ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

MAY 27, 2026

9:00 AM

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

Jeffrey W. Smith, Chair
Richard F. Sammons, Vice Chair
K.T. Catlin, Member
Elizabeth Connaughton, Member
Kenn Karakul, Member
Sue Patterson, Member
Claudia Visconti, Member
Kathy Georgas, Alternate Member
Greg Tankersley, Alternate Member
David Phoenix, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the April 29, 2026, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. ARC-26-0018 261 NIGHTINGALE TRL. The applicant, Natalie Emerson (Albright Construction), has filed an application requesting Architectural Commission review and approval for a front door replacement on an existing single-family residence.

3. ARC-26-0026 100 WORTH AVE. The applicant, Winthrop House (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape modifications.

4. ARC-26-0032 1265 N LAKE WAY The applicant, 1265 NORTH LAKE WAY LLC (Laberge & Menard Inc. Design Representative), has filed an application requesting Architectural Commission approval for modifications to several glass door openings on a newly constructed single-family residence.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

5. OFFICIALS

6. STAFF

7. PUBLIC - 3 MINUTE LIMIT

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

GENERAL BUSINESS

UNFINISHED BUSINESS

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

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

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

11. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings. ***This item has been deferred to the June 24, 2026, meeting.***

NEW BUSINESS

12. ARC-26-0012 (ZON-26-0023) 150 DUNBAR RD & 151 ATLANTIC AVE. (COMBO) The applicants, Heavenly Partners LLC & Happy Isles Dreams LLC (Maura Ziska, Authorized Representative), have filed an application requesting Architectural Commission review and approval for renovations and modifications, including change to architectural style, at two (2) existing structures with a second floor addition at the existing two-story residence at 150 Dunbar Road and exterior renovations to the existing one-story residence at 151 Atlantic Avenue with new hardscape and landscape design across the to-be unified parcel with lot coverage and Cubic Content variances required to achieve the scope of work. The Town Council shall review the application as it pertains to zoning relief/approval.

13. ARC-26-0020 1066 N OCEAN BLVD. The applicant, Creekshore LLC (Jamie Solem, Authorized Representative), has filed an application requesting Architectural Commission review and approval for complete renovation and modifications to the existing two-story single-family residence with complete hardscape and landscape redesign.

14. ARC-26-0021 222 CHERRY LN. The applicant, 222 Cherry Lane PB LLC (Kevin Asbacher, Architect), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

15. ARC-26-0023 (ZON-26-0021) 141 SEAVIEW AVE. (COMBO) The applicant, Gozlan Property

Partnership (Bartholemew & Partners – Design Representative), has filed an application requesting Architectural Commission review and approval for a one-story addition to an existing single-story residence, including variances to retain all existing nonconforming setbacks and deficient landscape open space area. The Town Council shall review the application as it pertains to zoning relief/approval.

16. ARC-26-0024 230 PLANTATION RD. The applicants, G. Kent Kahle & Cynthia V. Kahle, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

17. ARC-26-0029 (ZON-26-0025) 418 SEASPRAY AVE. (COMBO) The applicants, Mark Finerman & Anne Elizabeth Torell, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements; with a variance requested for increased equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.

18. ARC-26-0015 121 WOODBRIDGE RD. The applicant, Elizabeth Grau (Roofing Royale Representative), has filed an application requesting Architectural Commission review and approval for the replacement of existing barrel roof tiles with a Spanish "S" product on a single-family residence.

19. ARC-26-0022 (ZON-26-0022) 329 SEABREEZE AVE. (COMBO) The applicant, 5Q Seabreeze LLC (Paul Queally, Manager), has filed an application requesting Architectural Commission review and approval to enclose an existing detached carport to create an enclosed garage, requiring variances for side and rear yard setbacks. The Town Council shall review the application as it pertains to zoning relief/approval.

20. ARC-26-0025 320 CHILEAN AVE. The applicant, Yazmet & Valentin Hernandez (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications to an existing multi-family residence.

21. ARC-26-0028 165 SEMINOLE AVE. The applicant, Seminole Avenue Luxury Properties LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications with installation of perimeter site walls.

22. ARC-26-0030 751 ISLAND DR. The applicant, Kim B Bepler Trust (Kirchhoff & Associates), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence including landscape and hardscape changes.

23. ARC-26-0017 160 REEF RD. The applicant, Joshua & Victoria Harlan (SKA Architect + Planner), has filed an application requesting Architectural Commission review and approval for a new front door on an existing single-family residence. ***This item has been withdrawn.***

ANY OTHER BUSINESS

MEETING SCHEDULE

24. The next meeting is scheduled for June 24, 2026

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting
Held on April 29, 2026

CALL TO ORDER AND ROLL CALL

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

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

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

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

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

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

APPROVAL OF CONSENT AGENDA

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

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

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

APPROVAL OF AGENDA

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

ADMINISTRATION OF THE OATH

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

COMMENTS

4. OFFICIALS

No comments were made at this time.

5. STAFF

5.1 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 regarding sight triangles, corner clips, and visibility standards at intersections and driveways. He explained that the changes are intended to improve safety by ensuring clear lines of sight for motorists, pedestrians, and bicyclists, noting that vehicle speed and reaction time require greater visibility than is often assumed. He highlighted that sight triangles are now applied more broadly to both major and minor roads, while smaller corner clips are used at driveways to balance safety with existing landscaping. Additional updates include visibility requirements for stop signs and sidewalk crossings to enhance overall traffic and pedestrian safety.

The Commissioners expressed several concerns regarding the updated right-of-way manual provisions, primarily focusing on a lack of clarity in the presentation, the extent of changes to sight triangle requirements, and the practical impacts on the Town's character and safety. Multiple Commissioners indicated difficulty understanding the differences between existing and updated standards, noting that clearer comparative diagrams and quantitative data would have been helpful. Questions were raised regarding how the standards apply to minor versus major roads, the extent of landscaping restrictions, and whether existing properties would be required to comply. Additional concerns included whether increased visibility could unintentionally encourage higher vehicle speeds and alter the Town's aesthetic character, as well as whether the changes should have received broader public input or stronger enforcement rather than modification.

Mr. Kerr and Town Engineer Craig Hauschild responded, clarifying that the updates are based on established engineering standards and intended to improve safety by ensuring adequate stopping sight distance. They explained that the revisions primarily differentiate between minor and major

roadways, introducing less intrusive sight triangles for minor streets while maintaining safety objectives. They further clarified that the requirements apply within the right-of-way and, in some cases, on private property, but will generally be enforced during new development or redevelopment rather than retroactively. Mr. Kerr also explained technical elements such as allowable landscaping heights, visibility clearances, and the addition of corner clips and sight lines for stop signs and pedestrian areas. They acknowledged the request for clearer visual comparisons and indicated that additional materials could be provided to better illustrate the changes.

6. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

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

No ex parte communications were disclosed.

Assistant Director James Murphy provided staff comments on the project.

Jason Long of OMA presented the architectural plans for the proposed project.

Mr. Sammons questioned whether the proposed gates are consistent with the Town's mandate to maintain charm and character, offering a general observation about preserving those standards.

Mr. Tankersley expressed concern that the gates appear overly tall and lack a human-scale element, creating an unwelcoming appearance.

Mr. Karakul asked questions regarding the width of the proposed gates and driveways, noting that the driveways appear wider than the gates and questioning their scale. Mr. Long explained that the dimensions are designed to accommodate vehicle access, including entry, exit, and maneuvering, with one driveway providing an additional pull-over area for intercom access and vehicle turnaround.

Mr. Smith expressed concern that the rooftop equipment appears excessively large and visually intrusive, questioning its scale and necessity. Mr. Long explained that the equipment is not as tall

as it appears and that its placement on the roof is required due to flood-elevation constraints that limit basement use.

Ms. Connaughton questioned whether alternative mechanical systems could reduce the height and visual impact of the rooftop equipment, particularly the cooling towers. Mr. Long explained that the selected system is the most efficient for a building of this scale and that alternative approaches, such as individual units, would be less practical and more dispersed throughout the building, without reducing overall impact.

Ms. Georgas wondered about the height of the other mechanical equipment on adjacent buildings. Mr. Long did not have that information.

Mr. Karakul complimented the design, noting that the use of a second layer is a thoughtful and effective approach compared to typical single-layer designs.

Ms. Visconti questioned whether varying the height and design of the rooftop screening, rather than maintaining a uniform straight line, could reduce its harsh appearance. Mr. Long responded that the design was intentionally kept simple, with a consistent datum, and explained that varying heights would be difficult due to the equipment layout, which limits opportunities to lower portions without exposing mechanical elements.

Keith Spina of Spina O'Rourke Architects explained that while the Code requires rooftop screening to match the height of the tallest equipment, the Town has previously allowed reduced screen wall heights to minimize visual massing, even if some equipment remains partially visible. He noted that lowering the screen could improve the building's overall appearance and offered willingness to consider that approach. In response to questions, he indicated that reducing the screen height to approximately 10 feet could conceal most equipment, with only limited elements, such as cooling towers and the generator, remaining visible.

Mr. Tankersley inquired about the height of the rooftop equipment, particularly the generator, and suggested that portions of the screening could be varied in height rather than uniformly tall. In response, it was clarified that the tallest equipment is the chiller at approximately 13 feet 6 inches, with other elements around 10 feet, and that reducing the screen height would result in some equipment extending above the screening.

Ms. Patterson suggested lowering portions of the screening and questioned whether its opaque design makes it appear overly solid. Mr. Long explained that opacity is intentional to conceal equipment, noting that increased transparency would expose mechanical elements.

Mr. Smith encouraged the applicant to explore reducing the size and mass of the rooftop screening, noting that it appears larger than necessary and resembles an additional story. He suggested a more creative approach to minimize the visual impact. Mr. Smith questioned the extent of rooftop equipment and noted that some areas appear empty but still contain equipment. He encouraged further exploration of design alternatives to reduce the overall size and visual impact of the screening, suggesting a redesign to make it appear smaller and less like an additional story.

Attorney Jamie Gavigan of Shutts and Bowen clarified that the location and configuration of the

rooftop equipment had already been approved, and that the current review is limited to the screening design. Mr. Smith acknowledged this but reiterated his concern that the proposed screening appears excessive relative to the equipment, suggesting it is overly massive and not visually appropriate.

Ms. Catlin suggested exploring alternative screening approaches, such as separating equipment into multiple zones with varying screen heights to reduce the overall mass. Mr. Long acknowledged the feedback and indicated a willingness to study options that could differentiate heights and improve the design, while noting potential challenges with visibility and placement.

Mr. Sammons asked about the size of the openings and the gates themselves.

Mr. Karakul expressed support for allowing the design team to explore alternatives, noting that different options will help determine the most appropriate solution while maintaining a cohesive design.

Ms. Georgas supported lowering the gates' height, agreeing it would improve their appearance, and expressed overall approval of the design. She also suggested adjusting the rooftop screening by placing taller equipment toward the rear and lowering the screening in more visible areas.

Mr. Sammons thought the gates were too wide and appeared insubstantial. He questioned the appropriateness of the gates and suggested minimizing them.

Ms. Catlin expressed concern that the gate design appears overly busy and detracts from the building and the surrounding landscape. She suggested reducing the width and simplifying the pattern to improve its overall appearance.

Ms. Connaughton expressed concern that the gates are oversized and lack a human-scale feel, creating an unwelcoming and overly fortified appearance. She suggested reducing their width and overall scale to better align with the Town’s character and sense of charm.

Mr. Phoenix agreed with other Commissioners that the gate design appears overly busy and visually complex. He suggested reducing the opening and simplifying the design, noting that a more solid or streamlined approach could lessen its visual impact.

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

A motion was made by Mr. Karakul and seconded by Ms. Patterson to defer the project for restudy and to return in two months. The motion was carried unanimously, 7-0.

There was a discussion about the motion and whether it should include approval of the stone's color.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to reopen the motion. The motion was carried unanimously, 7-0.

A motion was made by Mr. Karakul and seconded by Ms. Patterson to defer the project to the June 24, 2026, meeting for the restudy of the gates and mechanical screening, and to approve

the stone color. The motion was carried unanimously, 7-0.

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

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Patrick Segraves of SKA Architect + Planner presented the project's architectural plans. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site. He noted modifications to the plan and discussed the variance request.

Mr. Sammons thought the project was coming along well. He asked about the balustrades and provided a suggestion for this feature. He also asked about the front door and the cornice line above. He also thought the garage doors could be on the heavy side. He thought the front door was a bit over-scaled. Mr. Segraves agreed to the modifications suggested by Mr. Sammons.

Mr. Sammons thought the quoins seemed out of place. Mr. Segraves stated he could remove them.

Ms. Catlin asked if the truck route could be changed to County Road rather than N. Lake Way. Mr. Mizell stated he would make that change.

Ms. Georgas asked about the stone proposed on the west elevation.

Mr. Phoenix asked about the balustrade and asked if the professional considered using the railings on the north elevation. Mr. Segraves responded.

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

A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve the project, with the condition that the entablature be lowered to match the string course and that the front door height be reduced to 9 feet. The motion was carried unanimously, 7-0.

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

Ms. Mittner asked the chair to rearrange the agenda so that ARC-25-0058 would be heard last.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to move ARC-25-0058 to be heard after ARC-26-0008, 2315 Ibis Isle Road. The motion was carried unanimously, 7-0.

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

Mr. Falco provided staff comments on the project.

Note: Mr. Smith declared a conflict of interest for the project and left the dais during the discussion.

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

Sophia Bacon of Smith Architectural Group presented the architectural Plans proposed for the requested beach cabana. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Phoenix asked about the structure being built around the existing steps. Ms. Bacon responded that the same entrance would be used off South Ocean Boulevard. Mr. Phoenix asked whether the elevation would be lower if the steps weren't used and the platform wasn't there. Ms. Bacon responded that the grade along the property was relatively consistent, and changes would not materially affect the cabana's elevation. Mr. Phoenix asked if the structure could be shifted northward, and Ms. Bacon said it could be shifted to the setback line, approximately 27 feet. She also confirmed the square footage had increased by approximately 55 square feet from the prior proposal.

Ms. Catlin thought the cabana's design was nice, but it needed to be as small as possible in its location.

Ms. Visconti asked what was driving the 55 square feet, and Ms. Bacon said it was the rearrangement of the walls. Ms. Visconti thought the structure would look smaller.

Mr. Sammons asked how the piles would be hidden on the water side. Mr. Nievera responded that the area is not maintained.

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

Ms. Connaughton noted the opening on the ocean in the middle; she felt it could have been handled more elegantly. She was concerned about the large glazing in the center towards the beach.

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

A motion was made by Ms. Visconti and seconded by Ms. Patterson that the implementation of

the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

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

Mr. Falco provided staff comments on the project.

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

Patrick Segraves of SKA Architect + Planner presented the project's architectural plans. Jorge Sanchez of SMI Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Sammons thought the height reduction was good. He asked if any shade trees were proposed for the site. Mr. Sanchez stated there was a shade tree on the corner of the lot. He said the trees on the property line will shade quite a bit into the property.

Ms. Catlin wondered if the grass joints would be natural or artificial. Mr. Sanchez stated it would be natural. She asked about the landscaping in the cutout. She thought some additional variation would make the space more interesting. Mr. Sanchez stated that the landscaping consists entirely of large to small spheres, is not flat, and that the space would be charming upon completion.

Mr. Phoenix asked about the mounds of spheres in the landscaped island and if a specimen tree could be placed there. Mr. Sanchez said no.

Mr. Tankersley asked if the cabana had gotten larger and deeper. Mr. Segraves stated no. Mr. Tankersley commented that the posts were fairly thin and could be reconsidered.

Ms. Georgas asked about the change to the driveway and the material. Mr. Sanchez responded.

Mr. Smith called for public comment.

Maria Drelich, 215 Onondaga Avenue, expressed concern about the environmental considerations during construction, including vibrations. It was suggested that Ms. Drelich work with the staff regarding her concerns.

Mr. Sammons thought the house needed some taller plantings; he felt the home was being presented without a veil in front, noting that the trees in front of the bay windows. He made some suggestions for providing additional cover. Mr. Sammons said the large tree at the corner is lovely, but it needed to be balanced with additional shade trees.

Ms. Catlin thought the house had evolved beautifully, and she agreed that additional landscaping would be nice. However, she did not feel that the existing landscaping would be detrimental to the property's appearance.

Ms. Connaughton thought the house was charming but offered several critiques regarding the site planning and overall proportions. She thought the top floor needed to be dropped to 8' to proportionately improve the structure. She felt the house needed to be stretched east/west, and the cabana should be moved north.

Ms. Patterson thought the home was charming. She agreed with Mr. Sammons' comments about the trees in front of the bay windows. She also agreed that a larger tree at the front of the property would be nice.

Ms. Georgas thought the front island begged for a tree. She thought the house was beautiful.

Mr. Phoenix thought the home was charming. He recommended adding color to the front door and agreed that a larger tree in the front would be nice. He recommended pushing the cabana more to the north.

Mr. Tankersley asked his fellow commissioners about the single large garage door and whether there had been any prior comments. Mr. Sammons stated that there should be two doors, but the home is so large that there is not enough room for them.

A motion was made by Mr. Karakul and seconded by Ms. Patterson to approve the project with the following conditions: the garage door shall be changed to two doors, the columns in the pool house shall be adjusted, additional trees shall be added to the front of the home, and the chimney shall be returned to a brick material. The motion was carried 5-2, with Mr. Sammons and Ms. Connaughton dissenting.

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

Ms. Catlin and other members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Scott Sottile of Ferguson Shamamian Architects presented the architectural modifications proposed for the project. Dave West of Parker Yannette Design Group presented the landscape and hardscape modifications for the site. Changes made since the first proposal were explained.

Mr. Sammons asked if the keystones within the open archivolts were paneled. Mr. Sottile said yes, explaining several architectural simplifications, including reducing a large scroll detail and considering a plain design approach.

Ms. Catlin thought the new muntin pattern was too busy. Mr. Sottile explained that attempts were made to balance the upper and lower window configurations, with the upper previously designed at three lights tall and the lower at five lights tall. A four-light option was considered but rejected due to unfavorable horizontal proportions. Mr. Sammons asked if there had been verticals in there, and Mr. Sottile said no, but verticals could be considered.

Mr. Karakul asked about the front door design and questioned the arch above.

Mr. Sammons asked for an internal gutter above the front door. Mr. Sottile agreed. Mr. Sammons thought the entablature seemed too heavy for the columns.

Ms. Visconti thought the changes were a big improvement.

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

A motion was made by Ms. Catlin and seconded by Ms. Connaughton to approve the project, subject to correcting the proportions of the entablature. The motion was carried unanimously, 7-0.

**Note: A short break was taken at 11:21 a.m., and the meeting resumed at 11:31 a.m.*

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

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Bela Kasza of Tiffany & Co presented the architectural modifications proposed for the existing commercial building. Another representative from Tiffany & Co. spoke about the proposed changes to the design concepts.

Mr. Phoenix asked about the metal interior grills and wondered if they would remain. Mr. Kasza stated they could remain. Mr. Phoenix questioned the planters with the bird design. The representative explained the bird on the rock design and the reason it was desired for the Worth Avenue location.

Ms. Connaughton asked about the items before the commission for approval. Ms. Pardue responded and explained the request.

Ms. Patterson questioned the need to change the door since it matches the flanking doors. She liked the bird on the planters, but questioned why the door had to be changed. She thought the planters in front of the store looked small in scale.

Mr. Phoenix agreed with Ms. Patterson.

Mr. Tankersley asked if the new signage would be the same height as the existing.

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

Ms. Georgas cannot support the planters and was not supportive of the new font or colors.

Mr. Phoenix agreed with the previous comments. He felt the structure did not need the proposed changes. He liked that the patina on the sign matches the clock.

Mr. Sammons said the dated items, such as the down lights in front, could be changed, but the rest needed to remain as is.

Ms. Connaughton did not recommend changing anything in the building except possibly adding coquina planters at the front.

Ms. Catlin agreed with the commissioners but thought some interest in the planters would be acceptable, although she did not believe it would benefit the building.

Ms. Visconti agreed with Ms. Catlin's comments.

A motion was made by Ms. Visconti and seconded by Ms. Catlin to approve the project with the following conditions: the front doors will remain as is, the font style can be changed but shall remain the same size and material, the awnings can be changed, the side grills shall remain as is, and the planters shall return to the May 27, 2026, meeting for approval. The motion was carried 4-3, with Messrs. Sammons, Smith, and Ms. Connaughton dissenting.

13. ARC-25-0094 (ZON-26-0005) 1300 N OCEAN BLVD. (COMBO) The applicants, Laurence & Molly Austin, have filed an application requesting ARCOM review and approval for renovations to an existing single-family residence including replacement of windows and doors with modification and relocation of some fenestration, modification to architectural details. Site-wide landscape and hardscape renovations are proposed with landscape open space variance required. Town Council shall review the application as it pertains to zoning relief/ approval. *This item has been deferred to the May 27, 2026, meeting.*

Note: This item was deferred to the meeting on May 27, 2026, upon the Approval of the Agenda.

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

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

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

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

NEW BUSINESS

16. MATTERS PULLED FROM CONSENT AGENDA

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

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Dan Kahan of Smith and Moore Architects provided an overview of the project. Shawn Watts of Leroy Street Studio presented the architectural plans proposed for the site. Andrea Cocharan of Andrea Cocharan Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Sammons asked about the building's scale and length. He asked about the size of the glass plates and whether they were operable. Mr. Watts responded. Mr. Sammons asked about the roof pitches.

Ms. Visconti clarified that the windows would include stone lintels spanning across the openings and bearing carved round support pieces. It was further confirmed that the windows would have a full surround to accommodate the shutter hinges.

Ms. Connaughton asked if the skylights previously proposed were eliminated, and Mr. Watts confirmed. Ms. Connaughton asked about the roof pitch and wondered if the rendering was misleading or if there were two different roof pitches on the same roof. Mr. Watts responded, noting the sides were a little steeper.

Mr. Tankersley asked about the dimensions of the edge of the garage and the planting space. He also asked about the lack of mortar. He noted concern about the scale.

Mr. Smith called for public comment.

Attorney John Eubanks, on behalf of Harvey and Emily Poppel, presented objections to the proposed project.

Ms. Connaughton appreciated the design and inspiration, but did not believe it was appropriate for Palm Beach. She outlined the inappropriate materials for Palm Beach.

Mr. Sammons discussed the scale of the structure. He also mentioned the volume of paving, and he said there is no shade, and he needed appropriate plantings to create a beachy environment. He felt the proposed plan was very unfriendly.

Ms. Patterson stated that this house was very out of place in Palm Beach. She did not support the project.

A motion was made by Ms. Patterson and seconded by Mr. Sammons to deny the project based on section 18-205(a) 1, 2, 3, and 4.

Ms. Visconti thought the concept was good.

Mr. Karakul supported the concept.

Ms. Catlin agreed with Ms. Visconti and Mr. Karakul. She thought that, while the concept was very different, it did not warrant denial.

Ms. Connaughton felt that major changes were needed to the plan. She also thought the treatment of the home was a scale issue and materials should be considered, as well as changes to better fit the building into the environment.

Mr. Tankersley expressed support for the overall concept and encouraged the applicant to continue refining the design, while emphasizing the need for greater sophistication in the architecture, materials, and detailing to better reflect Palm Beach's character. He suggested simplifying certain roof elements, reconsidering materials, and using design techniques to reduce the perceived scale and mass of the residence.

Ms. Georgas complimented the quality of the materials and overall design concept but expressed concern that the house feels out of place within the Town's character and questioned whether continued design modifications would resolve that concern.

Mr. Phoenix wanted to stay positive and encouraging. He said the team is very talented, but the exterior needs to be revisited. He liked the overall concept of two buildings.

Ms. Visconti directed the native coastal landscape.

Ms. Connaughton felt the architectural team should look at stone buildings that had come to the Caribbean since they have already been modified to meet the requirements of the climate.

Mr. Smith said he felt that the referenced materials looked charming, but the proposed project does not translate to the proposal. He said this project does not belong in Palm Beach.

The motion failed 3-4, with Mr. Karakul and Mses. Connaughton, Catlin, and Visconti voting in opposition to the motion.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to defer the project for a complete restudy to the July 29, 2026, meeting. The motion was carried unanimously, 7-0.

**Note: The meeting was recessed for lunch at 1:07 p.m. and resumed at 2:17 p.m.*

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

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Michael Perry of MP Design and Architecture presented the architectural plans proposed for the new residence. Brian Vertesch of Vertesch Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Phoenix wondered if a different shutter color was considered. Mr. Perry stated it was driven by the clients. Mr. Phoenix asked about the front door height and the round windows. Mr. Perry responded with the design details.

Mr. Tankersley asked about the ceiling height on the first floor. Mr. Perry responded that it is 11 feet. Mr. Tankersley asked if the double doors on the front were operable. Mr. Perry stated they were not.

Ms. Connaughton asked about the floor-to-floor height. Mr. Perry responded.

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

Mr. Sammons thought the home was very thick and needed to be restudied with a proportion adjustment.

Mr. Tankersley agreed with Mr. Sammons. He felt the first and second stories did not match in design. He questioned the shutters proposed for some windows, as they would not be operable.

Ms. Catlin liked the home but recommended studying the front elevation; the first floor needed to be lowered to improve proportion. She felt the entry area with the hall behind it made that section fatter than necessary.

Ms. Connaughton thought the home was tall, and the height could be reduced. She thought the scale of the home's one- and two-story positions needed some restudy.

Mr. Karakul commented that the relationship between the first and second stories needed to be studied. He agreed that the front door seemed awkward.

A motion was made by Mr. Sammons and seconded by Mr. Karakul to defer the project for a restudy, based on comments, to the May 27, 2026, meeting. The motion was carried unanimously, 7-0.

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

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Roger Janssen of Dailey Janssen Architects presented the architectural modifications to the existing residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Phoenix asked about the blue tile detail at the entry door; he noted it was the same as used at another local home.

Ms. Connaughton asked about the roof material and the roof detail. Mr. Janssen responded. Ms. Connaughton asked about the garage orientation and openings. Mr. Janssen responded.

Ms. Georgas asked to see a sample of the blue tile. Mr. Janssen did not have a sample but said it was cobalt blue.

Ms. Visconti wondered if the owners would consider a lighter blue tile. Mr. Janssen responded. Ms. Visconti asked for clarification on the tree design in front of the property. It was noted that the plantings were intended to be kept organic. Ms. Visconti asked if consideration had been given to exposing the house a little more. Mr. Mizell responded.

Mr. Tankersley asked about the removal of the stone interest. Mr. Janssen said it was deteriorating, and the owners wanted to move away from the heavy stone aesthetic.

Ms. Connaughton thought a lot of what had been done was a huge improvement. She recommended narrowing the openings to add more wall space; the top and bottom halves of the home felt like different languages to Ms. Connaughton.

Mr. Sammons recommended greater consistency in the window widths. He noted that the proportion of the lights could be a guiding point for the size and shape of the windows.

Ms. Visconti liked the reimagination of the house.

Mr. Phoenix liked the house because it was different. He was opposed to the sconces. He liked the idea of the tile. He agreed with the comments on the windows.

Mr. Tankersley liked the changes to the home.

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

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve the project, on the condition that the front door, windows, tile color, and sconces be restudied and returned to staff for approval in coordination with the chair. The motion was carried unanimously, 7-0.

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

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Roger Janssen of Dailey Janssen Architects presented the architectural modifications to the proposed residence. Steve West of Parker Yannette Design Group presented the landscape and hardscape plans for the site.

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

Mr. Sammons asked about the fenestration and their inconsistencies. He asked why the same windows were not used throughout the design. He thought the look and feel of the home was chaotic.

Ms. Visconti asked if the owners would be opposed to using color in the design. She thought colored shutters would make the house pop, suggesting greens or blues. She also felt that the garage doors needed to be looked at for color. Ms. Visconti thought the finial should be removed.

Ms. Georgas asked about the north elevation, and Mr. Janssen provided an explanation.

Mr. Phoenix thought the home was very charming. However, he thought the black-and-gray color scheme was a bit dull and wondered whether the owner would consider a different color for the shutters and front door.

Ms. Catlin felt the main roof appeared very steep and high. Mr. Janssen explained the design.

Ms. Connaughton asked if a different façade had been considered for the front. She felt that the front façade looked like two different houses. Mr. Janssen responded.

Mr. Phoenix thought the home was charming but needed more color.

Ms. Patterson agreed with previous comments but felt some of the roof pitches seemed extreme. She also liked the idea of adding some color.

Mr. Tankersley liked the edgy front elevation. However, he did not think the decorative elements over the windows were necessary. He also said some of the finials could be enlarged. He thought a single window design would be better.

Mr. Karakul agreed with Mr. Tankersley's comments.

Ms. Connaughton agreed with Mr. Tankersley's comments. She thought the entablature over the windows seemed too much for the home. She also felt the garage seemed too large and high for the house. She wasn't sure how she felt about the arches in the rear of the home.

Mr. Sammons liked the home but thought a few details needed to be resolved.

A motion was made by Mr. Sammons and seconded by Ms. Visconti to defer the project to the May 27, 2026, meeting for a consolidation of the windows. The motion was carried unanimously, 7-0.

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

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Mario Nievera of Nievera Williams Design presented the plans for a new vehicular gate and retaining wall.

Ms. Visconti asked about the doors and painted gates.

A motion was made by Ms. Visconti and seconded by Ms. Catlin to approve the project with the condition that the gates are painted a verdigris color with the same hammering intention shown. The motion was carried unanimously, 7-0.

A motion was made by Ms. Visconti and seconded by Mr. Phoenix to reorder the agenda. The motion was carried unanimously, 7-0.

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

Ms. Pardue provided staff comments on the project.

There was no disclosure of ex parte communications. *Note: Mr. Smith declared a conflict of interest for the project and left the dais during the discussion.*

Sophia Bacon of Smith Architectural Group presented the architectural plans proposed for the vehicular gate.

Ms. Connaughton felt that consideration should be given to the gates; she suggested making a proper panel on the bottom and perhaps two divisions instead of three across each side.

Mr. Sammons took issue with the gate design and thought the design had changed so that the gates might sag. He felt they should be flipped to put the high side on the pier side.

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

A motion was made by Ms. Catlin and seconded by Ms. Visconti to approve as presented, with the condition that the gate design be reversed, with the highest point next to the columns and the lowest point in the center. The motion was carried unanimously, 7-0.

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

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

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

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

ANY OTHER BUSINESS

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

MEETING SCHEDULE

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

ADJOURNMENT

A motion was made by Ms. Patterson and seconded by Ms. Visconti to adjourn the meeting at 03:58 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____

Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0018 261 NIGHTINGALE TRL. The applicant, Natalie Emerson (Albright Construction), has filed an application requesting Architectural Commission review and approval for a front door replacement on an existing single-family residence.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0018 261 NIGHTINGALE TRL. The applicant, Natalie Emerson (Albright Construction), has filed an application requesting Architectural Commission review and approval for a front door replacement on an existing single-family residence.

Applicant: Natalie Emerson
Representative: Albright Construction

HISTORY:
This house was approved by ARCOM in 2020 and constructed in 2022; the current owner has owned it since then. The request was initially submitted as an administrative review but was referred to the full commission for consideration due to the departure from the originally approved door.

THE PROJECT:
The applicant has submitted exhibits, entitled "261 Nightingale Trail" as prepared by Albright Construction, uploaded May 12, 2026.

The following scope of work is proposed:

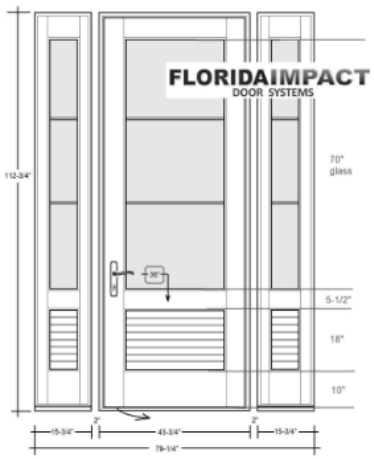
- Replacement of front door

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	.58 acres	**Total SF**	5,282 SF
Neighboring Properties			
North	256 Mockingbird Trl | Single-Family Residence		
South	260 Nightingale Trl | Single-Family Residence		
East	251 Nightingale Trl | Single-Family Residence		
West	1193 N Lake Way | Single-Family Residence		

STAFF ANALYSIS

The applicant wishes to replace the existing six-paneled mahogany front door with the existing transom window and sidelites with a light-washed three-lite mahogany door with sidelites and a louvered base designed by Helen Bergin Interiors. The proposal allows more light to enter the house and gives the house a “beachy” vibe, but the pane configuration has no relationship to any other windows or openings in the house.





The front door aligns with the opening of the driveway, so it is a very visible feature on this house. The lighter stain and additional fenestration are in keeping with the more casual life and architectural styles found in the north end.



CONCLUSION:

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

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

WRB:JGM:FHM
WRB

300 Wickline Blvd, Lantana FL 33462

P (561) 547-7433 F (561) 493-4298

Email: info@albrightconstruction.net

License# CGC1519427

February 16th 2025

LETTER OF INTENT

Project address:

261 Nightingale Tr, Palm Beach Fl 33480

Scope of work

The new current owner of this home would like to change out the old and warped door for the new Helen Bergin designed front door. The current door does not seal and was not maintained by the previous owner so a new door is vital to be installed quickly for home protection from intruders and hurricane protection



PROPOSED
EXISTING



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
RENDERINGS

PROJECT DESCRIPTION:
261 NIGHTINGALE
PALM BEACH

DRAWINGS PROVIDED BY:
ALBRIGHT
CONSTRUCTION

DATE:

SCALE:

SHEET:
A-1





EXISTING FRONT ELEVATION



PROPOSED STAIN SAMPLE: DOOR AND MUTINS
COLOR: LITE WASH MAHOGANY
DOOR 2.5" SOLID MAHOGANY



PROPOSED FRONT ELEVATION

v.2

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
STAFF APPROVAL
FRONT DOOR AND
SIDELIGHTS

PROJECT DESCRIPTION:
261 NIGHTINGALE TR
PALM BEACH

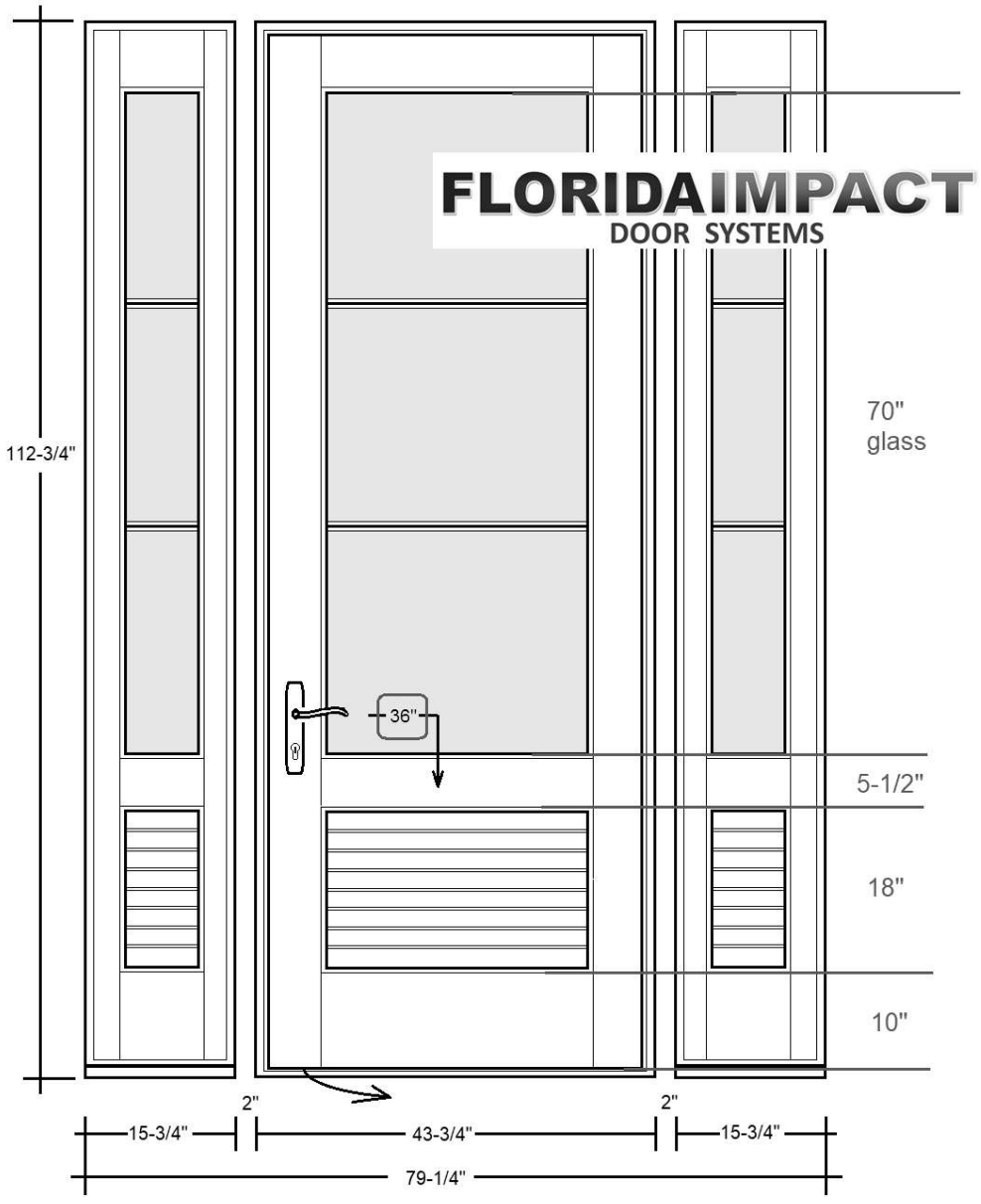
DRAWINGS PROVIDED BY:
ALBRIGHT
CONSTRUCTION

DATE:
11/13/25

SCALE:
N/A

SHEET:
A-1

Albright
261 Nightengale



TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0026 100 WORTH AVE. The applicant, Winthrop House (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape modifications.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0026 100 WORTH AVE. The applicant, Winthrop House (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape modifications.

Applicants: Winthrop House
Representative: Environment Design Group

HISTORY:
The existing 8-story multifamily condominium building was constructed in 1970 with 121 units. In October 2023 an application was approved for several exterior changes to the building, removal of a drive aisle and parking changes, with sitewide landscape and hardscape modifications, pursuant to ARC-23-074.

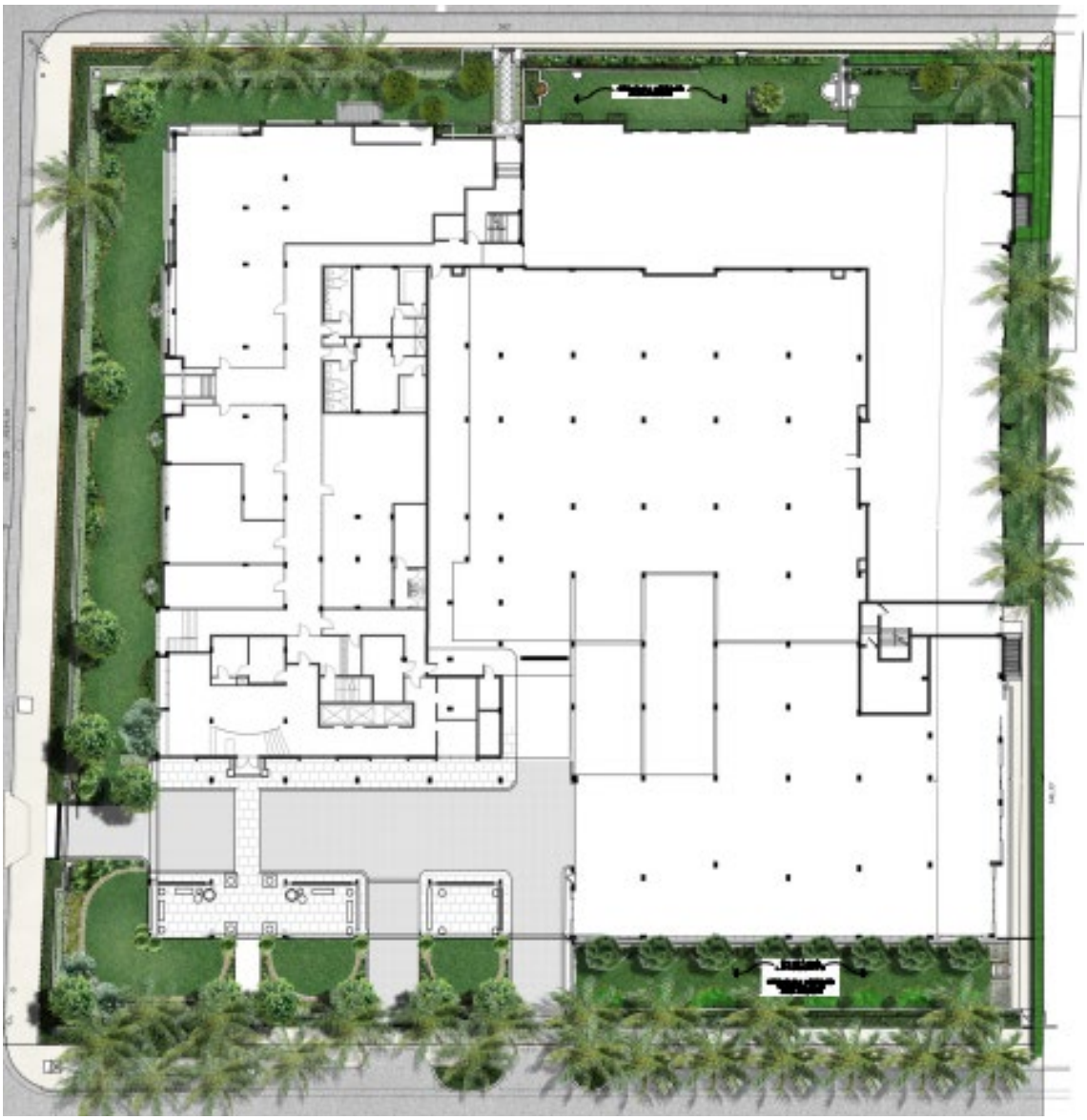
THE PROJECT:
The applicant has submitted exhibits, entitled "Winthrop House 100 Worth Ave" as prepared by **Environment Design Group**, uploaded to the Town dated May 11, 2026.

The following scope of work is proposed:

- Modification to a previously approved landscape area.

Site Data			
Zoning District	R-D (2)	**Future Land Use**	MULTI FAMILY HIGH DENSITY
Lot Size	84,159 SF	**Year Built**	1970
Landscape Open Space	Required: 35% Existing: 24.19% Previously Approved Under ARC-23-074: 26.74%		
Neighboring Properties / Zoning			
North	Six-story Condominium Building-The Kirkland House / R-D(2)		
South	Two-story residence / R-C		
East	Atlantic Ocean / BA		
West	Two-story commercial –The Esplanade / C-WA Two-story residence / R-D(2)		

STAFF ANALYSIS
A preliminary review of the project indicates that the application, as proposed, is consistent with the Town's zoning code. The proposed revisions to the previously approved landscape plan are limited to the northeast and southeast common areas. In the northeast corner, certain previously approved plantings will be removed to create open lawn space for residents. Additionally, along South Ocean Boulevard, coconut palms will be removed to improve visibility for residents.



While adding coconut palms was discussed during the October ARCOM meeting, this presentation proposes removing those vertical landscape elements to preserve residents' views. The final order did not conditionally require additional vertical palms.

CONCLUSION:

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

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

WRB:JGM:SCP WRB

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

May, 11 2026

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

ATTN: *ARCOM Staff*
Re: 100 Worth Ave Palm Beach - Landscape Architecture
Our Ref # 23052.00 LA
ARC-26-0026

LETTER OF INTENT

Current zoning for the project is R-D(2)—HEAVY DENSITY RESIDENTIAL (50-PALM BEACH)

Our current proposal, for improvements to the site, does not include any architectural changes. We are proposing the following revisions to the originally approved ARCOM plans.

The proposed changes include:

Modifications to North and Southeast corner of garden.

- Incorporate lawn for private residents.
- Reduction of coconut palms along S Ocean Blvd due to impediment of private residents' ocean vista.

The attached plan reflects the above-outlined revisions.

If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment Design Group

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

Scope of Work

*Modify Landscape Material to Northeast and Southeast Area

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

Winthrop House
100 Worth Ave
Palm Beach

F L O R I D A

Application #: ARC-26-0026
Final Submittal
05.11.2026

Sheet Index

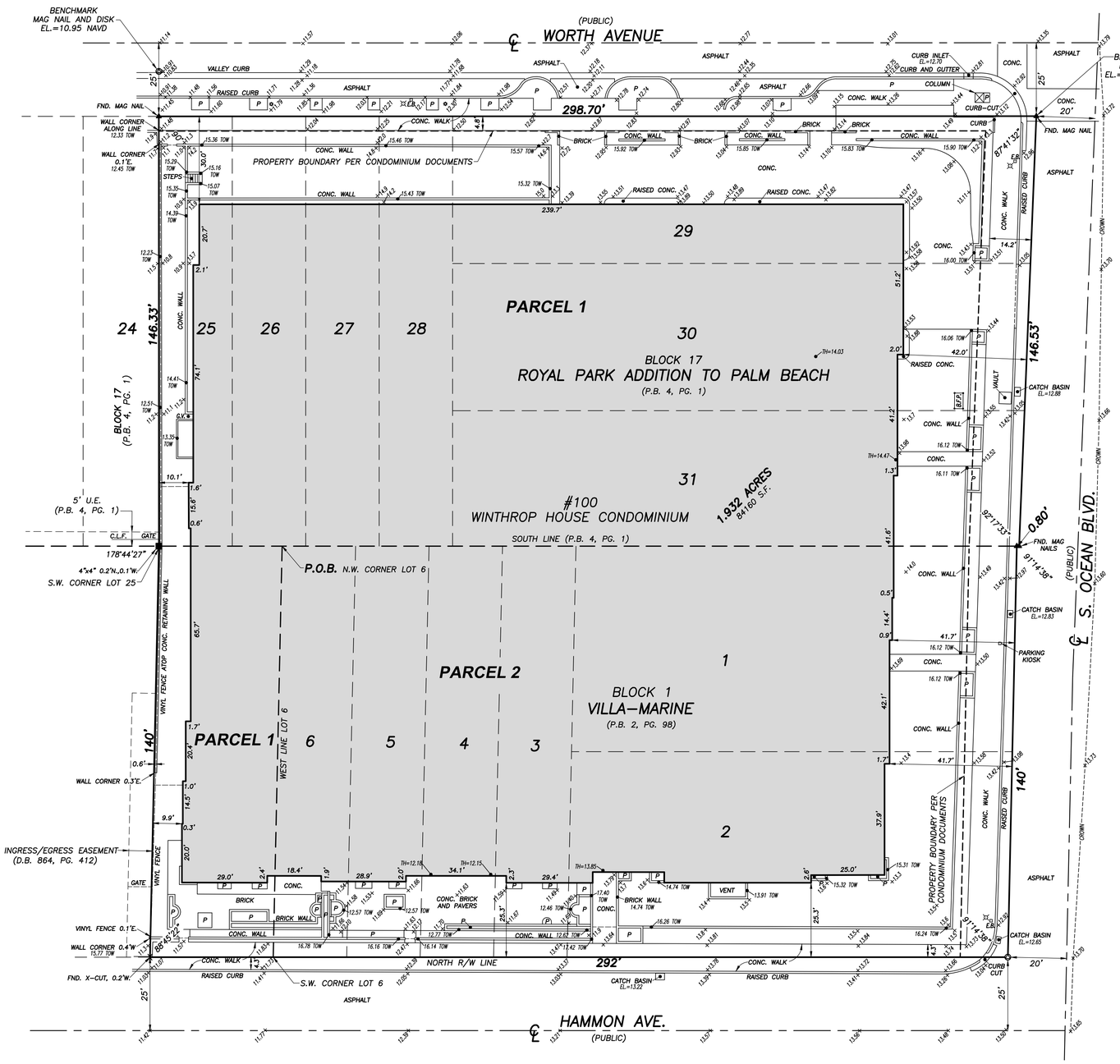
Cover Sheet
Survey
L1.0 - Site Plan
L1.2 - Open Space Diagram
L2.0 - Landscape Plan Northeast
L2.1 - Landscape Plan Southeast
L3.0 - Plant Schedule
L4.0 - Rendered Landscape Plan
L5.0 - Rendered Shade Tree Exhibit
L6.0 - Winthrop House Context Exhibit
L6.1 - Neighboring Context Exhibit
L6.2 - Neighboring Context Exhibit
L7.0 - Rendered East Elevation

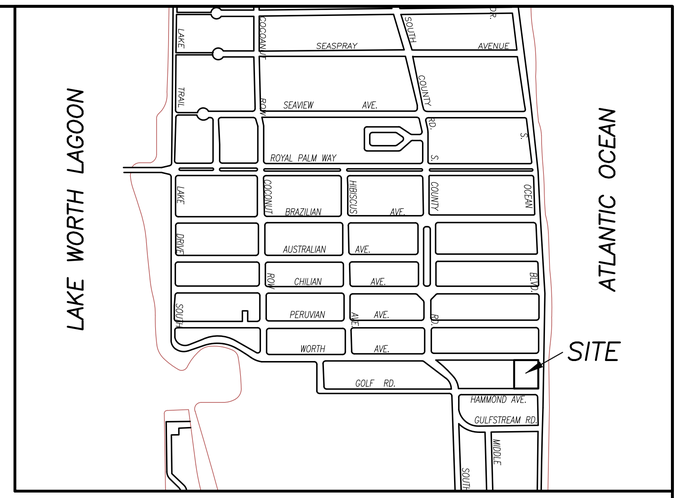
Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.83MA 2.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Architects
DAVID MILLER & ASSOCIATES, P.A.
319 CLEMATIS ST., SUITE 802
WEST PALM BEACH, FL 33401
WWW.DAVIDMILLERARCHITECT.COM

Civil Engineer
ANDRE M. WEBSTER, P.E.
CIVIL ENGINEERING CONSULTING, INC.
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
PHONE: 561-847-0398





VICINITY SKETCH

(NOT TO SCALE)

N
W E
S

0' 20' 40' 60'

SCALE: 1"=20'

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
G.V.	= GAS VALVE
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
TOW	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
●	= NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #4569)
℄	= PROPERTY LINE
⊗	= UTILITY POLE
⊠	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☼	= LIGHT POLE
✲	= GROUND LIGHT

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, 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.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

BOUNDARY SURVEY FOR:
WINTHROP HOUSE CONDO ASSOCIATION

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

Winthrop House Condo Association

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

PROPERTY ADDRESS:
100 Worth Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
PARCEL 1:

*Lots 25, 26, 27, 28, 29, 30 and 31 of Block 17, of **ROYAL PARK ADDITION** to Palm Beach, Florida, in accordance with the revised plat thereof on file and of record in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 4, Page 1.*

PARCEL 2:

*Lots 1, 2, 3, 4, 5 and 6 of Block 1 of **VILLA MARINE** according to the Plat thereof on file and of record in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 2, at Page 98.*

PARCEL 3:

That certain parcel of land described as follows:

BEGINNING** at the Northwest corner of Lot 6, Block 1, of **VILLA MARINE,** according to the Plat thereof as aforesaid; run thence West along the South line of **ROYAL PARK ADDITION** according to the Plat thereof as aforesaid, to the Southwest corner of Lot 25, Block 17 of said **ROYAL PARK ADDITION;** run thence South on a line parallel with the West line of said Lot 6 in Block 1 of **VILLA MARINE** to the North line of First Street as shown on said plat of **VILLA MARINE;** thence run Easterly along the North line of First Street to the Southwest corner of Lot 6 in Block 1 of **VILLA MARINE;** run thence North along the West line of said Lot 6 in Block 1 of **VILLA MARINE** to the **POINT OF BEGINNING.

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

DATE OF LAST FIELD SURVEY: 3/1/2023

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

REVISIONS

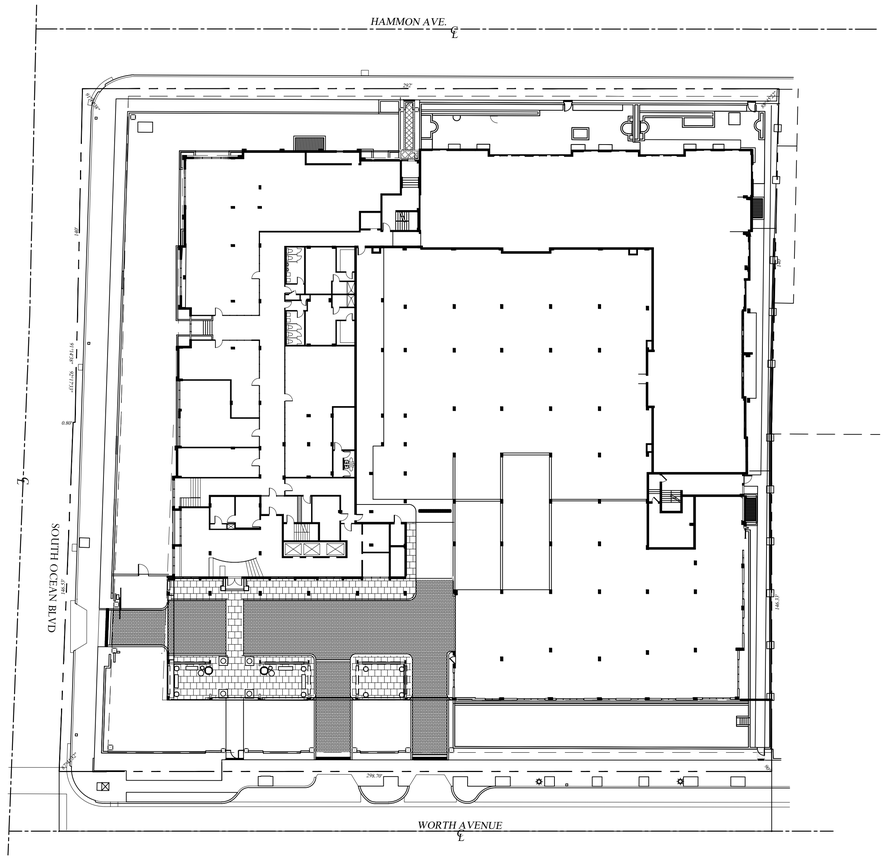
05/15/23 SPOT ELEVATIONS B.M./M.B. 15-1490.14 PB349/24
03/01/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 15-1490.12 PB345/33

BOUNDARY SURVEY FOR:

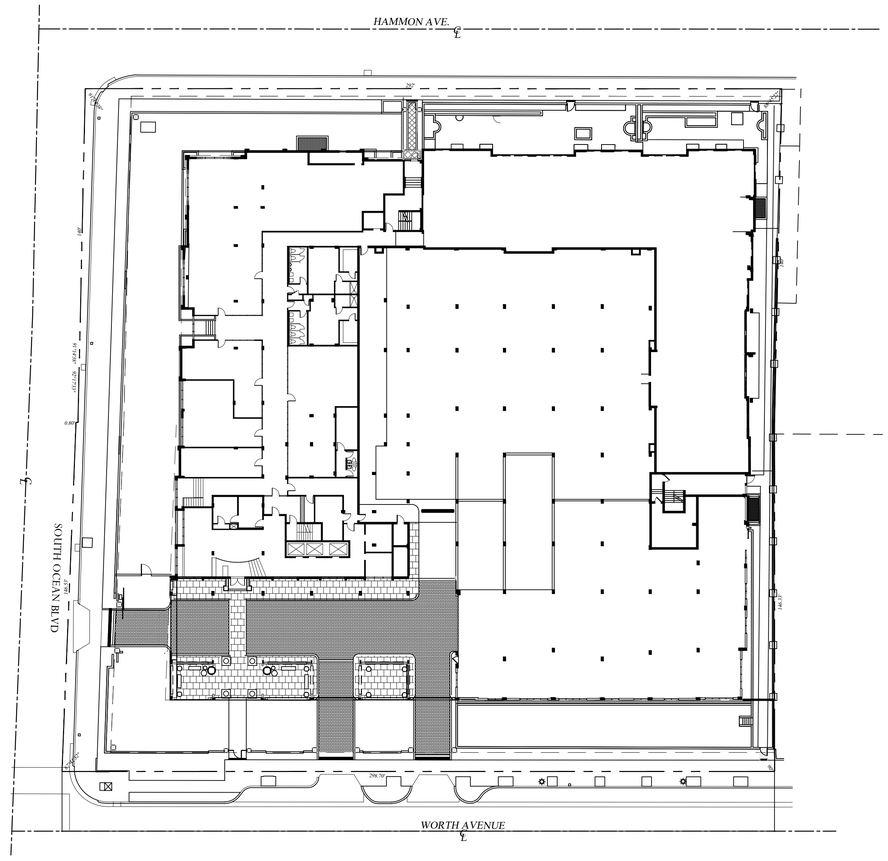
WINTHROP HOUSE CONDO ASSOCIATION

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

FIELD: B.M.	JOB NO.: 15-1490.11	F.B. P.B.292 PG. 13	
OFFICE: G.S.	DATE: 1/3/20	DWG. NO. 15-1490-3	
C'K'D: C.W.	REF: 15-1490-3.DWG	SHEET 1 OF 1	



Previously Approved Site Plan



Proposed Site Plan

ZON# 23-061

Site Plan and Lot Coverage to remain the same as previously approved A-23-074

Lot Coverage Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-D(2) - HEAVY DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		84,159 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 35%	29,455 S.F.	24.19%	20,359 S.F.	26.74%	22,507

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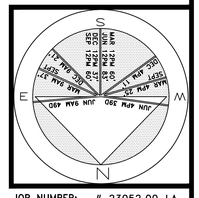

JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
Adam Mills
Molly Lohman
DATE: 04.13.2023
05.01.2023
05.15.2023
08.03.2023
10.19.2023
03.26.2026
04.10.2026
05.11.2026

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ARCOM# A-26-0026

Site Plan

SCALE IN FEET 0' 30' 60' 90'



Previously Approved Open Space Graphic



Proposed Open Space Graphic

Legend

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

ZON# 23-061

*Site Plan and Lot Coverage to remain the same as previously approved A-23-074

Lot Coverage Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-D(2) - HEAVY DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		84,159 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 35%	29,455 S.F.	24.19%	20,359 S.F.	26.74%	22,507

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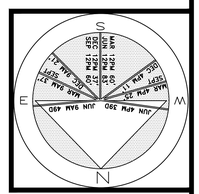

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Open Space Diagrams

SCALE IN FEET 0' 30' 60' 90'

NOTE:

REDUCTION OF COCONUT PALMS FROM PREVIOUSLY APPROVED DUE TO PRIVATE RESIDENTS CONCERNS TO OCEAN VISIBILITY

(125) CHRYSOBALANUS ICACO VAR. (125) HORIZONTAL GREEN COCOPLUM 'HORIZONTAL' 3 GAL. 15" O.C.

EXISTING GREEN ISLAND FICUS HEDGE

(75) CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD HEDGE 7 GAL. 24" O.C.

(45) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. 12" O.C. FILL IN AS NEEDED

(1) AGAVE TEQUILANA BLUE AGAVE 3 GAL.

FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. 12" O.C. FILL IN AS NEEDED

(40) IPOMOEA PES-CAPRAE RAILROAD VINE 1 GAL. 12" O.C.

(55) APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUN ROSE 1 GAL. 12" O.C.

(2) RELOCATED GARCINIA SPICATA GARCINIA 5' OA. MATCHING, FULL TO BASE CONICAL

(3) CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD TREE MULTI-TRUNK 10'-12' OA. FLORIDA FANCY

(80) CHRYSOBALANUS ICACO VAR. HORIZONTAL GREEN COCOPLUM 'HORIZONTAL' 3 GAL. 15" O.C.

(155) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. 12" O.C.

EXISTING FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. 12" O.C. FILL AS NEEDED

(20) CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD HEDGE 7 GAL. 24" O.C.

(90) FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS 3 GAL. 12" O.C.

(3) COCCOLOBA DIVERSIFOLIA PIDGEON PLUM 12' - 14' OA FLORIDA FANCY

EXISTING FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS FILL IN AS NEEDED

(2) GARCINIA SPICATA GARCINIA TREE FULL TO BASE CONICAL 8'-10' OA FLORIDA FANCY

(125) FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS 12" O.C.

MATCHING POTS WITH GREEN ISLAND FICUS STANDARD TOPIARY & BABY SUNROSE

(110) APTENIA CORDIFOLIA BABY SUNROSE 'VARIEGATED'

(75) CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD HEDGE MAINTAINED AT TOP OF WALL

(95) IPOMOEA PES-CAPRAE RAILROAD VINE 1 GAL. 12" O.C.

(2) CONOCARPUS ERECTUS VAR. SERICEUS' SILVER BUTTONWOOD TREE SINGLE TRUNK 12'-14' OA. FLORIDA FANCY CLIPPED TO CONTAIN AT SIZE

(1) AGAVE TEQUILANA BLUE AGAVE 3 GAL.

(225) FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS 12" O.C.

(6) COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE 10'-12' OA. FLORIDA FANCY CLIPPED TO CONTAIN AT SIZE ROUND SHAPE

EXISTING COCOS NUCIFERA COCONUT PALM TYP.

0.80'

SOUTH OCEAN BLVD

53.94'

87°41'32"

LAWN

(5) COCCOLOBA UVIFERA DIVERSIFOLIA SEAPLUM VINE WITH (10) FICUS MICROCARPA GREEN ISLAND FICUS HEDGE TO HIDE CONDUIT BOX

EXISTING LANDSCAPE

((PREVIOUSLY APPROVED TO REMAIN AS IS) ARC# A-23-074

90.00'

298.70'

EXISTING COCOS NUCIFERA COCONUT PALM TYP.

(8) RELOCATED GARCINIA SPICATA

(95) FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS 3 GAL. 12" O.C.

(6) FURCRAEA FOETIDA FALSE AGAVE 3 GAL. 30" O.C.

(10) CONOCARPUS ERECTUS SILVER BUTTONWOOD HEDGE 7 GAL. 24" O.C. MAINTAINED AT TOP OF WALL

(33) IPOMOEA PES-CAPRAE RAILROAD VINE 1 GAL. 12" O.C.

(50) APTENIA CORDIFOLIA 'VARIEGATED' BABY SUNROSE 1 GAL. 12" O.C.

(185) FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS 3 GAL. 12" O.C.

(2) AGAVE TEQUILANA BLUE AGAVE 3 GAL. 30" O.C.

(10) CONOCARPUS ERECTUS SILVER BUTTONWOOD HEDGE 7 GAL. 24" O.C. MAINTAINED AT TOP OF WALL

(33) IPOMOEA PES-CAPRAE RAILROAD VINE 1 GAL. 12" O.C.

(50) APTENIA CORDIFOLIA 'VARIEGATED' BABY SUNROSE 1 GAL. 12" O.C.

(185) FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS 3 GAL. 12" O.C.

(3) FURCRAEA FOETIDA FALSE AGAVE 3 GAL. 30" O.C.

WORTH AVENUE

℄

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
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Winthrop House
100 Worth Ave
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JOB NUMBER: # 23052.00 LA
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Molly Lohman
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ARCOM# A-26-0026

Landscape Plan - Northeast

SCALE IN FEET 3/32" = 1'

NOTE:

REDUCTION OF COCONUT PALMS FROM PREVIOUSLY APPROVED DUE TO PRIVATE RESIDENTS CONCERNS TO OCEAN VISIBILITY

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(3) EXISTING COCONUT PALMS

(80) CHRYSOBALANUS ICACO VAR. HORIZONTAL GREEN COCOPLUM 'HORIZONTAL' 3 GAL. 15" O.C.

(25) CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD HEDGE (26) 7 GAL. 24" O.C.

(55) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. 12" O.C.

(35) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. 12" O.C.

(3) EXISTING NORFONIA TREES

292'

91°14'38"

88°45'22"

(PREVIOUSLY APPROVED ARC# A-23-074)

140'

(2) RELOCATED GARCINIA SPICATA GARCINIA 5' OA - MATCHING, FULL TO BASE CONICAL

(30) IPOMOEA PES-CAPRAE RAILROAD VINE 1 GAL. 12" O.C.

(120) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. 12" O.C.

(45) APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUN ROSE 1 GAL. 12" O.C.

(1) COCCOLOBA DIVERSIFOLIA PIDGEON PLUM 12' - 14' OA FLORIDA FANCY

(15) CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD HEDGE 7 GAL. 24" O.C.

(1) EXISTING COCONUT PALM TYP.

(225) CHRYSOBALANUS ICACO VAR. HORIZONTAL GREEN COCOPLUM 'HORIZONTAL' 3 GAL. 15" O.C.

5) CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD HEDGE 7 GAL. 24" O.C.

EXISTING GREEN ISLAND FICUS HEDGE FILL IN AS NEEDED

(1) AGAVE TEQUILANA BLUE AGAVE 3 GAL.

(65) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. 12" O.C.

(55) IPOMOEA PES-CAPRAE RAILROAD VINE 1 GAL. 12" O.C.

(2) RELOCATED GARCINIA SPICATA GARCINIA 5' OA. MATCHING, FULL TO BASE CONICAL

(1) COCCOLOBA DIVERSIFOLIA PIDGEON PLUM 12' - 14' OA FLORIDA FANCY

(75) APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUN ROSE 1 GAL. 12" O.C.

(90) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. 12" O.C. FILL IN AS NEEDED

(1) AGAVE TEQUILANA BLUE AGAVE 3 GAL.

(50) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. 12" O.C. FILL IN AS NEEDED

(18) CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD HEDGE 7 GAL. 24" O.C.

(125) CHRYSOBALANUS ICACO VAR. (125) HORIZONTAL GREEN COCOPLUM 'HORIZONTAL' 3 GAL. 15" O.C.

EXISTING GREEN ISLAND FICUS HEDGE

75) CONOCARPUS ERECTUS 'SERICEUS'

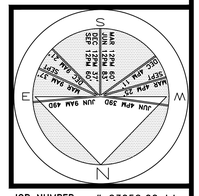
140'

91°14'38"

92°17'33"

0.80'

Winthrop House
100 Worth Ave
Palm Beach
FLORIDA



JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
Molly Lohman
DATE: 04.13.2023
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARCOM# A-26-0026

Landscape Plan - Southeast

SCALE IN FEET 3/32" = 1'

Trees

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM 12' - 14' OA FLORIDA FANCY	11	YES	12' OA FLORIDA FANCY
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD TREE SINGLE TRUNK	5	YES	10'-12' OA. FLORIDA FANCY

TOTAL	16
NATIVE SPECIES	16 (100%)

Shrubs & Vines

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	AGAVE TEQUILANA BLUE AGAVE	6	NO	3 GAL. 36" O.C
	CHRYSOBALANUS ICACO HORIZONTAL GREEN TIP COCOPLUM HORIZONTAL	510	YES	3 GAL. 15" O.C
	COCCOLOBA UVIFERA DIVERSIFOLIA SEAPLUM VINE	5	YES	7 GAL. 36" O.C
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD	313	YES	7 GAL. 24" O.C
	FICUS MICROCARPA 'GREEN ISLAND FICUS' GREEN ISLAND FICUS	1,575	NO	3 GAL. 12" O.C
	FURCRAEA FOETIDA FALSE AGAVE	9	NO	3 GAL. 36" O.C
	FICUS MICROCARPS 'GREEN ISLAND' GREEN ISLAND FICUS	5 8	NO NO	24 X 24 SPHERE, MATCHING 36 X 36 SPHERE, MATCHING
	GARCINIA SPICATA GARCINIA	28	NO	5' OA., MATCHING, FULL TO BASE CONICAL

TOTAL	2,459
NATIVE SPECIES	828 (33.7%)

Groundcovers

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUN ROSE 1 GAL. 12" OC	385	NO	1 GAL. 12" O.C
	IPOMOEA PES-CAPRAE RAILROAD VINE	286	YES	1 GAL. 12" O.C

TOTAL	671
NATIVE SPECIES	286 SF (42.6%)

Mulch & Lawn

LAWN	SEASHORE PASPALUM	AS NEEDED	SOD PALLETS
PLANTING BEDS	DARK MULCH	AS NEEDED	3" MIN. DEPTH
SERVICE AREA	WASHED GRAVEL	AS NEEDED	3" MIN. DEPTH

ALL PLANT MATERIAL TO BE GRADE #1 OR BETTER

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

Winthrop House
100 Worth Ave
Palm Beach
FLORIDA

JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
Holly Lohman
DATE: 04.13.2023
05.01.2023
05.15.2023
06.22.2023
08.03.2023
09.05.2023
03.18.2026
04.10.2026
05.11.2026

SHEET L3.0

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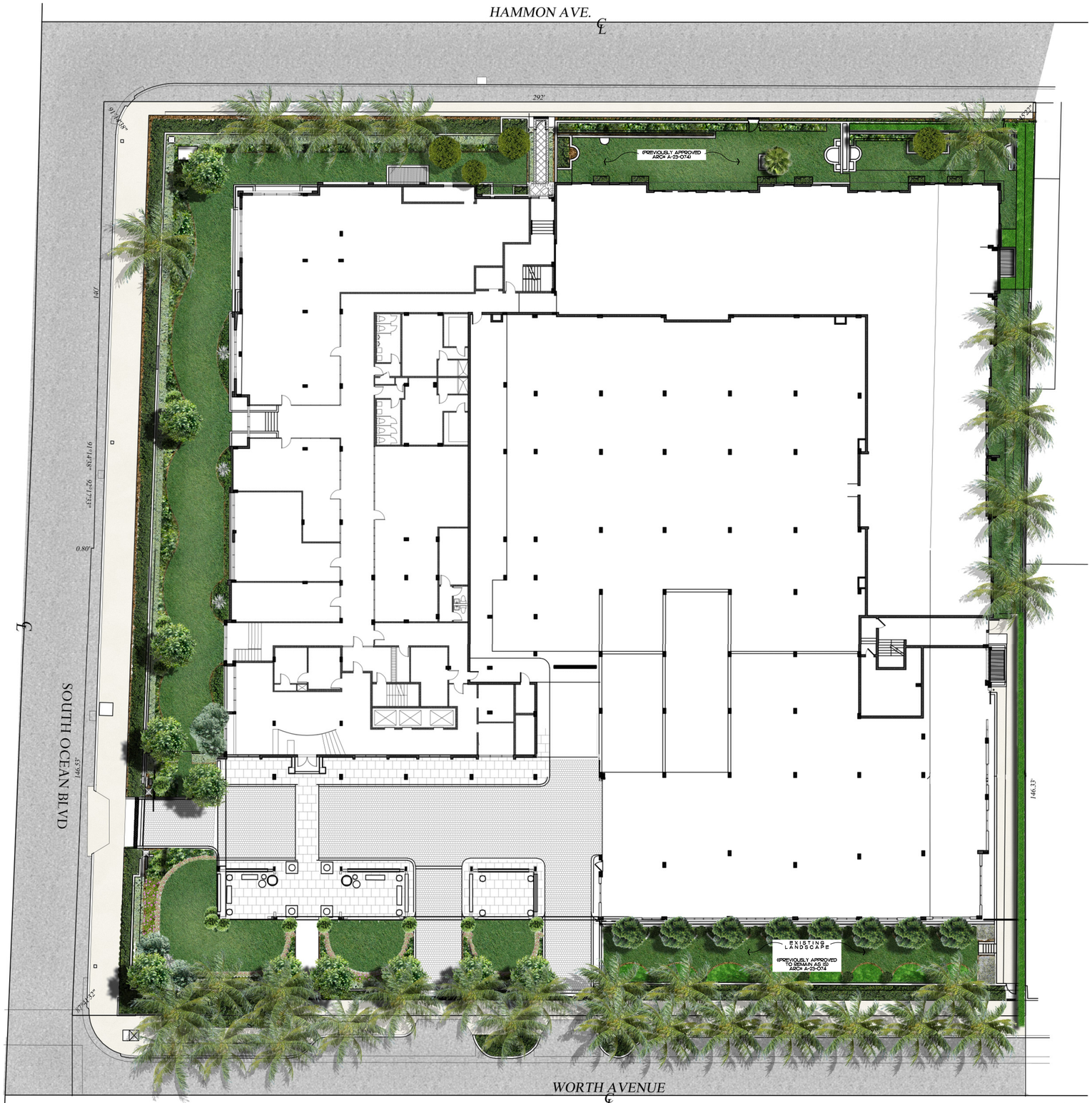
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARCOM# A-26-0026

Plant Schedule



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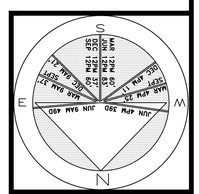
Winthrop House
100 Worth Ave
Palm Beach

L O R I D A



JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
Molly Lohman
DATE: 04.13.2023
05.01.2023
05.15.2023
06.22.2023
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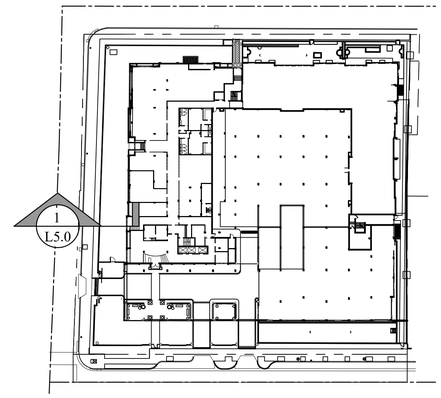
ARCOM# A-26-0026

Landscape Plan - Northeast

SCALE IN FEET 3/32" = 1'



Site Key

PLAN VIEW

SCALE 1" = 1 FT



1
L5.0

Shade Tree Exhibit

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

Winthrop House
100 Worth Ave
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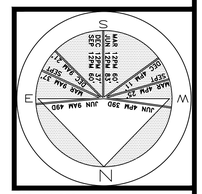

JOB NUMBER: # 23052.00 LA
DRAWN BY: Molly Lohman

DATE: 03.03.2026
03.18.2026
04.10.2026
05.11.2026

SHEET L5.0

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ARCOM# A-26-0026

Rendered Shade Tree Exhibit

SCALE IN FEET 3/8" = 1-0'

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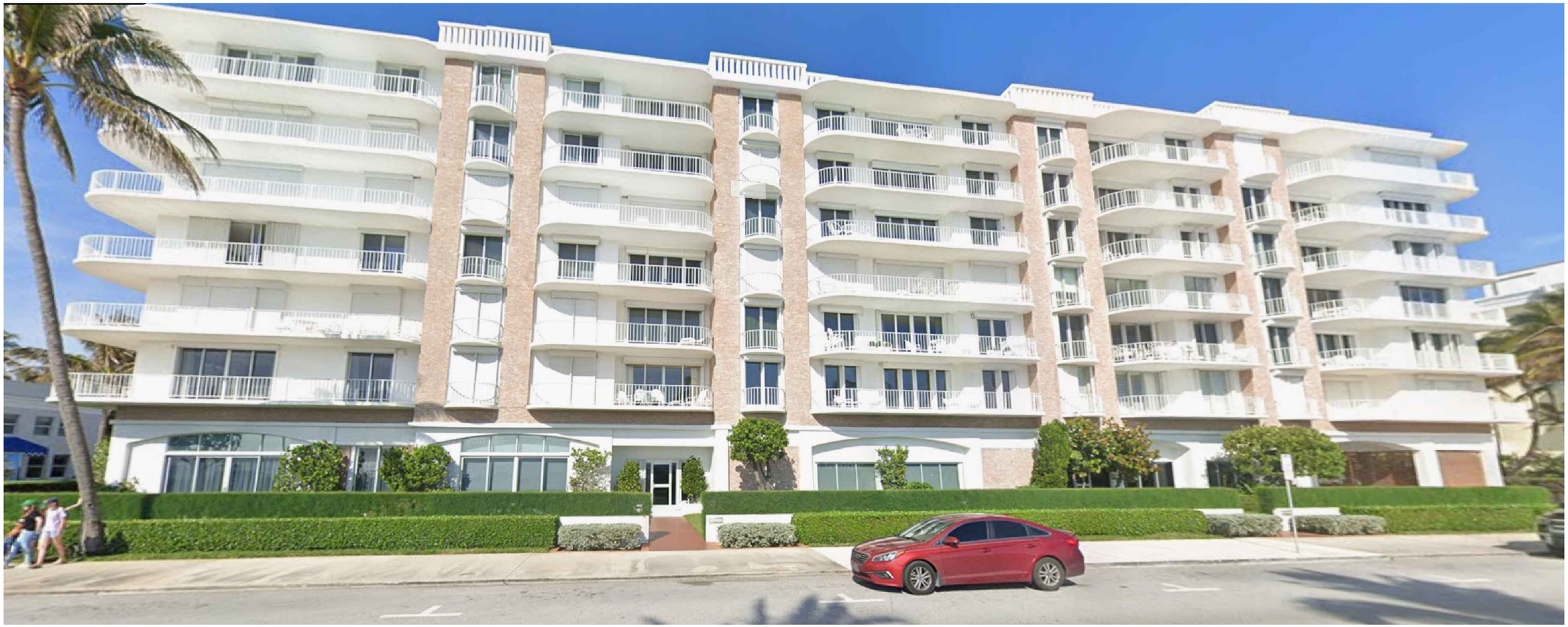
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Winthrop House
100 Worth Ave
Palm Beach

LOCATION MAP



Previous East View of Winthrop House - 100 Worth Ave Prior to Construction

NOTE:

THIS EXHIBIT DOCUMENTS THE PREVIOUS EAST FRONTAGE OF WINTHROP HOUSE, ILLUSTRATING THE EXISTING LANDSCAPE CHARACTER WITHOUT COCONUT PALMS.

JOB NUMBER: # 23052.00 LA
DRAWN BY: Molly Lohman
DATE: 05.11.2026

SHEET L6.0

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ARCOM# A-26-0026

Winthrop House Context Exhibit

SCALE: NTS

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

Winthrop House
100 Worth Ave
Palm Beach
FL



101 Worth Ave



400 S Ocean Blvd



Site Key

AERIAL
NTS

NOTE:

THIS EXHIBIT DOCUMENTS NORTH ADJACENT PROPERTY FRONTAGE SHOWING EXISTING LANDSCAPE CHARACTER WITHOUT COCONUT PALMS.

JOB NUMBER: # 23052.00 LA
DRAWN BY: Molly Lohman
DATE: 05.11.2026

SHEET L6.1

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ARCOM# A-26-0026

Neighboring Context Exhibit

SCALE: NTS

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

Winthrop House
100 Worth Ave
Palm Beach

L O R I D A



340 S Ocean Blvd



355 S Ocean Blvd



Site Key — AERIAL
NTS

NOTE:

THIS EXHIBIT DOCUMENTS NORTH ADJACENT PROPERTY FRONTAGE SHOWING EXISTING LANDSCAPE CHARACTER WITHOUT COCONUT PALMS.

JOB NUMBER: # 23052.00 LA
DRAWN BY: Molly Lohman
DATE: 05.11.2026

SHEET L6.2

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ARCOM# A-26-0026

Neighboring Context Exhibit

SCALE: NTS

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139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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Winthrop House
100 Worth Ave
Palm Beach

L O R I D A



JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARCOM# A-26-0026

Rendered East Elevation

SCALE IN FEET 3/32" = 1'

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0032 1265 N LAKE WAY The applicant, 1265 NORTH LAKE WAY LLC (Laberge & Menard Inc. Design Representative), has filed an application requesting Architectural Commission approval for modifications to several glass door openings on a newly constructed single-family residence.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0032 1265 N LAKE WAY. The applicant, 1265 NORTH LAKE WAY LLC (Laberge & Menard Inc. Design Representative), has filed an application requesting Architectural Commission approval for modifications to several glass door openings on a newly constructed single-family residence.

Applicant: 1265 North Lake Way LLC
Professional: Laberge & Menard

HISTORY:
This new construction was approved by ARCOM in September 2023, pursuant to ARC-23-063. In March of 2026, during a final inspection by ARCOM staff, several discrepancies were noted where the constructed product did not match the ARCOM approved design. Some incongruities were rectified in the field, and others were facilitated via administrative approval. The modifications to the door openings were referred to the full commission for consideration by the vice-chair who was reviewing cases at the time of submittal.

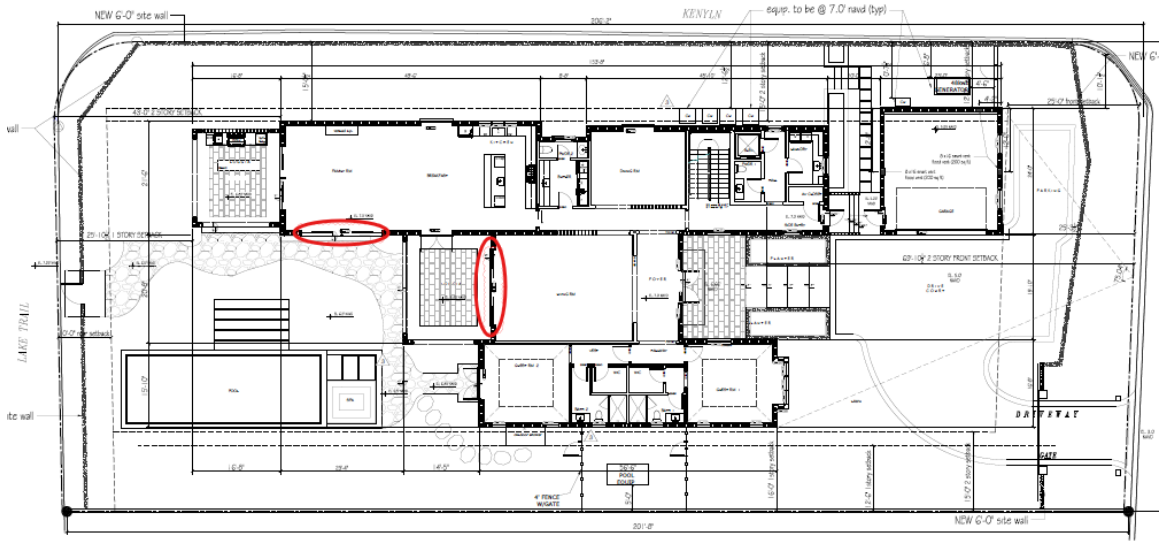
THE PROJECT:
The applicant has submitted exhibits, entitled "Revision To Doors At rear Of House" as prepared by Laberge & Menard Inc, uploaded May 11, 2026.

The following scope of work is proposed:

- Modify glass doors on west and south-facing elevations at the rear of the property

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	18,082 SF	**Lot Width** **Lot Depth**	89’ 201.66’
Neighboring Properties / Zoning			
North	1270 N Lake Way / R-B		
South	1260 N Lake Way / R-B		
East	1263 N Lake Way / R-B		
West	Intracoastal Waterway		

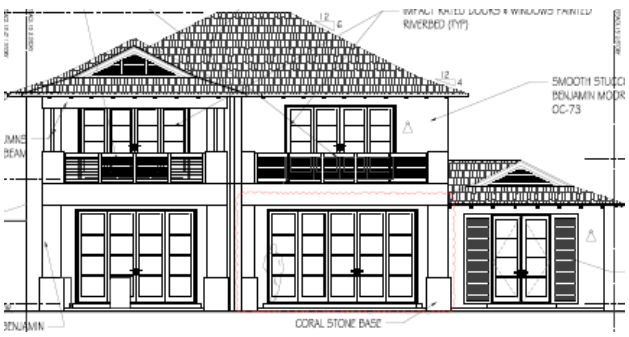
STAFF ANALYSIS
During construction of this house two (2) grouping of doors were modified to sliders with fewer panels and a more horizontally oriented window pane configuration. They are at the rear/pool area of the house. Even though this house faces the Lake Trail these doors are not highly visible due to landscaping.

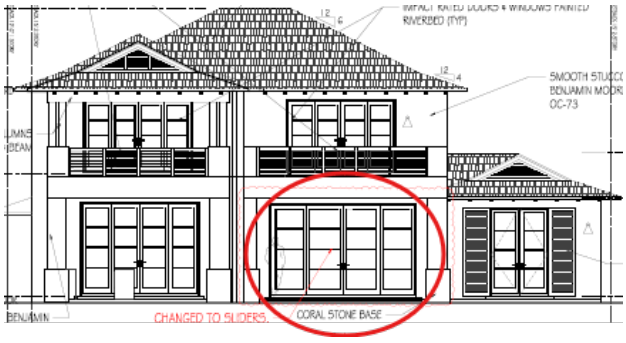






South elevation modifications





West elevation modifications

The applicant was advised to explore ways to better align the grid pattern with the other fenestration on the house. However, adding vertical muntins makes the panes too small. Therefore, the applicant is seeking retroactive approval and relief from the Commission to allow the already installed doors to remain.



CONCLUSION:

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

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

WRB:JGM:FHM

WRB

LABERGE & MÉNARD INC.

444 25TH STREET SUITE #1 | WEST PALM BEACH, FL 33407
P: 561.655.8582 | DANIELAMENARD@GMAIL.COM

FINAL SUBMITTAL – LETTER OF INTENT

Re: 1265 N, Lake Way, Palm Beach 33480
ARCOM: ARC- 26-0032 May 27, 2026

We are seeking ARCOM approval for a revision of two sets of French doors that reduced in size, and panels from what was previously approved, and are now sliding doors

A) Landmarks Preservation Commission 54-122 & 54-161:

not applicable

B) ARCOM 18-205 & 18-206

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

2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value

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

5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

a. Apparently visibly identical front or side elevations;
b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a. Height of building or height of roof.
b. Other significant design features including, but not limited to, materials or quality of architectural design.

LABERGE & MÉNARD INC.

444 25TH STREET SUITE #1 | WEST PALM BEACH, FL 33407
P: 561.655.8582 | DANIELAMENARD@GMAIL.COM

c. Architectural compatibility.
d. Arrangement of the components of the structure.
e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
f. Diversity of design that is complimentary with size and massing of adjacent properties.
g. Design features that will avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring property.

7. n/a

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

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

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

C) SPECIAL EXCEPTION 134-229 n/a

D) SITE PLAN REVIEW 134-329

n/a

E) VARIANCES 134-201: n/a

F) OTHER
not applicable

Sincerely,

Chris Kidle

1265 NORTH LAKE WAY
REVISION TO DOORS AT REAR OF HOUSE
FINAL SUBMITTAL - 4.17.26
ARC-26-0032 - 5.27.26



ARCHITECT	STRUCTURAL	MEP	CIVIL	LANDSCAPE ARCHITECT
DRAWINGS BY: LA BERGE AND MENARD, INC 444 25th Sreet Suite #1 West Palm Beach, Florida 33407 PH. 561.655.8582	DRAWINGS BY:	DRAWINGS BY:	DRAWINGS BY: CIVIL ENGINEERING CONSULTING, INC 8195 White Rock Circle Boynton Beach, FL 33436 PH. 561.847.0398	DRAWINGS BY: TODD MACLEAN OUTDOORS P.O. BOX 2901 Palm Beach, Florida 33480 PH 561-310-2333

LA BERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-26-0032

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 12.10.25 - 1265 NLW_PERMIT.DWG
DRAWN BY:
CHK'D BY:
DATE: 12.18.23

SHEET TITLE

COVER PAGE

SHEET OF

CONTENTS:

PG 3-6	PLANS
PG 7-11	ELEVATIONS & ELEVATION RENDERINGS
PG 12	PICS OF DOORS

Zoning Legend		
Property Address:	1265 North Lake Way	
Zoning District:	RB	
Structure Type:	cbs/stucco	
	Required/Allowed	Proposed
Lot Size (Sq Ft)	10,000 sqft	18,082 sqft
Lot Depth	100 ft	201.66'
Lot Width	100'	89.0'
Lot Coverage (Sq Ft and %)	30% 5,426 sq ft	28.8% 5,212 sq ft
Enclosed Sq Ft (1st & 2nd Basement Accs. Struct. etc.	–	–
Cubic Content Ratio (CCR) (R-B ONLY) 5% allowance for unenclosed space	4.5 81,450 4,072	4.39 79,443 4,072
Total cubic content	85,522	83,515
*Front Yard Setback 1 story (Ft.)	25'-0"	E 25'-3"
*Front Yard Setback 2 story (Ft.)	30'-0"	E 69'-10"
*Side Yard Setback (1st Story)(Ft.)	12'-6"	N 12'-6"
*Side Yard Setback (2nd Story)(Ft.)	15'-0"	N 15'-0"
*Rear Yard Setback 1 story (Ft.)	25'-0"	W 25'-10"
*Rear Yard Setback 2 story (Ft.)	25'-0"	W 25'-10"
Angle of Vision (Deg.)	100	75.04°
Building height (Ft.)	22'	21'-4"
Overall Building Height (Ft.)	30'	29'-4"
Crown of Road (COR)(NAVD)	3.0' navd	3.0' navd
Max. Amount of Fill Added to Site (Ft.)	2.0'	2.0'
Finished Floor Elev. (FFE)(NAVD)	7.0' navd	7.0' navd
Zero Datum for point of meas. (NAVD)	7.0' navd	7.0' navd
FEMA Flood Zone Designation	Zone x	Zone X
Base Flood Elevation (BFE)(NAVD)	6' navd	6' navd
Landscape Open Space (LOS)(Sq Ft and %)		9,468 sqft 52%
Perimeter LOS (Sq Ft and %)		4916 sqft 60%
Front Yard LOS (Sq Ft and %)		1117 sqft 50%
**Native Plant Species %		see landscape dwgs

·LaBerge & Ménard Inc.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.5582
Fax 561.655.3048

CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-23-063-REV 2
ZON-23-059

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 12.10.25 - 1265 NLW_PERMIT.DWG
DRAWN BY:
CHK'D BY:
DATE: 12.18.23
SHEET TITLE

CONTENTS

SHEET OF

LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582
Fax 561.655.3048

CONSULTANTS

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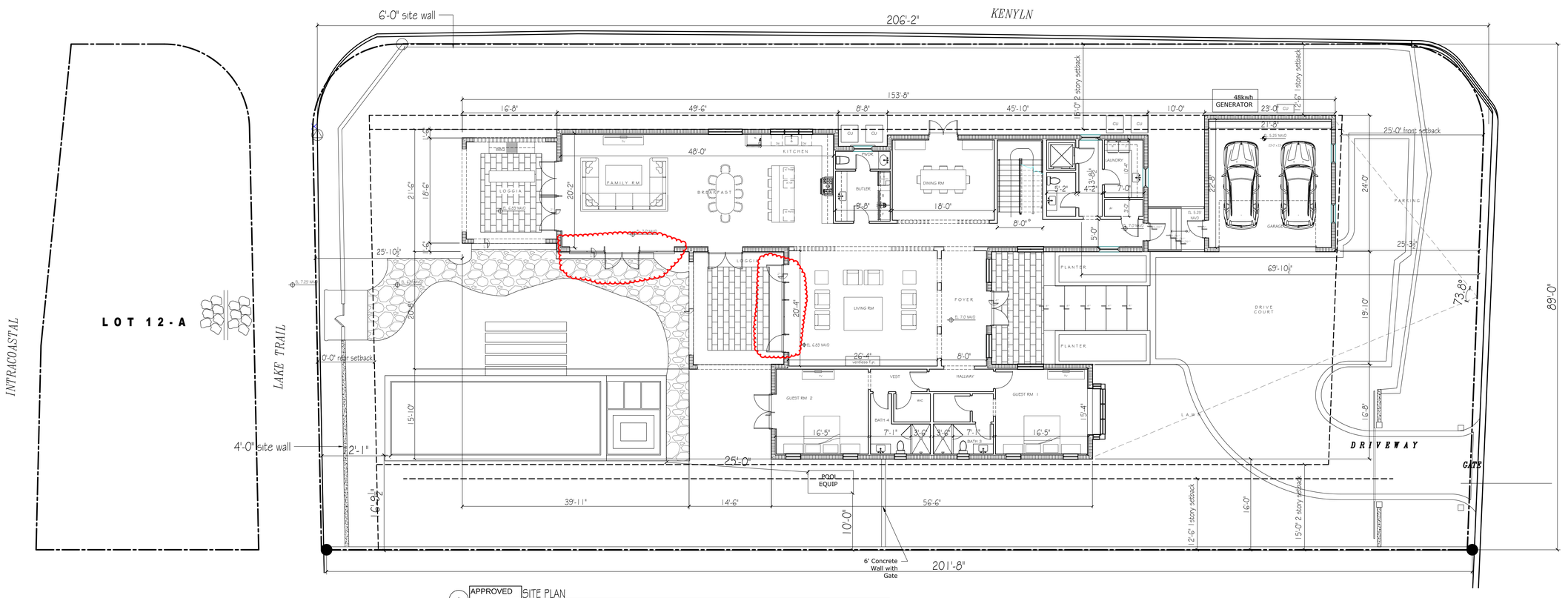
ARC-23-063-REV 1
ZON-23-059



1 APPROVED SITE PLAN
1/8" = 1'-0"

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 8.29.23 - 1265 NLW_DWG
DRAWN BY:
CHK'D BY:
DATE: 8.24.22
SHEET TITLE

PREVIOUSLY APPROVED SITE PLAN

A-001

SHEET OF

Zoning Legend		
Property Address:	1265 North Lake Way	
Zoning District:	RB	
Structure Type:	cbs/stucco	
	Required/Allowed	Proposed
Lot Size (Sq Ft)	10,000 sqft	18,082 sqft
Lot Depth	100 ft	201.66'
Lot Width	100'	89.0'
Lot Coverage (Sq Ft and %)	30% 5,426 sq ft	28.8% 5,212 sq ft
Enclosed Sq Ft (1st & 2nd Basement Accs. Struct. etc.	–	–
Cubic Content Ratio (CCR) (R–B ONLY) 5% allowance for unenclosed space	4.5 81,450 4,072	4.39 79,443 4,072
Total cubic content	85,522	83,515
*Front Yard Setback 1 story (Ft.)	25'–0"	E 25'–3"
*Front Yard Setback 2 story (Ft.)	30'–0"	E 69'–10"
*Side Yard Setback (1st Story)(Ft.)	12'–6"	N 12'–6"
*Side Yard Setback (2nd Story)(Ft.)	15'–0"	N 15'–0"
*Rear Yard Setback 1 story (Ft.)	25'–0"	W 25'–10"
*Rear Yard Setback 2 story (Ft.)	25'–0"	W 25'–10"
Angle of Vision (Deg.)	100	75.04*
Building height (Ft.)	22'	21'–4"
Overall Building Height (Ft.)	30'	29'–4"
Crown of Road (COR)(NAVD)	3.0' navd	3.0' navd
Max. Amount of Fill Added to Site (Ft.)	2.0'	2.0'
Finished Floor Elev. (FFE)(NAVD)	7.0' navd	7.0' navd
Zero Datum for point of meas. (NAVD)	7.0' navd	7.0' navd
FEMA Flood Zone Designation	Zone x	Zone X
Base Flood Elevation (BFE)(NAVD)	6' navd	6' navd
Landscape Open Space (LOS)(Sq Ft and %)		9,468 sqft 52%
Perimeter LOS (Sq Ft and %)		4916 sqft 60%
Front Yard LOS (Sq Ft and %)		1117 sqft 50%
**Native Plant Species %		see landscape dwgs

GENERAL NOTES

OCCUPANCY GROUP: R3

1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, RESIDENTIAL 2023 Ed., THE TOWN OF PALM BEACH AMENDMENTS AND ALL OTHER PERTINENT CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
4. ALL FLASHING SHALL BE COPPER.
5. ALL FERROUS METALS SHALL HAVE A PREMIUM GALVANIZE COATING APPROPRIATE FOR COASTAL LOCATIONS.
6. ALL AREAS RENOVATED SHALL BE RECONSTRUCTED TO CURRENT CODE STANDARDS (i.e. HURRICANE CLIPS, INSULATION, ETC.)
7. CONSTRUCTION SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING.
8. ISOLATE DISSIMILAR METALS FROM DIRECT CONTACT.
9. NEW STRUCTURE AND BUILDING ELEMENTS SHALL BE DESIGNED TO RESIST HURRICANE WIND LOADS AND SHALL BE TESTED AND BEAR F.B.C. 2023 PRODUCT APPROVAL OR EQUAL.
10. THE HVAC CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE MODIFICATION AND/OR REPLACEMENT WORK, AND OBTAIN A PERMIT PRIOR TO THE ROUGH INSPECTION.
11. ALL ELECTRICAL AND FIRE PROTECTION WORK SHALL COMPLY W/ NFPA 70: NATIONAL ELECTRIC CODE, 2020 EDITION, NFPA 101: LIFE SAFETY CODE, 2012 EDITION.
12. ROOF FLASHING SHALL BE 16 OZ. WITH HEAVILY SOLDERED JOINTS EXCEPT AT EAVE DRIP FLASHING. EAVE FLASHING SHALL BE UNSOLDERED WITH A 3" (MIN.) LAP.
13. REFER TO THE STRUCTURAL DRAWINGS FOR ALL LOAD–BEARING AND STRUCTURAL CONDITIONS, INCLUDING SHORING DESIGN AND PROCEDURES.

TYPICAL EXTERIOR WALL

INSTALL 5/8" GYPSUM WALL BOARD ON 7/8" METAL FURRING AT 16" O.C. ON 8" EXTERIOR MASONRY WALLS.

TYPICAL INTERIOR PARTITION

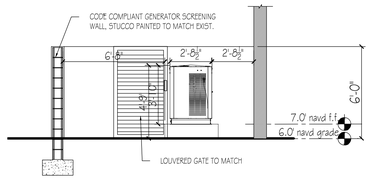
2x4 METAL FRAMING AT 16" O.C. WITH METAL TRACKS ATTACHED TO CONC. FLOOR SLAB OR ROOF TRUSSES AT 24" O.C. (MAX) WITH 5/8" GYPSUM WALLBOARD AT BOTH SIDES.

TYPICAL CEILING

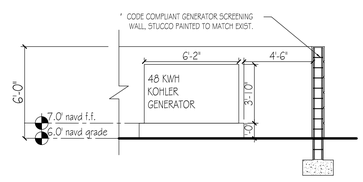
INSTALL 5/8" G.W.B. TO CEILING FRAMING/FURRING OR ROOF TRUSS BOTTOM CORDS AT 24"o.c. (MAX.)

TYPICAL INSULATION

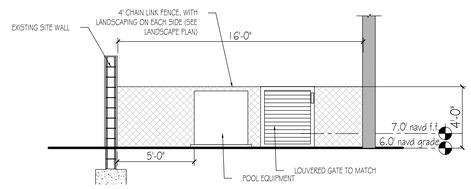
INSTALL R-5.0 (MIN) INSULATION AT NEW MASONRY WALLS. INSTALL R-20 (MIN) ICYNENE INSULATION OR EQUAL AT THE UNDERSIDE OF ROOF SHEATHING, CONTINUOUS TO THE WALL INSULATION. REFER TO ENERGY CALCULATIONS FOR REQUIRED INSULATION.



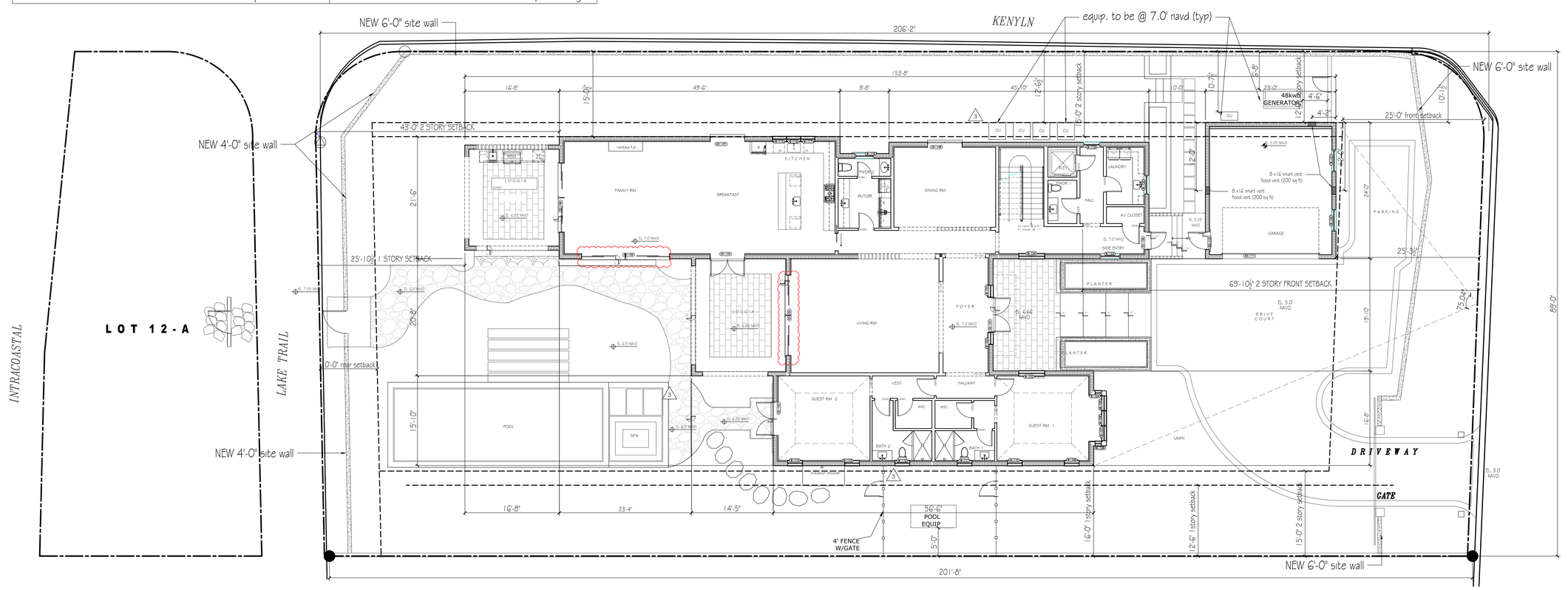
PROPOSED GENERATOR & SITE WALL FACING EAST
1/4" = 1'-0"



PROPOSED GENERATOR & SITE WALL FACING NORTH
1/4" = 1'-0"



PROPOSED POOL EQUIP SCREENING - FACING WEST
1/4" = 1'-0"



PROPOSED SITE PLAN
1/8" = 1'-0"

·LaBerge & Ménard Inc.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-26-0032

MARK	DATE	DESCRIPTION
1	3.13.26	ADDED FLOOD VENTS, NOTE FOR MECH @ 7.0
2	4.9.26	FIXED DOORS TO ARCOM APPROVED

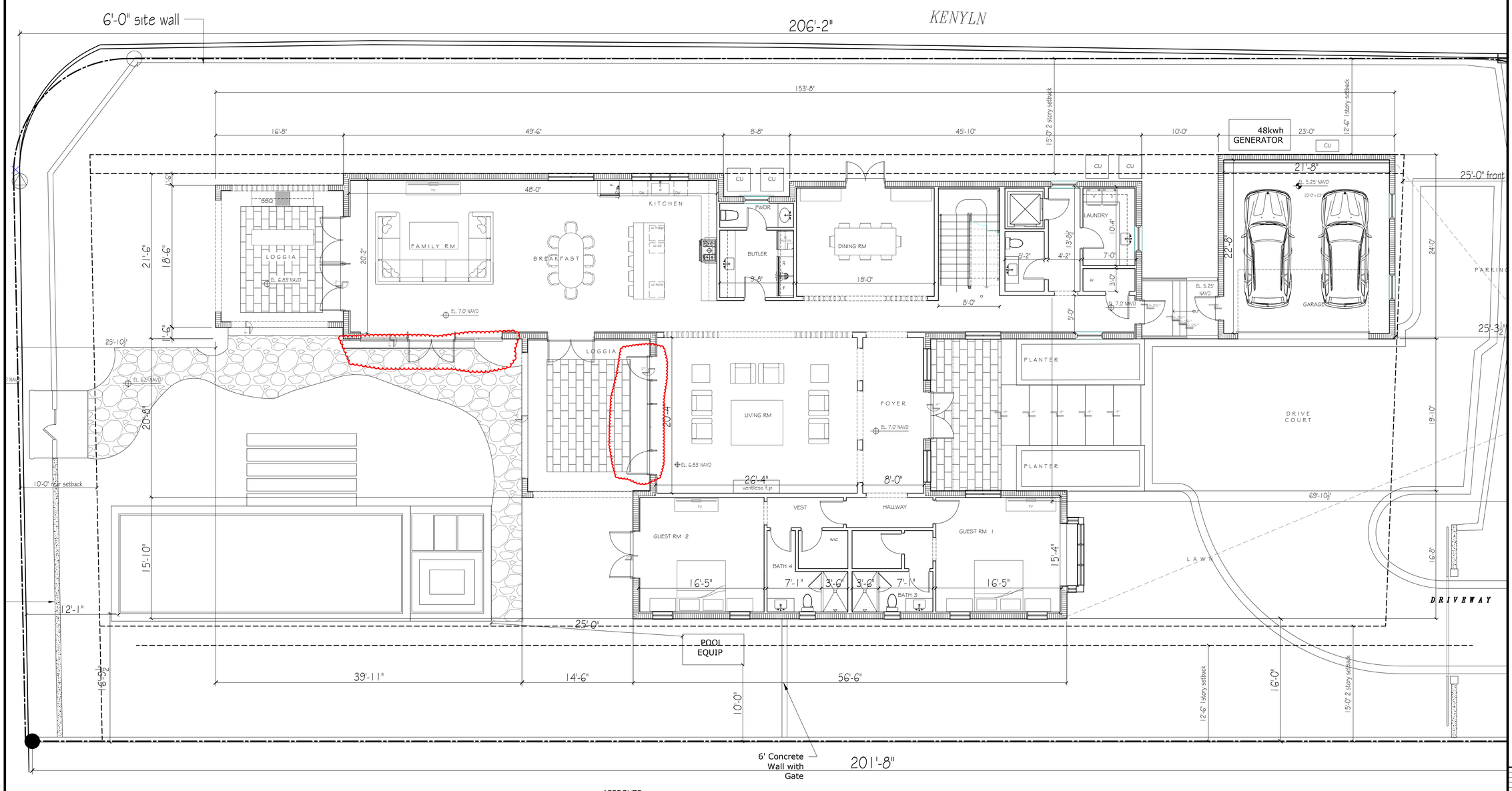
PROJECT NO:	1111
CAD DWG FILE:	T2.10.25 – 1265 NLW_PERMIT.DWG
DRAWN BY:	
CHK'D BY:	
DATE:	12.18.23

SHEET TITLE

PROPOSED SITE PLAN

A-001

SHEET OF



1 APPROVED GROUND FLOOR PLAN
3/16" = 1'-0"

LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.5582
Fax 561.655.3048

CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-23-063-REV 1
ZON-23-059

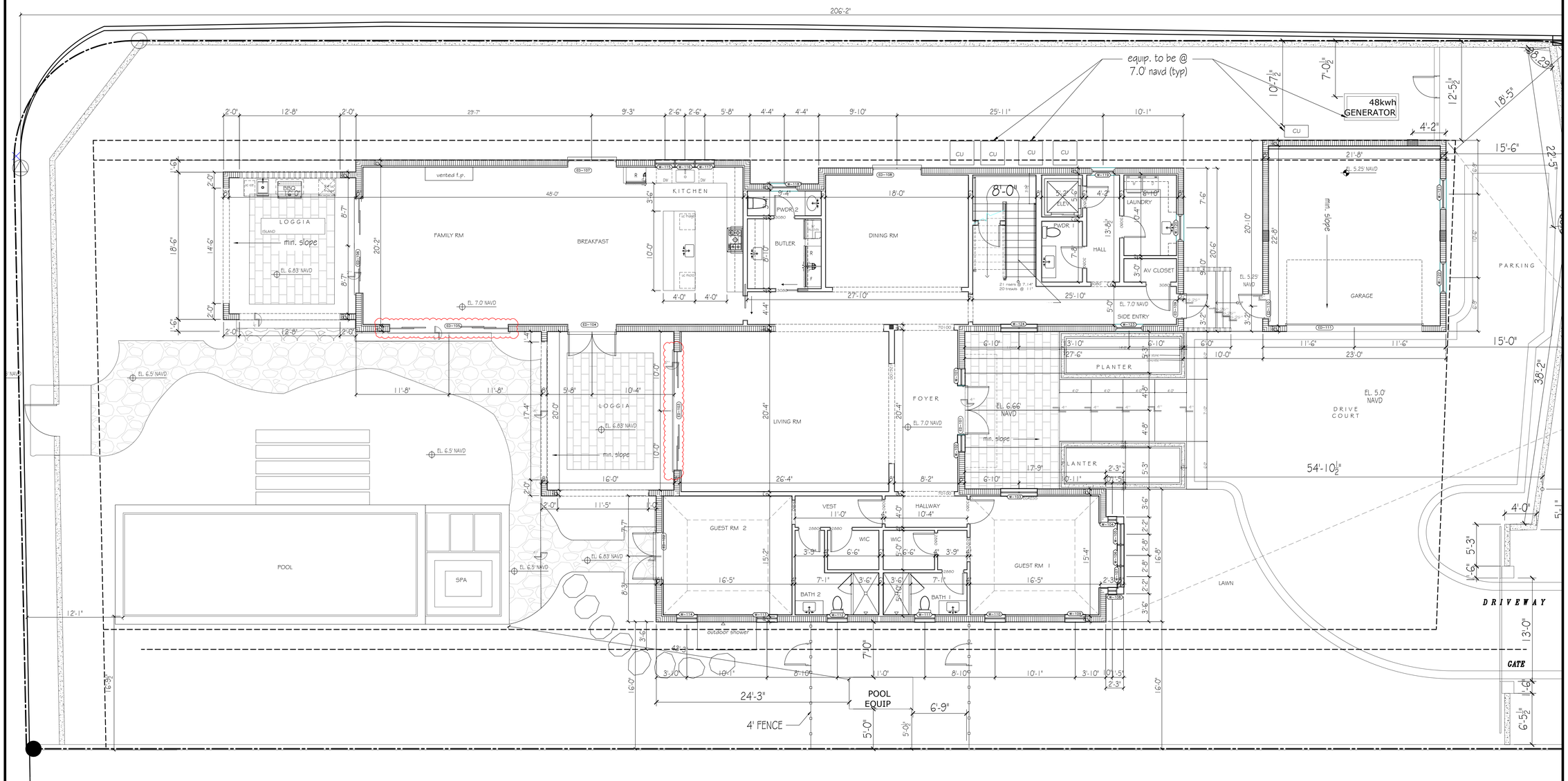
North

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 8.29.23 - 1265 NLW.DWG
DRAWN BY:
CHK'D BY:
DATE: 8.24.22
SHEET TITLE

PROPOSED GROUND FLOOR PLAN

A-002.1
SHEET OF



1 GROUND FLOOR PLAN
3/16" = 1'-0"

·LABERGE & MÉNARD INC.

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FL Registration - AA26003344
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West Palm Beach, Florida 33407
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CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-26-0032

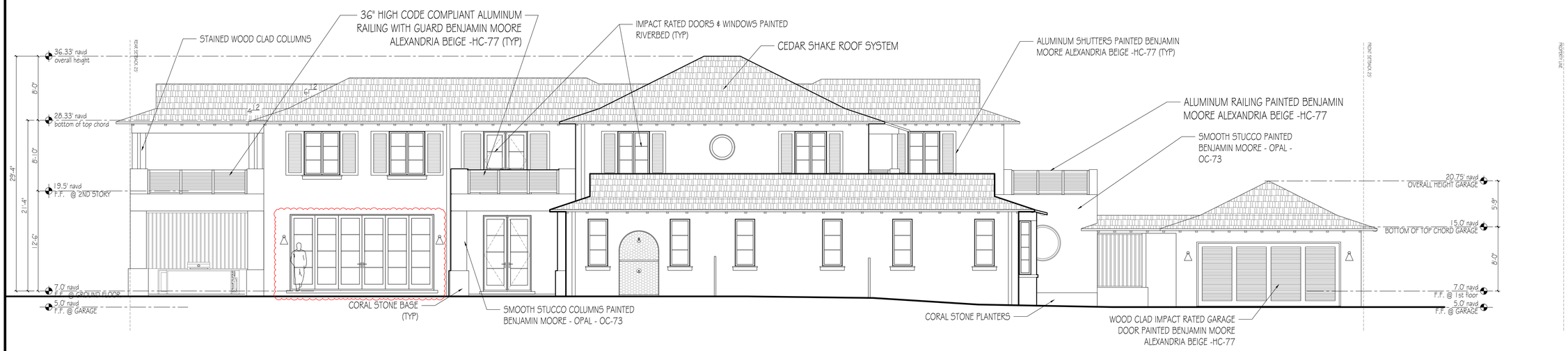
North

MARK	DATE	DESCRIPTION

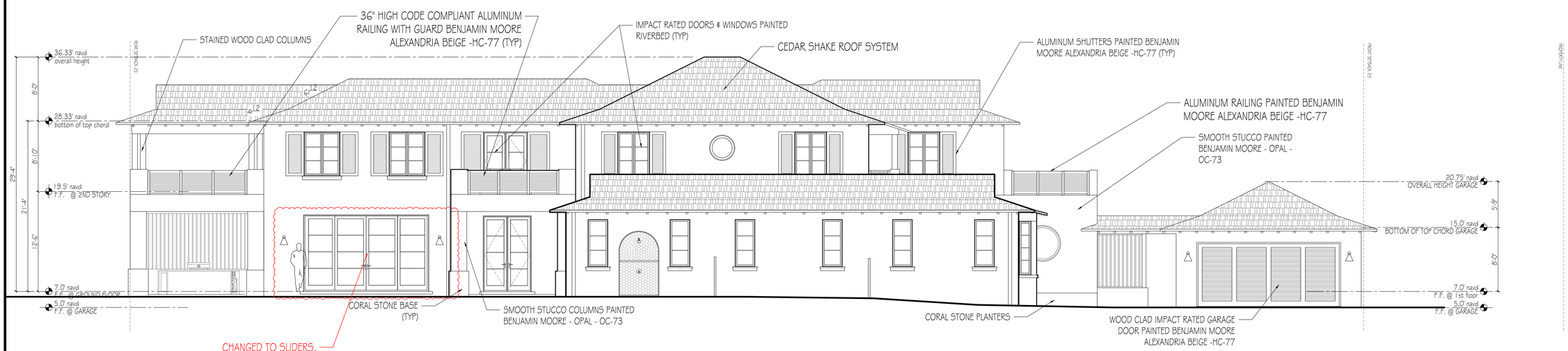
PROJECT NO: ####
CAD DWG FILE: 12.10.25 - 1265 NLW_PERMIT.DWG
DRAWN BY:
CHK'D BY:
DATE: 12.10.25
SHEET TITLE:

PROPOSED GROUND FLOOR PLAN

A-002
SHEET OF



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



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

LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-26-0032

MARK	DATE	DESCRIPTION
4	9.24	FIXED DOORS TO ARCOM APPROVED

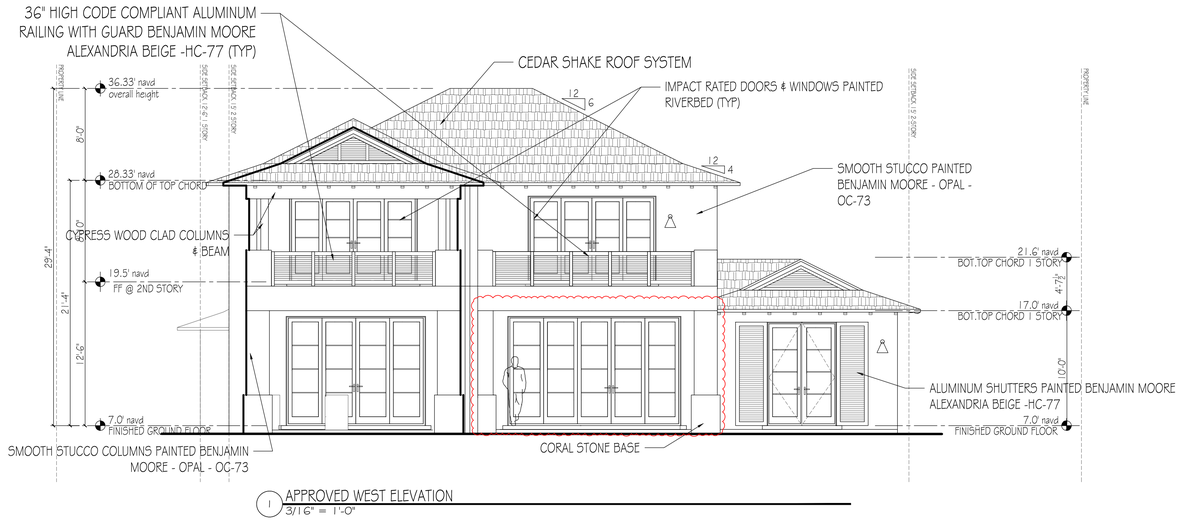
PROJECT NO: ####
CAD DWG FILE: 12.10.25 - 1265 NLW_PERMIT.DWG
DRAWN BY:
CHK'D BY:
DATE: 12.10.25

SHEET TITLE

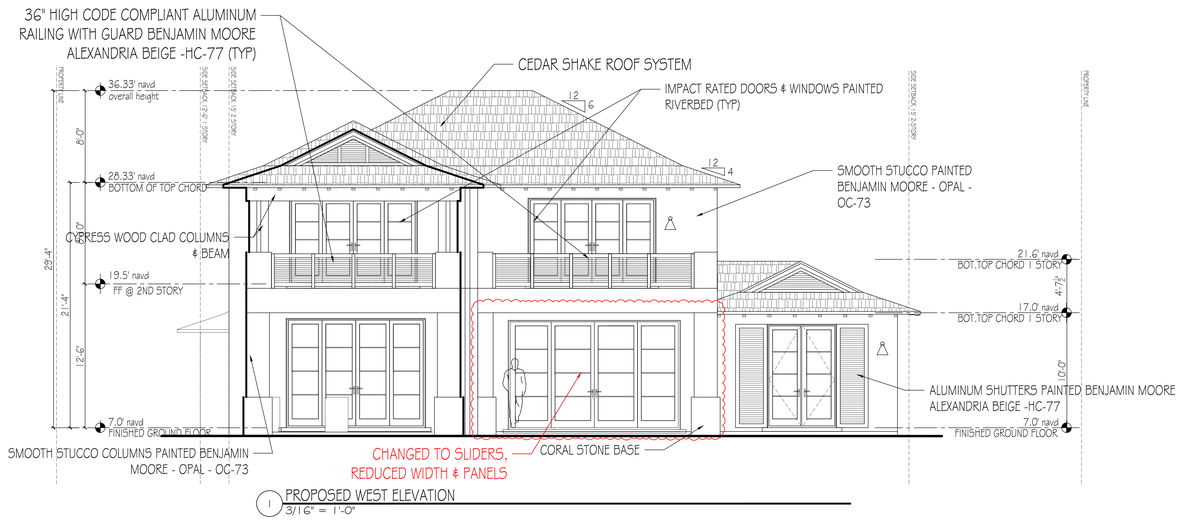
APPROVED & PROPOSED SOUTH ELEVATION

A-005

SHEET OF



1 APPROVED WEST ELEVATION
3/16" = 1'-0"



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

LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.5582

CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-26-0032

MARK	DATE	DESCRIPTION
1	5.9.24	FIXED DOORS TO ARCOM APPROVED

PROJECT NO: ####
CAD DWG FILE: 12.10.25 - 1265 NLW_PERMIT.DWG
DRAWN BY:
CHK'D BY:
DATE: 12.18.23

SHEET TITLE

APPROVED & PROPOSED WEST ELEVATIONS

A-006

SHEET OF



·LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.5582

CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-26-0032

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 12.10.25 - 1265 NLW_PERMIT.DWG
DRAWN BY:
CHK'D BY:
DATE: 12.18.23

SHEET TITLE

RENDERS

SHEET R-001 OF



ARC-26-0032

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

1265 NORTH LAKE WAY

CONSULTANTS

·LABERGE & MENARD INC.
Architectural Corporation
FL Registration - AA26003344
444 26th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8562

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 12.10.23 - 1265 NLW_RENDERS.DWG
DRAWN BY:
CHK'D BY:
DATE: 12.18.23
SHEET TITLE

RENDERS 2

SHEET R-002
OF



·LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.5582

CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-26-0032

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 12.10.25 - 1265 NLW_PERMIT.DWG
DRAWN BY:
CHK'D BY:
DATE: 12.18.23

SHEET TITLE

RENDER 3

SHEET R-003 OF



SOUTH DOORS AT FAMILY ROOM



WEST DOORS AT LIVING ROOM

LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.5582

CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-26-0032

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 12.10.25 - 1265 NLW_PERMIT.DWG
DRAWN BY:
CHK'D BY:
DATE: 12.18.25
SHEET TITLE

PICS OF DOORS

SHEET P-001 OF

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

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

ZON-26-0005 (ARC-25-0094) 1300 N OCEAN BLVD (COMBO) – VARIANCE. The applicants, Laurence & Molly Austin, have filed an application requesting Town Council review and approval for a variance to revest the existing landscape open space deficit on a parcel over 20K square feet in the R-B zoning district. The Architectural Commission shall perform design review of the application.

Applicant: Laurence & Molly Austin
Architecture: B1 Architect (Gregory Bonner)
Landscape: Environment Design Group (Dustin Mizell)

HISTORY:
The project was originally heard at the February 25, 2026 ARCOM hearing. Overall the project was well received but was deferred for a month to allow for further study of architectural details and proportions.

At the March 26, 2026 meeting, the revised design was reviewed by the commission and was deferred for another month to the April 29, 2026 meeting to allow for further refinement of architectural details. The applicant wrote in requesting deferral to May to allow for additional time to study the proposal. The applicant resubmitted plans in response to the comments of the commission for review at the May 27, 2026 ARCOM hearing.

THE PROJECT:
The applicant has submitted plans entitled "1300 N. OCEAN BLVD." as prepared by **B1 Architect** & "Private Residence 1300 N Ocean Blvd Palm Beach" as prepared by **Environment Design Group**, uploaded and dated to the Town 05/11/2026.

The following is the scope of work for the Project:

- Renovations and fenestration changes to an existing single-family residence.
- New hardscape, landscape and swimming pool.

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

- **VARIANCE 1: Sec. 134-893(b)(1)(e):** A variance for landscape open space at 45.1% in lieu of the 37.3% existing and 50% minimum required for a property over 20K square feet in the R-B zoning district.

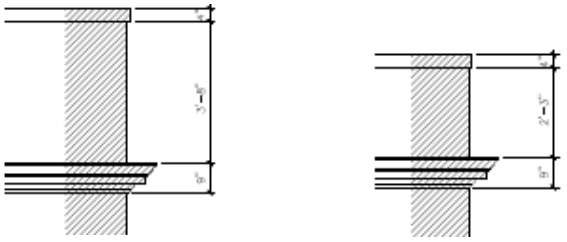
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+15.17' NAVD	**FEMA Flood Zone**	X
Lot Width	175'	**Lot Depth**	133'
Lot Area	21,490 Sq. Ft.	**Enclosed Square Footage**	6,423 Sq. Ft.
Finished Floor Elevation	17.12' NAVD	**CCR**	Permitted: 3.89

			Proposed: 3.29
Lot Coverage	29.88%	**Landscape Open Space**	Required: 50% (Lot over 20k SF) Existing: 37.3% Proposed: 45.5%
Surrounding Properties / Zoning			
North	1306 N Ocean Blvd / Residence | R-B		
South	1290 N Ocean Blvd / Residence | R-B		
East	North Ocean Blvd / Right of Way Oceanfront Parcel of 1300 N Ocean Blvd (Subject Property) / Cabana | Beach Area		
West	1300 N Ocean Way / Residence | R-B		

STAFF ANALYSIS

The applicant proposes a complete renovation of an existing residence located on the north side of Merrain Road at the intersection of N Ocean Boulevard. The project includes simplification of architectural details, modifications to the size and location of fenestrations, and a comprehensive redesign of the site's landscape and hardscape. Exterior finishes will consist of smooth stucco painted in an off-white color and impact-rated windows and doors in a "Teka/Embero" wood-look finish. Wood and aluminum elements, including garage doors, pedestrian doors, and gates, will feature grid patterns and wood-toned finishes. The site's hardscape and landscape will be fully reconfigured. Existing curb cuts will be reduced from three to two; one to remain on Merrain Road and existing to remain on North Ocean Boulevard. Driveways are poured tabby with coral stone borders; landings and pool terrace areas will feature limestone pavers in a herringbone pattern. The U-shaped residence surrounds a central rear courtyard where grade will be raised through infill and new retaining walls to create a walk-out terrace and lawn including relocated swimming pool. Equipment areas will be reorganized for zoning compliance, with screening incorporated at the southwest corner of the residence. A new vehicular gate is proposed beyond the service vehicle parking along North Ocean Boulevard and beyond the required front yard setback. Although the redesign reduces hardscape and increases landscape open space, the site remains below the minimum percentage required; due to the extent of renovation, a landscape open space variance is required.

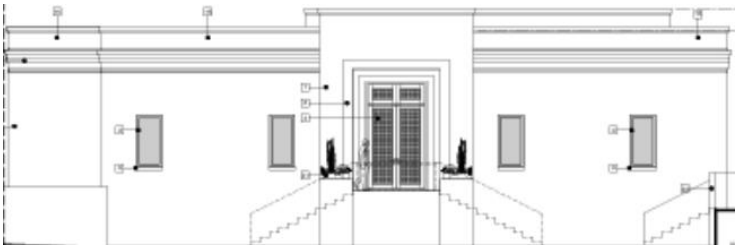
The application was originally heard at the February 2026 ARCOM hearing and was deferred for one month to allow restudy and refinement of the architectural details. Following the March 2026 hearing, the applicant further studied and refined the design including adjustment to the cornice detailing, additional of a landing to the entry stair, and modification to the door openings on the east façade. The landscape plan was adjusted to increase landscaping in the east yard and to hardscape adjustments in relation to architectural modifications.



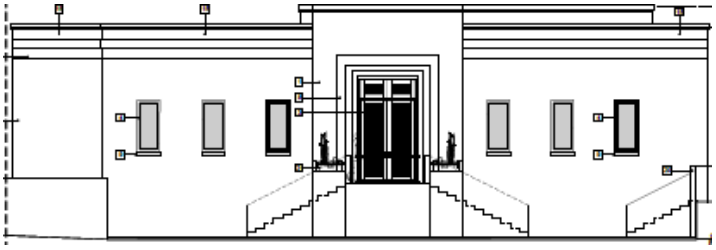
Stucco trim detail at upper parapet (left) and lower parpet (right).



Existing south elevation (Merrain Rd).



Previously proposed (Feb 2026) south elevation (Merrain Rd).



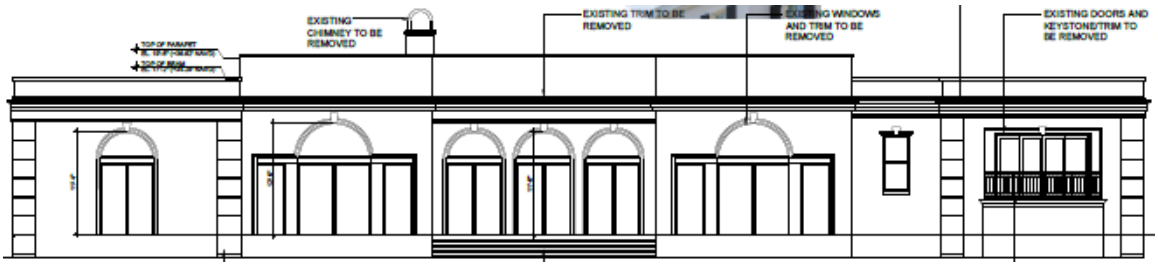
Previously proposed (Mar 2026) south elevation (Merrain Rd).



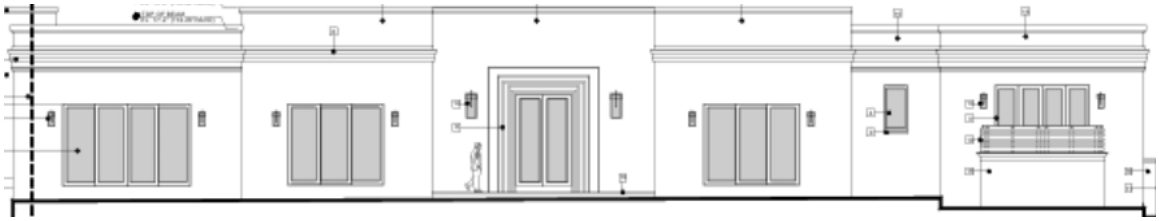
Currently proposed south elevation (Merrain Rd).



Color rendering of proposed south elevation at Merrain Road.



Existing east elevation (N Ocean Blvd).



Previously proposed (Feb 2026) east elevation (N Ocean Blvd).



Previously proposed (Mar 2026) east elevation (N Ocean Blvd).



Currently proposed east elevation (N Ocean Blvd).



Color rendering of proposed east elevation.



Color rendering of previously proposed (Feb 2026) landscape plan.



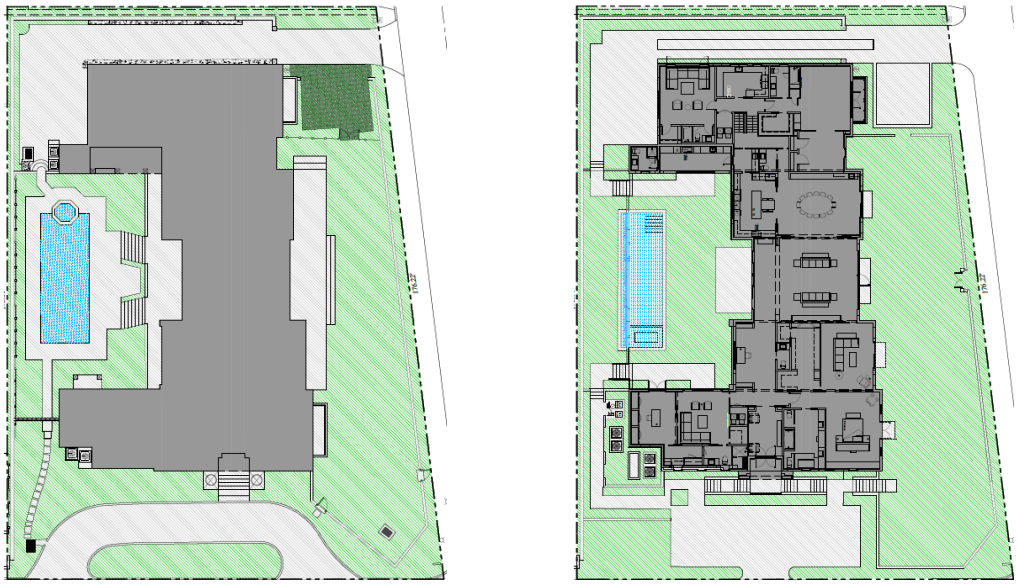
Color rendering of previously proposed (Mar 2026) landscape plan.



Color rendering of currently proposed landscape plan.

VARIANCE

The applicant is requesting a landscape open space variance to revest the existing nonconforming open space percentage. As the parcel exceeds 20,000 square feet in the R-B district, it is subject to the more restrictive R-A district requirement of 50% landscape open space rather than the standard 45% required in the R-B district. The existing open space area is 32% and the applicant is proposing 45.5%. Staff notes that reinforced sod/ground cover is proposed within parking and vehicle maneuvering areas which, while counted as hardscape, will visually soften these areas.



Existing (Left) & Proposed (Right) Landscape Open Space Diagrams.

ZONING CODE	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-893(b)(1)(e)	Min. 50% (10,745 SF) LS Open Space (R-B >20k SF)	45.5% (9,773 SF) LS Open Space	**- 4.5%** (972 SF)

CONCLUSION

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

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.
2. that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB:JGM:BMF

B1 ARCHITECT
ARCHITECTURE PLANNING INTERIOR DESIGN

May 11, 2026

To: Town of Palm Beach
Architectural Review Board Members and Planning Department Staff

RE: Request for ARCOM Approval for modification to an existing residence located at:
1300 North Ocean Boulevard, Palm Beach FL 33480
ARC-25-0094 (ZON-26-0005)

Dear Board Members and Planning Staff,

Our office, B1 Architect, LLC represents Mr. and Mrs. Austin, (the "Applicant"), the owner of the above referenced parcel located at 1300 North Ocean Blvd., Palm Beach FL 33480. Please consider this letter to serve as the letter of intent in support of the owner's request for ARCOM approval for the renovation of an existing single-family residence. The property is in the RB zoning district and approximately 21,490 square feet (0.49 acres) in size. The existing split level single-family home will not change in size, height, lot coverage or mass.

The scope of modifications to the existing house includes all new aluminum impact rated windows and doors by ES with wood grain finish installed in modified openings, throughout. The existing roof will remain as-is but the existing chimney will be eliminated. The existing white painted stucco house color of the residence will be updated to a beige/white (F&B Shaded White No. 201). On the west façade, the existing garage doors are to be replaced with wood paneled garage doors in white oak finish. The center portion of the west yard and pool will be raised up approximately 3'-0" to match the finished floor and eastern yard. The existing stucco band in the center massing has been eliminated. On the south façade, the existing front door will be moved to the west creating a symmetrical entry façade with a large white oak wood front entry door. The circular driveway will be removed and replaced by a motor court, thus eliminating one curb cut. On the east façade, the stucco band in the center massing has been eliminated. A larger swing door is centered with large stucco trim surround, flanked by large sconces.

Due to the existing conditions of the site, a variance is requested for the existing nonconformity of landscape open space. The existing landscape open space is 37.3%. The proposed design increases the landscape open space, by 8.2%, to 45.5%, but still falls shy of the 50% required.

We feel that our design is in keeping with the intent of the code and design guidelines in terms of use, neighborhood context, character, scale, massing and design. We believe our elevations are well designed and believe that the approval of this home will be a great improvement in the area and ask that the Board approve our application as submitted.

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161 Not applicable.
B. ARCHITECTURAL REVIEW – Section 18-205
C. ARCHITECTURAL REVIEW – Section 18-206 There will be no demolition on site.
D. SPECIAL EXCEPTION – Section 134-22 Not applicable
E. SITE PLAN REVIEW – Section 134-329 Not applicable
F. VARIANCE – Section 134-201 Not Applicable
G. OTHER Not applicable

Sincerely,



Gregory Bonner, A.I.A,
B1 Architect

139 N. COUNTY ROAD #18C PALM BEACH FL 33480 (561) 312-3453



1300 N. OCEAN BLVD.

PALM BEACH, FL 33480
ARC-25-0094 (ZON-26-0005)

FINAL SUBMITTAL	02-09-2026
MEETING DATE	02-25-2026
RE-SUBMITTAL	03-09-2026
RE-SUBMITTAL	05-11-2026
MEETING DATE	05-27-2026

DRAWING INDEX

ARCHITECTURAL		LANDSCAPE
A0	COVER SHEET/ DRAWING INDEX	L1.0-EXISTING IMAGES
	PROPERTY SURVEY	L2.0-EXISTING LANDSCAPE
ZL	ZONING LEGEND	L2.1-DEMO PLAN
VLM	VICINITY LOCATION MAP	L3.0-SITE PLAN
LP	LOCATION MAP	L3.1-OPEN SPACE DIAGRAM
P01	SUBJECT & SURROUNDING PROPERTY PHOTOS	L4.0-LANDSCAPE PLAN
P02	SURROUNDING PROPERTY PHOTOS	L4.1-PLANT SCHEDULE
P03	SURROUNDING PROPERTY PHOTOS	L5.0-LANDSCAPE LIGHTING
P04	INSPIRATION	L6.0-LANDSCAPE PLAN RENDERING
A0.1	EXISTING/DEMOLITION SITE PLAN	L6.1-ELEVATION RENDERINGS
A0.2	PROPOSED SITE PLAN	L6.2-ELEVATION RENDERINGS
A0.3	SITESCAPE & STREETSCAPE	L7.0-CONSTRUCTION SCREENING
A0.4	PROPOSED LOT COVERAGE DIAGRAM	L7.1-CONSTRUCTION STAGING
A0.5	PROPOSED CCR AXONOMETRIC	L7.2-TRUCK LOGISTICS
A0.6	TRUCK LOGISTICS & CONSTRUCTION SCREENING PLAN	
A1.0	EXISTING GARAGE LEVEL FLOOR PLAN	
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A1.2	EXISTING ROOF PLAN	
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A2.4	MATERIALS / EXTERIOR DETAILS	
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A2.6	COLOR RENDERINGS	
A2.7	3D RENDERINGS - WEST AND EAST ELEVATIONS	
A2.8	3D RENDERINGS - SOUTH ELEVATION	
A3.0	SCHEMATIC CROSS SECTION - A	

CONSULTANTS

ARCHITECT

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH, FL 33480

CONTACT: GREGORY BONNER
T 561.312.3453

LANDSCAPE ARCHITECT

ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD, STE 20B
PALM BEACH, FL 33480

CONTACT: DUSTIN MIZELL
T 561.832.4600

CIVIL ENGINEER

GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401

CONTACT: CHAD GRUBER
T 561.312.2041

SCOPE OF WORK

INTERIOR RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE WITH NEW WINDOW & DOOR REPLACEMENTS IN EXISTING AND MODIFIED OPENINGS WITH RELATED LANDSCAPE AND HARDSCAPE IMPROVEMENTS

FIRST SUBMIT	11-24-2025
SECOND SUBMIT	01-12-2026
FINAL SUBMIT	02-09-2026
MEETING DATE	02-25-2026

ARC-25-0094 (ZON-26-0005)

ISSUE	DATE
ARCOM	05.11.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	05.11.2026
SCALE	AS NOTED
DRAWN BY	mmc

A0

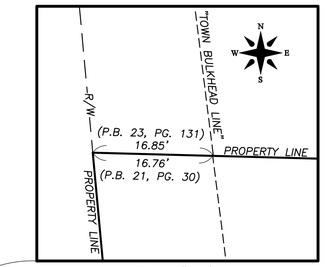
LEGEND

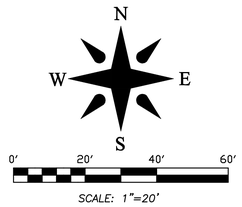
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
TOW	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= #5 ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◪	= IRON ROD FOUND (AS NOTED)
▲	= PARKER-KALON NAIL FOUND
◉	= PARKER-KALON NAIL & DISK FOUND (AS NOTED)
⊚	= PARKER-KALON NAIL & DISK SET (LB #8598)
ℙ	= PROPERTY LINE
⊘ ⊠	= UTILITY POLE
⍟	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⌘	= LIGHT POLE

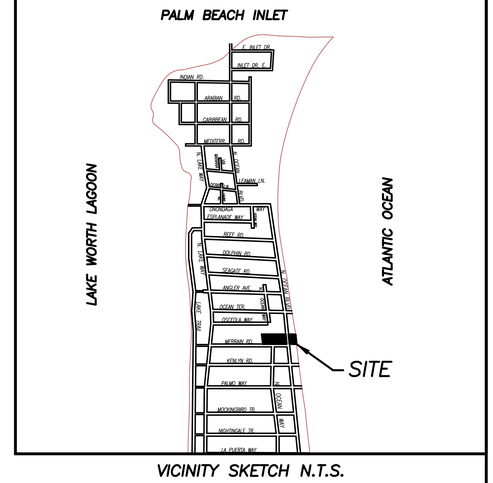
TITLE COMMITMENT REVIEW

CLIENT:	J. TIMOTHY GANNON	**COMMITMENT NO. :** 4066-008		**DATE:** NOVEMBER 18, 2010
REVIEWED BY:	CRAIG L. WALLACE	**JOB NO. :** 10-1305		

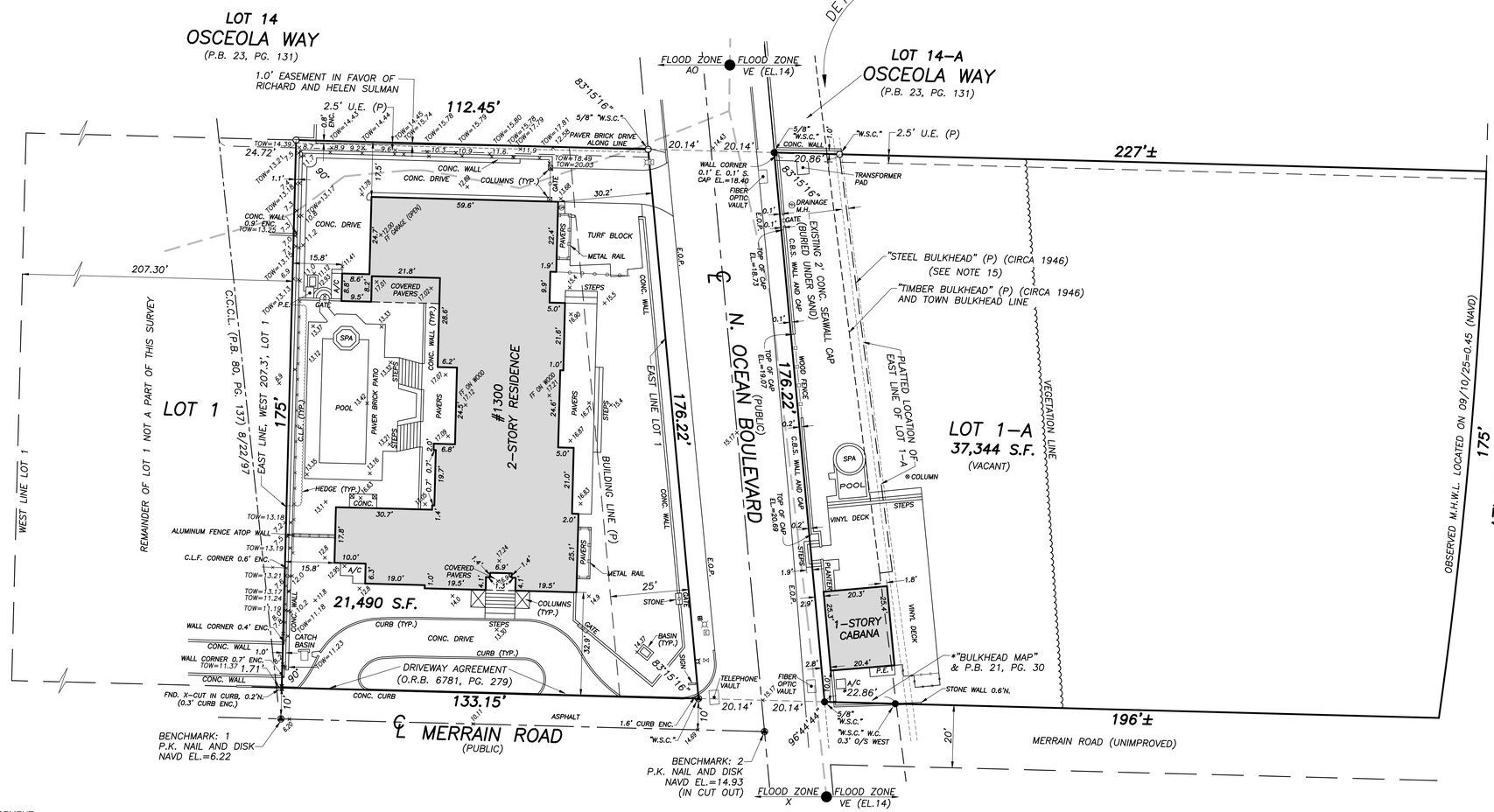
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS	PLOTTED
1-4	N/A	STANDARD EXCEPTIONS	NO	NO
5	P.B. 21, PG. 30	UNDERLYING PLAT	YES	YES
6	P.B. 36, PG. 91	COASTAL CONSTRUCTION CONTROL LINE (ABANDONED)	NO	NO
7	O.R.B. 6781, PG. 279	DRIVEWAY AGREEMENT	YES	YES
8	N/A	RIPARIAN/LITTORAL RIGHTS NOT INSURED	YES	NO
9	N/A	RIGHTS OF PUBLIC TO USE PUBLIC BEACH	YES	NO
10	N/A	DOES NOT INSURE WATERWARD OF THE MHW LINE	YES	NO
11	N/A	EASEMENT TO RICHARD & HELEN SULMAN	YES	YES







VICINITY SKETCH N.T.S.



BOUNDARY SURVEY FOR: LAURENCE & MOLLY AUSTIN

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

LAURENCE & MOLLY AUSTIN

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

PROPERTY ADDRESS:
1300 North Ocean Blvd.
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 1A, **McINTOSH HOMESITES**, according to the Plat thereof, recorded in Plat Book 21, Page 30, of the Public Records of Palm Beach County, Florida.*

And

*Lot 1, less the West 207.3 feet thereof, **McINTOSH HOMESITES**, according to the Plat thereof, recorded in Plat Book 21, Page 30, of the Public Records of Palm Beach County, Florida.*

FLOOD ZONES:
This property is located in Flood Zones AO, X & VE (EL. 14) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393G, 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 4066-008, issued by Michael D. Tannenbaum, dated 11/18/2010. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace 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'.*
15. *The plat of McIntosh Estates shows 2 physical bulkheads East of North Ocean Blvd. A steel bulkhead and a timber bulkhead, the timber bulkhead is shown as 4.1 feet West of the steel bulkhead. The steel bulkhead is shown terminating approximately 40 feet North of the South line of Lot 1-A; that is why the original East line of Lot 1-A is shown with the jog, it is shown as such on the original plat. The location of the town bulkhead line is dimensioned along the South line of Lot 1-A as 22.86 feet East of the Southwest corner of the lot. Based upon this dimension and the location of the bulkhead line shown on the plat of Osceola Way we have drawn the town bulkhead line as shown hereon. This line appears to follow the original timber bulkhead position while the buried concrete seawall is in the same location as the steel bulkhead.*

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 09/10/2025

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

REVISIONS:

10/22/25 SPOT & TOP OF WALL ELEVATIONS J.P.3/S.C.W. 10-1305 252964
09/10/25 SURVEY & TIE-IN UPDATE B.M./S.C.W. 10-1305 252964
02/06/23 OFFSITE SPOT ELEVATIONS JC/CW 10-1305.23 PB342/71
06/13/19 SPOT ELEVATIONS & BENCHMARK UPDATE JO/GS 10-1305.19 PB278/77
09/13/13 POOL FORM TIE IN C.K./J.P. 10-1305.17 PB156/74
07/23/13 WALL TIE IN & ELS. C.E./J.P. 10-1305.16 PB159/19
04/10/13 FORMBOARD TIE-IN ON SEAWALL C.E./M.B. 10-1305.15 PB152/12
01/25/13 TIE-BEAM ELEVATION ON CABANA B.M./M.B. 10-1305.13 PB147/34
11/12/12 STEMWALL TIE-IN ON CABANA, B.M./R.C. 10-1305.10, PB144/53
11/05/12 FOOTER FORMBOARD TIE-IN ON CABANA J.C./M.B. 10-1305.9 PB144/44
10/08/12 FOOTER FORMBOARD TIE-IN ON CABANA J.P./M.B. 10-1305.8 PB142/43
10/31/11 LOCATE SEAWALL J.P./M.B. PB132/18
10/26/11 SURVEY AND TIE-IN UPDATE J.P./M.B. 10-1305.3 PB132/17

Boundary Survey For:

LAURENCE & MOLLY AUSTIN

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

FIELD: J.P.	JOB NO.: 10-1305.19	F.B. PB122 PG. 68	
OFFICE: G.S.	DATE: 06/13/19	DWG. NO. 10-1305-19	
C'K'D: C.W.	REF: 10-1305.19.DWG	SHEET 1 OF 1	

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:**	1300 N Ocean Blvd. Palm Beach, FL 33480		
2	**Zoning District:**	RB Residential District		
3	**Lot Area (sq. ft.):**	21,490 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	133.15' x 175.22		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	A0 / X		
7	**Zero Datum for point of meas. (NAVD)**	+0.0' NAVD (Useds as Architectural +0'-0")		
8	**Crown of Road (COR) (NAVD)**	+15.17' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,372.5 SQ. FT (25%)	6,423 SQ.FT (29.88%)	6,423 SQ.FT (29.88%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		6,966 SQ. FT	6,966 SQ. FT.
12	*Front Yard Setback (Ft.)	35'-0"	30'-2 1/2"	30'-2 1/2"
13	* Side Yard Setback (1st Story) (Ft.)	25'-0" (S)	32'-11" (S)	32'-11" (S)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0" (N)	17'-6" (N)	15'-0" (N)
15	*Rear Yard Setback (Ft.)	15'-0"	15'-9"	15'-9"
16	Angle of Vision (Deg.)	100 Degrees	100 Degrees	100 Degrees
17	Building Height (Ft.)	25'-0"	17'-2"	17'-2"
18	Overall Building Height (Ft.)	30'-0"	19'-6"	19-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	21.42"		21.42"
21	Finished Floor Elev. (FFE)(NAVD)	+0.0' NAVD	+17.12' NAVD	+17.12' NAVD
22	Base Flood Elevation (BFE)(NAVD)	+0.0' NAVD	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	10,745 SF (50%)	7,980 SQ.FT. (37.3%)	9,773SQ.FT. (45.5%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,481 SF (45%)	1,770 SF (32%)	1,909 SF (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

ISSUE	DATE
ARCOM	05.11.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	05.11.2026
SCALE	AS NOTED
DRAWN BY	mmc

ZL

ARC-25-0094 (ZON-26-0005)



VICINITY LOCATION MAP

Scale: N.T.S.

N

ARC-25-0094 (ZON-26-0005)

ISSUE	DATE
ARCOM	03.25.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	03.09.2026
SCALE	AS NOTED
DRAWN BY	mmc

VLM



LOCATION MAP

Scale: N.T.S.

N

ARC-25-0094 (ZON-26-0005)

ISSUE	DATE
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LM



1300 N OCEAN BLVD
SUBJECT PROPERTY



1300 N OCEAN BLVD
SUBJECT PROPERTY



1300 N OCEAN BLVD
SUBJECT PROPERTY



1306 N OCEAN BLVD



1326 N OCEAN BLVD



100 OCEAN TERRACE

SUBJECT & SURROUNDING PROPERTY PHOTOS

1300 N OCEAN BLVD

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P01



200 OCEAN TERRACE



202 OSCEOLA WAY



1305 N OCEAN WAY



1300 N OCEAN WAY



1290 N OCEAN BLVD



1285 N OCEAN BLVD

SURROUNDING PROPERTY PHOTOS

1300 N OCEAN BLVD

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P02



1287 N OCEAN WAY



1291 N OCEAN WAY



110 MERRAIN RD



200 MERRAIN RD



201 KENLYN RD

SURROUNDING PROPERTY PHOTOS

1300 N OCEAN BLVD

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P03



SYMMETRY



ENTRY FEATURE



ENTRY FEATURE



ENTRY DOOR SCREEN



GATES



RAILING



LANDSCAPE



LANDSCAPE

INSPIRATION PHOTOS

1300 N OCEAN BLVD

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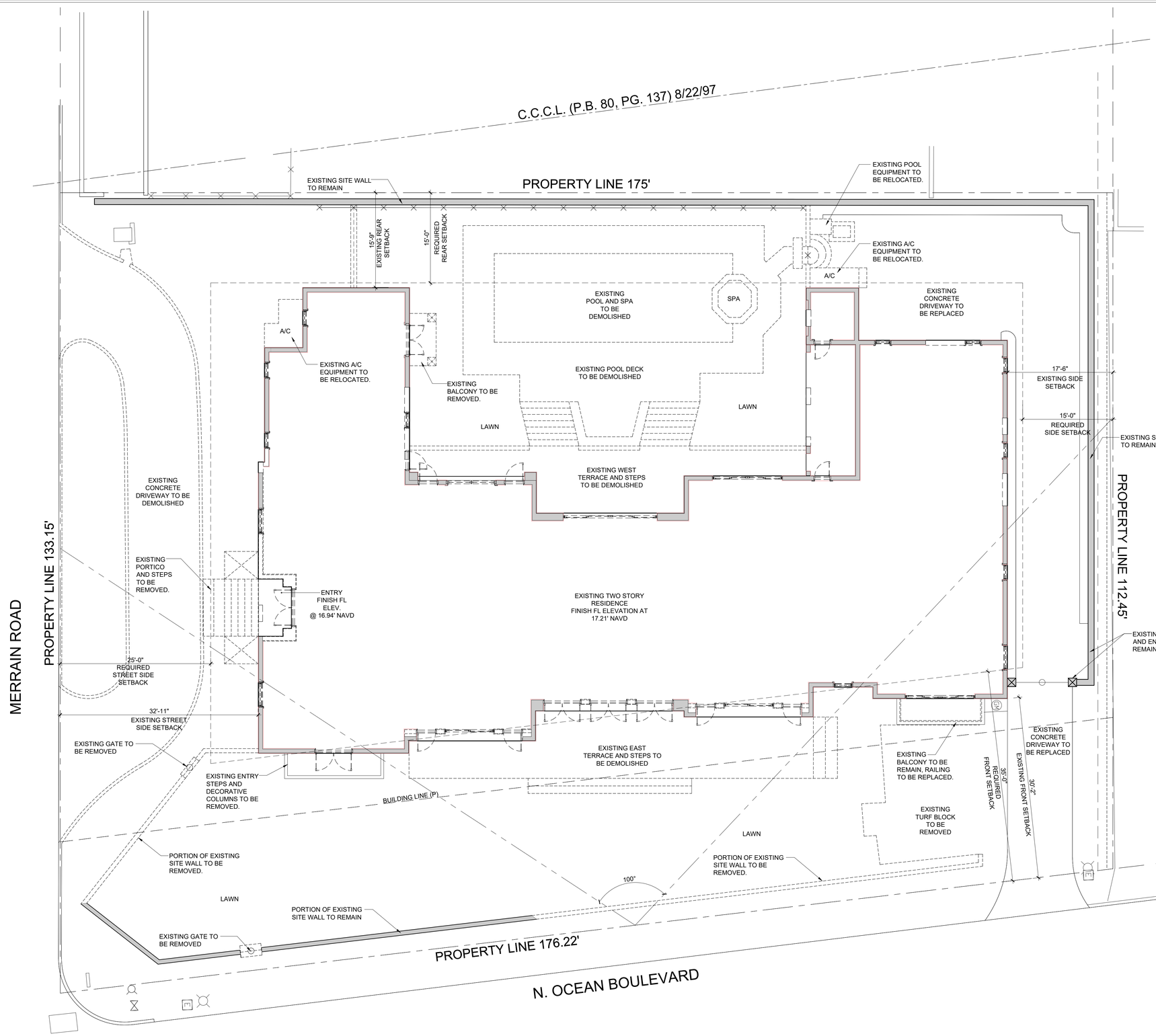
P04



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

N

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:**	1300 N Ocean Blvd. Palm Beach, FL 33480		
2	**Zoning District:**	RB Residential District		
3	**Lot Area (sq. ft.):**	21,490 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	133.15' x 175.22		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	A0 / X		
7	**Zero Datum for point of meas. (NAVD)**	+0.0' NAVD (Useds as Architectural +0'-0")		
8	**Crown of Road (COR) (NAVD)**	+15.17' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,372.5 SQ. FT (25%)	6,423 SQ.FT (29.88%)	6,423 SQ.FT (29.88%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		6,966 SQ. FT	6,966 SQ. FT.
12	*Front Yard Setback (Ft.)	35'-0"	30'-2 1/2"	30'-2 1/2"
13	* Side Yard Setback (1st Story) (Ft.)	25'-0" (S)	32'-11" (S)	32'-11" (S)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0" (N)	17'-6" (N)	15'-0" (N)
15	*Rear Yard Setback (Ft.)	15'-0"	15'-9"	15'-9"
16	Angle of Vision (Deg.)	100 Degrees	100 Degrees	100 Degrees
17	Building Height (Ft.)	25'-0"	17'-2"	17'-2"
18	Overall Building Height (Ft.)	30'-0"	19'-6"	19-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	21.42"		21.42"
21	Finished Floor Elev. (FFE)(NAVD)	+0.0' NAVD	+17.12' NAVD	+17.12' NAVD
22	Base Flood Elevation (BFE)(NAVD)	+0.0' NAVD	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	10,745 SF (50%)	7,980 SQ.FT. (37.3%)	9,773SQ.FT. (45.5%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,481 SF (45%)	1,770 SF (32%)	1,909 SF (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 required by Ord. 003-2021 on separate TOPB Landscape Legend*

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

REV BF 20230626

PROPERTY ADDRESS:
1300 N OCEAN BLVD
PALM BEACH, FL 33480

LEGAL DESCRIPTION
MC INTOSH HOMESITES LT 1-A & LT 1 (LESS W 207.3 FT)

LAND USE EXISTING/PROPOSED USE
1 - SINGLE FAMILY RESIDENTIAL

PARCEL ID NUMBER 50434303050000010

PROJECT SCOPE:
EXTERIOR: REPLACE EXISTING WINDOW AND DOORS IN EXISTING AND MODIFIED OPENINGS, REMOVAL OF COINS AND DECORATIVE TRIM.
INTERIOR: NEW INTERIOR WALLS AND FINISHES.

APPLICABLE CODES
1. FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDITION
2. FLORIDA BUILDING CODE EXISTING BUILDING, 2023, 8TH EDITION.
3. FLORIDA BUILDING CODE, 2023, 8TH EDITION.
4. FLORIDA BUILDING CODE, ACCESSIBILITY, 2023, 8TH EDITION.
5. FLORIDA FIRE PREVENTION CODE 2023, 8TH EDITION.
6. NFPA 101 LIFE SAFETY CODE, 2023, 8th EDITION.
7. FLORIDA BUILDING CODE ENERGY CONSERVATION 2023, 8TH EDITION.
9. FLORIDA MECHNICAL CODE 2023, 8th EDITION.
9. FLORIDA PLUMBING CODE 2023, 8th EDITION.
9. FLORIDA FUEL AND GAS 2023, 8th EDITION.

ISSUE	DATE
ARCOM	05.11.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

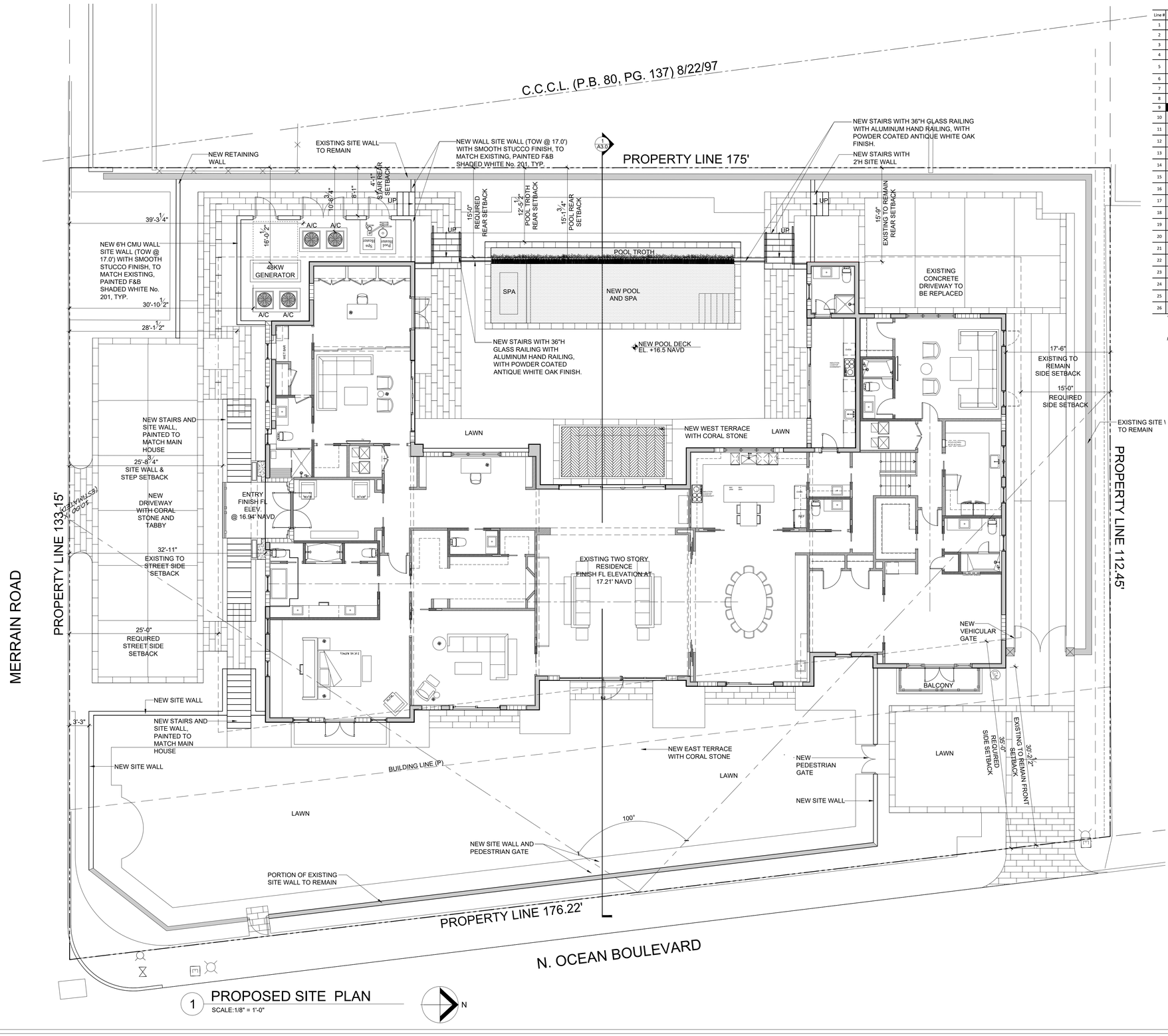
AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	05.11.2026
SCALE	AS NOTED
DRAWN BY	mmc

A0.1

ARC-25-0094 (ZON-26-0005)



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

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

Line #	Zoning Legend			
1	**Property Address:**	1300 N Ocean Blvd. Palm Beach, FL 33480		
2	**Zoning District:**	RB Residential District		
3	**Lot Area (sq. ft.):**	21,490 SF		
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5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	A0 / X		
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8	**Crown of Road (COR) (NAVD)**	+15.17' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,372.5 SQ. FT (25%)	6,423 SQ.FT (29.88%)	6,423 SQ.FT (29.88%)
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14	* Side Yard Setback (2nd Story) (Ft.)	15'-0" (N)	17'-6" (N)	15'-0" (N)
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17	Building Height (Ft.)	25'-0"	17'-2"	17'-2"
18	Overall Building Height (Ft.)	30'-0"	19'-6"	19-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	21.42"		21.42"
21	Finished Floor Elev. (FFE)(NAVD)	+0.0' NAVD	+17.12' NAVD	+17.12' NAVD
22	Base Flood Elevation (BFE)(NAVD)	+0.0' NAVD	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	10,745 SF (50%)	7,980 SQ.FT. (37.3%)	9,773SQ.FT. (45.5%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
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** 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. 003-2021 on separate TOPB Landscape Legend*

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

REV BF 20230626

PROPERTY ADDRESS:
1300 N OCEAN BLVD
PALM BEACH, FL 33480

LEGAL DESCRIPTION
MC INTOSH HOMESITES LT 1-A & LT 1 (LESS W 207.3 FT)

LAND USE EXISTING/PROPOSED USE
1 - SINGLE FAMILY RESIDENTIAL

PARCEL ID NUMBER 50434303050000010

PROJECT SCOPE:
EXTERIOR: REPLACE EXISTING WINDOW AND DOORS IN EXISTING AND MODIFIED OPENINGS, REMOVAL OF COINS AND DECORATIVE TRIM.
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AA26003271

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JOB NO.	1300_NOCN
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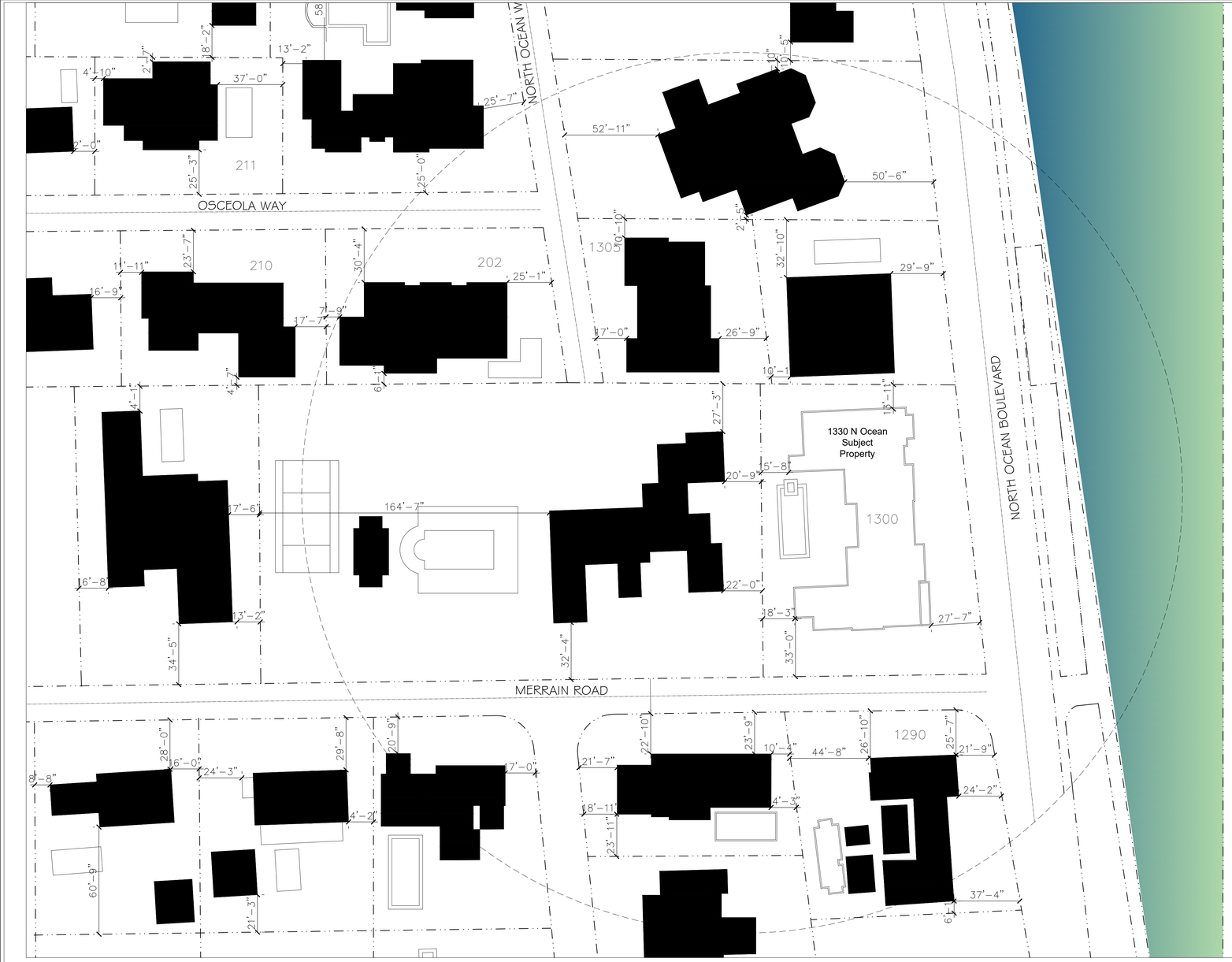
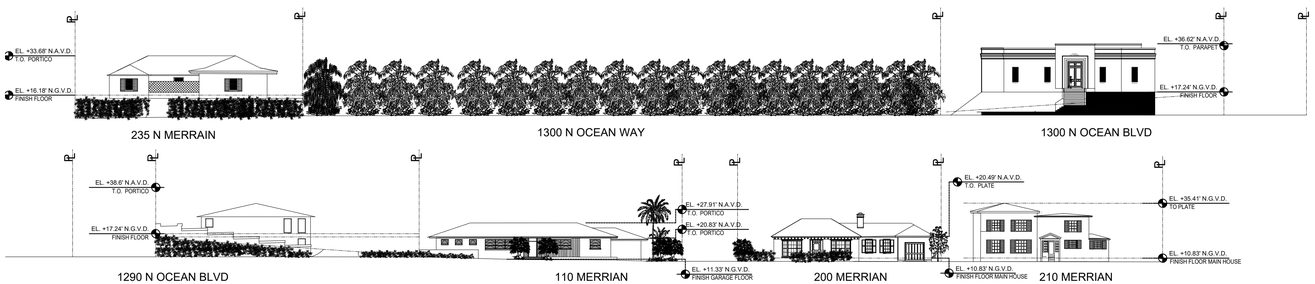
A0.2



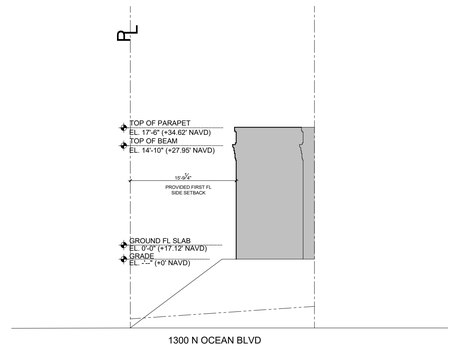
SITE SCAPE

SCALE: 1/32 = 1"



STREET SCAPE

SCALE: 1/32 = 1"



PROPOSED REAR DIAGRAM

SCALE: 3/32 = 1"

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DRAWN BY	mmc

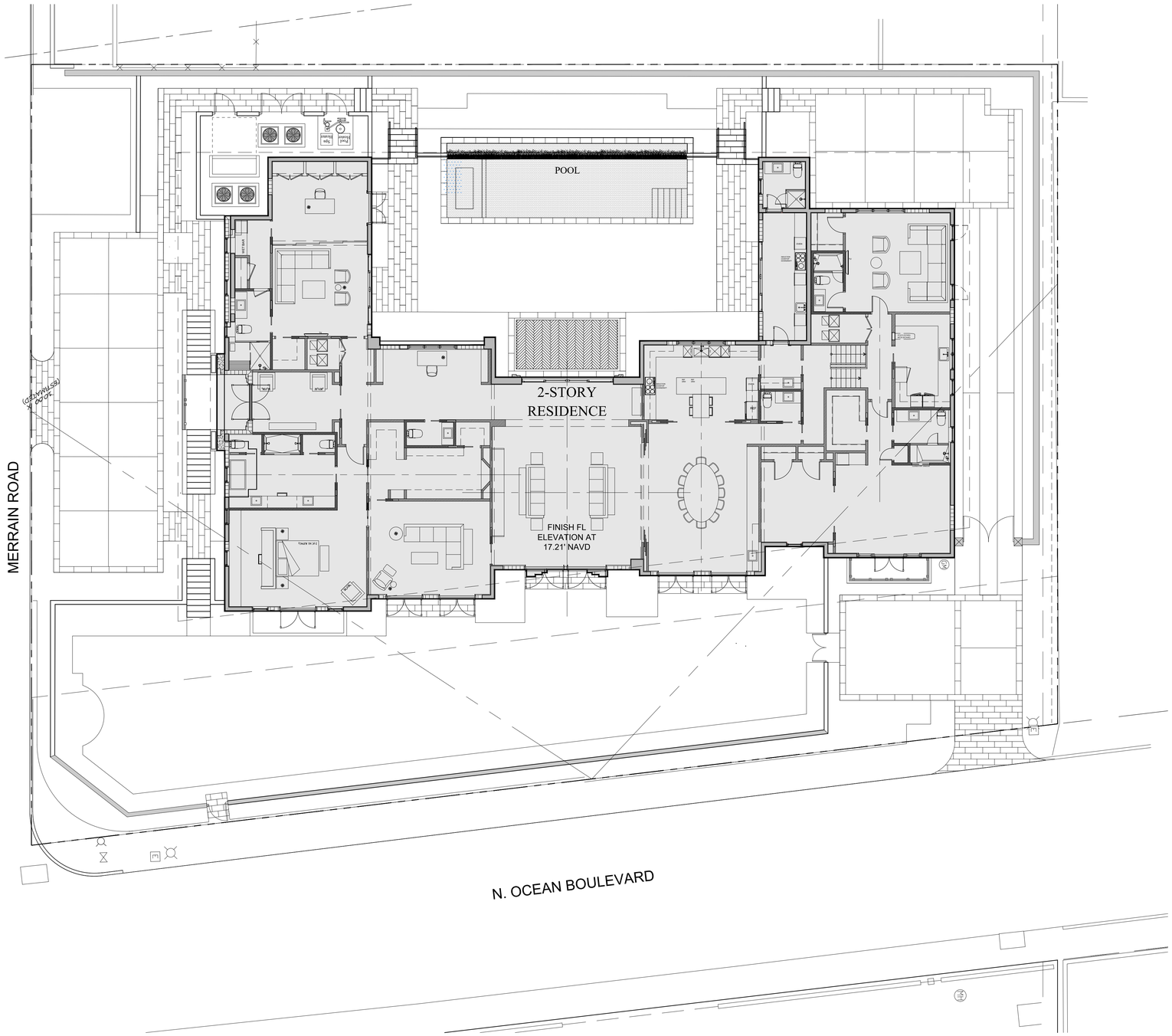
A0.3

ARC-25-0094 (ZON-26-0005)

LOT AREA = 21,490 SF

MAIN HOUSE - 6,371 SF
COVER ENTRY - 52 SF
TOTAL FOOT PRINT - 6,423 SF

PROPOSED LOT COVERAGE
6,423 SF (29.88%)



1 PROPOSED LOT COVERAGE DIAGRAM
SCALE:1/8" = 1'-0"

N

ARC-25-0094 (ZON-26-0005)

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

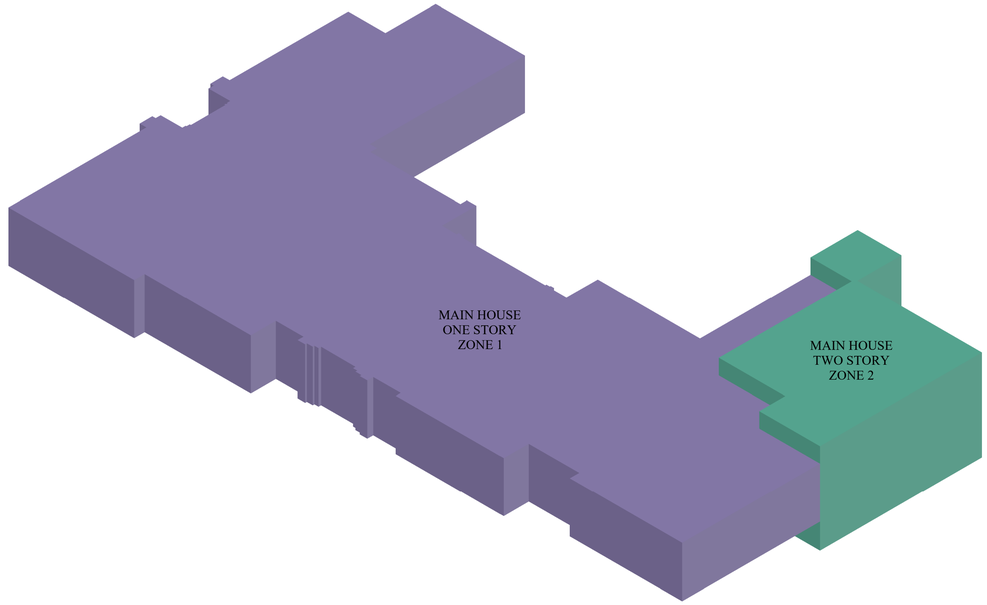
GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	03.09.2026
SCALE	AS NOTED
DRAWN BY	mmc

A0.4



PROPOSED CCR AXONOMETRIC

SCALE: N.T.S.

LEGEND

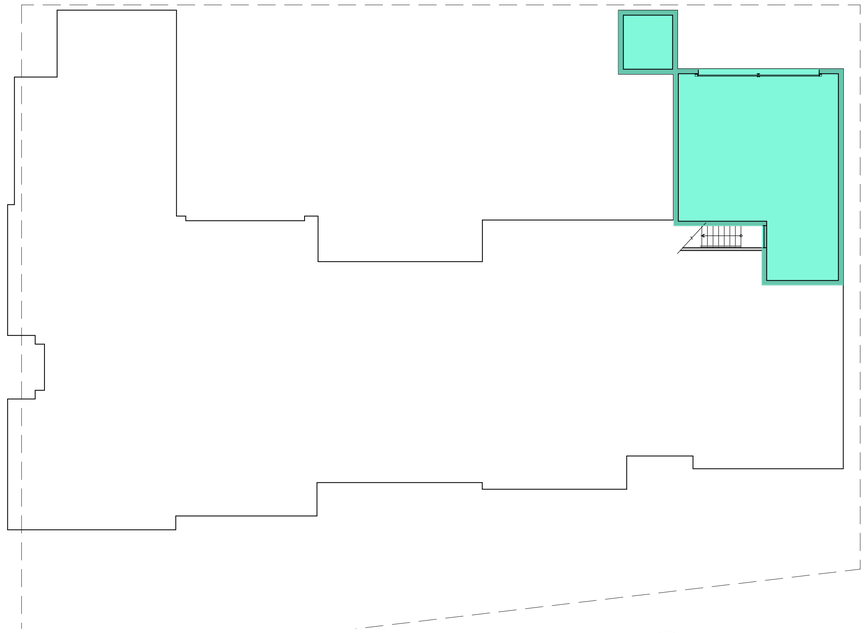
ZONE 1
ONE STORY
MAIN HOUSE

ZONE 2
TWO STORY
MAIN HOUSE

CCR CALCULATIONS

	ZONE	PROPOSED	
MAIN HOUSE ONE STORY	ZONE 1	5,601 SF x 10'	= 56,010 CU. FT.
MAIN HOUSE TWO STORY	ZONE 2	823 SF x 18'	= 14,814 CU. FT.
TOTAL			70,824 CU. FT.

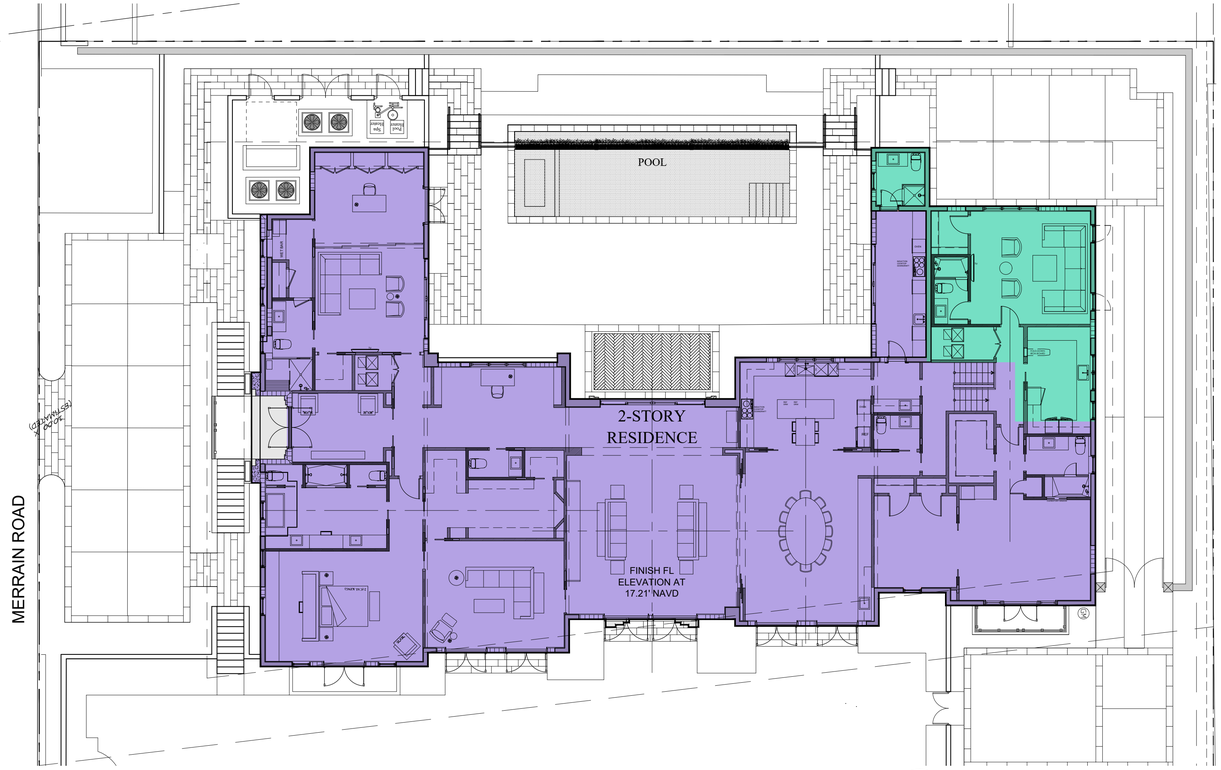
LOT AREA		21,490 SF
MAX ALLOWED CCR	3.89	83,246 CU. FT.
TOTAL PROPOSED CCR	3.29	70,824 CU. FT.



PROPOSED GARAGE LEVEL FLOOR PLAN

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

N



PROPOSED FIRST FLOOR PLAN

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

N

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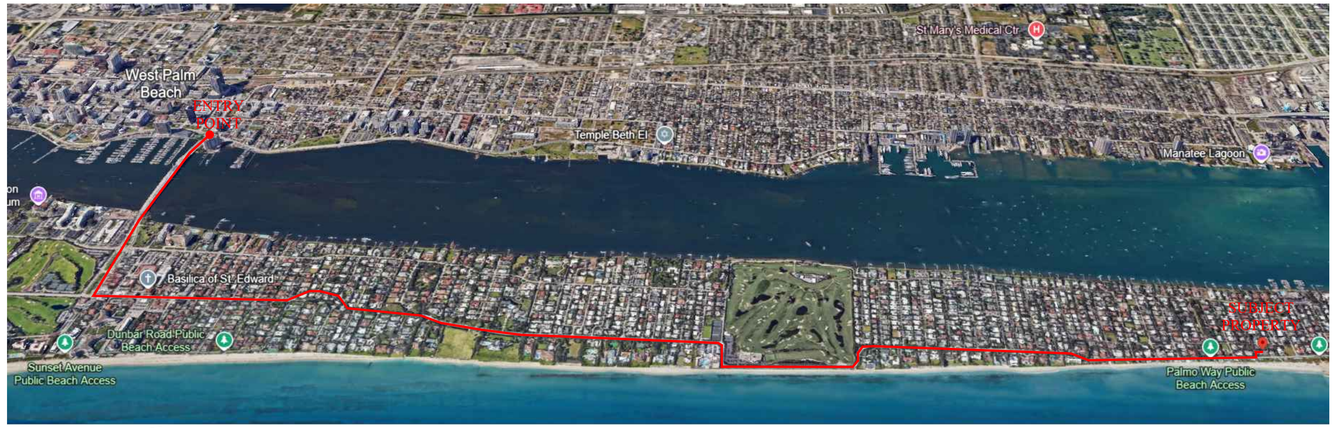


ROUTE TO PROPERTY:

ENTER THE TOWN OF PALM BEACH THRU ROYAL PONCIANA WAY OVER THE FLAGLER MEMORIAL BRIDGE. TURN LEFT ON N. COUNTY ROAD HEADING NORTH. CONTINUE HEADING NORTH TO MERRAIN ROAD & N. COUNTY ROAD REACHING SUBJECT PROPERTY.

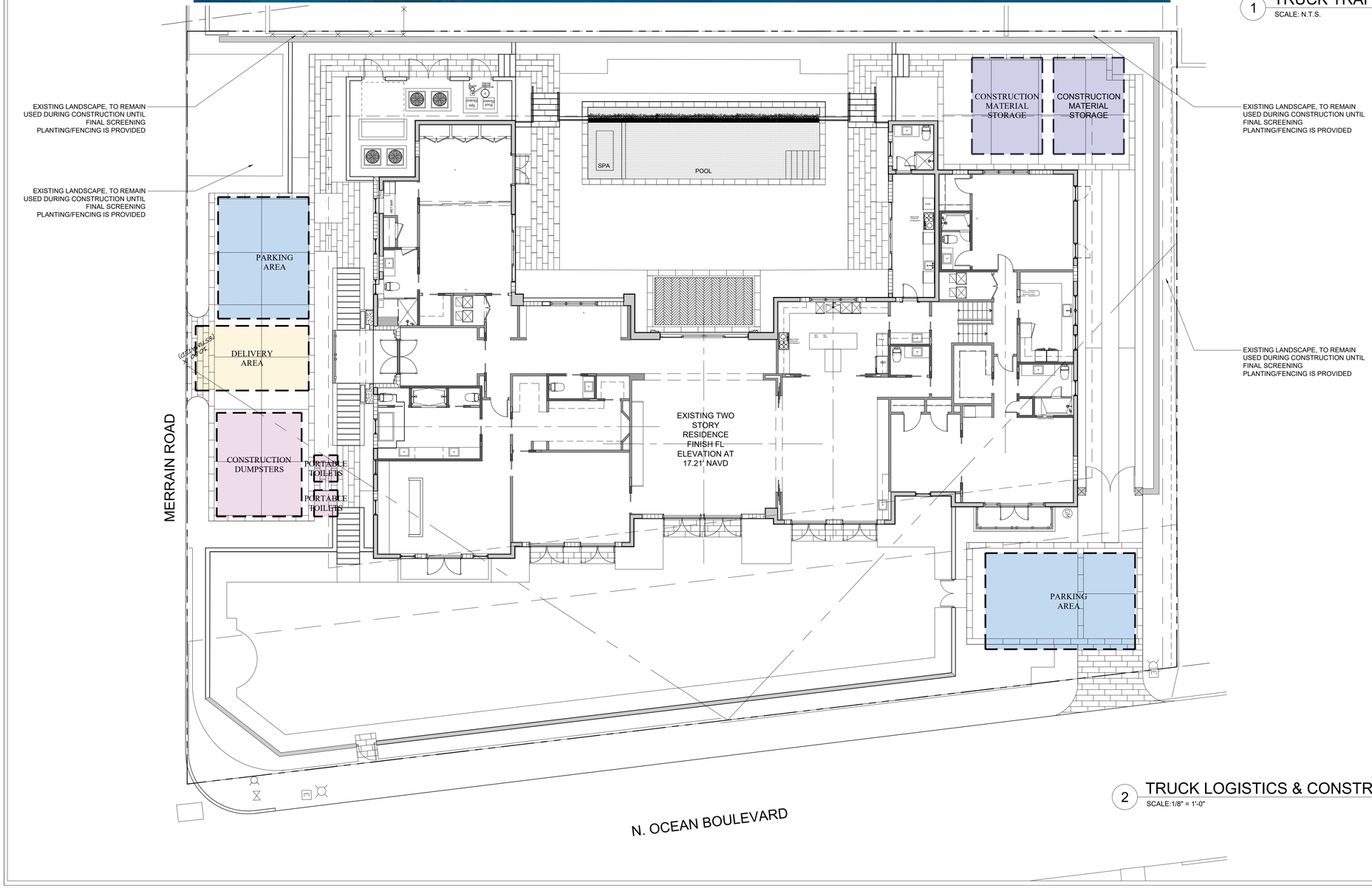
MAX. NUMBER OF TRIPS TO SUBJECT PROPERTY:

80 BUILDING MATERIAL AND DUMPSTER TRUCKS

MAXIMUM TRUCK LENGTH:

60'

1 TRUCK TRAFFIC MAP
SCALE: N.T.S.



2 TRUCK LOGISTICS & CONSTRUCTION SCREENING PLAN
SCALE:1/8" = 1'-0"

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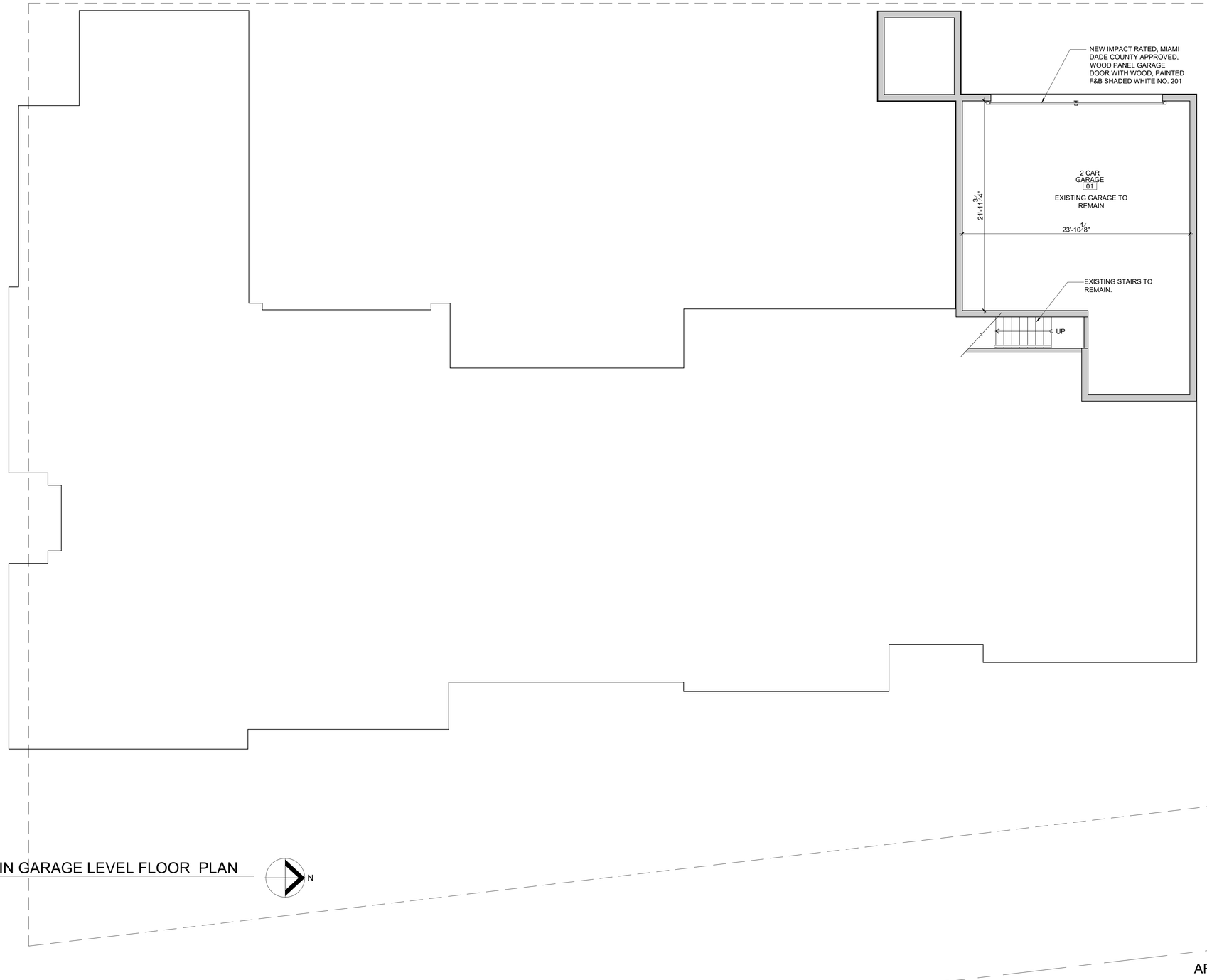

1 EXISTING/TO REMAIN GARAGE LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

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A1.0

EXISTING SITE WALL TO REMAIN

EXISTING POOL EQUIPMENT TO BE RELOCATED.

EXISTING POOL DECK TO BE DEMOLISHED

EXISTING A/C EQUIPMENT TO BE RELOCATED.

A/C

EXISTING POOL AND SPA TO BE DEMOLISHED

SPA

EXISTING CONCRETE DRIVEWAY TO BE REPLACED

POOL BATH

A/C

EXISTING A/C EQUIPMENT TO BE RELOCATED.

EXISTING BALCONY TO BE REMOVED.

COVERED TERRACE

EXISTING WEST TERRACE AND STEPS TO BE DEMOLISHED

EXISTING CONCRETE DRIVEWAY TO BE DEMOLISHED

EXISTING PORTICO AND STEPS TO BE REMOVED.

EXISTING TWO STORY RESIDENCE TO BE REMODELED FINISH FL ELEVATION AT 17.21' NAVD

EXISTING SITE WALL AND ENTRY POST TO REMAIN

EXISTING WINDOWS AND DOORS TO BE REPLACED, TYP.

BALCONY

EXISTING GATE TO BE REMOVED

EXISTING EAST TERRACE AND STEPS TO BE DEMOLISHED

EXISTING CONCRETE DRIVEWAY TO BE REPLACED

EXISTING BALCONY TO BE REMAIN, RAILING TO BE REPLACED.

EXISTING ENTRY STEPS AND DECORATIVE COLUMNS TO BE REMOVED.

EXISTING TURF BLOCK TO BE REMOVED

1 EXISTING/ DEMOLITION FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

PORTION OF EXISTING SITE WALL TO BE REMOVED.

PORTION OF EXISTING SITE WALL TO BE REMOVED.

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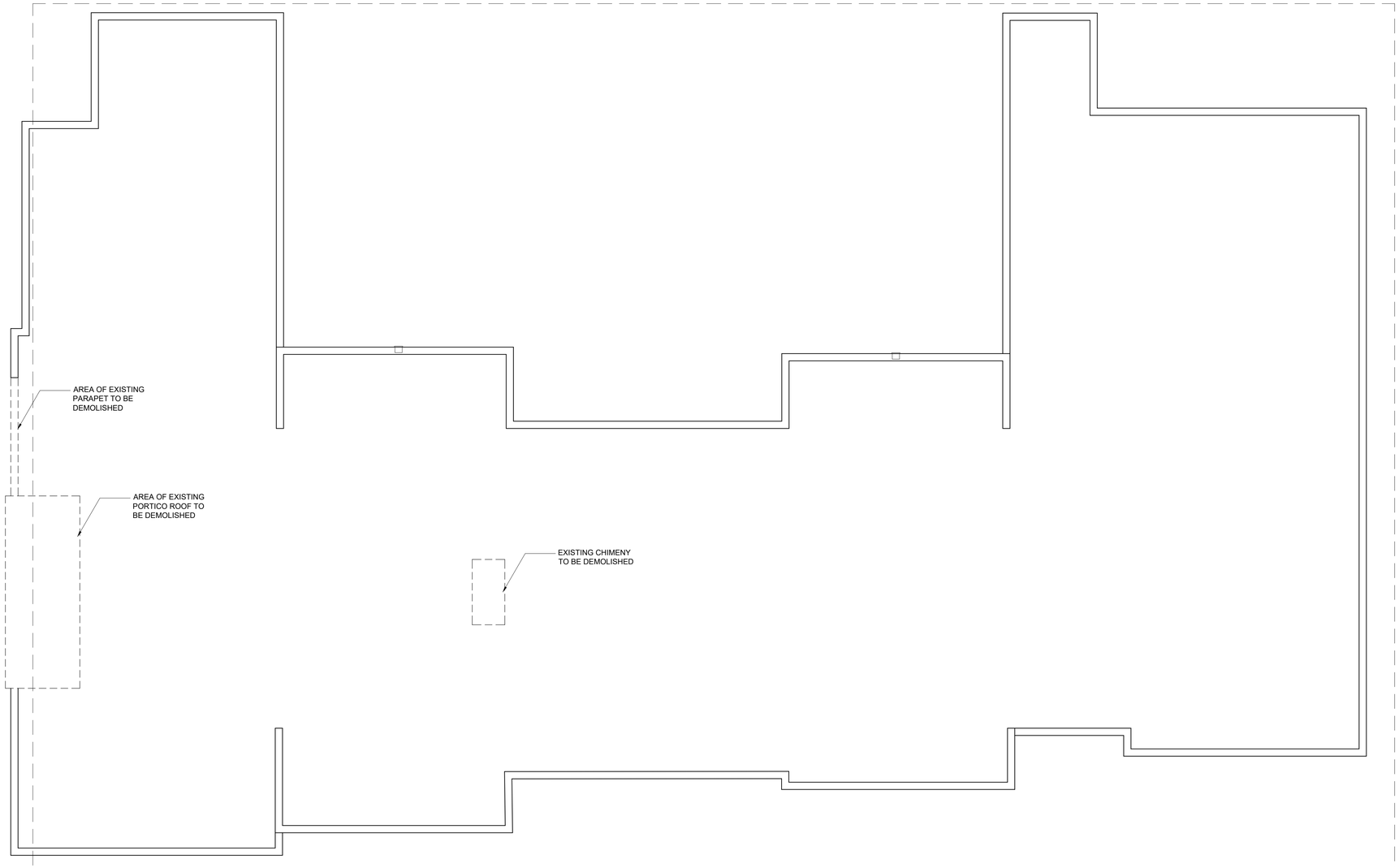
A1.1



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

N

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A1.2

NEW SITE WALL (TOW @ 17.0') AND ALUMINUM PEDESTRIAN GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.

EXISTING SITE WALL TO REMAIN

NEW WALL SITE WALL (TOW @ 17.0') WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

1 A3.6

EXISTING SITE WALL TO REMAIN

NEW 2'H CMU WALL SITE WALL WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

BOTTOM OF STEPS EL. +13.5 NAVD

NEW STAIRS WITH 36"H GLASS RAILING

GRADE EL. +13.5 NAVD

NEW WALL SITE WALL (TOW @ 17.0') WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

BOTTOM OF STEPS EL. +13.5 NAVD

NEW STAIRS WITH 36"H GLASS RAILING

NEW WALL SITE WALL (TOW @ 17.0') WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

NEW 6" CURB WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

NEW 6'H CMU WALL (TOW @ 17.0') SITE WALL WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

NEW CMU WALL WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

NEW DRIVEWAY EL. +10.7 NAVD

NEW DRIVEWAY WITH CORAL STONE AND TABBY

36" H WOOD RAILING WITH 3" HORIZONTAL WOOD PLANKS AND 4" W WOOD POST, IN ANTIQUE WHITE OAK FINISH.

IMPACT RATED, MIAMI DADE COUNTY APPROVED WOOD ENTRY DOOR WITH ANTIQUE WHITE OAK FINISH.

NEW 36" RAILING WITH FLOAT STUCCO FINISH, PAINTED F&B SHADED WHITE NO. 201.

NEW SITE WALL

48KW GENERATOR

A/C A/C

A/C A/C

Spa Heater

Pool Heater

STORAGE STORAGE STORAGE

HIS OFFICE 06

MORNING BAR 07

WET BAR

SITTING 05

BATH 08

W.I.C. 09

MECH. 10

ENTRY 02

FOYER 03

HALL 04

MASTER BEDROOM 11

MASTER BATH 12

HIS W.I.C. 13

HER W.I.C. 14

P.R. 16

HER OFFICE 17

HALL 18

LIVING 19

MASTER SITTING 115

SPA

NEW POOL TROTH, TOP OF CURB @14.0' NAVD

NEW POOL AND SPA

NEW POOL DECK EL. +16.5 NAVD

NEW POOL DECK WITH CORAL STONE FINISHES, REFER TO LANDSCAPE PLANS FOR ALL EXTERIOR FINISHES, TYP.

WEST TERRACE

EXISTING FINISHED FIRST FL EL. +0'-0" (+17.12' NAVD)

EAST TERRACE

NEW EAST TERRACE WITH CORAL STONE

EAST TERRACE EL. +17.0 NAVD

IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS BY ES WINDOWS IN "TEKA/EMBERO" FINISH, TYP.

NEW SITE WALL AND ALUMINUM PEDESTRIAN GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.

BATH 38

OVEN

COOKTOP

KITCHENETTE 37

W.I.C. 36

BATH 35

FAMILY 34

MECH. 33

LAUNDRY 32

HALL 26

W/D W/D

BUTLER 24

P.R. 23

HALL 25

KITCHEN 21

REF REF DRW DRW

COOKTOP

OVEN

REF REF

VEST. 22

W.I.C. 31

VEST. 27

BATH NO. 2 30

GAME ROOM 29

BEDROOM NO. 2 28

DINING 20

EXISTING BALCONY

EXISTING SITE WALL TO REMAIN

EXISTING POST AND SITE WALL TO REMAIN, PAINTED F&B SHADED WHITE NO. 201.

NEW ALUMINUM MOTORIZED VEHICULAR GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.

36" H WOOD RAILING WITH 3" HORIZONTAL WOOD PLANKS AND 4" W WOOD POST, IN ANTIQUE WHITE OAK FINISH.

NEW ALUMINUM PEDESTRIAN GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.

NEW SITE WALL, HEIGHT TO MATCH EXISTING.

1 PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

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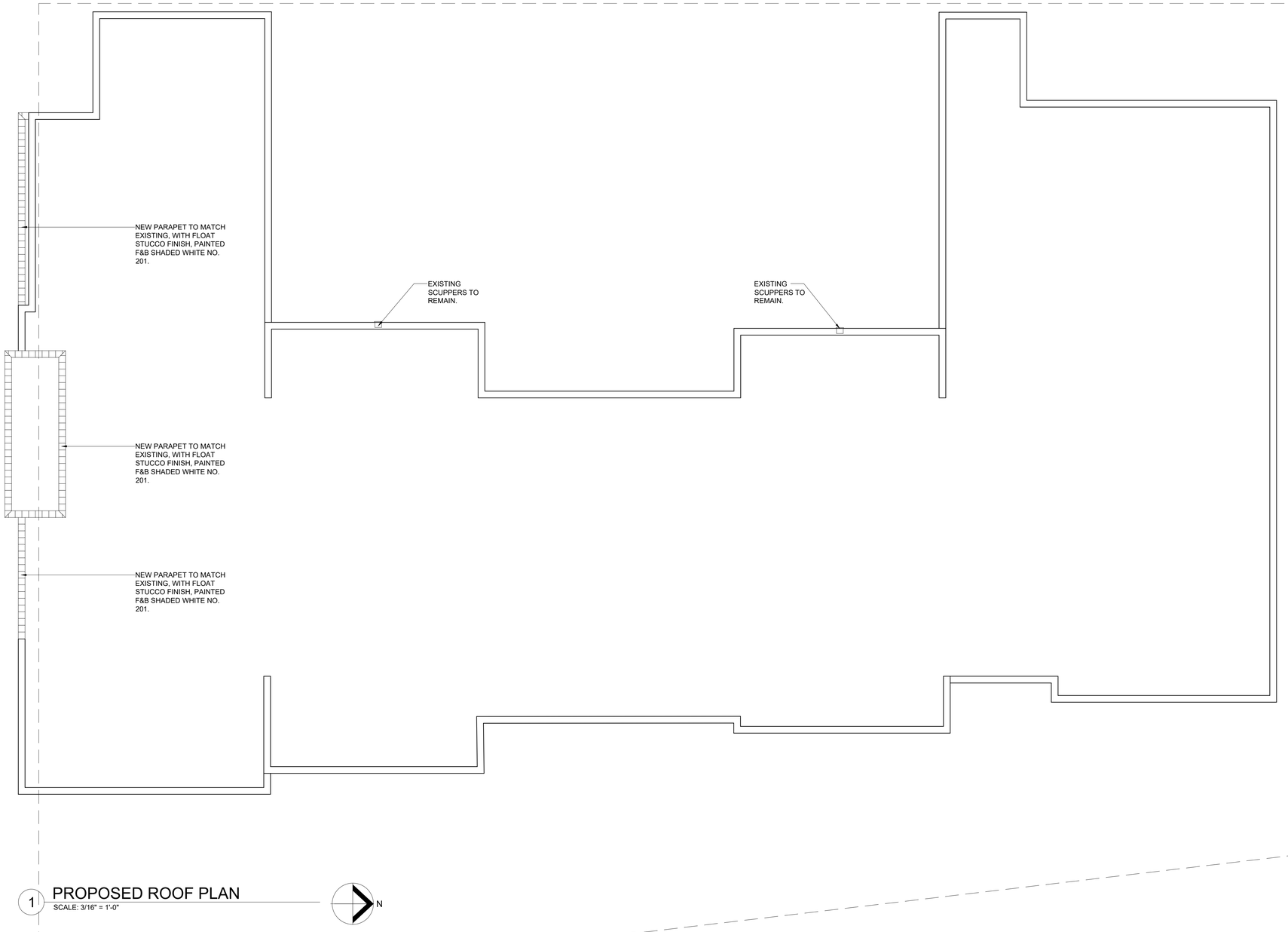
A1.3



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

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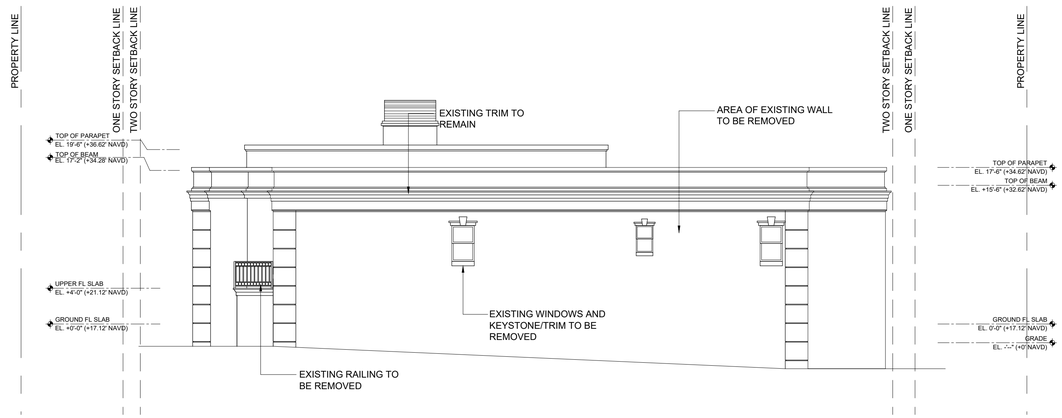
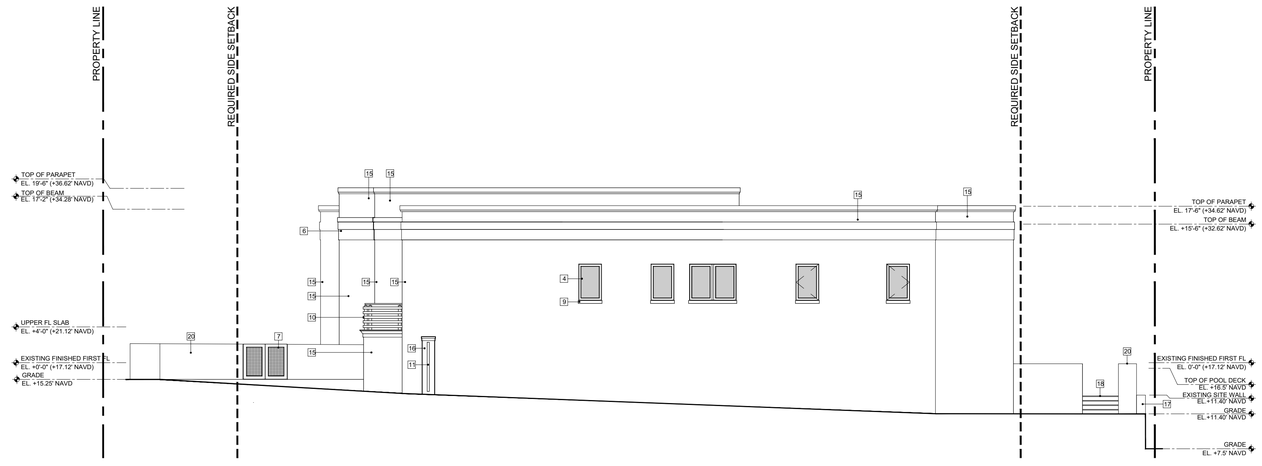
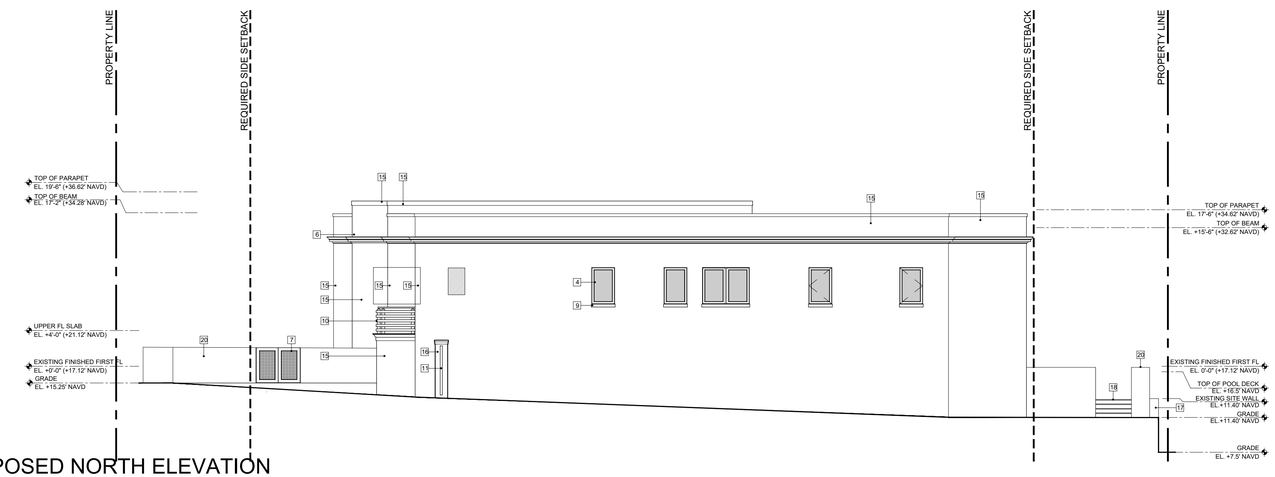


1 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

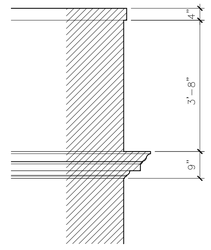


2 PREVIOUSLY PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

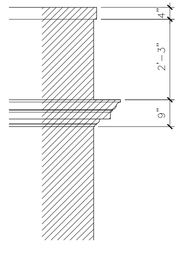


2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NO.	LEGEND
1	SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
2	5 1/2" STUCCO TRIM, TO MATCH EXISTING, PAINTED F&B SHADED WHITE NO. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
3	IMPACT RATED, MIAMI DADE COUNTY APPROVED IMPACT GLASS/ WOOD DOOR (BEYOND) WITH DECORATIVE WOOD SCREEN IN ANTIQUE WHITE OAK FINISH.
4	IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS BY ES WINDOWS IN "TEKA/EMBERO" FINISH
5	IMPACT RATED, MIAMI DADE COUNTY APPROVED, WOOD PANEL GARAGE DOOR WITH WOOD, PAINTED F&B SHADED WHITE NO. 201
6	NEW STUCCO TRIM, PAINTED F&B SHADED WHITE NO. 201
7	NEW ALUMINUM PEDESTRIAN GATE WITH POWDER COATED ANTIQUE WHITE OAK FINISH.
8	SMOOTH STUCCO FINISH TRIM, FINISH TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
9	4" SMOOTH STUCCO FINISH SILL, FINISH TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
10	36" H WOOD RAILING WITH 3" HORIZONTAL WOOD PLANKS AND 4" W WOOD POST, IN ANTIQUE WHITE OAK FINISH.
11	NEW ALUMINUM MOTORIZED VEHICULAR GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.
12	NEW POOL TROTH: 6" CURB WITH FLOAT STUCCO FINISH, PAINTED F&B WHITE No. 201
13	4" SMOOTH STUCCO FINISH SILL, FINISH TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
14	DECORATIVE LIGHT FIXTURE
15	EXISTING EXTERIOR WALLS TO BE PAINTED F&B SHADED WHITE NO. 201, THROUGHOUT.
16	EXISTING POST TO REMAIN, F&B SHADED WHITE NO. 201.
17	EXISTING SITE WALL TO REMAIN, F&B SHADED WHITE NO. 201.
18	NEW STAIRS, FINISH TBD.
19	NEW TERRACE AND STEPS, FINISH TBD.
20	NEW SITE WALL WITH FLOAT STUCCO FINISH, PAINTED F&B SHADED WHITE NO. 201.
21	EXISTING SCUPPER TO REMAIN.
22	LINE OF POOL BEYOND.
23	NEW 36"H GLASS RAILING WITH ALUMINUM HAND RAILING, WITH POWDER COATED ANTIQUE WHITE OAK FINISH.



4 STUCCO TRIM DETAIL - UPPER PARAPET
SCALE: 1/2" = 1'-0"



5 STUCCO TRIM DETAIL - LOWER PARAPET
SCALE: 1/2" = 1'-0"

ARC-25-0094 (ZON-26-0005)

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

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1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

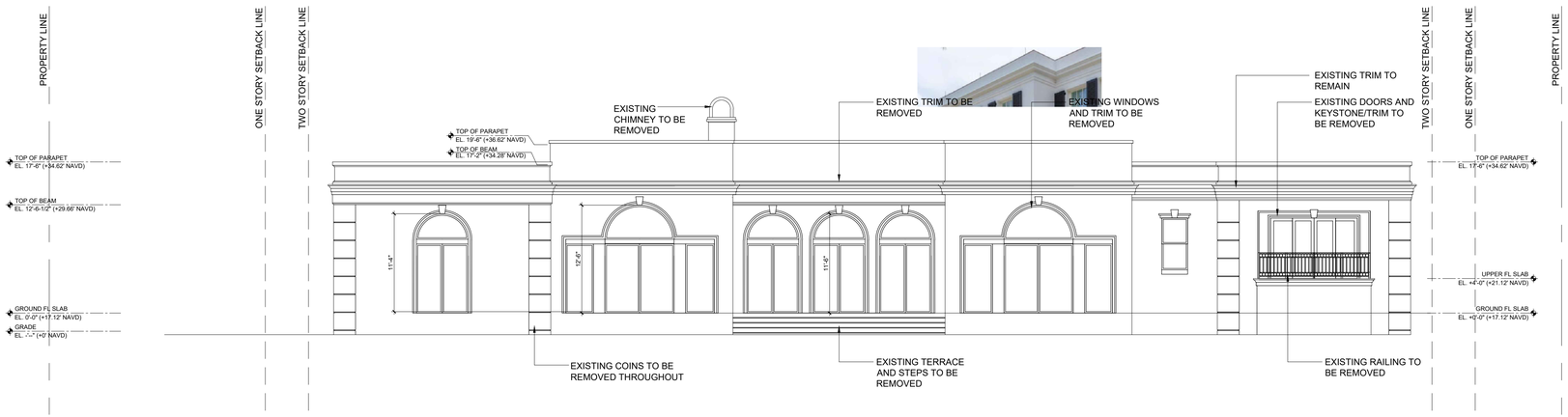
GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	05.11.2026
SCALE	AS NOTED
DRAWN BY	mmc

A2.0



1 EXISTING EAST ELEVATION

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



2 PREVIOUSLY PROPOSED EAST ELEVATION

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

3 PROPOSED EAST ELEVATION

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

NO.	LEGEND
1	SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
2	5 1/2" STUCCO TRIM, TO MATCH EXISTING, PAINTED F&B SHADED WHITE NO. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
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4	IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS BY ES WINDOWS IN "TEKA/EMBERO" FINISH
5	IMPACT RATED, MIAMI DADE COUNTY APPROVED, WOOD PANEL GARAGE DOOR WITH WOOD, PAINTED F&B SHADED WHITE NO. 201
6	NEW STUCCO TRIM, PAINTED F&B SHADED WHITE NO. 201
7	NEW ALUMINUM PEDESTRIAN GATE WITH POWDER COATED ANTIQUE WHITE OAK FINISH.
8	SMOOTH STUCCO FINISH TRIM, FINISH TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
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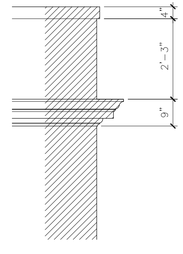
4 STUCCO TRIM DETAIL - UPPER PARAPET

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



5 STUCCO TRIM DETAIL - LOWER PARAPET

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

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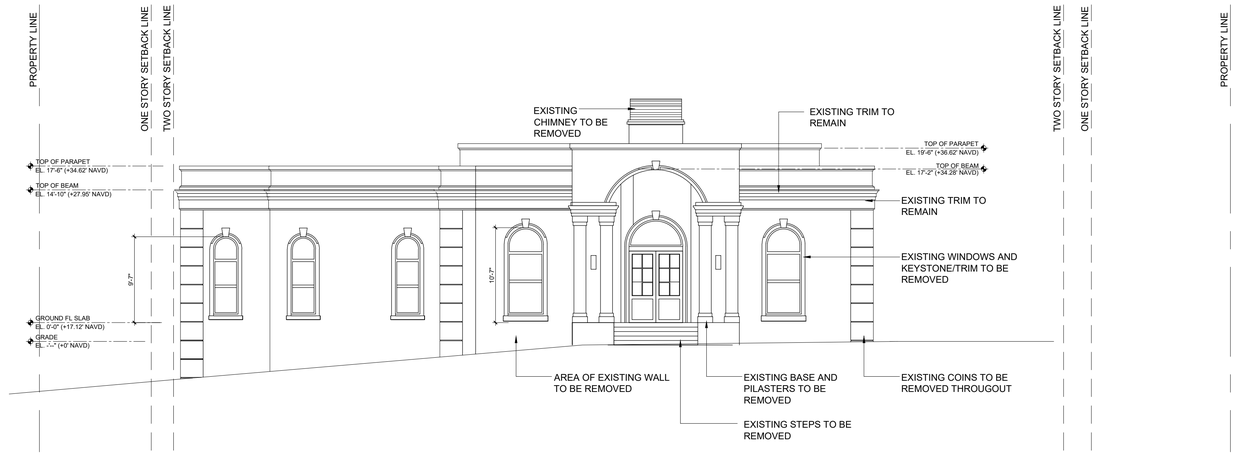
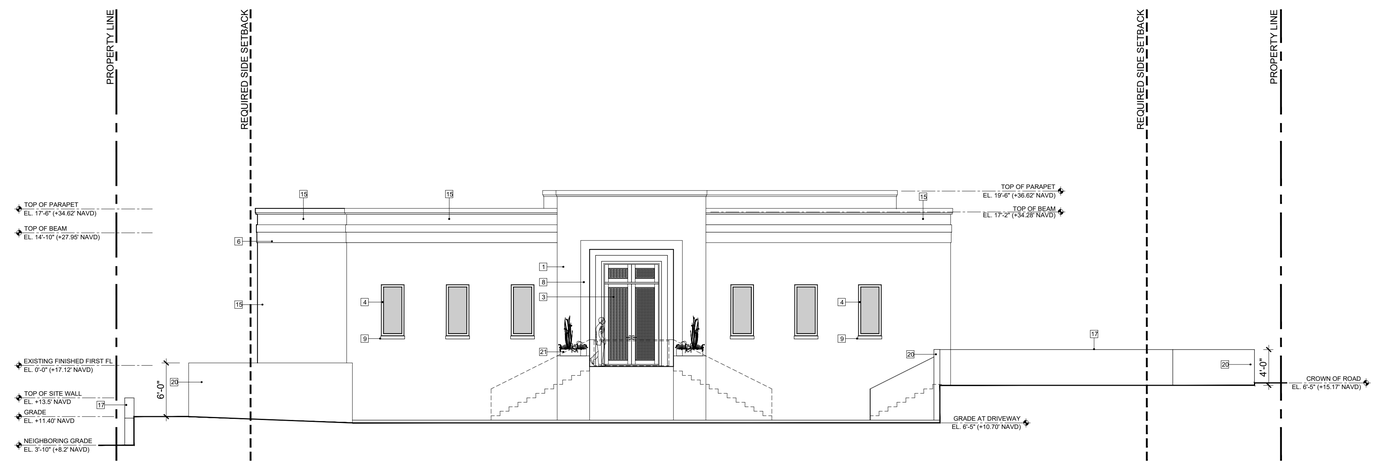
A2.1



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



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



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

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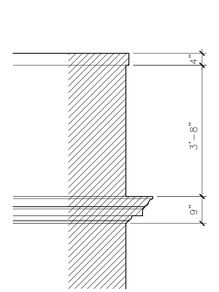
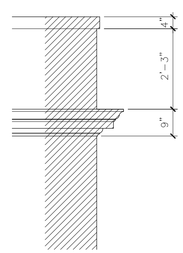


4 STUCCO TRIM DETAIL - UPPER PARAPET
SCALE: 1/2" = 1'-0"



5 STUCCO TRIM DETAIL - LOWER PARAPET
SCALE: 1/2" = 1'-0"

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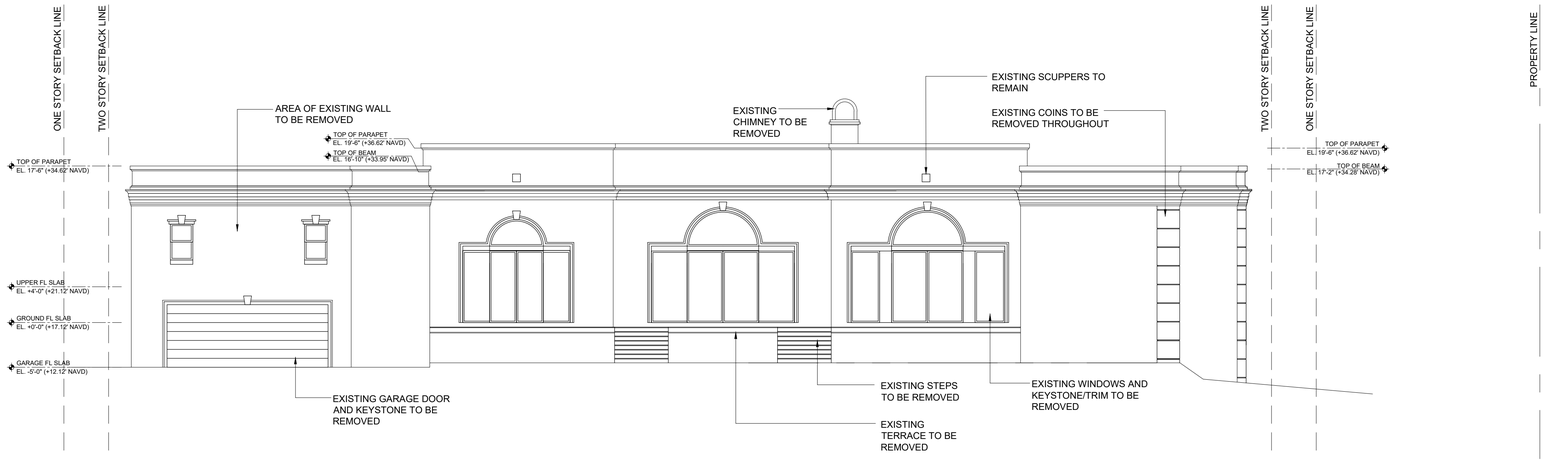
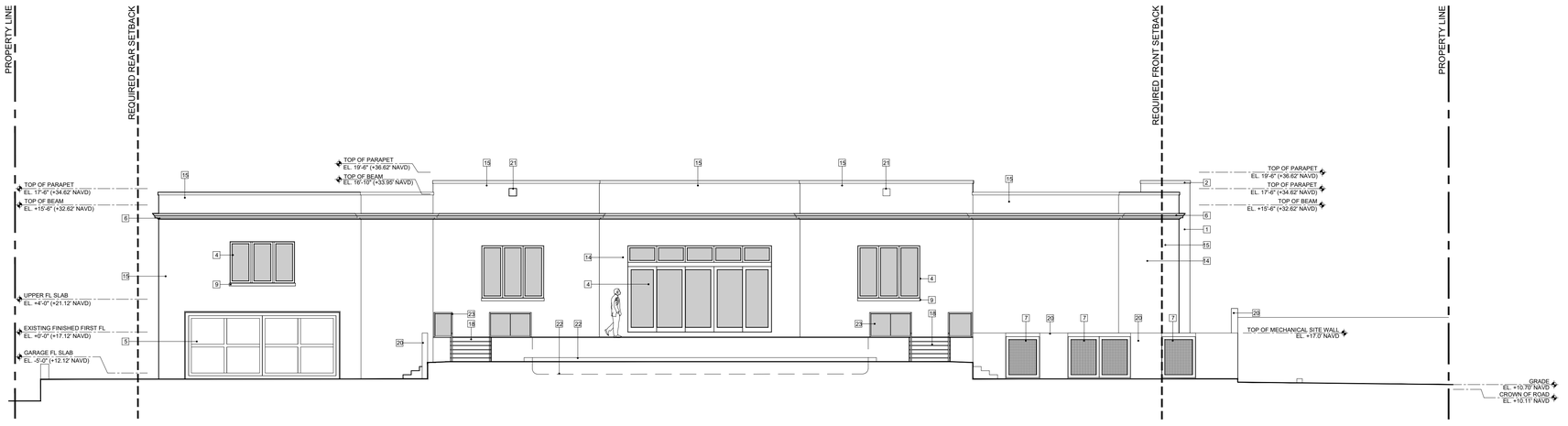
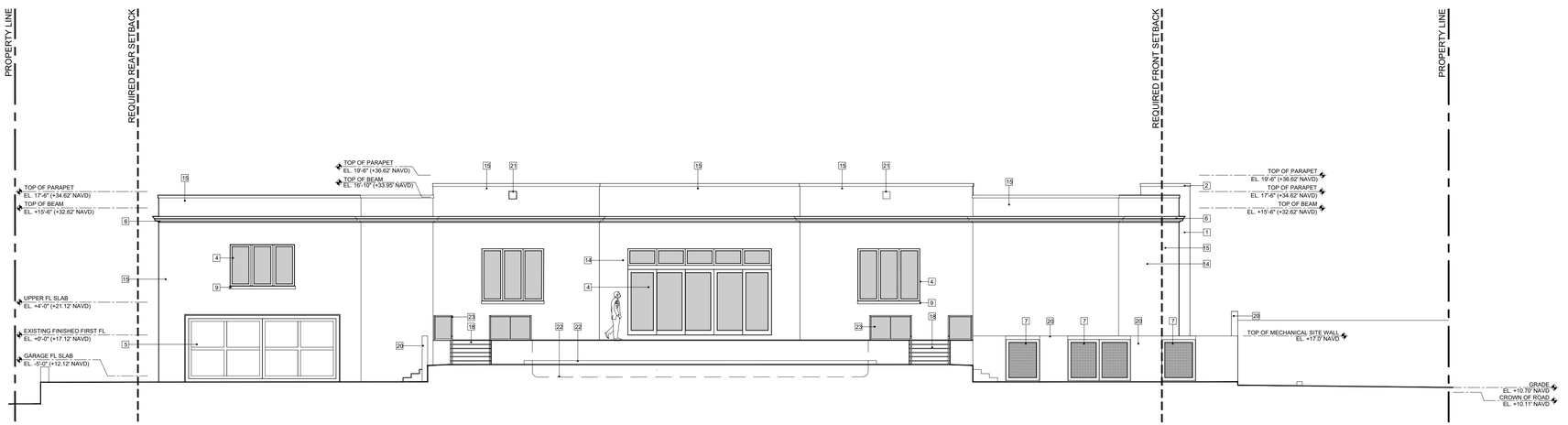
A2.2



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



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



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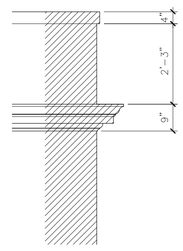
SCALE: 1/2" = 1'-0"



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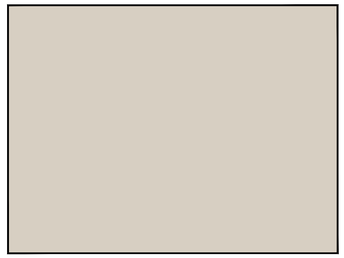
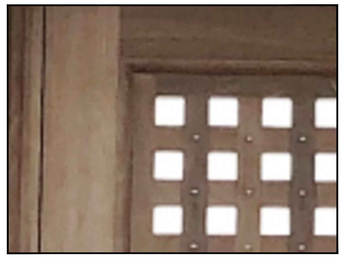
A2.3



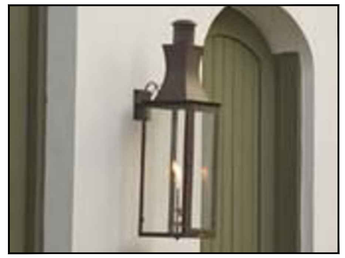
EXTERIOR WALL COLOR
FARROW & BALL - SHADED WHITE NO. 201



EXTERIOR WINDOWS AND DOORS
ES WINDOWS - TEKA/EMBRO FINISH

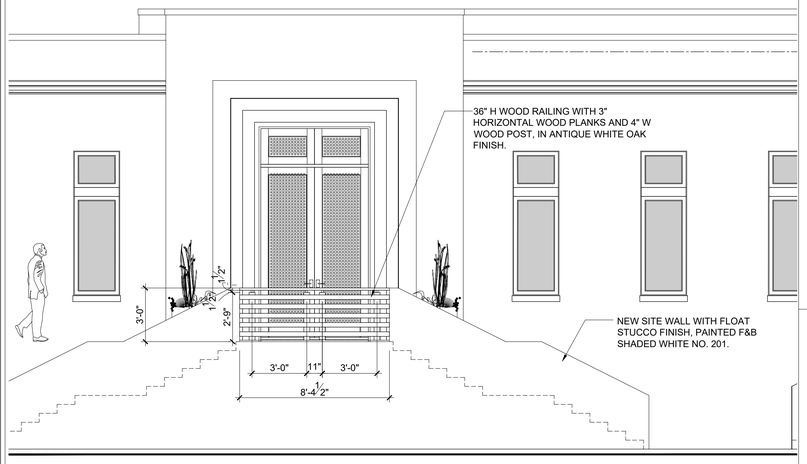


ENTRY DOOR SCREEN AND GATES
ANTIQUE WHITE OAK FINISH

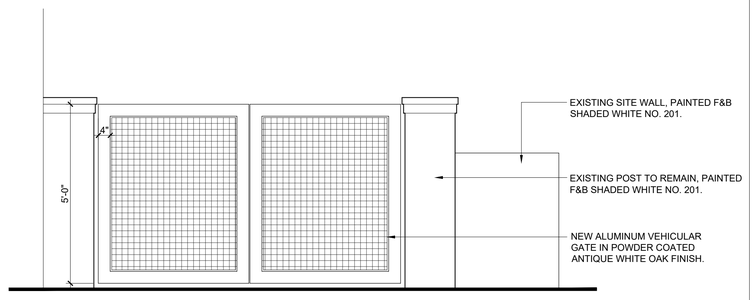


EXTERIOR LIGHT FIXTURE
ANTIQUE BRONZE FINISH

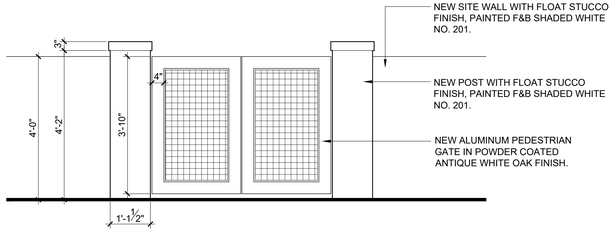
1 EXTERIOR MATERIALS AND FINISHES
NTS



2 SOUTH ENTRY SITE WALL
SCALE: 1/4" = 1'-0"



3 VEHICULAR GATE
SCALE: 1/2" = 1'-0"



4 PEDESTRIAN GATE
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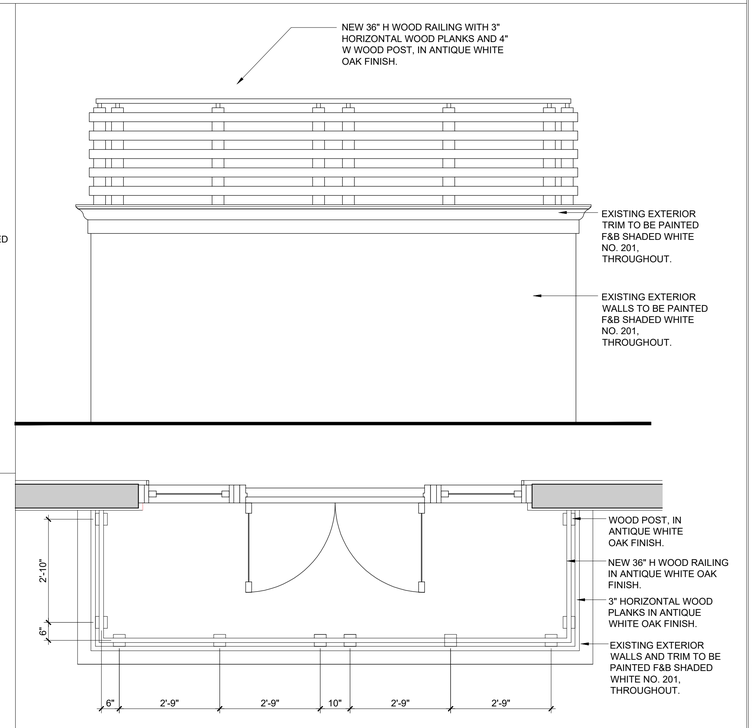

5 EXTERIOR RAILING DETAIL
SCALE: 1/2" = 1'-0"

ARC-25-0094 (ZON-26-0005)

ISSUE	DATE
ARCOM	05.11.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

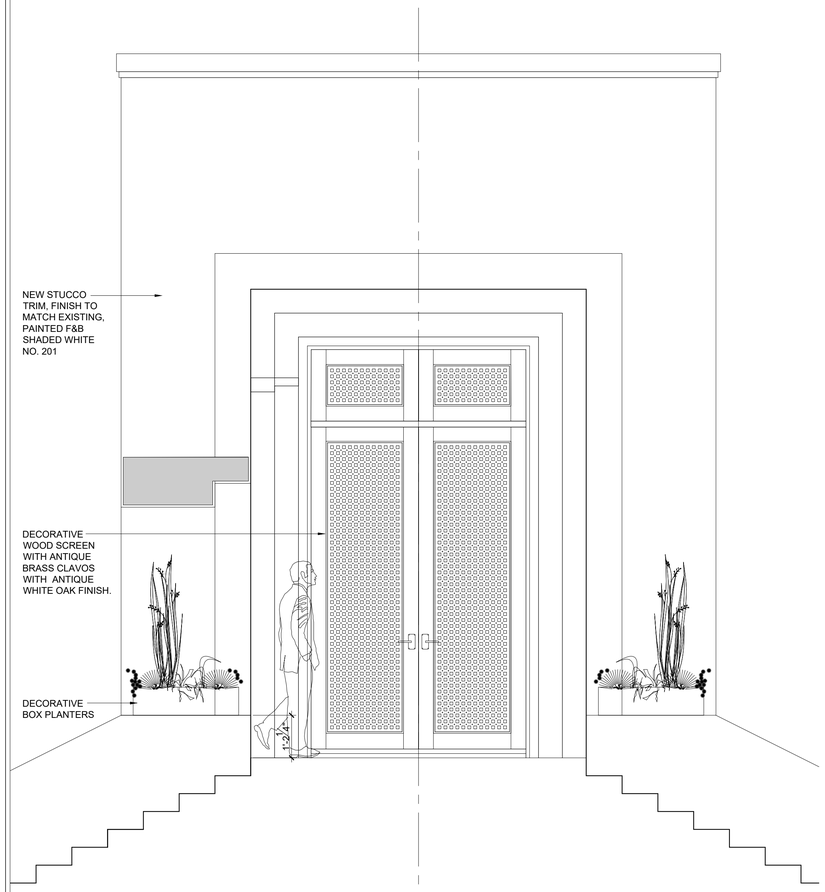
GREGORY BONNER, AIA

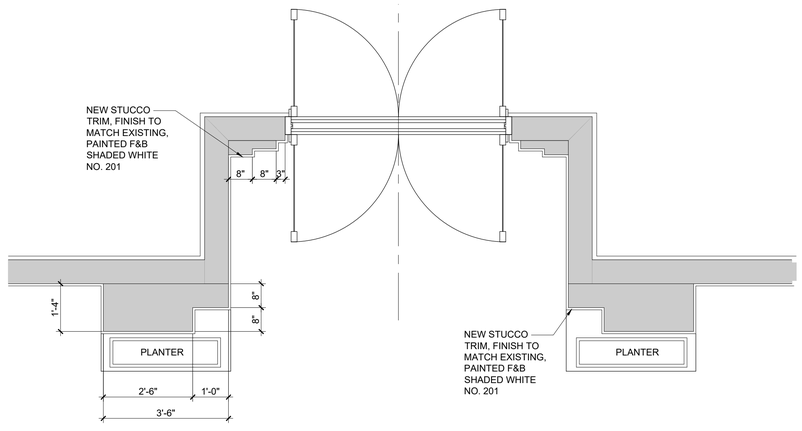
AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	05.11.2026
SCALE	AS NOTED
DRAWN BY	mmc

A2.4





1 ENTRY DOOR TRIM DETAIL - SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

ARC-25-0094 (ZON-26-0005)

ISSUE	DATE
ARCOM	03.25.26

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PALM BEACH FLORIDA 33480
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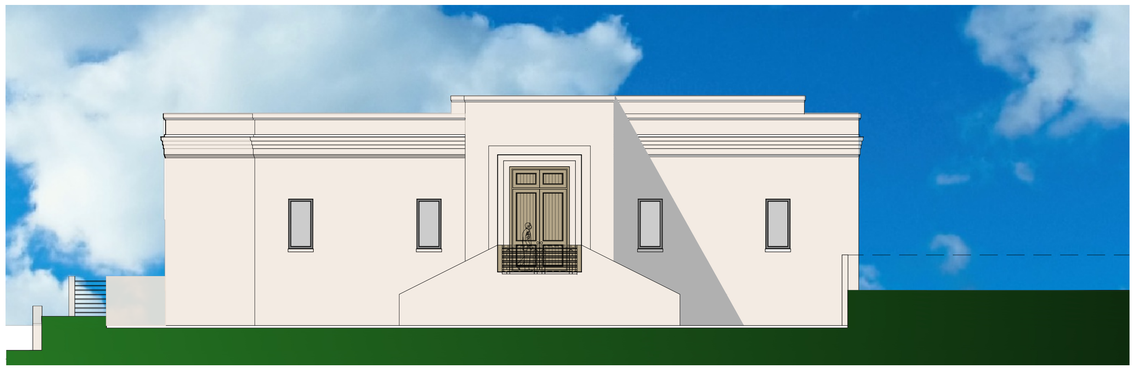
SCALE	AS NOTED
DRAWN BY	mmc

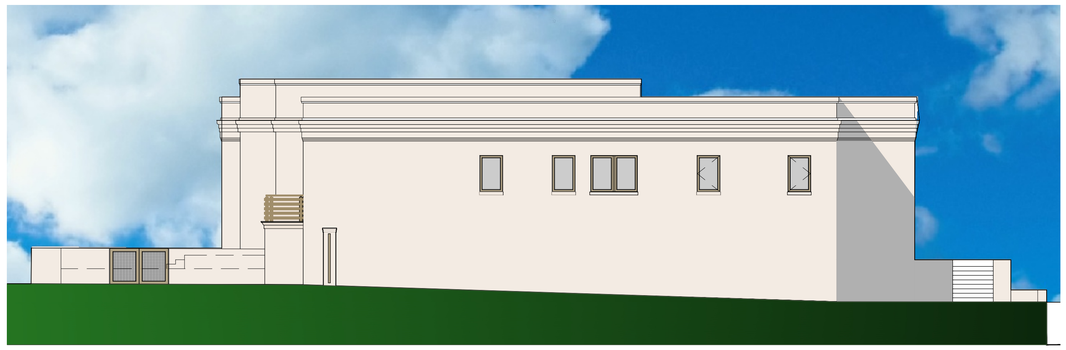
A2.5



COLORED EAST ELEVATION



COLORED SOUTH ELEVATION



COLORED NORTH ELEVATION



COLORED WEST ELEVATION

ARC-25-0094 (ZON-26-0005)

ISSUE	DATE
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PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

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139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	03.09.2026
SCALE	AS NOTED
DRAWN BY	mmc

A2.6



WEST ELEVATION RENDERING



EAST ELEVATION RENDERING

ARC-25-0094 (ZON-26-0005)

ISSUE	DATE
ARCOM	05.11.26

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AA26003271

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(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	05.11.2026
SCALE	AS NOTED
DRAWN BY	mmc

A2.7



SOUTH ELEVATION RENDERING

ISSUE	DATE
ARCOM	03.25.26

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GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
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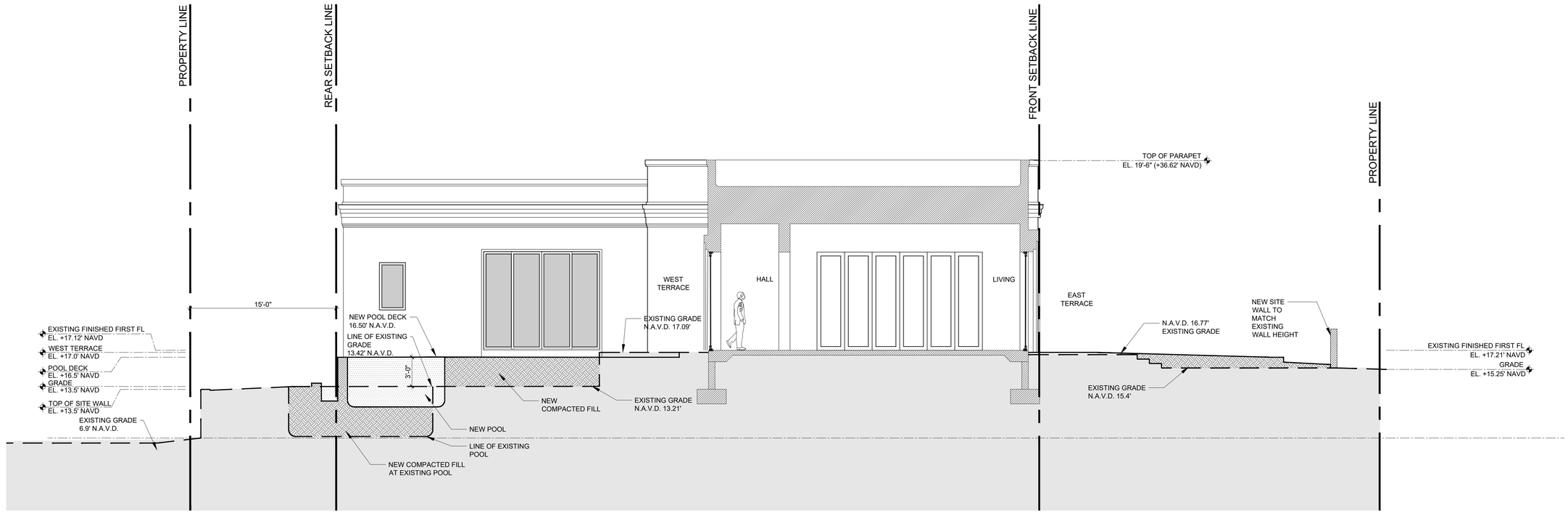
JOB NO.	1300_NOCN
PLOT DATE	03.09.2026
SCALE	AS NOTED
DRAWN BY	mmc

A2.8

ARC-25-0094 (ZON-26-0005)



1 SCHEMATIC CROSS SECTION - A
SCALE: 3/16" = 1'-0"

ARC-25-0094 (ZON-26-0005)

ISSUE	DATE
ARCOM	03.25.26

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PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	03.09.2026
SCALE	AS NOTED
DRAWN BY	mmc

A3.0

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

Private Residence
1300 N Ocean Blvd
Palm Beach

F L O R I D A

Application #: ARC-25-0094
Deferred Submittal

Modifications to Previously Presented Plans

- Introduction of palms along East Facade to accommodate change in architecture
  - See Sheet L6.0 & L6.1 & L4.0
- Architectural change to doors & windows along East facade, Hardscape adjusted
  - See Sheet L3.0
- Site data revision per hardscape adjustment
  - See Zoning Legend Sheet & L3.1

ZON-26-0005

NOT FOR CONSTRUCTION

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



1 L6.1

Previously Proposed East Elevation

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



2 L6.1

Currently Proposed East Elevation

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

Revisions

① INTRODUCTION OF PALMS ALONG EAST FACADE TO ACCOMMODATE CHANGE IN ARCHITECTURE

Private Residence
1300 North Ocean Blvd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil

DATE: 04.08.2026
05.08.2026

ARC-25-0094
ZON-26-0005

NOT FOR CONSTRUCTION

Rendered Landscape Elevations

SHEET L6.1

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



Revisions

① INTRODUCTION OF PALMS ALONG EAST FACADE TO ACCOMMODATE CHANGE IN ARCHITECTURE

ENVIRONMENT DESIGN GROUP
139 North County Road SUITE-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
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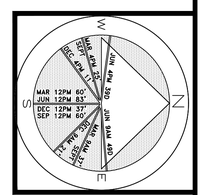
FLORIDA



JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil

DATE: 04.08.2026
05.08.2026

SHEET L6.0

ARC-25-0094
ZON-26-0005

NOT FOR CONSTRUCTION

Currently Proposed Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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

(2) CONOCARPUS ERECTUS
GREEN BUTTONWOOD
14' OA, 4" CT, 4' OC

EXISTING GREEN ISLAND FICUS HEDGE
TO REMAIN

(45) HELIANTHUS DEBILIS
DUNE SUNFLOWER
3 GAL, 12" OC (45 SF)

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(11) FICUS PUMILA
CREEPING FIG
3 GAL

(27) FICUS MICROCARPA 'GREEN ISLAND'
GREEN ISLAND FICUS
45 GAL, 4-5' TALL, 24" OC, FTB
TO CREATE 4' TALL HEDGE

(8) BOUGAINVILLEA 'MS ALICE'
WHITE BOUGAINVILLEA VINE
15 GAL, 8' OA, TRELLIS

(8) FICUS MICROCARPA 'GREEN ISLAND'
60 GAL, 6-7' TALL, 30" OC, FTB
TO CREATE 6' TALL HEDGE

(80) BOUGAINVILLEA 'MS ALICE'
WHITE BOUGAINVILLEA SHRUB
7 GAL, 18" OC, SHRUB

(10) FICUS MICROCARPA 'GREEN ISLAND'
GREEN ISLAND FICUS
45 GAL, 4-5' TALL, 24" OC, FTB
TO CREATE 4' TALL HEDGE

(14) FICUS MICROCARPA 'GREEN ISLAND'
GREEN ISLAND FICUS
15 GAL, 24" TALL, 18" OC

(50) ERNODEA LITTORALIS
GOLDEN CREEPER
3 GAL, 12" OC

(130) PILEA LIBANENSIS
ALUMINUM PLANT
1 GAL, 12" OC (130 SF)

(2) COCCOLOBA UVIFERA X
DIVERSIFOLIA
SEA PLUM VINE
65 GAL, 7'-8" OA, FTB

(20) CONOCARPUS ERECTUS SERICEUS
SILVER BUTTONWOOD HEDGE
7 GAL, 3'-4' OA, 18" OC

(2) THRINAX RADIATA
THRINAX PALM
19' CT, MATCHING

(16) BOUGAINVILLE 'MS ALICE'
WHITE BOUGAINVILLEA VINE
7 GAL, 4' OA, TRELLIS

(2) THRINAX RADIATA
THRINAX PALM
16' CT, MATCHING

(2) COCCOLOBA UVIFERA X
DIVERSIFOLIA
SEA PLUM VINE
65 GAL, 7'-8" OA, FTB

(40) BOUGAINVILLEA 'MS ALICE'
WHITE BOUGAINVILLEA SHRUB
7 GAL, 18" OC, SHRUB

(12) FICUS MICROCARPA 'GREEN ISLAND'
60 GAL, 6-7' TALL, 30" OC, FTB
TO CREATE 6' TALL HEDGE

(4) BOUGAINVILLE 'MS ALICE'
WHITE BOUGAINVILLEA VINE
7 GAL, 4' OA, TRELLIS

(18) CONOCARPUS ERECTUS SERICEUS
SILVER BUTTONWOOD HEDGE
7 GAL, 3'-4' OA, 18" OC

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(2) AGAVE CELSII 'NOVA'
CELSI NOVA AGAVE
15 GAL

(75) PILEA LIBANENSIS
ALUMINUM PLANT
1 GAL, 12" OC (335 SF)

(4) PANDANUS UTILIS
SCREW PINE
20' OA, MATCHING

(5) COCCOLOBA UVIFERA X DIVERSIFOLIA
SEA PLUM VINE
7 GAL, TRELLIS, 3'-4' OA, FTB

(35) HELIANTHUS DEBILIS
DUNE SUNFLOWER
3 GAL, 12" OC (35 SF)

(25) GARCINIA SPICATA
GARCINIA HEDGE
15 GAL, 4'-5' OA, 24" OC, FTB

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(1) ALLAMANDA VINE
MATCH EXISTING SPECIES
7 GAL, TRELLIS

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(3) CONOCARPUS ERECTUS SERICEUS
SILVERBUTTONWOOD HEDGE
7 GAL., 3'-4' OA, 18" OC

EXISTING SILVER BUTTONWOOD HEDGE
TO REMAIN

℄ MERRAIN ROAD

133.15'

(12) CARMONA RETUSA
CARMONA HEDGE
3 GAL, 12" OC

(2) CONOCARPUS ERECTUS
GREEN BUTTONWOOD
14' OA, 4" CT, 4' OC

(4) BEGONIA ODORATA 'ALBA'
WHITE ANGEL WING BEGONIA
3 GAL, 24" OC

EXISTING GREEN BUTTONWOOD AND GREEN ISLAND FICUS HEDGE
TO REMAIN

(2) MEDJOOL DATE PALM
18' CT, MATCHING

175.00'

(110) PILEA LIBANENSIS
ALUMINUM PLANT
1 GAL, 12" OC (110 SF)

(2) MEDJOOL DATE PALM
15' CT, MATCHING

(6) CONOCARPUS ERECTUS
GREEN BUTTONWOOD
14' OA, 4" CT, 4' OC

EXISTING SEAGRAPE
HEDGE/MASS
TO REMAIN

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO REMAIN

(5) NEPHROLEPIS BISERRATA
MACHO FERN
3 GAL, 24" OC

(4) BEGONIA ODORATA 'ALBA'
WHITE ANGEL WING BEGONIA
3 GAL, 24" OC

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(12) CARMONA RETUSA
CARMONA HEDGE
3 GAL, 12" OC

(180) HETEROCENTRON ELEGANS
SPANISH SHAWL
3 GAL, 12" OC (180 SF)

(76) CALLIANDRA EMARGINATA
PINK POWDER PUFF VINE
7 GAL, TRELLIS

(335) PILEA LIBANENSIS
ALUMINUM PLANT
1 GAL, 12" OC (335 SF)

(2) DECOARTIVE POTS
ON REINFORCED BASE

(22) FICUS MICROCARPA 'GREEN ISLAND'
GREEN ISLAND FICUS
2' X 2' SPHERES, MATCHING

(8) BEGONIA ODORATA 'ALBA'
WHITE ANGEL WING BEGONIA
3 GAL, 24" OC

(90) CARMONA RETUSA
CARMONA HEDGE
3 GAL, 12" OC

112.45'

(6) COCCOLOBA UVIFERA
SEAGRAPE
25 GAL, 6'-7" OA, 36" OC

(2) COCCOLOBA UVIFERA X DIVERSIFOLIA
SEA PLUM VINE
65 GAL, 7'-8" OA, FTB

(42) HELIANTHUS DEBILIS
DUNE SUNFLOWER
3 GAL, 12" OC (42 SF)

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

EXISTING CONOCARPUS ERECTUS VAR. SERICEUS
SILVER BUTTONWOOD HEDGE
TO REMAIN

(2) COCCOLOBA UVIFERA X
DIVERSIFOLIA
SEA PLUM VINE
65 GAL, 7'-8" OA, FTB

(2) THRINAX RADIATA
THRINAX PALM
14' CT, MATCHING

(5) COCCOLOBA UVIFERA X
DIVERSIFOLIA
SEA PLUM VINE
7 GAL, TRELLIS, 3'-4' OA, FTB

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO REMAIN

(2) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(5) GARCINIA SPICATA
GARCINIA HEDGE
25 GAL, 5'-6" OA, 36" OC, FTB

25' CT

(2) THRINAX RADIATA
THRINAX PALM
14' CT, MATCHING

(8) CONOCARPUS ERECTUS
VAR. SERICEUS
SILVER BUTTONWOOD
7 GAL, 3'-4' OA, 18" OC

(5) LATANIA LODDIGESII
LATANIA PALM
8' CT, MATCHING

(50) HELIANTHUS DEBILIS
DUNE SUNFLOWER
3 GAL, 12" OC (50 SF)

(48) APTENIA CORDIFOLIA 'VARIEGATA'
VARIGATED BABY SUNROSE
3 GAL, 12" OC

(8) CONOCARPUS ERECTUS
VAR. SERICEUS
SILVER BUTTONWOOD
7 GAL, 3'-4' OA, 18" OC

(4) COCCOLOBA UVIFERA
X DIVERSIFOLIA
SEA PLUM VINE
65 GAL, 7'-8" OA, FTB

(50) HELIANTHUS DEBILIS
DUNE SUNFLOWER
3 GAL, 12" OC (50 SF)

(2) THRINAX RADIATA
THRINAX PALM
14' CT, MATCHING

(8) CONOCARPUS ERECTUS
VAR. SERICEUS
SILVER BUTTONWOOD
7 GAL, 3'-4' OA, 18" OC

(5) GARCINIA SPICATA
GARCINIA HEDGE
15 GAL, 4'-5' OA, 24" OC, FTB

(88) APTENIA CORDIFOLIA 'VARIEGATA'
VARIGATED BABY SUNROSE
3 GAL, 12" OC

(3) AGAVE CELSII 'NOVA'
CELSI NOVA AGAVE
(1) 15 GAL, (2) 7 GAL

20' CT

176.22'

20' CT

(4) COCOS NUCIFERA
COCONUT PALM
SEE PLAN FOR HEIGHT

(36) HELIANTHUS DEBILIS
DUNE SUNFLOWER
3 GAL, 12" OC (36 SF)

(260) ERNODEA LITTORALIS
GOLDEN CREEPER
3 GAL, 12" OC

(8) COCCOLOBA UVIFERA X DIVERSIFOLIA
SEA PLUM VINE
7 GAL, TRELLIS, 3'-4' OA, FTB

NORTH OCEAN BLVD ℄

ENVIRONMENT DESIGN GROUP
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Phone 561.832.4600 Mobile 561.313.4424
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Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

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1300 North Ocean Blvd
Town of Palm Beach
FLORIDA

MAR 12PM 60°
JUN 12PM 83°
DEC 12PM 37°
SEP 12PM 60°

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil

DATE: 04.08.2026
05.08.2026

SHEET L4.0

64 sf.
AREA IN SQ.FT.

ARC-25-0094
ZON-26-0005

NOT FOR CONSTRUCTION

Currently Proposed Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Revisions

1. INTRODUCTION OF PALMS ALONG EAST FACADE TO ACCOMMODATE CHANGE IN ARCHITECTURE

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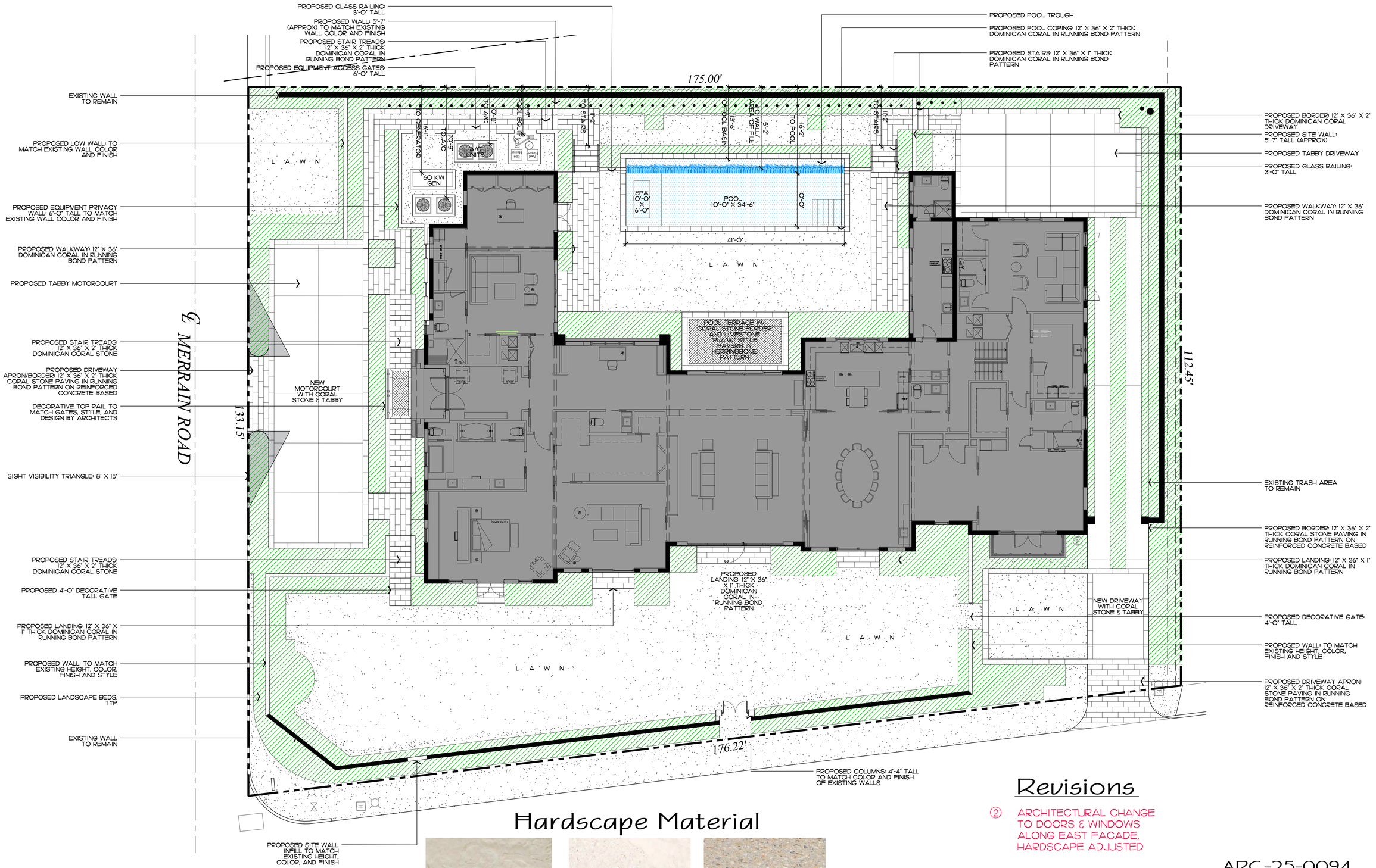

ENVIROMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4800 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
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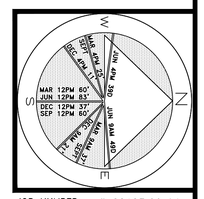
FLORIDA



JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil

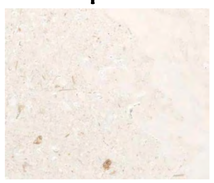
DATE: 04.08.2026
05.07.2026

Revisions

② ARCHITECTURAL CHANGE TO DOORS & WINDOWS ALONG EAST FACADE, HARDSCAPE ADJUSTED

Hardscape Material


LIMESTONE


DOMINICAN CORAL


POURED TABBY

ARC-25-0094
ZON-26-0005

NOT FOR CONSTRUCTION

Current Site Plan

SCALE IN FEET 0' 8' 16' 24'

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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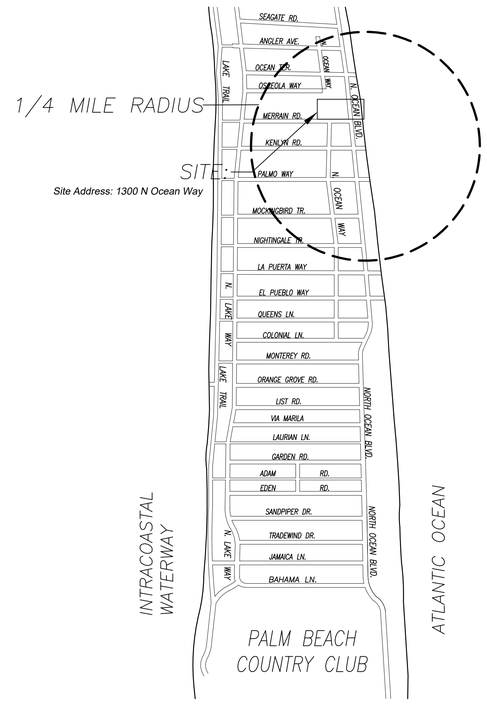
Palm Beach

Vicinity/Location Map



Previous Proposed Zoning Legend

Property Address:	1300 N Ocean Blvd, Palm Beach Fl 33480		
Zoning District:	RA Residential District		
Structure Type:	Single Family Residential		
	Required/Allowed	Existing	Proposed
Lot Size:	20,000 SF	21,490 SF	21,490 SF
Lot Depth:	133.15' FT	133.15' FT	133.15' FT
Lot Width:	175.22' FT	175.22' FT	175.22' FT
Lot Coverage:	5,372.5 SF (25.0%)	6,423 SF (29.9%)	6,423 SF (29.9%)
Front Yard Setback:	35' - 0"	30'-11"	30'-2.5"
Side Yard Setback (1st Story):	25' - 0" (N)	32'-11" (N)	32'-11" (N)
Side Yard Setback (2nd Story):	15' - 0" (N)	17'-6" (N)	15'-0" (N)
Rear Yard Setback:	15' - 0"	15'-9"	15'-9"
Angle of Vision:	100 Degrees	100 Degrees	100 Degrees
Building Height:	25' - 0"	17'-2"	17'-2"
Overall Building Height:	30' - 0"	19'-6"	19'-6"
Finish Floor Elevation (FFE) (NAVD):	+ 0.0' N/A	+17.12'	+17.12'
Zero Datum for Pt of Measurement:	N/A	N/A	N/A
Base Flood Elevation (BFE) (NAVD)	+ 0.0' NAVD	N/A	N/A
Landscape Open Space (LOS):	10,745 SF (50.0%)	7,980 SF (37.3%)	9,696 SF (45.1%)
Perimeter LOS:	N/A	N/A	N/A
Front Yard LOS:	1,481 SF (45.0%)	1,770 SF (31.8%)	1,909 SF (58.0%)
Native Trees Percentage:	30%	N/A	75.0%
Native Shrubs Percentage:	30%	N/A	45.3%
Native Groundcover Percentage:	30%	N/A	81.4%

Currently Proposed Zoning Legend

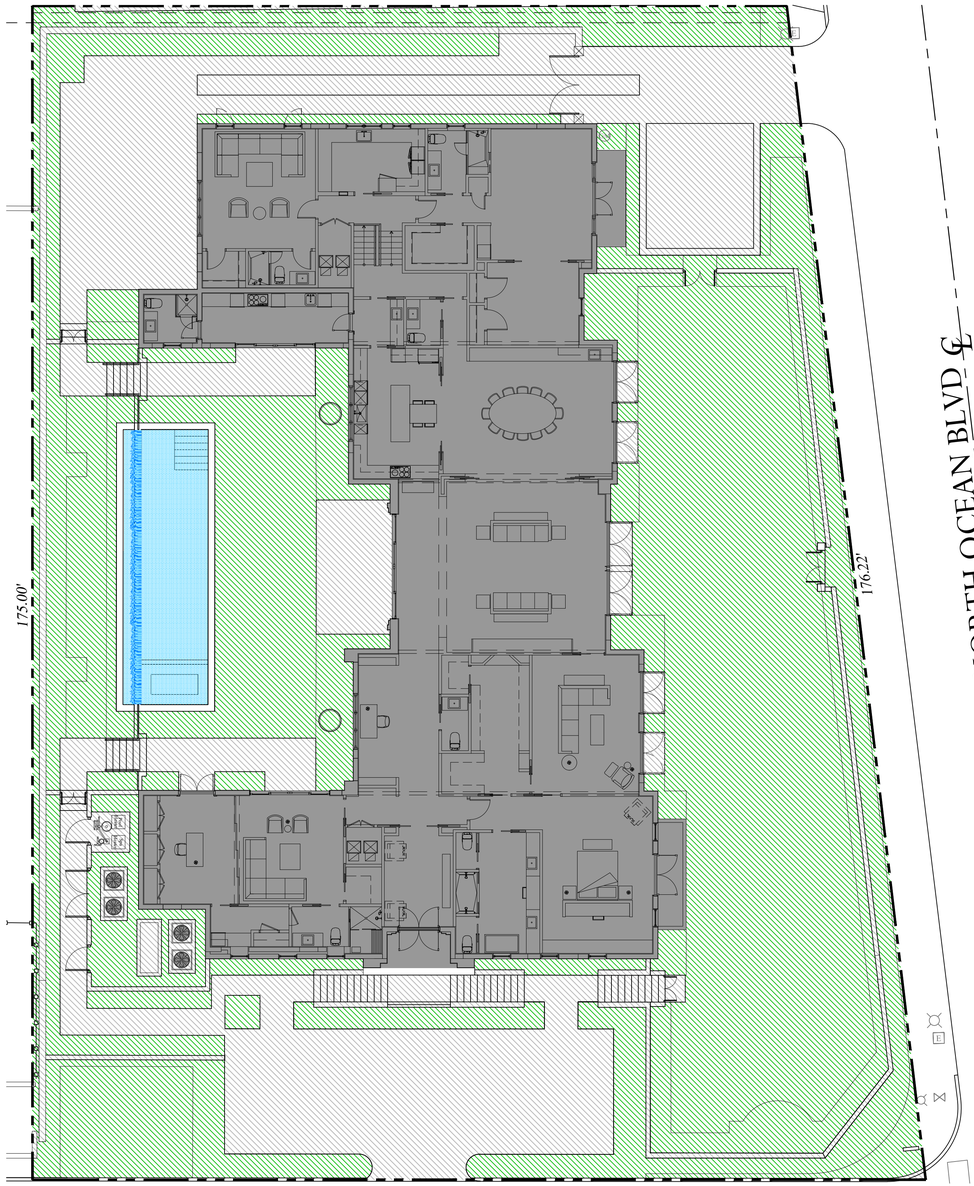
Property Address:	1300 N Ocean Blvd, Palm Beach Fl 33480		
Zoning District:	RA Residential District		
Structure Type:	Single Family Residential		
	Required/Allowed	Existing	Proposed
Lot Size:	20,000 SF	21,490 SF	21,490 SF
Lot Depth:	133.15' FT	133.15' FT	133.15' FT
Lot Width:	175.22' FT	175.22' FT	175.22' FT
Lot Coverage:	5,372.5 SF (25.0%)	6,423 SF (29.9%)	6,423 SF (29.9%)
Front Yard Setback:	35' - 0"	30'-11"	30'-2.5"
Side Yard Setback (1st Story):	25' - 0" (N)	32'-11" (N)	32'-11" (N)
Side Yard Setback (2nd Story):	15' - 0" (N)	17'-6" (N)	15'-0" (N)
Rear Yard Setback:	15' - 0"	15'-9"	15'-9"
Angle of Vision:	100 Degrees	100 Degrees	100 Degrees
Building Height:	25' - 0"	17'-2"	17'-2"
Overall Building Height:	30' - 0"	19'-6"	19'-6"
Finish Floor Elevation (FFE) (NAVD):	+ 0.0' N/A	+17.12'	+17.12'
Zero Datum for Pt of Measurement:	N/A	N/A	N/A
Base Flood Elevation (BFE) (NAVD)	+ 0.0' NAVD	N/A	N/A
Landscape Open Space (LOS):	10,745 SF (50.0%)	7,980 SF (37.3%)	9,773 SF (45.5%)
Perimeter LOS:	N/A	N/A	N/A
Front Yard LOS:	1,481 SF (45.0%)	1,770 SF (31.8%)	1,909 SF (58.0%)
Native Trees Percentage:	30%	N/A	60.9%
Native Shrubs Percentage:	30%	N/A	45.5%
Native Groundcover Percentage:	30%	N/A	74.2%

Revisions

③ SITE DATA REVISION PER HARDSCAPE ADJUSTMENT

ARC-25-0094
ZON-26-0005

NOT FOR CONSTRUCTION



Previously Proposed Lot Coverage Graphic

Previous Site Data

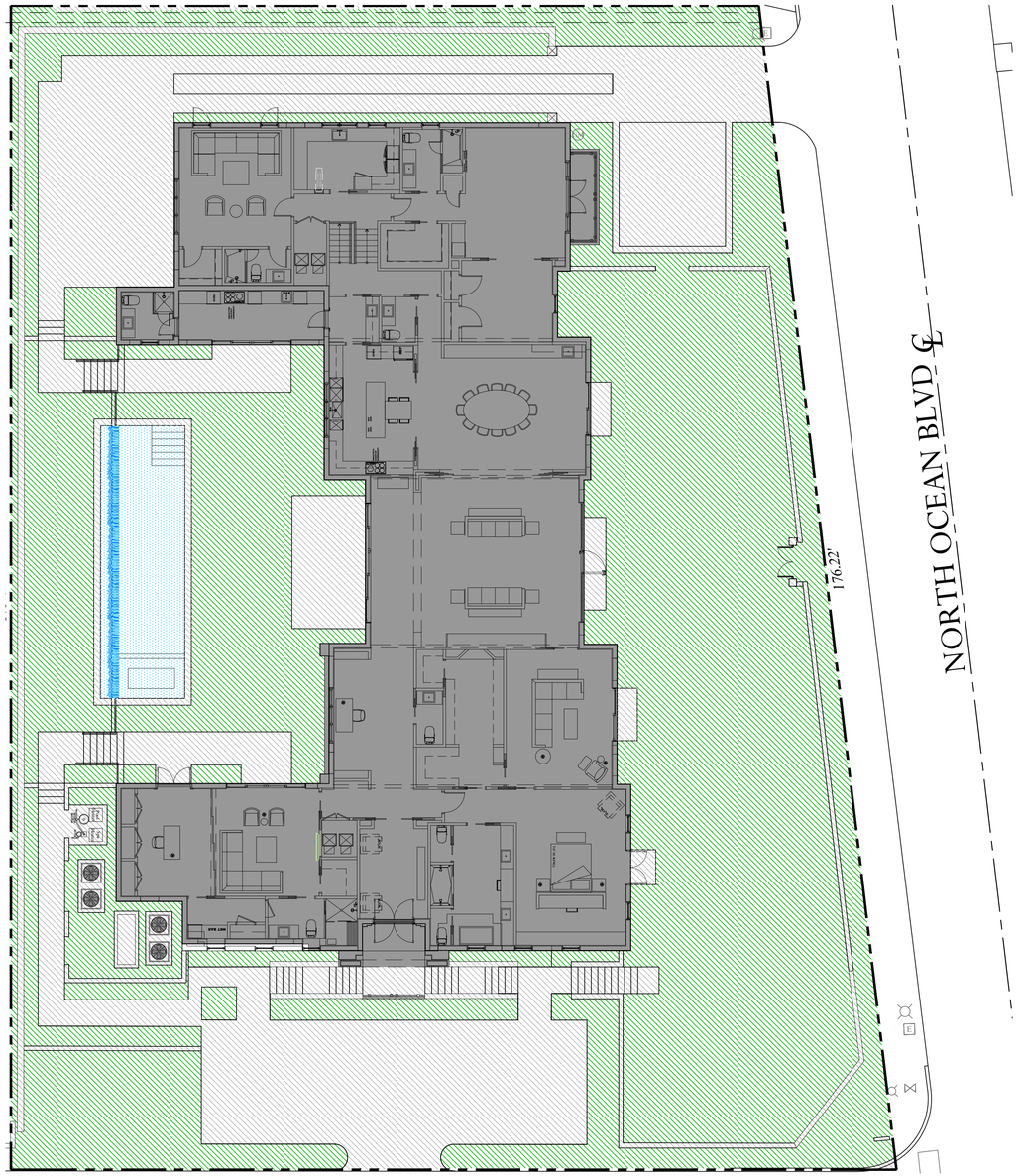
DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	20,000 S.F. MINIMUM		21,490 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	10,745 S.F.	45.1%	9,696 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,481 S.F.	58.0	1,909 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	N/A FOR R-A		N/A FOR R-A	

Legend

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

Revisions

③ SITE DATA REVISION PER HARDSCAPE ADJUSTMENT



Currently Proposed Lot Coverage Graphic

Current Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	20,000 S.F. MINIMUM		21,490 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	10,745 S.F.	45.5%	9,773 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,481 S.F.	58.0	1,909 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	N/A FOR R-A		N/A FOR R-A	

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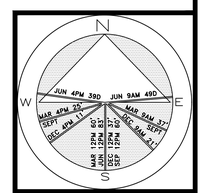

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil

DATE: 04.08.2026
05.08.2026

SHEET L3.1

ARC-25-0094
ZON-26-0005

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Open Space Diagrams

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

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South East Property Facade



East Property Facade



North East Property Facade



West Property Line Facing North



West Property Line Facing South



West Property Line Buffer

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05.07.2026

SHEET L1.0

ARC-25-0094
ZON-26-0005

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Existing Site Photos Exhibit



South West Property Facade



South Property Facade



South East Property Facade



North Property Line East Corner



North Property Line Facing West



North Property Line West Corner

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SHEET L1.1

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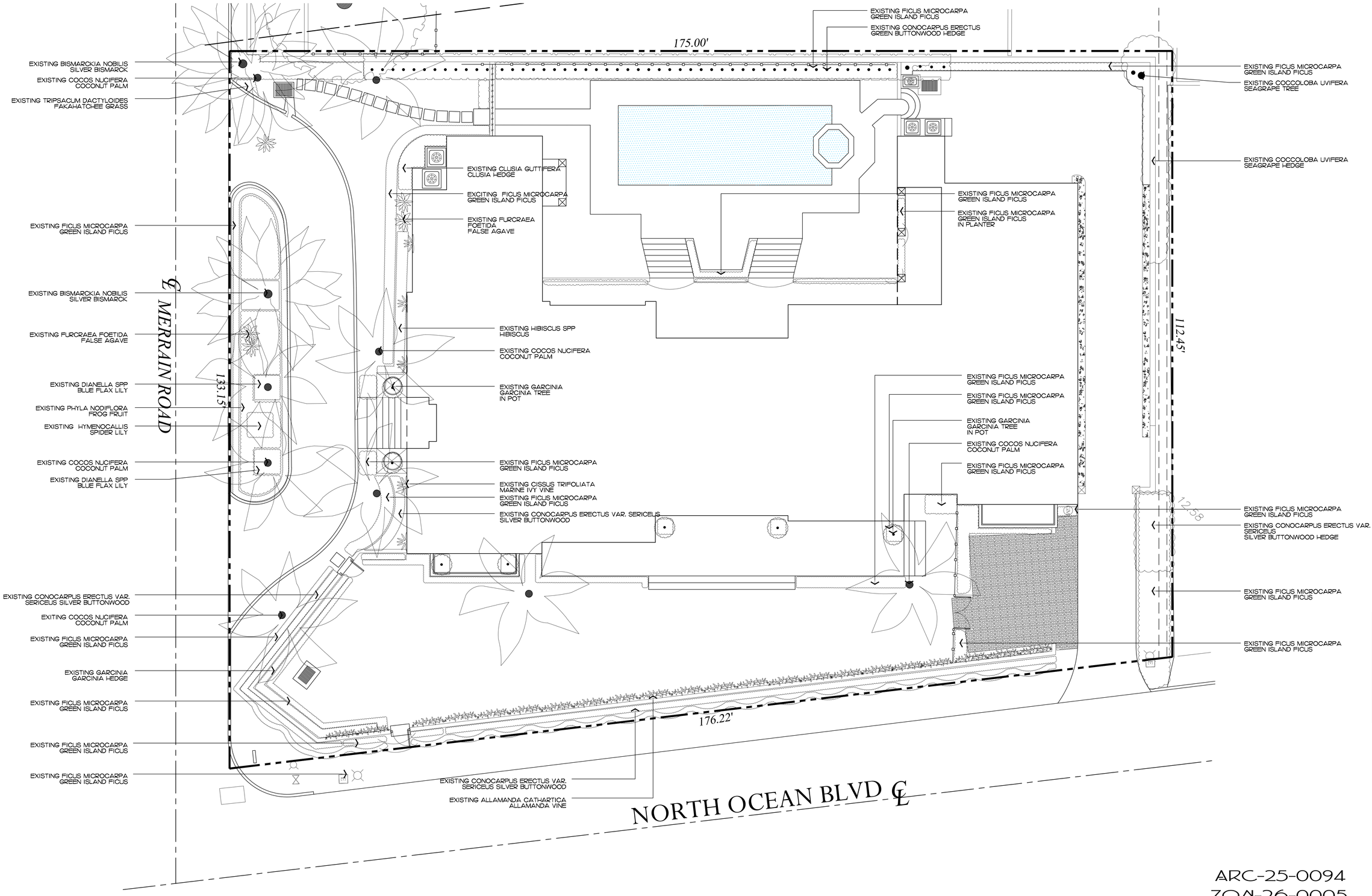
Existing Site Photos Exhibit Cont.



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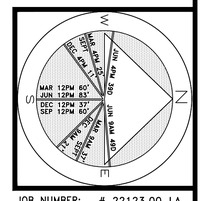

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DRAWN BY: Kerlinaelle Dorinvil

DATE: 04.08.2026
05.07.2026

SHEET L2.0

ARC-25-0094
ZON-26-0005

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Existing Conditions

SCALE IN FEET 0' 8' 16' 24'

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EXISTING BISMARCKIA NOBILIS
SILVER BISMARCK
TO BE REMOVED

EXISTING COCOS NUCIFERA
COCONUT PALM

EXISTING TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS
TO BE REMOVED

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

EXISTING BISMARCKIA NOBILIS
SILVER BISMARCK
TO BE REMOVED

EXISTING FURCRAEA FOETIDA
FALSE AGAVE
TO BE REMOVED

EXISTING DIANELLA SPP
BLUE FLAX LILY
TO BE REMOVED

EXISTING FROG FRUIT
TO BE REMOVED

EXISTING PHYLA NODIFLORA
SPIDER LILY
TO BE REMOVED

EXISTING COCOS NUCIFERA
COCONUT PALM
TO BE RELOCATED, TYP

EXISTING DIANELLA SPP
BLUE FLAX LILY
TO BE REMOVED

EXISTING SILVER BUTTONWOOD
TO BE REMOVED

EXITING COCOS NUCIFERA
COCONUT PALM
TO BE RELOCATED, TYP

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

EXISTING GARCINIA HEDGE
TO BE REMOVED

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

EXISTING GATE
TO BE REMOVED

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

℄ MERRAIN ROAD

133.15'

175.00'

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
EXISTING CONOCARPUS ERECTUS
GREEN BUTTONWOOD HEDGE

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS

EXISTING COCCOLOBA UVIFERA
SEAGRAPE TREE

EXISTING COCCOLOBA UVIFERA
SEAGRAPE HEDGE

EXISTING CLUSIA GUTTIFERA
CLUSIA HEDGE
TO BE REMOVED

EXCITING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

EXISTING FURCRAEA FOETIDA
FALSE AGAVE
TO BE REMOVED

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
IN PLANTER
TO BE REMOVED

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

EXISTING HIBISCUS SPP
HIBISCUS
TO BE REMOVED

EXISTING COCOS NUCIFERA
COCONUT PALM
TO BE RELOCATED, TYP

EXISTING GARCINIA TREE
IN POT
TO BE REMOVED

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

EXISTING GARCINIA TREE
IN POT
TO BE REMOVED

EXISTING COCOS NUCIFERA
COCONUT PALM

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

EXISTING CISSUS TRIFOLIATA
MARINE IVY VINE
TO BE REMOVED

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

EXISTING CONOCARPUS ERECTUS VAR. SERICEUS
SILVER BUTTONWOOD
TO BE REMOVED

112.45'

12.58

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

EXISTING CONOCARPUS ERECTUS VAR.
SERICEUS
SILVER BUTTONWOOD

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO BE REMOVED

176.22'

PORTION OF WALL
TO BE REMOVED

EXISTING ALLAMANDA CATHARTICA
ALLAMANDA VINE
PORTION TO BE REMOVED

EXISTING CONOCARPUS ERECTUS VAR.
SERICEUS SILVER BUTTONWOOD
TO BE REMOVED

EXISTING ALLAMANDA CATHARTICA
ALLAMANDA VINE

NORTH OCEAN BLVD ℄

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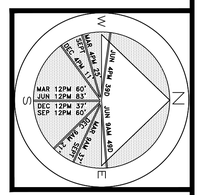

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DRAWN BY: Kerlinaelle Dorinvil

DATE: 04.08.2026
05.07.2026

SHEET L2.1

64 sf.

AREA IN SQ.FT.

ARC-25-0094
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Demolition Plan

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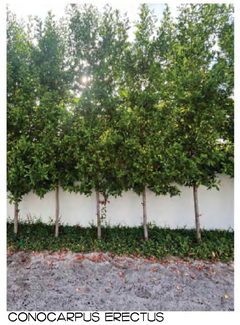
PANDANUS UTILIS
SCREW PINE



PHOENIX DACTYLIFERA
MEDJOOL DATE PALM



THRINAX RADIATA
THRINAX PALM



CONOCARPUS ERECTUS
GREEN BUTTONWOOD



GARCINIA SPICATA
GARCINIA COLUMN



LATANIA LODDIGESII
LATANIA PALM



GARCINIA SPICATA
GARCINIA HEDGE



CONOCARPUS ERECTUS SERICEUS
SILVERBUTTONWOOD HEDGE



COCOLOBA UVIFERA
SEAGRAPE



FICUS MICROCARPA
'GREEN ISLAND' GREEN ISLAND FICUS



CARMONA RETUSA
CARMONA HEDGE



NEPHROLEPIS BISERRATA
MACHO FERN



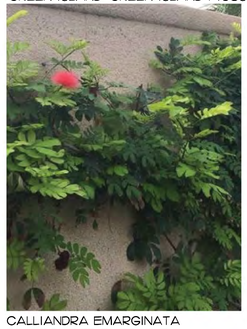
ERNODEA LITTORALIS
GOLDEN CREEPER



COCCOLOBA UVIFERA X DIVERSIFOLIA
SEA PLUM VINE



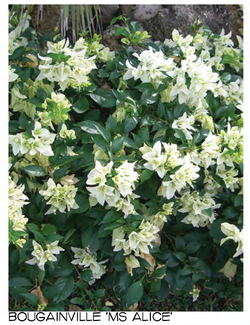
ALLAMANDA CATHARTICA
ALLAMANDA VINE



CALLIANDRA EMARGINATA
PINK POWDER PUFF VINE



BOUGAINVILLE 'MS ALICE'
WHITE BOUGAINVILLEA VINE



BOUGAINVILLE 'MS ALICE'
WHITE BOUGAINVILLEA SHURB



FICUS PUMILA
CREEPING FIG



AGAVE CELSII 'NOVA'
CELSI NOVA AGAVE



PILEA LIBANENSIS
ALUMINUM PLANT



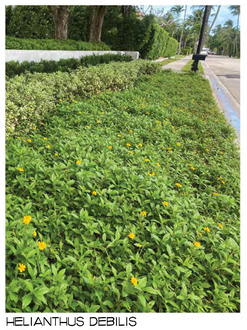
BEGONIA ODORATA 'ALBA' WHITE ANGEL
WING BEGONIA



APTENIA CORDIFOLIA 'VARIEGATA'
VARIGATED BABY SUNROSE



HETEROCENTRON ELEGANS
SPANISH SHAWL



HELIANTHUS DEBILIS
DUNE SUNFLOWER

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1300 North Ocean Blvd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil

DATE: 04.08.2026
05.07.2026

ARC-25-0094
ZON-26-0005

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Plant Images

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Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	PANDANUS UTILIS SCREW PINE	4	20' OA, MATCHING	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	12	14' OA, 4' CT, 4' OC	YES
	PHOENIX DACTYLIFERA MEDJOOL DATE PALM	4	15' CT, MATCHING	NO
+	THRINAX RADIATA THRINAX PALM	6 2 2	14' CT, MATCHING 19' CT, MATCHING 16' CT, MATCHING	YES
+	LATANIA LODDIGESII LATANIA PALM	6	8' CT, MATCHING	YES
	COCOS NUCIFERA COCONUT PALM	2 2	25' CT, MATCHING 18' CT	NO
	COCOS NUCIFERA COCONUT PALM	6	RELOCATED FROM ON SITE	NO

TOTAL TREES:	46
NATIVE SPECIES:	28 (60.9%)

Lawn & Mulch

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

Landscape Legend

PROPERTY ADDRESS:	1300 N OCEAN BLVD PALM BEACH FL, 33480	
RB- RESIDENTIAL DISTRICT	20,000 S.F	
LOT AREA (SQ FT)	21,490 S.F	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	10,745 S.F (50%)	9,713 S.F (45%)
LOS TO BE ALTERED (SQ FT AND %)	NA	1,440 S.F
FRONT YARD LOS (SQ FT AND %)	1,451 S.F (45%)	1,909 S.F (58%)
NATIVE TREES %	30% (NUMBER OF TREES)	60.9%
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	45.5%
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	74.2%

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS PUMILA CREEPING FIG	11	3 GAL	NO
	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	37	45 GAL, 4-5' TALL, 24" OC, FTB TO CREATE 4' TALL HEDGE	NO
		20	60 GAL, 6-7' TALL, 30" OC, FTB TO CREATE 6' TALL HEDGE	NO
		14	15 GAL, 24" TALL, 18" OC	NO
+	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	22	2' X 2' SPHERES, MATCHING	NO
	BOUGAINVILLE 'MS ALICE' WHITE BOUGAINVILLEA	20	7 GAL, 4' OA, TRELLIS	NO
		120	7 GAL, 18" OC, SHRUB	NO
		8	15 GAL, 8' OA, TRELLIS	NO
	ERNODEA LITTORALIS GOLDEN CREEPER	310	3 GAL, 12" OC	YES
	CONOCARPUS ERECTUS SERICEUS SILVERBUTTONWOOD HEDGE	65	7 GAL, 3'-4' OA, 18" OC	YES
	COCCOLOBA UVIFERA X DIVERSIFOLIA SEA PLUM VINE	12	7 GAL, TRELLIS, 3'-4' OA, FTB	YES
		18	65 GAL, 7'-8' OA, FTB	YES
	CARMONA RETUSA CARMONA HEDGE	114	3 GAL, 12" OC	NO
	BEGONIA ODORATA 'ALBA' WHITE ANGEL WING BEGONIA	16	3 GAL, 24" OC	NO
+	GARCINIA SPICATA GARCINIA HEDGE	30	15 GAL, 4'-5' OA, 24" OC, FTB	NO
		5	25 GAL, 5'-6' OA, 36" OC, FTB	NO
	AGAVE CELSII 'NOVA' CELSI NOVA AGAVE	3	15 GAL, (2) 7 GAL	NO
		2	7 GAL	
	COCOLOBA UVIFERA SEAGRAPE	6	25 GAL, 6'-7' OA, 36" OC	YES
	CALLIANDRA EMARGINATA PINK POWDER PUFF VINE	76	7 GAL, TRELLIS	NO
	NEPHROLEPIS BISERRATA MACHO FERN	5	3 GAL, 24" OC	YES
	ALLAMANDA VINE	1	MATCH EXISTING SPECIES 7 GAL, TRELLIS	YES

TOTAL:	915
NATIVE SPECIES:	417 (45.5%)

Groundcover

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUNROSE	136	3 GAL, 12" OC (136 S.F)	NO NO
	HELIANTHUS DEBILIS DUNE SUNFLOWER	258	3 GAL, 12" OC (258 S.F)	YES
	HETEROCENTRON ELEGANS SPANISH SHAWL	180	3 GAL, 12" OC (180 S.F)	NO
	PILEA LIBANENSIS ALUMINUM PLANT	650	1 GAL, 12" OC (650 S.F)	YES

TOTAL TREES:	1,224
NATIVE SPECIES:	908 (74.2%)

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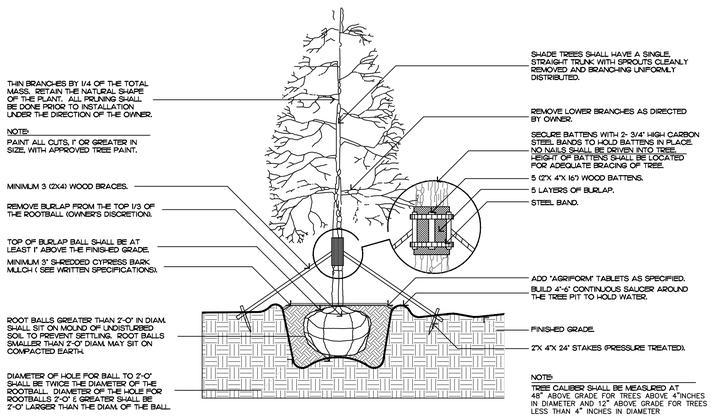
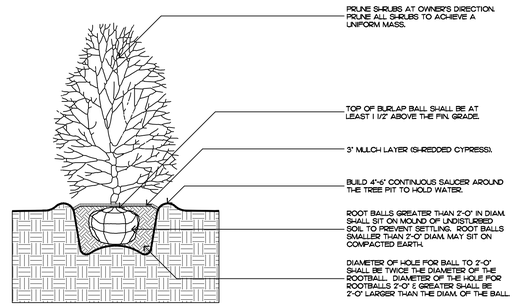
Plant Schedule



FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Tree Planting



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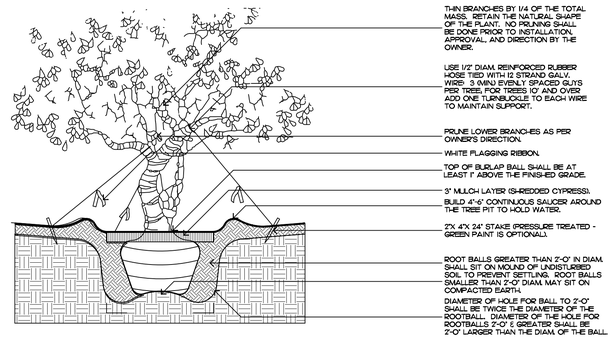
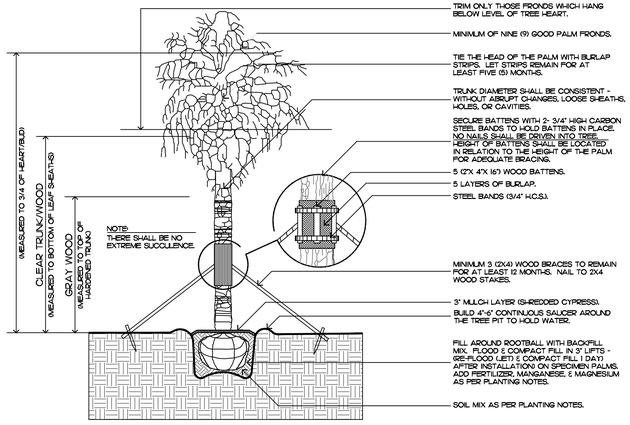
Shrub Planting



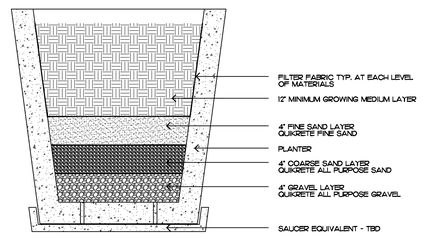
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Irregular and Multi-stem Tree

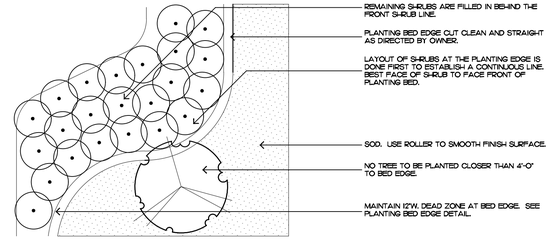


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Palm Tree Planting



Typical Planter Sediment Filtration Detail



Shrub & Groundcover Layout

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Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHOROUS
SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

ENVIRONMENT DESIGN GROUP
139 North County Road SP.20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
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Private Residence
1300 North Ocean Blvd
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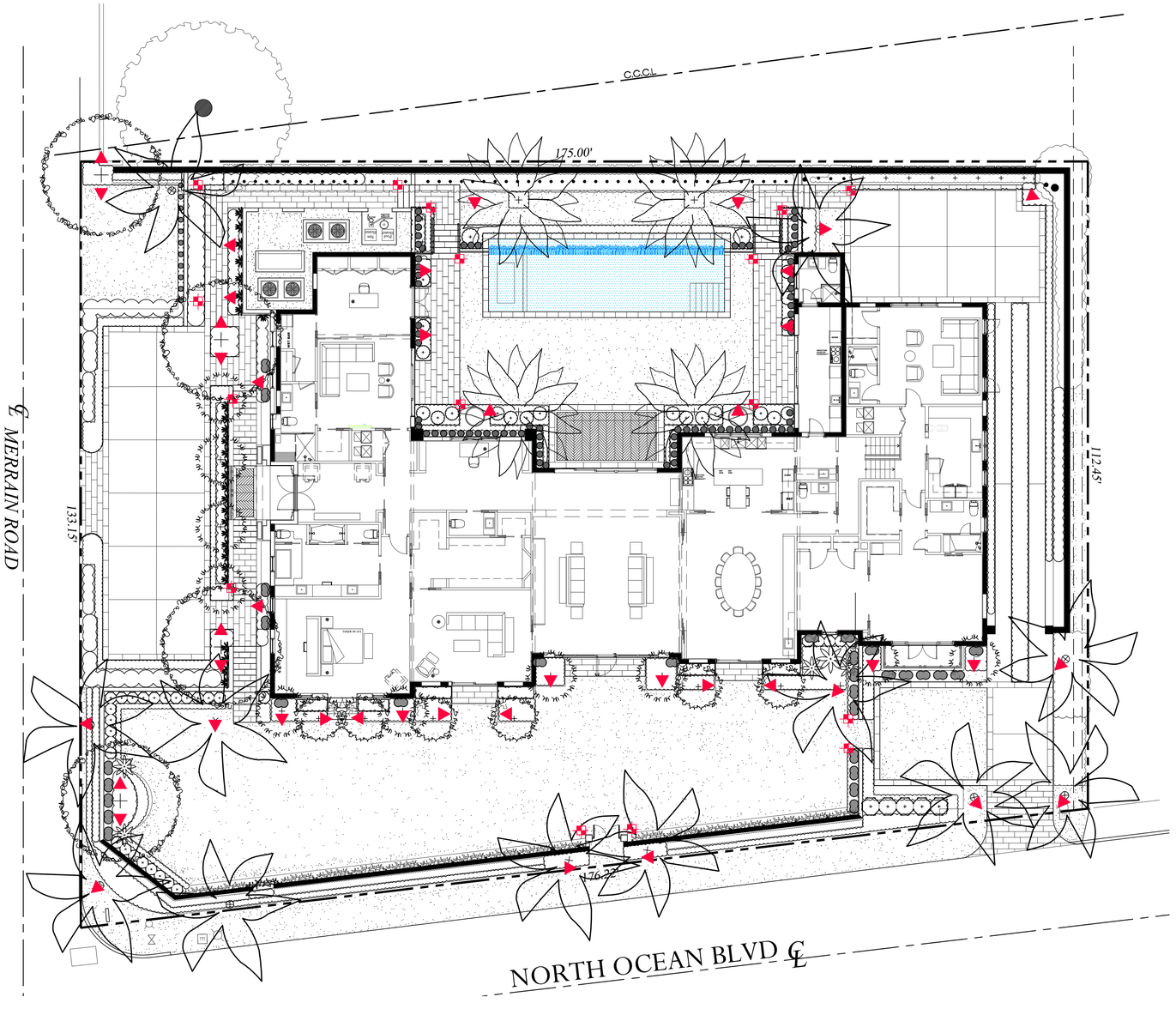
Planting Details & Specifications



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - HK LIGHTING - ZXL16 - 2.25" DIA. HK LED, RGB, AMBER TURTLE FRIENDLY	43
✜ PL	PATH LIGHT - HK LIGHTING - ZPLLT - HK LED AMBER, TURTLE FRIENDLY	15

NOTE:
IN ACCORDANCE TO FLORIDA FISH & WILDLIFE CONSERVATION - ALL LIGHTING MUST COMPLY WITH TURTLE-SAFE LIGHTING FIXTURES THAT ACCEPT LOW-WATTAGE / LONG-WAVELENGTH AMBER LED SOURCES.



UP LIGHT



PATH LIGHT

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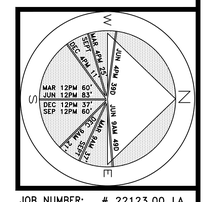

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Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

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North Elevation
1 / L6.2
SCALE: 1/8" = 1'-0"



South Elevation
2 / L6.2
SCALE: 1/8" = 1'-0"

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Rendered Landscape Elevations

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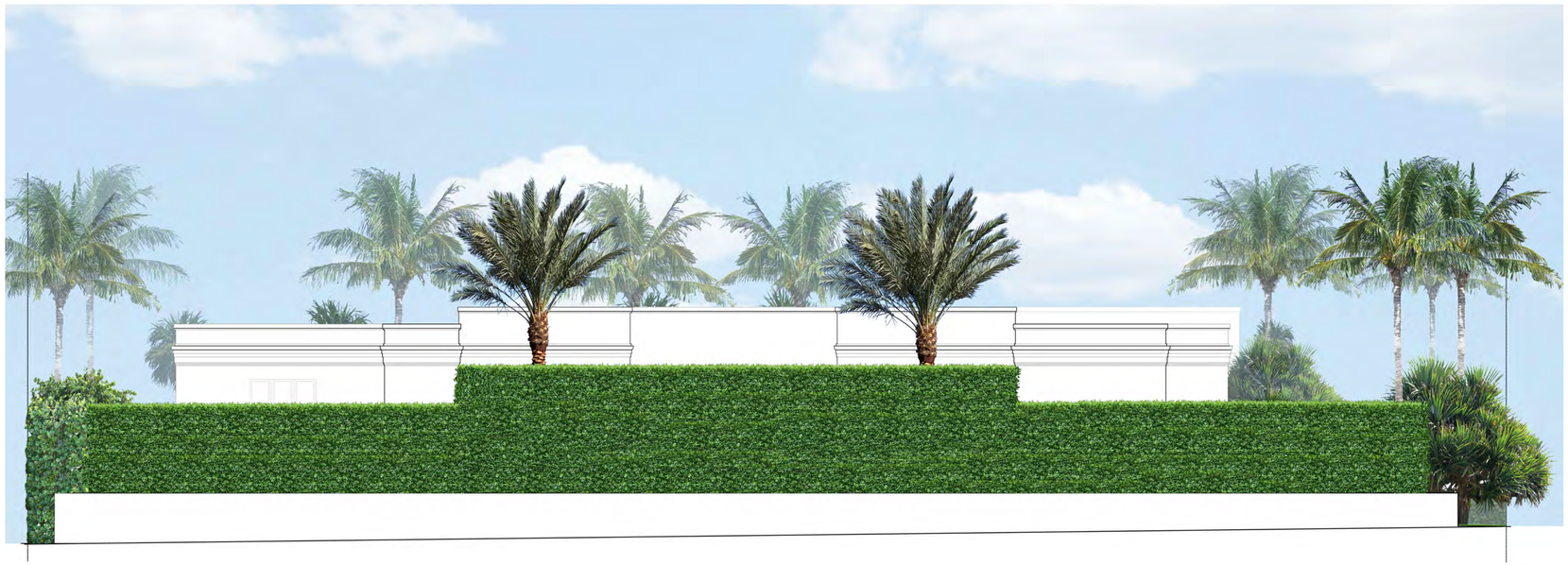
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4800 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1300 North Ocean Blvd
Town of Palm Beach
FLORIDA



2 / L6.2 South Elevation
SCALE: 1/8" = 1'-0"

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil

DATE: 04.08.2026
05.07.2026

ARC-25-0094
ZON-26-0005

NOT FOR CONSTRUCTION

Rendered Landscape Elevations

SHEET L6.3

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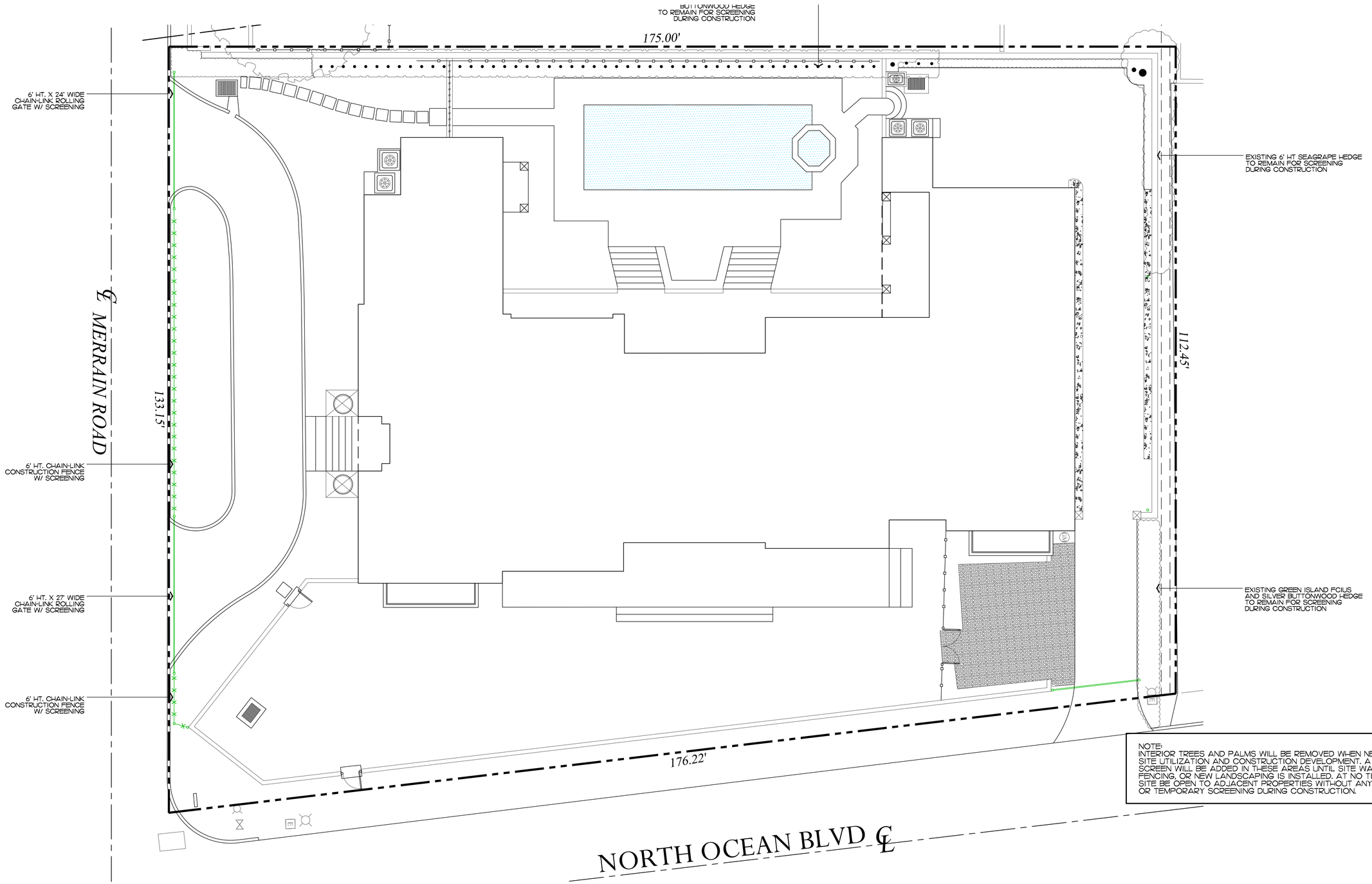

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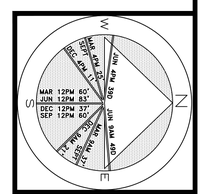

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorival

DATE: 04.08.2026
05.07.2026

SHEET L7.0

ARC-25-0094
ZON-26-0005

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Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

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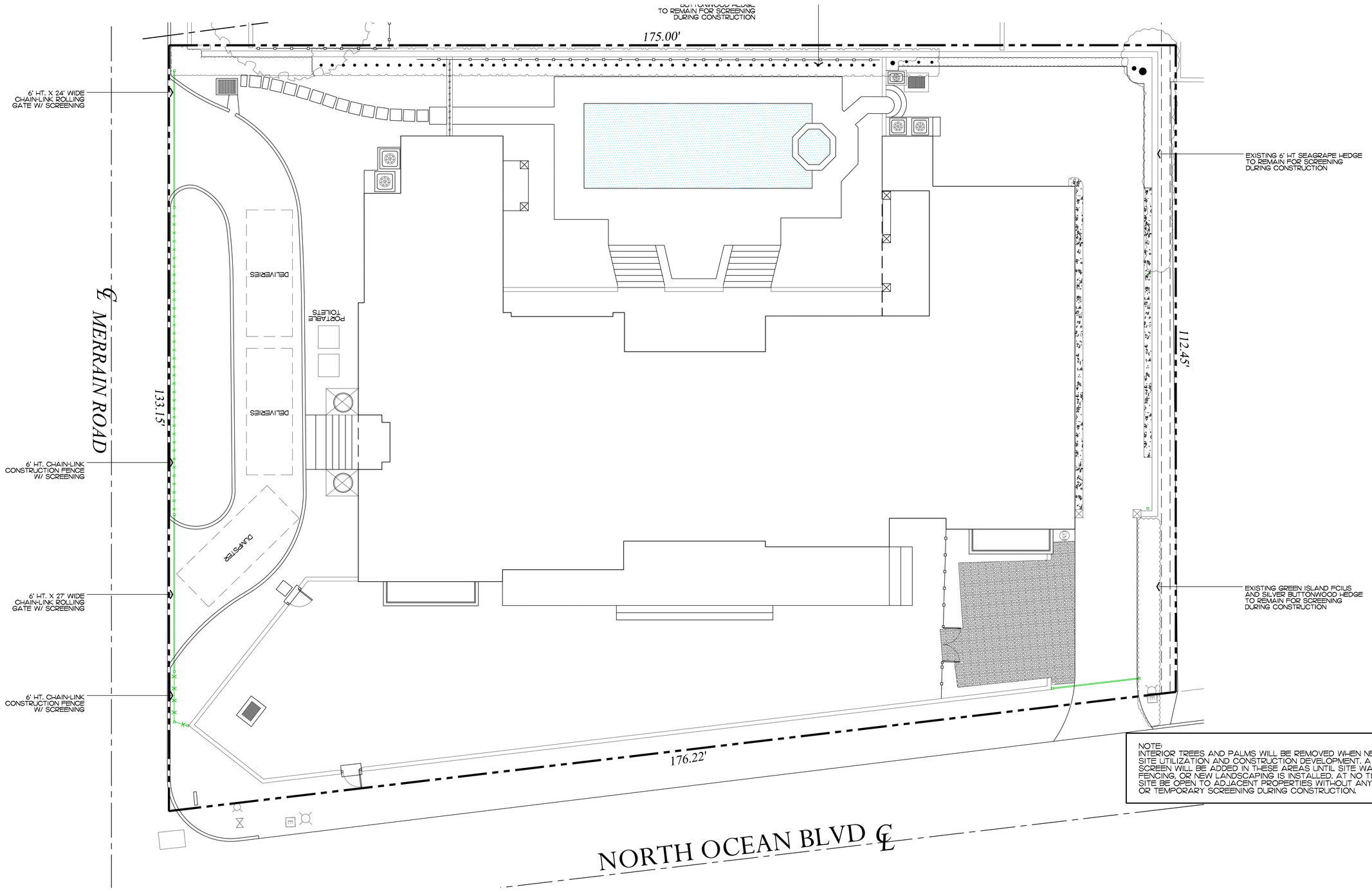

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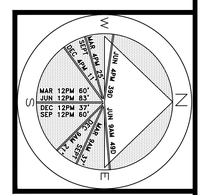

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil

DATE: 04.08.2026
05.07.2026

SHEET L7.1

ARC-25-0094
ZON-26-0005

NOT FOR CONSTRUCTION

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

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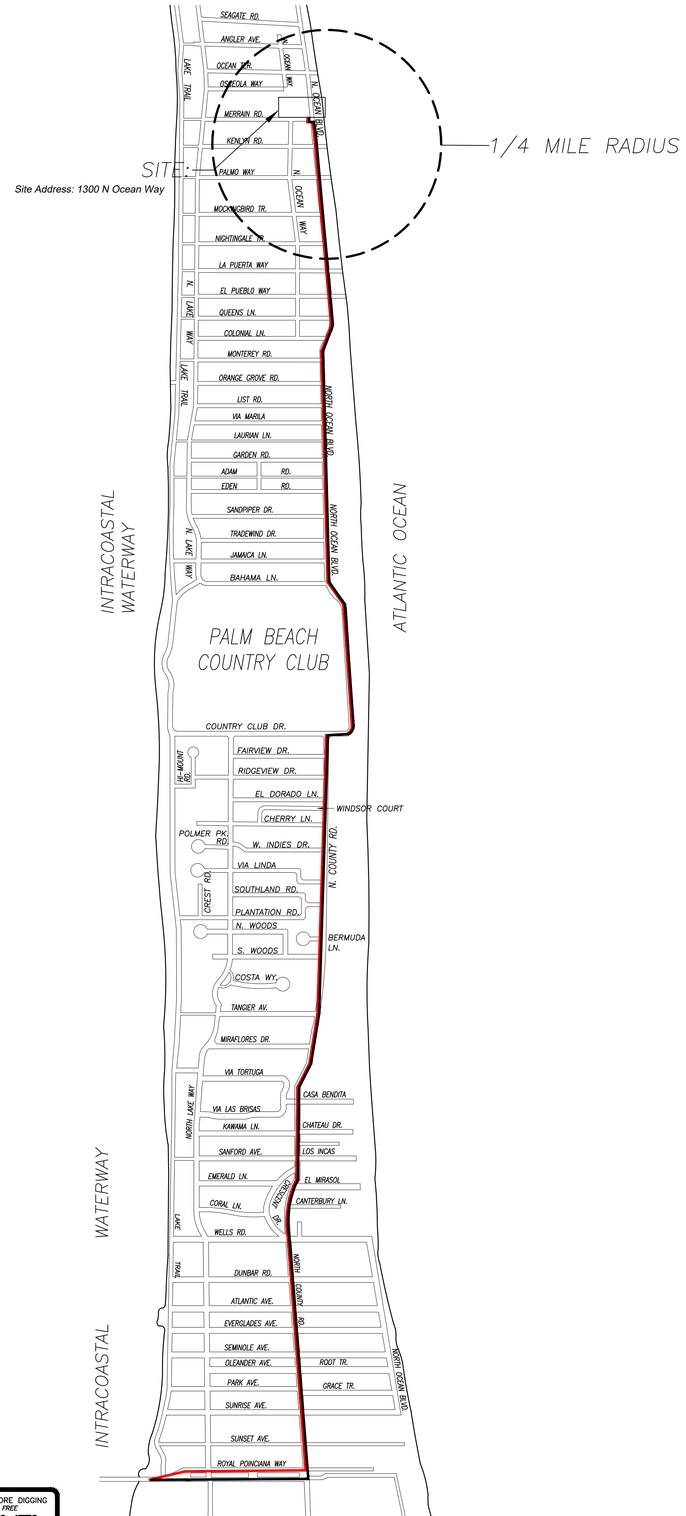

CONCEPTUAL CONSTRUCTION SCHEDULE

- JUL 1TH 2023 – ARCOM MEETING
- JUL 15TH 2023 – TOWN COUNCIL
- OCT–NOV 2023 – SUBMIT FOR PERMIT

- 1 MONTH –DEC 2023 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

- +/–24 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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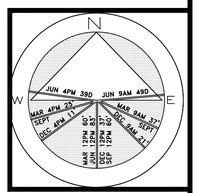


JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil

DATE: 04.08.2026
05.07.2026

SHEET L7.2

ARC-25-0094
ZON-26-0005

NOT FOR CONSTRUCTION

Truck Logistics Plan

SCALE: NOT TO SCALE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

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

Applicant: Robert Sheft Revocable Trust Dated February 21, 2025 (Robert Sheft, Trustee)
Architecture: MP Design & Architecture (Michael Perry)
Landscape: Vertesch Landscape Architecture (Brian Vertesch)

HISTORY:
The application was initially heard by ARCOM at the April 29, 2026 hearing, and was deferred for one month to allow for additional study.

THE PROJECT:
The applicant has submitted plans entitled "Mr. & Mrs. Sheft Residence" as prepared by **MP Design & Architecture**, uploaded and dated to the Town 04/06/2026.

The following is the scope of work for the Project:

- Construction of a new, two-story, single-family residence.
- Final hardscape, landscape & swimming pool.

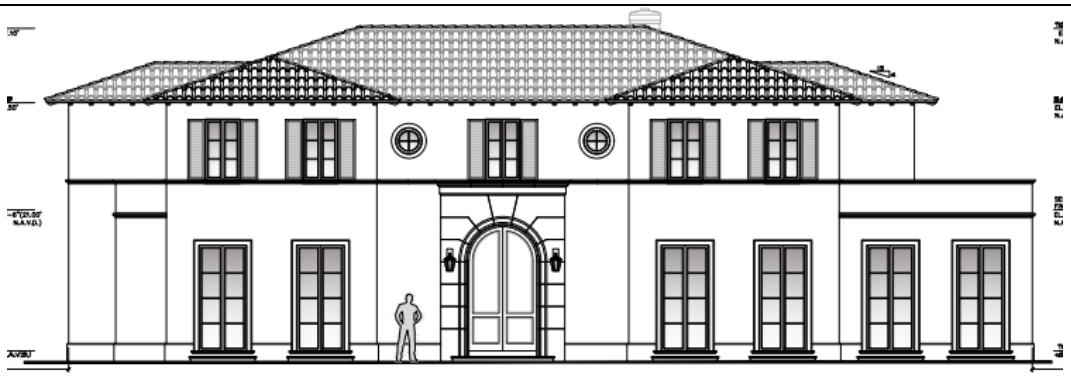
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+7.48' NAVD	**FEMA Flood Zone**	X
Lot Width	145'	**Lot Depth**	163'
Lot Area	25,762 Sq. Ft.	**Enclosed Square Footage**	Proposed: 7,596 Sq. Ft.
Lot Coverage	Permitted: 25% Proposed: 22.83%	**Cubic Content Ratio**	Permitted: 3.84 Previous Prop.: 3.68 Proposed: 3.56
Finished Floor Elevation	+8.5' NAVD	**Lot Fill**	Permitted: +0.50' Proposed: +0.00'
Landscape Open Space	Required: 50% Proposed: 50%	**Front Yard Open Space**	Required: 45% Previously Prop.: 46.8% Proposed: 47.7%
Surrounding Properties / Zoning			
North	143 Casa Bendita / Residence | R-B		
South	125 Chateaux Drive / Residence | R-B		
East	134 Casa Bendita / Residence | R-B		
West	North County Road / Right of Way 201 Phipps Estates Drive / HOA Open Space | R-B 226 Via Las Brisas / Residence | R-B		



STAFF ANALYSIS

The applicant is proposing construction of a new, two-story, single-family residence with final hardscape and landscape improvements on the westernmost parcel on the south side of Casa Bendita, at the intersection of North County Rd. The proposed residence features a symmetrical two-story main massing consisting of three bays. A single-story wing wraps around the west of the structure and projects from the front and north side of the site to the south and rear of the site along the street side of the parcel. The circular driveway at Casa Bendita diverges and follows this wing which brings the owners to a side loaded garage facing North County Road at the rear of the residence. An attached loggia and cabana project easterly from the garage, which together creates a C shape building footprint with swimming pool courtyard in the center. Equipment yards are proposed at the rear of the site behind the garage and cabana as well as at the northeast side of the residence. The house is designed in a mediterranean style with terracotta barrel tile roof, white stucco siding, black doors and windows, cypress wood entry door, grey shutters, and natural coral stone trim and details.

The application was initially heard at the April 29, 2026 ARCOM hearing, and was deferred to allow for additional study of the proposal. The applicant has resubmitted plans in response to the comments of the commission. Modifications include reduction of the building height, adjustment to room dimensions to better accommodate pool courtyard area, revised HVAC equipment layout, modified entry door and surround, removal of shutters and picture windows, adjustments to sizes of openings and arches.



Previously Proposed North Elevation



Currently Proposed North Elevation

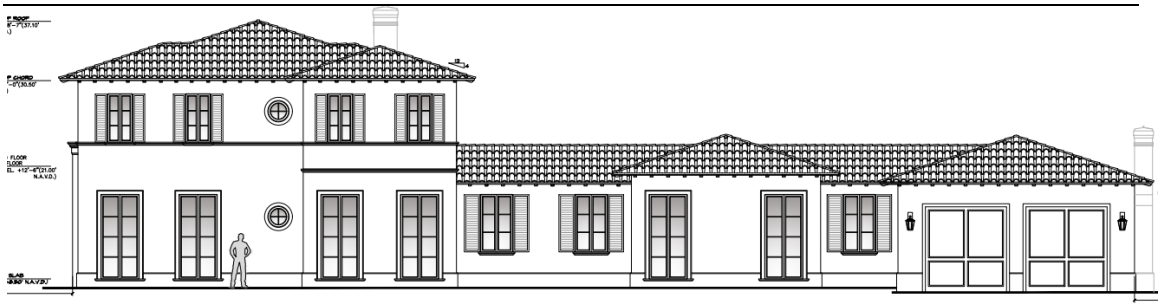
Scale n.t.s.



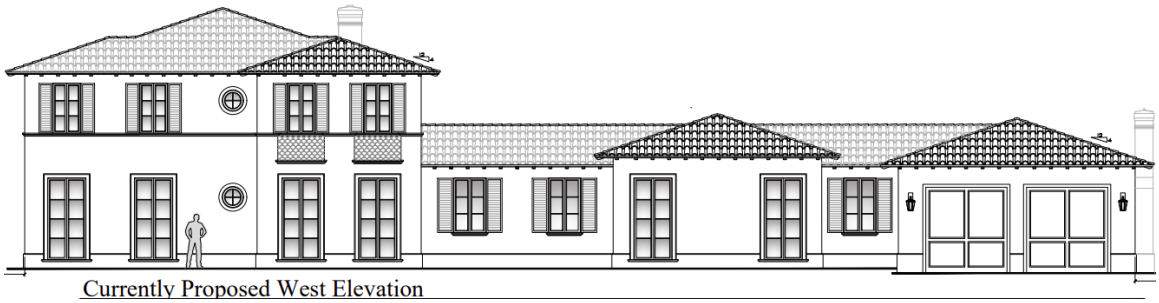
Previously Proposed South Elevation



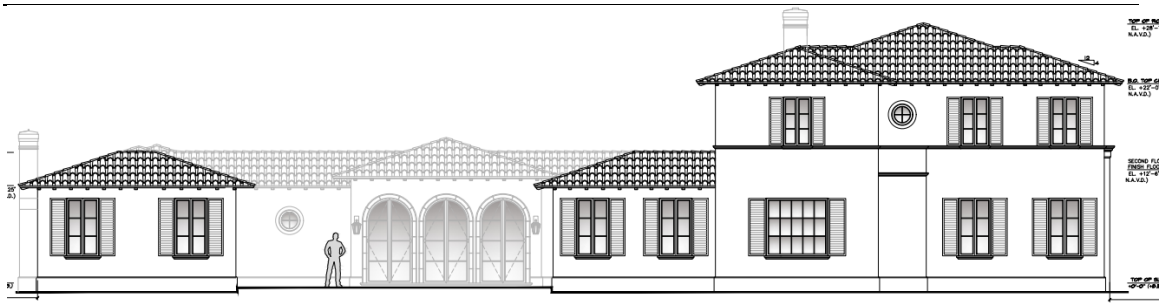
Currently Proposed South Elevation



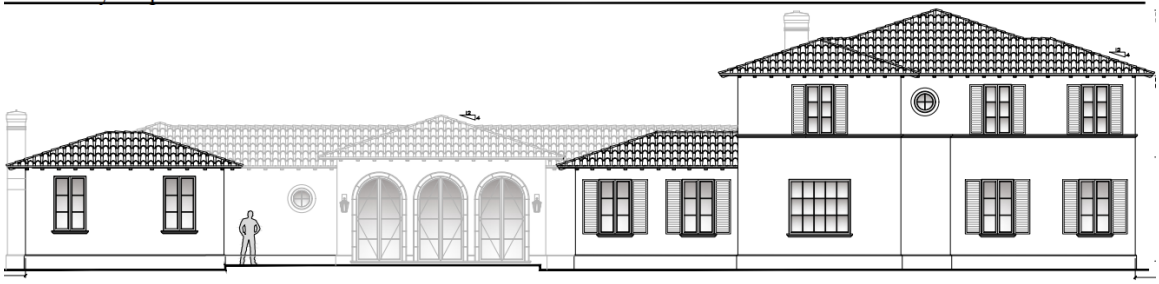
Previously Proposed West Elevation



Currently Proposed West Elevation



Previously Proposed East Elevation

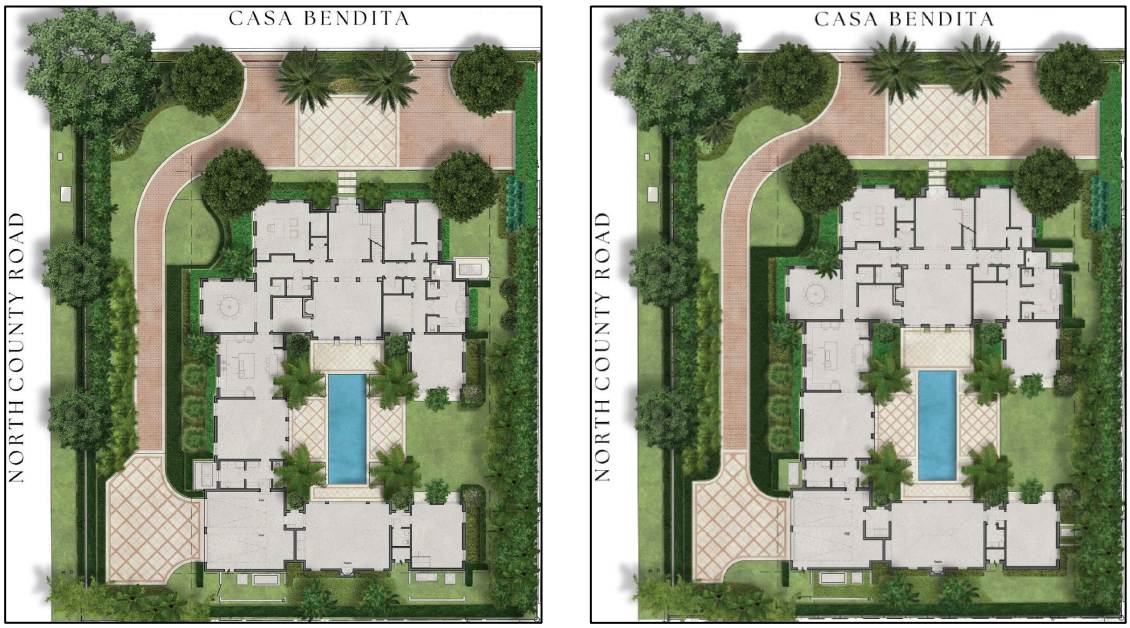


Currently Proposed East Elevation



Proposed color and material palette.

The existing site wall and columns along North County Road are proposed to remain during and after construction, as is an existing perimeter chain link fence. New masonry walls with gates are proposed interior to the site for equipment area screening. Hardscape materials include porphyry pavers in Camparta color mix with coral imprint cast stone pavers and perimeter for motor court areas and pool decking and coping. The proposed landscape plan includes dense perimeter plantings with a regular arrangement of trees and palms framing the front of house at the arrival drive as well as the pool courtyard area.



Color renderings of previously proposed (left) and proposed (right) landscape plan.

CONCLUSION

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

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

WRB:JGM:BMF
WRB

MP Design & Architecture, Inc.

319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667

T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

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

May 11, 2026

Re: 142 Casa Bendita, Palm Beach, FL 33480
ARC-26-0005

We are submitting the attached drawings and application for the review of our project at 142 Casa Bendita, Plam Beach, FL 33480. The proposal includes a new two-story residence with 7,241 SF of air-conditioned space with new loggia, 2 car garage and pool house, along with a new pool, landscape and hardscape design.
The lot is 25,762 SF and the proposed new house will have a total of square footage of 8,572 SF. The proposed lot coverage of 21.58% and CCR calculation of 3.56 are within the allowable limits.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Not applicable.

B. ARCHITECTURAL REVIEW – Section 18-205 & Section 18-206

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

2) The plan for the proposed building or structure demonstrates that it is reasonably protected against external and internal noise, vibrations, and other factors that may make the environment less desirable.

3) The proposed building or structure, in its exterior design and appearance, is not of inferior quality such that it would materially depreciate the appearance or value of the local environment.

MP Design & Architecture, Inc.

319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667

T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

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

5) The proposed building or structure is not excessively similar to any other structure existing, permitted, or included in the same permit application within 200 feet of the proposed site in respect to one or more of the following exterior design and appearance features:

a. Apparently visibly identical front or side elevations.
b. Substantially identical size and arrangement of doors, windows, porticos, or other openings or breaks in the elevation facing the street, including reverse arrangements.
c. Other significantly identical design features, such as materials, roofline, or the height of design elements.

6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing, permitted, or included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a. Height of the building or roof.
b. Other significant design features, including but not limited to materials or architectural quality.
c. Architectural compatibility.
d. Arrangement of structural components.
e. Perceived mass from the street or any perspective visible to the public or adjoining property owners.
f. Diversity of design that complements the size and massing of adjacent properties.
g. Design features that avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring properties

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

MP Design & Architecture, Inc.
319 Clematis Street, Suite 1000
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AA#26001667

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

9) The proposed development conforms to the standards of this code and other applicable ordinances, with respect to the location and appearance of the buildings and structures.

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

C. SPECIAL EXCEPTION – Section 134-22
Not applicable

D. SITE PLAN REVIEW – Section 134-329
Not applicable

E. VARIANCE – Section 134-201
Not applicable

F. OTHER
Not applicable

Respectfully,



Michael Perry

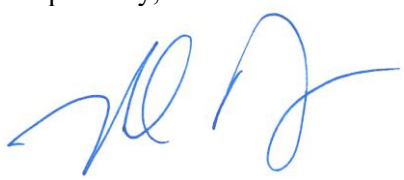
MP Design & Architecture, Inc.
319 Clematis St, Suite 1000
West Palm Beach, Florida 33401
AA#26001667
T: 561.833.7575 info@mpdainc.com F: 561.833.0575

142 Casa Bendita,
Palm Beach FL 33480
ARC-26-0005

Brief Description of Adjustments:

- The overall building height has been reduced from 22'-0" to 20'-6". The second-floor beam height was reduced from 18" to 12" to better balance and minimize the spacing between the windows, roof line, and eave, creating more appropriate proportions between the first and second floors of the residence.
- 6" were removed from the interstitial space.
- Based on ARCOM's comment regarding the pool courtyard feeling too tight, the sizes of the family room, kitchen, foyer, and loggia were increased in order to provide additional space to the pool courtyard.
- The cubic content calculations have been updated accordingly.
- The HVAC equipment layout has been revised on the site plan.
- The entry door design and surround have been modified to a squared configuration with updated materials and detailing.
- The entry door was changed from a solid arched door to a rectangular glass door.
- All shutters at picture windows have been removed per ARCOM direction.
- The loggia arches have been evenly spaced to improve façade symmetry, aligning them with the arched elements of the front elevation.
- Window and door sizes have been reduced in accordance with the decreased building height.

Respectfully,



Michael Perry

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

Line #	Zoning Legend			
1	**Property Address:**	142 CASA BENDITA		
2	**Zoning District:**	RB-RA		
3	**Lot Area (sq. ft.):**	25,762 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	145.00' x 163.04'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	Flood Zone X, AE (Elevation: 6'-0")		
7	**Zero Datum for point of meas. (NAVD)**	7'-0"		
8	**Crown of Road (COR) (NAVD)**	7.48		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25%(6,440.5)	-	22.83%(5,883)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	-	7,860 SF
12	*Front Yard Setback (Ft.)	35'	-	39'-5 1/2"
13	* Side Yard Setback (1st Story) (Ft.)	15'-0"E, 35'-0"W	-	18'-10", 37'-10"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"E, 35'-0"W	-	18'-10"
15	*Rear Yard Setback (Ft.)	15'	-	15'-6 1/2"
16	Angle of Vision (Deg.)	108	-	108
17	Building Height (Ft.)	22'	-	20'-6"
18	Overall Building Height (Ft.)	30'	-	27'-8 5/8"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.84	-	3.56(93,776 CCR)
20	** Max. Fill Added to Site (Ft.)	0.51	0.00'	0.00'
21	Finished Floor Elev. (FFE)(NAVD)	7'-0"	8'-6"	8'-6"
22	Base Flood Elevation (BFE)(NAVD)	6'-0"	8'-6"	8'-6"
23	Landscape Open Space (LOS) (Sq Ft and %)	50%(12,881 SF)	-	50%(12,881 SF)
24	Perimeter LOS (Sq Ft and %)	-	-	
25	Front Yard LOS (Sq Ft and %)	45%(2,258 SF)	-	47.7%(2,391 SF)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

Zoning Legend
Scale n.t.s.

MP DESIGN & ARCHITECTURE

COMM NO. 2524

DATE 5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Sheft
Palm Beach , Florida - 33480
142 Casa Bendita

STATE OF FLORIDA ANGELO L. DAVILA REGISTERED ARCHITECT AR0016639
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0005

SHEET NO.
Zoning Legend



Location Map

Scale n.t.s.

ZONING & SITE CALCULATIONS

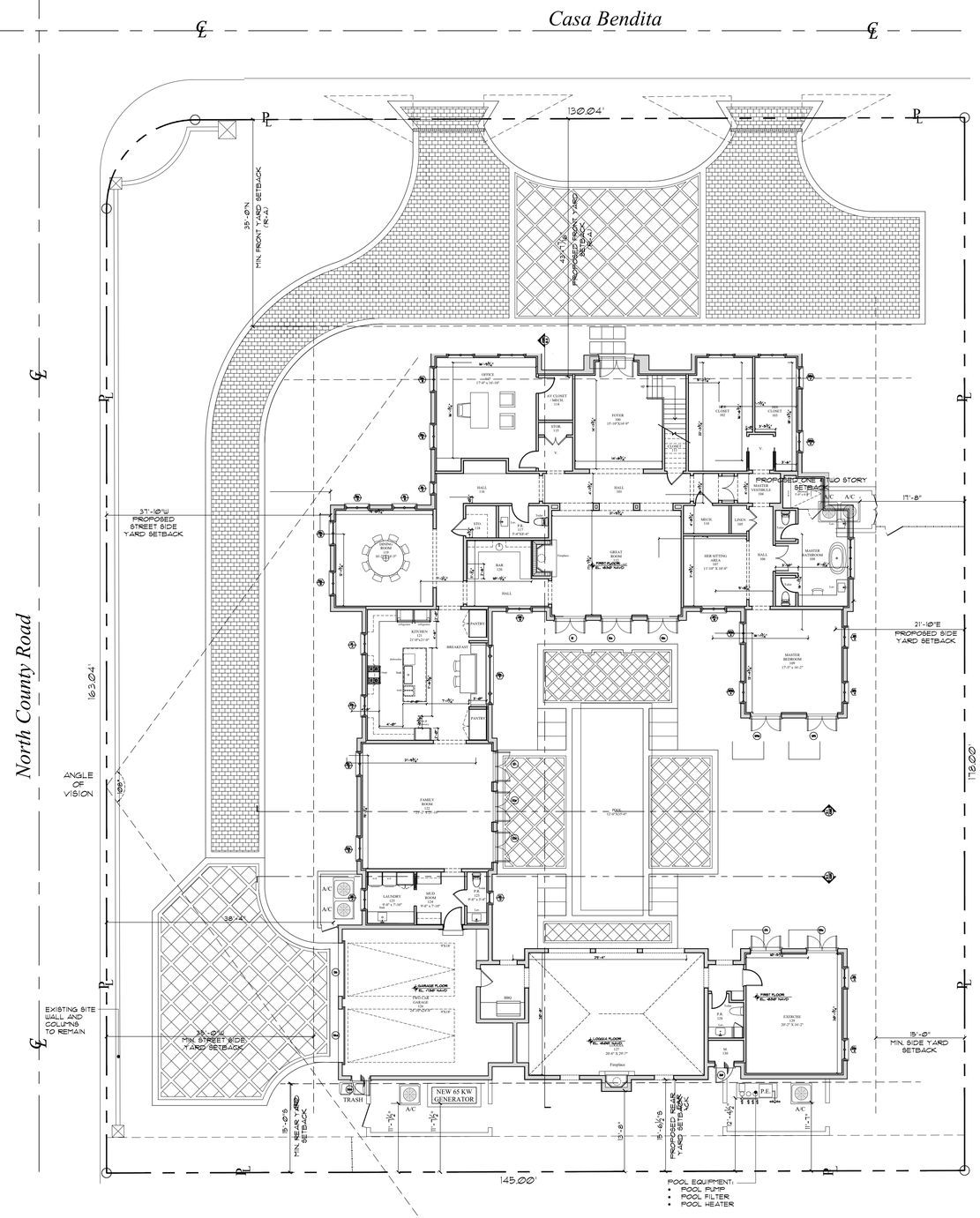
Zoning Item	Required/Allowed	Proposed
Zoning District	RB - RA	RB - RA
Lot Area	20,000 SF	25,762 SF
Lot Width	125.0 '	130.04'
Lot Depth	150.0'	163.04'
Front Yard Setback	35' 2-Story	39'-5 1/2"
Side Yard Setback - East	15'-0" 2-Story	18'-10"
Street Side Yard Setback - West	35' 2-Story	37'-10"
Rear Yard Setback	15' 1-Story	15'-6 1/2"
Maximum Building Height	25' 1-Story 2-Story	20'-6"
Maximum Overall Height	30'	27'-8 5/8"
Lot Coverage	25% 2-Story (6,440.5 SF)	21.58% (5,559 SF)
Landscape Open Space	50% (12,881 SF)	50% (12,881 SF)
Required Front Yard	45% (2,258 SF)	47.7% (2,391 SF)
Cubic Content Ratio	3.84 (98,926 CCR)	3.56 (93,776 CCR)
Angle of Vision	108 °	108 °

AREAS SF CALCULATIONS

First Floor AC	4,844 SF
Second Floor AC	2,397 SF
Total AC	7,241 SF
Garage	619 SF
Loggia	616 SF
Breezeway	96 SF

LEGAL DESCRIPTION

CASA BENDITA LT 11



Proposed Site Plan

Scale 3/32" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2524

DATE
5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Sheft
142 Casa Bendita
Palm Beach , Florida - 33480

STATE OF FLORIDA
ANGELO L. DAVILA
REGISTERED ARCHITECT
AR0016639
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
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MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
A000

ARC-26-0005

Mr. & Mrs Sheft Residence

142 Casa Bendita Palm Beach Fl. 33480



DESIGN & ARCHITECTURE

ARCHITECURE

MP DESIGN & ARCHITECURE

LANDSCAPE

VERTESCH LANDSCAPE ARCHITECTURE

ARC-26-0005

First Submital	01-22-2026
Second Submital	02-09-2026
Second Submital	03-16-2026
Final Submittal	04-06-2026
Arcom Meeting	04-29-2026
Final Resubmittal	05-10-2026
Arcom Meeting	05-27-2026

PROPOSED SCOPE OF WORK

WE ARE SUBMITTING THE ATTACHED DRAWINGS AND APPLICATION FOR THE REVIEW OF OUR PROJECT AT 142 CASA BENDITA, PLAM BEACH, FL 33480. THE PROPOSAL INCLUDES A NEW TWO-STORY RESIDENCE WITH 7,241 SF OF AIR-CONDITIONED SPACE WITH NEW LOGGIA, 2 CAR GARAGE AND POOL HOUSE, ALONG WITH A NEW POOL, LANDSCAPE AND HARDSCAPE DESIGN.

THE LOT IS 25,762 SF AND THE PROPOSED NEW HOUSE WILL HAVE A TOTAL OF SQUARE FOOTAGE OF 8,572 SF.

THE PROPOSED LOT COVERAGE OF 21.58% AND CCR CALCULATION OF 3.68 ARE WITHIN THE ALLOWABLE LIMITS.

LIST OF REVISED ITEMS

THE OVERALL HOUSE HEIGHT WAS REDUCED FROM 22’-0” TO 20’-6”.

HVAC EQUIPMENT LAYOUT WAS MODIFIED ON THE SITE PLAN.

THE ENTRY DOOR DESIGN WAS REVISED TO A SQUARED CONFIGURATION WITH UPDATED MATERIALS AND DETAILING.

THE OVERALL MASSING AND PROPORTIONS OF THE HOUSE WERE ADJUSTED TO ADDRESS ARCOM COMMENTS, ENSURING THE DESIGN MAINTAINS BALANCED ARCHITECTURAL PROPORTIONS.

ALL SHUTTERS ON PICTURE WINDOWS WERE REMOVED

LOGGIA ARCHES WERE EVENLY DIVIDED TO ESTABLISH SYMMETRY ON THE FAÇADE, ALIGNING WITH THE FRONT ARCHED ELEMENTS.

WINDOW AND DOOR SIZES WERE REDUCED IN RESPONSE TO THE DECREASE IN BUILDING HEIGHT.

THE FLOOR PLAN WAS RECONFIGURED TO EXPAND THE KITCHEN AND FAMILY ROOM AREAS, CREATING A MORE OPEN CONNECTION TO THE POOL COURTYARD.

SHEET INDEX

COVER	PROJECT INFORMATION, DEADLINES AND MEETINGS
	INDEX
	SURVEY
	ZONING LEGEND
	AERIAL VICINITY LOCATION MAP
	LOCATION PLAN
A000	PROPOSED SITE PLAN
A000.1	PROPOSED SITE PLAN
A001	STREETSCAPE, SITESCAPE
A001.1	HEIGHT PLANE DIAGRAMS
PHOTOS 1	SURROUNDING PROPERTY PHOTOS
PHOTOS 2	SURROUNDING PROPERTY PHOTOS
PHOTOS 3	SURROUNDING PROPERTY PHOTOS
PHOTOS 4	SURROUNDING PROPERTY PHOTOS
A002	PREVIOUSLY PROPOSED FIRST & SECOND FLOOR CUBIC CONTENT RATIO PLAN
A002.1	CURRENTLY PROPOSED FIRST & SECOND FLOOR CUBIC CONTENT RATIO PLAN
A003	PREVIOUSLY PROPOSED AXONOMETRIC
A003.1	CURRENTLY PROPOSED AXONOMETRIC
A004	PREVIOUSLY PROPOSED FIRST & SECOND FLOOR ZONING DIAGRAM
A004.1	CURRENTLY PROPOSED FIRST & SECOND FLOOR ZONING DIAGRAM
A005	PROPOSED YARD SECTION DIAGRAMS
A100.00	PREVIOUSLY PROPOSED FIRST FLOOR PLAN
A100.0	CURRENTLY PROPOSED FIRST FLOOR PLAN
A100	ENLARGED PARTIAL FIRST FLOOR PLAN
A100.1	ENLARGED PARTIAL FIRST FLOOR PLAN
A101.00	PREVIOUSLY PROPOSED SECOND FLOOR PLAN
A101.0	CURRENTLY PROPOSED SECOND FLOOR PLAN
A101	ENLARGED PARTIAL SECOND FLOOR PLAN
A101.1	ENLARGED PARTIAL SECOND FLOOR PLAN
A102.00	PREVIOUSLY PROPOSED ROOF PLAN
A102.0	CURRENTLY PROPOSED ROOF PLAN
A102	ENLARGED PARTIAL ROOF PLAN
A102.1	ENLARGED PARTIAL ROOF PLAN

SHEET INDEX

	RENDERINGS
A200.0	PROPOSED NORTH ELEVATION
A200	ENLARGED NORTH H ELEVATION
A200.1	PROPOSED SOUTH ELEVATION
A200.2	ENLARGED SOUTH ELEVATION
A201.0	PROPOSED WEST ELEVATION
A201.1	PROPOSED EAST ELEVATION
A201.2	ENLARGED EAST ELEVATION
A202.0	PROPOSED SOUTH ELEVATION - SECTION 1
A202	ENLARGED SOUTH ELEVATION - SECTION 1
A202.1	PROPOSED NORTH ELEVATION - SECTION 2
A202.2	ENLARGED NORTH ELEVATION - SECTION 2
A203.0	PROPOSED EAST ELEVATION - SECTION 3
A202.2	ENLARGED EAST ELEVATION - SECTION 3
	MATERIALS
A300	ARCHITECTURAL DETAILS
A300.1	ARCHITECTURAL DETAILS
A301	ARCHITECTURAL DETAILS
A302	TYPICAL OVERHANG DETAIL
A500	DOOR SCHEDULE
A550	WINDOW SCHEDULE
L0.0	TITLE SHEET/ LOCATION MAP
IL1.0	ILLUSTRATED LANDSCAPE PLAN
IL1.1	LANDSCAPE ELEVATIONS
IL1.2	LANDSCAPE ELEVATIONS
OS1	OPEN SPACE DIAGRAMS
EP1.0	TREE SURVEY AND DISPOSITION
EP1.1	EXISTING LANDSCAPE PLAN AND DISPOSITION
EP1.2	EXISTING CONDITIONS/PHOTOGRAPHS
L1.1	SITE PLAN/ MATERIALS SHEET
L2.1	GATE AND WALL SHEET
L3.1	PLANTING PLAN
L4.1	PLANT LIST AND ZONING LEGEND
CS1.1	CONSTRUCTION SCREENING PLAN
SS1.1	SITE SECTIONS

SHEET INDEX

TR1.1	TRUCK LOGISTICS PLAN
C-1	CONCEPTUAL SITE GRADING & DRAINAGE PLAN
EC-1	CONSTRUCTION STAGING/ PARKING & EROSION CONTROL PLAN

ALTA/NSPS LAND TITLE & BOUNDARY SURVEY FOR:

BERNARD S. GEWIRZ

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

BERNARD S. GEWIRZ

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

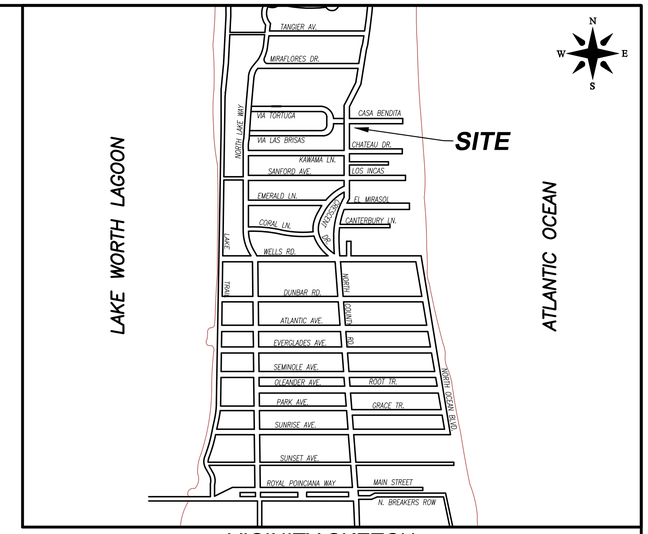
142 Casa Bendita
Palm Beach, FL 33480

LEGAL DESCRIPTION:

*Lot 11, **PLAT OF CASA BENDITA**, according to the Plat thereof on file in the office of the clerk of the circuit court in and for Palm Beach County, Florida, as recorded in Plat Book 27, Page 22.*

FLOOD ZONES:

This property is located in Flood Zones X & AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581G, dated 12/20/2024.



VICINITY SKETCH
(NOT TO SCALE)

TITLE COMMITMENT REVIEW

CLIENT: Bernard S. Gewirz		COMMITMENT NO. : 110905347	DATE: August 22nd 2025			
REVIEWED BY: William M. Naulty		JOB NO. : 240502-SE				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-8	N/A	Standard Exceptions.				●
9	PB 27, PG 22	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAT OF CASA BENDITA.	●			
9a	ORB 1505, PG 10	As amended by Indenture recorded.				●
10	ORB 669, PG 435	Covenants, conditions and restrictions recorded August 23, 1961.				●
10a	ORB 1537, PG 24	As reimposed.				●
11	ORB 27137, PG 797	Stormwater Management Agreement.		●		

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 110905347, issued by First American Title Insurance Company, dated November 19th, 2025. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying LLC. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*
15. *Per Florida Statutes, Chapter 472.025, a Land Surveyor shall not affix his seal or name to any plan or drawing which depicts work which he/she is not licensed to perform or which is beyond his/her profession or specialty therein. Therefore, we are unable to certify as to municipal zoning compliance, interpretation of zoning codes or the determination of violations thereof.*
16. *At the time of the ALTA survey there were no observable evidence of earth moving work, building construction or building additions within recent months.*
17. *At the time of the ALTA survey there were no changes in street right-of-way lines either completed or proposed; and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.*
18. *At the time of the ALTA survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.*
19. *The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the subject property with regards to wetlands on the subject property.*
20. *The location of the utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with current underground plans or surface ground markings to determine the location of any subterranean uses.*
21. *At the time of the survey, there was no evidence of cemeteries, gravesites, and/or burial grounds located on the surveyed property.*
22. *There are 0 maintained parking stripes & 0 handicap parking spaces on-site.*
23. *No zoning report supplied.*

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

To: BERNARD S. GEWIRZ TRUST

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no Table A Items thereof. The field work was completed on October 9th, 2025.

DATE OF LAST FIELD SURVEY: 10/09/2025

William M. Naulty License Number 7558 STATE OF FLORIDA Professional Surveyor and Mapper

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

REVISIONS:

02/03/26 ADD SPOT ELEVATIONS & FLOOD ZONES S.C.W.
12/12/2025 REVISE TITLE COMMITMENT AND NOTE #1 M.N. 258182

ALTA/NSPS LAND TITLE & BOUNDARY SURVEY FOR:

BERNARD S. GEWIRZ

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4561 LB #8598

FIELD: B.M.	JOB No.: 25-1014	F.B. PG.	
OFFICE: S.C.W.	DATE: 10/09/25	DWG. No.: 25-1014	
C'K'D.: W.N.	REF.: 25-1014.DWG	SHEET: 1 OF 2	

LEGEND

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

BENCHMARK:
MAG NAIL AND DISK
EL.=4.06 NAVD

FLOOD ZONE AE (EL.6) | FLOOD ZONE X

℄ CASA BENDITA
(30' PUBLIC R/W)

BENCHMARK:
MAG NAIL AND DISK
EL.=6.47 NAVD

Δ=89°50'00"
A=23.52'
R=15.00'

130.04'

89°50'

90°10'

1/2" "#6026" 0.3'N. & 0.4'E.

1/2" "#6026" 0.1'S.

ASPHALT

HEADER CURB

CATCH BASIN
FLOW LINE EL.=4.28

ELECTRIC VAULT

TOW=8.78

TOW=8.81

COLUMN CORNER 0.6'W.
5/8" BENT 0.3'N. & 0.2'W.
TOW=8.80

42.5'

ROCK DRIVEWAY

BENCH

STONE

41.2'

A/C

A/C

PLANTER

B.F.P.

LOT 10

(P.B. 27, PG. 22)

CONC. WALL 0.2'E.

CONC. WALL 0.1'E.

CONC. WALL

CATCH BASIN
RIM EL.=4.17

ELECTRIC VAULT

32.6'

STONE
COVERED

FFE=7.39

17.2'

15.1'

11.9'

15.2'

17.3'

16.0'

19.4'

14.4'

#142
2-STORY
RESIDENCE
F.F.E.=8.30'

STEPS

THRESHOLD=8.32

35.2'

STONE

C.L.F. 0.4'W.

THRESHOLD=8.27

12.5'

14.1'

12.4'

PLANTER

3.9'

20.1'

178.00'

METAL FENCE

#134
2-STORY RESIDENCE

98.9'

C.L.F. (TYP.)

CONC. WALL

CONC. PATIO

POOL

LOT 11
25,762 S.F.
(P.B. 27, PG. 22)

DRAIN
COVERED

36.1'

THRESHOLD=8.04

THRESHOLD=8.13

48.1'

50.2'

STONE

CONC. WALL (TYP.)

GATE

33.8'

27.0'

THRESHOLD=7.79

17.9'

STONE

STEPS

10.3'

19.5'

STONE

STEP

ROCK DRIVEWAY

GARAGE FLOOR=7.17
1-STORY GUEST HOUSE & GARAGE
F.F.E.=7.80'

24.7'

11.8'

THRESHOLD=8.12

STONE

GENERATOR

METAL FENCE

26.9'

STONE

P.E. & A/C

@ GAS METER

TOW=8.75

CATV RISER

TELEPHONE RISER

CATV RISER

6' U.E. (P)

C.L.F. 0.3'W.

WOOD FENCE ATOP CONC. WALL

5/8" ILLEGIBLE
0.1'S. & 0.1'E.

C.L.F. CORNER ALONG LINE

TRANSFORMER PAD

ELECTRIC VAULT

@ GAS METER

POOL EQUIPMENT

145.00'

6' U.E. (P.B. 29, PG. 158)

1/2" "#6026" 0.2'S. & 0.3'E.

GENERATOR

FLOOD ZONE AE (EL.6) | FLOOD ZONE X

℄ N. COUNTY ROAD
(85' PUBLIC R/W)

CROWN±

163.04'

CONC. WALL (TYP.)

TOW=8.84

TOW=8.79

LOT 1
CHATEAUX ENCHANTE
(P.B. 29, PG. 158)

LOT 3
CHATEAUX ENCHANTE
(P.B. 29, PG. 158)

N
W E
S

0' 10' 20' 30'
SCALE: 1"=10'

ALTA/NSPS LAND TITLE & BOUNDARY SURVEY FOR:

BERNARD S. GEWIRZ

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #3598

FIELD: B.M.	JOB No.: 25-1014	F.B. PG.
OFFICE: S.C.W.	DATE: 10/09/25	DWG. No.: 25-1014
C'K'D.: W.N.	REF.: 25-1014.DWG	SHEET: 2 OF 2

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

Line #	Zoning Legend			
1	**Property Address:**	142 CASA BENDITA		
2	**Zoning District:**	RB-RA		
3	**Lot Area (sq. ft.):**	25,762 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	145.00' x 163.04'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	Flood Zone X, AE (Elevation: 6'-0")		
7	**Zero Datum for point of meas. (NAVD)**	7'-0"		
8	**Crown of Road (COR) (NAVD)**	7.48		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25%(6,440.5)	-	22.83%(5,883)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	-	7,596 SF
12	*Front Yard Setback (Ft.)	35'	-	39'-5 1/2"
13	* Side Yard Setback (1st Story) (Ft.)	15'-0"E, 35'-0"W	-	18'-10", 37'-10"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"E, 35'-0"W	-	18'-10"
15	*Rear Yard Setback (Ft.)	15'	-	15'-6 1/2"
16	Angle of Vision (Deg.)	108	-	108
17	Building Height (Ft.)	22'	-	20'-6"
18	Overall Building Height (Ft.)	30'	-	27'-8 5/8"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.84	-	3.56(93,776 CCR)
20	** Max. Fill Added to Site (Ft.)	0.51	0.00'	0.00'
21	Finished Floor Elev. (FFE)(NAVD)	7'-0"	8'-6"	8'-6"
22	Base Flood Elevation (BFE)(NAVD)	6'-0"	8'-6"	8'-6"
23	Landscape Open Space (LOS) (Sq Ft and %)	50%(12,881 SF)	-	50%(12,881 SF)
24	Perimeter LOS (Sq Ft and %)	-	-	
25	Front Yard LOS (Sq Ft and %)	45%(2,258 SF)	-	47.7%(2,391 SF)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

Zoning Legend
Scale n.t.s.

MP DESIGN & ARCHITECTURE

COMM NO. 2524

DATE 5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
142 Casa Bendita
Palm Beach , Florida - 33480

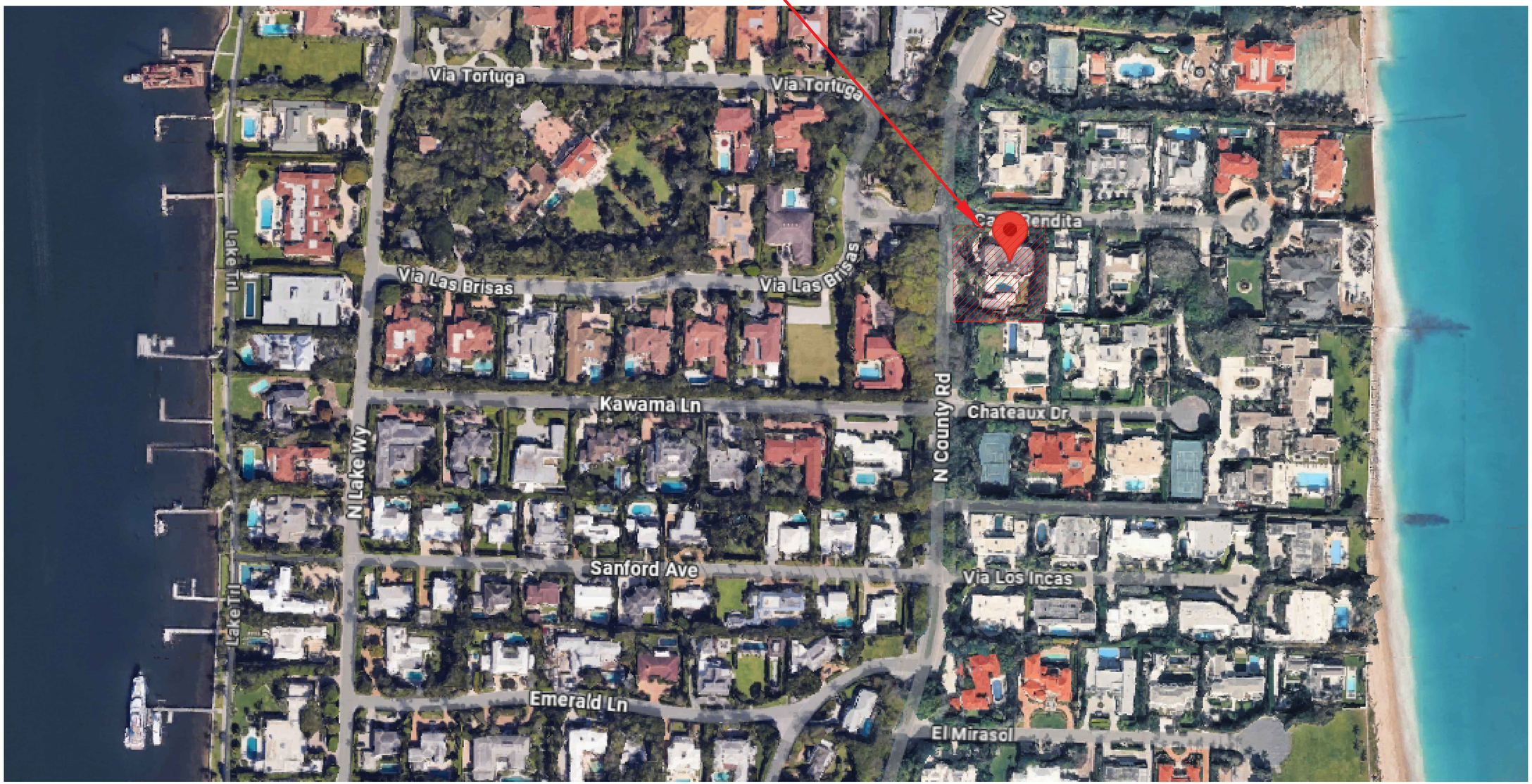
STATE OF FLORIDA ANGELO L. DAVILA REGISTERED ARCHITECT AR0016639
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0005

SHEET NO.
Zoning Legend

SUBJECT PROPERTY



Aerial Vicinity Map

Scale n.t.s.

COMM NO.
2524

DATE
5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
142 Casa Bendita
Palm Beach , Florida - 33480

STATE OF FLORIDA
ANGELO L DAVILA
AR0016639
REGISTERED
ANGELO DAVILA A.I.A.
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SHEET NO.
Aerial Vicinity Map



Location Map

Scale n.t.s.

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142 Casa Bendita

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SHEET NO.
Location Map



Location Map

Scale n.t.s.

ZONING & SITE CALCULATIONS

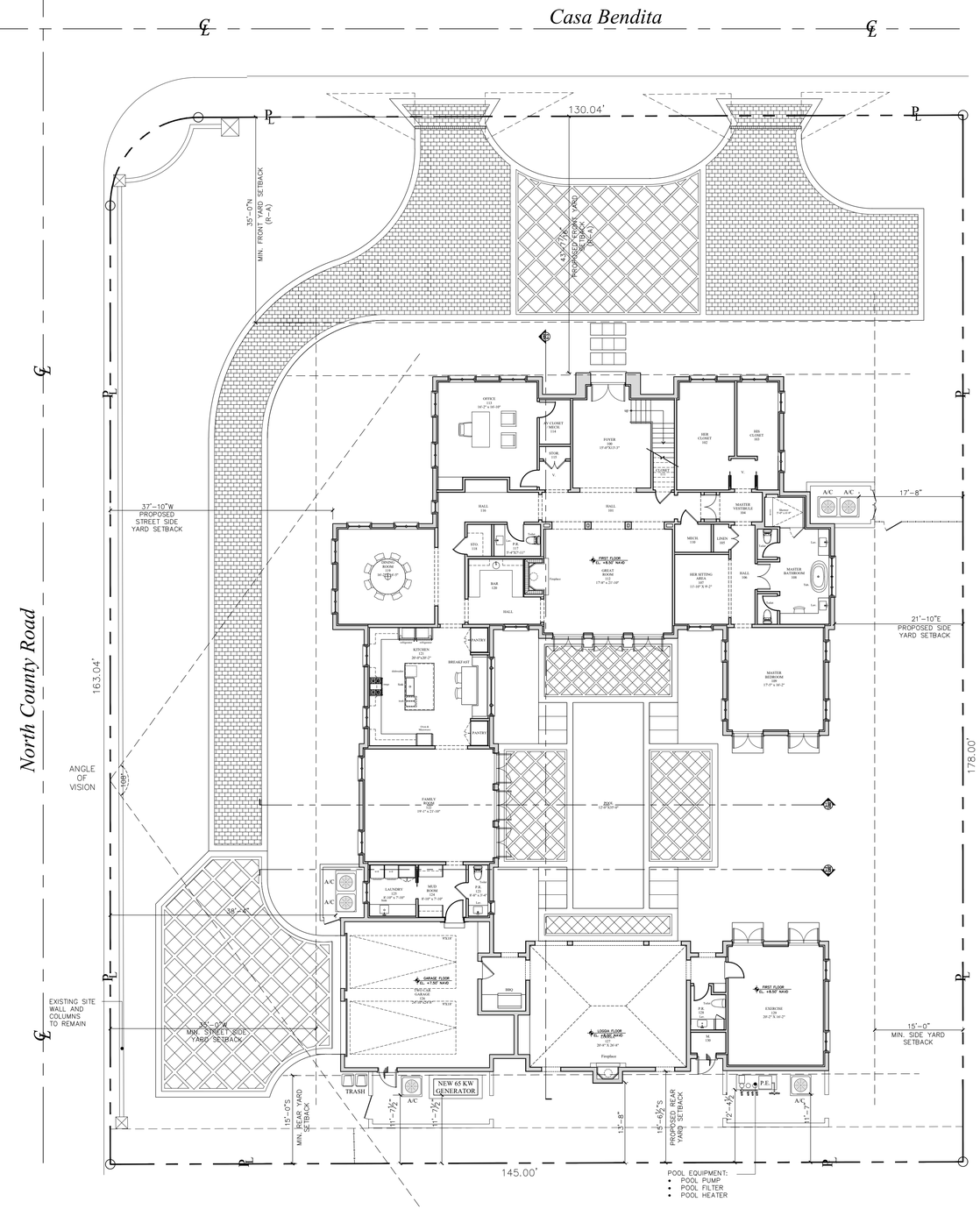
Zoning Item	Required/Allowed	Proposed
Zoning District	RB - RA	RB - RA
Lot Area	20,000 SF	25,762 SF
Lot Width	125.0 '	130.04'
Lot Depth	150.0'	163.04'
Front Yard Setback	35' 2-Story	43'-7 7/16"
Side Yard Setback - East	15'-0" 2-Story	21'-10"
Street Side Yard Setback - West	35' 2-Story	37'-10"
Rear Yard Setback	15' 1-Story	15'-6 1/2"
Maximum Building Height	25' 1-Story 2-Story	22-0"
Maximum Overall Height	35'	28'-7"
Lot Coverage	25% 2-Story (6,440.5 SF)	22.83% (5,883 SF)
Landscape Open Space	50% (12,881 SF)	50% (12,881 SF)
Required Front Yard	45% (2,258 SF)	46.8% (2,349 SF)
Cubic Content Ratio	3.84 (98,926 CCR)	3.68 (96,048.5 CCR)
Angle of Vision	108 °	108 °

AREAS SF CALCULATIONS

First Floor AC	4,637 SF
Second Floor AC	2,317 SF
Total AC	6,954 SF
Garage	642 SF
Loggia	550 SF
Breezeway	54 SF

LEGAL DESCRIPTION

CASA BENDITA LT 11



Previously Proposed Site Plan

Scale 3/32" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO. 2524

DATE 5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
142 Casa Bendita
Palm Beach , Florida - 33480

STATE OF FLORIDA ANGELO L. DAVILA AR0016639 REGISTERED ARCHITECT
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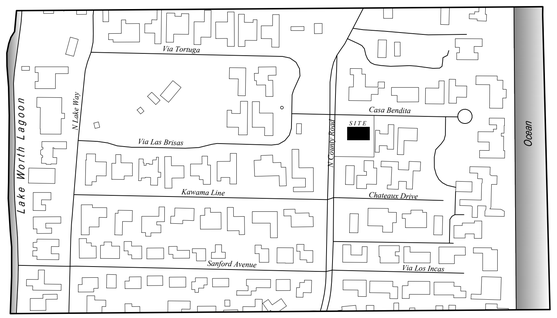
SHEET NO. A000



Location Map

Scale n.t.s.

ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Proposed
Zoning District	RB - RA	RB - RA
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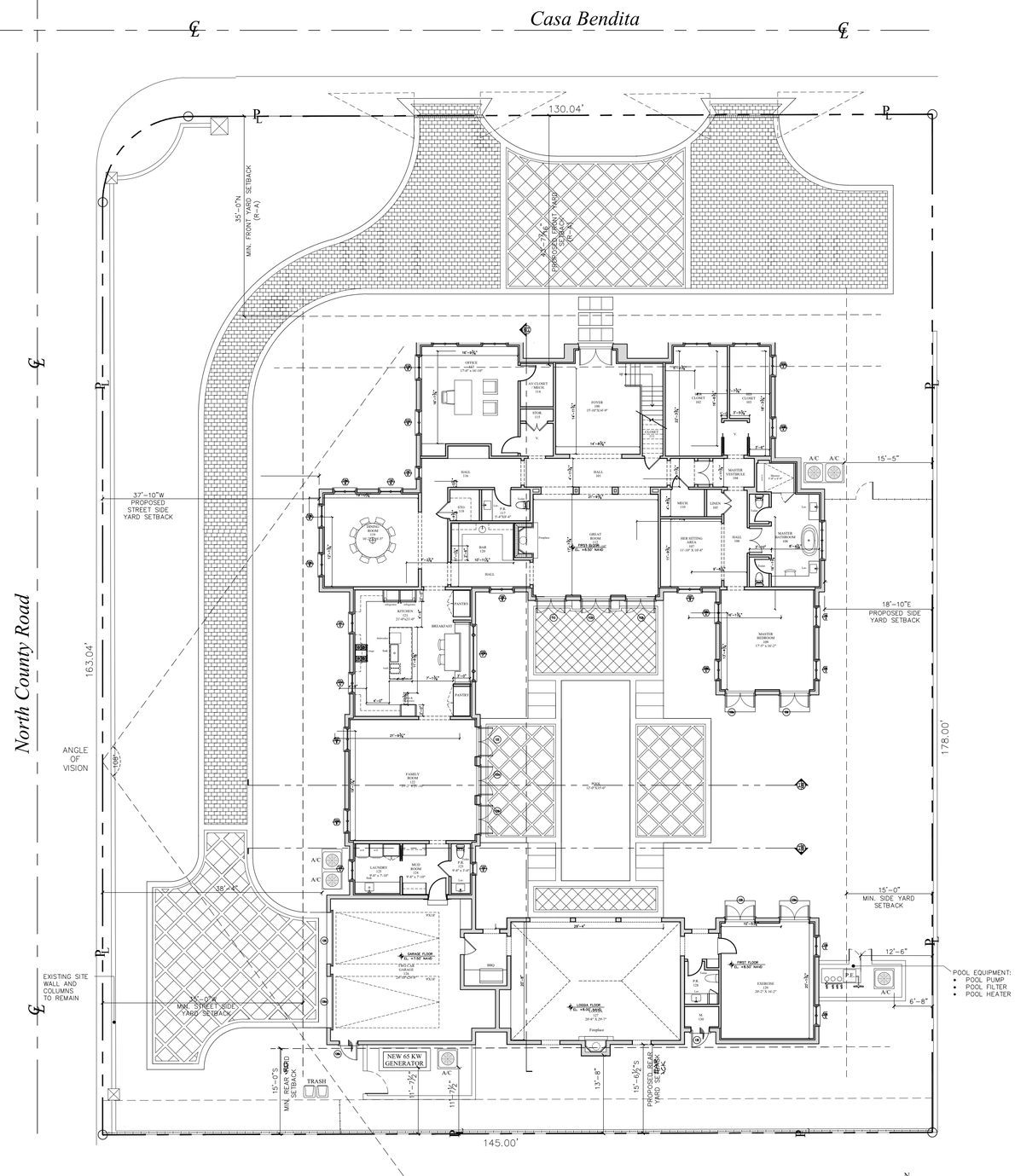
AREAS SF CALCULATIONS

First Floor AC	4,637 SF
Second Floor AC	2,317 SF
Total AC	6,954 SF
Garage	642 SF
Loggia	550 SF
Breezeway	54 SF

LEGAL DESCRIPTION

CASA BENDITA LT 11



Currently Proposed Site Plan

Scale 3/32" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO. 2524

DATE 5/11/2026

REVISIONS

A New Residence for

Mr. & Mrs Robert Sheft

142 Casa Bendita Palm Beach , Florida - 33480

STATE OF FLORIDA ANGELO L. DAVILA AR0016639 REGISTERED

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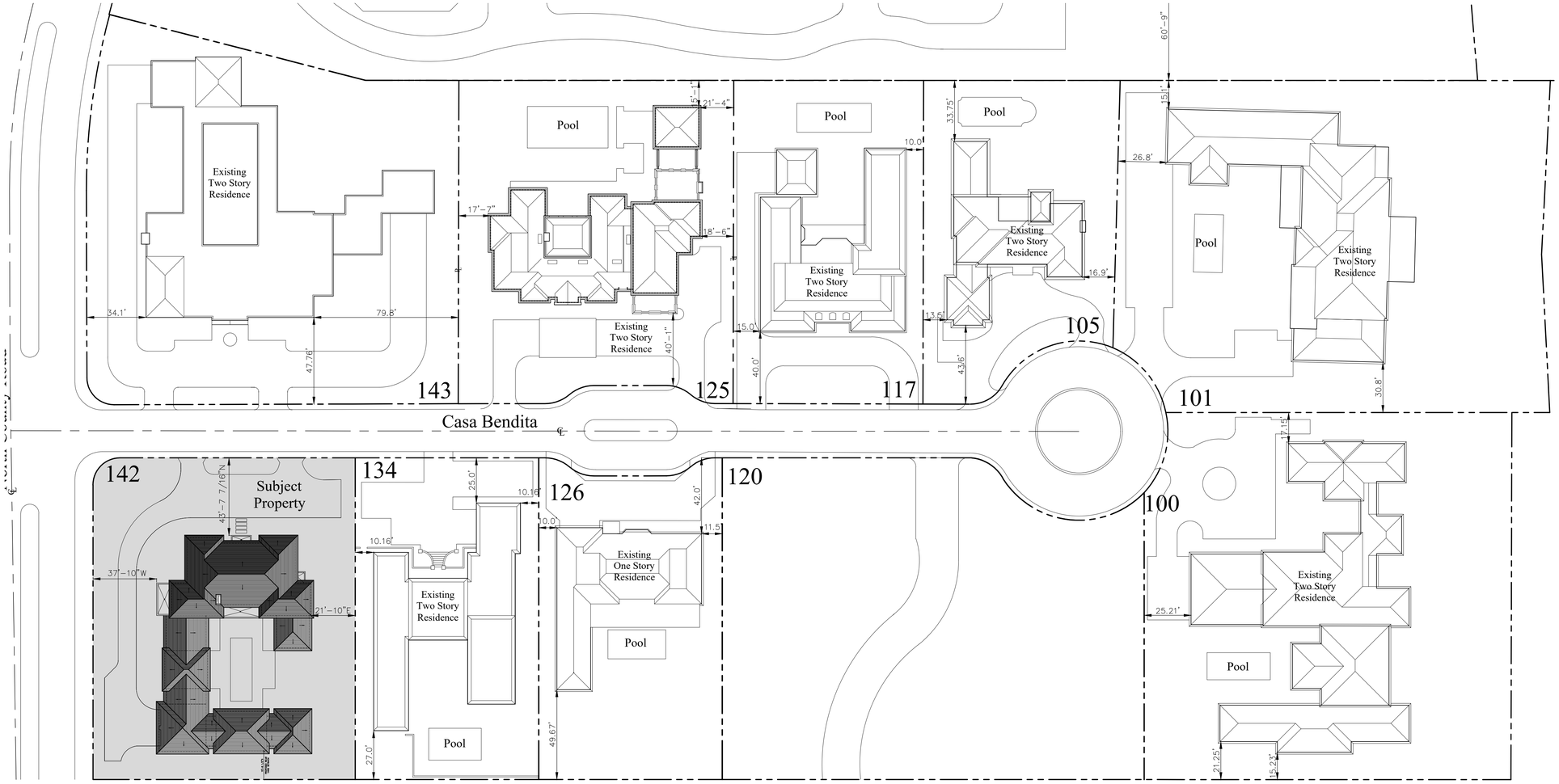
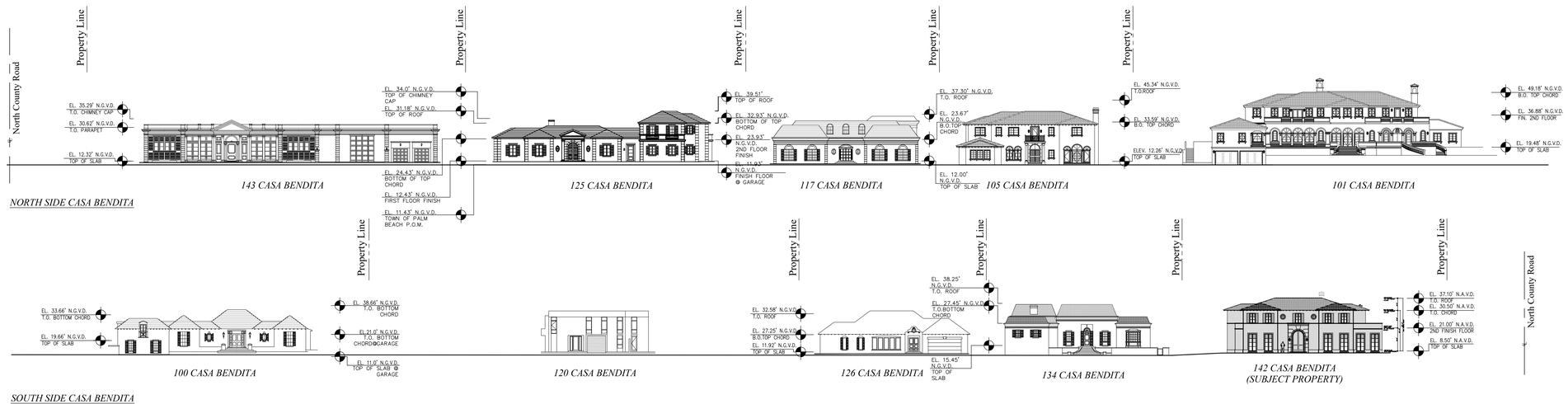


Sitescape

Scale 1/32" = 1'-0"



Streetscape

Scale 1/32" = 1'-0"

MP DESIGN & ARCHITECTURE
DESIGN & ARCHITECTURE

COMM NO.
2524

DATE
5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
Palm Beach , Florida - 33480
142 Casa Bendita

STATE OF FLORIDA
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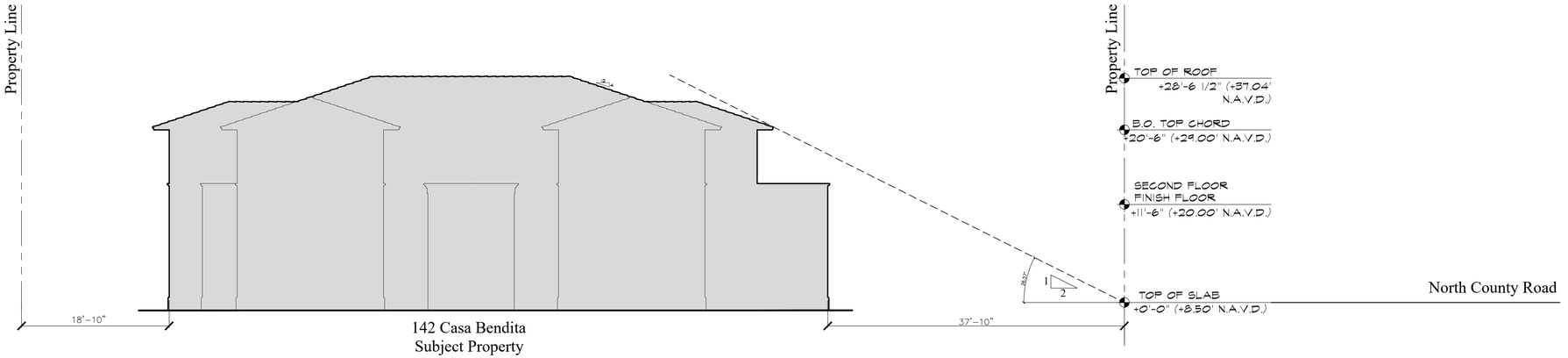
A001



Height Plane Diagram

1/8" = 1'-0"

MP DESIGN & ARCHITECTURE

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A New Residence for
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A001.1



142 Casa Bendita
(Subject Property)



142 Casa Bendita
(Subject Property)



134 Casa Bendita



134 Casa Bendita

MP DESIGN & ARCHITECTURE

COMM NO.
2524

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5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
Palm Beach , Florida - 33480
142 Casa Bendita

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Photos
1



126 Casa Bendita



126 Casa Bendita



120 Casa Bendita



120 Casa Bendita

DESIGN & ARCHITECTURE

COMM NO.
2524

DATE
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REVISIONS

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142 Casa Bendita
Palm Beach , Florida - 33480

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Photos
2



117 Casa Bendita



117 Casa Bendita



125 Casa Bendita



125 Casa Bendita

MP DESIGN & ARCHITECTURE

COMM NO.
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DATE
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A New Residence for
Mr. & Mrs Robert Sheft
Palm Beach , Florida - 33480
142 Casa Bendita

STATE OF FLORIDA
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Photos
3



143 Casa Bendita



143 Casa Bendita

MP DESIGN & ARCHITECTURE

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DATE
5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
142 Casa Bendita Palm Beach , Florida - 33480

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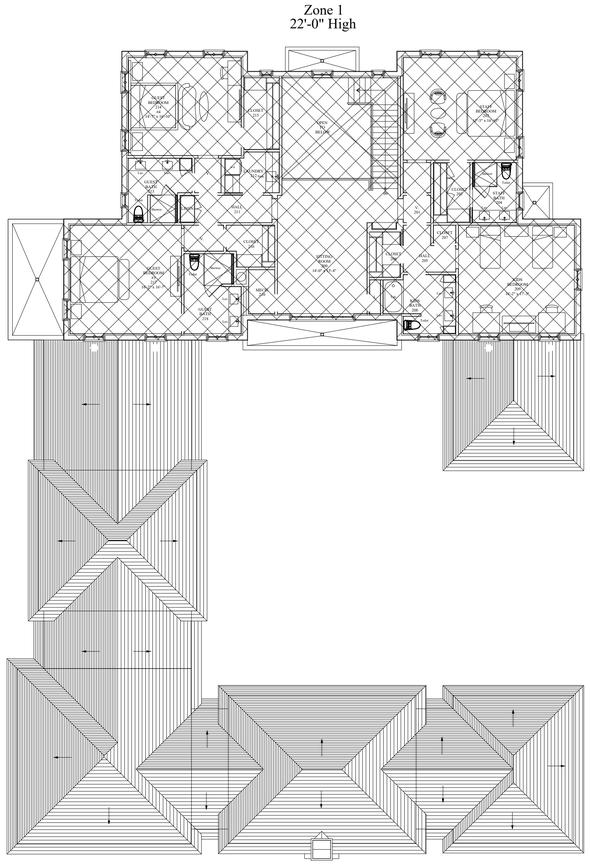
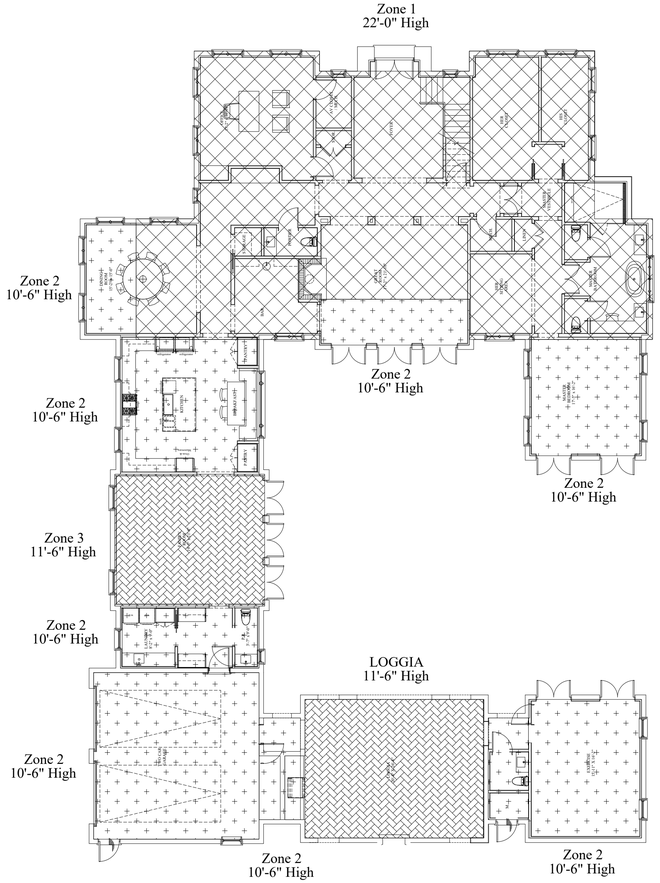
SHEET NO.
Photos
4

22'-0" High



Previously Proposed Second Floor Cubic Content Plan

Scale 3/32" = 1'-0"



Previously Proposed First Floor Cubic Content Plan

Scale 3/32" = 1'-0"

Proposed CCR Calculations	
ZONE	CUBIC FEET
1	60,346 CU.FT
2	24,318 CU.FT
3	5,048.5 CU.FT
TOTAL	TOTAL -89,712.5 CU.FT *
*LOGGIA (551 x 11'-6"=6,336 CCR)	
*(3.48)89,712.5 CCR+(0.2)6,336 CCR=(3.68) 96,048.5 CCR	

Legend

- ZONE 1 TWO STORY AREA
- ZONE 2 ONE STORY AREA
- ZONE 3 ONE STORY AREA

MP DESIGN & ARCHITECTURE

COMM NO.
2524

DATE
5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
Palm Beach , Florida - 33480
142 Casa Bendita

STATE OF FLORIDA ANGELO L. DAVILA REGISTERED AR0016639
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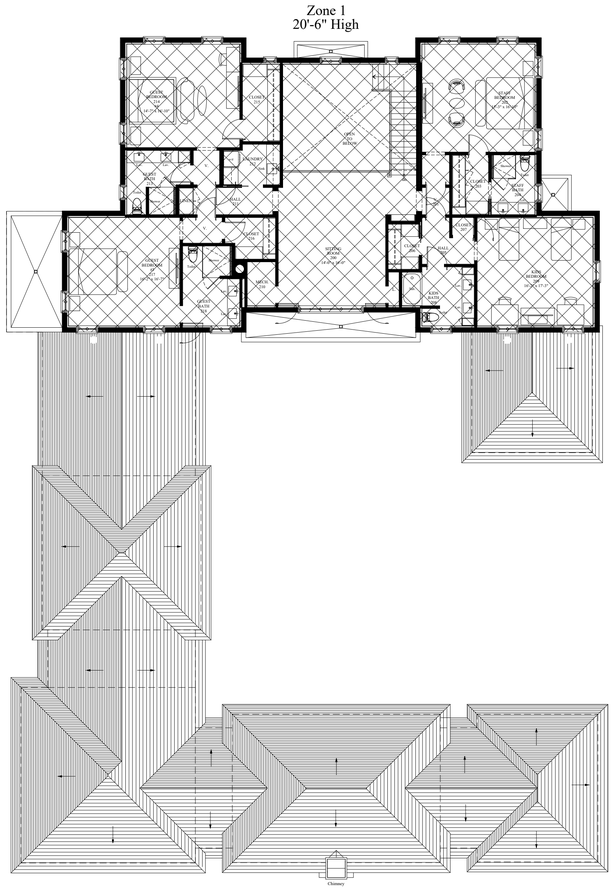
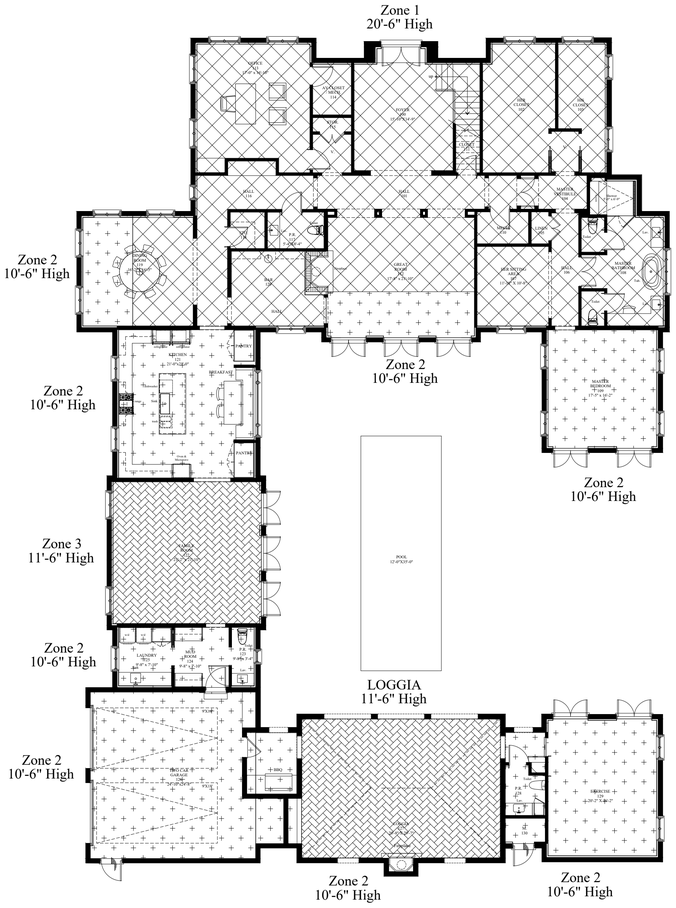
SHEET NO.
A002



Currently Proposed Second Floor Cubic Content Ratio Plan

Scale 3/32" = 1'-0"



Currently Proposed First Floor Cubic Content Ratio Plan

Scale 3/32" = 1'-0"

Proposed CCR Calculations

ZONE	CUBIC FEET
1	56,231 CU.FT
2	24,895 CU.FT
3	5,566 CU.FT
TOTAL	TOTAL =86,692 CU.FT *
*LOGGIA (616 x 11'-6" = 7,084 CCR)	
<13,36:86,692 CCR<(0.271,084 CCR=13,36:93,776 CCR	

Legend

- ZONE 1 TWO STORY AREA
- ZONE 2 ONE STORY AREA
- ZONE 3 ONE STORY AREA

DESIGN & ARCHITECTURE

COMM NO.
2524

DATE
5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
142 Casa Bendita
Palm Beach , Florida - 33480

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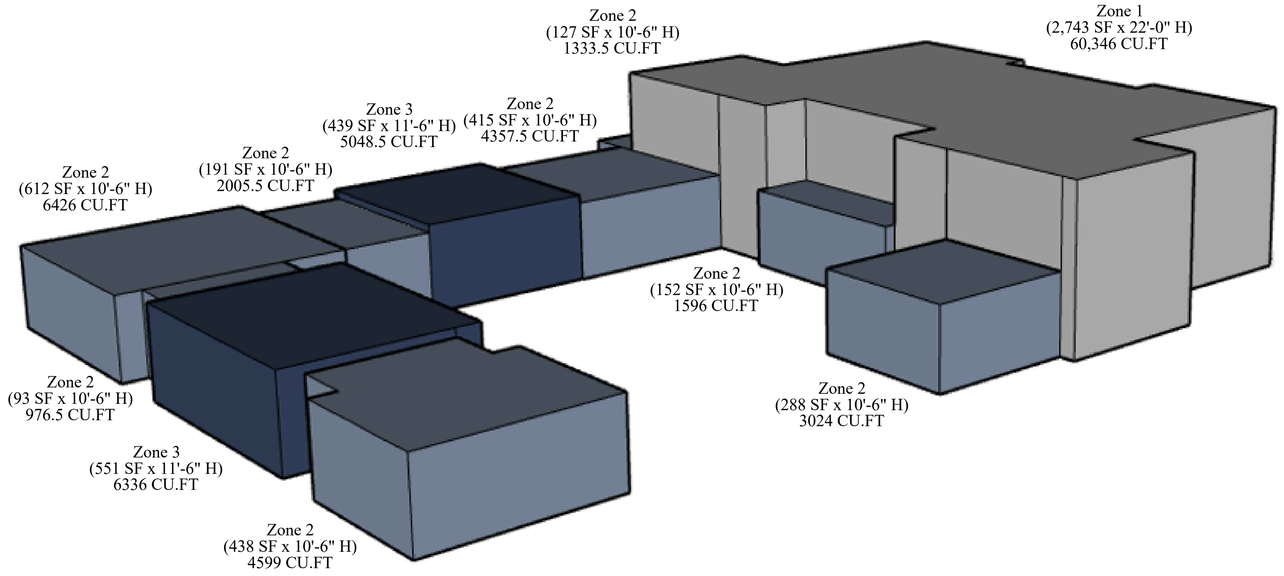
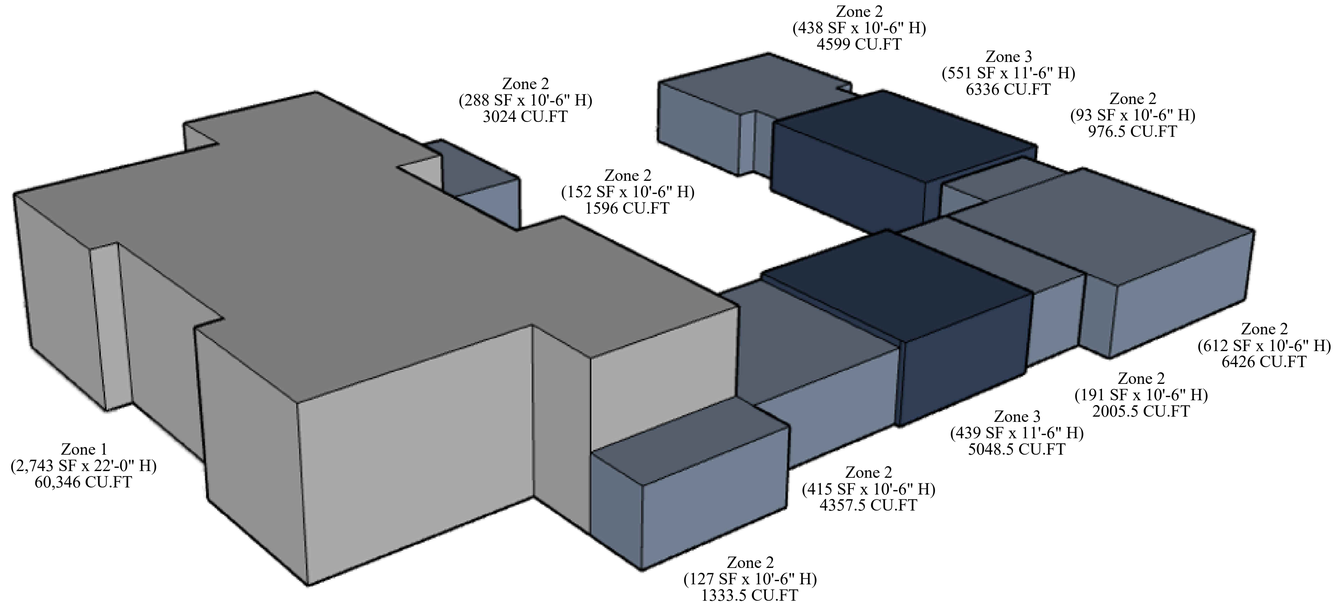
ARC-26-0005



Previously Proposed Cubic Content Ratio Axonometric

Scale n.t.s.



Previously Proposed Cubic Content Ratio Axonometric

Scale n.t.s.

MP DESIGN & ARCHITECTURE

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REVISIONS

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SHEET NO.
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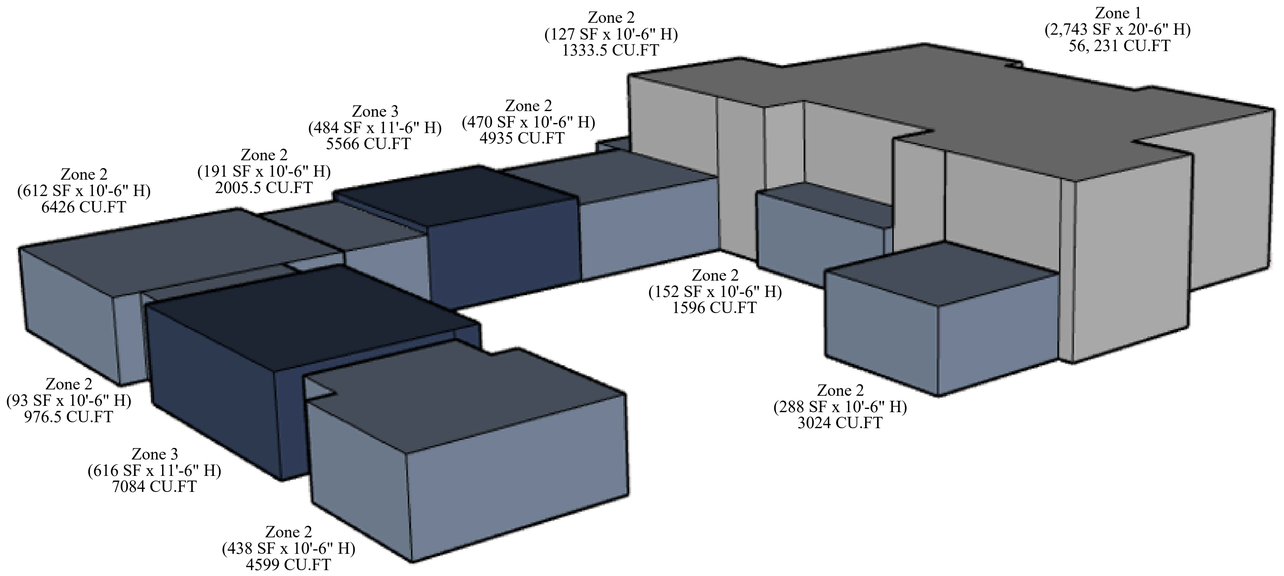
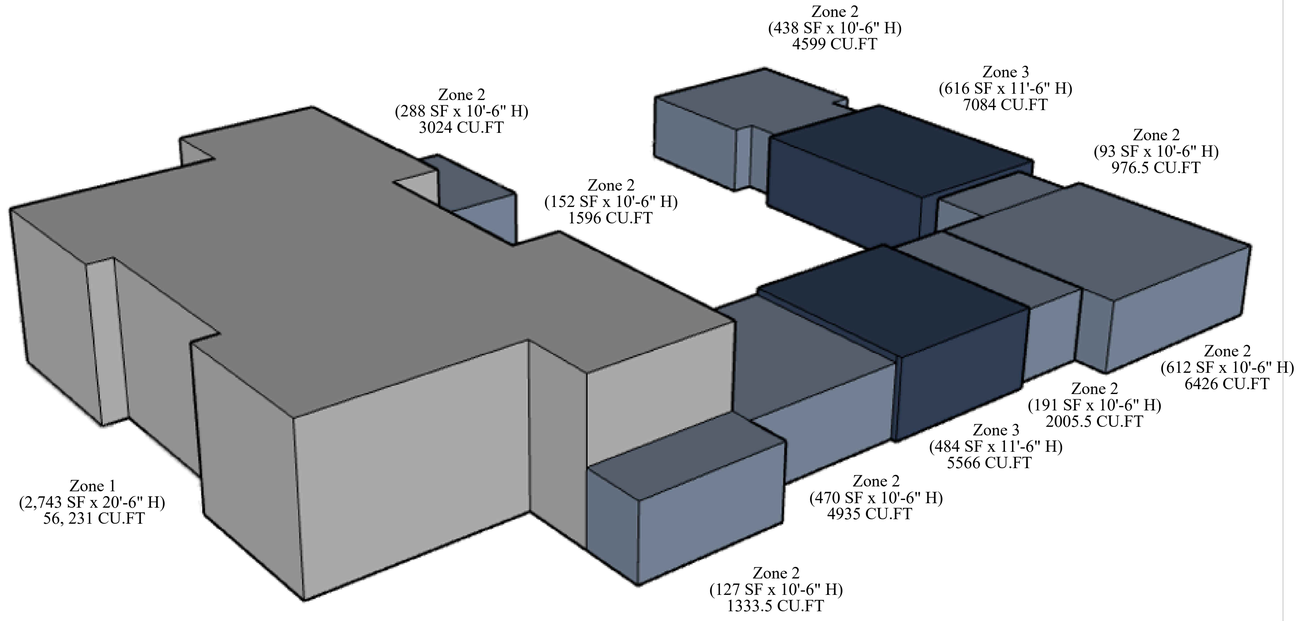


Currently Proposed Cubic Content Ratio Axonometric

Scale n.t.s.



Currently Proposed Cubic Content Ratio Axonometric

Scale n.t.s.

MP DESIGN & ARCHITECTURE

COMM NO.
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REVISIONS

A New Residence for
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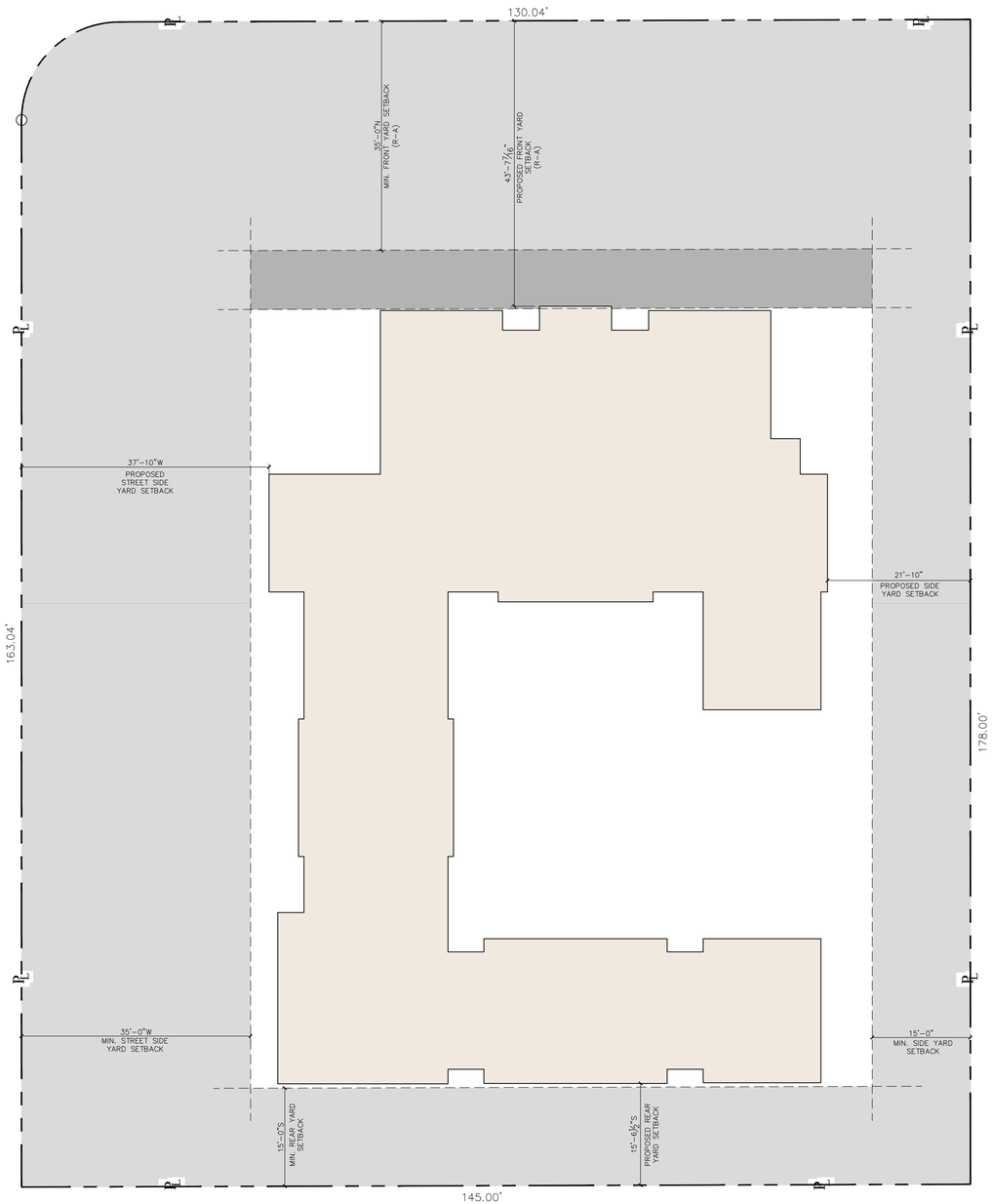
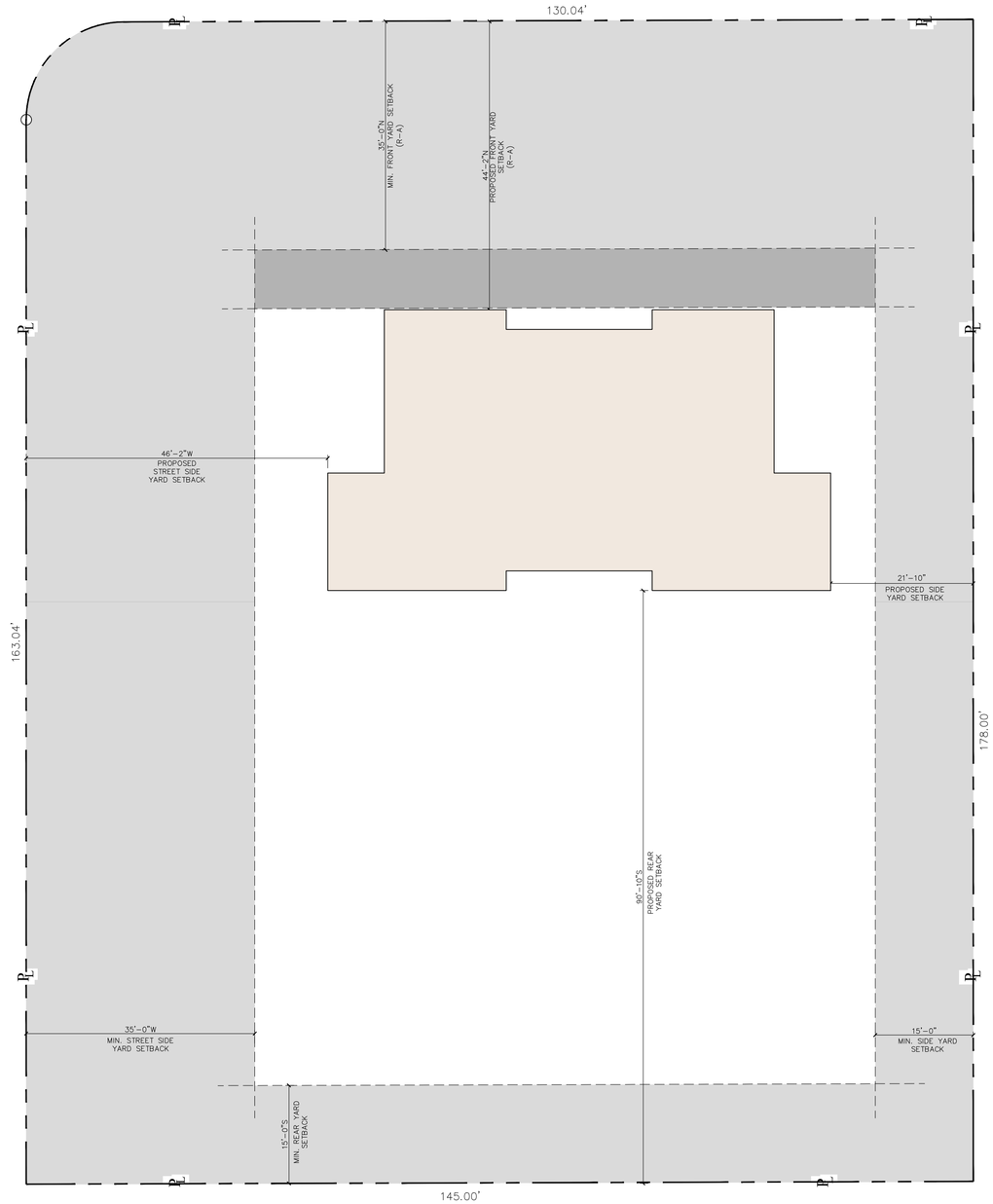
A003.1



Previously Proposed First Floor Zoning Diagram

Scale 3/32" = 1'-0"



Previously Proposed Second Floor Zoning Diagram

Scale 3/32" = 1'-0"

Legend

- 1 STORY GARAGE SETBACK LINE
- 1 STORY SETBACK LINE
- BUILDABLE AREA
- PROPOSED 2 STORY HOUSE

MP DESIGN & ARCHITECTURE

COMM NO.
2524

DATE
4/6/2026

REVISIONS

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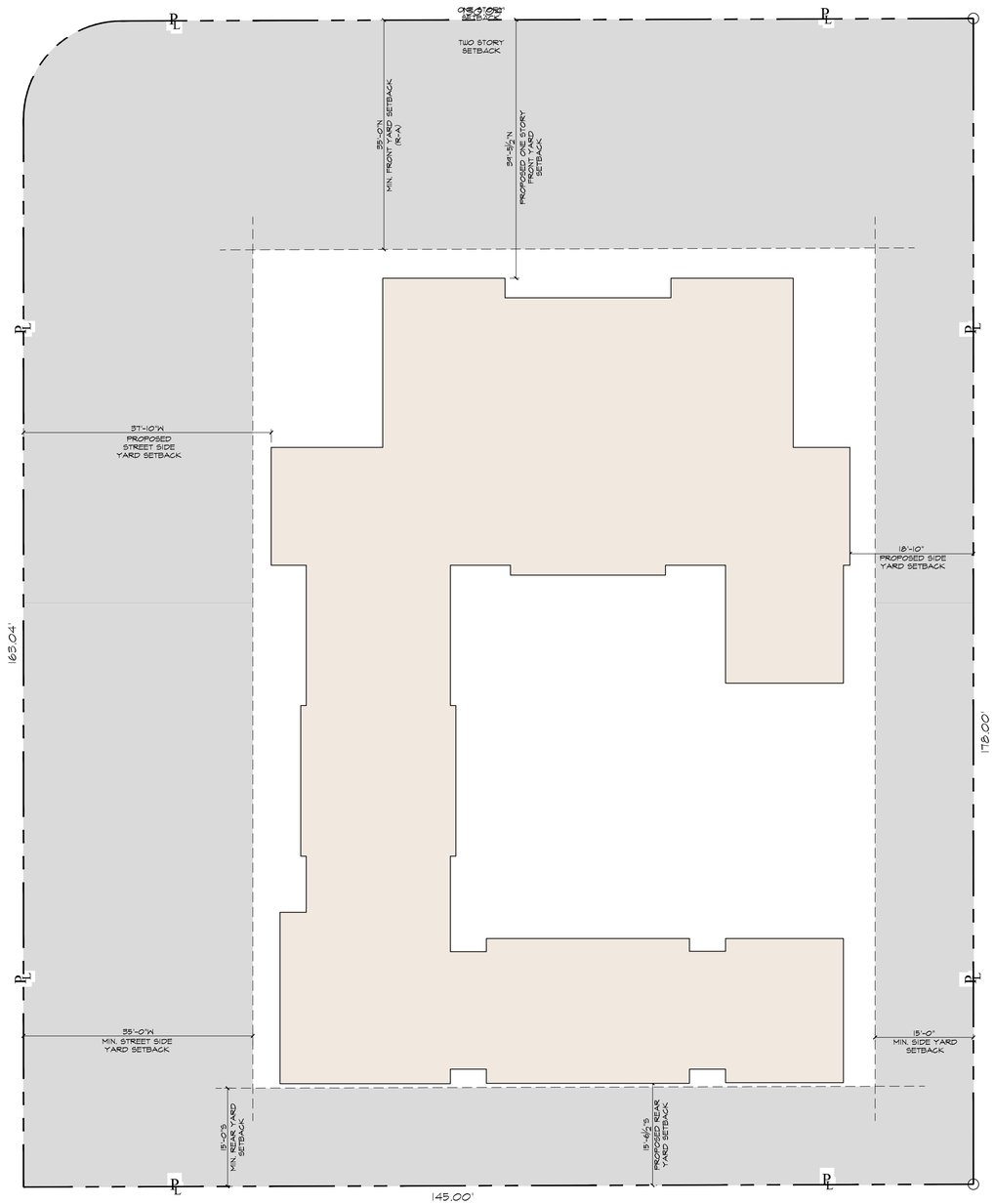
ANGELO L. DAVILA
AR0016639
REGISTERED
ARCHITECT

ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

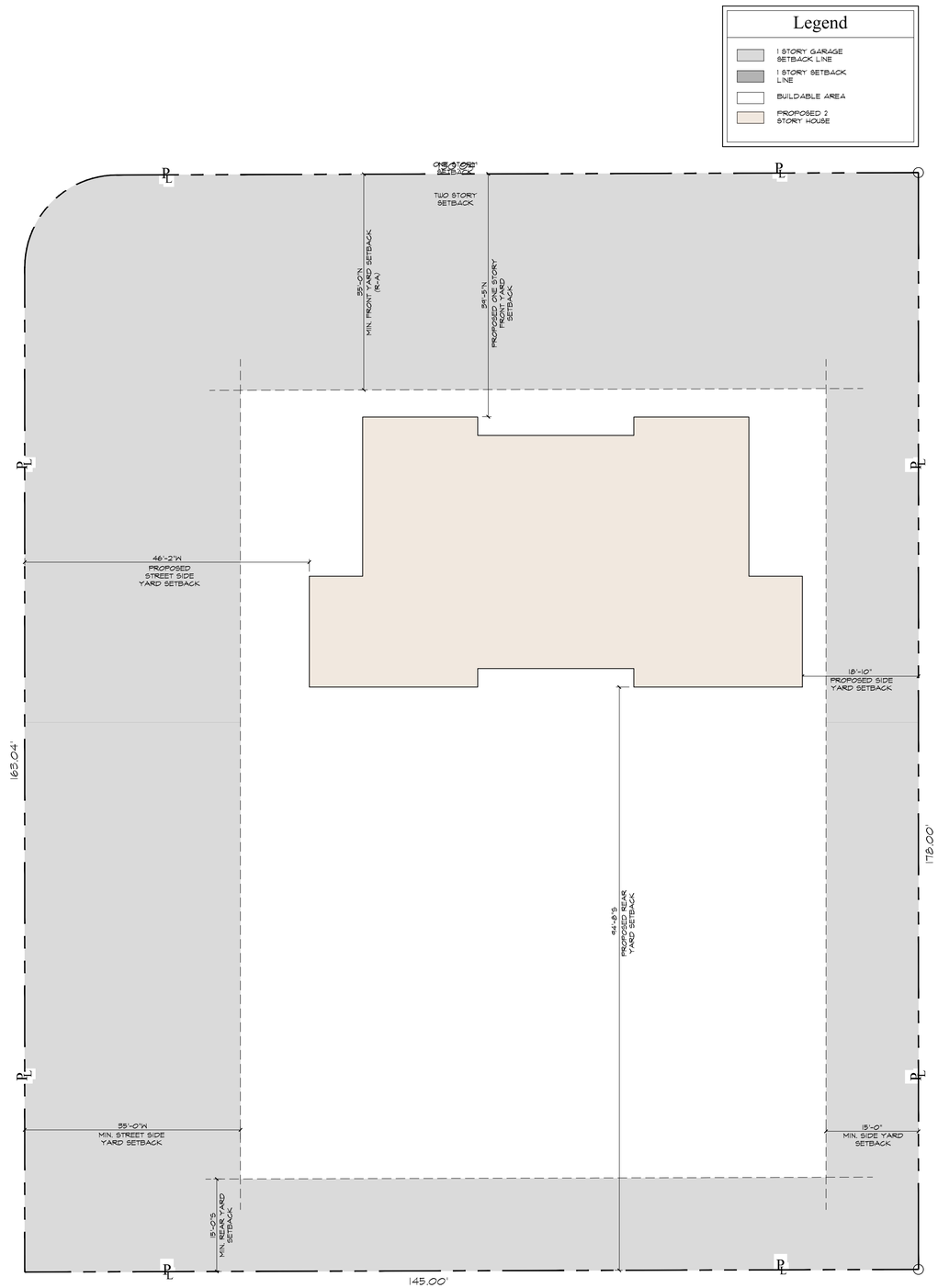
ARC-26-0005

SHEET NO.
A004



Previously Proposed First Floor Zoning Diagram

Scale 3/32" = 1'-0"



Previously Proposed Second Floor Zoning Diagram

Scale 3/32" = 1'-0"

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2524

DATE
5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
Palm Beach , Florida - 33480
142 Casa Bendita

STATE OF FLORIDA
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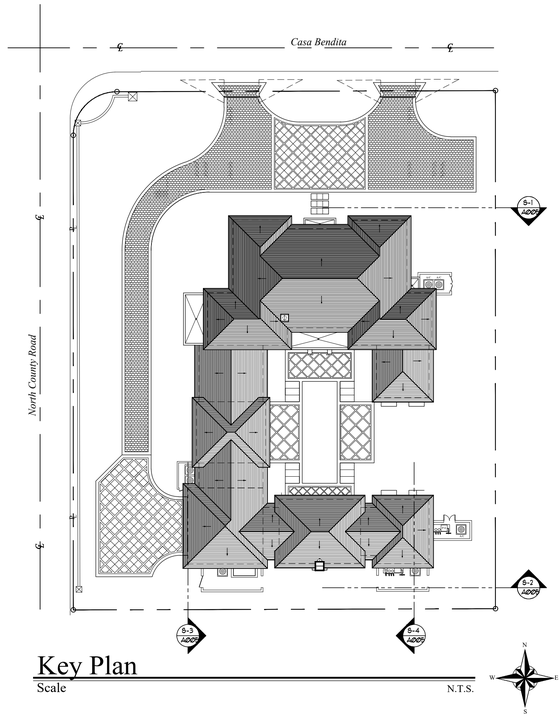
SHEET NO.
A004.1



Key Plan

Scale N.T.S.

LEGEND

Existing Fill to remain



Proposed North Elevation - Yard Section Diagram

3/32" = 1'-0"



Proposed South Elevation - Yard Section Diagram

3/32" = 1'-0"



Proposed West Elevation - Yard Section Diagram

3/32" = 1'-0"



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SHEET NO.

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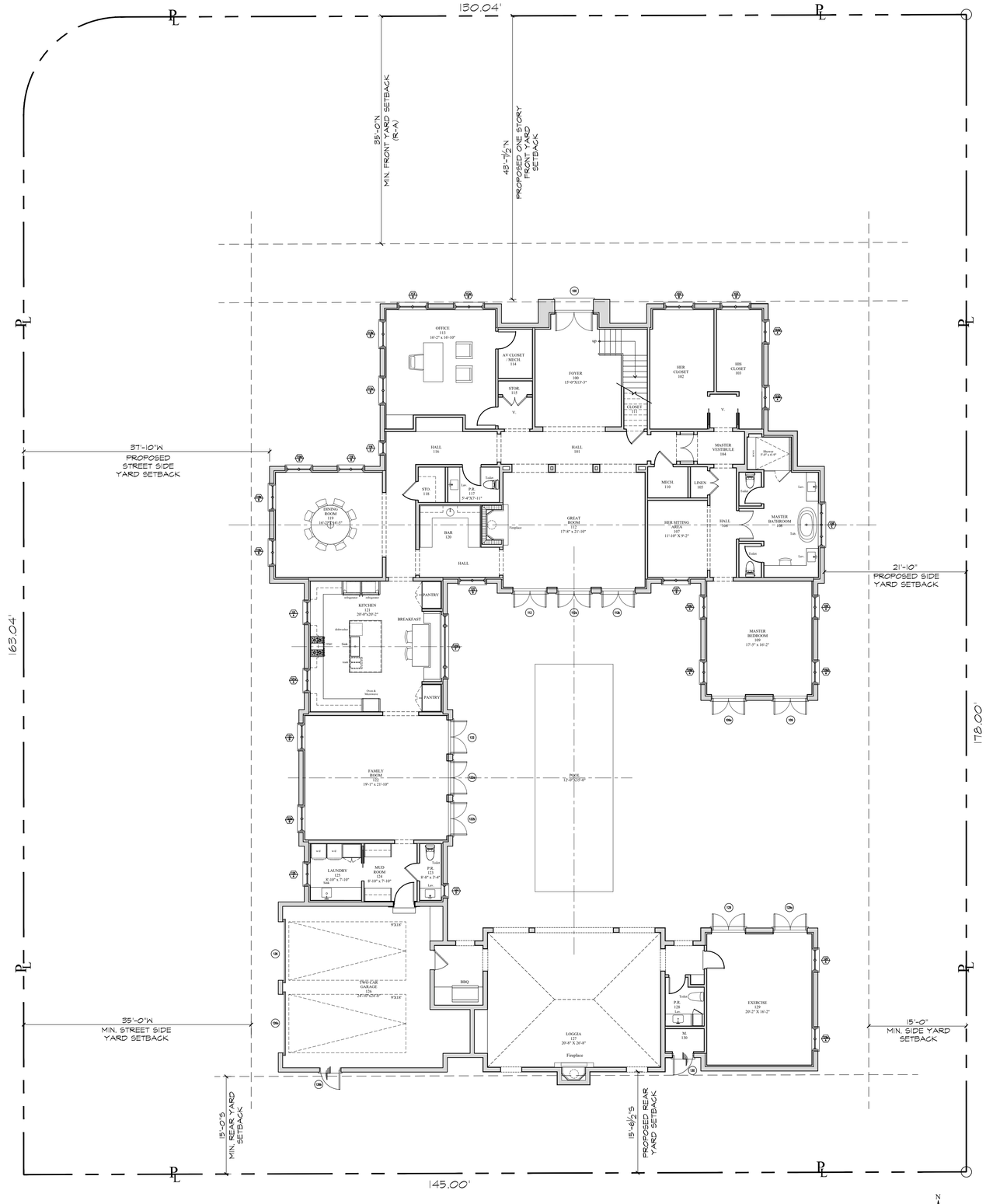

Previously Proposed First Floor Plan

Scale n.t.s.

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SHEET NO.

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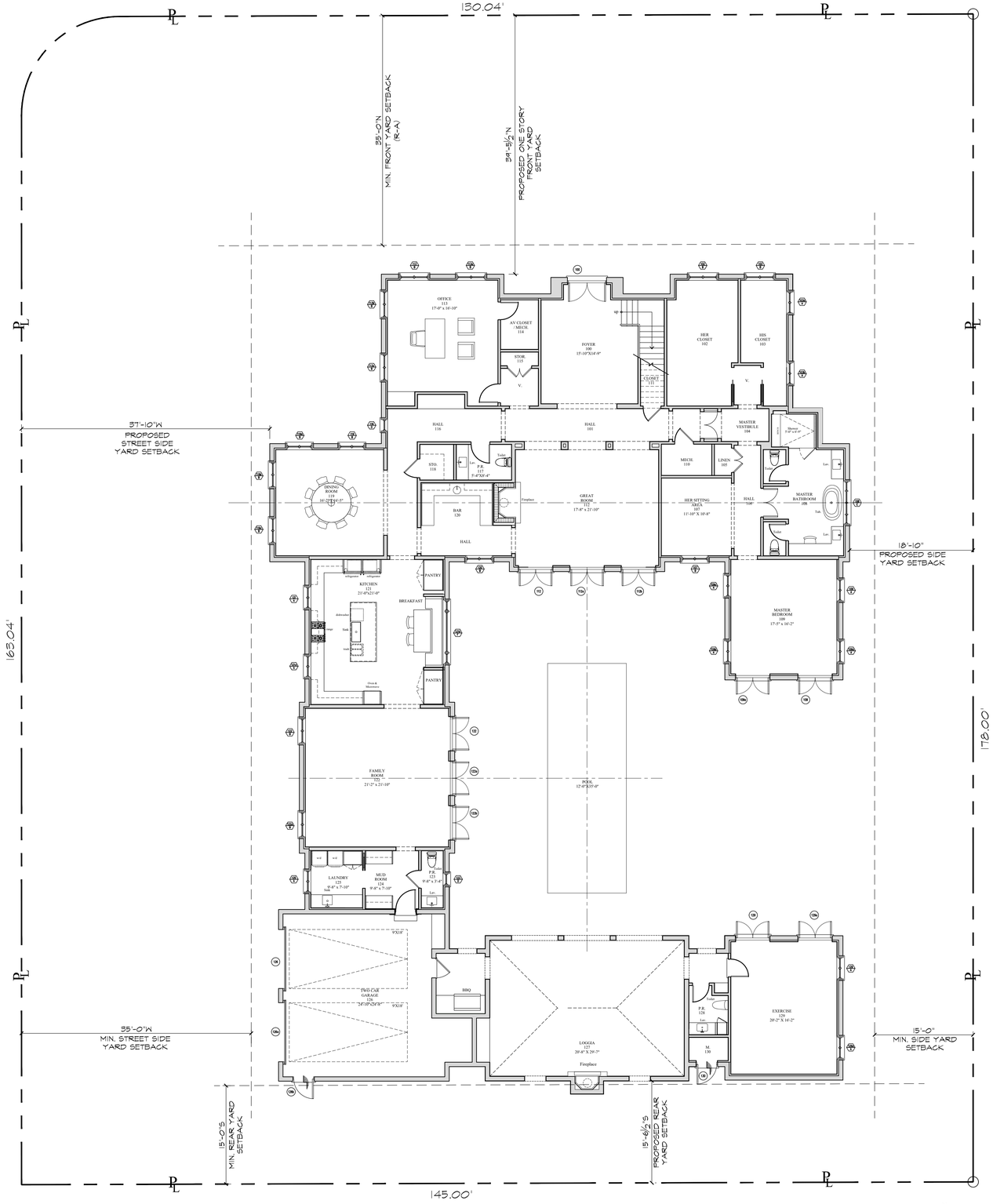

Currently Proposed First Floor Plan

Scale n.t.s.

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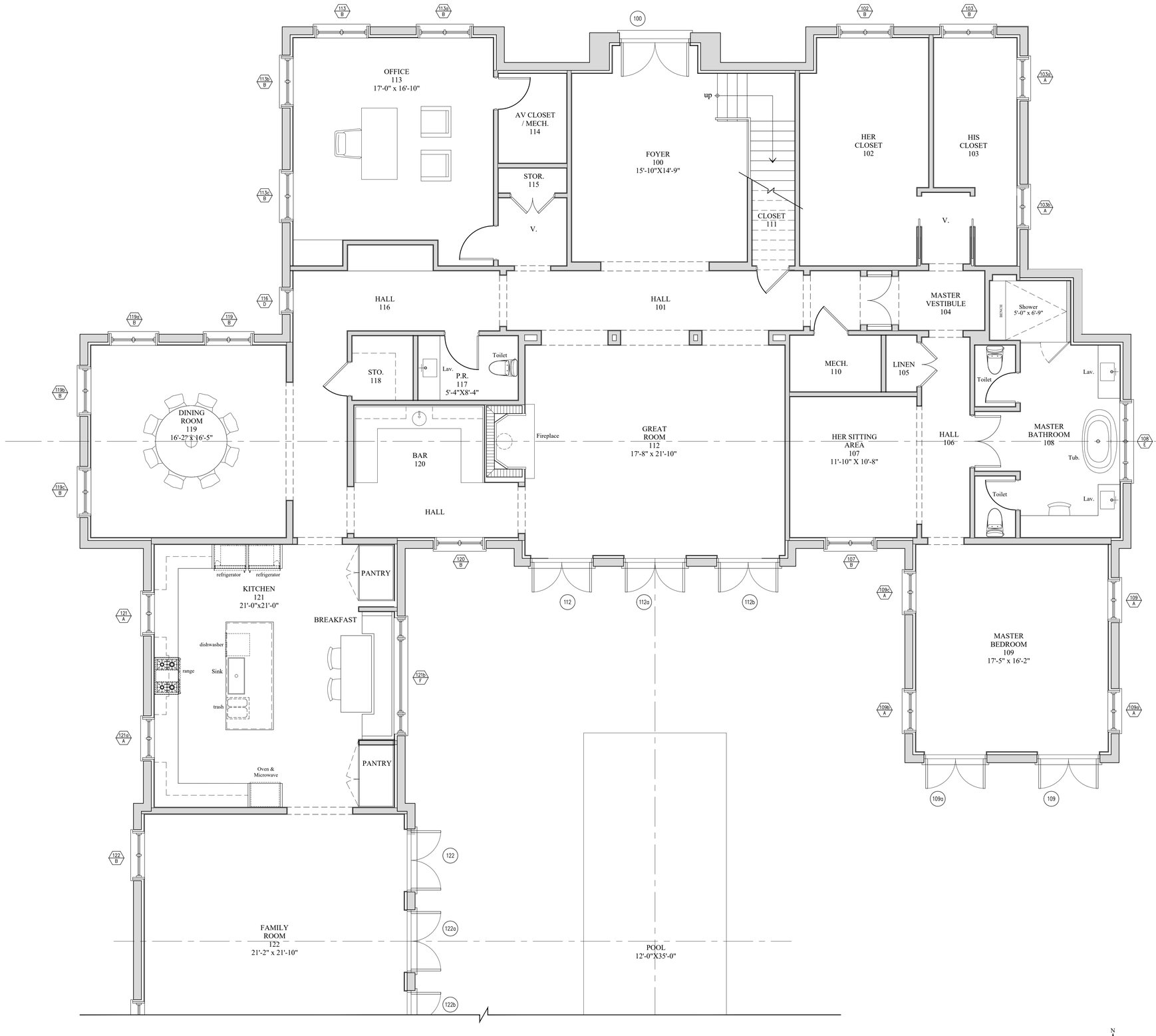

Currently Proposed Partial First Floor Plan

Scale 1/4" = 1'-0"

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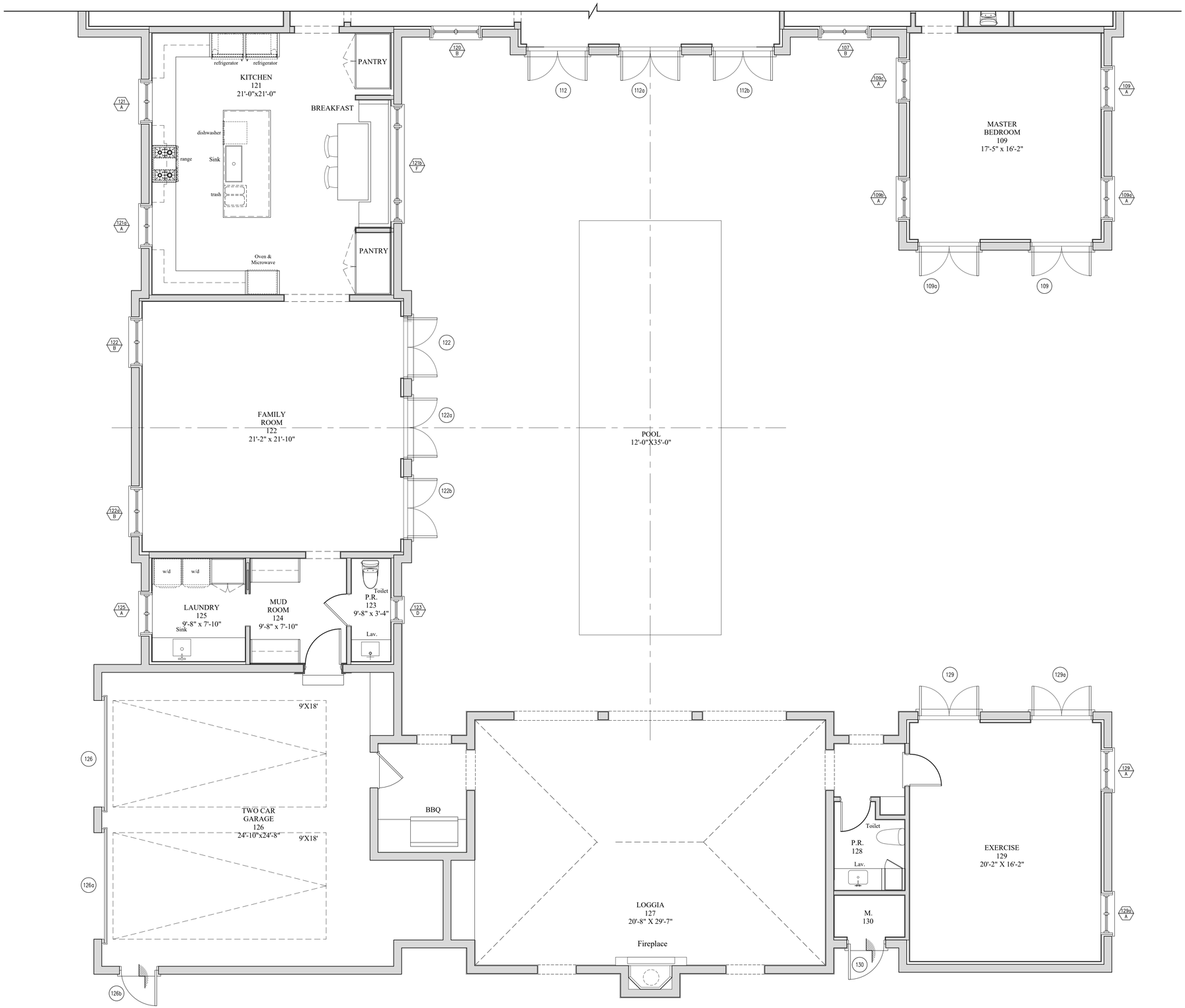
SHEET NO. A100



Currently Proposed Partial First Floor Plan

Scale 1/4" = 1'-0"

N W E S

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A New Residence for

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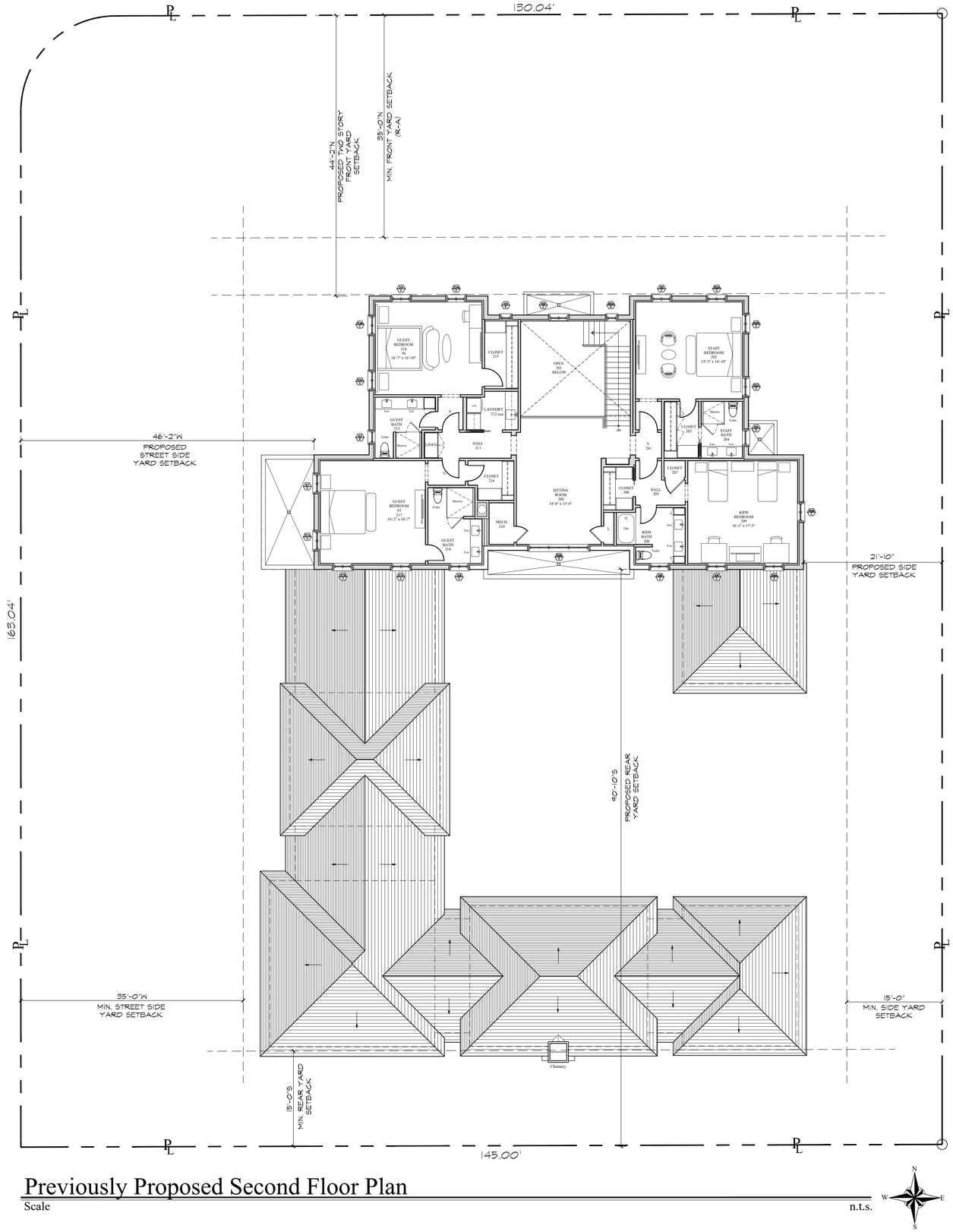
SHEET NO. A100.1

ARC-26-0005



Previously Proposed Second Floor Plan

Scale n.t.s.

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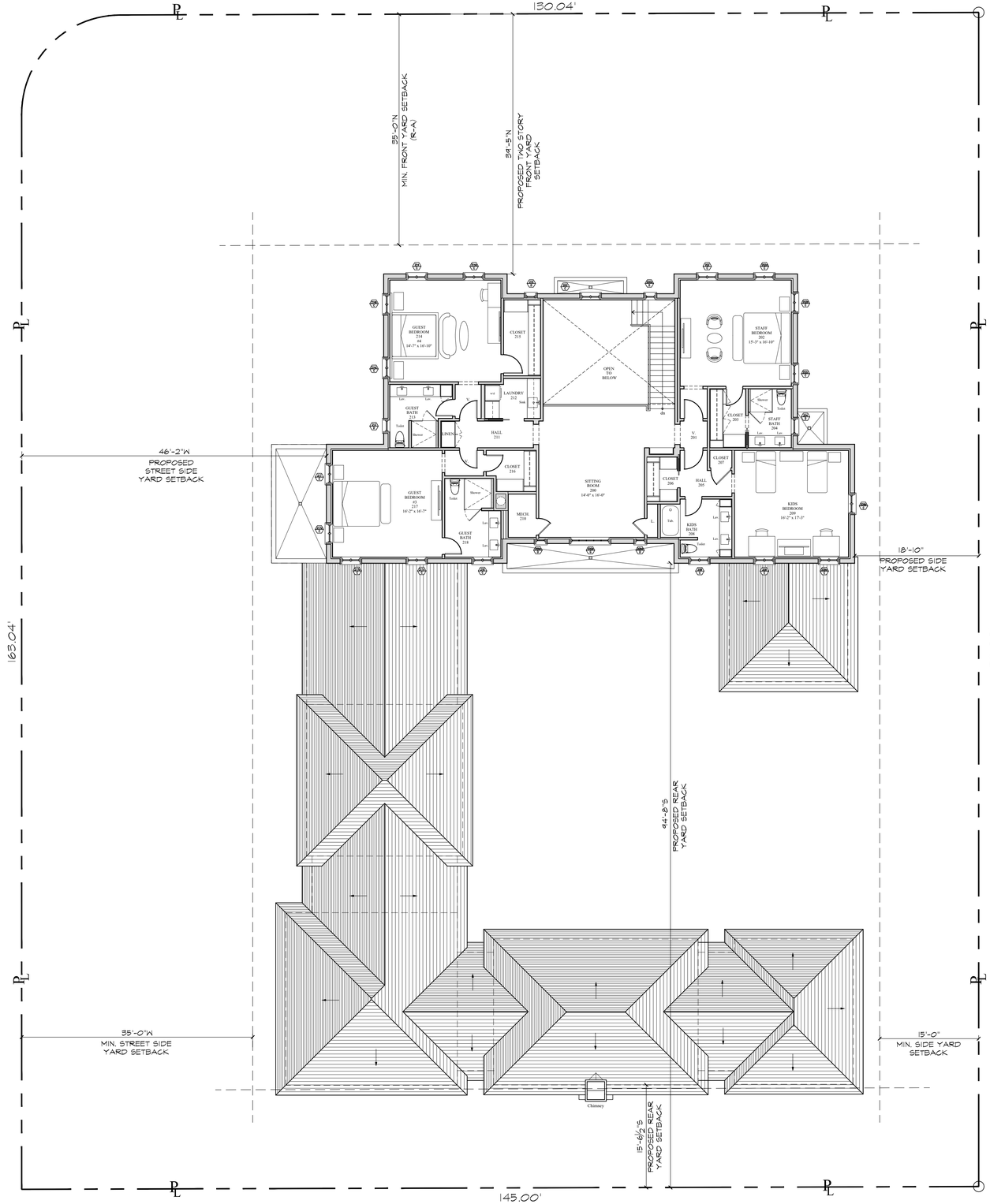

Currently Proposed Second Floor Plan

Scale n.t.s.

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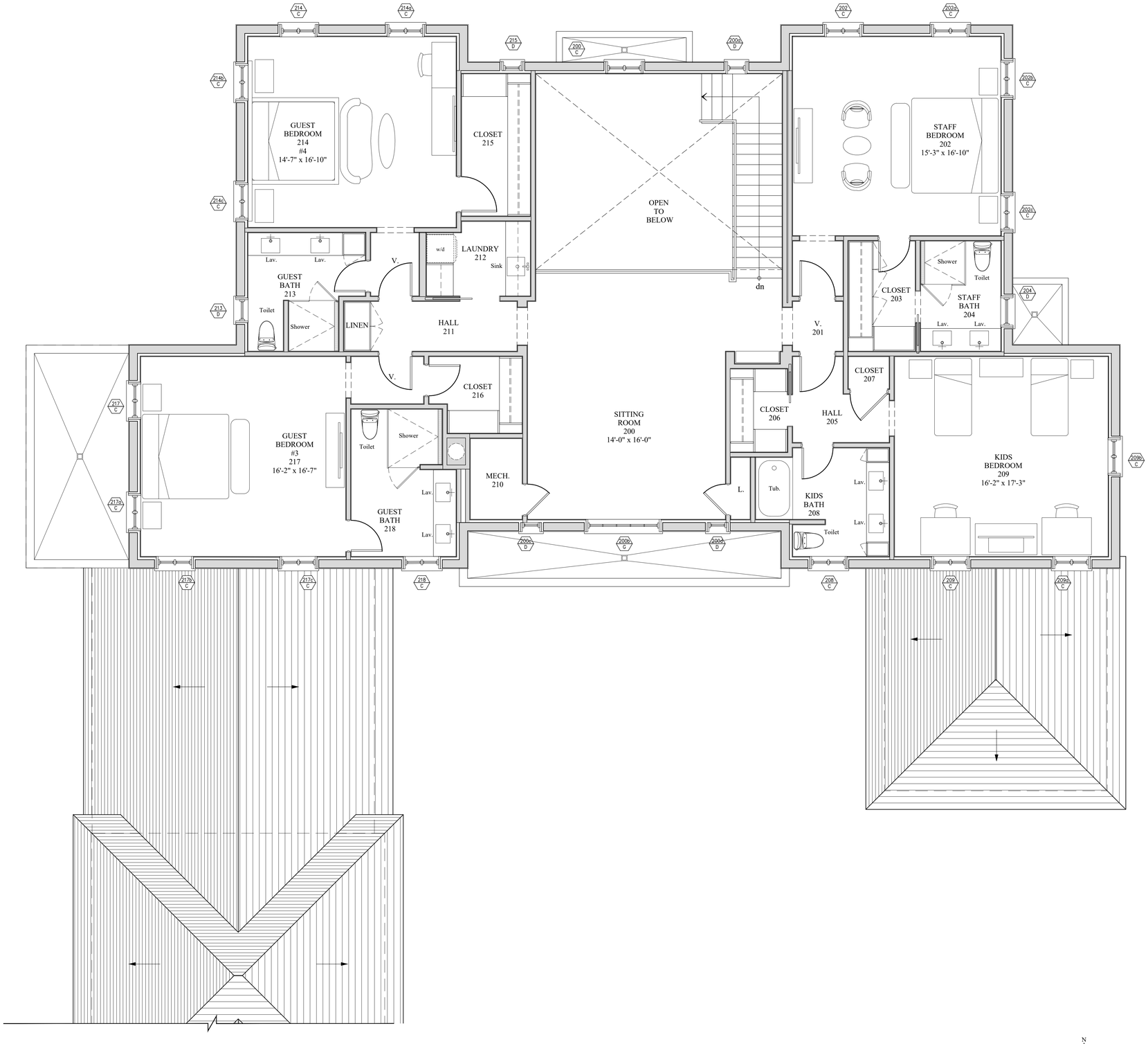

Currently Proposed Partial Second Floor Plan

Scale 1/4" = 1'-0"

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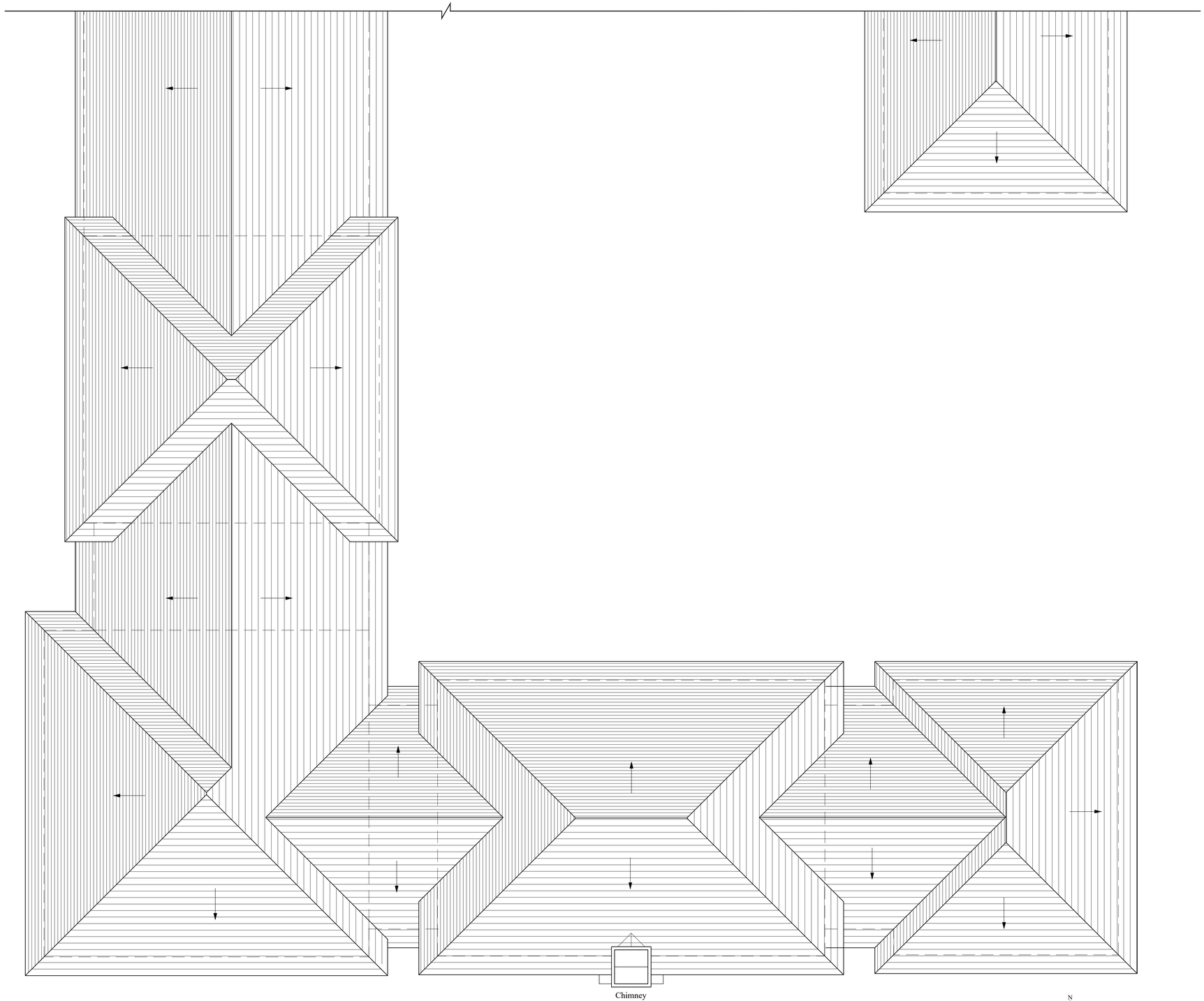

Currently Proposed Partial Second Floor Plan

Scale 1/4" = 1'-0"

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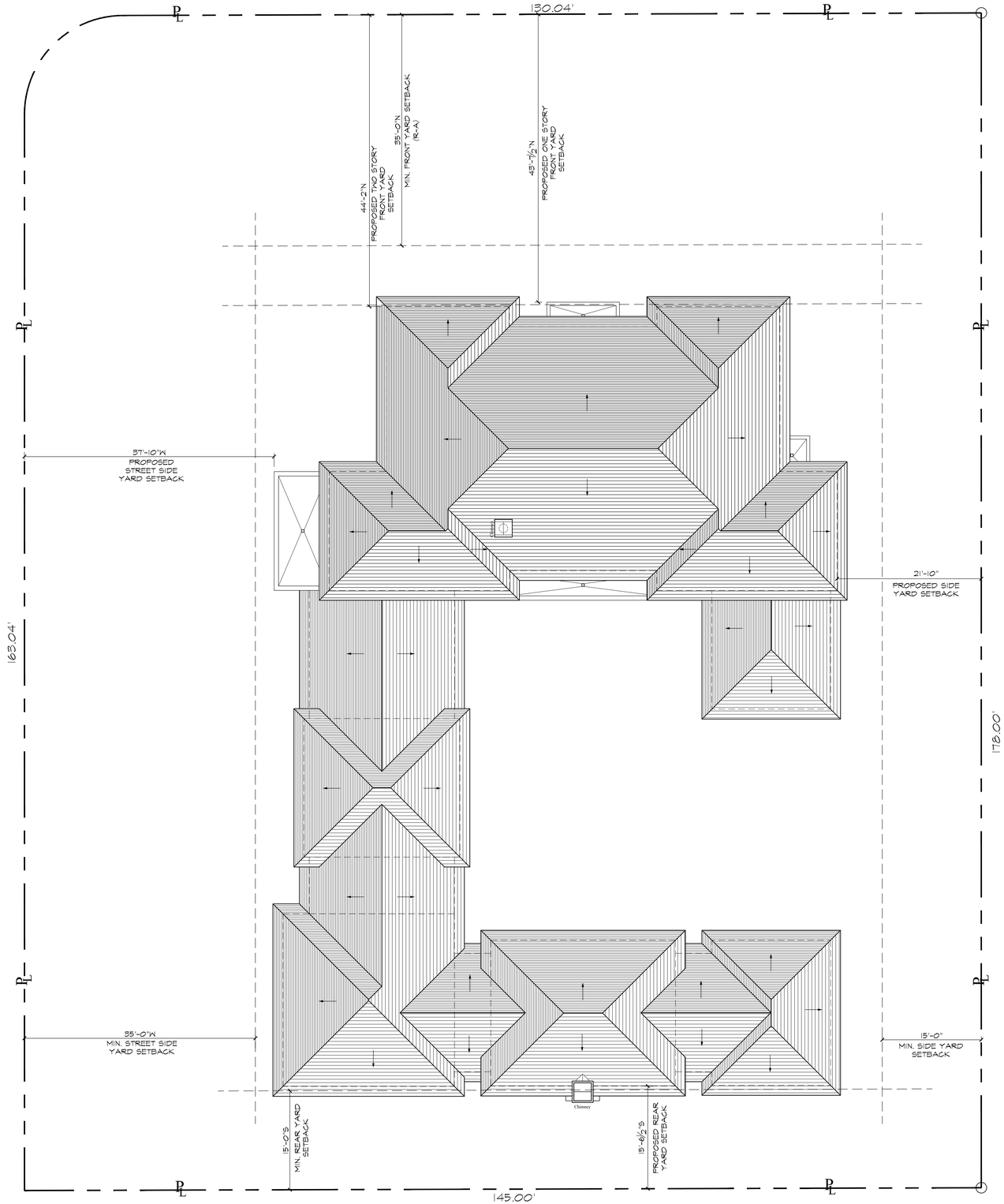
SHEET NO.

A101.1



Previously Proposed Roof Plan

Scale n.t.s.

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A New Residence for
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142 Casa Bendita
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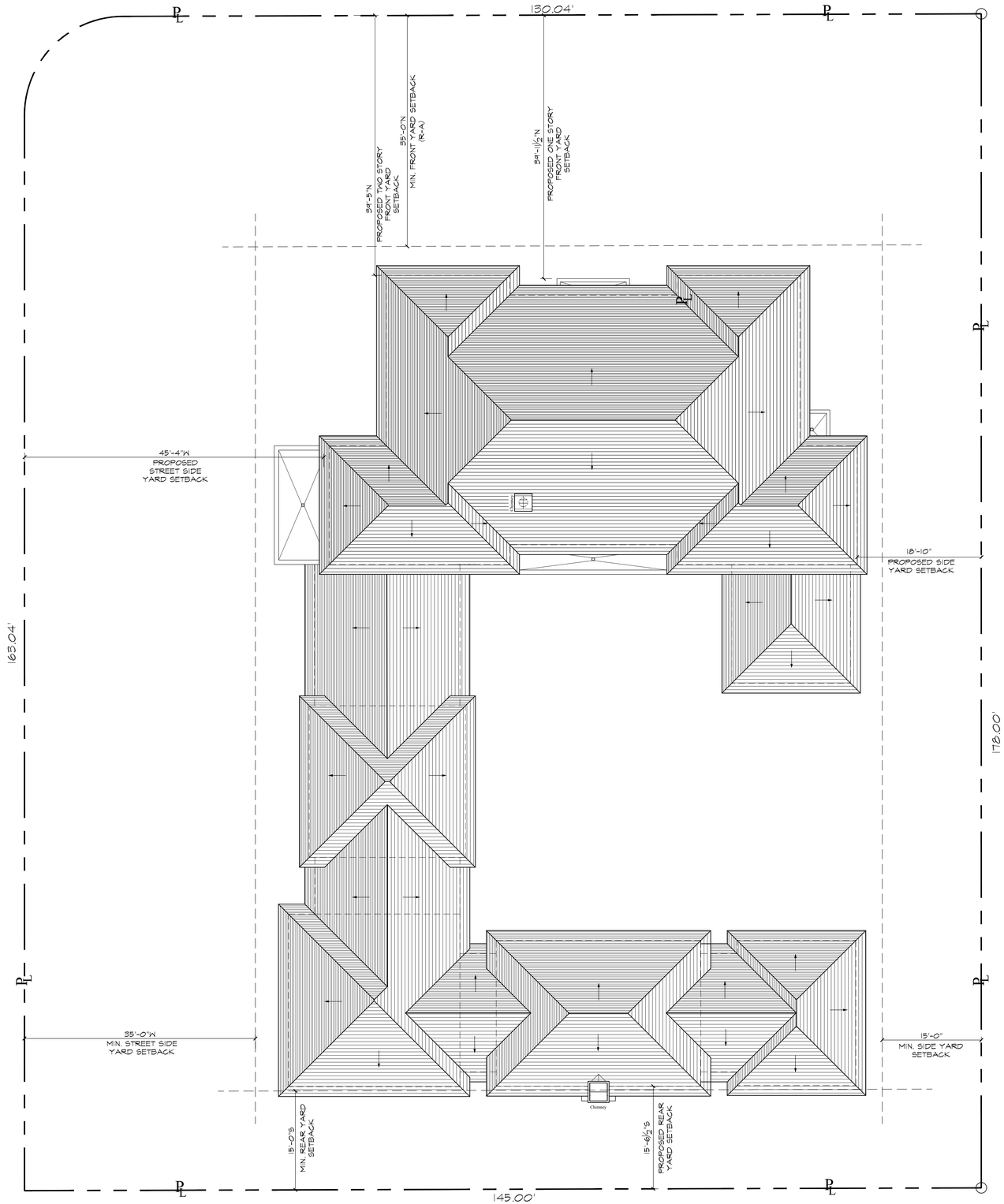
ARC-26-0005



Currently Proposed Roof Plan

Scale n.t.s.

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SHEET NO.

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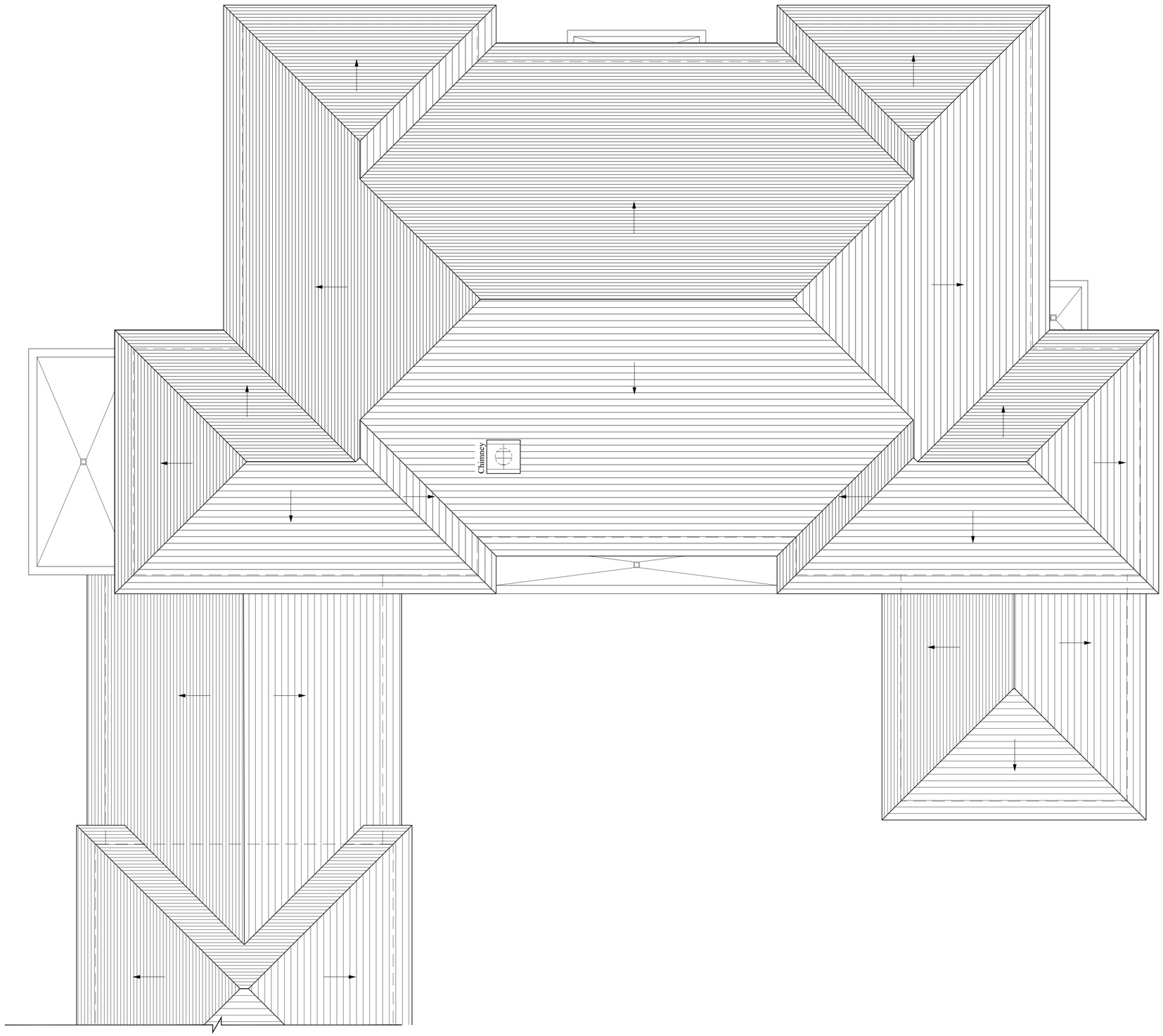

Proposed Partial Roof Plan

Scale 1/4" = 1'-0"

N W E S

MP DESIGN & ARCHITECTURE

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REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
142 Casa Bendita Palm Beach , Florida - 33480

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SHEET NO.
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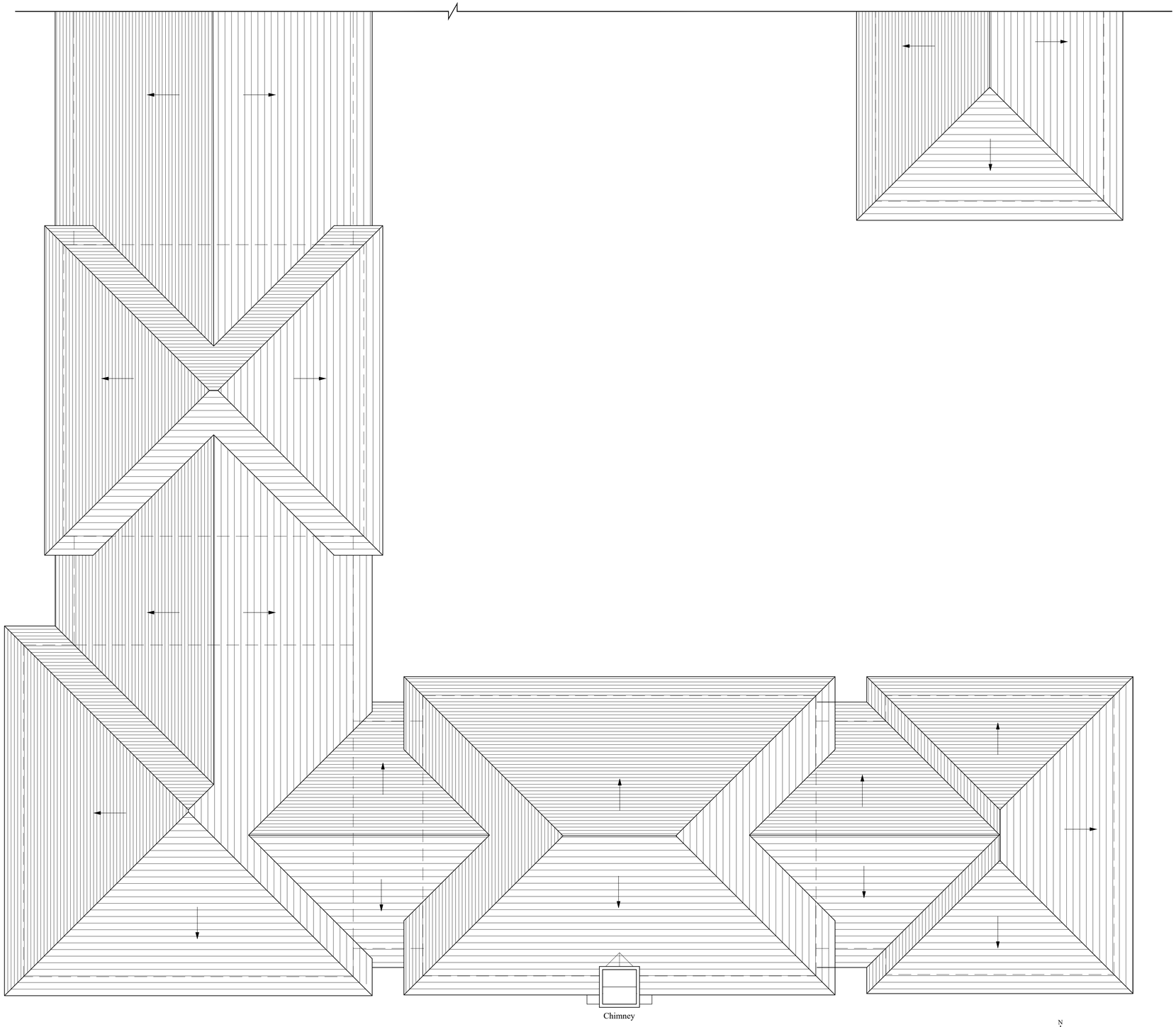

Proposed Partial Roof Plan

Scale 1/4" = 1'-0"

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SHEET NO.
A102.1

ARC-26-0005



















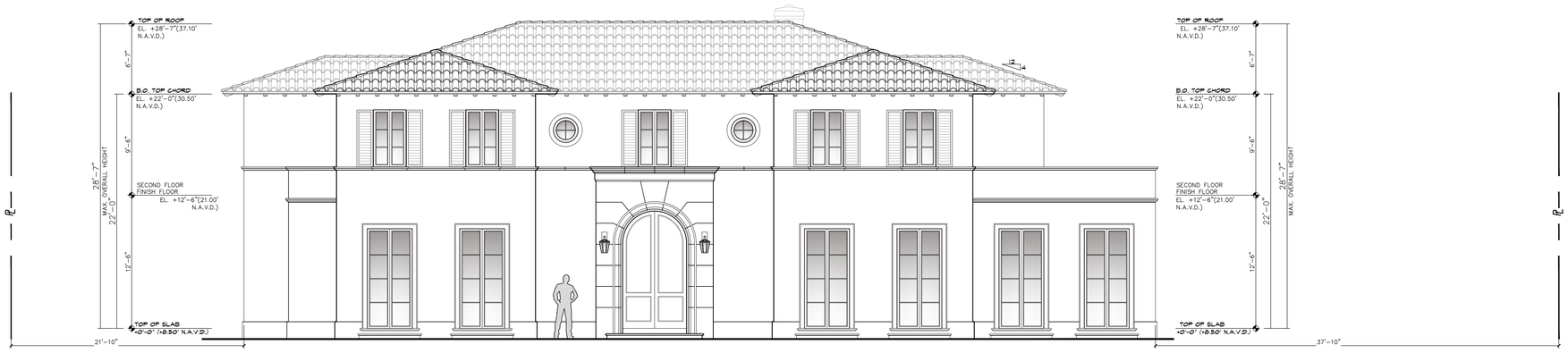

Previously Proposed North Elevation

Scale n.t.s.



Currently Proposed North Elevation

Scale n.t.s.

DESIGN & ARCHITECTURE

COMM NO.
2524

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REVISIONS

A New Residence for

Mr. & Mrs Robert Sheft

142 Casa Bendita Palm Beach , Florida - 33480

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SHEET NO.

A200.0



Previously Proposed North Elevation

Scale 1/4" = 1'-0"



Currently Proposed North Elevation

Scale 1/4" = 1'-0"

DESIGN & ARCHITECTURE

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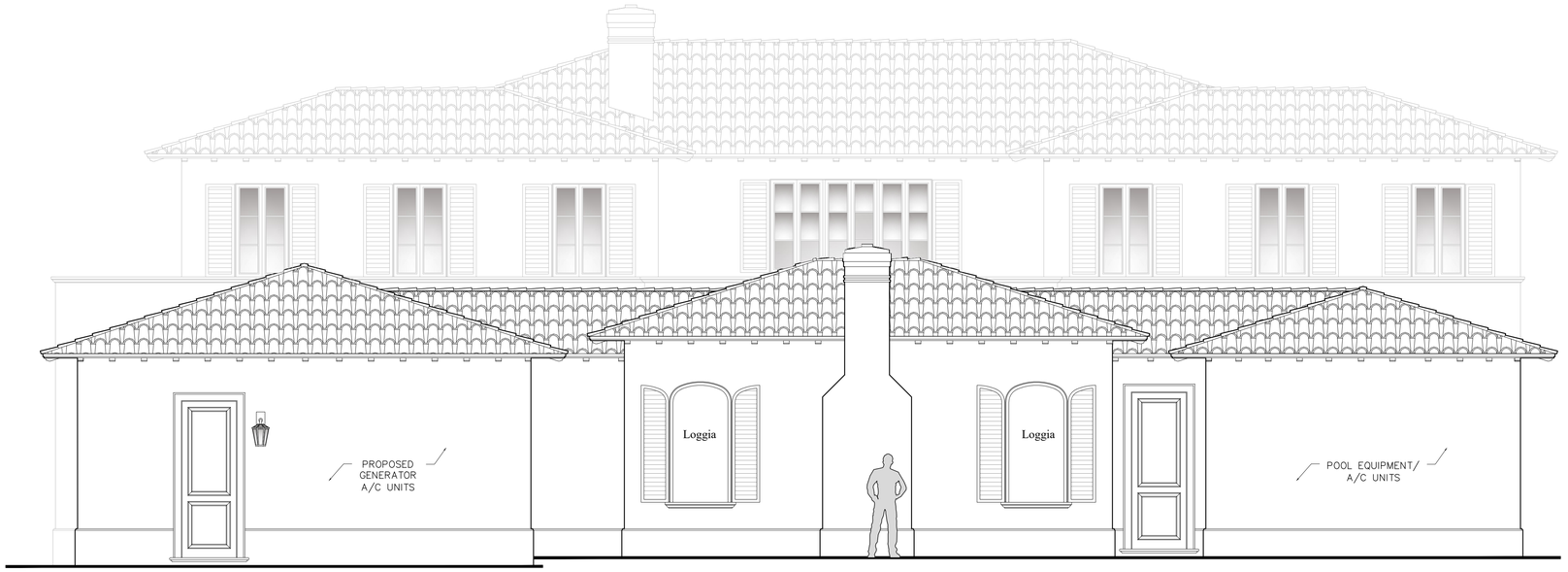
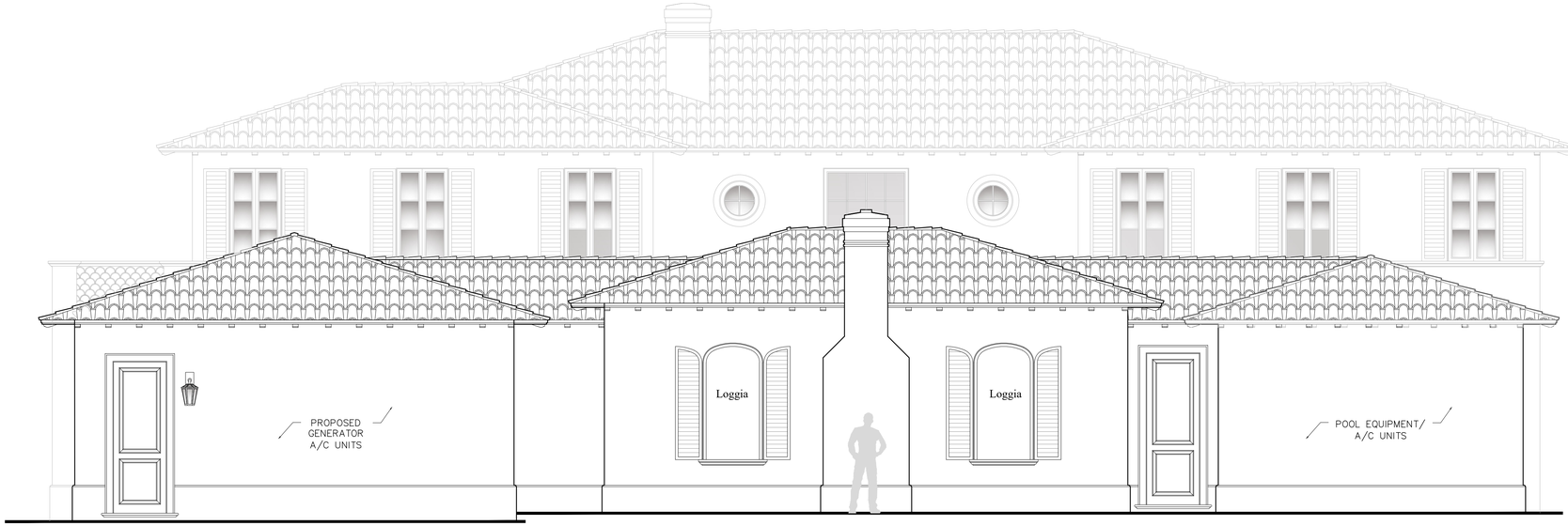
SHEET NO.
A200



Previously Proposed South Elevation

Scale 1/4" = 1'-0"



Currently Proposed South Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2524

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A New Residence for
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SHEET NO.
A200.2



Previously Proposed West Elevation

Scale n.t.s.



Currently Proposed West Elevation

Scale n.t.s.

MP DESIGN & ARCHITECTURE

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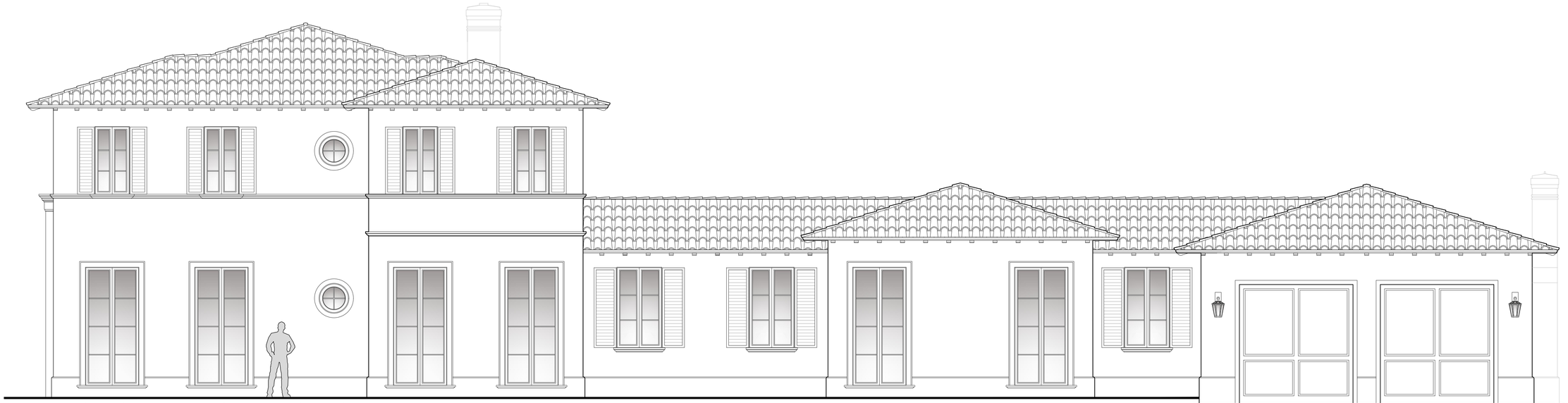
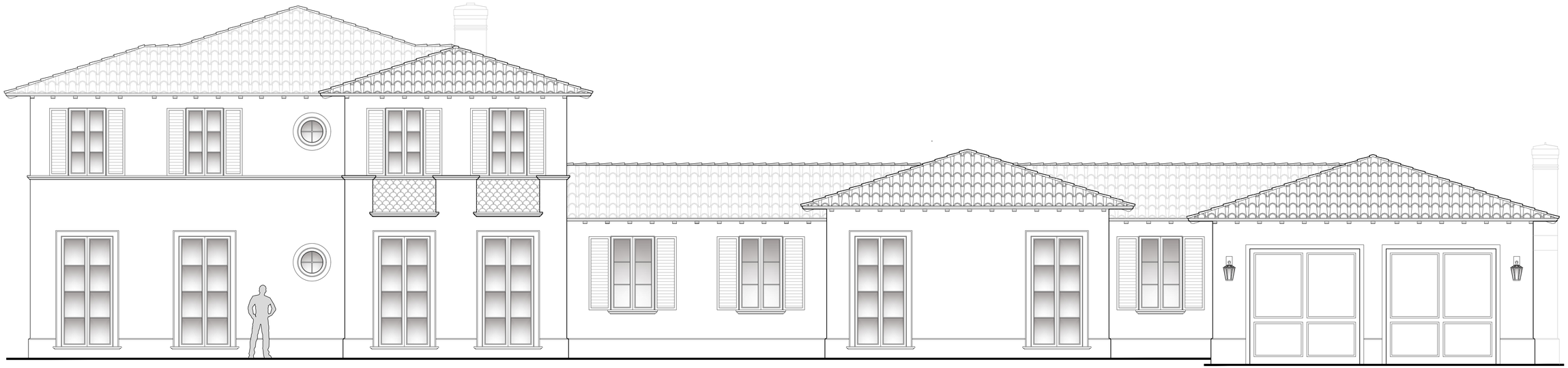
SHEET NO.
A201.0



Previously Proposed West Elevation

Scale 1/4" = 1'-0"



Currently Proposed West Elevation

Scale 1/4" = 1'-0"

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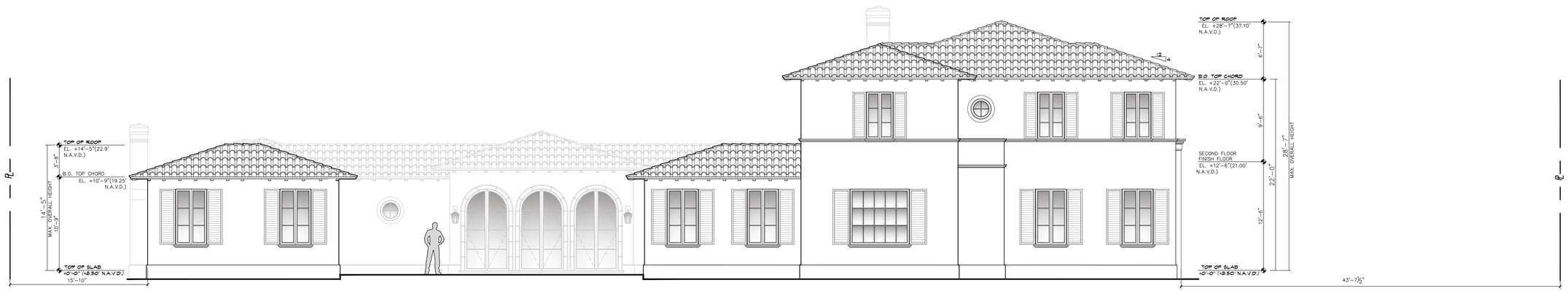

Previously Proposed East Elevation

Scale n.t.s.



Currently Proposed East Elevation

Scale n.t.s.

MP DESIGN & ARCHITECTURE

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2524

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SHEET NO.
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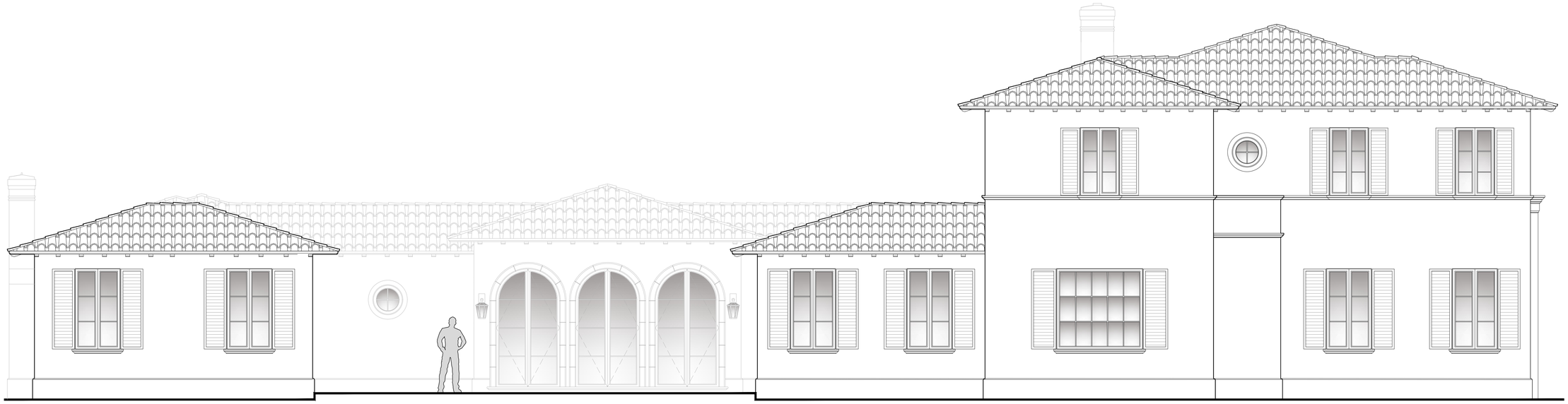

Previously Proposed East Elevation

Scale 1/4" = 1'-0"



Currently Proposed East Elevation

Scale 1/4" = 1'-0"

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SHEET NO.
A201.2



Previously Proposed South Elevation - Section 1

Scale n.t.s.



Currently Proposed South Elevation - Section 1

Scale n.t.s.

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#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0005

SHEET NO.
A202.0



Previously Proposed South Elevation - Section 1

Scale 1/4" = 1'-0"



Currently Proposed South Elevation - Section 1

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2524

DATE
5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
142 Casa Bendita
Palm Beach , Florida - 33480

STATE OF FLORIDA
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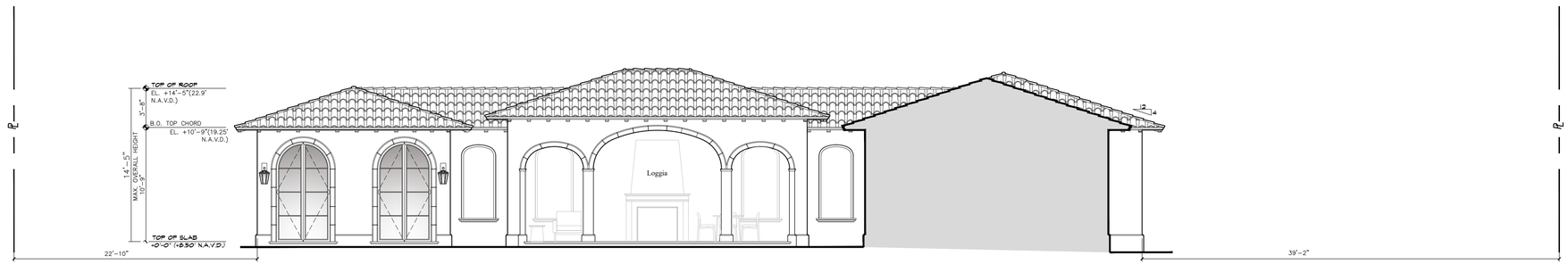
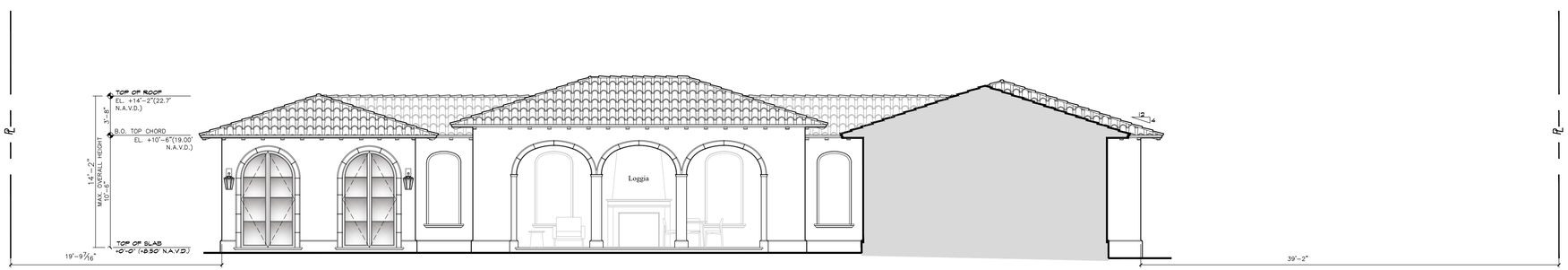
ARC-26-0005

SHEET NO.
A202



Previously Proposed North Elevation - Section 2

Scale n.t.s.



Currently Proposed North Elevation - Section 2

Scale n.t.s.

DESIGN & ARCHITECTURE

COMM NO.
2524

DATE
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REVISIONS

A New Residence for
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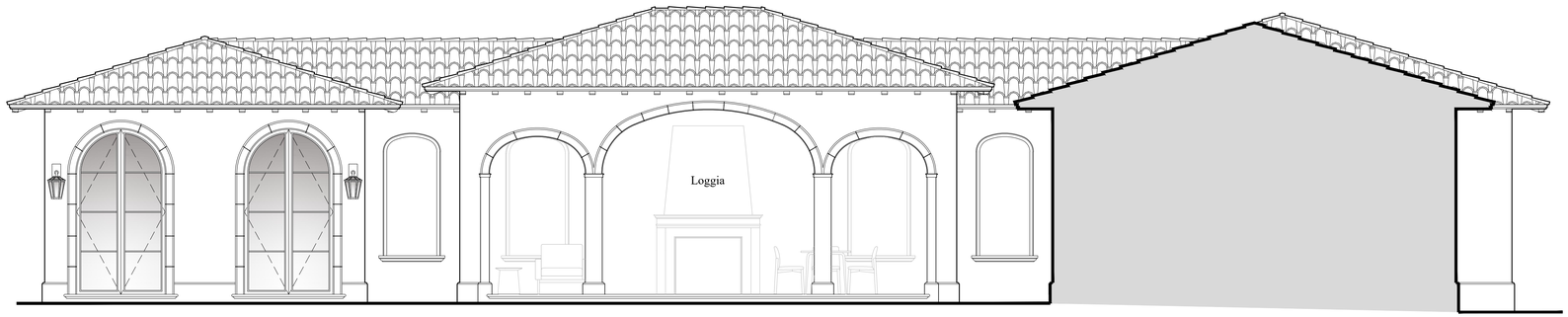
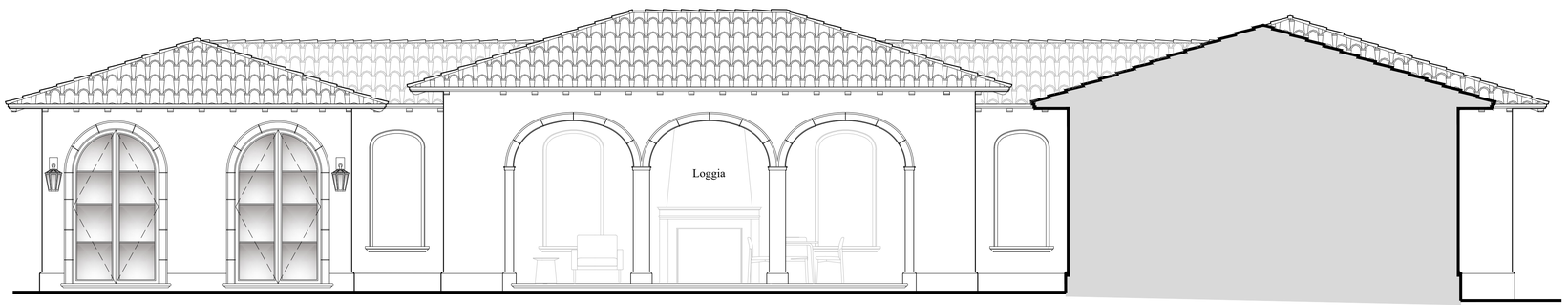
SHEET NO.
A202.1



Previously Proposed North Elevation - Section 2

Scale 1/4" = 1'-0"



Currently Proposed North Elevation - Section 2

Scale 1/4" = 1'-0"

COMM NO.
2524

DATE
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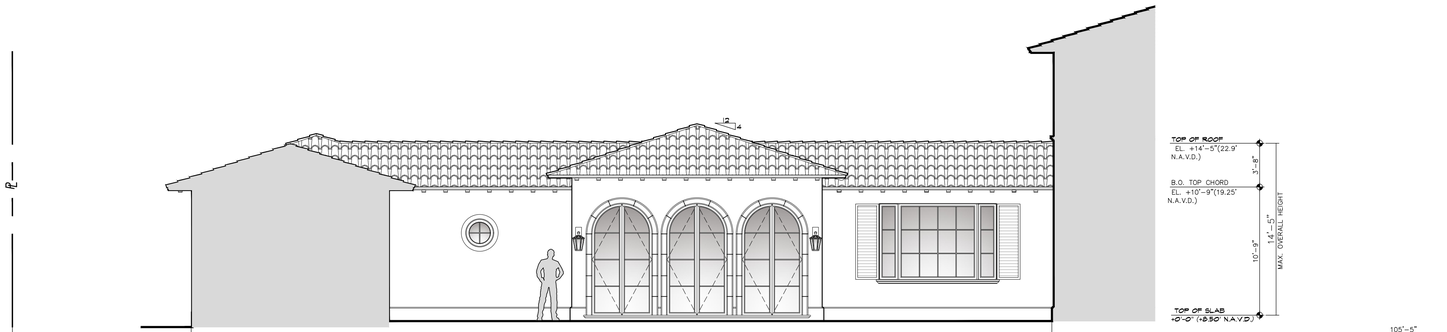
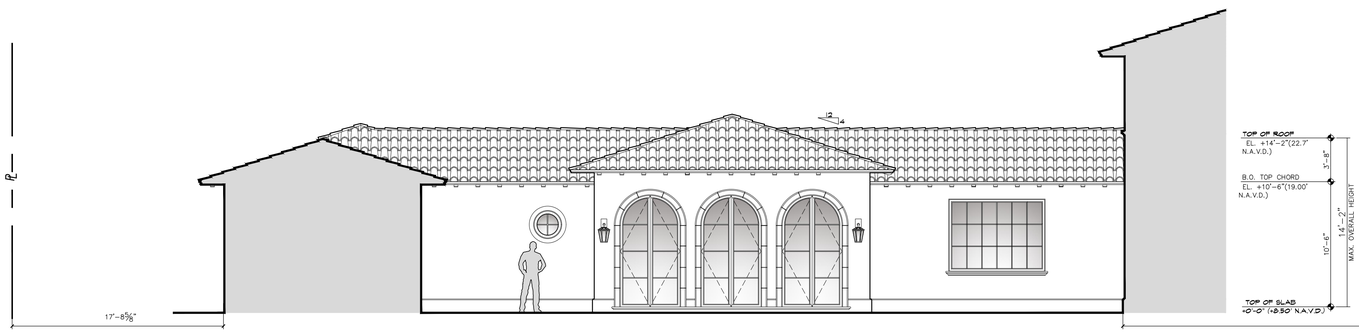
SHEET NO.
A202.2



Previously Proposed East Elevation - Section 3

n.t.s.



Currently Proposed East Elevation - Section 3

Scale n.t.s.

DESIGN & ARCHITECTURE

COMM NO.
2524

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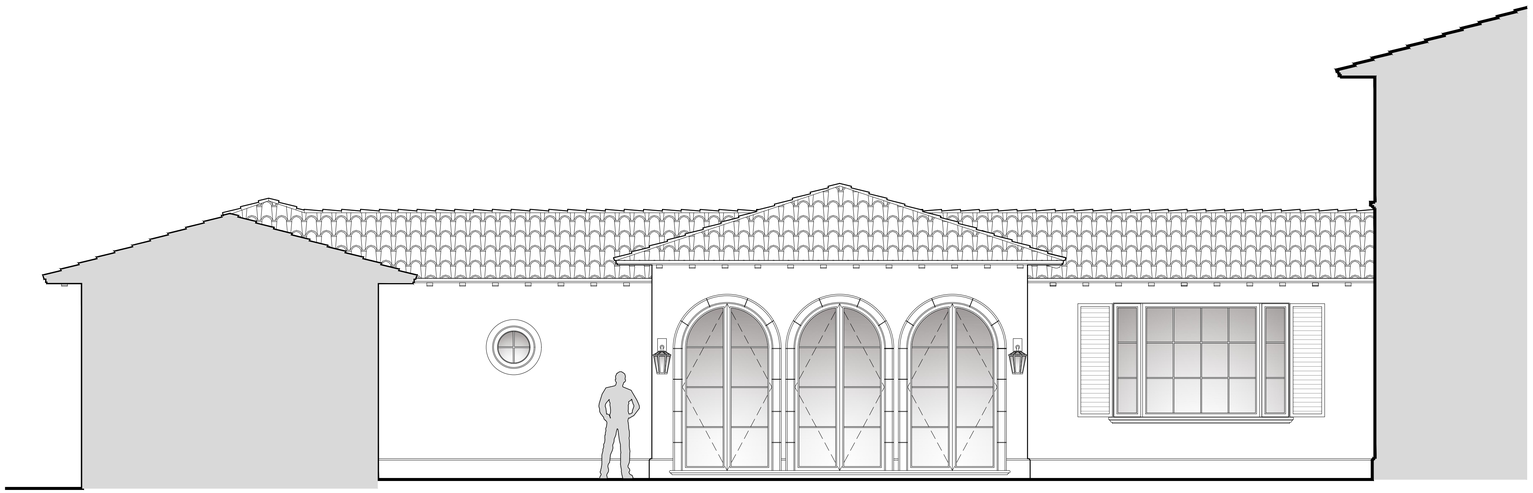
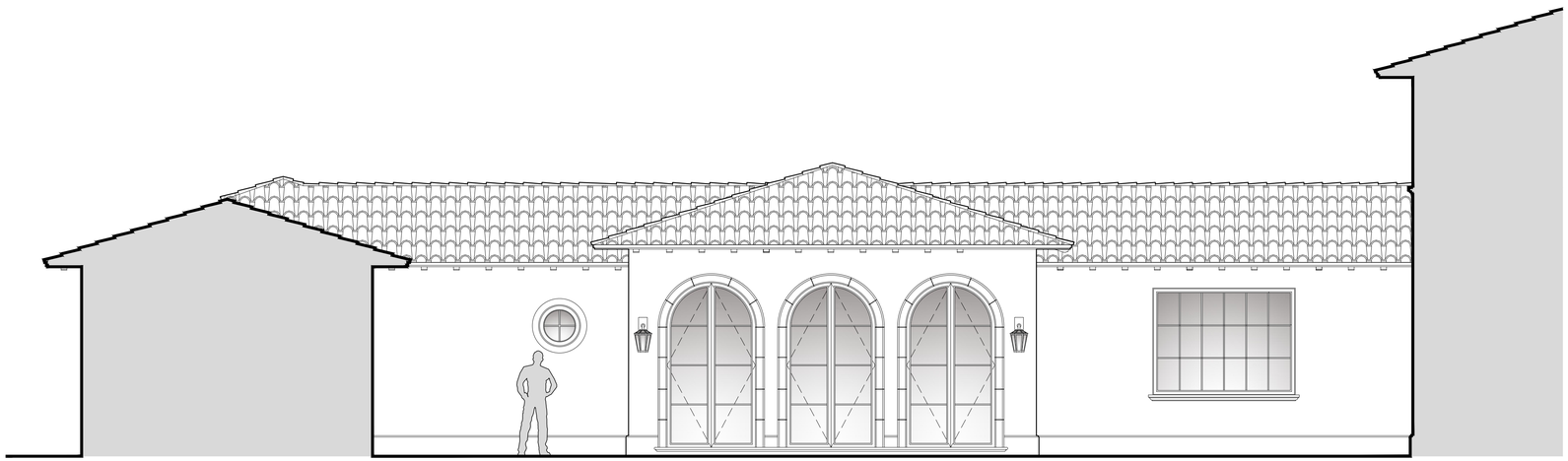
SHEET NO.
A203.0



Previously Proposed East Elevation - Section 3

Scale 1/4" = 1'-0"



Currently Proposed East Elevation - Section 3

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

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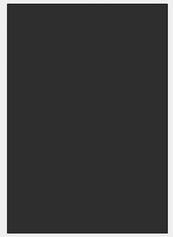
SHEET NO.
A203

Chantilly Lace OC-65

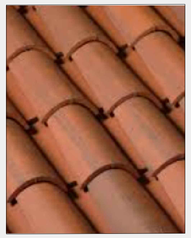
Benjamin Moore

Stucco Building Finish



Black

Doors and Windows



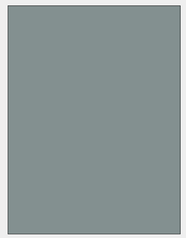
Terracotta

Barrel Tile Roof



Cypress Wood

Exterior Solid Door, Outlookers



Templeton Gray

Benjamin Moore

Shutters



Natural Coral Stone

Trims and Details

Proposed Building Colors

DESIGN & ARCHITECTURE

COMM NO.
2524

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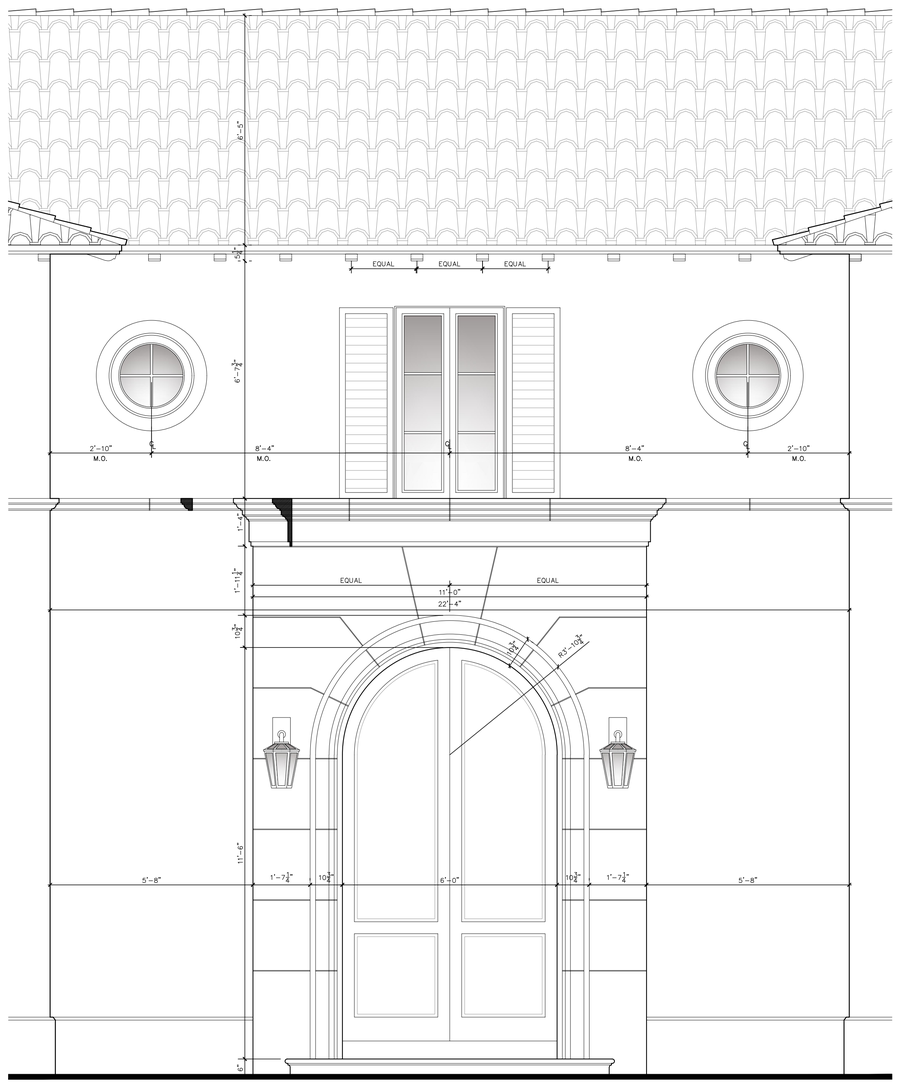
ARC-26-0005

SHEET NO.
Materials



Previously Proposed Entry Elevation

Scale 1/2" = 1'-0"



Previously Proposed Entry Elevation Detail

Scale 1/2" = 1'-0"

DESIGN & ARCHITECTURE

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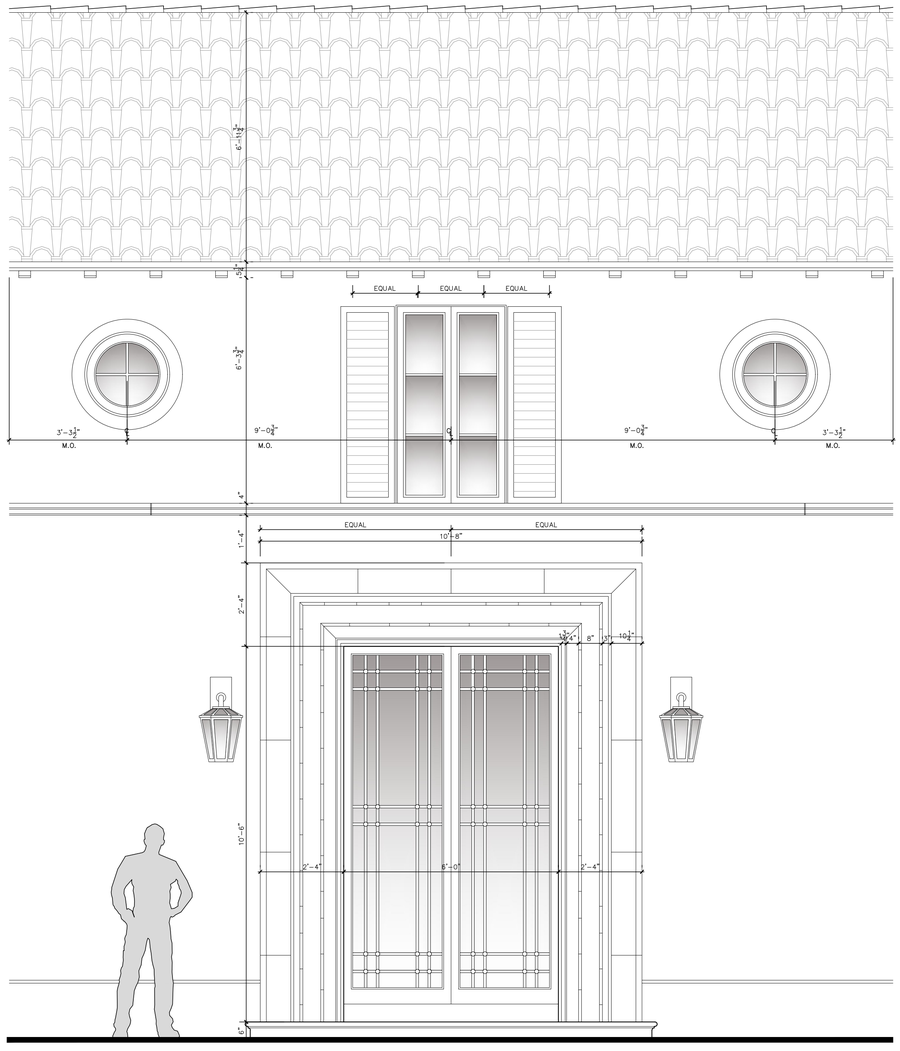
ARC-26-0005

SHEET NO.
A300



Currently Proposed Entry Elevation

Scale 1/2" = 1'-0"



Currently Proposed Entry Elevation Detail

Scale 1/2" = 1'-0"

DESIGN & ARCHITECTURE

COMM NO.
2524

DATE
5/11/2026

REVISIONS

A New Residence for
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142 Casa Bendita Palm Beach , Florida - 33480

STATE OF FLORIDA
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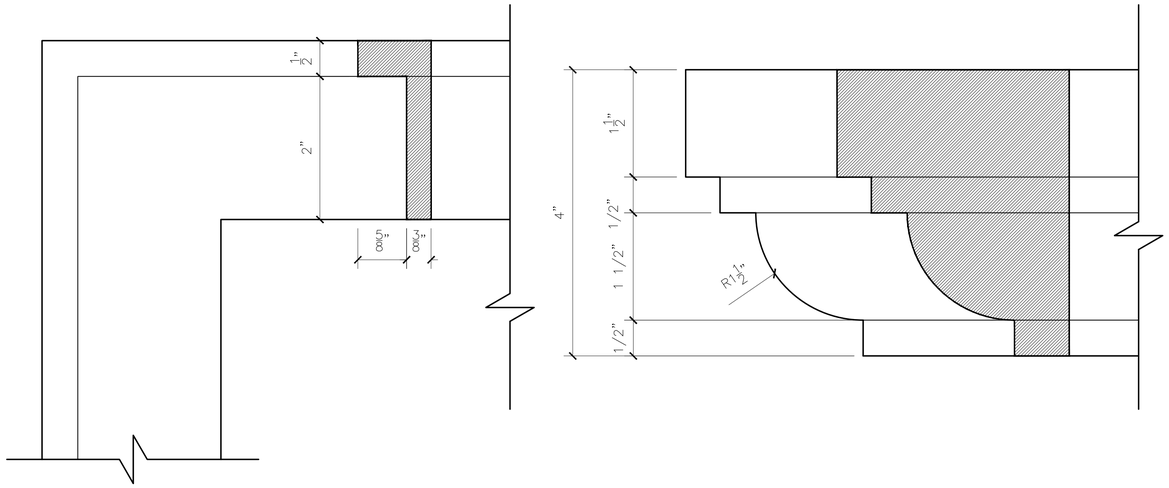
ARC-26-0005

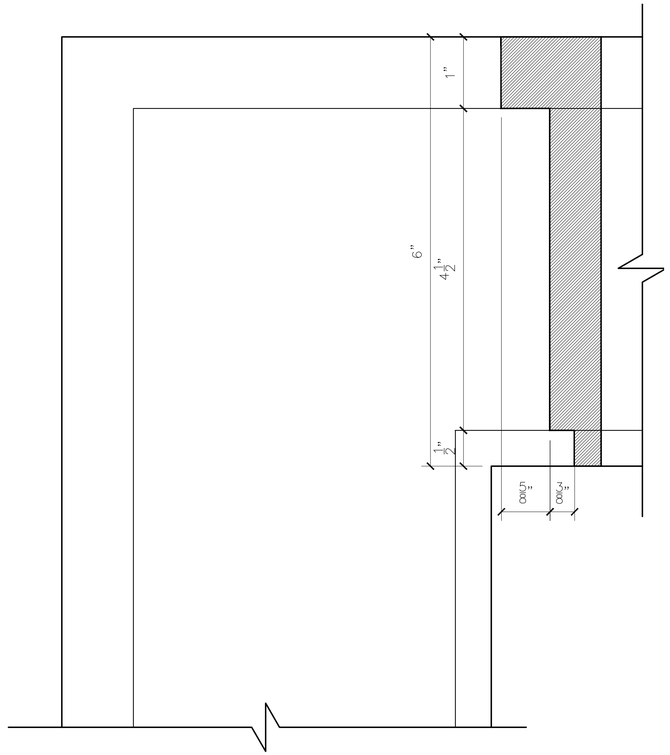
SHEET NO.
A300.1





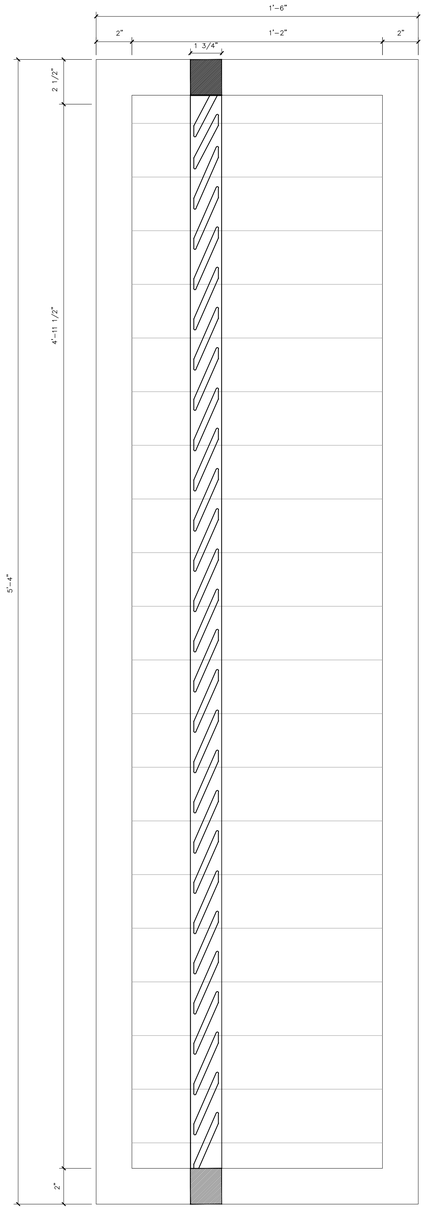
Window Surround Detail

Scale — Full Size



Door Surround Detail

Scale — Full Size



Shutter Detail

Scale — 3" = 1'-0"

MP DESIGN & ARCHITECTURE

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A New Residence for

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Palm Beach , Florida - 33480

STATE OF FLORIDA — ANGELO L. DAVILA — AR0016639 — REGISTERED ARCHITECT

ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

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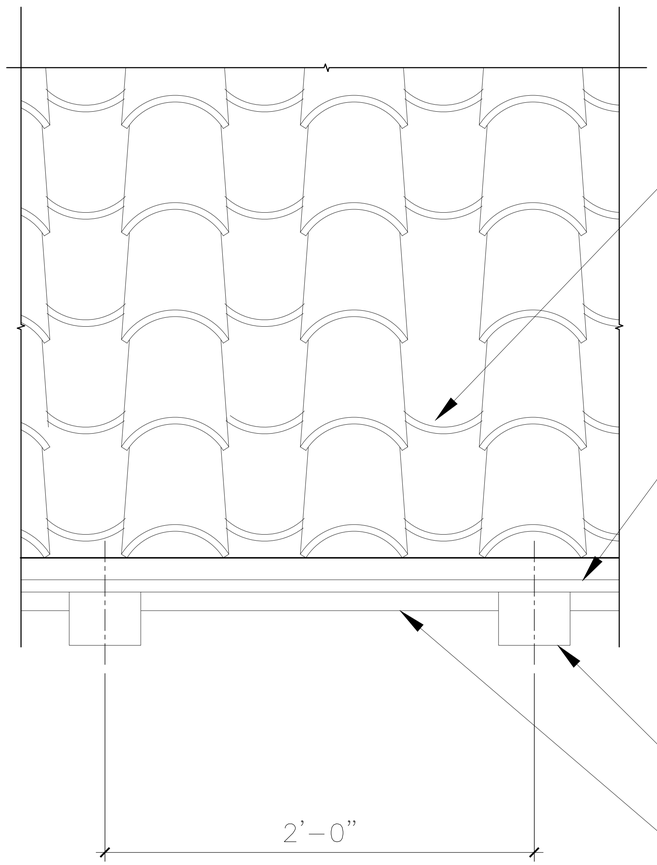
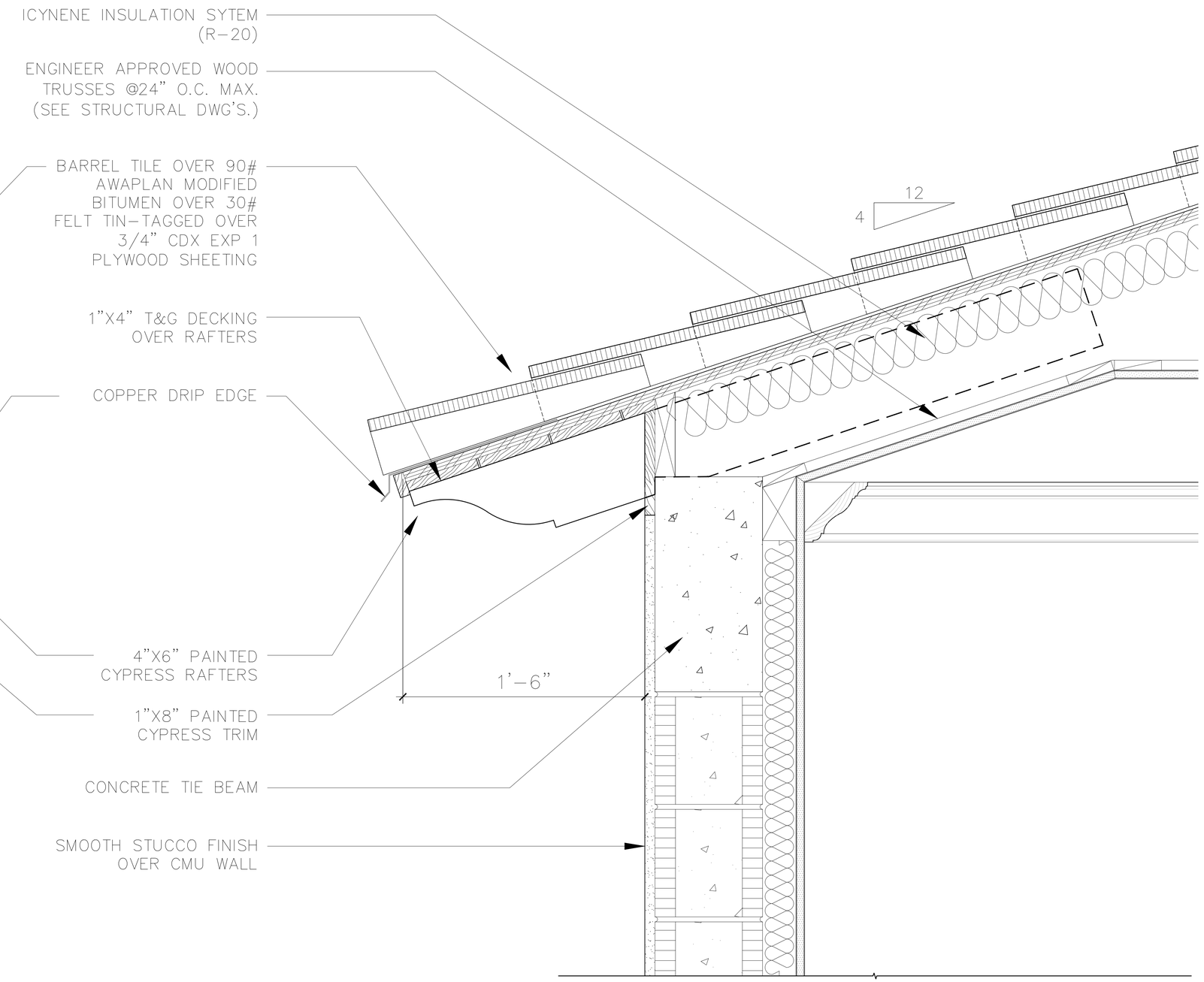
SHEET NO. A301





Typical Overhang Elevation Detail

Scale 3" = 1'-0"

D-1 / A302

Typical Overhang Detail

Scale 3" = 1'-0"

DESIGN & ARCHITECTURE

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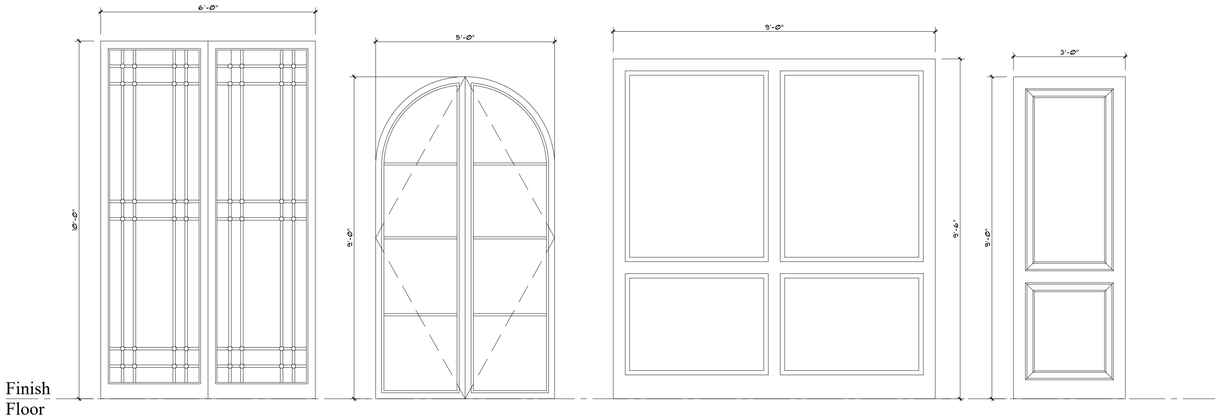
SHEET NO.
A302



Door Types

Scale 1/2" = 1'-0"

First Floor Door Schedule

ISSUE DATE:

NO.	ROOM LOCATION	DOOR LEAF SIZE W	DOOR LEAF SIZE H	DOOR LEAF SIZE T	DOOR MAT.	DOOR TYPE	DOOR FINISH INT./EXT.	FRAME CASING MAT.	FRAME DETAILS HD.	FRAME DETAILS JMB.	FRAME DETAILS SILL.	REMARKS	
100	FOYER	6'-0"	10'-6"		WOOD	I	PAINT	WOOD				IMPACT RATED DOOR	
109	MASTER BEDROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
109a	MASTER BEDROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
112	GREAT ROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
112a	GREAT ROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
112b	GREAT ROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
122	FAMILY ROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
122a	FAMILY ROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
122b	FAMILY ROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
126	TWO-CAR GARAGE	9'-0"	9'-6"		WOOD	III	PAINT	WOOD				IMPACT RATED GARAGE DOOR	
126a	TWO-CAR GARAGE	9'-0"	9'-6"		WOOD	III	PAINT	WOOD				IMPACT RATED GARAGE DOOR	
126b	TWO-CAR GARAGE	3'-0"	9'-0"		WOOD	IV	PAINT	WOOD				SOLID WOOD PANELED DOOR	
129	EXERCISE	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
129a	EXERCISE	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
130	MECHANICAL	3'-0"	9'-0"		WOOD	IV	PAINT	WOOD				SOLID WOOD PANELED DOOR	

DOOR SCHEDULE NOTES:

1. VERIFY ALL DOOR SIZES IN FIELD REPORT ALL DISCREPANCIES W/ ARCHITECT PRIOR TO PLACING ORDER. DOOR MANUFACTURER TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
2. ALL EXTERIOR DOORS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS - TURN UP & DOWN 6" @ JAMBS & SILL.
3. ALL EXTERIOR DOORS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.
4. ALL EXTERIOR DOORS ARE TO BE IMPACT RATED.

MP DESIGN & ARCHITECTURE

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A500

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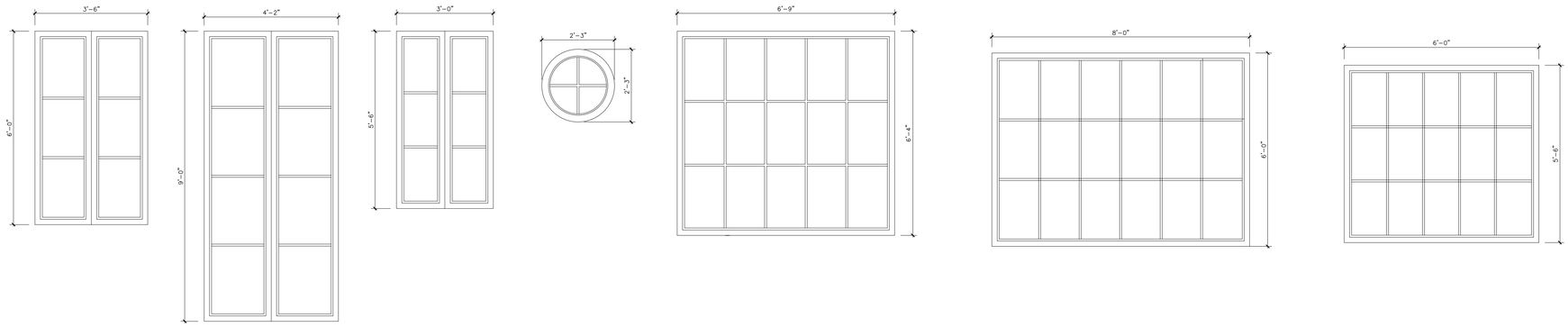

TYPE A | TYPE B | TYPE C | TYPE D | TYPE E | TYPE F | TYPE G

Window Types

Scale 1/2" = 1'-0"

First Floor Window Schedule

NO.	ROOM LOCATION	FRAME SIZE W	FRAME SIZE H	FRAME SIZE T	SASH MAT.	WIN. TYPE	WINDOW FINISH	FRAME MAT.	CASING	SILL APRON	FRAME DETAILS HD.	FRAME DETAILS JMB.	FRAME DETAILS SILL.	REMARKS
102	HER CLOSET	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
103	HIS CLOSET	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
103a	HIS CLOSET	3'-6"	6'-0"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
103b	HIS CLOSET	3'-6"	6'-0"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
107	HER SITTING AREA	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
108	MASTER BATHROOM	6'-9"	6'-4"		ALUM	E	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
109	MASTER BEDROOM	3'-6"	6'-0"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
109a	MASTER BEDROOM	3'-6"	6'-0"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
109b	MASTER BEDROOM	3'-6"	6'-0"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
109c	MASTER BEDROOM	3'-6"	6'-0"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
113	OFFICE	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
113a	OFFICE	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
113b	OFFICE	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
113c	OFFICE	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
116	HALL	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
119	DINING ROOM	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
119a	DINING ROOM	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
119b	DINING ROOM	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
119c	DINING ROOM	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
120	HALL	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
121	KITCHEN	3'-6"	6'-0"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
121a	KITCHEN	3'-6"	6'-0"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
121b	KITCHEN	8'-0"	6'-0"		ALUM	F	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
122	FAMILY ROOM	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
122a	FAMILY ROOM	4'-2"	9'-0"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
123	POWDER ROOM	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
125	LAUNDRY	3'-6"	6'-0"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
129	EXERCISE	3'-6"	6'-0"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
129a	EXERCISE	3'-6"	6'-0		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT

WINDOW SCHEDULE NOTES:

1. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR APPROVAL TO ARCHITECT PRIOR TO FABRICATION OF WINDOWS.
2. ALL WINDOWS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS – TURN UP & DOWN 6" @ JAMBS & SILL.
3. ALL WINDOWS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.
4. WINDOW FACADE ONLY NON–OPERATIONAL.

Second Floor Window Schedule

NO.	ROOM LOCATION	FRAME SIZE W	FRAME SIZE H	FRAME SIZE T	SASH MAT.	WIN. TYPE	WINDOW FINISH	FRAME MAT.	CASING	SILL APRON	FRAME DETAILS HD.	FRAME DETAILS JMB.	FRAME DETAILS SILL.	REMARKS
200	SITTING ROOM	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
200a	SITTING ROOM	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
200b	SITTING ROOM	6'-0"	5'-6"		ALUM	G	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
200c	SITTING ROOM	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
200d	SITTING ROOM	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
202	STAFF BEDROOM	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
202a	STAFF BEDROOM	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
202b	STAFF BEDROOM	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
202c	STAFF BEDROOM	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
204	STAFF BATH	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
208	KIDS BATH	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
209	KIDS BEDROOM	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
209a	KIDS BEDROOM	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
209b	KIDS BEDROOM	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
213	GUEST BATH	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
214	GUEST BEDROOM #4	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
214a	GUEST BEDROOM #4	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
214b	GUEST BEDROOM #4	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
214c	GUEST BEDROOM #4	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
215	CLOSET	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
217	GUEST BEDROOM #3	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
217a	GUEST BEDROOM #3	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
217b	GUEST BEDROOM #3	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
217c	GUEST BEDROOM #3	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
218	GUEST BATH	3'-0"	5'-6"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT

WINDOW SCHEDULE NOTES:

1. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR APPROVAL TO ARCHITECT PRIOR TO FABRICATION OF WINDOWS.
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3. ALL WINDOWS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.
4. WINDOW FACADE ONLY NON–OPERATIONAL.

MP DESIGN & ARCHITECTURE

COMM NO. 2524

DATE 5/11/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
142 Casa Bendita
Palm Beach , Florida - 33480

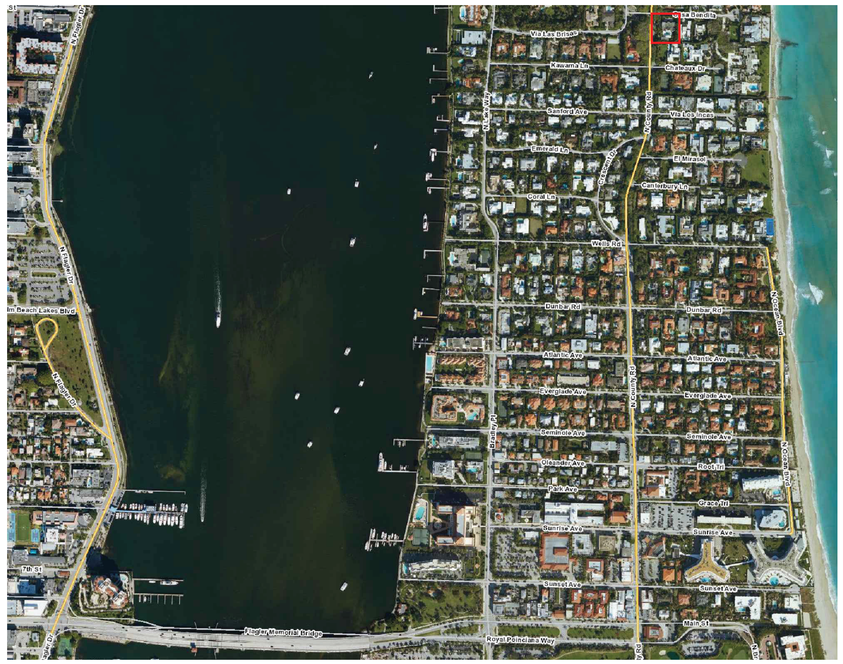
STATE OF FLORIDA ANGELO L. DAVILA AR0016639 REGISTERED ARCHITECT
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0005

SHEET NO. A550

142 Casa Bendita
Palm Beach, Florida
Final Submittal
ARC-26-0005



Site Location Map

Landscape Sheet List

L0.0 Title Sheet / Location Map
IL1.0 Illustrated Landscape Plan
IL1.1 Landscape Elevations
IL1.2 Landscape Elevations
OS1 Openspace Diagrams
EP1.0 Tree Survey and Disposition
EP1.1 Existing Landscape Plan and Disposition
EP1.2 Existing Conditions/Photographs
L1.1 Site Plan / Materials Sheet
L2.1 Gate and Wall Sheet
L3.1 Planting Plan
L4.1 Plant List and Zoning Legend
CS1.1 Construction Screening Plan
SS1.1 Site Sections
TR1.1Truck Logistics Plan

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

Line #	Landscape Legend		
1	**Property Address:**	142 Casa Bendita	
2	**Lot Area (sq. ft.):**	25,762	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	12,881 (50%)	12,881 (50%)
5	LOS to be altered (Sq FT and %)		100%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,258 (45%)	2,391 (47.7%)
8	Native Trees %	30%	7 (32%)
9	Native Shrubs & Vines %	30%	575 (47%)
10	Native Groundcover %	30%	290 (36%)

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*

FINAL SUBMITTAL
142 Casa Bendita
Palm Beach, FL

N

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC*: LA6666691 NY LIC: 002927

DATE:

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6. 05/11/2026 ARCOM Revisions

SCALE

N.T.S.

SHEET

Title Sheet/
Location Map

L0.0

Safety is a Priority -
always Call Before You Dig

811

Know what's below.
Call before you dig.



FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

N

5' 20'

0' 10' 30'

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SCALE

3/32" = 1'-0"

SHEET

Illustrated Landscape Plan

IL1.0

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Know what's below. Call before you dig.



North Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"

142 Casa Bendita

Palm Beach, FL

FINAL SUBMITTAL

5' 20'

0' 10"

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SCALE

1/8" = 1'-0"

SHEET

Landscape Elevations

IL1.1

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142 Casa Bendita

Palm Beach, FL



West Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"

5' 20'

0' 10"

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SCALE

1/8" = 1'-0"

SHEET

Landscape Elevations

IL1.2

Safety is a Priority - always Call Before You Dig

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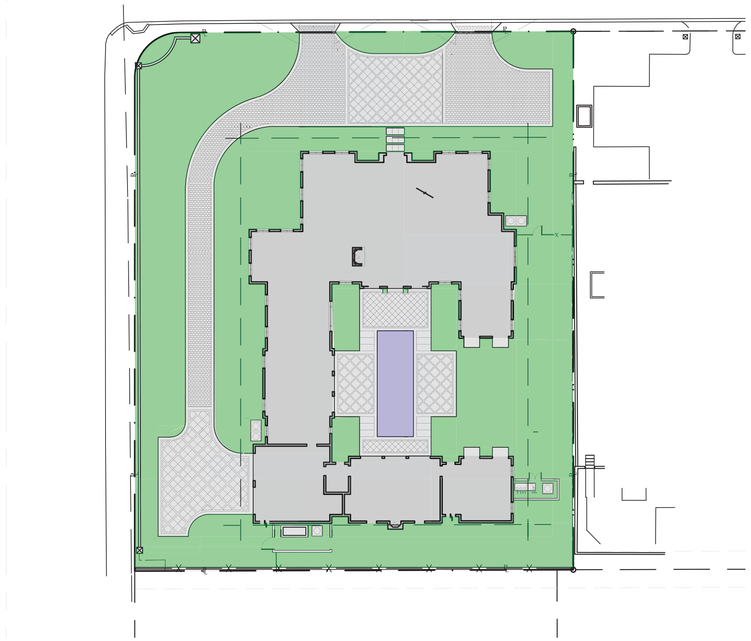
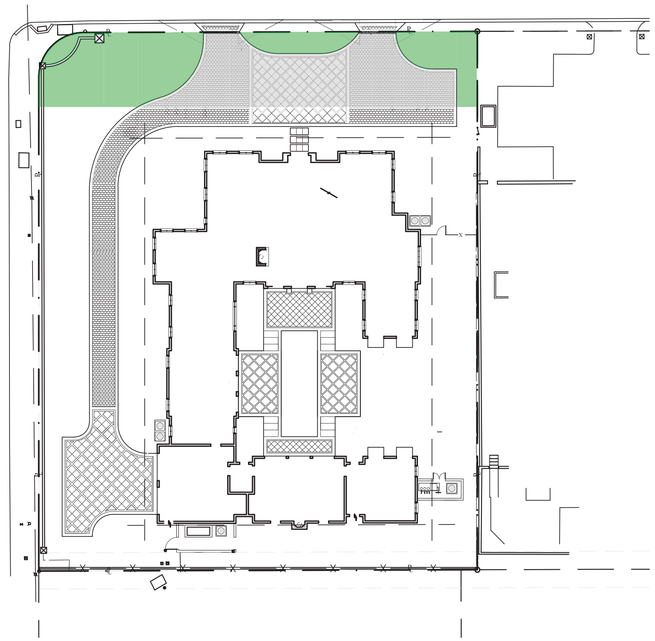
Know what's below. Call before you dig.



Overall Landscape
Openspace



Front Yard
Openspace

Town of Palm Beach

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

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See Ord. 003-2023 *REV BF 20230727*

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

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SCALE

N.T.S.

SHEET

Openspace Diagrams

OS1

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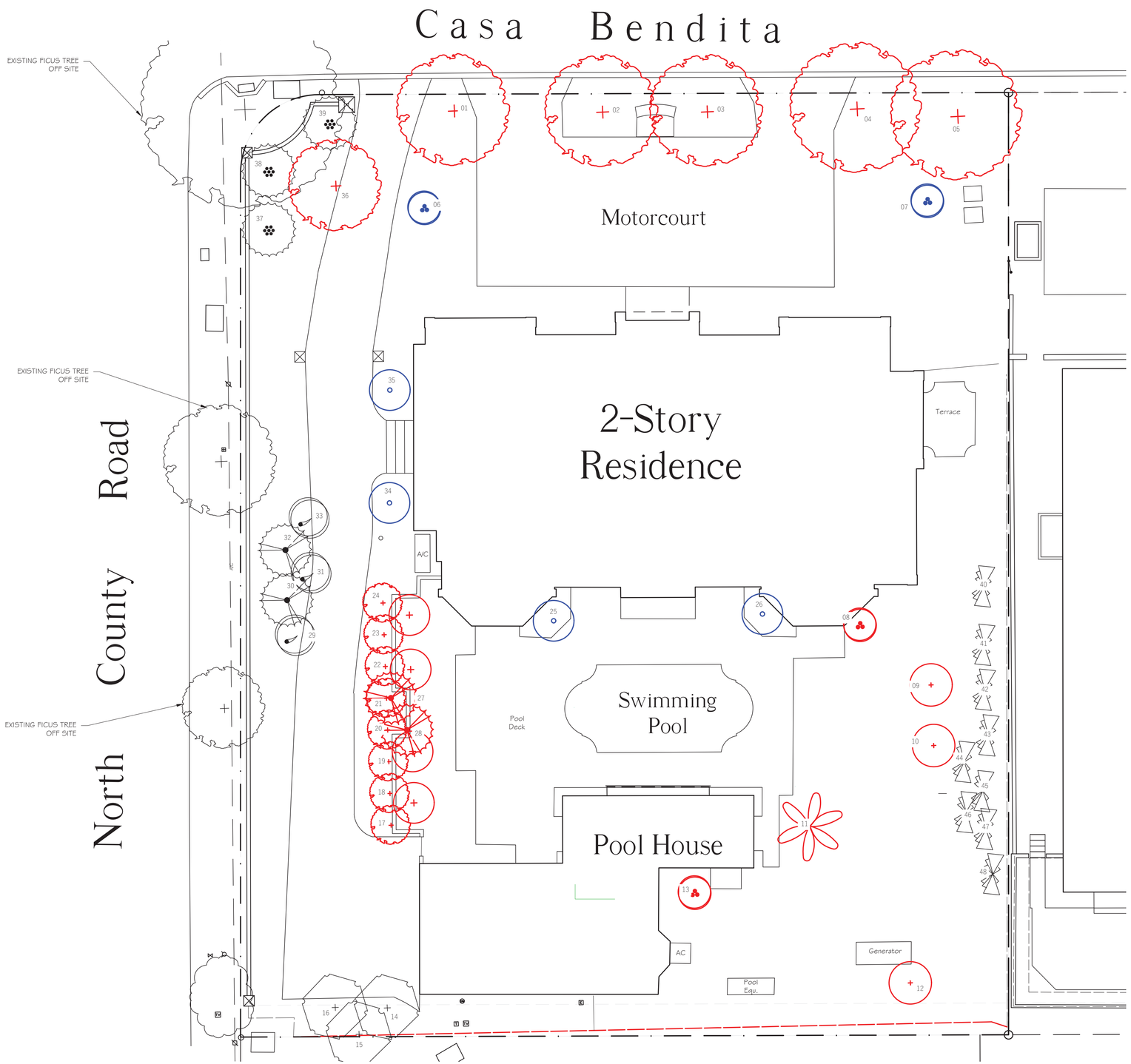
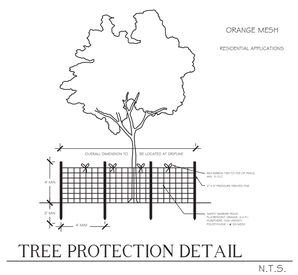


NOTES:
Plants shown in RED to be removed
Plants shown in BLUE to be relocated
Plants shown in BLACK are to remain

See Sheet EP1.0 for Existing Tree/Palm Disposition Table

TREE LIST

Item #	Scientific Name	Common Name	Height	Condition	Disposition
1	Ficus spp	Ficus Tree	15'	Fair	Remove
2	Ficus spp	Ficus Tree	15'	Fair	Remove
3	Ficus spp	Ficus Tree	15'	Fair	Remove
4	Ficus spp	Ficus Tree	15'	Fair	Remove
5	Ficus spp	Ficus Tree	15'	Fair	Remove
6	Phoenix roebelenii	Pygmy Date Palm	9'	Good	Relocate
7	Phoenix roebelenii	Pygmy Date Palm	9'	Good	Relocate
8	Phoenix roebelenii	Pygmy Date Palm	9'	Good	Remove
9	Ptychosperma macarthurii	Macarthur Palm	15'	Poor	Remove
10	Ptychosperma macarthurii	Macarthur Palm	15'	Poor	Remove
11	Cocos nucifera	Coconut Palm	28'	Good	Remove
12	Caryota mitis	Fishtail Palm	14'	Good	Remove
13	Phoenix roebelenii	Pygmy Date Palm	23'	Good	Remove
14	Ravenala madagascariensis	Traveler's Palm	23'	Good	Remain
15	Ravenala madagascariensis	Traveler's Palm	23'	Good	Remain
16	Ravenala madagascariensis	Traveler's Palm	23'	Good	Remain
17	Ficus benjamina	Ficus Tree	14'	Fair	Remove
18	Ficus benjamina	Ficus Tree	14'	Fair	Remove
19	Ficus benjamina	Ficus Tree	14'	Fair	Remove
20	Ficus benjamina	Ficus Tree	14'	Fair	Remove
21	Ficus benjamina	Ficus Tree	14'	Fair	Remove
22	Ficus benjamina	Ficus Tree	14'	Fair	Remove
23	Ficus benjamina	Ficus Tree	14'	Fair	Remove
24	Ficus benjamina	Ficus Tree	14'	Fair	Remove
25	Veitchia merrillii	Christmas Palm	21'	Good	Relocate
26	Veitchia merrillii	Christmas Palm	21'	Good	Relocate
27	Sabal palmetto	Cabbage Palm	23'	Good	Relocate
28	Sabal palmetto	Cabbage Palm	23'	Good	Relocate
29	Livistona chinensis	Chinese Fan Palm	23'	Good	Remain
30	Sabal palmetto	Cabbage Palm	34'	Good	Remain
31	Livistona chinensis	Chinese Fan Palm	23'	Good	Remain
32	Sabal palmetto	Cabbage Palm	34'	Good	Remain
33	Livistona chinensis	Chinese Fan Palm	23'	Good	Remain
34	Ptychosperma elegans	Alexander Palm	23'	Good	Relocate
35	Ptychosperma elegans	Alexander Palm	28'	Good	Relocate
36	Ficus spp	Ficus Tree	28'	Fair	Remove
37	Dypsis lutescens	Areca Palm	28'	Good	Remain
38	Dypsis lutescens	Areca Palm	28'	Good	Remain
39	Dypsis lutescens	Areca Palm	18	Good	Remain
40	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
41	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
42	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
43	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
44	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
45	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
46	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
47	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
48	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain



TREE PROTECTION DETAIL
N.T.S.

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FINAL SUBMITTAL
142 Casa Bendita
Palm Beach, FL

N

5' 0 10' 20" 30'

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC*: LA6666691 NY LIC: 002927

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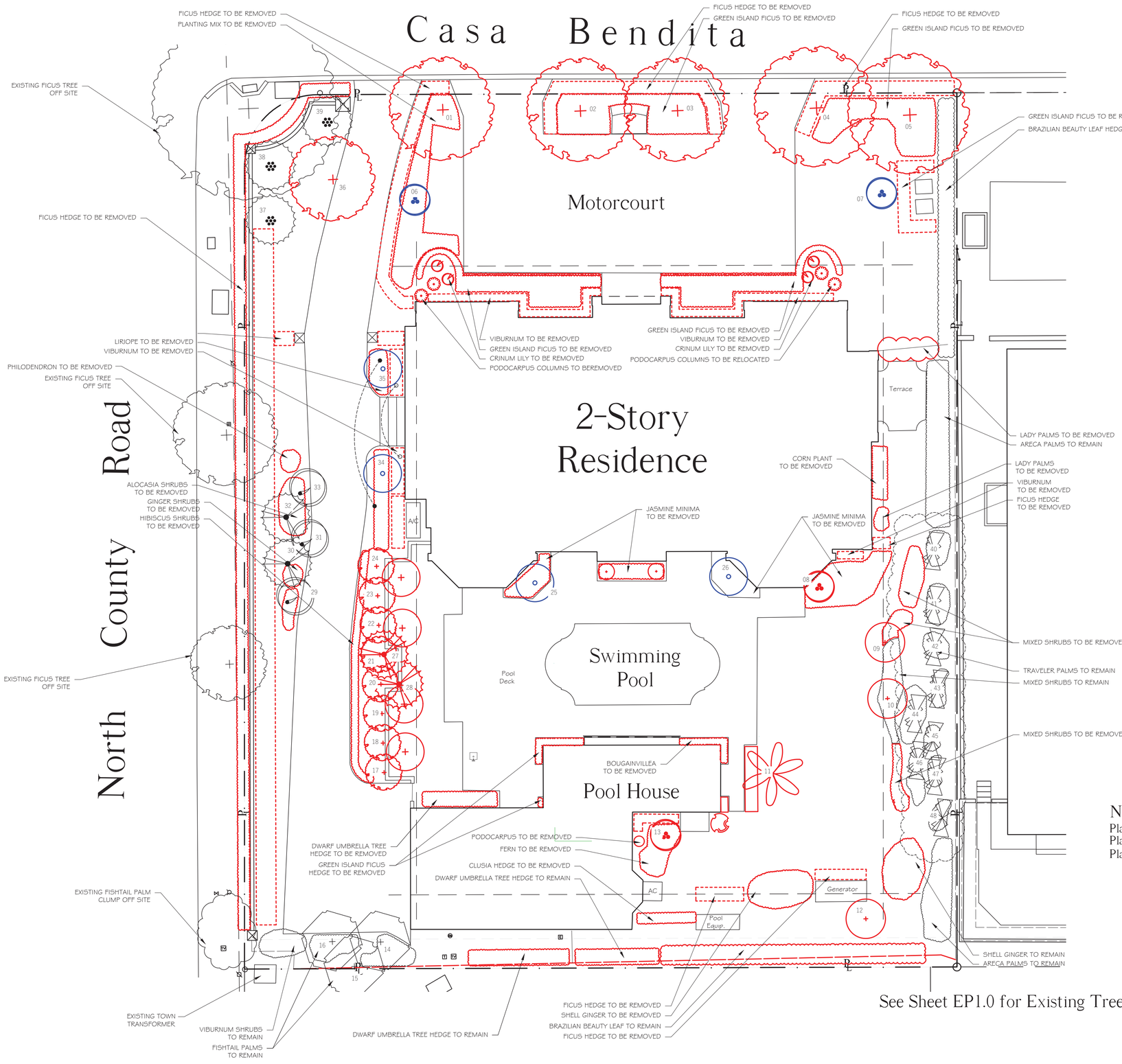
SCALE

1"= 10'-0"

SHEET

Tree Survey and Disposition

EP1.0



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Plants shown in BLUE to be relocated
Plants shown in BLACK are to remain

See Sheet EP1.0 for Existing Tree/Palm Disposition Table

Safety is a Priority - always Call Before You Dig

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FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

N

5' 20"
0 10' 30'

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SCALE

1" = 10'-0"

SHEET

Existing Planting and Disposition

EP1.1

IMAGES OF EXISTING SITE CONDITIONS



VIEW FROM MOTORCOURT
LOOKING WEST



VIEW OF GARAGE
LOOKING SOUTHWEST



VIEW OF GUESTHOUSE
LOOKING SOUTHWEST



VIEW OF REAR GARDEN
LOOKING EAST



VIEW FROM CASA VENDITA
LOOKING SOUTHEAST



VIEW OF DRIVEWAY
LOOKING NORTHEAST



VIEW OF REAR GARDEN
LOOKING NORTH



VIEW OF REAR GARDEN
LOOKING SOUTH



VIEW FROM MOTORCOURT
LOOKING SOUTH



VIEW OF PROPERTY LINE HEDGE
LOOKING WEST



VIEW OF POOL
LOOKING NORTH



VIEW OF FOUNTAIN
LOOKING WEST

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

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SCALE

Not to scale

SHEET

Existing Conditions/ Photographs

EP1.2

Safety is a Priority - always Call Before You Dig

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Know what's below. Call before you dig.

Casa Bendita Road

North County Road

Residence

Garage

Pool

EXISTING 3' TALL SITE WALL AND COLUMNS TO REMAIN

SAFE SIGHT TRIANGLES

5" TRENCH DRAIN BY OTHERS

R15'

R20'

R12'

10'-2"

5'-4"

20'

12'

19'-11"

19'-11"

12'

19'

8'-2"

10'

8'-7"

11'-7"

4" x 4" PORPHYRY PAVERS IN CAMPARTA COLOR MIX

12" x 24" CORAL IMPRINT CAST STONE PERIMETER BORDER

24" x 24" CORAL IMPRINT CAST STONE (4 PAVERS IN EACH PAD) WITH 4" x 4" PORPHYRY PAVER ACCENT BANDS IN CAMPARTA COLOR MIX

24" x 24" CORAL IMPRINT CAST STONE (3 PAVERS IN EACH PAD)

4' BLACK VINYL CLAD CHAIN LINK FENCE - HIDDEN IN HEDGE

DECORATIVE GATE "A" - SEE DETAIL 3, SHEET L2.1

EXISTING 4' CHAIN LINK FENCE TO REMAIN

12" x 24" CORAL IMPRINT CAST STONE PAVER LANDINGS

4'-10" x 26" CORAL IMPRINT CAST STONE PAVERS (3 IN EACH AREA)

12" x 24" CORAL IMPRINT CAST STONE POOL COPING

12" x 24" CORAL IMPRINT CAST STONE PERIMETER BORDER

24" x 24" CORAL IMPRINT CAST STONE (4 PAVERS IN EACH PAD) WITH 4" x 4" PORPHYRY PAVER ACCENT BANDS IN CAMPARTA COLOR MIX

17'-6"

10'-11"

6'

3'

5'-3"

4'

5'-11"

7"

7'-1"

DECORATIVE GATE "C" - SEE DETAIL 4, SHEET L2.1

6' CONCRETE WALL WITH STUCCO FINISH - FINISH TO MATCH HOUSE - SEE DETAIL 1, SHEET L2.1

27'-6"

9'

5'-5"

4'-7"

4'

1'-1"

5'-9"

10'

21'-5"

DECORATIVE GATE "B" - SEE DETAIL 4, SHEET L2.1

4' BLACK VINYL CLAD CHAIN LINK FENCE - HIDDEN IN LANDSCAPE

24" TALL CONCRETE DRAINAGE CURB WITH 4' TALL BLACK VINYL CLAD CHAIN LINK FENCE (7" MAX FROM ADJACENT GRADES) AT REQUEST OF NEIGHBOR

Materials List



Coral Imprint Cast Stone



Porphyry Pavers in Camparta Color Mix

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

N

5' 20'

0 10' 30'

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SCALE

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SHEET

Site Plan / Materials Sheet

L1.1

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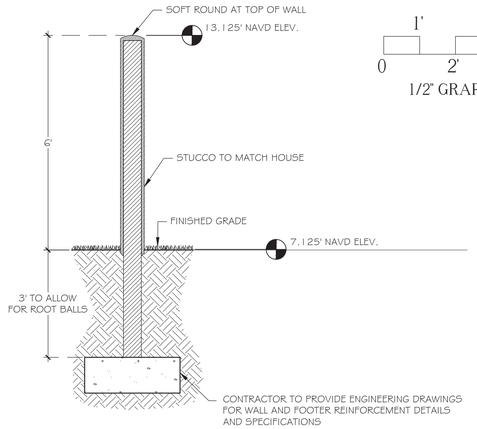
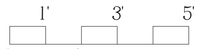
811

Know what's below. Call before you dig.

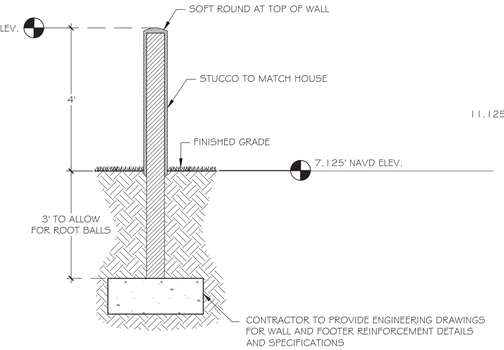


1 - 6' Wall Detail

1/2" = 1'-0"

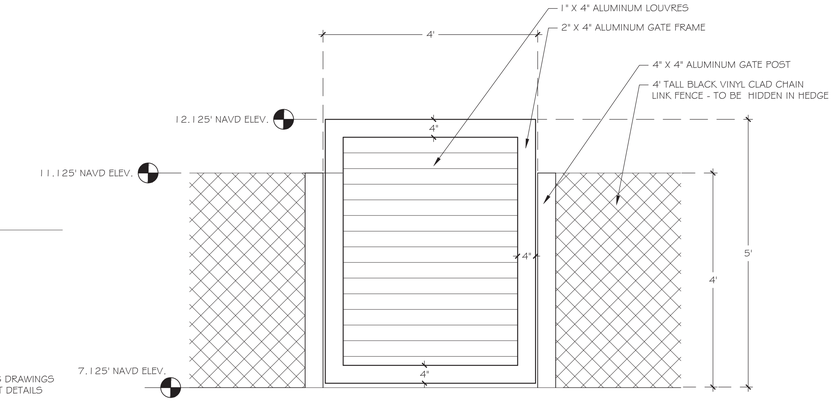


1/2" GRAPHIC SCALE



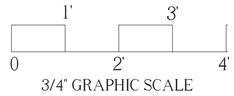
2 - 4' Wall Detail

1/2" = 1'-0"



3 - Gate A Detail

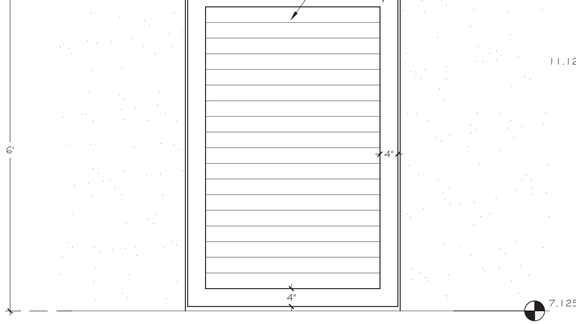
3/4" = 1'-0"



3/4" GRAPHIC SCALE

Notes:

- Provide shop drawings to VLA for review.
- Gate Color to match house
- Gate paint or powder coat finish to be detrmined
- Gates to be self closing and self latching
- Gate and hardward to meet all applicable pool barrier codes

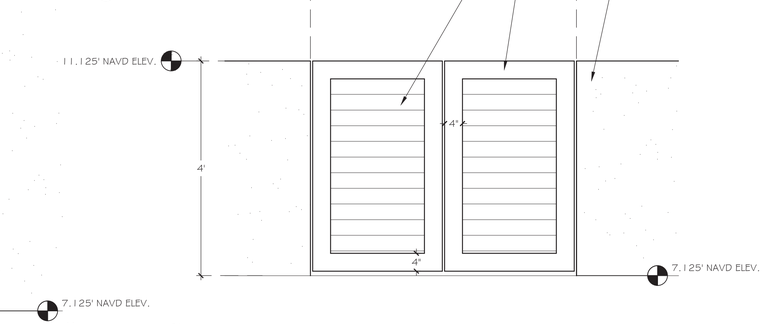


4 - Gate B Detail

3/4" = 1'-0"

Gate B Notes:

- Provide shop drawings to VLA for review.
- Gate Color to match house
- Gate paint or powder coat finish to be detrmined
- Gates to be self closing and self latching
- Gate and hardward to meet all applicable pool barrier codes

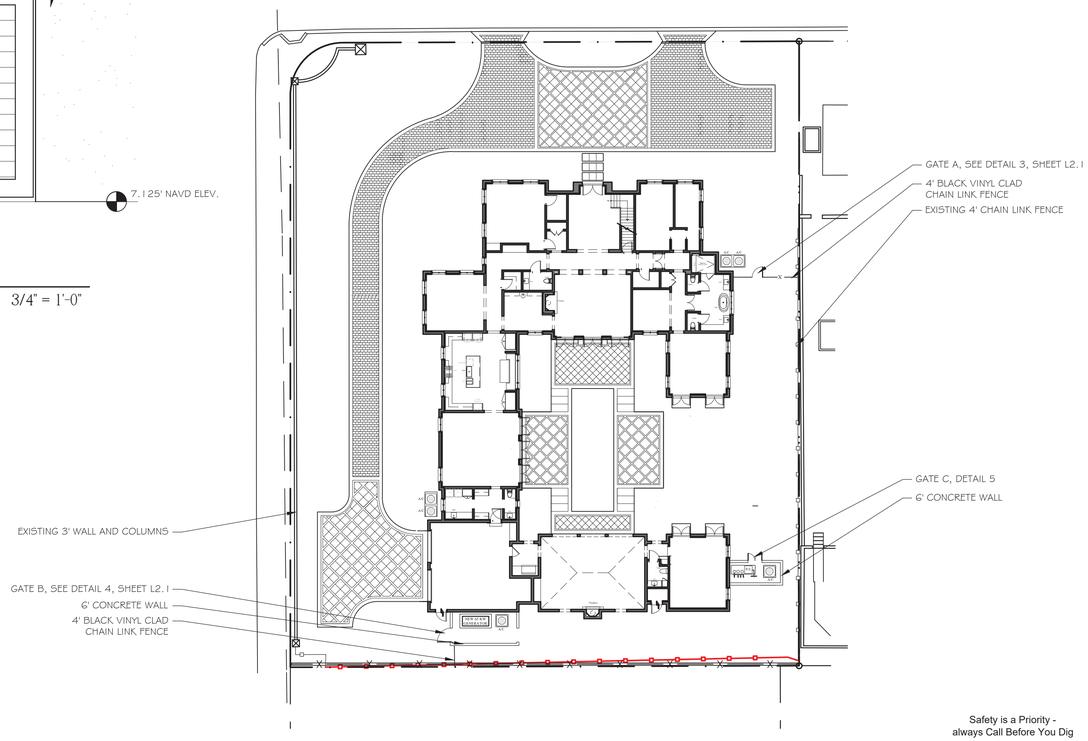


5 - Gate C Detail

3/4" = 1'-0"



3/4" GRAPHIC SCALE



6 - Gate and Wall Key

N.T.S.

Safety is a Priority - always Call Before You Dig

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Know what's below. Call before you dig.

FINAL SUBMITTAL
142 Casa Bendita

Palm Beach, FL

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#: LA6666691 NY LIC: 002927

DATE:

1.	01/07/2026	For review
2.	01/21/2026	First submittal
3.	02/09/2026	Second submittal
4.	03/06/2026	Second Submittal 2
5.	04/03/2026	Final Submittal
6.	05/11/2026	ARCOM Revisions

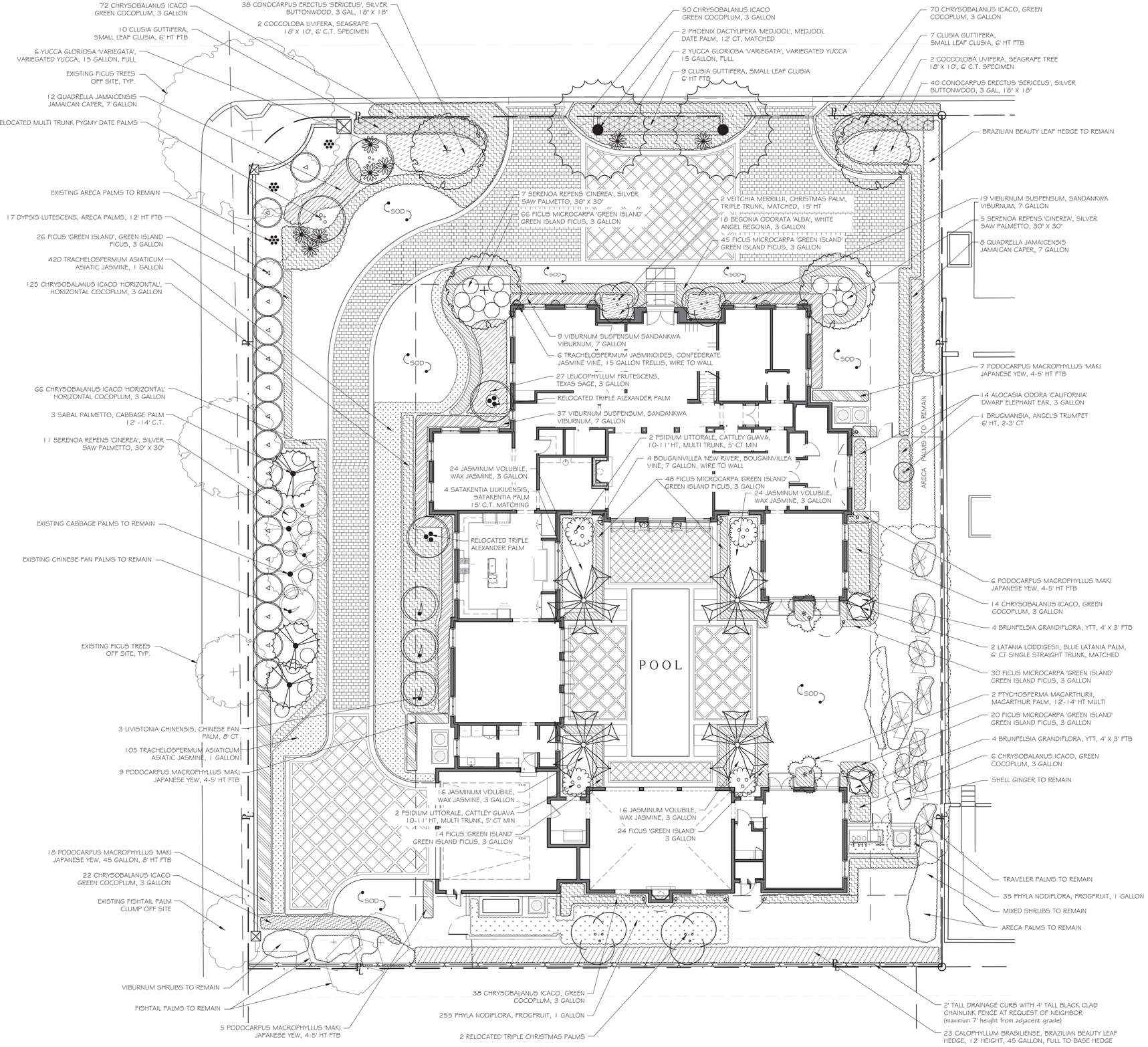
SCALE

As Noted

SHEET

Gate and Wall Sheet

L2.1



FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

N

5' 20"

0 10' 30'

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SCALE

1" = 10'-0"

SHEET

Planting Plan

L3.1

Safety is a Priority - always Call Before You Dig

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Know what's below. Call before you dig.

Town of Palm Beach

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

Line #	Landscape Legend		
1	**Property Address:**	142 Casa Bendita	
2	**Lot Area (sq. ft.):**	25,762	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	12,881 (50%)	12,881 (50%)
5	LOS to be altered (Sq FT and %)		100%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,258 (45%)	2,391 (47.7%)
8	Native Trees %	30%	7 (32%)
9	Native Shrubs & Vines %	30%	575 (47%)
10	Native Groundcover %	30%	290 (36%)

To determine qualifying native vegetation use either:

The Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
The Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*

PLANT LIST

All plants to be Florida Fancy unless specified otherwise

Trees and Palms

	Qty	Scientific Name	Common Name	Planting Size	Notes	Native
*	4	Coccoloba uvifera	Seagrape Tree	18' ht x 10' spr	6' clear trunk, similar character	Y
	2	Latania loddigesii	Blue Latania Palm	6' clear trunk	Single trunk, matched	N
	3	Livistonia chinensis	Chinese Fan Palm	8' clear trunk	Full	N
	2	Phoenix dactylifera 'Medjool'	Medjool Date Palm	12' clear trunk	Matched	N
	2	Ptychosperma macarthurii	Macarthur Palm	12'-14' height, narrow spread	Multi trunk, matched	N
	3	Sabal palmetto	Cabbage Palm	See plan for heights	Full	Y
	4	Satakentia liukuensis	Satakentia Palm	(2) 11' CT, (4)15' CT	Matched, Single Straight Trunk	N
*	2	Veitchia merrillii	Christmas Palm	15' ht, narrow spread	Triple trunk, matched	N

* PROVIDE PHOTOS FOR APPROVAL

Shrubs and Vines

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
14	Alocasia odora 'California'	California Alocasia	3 gallon	Full	N
18	Begonia odorata 'Alba'	White Angel Begonia	3 gallon	Full	N
4	Bougainvillea 'New River'	New River Bougainvillea	7 gallon	Wire to wall	N
1	Brugmansia	Angel's Trumpets	7' ht x 4' spr	2'-3' clear trunk, matched	N
8	Brunfelsia grandiflora	Yesterday Today Tom.	15 gallon 4' x 3'	Full to base	N
23	Calophyllum brasiliense	Brazilian Beauty Leaf	45 gallon, 12' ht	Full to base	N
272	Chrysobalanus icaco	Green Cocoplum	3 gallon	Full	Y
191	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	3 gallon, 12" x 14" min	Nice and Full	Y
26	Clusia guttifera	Small Leaf Clusia	6' ht	Full to base	N
68	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3 gallon, 18" x 18"	Full to base	Y
17	Dypsis lutescens	Areca Palm	45 gallon, 12' ht, FTB	Screen	N
270	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gallon	Full	N
35	Leucophyllum frutescens	Texas Sage	3 gallon	Full	N
85	Jasminum volubile	Wax jasmine	3 gallon	Full	N
18	Podocarpus macrophyllus 'Maki'	Yew Podocarpus	45 gallon, 8' ht	Full to base hedge	N
27	Podocarpus macrophyllus 'Maki'	Yew Podocarpus	15 gallon, 4'-5' ht	Full to base hedge	N
21	Quadrella jamaicensis	Jamaican Caper	7 gallon, 3' x 2'	Full to base	Y
4	Psidium littorale	Cattley Guava	10-11' height, 5' ct min	Multi, tight trunks, similar character	N
23	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gallon, 30" x 30"	Full	Y
6	Trachelospermum jasminoides	Confederate Jasmine	15 gallon Trellis	Wire to wall	N
65	Viburnum suspensum	Sandwanka Viburnum	7 gallon	Full	N
8	Yucca gloriosa 'variegata'	Variegated Yucca	15 gallon, 30" x 30"	Full	N

Groundcovers

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
290	Phyla nodiflora	Frog Fruit	1 gallon	Full	Y
525	Trachelospermum asiaticum	Asiatic Jasmine	1 gallon	Full	N

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

VERTESCH LANDSCAPE ARCHITECTURE
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6. 05/11/2026 ARCOM Revision

SCALE

NONE

SHEET

Plant List and Zoning Legend

L4.1

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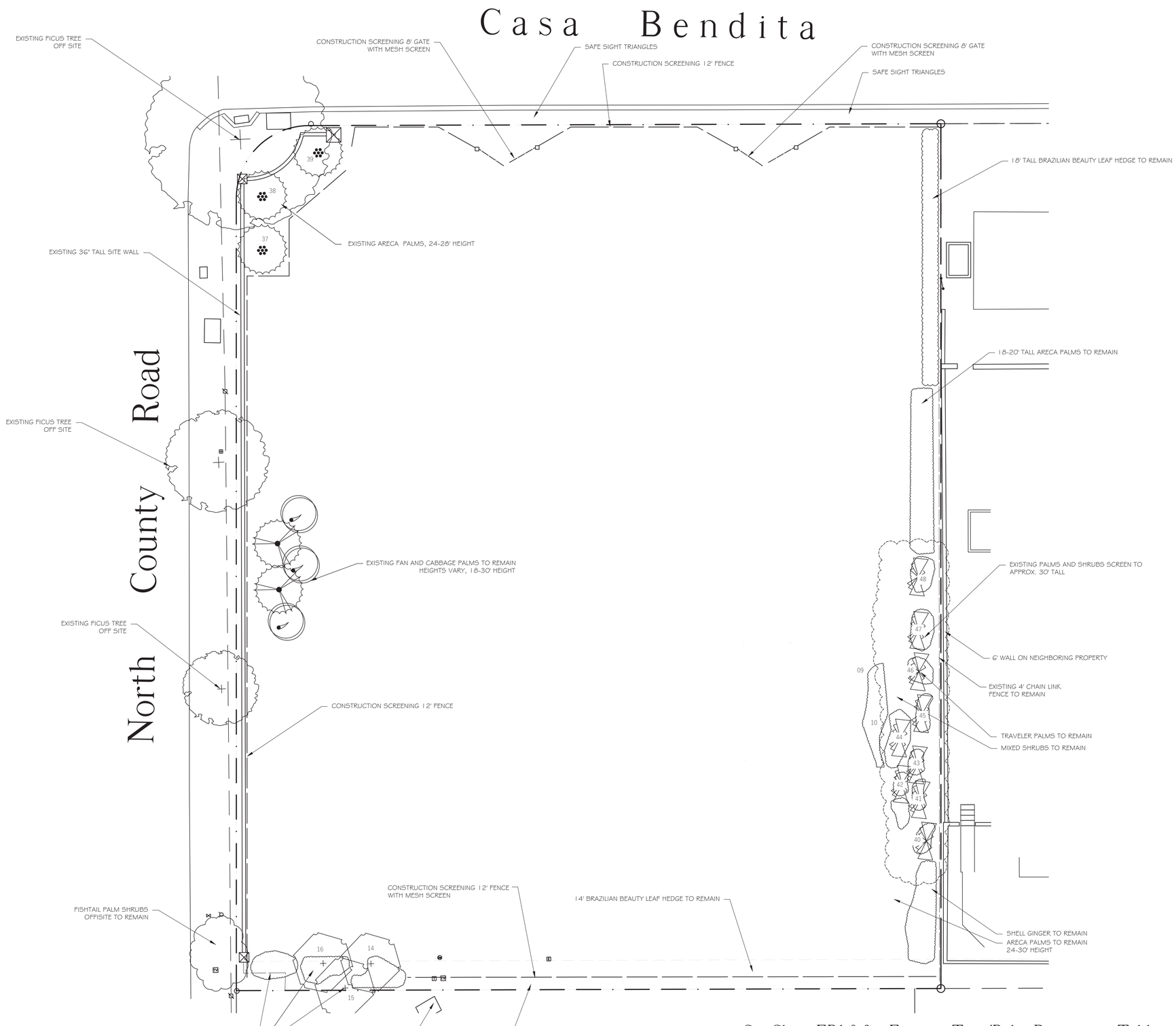

See Sheet EP1.0 for Existing Tree/Palm Disposition Table
For Additional Existing Tree and Palm Information

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

N

5' 20"
0 10' 30'

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6. 05/11/2026 ARCOM Revisions

SCALE

1" = 10'-0"

SHEET

Construction Screening Plan

CS1.1

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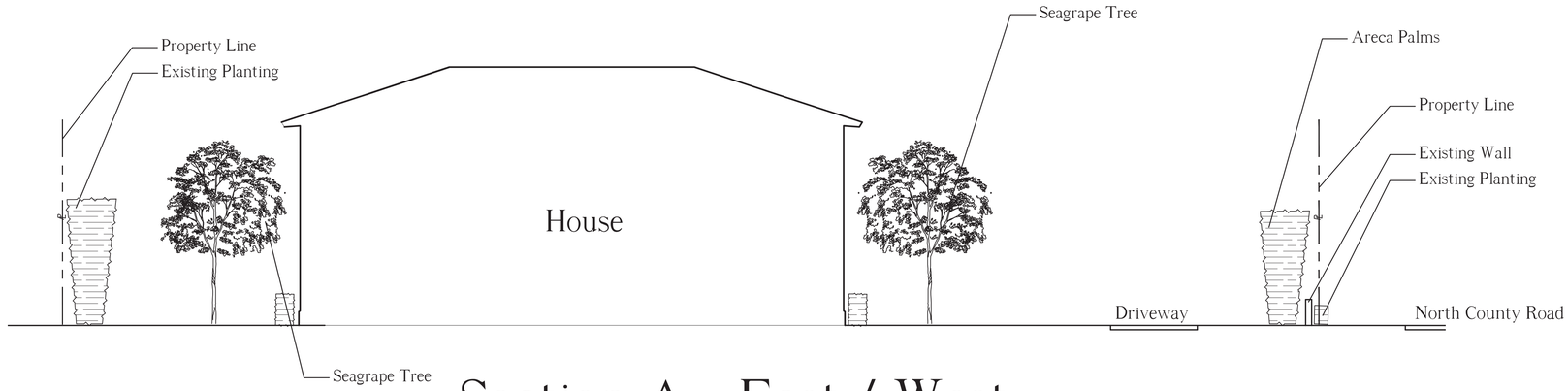
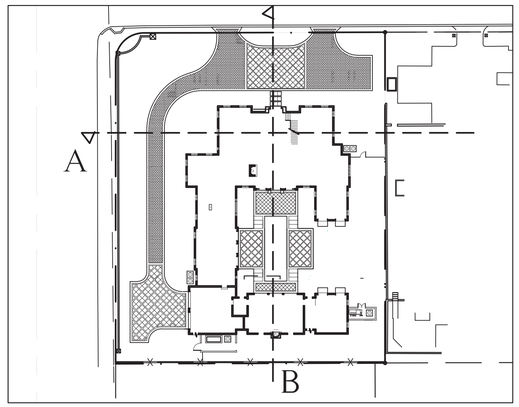
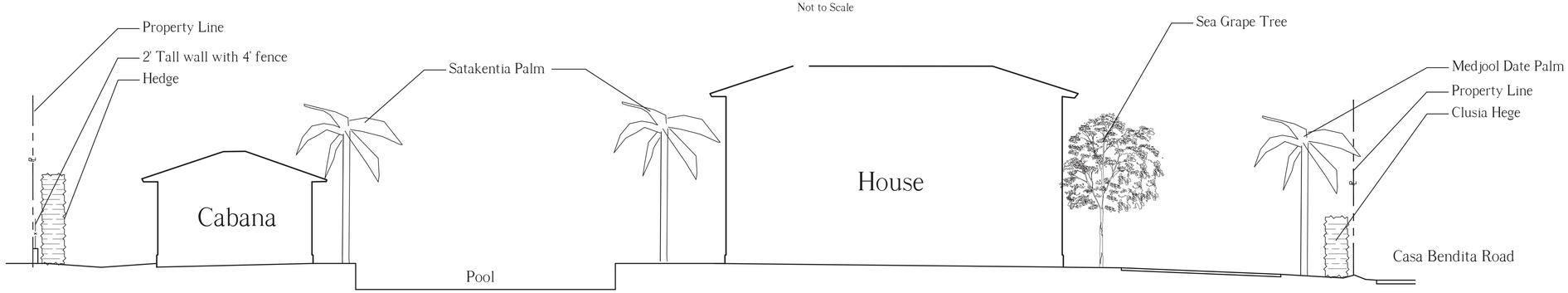


Section A - East / West



Site Section Map

Not to scale



Section B - North / South

Safety is a Priority - always Call Before You Dig

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Know what's below. Call before you dig.

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

N

5' 20'

0 10' 30'

VERTESCH LANDSCAPE ARCHITECTURE
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Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#: LA6666691 NY LIC: 002927

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6. 05/11/2026 ARCOM Revisions

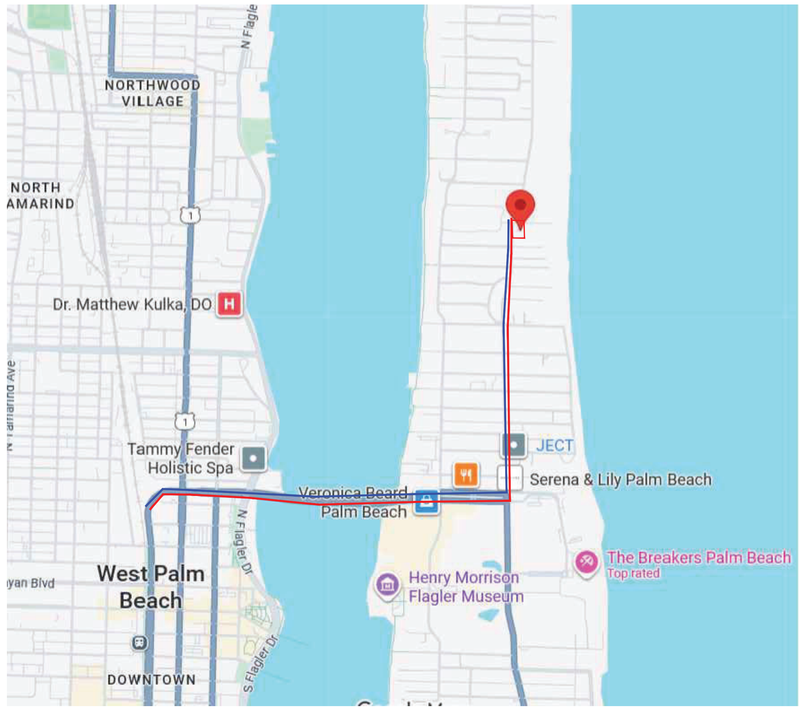
SCALE

1/8" = 1'-0"

SHEET

Site Sections

SS1.1



Truck Logistics Plan

CONCEPTUAL CONSTRUCTION SCHEDULE		
May 27, 2026	-	ARCOM
June, 2026	-	Submit for building permit
1 Month - May/June	-	Permitting, Mobilization
2 Months	-	Site/Building Preparation
1.5 Months	-	Foundation
2.5 Months	-	Block deliveries and concrete pours
1 Month	-	Roof truss delivery and set trusses
1.5 Months	-	Window/door deliveries and installation
.5 Month	-	Dry - in
1.5 Months	-	Interior framing
2 Month	-	Rough in
.5 Months	-	Dry wall
6 Month	-	Finishes
2 Months	-	Landscape and hardscape installation
2 Months	-	Inspections
Total construction +/- 24 months following building permit		

Proposed Truck Ingress

Proposed Truck Egress

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

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SCALE

SHEET

Truck Logistics Plan

TR1.1

Safety is a Priority - always Call Before You Dig

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Know what's below. Call before you dig.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 25,762 sq.ft.

Drainage Area Impervious Surface = 14,169 sq.ft.

Drainage Area Pervious Surface = 11,593 sq.ft.*
*Minimum required without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 14,169 sq.ft. x 1 ft./12 in. = 2,362 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 11,593 sq.ft. x 1 ft./12 in. = 386 cu.ft.

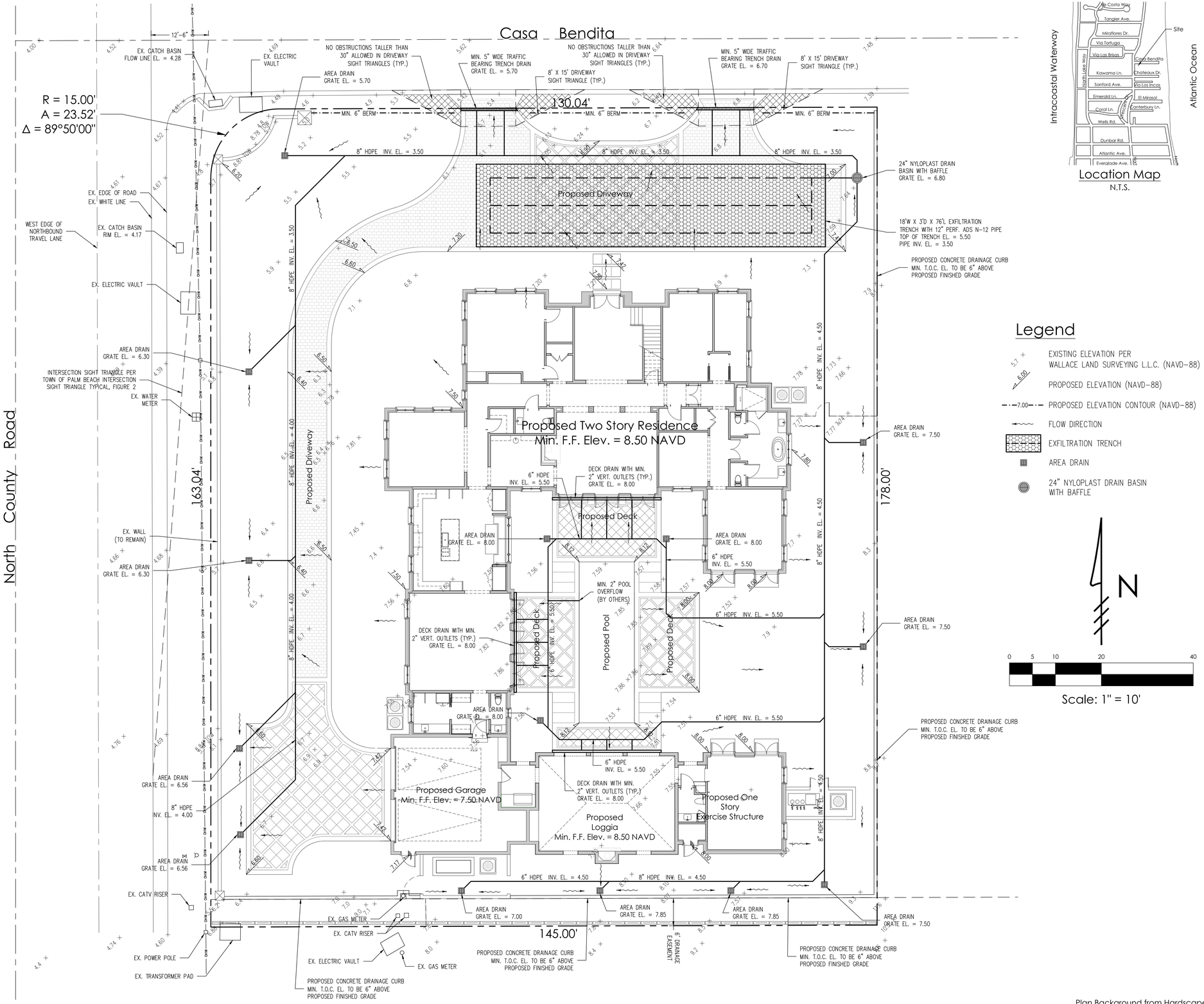
Total Volume to be Retained = 2,748 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	76	ft
W	=	Trench Width	=	18	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	4.20	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	3,337	cu.ft.

Notes:

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



Location Map
N.T.S.

Legend

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

Scale: 1" = 10'

Plan Background from Hardscape Plan by Vertesch Landscape Architecture Received 5/8/26

ARC-26-0005

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

811 Know what's below. Call 811 before you dig.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

Conceptual Site Grading & Drainage Plan For:

SHEFT RESIDENCE

142 Casa Bendita
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2026-0010
Issue Date	05/09/2026
Scale	1" = 10'

REVISIONS:

1	
2	
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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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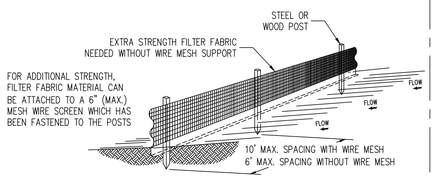
C-1



Notes:

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

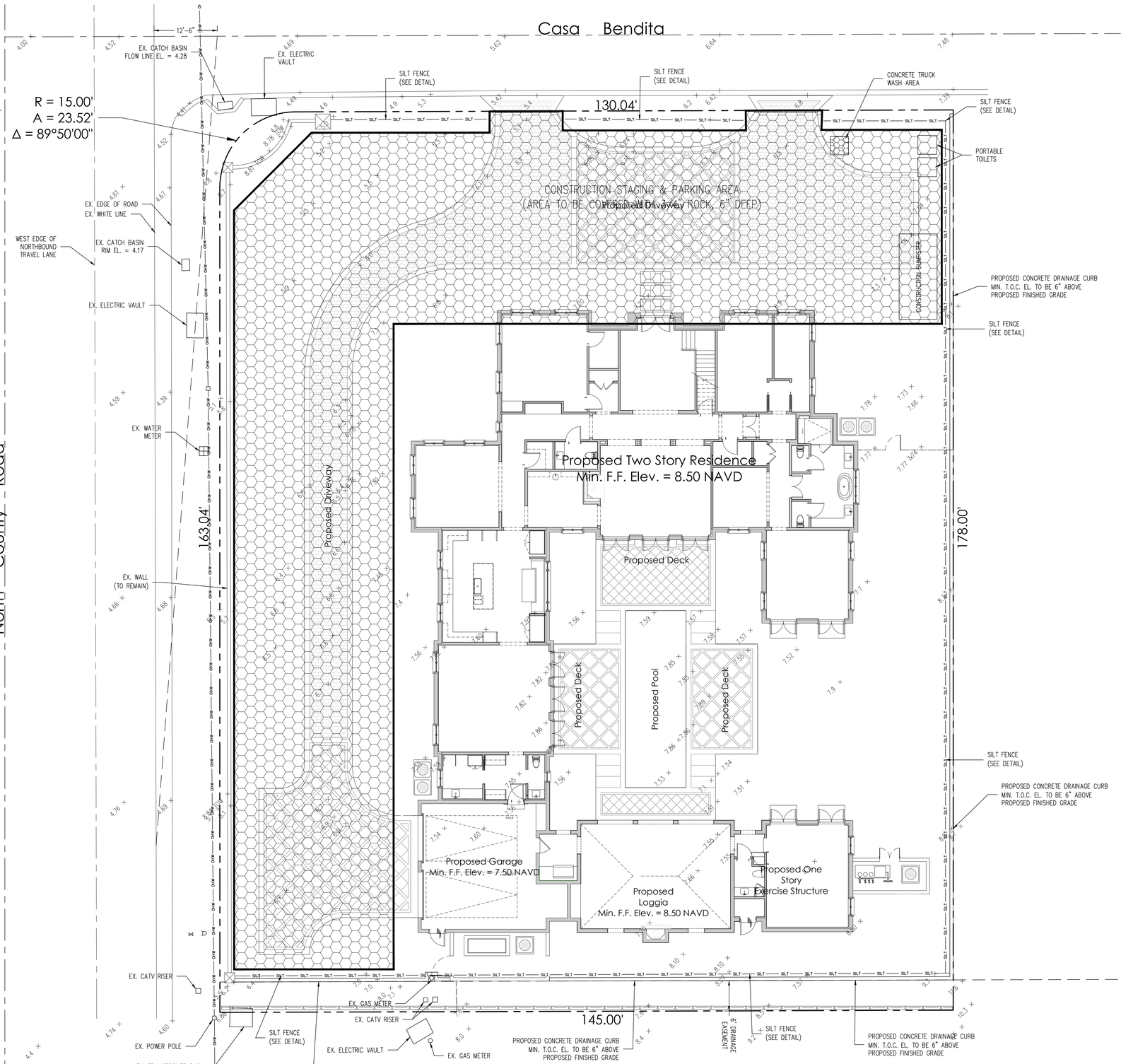
SILT FENCE DETAIL
N.T.S.

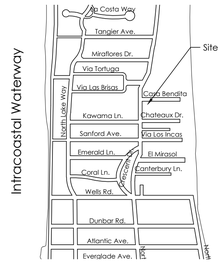
SILT FENCE SECTION
N.T.S.

ATTACHING TWO SILT FENCES
N.T.S.

Notes:

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



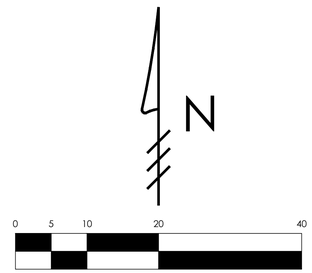


Location Map
N.T.S.

Legend

CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)



Scale: 1" = 10'

Plan Background from Hardscape
Plan by Vertesch Landscape
Architecture Received 5/8/26

ARC-26-0005

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West Palm Beach, FL 33401
561.312.2041
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Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

Construction Staging/Parking & Erosion Control Plan For:

PROPOSED RESIDENCE

142 Casa Bendita
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2026-0010
Issue Date	05/09/2026
Scale	1" = 10'

REVISIONS:

1	
2	
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SHEET NUMBER:

EC-1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

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

Applicant: 217 Capri LLC (David Canepari, Manager)
Architecture: Dailey Janssen Architects (Roger Janssen)
Landscape: Parker-Yannette Design Group, Inc. (Steve West)

HISTORY:
The application was first heard by ARCOM at the April 29, 2026 meeting. The overall program was well received but the application was deferred for one month to allow for further study of applied architectural details.

THE PROJECT:
The applicant has submitted plans entitled "PROPOSED RESIDENCE AT: 217 WEST INDIES DRIVE" as prepared by **Dailey Janssen Architects**, uploaded and dated to the Town 05/12/2026.

The following is the scope of work for the Project:

- Construction of a new, one-story, single-family residence.
- Final hardscape, landscape, and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+5.6' NAVD	**FEMA Flood Zone**	AE-6
Lot Width	99'	**Lot Depth**	147.5'
Lot Area	14,600 Sq. Ft.	**Enclosed Square Footage**	Proposed: 5,047 Sq. Ft.
Lot Coverage	Permitted: 40% Proposed: 38%	**Cubic Content Ratio**	Permitted: 3.95 Proposed: 3.57
Finished Floor Elevation	Required: +7.0 NAVD Proposed: +7.0' NAVD	**Lot Fill**	Permitted: +0.75' Proposed: +0.75'
Landscape Open Space	Required: 45% Proposed: 45%	**Front Yard Open Space**	Required: 40% Proposed: 71.4%
Surrounding Properties / Zoning			
North	222 Cherry Ln / Vacant | R-B 212 Cherry Ln / Residence | R-B		
South	216 W Indies Dr / Residence | R-B		
East	209 W Indies Dr / Residence | R-B		
West	225 W Indies Dr / Residence | R-B		



Color rendering of currently proposed front perspective.



Proposed material palette.

STAFF ANALYSIS

The applicant is proposing construction of a new, one-story, single-family residence with final hardscape, landscape and swimming pool improvements on the third parcel west of N County Road on the north side of West Indies Drive. The proposed residence features a symmetrical main massing with recessed center bay with stucco ziggurat Bermuda roof entry with round finial flanked by open gable wings projecting forward of the main entry. To the west of the primary façade, an attached double wide garage door is proposed facing West Indies Drive. The house is proposed in a U formation with wings projecting along the east and west sides of the property with a swimming pool courtyard in the center of the site. Equipment is collected in equipment yards on the sides of the property, and an aluminum pergola feature attached to a fireplace with cabana bath and outdoor shower are proposed at the rear of the structure.

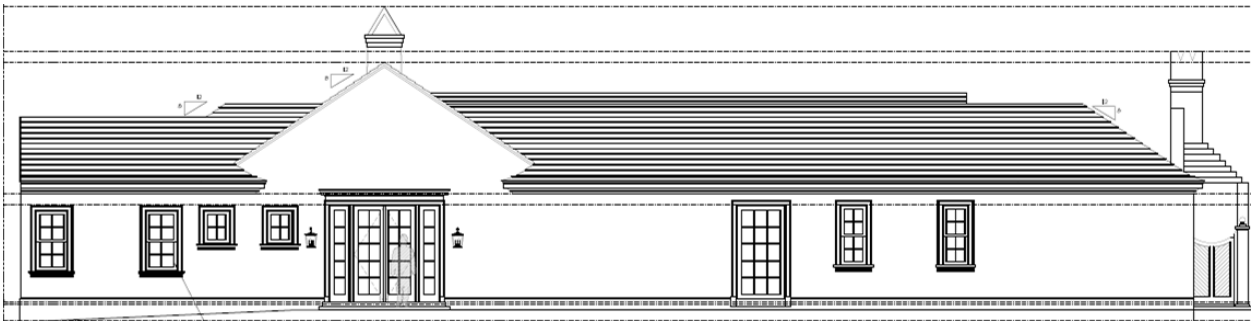
The applicant resubmitted plans in response to the commission comments. Modifications include simplifying front window header detail, change in shutter and door color, simplified fenestration, increased finial size, and reduced and simplified columns at rear pergola.



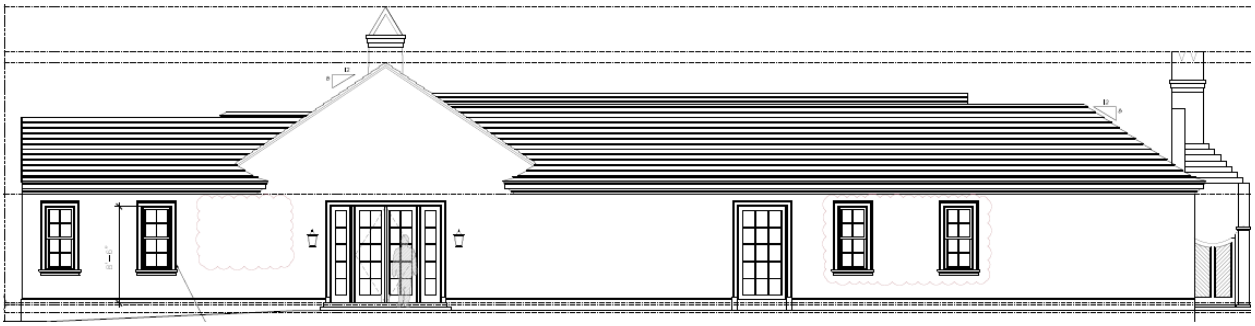
Previously Proposed Front (South) Elevation



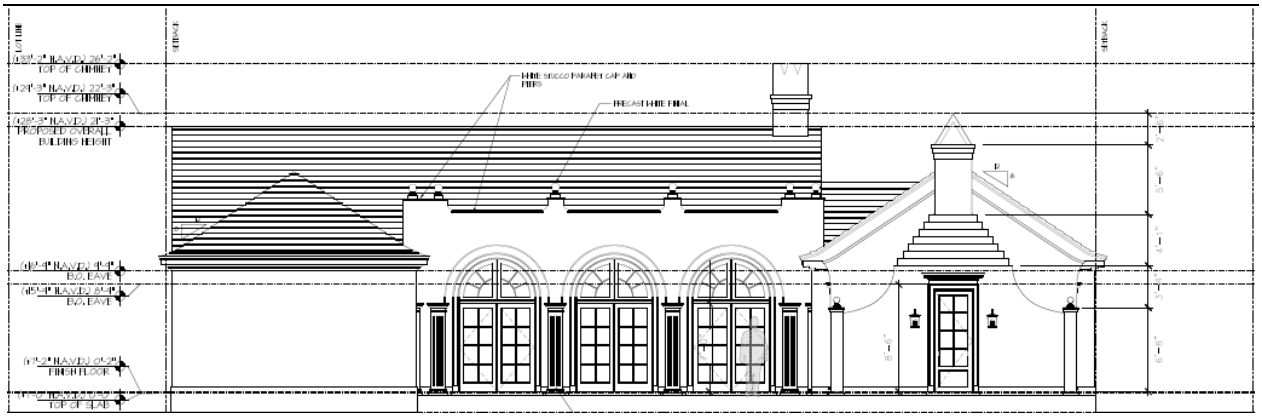
Proposed Front (South) Elevation



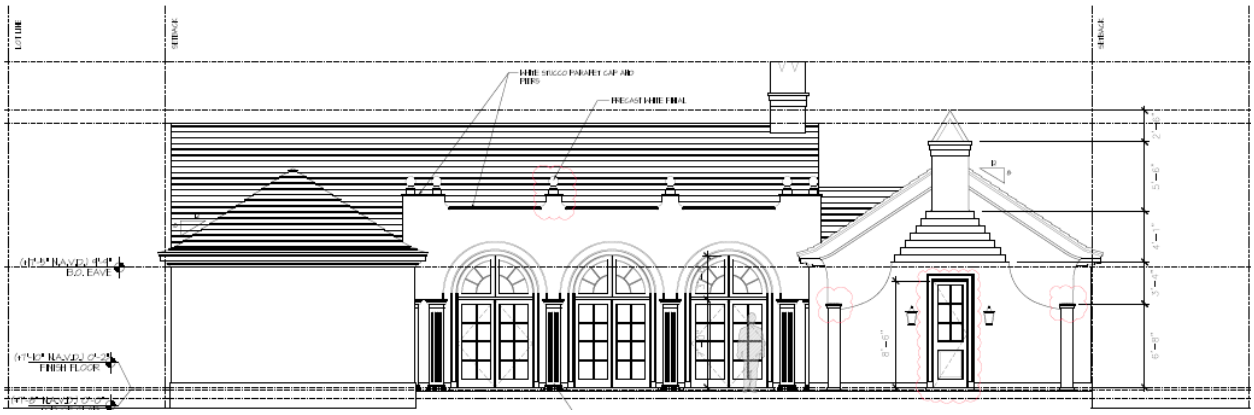
Previously Proposed Side (East) Elevation



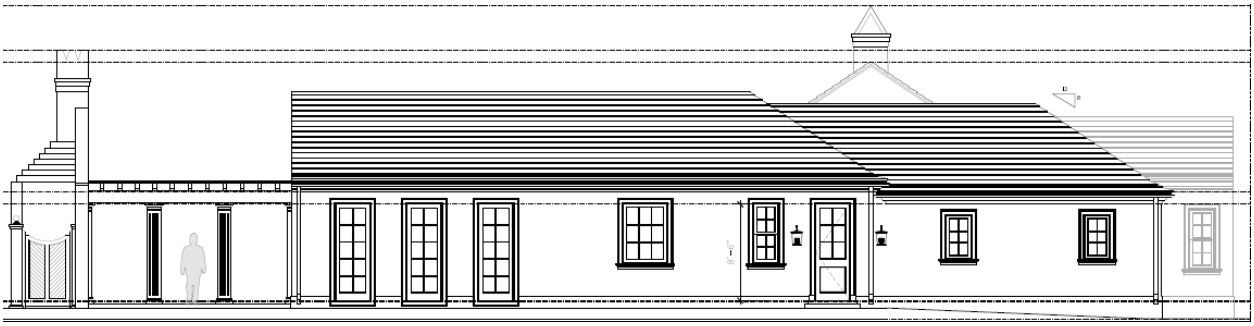
Proposed Side (East) Elevation



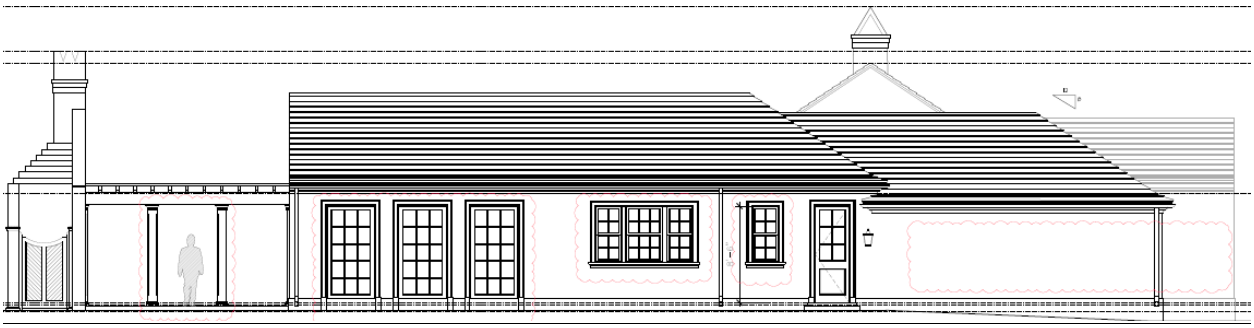
Previously Proposed Rear (North) Elevation



Proposed Rear (North) Elevation

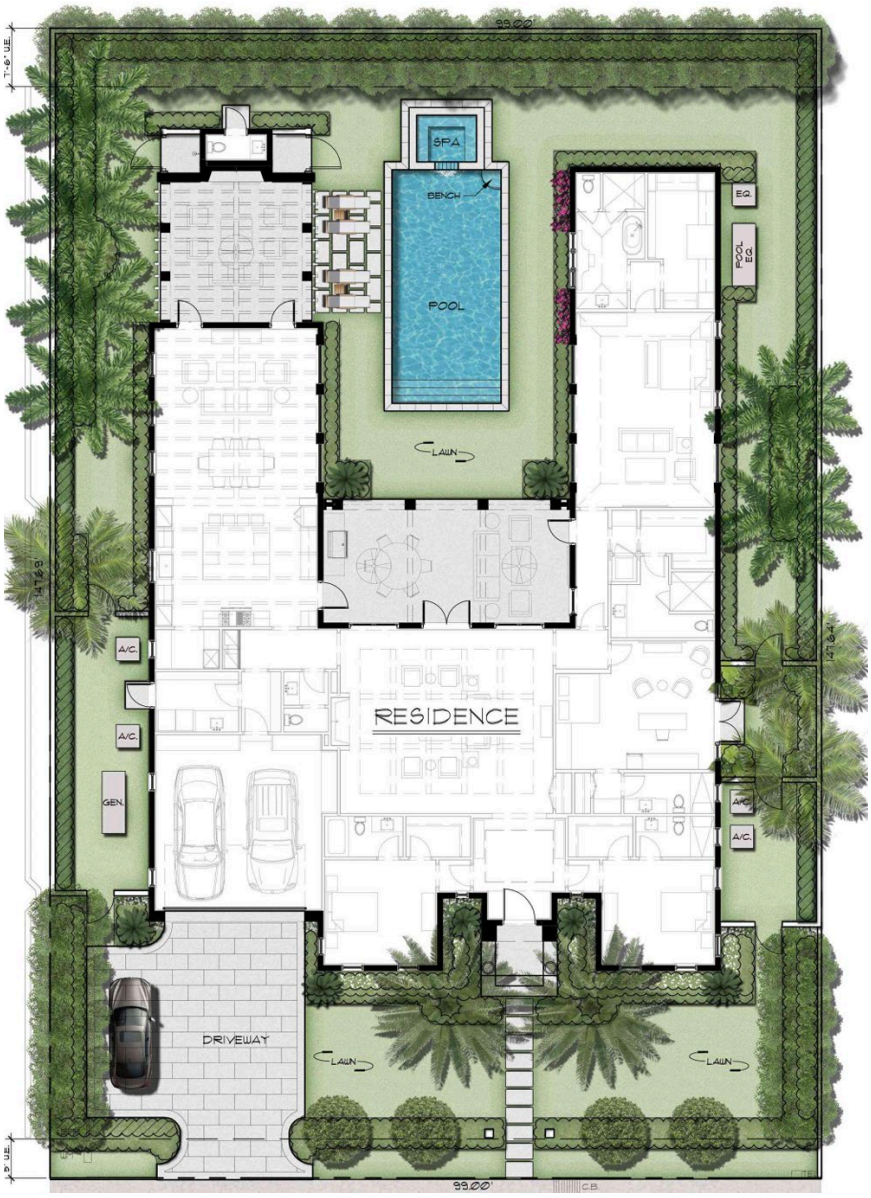


Previously Proposed Side (West) Elevation



Proposed Side (West) Elevation

The site will be surrounded on three sides by a 6' site wall, which will end at the front of the house. The landscape plan is somewhat formal with the entry flanked by medjool date palms, property perimeter lined with uniform hedge rows and a row of pigeon plum trees along the rear property line. The foundation plantings are neatly arranged and several varieties of palms are proposed at different areas around the site. Staff will note that there are no specimen or shade trees proposed on the site, and incorporation of at least one native shade tree might enhance the landscape. Hardscape material is proposed in Dekton Soke outdoor porcelain pavers in grey tones.



CONCLUSION

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

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

WRB:JGM:BMF
WRB

DJA DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

May 11, 2026
Town of Palm Beach Planning, Zoning and Building Department

ARC-26-0011 217 West Indies
Modifications made for MayARCOM

The following modifications have been made in response to the comments made by the Architectural Review Commission at the April meeting.

a. **The stucco window head at the front windows and the loggia door have been removed.**
b. **The gray shutters have been changed to blue.**
c. **The black lacquer front door has been changed to blue lacquer.**
d. **The fenestration throughout has been simplified.**
e. **The finials have increased in size.**
f. **The coloumns at the trellis have decreased in size.**

Respectfully Submitted,



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

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

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

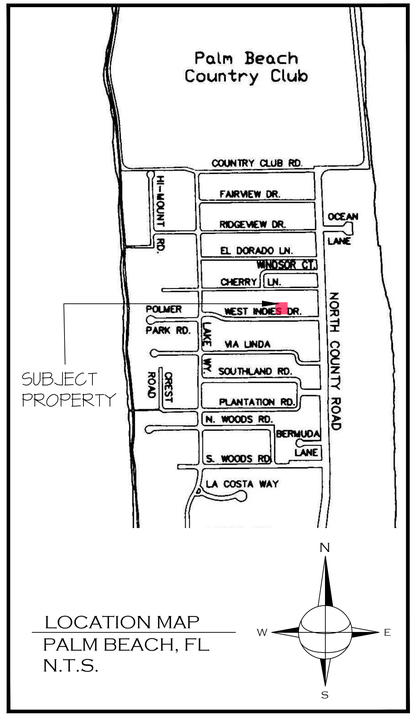
TOWN OF PALM BEACH

FINAL SUBMITTAL: 05-11-2026
REV 01 ARCOM MEETING DATE: 05-28-2026

ARC - 26 - 0011

PALM BEACH COUNTY, FL





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

DAILEY JANSSEN ARCHITECTS, P.A.

400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833.4707

PROPOSED RESIDENCE AT:
217 WEST INDIES DRIVE
PALM BEACH COUNTY
TOWN OF PALM BEACH, FLORIDA

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

DATE: FIRST SUBMIT 02.26.2026
DRAWN: TS / JKS
SECOND SUBMITTAL 03.16.2026
FINAL SUBMITTAL 04.06.2026
REV 01 ARCOM 05.11.2026

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SEAL
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

CONSULTANTS AND ENGINEERS:

ARCOM # ARC-26-0011

	MEP ENGINEER:	STRUCTURAL ENGINEER:	GENERAL CONTRACTOR:	INTERIOR DESIGNER:	LANDSCAPE ARCHITECT:	CIVIL ENGINEER:	SURVEYOR:	JOB NUMBER: 25-127
				PLUM INTERIORS 700 9TH AVENUE NAPLES, FL 34102 617-834-2234	PARKER-YANETTI DESIGN GROUP, INC. 4425 MILITARY TRAIL, STE 202 JUPITER, FLORIDA 33458 561-747-5069	GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE., SUITE 105 WEST PALM BEACH, FL 33401 PH: 561-312-2041	R.L. VAUGHT AND ASSOCIATES, INC. 11952 SE DIXIE HIGHWAY HOBE SOUND, FL 33455 772-546-8086	PROJECTED ARCOM HEARING: 05.28.2026 ISSUED FOR ARCOM APPROVAL: 04.06.2026 ARCOM APPROVAL: ISSUED FOR PERMIT: ISSUED FOR CONSTRUCTION:

DRAWING NO.

A0.00

JOB NUMBER: 25-127

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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SP1.03 -1.04	ZONING LEGEND AND DIAGRAMS
A1.01 - 1.02	FLOOR AND ROOF PLANS
A-2.00	PROPOSED OVERALL ELEVATIONS
A2.01 - A2.10	1/4" EXTERIOR ELEVATIONS
A2.11 - A2.16	PERSPECTIVE RENDERS
A2.20 - A2.24	EXTERIOR DETAILS AND MATERIALS
A3.01 - A3.03	BUILDING AND YARD SECTIONS
L-1	LANDSCAPE COVER PAGE
L-2 - L-3	EXIST. CONDITIONS & SITE PHOTOS
L-4 - L-6	CONST. SCREENING, STAGING & TRUCK LOGISTICS
L-7 - L8	SITE RENDER & PLANTING PLAN
L-9 - L-12	LANDSCAPE ELEVATIONS
L-13 - L-14	PLANT LIST & DETAILS
L-15	HARDSCAPE PLAN
L-16	OPEN SPACE DATA
L-17	NATIVE DATA
C-1	CONCEPTUAL SITE GRADING & DRAINAGE
EC-1	CONSTRUCTION STAGING / PARKING & EROSION CONTROL PLAN
1 OF 1	SURVEY

SCOPE OF WORK:

CONSTRUCTION OF NEW ONE-STORY SINGLE FAMILY RESIDENCE WITH POOL, LANDSCAPE, HARDSCAPE AND STORMWATER SYSTEM.

PROPOSED RESIDENCE AT:
217 WEST INDIES DRIVE
PALM BEACH COUNTY
TOWN OF PALM BEACH, FLORIDA

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

DATE: FIRST SUBMIT 02.26.2026
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REV 01 ARCOM 05.11.2026

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AR0014785
REGISTERED ARCHITECT

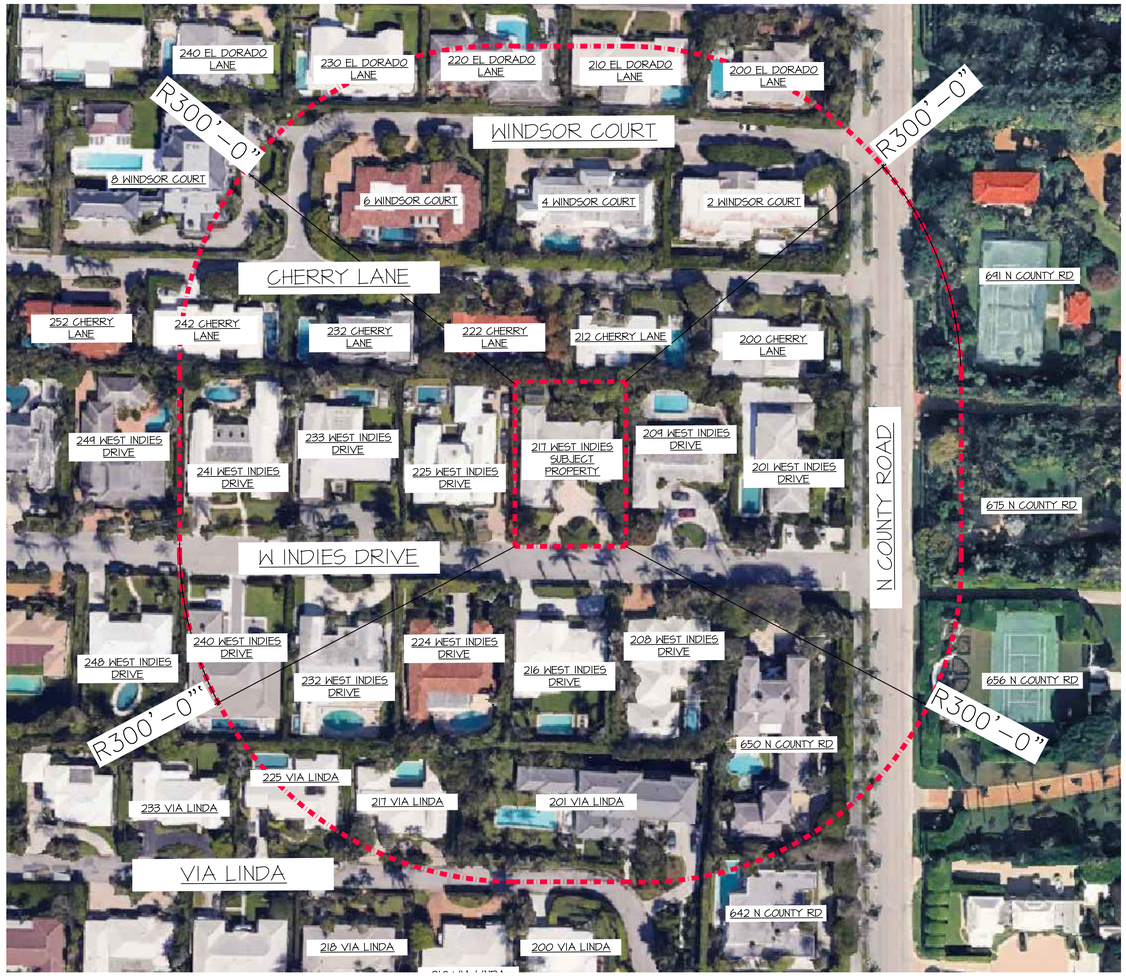
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

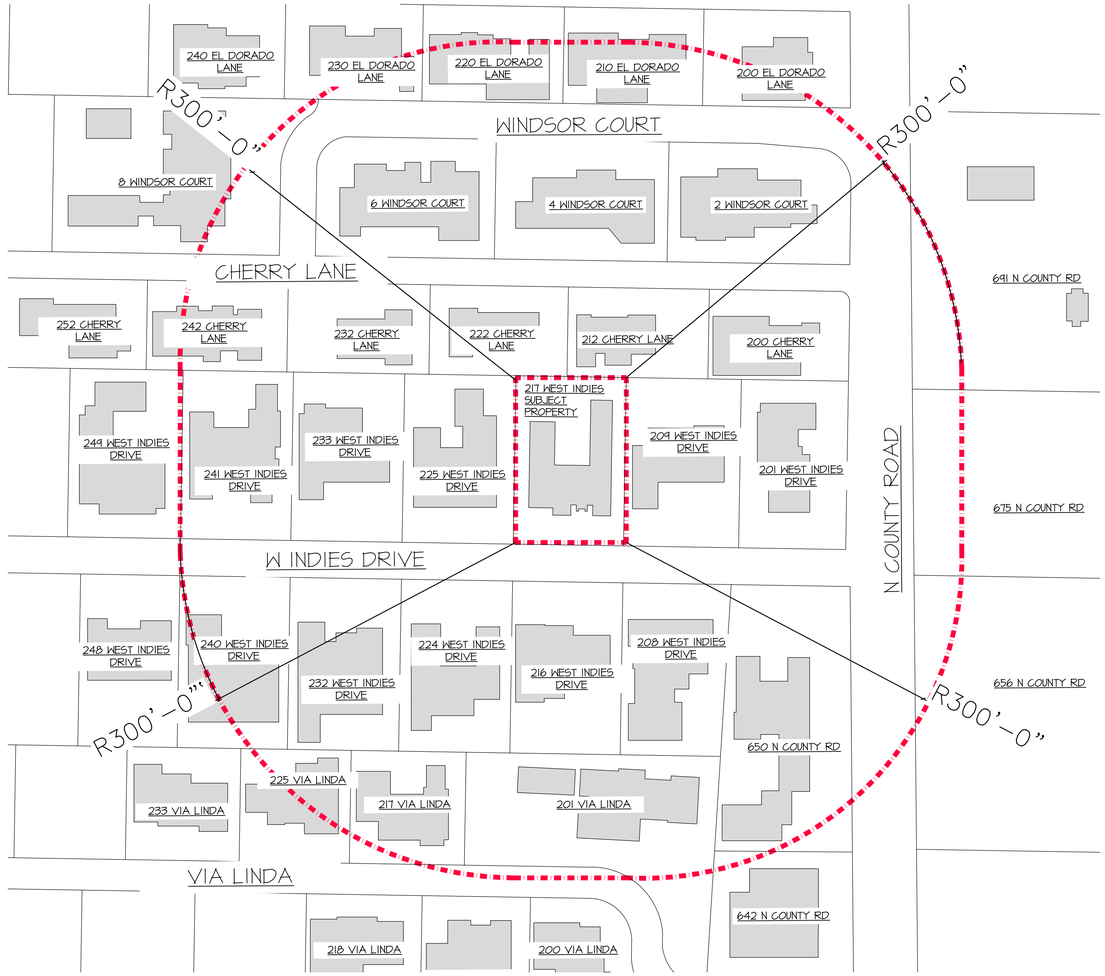
DRAWING NO.

A0.01

JOB NUMBER: 25-127



AERIAL MAP



LOCATION PLAN MAP



SUBJECT PROPERTY

WEST INDIES DRIVE LOOKING NORTH

217 WEST INDIES ROAD STREETSCAPE

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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JOB NUMBER: 25-127



STREET VIEW



FRONT YARD



EAST SIDE YARD



WEST SIDE YARD



BACKYARD

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ARCOM # ARC-26-0011

DRAWING NO.

A0.03

JOB NUMBER: 25-127



230 EL DORADO LANE



220 EL DORADO LANE



210 EL DORADO LANE



200 EL DORADO LANE



2 WINDSOR COURT



4 WINDSOR COURT

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ARCOM # ARC-26-0011

DRAWING NO.

A0.04

JOB NUMBER: 25-127



6 WINDSOR COURT



8 WINDSOR COURT



252 CHERRY LANE



242 CHERRY LANE



232 CHERRY LANE



222 CHERRY LANE

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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DRAWING NO.

A0.05

JOB NUMBER: 25-127



212 CHERRY LANE



200 CHERRY LANE



201 WEST INDIES DRIVE



209 WEST INDIES DRIVE



225 WEST INDIES DRIVE



233 WEST INDIES DRIVE

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ARCOM # ARC-26-0011

DRAWING NO.

A0.06

JOB NUMBER: 25-127



241 WEST INDIES DRIVE



249 WEST INDIES DRIVE



248 WEST INDIES DRIVE



240 WEST INDIES DRIVE



232 WEST INDIES DRIVE



224 WEST INDIES DRIVE

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ARCOM # ARC-26-0011

DRAWING NO.

A0.07

JOB NUMBER: 25-127



216 WEST INDIES DRIVE



208 WEST INDIES DRIVE



233 VIA LINDA



225 VIA LINDA



217 VIA LINDA



201 VIA LINDA

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A0.08

JOB NUMBER: 25-127



642 N COUNTY ROAD



650 N COUNTY ROAD



656 N COUNTY ROAD



675 N COUNTY ROAD



691 N COUNTY ROAD

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

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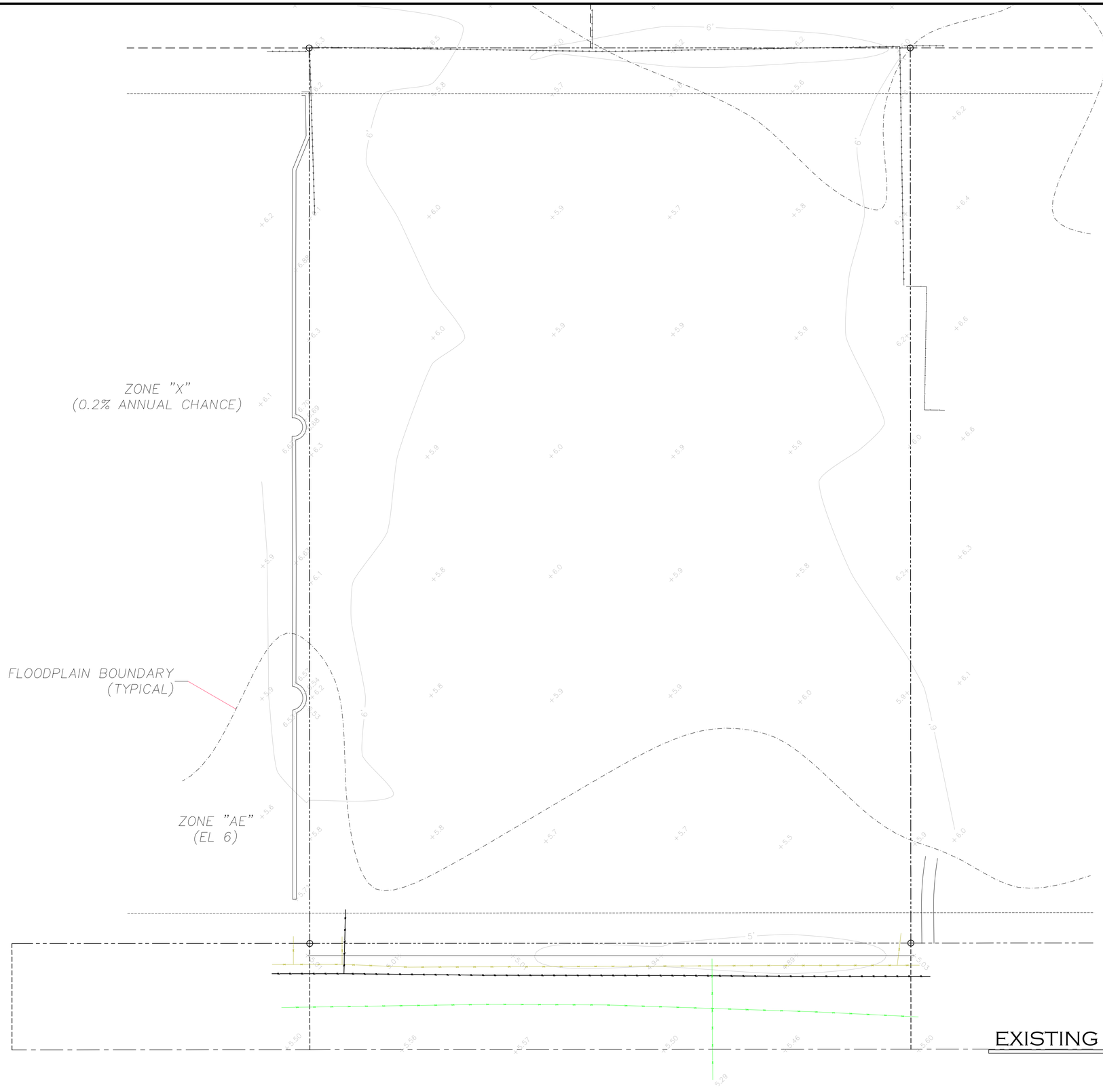
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A0.09

JOB NUMBER: 25-127



EXISTING SITE PLAN

SCALE 1/16" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

DATE: FIRST SUBMIT 02.26.2026

DRAWN: TS / JKS

SECOND SUBMITTAL 03.16.2026

FIRX.XX.25. REASON ISSUED

REV 01 ARCOM 05.11.2026

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

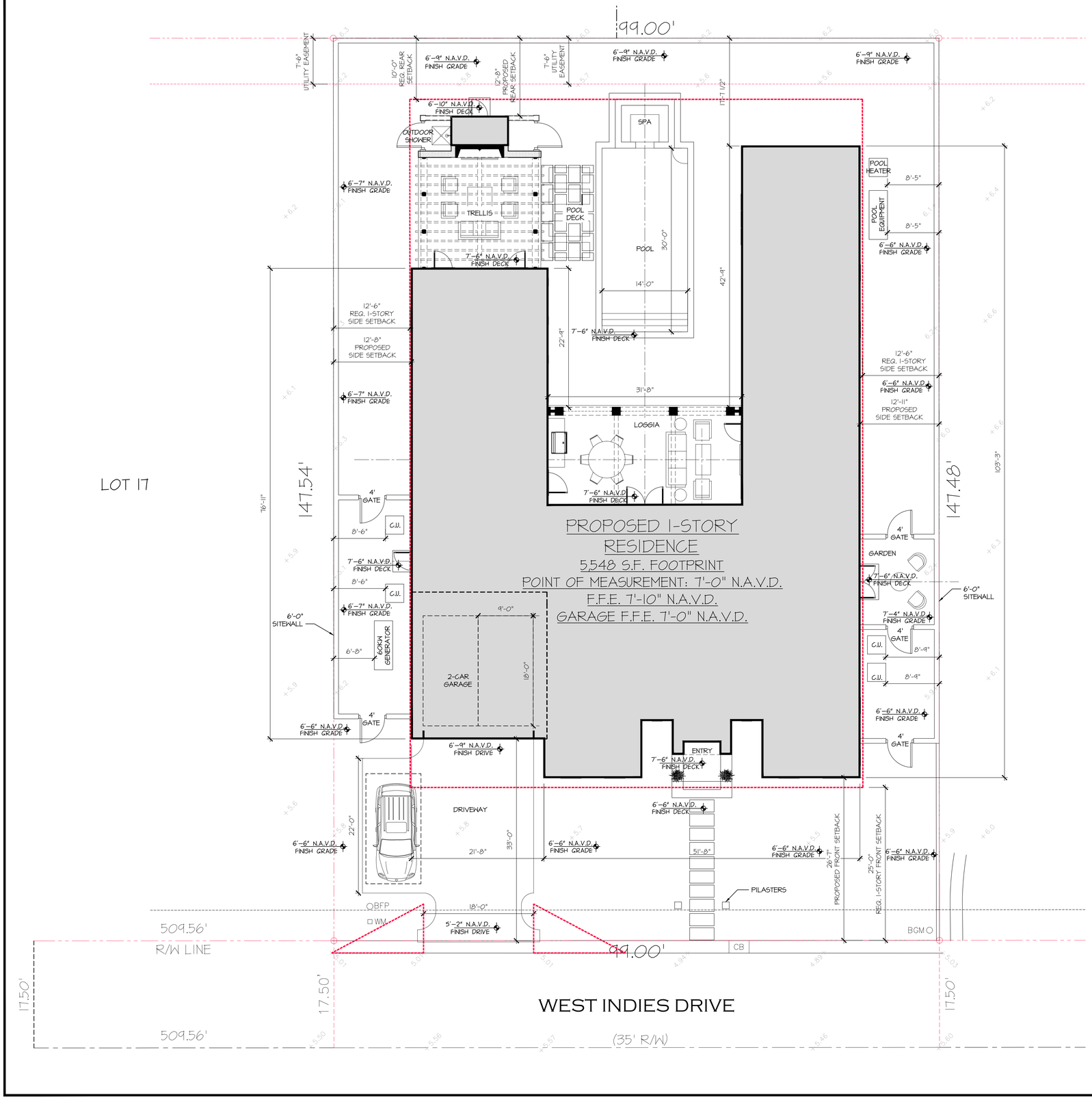
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

SP1.01

JOB NUMBER: 25-127



SCOPE OF WORK

1. CONSTRUCT NEW TWO-STORY RESIDENCE, POOL, LANDSCAPE, HARDSCAPE AND STORMWATER MANAGEMENT SYSTEM.

NOTES

1. ALL SURVEY INFORMATION BASED ON SURVEY BY:
   R.L. VAUGHT AND ASSOCIATES, INC.
   11952 SE DIXIE HIGHWAY
   HOBE SOUND, FL 33455
   772-546-8086
2. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION.
3. HURRICANE PROTECTION : WINDOWS AND DOORS WILL BE PROTECTED THROUGH IMPACT RESISTANT GLAZING

PROPOSED SQUARE FOOT DATA

AIR-CONDITIONED AREA:	
MAIN STRUCTURE (A/C):	4,444 SF
POOL BATH (A/C):	44 SF
TOTAL AIR-CONDITIONED SQUARE FOOTAGE:	4,488 SF
ENCLOSED AREA:	
GARAGE:	559 SF
COVERED UNENCLOSED AREA:	
LOGGIA:	501 SF
TOTAL COVERED UNENCLOSED AREA:	501 SF
GRAND TOTAL:	(38% OF LOT) 5,548 SF
TRELLIS:	(2.6% OF LOT) 379 SF

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY — TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

SP1.02

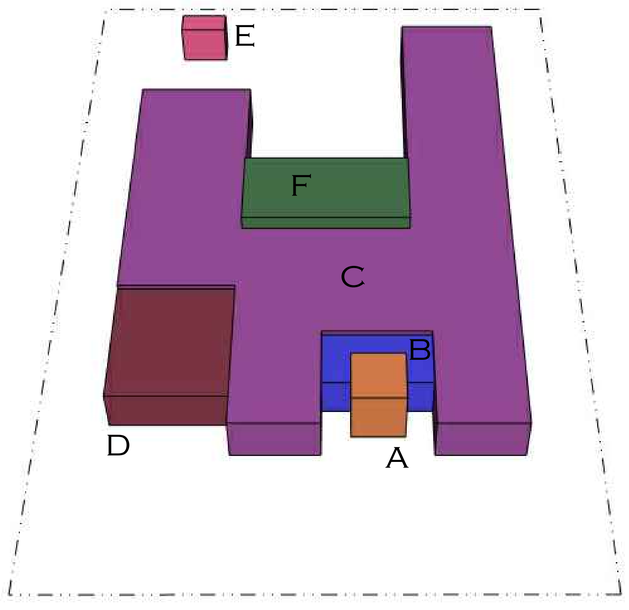
JOB NUMBER: 25-127

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

N W E S

CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 14,600 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
ENCLOSED SPACE:			
A- ENCLOSED ONE STORY:	93 SF	12'-4"	1,147 CF
B- ENCLOSED ONE STORY:	167 SF	9'-4"	1,559 CF
C- ENCLOSED ONE STORY:	4,385 SF	10'-5"	45,670 CF
D- ENCLOSED ONE STORY:	524 SF	8'-9"	4,585 CF
E- ENCLOSED ONE STORY:	44 SF	9'-4"	411 CF
TOTAL ENCLOSED:			53,372 CF
UNENCLOSED SPACE:			
F- COVERED UNENCLOSED ONE STORY:	502 SF	13'-6"	6,771 CF
ALLOWABLE CREDIT FOR UNENCLOSED COVERED = 5.0% OF CC OR 2,883.5 CF MAX			
			-2,883.5 CF
TOTAL CC:			57,265.5 CF
MAX. ALLOWABLE CC = 57,670 CF			
ALLOWABLE CREDIT FOR UNENCLOSED COVERED = 5.0% OF CC OR 2,883.5 CF MAX			



CUBIC CONTENT DIAGRAM

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

Line #	Zoning Legend			
1	**Property Address:**	217 West Indies Drive		
2	**Zoning District:**	RB - LOW DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	14,600		
4	**Lot Width (W) & Depth (D) (ft.):**	99' x 147.5'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	AE 6		
7	**Zero Datum for point of meas. (NAVD)**	7.0' NAVD		
8	**Crown of Road (COR) (NAVD)**	5.6' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,840 SF (40%)		5,548 SF (38%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			5,047 SF
12	*Front Yard Setback (Ft.)	25'-0"		26'-8"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"		12'-8" W & 12-11" E
14	* Side Yard Setback (2nd Story) (Ft.)	N/A		N/A
15	*Rear Yard Setback (Ft.)	10'-0"		12'-8"
16	Angle of Vision (Deg.)	None for 1-story		N/A
17	Building Height (Ft.)	14'		10'-5"
18	Overall Building Height (Ft.)	22'		21'-11" max.
19	Cubic Content Ratio (CCR) (R-B ONLY)	57,670 CF		57,265.5 CF
20	** Max. Fill Added to Site (Ft.)	14"		14"
21	Finished Floor Elev. (FFE)(NAVD)	7'-0" N.A.V.D.		7'-10" N.A.V.D.
22	Base Flood Elevation (BFE)(NAVD)	6'-0" N.A.V.D.		6'-0" N.A.V.D.
23	Landscape Open Space (LOS) (Sq Ft and %)	6,578 SF (45%)		6,582.4 SF (45.0%)
24	Perimeter LOS (Sq Ft and %)	3,290 SF (50%)		3,886.7 SF (59.1%)
25	Front Yard LOS (Sq Ft and %)	990 SF (40%)		1,766.1 SF (71.4%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

ZONING LEGEND

PROPOSED RESIDENCE AT:
217 WEST INDIES DRIVE
PALM BEACH COUNTY
TOWN OF PALM BEACH, FLORIDA

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

DATE: FIRST SUBMIT 02.26.2026
DRAWN: TS / JKS
SECOND SUBMITTAL 03.16.2026
FIXX.XX.25 REASON ISSUED
REV 01 ARCOM 05.11.2026

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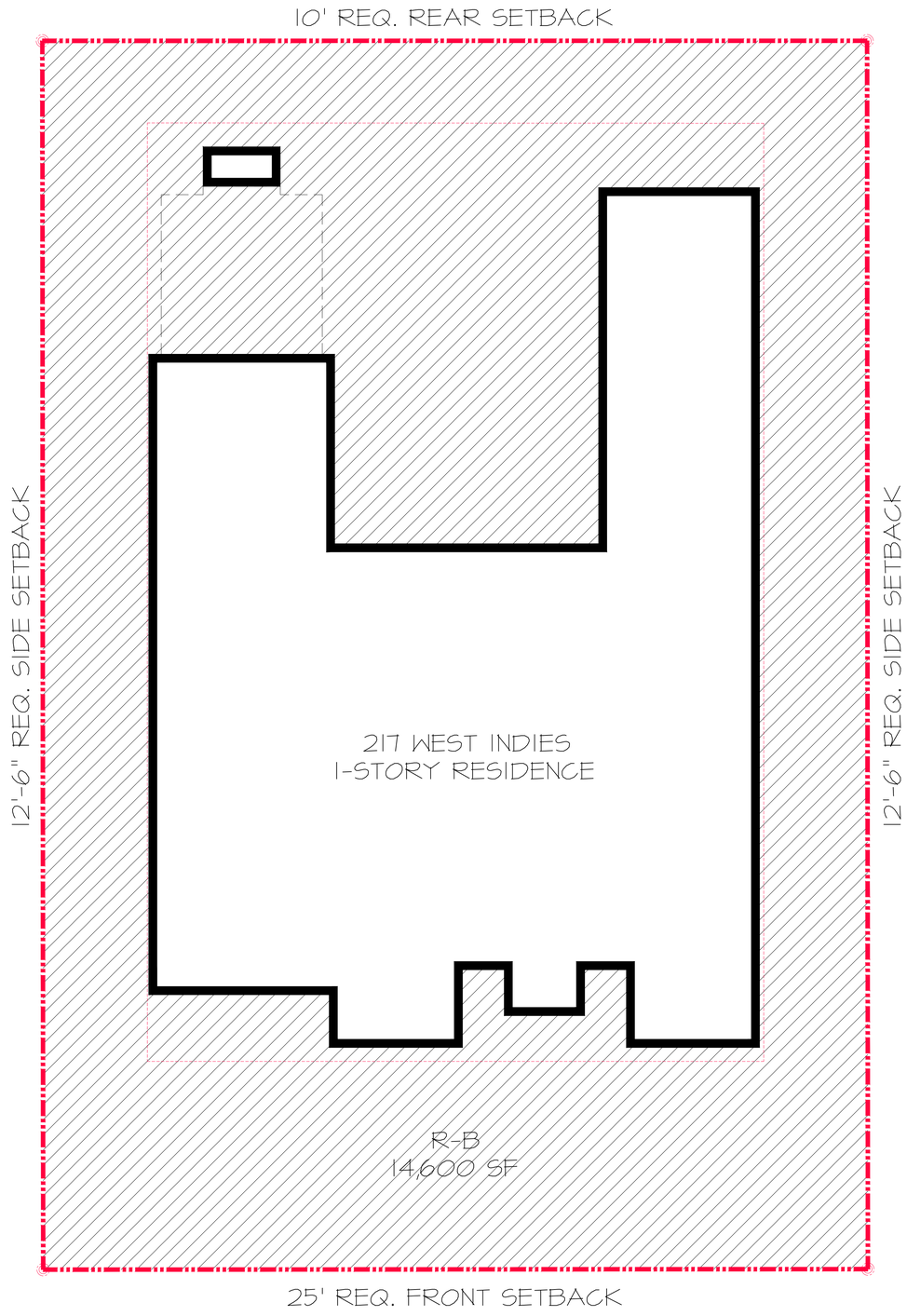
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

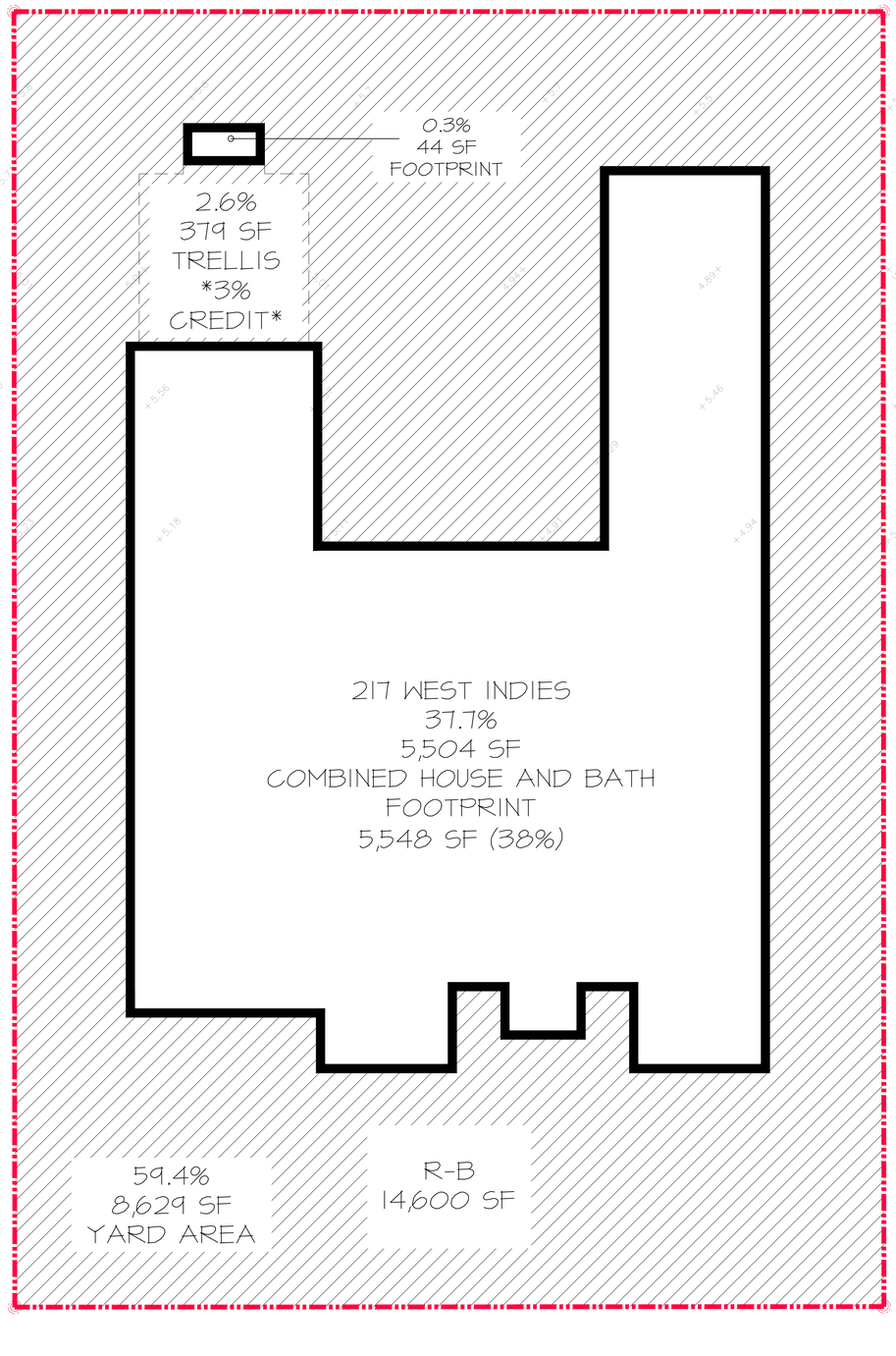
ARCOM # ARC-26-0011

DRAWING NO.
SP1.03

JOB NUMBER: 25-127



BUILDING SETBACK DIAGRAM



LOT COVERAGE DIAGRAM

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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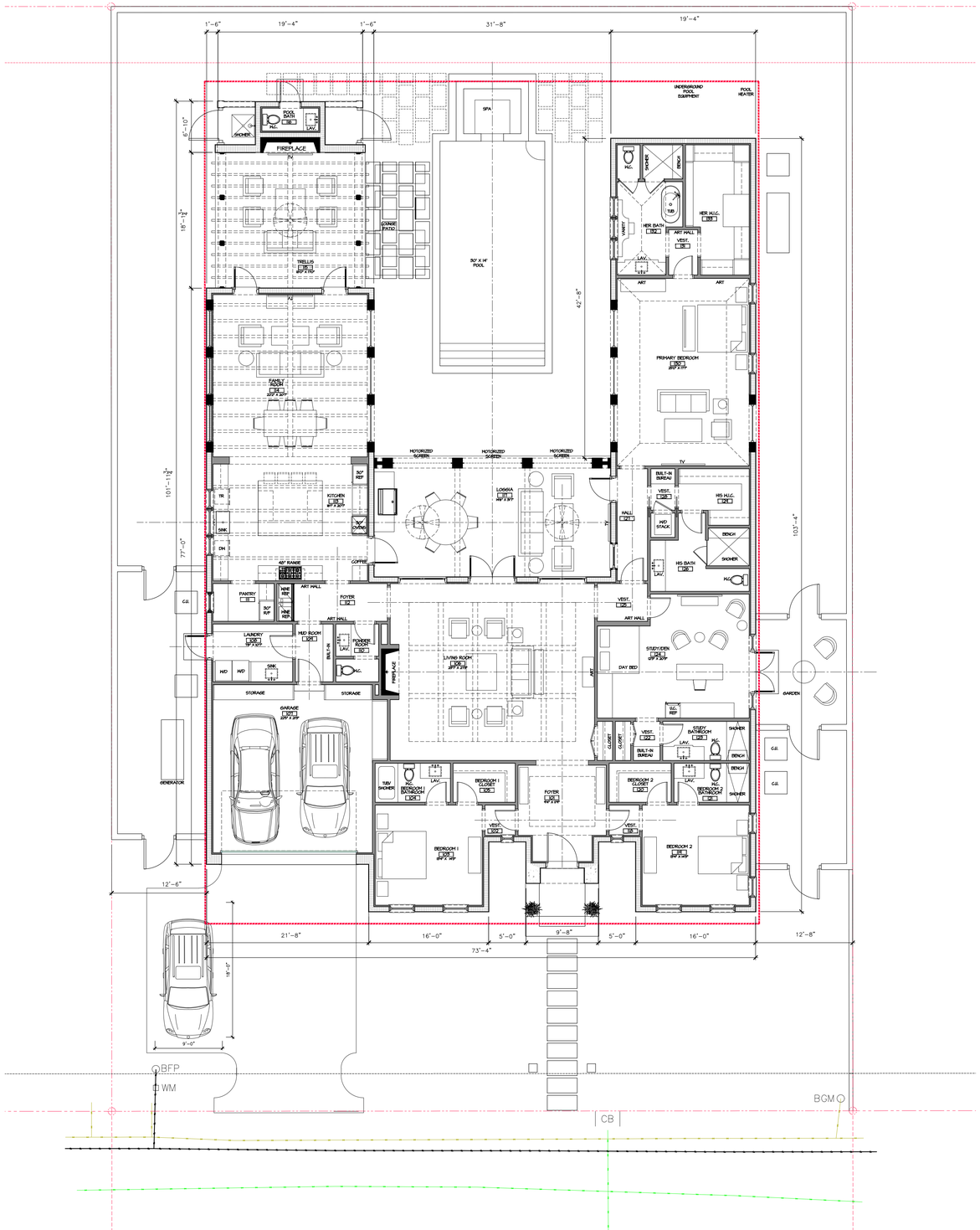
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

SP1.04

JOB NUMBER: 25-127



OVERALL FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

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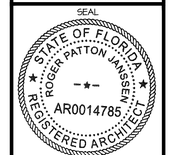


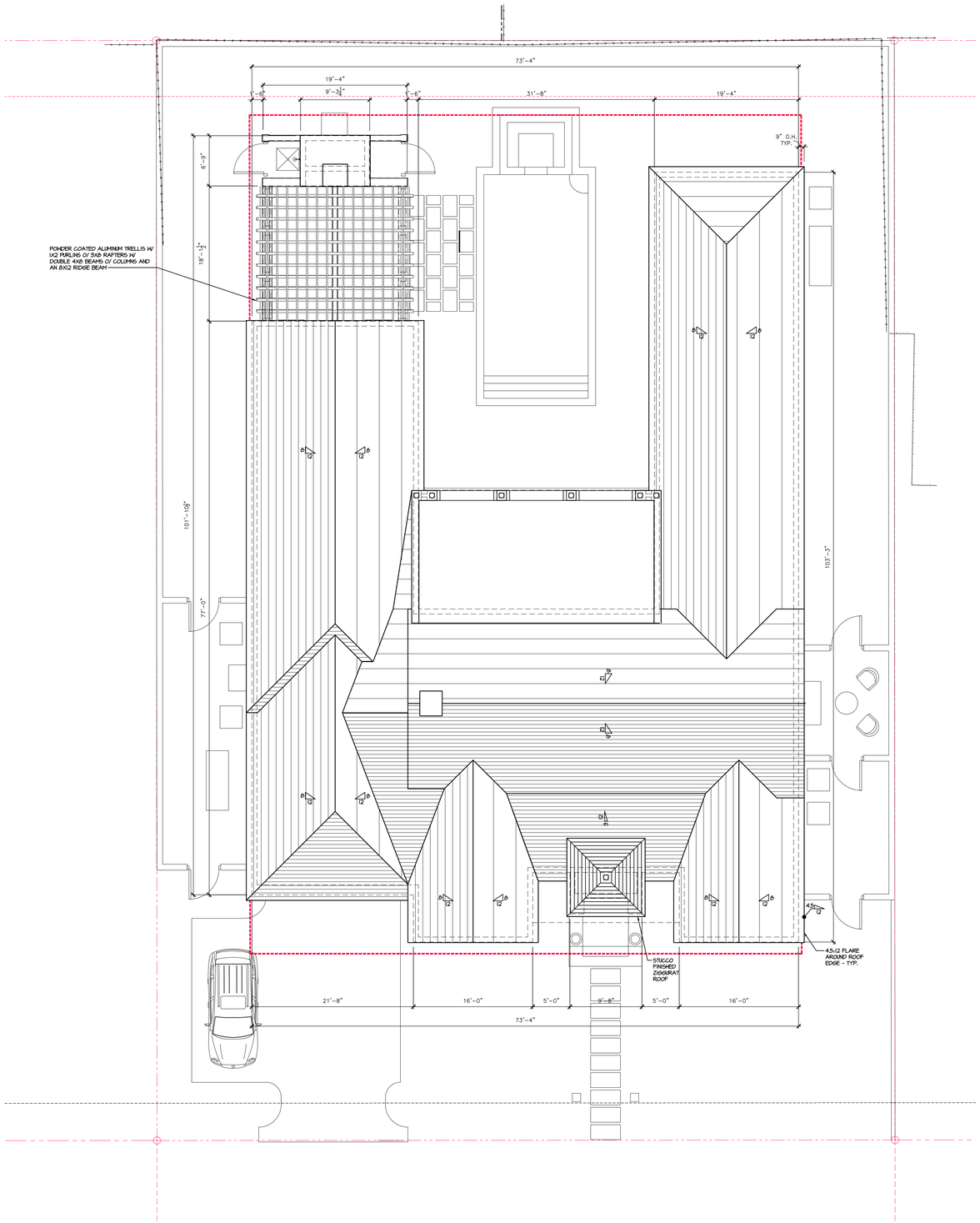
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A1.01

JOB NUMBER: 25-127



ROOF NOTES:

1. ROOF TILE TO BE SLATE GRAY CEMENT TILE.
2. HIPS AND RIDGES TO BE MITERED.
3. FLAT ROOF TO BE A LIQUID APPLIED LOW SLOPE ROOF SYSTEM.
4. ROOF JACKS TO BE COPPER. NO ROOF JACKS ON STREET FRONTAGE.
5. CONTINUOUS GUTTERS TO BE 6" HALF ROUND COPPER CONNECTED TO 4"ø DOWNSPOUTS.

OVERALL ROOF PLAN

SCALE 1/8" = 1'-0"

N W E S

PROPOSED RESIDENCE AT:

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TOWN OF PALM BEACH, FLORIDA

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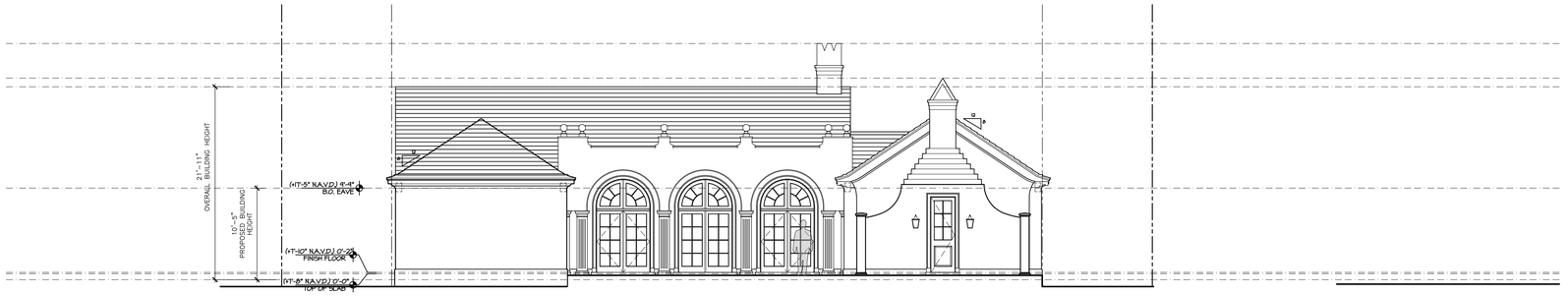
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A1.02

JOB NUMBER: 25-127



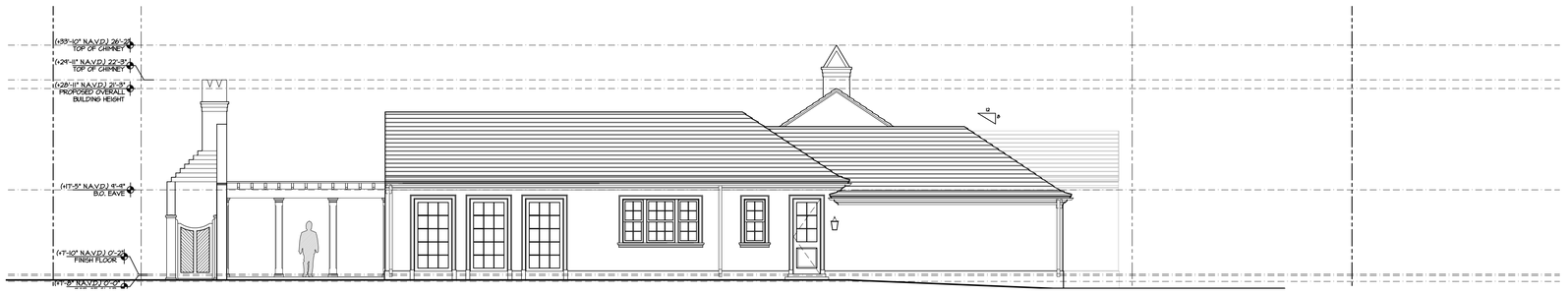
NORTH ELEVATION

SCALE 1/8" = 1'-0"



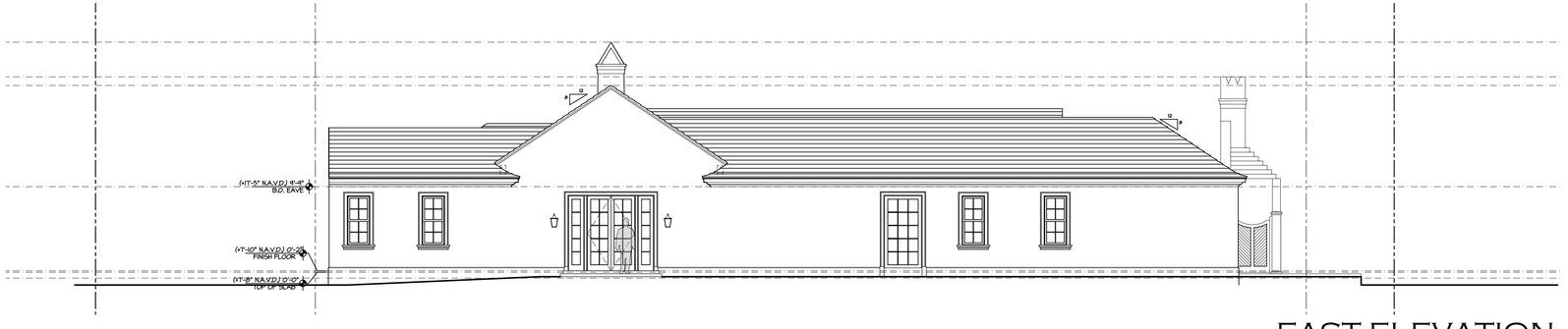
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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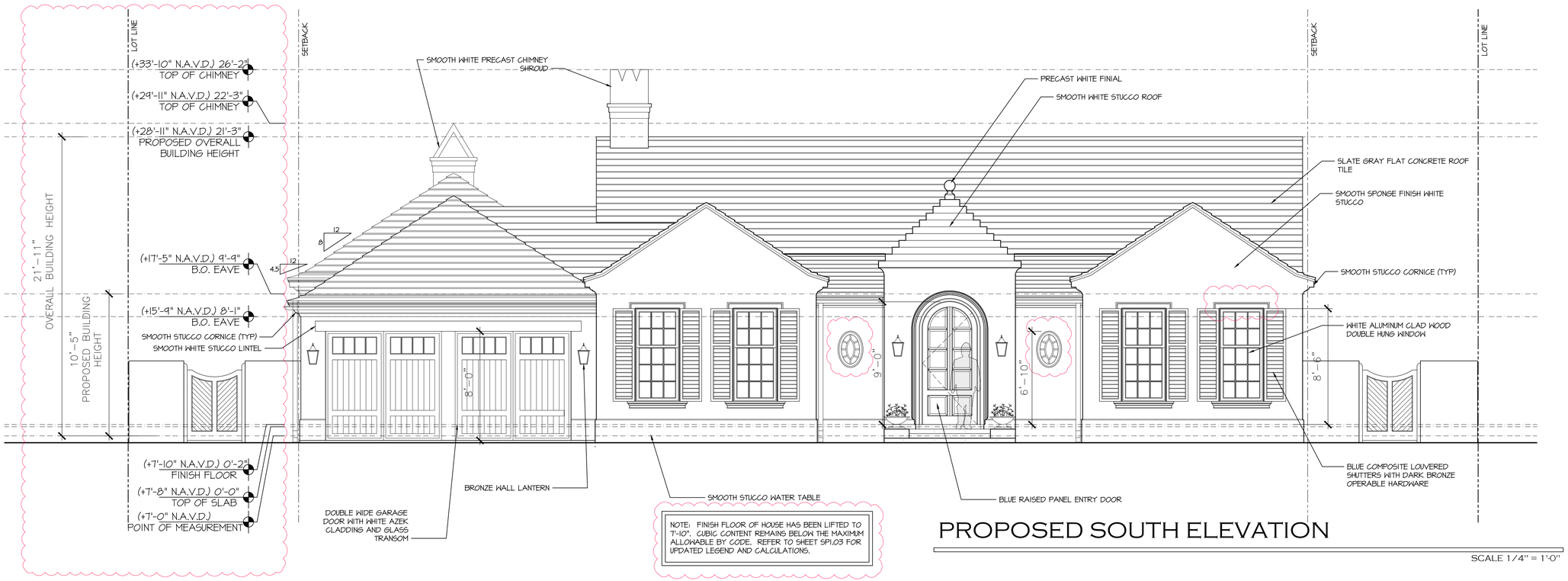
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.00

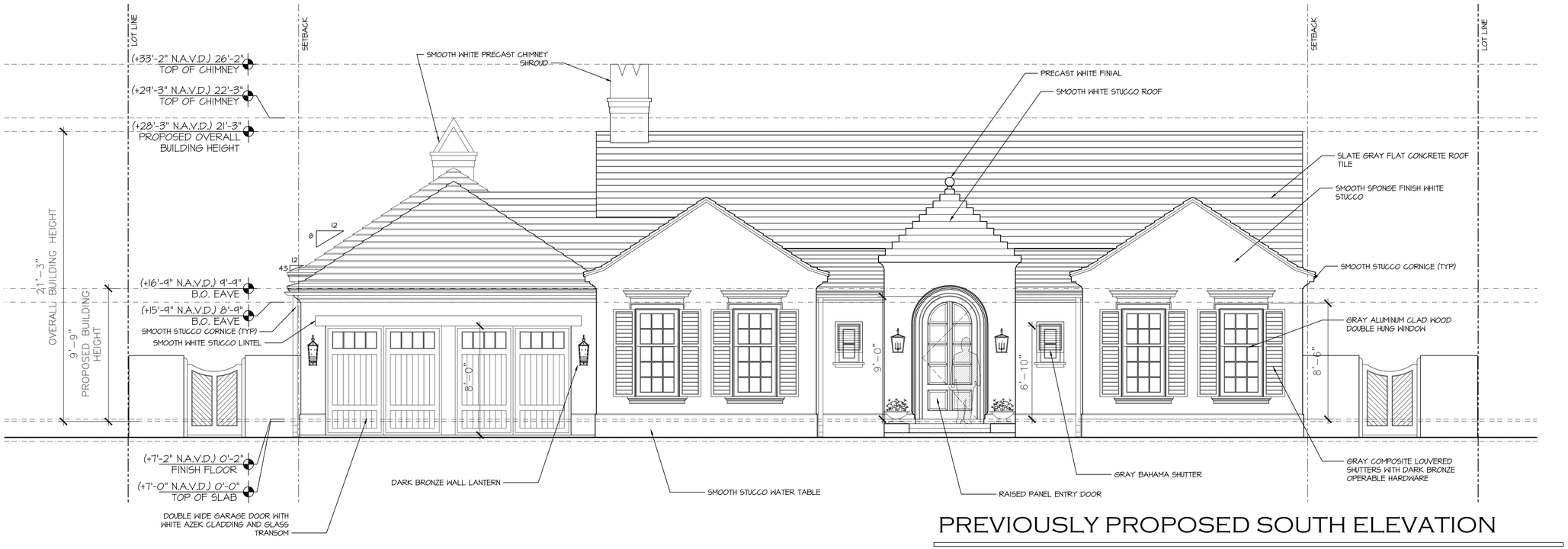
JOB NUMBER: 25-121



NOTE: FINISH FLOOR OF HOUSE HAS BEEN LIFTED TO 7'-10". CUBIC CONTENT REMAINS BELOW THE MAXIMUM ALLOWABLE BY CODE. REFER TO SHEET SP1.03 FOR UPDATED LEGEND AND CALCULATIONS.

PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PREVIOUSLY PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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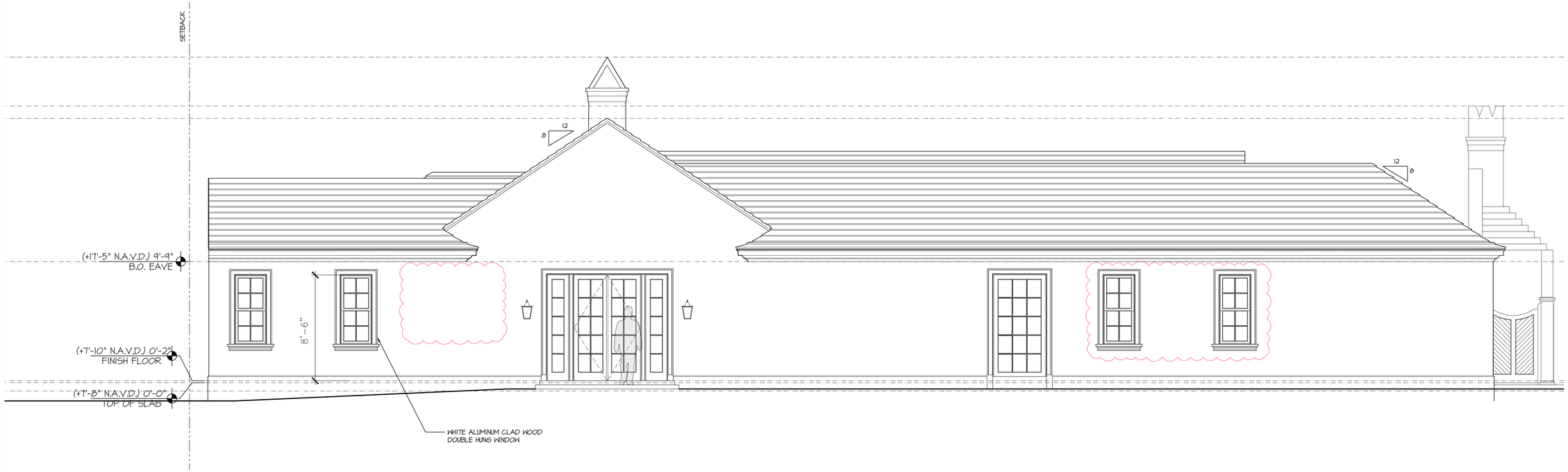
ARCOM # ARC-26-0011

DRAWING NO.

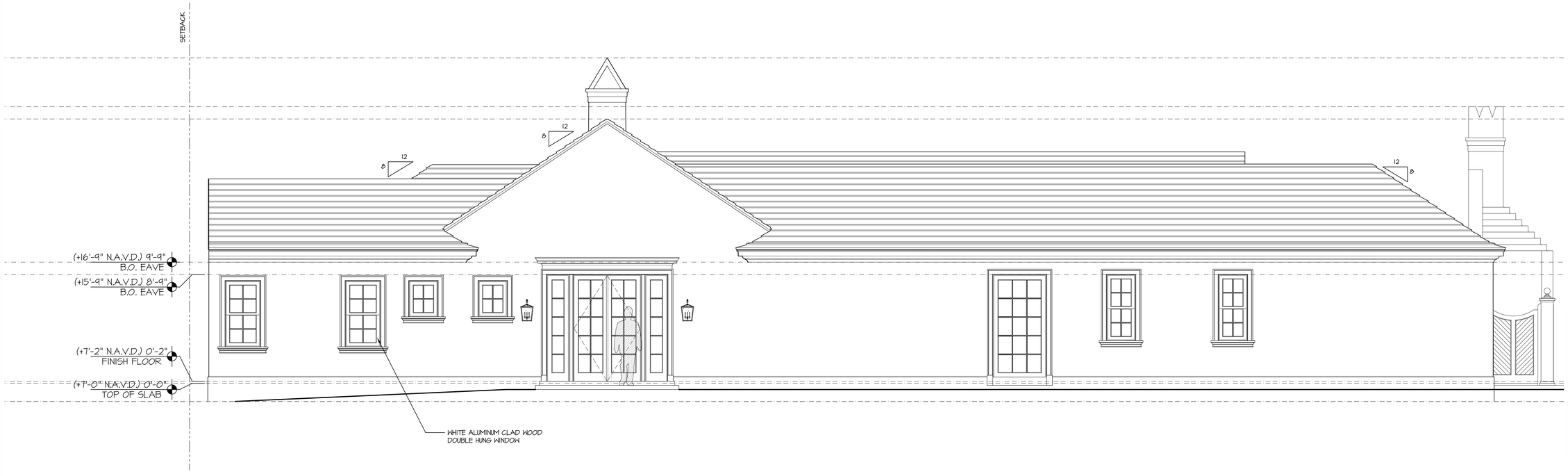
A2.01

JOB NUMBER: 25-127



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"



PREVIOUSLY PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

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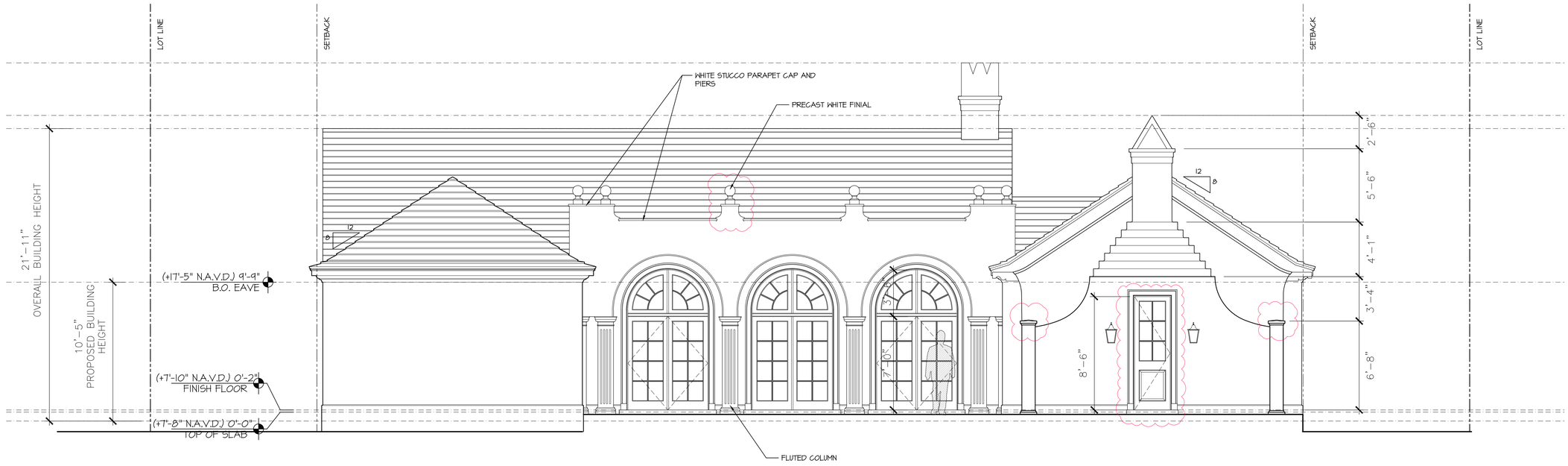
ARCOM # ARC-26-0011

DRAWING NO.

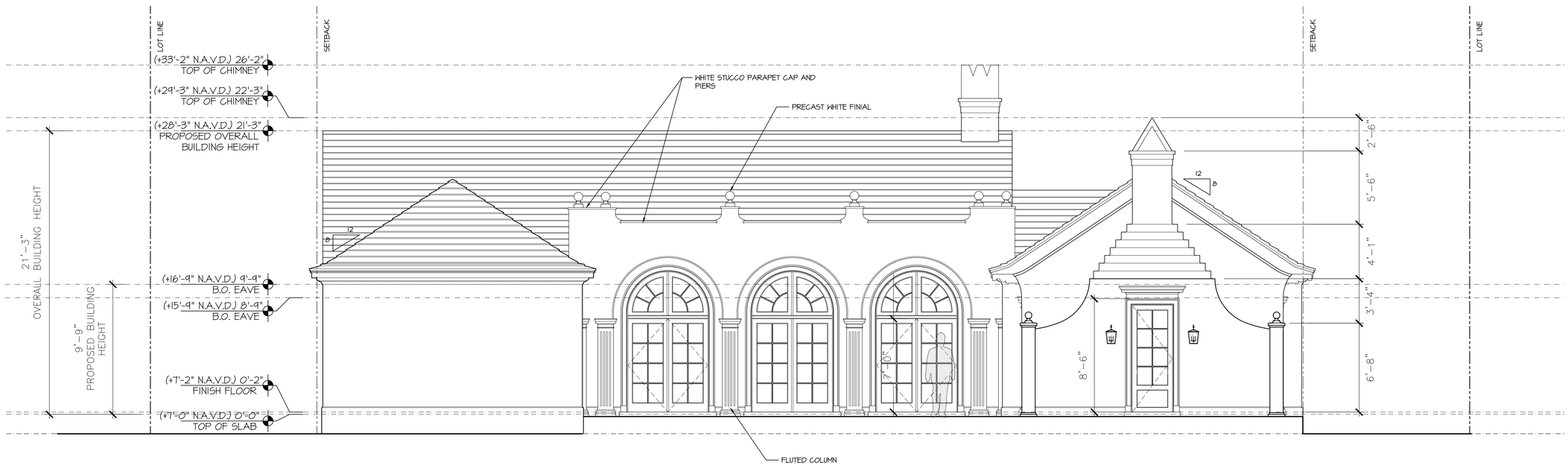
A2.02

JOB NUMBER: 25-121



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"



PREVIOUSLY PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

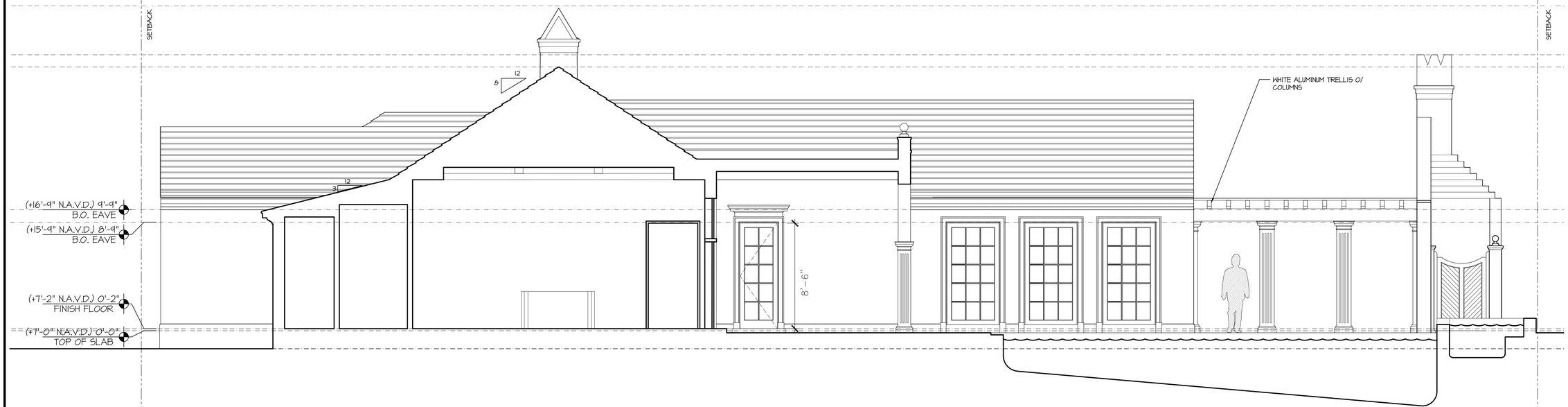
A2.03

JOB NUMBER: 25-127



PROPOSED WEST SECTION - A

SCALE 1/4" = 1'-0"



PREVIOUSLY PROPOSED WEST SECTION - A

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.04

JOB NUMBER: 25-127



PROPOSED EAST SECTION - B

SCALE 1/4" = 1'-0"



PREVIOUSLY PROPOSED EAST SECTION - B

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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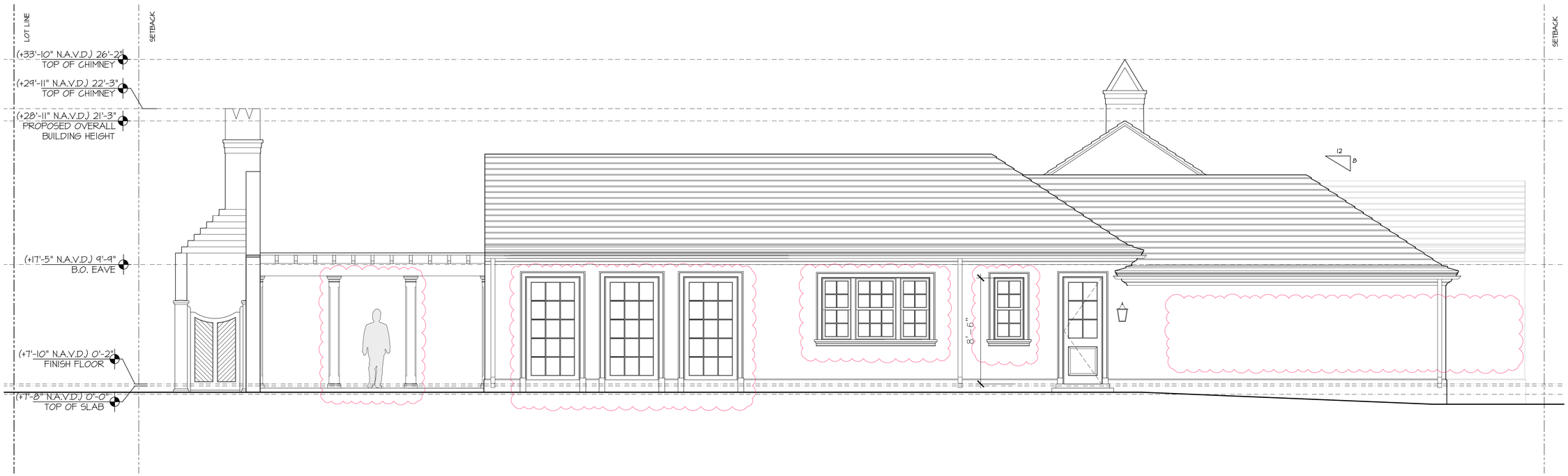
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

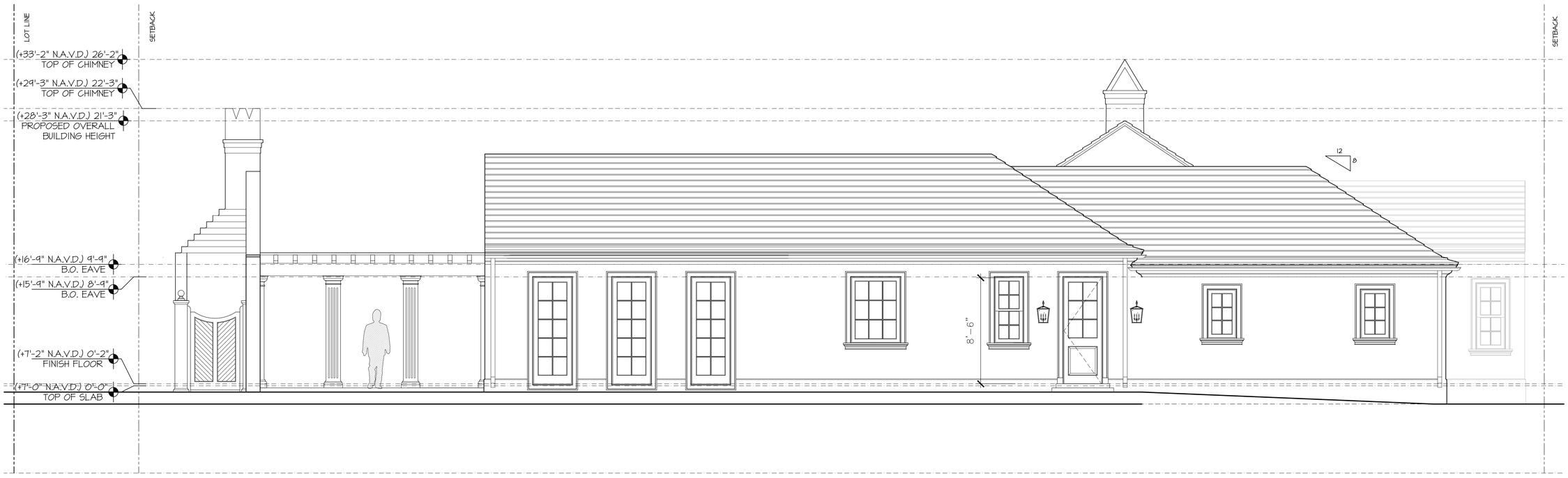
A2.05

JOB NUMBER: 25-127



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"



PREVIOUSLY PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

217 WEST INDIES DRIVE

PROPOSED RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

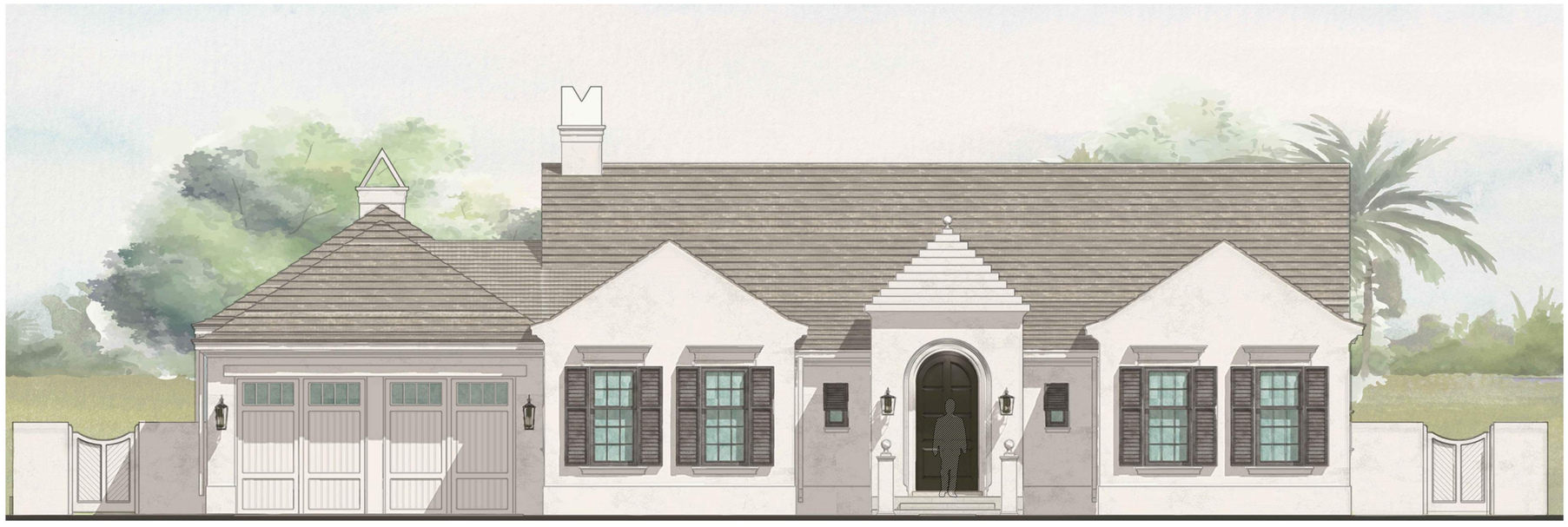
A2.06

JOB NUMBER: 25-127



PROPOSED SOUTH RENDERED ELEVATION

SCALE 1/4" = 1'-0"



PREVIOUSLY PROPOSED SOUTH RENDERED ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.07

JOB NUMBER: 25-127



PROPOSED WEST RENDERED ELEVATION

SCALE 1/4" = 1'-0"



PREVIOUSLY PROPOSED WEST RENDERED ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.08

JOB NUMBER: 25-127



PROPOSED NORTH RENDERED ELEVATION

SCALE 1/4" = 1'-0"



PREVIOUSLY PROPOSED NORTH RENDERED ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.09

JOB NUMBER: 25-127



PROPOSED EAST RENDERED ELEVATION

SCALE 1/4" = 1'-0"



PREVIOUSLY PROPOSED EAST RENDERED ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.10

JOB NUMBER: 25-127



PROPOSED FRONT PERSPECTIVE RENDER

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.11

JOB NUMBER: 25-121



PREVIOUSLY PROPOSED FRONT PERSPECTIVE RENDER

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.12

JOB NUMBER: 25-127



PROPOSED PERSPECTIVE RENDER LOOKING SOUTH

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.13

JOB NUMBER: 25-127



PREVIOUSLY PROPOSED PERSPECTIVE RENDER LOOKING SOUTH

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.14

JOB NUMBER: 25-127



PROPOSED PERSPECTIVE RENDER LOOKING SOUTHWEST

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.15

JOB NUMBER: 25-127



PREVIOUSLY PROPOSED PERSPECTIVE RENDER LOOKING SOUTHWEST

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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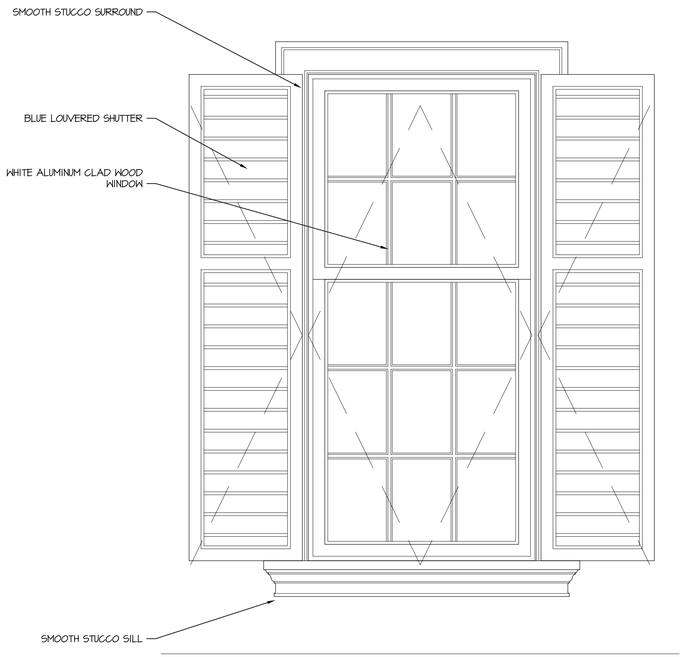
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

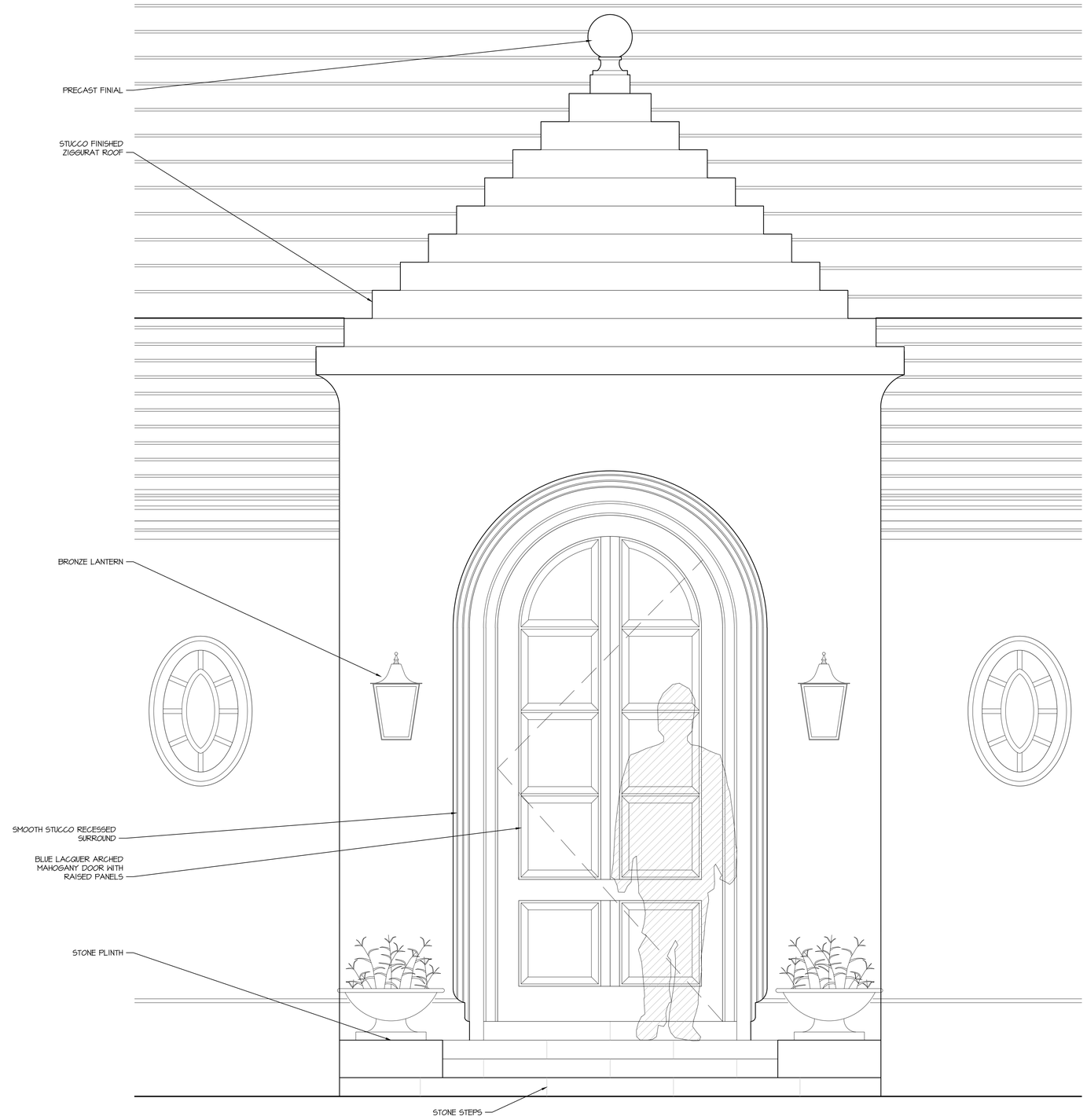
A2.16

JOB NUMBER: 25-127



WINDOW AT FRONT GABLES

SCALE 1" = 1'-0"



ENTRY DOOR DETAIL

SCALE 1" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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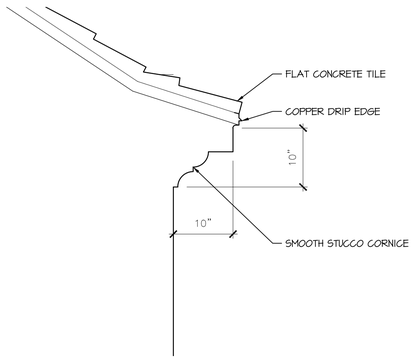
ARCOM # ARC-26-0011

DRAWING NO.

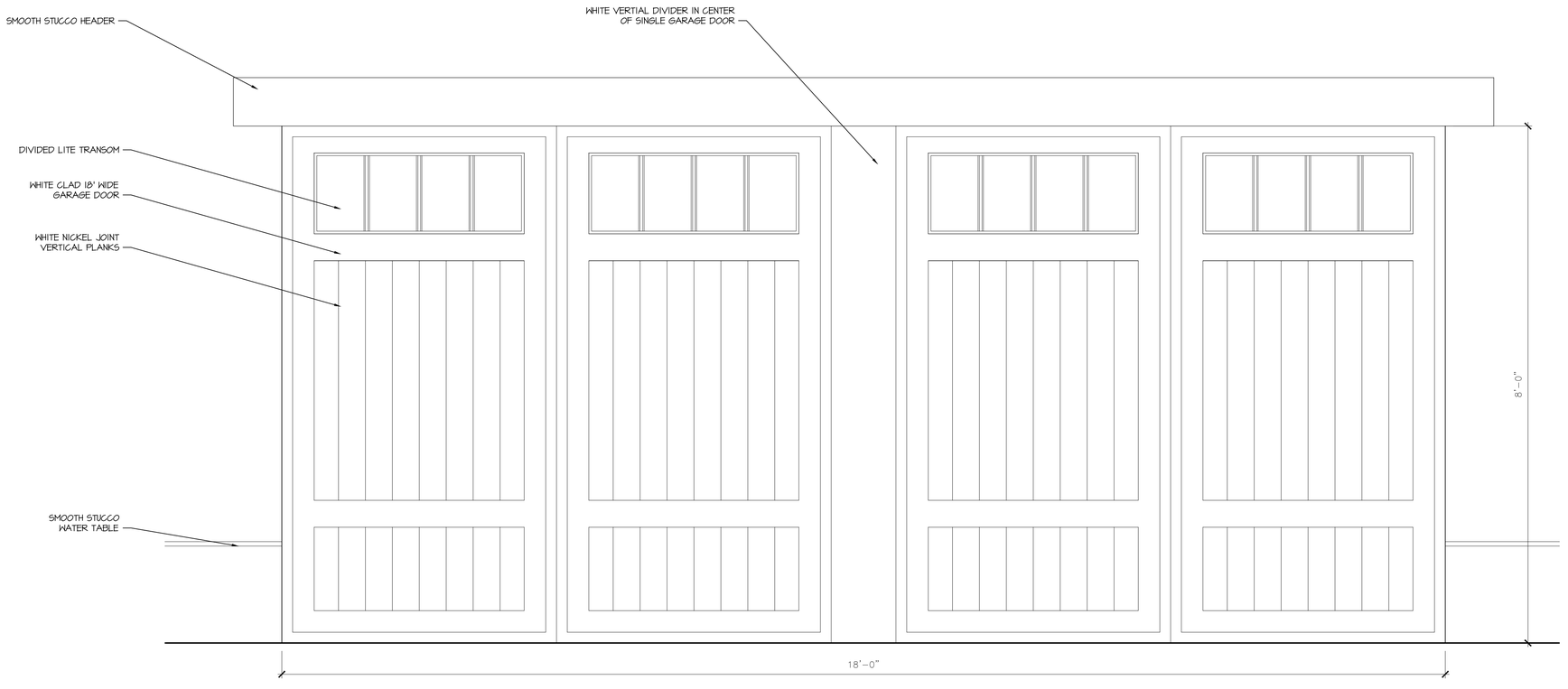
A2.20

JOB NUMBER: 25-121



EAVE DETAIL

SCALE 1" = 1'-0"



GARAGE DOOR ELEVATION DETAIL

SCALE 1" = 1'-0"

217 WEST INDIES DRIVE

PROPOSED RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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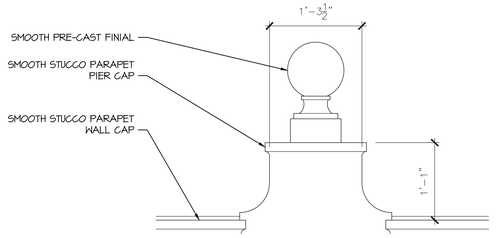
ARCOM # ARC-26-0011

DRAWING NO.

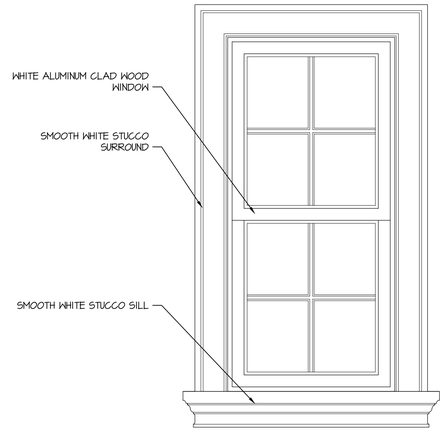
A2.21

JOB NUMBER: 25-121



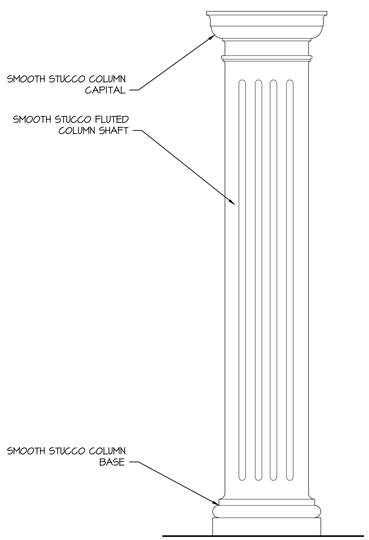
PARAPET DETAIL

SCALE 1" = 1'-0"



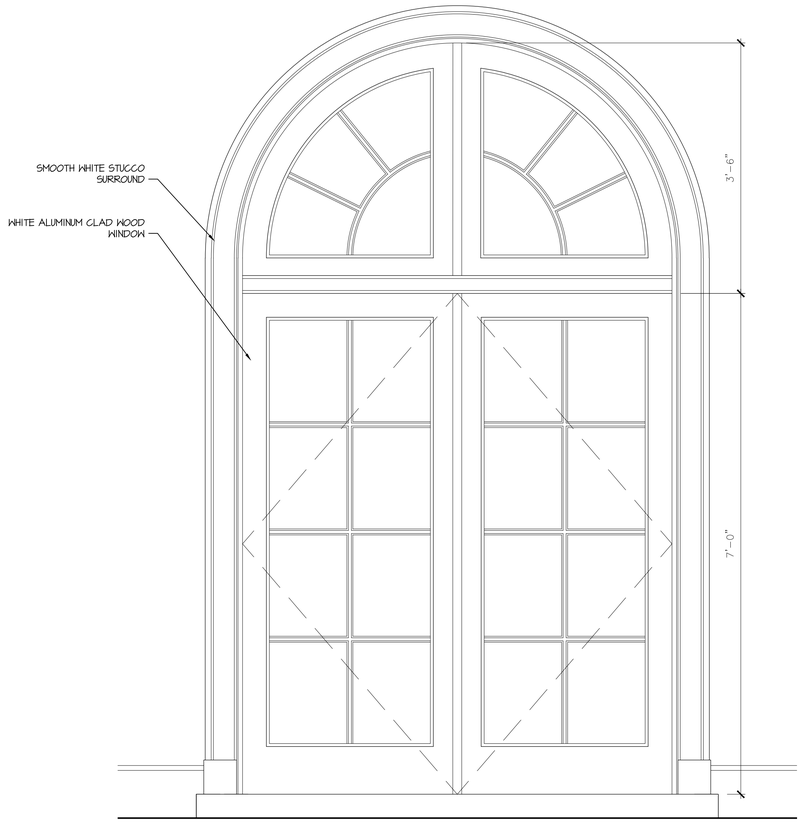
TYPICAL WINDOW DETAIL

SCALE 1" = 1'-0"



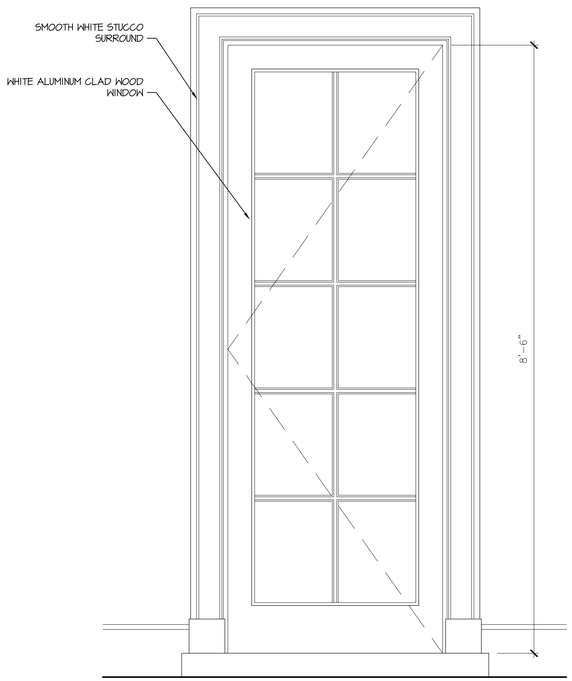
COLUMN DETAIL

SCALE 1" = 1'-0"



DOUBLE DOORS WITH TRANSOM

SCALE 1" = 1'-0"



SINGLE LOGGIA AND PERGOLA DOOR

SCALE 1" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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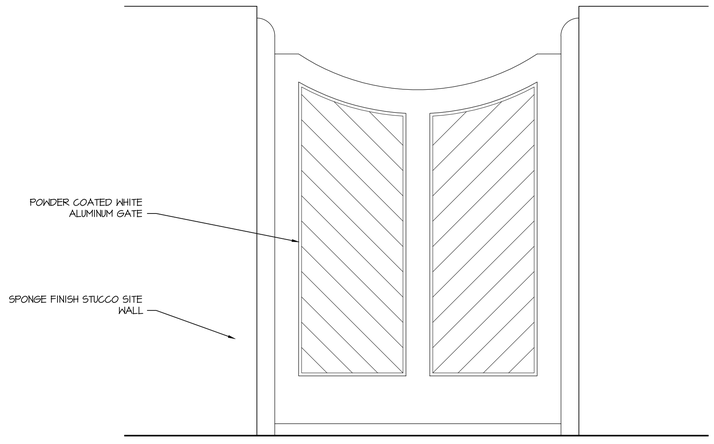
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

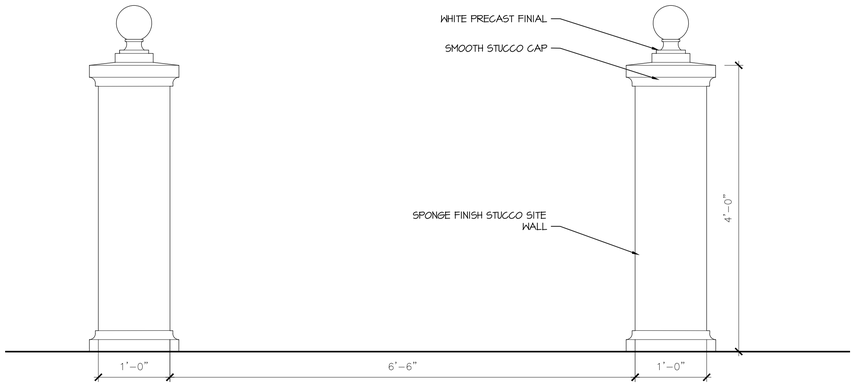
A2.22

JOB NUMBER: 25-127



GATE DETAIL

SCALE 1" = 1'-0"



ENTRY WALKWAY PIERS

SCALE 1" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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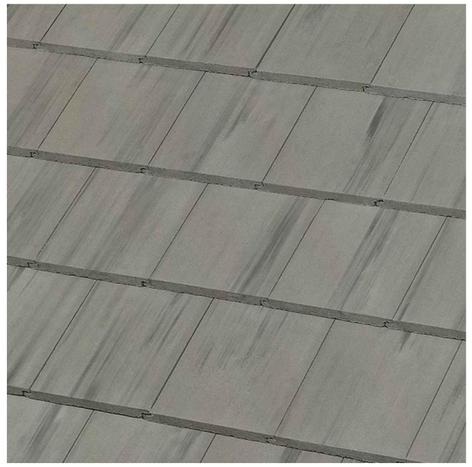
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.23

JOB NUMBER: 25-127



ROOF TILE
NATURAL GRAY - BLACK ANTIQUE

LOEWEN - WHITE

STUCCO COLOR
SW 7006 EXTRA WHITE

HECTOR FINCH

ATHENA WALL LANTERN LARGE

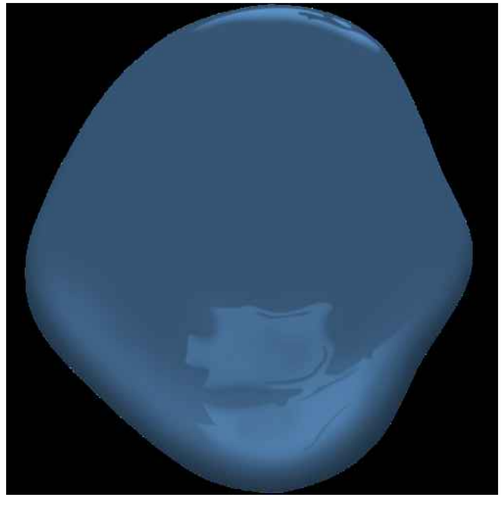


PRODUCT CODE WL430L

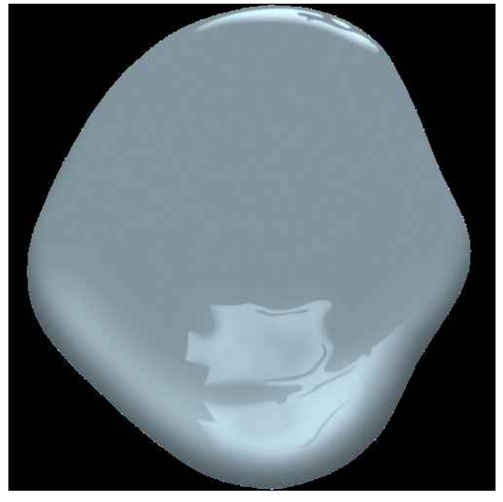
CATEGORY: WALL LANTERNS

DIMENSIONS

WALL LANTERN



ENTRY DOOR COLOR
BM 805 NEW YORK STATE OF MIND -
HIGH GLOSS LACQUER



SHUTTER COLOR
BM AF 550 AMSTERDAM

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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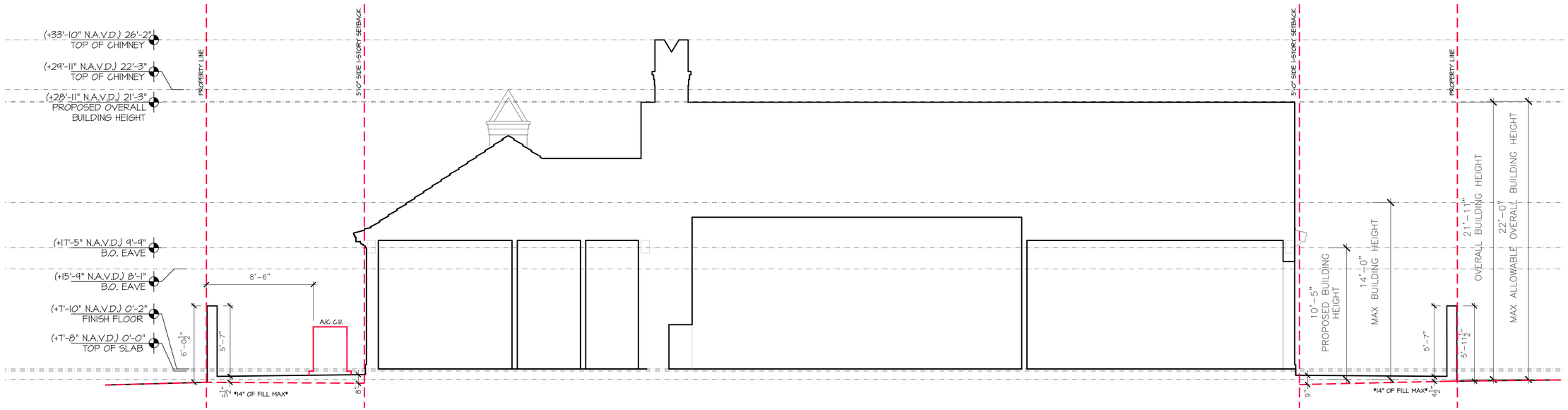
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.24

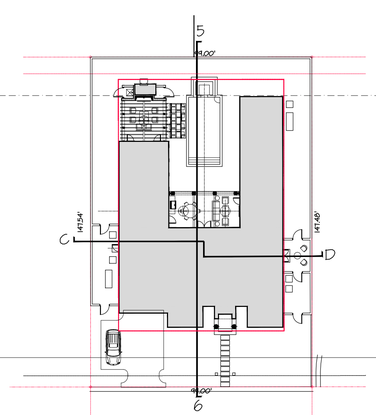
JOB NUMBER: 25-127



BUILDING SECTION C-D

SCALE 1/4" = 1'-0"





BUILDING SECTION 5-6

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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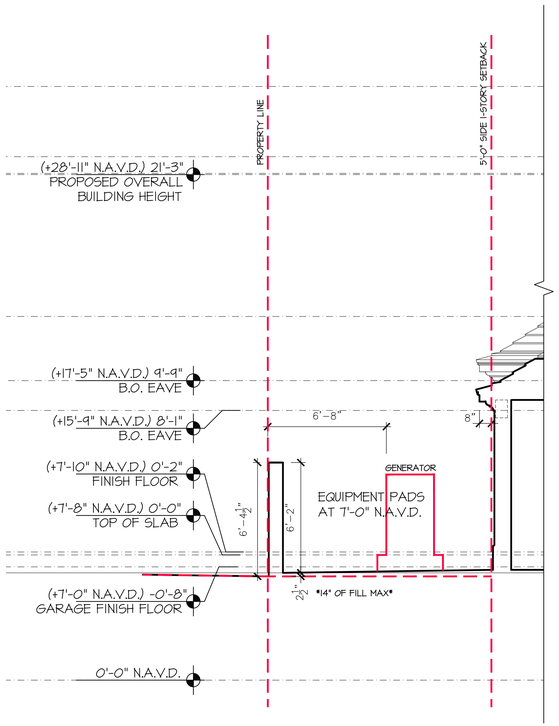
ARCOM # ARC-26-0011

DRAWING NO.

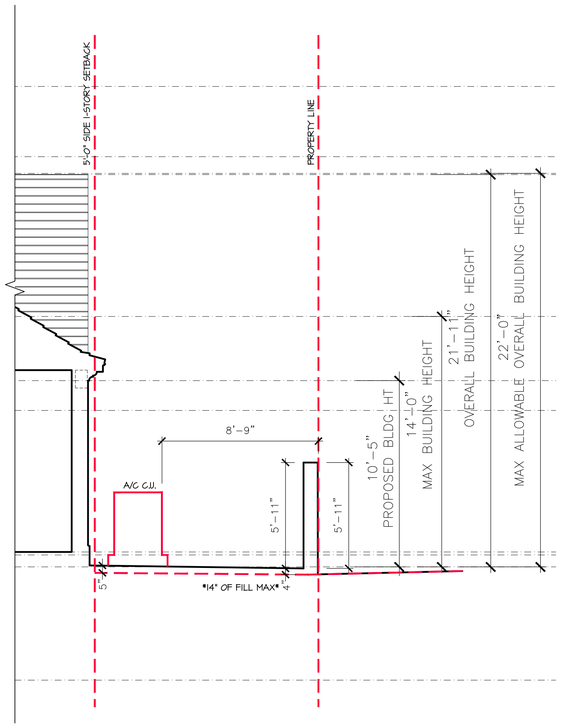
A3.01

JOB NUMBER: 25-127



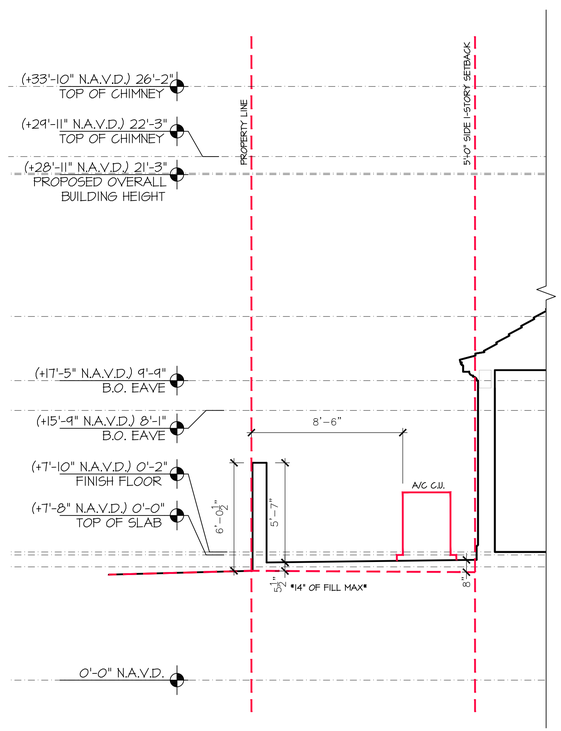
YARD SECTION A

SCALE 1/4" = 1'-0"



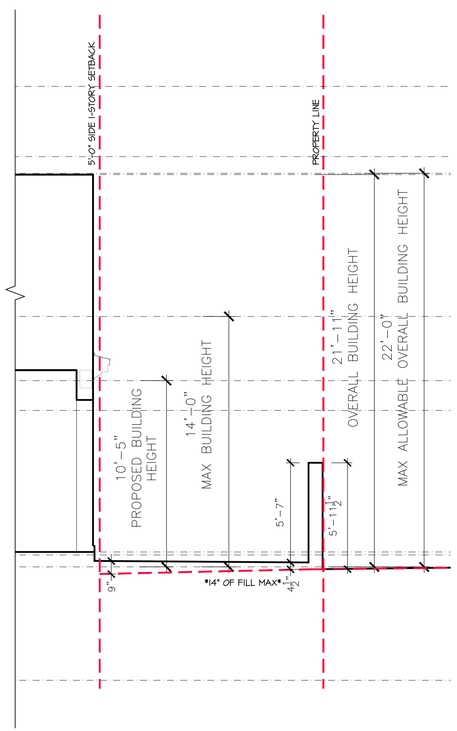
YARD SECTION B

SCALE 1/4" = 1'-0"



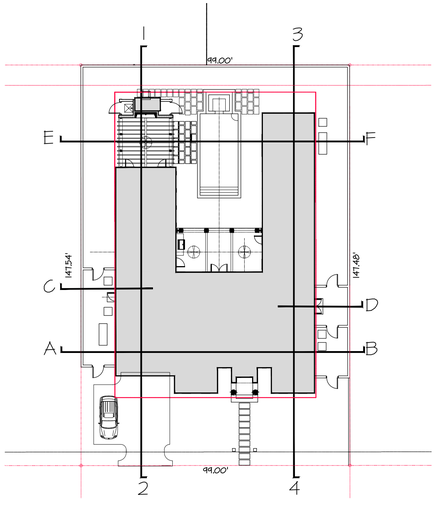
YARD SECTION C

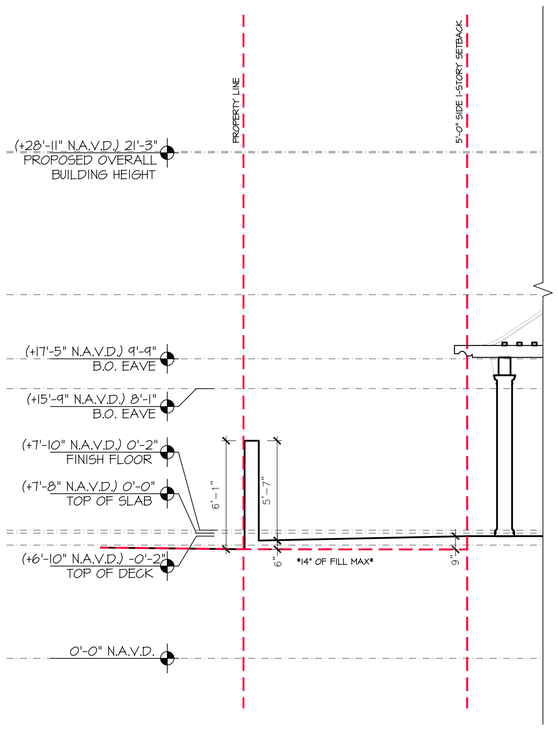
SCALE 1/4" = 1'-0"



YARD SECTION D

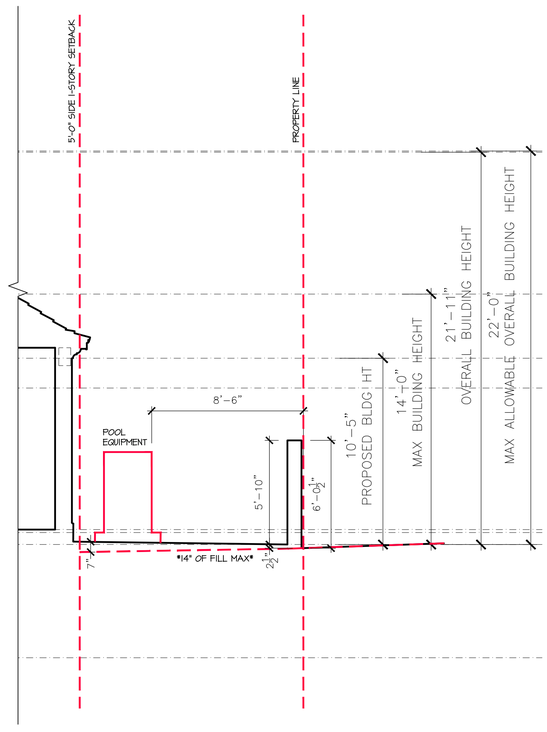
SCALE 1/4" = 1'-0"





YARD SECTION E

SCALE 1/4" = 1'-0"



YARD SECTION F

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

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SECOND SUBMITTAL 03.16.2026
FINXX.XX.25 REASON ISSUE
REV 01 ARCOM 05.11.2026

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

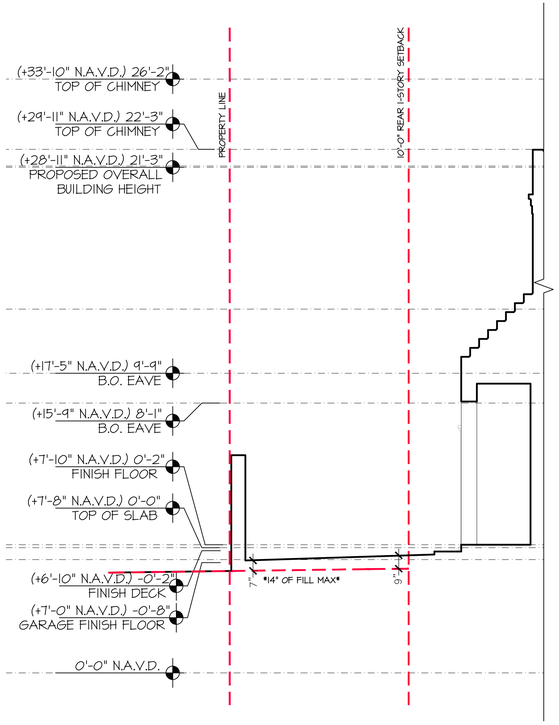
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

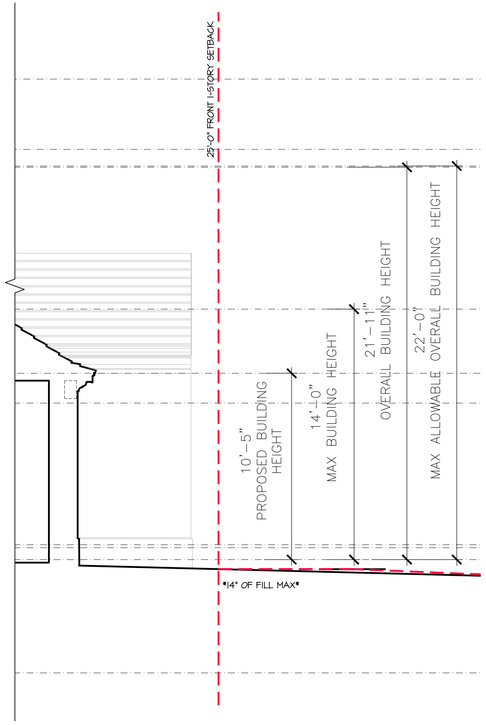
A3.02

JOB NUMBER: 25-127



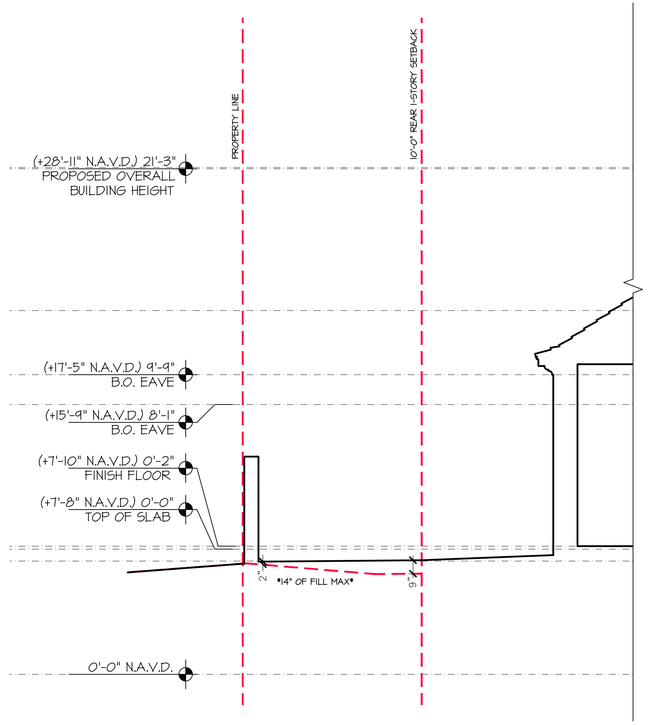
YARD SECTION 1

SCALE 1/4" = 1'-0"



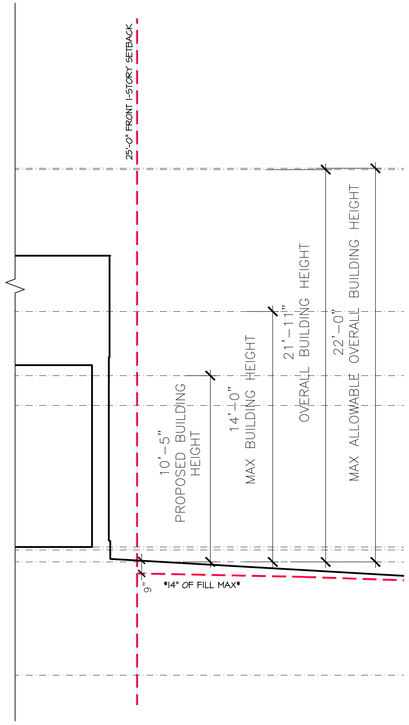
YARD SECTION 2

SCALE 1/4" = 1'-0"



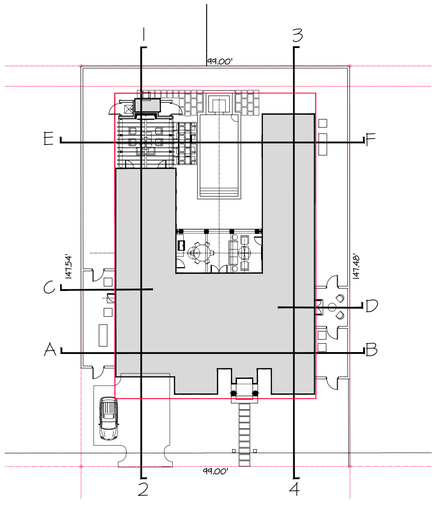
YARD SECTION 3

SCALE 1/4" = 1'-0"



YARD SECTION 4

SCALE 1/4" = 1'-0"



217 WEST INDIES DRIVE

PROPOSED RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

DATE: FIRST SUBMIT 02.26.2026

DRAWN: TS / JKS

SECOND SUBMITTAL 03.16.2026

FINXX.XX.25 REASON ISSUE

REV 01 ARCOM 05.11.2026

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A3.03

JOB NUMBER: 25-127

217 WEST INDIES DRIVE
PALM BEACH, FLORIDA
FINAL SUBMITTAL
MAY 11, 2026
ARC-26-0011

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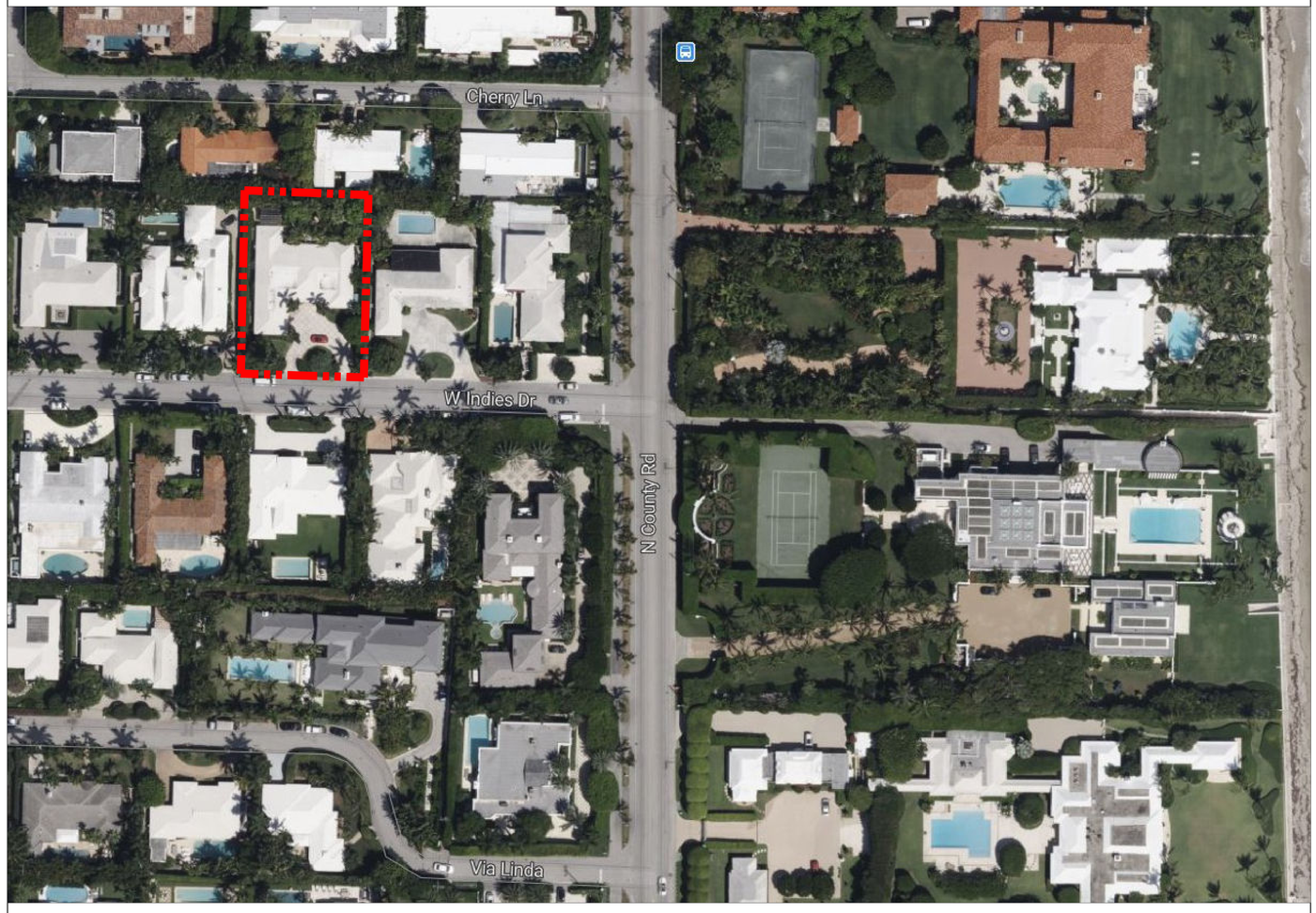
SITE LOCATION MAP



217 WEST INDIES DRIVE
PALM BEACH, FL 33480

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design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
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217 CAPRI LLC
217 WEST INDIES DRIVE
PALM BEACH, FLORIDA
LANDSCAPE/HARDSCAPE COVER PAGE

DATE: 01/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: N/A
FILENAME: 217 Capri LLC 10

REVISIONS:
01.24.2026 Pre-App Submittal
02.16.2026 First Submittal
03.16.2026 Second Submittal
04.06.2026 Final Submittal

SHEET:
L-1

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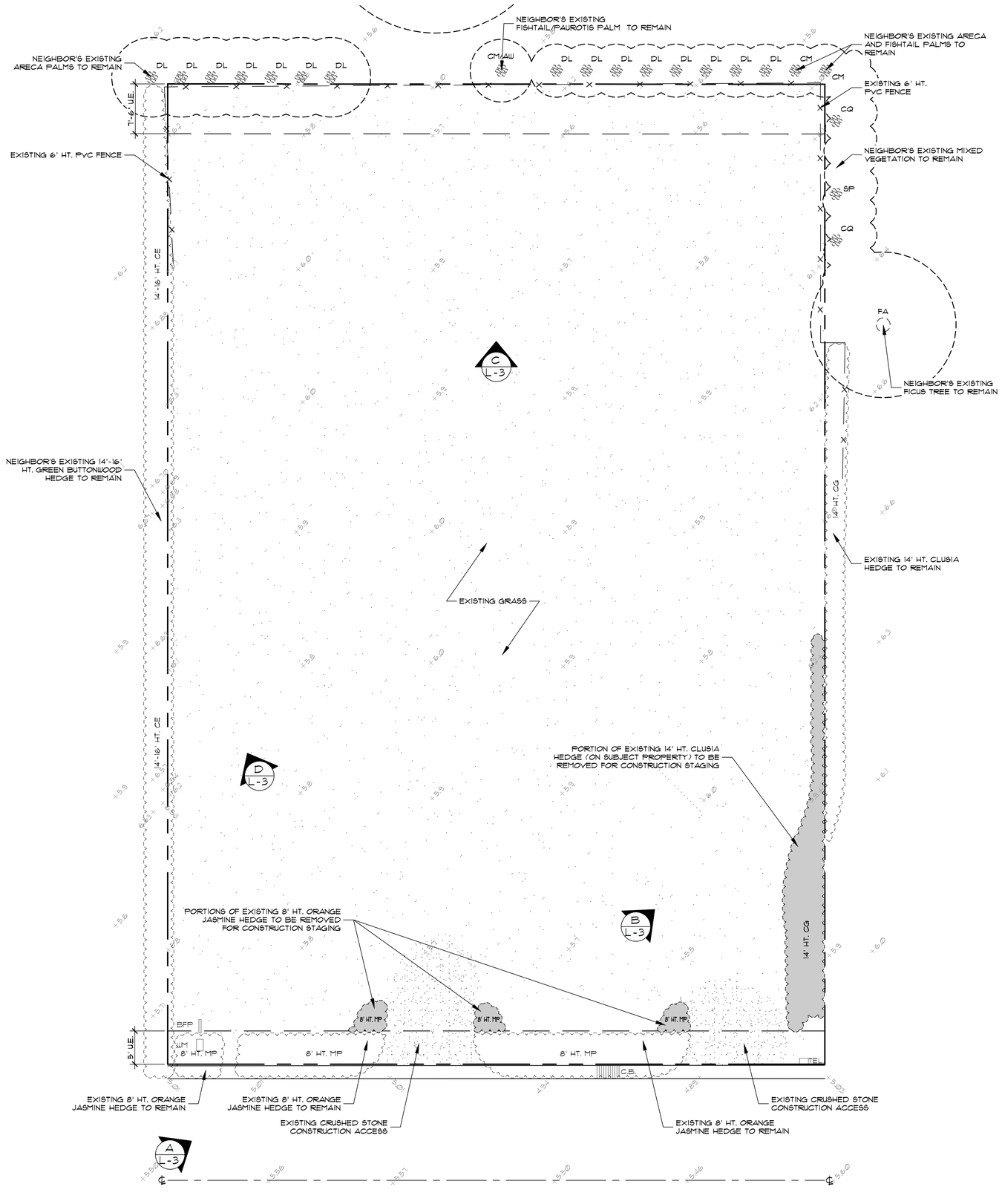

Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing tree/palm to be relocated on site
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

AW = Acalypha wilkesiana / Copperleaf
CE = Conocarpus erectus / Green Buttonwood
CG = Clusia guttifera / Small Leaf Clusia
CM = Caryota mitis / Fishtail Palm
CQ = Clerodendrum quadriloculare / Starburst
DL = Dypsis lutescens / Areca Palm
FA = Ficus aurea / Strangler Fig
MP = Murraya paniculata / Orange Jasmine
SP = Sabal palmetto / Cabbage Palm

Note:

PER TOWN CODE, CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF TEMPORARY CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION IN THE ABSENCE OF A SITE WALL. EXISTING VEGETATION SHALL BE LEFT IN PLACE AS LONG AS POSSIBLE. CONSTRUCTION SCREENING SHALL BE INSTALLED PRIOR TO DEMOLITION AND REMAIN FOR THE DURATION OF THE PROJECT. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO INSTALL PERIMETER IMPROVEMENTS AND NEW VEGETATION OR SCREENING SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK. CONSTRUCTION SCREENING SHALL BE 100% OPAQUE AND OF A SUFFICIENT HEIGHT TO SHIELD ADJACENT RESIDENTS FROM CONSTRUCTION, INCLUDING HOMES ACROSS THE STREET. HEIGHT OF SCREENING IS SUBJECTIVE TO LINE OF SIGHT VIEWS, BUT GENERALLY REQUIRE 6'-8' SCREENING FOR ONE STORY HOMES AND 16'-18' FOR TWO STORY HOMES. CONSTRUCTION SCREENING CANNOT OBSTRUCT THE TOWN'S 8'x8' TRIPLE SIGHT VISIBILITY TRIANGLE AT CONSTRUCTION SITE EGRESS LOCATIONS.

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LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com

License #LA0001347

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217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

EXISTING CONDITIONS PLAN

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 0

REVISIONS:
07.04.2026 Pre-App Submittal
07.26.2026 First Submittal
03.16.2026 Second Submittal
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L-2

ARC-26-0011



A L-3 VIEW OF EXISTING FRONT YARD



B L-3 VIEW OF EXISTING EAST SIDE YARD



C L-3 VIEW OF EXISTING BACKYARD



D L-3 VIEW OF EXISTING WEST SIDE YARD

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Email: mail@pydg.com

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PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: N/A
FILENAME: 217 Capri LLC ID

REVISIONS:
07.04.2026 Pre-App Submittal
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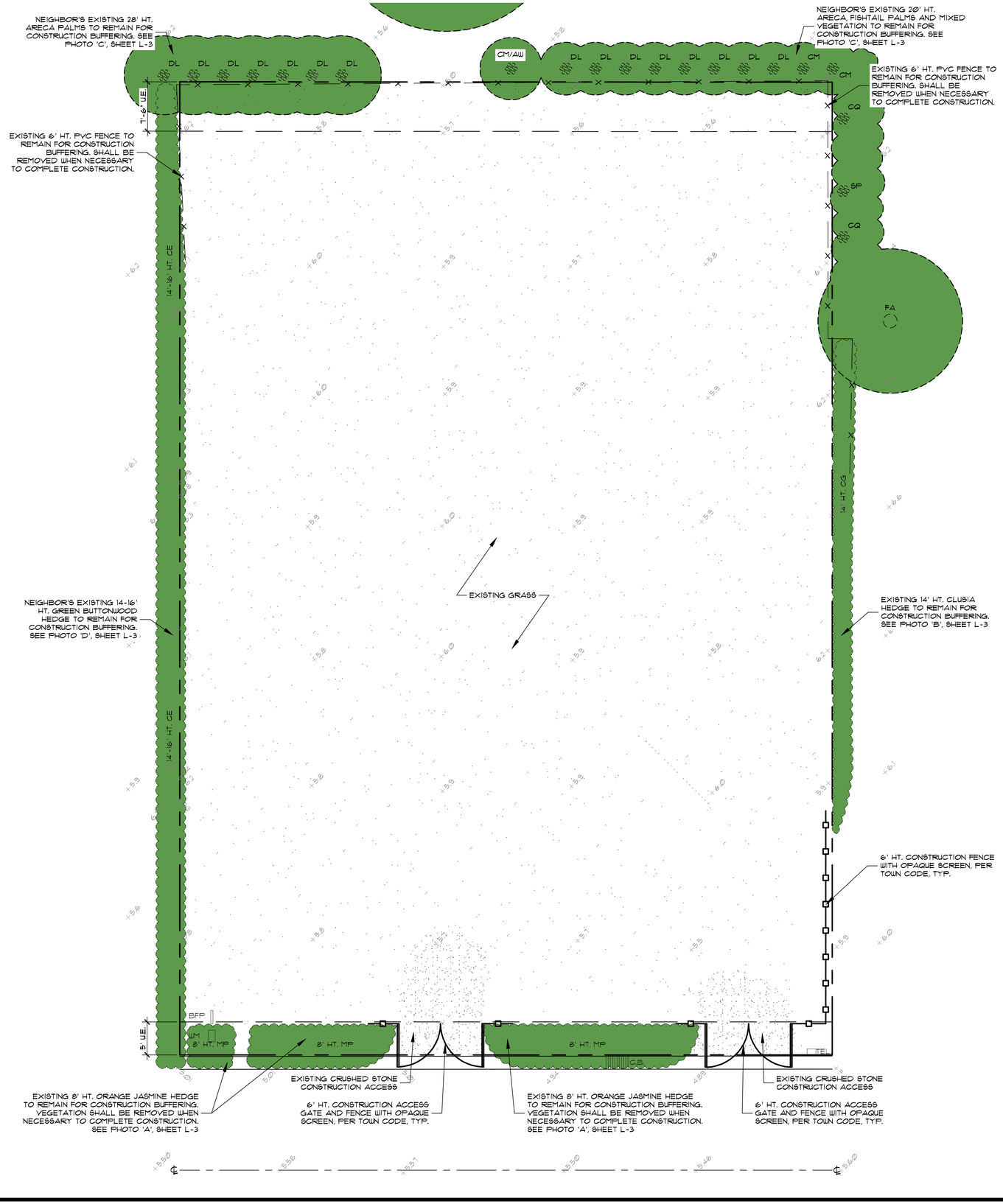

Construction Screening Key

- Existing tree/palm to remain for const. buffering.
- Existing vegetation to remain for const. buffering.
- Existing vegetation to remain

Existing Plant Key

AW = Acalypha wilkesiana / Copperleaf
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CS = Clusia guttifera / Small Leaf Clusia
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LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
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217 CAPRI LLC

217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

CONSTRUCTION SCREENING PLAN

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 0

REVISIONS:
07.04.2026 Pre-App Submittal
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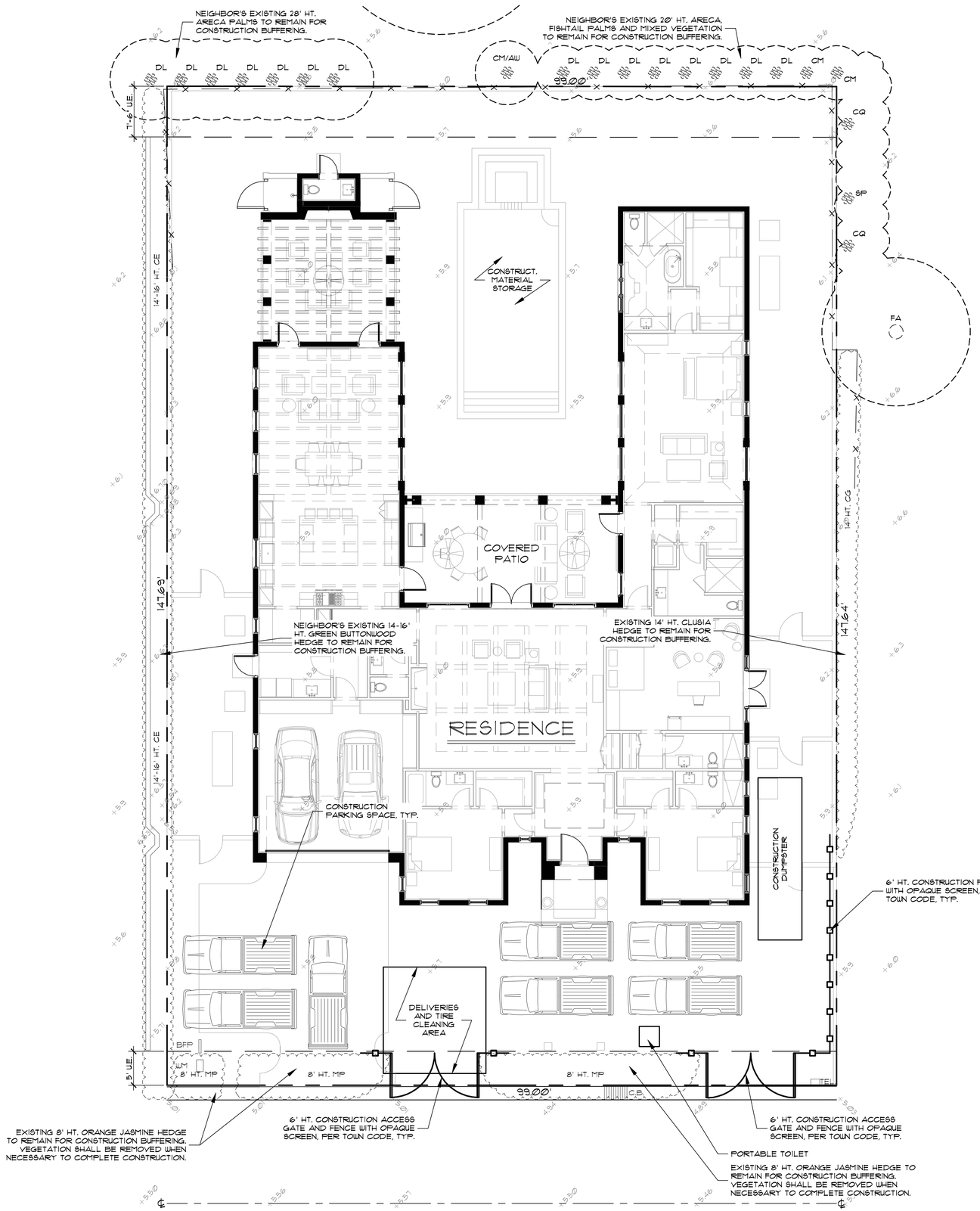

Existing Plant Symbol Key

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design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
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217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

CONSTRUCTION STAGING PLAN

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 10

REVISIONS:
02.04.2026 Pre-App Submittal
02.26.2026 First Submittal
03.16.2026 Second Submittal
04.06.2026 Final Submittal

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L-5



Truck Logistics

A. Roadways: Deliveries and workers will access Palm Beach by heading east on Royal Palm Way over the Royal Park Bridge, north on South County Road until it turns into North County Road and then west on West Indies Drive. The property is located on the north side of West Indies Drive.

B. Maximum truck length = 30'

C. Estimated number of trucks generated by this project = 20

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Fax: (561) 747-2041
Email: mail@pydg.com

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217 CAPRI LLC
217 WEST INDIES DRIVE
PALM BEACH, FLORIDA
TRUCK LOGISTICS PLAN

DATE: 01/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 0

REVISIONS:
01.24.2026 Pre-App Submittal
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04.06.2026 Final Submittal

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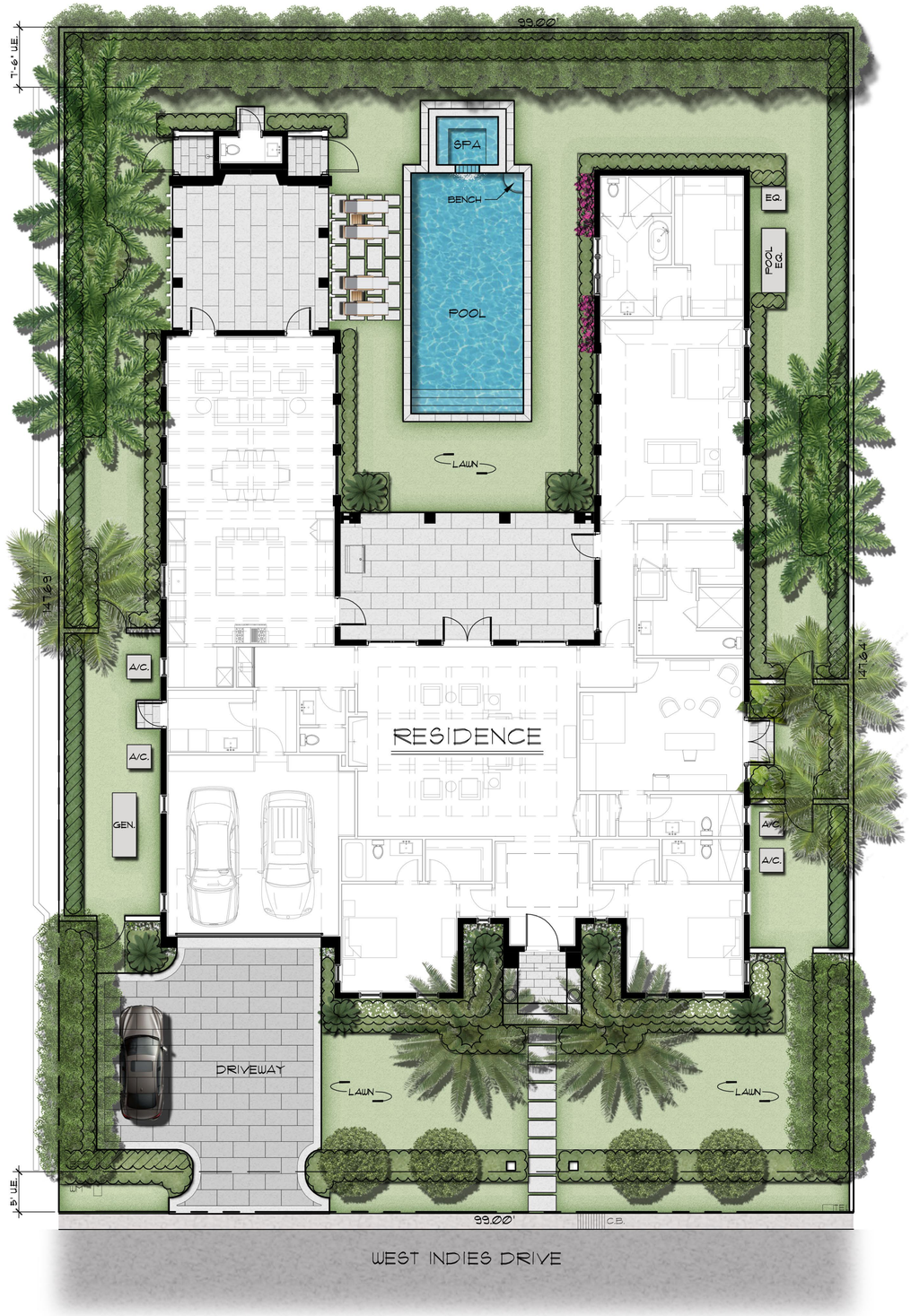
ARC-26-0011



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PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

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Fax: (561) 747-2041
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217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDER

DATE: 01/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC lp

REVISIONS:
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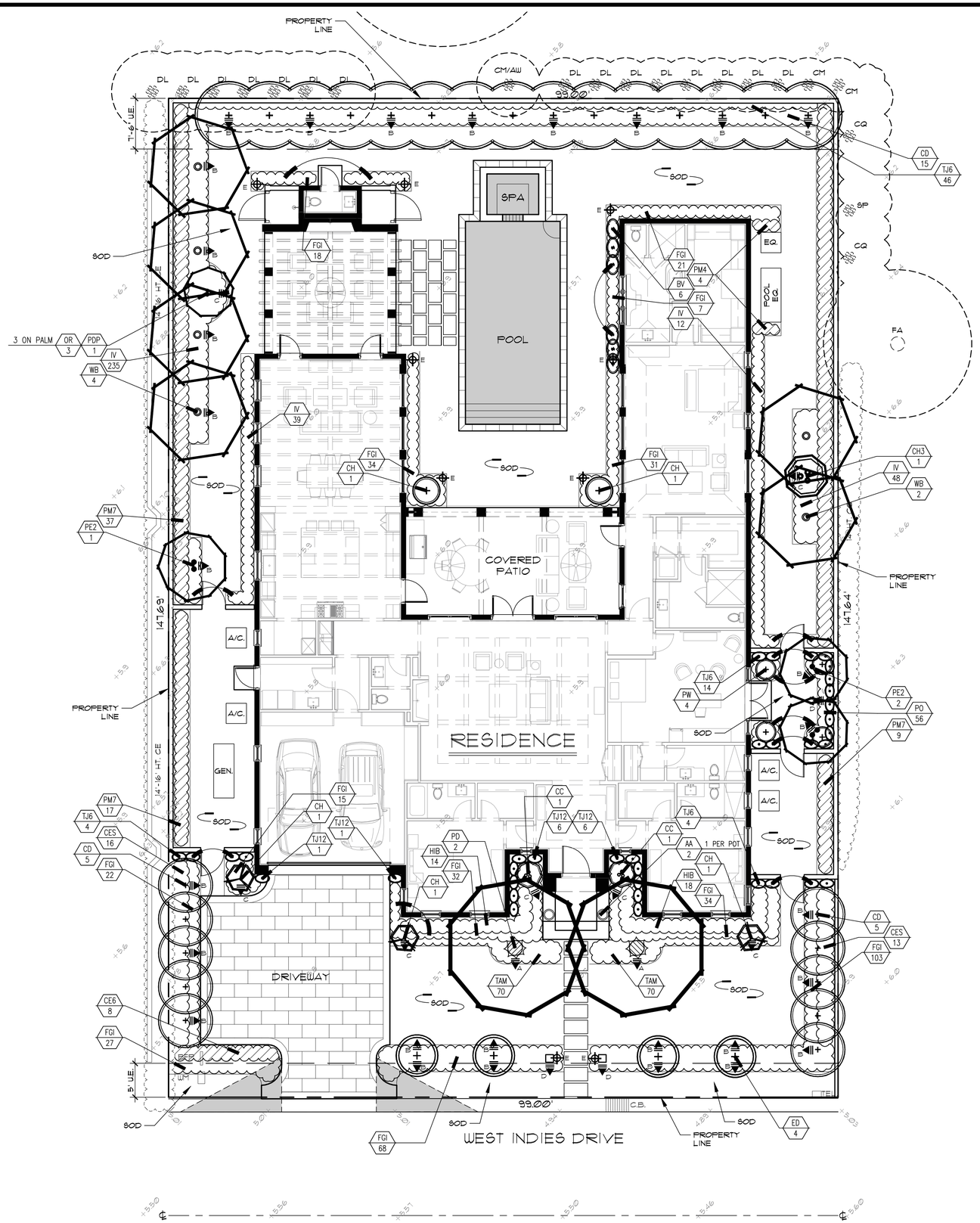
ARC-26-00011



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

Line #	Landscape Legend		
1	**Property Address:**	217 WEST INDIES DRIVE	
2	**Lot Area (sq. ft.):**	14,619 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,578 sq. ft. / 45%	6,582.4 sq. ft. / 45.0%
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3,290 sq. ft. / 50%	3,886.7 sq. ft. / 59.1%
7	Front Yard LOS (Sq Ft and %)	990 sq. ft. / 40%	1,766.1 sq. ft. / 71.4%
8	Native Trees %	30% (number of trees)	86.2% (25)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	37.7% (371)
10	Native Groundcover %	30% (groundcover area)	37.5% (65.2 sq. ft.)

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

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

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

See Ord. 003-2023 *REV BF 20230727*

Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing tree/palm to be relocated on site
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

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DL = Dypsis lutescens / Areca Palm
FA = Ficus aurea / Strangler Fig
MP = Murraya paniculata / Orange Jasmine
SP = Sabal palmetto / Cabbage Palm

Landscape Lighting Specifications

SYM	QTY	SPECIFICATION
A	2	CAST BRASS ACCENT LIGHT; KICHLER 16020CBR27 12V 8.5W LED, 60° WIDE FLOOD
B	29	CAST BRASS ACCENT LIGHT; KICHLER 16017CBR27 12V 3.5W LED, 60° WIDE FLOOD
C	7	CAST BRASS ACCENT LIGHT; KICHLER 16017CBR27 12V 3.5W LED, 60° WIDE FLOOD
D	3	CAST BRASS WALL WASH LIGHT; KICHLER 16026CBR30 12V 5W LED
E	9	CAST BRASS PATH LIGHT; KICHLER 15810CBR27 12V 3W LED


16020CBR27 ACCENT LIGHT


KICHLER 15810CBR27 PATH LIGHT


16026CBR30 WASH LIGHT

LANDSCAPE LIGHTING DATA:

TOTAL LOT AREA = 14,619 SQ. FT. (.0336 ACRES)

TOTAL LIGHT FIXTURES = 50
TOTAL FIXTURES PER ACRE: 150 (150 MAX.)

TOTAL WATTS PROPOSED (LED) = 243 WATTS
TOTAL WATTS PER ACRE (LED) = 729 WATTS/ACRE (5,000 WATTS/ACRE MAX.)
TOTAL WATTS PROPOSED (HALOGEN / INCANDESCENT EQUIVALENT) = 1545 WATTS
TOTAL WATTS PER ACRE (HALOGEN / INCANDESCENT EQUIVALENT) = 4635 WATTS/ACRE (5,000 WATTS/ACRE MAX.)

LANDSCAPE LIGHTING NOTES:

- MOUNT ALL ABOVE GROUND FIXTURES ON 15810CBR RISER
- INSTALL ALL LOW VOLTAGE WIRING IN CONDUIT MINIMUM 12" BELOW GRADE
- ALL FIXTURES SHALL BE 6'-0" MINIMUM FROM SWIMMING POOL OR OTHER BODY OF WATER.
- ALL FIXTURES WITHIN 10'-0" OF POOL SHALL HAVE A TRANSFORMER BASE AND GFCI PROTECTION.
- NO FIXTURE SHALL EXCEED 60 WATTS.
- NO LIGHT BULB OR FIXTURE SHALL BE VISIBLE FROM OUTSIDE OF THE PROPERTY.
- NO MORE THAN ½ FOOT-CANDLE OF LIGHT SHALL BE REFLECTED OFF OF THE PROPERTY.

ARC-26-0011

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design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
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License #LA0001347

217 CAPRI LLC

217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

LANDSCAPE AND LANDSCAPE LIGHTING PLAN

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 10

REVISIONS:
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SHEET:
L-8



PROPOSED SOUTH ELEVATION (STREET VIEW)



PROPOSED SOUTH ELEVATION (INTERIOR VIEW)

ARC-26-0011

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4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone:(561) 747-5069
Fax: (561) 747-2041
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217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

PROPOSED LANDSCAPE ELEVATIONS

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: N/A
FILENAME: 217 Capri LLC 10

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SHEET:
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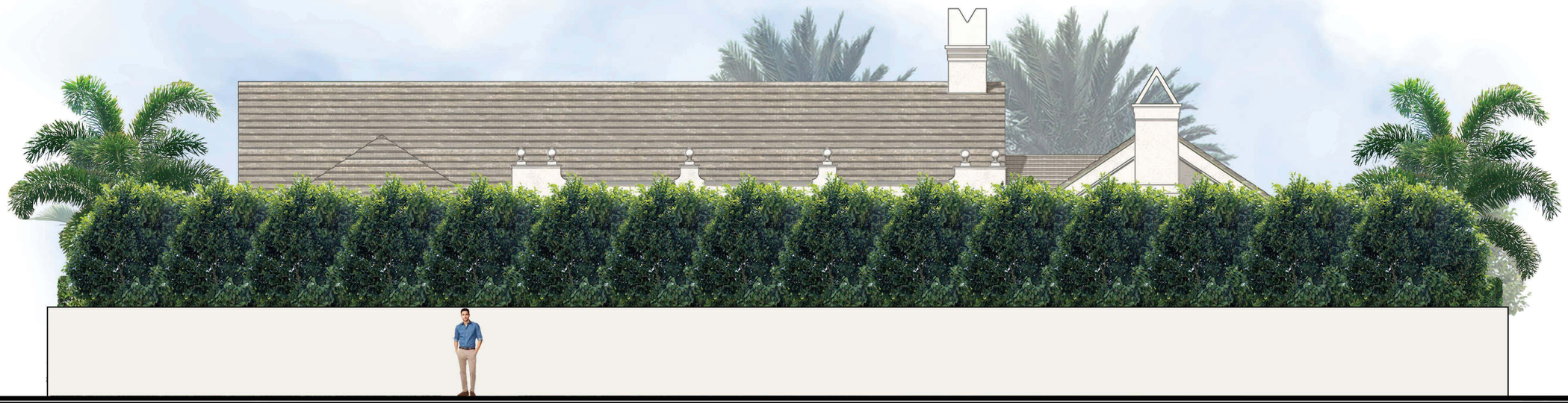

PROPOSED NORTH ELEVATION

ARC-26-0011

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PROPOSED LANDSCAPE ELEVATIONS

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FILENAME: 217 Capri LLC 10

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01.24.2026 Pre-App Submittal
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03.16.2026 Second Submittal
04.06.2026 Final Submittal

SHEET:
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PROPOSED EAST ELEVATION

ARC-26-0011

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design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com

License #LA0001347

217 CAPRI LLC

217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

PROPOSED LANDSCAPE ELEVATIONS

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: N/A
FILENAME: 217 Capri LLC I0

REVISIONS:
07.04.2026 Pre-App Submittal
07.26.2026 First Submittal
09.16.2026 Second Submittal
04.06.2026 Final Submittal

SHEET:
L-11



PROPOSED WEST ELEVATION

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4425 Military Trail, Suite 202
Jupiter, Florida 33458

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Fax: (561) 747-2041
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217 CAPRI LLC
217 WEST INDIES DRIVE
PALM BEACH, FLORIDA
PROPOSED LANDSCAPE ELEVATIONS

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: N/A
FILENAME: 217 Capri LLC 10

REVISIONS:
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ARC-26-0011

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L-12

Plant List

	SYM	QTY	NAME	SPECIFICATIONS
	PALMS			
	CC	2	Chamaedorea cataractarum / Cat Palm	5' x 5', full frond
	CH	5	Chamaerops humilis / European Fan Palm	5' x 5', single stem, full frond, matching
	CH3	1	Chamaerops humilis / European Fan Palm	7' x 6', triple stem, full frond
	PD	2	Phoenix dactylifera 'Medjool' / Medjool Date Palm	12' c.t., heavy caliper, full frond, matching, Florida Fancy
	PDP	1	Phoenix roebelenii / Pygmy Date Palm	7' o.a., triple stem, full frond
	PE2	3	Ptychosperma elegans / Alexander Palm	12' ht., double stem, full frond
	WB	6	Wodyetia bifurcata / Foxtail Palm	5' g.w., heavy cal., full frond
	TREES			
*	CD	25	Coccoloba diversifolia / Pigeon Plum	14' x 5', 3" cal., 42" c.t., full canopy
	ED	4	Elaeocarpus decipiens / Japanese Blueberry Tree	14' x 5', 42" c.t.., full to base, dense, symmetrical, matching
	SHRUBS and VINES			
	AA	2	Agave angustifolia 'Marginata' / Caribbean Agave	30" x 30", full, specimen
	BV	6	Bougainvillea 'Barbara Karst' / Bougainvillea Vine	25 gal., 8' o.a., full to base, espalier to wall
*	CE6	8	Conocarpus erectus / Green Buttonwood	25 gal., 6' x 3', full to base
*	CES	29	Conocarpus erectus sericeus / Silver Buttonwood	3 gal., 26" x 24", full
	FGI	412	Ficus 'Green Island' / Green Island Ficus	3 gal., 12" x 12", full
	HIB	32	Hibiscus 'White Wings' / Hibiscus shrub	7 gal., 30" x 24", full to base, white flower with red throat
*	IV	334	Ilex vomitoria 'Stokes Dwarf'	3 gal., 16" x 18", full
	OR	3	Phalaenopsis sp. / Orchid	4" pot, attach to palm trunks, white flowers with buds
	PM4	4	Podocarpus macrophyllus / Yew	15 gal., 4' x 24", full to base
	PM7	63	Podocarpus macrophyllus / Yew	25 gal., 7' x 30", full to base
	PW	4	Philodendron wilsonii	7 gal., 36" x 36", full to base
	TJ6	68	Trachelospermum jasminoides / Confederate Jasmine	15 gal., 6' ht., full to base, espalier to wall, solid pattern
	TJI2	14	Trachelospermum jasminoides / Confederate Jasmine	25 gal., 12' ht., full to base, espalier to wall, solid pattern
	GROUNDCOVERS			
*	PO	56	Peperomia obtusifolia / Baby Rubber Plant	1 gal., 8" x 8", full
	TAM	140	Trachelospermum asiaticum 'Minima' / Jasmine 'Minima'	1 gal., 6" x 10", full
	MISCELLANEOUS			
	MULCH		Chocolate Brown	3'' depth, 100% coverage in all plant beds
	SOD		Zeon Zoysia or alternate approved by Landscape Architect	Solid sod, laid tight, rolled for compaction Fine grade and install 80/20 mix of 80% coarse sand and 20% Canadian peat, 2"-3" thick over existing soil prior to laying sod

* Denotes Florida native plant material.

ARC-26-00011

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217 CAPRI LLC
217 WEST INDIES DRIVE
PALM BEACH, FLORIDA
PLANT LIST

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: N/A
FILENAME: 217 Capri LLC 0

REVISIONS:
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SHEET:
L-13

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number I or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

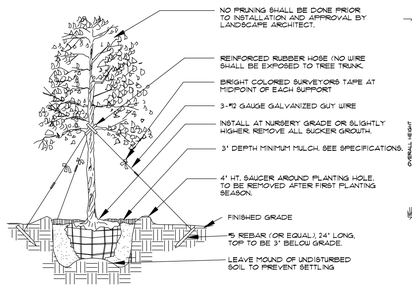
MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

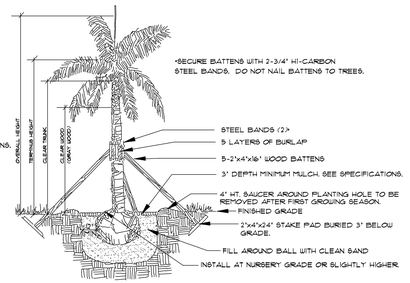
No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Planting Details



Tree Planting

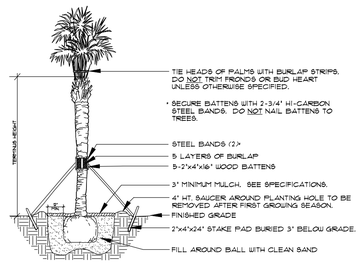
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

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

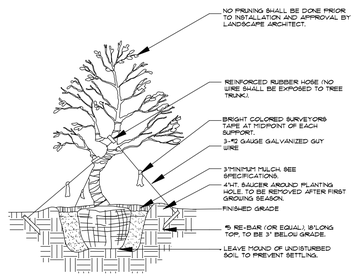
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

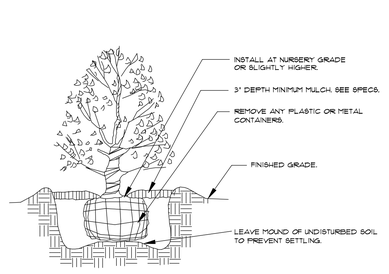
APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



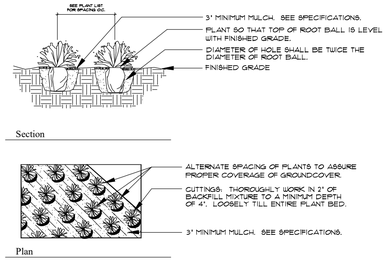
Irregular & Multi-Stem Tree Planting

FOR TREES 6'-14'HT.
NOTES:
SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
BRACING-SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number I or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage. Said system shall consist of an automatic or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

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design group, inc.
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PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
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License #LA0001347

217 CAPRI LLC
217 WEST INDIES DRIVE
PALM BEACH, FLORIDA
PLANTING DETAILS AND SPECIFICATIONS

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: N/A
FILENAME: 217 Capri LLC 0

REVISIONS:
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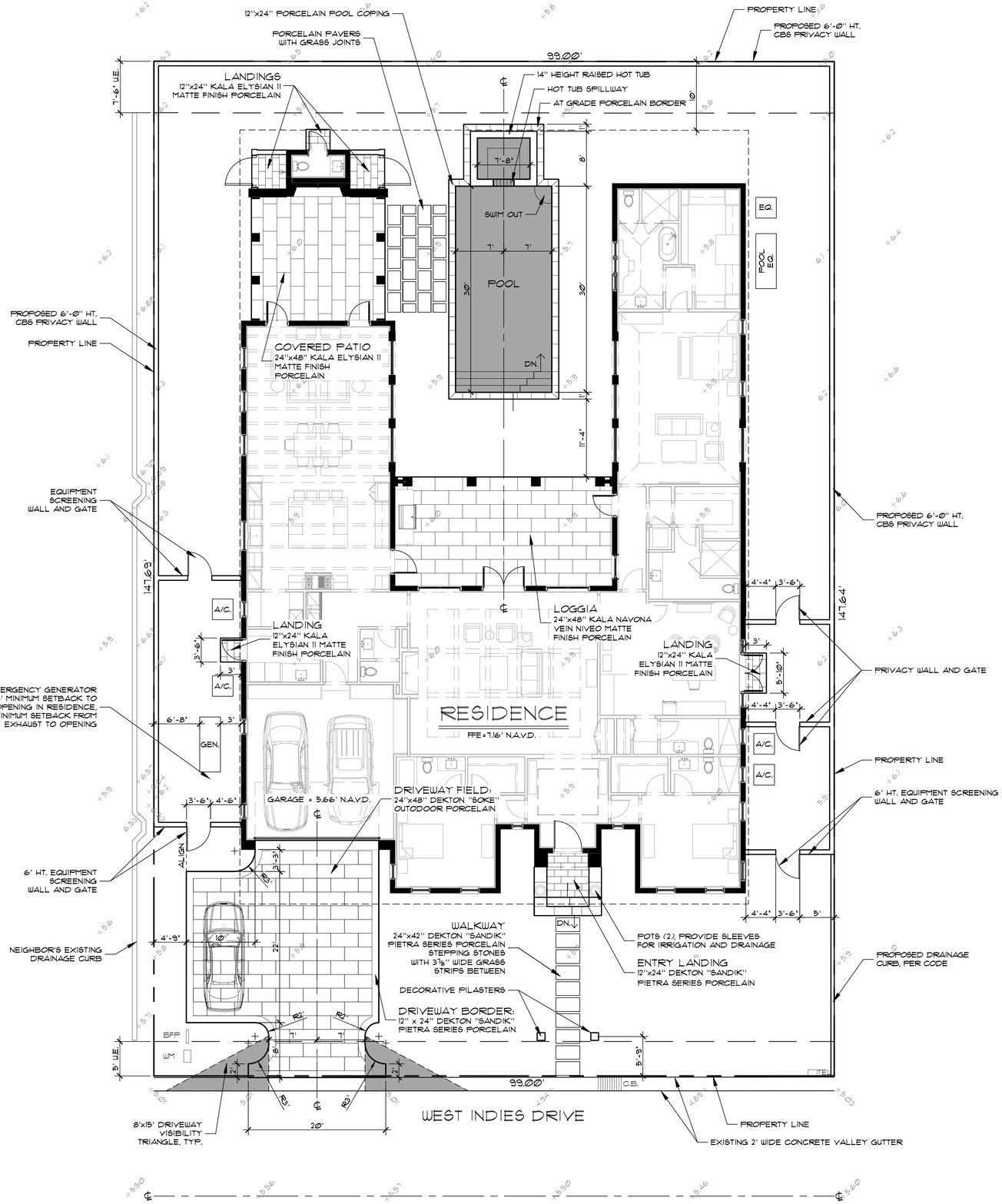

Town of Palm Beach

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

Line #	Landscape Legend		
1	**Property Address:**	217 WEST INDIES DRIVE	
2	**Lot Area (sq. ft.):**	14,619 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,578 sq. ft. / 45%	6,582.4 sq. ft. / 45.0%
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3,290 sq. ft. / 50%	3,886.7 sq. ft. / 59.1%
7	Front Yard LOS (Sq Ft and %)	990 sq. ft. / 40%	1,766.1 sq. ft. / 71.4%
8	Native Trees %	30% (number of trees)	86.2% (25)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	37.7% (371)
10	Native Groundcover %	30% (groundcover area)	37.5% (65.2 sq. ft.)

To determine qualifying native vegetation use either:

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

OR

the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*



A L-15 DRIVEWAY FIELD: DEKTON SOKE OUTDOOR PORCELAIN, 24" X 48"



B L-15 PATIO, ENTRY WALK, AND DRIVEWAY BORDER: DEKTON SANDIK PIETRA SERIES

Layout Notes

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
4. ALL FILL FOR BERMING AND PLANTING BROUGHT TO THE SITE SHALL BE CLEAN, FRIABLE SANDY LOAM OF SLIGHTLY ACID TO NEUTRAL PH. ALL FILL SHALL BE FREE FROM STICKS, ROCKS MARL, SOD AND OTHER DEBRIS.
5. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.
6. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
7. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
8. CONTRACTOR SHALL PROVIDE IRRIGATION AND ELECTRIC SLEEVES TO ALL PLANTERS.

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217 CAPRI LLC

217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

HARDSCAPE PLAN

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 10

REVISIONS:
01.04.2026 Pre-App Submittal
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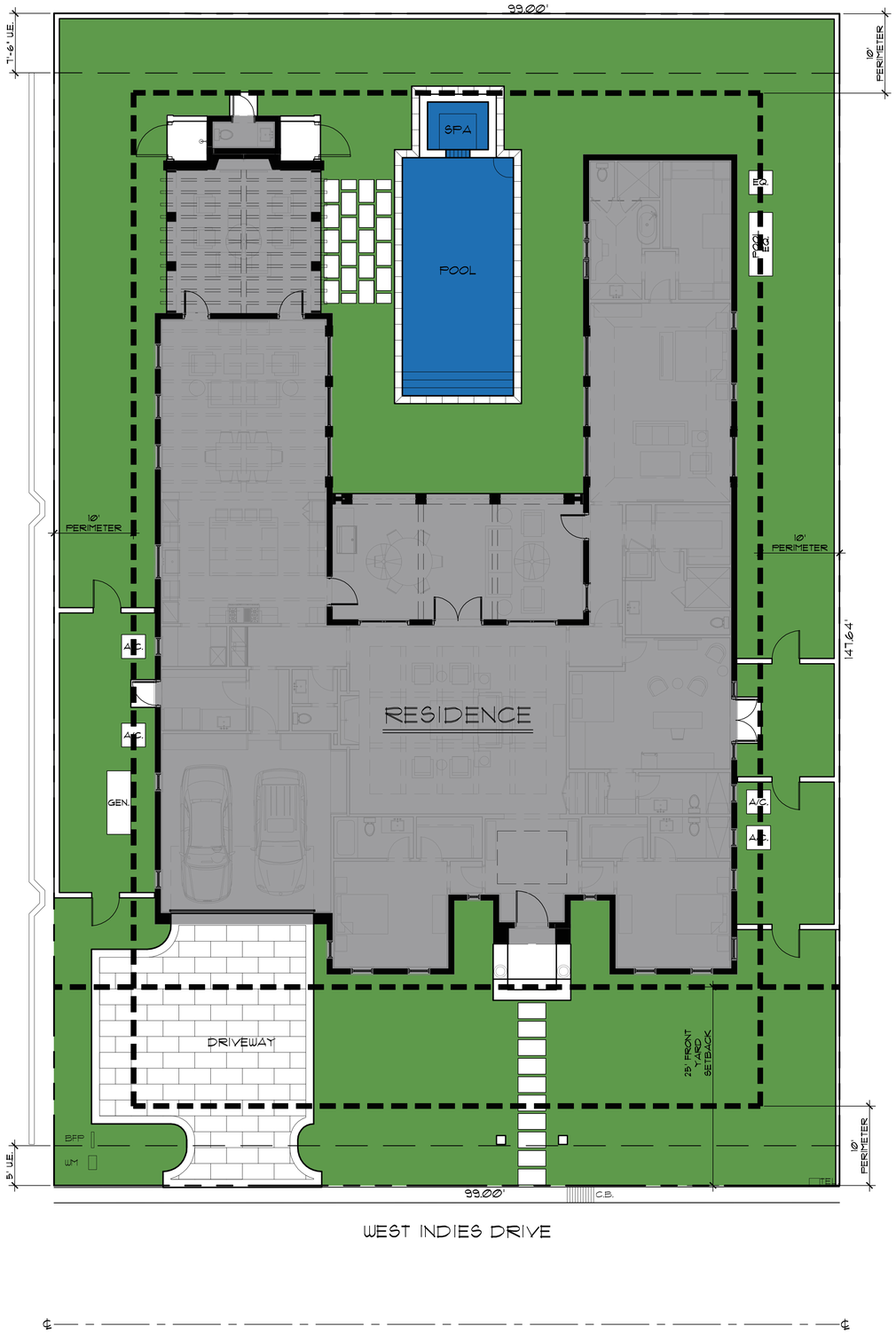

Town of Palm Beach

Planning Zoning and Building
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Line #	Landscape Legend		
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3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,578 sq. ft. / 45%	6,582.4 sq. ft. / 45.0%
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6	Perimeter LOS (Sq Ft and %)	3,290 sq. ft. / 50%	3,886.7 sq. ft. / 59.1%
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To determine qualifying native vegetation use either:

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OR

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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.

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See Ord. 003-2023 *REV BF 20230727*

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217 CAPRI LLC

217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

LANDSCAPE OPEN SPACE DIAGRAM

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 10

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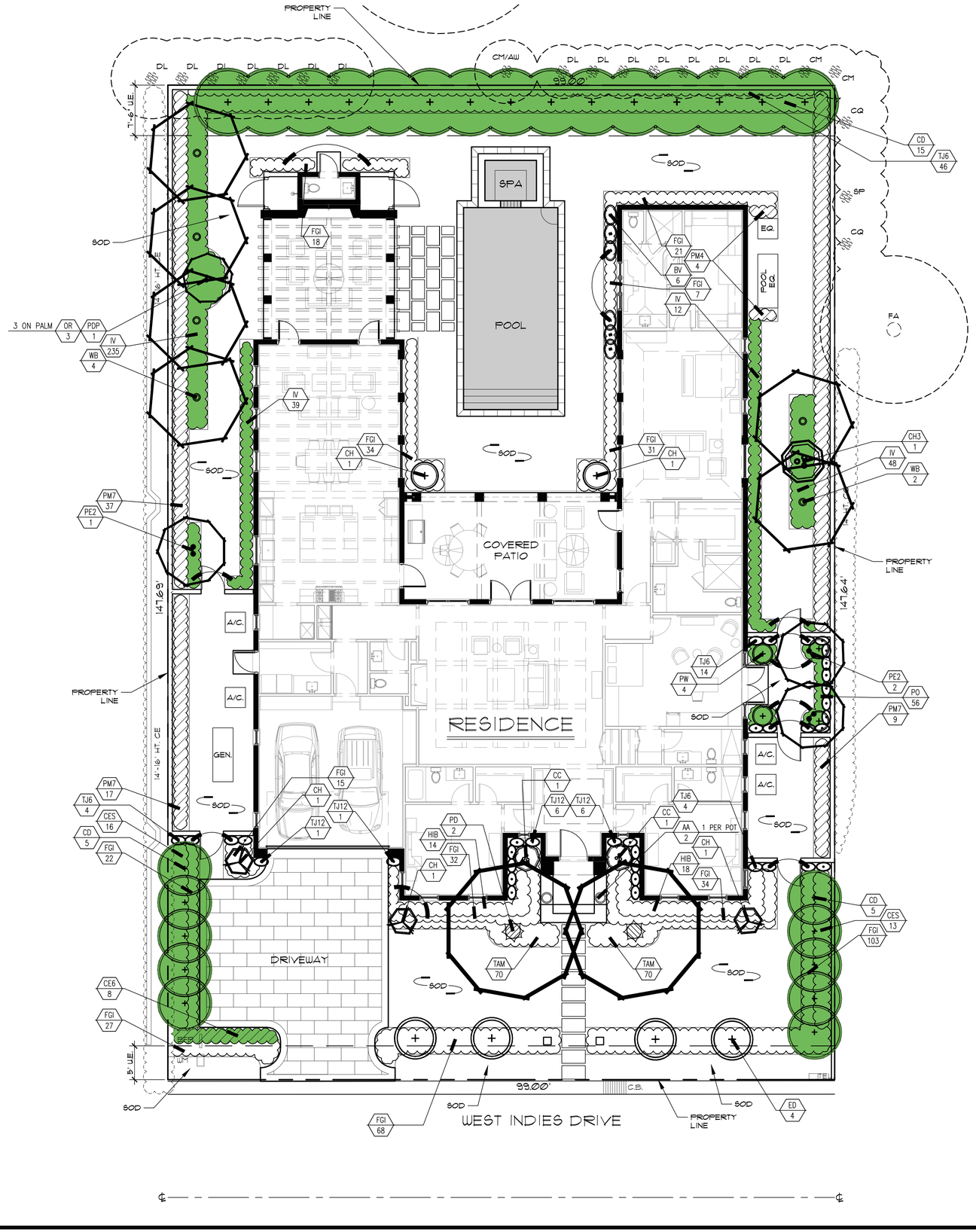
ARC-26-00011



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See Ord. 003-2023 *REV BF 20230727*

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217 CAPRI LLC

217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

FLORIDA NATIVE LANDSCAPE DIAGRAM

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 10

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SHEET:
L-17

ARC-26-00011

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 14,638 sq.ft.

Proposed Drainage Area = 13,889 sq.ft.

Drainage Area Impervious Surface = 7,639 sq.ft.

Drainage Area Pervious Surface = 6,250 sq.ft.*
*Minimum required without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 7,639 sq.ft. x 1 ft./12 in. = 1,273 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 6,250 sq.ft. x 1 ft./12 in. = 208 cu.ft.

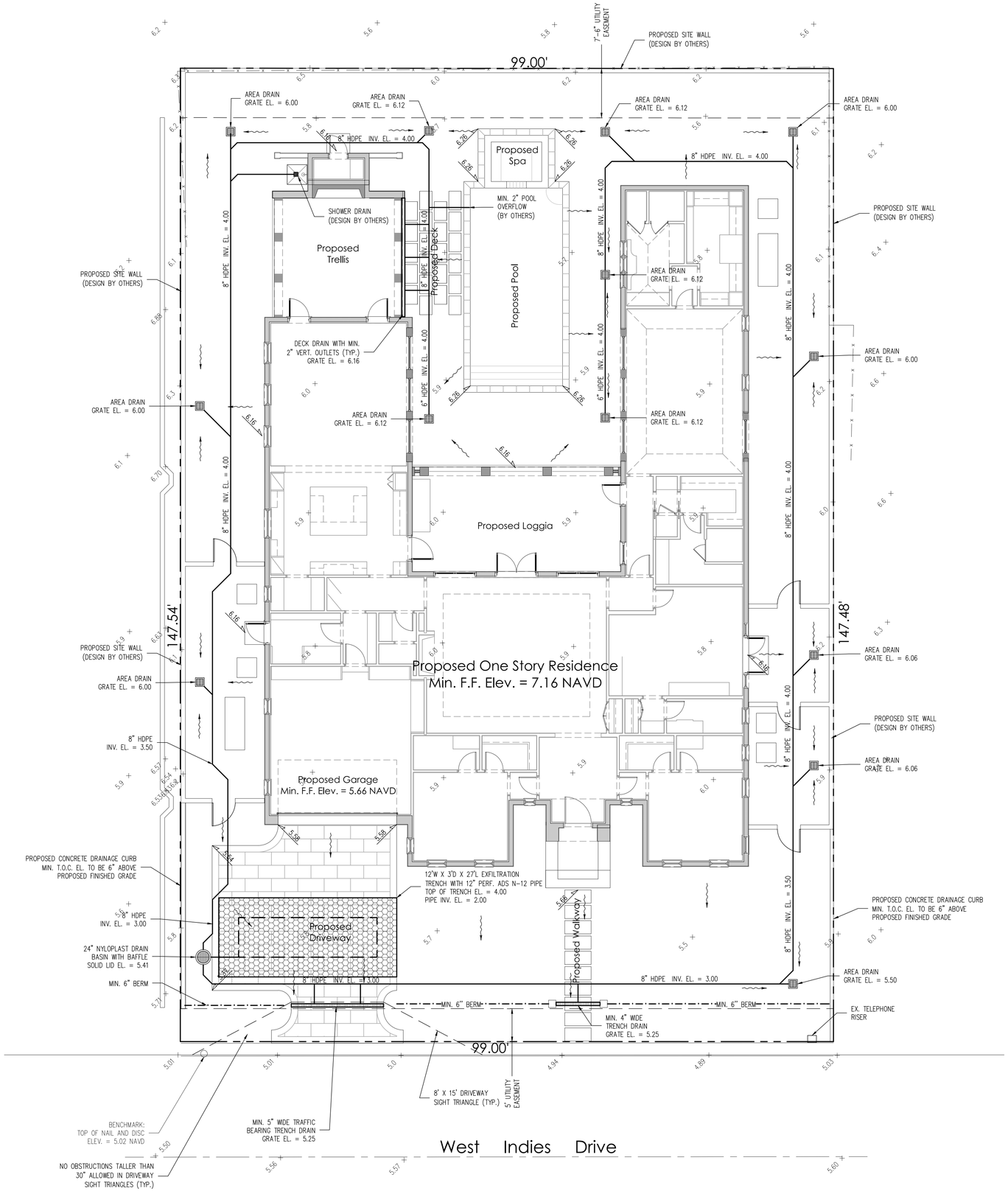
Total Volume to be Retained = 1,481 cu.ft.

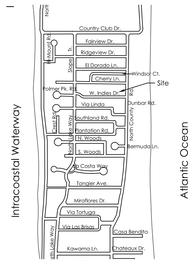
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	27	ft
W	=	Trench Width	=	12	ft
K	=	Hydraulic Conductivity	=	0.000354	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.75	ft
DU	=	Un-Saturated Trench Depth	=	2.50	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	2.534	cu.ft.

Notes:

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

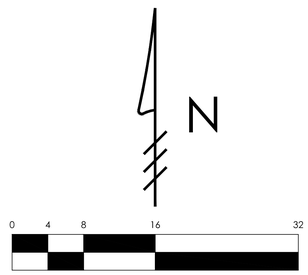




Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER R.L. VAUGHT & ASSOCIATES INC. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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

Plan Background from Hardscape Plan
by Parker-Yannette Design Group
Received 3/13/26

ARC-26-0011

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

Know what's below. Call 811 before you dig.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

217 West Indies Drive
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0082
Issue Date	04/02/2026
Scale	1/8" = 1'-0"

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

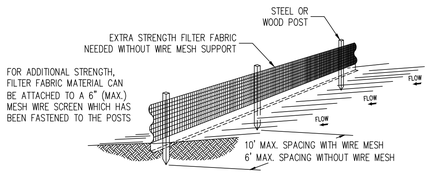
CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally signed by Chad M Gruber
Date: 2026.04.02 09:55:13 -04'00'

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

SHEET NUMBER:

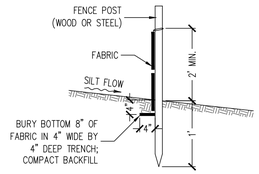
C-1



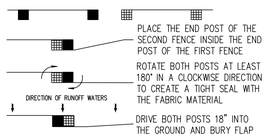
Notes:

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

SILT FENCE DETAIL
N.T.S.



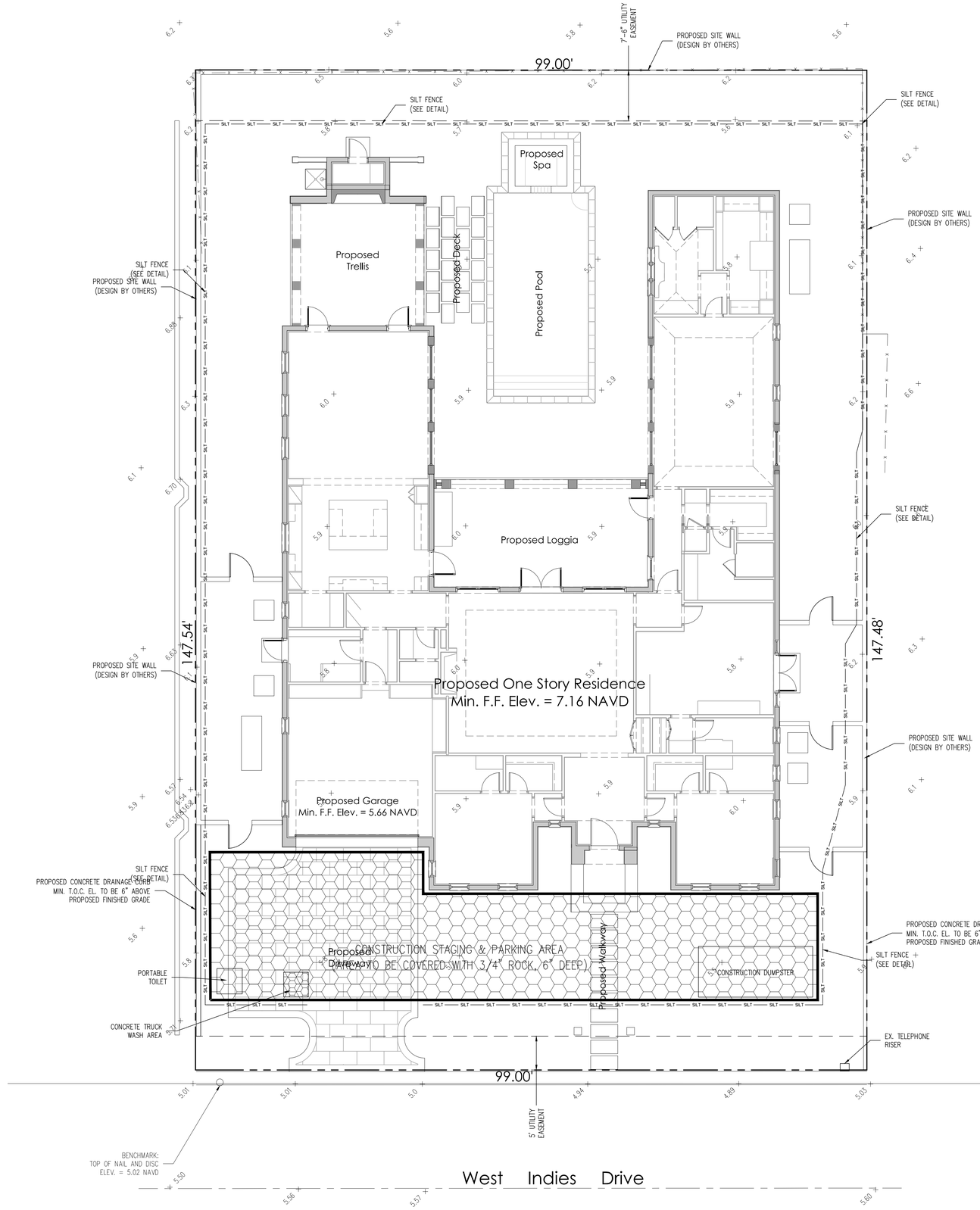
SILT FENCE SECTION
N.T.S.

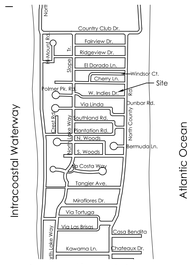


ATTACHING TWO SILT FENCES
N.T.S.

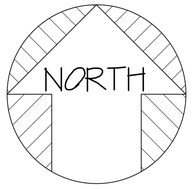
Notes:

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




Country Club Dr.
Fallsview Dr.
Ridgeview Dr.
El Dorado Ln.
Cherry Lane
Site
W. Indies Dr.
Via Linda
Southpoint Rd.
Pointview Rd.
N. Woods
S. Woods
Via Costa Rica
Tangier Ave.
Mimosa Dr.
Via Tortuga
Via Las Brisas
Kawama Ln.
Casa Bendita
Chateaux Dr.
Intracoastal Waterway
Atlantic Ocean
Bermuda Ln.
Barbados Rd.
Bimini Rd.
Bimini Ct.
Windsor Ct.
Bimini Way
Bimini Cir.
Bimini Ln.
Bimini Pl.
Bimini Rd.
Bimini Dr.
Bimini Ln.
Bimini Ln.
Bimini Ln

GOD BLESS AMERICA



SCALE : 1" = 10'

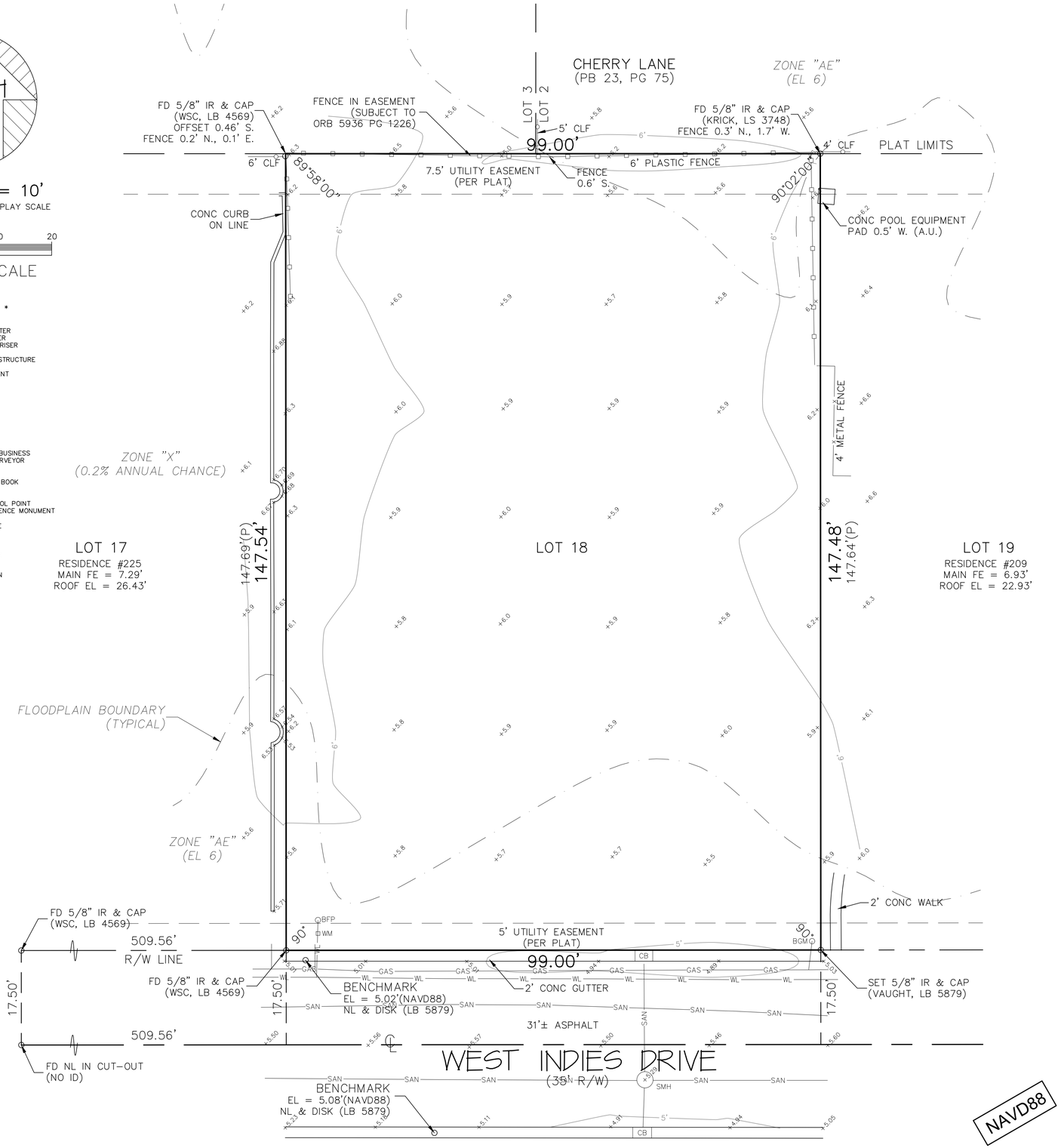
THIS IS THE INTENDED DISPLAY SCALE

10 8 6 4 2 0 5 10 20

GRAPHIC SCALE

* LEGEND *

A.U.	APPARENT USE
BFP	BACKFLOW PREVENTER
BGM	BURIED GAS MARKER
CATV	CABLE TELEVISION RISER
CB	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CONC	CONCRETE
COV	COVERED
EB	ELECTRIC BOX
EL	ELEVATION
FD	FOUND
FE	FLOOR ELEVATION
FH	FIRE HYDRANT
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
LB	LICENSED SURVEY BUSINESS
LS	LICENSED LAND SURVEYOR
NL	NAIL
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
SMH	SANITARY MANHOLE
TEL	TELEPHONE RISER
WM	WATER METER
WV	WATER VALVE
WPP	WOOD POWER POLE
℄	CENTERLINE
+5.3	EXISTING ELEVATION



NOTES PERTAINING TO ITEMS IN SCHEDULE B-II			
ITEM	TYPE	RECORD	NOTE
1-6	STANDARD EXCEPTIONS	NONE	NOT A MATTER OF SURVEY
7	MATTERS OF PLAT	PB 26, PG 190	AFFECTS THE SUBJECT PROPERTY (PLOTTED ON SURVEY)
8	MATTERS OF PLAT	PB 1, PG 85	NOT PLOTTABLE (PER REPLAT, PB 26, PAGE 190)
9	WEST PALM BEACH TELEPHONE COMPANY EASEMENT	DB 22, PG 123	BLANKET EASEMENT (NOT PLOTTABLE)
10	FENCE AGREEMENT	ORB 5936, PG 1226	AFFECTS THE SUBJECT PROPERTY (PLOTTED ON SURVEY)
11	DRIVEWAY AGREEMENT	ORB 15535, PG 577	AFFECTS THE SUBJECT PROPERTY (NOT PLOTTABLE)

* BURIED UTILITIES LEGEND *

GAS — GAS LINE

SAN — SEWER LINE

WL — WATER LINE

NOTE: BURIED UTILITIES SHOWN HEREON AS FLAGGED BY OTHERS.

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON PLAT, BEARING BASIS IS THE NORTHERLY RIGHT-OF-WAY LINE OF WEST INDIES DRIVE AS SHOWN HEREON.
3. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10000 U.S. SURVEY FEET. WELL-IDENTIFIED FEATURES SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
4. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BENCHMARK USED: 'E 310' (CGS), ELEVATION = 6.92' (NAVD88).
5. THE EXPECTED ACCURACY OF SPOT ELEVATIONS SHOWN HEREON IS 0.03 FEET FOR THE HARD SURFACE ELEVATIONS AND 0.1 FEET FOR NATURAL GRADE ELEVATIONS.
6. BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
7. THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE. ALL ITEMS AFFECTING THE SUBJECT PROPERTY OF A GRAPHIC NATURE SHOWN ON SCHEDULE B-II, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 021-7142018, DATED AUGUST 18, 2025, HAVE BEEN NOTED HEREIN.
8. THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
9. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY.
10. SUBJECT PROPERTY LIES IN FLOOD ZONES "X" (0.2% ANNUAL CHANCE) AND "AE" (EL 6). FLOOD PLAIN BOUNDARIES SHOWN HEREON AS SCALED PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #12099C0581G, DATED DECEMBER 20, 2024. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
11. LOT AREA = 14,603 SQUARE FEET (0.33525 ACRES) MORE OR LESS.

LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 35948, PAGE 427)

LOT 18, BRAMS ADDITION TO PALM BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATION VALID TO:
1. 217 CAPRI, LLC

This survey has been digitally signed and sealed by P. Michael Zarrella, PSM on the date shown. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

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

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

DATE OF LAST FIELD WORK: Feb. 5, 2026

REVISIONS	BY
02/11/26 * TOPO. SURVEY * FB: DC WO #: 821843	PMZ
03/13/26 * ADD TITLE EXCEPTIONS	RLV III

BOUNDARY SURVEY

217 WEST INDIES DRIVE
PALM BEACH, FLORIDA 33480
TOWN OF PALM BEACH

R.L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 5879
11952 SE DIXIE HIGHWAY; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: survey@rlvaught.com

DRAWN	PMZ
CHECKED	PMZ
SCALE	AS SHOWN
DATE	NOV. 11, 2025
FIELD BOOK	256/19
ORDER NO.	821614
SHEET OF SHEETS	1 1
FILE NUMBER	PB21614-25J

PCN: 50-43-43-10-06-000-0180

FILE: .../PALM BEACH/W INDIES DRIVE/217 W INDIES DRIVE/821614_2025-11-11.DWG

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0012 (ZON-26-0023) 150 DUNBAR RD & 151 ATLANTIC AVE. (COMBO) The applicants, Heavenly Partners LLC & Happy Isles Dreams LLC (Maura Ziska, Authorized Representative), have filed an application requesting Architectural Commission review and approval for renovations and modifications, including change to architectural style, at two (2) existing structures with a second floor addition at the existing two-story residence at 150 Dunbar Road and exterior renovations to the existing one-story residence at 151 Atlantic Avenue with new hardscape and landscape design across the to-be unified parcel with lot coverage and Cubic Content variances required to achieve the scope of work. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0012 (ZON-26-0023) 150 DUNBAR RD & 151 ATLANTIC AVE (COMBO). The applicants, Heavenly Partners LLC & Happy Isles Dreams LLC (Maura Ziska, Authorized Representative), have filed an application requesting Architectural Commission review and approval for renovations and modifications, including change to architectural style, at two (2) existing structures with a second floor addition at the existing two-story residence at 150 Dunbar Road and exterior renovations to the existing one-story residence at 151 Atlantic Avenue with new hardscape and landscape design across the to-be unified parcel with lot coverage and Cubic Content variances required to achieve the scope of work. The Town Council shall review the application is it pertains to zoning relief/approval.

ZON-26-0023 (ARC-26-0012) 150 DUNBAR RD & 151 ATLANTIC AVE (COMBO) – VARIANCES. The applicants, Heavenly Partners LLC & Happy Isles Dreams LLC (Maura Ziska, Authorized Representative), have filed an application requesting Town Council review and approval for two (2) variances to increase lot coverage and cubic content ratio beyond the maximums permitted, to accommodate proposed renovations and additions at the to-be unified 20,000+ sq ft parcel of land in the R-B zoning district. The Architectural Commission shall perform design review of the application.

Applicant: Heavenly Partners LLC (Lauren Schor, Manager) &
Happy Isles Dreams LLC (Lauren Schor, Manager)
Architecture: MP Design & Architecture (Michael Perry) / Jean-Louis Denoit
Landscape: Nievera Williams Design (Mario F. Nievera)
Legal Rep.: Maura Ziska, Esq.

THE PROJECT:

The applicant has submitted plans entitled "Mr. & Mrs. Sheft Residence" as prepared by **MP Design & Architecture**, uploaded and dated to the Town 04/06/2026.

The following is the scope of work for the Project:

- Combine two existing single-family parcels of land into a single, unified parcel with dual frontage on Dunbar Road and Atlantic Avenue (Unity of Title Agreement is required).
- Renovations and additions to the existing residential structures.
- Sitewide hardscape and landscape renovations.

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

- **Variance 1** – Section 134-893(b)(1)(e): A variance for a lot coverage of 29.5% in lieu of the 25% maximum permitted for a parcel over 20,000 square feet in the R-B zoning district.
- **Variance 2** – Section 134-893(b)(13)a.2.: A variance for a cubic content ratio of 4.10 in lieu of the 3.80 maximum permitted.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+9.42' NAVD	**FEMA Flood Zone**	ZONE X
Lot Width	100 ft.	**Lot Depth**	296 ft.

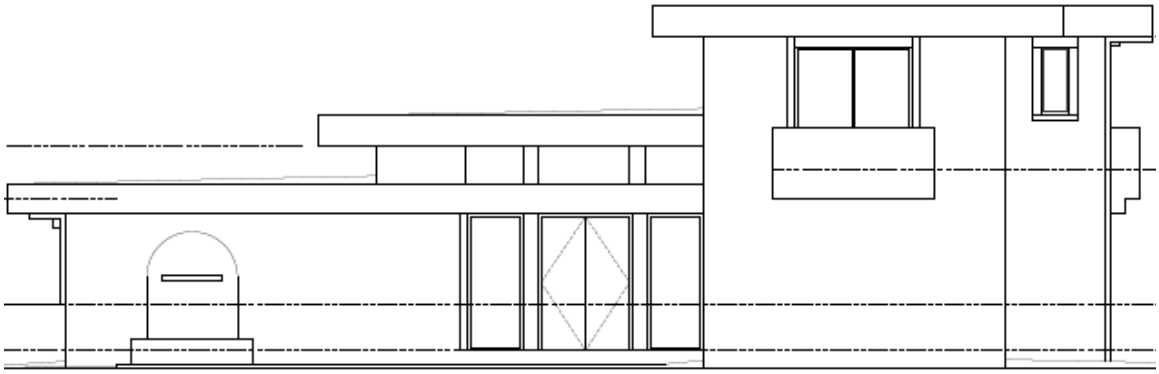
Lot Area	29,597 sq. ft.	**Enclosed Square Footage**	Existing: 11,136 sq. ft. Proposed: 11,865 sq. ft.
Lot Coverage	Permitted: 25.0% Existing: 31.3% Proposed: 29.5%	**Cubic Content Ratio (CCR)**	Permitted: 3.80 Existing: 4.10 Proposed: 4.10
Finished Floor Elevation	+10.9' NAVD	**Lot Fill**	Permitted: + 0.75 ft. Proposed: + 0' (None)
Landscape Open Space	Required: 50% Proposed: 50%	**Front Yard Open Space**	Required: 45% Previously Prop.: 46.8% Proposed: 47.7%
Surrounding Properties / Zoning			
North	147 Dunbar Road / Residence | R-B		
South	146 Atlantic Avenue / Residence | R-B 154 Atlantic Avenue / Residence | R-B		
East	146 Dunbar Road / Residence | R-B 141 Atlantic Avenue / Residence | R-B		
West	158 Dunbar Road / Residence | R-B 159 Dunbar Road / Residence | R-B		



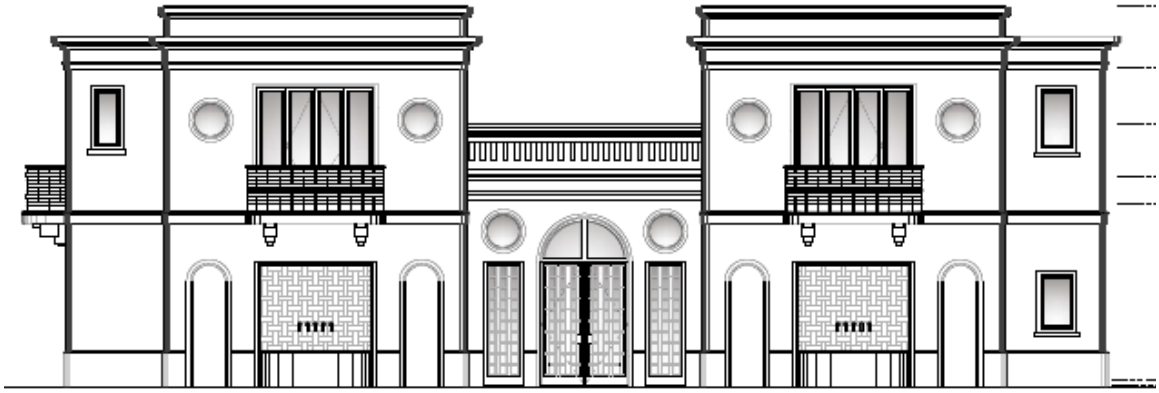
STAFF ANALYSIS

The properties are currently deeded separately from each other, and a unity of title will be required to achieve the proposed scope of work, with the primary structure fronting on Dunbar Road and the accessory structure on Atlantic Avenue. Combine two existing single-family parcels of land into a single, unified parcel with dual frontage on Dunbar Road and Atlantic Avenue (Unity of Title Agreement is required). The applicant is proposing renovations and additions to two (2) existing detached single-family residences with renovations and redesign of hardscape, landscape and swimming pool.

The scope of renovations includes partial demolition of existing pool cabana structures at 150 Dunbar Road with partial demolition and second story addition to the existing two-story residence. The 151 Atlantic Avenue structure will remain a single story with partial demolition to accommodate the modified designs. The designs of each structure are proposed to be updated to match each other in a moderne style with horizontal projecting banding at the parapets, rounded corners, porthole style windows and curvilinear balconies. All openings are proposed to be modified and feature bronze full lite windows and doors.



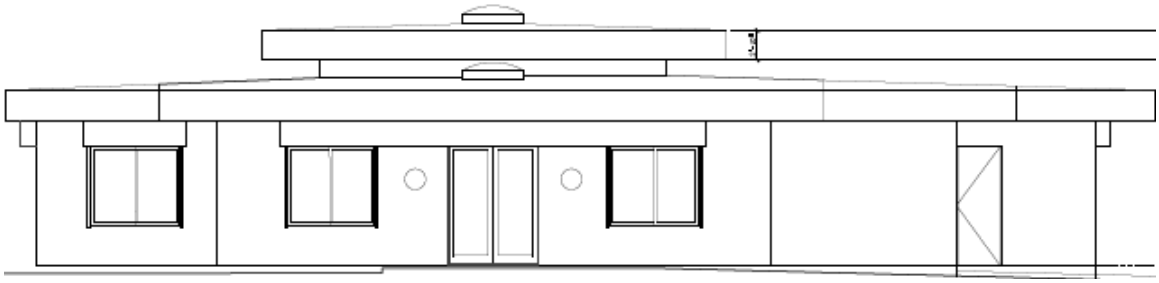
Existing North Elevation (Front) at 150 Dunbar Road



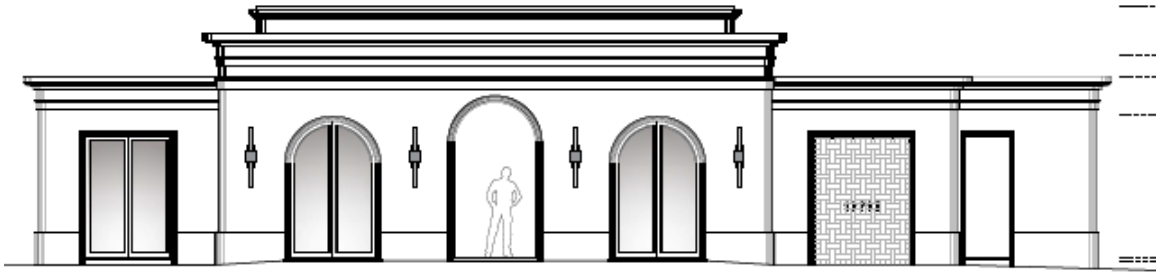
Proposed North Elevation (Front) at Dunbar Road



Color Rendering of Proposed North Front



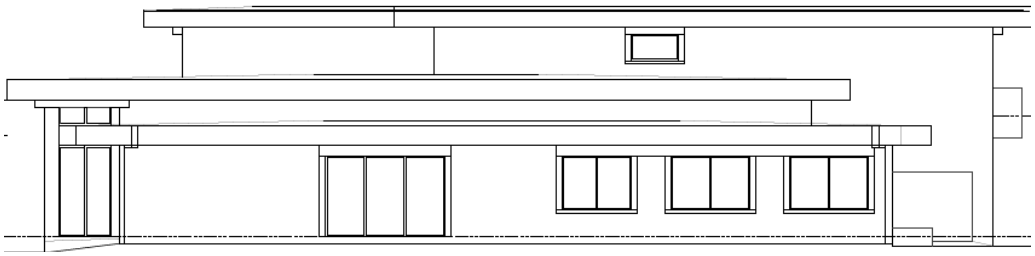
Existing South Elevation (Street-Rear) at Atlantic Avenue.



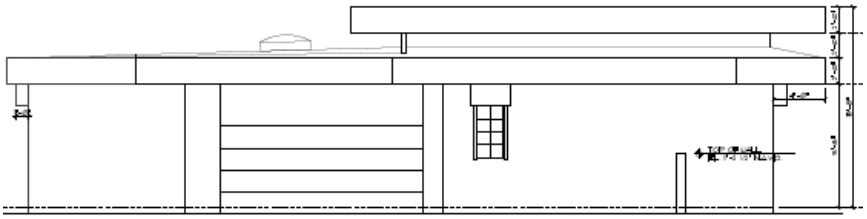
Proposed South Elevation (Street-Rear) at Atlantic Avenue.



Color Rendering of Proposed South Eleavtion (Street-Rear) at Atlantic Avenue.



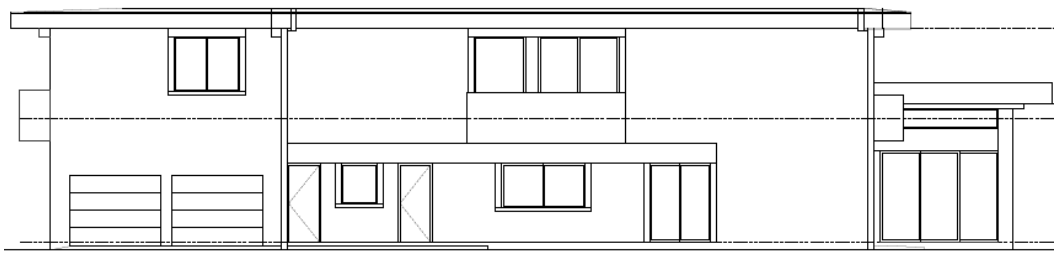
Existing East (Side) Elevation at 150 Dunbar Road



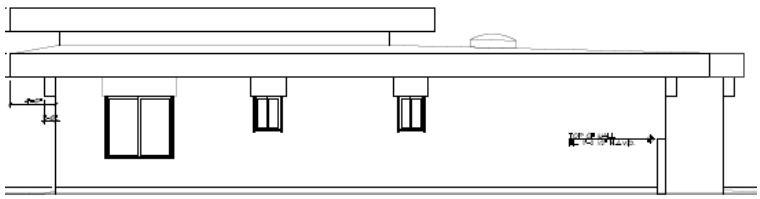
Existing East (Side) Elevation at 151 Atlantic Avenue.



Color rendering of proposed east elevations at unified site.
150 Dunbar Road (right) and 151 Atlantic Avenue (left)



Existing West (Side) Elevation at 150 Dunbar Road.



Existing West (Side) Elevation at 151 Atlantic Avenue.



Color rendering of proposed west elevations at unified site.
150 Dunbar Road (Left) and 151 Atlantic Avenue (right)



Overall Landscape and Hardscape Rendering



Partial Landscape Rendering 150 Dunbar Rd; south to pool centerline (right to left).



Partial Landscape Rendering 151 Atlantic Ave; north to pool centerline (left to right).

ZONING

The applicant is requesting two (2) variances to achieve the scope of work, due to demolition over 50%. The scope of demolition at 150 Dunbar Road includes demolition of over 50% of the east elevation to accommodate renovations and second floor addition. At 151 Atlantic, the entire roof will be removed to accommodate renovations and modifications. The zoning code allows for modifications to nonconforming structures and sites, however, when demolition of existing building elevation or roof exceeds 50% surface area, the structure and site must come into conformance with the zoning code. Partial excerpt from the code section follows:

Sec. 134-419. - Restoration, demolition, enlargement, extension, expansion, reconstruction, alteration or repair.

No nonconforming building or structure shall be enlarged, extended, reconstructed or structurally altered except, as provided for in sections 134-416, 134-417 and 134-418, or when required to do so by law in accordance with the following:

(1) Voluntary demolition, restoration and reconstruction. A nonconforming building and/or structure may be demolished, restored as before, enlarged, extended, expanded and reconstructed provided that such demolition, restoration, enlargement, extension, expansion or reconstruction does not result in any of the following cumulatively occurring within five years of passing a final inspection:
   a. The loss of more than 50 percent of an exterior wall square footage, including fixed windows, on an entire north, south, east or west elevation:
   b. The loss of more than 50 percent of the roof truss area (with all of the roof measured as though flat):
   In addition, any enlargement, extension or expansion of a nonconforming building or structure is required to meet current lot, yard and bulk regulations in chapter 134, Zoning.

The first variance is a request to exceed maximum permitted lot coverage. The maximum lot coverage is 25% for parcels exceeding 20,000 square feet in the R-B zoning district, the existing lot coverage across the unified parcel is 31.3% and the applicant is proposing to reduce the nonconformity to 29.5%. For parcels less than 20,000 square feet in the R-B zoning district, the maximum lot coverage for a 2-story structure is 30%, but this unified parcel will exceed the 20,000 square foot threshold, and therefore the more restrictive 25% lot coverage is required. The applicable code excerpt for the R-B zoning district is provided below:

Sec. 134-893. - Lot, yard and area requirements—Generally.

(b) *Schedule of regulations*. In the R-B low density residential district, the schedule of lot, yard and area requirements is as given in this section:

(1) Lot area. The minimum lot area is 10,000 square feet. For lots of 20,000 or more square feet in the R-B district, except for those lots between Dunbar Road and Reef Road which are adjacent to the waters of Lake Worth, the following shall apply:

(e) When the area of a lot in the R-B district is equal to or greater than 20,000 square feet, development of the lot shall be subject to the maximum

coverage and minimum open space provisions of the R-A district, except that the maximum allowable lot coverage for single-story development shall be 30 percent.

The second variance is a request to retain the existing nonconforming cubic content ratio (CCR). The combined site exceeds the maximum CCR, and as part of the renovations and additions to the site, the applicant is proposing to reallocate some of this existing cubic content by demolishing portions of the existing structures and constructing additions, including a second floor addition to the existing two-story residence on Dunbar. Analyzing the sites independently of each other, the 150 Dunbar Road site, as proposed, would be nonconforming as it pertains to CCR. At approx. 19600 sq ft, the maximum CCR for the site would be 3.9, and the proposed would be 4.44. At the 151 Atlantic site, the CCR would be compliant, with a maximum CCR for the 10,000 parcel being 4.0 and the proposed CCR being 3.54. When evaluating the proposal across the combined parcel, the maximum permitted CCR is 3.8 for the approx. 29,600 sq ft unified parcel, and a CCR of 4.1 is proposed. Even though the CCR is not getting more nonconforming, the extent of demolition requires that the site be brought into conformity with code.

CODE SECTION	PERMITTED / REQUIRED	PROPOSED	VARIANCE
Section 134-893(b)(1)(e)	25% Maximum Lot Coverage (7,399 Sq Ft)	29.5% Lot Coverage (8,744 Sq Ft)	**+ 4.5% (+ 1,345 Sq Ft)**
Section 134-893(b)(13)a.2.	3.80 Maximum CCR (112,480 Cubic Feet)	4.10 CCR (121,360 Cubic Feet)	**+ 0.30 CCR (+ 8,880 Cubic Feet)**

CONCLUSION

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

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

(2) that the implementation of the proposed variance(s) shall or shall not cause negative architectural impact to the subject property.

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

(1) for final determination of approval or denial of the (2) variances by the Town Council, and that the variances shall or shall not be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB:JGM:BMF
WRB

MP Design & Architecture, Inc.
319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667
T: 561833.7575 INFO@MPDAINC.COM F: 561833.0575

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

May 8, 2026

Re: 150 Dunbar Rd. Palm Beach, FL 33480
ARC-26-0012 / ZON-26-0023

We are submitting the attached drawings and application for the review of our project at 150 Dunbar Rd. Palm Beach, FL 33480. The existing 2 properties located at 150 Dunbar Rd. and 151 Atlantic are being combined with a unity of title to maintain the main address at 150 Dunbar Rd. The scope of work consists of demolition of a portion of the existing one-story building and pool cabanas at 150 Dunbar and a second-floor addition and renovations of the existing buildings. The existing Lot Coverage and CCR are non-compliant. The proposed renovations will maintain the non-compliant CCR of 4.1 and improve the existing Lot Coverage from 31.3% to 29.5%. The existing non-conforming CCR and Lot Coverage will require a variance.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Not applicable.

B. ARCHITECTURAL REVIEW – Section 18-205
The proposed renovation and addition project includes a second floor addition at the existing east wing at 150 Dunbar and opening the currently eclosed loggias at both properties. This project also includes a total exterior renovation that includes change of the current architectural style including roof overhangs, most of the existing fenestrations, colors and materials.

C. ARCHITECTURAL REVIEW – Section 18-206
There will be some partial demolition of some areas of the existing exterior walls and fenestrations at the one story portion of the existing house on 150 Dunbar as well as the complete demolition of the existing pool cabanas.

D. SPECIAL EXCEPTION – Section 134-22 N/A

E. SITE PLAN REVIEW – Section 134-329 N/A

F. VARIANCE – Section 134-201

The existing CCR and Lot Coverage are non-conforming. CCR is proposed to remain the same and the Lot Coverage is being improved but still over the maximum allowed.

Variance 1: A variance for a lot coverage of 29.5% in lieu of the 25% maximum permitted for a parcel over 20,000 square feet in the R-B zoning district.

Variance 2: A variance for a cubic content ratio of 4.10 in lieu of the 3.80 maximum permitted.

G. OTHER

Not applicable.

Respectfully,



Michael Perry

Renovations to Existing Single Family Home

150 Dunbar Rd. & 151 Atlantic Ave. Palm Beach, FL 33480

ARC-26-0012 - ZON-26-0023

05/27/2026 ARCOM Meeting

06/10/2026 Town Council Meeting

Presentation - 05/11/2026

NIEVERA WILLIAMS
DESIGN
LANDSCAPE ARCHITECT

MP DESIGN
& ARCHITECTURE
DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

SCOPE OF WORK:

ADDITIONS & INTERIOR AND EXTERIOR RENOVATIONS OF EXISTING TWO STORY MAIN RESIDENCE ON 150 DUNBAR RD. WITH 7,696 SF OF AIR-CONDITIONED SPACE.

INTERIOR AND EXTERIOR RENOVATIONS OF EXISTING ONE STORY GUEST HOUSE ON 151 ATLANTIC AVE. WITH 2,920 SF OF AIR-CONDITIONED SPACE.

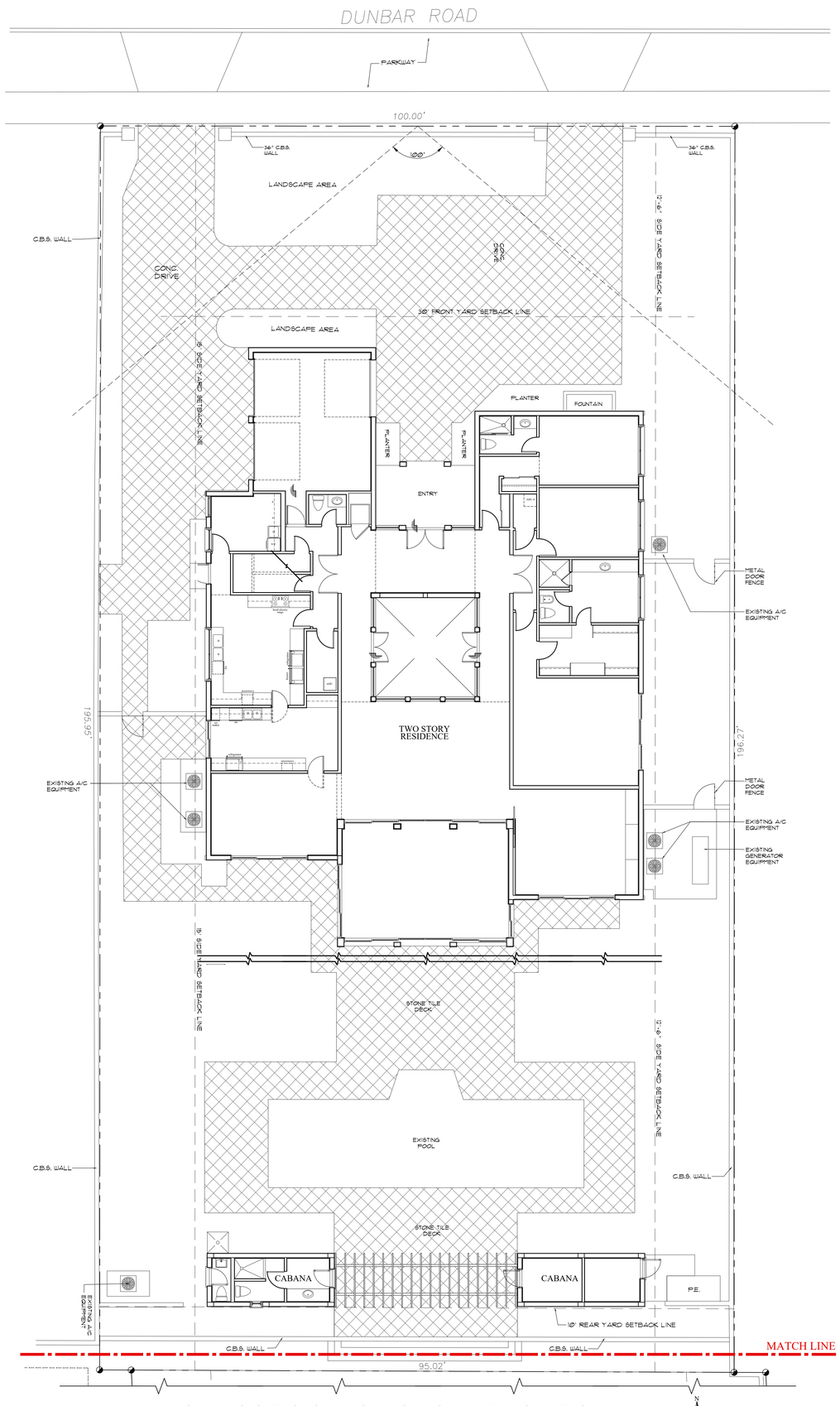
THE PROPOSED RENOVATION AND ADDITION PROJECT INCLUDES A SECOND FLOOR ADDITION AT THE EXISTING EAST WING AT 150 DUNBAR AND OPENING THE CURRENTLY ENCLOSED LOGGIAS AT BOTH PROPERTIES.

THIS PROJECT ALSO INCLUDES A TOTAL EXTERIOR RENOVATION THAT INCLUDES CHANGE OF THE CURRENT ARCHITECTURAL STYLE INCLUDING ROOF OVERHANGS, MOST OF THE EXISTING FENESTRATION, COLORS AND MATERIALS.

NEW LANDSCAPE AND HARDSCAPE DESIGN WITH NEW PROPOSED POOL AND DRIVEWAY.

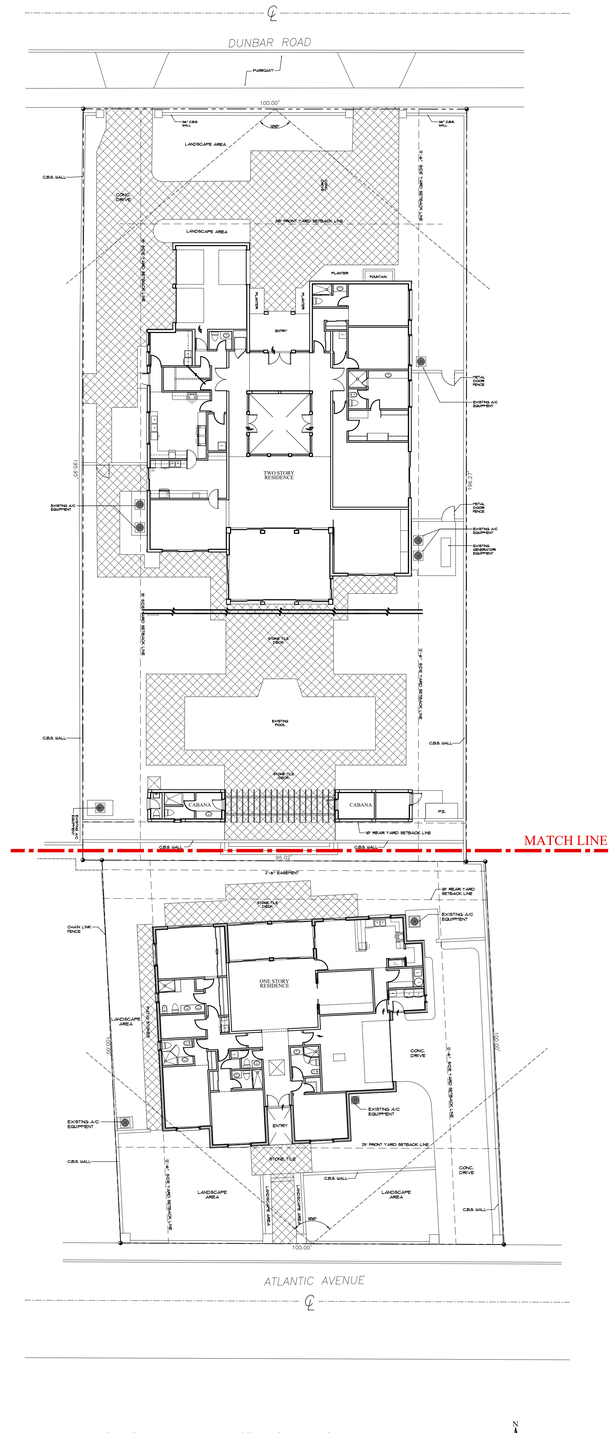
INDEX OF DRAWINGS

COVER	SCOPE OF WORK & DRAWING INDEX
A000	EXISTING SITE PLAN (NORTH)
A000.1	EXISTING SITE PLAN (SOUTH)
A001	PROPOSED SITE PLAN (NORTH)
A001.1	PROPOSED SITE PLAN (SOUTH)
A001.2	PROPOSED YARD SECTION DIAGRAM
A002	ZONING LEGEND
A003	CCR CALCULATIONS
A004	LOT COVERAGE DIAGRAM
A005	SITESCAPE PLAN
A005.1	STREET SCAPE
A006	TRUCK LOGISTIC & STAGING PLAN
A007	VICINITY LOCATION MAP
AP1	PHOTOS
AP2	PHOTOS
AP3	PHOTOS
AP4	PHOTOS
AP5	PHOTOS
AP6	PHOTOS
AP7	PHOTOS
AP8	PHOTOS
AP9	PHOTOS
AP10	INSPIRATION IMAGES
AP11	INSPIRATION IMAGES
A100	EXISTING 1ST FLOOR PLAN (MAIN HOUSE)
D100	1ST FLOOR DEMOLITION PLAN (MAIN HOUSE)
A101	PROPOSED 1ST FLOOR PLAN (MAIN HOUSE)
A102	EXISTING 2ND FLOOR PLAN (MAIN HOUSE)
D101	2ND FLOOR DEMOLITION PLAN (MAIN HOUSE)
A103	PROPOSED 2ND FLOOR PLAN (MAIN HOUSE)
A104	PROPOSED ROOF PLAN (MAIN HOUSE)
A105	EXISTING FLOOR PLAN (GUEST HOUSE)
D102	DEMOLITION PLAN (GUEST HOUSE)
A106	PROPOSED FLOOR PLAN (GUEST HOUSE)
A107	PROPOSED ROOF PLAN (GUEST HOUSE)
PROPOSED RENDERINGS	
A200	EXISTING & PROPOSED NORTH ELEVATION (MAIN)
A201	EXISTING & PROPOSED SOUTH ELEVATION (MAIN)
A202	EXISTING & PROPOSED EAST ELEVATION (MAIN)
A203	EXISTING & PROPOSED WEST ELEVATION (MAIN)
A204	EXISTING & PROPOSED SOUTH ELEVATION (GUEST)
A205	EXISTING & PROPOSED NORTH ELEVATION (GUEST)
A206	EXISTING & PROPOSED WEST ELEVATION (GUEST)
A207	EXISTING & PROPOSED EAST ELEVATION (GUEST)
A301	PROPOSED BUILDING SECTIONS
A302	PROPOSED BUILDING SECTIONS
A310	PROPOSED DETAILS
A311	PROPOSED DETAILS
A312	PROPOSED DETAILS



North Partial Existing Site Plan / 150 Dunbar Rd.

Scale 1/8" = 1'-0"



Existing Overall Site Plan

Scale 1/16" = 1'-0"

DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT

Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

COMM NO.
2526

DATE
5/8/2026

REVISIONS

Renovations for

Heavenly Partners L.L.C.

150 Dunbar Rd.

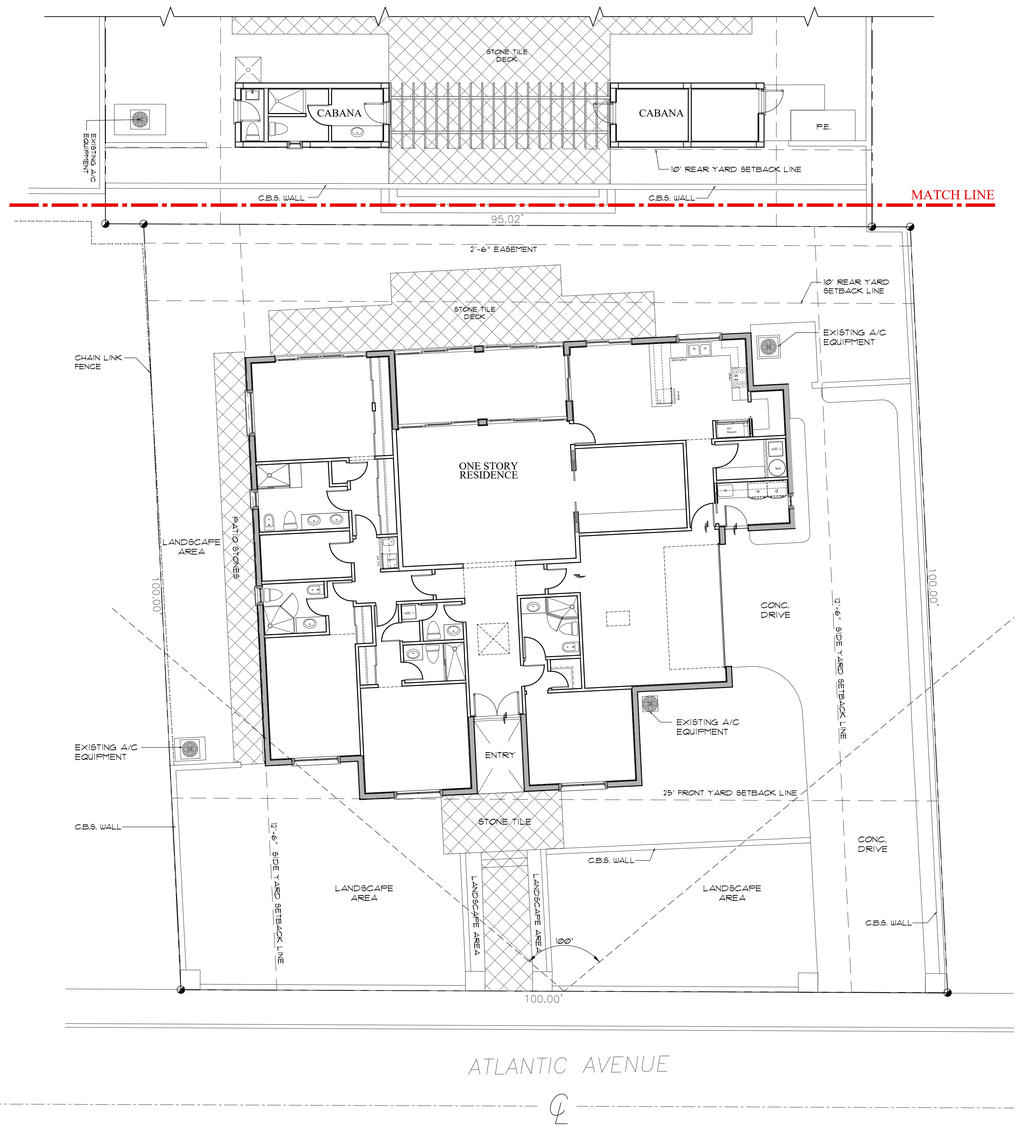
Palm Beach FL 33480

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

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

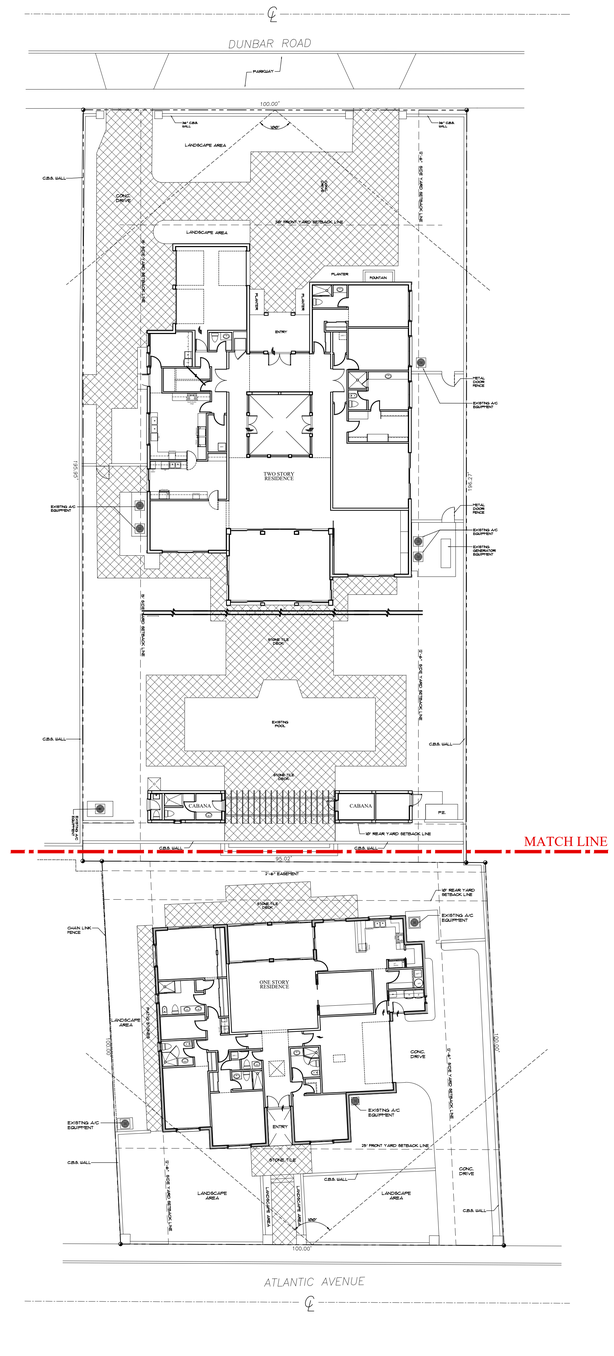
ARC-26-0012
ZON-26-0023

SHEET NO.
A000



South Partial Existing Site Plan / 151 Atlantic Ave.

Scale 1/8" = 1'-0"



Existing Overall Site Plan

Scale 1/16" = 1'-0"

Renovations for

Heavenly Partners L.L.C.

Palm Beach FL 33480

150 Dunbar Rd.

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
#AR0016839

COMM NO.
2526

DATE
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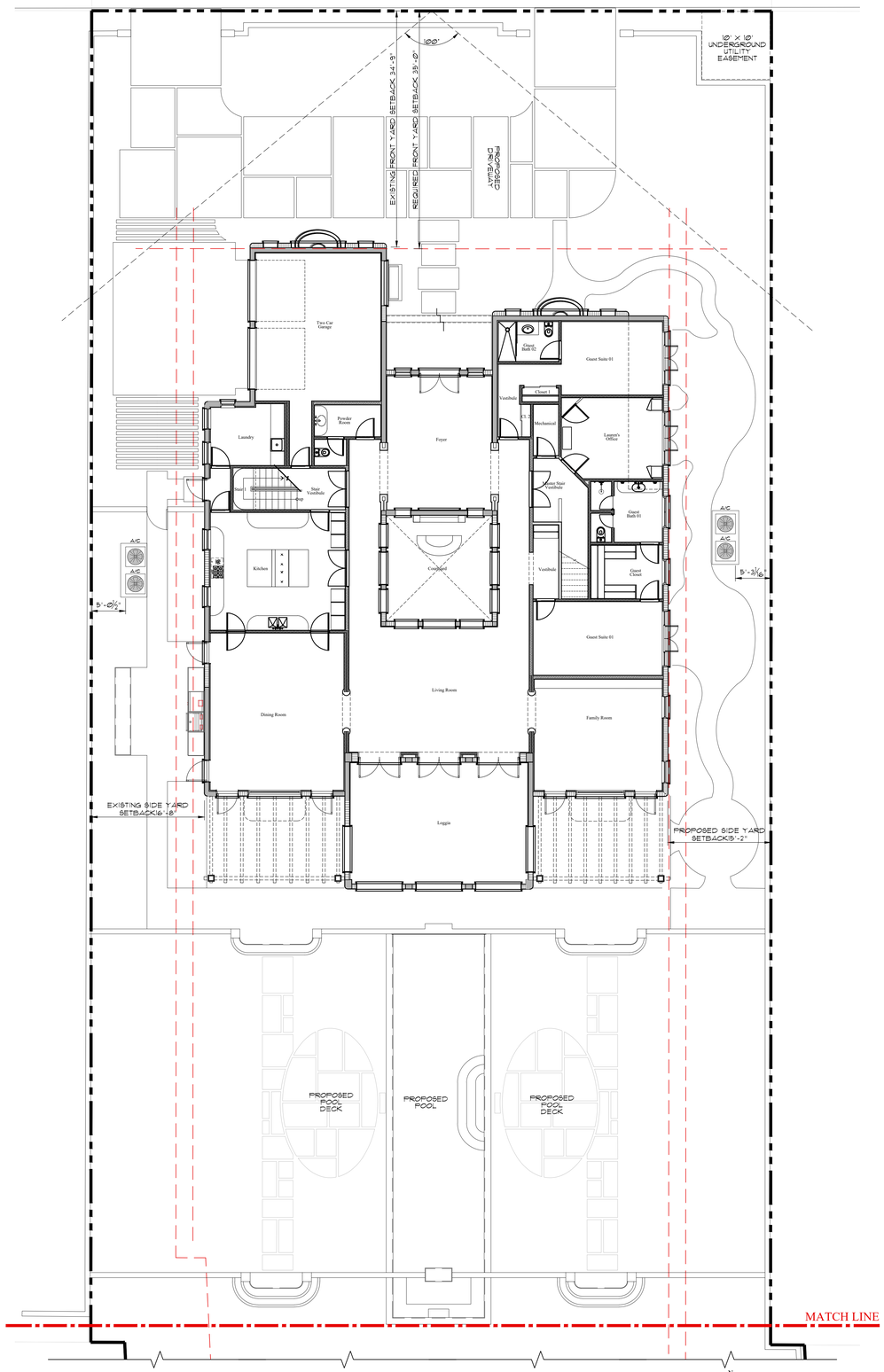
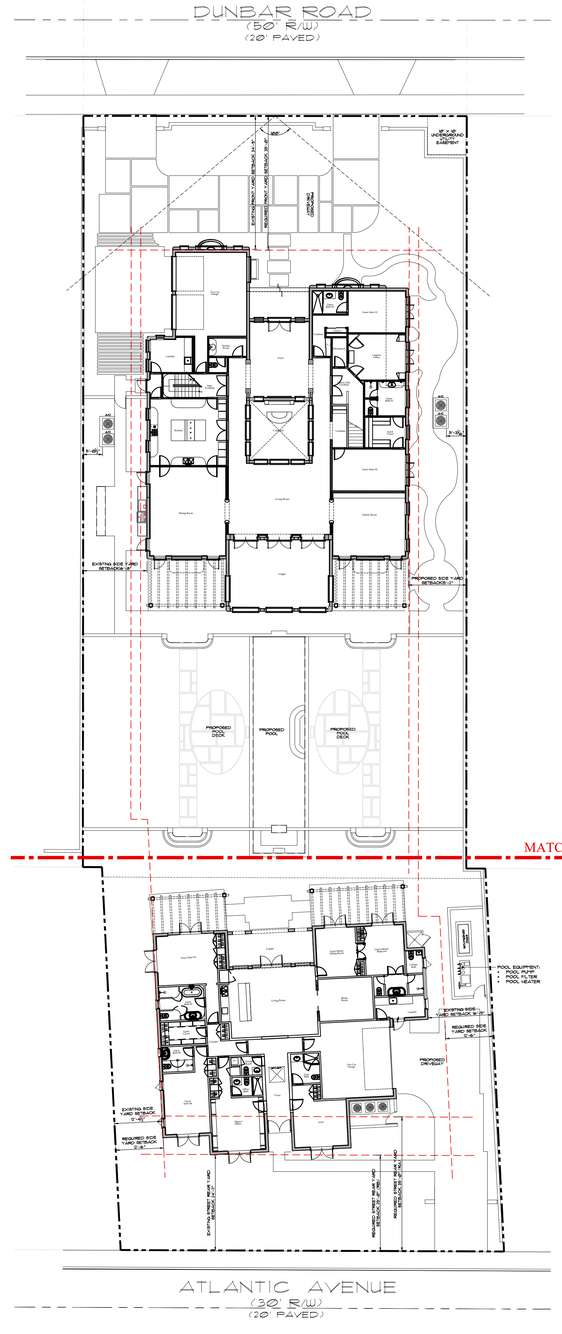


North Partial Proposed Site Plan / 150 Dunbar Rd.

Scale 1/8" = 1'-0"



Proposed Overall Site Plan

Scale 1/16" = 1'-0"

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

COMM NO.
2526

DATE
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Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016839
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016839

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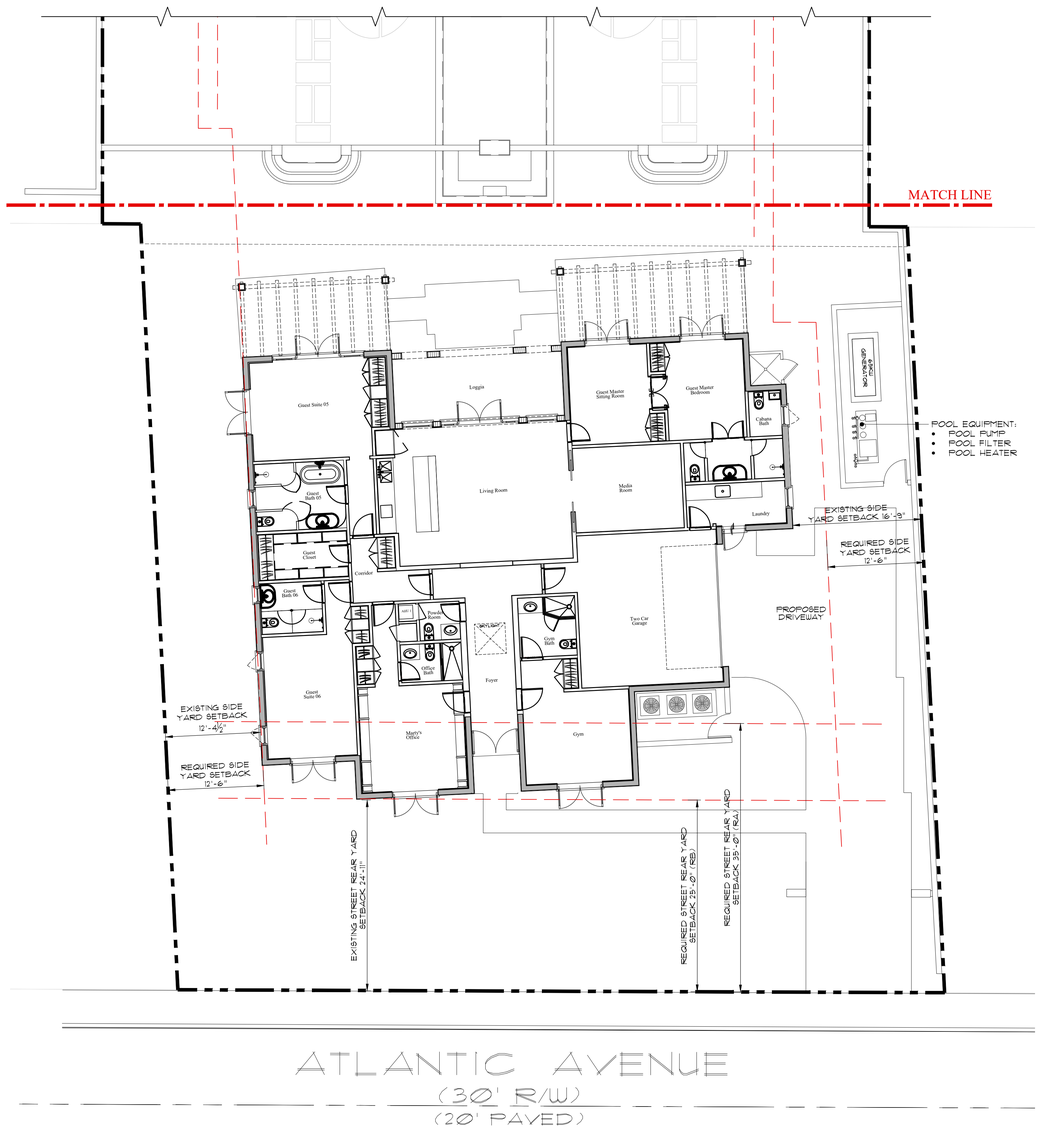
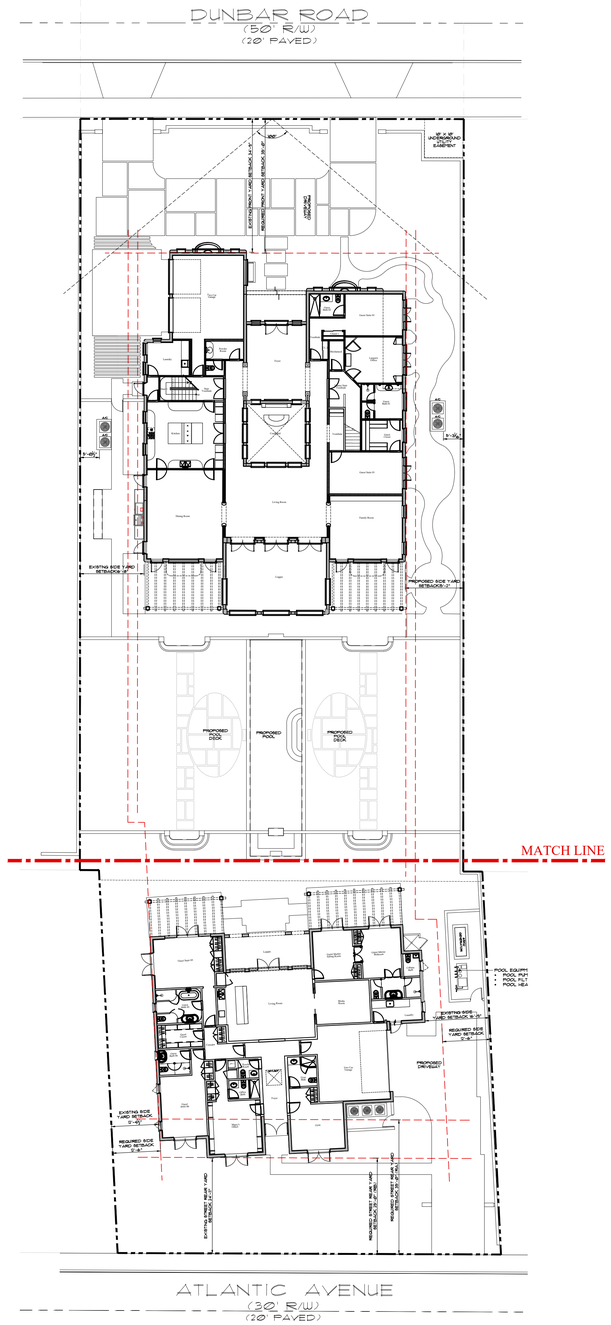


South Partial Proposed Site Plan / 151 Atlantic Ave.

Scale 1/8" = 1'-0"



Proposed Overall Site Plan

Scale 1/16" = 1'-0"

MP DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

COMM NO.
2526

DATE
5/11/2026

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Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
PROFESSIONAL ENGINEER
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016839

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

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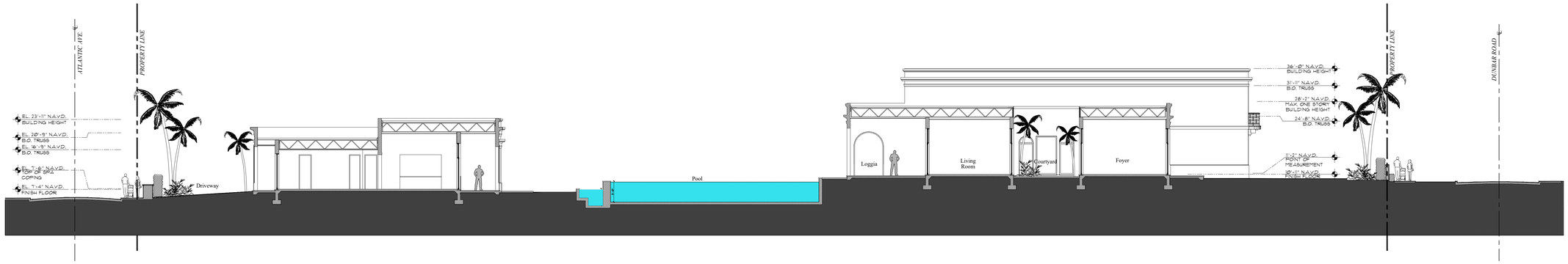
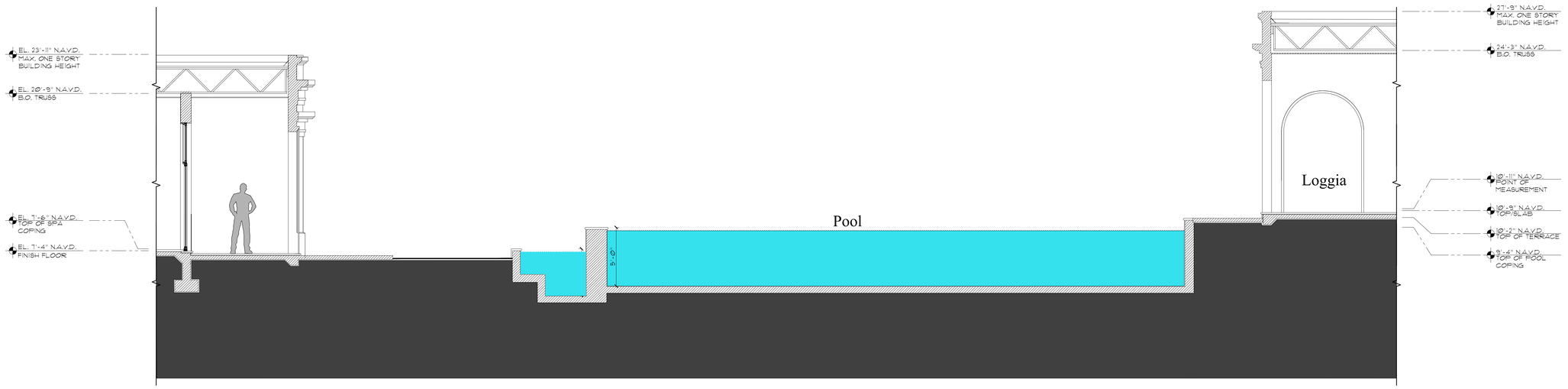
A001.1



Site Cross Section - 150 Dunbar & 151 Atlantic

Scale 3/32" = 1'-0"



Enlarged Site Cross Section - 150 Dunbar & 151 Atlantic Connection

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

COMM NO.
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REVISIONS

Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016839
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016839

MP DESIGN &
ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0012
ZON-26-0023

SHEET NO.
A001.2

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:**	150 Dunbar Rd. Palm Beach, FL 33480		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	29,597 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100' (W) & 296' (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)**	10.92' NAVD		
8	**Crown of Road (COR) (NAVD)**	9.42' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25% (7,399 SF)	31.3% (9,267 SF)	29.5% (8,744 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	- - -	11,136 SF	11,865 SF
12	*Front Yard Setback (Ft.)	35'	34.9'	34.9'
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	12.3'	12.5'
14	* Side Yard Setback (2nd Story) (Ft.)	15'	16.7"	15'
15	*Rear Yard Setback (Ft.)	35'	24.8'	26'
16	Angle of Vision (Deg.)	100º	100º	100º
17	Building Height (Ft.)	22'	21'	21'
18	Overall Building Height (Ft.)	25'	23'	25'
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.80	4.10	4.10
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	- - -	10.9' NAVD	10.9' NAVD
22	Base Flood Elevation (BFE)(NAVD)	7.00' NAVD	7.00' NAVD	7.00' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)			
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)			
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

COMM NO.
2526

DATE
5/8/2026

REVISIONS

Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0012
ZON-26-0023

SHEET NO.
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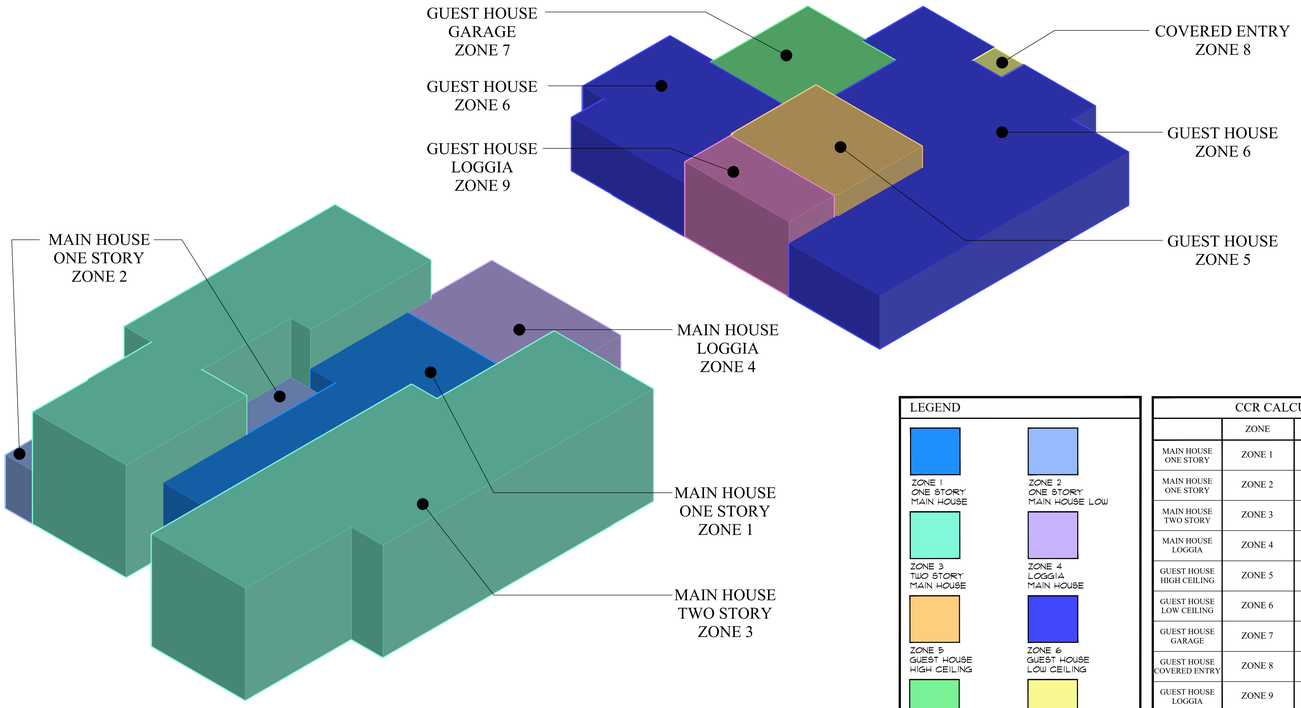


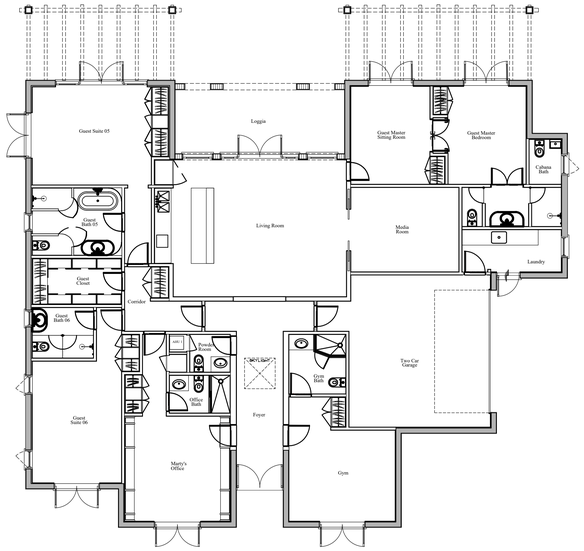
LEGEND

- ZONE 1 ONE STORY MAIN HOUSE
- ZONE 2 ONE STORY MAIN HOUSE LOW
- ZONE 3 TWO STORY MAIN HOUSE
- ZONE 4 LOGGIA MAIN HOUSE
- ZONE 5 GUEST HOUSE HIGH CEILING
- ZONE 6 GUEST HOUSE LOW CEILING
- ZONE 7 GUEST HOUSE GARAGE
- ZONE 7 GUEST HOUSE COVERED ENTRY
- ZONE 7 GUEST HOUSE LOGGIA

CCR CALCULATIONS

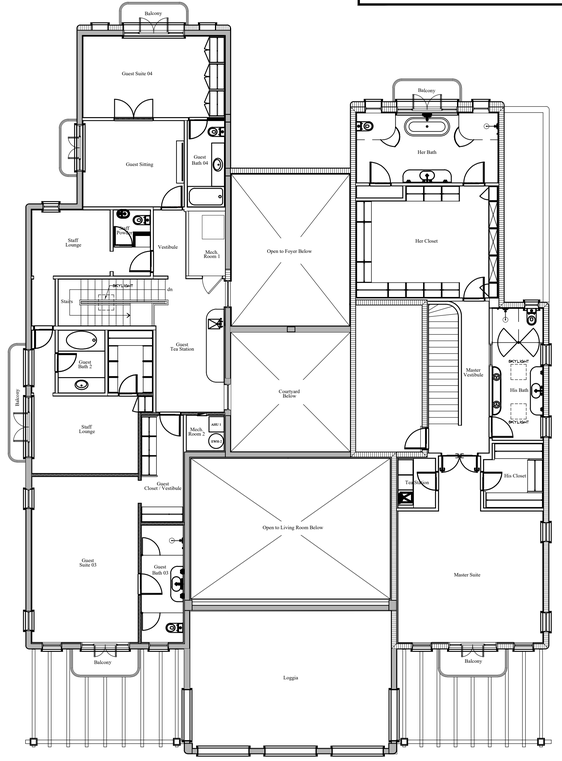
	ZONE	PROPOSED	
MAIN HOUSE ONE STORY	ZONE 1	1,628 SF x 13.5'	= 21,978 CU. FT.
MAIN HOUSE ONE STORY	ZONE 2	278 SF x 9.8'	= 2,724 CU. FT.
MAIN HOUSE TWO STORY	ZONE 3	3,121 SF x 20.75'	= 64,761 CU. FT.
MAIN HOUSE LOGGIA	ZONE 4	510 SF x 13.5'	= 6,885 CU. FT.
GUEST HOUSE HIGH CEILING	ZONE 5	421 SF x 13.8'	= 5,810 CU. FT.
GUEST HOUSE LOW CEILING	ZONE 6	2,499 SF x 9.8'	= 24,490 CU. FT.
GUEST HOUSE GARAGE	ZONE 7	403 SF x 9.8'	= 3,949 CU. FT.
GUEST HOUSE COVERED ENTRY	ZONE 8	29 SF x 9.8'	= 284 CU. FT.
GUEST HOUSE LOGGIA	ZONE 9	214 SF x 13.8'	= 2,953 CU. FT.
TOTAL			133,834 CU. FT.

LOT AREA		29,597 SF
MAX ALLOWED CCR	3.80	112,469 Cu. Ft.
MAX LOGGIA CREDIT	5%	5,623 Cu. Ft.
EXISTING CCR	4.10	121,350 Cu.Ft.
TOTAL PROPOSED CCR (PROPOSED MINUS THE LOGGIA CREDIT)	4.10	121,326 Cu.Ft.



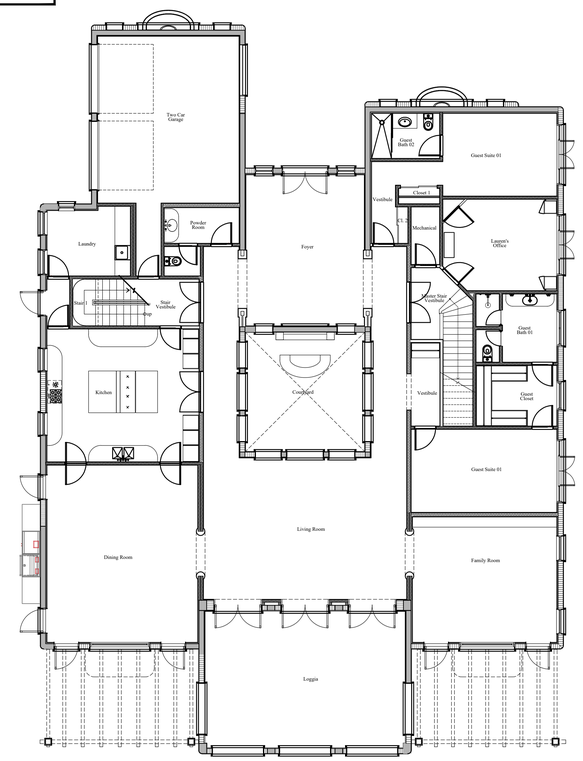
Proposed Floor Plan - 151 Atlantic

Scale 1/8" = 1'-0"



Proposed 2nd Floor Plan - 150 Dunbar

Scale 1/8" = 1'-0"



Proposed 1st Floor Plan - 150 Dunbar

Scale 1/8" = 1'-0"

MP DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

COMM NO.
2526

DATE
5/8/2026

REVISIONS

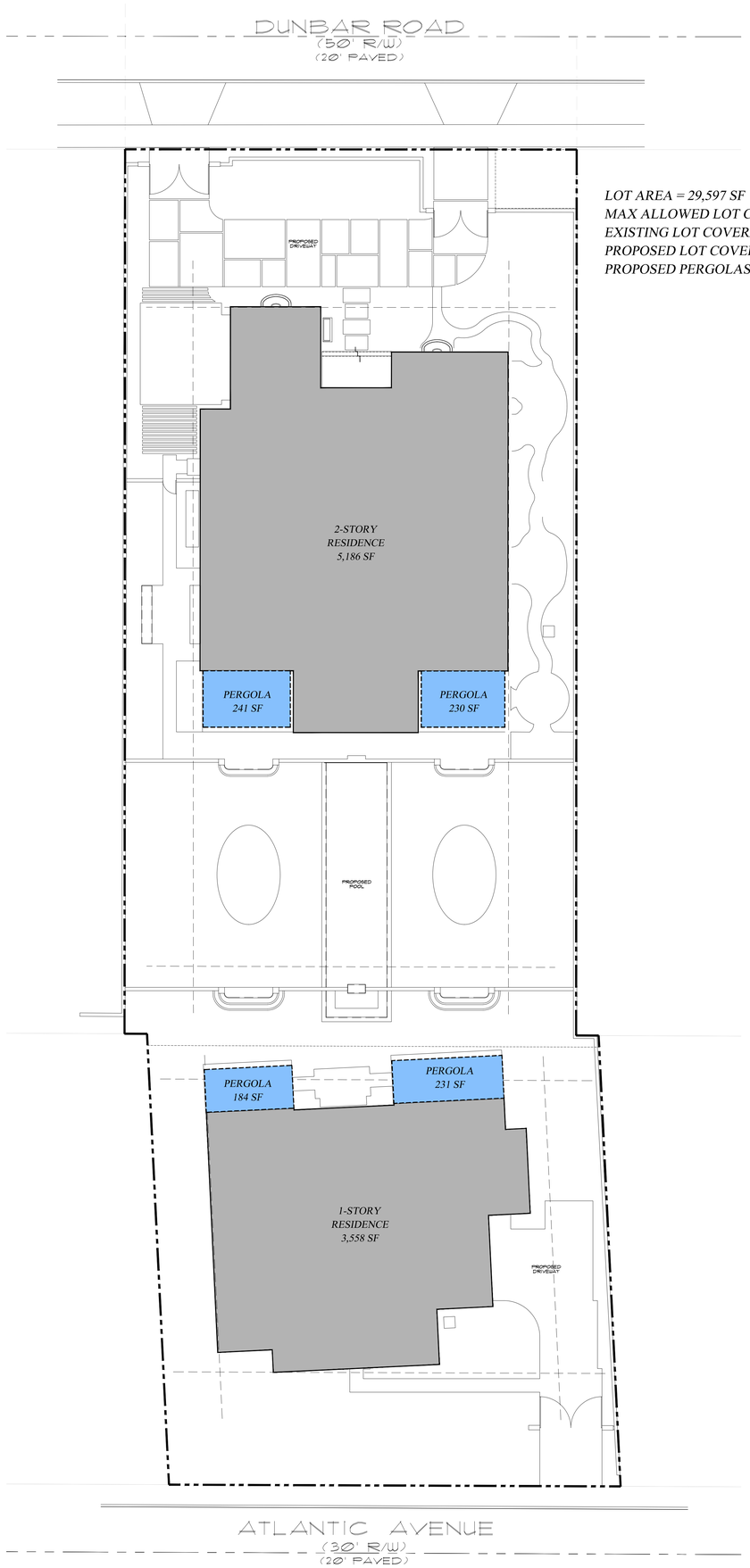
Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

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

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0012
ZON-26-0023

SHEET NO.
A003



LOT AREA = 29,597 SF	
MAX ALLOWED LOT COVERAGE	*7,399 SF (25 %)*
EXISTING LOT COVERAGE	*9,267 SF (31.3 %)*
PROPOSED LOT COVERAGE	*8,744 SF (29.5 %)*
PROPOSED PERGOLAS	*886 SF (3%)*

Lot Coverage Diagram

Scale N.T.S.

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Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

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Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
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ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
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COMEAU BUILDING
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WEST PALM BEACH, FLORIDA 33401
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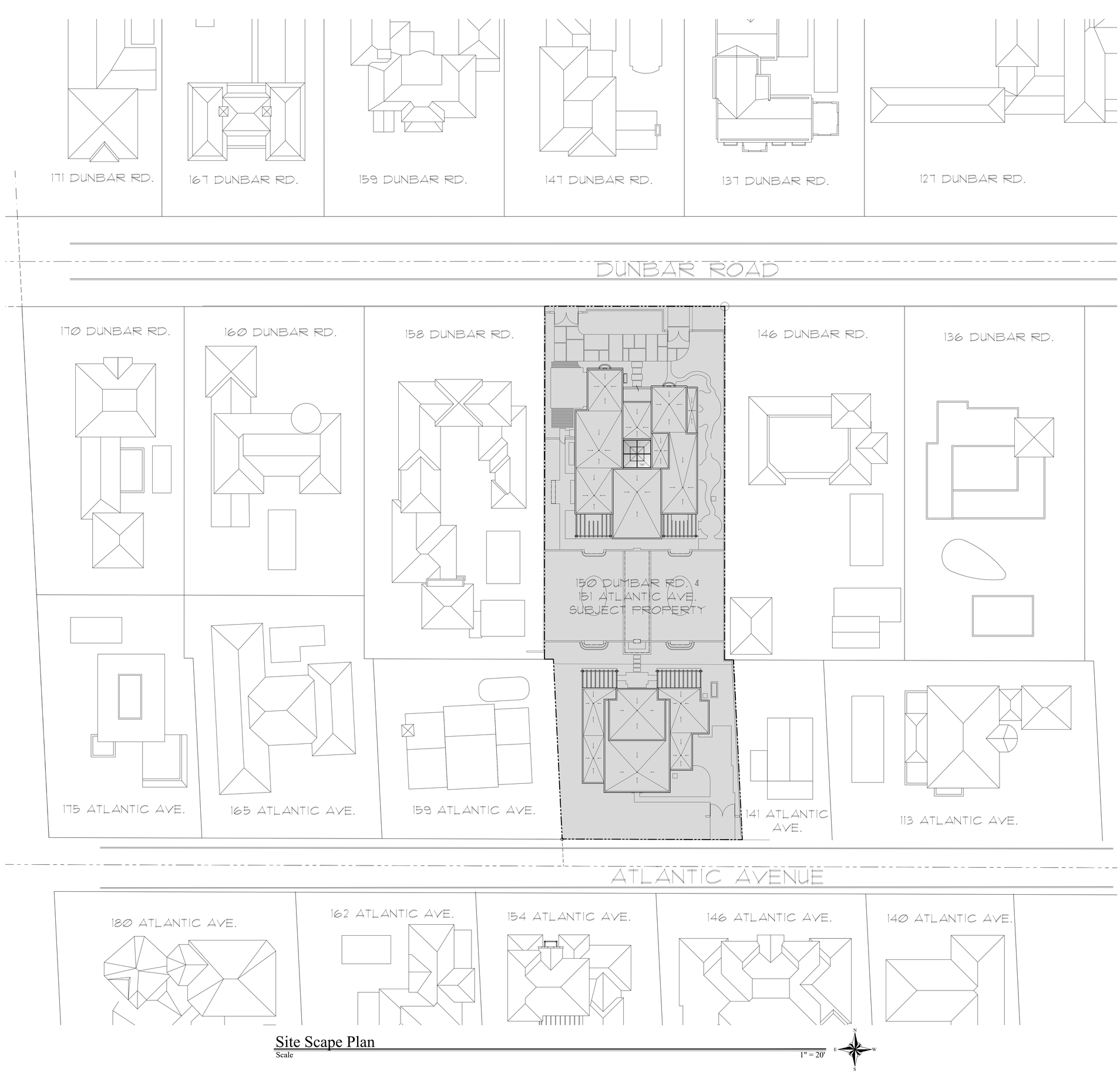
A004



Site Scape Plan

Scale 1" = 20'

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Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
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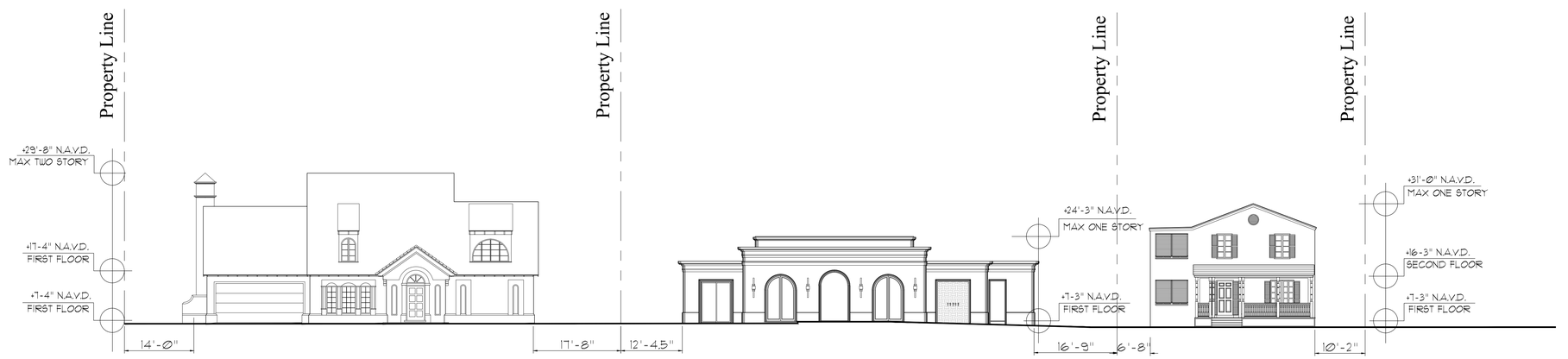
Streetscape (South Side) Dunbar Road

Scale N.T.S.



Streetscape (North Side) Atlantic Ave.

Scale 3/32" = 1'-0"

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contact@deniot.com

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FLORIDA REG. ARCH.
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COMEAU BUILDING
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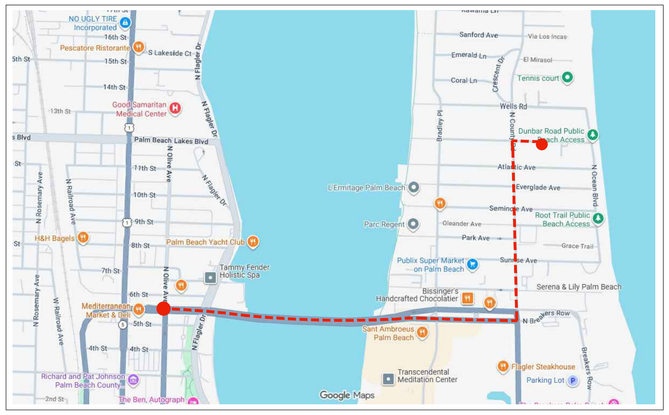
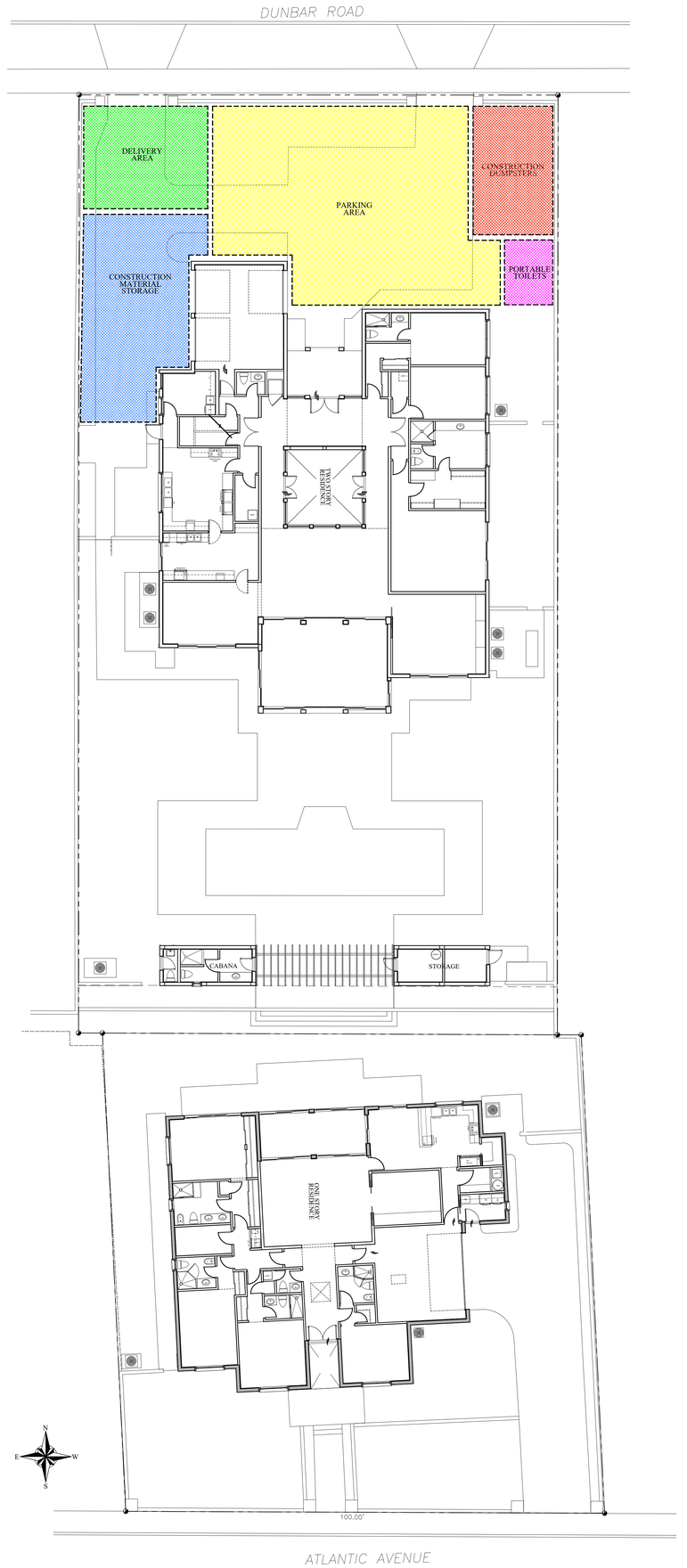


Truck Traffic Map

BEST ROUTE TO THE PROPERTY:
-ENTER PALM BEACH OVER THE NORTH BRIDGE, MAKE A LEFT (NORTH) ONTO NORTH COUNTY RD. THEN RIGHT ONTO DUNBAR RD. PROPERTY IS ON THE SOUTH SIDE OF THE ROAD.

MAXIMUM TRUCK LENGTH:
-60 FEET

MAXIMUM NUMBER OF TRIPS TO THE PROPERTY:
-80 (DUMPSTER AND BUILDING MATERIALS.)



Truck Logistics / Site Utilization

Scale N.T.S.

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JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

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Vicinity Location Map

Scale N.T.S.

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WEST PALM BEACH, FLORIDA 33401
561.833.7575

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

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150 Dunbar Road





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Architecture - Interior Design
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Tel:+33 1 45 44 04 65
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ARCHITECTURE, INC
COMEAU BUILDING
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AP-1





151 Atlantic Avenue





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Architecture - Interior Design
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150 Dunbar Rd.
Palm Beach FL 33480

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ANGELO L. DAVILA
AR0016639
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

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COMEAU BUILDING
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AP-2



175 Atlantic Avenue



180 Atlantic Avenue



165 Atlantic Avenue



162 Atlantic Avenue

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Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

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150 Dunbar Rd.
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ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016839

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COMEAU BUILDING
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SHEET NO.
AP-3



159 Atlantic Avenue



154 Atlantic Avenue



146 Atlantic Avenue



141 Atlantic Avenue

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JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

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150 Dunbar Rd.
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AP-4



113 Atlantic Avenue



134 Atlantic Avenue



111 Atlantic Avenue



120 Atlantic Avenue

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Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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contact@deniot.com

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SHEET NO.
AP-5



147 Dunbar Road



137 Dunbar Road



146 Dunbar Road



127 Dunbar Road

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Architecture - Interior Design
Furnishing
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Tel:+33 1 45 44 04 65
contact@deniot.com

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150 Dunbar Rd.
Palm Beach FL 33480

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ANGELO L. DAVILA
AR0016639
ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
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SHEET NO.
AP-6



136 Dunbar Road



120 Dunbar Road



159 Dunbar Road



158 Dunbar Road

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JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

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150 Dunbar Rd.
Palm Beach FL 33480

ANGELO DAVIS, A.I.A.
FLORIDA REG. ARCH.
#ARC0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

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SHEET NO.
AP-7



160 Dunbar Road



167 Dunbar Road



170 Dunbar Road



171 Dunbar Road

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Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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contact@deniot.com

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150 Dunbar Rd.
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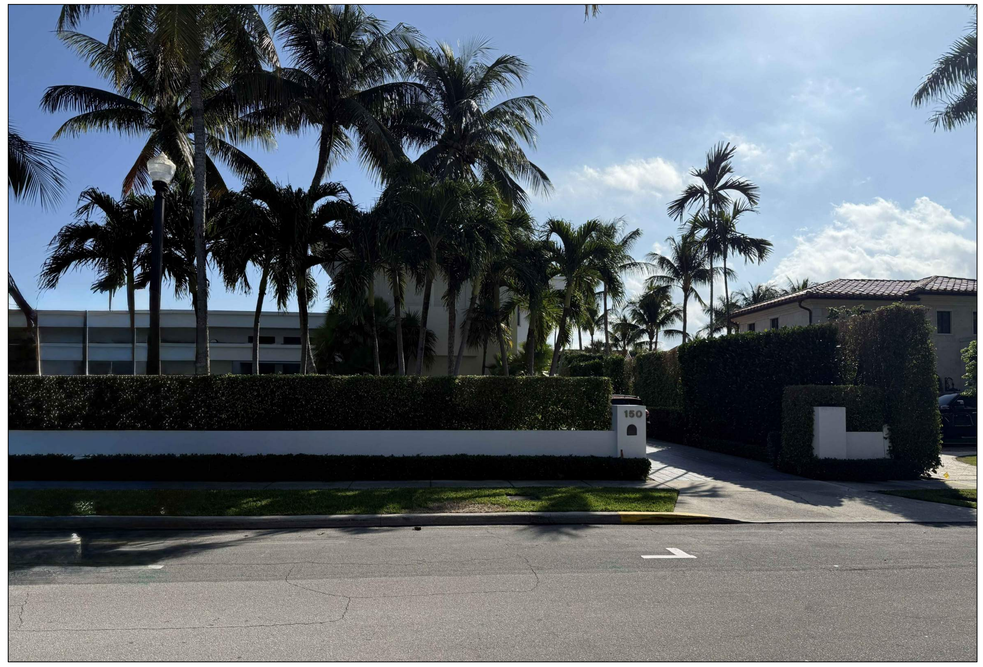
180 Dunbar Road



150 Dunbar Road

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Architecture - Interior Design
Furnishing
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Tel:+33 1 45 44 04 65
contact@deniot.com

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150 Dunbar Rd.
Palm Beach FL 33480

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ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

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ARCHITECTURE, INC
COMEAU BUILDING
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WEST PALM BEACH, FLORIDA 33401
561.833.7575

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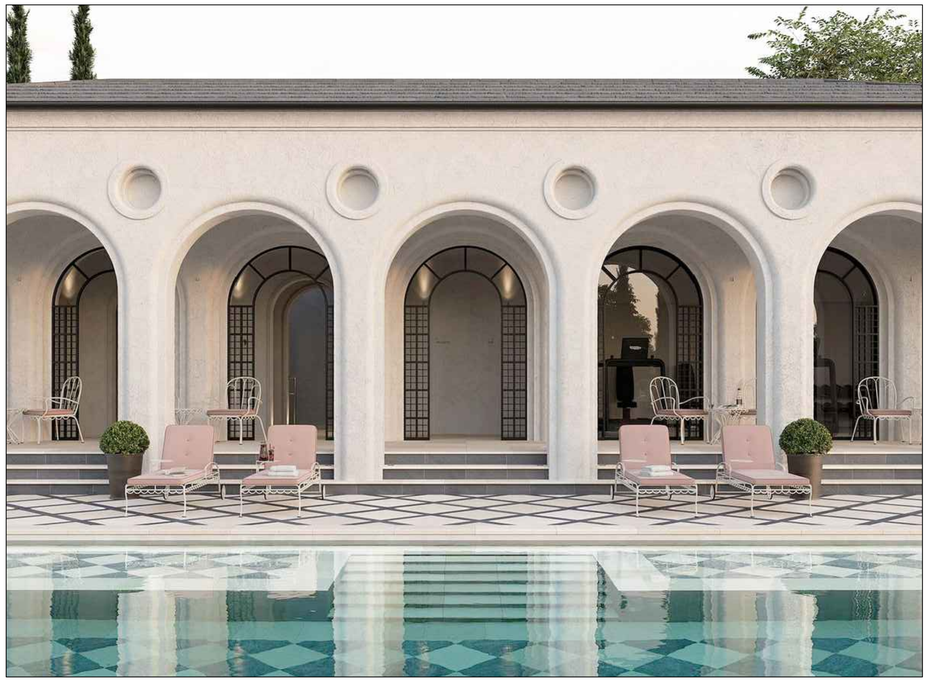
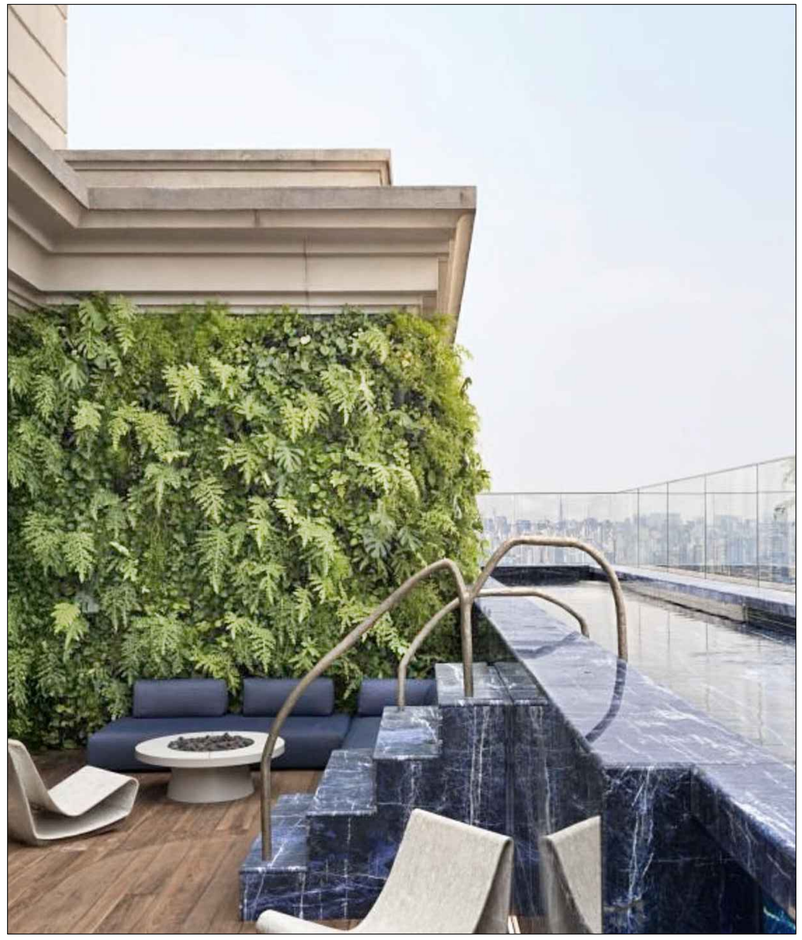
AP-9





Inspiration Images





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Architecture - Interior Design
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150 Dunbar Rd.
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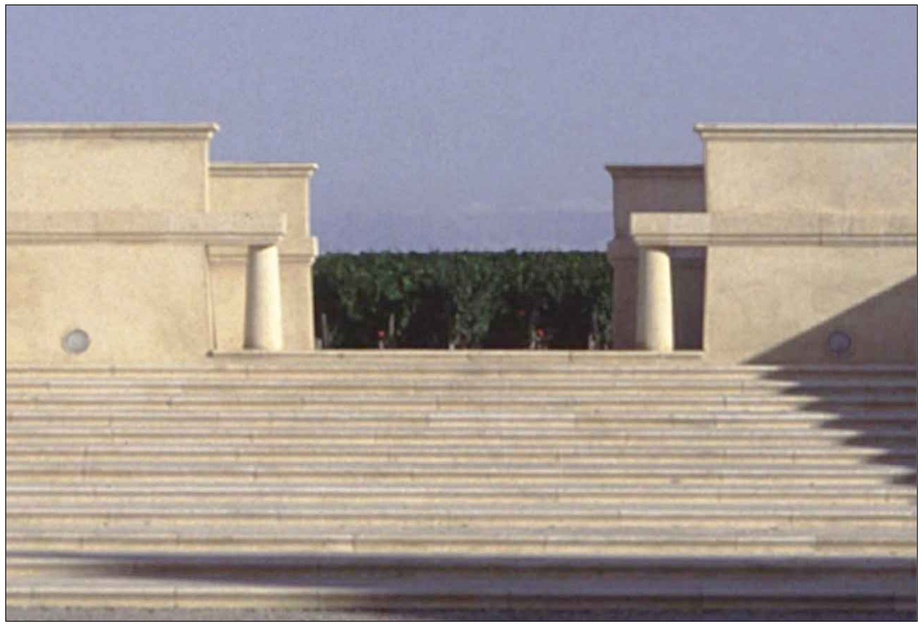
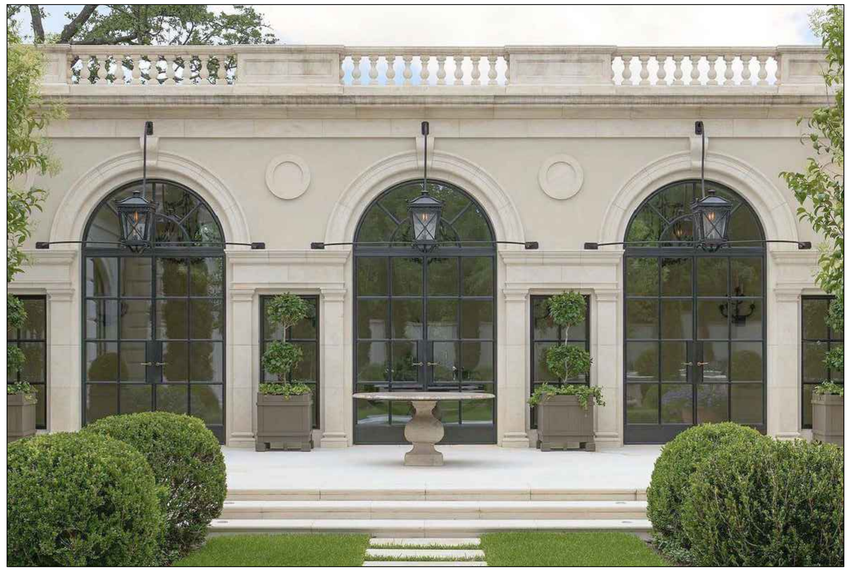






Inspiration Images





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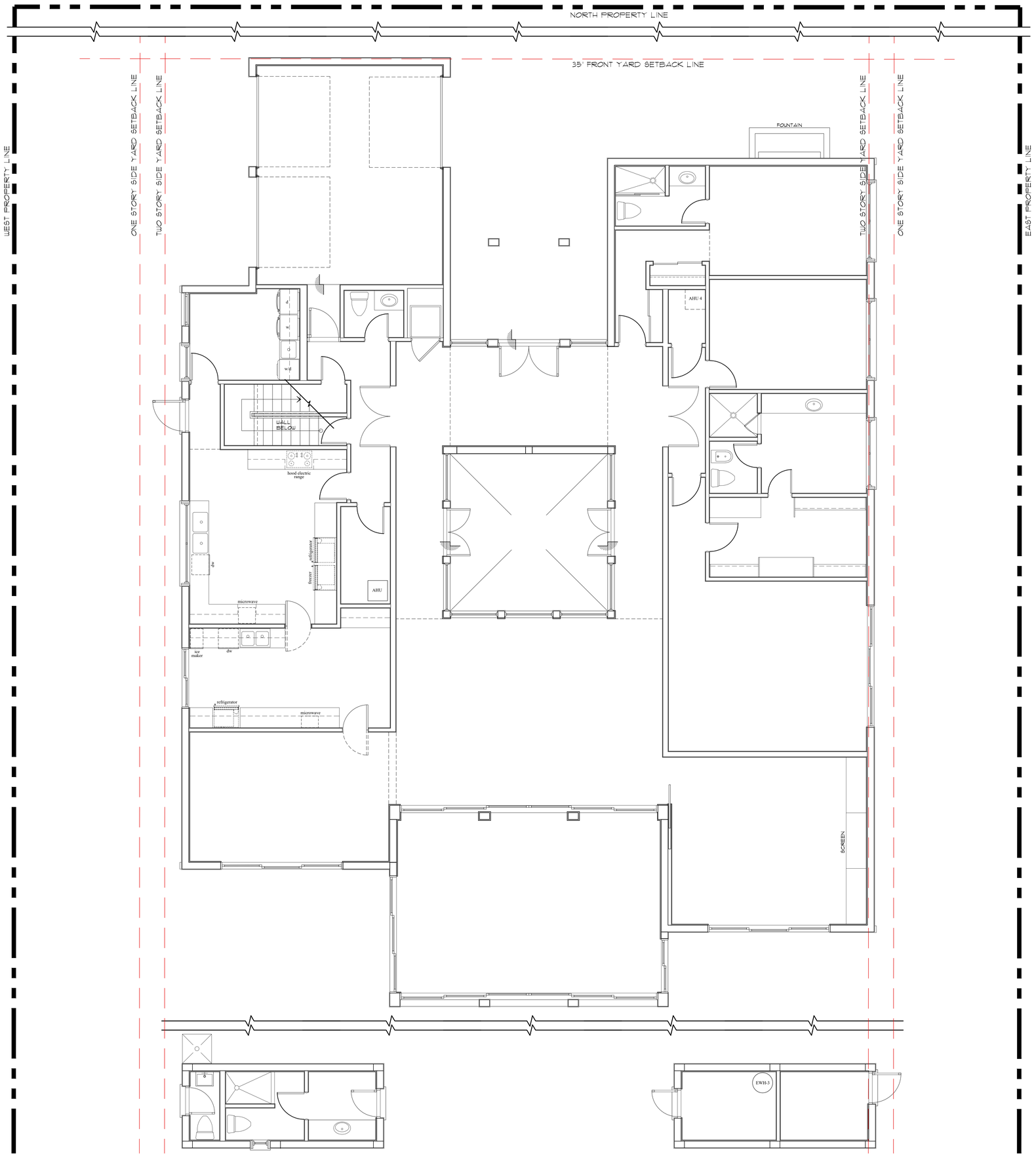

Existing First Floor Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

Existing Cabana Floor Plan

Scale 1/4" = 1' - 0"

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Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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150 Dunbar Rd.
Palm Beach FL 33480

ANGELO DAVILA
FLORIDA REG. ARCH.
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COMEAU BUILDING
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WEST PALM BEACH, FLORIDA 33401
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WALL LEGEND

- EXISTING INTERIOR PARTITION TO REMAIN - REMOVE ALL DRYWALL
- EXISTING EXTERIOR WALL TO REMAIN - REMOVE ALL DRYWALL AND FURRING
- EXISTING INTERIOR PARTITION TO BE REMOVED
- EXISTING EXTERIOR WALLS TO BE REMOVED

DEMOLITION NOTES:

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

2. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC... WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.

3. MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS AND BRACING AND SHORES SHALL BE USED WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.

4. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED. THOSE ITEMS SHALL BE REMOVED AND STORED WHERE THE OWNER REQUESTS.

5. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.

6. EXISTING PLUMBING LINES TO BE CAPPED OFF BELOW FLOOR LEVEL. PLUMBING LINES TO BE REWORKED TO SUIT NEW PLAN PLUMBING LAYOUTS.

7. EXISTING FLOOR FINISHES TO BE REMOVED AND DISPOSED OF PROPERLY. PATCH AND REPAIR SUB-FLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

8. ALL REMOVED DOORS SHALL BE STOCKPILE FOR POSSIBLE RE-USE AT NEW LAYOUT.

DEMOLITION KEY NOTES:

01 REMOVE EXISTING DOORS, DOOR FRAMES AND ALL RELATED ACCESSORIES - STOCKPILE FOR POSSIBLE RE-USE.

02 REMOVE EXISTING BUILT-IN CABINETS / CLOSET AND ALL RELATED ACCESSORIES.

03 REMOVE EXISTING GYPSUM BOARD PARTITION, STUDS, WALL FINISH, BASE AND ALL RELATED ACCESSORIES.

04 REMOVE EXISTING APPLIANCES AND STOCKPILE.

05 REMOVE ALL SHOWER ENCLOSURE.

06 EXISTING COLUMNS TO REMAIN.

07 REMOVE EXISTING PLUMBING FIXTURE - CAP ALL PLUMBING LINES AS NECESSARY BELOW FLOOR LINE.

08 EXISTING ELECTRICAL PANELS TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION.

09 EXISTING BLOCK WALL TO REMAIN.

10 PORTION OF EXISTING CMU WALL TO BE REMOVED - PROVIDE STRUCTURAL SHORING AND BRACING AS NECESSARY PRIOR TO DEMOLITION.

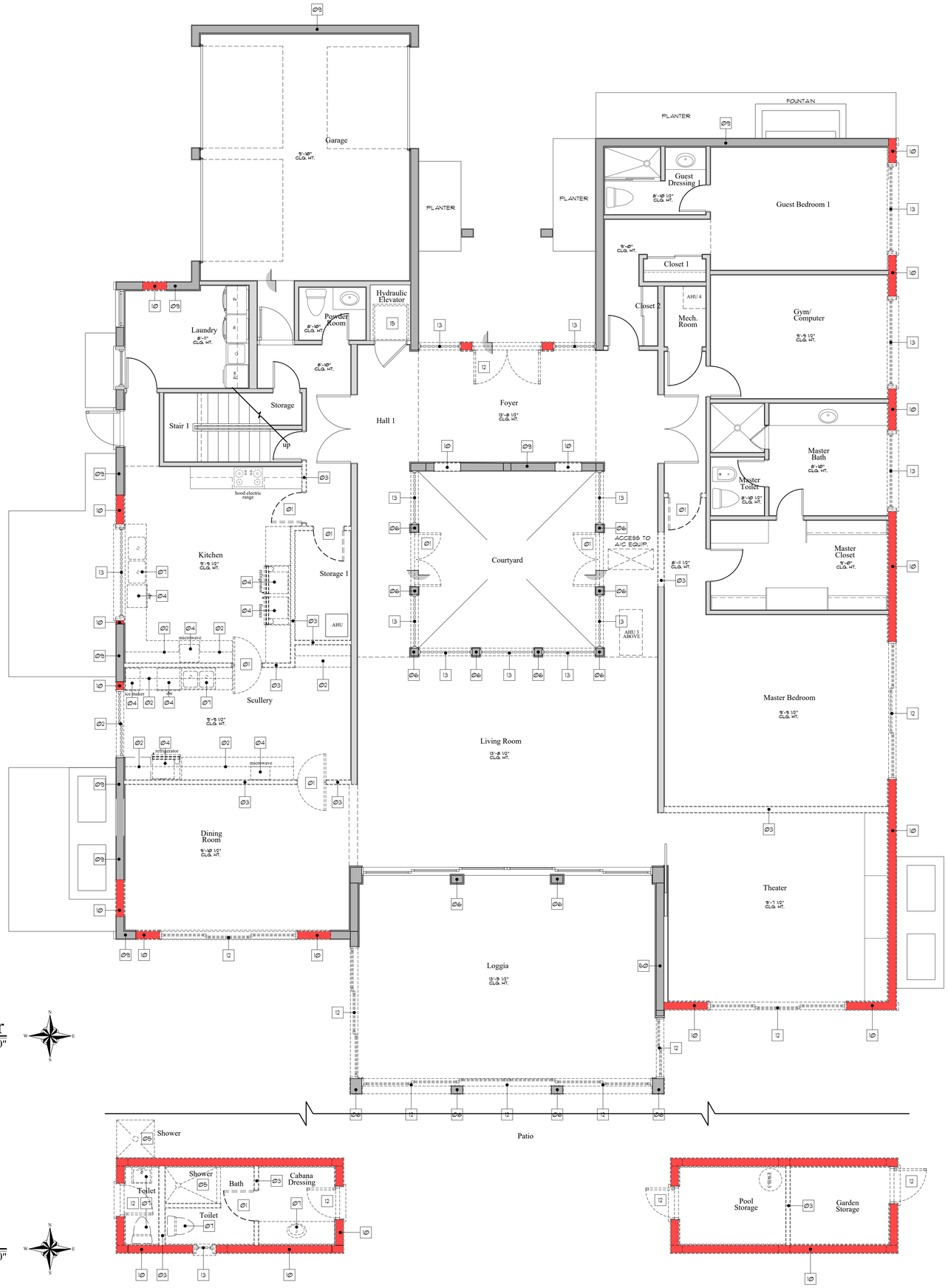
11 REMOVE EXISTING GARAGE DOOR.

12 EXISTING EXTERIOR DOOR AND FRAME TO BE REMOVED WITH ALL RELATED ACCESSORIES

13 EXISTING WINDOWS TO BE REMOVED WITH ALL EXISTING INTERIOR WINDOW TRIMS AND WINDOW TREATMENT.

14 REMOVE EXISTING FRONT ENTRY COLUMNS.

15 REMOVE EXISTING DUMBWAITER.



Demolition First Floor Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

Cabana Demolition Floor Plan

Scale 1/4" = 1' - 0"

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JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

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Heavenly Partners L.L.C.
150 Dunbar Rd.
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STATE OF FLORIDA
ANGELO L. DAVILA
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ANGELO DAVILA ALA
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

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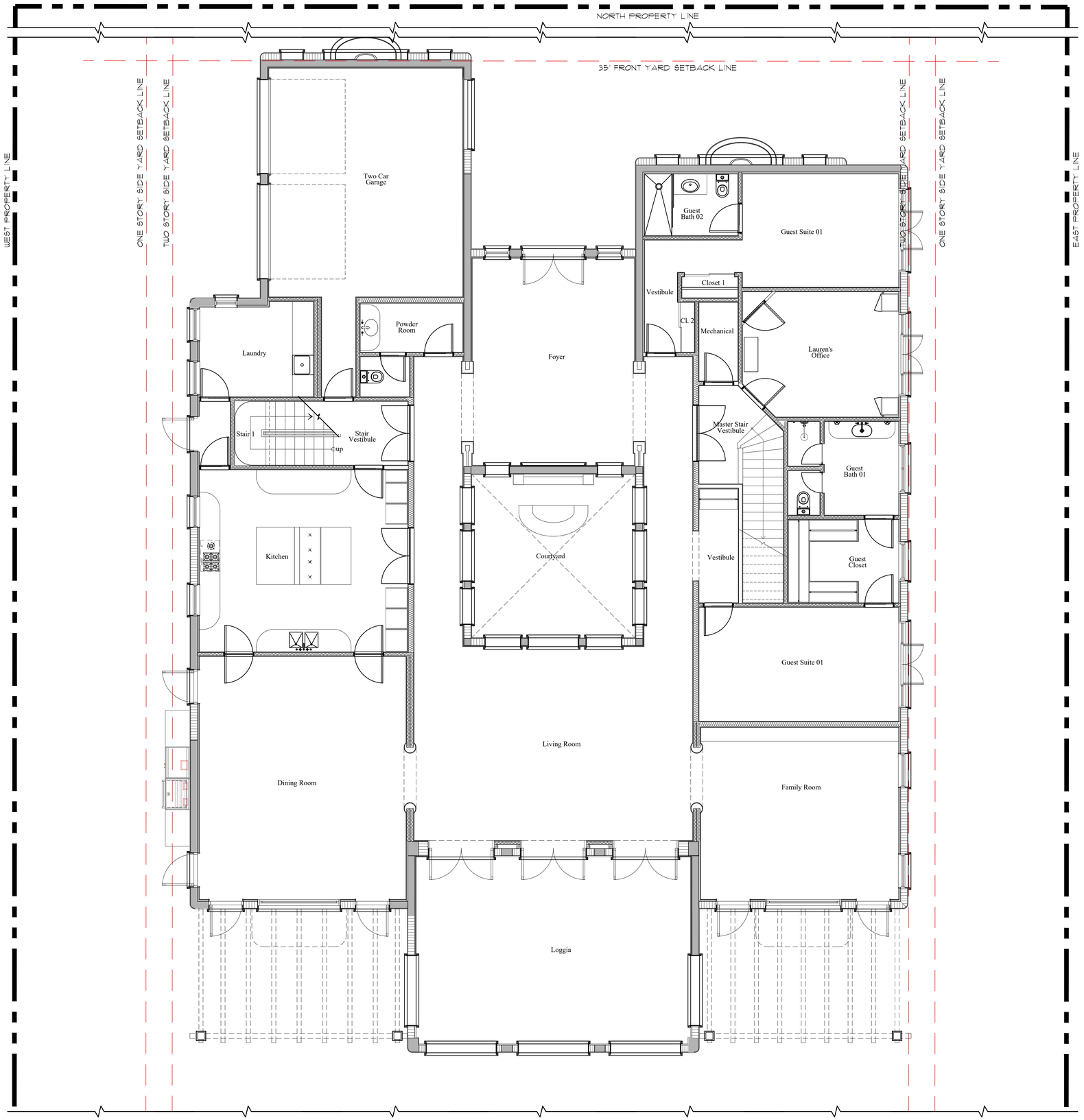

Proposed First Floor Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

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Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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AR0016639
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
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MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
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WEST PALM BEACH, FLORIDA 33401
561.833.7575

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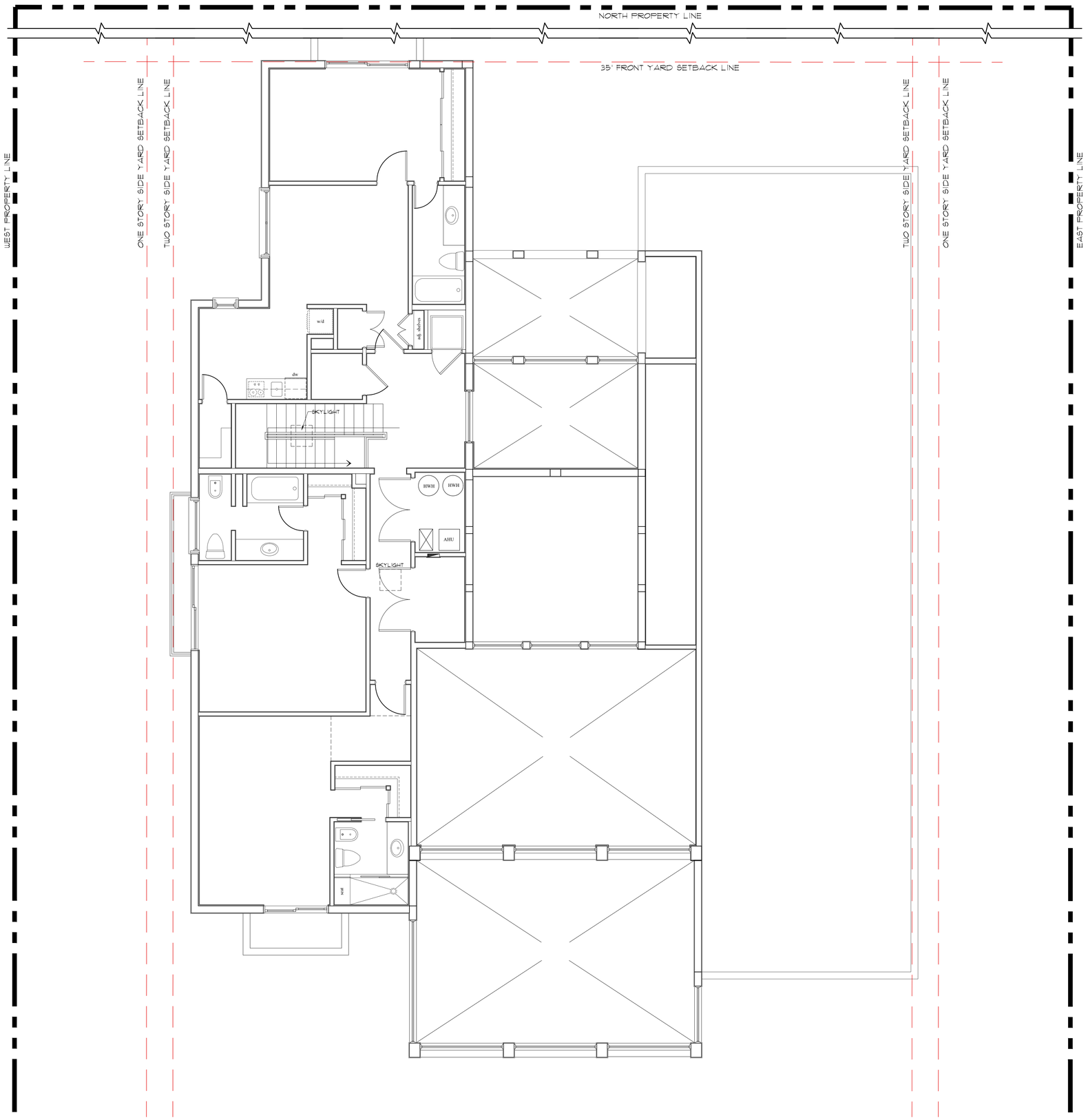

Existing Second Floor Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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ANGELO DAVILA A.I.A.
FLORIDA R.G. ARCH.
#AR0016639

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ARCHITECTURE, INC
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319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0012
ZON-26-0023

SHEET NO.
A102

WALL LEGEND

- EXISTING INTERIOR PARTITION TO REMAIN - REMOVE ALL DRYWALL
- EXISTING EXTERIOR WALL TO REMAIN - REMOVE ALL DRYWALL AND FURRING
- EXISTING INTERIOR PARTITION TO BE REMOVED
- EXISTING EXTERIOR WALLS TO BE REMOVED

DEMOLITION NOTES:

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

2. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC... WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.

3. MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS AND BRACING AND SHORES SHALL BE USED WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.

4. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED. THOSE ITEMS SHALL BE REMOVED AND STORED WHERE THE OWNER REQUESTS.

5. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.

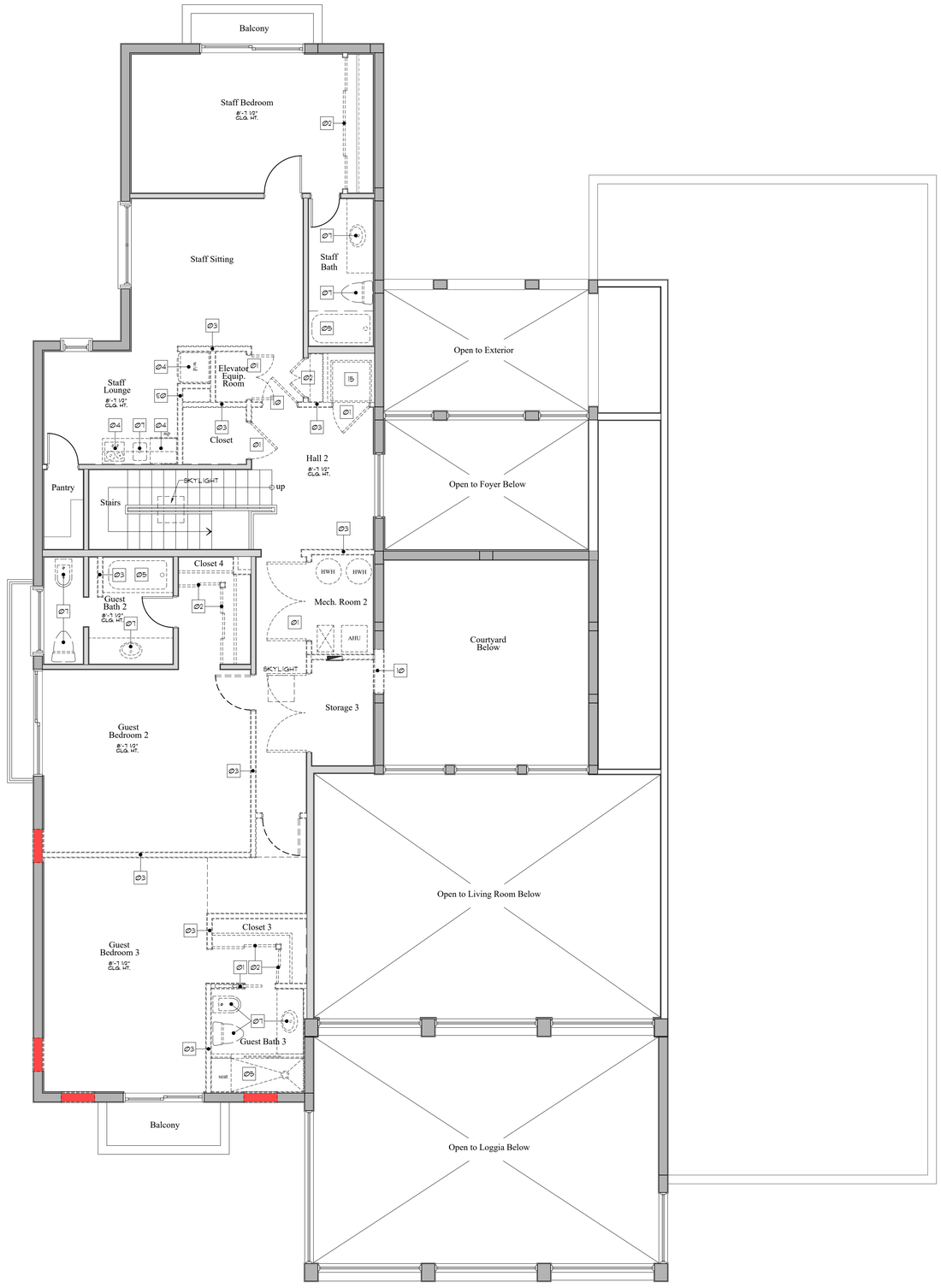
6. EXISTING PLUMBING LINES TO BE CAPPED OFF BELOW FLOOR LEVEL. PLUMBING LINES TO BE REWORKED TO SUIT NEW PLAN PLUMBING LAYOUTS.

7. EXISTING FLOOR FINISHES TO BE REMOVED AND DISPOSED OF PROPERLY. PATCH AND REPAIR SUB-FLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

8. ALL REMOVED DOORS SHALL BE STOCKPILE FOR POSSIBLE RE-USE AT NEW LAYOUT.

DEMOLITION KEY NOTES:

- 01 REMOVE EXISTING DOORS, DOOR FRAMES AND ALL RELATED ACCESSORIES - STOCKPILE FOR POSSIBLE RE-USE.
- 02 REMOVE EXISTING BUILT-IN CABINETS / CLOSET AND ALL RELATED ACCESSORIES.
- 03 REMOVE EXISTING GYPSUM BOARD PARTITION, STUDS, WALL FINISH, BASE AND ALL RELATED ACCESSORIES.
- 04 REMOVE EXISTING APPLIANCES AND STOCKPILE.
- 05 REMOVE ALL SHOWER ENCLOSURE.
- 06 EXISTING COLUMNS TO REMAIN.
- 07 REMOVE EXISTING PLUMBING FIXTURE - CAP ALL PLUMBING LINES AS NECESSARY BELOW FLOOR LINE.
- 08 EXISTING ELECTRICAL PANELS TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION.
- 09 EXISTING BLOCK WALL TO REMAIN.
- 10 PORTION OF EXISTING CMU WALL TO BE REMOVED - PROVIDE STRUCTURAL SHORING AND BRACING AS NECESSARY PRIOR TO DEMOLITION.
- 11 REMOVE EXISTING GARAGE DOOR.
- 12 EXISTING EXTERIOR DOOR AND FRAME TO BE REMOVED WITH ALL RELATED ACCESSORIES
- 13 EXISTING WINDOWS TO BE REMOVED WITH ALL EXISTING INTERIOR WINDOW TRIMS AND WINDOW TREATMENT.
- 14 REMOVE EXISTING FRONT ENTRY COLUMNS.
- 15 REMOVE EXISTING DUMBWAITER.



Demolition Second Floor Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

COMM NO.
2526

DATE
5/8/2026

REVISIONS

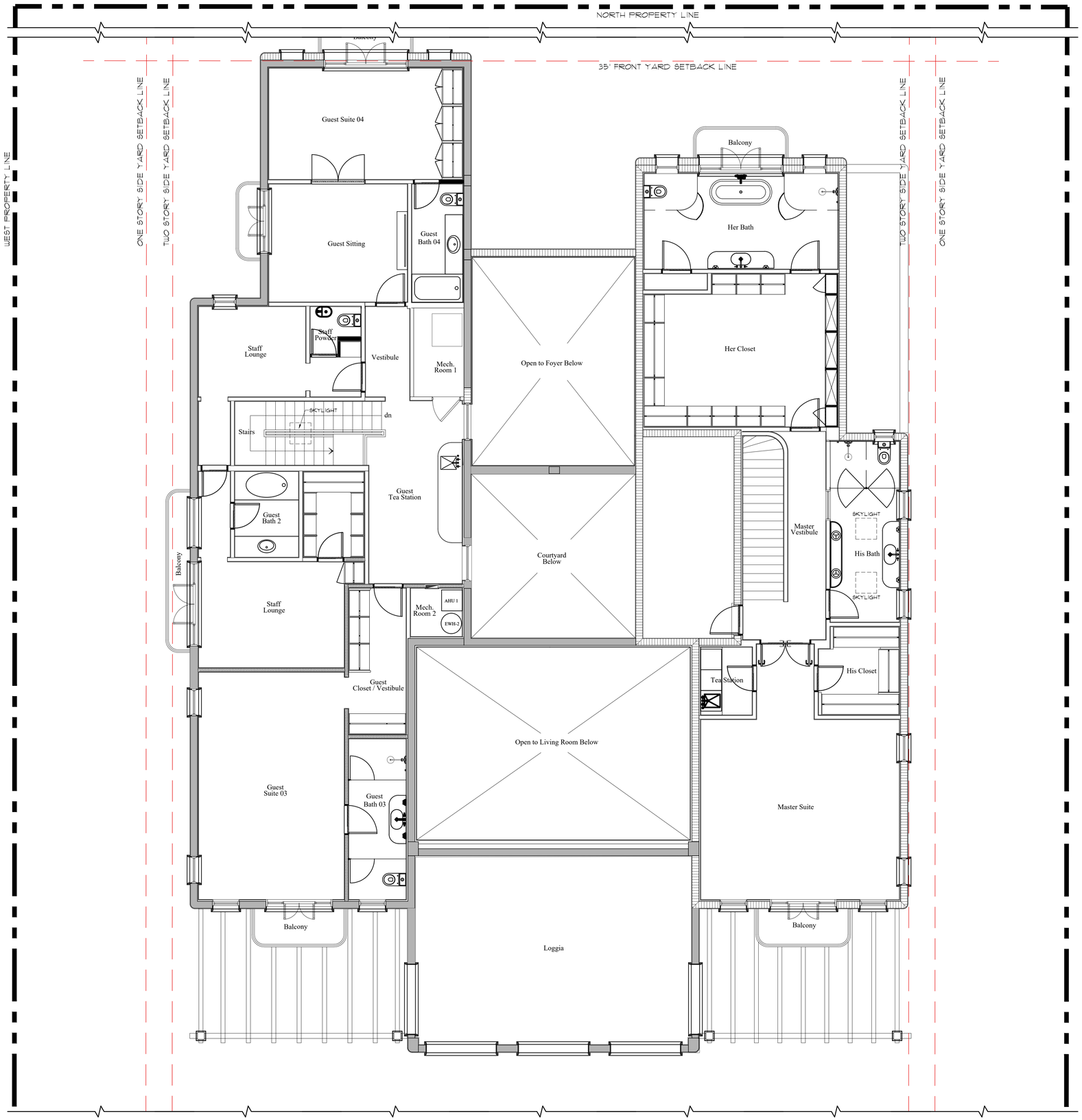
Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

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

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0012
ZON-26-0023

SHEET NO.
D101



Proposed Second Floor Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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150 Dunbar Rd.
Palm Beach FL 33480

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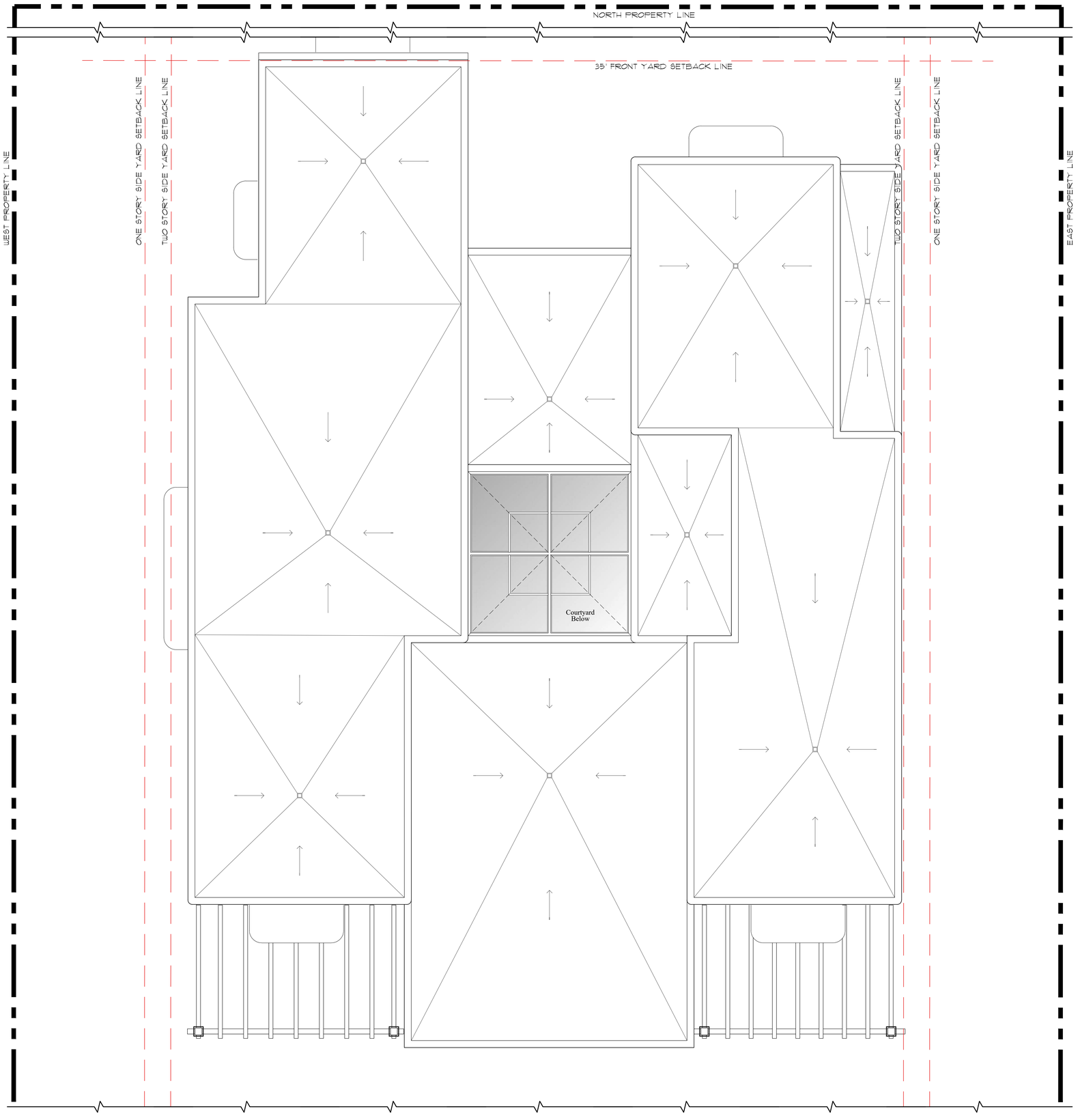
ARC-26-0012
ZON-26-0023

SHEET NO.
A103



Proposed Roof Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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Palm Beach FL 33480

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561.833.7575

SHEET NO.
A104

ARC-26-0012
ZON-26-0023



Existing Floor Plan - 151 Atlantic

Scale 1/4" = 1' - 0"

DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT

Architecture - Interior Design
Furnishing
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2526

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Heavenly Partners L.L.C.

150 Dunbar Rd.

Palm Beach FL 33480

STATE OF FLORIDA
ANGELO DAVILA A.I.A.
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#AR0016639

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WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0012
ZON-26-0023

SHEET NO.
A105

WALL LEGEND

- EXISTING INTERIOR PARTITION TO REMAIN - REMOVE ALL DRYWALL
- EXISTING EXTERIOR WALL TO REMAIN - REMOVE ALL DRYWALL AND FURRING
- EXISTING INTERIOR PARTITION TO BE REMOVED
- EXISTING EXTERIOR WALLS TO BE REMOVED

DEMOLITION NOTES:

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

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DEMOLITION KEY NOTES:

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- 05 REMOVE ALL SHOWER ENCLOSURE.
- 06 EXISTING COLUMNS TO REMAIN.
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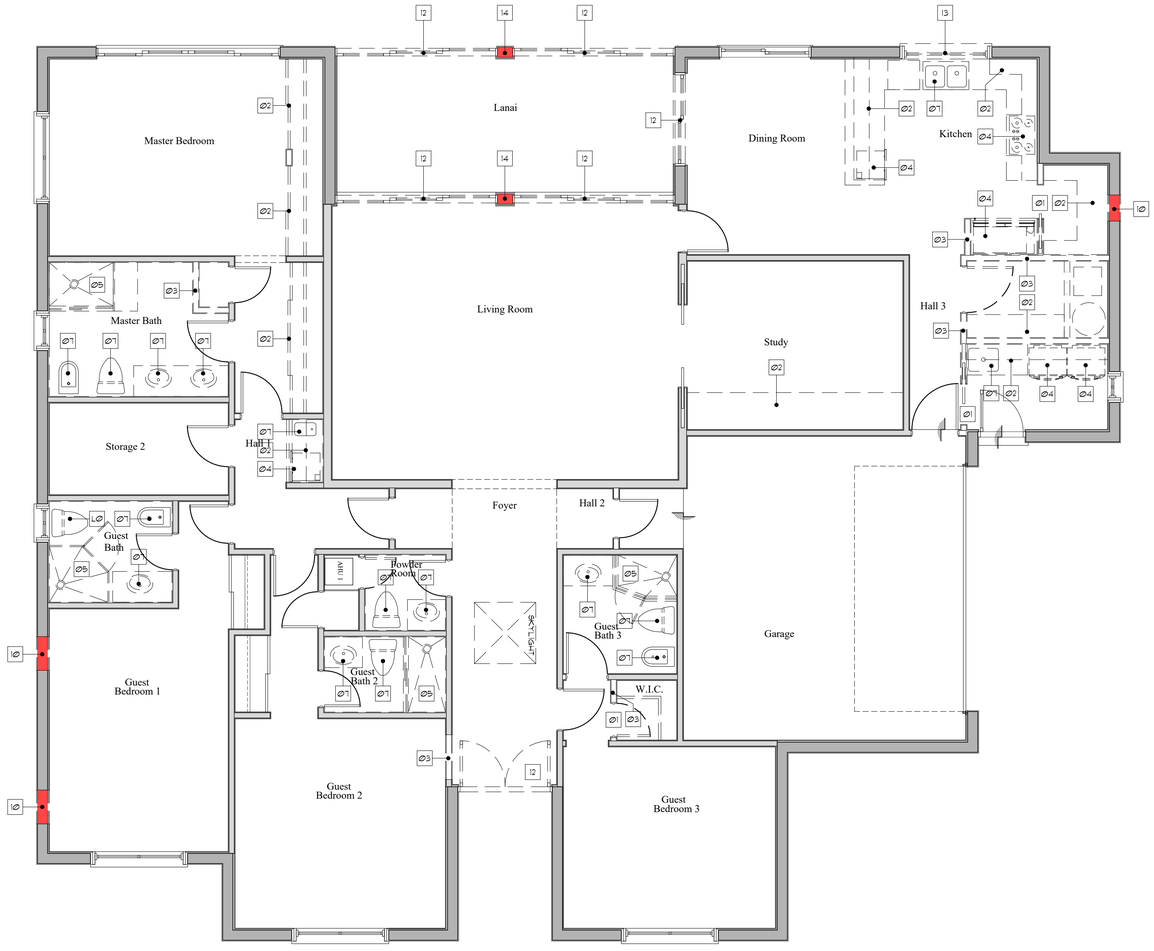
- 14 REMOVE EXISTING FRONT ENTRY COLUMNS.
- 15 REMOVE EXISTING DUMBWAITER.



Demolition Floor Plan - 151 Atlantic

Scale 1/4" = 1' - 0"

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
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2526

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REVISIONS

Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
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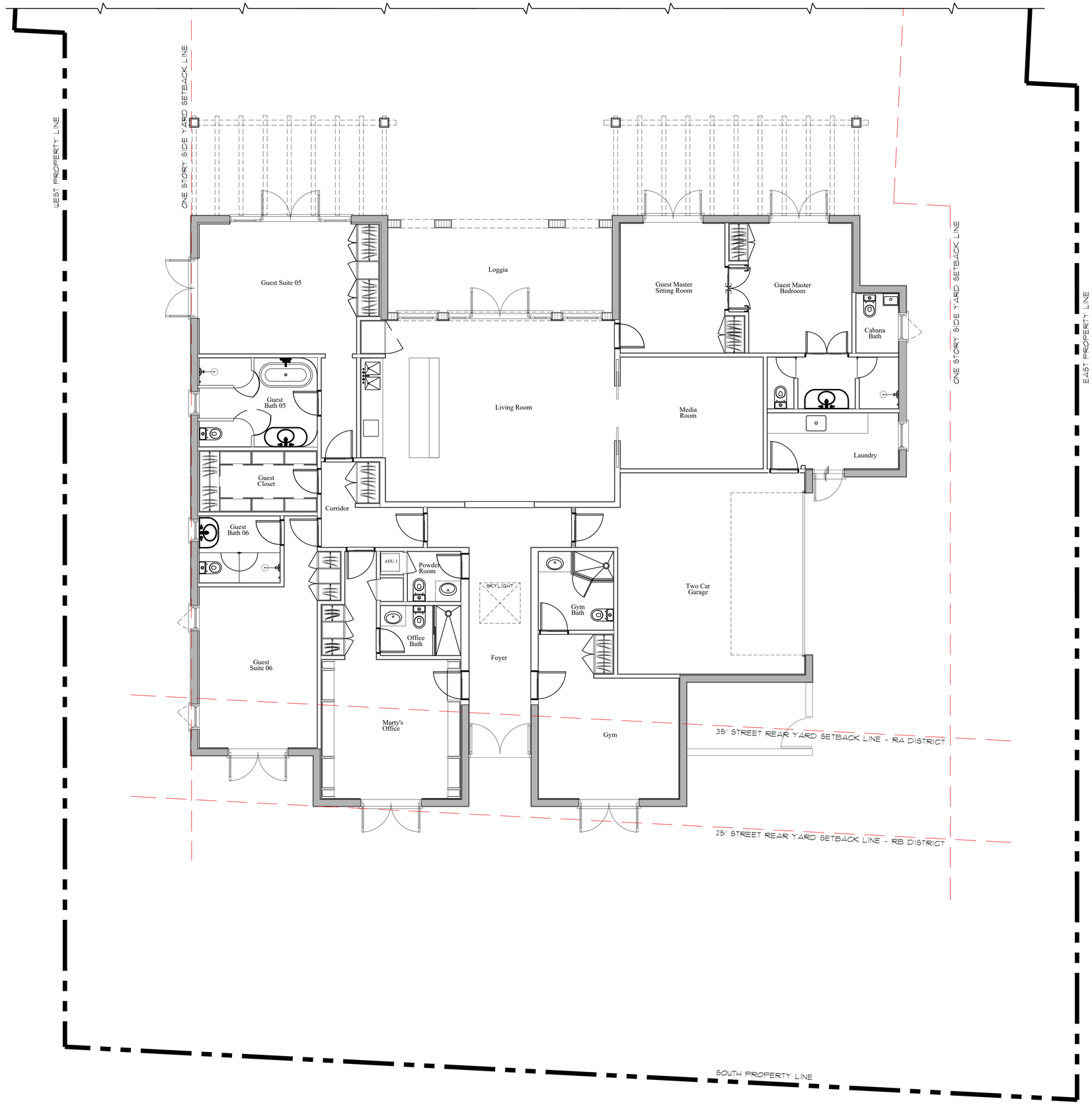
561.833.7575

SHEET NO.
D102

ARC-26-0012
ZON-26-0023



Proposed Floor Plan - 151 Atlantic

Scale 1/4" = 1' - 0"

MP DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
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39 Quai d'Orsay 75007 Paris
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REVISIONS

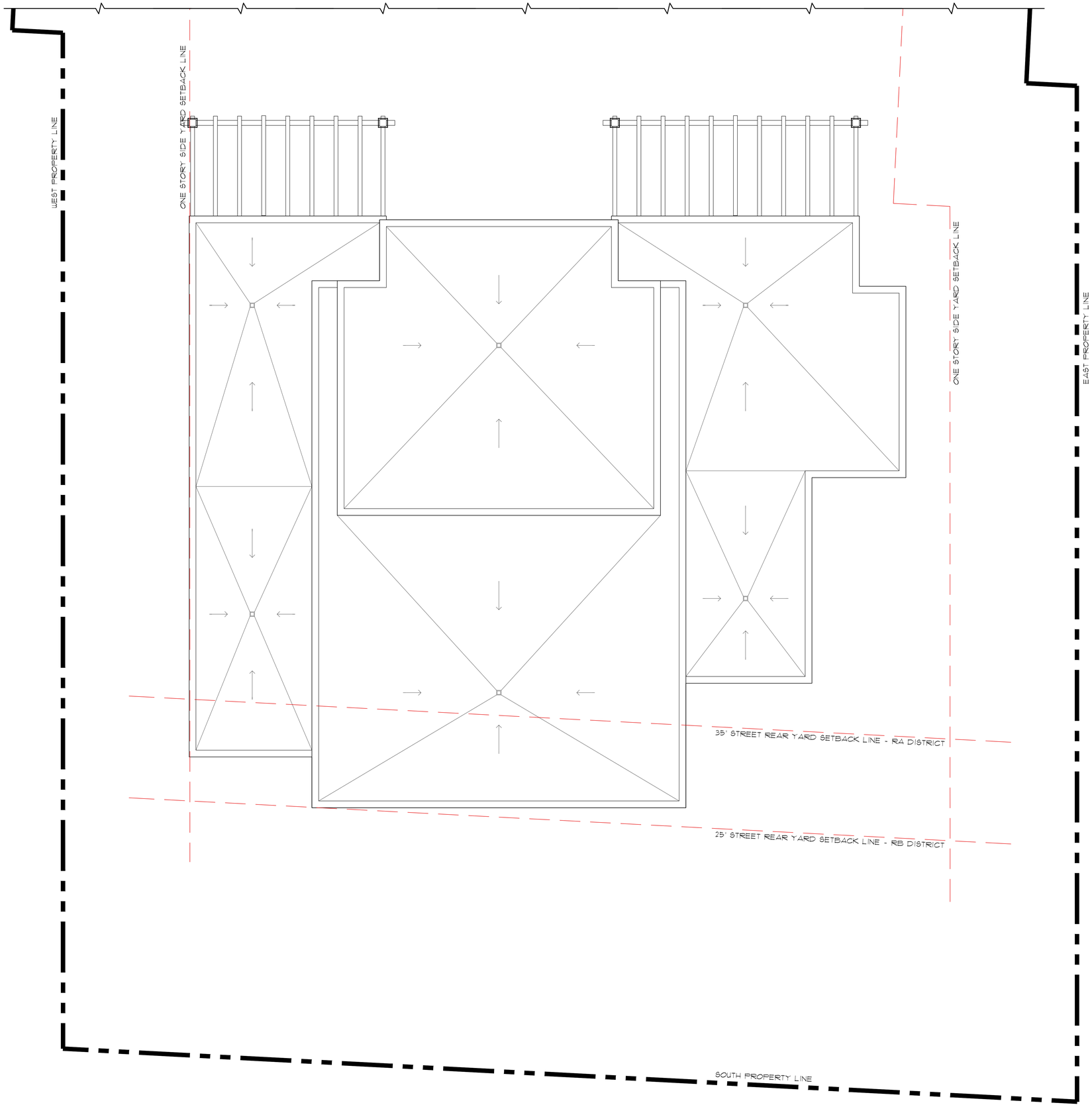
Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
ANGEL L. DAVILA
LICENSED
AR0016639
ANGEL DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0012
ZON-26-0023

SHEET NO.
A106



Proposed Roof Plan - 151 Atlantic

Scale 1/4" = 1' - 0"

MP DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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COMM NO.
2526

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5/8/2026

REVISIONS

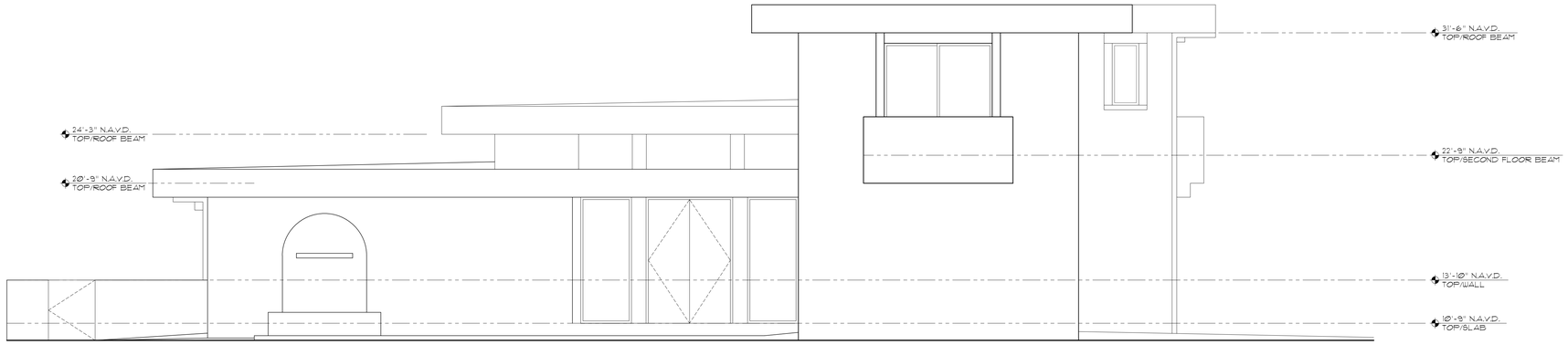
Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
LICENSE NO. AR0016839
ANGELO DAVILA A.I.A.
FLORIDA REGISTERED ARCH.
AR0016839

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

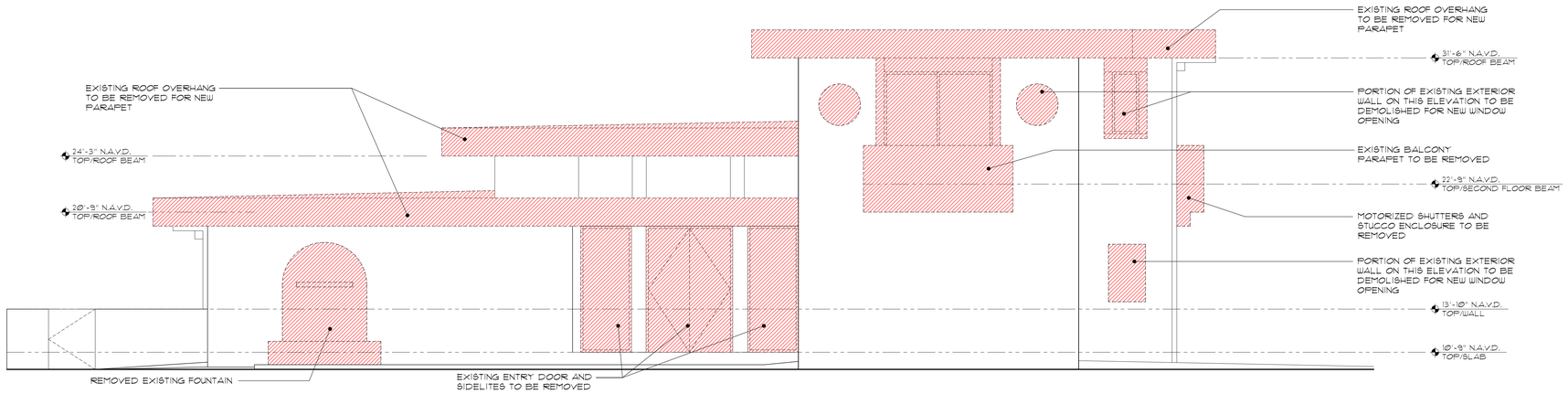
ARC-26-0012
ZON-26-0023

SHEET NO.
A107



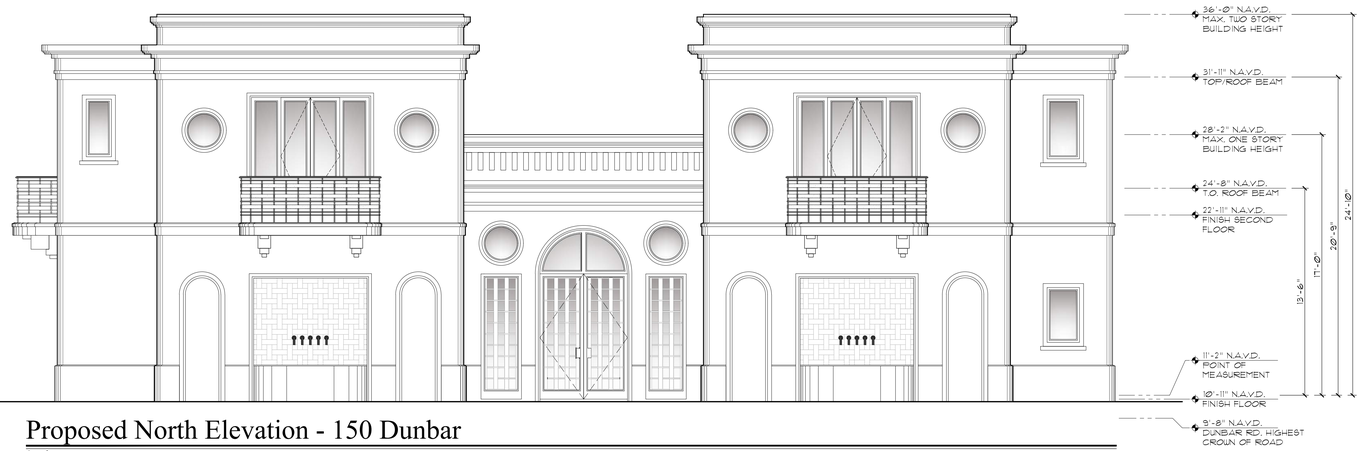
Existing North Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



North Elevation Demolition - 150 Dunbar

Scale 1/4" = 1'-0"



Proposed North Elevation - 150 Dunbar

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
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39 Quai d'Orsay 75007 Paris
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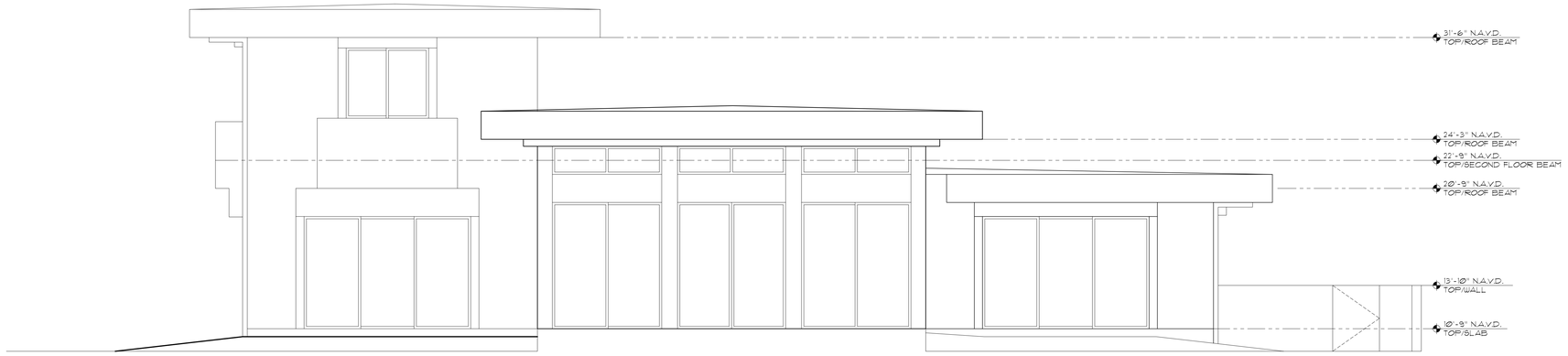
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

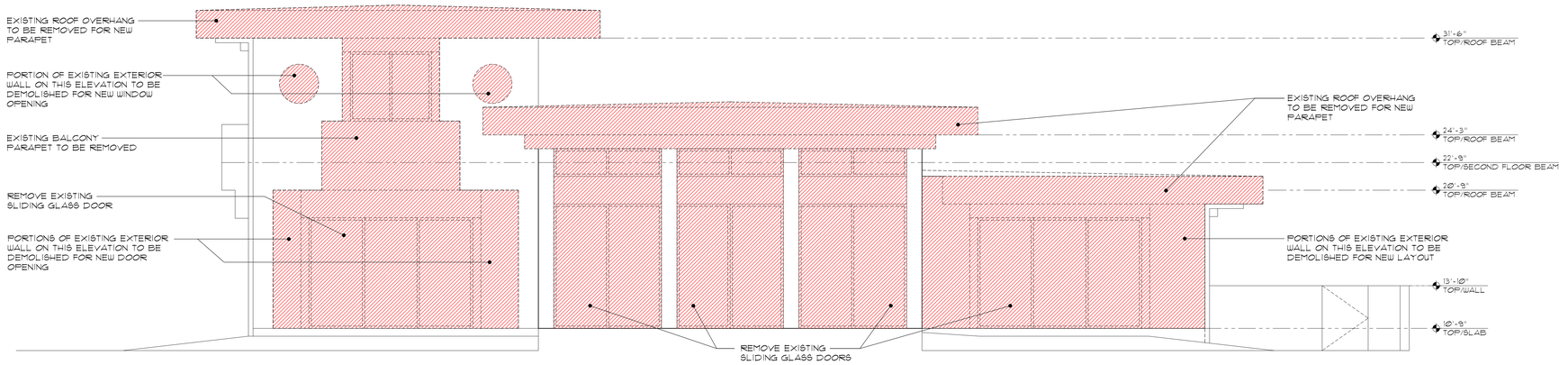
ARC-26-0012
ZON-26-0023

SHEET NO.
A200



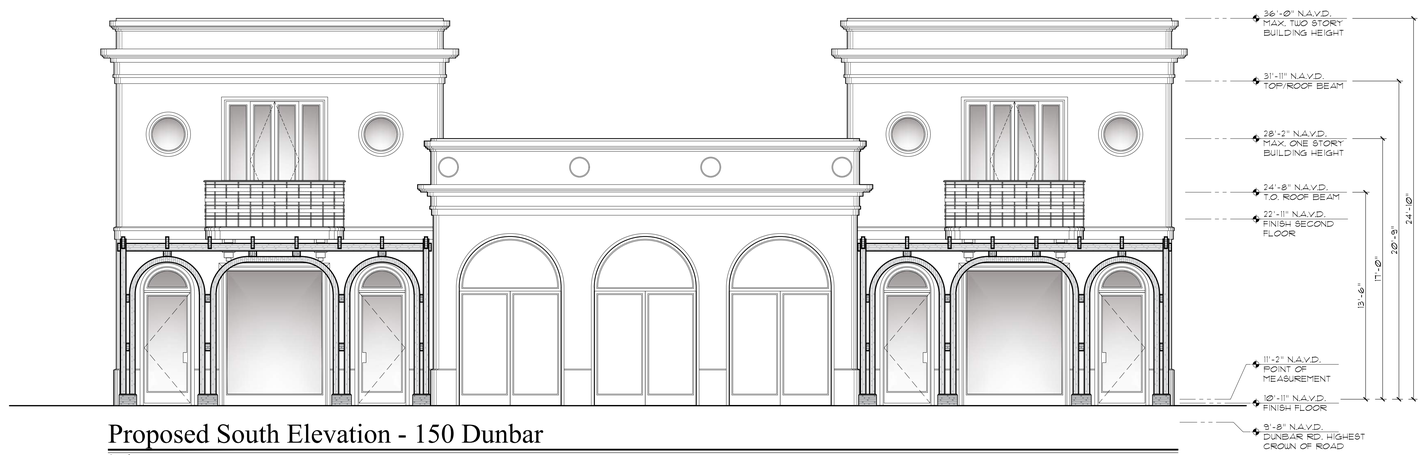
Existing South Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



South Elevation Demolition - 150 Dunbar

Scale 1/4" = 1'-0"



Proposed South Elevation - 150 Dunbar

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE
JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com
MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

COMM NO.
2526

DATE
5/8/2026

REVISIONS

Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
LICENSED ARCH.
#AR0016639
ANGELO DAVILA A.I.A.
FLORIDA LICENSED ARCH.
#AR0016639

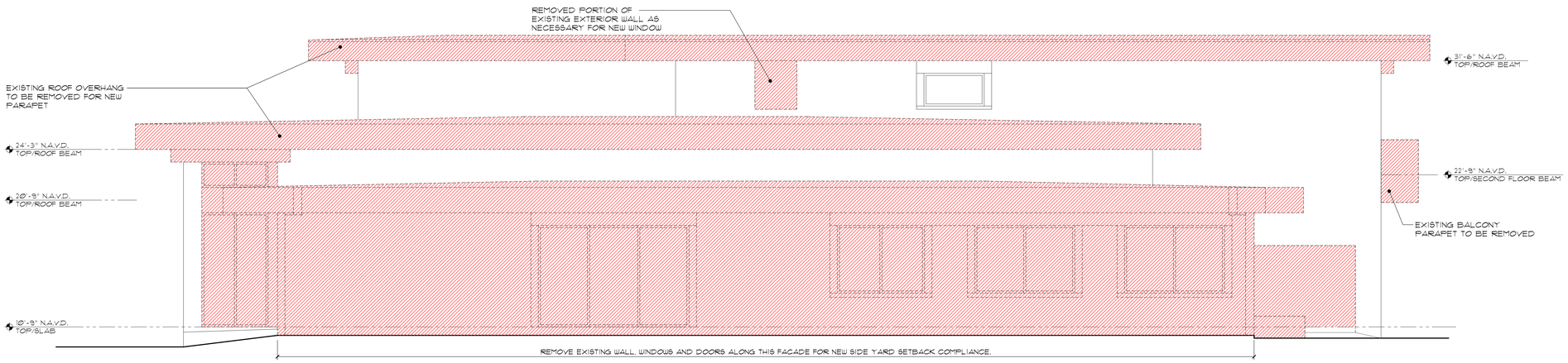
ARC-26-0012
ZON-26-0023

SHEET NO.
A201



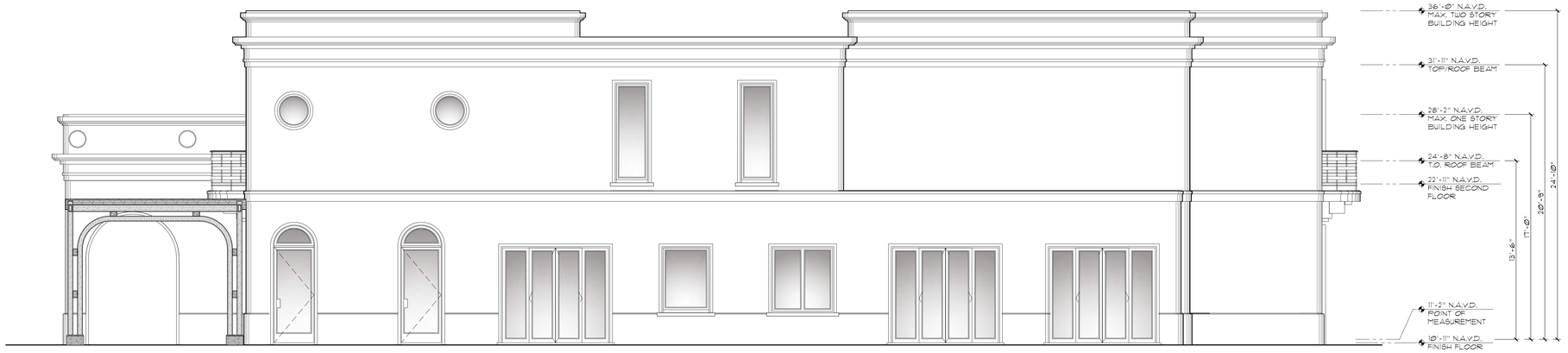
Existing East Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



East Elevation Demolition - 150 Dunbar

Scale 1/4" = 1'-0"



Proposed East Elevation - 150 Dunbar

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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COMEAU BUILDING
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COMM NO.
2526

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Palm Beach FL 33480

STATE OF FLORIDA
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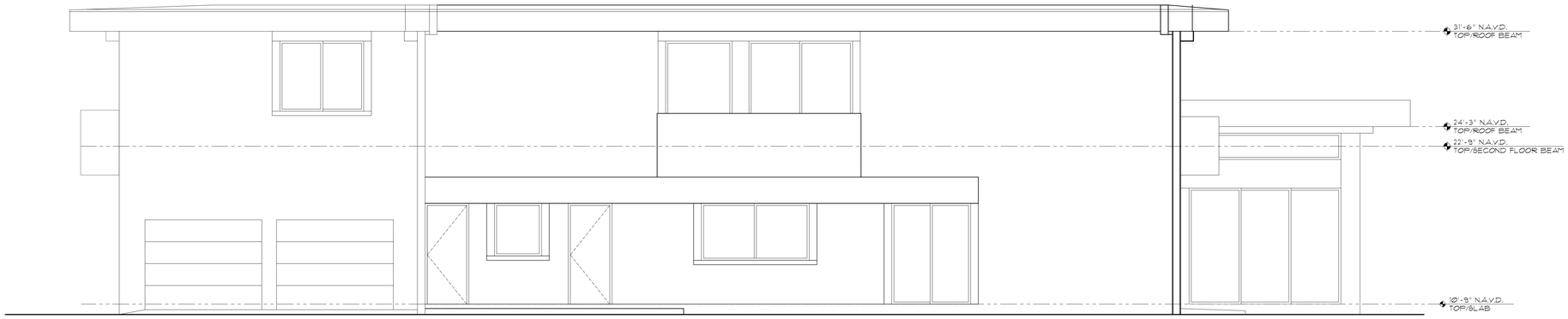
LICENSED ARCHITECT
AR0016639
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

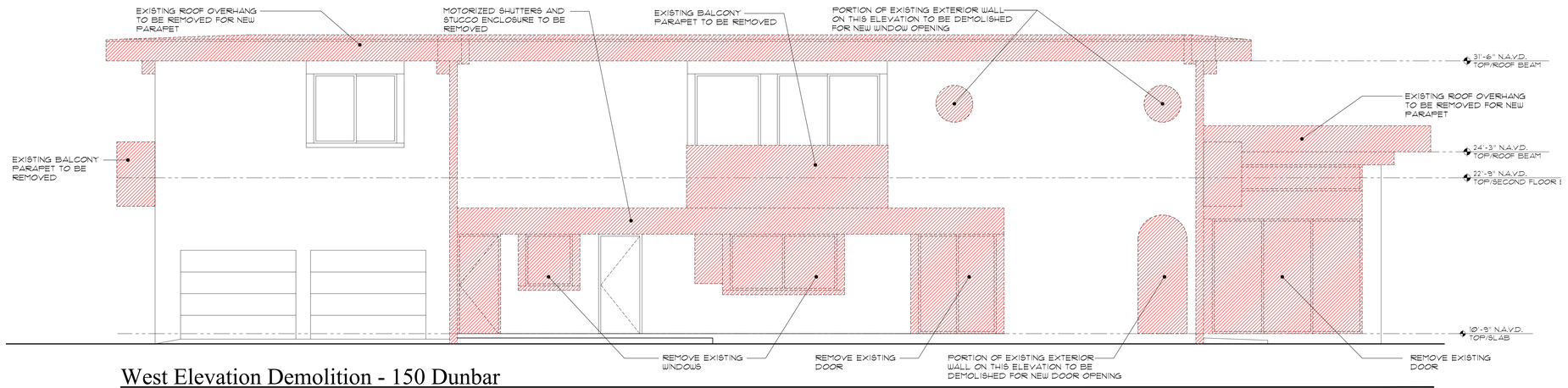
ARC-26-0012
ZON-26-0023

SHEET NO.
A202



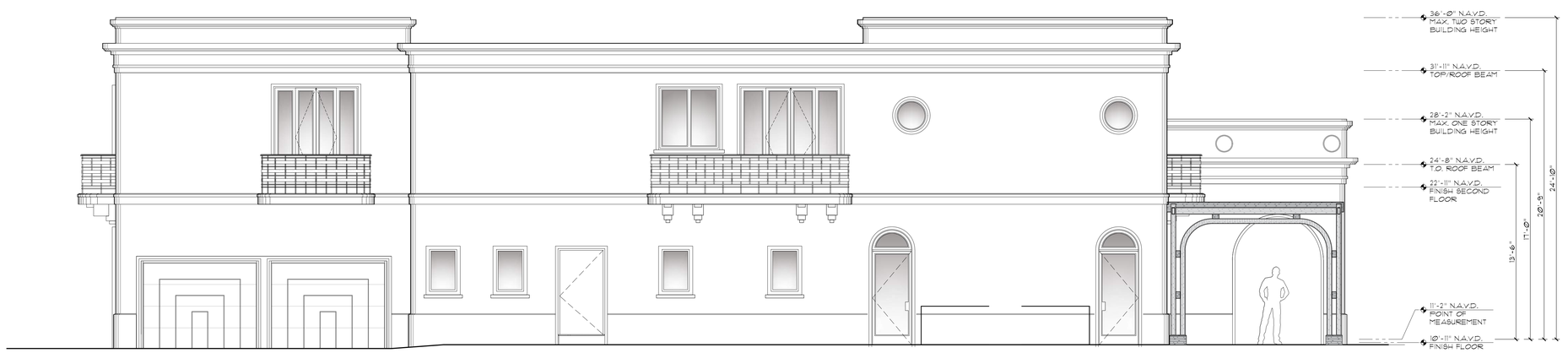
Existing West Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



West Elevation Demolition - 150 Dunbar

Scale 1/4" = 1'-0"



Proposed West Elevation - 150 Dunbar

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

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ARC-26-0012
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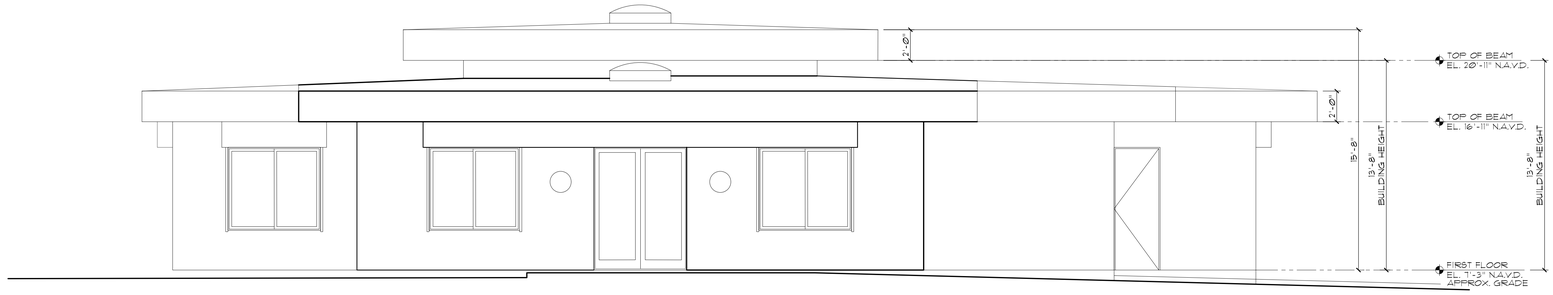
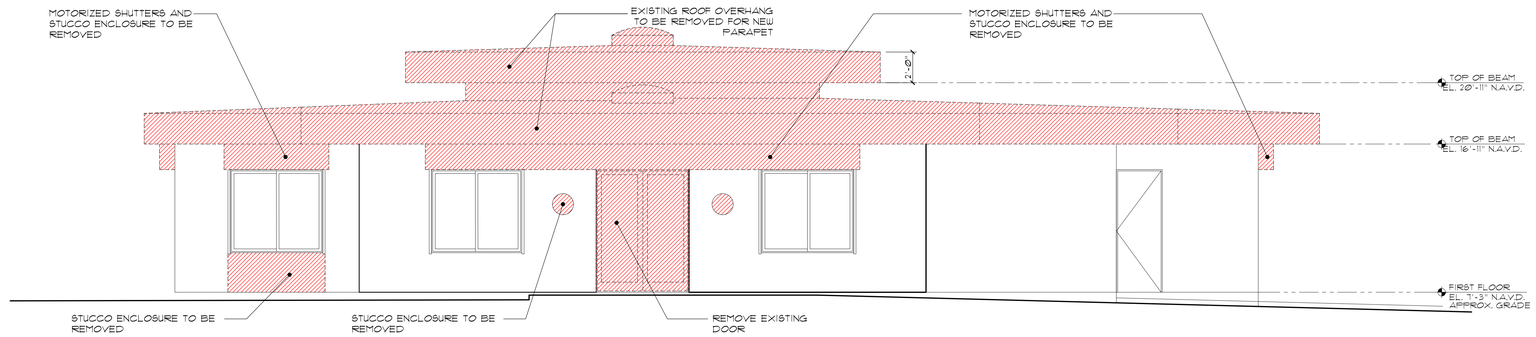
SHEET NO.
A203



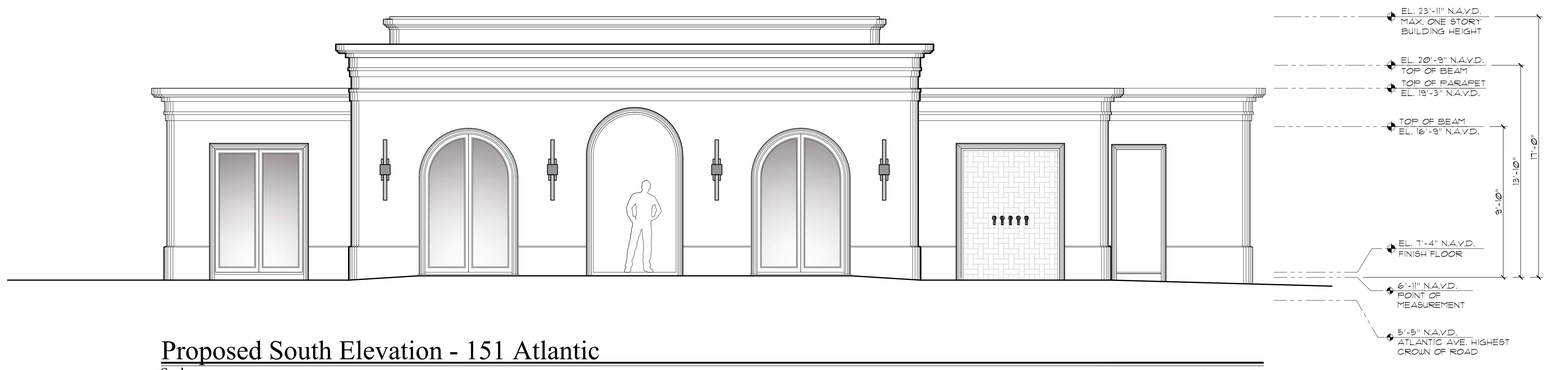
Existing South Elevation - 151 Atlantic

Scale 1/4" = 1'-0"



South Elevation Demolition - 151 Atlantic

Scale 1/4" = 1'-0"



Proposed South Elevation - 151 Atlantic

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

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STATE OF FLORIDA
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AR0016839
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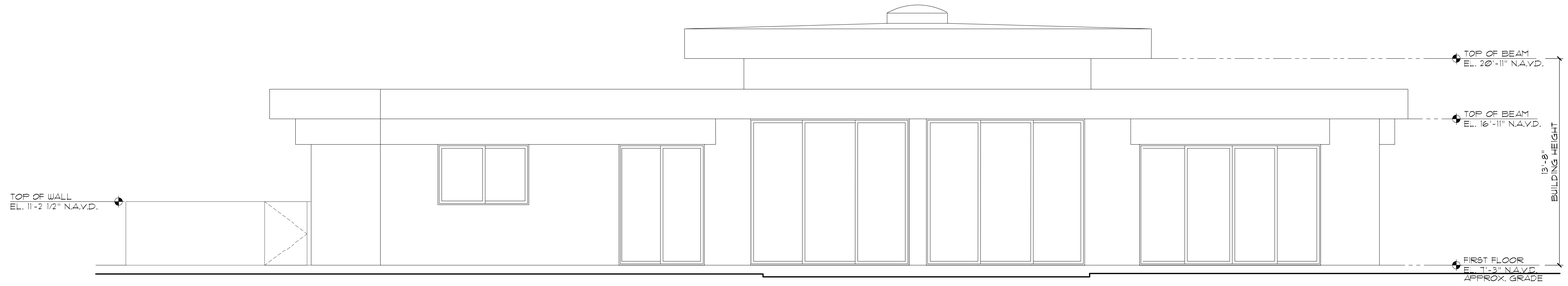
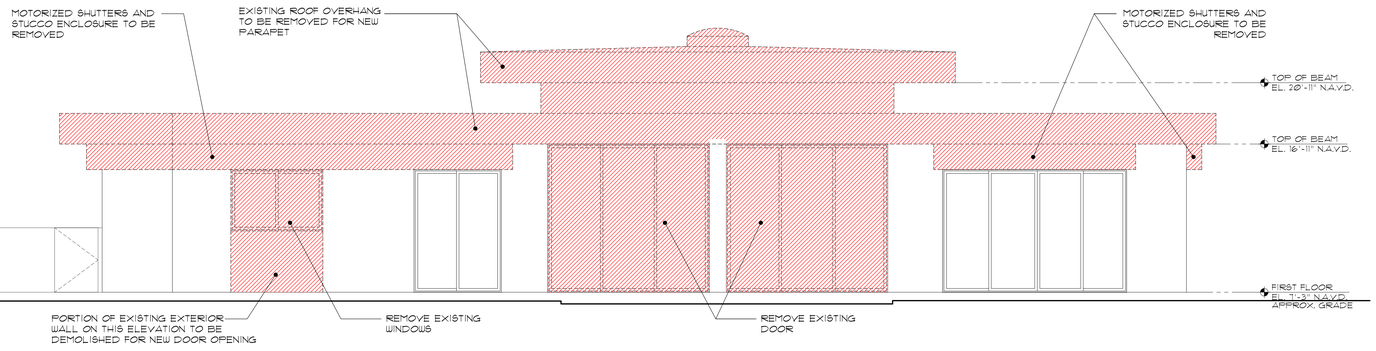
SHEET NO.
A204



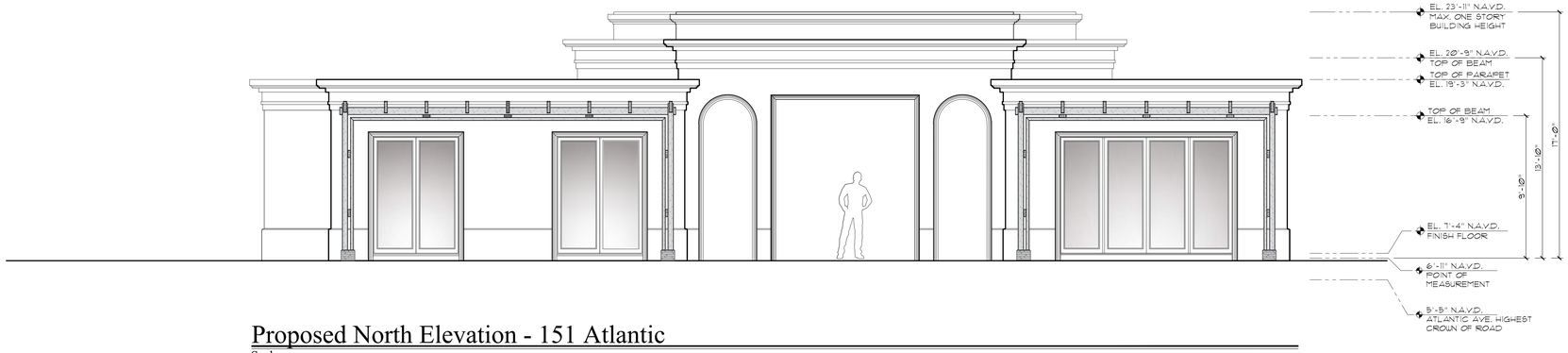
Existing North Elevation - 151 Atlantic

Scale 1/4" = 1'-0"



North Elevation Demolition - 151 Atlantic

Scale 1/4" = 1'-0"



Proposed North Elevation - 151 Atlantic

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

COMM NO.
2526

DATE
5/8/2026

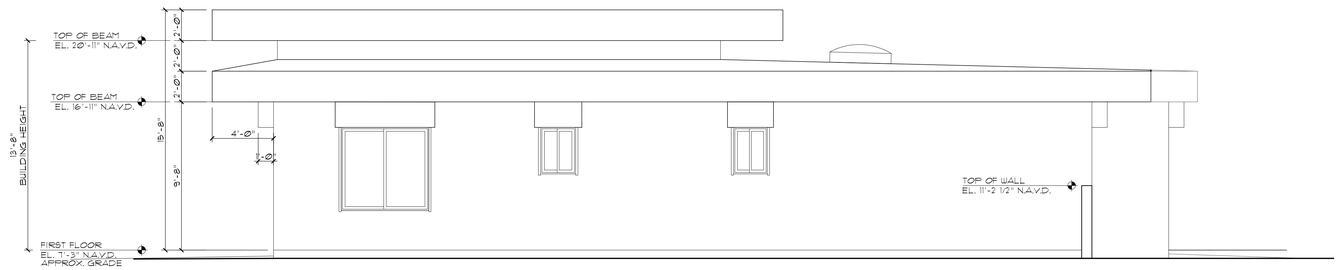
REVISIONS

Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016839
ANGELO DAVILA, R.A.
FLORIDA REG. ARCH.
AR0016839

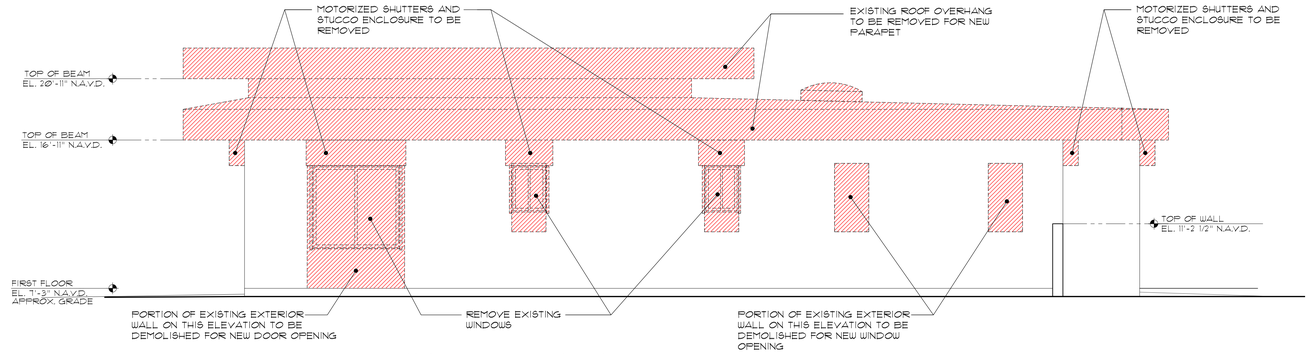
ARC-26-0012
ZON-26-0023

SHEET NO.
A205



Existing East Elevation - 151 Atlantic

Scale 1/4" = 1'-0"



East Elevation Demolition - 151 Atlantic

Scale 1/4" = 1'-0"



Proposed West Elevation - 151 Atlantic

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

COMM NO.
2526

DATE
5/8/2026

REVISIONS

Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

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

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
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WEST PALM BEACH, FLORIDA 33401
561.833.7575

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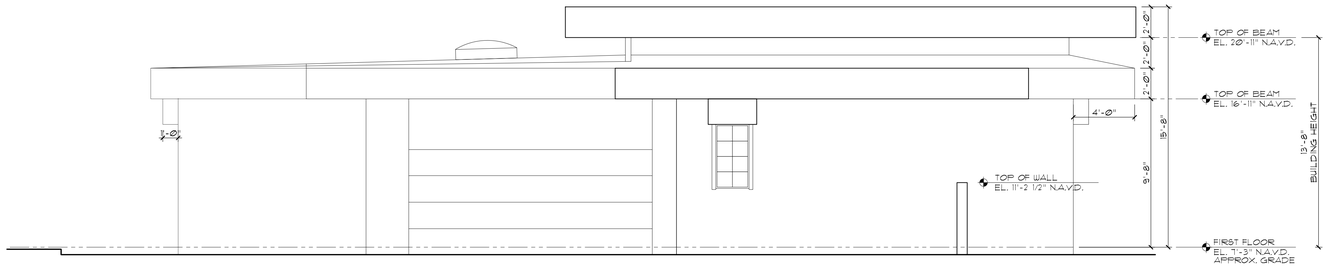
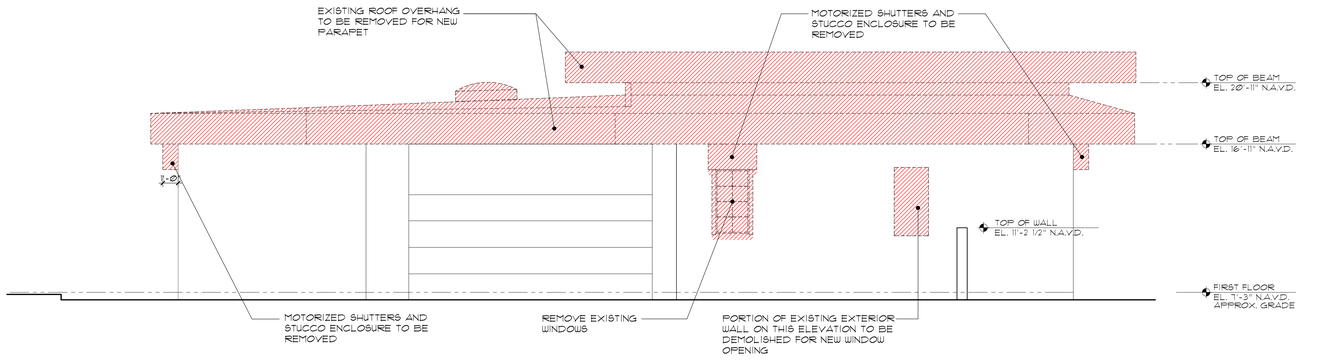
ZON-26-0023

SHEET NO.
A206



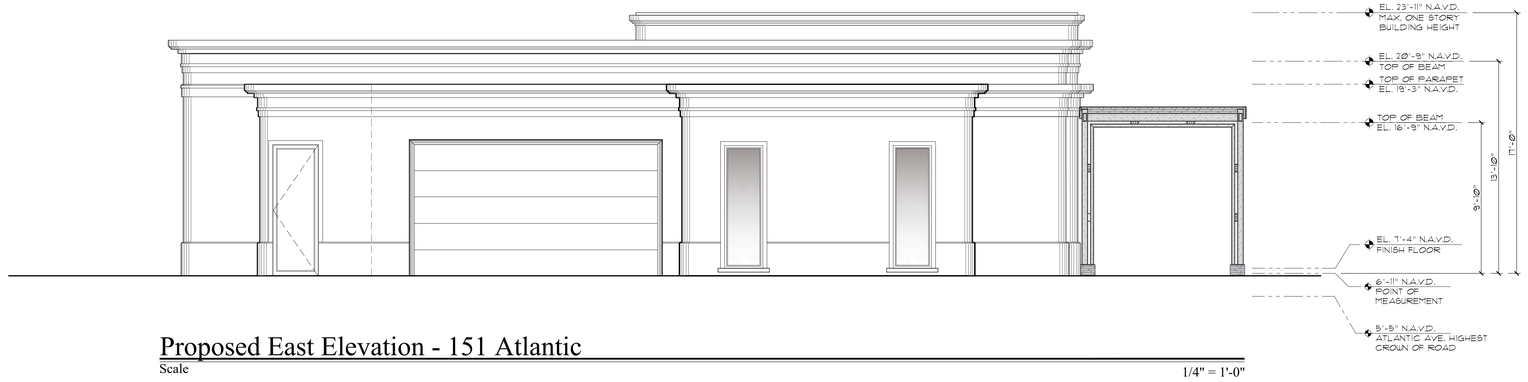
Existing West Elevation - 151 Atlantic

Scale 1/4" = 1'-0"



West Elevation Demolition - 151 Atlantic

Scale 1/4" = 1'-0"



Proposed East Elevation - 151 Atlantic

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
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2526

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Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016638
ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
DATE 05/08/2026

ARC-26-0012
ZON-26-0023

SHEET NO.
A207









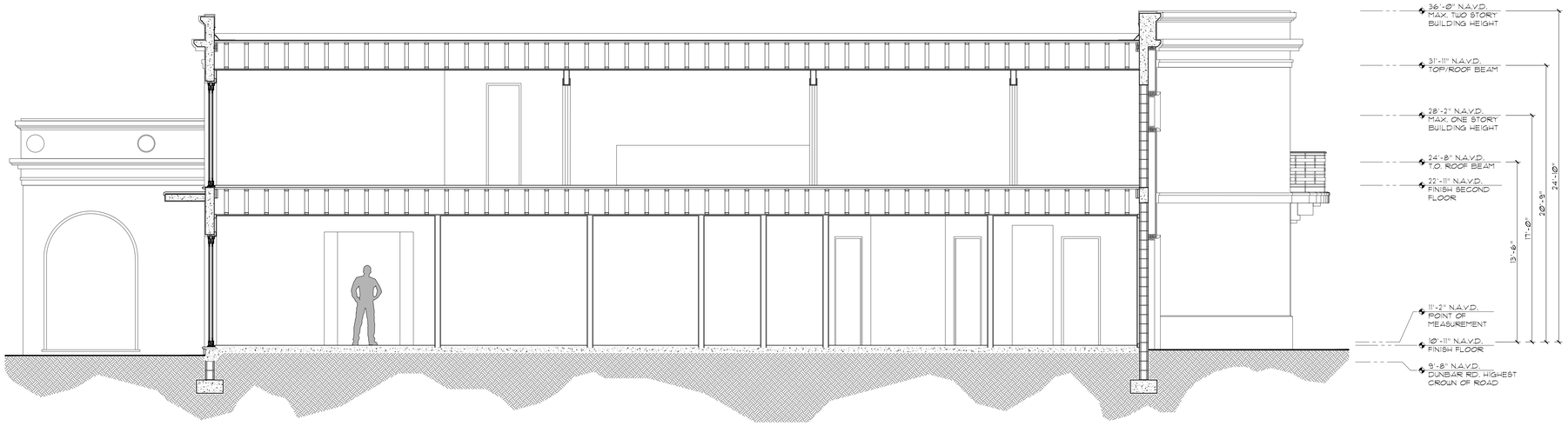






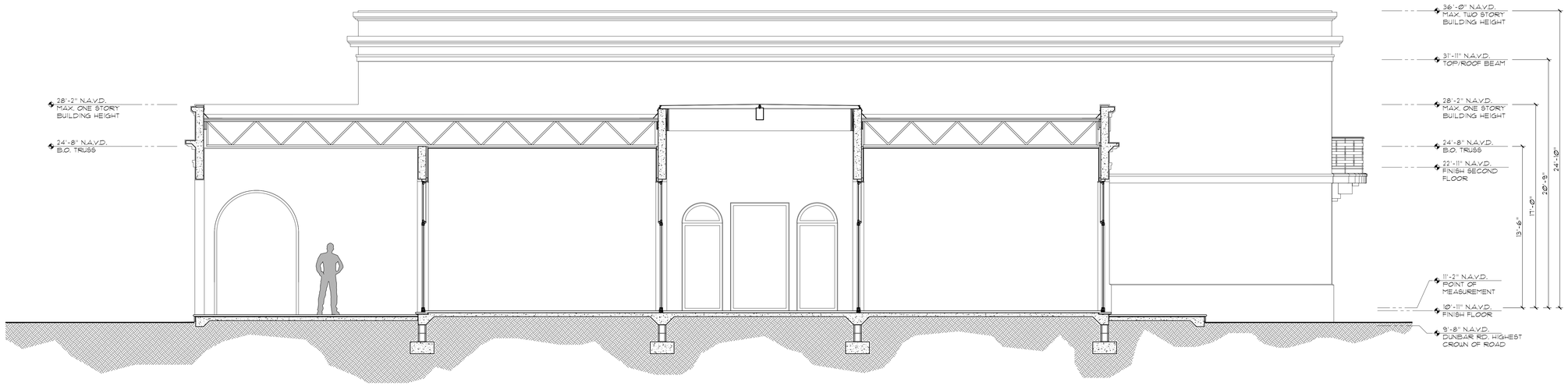






Proposed Building Section - 150 Dunbar

Scale 1/4" = 1'-0"



Proposed Building Section - 150 Dunbar

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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Renovations for
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150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016839
ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
#AR0016839

MP DESIGN &
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COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

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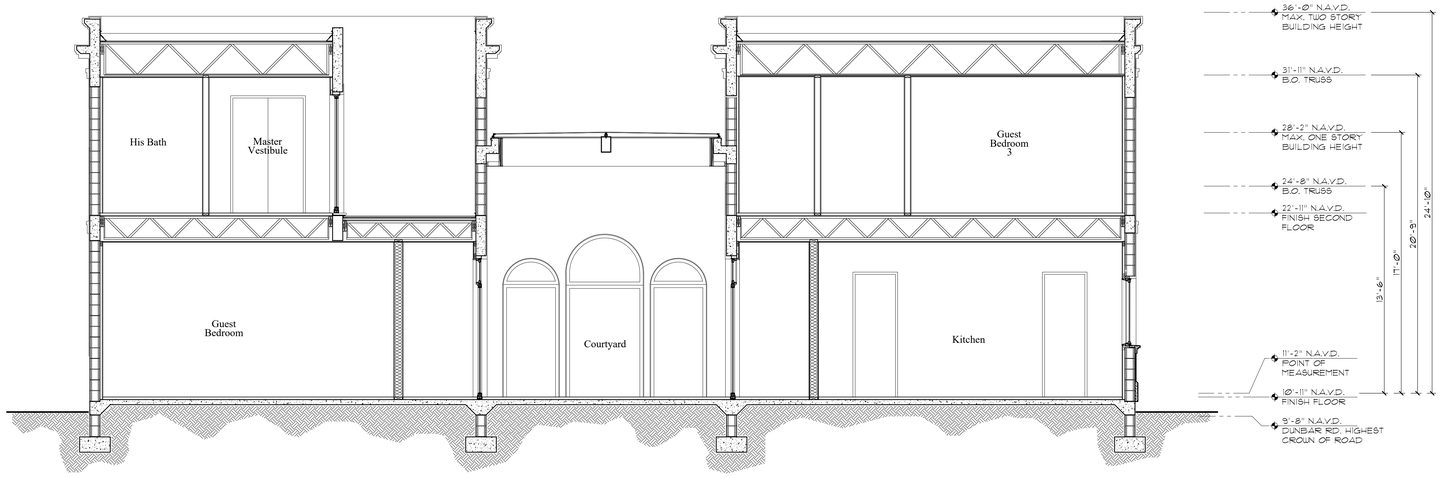
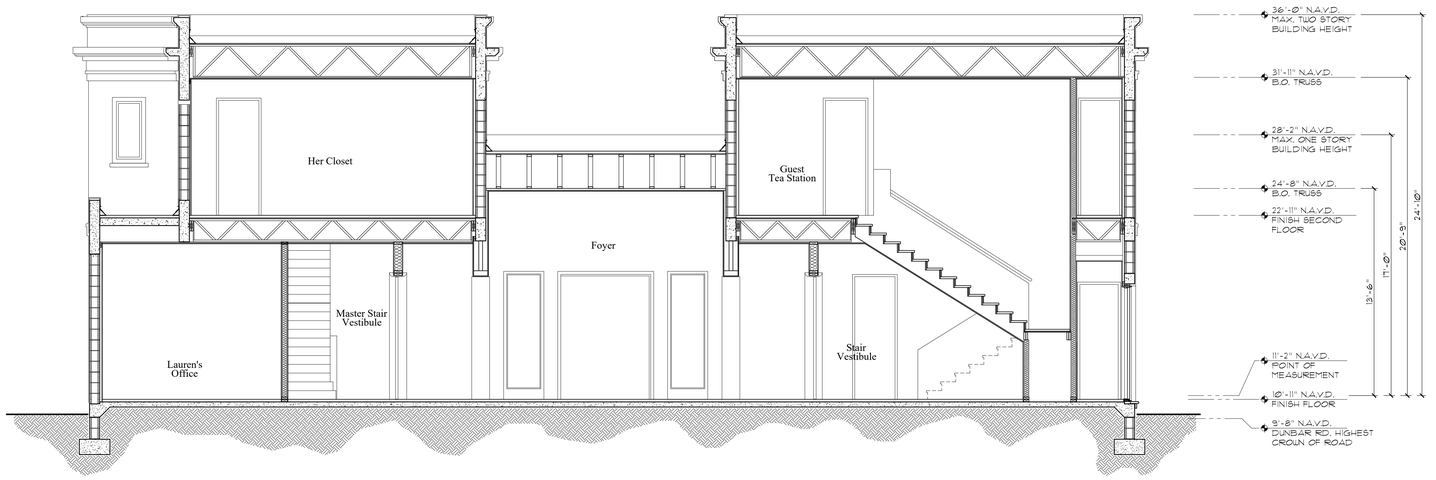
SHEET NO.
A301



Proposed Building Section - 150 Dunbar

Scale 1/4" = 1'-0"



Proposed Building Section - 150 Dunbar

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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STATE OF FLORIDA
ANGELO L. DAVILA
AR0016839
ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
#AR0016839

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

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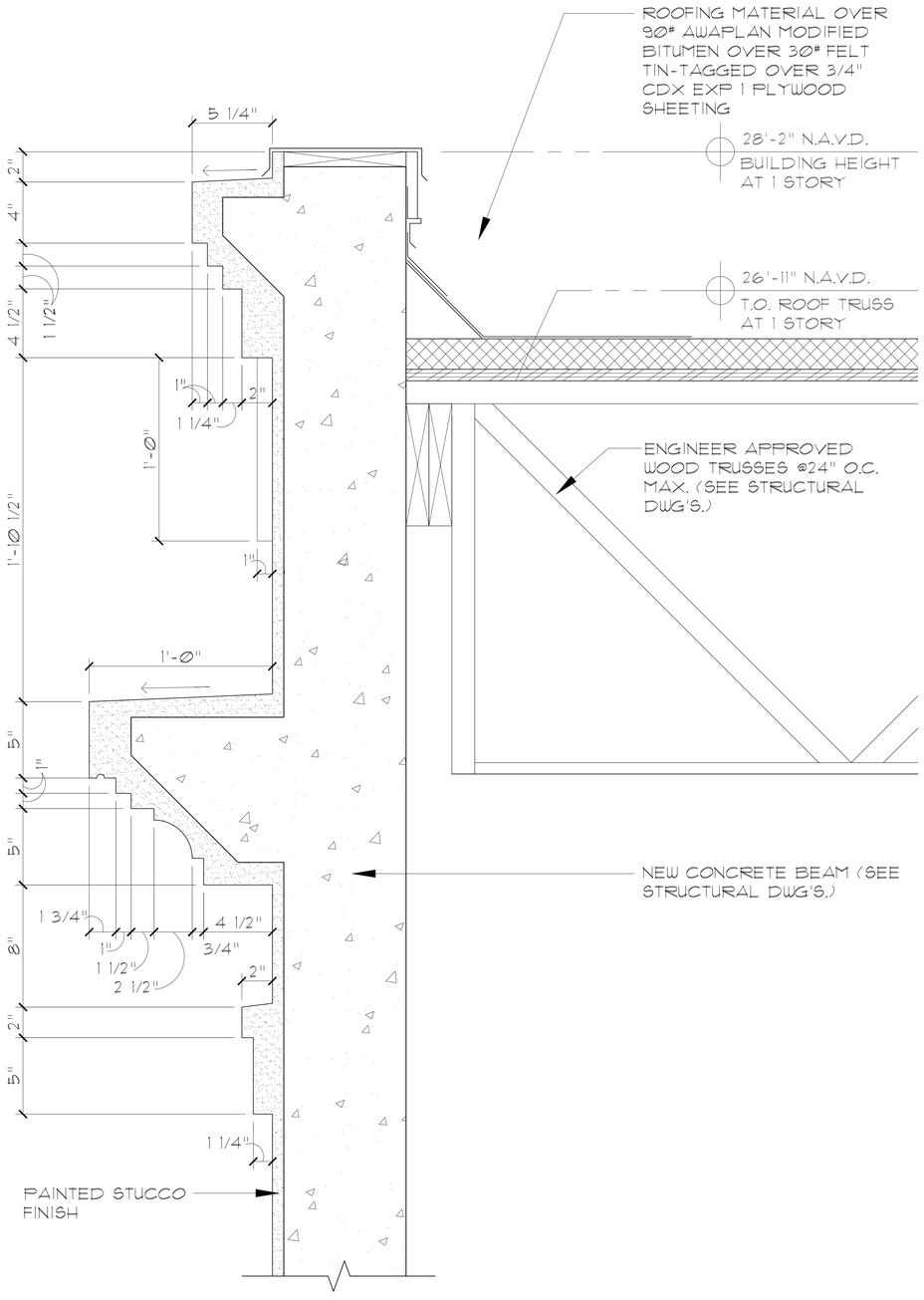
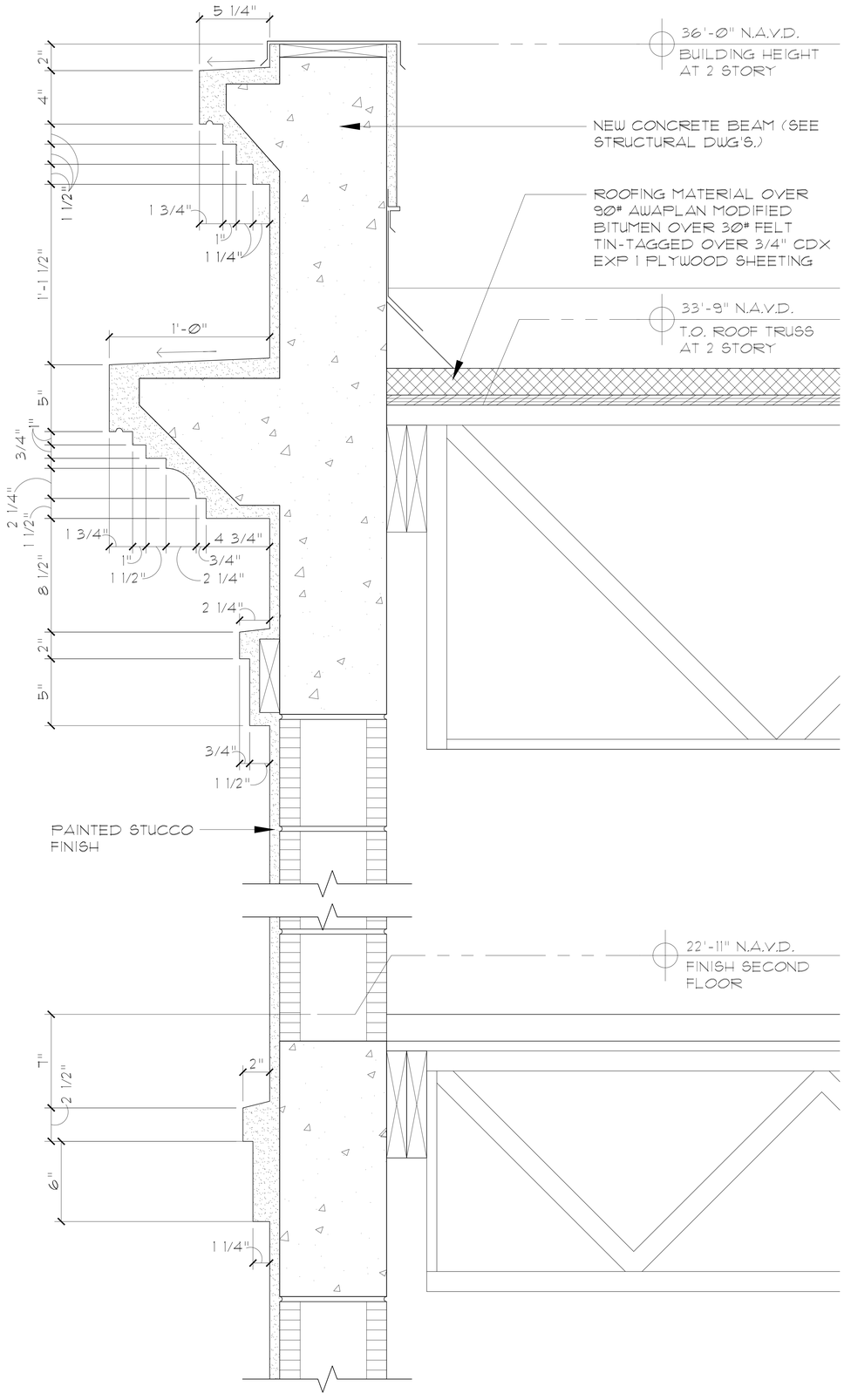
SHEET NO.
A302



Wall Section Detail @ One Story - 150 Dunbar

Scale 3" = 1'-0"



Wall Section Detail @ Two Story - 150 Dunbar

Scale 3" = 1'-0"

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COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
Tel:+33 1 45 44 04 65
contact@deniot.com

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REVISIONS

Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
LICENSED ARCHITECT
AR0016839
ANGELO L. DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016839

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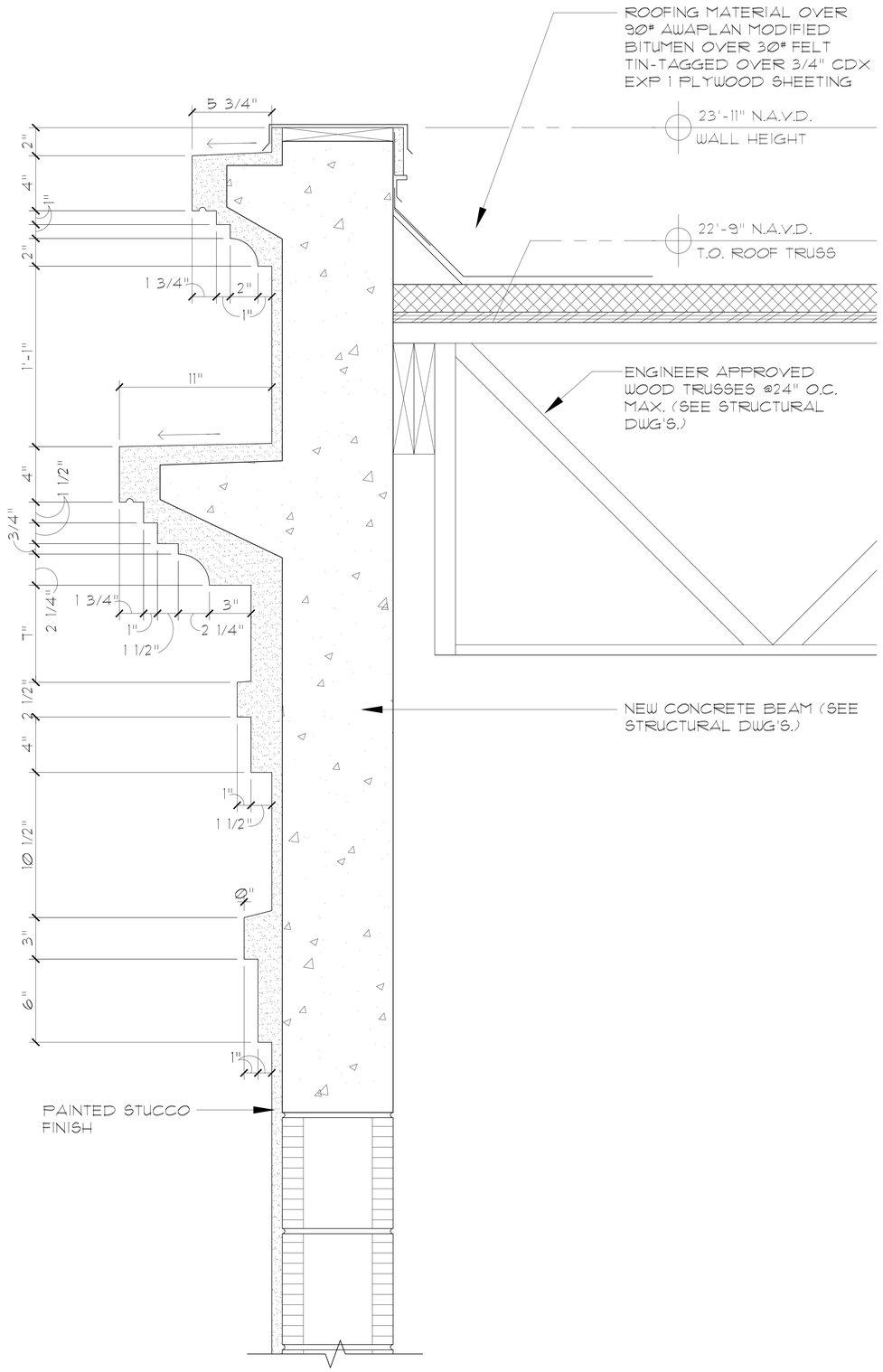
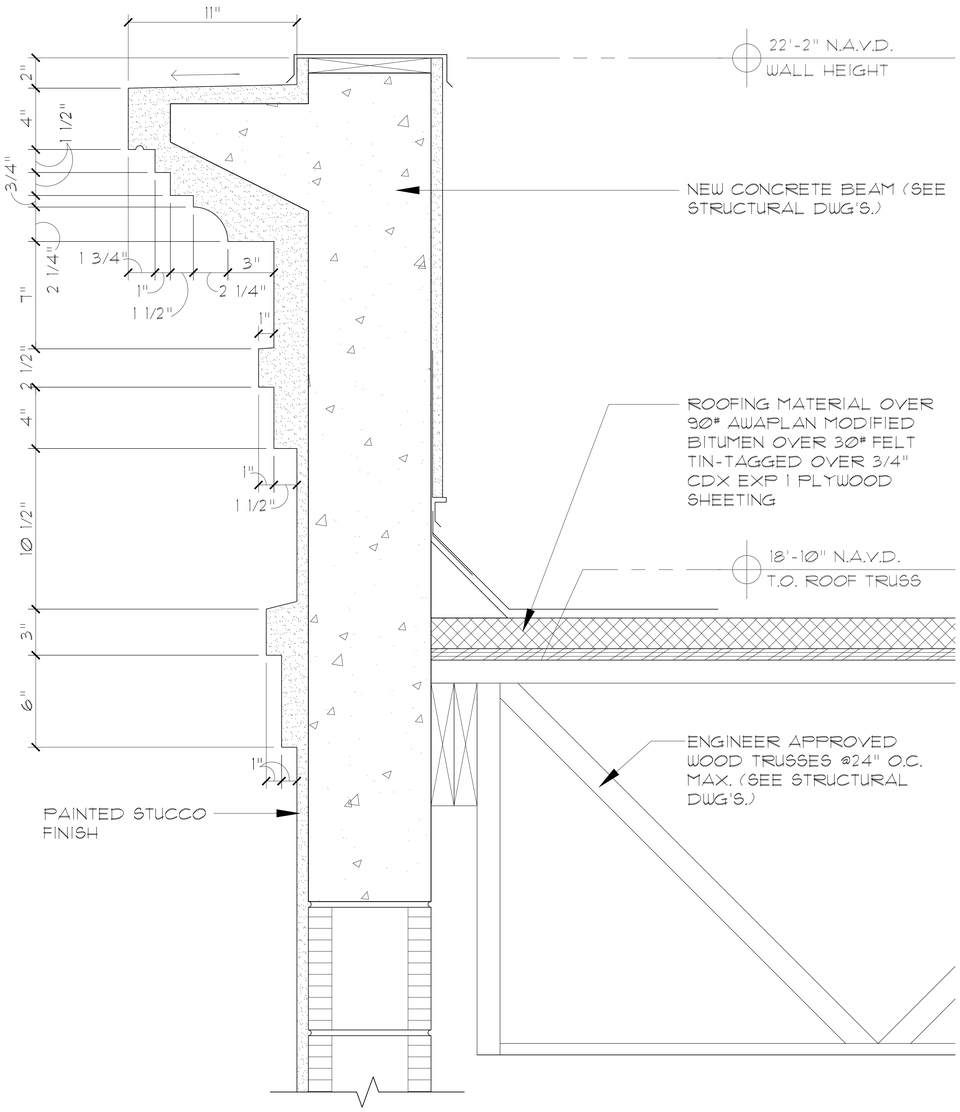
ZON-26-0023

SHEET NO.
A310



Wall Section Detail @ High Roof - 151 Atlantic

Scale 3" = 1'-0"



Wall Section Detail @ Low Roof - 151 Atlantic

Scale 3" = 1'-0"

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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contact@deniot.com

COMM NO.
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DATE
5/8/2026

REVISIONS

Renovations for
Heavenly Partners L.L.C.
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Palm Beach FL 33480

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WEST PALM BEACH, FLORIDA 33401
561.833.7575

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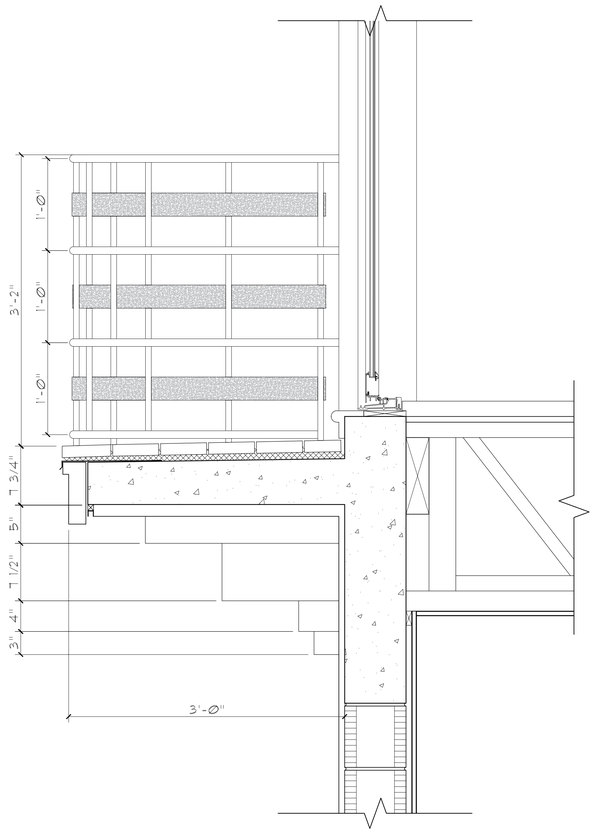
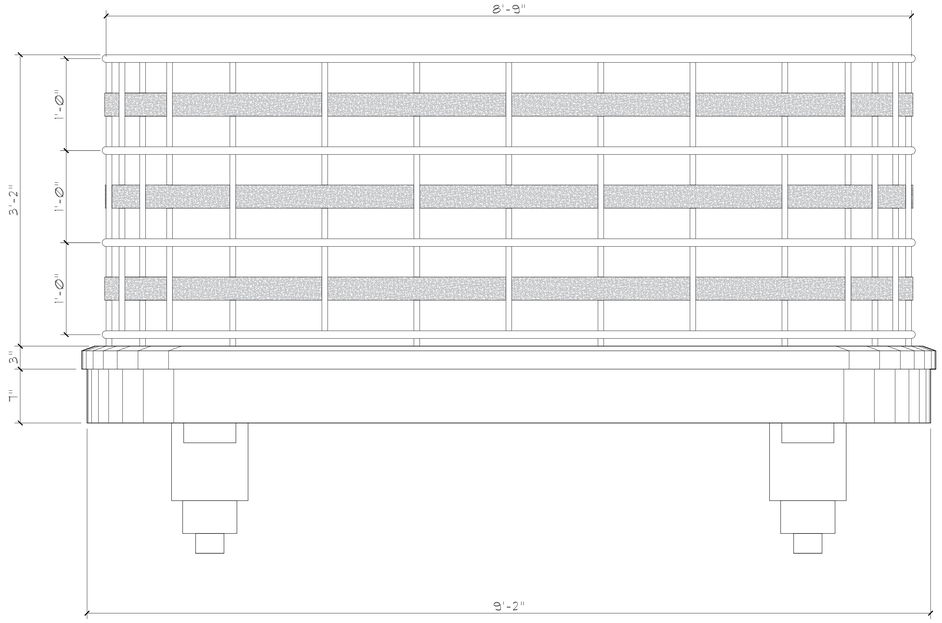
ZON-26-0023

SHEET NO.
A311



Balcony & railing Detail - Section

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



Balcony & railing Detail - Front View

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

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JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
39 Quai d'Orsay 75007 Paris
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contact@deniot.com

COMM NO.
2526

DATE
5/12/2026

REVISIONS

Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480



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COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0012
ZON-26-0023

SHEET NO.
A312

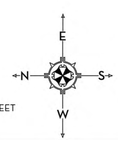


OVERALL R-A SITE CALCULATIONS:

	29,600	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	14,800	SQ FT	50%
PROPOSED =	15,569.6	SQ FT	52.6%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,501	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,575.45	SQ FT	45%
PROPOSED =	1,715	SQ FT	48.98%



0 2 4 8 16 24 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

12 MARCH 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"

HARDSCAPE PLAN

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

10 APRIL 2026
25 MARCH 2026
12 MARCH 2026

NIEVERA WILLIAMS
DESIGN

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

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SK1



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

10 APRIL 2026
25 MARCH 2026
12 MARCH 2026

NIEVERA WILLIAMS
DESIGN

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

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SK2.1



0 1 2 4 8 12 FEET

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

E N S W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

10 APRIL 2026
25 MARCH 2026
12 MARCH 2026

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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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SK3















1 EL1 150 DUNBAR NORTH ELEVATION
SCALE: 1/4"=1'-0"

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

E N S W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

150 DUNBAR NORTH ELEVATION

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

10 APRIL 2026
25 MARCH 2026
12 MARCH 2026

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West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EL1



1 EL2 WEST ELEVATION
SCALE: 3/32"=1'-0"

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

E
N S
W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

WEST ELEVATION

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

10 APRIL 2026
25 MARCH 2026
12 MARCH 2026

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Suite 502
West Palm Beach, FL 33401
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F: 561-659-2113

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EL2



1 EL3 151 ATLANTIC SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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

E
N S
W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SOUTH ELEVATIONS

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

10 APRIL 2026
25 MARCH 2026
12 MARCH 2026

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DESIGN

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EL3



1 EL4 EAST ELEVATION
SCALE: 3/32"=1'-0"

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EAST ELEVATION

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

10 APRIL 2026
25 MARCH 2026
12 MARCH 2026

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DESIGN

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

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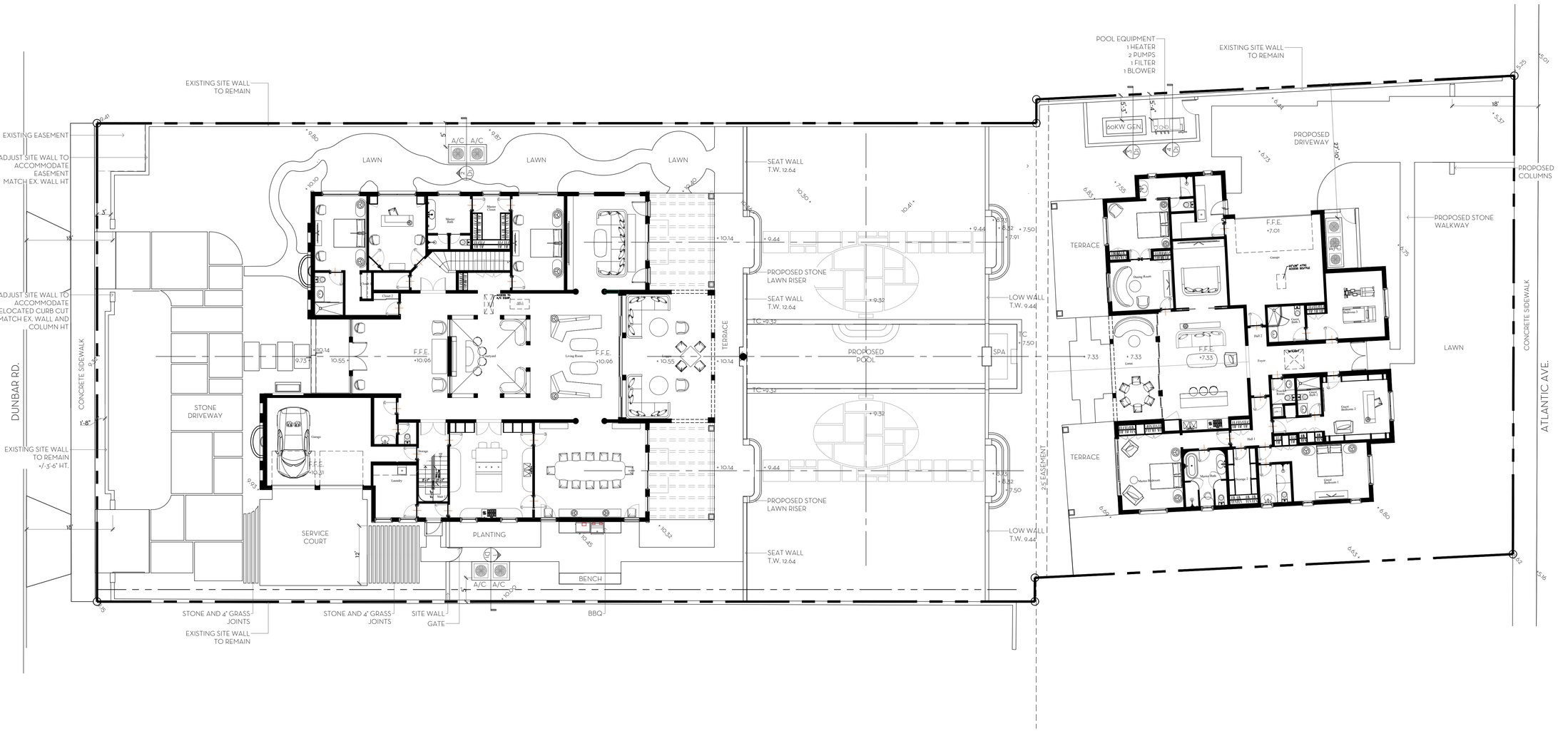
EL4



CROWN OF ROAD: 5.38
LOWEST FIN. FLOOR: 7.33
= .975 FT. MAX FILL

NOTE: NO FILL PROPOSED, FINAL FINISHED GRADE TO BE WITHIN 6" OF EXISTING GRADE.

OVERALL R-A SITE CALCULATIONS:

SITE AREA=	29,597	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	14,799	SQ FT	50%
PROPOSED =	14,946.48	SQ FT	50.5%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,501	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,575.45	SQ FT	45%
PROPOSED =	1,715	SQ FT	48.98%

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

E N S W

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

HARDSCAPE PLAN
RESIDENCE
150 DUNBAR ROAD, PALM BEACH, FL.

10 APRIL 2026
25 MARCH 2026
12 MARCH 2026

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
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NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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West Palm Beach, FL 33401
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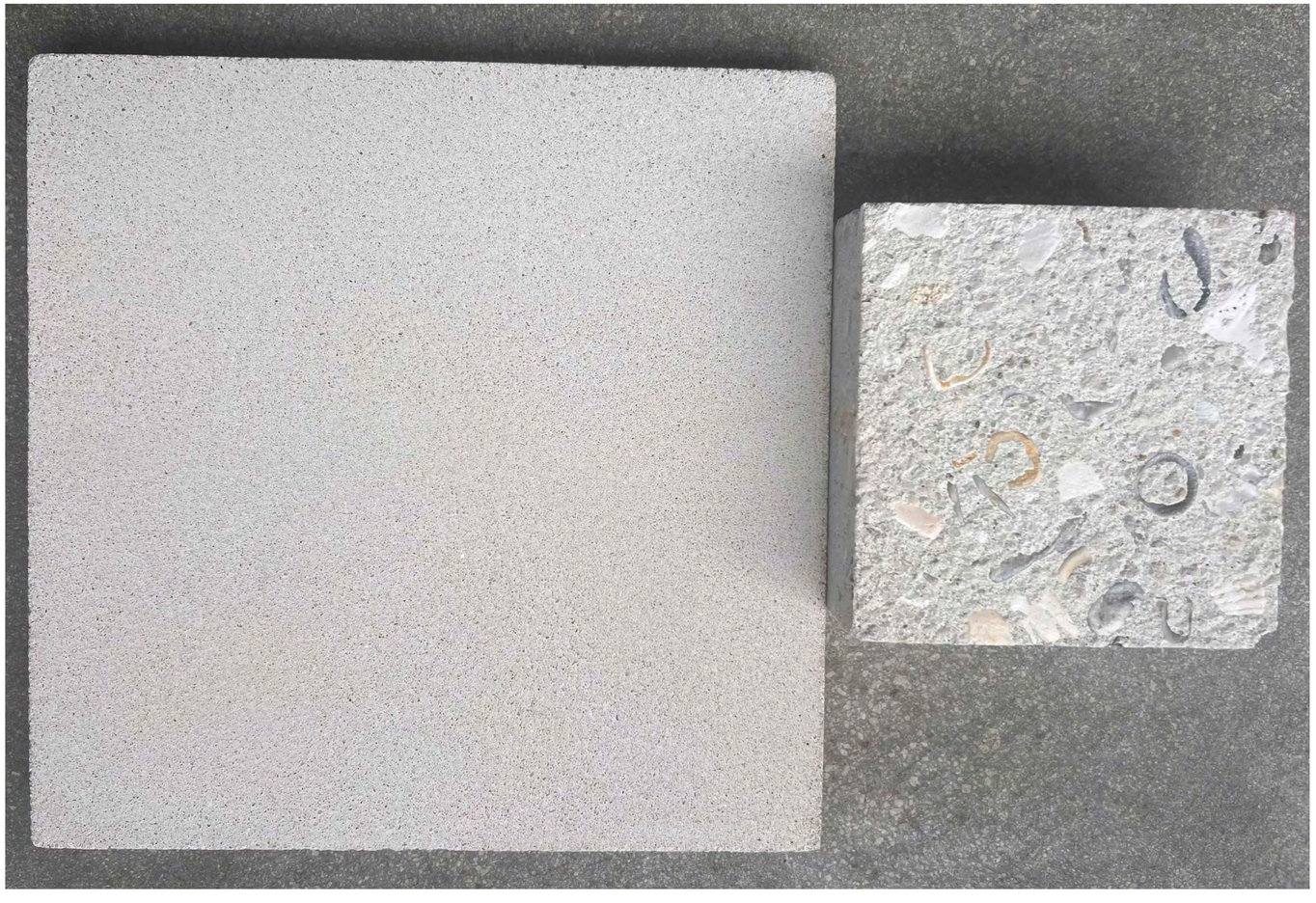
L1



LIMESTONE DRIVEWAY

TABBY DRIVEWAY



CORAL WALKWAYS

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE MATERIALS

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

10 APRIL 2026
25 MARCH 2026
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NIEVERA WILLIAMS
DESIGN

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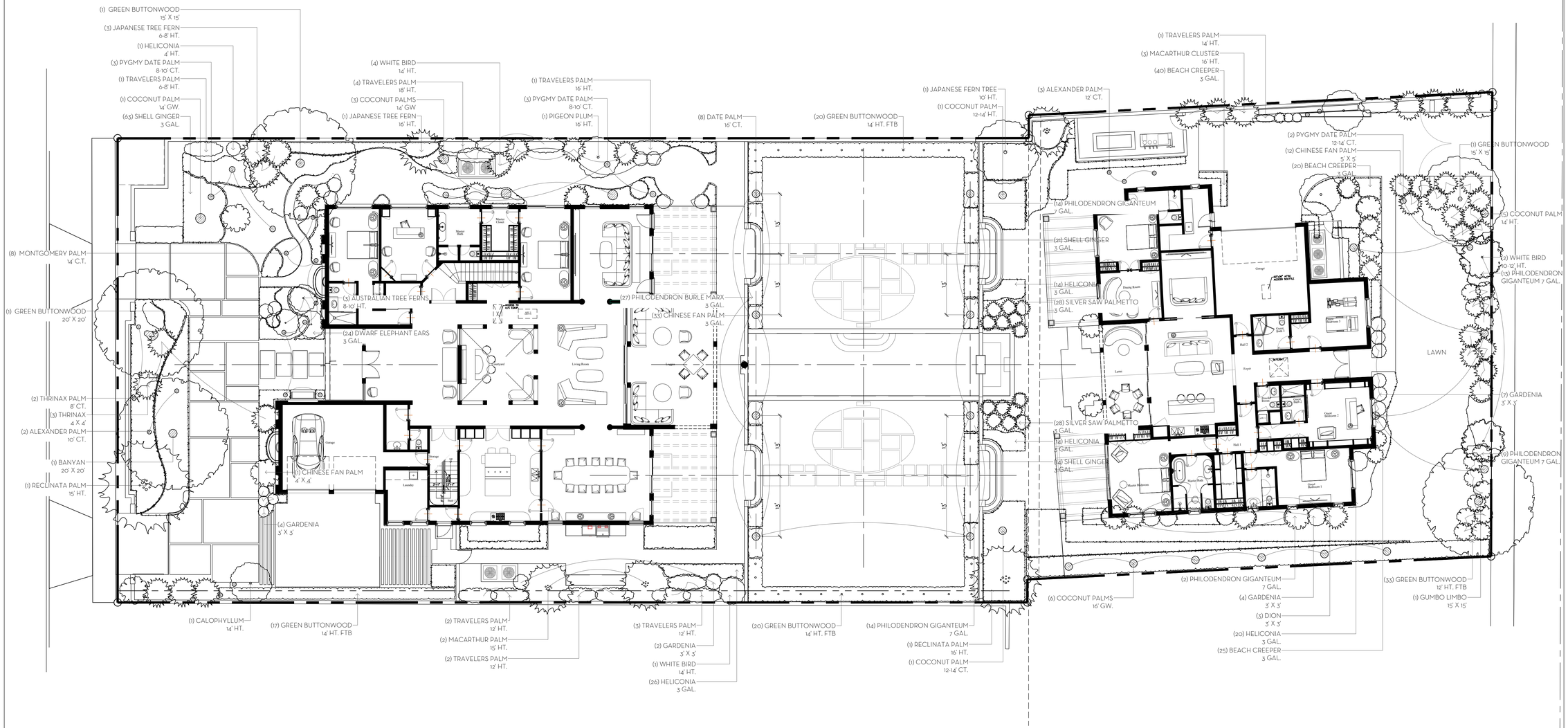
L2

NOTE - LANDSCAPE ARCHITECT TO FIELD PLACE THE FOLLOWING PLANTS:
CHINESE FAN PALM
HELICONIA
AUSTRALIAN TREE FERN
WHITE BIRD OF PARADISE
PHILODENDRON BURLE MARX
PHILODENDRON GIGANTEUM
PYGMY DATE PALM
SHELL GINGER



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN
RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

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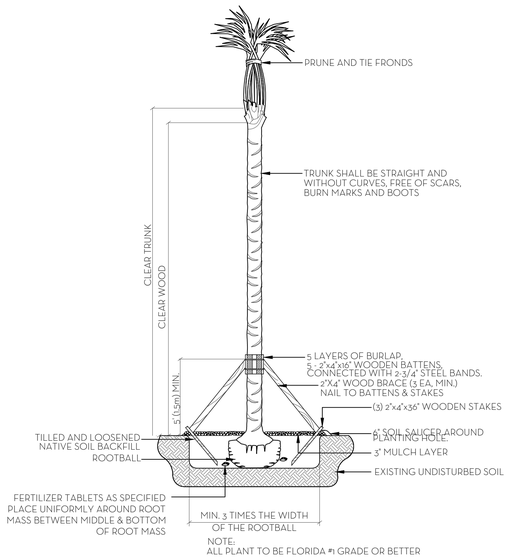
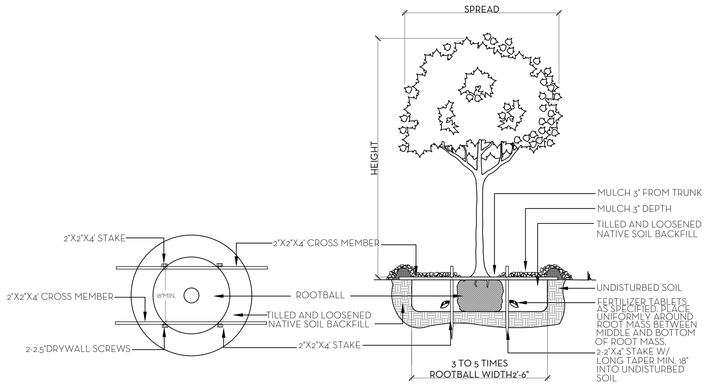
LP1



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

PALM PLANTING DETAIL
N.T.S.

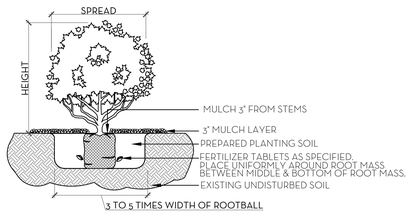
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

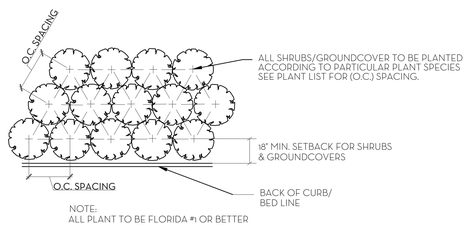
TREE PLANTING DETAIL
N.T.S.

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



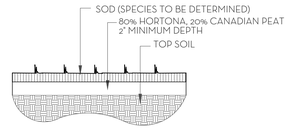
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



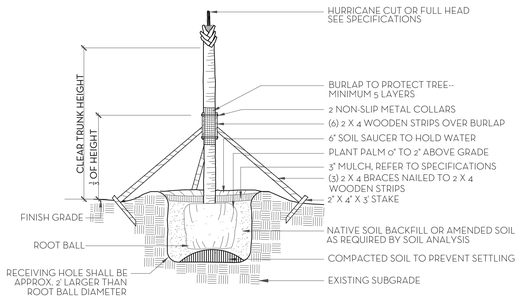
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



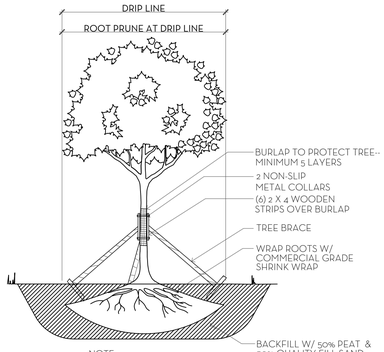
SOD PLANTING DETAIL
N.T.S.

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



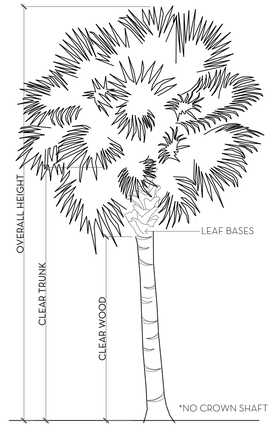
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

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

NIEVERA WILLIAMS DESIGN

150 Dunbar Rd.

05/07/26

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native
1	TREES				
2	Australian Tree Fern	Alsophila australis	3	8-10' HT.	
3	Calophyllum	Calophyllum brasiliense	1	14' HT.	
4	Green Buttonwood	Conocarpus erectus	2	15' x 15'	✔
5	Green Buttonwood	Conocarpus erectus	1	20' x 20'	✔
6	Banyan Tree	Ficus berghalensis	1	20' x 20'	
7	Gumbo Limbo	Bursera simaruba	1	15' x 15'	✔
8	Japanese Fern Tree	Filicium decipiens	1	6-8' HT.	
9	Japanese Fern Tree	Filicium decipiens	1	10' HT.	
10	Japanese Fern Tree	Filicium decipiens	1	16' HT.	
11	Pigeon Pum	Coccoloba diversifolia	1	16' HT.	✔
12	Pink Cassia	Cassia bakeriana	1	15' HT.	
13			14		36%
14	PALMS				
15	Alexander Palm	Ptychosperma elegans	3	12' CT.	
16	Alexander Palm	Ptychosperma elegans	2	10' HT.	
17	Chinese Fan Palm	Livistona chinesis	33	3 GAL	
18	Chinese Fan Palm	Livistona chinesis	1	4' x 4'	
19	Chinese Fan Palm	Livistona chinesis	17	5' x 5'	
20	Coconut Palm	Cocos nuifera	6	16' GW.	
21	Coconut Palm	Cocos nuifera	5	14' HT.	
22	Coconut Palm	Cocos nuifera	4	14' GW.	
23	Coconut Palm	Cocos nuifera	2	12-14' HT.	
24	Date Palm	Phoenix dactylifera	8	16' CT.	
25	Date Palm	Phoenix reclinata	2	16' HT.	
26	Date Palm	Phoenix reclinata	1	15' HT.	
27	Macarthur Palm Cluster	Ptychosperma macarthurii	3	16' HT.	
28	Macarthur Palm	Ptychosperma macarthurii	2	15' HT.	
29	Montgomery Palm	Veitchia montgomeryana	8	14' CT.	
30	Pygmy Date Palm	Phoenix roebelenii	6	8-10' CT.	
31	Pygmy Date Palm	Phoenix roebelenii	2	12-14' CT.	
32	Travelers Palm	Ravenala madagascariensis	4	18' HT.	
33	Travelers Palm	Ravenala madagascariensis	3	16' HT.	
34	Travelers Palm	Ravenala madagascariensis	1	14' HT.	
35	Travelers Palm	Ravenala madagascariensis	7	12' HT.	
36	Thrinax Palm	Thrinax radiata	2	8' CT.	
37	Thrinax Palm	Thrinax radiata	1	6-8' CT.	
38	Thrinax Palm	Thrinax radiata	3	4' x 4'	
39	White Bird of Paradise	Strelitzia nicolai	7	14' HT.	
40			133		
41	HEDGE/SHRUB				
42	Dioon	Dioon edule	3	3' x 3'	
43	Dwarf Elephant Ear	Alocasia 'Dwraf Calidora'	24	3 GAL	
44	Gardenia	Garenia jasminoides 'Miami Supreme'	17	3' x 3'	
45	Green Buttonwood	Conocarpus erectus	57	14' HT. FTB	✔
46	Green Buttonwood	Conocarpus erectus	33	12' HT. FTB	✔
47	Heliconia	Heliconia	1	4' HT.	
48	Heliconia	Heliconia	74	3 GAL	
49	Shell Ginger	Alpinia zerumbet	98	3 GAL	
50	Shell Ginger	Alpinia zerumbet	5	5' X 5'	
51	Silver Saw Palmetto	Serenoa repens	56	3 GAL	✔
52	Philodendron 'Burle Marx'	Philodendron 'Burle Marx'	47	3 GAL	
53	Philodendron 'Giganteum'	Philodendron 'Giganteum'	53	7 GAL	
54			468		31%
55	GROUND COVER/VINES				
56	Beach Creeper	Ernodea littoralis	95	3 GAL	✔
57			95		100%
58	SOD				
59	Zoysia Sod				

Line #	Landscape Legend		
1	**Property Address:**	150 Dunbar Rd.	
2	**Lot Area (sq. ft.):**	29,597	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	14,800 (50%)	15,569.6 (52.6%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	1,575.45 (45%)	1,715 (48.98%)
8	Native Trees %	30% (number of trees)	36%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	31%
10	Native Groundcover %	30% (groundcover area)	100%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

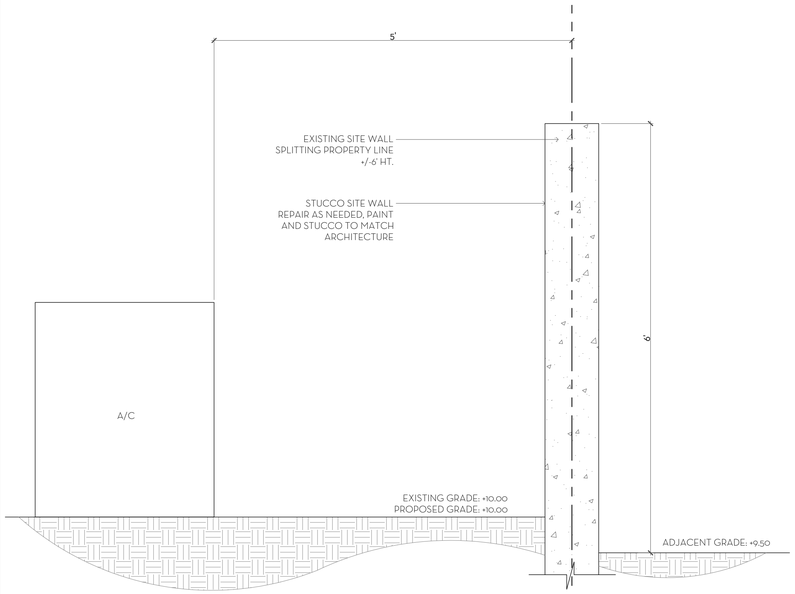
10 APRIL 2026
25 MARCH 2026
12 MARCH 2026

NIEVERA WILLIAMS
DESIGN

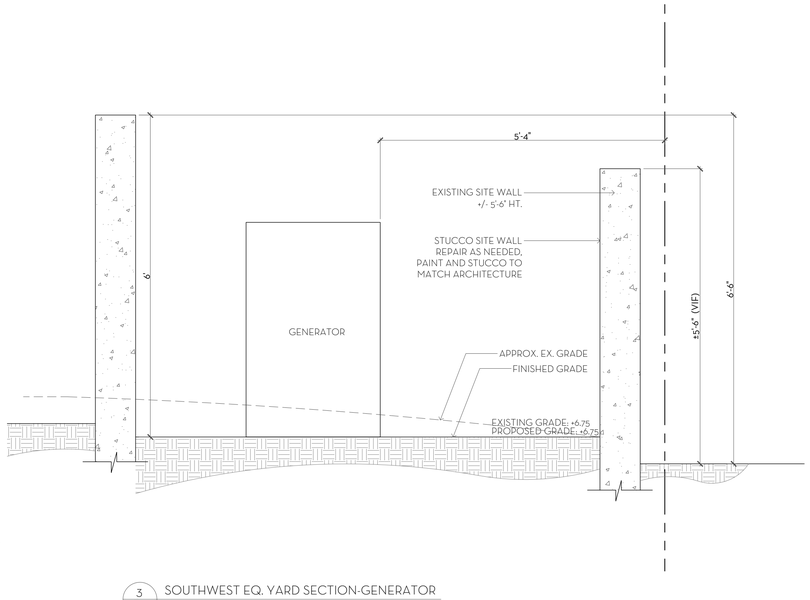
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

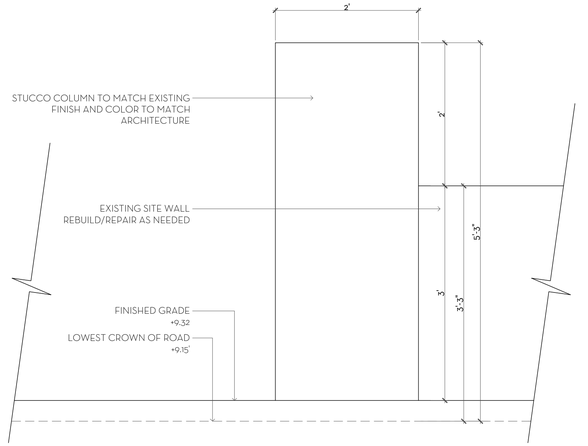
LP2



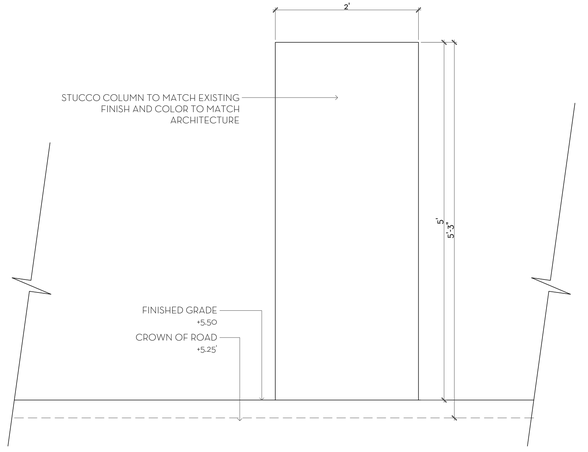
1 D1 NORTHWEST EQ. SECTION
SCALE: 1"=1'-0"



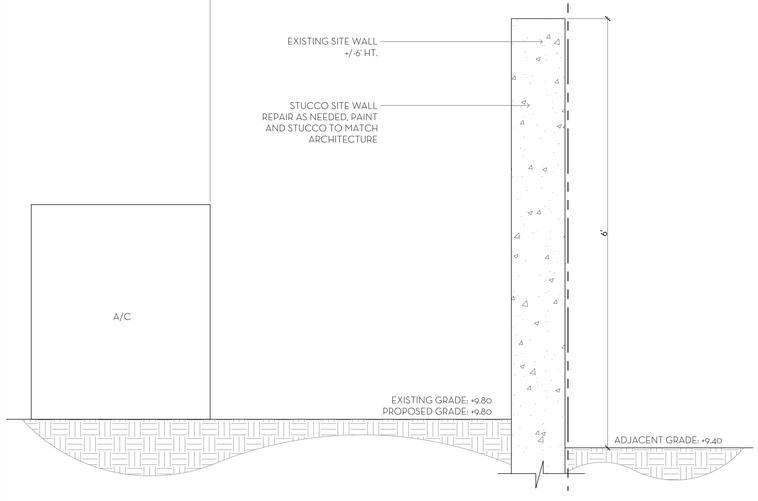
3 D1 SOUTHWEST EQ. YARD SECTION-GENERATOR
SCALE: 3/4"=1'-0"



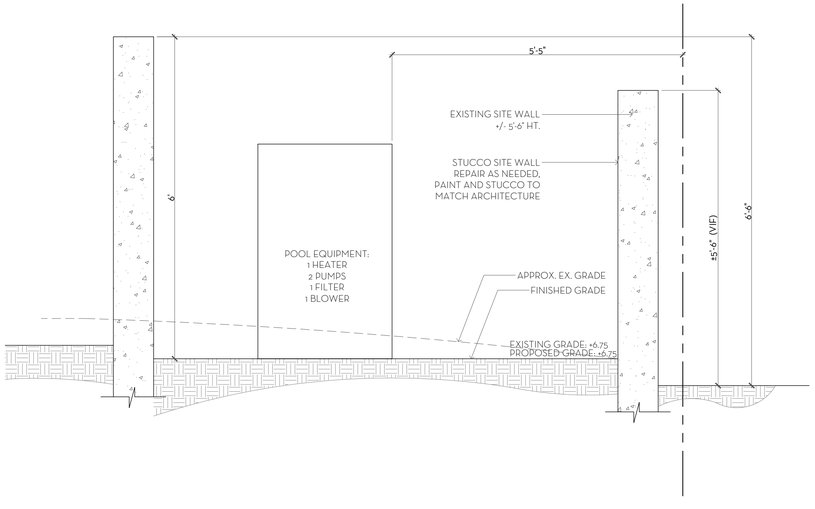
5 D1 TYP. WALL AND COLUMNS-DUNBAR
SCALE: 1"=1'-0"



5 D1 TYP. WALL AND COLUMNS-ATLANTIC
SCALE: 1"=1'-0"



2 D1 NORTHEAST EQ. SECTION
SCALE: 1"=1'-0"



4 D1 SOUTHWEST EQ. YARD SECTION-POOL EQ.
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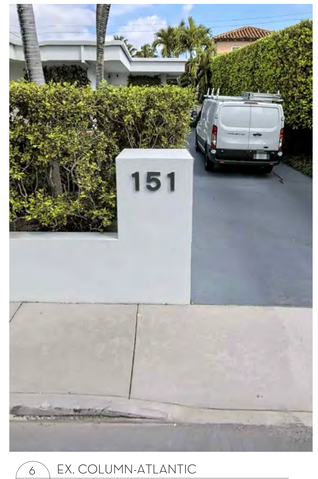


6 D1 EX. COLUMN-ATLANTIC



7 D1 EX. COLUMN-DUNBAR

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN
RESIDENCE
150 DUNBAR ROAD, PALM BEACH, FL.

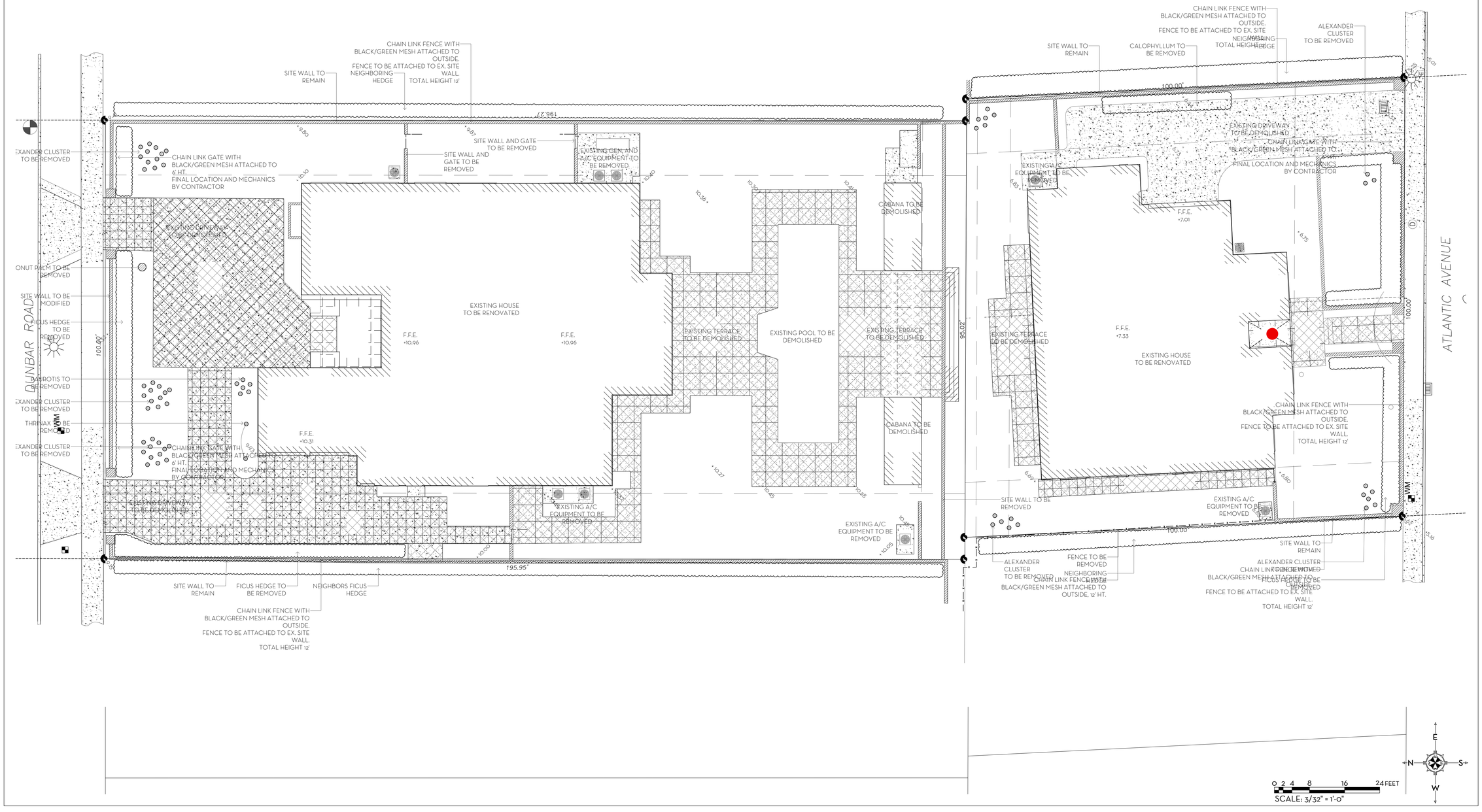
10 APRIL 2026
25 MARCH 2026
12 MARCH 2026

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

D1



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING SITE PLAN
RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

10 APRIL 2026
25 MARCH 2026
12 MARCH 2026

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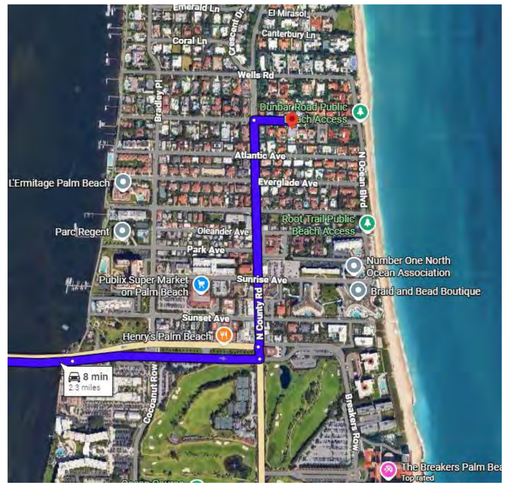
EX



CHAIN LINK FENCE WITH BLACK/GREEN MESH ATTACHED TO OUTSIDE. FENCE TO BE ATTACHED TO EX. SITE WALL. TOTAL HEIGHT 12'

196.27'

CHAIN LINK GATE WITH BLACK/GREEN MESH ATTACHED TO 6' HT. FINAL LOCATION AND MECHANICS BY CONTRACTOR

DUNBAR ROAD

100.00'

WM

CHAIN LINK GATE WITH BLACK/GREEN MESH ATTACHED TO 6' HT. FINAL LOCATION AND MECHANICS BY CONTRACTOR

195.95'

CHAIN LINK FENCE WITH BLACK/GREEN MESH ATTACHED TO OUTSIDE. FENCE TO BE ATTACHED TO EX. SITE WALL. TOTAL HEIGHT 12'

95.02'

CHAIN LINK FENCE WITH BLACK/GREEN MESH ATTACHED TO OUTSIDE. FENCE TO BE ATTACHED TO EX. SITE WALL. TOTAL HEIGHT 12'

100.00'

CHAIN LINK GATE WITH BLACK/GREEN MESH ATTACHED TO 6' HT. FINAL LOCATION AND MECHANICS BY CONTRACTOR

ATLANTIC AVENUE

100.00'

CHAIN LINK FENCE WITH BLACK/GREEN MESH ATTACHED TO OUTSIDE. FENCE TO BE ATTACHED TO EX. SITE WALL. TOTAL HEIGHT 12'

WM

100.00'

CHAIN LINK FENCE WITH BLACK/GREEN MESH ATTACHED TO OUTSIDE, 12' HT.

CHAIN LINK FENCE WITH BLACK/GREEN MESH ATTACHED TO OUTSIDE. FENCE TO BE ATTACHED TO EX. SITE WALL. TOTAL HEIGHT 12'

E
N
S
W

0 2 4 8 16 24 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION SCREENING PLAN

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

10 APRIL 2026
25 MARCH 2026
12 MARCH 2026

NIEVERA WILLIAMS
DESIGN

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

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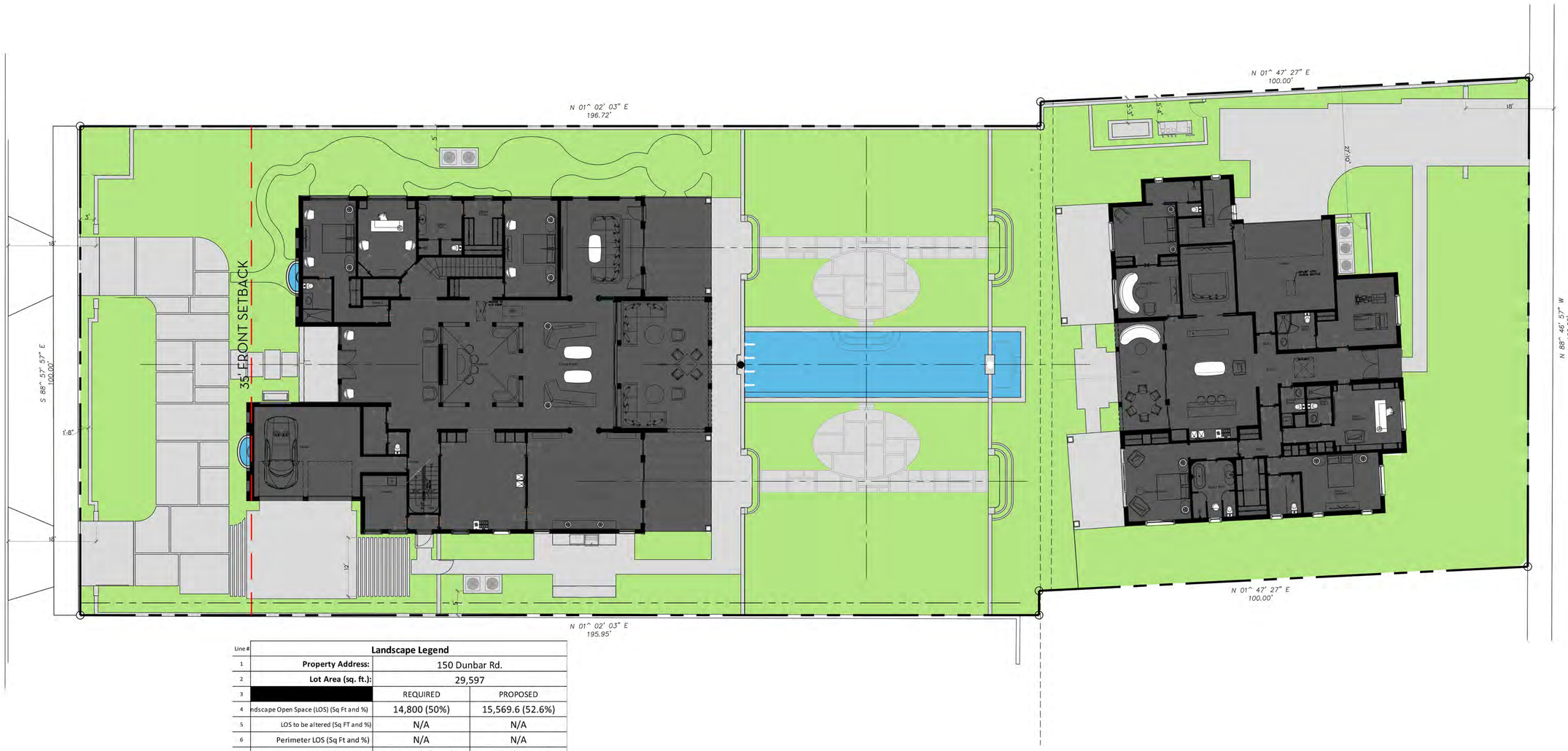
CSP



Line #	Landscape Legend		
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2	**Lot Area (sq. ft.):**	29,597	
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5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
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8	Native Trees %	30% (number of trees)	36%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	68%
10	Native Groundcover %	30% (groundcover area)	100%

To determine qualifying native vegetation use either:

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OR

the Florida Native Plant Society Native Plants for Your Area List

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

See Ord. 003-2023

REVBF 20230727

OVERALL R-A SITE CALCULATIONS:

SITE AREA=	29,597	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	14,799	SQ FT	50%
PROPOSED =	14,946.48	SQ FT	50.5%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,501	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,575.45	SQ FT	45%
PROPOSED =	1,715	SQ FT	48.98%

OPEN SPACE LEGEND

- LANDSCAPE
- HARDSCAPE
- WATER FEATURE
- BUILDING

0 2 4 8 16 24 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

10 APRIL 2026
25 MARCH 2026
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OS1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0020 1066 N OCEAN BLVD. The applicant, Creekshore LLC (Jamie Solem, Authorized Representative), has filed an application requesting Architectural Commission review and approval for complete renovation and modifications to the existing two-story single-family residence with complete hardscape and landscape redesign.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0020 1066 N OCEAN BLVD. The applicant, Creekshore LLC (Jamie Solem, Authorized Representative), has filed an application requesting Architectural Commission review and approval for complete renovation and modifications to the existing two-story single-family residence with complete hardscape and landscape redesign.

Applicant: Creekshore LLC (Jamie Solem, Authorized Representative)
Architecture: Dailey Janssen Architects (Roger Janssen)
Landscape: Environment Design Group (Dustin Mizell)

THE PROJECT:

The applicant has submitted plans entitled "Proposed Renovation and Alterations To: 1066 N. Ocean Boulevard" as prepared by **Dailey Janssen Architects**, uploaded and dated to the Town 05/11/2026.

The following is the scope of work for the Project:

- Renovation of existing two-story residence with alterations to existing building shell.
- New landscape and hardscape.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+ 4.48' NAVD	**FEMA Flood Zone**	AE-6'
Lot Width	108 ft.	**Lot Depth**	165 ft.
Lot Area	10,669 sq. ft.	**Enclosed Square Footage**	Existing: 4,395 sq. ft. Proposed: 4,339 sq. ft.
Lot Coverage	Permitted: 30.0 % Existing: 27.6% Proposed: 26.8 %	**Cubic Content Ratio**	Permitted: 3.99 Existing: 3.75 Proposed: 3.69
Finished Floor Elevation	+7.1' NAVD	**Lot Fill**	Permitted: + 1.33 ft. Proposed: + 1.20 ft.
Landscape Open Space	Required: 45% Existing: 48% Proposed: 49%	**Front Yard Open Space**	Required: 40% Existing: 63% Proposed: 90%
Surrounding Properties / Zoning			
North	1072 N Ocean Blvd / Residence | R-B		
South	List Road Right-of-Way & 1060 N Ocean Blvd / Residence | R-B		
East	North Ocean Boulevard Right-of-Way & 1071 N Ocean Blvd / Vacant | R-A		
West	209 List Rd / Residence | R-B		

STAFF ANALYSIS

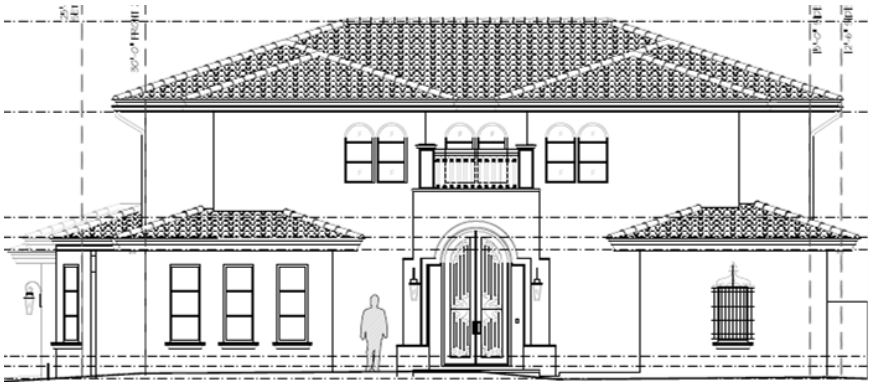
The applicant is proposing renovations and alterations to an existing two-story, single-family residence and new hardscape and landscape design. The application, as proposed, appears compliant with zoning regulations and the applicant is not requesting town council review as part of this application.



The subject property is located at the intersection of North Ocean Boulevard on the north side of List Road. The applicant's scope of work includes new roof, redesigned and reorganized fenestrations, and modified architectural details. The existing residence has mediterranean influence and the proposed design will update the appearance with a barrel tile roof in Aegean teal color, wood eaves and rafters, scored stucco on the bottom level, and stone balconies with decorative railing. Windows are proposed as vertical casements with horizontally divided lite patterns with doors similarly designed in a Portobello bronze color. The entry door is proposed in a Bronze Natura finish.

Hardscape and landscape design is proposed to be completely modified including elimination of two-curb cuts from North Ocean Boulevard and removal of the swimming pool from the property. An additional curb cut will be added to List Road in order to provide a circular driveway and parking area. Site walls are proposed along North Ocean Boulevard and List Road, and a pedestrian gate and entry will be centered on the front door. Landscape planting area proposed along the perimeter of the site and structure separated by lawn area. An expansive lawn is proposed where the former swimming pool was removed in the north-west part of the site.





Existing East (Front) Elevation at North Ocean Boulevard.



Proposed East (Front) Elevation at North Ocean Boulevard.



Existing South (Street-Side) Elevation at List Road.



Proposed South (Street-Side) Elevation at List Road.



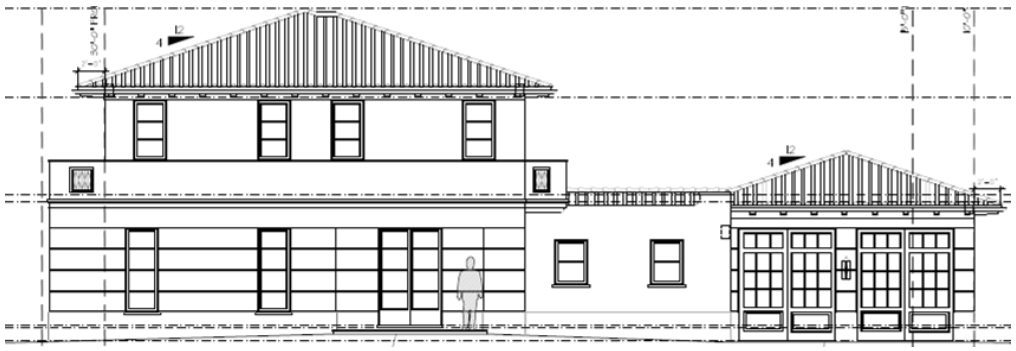
Existing West (Rear) Elevation.



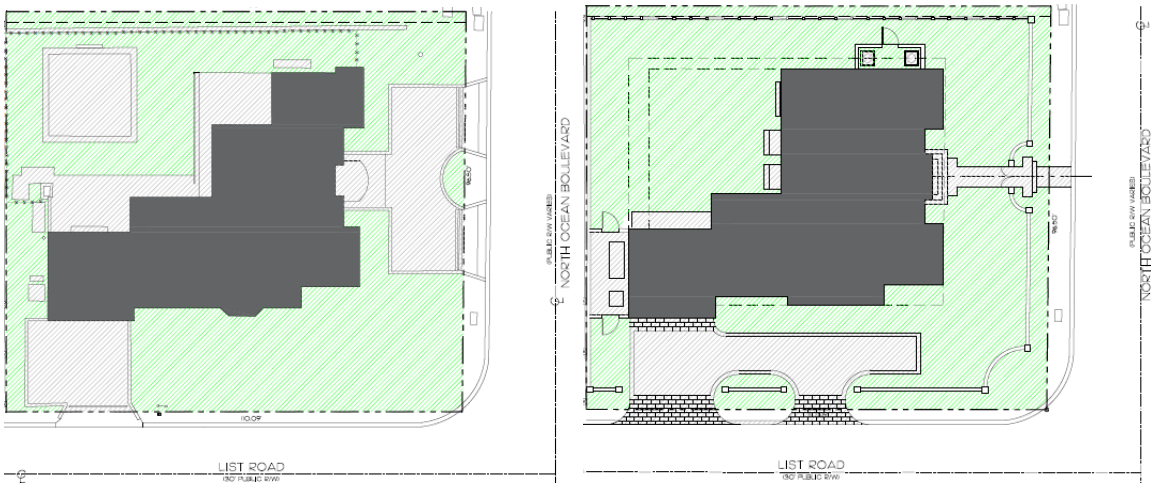
Proposed West (Rear) Elevation.



Existing North (Side) Elevation.



Proposed North (Side) Elevation.



Existing (Left) and Proposed (Right) Lot Coverage Graphic.



Color Rendering of Proposed Landscape Plan.

CONCLUSION

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

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

WRB:JGM:BMF
WRB

D J A DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

1066 North Ocean Boulevard
Palm Beach, Florida 33480

Date: February 24, 2026

DAILEY JANSSEN ARCHITECTS

LETTER OF INTENT RELATED TO RENOVATION AND ALTERATIONS AT 1066 NORTH OCEAN BOULEVARD, PALM BEACH

We are pleased to submit the accompanying drawings for review of our project at 1066 North Ocean Boulevard. The site is currently occupied by a two-story residence and pool. The existing pool will be demolished. The proposed project includes the complete renovation of the existing home including alterations to the shell and the full replacement of the roof, doors and windows, new landscape and hardscape.

LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable

A) ARCOM 18-205

We request a hearing before the Architectural Commission. The proposed project includes the complete renovation of the existing home including alterations to the shell and the full replacement of the roof, doors and windows, new landscape and hardscape. The existing two-story residence will be reduced from 4,395 SF of enclosed space to 4,339 SF of enclosed space. The renovation will be rendered in the Mediterranean Art Deco style.

B) ARCOM 18-206

Not applicable

C) SPECIAL EXCEPTION 134-229

Not applicable

D) SITE PLAN REVIEW 134-329

Not applicable

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

A) VARIANCES 134-201

Not applicable

B) OTHER

Not applicable

PROPOSED RENOVATION AND ALTERATIONS TO:

1066 N. OCEAN BOULEVARD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

ARC - 26- 0020

PRE-APPLICATION SUBMITTAL 03.05.26
FIRST SUBMITTAL 03.25.26
SECOND SUBMITTAL 04.13.26
FINAL SUBMITTAL .5.11.26

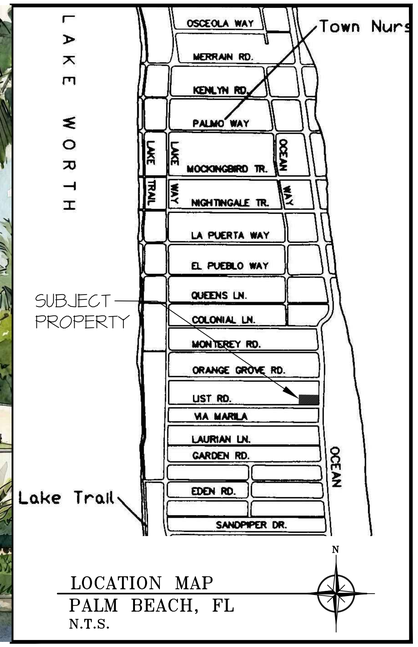
INDEX OF DRAWINGS

A-0.00 - 0.09	COVER SHEET/NEIGHBORHOOD
SP-1.01-1.02	SITE PLANS/ZONING LEGEND
SP-1.03-1.04	ZONING DIAGRAMS
A-1.01-1.06	LEVEL 1/LEVEL 2
A-1.07-1.09	ROOF PLAN
A-2.01-2.04	PROPOSED ELEVATIONS
A-2.05-2.15	RENDERINGS/DETAILS/MATERIALS
A-2.16-2.19	BUILDING/YARD SECTIONS

SCOPE OF WORK:

RENOVATION OF EXISTING TWO-STORY RESIDENCE WITH ALTERATIONS TO EXISTING BUILDING SHELL.
NEW LANDSCAPE AND HARDSCAPE.





DAILEY JANSSEN ARCHITECTS, P.A.

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

CONSULTANTS AND ENGINEERS:			
SURVEYOR: WALLACE SURVEYING CORP 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	LANDSCAPE ARCHITECT: ENVIRONMENT DESIGN GROUP 139 NORTH COUNTY ROAD TOWN OF PALM BEACH, FL 33480 561-832-4600	CIVIL ENGINEER: GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE. SUITE 305 WEST PAL M BEACH, FL 33401 561-312-2041	JOB NUMBER:25-125 ISSUED FOR ARCOM APPROVAL: 2.4.26 ARCOM APPROVAL: ISSUED FOR PERMIT: ISSUED FOR CONSTRUCTION:

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY — XXXXXX, FLORIDA

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

DATE: 2026.03.05
DRAWN:MG, PM, AR
REVISIONS:

- ARCOM PRE-APP 03.05.26
- FIRST SUBMITTAL 03.25.26
- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26

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

ROGER P. JANSSEN AR-14785

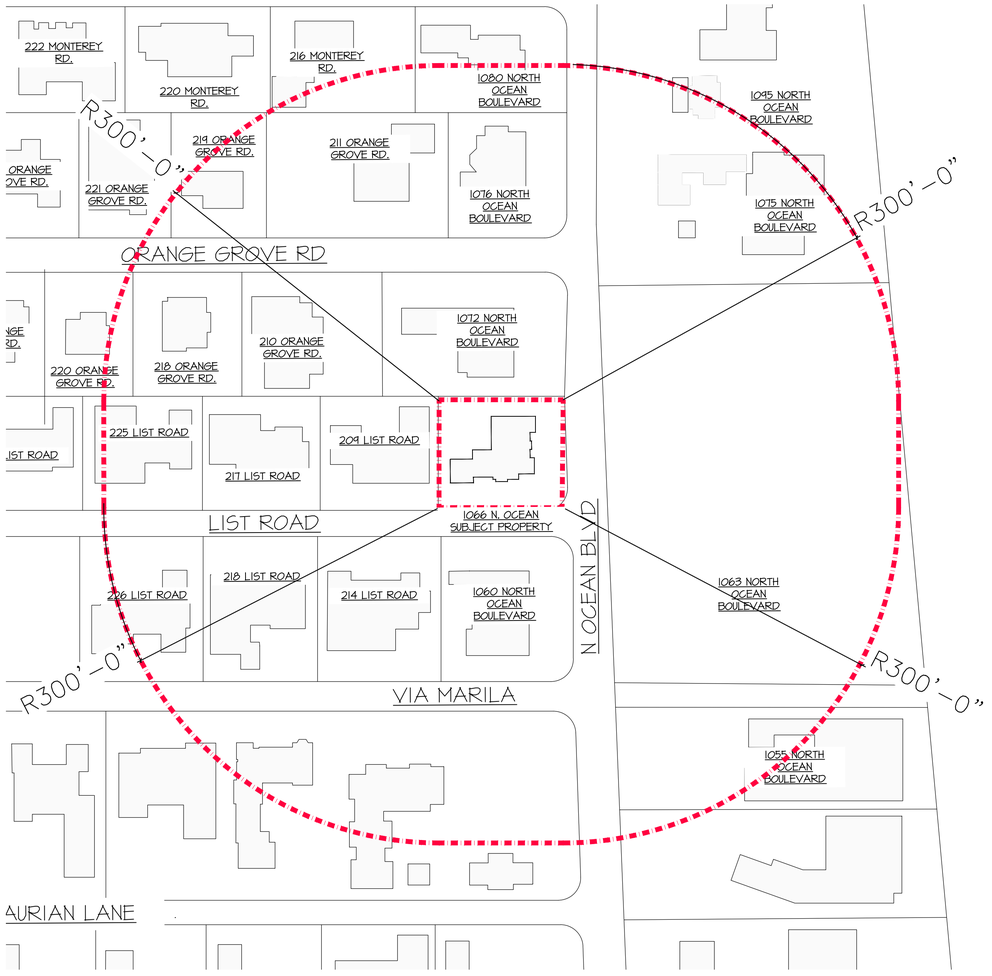
DRAWING NO.

A0.00

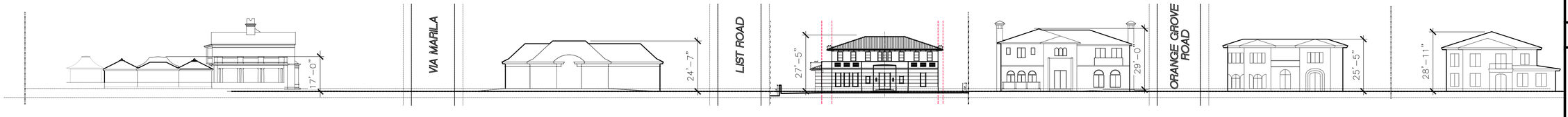
JOB NUMBER: 25-124



AERIAL MAP



LOCATION PLAN



1066 N.OCEAN BLVD STREETSCAPE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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DATE: 2026.03.05

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REVISIONS:

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

21-163

DRAWING NO.

A0.02

JOB NUMBER: 25-124



1060 N OCEAN BLVD



214 LIST ROAD



218 LIST ROAD



226 LIST ROAD



1050 N OCEAN BLVD



216 VIA MARILA

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.03

JOB NUMBER: 25-124



224 VIA MARILA



1066 N OCEAN BLVD
SUBJECT PROPERTY



209 LIST RD



217 LIST RD



225 LIST RD



1051 N OCEAN BLVD

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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DRAWING NO.

A0.04

JOB NUMBER: 25-124



1055 N OCEAN BLVD



1063,1065,1070 N OCEAN BLVD



1075 N OCEAN BLVD



1072 N OCEAN BLVD



210 ORANGE GROVE



218 ORANGE GROVE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.05

JOB NUMBER: 25-124



1076 N OCEAN BLVD



211 ORANGE GROVE



219 ORANGE GROVE



221 ORANGE GROVE



1080 N OCEAN BLVD



216 MONTEREY RD

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

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DRAWING NO.

A0.06

JOB NUMBER: 25-124



220 MONTEREY RD



1095 N OCEAN BLVD

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

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ROGER P. JANSSEN AR-14785

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A0.07

JOB NUMBER: 25-124



1066 N OCEAN BLVD

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.08

JOB NUMBER: 25-124



1066 N OCEAN BLVD

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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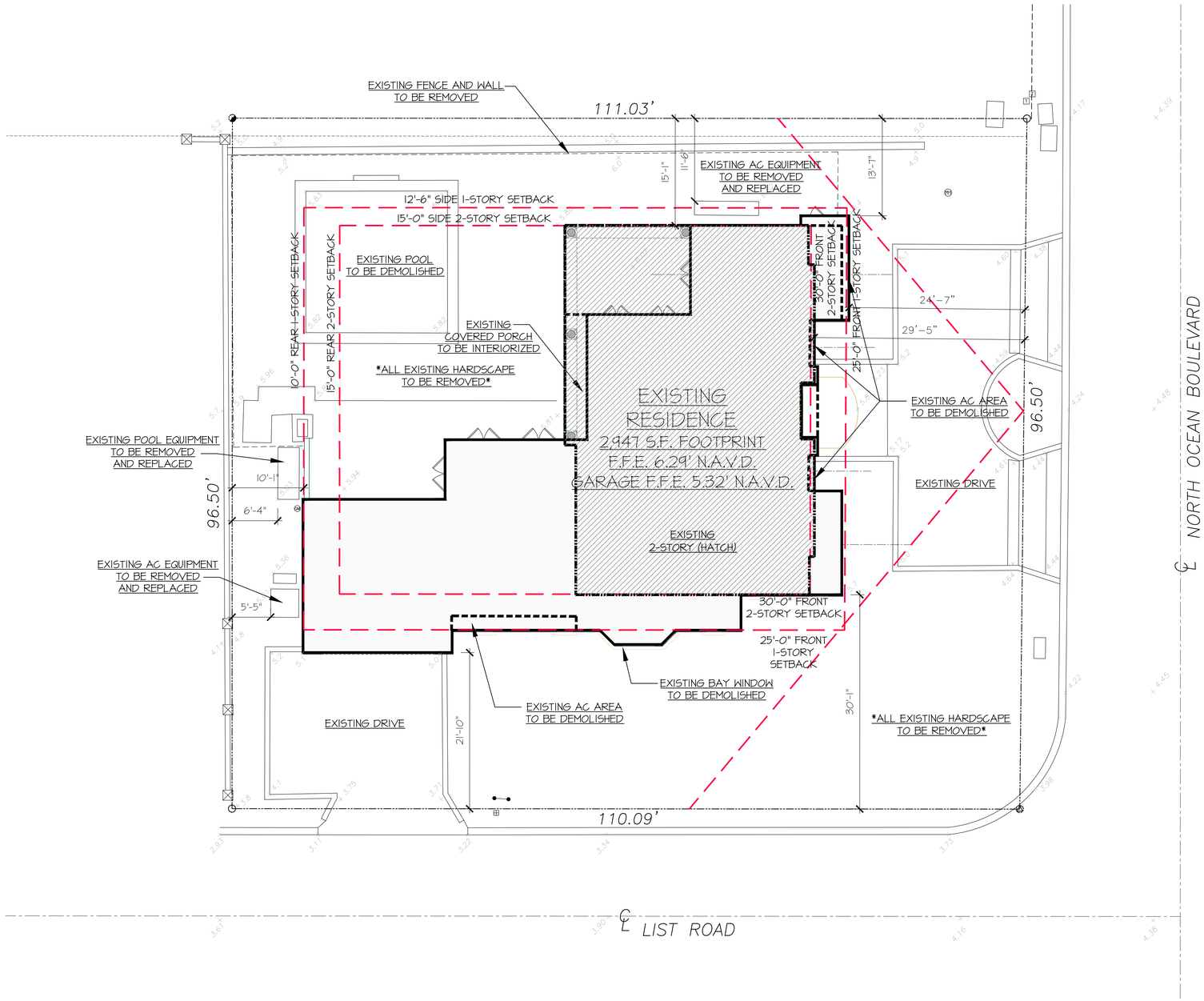
A0.09

JOB NUMBER: 25-124



EXISTING SITE PLAN

SCALE 1/8" = 1'-0"

N
W
E
S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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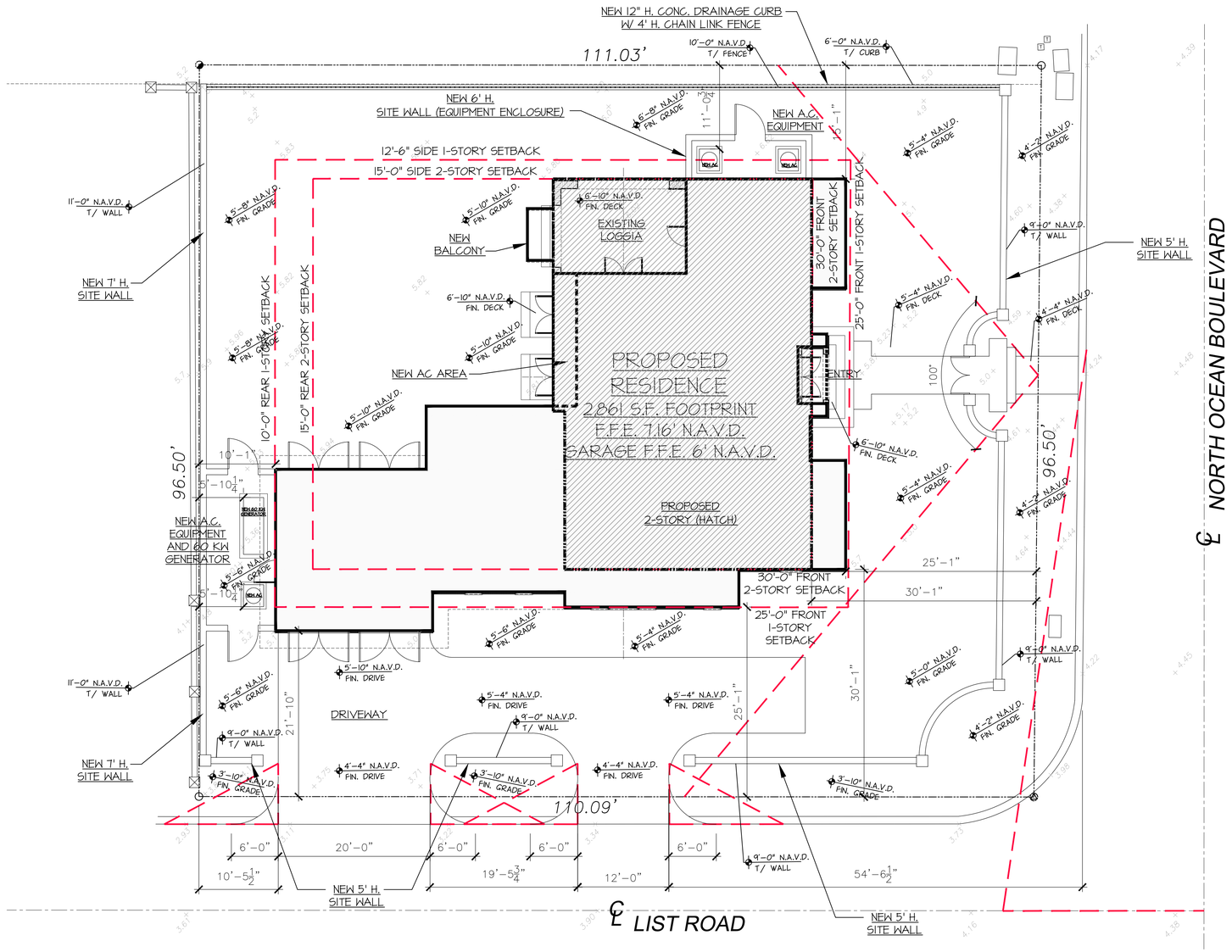
ROGER P. JANSSEN AR-14785

DRAWING NO.

SP1.01

JOB NUMBER: 25-124



PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

N W E S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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

DATE: 2026.03.05

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ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

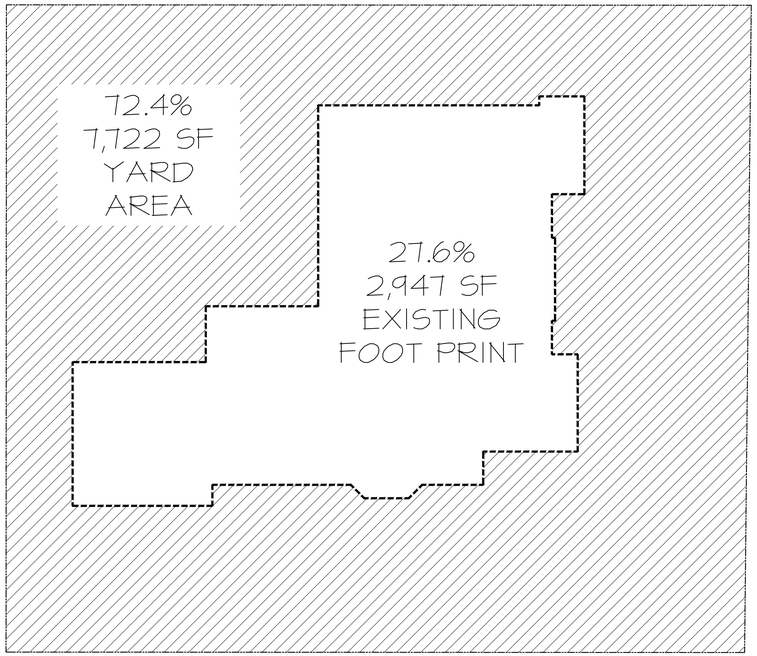
ROGER P. JANSSEN AR-14785

DRAWING NO.

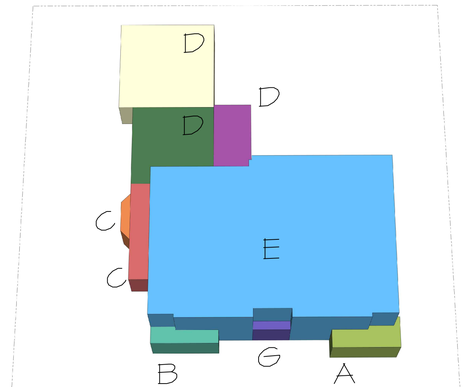
SP1.02

JOB NUMBER: 25-124

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



EXISTING CUBIC CONTENT RATIO DATA FOR R–B DISTRICT				
LOT SIZE: 10,669 SF				
	MASS	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
A	1–STORY	77 SF	8'–3"	635 CF
B	1–STORY	58 SF	8'–3"	478 CF
C	1–STORY	913 SF	7'–3"	6,619 CF
D	1–STORY	131 SF	8'–3"	1,080 CF
E	2–STORY (LESS VOLUME G)	1,744 SF	19'–0"	30,917 CF
	TOTAL ENCLOSED :			39,729 CF
F	1–STORY COVERED ENTRY	20 SF	10'–0"	200 CF
G	1–STORY COVERED LOGGIA	272 SF	8'–2"	2,219 CF
	TOTAL UNENCLOSED :			2,419 CF
MAX. ALLOWABLE CCR = 3.50 + [(60,000–10,700) ÷50,000) x 0.5] = 3.99 OR 42,693 CF				
TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 5.0% OF C.C. OR 2,134 C.F. MAX TOTAL EXISTING UNENCLOSED COVERED = 2,419 CF 2,134 C.F. – 2,419 C.F. = 285 C.F. OVER (ALLOWED) – (EXISTING)				
39,729 C.F. + 2,419 C.F. – 2,134 C.F. = 40,014 C.F. (ENCLOSED) + (UNENCLOSED) – (UNENCLOSED CREDIT) = EXISTING CCR				
EXISTING CCR = 3.75 or 40,014 C.F. –TOTAL ENCLOSED AREA OF CCR		42,693 C.F. – 40,014 C.F. = 2,679 C.F. UNDER (ALLOWED) – (EXISTING)		

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

Line #	Zoning Legend			
1	**Property Address:**	1066 N Ocean Boulevard		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	10,669		
4	**Lot Width (W) & Depth (D) (ft.):**	108' W 165 D		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE 6		
7	**Zero Datum for point of meas. (NAVD)**	7' NAVD		
8	**Crown of Road (COR) (NAVD)**	4.48' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,200 SF 30%	2,947 SF 27.6%	2,861 SF 26.8%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	4,395 SF	4,339 SF
12	*Front Yard Setback (Ft.)	25' 1st; 30' 2nd	24'-7" 1st; 29'-5" 2nd	25'-1" 1st; 30'-1" 2nd
13	* Side Yard Setback (1st Story) (Ft.)	12.5' N; 25' S	13'-7" N; 21'-10" S	15'-1" N; N/C S
14	* Side Yard Setback (2nd Story) (Ft.)	15' N; 30' S	15'-1" N; 30'-1" S	N/C N; N/C S
15	*Rear Yard Setback (Ft.)	10' 1st; 15' 2nd	10'-1" 1st; 46'-5" 2nd	N/C 1st; N/C 2nd
16	Angle of Vision (Deg.)	100	94	91
17	Building Height (Ft.)	22'	19'-0"	N/C
18	Overall Building Height (Ft.)	30'	26'-0"	25'-11"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.99	3.75	3.678
20	** Max. Fill Added to Site (Ft.)	1.33'	N/A	
21	Finished Floor Elev. (FFE)(NAVD)	7'-2" NAVD	6'-3" NAVD	7'-2" NAVD
22	Base Flood Elevation (BFE)(NAVD)	6'-0" NAVD		
23	Landscape Open Space (LOS) (Sq Ft and %)	4,801 SF 45%	5,163 SF 48%	5,906 SF 49%
24	Perimeter LOS (Sq Ft and %)	1,935 SF 50%	2,883 SF 49%	2,808 SF 58%
25	Front Yard LOS (Sq Ft and %)	1,305 SF 40%	1,528 SF 63%	2,176 SF 90%
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

EXISTING
ZONING LEGENDS AND DIAGRAMS

NTS

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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

DATE: 2026.03.05

DRAWN: MS, PM, AR

REVISIONS:

- XX.XX.25 REASON ISSUED
- FIRST SUBMITTAL 03.25.26
- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26

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SEAL

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

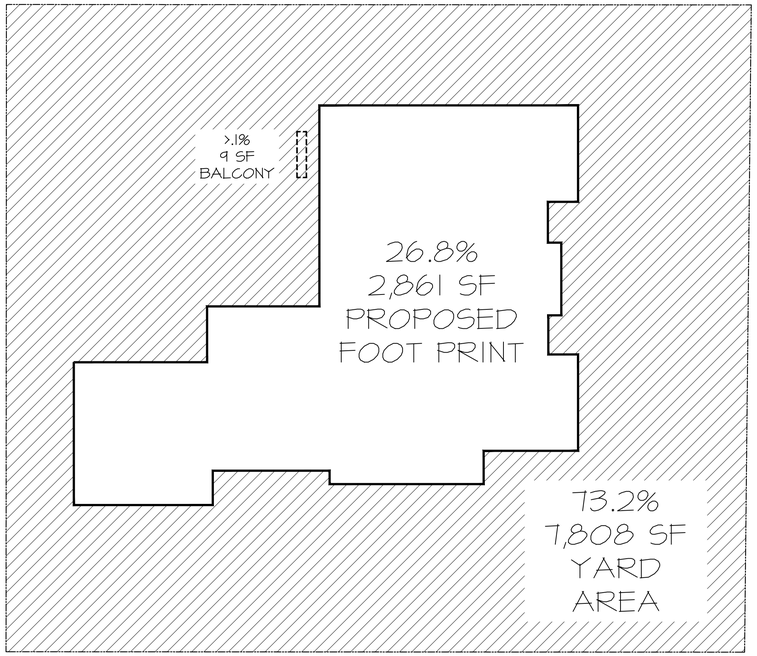
ROGER P. JANSSEN AR-14785

DRAWING NO.

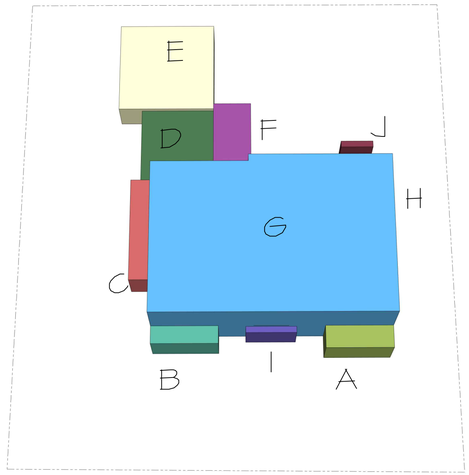
SP1.03

JOB NUMBER: 25-124

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



PROPOSED CUBIC CONTENT RATIO DATA FOR R-B DISTRICT

LOT SIZE: 10,669 SF

	MASS	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
A	1-STORY	64 SF	9'-0"	576 CF
B	1-STORY	64 SF	9'-0"	576 CF
C	1-STORY	113 SF	9'-0"	1,017 CF
D	1-STORY	281 SF	7'-2"	2,011 CF
E	1-STORY	151 SF	8'-4"	1,257 CF
F	1-STORY	440 SF	9'-2"	4,030 CF
G	2-STORY (LESS VOLUME I)	1,722 SF	19'-0"	30,940 CF
	TOTAL ENCLOSED :			40,407 CF
H	1-STORY COVERED ENTRY	35 SF	8'-2"	285 CF
I	1-STORY COVERED LOGGIA	218 SF	8'-2"	1,778 CF
J	UNCOVERED BALCONY	9 SF	10'-6"	94 CF
	TOTAL UNENCLOSED :			2,157 CF

MAX. ALLOWABLE CCR = 3.50 + [(60,000-10,700) ÷50,000) x 0.5]
= 3.99 OR 42,693 CF

TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 5.0% OF C.C. OR 2,134 C.F. MAX
TOTAL PROPOSED UNENCLOSED COVERED = 2,157 CF
2,134 C.F. - 2,157 C.F. = 23 C.F. UNDER
(ALLOWED) - (PROPOSED)

40,407 C.F. + 2,157 C.F. - 2,134 C.F. = 40,430 C.F.
(ENCLOSED) + (UNENCLOSED) - (UNENCLOSED CREDIT) = PROPOSED CCR

PROPOSED CCR = 3.78 or 40,430 C.F.
-TOTAL ENCLOSED AREA OF CCR
42,693 C.F. - 40,430 C.F. = 2,263 C.F. UNDER
(ALLOWED) - (PROPOSED)

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:**	1066 N Ocean Boulevard		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	10,669		
4	**Lot Width (W) & Depth (D) (ft.):**	108' W 165 D		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE 6		
7	**Zero Datum for point of meas. (NAVD)**	7' NAVD		
8	**Crown of Road (COR) (NAVD)**	4.48' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,200 SF 30%	2,947 SF 27.6%	2,861 SF 26.8%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	4,395 SF	4,339 SF
12	*Front Yard Setback (Ft.)	25' 1st; 30' 2nd	24'-7" 1st; 29'-5" 2nd	25'-1" 1st; 30'-1" 2nd
13	* Side Yard Setback (1st Story) (Ft.)	12.5' N; 25' S	13'-7" N; 21'-10" S	15'-1" N; N/C S
14	* Side Yard Setback (2nd Story) (Ft.)	15' N; 30' S	15'-1" N; 30'-1" S	N/C N; N/C S
15	*Rear Yard Setback (Ft.)	10' 1st; 15' 2nd	10'-1" 1st; 46'-5" 2nd	N/C 1st; N/C 2nd
16	Angle of Vision (Deg.)	100	94	91
17	Building Height (Ft.)	22'	19'-0"	N/C
18	Overall Building Height (Ft.)	30'	26'-0"	25'-11"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.99	3.75	3.678
20	** Max. Fill Added to Site (Ft.)	1.33'	N/A	
21	Finished Floor Elev. (FFE)(NAVD)	7'-2" NAVD	6'-3" NAVD	7'-2" NAVD
22	Base Flood Elevation (BFE)(NAVD)	6'-0" NAVD		
23	Landscape Open Space (LOS) (Sq Ft and %)	4,801 SF 45%	5,163 SF 48%	5,906 SF 49%
24	Perimeter LOS (Sq Ft and %)	1,935 SF 50%	2,883 SF 49%	2,808 SF 58%
25	Front Yard LOS (Sq Ft and %)	1,305 SF 40%	1,528 SF 63%	2,176 SF 90%
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

PROPOSED
ZONING LEGENDS AND DIAGRAMS

NTS

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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

DATE: 2026.03.05

DRAWN: MG, PM, AR

REVISIONS:

- XX.XX.25 REASON ISSUED
- FIRST SUBMITTAL 03.25.26
- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26

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

ROGER P. JANSSEN AR-14785

DRAWING NO.

SP1.04

JOB NUMBER: 25-124

12'-6" SIDE 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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

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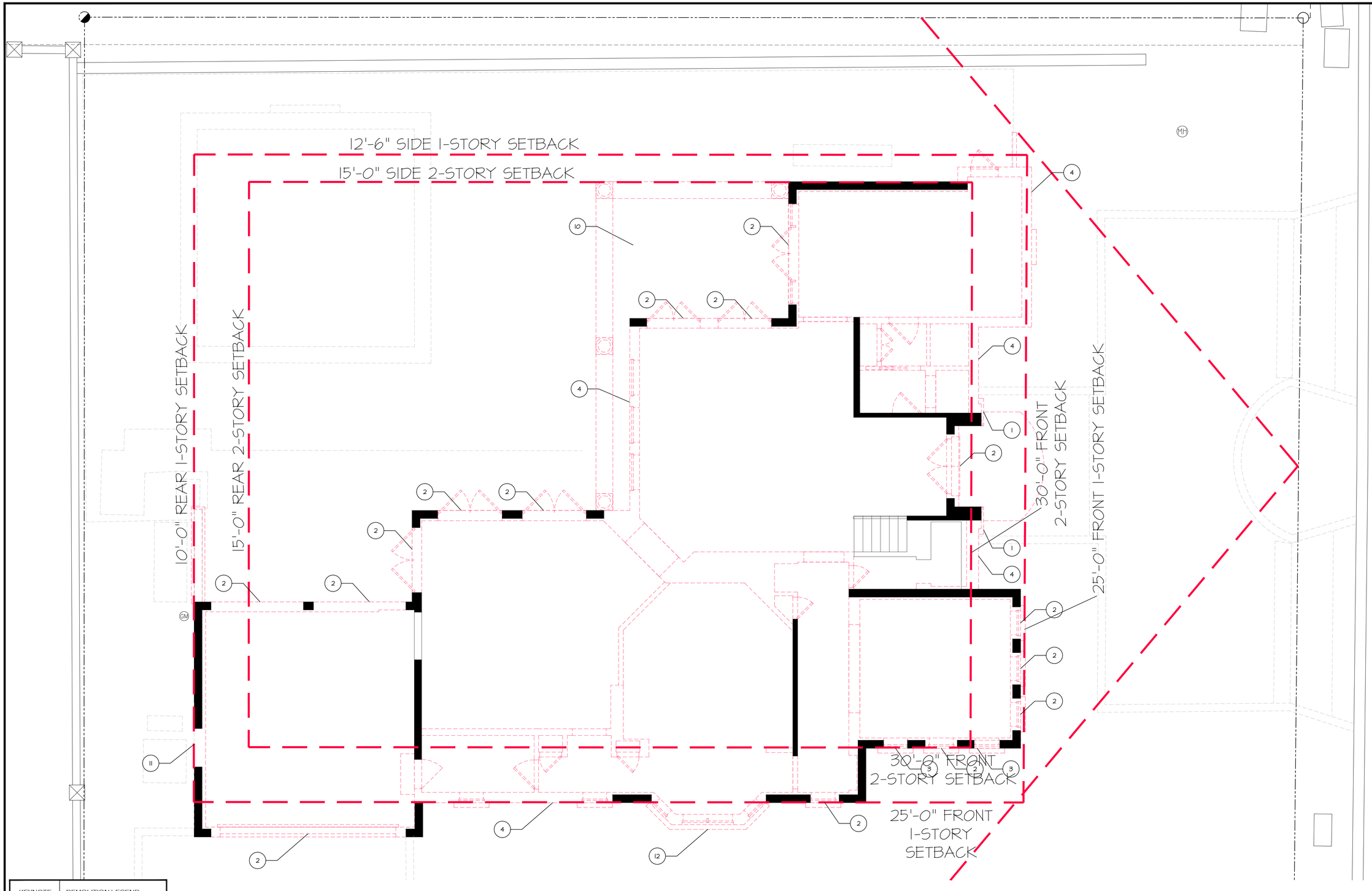
ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.01

JOB NUMBER: 25-124



KEYNOTE	DEMOLITION LEGEND				
1	ENTRY PORTICO TO BE DEMOLISHED	5	CHIMNEY CAP TO BE DEMOLISHED LOWERED AND REPLACED	9	BALCONY TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED	6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED	10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
3	DOOR/WINDOW OPENING TO BE INFILLED	7	TERRACE AND RAILING TO BE DEMOLISHED	11	NEW DOOR/WINDOW OPENING
4	SECTION OF SHELL TO BE CUT/MODIFIED/ADDED	8	PERGOLA TO BE DEMOLISHED	12	WINDOW BAY TO BE DEMOLISHED

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DEMOLITION FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.02

JOB NUMBER: 25-124

12'-6" SIDE 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

LOGGIA 105

OFFICE 104

HALF POWDER 103

FOYER 101

LIVING ROOM 102

UP

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

MUD ROOM 108

18'X9' PARKING

18'X9' PARKING

GARAGE 111

PANTRY/ LAUNDRY 110

SERVICE FOYER 109

KITCHEN 107

DINING ROOM 106

8'-0"

8'-0"

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.03

JOB NUMBER: 25-124

111.03'

12'-6" SIDE 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

96.50'

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

96.50'

EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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ROGER P. JANSSEN AR-14785

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A1.04

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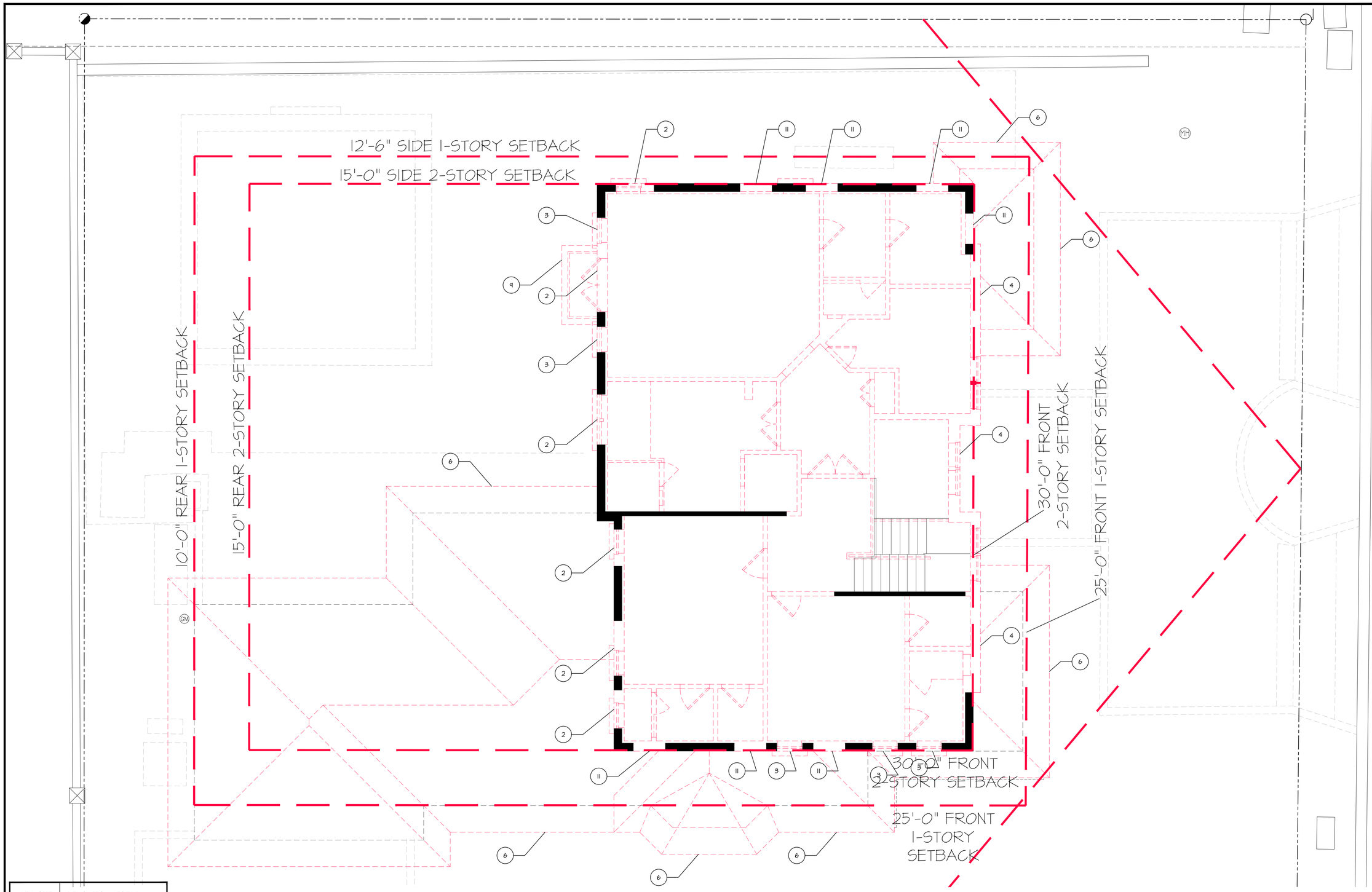

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DEMOLITION SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

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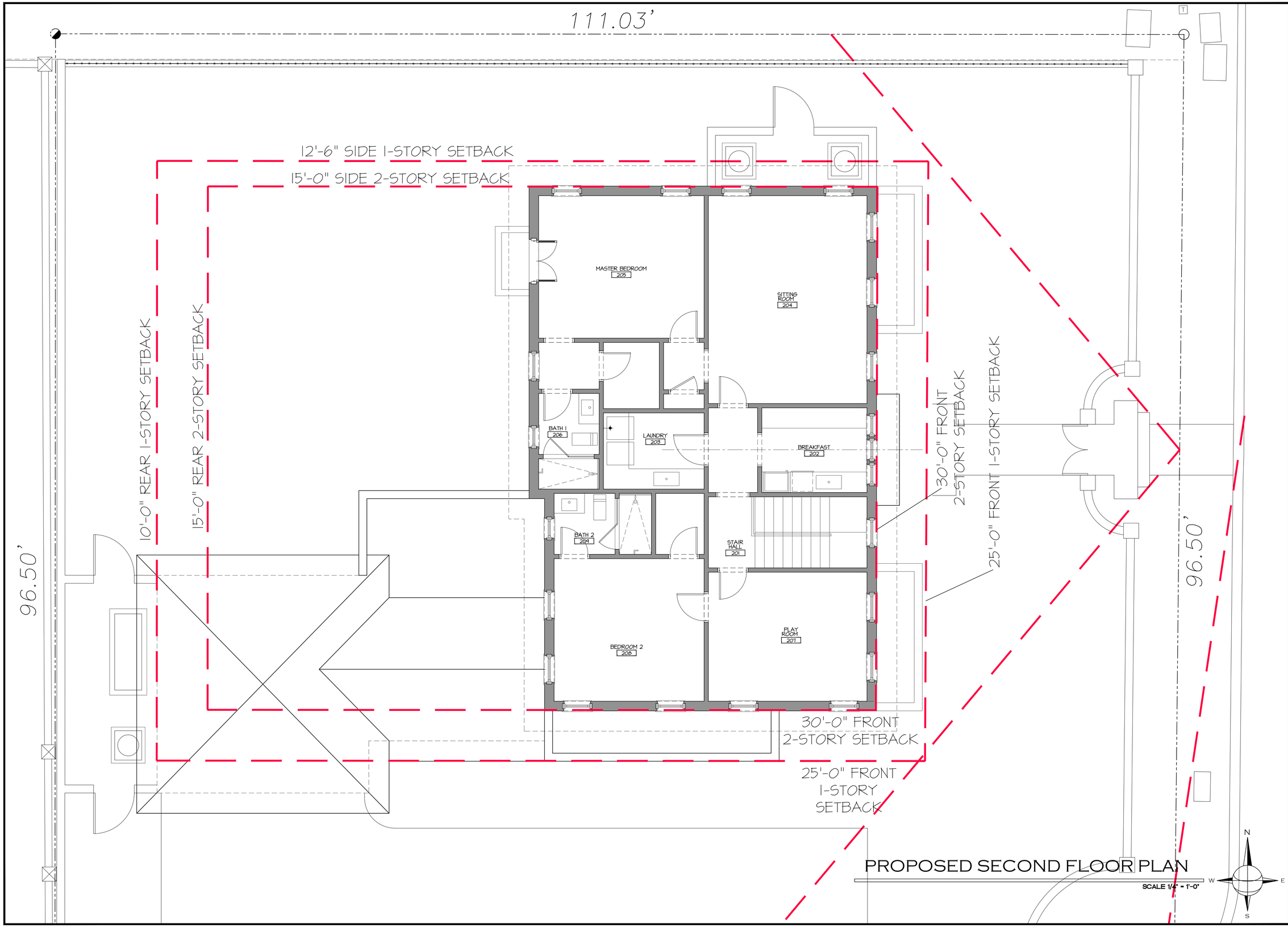

PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.06

JOB NUMBER: 25-124

12'-6" SIDE 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

ROOF BELOW

ROOF BELOW

ROOF BELOW

ROOF BELOW

4:12 SLP

4:12 SLP

4:12 SLP

4:12 SLP

4:12 SLP

4:12 SLP

4:12 SLP

EXISTING ROOF PLAN

SCALE 1/4" = 1'-0"

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PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

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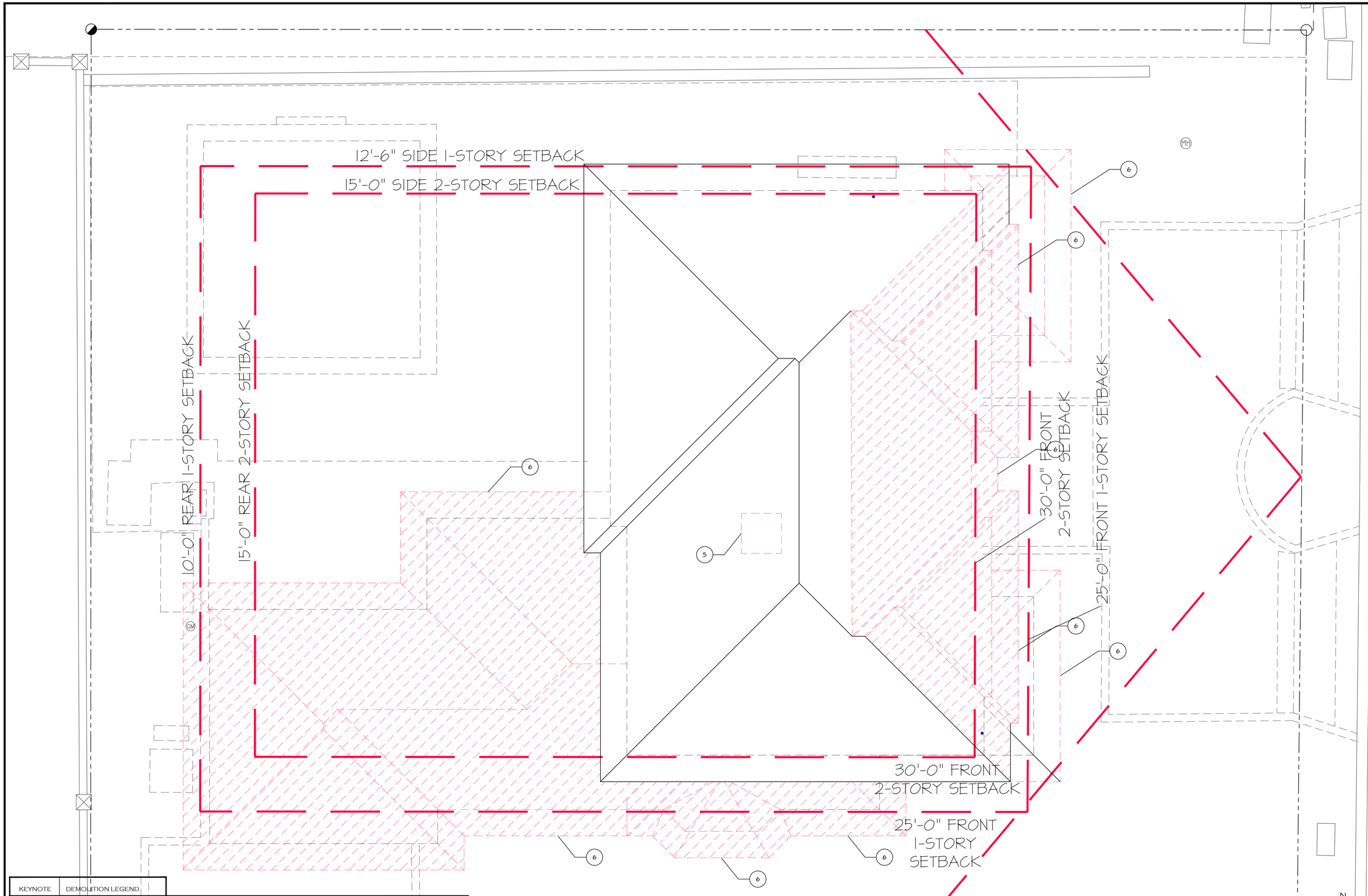

KEYNOTE	DEMOLITION LEGEND				
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DEMOLITION ROOF PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.08

JOB NUMBER: 25-124

12'-6" SIDE 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

4:12 SLP

4:12 SLP

4:12 SLP

4:12 SLP

4:12 SLP

ROOF BELOW

ROOF BELOW

ROOF BELOW

FLAT ROOF

30'-0" FRONT
2-STORY SETBACK

25'-0" FRONT
1-STORY
SETBACK

30'-0" FRONT
2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"

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S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

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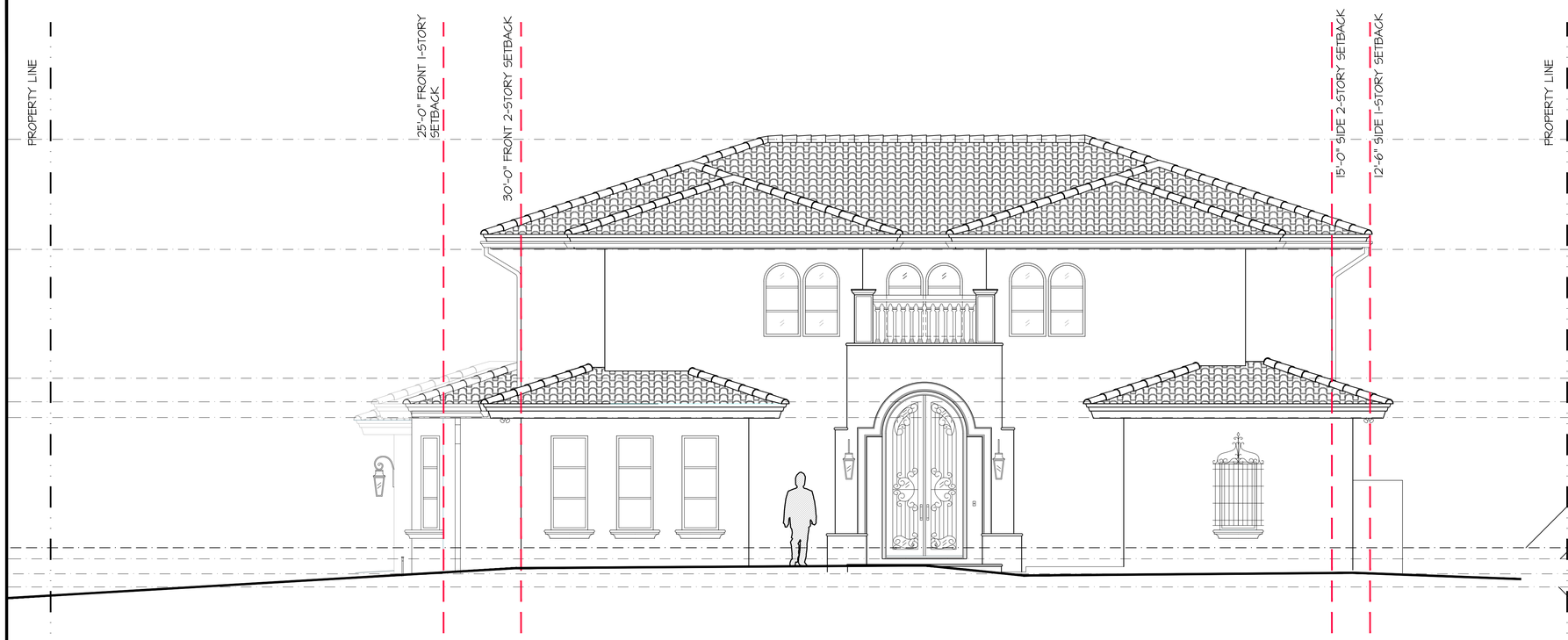
ROGER P. JANSSEN AR-14785

DRAWING NO.

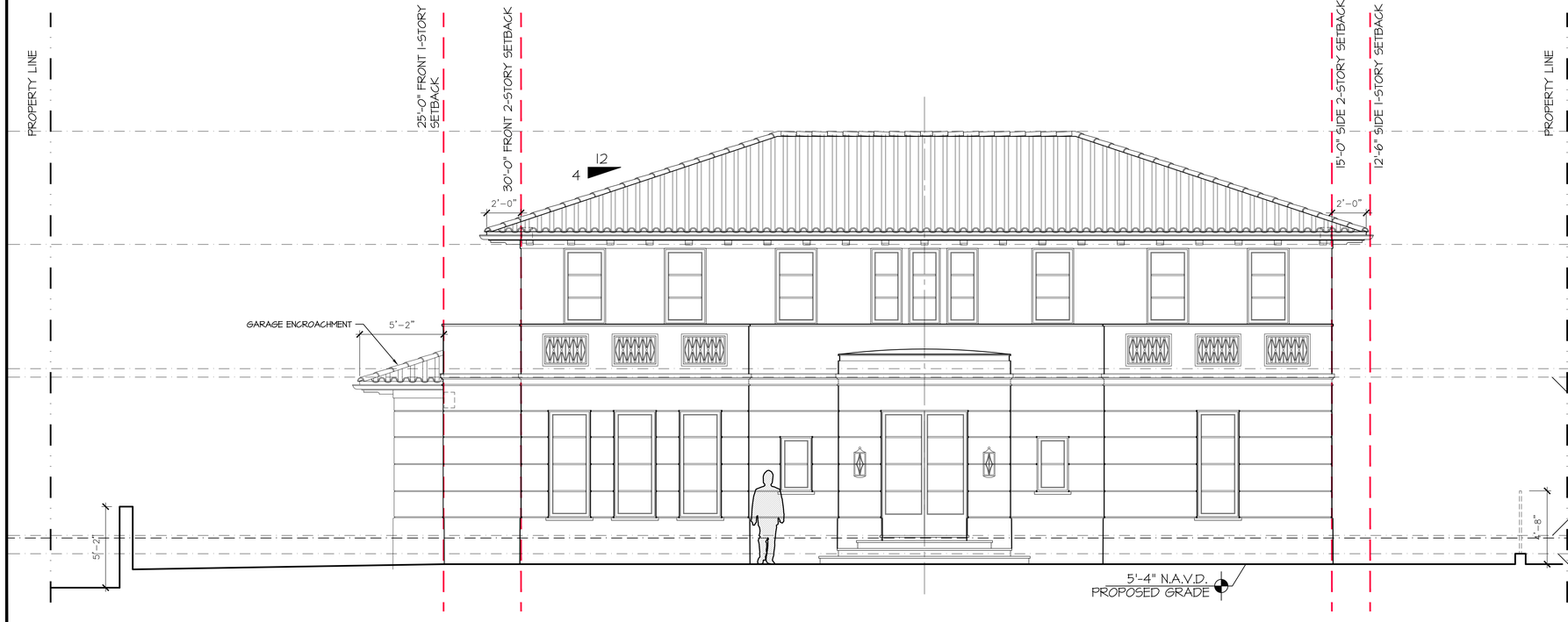
A1.09

JOB NUMBER: 25-124



EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

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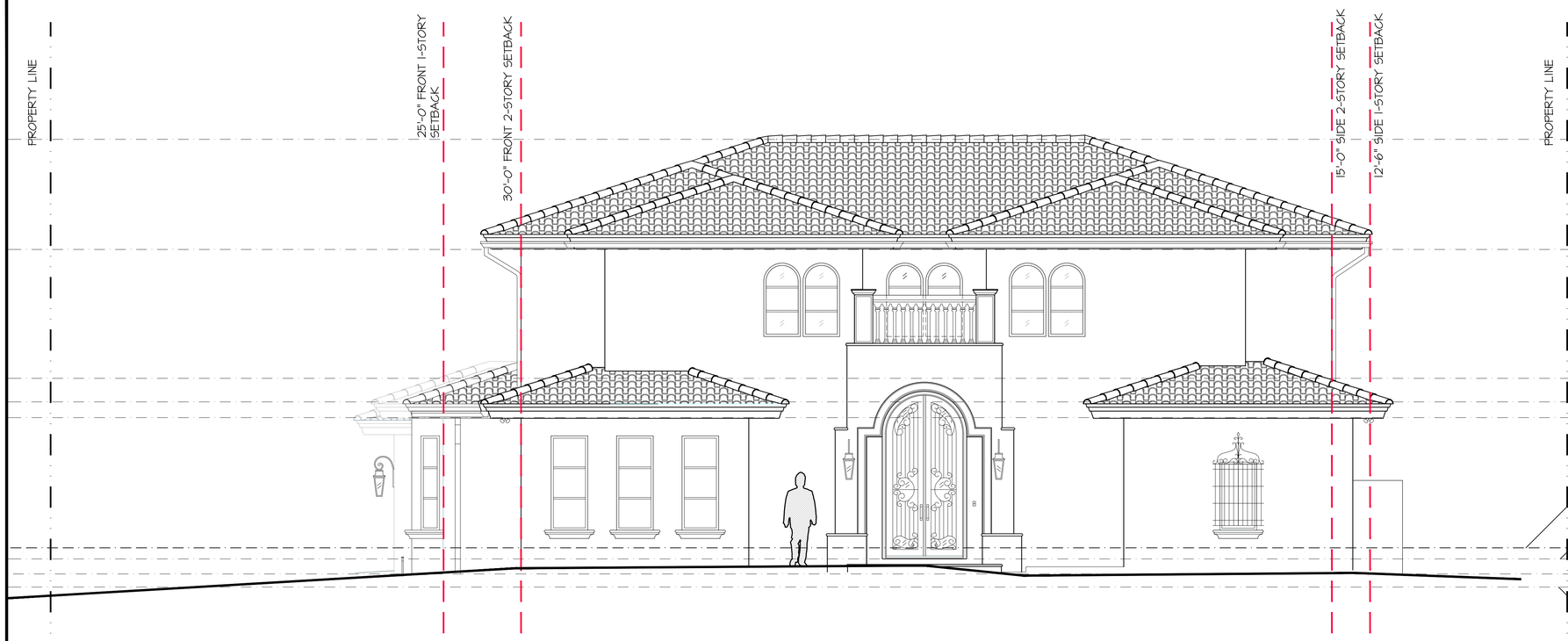
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

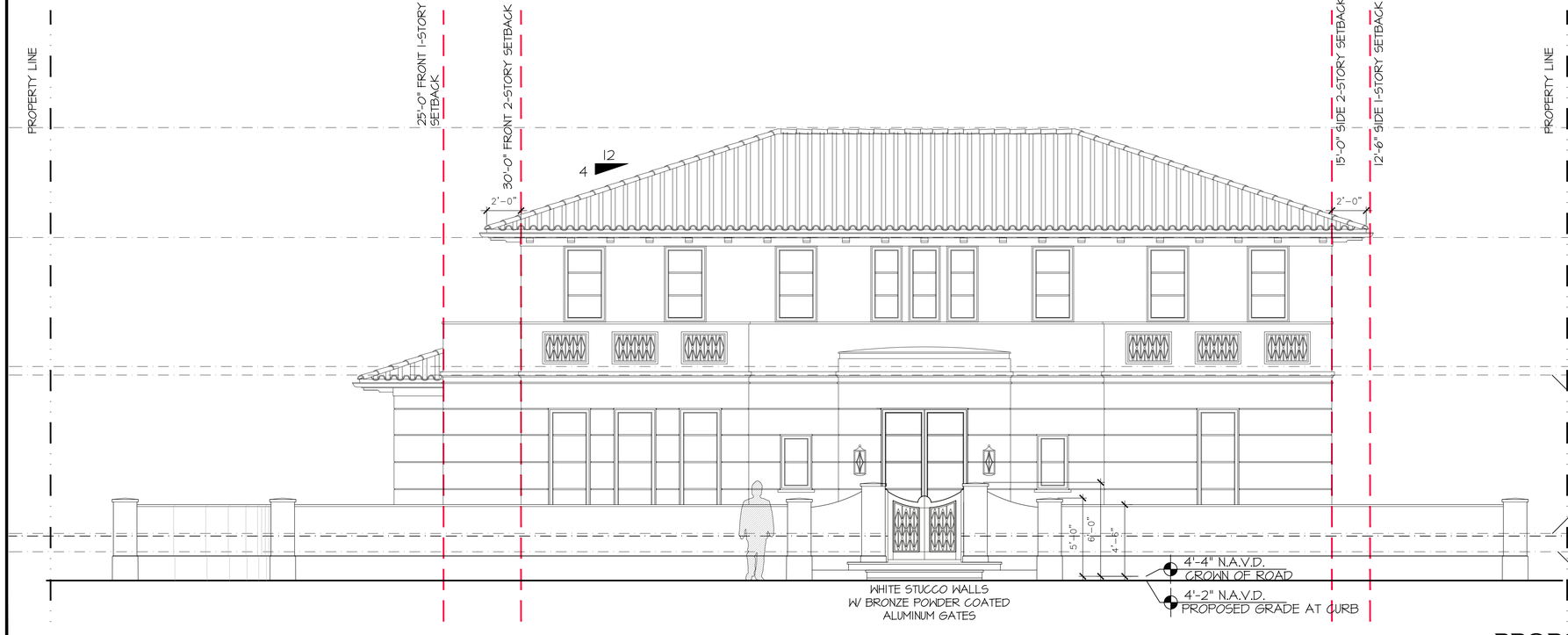
A2.01

JOB NUMBER: 25-124



EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION AT CURB

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXX, FLORIDA

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

DATE: 2026.03.05

DRAWN:MG, PM, AR

REVISIONS:

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- SECOND SUBMITTAL 04.13.26
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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
REGISTERED ARCHITECT
AR0014785

ROGER P. JANSSEN AR-14785

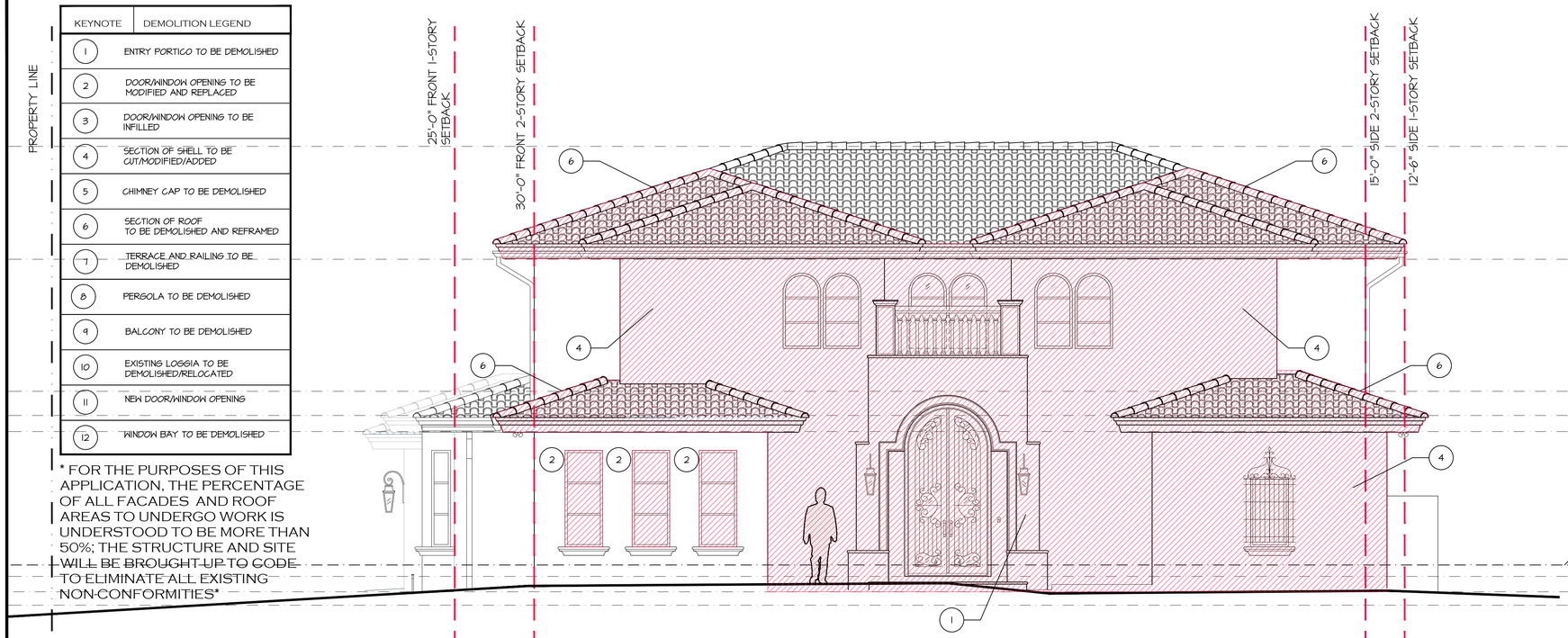
DRAWING NO.

A2.01

JOB NUMBER: 25-124

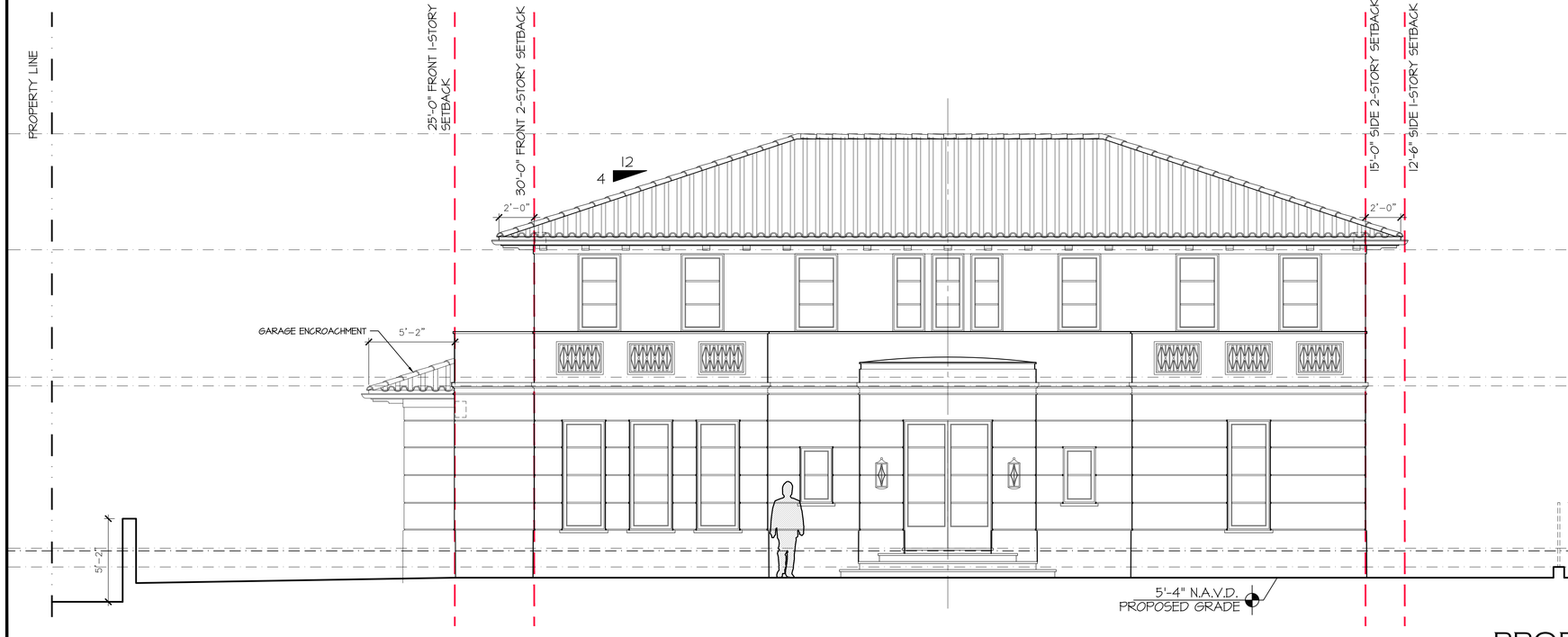
KEYNOTE	DEMOLITION LEGEND
1	ENTRY PORTICO TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED
3	DOOR/WINDOW OPENING TO BE INFILLED
4	SECTION OF SHELL TO BE CUT/MODIFIED/ADDED
5	CHIMNEY CAP TO BE DEMOLISHED
6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED
7	TERRACE AND RAILING TO BE DEMOLISHED
8	PERGOLA TO BE DEMOLISHED
9	BALCONY TO BE DEMOLISHED
10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
11	NEW DOOR/WINDOW OPENING
12	WINDOW BAY TO BE DEMOLISHED

* FOR THE PURPOSES OF THIS APPLICATION, THE PERCENTAGE OF ALL FACADES AND ROOF AREAS TO UNDERGO WORK IS UNDERSTOOD TO BE MORE THAN 50%; THE STRUCTURE AND SITE WILL BE BROUGHT UP TO CODE TO ELIMINATE ALL EXISTING NON-CONFORMITIES*



DEMOLITION EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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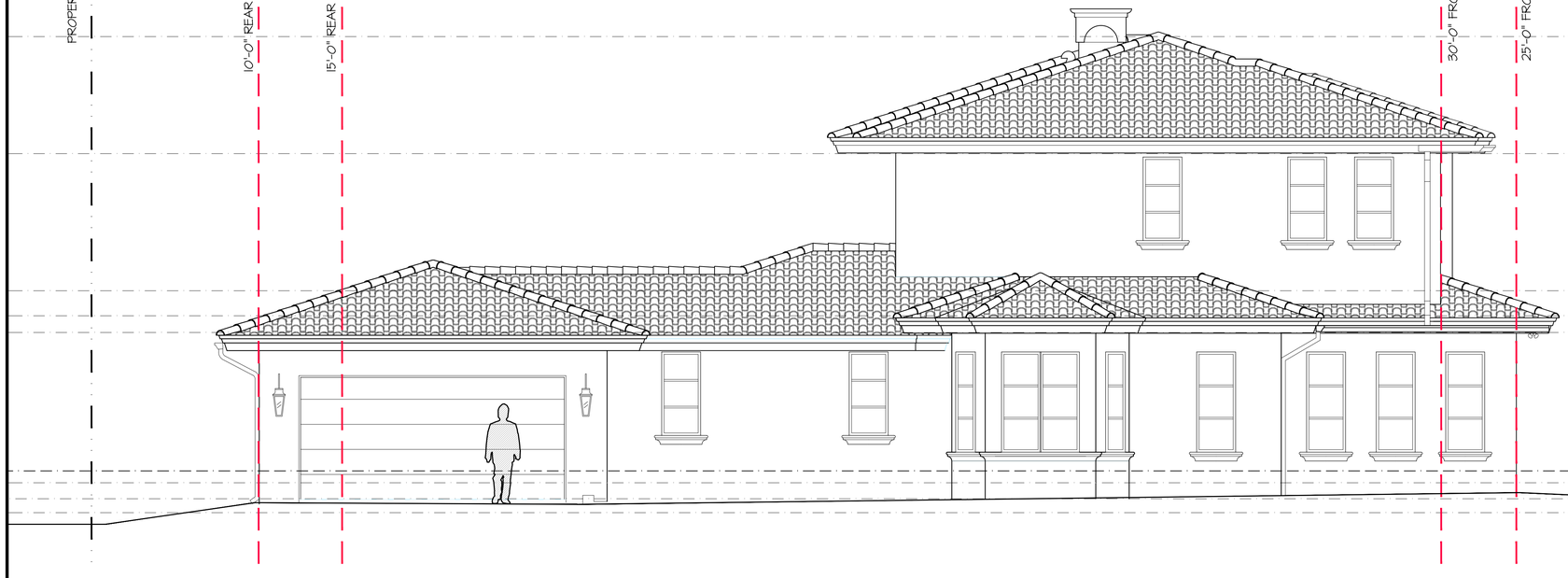
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.01

JOB NUMBER: 25-124



EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.02

JOB NUMBER: 25-124



EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION-WALL

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.02

JOB NUMBER: 25-124

KEYNOTE	DEMOLITION LEGEND				
1	ENTRY PORTICO TO BE DEMOLISHED	5	CHIMNEY CAP TO BE DEMOLISHED	9	BALCONY TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED	6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED	10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
3	DOOR/WINDOW OPENING TO BE INFILLED	7	TERRACE AND RAILING TO BE DEMOLISHED	11	NEW DOOR/WINDOW OPENING
4	SECTION OF SHELL TO BE CUT/MODIFIED/ADDED	8	PERGOLA TO BE DEMOLISHED	12	WINDOW BAY TO BE DEMOLISHED

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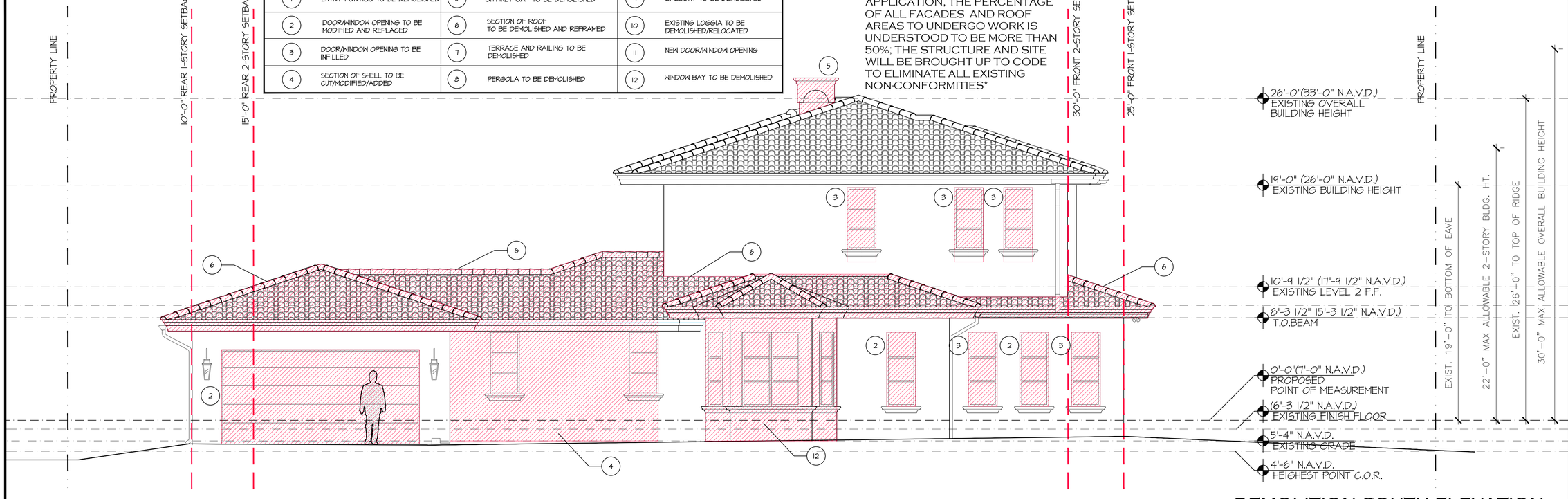
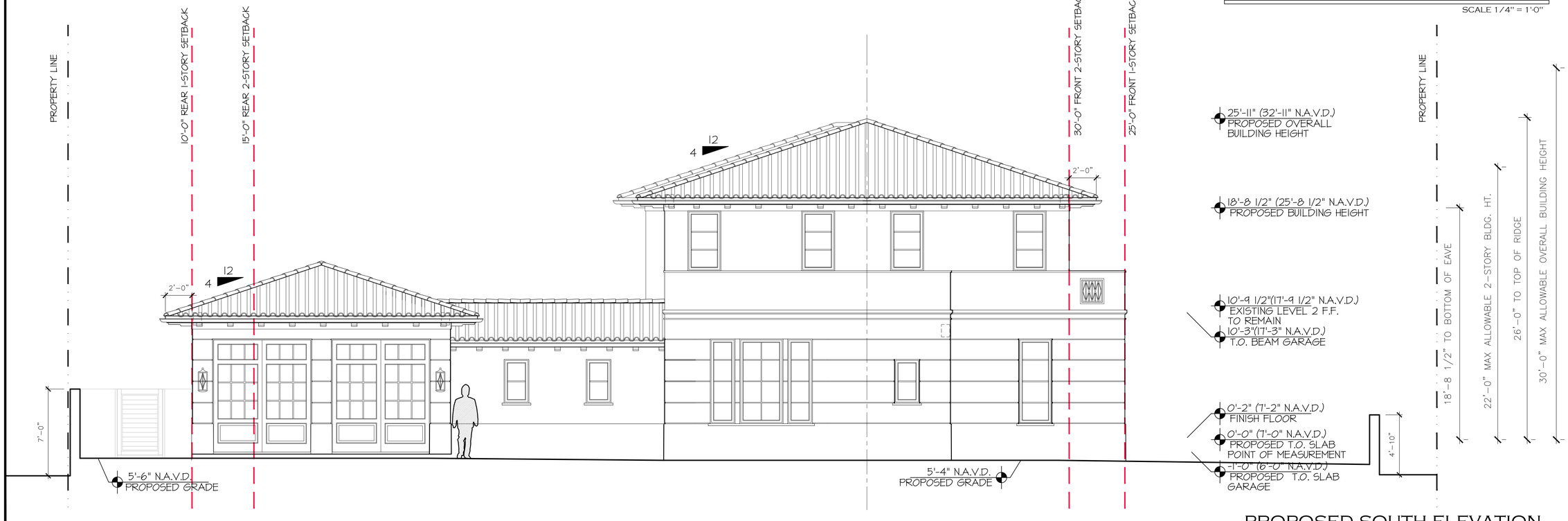


DEMOLITION SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

1066 N. OCEAN BLVD.

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

PALM BEACH COUNTY

XXXXXX, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

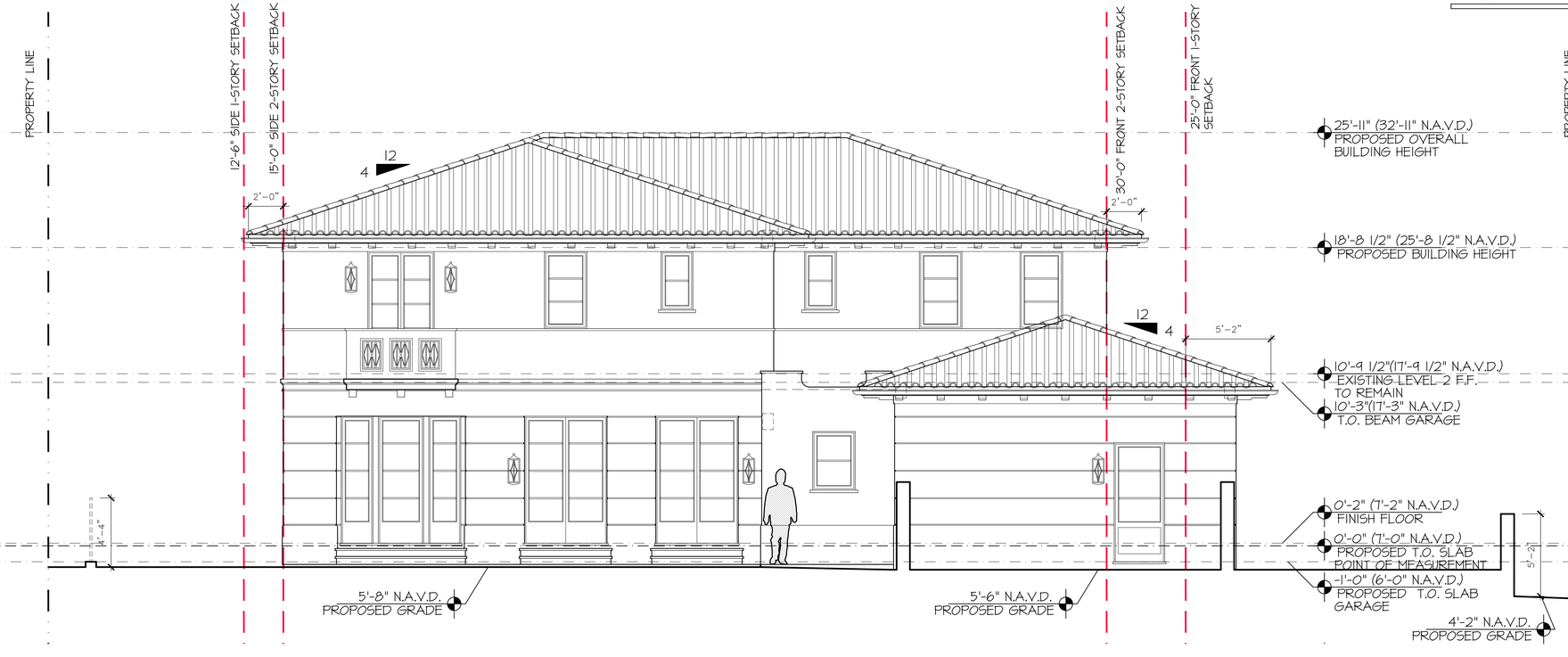
A2.02

JOB NUMBER: 25-124



EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.03

JOB NUMBER: 25-124

KEYNOTE	DEMOLITION LEGEND				
1	ENTRY PORTICO TO BE DEMOLISHED	5	CHIMNEY CAP TO BE DEMOLISHED	9	BALCONY TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED	6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED	10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
3	DOOR/WINDOW OPENING TO BE INFILLED	7	TERRACE AND RAILING TO BE DEMOLISHED	11	NEW DOOR/WINDOW OPENING
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DEMOLITION WEST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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DRAWING NO.

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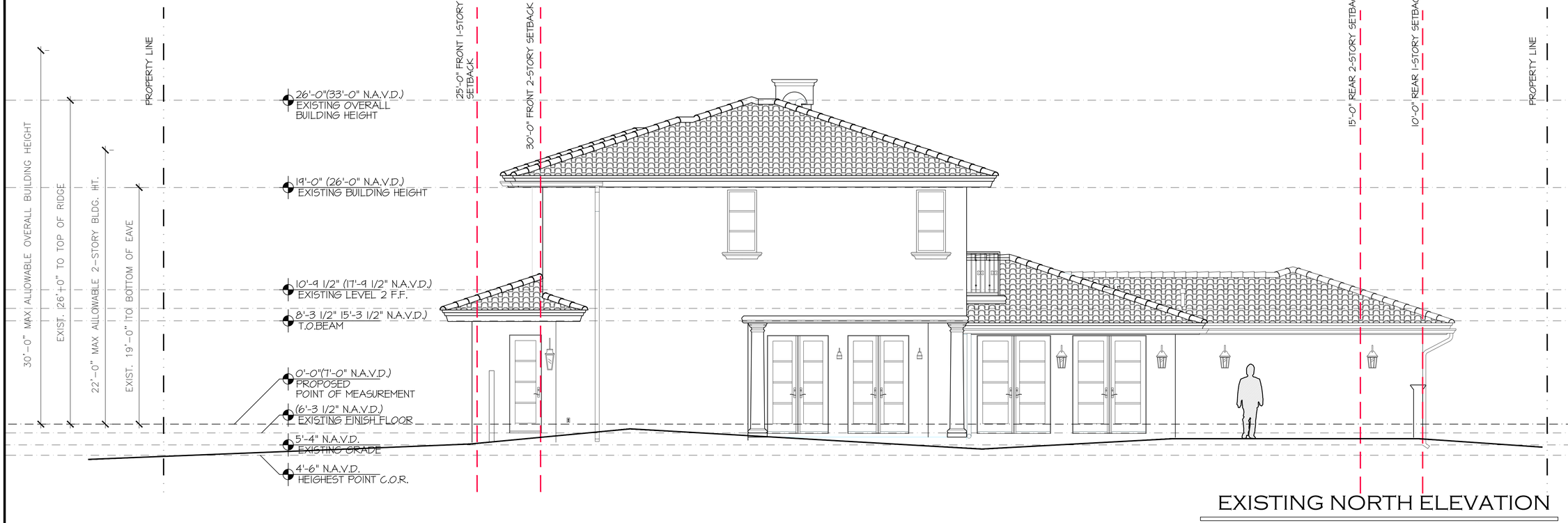
JOB NUMBER: 25-124



EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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ROGER PATTON JANSSEN
REGISTERED ARCHITECT
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.04

JOB NUMBER: 25-124

KEYNOTE	DEMOLITION LEGEND				
1	ENTRY PORTICO TO BE DEMOLISHED	5	CHIMNEY CAP TO BE DEMOLISHED	9	BALCONY TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED	6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED	10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
3	DOOR/WINDOW OPENING TO BE INFILLED	7	TERRACE AND RAILING TO BE DEMOLISHED	11	NEW DOOR/WINDOW OPENING
4	SECTION OF SHELL TO BE CUT/MODIFIED/ADDED	8	PERGOLA TO BE DEMOLISHED	12	WINDOW BAY TO BE DEMOLISHED

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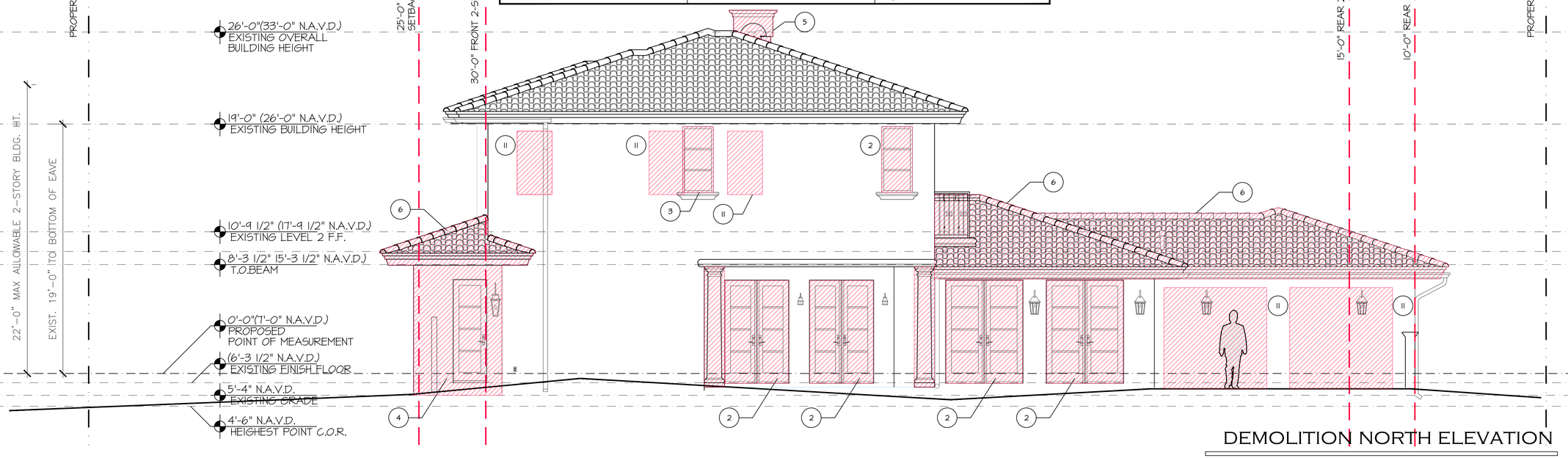

DEMOLITION NORTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.04

JOB NUMBER: 25-124



PROPOSED EAST ELEVATION

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.05

JOB NUMBER: 25-124



PROPOSED NORTH ELEVATION

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.06

JOB NUMBER: 25-124



PROPOSED WEST ELEVATION

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.07

JOB NUMBER: 25-124



PROPOSED SOUTH ELEVATION

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.08

JOB NUMBER: 25-124



PROPOSED PERSPECTIVE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.09

JOB NUMBER: 25-124



PROPOSED PERSPECTIVE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.10

JOB NUMBER: 25-124



PROPOSED PERSPECTIVE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.11

JOB NUMBER: 25-124



PROPOSED PERSPECTIVE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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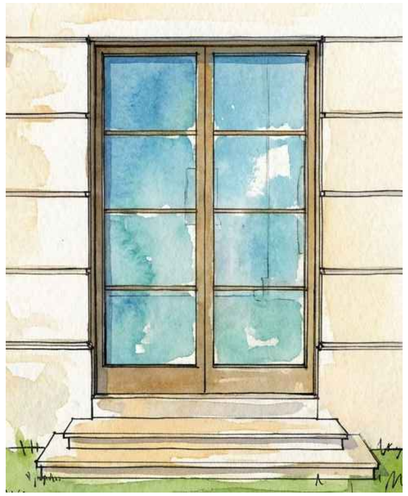
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

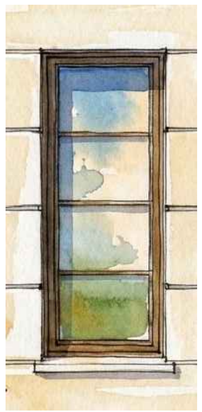
DRAWING NO.

A2.12

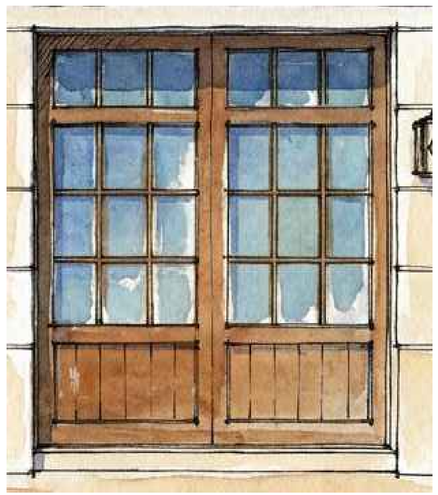
JOB NUMBER: 25-124



TYPICAL DOOR

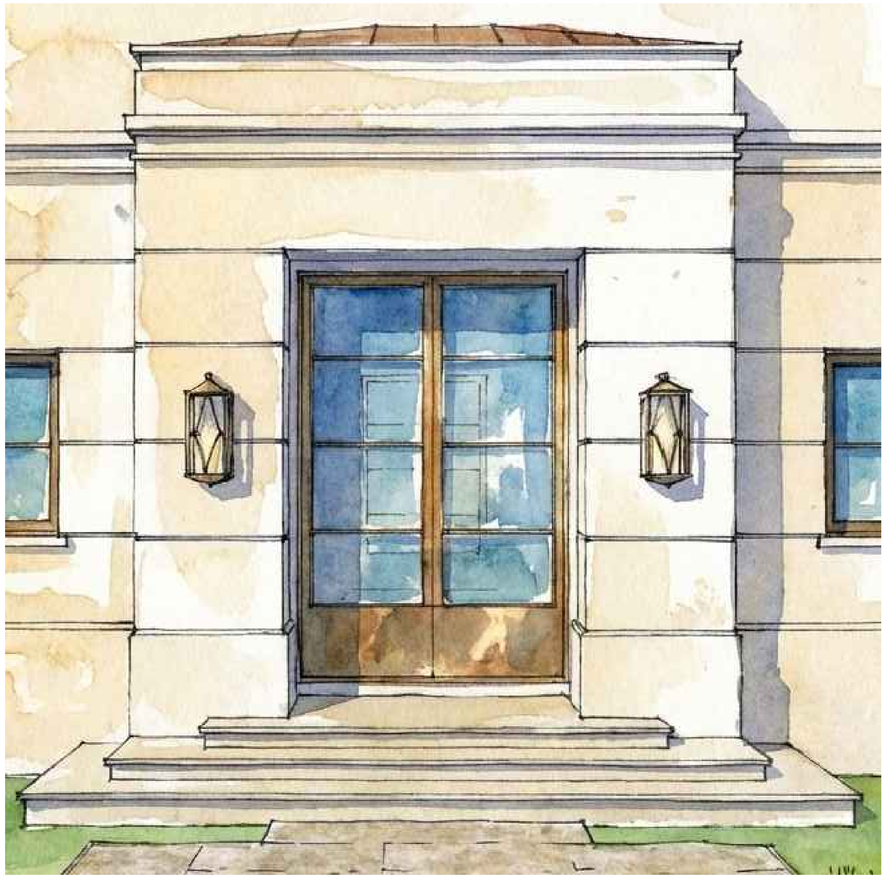


TYPICAL WINDOW



TYPICAL
GARAGE DOOR





ENTRY DOOR

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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

DATE: 2026.03.05

DRAWN:MG, FM, AR

REVISIONS:

- ARCOM PRE-APP 03.05.26
- FIRST SUBMITTAL 03.25.26
- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26

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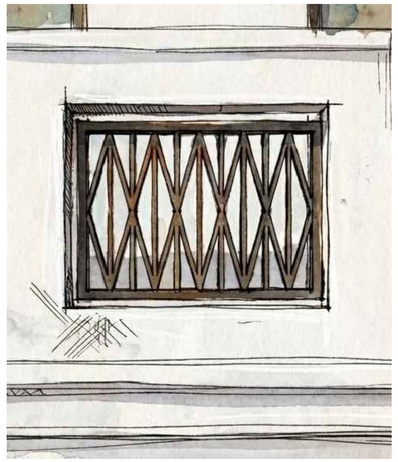
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.13

JOB NUMBER: 25-124



RAIL WALL
ORNAMENT



TYPICAL EAVE



ENTRY GATE





BALCONY DETAIL

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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DATE: 2026.03.05

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.14

JOB NUMBER: 25-124

Stucco BM Simply White



Garage Doors: Golden Mahogany



Decks: Coral Stone



Windows and Doors: Portobello



Entry Door: Bronze Natura



Ceilings and Eaves Clear Cypress



Roof Aegean Teal

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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DATE: 2026.03.05

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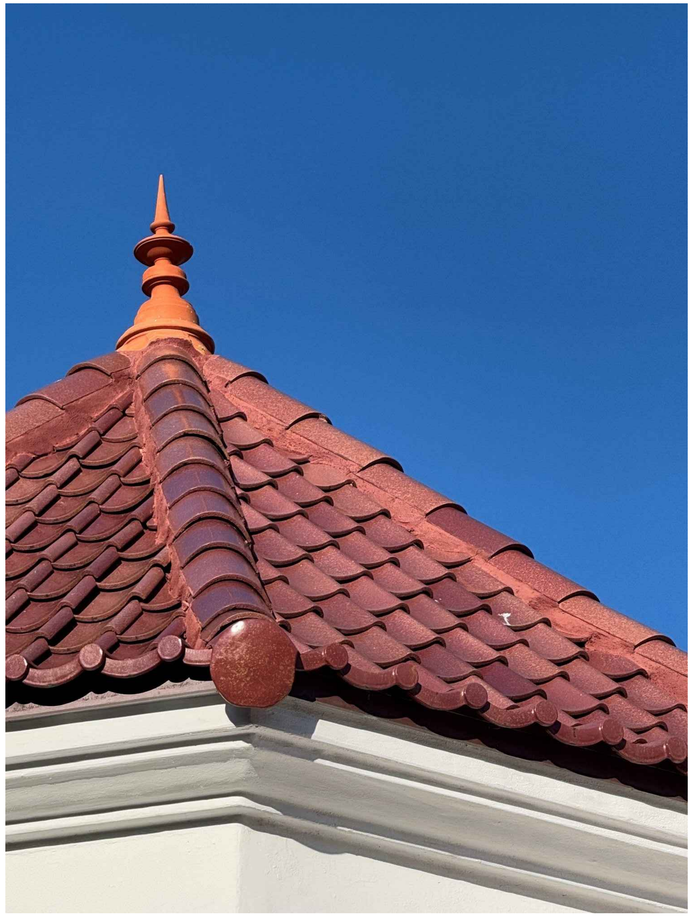
DRAWING NO.

A2.15

JOB NUMBER: 25-124



ROOF TILE PRECENDENTS NORTH END OF PALM BEACH





ROOF COLOR PRECENDENTS EVERGLADES ISLAND

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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DATE: 2026.03.05

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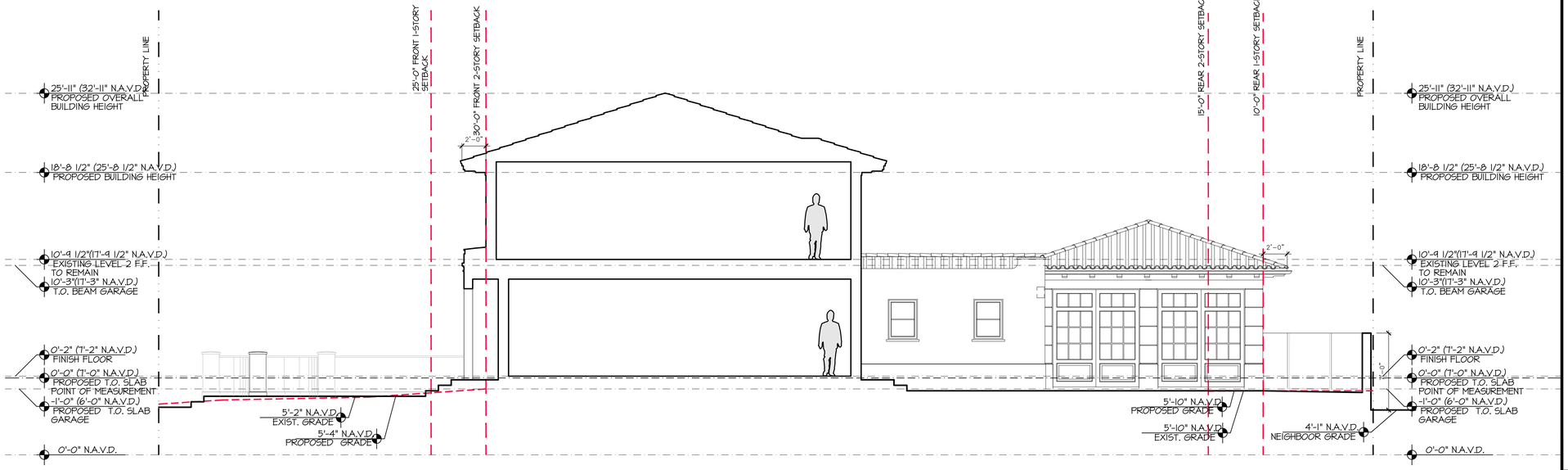
ROGER P. JANSSEN AR-14785

DRAWING NO.

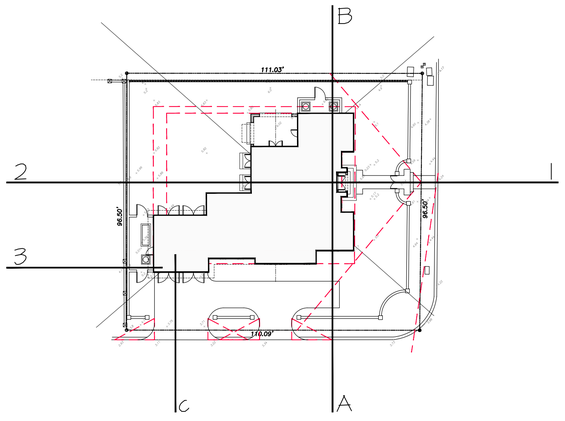
A2.15

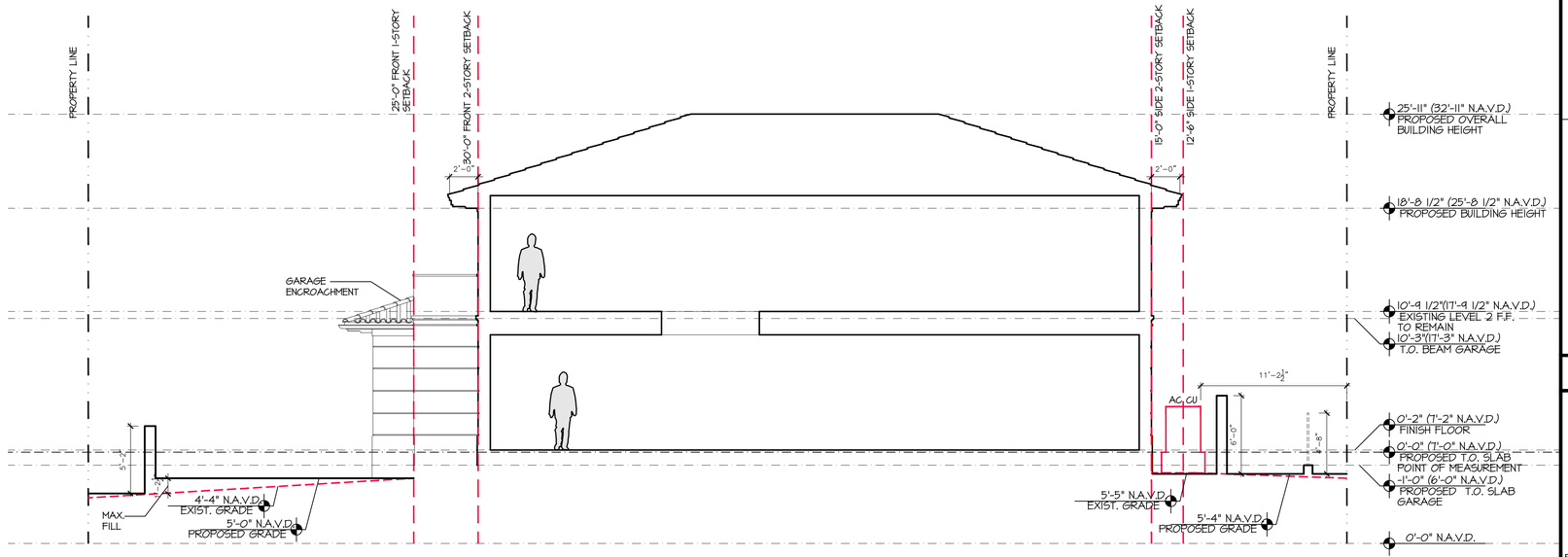
JOB NUMBER: 25-124



PROPOSED SOUTH ELEVATION/SECTION 1-2

SCALE 3/16" = 1'-0"





PROPOSED EAST ELEVATION/SECTION A-B

SCALE 3/16" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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DATE: 2026.03.05

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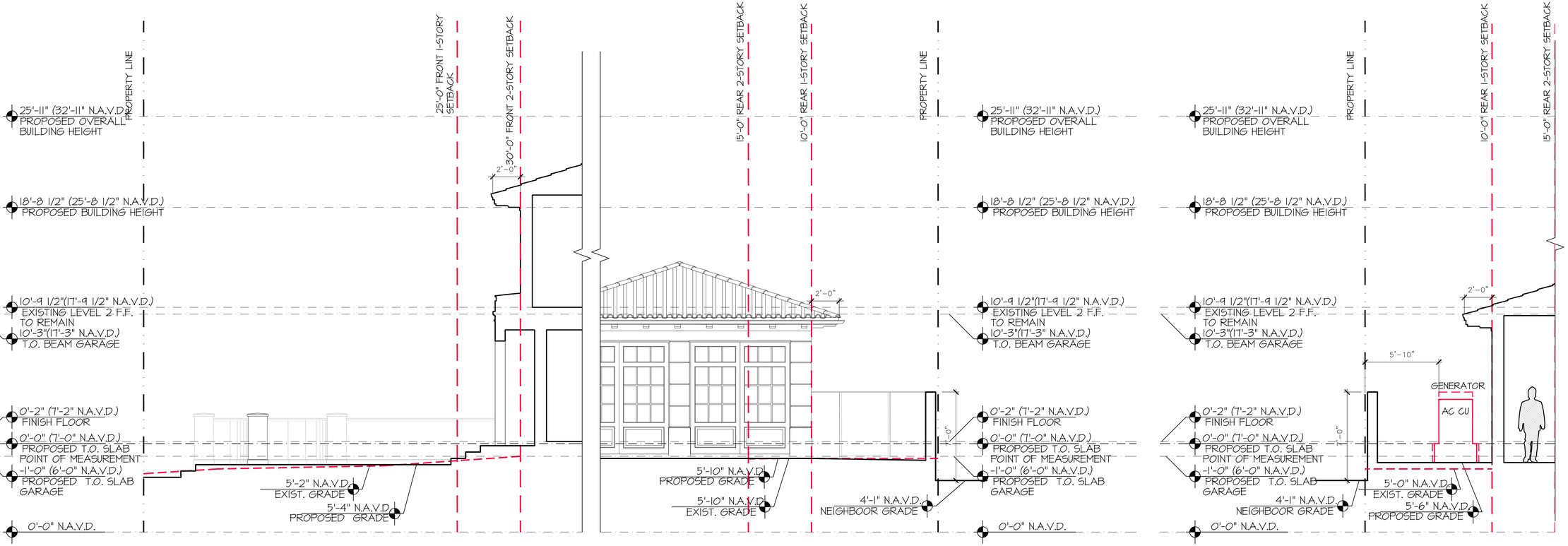
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.16

JOB NUMBER: 25-124



YARD SECTION 1

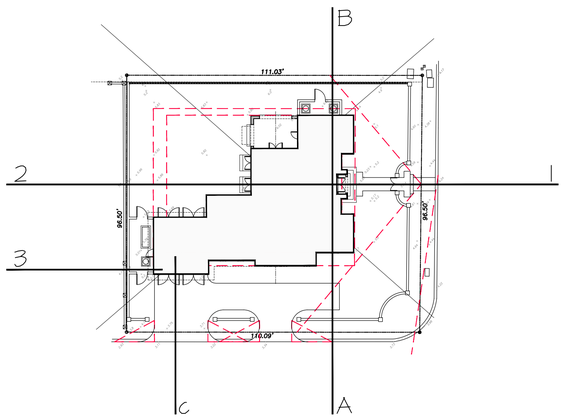
SCALE 1/4" = 1'-0"

YARD SECTION 2

SCALE 1/4" = 1'-0"

YARD SECTION 3

SCALE 1/4" = 1'-0"



PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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DATE: 2026.03.05

DRAWN: MS, PM, AR

REVISIONS:

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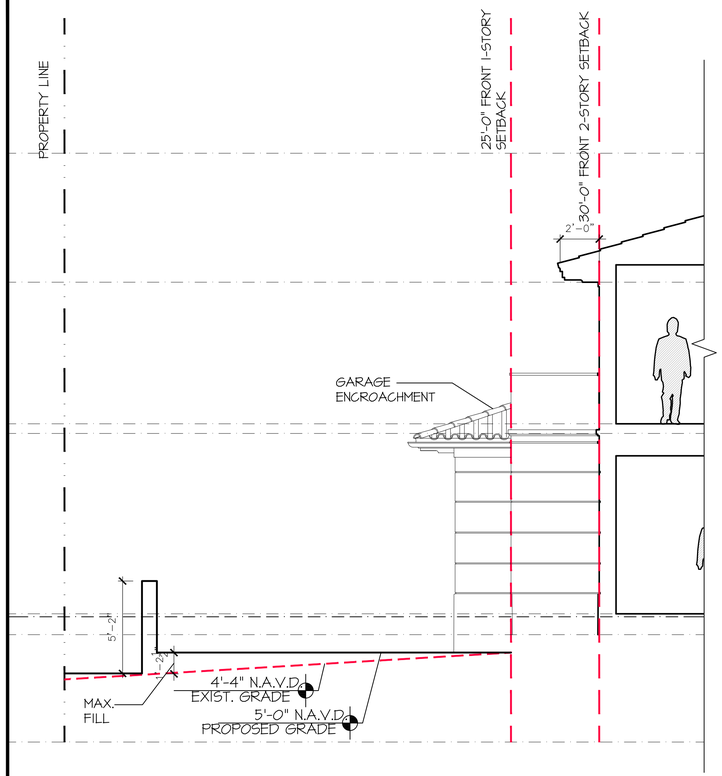
ROGER P. JANSSEN AR-14785

DRAWING NO.

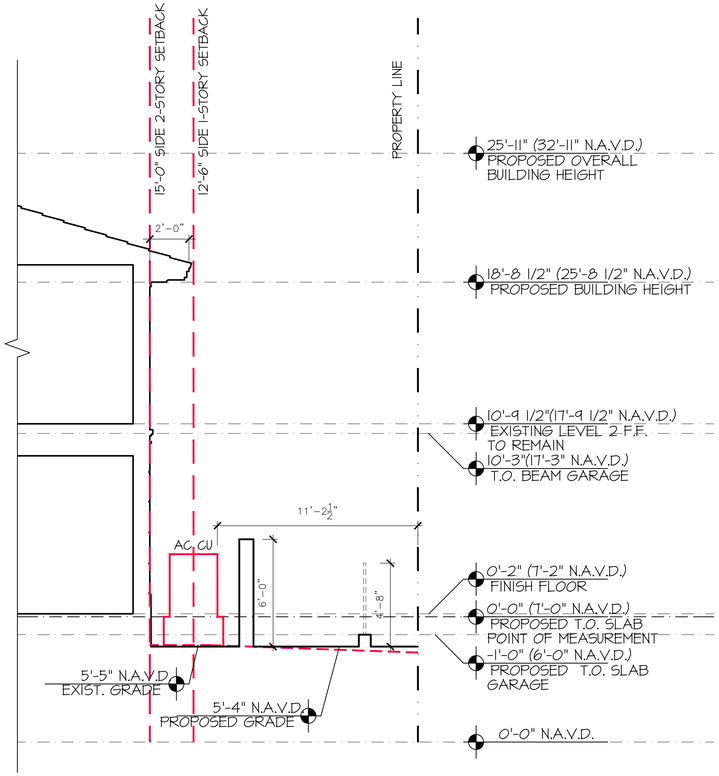
A2.17

JOB NUMBER: 25-124



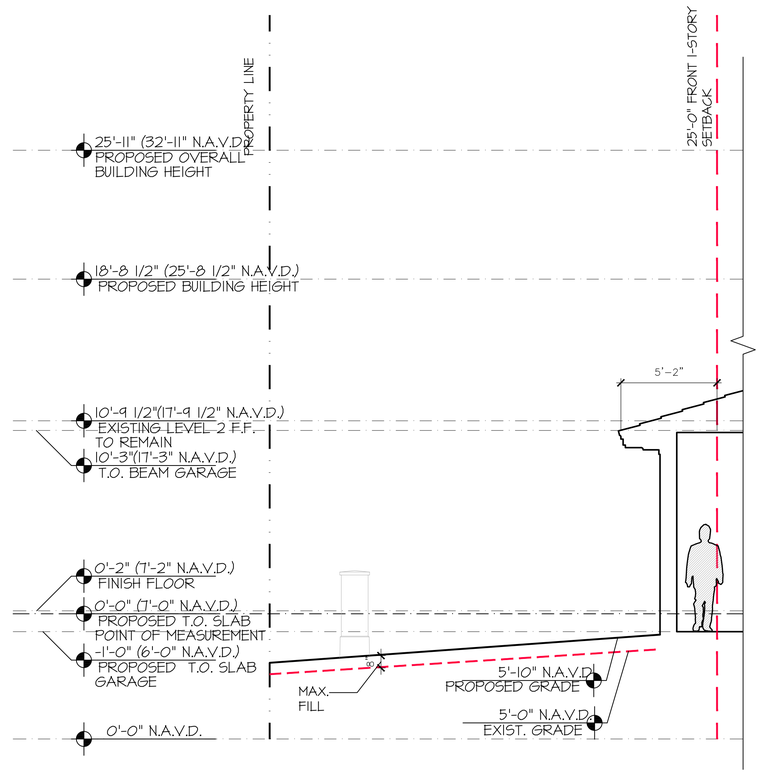
YARD SECTION A

SCALE 1/4" = 1'-0"



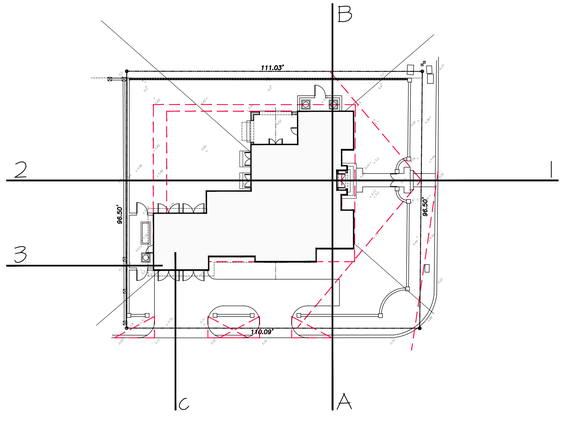
YARD SECTION B

SCALE 1/4" = 1'-0"



YARD SECTION C

SCALE 1/4" = 1'-0"



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1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXX, FLORIDA

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

DATE: 2026.03.05

DRAWN:MG, PM, AR

REVISIONS:

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ROGER FATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.18

JOB NUMBER: 25-124



Existing Front Entrance



Existing South Side Yard



Existing Pool Patio



Existing Garage Entrace



Existing Covered Patio



Existing North Side Yard

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

Private Residence
1066 N. Ocean Blvd.
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dustin Mizell

DATE: 03.23.2025

SHEET L1.0

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOT FOR CONSTRUCTION

Existing Site Photos Exhibit

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

Private Residence
1066 N. Ocean Blvd.
Town of Palm Beach
FLORIDA



209 List Road
West Adjacent Neighbor



1066 N Ocean Blvd
Subject Property



1072 N Ocean Blvd
North Adjacent Neighbor

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dustin Mizell
DATE: 03.23.2025

SHEET L1.1

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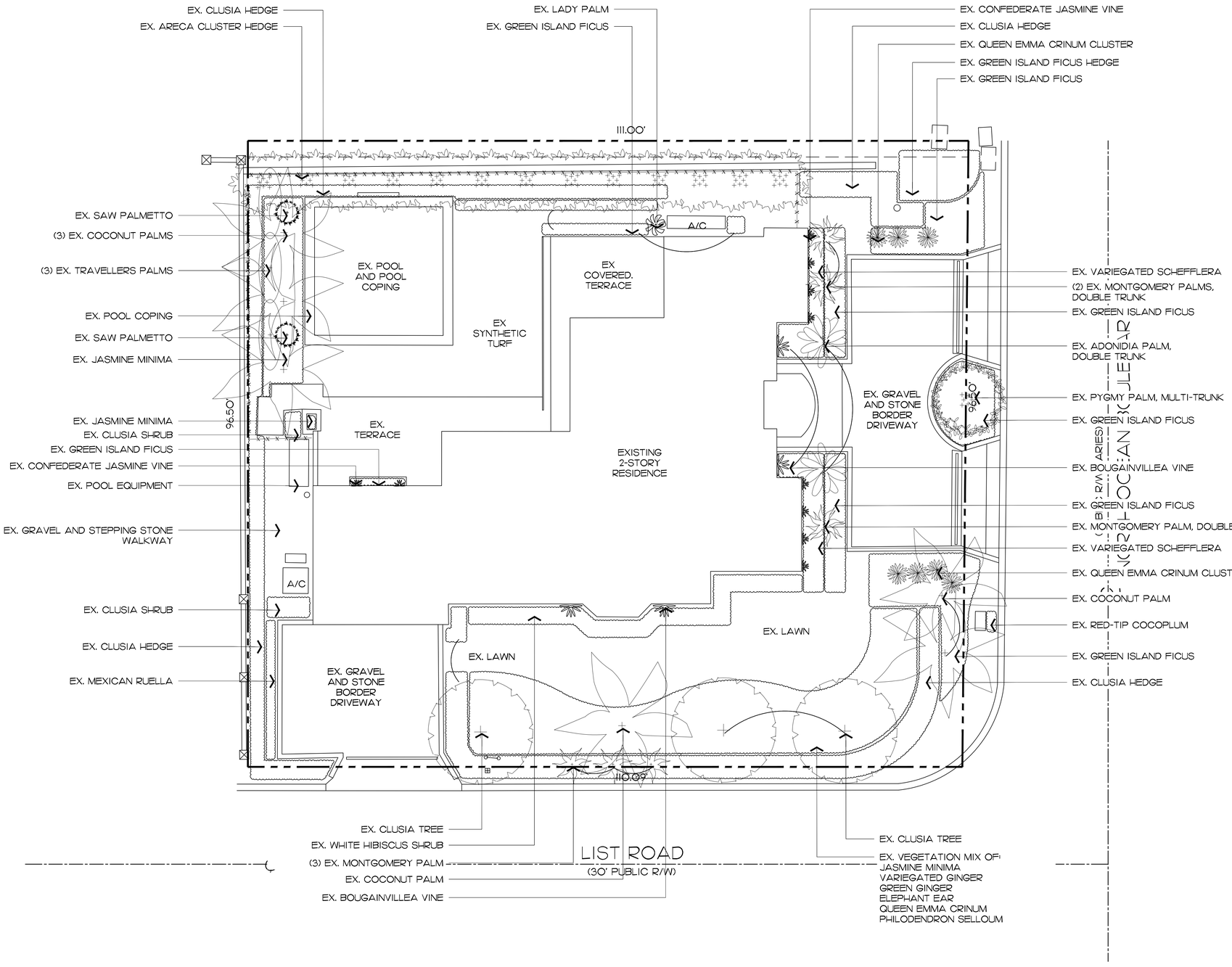
Existing Neighboring Context Exhibit



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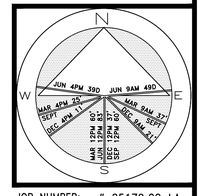
FLORIDA



JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman

DATE: 03.23.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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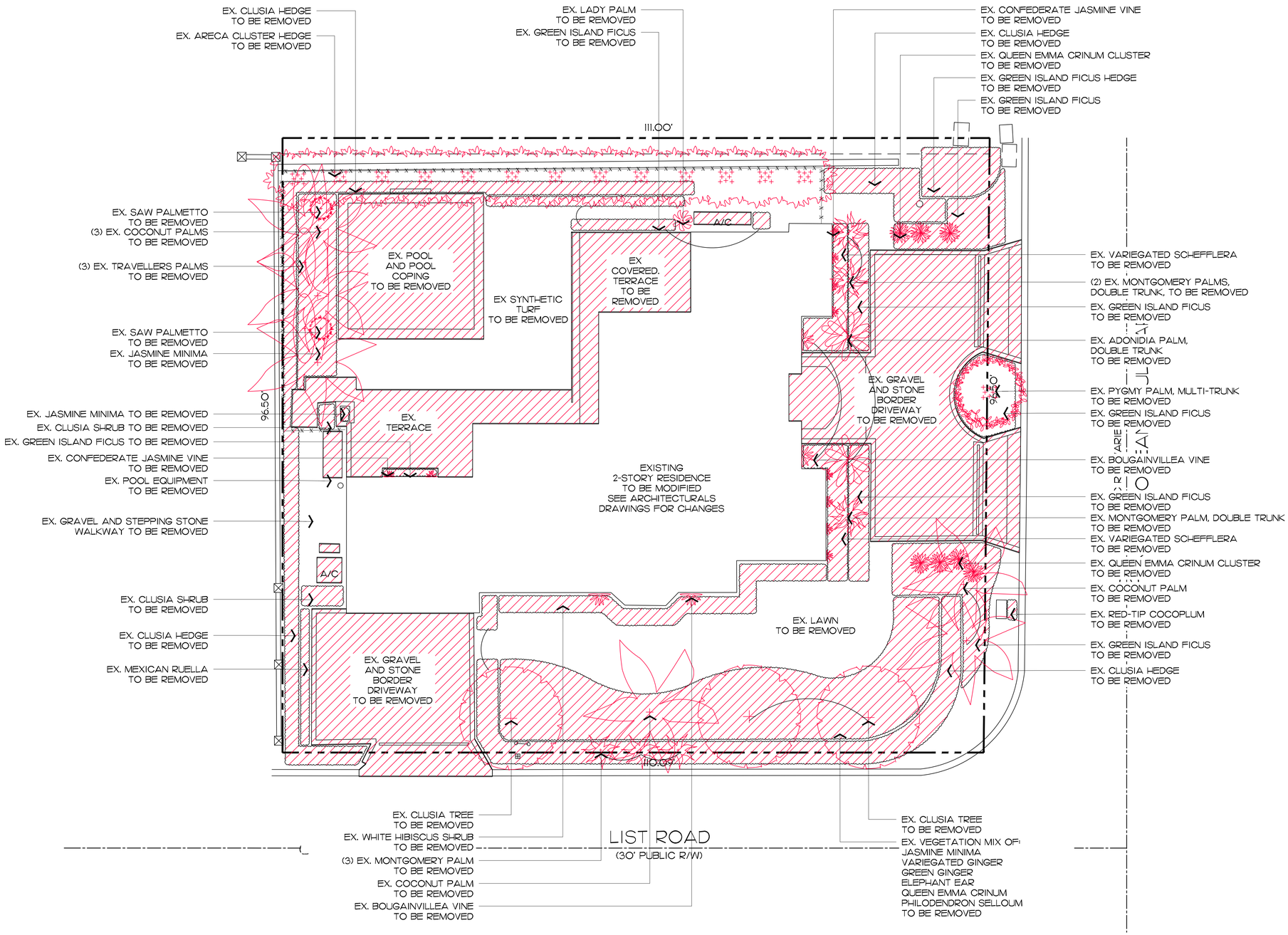
Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'



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Landscape Management
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Dustin@environmentdesigngroup.com

Private Residence
1066 N. Ocean Blvd.
Town of Palm Beach
LOT D

JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman
DATE: 03.23.2025

SHEET L2.1

64 sf.
AREA IN SQ.FT.

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Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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

Private Residence
1066 N. Ocean Blvd.
Town of Palm Beach
FLORIDA

PROPOSED 4' HT BLACK CHAIN LINK FENCE ON TOP OF CONCRETE DRAINAGE CURB

PROPOSED CORAL STONE FRONT ENTRANCE WALKWAY

PROPOSED 5' SITE WALL 3' FROM PROPERTY LINE, COLUMNS MAX 2' HT ABOVE THE TOP OF WALL

PROPOSED CORAL STONE BORDER

PROPOSED TABBY DRIVEWAY

LAWN

LAWN

LAWN

TWO STORY RESIDENCE

GARAGE

12'-6" SIDE SETBACK

10'-0" REAR SETBACK

25'-0" FRONT SETBACK

25'-0" SIDE STREET SETBACK

96.50'

96.50'

110.09'

NORTH OCEAN BOULEVARD
(PUBLIC R/W VARIES)

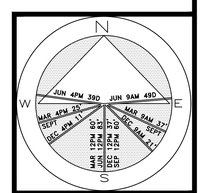
LIST ROAD
(30' PUBLIC R/W)



Tabby Concrete



Coral



JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman

DATE: 03.23.2025

SHEET L3.0

64 sf.

AREA IN SQ.FT.

NOT FOR CONSTRUCTION

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

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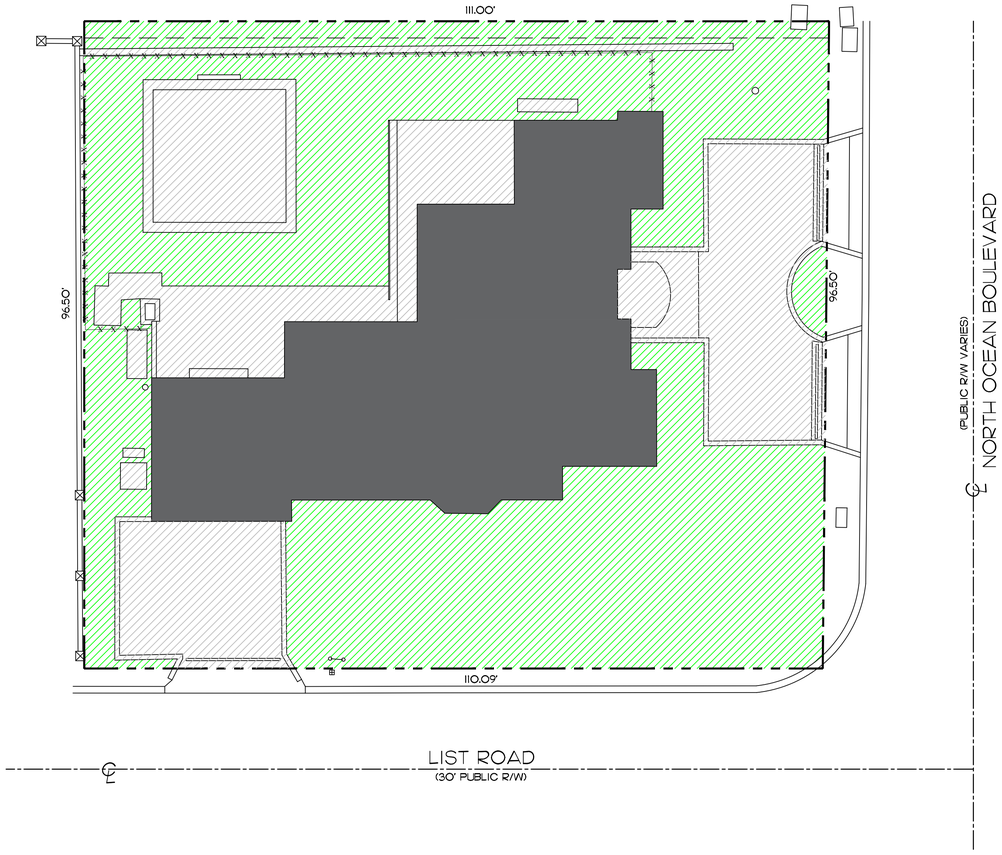
Legend

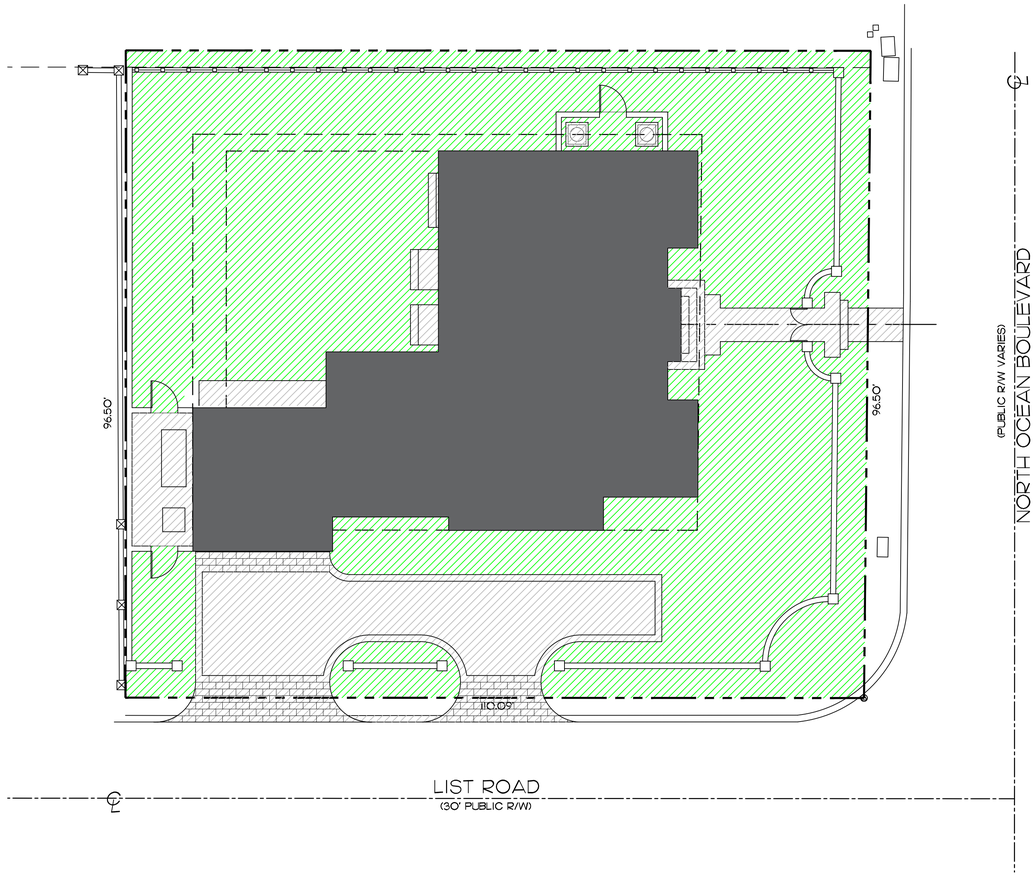
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE



Existing Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,669 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,801 S.F.	48%	5,163 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	63%	1,528 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	49%	2,883 S.F.



Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,669 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,801 S.F.	49%	5,906 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	90%	2,176 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	58%	2,808 S.F.

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Open Space Diagrams

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

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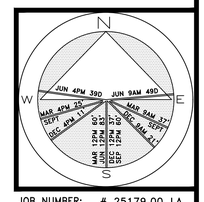
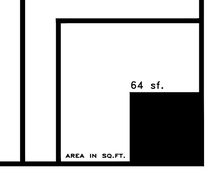
Town of Palm Beach
FLORIDA



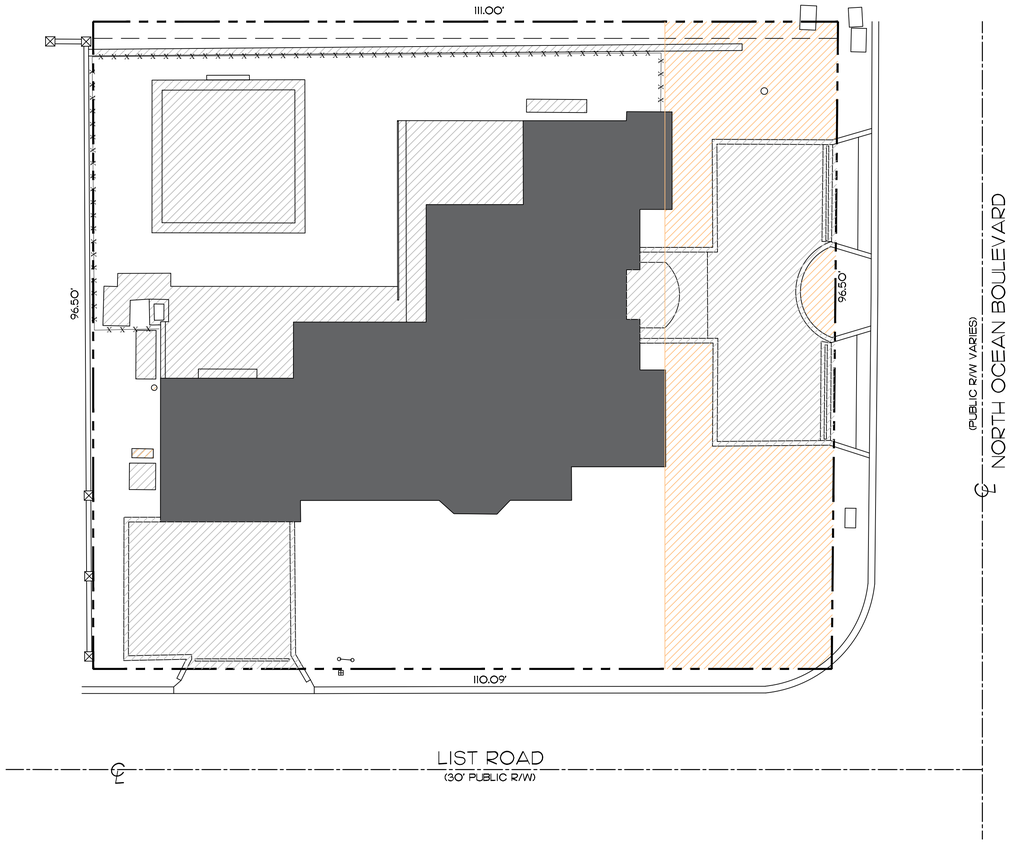
JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman
DATE: 03.23.2025

SHEET L3.1



Legend

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



Existing Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,669 S.F.	
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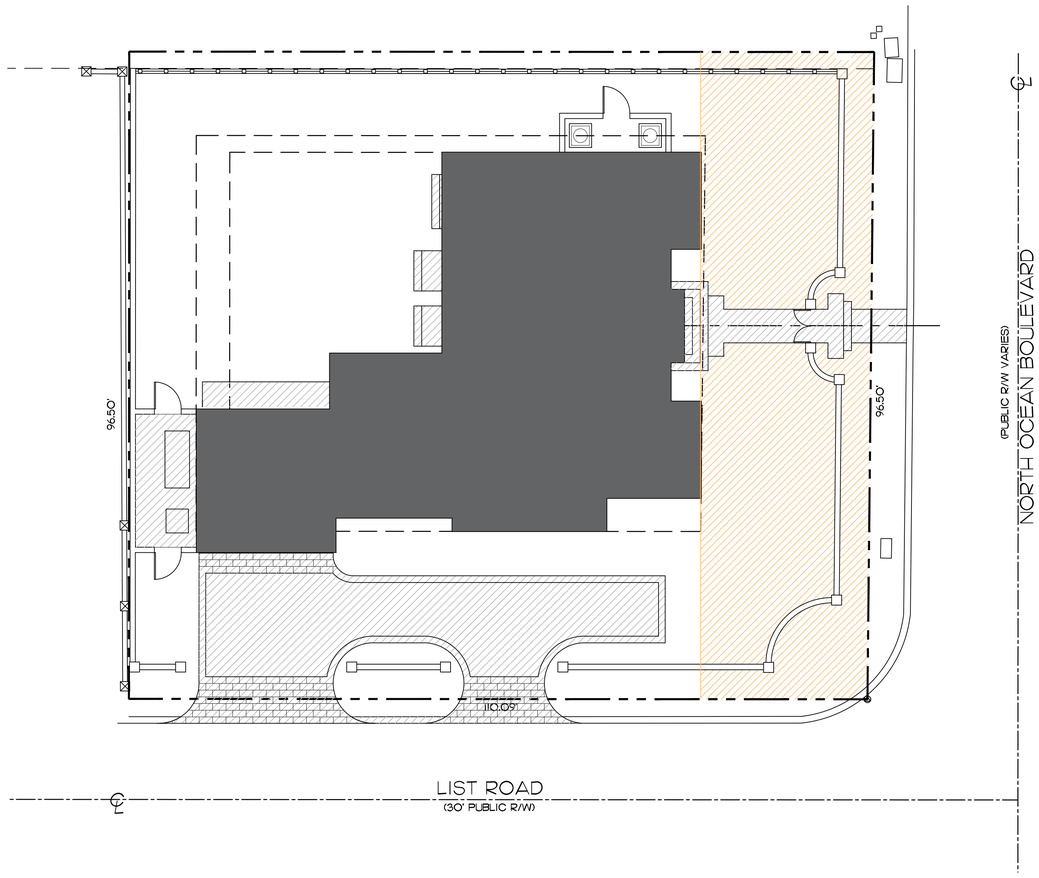
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	63%	1,528 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	49%	2,883 S.F.



Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,669 S.F.	
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Open Space Diagrams - Front Yard

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139 North County Road SR20-B Palm Beach, Fl 33480
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Landscape Architecture
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Landscape Management
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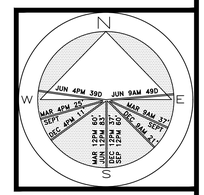
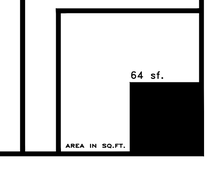


JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman

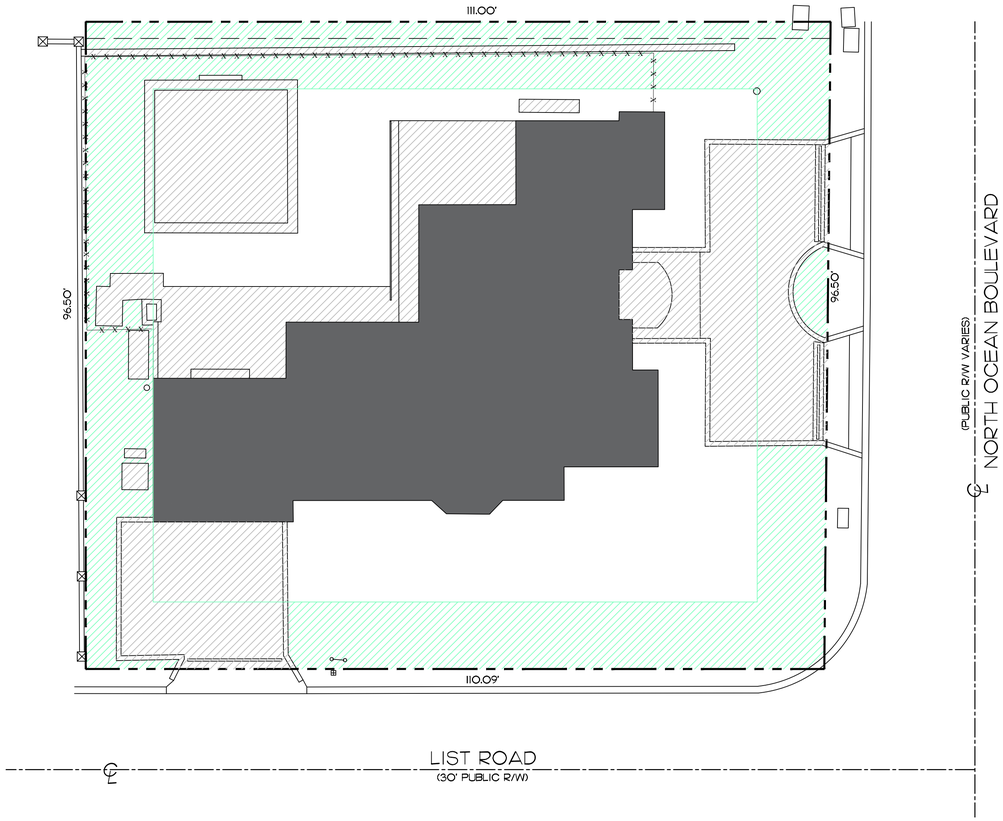
DATE: 03.23.2025

SHEET L3.2



Legend

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



Existing Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
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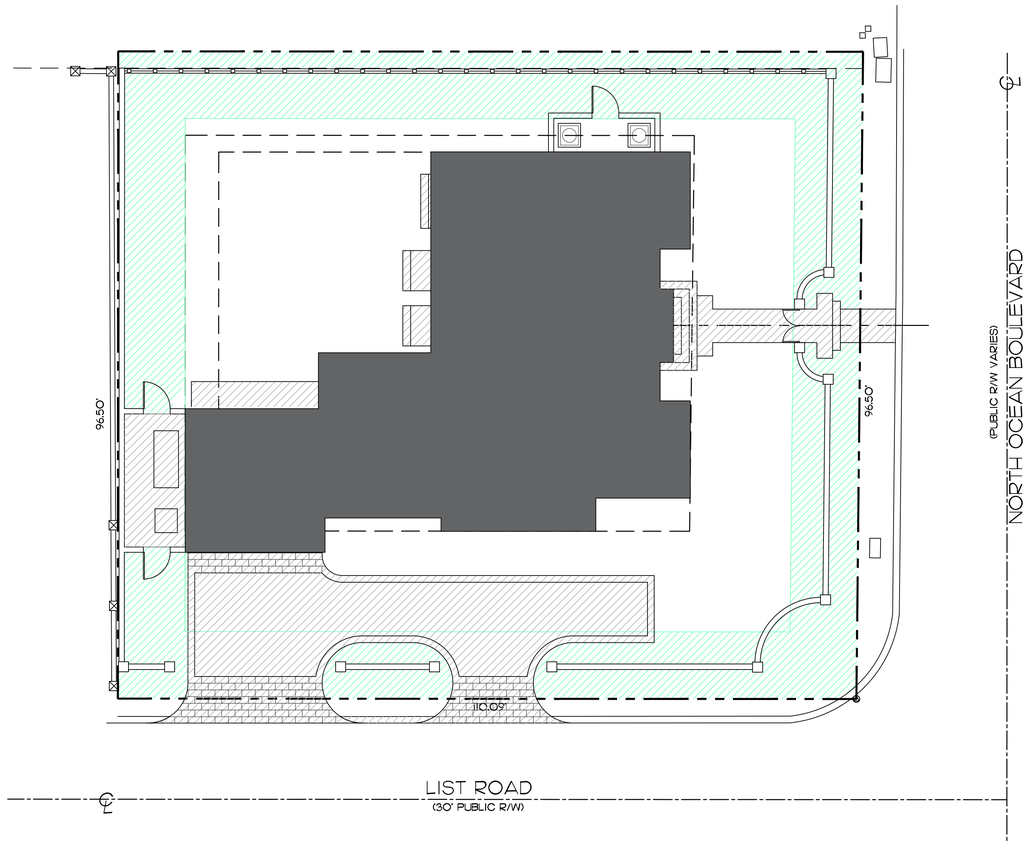

Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
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FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	90%	2,176 S.F.
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Open Space Diagrams - Perimeter

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Landscape Architecture
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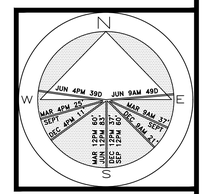


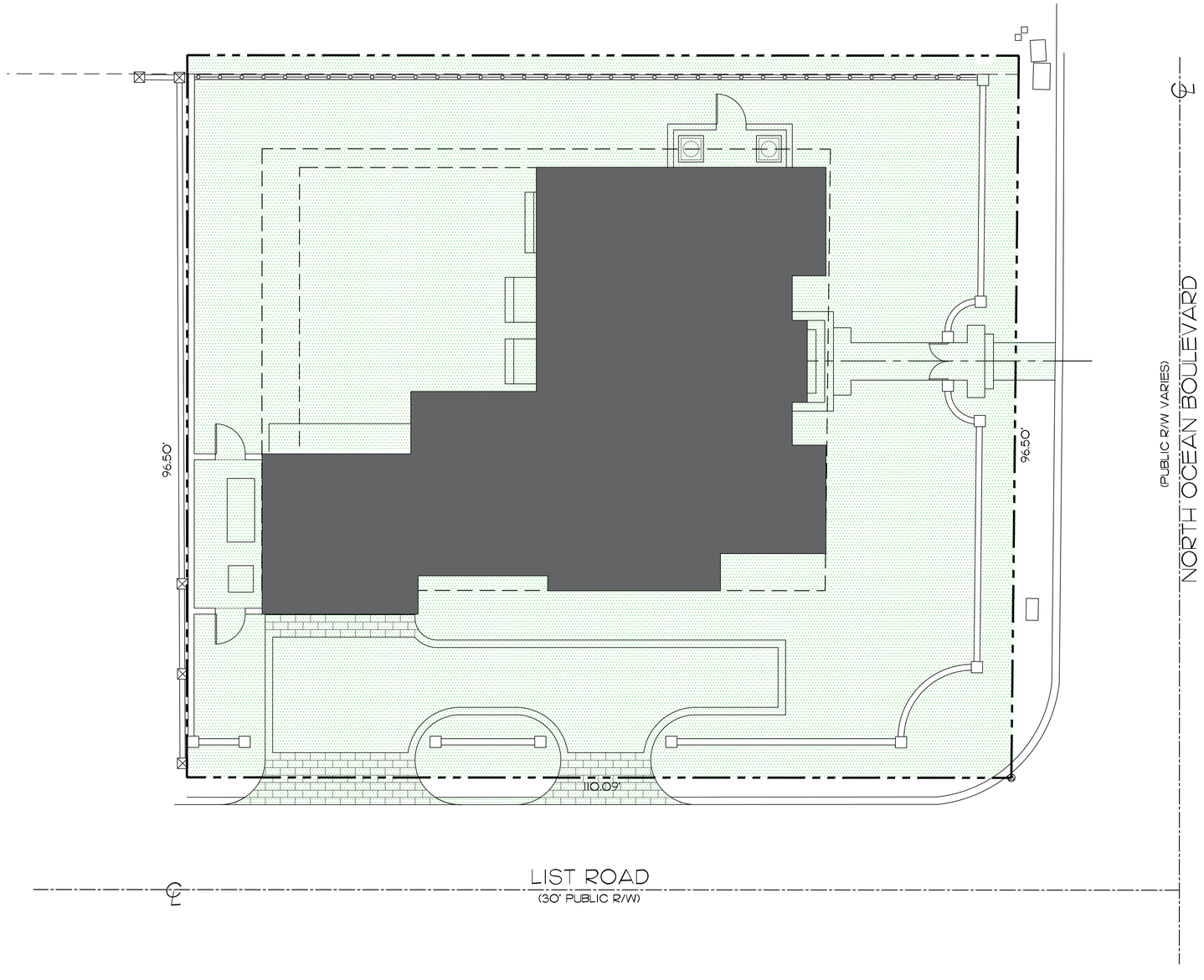
JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman
DATE: 03.23.2025

SHEET L3.3

64 sf.
AREA IN SQ.FT.

Landscape Alteration Calculations

	TOTAL EXISTING LANDSCAPE OPEN SPACE	4,801 S.F.
	EXISTING SITE LANDSCAPING TO BE ALTERED (100% OF THE EXISTING OPEN SPACE AND 73% OF THE SITE)	7,791 S.F.



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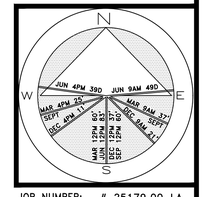

JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman

DATE: 03.23.2025

SHEET L3.4

64 sf.
AREA IN SQ.FT.

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Landscape Alteration Diagram

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Town of Palm Beach
FL

(100) TRACHELOSPERMUM ASIATICUM
'MINIMA'
ASIAN JASMINE MINIMA
1 GAL, 8' OC

(15) ALOCASIA ODORA CALIFORNIA
DWARF ALOCASIA
2' HT, 2' OC

(2) COCCOLOBA UVIFERA
SEAGRAPE
20' HT

(3) ADONIDIA MERRILLII
CHRISTMAS PALM
12-14' CT HT

(30) CLUSIA GUTTIFERA
CLUSIA
6' HT

(25) FICUS MICROCARPA
GREEN ISLAND FICUS
2' HT

(7) COCCOLOBA DIVERSIFOLIA
PIGEON PLUM
12' HT

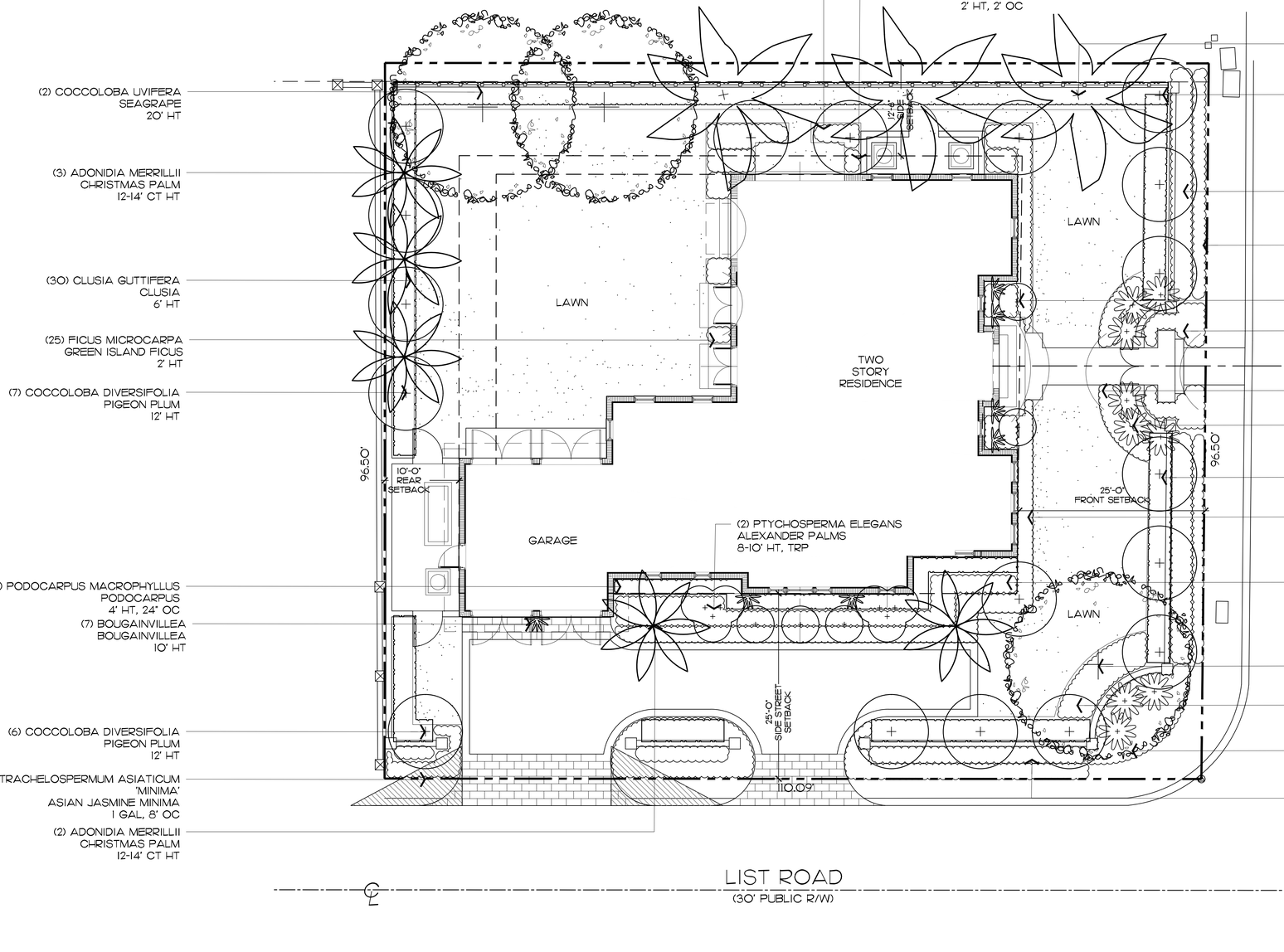
(50) PODOCARPUS MACROPHYLLUS
PODOCARPUS
4' HT, 24" OC

(7) BOUGAINVILLEA
BOUGAINVILLEA
10' HT

(6) COCCOLOBA DIVERSIFOLIA
PIGEON PLUM
12' HT

(450) TRACHELOSPERMUM ASIATICUM
'MINIMA'
ASIAN JASMINE MINIMA
1 GAL, 8' OC

(2) ADONIDIA MERRILLII
CHRISTMAS PALM
12-14' CT HT



(3) COCOS NUCIFERA
COCONUT PALM
12' CT HT

(11) COCCOLOBA DIVERSIFOLIA
PIGEON PLUM
12' HT

(30) CHRYSOBALANUS ICACO
'HORIZONTAL'
HORIZONTAL COCOPLUM
2' HT, 2' OC

(200) LANTANA INVOLUCRATA
WILD SAGE
1 GAL. 12" O.C.

(5) HIBISCUS TREES
6' HT

(150) TRACHELOSPERMUM ASIATICUM
'MINIMA'
ASIAN JASMINE MINIMA
1 GAL, 8' OC

(50) FICUS MICROCARPA
GREEN ISLAND FICUS
2' HT

(6) AGAVE AMERICANA
AGAVE
3-4' HT

(50) CLUSIA GUTTIFERA
CLUSIA
6' HT

(500) TRACHELOSPERMUM ASIATICUM
'MINIMA'
ASIAN JASMINE MINIMA
1 GAL, 8' OC

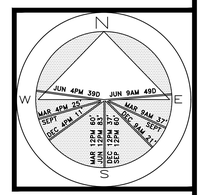
(35) ALOCASIA ODORA CALIFORNIA
DWARF ALOCASIA
2' HT, 2' OC

(1) COCCOLOBA UVIFERA
SEAGRAPE
20' HT

(25) FICUS MICROCARPA
GREEN ISLAND FICUS
2' HT

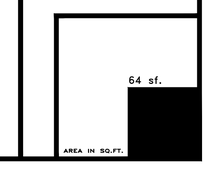
(30) PLUMBAGO AURICULATA
BLUE PLUMBAGO
2' HT

(80) FICUS MICROCARPA
GREEN ISLAND FICUS
2' HT



JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman
DATE: 03.23.2025

SHEET L4.0



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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	18	12' HT	YES
+	COCCOLOBA UVIFERA SEAGRAPE TREE	3	20' OA HT	YES
	COCOS NUCIFERA COCONUT PALM	3	12' HT	NO
	ADONIDIA MERRILLII CHRISTMAS PALM	10	12-14' CT HT	NO
	TOTAL TREES: NATIVE SPECIES:	35 21 (60%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM ASIATICUM 'MINIMA' JASMINE MINIMA	270	1 GAL, 8' OC	NO
	LANTANA INVOLUCRATA WILD SAGE	400	1 GAL. 12" O.C.	YES
	TOTAL: NATIVE SPECIES:	670 400 (60%)		

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA 'CALIFORNIA' DWARF ELEPHANT EAR	85	2' HT, 2' OC	NO
+	AGAVE AMERICANA CENTURY PLANT	9	3-4' HT	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	80	2' HT, 2' OC	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	130	6' HT	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	100	2' HT, 2' OC	NO
	HIBISCUS SPP WHITE HIBISCUS	2	6' HT	NO
	BOUGAINVILLEA SPP.	2	10' HT. ATTACHED TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	3	6' OA HT ATTACHED TO WALL	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	60	3 GAL, 18" HT	YES
	TOTAL: NATIVE SPECIES:	471 30 (30%)		

Landscape Legend

PROPERTY ADDRESS:		1066 NOB
LOT AREA (SQ FT)		10,669 SF
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)		48% (5,163)
LOS TO BE ALTERED (SQ FT AND %)	NA	7,791 (73%)
PERIMTETER LOS (SQ FT AND %)		49% (2,883)
FRONT YARD LOS (SQ FT AND %)		63% (1,528)
NATIVE TREES %	30% (NUMBER OF TREES)	60% (21)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	30% (471)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	60% (400)

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FL

JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman
DATE: 03.23.2025

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Plant Schedule

SHEET L4.1



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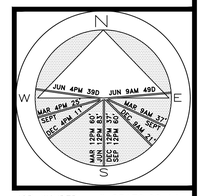

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez

DATE: 03.23.2025

SHEET L6.0

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Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



East Elevation

1
L6.1

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



West Elevation

2
L6.1

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

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

NOT FOR CONSTRUCTION

Rendered Landscape Elevations

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

Private Residence
1066 N. Ocean Blvd.
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.23.2025

SHEET L6.1

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



1 L6.3 South Elevation

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

Private Residence
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FLORIDA

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SHEET L6.3

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North Elevation

1
L6.2

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

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FLORIDA

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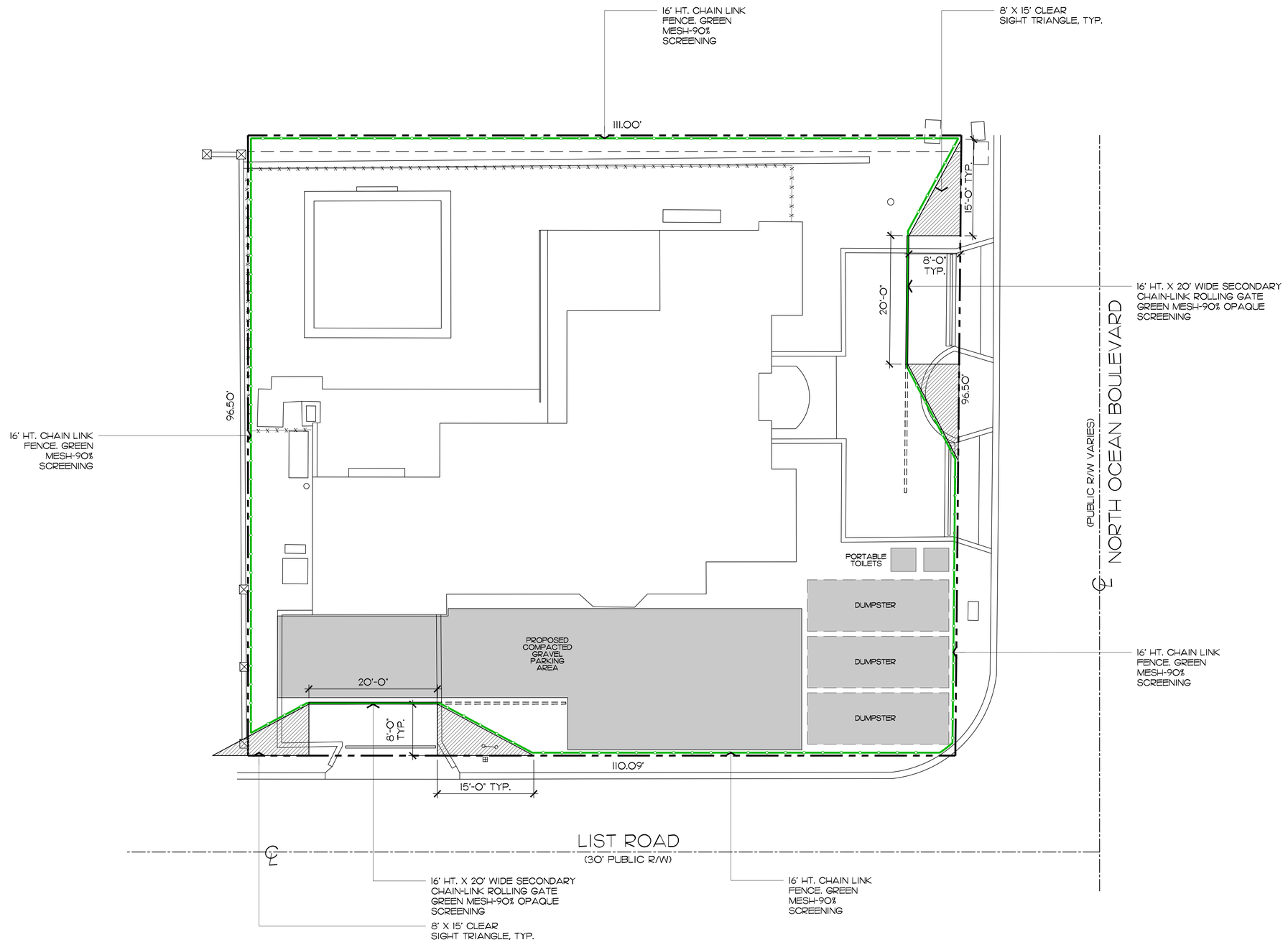
Rendered Landscape Elevations



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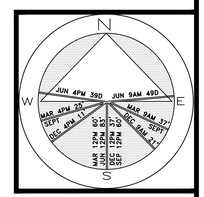
FL



JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez

DATE: 03.23.2025

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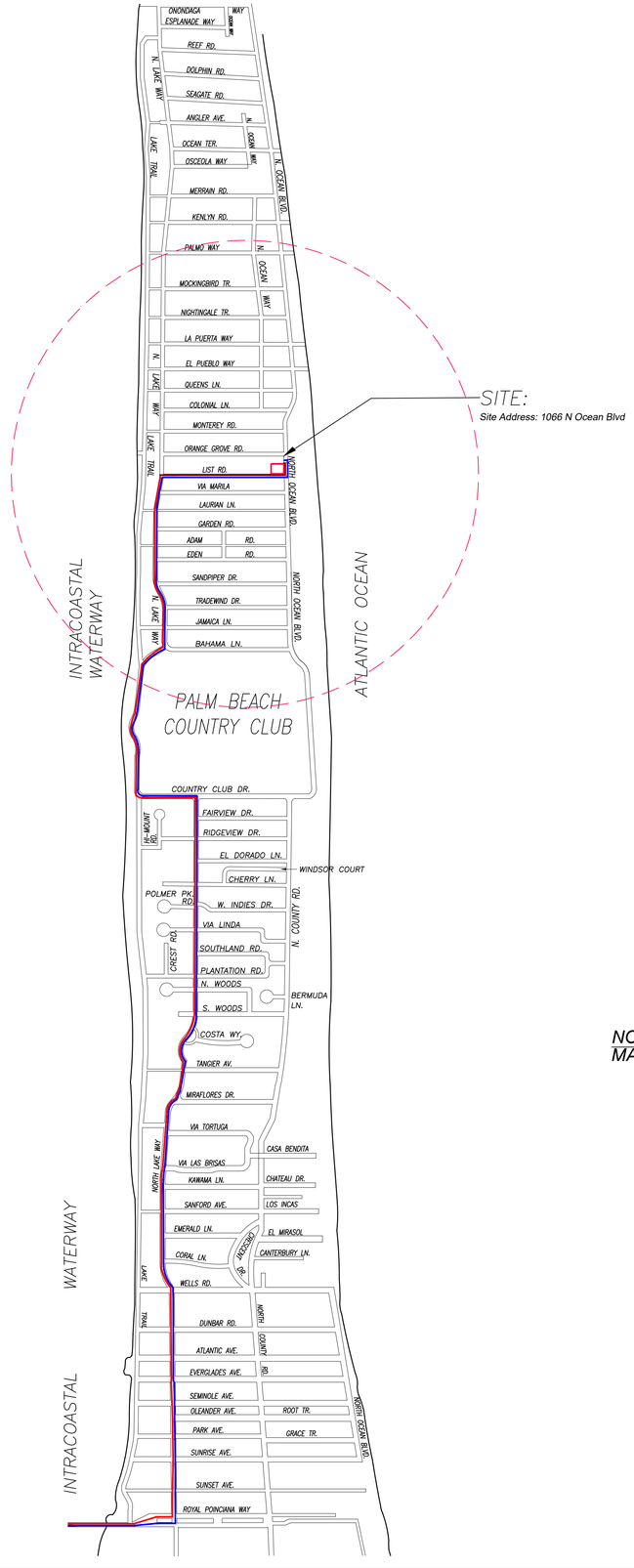
NOT FOR CONSTRUCTION

Construction Screening + Staging Plan

SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE

- JAN 12TH 2026 – ARCOM MEETING
- FEB 22TH 2026 – TOWN COUNCIL
- FEB–MAR 2026 – SUBMIT FOR PERMIT

- 1 MONTH –APR 2026 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

- +/–24 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

(1) PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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Truck Logistics Plan

SCALE: NOT TO SCALE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0021 222 CHERRY LN. The applicant, 222 Cherry Lane PB LLC (Kevin Asbacher, Architect), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0021 222 CHERRY LN. The applicant, 222 Cherry Lane PB LLC (Kevin Asbacher, Architect), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Applicant: 222 Cherry Lane PB LLC (KOCHMAN & ZISKA PLC)
Architecture: Asbacher Architecture, Inc. (Kevin Asbacher)
Landscape: Environment Design Group (Dustin Mizell)

THE PROJECT:

The applicant has submitted plans entitled "PROPOSED RESIDENCE 222 CHERRY LANE" as prepared by **Asbacher Architecture, Inc.**, uploaded and dated to the Town 05/08/2026.

The following is the scope of work for the Project:

- New two-story, single-family residence.
- Final landscape, hardscape and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+ 4.48' NAVD	**FEMA Flood Zone**	AE-6
Lot Width	125 ft.	**Lot Depth**	80 ft.
Lot Area	10,000 sq. ft.	**Enclosed Square Footage**	2,997 sq. ft.
Lot Coverage	Permitted: 30.0 % Proposed: 29.9 %	**Cubic Content Ratio**	Permitted: 3.99 Proposed: 3.69
Finished Floor Elevation	+7.0' NAVD	**Lot Fill**	Permitted: + 0.59 ft. Proposed: + 0.59 ft.
Landscape Open Space	Required: 45% Proposed: 45.8%	**Front Yard Open Space**	Required: 40% Proposed: 52.5%
Surrounding Properties / Zoning			
North	Cherry Lane Right-of-Way & 4 Windsor Ct & 6 Windsor Ct / Residence(s) | R-B		
South	217 W Indies Dr & 225 W Indies Dr / Residence(s) | R-B		
East	212 Cherry Ln / Residence | R-B		
West	232 Cherry Ln / Residence | R-B		

STAFF ANALYSIS

The applicant is proposing construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements on an existing nonconforming platted lot in the R-B zoning district. The application, as designed, appears zoning compliant and the applicant is not requesting review by Town Council.

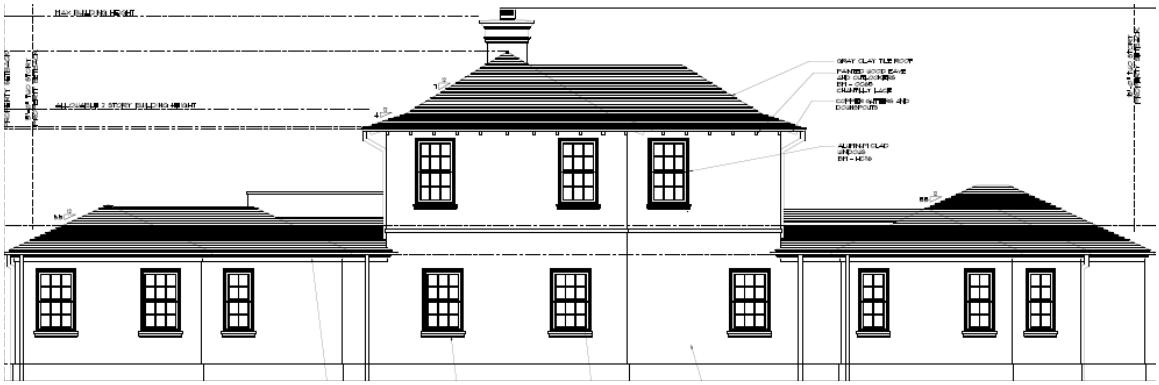


The subject property is the third parcel east of North Ocean Boulevard on the south side of Cherry Lane. The proposed residence is designed in an island colonial style and consists of one-story and two-story masses across the width of the site, with a swimming pool proposed in the west side yard area. At 85 ft., the parcel's depth is less than the 100' required in the R-B zoning district, however, at 125' the width is more than the 100' minimum required, and the overall lot area is compliant at 10,000 square feet. The roof is proposed in a light grey flat tile and siding is proposed in stucco painted white with a round vent detail proposed at the gable end of the main entry. The balcony railings, loggia screen louvers, and a pair of shutters at the gable end are proposed in aluminum, painted green. The glass front door is arched and made of black painted steel frame with a divided lite pattern. Window styles include six-over-nine double hung windows at the first floor, flanking the chimney and a combination of six-over-six double hung windows or nine-lite casements on the first and second floor. The garage door is proposed in a wood-clad louver design painted to match windows, railings and shutters.

The driveway is proposed with two curb cuts to create a circular drive. The driveway is proposed in a beige concrete paver with geometric design sod inlays. The west side yard area with 'T' shape swimming pool is enclosed by a 3.5' masonry site wall and cap painted to match the residence and topped with a 2' lattice fence painted to match the balcony railing. The east side of the property next to the two-car garage is proposed with 7' masony site walls to contain mechanical equipment. The site perimeter planted with palms, pigeon plum, cocoplum, clusia, and green island ficus with the interior of the site sodded. Foundation plantings are proposed at the gable entry and chimney area.



Proposed North (Front) Elevation at Cherry Lane.



Proposed South (Rear) Elevation.



Proposed East (Left) and West (Right) Side Elevations.



Color landscape elevation drawing at front of proposed residence.



Color Rendering of Proposed Landscape Plan.

CONCLUSION

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

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

WRB:JGM:BMF

WRB

ASBACHER
ARCHITECTURE

April 10, 2026

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

RE: 222 Cherry Lane, ARC-26-0021

To Whom It May Concern:

Asbacher Architecture has been hired by Maura Ziska, registered agent for 222 Cherry Lane PB LLC to design a new two story home, pool, and landscape for the aforementioned property.

The scope of work includes the following:

- Design and build a new two-story Anglo-Caribbean style home and swimming pool.
- Landscape and hardscape design will be provided by Environmental Design Group.

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

I appreciate your consideration of this project.

Sincerely,

Kevin Asbacher, AIA

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

ASBACHER
ARCHITECTURE

Section 18-205 - Criteria for Building Permit

1. The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
   The proposed residence reflects the Anglo-Caribbean architectural tradition, characterized by refined proportions, elevated massing and a cohesive palette of natural materials. The design emphasizes symmetry, openness, and human-scale detailing, contributing positively to the town's image as a place of beauty, spaciousness, balance, charm, and high-quality development. The integration of shaded outdoor living spaces and landscaped setbacks enhances both visual appeal and livability

2. The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
   The structure incorporates impact-rated windows and doors, masonry wall assemblies, and insulated roofing systems to mitigate external noise and environmental impacts. Interior layouts strategically place quieter living spaces away from potential noise sources. Mechanical systems are designed and located to minimize vibration and sound transmission, ensuring a comfortable and desirable residential environment.

3. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
   The exterior design utilizes durable, high-quality materials such as stucco siding, natural wood outlookers, concrete tile roofing, and masonry elements. These materials are selected for longevity, resilience in coastal climates, and aesthetic value. The architectural detailing, craftsmanship, and finish quality ensure the structure enhances and does not detract from the surrounding neighborhood's appearance or property values

4. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.
   The proposed residence aligns with the scale, setbacks, and development patterns established in the surrounding area and is consistent with the Town's Comprehensive Plan. The design respects neighborhood context while introducing a cohesive Anglo-Caribbean identity that complements existing architectural diversity without disruption

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5. The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

The design avoids repetition and visual duplication within a 200-foot radius by incorporating unique facade compositions, varied window proportions, custom railing details, and distinct roofline articulations. While maintaining stylistic consistency with Anglo-Caribbean architecture, the residence features individualized elements that prevent it from appearing identical to nearby structures.

6. The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

The building maintains compatibility with neighboring properties through careful consideration of height, massing, and proportions. Rooflines are appropriately scaled, and façade articulation reduces perceived mass from the street. Materials and colors are selected to harmonize with the surrounding palette while maintaining architectural distinction. Privacy is preserved through thoughtful window placement, landscaping buffers, and screening elements. The design achieves a balanced diversity that complements adjacent properties without appearing dissimilar.

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

Accessory structures, including garages and guest house buildings, are designed to be clearly subordinate in scale and visual prominence to the principal residence. These structures utilize simplified detailing and reduced massing while maintaining stylistic consistency.

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

The proposed residence reflects and enhances the established architectural character of the area. Its use of proportion, materials, and detailing is consistent with high-quality residential development in the vicinity, as viewed from both public rights-of-way and neighboring properties.

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

The project complies with all applicable zoning, building, and design regulations governing location, setbacks, height, and appearance. All required standards of the Town Code and related ordinances have been incorporated into the design

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

The site design preserves and enhances existing natural features, including mature landscaping and any notable vistas. Building placement and orientation are carefully considered to maintain visual corridors, maximize natural light and ventilation, and minimize disruption to the site's natural character.

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FLORIDA TEL 561 203 7131
FLORIDA REGISTRATION AA26002888

PROPOSED RESIDENCE

222 CHERRY LANE
PALM BEACH, FLORIDA 33480

ARC-26-0021
PRESENTATION
ARCOM HEARING: MAY 27, 2026

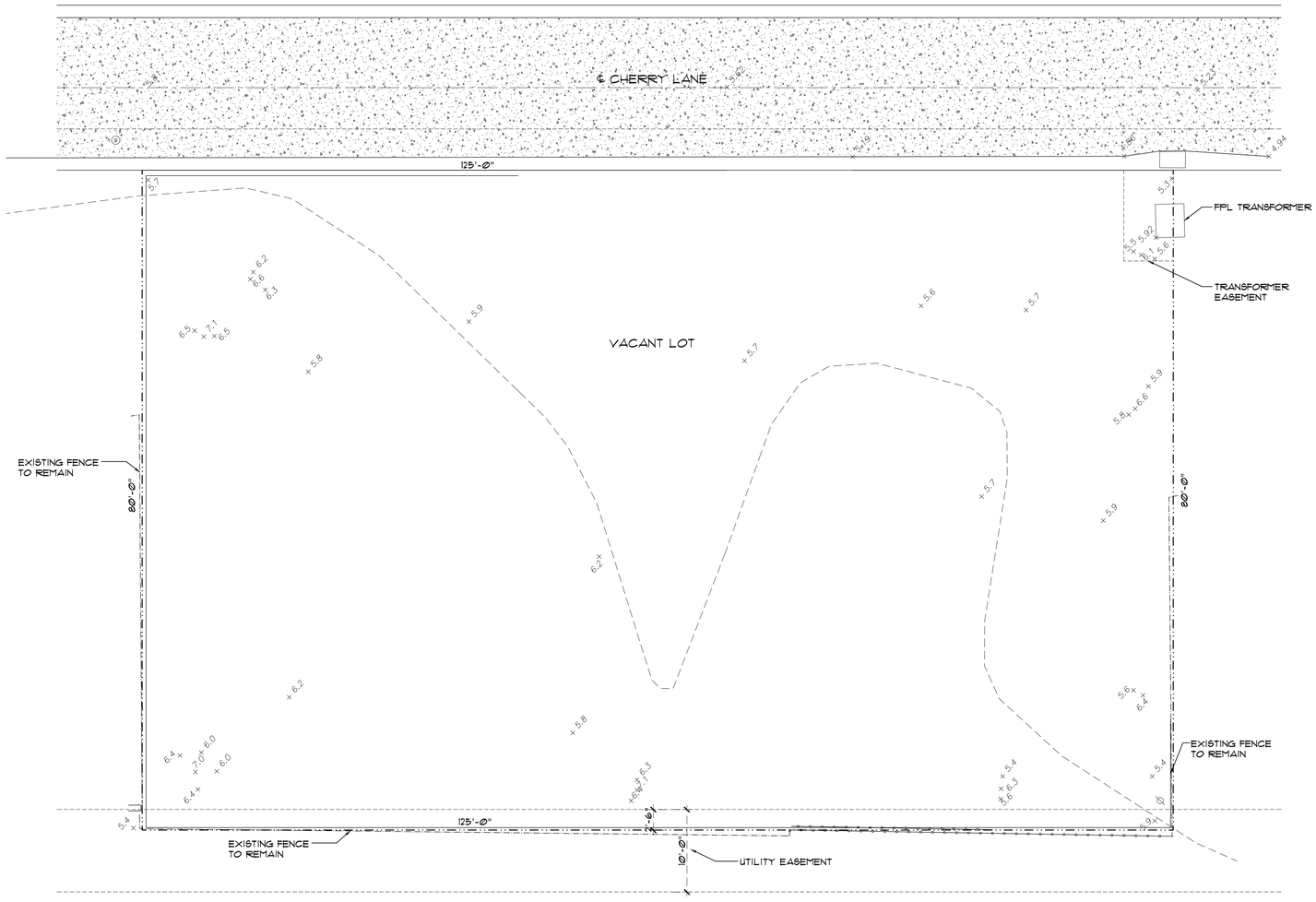
PROJECT TEAM

ARCHITECT
ASBACHER ARCHITECTURE
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FL 33401

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

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

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



1 EXISTING SITE PLAN
1/8" = 1'-0"

N
W E
S

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
120 South Olive Avenue, Suite 404
West Palm Beach, FL 33401
FL (561) 203-7731
FLORIDA REGISTRATION AA26002888

222 CHERRY LANE PB LLC
222 CHERRY LANE
PALM BEACH, FL 33480

ISSUE
MARCH 26, 2026
APRIL 13, 2026
MAY 11, 2026

REVISIONS	
#	DATE

DRAWN BY:	
CHECKED BY:	

SCALE: AS NOTED

EXIII.00

Town of Palm Beach

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

Line #	Zoning Legend			
1	**Property Address:**	222 Cherry Lane, Palm Beach		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	10,000 sq.ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	125' X 80'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	7'-0"		
8	**Crown of Road (COR) (NAVD)**	5.81' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	NA	2,997 / 29.9%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		NA	2,997'
12	*Front Yard Setback (Ft.)	25' / 30'		25'-1" / 31'-7"
13	* Side Yard Setback (1st Story) (Ft.)	12.5'		14'-2"E/ 13'-7"W
14	* Side Yard Setback (2nd Story) (Ft.)	15.0'		45'-6"E / 45'-7 1/2"W
15	*Rear Yard Setback (Ft.)	10' / 15'		10'-1"/ 15'-1"
16	Angle of Vision (Deg.)	105		105
17	Building Height (Ft.)	14' / 22'		9'-6"/20'-3"
18	Overall Building Height (Ft.)	30'-0" (37'-0"NAVD)		27'-0" (34'-0"NAVD)
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.00 (40,000)		3.83 (38,248)
20	** Max. Fill Added to Site (Ft.)	.59'		.59'
21	Finished Floor Elev. (FFE)(NAVD)	0'-0" (7'-0"NAVD)		0'-0" (7'-0"NAVD)
22	Base Flood Elevation (BFE)(NAVD)	6' NAVD		6' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	4500 sq ft - 45%		4,585 sq ft - 45.8%
24	Perimeter LOS (Sq Ft and %)	2250 sq ft - 50%		2,848 sq ft - 63%
25	Front Yard LOS (Sq Ft and %)	1250 sq ft - 40%		1,640 sf ft - 52.5%
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

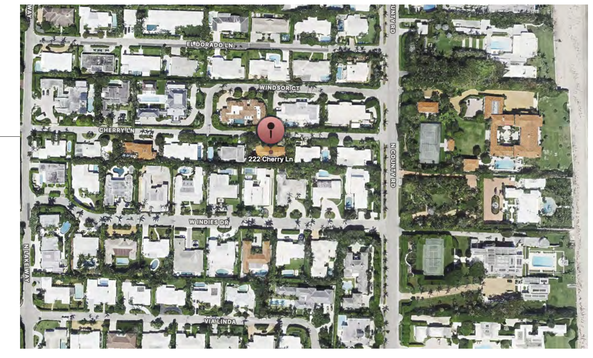
NOTES

1. THIS DRAWING WAS PREPARED BASED ON A SURVEY OF THE PROPERTY PREPARED BY WALLACE SURVEYING, INC. DATED 02/16/2026.

BUILDING AREA CALCULATIONS

LOCATION	CONDITIONED	UNCONDITIONED
FIRST FLOOR INTERIOR AREA	2,149 S.F.	
GARAGES		568 S.F.
COVERED TERRACE		242 S.F.
COVERED ENTRY		38 S.F.
SECOND FLOOR INTERIOR AREA	993 S.F.	
SUB TOTAL	3,142 S.F.	848 S.F.
TOTAL	3,990 S.F.	

LOCATOR MAP (n.t.s.)



LEGAL DESCRIPTION

LOT 3, OF CHERRY LANE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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KEVIN ASBACHER, AIA
FL LICENSE #AR95435

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120 South Olive Avenue, Suite 404
West Palm Beach, FL 33401
FL (561) 203-7731
FLORIDA REGISTRATION AA26002888

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PALM BEACH, FL 33480

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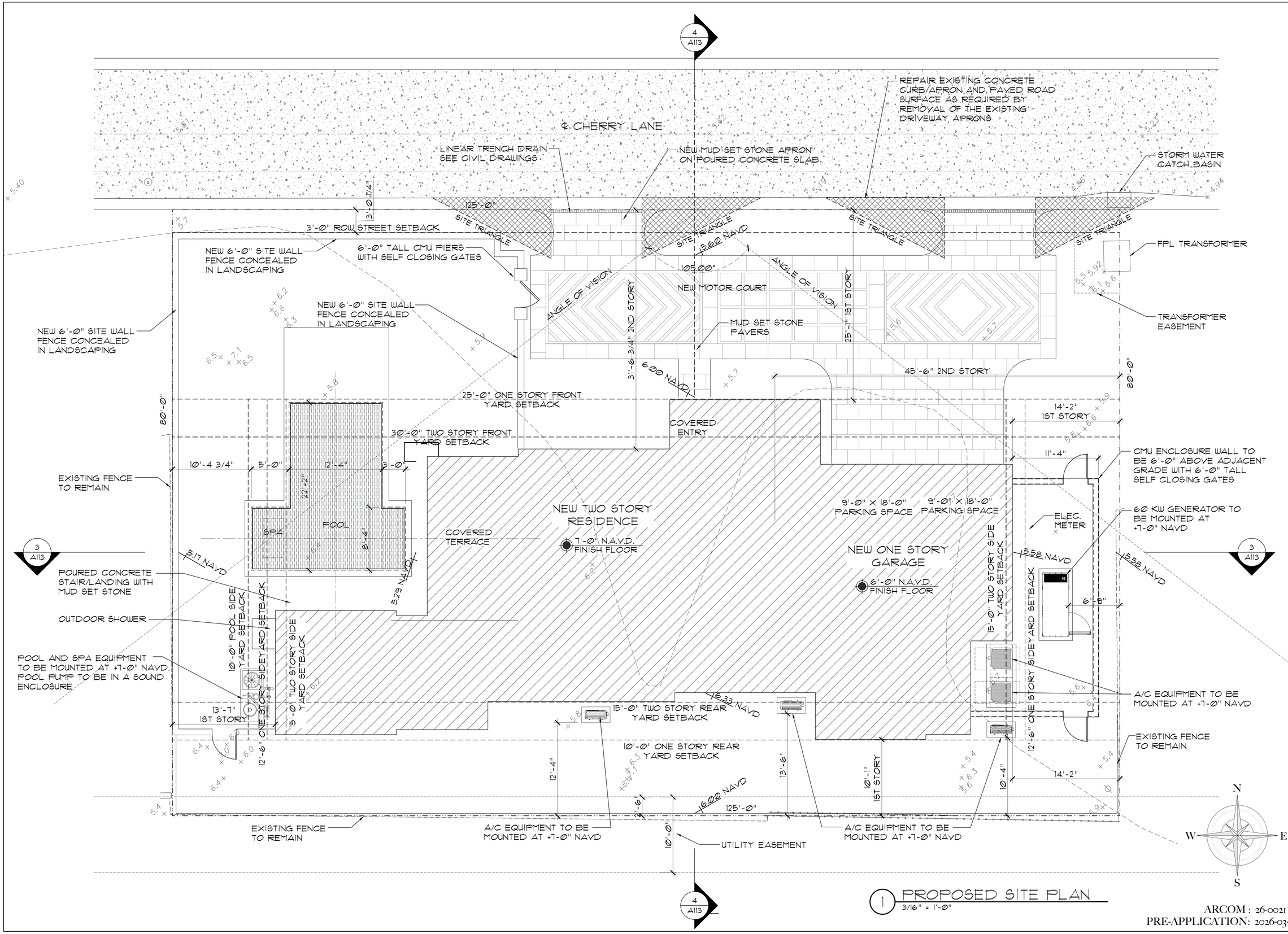
A111.00



1 PROPOSED SITE PLAN

3/16" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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FL LICENSE #AR95435

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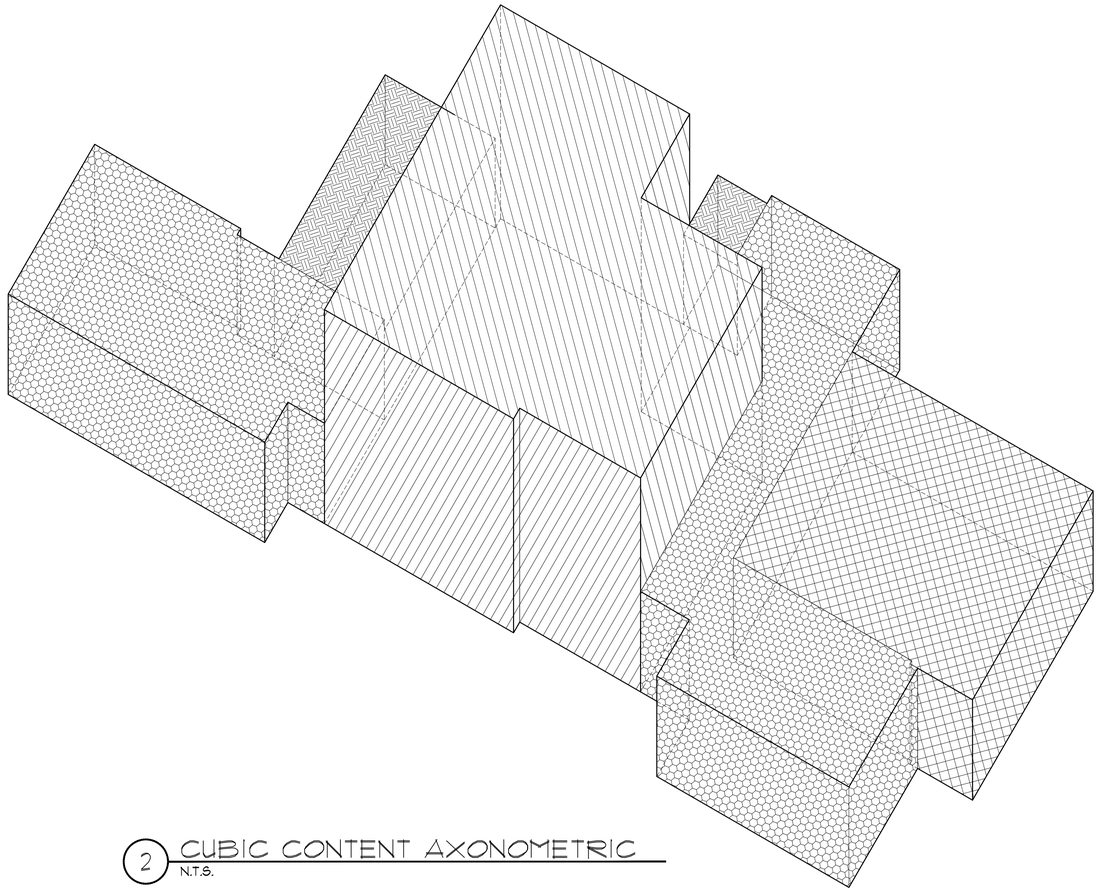
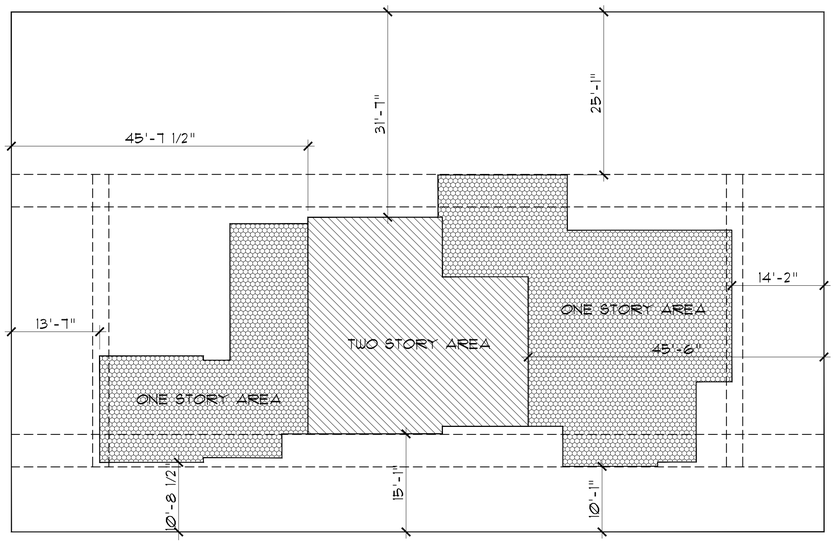
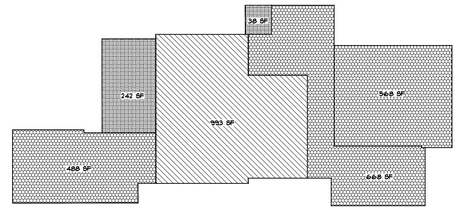


2 CUBIC CONTENT AXONOMETRIC
N.T.S.



3 SETBACK DIAGRAM
N.T.S.



1 CUBIC CONTENT DIAGRAM
N.T.S.

PROPOSED CUBIC CONTENT CALCULATIONS

BUILDING VOLUME	SQUARE FOOTAGE	HEIGHT	VOLUME CUBIC FT.		
ONE STORY AREA	488 S.F.	9'-6"	4,636 C.F.		
ONE STORY AREA	668 S.F.	9'-6"	6,346 C.F.		
ONE STORY AREA	568 S.F.	9'-6"	5,396 C.F.		
COVERED ENTRY	38 S.F.	9'-0"	342 C.F.		
COVERED PORCH	242 S.F.	9'-0"	2,178 C.F.		
TWO STORY AREA	993 S.F.	21'-6"	21,350 C.F.		
		SUBTOTAL	40,248 C.F.		
		5 PERCENT EXEMPTION	(2,000 C.F.)		
		TOTAL	38,248 S.F.		

ALLOWABLE CUBIC CONTENT CALCULATIONS

LOT AREA	10,000 S.F.
CUBIC CONTENT RATIO	3.5 + ((60,000-10,000)/50,000)X0.5 = 4.00
ALLOWABLE CUBIC CONTENT	10,000 S.F. X 4.00 = 40,000 C.F.
EXEMPT 5% COVERED AREA	40,000 X 5% = 2,000 C.F.

N
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PRE-APPLICATION: 2026-03-09

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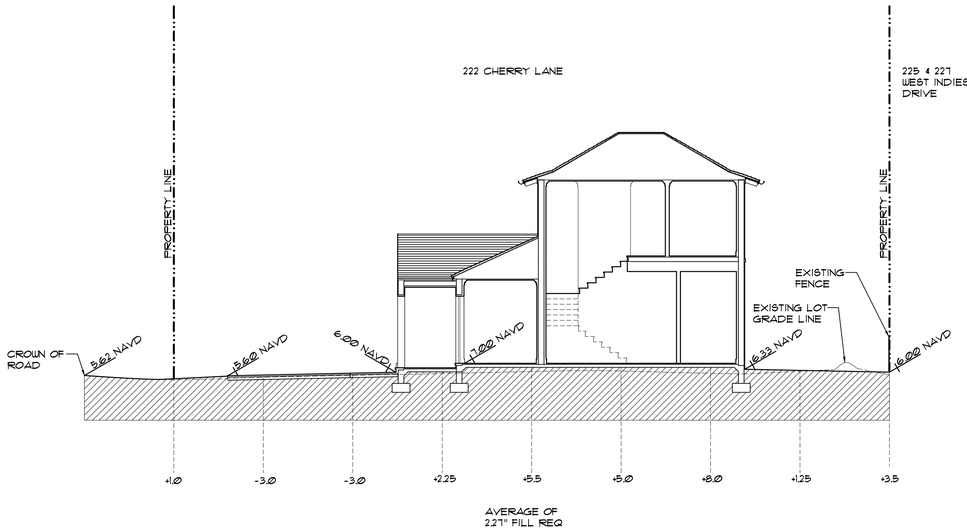
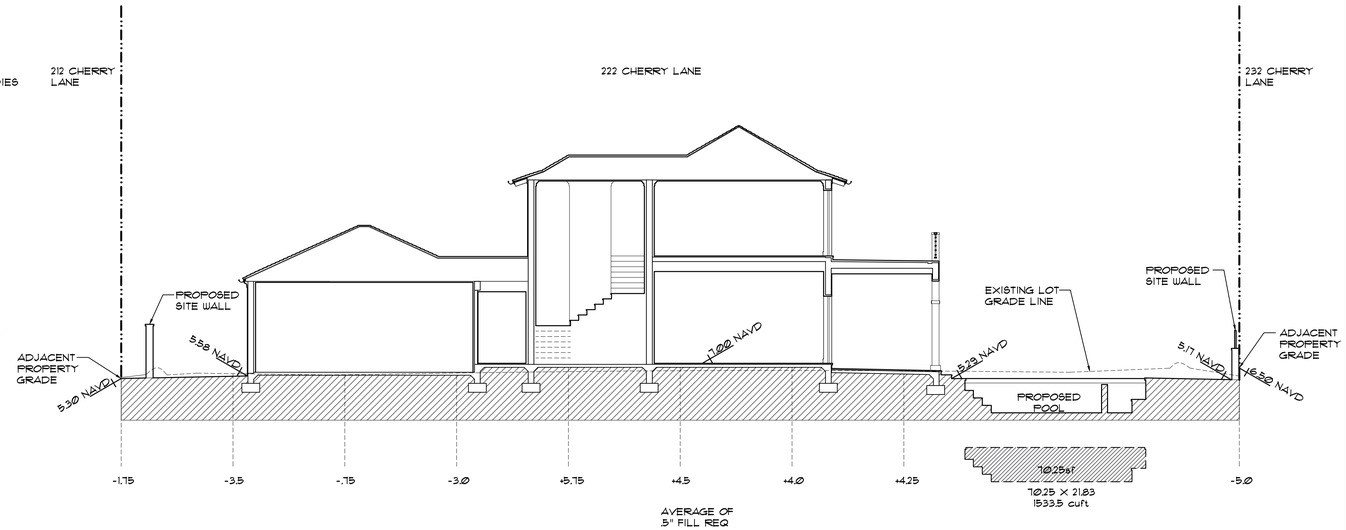


4 PROPOSED LOT SECTION NORTH - SOUTH

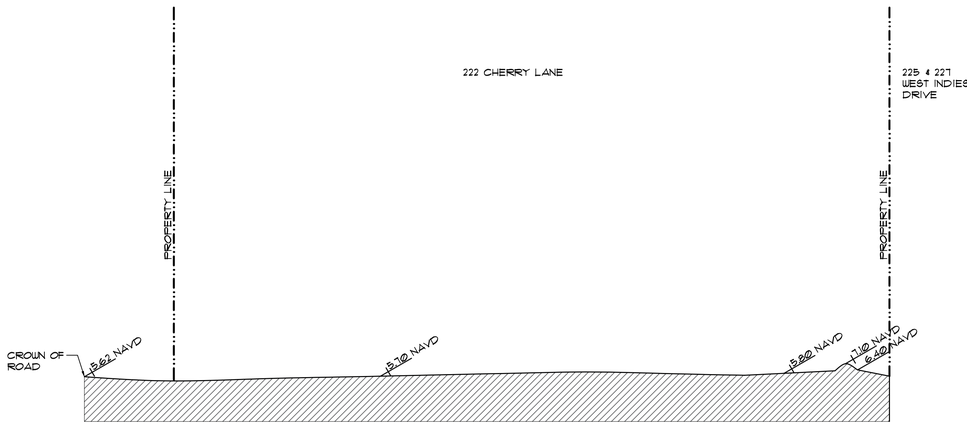
1/8" = 1'-0"



3 PROPOSED LOT SECTION EAST - WEST

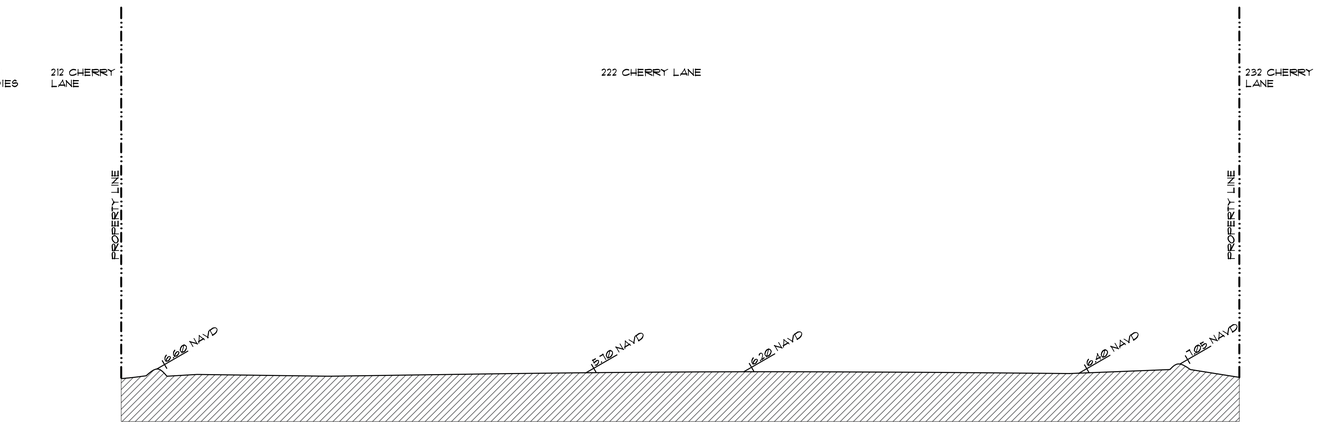
1/8" = 1'-0"

LOT FILL CALC:	
ALLOWABLE FILL	PROPOSED FILL
7-00-5.81 - 1.19/2 = .595' .595 X 80' X 125' = 5950 CuFt	2.27" + 5" = 2.77" AVG REQ 2.77/12 * 80 * 125 = 2308 CuFt 2308 - 1533.5 (pool) = 774.5 CuFt 5950 ALLOWABLE ≥ 774.5 PROPOSED



2 EXISTING LOT SECTION NORTH - SOUTH

1/8" = 1'-0"



1 EXISTING LOT SECTION EAST - WEST

1/8" = 1'-0"

ARCOM : 26-0021
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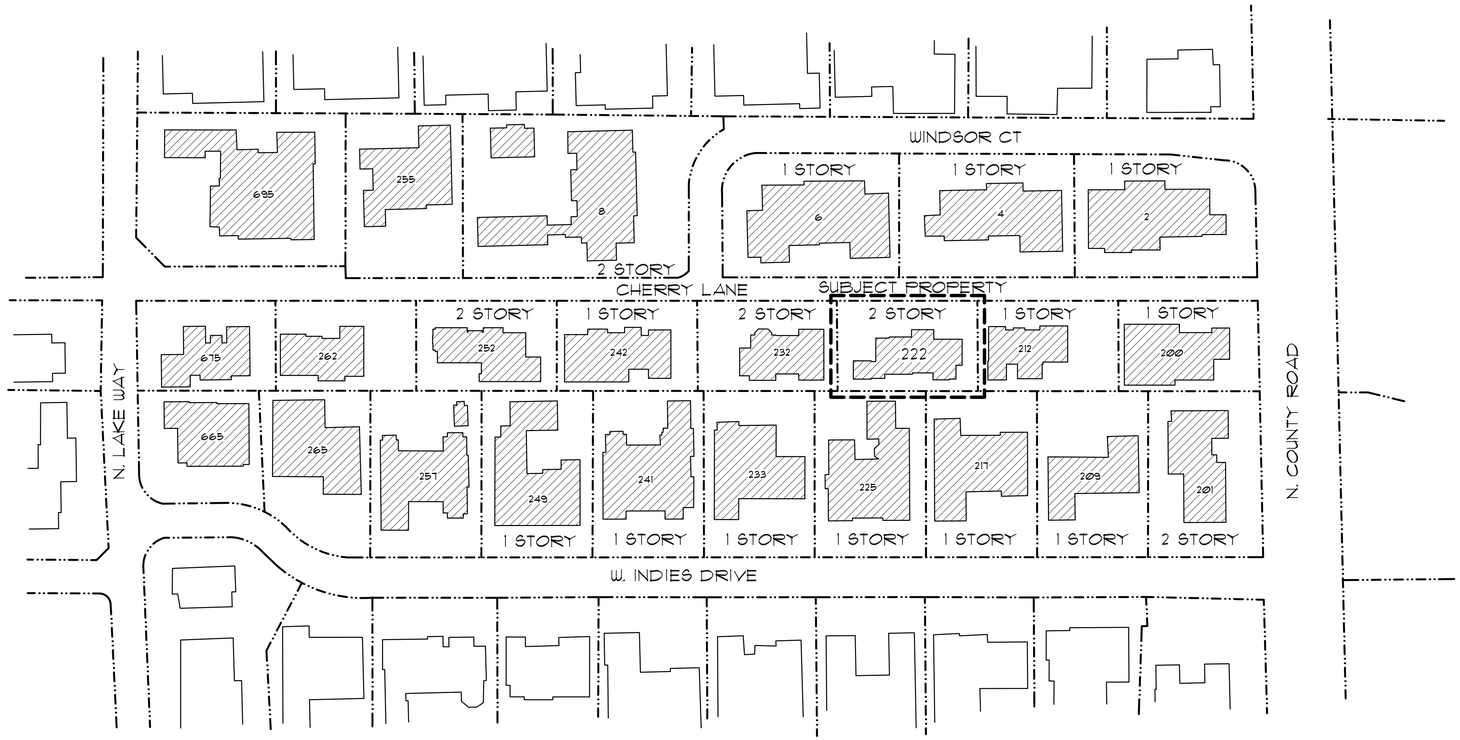
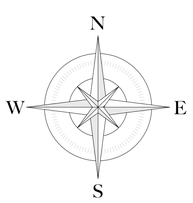
A113.00



1 LOCATION MAP PLAN
NTS





2 STREETSCAPE - CHERRY LANE - VIEW LOOKING SOUTH
NTS

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VIEW LOOKING WEST ON CHERRY LANE



VIEW LOOKING EAST ON CHERRY LANE

1 EXTERIOR VIEWS
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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200 CHERRY LANE

1 EXTERIOR VIEWS
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ARCOM : 26-0021
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212 CHERRY LANE

1 EXTERIOR VIEWS
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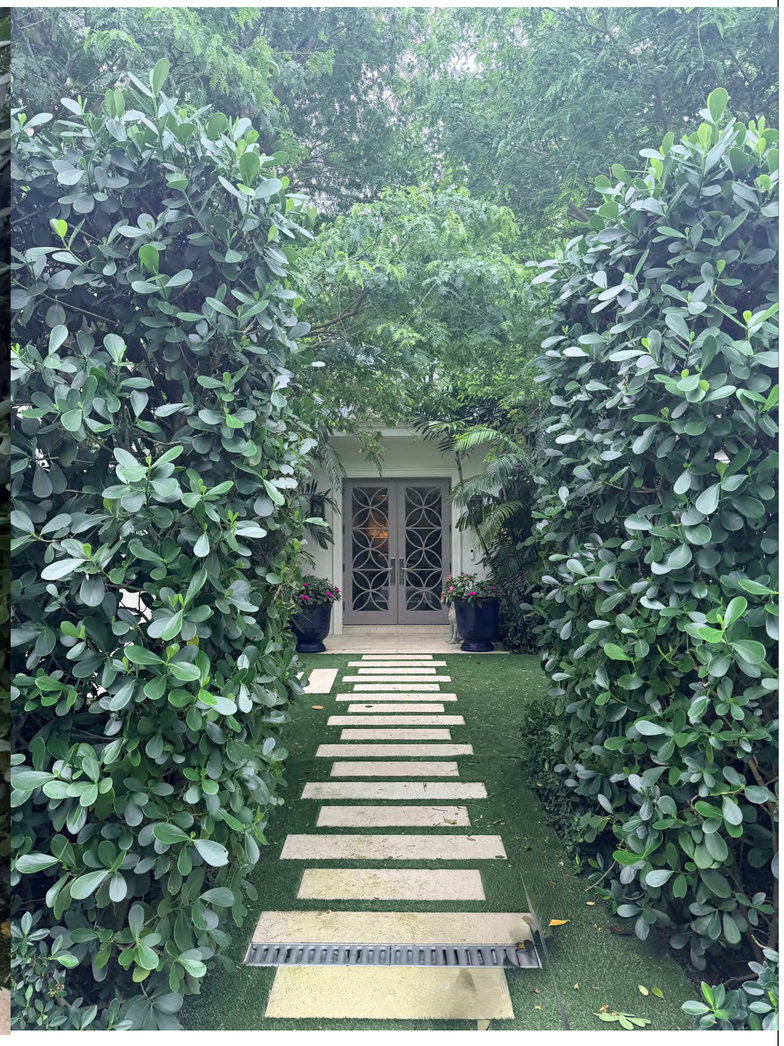

232 CHERRY LANE

1 EXTERIOR VIEWS
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ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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242 CHERRY LANE

1 EXTERIOR VIEWS
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252 CHERRY LANE



262 CHERRY LANE



675 N. LAKE WAY

1 EXTERIOR VIEWS
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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1 EXISTING OT VIEWS
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ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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A121.00

PROPERTY LINE

N

W E

S

97'-3"

20'-0 1/2" | 12'-0" | 20'-0" | 19'-10 1/2" | 25'-4"

25'-0" ONE STORY FRONT YARD SETBACK

30'-0" TWO STORY FRONT YARD SETBACK

6'-6"

1'-0"

12'-6" ONE STORY SIDEYARD SETBACK

15'-0" TWO STORY SIDE YARD SETBACK

20'-4"

44'-2 1/2"

16'-4 1/2"

COVERED ENTRY 101

GUEST BEDROOM 2 101 12'-4" x 13'-0"

FOYER 101 5'-6" x 9'-0"

CLO. 101

BATH 101 5'-8" x 11'-6"

ELEV. 101

UP

BACK HALL 101 19'-0" x 5'-3"

COVERED TERRACE 101 11'-0" x 20'-3"

LIVING/DINING ROOM 101 19'-0" x 21'-0"

KITCHEN 101 19'-0" x 11'-0"

TRASH DW REF. OVEN/ MICRO/ WD

48" RANGE

PANTRY 101 5'-8" x 6'-4"

W/D LAUNDRY 101 8'-0" x 6'-4"

VEST. 101

CLO. 101

GARAGE 101 25'-3" x 22'-8"

GUEST BEDROOM 1 101 14'-3" x 14'-8"

CLO. 101

P.R. 101 7'-4" x 3'-4"

HALL 101 8'-9" x 3'-8"

HALL 101 7'-4" x 3'-8"

BATH 101 11'-9" x 5'-6"

LIN. 101

GUEST BEDROOM 3 101 13'-0" x 12'-6"

BATH 101 6'-0" x 12'-0"

15'-11 1/2" | 4'-1" | 12'-0"

3'-8 1/2"

1'-2"

15'-0" TWO STORY REAR YARD SETBACK

10'-0" ONE STORY REAR YARD SETBACK

6'-2"

15'-0" TWO STORY SIDE YARD SETBACK

12'-6" ONE STORY SIDE YARD SETBACK

23'-4"

44'-10"

12'-4"

14'-7" | 5'-11" | 5'-6"

26'-0"

15'-11 1/2" | 12'-1" | 24'-8" | 18'-6 1/2"

97'-3"

PROPERTY LINE

1 FIRST FLOOR PLAN

1/4" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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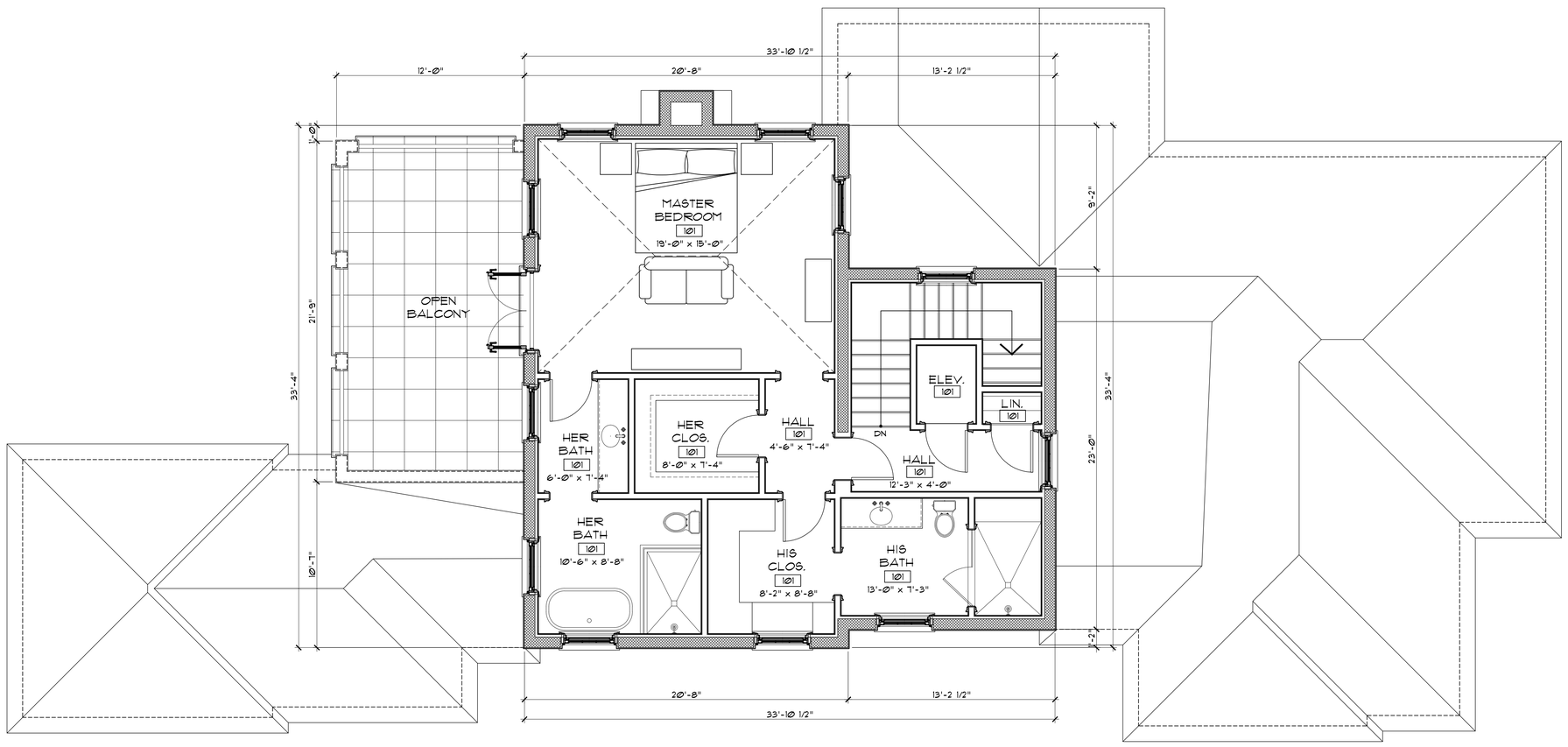

1 SECOND FLOOR PLAN
1/4" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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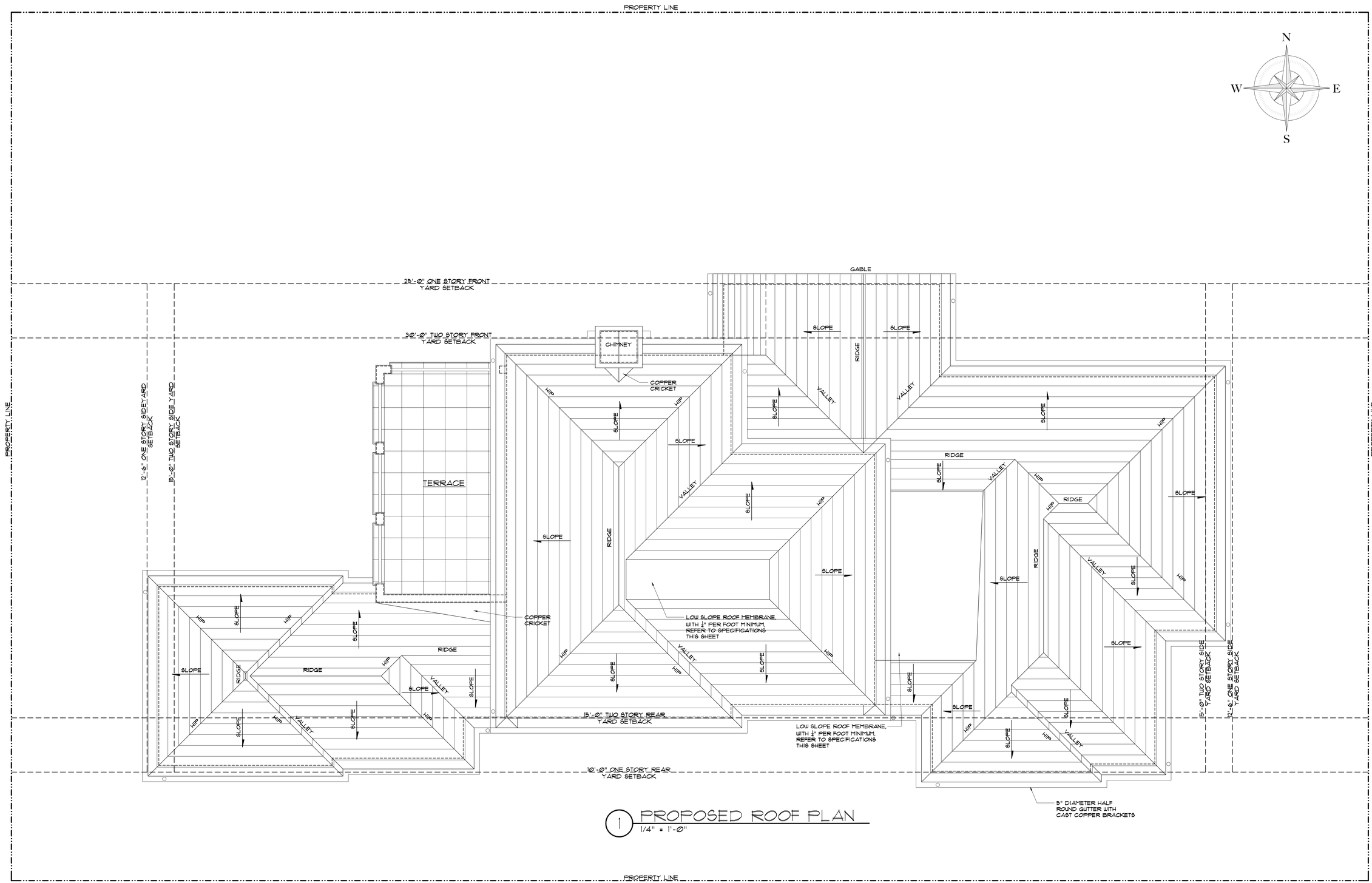

1 PROPOSED ROOF PLAN

1/4" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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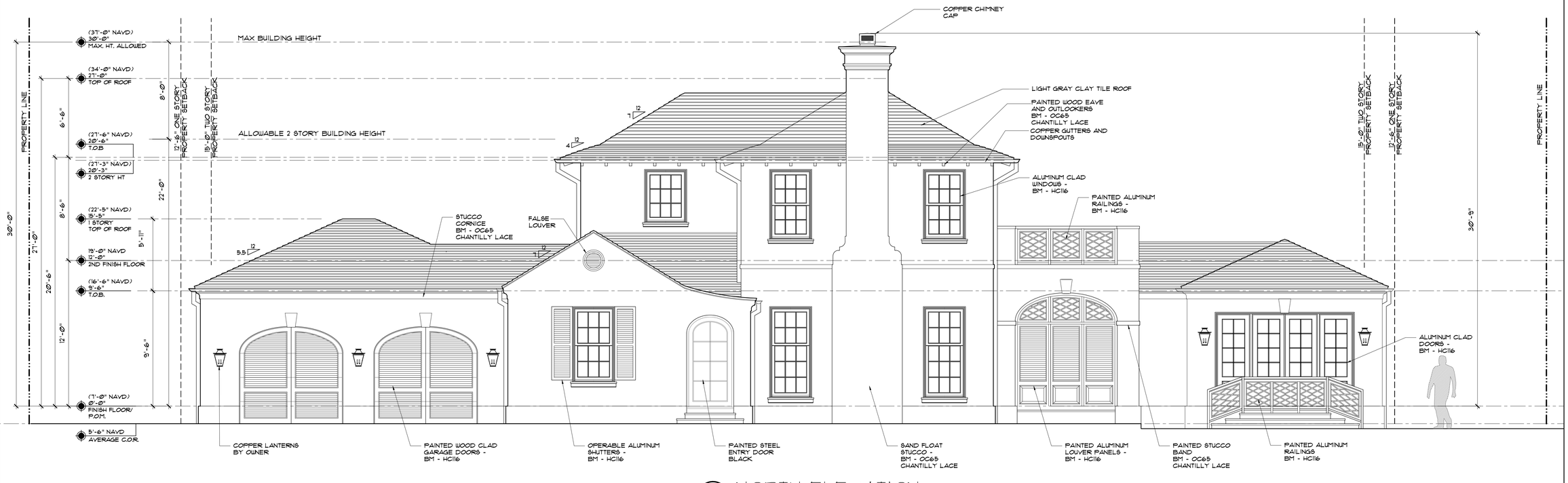
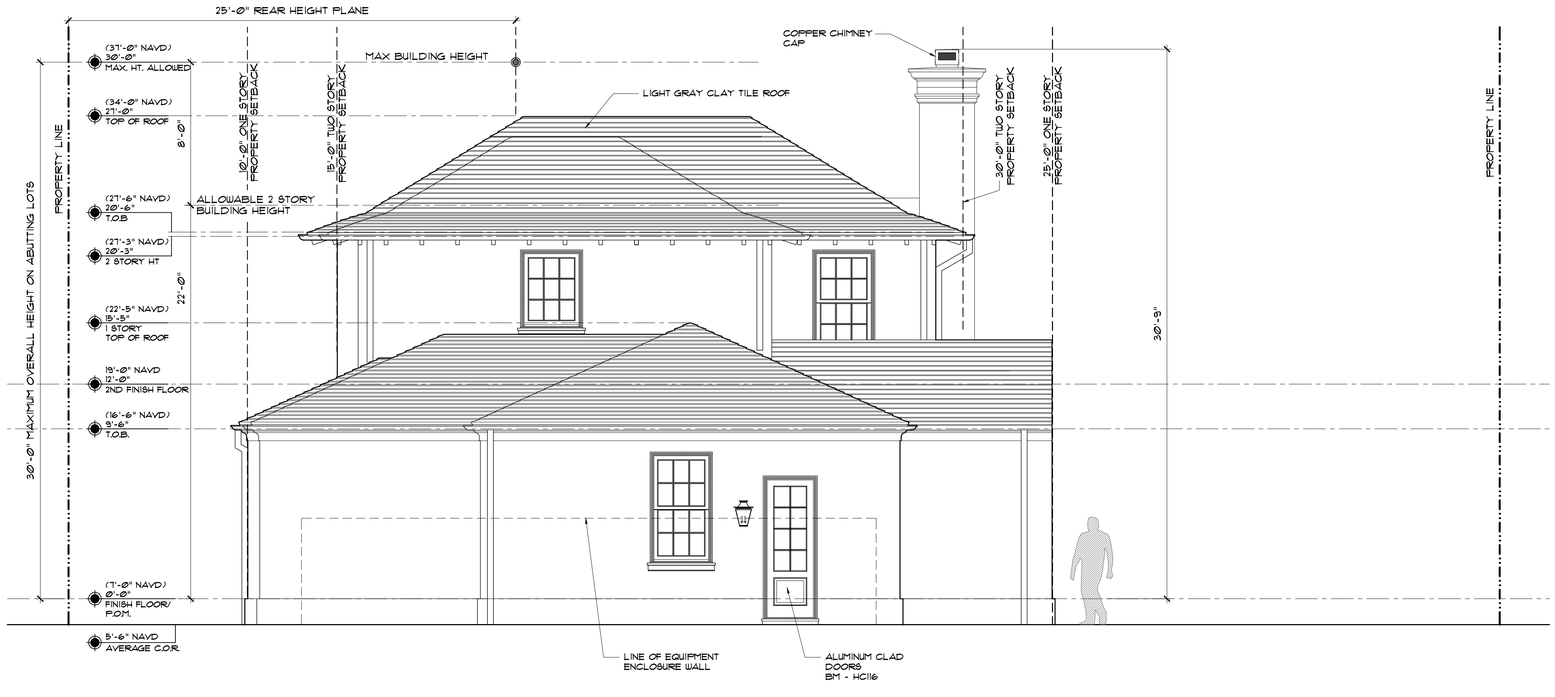


1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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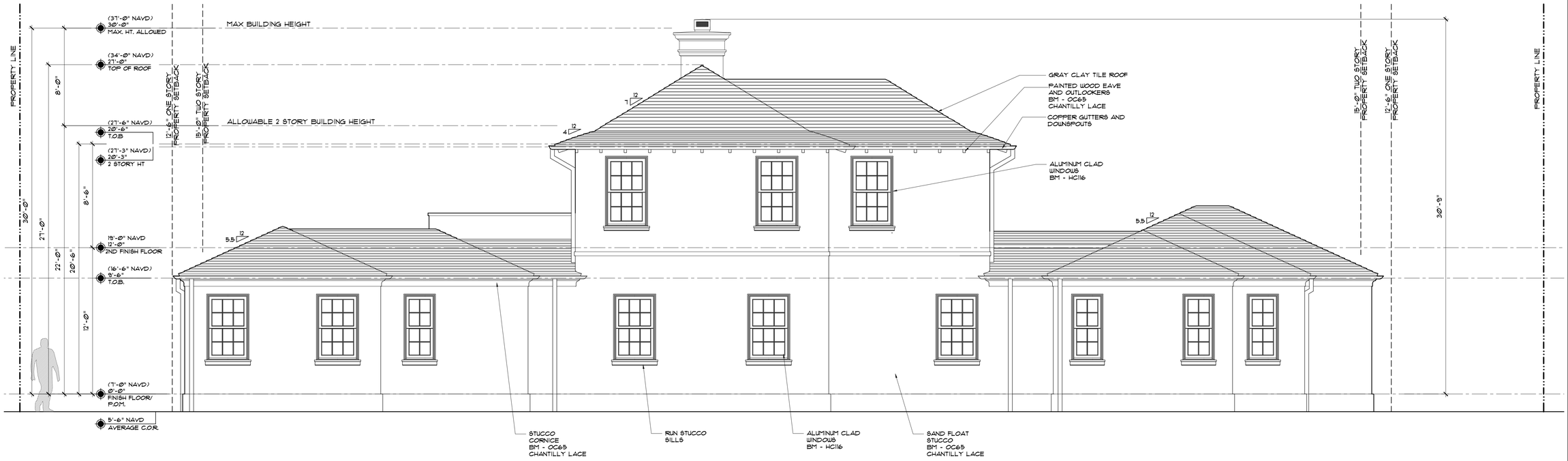
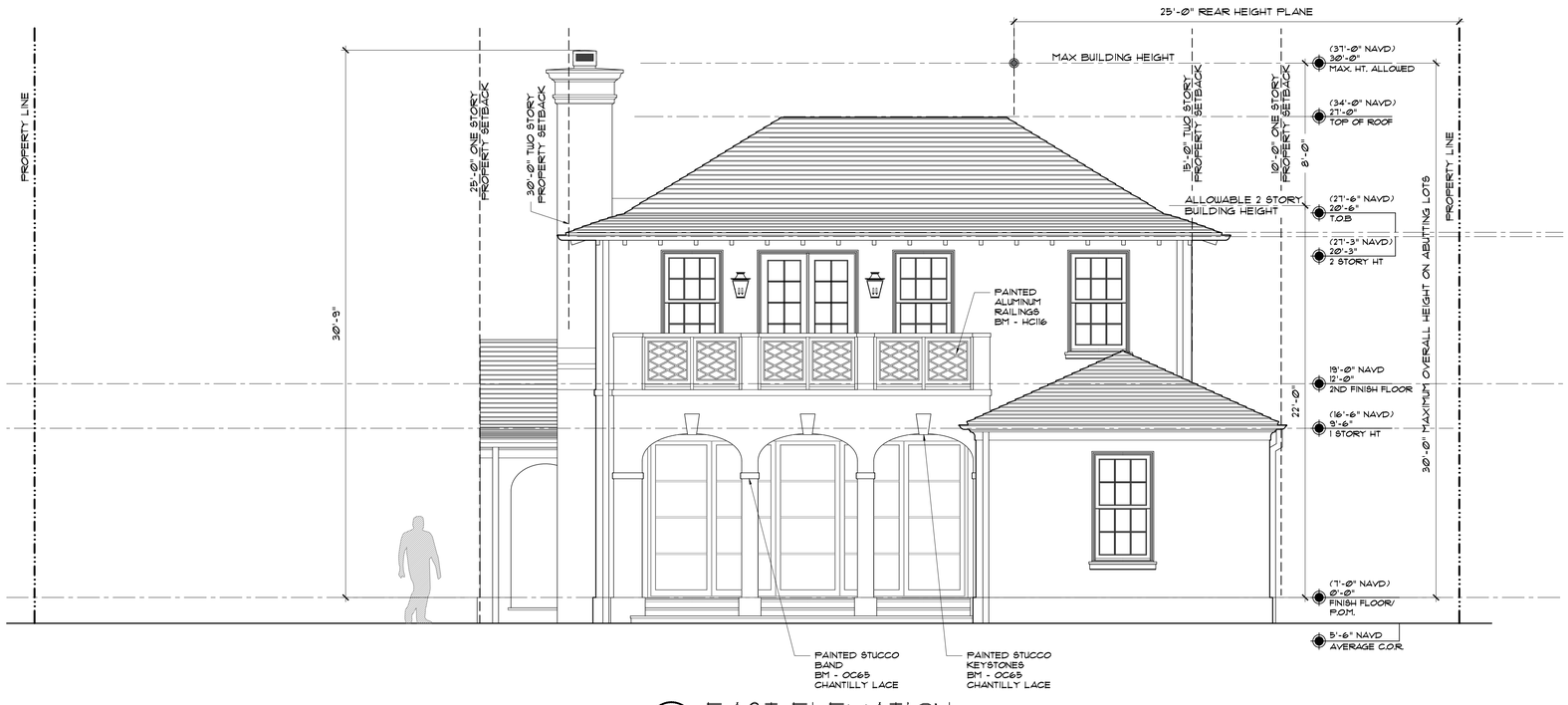


1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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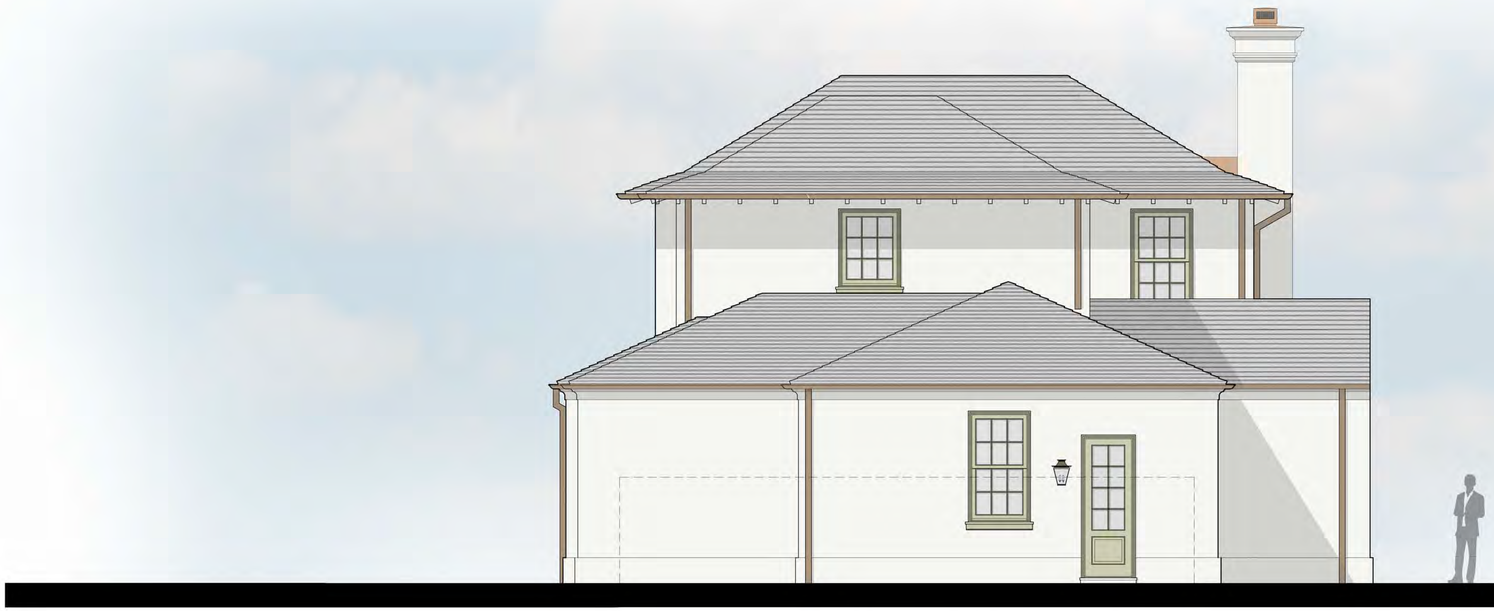
1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

Guilford Green
HC-116

Chantilly Lace
2121-70

COLOR SAMPLE
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

Guilford Green
HC-116

Chantilly Lace
2121-70

COLOR SAMPLE
NTS

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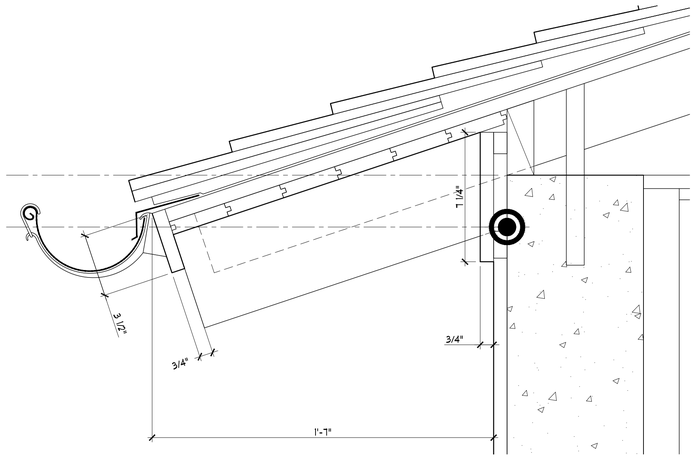
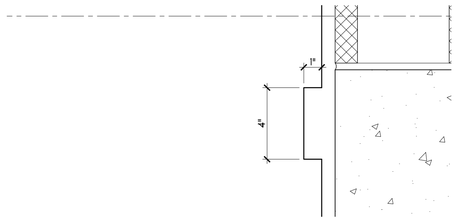
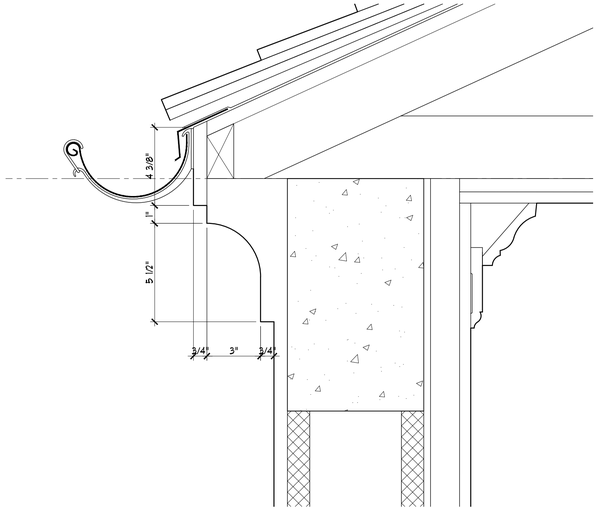
A312R.00



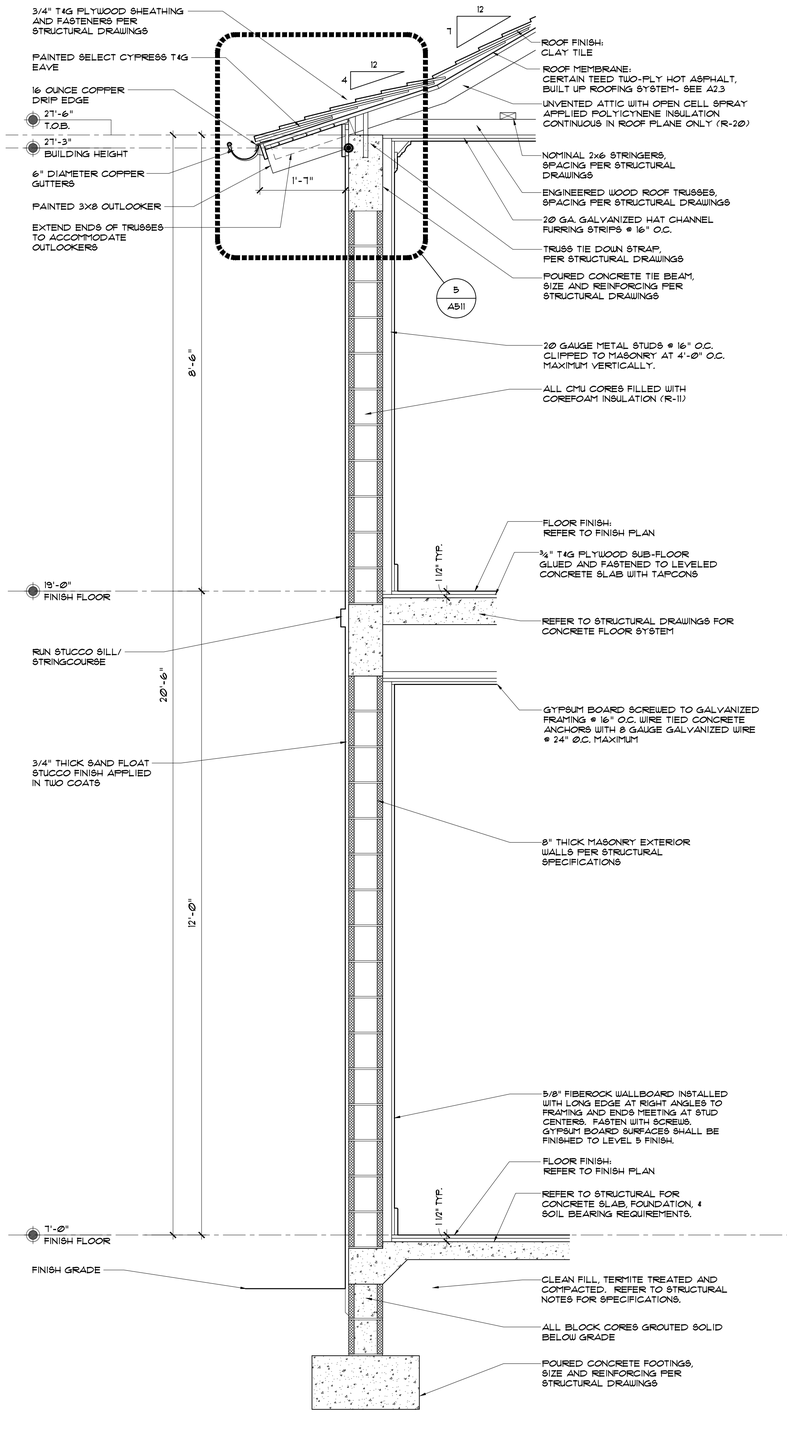
5 TYPICAL UPPER EAVE DETAIL
3" = 1'-0"



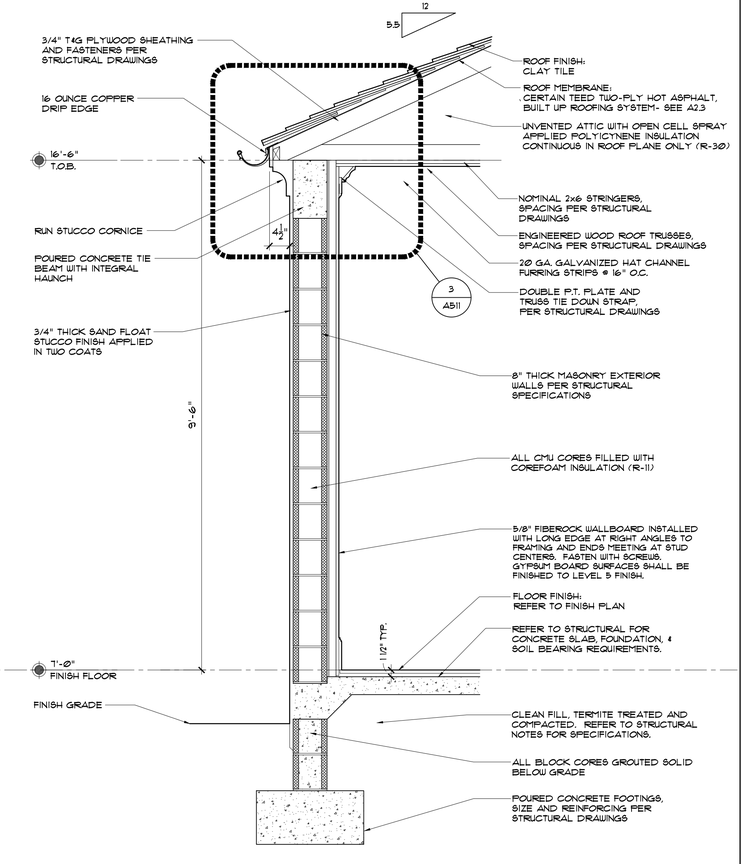
4 TYPICAL RUN STUCCO
3" = 1'-0"



3 TYPICAL LOWER EAVE DETAIL
3/4" = 1'-0"



1 TWO STORY WALL SECTION
3/4" = 1'-0"



2 ONE STORY WALL SECTION
3/4" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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FL LICENSE #AR95435

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120 South Olive Avenue, Suite 404
West Palm Beach, FL 33401
FL (561) 203-7731
FLORIDA REGISTRATION AA26002888

222 CHERRY LANE PB LLC
222 CHERRY LANE
PALM BEACH, FL 33480

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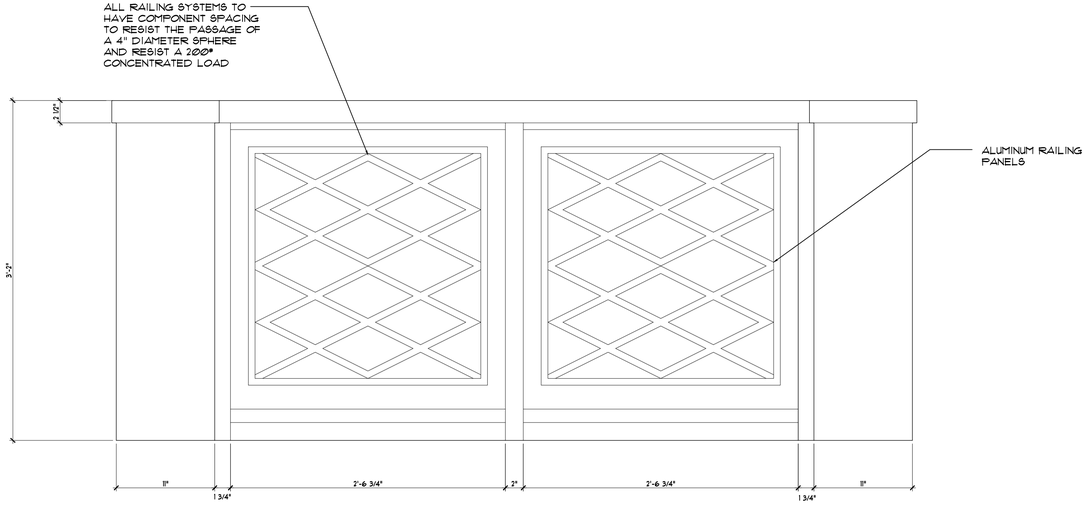
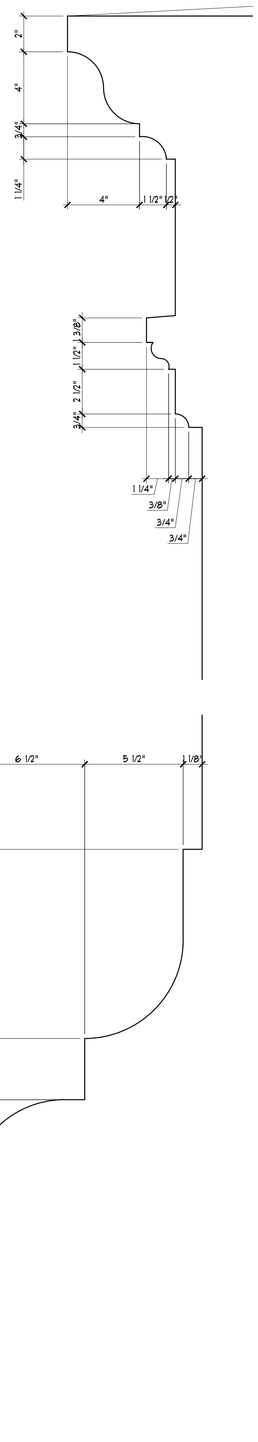
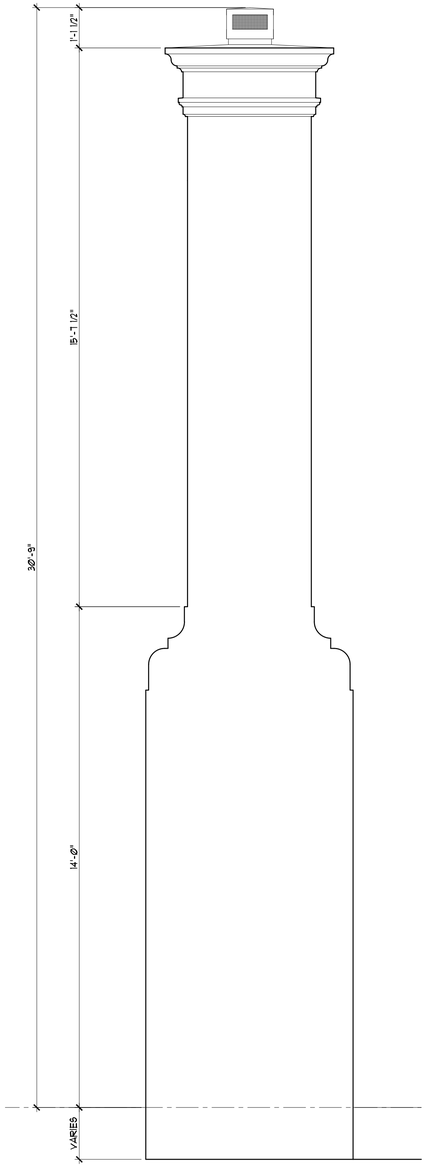
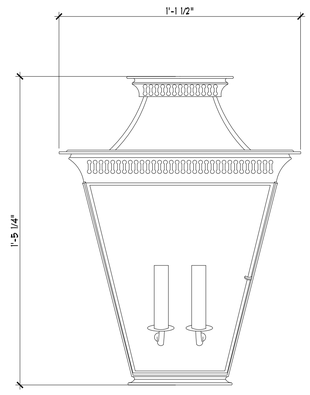


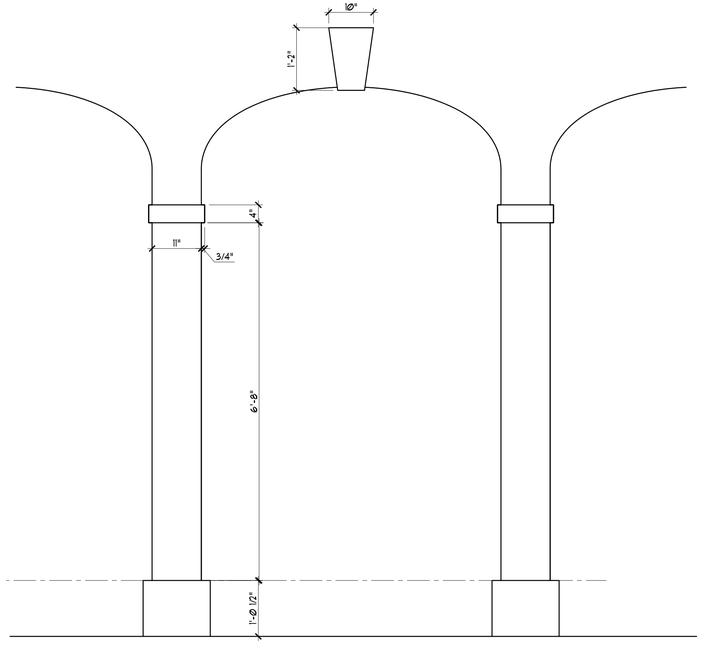
5 TYPICAL RAILING DETAIL
1 1/2" = 1'-0"







4 TYPICAL LANTERN
3" = 1'-0"



3 TYPICAL COLUMN / KEY STONE DETAIL
3/4" = 1'-0"

2 CHIMNEY PROFILES
3" = 1'-0"

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

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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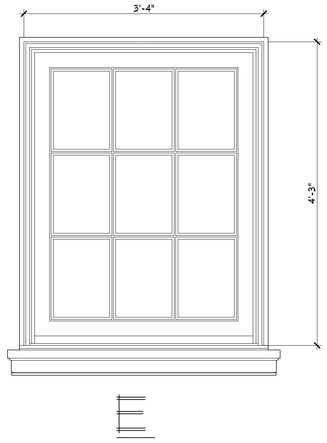
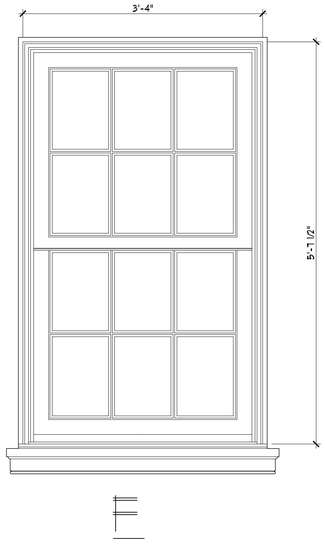
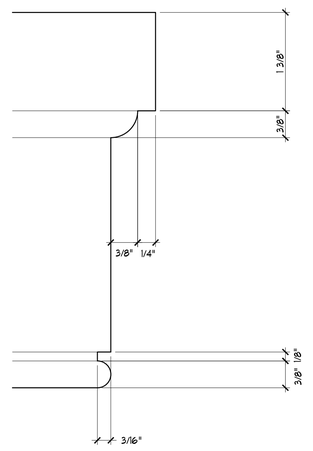
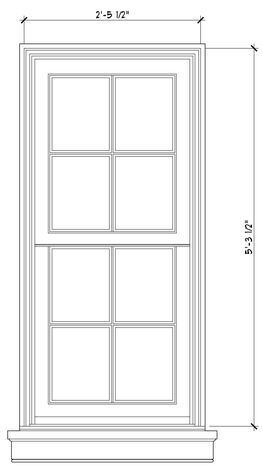




2 SECOND FLOOR WINDOWS DETAILS
1" = 1'-0"



3 TYPCIAL SILL DETAIL
1" = 1'-0"



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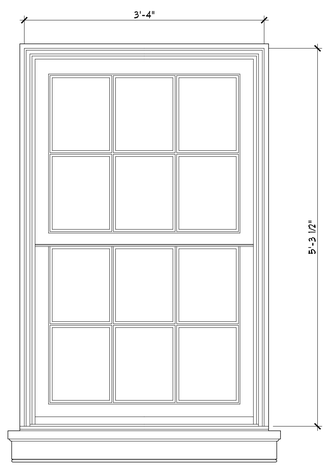

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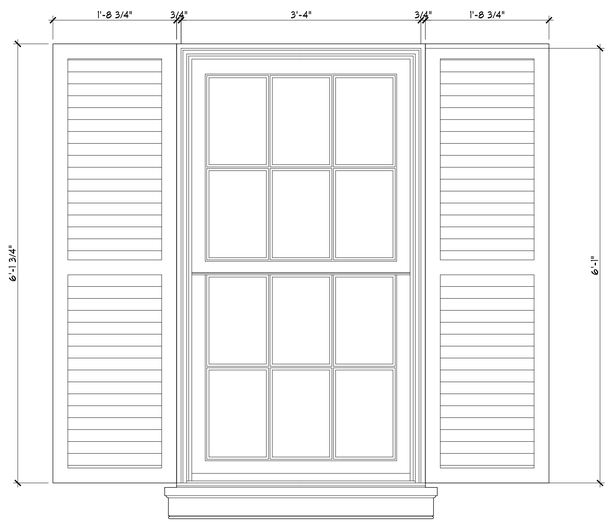

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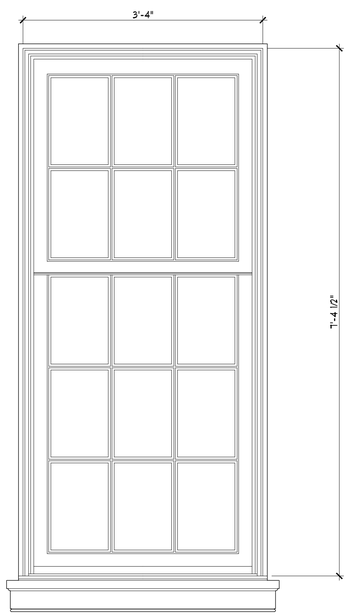

D

1 FIRST FLOOR WINDOWS DETAILS
1" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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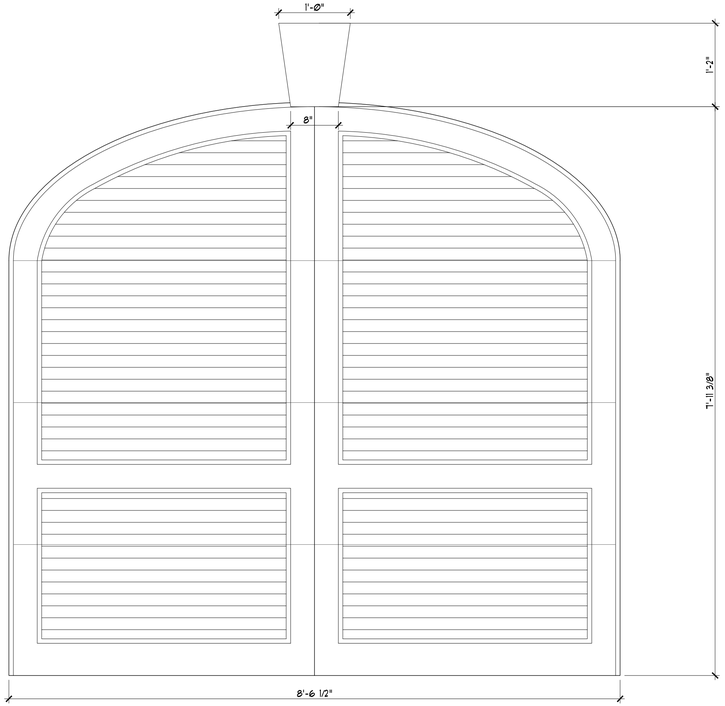

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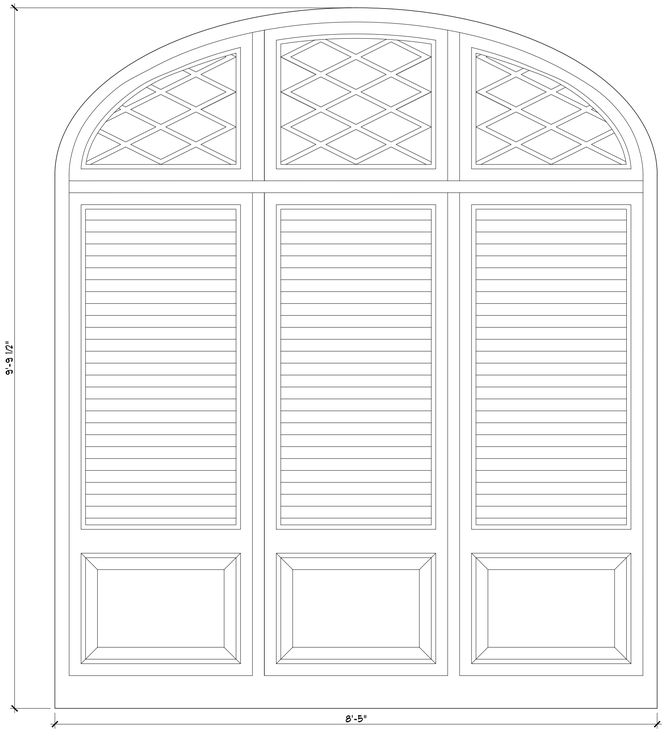

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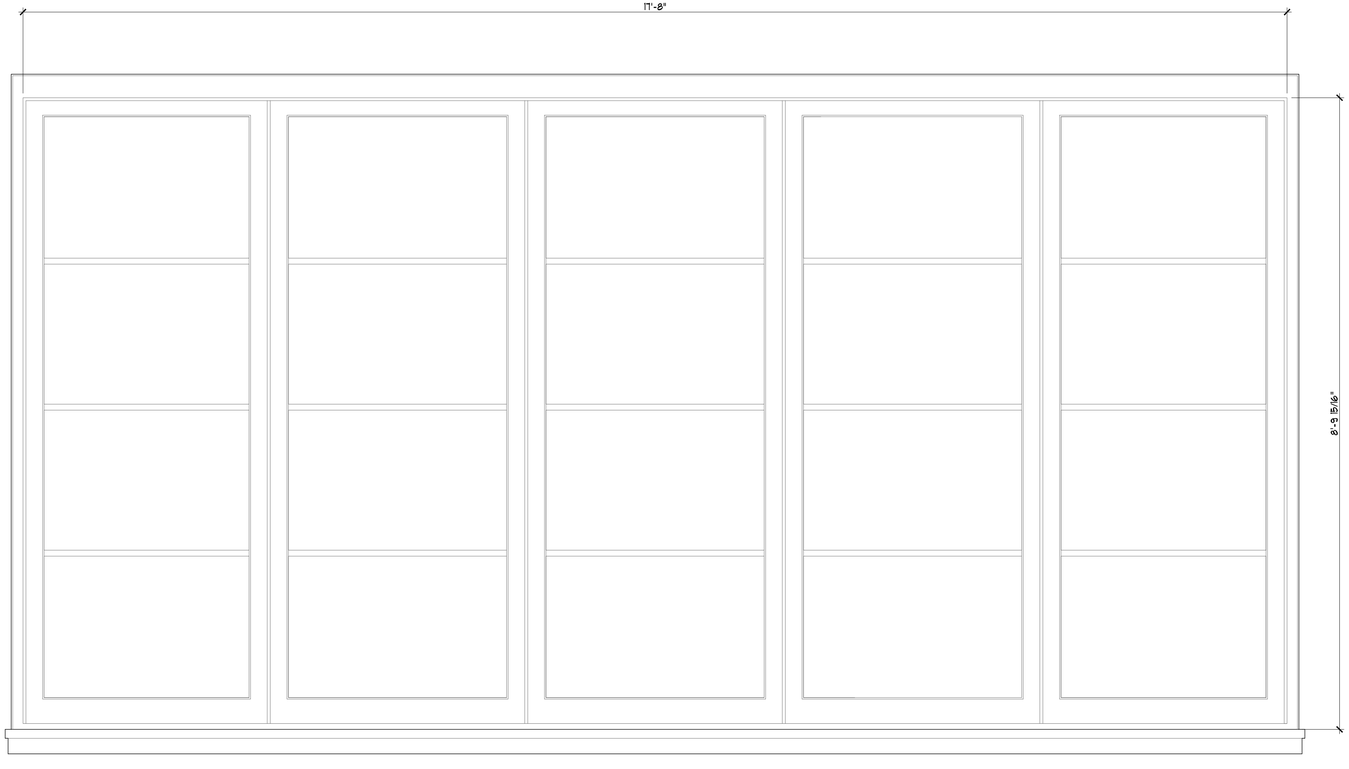

3

1 FIRST FLOOR DOOR DETAILS
1" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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1 RENDERED PESPECTIVE #1
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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R-1



1 RENDERED PESPECTIVE #2
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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R-2



1 RENDERED PESPECTIVE #3
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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R-3



1 RENDERED PESPECTIVE #4
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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R-4



1 RENDERED PESPECTIVE #5
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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PALM BEACH, FL 33480

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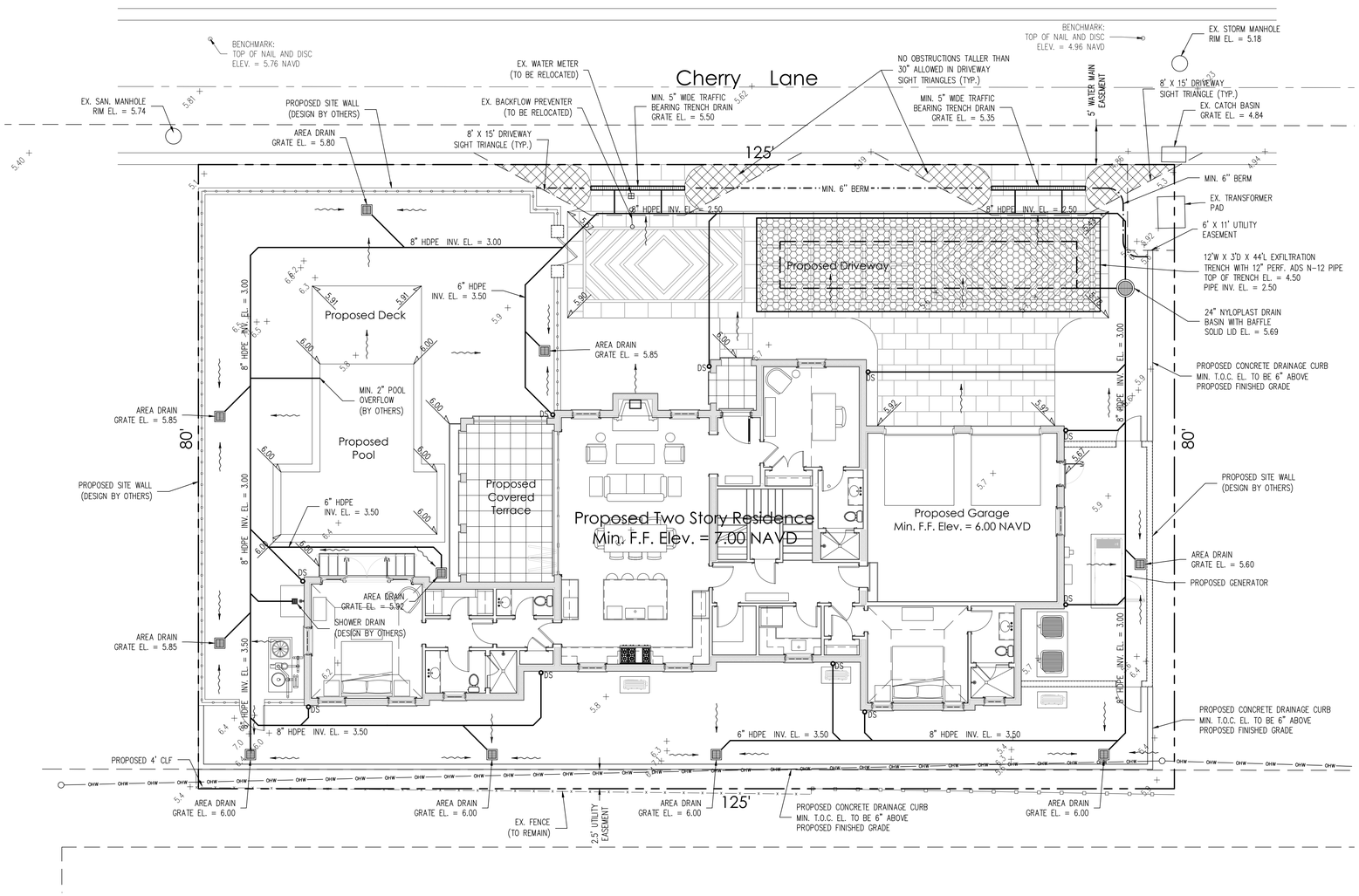

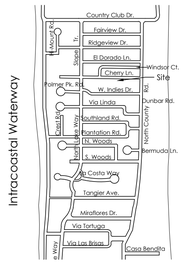

Location Map
N.T.S.

Legend

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

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

Notes:

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

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 10,000 sq.ft.

Drainage Area Impervious Surface = 5,500 sq.ft.

Drainage Area Pervious Surface = 4,500 sq.ft.*
*Minimum required without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 5,500 sq.ft. x 1 ft./12 in. = 917 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 4,500 sq.ft. x 1 ft./12 in. = 150 cu.ft.

Total Volume to be Retained = 1,067 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	44	ft
W	=	Trench Width	=	12	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.85	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	1,281	cu.ft.

Plan Background from Hardcape
Plan by Environment Design Group
Received 4/9/26

ARC-26-0021

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

811 Know what's below. Call 811 before you dig.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

Site Grading & Drainage Plan For:

222 CHERRY LANE LLC

222 Cherry Lane
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0067
Issue Date	04/09/2026
Scale	1/8" = 1'-0"

REVISIONS:

1	
2	
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5	
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12	

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

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

SHEET NUMBER:

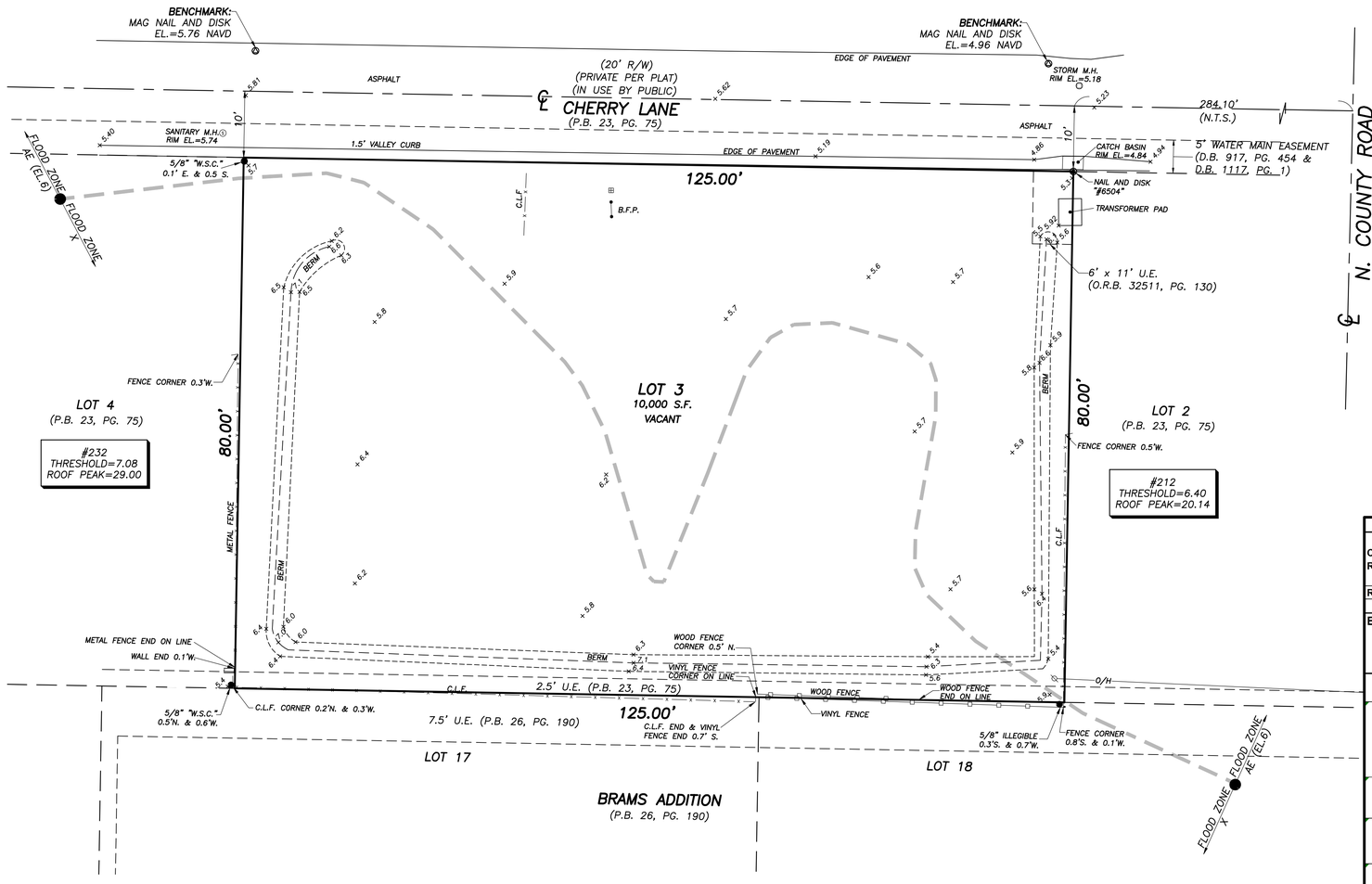
C-1

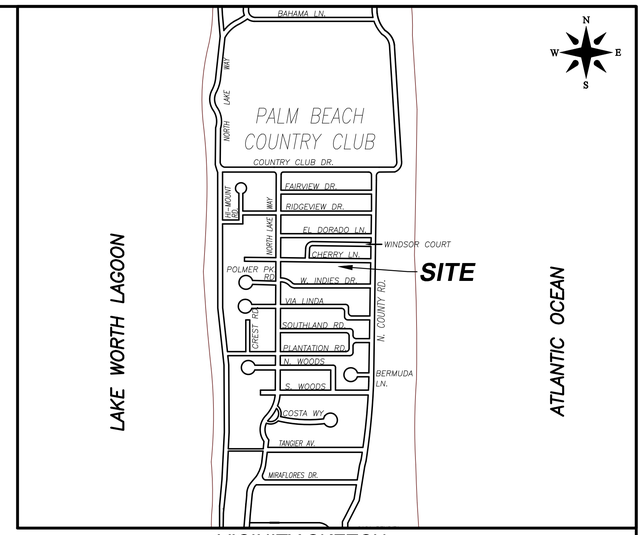
Boundary Survey For:

222 CHERRY LANE PB LLC, A FLORIDA LIMITED LIABILITY COMPANY

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.S.C.	= WALLACE SURVEYING CORPORATION
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊛	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #8598)
℗	= PROPERTY LINE
⊘ ⊠	= UTILITY POLE
	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☼	= LIGHT POLE
(TV)	= CABLE TV RISER
(E)	= ELECTRIC BOX
(GM)	= GAS METER
(S)	= SANITARY MANHOLE
⊙	= SANITARY CLEAN OUT
	= YARD DRAIN





VICINITY SKETCH
(NOT TO SCALE)

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

222 Cherry Lane PB LLC, a Florida limited liability company
Citizens Bank, N.A., ISAOA/ATIMA
Rabideau Klein
Kochman & Ziska PLC

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

PROPERTY ADDRESS:
222 Cherry Lane
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 3, of **CHERRY LANE**, according to the Plat thereof, as recorded in Plat Book 23, Page 75, of the Public Records of Palm Beach County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT: Nancy Demmon Clifford Revocable Trust dtd 06/15/2023	**COMMITMENT NO. : PG582502082**	**EFFECTIVE DATE: April 15, 2025**			
REVIEWED BY: William M. Naulty	**JOB NO. : 240356-SE**				
B2 ITEM NO.	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-5	Standard Exceptions				•
6	Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Cherry Lane, recorded in Plat Book 23, Page 75, of the Public Records of Palm Beach County, Florida.	•			
7	Easement(s) as set forth in instrument(s) recorded in Deed Book 917, Page 454.	•			
8	Easement(s) as set forth in instrument(s) recorded in Official Records Book 32511, Page 130	•			
9	Oil, gas and mineral reservations as contained in that certain Deed recorded in Official Records Book 22918, Page 630.				•

FLOOD ZONES:
This property is located in Flood Zones X & AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581G, dated 12/20/2024.

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 PG582502082, issued by Commonwealth Land Title Insurance Company, dated April 15, 2025. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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: 02/16/2026

William M. Naulty
License Number 7558
STATE OF FLORIDA
Professional Surveyor and Mapper

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

REVISIONS:

02/16/26 SURVEY & TIE-IN UPDATE J.M./S.C.W. 240356 JOE7/73
10/17/2025 TITLE COMMITMENT REVIEW W.M.N. 240356

Boundary Survey For:

222 CHERRY LANE PB LLC, A FLORIDA LIMITED LIABILITY COMPANY

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

FIELD: J.D.	JOB No.: 240356	F.B. PB368 PG. 20	
OFFICE: S.W.	DATE: 04/07/25	DWG. No.: 240356	
C'K'D.: W.N.	REF.: 240356.DWG	SHEET: 1 OF 1	



Existing South-West Coner



Existing South Front Center



Existing North-West Corner



Existing North Rear Center



Existing North-East Corner



Existing South-East Corner

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA

JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L1.0

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DISCLAIMER: 2026
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CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOT FOR CONSTRUCTION

Existing Site Photos Exhibit

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

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA



212 Cherry Lane
East Adjacent Neighbor



222 Cherry Lane
Subject Property



232 Cherry Lane
West Adjacent Neighbor

JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L1.1

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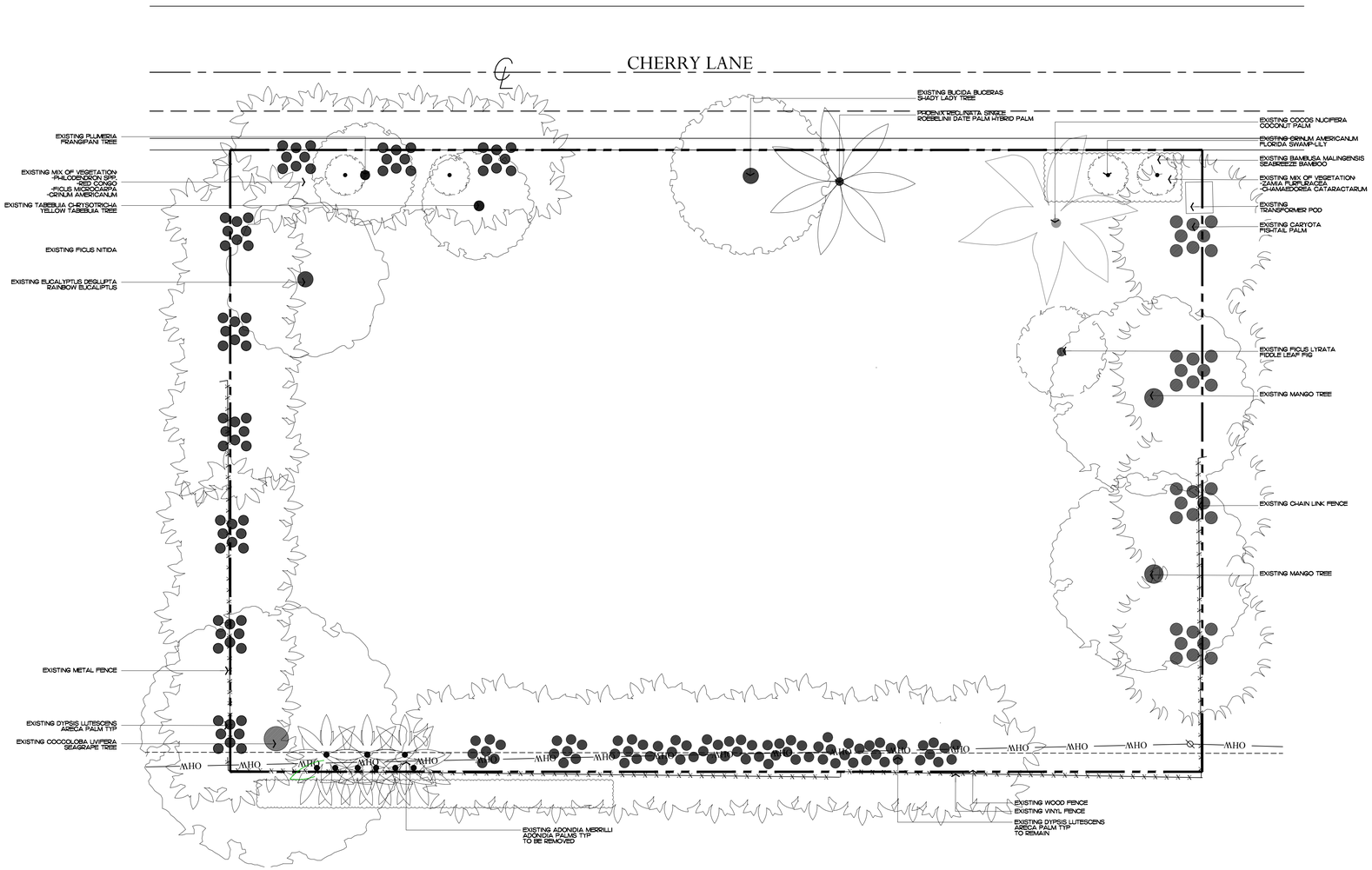
Existing Neighboring Context Exhibit



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DESIGN
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Landscape Architecture
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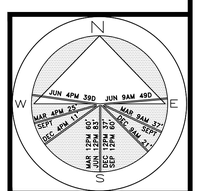

JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

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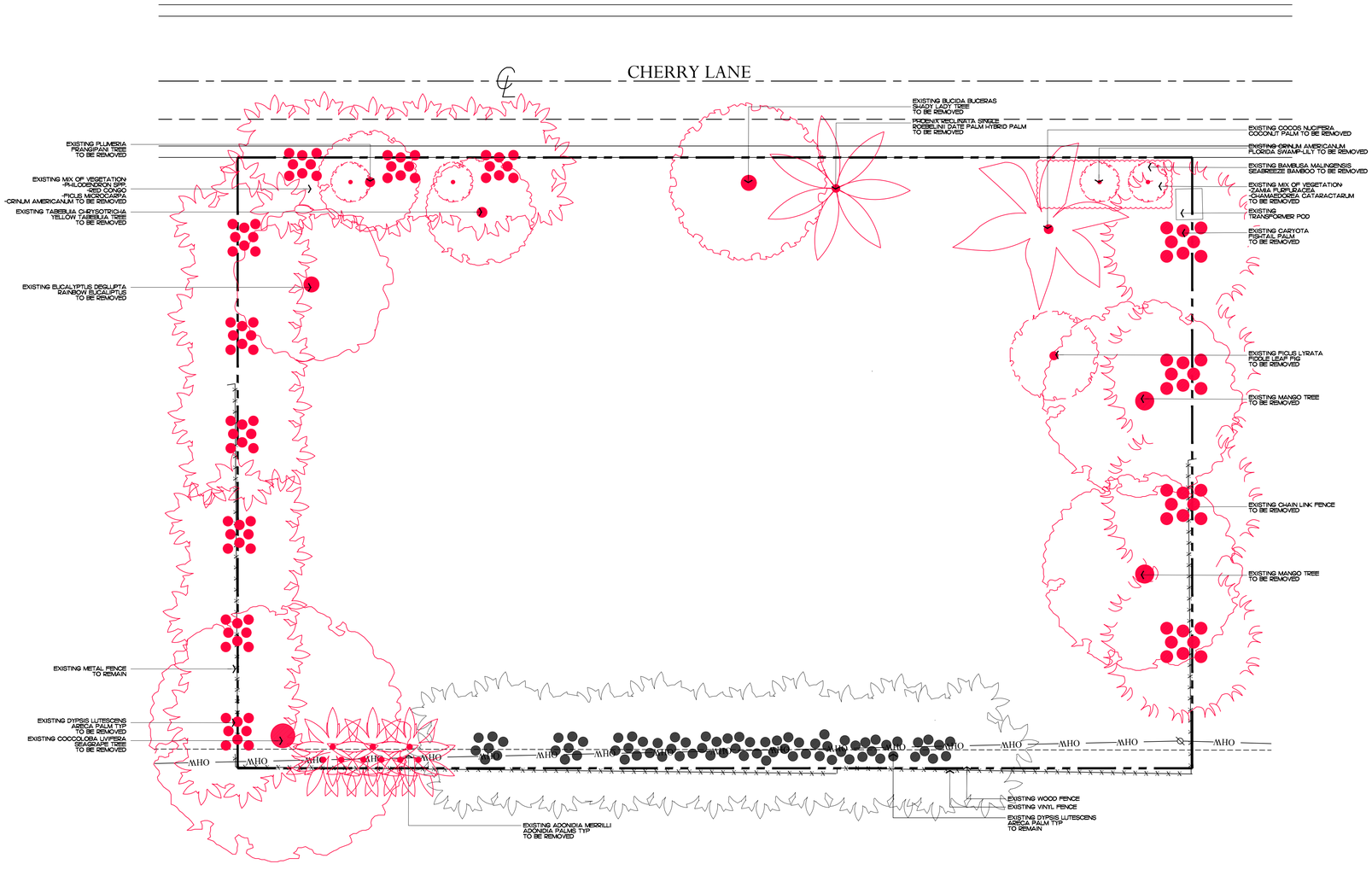

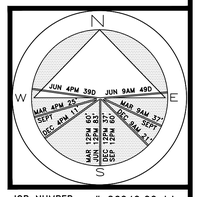

JOB NUMBER: # 26040.00 LA
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DATE: 04.06.2026

SHEET L2.1

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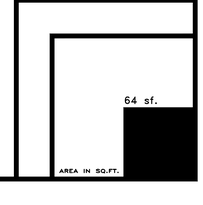
Demolition Plan

SCALE IN FEET 0' 8' 16' 24'



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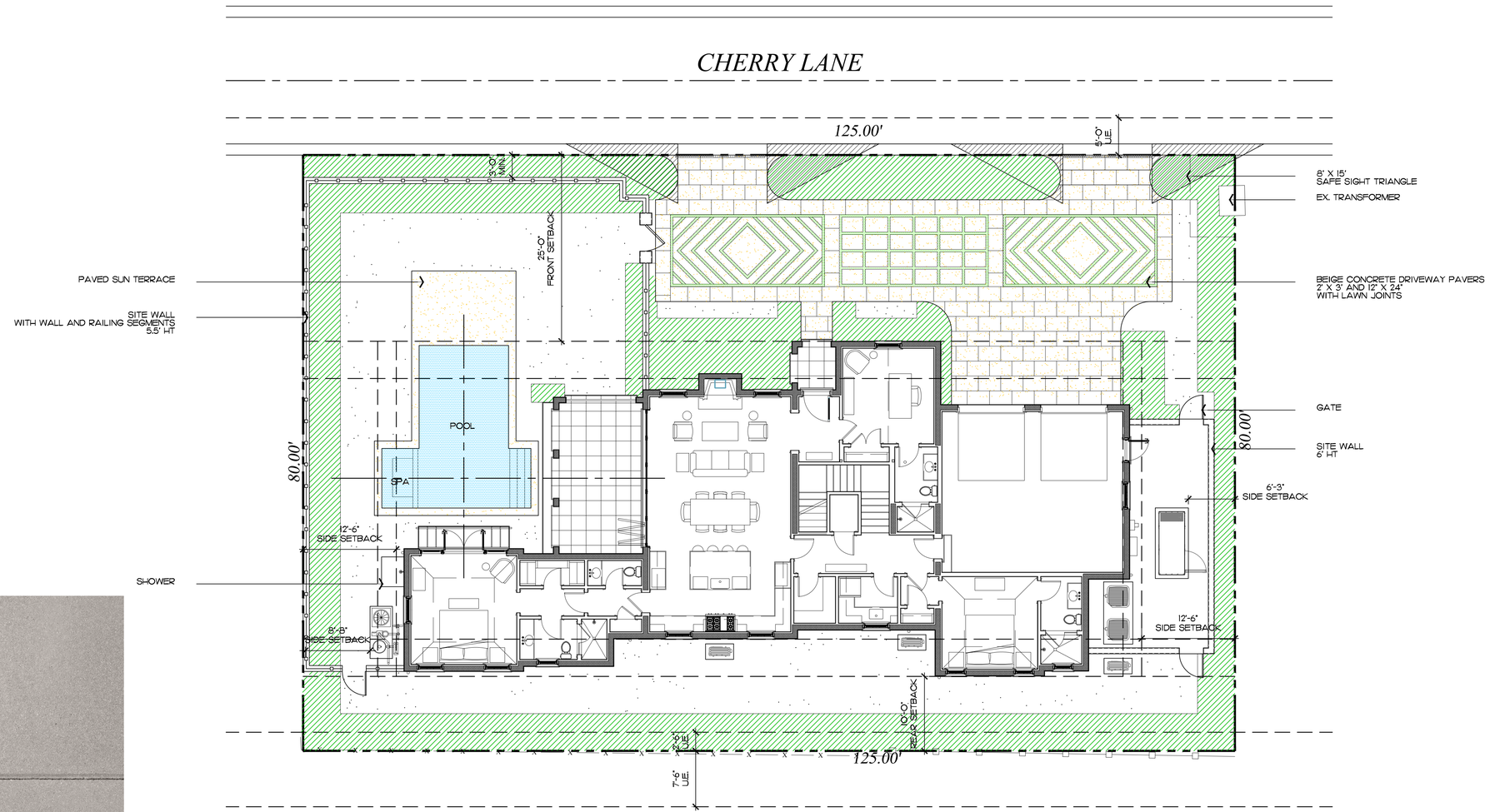
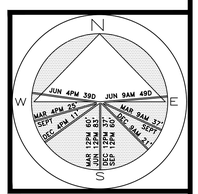




Concrete Pavers

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA



JOB NUMBER: # 26040.00 LA
DRAWN BY: Matt Jackman

DATE: 04.06.2026

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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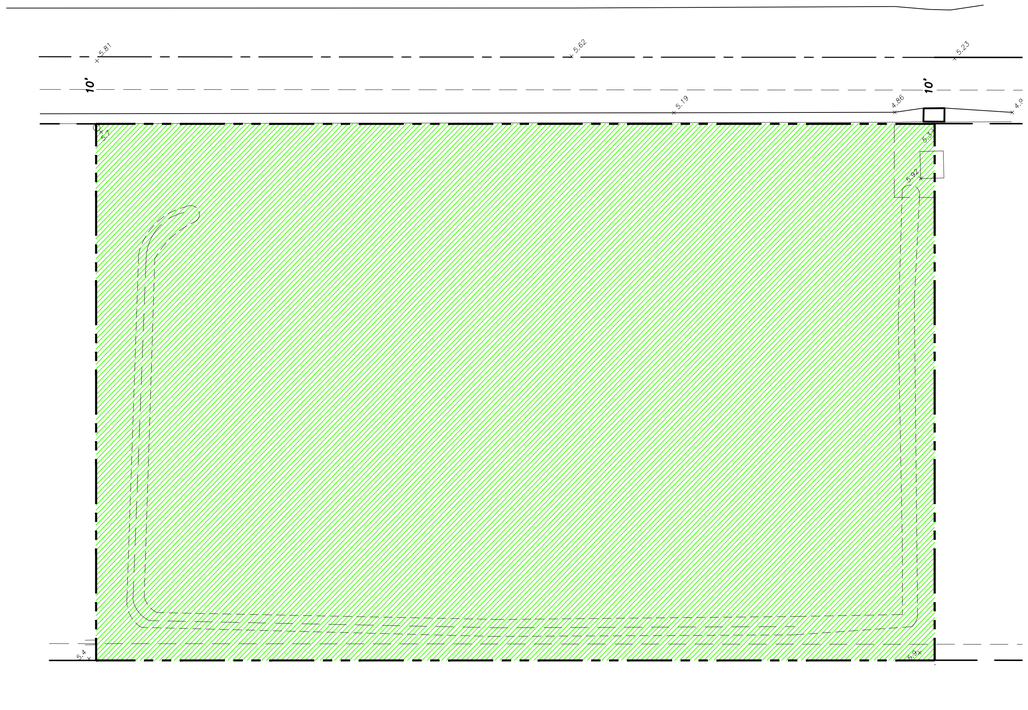
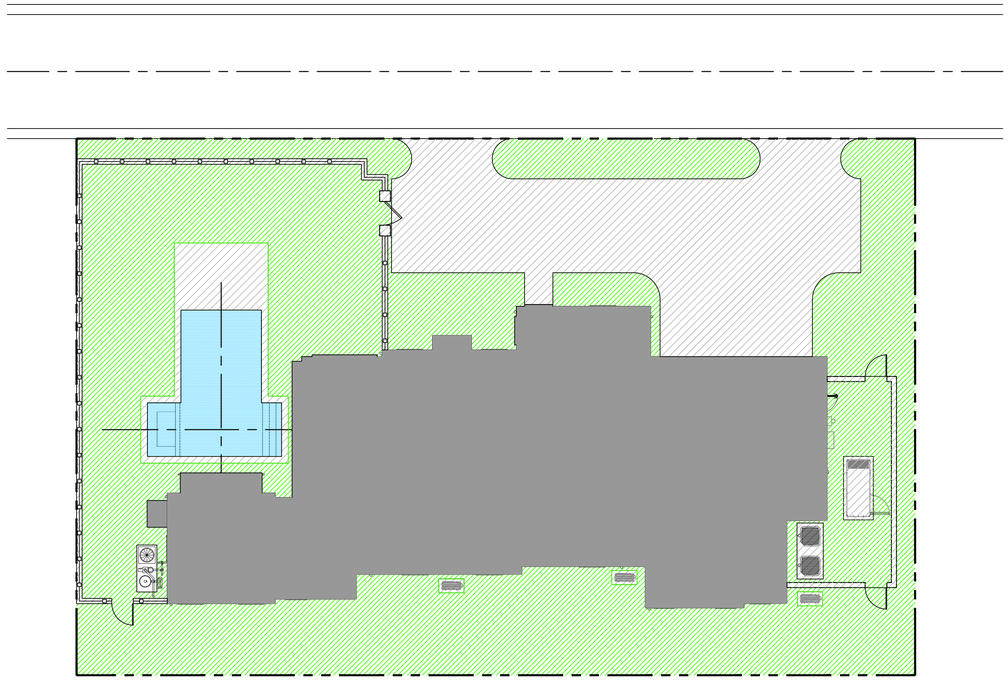
Site Plan

SCALE IN FEET 0' 8' 16' 24'

Legend

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





BENCHMARK:

Existing Lot Coverage Graphic

Proposed Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,000 S.F.		10,00 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,500 S.F.	100%	10,000 S.F.	45.8%	4,585 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,250 S.F.	100%	3,126 S.F.	52.5%	1,640 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,250 S.F.	82.2%	3,700 S.F.	63%	2,848 S.F.

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Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

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Landscape Architecture
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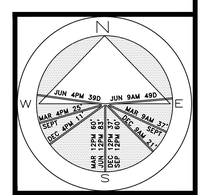


JOB NUMBER: # 26040.00 LA
DRAWN BY: Matt Jackman

DATE: 04.06.2026

SHEET L3.1

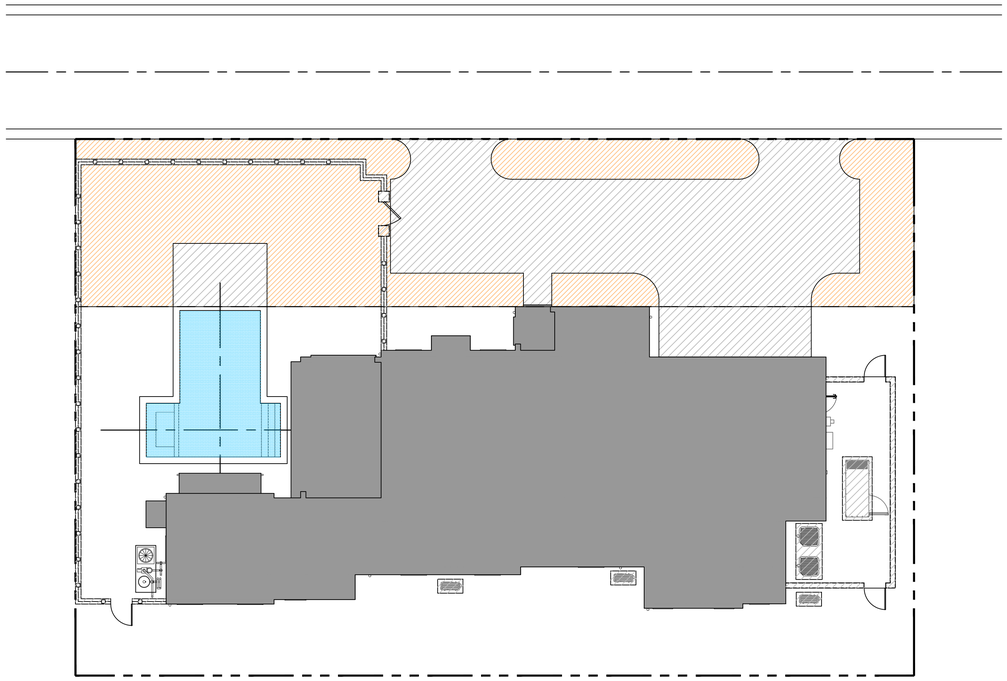
64 sf.
AREA IN SQ.FT.

Legend

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



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,000 S.F.		10,00 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,500 S.F.	100%	10,000 S.F.	45.8%	4,585 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,250 S.F.	100%	3,126 S.F.	52.5%	1,640 S.F.
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Open Space Diagrams - Front Yard

SCALE IN FEET 0' 8' 16' 24'

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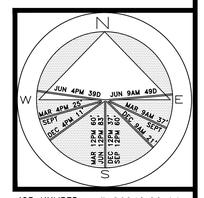
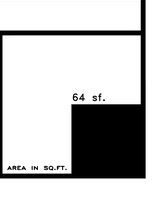


JOB NUMBER: # 26040.00 LA
DRAWN BY: Matt Jackman
DATE: 04.06.2026

SHEET L3.2



Legend

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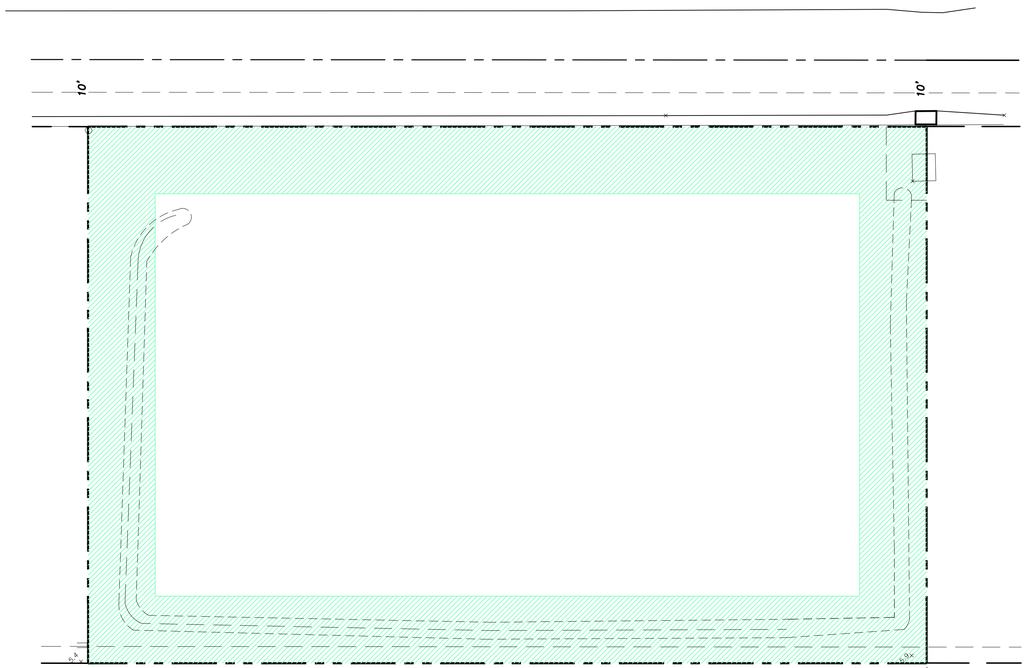
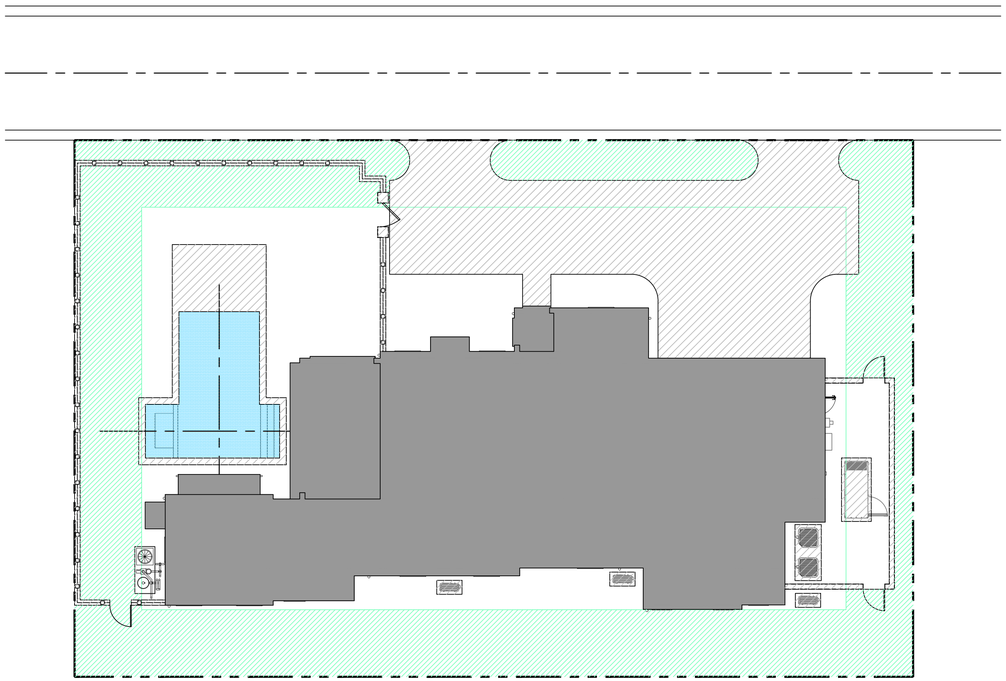
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

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Open Space Diagrams - Perimeter

SCALE IN FEET 0' 8' 16' 24'

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

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222 Cherry Lane
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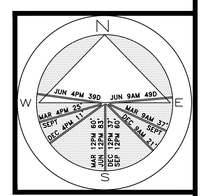
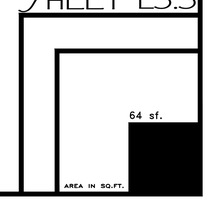
FLORIDA

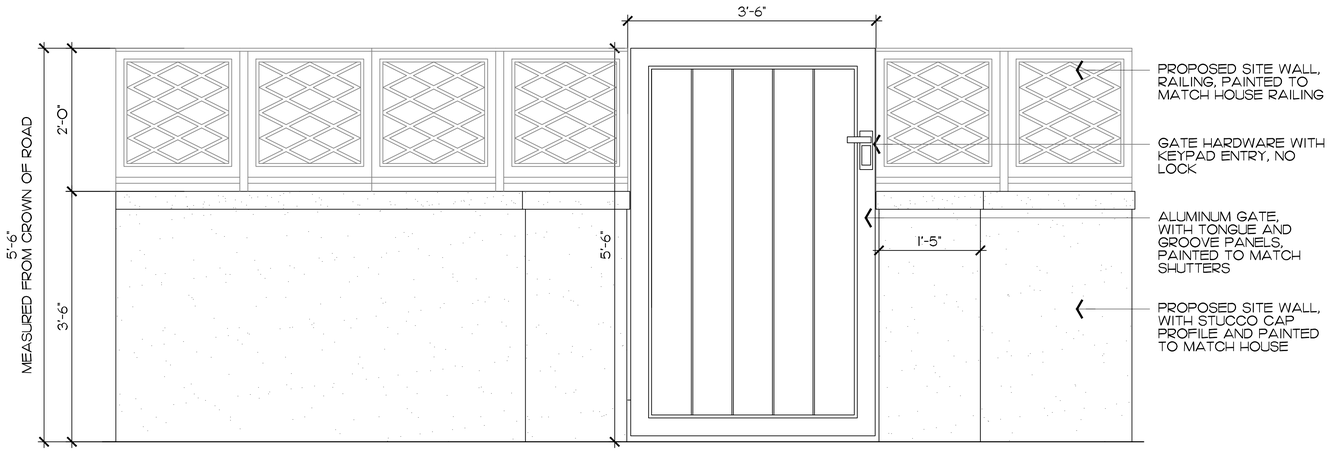


JOB NUMBER: # 26040.00 LA
DRAWN BY: Matt Jackman

DATE: 04.06.2026

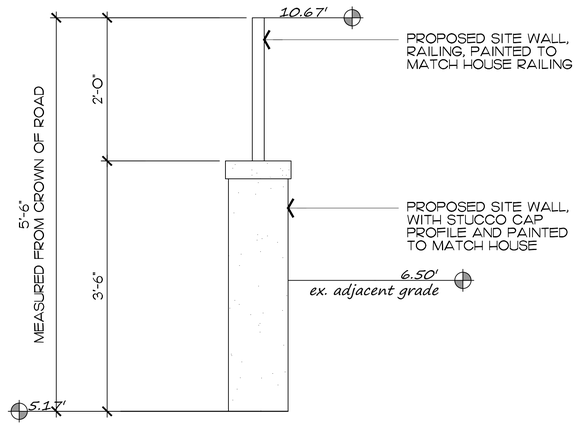
SHEET L3.3





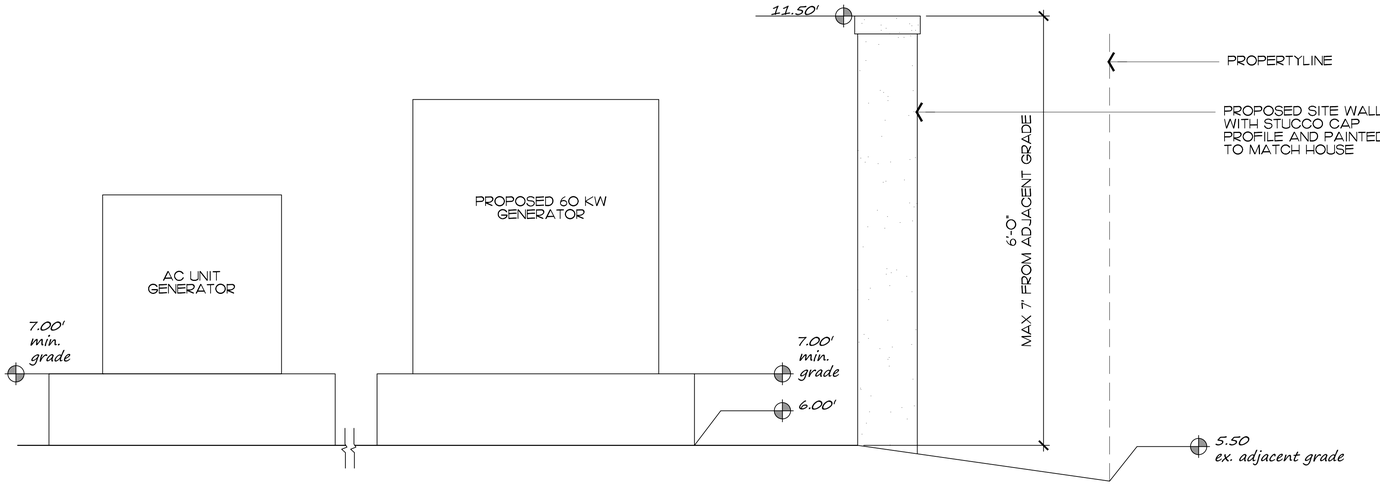
1 L3.4 Pedestrian Gate

SCALE: 1" = 1'-0"



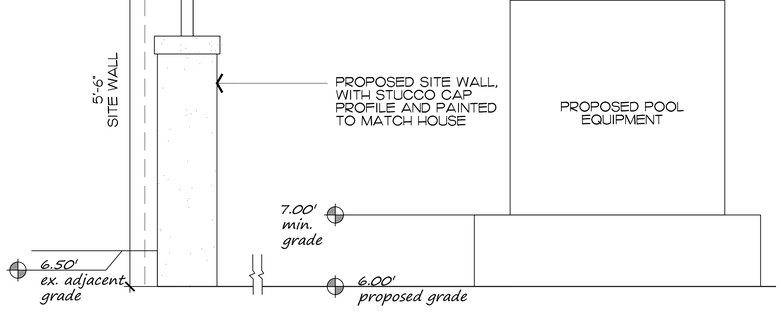
2 L3.4 Site Wall @ Pool Area

SCALE: 1" = 1'-0"



3 L3.4 Site Wall @ Equipment Area

SCALE: 1" = 1'-0"



4 L3.4 Site Wall @ Equipment Area

SCALE: 1" = 1'-0"

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139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
222 Cherry Lane
Town of Palm Beach
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SHEET L3.4

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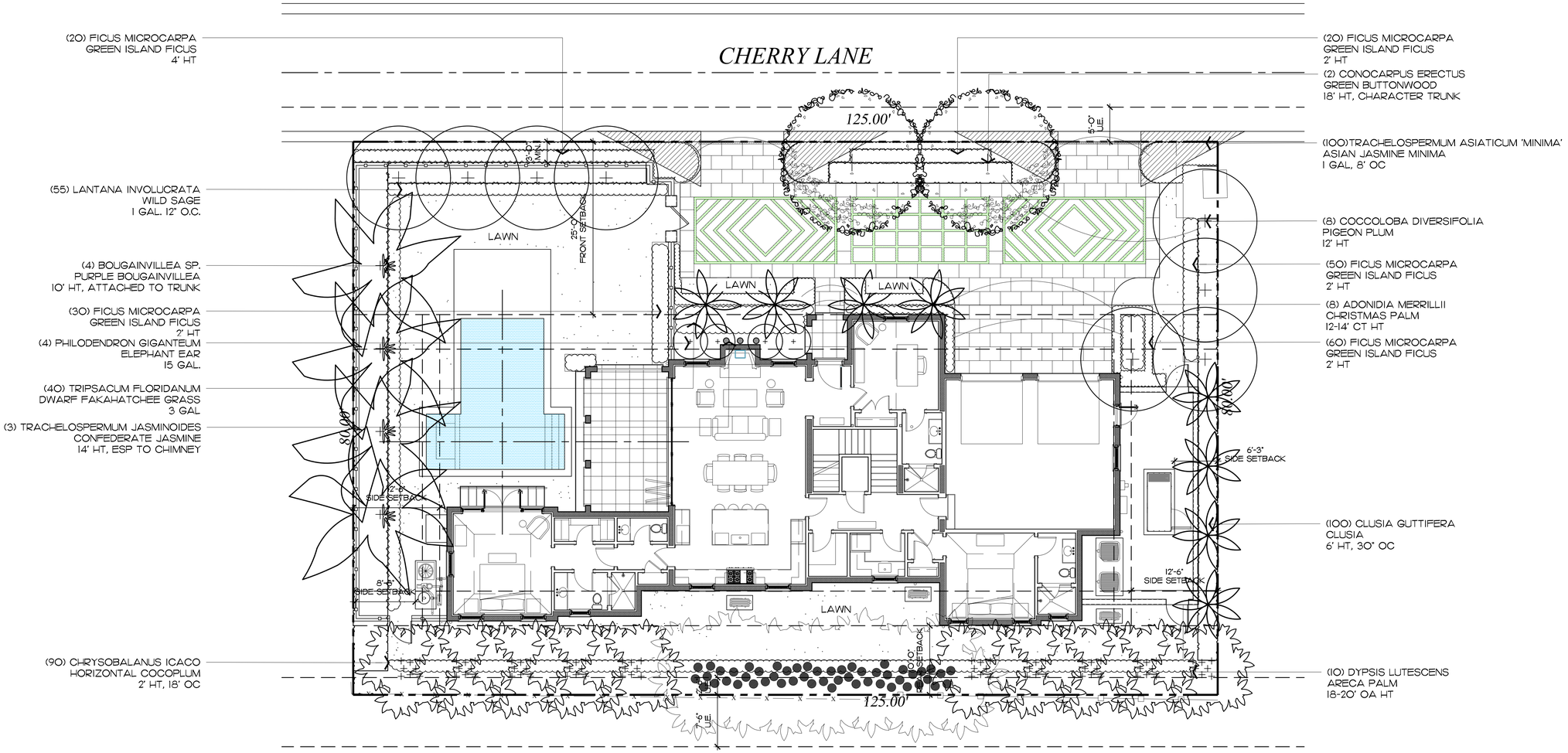
Proposed Hardscape Exhibit



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

Private Residence
222 Cherry Lane
Town of Palm Beach
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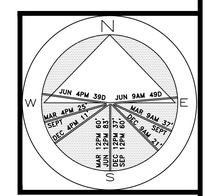

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DATE: 04.06.2026

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64 sf.
AREA IN SQ.FT.

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	ADONIDIA MERRILLII CHRISTMAS PALM	8	12-14' CT HT	NO
+	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	8	12' HT	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	2	18' HT, CHARACTER TRUNK	YES
	DYPSIS LUTESCENS ARECA PALM	10	18-20' OA HT	NO

TOTAL TREES:	28
NATIVE SPECIES:	10 (35%)

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP.	4	10' HT, ATTACHED TO TRUNK	NO
	CLUSIA GUTTIFERA CLUSIA HEDGE	100	6' HT, 30"	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	90	2' HT, 18' OC	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	150	2' HT, 2' OC	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	10	4' HT, 2' OC	NO
	PHILODENDRON GIGANTEUM ELEPHANT EAR	4	15 GAL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	7	14' HT, ESP TO CHIMNEY	NO
	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE GRASS	50	3 GAL	YES

TOTAL:	415
NATIVE SPECIES:	140 (34%)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM ASIATICUM 'MINIMA' JASMINE MINIMA	100	1 GAL, 8' OC	NO
	LANTANA INVOLUCRATA WILD SAGE	55	1 GAL. 12" O.C.	YES

TOTAL:	155
NATIVE SPECIES:	55 (35%)

Lawn & Mulch

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

Landscape Legend

PROPERTY ADDRESS:	222 CHERRY LN.	
LOT AREA (SQ FT)	10,000 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)		45.8% (4,585)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)		63% (2,848)
FRONT YARD LOS (SQ FT AND %)		52.5% (1,640)
NATIVE TREES %	30% (NUMBER OF TREES)	42% (10)
	30% (NUMBER OF SHRUBS & VINES)	30% (135)
	30% (GROUNDCOVER AREA)	55% (35)

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Plant Schedule

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA

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DRAWN BY: Dustin Mizell
DATE: 04.06.2026

SHEET L4.1



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139 North County Road SUITE-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
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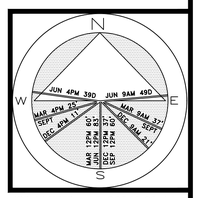

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Rendered Landscape Plan

SCALE IN FEET 3/16"=1'-0"



1 / L6.1

North Elevation

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



2 / L6.1

South Elevation

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

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Rendered Landscape Elevations

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

Private Residence
222 Cherry Lane
Town of Palm Beach
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JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L6.1



1
L6.2

East Elevation

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



2
L6.2

West Elevation

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

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Rendered Landscape Elevations

SCALE IN FEET

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

Private Residence
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Town of Palm Beach
FLORIDA

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DATE: 04.06.2026

SHEET L6.2



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

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First Perspective



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

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA

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Second Perspective



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

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Third Perspective



ENVIRONMENT DESIGN GROUP
139 North County Road SUITE-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA

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SHEET L6.6

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Fourth Perspective



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Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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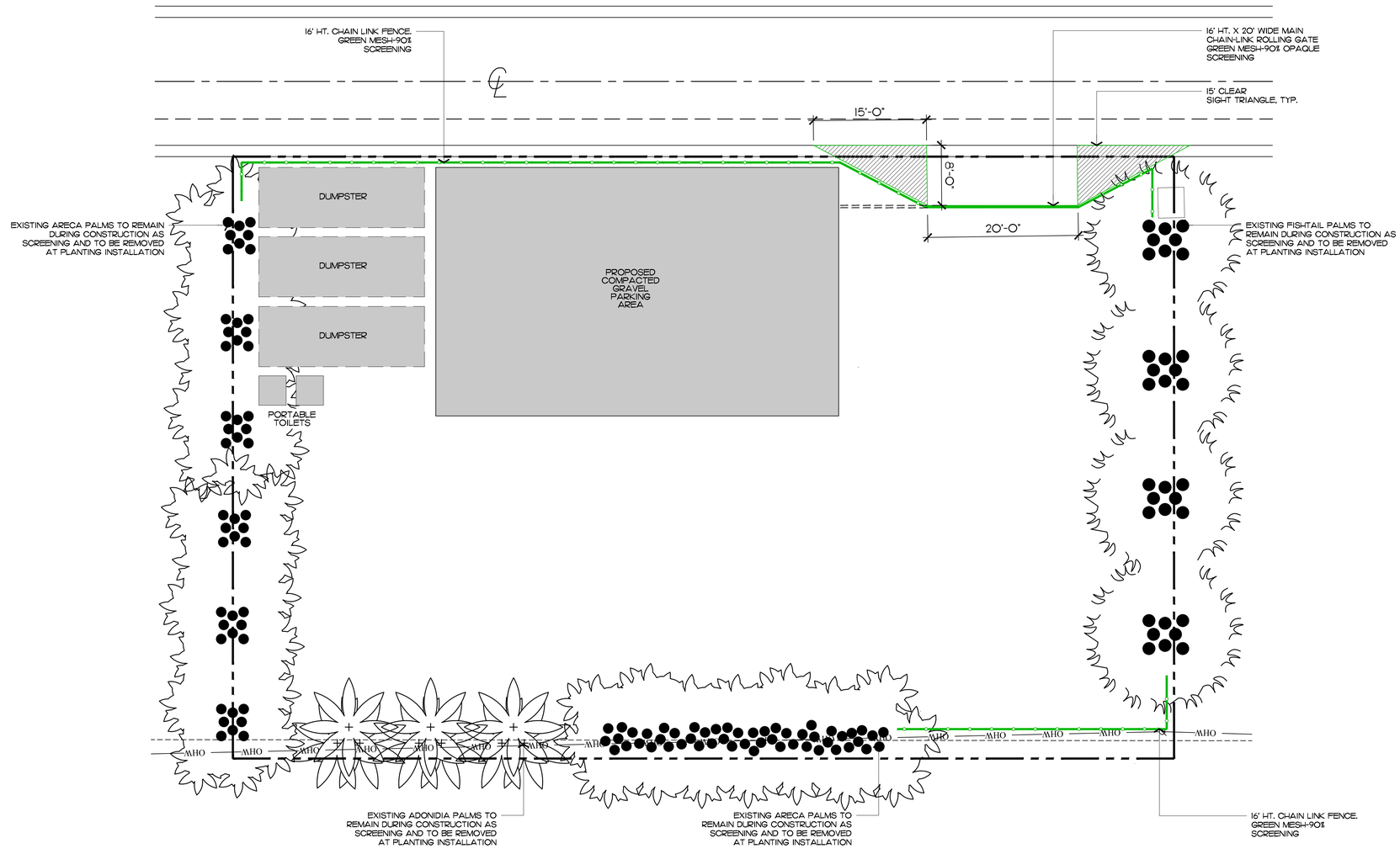
Fifth Perspective

NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.



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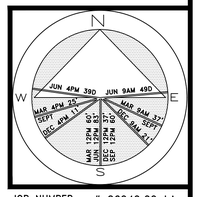

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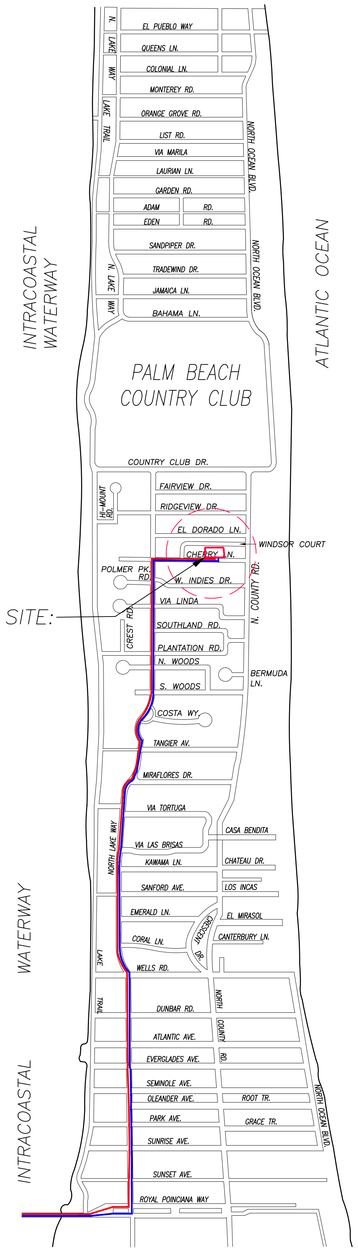
Construction Screening + Staging Plan

SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE

- MAY 11TH 2026 – ARCOM MEETING
- MAY 27THTH 2026 – TOWN COUNCIL
- JUNE–OCT 2026 – SUBMIT FOR PERMIT

- 1 MONTH –JUNE 2026 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

- +/–24 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

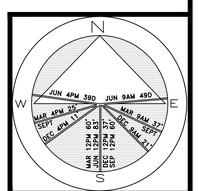
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA



JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L7.1

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DISCLAIMER: 2026
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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1–800–432–4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOT FOR CONSTRUCTION

Truck Logistics Plan

SCALE: NOT TO SCALE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0023 (ZON-26-0021) 141 SEAVIEW AVE. (COMBO) The applicant, Gozlan Property Partnership (Bartholemew & Partners – Design Representative), has filed an application requesting Architectural Commission review and approval for a one-story addition to an existing single-story residence, including variances to retain all existing nonconforming setbacks and deficient landscape open space area. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0023 (ZON-26-0021) 141 SEAVIEW AVE (COMBO). The applicant, Gozlan Property Partnership (Bartholemew & Partners – Design Representative), has filed an application requesting Architectural Commission review and approval for a one-story addition to an existing single-story residence, including variances to retain all existing nonconforming setbacks and deficient landscape open space area. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-26-0021 (ARC-26-0023) 141 SEAVIEW AVE (COMBO) – VARIANCES. The applicant, Gozlan Property Partnership (Bartholemew & Partners – Design Representative), has filed an application requesting Town Council review and approval for eight (8) variances to facilitate a one-story addition to an existing single-story residence, including (1) reduced west side yard setback, (2) reduced north rear yard setback, (3) deficient landscape open space, (4) increased lot coverage, (5) elimination of garage, (6) reduced mechanical equipment setback, (7) reduced mechanical equipment screening, and (8) reduced pool equipment screening.

Applicant:	Gozlan Property Partnership
Architect:	Bartholemew & Partners
Landscape:	Environment Design Group

HISTORY:
This structure was built in 1934 in the Minimal Traditional style. It would be eligible as an HSB or possibly a landmark, but the owner has elected not to pursue those options. No significant architectural modifications have been made.

THE PROJECT:
The applicant has submitted exhibits, entitled "Addition for the Gozlan Family 141 Seaview Avenue" as prepared by Bartholemew & Partners, uploaded May 11, 2026.

The following scope of work is proposed:

- 205 SF one-story addition
- Pool replacement
- New landscape and hardscape
- Loss of one-car garage

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

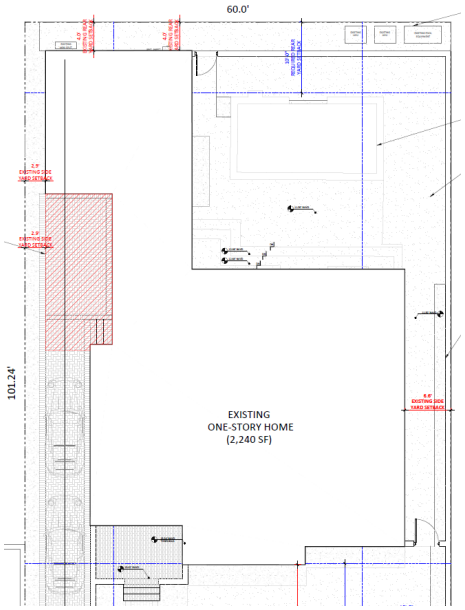
- **VARIANCE 1 – Sec. 134-893(7)(a):** A variance to maintain existing west side yard setback of 2.9' in lieu of the 12.5' side yard setback required.
- **VARIANCE 2 – Sec. 134-893(9)(a):** A variance to maintain existing rear yard setback of 4.0' in lieu of the 10' rear yard setback required.
- **VARIANCE 3 – Sec. 134-893(b)(12)(b):** A variance for landscape open space of 35.80% in lieu of the 45% minimum required and the existing 11.85% landscape open space.
- **VARIANCE 4 – Sec. 134-893(b)(11)(a):** A variance for lot coverage to exceed the 40% maximum for one-story by .2%.
- **VARIANCE 5 – Sec. 134-2179(b)(2):** A variance to eliminate the one car garage

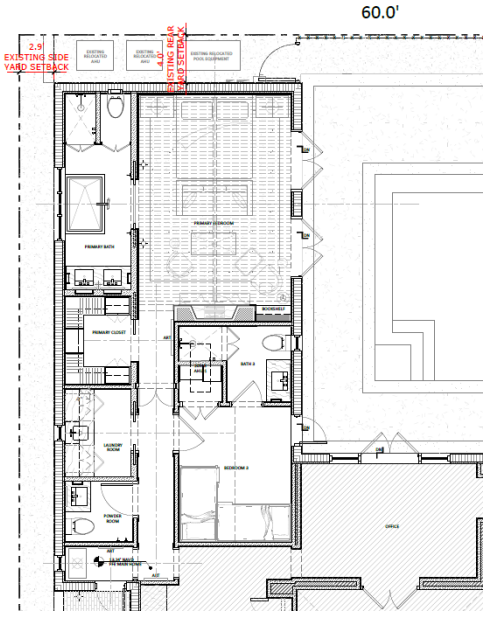
- **VARIANCE 6 – Sec. 134-1728(a)(1):** A variance to reduce mechanical setback requirements to approximately 1' in lieu of 5'
- **VARIANCE 7 – Sec. 134-1729:** A variance to reduce mechanical screening.
- **VARIANCE 8 – Sec. 134-1729:** A variance to reduce pool equipment screening.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	6,074 SF	**Lot Width** **Lot Depth**	60' 101.24'
Lot Coverage	Permitted: 40% Existing: 36.8% Proposed: 40.2%	**Cubic Content Ratio**	Permitted: 4.39 Existing: Proposed:
Neighboring Properties / Zoning			
North	140 Seaspray Ave -Residence / R-B		
South	140 Seaview Ave - Residence/ R-B		
East	135 Seaview Ave - Residence/ R-B		
West	151 Seaview Ave - Residence/ R-B		

STAFF ANALYSIS

The applicant is requesting to add a small (approximately 205 SF) one-story addition to this one-story (approximately 2,448 SF existing) house along the northwest corner of the property, extending the area into the existing driveway. There will still be ample space to stack cars as the driveway length remains approximately 50' in length. This addition will be constructed in front of the one-car garage, which they wish to eliminate. The new space will expand the primary bedroom area and reconfigure another bedroom as well as additional laundry facilities and bathrooms.





The addition is architecturally compatible with the Minimal Traditional with Spanish Colonial influences style of this house. The exterior will be surfaced in stucco, windows and doors will match others in the home and the roof will be extended for a cleaner cross gable solution in this area of the house.



Landscaping will be enhanced at the sides and rear of the property but the existing lush hedge along the front property line will remain. The pool is will be modified from the rectangular shape to a larger square in the northeast corner where it is currently located.





ZONING

To accomplish the desired addition and site work will require several variances for both revesting existing nonconformities as well as the new addition. Specifically, the applicant will need to revest the existing non-conformities of: 1. a reduced side yard setback, 2. a reduced rear yard setback, 3. Reduced landscape open space (improving but still not complying), 4. reduction in equipment setback, 5. Retaining landscaping for mechanical screening 6. No

additional pool equipment screening. New variances required include: 1. lot coverage (over by 2%), 2. Elimination of one car garage.

CONCLUSION:

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

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.
2. that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB:JGM:FHM WRB

Bartholemew
+ Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

April 13th, 2026

Town of Palm Beach

Planning, Zoning, & Building Department

306 S. County Road, Palm Beach, Florida 33480

Letter of Intent: ARC-26-0023 (ZON-26-0021)

Project Address: 141 Seaview Avenue, Palm Beach FL 33480

The proposed work only pertains to architecture.

The proposed changes include:

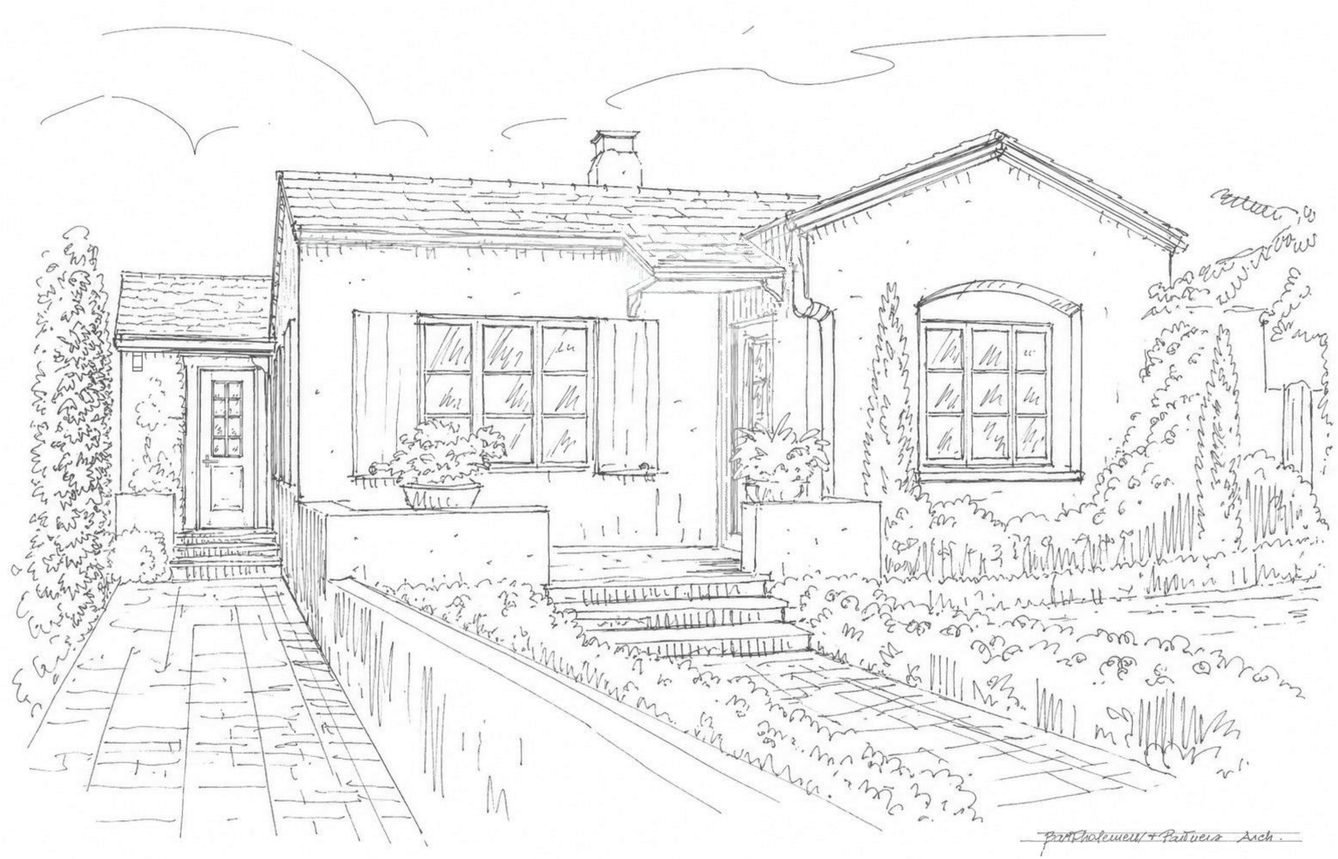
- 205 SF home addition
- Pool replacement
- New landscape and hardscape
- Removal of one-car garage

Kyle Bartholemew Fant
Architect # AR99255
AIA # 30425933

Addition for The Gozlan Family

141 SEAVIEW AVENUE

141 Seaview Ave. Palm Beach, FL 33480



PRESENTATION SET
05.11.2026

Bartholemew +Partners

THE PLAZA CENTER
251A ROYAL PALM WAY, PENTHOUSE 600A
PALM BEACH, FLORIDA 33480

T: 561 461 0108
F: 561 461 0106

FL LIC. # AA26003943

WWW.BARTHOLEMEWPARTNERS.COM

KYLE BARTHOLEMEW FANT
ARCHITECT #AR99255
INTERIOR DESIGNER #ID6422

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

SHEET INDEX:

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TOWN COUNCIL PRESENTATION 06.10.2026
ARCOM PRESENTATION 05.27.2026

ARC-26-0023
ZON-26-0021

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
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2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

STATE OF FLORIDA
KYLE B. FANT
AR99255
REGISTERED ARCHITECT

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

Revisions:

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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

SHEET NAME

SHEET NUMBER

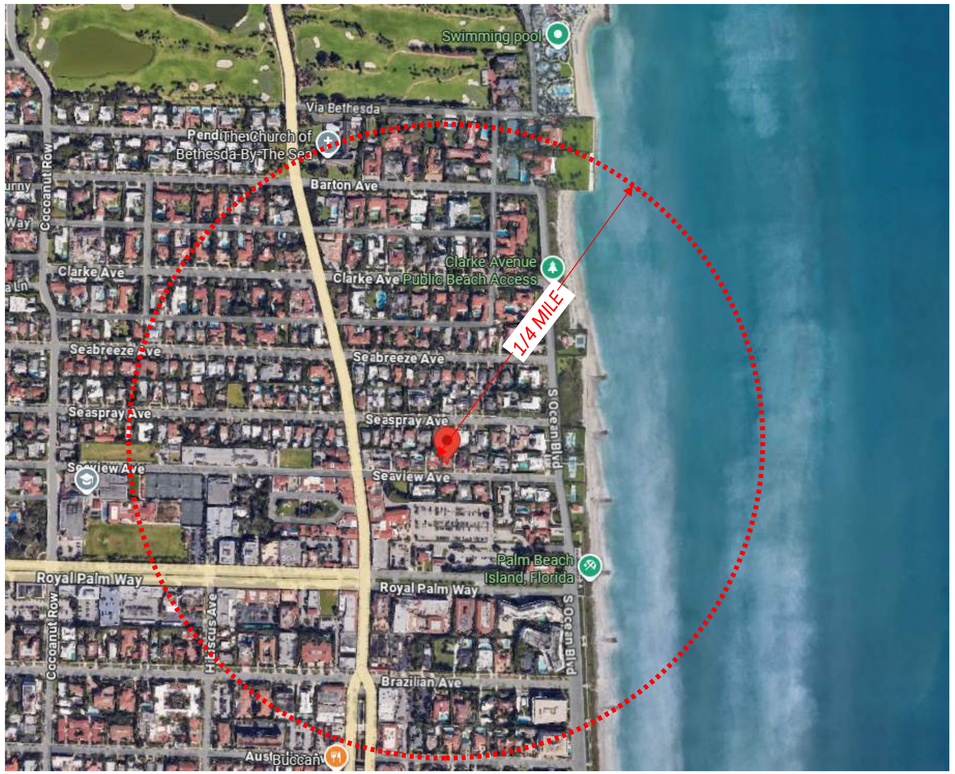
CVR

ARCOM SET

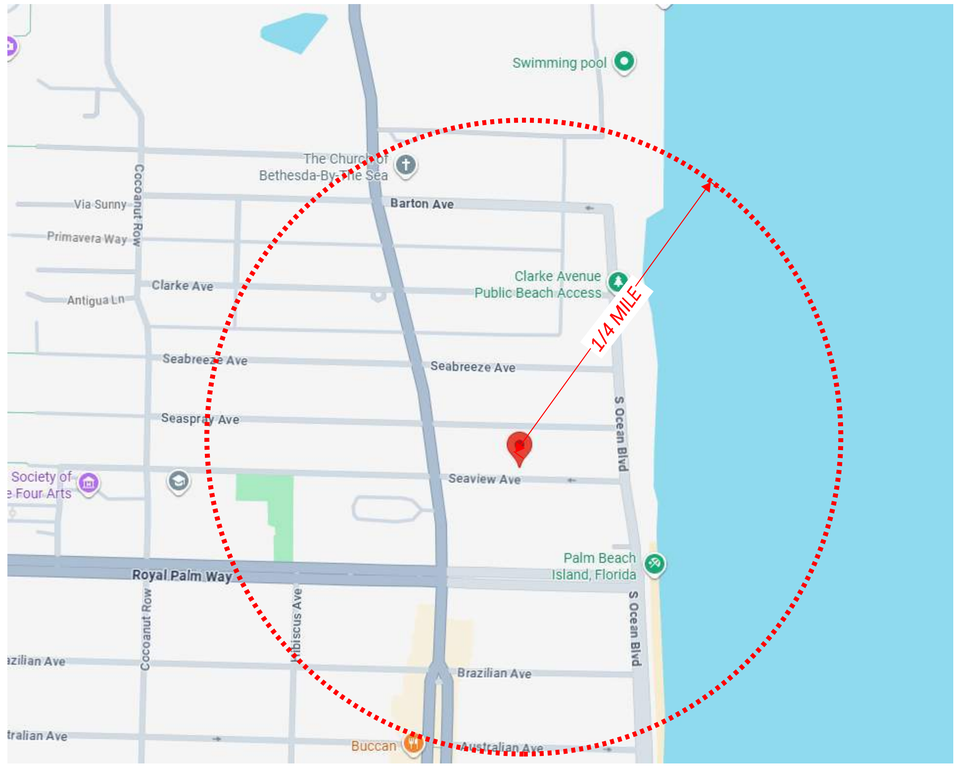
Part I

SITE ANALYSIS

141 Seaview Avenue



1 VICINITY LOCATION MAP
N.T.S.



2 LOCATION MAP
N.T.S.

ARC-26-0023
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KIMLEY-HORN
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2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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SHEET NAME

VICINITY LOCATION MAP

SHEET NUMBER

SUR0.1

N
W E
S

ARCOM SET



235 S COUNTY ROAD



235 S COUNTY ROAD



169 SEAVIEW



167 SEAVIEW



151 SEAVIEW



141 SEAVIEW



135 SEAVIEW



111 SEAVIEW



160 SEAVIEW

ARC-26-0023
ZON-26-0021

Bartholemew + Partners

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T: 561 461 0108
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LANDSCAPE ARCHITECT
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PALM BEACH, FL 33480
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STRUCTURAL ENGINEER
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SHEET NAME

EXISTING BUILDING PHOTOS - SURROUNDING CONTEXT

SHEET NUMBER

SUR1.0

ARCOM SET



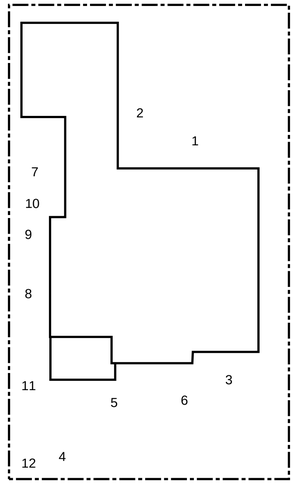
1



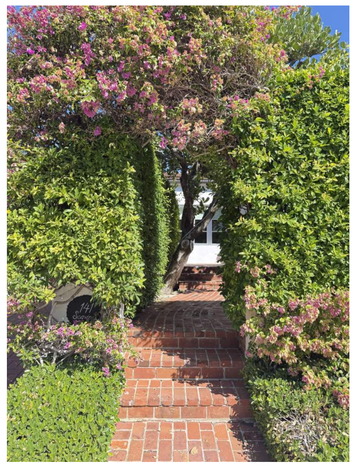
2



3



KEYPLAN



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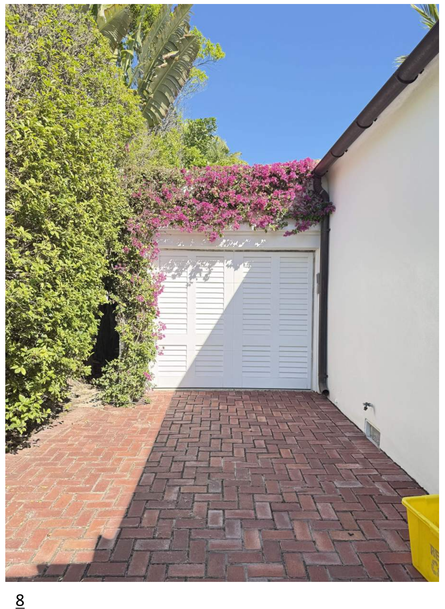

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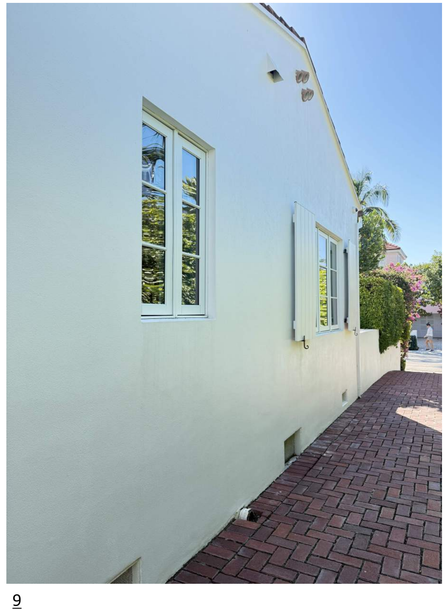

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12

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PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
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BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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

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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

SHEET NAME

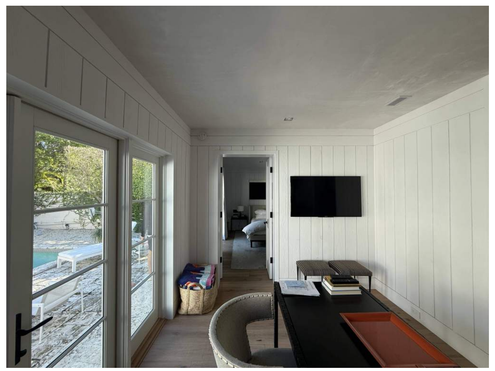
EXISTING BUILDING
PHOTOS - EXTERIOR

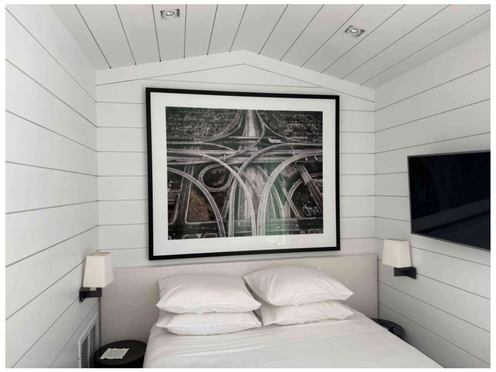
SHEET NUMBER

SUR1.1

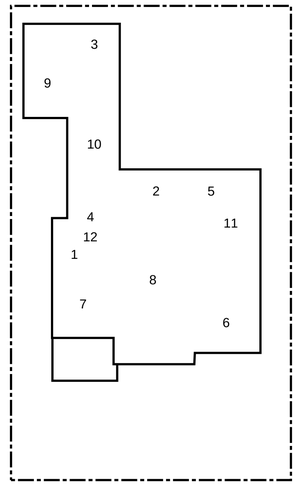
ARCOM SET











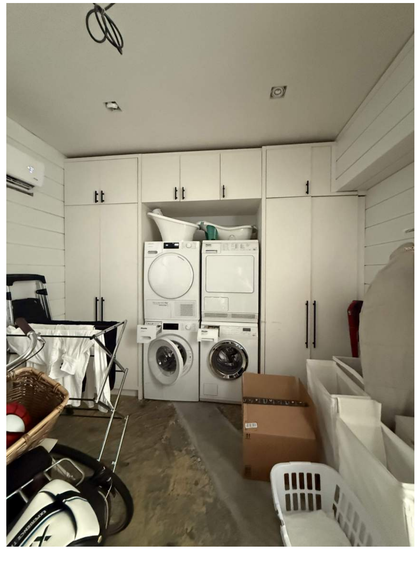
KEYPLAN



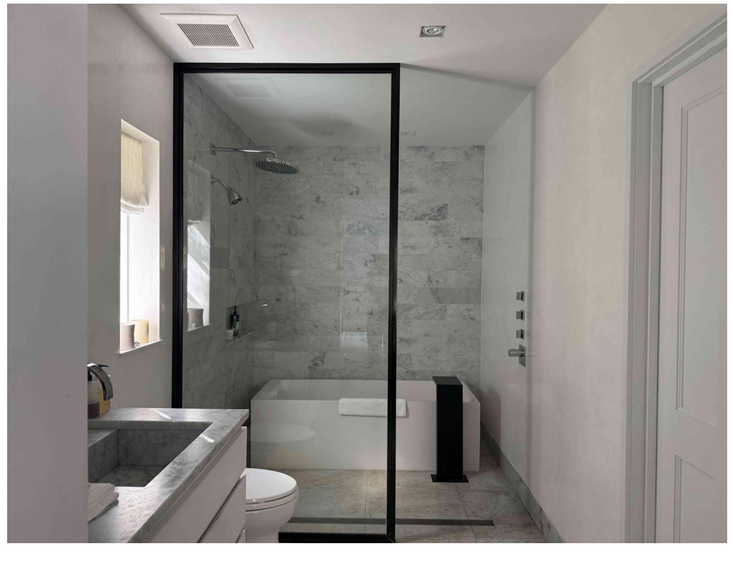


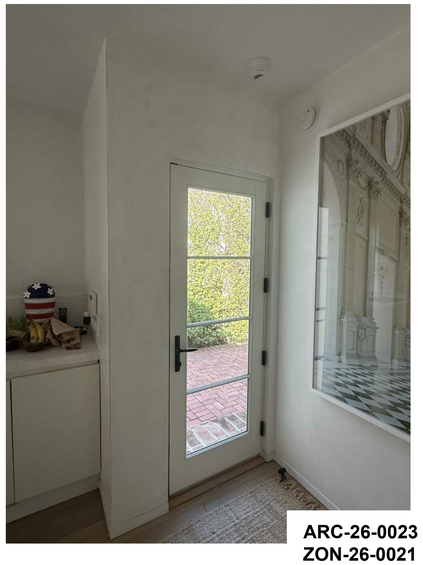












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KIMLEY-HORN
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Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

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Project Address:
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SHEET NAME

EXISTING BUILDING
PHOTOS - INTERIOR

SHEET NUMBER

SUR1.2

ARCOM SET











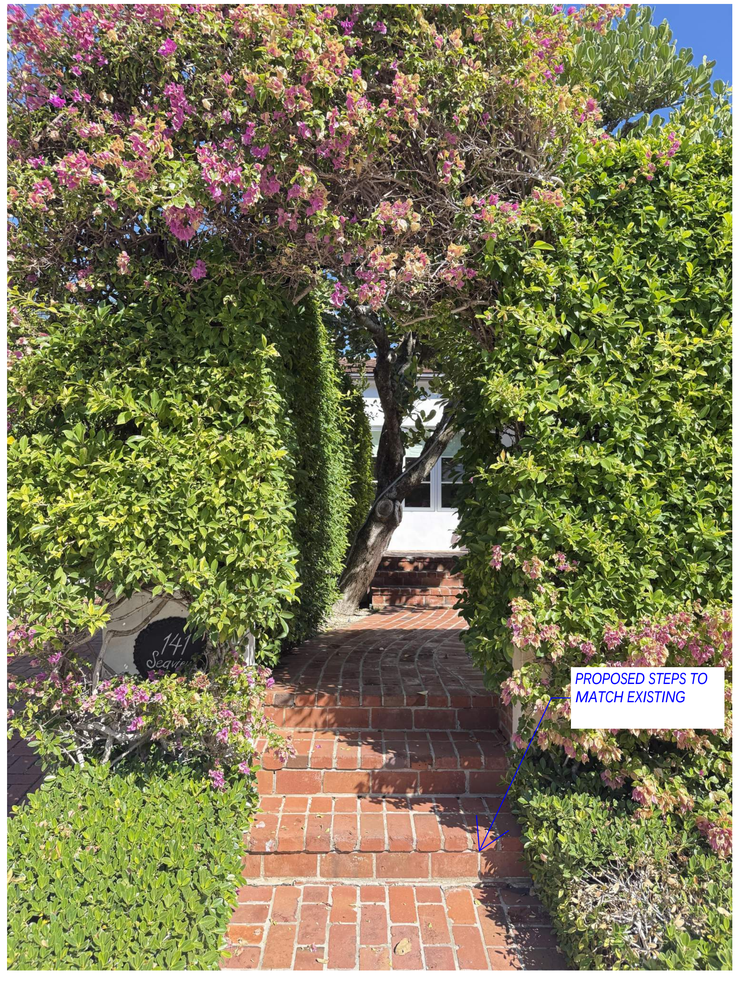

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PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
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BARTHOLEMEWPARTNERS.COM

CONSULTANTS

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ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
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ES SOLUTIONS
STRUCTURAL ENGINEER
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PHONE: 561-201-0150
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KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
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Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

SHEET NAME

PROPOSED DETAILS TO MATCH EXISTING

SHEET NUMBER

SUR1.3

ARCOM SET

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:**	141 SEAVIEW AVENUE		
2	**Zoning District:**	R-B ZONING		
3	**Lot Area (sq. ft.):**	6,074 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	60' (W) & 101.24' (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)**	10.2' NAVD		
8	**Crown of Road (COR) (NAVD)**	8.70' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	40% - 2,429 SF	36.8% - 2,240 SF	40.2% - 2,445 SF
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	2,240 SF	2,445 SF
12	*Front Yard Setback (Ft.)	25'-0"	24.7'	N/C
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	6.6' (E) - 2.9' (W)	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	N/A
15	*Rear Yard Setback (Ft.)	10'-0"	4'-0"	N/C
16	Angle of Vision (Deg.)	100 DEGREES	N/A	N/A
17	Building Height (Ft.)	14'-0"	12'-10"	N/C
18	Overall Building Height (Ft.)	22'- 0"	17'-3"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.39 CCR - 26,664 CF	22,400 CF	24,480 CF
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/A	13.24' NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	45%- 2,733 SF	11.85%- 720 SF	35.80%- 2,175 SF
24	Perimeter LOS (Sq Ft and %)	50% - 2,480 SF	20.67% - 565 SF	52.17% - 1,426 SF
25	Front Yard LOS (Sq Ft and %)	40% - 600 SF	33.3% - 500 SF	73.8% - 1,107 SF
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
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BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4500
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0150
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KIMLEY-HORN
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2151 FL A1A ALT #2000
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SHEET NAME

ZONING LEGEND

SHEET NUMBER

SP0.0

N
W E
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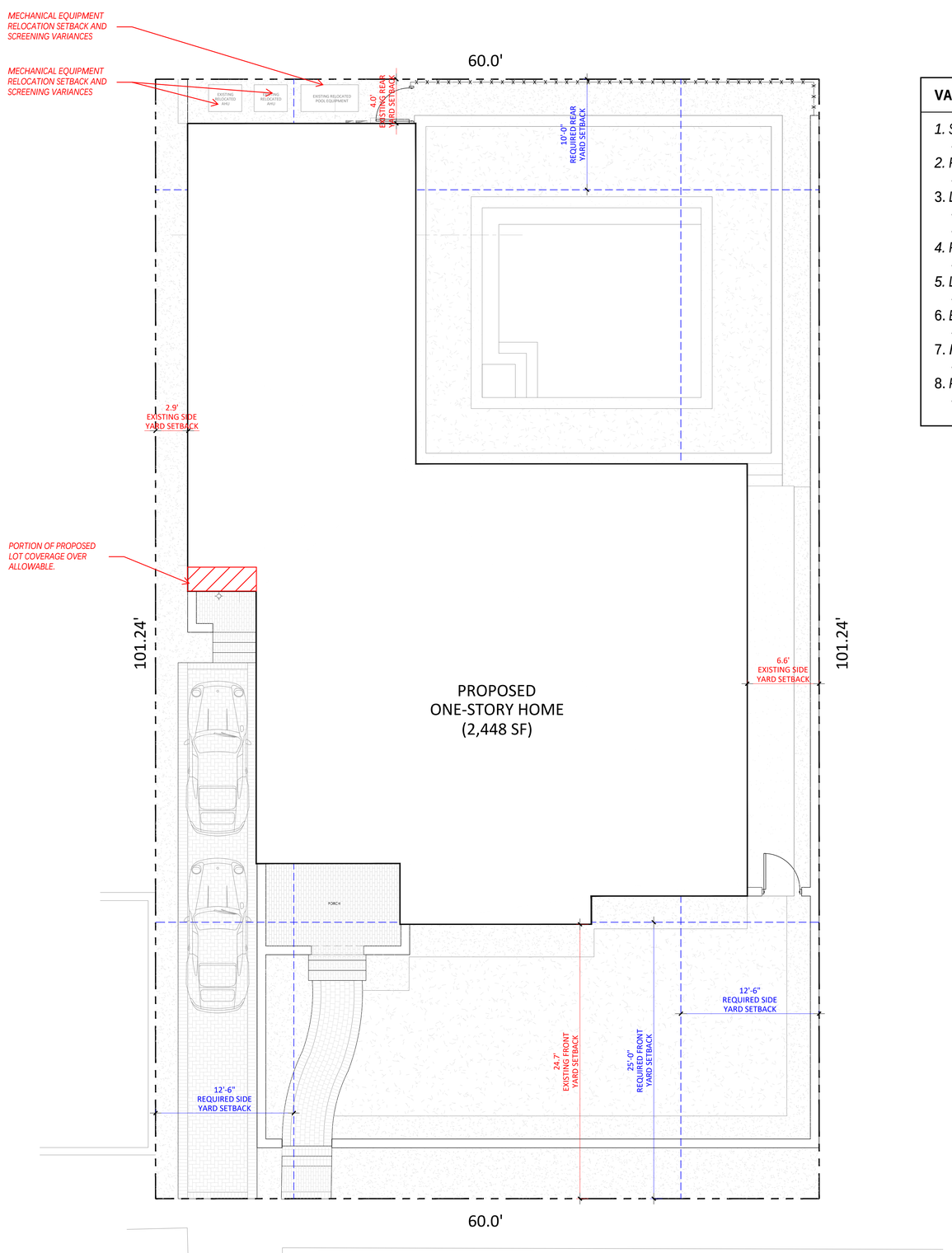

1 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

VARIANCES:

1. SIDE YARD VARIANCE
   - EXISTING NON-CONFORMITY
2. REAR YARD VARIANCE
   - EXISTING NON-CONFORMITY
3. LOT COVERAGE VARIANCE
   - 0.2% OVER ALLOWABLE FOR ADDITION
   - COMPLIES WITH CCR
4. REMOVAL OF ONE-CAR GARAGE VARIANCE
   - IN TOWN RESIDENCE
5. LANDSCAPE OPEN SPACE VARIANCE
   - EXISTING NON-CONFORMITY, IMPROVED
6. EQUIPMENT SETBACK VARIANCE
   - EXISTING NON-CONFORMITY
7. MECHANICAL EQUIPMENT SCREENING VARIANCE
   - EXISTING NON-CONFORMITY
8. POOL EQUIPMENT SCREENING VARIANCE
   - EXISTING NON-CONFORMITY

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PROPOSED SITE PLAN

SHEET NUMBER

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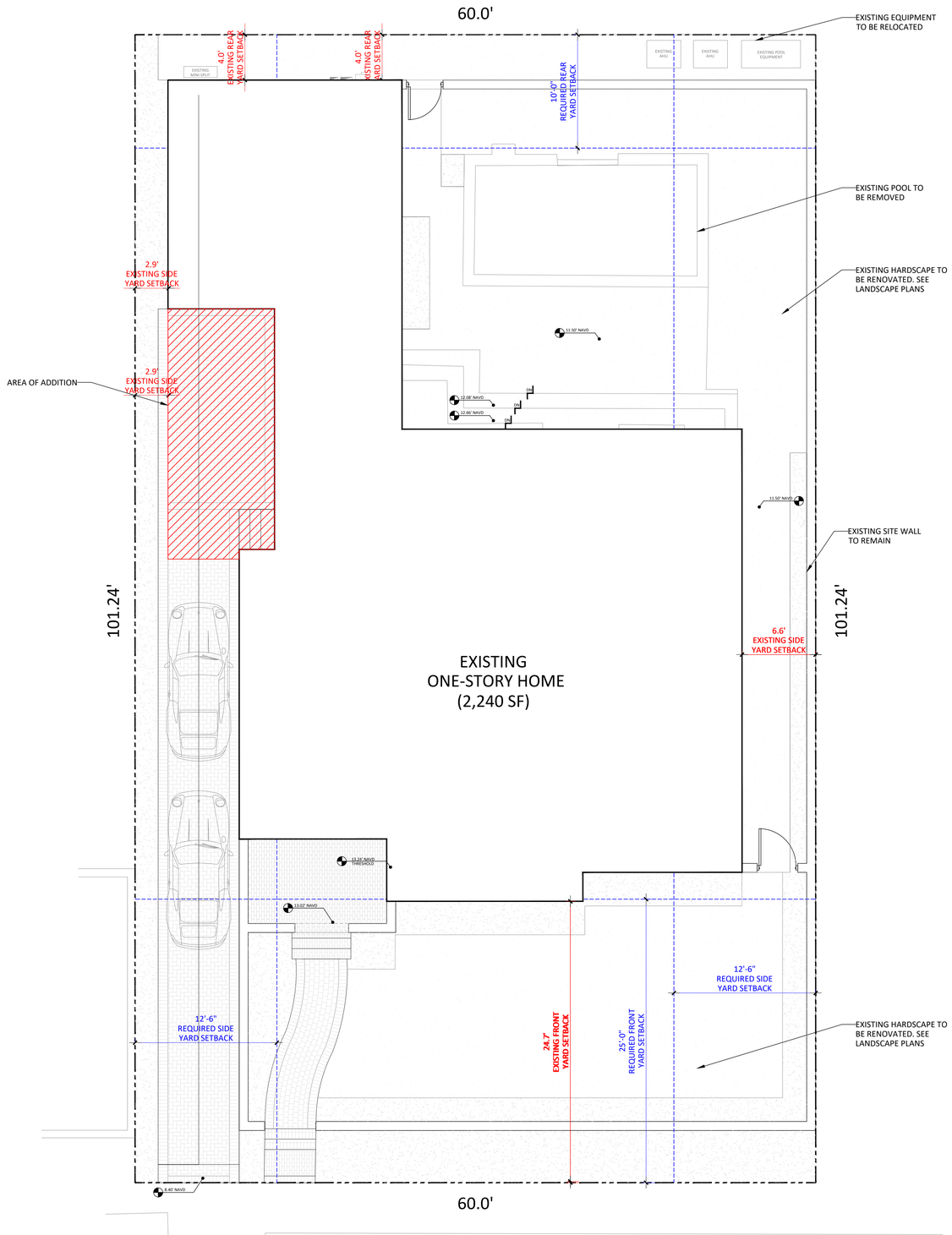

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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

SHEET NAME

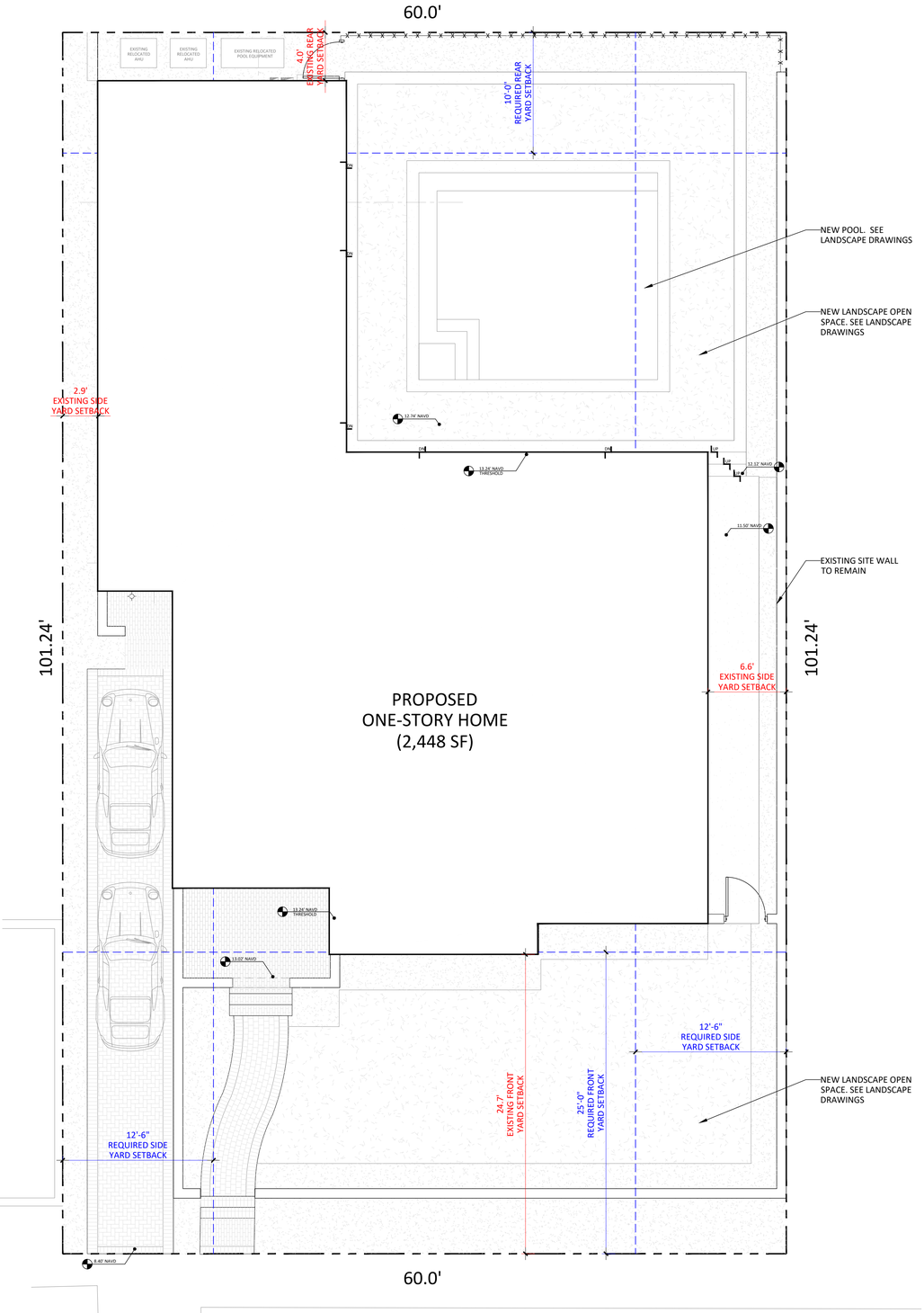
EXISTING SITE PLAN

SHEET NUMBER

SP1.0

N W E S

ARCOM SET



1 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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

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Project Manager: K. Fant

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Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

SHEET NAME

PROPOSED SITE PLAN

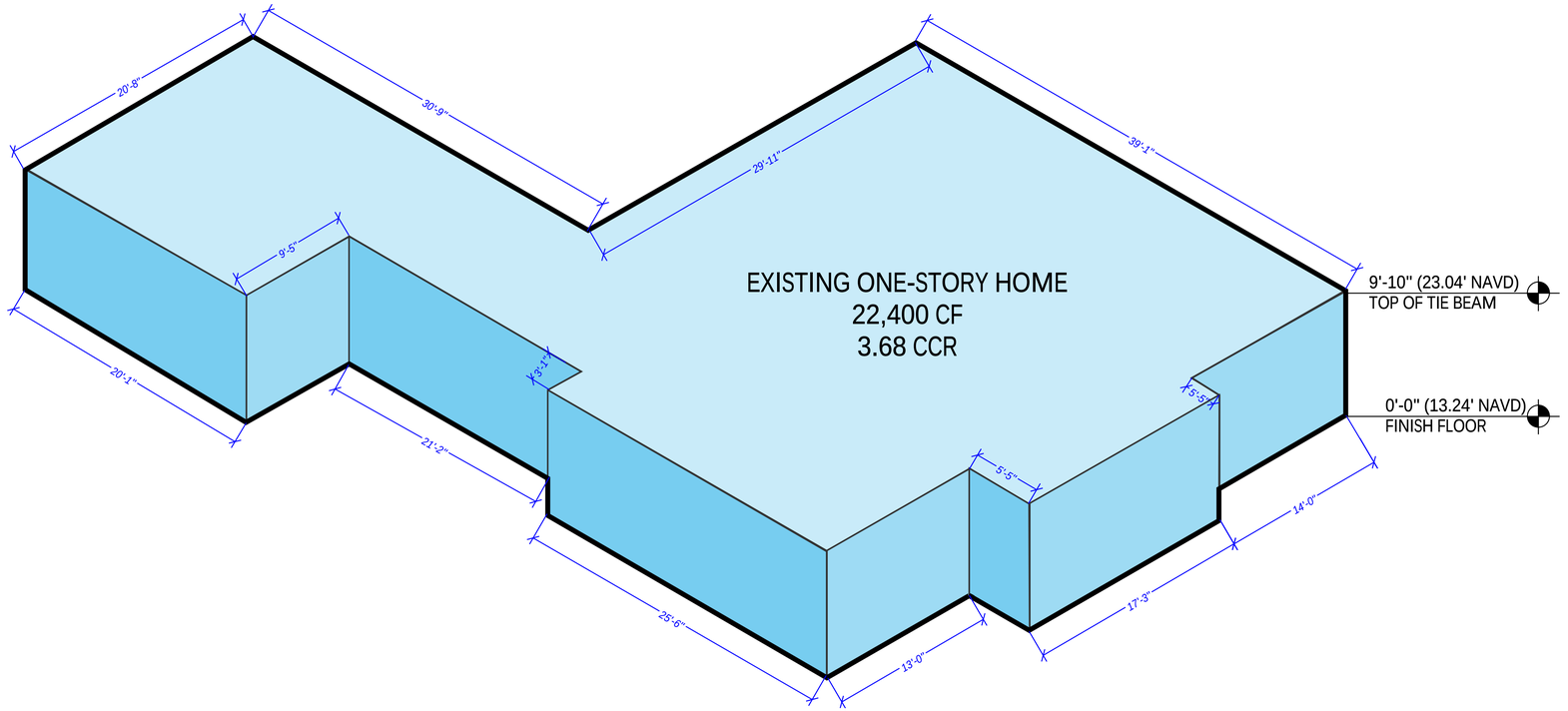
SHEET NUMBER

SP1.1

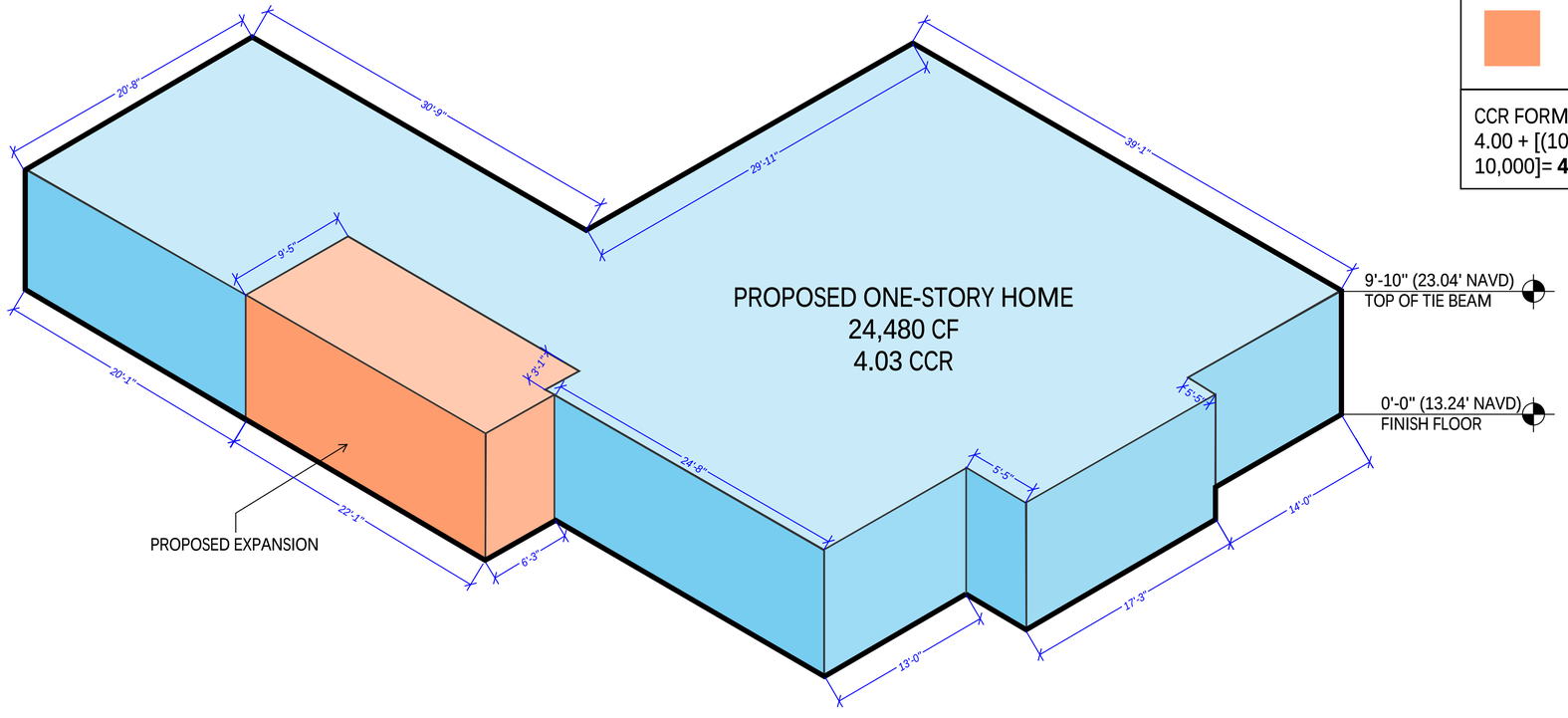
N W E S

ARCOM SET

ARC-26-0023
ZON-26-0021



EXISTING CUBIC CONTENT DIAGRAM



PROPOSED CUBIC CONTENT DIAGRAM

EXISTING

PROPOSED

CCR FORMULA:
4.00 + [(10,000 - 6,074) ÷ 10,000]= **4.39 CCR (26,664 CF)**

ARC-26-0023
ZON-26-0021

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PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
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FL LIC. # AA26003943

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KOCHMAN & ZISKA PLC
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WEST PALM BEACH, FL 33401
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PALM BEACH, FL 33480
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ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0150
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

KYLE B FANT ARCHITECT # AR99255
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Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
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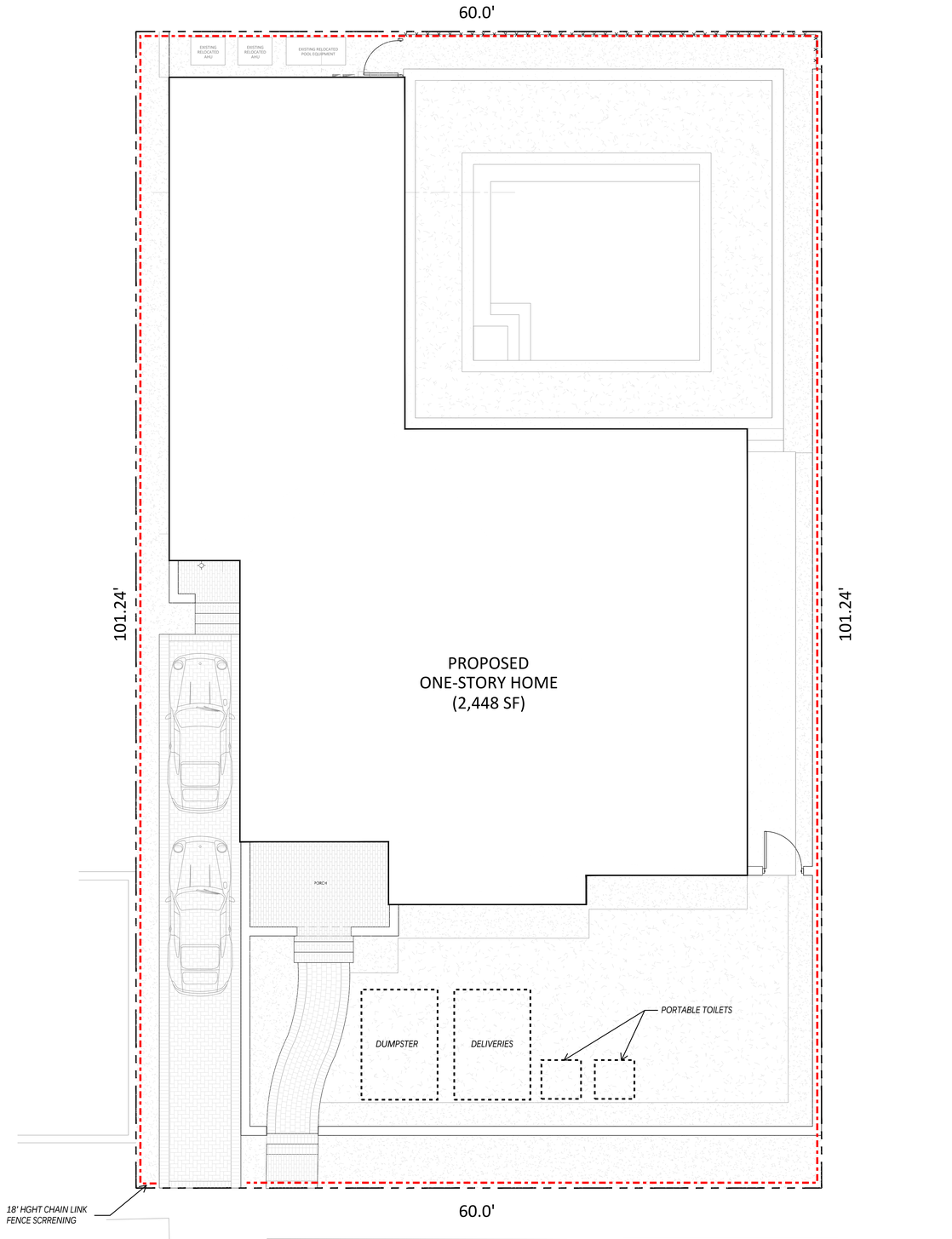
SHEET NAME

CUBIC CONTENT DIAGRAM

SHEET NUMBER

SP1.2

ARCOM SET



1 PROPOSED SITE PLAN - CONSTRUCTION STAGING PLAN
SCALE: 3/16" = 1'-0"

ARC-26-0023
ZON-26-0021

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
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Palm Beach, FL 33480

SHEET NAME

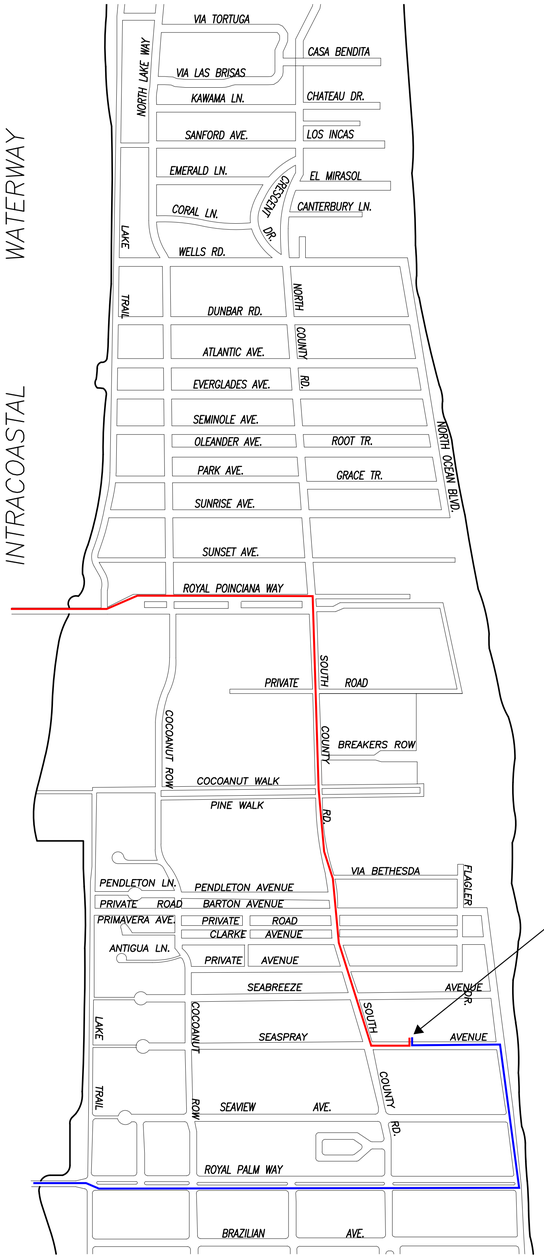
CONSTRUTION STAGING PLAN

SHEET NUMBER

SP1.4

N
W E
S

ARCOM SET



1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SUBJECT PROPERTY:
141 SEAVIEW AVENUE
PALM BEACH, FL 33480

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

ARC-26-0023
ZON-26-0021

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THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS
KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
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PALM BEACH, FL 33480
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KIMLEY-HORN
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2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
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Palm Beach, FL 33480

SHEET NAME

TRUCK LOGISTICS PLAN

SHEET NUMBER

SP1.5

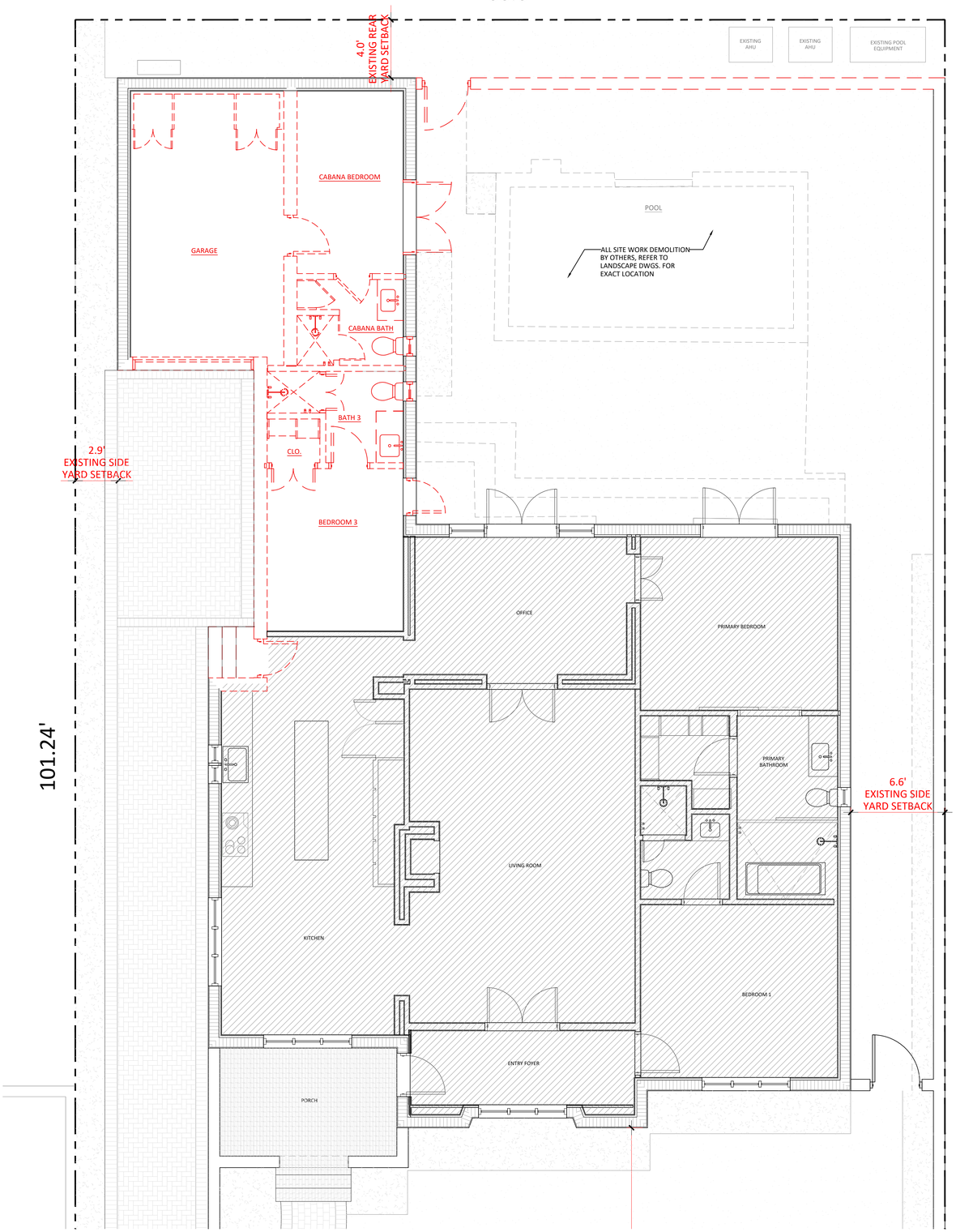
N W E S

ARCOM SET

Part II

FLOOR PLANS

141 Seaview Avenue



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

ARC-26-0023
ZON-26-0021

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THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

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LAND PLANNING ATTORNEY
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WEST PALM BEACH, FL 33401
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139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
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ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

NOT FOR CONSTRUCTION

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INTERIOR DESIGNER # ID6422
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141 SEAVIEW AVENUE

Project Address:
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SHEET NAME

DEMOLITION FLOOR PLAN

SHEET NUMBER

D1.0

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W E
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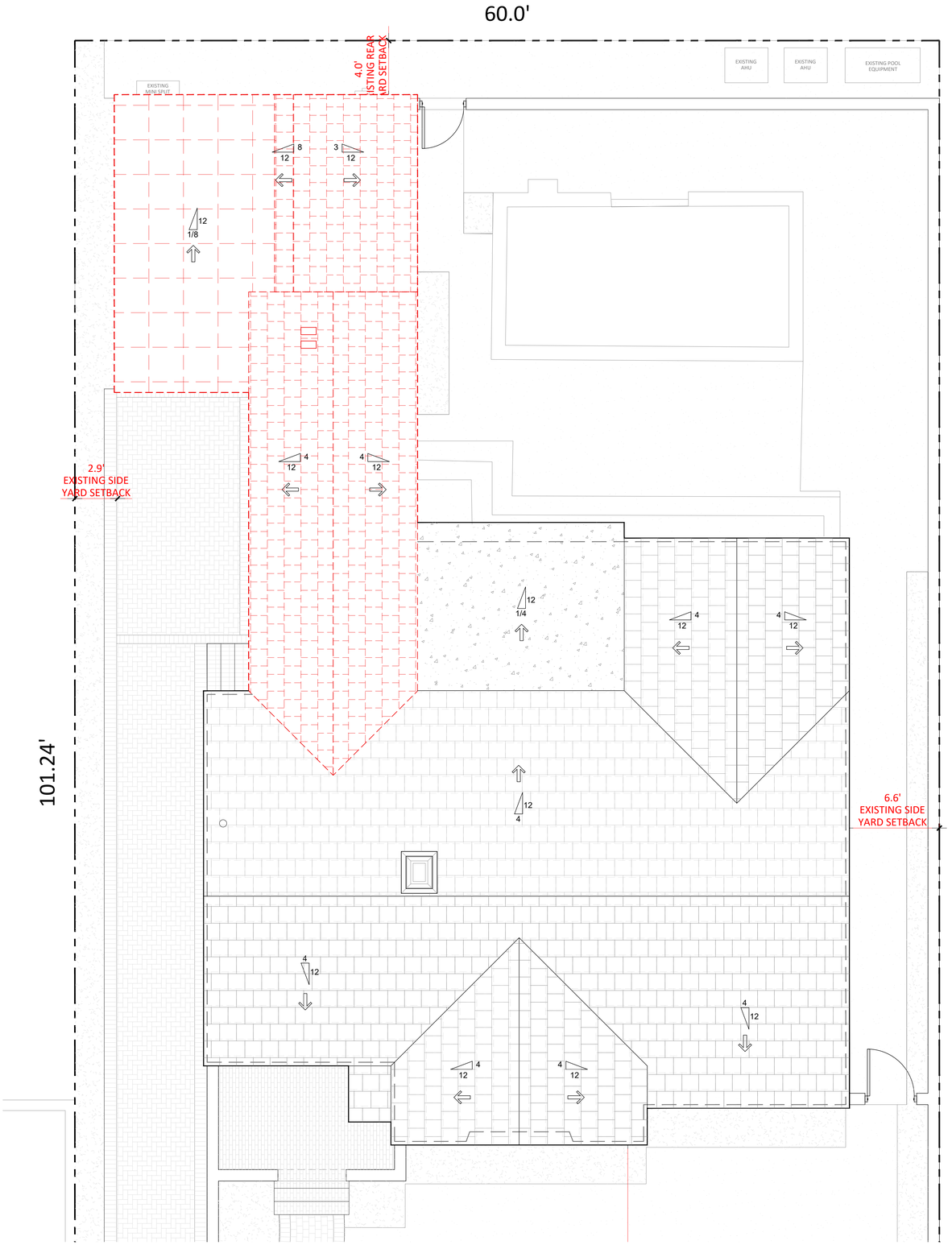

1 EXISTING DEMOLITION ROOF PLAN
SCALE: $\frac{1}{4}$" = 1'-0"

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STRUCTURAL ENGINEER
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BOCA RATON, FL 33432
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SHEET NAME

DEMOLITION ROOF PLAN

SHEET NUMBER

D1.1

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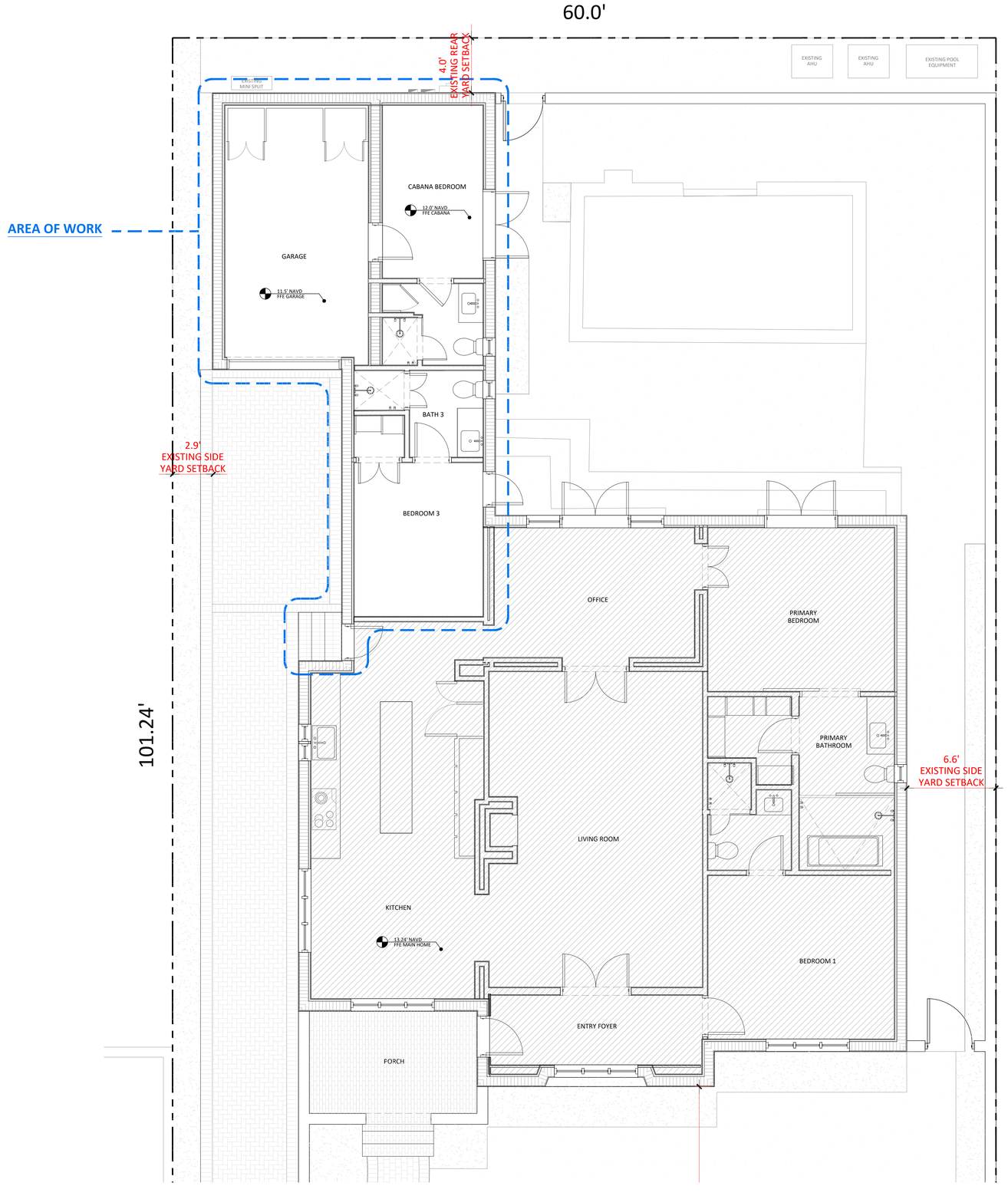
ZON-26-0021



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

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ENVIRONMENT DESIGN GROUP
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PALM BEACH, FL 33480
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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

SHEET NAME

EXISTING FLOOR PLAN

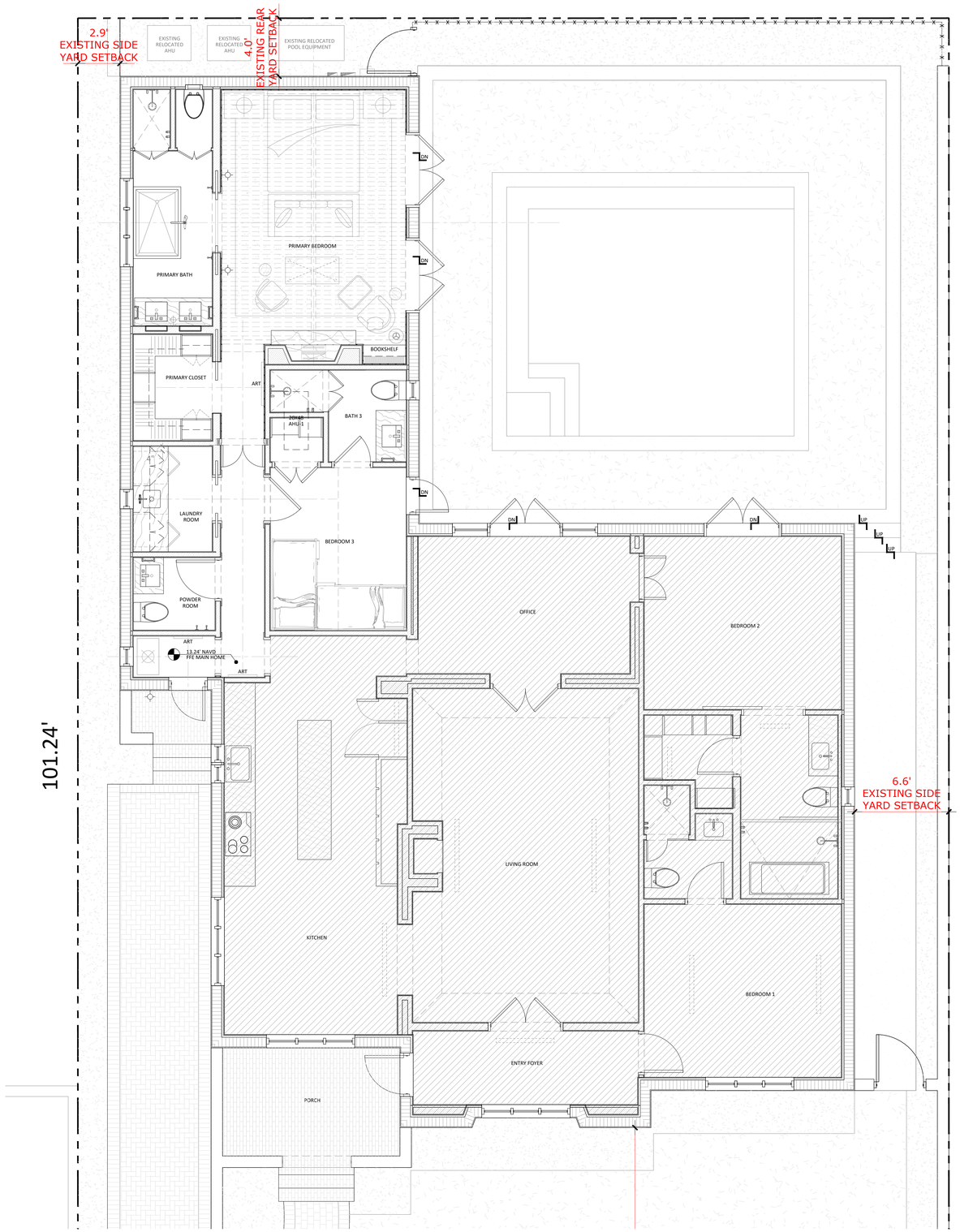
SHEET NUMBER

A0.0

N
W E
S

ARCOM SET

ARC-26-0023
ZON-26-0021



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

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8660
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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

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Project Manager: K. Fant

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Palm Beach, FL 33480

SHEET NAME

PROPOSED FLOOR PLAN

SHEET NUMBER

A1.1

N
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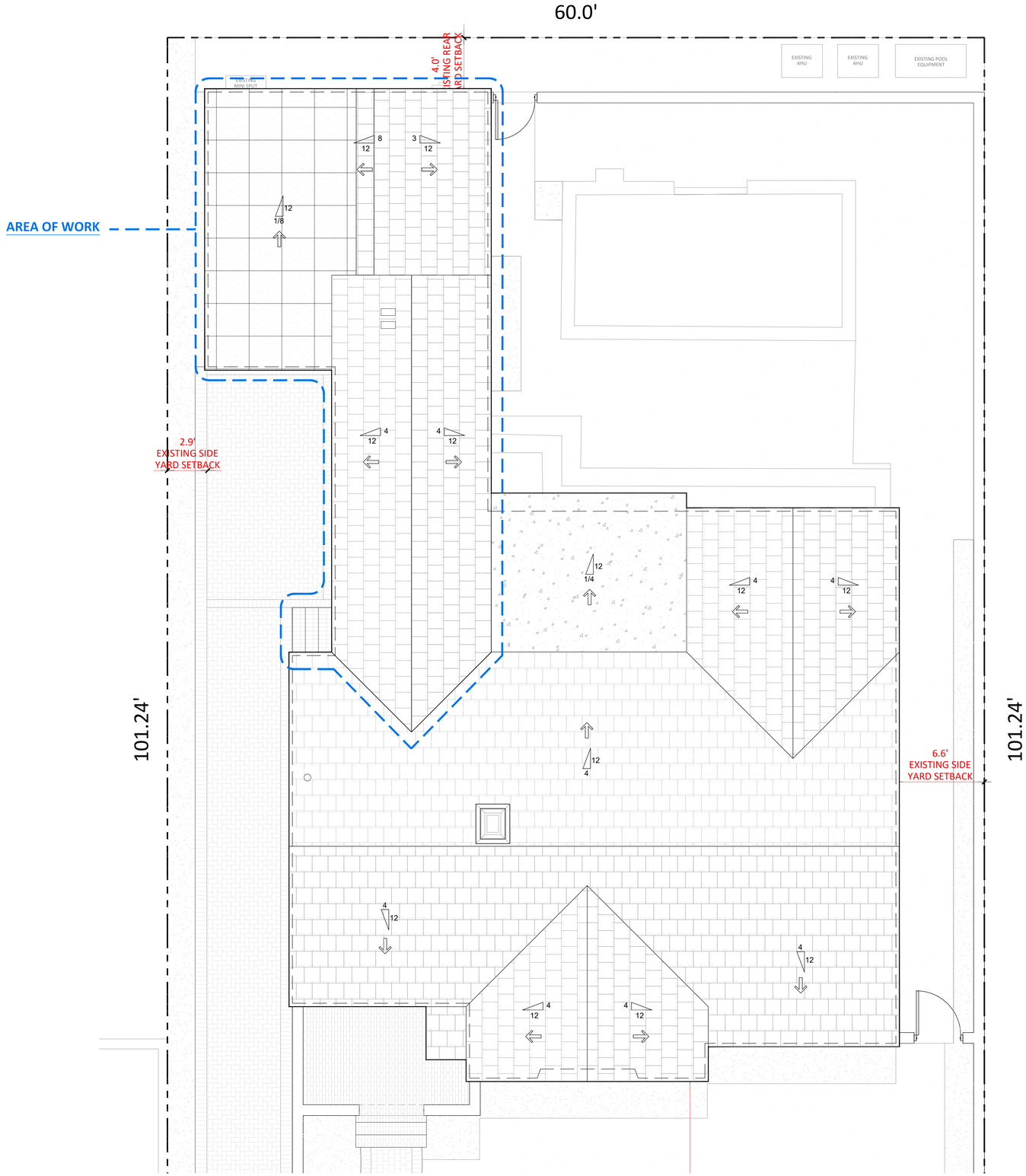
ARCOM SET

ARC-26-0023
ZON-26-0021



1 EXISTING ROOF PLAN
SCALE: $\frac{1}{4}$" = 1'-0"

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

KYLE B FANT ARCHITECT # AR99255
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Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

SHEET NAME

EXISTING ROOF PLAN

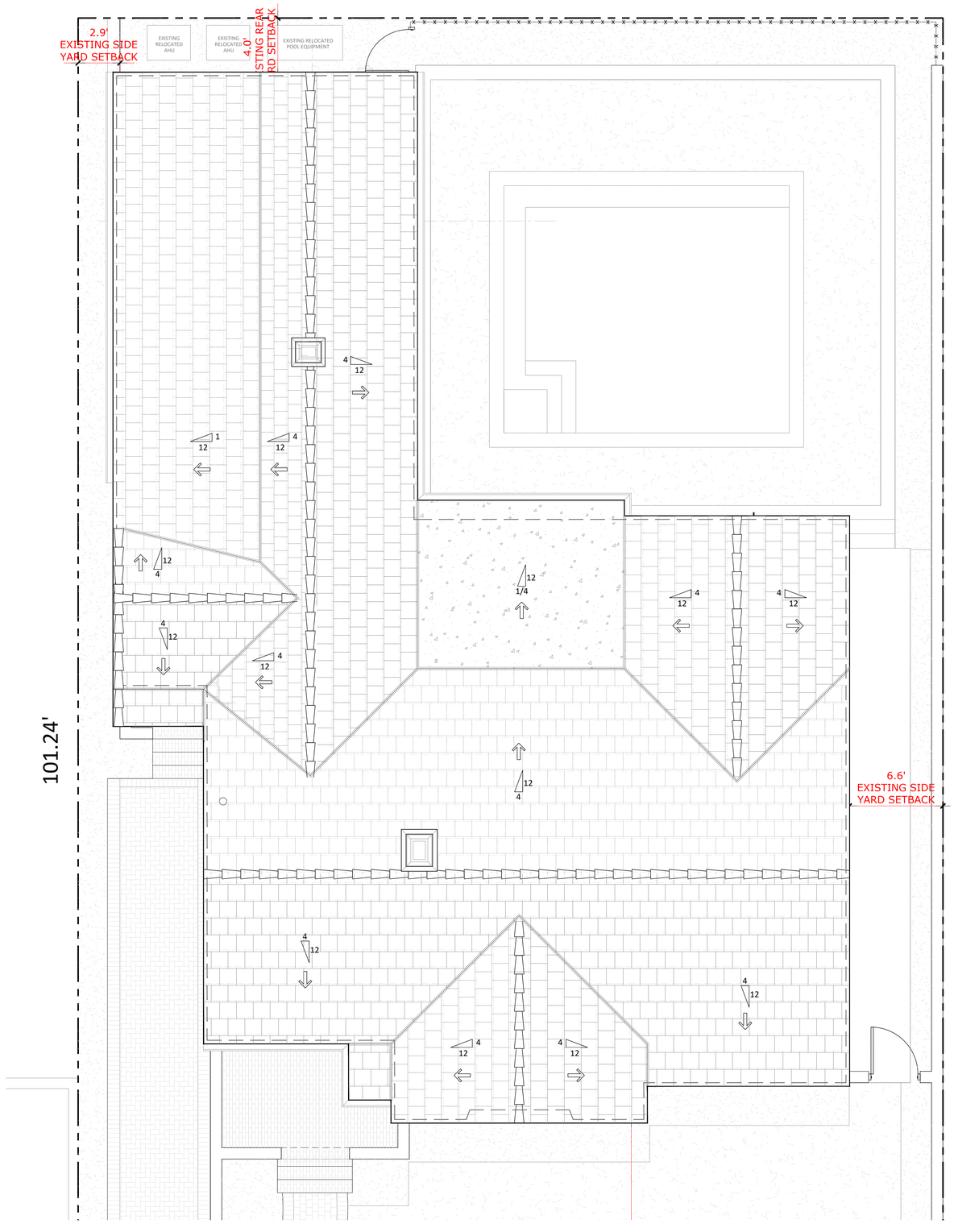
SHEET NUMBER

A2.0

N
W E
S

ARCOM SET

ARC-26-0023
ZON-26-0021



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

ARC-26-0023
ZON-26-0021

Bartholemew + Partners

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PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0150
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87029

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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

SHEET NAME

PROPOSED ROOF PLAN

SHEET NUMBER

A2.1

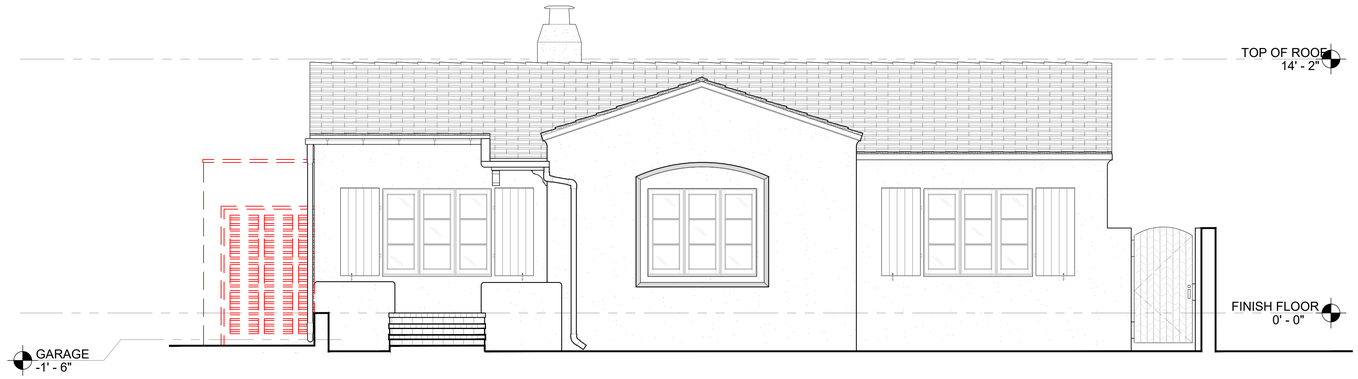
N W E S

ARCOM SET

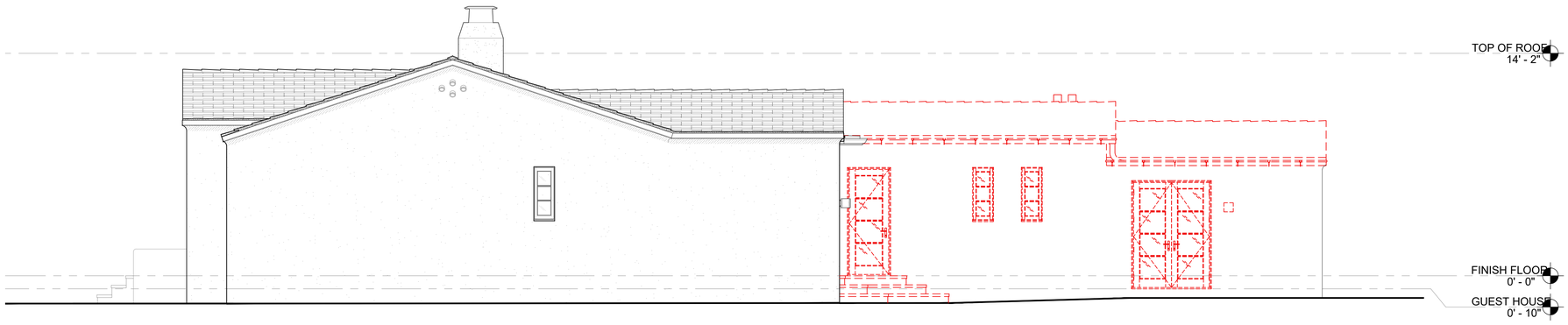
Part III

ELEVATIONS

141 Seaview Avenue



1 DEMOLITION SOUTH ELEVATION (% DEMOLISHED = 8.5%)
SCALE: $\frac{1}{4}$" = 1'-0"



2 DEMOLITION EAST ELEVATION (% DEMOLISHED = 16.4%)
SCALE: $\frac{1}{4}$" = 1'-0"

ARC-26-0023
ZON-26-0021

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

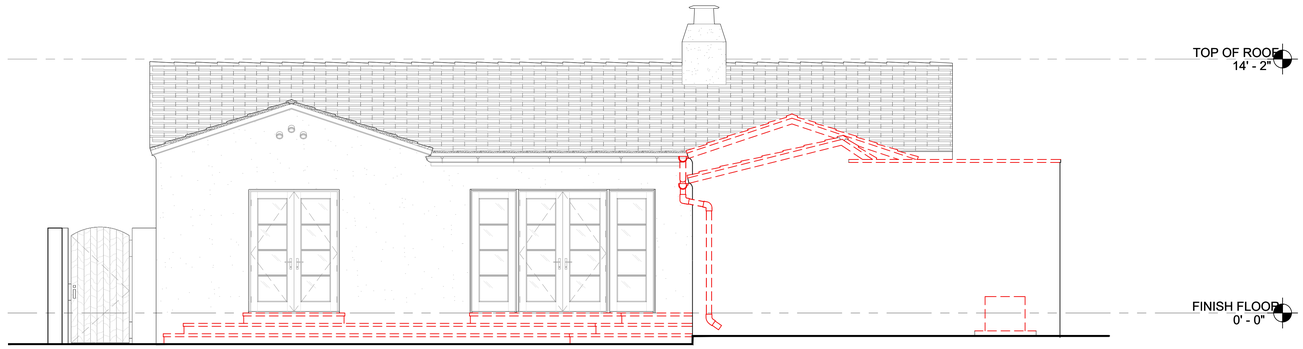
SHEET NAME

DEMOLITION ELEVATIONS - SOUTH & WEST

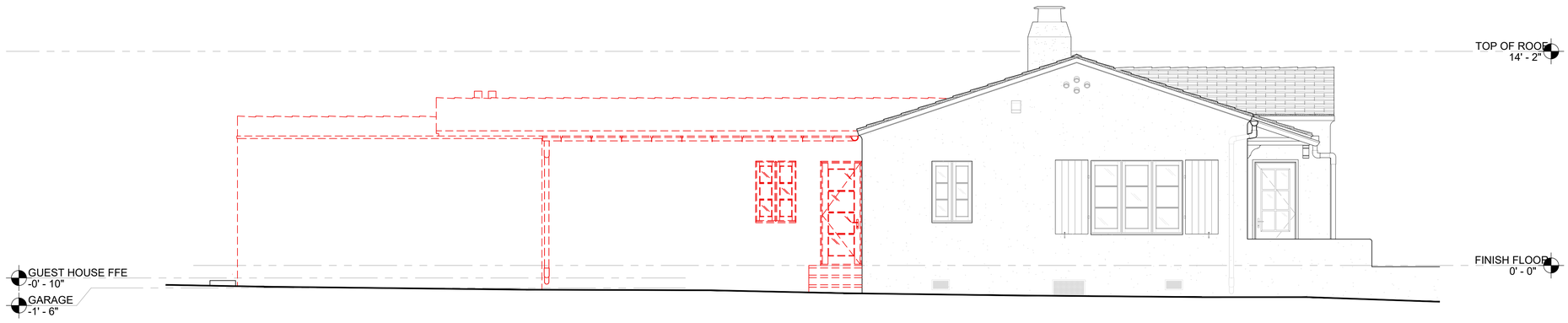
SHEET NUMBER

D2.0

ARCOM SET



1 DEMOLITION NORTH ELEVATION (% DEMOLISHED = 8%)
SCALE: $\frac{1}{4}$" = 1'-0"



1 DEMOLITION WEST ELEVATION (% DEMOLISHED = 33%)
SCALE: $\frac{1}{4}$" = 1'-0"

ARC-26-0023
ZON-26-0021

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8660
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

KYLE B FANT ARCHITECT # AR99255
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141 SEAVIEW AVENUE

Project Address:
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Palm Beach, FL 33480

SHEET NAME

DEMOLITION ELEVATIONS - NORTH & EAST

SHEET NUMBER

D2.1

ARCOM SET



1 **EXISTING** SOUTH ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"



2 **PROPOSED** SOUTH ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"

ARC-26-0023
ZON-26-0021

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
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PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
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BARTHOLEMEWPARTNERS.COM

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WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
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ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
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Project Manager: K. Fant

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Project Address:
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Palm Beach, FL 33480

SHEET NAME

EXISTING & PROPOSED
SOUTH ELEVATION

SHEET NUMBER

A3.0

ARCOM SET



1 PROPOSED COLOR SOUTH ELEVATION
SCALE: N.T.S

ARC-26-0023
ZON-26-0021

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8660
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
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Project Address:
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SHEET NAME

PROPOSED COLOR
SOUTH ELEVATION

SHEET NUMBER

A3.0.1

ARCOM SET



1 PROPOSED COLOR LANDSCAPE SOUTH ELEVATION
SCALE: N.T.S

ARC-26-0023
ZON-26-0021

Bartholemew + Partners
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251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8660
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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

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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

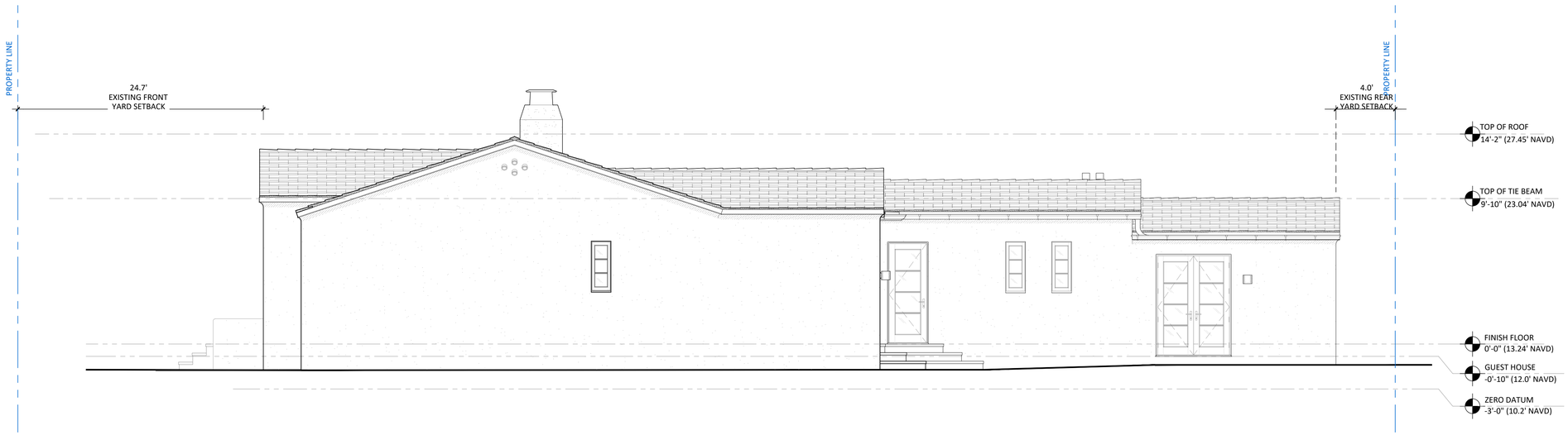
SHEET NAME

PROPOSED COLOR
SOUTH ELEVATION

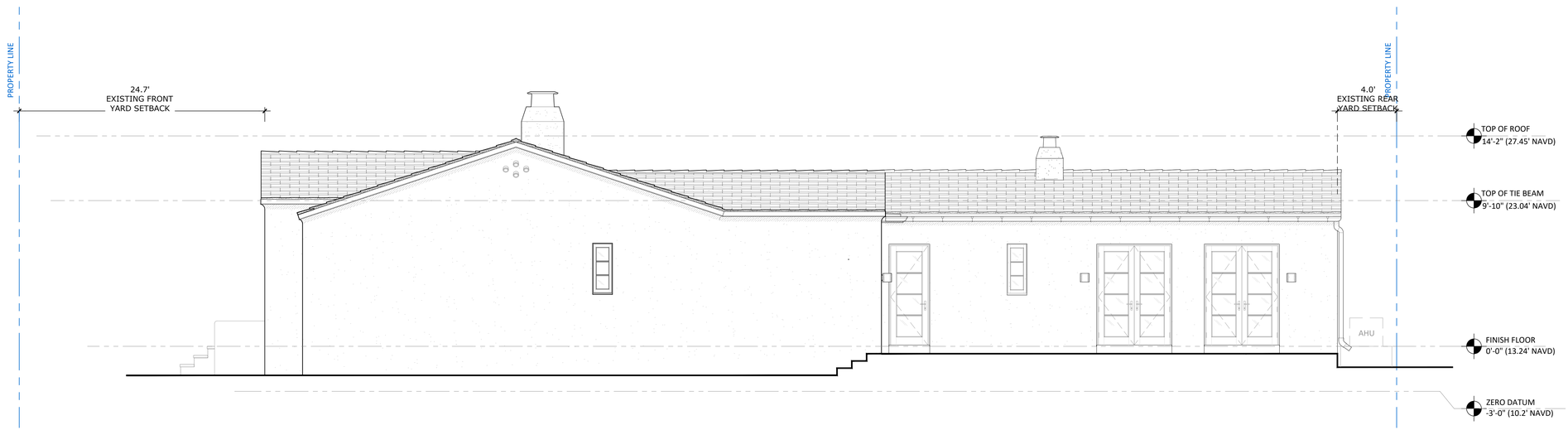
SHEET NUMBER

A3.0.2

ARCOM SET



1 **EXISTING** EAST ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"



2 **PROPOSED** EAST ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"

ARC-26-0023
ZON-26-0021

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251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
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FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

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222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8660
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LANDSCAPE ARCHITECT
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PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL DUSTIN@ENVIRONMENTDESIGNGROUP.COM

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STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
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Palm Beach, FL 33480

SHEET NAME

EXISTING & PROPOSED
EAST ELEVATION

SHEET NUMBER

A3.1

ARCOM SET



1 PROPOSED COLOR EAST ELEVATION
SCALE: N.T.S

ARC-26-0023
ZON-26-0021

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ARCHITECTURE AND DESIGN
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THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8860
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

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Project Address:
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SHEET NAME

PROPOSED COLOR
EAST ELEVATION

SHEET NUMBER

A3.1.1

ARCOM SET



1 PROPOSED COLOR LANDSCAPE EAST ELEVATION
SCALE: N.T.S

ARC-26-0023
ZON-26-0021

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ARCHITECTURE AND DESIGN
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THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8660
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

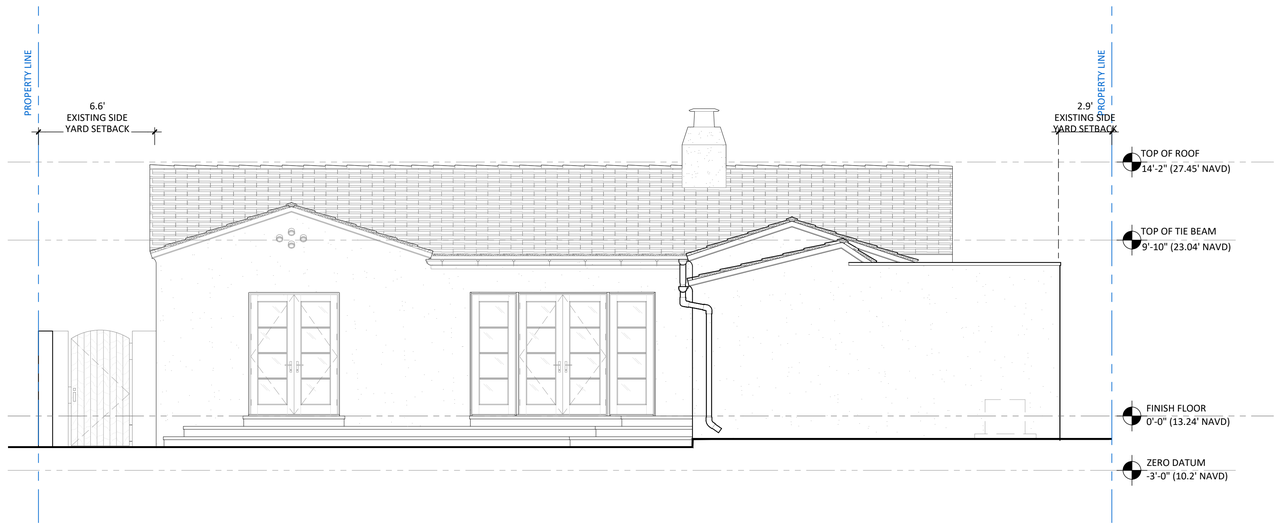
SHEET NAME

PROPOSED COLOR
EAST ELEVATION

SHEET NUMBER

A3.1.2

ARCOM SET



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



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

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4500
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0150
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

SHEET NAME

EXISTING & PROPOSED
NORTH ELEVATION

SHEET NUMBER

A3.2

ARCOM SET

ARC-26-0023
ZON-26-0021



1 PROPOSED COLOR NORTH ELEVATION
SCALE: N.T.S

ARC-26-0023
ZON-26-0021

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251 ROYAL PALM WAY
PENTHOUSE 600A
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T: 561 461 0108
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CONSULTANTS

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ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
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PHONE: 561-832-4600
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ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
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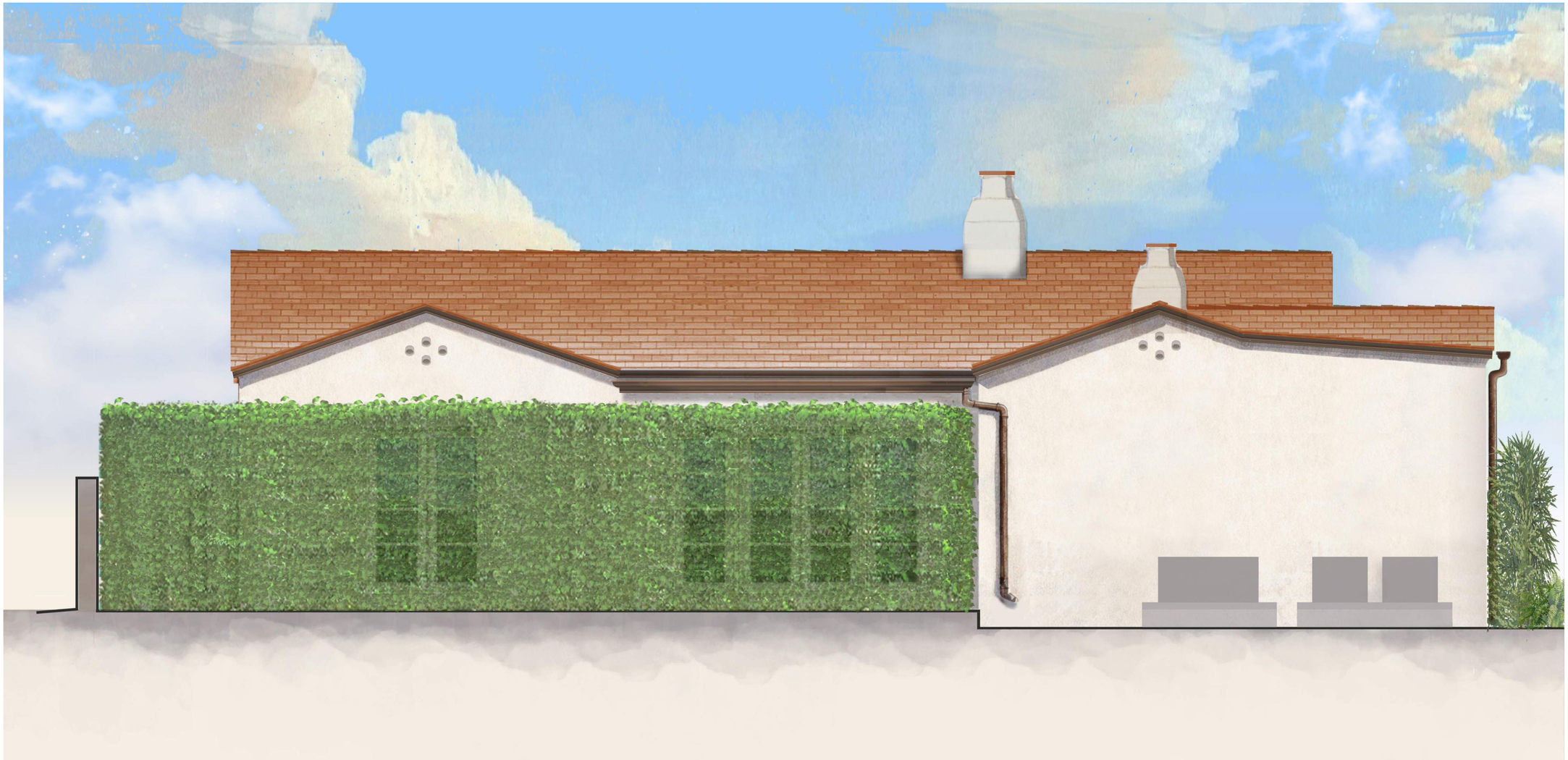
SHEET NAME

PROPOSED COLOR
NORTH ELEVATION

SHEET NUMBER

A3.2.1

ARCOM SET



1 PROPOSED COLOR LANDSCAPE NORTH ELEVATION
SCALE: N.T.S

ARC-26-0023
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BARTHOLEMEWPARTNERS.COM

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PALM BEACH, FL 33480
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STRUCTURAL ENGINEER
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BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
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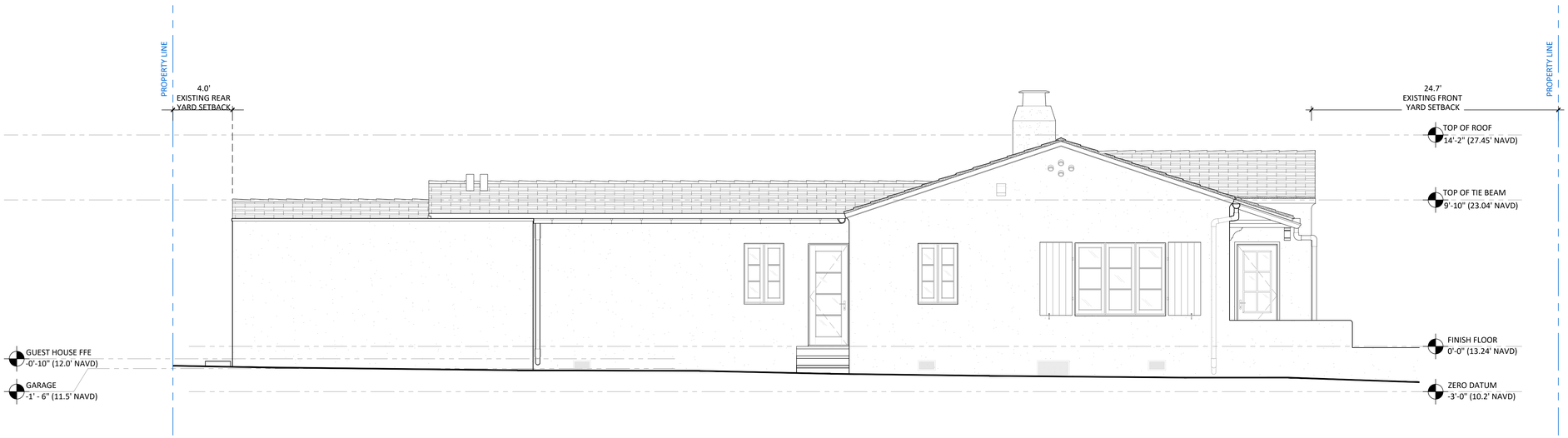
ARCOM SET



1 **EXISTING** WEST ELEVATION
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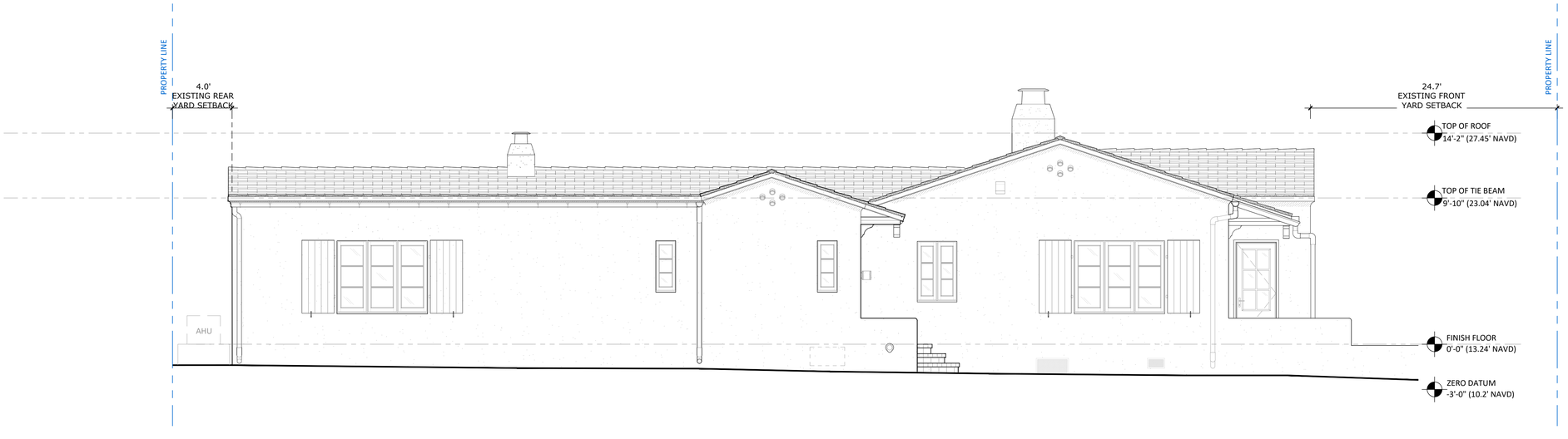

2 **PROPOSED** WEST ELEVATION
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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

SHEET NAME

EXISTING & PROPOSED
WEST ELEVATION

SHEET NUMBER

A3.3

ARCOM SET



1 PROPOSED COLOR WEST ELEVATION
SCALE: N.T.S

ARC-26-0023
ZON-26-0021

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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AIA # 30425933 NCARB # 87929

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Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

SHEET NAME

PROPOSED COLOR
WEST ELEVATION

SHEET NUMBER

A3.3.1

ARCOM SET



1 PROPOSED COLOR LANDSCAPE WEST ELEVATION
SCALE: N.T.S

ARC-26-0023
ZON-26-0021

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251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

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CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8860
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
141 Seaview Avenue
Palm Beach, FL 33480

SHEET NAME

PROPOSED COLOR
WEST ELEVATION

SHEET NUMBER

A3.3.2

ARCOM SET

Part IV

PERSPECTIVES

141 Seaview Avenue



EXISTING STREETVIEW PERSPECTIVE



PROPOSED STREETVIEW PERSPECTIVE

ARC-26-0023
ZON-26-0021

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PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

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CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8660
EMAIL: MZISKA@FLORIDAWILLS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL DUSTIN@ENVIRONMENTDESIGNGROUP.COM

ES SOLUTIONS
STRUCTURAL ENGINEER
170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL 33432
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

KIMLEY-HORN
MEP ENGINEER
2151 FL A1A ALT #2000
JUPITER, FL 33477
PHONE: 561-840-0848
EMAIL: JOE.MATLOCK@KIMLEY-HORN.COM

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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
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Palm Beach, FL 33480

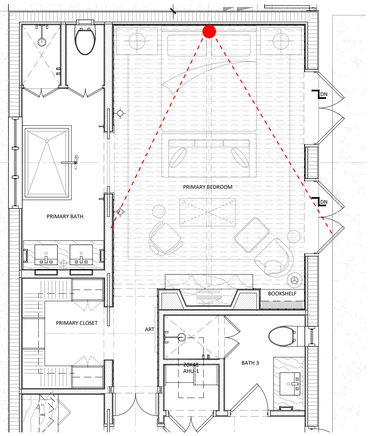
SHEET NAME

EXISTING & PROPOSED PERSPECTIVES

SHEET NUMBER

A4.0

ARCOM SET



KEY PLAN



PROPOSED PRIMARY BEDROOM RENDERING

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
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Palm Beach, FL 33480

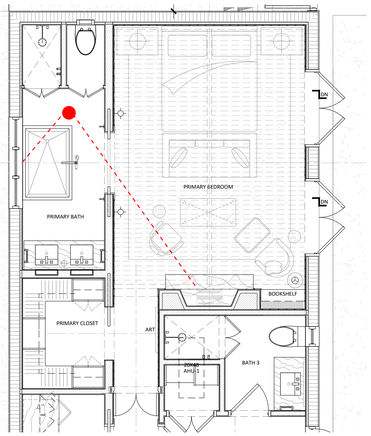
SHEET NAME

PROPOSED PRIMARY BEDROOM RENDERING

SHEET NUMBER

A5.0

ARCOM SET



KEY PLAN



PROPOSED PRIMARY BATHROOM RENDERING

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THE PLAZA CENTER
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PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
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F: 561 461 0106
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Project no: 25.12.152
Date: 05.11.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
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Palm Beach, FL 33480

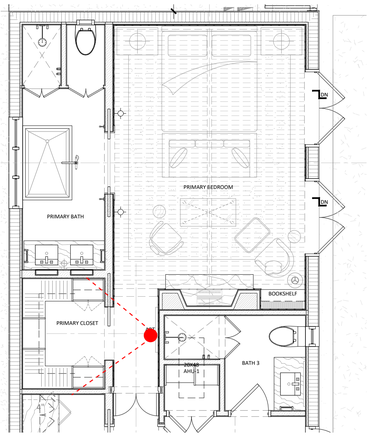
SHEET NAME

PROPOSED PRIMARY BEDROOM RENDERING

SHEET NUMBER

A5.3

ARCOM SET



KEY PLAN



PROPOSED CLOSET RENDERING

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

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Date: 05.11.26
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Project Manager: K. Fant

141 SEAVIEW AVENUE

Project Address:
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Palm Beach, FL 33480

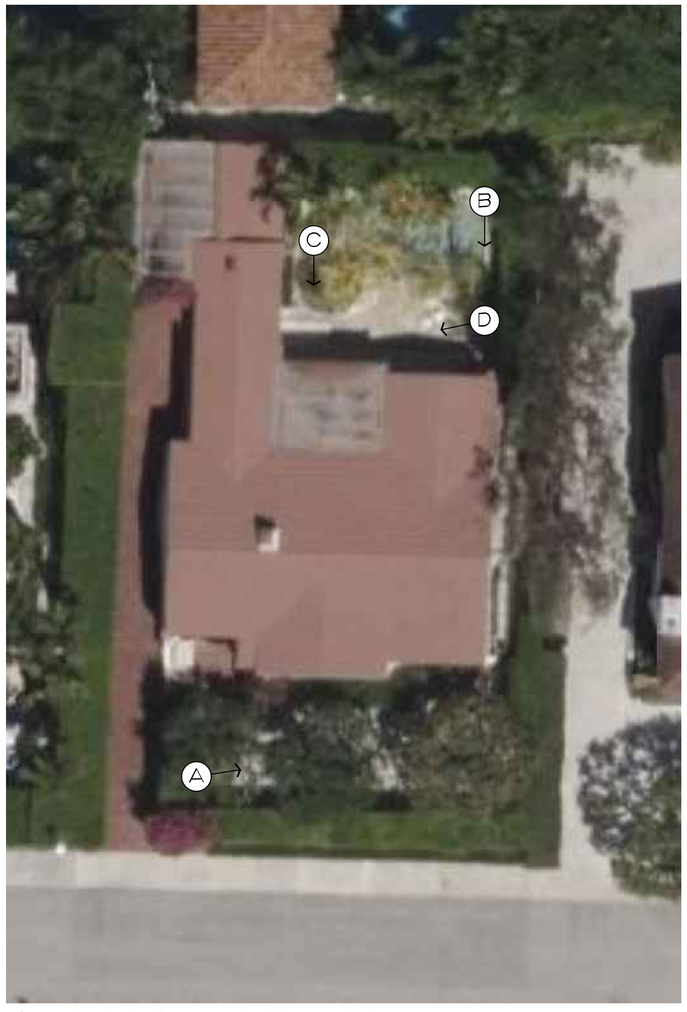
SHEET NAME

PROPOSED PRIMARY BEDROOM RENDERING

SHEET NUMBER

A5.4

ARCOM SET



Aerial View / Key Map









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

Private Residence
141 Seaview Ave
Town of Palm Beach
FLORIDA

JOB NUMBER: # 26008.00 LA
DRAWN BY: Alex Bugrii
DATE: 05.27.2026

SHEET L1.0

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ZON-26-0021
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Existing Conditions - Front & Back Yard

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

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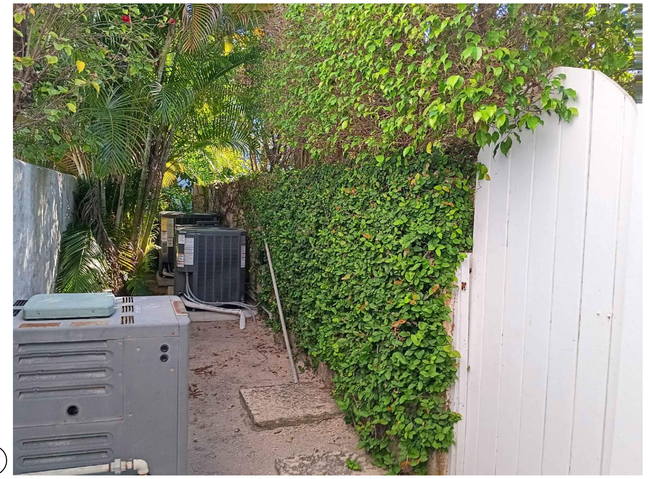
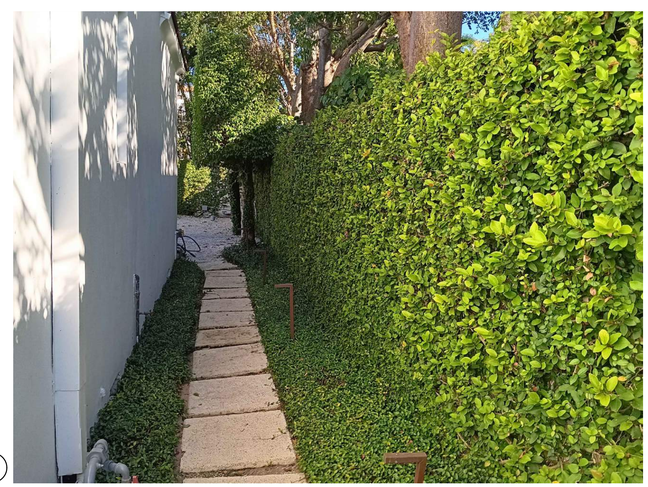
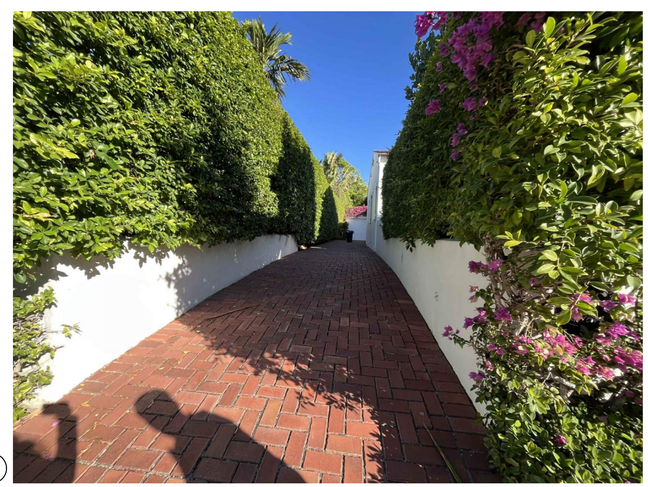
Aerial View / Key Map









JOB NUMBER: # 26008.00 LA
DRAWN BY: Dustin Mizell
DATE: 05.27.2026

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Existing Conditions - Surrounding Landscape Buffers

SHEET L1.1

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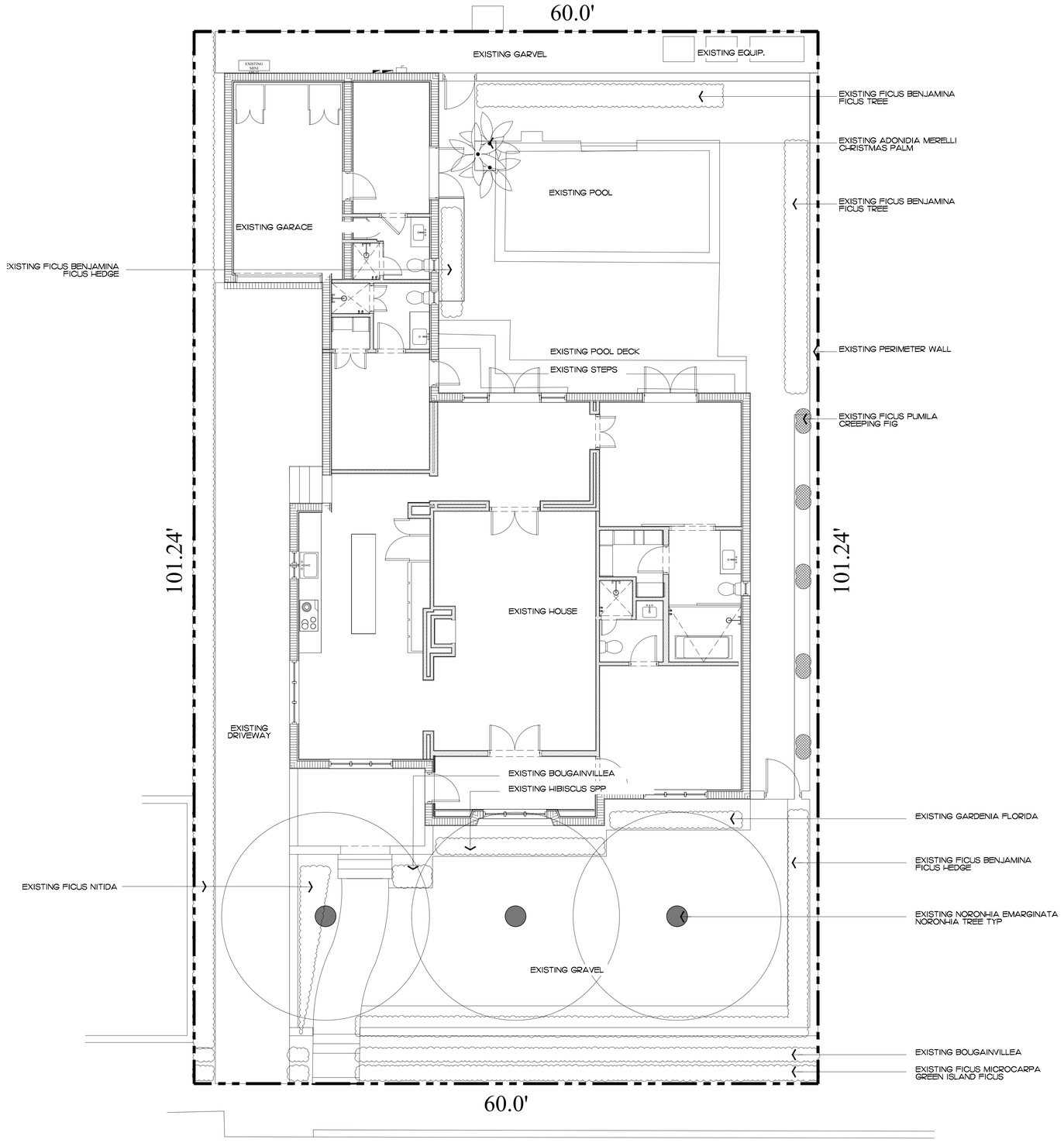

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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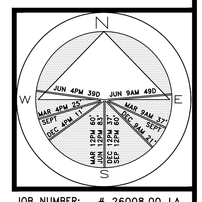
Dustin@environmentdesigngroup.com

Private Residence
141 Seaview Ave
Town of Palm Beach
FLORIDA



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DRAWN BY: Dustin Mizell

DATE: 05.27.2026

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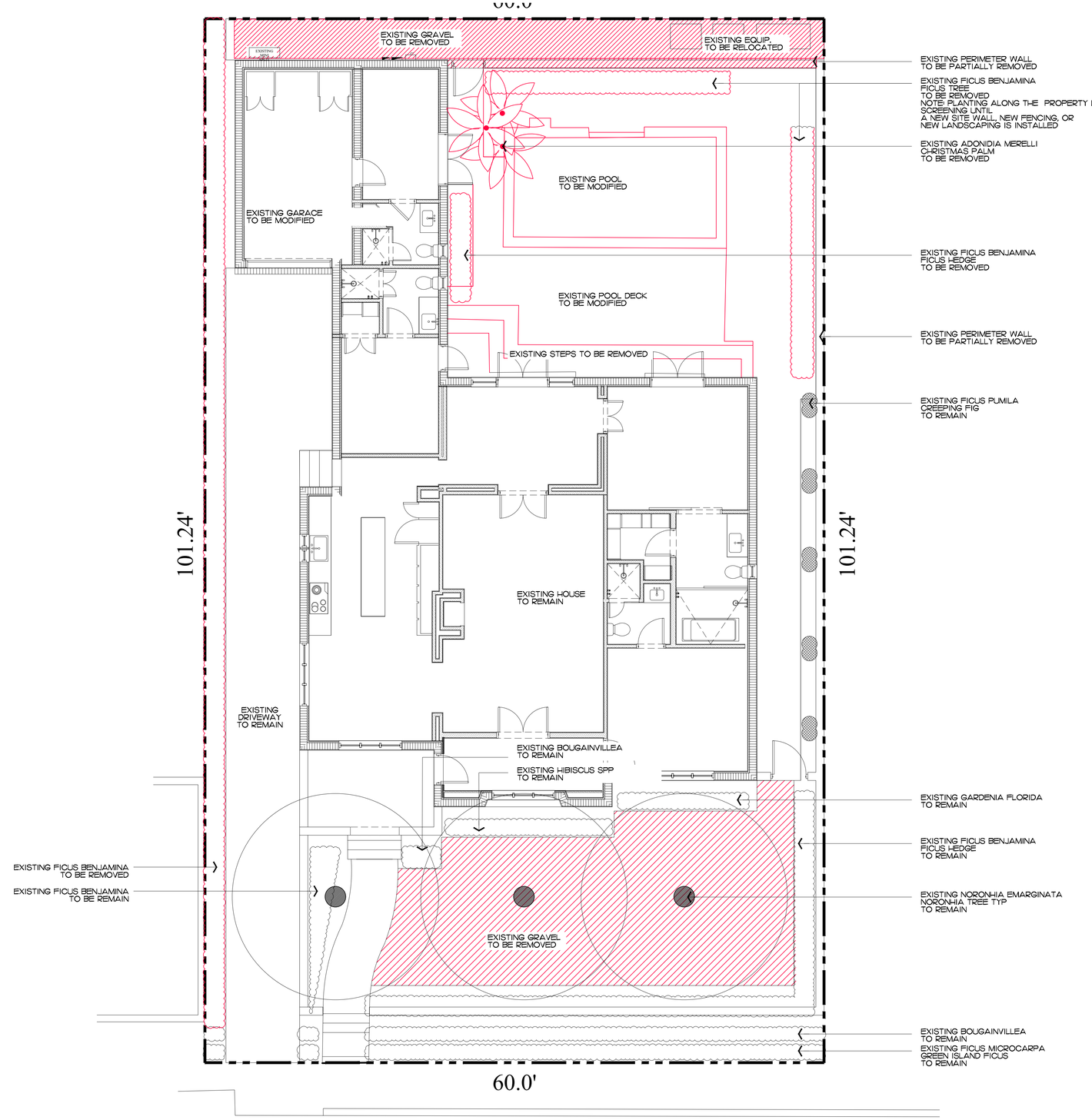
ZON-26-0021
ARC-26-0023

SEAVIEW AVENUE

NOT FOR CONSTRUCTION

Existing Conditions / Inventory Plan

SCALE IN FEET: 3/16"=1'



SEAVIEW AVENUE

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141 Seaview Ave
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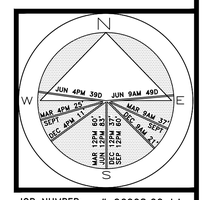

JOB NUMBER: # 26008.00 LA
DRAWN BY: Alex Bugrii

DATE: 05.27.2026

ZON-26-0021
ARC-26-0023

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Demolition Plan

SCALE IN FEET: 3/16=1'

SHEET L2.1

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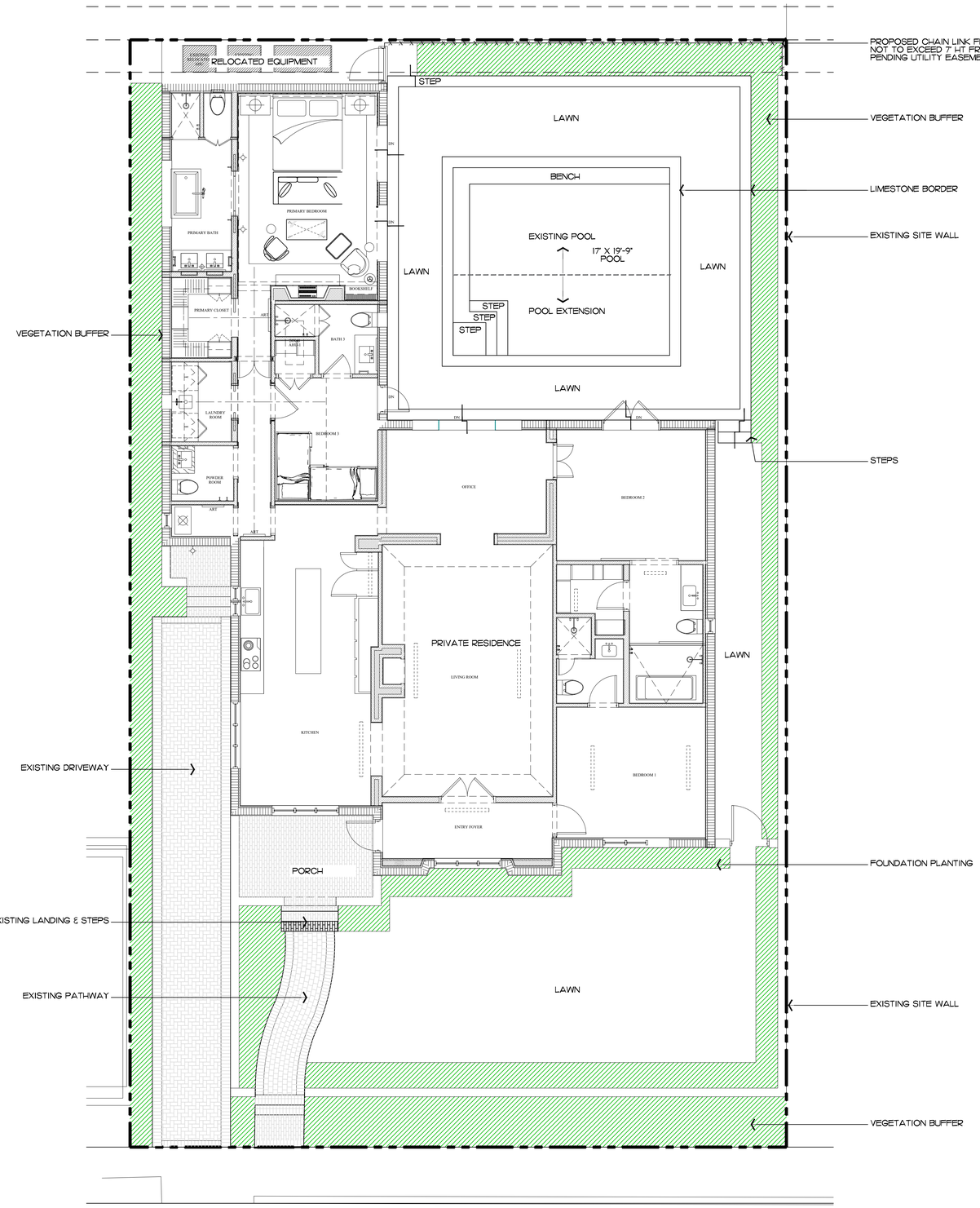

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139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
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Dustin@environmentdesigngroup.com

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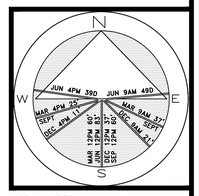

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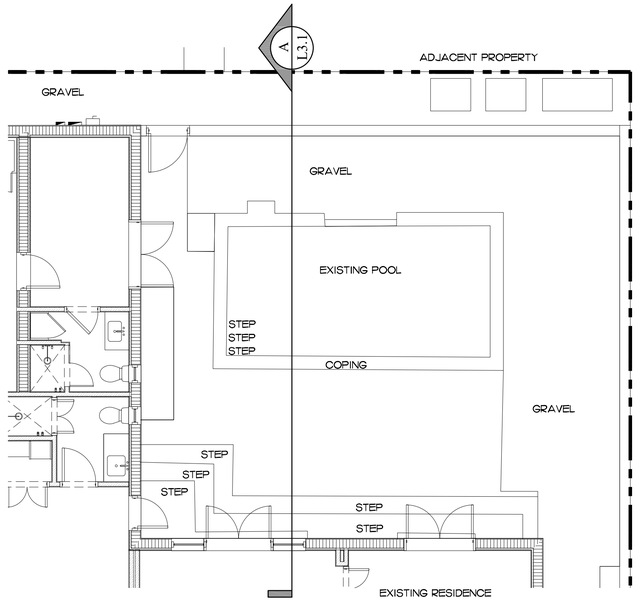
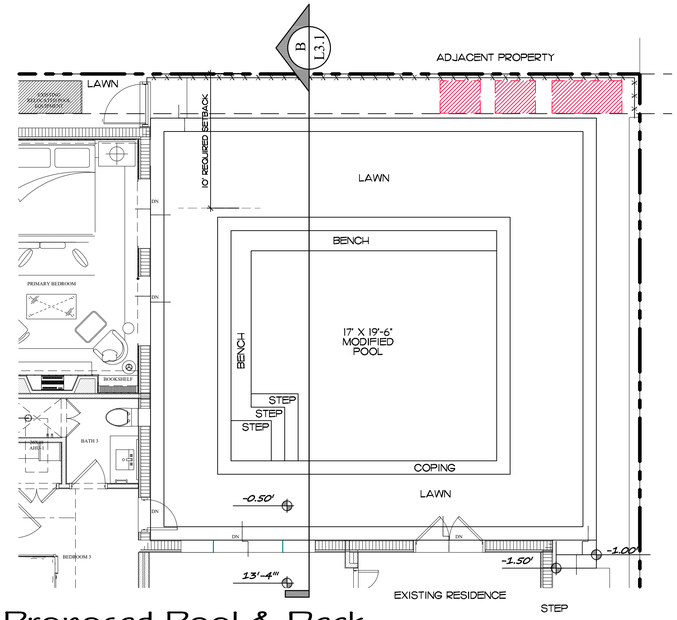
SHEET L3.0

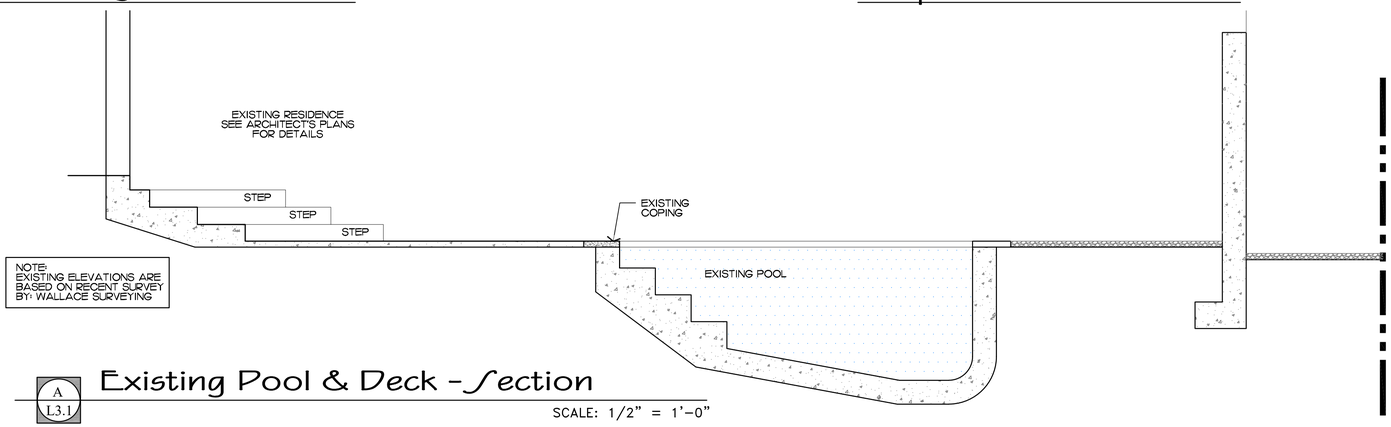
Site Plan
SCALE IN FEET: 3/16=1'



Existing Pool & Deck



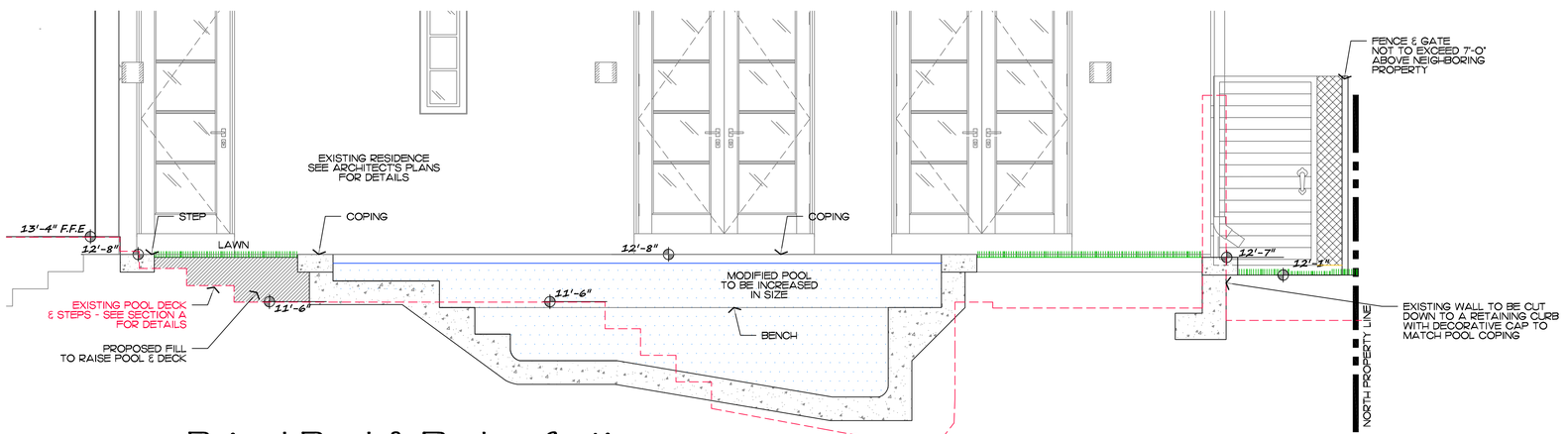
Proposed Pool & Deck



A
L3.1

Existing Pool & Deck - Section

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



B
L3.1

Raised Pool & Deck - Section

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

Existing vs Proposed Pool Deck Comparison

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

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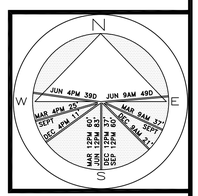
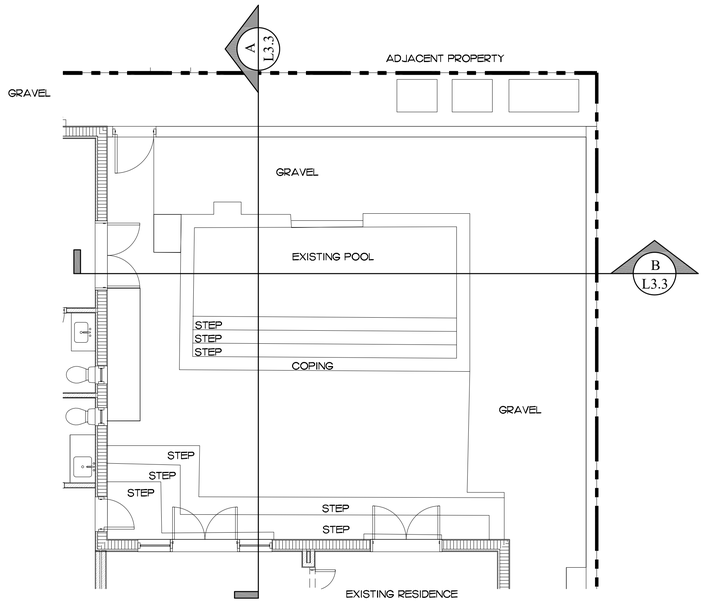
Dustin@environmentdesigngroup.com

Private Residence
141 Seaview Avenue
Town of Palm Beach
FLORIDA

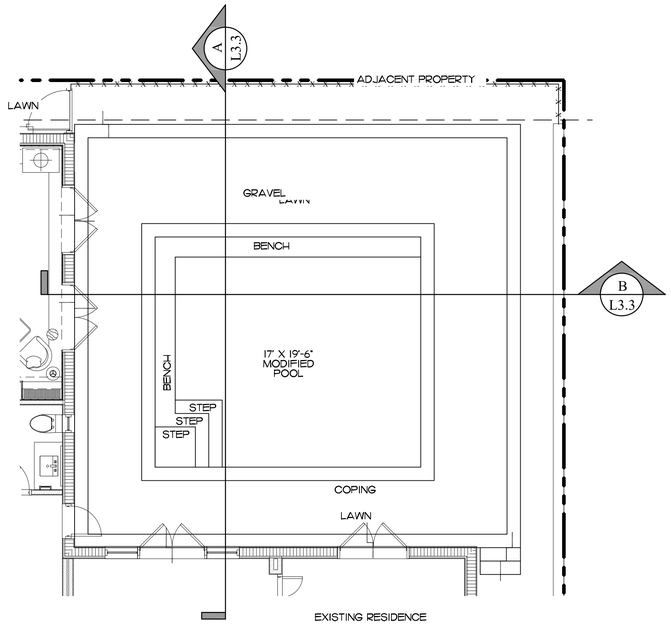


JOB NUMBER: # 26008.00 LA
DRAWN BY: Allison Padilla
Sean Twomey
DATE: 05.11.2026

SHEET L3.1

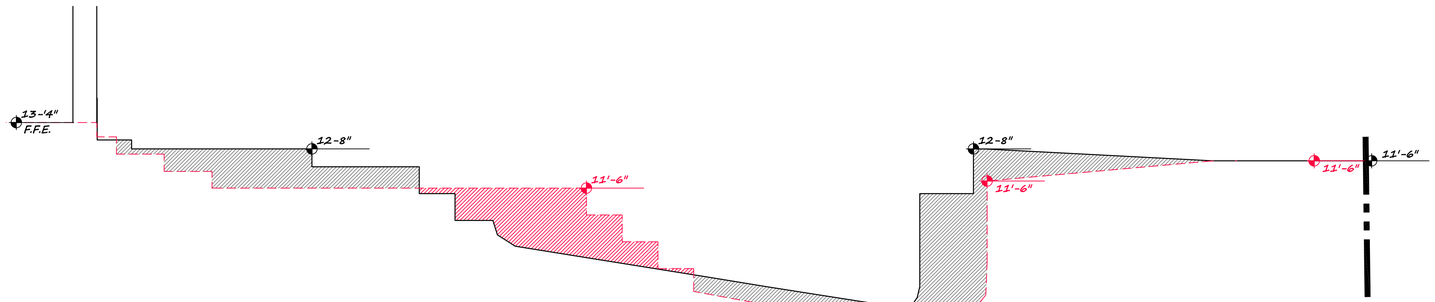


Existing Pool & Deck

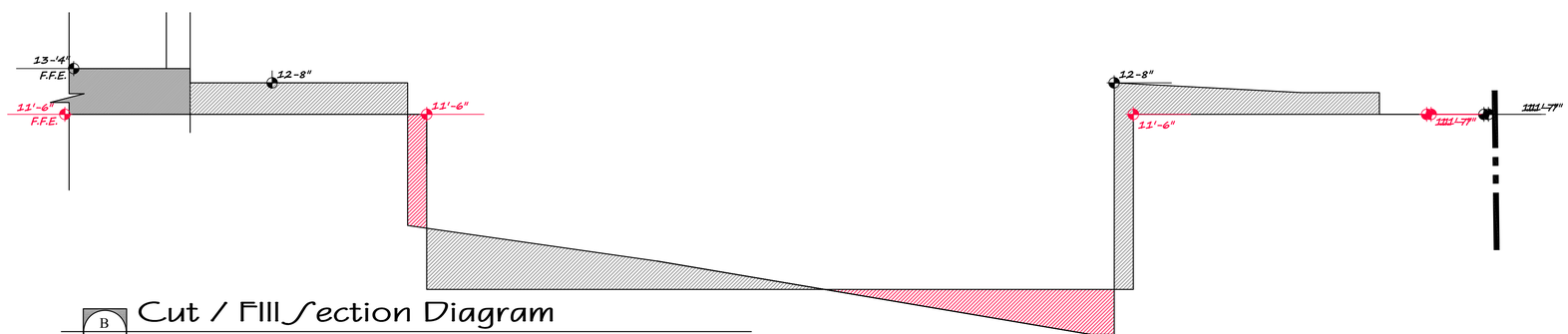


Proposed Pool & Deck

SEE CIVIL ENGINEERING PLANS FOR ADDITIONAL DETAILS



A L3.3 Cut / Fill Section Diagram



B L3.3 Cut / Fill Section Diagram

Key

SYMBOL / KEY	DESCRIPTION
11'-7"	EXISTING SPOT ELEVATIONS SEE SURVEY FOR DETAILS
11'-7"	PROPOSED SPOT ELEVATIONS SEE SITE PLAN FOR DETAILS
	ESTIMATED CUT
	ESTIMATED FILL
	EXISTING FINISH FLOOR ELEVATION TO BE RAISED SEE ARCHITECTS PLAN FOR DETAILS

Cut / Fill Diagram

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

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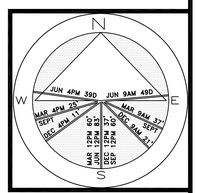

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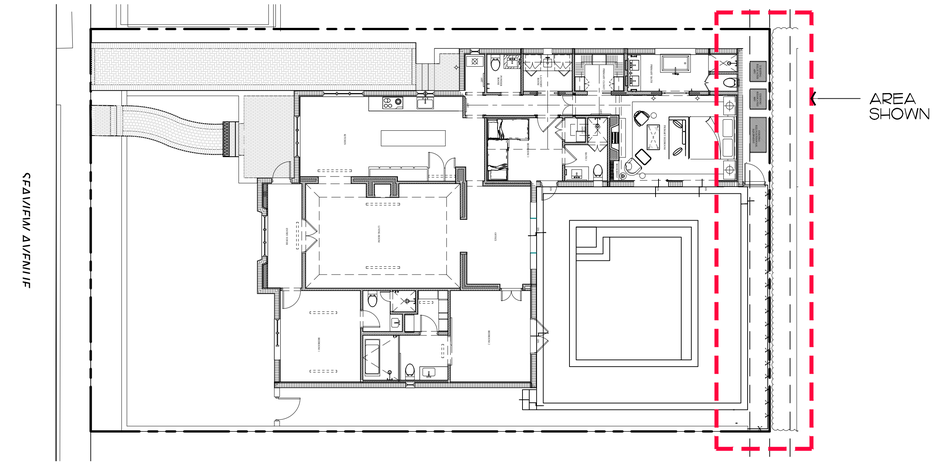
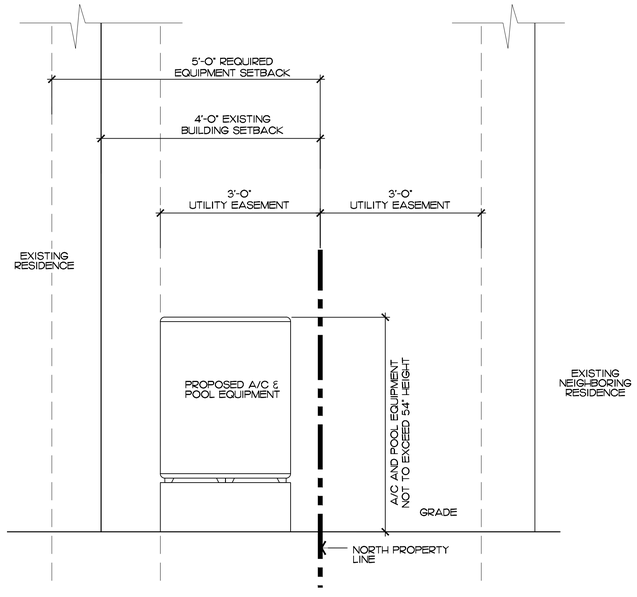
DRAWN BY: Allison Padilla
Sean Twomey
DATE: 05.11.2026

SHEET L3.2



Site Plan

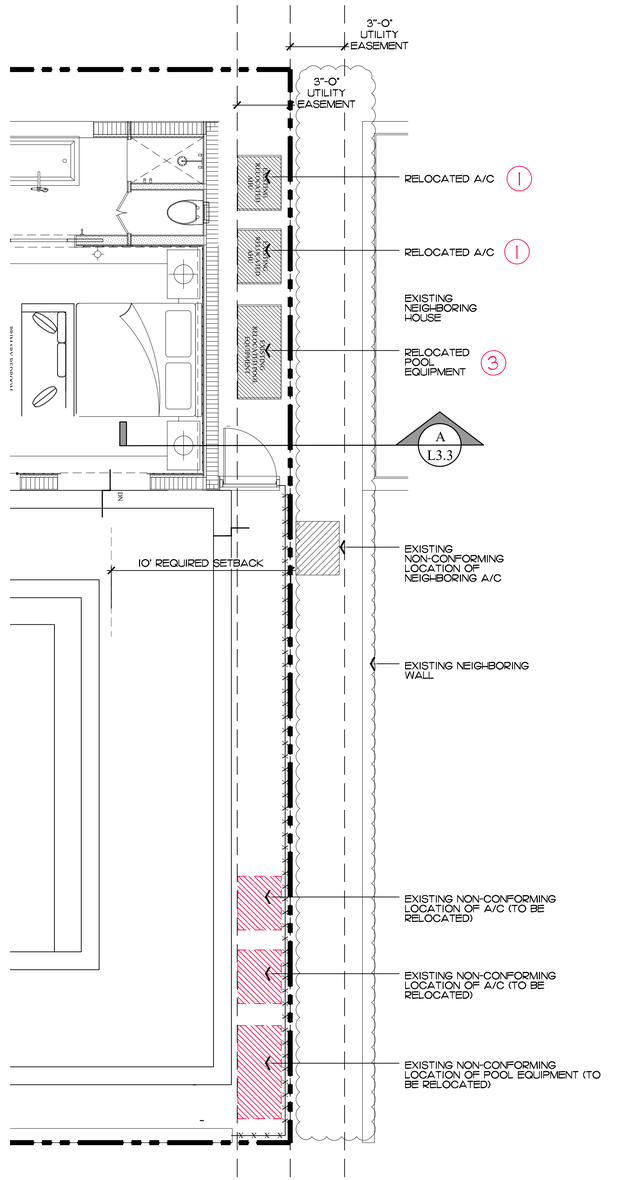
NOT TO SCALE



A L3.3

Equipment Location - Section

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



Equipment Location Plan

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



Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		6,074 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,733 S.F.	11.85%	720 S.F.	35.80%	2,175 S.F. (4)
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	600 S.F.	33.3%	500 S.F.	73.8%	1,107 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,480 S.F.	20.67%	565 S.F.	52.17%	1,426 S.F.

SEE SHEET L5.0 FOR LANDSCAPE OPEN SPACE DIAGRAM

Variance Requests

(1) A/C EQUIPMENT LOCATED WITHIN REAR YARD SETBACK.
- EXISTING A/C LOCATION IS LOCATED WITHIN REAR YARD SETBACK.

(2) A/C EQUIPMENT WILL NOT BE SCREENED BY REQUIRED CONCRETE WALL AS HIGH AS SAID EQUIPMENT.
- EXISTING A/C EQUIPMENT IS NOT SCREENED BY A CONCRETE WALL.

(3) POOL EQUIPMENT WILL NOT BE SCREENED BY REQUIRED CONCRETE WALL AS HIGH AS SAID EQUIPMENT.
- EXISTING POOL EQUIPMENT IS NOT SCREENED BY A CONCRETE WALL

(4) 35.8% LANDSCAPE OPEN SPACE IN LIEU OF THE 45% MINIMUM REQUIRED
- EXISTING CONDITIONS ARE NON-CONFORMING AND HARDSCAPE IS BEING REMOVED
- SEE SHEET L5.0 FOR ADDITIONAL DETAILS

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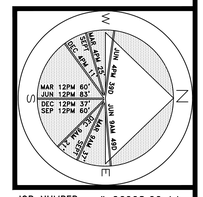

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DRAWN BY: Allison Padilla
Jean Twomey
DATE: 05.07.2026

SHEET L3.3

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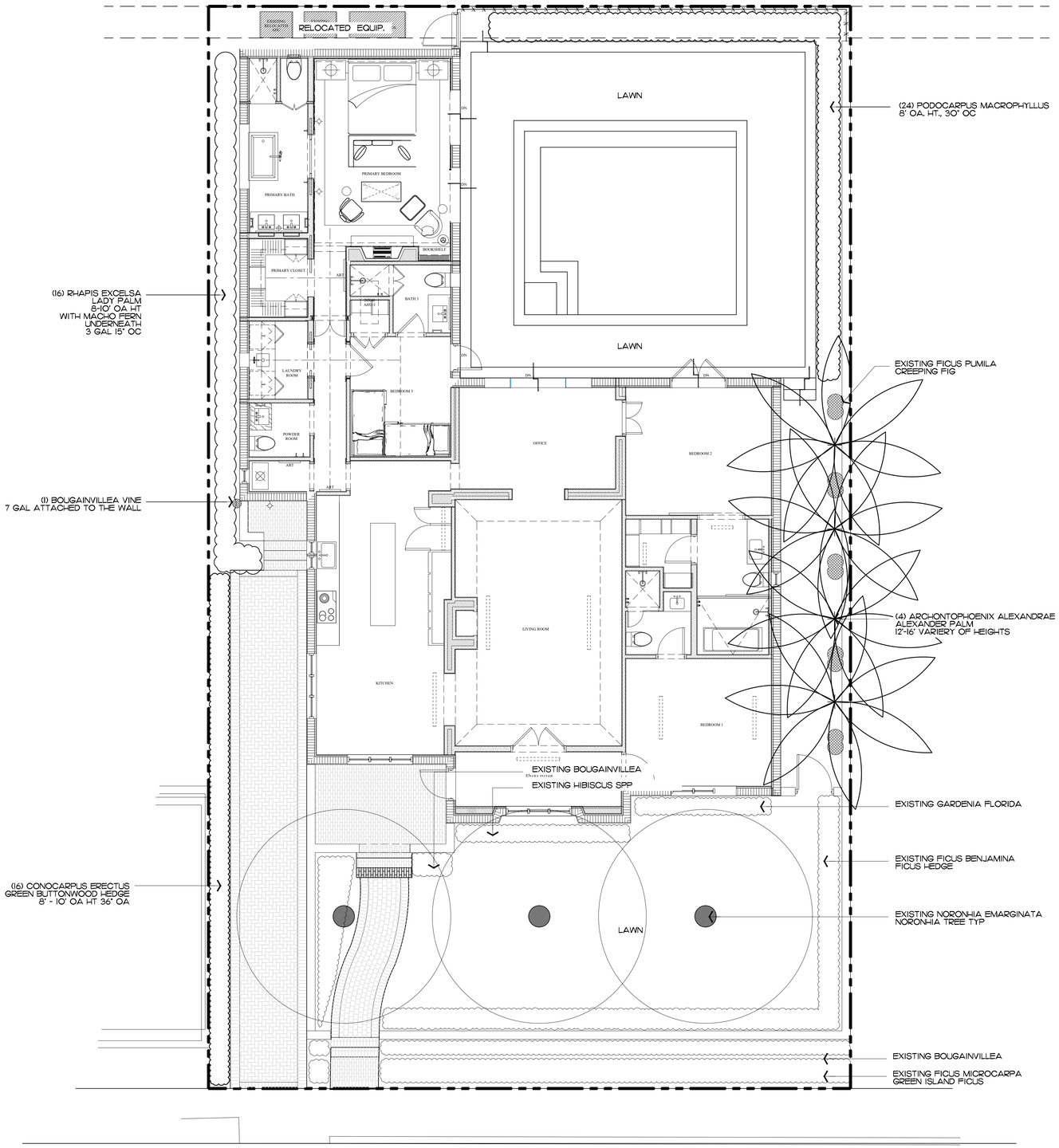
Variance Diagrams



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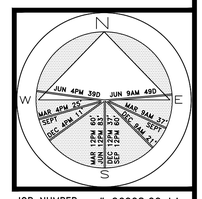

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SHEET L4.0

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SEAVIEW AVENUE

Landscape Plan
SCALE IN FEET: 3/16=1'

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Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDRA PALM	4	12'-16' OA HT VARIETY OF HEIGHT	NO

Shrubs & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA VINE	1	7 GAL ATTACHED TO WALL	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	16	8'-10' OA HT 36" OC	YES
	NEPHROLEPIS EXALTATA BOSTON FERN	10	3 GAL 18" OC	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	24	8" OA HT 30" OC	NO
	RHAPIS EXCELSA LADY PALM	16	8" OA HT 30" OC	NO

TOTAL:	67
NATIVE SPECIES:	35 (38.8%)

Lawn & Mulch

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

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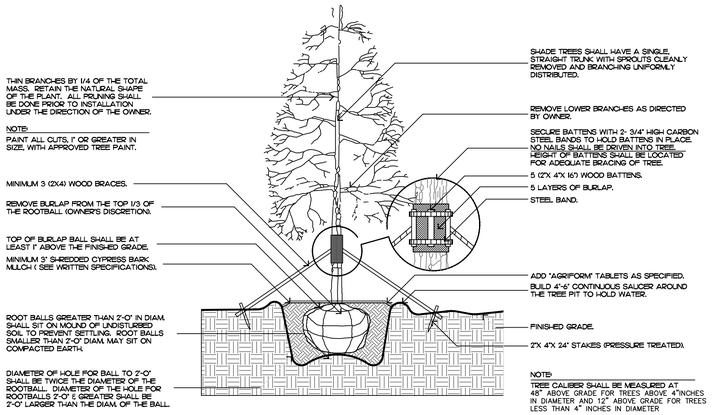
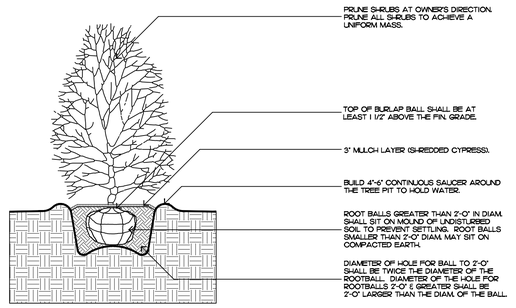
Plant Schedule



FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Tree Planting



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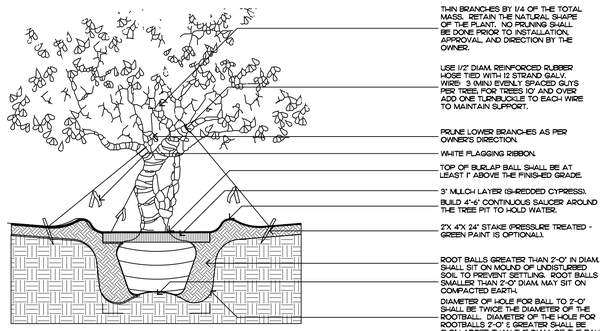
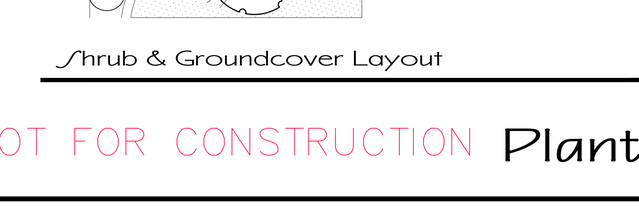
Shrub Planting



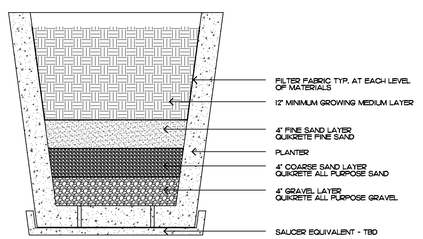
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Irregular and Multi-stem Tree

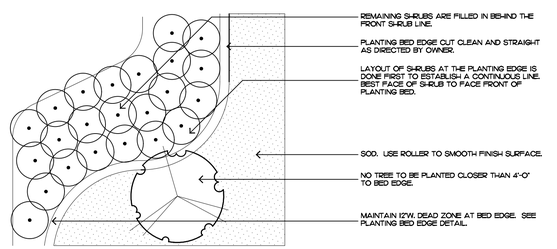


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Palm Tree Planting



Typical Planter Sediment Filtration Detail



Shrub & Groundcover Layout

Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHOROUS
SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS: TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

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

Private Residence
1411 Seaview Ave
Town of Palm Beach
FLORIDA

JOB NUMBER: # 26008.00 LA
DRAWN BY: Dustin Mizell
DATE: 05.27.2026

SHEET L4.2

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ZON-26-0021
ARC-26-0023

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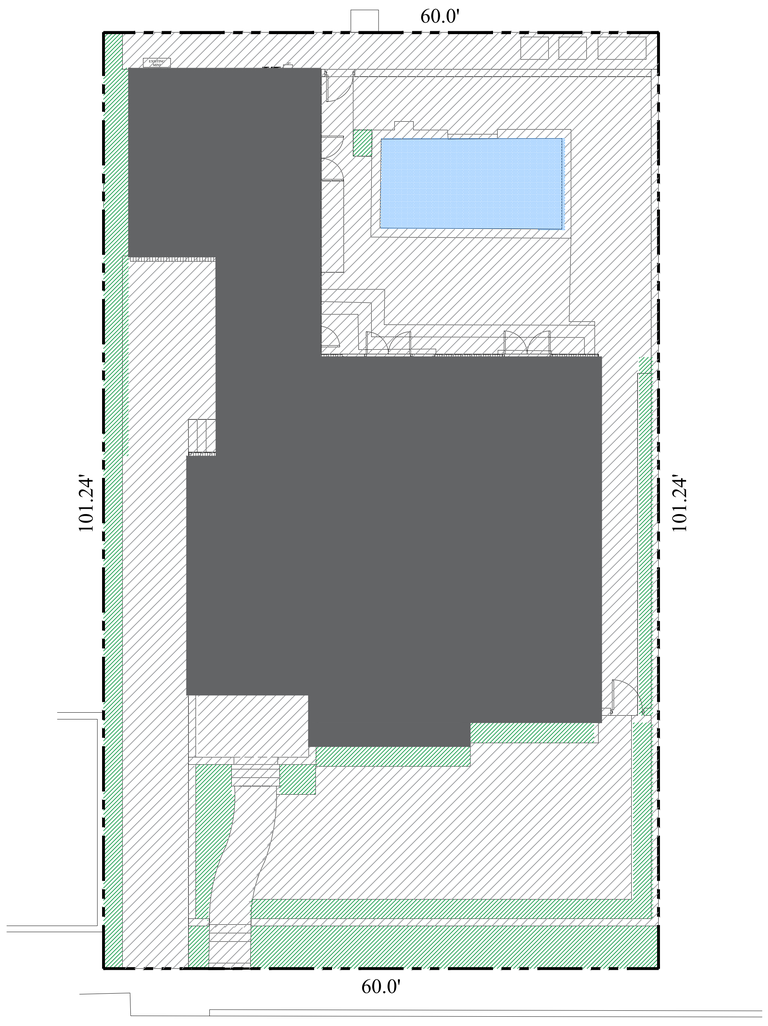
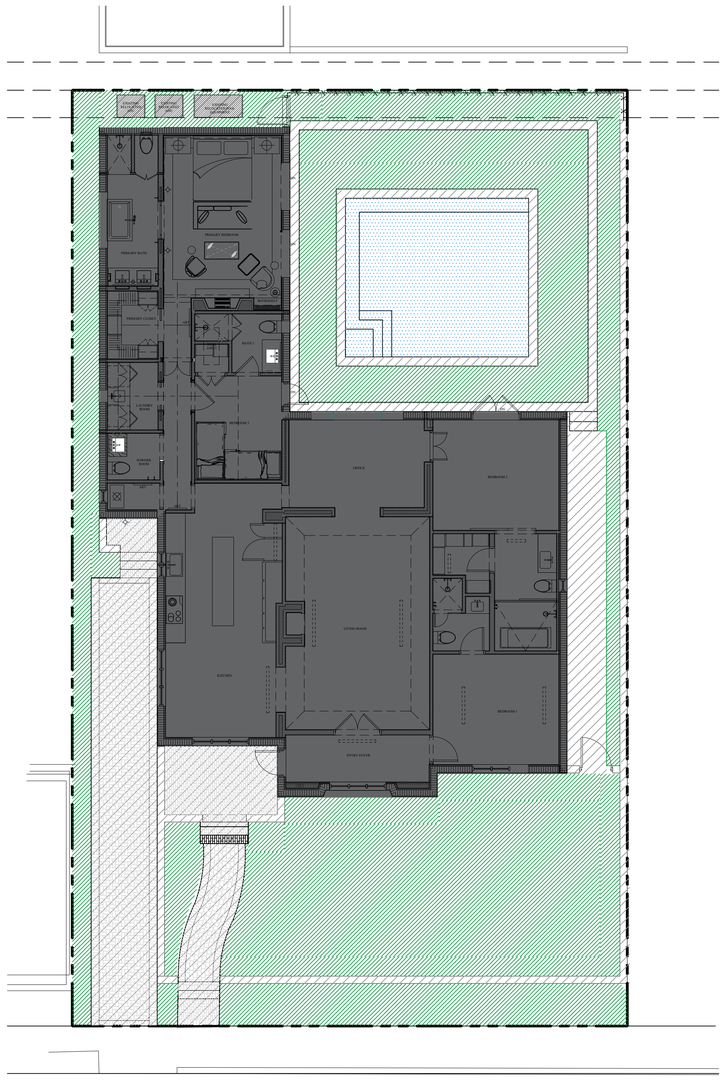
Planting Details & Specifications



Existing Lot Coverage Graphic

Legend

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



Proposed Lot Coverage Graphic

Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		6,074 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,733 S.F.	11.85%	720 S.F.	35.80%	2,175 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	600 S.F.	33.3%	500 S.F.	73.8%	1,107 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,480 S.F.	20.67%	565 S.F.	52.17%	1,426 S.F.

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Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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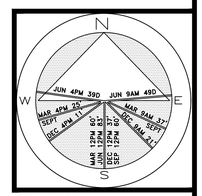
Private Residence
141 Seaview Ave
Town of Palm Beach
FLORIDA



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DATE: 05.27.2026

SHEET L5.0



SEAVIEW AVENUE

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139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
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Private Residence
141 Seaview Ave
Town of Palm Beach
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DRAWN BY: Alex Bugril

DATE: 05.27.2026

SHEET L6.0

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Rendered Landscape Plan

NOT TO SCALE



South / Front Elevation



North / Rear Elevations

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Rendered Landscape Elevations

ENVIRONMENT DESIGN GROUP
139 North County Road SUITE-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
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Private Residence
141 Seaview Ave
Town of Palm Beach
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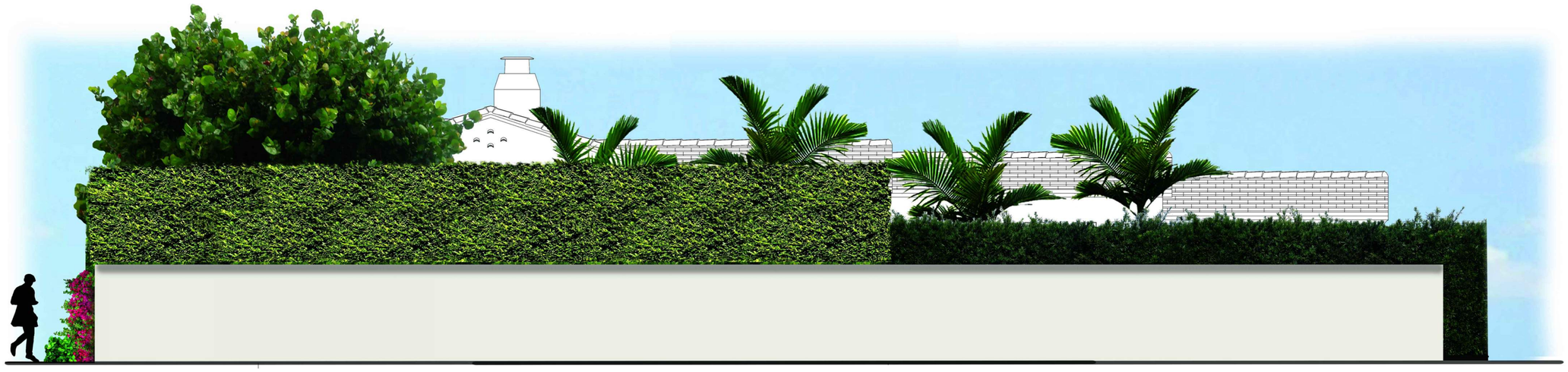
DRAWN BY: Alex Bugril
DATE: 05.27.2026

SHEET L6.1



West Elevation



East Elevation

ENVIRONMENT DESIGN GROUP
139 North County Road SP20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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Private Residence
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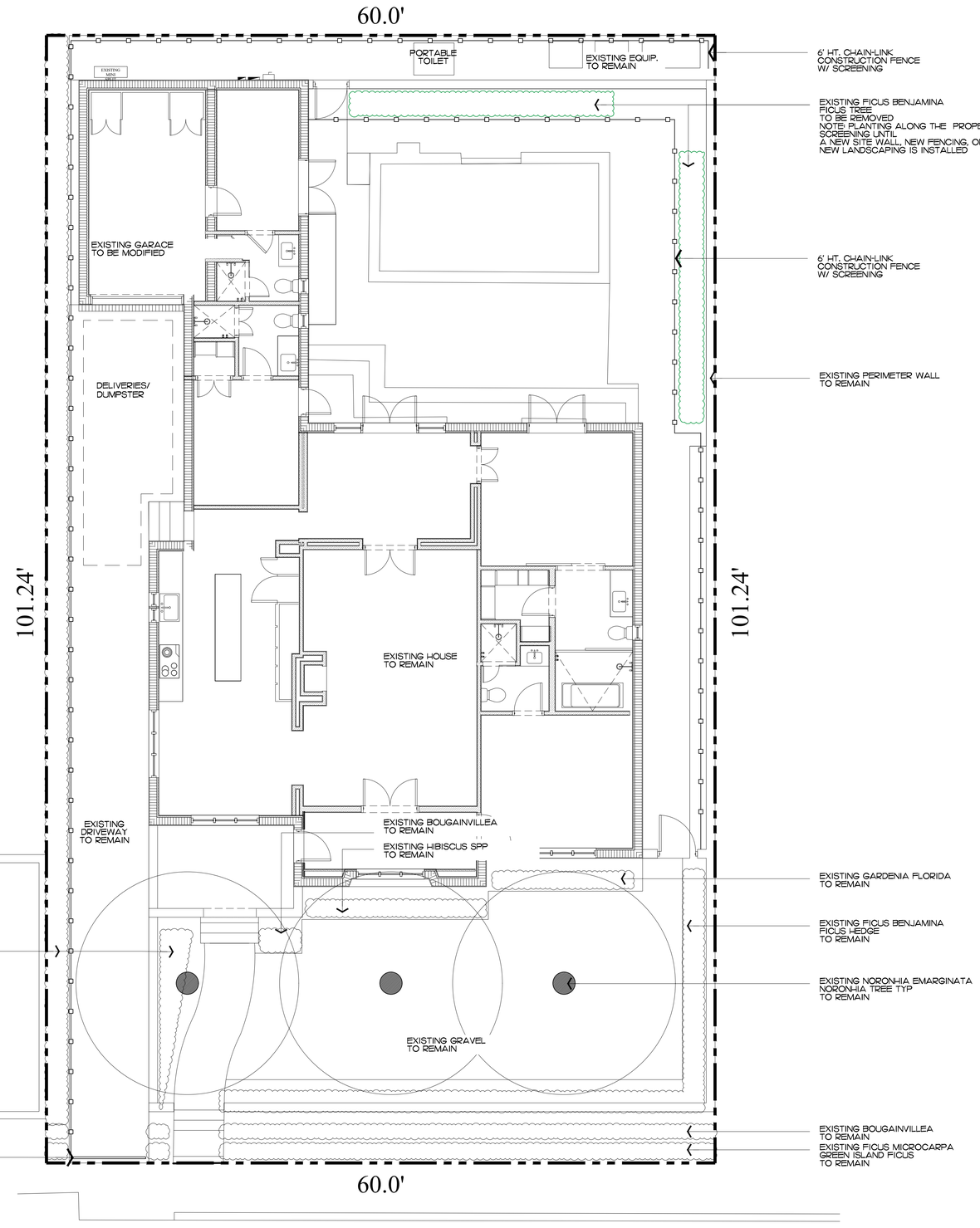
Rendered Landscape Elevations

SCALE IN FEET



NOTE:
INTERIOR TREES AND HEDGES WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

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DATE: 05.27.2026

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SHEET L7.0

Construction Screening & Staging Plan

SCALE IN FEET: 3/16"=1'

SEAVIEW AVENUE

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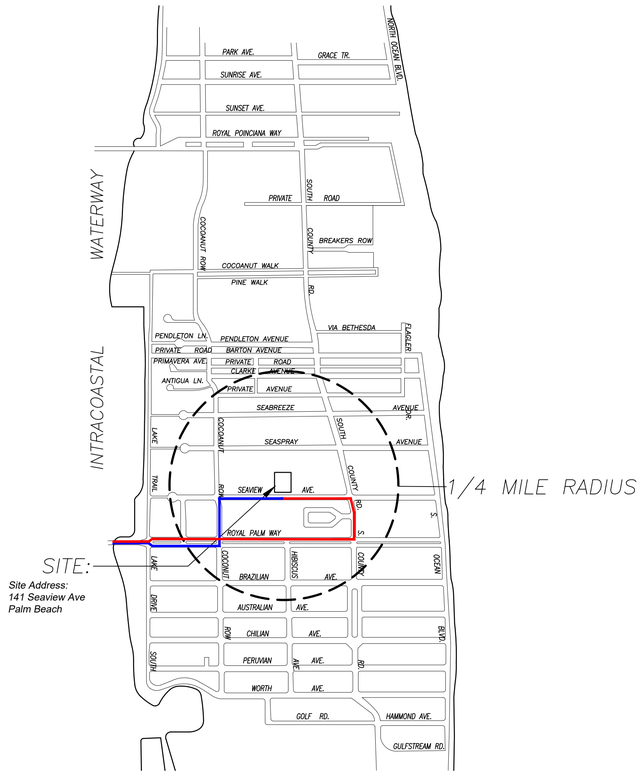

CONCEPTUAL CONSTRUCTION SCHEDULE

- MAY 2026 – ARCOM MEETING
- JUNE 10TH 2026 – TOWN COUNCIL
- JUN–JUL 2026 – SUBMIT FOR PERMIT

- 1 MONTH – 2026 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

- +/–24 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

ENVIRONMENT DESIGN GROUP
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Private Residence
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SHEET L8.0

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ARC–26–0023

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Truck Logistics Plan

SCALE: NOT TO SCALE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0024 230 PLANTATION RD. The applicants, G. Kent Kahle & Cynthia V. Kahle, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0024 230 PLANTATION RD. The applicants, G. Kent Kahle & Cynthia V. Kahle, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Applicant: G. Kent Kahle & Cynthia V. Kahle
Architecture: B1 Architect (Gregory Bonner)
Landscape: Environment Design Group (Dustin Mizell)

THE PROJECT:

The applicant has submitted plans entitled "A NEW RESIDENCE FOR 230 PLANTATION RD." as prepared by **B1 Architect**, uploaded and dated to the Town 05/11/2026.

The following is the scope of work for the Project:

- New two-story, single-family residence.
- Final landscape, hardscape and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+ 3.87' NAVD	**FEMA Flood Zone**	ZONE AE + 6.0' NAVD
Lot Width	105 ft.	**Lot Depth**	112 ft.
Lot Area	11,800 sq. ft.	**Enclosed Square Footage**	4,500 sq. ft.
Lot Coverage	Permitted: 30.0 % Proposed: 29.99 %	**Cubic Content Ratio**	Permitted: 3.98 Proposed: 3.97
Finished Floor Elevation	+7.0' NAVD	**Lot Fill**	Permitted: + 1.57 ft. Proposed: + 1.56 ft.
Landscape Open Space	Required: 45% Proposed: 45.16%	**Front Yard Open Space**	Required: 40% Proposed: 81.9%
Surrounding Properties / Zoning			
North	Plantation Road Right-of-Way & 225 Plantation Rd & 233 Plantation Rd / Residence(s) | R-B		
South	North Woods Road Right-of-Way & 583 N Woods Rd / Residence | R-B		
East	222 Plantation Rd / Residence | R-B		
West	238 Plantation Rd / Residence | R-B		

STAFF ANALYSIS

The applicant is proposing construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements in the R-B zoning district. The application, as designed, appears zoning compliant and the applicant is not requesting review by Town Council. Execution of the proposal does not require any exceptions from the zoning code.





The subject property is on the south side of Plantation Road, located approximately mid block, four parcels west of North County Road and six parcels east of North Lake Way. The proposed residence is designed in an island colonial style and consists of a two-story central mass flanked by two one-story masses at the front of the structure, creating an automobile courtyard area with side-loaded garage. Siding is proposed in stucco painted in off-white, doors, windows and muntins painted white, and shutters, balcony railings, and gate doors painted in a blue-green color. The roof is proposed in a Ludowici shake and the entry and garage doors are proposed in lime washed cypress.

The side will be accessed from a centrally located driveway centered on the main entry with a pedestrian gate on the east side of the site at Plantation Road with pedestrian pathway leading to the refuse and equipment yard area behind masonry wall and gate. The rear of the property features an expansive outdoor deck with living and dining area and a swimming pool in the south-west of the yard. The perimeter of the site is lined with hedgerows and palms and a masonry site wall surrounds the properties along both sides and along the rear.





Proposed North (Front) Elevation at Plantation Road.



Proposed South (Rear) Elevation.



Proposed East (Side) Elevation.



Proposed West (Side) Elevation.



Color Rendering of Proposed Landscape Plan.

CONCLUSION

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

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

WRB:JGM:BMF
WRB

B1 ARCHITECT
ARCHITECTURE PLANNING INTERIOR DESIGN

March 26, 2026

To: Town of Palm Beach
Architectural Review Board Members and Planning Department Staff

RE: Request for ARCOM Approval for modification to an existing residence located at:
230 Plantation Road, Palm Beach FL 33480
ARC-00-0000

Dear Board Members and Planning Staff,

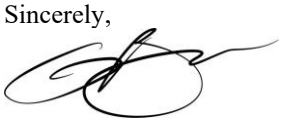
Our office, B1 Architect, LLC represents Mr. Justin Besikof, (the "Applicant"), the owner of the above referenced parcel located at 230 Plantation Road, Palm Beach FL 33480. Please consider this letter to serve as the letter of intent in support of the owner's request for ARCOM approval for a new single-family residence.

The property is in the RB zoning district and approximately 11,798 square feet (0.27 acres) in size. The Applicant proposes to replace an existing one story residence with a new two story 4,889 s.f. single family residence, which will include 4 bedrooms, den, second floor family room, swimming pool, and pool lanai. The proposed new home complies with requirements for lot coverage, setbacks, height, and green space.

The new residence has been designed in a West Indies inspired architecture style with specific sensitivity to neighboring mass and context. Utilizing one story elements next to the neighboring properties, the massing of the second story is located in the center of the structure. The entry porch has two flanking columns holding a balcony above, while the Mahagany front door has fixed side lites on either side. The main body color is stucco painted with BM Linen White. This color will be used for the body color of the house, chimney, front columns, loggia, perimeter wall and gates. The window sill, trims, railings, windows, terrace and balcony doors, garage door, pool bath door will all be painted ith BM Simply white OC-117. The roof is double hipped with a 2'-6" overhang made of natural wood cedar shake roof accompanied by copper half round gutters. The aluminum shutters and gates will be painted with BM Del Mar. The soffit, brackets, rafters, and fascia board will be a cypress lime washed light grey

We feel that our design is in keeping with the intent of the code and design guidelines in terms of use, neighborhood context, character, scale, massing and design. We believe our elevations are well designed and believe that the approval of this home will be a great improvement in the area and ask that the Board approve our application as submitted.

Sincerely,



Gregory Bonner, A.I.A,
B1 Architect

139 N. COUNTY ROAD #18C PALM BEACH FL 33480 (561) 312-3453

A NEW RESIDENCE FOR

230 PLANTATION RD.

PALM BEACH, FL 33480

ARC-26-0024

FIRST SUBMIT 03-26-2026
SECOND SUBMIT 04-13-2026
FINAL SUBMIT 05-11-2026
MEETING DATE 05-27-2026

DRAWING INDEX

A0	COVER SHEET/ DRAWING INDEX
	SURVEY
ZL	ZONING LEGEND
VLM	VICINITY LOCATION MAP
LP	LOCATION MAP
P01	SUBJECT PROPERTY PHOTOS
P02	SUBJECT PROPERTY PHOTOS
P03	SUBJECT & SURROUNDING PROPERTY PHOTOS
P04	SURROUNDING PROPERTY PHOTOS
P05	SURROUNDING PROPERTY PHOTOS
P06	SURROUNDING PROPERTY PHOTOS
A0.3	SITESCAPE & STREETSCAPE
A0.4	PROPOSED SITE PLAN
A0.5	CCR AXONOMETRIC MASSING
A0.6	TRUCK LOGISTICS & CONSTRUCTION SCREENING PLAN
A1.2	PROPOSED FIRST FLOOR PLAN
A1.3	PROPOSED SECOND FLOOR PLAN
A1.4	PROPOSED ROOF PLAN
A2.3	PROPOSED NORTH & SOUTH ELEVATION
A2.4	PROPOSED EAST & WEST ELEVATION
A2.4a	PROPOSED EAST ELEVATION @ GARAGE & LOGGIA
A2.5	PROPOSED NORTH & SOUTH COLOR ELEVATION
A2.6	PROPOSED EAST & WEST COLOR ELEVATION
A2.7	PROPOSED NORTH & SOUTH 3D ELEVATION
A2.8	PROPOSED SOUTH COLOR 3D ELEVATION 1 & 2
A2.9	PROPOSED COLOR AERIAL 3D
A3.0	PROPOSED BUILDING SECTION
A3.1	WALL SECTION
A3.2	DOOR DETAILS
A3.3	TYPICAL DETAILS
A3.4	RAILING DETAILS
A3.5	MATERIALS

SCOPE OF WORK

PROPOSED NEW TWO STORY RESIDENCE WITH TWO CAR GARAGE, A NEW POOL, PERGOLA AND NEW HARDSCAPE.

PROJECT TEAM

ARCHITECT

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH, FL 33480

CONTACT: GREGORY BONNER
T 561.312.3453

LANDSCAPE ARCHITECT

ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD, STE 20B
PALM BEACH, FL 33480

CONTACT: DUSTIN MIZELL
T 561.832.4600

ISSUE	DATE
PERMIT SET	00.00.00

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A NEW RESIDENCE FOR:
PRIVATE RESIDENCE
230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
PLOT DATE	04.10.2026
SCALE	AS NOTED
DRAWN BY	gb

A0

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:**	230 Plantation Road		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	11,799		
4	**Lot Width (W) & Depth (D) (ft.):**	105' X 112.37'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	7.00'		
8	**Crown of Road (COR) (NAVD)**	3.87'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,540, 30%		3,539, 29.99%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			4,500
12	*Front Yard Setback (Ft.)	25'-0"	25'-4"	25'-0"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	12'7, 12'6	14'-6, 13'-6
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"		33'-10",18'-6"
15	*Rear Yard Setback (Ft.)	10-0"	10'-4"	14'-8"
16	Angle of Vision (Deg.)	100.0 degrees		96.6 degrees
17	Building Height (Ft.)	25'-4"		19'-7"
18	Overall Building Height (Ft.)	30'-0"		27'-11"
19	Cubic Content Ratio (CCR) (R-B ONLY)	49,312		49,195.92
20	** Max. Fill Added to Site (Ft.)	1.565'		1.56'
21	Finished Floor Elev. (FFE)(NAVD)	7.00'	6.20	7.00'
22	Base Flood Elevation (BFE)(NAVD)	6.0'		6.0'
23	Landscape Open Space (LOS) (Sq Ft and %)	min. 5310, 45%		5328, 45.16%
24	Perimeter LOS (Sq Ft and %)	min. 2,655 50%	NA	3,196, 80.95%
25	Front Yard LOS (Sq Ft and %)	min.1,049.6 40%	NA	2,150%, 81.90%
26	*** Native Plant Species %	*Please refer to EDG 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

ARC-26-0024

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

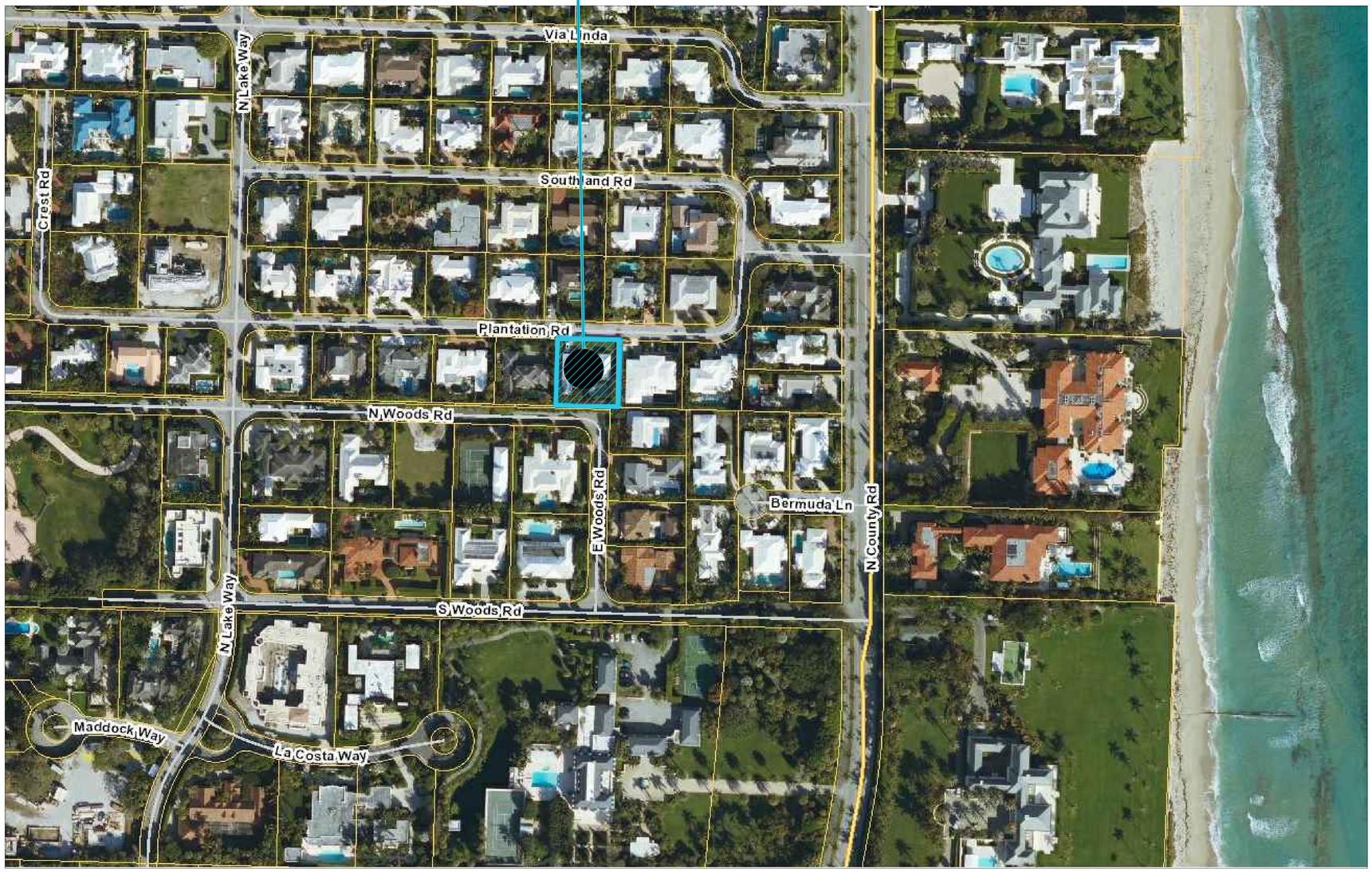
230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA
AA 26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD STE.18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
PLOT DATE	5.11.2026
SCALE	AS NOTED
DRAWN BY	GB

ZL



VICINITY LOCATION MAP

Scale: N.T.S.

N

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VLM



LOCATION MAP

Scale: N.T.S.

N

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LM

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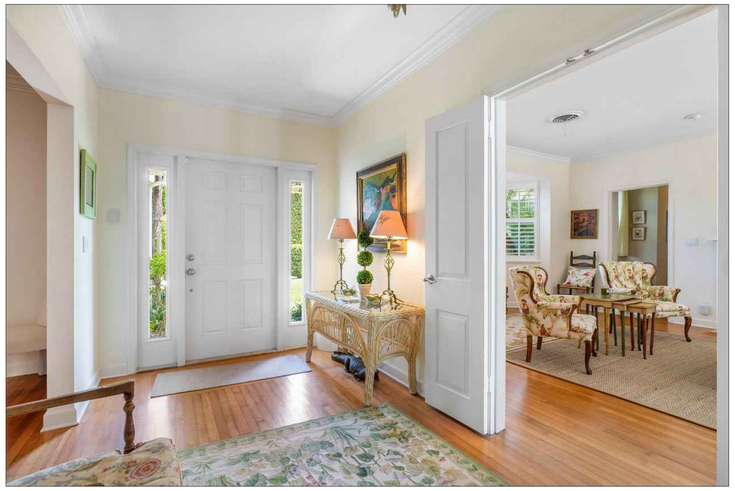
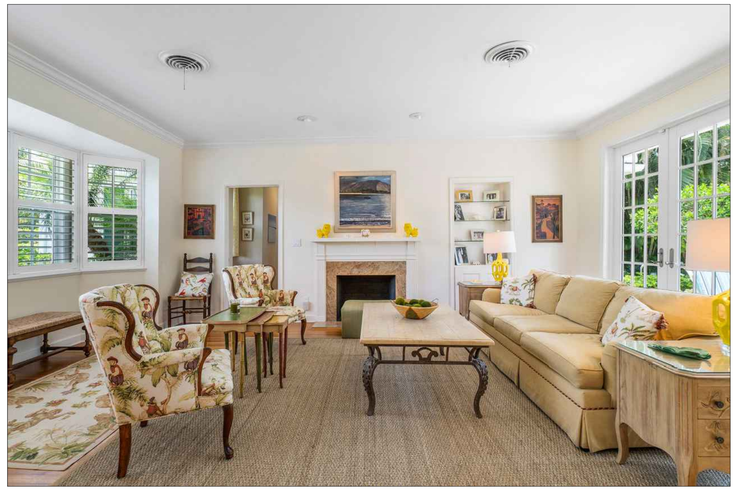


230 PLANTATION RD
SUBJECT PROPERTY



230 PLANTATION RD
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY

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P01

ARC-26-0024



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY

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P02



230 PLANTATION RD
SUBJECT PROPERTY



230 PLANTATION RD
SUBJECT PROPERTY



244 PLANTATION RD



238 PLANTATION RD



222 PLANTATION RD



214 PLANTATION RD

ARC-26-0024

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JOB NO.	230_PLANTA
PLOT DATE	04.10.2026
SCALE	AS NOTED
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P03



202 PLANTATION RD



596 N COUNTY RD



201 PLANTATION RD



216 SOUTHLAND RD



217 PLANTATION RD



225 PLANTATION RD

ISSUE	DATE
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GREGORY BONNER, AIA

AA26003271

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139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
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P04

ARC-26-0024



233 PLANTATION RD



241 PLANTATION RD



249 PLANTATION RD



255 PLANTATION RD



265 PLANTATION RD



271 PLANTATION RD

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P05

ARC-26-0024



595 N LAKE WAY



260 PLANTATION RD



254 PLANTATION RD

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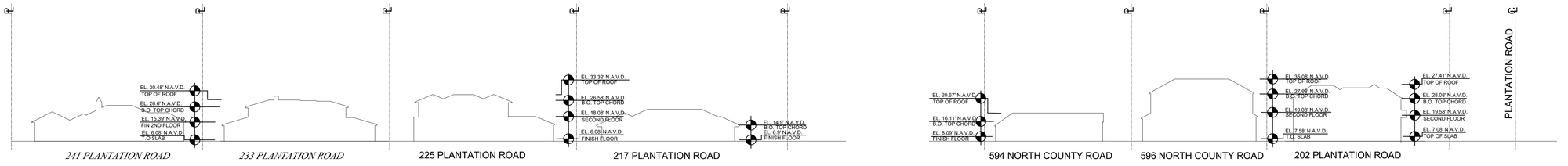
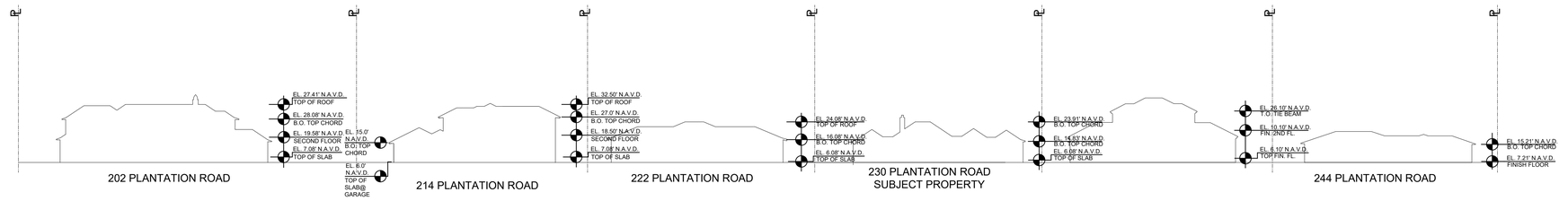
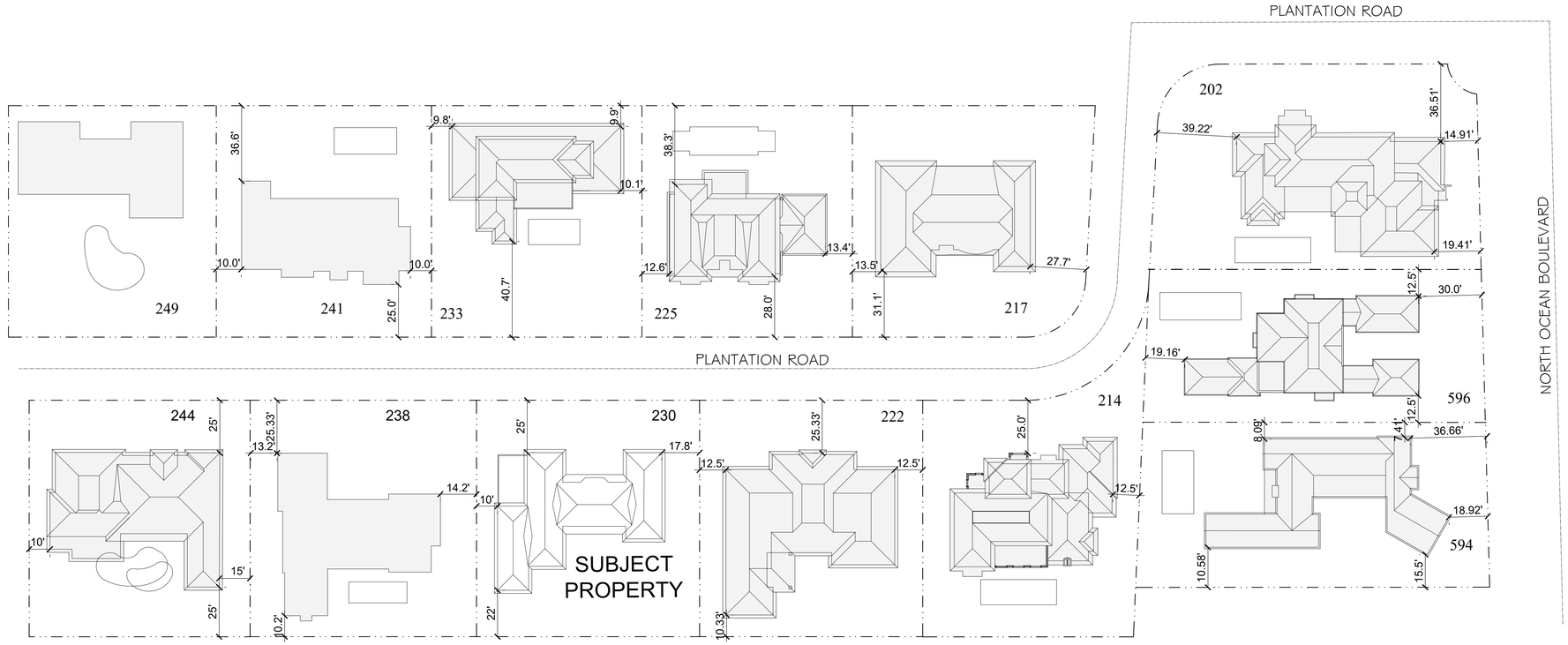
P06





SITE SCAPE

SCALE: 1" = 30'



STREET SCAPE

SCALE: 1" = 30'

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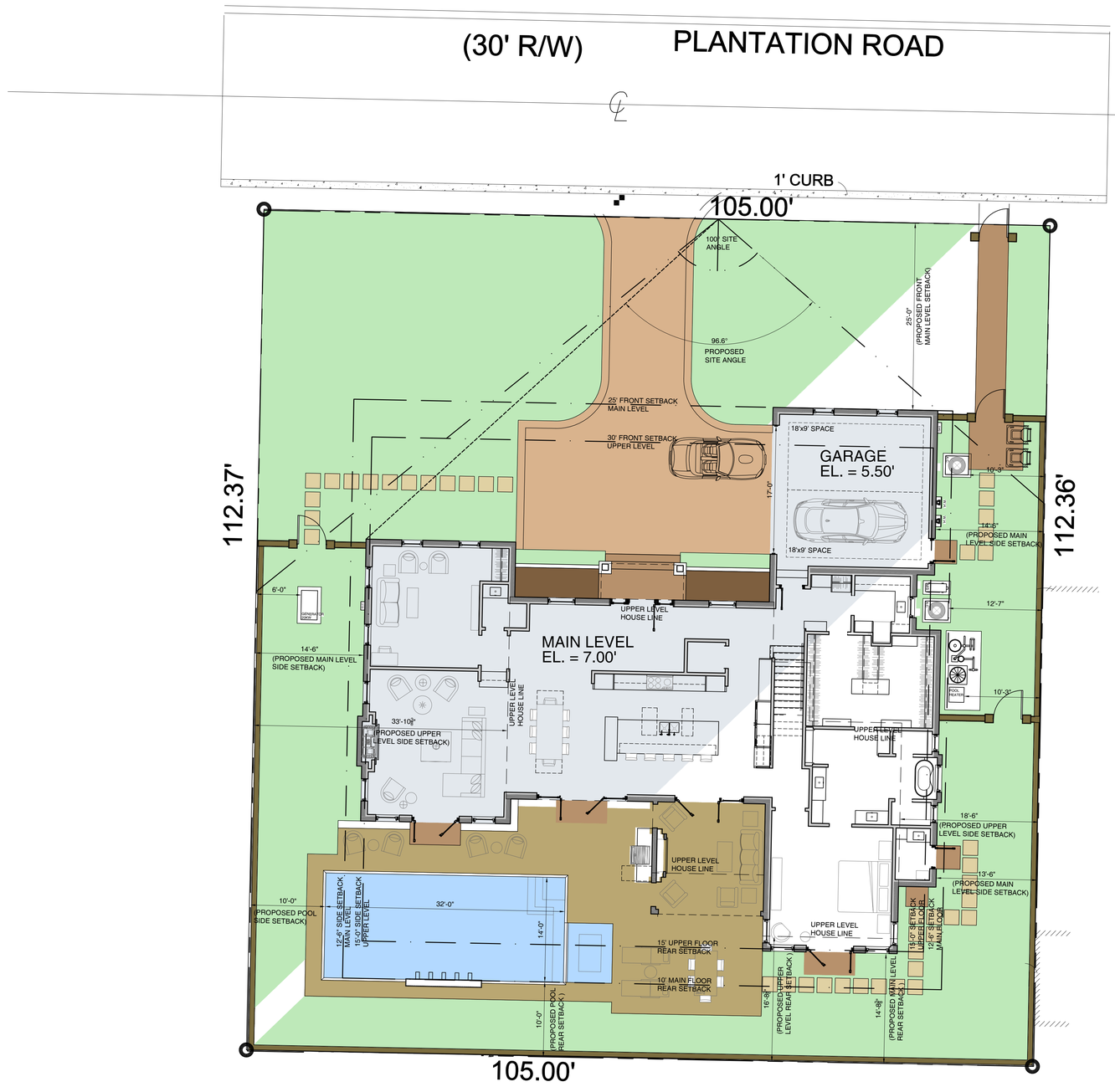
A0.3



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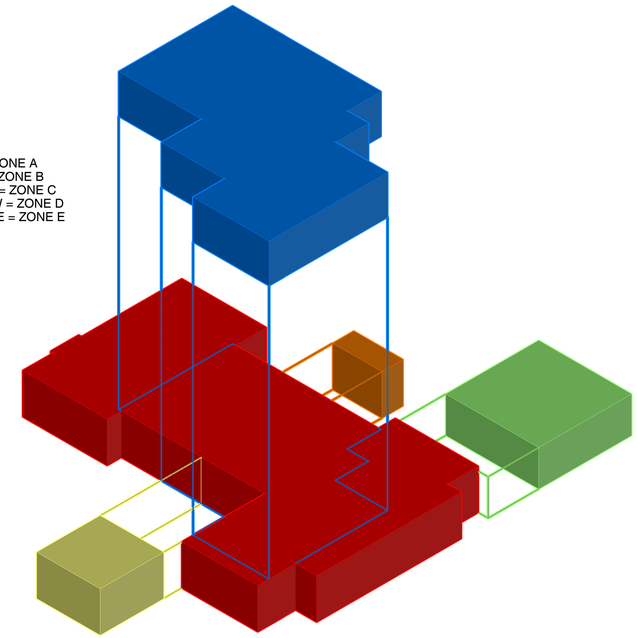
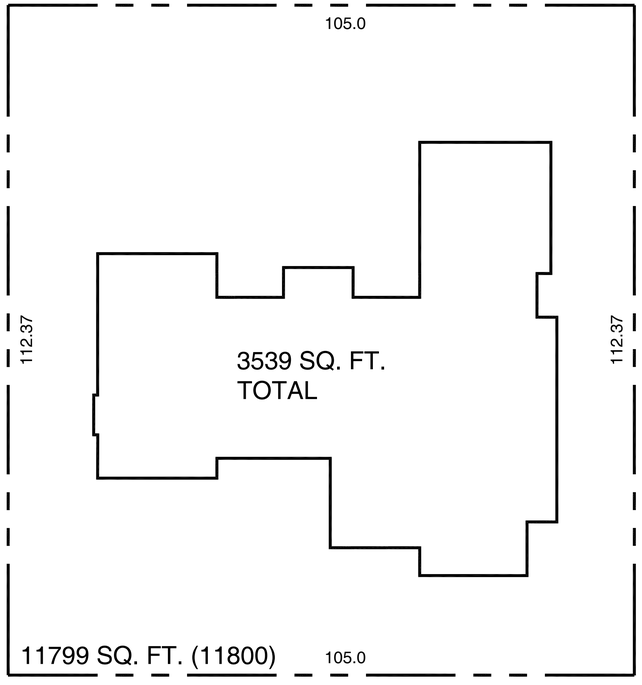
A0.4

Site Square Footage	11,799			
Max CCR (auto)	3.98			
Cubic Ft. Max. (auto)	46,960			
5% Loggia Deduction	2,348			
BUILDING DATA				
Space	Floor	SF	Height (Ft)	CU. FT.
House Main Level Zone A	Main	2,771.58	9.67	26,801.18
House Upper Level Zone B	Upper	1,646.01	9.42	15,505.41
Garage Zone C	Main	484	8.58	4,152.72
House Loggia Zone D	Main	225	9.67	2,175.75
House Entry Zone E	Main	58	9.67	560.86
TOTAL				49,195.92
5% Loggia Deduction				-2,348.00
Proposed CU.FT.				46,847.92
Proposed CCR				3.97

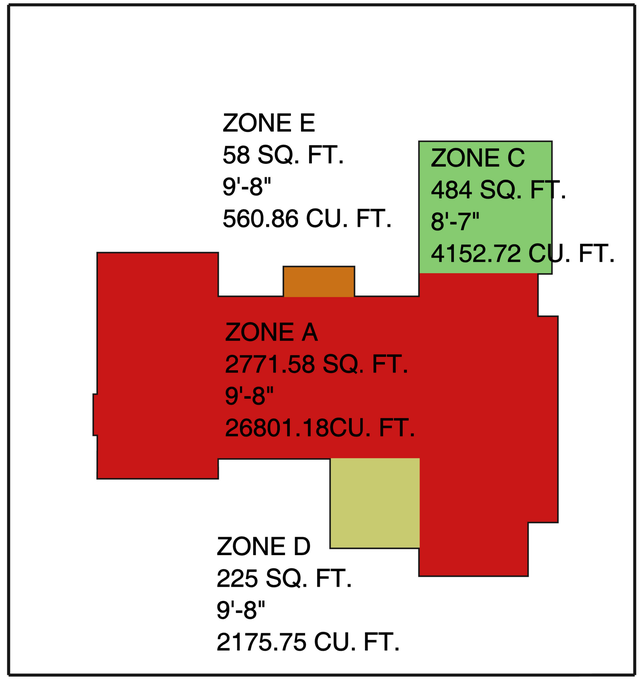
RED = ZONE A
BLUE = ZONE B
GREEN = ZONE C
YELLOW = ZONE D
ORANGE = ZONE E



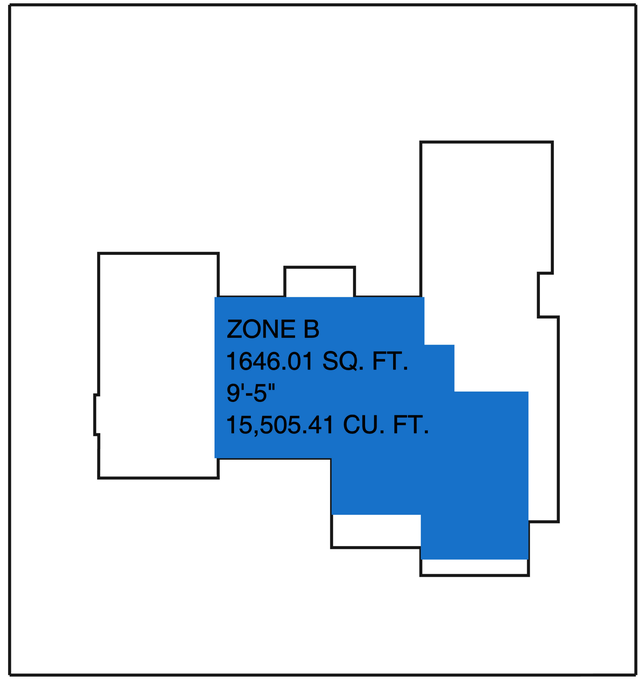
CCR AXONOMETRIC MASSING



LOT COVERAGE



MAIN LEVEL



UPPER LEVEL

1 / A0.5 PROPOSED CCR CALCULATIONS
NO SCALE

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

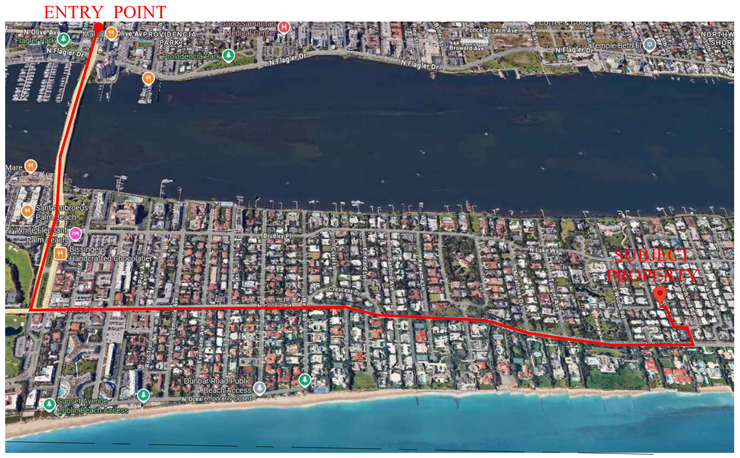
230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA
AA 26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD STE.18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
PLOT DATE	5.11.2026
SCALE	AS NOTED
DRAWN BY	GB

A0.5



ROUTE TO PROPERTY:

ENTER THE TOWN OF PALM BEACH THRU ROYAL PONCIANA WAY OVER THE FLAGLER MEMORIAL BRIDGE. TURN LEFT ON N. COUNTY ROAD HEADING NORTH. CONTINUE HEADING NORTH TO PLANTATION ROAD & N. COUNTY ROAD REACHING SUBJECT PROPERTY.

MAX. NUMBER OF TRIPS TO SUBJECT PROPERTY:

80 BUILDING MATERIAL AND DUMPSTER TRUCKS

MAXIMUM TRUCK LENGTH:

60'

1 TRUCK TRAFFIC MAP
SCALE: N.T.S.

N



2 TRUCK LOGISTICS & CONSTRUCTION SCREENING PLAN
SCALE:1/8" = 1'-0"

N

ARC-26-0024

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A NEW RESIDENCE FOR:

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

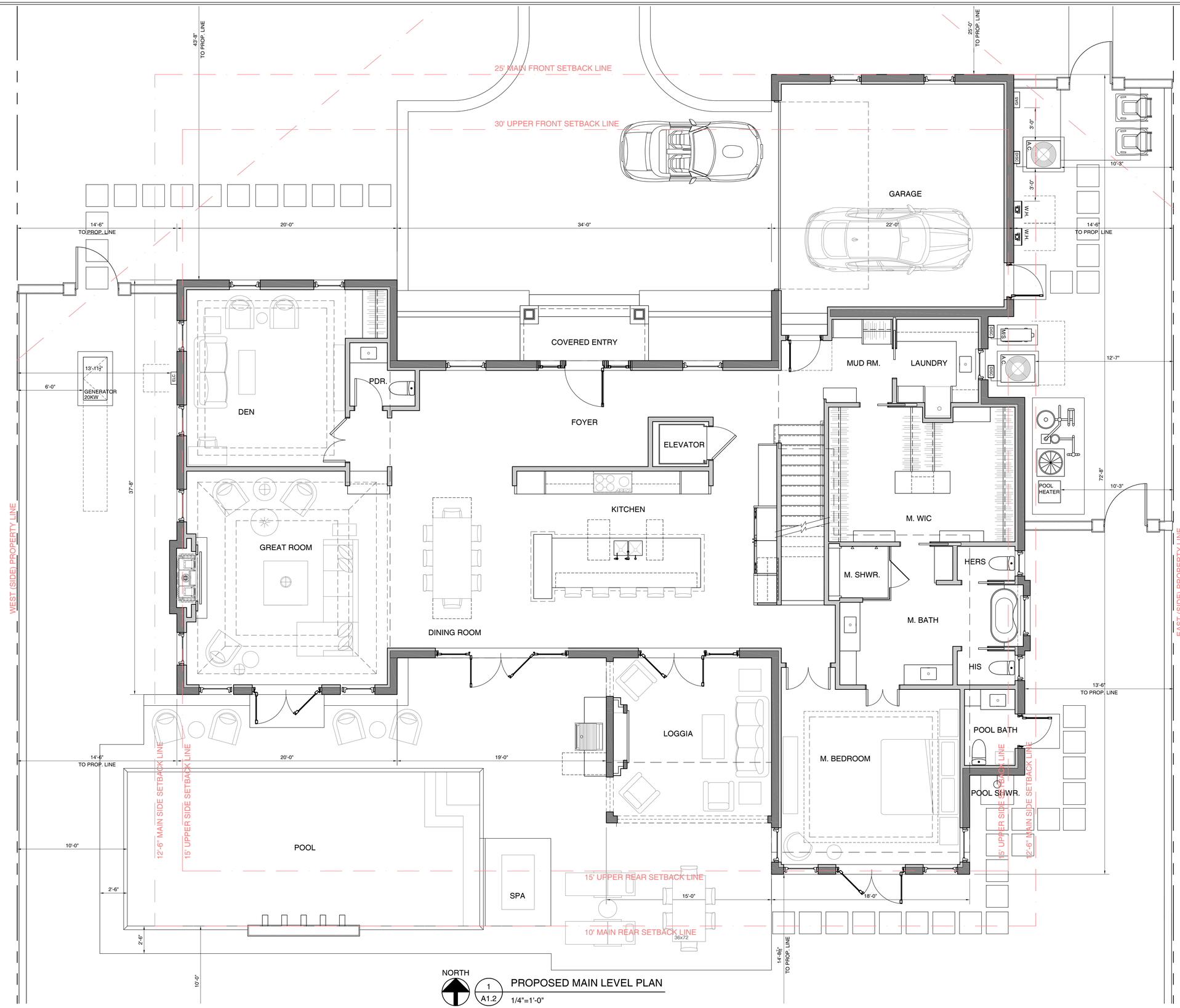
GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
PLOT DATE	04.10.2026
SCALE	AS NOTED
DRAWN BY	gb

A0.6



1 A1.2 PROPOSED MAIN LEVEL PLAN

1/4"=1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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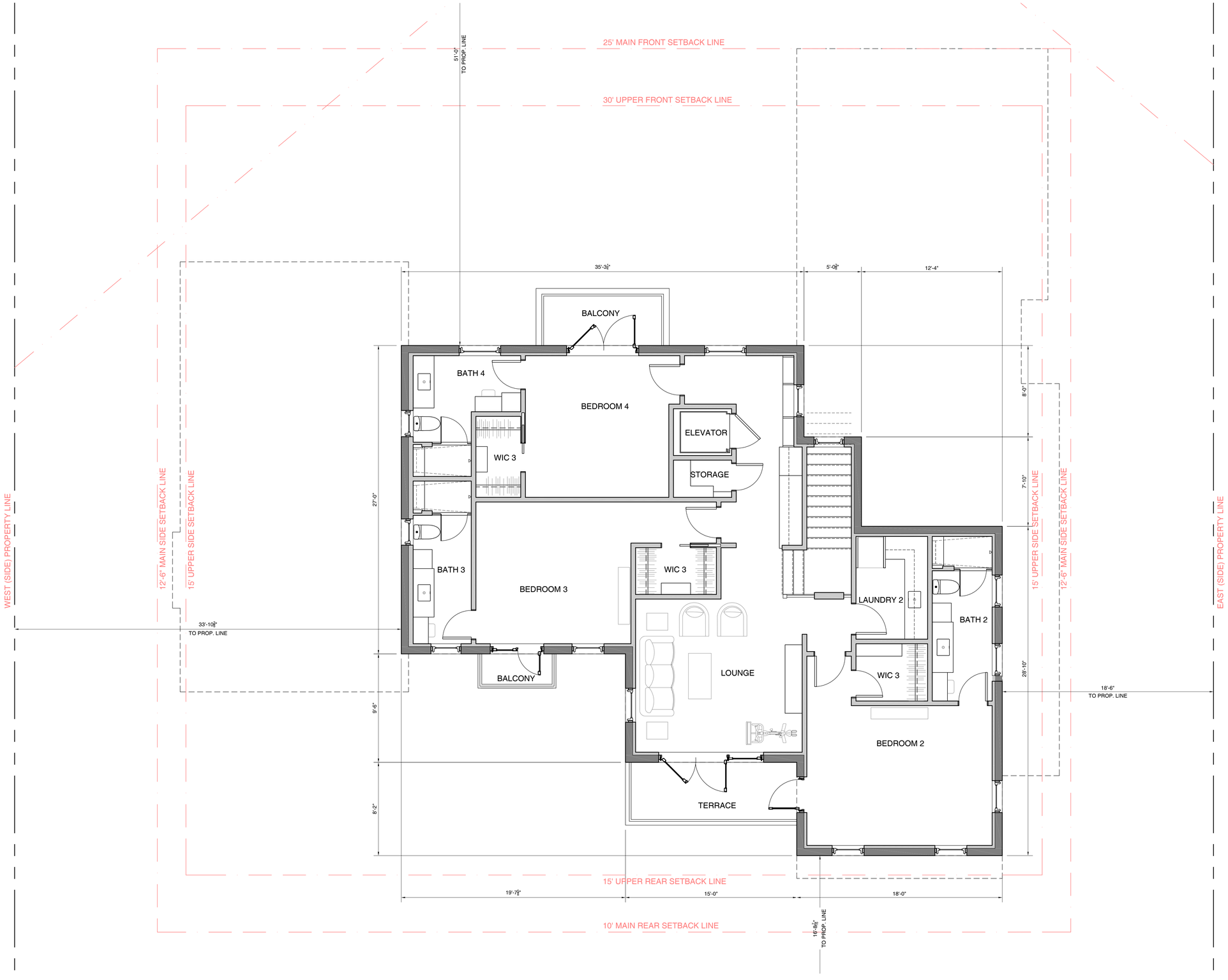
A1.2



NORTH

1 / A1.3 PROPOSED UPPER LEVEL PLAN

1/4" = 1'-0"

ARC-26-0024

ISSUE	DATE
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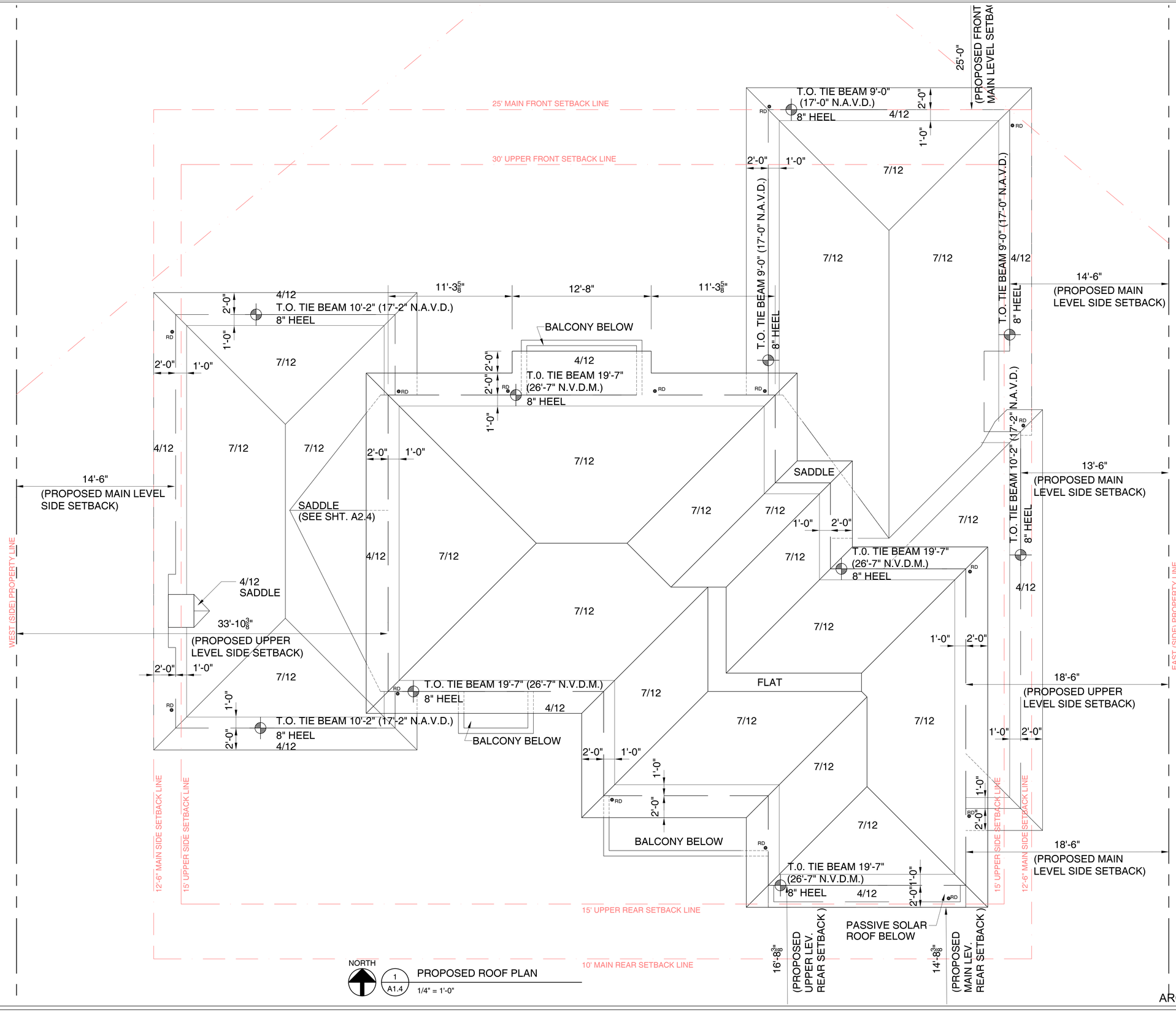
A1.3



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A1.4

ARC-26-0024



1 A2.3 PROPOSED NORTH ELEVATION

1/4" = 1'-0"



2 A2.3 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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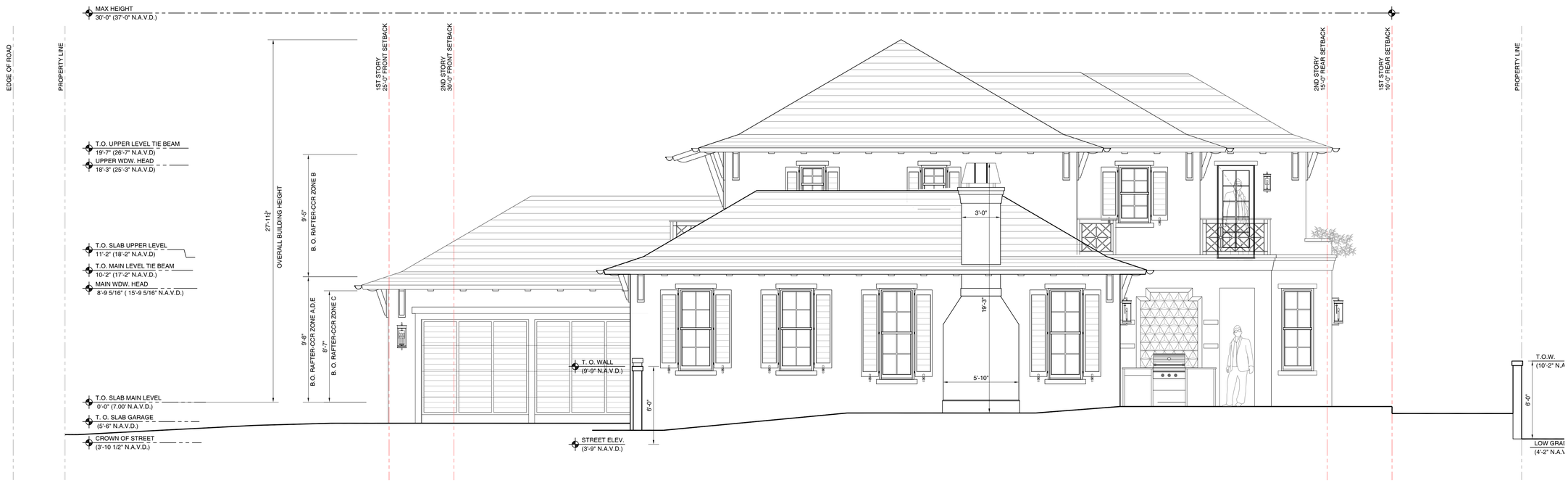
JOB NO.	230_PLANTA
PLOT DATE	5.11.2026
SCALE	AS NOTED
DRAWN BY	GB

A2.3



1 A2.4 PROPOSED EAST ELEVATION

1/4" = 1'-0"



2 A2.4 PROPOSED WEST ELEVATION

1/4" = 1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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JOB NO.	230_PLANTA
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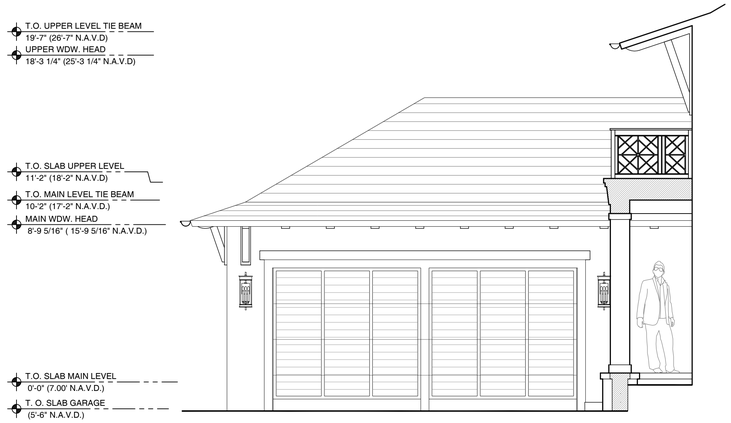
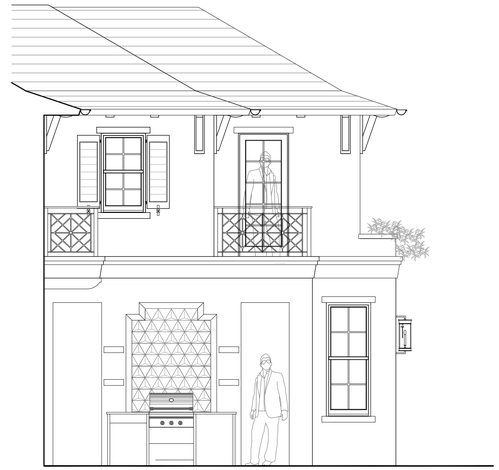
A2.4



1 / A2.4a PROPOSED EAST ELEVATION-@GARAGE

1/4" = 1'-0"



1 / A2.4a PROPOSED EAST ELEVATION-@LOGGIA

1/4" = 1'-0"

ISSUE	DATE
PERMIT SET	00.00.00

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A2.4a

ARC-26-0024



1 A2.5 PROPOSED NORTH COLOR 2D ELEVATION



2 A2.5 PROPOSED SOUTH COLOR 2D ELEVATION

ARC-26-0024

ISSUE	DATE
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A2.5



1 A2.6 PROPOSED EAST COLOR 2D ELEVATION



2 A2.6 PROPOSED WEST COLOR 2D ELEVATION

ARC-26-0024

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JOB NO.	230_PLANTA
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A2.6



1 A2.7 PROPOSED NORTH COLOR 3D ELEVATION 1



2 A2.7 PROPOSED NORTH COLOR 3D ELEVATION 2

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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A2.7



1 A2.8 PROPOSED SOUTH COLOR 3D ELEVATION 1



2 A2.8 PROPOSED SOUTH COLOR 3D ELEVATION 2

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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JOB NO.	230_PLANTA
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SCALE	AS NOTED
DRAWN BY	GB

A2.8



2 A2.9 PROPOSED COLOR AERIAL 3D

ARC-26-0024

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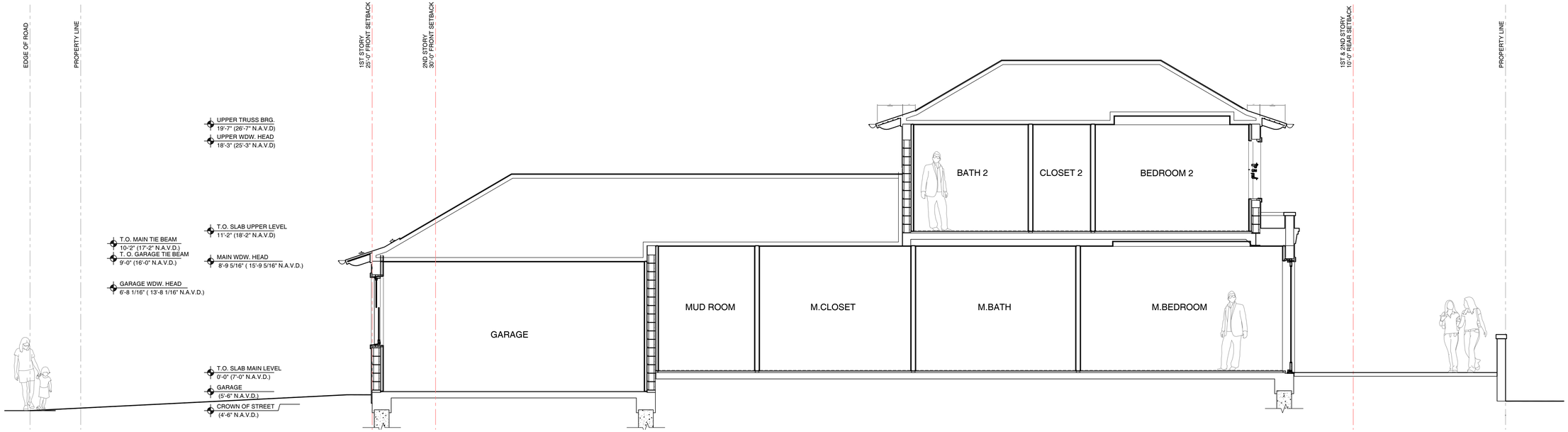
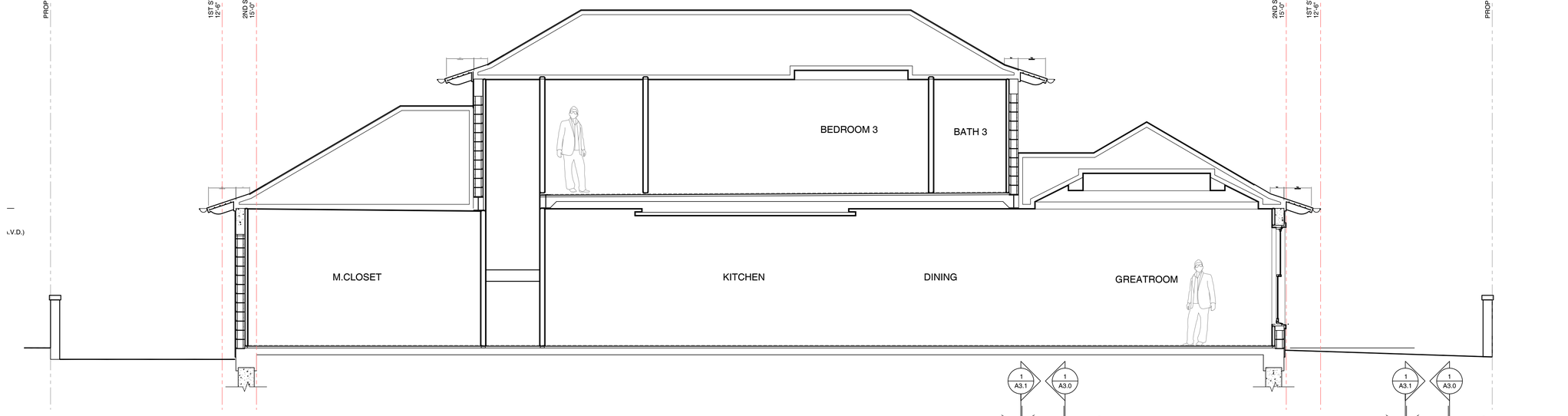
A2.9



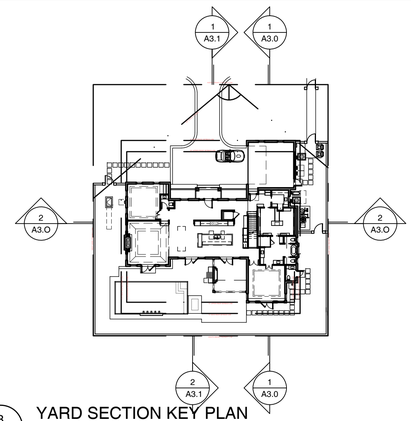
1/A3.0 PROPOSED SECTION A-A

1/4" = 1'-0"



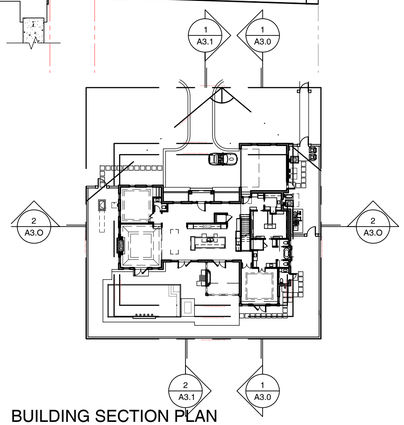
2/A3.0 PROPOSED SECTION B-B

1/4" = 1'-0"



3/A3.0 YARD SECTION KEY PLAN

NO SCALE



4/A3.0 BUILDING SECTION PLAN

NO SCALE

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD STE.18C
PALM BEACH FLORIDA 33480
(561) 312-3453

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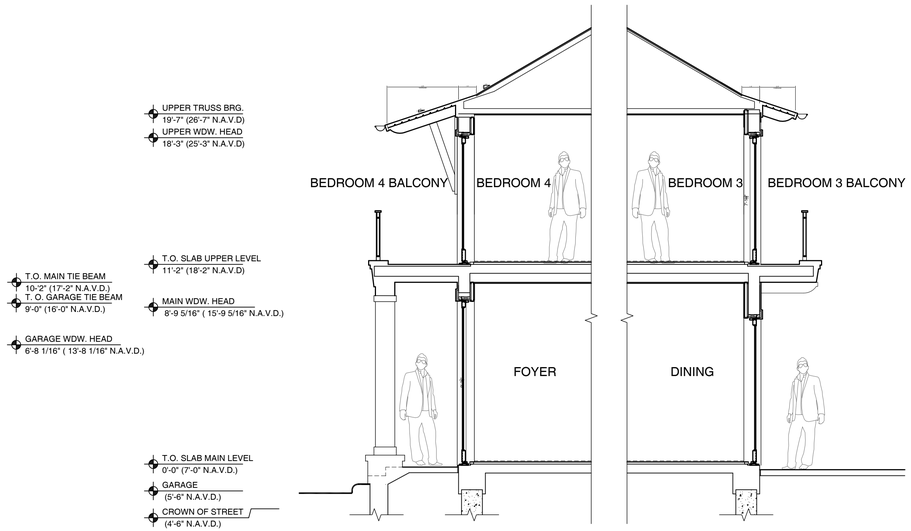
A3.0

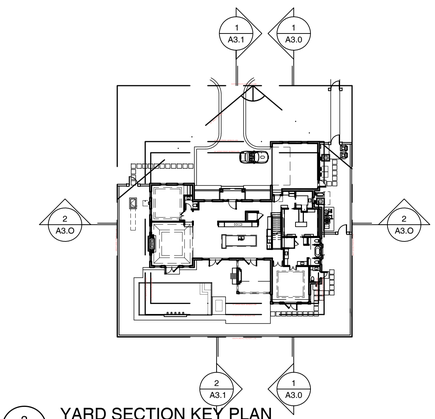


1 A3.1 SECTION @ FRONT ENTRY

1/4" = 1'-0"

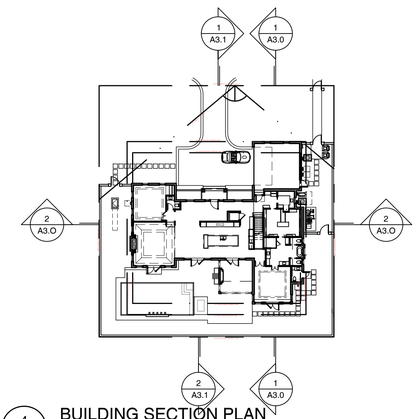
2 A3.1 SECTION @BEDROOM 3 BALCONY

1/4" = 1'-0"



3 A3.1 YARD SECTION KEY PLAN

NO SCALE



4 A3.1 BUILDING SECTION PLAN

NO SCALE

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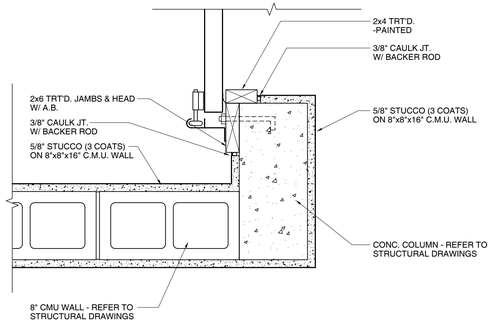
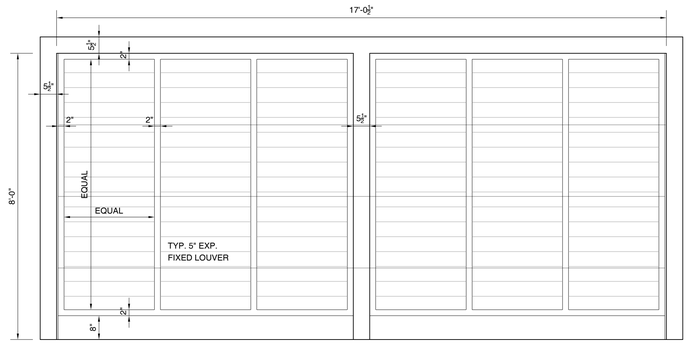
A3.1



1 A3.2 **TYP. GARAGE DOOR JAMB**

1 1/2" = 1'-0"



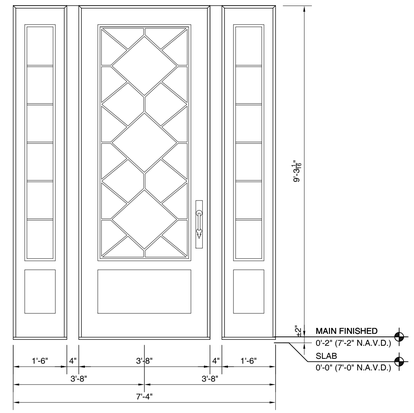
2 A3.2 **GARAGE DOOR**

1/2" = 1'-0"



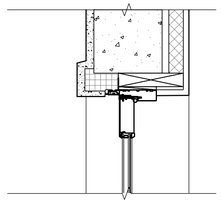
3 A3.2 **GARAGE DR. SECTION**

1/2" = 1'-0"



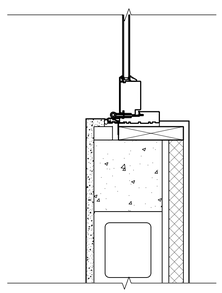
4 A3.2 **ENTRY DOOR**

1/2" = 1'-0"



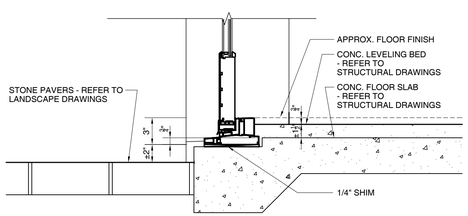
5 A3.2 **TYP. DOOR HEAD**

1 1/2" = 1'-0"



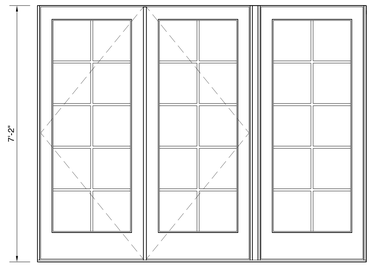
10 A3.2 **TYP. DOOR JAMB**

1 1/2" = 1'-0"



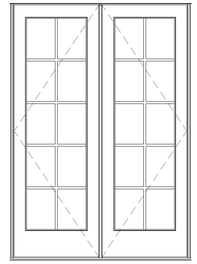
11 A3.2 **TYP. DOOR SILL**

1 1/2" = 1'-0"



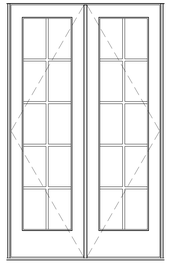
6 A3.2 **UPPER LOUNGE**

1/2" = 1'-0"



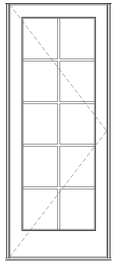
7 A3.2 **BEDROOM 2**

1/2" = 1'-0"



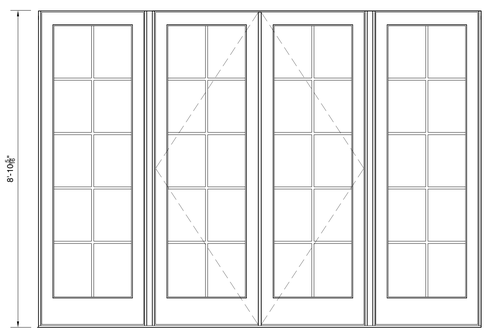
8 A3.2 **BEDROOM 3**

1/2" = 1'-0"



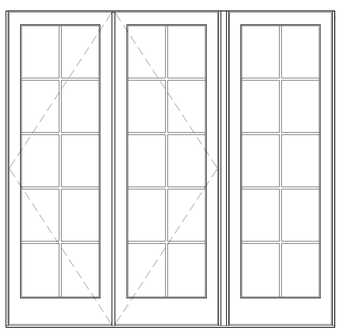
9 A3.2 **BEDROOM 4**

1/2" = 1'-0"



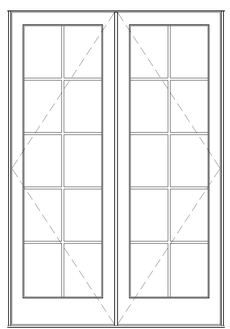
12 A3.2 **DINING/KITCHEN AREA**

1/2" = 1'-0"



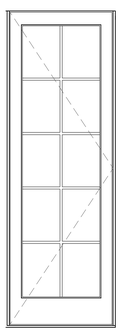
13 A3.2 **LOGGIA**

1/2" = 1'-0"



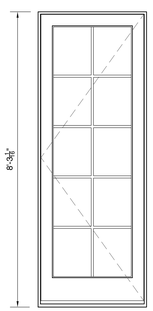
14 A3.2 **GREAT RM. & M. BEDROOM**

1/2" = 1'-0"



15 A3.2 **POOL BATH**

1/2" = 1'-0"



16 A3.2 **GARAGE**

1/2" = 1'-0"

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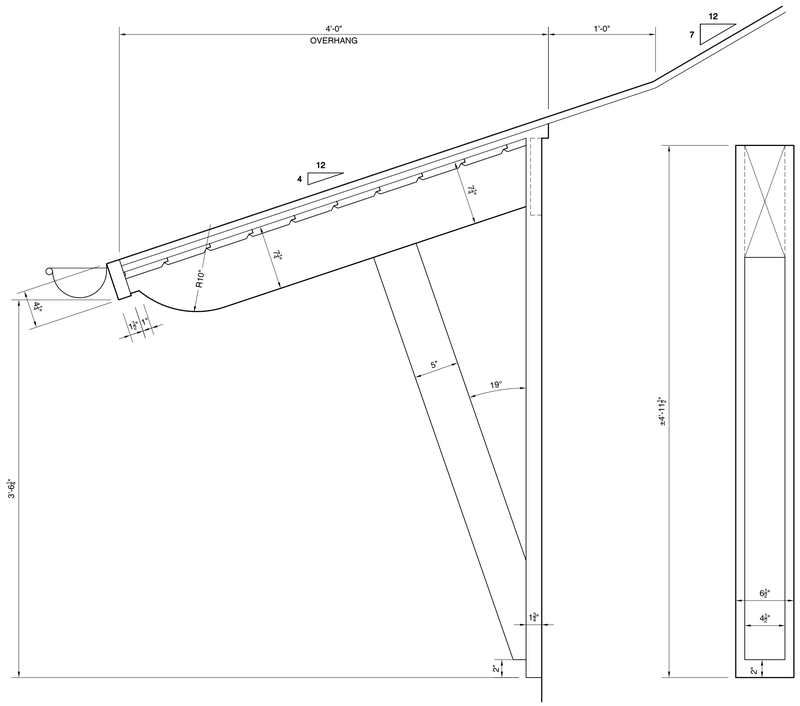
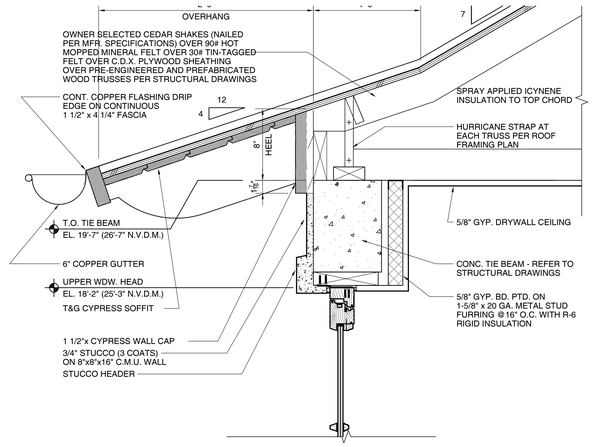
A3.2



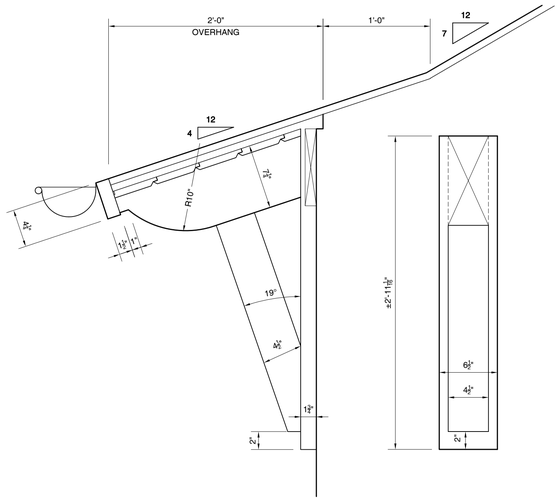
2 A3.3 BRACKET @ EXTENDED O.H. UPPER FRONT BALCONY

1 1/2" = 1'-0"



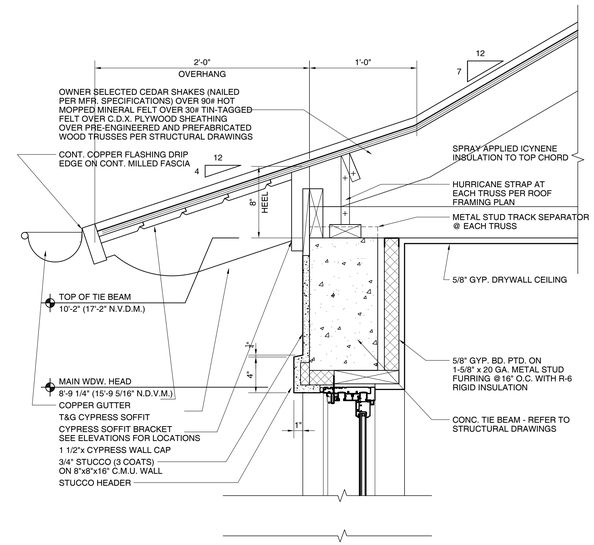
1 A3.3 TYP. UPPER O.H./WDW. HEAD

1 1/2" = 1'-0"



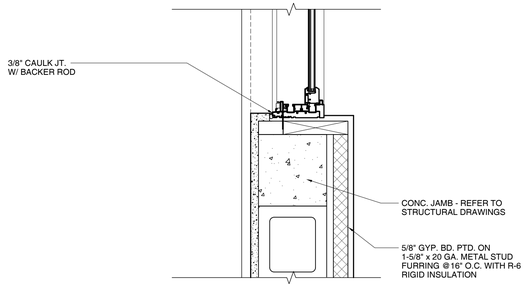
4 A3.3 TYP. BRACKET @ 24" O.H.

1 1/2" = 1'-0"



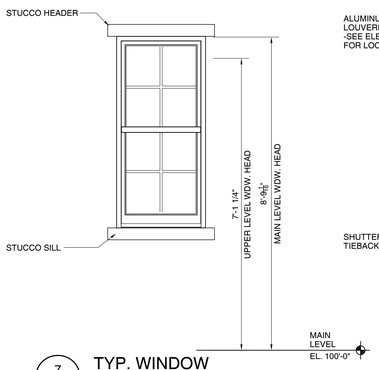
5 A3.3 TYP. MAIN O.H./ WDW. HEAD

1 1/2" = 1'-0"



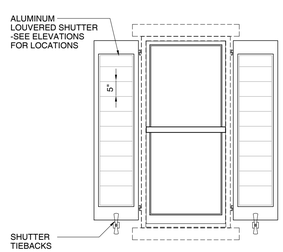
6 A3.3 TYP. WINDOW JAMB

1 1/2" = 1'-0"



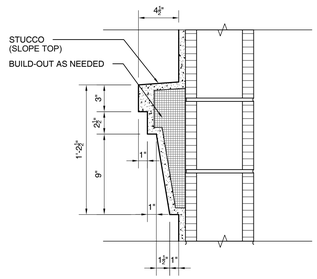
7 A3.3 TYP. WINDOW

1/2" = 1'-0"



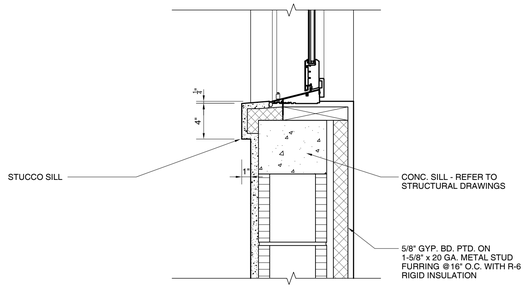
8 A3.3 TYP. SHUTTER

1/2" = 1'-0"



9 A3.3 TYP. STUCCO BAND

1/2" = 1'-0"



10 A3.3 TYP. WINDOW SILL

1 1/2" = 1'-0"

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A3.3

WALL TYPES

E1 EXTERIOR WALL
-3/4" SMOOTH STUCCO
-8" CMU WALL
-AIR SPACE
-1 5/8" METAL SUDS @ 16" O.C.
-RIGID INSUL. (R-6 MIN.)
-5/8" GYP. BD. (5/8" DUROCK @ WET WALLS)

W1 INTERIOR WALL
-5/8" GYP. BD. (5/8" DUROCK @ WET WALLS)
-3 5/8" METAL STUDS @ 16" O.C.
-5/8 GYP. BD. (5/8" DUROCK @ WET WALLS)

W2 INTERIOR WALL
-5/8" GYP. BD. (5/8" DUROCK @ WET WALLS)
-6" METAL STUDS @ 16" O.C.
-5/8 GYP. BD. (5/8" DUROCK @ WET WALLS)

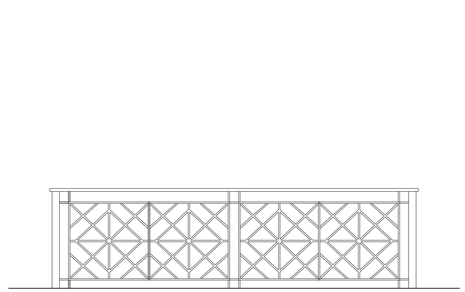
W3 INTERIOR WALL
-5/8" GYP. BD. (5/8" DUROCK @ WET WALLS)
-1 5/8 METAL STUDS @ 16" O.C.
-5/8 GYP. BD. (5/8" DUROCK @ WET WALLS)

W4 INTERIOR, SOUND INSULATED WALL
-5/8" SOUND GYP. BD. (5/8" DUROCK @ WET WALLS)
-3 5/8" METAL STUDS @ 16" O.C.
-3 1/2" SOUND ATTEN. BATT INSULATION
-5/8" SOUND GYP. BD. (5/8" DUROCK @ WET WALLS)

W5 INTERIOR, SOUND INSULATED WALL
-5/8" SOUND GYP. BD. (5/8" DUROCK @ WET WALLS)
-6" METAL STUDS @ 16" O.C.
-3 1/2" SOUND ATTEN. BATT INSULATION
-5/8" SOUND GYP. BD. (5/8" DUROCK @ WET WALLS)

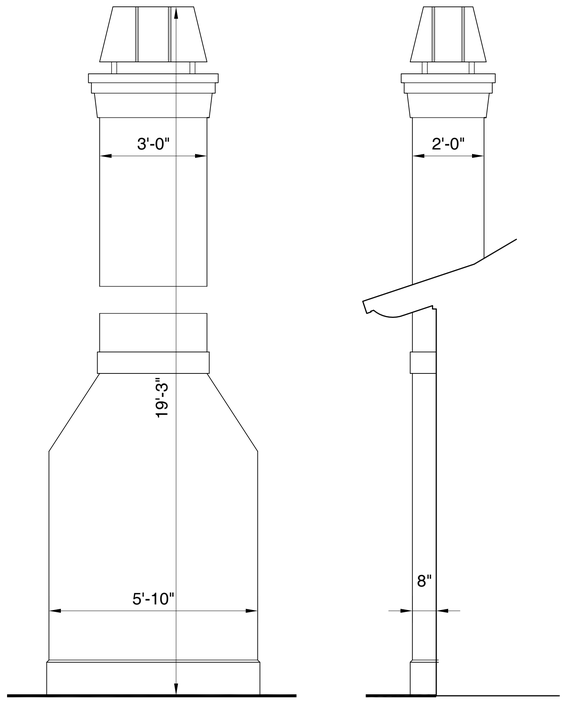
R1 1-HOUR RATED, SOUND INSULATED WALL
-5/8" GYP. BD. (TYPE SCX) (5/8"DUROCK @ WET WALLS)
-3 5/8" METAL STUDS @ 24" O.C.
-3 1/2" SOUND ATTEN. BATT INSULATION
-5/8" GYP. BD. (TYPE SCX) (5/8" DUROCK @ WET WALLS)
-U419

R2 1-HOUR RATED, SOUND INSULATED WALL
-5/8" GYP. BD. (TYPE SCX) (5/8"DUROCK @ WET WALLS)
-6" METAL STUDS @ 24" O.C.
-5 1/2" SOUND ATTEN. BATT INSULATION
-5/8" GYP. BD. (TYPE SCX) (5/8" DUROCK @ WET WALLS)
-U419

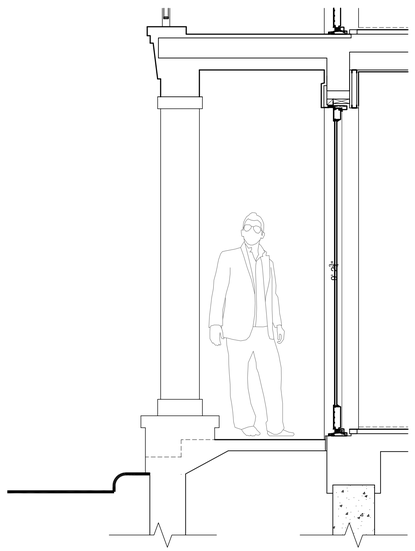


1 A3.4 TYP. EXTERIOR RAILING
1/2" = 1'-0"

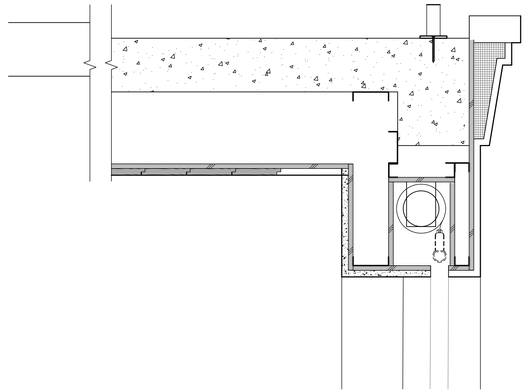
2 A3.4 TYP. EXTERIOR RAILING
1 1/2" = 1'-0"



3 A3.4 CHIMNEY CAP / CHIMNEY
1/2" = 1'-0"



4 A3.4 ENTRY COLUMN
1/2" = 1'-0"



5 A3.4 BALCONY EDGE/ LOGGIA SCREEN
1 1/2" = 1'-0"

ISSUE	DATE
PERMIT SET	00.00.00

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA
AA 26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD STE.18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
PLOT DATE	5.11.2026
SCALE	AS NOTED
DRAWN BY	GB

A3.4

ARC-26-0024



PAINTED STUCCO
BODY OF HOUSE, CHIMNEY, COLUMNS, LOGGIA, PERIMETER PRIVACY WALLS, WINDOW HDR. & SILLS
BENJAMIN MOORE
CLASSIC COLOR SELECTION
LINEN WHITE OC-146



DOORS,WINDOWS AND MUNTINS:
BENJAMIN MOORE
CLASSIC COLOR SELECTION
SIMPLY WHITE OC-117



ALUMINUM POWDER COATED SHUTTERS AND TERRACE, BALCONY RAILINGS, GATE DOORS:
BENJAMIN MOORE
CLASSIC COLOR SELECTION
SEACLIFF HEIGHTS #688



STONE CAPS AT WALLS, FRONT ENTRY COLUMN PEDISTALS AND PASSIVE SOLAR ROOF SILL:
AGRANDE LIMESTONE



SHUTTER BRACKETS:
ANTIQUE BRONZE



SHUTTER DOGS:
ANTIQUE BRONZE



BRACKETS, SOFFITS AND FASCIA, FRONT ENTRY DOOR AND GARAGE OH DOOR:
CYPRESS W/ LIME WASH



ROOF:
LUDOWICI -LUDO SHAKE
COLOR: WESTERN CEDAR



GUTTERS, DOWNSPOUTS AND CHIMNEY SHROUD:
COPPER



BBQ CABINETS:
PAINTED W/ S.S. BBQ
BENJAMIN MOORE
CLASSIC COLOR SELECTION
LINEN WHITE OC-146



EXTERIOR LIGHTING:
VISUAL COMFORT-
CUPERTINO WALL LANTERN
BLACK

5 A3.5 COLOR CONCEPT AND MATERIALS
NO SCALE

ISSUE	DATE
PERMIT SET	00.00.00

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AA 26003271

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PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
PLOT DATE	5.11.2026
SCALE	AS NOTED
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A3.5

ARC-26-0024

Scope of Work

* New Driveway & Motorcourt
* New Front Entry Stairs & Landing
* New Site Walls & Gates
* New Equipment
* New Pool, Spa, & Associated Deck
* New Outdoor Shower
* New Steppingstone Paths
* New Outdoor Kitchen / BBQ
* General Landscape Improvements

Landscape Legend

PROPERTY ADDRESS:	230 PLANTATION ROAD	
LOT AREA (SQ FT)	11,799 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	5,130 S.F. (MIN. 45%)	5,392 S.F. (45.69%)
LOS TO BE ALTERED (SQ FT AND %)	N/A	N/A
PERIMTETER LOS (SQ FT AND %)	2,655 S.F. (MIN. 50% LOS)	3,196 S.F. (80.95%)
FRONT YARD LOS (SQ FT AND %)	1,049.6 S.F. (MIN. 40%)	2,150 S.F. (81.90%)
NATIVE TREES %	30% (NUMBER OF TREES)	4 (100%)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	295 (45.67%)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	500 S.F. (65.57%)

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

Private Residence
230 Plantation Road
Palm Beach

F L O R I D A

ARC-26-0024
Final Submittal
May 11, 2026

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L1.1 - Existing Neighboring Context Exhibit
L2.0 - Existing Conditions / Inventory Plan
L2.1 - Demolition Plan
L3.0 - Site Plan
L3.1 - Open Space Diagram
L3.2 - Proposed Hardscape Exhibit
L3.3 - Proposed Hardscape Exhibit
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L4.0 - Landscape Plan
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L9.0 - Construction Staging Plan
L10.0 - Truck Logistics Plan

Design Team/Consultants

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

Architects
BI ARCHITECT LLC
139 N. COUNTY ROAD #18C
PALM BEACH, FL 33480
561.312.3453

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

Surveyor
MILLER LAND SURVEYING
1121 LAKE AVE
LAKE WORTH BEACH, FL 33460

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Existing View to Front Entry



Existing View to Front Entry



Existing View to West Side Yard



Existing View to East Side Yard



Existing View to Pool



Existing View to Pool

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139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
230 Plantation Road
Town of Palm Beach
FLORIDA

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026

SHEET L1.0

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Existing Site Photos Exhibit

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139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
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Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
230 Plantation Road
Town of Palm Beach
FLORIDA



222 Plantation Road
East Adjacent Neighbor



230 Plantation Road
Subject Property



238 Plantation Road
West Adjacent Neighbor

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026

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Existing Neighboring Context Exhibit

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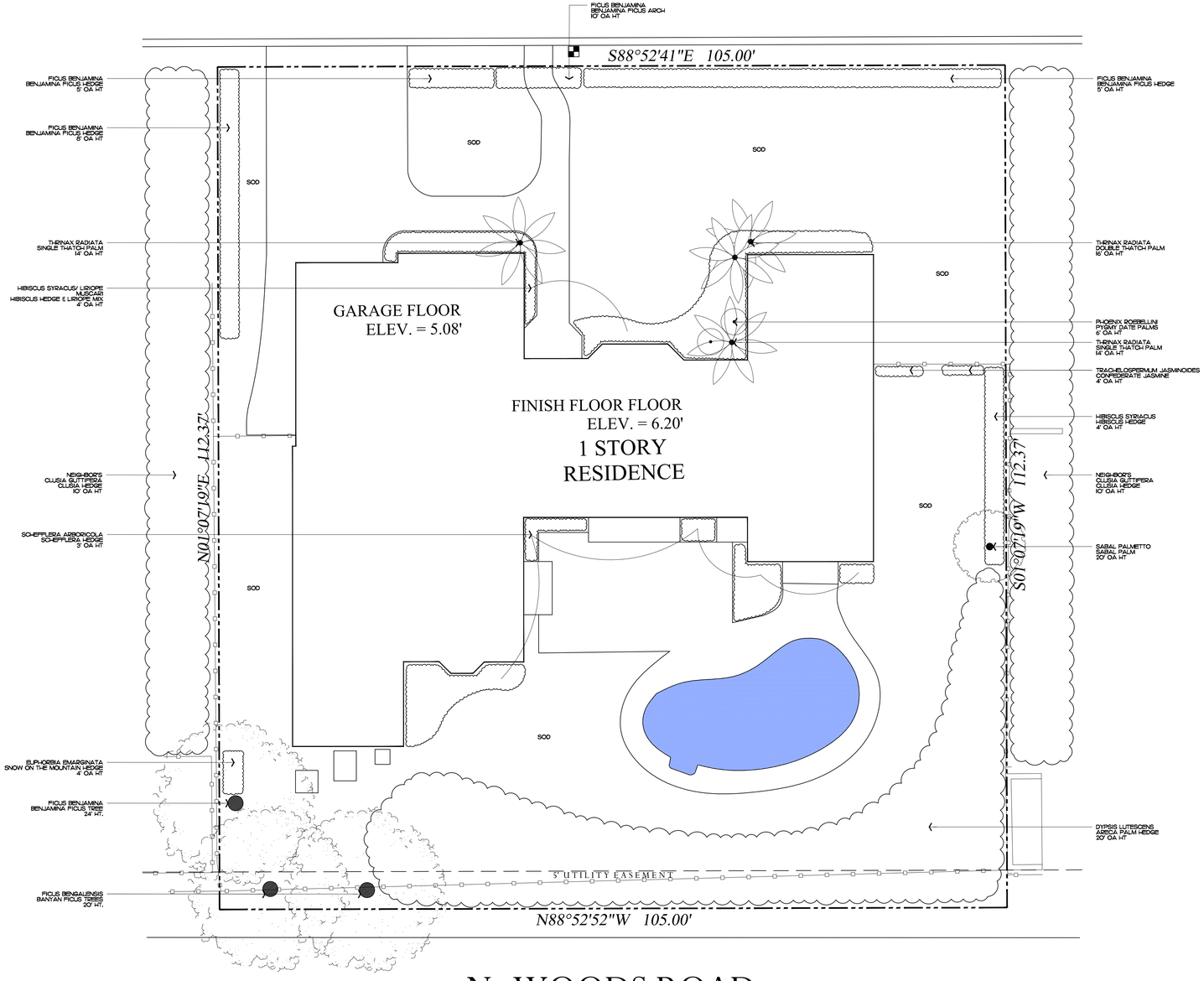
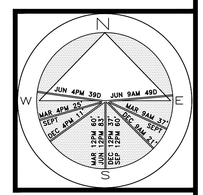
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

PLANTATION ROAD



N. WOODS ROAD

Private Residence
230 Plantation Road
Town of Palm Beach
FLORIDA



JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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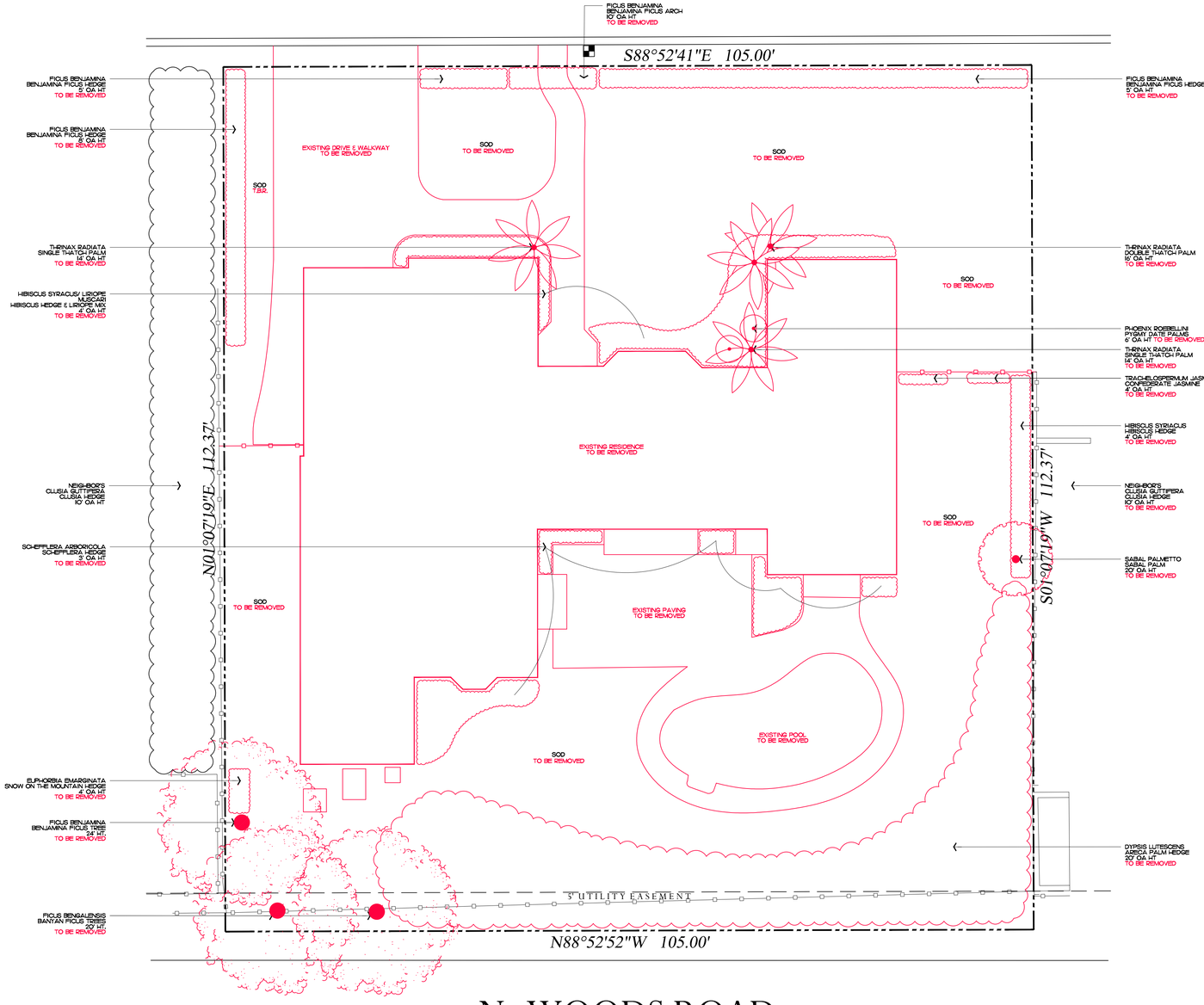
Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

PLANTATION ROAD



N. WOODS ROAD

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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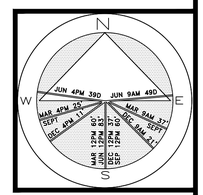

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
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05.11.2026

SHEET L2.1

64 sf.
AREA IN SQ.FT.

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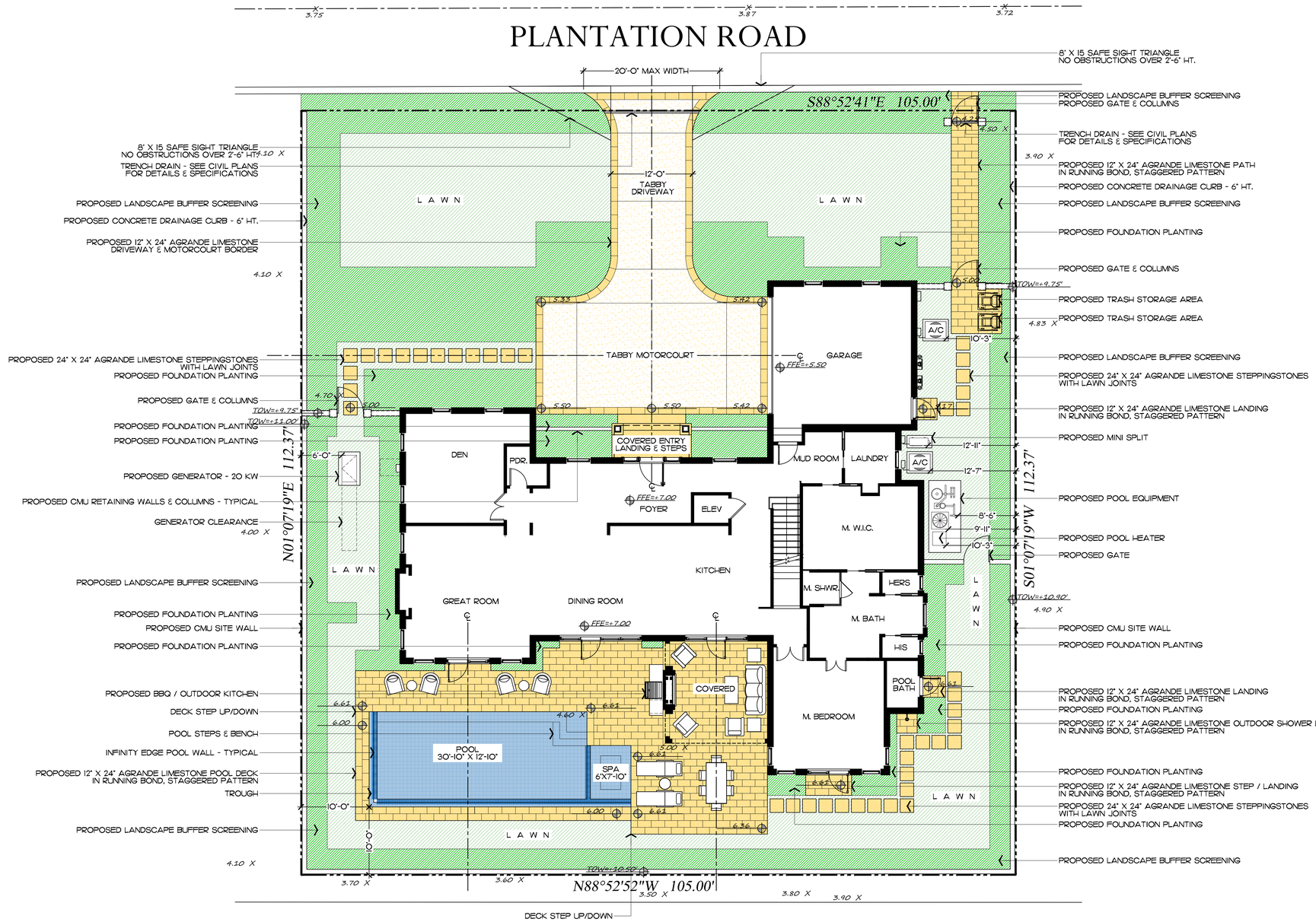
ARC-26-0024

NOT FOR CONSTRUCTION

Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

PLANTATION ROAD



N. WOODS ROAD

Topographic Legend

0.00 X	EXISTING SPOT ELEVATION PER MILLER LAND SURVEYING (NAVD-88)
0.00	PROPOSED SPOT ELEVATION (NAVD-88)

Site Legend

- PROPOSED LAWN AREA
- PROPOSED LANDSCAPE / PLANTING AREA
- PROPOSED STONE
- PROPOSED TABBY
- PROPOSED POOL / WATER FEATURE

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		11,799 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,310 S.F.	45.69%	5,392 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,049.6 S.F.	81.90%	2,150 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,655 S.F.	80.95%	3,196 S.F.

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Site Plan

SCALE IN FEET 0' 8' 16' 24'

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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Dustin M. Mizell, MLA FLA #6666784
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Private Residence
230 Plantation Road
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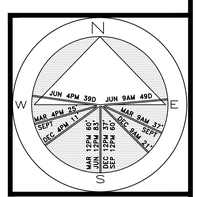

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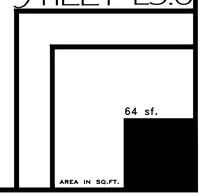
04.13.2026
05.11.2026

SHEET L3.0



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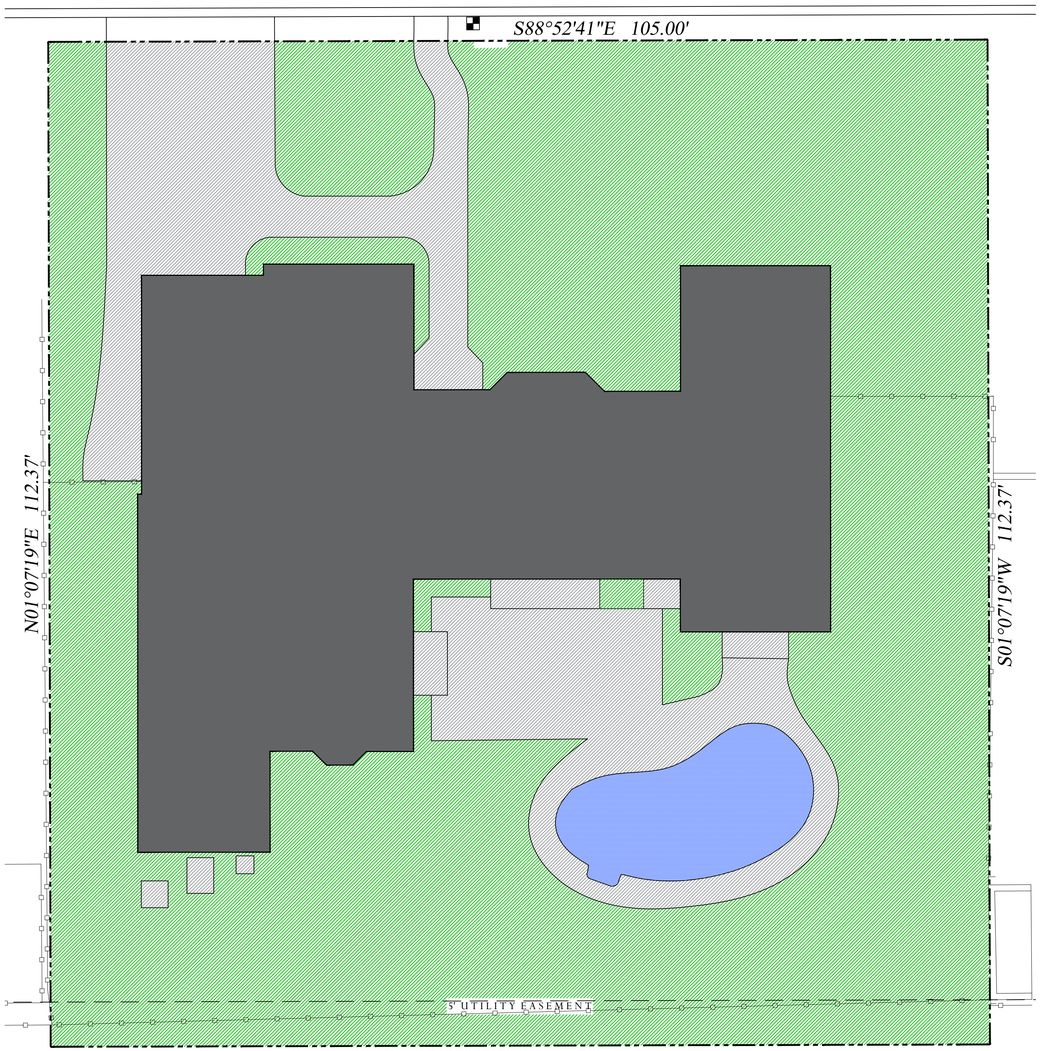

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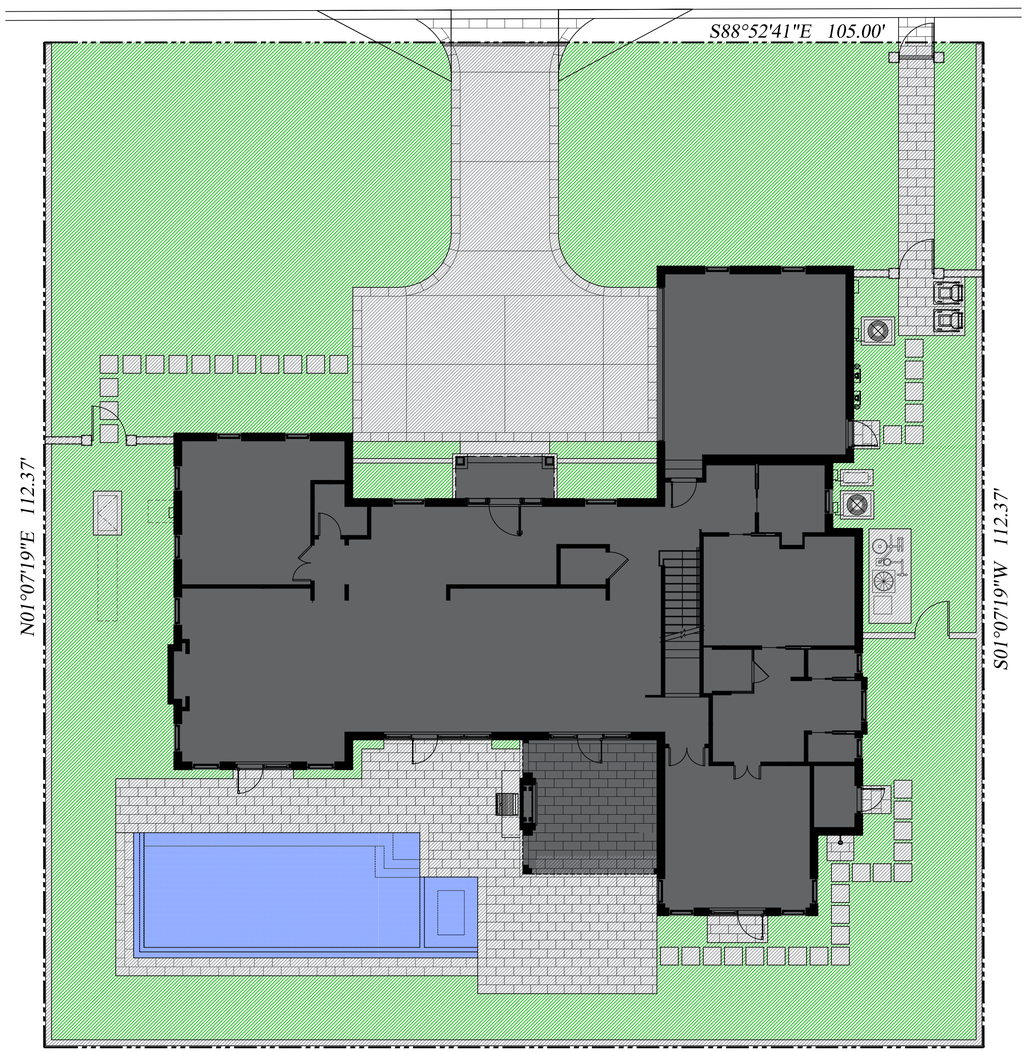

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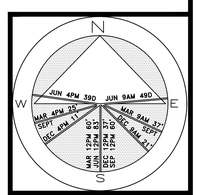

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026

SHEET L3.1

N. WOODS ROAD
Existing Open Space Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		11,799 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,310 S.F.	55.67%	6,569 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,049.6 S.F.	75.08%	1,970 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,655 S.F.	94%	6,173 S.F.

Legend

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

N. WOODS ROAD
Proposed Open Space Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		11,799 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,310 S.F.	45.69%	5,392 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,049.6 S.F.	81.90%	2,150 S.F.
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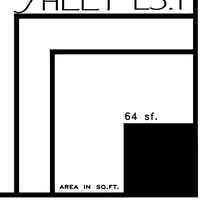

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Open Space Diagrams

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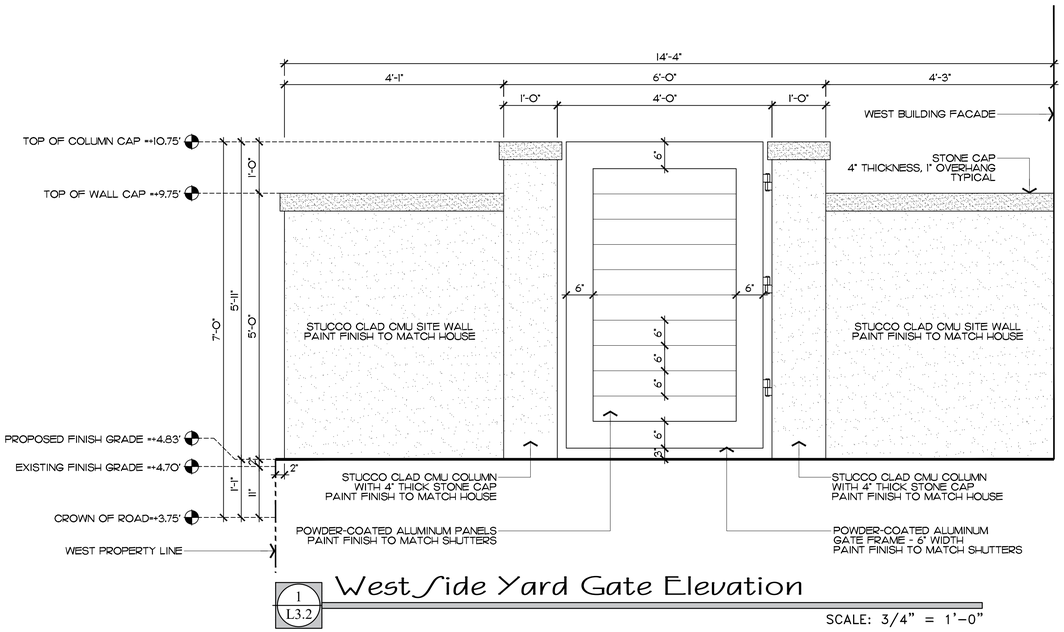
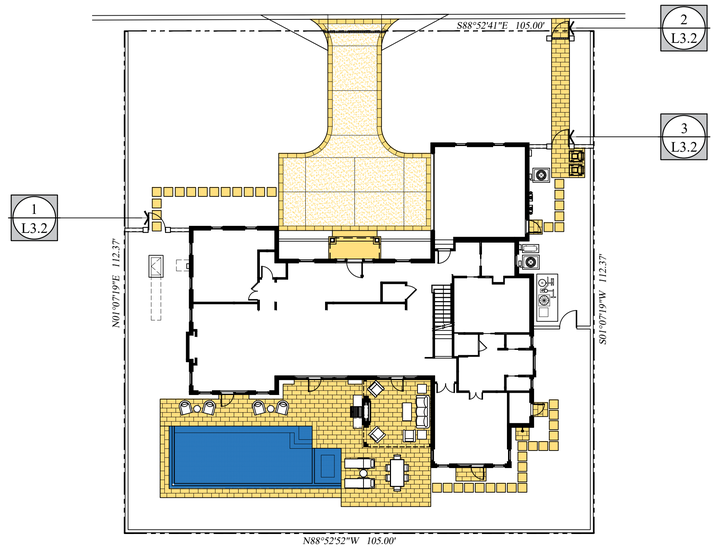


1 L3.2 West Side Yard Gate Elevation

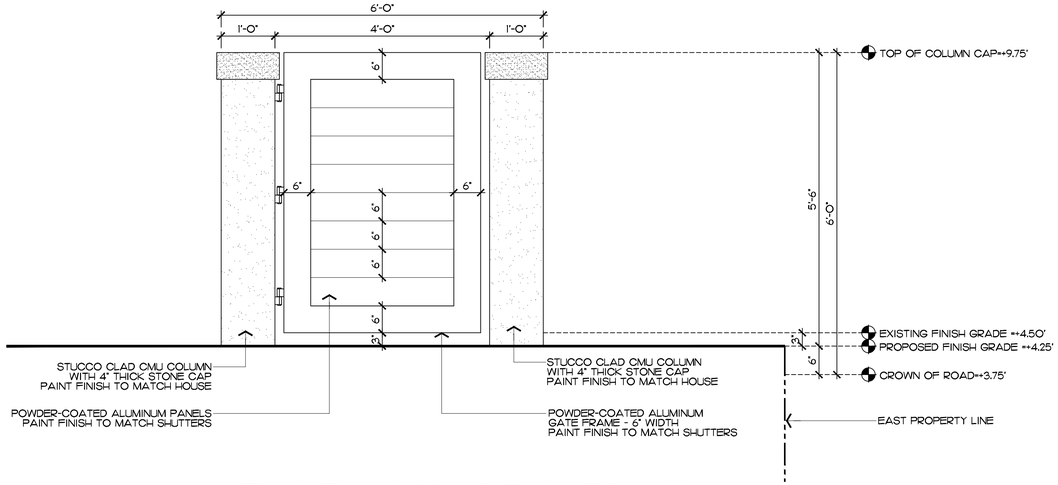
SCALE: 3/4" = 1'-0"

PLANTATION ROAD



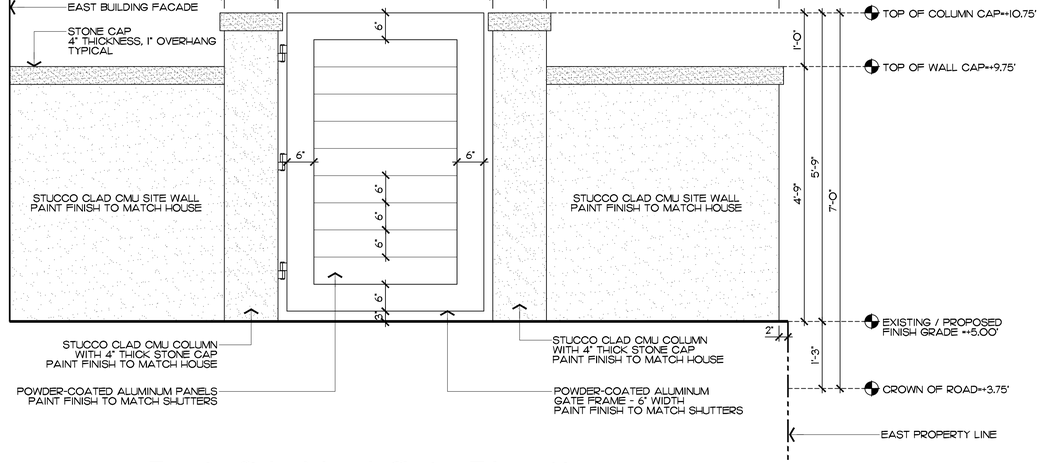
Site Plan

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



2 L3.2 East Front Yard Gate Elevation

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



3 L3.2 East Side Yard Gate Elevation

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

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
230 Plantation Road
Town of Palm Beach
FL

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman
DATE: 04.13.2026
05.11.2026

SHEET L3.2

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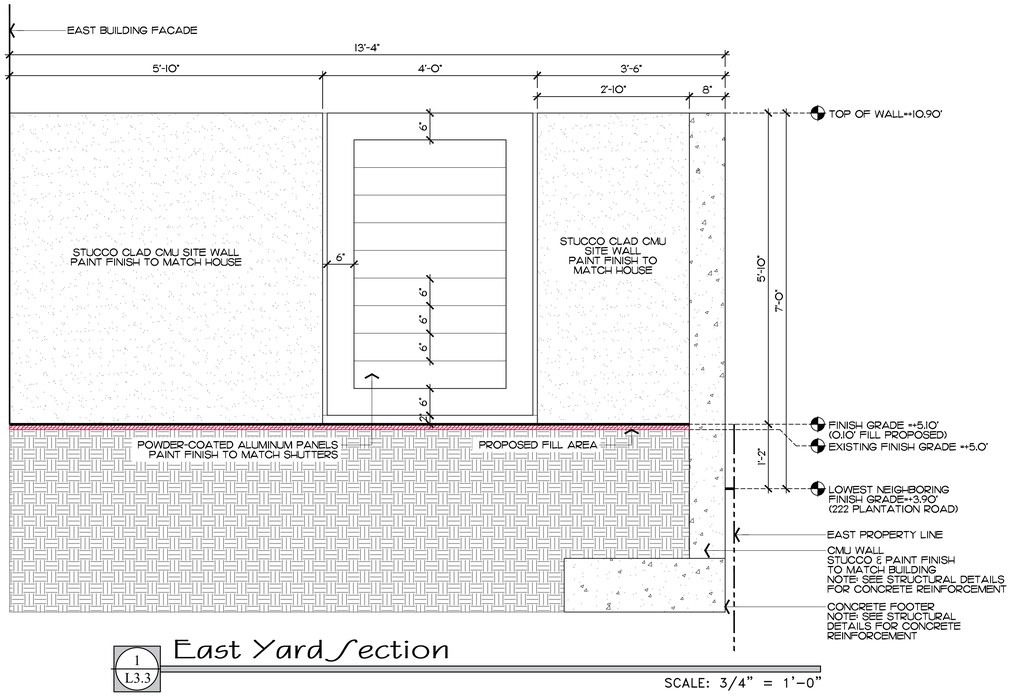
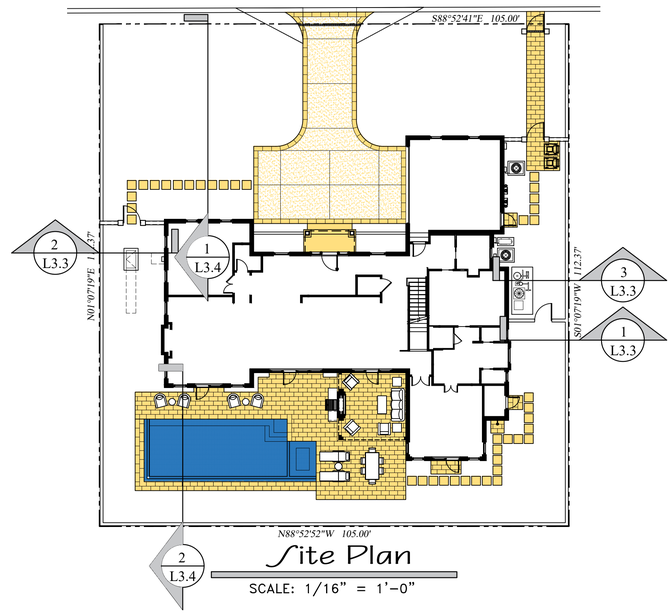


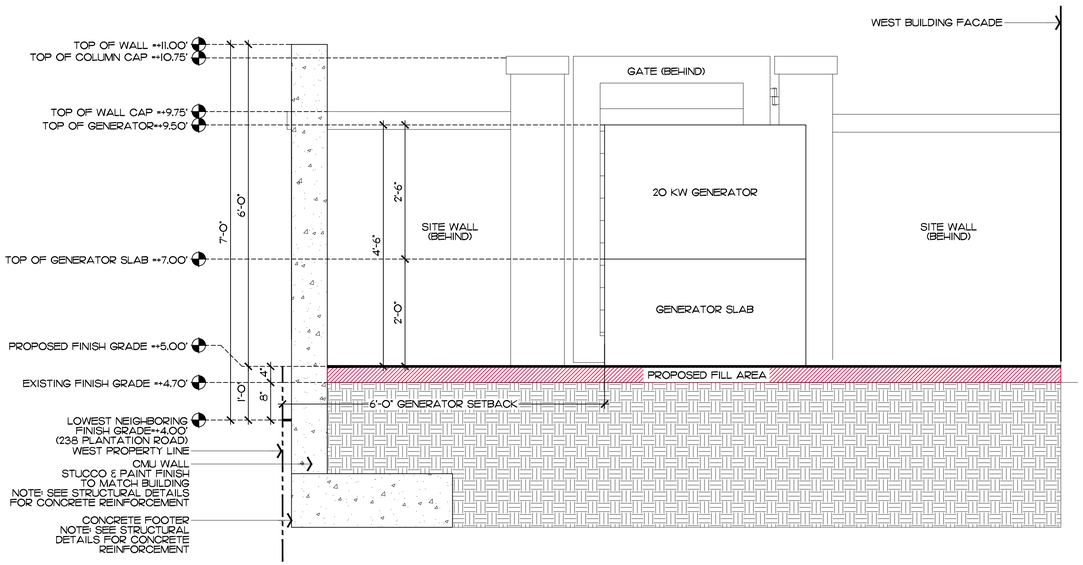
1 L3.3 East Yard Section

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



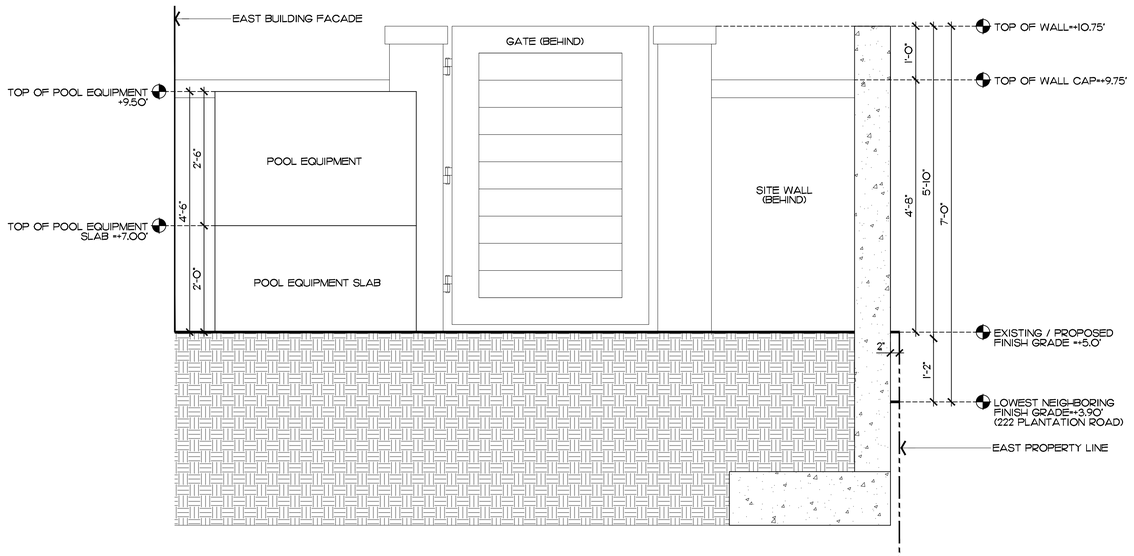
Site Plan

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



2 L3.3 West Yard Section

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



3 L3.3 East Equipment Yard Section

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

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

Private Residence
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Town of Palm Beach
FLORIDA

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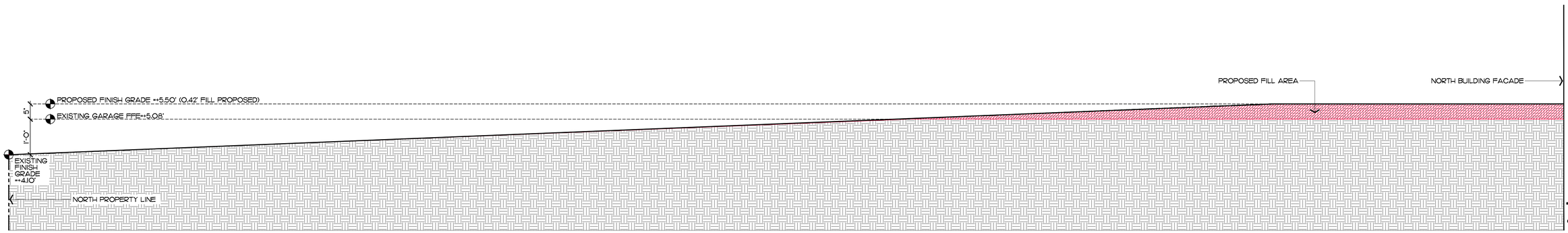
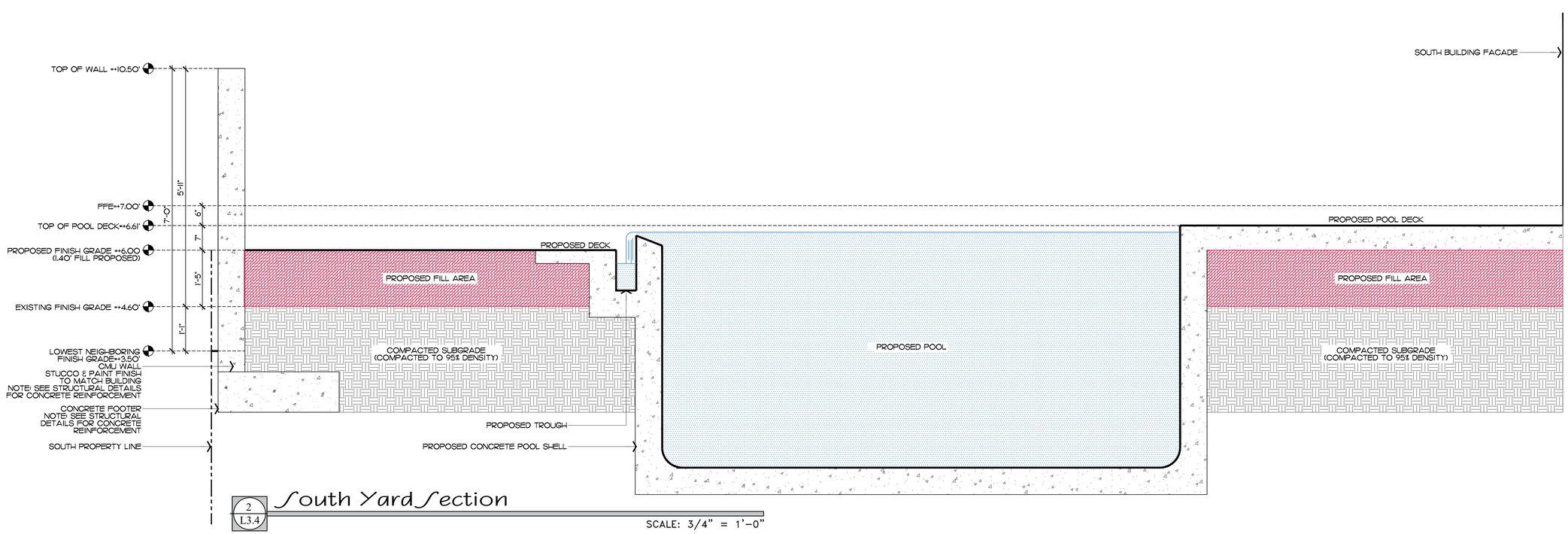


1 L3.4 North Yard Section

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



2 L3.4 South Yard Section

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

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05.11.2026

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Agrande Limestone

12" X 24" DRIVEWAY BORDER
12" X 24" POOL COPING & ASSOCIATED DECK
12" X 24" LANDINGS
24" X 24" STEPPINGSTONES WITH LAWN JOINTS



Tabby

DRIVEWAY INFILL

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.11.2026

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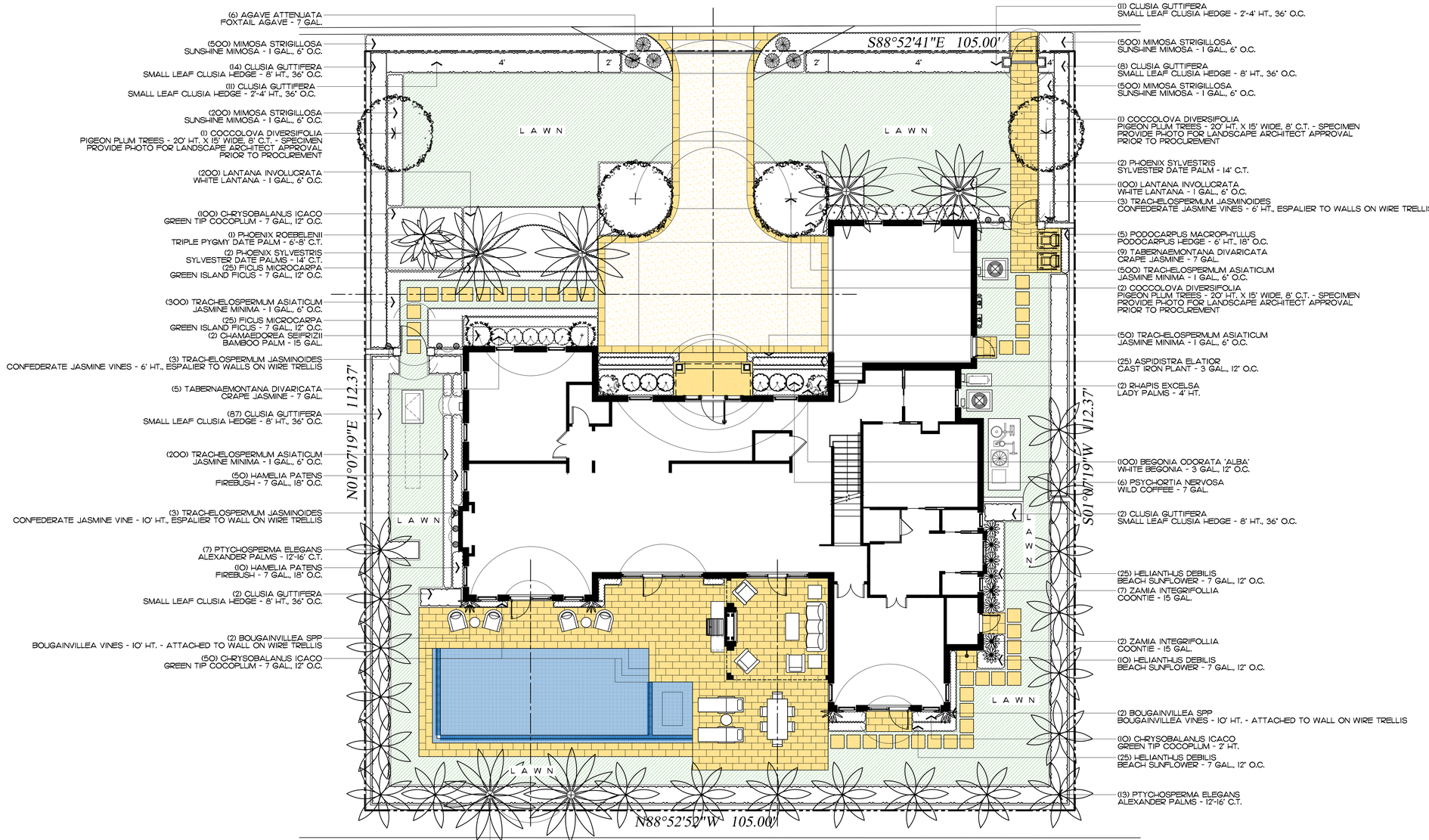
PLANTATION ROAD



N. WOODS ROAD

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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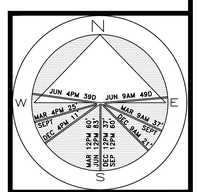

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DATE: 03.26.2026
04.13.2026
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64 sf.
AREA IN SQ.FT.

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	4	20' HT. X 15' WIDE, 8' C.T. - SPECIMEN PROVIDE IMAGES FOR L.A. APPROVAL	YES

TOTAL:	4
NATIVE SPECIES:	4 (100%)

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION
	CHAMAEDOREA SEIFRIZII BAMBOO PALM	2	15 GAL.
	PHOENIX ROEBELENII TRIPLE PYGMY DATE PALM	1	6'-8' C.T., PROVIDE IMAGE FOR L.A. APPROVAL
	PHOENIX SYLVESTRIS SYLVESTER DATE PALM	2 4	12' C.T., PROVIDE IMAGE FOR L.A. APPROVAL 14' C.T., PROVIDE IMAGE FOR L.A. APPROVAL
	PTYCHOSPERMA ELEGANS ALEXANDER PALM	20	12'-16' C.T.
	RHAPIS EXCELSA LADY PALM	2	4' HT.

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	LANTANA INVOLUCRATA WHITE LANTANA	300	1 GAL., 6" O.C.	YES
	MIMOSA STRIGILLOSA SUNSHINE MIMOSA	1,700	1 GAL., 6" O.C.	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	1,050	1 GAL., 6" O.C.	NO

TOTAL:	3,050
NATIVE SPECIES:	2,000 (65.57%)

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	AGAVE ATTENUATA FOXTAIL AGAVE	6	7 GAL.	NO
	ASPIDISTRA ELATIOR CAST IRON PLANT	25	3 GAL., 12" O.C.	NO
	BEGONIA ODORATA 'ALBA' WHITE BEGONIA	100	3 GAL., 12" O.C.	NO
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	4	10' HT. - ESPALIER TO WALL ON WIRE TRELLIS	NO
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	150 10	7 GAL., 12" O.C. 2' HT.	YES
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA HEDGE	25 113	2'-4' HT., 36" O.C. 8" HT., 36" O.C.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	50	7 GAL., 12" O.C.	NO
	HAMELIA PATENS FIREBUSH	60	7 GAL., 18" O.C.	YES
	HELIANTHUS DEBILIS BEACH SUNFLOWER	60	7 GAL., 12" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	5	6' HT., 18" O.C.	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	6	7 GAL.	YES
	TABERNAEMONTANA DIVARICATA CRAPE JASMINE	14	7 GAL.	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	6 3	6' HT. - ESPALIER TO WALLS 10' HT. - ESPALIER TO WALLS	NO
	ZAMIA INTEGRIFOLIA COONTIE	9	15 GAL.	YES

TOTAL:	646
NATIVE SPECIES:	295 (45.67%)

Landscape Legend

PROPERTY ADDRESS:	230 PLANTATION ROAD	
LOT AREA (SQ FT)	11,799 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	5,130 S.F. (MIN. 45%)	5,392 S.F. (45.69%)
LOS TO BE ALTERED (SQ FT AND %)	N/A	N/A
PERIMTETER LOS (SQ FT AND %)	2,655 S.F. (MIN. 50% LOS)	3,196 S.F. (80.95%)
FRONT YARD LOS (SQ FT AND %)	1,049.6 S.F. (MIN. 40%)	2,150 S.F. (81.90%)
NATIVE TREES %	30% (NUMBER OF TREES)	4 (100%)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	295 (45.67%)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	500 S.F. (65.57%)

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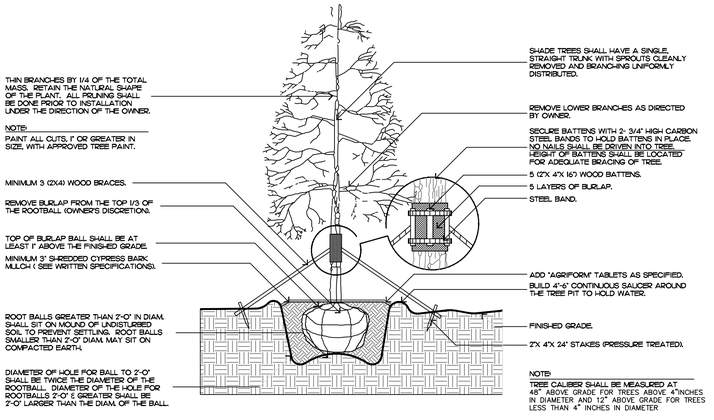
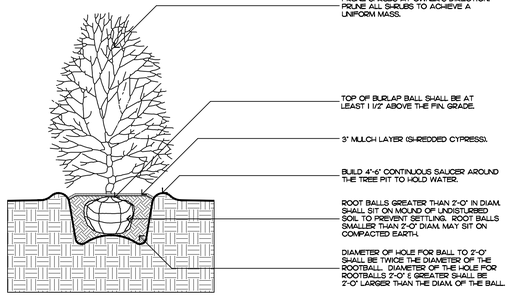
Plant Schedule



FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Tree Planting



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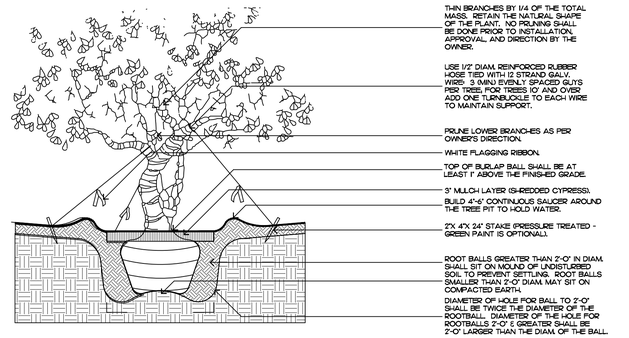
Shrub Planting

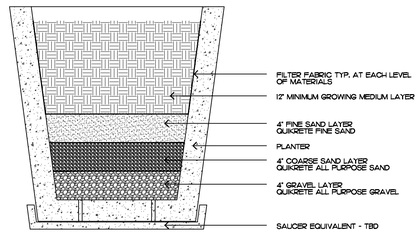


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

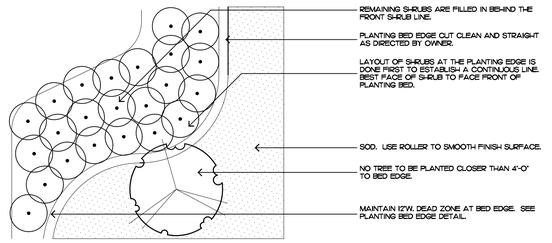
Irregular and Multi-stem Tree

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Palm Tree Planting



Typical Planter Sediment Filtration Detail



Shrub & Groundcover Layout

Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHOROUS
SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS, 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I ≤ II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESH-LY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES ≤ PALMS FOR ONE YEAR (1) AGAINST UN-HEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

ENVIRONMENT DESIGN GROUP
139 North County Road SJ120-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
230 Plantation Road
Town of Palm Beach
FLORIDA

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026

SHEET L4.2

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ARC-26-0024 NOT FOR CONSTRUCTION Planting Details & Specifications



Foxtail Agave



Frog Fruit



Green Buttonwood Hedge



Pigeon Plum Trees



Sylvester Date Palm



White Lantana



Green Island Ficus



Cast Iron Plant

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139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

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FLORIDA

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Plant Images



Crape Jasmine



Jasmine Minima



Bamboo Palm



White Begonia



Confederate Jasmine Vines



Lady Palm



Wild Coffee



Coontie

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139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

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Town of Palm Beach
FLORIDA

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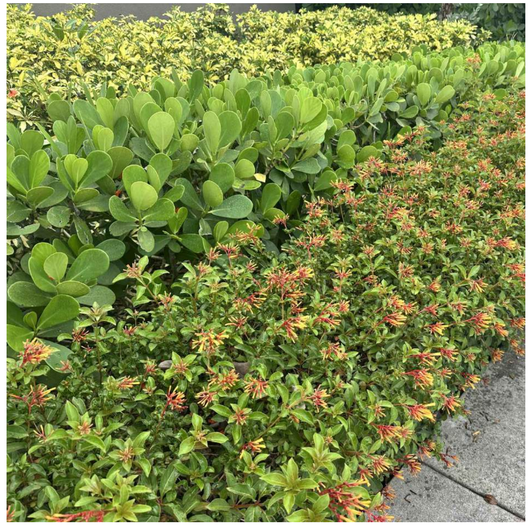
Plant Images



Podocarpus Hedge



Alexander Palm



Firebush



Hibiscus



Bougainvillea Vine



Beach Sunflower



Triple Pygmy Date Palm



Green Cocoplum

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

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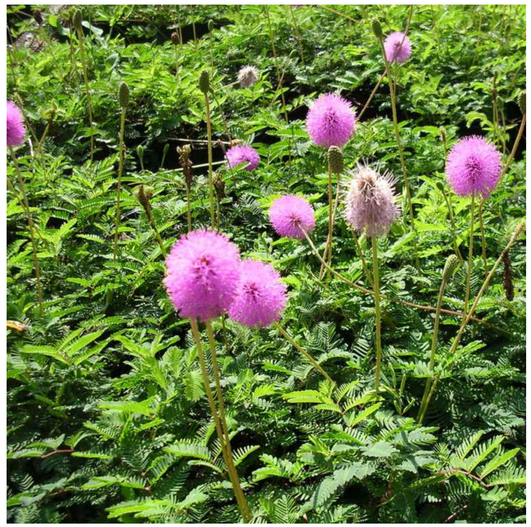
Plant Images



Clusia Hedge



Sunshine Mimosa

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139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
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Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

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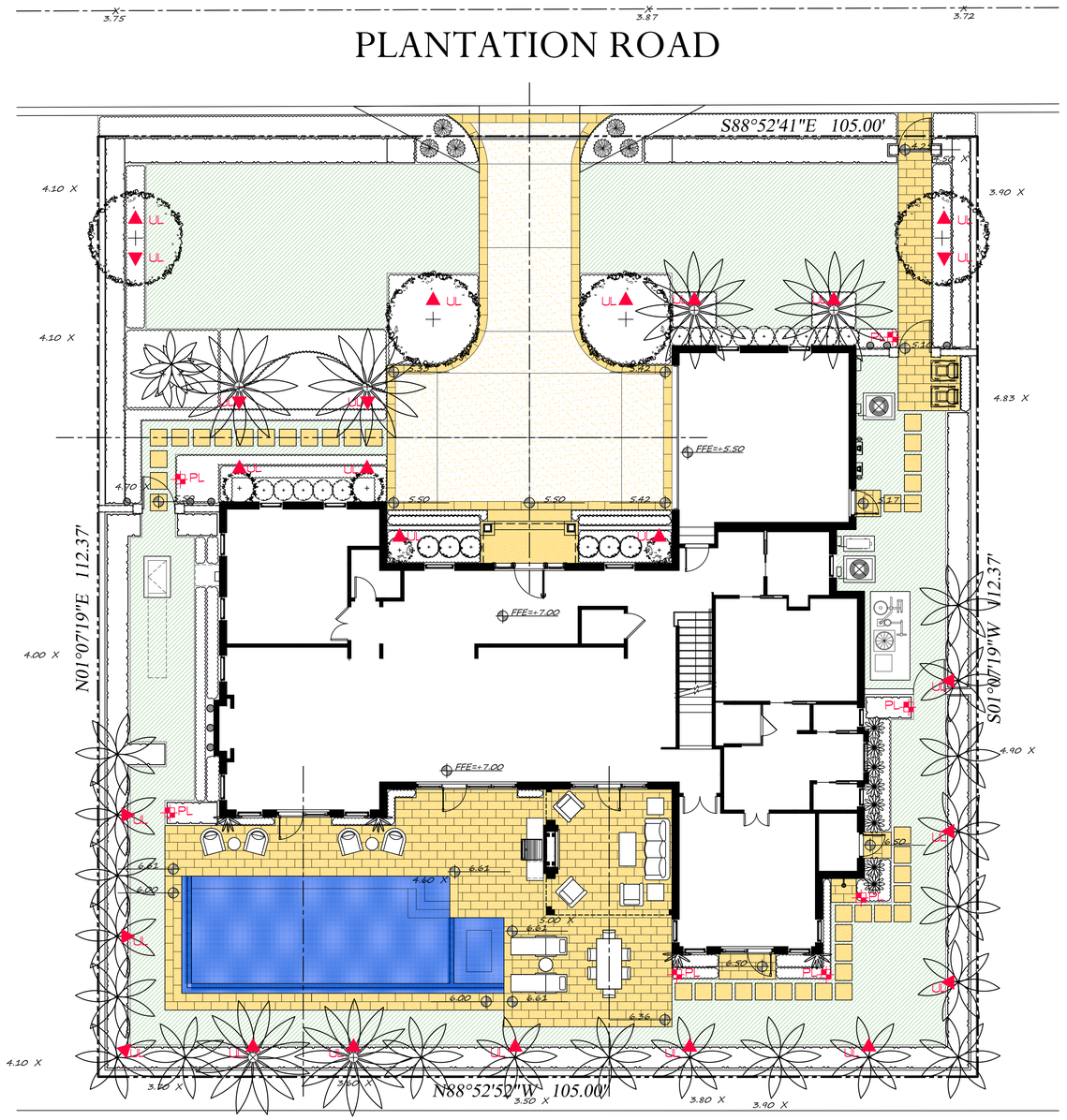
Plant Images



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - KICHLER LIGHTING - 16016AZT30 - TEXTURED ARCHITECTURAL BRONZE - 5.5 WATTS - LED 3000K	25
PL	PATH LIGHT - KITCHLER LIGHTING - 15815AZT30R - TEXTURED ARCHITECTURAL BRONZE - 4.3 WATTS - LED 3000K	7



UP LIGHT



PATH LIGHT

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139 North County Road SJ20-B Palm Beach, Fl 33480
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Landscape Architecture
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Dustin@environmentdesigngroup.com

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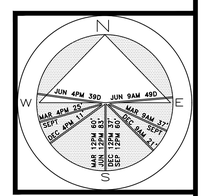

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05.11.2026

SHEET L5.0

64 sf.
AREA IN SQ.FT.

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ARC-26-0024

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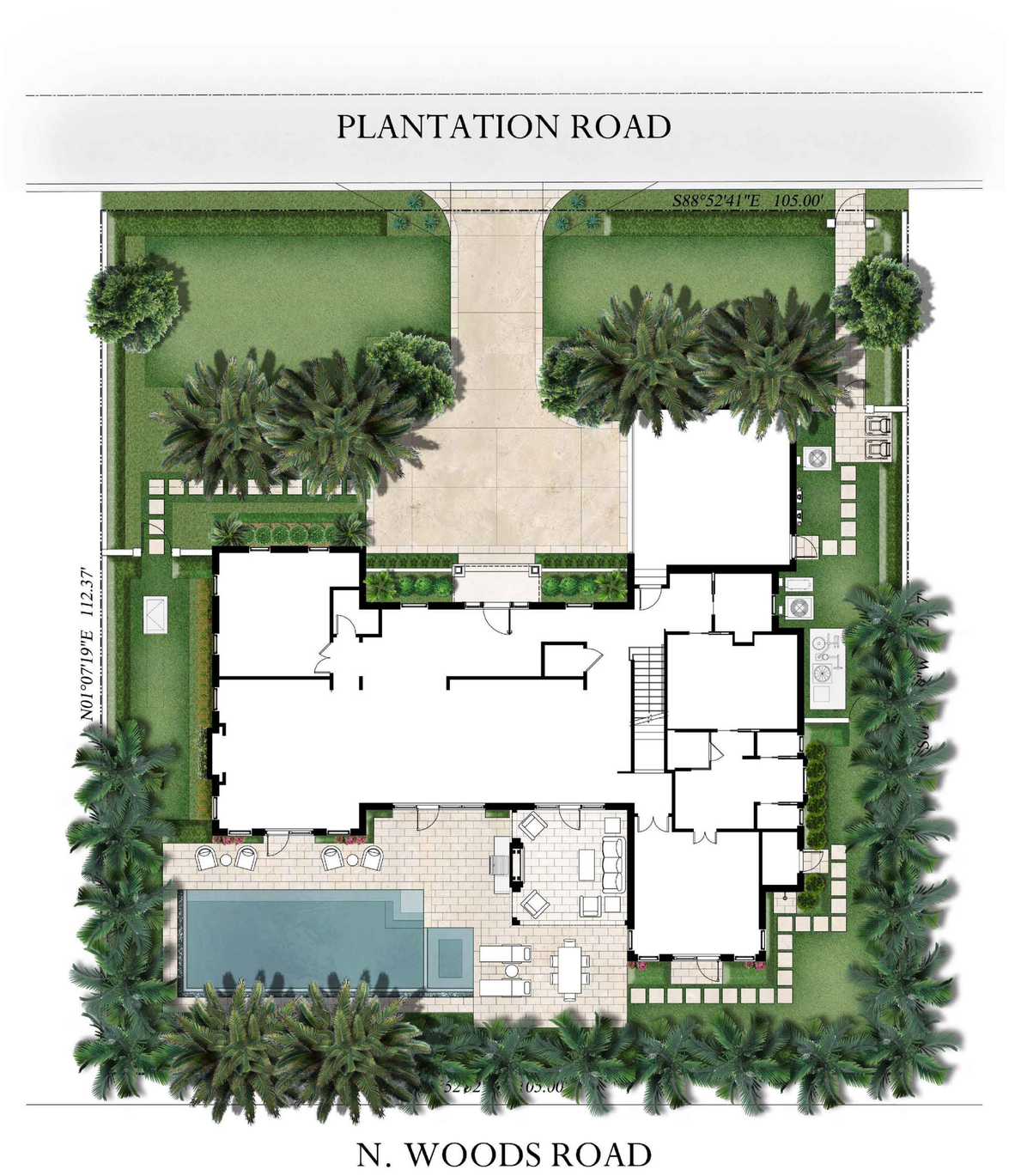
Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'



ENVIRONMENT DESIGN GROUP
139 North County Road S#20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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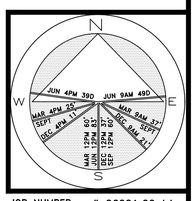

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04.13.2026

SHEET L6.0

ARC-26-0024

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Rendered Site Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.

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North Elevation



South Elevation

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139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
230 Plantation Road
Town of Palm Beach
FLORIDA

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SHEET L7.0

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Rendered Elevations

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



East Elevation



West Elevation

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

Private Residence
230 Plantation Road
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SHEET L7.1

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Rendered Elevations

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

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Landscape Architecture
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Town of Palm Beach
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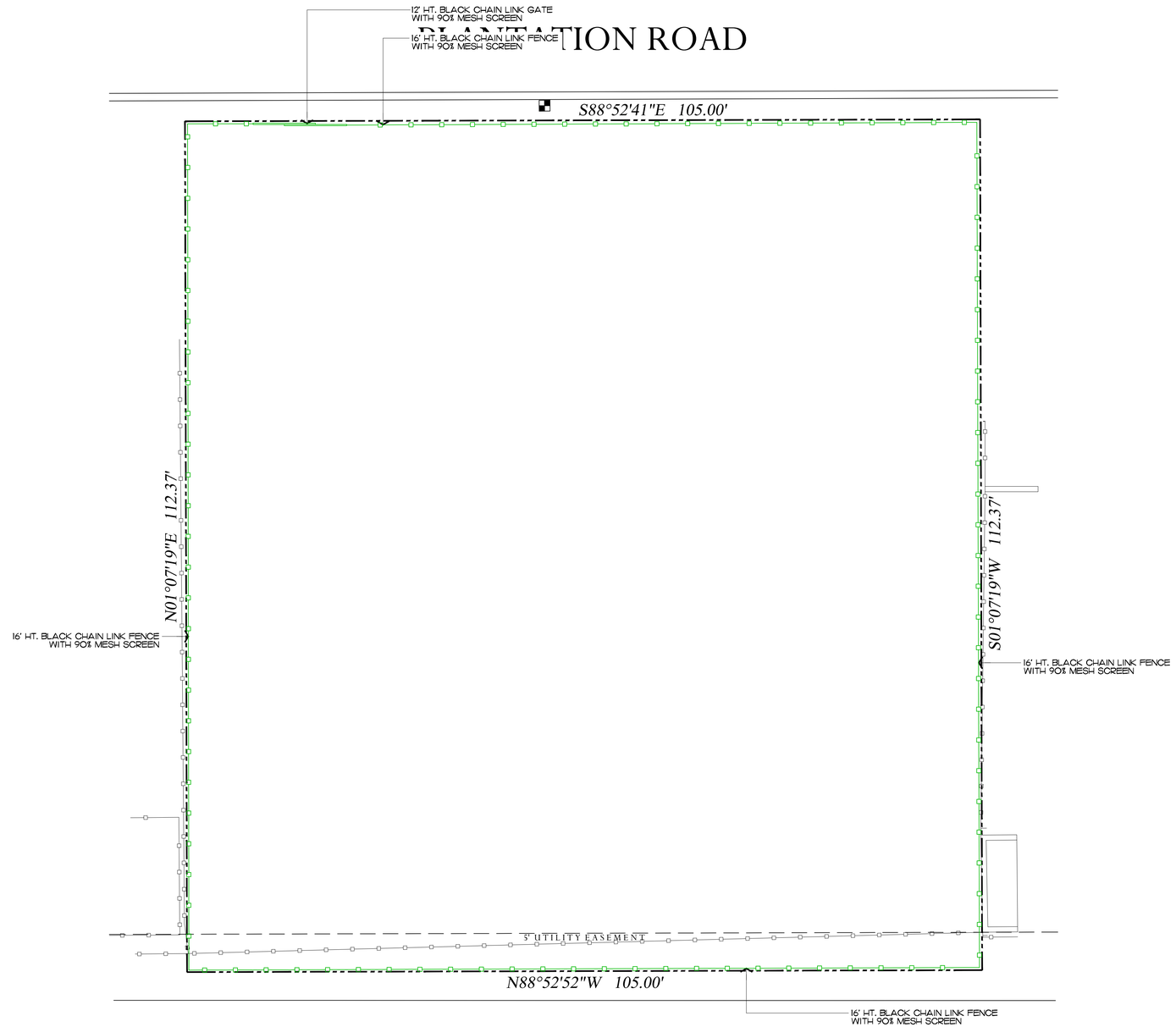

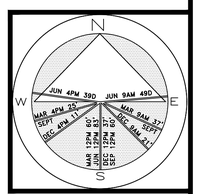

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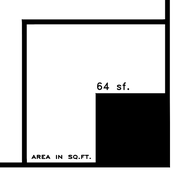
SHEET L8.0



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Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

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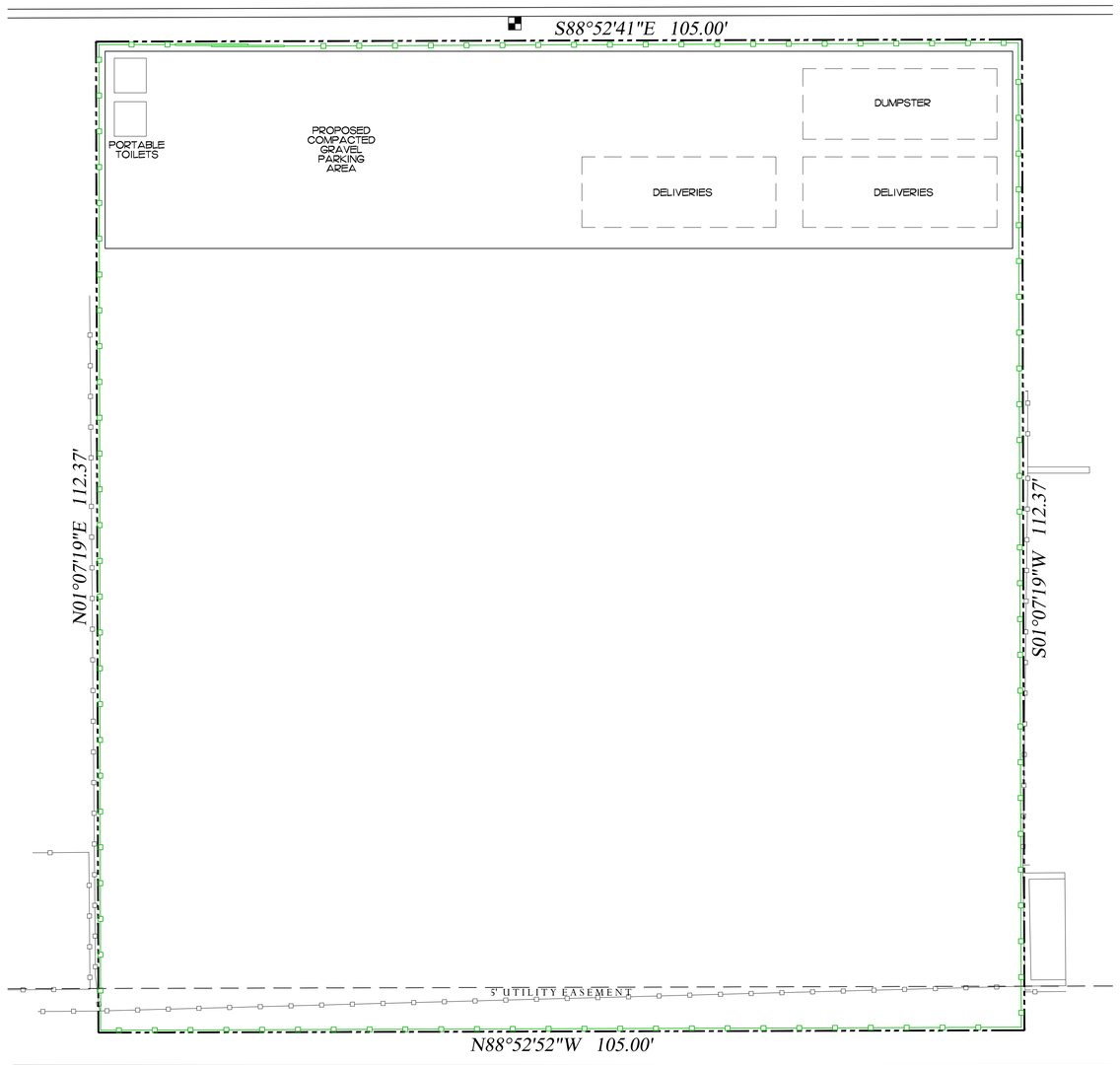
PLANTATION ROAD



N. WOODS ROAD

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139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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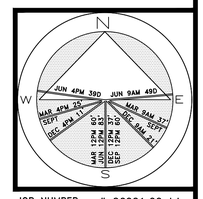

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SHEET L9.0

64 sf.
AREA IN SQ.FT.

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Construction Staging Plan

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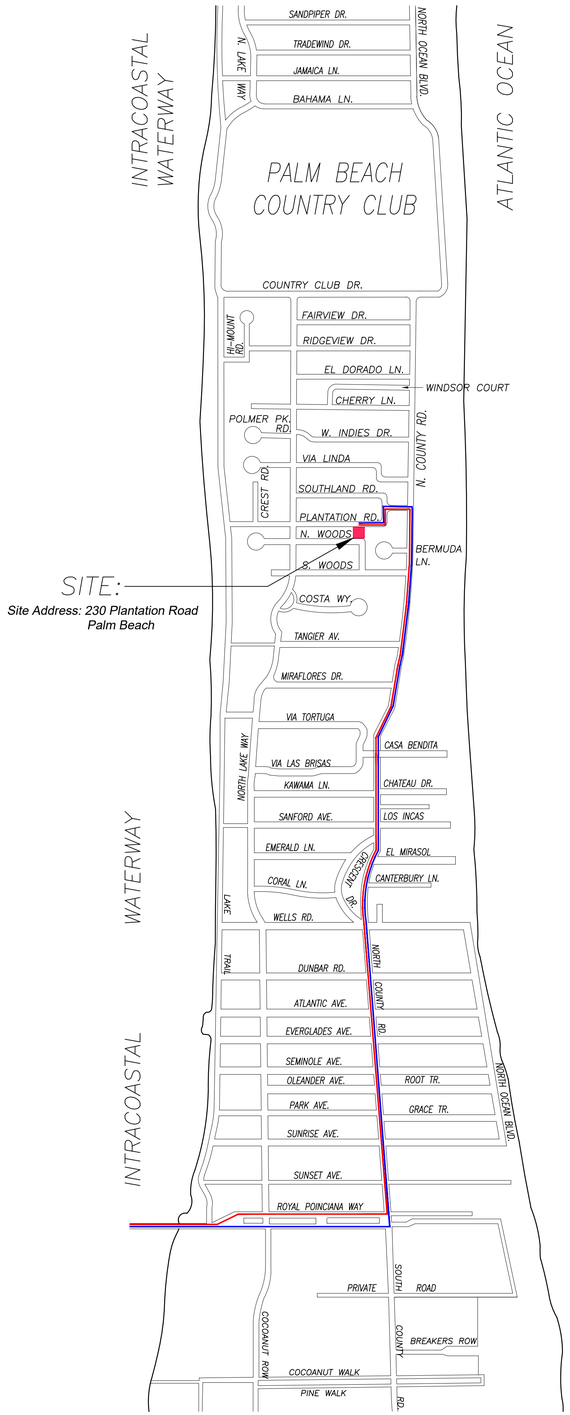


CONCEPTUAL CONSTRUCTION SCHEDULE

- MAY 27, 2026 – ARCOM MEETING
- JUNE–JULY 2026 – SUBMIT FOR PERMIT

- 1 MONTH –JUNE 2026 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

- +/–24 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

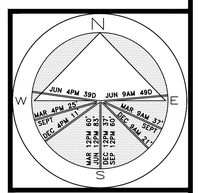
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20–B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
230 Plantation Road
Town of Palm Beach
FL



JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.11.2026

SHEET L10.0

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DISCLAIMER: 2026
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on–site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

ARC–26–0024

NOT FOR CONSTRUCTION

Truck Logistics Plan

SCALE: NOT TO SCALE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0029 (ZON-26-0025) 418 SEASPRAY AVE. (COMBO) The applicants, Mark Finerman & Anne Elizabeth Torell, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements; with a variance requested for increased equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0029 (ZON-26-0025) 418 SEASPRAY AVE (COMBO). The applicants, Mark Finerman & Anne Elizabeth Torell, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements; with a variance requested for increased equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-26-0025 (ARC-26-0029) 418 SEASPRAY AVE (COMBO) – VARIANCES. The applicants, Mark Finerman & Anne Elizabeth Torrell, have filed an application requesting Town Council review and approval for a variance to exceed maximum mechanical equipment screening wall height permitted, as part of an application for a new single-family residence. The Architectural Commission shall perform design review of the application.

Applicant: Mark Finerman & Anne Elizabeth Torrell
Architecture: Kirchhoff & Associates Architects (Thomas Kirchhoff)
Landscape: SMI Landscape Architecture (Jorge Sanchez)

THE PROJECT:

The applicant has submitted plans entitled "NEW RESIDENCE 418 SEASPRAY AVENUE" as prepared by **Kirchhoff & Associates Architects**, uploaded and dated to the Town 05/11/2026.

The following is the scope of work for the Project:

- Construction of a new, two-story, single-family residence.
- Final hardscape, landscape, and swimming pool improvements.

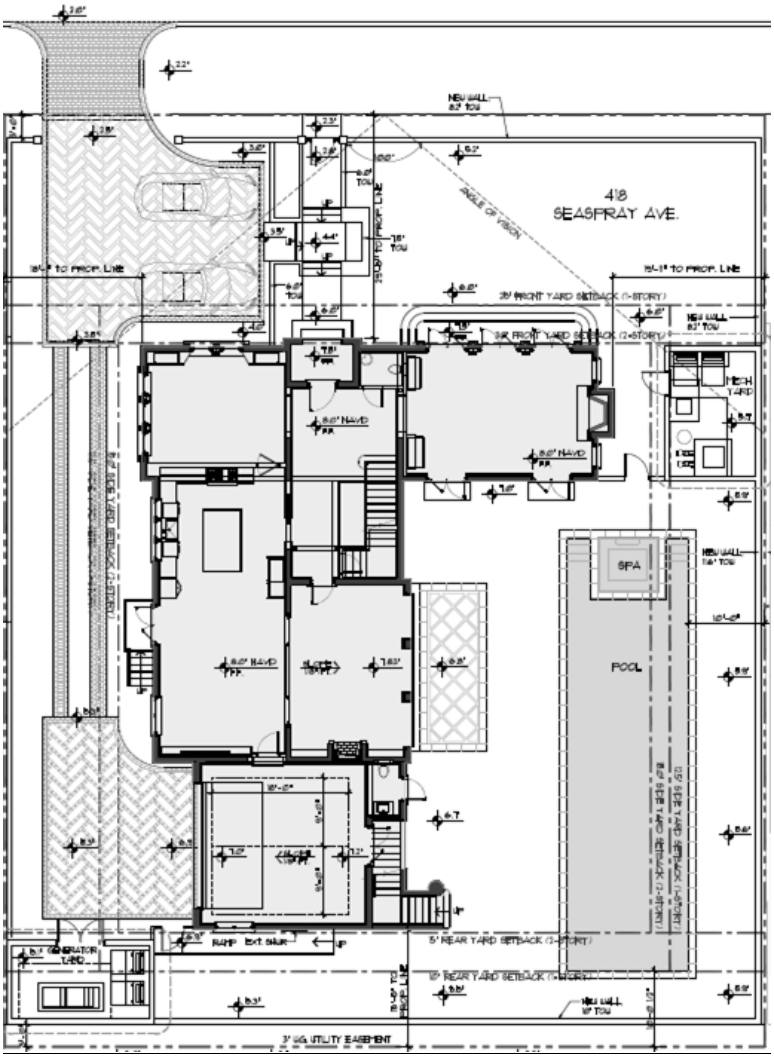
The following Town Council relief is required to achieve the scope of work:

- **VARIANCE 1 – Sec. 134-1729:** A variance for generator and screening wall with a maximum height of +9.2' above lowest neighboring grade in lieu of the +7' maximum height permitted.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+ 2.32' NAVD	**FEMA Flood Zone**	AE-7
Lot Width	100 ft.	**Lot Depth**	122.5 ft.
Lot Area	12,250 sq. ft.	**Enclosed Square Footage**	4,400 sq. ft.
Lot Coverage	Permitted: 30.0 % Proposed: 24.0 %	**Cubic Content Ratio**	Permitted: 4.18 Proposed: 4.13
Finished Floor Elevation	+8.0' NAVD	**Lot Fill**	Permitted: + 2.84 ft. Proposed: + 2.84 ft.
Landscape Open Space	Required: 45% Proposed: 46%	**Front Yard Open Space**	Required: 40% Proposed: 60%
Surrounding Properties / Zoning			
North	415 Seaspray Ave / Residence | R-B 419 Seaspray Ave / Residence | R-B		
South	417 Seaview Avenue / Residence | R-B		

	413 Seaview Avenue / Residence | R-B
East	404 Seaspray Avenue / Residence | R-B
West	424 Seaspray Avenue / Residence | R-B

SEASPRAY AVENUE



STAFF ANALYSIS

The applicant is proposing construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements. The application, as proposed, is not zoning compliant and the applicant is requesting one (1) variance to achieve the proposed design.

The subject property is three parcels west of the Cocoanut Row intersection on the south side of Seaspray Avenue. The proposed residence is in an 'L' formation with a two-story wing along the north and front of the property which turns and runs to the south along the west side of the parcel where the driveway leads to a side loaded garage at the rear of the structure

and property. A large courtyard with swimming pool is proposed in the south-east quadrant of the site, and equipment yard areas are proposed in north-east and south-west of the property. The residence is designed in a mediterranean style with painted stucco siding, barrel tile roof, cypress rafters, cast stone sills and belt course, blue color doors and windows, and Moroccan tile mosaic detailing. Paving materials are Chicago brick and Florida coral.



Proposed Front (North) Elevation



Proposed Front (North) Color Elevation



Color Rendering of Proposed Front.



Proposed Rear (South) Eleavtion



Proposed Rear (South) Color Eleavtion



Color Rendering of Proposed Rear.



Proposed Side (East) Elevation.



Proposed Side (East) Color Elevation



Proposed Side (West) Elevation.



Proposed Side (West) Color Elevation

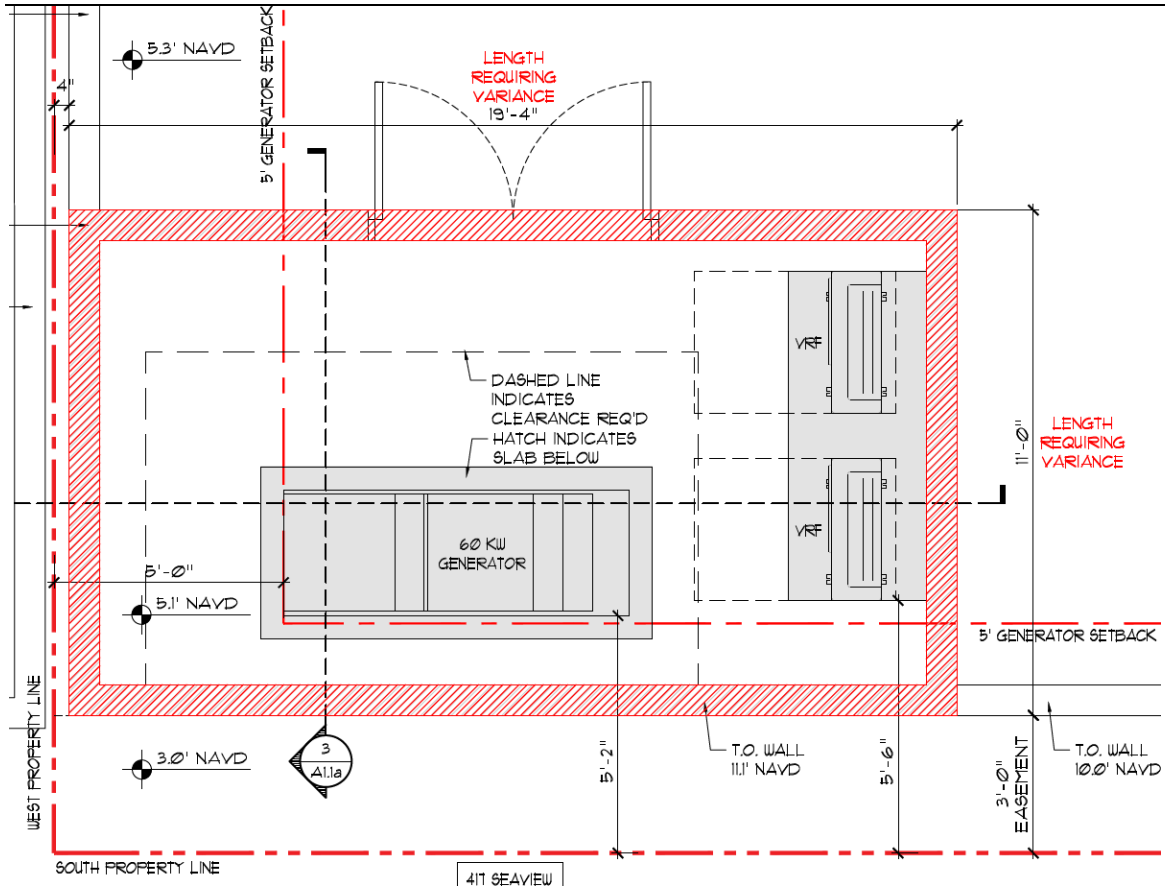
ZONING

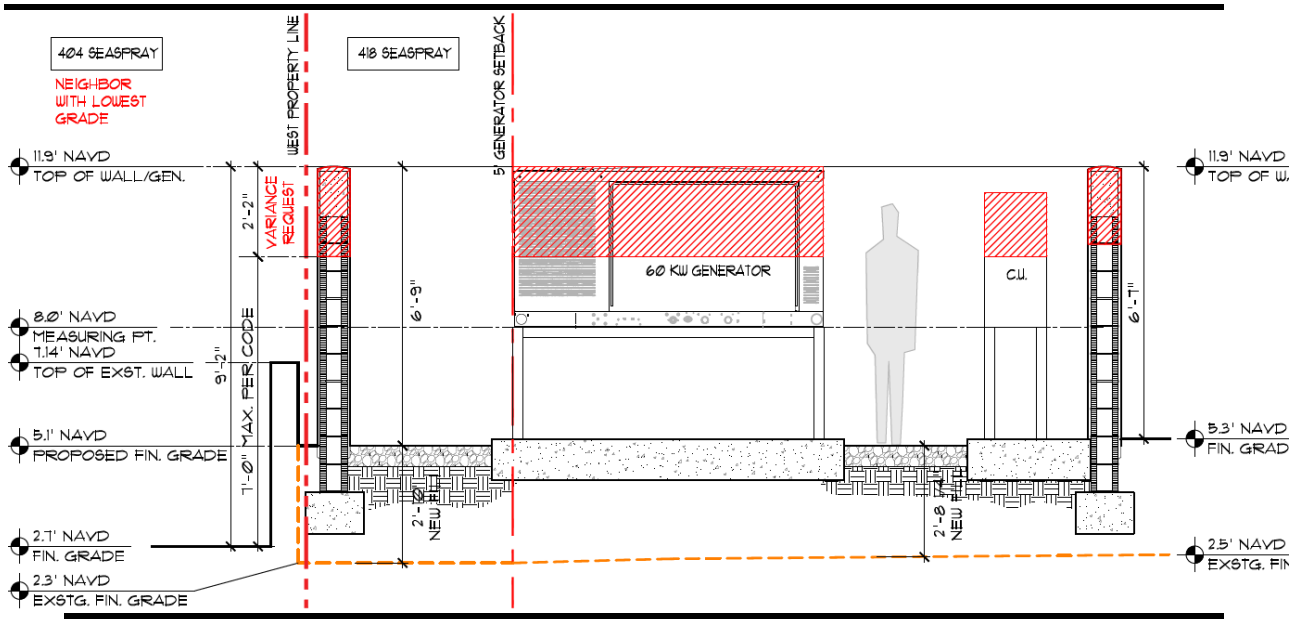
The applicant is requesting a variance to achieve the scope of work. The subject property is located in FEMA Special Flood Hazard Area AE-7. This designation requires that the finished floor the residence and all equipment be elevated to a minimum datum elevation of +8' NAVD. The applicant has sited equipment in locations that comply with the required setbacks, however, due to the significant difference from the crown of road and the minimum elevation for the equipment, the required screening site wall height exceeds the maximum allowable site wall height and is therefore insufficient to screen the equipment. Therefore, the applicant is seeking a variance for an increased wall height in the south-west equipment yard so that the equipment will be completely screened from neighboring properties.

Staff will note that an ordinance (Ord. 033-2025) was recently adopted to assist in addressing the ongoing challenges regarding equipment screening within setback areas. The ordinance modified existing equipment screening requirements to allow hedge material to be considered as screening when FEMA minimum flood elevation causes equipment to be raised to a height that forces the top of equipment to be higher than a screening wall constructed to the maximum permitted wall height. The code language specifically reads as follows:

> When the Florida Building Code requires equipment to be elevated to comply with Federal Emergency Management Agency (FEMA) flood -zone requirements and this elevation causes the top of the equipment to extend up to twelve (12) inches above a screening wall constructed to its maximum permitted height, landscape material must be installed to further screen the exposed equipment from neighboring properties and rights- of-way. The required landscape material must be of sufficient height and density at the time of planting to fully screen the equipment. If conditions cause equipment to extend more than twelve (12) inches above the top of the maximum height screening wall, a variance shall be required.

For this proposal, the minimum elevation for the equipment is +8' NAVD. The screening wall, when installed at the maximum 7' permitted height, will be insufficient to completely screening the equipment, and 2'-2" of equipment will extent above the height of the wall. Because this exceeds the 12" provision, landscape material is not permitted to be considered screening for the difference between the top of wall and the top of equipment, and a variance is required to achieve the proposal.





CODE SECTION	PERMITTED / REQUIRED	PROPOSED	VARIANCE
Section 134-1729	+7' Maximum Screening Wall Height	+9.2' Screening Wall Height	**+2.2'**

CONCLUSION

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

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

(2) that the implementation of the proposed variance(s) shall or shall not cause negative architectural impact to the subject property.

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

(1) for final determination of approval or denial of the (2) variances by the Town Council, and that the variances shall or shall not be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB:JGM:BMF

KIRCHHOFF & ASSOCIATES
ARCHITECTS

LETTER OF INTENT

NEW RESIDENCE

AT 418 SEASPRAY AVENUE

Please find for review by ARCOM, the attached application for our project at 418 Seaspray Avenue. The project is a new 5,545 square foot, two story residence in the R-B Zoning District. The site is 100 feet wide and is 12,250 square feet overall, conforming to the requirements. The property was purchased by my clients in 2018 and currently has a two-story residence scheduled to be demolished in the summer of 2026.

The proposed residence is Spanish Revival in style, understated in it's detailing. It is sited conceptually similar to the existing home. Driveway is located to the West side servicing a garage in the rear. The house favors the West side of the property with a large open yard and pool to the East The walls will be stucco, the roof will be handmade barrel, all doors and casement windows are wood except for the front door which will be glass in a metal frame. Details such as window sills, door casings, water tables, and belt courses will be stone. The roof rafters will be limed cypress. The proposed project includes new landscape and hardscape with a new swimming pool. The crown of road is very low at Elevation 2.32' while the Finish Floor is at Elevation 8.0', requiring 5.6 feet of grade change.

We are seeking one variance for the Generator enclosure wall height.

Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161
Not Applicable

B) ARCOM 18-205
We are submitting a proposed two-story residence that we consider tastefully designed, with harmonious and balanced elevations, providing texture and shadow, and designed for our tropical climate with appropriate materials and details consistent with the neighboring houses.

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

2. The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

3. The proposed building or structure is not, in its exterior design and appearance, of inferior quality, such as to cause the nature of the local environment to materially depreciate in appearance and value.

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

5. The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

   a. Apparently visibly identical front or side elevations;
   b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
   c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

6. The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
   a. Height of building or height of roof.
   b. Other significant design features including, but not limited to, materials or quality of architectural design.
   c. Architectural compatibility.
   d. Arrangement of the components of the structure.
   e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
   f. Diversity of design that is complimentary with size and massing of adjacent properties.
   g. Design features that will avoid the appearance of mass through improper proportions.
   h. Design elements that protect the privacy of neighboring property.

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

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

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

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

C) VARIANCES

1. Section 134-1729 Generators

d. The generator(s) shall be completely screened from the street and the neighboring properties by a concrete wall the same height as the generator(s) (including the height of the exhaust muffler).

The wall required to completely screen the Generator will be 9'-2 1/2" tall above the adjacent neighbor's grade (elev. 2.7' NAVD) in *lieu* of the 7'-0" maximum permitted height, requiring a Variance of 2'-2 1/2".

Section134-201 The town council may authorize upon appeal such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of this chapter will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the town council must and shall find the following:

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

The proposed residence is in the 400 block of Seaspray Avenue, where the crown of road elevation is 2.32'NAVD, the adjacent property to the West is at 2.7' NAVD and the Adjacent property to the South is at 3.0' NAVD. The Generator and equipment within the screen concrete wall yard have been raised to 8.0' NAVD to comply with FEMA flood-zone requirements.

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

The existing grade elevations of the street and adjacent neighbors are natural conditions beyond the applicant's control.

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

All residents of the Town seeking approval to build must conform to the same FEMA requirements and the Zoning Code.

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

Literal interpretation of the code would deprive the applicant of the ability to place any equipment in a side or year yard setback.

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

The additional height of 2'- 2 1/2"above the allowed 7'-0" above the lowest adjacent grade is the minimum required to completely screen the equipment.

Sincerely,

Thomas M. Kirchhoff, AIA
Principal Architect

DEVELOPMENT REVIEW - FINAL SUBMITTAL - 5/11/2026

ARC-26-0029 / ZON-26-0025 - PROJECTED ARCOM HEARING DATE 5/27/2026

NEW RESIDENCE

418 SEASPRAY AVENUE

PALM BEACH, FLORIDA



KIRCHHOFF & ASSOCIATES
ARCHITECTS

SCOPE OF WORK

1. BUFFER & SCREENING AT SUBJETCT PROPERTY DURING DEMOLITION & NEW CONSTRUCTION.
2. DEMOLITION OF EXISTING HOUSE, POOL, AND HARDSCAPE.
3. CONSTRUCTION OF NEW HOUSE, POOL AND HARDSCAPE.
4. NEW LANDSCAPE TO COMPLIMENT NEW HOUSE DESIGN.

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A0.3B	NEIGHBORHOOD PHOTOBOARD	A3.3B	STREET PERSPECTIVE	L3.2	PLANTING DETAILS
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A3.1	EXTERIOR ELEVATIONS	A6.4	DOOR & WINDOW SCHEDULE		

CONSULTANTS

LANDSCAPE ARCHITECT

SMI LANDSCAPE ARCHITECTURE
140 ROYAL PALM WAY #206
PALM BEACH, FL 33480
(561) 655-9006

CIVIL ENGINEER

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

SURVEY ENGINEER

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

ARC - 26 - 0029
ZON - 26 - 0025

NOT FOR CONSTRUCTION

KIRCHHOFF & ASSOCIATES
ARCHITECTS

1907 COMMERCE LANE, SUITE 106
JUPITER, FLORIDA 33458
561 . 575 . 9994
KIRCHHOFFARCHITECTS.COM

NEW RESIDENCE FOR:

418 SEASPRAY AVENUE

PALM BEACH, FLORIDA

SEAL

STATE OF FLORIDA
THOMAS M. KIRCHHOFF
AR0014635
REGISTERED ARCHITECT

THOMAS M. KIRCHHOFF FL. REG. NO. AR0014635

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KIRCHHOFF & ASSOCIATES ARCHITECTS

REVISIONS

1	APRIL 13, 2026

PROJECT NUMBER: 2403

ISSUED FOR: DEV. REVIEW- FINAL SUBMIT — DATE: MAY 11, 2026

DATE PLOTTED:

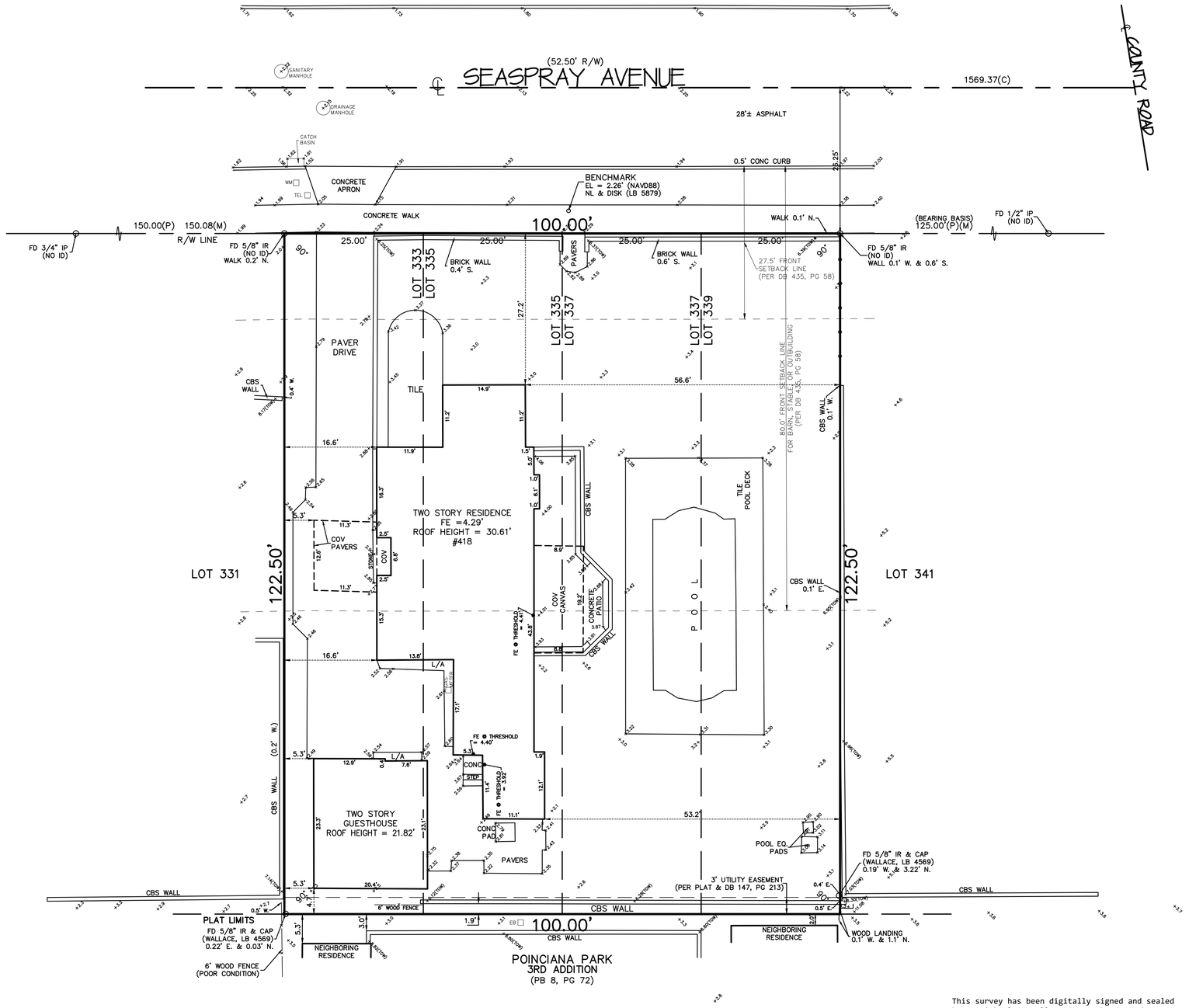
DRAWN BY: AA — CHECKED BY: TK

DRAWING NUMBER:

A0.1

SCALE: AS NOTED

GOD BLESS AMERICA



* L E G E N D *

BFP	BACKFLOW PREVENTER
CATV	CABLE TELEVISION RISER
CBS	CONCRETE BLOCK STRUCTURE
CM	CONCRETE MONUMENT
CONC	CONCRETE
COV	COVERED
Δ	DELTA/CENTRAL ANGLE
DB	DEED BOOK
EB	ELECTRIC BOX
EL	ELEVATION
FD	FOUND
FE	FLOOR ELEVATION
FH	FIRE HYDRANT
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
L/A	LANDSCAPE AREA
L	ARC LENGTH
LB	LICENSED SURVEY BUSINESS
LS	LICENSED LAND SURVEYOR
NL	NAIL
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P.I.	POINT OF INTERSECTION
R	RADIUS
R/W	RIGHT-OF-WAY
SMH	SANITARY MANHOLE
TEL	TELEPHONE RISER
TOW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
WPP	WOOD POWER POLE
℄	CENTERLINE
+12.5	EXISTING ELEVATION

NORTH

SCALE : 1" = 20'

THIS IS THE INTENDED DISPLAY SCALE

20 15 10 5 0 10 20 40

GRAPHIC SCALE

NAVD88

NOTES PERTAINING TO ITEMS IN SCHEDULE B			
ITEM	TYPE	RECORD	NOTE
1-6	STANDARD EXCEPTIONS	NONE	NOT A MATTER OF SURVEY
7	MATTERS OF PLAT	PB 1, PG 80	AFFECTS THE SUBJECT PROPERTY (PLOTTED ON SURVEY)
8	UTILITY EASEMENT & RESTRICTIONS	DB 147, PG 213; DB 435, PG 58; ORB 952, PG 502	AFFECTS THE SUBJECT PROPERTY (PLOTTED ON SURVEY)

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED. BEARING BASE IS THE SOUTHERLY RIGHT OF WAY LINE OF SEASPRAY AVENUE AS SHOWN HEREON.
3. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10000 U.S. SURVEY FEET. WELL-IDENTIFIED FEATURES SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
4. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BENCHMARK USED: "PALM BEACH" (NGS), ELEVATION = 13.31' (NAVD88)
5. THE EXPECTED ACCURACY OF SPOT ELEVATIONS SHOWN HEREON IS 0.03 FEET FOR THE HARD SURFACE ELEVATIONS AND 0.1 FEET FOR NATURAL GRADE ELEVATIONS.
6. BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
7. THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE. ALL ITEMS AFFECTING THE SUBJECT PROPERTY OF A GRAPHIC NATURE SHOWN ON SCHEDULE B-II, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. OF6-8557876, DATED APRIL 2, 2018, HAVE BEEN NOTED HEREIN.
8. THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
9. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY.
10. SETBACK LINES ARE MEASURED FROM THE EDGE OF PAVEMENT, PER DB 435, PG 58.
11. SUBJECT PROPERTY LIES IN FLOOD ZONE "AE" (EL 7) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #12099C0583G, DATED DECEMBER 20, 2024. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
12. LOT AREA = 12,250 SQUARE FEET (0.28122 ACRES) MORE OR LESS.

LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 29748, PAGE 1690)

LOTS 333, 335, 337, AND 339, POINCIANA PARK 2ND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 86, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATION VALID TO:
1. MARK FINERMAN & ANNE ELIZABETH TORELL

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

DATE OF LAST FIELD WORK: March 19, 2026

R. L. VAUGHT & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER 5879

BY: Digitally signed by: Peter M Zarrella
P. Michael Zarrella, PSM
Professional Surveyor & Mapper
State of Florida
Date: 3/25/2026

This survey has been digitally signed and sealed by P. Michael Zarrella, PSM on the date shown. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS	BY
03/24/26 * ADD REAR IMPROVEMENTS * FB: DC WO #: 822011	RLV III
03/25/26 * ADD TITLE COMMITMENT	RLV III

BOUNDARY & TOPOGRAPHIC SURVEY

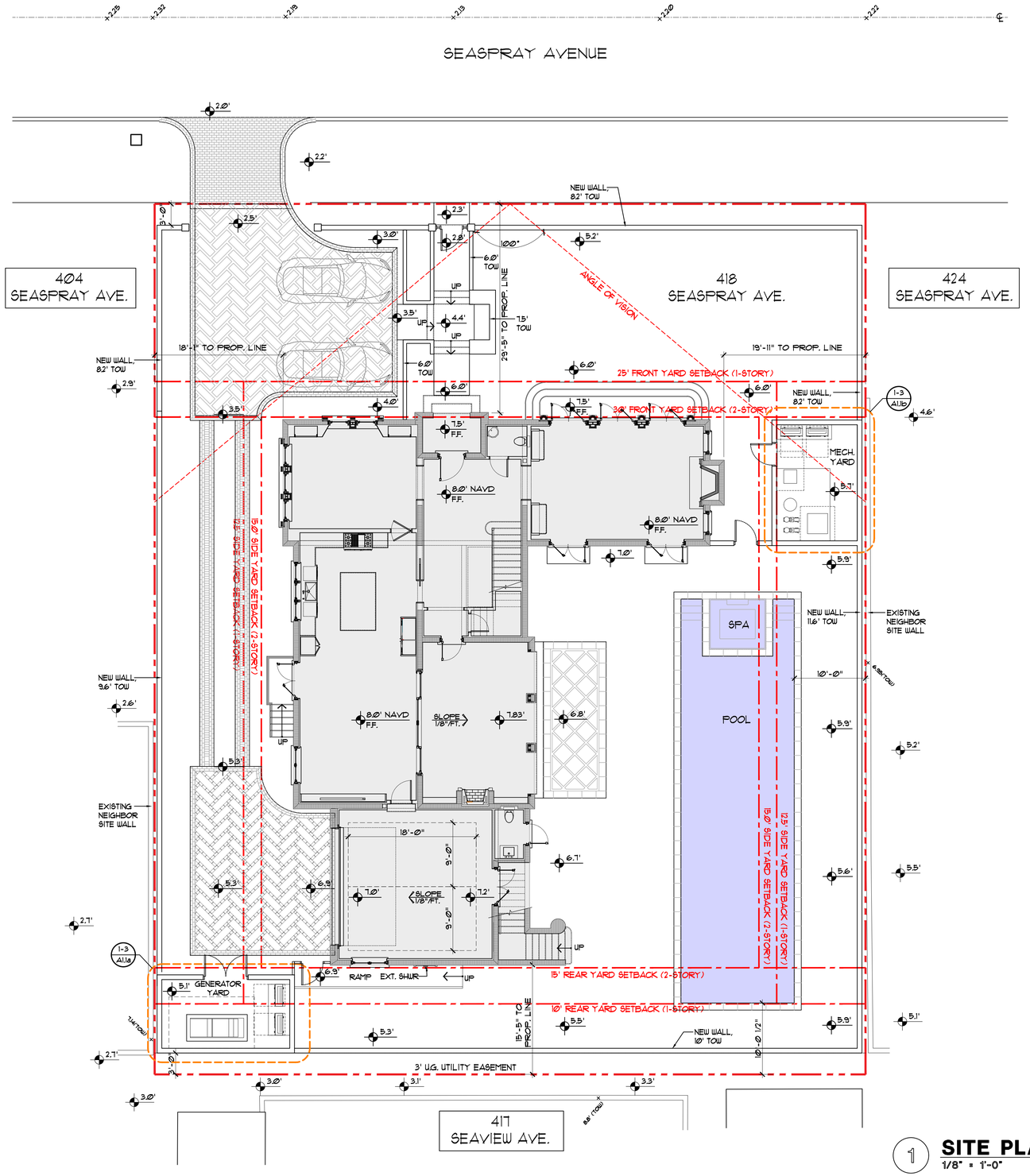
418 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480
TOWN OF PALM BEACH

R.L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 5879
11952 SE DIXIE HIGHWAY; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: survey@rlvaught.com

DRAWN	RLV III
CHECKED	PMZ
SCALE	AS SHOWN
DATE	DEC. 22, 2025
FIELD BOOK	256/22,25
ORDER NO.	821693
SHEET OF SHEETS	1 1
FILE NUMBER	PB21693-25J

PCN: 50-43-22-07-000-3330

FILE: .../PALM BEACH ISLAND/SEASPRAY AVENUE/418 SEASPRAY AVENUE/821693_2025-12-18.dwg



1 **SITE PLAN**
1/8" = 1'-0"

ARC - 26 - 0029
ZON - 26 - 0025
NOT FOR CONSTRUCTION

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NEW RESIDENCE FOR:

418 SEASPRAY AVENUE

PALM BEACH, FLORIDA

SEAL

THOMAS M. KIRCHHOFF — FL REG. NO: AR0014635

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REVISIONS

1 APRIL 13, 2026

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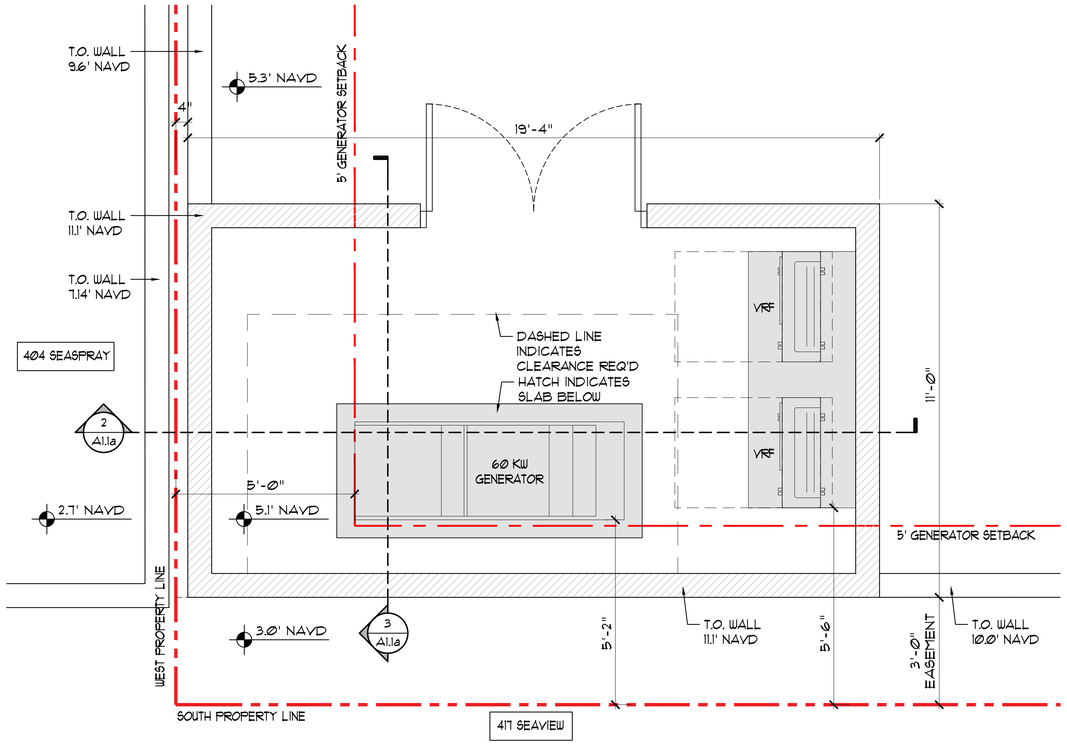
DRAWING NUMBER:

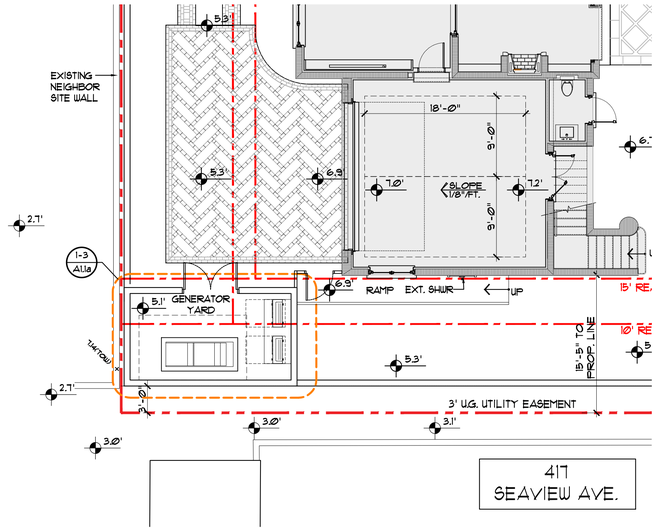
A1.1

SCALE: AS NOTED



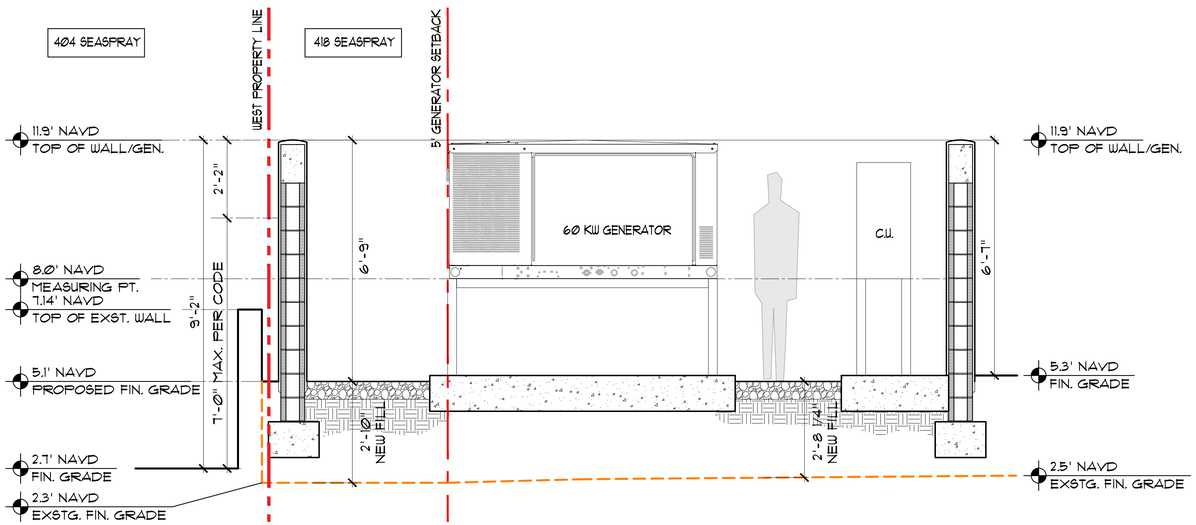
1 GENERATOR YARD - PLAN

1/2"=1'-0"



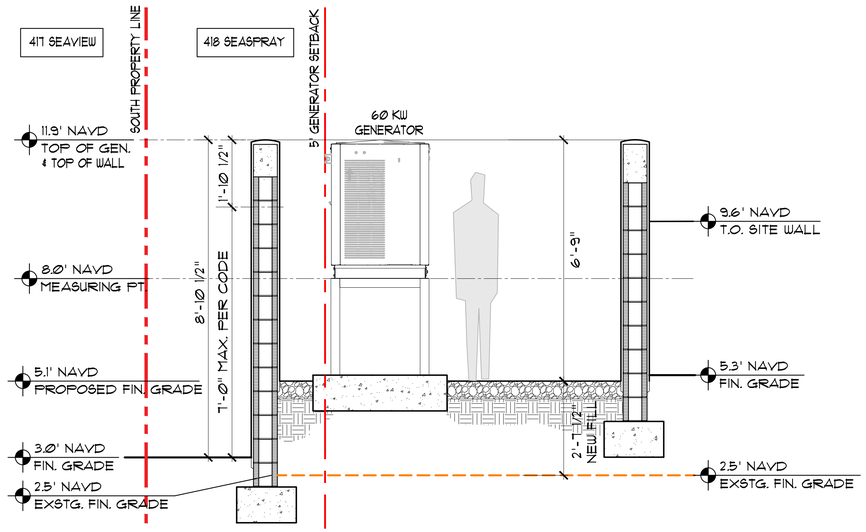
1a GENERATOR YARD - PLAN

1/8"=1'-0"



2 GENERATOR YARD W-E SECTION

1/2"=1'-0"



3 GENERATOR YARD S-N SECTION

1/2"=1'-0"

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A1.1a

SCALE: AS NOTED

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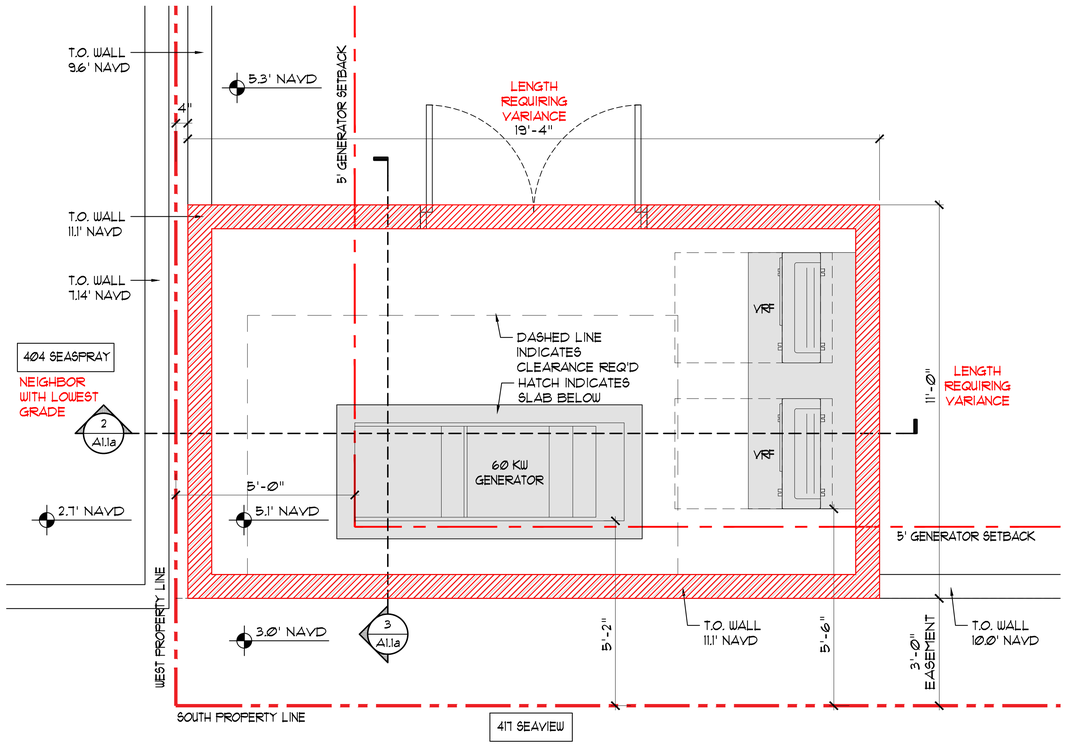


1 GENERATOR YARD - PLAN

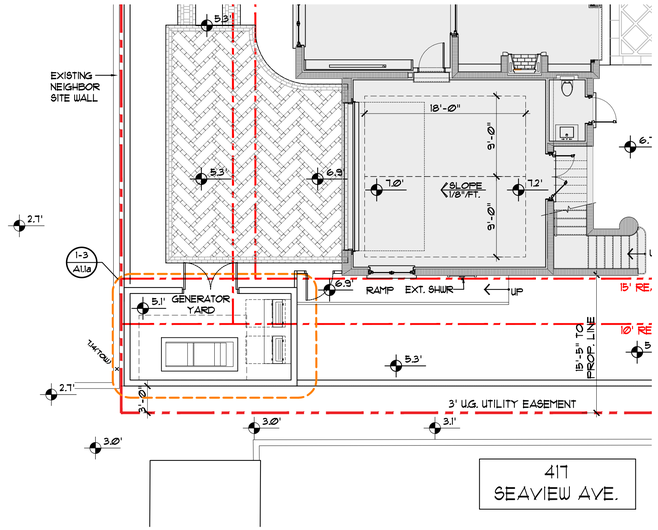
1/2"=1'-0"

VARIANCE REQUESTED

SECTION 134-1729

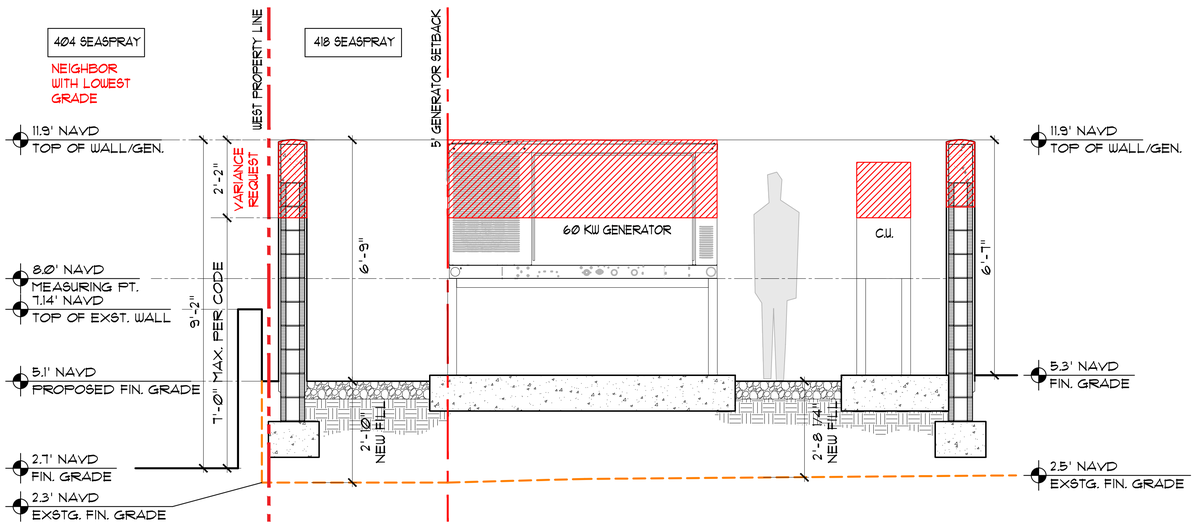
d. The generator(s) shall be completely screened from the street and the neighboring properties by a concrete wall the same height as the generator(s) (including the height of the exhaust muffler).

* 418 SEASPRAY GENERATOR YARD: THE WALL REQUIRED TO COMPLETELY SCREEN THE GENERATOR WIL BE 9'-2" ABOVE THE ADJACENT NEIGHBOR'S GRADE (ELEV. 2.7' NAVD) IN LIEU OF THE 7'-0" MAXIMUM PERMITTED HEIGHT, REQUIRING A VARIANCE OF 2'-2".



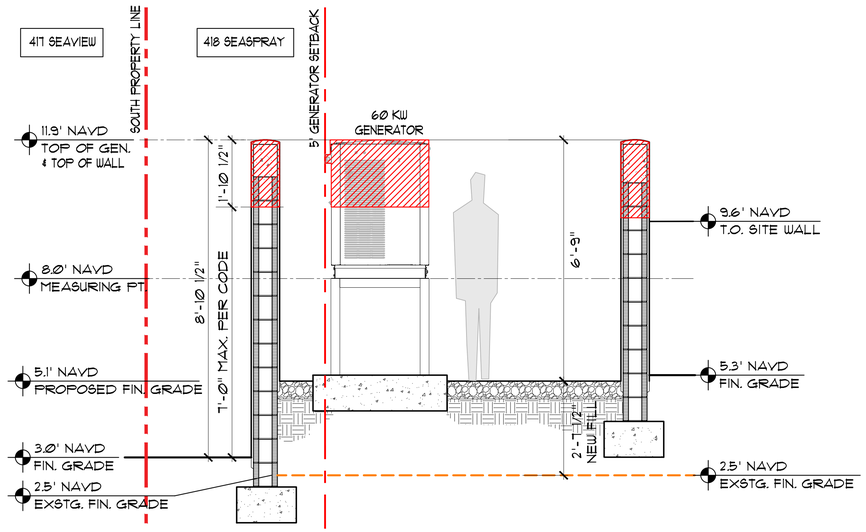
1a GENERATOR YARD - PLAN

1/8"=1'-0"



2 GENERATOR YARD W-E SECTION

1/2"=1'-0"



3 GENERATOR YARD S-N SECTION

1/2"=1'-0"

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ZON - 26 - 0025

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PALM BEACH, FLORIDA

SEAL

STATE OF FLORIDA
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REVISIONS

2 MAY 11, 2026

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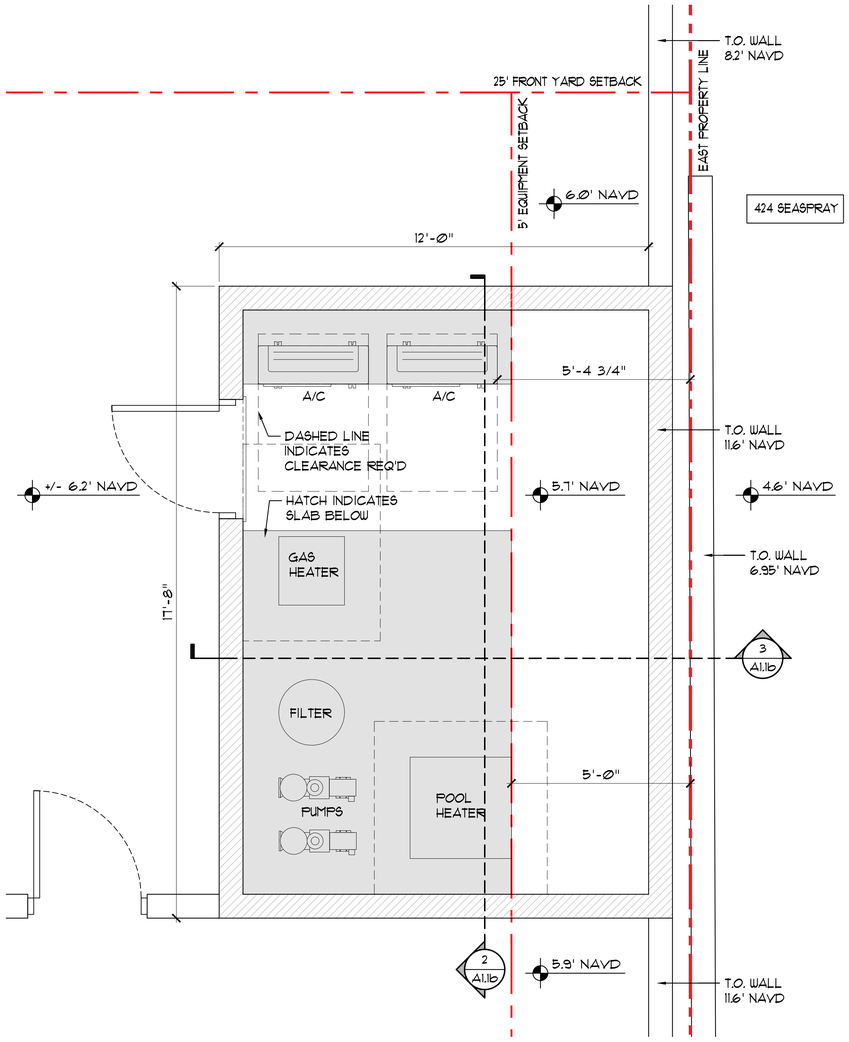
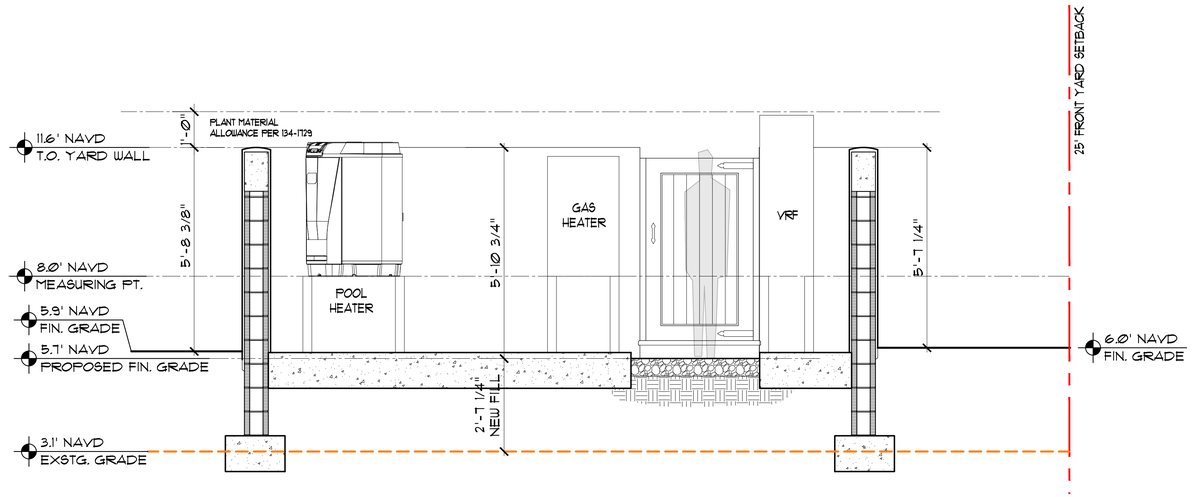
DRAWING NUMBER:

A1.1a-V

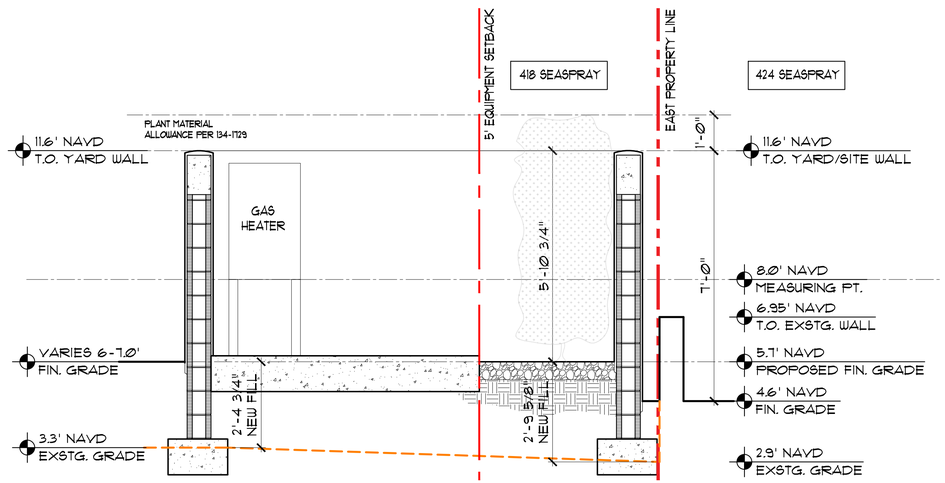
SCALE: AS NOTED



1 MECHANICAL YARD - PLAN
1/2"=1'-0"



2 MECHANICAL YARD W-E SECTION
1/2"=1'-0"



3 MECHANICAL YARD S-N SECTION
1/2"=1'-0"

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A1.1b

SCALE: AS NOTED

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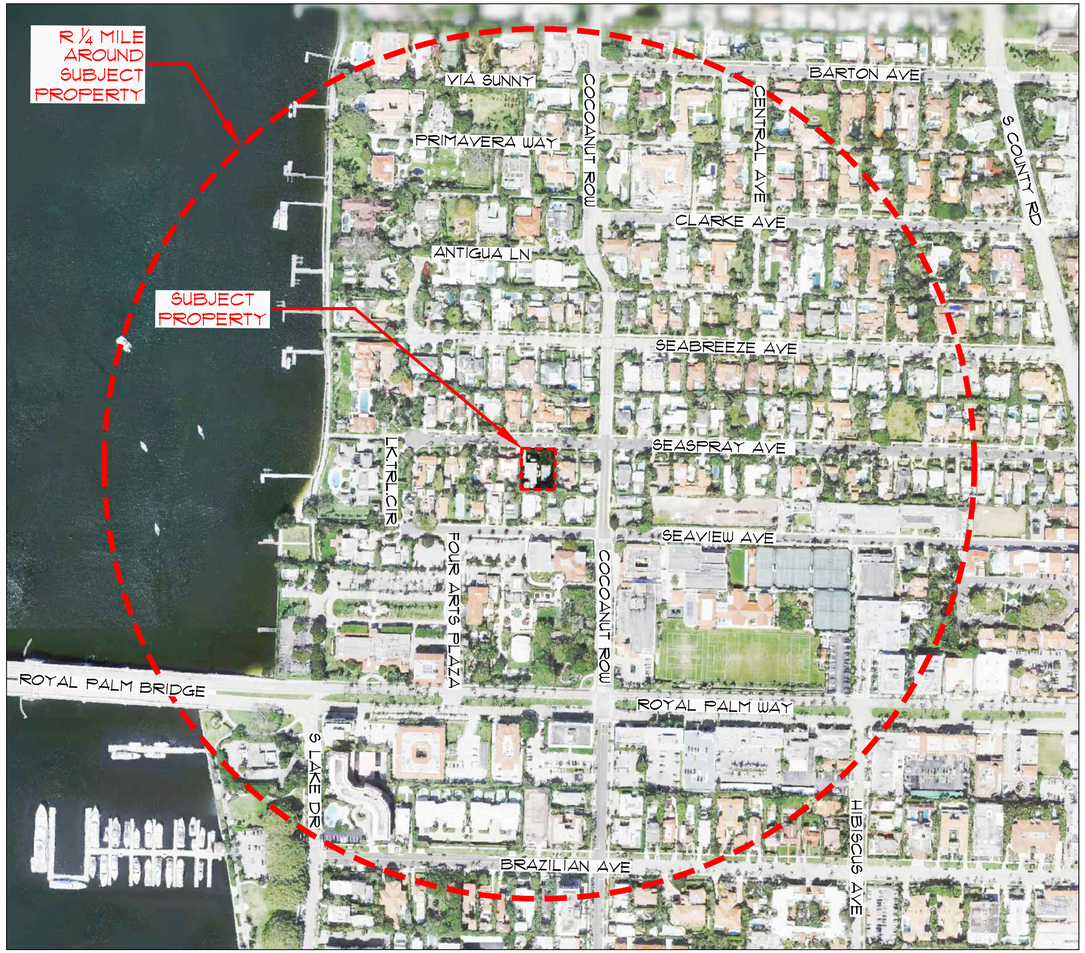
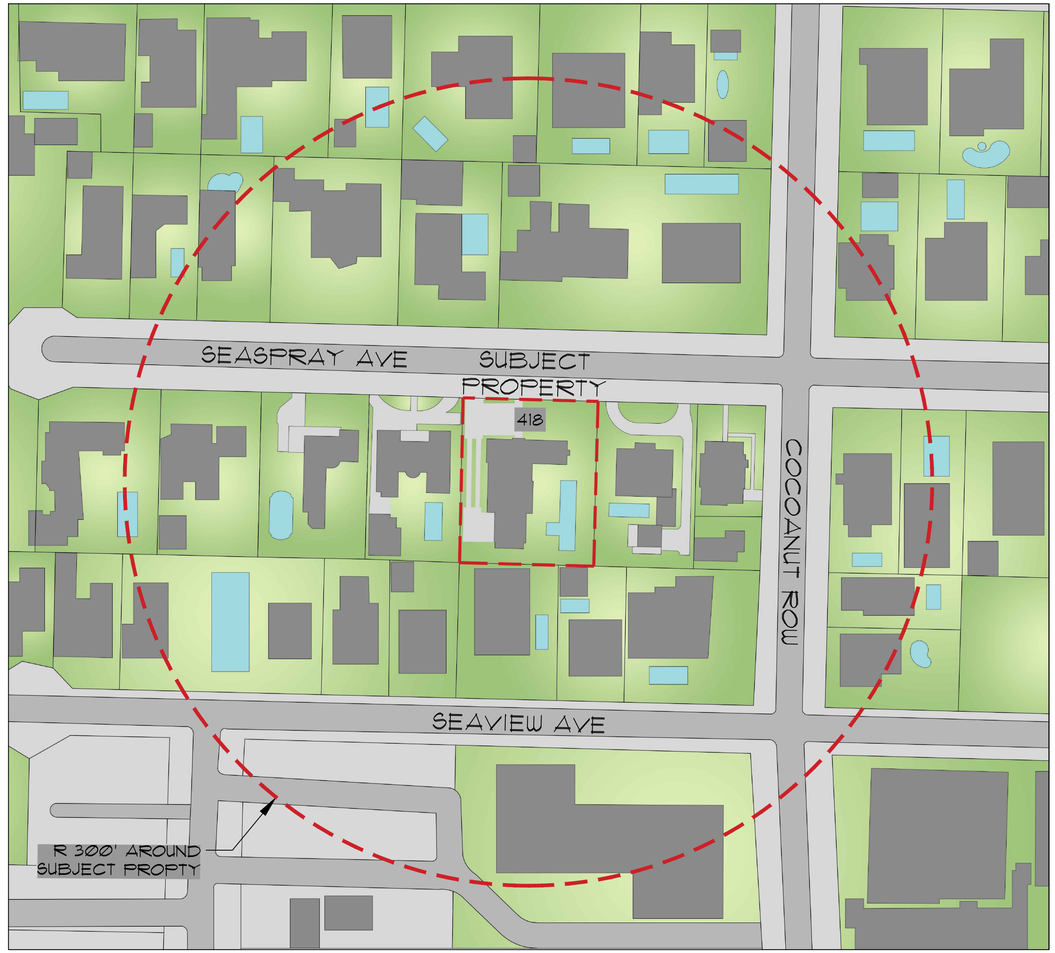
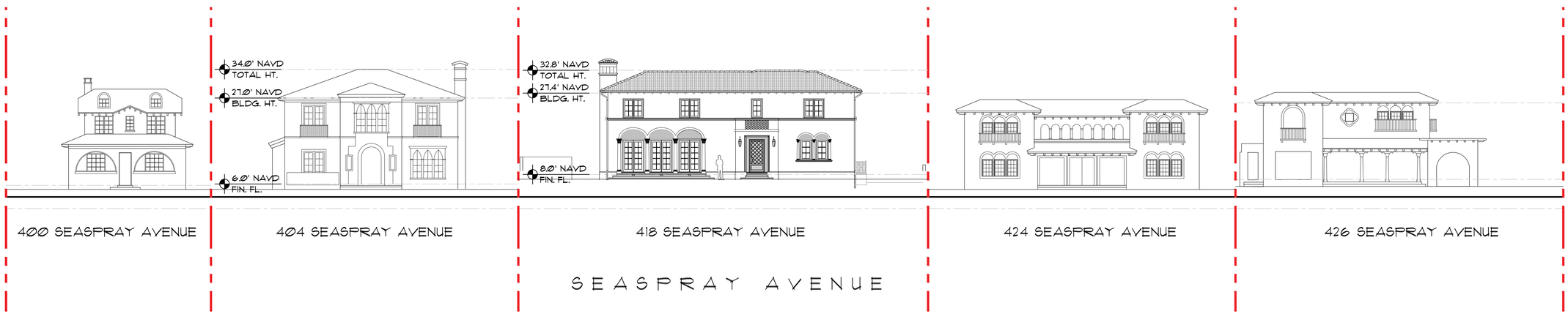


1 **VICINITY LOCATION PLAN** N



2 **LOCATION PLAN** N



3 **STREETSCAPE ELEVATIONS**

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A0.2

SCALE: AS NOTED



Ⓐ 203 SEASPRAY AVENUE



Ⓑ 439 SEASPRAY AVENUE



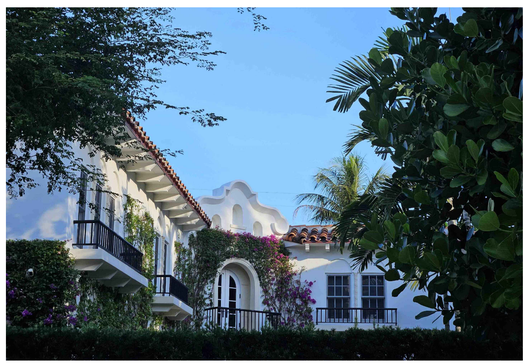
1 **NEIGHBORHOOD KEY PLAN**



Ⓕ 419 SEASPRAY AVENUE



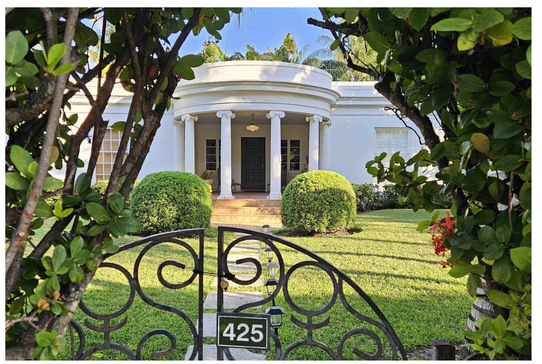
Ⓖ 415 SEASPRAY AVENUE



Ⓒ 435 SEASPRAY AVENUE



Ⓓ 433 SEASPRAY AVENUE



Ⓔ 425 SEASPRAY AVENUE



Ⓗ 400 SEASPRAY AVENUE

ARC - 26 - 0029
ZON - 26 - 0025

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DRAWING NUMBER:

A0.3a

SCALE: AS NOTED



I 404 SEASPRAY AVENUE



J 424 SEASPRAY AVENUE



1 **NEIGHBORHOOD KEY PLAN**



K 426 SEASPRAY AVENUE



L 434 SEASPRAY AVENUE



M 442 SEASPRAY AVENUE



N 14 S LAKE TRAIL

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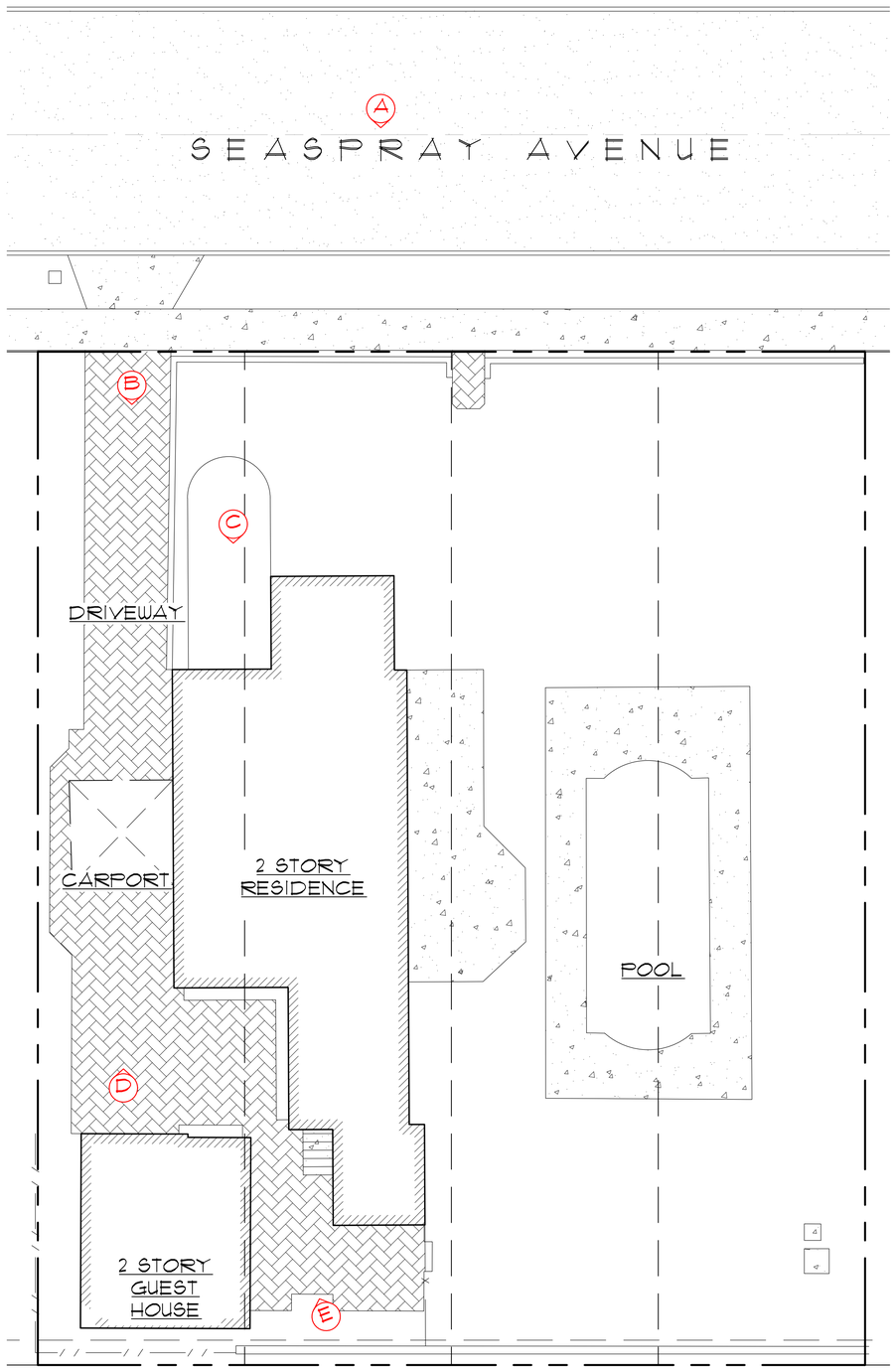
A0.3b

SCALE: AS NOTED

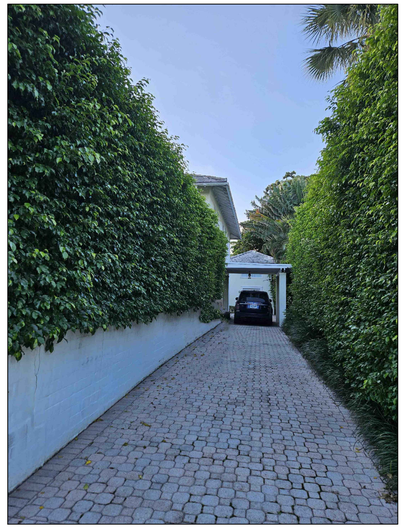


GRAPHIC SCALE
0 5 10 20
1 INCH = 20 ft.

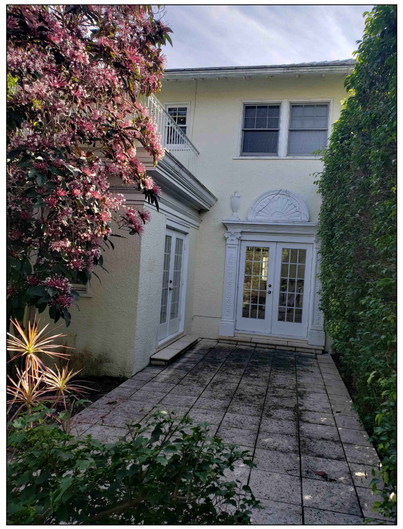
1 **EXISTING SITE PLAN**



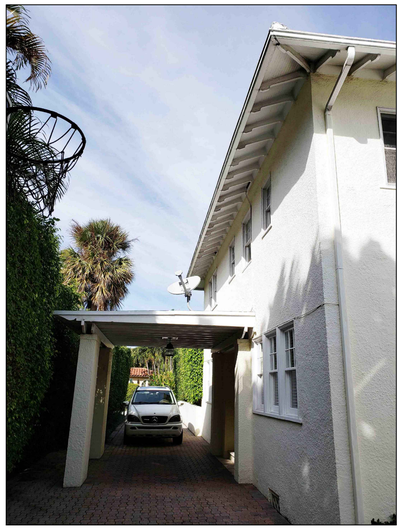
Ⓐ VIEW FROM SEASPRAY AVE.



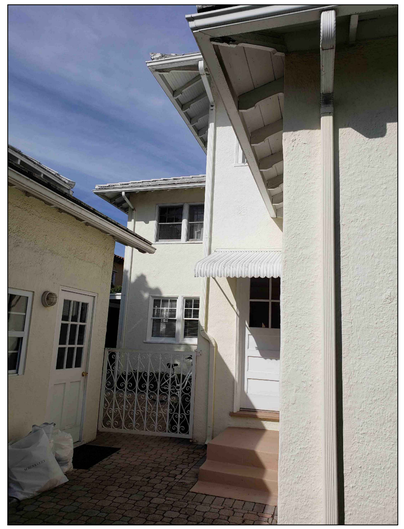
Ⓑ DRIVEWAY-NORTH VIEW



Ⓒ MAIN ENTRANCE



Ⓓ CARPORT-SOUTH VIEW



Ⓔ KITCHEN ENTRANCE
SOUTH-WEST VIEW

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ZON - 26 - 0025

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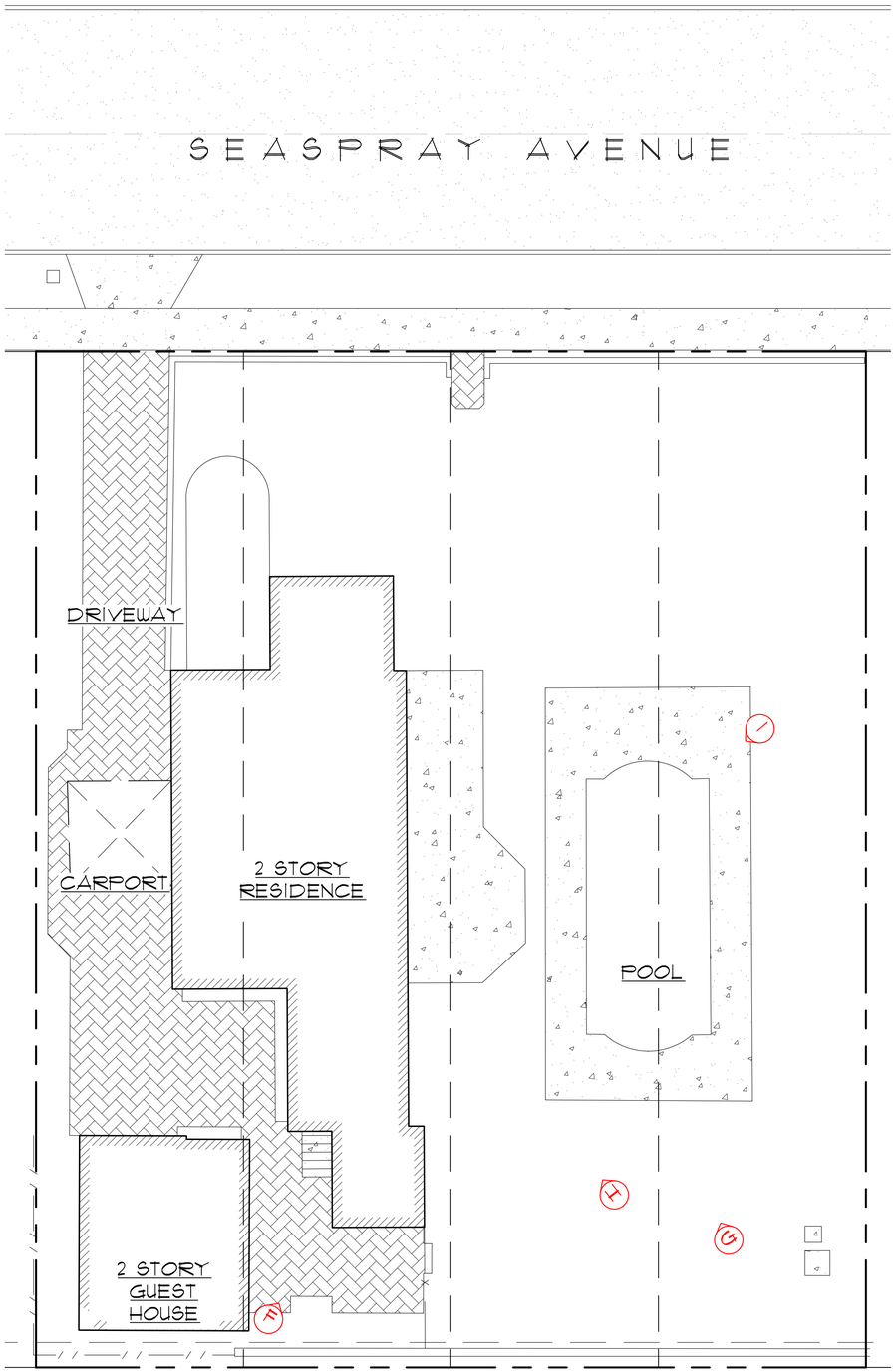
SCALE: AS NOTED



GRAPHIC SCALE
0 5 10 20
1 INCH = 20 ft.

1 **EXISTING SITE PLAN**



(F) KITCHEN ENTRANCE - SOUTH EAST VIEW



(G) BACKYARD - SOUTH WEST VIEW



(H) EAST FACADE - NORTH WEST VIEW



(I) EAST FACADE - SOUTH WEST VIEW

ARC - 26 - 0029
ZON - 26 - 0025

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A0.4b

SCALE: AS NOTED

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:**	418 Seaspray		
2	**Zoning District:**	R-B Low Density Residential		
3	**Lot Area (sq. ft.):**	12,250 sf		
4	**Lot Width (W) & Depth (D) (ft.):**	100', 122'-6"		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	8.00'		
8	**Crown of Road (COR) (NAVD)**	2.32'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3675 sf (30%)	N/A	2970 sf (24%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	4400
12	*Front Yard Setback (Ft.)	25' 1st, 30' 2nd	N/A	29'-5" 1st, 30'-5" 2nd
13	* Side Yard Setback (1st Story) (Ft.)	12'-6	N/A	18'-1" W, 19'-11" E
14	* Side Yard Setback (2nd Story) (Ft.)	15'	N/A	18'-1" W, 19'-11" E
15	*Rear Yard Setback (Ft.)	10' 1st, 15' 2nd	N/A	15'-5"
16	Angle of Vision (Deg.)	100	N/A	complies
17	Building Height (Ft.)	14' 1 STORY 22' 2 STORY	N/A	19'-1"
18	Overall Building Height (Ft.)	22' 1 STORY 30' 2 STORY	N/A	24'-11"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.18	N/A	4.13
20	** Max. Fill Added to Site (Ft.)	2.84'	N/A	2.84'
21	Finished Floor Elev. (FFE)(NAVD)	8.0'	N/A	8.0'
22	Base Flood Elevation (BFE)(NAVD)	7.0'	N/A	7.0'
23	Landscape Open Space (LOS) (Sq Ft and %)	5513 sf (45%)	N/A	5640 (46%)
24	Perimeter LOS (Sq Ft and %)	2756 sf (50%)	N/A	2927 (53%)
25	Front Yard LOS (Sq Ft and %)	1200 (40%)	N/A	1799 (60%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

1 ZONING LEGEND

GENERAL NOTES

LINE 19
CCR INCLUDES LOGGIA
EXCEPTION SET BY TOPB
CODE SEC. 134-893 (13XaX5)

ARC - 26 - 0029
ZON - 26 - 0025
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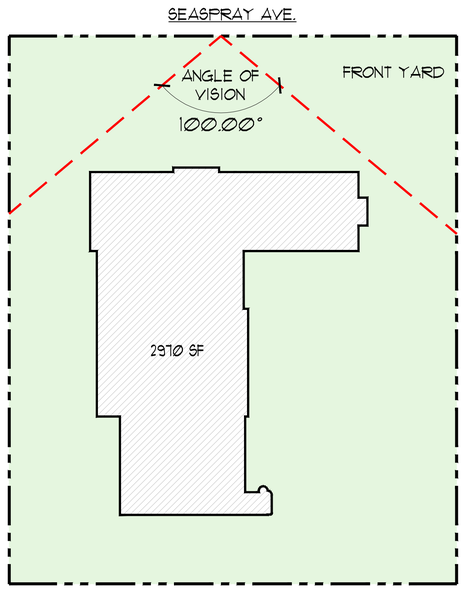
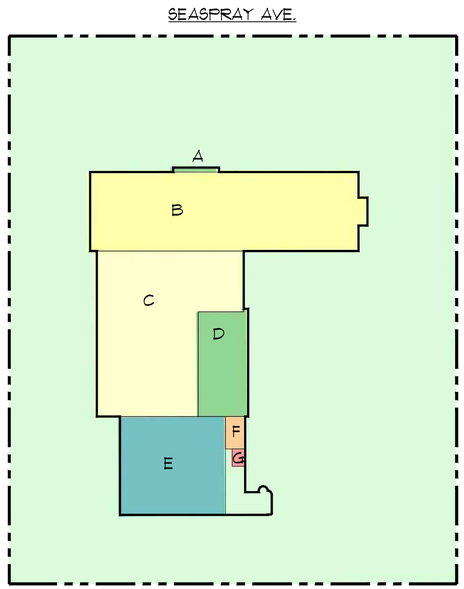
SCALE: AS NOTED



LOT AREA: 12,250 SF
COVERAGE: 2970 SF 24% (3675 SF-30% MAX)

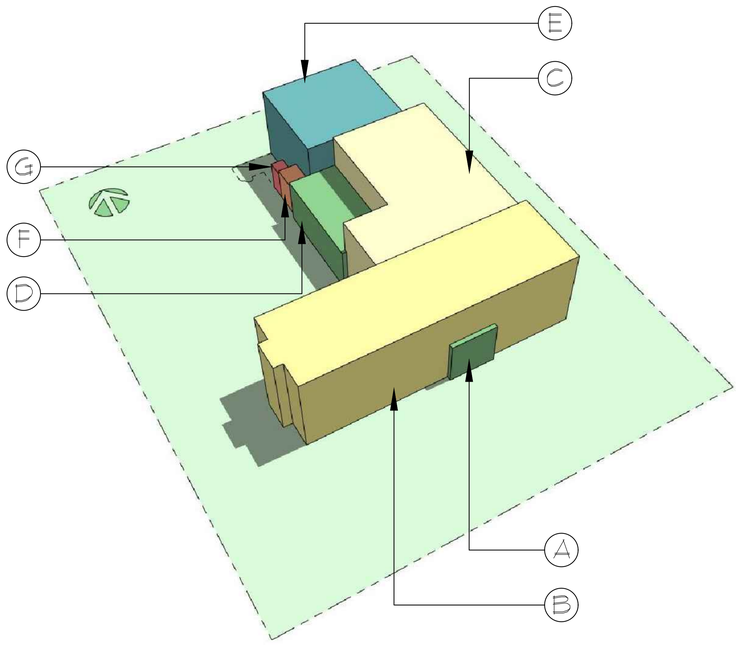
1 LOT COVERAGE
1/16"=1'-0"



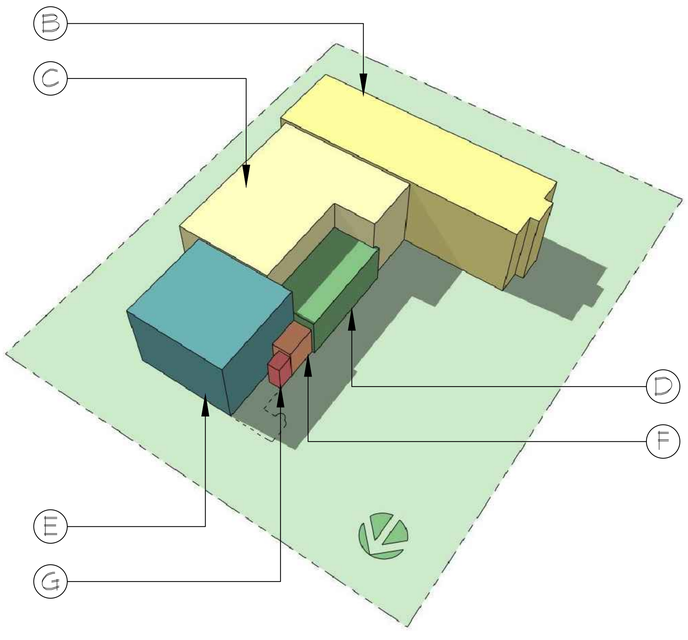
LOT AREA: 12,300 SF
VOLUME: 50,809 CU. FT. (51,402 CU. FT. MAX)

2 CUBIC CONTENT
1/16"=1'-0"

	CUBIC CONTENT CALCULATIONS			RATIO
ALLOWABLE	CCR = (BUILDING VOLUME/LOT AREA) LOT AREA = 12,300 SQUARE FEET MAX. ALLOWABLE CCR = 3.50 + ((60,000-12,300)/50,000 x .5) = 3.98 MAX. ALLOWABLE VOLUME = 3.98 x 12,300 SF (LOT AREA)		= 48,954 CUBIC FEET	3.98
	* 5% ALLOWANCE FOR LOGGIA		= 2448 CUBIC FEET	
	TOTAL ALLOWABLE RESIDENCE VOLUME (WITH LOGGIA ALLOW.)		= 51,402 CUBIC FEET	4.18
PROPOSED	PROPOSED RESIDENCE VOLUME:			
	A ENTRY PORTICO (1 STORY)	10 SF X 10'-4"=	103 CUBIC FEET	
	B MAIN HOUSE (2 STORY)	1073 SF X 19'-1"=	20,476 CUBIC FEET	
	C MAIN HOUSE SECONDARY (2 STORY)	977 SF X 18'-4"=	17,912 CUBIC FEET	
	D * LOGGIA (1 STORY) *	262 SF X 10'-7"=	2773 CUBIC FEET	
	E GARAGE WING (2 STORY)	519 SF X 17'-9"=	9212 CUBIC FEET	
	F POWDER ROOM (1 STORY)	32 SF X 8'-0"=	256 CUBIC FEET	
	G UNDER STAIR @ GARAGE DR. (1 STORY)	11 SF X 7'-0"=	77 CUBIC FEET	
	TOTAL PROPOSED VOLUME FROM MEASURING POINT 8'-0" NAVD		50,809 CUBIC FEET	4.13



3 CUBIC CONTENT SOUTH-WEST VOLUMETRIC VIEW
1/16"=1'-0"



4 CUBIC CONTENT NORTH-WEST VOLUMETRIC VIEW
1/16"=1'-0"

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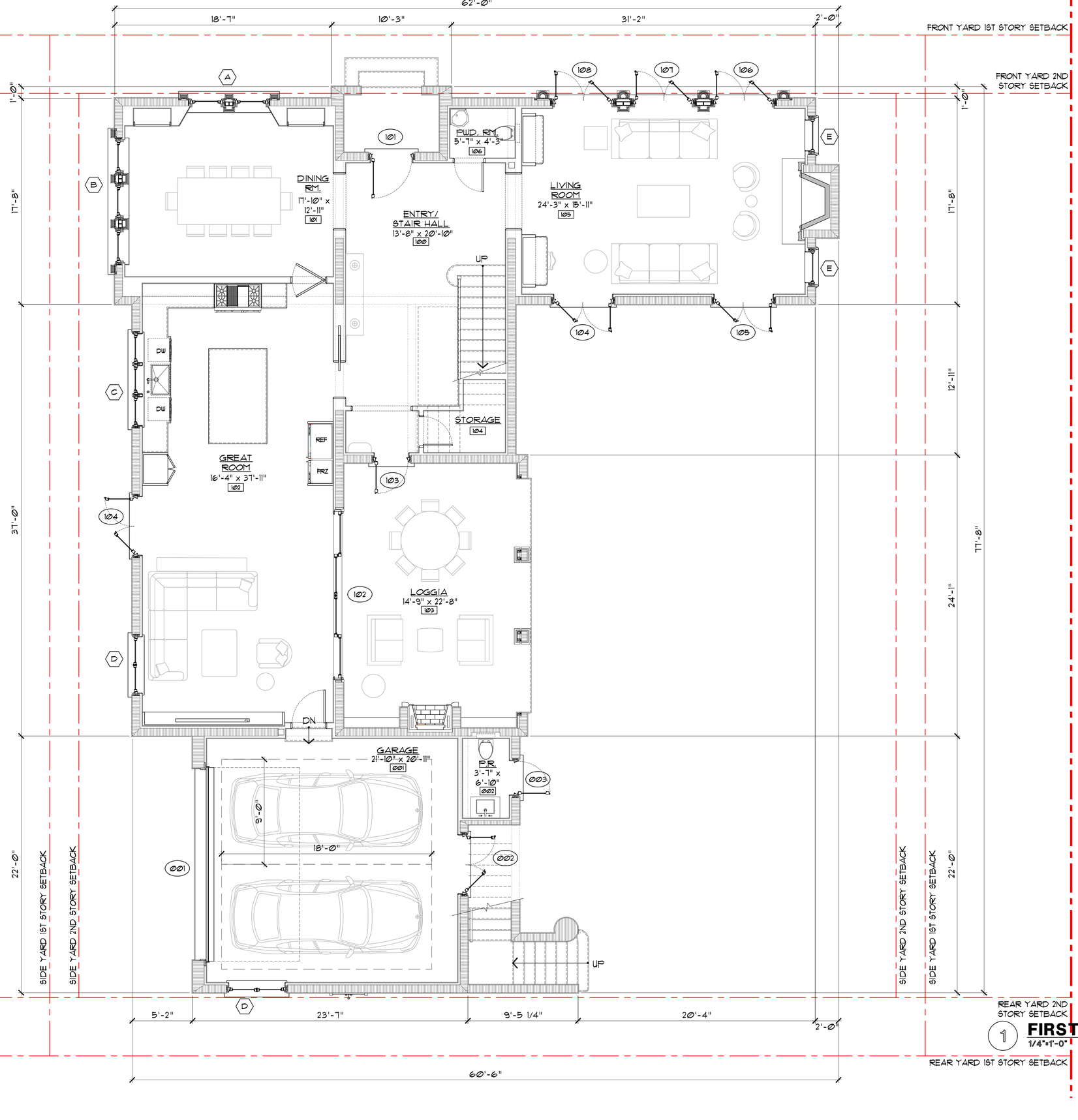
DRAWING NUMBER:

A1.3

SCALE: AS NOTED

ARC - 26 - 0029
ZON - 26 - 0025

NOT FOR CONSTRUCTION



1 **FIRST FLOOR PLAN**
1/4"=1'-0"

N

ARC - 26 - 0029
ZON - 26 - 0025

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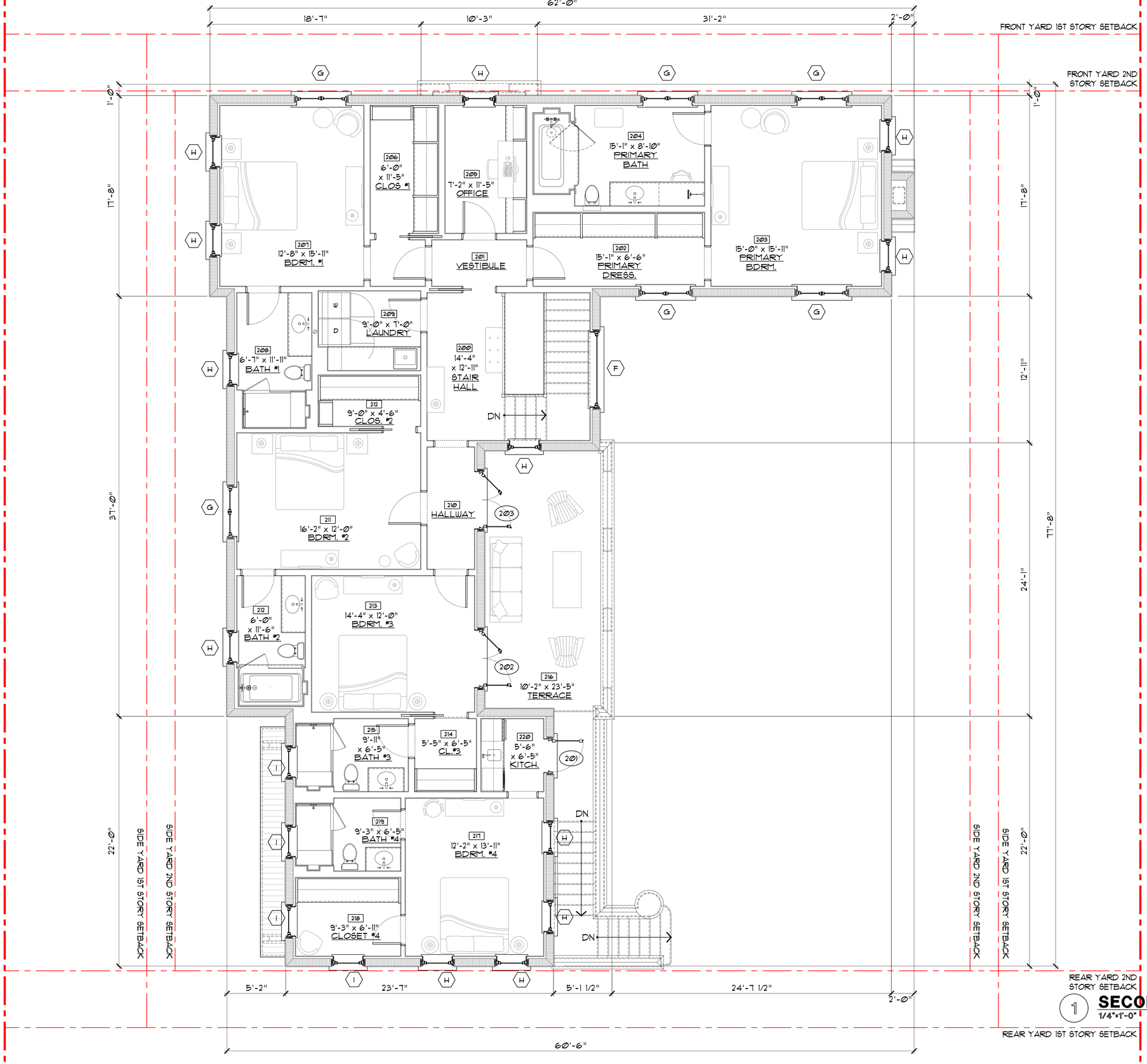
DRAWING NUMBER:

A2.1

SCALE: AS NOTED



1 **SECOND FLOOR PLAN**
1/4"=1'-0"

N

ARC - 26 - 0029
ZON - 26 - 0025

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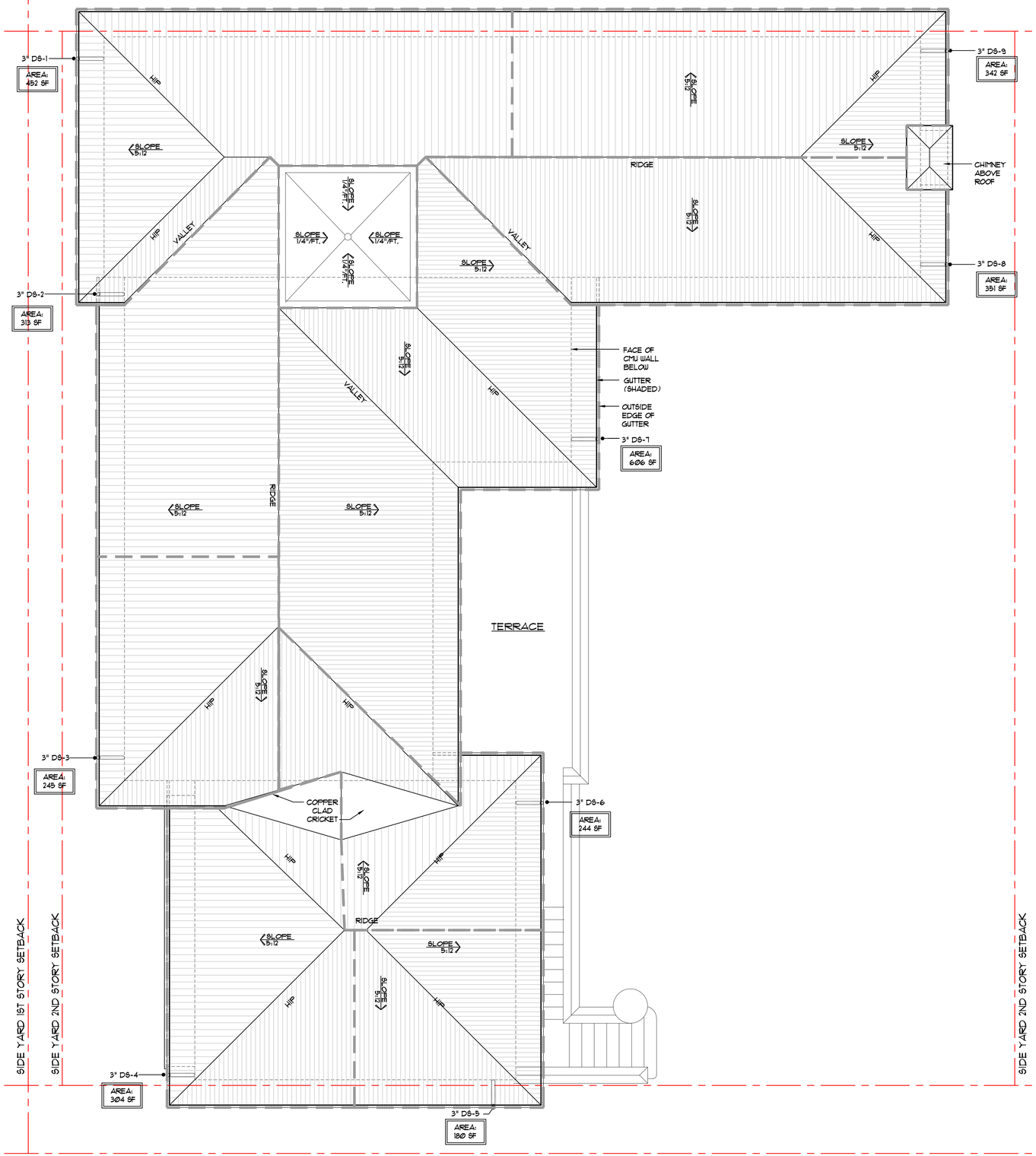
DRAWN BY: AA

CHECKED BY: TK

DRAWING NUMBER:

A2.2

SCALE: AS NOTED



1 **ROOF PLAN**
1/4"=1'-0"

N

ARC - 26 - 0029
ZON - 26 - 0025

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DRAWING NUMBER:

A2.3

SCALE: AS NOTED



1 NORTH ELEVATION

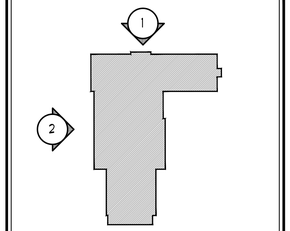
1/4"=1'-0"



2 WEST ELEVATION

1/4"=1'-0"

KEY PLAN



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DRAWING NUMBER:

A3.1

SCALE: AS NOTED

ARC - 26 - 0029
ZON - 26 - 0025

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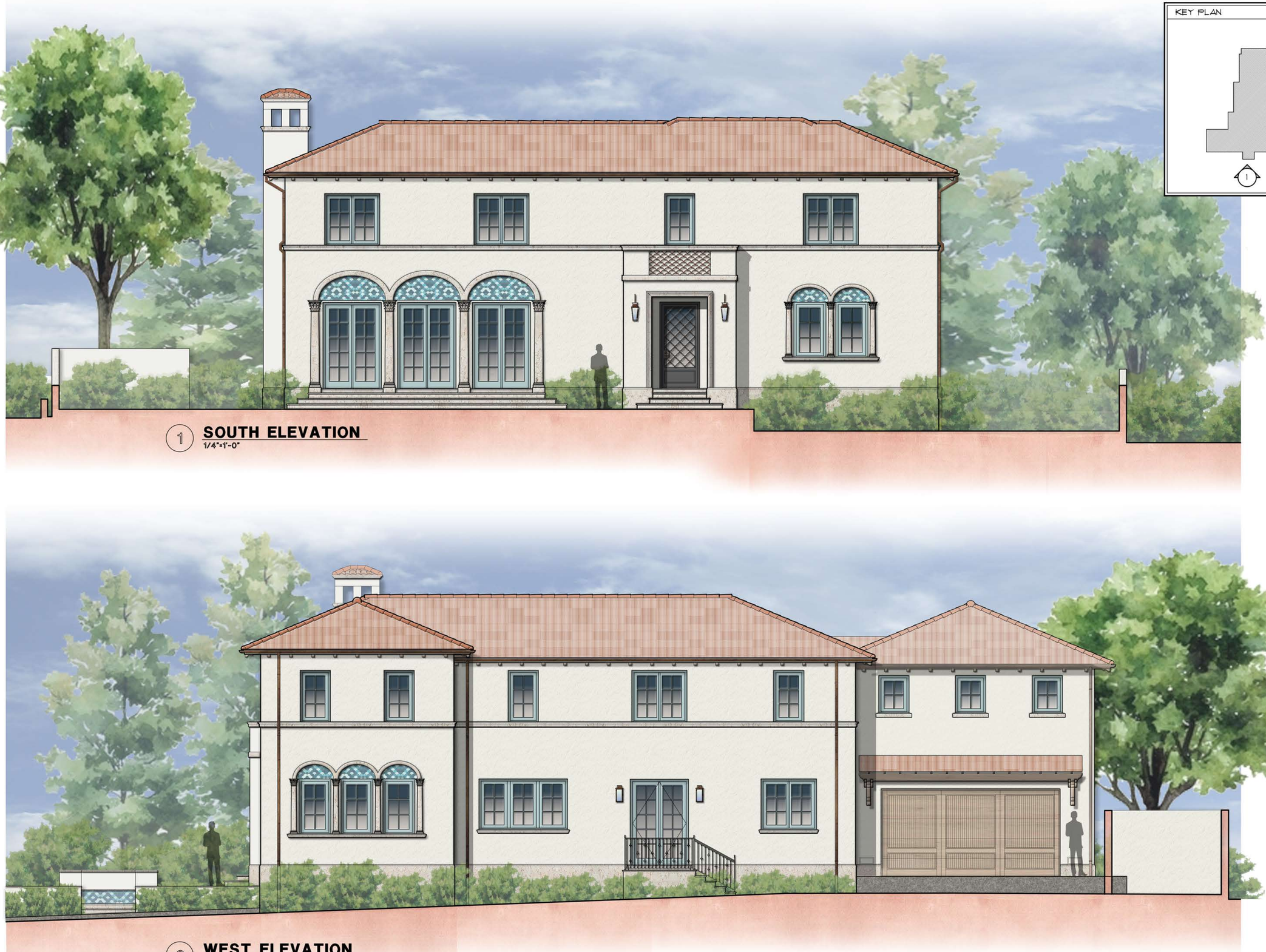

1 **SOUTH ELEVATION**
1/4"=1'-0"

2 **WEST ELEVATION**
1/4"=1'-0"

KEY PLAN

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CG	TK

DRAWING NUMBER:

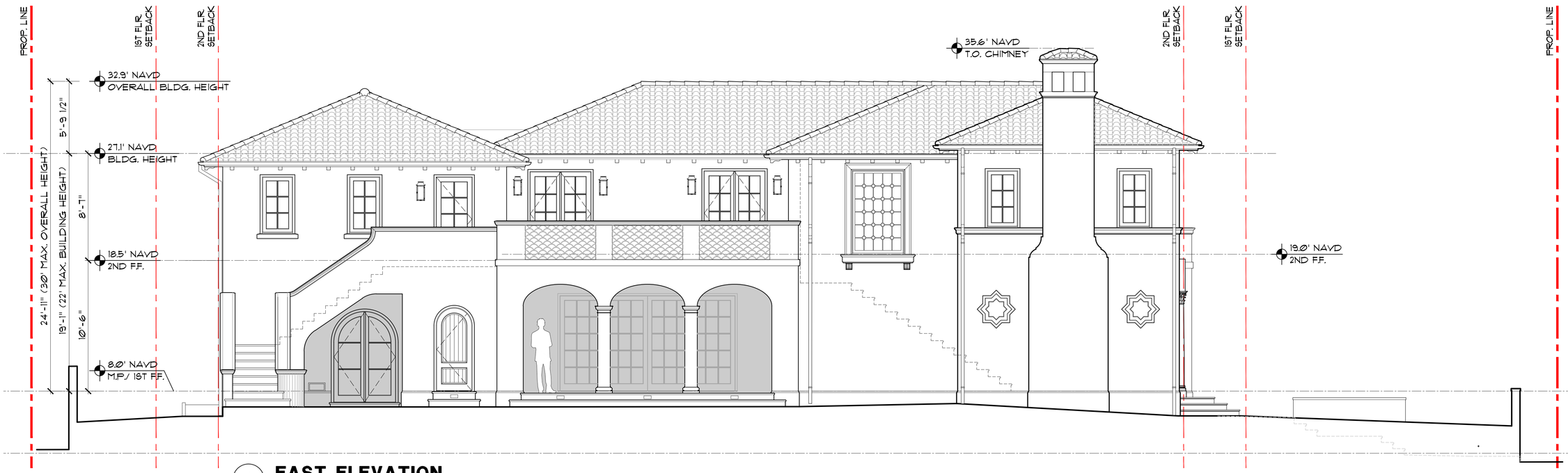
A3.1a

SCALE:
AS NOTED

ARC - 26 - 0029

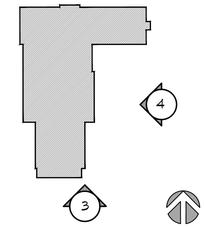


3 **SOUTH ELEVATION**
1/4"=1'-0"



4 **EAST ELEVATION**
1/4"=1'-0"

KEY PLAN



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DRAWING NUMBER:

A3.2

SCALE: AS NOTED

ARC - 26 - 0029
ZON - 26 - 0025

NOT FOR CONSTRUCTION

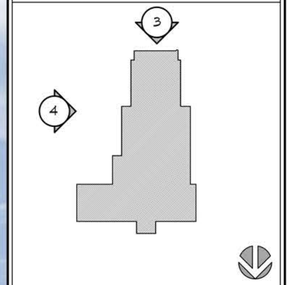


3 **NORTH ELEVATION**
1/4"=1'-0"



4 **EAST ELEVATION**
1/4"=1'-0"

KEY PLAN



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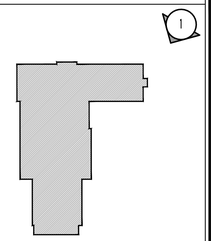
DRAWING NUMBER:

A3.2a

SCALE: AS NOTED

ARC - 26 - 0029

KEY PLAN



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1 **STREET PERSPECTIVE**

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DRAWING NUMBER:

A3.3a

SCALE: AS NOTED

ARC - 26 - 0029
ZON - 26 - 0025

KEY PLAN

1



1 **STREET PERSPECTIVE**

ARC - 26 - 0029
ZON - 26 - 0025

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REVISIONS

PROJECT NUMBER:
2403

ISSUED FOR: DATE:
DEV. REVIEW- FINAL SUBMIT MAY 11, 2026

DATE PLOTTED:

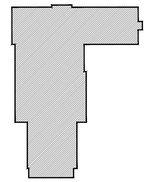
DRAWN BY:	CHECKED BY:
AA	TK

DRAWING NUMBER:

A3.3b

SCALE:
AS NOTED

KEY PLAN



1

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DRAWING NUMBER:

A3.3c

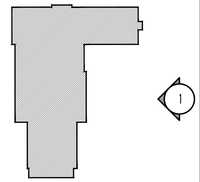
SCALE: AS NOTED



1 **EAST YARD PERSPECTIVE**

ARC - 26 - 0029
ZON - 26 - 0025

KEY PLAN



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1 **EAST YARD PERSPECTIVE**

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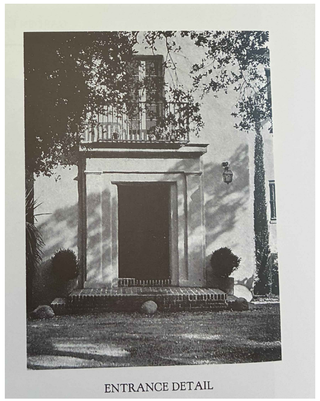
DRAWING NUMBER:

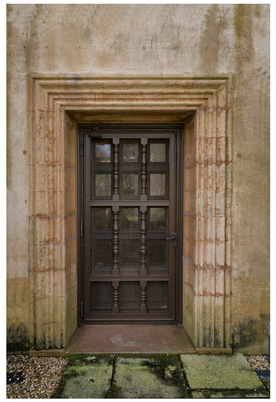
A3.3d

SCALE: AS NOTED

ARC - 26 - 0029
ZON - 26 - 0025

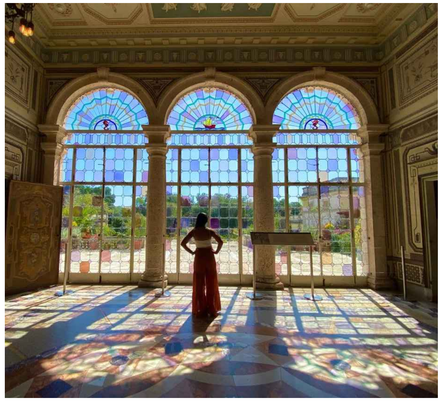


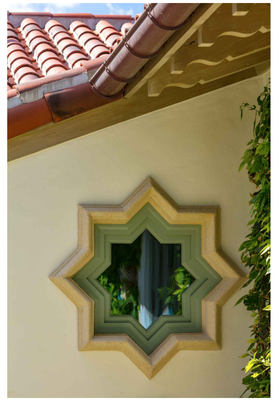
ENTRANCE DETAIL

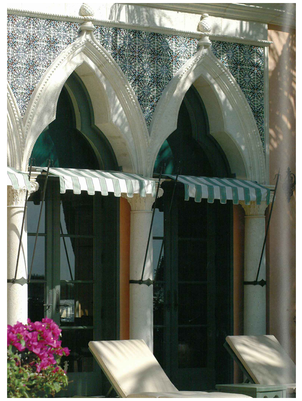




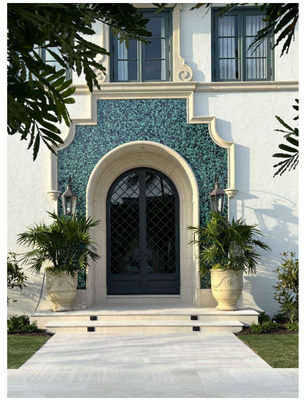


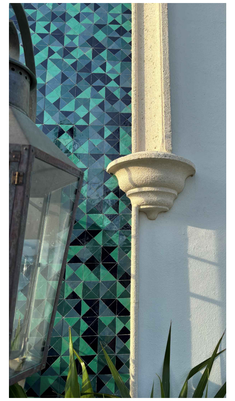






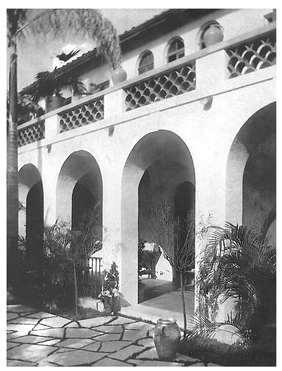
















1 **PRECEDENTS**

ARC - 26 - 0029
ZON - 26 - 0025
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DATE: MAY 11, 2026

DATE PLOTTED:

DRAWN BY: CG

CHECKED BY: TK

DRAWING NUMBER:

A3.4

SCALE: AS NOTED

MATERIALS & FINISHES

ROOF
BARREL TILE



RAFTERS
LIMED CYPRESS



STUCCO WALLS:
BENJAMIN MOORE
SIMPLY WHITE OC-117

WINDOW / DOOR PAINT
BENJAMIN MOORE
YARMOUTH BLUE HC-150



COLUMNS, WINDOW SILLS, BELT COURSE
CAST STONE



TILES AT WINDOW/DOOR ARCHES, ETC.
MOSAIC HOUSE
MORROCAN TILE #12 & #20



DRIVEWAY
CHICAGO BRICK



ENTRY PAVING
FLORIDA CORAL

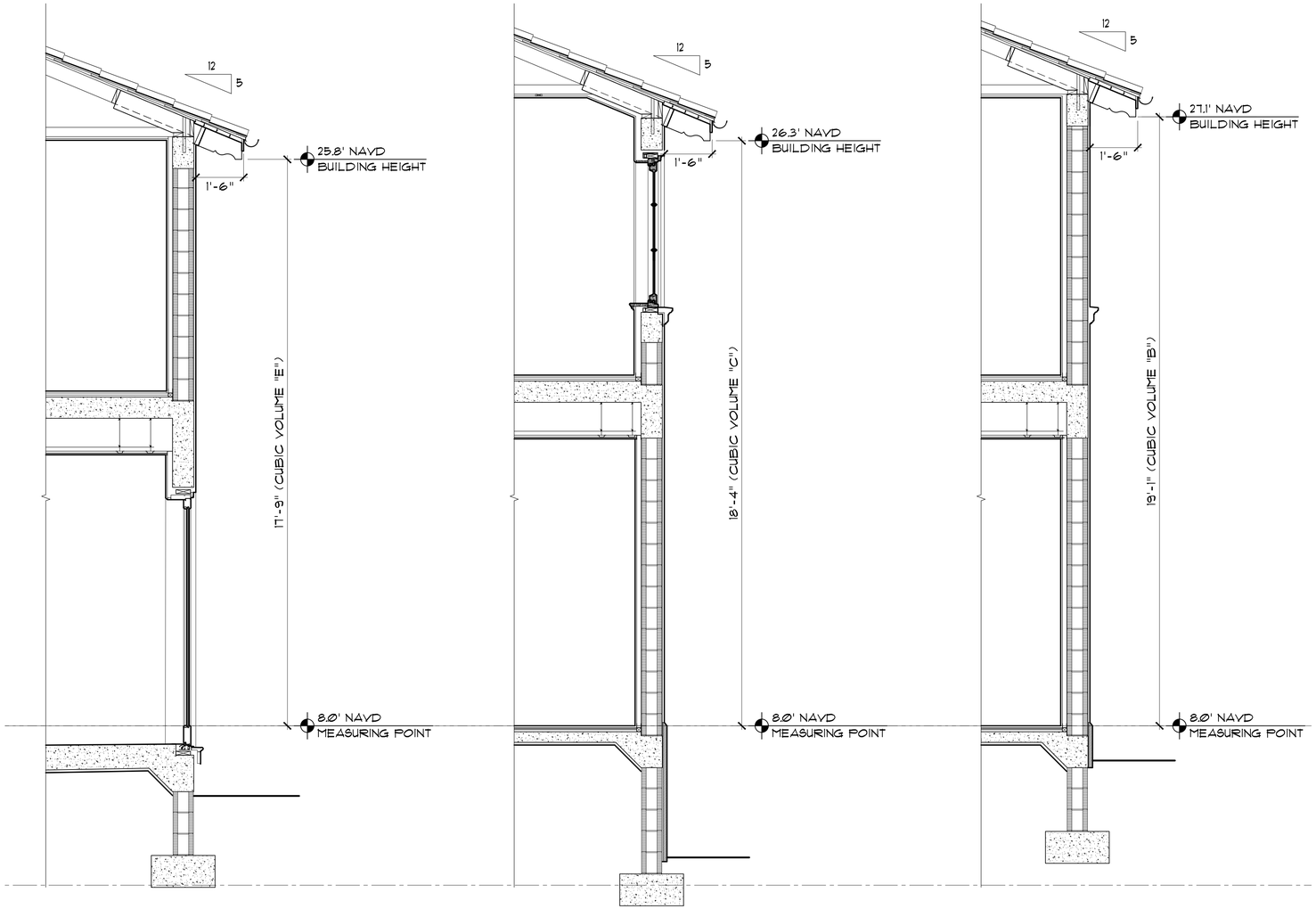


ENTRY PORTICO SCONCES
BEVOLO ITALIANATE



TYPICAL FLUSH MOUNT SCONCE
BEVOLO WILLIAMSBURG



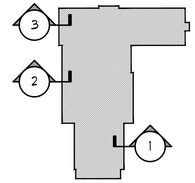


1 **GARAGE WING**
1/2"=1'-0"

2 **MAIN WING SECONDARY**
1/2"=1'-0"

3 **MAIN WING TYPICAL**
1/2"=1'-0"

KEY PLAN



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PALM BEACH, FLORIDA

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REVISIONS

⚠ APRIL 13, 2026

PROJECT NUMBER: 2403
ISSUED FOR: DEV. REVIEW- FINAL SUBMIT
DATE: MAY 11, 2026
DATE PLOTTED:
DRAWN BY: AA
CHECKED BY: TK

DRAWING NUMBER:

A4.1

SCALE: AS NOTED

ARC - 26 - 0029
ZON - 26 - 0025

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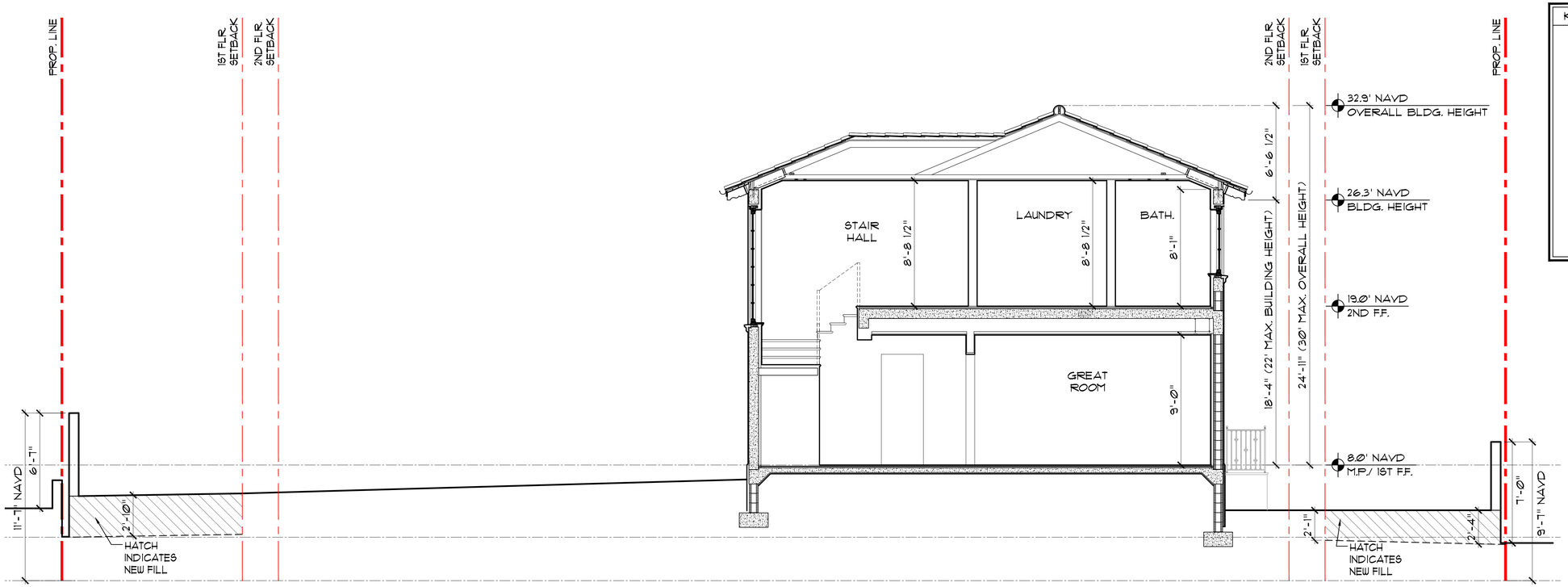
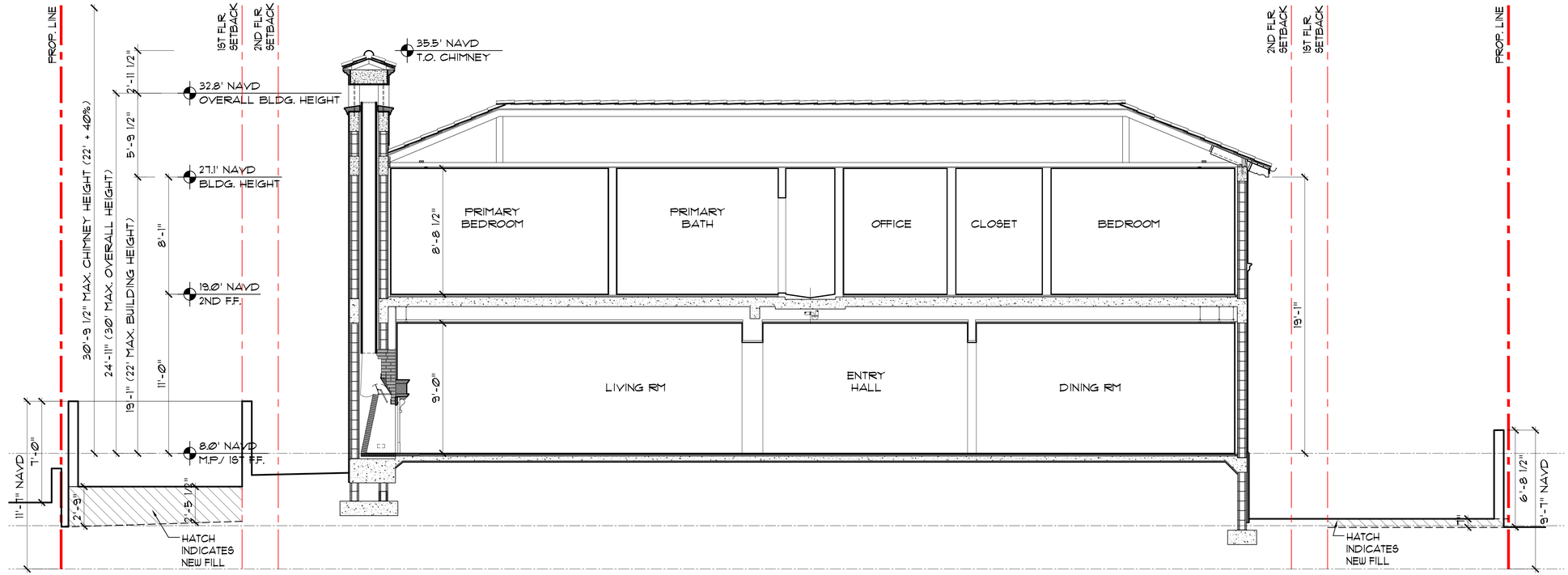
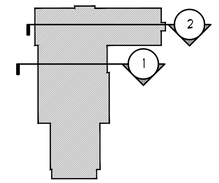


1 **EAST-WEST SECTION**
1/4"=1'-0"



2 **EAST-WEST SECTION**
1/4"=1'-0"

KEY PLAN



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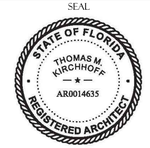

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DRAWING NUMBER:

A4.2

SCALE: AS NOTED

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ZON - 26 - 0025

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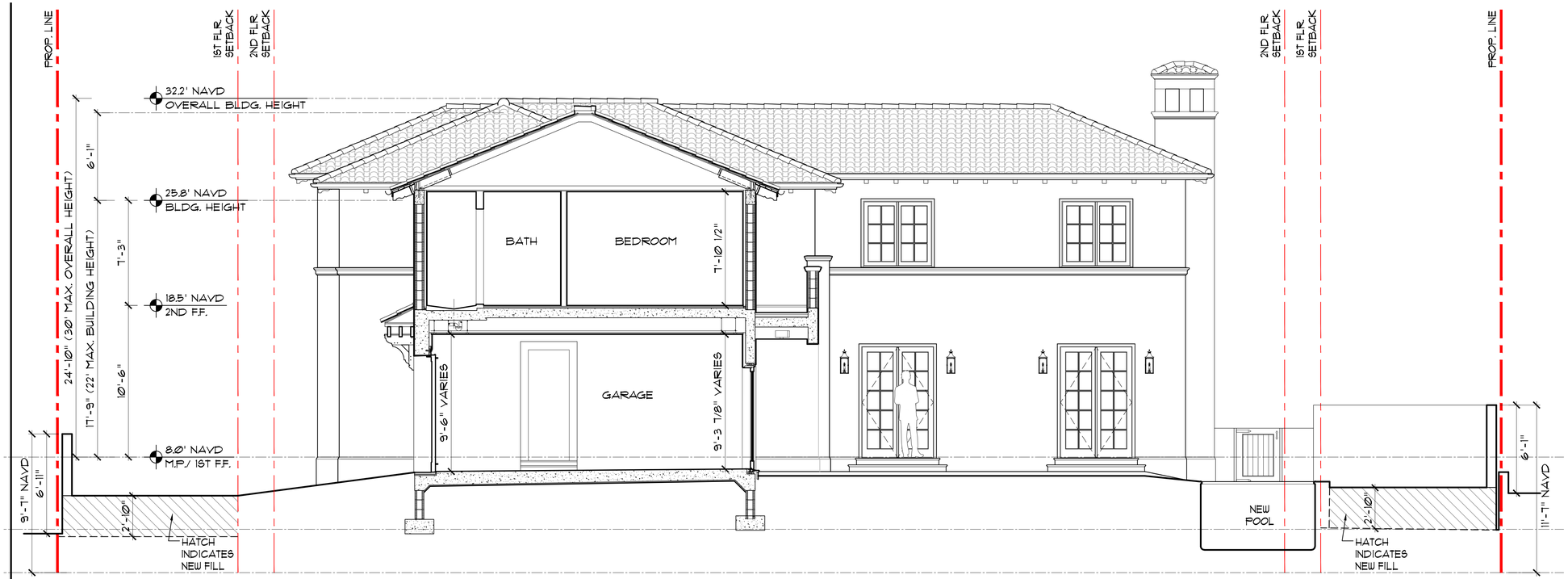
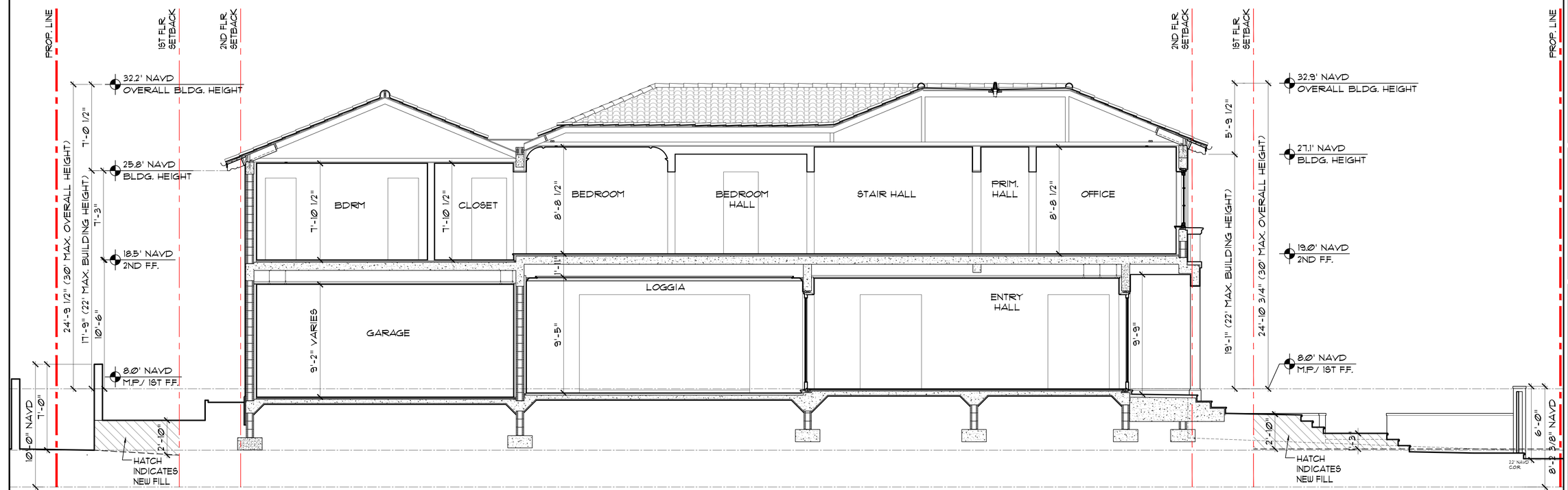


1 EAST-WEST SECTION

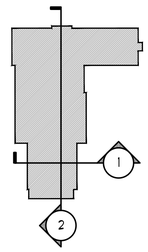
1/4"=1'-0"



2 SOUTH-NORTH SECTION

1/4"=1'-0"

KEY PLAN



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DRAWING NUMBER:

A4.3

SCALE: AS NOTED

ARC - 26 - 0029
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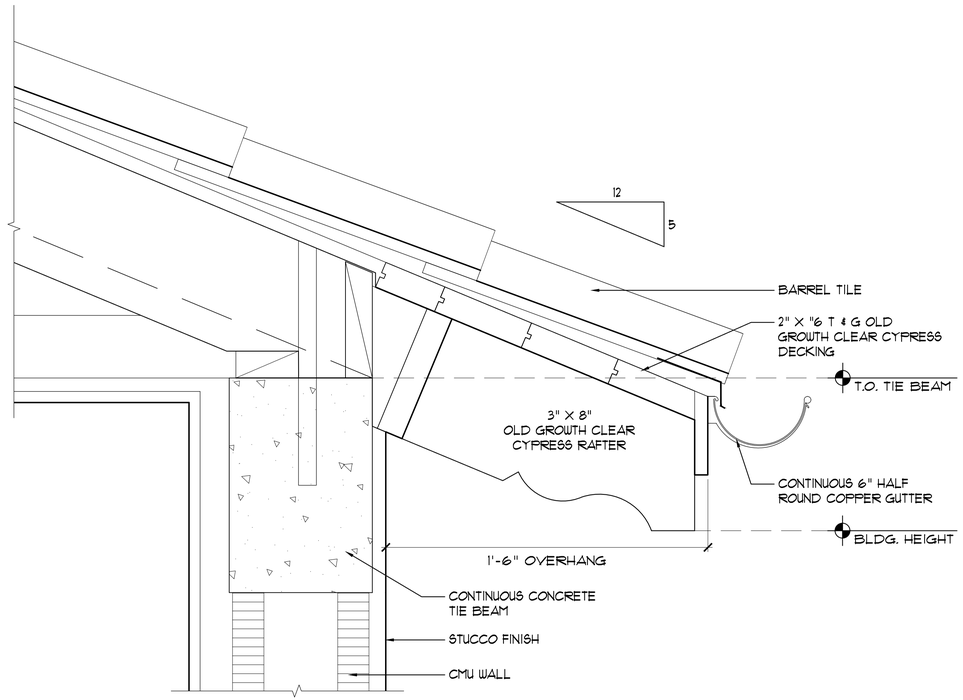
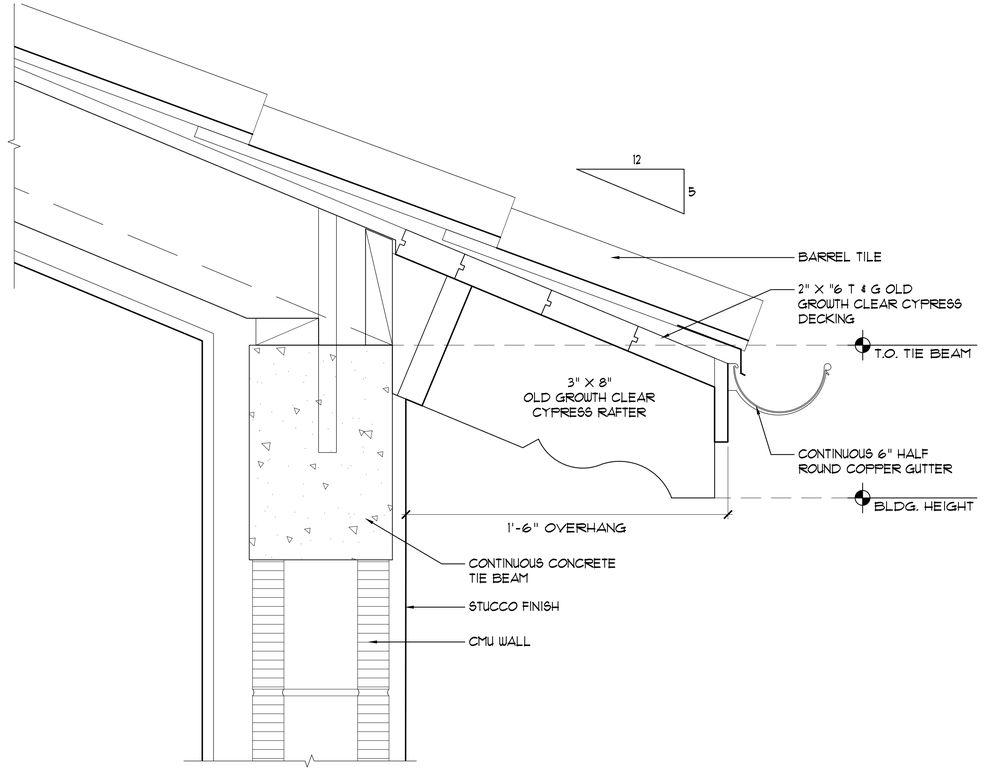
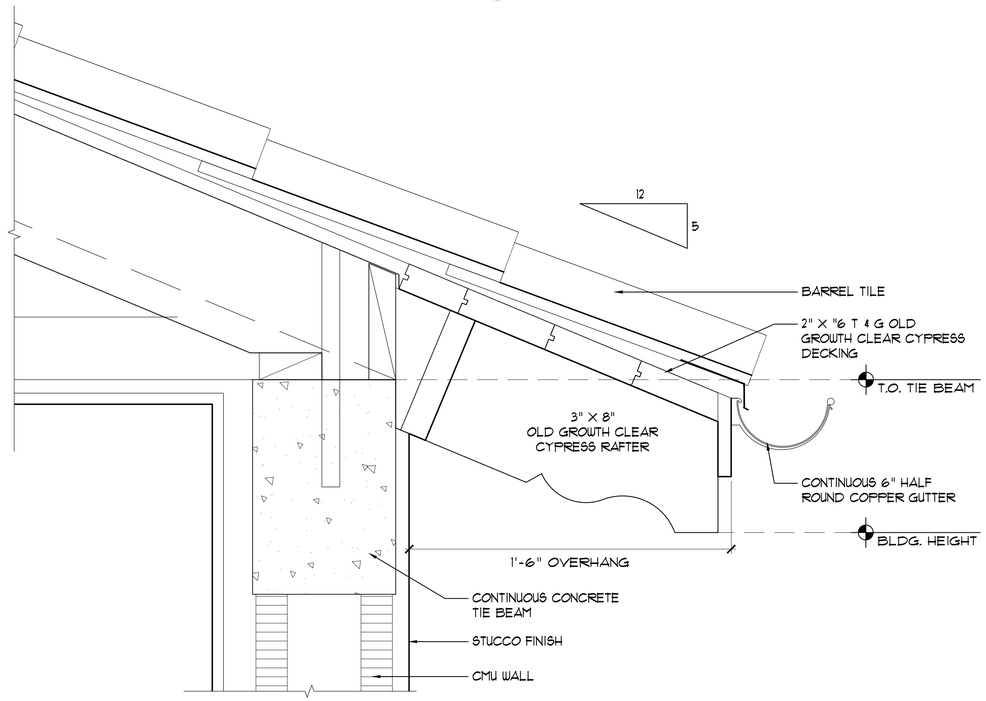


1 GARAGE WING EAVE
3"=1'-0"



2 MAIN WING SECONDARY EAVE
3"=1'-0"



3 MAIN WING EAVE
3"=1'-0"

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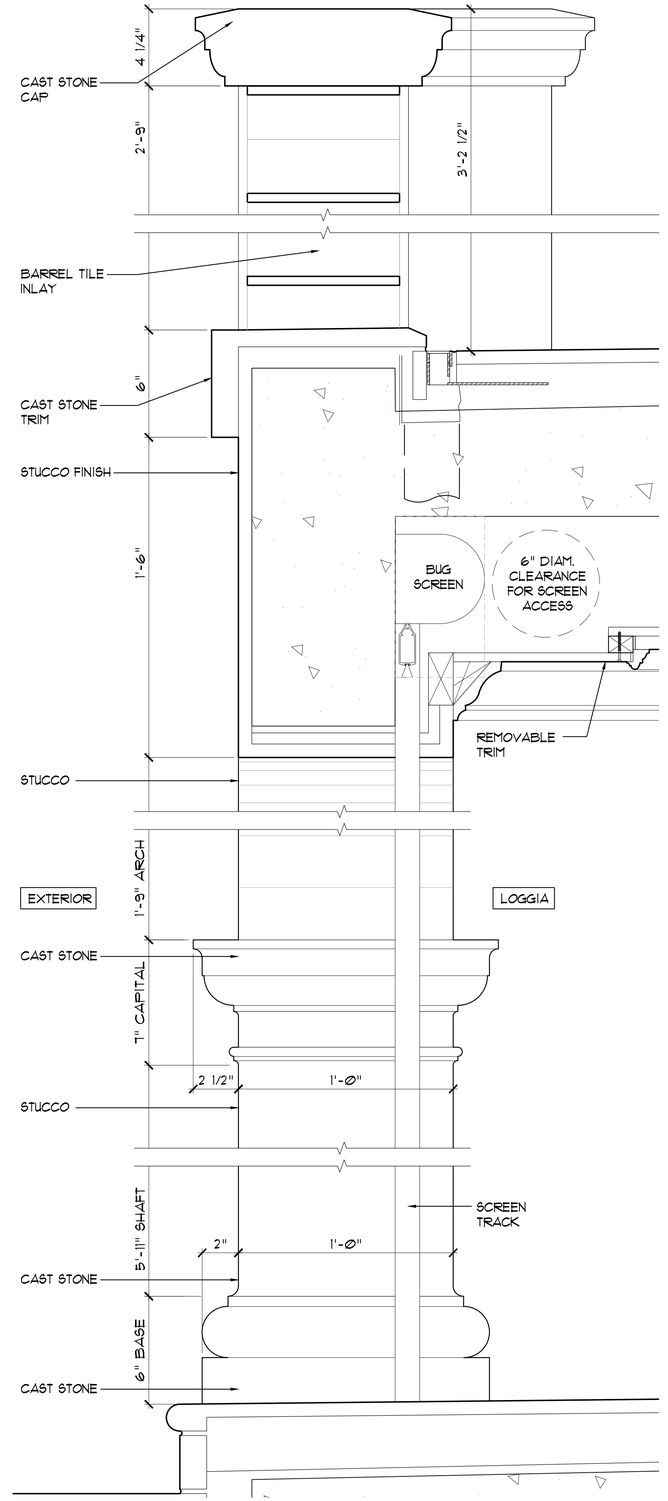
A5.1

SCALE: AS NOTED



1 **LOGGIA ELEVATION**
3/4"=1'-0"



2 **LOGGIA SECTION**
3"=1'-0"

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AA	TK

DRAWING NUMBER:

A5.2

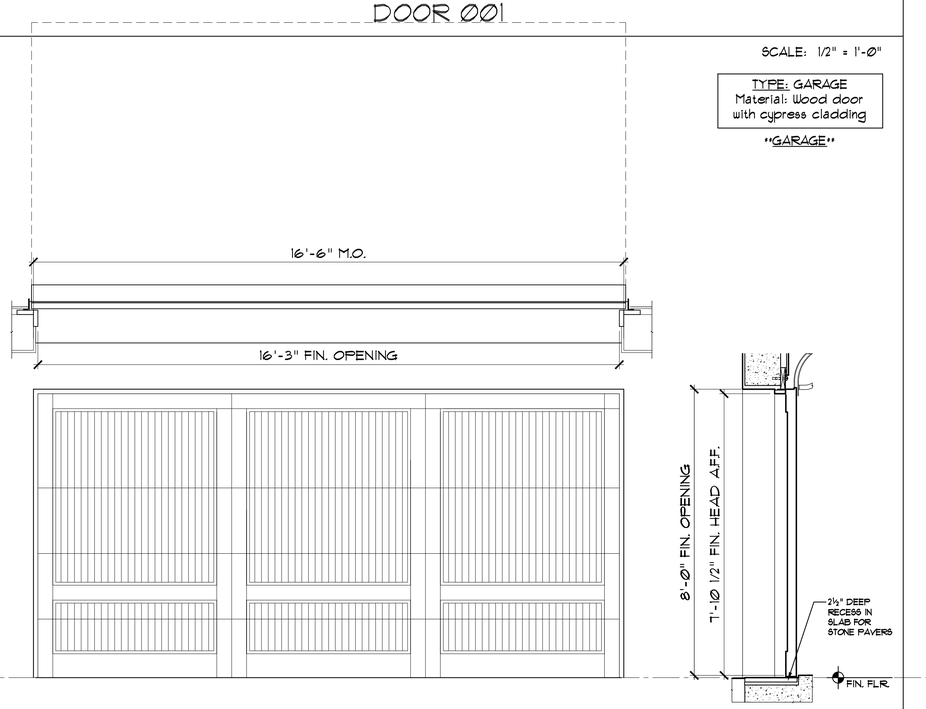
SCALE: AS NOTED

DOOR 001

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

TYPE: GARAGE
Material: Wood door with cypress cladding

"GARAGE"



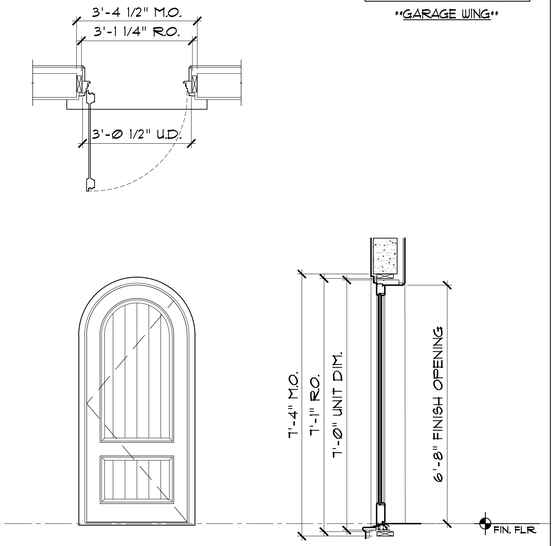
DOOR 002

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

TYPE: OUTSWING
Material: Wood door with cypress cladding

See plans for swing

"GARAGE WING"



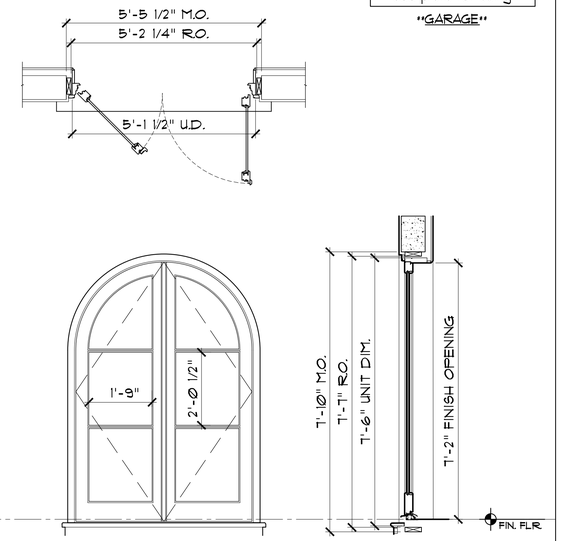
DOOR 003

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

TYPE: SLIDING
Material: Mahogany

See plans for swing

"GARAGE"



GENERAL NOTES:
-ALL IMPACT RATED WOOD DOORS AND WINDOW TO BE FABRICATED BY REILLY ARCHITECTURAL OR EQUAL.
-ENTRY DOOR TO BE FABRICATED BY HOPE'S WINDOWS.

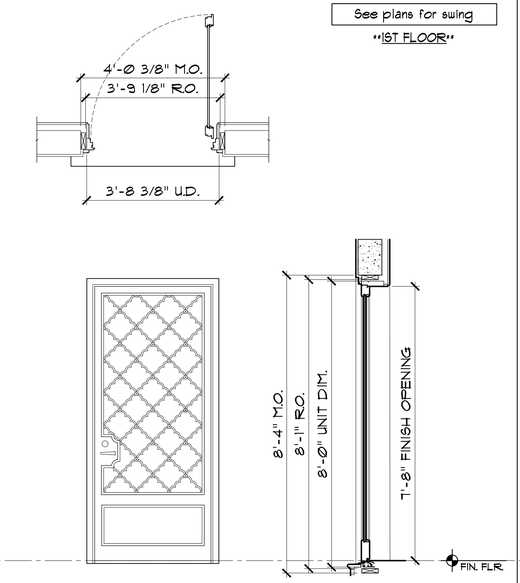
DOOR 101

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

TYPE: INSWING
Material: Painted Aluminum

See plans for swing

"1ST FLOOR"



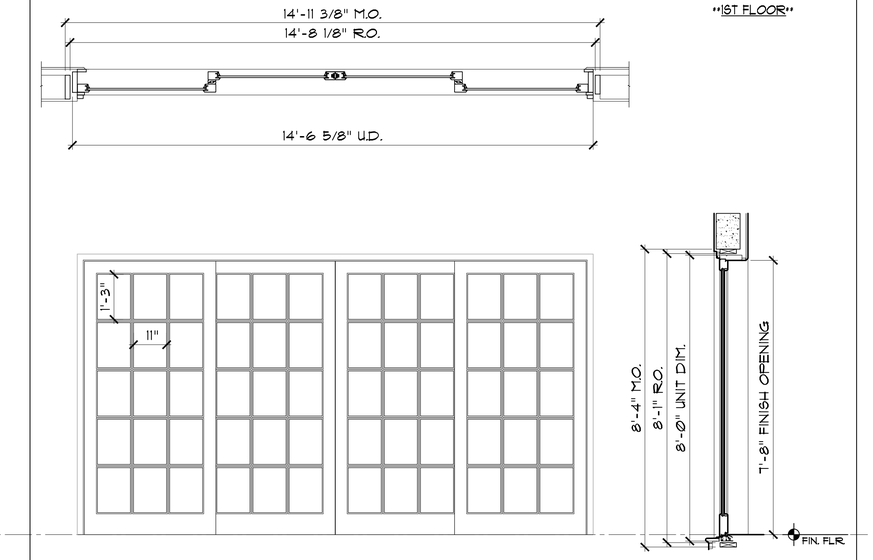
DOOR 102

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

TYPE: SLIDING
Material: Mahogany

See plans for swing

"1ST FLOOR"



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CHECKED BY: TK

DRAWING NUMBER:

A6.1

SCALE: AS NOTED

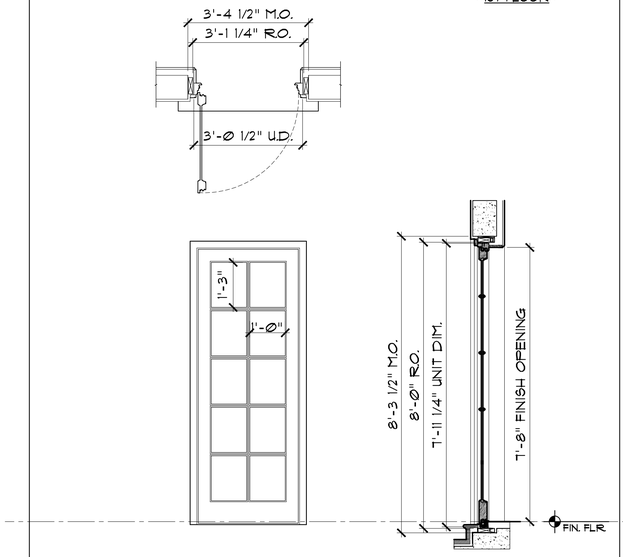
DOOR 103

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

TYPE: OUTSWING
Material: Mahogany

See plans for swing

"1ST FLOOR"



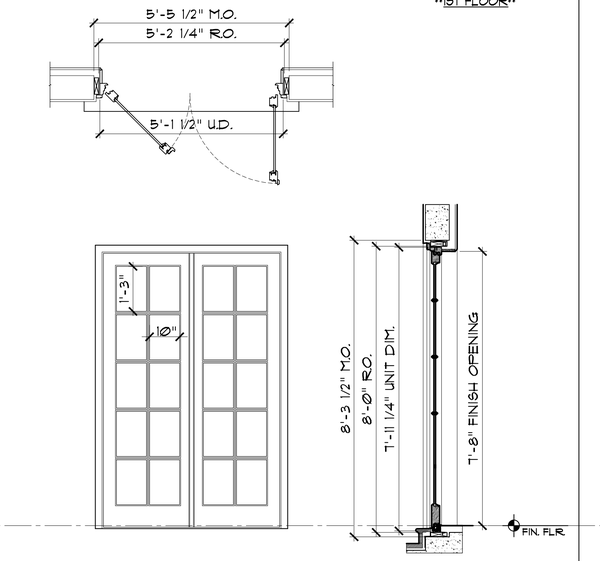
DOOR 104 & 105

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

TYPE: OUTSWING
Material: Mahogany

See plans for swing

"1ST FLOOR"



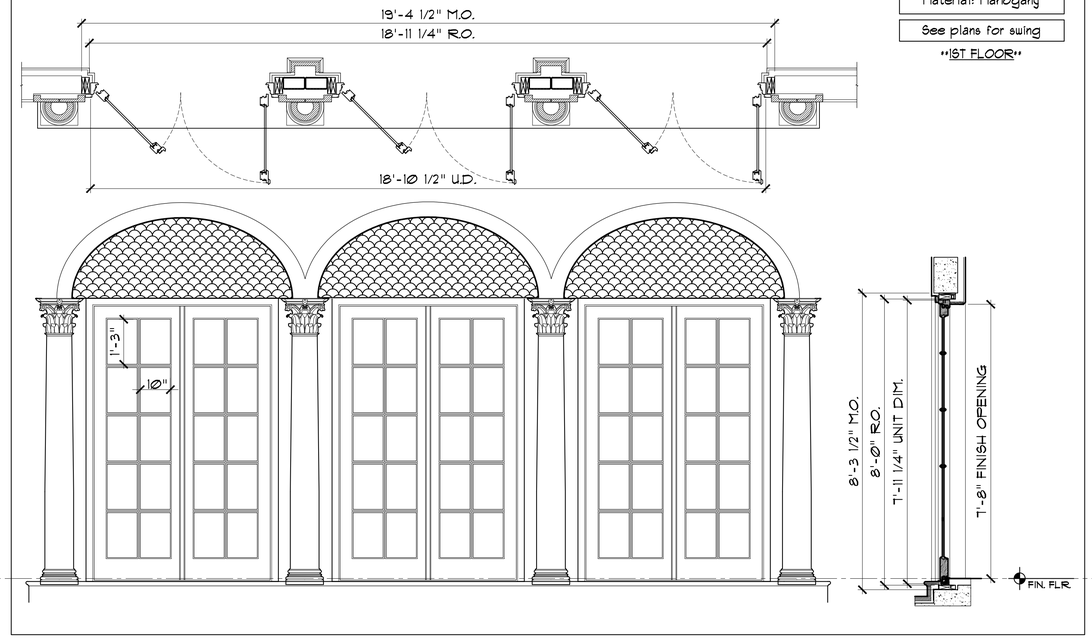
DOOR 106, 107, 108

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

TYPE: OUTSWING
Material: Mahogany

See plans for swing

"1ST FLOOR"

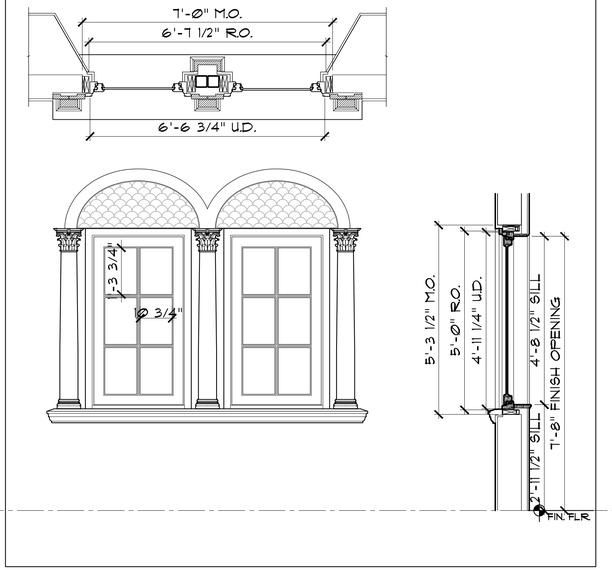


WINDOW (A)

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

TYPE: DOUBLE CASEMENT
Egress: No
Material: Mahogany

"1ST FLOOR"



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DATE PLOTTED:

DRAWN BY: AA — CHECKED BY: TK

DRAWING NUMBER:

A6.2

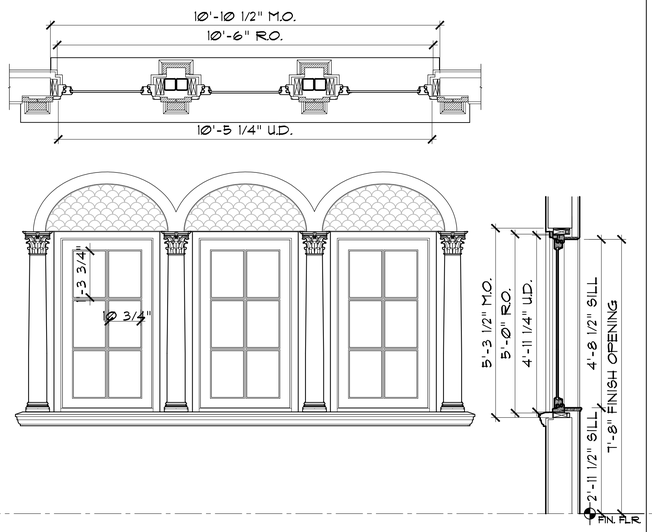
SCALE: AS NOTED

WINDOW B

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

TYPE: TRIPLE CASEMENT
Egress: No
Material: Mahogany

"1ST FLOOR"

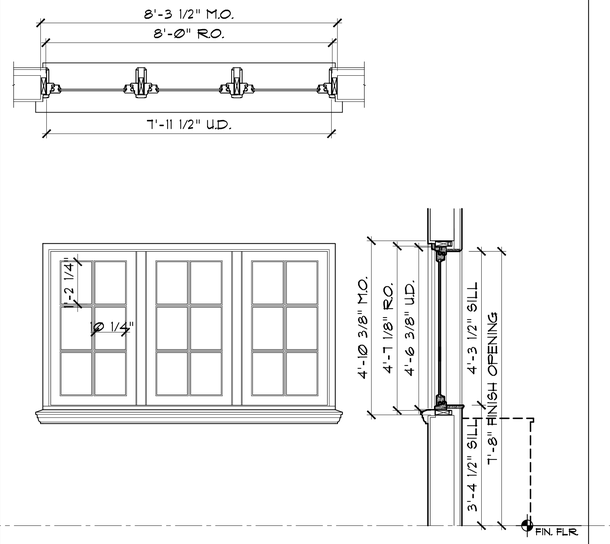


WINDOW C

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

TYPE: TRIPLE CASEMENT
Egress: No
Material: Mahogany

"1ST FLOOR"

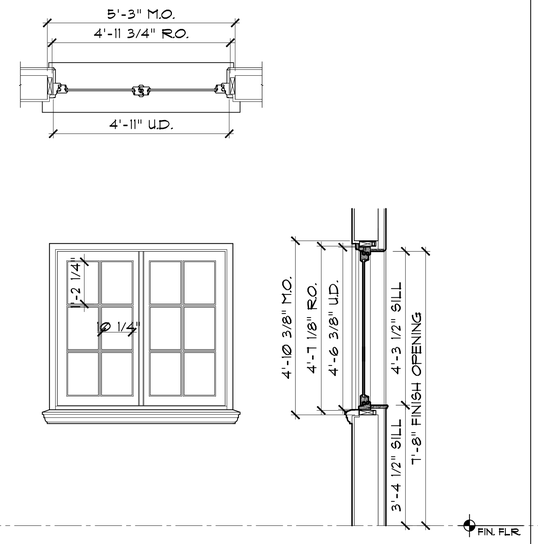


WINDOW D

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

TYPE: DOUBLE CASEMENT
Egress: No
Material: Mahogany

"1ST FLOOR"

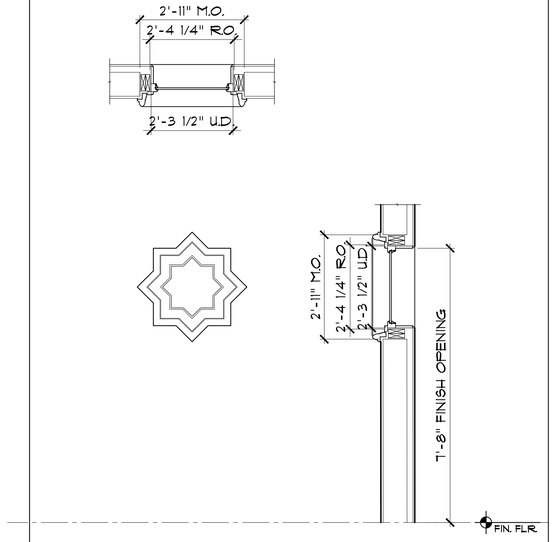


WINDOW E

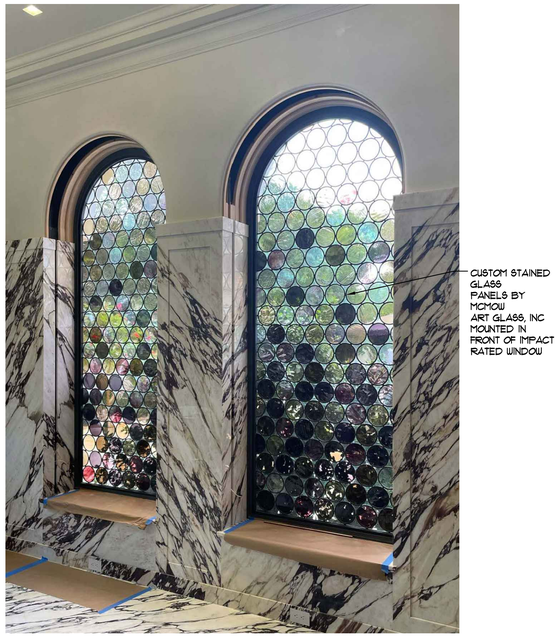
SCALE: 1/2" = 1'-0"

TYPE: CASEMENT
Egress: No
Material: Mahogany

"1ST FLOOR"



100 EL BRAVO INSTALLED WINDOWS

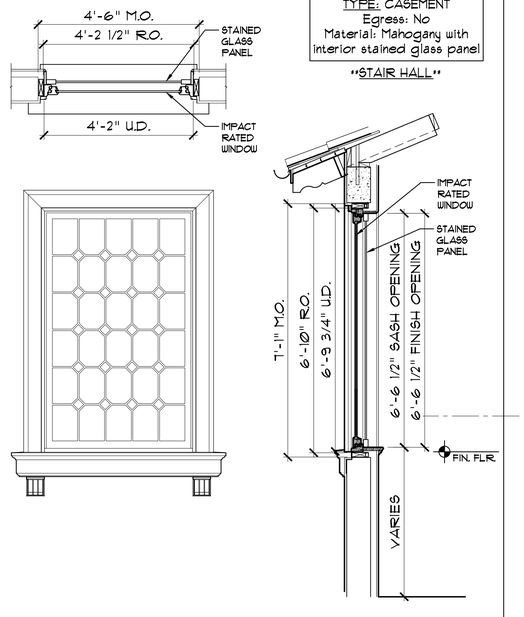


WINDOW F

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

TYPE: CASEMENT
Egress: No
Material: Mahogany with interior stained glass panel

"STAIR HALL"



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DRAWN BY: AA — CHECKED BY: TK

DRAWING NUMBER:

A6.3

SCALE: AS NOTED

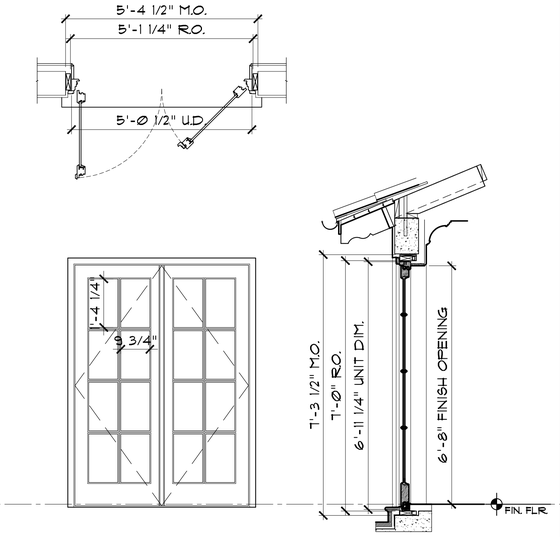
DOOR 202, 203

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

TYPE: OUTSWING
Material: Mahogany

See plans for swing

"2ND FLOOR"

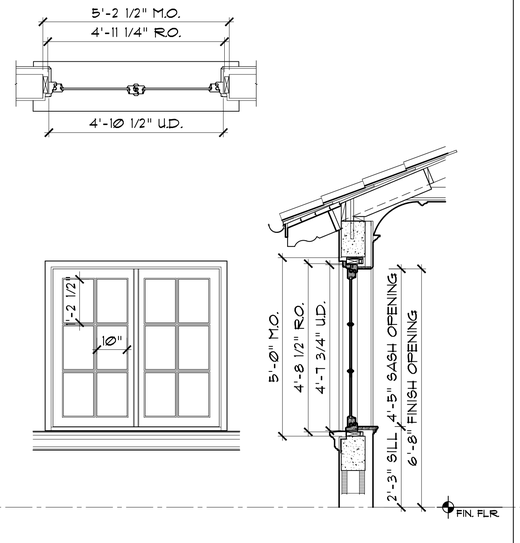


WINDOW G

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

TYPE: DOUBLE CASEMENT
Egress: No
Material: Mahogany

"2ND FLOOR"

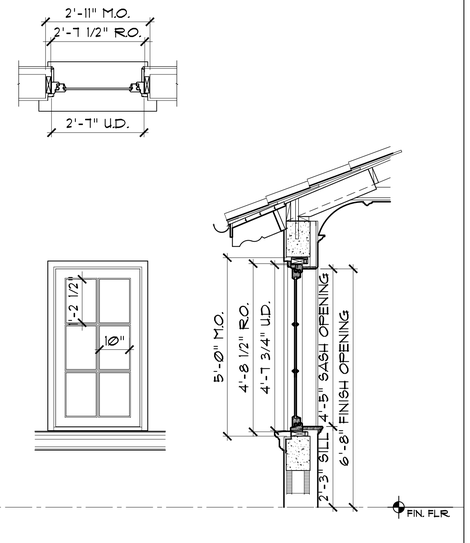


WINDOW H

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

TYPE: CASEMENT
Egress: No
Material: Mahogany

"2ND FLOOR"



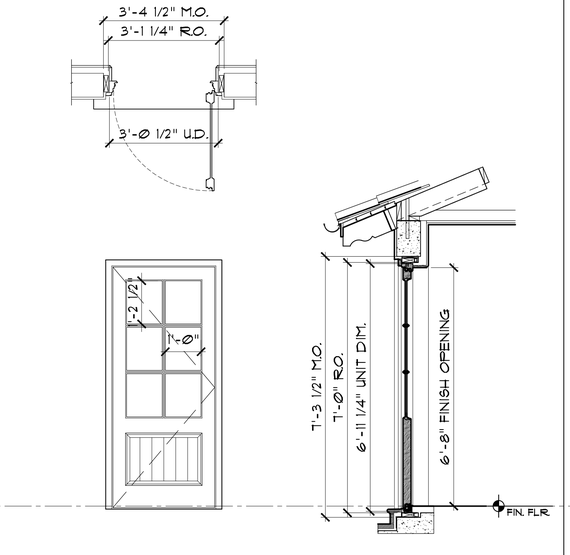
[illegible]

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

TYPE: OUTSWING
Material: Mahogany

See plans for swing

"2ND FLOOR - GARAGE WING"

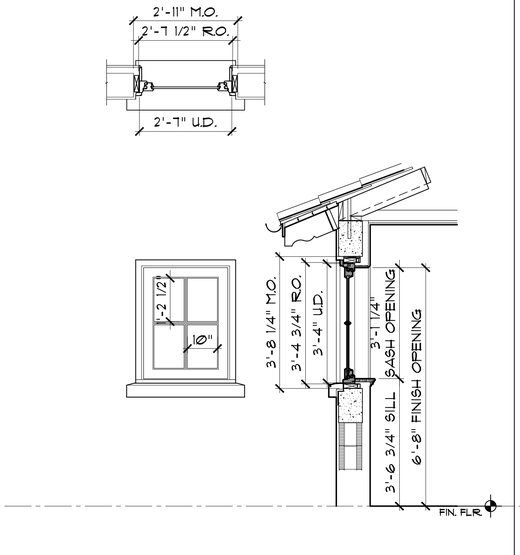


[illegible]

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

TYPE: CASEMENT
Egress: No
Material: Mahogany

"2ND FLOOR - GARAGE WING"

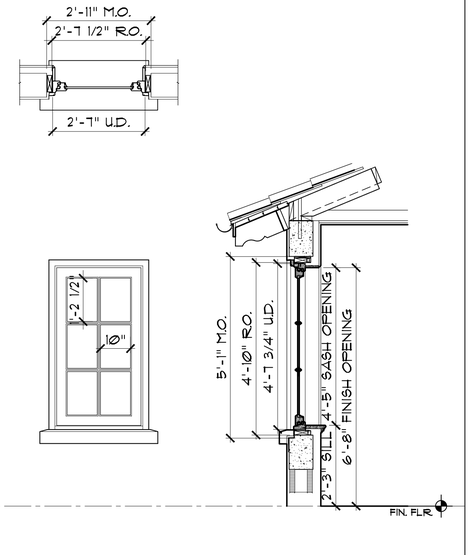


[illegible]

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

TYPE: CASEMENT
Egress: No
Material: Mahogany

"2ND FLOOR - GARAGE WING"



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KIRCHHOFFARCHITECTS.COM

NEW RESIDENCE FOR:

418 SEASPRAY AVENUE

PALM BEACH, FLORIDA

SEAL

STATE OF FLORIDA
THOMAS M. KIRCHHOFF
AR0014635
REGISTERED ARCHITECT

THOMAS M. KIRCHHOFF FL. REG. NO. AR0014635

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KIRCHHOFF & ASSOCIATES ARCHITECTS

REVISIONS

1 APRIL 13, 2026

PROJECT NUMBER: 2403

ISSUED FOR: DEV. REVIEW- FINAL SUBMIT

DATE: MAY 11, 2026

DATE PLOTTED:

DRAWN BY: AA

CHECKED BY: TK

DRAWING NUMBER:

A6.4

SCALE: AS NOTED


W
SMI
LANDSCAPE ARCHITECTURE
0'
10'
20'

The
Torell
Residence

418 Seaspray
Palm Beach, FL

SHEET INDEX

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Site Comparison Plan	L1.1a
Hardscape Layout Plan	L1.2
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Post Demolition Plan	D-2
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Screening Plan	S-1

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

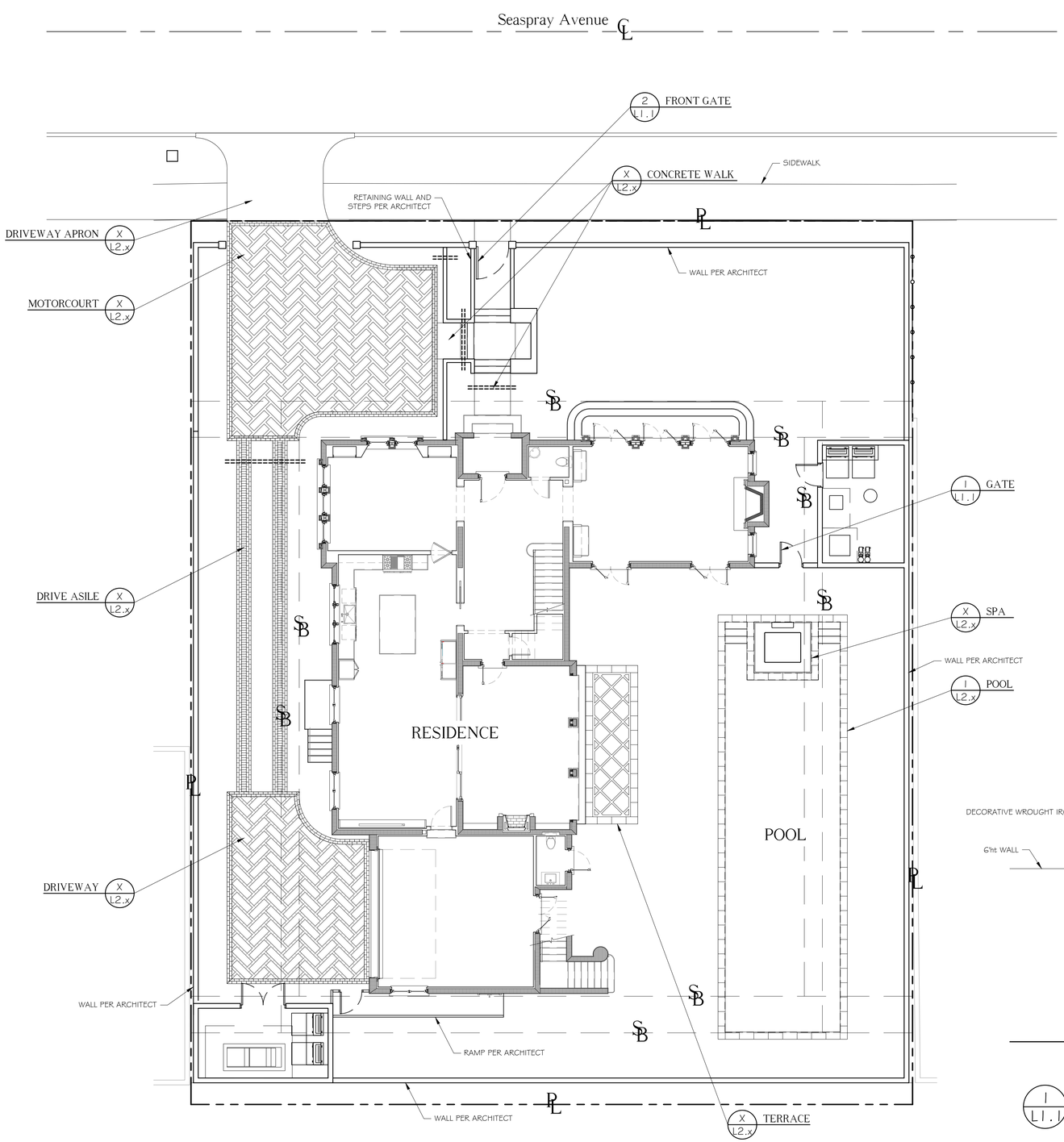
Final Submittal
ARC-26-0029 / ZON-26-0025

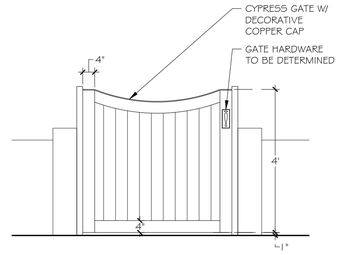
2602 Torell

FIELD VERIFY ALL DIMENSIONS

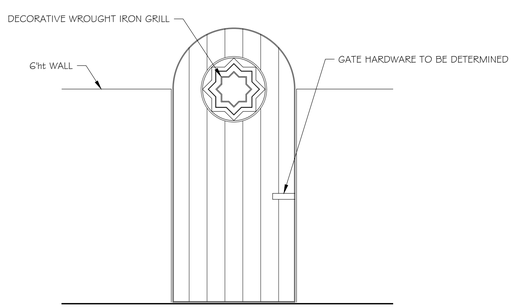
ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

SMI TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION





2 / L1.1 FRONT GATE ELEVATION
SCALE: 1/2" = 1'-0"



1 / L1.1 GATE ELEVATION
SCALE: 1/2" = 1'-0"

Know what's below
Call before you dig

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

The Torell Residence

418 Seaspray
Palm Beach, FL

North

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NOTES:
-FOOTINGS FOR ALL STRUCTURES TO BE AT LEAST 3' BELOW GRADE TO ALLOW FOR PLANTINGS / ROOT BALLS
-DRIP IRRIGATION MAY ONLY BE USED IF SPECIFIED BY SMI OR IF REQUIRED BY MUNICIPALITY

	DATE	DESCRIPTION
4	05.11.2026	FINAL SUBMITTAL
3	04.13.2026	SECOND SUBMITTAL
2	03.23.2026	FIRST SUBMITTAL
1	03.04.2026	PRE-APP

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

TITLE: Site Plan

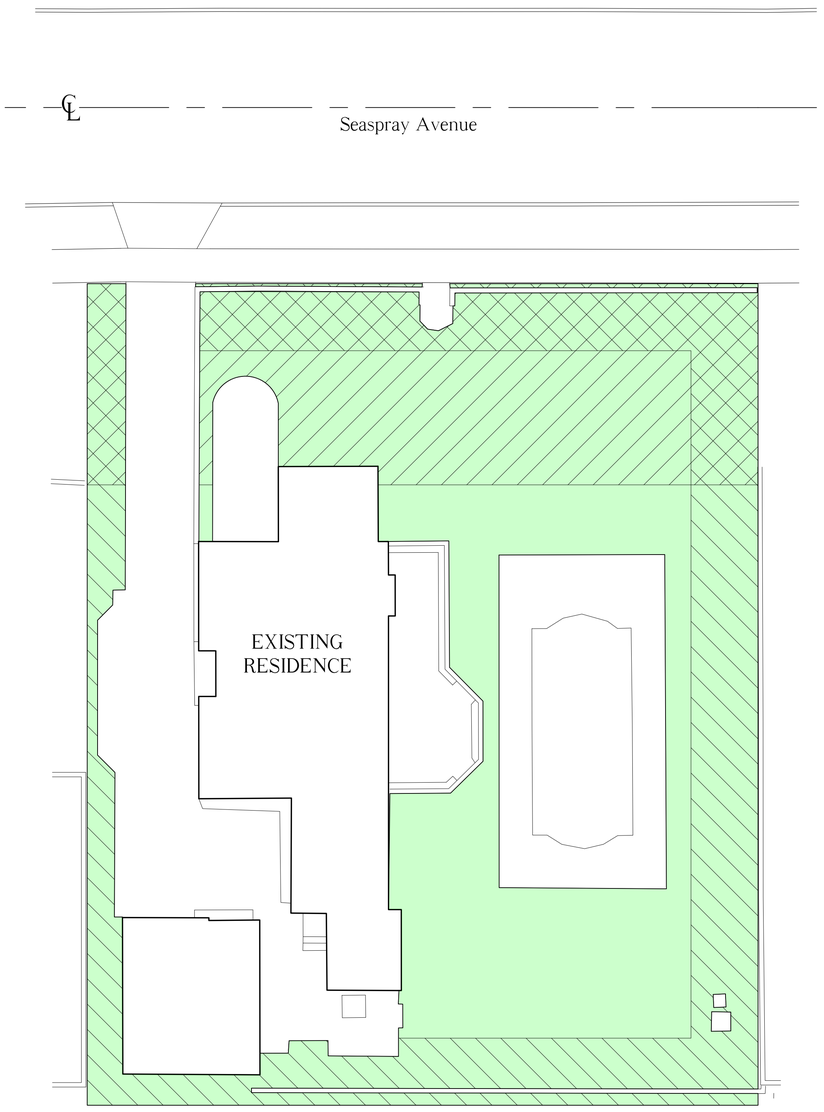
SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2602	
DATE: 05.11.2026	PRJCT MNGR: CFVT	CHECKED: . .
SEAL:	DRAWING NO. L1.1 SHEET 1 OF 2	

FIELD VERIFY ALL DIMENSIONS

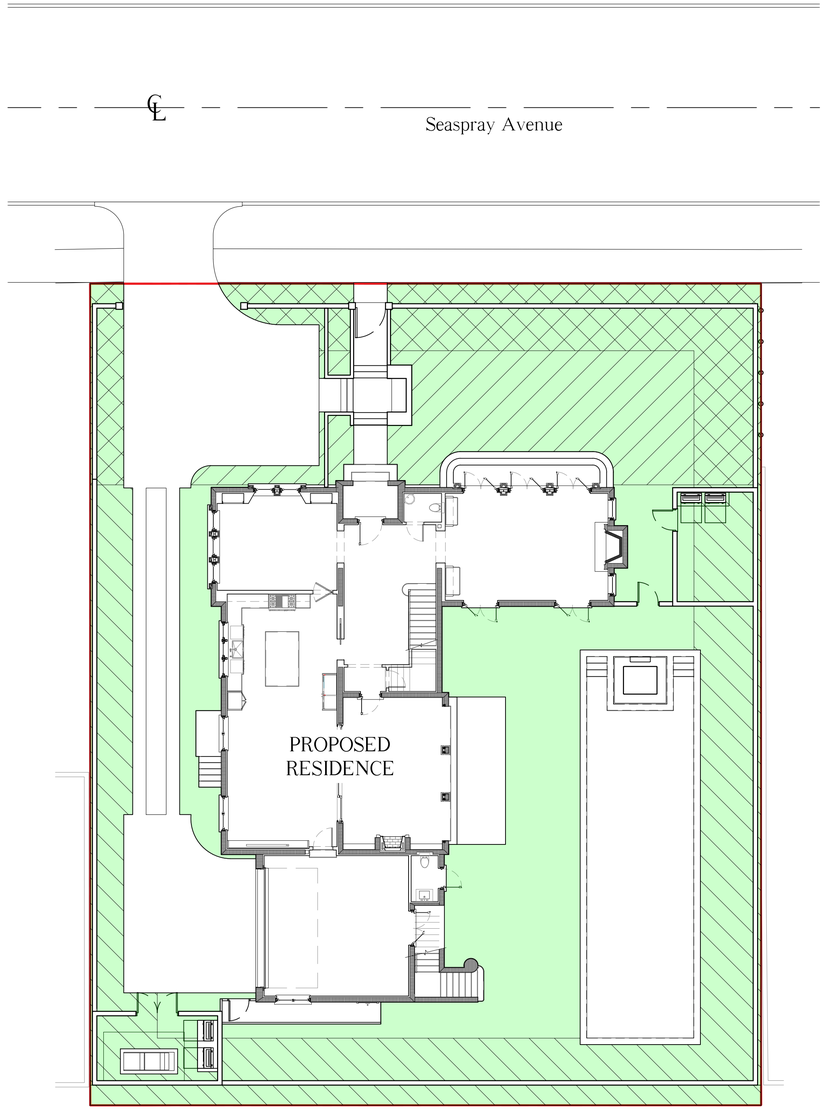
Pervious / Impervious Calculations: RB							
Lot Size	Dwelling 2 Floors	Required Pervious		Existing Pervious		Proposed Pervious	
12,250 sf	2,958 sf	Square Footage	Percentage	Square Footage	Percentage	Square Footage	Percentage
Overall Hardscape (Impervious) 3,779 sf		5,513	45%min (or Existing)	4,445	36%	5,513	45%
Front Yard Calculations 30' Setback Area: 3,000 sf / Hardscape (Impervious): 1,201 sf		1,200	40%min (or Existing)	2,389	80%	1,799	60%
Perimeter Hardscape 10' Offset from PL / Area: 4,050 sf / Hardscape (Impervious): 1,133 sf		2,756	50% of required open space shall be within 10' of property line	3,063	56%	2,917	53%

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



EXISTING SITE PLAN



PROPOSED SITE PLAN

ABBREVIATIONS KEY
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HS =HardScape
HT =HeighT
LA =Landscape Architect
LS =LandScape
MAX =MAXimum
MIN =MINimum
SMI =SMI Landscape Architecture
TBD =To Be Determined
TC =Terra Cotta
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TOW =Top Of Wall

Color Key

- Site Pervious
- Front Yard Pervious
- Perimeter Pervious

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

TITLE
Site Comparison Plan

SCALE	PROJECT NUMBER:	
N.T.S	2602	
DATE:	PRJCT MNGR:	CHECKED:
05.11.2026	CFVT	. .
SEAL:	DRAWING NO.	
	L1.1a	
	SHEET 1a OF 2	

FIELD VERIFY ALL DIMENSIONS

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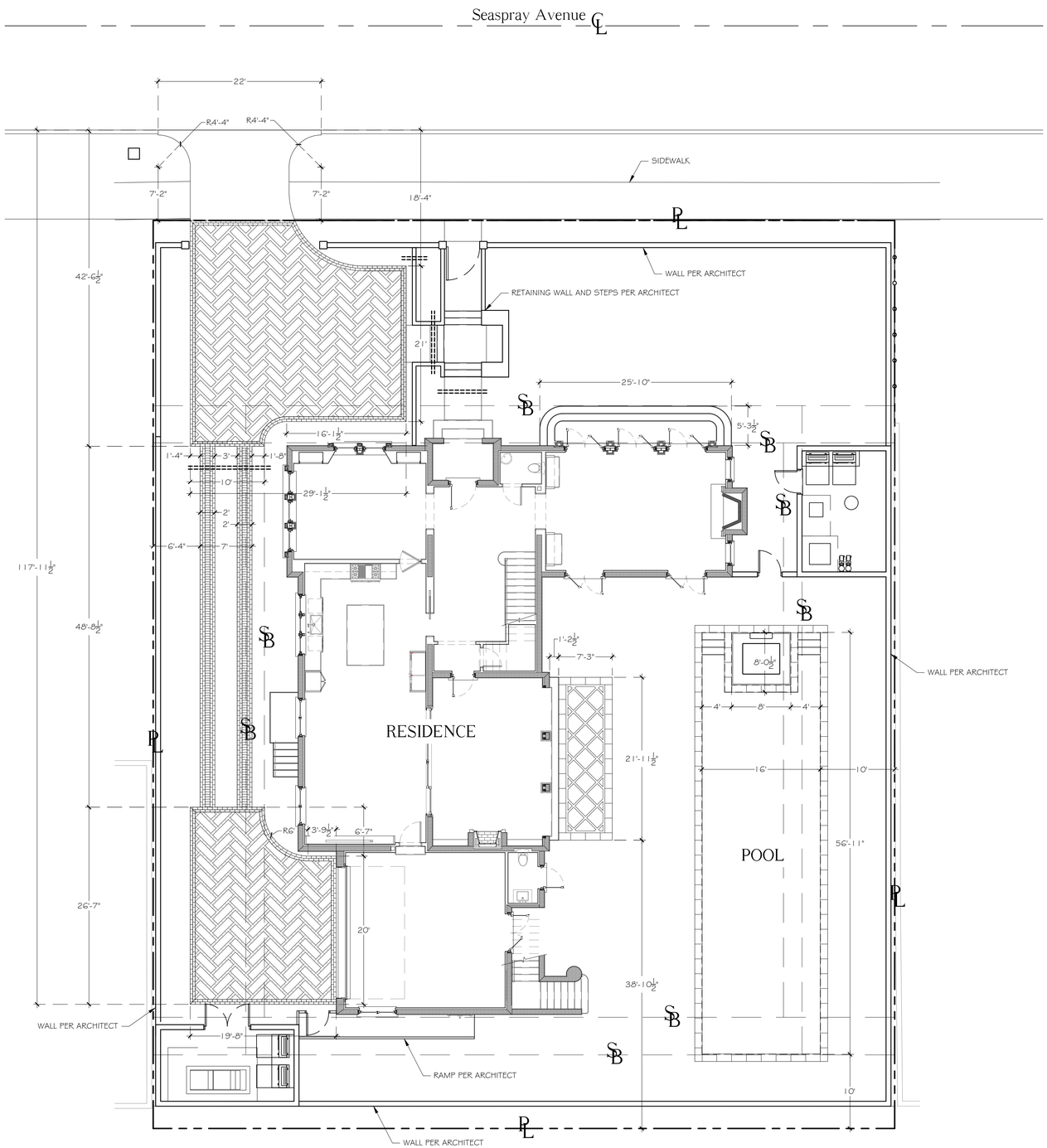

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FL registration #LA 13000223

TITLE
Layout Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2602	
DATE:	PRJCT MNGR:	CHECKED:
05.11.2026	CFVT	. .
SEAL:	DRAWING NO.	
	L1.2	
	SHEET 2 OF 2	

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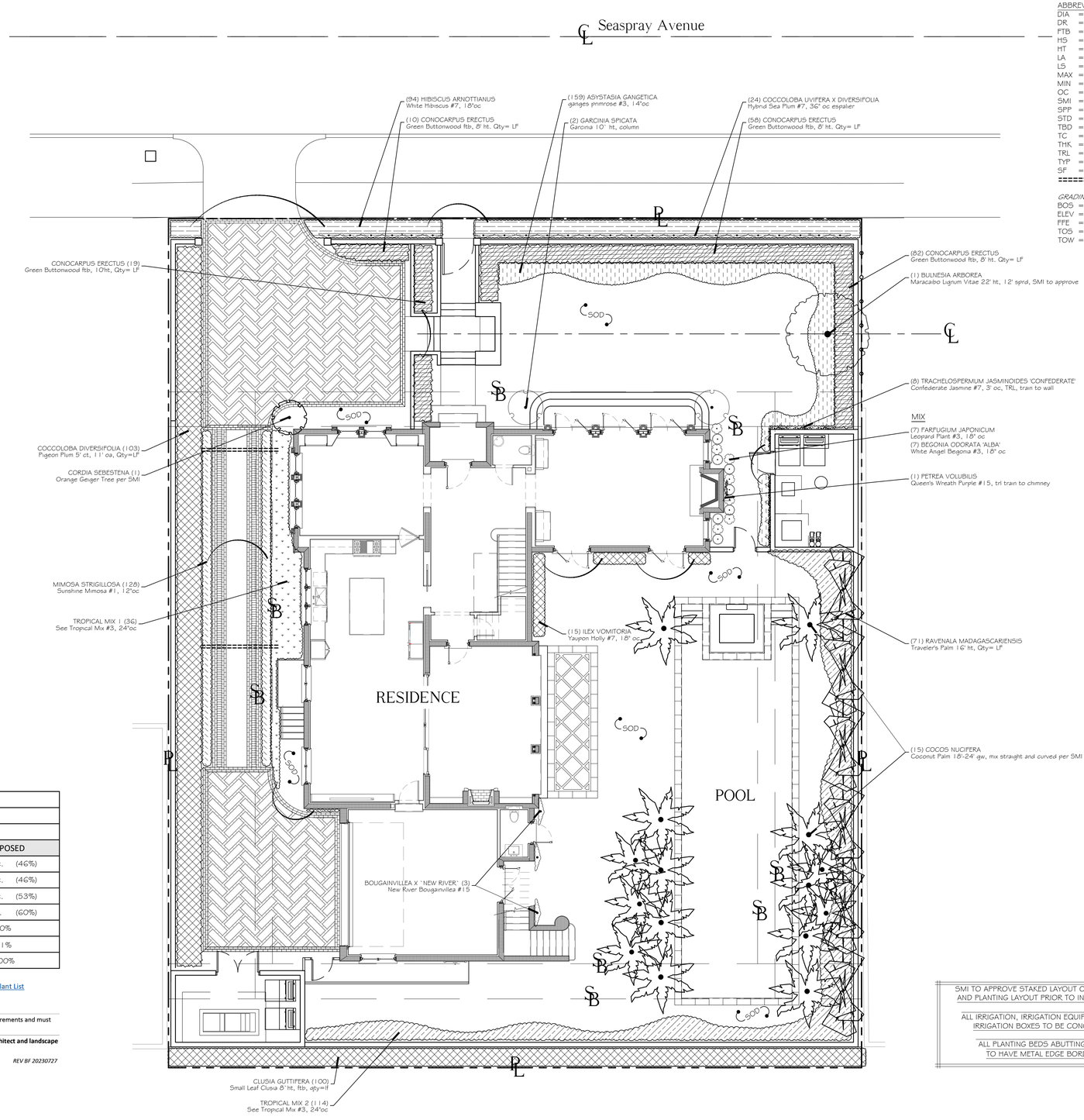

ABBREVIATIONS KEY

DIA	=DIAmeter
DR	=Dominican Republic
FTB	=Full To Base
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HT	=HeighT
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LS	=LandScape
MAX	=MAXimum
MIN	=MINimum
OC	=On Center
SMI	=SMI Landscape Architecture
SPP	=SPecimen
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Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend		
1	**Property Address:**	418 Seaspray Ave.	
2	**Lot Area (sq. ft.):**	12,250 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,513 Sq. Ft. (45%)	5,640 Sq. Ft. (46%)
5	LOS to be altered (Sq FT and %)	N/A	5,640 Sq. Ft. (46%)
6	Perimeter LOS (Sq Ft and %)	2,756 Sq. Ft. (50%)	2,927 Sq. Ft. (53%)
7	Front Yard LOS (Sq Ft and %)	1,200 Sq. Ft. (40%)	1,799 Sq. Ft. (60%)
8	Native Trees %	30% (number of trees)	50%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	41%
10	Native Groundcover %	30% (groundcover area)	100%

To determine qualifying native vegetation use either:

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

OR

the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*

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

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED

ALL PLANTING BEDS ABUTTING LAWN TO HAVE METAL EDGE BORDER

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Palm Beach, FL

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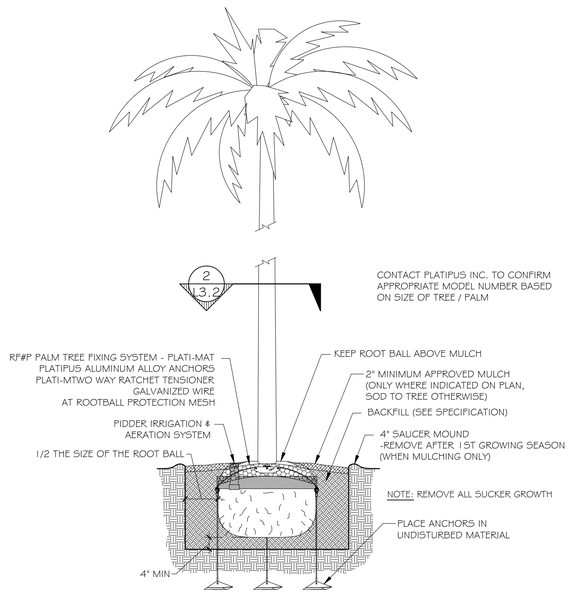
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Planting Plan

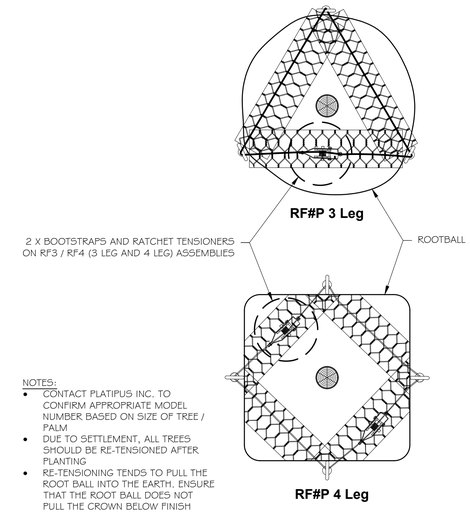
SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2602	
DATE: 05.11.2026	PRJCT MNGR: CFVT	CHECKED: . .
SEAL	DRAWING NO. L3.1 SHEET 1 OF 3	

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

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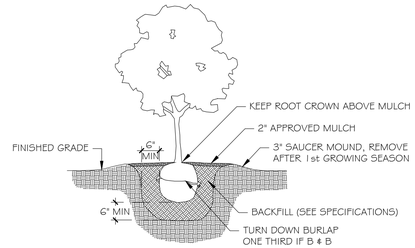
ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED

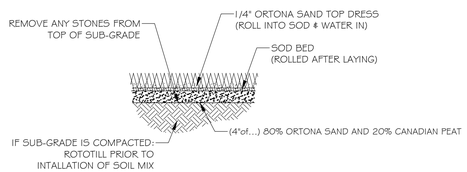
ALL PLANTING BEDS TO HAVE STEEL EDGE BORDER



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"

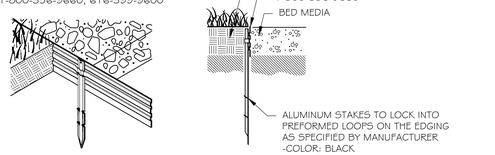
6 L3.2 PLANTING BED DETAIL

SCALE: NOT TO SCALE

4 L3.2 POTTED PLANT DETAIL

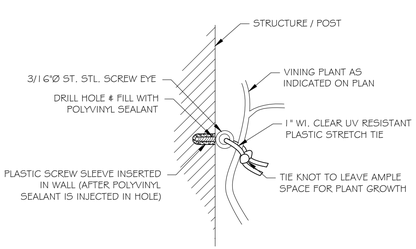
SCALE: NOT TO SCALE

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.
3. CORNERS - CUT BASE OF EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER
4. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. 1-800-356-9660, 616-399-9600

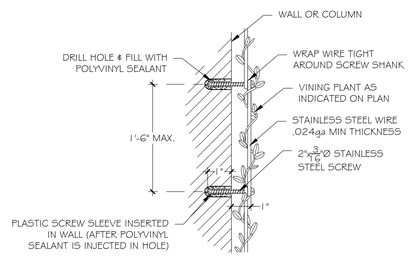


8 L3.2 PLANT BED EDGING DETAIL

SCALE: NTS



PIN TO WALL



WIRE TO WALL

7 L3.2 VINE SUPPORT DETAIL

SCALE: NOT TO SCALE

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FL registration #LA 13000223

TITLE		
Planting Details		
SCALE: NOT TO SCALE	PROJECT NUMBER: 2602	
DATE: 05.11.2026	PRJCT MNGR: CFVT	CHECKED: . .
SEAL:	DRAWING NO. L3.2 SHEET 2 OF 3	

FIELD VERIFY ALL DIMENSIONS

PLANTING SPECIFICATIONS

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

GENERAL CONDITIONS

SCOPE:

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

EXAMINATION OF DRAWINGS AND SITE:

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

PLANT LIST:

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

PROTECTION OF PUBLIC AND PROPERTY:

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

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

GUARANTEE:

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

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

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

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

AWARD OF CONTRACT:

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

EXECUTION OF THE WORK:

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

WATER:

1. WATER SOURCE SHALL BE FURNISHED BY THE OWNER.

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

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

IRRIGATION:

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

GRADING:

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

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

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

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

DIGGING

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

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

PLANTING PITS

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

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

PRUNING

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

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

TREE BRACING AND GUYING

1. REMEMBER TO CONSIDER SOIL CONDITIONS WHEN PLANTING TREES IN MADE UP GROUND AND THE NEED TO PLACE THE ANCHORS IN A UNDISTURBED MATERIAL. IF SO,YOU CAN ORDER 'ED' KITS (EXTRA DEPTH). TO ALLOW FOR THIS YOU MAY ALSO NEED A LONGER DRIVE ROD.

2. THE ANCHOR SHOULD BE DRIVEN TO THE FULL WORKING DEPTH USING A SUITABLE DRIVE ROD.

3. YOU MUST LOADLOCK THE ANCHORS PROPERLY INTO THEIR WORKING POSITION, BY APPLYING AN UPWARDS FORCE / LOAD ON THE WIRE TENDON.

4. IF THE ANCHORS ARE NOT LOADLOCKED PROPERLY, THE TREE WILL BECOME LOOSE WHEN THE FIRST WINDS ARRIVE.

5. PALM TREE ROOTBALLS MUST BE A MINIMUM OF 5' DIAMETER, PROPERLY ROOT WRAPPED AND OF SUFFICIENT STRENGTH AND PROPORTION TO SUPPORT A ROOTBALL FI XING METHOD. THE CORRECT PALM TREE KIT REQUIRED MUST BE SPECIFIED BY THE LANDSCAPE ARCHITECT ONCE THE ROOTBALL DIMENSIONS, TREE HEIGHT AND SAIL AREA OF THE TREE HAVE BEEN ESTABLISHED.

6.THE D-MAN CELLS / DEADMEN SHOULD BE INSTALLED AT LEAST 12" BELOW THE BASE OF THE ROOTBALL WITH THE SOIL COMPACTED ABOVE THE CELLS TO 60%, RIGHT UP TO THE NURSERY LINE.

7.IT IS NOT ADVISABLE TO USE STRAP SYSTEMS FOR CONTAINER GROWN STOCK (SEE PLATI-MAT SYSTEMS).

8. DUE TO SETTLEMENT OF THE TREE & AFTER WATERING RE-TENSIONING IS HIGHLY RECOMMENDED.

9. REFER TO MANUFACTURERS SPECIFICATIONS FOR COMPLETE INSTALLATION INSTRUCTIONS AT WWW.PLATIPUS.US.

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

PLANT MATERIALS

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

2. QUALITY: PLANTS SHALL HAVE A HABIT OF 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 NEEDS.

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 PLANTINS 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

2026-03-18 13:33

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE/NON
TREES				
1	Bulnesia arborea	Maracaibo Lignum Vitae	22' ht, 12' sprd, SMI to approve	Not Native
1	Cordia sebestena	Orange Geiger Tree	per SMI	Native
PALM TREES				
15	Cocos nucifera	Coconut Palm	18'-24' gw, mix straight and curved per SMI	Not Native
71	Ravenala madagascariensis	Traveler's Palm	16' ht, Qty= LF	Not Native
SHRUBS				
7	Begonia odorata 'alba'	White Angel Begonia	#3, 18" oc	Not Native
100	Clusia guttifera	Small Leaf Clusia	8`ht, ftb, qty=lf	Not Native
105	Coccoloba diversifolia	Pigeon Plum	5' ct, 11' oa, Qty=LF	Native
24	Coccoloba uvifera x diversifolia	Hybrid Sea Plum	#7, 36" oc espalier	Native
19	Conocarpus erectus	Green Buttonwood	ftb, 10'ht, Qty= LF	Native
92	Conocarpus erectus	Green Buttonwood	ftb, 8' ht. Qty= LF	Native
7	Farfugium japonicum	Leopard Plant	#3, 18" oc	Not Native
2	Garcinia spicata	Garcinia	10` ht, column	Not Native
21	Ilex vomitoria	Yaupon Holly	#7, 18" oc	Not Native
VINE/ESPALIER				
3	Bougainvillea x `New River`	New River Bougainvillea	#15	Not Native
1	Petrea volubilis	Queen's Wreath Purple	#15, trl train to chimney	Not Native
8	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	#7, 3' oc, TRL, train to wall	Not Native
SHRUB AREAS				
157	Asystasia gangetica	ganges primrose	#3, 14"oc	Not Native
94	Hibiscus arnottianus	White Hibiscus	#7, 18"oc	Not Native
36	Tropical Mix 1	See Tropical Mix	#3, 24"oc	
114	Tropical Mix 2	See Tropical Mix	#3, 24"oc	
GROUND COVERS				
128	Mimosa strigillosa	Sunshine Mimosa	#1, 12"oc	Native

TROPICAL MIX 1 (49)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE/NON
4	Alocasia macrorrhiza 'Lutea'	Alocasia 'Lutea'	#7	Not Native
4	Alocasia odora	Dwarf Elephant Ear	#7	Not Native
4	Alpinia zerumbet (solid green leaf)	Shell Ginger	#15, pink	Not Native
4	Begonia nelumbifolia	Lily Pad Begonia	#3	Not Native
3	Begonia odorata 'alba'	White Angel Begonia	#3	Not Native
3	Farfugium japonicum	Leopard Plant	#3	Not Native
3	Heliconia 'Hot Rio Nights'	Heliconia 'Hot Rio Nights'	#15	Not Native
3	Heliconia caribaea x bihai 'Jacquinii'	Jacquinii Heliconia	#15	Not Native
3	Monstera deliciosa	Splitleaf philodendron	#7	Not Native
3	Musa acuminata 'Cavendish'	Banana	#7	Not Native
3	Neomarica caerulea 'Regina'	Giant Apostles' Iris	#3	Not Native
3	Philodendron 'McDowell'	Philodendron	#7	Not Native
3	Philodendron gloriosum	Philodendron Species	#7	Not Native
3	Stromanthe	'burle marx'	#3	Not Native
3	Whittfieldia elongata	White Candles	#3	Not Native

TROPICAL MIX 2 (114)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE/NON
19	Anthurium 'SmallTalk' Pink	Pink Anthurium		Not Native
19	Begonia x ricinifolia 'Fusca'	Begonia 'Fusca'		Not Native
19	Begonia odorata 'alba'	White Angel Begonia	#7	Not Native
19	Blechnum 'Silver Lady'	Dwarf Tree Fern		Not Native
19	Farfugium japonicum	Leopard Plant		Not Native
19	Spathiphyllum 'Clevelandi'	White anthurium		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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418 Seaspray
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
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4	05.11.2026	FINAL SUBMITTAL
3	04.13.2026	SECOND SUBMITTAL
2	03.23.2026	FIRST SUBMITTAL
1	03.04.2026	PRE-APP

△0	DATE	DESCRIPTION

REVISIONS

Final Submittal
ARC-26-0029 / ZON-26-0025

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	2602	
DATE:	PRJCT MNGR:	CHECKED:
05.11.2026	CFVT	. .
SEAL	DRAWING NO.	
	L3.3	
	SHEET 3 OF 3	

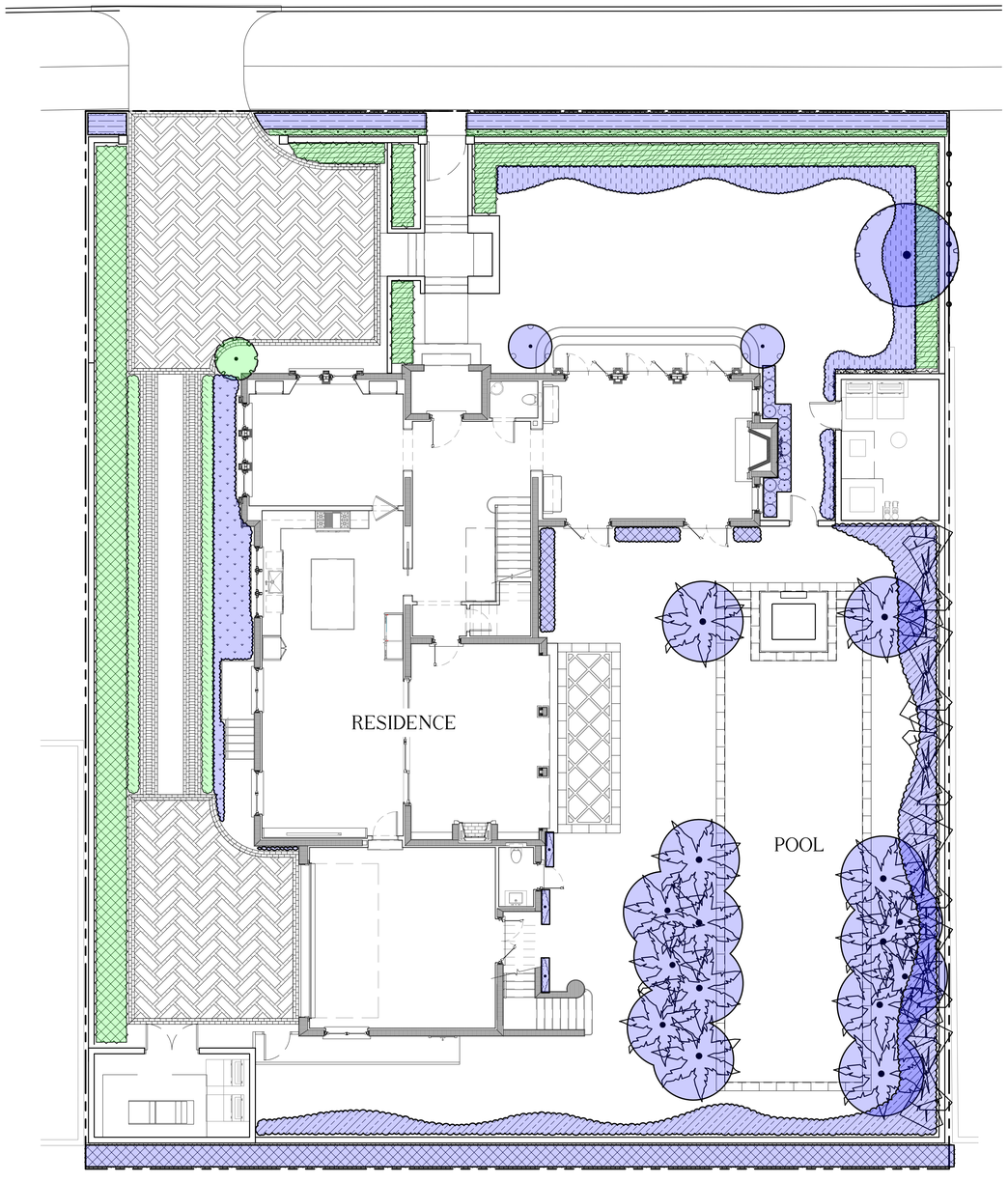
FIELD VERIFY ALL DIMENSIONS

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

Newly planted non-native plant material

Newly planted native plant material

Areas not shown in color are either existing to remain, building, hardscape, or sod



ABBREVIATIONS KEY
DIA =DIAmeter
DR =Dominican Republic
HS =HardScape
HT =HeighT
LA =Landscape Architect
LS =LandScape
MAX =MAXimum
MIN =MINimum
SMI =SMI Landscape Architecture
TBD =To Be Determined
TC =Terra Cotta
THK =THicK
TYP =TYPical
SF =Square Feet
======== =PVC SLEEVES

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

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

Line #	Landscape Legend		
1	**Property Address:**	418 Seaspray Ave.	
2	**Lot Area (sq. ft.):**	12,250 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,513 Sq. Ft. (45%)	5,640 Sq. Ft. (46%)
5	LOS to be altered (Sq FT and %)	N/A	5,640 Sq. Ft. (46%)
6	Perimeter LOS (Sq Ft and %)	2,756 Sq. Ft. (50%)	2,927 Sq. Ft. (53%)
7	Front Yard LOS (Sq Ft and %)	1,200 Sq. Ft. (40%)	1,799 Sq. Ft. (60%)
8	Native Trees %	30% (number of trees)	50%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	41%
10	Native Groundcover %	30% (groundcover area)	100%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

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

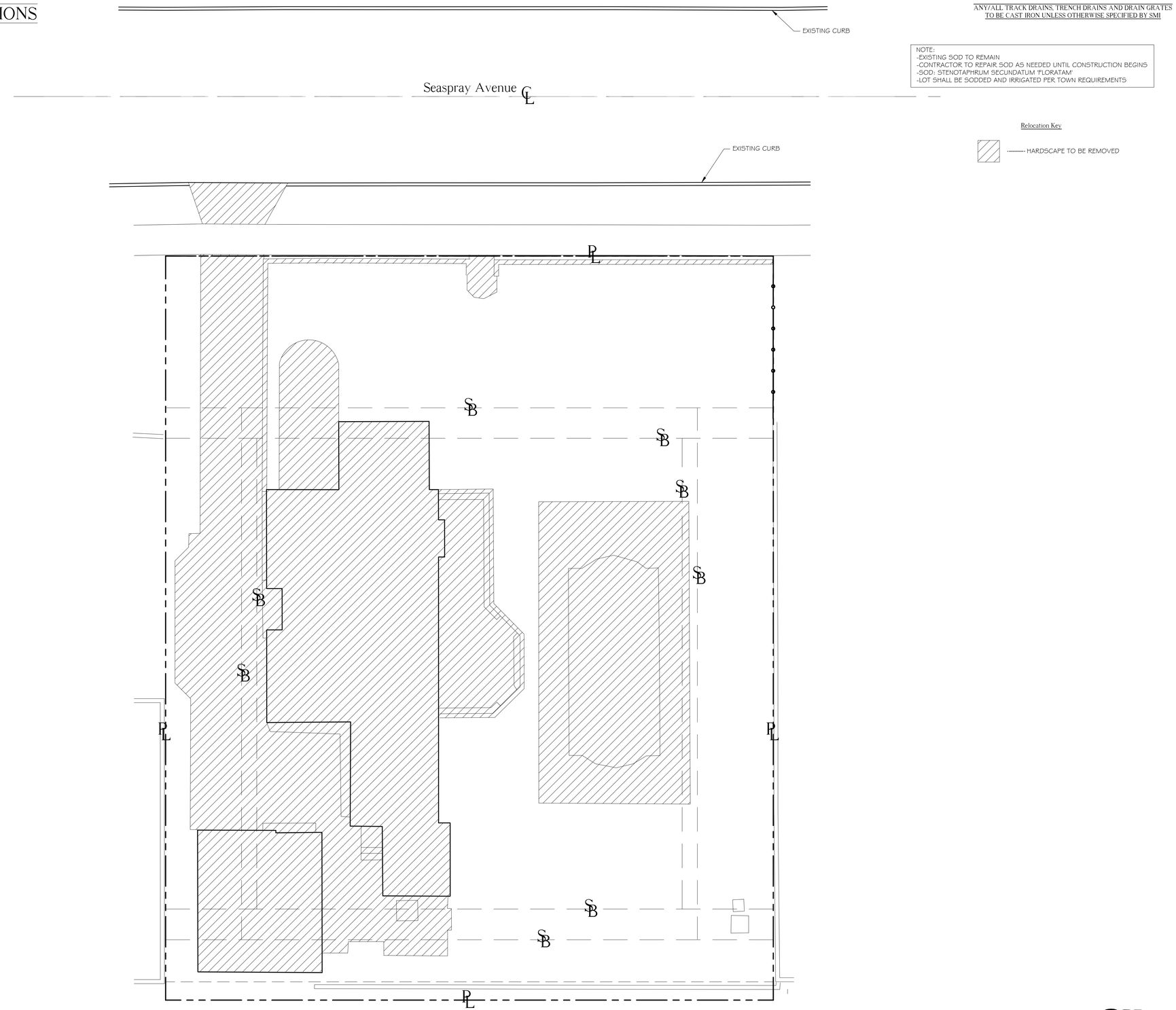
TITLE
Native Calculations

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2602	
DATE:	PRJCT MNGR:	CHECKED:
05.11.2026	CFVT	. .
SEAL	DRAWING NO.	
	N-1	
	SHEET 1 OF 1	

FIELD VERIFY ALL DIMENSIONS

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

NOTE:
-EXISTING SOD TO REMAIN
-CONTRACTOR TO REPAIR SOD AS NEEDED UNTIL CONSTRUCTION BEGINS
-SOD: STENOTAPHRUM SECUNDATUM 'FLORATAM'
-LOT SHALL BE SODDED AND IRRIGATED PER TOWN REQUIREMENTS



Relocation Key

HARDSCAPE TO BE REMOVED

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Palm Beach, FL

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

4	05.11.2026	FINAL SUBMITTAL
3	04.13.2026	SECOND SUBMITTAL
2	03.23.2026	FIRST SUBMITTAL
1	03.04.2026	PRE-APP

△	DATE	DESCRIPTION

REVISIONS

Final Submittal
ARC-26-0029 / ZON-26-0025

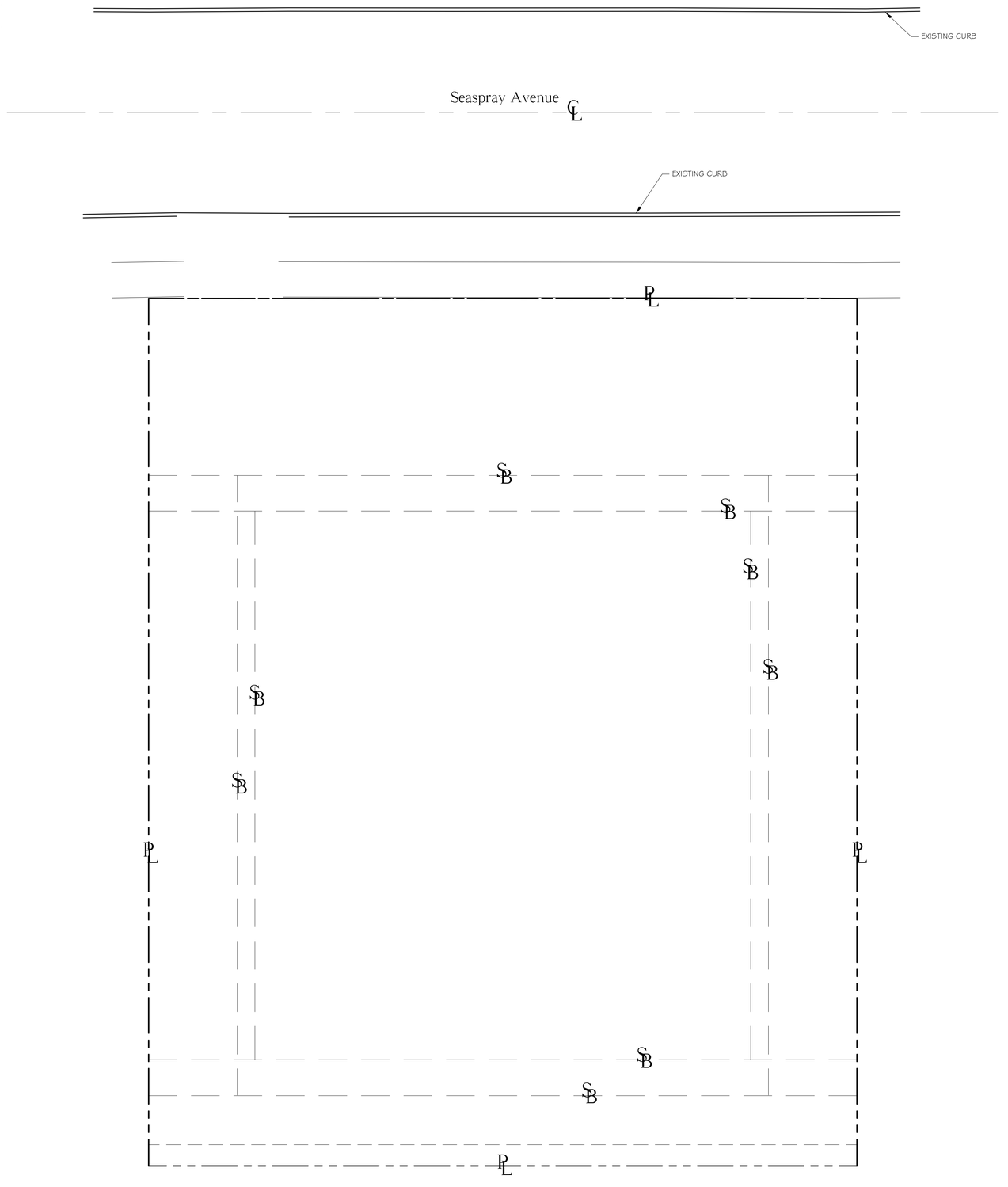
SMI
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Pre-Demolition Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2602	
DATE:	PRJCT MNGR:	CHECKED:
05.11.2026	CFVT	. .
SEAL:	DRAWING NO.	
	D-1	
	SHEET 1 OF 2	

FIELD VERIFY ALL DIMENSIONS

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



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

Survey By: _____ Job # _____

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

811 Know what's below Call before you dig

The Torell Residence

418 Seaspray
Palm Beach, FL

North

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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"	2602	
DATE:	PRJCT MNGR:	CHECKED:
05.11.2026	CFVT	. .
SEAL:	DRAWING NO.	
	D-2 SHEET 2 OF 2	

FIELD VERIFY ALL DIMENSIONS

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



South Elevation

SMI LANDSCAPE ARCHITECTURE

0 5' 10'



North Elevation

SMI LANDSCAPE ARCHITECTURE

0 5' 10'

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

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FL registration #LA 13000223

TITLE
Elevations

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2602	
DATE:	PRJCT MNGR:	CHECKED:
05.11.2026	CFVT	. .
SEAL:	DRAWING NO.	
	E-1 SHEET 1 OF 2	

FIELD VERIFY ALL DIMENSIONS

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



East Elevation

SMI LANDSCAPE ARCHITECTURE

0' 5' 10'



West Elevation

SMI LANDSCAPE ARCHITECTURE

0' 5' 10'

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

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REVISIONS

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ARC-26-0029 / ZON-26-0025

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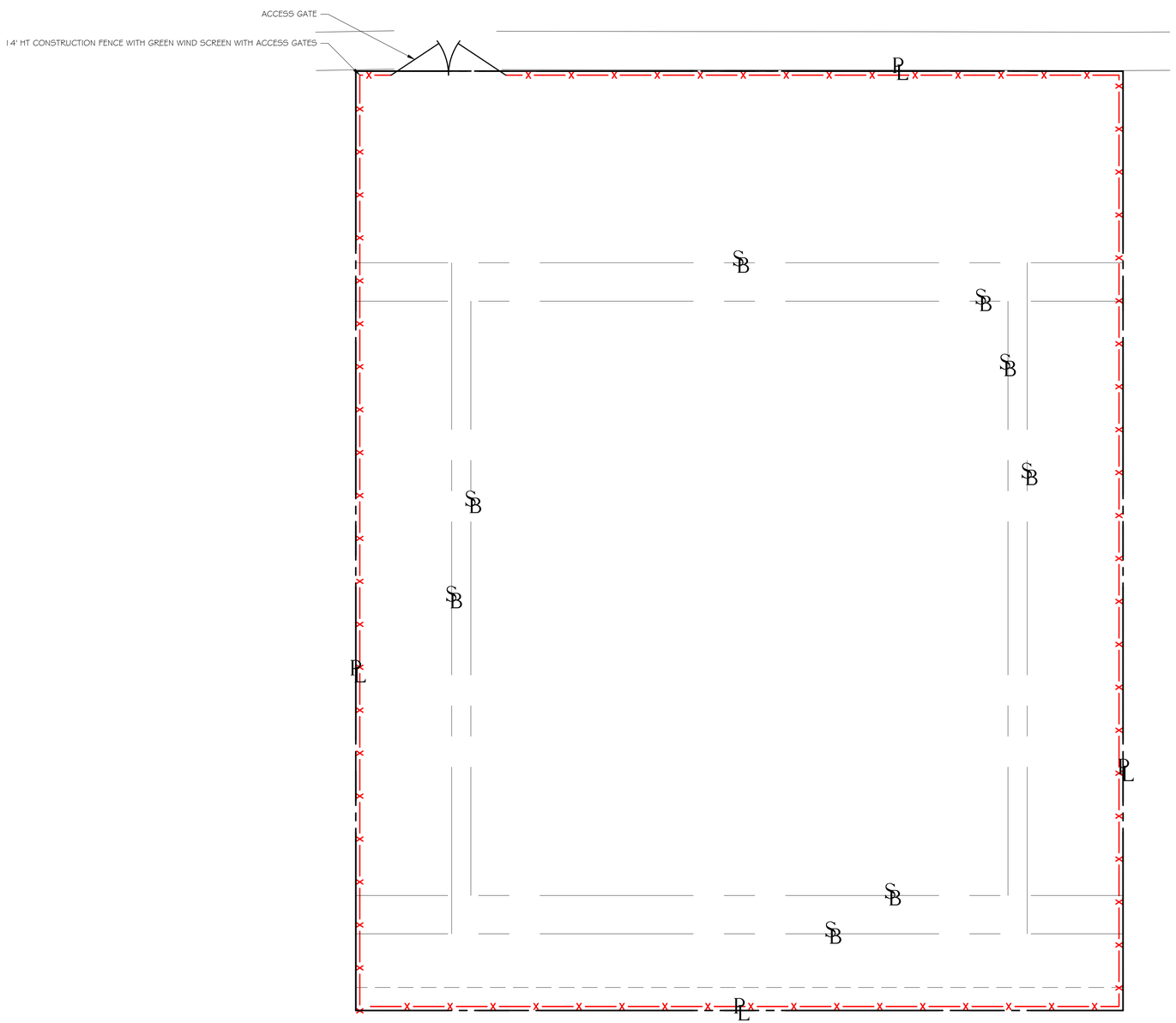
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE: Elevations		
SCALE: 1/8" = 1'-0"	PROJECT NUMBER: 2602	
DATE: 05.11.2026	PRJCT MNGR: CFVT	CHECKED: . .
SEAL:	DRAWING NO.: E-2 SHEET 2 OF 2	

FIELD VERIFY ALL DIMENSIONS

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

NOTE:
-EXISTING SOD TO REMAIN
-CONTRACTOR TO REPAIR SOD AS NEEDED UNTIL CONSTRUCTION BEGINS
-SOD: STENOTAPHRUM SECUNDATUM 'FLORATAM'
-LOT SHALL BE SODDED AND IRRIGATED PER TOWN REQUIREMENTS



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BOS =Bottom Of Steps
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TOS =Top Of Steps
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LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION

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Palm Beach, FL

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REVISIONS

Final Submittal
ARC-26-0029 / ZON-26-0025

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

TITLE
Screening Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2602	
DATE:	PRJCT MNGR:	CHECKED:
05.11.2026	CFVT	. .
SEAL:	DRAWING NO.	
	S-1	
	SHEET 1 OF 1	

STORMWATER RETENTION CALCULATIONS
(Basin A)

A. SITE INFORMATION

Total Property Area = 12,250 sq.ft.

Total Basin Area = 10,667 sq.ft.

Drainage Area Impervious Surface = 4,901 sq.ft.

Drainage Area Pervious Surface = 5,766 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 4,901 sq.ft. x 1 ft./12 in. = 817 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 5,766 sq.ft. x 1 ft./12 in. = 193 cu.ft.

Total Volume to be Retained = 1,010 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #A-1

L	=	Total Length of Trench Provided	=	42 ft
W	=	Trench Width	=	15 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.00 ft
DU	=	Un-Saturated Trench Depth	=	2.00 ft
DS	=	Saturated Trench Depth	=	0.50 ft
V	=	Volume Treated	=	910 cu.ft.

Exfiltration Trench #A-2

L	=	Total Length of Trench Provided	=	20 ft
W	=	Trench Width	=	12 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.00 ft
DU	=	Un-Saturated Trench Depth	=	2.00 ft
DS	=	Saturated Trench Depth	=	1.00 ft
V	=	Volume Treated	=	358 cu.ft.

Total Volume Retained = 1,268 cu.ft.

STORMWATER RETENTION CALCULATIONS
(Basin B)

A. SITE INFORMATION

Total Property Area = 12,250 sq.ft.

Total Basin Area = 1,583 sq.ft.

Drainage Area Impervious Surface = 1,140 sq.ft.

Drainage Area Pervious Surface = 443 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 1,140 sq.ft. x 1 ft./12 in. = 190 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 443 sq.ft. x 1 ft./12 in. = 15 cu.ft.

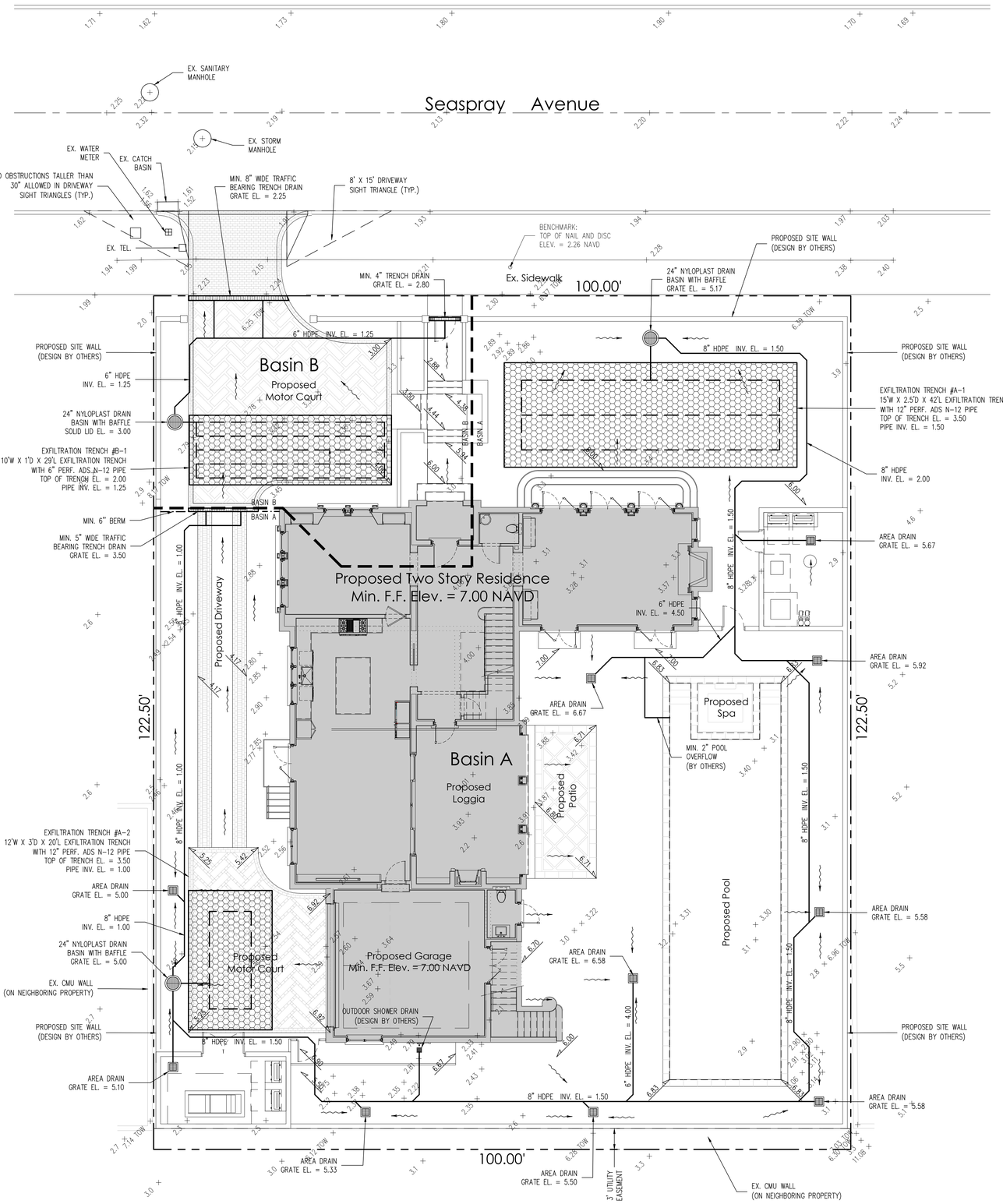
Total Volume to be Retained = 205 cu.ft.

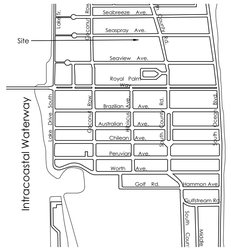
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	29 ft
W	=	Trench Width	=	10 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	0.75 ft
DU	=	Un-Saturated Trench Depth	=	0.50 ft
DS	=	Saturated Trench Depth	=	0.50 ft
V	=	Volume Treated	=	119 cu.ft.

Notes:

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

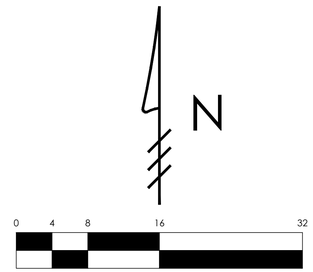




Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER R.L. VAUGHT & ASSOCIATES INC. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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

Plan Background from Site Plan by Kirchoff & Assoc. Received 4/9/26

ARC-26-0030
ZON-26-0025

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

811 Know what's below. Call 811 before you dig.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

418 Seaspray Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2026-0020
Issue Date	04/10/2026
Scale	1" = 10'

REVISIONS:

1	
2	
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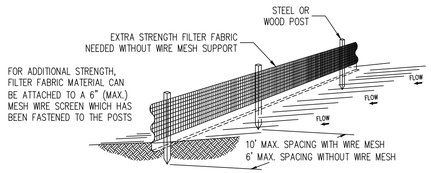
CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally signed by Chad M Gruber
Date: 2026.04.10 16:00:33 -04'00'

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

SHEET NUMBER:

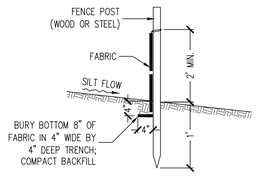
C-1



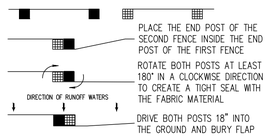
Notes:

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

SILT FENCE DETAIL
N.T.S.



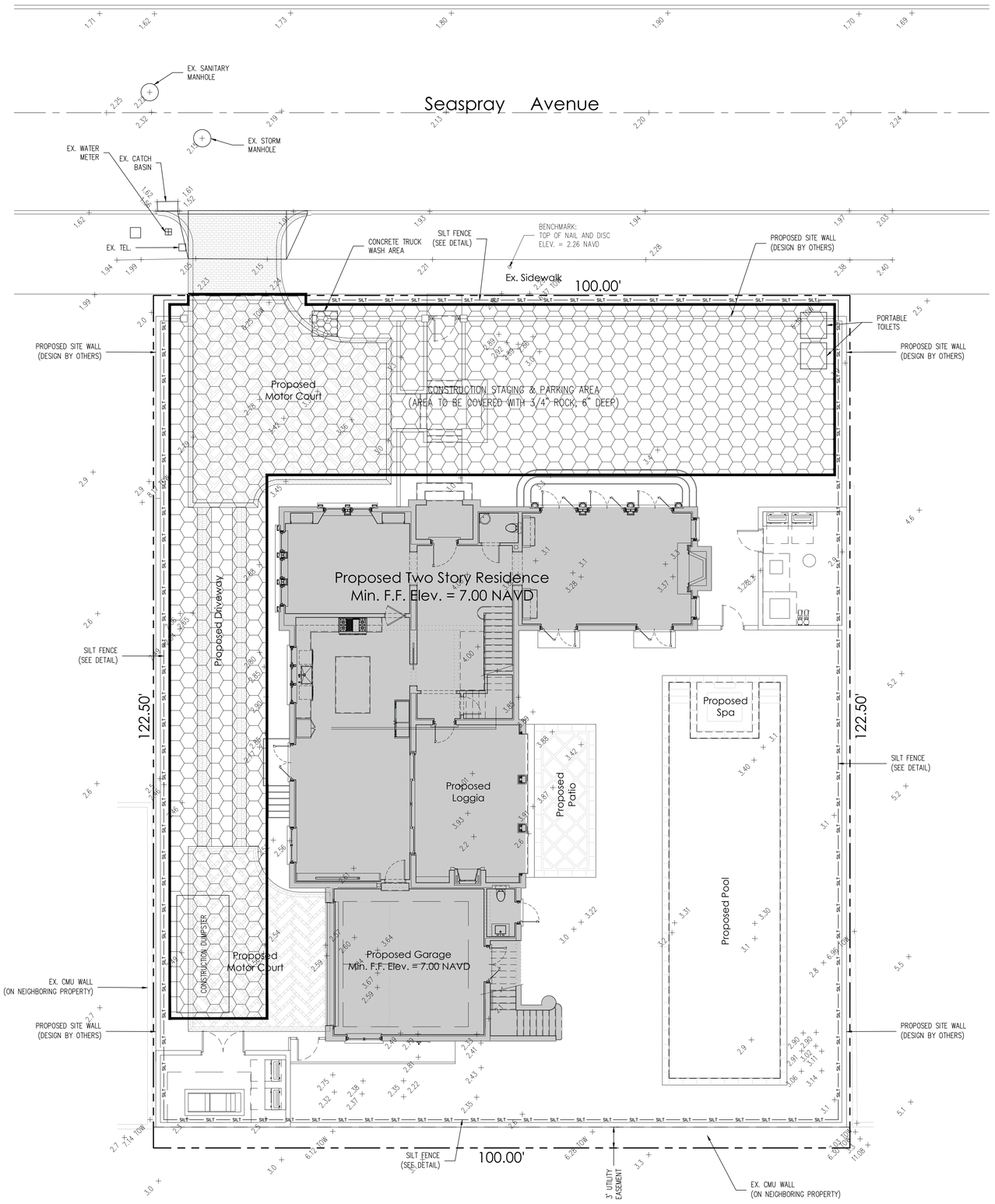
SILT FENCE SECTION
N.T.S.

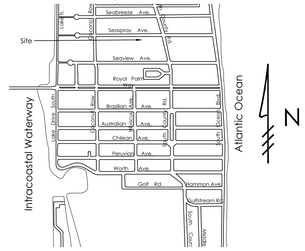


ATTACHING TWO SILT FENCES
N.T.S.

Notes:

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



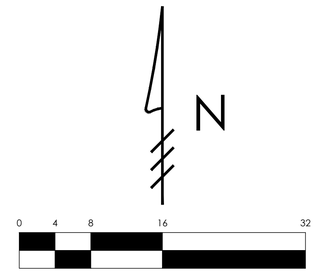


Location Map
N.T.S.

Legend

CONSTRUCTION STAGING AREA

SILT — SILT SILT FENCE (SEE DETAIL)



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

Construction Staging/Parking & Erosion Control Plan For:

PROPOSED RESIDENCE

418 Seaspray Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2026-0020
Issue Date	04/10/2026
Scale	1" = 10'

REVISIONS:

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CHAD M. GRUBER
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Digitally signed by Chad M Gruber
Date: 2026.04.10 16:01:45 -04'00'

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SHEET NUMBER:

EC-1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0015 121 WOODBRIDGE RD. The applicant, Elizabeth Grau (Roofing Royale Representative), has filed an application requesting Architectural Commission review and approval for the replacement of existing barrel roof tiles with a Spanish "S" product on a single-family residence.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0015 121 WOODBRIDGE RD. The applicant, Elizabeth Grau (Roofing Royale Representative), has filed an application requesting Architectural Commission review and approval for the replacement of existing barrel roof tiles with a Spanish "S" product on a single-family residence.

Applicants: Elizabeth T Grau
Representative: Artemis Roofing LLC

HISTORY:
This house, built circa 1958, was constructed in a Neo-Mediterranean style with Spanish barrel roof tiles. In 2020, ARCOM granted approvals for garage and window replacement.

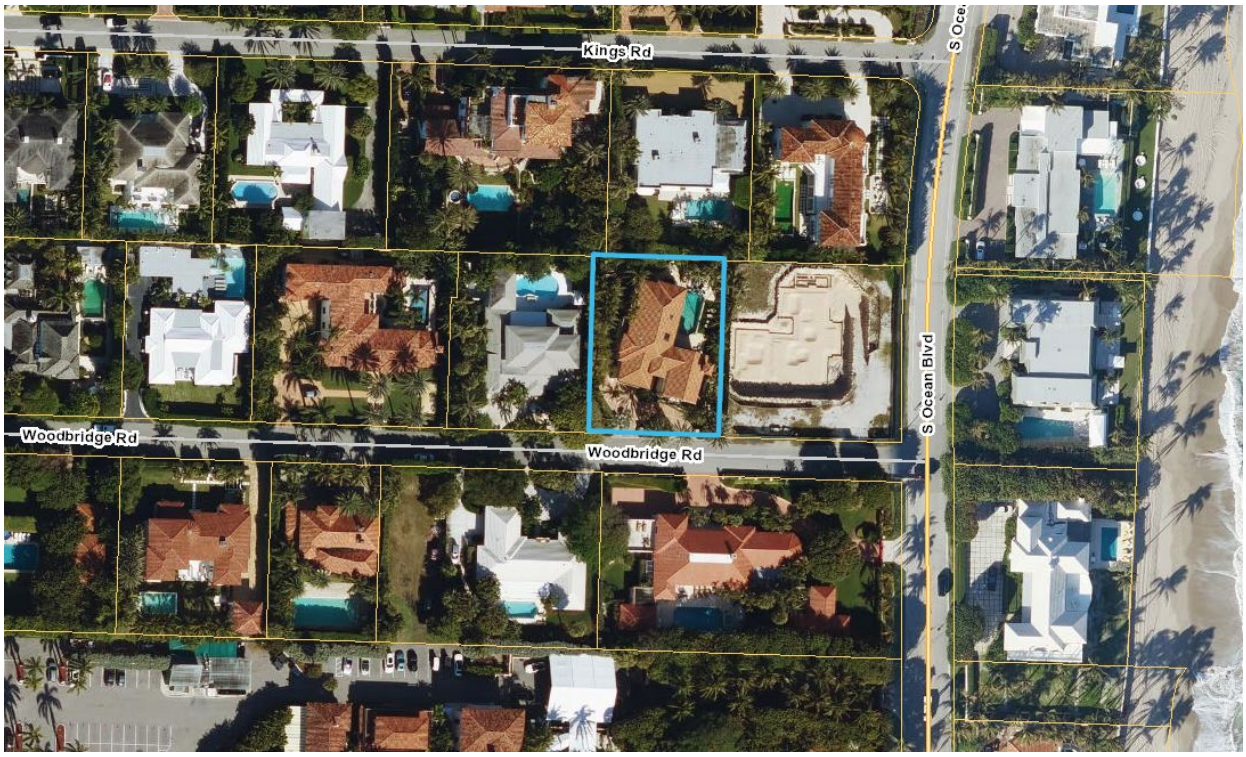
THE PROJECT:
The applicant has submitted exhibits, entitled "121 WOODBRIDGE PACKAGE-CORRECTED" as prepared by Artemis Roofing LLC, uploaded May 11, 2026.

The following scope of work is proposed:

- Roof Replacement – Verea Clay Spanish "S" tile

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE FAMILY
Lot Size		**Lot Width** **Lot Depth**	
Neighboring Properties			
North	112 Kings Rd | Single-Family Residence		
South	1094 S Ocean Blvd | Single-Family Residence		
East	1090 S Ocean Blvd | Single-Family Residence		
West	129 Woodbridge Rd | Single-Family Residence		

STAFF ANALYSIS
The applicant filed for an administrative review to replace an existing Spanish Clay barrel tile with an "S" Clay Tile in a variegated mix of red, brown and flume color blend. In keeping with past practice, the request to modify to a Spanish "S" tile is being referred to full ARCOM consideration. The Spanish S is a single tile that often does not have as high as a profile as the two-piece pan of a barrel tile. There is a mix of roof lines on this house, but the one hip roof over the garage is particularly visible from the right-of-way. A site visit revealed that the roofing material is already stacked on the roof awaiting approval before final installation. Surrounding properties feature a mix of roofing materials including true barrel tiles and flat concrete tiles. The house across to the south at 1094 S Ocean Blvd appears to utilize an "S" tile in a single color but the house is architecturally different.



The applicant has indicated the following reasons for the selection of this product:

- High strength clay and Interlocking profile
- HVHZ compliant
- Improved wind resistance
- Reduces iguana intrusion due to tighter fitness.

Even though Spanish "S" is not the ideal or preferred roofing tile in the Town, it appears the utilization of this product on this home, with its abundant use of decorative motifs and window styles, will not be detrimental.



CONCLUSION:

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

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

WRB:JGM:FHM

WRB

ROOFING ROYALE

1225 N. Military Trail #8 West Palm Beach, FL. 33409
(561) 856-7373 Nezanaztec@gmail.com
License: CCC1327658

2. LETTER OF INTENT (LOI)

121 Woodbridge Road, Palm Beach, FL 33480
Roofing by Royale, Inc. — ARCOM Submittal

Project Narrative

The applicant respectfully submits this request for ARCOM approval for the replacement of the existing **clay Pan & Cover barrel tile roof** with a new **Verea Clay Spanish "S" tile roof** in a **Red/Brown/Fume blend**. The property is a single-family residence located at 121 Woodbridge Road, within a neighborhood characterized by Mediterranean-influenced architecture and clay barrel-style roofs.

The existing roof is an older Pan & Cover system in a red tone. The proposed replacement maintains the same architectural language, material class, and Mediterranean character, while improving durability, uniformity, and long-term performance.

Justification

The proposed Verea Spanish "S" tile is consistent with the architectural style of the home and the surrounding neighborhood. The S-tile profile is a barrel-style clay roof form commonly used in Palm Beach Mediterranean architecture.

The color blend of **Red, Brown, and Fume** remains within the traditional clay palette found throughout Woodbridge Road and nearby streets.

The existing Pan & Cover system has developed gaps that have allowed **iguana intrusion**, creating ongoing maintenance issues. The Verea S-tile provides a tighter, interlocking profile that significantly reduces this problem while maintaining architectural compatibility.

Site History

The residence is not landmarked and has no known historical designations. The existing roof is original to a prior renovation and consists of clay Pan & Cover tile.

Visibility Analysis

The roof is **partially visible** from Woodbridge Road. Mature landscaping and the home's setback limit visibility. The proposed S-tile maintains a similar barrel appearance, ensuring no noticeable change in massing or silhouette.

Neighborhood Compatibility

The surrounding area includes numerous homes with:

- Clay barrel tile roofs
- Spanish S-tile profiles
- Red, brown, and fume-based color palettes

The proposed roof is fully consistent with this established architectural vocabulary.

Architectural Review Criteria – Sec. 18-205

The proposed work complies with all applicable criteria:

1. **Harmony with neighborhood** – Maintains Mediterranean character.
2. **Appropriate materials** – High-quality Verea clay tile.
3. **Preservation of architectural character** – No structural or stylistic changes.
4. **Avoidance of adverse visual impact** – Similar profile and color family.
5. **Quality and durability** – Improved interlocking system and performance.

Conclusion

The applicant respectfully requests ARCOM approval for the proposed roof replacement, which preserves the architectural character of the home, maintains neighborhood compatibility, and improves long-term performance.

ROOFING ROYALE

1225 N. Military Trail #8 West Palm Beach, FL. 33409
(561) 856-7373 Nezanaztec@gmail.com
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ARCOM PACKAGE

121 Woodbridge Road, Palm Beach, FL 33480
Roofing by Royale, Inc.
Qualifier: Joaquin Arroyo
Permitting Technician: Hilario Martinez
Tile Manufacturer: Verea Clay Spanish "S" Tile

---

1. SUBMISSION SUMMARY LETTER

Roofing by Royale, Inc.
121 Woodbridge Road, Palm Beach, FL 33480
ARCOM Full Hearing – Roof Replacement

Submitted by:
Hilario Martinez, Permitting Technician
Qualifier: Joaquin Arroyo
Date: 02/2026

RE: Architectural Review Commission (ARCOM) Submittal

Roof Replacement – Clay Pan & Cover to Clay Spanish "S" Tile
Property Owner: Elizabeth T. Grau
Property Address: 121 Woodbridge Road, Palm Beach, FL 33480

Dear ARCOM Staff and Commissioners,

On behalf of **Roofing by Royale, Inc.**, we respectfully submit this application for the replacement of the existing **clay Pan & Cover barrel tile roof** with a new **Verea Clay Spanish "S" tile roof** in a **Red/Brown/Fume blend**. The proposed roofing material is a high-quality clay tile consistent with the Mediterranean architectural character of the home and the surrounding neighborhood.

The existing roof is aging and has developed performance issues over time. Notably, the open Pan & Cover system has created gaps that have allowed **iguana intrusion into the roof assembly**, resulting in recurring maintenance concerns for the homeowner. The proposed Verea Spanish "S" tile provides a tighter, interlocking profile that significantly reduces these issues while preserving the intended architectural style of the residence.

The roof is **partially visible** from Woodbridge Road, and the proposed S-tile maintains the same barrel-style appearance, ensuring no change to the massing, silhouette, or visual character of the property. The selected color blend remains within the warm, natural clay palette typical of the neighborhood.

This submittal includes all required documents, including the Letter of Intent, Development Review Checklist, Product Approvals, Streetscape Analysis, Construction Staging Plan, and the recommended **Neighborhood S-Tile Study**, which demonstrates clear precedent for S-tile roofs within the immediate area.

We appreciate your time and consideration and look forward to presenting this project at the scheduled ARCOM hearing.

Respectfully submitted,
Hilario Martinez
Permitting Technician
Roofing by Royale, Inc.
Phone: (561) 856-7373
Email: RoyaleEasyMail@gmail.com

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3. COVER SHEET (A1.00)

REVISED SUBMITTAL
Project Address: 121 Woodbridge Road, Palm Beach, FL 33480
Project #: ARC-26-XXXX (Town Assigned)
Submittal Date: _____

PROJECT TEAM

Owner:
Elizabeth T. Grau

Contractor / Design Professional:
Roofing by Royale, Inc.
Qualifier: **Joaquin Arroyo**

Permitting Technician / Applicant Representative:
Hilario Martinez

SCOPE OF WORK

- Removal of existing **clay Pan & Cover barrel tile**
- Installation of new **Verea Clay Spanish "S" tile**
- Color: **Red/Brown/Fume blend**
- No structural changes
- No changes to roof geometry
- Roof is **partially visible** from Woodbridge Road
- Full ARCOM review requested

DEVELOPMENT REVIEW

ARCOM: ☒
LANDMARKS: ☐
TOWN COUNCIL: ☐
Project Type: **ARCOM Major (Full Hearing)**

Projected Hearing Date: _____

SHEET INDEX

A1.00 – Cover Sheet
A1.01 – Development Review Checklist
A2.01 – Development Review Application
A3.01 – Notice Affidavit
S1.01 – Letter of Intent
S2.01 – Radius Map
S3.01 – Product Approvals / Brochure Images
S4.01 – Aerial View / Street Views
S5.01 – Photos of Existing & Proposed Tile
S6.01 – Site Plan (Existing & Proposed)
S7.01 – Truck Logistics Plan / Construction Staging
S8.01 – List of Property Owners
S9.01 – Tax Radius Map
K11 – Neighborhood S-Tile Study

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9. AERIAL & STREETSCAPE NARRATIVE (S4.01)

The roof is partially visible from Woodbridge Road.
Aerial imagery shows a neighborhood dominated by clay barrel and S-tile roofs.
The proposed tile maintains the Mediterranean character and does not alter massing or silhouette.

Enclosed a Google earth View


121 Woodbridge Rd, Palm Beach,
122
112
1080
121 Woodbridge Rd
129
124
Google
100%
Data attribution
12/4/2023–11/22/2024

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11. CONSTRUCTION STAGING & LOGISTICS PLAN (S7.01)

- Contractor parking on driveway
- Deliveries 9 AM–3 PM
- Tile pallets staged on driveway
- Dumpster on driveway
- Portable toilet screened by landscaping
- No materials on swale
- Dust & noise mitigation
- Safe routing via Royal Palm Way

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12. NEIGHBORHOOD S-TILE STUDY (K11)

Survey area includes Woodbridge Rd, Via Vizcaya, Via Del Mar.
Multiple homes already use S-tile.
Color palettes match proposed blend.
Study includes photos keyed to a map.
Conclusion: S-tile is compatible, common, and appropriate.

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S4.01 — AERIAL & STREETSCAPE / PROPERTY CONTEXT SHEET

S4.01 — AERIAL & STREETSCAPE / PROPERTY CONTEXT SHEET

121 Woodbridge Road, Palm Beach, FL 33480
Roofing by Royale, Inc.

PROPERTY CONTEXT PHOTOS

Figure A — Front Elevation of Residence



Figure B — Rear Elevation / Pool Area



Figure C — Courtyard View / Architectural Detail

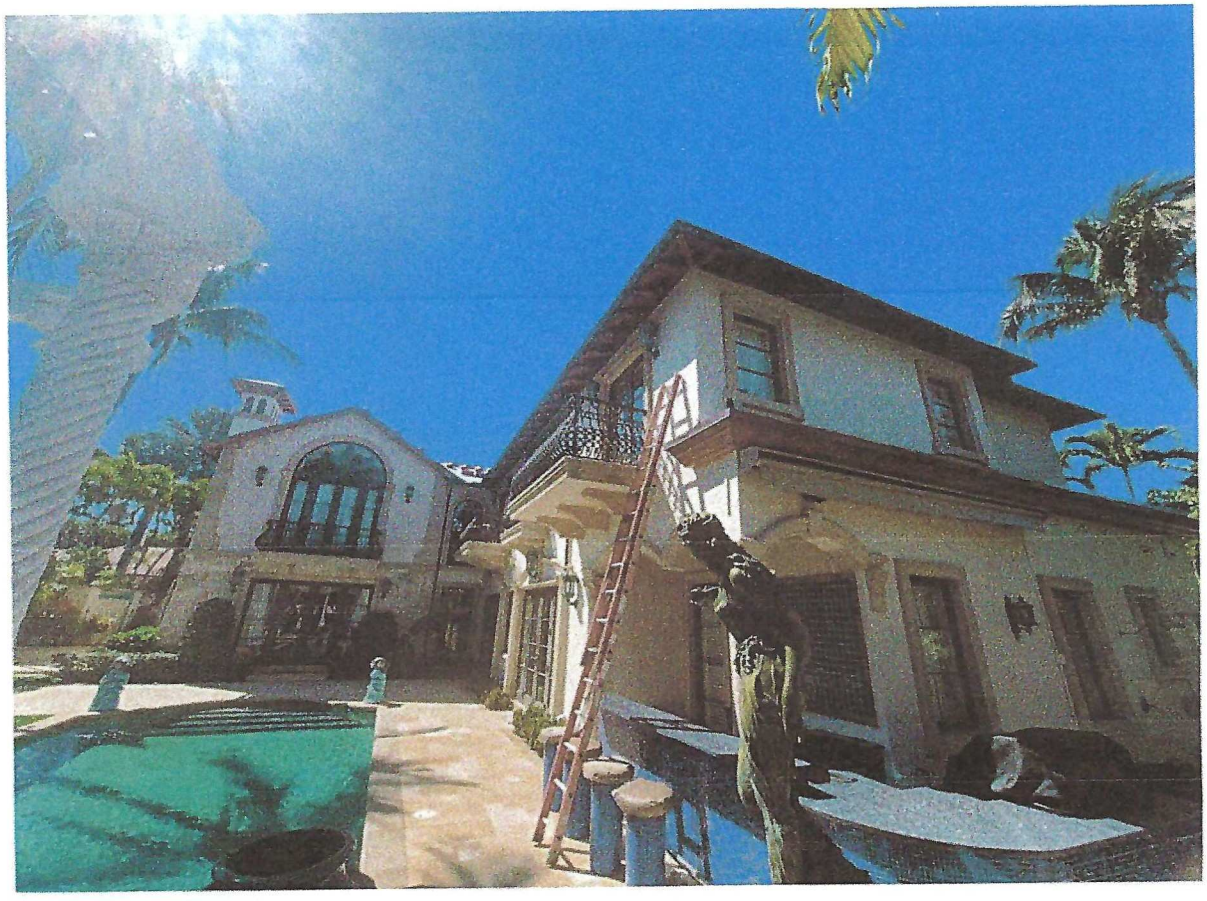

Figure D — Side Elevation / Landscaping & Screening





Figure E — Additional Architectural Detail

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S5.01 — TILE PHOTO SHEET (EXISTING ROOF)

121 Woodbridge Road, Palm Beach, FL 33480
Roofing by Royale, Inc.

A. EXISTING ROOF — PAN & COVER TILE (BEFORE TEAR-OFF)

Figure 1 — Existing Roof (Mid-Range View / Workers on Roof)



Figure 2 — Existing Roof (Close-Up of Tile Surface / Condition)

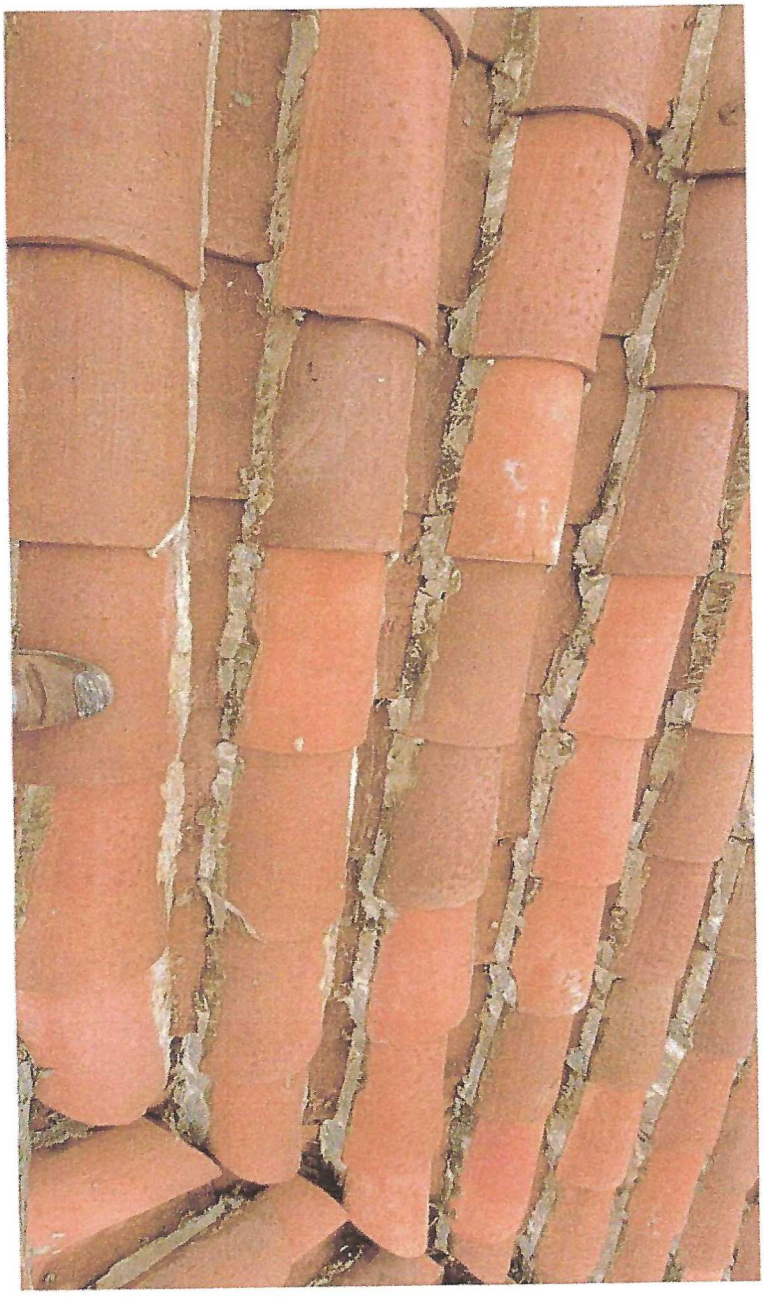

Figure 3 — Existing Roof (Skylight Area / Work Zone)

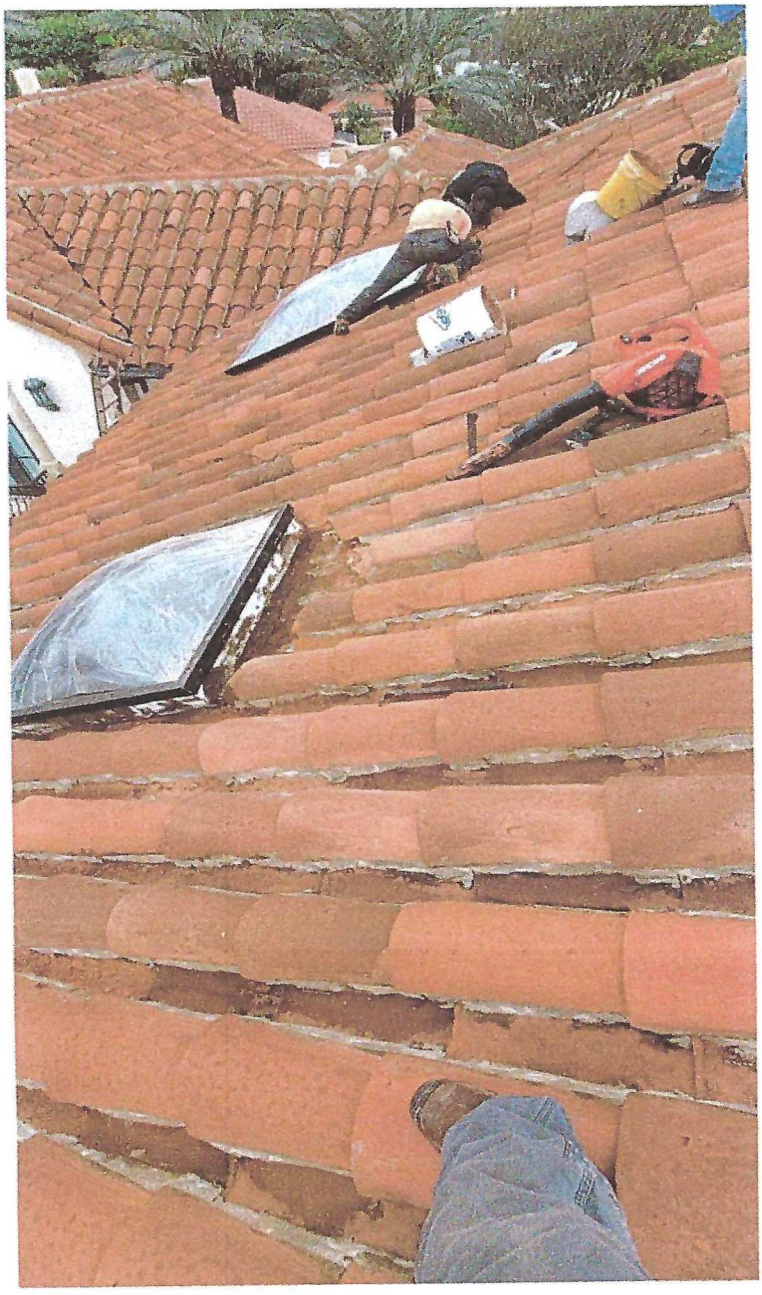

Figure 4 — Existing Roof (Removed Tiles / Exposed Areas / Damage)



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B. Proposed Tile (New Verea Spanish S-Tile)

Fig. 5 — Verea Spanish S-Tile: Profile View



Fig. 6 — Verea Spanish S-Tile: Color Sample



For more information on our Caribbean S Roof Tile please visit: www.altusa.com

A Blend of These Colors

Fig. 7 — Verea Spanish S-Tile: Surface

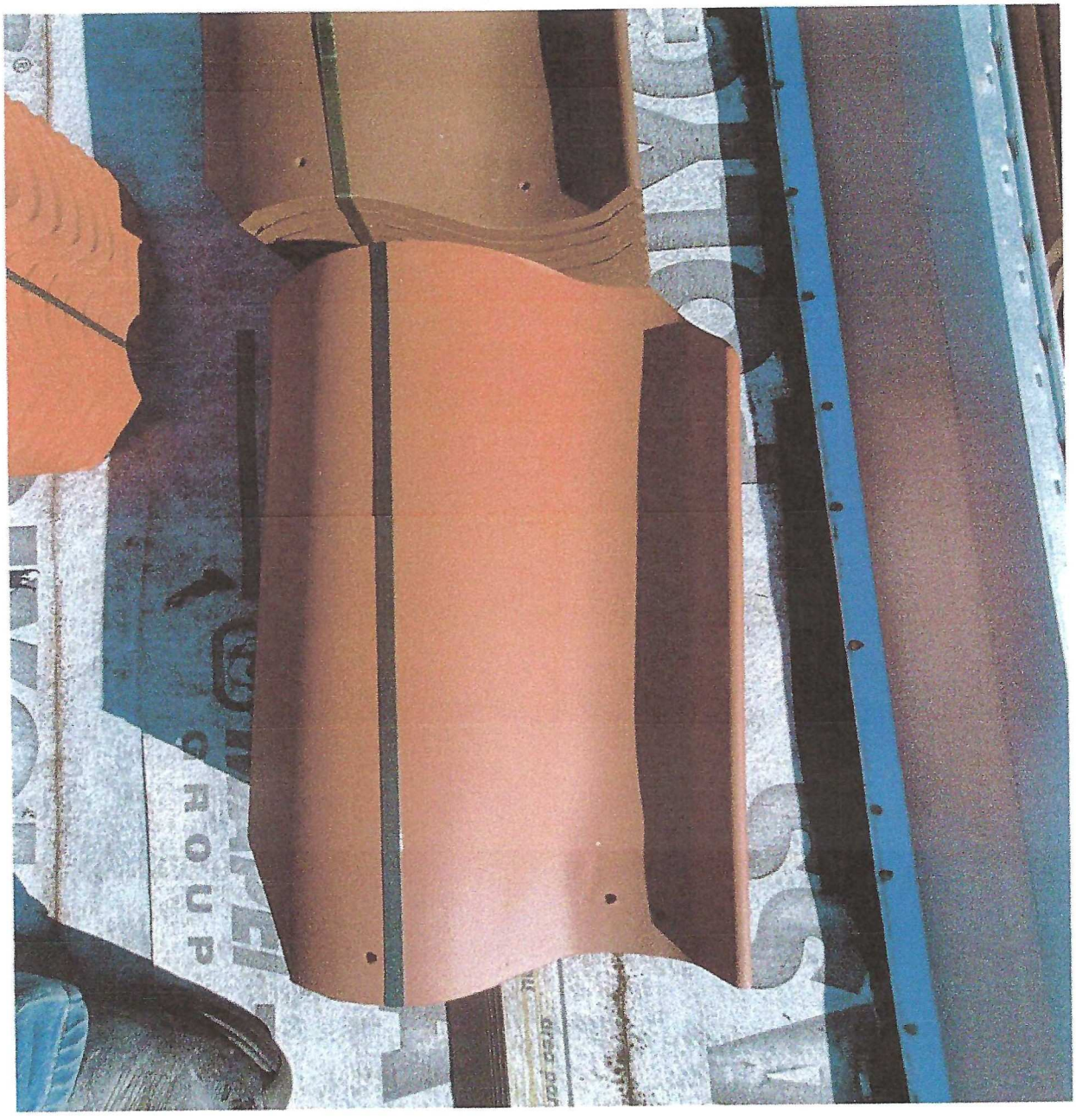
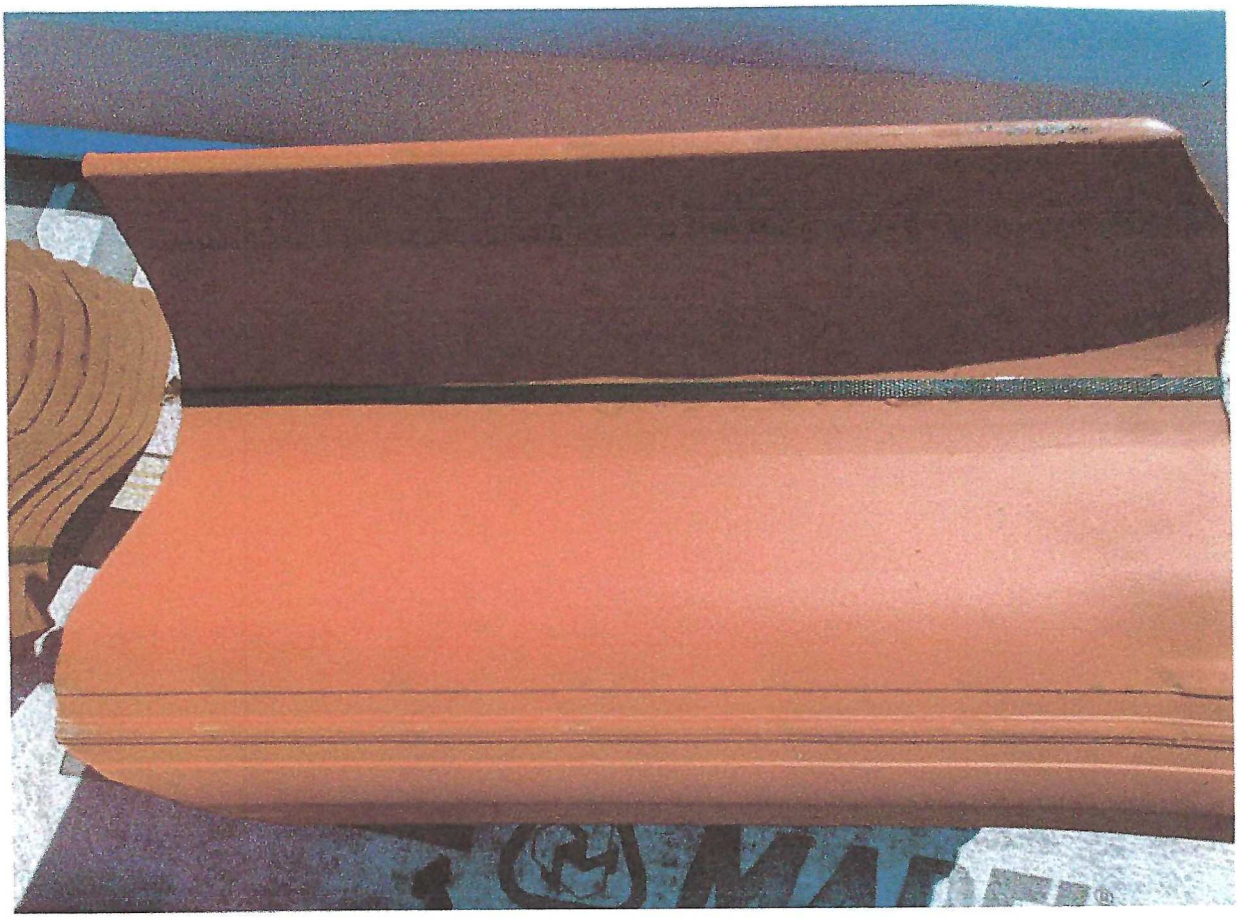


Fig. 8 — Verea Spanish S-Tile: Tile on Flat Surface / Mock-Up



Technical Notes (Footer for S5.01)

- *Proposed Verea Spanish S-Tile maintains similar curvature, wave rhythm, and shadow behavior as existing tile.*
- *Color and texture selections align with Mediterranean architectural character of the residence.*
- *Tile has been previously approved in similar applications within the district.*
- *Installation will follow manufacturer specifications and City of Palm Beach requirements.*

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S4.01 — PROPERTY CONTEXT / STREETSCAPE SHEET

A. Aerial Context (Google Maps / Google Earth)

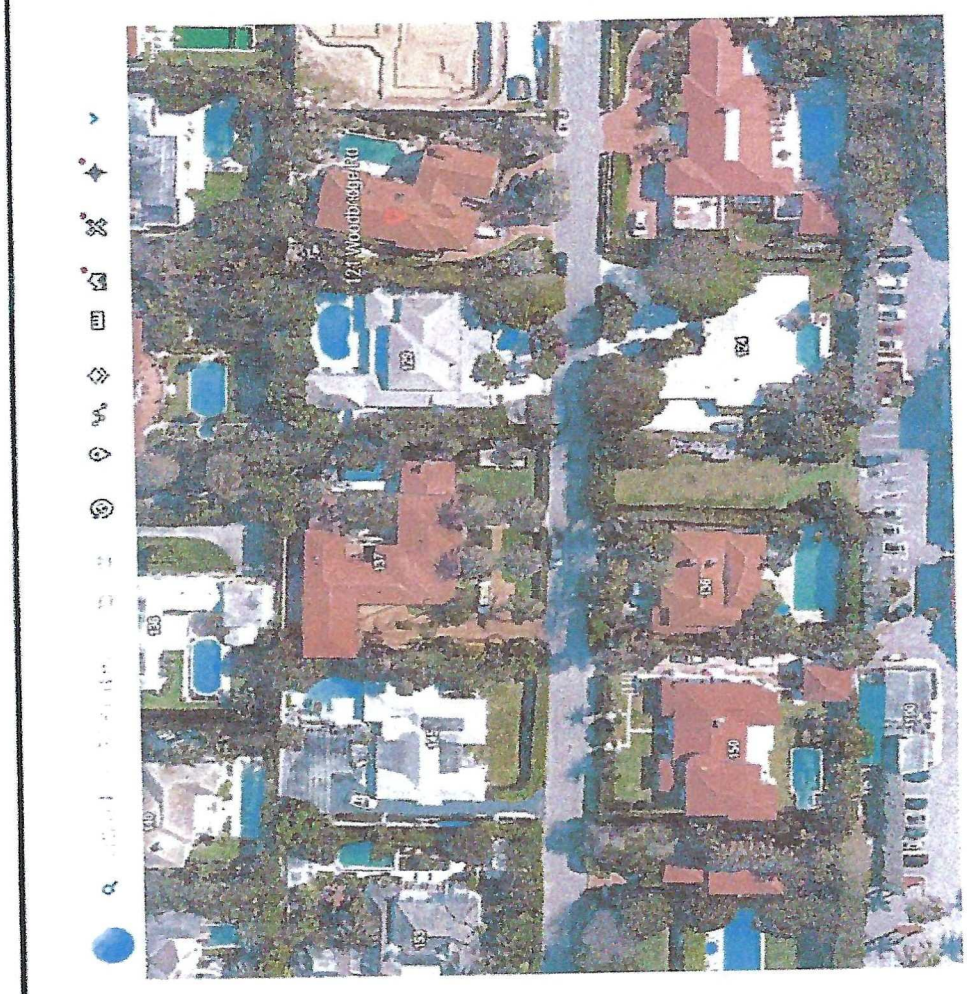

Fig. 1 — Aerial View of Property and Surroundings

B. Streetscape — Front Elevation (Public Right-of-Way)

Fig. 2 — Front Streetscape View.



E. Visibility Analysis — Public Right-of-Way

Fig. 7 — Visibility from Farthest Public Viewpoint



F. Technical Notes (Footer for S4.01)

- *Roof visibility from public right-of-way is limited and partially screened by architectural elements and landscaping.*
- *Neighborhood context includes similar Mediterranean-influenced roof forms and clay-style tiles.*
- *Proposed tile maintains compatibility with the architectural character of the surrounding district.*
- *Aerial and streetscape views confirm that the roof change will not negatively impact neighborhood cohesion.*

G. Summary Statement for ARCOM

Based on aerial context, streetscape views, and neighboring roof conditions, the proposed roof material maintains visual compatibility with the surrounding district and does not alter the architectural character of the neighborhood.

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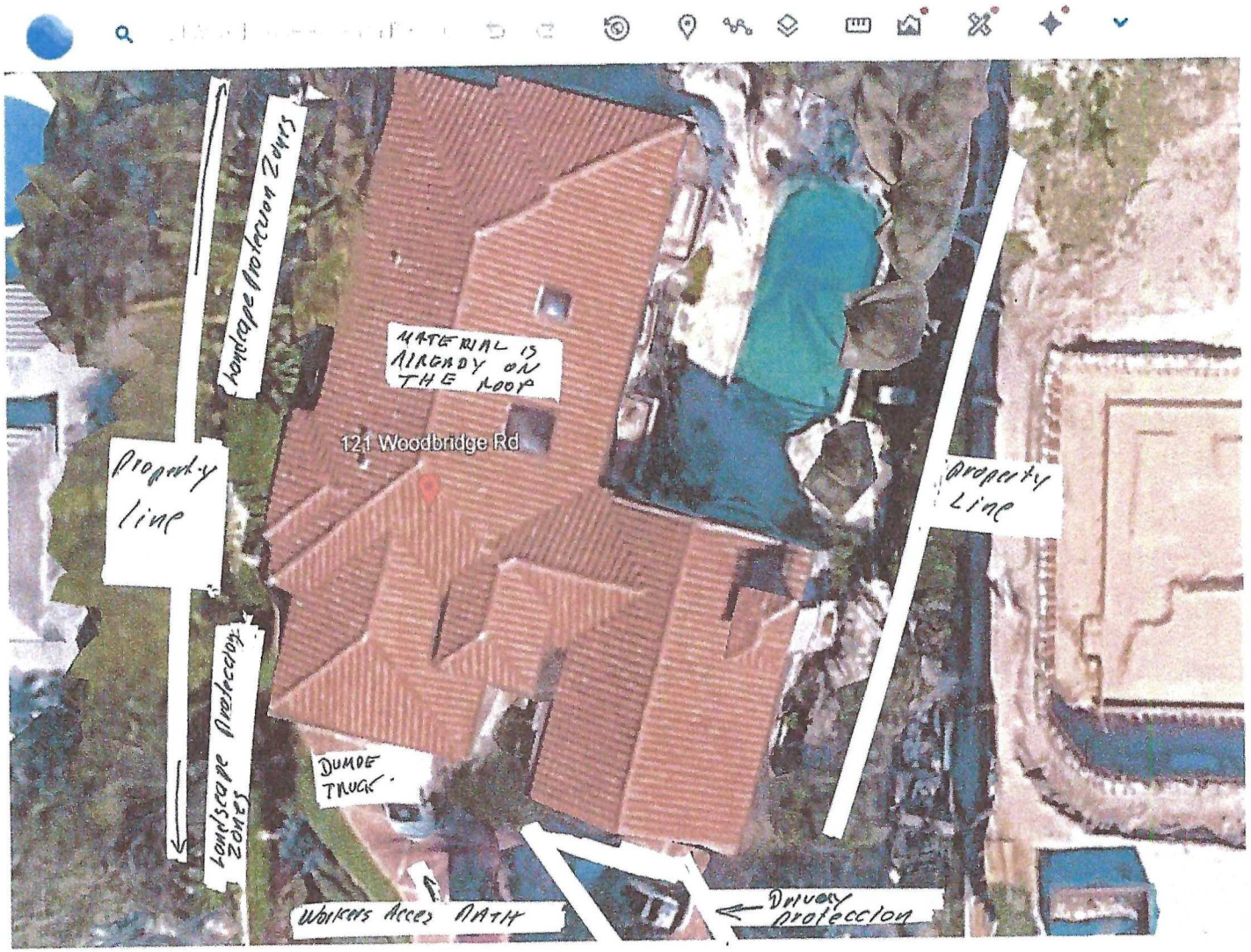
S6.01 — CONSTRUCTION STAGING & LOGISTICS PLAN


Landscape Protection Zones
MATERIAL IS ALREADY ON THE ROOF
121 Woodbridge Rd
Property line
Property Line
Landscape Protection Zones
DUMPE TRUCK
Workers Acces PATH
Driveway protection

A. Construction Staging Diagram (Eagle-View)

Fig. 1 — Construction Staging Plan (Overhead Sketch)

Diagram showing dump truck location, worker access, material staging, and landscape protection zones.

B. Staging & Logistics Details

1. Dump Truck Location

- Dump truck will be parked on the **left driveway** of the property.
- No dumpster will be used.
- Truck remains fully within private property boundaries.
- No blockage of public right-of-way.

2. Material Staging

- All roofing materials are **already on the roof.**
- No ground-level staging required.
- No pallets or materials placed on swale or public areas.

3. Worker Access

- Workers will enter through the **right driveway.**
- Access path remains within private property.
- No impact to neighboring properties.

4. Landscape Protection

- Protective barriers (plywood + netting) will be placed on:
  - **Left side of the house**
  - **Right side of the house**
- Purpose: protect hedges, plantings, and hardscape during tear-off and loading.

5. Equipment

- **No crane or lift** will be used for this project.
- All loading/unloading handled manually or via truck positioning.

6. Work Hours & Duration

- Work hours follow Town of Palm Beach regulations.
- Estimated duration: **10–14 days**, weather permitting.
- Daily cleanup performed at end of each workday.

C. Compliance Notes (Footer)

- *All construction activities remain within property boundaries.*
- *No materials or equipment placed on public right-of-way.*
- *No street blockage at any time.*
- *Landscape protection installed prior to tear-off.*
- *Dump truck used in place of dumpster to minimize footprint.*
- *No crane required, reducing noise and neighborhood impact.*

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S7.01 — Neighborhood S-Tile Study

Fig. 1 — Adjacent Property (second house Left)
137 Woodbridge Rd (Barrel Tile)

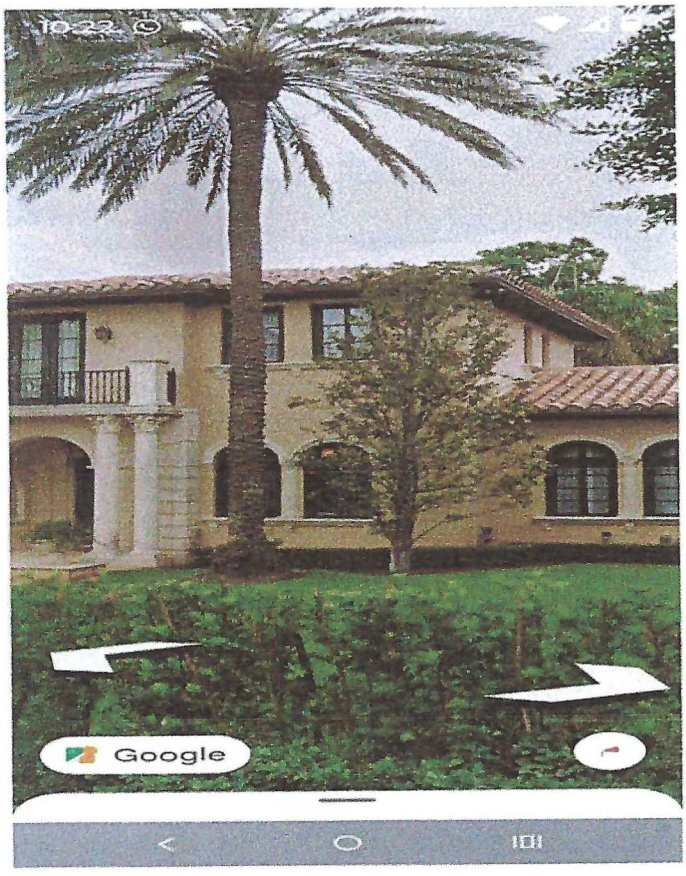


Fig. 2 — Adjacent Property (Right)
1090 South Ocean(Under Construction)



B. Opposite / Nearby Properties

Fig. 3 — Opposite Property (Across Street)
1094 Ocean Avenue (Clay "S" Tile)

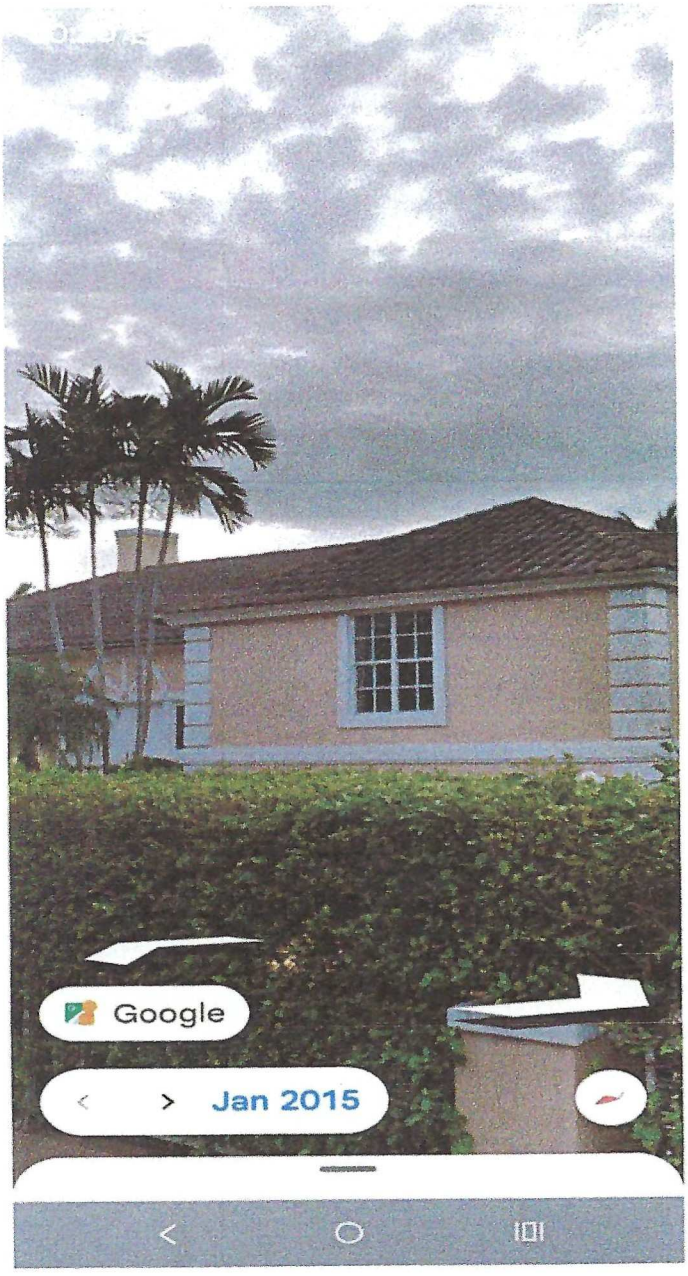
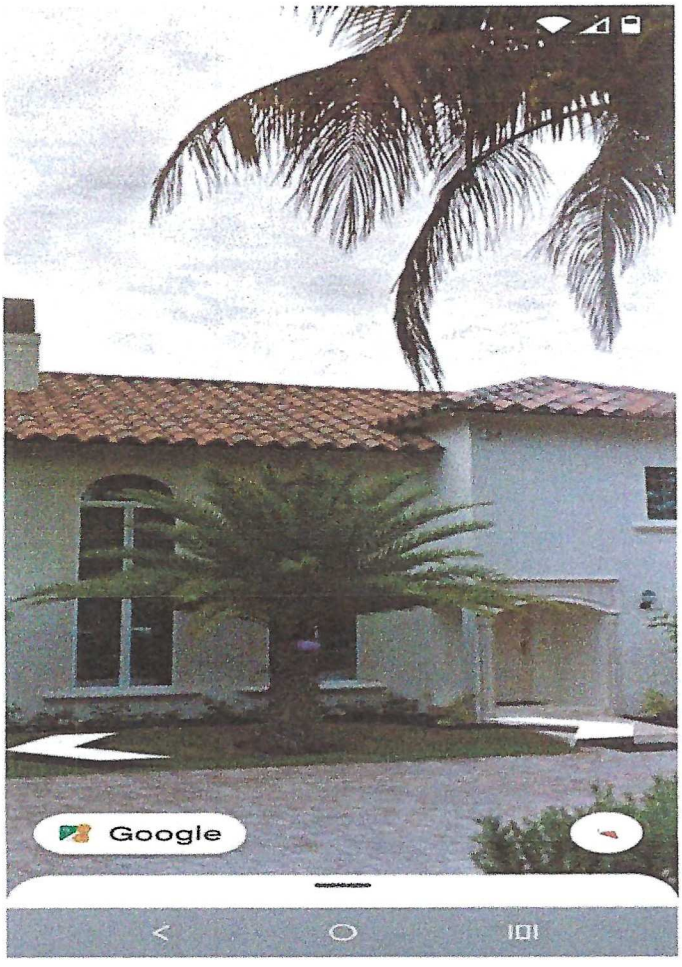


Fig. 4 — Nearby Property with S-Tile (Across Street)
136 Woodbridge (Clay Barrel Tile)



D. Neighborhood Compatibility Statement

Based on adjacent and nearby properties, the proposed Verea Spanish S-Tile is consistent with existing Mediterranean roof forms within the neighborhood. The material maintains architectural compatibility and does not alter the visual character of the district.

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0022 (ZON-26-0022) 329 SEABREEZE AVE. (COMBO) The applicant, 5Q Seabreeze LLC (Paul Queally, Manager), has filed an application requesting Architectural Commission review and approval to enclose an existing detached carport to create an enclosed garage, requiring variances for side and rear yard setbacks. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0022 (ZON-26-0022) 329 SEABREEZE AVE (COMBO). The applicant, 5Q Seabreeze LLC (Paul Queally, Manager), has filed an application requesting Architectural Commission review and approval to enclose an existing detached carport to create an enclosed garage, requiring variances for side and rear yard setbacks. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-26-0022 (ARC-26-0022) 329 SEABREEZE AVE (COMBO) – VARIANCE(S). The applicant, 5Q Seabreeze LLC (Paul Queally, Manager), has filed an application requesting Town Council review and approval for two (2) variances including the reduction of the required east side yard setback and the rear yard setback as they relate to enclosing an existing carport structure. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: 5Q Seabreeze LLC
Professional: MP Design & Architecture

HISTORY:
This structure was originally constructed in 1928 and has had modifications over the years, including new windows and a covered entry. However, its general form remains intact.

THE PROJECT:
The applicant has submitted exhibits, entitled "Garage Renovations at 329 Seabreeze Avenue," as prepared by MP Design & Architecture, uploaded May 11, 2026.

The following scope of work is proposed:

- Conversion of a carport to a single car garage.

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

- **VARIANCE 1 – Sec. 134-893(7)(a):** A variance to east side yard setback of 4'-9.5" in lieu of the 12.5' side yard setback required.
- **VARIANCE 2 – Sec. 134-893(9)(a):** A variance to rear yard setback of 6'-1"' in lieu of the 10' rear yard setback required.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	6,125 SF	**Lot Width** **Lot Depth**	50' 122.5'
Cubic Content Ratio (CCR)	Maximum: 4.39 Existing: 3.14 Proposed: 3.14	**Lot Coverage**	Maximum: 40% Existing: 38.6% Proposed: 38.6%
Neighboring Properties / Zoning			
North	300 Clarke Ave – Residence / R-B		
South	320 Seabreeze Ave – Residence / R-B		

East	323 Seabreeze Ave – Residence / R-B
West	335 Seabreeze Ave / R-B

STAFF ANALYSIS

This single-family home in the R-B zoning district faces south onto Seabreeze Avenue and features a circular drive. The north property line abuts a concrete alley, which provides parking for a single car under a flat-roofed carport in the northeast corner of the lot. The applicant wishes to retain a similar footprint of the carport but convert the space into a garage and elevate the architectural detailing with a hip roof surfaced in barrel tiles. The modifications from a simple wood and lattice addition to a block structure is much more cohesive to the main house and elevates this element to a standard shared by the neighboring properties off the alley.

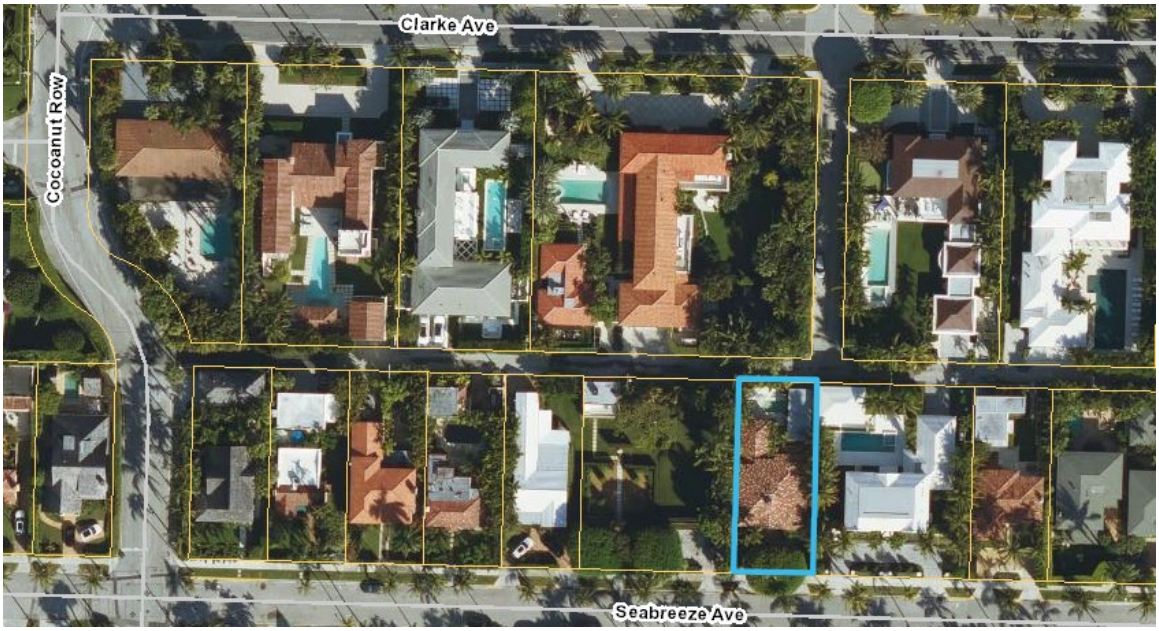


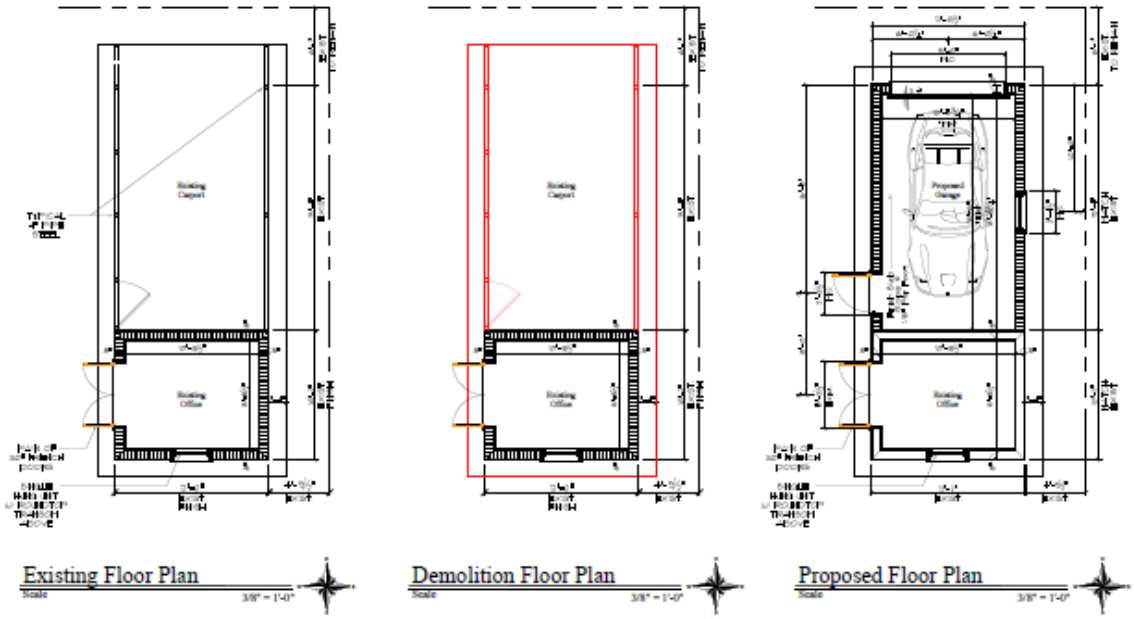
Existing



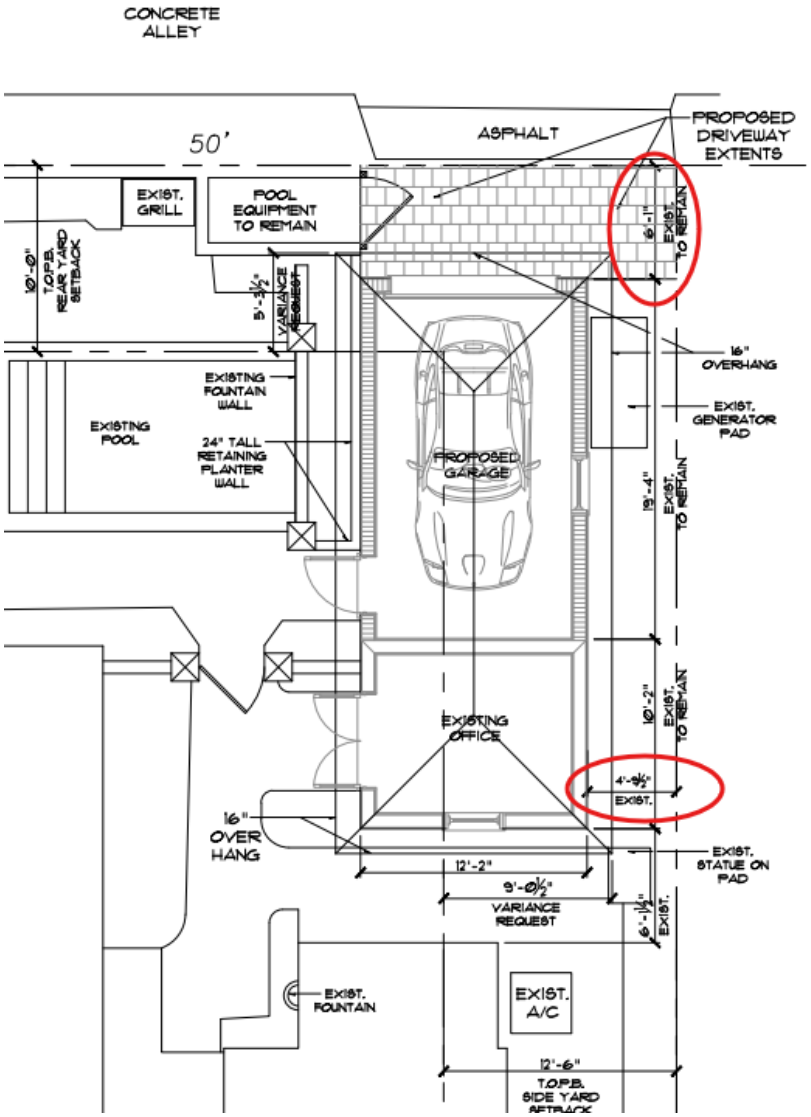
Proposed

Within the immediate vicinity, almost half of the properties on Seabreeze Avenue and Clarke Avenue that abut the improved alley have garages. The design and placement of this proposal would not be out of character with the area and continue the proper utilization of the alley for service and access.





Due to the amount of demolition involved (over 50%), this application will require variances to bring the garage to fruition in this configuration. Specifically, a rear yard setback (6'-1" in lieu of 10'0) and an east side yard setback (4'9.5" in lieu of the 12'6" required)



CONCLUSION:

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

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.
2. that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB:JGM:FHM

WRB

MP Design & Architecture, Inc.

Comeau Building
319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667
T: 561833.7575 INFO@MPDAINC.COM F: 561833.0575

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

May 8, 2026

Re: 329 Seabreeze Avenue. Palm Beach, FL 33480

We are submitting the attached drawings and application for the review of our project at 329 Seabreeze Avenue. Palm Beach, FL 33480.
The Scope of Work includes the following:

1. Proposed Conversion of Existing Carport into a New One Car Garage. The Structure is not listed under "Designated Landmarks" nor "Properties Under Consideration".
2. Very little, if any impact to Hardscape and Landscape.
3. There are no historically significant trees present at the site.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Not applicable.

B. ARCHITECTURAL REVIEW – Section 18-205
Proposed New 354 Square Foot One Car Garage to replace Existing 354 Square Foot Carport. There shall be no Hardscape/Landscape revisions that we can see at this point.

CRITERIA FOR BUILDING PERMIT.

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

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

MP Design & Architecture, Inc.
Comeau Building
319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667
T: 561833.7575 INFO@MPDAINC.COM F: 561833.0575

(2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

(3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

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

(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
   a. Apparently visibly identical front or side elevations;
   b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
   c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
   a. Height of building or height of roof.
   b. Other significant design features including, but not limited to, materials or quality of architectural design.
   c. Architectural compatibility.
   d. Arrangement of the components of the structure.
   e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
   f. Diversity of design that is complimentary with size and massing of adjacent properties.
   g. Design features that will avoid the appearance of mass through improper proportions.

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T: 561833.7575 INFO@MPDAINC.COM F: 561833.0575

h. Design elements that protect the privacy of neighboring property.

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

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

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

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

C. ARCHITECTURAL REVIEW – Section 18-206
There will be partial demolition on site to the Existing Carport.

D. SPECIAL EXCEPTION – Section 134-22
Not applicable

E. SITE PLAN REVIEW – Section 134-329
Not applicable

F. VARIANCE – Section 134-201
Variance 1: Section 134-893(7)(a): Variance request to maintain existing East side yard setback of 4.8' in lieu of the 12.5' side yard setback minimum required.
Variance 2: Section 134-893(9)(a): Variance request to maintain existing rear yard setback of 6.1' in lieu of the 10' rear yard setback minimum required.

G. OTHER
Not applicable.

Respectfully,



Michael Perry

Garage Renovations at
329 Seabreeze Avenue

Palm Beach Fl. 33480

DESIGN & ARCHITECTURE

1st SUBMIT 03-26-2026
2nd SUBMIT 04-13-2026
FINAL SUBMIT 05-11-2026
MEETING DATE 05-27-2026

PROPOSED SCOPE OF WORK

- Proposed Garage to Replace Existing Carport.

SHEET INDEX

COVER	GENERAL NOTES & DRAWING INDEX
	SURVEY
	ZONING LEGEND VICINITY LOCATION MAP LOCATION MAP
A000	EXISTING & PROPOSED SITE PLANS
A100	EXISTING & PROPOSED FLOOR PLANS
A200	EXISTING & PROPOSED_NORTH/WEST ELEVATIONS
A201	EXISTING & PROPOSED_SOUTH/EAST ELEVATIONS
PHOTOS_1	EXISTING NORTH & WEST ELEVATIONS
PHOTOS_2	EXISTING SOUTH ELEVATION & EXISTING EASTERN EASEMENT
PHOTOS_3	EXISTING MAIN HOUSE_FRONT ELEVATION

ABREVIATION 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
CHB	= CHORD BEARING
C	= CHORD DISTANCE
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
F.K.A.	= FORMERLY KNOWN AS
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
P/L	= PROPERTY LINE
(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
R.L.	= ROOF LINE
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.D.	= TRENCH DRAIN
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

LINE TYPE LEGEND:

CHAIN LINK FENCE

WOOD FENCE

METAL FENCE

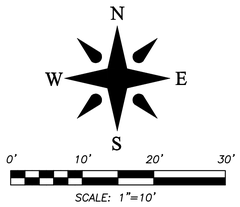
VINYL FENCE

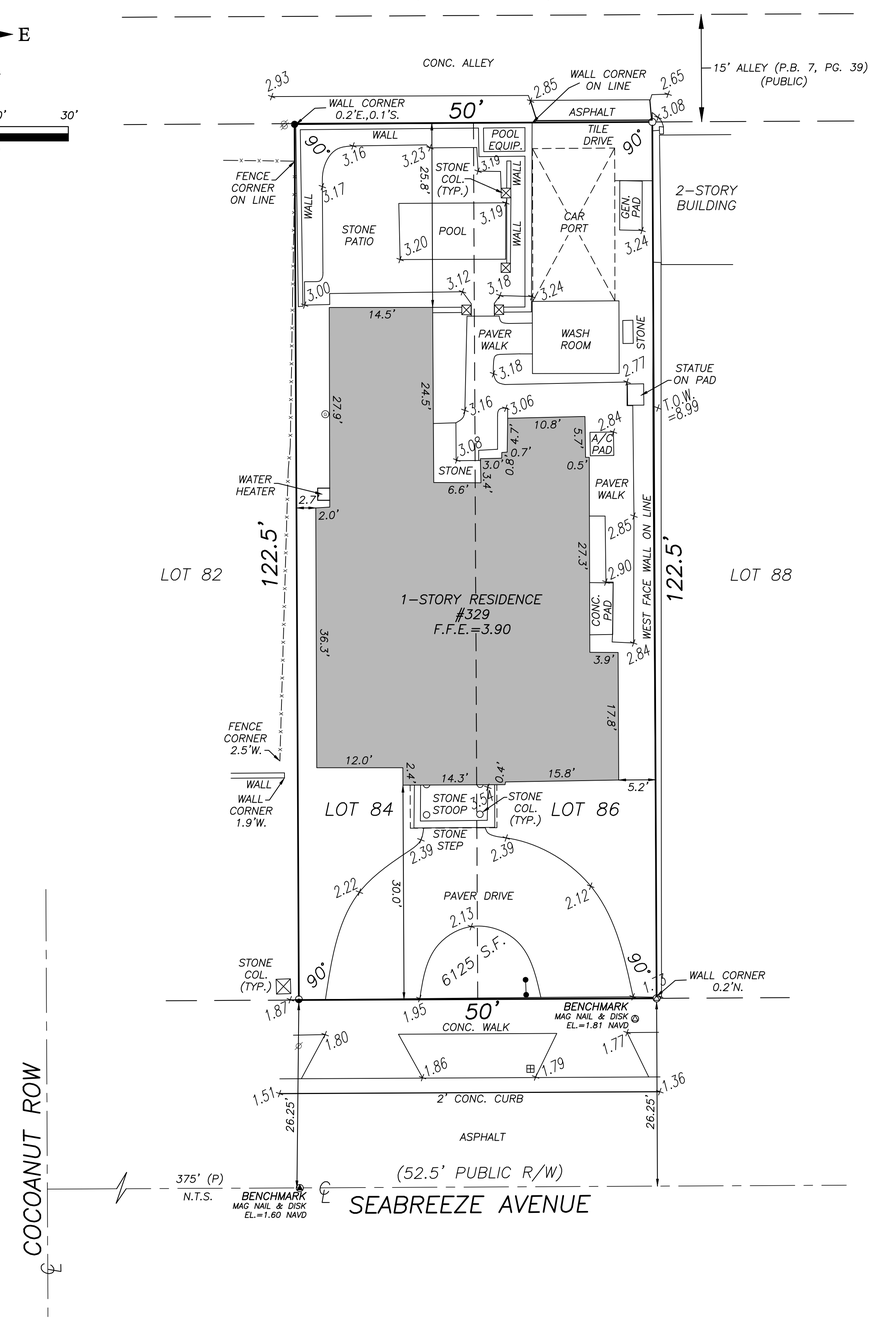
GUARD RAIL

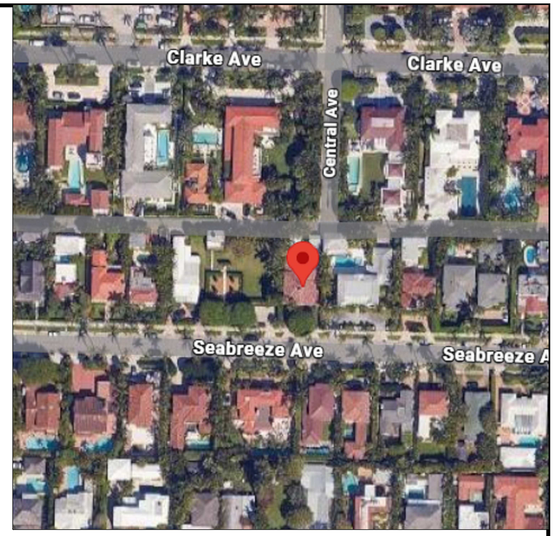
OVERHEAD POWER

SYMBOL LEGEND:

- = Iron Rod & cap found (as noted) (IRCF)
- = Concrete monument found (as noted) (CMF)
- = Iron pipe found (as noted) (IPF)
- = Iron rod found (as noted) (IRF)
- = Mag Nail & Disc found (as noted) (MNDF)
- = Nail found (NF)
- = X-cut found (XF)
- = Mag nail/FK Nail found (XF)
- = Railroad spike found (RSF)
- = Concrete monument set (CMS) LB #8598
- = Mag nail & disc set (MNDS) LB #8598
- = 5/8" Iron rod & cap set (IRCS) LB #8598
- = 60d nail set (NS)
- = Mag nail set (MNS)
- = Water blow off (BO)
- = Back flow preventor (BFP)
- = Water gate valve (WV)
- = Water meter (WM)
- = Well point (WP)
- = Fire Hydrant (FH)
- = Irrigation control valve (ICV)
- = Sprinkler (SP)
- = Spigot (SPG)
- = Fire Department connection (FDC)
- = Cable TV riser (CR)
- = Cable TV vault (CV)
- = Electric transformer (ET)
- = Electric service (ES)
- = Electric meter (EM)
- = Electric manhole (EMH)
- = Electric pull box (EPB)
- = Flood light (FL)
- = Concrete power pole (CPP)
- = Wood power pole (WPP)
- = Metal power pole (MPP)
- = Guy anchor pole (GP)
- = Guy anchor (GA)
- = Air conditioner unit (AC)
- = Light pole (LP)
- = Sanitary sewer manhole (SSMH)
- = Sanitary cleanout (SCO)
- = Septic Tank lid (ST)
- = Sanitary service (SS)
- = Sanitary gate valve (SGV)
- = Grease trap manhole (GT)
- = Telephone manhole (TMH)
- = Telephone vault (TV)
- = Telephone pole (TP)
- = Telephone riser (TR)
- = Underground telephone box (UTB)
- = Traffic signal pole (TSP)
- = Traffic signal vault (TSV)
- = Catch basin (CB)
- = Drainage manhole (DMH)
- = Yard inlet (YI)
- = Wier inlet (WI)
- = Gas meter (GM)
- = Gas Valve (GV)
- = Propane tank lid (PT)
- = Unknown type manhole/box(MU)
- = Bollard post (BP)
- = COLUMN
- = Monitoring well (MW)
- = Sign (SG)
- = Mailbox (MB)
- = Boat lift (BL)
- = Flag pole (FP)
- = Camera Post
- = Handicap parking (HC)
- = Arrow left (AL)
- =Arrow right (AR)
- =Arrow straight (AS)







VICINITY SKETCH
(NOT TO SCALE)

NOTES:

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

Boundary Survey For:

5Q SEABREEZE LLC

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

5Q Seabreeze LLC

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

PROPERTY ADDRESS:

329 Seabreeze Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:

*Lot 84 and 86, **POINCIANA PARK**, according to the plat thereof as recorded in Plat Book 6, Page 1, Public Records of Palm Beach County, Florida.*

FLOOD ZONE:

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

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: 03/10/2026

William M. Naulty License Number 7558 STATE OF FLORIDA Professional Surveyor and Mapper

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

Boundary Survey For:	WALLACE LAND SURVEYING, LLC 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598		REVISIONS:
5Q SEABREEZE LLC	FIELD: J.M.	JOB No.: 270518	F.B. JOE6 PG. 24
	OFFICE: S.E.W.	DATE: 03/10/2026	DWG. No.: 270518
	C'K'D.: M.N.	REF.: 04-001319	SHEET: 1 OF 1



Location Map

Scale n.t.s.

COMM NO.
2604

DATE
03-25-26

REVISIONS

Garage Renovations for the
Queally Residence
329 Seabreeze Avenue Palm Beach, FL 33480

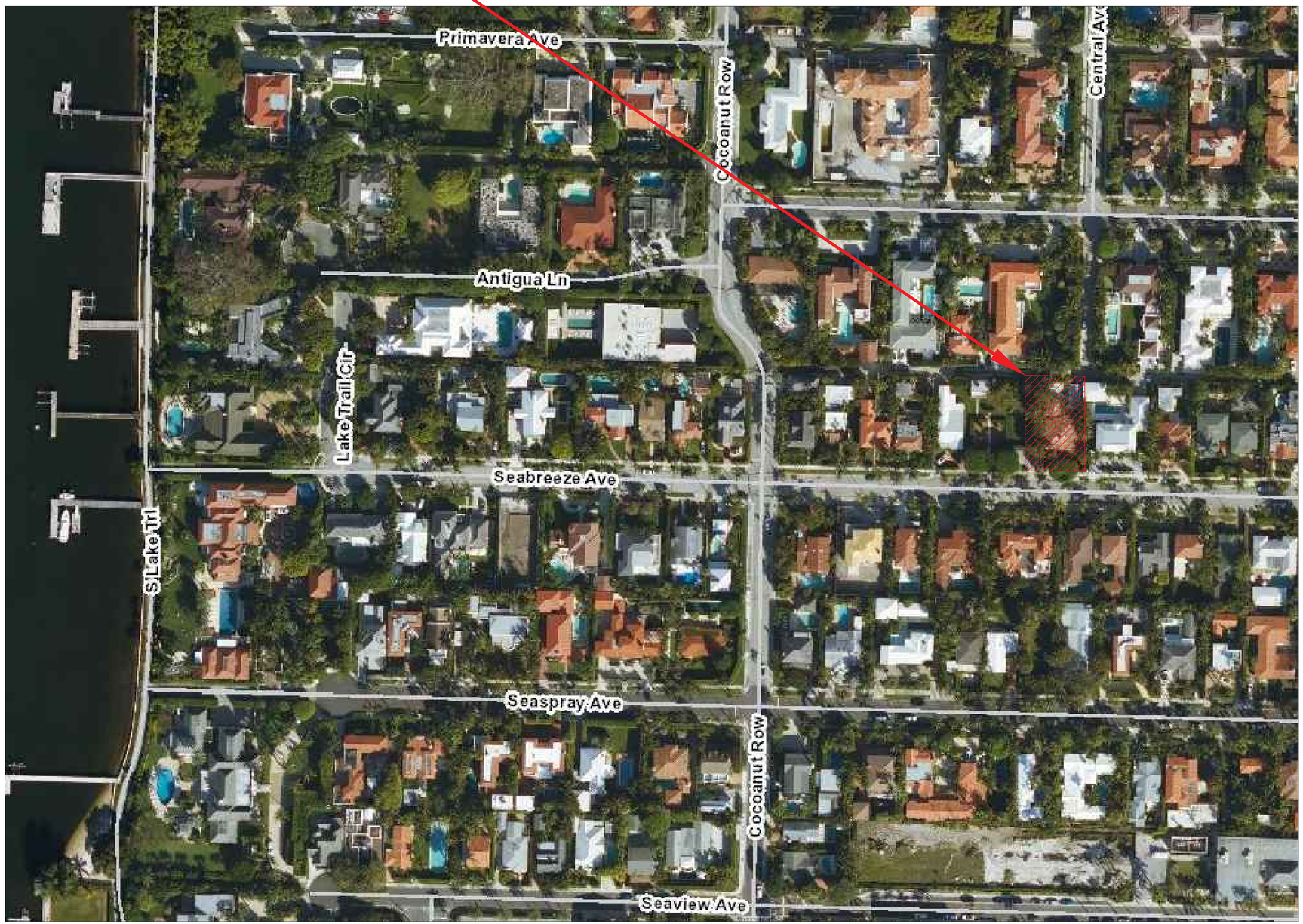
STATE OF FLORIDA
ANGELO L. DAVILA
LICENSED
AR0016639

ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
FARO016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BLDG. 319 CLEMATIS STREET
WEST PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
Location Map

SUBJECT PROPERTY



Vicinity Location Map

Scale n.t.s.

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Garage Renovations for the

Queally Residence

329 Seabreeze Avenue Palm Beach, FL 33480

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ANGELO DAVILA, A.I.A.
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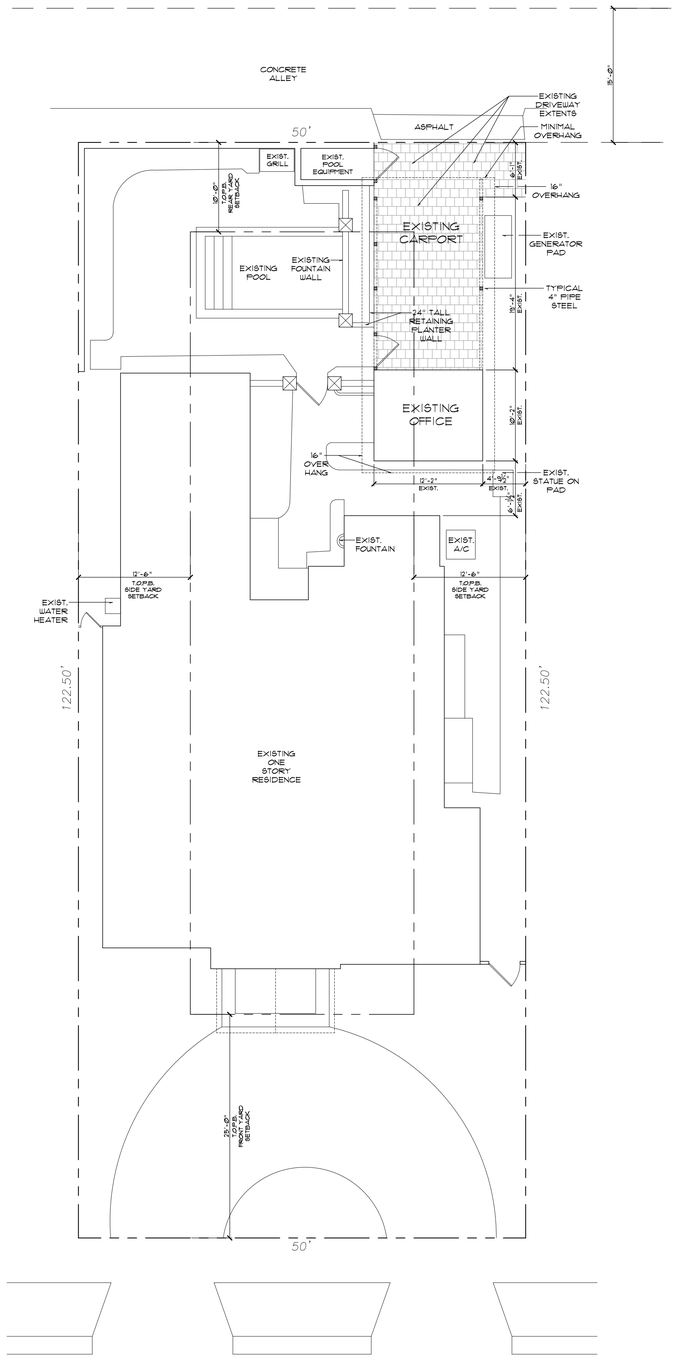
SHEET NO.
Vicinity Location Map

ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RB	RB	RB
Lot Gross Area	10,000 SF	6,125 SF	6,125 SF
Lot Width	100'	50.00'	50.00'
Lot Depth	100'	122.50'	122.50'
Front Yard Setback	25'	25.1' to Covered Entry	ETR
Side Yard Setback	12.5'	4.8' @ Existing Carport	ETR
Rear Yard Setback	10'	6'-1" @ Existing Carport (Verify in Field)	ETR
Maximum Building Height	14'_1-Story	8'-7" @ Existing Carport	ETR
Maximum Overall Height	30'	8'-7" @ Existing Carport (F.F. to B.O.T.C)	12'-4" @ New Garage (F.F. to T.O.R.)
Landscape Open Space	40% Minimum- 5,361 SF required	40.5 % 2,480.6 SF	ETR
Lot Coverage	40% (2,450 SF)	38.6% (2,365.9 SF)	38.6% (2,365.9 SF)
Required Front Yard Landscape Open Space	40%	45% (2,812.0 SF)	ETR
Cubic Content Ratio	4.39	3.14	ETR

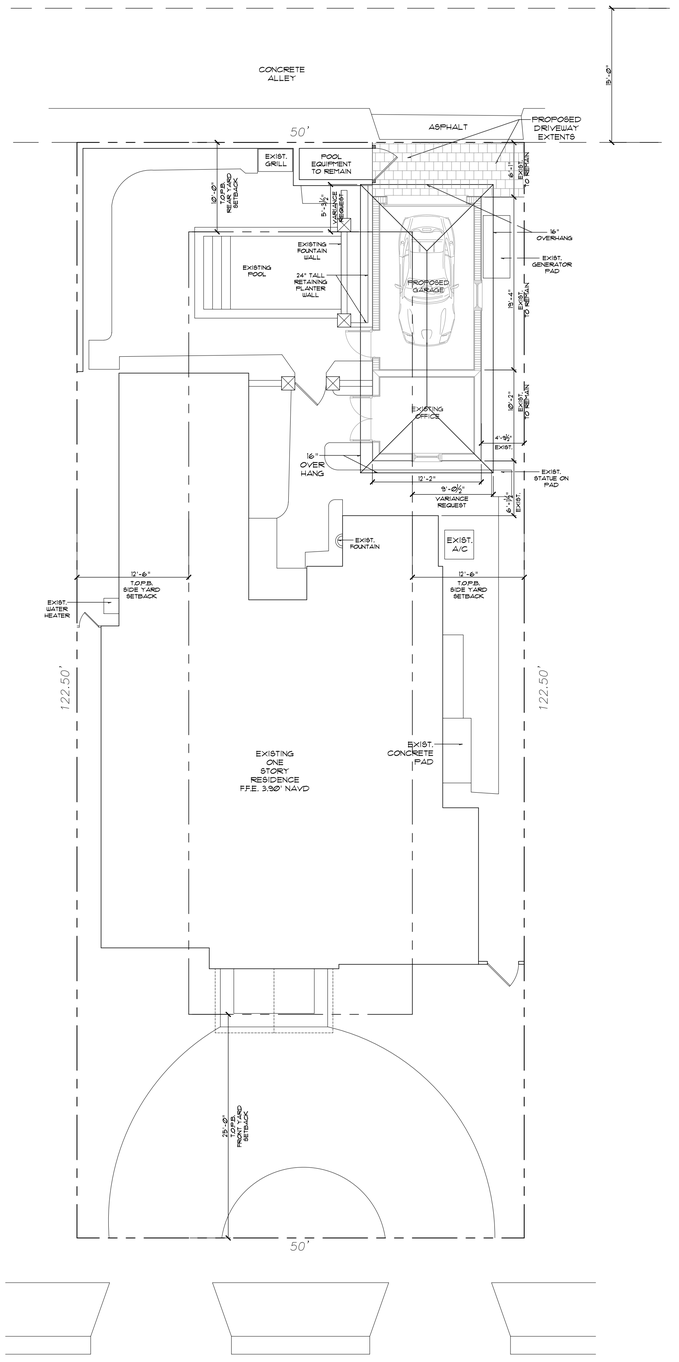
LEGAL DESCRIPTION

LOTS 84 & 86, POINCIANA PARK, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND OF PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 1.



Existing Site Plan

Scale 1/8" = 1'-0"



Proposed Site Plan

Scale 1/8" = 1'-0"

MP DESIGN & ARCHITECTURE

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329 Seabreeze Avenue Palm Beach, FL 33480

STATE OF FLORIDA ANGELO R. DAVILA
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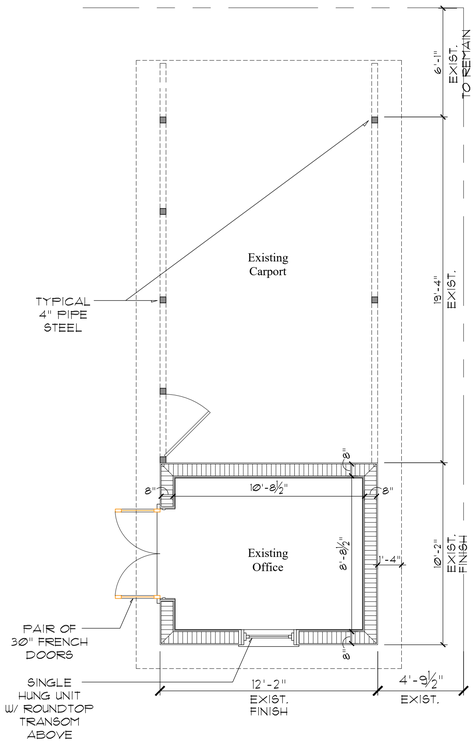
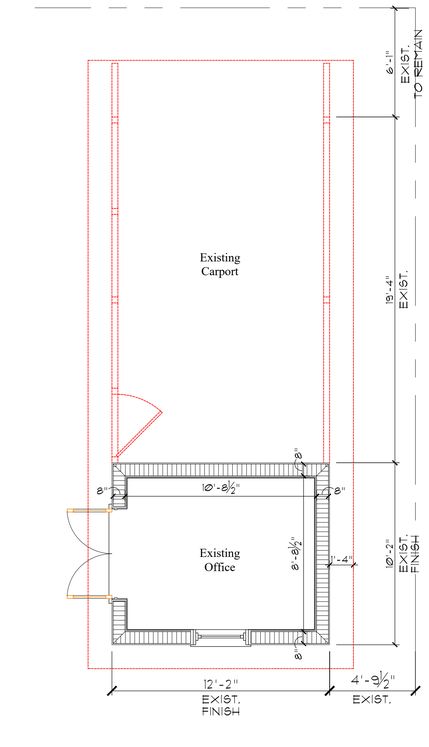
A000



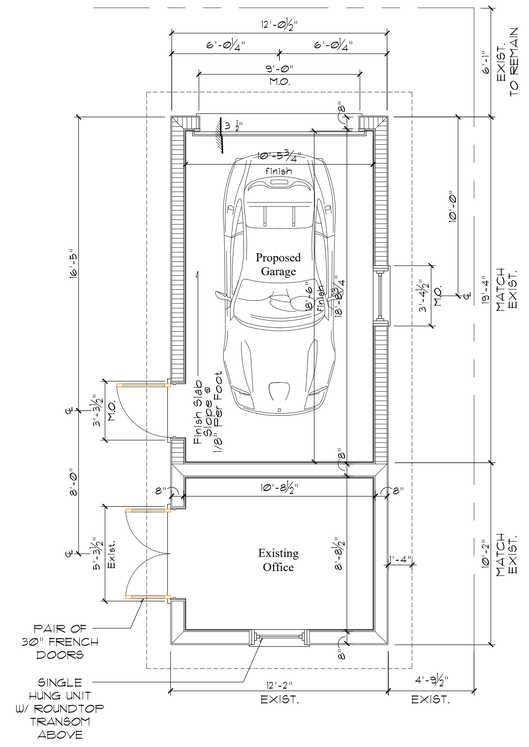
Existing Floor Plan

Scale 3/8" = 1'-0"



Demolition Floor Plan

Scale 3/8" = 1'-0"



Proposed Floor Plan

Scale 3/8" = 1'-0"

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REVISIONS

Garage Renovations for the

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ANGELO L. DAVILA
AR0016639
REGISTERED ARCHITECT
ANGELO DAVILA, A.I.A.
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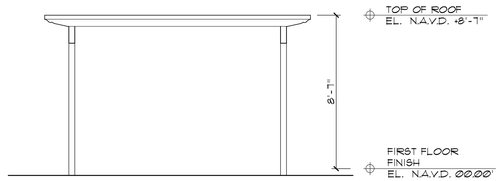
SHEET NO.

A100



Existing North Elevation

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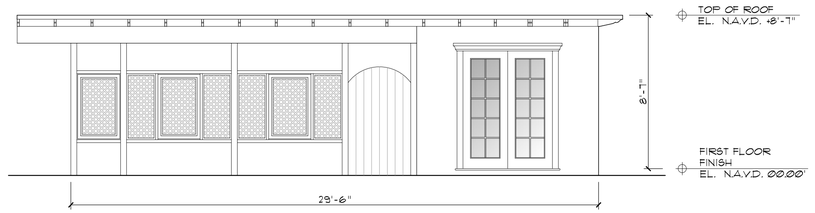

Existing West Elevation

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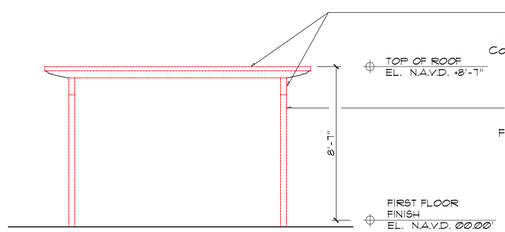

Demolition North Elevation

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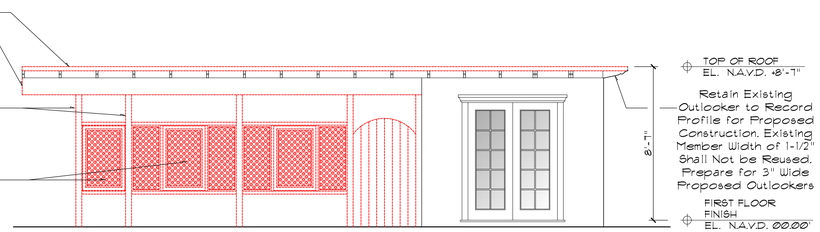

Demolition West Elevation

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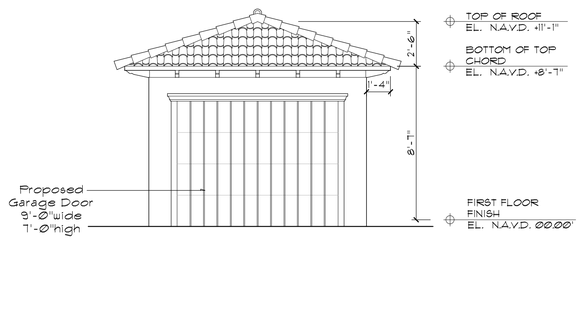

Proposed North Elevation

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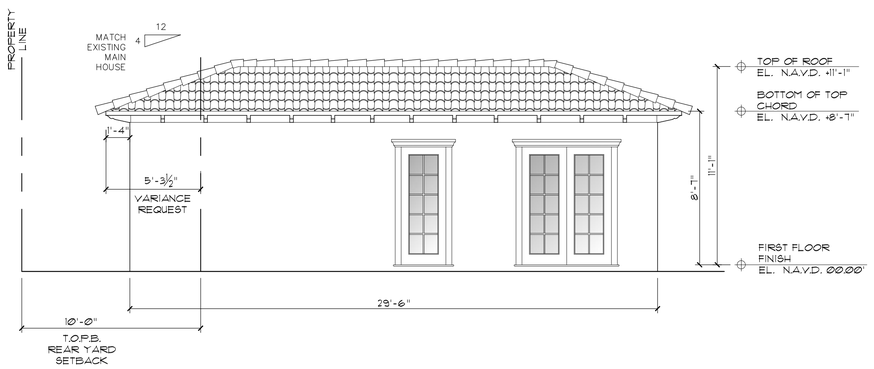

Proposed West Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

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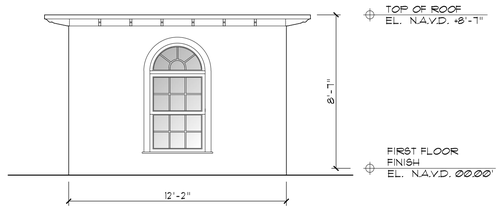
A200



Existing South Elevation

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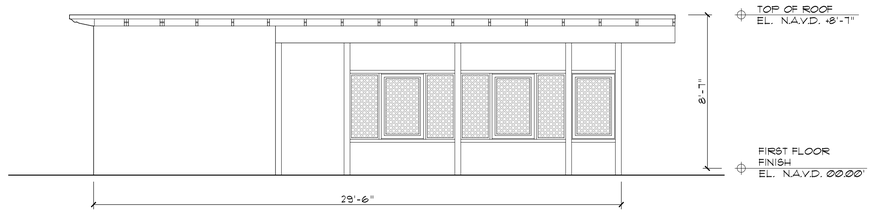
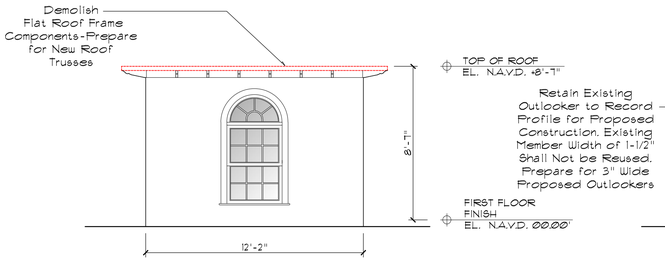


Existing East Elevation

Scale 1/4" = 1'-0"



Demolition South Elevation

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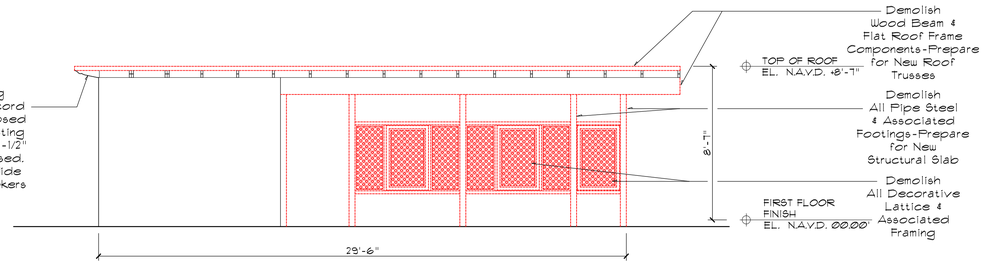

Demolition East Elevation

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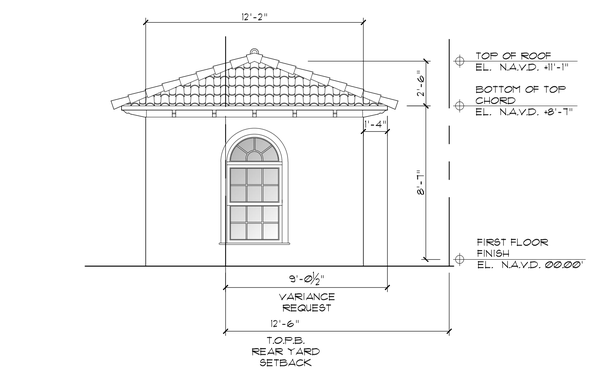
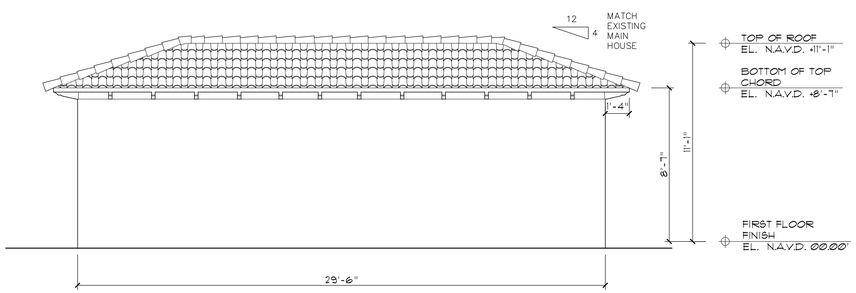


Proposed South Elevation

Scale 1/4" = 1'-0"



Proposed East Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2604

DATE
05-11-26

REVISIONS

Garage Renovations for the

Queally Residence

329 Seabreeze Avenue Palm Beach, FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA, A.A.L.A.
FLORIDA REG. ARCH.
AR0016639

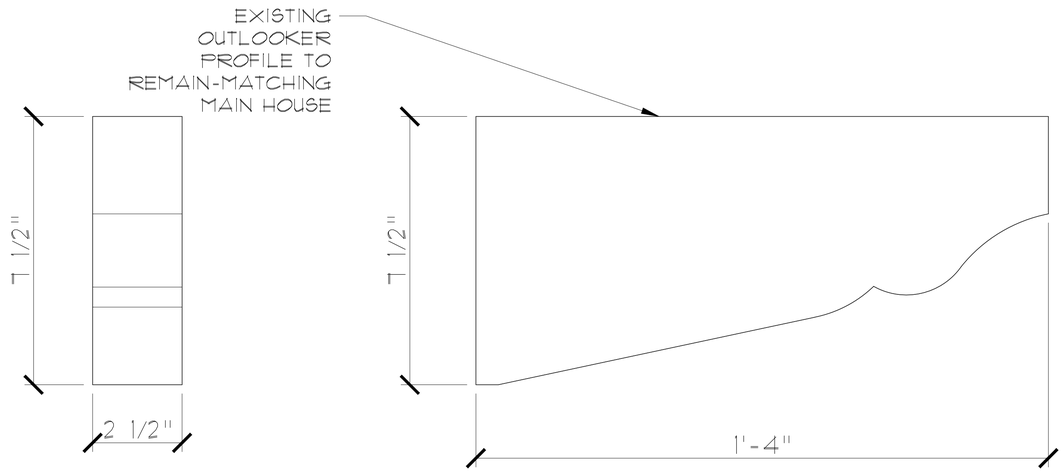
MP DESIGN & ARCHITECTURE, INC
COMEAU BLDG. 319 CLEMATIS STREET
WEST PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.

A201

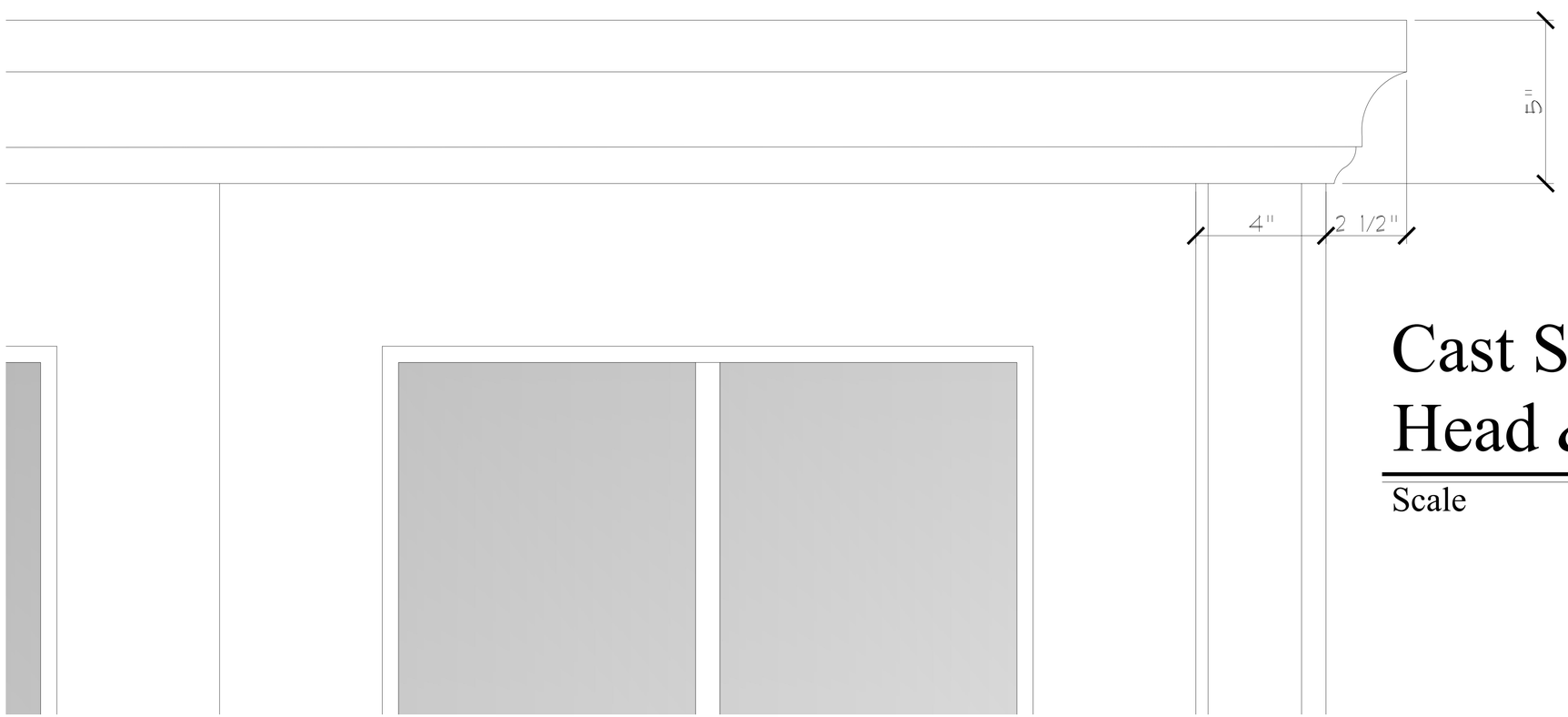






Outlooker Profile

Scale 6" = 1'-0"



Cast Stone Door Head & Casement

Scale 6" = 1'-0"

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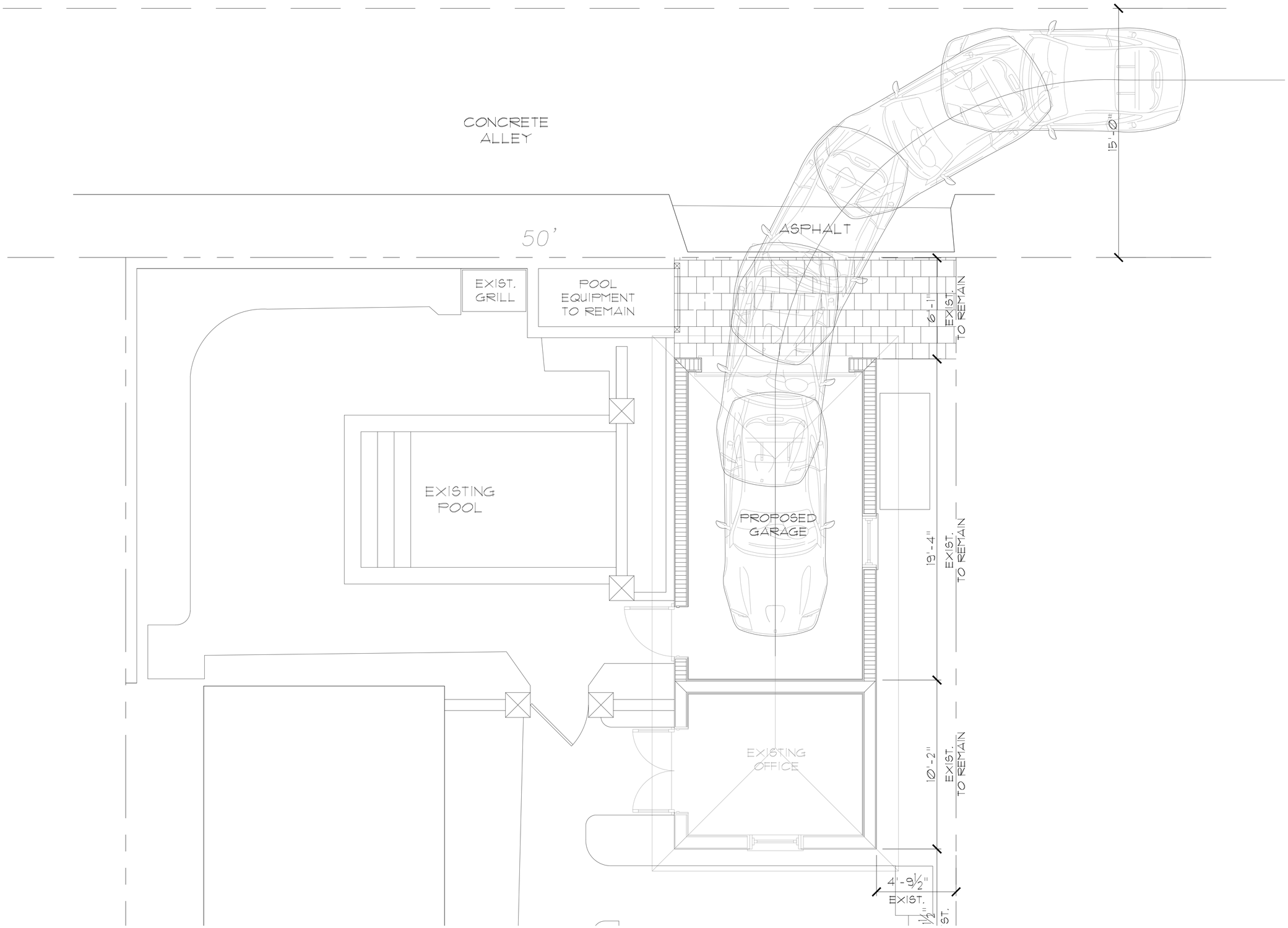

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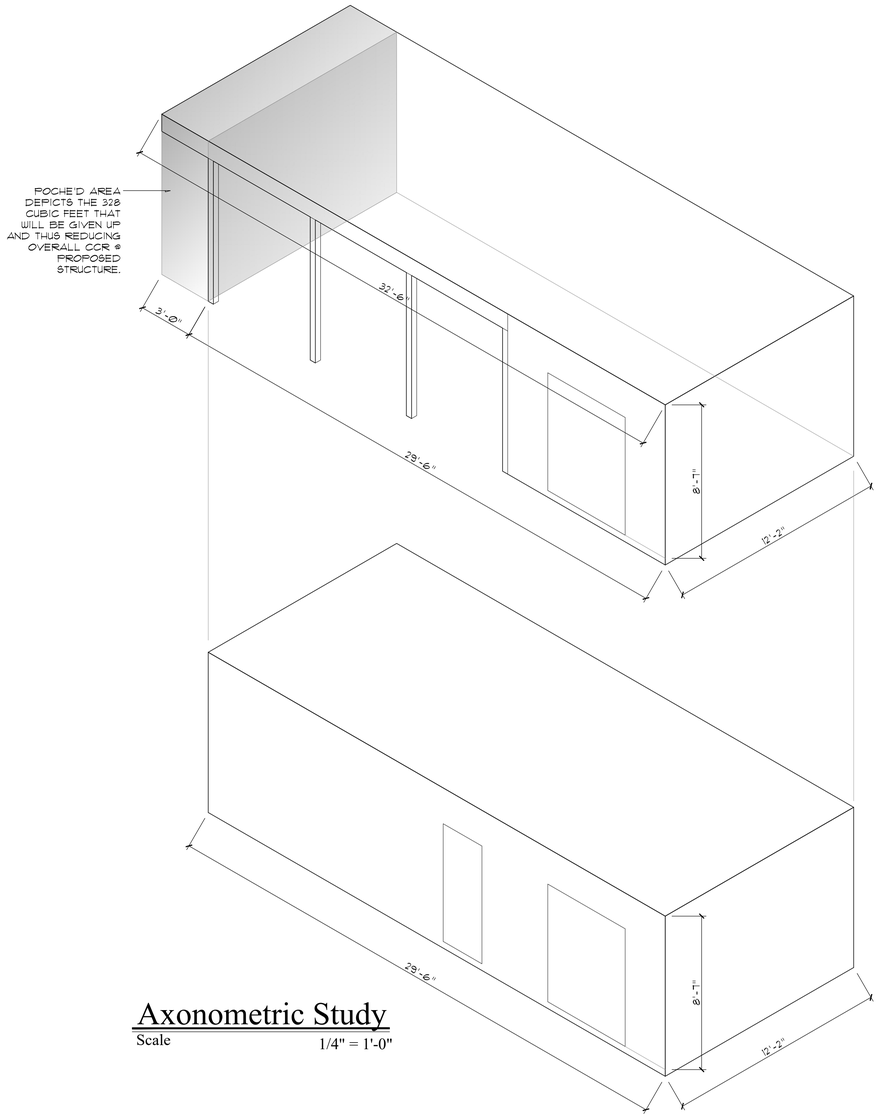
Vehicle Study



Axonometric Study

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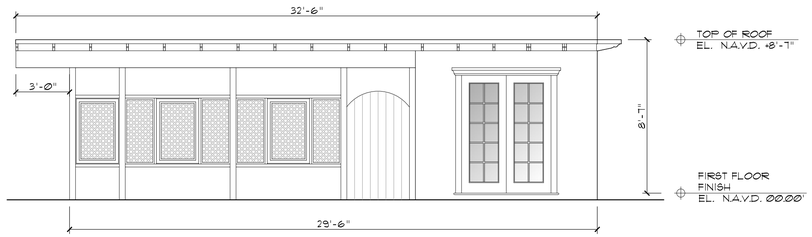
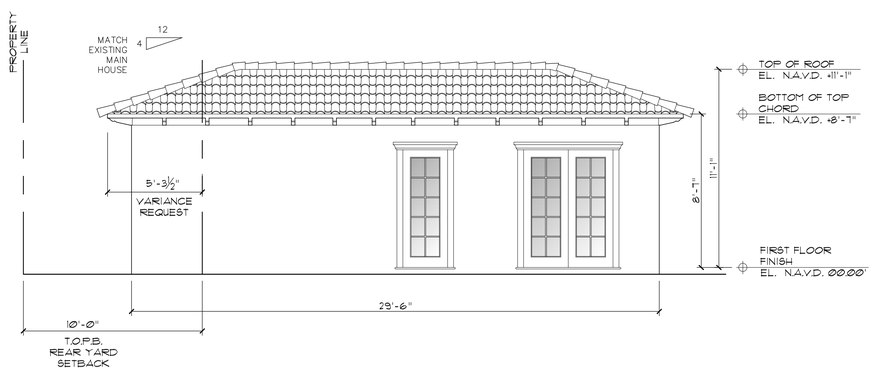


Existing West Elevation

Scale 1/4" = 1'-0"



Proposed West Elevation

Scale 1/4" = 1'-0"

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AR0016639
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CCR Diagram



EXISTING
NORTH
ELEVATION



EXISTING
WEST
ELEVATION

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03-25-26

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AR0016639

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PHOTOS



EXISTING
SOUTH
ELEVATION



EASTERN
EASEMENT
LOOKING
NORTH

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03-25-26

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AR0016639
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SHEET NO.
PHOTOS
2



EXISTING
MAIN
HOUSE



EXISTING
MAIN
HOUSE

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PHOTOS
3

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0025 320 CHILEAN AVE. The applicant, Yazmet & Valentin Hernandez (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications to an existing multi-family residence.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0025 320 CHILEAN AVE. The applicant, Yazmet & Valentin Hernandez (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications to an existing multi-family residence.

Applicants: Yazmet & Valentin Hernandez
Representative: Environment Design Group

HISTORY:
The two-story condominium at 320 Chilean Avenue received approval in July 2023 (Application ARC-23-015) for modifications to the overall site plan, including landscape and hardscape improvements.

The following month, the project was granted six variances by the Town Council. Three of these variances pertain to the front parking area, including reductions in required open space, front yard open space, and the number of required on-site parking spaces.

THE PROJECT:
The applicant has submitted exhibits, entitled "Private Residence 320 Chilean Ave" as prepared by Environment Design Group, uploaded May 11, 2026.

The following scope of work is proposed:

- Modification to a previously approved driveway layout.
- Landscape modifications.

Site Data			
Zoning District	RC	**Future Land Use**	MULTI FAMILY MODERATE DENSITY
Lot Size	12,505 SF	**Year Built**	1964
Landscape Open Space	Required: 35% Approved: 22.8% Currently Proposed: 22.8%	**Front Yard Open Space**	Required: 35% Approved: 31.9% Currently Proposed: 31.9%
Neighboring Properties / Zoning			
North	1924 Two-story residence / R-C		
South	1945 Two-story commercial / R-C		
East	2003 Two-story duplex residence/ R-C		
West	1924 Two-story residence/ R-C		

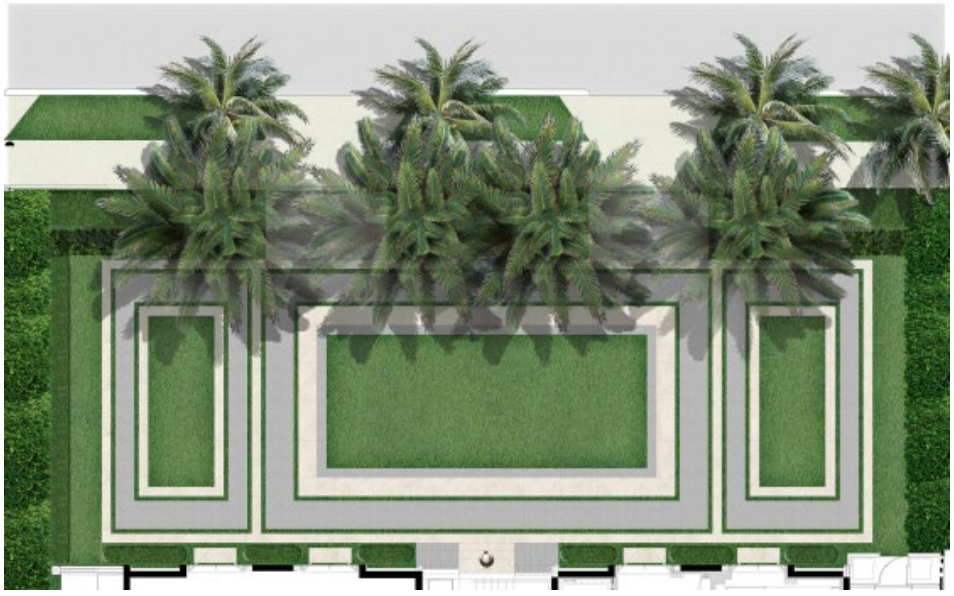
STAFF ANALYSIS
A preliminary review of the project indicates that the application, as proposed, is consistent with the Town's zoning code. The proposed modifications to the previously approved driveway layout rely on prior approvals granted pursuant to ARC-23-015 (ZON-23-021).

On August 9, 2023, the Town Council reviewed and approved (3–2) six variances. Three of these variances were directly related to the driveway modifications proposed under that application, as well as those included in the current application (ARC-26-0025). These variances allow the applicant to provide overall and front landscape areas below the Town's minimum requirements, as well as six parking spaces in lieu of the required thirteen (the property previously contained eight on-site spaces at the time of approval).

The current application proposes to further modify the driveway layout to incorporate a stabilized lawn inlay, along with minor landscape adjustments resulting from this change.



PREVIOUSLY APPROVED



CURRENTLY PROPOSED

CONCLUSION:

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

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

WRB:JGM:SCP WRB

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

May 11, 2026

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

320 Chilean Ave
Letter of Intent:

Project History:

- Original ARCOM Approval: ARC-23-015 ○ New Hardscape ○ New landscape ○ New pool (inside of 10' setback) ○ New site wall and sculpture feature in front of building's existing central breezeway/ entrance
  ○ New paint color for building, window bays, underside of scotiffs, roof tile
  ○ New glass railing, for front entry stairs
- Staff Approval: A-24-03588 ○ To remove proposed fountain along eastern site wall
- Staff Approval: ARC-25-0977 ○ To remove front yard stepping stones and replace with natural stone landings off of front facing doors.

The following Modifications are proposed at 320 Chilean Avenue:

Alteration to the previously approved driveway layout.

- Previously approved natural stone landing off of front doors to be removed
- Introduction of grey limestone accents, lawn joints, and stabilized lawn inlays to previously approved natural stone material driveway.
- Relocation of refuse enclosure
- Site Calculations to remain the same

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

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Proposed landscaping to be altered to accommodate new driveway layout

- Previously proposed alexander palms along front of house to be removed from proposed plans to accommodate new drive
- Previously proposed royals to be substituted with Medjool Date Palms
- Mast trees to be replaced with Calophyllum pleached trees to match west buffer
- 8’ Calophyllum hedge full to base along south buffer
- 6’ Height Podocarpus hedge to screen parked vehicles from the street.

Note: Site Calculations are not being altered from previously approved plans.
All modifications will be screened from the street by perimeter planting.

If there are any questions regarding this project, please feel free to reach out to our office.

Dustin Mizell, *President*
Environment **D**esign **G**roup

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

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

Private Residence
320 Chilean Avenue
Palm Beach

F L O R I D A

Application #: ARC-26-0025
Final Submittal
ARCOM Meeting Date: 05/27/26

Scope of Work

- Altered Driveway Layout and introduction of Grey Limestone accents and Lawn joint accents.
- Introduction of stabilized lawn driveway inlays
- Landscape modifications to accommodate new driveway layout.

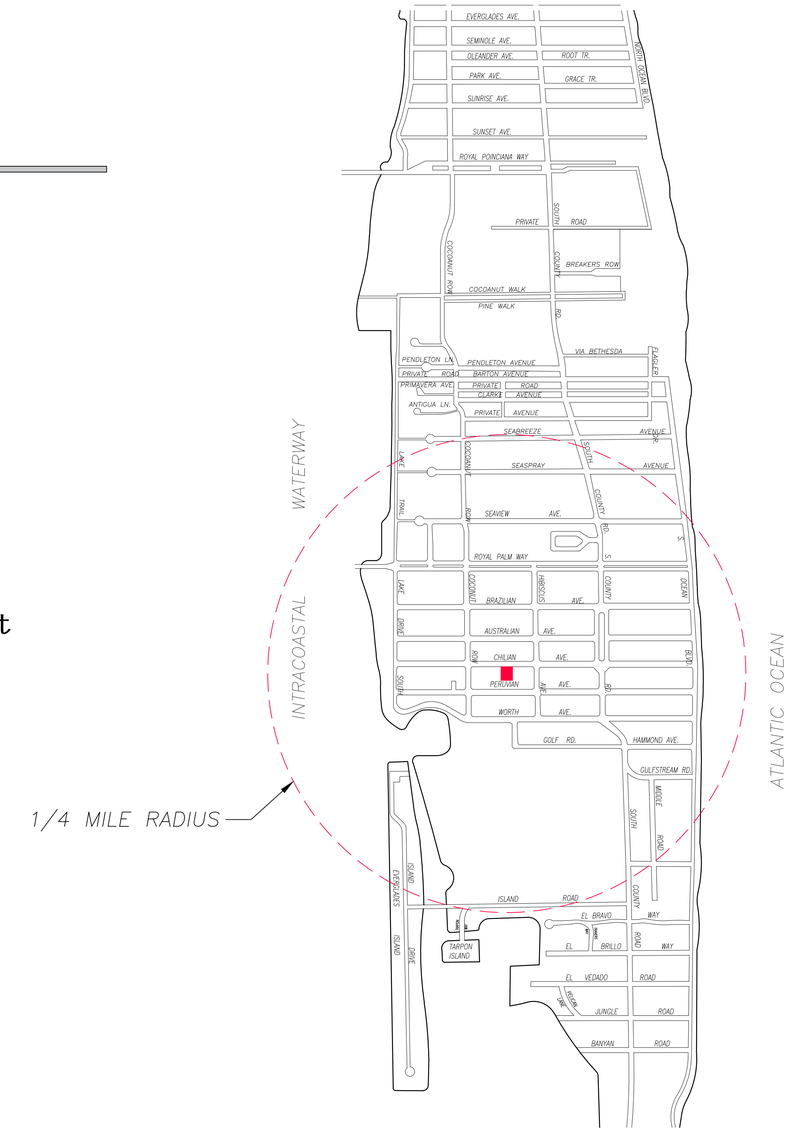
Design Team

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

Sheet Index

Cover Sheet
L1.0 - Existing General Site Photos
L1.1 Site Plan Comparison Exhibit
L2.0 Parking Requirements
L3.0 Rendered Driveway
L3.1 Street View Elevation
L4.0 Landscape Plan Comparison Exhibit
L5.0 Plant Shedule Comparison Exhibit
Survey

Vicinity/Location Map

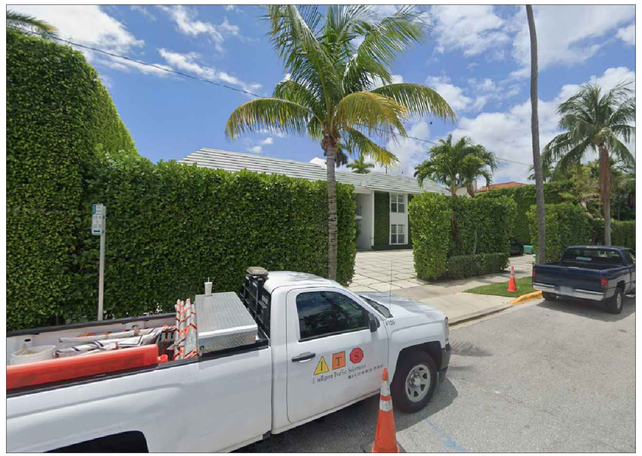




Existing Street Facade



Existing Street Facade



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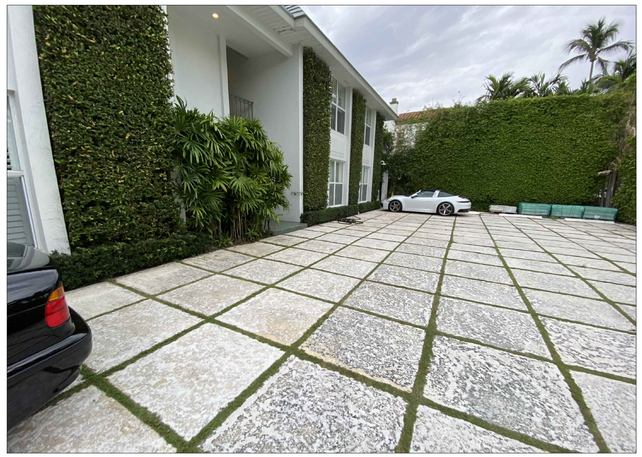

Existing West Buffer



Existing Structure



Existing East Buffer

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139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residences
320 Chilean Ave
Palm Beach

FLORIDA

JOB NUMBER: # 22244.00 LA
DRAWN BY: Allison Padilla
DATE: 04.13.2026

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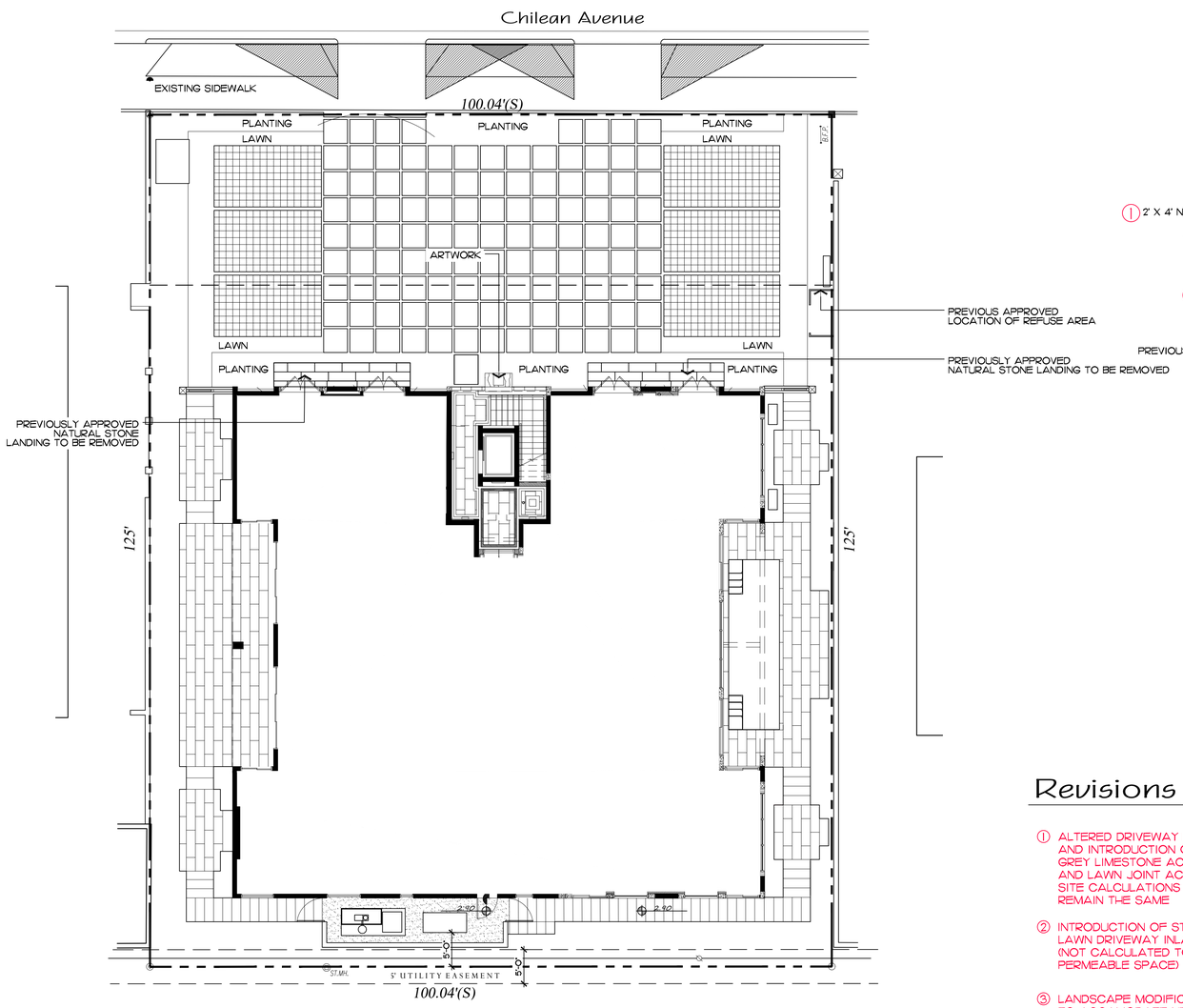
ARC-26-0025

Existing Conditions



Currently Approved ARCOM Plan

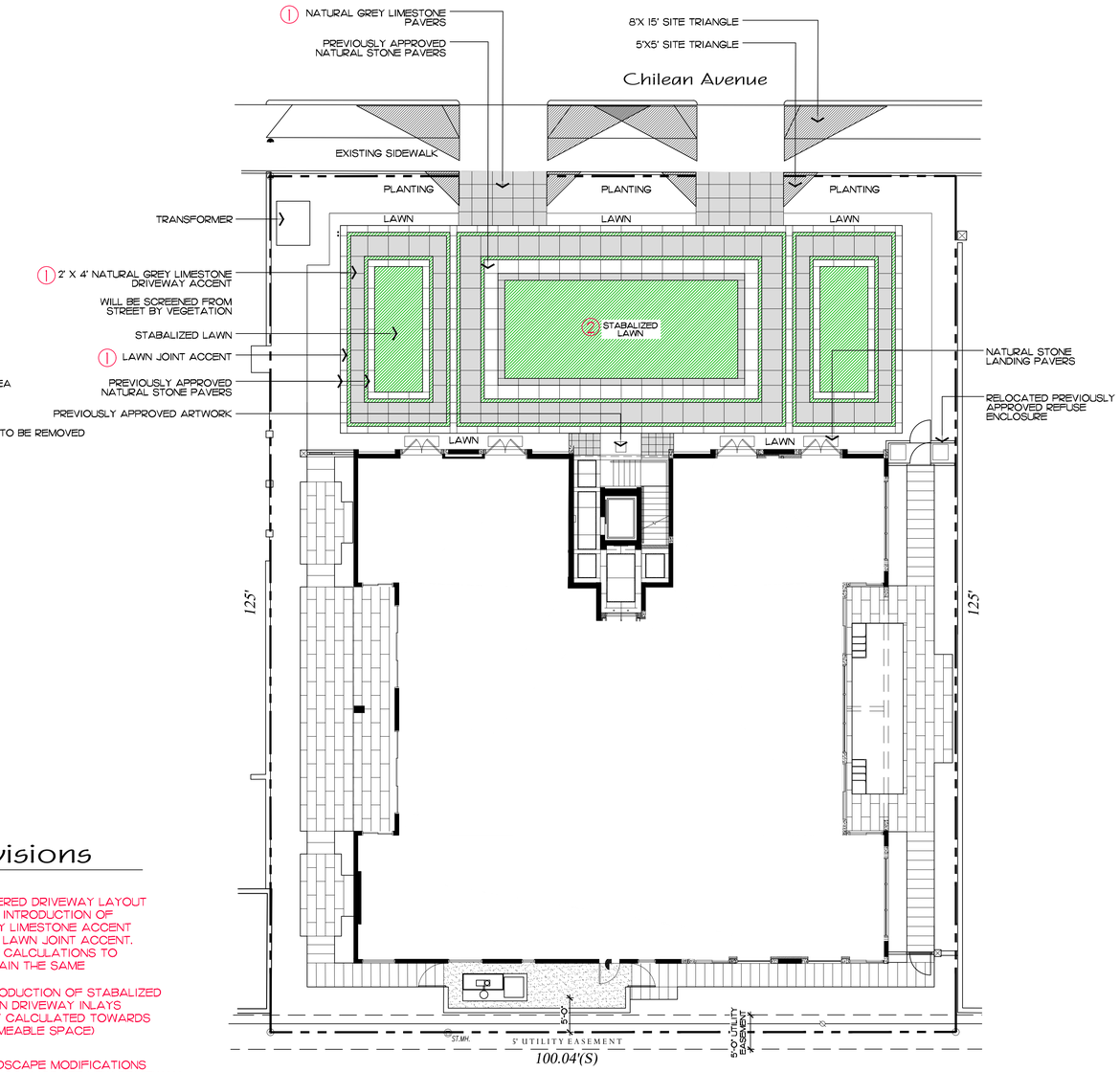
- ORIGINAL ARCOM APPROVAL 07.26.23 ARC-23-015
- STAFF APPROVAL TO REMOVE FOUNTAIN ALONG EASTERN SITE WALL 03.11.24 A-24-03588
- STAFF APPROVAL TO REMOVE FRONT YARD STEPPING STONES AND REPLACE WITH NATURAL STONE LANDINGS OFF OF FRONT FACING DOORS 06.05.25 ARC-25-0977

Revisions

① ALTERED DRIVEWAY LAYOUT AND INTRODUCTION OF GREY LIMESTONE ACCENT AND LAWN JOINT ACCENT. SITE CALCULATIONS TO REMAIN THE SAME

② INTRODUCTION OF STABALIZED LAWN DRIVEWAY INLAYS (NOT CALCULATED TOWARDS PERMEABLE SPACE)

③ LANDSCAPE MODIFICATIONS TO ACCAMODATE NEW DRIVEWAY LAYOUT SEE SHEET L2.0



Currently Proposed Site Plan

NOTE:
SITE CALCULATIONS HAVE NOT BEEN ALTERED IN PROPOSED LAYOUT

Proposed Site Data

DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		CURRENTLY PROPOSED	
LOT ZONE	R-C - MEDIUM DENSITY RESIDENTIAL		R-C - MEDIUM DENSITY RESIDENTIAL		R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,505 S.F.		12,505 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 35%	4,376.75 S.F.	22.8%	2,854 S.F.	22.8%	2,854 S.F.
FRONT YARD LANDSCAPE OPEN SPAPCE	MINIMUM 35% OF OF FRONT YARD	875.35 S.F.	31.9%	798 S.F.	31.9%	798 S.F.

▪ LIVING TURF JOINTS AND STABALIZED LAWN INLAY -NOT COUNTED AS LANDSCAPE OPEN SPACE

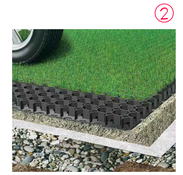
Hardscape Materials



▪ PROPOSED CAPRI LIMESTONE BRUSHED FINISH TO MATCH EXISTING/ PREVIOUSLY APPROVED



▪ INTRODUCTION OF GREY (BELGIAN BLUE LIMESTONE SANDBLASTED FINISH) AND LAWN JOINT ACCENTS, AS WELL AS STABALIZED LAWN INLAY

② 

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ARCOM#:
ARC-26-0025

Site Plan

SCALE IN FEET 0' 8' 16' 24'

ENVIROMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
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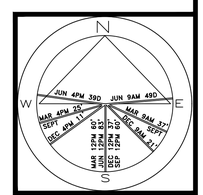

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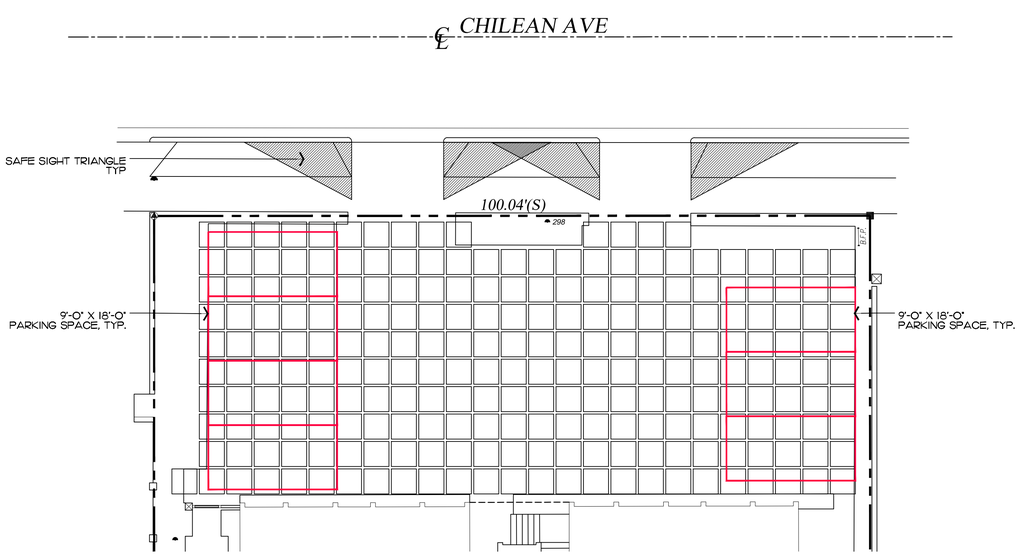
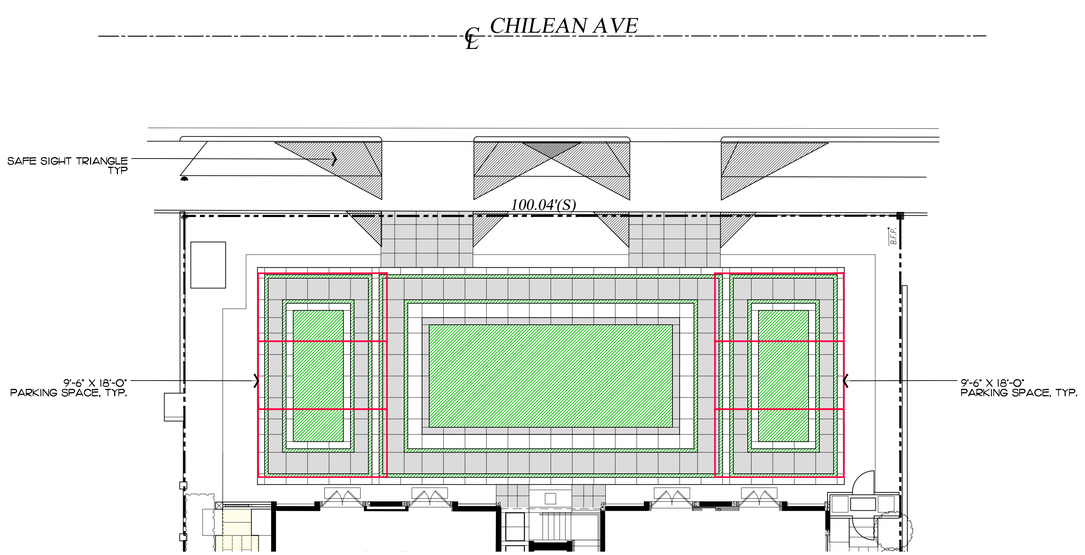
DRAWN BY: Allison Padilla
DATE: 04.08.2026

SHEET L1.1

64 sf.
AREA IN SQ.FT.



Existing Parking - 7 spaces



Previously Approved/
Currently Proposed Parking - 6 spaces

Parking Requirements

MULTIFAMILY DWELLING (6 UNITS OR MORE)

REQUIRED	EXISTING	PREVIOUSLY APPROVED/ CURRENTLY PROPOSED
4 SPACES DWELLING UNITS: 2	7 SPACES	6 SPACES MEET REQUIRED CODE

TOTAL EXISTING DWELLING UNITS: 8
TOTAL OWNERS: 2
EXISTING UNITS ARE TO BE COMBINED TO MAKE 2 TOTAL DWELLING UNITS.



Existing Parking Conditions



Existing Parking Conditions



Existing Parking Conditions

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139 North County Road SJ20-B Palm Beach, Fl 33480
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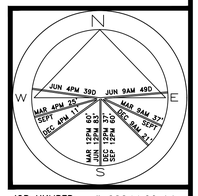
Palm Beach

L O R I D A



JOB NUMBER: # 22244.00 LA
DRAWN BY: Allison Padilla
DATE: 03.04.2026

SHEET 2.0

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARCOM#:
ARC-26-0025

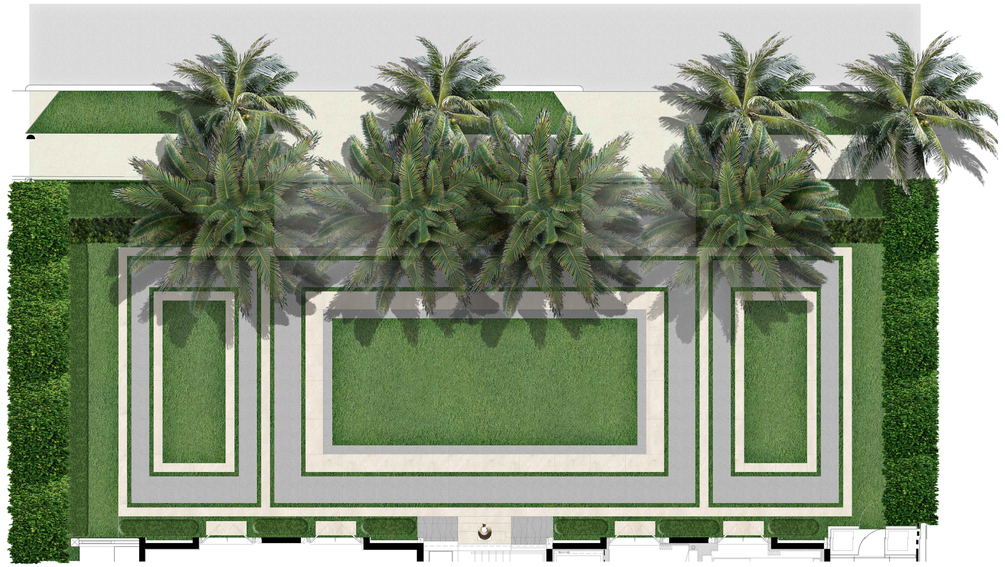
Parking Requirements

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.



Currently Approved

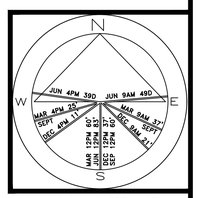


Currently Proposed

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residences
320 Chilean Ave
Palm Beach
FLORIDA

L



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SHEET L3.0

64 sf.

AREA IN SQ.FT.

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Rendered Driveway

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

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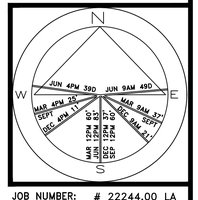
LOT AREA



South Elevation



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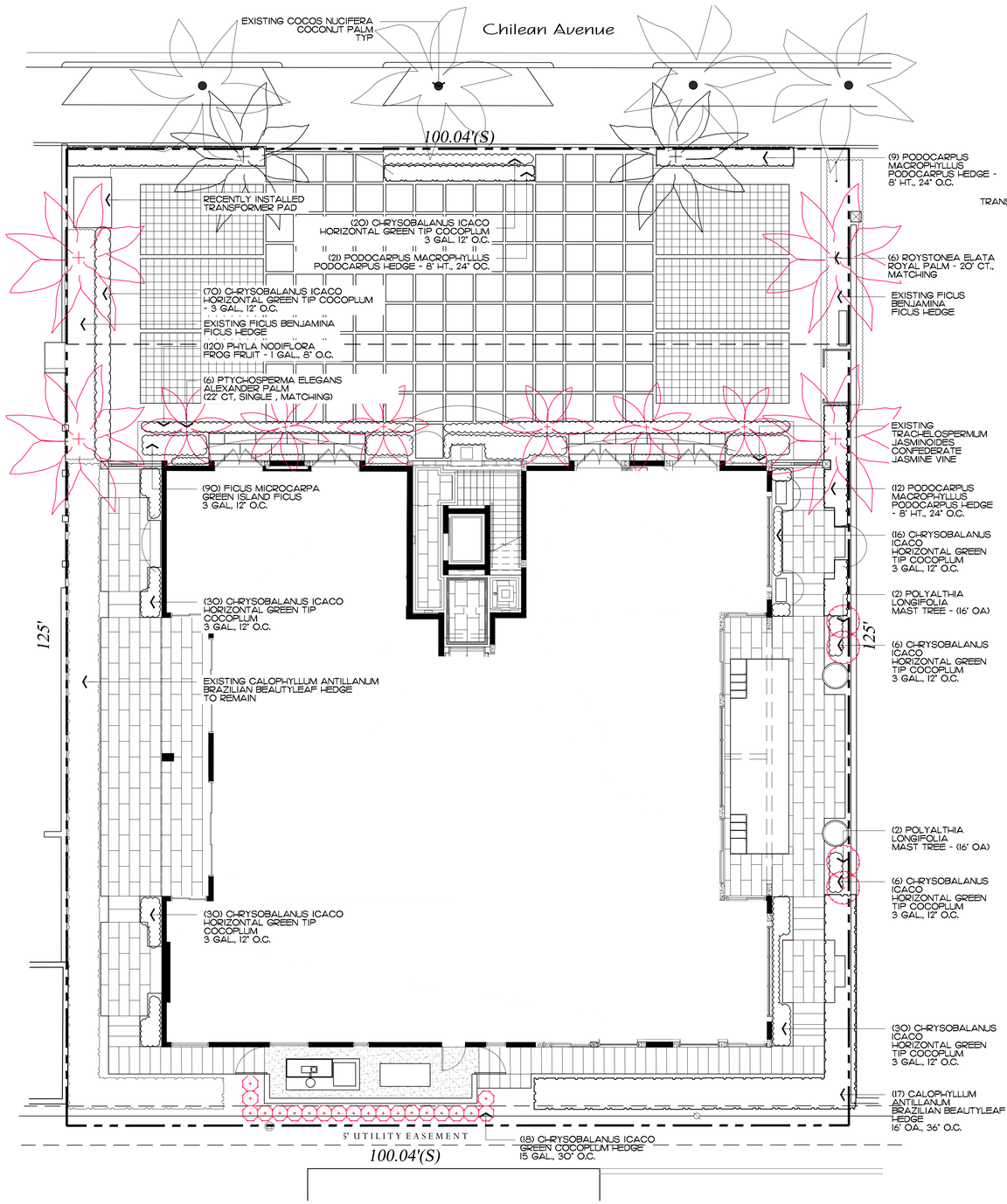
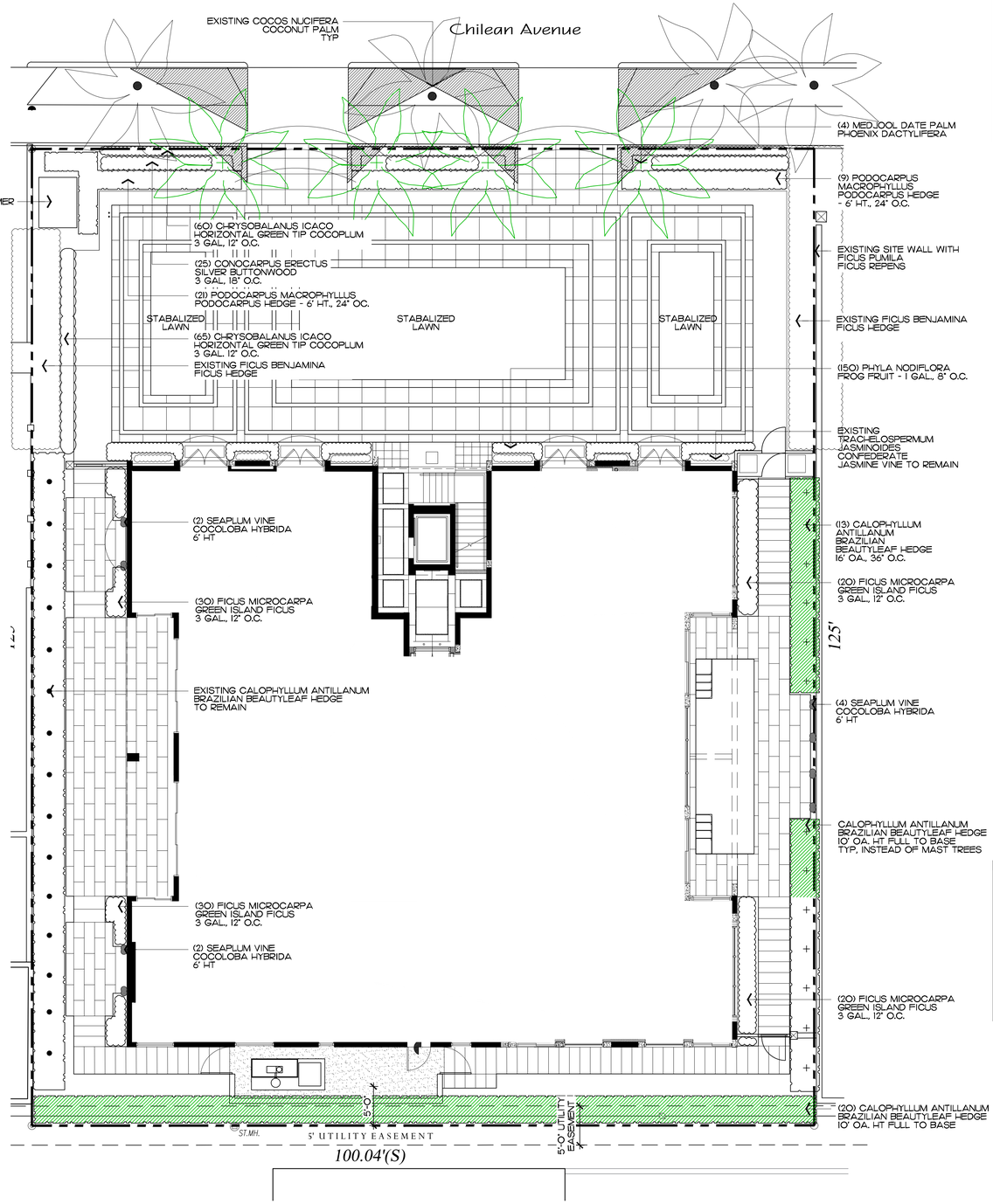
Street View Elevation

64 sf.
AREA IN SQ.FT.



Previously Approved



Currently Proposed

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139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
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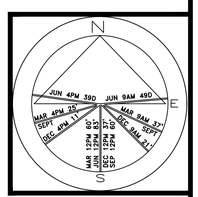

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DATE: 03.04.2026

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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ARCOM#:
ARC-26-0025

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Previously Approved Landscape Schedule

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	~~PTYCHOSPERMA ELEGANS ALEXANDER PALM~~	~~6~~	~~22' CT, SINGLE, MATCHING~~	~~NO~~
	~~ROYSTONEA ELATA FLORIDA ROYAL PALM~~	~~6~~	~~20' CT, MATCHING~~	~~YES~~
	TOTAL:	12		
	NATIVE SPECIES:	6 (50%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROG FRUIT GROUNDCOVER	120	1 GAL., 8" O.C.	YES
	NATIVE SPECIES:	120 (100%)		

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+ + +	CALOPHYLLUM ANTILLANUM BRAZILIAN BEAUTY LEAF HEDGE	17	16' HT, 36" O.C.	NO
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	18 208	15 GAL., 30" O.C. 3 GAL., 12" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	90	3 GAL., 12" O.C.	NO
	~~POLYALTHIA LONGIFOLIA MAST TREE~~	~~4~~	~~16' OA~~	~~NO~~
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	42	8' HT., 24" O.C.	NO NO
	TOTAL:	379		
	NATIVE SPECIES:	226 (59.63%)		

Lawn & Mulch

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

Currently Proposed Landscape Schedule

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHOENIX DACTYLIFERA MEDJOOL DATE PALM	4	20' CT, MATCHING	NO
	TOTAL:	4		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROG FRUIT GROUNDCOVER	150	1 GAL., 8" O.C.	YES
	COCOLOBA HYBRIDA SEAPLUM VINE	8	1 GAL., 8" O.C.	YES
	TOTAL: NATIVE SPECIES:	158 (100%)		

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+ + +	CALOPHYLLUM ANTILLANUM BRAZILIAN BEAUTY LEAF HEDGE	13	16' HT, 36" O.C. PLEACHED HEDGE	NO
	CALOPHYLLUM ANTILLANUM BRAZILIAN BEAUTY LEAF HEDGE	20	10' OA HT - FULL TO BASE	NO
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	125	3 GAL., 12" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	100	3 GAL., 12" O.C.	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	25	3 GAL., 18" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	30	6' HT., 24" O.C.	NO
	TOTAL: NATIVE SPECIES:	313 150 (47.92%)		

Lawn & Mulch

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

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residences
320 Chilean Ave
Palm Beach
FLORIDA

JOB NUMBER: # 22244.00 LA
DRAWN BY: Jean Twomey
Adam Mills
DATE: 04.21.2025

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ARC-26-0025

Plant Schedule

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0028 165 SEMINOLE AVE. The applicant, Seminole Avenue Luxury Properties LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications with installation of perimeter site walls.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0028 165 SEMINOLE AVE. The applicant, Seminole Avenue Luxury Properties LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications with installation of perimeter site walls.

Applicants: Seminole Avenue Luxury Properties LLC
Representative: Environment Design Group

HISTORY:
The single-family residence at 165 Seminole Ave was constructed in 1992. Only minor modifications have been made in recent years.

THE PROJECT:
The applicant has submitted exhibits, entitled "Private Residence 165 Seminole Ave" as prepared by Environment Design Group, uploaded May 11, 2026.

The following scope of work is proposed:

- Construction of perimeter site walls.
- Landscape and hardscape modifications.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	15,126 SF	**Lot Width** **Lot Depth**	125.23' 117.82'
Landscape Open Space	Required: 45% Existing: 38.99% Proposed: 45.9%	**Front Yard Open Space**	Required: 40% Existing: 68.75% Proposed: 57.9%
Neighboring Properties / Zoning			
North	170 Everglade Ave / Single-Family Residence / R-B		
South	176 Seminole Ave / Single-Family Residence / R-B		
East	163 Seminole Ave / Single-Family Residence / R-B		
West	201 Seminole Ave / Single-Family Residence / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town's zoning code. The proposal includes sitewide modifications to landscaping and hardscaping, including the removal of existing synthetic turf, fencing, select plantings, and portions of the existing hardscape.



PROPOSED SITE PLAN

The existing driveways will be resurfaced with Chattahoochee pea gravel, bordered by coral stone pavers, and framed by new lawn areas. New site walls will be constructed and extended along the sides of the property, with decorative gates providing access to the rear and side yards. Three-foot landscape buffers will be installed along all proposed site walls. Additionally, the pool deck area will be resurfaced with natural coral stone to match the driveway borders, and a large lawn area will replace the existing synthetic turf.



PROPOSED FRONT ELEVATION

CONCLUSION:

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

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

WRB:JGM:SCP
WRB

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

May 11, 2026

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

ATTN: *ARCOM Staff*
Re: 165 Seminole Avenue - Landscape Architecture
ARC-26-0028

LETTER OF INTENT

Current zoning for the project is R-B LOW DENSITY RESIDENTIAL

Our current proposal, for improvements to the site, does not include any architectural changes to the approved house. We are proposing the following revisions to the originally approved ARCOM plans.

The proposed changes include:

1. Proposed site walls, 6' HT
    - To provide noise deflection and security to property
2. Minor improvements to landscaoe abd gardscape
3. Paint exterior of residence white

The attached plan reflects the above-outlined revisions.

If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment **D**esign **G**roup

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

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

Private Residence
165 Seminole Ave
Palm Beach

F L O R I D A

Application #: ARC-26-0028
Final Submittal
ARCOM Meeting: 05/27/26

Scope of Work

* Addition of wall and gates
* Modifications to landscape design
* Minor modifications to hardscape
* Paint exterior of home white

Sheet Index

Cover Sheet
L1.0 - Existing Site Photos Exhibit
L2.0 - Existing Conditions Inventory Plan
L2.1 Existing Neighboring Conditions
L3.0 - Demolition Plan
L3.1 - Existing Hardscape to be Removed
L4.0 - Site Plan
L5.0 - Landscape Plan
L5.1 - Plan Rendering
L5.2 - Elevation Renderings
L6.0 - Open Space Diagram
L7.0 - Truck Logistics
Survey
Civil Engineering Plan

Design Team/Consultants

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

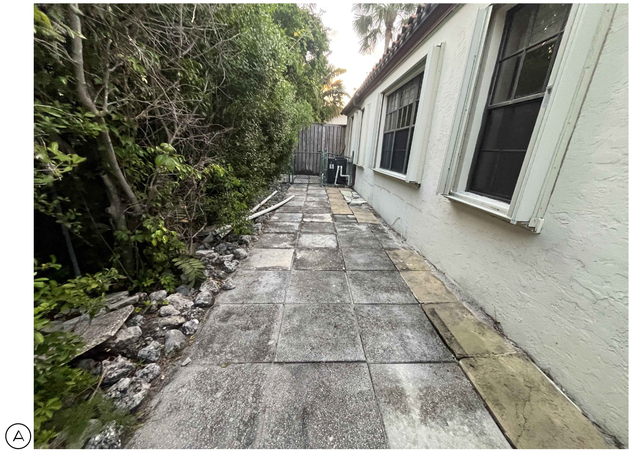
Civil Engineer
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041

Landscape Legend

PROPERTY ADDRESS:	165 SEMINOLE AVE	
LOT AREA (SQ FT)	15,126 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	45%	6,954 (45.9%)
LOS TO BE ALTERED (SQ FT AND %)	38%	5,781 (38%)
PERIMTETER LOS (%)	50%	57.9%
FRONT YARD LOS (%)	40%	66.83%
NATIVE TREES %	30% (NUMBER OF TREES)	NA
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	31.25%
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	NA



A



B



C



D



E



F



G



H



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

Private Residence
165 Seminole Ave
Town of Palm Beach
FL

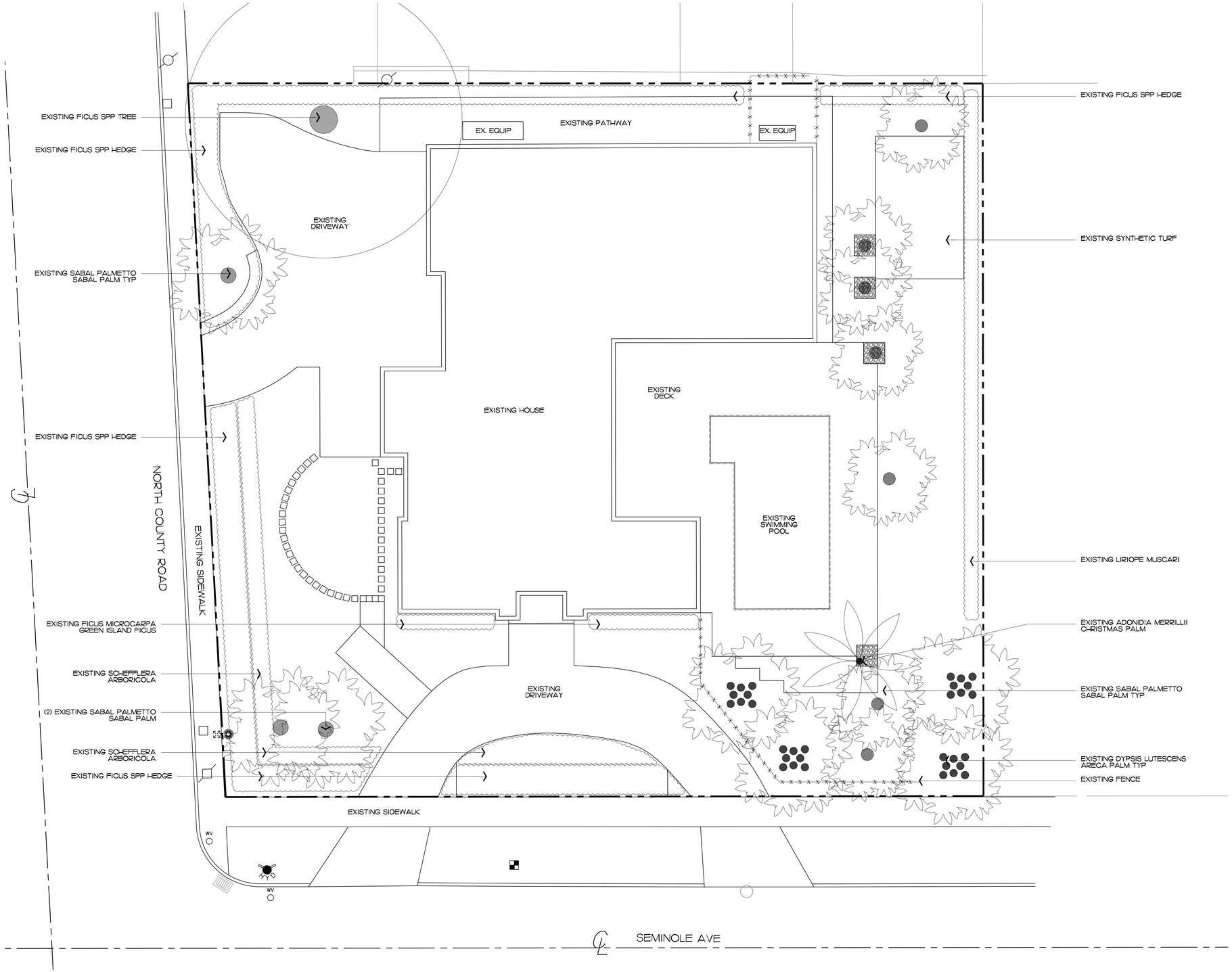
JOB NUMBER: # 26061.00 LA
DRAWN BY: Sean Twomey
DATE: 03.25.2026

SHEET L1.0

64 SF
AREA IN SQ.FT.

ARC-26-0028

Existing Site Photos Exhibit



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Town of Palm Beach
FLORIDA

JOB NUMBER: # 26061.00 LA
DRAWN BY: Jean Twomey
DATE: 03.25.2026

SHEET L2.0

64 SF
AREA IN SQ.FT.

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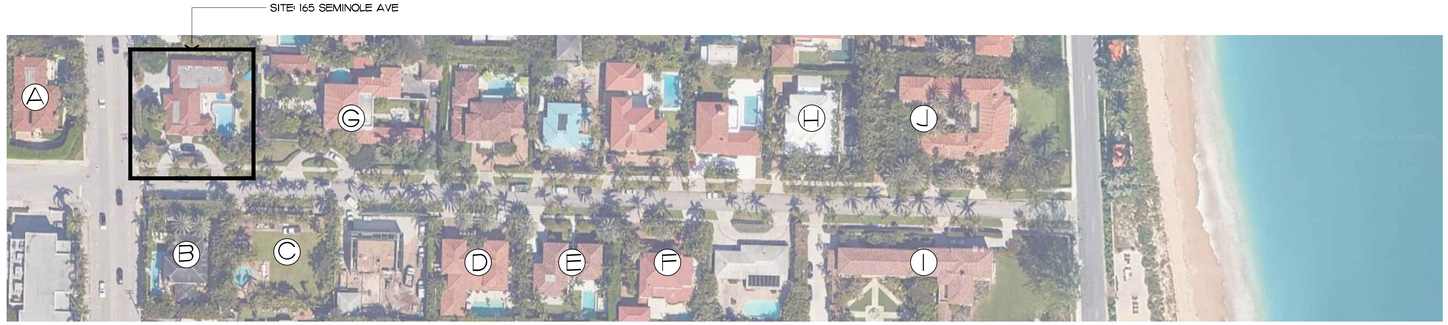
ARC-26-0028

Existing Conditions / Inventory Plan

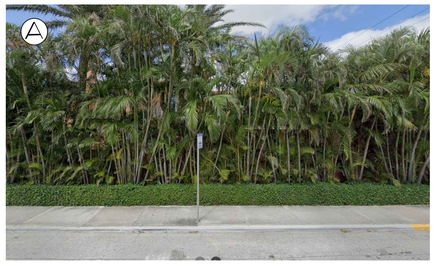
SCALE IN FEET 0' 8' 16' 32'



Map of Seminole Aveneue



210 North County Rd



210 North County Rd



176 Seminole Ave



176 Seminole Ave



164 Seminole Ave



146 Seminole Ave



144 Seminole Ave



132 Seminole Ave



160 Seminole Ave



125 Seminole Ave



200 North Ocean Blvd



101 Seminole Ave

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ARC-26-0028

Existing Neighboring Conditions-Site Walls

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

Private Residence
165 Seminole Ave
Town of Palm Beach
FLORIDA

JOB NUMBER: # 26061.00 LA
DRAWN BY: Sean Twomey
DATE: 03.25.2026

SHEET L2.1

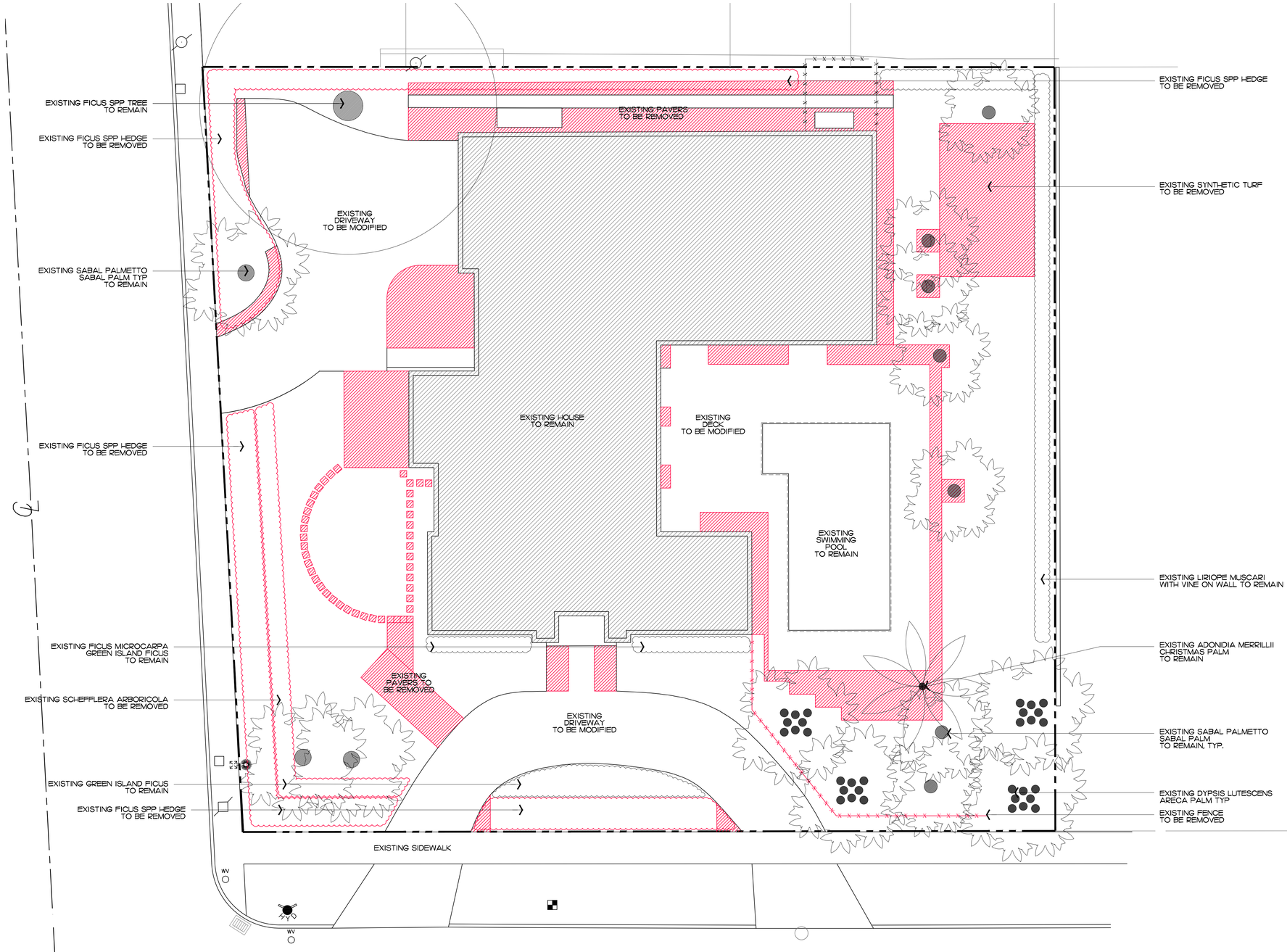
AREA IN SQ.FT.







EXISTING FICUS HEDGE DAMAGED BY WHITE FLY TO BE REMOVED



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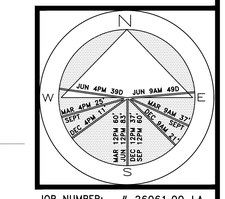

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DRAWN BY: Sean Twomey

DATE: 03.25.2026

SHEET L3.0

64 SF

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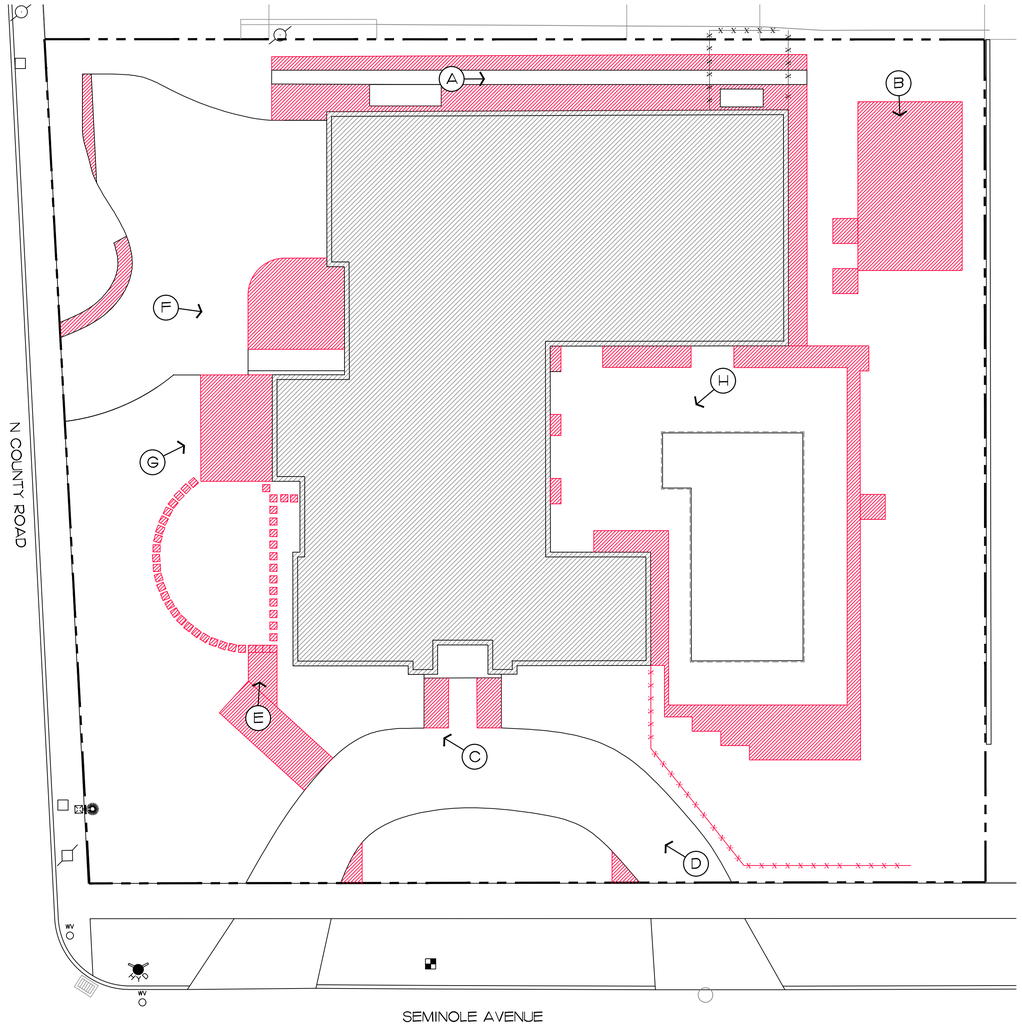
ARC-26-0028

Vegetation Action & Demolition Plan

SCALE IN FEET 0' 8' 16' 32'

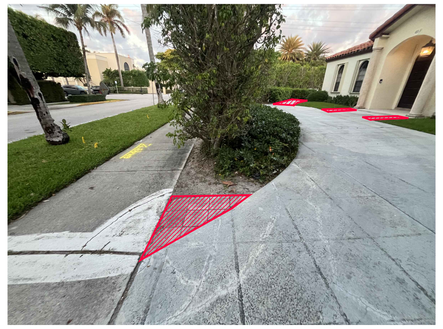


Key Map



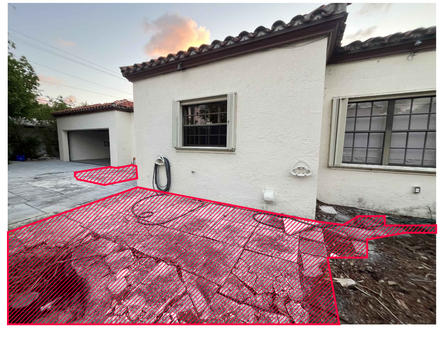








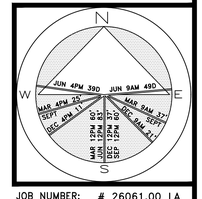






ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
165 Seminole Ave
Town of Palm Beach
FL



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DRAWN BY: Jean Twomey
DATE: 03.25.2026

SHEET L3.1

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Existing Hardscape to be Removed

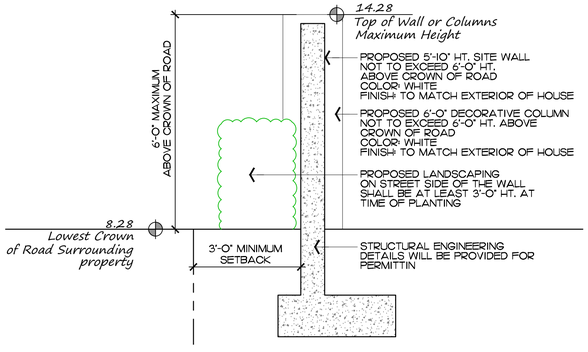
Hardscape Materials



NATURAL CORAL STONE: POOL DECK, DRIVEWAY BORDER, STEPPING STONES, AND ENTRY PATHS

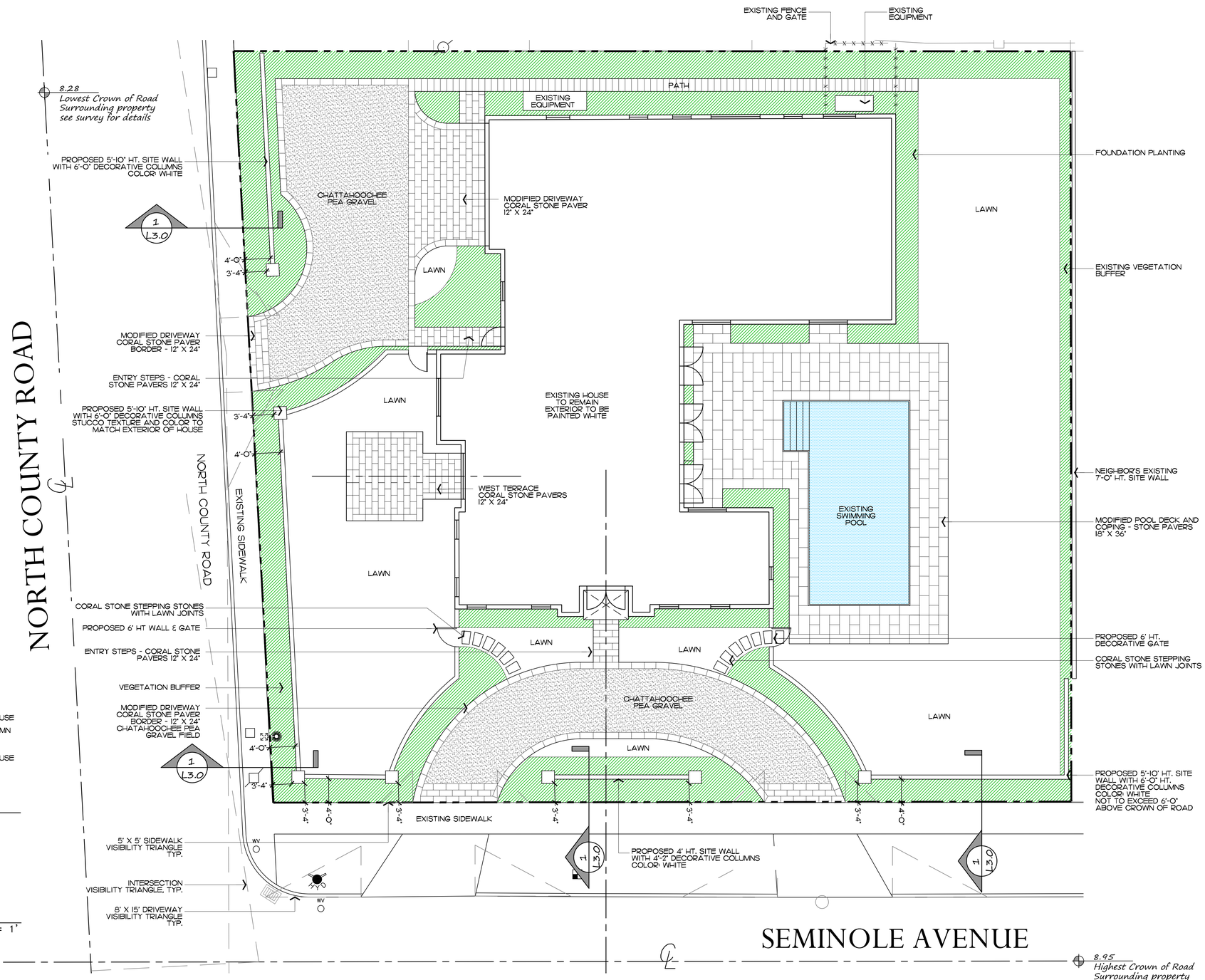


DRIVEWAY FIELD: LOOSE CHATTAHOOCHEE PEA GRAVEL



1 / L3.0 Perimeter Wall Elevation

SCALE IN FEET: 1/2" = 1'



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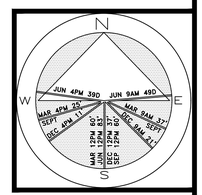

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DATE: 05.06.2026

SHEET L4.0

64 SF
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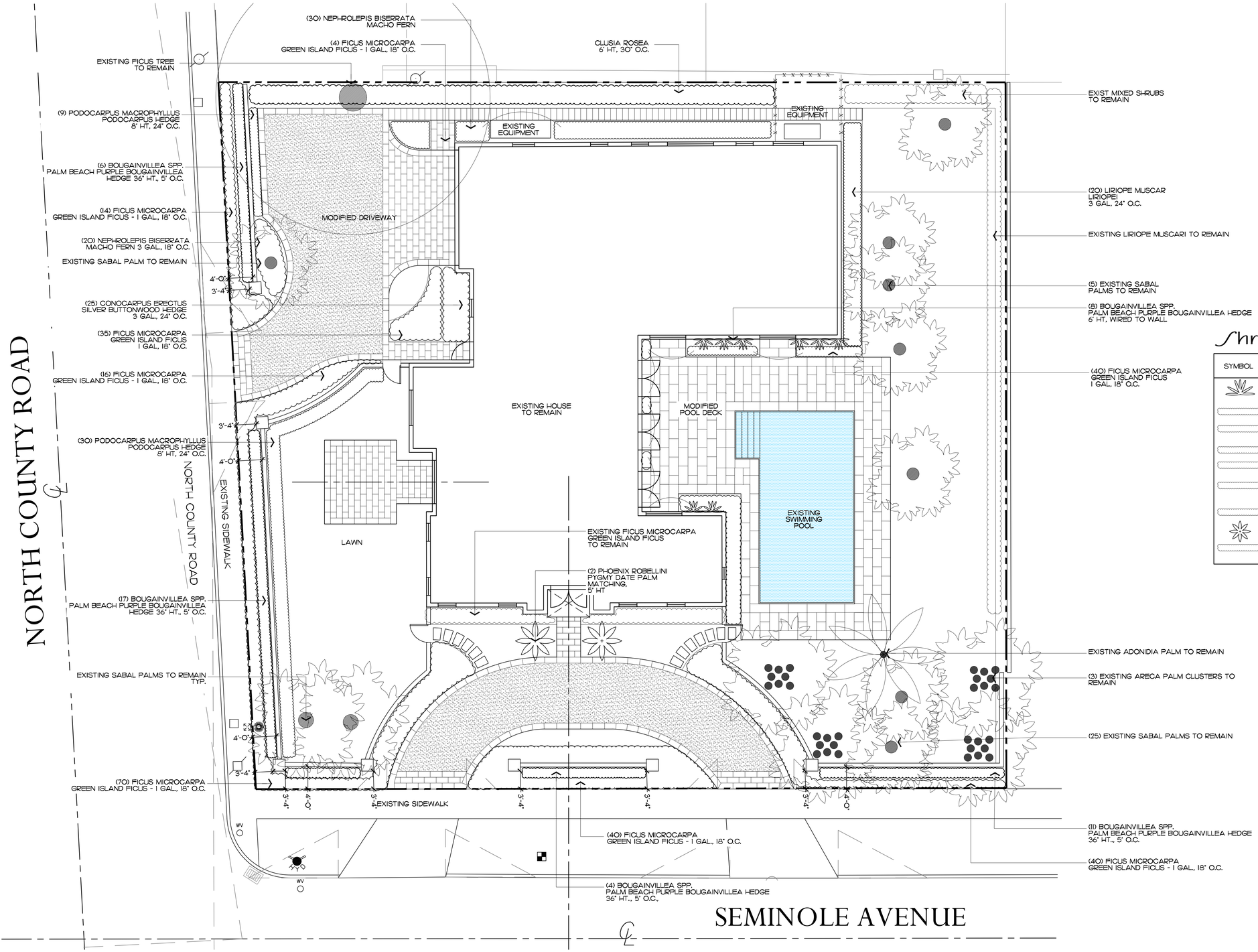
ARC-26-0028

Site Plan

SCALE IN FEET 0' 8' 16' 32'



Shrubs

SYMBOL	SPECIES	QTY	DESCRIPTION
	BOUGAINVILLEA SPP PALM BEACH PURPLE	8	6' HT, WIRED TO WALL
	BOUGAINVILLEA SPP. PURPLE BOUGAINVILLEA HEDGE	34	WIRED TO WALL 36' HT. 5' O.C.
	CLUSIA ROSEA NATIVE CLUSIA HEDGE	75	4' HT., 24" O.C.
	CONOCARPUS ERECTUS SILVER BUTTONWOOD HEDGE	25	3 GAL., 12" O.C.
	FICUS MICROCARPA GREEN ISLAND FICUS	219	1 GAL., 18" O.C.
	LIRIOPE MUSCARI LIRIOPE	20	3 GAL, 24" O.C.
	NEPHROLEPIS BISERRATA MACHO FERN	50	1 GAL., 18" O.C.
	PHOENIX ROBELLINI PYGMY DATE PALM	2	5' HT, MATCHING
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	39	8' HT, 24" O.C.
	TOTAL SHRUBS	472	
	NATIVE SHRUBS	150 (31.7%)	

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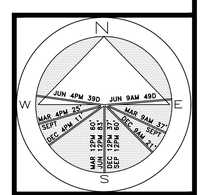

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SHEET L5.0

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ARC-26-0028

Landscape Plan

SCALE IN FEET 0' 8' 16' 32'



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Landscape Architecture
Land Planning
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165 S. Seminole Ave
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DATE: 03.25.2026

SHEET L5.1

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ARC-26-0028

Rendered Plan



Seminole Ave- South Elevation



North County Road - West Elevation

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SHEET L5.2

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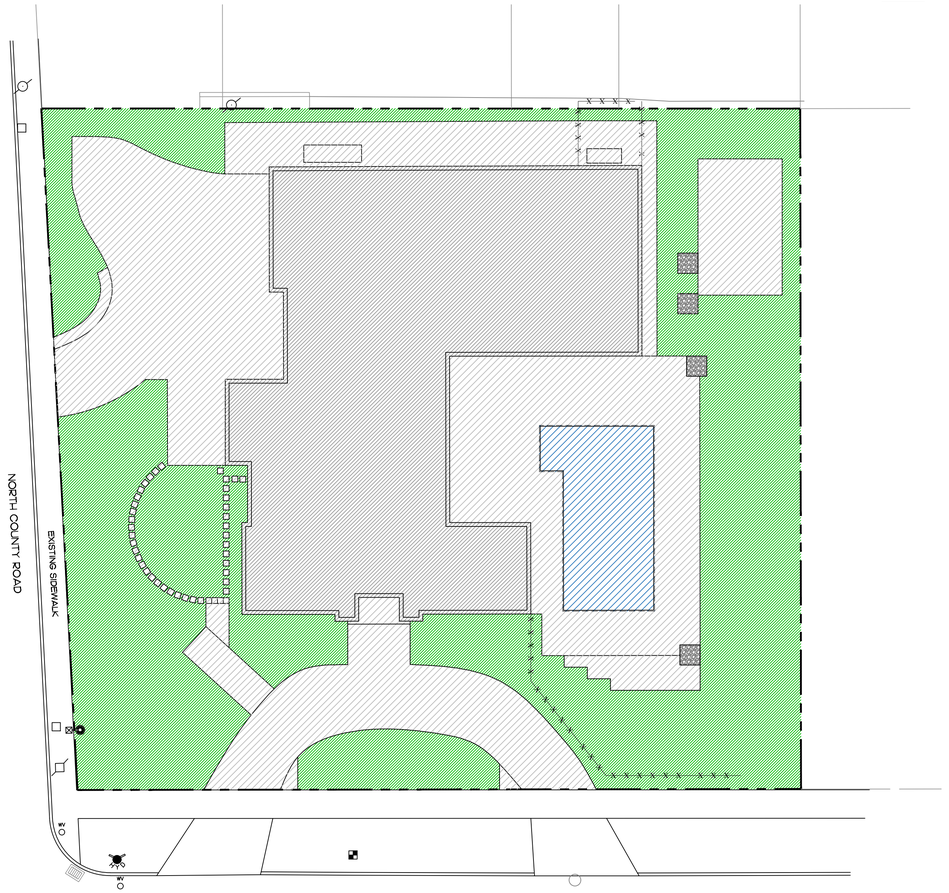
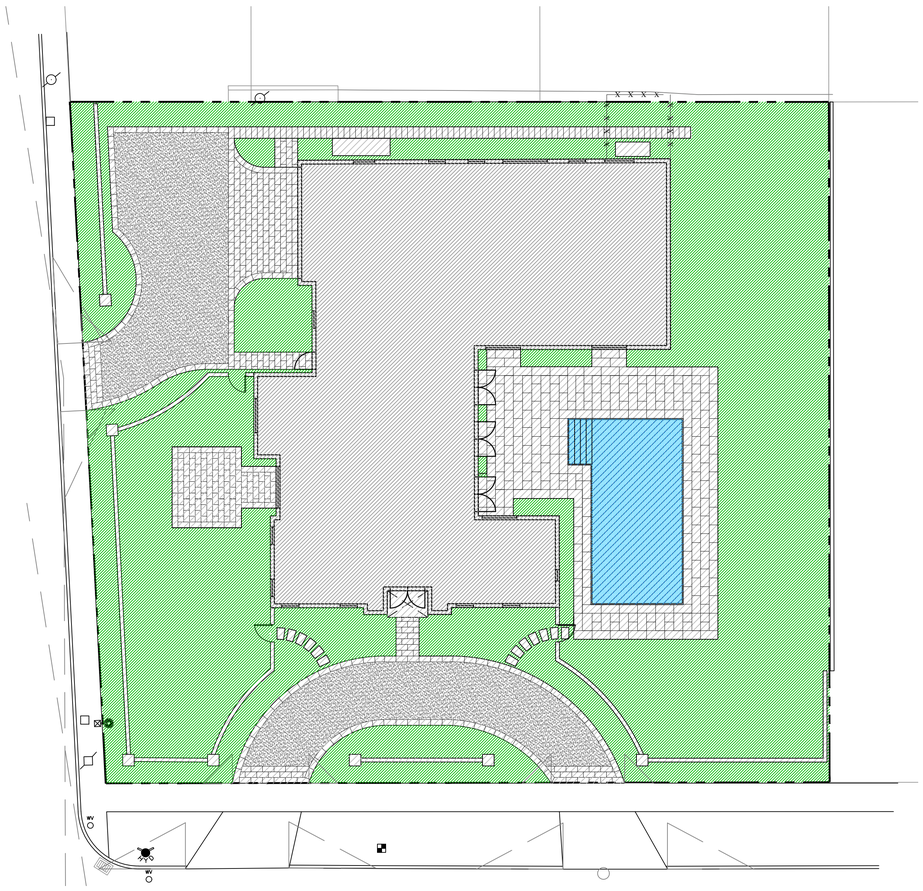
Street Elevations

Legend

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



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		15,126 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	6,806 S.F.	38.99%	5,899 S.F.	45.9%	6,954 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,258 S.F.	68.75%	2,163 S.F.	66.83%	2,088 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	3,403 S.F.	49%	3,335 S.F.	57.9%	3,943 S.F.

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Open Space Diagrams

SCALE IN FEET: NTS

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139 North County Road SR20-B Palm Beach, Fl 33480
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Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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Private Residence
1655 Seminole Ave
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SHEET L6.0

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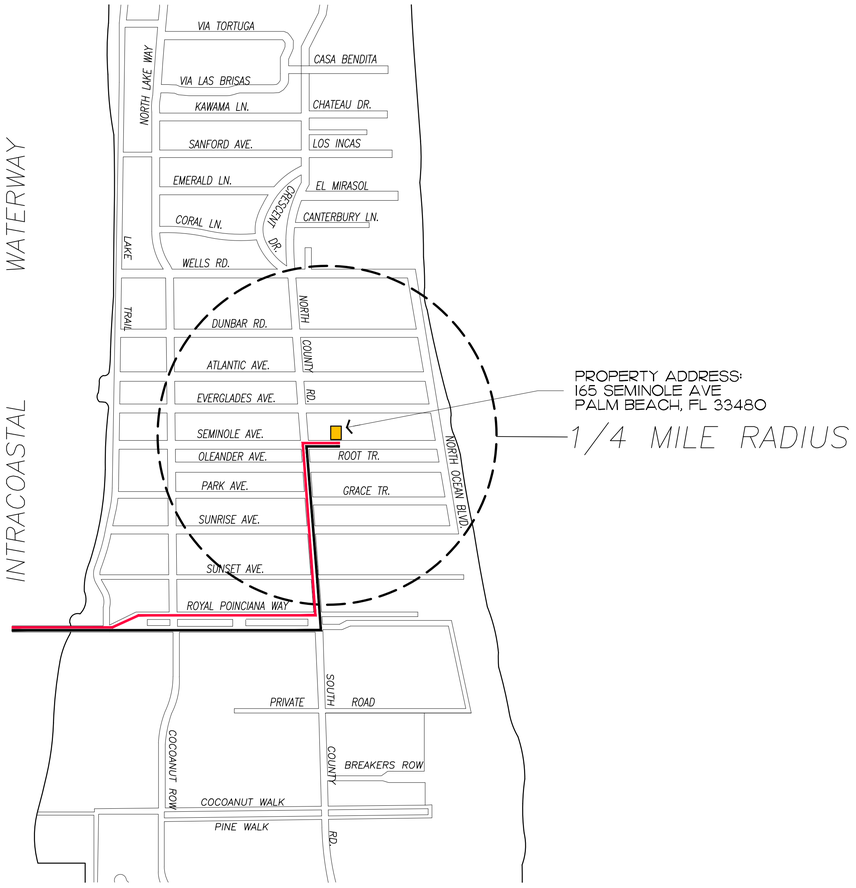

CONCEPTUAL CONSTRUCTION SCHEDULE

- MAY 27TH 2026 – ARCOM MEETING
- JUNE 15TH 2026 – TOWN COUNCIL
- AUG–SEP 2026 – SUBMIT FOR PERMIT
- 1 MONTH –OCT 2026 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS
- +/–6 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

(1) *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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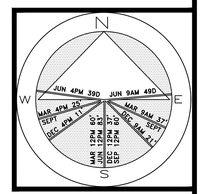

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SHEET L7.0

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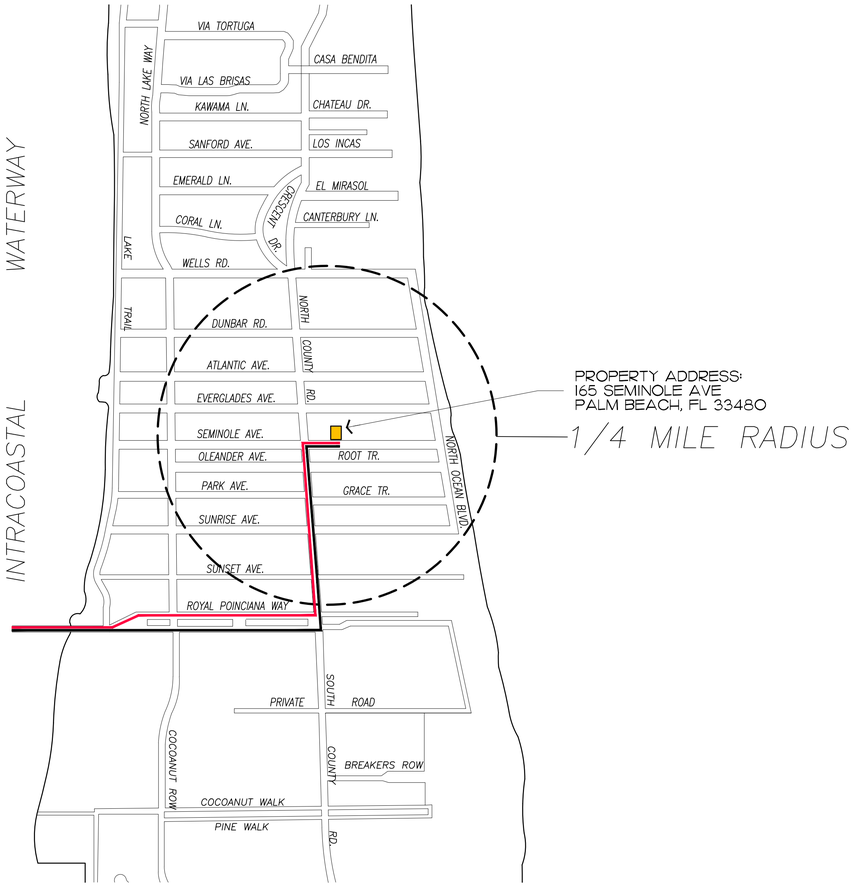
Truck Logistics Plan

SCALE IN FEET: NTS



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PROPOSED INGRESS TRUCK ROUTE

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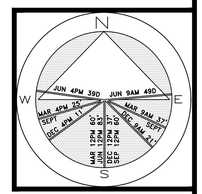

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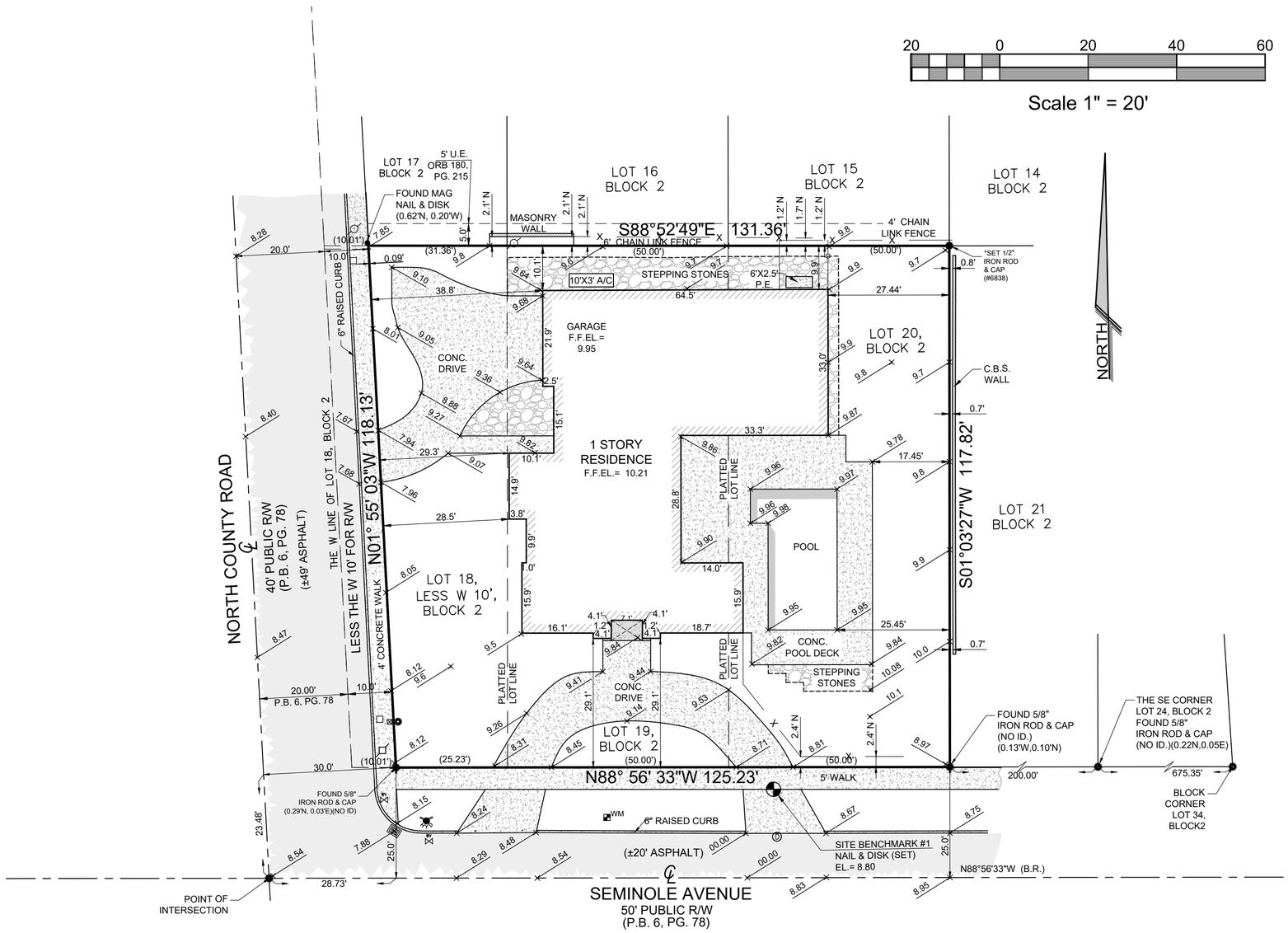
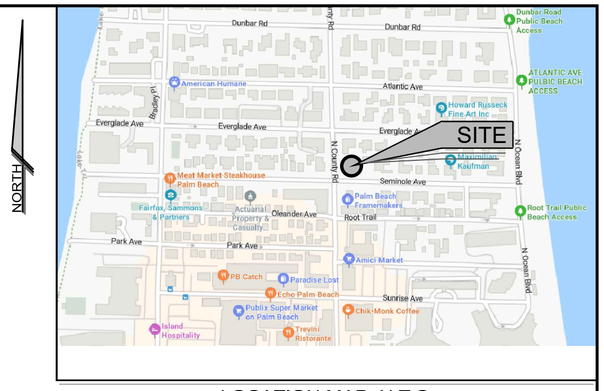
Truck Logistics Plan

SCALE IN FEET: NTS





LOCATION MAP N.T.S.

SURVEY NOTES:

1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in First American Title Insurance Company, Commitment for Title Insurance; Issuing Agent: KOCHMAN & ZISKA, PLC; Commitment Number: 1062-6281103; Commitment Date: November 13, 2022 at 8:00 a.m.; See "Notes on Schedule B2 Title Exceptions".

2.) Area of subject property = 15,124 square feet (0.3472 acres), more or less.

3.) No underground improvements located.

4.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Bearings shown hereon agree with the platted angles unless otherwise shown. Bearings are based on the well established centerline of Seminole Avenue. Distances are grid, plat and measured unless otherwise shown.

5.) This firms "Certificate of Authorization" number is "LB 6838".

NOTES ON SCHEDULE B2 TITLE EXCEPTIONS:

1-8. ***Standard exceptions. Not plottable.***

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OCEAN PARK H.W. ROBBINS ADDITION, as recorded in Plat Book 6, Page(s) 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). ***Affects the subject property. All pertinent items are plotted hereon.***

CERTIFIED TO:
Dale Coudert

PROPERTY ADDRESS:
165 Seminole Avenue, Palm Beach, FL 33480.

FLOOD ZONE:
X(FIRM 120220-12099C0581G Dated 12/20/2024)

LEGAL DESCRIPTION:
Lots 18, less the westerly 10 feet thereof, all of Lots 19 and 20, Block 2, Ocean Park H.W. Robbins Addition to Palm Beach, according to the map or plat thereof, as recorded in Plat book 6, Page 78, of the Public Records of Palm Beach County, Florida.

LEGEND:

Δ	= CENTRAL ANGLE "DELTA"	(M)	= MEASURED	P.E.	= POOL EQUIPMENT		= ASPHALT PAVEMENT
A/C	= AIR CONDITIONING	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM	U.E.	= UTILITY EASEMENT		= CONCRETE FLATWORK
(B.R.)	= BEARING REFERENCE	O.R.B.	= OFFICIAL RECORD BOOK	R	= RADIUS		
(C)	= CALCULATED	(P)	= PER RECORD PLAT	R/W	= RIGHT OF WAY		= PAVER BRICK FLATWORK
CH.B.	= CHORD BEARING	P.B.	= PLAT BOOK	x x	= CHAIN LINK FENCE		= WOOD POWER POLE
C.M.	= CONCRETE MONUMENT	P.C.	= POINT OF CURVATURE		= WOOD FENCE	WM	= WATER METER
CONC.	= CONCRETE	P.T.	= POINT OF TANGENCY		= METAL FENCE		= FIRE HYDRANT
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= CENTERLINE		= CATCH BASIN
D.E.	= DRAINAGE EASEMENT	P.C.C.	= POINT OF COMPOUND CURVATURE		= EASEMENT		= SANITARY MANHOLE
EL.	= FINISHED FLOOR ELEVATION	P.I.	= POINT OF INTERSECTION		= COVERED		
F.F.EL.	= ELEVATION	P.O.C.	= POINT OF COMMENCEMENT		= OVERHEAD LINES		
L	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING		= LOT TIE		

REVISIONS:

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

BOUNDARY SURVEY

SCALE:	1" = 20'
FIELD WK:	R.L. / J.R.
DRAWN BY:	B.C. (SUB)
CHECKED BY:	S.R.L.
DATE:	03/31/2026

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

CRD. FILE	Y211597
REF:	F-46/33 J-45/11
PREV. JOB NO'S.	Y211597 Y221305 Y250572
JOB NO.	Y260298
	M - 5,058 - B

Z:\Miller\MILLER-DRAWINGS\NED\Y260298.dwg, 18X24, 4/21/2026 10:39:14 AM

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 15,128 sq.ft.

Drainage Area Impervious Surface = 8,268 sq.ft.

Drainage Area Pervious Surface = 6,860 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 8,268 sq.ft. x 1 ft./12 in. = 1,378 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 6,860 sq.ft. x 1 ft./12 in. = 229 cu.ft.

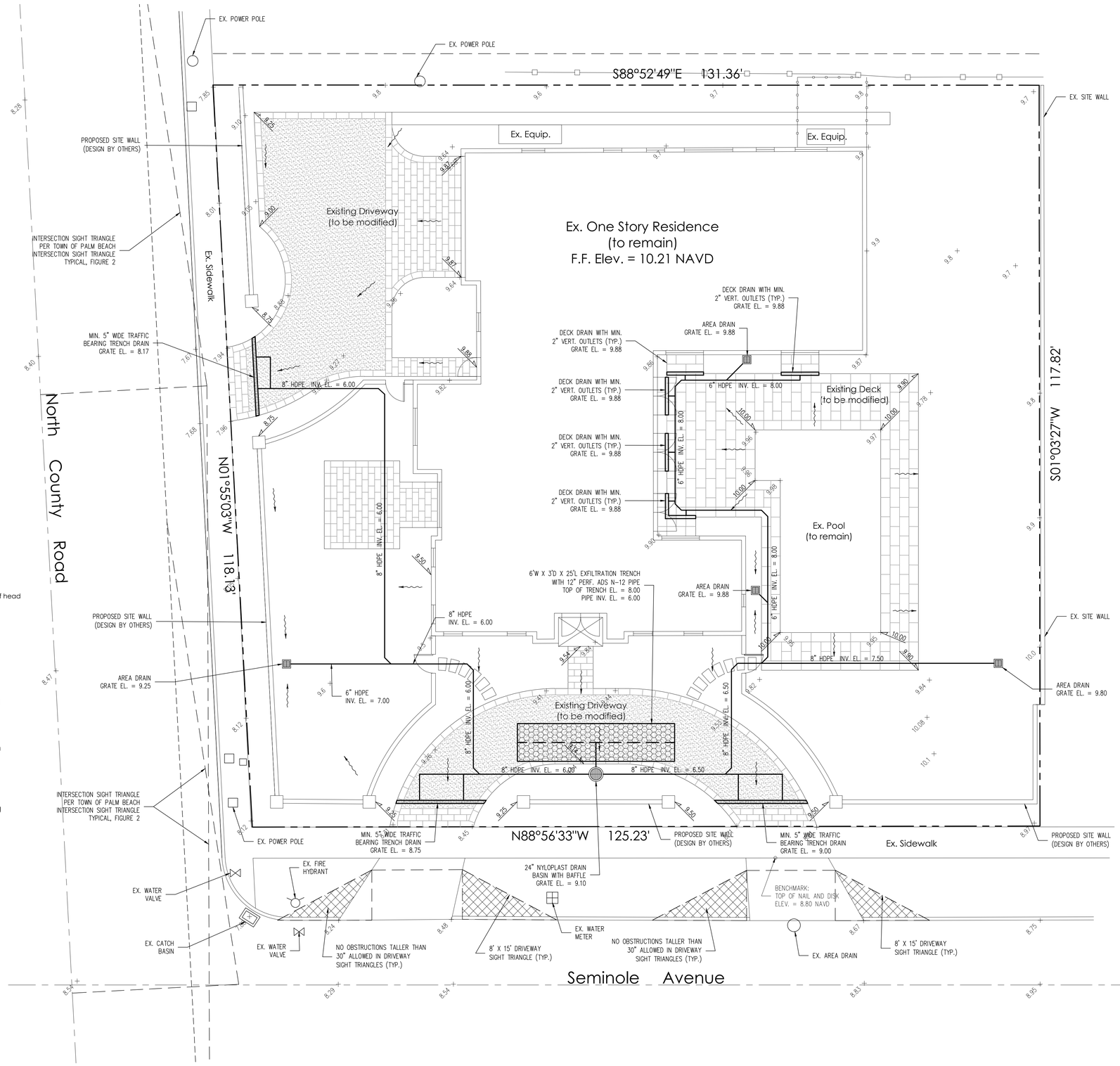
Total Volume to be Retained = 1,607 cu.ft.

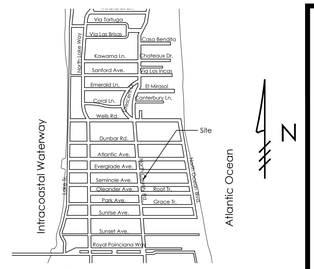
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	25 ft
W	=	Trench Width	=	6 ft
K	=	Hydraulic Conductivity	=	0.00151 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00 ft
DU	=	Un-Saturated Trench Depth	=	3.00 ft
DS	=	Saturated Trench Depth	=	0.00 ft
V	=	Volume Treated	=	8,860 cu.ft.

Notes:

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

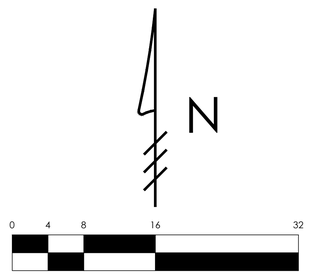




Location Map
N.T.S.

Legend

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



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

Plan Background from Hardscape Plan
by Environment Design Group
Received 5/6/26

ARC-26-0028

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

811 Know what's **below.** **Call 811** before you dig.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

Site Grading & Drainage Plan For:

HARDSCAPE RENOVATION

165 Seminole Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2026-0044
Issue Date	05/07/2026
Scale	1/8" = 1'-0"

REVISIONS:

1	
2	
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5	
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9	
10	
11	
12	

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

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

SHEET NUMBER:

C-1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: May 27, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0030 751 ISLAND DR. The applicant, Kim B Bepler Trust (Kirchhoff & Associates), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence including landscape and hardscape changes.

Date: 5/20/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0030 751 ISLAND DR. The applicant, Kim B Bepler Trust (Kirchhoff & Associates), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence including landscape and hardscape changes.

Applicants: Kim B Bepler Trust
Architect: Kirchhoff & Associates
Landscape: Nievera Williams Design

HISTORY:
The single-family residence at 751 Island Dr has not had significant renovations in recent years. An addition was completed in 1991. In 201, new windows and doors were installed.

THE PROJECT:
The applicant has submitted exhibits, entitled "Exterior Alterations 751 Island Drive" as prepared by Kirchhoff & Associates, uploaded May 11, 2026.

The following scope of work is proposed:

- Modification to covered entry portico.
- Window, door and garage door replacement.
- Roof replacement.
- Sitewide landscape and hardscape changes.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	17,328 SF	**Lot Width** **Lot Depth**	110’ 160’
Lot Coverage	Permitted: 30% Existing: 28% Proposed: 27.8%	**Cubic Content Ratio**	Allowed: 4.13 Existing: 2.95 Proposed: 2.92
Neighboring Properties / Zoning			
North	735 Island Dr | Single-Family Residence / R-B		
South	757 Island Dr | Single-Family Residence/ R-B		
East	748 Island Dr | Single-Family Residence/ R-B		
West	Intracoastal Waterway		

STAFF ANALYSIS
A preliminary review of the project indicates that the application, as proposed, is consistent with the Town’s zoning code. The applicant proposes several fenestration changes to the existing single-family residence. The existing front entry terrace will be removed and redesigned with new front door, windows and columns.



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

The application also proposes sitewide landscape and hardscape modifications. All existing hardscape will be removed, including the driveway, swimming pool, and both front and rear terrace areas. In the front yard, a new tabby motor court with a limestone walkway is proposed. Black vinyl chain-link fencing, screened with landscaping, will also be installed. In the rear yard a new limestone terrace will be installed along with a new swimming pool also surrounded by limestone.



CONCLUSION:

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

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

WRB:JGM:SCP
WRB

KIRCHHOFF & ASSOCIATES
ARCHITECTS

LETTER OF INTENT
EXTERIOR ALTERATIONS
FOR 751 ISLAND DRIVE

Please find for review by ARCOM, the attached application for our project at 751 Island Drive in the R-B Zoning District. The project is the remodel of an existing two-story home believed to have been built in the 1970's. The home is primarily a one-story U-shape plan with a minor second story space over the Garage (added in 1991). There is no increase in square footage requested for this work. The principal effort is refinement of the materials and detailing. Most significantly, the existing covered entry portico (added in 2011), where we are replacing the evenly spaced Doric columns on raised pedestals with a lighter French styled Corinthian column to the floor with a more welcoming, wider center bay. All exterior doors and windows will be replaced with painted impact rated mahogany units with a simpler muttin layout. All windows will be casement style The existing grey concrete tile roof will be replaced with a Ludowici clay tile in a custom wood shingle color.

The work includes the replacement of all the hardscape, landscape and a new pool at a higher elevation.

My client recently purchased this property in March of 2026, and this will be her home.

Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161
Not Applicable

B) ARCOM 18-205
We are submitting a proposed exterior alteration that we consider tastefully designed, with harmonious and balanced elevations, providing texture and shadow, and designed for our tropical climate with appropriate materials and details consistent with the existing house and neighboring properties.

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

2. The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

3. The proposed building will be built to the highest standards with materials of the highest quality. The structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

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

5. The proposed building or structure is designed to complement the character of the main house. It is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

   a. Apparently visibly identical front or side elevations;
   b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
   c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

6. The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
   a. Height of building or height of roof.
   b. Other significant design features including, but not limited to, materials or quality of architectural design.
   c. Architectural compatibility.
   d. Arrangement of the components of the structure.
   e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
   f. Diversity of design that is complimentary with size and massing of adjacent properties.
   g. Design features that will avoid the appearance of mass through improper proportions.
   h. Design elements that protect the privacy of neighboring property.

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

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

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

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

Sincerely,

Thomas M. Kirchhoff, AIA
Principal Architect

DEVELOPMENT REVIEW - FINAL SUBMITTAL - 5/11/2026
ARC 26-0030 - PROJECTED HEARING DATE 5/27/2026

EXTERIOR ALTERATIONS

751 ISLAND DRIVE

PALM BEACH, FLORIDA



KIRCHHOFF & ASSOCIATES
ARCHITECTS

SCOPE OF WORK

1. BUFFER & SCREENING AT PROPERTY DURING DEMO & NEW CONSTRUCTION.
2. DEMOLITION OF REAR YARD SITE WALLS & POOL, REPLACEMENT OF ALL FENESTRATION, REPLACEMENT OF ENTRY PORTICO COLUMNS AND NORTH LOGGIA COLUMNS.
3. NEW LANDSCAPE TO COMPLIMENT REVISED EXTERIOR DESIGN.

SHEET INDEX

A0.1	COVER	A3.1	EXISTING & PROPOSED ELEVATIONS	LO	OVERALL SITE RENDER
-	PROPERTY SURVEY	A3.2	EXISTING & PROPOSED ELEVATIONS	EL1	EAST ELEVATION
A0.2	LOCATION MAP, PLAN & STREETSCAPE	A3.3	EXISTING & PROPOSED ELEVATIONS	EL2	SOUTH ELEVATION
A0.3A	NEIGHBORHOOD PHOTOBOARD	A3.4	EXISTING & PROPOSED ELEVATIONS	EL3	WEST ELEVATION
A0.3B	NEIGHBORHOOD PHOTOBOARD	A3.5	EXISTING & PROPOSED ELEVATIONS	EL4	NORTH ELEVATION
A0.4	SITE PHOTOBOARD	A3.6	COLOR ELEVATIONS	EX	EXISTING CONDITIONS
A1.1EX	EXISTING SITE PLAN	A3.7	COLOR ELEVATIONS	L1	HARDSCAPE PLAN
A1.1	PROPOSED SITE PLAN	A3.8	MATERIALS	L2	HARDSCAPE MATERIAL
A1.2	ZONING LEGEND	A4.1	ENTRY PORTICO DETAILS	LP1	PLANTING PLAN
A1.3	YARD SECTIONS	A4.2	NORTH LOGGIA DETAILS	LP2	PLANT LIST AND DETAILS
A2.1EX	EXISTING FLOOR PLAN	A4.3	GARAGE DETAILS	OS1	OPEN SPACE DIAGRAM
A2.1	PROPOSED FLOOR PLAN	A6.1	DOORS	C-1	CONCEPTUAL SITE GRADING & DRAINAGE PLAN
A2.2EX	EXISTING ROOF PLAN	A6.2	DOORS & WINDOWS		
A2.2	PROPOSED ROOF PLAN	A6.3	WINDOWS		

CONSULTANTS

LANDSCAPE ARCHITECT

NIEVERA WILLIAMS
223 SUNSET AVE., SUITE 1505
PALM BEACH, FL 33480
(561) 659-2820

CIVIL ENGINEER

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

SURVEY ENGINEER

ANIANO J. GARCIA, PLSM
7210 SW 126TH COURT
MIAMI, FLORIDA 33183
(305) 856-4566

ARC - 26 - 0030

NOT FOR CONSTRUCTION

KIRCHHOFF & ASSOCIATES
ARCHITECTS

1907 COMMERCE LANE, SUITE 106
JUPITER, FLORIDA 33458
561 . 575 . 9994
KIRCHHOFFARCHITECTS.COM

RENOVATION

751 ISLAND DRIVE

751 ISLAND DRIVE
PALM BEACH, FLORIDA 33480

SEAL

STATE OF FLORIDA
THOMAS M. KIRCHHOFF
AR0014635
REGISTERED ARCHITECT

THOMAS M. KIRCHHOFF FL. REG. NO. AR0014635

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KIRCHHOFF & ASSOCIATES ARCHITECTS

REVISIONS

1 APRIL 13, 2026
2 MAY 11, 2026

PROJECT NUMBER: 2601

ISSUED FOR: DEV. REVIEW- FINAL SUBMIT
DATE: MAY 11, 2026

DATE PLOTTED:

DRAWN BY: AA
CHECKED BY: TK

DRAWING NUMBER:

A0.1

SCALE: AS NOTED

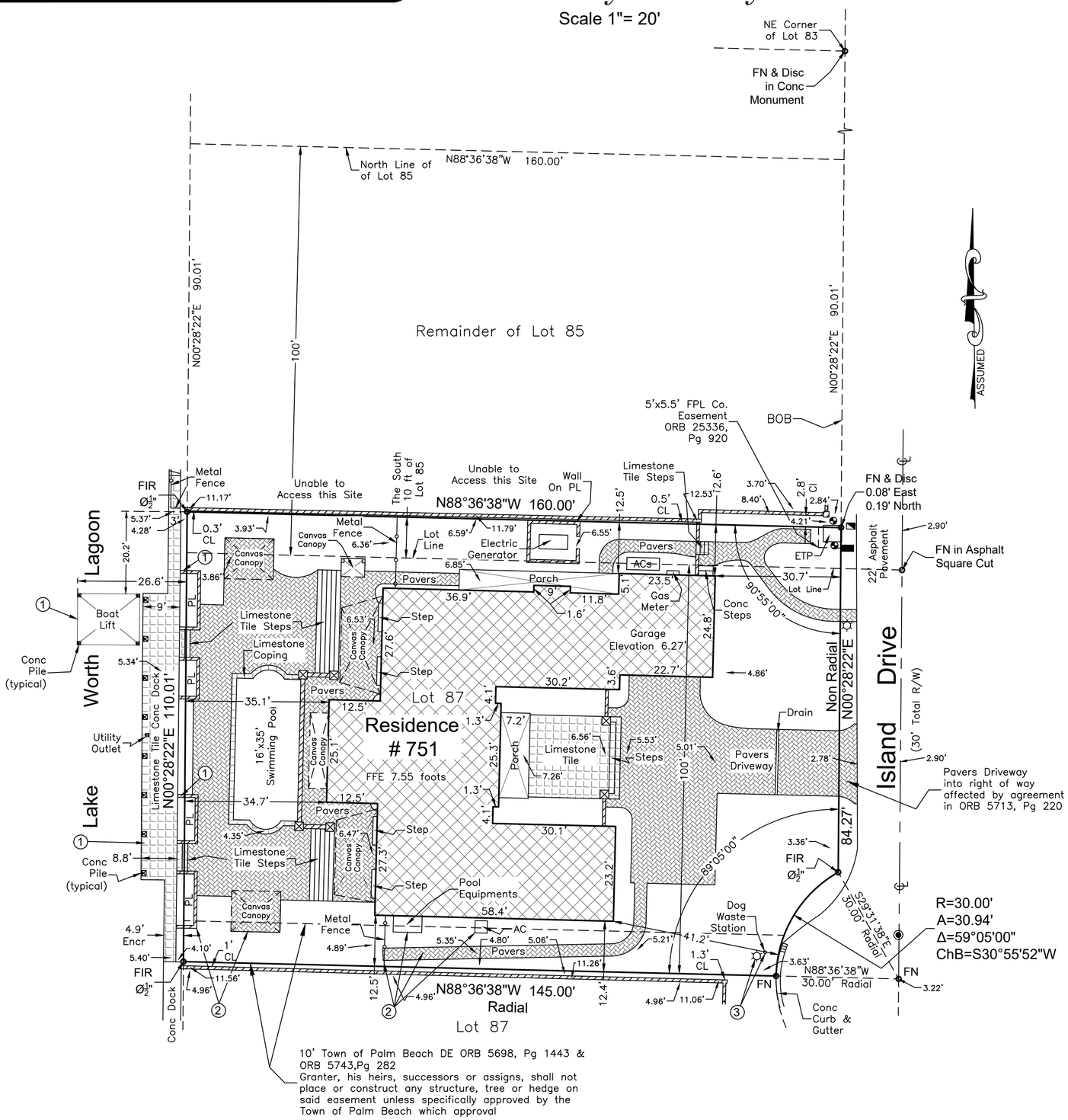
7210 SW 126th Court,
Miami, Florida 33183

Aniano J. Garcia, PLSM
Land Surveyor & Planner

Ph (305) 856-4566
agarcia297@aol.com

Boundary Survey

Scale 1"= 20'



Property Address:
751 Island Drive, Palm Beach, Florida 33480

Legal Description:
Lot 87 and the South 10 feet of Lot 85, Plat No. 2 of Everglades Island Development, according to the plat thereof as recorded in Plat Book 21, Page 51, Public Records of Palm Beach County, Florida

Title Commitment Schedule B-Section II:

Items 1, 2. a, b, e, 3, 4, 5,10, 11, 12, 13 and 14 are not a survey matter

2. c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land
Refer to this survey

d. Easements or claims of easements not recorded in the Public Records.

If there is any this information has to be provided to us

6. All matters contained on the Plat of Plat No. 2 of Everglades Island Development", as recorded in Plat Book 21, Page 51, Public Records of Palm Beach County, Florida.
Any plottable matter on the plat affecting the subject property is plotted in this survey

7. Easement in favor of Florida Power and Light Company recorded in O.R.Book 25336, Page 920, Public Records of Palm Beach County, Florida.
Affects the property and it is depicted on the survey

8. Easement in favor of the Town of Palm Beach, providing for underground storm drainage, and the ingress, egress, use, maintenance, replacement and improvement thereof, recorded in O.R. Book 5698, Page 1443, refiled in O.R. Book 5743, Page 282, Public Records of Palm Beach County, Florida. (Property specific)
Affects the property and it is depicted on the survey

9. Agreement with the Town of Palm Beach, for the installation and/or removal of a driveway within the road right -of-way, recorded in O.R. Book 5713, Page 220, Public Records of Palm Beach County, Florida. (Property specific)
Affects the property and it is depicted on the survey

Title Commitment by Old Republic National Title Insurance Company;
Commitment Number: 1711571
Commitment Date: January 16, 2026 at 11:00 PM

ANIANO J. GARCIA CERTIFICATE NO. 5105 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Aniano J Garcia
Digitally signed by Aniano J Garcia
Date: 2026.03.27 08:21:13 -04'00'

Visual Encroachments Noted:
① – Boat lift, planters, concrete dock and structures on it along the west side encroach into the right of way of Lake Worth Lagoon
② – Canvas canopy on pavers, planter, pavers walk, metal gate, pool equipments on a concrete pad, air conditioner compressor on a concrete pad and hedges and plants encroach into a 10 foot Town of Palm Beach drainage easement along the south side
③ – Street light pole and dog waste station post at the southeast corner encroaches into the subject property

Legend:

- Catch Basin
- Manhole
- Utility Hand Hole
- Utility Pedestal
- Water Meter

LEGEND AND ABBREVIATIONS

A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis Of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CHB = Chord Bearing; Cl = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroached; ETP = Electric Transformer; FDH = Found Drill Hole; FIR = Found Iron Rod; FFE = Finished Floor Elevation; FH = Fire Hydrant; FIP = Found Iron Pipe; FN = Found Nail; FT = Feet; LME = Lake Maintenance Easement; LB = Licensed Business; LFE = Lowest Floor Elevation; LP = Light Pole; (M) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NAVD 1988 = North American Vertical Datum of 1988; NTS = Not To Scale; OE = Overhead Cables; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; Pb = Plat Book; PC = Point of Curvature; PCC = Point Of Compound Curvature; PCOR = Property Corner; PCP = Permanent Control Point; Pg = Page; PL = Planter or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POB = Point Of Beginning; POC = Point Of Commencement; PRC = Point Of Reverse Curve; PRM = Permanent Reference Monument; PT = Point Of Tangency; R = Radius; (R) = Recorded Dimension; RLS = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right Of Way; Sec = Section; T = Tangent; S = South; SIP = Set Iron Pipe With Cap Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UTY = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; ℄ = Centerline; —x— = Chain Link Fence; ▨ = Concrete Wall; ° = Degrees; Δ = Central Angle; ø = Diameter; x0.00 = Existing Elevation; ' = Minutes; " = Seconds; —//— = Wood Fence; Unless otherwise noted, found markers had no identification

LEGAL NOTES

This Survey does not reflect or determine ownership; Legal Description as per Title Commitment by client; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to North American Vertical Datum of 1988 (NAVD 1988)

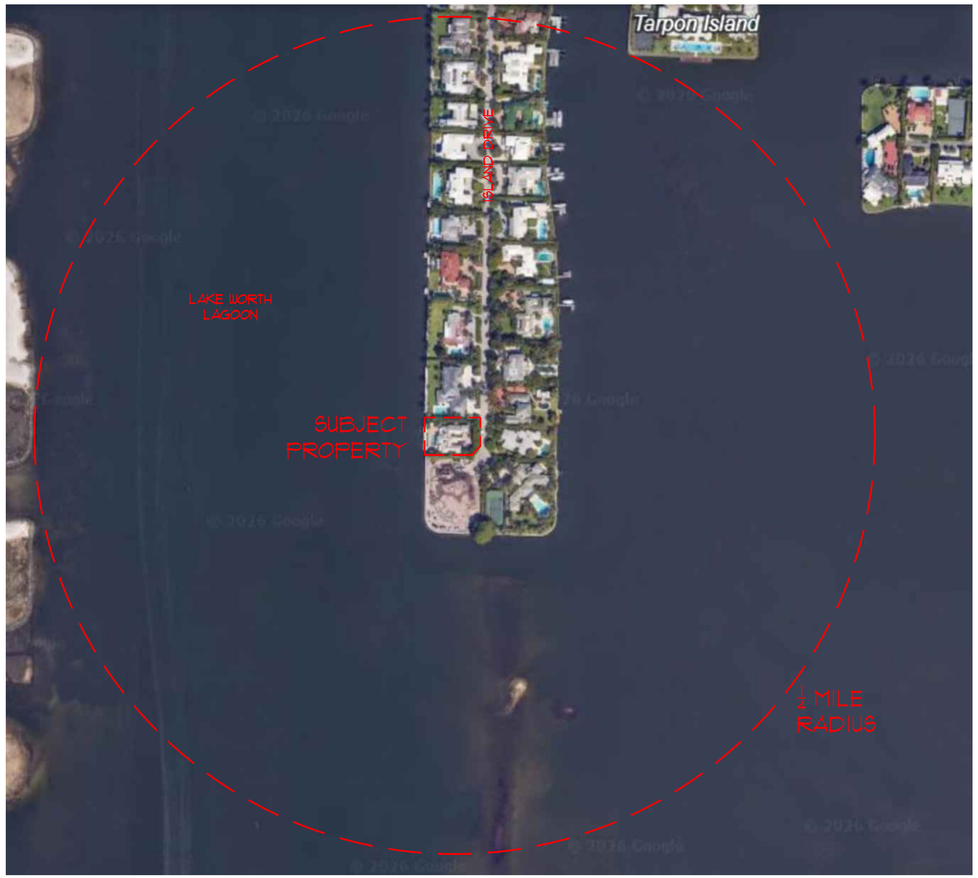
Date of Field Work 01–17–2026
Revised 03–25–2026

Aniano J. Garcia PLSM 5105

Not valid without the signature and the original raised seal OR the authentic electronic signature of a Florida licensed surveyor and mapper

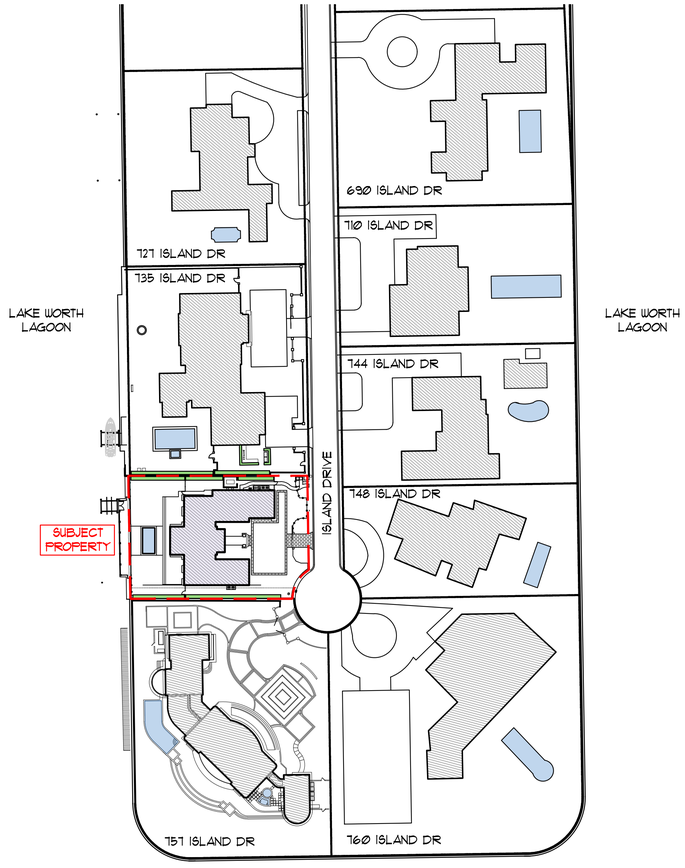
For:
Kim B. Bepler, as Trustee of the Kim B. Bepler Revocable Trust dated February 5, 2009.; Old Republic National Title Insurance Company; Jones Foster P.A.

Order No 26-0008



1 VICINITY LOCATION MAP

N



2 LOCATION PLAN

N



757 ISLAND DRIVE (UNFOLDED)



751 ISLAND DRIVE
-SUBJECT PROPERTY-

3 STREETSCAPE ELEVATIONS



751 ISLAND DRIVE
-SUBJECT PROPERTY-

735 ISLAND DRIVE

727 ISLAND DRIVE

4 STREETSCAPE ELEVATIONS

KIRCHHOFF & ASSOCIATES
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RENOVATION

751 ISLAND DRIVE

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PALM BEACH, FLORIDA 33480

SEAL

STATE OF FLORIDA · THOMAS M KIRCHHOFF · AR0014635 · REGISTERED ARCHITECT

THOMAS M. KIRCHHOFF FL. REG. NO. AR0014635

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REVISIONS

PROJECT NUMBER: 2601

ISSUED FOR: DEV. REVIEW- FINAL SUBMIT DATE: MAY 11, 2026

DATE PLOTTED:

DRAWN BY: AA CHECKED BY: TK

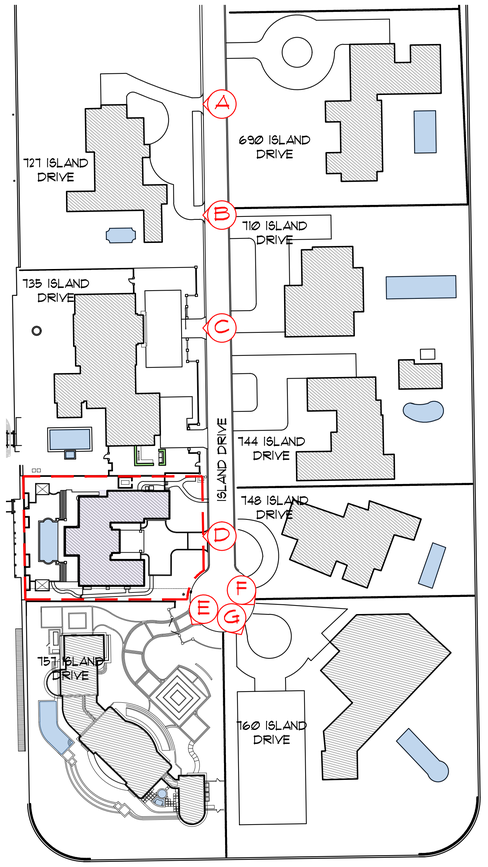
DRAWING NUMBER:

A0.2

SCALE: AS NOTED

ARC - 26 - 0030

NOT FOR CONSTRUCTION



1 **KEY PLAN**



Ⓐ 727 ISLAND DRIVE



Ⓑ 727 ISLAND DRIVE



Ⓒ 735 ISLAND DRIVE



Ⓓ 751 ISLAND DRIVE-SUBJECT PROPERTY



Ⓔ 757 ISLAND DRIVE



Ⓕ 760 ISLAND DRIVE



Ⓖ 760 ISLAND DRIVE

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RENOVATION

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SEAL

STATE OF FLORIDA
THOMAS M. KIRCHHOFF
AR0014635
REGISTERED ARCHITECT

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REVISIONS

PROJECT NUMBER: 2601
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DATE: MAY 11, 2026
DATE PLOTTED:
DRAWN BY: AA
CHECKED BY: TK

DRAWING NUMBER:

A0.3a

SCALE: AS NOTED

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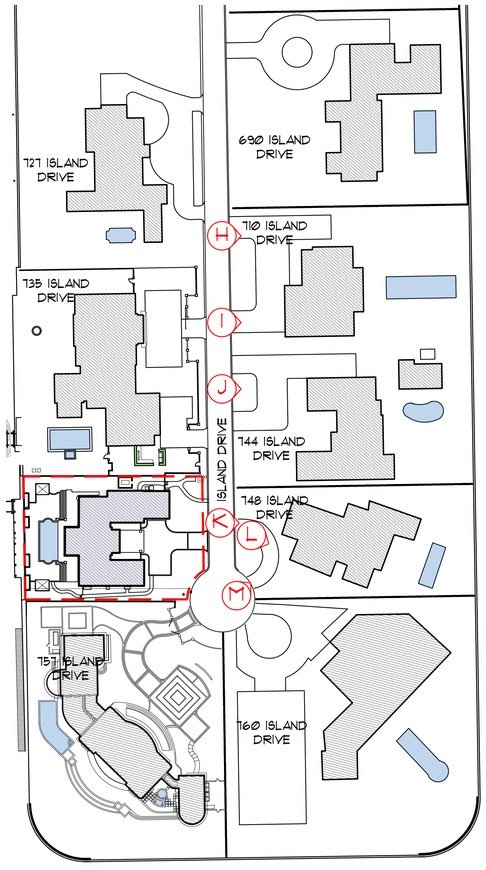


1 **KEY PLAN**



Ⓗ 710 ISLAND DRIVE



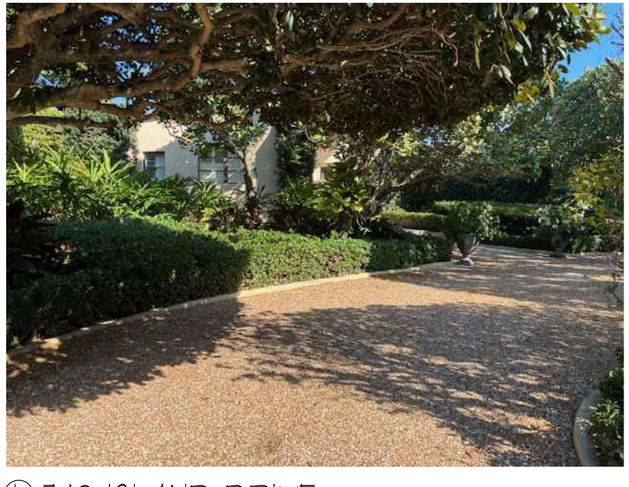
Ⓘ 710 ISLAND DRIVE



Ⓙ 744 ISLAND DRIVE



Ⓚ 748 ISLAND DRIVE



Ⓛ 748 ISLAND DRIVE



Ⓜ 748 ISLAND DRIVE

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RENOVATION

751 ISLAND DRIVE

751 ISLAND DRIVE
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SEAL

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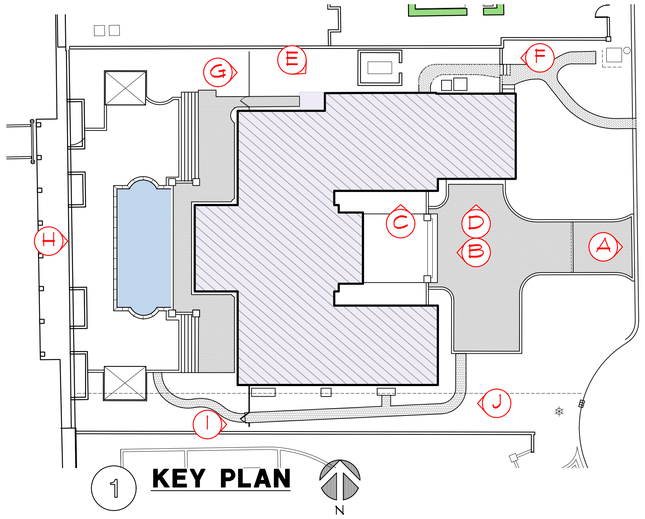


1 KEY PLAN



Ⓐ DRIVEWAY



Ⓑ EAST ELEVATION- MAIN ENTRANCE



Ⓒ NORTH WING



Ⓓ GARAGE



Ⓔ NORTH LOGGIA



Ⓕ NORTH YARD



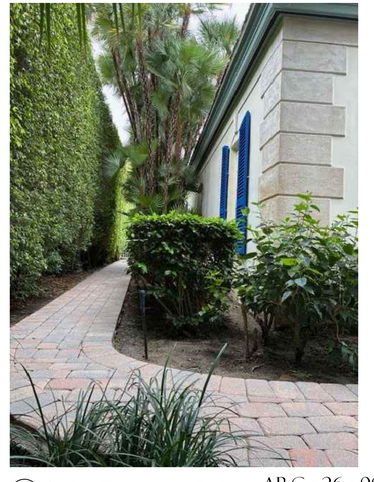
Ⓖ NORTH YARD



Ⓗ WEST ELEVATION- LAGOON SIDE



Ⓘ SOUTH YARD



Ⓙ SOUTH YARD

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SCALE: AS NOTED

735 ISLAND DRIVE

35'-11"±
12'-6"
80'-10"
30'-9"±

4.28'

EXISTING ALUMINUM FENCE

EXISTING LANDSCAPING

EXISTING LANDSCAPING

GEN.

TRN

EXISTING PAVED WALK

AC

POOL

EXISTING AWNING

SIDE YARD SETBACK 12'-6"

SIDE YARD SETBACK 15'-0"

EXISTING BOAT LIFT

EXISTING TERRACE

EXISTING TERRACE

EXISTING GARAGE

6.27'
FIN. FL.

EXISTING LANDSCAPING

EXISTING STAIRS

EXISTING LANDSCAPING

EXISTING WOOD DOCK

EXISTING TERRACE

5.34'

3.88'

EXISTING POOL
15'-8" x 34'-6"

REAR YARD SETBACK 10'-0"

REAR YARD SETBACK 15'-0"

6.86'
FIN. FL.

7.55'
FIN. FL.

EXISTING ENTRY TERRACE

EXISTING MOTOR COURT

5.01'

FRONT YARD SETBACK 30'-0"

FRONT YARD SETBACK 15'-0"

84'-8"

EXISTING APRON

2.18'

EXISTING TRENCH DRAIN

EXISTING LANDSCAPING

EXISTING LANDSCAPING

3.36'

EXISTING STAIRS

EXISTING TERRACE

EXISTING TERRACE

SIDE YARD SETBACK 15'-0"

SIDE YARD SETBACK 12'-6"

EXISTING AWNING

AC

AC

SHED

EXISTING STORM WATER OUTFALL

5.21'

12'-6"±

EXISTING SEA WALL

4.10'

EXISTING LANDSCAPING

4.89'

EXISTING PAVED WALK

3.63'

3.22'

2.90'

2.90'

℄ ISLAND DRIVE

LAKE WORTH LAGOON

757 ISLAND DRIVE

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1 **existing site plan**
1/8"= 1'-0"

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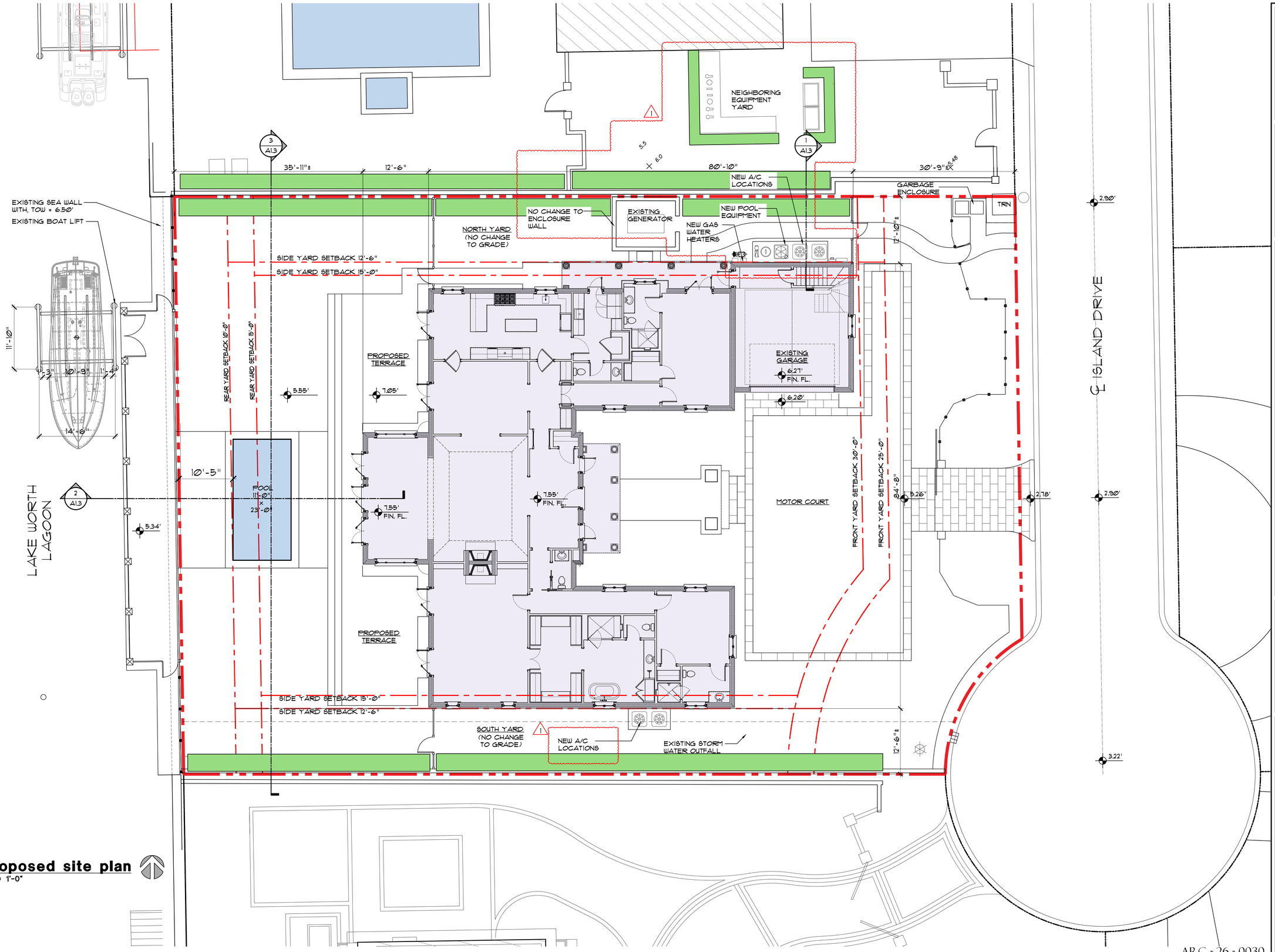

1 **proposed site plan**
1/8"= 1'-0"

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SCALE: AS NOTED

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:**	751 Island Drive		
2	**Zoning District:**	R-B Low Density Residential		
3	**Lot Area (sq. ft.):**	17,328		
4	**Lot Width (W) & Depth (D) (ft.):**	110', 160'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE, Base Flood 8.0'		
7	**Zero Datum for point of meas. (NAVD)**	9.0'		
8	**Crown of Road (COR) (NAVD)**	3.22'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5198 sf (30%)	4856 sf (28%)	4818 sf (27.8%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	N/C
12	*Front Yard Setback (Ft.)	25' 1st, 30' 2nd	31', 31' (garage)	N/C
13	* Side Yard Setback (1st Story) (Ft.)	12'-6	12'-10" north, 12'-6" south	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	15'	12'-10" north (garage)	N/C
15	*Rear Yard Setback (Ft.)	10' 1st, 15' 2nd	34'-9"	N/C
16	Angle of Vision (Deg.)	100	N/A	N/C
17	Building Height (Ft.)	14' 1 STORY 22' 2 STORY	N/A	N/C
18	Overall Building Height (Ft.)	22' 1 STORY 30' 2 STORY	N/A	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.13	2.95	2.92
20	** Max. Fill Added to Site (Ft.)	2.89'	N/A	1.52'
21	Finished Floor Elev. (FFE)(NAVD)	9.0'	7.55'	N/C
22	Base Flood Elevation (BFE)(NAVD)	8.0'	6.0' previous	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	see landscape legend	see landscape legend	see landscape legend
24	Perimeter LOS (Sq Ft and %)	see landscape legend	see landscape legend	see landscape legend
25	Front Yard LOS (Sq Ft and %)	see landscape legend	see landscape legend	see landscape legend
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

GENERAL NOTES

LINE 19
CCR INCLUDES LOGGIA
EXCEPTION SET BY TOPB
CODE SEC. 134-893 (13XaX5)

	CUBIC CONTENT CALCULATIONS		RATIO
ALLOWABLE	ALLOWABLE CCR (BUILDING VOLUME/LOT AREA) = 3.93 MAXIMUM ALLOWABLE CCR = (3.93 x 17,328) = 68,099 CUBIC FEET 5% ALLOW FOR LOGGIAS = 3,405 CUBIC FEET		
ALLOWABLE	TOTAL ALLOWABLE RESIDENCE VOLUME = 71,504 CUBIC FEET		4.13
EXISTING	EXISTING RESIDENCE VOLUME:		
EXISTING	EXISTING RESIDENCE/ENTRY	3,785 SF X 10'-0" = 37,850 CUBIC FEET	
EXISTING	EXISTING GARAGE	576 SF X 12'-11" = 7,440 CUBIC FEET	
EXISTING	EXISTING FAMILY ROOM	313 SF X 12'-6" = 3,913 CUBIC FEET	
EXISTING	EXISTING NORTH LOGGIA	183 SF X 10'-0" = 1,830 CUBIC FEET	
EXISTING	TOTAL EXISTING VOLUME	51,033 CUBIC FEET	2.95
PROPOSED	PROPOSED RESIDENCE VOLUME:		
PROPOSED	EXISTING RESIDENCE/ENTRY	3,785 SF X 10'-0" = 37,850 CUBIC FEET	
PROPOSED	EXISTING GARAGE	576 SF X 12'-11" = 7,440 CUBIC FEET	
PROPOSED	EXISTING FAMILY ROOM	313 SF X 12'-6" = 3,913 CUBIC FEET	
PROPOSED	PROPOSED NORTH LOGGIA	145 SF X 10'-0" = 1,450 CUBIC FEET	
PROPOSED	TOTAL PROPOSED VOLUME FROM FIN. FLOOR (7.55' NAVD)	50,653 CUBIC FEET	2.92

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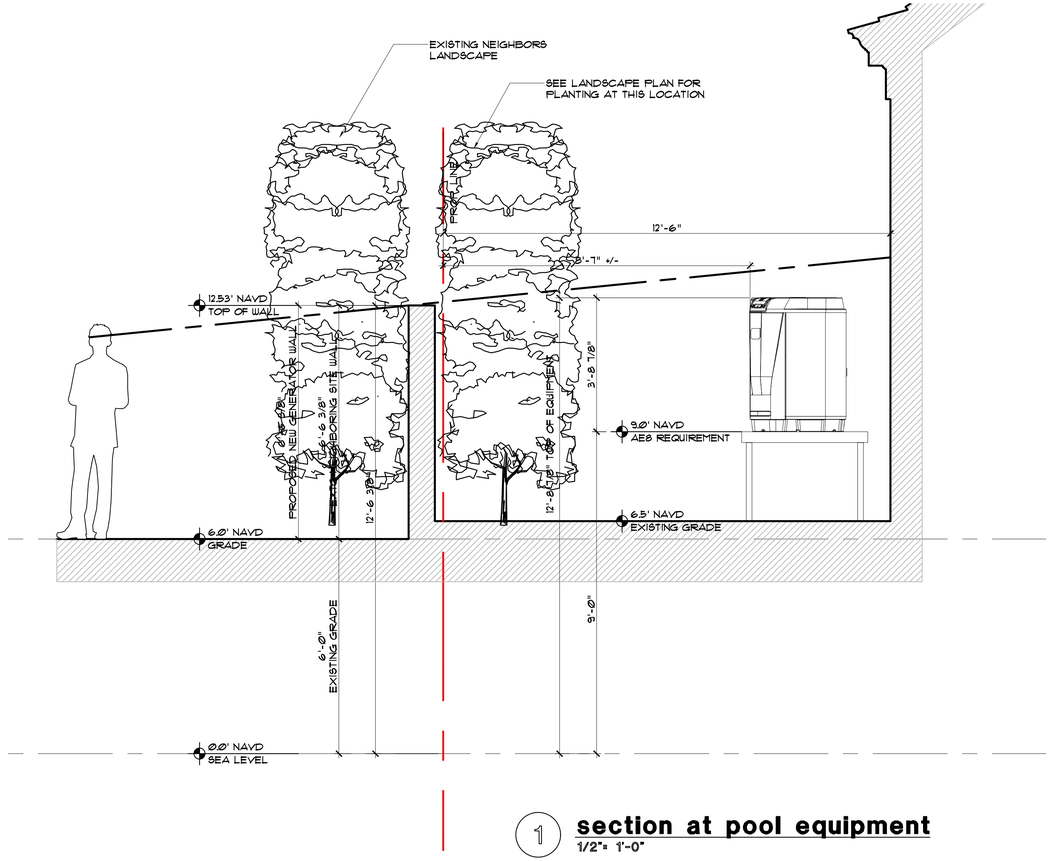
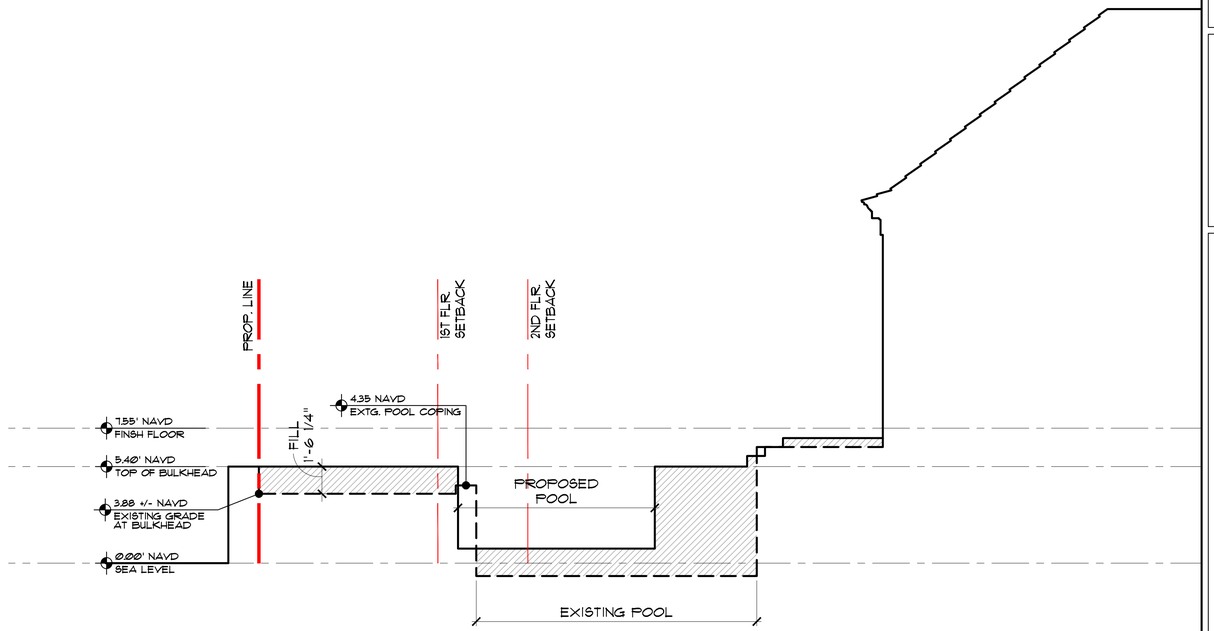


1 **section at pool equipment**
1/2"= 1'-0"



2 **rear yard site section**
1/4"= 1'-0"



3 **rear yard site section**
1/4"= 1'-0"

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SCALE: AS NOTED

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SIDE YARD 1ST STORY SETBACK

SIDE YARD 2ND STORY SETBACK

REMOVE EXISTING PAVING

EXISTING NORTH LOGGIA

EXISTING BATH

EXISTING LAUNDRY

EXISTING KITCHEN

EXISTING GUEST BEDROOM

EXISTING GUEST BEDROOM

EXISTING BATH

EXISTING AWNINGS

EXISTING HALL

EXISTING HALL

EXISTING DINING ROOM

EXISTING SITE WALLS AND STAIRS

EXISTING GARAGE

UP

18'-0" PARKING CLEARANCE

CAR #1

CAR #2

9'-0" PARKING CLEAR

FRONT YARD 2ND STORY SETBACK

FRONT YARD 1ST STORY SETBACK

EXISTING PAVING

EXISTING FAMILY ROOM

EXISTING LIVING ROOM

EXISTING GALLERY

EXISTING ENTRY COURT

EXISTING AWNINGS

EXISTING POWDER

EXISTING SITE WALLS AND STAIRS

EXISTING HALL

EXISTING AWNINGS

EXISTING PAVING

EXISTING MASTER BEDROOM

EXISTING MASTER BATH

EXISTING BATH

EXISTING GUEST BEDROOM

EXISTING MASTER CLOSET

KING BED

REAR YARD 1ST STORY SETBACK

REAR YARD 2ND STORY SETBACK

SIDE YARD 2ND STORY SETBACK

SIDE YARD 1ST STORY SETBACK

EXIST. BATH

EXIST. CLOS.

EXISTING STORAGE

DN

EXISTING LIVING AREA

1 existing floor plan

1/4" = 1'-0"

2 existing attic level over garage

1/4" = 1'-0"

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SCALE: AS NOTED

SIDE YARD 1ST STORY SETBACK

SIDE YARD 2ND STORY SETBACK

FRONT YARD 1ST STORY SETBACK

FRONT YARD 2ND STORY SETBACK

REAR YARD 1ST STORY SETBACK

REAR YARD 2ND STORY SETBACK

SIDE YARD 2ND STORY SETBACK

SIDE YARD 1ST STORY SETBACK

NORTH LOGGIA 104

BREAKFAST CORNER 7' x 12'-7"

KITCHEN 105 19'-3" x 12'-7"

REF

DW

DW

LAUNDRY 106 9'-3" x 12'-10"

PTRY. 106a

GUEST BATH 111 6'-10" x 8'-7"

GUEST BEDROOM 109 12'-11" x 21'-5"

CLOSET 110 6'-10" x 5'-8"

P.R. 107 9'-3" x 3'-6"

DINING ROOM 103 17'-11" x 13'-10"

BAR 104 7'-11" x 13'-10"

HALL 108 17'-2" x 4'-4"

CLOS. 100a

GALLERY 100 9'-3" x 18'-11"

ENTRY PORTICO 100

SUN ROOM 102 11'-5" x 23'-3"

LIVING ROOM 101 17'-11" x 23'-11"

P.R. 113 3'-7" x 7'-5"

VEST. 112

HALL 114 23'-9" x 4'-4"

PRIMARY BEDROOM 115 17'-11" x 26'-5"

PRIMARY DRESSING RM. 116 9'-11" x 16'-11"

PRIMARY BATHROOM 117 13'-6" x 12'-4"

WC 118

PRIMARY SITTING ROOM 119 13'-11" x 13'-11"

CLOSET 119a 4'-6" x 2'-10"

BATH 120 9' x 6'-11"

GARAGE G-101 21'-7" x 18'-10"

CAR #1

CAR #2

9'-0" PARKING CLEAR

18'-0" PARKING CLEARANCE

18'-10 1/4"

4'-9 1/2"

UP

BATH G-203 9' x 5'

CLOS. G-204 3'-2" x 5'

DN

6'-11 1/4"

8'-11"

STORAGE G-202

G201

UP

LIVING AREA G-201 21'-7" x 17'-7"

1 **proposed floor plan**
1/4" = 1'-0"

2 **proposed attic level over garage**
1/4" = 1'-0"

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SCALE: AS NOTED

SIDE YARD 1ST STORY SETBACK

SIDE YARD 2ND STORY SETBACK

FRONT YARD 2ND STORY SETBACK

FRONT YARD 1ST STORY SETBACK

REAR YARD 1ST STORY SETBACK

REAR YARD 2ND STORY SETBACK

SIDE YARD 2ND STORY SETBACK

SIDE YARD 1ST STORY SETBACK

1 **existing roof plan**
1/4" = 1'-0"

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SIDE YARD 1ST STORY SETBACK

SIDE YARD 2ND STORY SETBACK

REDUCED LENGTH OF LOGGIA ROOF PER FLOOR PLAN

FRONT YARD 2ND STORY SETBACK

FRONT YARD 1ST STORY SETBACK

EXISTING (2) CHIMNEYS REDUCED IN SIZE, NEW CHIMNEY CAP AND CLAY POTS.

NEW CLAY TILE ROOF THROUGHOUT. LUDOWICI CUSTOM BLEND COLORS IN DIFFERENT WIDTHS TO RESEMBLE WOOD SHINGLES.

REAR YARD 1ST STORY SETBACK

REAR YARD 2ND STORY SETBACK

SIDE YARD 2ND STORY SETBACK

SIDE YARD 1ST STORY SETBACK

1 proposed roof plan

1/4" = 1'-0"

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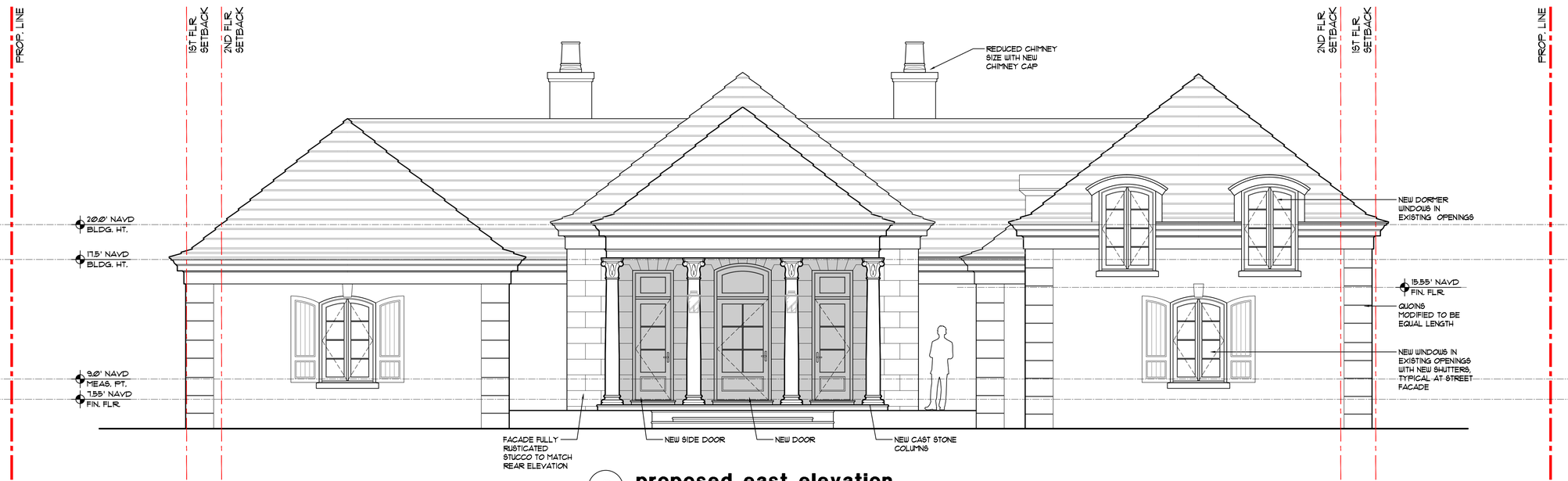
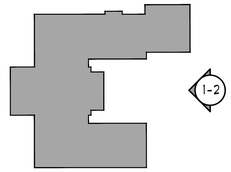
1 **existing east elevation**
1/4" = 1'-0"



2 **proposed east elevation**
1/4" = 1'-0"

KEY PLAN



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REVISIONS

PROJECT NUMBER: 2601

ISSUED FOR: DEV. REVIEW- FINAL SUBMIT
DATE: MAY 11, 2026

DATE PLOTTED:

DRAWN BY: AA
CHECKED BY: TK

DRAWING NUMBER:

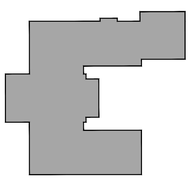
A3.1

SCALE: AS NOTED

ARC - 26 - 0030

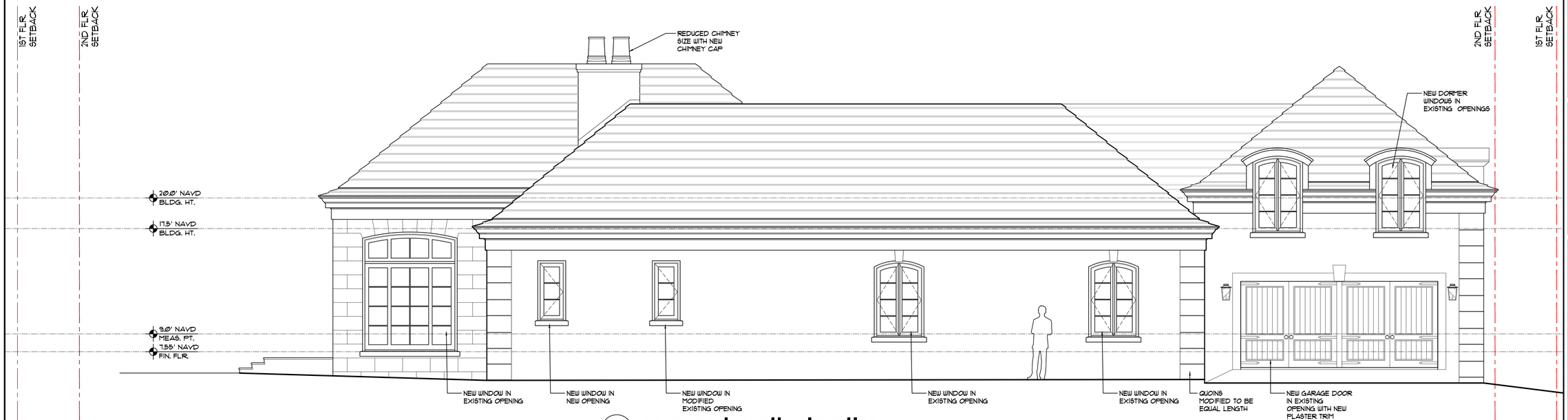
NOT FOR CONSTRUCTION

KEY PLAN





1 **existing south elevation**
1/4" = 1'-0"



2 **proposed south elevation**
1/4" = 1'-0"

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RENOVATION

751 ISLAND DRIVE

751 ISLAND DRIVE
PALM BEACH, FLORIDA 33480

SEAL

STATE OF FLORIDA
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A3.2

SCALE:
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1 **existing west elevation**
1/4" = 1'-0"



2 **proposed west elevation**
1/4" = 1'-0"

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DRAWING NUMBER:

A3.3

SCALE: AS NOTED

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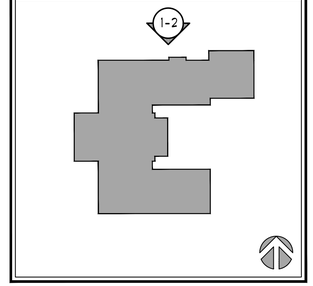
1 **existing north elevation**
1/4" = 1'-0"



2 **proposed north elevation**
1/4" = 1'-0"

KEY PLAN



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REVISIONS

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DATE: MAY 11, 2026
DATE PLOTTED:
DRAWN BY: AA
CHECKED BY: TK

DRAWING NUMBER:

A3.4

SCALE: AS NOTED

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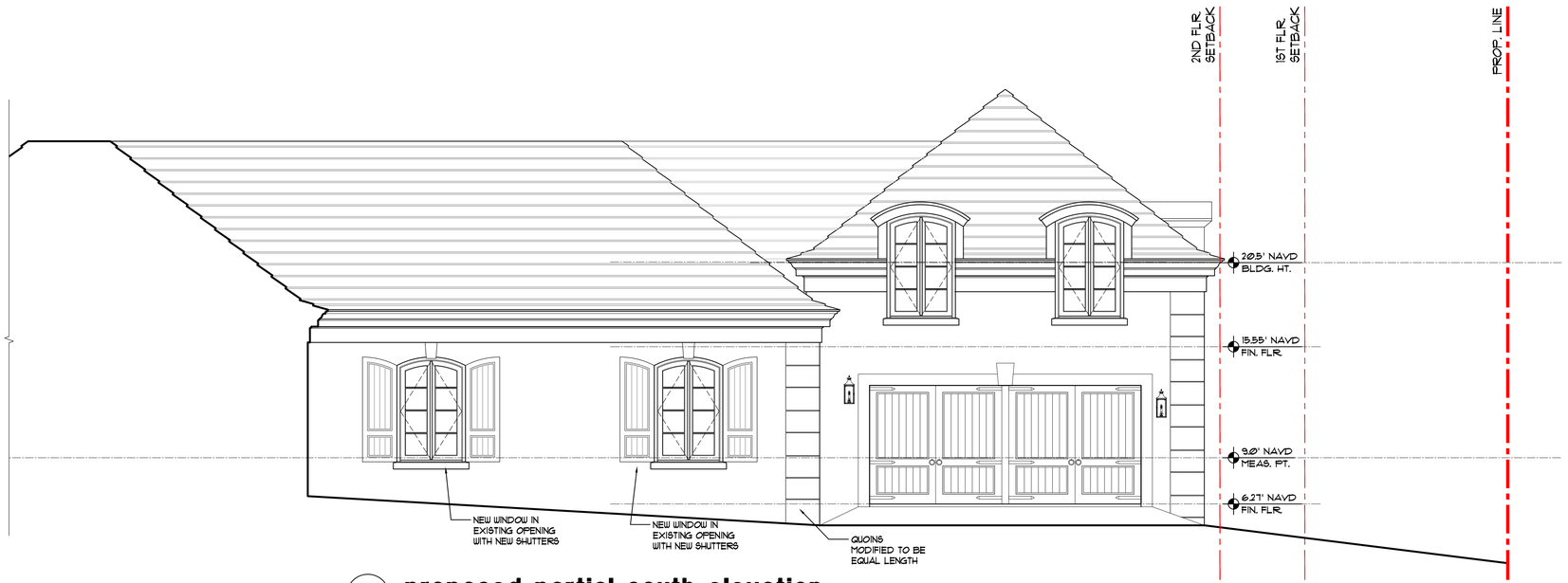
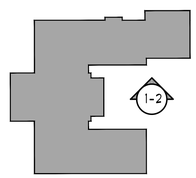
1 **existing partial south elevation**
1/4" = 1'-0" (north wing similar)



2 **proposed partial south elevation**
1/4" = 1'-0" (north wing similar)

KEY PLAN



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DATE: MAY 11, 2026

DATE PLOTTED:

DRAWN BY: AA
CHECKED BY: TK

DRAWING NUMBER:

A3.5

SCALE: AS NOTED

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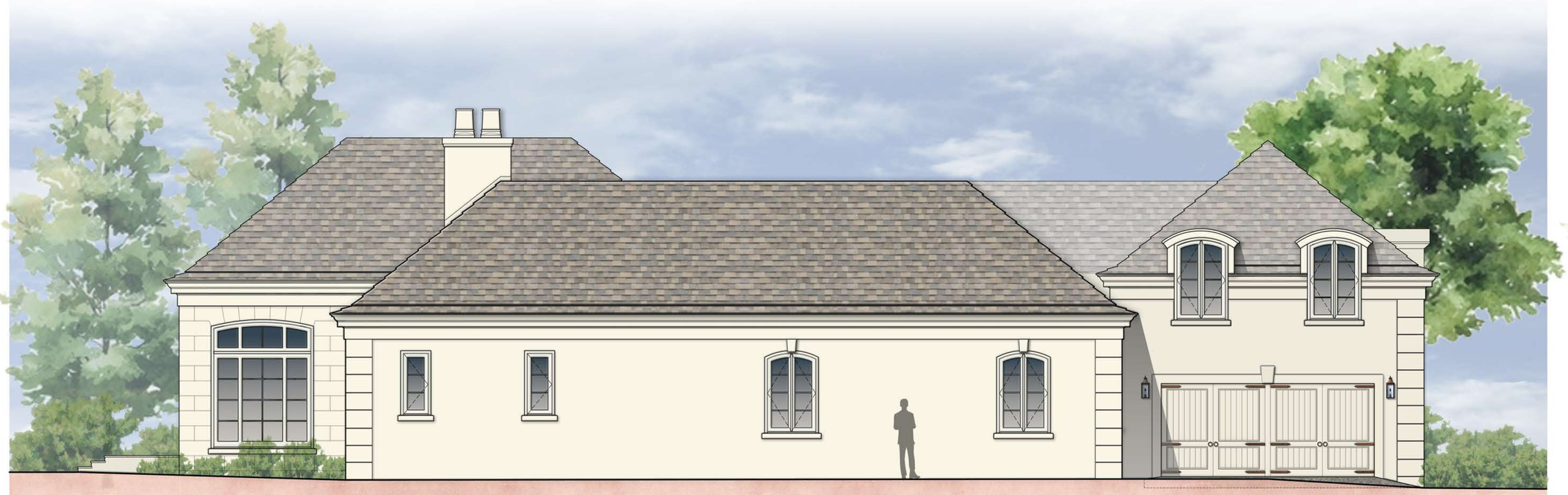
KEY PLAN

1 **east elevation**
1/4" = 1'-0"



2 **south elevation**
1/4" = 1'-0"

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REVISIONS

PROJECT NUMBER:
2601

ISSUED FOR:
1ST SUBMITTAL

DATE:
MARCH 26, 2026

DATE PLOTTED:

DRAWN BY:
AA

CHECKED BY:
TK

DRAWING NUMBER:

A3.6

SCALE:
AS NOTED

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3 **west elevation**
1/4" = 1'-0"



4 **north elevation**
1/4" = 1'-0"

KEY PLAN

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PROJECT NUMBER:
2601

ISSUED FOR:
1ST SUBMITTAL

DATE:
MARCH 26, 2026

DATE PLOTTED:

DRAWN BY:
AA

CHECKED BY:
TK

DRAWING NUMBER:

A3.7

SCALE:
AS NOTED

ARC - 26 - 0030

MATERIALS & FINISHES

WALLS:
PAINTED STUCCO
BENJAMIN MOORE MAYONNAISE OC-85



QUOINS, RUSTICATION
PAINTED STUCCO,
BENJAMIN MOORE MAYONNAISE OC-85



ROOF
LUDOWICI CUSTOM BLEND
MATCH EXISTING HOUSE



CHIMNEY POT
LUDOWICI CLAY POT
"MATHIS"



WINDOW / DOOR TRIM & PAINT
BENJAMIN MOORE CLOUD WHITE OC-130



WINDOW SHUTTERS
BENJAMIN MOORE CLOUD WHITE OC-130



COLUMNS, & WINDOW SILLS
CAST STONE



LOGGIA FLOOR
PORTUGUESE LIMESTONE



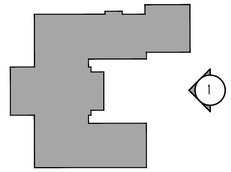
SCONCES
HECTOR FINCH ZEUS WL258





1 **east elevation**
1/4" = 1'-0"

KEY PLAN



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REVISIONS

1 APRIL 13, 2026

PROJECT NUMBER: 2601
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DATE: MAY 11, 2026
DATE PLOTTED:
DRAWN BY: AA
CHECKED BY: TK

DRAWING NUMBER:

A3.8

SCALE: AS NOTED

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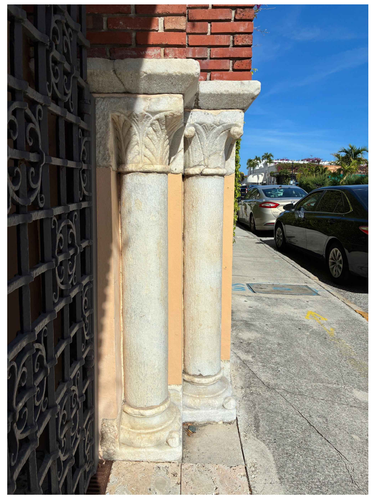
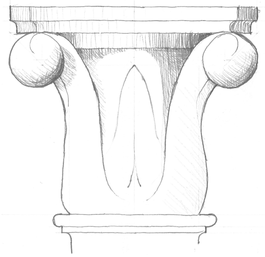
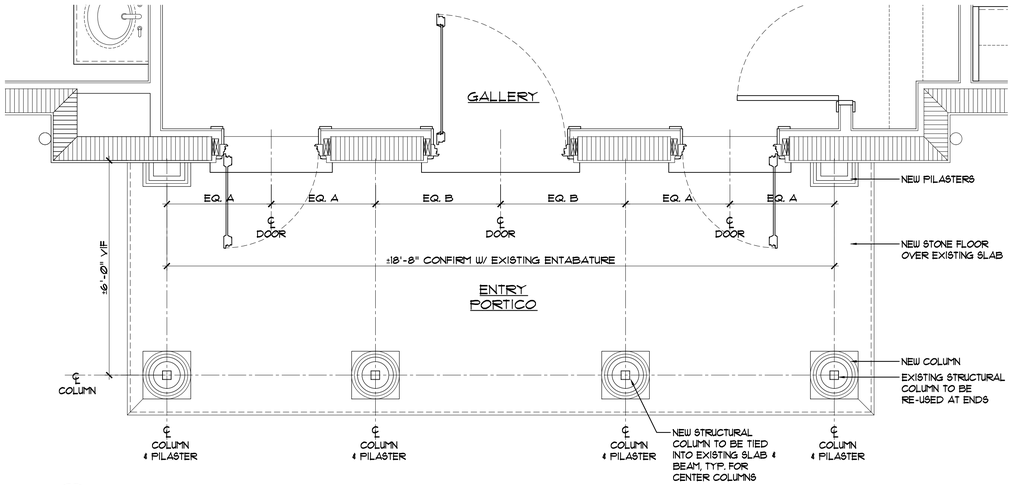


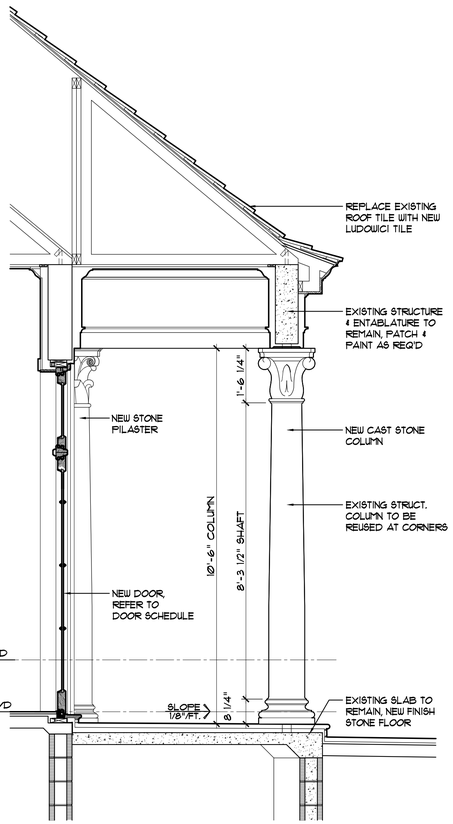
4 **inspiration image**
341 peruvian ave.



4a **in house sketch**



1 **entry portico plan**
1/2" = 1'-0"



3 **entry portico section**
1/2" = 1'-0"



2 **entry portico elevation**
1/2" = 1'-0"

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REVISIONS

1 APRIL 13, 2026

PROJECT NUMBER: 2601

ISSUED FOR: DEV. REVIEW- FINAL SUBMIT DATE: MAY 11, 2026

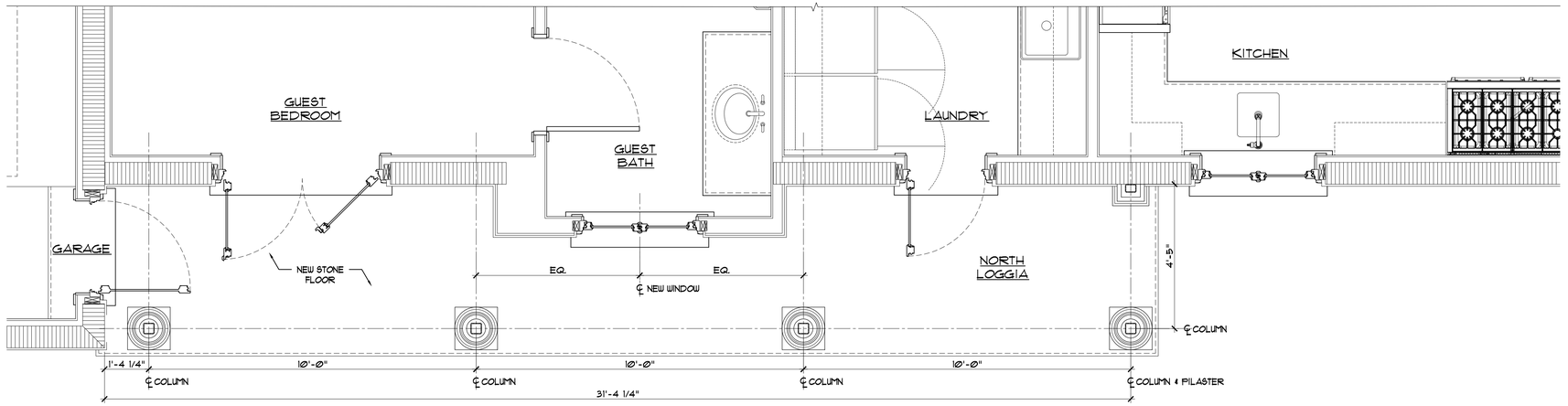
DATE PLOTTED:

DRAWN BY: AA CHECKED BY: TK

DRAWING NUMBER:

A4.1

SCALE: AS NOTED



1 **north loggia plan**
1/4" = 1'-0"



2 **north loggia elevation**
1/2" = 1'-0"

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1	APRIL 13, 2026

PROJECT NUMBER: 2601

ISSUED FOR: DEV. REVIEW- FINAL SUBMIT — DATE: MAY 11, 2026

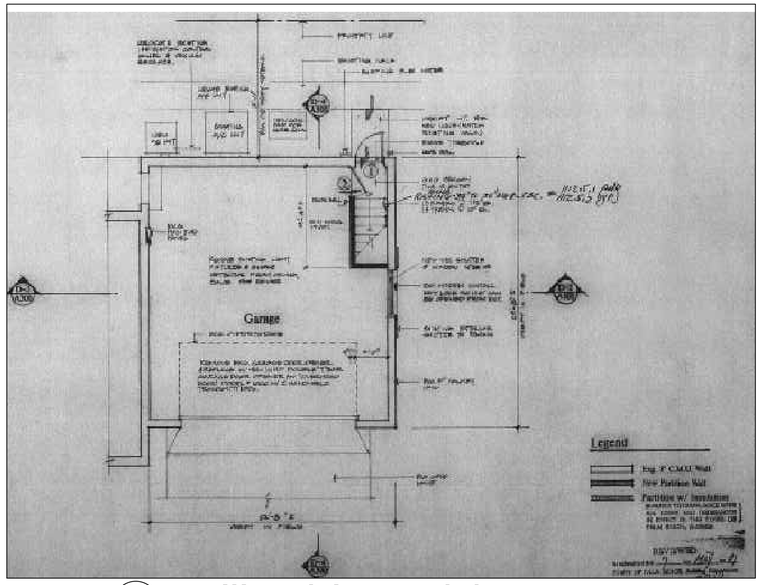
DATE PLOTTED:

DRAWN BY: AA — CHECKED BY: TK

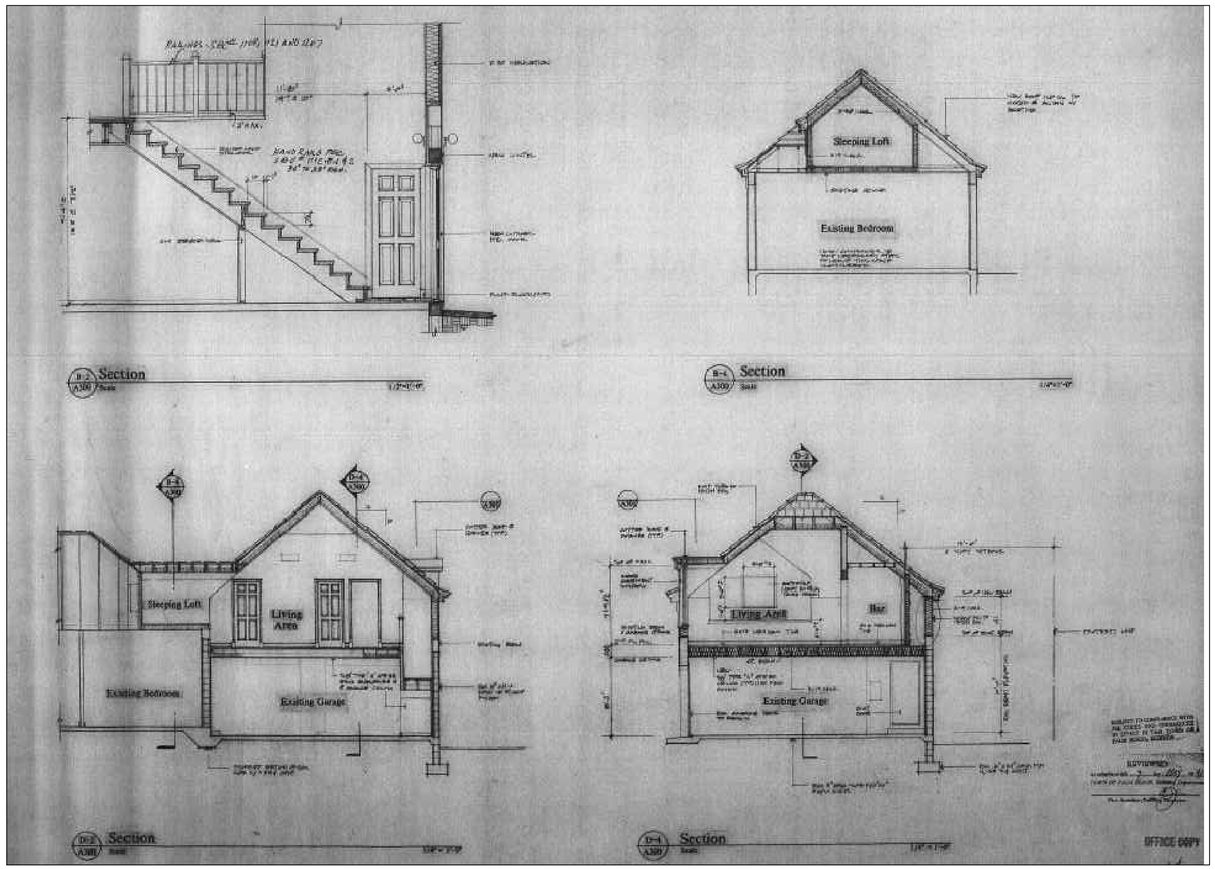
DRAWING NUMBER:

A4.2

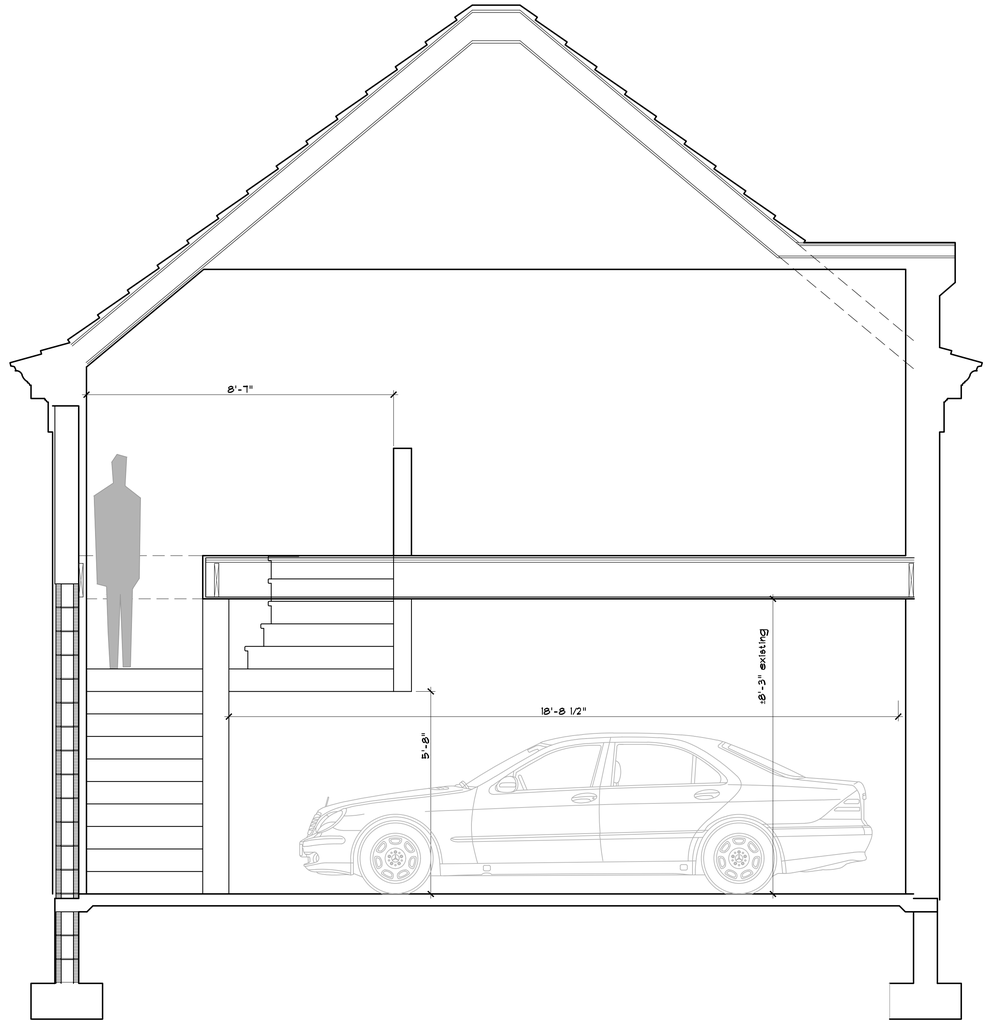
SCALE: AS NOTED



1a **exsiting stair record dwgs.**
1/2" = 1'-0"



1b **exsiting stair record dwgs.**
1/2" = 1'-0"



2 **proposed garage section**
1/2" = 1'-0"

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DATE: MAY 11, 2026

DATE PLOTTED:

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DRAWING NUMBER:

A4.3

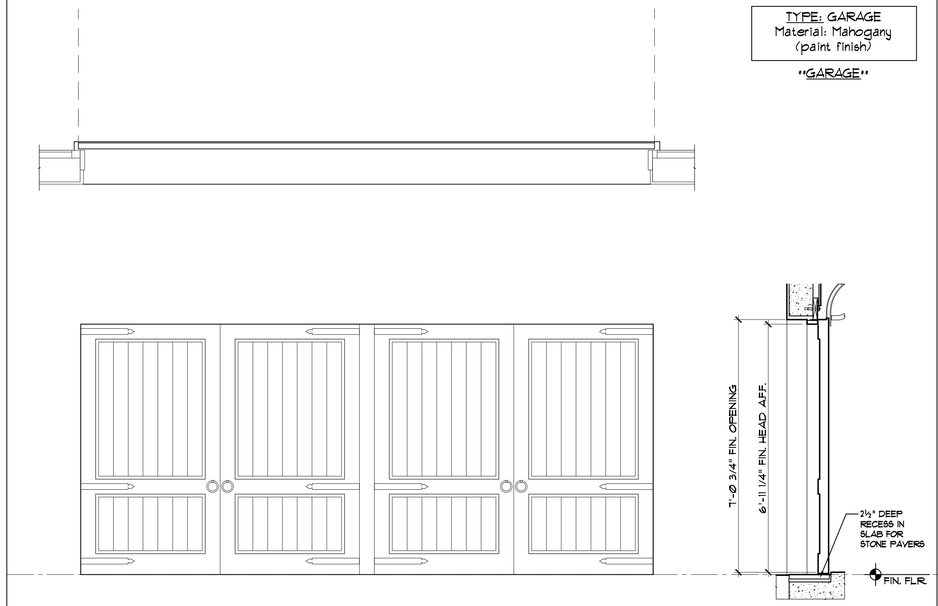
SCALE: AS NOTED

DOOR G01

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

TYPE: GARAGE
Material: Mahogany
(paint finish)

"GARAGE"



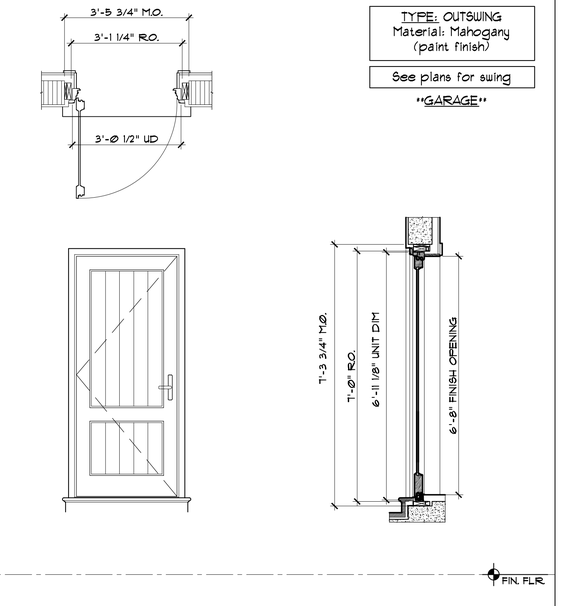
DOOR G02

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

TYPE: OUTSWING
Material: Mahogany
(paint finish)

See plans for swing

"GARAGE"



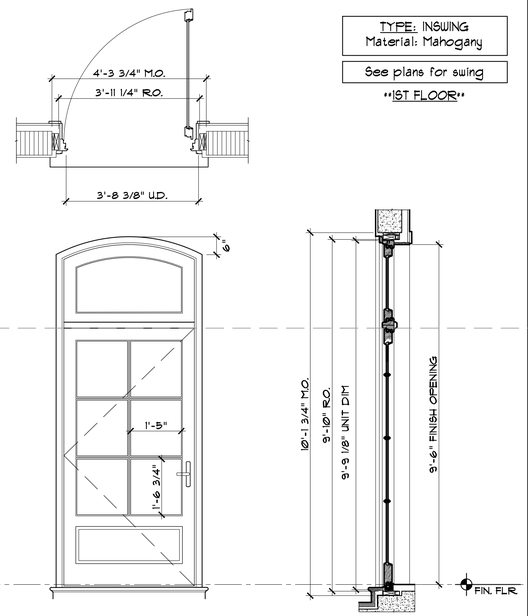
DOOR 100

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

TYPE: INSWING
Material: Mahogany

See plans for swing

"1ST FLOOR"



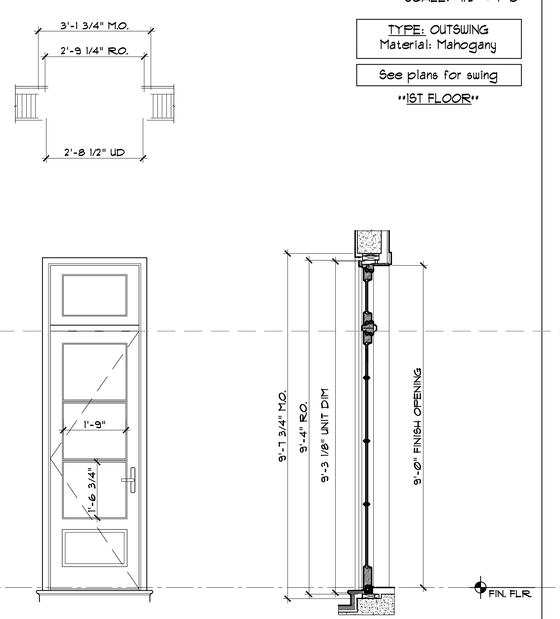
DOOR 101-102

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

TYPE: OUTSWING
Material: Mahogany

See plans for swing

"1ST FLOOR"



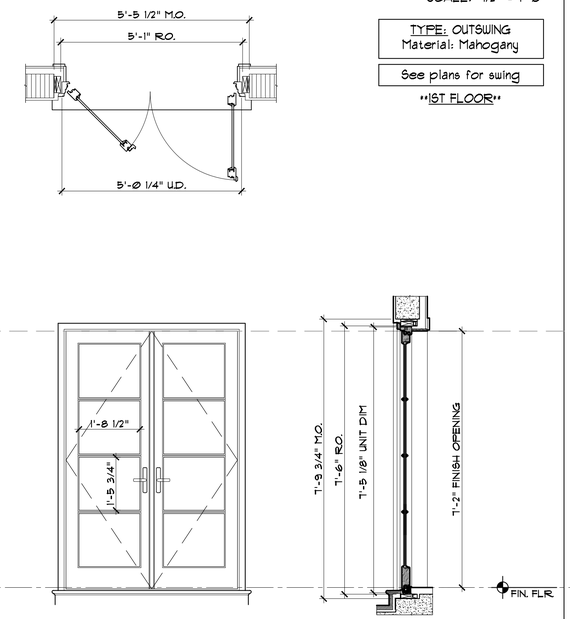
DOOR 103

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

TYPE: OUTSWING
Material: Mahogany

See plans for swing

"1ST FLOOR"



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REVISIONS

PROJECT NUMBER:
2608

ISSUED FOR:
DEV. REVIEW- FINAL SUBMIT

DATE:
MAY 11, 2026

DATE PLOTTED:

DRAWN BY:
AA

CHECKED BY:
TK

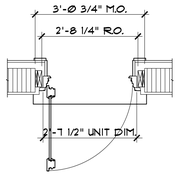
DRAWING NUMBER:

A6.1

SCALE:
AS NOTED

DOOR 104

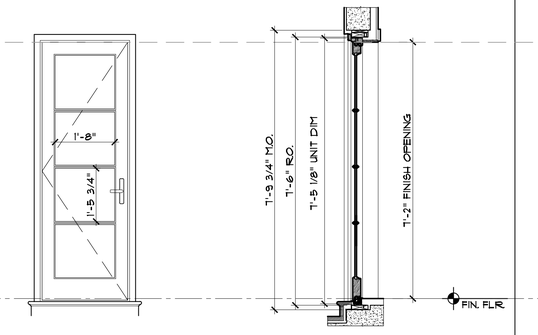
SCALE: 1/2" = 1'-0"



TYPE: OUTSWING
Material: Mahogany

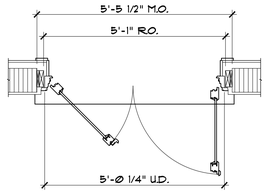
See plans for swing

"1ST FLOOR"



DOOR 105-106, 110-111

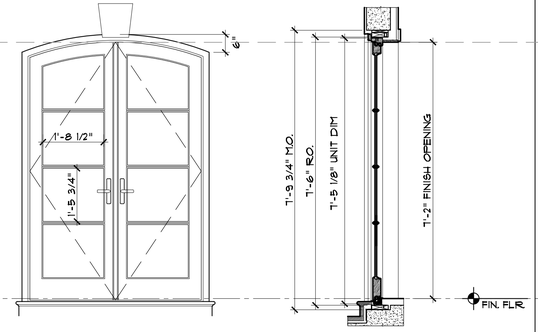
SCALE: 1/2" = 1'-0"



TYPE: OUTSWING
Material: Mahogany

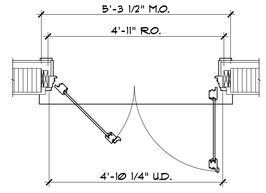
See plans for swing

"1ST FLOOR"



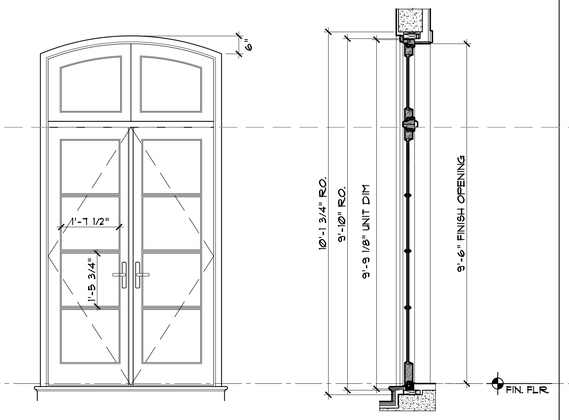
DOOR 107-109

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



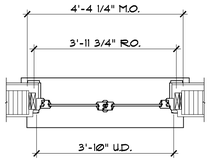
TYPE: OUTSWING
Material: Mahogany

See plans for swing



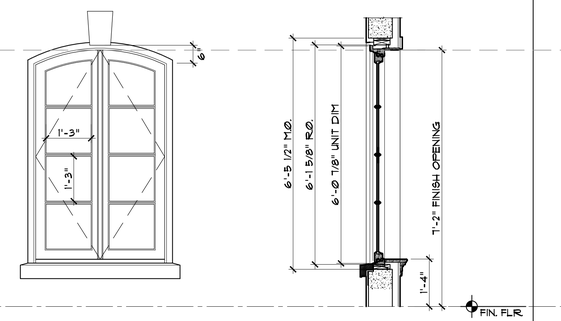
WINDOW A

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



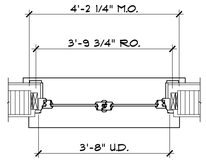
TYPE: DOUBLE CASEMENT
Egress: No
Material: Mahogany

"1ST FLOOR"



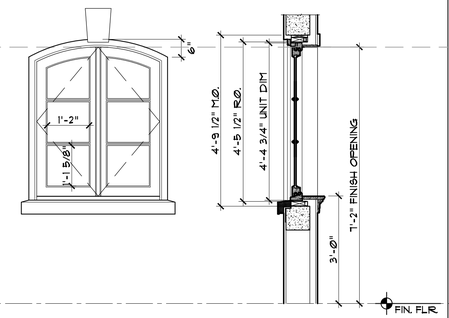
WINDOW B

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



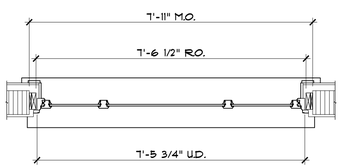
TYPE: DOUBLE CASEMENT
Egress: No
Material: Mahogany

"1ST FLOOR"



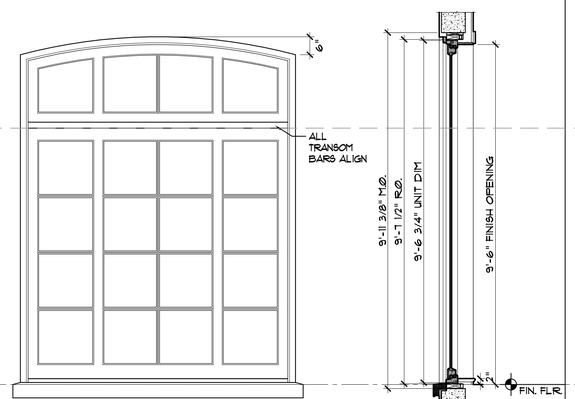
WINDOW C

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



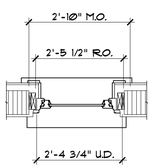
TYPE: FIXED
Egress: No
Material: Mahogany

"1ST FLOOR"



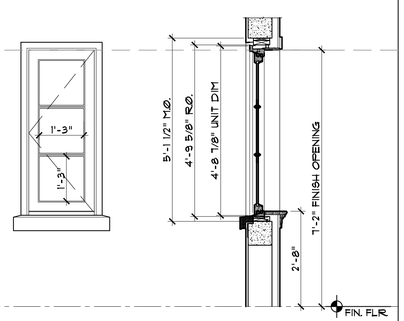
WINDOW D

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



TYPE: CASEMENT
Egress: No
Material: Mahogany

"1ST FLOOR"



ARC - 26 - 0030

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KIRCHHOFF & ASSOCIATES
ARCHITECTS

1907 COMMERCE LANE, SUITE 106
JUPITER, FLORIDA 33458
561 . 575 . 9994
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RENOVATION

751 ISLAND DRIVE

751 ISLAND DRIVE
PALM BEACH, FLORIDA 33480

SEAL

STATE OF FLORIDA · THOMAS M. KIRCHHOFF · AR0014635 · REGISTERED ARCHITECT

THOMAS M. KIRCHHOFF — FL REG. NO. AR0014635

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REVISIONS

PROJECT NUMBER: 2608

ISSUED FOR: DEV. REVIEW- FINAL SUBMIT — DATE: MAY 11, 2026

DATE PLOTTED:

DRAWN BY: AA — CHECKED BY: TK

DRAWING NUMBER:

A6.2

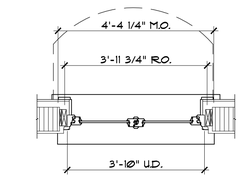
SCALE: AS NOTED

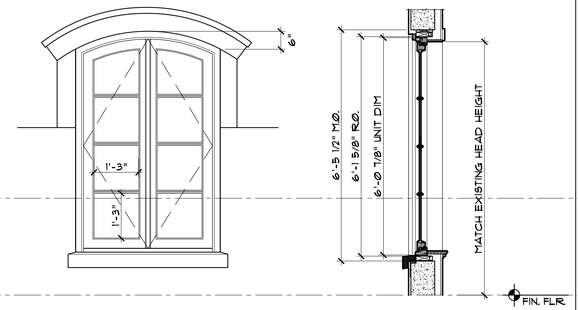
WINDOW E

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

TYPE: DOUBLE CASEMENT
Egress: No
Material: Mahogany

"2ND FLOOR"



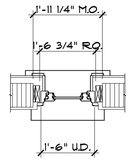


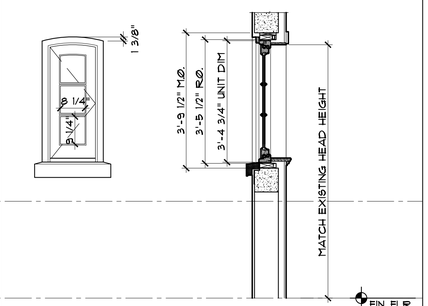
WINDOW F

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

TYPE: CASEMENT
Egress: No
Material: Mahogany

"2ND FLOOR"





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ARCHITECTS

1907 COMMERCE LANE, SUITE 106
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RENOVATION

751 ISLAND DRIVE

751 ISLAND DRIVE
PALM BEACH, FLORIDA 33480

SEAL

STATE OF FLORIDA
THOMAS M KIRCHHOFF
AR0014635
REGISTERED ARCHITECT

THOMAS M. KIRCHHOFF FL. REG. NO. AR0014635

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REVISIONS

PROJECT NUMBER: 2601

ISSUED FOR: DEV. REVIEW- FINAL SUBMIT
DATE: MAY 11, 2026

DATE PLOTTED:

DRAWN BY: AA
CHECKED BY: TK

DRAWING NUMBER:

A6.3

SCALE: AS NOTED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN
751 ISLAND DRIVE

PALM BEACH, FL.

13 APRIL 2026
07 APRIL 2026

NIEVERA WILLIAMS
DESIGN

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

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Lo



EAST ELEVATION

751 ISLAND DRIVE

PALM BEACH, FL.

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

13 APRIL 2026
07 APRIL 2026

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NIEVERA WILLIAMS
DESIGN

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

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EL1



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

751 ISLAND DRIVE

SOUTH ELEVATION

PALM BEACH, FL.

13 APRIL 2026
07 APRIL 2026

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NIEVERA WILLIAMS
DESIGN

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

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EL2



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

WEST ELEVATION

751 ISLAND DRIVE

PALM BEACH, FL.

13 APRIL 2026
07 APRIL 2026

NIEVERA WILLIAMS
DESIGN

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

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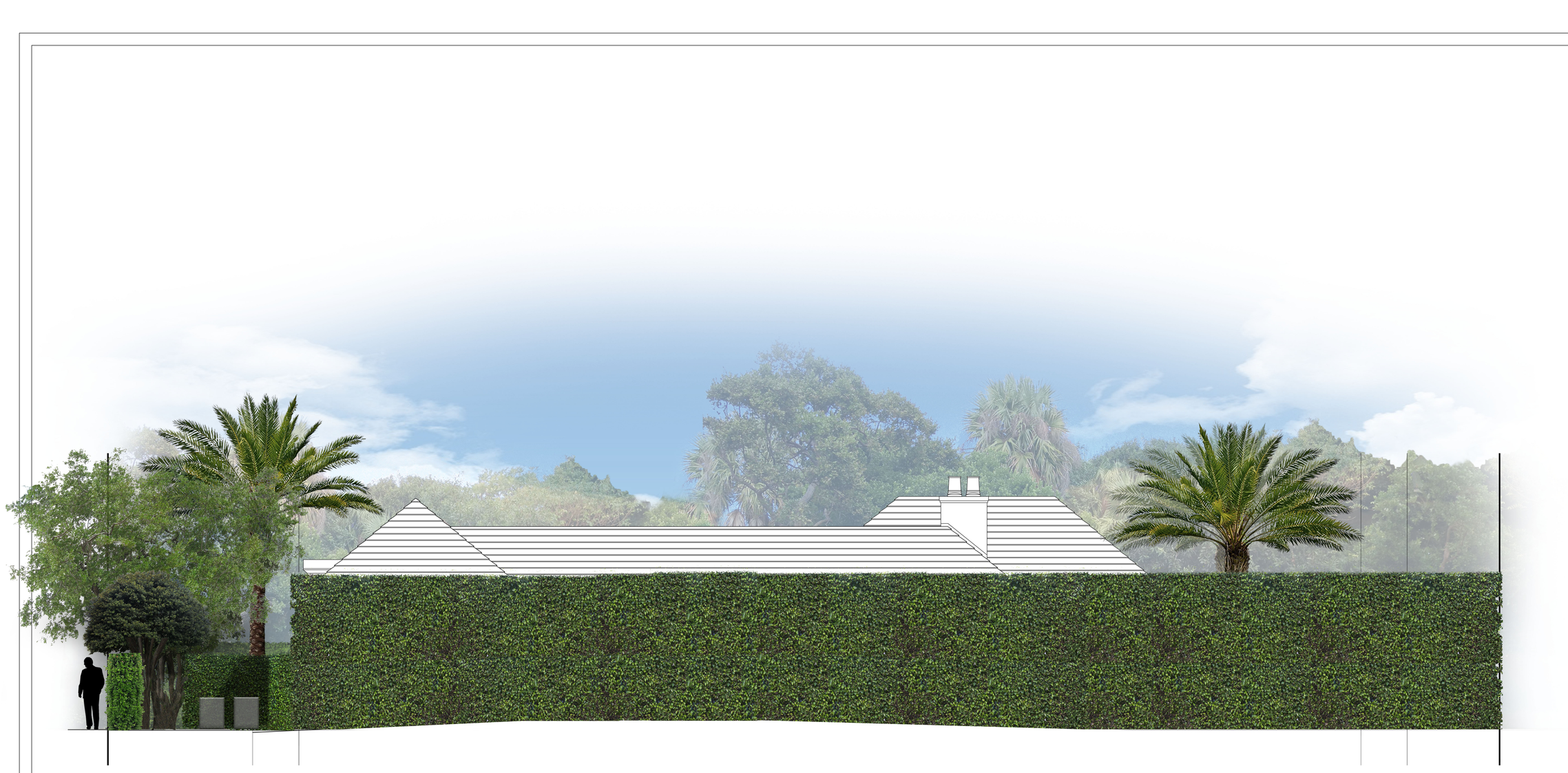
EL3



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

NORTH ELEVATION

751 ISLAND DRIVE

PALM BEACH, FL.

13 APRIL 2026
07 APRIL 2026

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P: 561-659-2820
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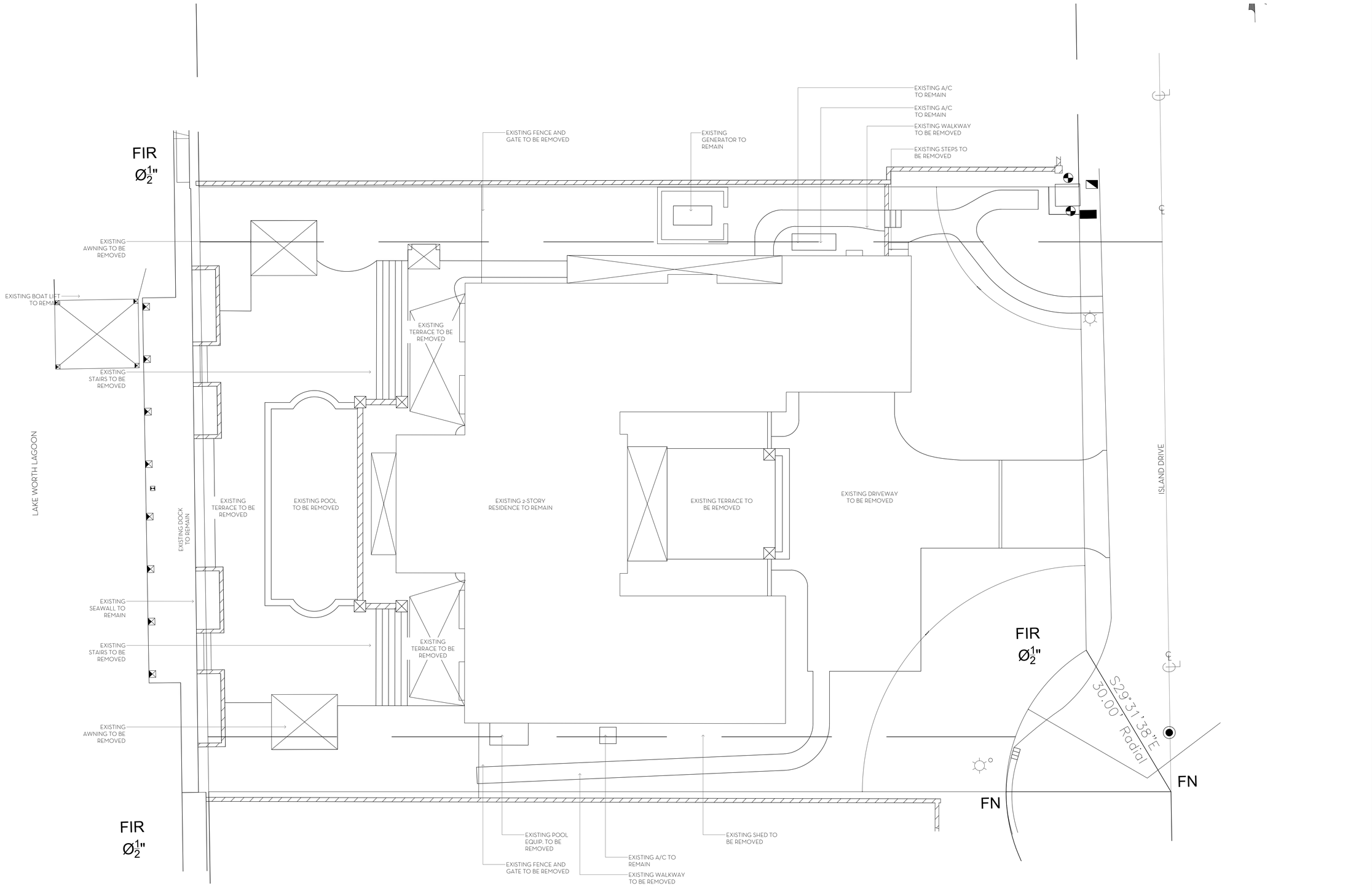

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

751 ISLAND DRIVE

PALM BEACH, FL.

13 APRIL 2026
07 APRIL 2026

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DESIGN

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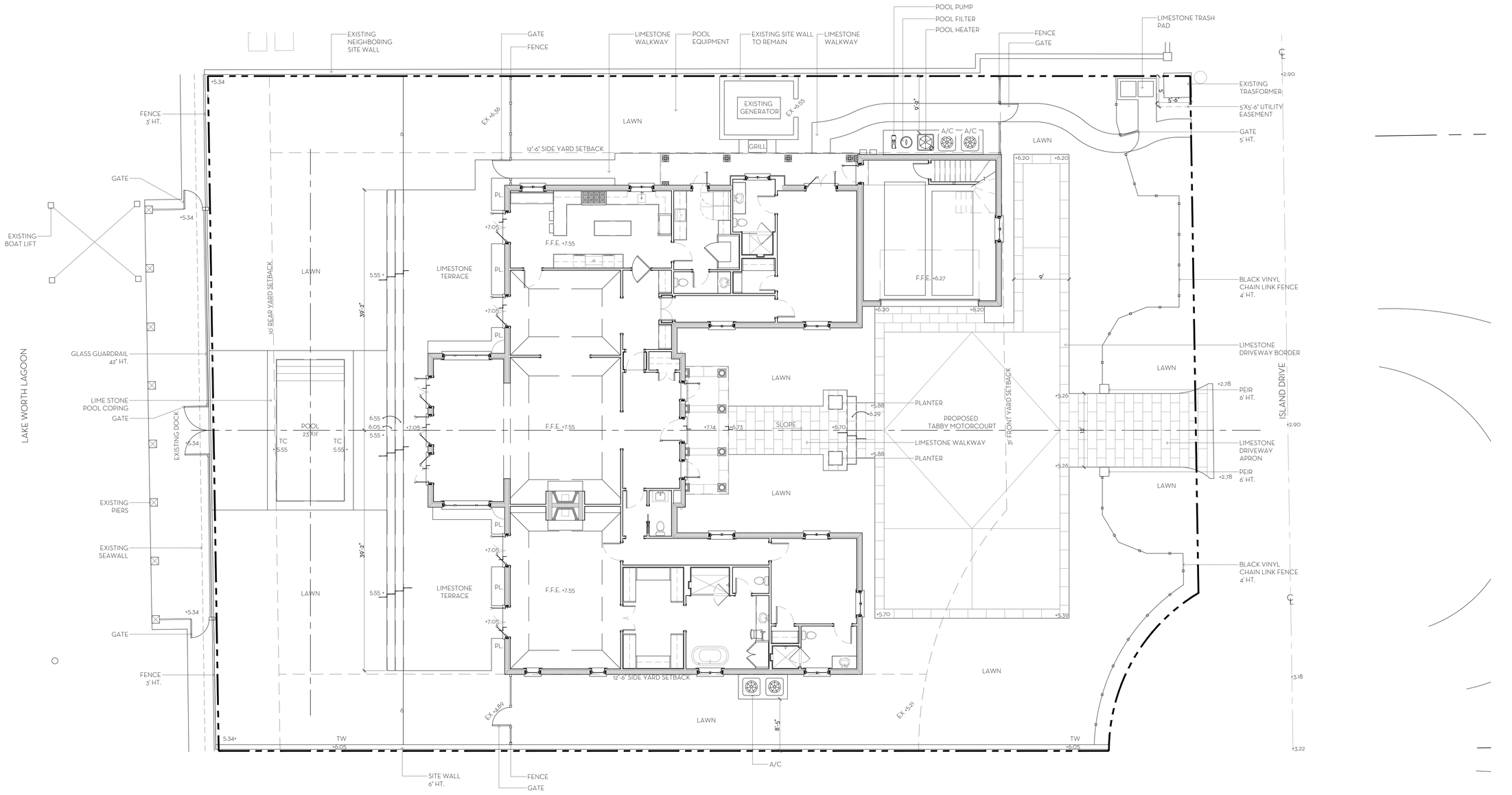

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	17,328	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	7,797	SQ FT	45%
PROPOSED =	7,848	SQ FT	45.29%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,857	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,143	SQ FT	40%
PROPOSED =	2,106	SQ FT	73.71%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,910	SQ FT
MINIMUM LANDSCAPE: (50% OF 7,797 SF) = 3,898.5 REQUIRED		
PROPOSED =	4,228	SQ FT

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

751 ISLAND DRIVE

PALM BEACH, FL.

13 APRIL 2026
07 APRIL 2026

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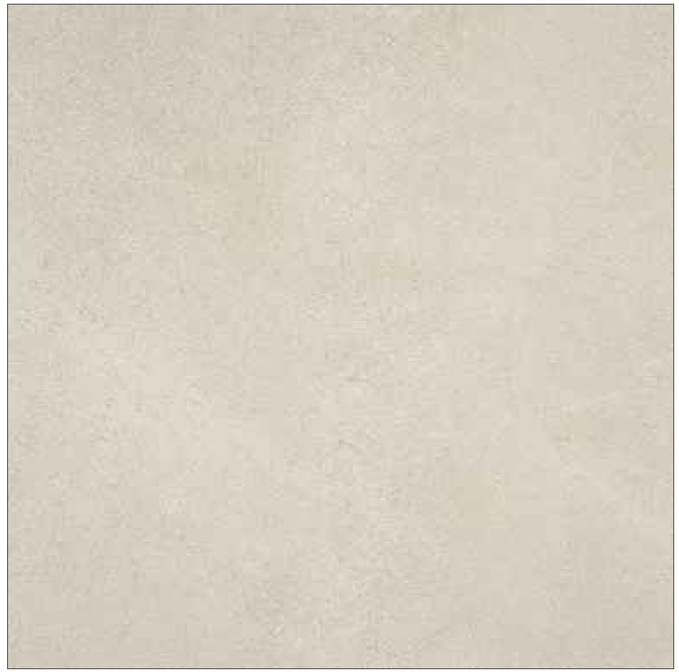
L1



1
L2 TABBY



1
L2 LIMESTONE

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE MATERIAL

751 ISLAND DRIVE

PALM BEACH, FL.

13 APRIL 2026
07 APRIL 2026

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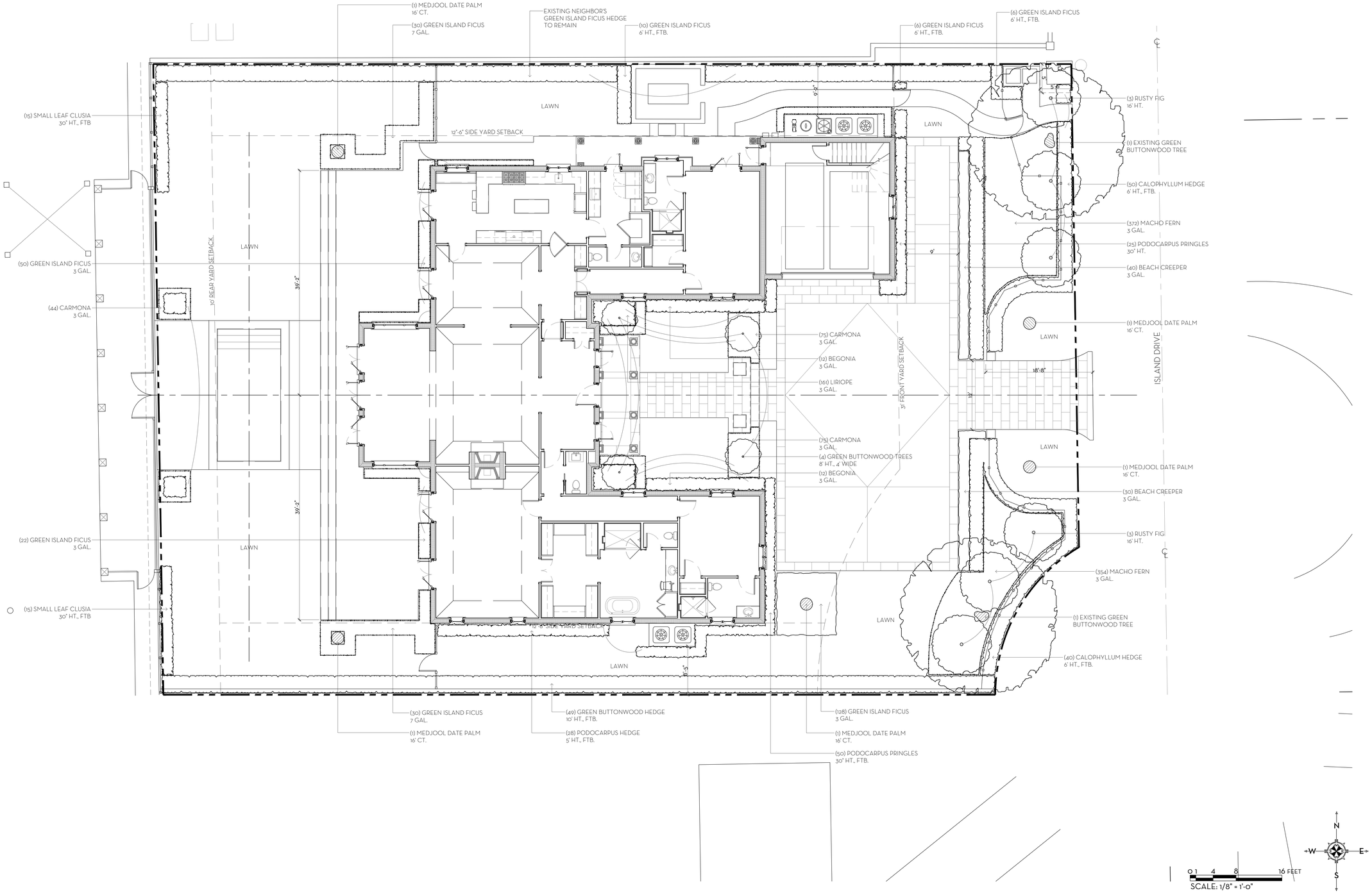
L2



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANTING PLAN

751 ISLAND DRIVE

PALM BEACH, FL.

13 APRIL 2026
07 APRIL 2026

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
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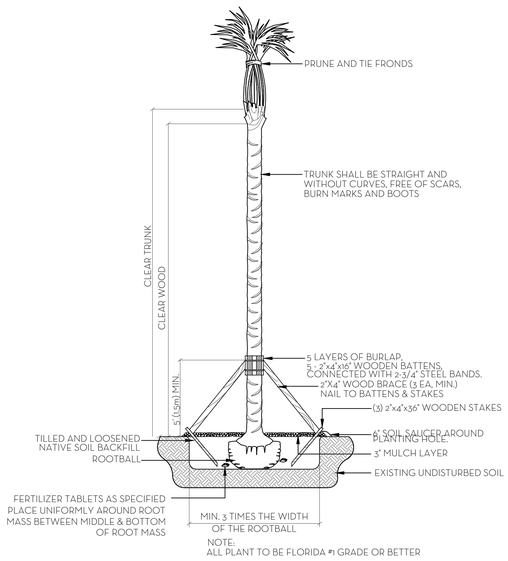
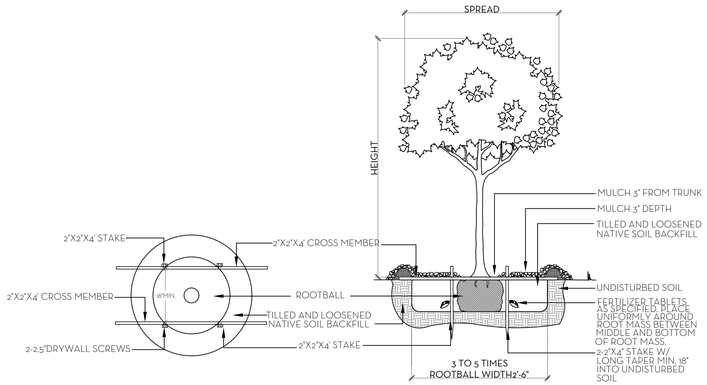
LP1



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

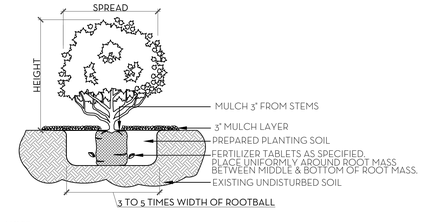
PALM PLANTING DETAIL
N.T.S.

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



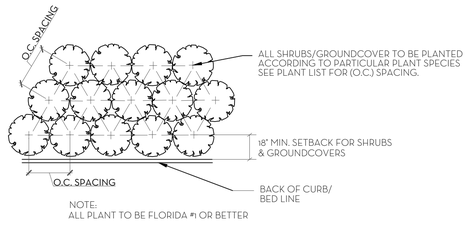
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

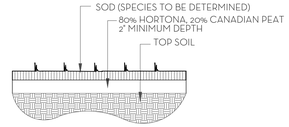
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

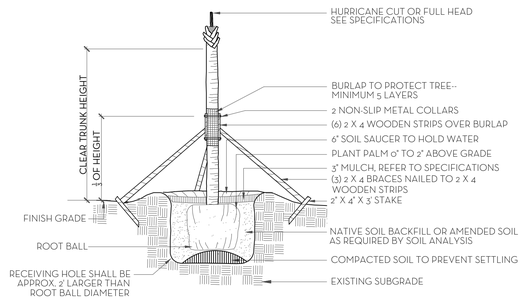
PLANT SPACING DETAIL
N.T.S.

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



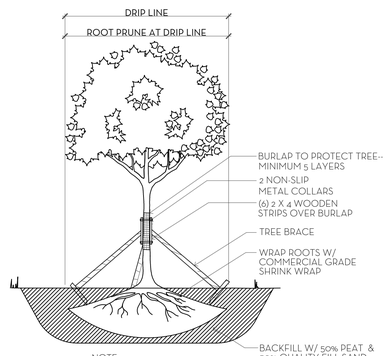
SOD PLANTING DETAIL
N.T.S.

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



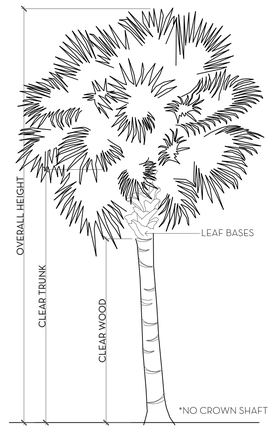
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

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

NIEVERA WILLIAMS DESIGN

751 ISLAND DRIVE

3/24/2026

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
	TREES				
1	Rusty Fig	Ficus rubiginosa	6		16' HT.
2	Green Buttonwood	Conocarpus erectus	4	✓	8' HT, 4' WIDE
3			10	40%	
4	PALMS				
5	Medjool Date Palm	Phoenix dactylifera 'Medjool'	5		16' CT.
6			5		
7	HEDGE/SHRUB				
8	Green Buttonwood	Conocarpus erectus	49	✓	10' HT.
9	Green Island Ficus	Ficus microcarpa 'Green Island'	22		6' HT.
10	Calophyllum	Calophyllum brasiliense	90		6' HT., FTB.
11	Podocarpus	Podocarpus macrophyllus	28		5' HT., FTB.
12	Podocarpus Pringles	Podocarpus macrophyllus 'Pringles'	75		30" HT.
13	Small Leaf Clusia	Clusia guttifera	30		30" HT., FTB.
14	Green Island Ficus	Ficus microcarpa 'Green Island'	60		7 GAL.
15	Green Island Ficus	Ficus microcarpa 'Green Island'	200		3 GAL.
16	Carmona	Carmona microphylla	194		3 GAL.
17	Liriope	Liriope muscari	161		3 GAL.
18	Begonia	Begonia odorata 'Alba'	24		3 GAL.
19	Macho Fern	Nephrolepis biserrata	726	✓	3 GAL.
20	Beach Creeper	Ernodea littoralis	70	✓	3 GAL.
21			1729	49%	
22	SOD				
23	TBD				

Line #	Landscape Legend		
1	**Property Address:**	751 Island Drive	
2	**Lot Area (sq. ft.):**	17,328	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	7,797	7,840 (45.29%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3,898.50	4,228
7	Front Yard LOS (Sq Ft and %)	1,143	2,106 (73.71%)
8	Native Trees %	30% (number of trees)	40%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	49%
10	Native Groundcover %	30% (groundcover area)	N/A

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

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

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

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

751 ISLAND DRIVE

PALM BEACH, FL.

13 APRIL 2026
07 APRIL 2026

NIEVERA WILLIAMS DESIGN

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

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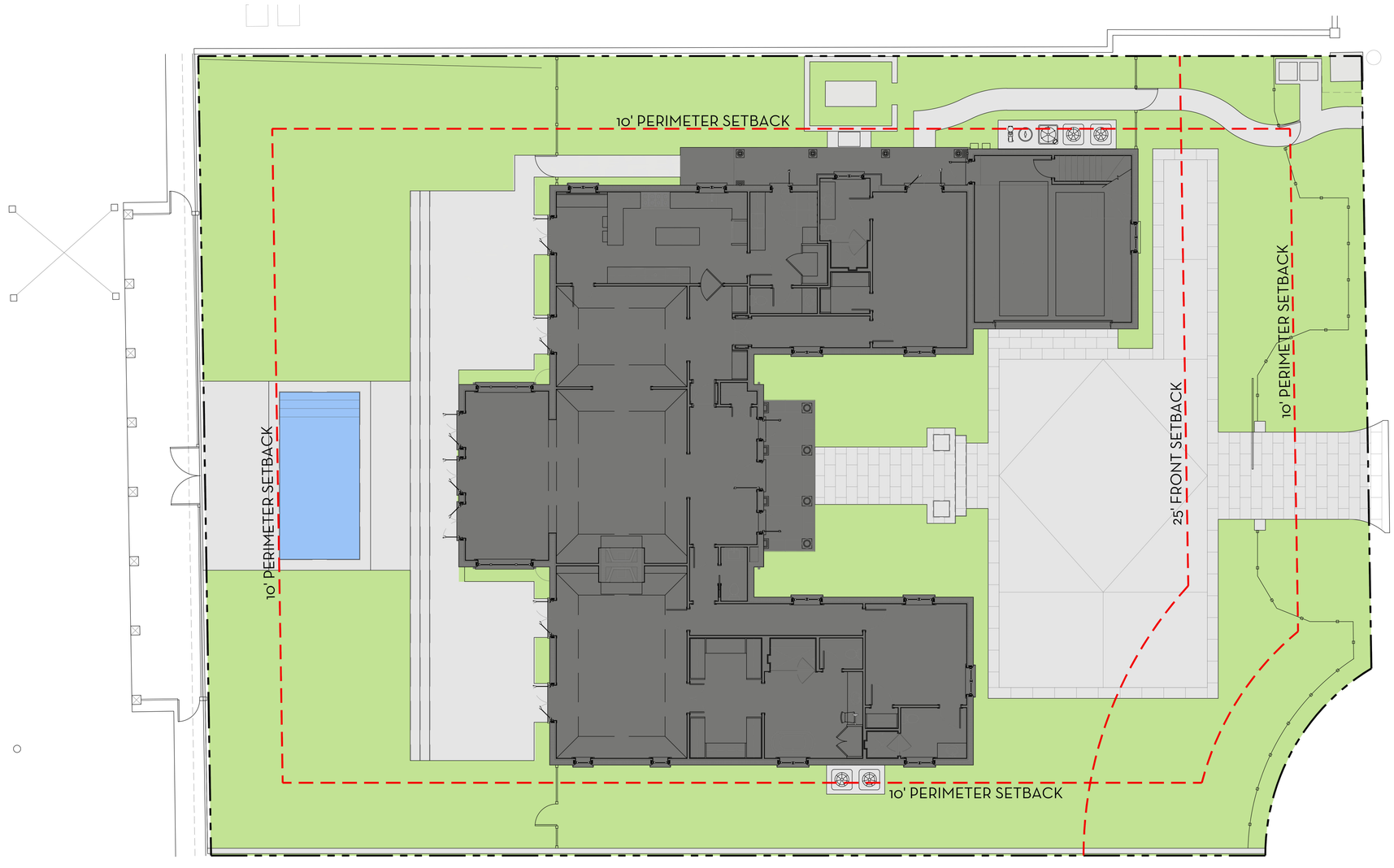
LP2



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	17,328	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	7,797	SQ FT	45%
PROPOSED =	7,848	SQ FT	45.29%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,857	SQ FT	100%
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PROPOSED =	2,106	SQ FT	73.71%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,910	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 7,797 SF) = 3,898.5 REQUIRED		
PROPOSED =	4,228	SQ FT

0 1 4 8 16 FEET

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

N W E S

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

OPEN SPACE DIAGRAM
751 ISLAND DRIVE
PALM BEACH, FL.

13 APRIL 2026
07 APRIL 2026

MARIO F. NIEVERA

State of Florida
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NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
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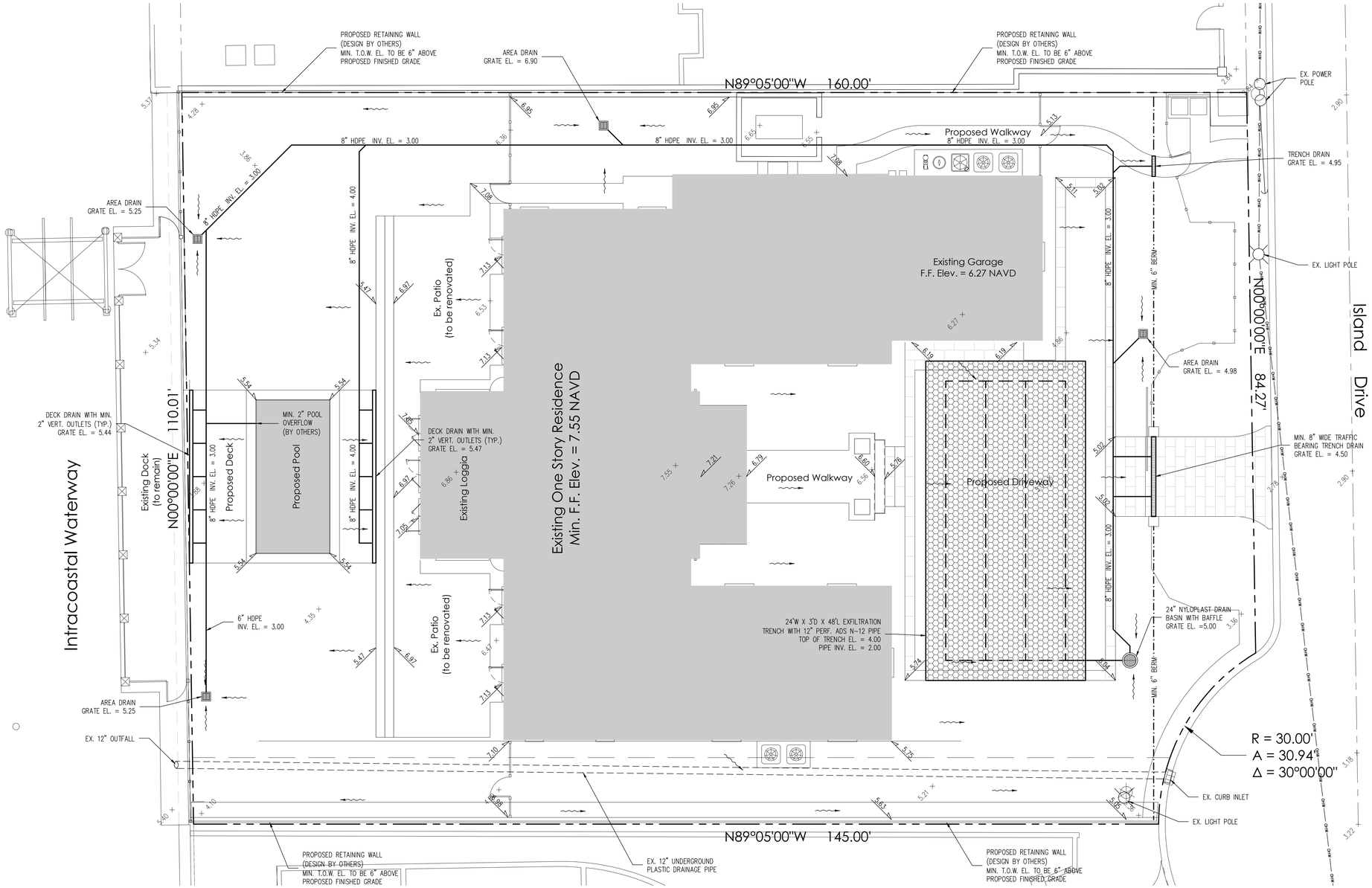
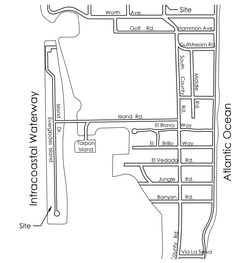
OS1





Legend

- EXISTING ELEVATION PER PROJECT REPRESENTATIVES (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 4 8 16 32

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

Notes:

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

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 17,328 sq.ft.

Drainage Area Impervious Surface = 9,462 sq.ft.

Drainage Area Pervious Surface = 7,866 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 9,462 sq.ft. x 1 ft./12 in. = 1,577 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 7,866 sq.ft. x 1 ft./12 in. = 262 cu.ft.

Total Volume to be Retained = 1,839 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	48	ft
W	=	Trench Width	=	24	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.00	ft
DU	=	Un-Saturated Trench Depth	=	2.50	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	2,183	cu.ft.

Plan Background from Site Plan by Kirchhoff & Assoc. Received 4/10/26

ARC-26-0030

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

811 Know what's below. Call 811 before you dig.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

Conceptual Site Grading & Drainage Plan For:

PROPOSED RENOVATION

751 Island Drive
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2026-0027
Issue Date	04/13/2026
Scale	1/8" = 1'-0"

REVISIONS:

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

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2026.04.13 10:08:59 -04'00'

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

SHEET NUMBER:

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