ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

JULY 29, 2026

9:00 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the June 24, 2026, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. EXTPLAN-26-0003 203 VIA VIZCAYA The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a new, two-story, single-family residence with final hardscape, landscape, and swimming pool improvements. (ORIGINALLY ARC-24-0128 AND APPROVED AT THE MAY 28, 2025 MEETING)

3. ARC-26-0038 218 MIRAFLORES DR. The applicant, Brian & Christina Flaherty (Fernando Wong Outdoor Living Design), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape modifications.

4. ARC-26-0039 (ZON-26-0040) 1236 S OCEAN BLVD. (COMBO) The applicant, John & Margaret Thornton (Kyle Fant, Bartholemew & Partners, architect), has filed an application requesting Architectural Commission review and approval for an office expansion on an existing roof terrace and the addition of a window in the guest bathroom, which requires a variance to expand the non-conforming third floor. The Town Council shall review the application as it pertains to zoning relief/approval.

5. ARC-26-0040 13 VIA VIZCAYA The applicant, 13 Via Vizcaya Investments LLC (Kevin McAlarnen, Representative, Peter Pennoyer, Architect, SMI, Landscape Architect), has filed an application requesting Architectural Commission review and approval for exterior modifications, including a new glazed barrel tile roof, new fenestration openings, modified pergolas, a new entry design, as well as hardscape and landscape adjustments.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

6. OFFICIALS

7. STAFF

8. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

9. **ITEMS PULLED FROM THE CONSENT AGENDA**

10. 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 Represent ative), 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.

11. 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.

12. 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.

13. ARC-26-0027 300 COLONIAL LN. The applicant, Richard and Dragana Connaughton (Elizabeth Connaughton), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new single-family residence site plan.

14. 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. ***This item has been deferred to the August 29, 2026 meeting.***

15. ARC-26-0034 334 CHILEAN AVE. The applicant, Overflow Pad Too LLC (Environment Design

Group), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate with gas lanterns. ***This item has been deferred to the August 26, 2026, meeting.***

16. 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. ***This item has been deferred to the September 23, 2026, meeting.***

NEW BUSINESS

17. ARC-26-0033 (ZON-26-0029) 173 E INLET DR. (COMBO) The applicant, 173 E Inlet Land Trust (Daniel P. Tighe, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a second-story addition to an existing single-story residence, requiring variances. Town Council shall review the application as it pertains to zoning relief/approval.

18. ARC-26-0035 (ZON-26-0028) 1740 S OCEAN BLVD. (COMBO) The applicant, 149 BRAZILIAN LLC (SKA Architect & Planner), has filed an application requesting Architectural Commission review and approval for the addition of a second floor, necessitating three (3) variances. The Town Council shall review the application for zoning relief/approval.

ANY OTHER BUSINESS

MEETING SCHEDULE

19. The next meeting is scheduled for August 26, 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 June 24, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:02 AM in the Town Council Chambers.

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

Members Absent: Kenn Karakul

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

PLEDGE OF ALLEGIANCE

Mr. Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the May 27, 2026, Architectural Commission Meeting

A motion was made by Ms. Patterson and seconded by Ms. Visconti to approve the minutes of the May 27, 2026, meeting as presented. The motion was carried unanimously, 7-0.

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

2. OFFICIALS

No comments were made by Commission members.

3. STAFF

Ms. Churney announced that Ms. Visconti declared a conflict of interest for ARC-26-0029, 418 Seaspray Avenue, at the May 27, 2026, meeting, and had correctly completed the 8B form in accordance with State Law. Ms. Churney also reminded the commission that their Form 1 is due by July 1, 2026.

4. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

5. 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 one disclosed ex parte communications. Ms. Mittner provided staff comments on the project. Presentations were made by Tammy O'Rourke of Spina O'Rourke + Partners and Cory Meyer of Nievera Williams Design.

The Commission reviewed revised plans for the Ambassador redevelopment project, addressing the two remaining conditions of approval: rooftop mechanical equipment screening and vehicular gate design. The applicant presented a reduced rooftop screening design achieved by consolidating mechanical equipment and lowering portions of the enclosure, as well as a redesigned vehicular gate intended to better reflect the building's architecture while meeting FDOT requirements. Commissioners expressed mixed opinions regarding the gate design, with some preferring the previous design and others supporting the revised, more decorative approach. Several commissioners suggested refinements to the gate's proportions, color, and clearance above the pavement. Discussion primarily focused on the rooftop mechanical screening, with Chair Smith and several commissioners expressing concern about its size and visual impact, noting that it appeared comparable to an additional story on the building. Commissioners commented that the project highlighted broader concerns regarding extensive

glazing, rooftop equipment requirements, and future redevelopment standards. Assistant Director James Murphy acknowledged the concerns and indicated the issue could be considered in future planning and zoning discussions. There was no public comment.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve ARC-24-0090, 2720-2730 S. County Blvd., with the following conditions: the gate color shall be of a bronze color as previously shown in April 2026, the toe kick at the bottom of the gate is decreased, and to restudy the method of how the bracket engages with the column on the gate. The motion was carried 4-3, with Messrs. Sammons, Phoenix, and Ms. Connaughton dissenting.

6. 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.

Mses. Connaughton and Catlin disclosed ex parte communications. Mr. Falco provided staff comments on the project. Presentations were made by Kevin Asbacher of Asbacher Architecture and Dustin Mizell of Environment Design Group.

The Commission reviewed revised plans for a new two-story single-family residence at 222 Cherry Lane that had been deferred from the previous meeting for further study. The applicant presented modifications including a reduction in overall building height, smaller window and door openings, the addition of decorative shutters, revisions to the front entry, replacement of a folding door with arched French doors, simplification of the driveway design, removal of lattice from the privacy wall, and increased landscaping for privacy. Commissioners generally acknowledged the applicant's efforts but remained concerned about the overall scale and proportions of the home, particularly the prominence of the garage massing, the relationship of the front entry to the rest of the house, the height and scale of the windows, the size of the chimney, and how the residence would fit within the character of the predominantly one-story streetscape. Several commissioners suggested further study of the front entry, window proportions, materials, lighting, hardscape treatments, and roof design, while opinions differed on the overall architectural concept. Some commissioners felt the house had charm and potential with additional refinement, while others believed the design still appeared oversized for the lot and neighborhood context and warranted substantial further study. There was no public comment.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to defer the ARC-26-0021, 222 Cherry Lane to July 29, 2026, with the direction to remove a foot from the first floor height, restudy the scale of the window heights, the garage, the sconces, the driveway, driveway material, the chimney, and when returning, bring a finished floor cut through section of the windows with a scale figure that is 6 feet tall. The motion was carried 6-1, with Ms. Catlin dissenting.

7. 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.

Several members disclosed ex parte communications. Mr. Falco provided staff comments on the

project. A presentation was made by Gregory Bonner of B1 Architect. Dustin Mizell of Environment Design Group was also present to answer questions.

The Commission reviewed revised plans for a new two-story single-family residence at 230 Plantation Road following a prior deferral for further study. The applicant presented modifications, including narrowing the front portico, reducing bracket sizes, revising window proportions, modifying the front door and lighting, updating architectural details, and refining portions of the rear elevation while maintaining the overall site plan and side-loaded garage configuration. Commissioners generally acknowledged the applicant's efforts and found the architectural style attractive, but continued to express concerns regarding the site planning, particularly the relationship of the front-facing garage to the house, the large front yard and limited rear yard, the proximity of the garage to the front entry, and the overall functionality of the driveway and parking arrangement. Additional comments focused on the scale and detailing of the front entry, portico, railing, windows, chimney, lighting, materials, and garage doors. Several commissioners suggested that the garage be redesigned to appear more like a detached carriage house or be better integrated into the overall composition, while others recommended further study of the entry sequence and architectural details. Although commissioners generally supported the home's architectural character, there was consensus that additional revisions were needed to improve the site planning, proportions, and the overall relationship of the house to the lot and the surrounding neighborhood. There was no public comment.

A motion was made by Mr. Phoenix and seconded by Ms. Visconti to defer ARC-26-0024 to July 29, 2026, with the direction to restudy the following items: front door, the railing, lighting, brackets, garage doors, setback, chimney, and windows. The motion was carried unanimously, 7-0.

8. 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. *This item has been deferred to the July 29, 2026, meeting.*

Note: This item was deferred to the meeting on July 29, 2026, with the approval of the agenda.

9. 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 application no longer requires Commission review.*

Note: This item was withdrawn with the approval of the agenda.

NEW BUSINESS

10. ARC-26-0027 300 COLONIAL LN. The applicant, Richard and Dragana Connaughton (Elizabeth Connaughton), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new single-family residence site plan.

No one disclosed ex parte communications. Ms. Pardue provided staff comments on the project.

Elizabeth Connaughton declared a conflict of interest and left the dais during the discussion. A presentation was made by Homeowner Richard Connaughton.

The Commission reviewed a request to modify the previously approved site plan for a new residence at 300 Colonial Lane by replacing an approved east-side masonry wall with a drainage curb and black vertical picket fence screened by landscaping, along with related modifications to the mechanical equipment enclosure. The homeowner explained that construction requirements resulted in an oversized footer that would significantly impact the approved landscaping and limit the ability to maintain adequate screening vegetation. The proposed revision would preserve the existing dense hedge and supplement it with additional landscaping while maintaining required screening for mechanical equipment. Neighbor Susan Leas at 292 Colonial Lane spoke in opposition to the request, expressing concerns that a fence and landscaping would not provide the same level of privacy, visual buffering, noise mitigation, or permanence as the previously approved masonry wall. Commissioners discussed the existing landscape buffer, visibility from the neighboring property, ownership and maintenance of the existing hedge, screening requirements for mechanical and pool equipment, and the practical impacts of constructing the approved wall. While several commissioners noted that landscaping can often provide more attractive screening than a wall, questions remained regarding the technical and engineering aspects of the proposed revision, the existing site conditions, and the previously approved wall configuration.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer ARC-26-0027, 300 Colonial Lane, to the July 29, 2026, meeting to allow the applicant to provide responses to the Commission's technical questions and submit photographs of the existing conditions and renderings of the proposed conditions. The motion carried 6-1, with Mr. Sammons dissenting.

11. ARC-26-0034 334 CHILEAN AVE. The applicant, Overflow Pad Too LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for the installation of a vehicular gate with gas lanterns.

Mr. Phoenix disclosed ex parte communications. Ms. Pardue provided staff comments on the project. A presentation was made by Dustin Mizell of Environment Design Group.

The Commission reviewed a request to install vehicular gates, a trash enclosure, and gas lanterns at a recently completed single-family residence at 334 Chilean Avenue. The applicant explained that the proposed trash enclosure and vehicular gate had originally been contemplated during the design process but were removed during construction due to neighbor concerns, and were now being requested by the homeowner primarily to create an enclosed area for their dogs. The proposed gate and enclosure were designed to match the existing architectural features, including the pedestrian gates, front door, wood materials, iron detailing, and lanterns. Commissioners generally found the trash enclosure acceptable but expressed concerns about the vehicular gate's scale, width, and visual heaviness within the streetscape. Discussion focused on whether the gate should be redesigned as a pair of swinging gates rather than a sliding gate, reducing its visual mass, improving its proportions, and creating a more welcoming appearance. Several commissioners commented that the proposed gate appeared overly dominant and defensive for the site, while others acknowledged the homeowner's functional need for pet containment. Additional comments addressed the proposed lanterns, with suggestions to reduce their size, number, or prominence. The Commission generally encouraged the applicant to return with a revised gate design that better balanced functionality with the residence's character and

the surrounding streetscape.

A motion was made by Mr. Phoenix and seconded by Ms. Connaughton to approve the trash enclosure gate for ARC-26-0034, 334 Chilean Avenue, to use smaller sconces or a flat-back lantern on the front pilasters, and to deny the driveway gate.

A discussion ensued on the motion.

An amended motion was made by Mr. Phoenix and seconded by Ms. Catlin to approve the trash enclosure gate for ARC-26-0034, 334 Chilean Avenue, and to defer the remaining project with a restudy of the light fixtures and the front driveway gate. The motion carried 5-2, with Ms. Connaughton and Mr. Smith dissenting.

ANY OTHER BUSINESS

Commissioners discussed concerns regarding the scale and appearance of the recently installed traffic signal and streetlight infrastructure, noting that some installations appeared oversized and out of character with the Town's aesthetic. Staff explained that certain improvements may be required by outside agencies and advised that the matter was not within the Commission's jurisdiction. Assistant Director James Murphy stated that staff would bring the Commission's concerns to the Town Council and explore potential design guidelines or review processes for future public infrastructure projects.

MEETING SCHEDULE

12. The next meeting is scheduled for July 29, 2026

ADJOURNMENT

A motion was made by Ms. Visconti and seconded by Mr. Phoenix to adjourn the meeting at 11:17 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

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Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: EXTPLAN-26-0003 203 VIA VIZCAYA The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a new, two-story, single-family residence with final hardscape, landscape, and swimming pool improvements. (ORIGINALLY ARC-24-0128 AND APPROVED AT THE MAY 28, 2025 MEETING)

Date: 7/22/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING
Fee-Related

EXTPLAN-26-0003 203 VIA VIZCAYA. The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements. (ORIGINALLY ARC-24-0128 AND APPROVEDAT THE MAY 28, 2025 MEETING)

Applicant:	Paul Z. Okean
Architecture:	Solstice Planning and Architecture (Jonathan Grant Parks, AIA)
Landscape:	Paradelo Burgess Design Studio (Andres Paradelo)

HISTORY:

Application ARC-24-0128 (ZON-24-0093) for the construction of a new two-story residence, including final hardscape, landscape, and a swimming pool on a vacant parcel at 203 Via Vizcaya, was approved by ARCOM at its May 28, 2025 meeting. Following ARCOM approval, the application was heard by Town Council, which granted both a variance for reduced open landscape and a Special Exception for reduced lot depth.

THE PROJECT:

The applicant is requesting a one-year extension of time to the following previously approved project: prior plans submitted entitled "PROPOSED NEW CONSTRUCTION: 203 VIA VIZCAYA." as prepared by **Solstice Planning and Architecture**, uploaded and dated to the Town May 5, 2025.

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-A	**Future Land Use**	SINGLE-FAMILY
Crown of Road	3.94’ NAVD	**FEMA Flood Zone**	Zone AE 8’ NAVD
Lot Width	194’-6”	**Lot Depth**	141’-9”
Lot Area	26,789 SF	**Enclosed Square Footage**	8,437 SF
Lot Coverage	24.6% (6,577 SF)	**Finished Floor Elevation**	9.0’ NAVD
Landscape Open Space	46.04%	**Front Yard Open Space**	78%
Surrounding Properties / Zoning			
North	854 N County Rd | Residence / R-A		
South	13 Via Vizcaya & 14 Via Vizcaya | Residence(s) / R-A		
East	4 Via Vizcaya | Residence / R-A		
West	22 Via Vizcaya | Residence / R-A		

STAFF ANALYSIS

The applicant is requesting a one-year extension of time for the approved project.



ARCOM Development Order:

- Approval Date: May 28, 2025
- Expiration Date: May 28, 2026
- Proposed Expiration Date: May 28, 2027

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

Gunster

Our File Number: 67621-00001
Writer's Direct Dial: (561) 650-0752
Writer's E-Mail Address: jlindgren@gunster.com

May 27, 2026

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

Re: Request for 12-Month ARCOM Time Extension for 203 Via Vizcaya – ARC-24-0128

The Town of Palm Beach's Architectural Commission ("ARCOM") approved the construction of a new home at 203 Via Vizcaya on April 23 and May 28, 2025 with the approval of application ARC-24-0128 (see attached). Because the application was approved a few months prior to the Town extending the approval period for ARCOM approvals to two (2) years, the approval will expire this month. Therefore, we are requesting a 12-month extension for ARCOM's approval, which would extend the approval to May 28, 2027.

The need for this time extension request is based on the property owner's involvement in another construction project off-island, and needing more time to finalize the construction documents and plans, as well as securing a general contractor to do the construction work.

An enormous amount of time and effort has already gone into the design of this home, and we sincerely wish to pursue the construction of the project so that the owner can move into their new home.

Sincerely,

John C. Lindgren II

John Lindgren, AICP

TOWN OF PALM BEACH

Planning, Zoning & Building Department

DEVELOPMENT ORDER (ARCOM)

File: ARC-24-0128 (ZON-24-0093)
Property: 203 Via Vizcaya
Meeting Date: April 23, 2025

The Architectural Commission (ARCOM) approved the construction of a new two-story residence (6-1) in accordance with Section 18-205 of the Town Code with the following condition(s) to be included as part of this Development Order:

1. **Applicant shall lower back wall of the fountain.**
2. **Applicant shall restudy the proposed exterior lighting and submit for review and approval by Staff.**
3. **Applicant shall return to the May 28, 2025 ARCOM meeting for review and approval of the front entry details providing relief.**

Additionally, the Commission found that implementation of the proposed remaining variances will not cause negative architectural impact to the subject property (7-0).

Provided, the applicant builds substantially in accordance with the approved plans, as prepared and submitted by **Solstice Planning Architecture** on April 7, 2025, as approved by ARCOM, and as determined by staff.

Approval of this application by the ARCOM does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Town Council approval and the necessary building permits. A building permit for the work authorized under this approval must be obtained within one year from the date of approval or said approval will expire.

When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Commission and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order. A copy of all pages of the Development Order shall be scanned into the plans submitted for a building permit and shall be located immediately after the front cover page of the permit plans.

Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the Commission and shall be subject to all conditions of approval herein, unless otherwise modified by the Commission. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

This Development Order shall serve as the written finding of the ARCOM in accordance with Section 18-203(4).

Dated this 25th day of April, 20 25.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
ARCHITECTURAL COMMISSION

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Bradley Falco, Design & Preservation Planner (PM)

TOWN OF PALM BEACH

Planning, Zoning & Building Department

DEVELOPMENT ORDER (ARCOM)

File: ARC-24-0128 (ZON-24-0093)
Property: 203 Via Vizcaya
Meeting Date: May 28, 2025

The Architectural Commission (ARCOM) approved the construction of a new single-family residence with associated landscape and hardscape (7-0) accordance with Section 18-205 of the Town Code with the following condition(s) to be included as part of this Development Order:

1. **Applicant shall increase the depth of the window reveal.**

Provided, the applicant builds substantially in accordance with the approved plans, as prepared and submitted by **Solstice Planning and Architecture** on May 5, 2025, as approved by ARCOM, and as determined by staff.

Approval of this application by the ARCOM does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Town Council approval and the necessary building permits. A building permit for the work authorized under this approval must be obtained within one year from the date of approval or said approval will expire.

When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Commission and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order. A copy of all pages of the Development Order shall be scanned into the plans submitted for a building permit and shall be located immediately after the front cover page of the permit plans.

Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the Commission and shall be subject to all conditions of approval herein, unless otherwise modified by the Commission. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

This Development Order shall serve as the written finding of the ARCOM in accordance with Section 18-203(4).

Dated this 29th day of May, 20 25.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
ARCHITECTURAL COMMISSION

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Bradley Falco, Design & Preservation Planner (PM)

SOLSTICE
Planning and Architecture

PROPOSED NEW CONSTRUCTION :

203 VIA VIZCAYA

PALM BEACH, FLORIDA 33480

TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA



DESIGN TEAM

ARCHITECT:

SOLSTICE PLANNING AND ARCHITECTURE
JONATHAN PARKS, AIA, AR-0017714
1900 MAIN STREET, #202
SARASOTA, FLORIDA 34236
p (941) 365- 5721
e jparks@solsticearchitects.com

SURVEYOR:

GT SURVEYOR SERVICES INC.
GINO FURLANO, 5044
1660 SOUTHERN BLVD, UNIT K
WEST PALM BEACH, FLORIDA 33406
p (561) 753- 0353
e gtsurveying@gmail.com

LANDSCAPE ARCHITECT:

PARADELO BURGESS DESIGN STUDIO
JONATHAN BURGESS, LA6667220
1177 CLARE AVENUE, #7
WEST PALM BEACH, FLORIDA 33401
p (561) 951-7525
e info@paradeloburgess.com

CIVIL ENGINEER:

CIVIL ENGINEERING CONSULTING, INC.
ANDRE M. WEBSTER, PE 87358
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FLORIDA 33436
p (561) 847-0398
e andre@cec-fl.com

SCOPE OF WORK

PROPOSED A NEW TWO-STORY
SINGLE-FAMILY RESIDENCE

NEW SITE-WIDE LANDSCAPE
NEW SITE-WIDE HARDSCAPE

SUBMITTALS

PROJECT NUMBER :	ARC-24-0128 ZON-24-0093
ARCOM :	01.29.2024
TOWN COUNCIL :	00.00.0000
PRE-APPLICATION :	10.14.2024
FIRST SUBMITTAL :	11.26.2024
STAFF REVIEW ISSUED :	12.09.2024
SECOND SUBMITTAL :	12.16.2024
NTP ISSUED :	12.23.2024
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CSS COSNTRUCTION SCREENING PLAN
CSS CONSTRUCTION STAGING PLAN

TL TRUCKING LOGISTICS PLAN

PROJECT
PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS
203 VIA VIZCAYA PALM BEACH FL, 33480

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REVISIONS

No.	Date	Description

TOWN OF PALM BEACH
FINAL SUBMITTAL

PROJECT NUMBER:
ARC-24-0128
ZON-24-0093
NOT FOR CONSTRUCTION

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SCALE

DRAWN BY

CHECKED BY
JP

DATE ISSUED	PLOT DATE
05/05/2025	05/05/2025

SHEET TITLE
COVER SHEET

SEAL
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
C0.00

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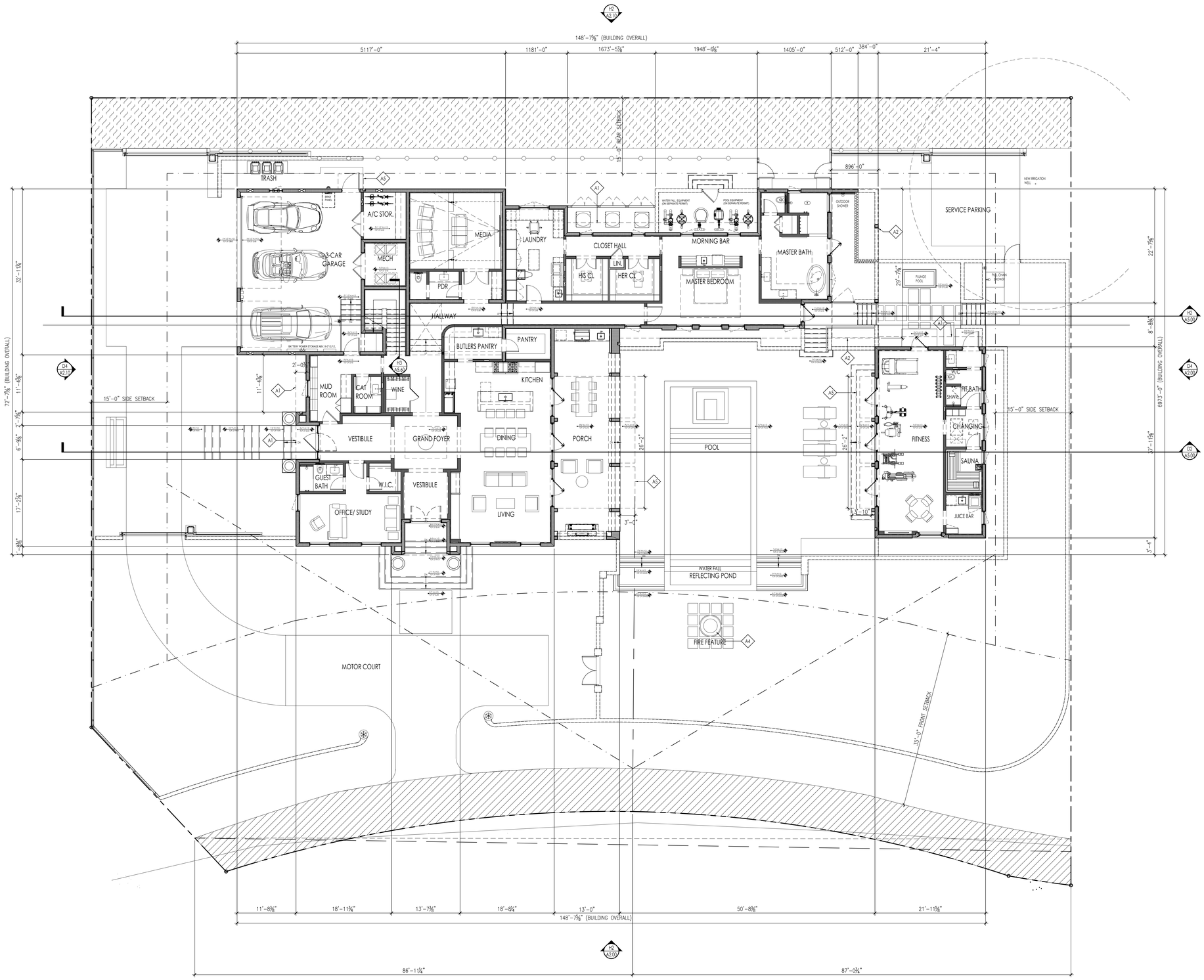

H1 / A1.10 FIRST FLOOR OVERALL PLAN

SCALE 1/8" = 1'-0" (PAPER SIZE 30"x42")
SCALE 3/32" = 1'-0" (PAPER SIZE 24"x36")

GRAPHIC SCALE : 1/8" = 1'
0' 2' 4' 8' 16'

N

FLOOR PLAN KEY NOTES

- A1 EDGE OF ROOF OVERHANG
- A2 OPEN TRELLIS
- A3 FLOOD VENT
- A4 FIRE FEATURE
- A5 FIXED AWNING
- A6 —
- A7 —
- A8 —
- A9 —
- A10 —
- A11 —
- A12 —
- A13 —
- A14 —
- A15 —
- A16 —
- A17 —
- A18 —
- A19 —
- A20 —
- A21 —
- A22 —
- A23 —
- A24 —

FLOOR PLAN LEGEND

- REINFORCED MASONRY WALL
- 2 x 4 STUD WALLS & 2 x 6 STUD WALLS
- CONCRETE SLAB
- CONCRETE FOOTING
- CONCRETE COLUMN / WALLS SEE STRUCTURAL DWG. (TYP. WHERE SHOWN)
- STEEL POST SEE STRUCTURAL DWG. (TYP. WHERE SHOWN)
- FILLED CMU CELL
- CERAMIC TILE (FLOOR & CIELING)

NOTE: FOR DETAILED WALL/BUILDING TYPE SYSTEMS SEE SHEET A0.0

PROJECT
PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS
203 VIA VIZCAYA PALM BEACH FL. 33480

ARCHITECT

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Approved By:	Approved By:
Date	Date

REVISIONS

No.	Date	Description

TOWN OF PALM BEACH
FINAL SUBMITTAL

PROJECT NUMBER:
ARC-24-0128
ZON-24-0093
NOT FOR CONSTRUCTION

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SCALE	1/8" = 1'-0"
DRAWN BY	RDW
CHECKED BY	JP
DATE ISSUED	05/05/2025
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SHEET TITLE	FIRST FLOOR OVERALL PLAN
SEAL	
PROJECT NUMBER	24-10
SHEET NUMBER	A1.10

JONATHAN GRANT PARKS
AR-0017714

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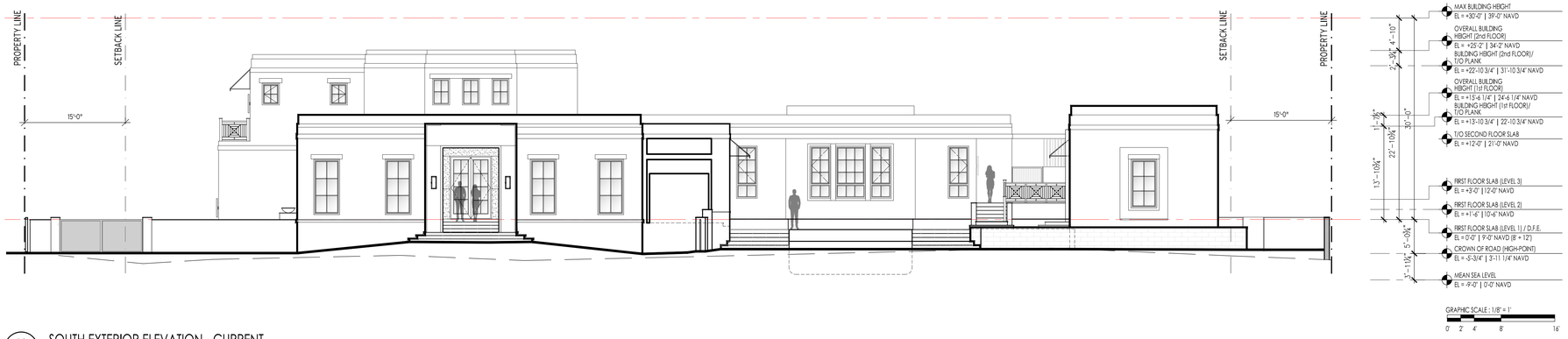
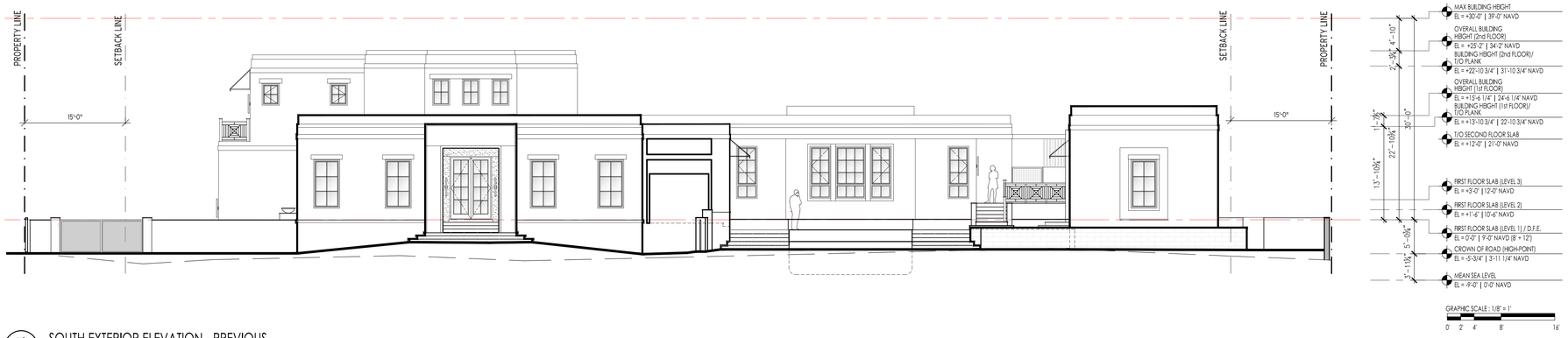


D2
A2.01

SOUTH EXTERIOR ELEVATION - CURRENT

SCALE 1/8" = 1'-0" (PAPER SIZE 30"x42")



H2
A2.01

SOUTH EXTERIOR ELEVATION - PREVIOUS

SCALE 1/8" = 1'-0" (PAPER SIZE 30"x42")

PROJECT

PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL. 33480

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Date

REVISIONS

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TOWN OF PALM BEACH
FINAL SUBMITTAL

PROJECT NUMBER:
ARC-24-0128
ZON-24-0093
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SCALE
1/8" = 1'-0"

DRAWN BY

CHECKED BY
JP

DATE ISSUED	PLOT DATE
05/05/2025	05/05/2025

SHEET TITLE
EXTERIOR ELEVATION
SOUTH

SEAL

JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A2.01

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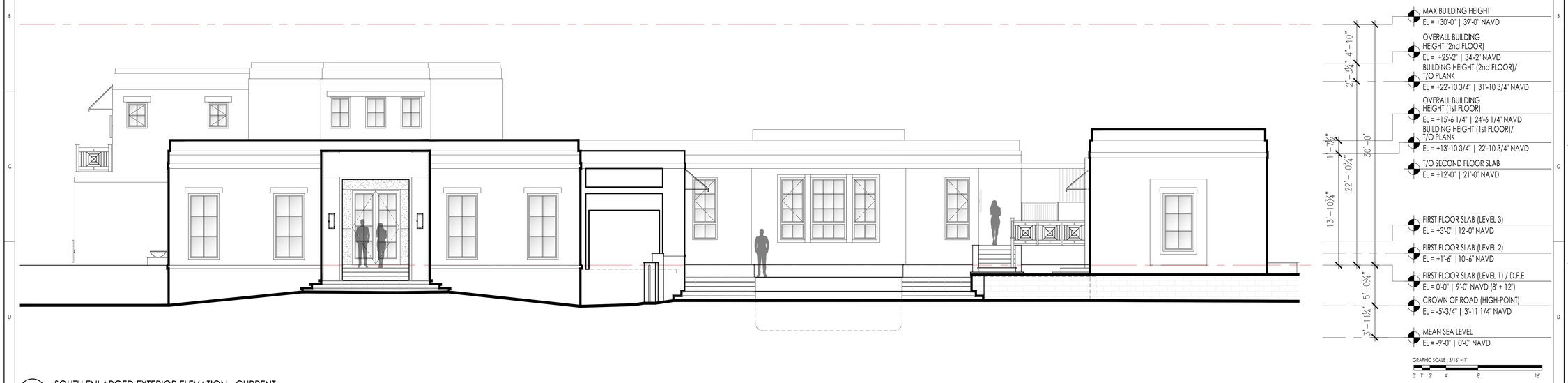
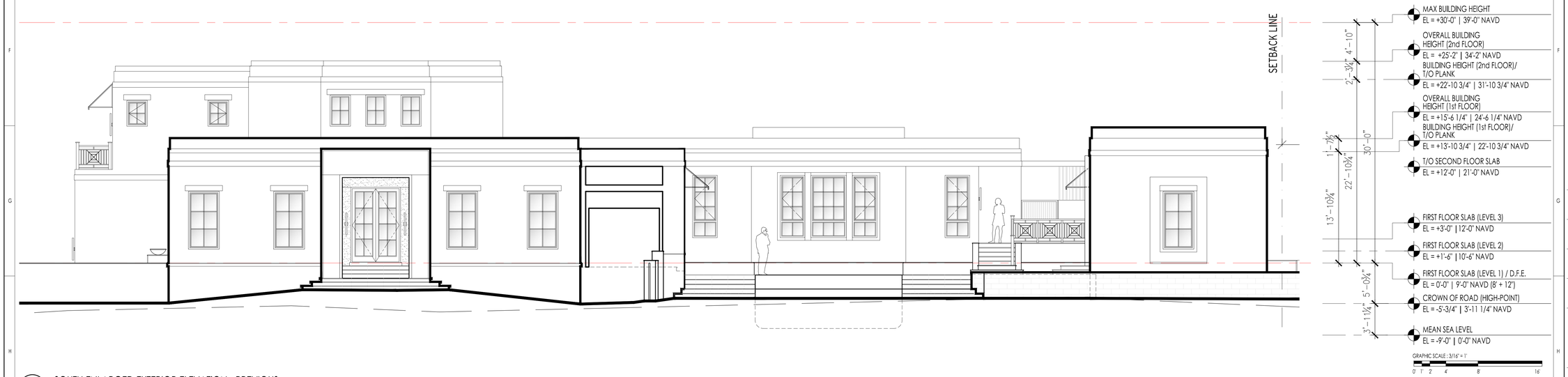


D1 / A2.31 SOUTH ENLARGED EXTERIOR ELEVATION - CURRENT

SCALE 3/16" = 1'-0" (PAPER SIZE 30"x42")



H1 / A2.31 SOUTH ENLARGED EXTERIOR ELEVATION - PREVIOUS

SCALE 3/16" = 1'-0" (PAPER SIZE 30"x42")

PROJECT

PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

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DRAWN BY

CHECKED BY
JP

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SHEET TITLE
ENLARGED EXTERIOR ELEVATION SOUTH

SEAL

JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A2.31

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D1 / A3.00 SOUTH EXTERIOR ELEVATION - CURRENT

N.T.S.



D1 / A3.00 SOUTH EXTERIOR ELEVATION - PREVIOUS

N.T.S.

PROJECT

PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL. 33480

ARCHITECT

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FINAL SUBMITTAL

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SCALE
-

DRAWN BY

CHECKED BY
JP

DATE ISSUED
05/05/2025

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05/05/2025

SHEET TITLE
COLOR ELEVATIONS
- SOUTH

SEAL

JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A3.00

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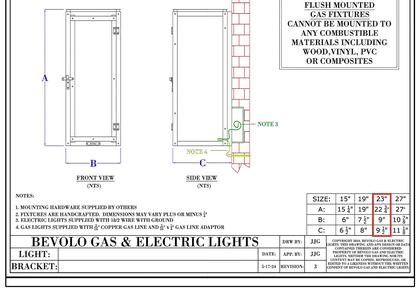
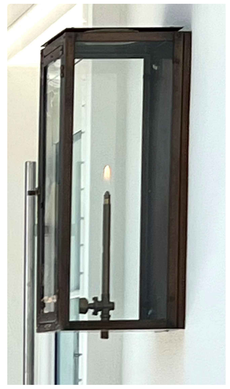


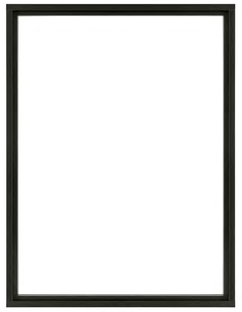


B1 A3.40 EXTERIOR WALL LIGHT - BEVOLO GAS - COPPER

AT FRONT AND SECONDARY ENTRY



B3 A3.40 EL TORO ZOYSIA GRASS



FINISH: BRONZE KYNAR

Exterior View

B6 A3.40 MARVIN - COASTLINE - PICTURE WINDOW - BRONZE KYNAR



FINISH: BRONZE KYNAR

Exterior View

B8 A3.40 MARVIN - COASTLINE - DOOR - BRONZE KYNAR



D3 A3.40 COQUINA STEPS



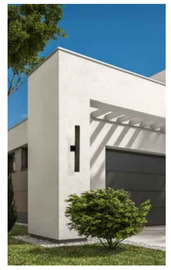
FINISH: BRONZE KYNAR

D6 A3.40 MARVIN - COASTLINE - MUNTINS - BRONZE KYNAR



FINISH: BRONZE KYNAR

D8 A3.40 MARVIN - COASTLINE - CASEMENT WINDOW - BRONZE KYNAR



B1 A3.40 EXTERIOR WALL LIGHT - Z LITE - COLOR WHITE



F3 A3.40 ROOF - WHITE TPO



F6 A3.40 OVERHEAD DOOR- GARAGE DOOR - PECKY CYPRESS (WEST)



F6 A3.40 WOOD CLADING + SIDING - PECKY CYPRESS



D1 A3.40 EXTERIOR WALL LIGHT - BEACHSIDE LIGHTING - COLOR WHITE

AT REAR GARAGE DOOR



H3 A3.40 COQUINA STONE



B1 A3.40 AWNING CLOTH - SUNBRELLA - FERN CLASSIC



H8 A3.40 EXTERIOR MATERIAL - SAND FIN. STUCCO - SHERWIN WILLIAMS SW 7006 EXTRA WHITE

PROJECT

PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL. 33480

ARCHITECT

SOLSTICE
Planning and Architecture

1900 MAIN STREET SUITE 202
SARASOTA, FLORIDA 34236
tel: 941.365.5721 fax: 941.365.5720
e: jparks@solsticearchitects.com
AR-0017714

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Date

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Date

REVISIONS

No. Date Description

TOWN OF PALM BEACH
FINAL SUBMITTAL

PROJECT NUMBER:
ARC-24-0128
ZON-24-0093

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SCALE
-

DRAWN BY

CHECKED BY
JP

DATE ISSUED
05/05/2025

PLOT DATE
05/05/2025

SHEET TITLE
EXTERIOR MATERIALS

SEAL

JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A3.40

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D1
A7.50
N.T.S.

RENDERING - FRONT ENTRY - CURRENT



H1
A7.50
N.T.S.

RENDERING - FRONT ENTRY - PREVIOUS

PROJECT

PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL. 33480

ARCHITECT

SOLSTICE
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TOWN OF PALM BEACH
FINAL SUBMITTAL

PROJECT NUMBER:
ARC-24-0128
ZON-24-0093

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SCALE
-

DRAWN BY

CHECKED BY
JP

DATE ISSUED
05/05/2025

PLOT DATE
05/05/2025

SHEET TITLE
RENDERING

SEAL

JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A7.50

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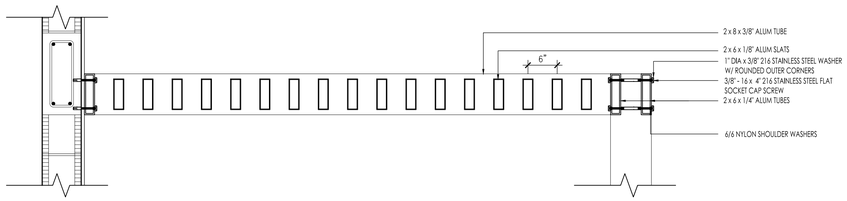
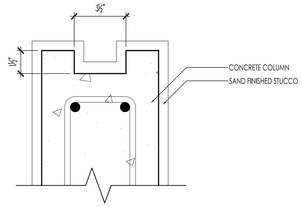


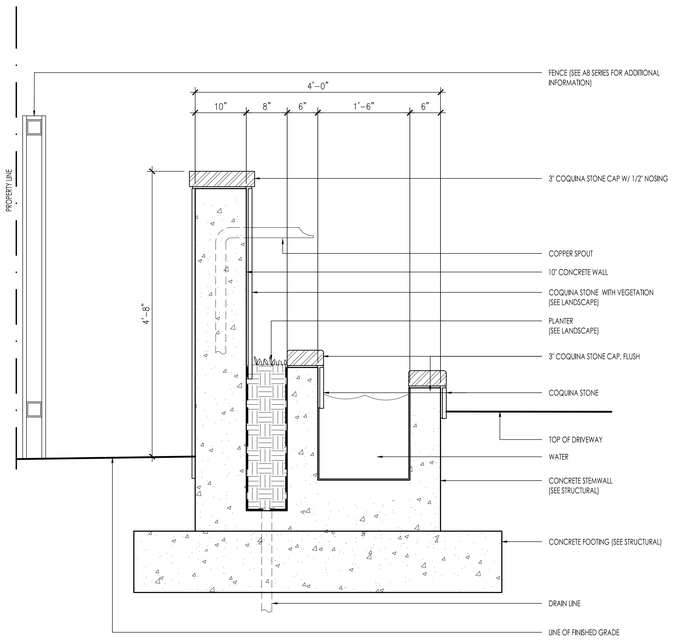
B1 / A4.00 **TRELLIS DETAIL**

SCALE 1" = 1'-0" (PAPER SIZE 30"x42")



D1 / A4.00 **LIGHTED COLUMN DETAIL - COURT YARD**

SCALE 3" = 1'-0" (PAPER SIZE 30"x42")



H1 / A4.00 **WATER FEATURE SECTION DETAIL**

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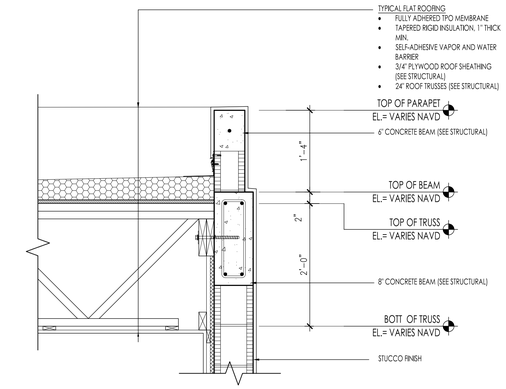

B6 / A4.00 **TYPICAL PARAPET DETAIL**

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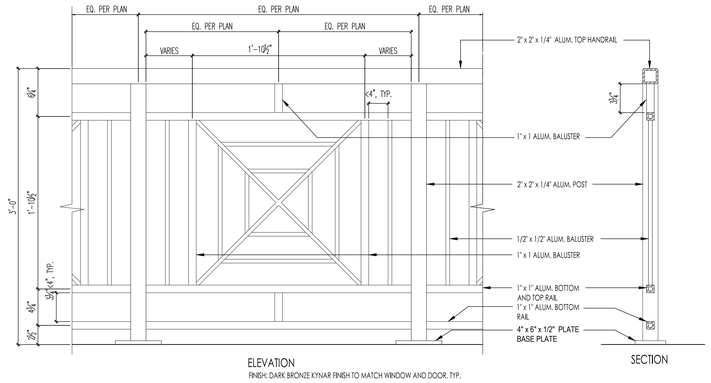
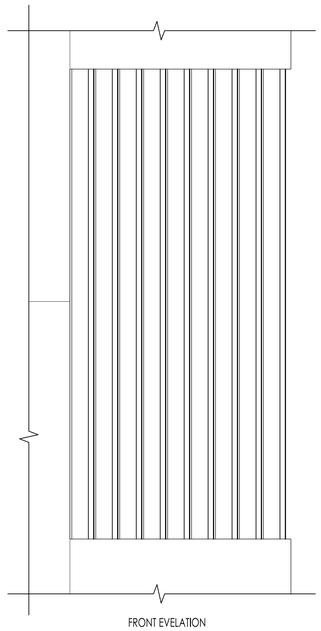


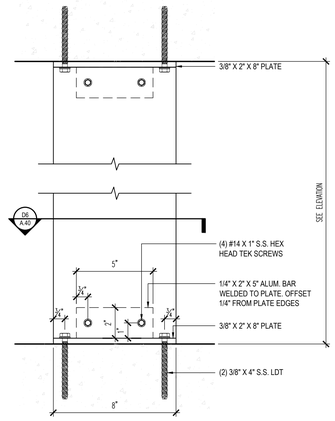
FINISH: DARK BRONZE KYNAR FINISH TO MATCH WINDOW AND DOOR, TYP.

D6 / A4.00 **TYPICAL RAILING DETAIL**

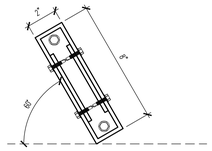
SCALE 1-1/2" = 1'-0" (PAPER SIZE 30"x42")



FRONT EVELATION



FRONT SECTION



CROSS SECTION

H6 / A4.00 **LOUVER DETAILS**

SCALE NTS

PROJECT

PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL. 33480

ARCHITECT

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Date

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Date

REVISIONS

No.	Date	Description

TOWN OF PALM BEACH
FINAL SUBMITTAL

PROJECT NUMBER:
ARC-24-0128
ZON-24-0093
NOT FOR CONSTRUCTION

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SCALE
-

DRAWN BY
RDW

CHECKED BY
JP

DATE ISSUED	PLOT DATE
05/05/2025	05/05/2025

SHEET TITLE
ARCHITECTURAL DETAILS

SEAL
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A4.00

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ARC # 24-0128 |ZON-24-0093 REV3
MEETING DATE - 5/28/2025



DOMINICAN CORAL FOUNTAIN BASIN CAP

DOMINICAN CORAL VENEER

NOTE - FOUNTAIN INERIOR - TILE BASIN W/ BUBBLER JETS

DOMINCAN CORAL DRIVEWAY ARRIVAL CARPET
12X24 STAGGERED PATTERN W/ ZOYSIA JOINT

MOTORCOURT FOUNTAIN DETAIL - ELEVATION

SCALE - 3/4"= 1-0"



DOMINICAN CORAL STONE WALKWAY & TREADS/RISERS
12X24 STAGGERED PATTERN

SOUTH ENTRY STEPS/LANDING

SCALE - 3/4"= 1-0"

PARADELO | BURGESS
design studio
1177 CLARE AVENUE #7
WEST PALM BEACH, FLORIDA 33401
561.951.7525 | INFO@PARADELOBURGESS.COM

PROPOSED HARDSCAPE ELEMENT DETAILS

OKEAN RESIDENCE
203 VIA VIZCAYA
PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

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HD1

DATE:
05 MAY 2025

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0038 218 MIRAFLORES DR. The applicant, Brian & Christina Flaherty (Fernando Wong Outdoor Living Design), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape modifications.

Date: 7/22/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0038 218 MIRAFLORES DR. The applicant, Brian & Christina Flaherty (Fernando Wong Outdoor Living Design), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape modifications.

Applicants: Brian & Christina Flaherty
Representative: Fernando Wong Outdoor Living Design

HISTORY:
Originally constructed in 1993 the residence at 218 Miraflores Drive has undergone many modifications to the property including a single-story addition in 2012 under application number B-006-2012. In 2019 a second story addition was approved under application B-19-78392.

THE PROJECT:
The applicant has submitted exhibits, entitled "218 Miraflores Dr" as prepared by Fernando Wong, uploaded July 2, 2026.

The following scope of work is proposed:

- New swimming pool with sitewide landscape and hardscape changes.

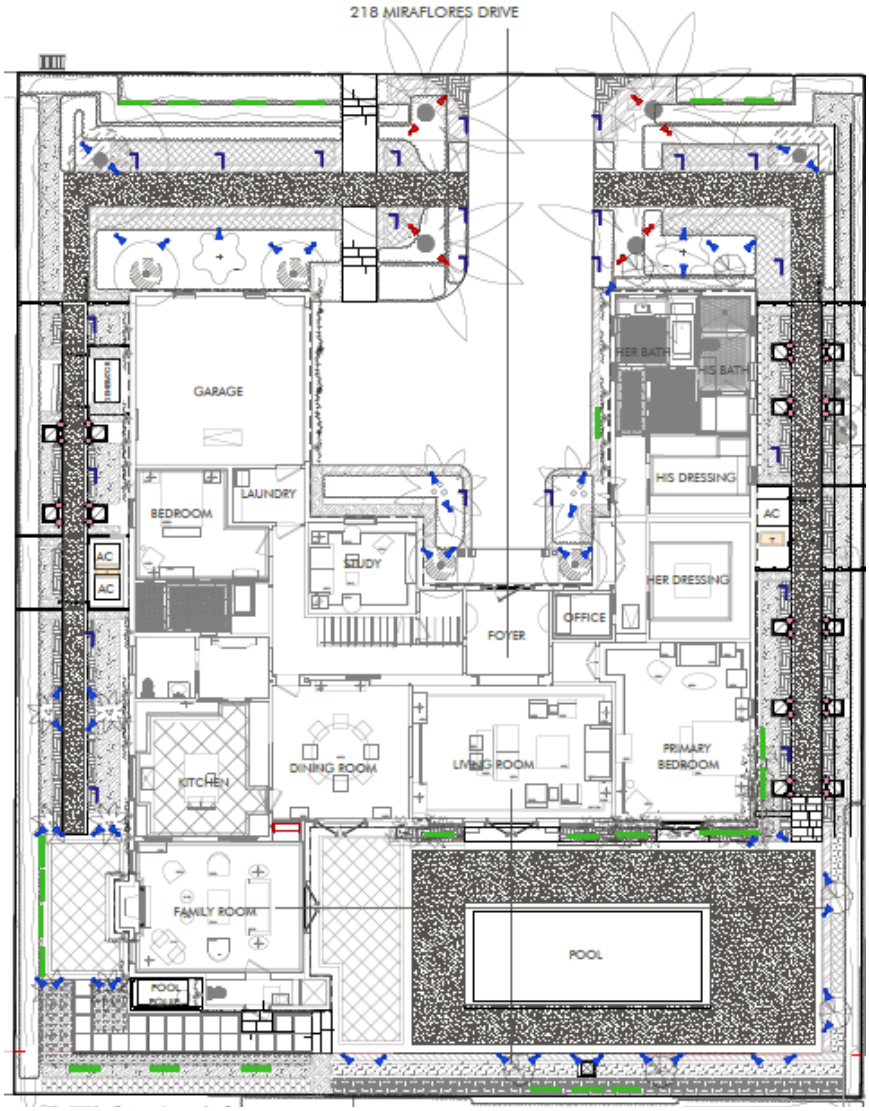
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	Existing: 12,080 SF	**Lot Width** **Lot Depth**	100’ 120’
Lot Coverage	Existing: 30%	**Landscape Open Space**	Required: 45% Proposed: 45.1%
Front Yard Landscape Open Space	Required: 40% Proposed: 81.8%	**Perimeter Landscape Open Space**	Required: 50% Proposed: 82.5%
Neighboring Properties / Zoning			
North	217 Miraflores Dr | Residence / R-B		
South	205 Via Tortuga | Residence / R-B		
East	210 Miraflores Dr | Residence / R-B		
West	222 Miraflores Dr | Residence(s) / 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 applicant is proposing comprehensive site improvements, including the removal of portions of the existing landscape and hardscape, as well as the existing swimming pool.

Within the front yard, additional landscaping will be installed to complement the existing hedges, and grass pathways are proposed to provide access to both the east and west side yards.

In the rear yard, the proposal includes a new limestone patio, a limestone sculpture overlooking the new swimming pool, and associated landscape enhancements. Sitewide landscape lighting is also proposed.



PROPOSED SITE PLAN - LIGHTING



PROPOSED POOL SCUPLTURE

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

FERNANDO WONG
OUTDOOR LIVING DESIGN

Town of Palm Beach
Architectural Commission (ARCOM)
360 South County Road
Palm Beach, FL 33480

May 28, 2026

Property: 218 Miraflores Dr, Palm Beach FL 33480

To whom it may concern:

The office of Fernando Wong Outdoor Living Design is pleased to submit our ARCOM Minor development review application.

- Pool Improvements
    - New swimming pool, size 27'L x 10'W
- Hardscape Improvements
    - Reduction of the existing hardscape patio/deck area at the rear yard
    - New Limestone patio at the west side yard
    - New stairs at the front of the residence
- Landscape Improvements
    - Protection and preservation of the existing hedge plants and existing palm trees
    - New landscaping in front of the existing hedges

Kind Regards,

Yu "Kelly" Chen
Project Manager
Fernando Wong Outdoor Living Design

FINAL SUBMISSION

218 Miraflores Drive,

Palm Beach, FL

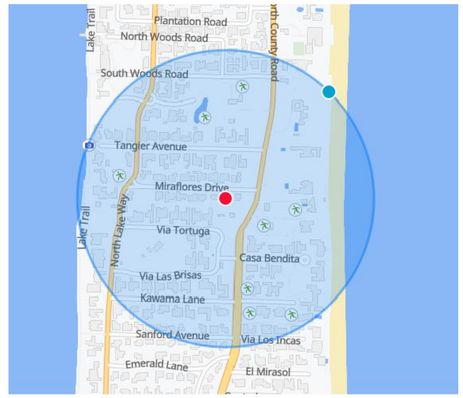
ARC-26-0036

DRAWING INDEX

Sheet No.	Sheet Title
CS	COVER SHEET
S-100	SURVEY
EX-100	EXISTING PHOTOS
EX-101	EXISTING PHOTOS
EX-102	EXISTING PHOTO KEY PLAN
DM-100	DEMOLITION & TREE DISPOSITION PLAN
R-100	RENDERED ELEVATIONS
R-101	RENDERED ELEVATIONS
R-102	RENDERINGS
H-100	HARDSCAPE PLAN
H-101	HARDSCAPE SCHEDULE
OS-100	LANDSCAPE OPEN SPACE DIAGRAMS
L-100	LANDSCAPE PLAN & SCHEDULE
L-101	GENERAL NOTES AND DETAILS
LL-100	LIGHTING PLAN
LL-101	LIGHTING SCHEDULE

SITE CONTEXT

Quarter Mile Radius Map



DESIGN TEAM

LANDSCAPE ARCHITECT:
FERNANDO WOND OUTDOOR LIVING DESIGN
3614 S DIXIE HWY #210
WEST PALM BEACH, FL. 33405
561.515.0213

GENERAL CONTRACTOR:
TIM GIVENS BUILDING & REMODELING
5390 GEORGIA AVE
WEST PALM BEACH, FL. 33405
561.533.5828

Scope of Work

-NEW POOL
-NEW HARDSCAPE
-NEW LANDSCAPE

TRUCK LOGISTICS PLAN



TRUCK LOGISTICS
1.MAX. TRUCK LENGTH 35'

TOTAL ESTIMATED DELIVERIES GENERATED=800

INCLUDING BUT NOT LIMITED TO DUMP TRUCKS, DEMOLITION, FILL, STEEL, CONCRETE BLOCK, WINDOWS/DOORS, TRUSSES, ROOF SHEATHING, A/C UNITS, CABINETS, FLOOR TILE, LANDSCAPE, ETC

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr., Palm Beach, FL 33480

COVER SHEET

OWNER

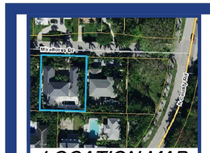
FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: GA/KC
CHECKED BY: FW
DATE: Jul 2, 2026
SCALE:

ARC-26-0038

CS

BOUNDARY AND TREE TOPOGRAPHIC SURVEY
218 MIRAFLORES DRIVE, PALM BEACH, FL 33480



SCALE: 1" = 30'

LEGAL DESCRIPTION:

LOT 2, DRAKE PARK, AN ADDITION TO THE TOWN OF PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 20, PAGE 11.

CERTIFIED TO:

FERNANDO WONG OUTDOOR LIVING DESIGN

FLOOD ZONE:

MAP NO. 12099C0581G
ZONE: AE
ELEV: 06 FEET
EFFECTIVE: 12/20/2024

GENERAL NOTES:

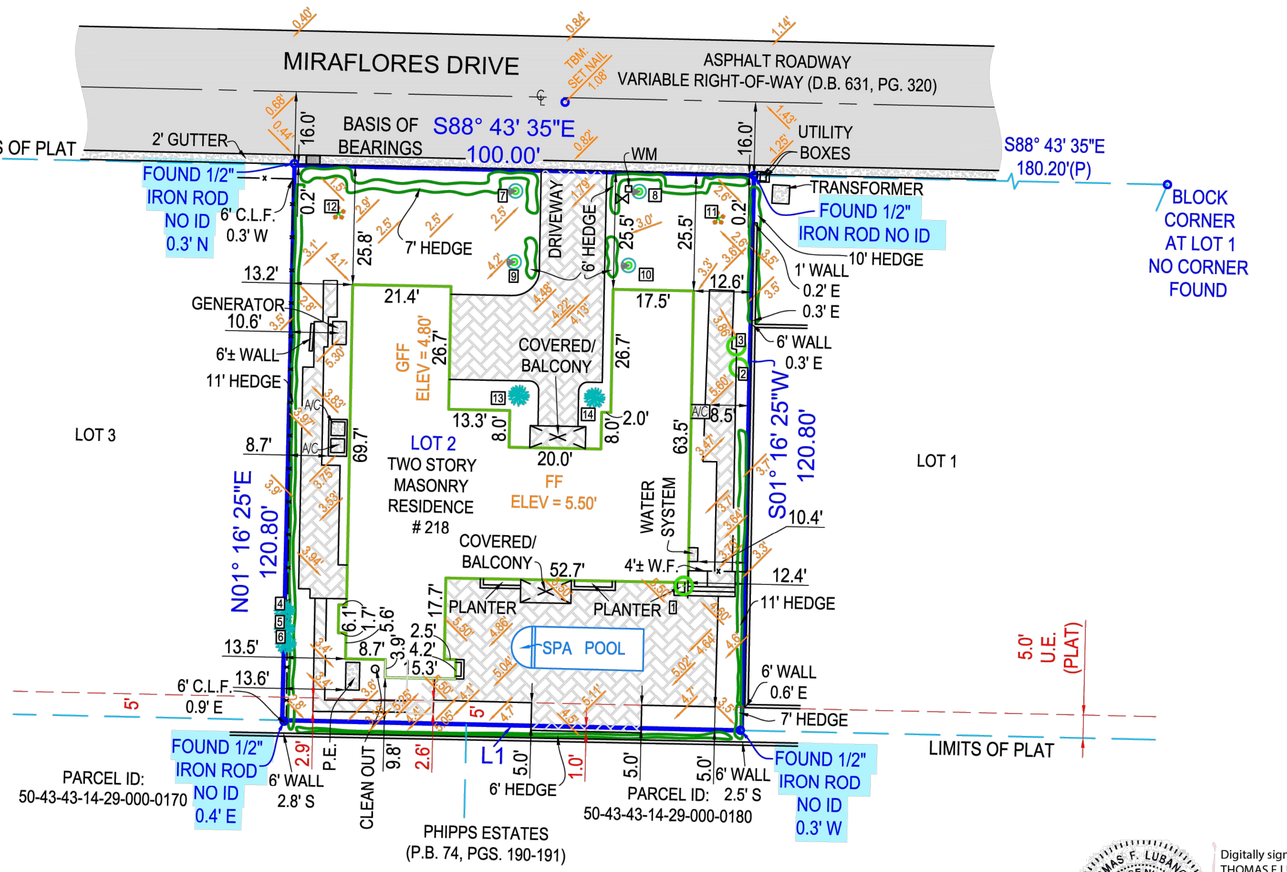
1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY, SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
10) BASIS OF BEARINGS SHOWN HEREON IS BASED ON THE NORTH LINE, BEING S88°43'35"E, ASSUMED.

TREE TABLE	
TAG	SPECIES
T1-3	PITTOSPORUM
T4-6	PALM
T7-10	ROYAL PALM
T11-12	MAGNOLIA
T13-14	PALM

LINE TABLE		
	BEARING	LENGTH
L1	N88° 43' 35"W	100.00'

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED USING GPS VERIFICATION FROM THE NATIONAL GEODETIC SURVEY BENCHMARK NOTED BELOW:

PARENT BENCHMARK
NAME= AD8074
ELEV= 3.04' IN N.A.V.D. 1983
PAKM BEACH COUNTY



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

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	D.E.-DRAINAGE EASEMENT	R-RADIUS(R)	(P)-PLAT	ELEV-ELEVATION	TBM-TEMPORARY BENCH MARK	GFF- GARAGE FINISH FLOOR
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	P.U.E.- PUBLIC UTILITY EASEMENT	O.R.B.-OFFICIAL RECORDS BOOK	EOW-EDGE OF WATER	FF-FINISHED FLOOR	N.A.V.D.-NORTH AMERICAN VERTICAL DATUM	
AL- ARC LENGTH	P.B.-PLAT BOOK	L.A.E.-LIMITED ACCESS EASEMENT	SQ.FT.-SQUARE FEET	TOB-TOP OF BANK	LS-LICENSED SURVEYOR	P.E. - POOL EQUIPMENT	
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC.-ACRES	OHL-OVERHEAD LINE	LB-LICENSED BUSINESS	C.L.F.-CHAIN-LINK FENCE	
(M)-MEASURED	U.E.-UTILITY EASEMENT	O.H.E-OVERHEAD EASEMENT	DB-DEED BOOK(D)-DEED	C/O-CLEAN OUT	PSM-PROFESSIONAL SURVEYOR & MAPPER	W.F.-WOOD FENCE	

-LIGHT POLE
-NUMBER
-ASPHALT
-CONCRETE
-PAVER/BRICK
-WOOD
-WELL
-WATER VALVE
-CENTER LINE
-CATCH BASIN
-FIRE HYDRANT
-FENCE
-PLUS OR MINUS
-POLE
-MANHOLE
-TOPOGRAPHIC ELEVATION

THOMAS F. LUBANOVIC LICENSE NUMBER LS6939 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by THOMAS F LUBANOVIC
DN: c=US, o=Unaffiliated, dnQualifier=A01410C0000019377F2457900047370, cn=THOMAS F LUBANOVIC
Date: 2026.04.02 14:12:26 -04'00'

SHEET 1 OF 1

- SURVEY NOTES:
- DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERN SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCE EXTENDS THROUGH UTILITY EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN.
- FENCES CROSS THE BOUNDARY LINES ON EASTERN AND WESTERN SIDES OF LOT AS SHOWN.
- PAVER WALK AND PAVER POOL DECK EXTENDS THROUGH UTILITY EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN.
- PAVER POOL DECK CROSSES THE BOUNDARY LINE ON SOUTHERN SIDE OF LOT AS SHOWN.

FIELD DATE: 03/19/2026
DRAWN BY: A.K.
ORDER NO: 1000279364
REVISIONS:

NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8642
PHONE: 561.508.6272
FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

THOMAS LUBANOVIC PSM FLORIDA REGISTRATION NO. 6939
FOR THE LICENSED FIRM OF NEXGEN LAND SOLUTIONS, LLC LICENSED BUSINESS NO. 8642
THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

S 100 SURVEY

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr, Palm Beach, FL 33480

SURVEY

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: GA/KC
CHECKED BY: FW
DATE: Jul 2, 2026
SCALE:

ARC-26-0038

S-100



1 Miraflores Drive Front Driveway Facing South



2 Miraflores Drive Front Entrance Facing South



3 Eat Front Yard Front Yard Facing East



4 East Side Yard Facing South



5 East Side Yard Facing North

EX 100 EXISTING PHOTOS

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr., Palm Beach, FL 33480

EXISTING PHOTOS

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FERNANDO WONG
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EX-100



6 Rear Yard Facing Northwest



7 Rear Yard Facing West



8 Rear Yard Facing East



9 Southwest Rear Yard Facing West



10 West Side Yard Facing North



11 West Front Yard Facing West

EX 101 EXISTING PHOTOS

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
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EXISTING PHOTOS

OWNER

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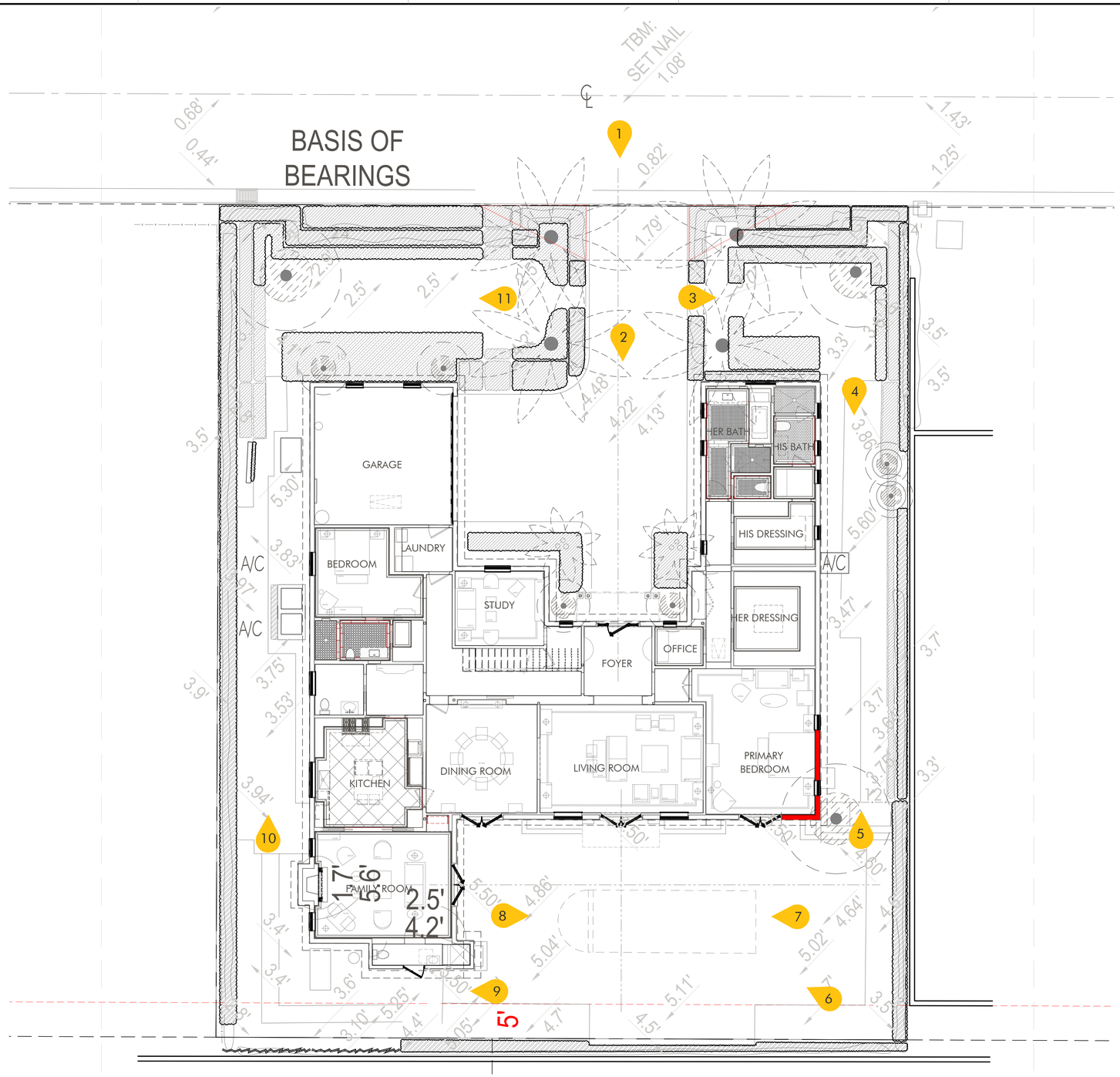
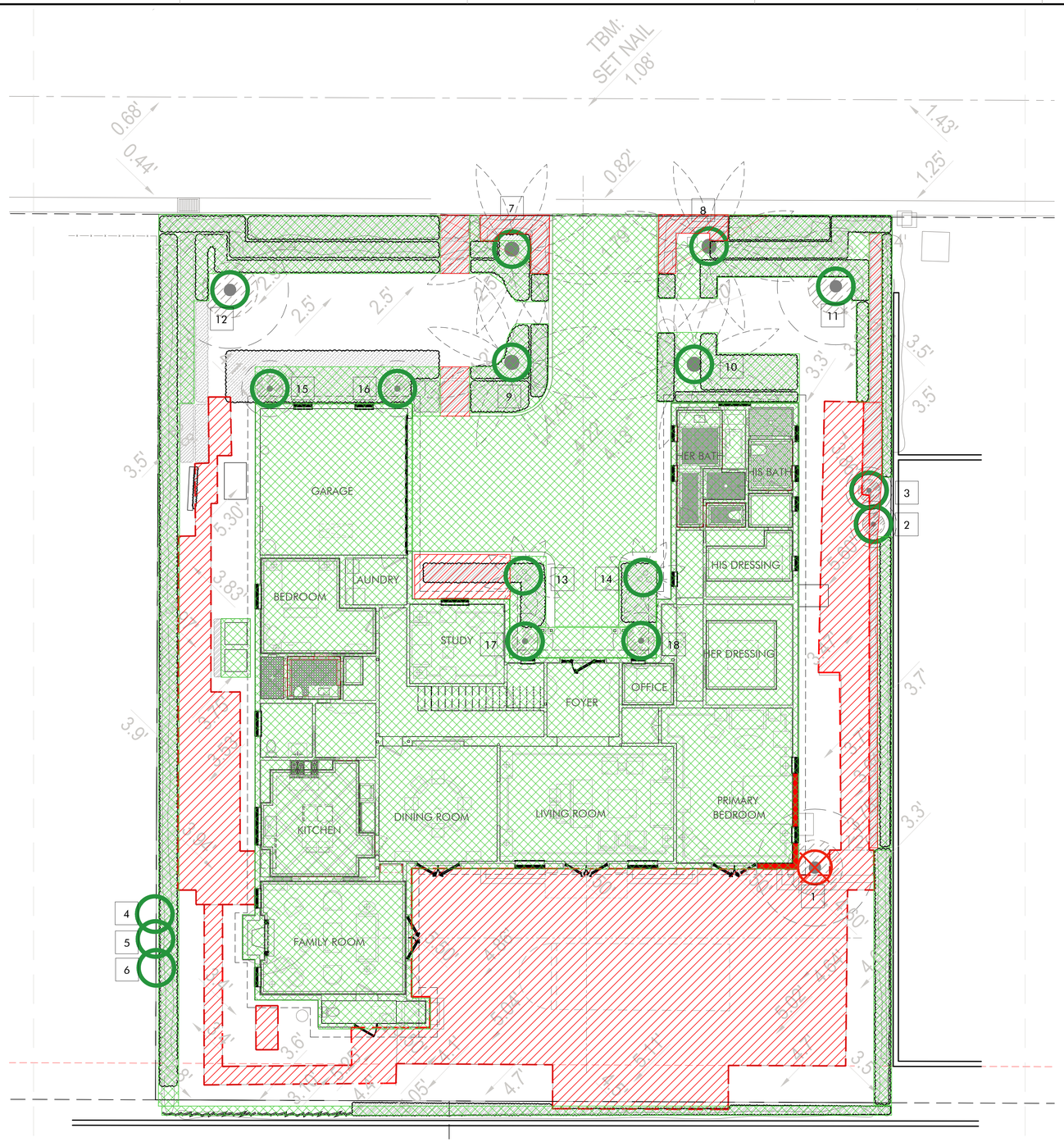
EX-101


BASIS OF BEARINGS
TBM: SET NAIL 1.08'
0.68'
0.44'
1.43'
1.25'
0.82'
1.79'
1
2
3
4
5
6
7
8
9
10
11
GARAGE
LAUNDRY
BEDROOM
A/C
A/C
A/C
STUDY
FOYER
OFFICE
HER BATH
HIS BATH
HIS DRESSING
HER DRESSING
KITCHEN
DINING ROOM
LIVING ROOM
PRIMARY BEDROOM
FAMILY ROOM
1.7'
5.6'
2.5'
4.2'
5'
4.48'
4.22'
4.13'
4.86'
5.04'
5.11'
4.64'
5.02'
3.86'
5.60'
3.47'
3.94'
5.30'
3.75'
3.53'
3.6'
5.25'
3.10'
4.4'
4.7'
3.3'
3.5'
3.7'
3.76'
2.5'
2.5'
2.5'
2.5'
3.9'
3.4'
3.4'
5.50'
5.50'
4.60'
4.5'
3.5'
3.5'
3



EXISTING TREES AND PALMS			
NUMBER	COMMON NAME	SCIENTIFIC NAME	DISPOSITION
1	Pittosporum	Pittosporum	REMOVE
2	Pittosporum	Pittosporum	REMAIN
3	Pittosporum	Pittosporum	REMAIN
4	Traveler Palm	Ravenala	REMAIN
5	Traveler Palm	Ravenala	REMAIN
6	Traveler Palm	Ravenala	REMAIN
7	Royal Palm	Roystonea	REMAIN
8	Royal Palm	Roystonea	REMAIN
9	Royal Palm	Roystonea	REMAIN
10	Royal Palm	Roystonea	REMAIN
11	Magnolia	Magnolia	REMAIN
12	Magnolia	Magnolia	REMAIN
13	Areca Palm	Dypsis	REMAIN
14	Areca Palm	Dypsis	REMAIN
15	Garcinia	Garcinia spicata	REMAIN
16	Garcinia	Garcinia spicata	REMAIN
17	Garcinia	Garcinia spicata	REMAIN
18	Garcinia	Garcinia spicata	REMAIN

NOTE:
IN LIEU OF A CONSTRUCTION FENCE, EXISTING HEDGE WILL BE RETAINED AS PART OF THE PROJECT AND PROTECTED DURING CONSTRUCTION TO SERVE AS A CONTINUOUS BARRIER.

DM 100
DEMOLITION & TREE DISPOSITION PLAN
SCALE 1/8" = 1'-0"

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

NORTH

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr, Palm Beach, FL 33480

DEMOLITION & TREE DISPOSITION PLAN

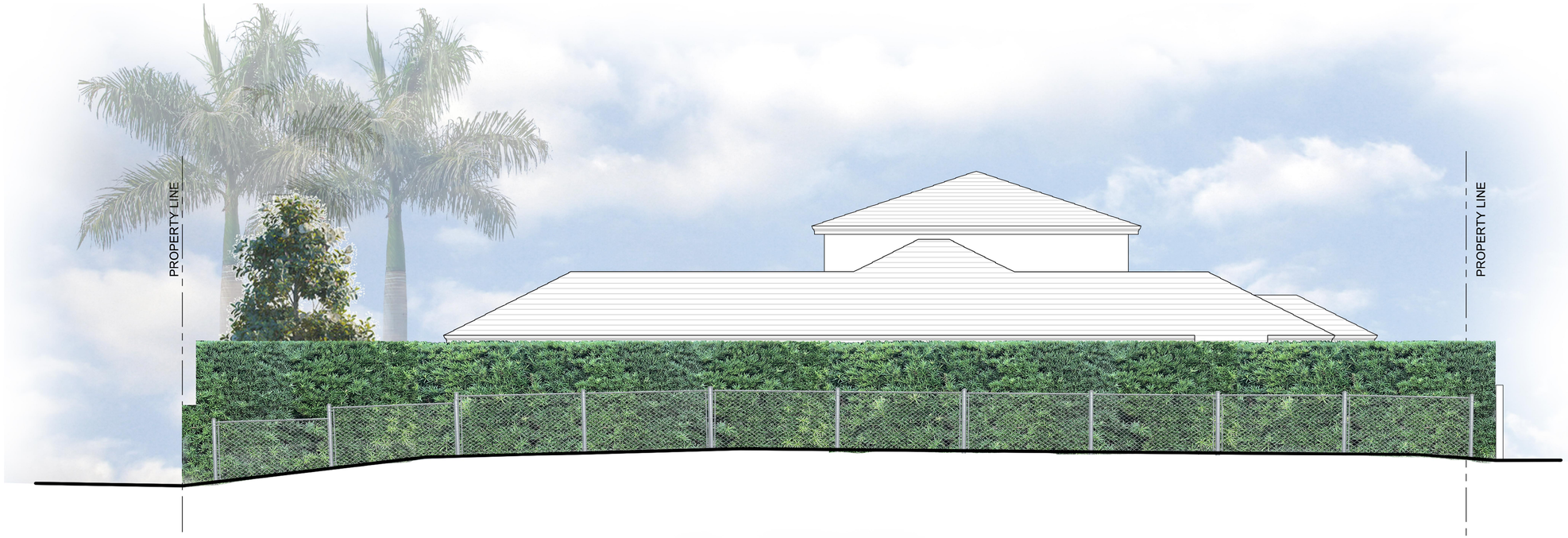
OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

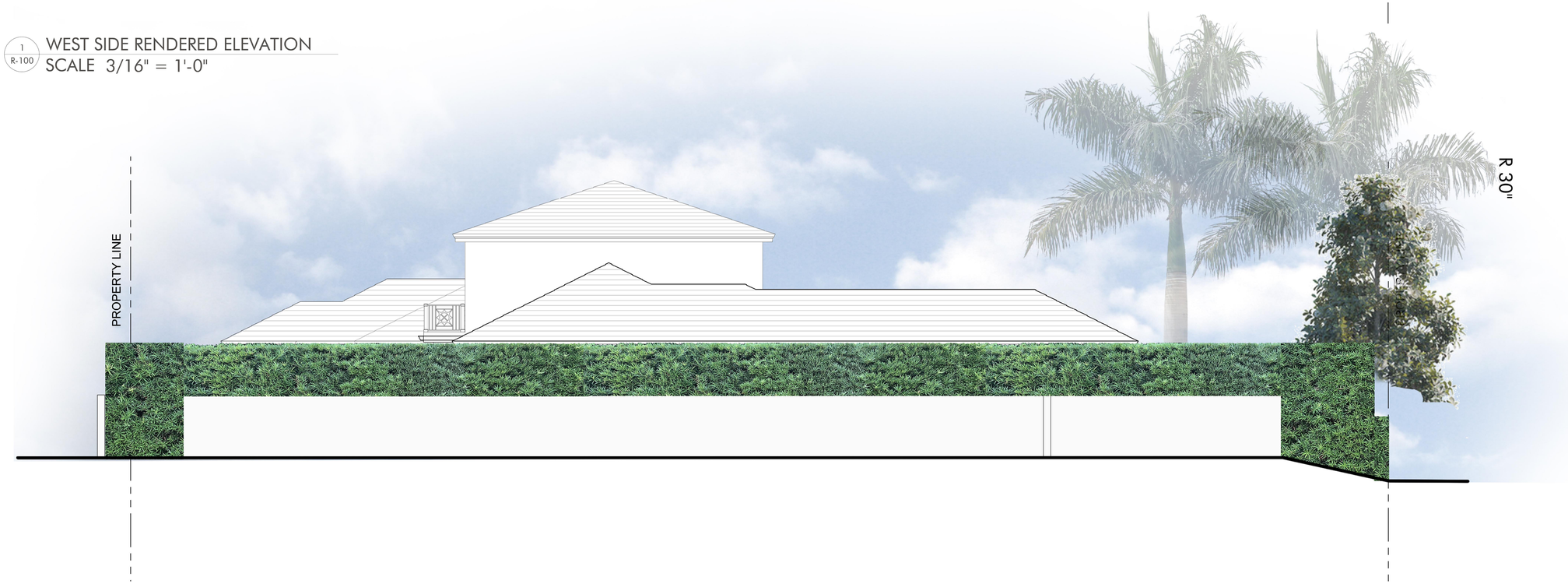
DRAWN BY: GA/KC
CHECKED BY: FW
DATE: Jul 2, 2026
SCALE:
1/8" = 1'-0"

ARC-26-0038

DM-100



1 R-100 WEST SIDE RENDERED ELEVATION
SCALE 3/16" = 1'-0"



2 R-100 EAST SIDE RENDERED ELEVATION
SCALE 3/16" = 1'-0"

R 100 RENDERED ELEVATIONS

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr., Palm Beach, FL 33480

RENDERED ELEVATIONS

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: GA/KC
CHECKED BY: FW
DATE: Jul 2, 2026
SCALE:
3/16" = 1'-0"

ARC-26-0038

R-100



1 R-101 NORTH SIDE RENDERED ELEVATION
SCALE 3/16" = 1'-0"



2 R-101 SOUTH SIDE RENDERED ELEVATION
SCALE 3/16" = 1'-0"

R 101 RENDERED ELEVATIONS

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RENDERED ELEVATIONS

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: GA/KC
CHECKED BY: FW
DATE: Jul 2, 2026
SCALE:
3/16" = 1'-0"

ARC-26-0038

R-101



1 R-102 REAR YARD RENDERING FACING SOUTH



2 R-102 REAR YARD RENDERING FACING EAST

R 102 RENDERINGS

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

NORTH

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr, Palm Beach, FL 33480

RENDERINGS

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: GA/KC
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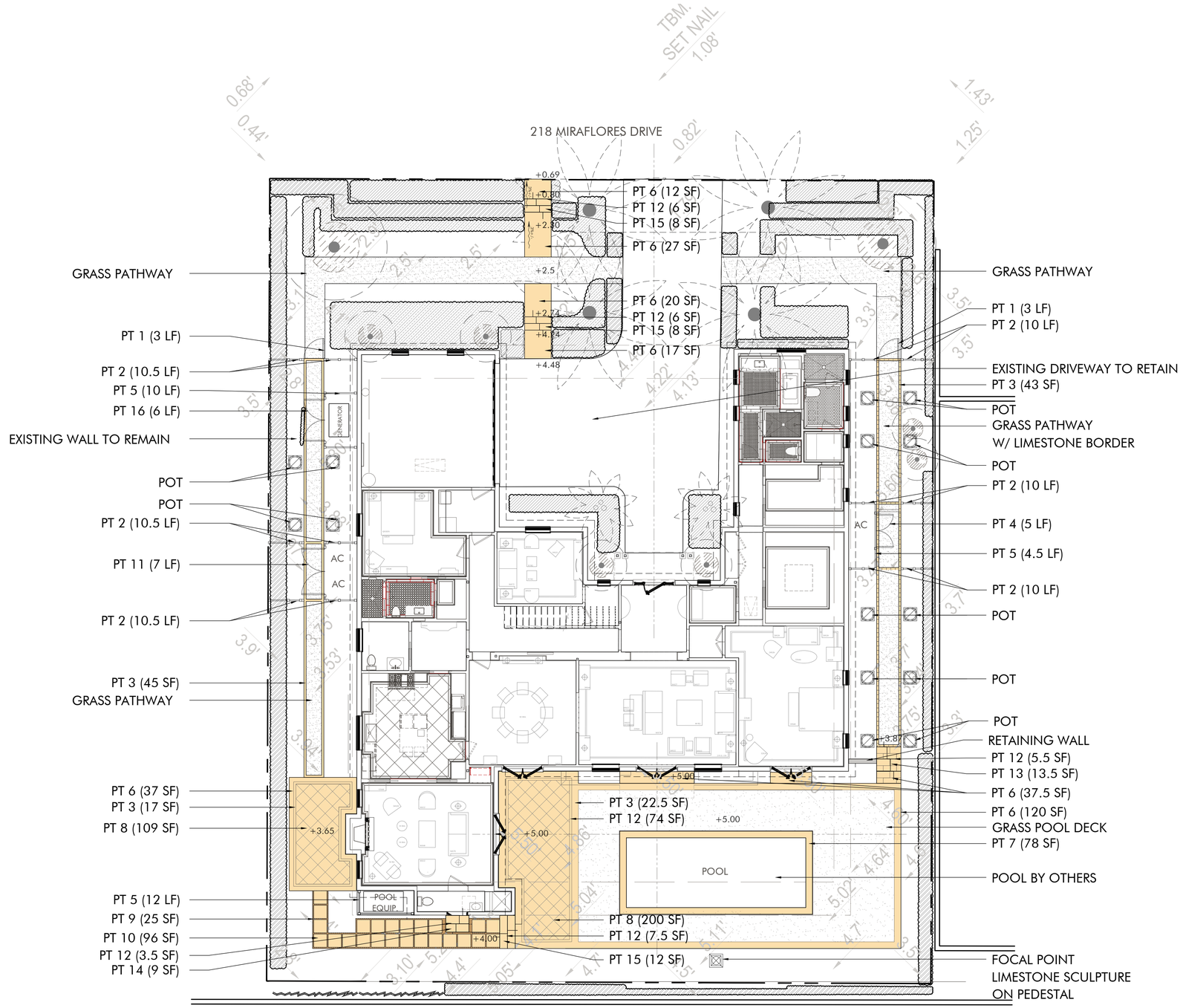
DATE: Jul 2, 2026
SCALE:

ARC-26-0038

R-102



H
100
HARDSCAPE PLAN
SCALE: 1/8"=1'-0"

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

NORTH

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr., Palm Beach, FL 33480

HARDSCAPE PLAN

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: GA/KC
CHECKED BY: FW
DATE: Jul 2, 2026
SCALE: 1/8" = 1'-0"

ARC-26-0038

H-100

NOT FOR CONSTRUCTION

MATERIAL LEGEND:

PAVING TYPE	MATERIAL	DIMENSION	COLOR/ FINISH	GROUT COLOR	APPLICATION	MANUFACTURER	QTY
PT 1	ALUMINUM	36"W x 48"H	BLACK		GATE AT THE SIDE YARD		6 LF
PT 2	ALUMINUM	48"H	BLACK		FIX PANEL AT THE SIDE YARD		31.5 LF
PT 3	LIMESTONE	4"W x 8"L x 2"THICK	NATURAL	COLOR: TBD	PAVER BORDER AT WALKWAY PAVER INNER BORDER		179 SQ FT
PT 4	ALUMINUM	5'W x 72"H	BLACK		LOUVER DOUBLE GATE AT THE SIDE YARD		5 LF
PT 5	ALUMINUM	48"H	BLACK		LOUVER SCREENING FENCE		26.5 LF
PT 6	LIMESTONE	RUNNING BOND 12"W x 48"L x 2"THICK	NATURAL	COLOR: TBD	PAVER LANDING PAVER OUTER BORDER		231.5 SQ FT
PT 7	LIMESTONE	12"W x 48"L x 2"THICK	NATURAL	COLOR: TBD	POOL COPING		78 SQ FT
PT 8	LIMESTONE	DIAMOND PATTERN 18"W x 18"L x 2"THICK	NATURAL	COLOR: TBD	PAVER FILL		309 SQ FT
PT 9	GRAVEL	1/4"	TBD		GRAVEL IN BETWEEN PAVER STEPPING STONES		25 SQ FT
PT 10	LIMESTONE	24"W x 24"L x 2"THICK	NATURAL		PAVER STEPPING STONE		96 SQ FT
PT 11	ALUMINUM	7'W x 72"H	BLACK		LOUVER DOUBLE GATE AT THE SIDE YARD		7 LF
PT 12	LIMESTONE	6"W x 24"L x 2"THICK	NATURAL	COLOR: TBD	STEP RISER		28.5 SQ FT
PT 13	LIMESTONE	22"W x 24"L x 2"THICK	NATURAL	COLOR: TBD	STEP TREAD		13.5 SQ FT
PT 14	LIMESTONE	15"W x 24"L x 2"THICK	NATURAL	COLOR: TBD	STEP TREAD		9 SQ FT
PT 15	LIMESTONE	12"W x 24"L x 2"THICK	NATURAL	COLOR: TBD	STEP TREAD		28 SQ FT
PT 16	ALUMINUM	36"W x 48"H	BLACK		LOUVER DOUBLE GATE AT THE SIDE YARD		6 LF



Material: Limestone
Paving Type: PT 3, PT 6, PT 7, PT 8, PT 10, PT 12, PT 13, PT 14, PT 15
Size: Refer to Material Legend
Color: Natural

H 101 HARDSCAPE SCHEDULE

GENERAL NOTES:

1. CONTRACTOR TO PROVIDE A 10' x 10' MOCK-UP OF ALL HARDSCAPE MATERIALS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. NO INSTALLATION SHALL COMMENCE UNTIL AN APPROVAL HAS BEEN PROVIDED FOR SAID MOCK-UP AND APPROVED BY LANDSCAPE ARCHITECT.
2. CONTRACTOR MUST DOUBLE CHECK HIS OWN QUANTITIES. THE LISTED QUANTITIES DO NOT INCLUDE THE WASTE PERCENTAGE.

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr., Palm Beach, FL 33480

HARDSCAPE SCHEDULE

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: GA/KC
CHECKED BY: FW
DATE: Jul 2, 2026
SCALE:

ARC-26-0038

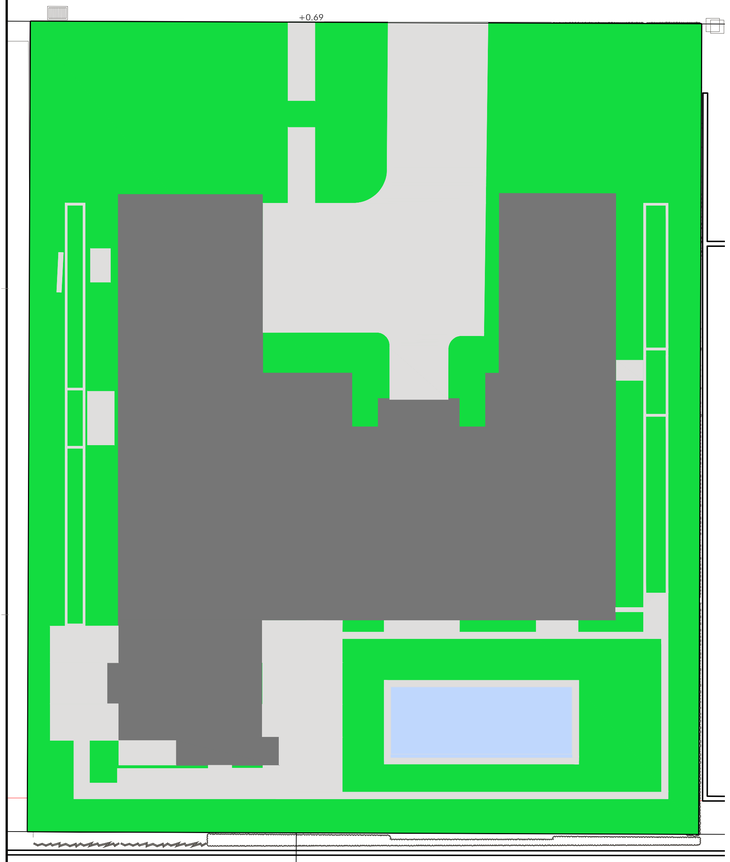
H-101

LEGEND

- Hardscape: 2,237 sf (18.5%)
- Building: 4,111 sf (34%)
- Water: 283.5 sf (2.3%)
- Open Space: 5,448.5 sf (45.1%)

LOT TOTAL: 12,080 sf

218 MIRAFLORES DRIVE



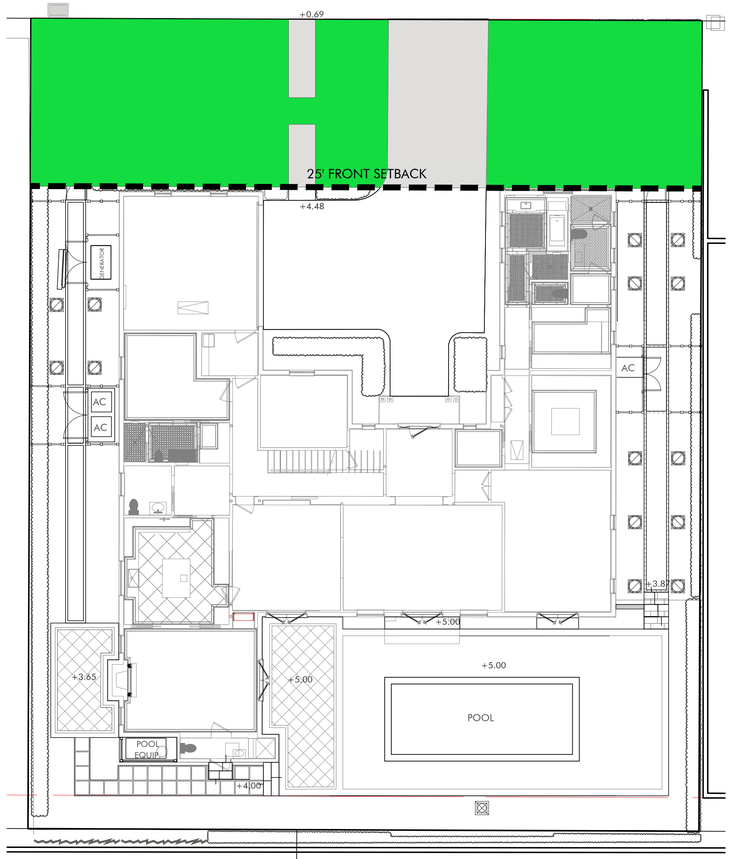
OS-100 / A — OVERALL OPEN SPACE
SCALE 3/32" = 1'-0"

LEGEND

- Hardscape: 455 sf (18.2%)
- Open Space: 2,045 sf (81.8%)

IN 25' FRONT SETBACK: 2,500 sf

218 MIRAFLORES DRIVE



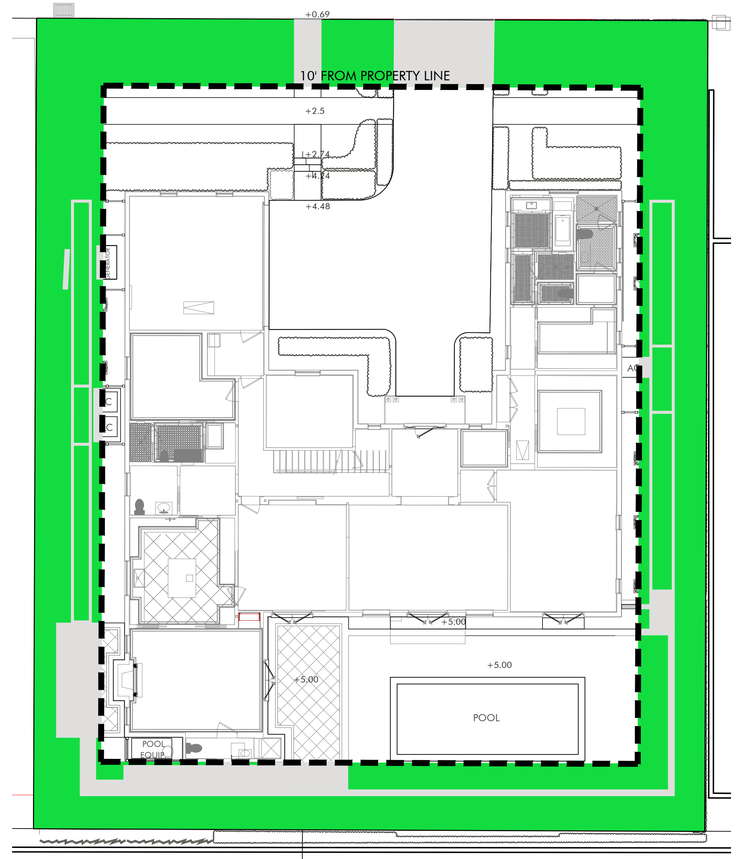
OS-100 / B — FRONT OPEN SPACE
SCALE 3/32" = 1'-0"

LEGEND

- Hardscape: 701 sf (17.5%)
- Open Space: 3,315 sf (82.5%)

IN 10' OF PROPERTY LINE: 4,016 sf

218 MIRAFLORES DRIVE



OS-100 / C — PERIMETER OPEN SPACE
SCALE 3/32" = 1'-0"

OS / 100 — OPEN SPACE DIAGRAMS
SCALE 3/32" = 1'-0"

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

NORTH

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr., Palm Beach, FL 33480

OWNER

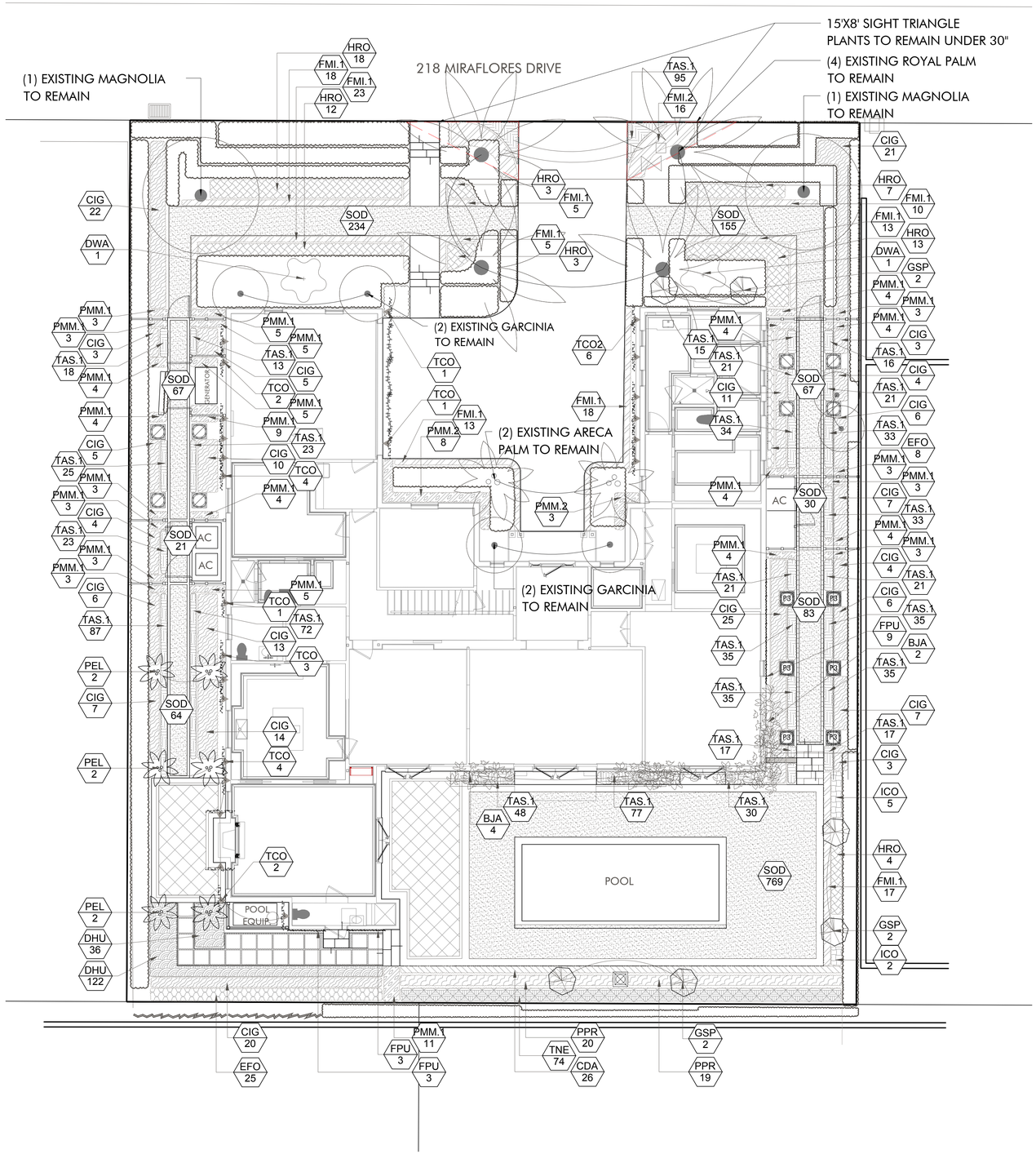
OPEN SPACE DIAGRAMS

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: GA/KC
CHECKED BY: FW
DATE: Jul 2, 2026
SCALE: 3/32" = 1'-0"

ARC-26-0038

OS-100



PLANTING PLAN & SCHEDULE
SCALE 1/8" = 1'-0"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE		QTY	REMARKS
PALM TREES								
	PEL	Ptychosperma elegans / Alexander Palm	11'-12' HT		N		6	
SHRUBS								
	DWA	Dombeya wallichii / Pink Dombeya	---	25 GAL	N		2	
ACCENT								
	GSP	Garcinia spicata / Garcinia Column	10'-12' HT	45 GAL	N		6	Column
VINE/ESPALIER								
	BJA	Bougainvillea x 'James Walker' / James Walker Bougainvillea Trellis	---	25 GAL	N		6	
	FPU	Ficus pumila / Creeping Fig	---	1 GAL	N		16	
	TCO	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	---	1 GAL	N		18	
	TCO2	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	---	1 GAL	N		6	Diamond Pattern
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	SPACING	QTY	REMARKS
SHRUB AREAS								
	CIG	Chrysobalanus icaco 'Green Tip' / Green Tip Coco Plum	3' HT	7 GAL	Y	18" o.c.	206	
	CDA	Cotoneaster dammeri / Bearberry Cotoneaster	18" HT	3 GAL	N	18" o.c.	26	
	HRO	Hibiscus rosa-sinensis 'White Wings' / White Wings Chinese Hibiscus	---	7 GAL	N	24" o.c.	60	
	ICO	Ixora coccinea Pygmy white / White Ixora	---	7 GAL	N	18" o.c.	7	
	TNE	Tabernaemontana divaricata 'Netty' / Netty Pinwheel Jasmine	---	3 GAL	N	15" o.c.	74	
HEDGE								
	EFO	Eugenia foetida / Spanish Stopper	5' HT	15 GAL	Y	18" o.c.	33	
	FMI.1	Ficus microcarpa 'Green Island' / Green Island Ficus	1' Ht.	3 GAL	N	15" o.c.	122	
	FMI.2	Ficus microcarpa 'Green Island' / Green Island Ficus	30" HT	7 GAL	N	24" o.c.	16	
	PMM.1	Podocarpus macrophyllus 'Maki' / Maki Yew Podocarpus	4` Ht.	7 GAL	N	12" o.c.	106	
	PMM.2	Podocarpus macrophyllus 'Maki' / Maki Yew Podocarpus	5' HT	15 GAL	N	24" o.c.	11	
	PPR	Podocarpus macrophyllus 'Pringles' / Pringles Dwarf Yew Podocarpus	24" HT	7 GAL	N	18" o.c.	39	
GROUND COVERS								
	DHU	Dyschoriste humistrata / Swamp Twinflower	1 gal.		Y	10" o.c.	158	105 sf
	TAS.1	Trachelospermum asiaticum 'Minima' / Minima Asiatic Jasmine	4"	Plug	N	6" o.c.	900	212 sf
SOD								
	SOD	Zoysia matrella / Diamond Zoysia Grass	---					1,490 sf

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:**	218 Miraflores Dr.	
2	**Lot Area (sq. ft.):**	12,080 sq.ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,436 sq.ft(45%)	5,462 sq.ft(45.1%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,008 sq.ft(50%)	3,315 sq.ft (82.5%)
7	Front Yard LOS (Sq Ft and %)	1,000 sq.ft(40%)	2,045 sq.ft (81.8%)
8	Native Trees %	0	0
9	Native Shrubs & Vines %	30% x 760 =228	239(31.4%)
10	Native Groundcover %	30% x 317=95.1 sq.ft	105(33.1%)

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

REVISIONS / SUBMISSIONS

NOT FOR CONSTRUCTION

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr., Palm Beach, FL 33480
OWNER

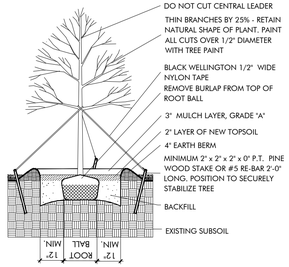
PLANTING PLAN & SCHEDULE

FERNANDO WONG
OUTDOOR LIVING DESIGN

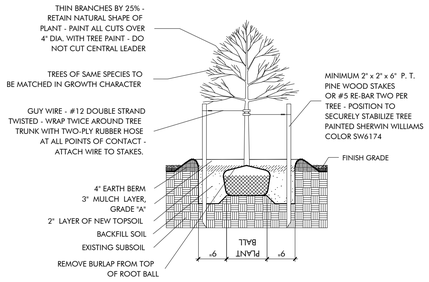
DRAWN BY: GA/KC
CHECKED BY: FW
DATE: Jul 2, 2026
SCALE: 1/8" = 1'-0"

ARC-26-0038

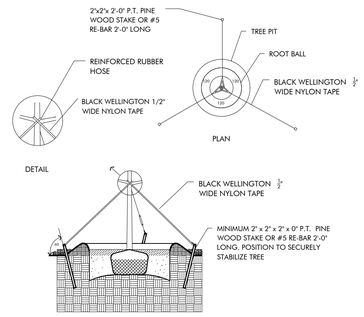
L-100



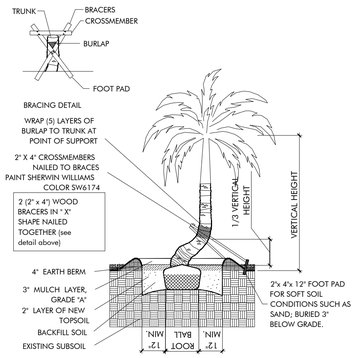
LARGE TREE PLANTING DETAIL



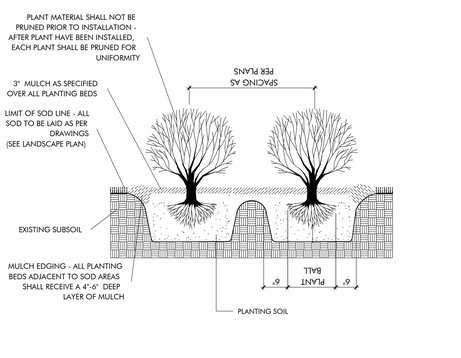
SMALL TREE PLANTING DETAIL



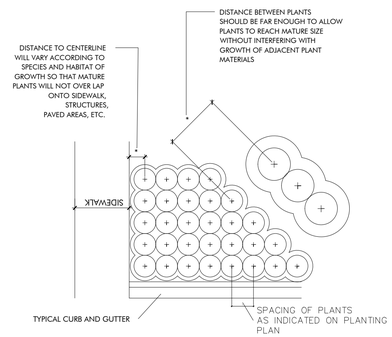
TYPICAL TREE GUYING DETAIL



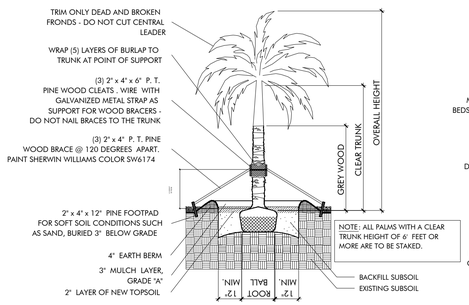
CURVED TRUNK PALM PLANTING DETAIL



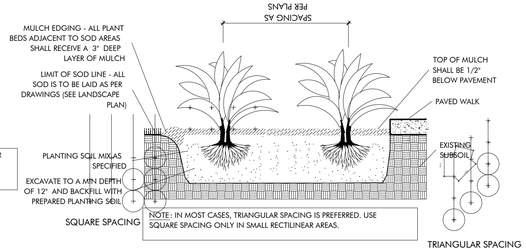
TYPICAL SHRUB PLANTING DETAIL



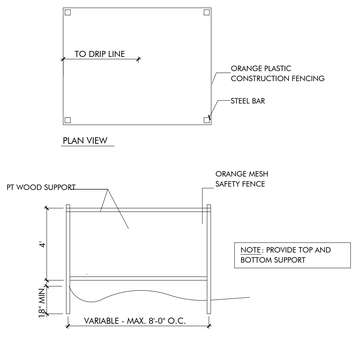
TYPICAL CONTAINER SPACING DETAIL



STRAIGHT TRUNK PALM PLANTING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL



TEMPORARY PROTECTION FENCE

GENERAL NOTES

(See plant specification and details for additional standards)

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
-Planting plans shall take precedence over plant list in case of discrepancies.
-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- No mulch, fill or soil will be placed over the rootballs or within 4" of the trunks of the newly installed trees, and the trees will be installed at or slightly above the soil grade.
- All straps, poles and braces shall be removed from all of the installed trees and palms within the 1-year of planting.
- No changes are to be made without the prior consent of the Landscape Architect, owner, City Urban Forester and City Planning Department. Additions and or deletions to the plant material must be approved per the Project Engineer, City Urban Forester and City Planning Department.
-Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
-Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
-Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.
-Tree protection fences shall be constructed prior to any construction activity including grubbing for all trees/palms to remain or be relocated. The fences should be of sturdy construction, 4x4 posts with wire mesh. Fences must be intact until the project is completed. They should not be removed or dropped for any reason without authorization from the city Urban Forester. No activity or disturbance should occur within the fenced areas, including vehicle use, storage of materials, dumping of liquids or materials, grade changes, grubbing and mechanical trenching for irrigation, electrical and lighting, etc.
-Landscape contractor to provide landscape architect photos of all trees and palms prior to installation.
-Landscape contractor to confirm plant quantities.
-Landscape contractor to advise landscape architect if plant description minimums are not met.
-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr., Palm Beach, FL 33480

OWNER

LANDSCAPE NOTES AND DETAILS

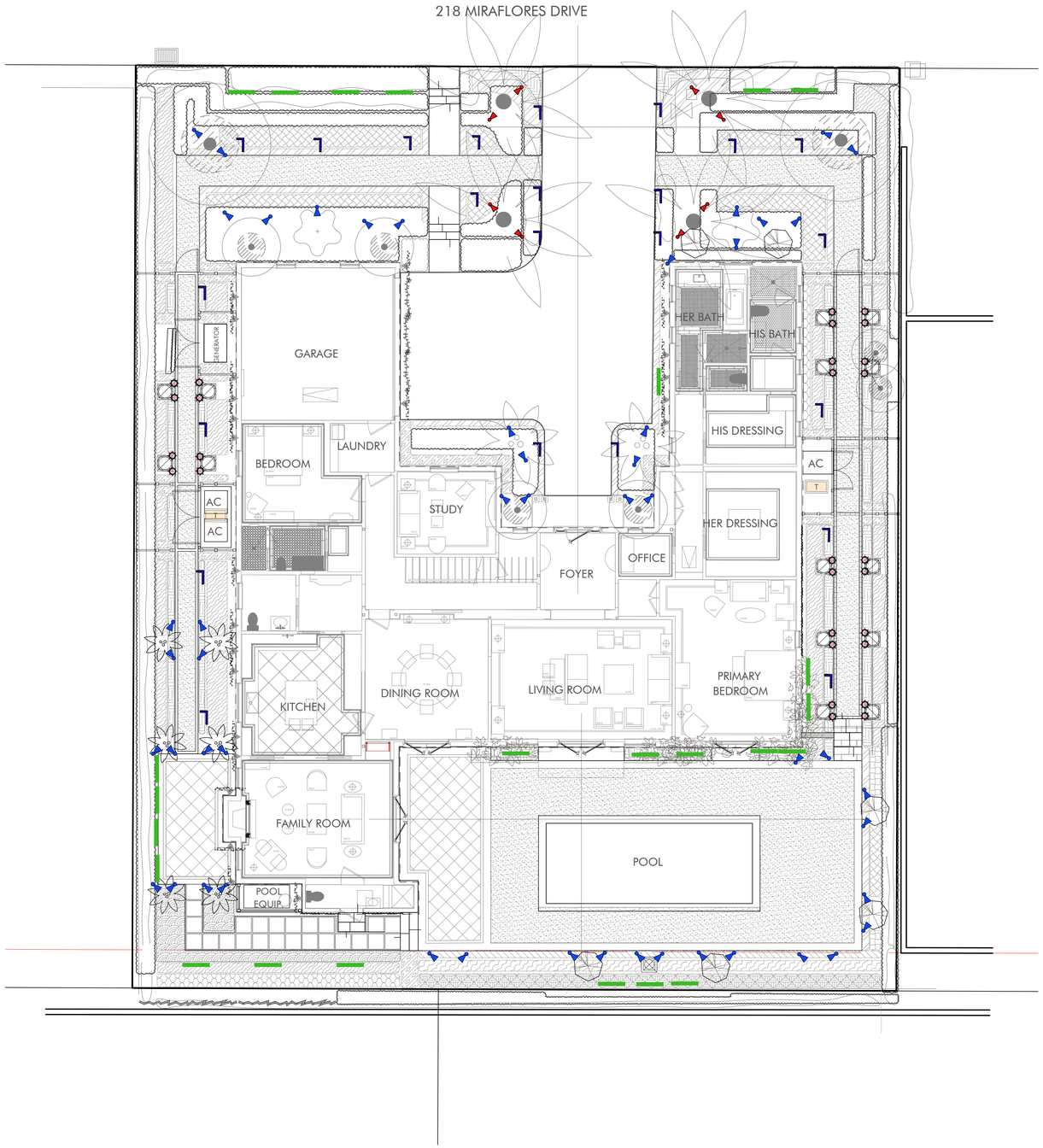
FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: GA/KC
CHECKED BY: FW
DATE: Jul 2, 2026
SCALE:

ARC-26-0038

L-101

LEGEND		QTY
	Up Light: Large	8
	Up Light	50
	Wash Light	24
	Bullet Light	28
	Path Light	23
T	Transformer	2



LL 100

LIGHTING PLAN
SCALE 1/8" = 1'-0"

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

NORTH

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr., Palm Beach, FL 33480

LIGHTING PLAN

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: GA/KC
CHECKED BY: FW
DATE: Jul 2, 2026
SCALE:
1/8" = 1'-0"

ARC-26-0038

LL-100



ClaroLux® LANDSCAPE LIGHTING

FL36 Specification Sheet

FL36 Lawndale

FEATURES

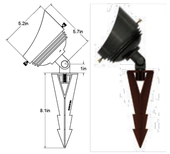
- Lifetime Warranty
- UL Listed
- Constructed For Extreme Conditions
- Eco-Efficient LED Technology
- Available in Custom Colors & Finishes
- Available Only Through ClaroLux Installation Professionals

APPLICATIONS

- Uplighting Large Trees & Architectural Features
- Illuminating Large Trees, Tall Structures & Vast Spaces
- Ideal For High Traffic & Commercial Locations

QUICK SPECS

- PAR36
- Max Wattage: 35W
- Wire AWG: 16-2
- Wire Lead: 10ft
- UL Listed: USA & Canada
- Warranty: Lifetime



OPTIONAL ACCESSORIES
For a list of optional accessories speak with your professional ClaroLux installer.

AVAILABLE FINISHES



Rev 8.1 | 1.24

Designed, Finished and Assembled in America with US and Global Components
Factory Direct • Professional Grade • Landscape Lighting Fixtures, Supplies and Accessories

2501 Greengate Drive | Greensboro, NC 27406 | ClaroLux.com

Manufacturer: ClaroLux
Fixture: Siena MR16 Bullet Light (QTY: 8)
Mounting: Ground Spike (QTY: 8)



ClaroLux® LANDSCAPE LIGHTING

BL22 Specification Sheet

BL22 Siena

FEATURES

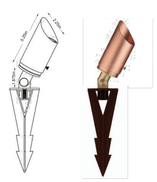
- Lifetime Structural Warranty
- UL Listed
- Constructed For Extreme Conditions
- Eco-Efficient LED Technology
- Available in Custom Colors & Finishes
- Available Only Through ClaroLux Installation Professionals

APPLICATIONS

- Uplighting Trees & Architectural Features
- Illuminating Midsize Landscaping
- Highlighting Dormers & Eaves

QUICK SPECS

- MR16
- Max Wattage: 20W
- Wire AWG: 18-2
- Wire Lead: 10ft
- UL Listed: USA & Canada
- Warranty: Structural Lifetime



OPTIONAL ACCESSORIES
For a list of optional accessories speak with your professional ClaroLux installer.

AVAILABLE FINISHES



Rev 8.0 | 6.25

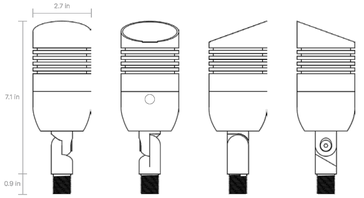
Designed, CNC Machined, Finished and Assembled in America with US and Global Components
Factory Direct • Professional Grade • Landscape Lighting Fixtures, Supplies and Accessories

2501 Greengate Drive | Greensboro, NC 27406 | ClaroLux.com

Manufacturer: ClaroLux
Fixture: Siena MR16 Bullet Light (QTY: 50)
Mounting: Ground Spike (QTY: 50)

Azalea wash IR

REDWOODS LANDSCAPE LIGHTING



HOUSING		
	Material	Non-recycled brass
	Ingress protection	IP65
	Hex bolt size	5/32" or 4mm hex wrench
LED		
	Color temperature	2700K or 3000K
	Dimmable	6 settings using the remote
	CRI	85
	Lumens	175-1100
	Remote settings	1-175, 2-300, 3-500, 4-675, 5-800, 6-1100
OPTICS		
	Beam angle	120°
	External lens	Flat borosilicate glass
POWER		
	Working voltage	12V to 22V
	Watts	15W
	Lead wire	5 ft. 18 AWG-SPT-1
	Operating temperature	-40° to 219°F (-40° to 104°C)
SIZE & WEIGHT		
	Housing diameter	2.68 in. (6.8 cm)
	Height	7.1 in. (18.0 cm)
	Weight	1.9 lbs (0.87 kg)
	Carton qty	20 pcs
STANDARDS		
	USA	UL-1838
	Canada	CAN/CSA-C22.2 No. 250.7

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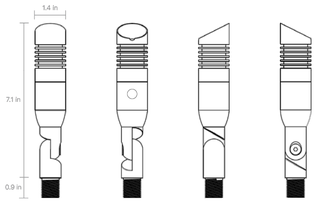
Product Spec Sheet | v10.3

Manufacturer: Redwoods
Fixture: Azalea wash IR (QTY: 24)
Mounting: Ground Spike (QTY: 24)

Aspen accent IR

REDWOODS LANDSCAPE LIGHTING



HOUSING		
	Housing	Non-recycled brass
	Ingress protection	IP65
	Hex bolt size	5/32" or 4mm hex wrench
LED		
	Color temperature	2700K or 3000K
	Dimmable	6 settings using the remote
	CRI	85
	Lumens	150-550
	Remote settings	1-150, 2-225, 3-325, 4-400, 5-475, 6-550
OPTICS		
	Beam angle	38° or 60°
	External lens	Flat borosilicate glass
	Internal optic	Polycarbonate
POWER		
	Working voltage	12V to 22V
	Watts	10W
	Lead wire	5 ft. 18 AWG-SPT-1
	Operating temperature	-40° to 219°F (-40° to 104°C)
SIZE & WEIGHT		
	Housing diameter	1.4 in. (3.6 cm)
	Height	7.1 in. (18.0 cm)
	Weight	1.2 lbs (0.56 kg)
	Carton qty	35 pcs
STANDARDS		
	USA	UL-1838
	Canada	CAN/CSA-C22.2 No. 250.7

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Product Spec Sheet | v10.3

Manufacturer: Redwoods
Fixture: Aspen accent IR (QTY: 28)

AURORALIGHT

PROJECT:

SKU #: TYPE:

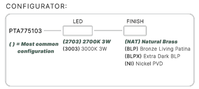
QUBE

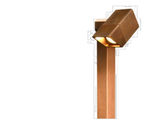
PTA775103

The Qube is among the most versatile fixtures in Auroralight's pathlights. The Qube can be configured pointing to the side on a wall, down on a path, or up to illuminate a tree.

- Storm Drain™ system to expel dirt, dust & water
- Cree LED™ XP-L® High Density
- Thermally Integrated® field serviceable LED module
- Ideal for pathways, wall-washing and gardens

CONFIGURATOR:





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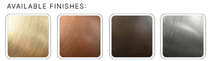
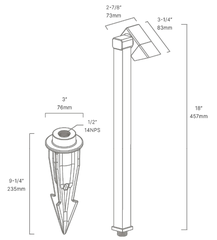


NAT Natural Brass | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina | NI Nickel PVD

FIXTURE DIMENSIONS	W3-1/4" x H18" x L2-7/8"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	3W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	170lm (3000K)
DIMMABLE	Yes, Dim to <10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Yes, Included 1/2" NPS Adapter
GROUND STAKE	Yes, Included MGS001109
ACCESSORIES	Yes, Not Included
FINISH	Included Natural Brass
MATERIAL	Brass
WIRE LENGTH	24"
LOCATION	Exterior Wet
CERTIFICATIONS	UL, IP66, IP67

*For complete warranty terms, please visit: www.auroralight.com/warranty/



MADE IN USA
WITH DOMESTIC & IMPORTED MATERIALS

P. 760.931.2910
O. 2742 Loker Ave. W Carlsbad CA 92010
W. www.auroralight.com

Manufacturer: Auroralight
Fixture: Qube PTA775103 (QTY: 23)
Mounting: Ground Stem (QTY: 23)

LL 101 LIGHTING SCHEDULE

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

THE 218 MIRAFLORES DRIVE REVOCABLE TRUST
218 Miraflores Dr., Palm Beach, FL 33480

LIGHTING SCHEDULE

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: GA/KC
CHECKED BY: FW
DATE: Jul 2, 2026
SCALE:

ARC-26-0038

LL-101

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0039 (ZON-26-0040) 1236 S OCEAN BLVD. (COMBO) The applicant, John & Margaret Thornton (Kyle Fant, Bartholemew & Partners, architect), has filed an application requesting Architectural Commission review and approval for an office expansion on an existing roof terrace and the addition of a window in the guest bathroom, which requires a variance to expand the non-conforming third floor. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 7/22/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0039 (ZON-26-0040) 1236 S OCEAN BLVD (COMBO). The applicant, John & Margaret Thornton (Kyle Fant, Bartholemew & Partners, architect), has filed an application requesting Architectural Commission review and approval for an office expansion on an existing roof terrace and the addition of a window in the guest bathroom, which requires a variance to expand the non-conforming third floor. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-26-0040 (ARC-26-0039) 1236 S OCEAN BLVD (COMBO) - VARIANCE. The applicant, John & Margaret Thornton (Kyle Fant, Bartholemew & Partners, architect), has filed an application requesting Town Council review and approval of a variance to expand the non-conforming third floor for an office expansion on an existing roof terrace. The Architectural Commission shall perform design review of the application.

Applicant: John & Margaret Thornton
Architecture: Bartholemew & Partners

HISTORY:
This three-story single-family residence was built in 1998. It sits on a large direct oceanfront lot. The most recent changes on this parcel include the addition of tennis courts in 2017.

THE PROJECT:
The applicant has submitted plans entitled "Addition for Margaret & John Thornton 1236 S. Ocean Blvd," prepared by Bartholomew + Partners, and uploaded to EPL with the Town on 07/06/2026.

The following is the scope of work for the Project:

- An approximately 377SF office expansion at an existing roof terrace
- Addition of window at upper floor guest bathroom

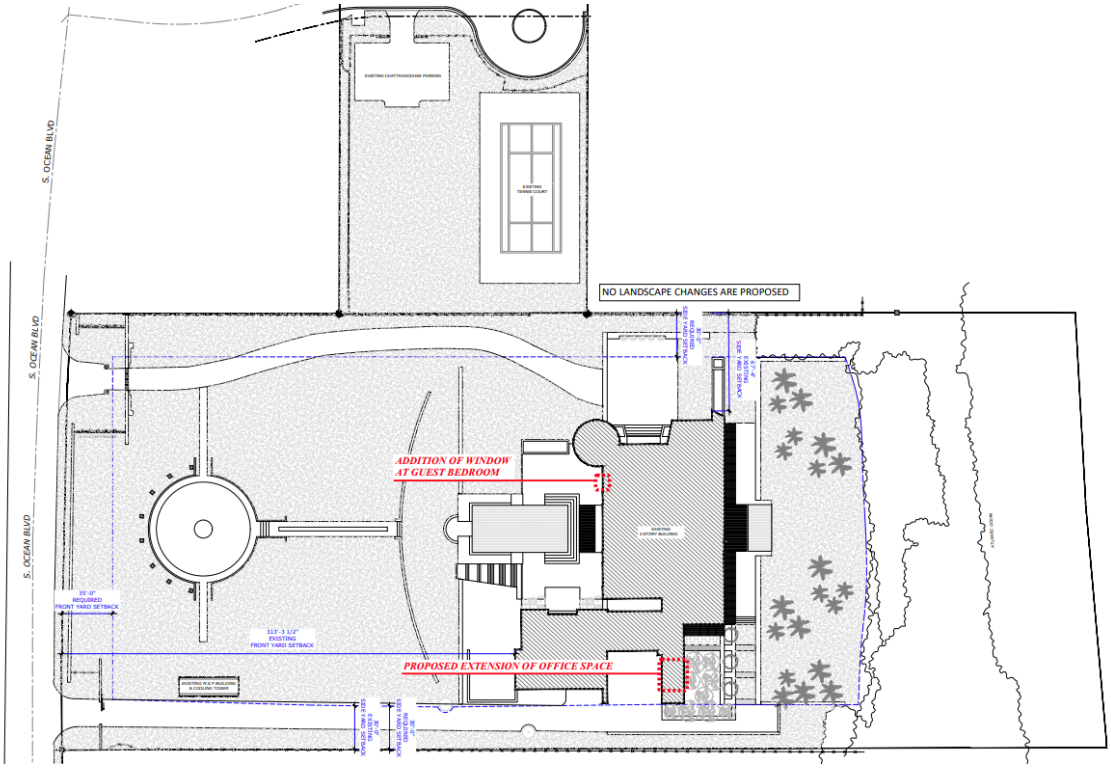
The following Town Council relief is needed to achieve the scope of work:

- **Variance #1: Section 134-417:** A variance for the expansion of a non-conforming 3-story house for an office addition.

Site Data			
Zoning District	R-AA	**Future Land Use**	SINGLE-FAMILY
CCR	N/A	**FEMA Flood Zone**	AE-8, X, VE
Lot Width	300’	**Lot Depth**	597’
Lot Area	218,839 SF	**Enclosed Square Footage**	18,437 SF – existing 18,814 SF - proposed
Surrounding Properties / Zoning			
North	100 Emerald Beach Way & 1230 S Ocean Blvd/ Residences | R-AA		
South	1247 S Ocean Blvd / Residence under construction | R-AA		
East	Ocean		
West	S Ocean Blvd / Conservation Land | C		

STAFF ANALYSIS

The applicant proposes a small 377 SF addition expanding an existing home office southward onto the rooftop terrace. Additionally, the applicant wishes to install a new westward-facing window in the upper-floor guest bathroom that is consistent with the residence's other fenestration. Neither modification is visible from the public right-of-way. Although the home is already three stories, any expansion on the third level would require a variance due to its nonconforming nature.



Proposed area of work relative to site



Existing property





Area of addition and fenestration styles



West elevation with proposed new window and addition in red

The expansion of the light-filled office consists of six glass panels replicating the existing four, separated by a thicker mullion between the two spaces.

VARIANCE

The applicant is requesting to expand a three-story residence. Single family homes are only permitted to be two-stories in height. To increase the square footage of the third floor by approximately 377SF the applicant must obtain a variance from Town Council.

ZONING CODE	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-417	Max 2-stories	Expand 3-stories	**377SF on third floor**

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

June 12th, 2026

Town of Palm Beach

Planning, Zoning, & Building Department

306 S. County Road, Palm Beach, Florida 33480

Letter of Intent: ARC-26-0039

Project Address: 1236 S Ocean Blvd, Palm Beach, FL 33480

The proposed work only pertains to architecture.

The proposed changes include:

- 377 SF office expansion at an existing roof terrace
- Addition of window at upper floor guest bathroom

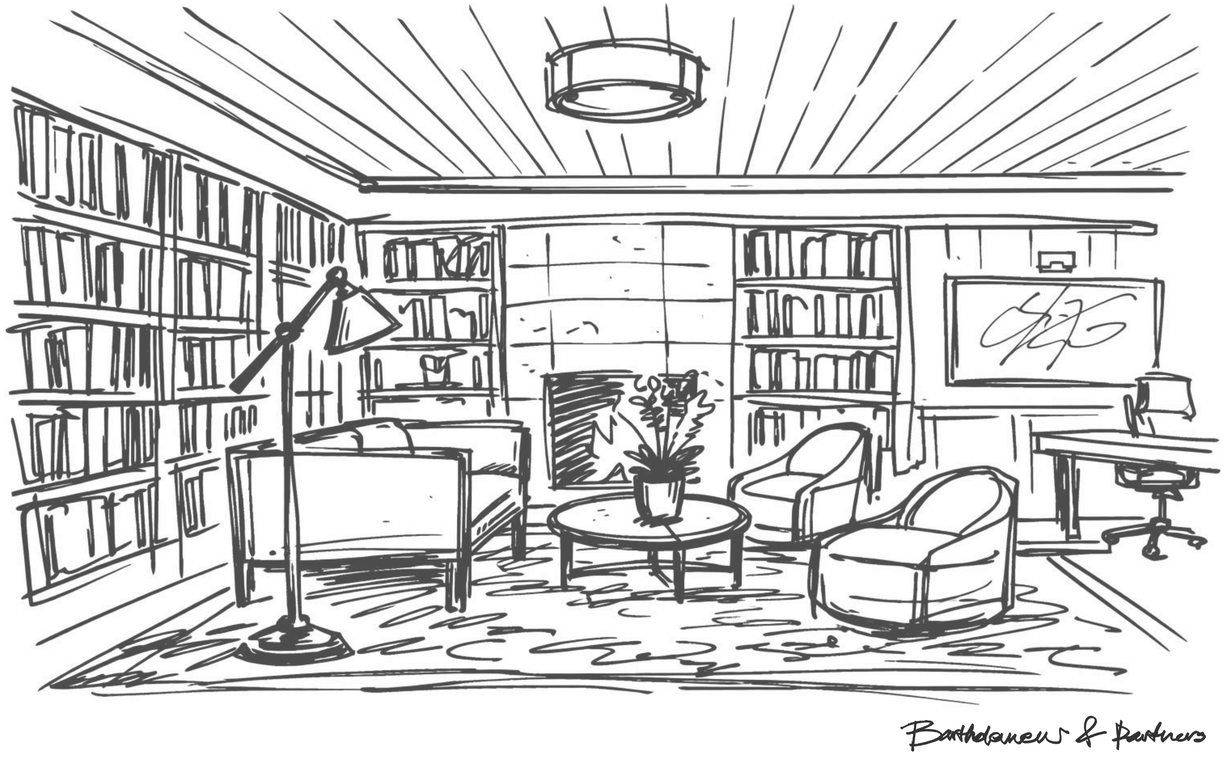
None of this work is visible from the right-of-way.

Kyle Bartholemew Fant
Architect # AR99255
AIA # 30425933

Addition for Margaret & John Thornton

1236 S. OCEAN BLVD

1236 S Ocean Blvd, Palm Beach, FL 33480



FINAL SUBMITTAL

07.06.2026

Bartholomew +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

CARRIERS CONSTRUCTION
GENERAL CONTRACTOR
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JUPITER, FL 33458
PHONE: 561-815-2106
E-MAIL: JCARRIER@CARRIERSCONSTRUCTION.COM

ENGINEERING SOLUTIONS, LLC
STRUCTURAL ENGINEER
ADDRESS: 170 NE 2ND ST. P.O. BOX #1737,
BOCA RATON, FL 33429
PHONE: 561-666-5552
E-MAIL: TRENT@ES-ENGINEERS.COM

NEVIN BAUMAN
OWNER'S REPRESENTATIVE
BAUMAN GROUP, INC.
ADDRESS: 339 AUSTRALIAN AVE
PALM BEACH, FL 33480
PHONE NUMBER: (561)385-5426
EMAIL: NEVINBAUMAN@ME.COM

KAMM CONSULTING
MEP ENGINEERING
ADDRESS: 1408 ORANGE AVENUE
FORT PIERCE, FLORIDA 34950
PHONE: 772-595-1744
E-MAIL: DMILLAR@KAMMCONSULTING.COM

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ARCOM PRESENTATION 07.29.2026
TOWN COUNCIL PRESENTATION 08.12.2026

ARC-26-0039
ZON-26-0040

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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PENTHOUSE 600A
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STATE OF FLORIDA
KYLE B. FANT
AR99255
REGISTERED ARCHITECT

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

Revisions:

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

COVER

SHEET NUMBER

CVR

N W E S **ARCOM**

BENCHMARK:
MAG NAIL AND DISK
EL.=6.69 NAVD

N01°15'08"E 62.36'

20'x20' F.P.L. U.E. (O.R.B. 9581, PG. 1798)

Δ=03°30'45"
A=237.77'
R=3878.54'
C.B.=N03°00'30"E

BENCHMARK:
MAG NAIL AND DISK
EL.=5.84 NAVD

℄ S. OCEAN BLVD.
(PUBLIC)
(S.R. A1A)
ASPHALT

206.58'

5' L.A.E. (P.B. 54, PG. 127)

5/8" ILLEGIBLE
0.7'S. & 3.6'W.
E.O.P.

E.O.P.

B.F.P.

CALL BOX

CONC. WALL

GATE

CONC. (TYP.)

F.P.L. PAD

VINYL SHED

C.L.F. AND WALL CORNER 0.4'S.

C.L.F. CORNER 0.2'N.

5/8" "W.S.C."

1/2", 0.3'N., 4.2'E. WALL CORNER 0.2'S.

WALL AND FENCE CORNER 0.3'S.

ARCH AND GATE

FLOOD ZONE AE (EL.7)

FLOOD ZONE X

LOT 6
BLOSSOM ESTATES
REPLAT NO. 2
(P.B. 133, PG. 33)

CONC.

SHED

GAZEBO

COLUMN (TYP.)

C.L.F. (TYP.)

CONC. WALL (TYP.)

FOUNTAIN

WALL

STEPS

ROCK AND MORTAR DRIVE

1-STORY EQUIPMENT BUILDING

COOLING TOWER

B.F.P.

CHATTAHOOCHEE DRIVE

313.3'

C.L.F. CORNER 0.2'S.

C.L.F. 0.2'N.

593.55'

LOT 1
(P.B. 45, PG. 177)

℄ EMERALD BEACH WAY
(PRIVATE)
(FORMERLY KNOWN AS
"OCEAN WOODS DRIVE")

S88°36'56"E 184.55'

5' U.E. (O.R.B. 2211, PG. 592)

10' U.E. (P.B. 33, PG. 200, P.B. 43, PG. 17 AND P.B. 45, PG.177)

U.E. AND D.E. (P.B. 33, PG. 200, P.B. 43, PG. 17 AND P.B. 45, PG. 177)

C.L.F. 0.9'S.

"DANIELS" (ON LANDSCAPE TIMBERS)

THE EAST END OF THE WALL FROM LOT 1 IS 0.2'E. OF LINE.

COLUMN 1.1'E.

COLUMN 0.9'E.

5/8", "W.S.C." SOUTH WALL FACE 0.5'N.

N01°23'04"E 250.00'

CONC. WALL

G.V.

RISER BOXES

THE WEST 6.17' WAS SUBJECT TO A WALL & LANDSCAPE AGREEMENT WITH LOT 1 PER O.R.B. 5502, PG. 831 THAT WAS TERMINATED IN 2021 BY O.R.B. 33123, PG.1627

CATCH BASIN (TYP.)

CONC. GATE MOTOR PAD

CHATTAHOOCHEE PARKING

B.F.P.

O.H.W.

VALLEY CURB

DRAIN

U.E. AND D.E. (P.B. 33, PG. 200)

U.E., D.E. AND INGRESS/EGRESS EASEMENT (P.B. 33, PG. 200, P.B. 43, PG. 17 AND P.B. 45, PG. 177)

LANDSCAPE AGREEMENT (O.R.B. 22021, PG. 828)

GRAVEL

COVERED STONE

U.E., D.E. AND INGRESS/EGRESS EASEMENT (P.B. 45, PG. 177)

LOT 2
(P.B. 45, PG. 177)

ASPHALT TENNIS COURT

RISER BOX

GATE

B.F.P.

CURB

ASPHALT

CONC. CURB

17.5' 17.5'

40' 22.55'

N88°36'56"W 170.00'

UNPLATTED

12' U.E. (P.B. 43, PG. 17)

C.L.F. CORNER 0.3'W.

C.L.F. CORNER ALONG LINE

4" PVC DRAIN AFFIXED TO WALL

COLUMN CORNER 0.3'E.

NEW MAILBOX BASE 1.6'E.

C.L.F.

STAIRS

CONC. 0.7'S.

CONC. WALK

SOUTH WALL FACE 0.1'N.

S01°23'04"W 250.00'

C.L.F. (TYP.)

WALL AND FENCE CORNER 0.7'E.

COLUMN CORNER 0.1'W.

WALL CORNER 0.2'W.

CORNER COLUMN 0.2'E.

NEW KEY PAD 1.2'E.

CORNER COLUMN 0.2'E.

WEST WALL FACE 0.5'W.

5/8", "W.S.C."

C.L.F. ALONG LINE

5/8" "DANIELS" 0.4'N

WOOD FENCE LEANING AGAINST C.L.F.

5' BEACH ACCESS EASEMENT (P.B. 43, PG. 17 AND P.B. 45, PG. 177)

5' U.E. (O.R.B. 2211, PG. 592)

10' U.E. (P.B. 33, PG. 200, P.B. 43, PG. 17)

10' U.E. (P.B. 33, PG. 200)

222.44'

LOT 3
(P.B. 45, PG. 177)

649'

C.L.F. 1.5'N.

C.L.F. 1.6'N.

C.L.F. 0.6'S.

90°

300'

6.24± ACRES

UNPLATTED

#1236
MULTI STORY RESIDENCE
U/C

1-STORY BATH BUILDING

05/05/26 POOL FORMS

COVERED

OPEN

ROCK

P

M.H.

FFE=21.38

GARAGE FLOOR=10.44

FFE=19.82

FFE=19.83

GARAGE FLOOR=13.31

GARAGE FLOOR=13.34

REFLECTING POOL

ROCK AND MORTAR DRIVE

GRASS

FFE=23.11

ARCH

(BAR)

COVERED FFE=19.86

(BASIS OF BEARINGS)
S88°36'56"E 761'±

C.C.C.L.
(O.R.B. 9951, PG. 85)
(P.B. 80, PG. 137)
8/22/97

C.L.F. 1.6'S.

C.L.F. 0.5'S.

FLOOD ZONE VE

5/8", "W.S.C."

SEAWALL CORNER 0.3'S.

WOOD FENCE 1.1'N.

0.8' CONC. SEAWALL

5/8" "DANIELS" 0.1'N

WOOD DECK

SEE SHEET 3

SEE SHEET 3

NORTH LINE GOVERNMENT LOT 1, SECTION 2/44/43

W
S N
E

0' 30' 60' 90'

SCALE: 1"=30'

17.5' 17.5'
40' 22.55'

UTILITY AND DRAINAGE EASEMENT DETAIL

17.5' 17.5'
40' 22.55'

UTILITY AND DRAINAGE AND INGRESS/EGRESS EASEMENT DETAIL

BOUNDARY SURVEY FOR:

JOHN L. THORNTON AND MARGARET B. THORNTON,
HUSBAND AND WIFE

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

FIELD: B.M.	JOB NO.: 275130-SE	F.B. BAFB1	PG. 65
OFFICE: M.B.	DATE: 06/10/17	DWG. NO. 275130-5-12-26	
C'K'D: M.N.	REF: 04-1405	SHEET 2	OF 3

SEE SHEET 2

SEE SHEET 2

UNPLATTED

UNPLATTED

CHATTAHOOCHEE DRIVE

CONC. WALL

FOUNTAIN

STEPS

ROCK

OPEN

05/05/26 POOL FORMS

COVERED

1-STORY BATH BUILDING

COVERED FFE=19.86

BAR

GARAGE FLOOR=10.44

FFE=21.38

GARAGE FLOOR=13.31

8.0' FFE=19.82

8.0' FFE=19.83

COLUMN (TYP.)

ARCH

ROCK AND MORTAR DRIVE

GARAGE FLOOR=13.34

#1236
MULTI STORY RESIDENCE
U/C

REFLECTING POOL

GRASS

FFE=23.11

STEPS

CONC.

WALL

C.L.F. (TYP.)

C.L.F. 0.2'S.

C.L.F. CORNER 0.2'S.

C.L.F. 0.2'N.

C.L.F. CORNER 1.1'S.

C.L.F. 0.3'S.

C.L.F. 1.5'N.

C.L.F. 1.6'N.

C.L.F. 0.6'S.

C.L.F. 1.6'S.

C.L.F. 0.5'S.

CONC. WALL 0.1'S.

593.55'

313.3'

222.44'

649'

300'

90'

90°

(BASIS OF BEARINGS)
S88°36'56"E 761'±

C.C.C.L.
(O.R.B. 9951, PG. 85)
(P.B. 80, PG. 137)
8/22/97

6.24± ACRES

FLOOD ZONE X

FLOOD ZONE VE (EL. 11)

5/8", "W.S.C."

SEAWALL CORNER 0.3'S.

WOOD FENCE 1.1'N.

0.8' CONC. SEAWALL

5/8" "DANIELS" 0.1'N

STEPS

WOOD DECK

CONC. SHOWER

S88°36'56"E 419'±

OBSERVED M.H.W.L. 6/10/17

301'±

ATLANTIC OCEAN

5' U.E. (O.R.B. 2211, PG. 592)

10' U.E. (P.B. 33, PG. 200, P.B. 43, PG. 17 AND P.B. 45, PG.177)

C.L.F. 0.9'S.

"DANIELS" (ON LANDSCAPE TIMBERS)

THE EAST END OF THE WALL FROM LOT 1 IS 0.2'E. OF LINE.

COLUMN 1.1'E.

COLUMN 0.9'E.

N01°23'04"E 250.00'

5/8", "W.S.C." SOUTH WALL FACE 0.5'N.

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B.F.P.

CHATTAHOOCHEE PARKING

DRAIN

VALLEY CURB

M.H.

CALL BOX

U.E. AND D.E. (P.B. 33, PG. 200)

U.E., D.E. AND INGRESS/EGRESS EASEMENT (P.B. 33, PG. 200, P.B. 43, PG. 17 AND P.B. 45, PG. 177)

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GRAVEL

COVERED STONE

U.E., D.E. AND INGRESS/EGRESS EASEMENT (P.B. 45, PG. 177)

LOT 2
(P.B. 45, PG. 177)

ASPHALT TENNIS COURT

RISER BOX

C.L.F. CORNER 0.3'W.

C.L.F. CORNER ALONG LINE

4" PVC DRAIN AFFIXED TO WALL

COLUMN CORNER 0.3'E.

17.5'

17.5'

CURB

ASPHALT

CONC. CURB

40'

22.55'

NEW MAILBOX BASE 1.6'E.

STAIRS

12' U.E. (P.B. 43, PG. 17)

CONC. 0.7'S.

CONC. WALK

SOUTH WALL FACE 0.1'N.

5/8", "W.S.C."

S01°23'04"W 250.00'

COLUMN CORNER 0.1'W.

WALL CORNER 0.2'W.

CORNER COLUMN 0.2'E.

NEW KEY PAD 1.2'E.

CORNER COLUMN 0.2'E.

WEST WALL FACE 0.5'W.

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5/8" "DANIELS" 0.4'N

WOOD FENCE LEANING AGAINST C.L.F.

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10' U.E. (P.B. 33, PG. 200, P.B. 43, PG. 17)

10' U.E. (P.B. 33, PG. 200)

LOT 3
(P.B. 45, PG. 177)

N88°36'56"W 170.00'

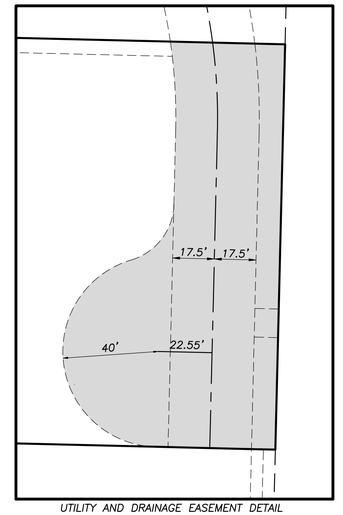
UNPLATTED

NORTH LINE GOVERNMENT LOT 1, SECTION 2/44/43

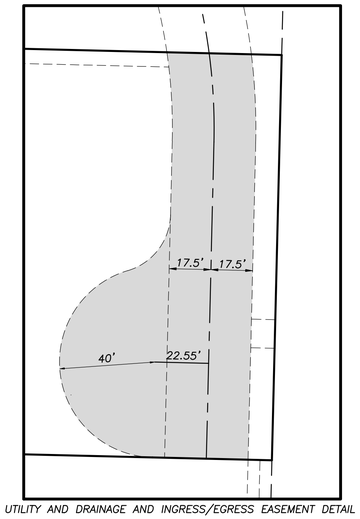
W
S
N
E

0' 30' 60' 90'

SCALE: 1"=30'



UTILITY AND DRAINAGE EASEMENT DETAIL



UTILITY AND DRAINAGE AND INGRESS/EGRESS EASEMENT DETAIL

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CK'D: M.N.	REF: 04-1405	SHEET 3	OF 3

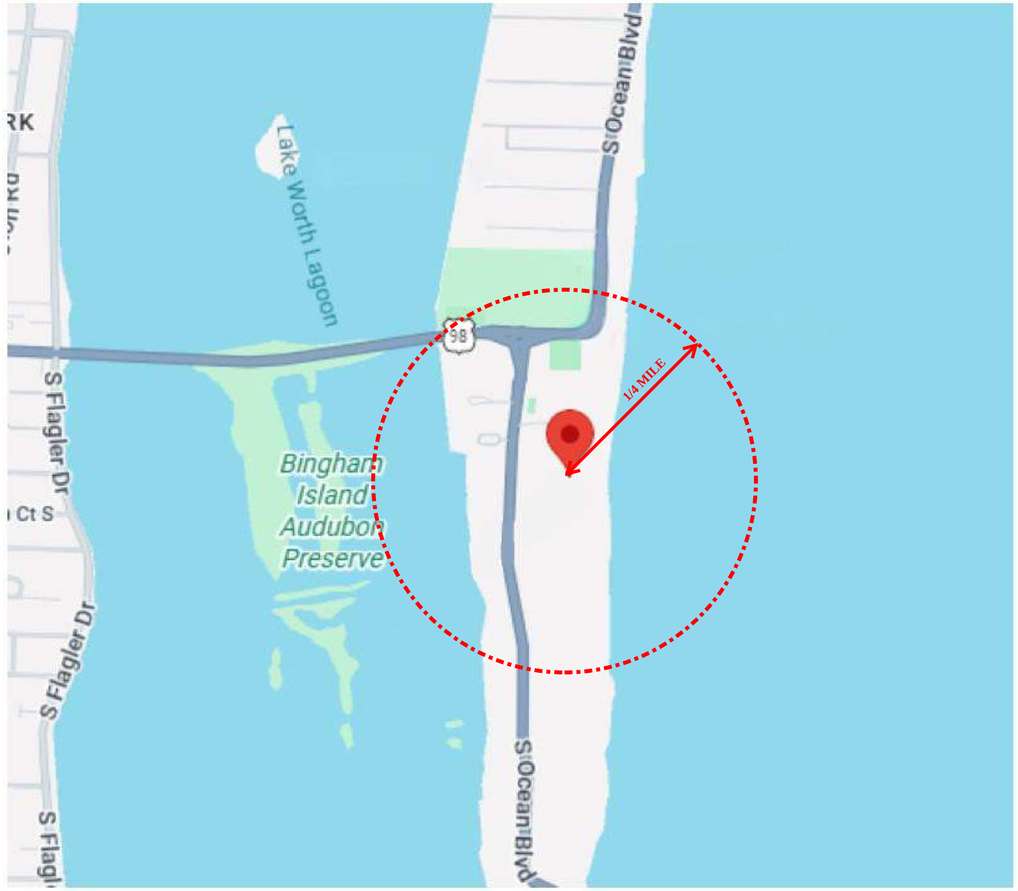
Part I

EXISTING SITE ANALYSIS

1236 S. Ocean Blvd



1 VICINITY LOCATION MAP



2 LOCATION MAP

ARC-26-0039
ZON-26-0040

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NOT FOR CONSTRUCTION

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

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

VICINITY LOCATION MAP

SHEET NUMBER

SUR0.1

N W E S

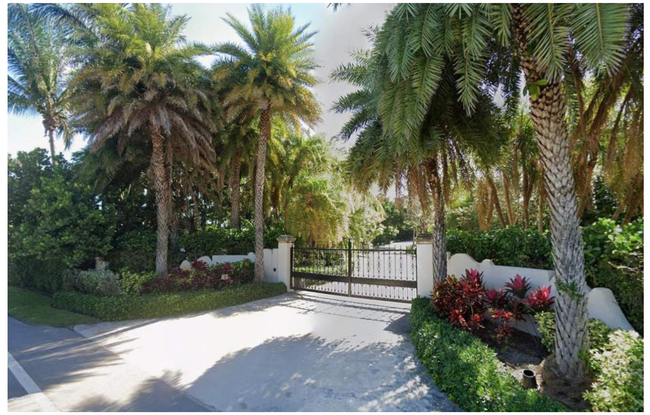
ARCOM



200 REGENTS PARK RD



100 REGENTS PARK RD



1200 S OCEAN BLVD



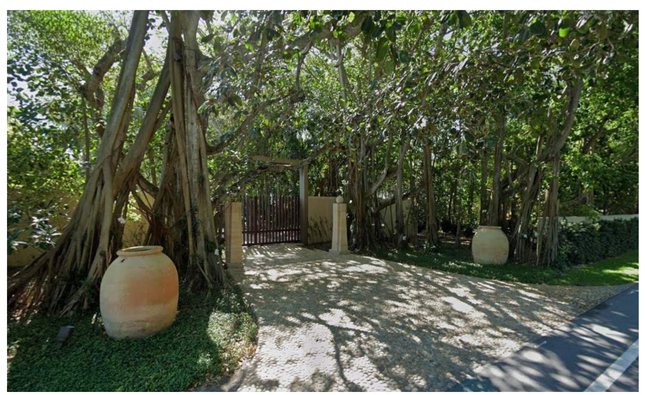
1230 S OCEAN BLVD



1230 S OCEAN BLVD



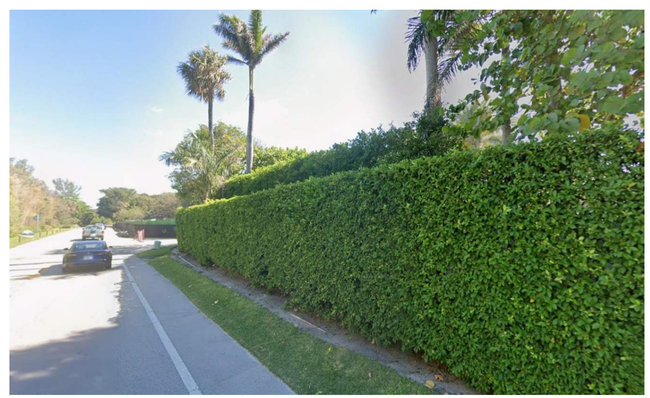
100 EMERALD BEACH WAY



1236 S OCEAN BLVD
(SUBJECT PROPERTY)



1236 S OCEAN BLVD
(SUBJECT PROPERTY)



1247 S OCEAN BLVD

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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PENTHOUSE 600A
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F: 561 461 0106
FL LIC. # AA26003943

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

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

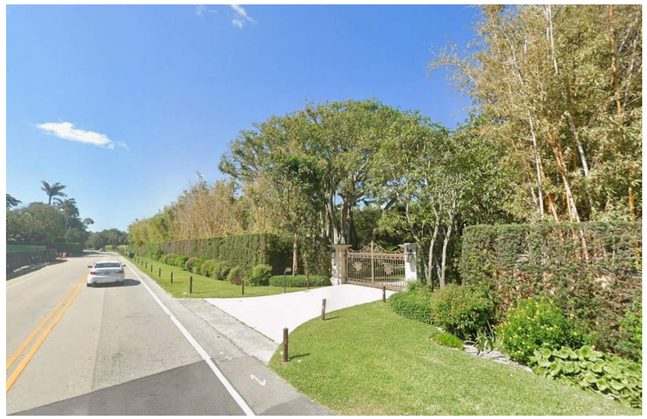
SHEET NAME

SURROUNDING BUILDING PHOTOS

SHEET NUMBER

SUR1.0

ARCOM



1255 S OCEAN BLVD



1255 S OCEAN BLVD



1275 S OCEAN BLVD



1275 S OCEAN BLVD



1265 S OCEAN BLVD



1285 S OCEAN BLVD



1285 S OCEAN BLVD



1296 S OCEAN BLVD



1296 S OCEAN BLVD

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SHEET NAME

SURROUNDING BUILDING PHOTOS

SHEET NUMBER

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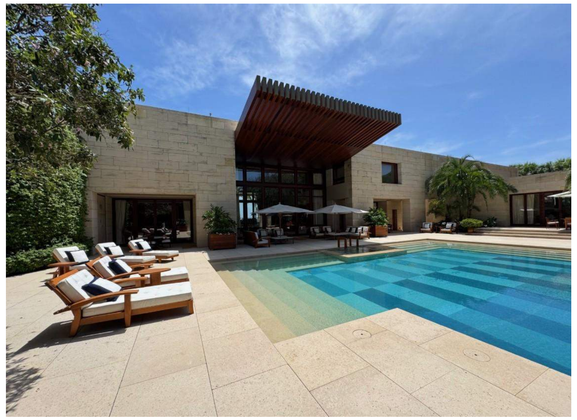

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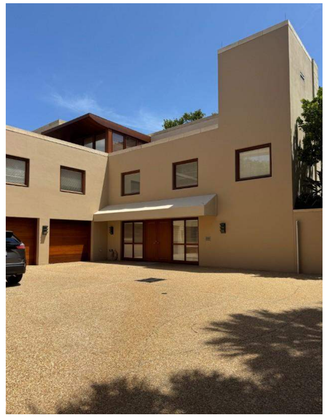

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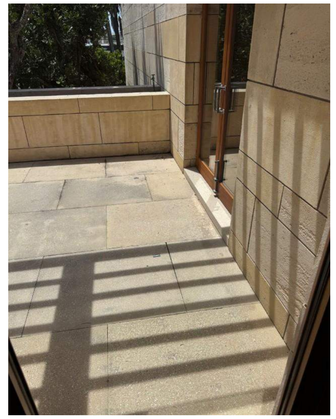

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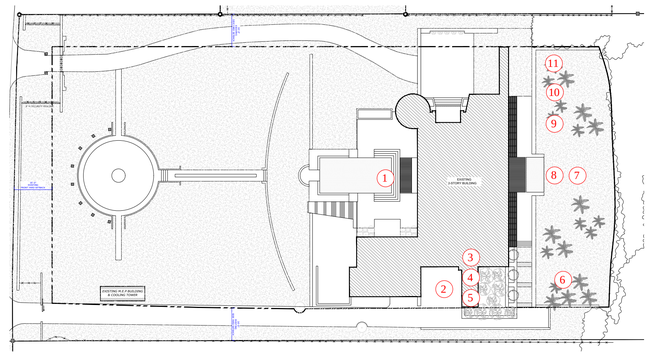
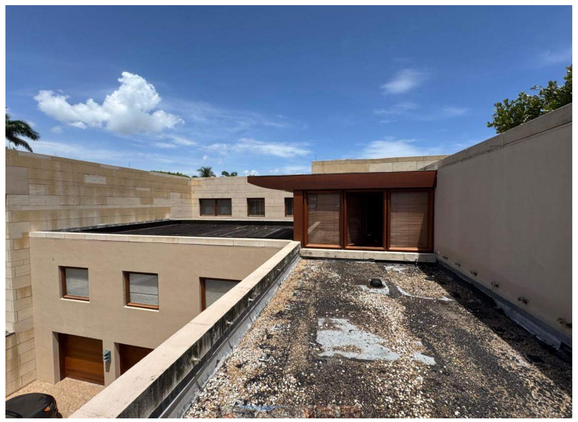
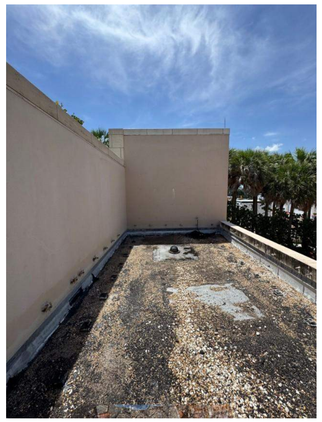


KEY PLAN



4. (AREA OF ADDITION / RENOVATION)



5.



6.



7.



8.



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10.



11.

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Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

EXISTING EXTERIOR CONDITIONS

SHEET NUMBER

SUR1.2

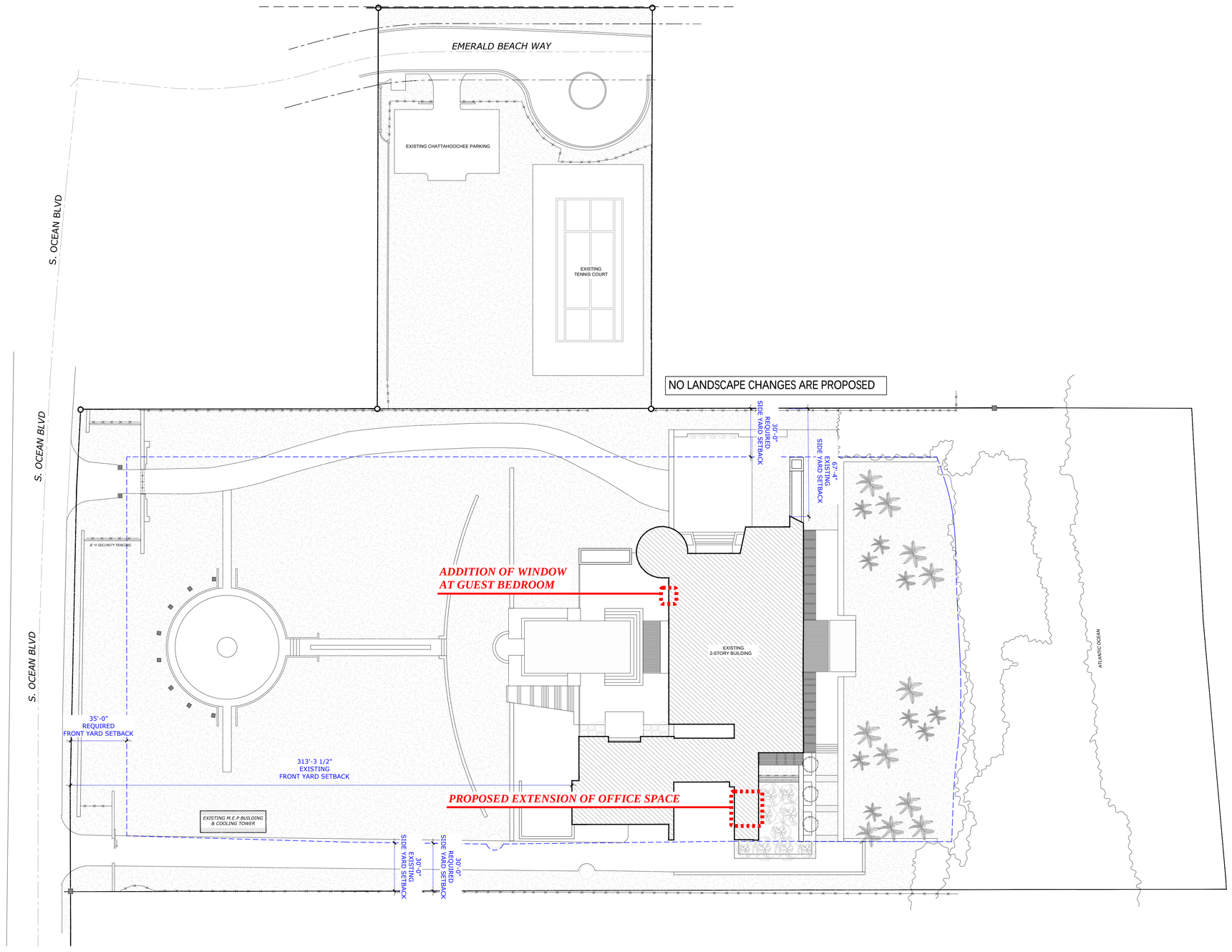
N W E S

ARCOM

Part II

PROPOSED SITE ANALYSIS

1236 S. Ocean Blvd



1 EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"

ARC-26-0039
ZON-26-0040

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THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

EXISTING SITE PLAN

SHEET NUMBER

SP1.0

N W E S

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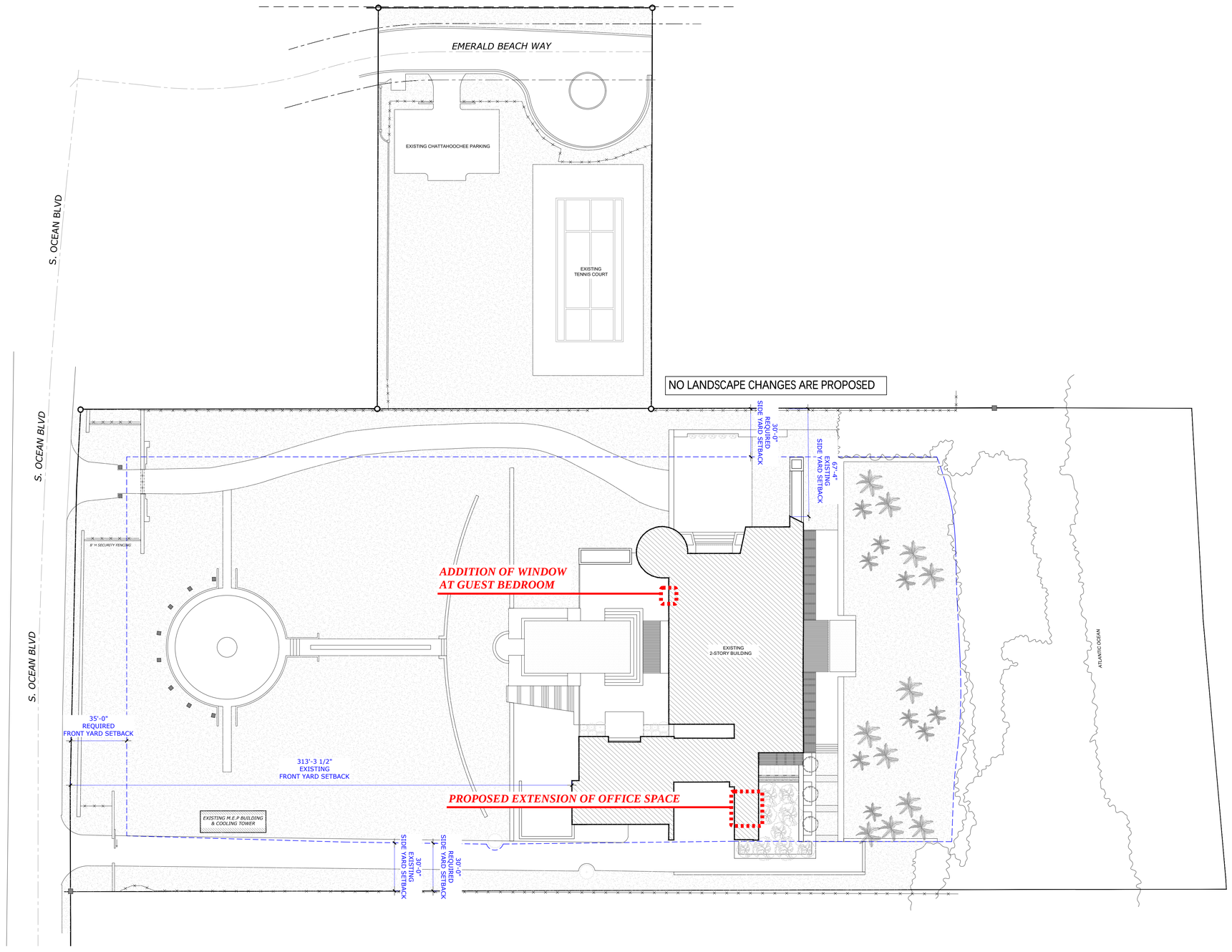

1 PROPOSED SITE PLAN (NO CHANGE)
SCALE: 1/32" = 1'-0"

ARC-26-0039
ZON-26-0040

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SHEET NAME

PROPOSED SITE PLAN

SHEET NUMBER

SP1.1

N W E S

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Town of Palm Beach

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

Zoning Legend

Line #				
1	**Property Address:**	1236 S OCEAN BLVD		
2	**Zoning District:**	R-AA		
3	**Lot Area (sq. ft.):**	218,839 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	300'-9" (W) & 597'-2" (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	**FEMA Flood Zone Designation:**	AE, X, VE		
7	**Zero Datum for point of meas. (NAVD)**	N/A		
8	**Crown of Road (COR) (NAVD)**	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25% - 54,709.75	8.14% - 17,834 SF	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	18,437	18,814
12	*Front Yard Setback (Ft.)	35'-0"	313.3'	N/C
13	* Side Yard Setback (1st Story) (Ft.)	30'-0"	30' (S) - 67.4' (N)	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	15'-0"	137'-9"	N/C
16	Angle of Vision (Deg.)	100 DEGREES	N/A	N/A
17	Building Height (Ft.)	30'-0"	25'-0"	N/C
18	Overall Building Height (Ft.)	35'-0"	27'-1/4"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	N/A
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	N/A	N/A	N/A
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

ARC-26-0039
ZON-26-0040

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SHEET NAME

ZONING LEGEND

SHEET NUMBER

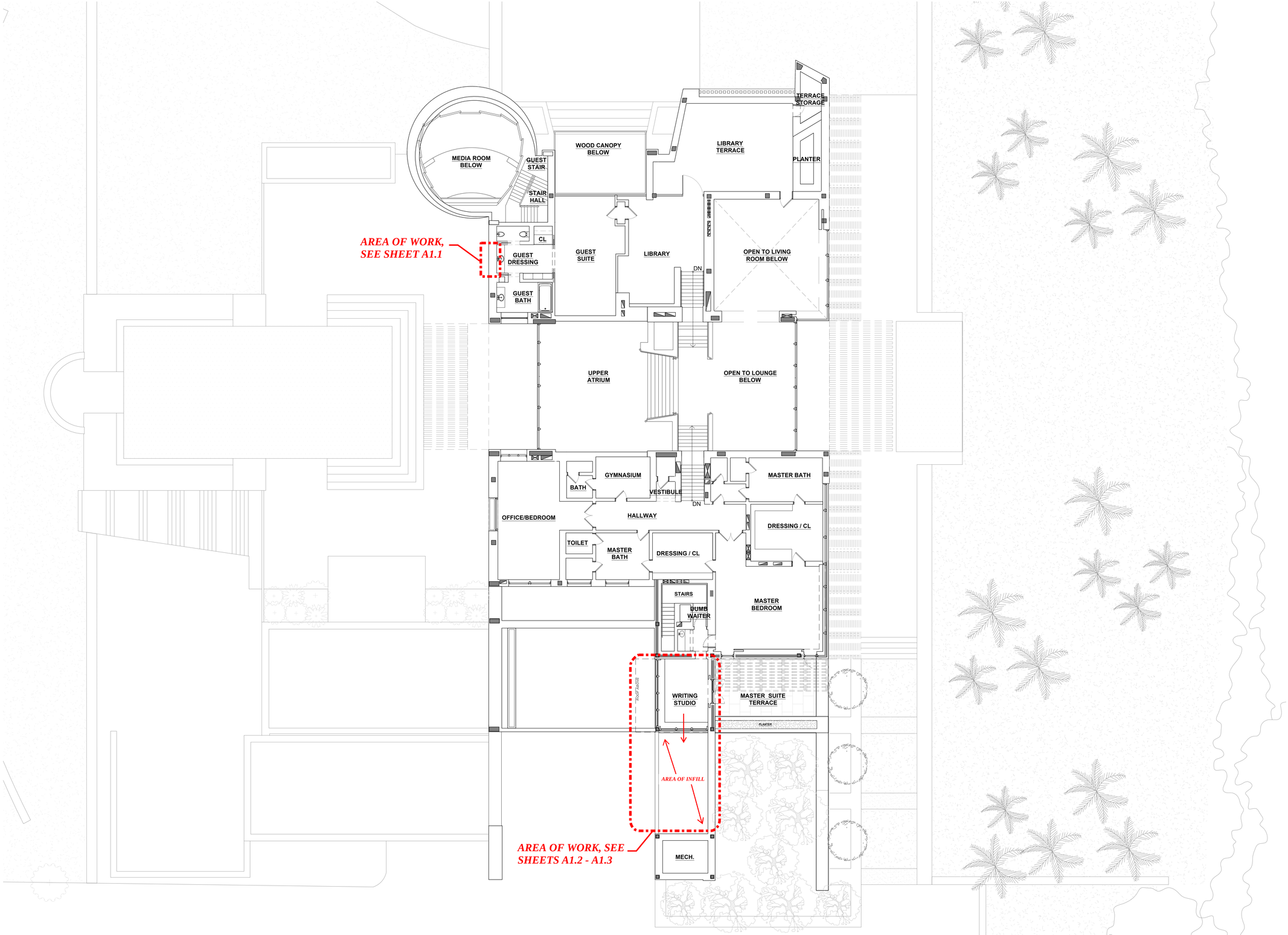
SP1.2

ARCOM

Part III

EXISTING & PROPOSED FLOOR PLANS

1236 S. Ocean Blvd



1 EXISTING OVERALL UPPER FLOOR PLAN
SCALE: 3/32" = 1'-0"

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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PENTHOUSE 600A
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PHONE NUMBER: 772-595-1744
EMAIL: *DMILLAR@KAMMCONSULTING.COM*

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BAUMAN GROUP, INC.
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PALM BEACH, FL 33480
PHONE NUMBER: (561)385-5426
EMAIL: NEVINBAUMAN@ME.COM

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

Revisions:

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

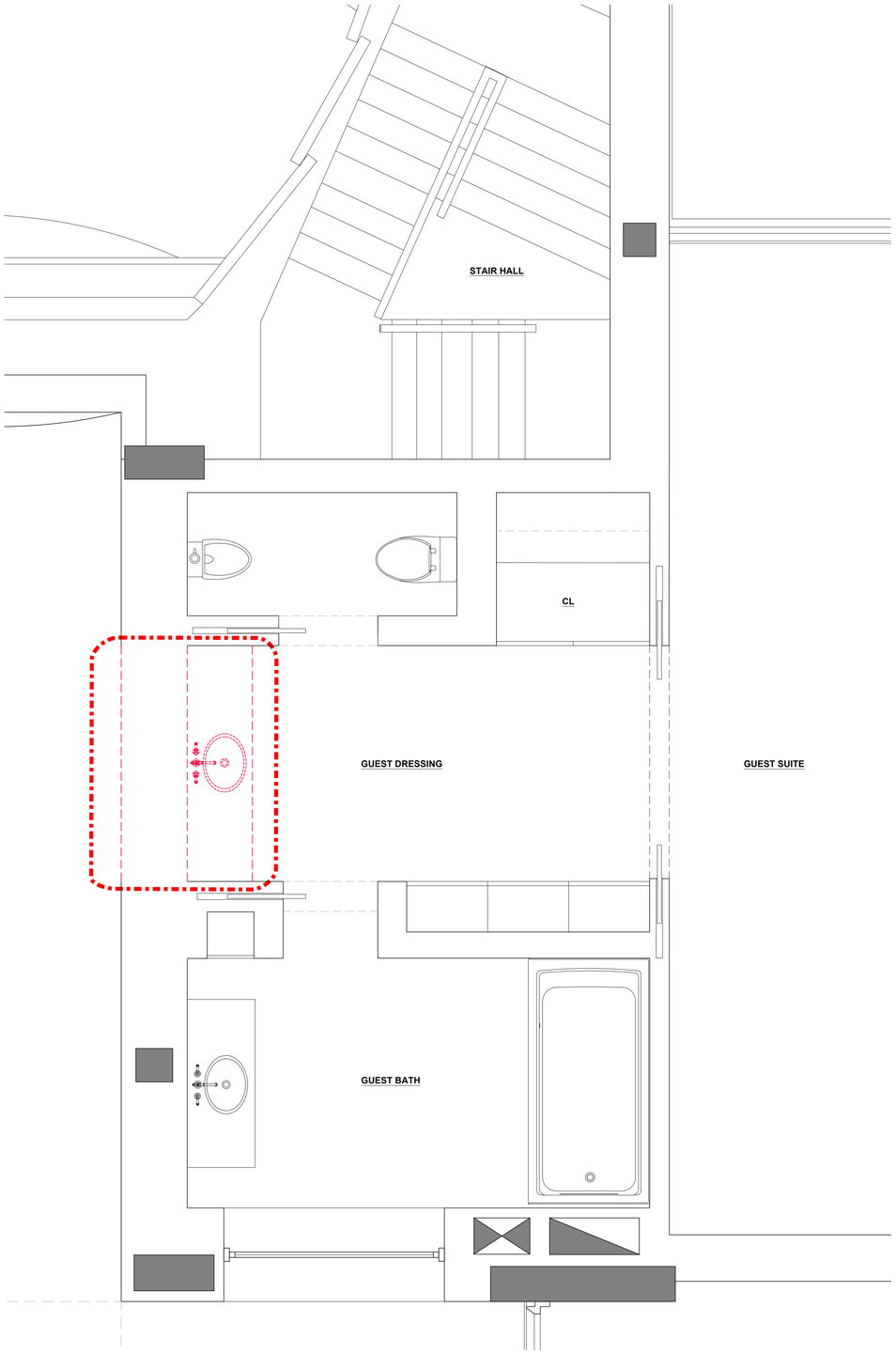
SHEET NAME

EXISTING OVERALL SECOND FLOOR PLAN

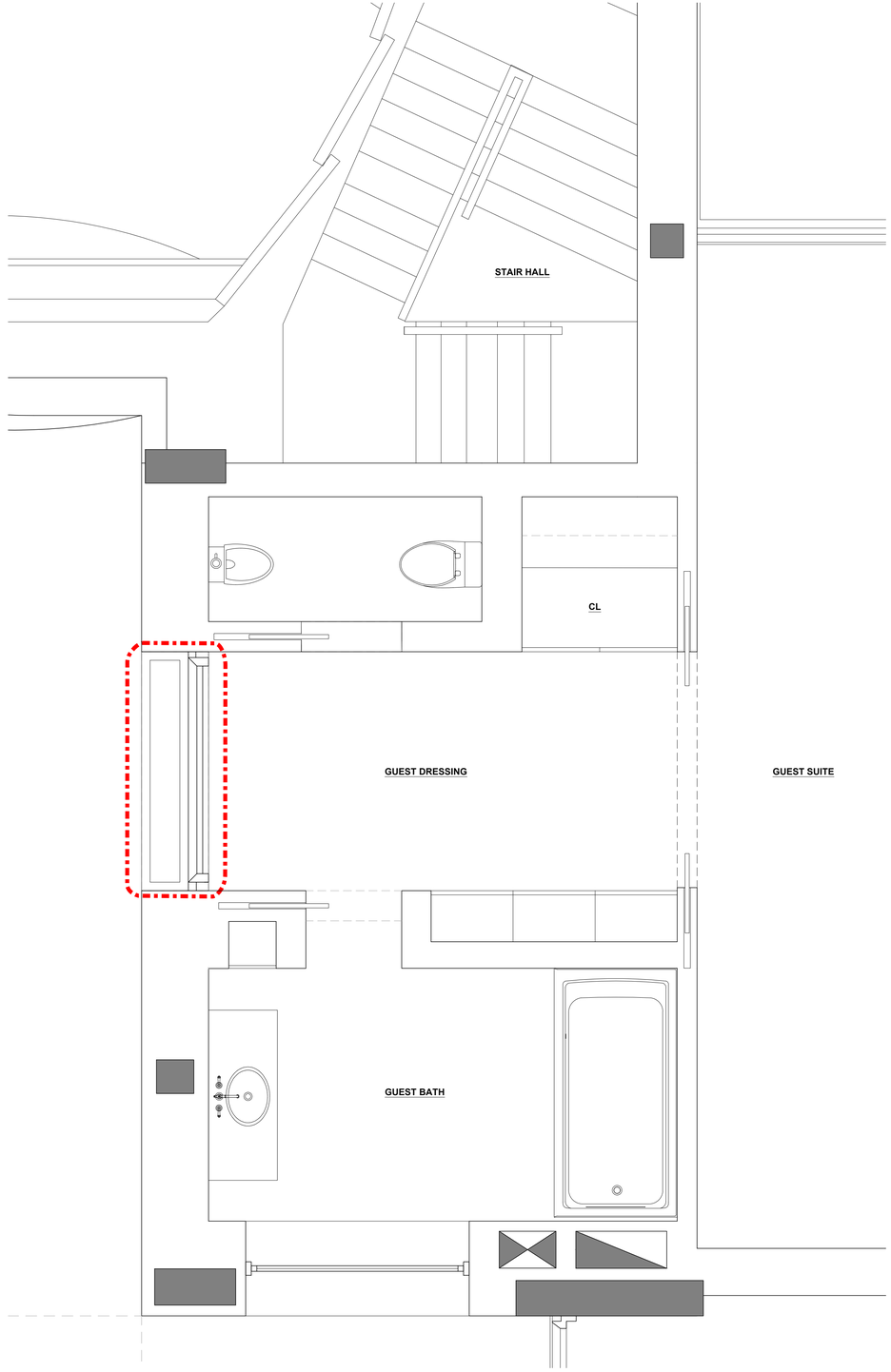
SHEET NUMBER

A1.0

N W E S ARCOM



1 ENLARGED EXISTING DEMOLITION SECOND FLOOR GUEST BATHROOM PLAN
SCALE: 1/2" = 1'-0"



2 ENLARGED PROPOSED SECOND FLOOR GUEST BATHROOM PLAN
SCALE: 1/2" = 1'-0"

ARC-26-0039
ZON-26-0040

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

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

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Palm Beach, FL 33480

SHEET NAME

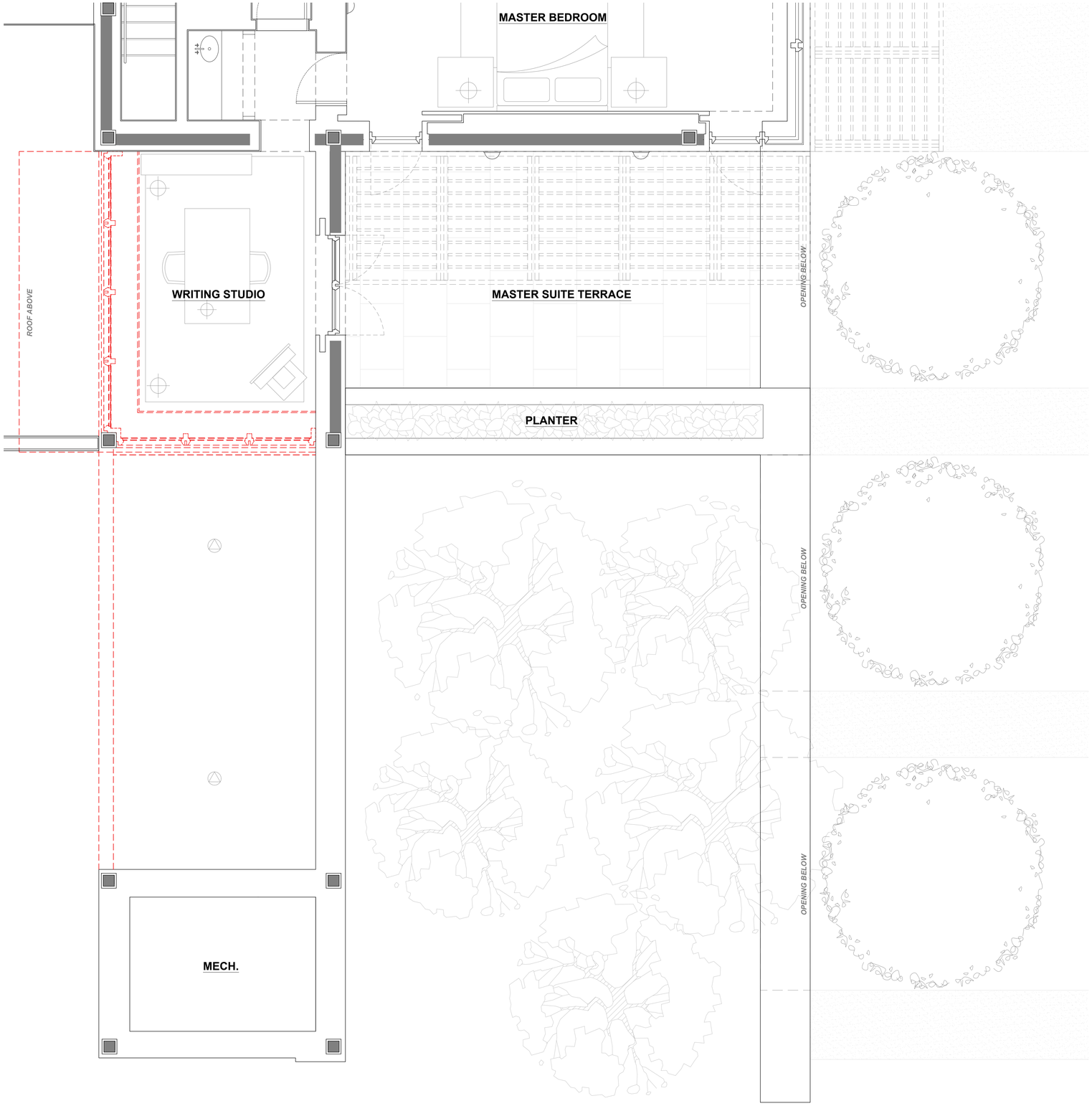
ENLARGED EXIST. / DEMO & PROPOSED SECOND FLOOR GUEST BATHROOM PLANS

SHEET NUMBER

A1.1

N W E S

ARCOM



EXISTING / DEMO WRITING STUDIO FLOOR PLAN

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

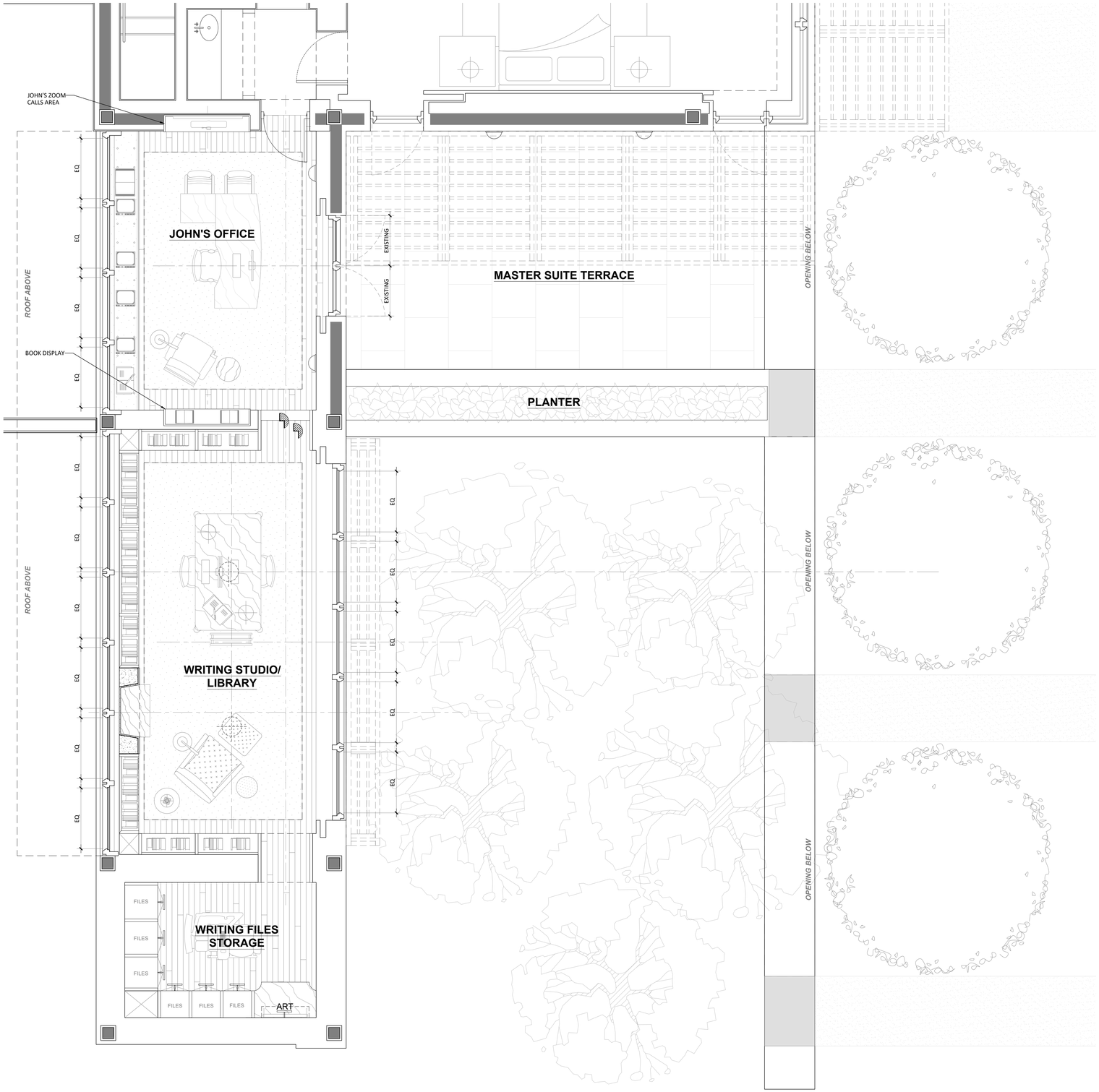
ENLARGED EXISTING / DEMOLITION WRITING STUDIO FLOOR PLAN

SHEET NUMBER

A1.2

N
W E
S

ARCOM



ENLARGED PROPOSED OFFICE FLOOR PLAN

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

ENLARGED PROPOSED OFFICE FLOOR PLAN

SHEET NUMBER

A1.3

N W E S

ARCOM

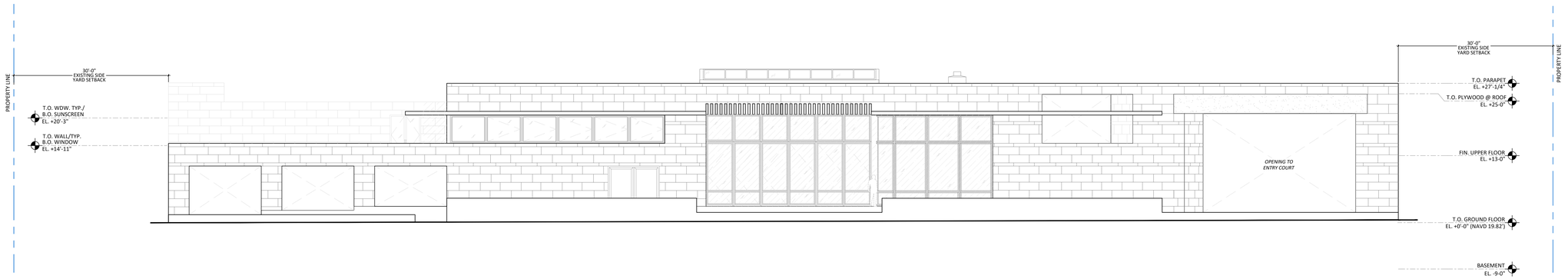
Part IV

EXISTING & PROPOSED ELEVATIONS

1236 S. Ocean Blvd



1 EXISTING DEMOLITION WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



2 EXISTING EAST ELEVATION (NO VISIBLE DEMOLITION)
SCALE: 3/32" = 1'-0"

ARC-26-0039
ZON-26-0040

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

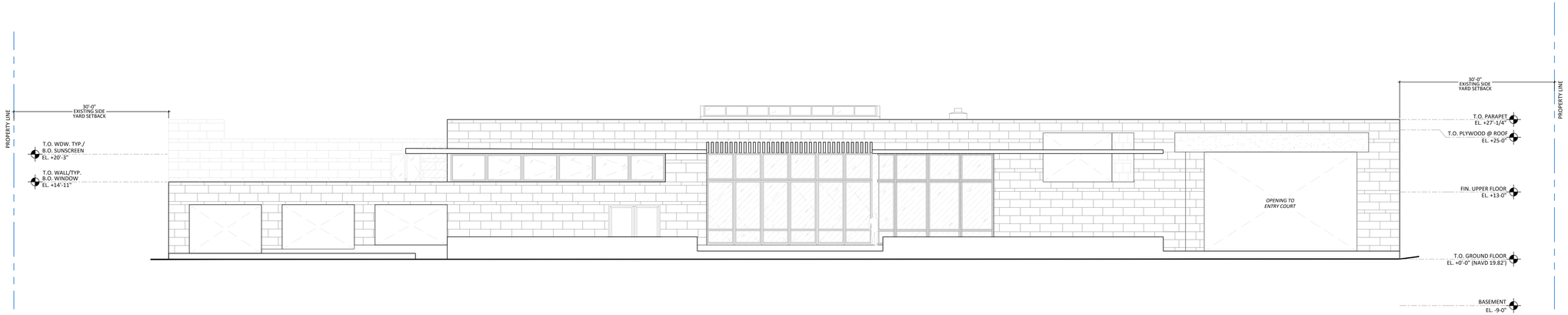
SHEET NAME

DEMOLITION ELEVATIONS

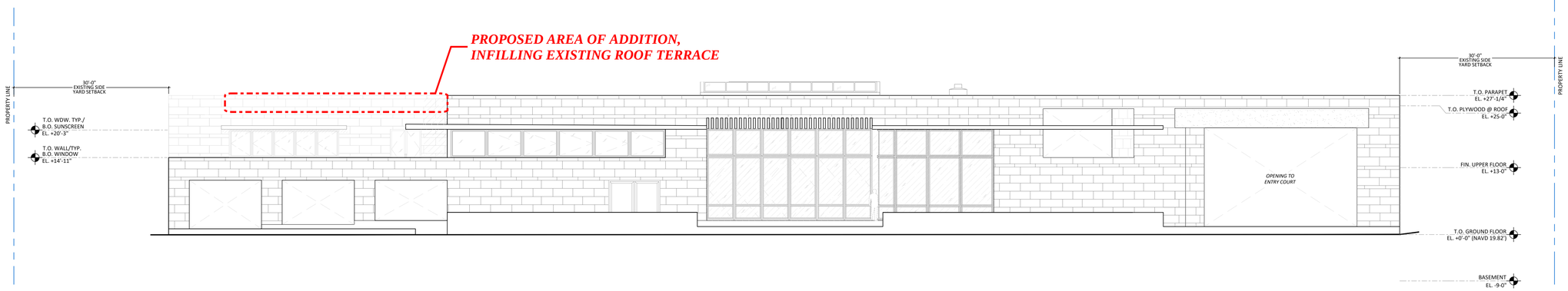
SHEET NUMBER

A2.0

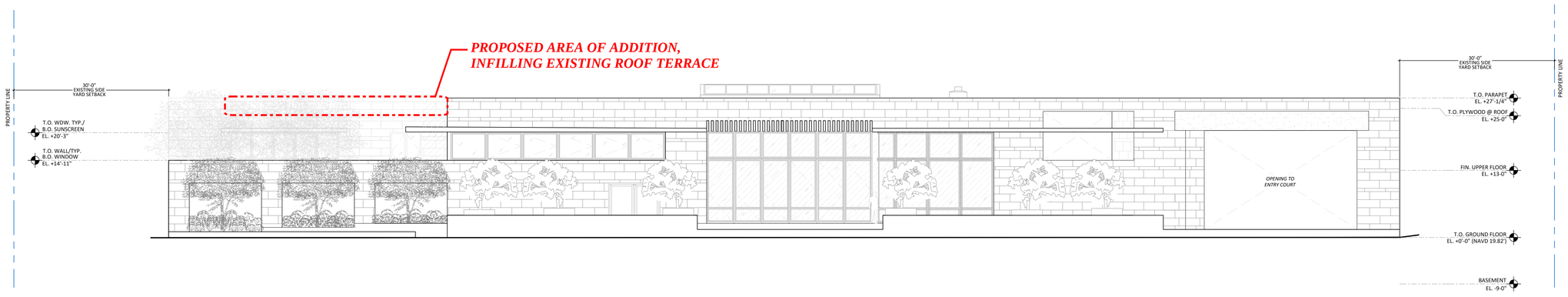
ARCOM



1 EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 PROPOSED EAST ELEVATION WITH LANDSCAPE
SCALE: 3/32" = 1'-0"

ARC-26-0039
ZON-26-0040

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THE THORNTON RESIDENCE
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SHEET NAME

EXISTING & PROPOSED EAST ELEVATIONS

SHEET NUMBER

A2.1

ARCOM



PROPOSED COLORED EAST ELEVATION



PROPOSED COLORED EAST ELEVATION WITH LANDSCAPE

ARC-26-0039
ZON-26-0040

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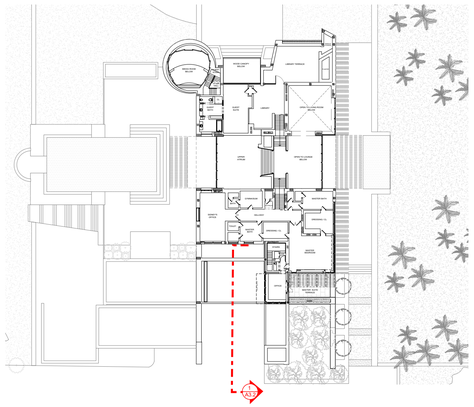
SHEET NAME

PROPOSED COLORED EAST ELEVATIONS

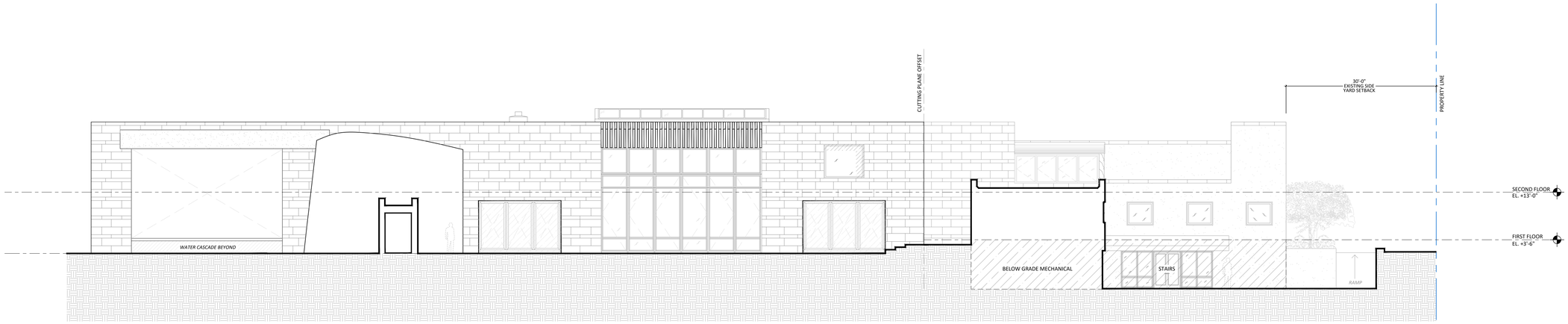
SHEET NUMBER

A2.1.1

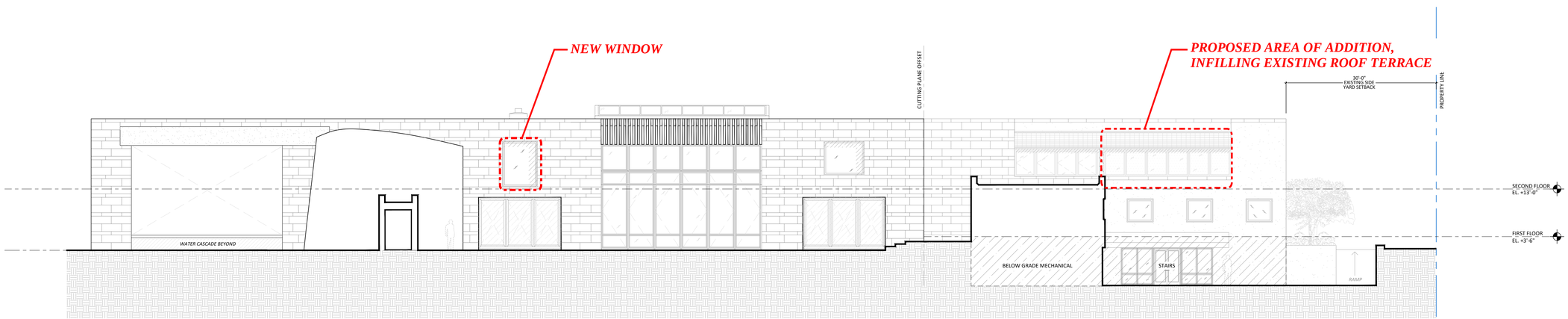
ARCOM



KEY PLAN



1 EXISTING WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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NOT FOR CONSTRUCTION

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

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

EXISTING & PROPOSED WEST ELEVATIONS

SHEET NUMBER

A2.2

ARCOM



PROPOSED COLORED WEST COURTYARD ELEVATION

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

PROPOSED COLORED WEST COURTYARD ELEVATION

SHEET NUMBER

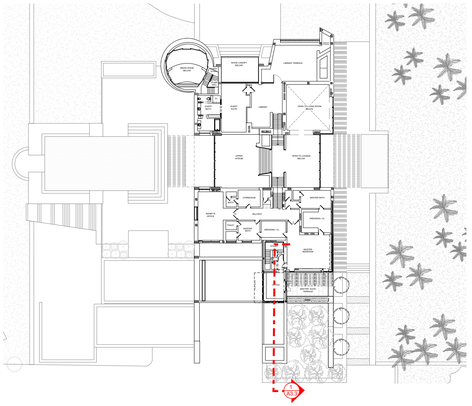
A2.2.1

ARCOM

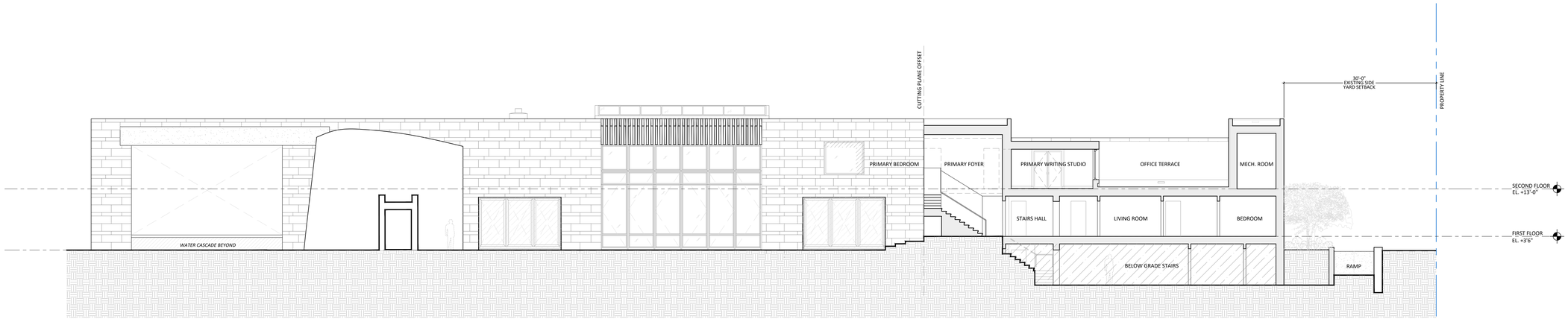
Part V

EXISTING & PROPOSED SECTIONS

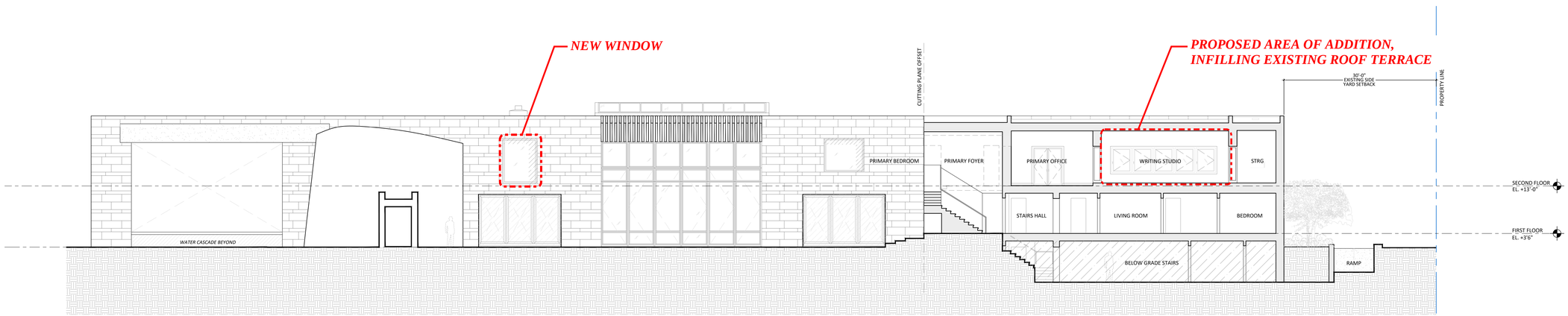
1236 S. Ocean Blvd



KEY PLAN



1 EXISTING WEST COURTYARD ELEVATION & PARTIAL SECTION
SCALE: 3/32" = 1'-0"



2 PROPOSED WEST COURTYARD ELEVATION & PARTIAL SECTION
SCALE: 3/32" = 1'-0"

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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AIA # 30425933 NCARB # 87929

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

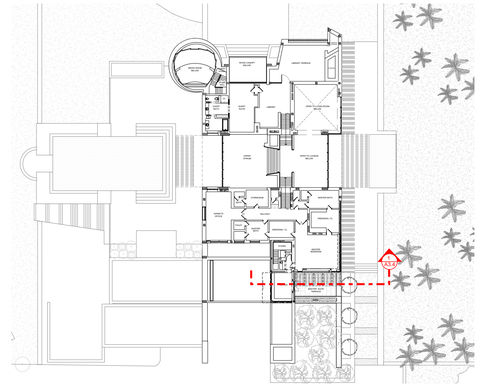
SHEET NAME

EXISTING & PROPOSED WEST ELEVATIONS

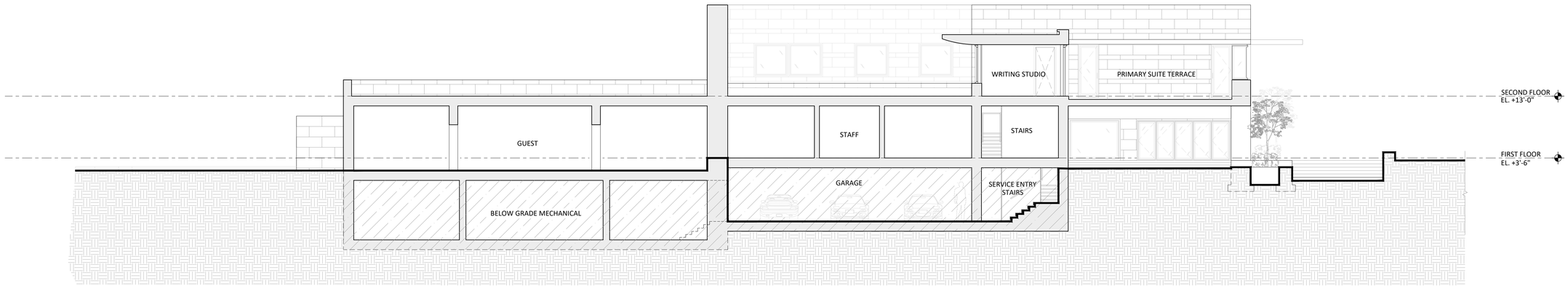
SHEET NUMBER

A3.0

ARCOM

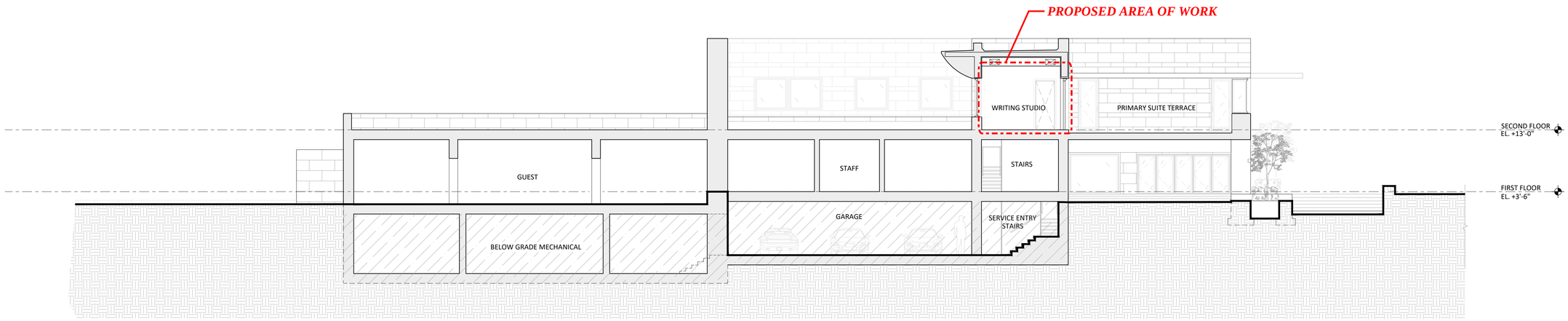


KEY PLAN



1 EXISTING OVERALL BUILDING SECTION

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



2 PROPOSED OVERALL BUILDING SECTION

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

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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NOT FOR CONSTRUCTION

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

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

EXISTING & PROPOSED OVERALL BUILDING SECTIONS

SHEET NUMBER

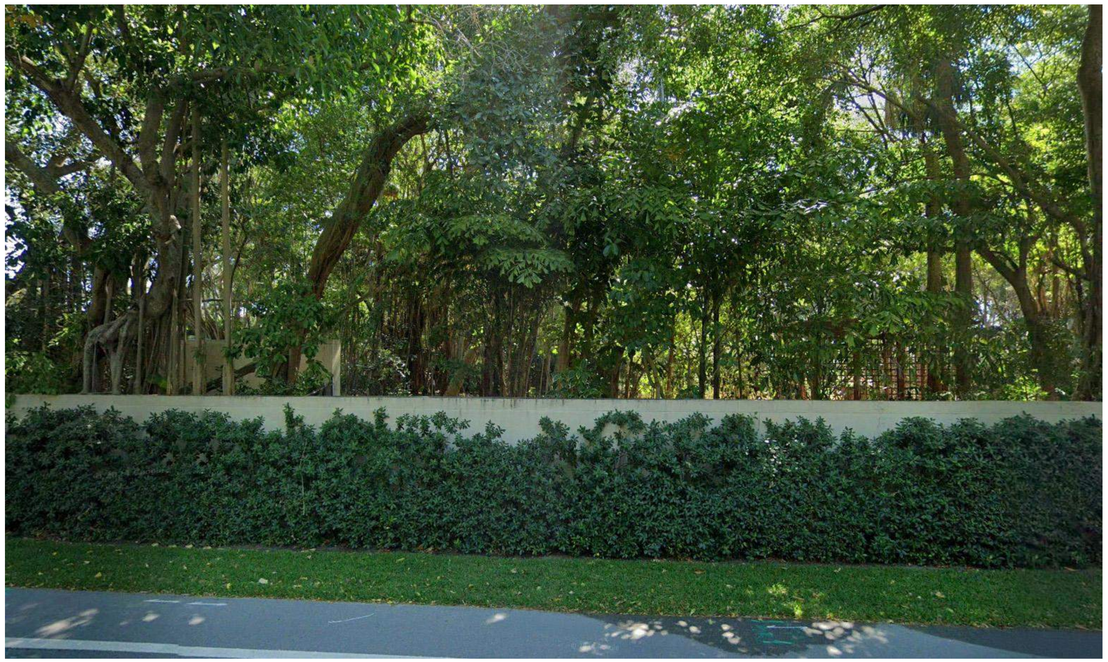
A3.1

ARCOM

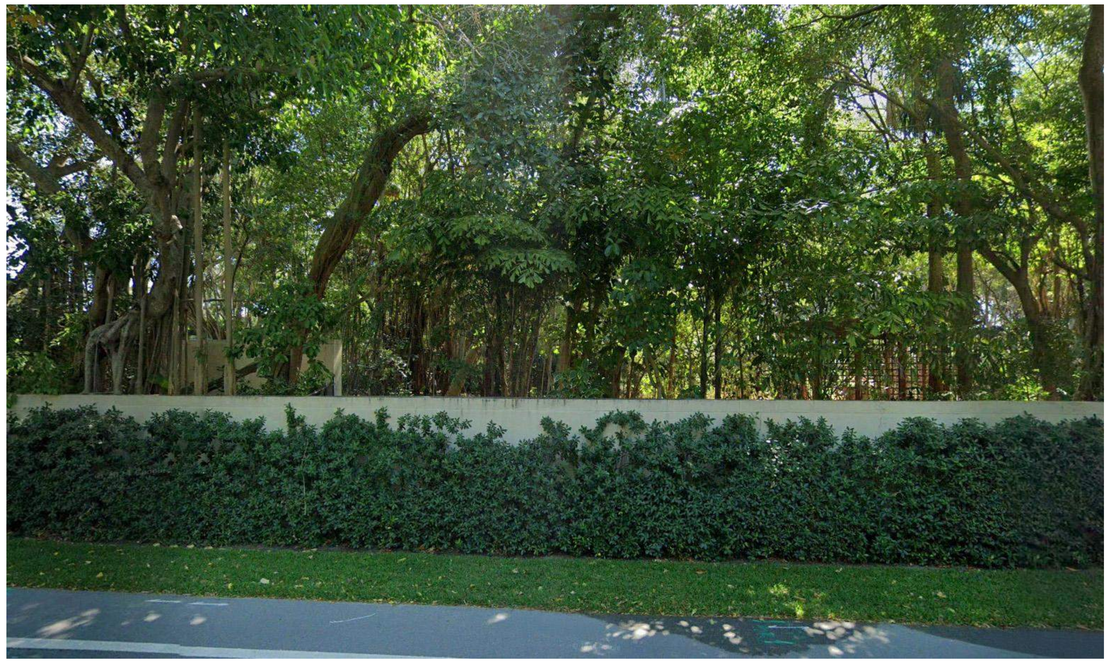
Part VI

EXTERIOR PERSPECTIVES

1236 S. Ocean Blvd



VIEW FROM THE STREET **EXISTING VIEW FROM S. OCEAN BLVD**



VIEW FROM THE STREET **PROPOSED VIEW FROM S. OCEAN BLVD (NO VISIBLE CHANGE)**

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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BARTHOLEMEWPARTNERS.COM

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

VIEW FROM STREET

SHEET NUMBER

SUR1.4

ARCOM



VIEW FROM THE REAR **EXISTING VIEW FROM THE REAR (EAST, FROM OCEAN)**



VIEW FROM THE REAR **PROPOSED VIEW FROM THE REAR (EAST, FROM OCEAN)**

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

REAR- EXTERIOR EXISTING PHOTO AND PROPOSED RENDERING

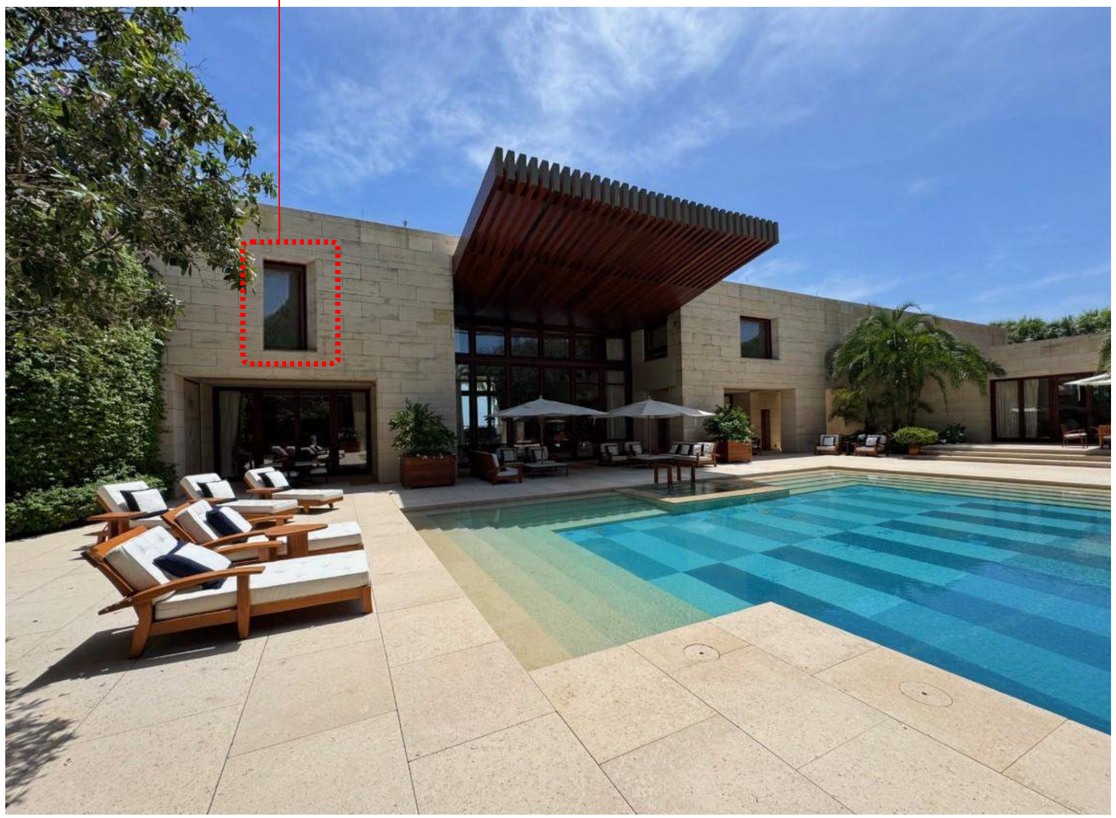
SHEET NUMBER

SUR1.5

ARCOM



EXISTING EXTERIOR CONDITION **EXISTING CONDITIONS AT POOL AREA**



PROPOSED EXTERIOR CONDITION **PROPOSED CONDITIONS AT POOL AREA**

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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

Revisions:

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

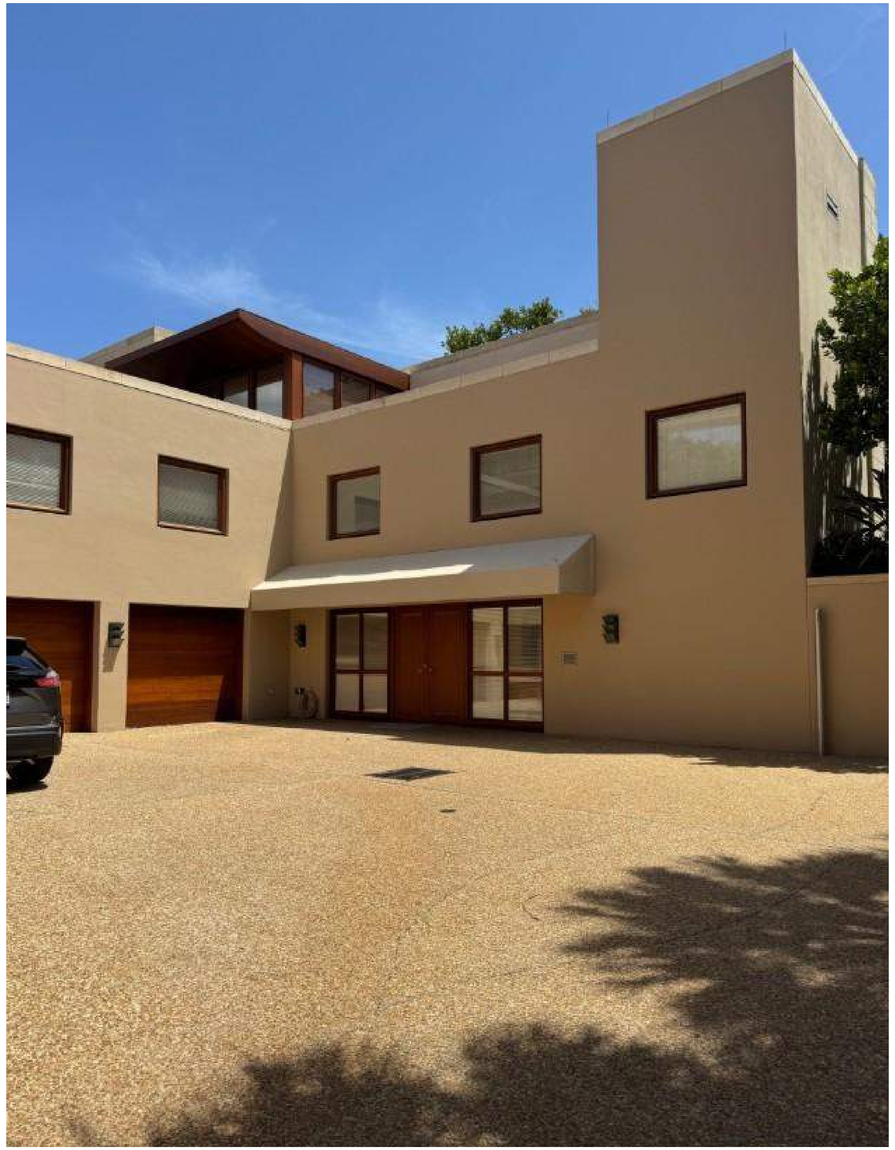
SHEET NAME

POOL COURTYARD-EXTERIOR EXISTING PHOTO AND PROPOSED RENDERING

SHEET NUMBER

SUR1.6

ARCOM



SERVICE COURT AREA **EXISTING SERVICE COURT AREA**

PROPOSED ADDITION, INFILLING EXISTING ROOF TERRACE



SERVICE COURT AREA **PROPOSED SERVICE COURT AREA**



EXISTING FRONT DOOR AS REFERENCE

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0106
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

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BAUMAN GROUP, INC.
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EMAIL: NEVINBAUMAN@ME.COM

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1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

SERVICE COURTYARD - EXTERIOR EXISTING PHOTO AND PROPOSED RENDERING

SHEET NUMBER

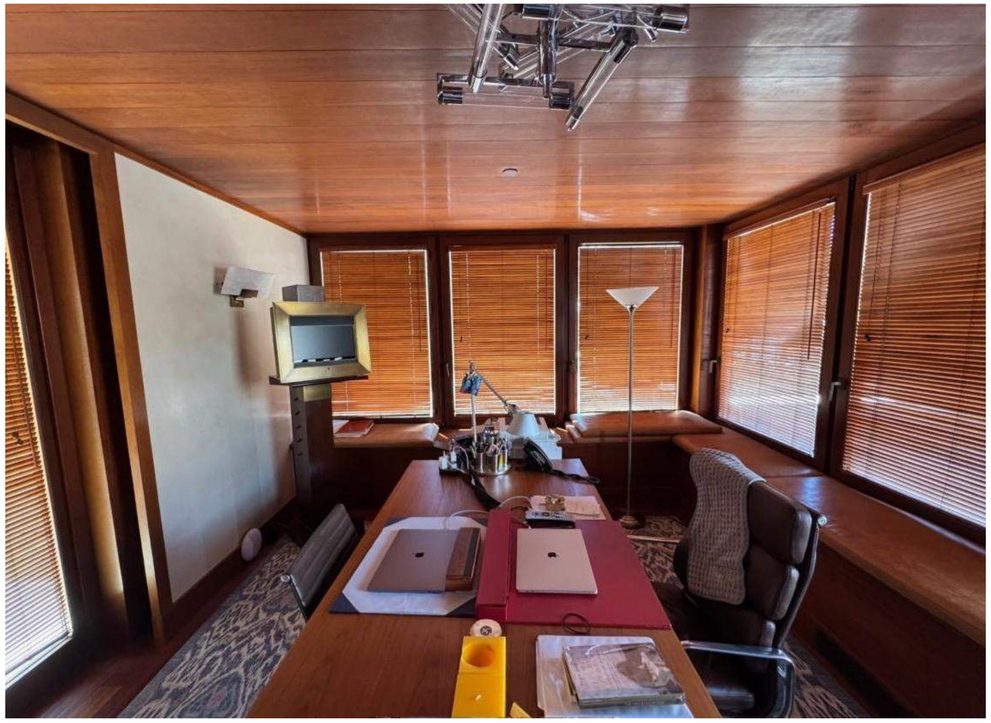
SUR1.7

ARCOM

Part VII

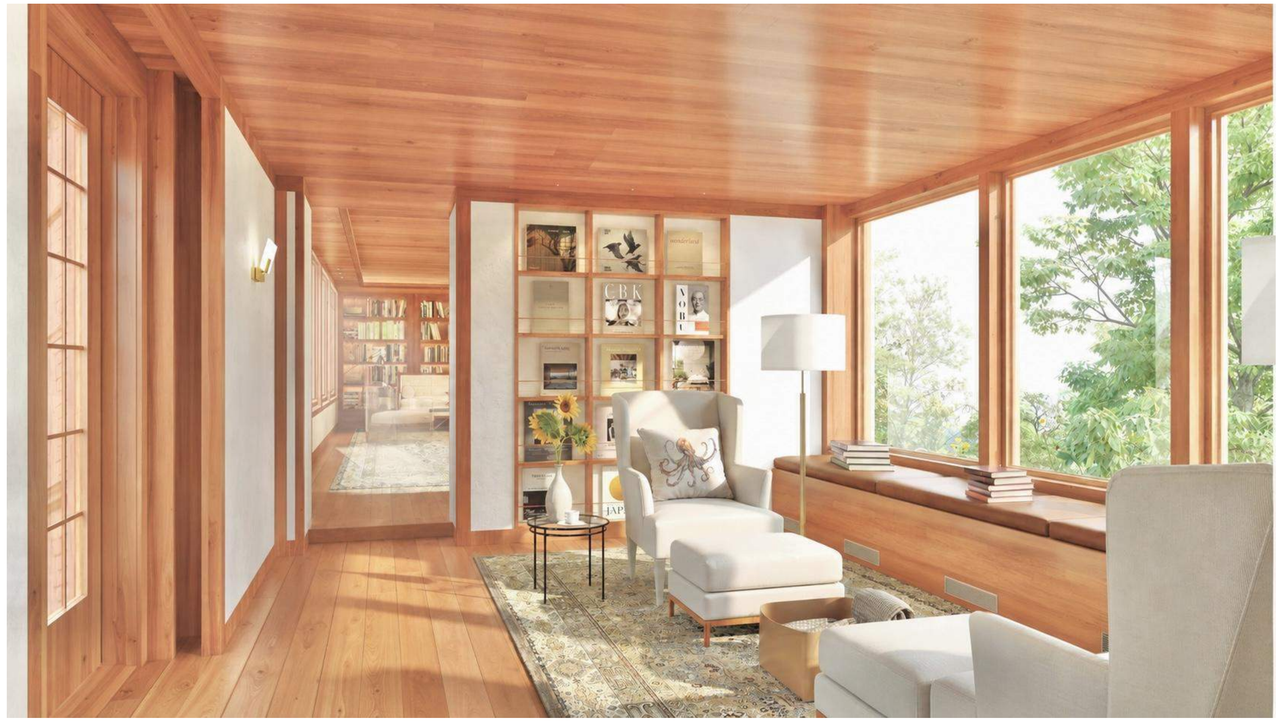
PROPOSED INTERIOR RENDERING

1236 S. Ocean Blvd



EXISTING OFFICE PHOTO & PROPOSED INTERIOR RENDERING

EXISTING OFFICE PHOTO



PROPOSED ADDITION (WRITING STUDIO) INTERIOR RENDERING PERSPECTIVE

PROPOSED INTERIOR RENDERING

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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

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Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

EXISTING AND PROPOSED OFFICE SPACE

SHEET NUMBER

A4.0

ARCOM



PROPOSED ADDITION (WRITING STUDIO) INTERIOR RENDERING PERSPECTIVE

INTERIOR RENDERING OF PROPOSED ADDITION

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

ARCHITECTURE AND DESIGN
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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

INTERIOR RENDERING OF PROPOSED ADDITION

SHEET NUMBER

A4.1

ARCOM

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0040 13 VIA VIZCAYA The applicant, 13 Via Vizcaya Investments LLC (Kevin McAlarnen, Representative, Peter Pennoyer, Architect, SMI, Landscape Architect), has filed an application requesting Architectural Commission review and approval for exterior modifications, including a new glazed barrel tile roof, new fenestration openings, modified pergolas, a new entry design, as well as hardscape and landscape adjustments.

Date: 7/22/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING
Fee-Related

ARC-26-0040 13 Via Vizcaya. The applicant, 13 Via Vizcaya Investments LLC (Kevin McAlarnen, Representative, Peter Pennoyer, Architect, SMI, Landscape Architect), has filed an application requesting Architectural Commission review and approval for exterior modifications, including a new glazed barrel tile roof, new fenestration openings, modified pergolas, a new entry design, as well as hardscape and landscape adjustments.

Applicant: 12 Via Vizcaya Investments LLC
Architecture: Peter Pennoyer
Landscape: SMI

HISTORY:
This two-story single-family residence was built in 2007. It sits on the west-facing middle lot in the center of the Via Vizcaya loop. There have been no major changes to this home in recent years.

THE PROJECT:
The applicant has submitted plans entitled "13 Via Vizcaya, Palm Beach, LF 33480 Final Submittal," prepared by Peter Pennoyer Architects, and uploaded to EPL with the Town on 07/06/2026.

The following is the scope of work for the Project:

- Exterior modifications, including new glazed barrel tile, opening changes, pergola adjustments, and new finishes.
- Hardscape and landscape changes.

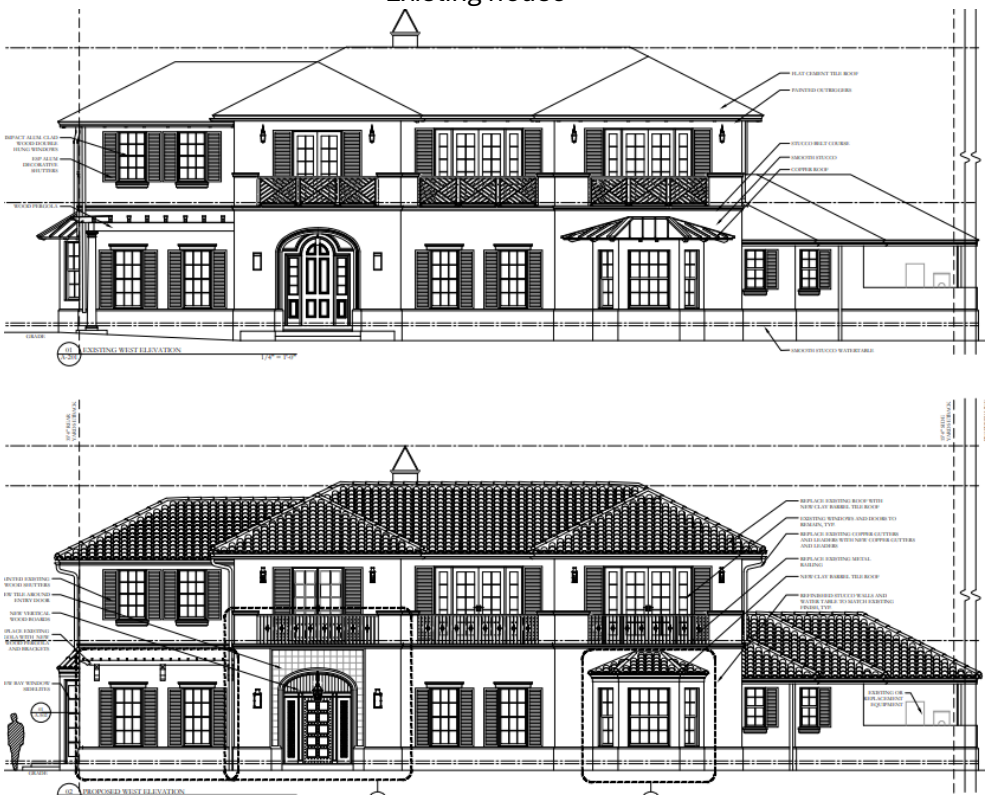
Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
CCR	N/A	**FEMA Flood Zone**	AE-8
Lot Width	183’	**Lot Depth**	130’
Lot Area	21,397 SF	**Enclosed Square Footage**	3,855 SF – existing 3,855 SF – proposed No change
Surrounding Properties / Zoning			
North	203 Via Vizcaya/ vacant lot| R-A		
South	9 Via Vizcaya/ residence| R-A		
East	14 Via Vizcaya/ residence| R-A		
West	11, 12, & 22 Via Vizcaya/ residences| R-A		

STAFF ANALYSIS
The applicant proposes a redesign of the exterior finishes and site work for this single-family residence. The roof will be retiled with a proposed Ludowici Brookville Green glazed barrel tile in place of the existing terracotta. Other color changes include light green on the shutters and gates, with warm whites and neutrals on other surfaces. The fenestration changes

include converting windows to paired French doors at the projecting bay on the north elevation and increasing French Door height on the east elevation. The modifications are visible from the public right-of-way, particularly the west elevation and partially the north and south, since the house is situated on an "island" within this street. However, the house's presence relative to the street will not change.



Existing house



Existing vs. proposed west elevation

The proposed hardscape and landscape modifications introduce a lower tier and small terracing on the west side leading up to a pedestrian gate. Vehicular access will be focused at the rear of the house. The large Banyan tree on the south side of the lot will 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

(212) 779-9765

PETER PENNOYER ARCHITECTS
136 Madison Avenue, 11th Floor, New York, New York 10016-6711

June 15, 2026

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

ARCHITECTS LETTER OF INTENT:

File Number: ARC-26-0040

Re: 13 Via Vizcaya
Palm Beach, FL
33480

Members of the Town of Palm Beach PZB,

Let this serve as the Architect's Letter of Intent as it regards modifications to the existing residence at 13 Via Vizcaya. Proposed exterior modifications include a new glazed barrel tile roof, gutter and leader replacement, enlarged rear and side openings, modification of existing pergolas, new entrance finishes, hardscape and landscape improvements and exterior painting in keeping with the historic influences of the architectural language of Palm Beach.

Sincerely,



Peter Pennoyer

13 VIA VIZCAYA, PALM BEACH, FL 33480

FINAL SUBMITTAL

ARCHITECT:
PETER PENNOYER ARCHITECTS
136 MADISON AVE, 11th FLOOR
NEW YORK, NY 10016
TEL: 212-779-9765

LANDSCAPE ARCHITECT:
SMI LANDSCAPE ARCHITECT, LLC.
140 ROYAL PALM WAY, SUITE 206
PALM BEACH, FL 33480
TEL: 561-655-9006

STRUCTURAL:
CARMO ENGINEERING ASSOCIATES
814 N. DIXIE HWY
LANTANA, FL 33462
TEL: 561-586-1111

PROJECTED DATE OF HEARINGS:
06-08-2026 STAFF REVIEW
06-15-2026 2ND SUBMIT
06-22-2026 NTP
06-29-2026 FEES PAID & CERT MAIL DUE
07-06-2026 FINAL SUBMIT
07-29-2026 MEETING DATE

SCOPE OF WORK:
- PROPOSED MODIFICATIONS INCLUDE: NEW GLAZED BARREL TILE ROOF, GUTTER AND LEADER REPLACMENT, ENLARGED REAR AND SIDE OPENINGS, MODIFICATION OF EXISTING PERGOLAS, NEW ENTRANCE FINISHES, HARDSCAPE AND LANDSCAPE IMPROVEMENTS, EXTERIOR PAINTING
- INTERIOR PLAN MODIFICATIONS



INDEX OF DRAWINGS:

	PETER PENNOYER ARCHITECTS DRAWINGS
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A-002	TAX RADIUS MAP
A-003	SITE PHOTOS
A-004	SITE CONTEXT PHOTOS
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A-006	EXISTING FENCES, WALLS, AND GATES
A-007	EXISTING SITE PLAN
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A-102	PROPOSED FIRST FLOOR PLAN
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A-203	EAST ELEVATION
A-204	SOUTH ELEVATION
A-501	ENTRY DOOR AND BALCONY DETAILS
A-502	EXTERIOR ELEVATION DETAILS
A-601	MATERIAL BOARD
A-701	GREEN ROOF EXAMPLES
A-702	RENDERED WEST ELEVATION
A-703	RENDERED NORTH ELEVATION
A-704	RENDERED EAST ELEVATION
A-705	RENDERED SOUTH ELEVATION

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:**	13 Via Vizcaya		
2	**Zoning District:**	R-A		
3	**Lot Area (sq. ft.):**	21,397.24		
4	**Lot Width (W) & Depth (D) (ft.):**	183'-1 1/2" & 130'-9 1/2"		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	Zone AE/ (EL 8)		
7	**Zero Datum for point of meas. (NAVD)**	9.00'		
8	**Crown of Road (COR) (NAVD)**	2.20'-3.74'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,349.31 SF (25%)	3,855 SF(18.02%)	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	N/C
12	*Front Yard Setback (Ft.)	min 35'	*35'/15'	N/C
13	* Side Yard Setback (1st Story) (Ft.)	min 35'	35'	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	min 35'	35'	N/C
15	*Rear Yard Setback (Ft.)	min15'	15'	N/C
16	Angle of Vision (Deg.)	100 Deg.	<120 Deg.	N/C
17	Building Height (Ft.)	max 25' (2 stories)	22'-6" (2 stories)	N/C
18	Overall Building Height (Ft.)	35'	31'	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/C
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/C
21	Finished Floor Elev. (FFE)(NAVD)	9.00'	6.14'	N/C
22	Base Flood Elevation (BFE)(NAVD)	8.00'		N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	10,698.62 SF (min 50%)		N/C
24	Perimeter LOS (Sq Ft and %)			N/C
25	Front Yard LOS (Sq Ft and %)	9,628.76 SF (min 45%)		
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

*15' EXISTING NON-CONFORMING CONDITION APPROVED BY VARIANCE ON NOVEMBER 12, 2003

PETER PENNOYER
ARCHITECTS
136 Madison Avenue, 11th Floor, NYC 10016
Telephone 212 779 9765

ISSUE:	DATE:
FINAL SUBMITTAL	JULY 06, 2026
2ND SUBMITTAL	JUNE 15, 2026
1ST SUBMITTAL	MAY 28, 2026
PRE-APP SUBMITTAL	APRIL 1, 2026

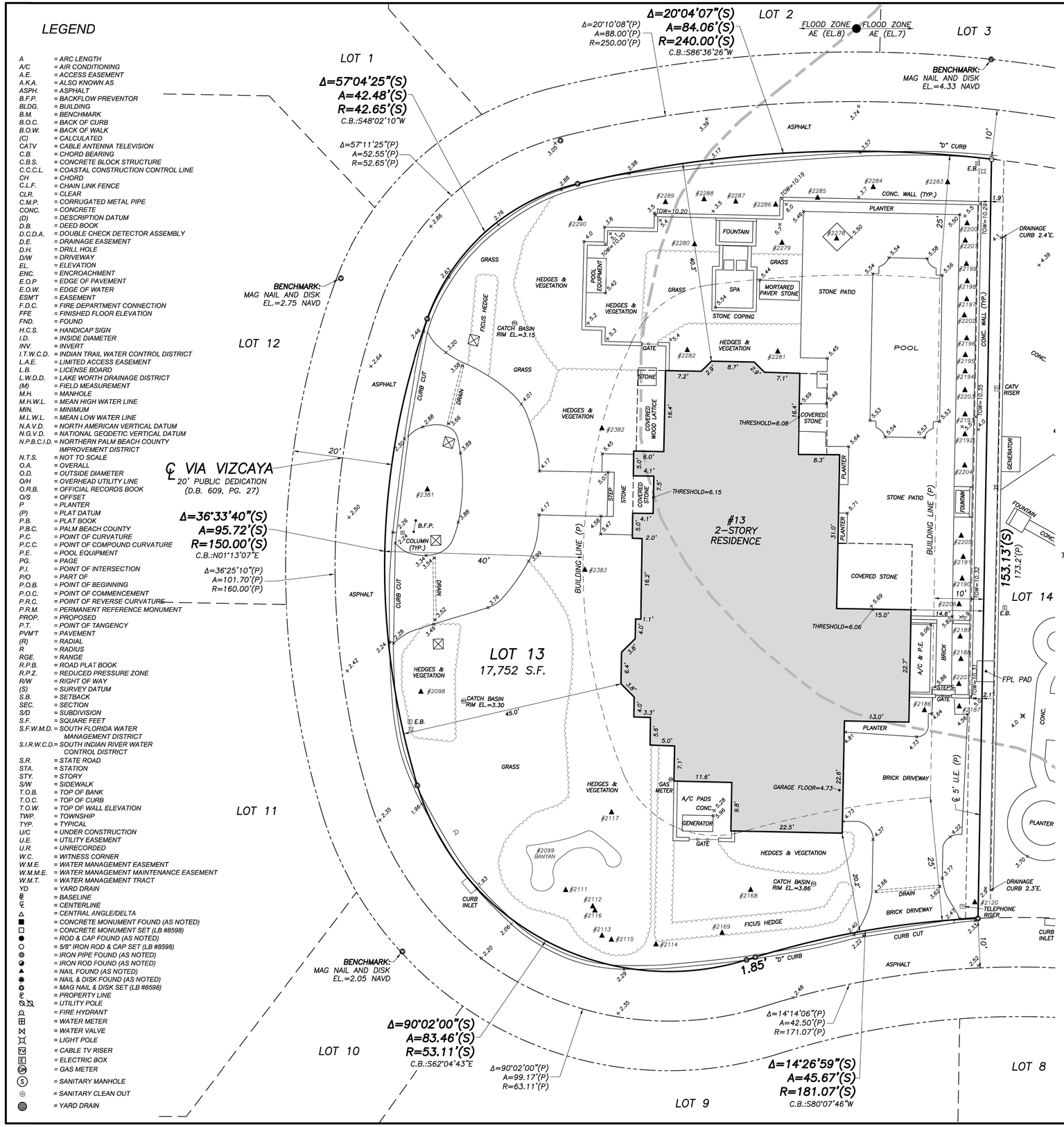
Project:
---
13 VIA VIZCAYA
PALM BEACH, FL, 33480

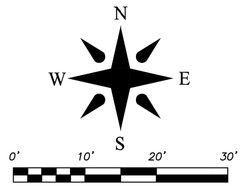
TITLE SHEET

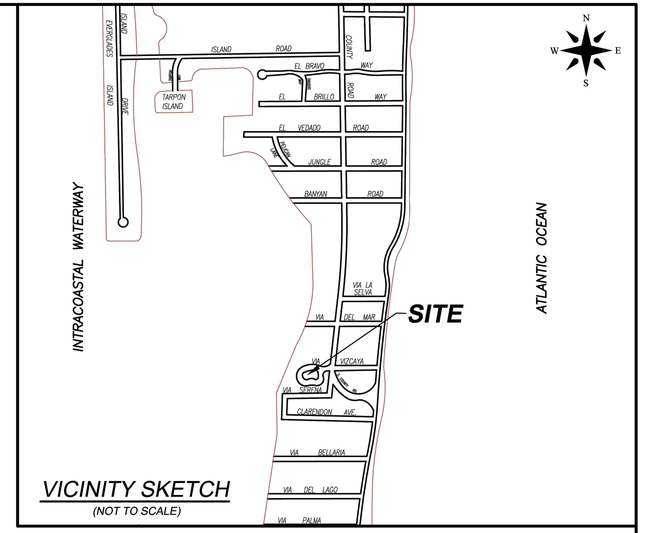
Scale: AS NOTED	Drawing No. A-000
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	

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 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
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)

TREE LEGEND (TREE DESIGNATION SHOWN THUS: #2114 ▲)

TREE LOCATION NOTES:
This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species, a qualified landscape architect or botanist should be consulted. Trees four (4") caliper inches or larger, when measured at breast height, are shown on the survey drawing. Invasive trees such as Melaleuca, Brazilian Pepper and Australian Pine are not shown on the survey drawing. Clusters of trees are shown grouped with an approximation of the total number of trees located within the group. The canopy diameter and spread are not shown hereon, unless indicated otherwise.

TREE TABLE

TREE #	DBH	COMMON NAME	BOTANICAL NAME	CLUSTER
2098	10"	OLENADER	NERIUM OLEANDER	
2099	SEE DRAWING	BANYAN	FICUS BENGHALENSIS	
2111	12"	SABAL PALM	SABAL PALMETTO	
2112	15"	SABAL PALM	SABAL PALMETTO	
2113	12"	SABAL PALM	SABAL PALMETTO	
2114	7"	SABAL PALM	SABAL PALMETTO	
2115	17"	BANYAN	FICUS BENGHALENSIS	
2116	20"	BANYAN	FICUS BENGHALENSIS	
2117	12"	SABAL PALM	SABAL PALMETTO	
2120	7"	UNKNOWN		
2168	6"	UNKNOWN		DOUBLE
2169	12"	SABAL PALM	SABAL PALMETTO	
2186	6"	MANILA PALM	ADONIDIA MERRILLII	
2187	6"	MANILA PALM	ADONIDIA MERRILLII	
2188	6"	MANILA PALM	ADONIDIA MERRILLII	
2189	6"	MANILA PALM	ADONIDIA MERRILLII	
2190	6"	MANILA PALM	ADONIDIA MERRILLII	
2191	6"	MANILA PALM	ADONIDIA MERRILLII	
2192	6"	MANILA PALM	ADONIDIA MERRILLII	
2193	6"	MANILA PALM	ADONIDIA MERRILLII	
2194	6"	MANILA PALM	ADONIDIA MERRILLII	
2195	6"	MANILA PALM	ADONIDIA MERRILLII	
2196	6"	MANILA PALM	ADONIDIA MERRILLII	
2197	6"	MANILA PALM	ADONIDIA MERRILLII	
2198	6"	MANILA PALM	ADONIDIA MERRILLII	
2199	6"	MANILA PALM	ADONIDIA MERRILLII	
2200	6"	MANILA PALM	ADONIDIA MERRILLII	
2201	12"	COCONUT PALM	COCOS NUCIFERA	
2202	12"	COCONUT PALM	COCOS NUCIFERA	
2203	12"	COCONUT PALM	COCOS NUCIFERA	
2204	12"	COCONUT PALM	COCOS NUCIFERA	
2205	12"	COCONUT PALM	COCOS NUCIFERA	
2206	12"	COCONUT PALM	COCOS NUCIFERA	
2207	12"	COCONUT PALM	COCOS NUCIFERA	
2278	8"	SABAL PALM	SABAL PALMETTO	
2279	4"	MACAURTHYR PALM	PTYCHOSPERMA MACARTHURII	TRIPLE
2280	4"	MACAURTHYR PALM	PTYCHOSPERMA MACARTHURII	TRIPLE
2281	4"	MACAURTHYR PALM	PTYCHOSPERMA MACARTHURII	TRIPLE
2282	4"	MACAURTHYR PALM	PTYCHOSPERMA MACARTHURII	DOUBLE
2283	10"	UNKNOWN		DOUBLE
2284	10"	UNKNOWN		DOUBLE
2285	10"	UNKNOWN		DOUBLE
2286	10"	UNKNOWN		
2287	10"	UNKNOWN		
2288	10"	UNKNOWN		
2289	10"	UNKNOWN		
2290	10"	UNKNOWN		DOUBLE
2381	27"	DATE PALM	PHOENIX DACTYLIFERA	
2382	12"	COCONUT PALM	COCOS NUCIFERA	
2383	12"	COCONUT PALM	COCOS NUCIFERA	

Boundary Survey For:
13 VIA VIZCAYA INVESTMENTS LLC

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

13 VIA VIZCAYA INVESTMENTS LLC

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

PROPERTY ADDRESS:
13 Via Vizcaya
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 13, **VIA VIZCAYA**, according to the Plat thereof, as recorded in Plat Book 16, Page 83, of the Public Records of Palm Beach County, Florida.*

FLOOD ZONES:
This property is located in Flood Zones AE (EL 7 & 8), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581G, dated 12/20/2024.

NOTES:

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace 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.*

Digitally signed by William M Naulty
Date: 2026.06.10 09:24:09 -04'00'

William M Naulty License Number 7558 STATE OF FLORIDA Professional Surveyor and Mapper

DATE OF LAST FIELD SURVEY: 11/10/2023

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

Boundary Survey For:
13 VIA VIZCAYA INVESTMENTS LLC

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

FIELD:	B.M.	JOB No.: 25-1041	F.B. PG.
OFFICE:	S.C.W.	DATE: 11/10/2025	DWG. No.: 25-1041
C'K'D.:	W.N.	REF.: 260112.DWG	SHEET: 1 OF 1

PETER PENNOYER
ARCHITECTS

136 Madison Avenue, 11th Floor, NYC 10016
Telephone 212 779 9765



Mailing Address	Mailing City	Mailing State	Mailing Zip	Owner Name 1	Owner Name 2	PCN
1615 FORUM PL FL 5	WEST PALM BEACH	FL	33401-2390	13 VIA VIZCAYA INVESTMENTS LLC		50-43-43-35-01-000-0130
1615 FORUM PL STE 3A	WEST PALM BEACH	FL	33401-2267	145 CLARENDON PB LLC		50-43-43-35-03-000-0150
CORIENT C/O 925 4TH AVE STE 2288	SEATTLE	WA	98104-1145	SUGAR MAGNOLIAS LLC		50-43-43-35-01-000-0101
854 S COUNTY RD	PALM BEACH	FL	33480-4829	854 SO COUNTY RD LLC		50-43-43-35-00-001-0210
22 VIA VIZCAYA	PALM BEACH	FL	33480-4926	SCHUSTER AUDREY		50-43-43-35-01-000-0010
203 VIA VIZCAYA	PALM BEACH	FL	33480-4931	OKEAN PAUL Z		50-43-43-35-01-000-0020
7 VIA VIZCAYA	PALM BEACH	FL	33480-4931	GREEFF OLIVE R		50-43-43-35-01-000-0070
9 VIA VIZCAYA	PALM BEACH	FL	33480-4931	BEPLER KIM		50-43-43-35-01-000-0080
11 VIA VIZCAYA	PALM BEACH	FL	33480-4931	CLAY JONATHAN		50-43-43-35-01-000-0110
14 VIA VIZCAYA	PALM BEACH	FL	33480-4926	WEXLER DINA	WEXLER GARY	50-43-43-35-01-000-0140
167 CLARENDON AVE	PALM BEACH	FL	33480-4905	MARULLI BARBARA	MARULLI ALFRED	50-43-43-35-03-000-0140
143 CLARENDON AVE	PALM BEACH	FL	33480-4905	143 CLARENDON AVE LLC		50-43-43-35-03-000-0160
129 CLARENDON AVE	PALM BEACH	FL	33480-4905	STUART DAVID	STUART GLORIA G	50-43-43-35-03-000-0171
874 S COUNTY RD	PALM BEACH	FL	33480-4907	874 SOUTH COUNTY LLC		50-43-43-35-03-000-0173
6 VIA VIZCAYA	PALM BEACH	FL	33480-4926	HTH 6 VIA VIZCAYA LLC		50-43-43-35-01-000-0060
11 VIA VIZCAYA	PALM BEACH	FL	33480-4926	COUNTY DOWN TRUST		50-43-43-35-01-000-0120
4 VIA VIZCAYA	PALM BEACH	FL	33480-4926	DONNELLEY MONNIE B		50-43-43-35-01-000-0031
13941 CUBA RD	COCKEYSVILLE HUNT VA	MD	21030-1208	ALBAN GARLAND	ALBAN JAMES C IV	50-43-43-35-03-000-0120

01 LIST OF PROPERTY OWNERS
A-002

02 TAX RADIUS MAP
A-002

ISSUE:	DATE:
FINAL SUBMITTAL	JULY 06, 2026
2ND SUBMITTAL	JUNE 15, 2026
1ST SUBMITTAL	MAY 28, 2026
PRE-APP SUBMITTAL	APRIL 1, 2026

Project:

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13 VIA VIZCAYA
PALM BEACH, FL, 33480

TAX RADIUS MAP

Scale: AS NOTED	Drawing No. A-002
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 A-003 SITE - LOOKING SOUTH



04 A-003 SITE - LOOKING NORTH



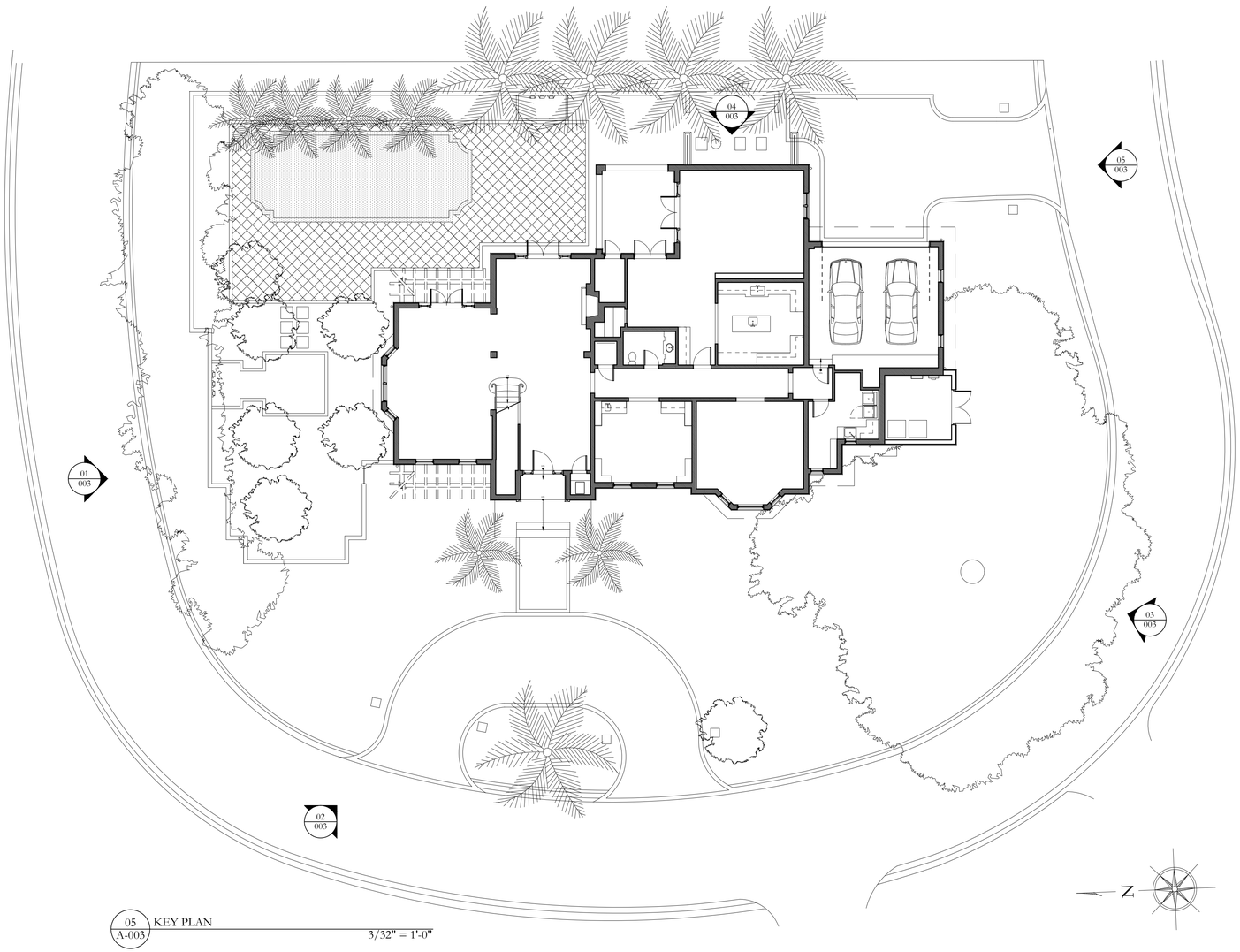
05 A-003 SITE - LOOKING NORTH



02 A-003 SITE - LOOKING EAST



03 A-003 SITE - LOOKING NORTHEAST



05 A-003 KEY PLAN

3/32" = 1'-0"

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PRE-APP SUBMITTAL	APRIL 1, 2026

Project:

---

13 VIA VIZCAYA
PALM BEACH, FL, 33480

SITE PHOTOS

Scale: AS NOTED

Date: AS NOTED

Drawn By: PPA

Drawing No. A-003

Project No: 3794



01 A-004 4 VIA VIZCAYA



02 A-004 203 VIA VIZCAYA



03 A-004 235 VIA VIZCAYA



04 A-004 12 VIA VIZCAYA



05 A-004 11 VIA VIZCAYA



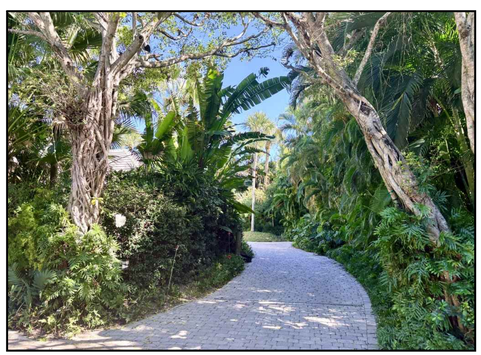
06 A-004 10 VIA VIZCAYA



07 A-004 9 VIA VIZCAYA



08 A-004 7 VIA VIZCAYA



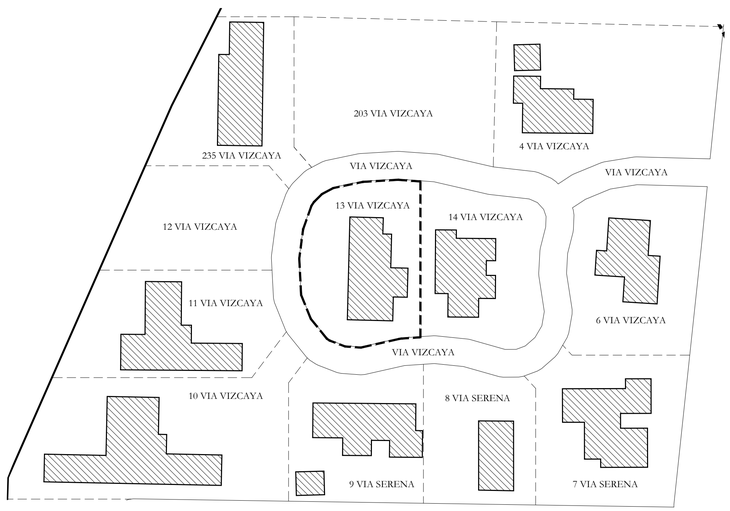
09 A-004 8 VIA VIZCAYA



10 A-004 6 VIA VIZCAYA



11 A-004 14 VIA VIZCAYA



12 A-004 KEY PLAN

1/64" = 1'-0"

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Project:

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13 VIA VIZCAYA
PALM BEACH, FL, 33480

SITE CONTEXT PHOTOS

Scale: AS NOTED	*Drawing No.* A-004
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 A-005 4 VIA VIZCAYA



02 A-005 203 VIA VIZCAYA

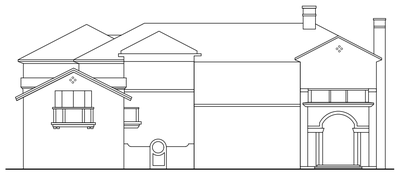


03 A-005 235 VIA VIZCAYA

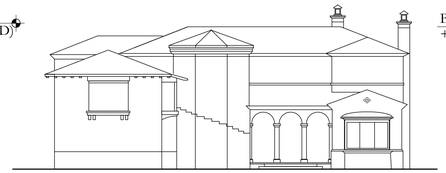


04 A-005 12 VIA VIZCAYA

05 A-005 13 VIA VIZCAYA



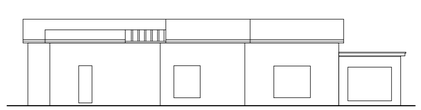
06 A-005 11 VIA VIZCAYA



07 A-005 10 VIA VIZCAYA



08 A-005 9 VIA VIZCAYA



09 A-005 7 VIA VIZCAYA



10 A-005 8 VIA VIZCAYA



11 A-005 6 VIA VIZCAYA



12 A-005 14 VIA VIZCAYA

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Project:

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13 VIA VIZCAYA
PALM BEACH, FL, 33480

STREETSCAPE
ELEVATIONS

Scale: AS NOTED	*Drawing No.* A-005
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	













01
A-006
EXISTING SITE WALL PHOTOS

*NO CHANGE IN HEIGHT AND MATERIAL, REFER TO LANDSCAPE PLANS

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Project:

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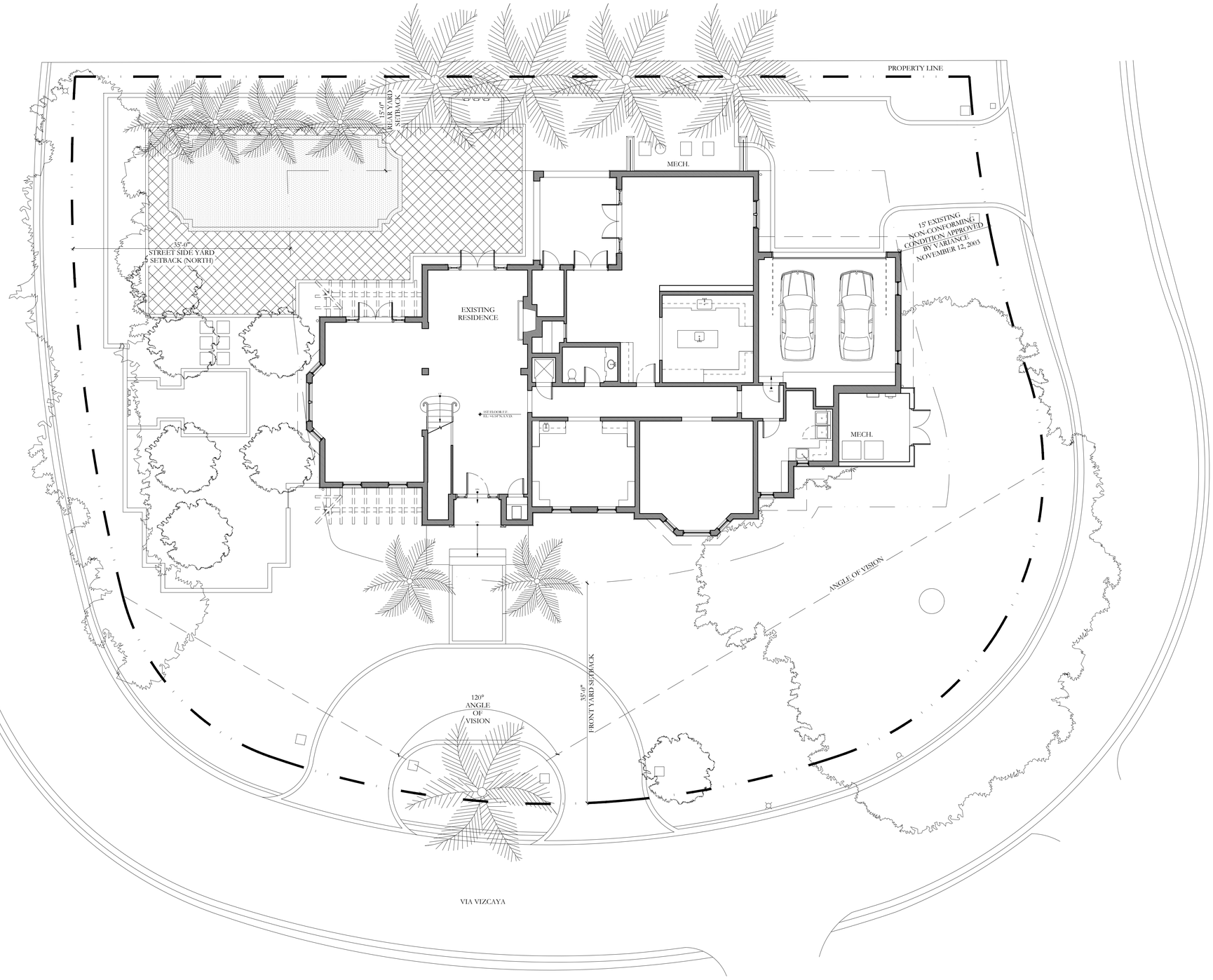
13 VIA VIZCAYA
PALM BEACH, FL, 33480

EXISTING FENCES,
WALLS, AND GATES

Scale: AS NOTED	Drawing No. A-006
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 EXISTING SITE PLAN
A-007
1/8" = 1'-0"

N

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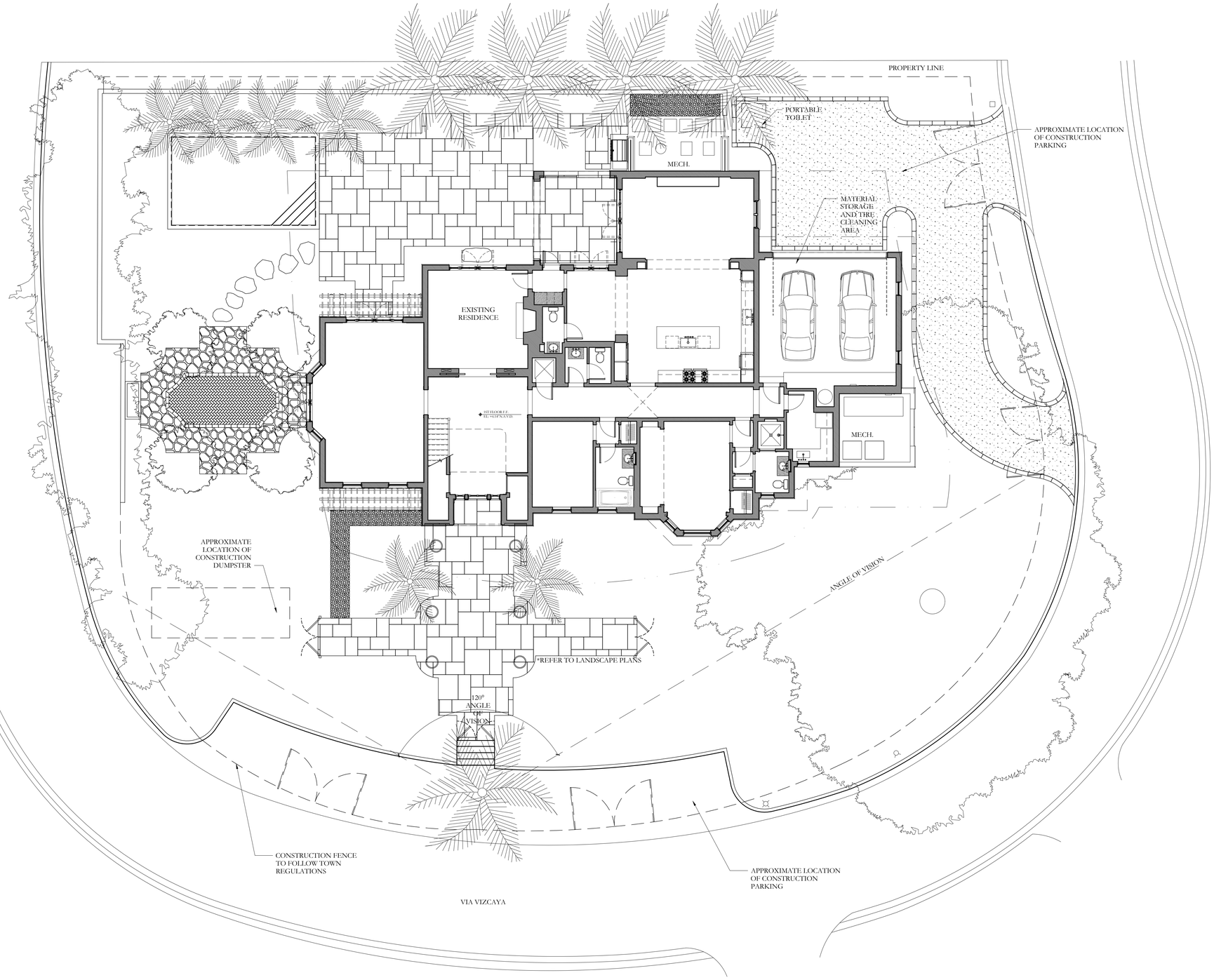
13 VIA VIZCAYA
PALM BEACH, FL, 33480

EXISTING SITE PLAN

Scale: AS NOTED	*Drawing No.* A-007
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



TRUCKING LOGISTICS MAP

INBOUND
OUTBOUND

MAXIMUM TRUCK SIZE: 50' TRACTOR TRAILER

BEST ROUTE TO PROPERTY:
EAST ON ROYAL PALM WAY, TURN RIGHT ON JIMMY BUFFET HWY, TURN RIGHT ON VIA VIZCAYA



01 / A-008 PROPOSED SITE PLAN
1/8" = 1'-0"

N

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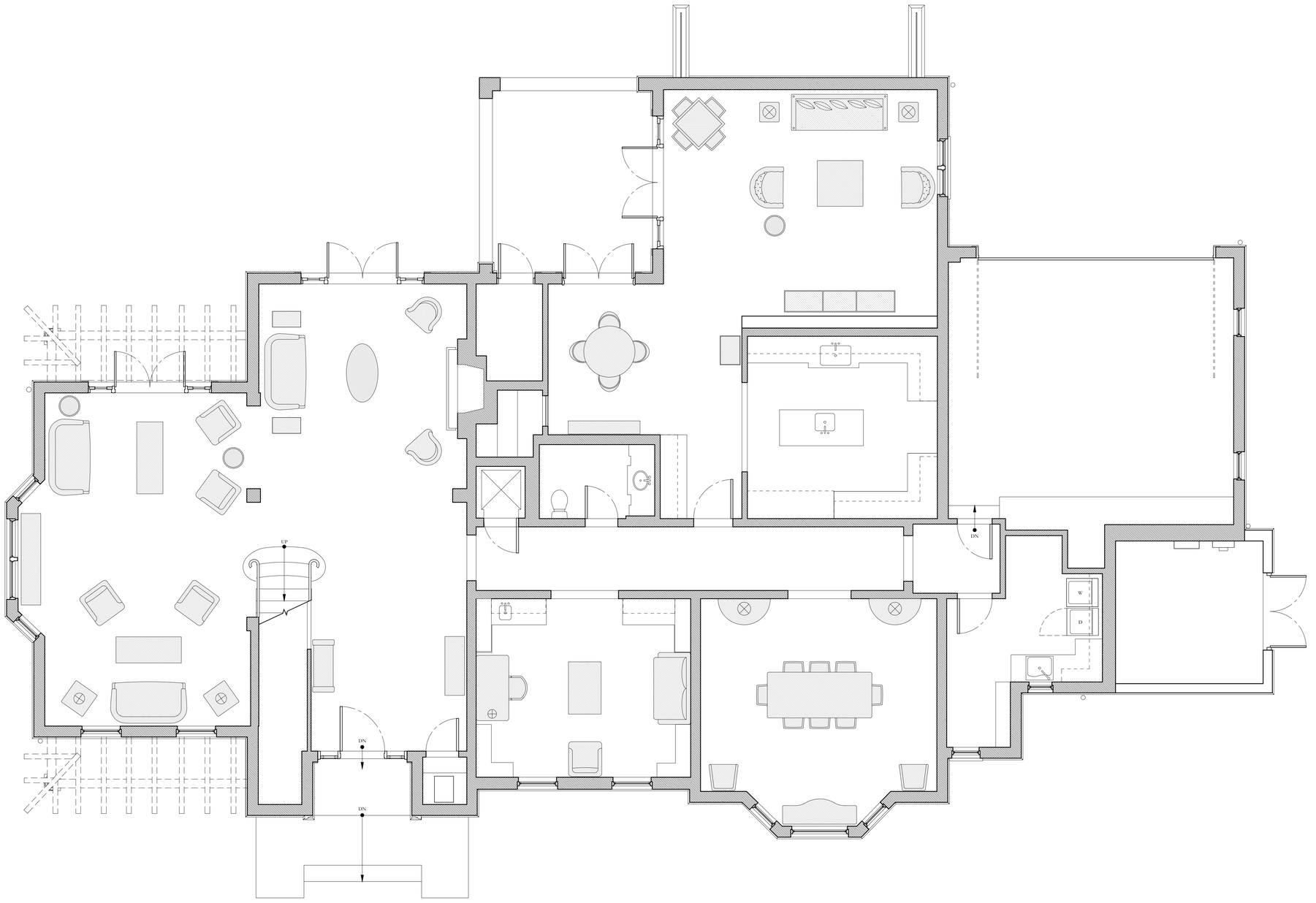
Project:

---

13 VIA VIZCAYA
PALM BEACH, FL, 33480

PROPOSED SITE PLAN

Scale: AS NOTED	Drawing No. A-008
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 A-101 EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

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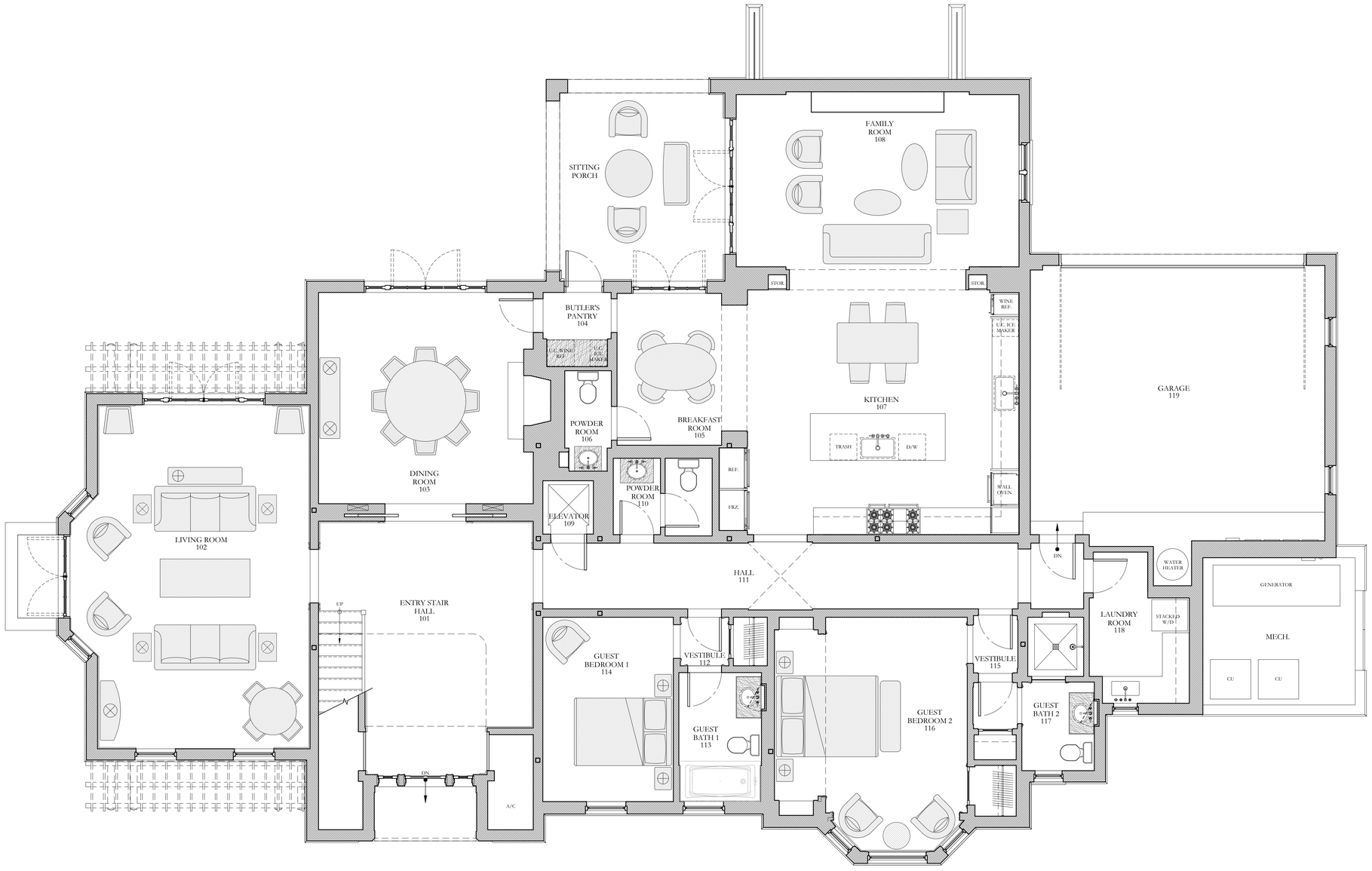
Project:

---

13 VIA VIZCAYA
PALM BEACH, FL, 33480

EXISTING FIRST FLOOR PLAN

Scale: AS NOTED	Drawing No. A-101
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 PROPOSED FIRST FLOOR PLAN
A-102 1/4" = 1'-0"

N

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ARCHITECTS

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PRE-APP SUBMITTAL	APRIL 1, 2026

Project:

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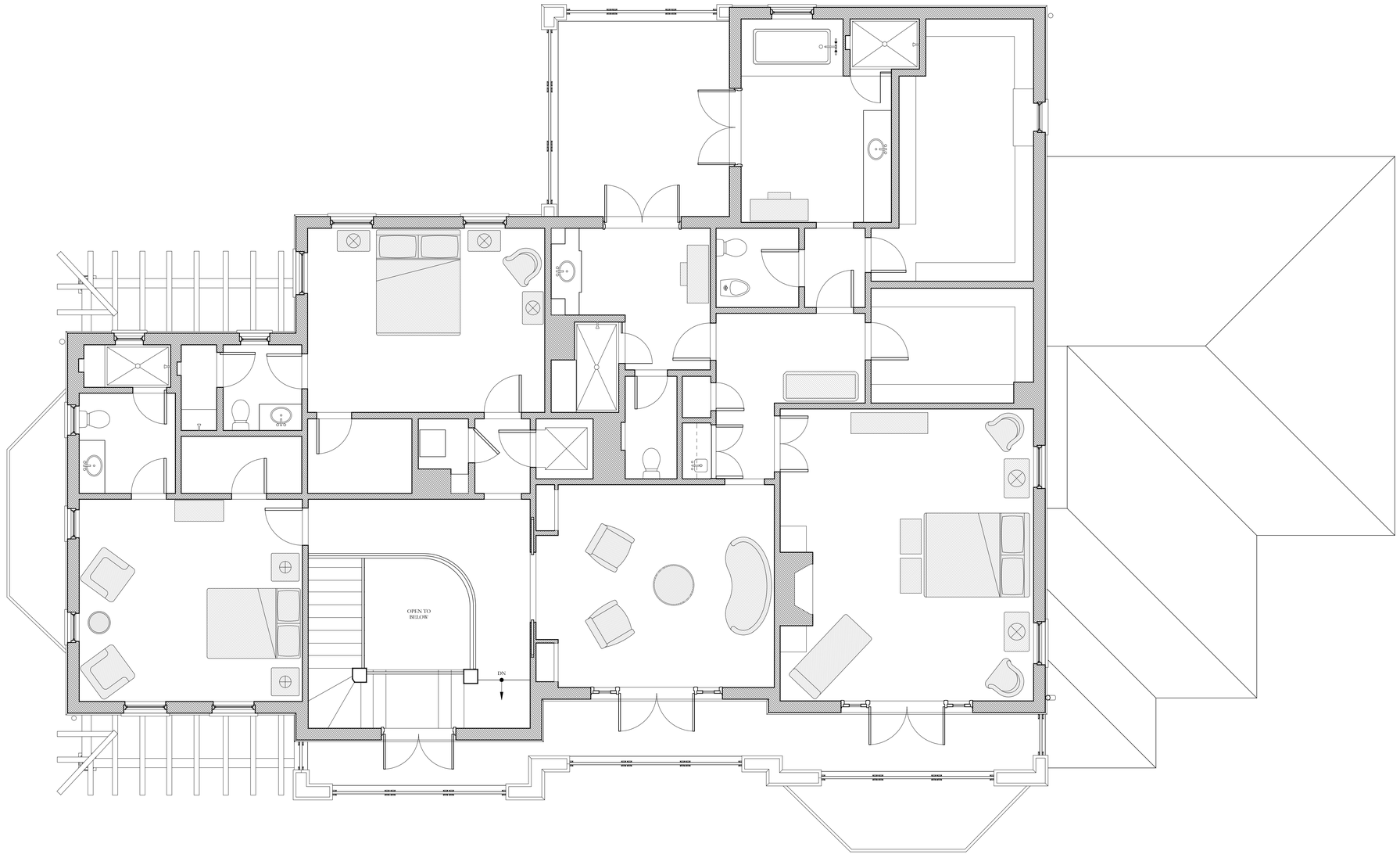
13 VIA VIZCAYA
PALM BEACH, FL, 33480

PROPOSED FIRST FLOOR PLAN

Scale: AS NOTED	*Drawing No.* A-102
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 EXISTING SECOND FLOOR PLAN
A-103
1/4" = 1'-0"

PETER PENNOYER
ARCHITECTS

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Telephone 212 779 9765

ISSUE:	DATE:
FINAL SUBMITTAL	JULY 06, 2026
2ND SUBMITTAL	JUNE 15, 2026
1ST SUBMITTAL	MAY 28, 2026
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Project:

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13 VIA VIZCAYA
PALM BEACH, FL, 33480

EXISTING SECOND
FLOOR PLAN

Scale: AS NOTED	Drawing No. A-103
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 PROPOSED SECOND FLOOR PLAN
A-104
1/4" = 1'-0"

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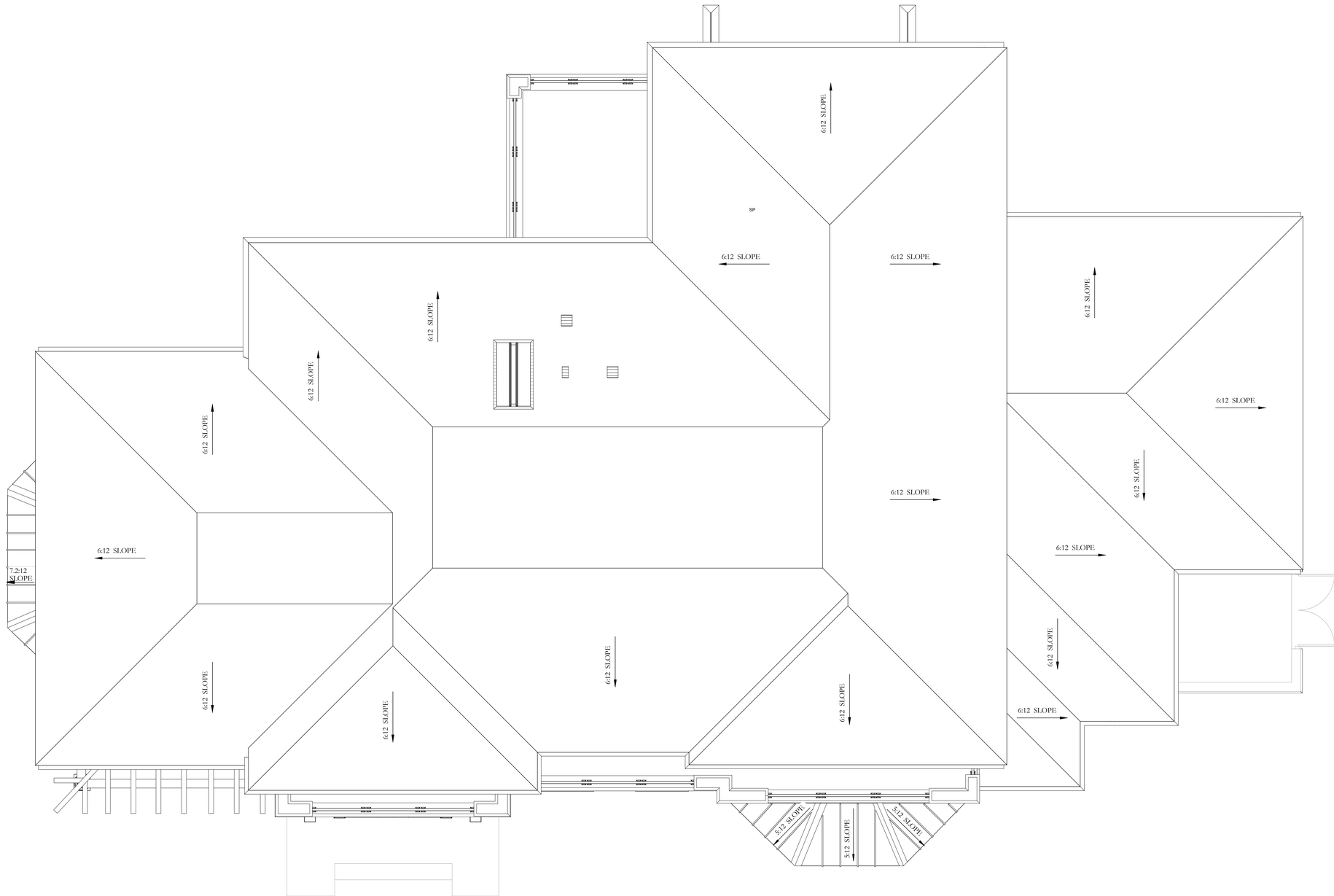
PROPOSED SECOND
FLOOR PLAN

Scale: AS NOTED	*Drawing No.* A-104
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 A-105 EXISTING ROOF PLAN

1/4" = 1'-0"

N

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13 VIA VIZCAYA
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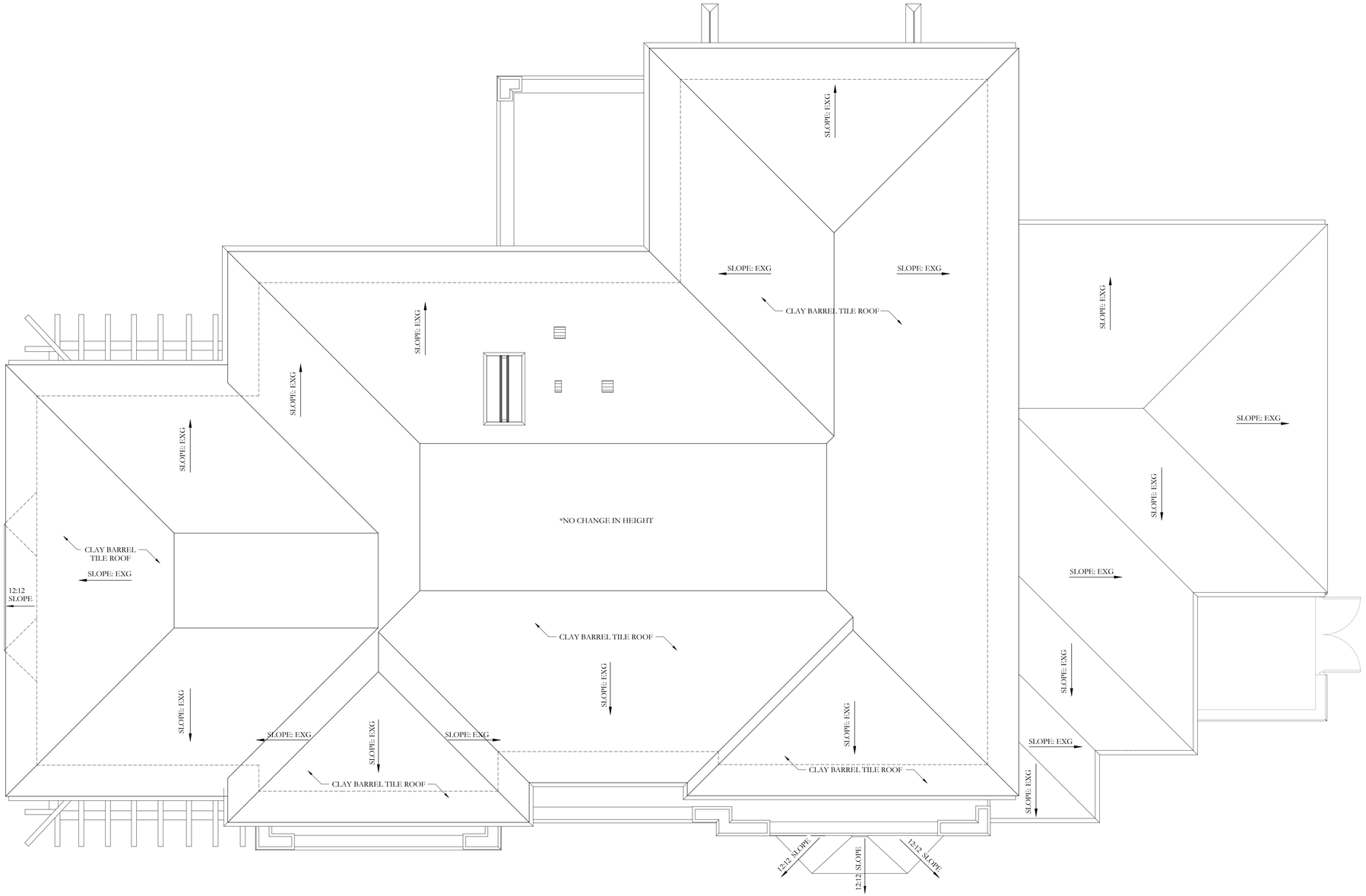
EXISTING ROOF PLAN

Scale: AS NOTED	*Drawing No.* A-105
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 PROPOSED ROOF PLAN
A-106 1/4" = 1'-0"

N

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Project:

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13 VIA VIZCAYA
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PROPOSED ROOF PLAN

Scale: AS NOTED	*Drawing No.* A-106
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 A-201 EXISTING WEST ELEVATION

1/4" = 1'-0"



02 A-201 PROPOSED WEST ELEVATION

1/4" = 1'-0"

01 A-501

03 A-502

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PALM BEACH, FL, 33480

WEST ELEVATION

Scale: AS NOTED	Drawing No. A-201
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 A-202 EXISTING NORTH ELEVATION

1/4" = 1'-0"



02 A-202 PROPOSED NORTH ELEVATION

1/4" = 1'-0"

04 A-502

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13 VIA VIZCAYA
PALM BEACH, FL, 33480

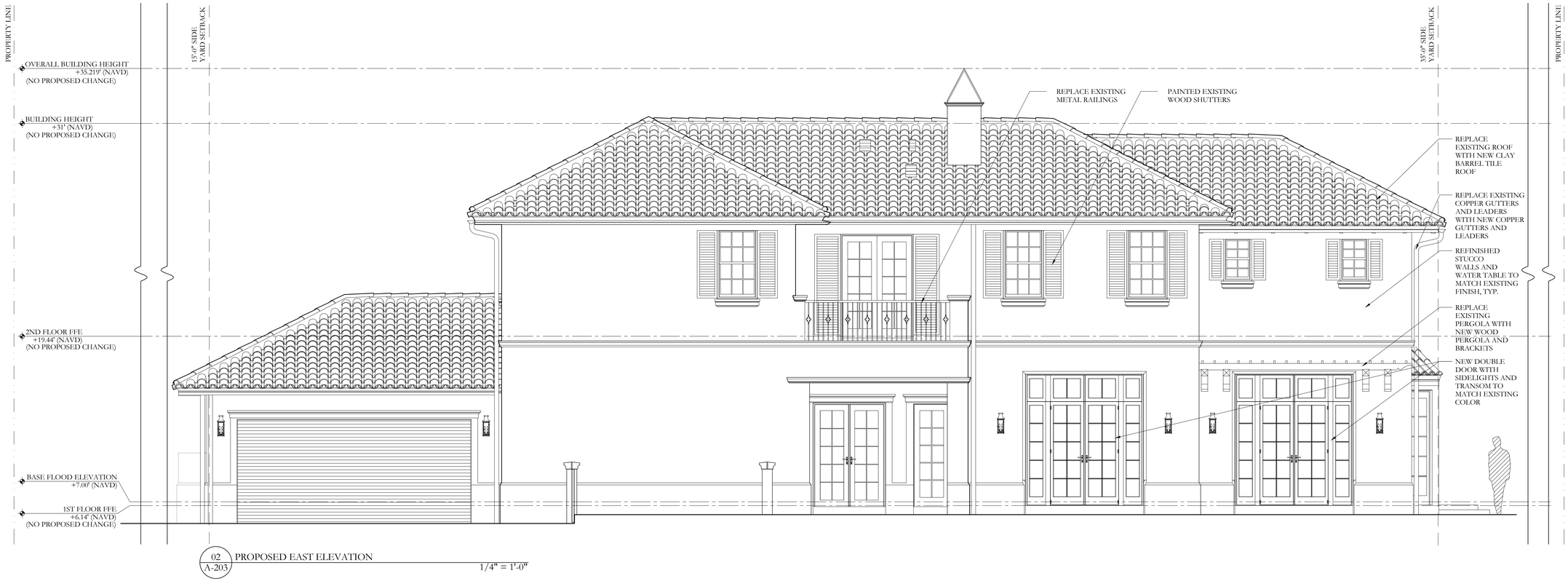
NORTH ELEVATION

Scale: AS NOTED	*Drawing No.* A-202
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 A-203 EXISTING EAST ELEVATION

1/4" = 1'-0"



02 A-203 PROPOSED EAST ELEVATION

1/4" = 1'-0"

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Project:

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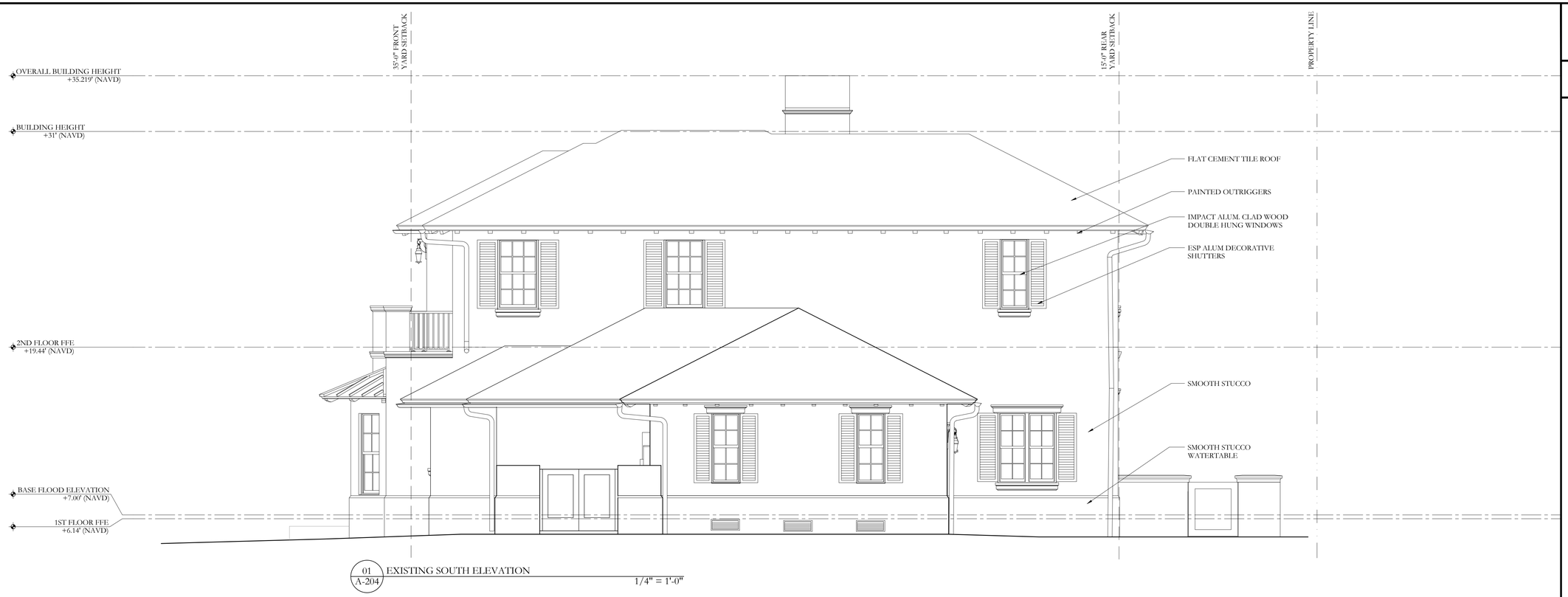
13 VIA VIZCAYA
PALM BEACH, FL, 33480

EAST ELEVATION

Scale: AS NOTED	*Drawing No.* A-203
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 / A-204 EXISTING SOUTH ELEVATION

1/4" = 1'-0"



02 / A-204 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

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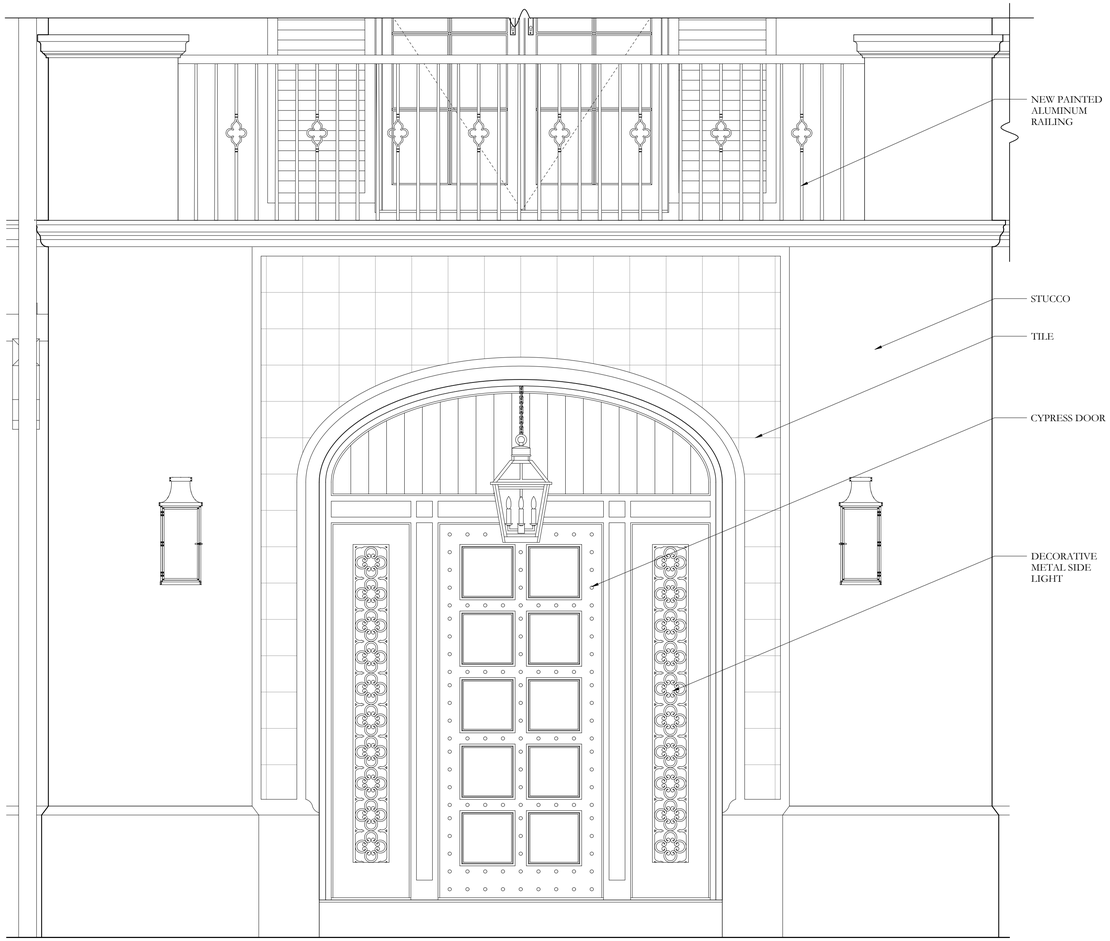
13 VIA VIZCAYA
PALM BEACH, FL, 33480

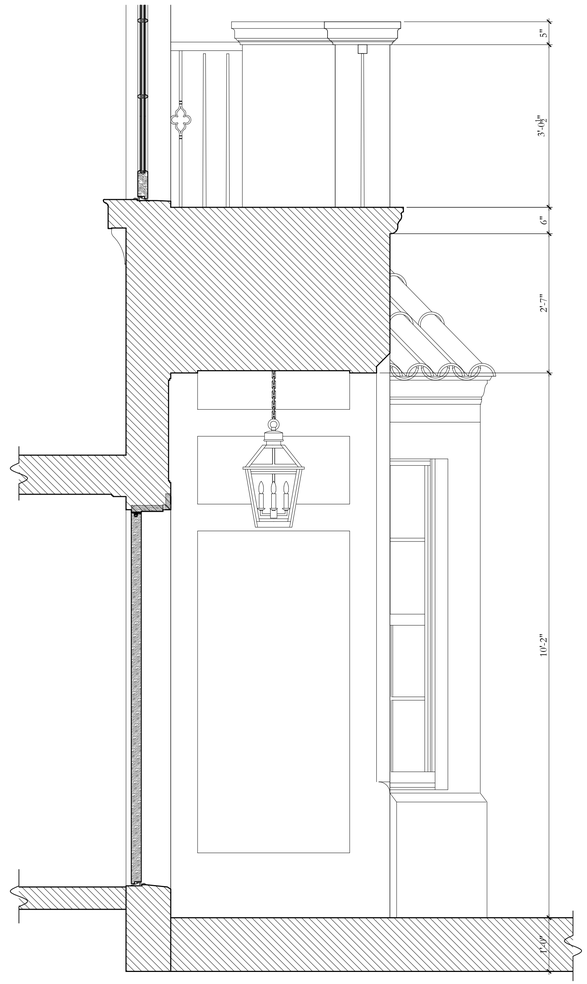
SOUTH ELEVATION

Scale: AS NOTED	*Drawing No.* A-204
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



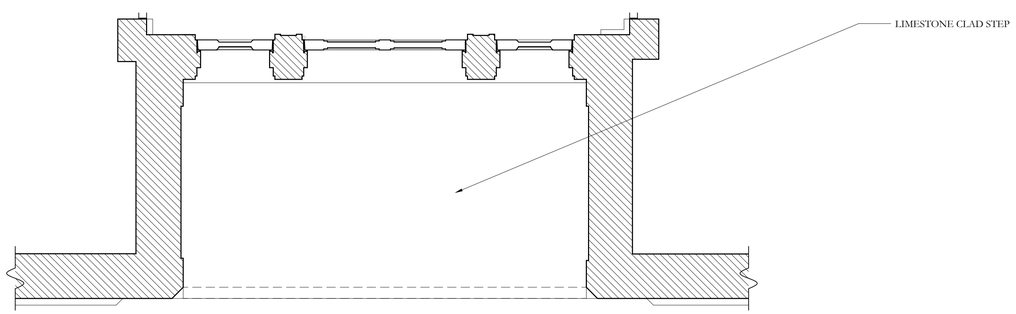
01 / A-501 EXTERIOR ELEVATION

3/4" = 1'-0"



02 / A-501 SECTION

3/4" = 1'-0"



03 / A-501 FIRST FLOOR PLAN

3/4" = 1'-0"

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13 VIA VIZCAYA
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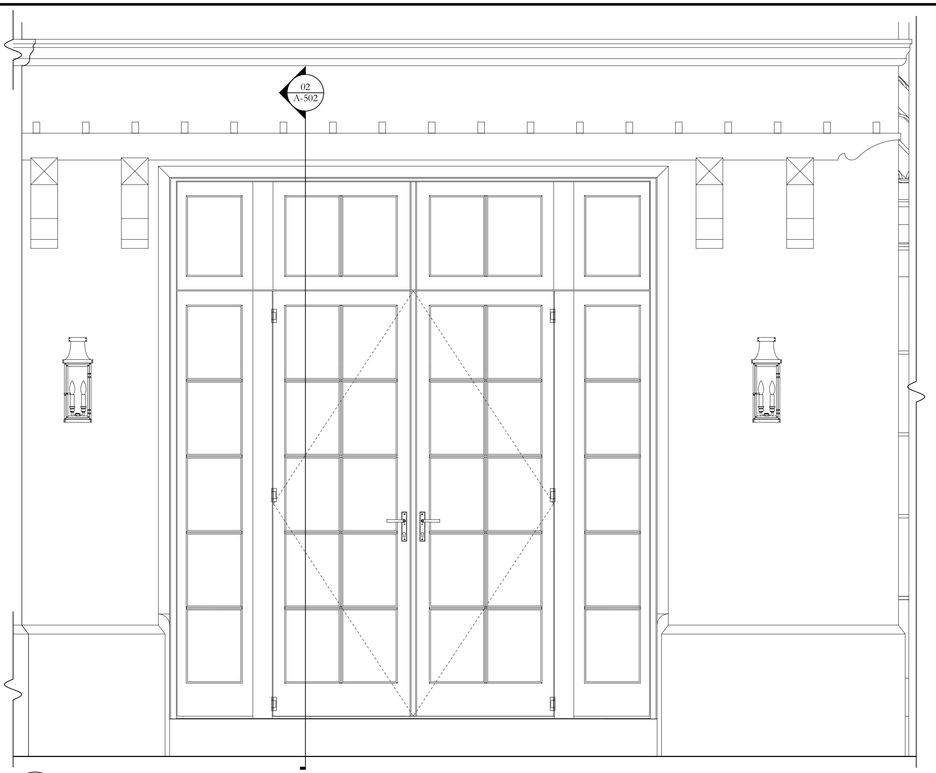
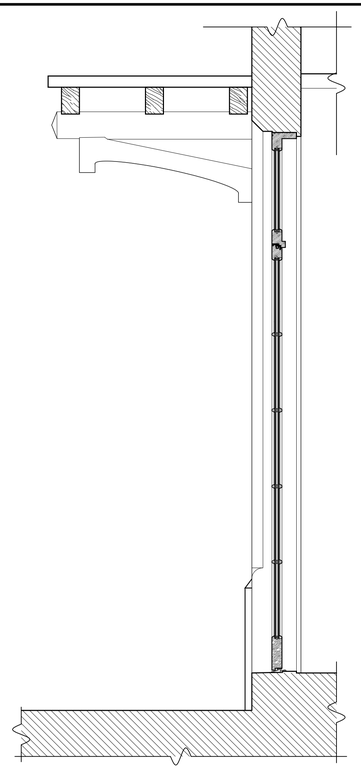
ENTRY DOOR AND
BALCONY DETAILS

Scale: AS NOTED	*Drawing No.* A-501
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



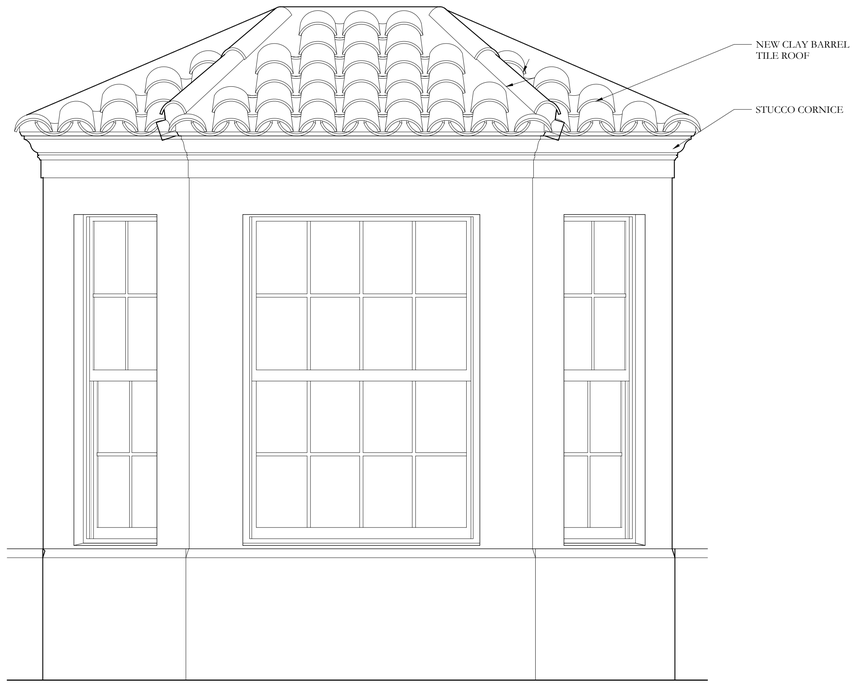
01 A-502 FRENCH DOOR AND PERGOLA ELEVATION

3/4" = 1'-0"



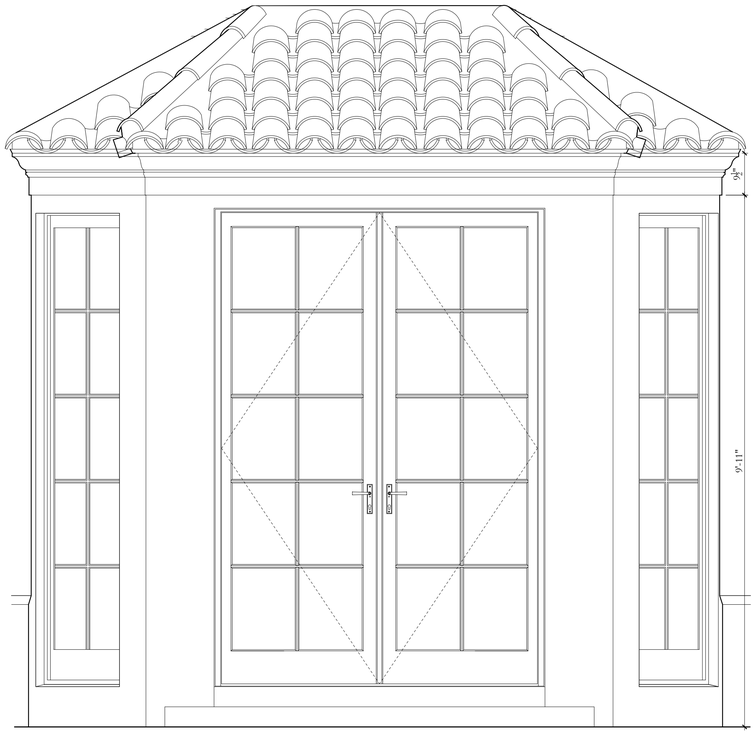
02 A-502 FRENCH DOOR AND PERGOLA SECTION

3/4" = 1'-0"



03 A-502 WEST BAY WINDOW ELEVATION

3/4" = 1'-0"



04 A-502 NORTH BAY ELEVATION

3/4" = 1'-0"

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Telephone 212 779 9765

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PRE-APP SUBMITTAL	APRIL 1, 2026

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13 VIA VIZCAYA
PALM BEACH, FL, 33480

EXTERIOR ELEVATION DETAILS

Scale: AS NOTED	*Drawing No.* A-502
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	

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ARCHITECTS

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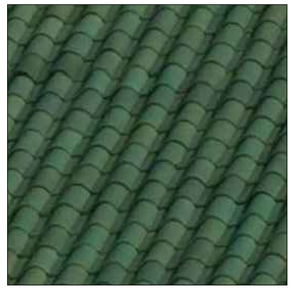
1 ROOFING MATERIAL



LUDOWICI
BROOKVILLE GREEN
GLAZED BARREL TILE

2 HOUSE STUCCO COLOR



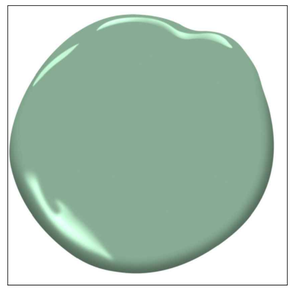
BENJAMIN MOORE
MARITIME WHITE
#OC-5

3 WINDOW AND DOORS



BENJAMIN MOORE
BM WHITE
#OC-151

4 SHUTTERS
GATES



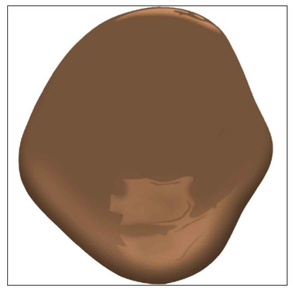
BENJAMIN MOORE
SOUTHFIELD
#HC-129

5 EXTERIOR RAILING



BENJAMIN MOORE
SILLHOUETTE
#AF-655

6 PAINTED WOOD
CORNICE
PERGOLA AND BRACKETS



BENJAMIN MOORE
NORTH CREEK BROWN
#1001

7 GUTTERS
DOWNSPOUTS



COPPER

8 ENTRY DOOR



CLEAR CYPRESS WOOD

9 ENTRY DOOR TILE



CASA CERAMICA
SALERNO

10 DOMINICAN LIMESTONE



11 EXT. DEC. LIGHT FIXTURE
ENTRY DOOR



12 EXT. DEC. LIGHT FIXTURE
EXT. SCONCES, TYP.



13 EXT. DEC. LIGHT
FIXTURE
FRONT ENTRY
CEILING MOUNT



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Project:

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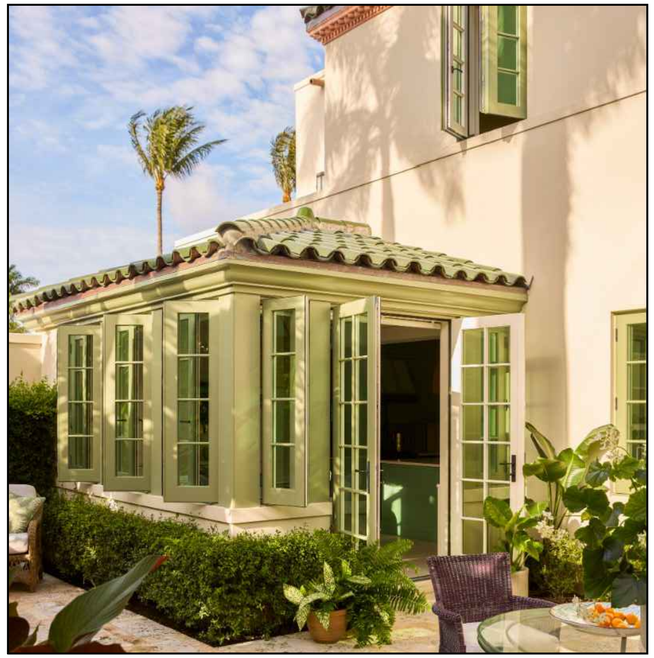
13 VIA VIZCAYA
PALM BEACH, FL, 33480

MATERIAL BOARD

Scale: AS NOTED	*Drawing No.* A-601
Date: AS NOTED	
Drawn By: PPA	
Project No:	3794



01 A-701 247 MIRAFLORES - PETER PENNOYER ARCHITECTS



02 A-701 247 MIRAFLORES - PETER PENNOYER ARCHITECTS - PHOTO BY ERIC PIASECKI



03 A-701 247 MIRAFLORES - PETER PENNOYER ARCHITECTS - PHOTO BY ERIC PIASECKI



04 A-701 IL CORTILE - FAIRFAX AND SAMMONS



05 A-701 220 EL VEDADO

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13 VIA VIZCAYA
PALM BEACH, FL, 33480

GREEN ROOF EXAMPLES

Scale: AS NOTED	*Drawing No.* A-701
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 A-702 RENDERED WEST ELEVATION

1/4" = 1'-0"

PETER PENNOYER
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PALM BEACH, FL, 33480

RENDERED WEST ELEVATION

Scale: AS NOTED	Drawing No. A-702
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01
A-703
RENDERED NORTH ELEVATION
1/4" = 1'-0"

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PALM BEACH, FL, 33480

RENDERED NORTH
ELEVATION

Scale: AS NOTED	*Drawing No.* A-703
Date: AS NOTED	
Drawn By: PPA	
Project No:	3794



01
A-704
RENDERED EAST ELEVATION
1/4" = 1'-0"

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RENDERED EAST
ELEVATION

Scale: AS NOTED	*Drawing No.* A-704
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	



01 A-705 RENDERED SOUTH ELEVATION

1/4" = 1'-0"

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ARCHITECTS

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1ST SUBMITTAL	MAY 28, 2026
PRE-APP SUBMITTAL	APRIL 1, 2026

Project:

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13 VIA VIZCAYA
PALM BEACH, FL, 33480

RENDERED SOUTH ELEVATION

Scale: AS NOTED	Drawing No. A-705
Date: AS NOTED	
Drawn By: PPA	
Project No: 3794	

The
Dryden
Residence

13 VIA Vizcaya
Palm Beach, FL 33480

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

Dryden
2606

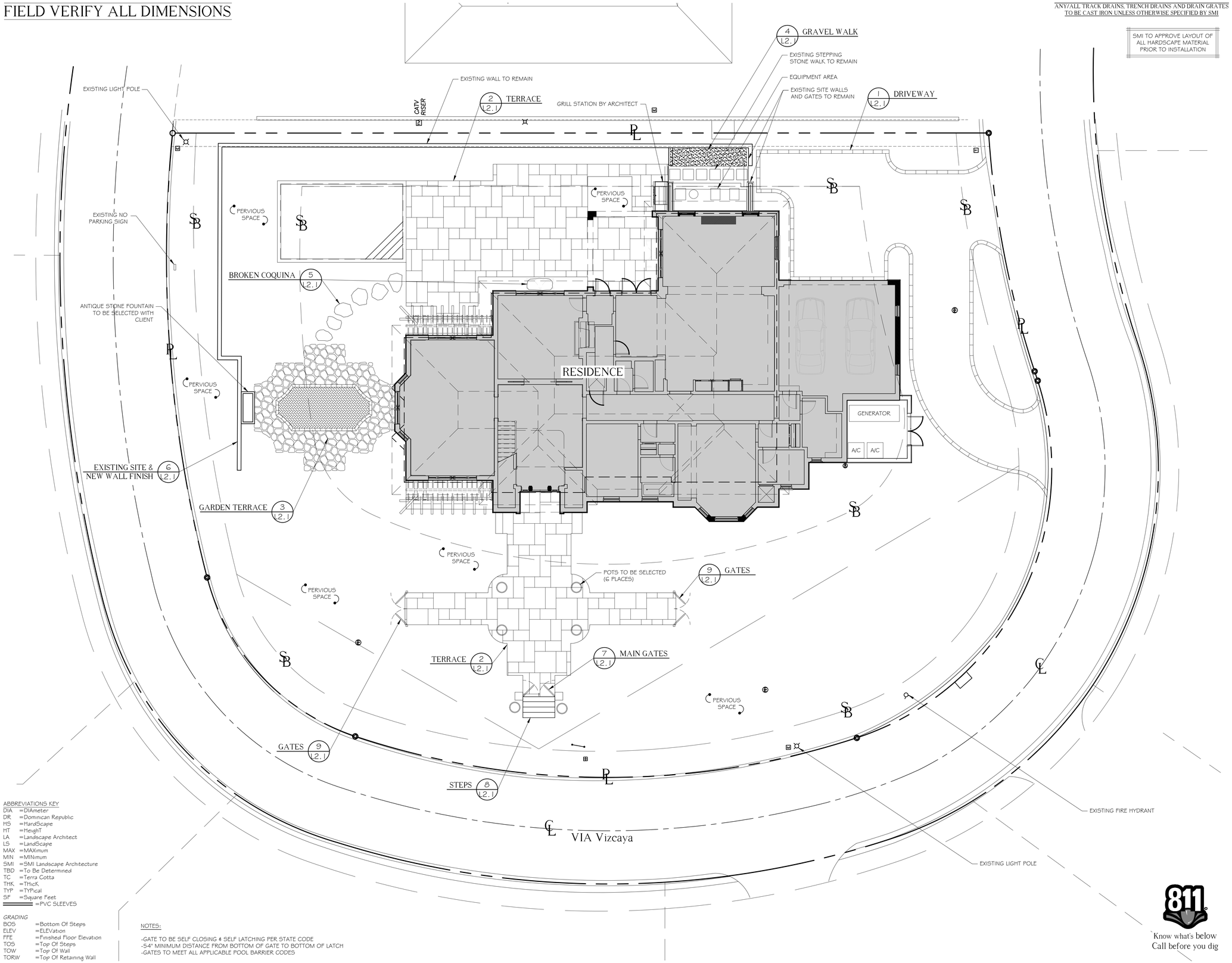
Final Submittal


E
SMI
LANDSCAPE ARCHITECTURE
0'
10'
20'

FIELD VERIFY ALL DIMENSIONS

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

SMI TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION



ABBREVIATIONS KEY

DIA	=DIAmeter
DR	=Dominican Republic
HS	=HardScape
HT	=HeighT
LA	=Landscape Architect
LS	=LandScape
MAX	=MAXimum
MIN	=MINimum
SMI	=SMI Landscape Architecture
TBD	=To Be Determined
TC	=Terra Cotta
THK	=THicK
TYP	=TYPical
SF	=Square Feet
═══	=PVC SLEEVES

GRADING

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

NOTES:

-GATE TO BE SELF CLOSING & SELF LATCHING PER STATE CODE
-54" MINIMUM DISTANCE FROM BOTTOM OF GATE TO BOTTOM OF LATCH
-GATES TO MEET ALL APPLICABLE POOL BARRIER CODES

811 Know what's below Call before you dig

The Dryden Residence

13 VIA Vizcaya
Palm Beach, FL 33480

North

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NOTES:
-FOOTINGS FOR ALL STRUCTURES TO BE AT LEAST 3' BELOW GRADE TO ALLOW FOR PLANTINGS / ROOT BALLS
-DRIP IRRIGATION MAY ONLY BE USED IF SPECIFIED BY SMI OR IF REQUIRED BY MUNICIPALITY

	DATE	DESCRIPTION
2	06.26.2026	FINAL SUBMITTAL
1	06.15.2026	SECOND SUBMITTAL
0	DATE	DESCRIPTION

REVISIONS

Final Submittal

SMI
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

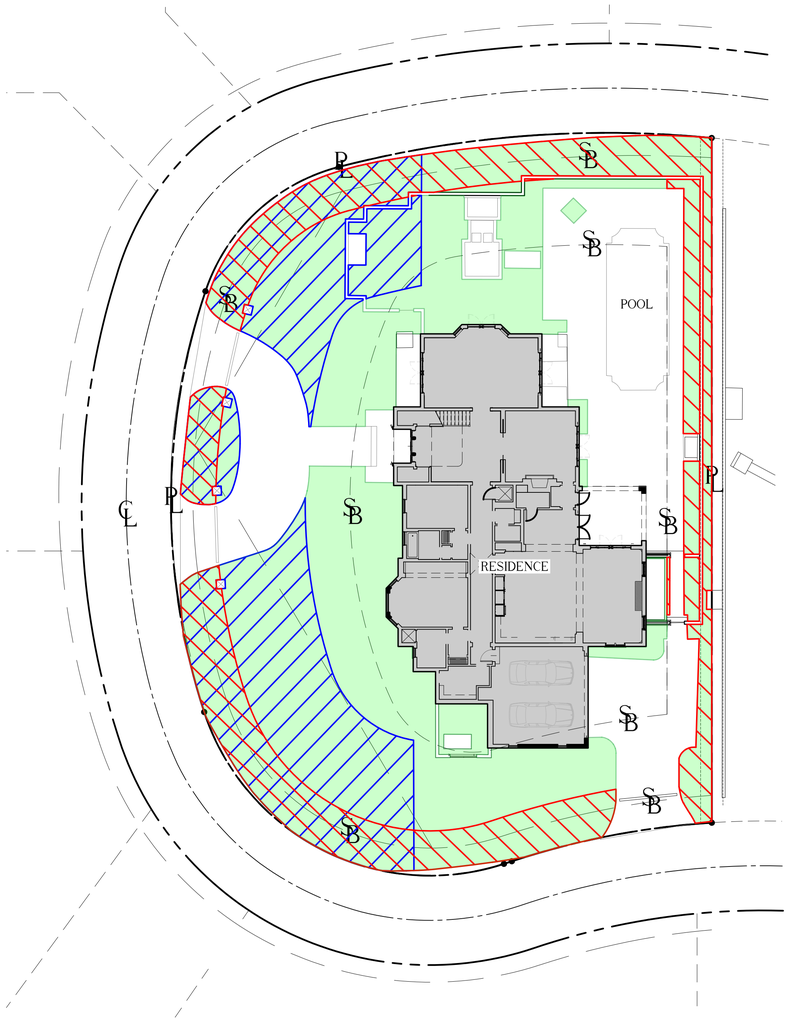
TITLE: Site Plan		
SCALE: 1/8" = 1'-0"	PROJECT NUMBER: 2606	
DATE: 06.26.2026	PRJCT MNGR: PEC	CHECKED: . .
SEAL:	DRAWING NO.: L1.1 SHEET 1 OF 2	

FIELD VERIFY ALL DIMENSIONS

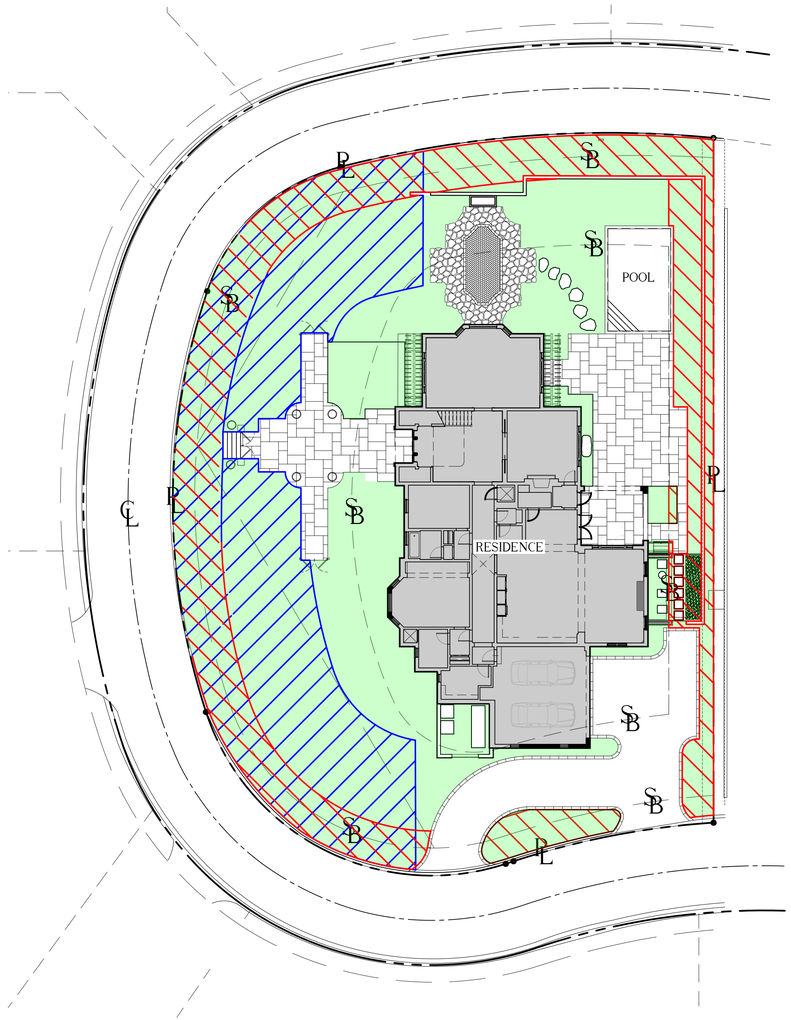
ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

Pervious / Impervious Calculations: RB

Lot Size	Dwelling 2 Floors	Required Pervious		Existing Pervious		Proposed Pervious	
17,753 sf	3,660 sf	Square Footage	Percentage	Square Footage	Percentage	Square Footage	Percentage
Overall Hardscape (Impervious) 4,589 sf		7,989	45%min (or Existing)	8,857	50%	9,504	54%
Front Yard Calculations 30' Setback Area: 5,052 sf / Hardscape (Impervious): 337 sf		2,021	40%min (or Existing)	3,904	77%	4,715	93%
Perimeter Hardscape 10' Offset from PL / Area: 4,714 sf / Hardscape (Impervious): 1,000 sf		3,994	50% of required open space shall be within 10' of property line	3,286	41%	3,714	46%



EXISTING SITE PLAN



PROPOSED SITE PLAN

ABBREVIATIONS KEY
DIA =DIAmeter
DR =Dominican Republic
HS =HardScape
HT =HeightT
LA =Landscape Architect
LS =LandScape
MAX =MAXimum
MIN =MINimum
SMI =SMI Landscape Architecture
TBD =To Be Determined
TC =Terra Cotta
THK =THicK
TYP =TYPical
SF =Square Feet
=PVC SLEEVES

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

Color Key

- Site Pervious
- Front Yard Pervious
- Perimeter Pervious

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The Dryden Residence

13 VIA Vizcaya
Palm Beach, FL 33480

North

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

2	06.26.2026	FINAL SUBMITTAL
1	06.15.2026	SECOND SUBMITTAL
0	DATE	DESCRIPTION

REVISIONS

Final Submittal

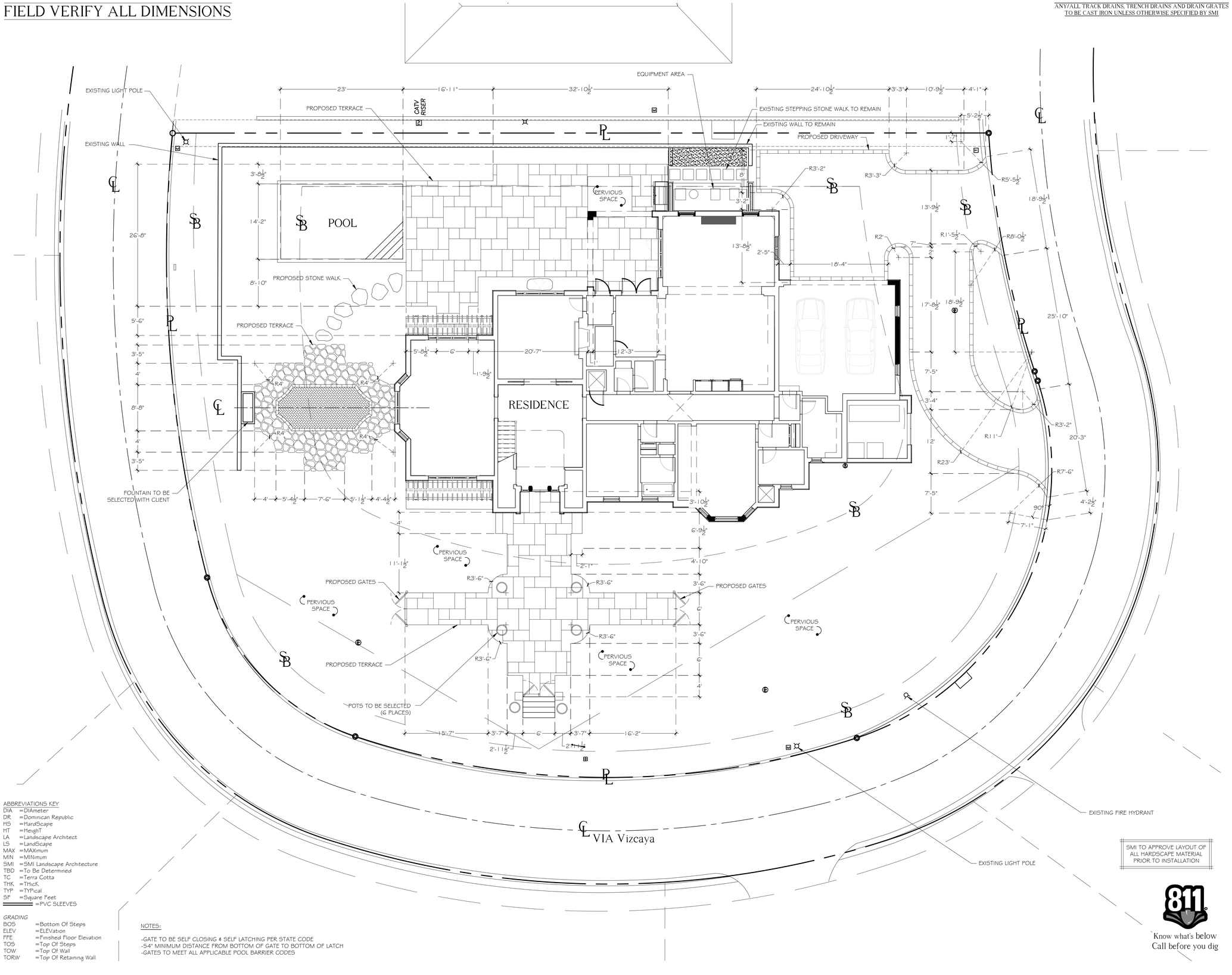
SMI
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Site Comparison Plan

SCALE	PROJECT NUMBER:	
1/16" = 1'-0"	2606	
DATE:	PRJCT MNGR:	CHECKED:
06.26.2026	PEC	. .
SEAL	DRAWING NO.	
	L1.1a	
	SHEET 1a 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
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DR =Dominican Republic
HS =HardScape
HT =HeighT
LA =Landscape Architect
LS =LandScape
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MIN =MINimum
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NOTES:
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-54" MINIMUM DISTANCE FROM BOTTOM OF GATE TO BOTTOM OF LATCH
-GATES TO MEET ALL APPLICABLE POOL BARRIER CODES

SMI 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: Layout Plan		
SCALE: 1/8" = 1'-0"	PROJECT NUMBER: 2606	
DATE: 06.26.2026	PRJCT MNGR: PEC	CHECKED: . .
SEAL:	DRAWING NO.: L1.2 SHEET 2 OF 2	

FIELD VERIFY ALL DIMENSIONS

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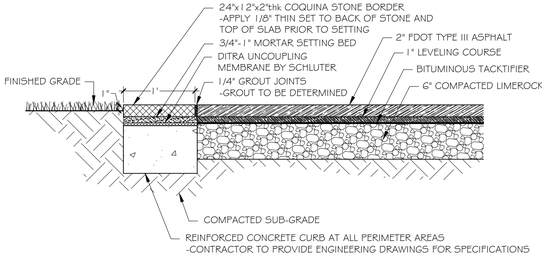
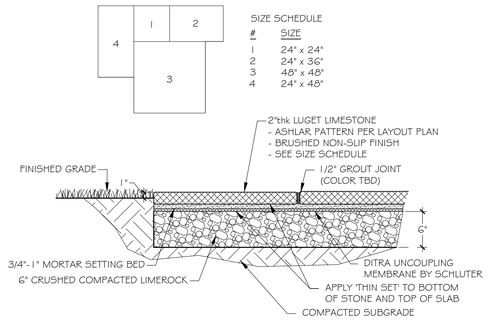
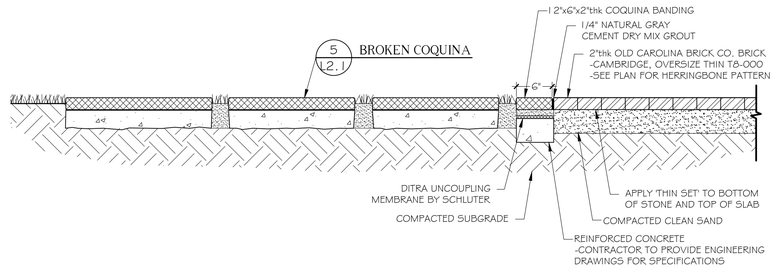


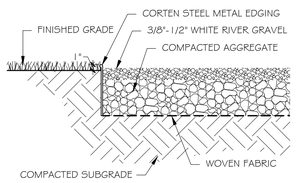
1 L2.1 DRIVEWAY DETAIL
SCALE: 1" = 1'-0"



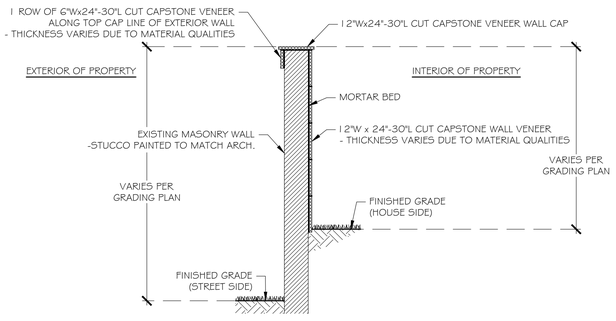
2 L2.1 TERRACE DETAIL
SCALE: 1" = 1'-0"



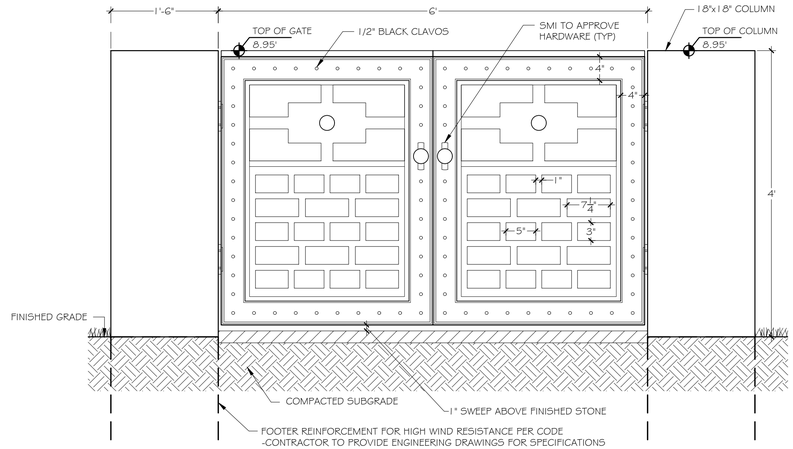
3 L2.1 GARDEN TERRACE DETAIL
SCALE: 1" = 1'-0"



4 L2.1 GRAVEL WALK DETAIL
SCALE: 1" = 1'-0"



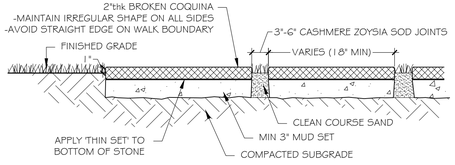
6 L2.1 EXISTING SITE WALL & NEW FINISH DETAIL
SCALE: 1/2" = 1'-0"



7 L2.1 MAIN GATES DETAIL
SCALE: 1" = 1'-0"

REFER TO FABRICATOR'S SHOP DRAWINGS FOR COMPLETE CONSTRUCTION DOCUMENTS (BY OTHERS)

NOTE
-CROWN OF ROAD DIRECTLY ADJACENT TO GATE IS 2.50' NAVD PER SURVEY
-HEIGHT OF GATES AND COLUMNS IS 6.45' ABOVE CROWN OF ROAD, WITHIN THE ALLOWABLE 8.00' HEIGHT ALLOWABLE UNDER Sec. 134-1668



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

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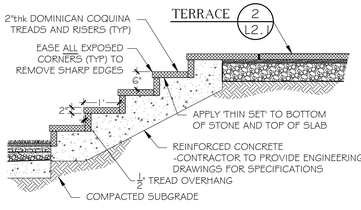
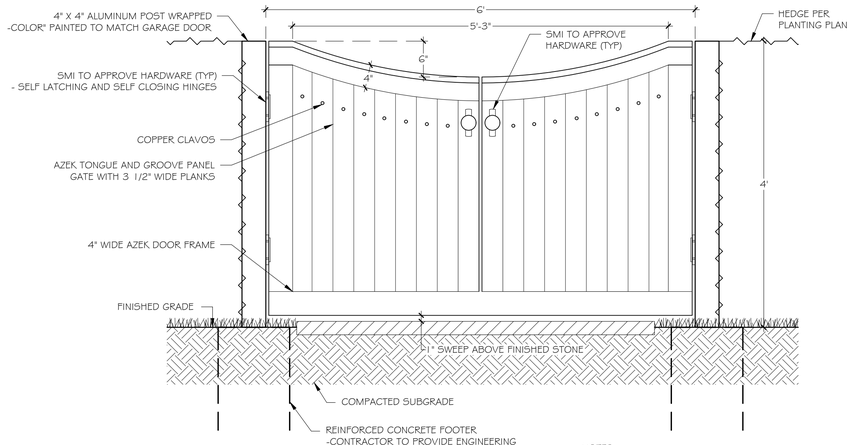


8 L2.1 STEPS DETAIL
SCALE: 1/2" = 1'-0"



9 L2.1 GATES DETAIL
SCALE: 1" = 1'-0"

NOTES:
-GATE TO BE SELF CLOSING & SELF LATCHING PER STATE CODE
-54" MINIMUM DISTANCE FROM BOTTOM OF GATE TO BOTTOM OF LATCH
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REFER TO FABRICATOR'S SHOP DRAWINGS FOR COMPLETE CONSTRUCTION DOCUMENTS (BY OTHERS)

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Palm Beach, FL 33480

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

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

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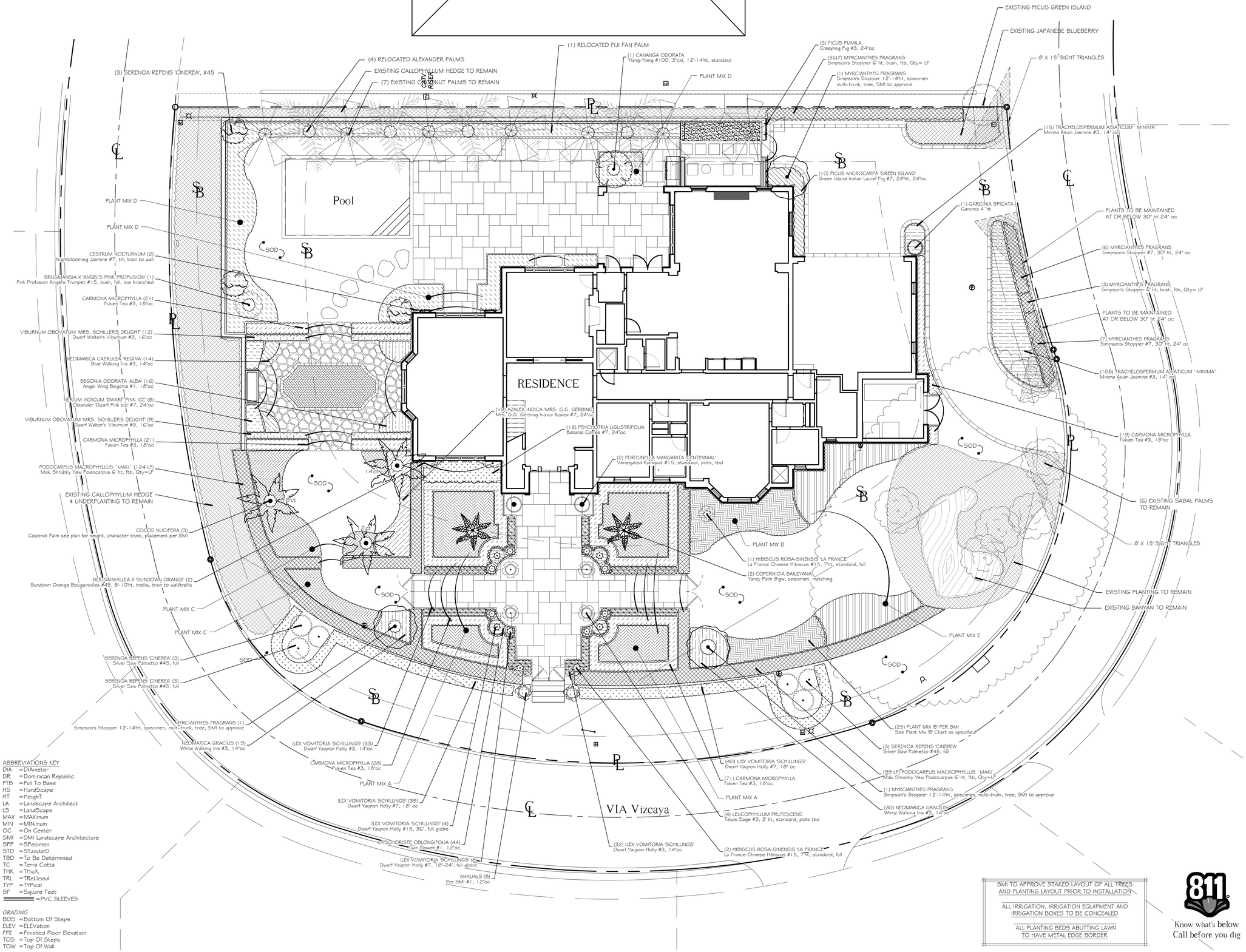
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Hardscape Details

SCALE	PROJECT NUMBER:	
As Noted	2606	
DATE:	PRJCT MNGR:	CHECKED:
06.26.2026	PEC	. .
SEAL	DRAWING NO.	
	L2.1 SHEET 1 OF 1	

FIELD VERIFY ALL DIMENSIONS

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



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=PVC SLEEVES

GRADING

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

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 33480

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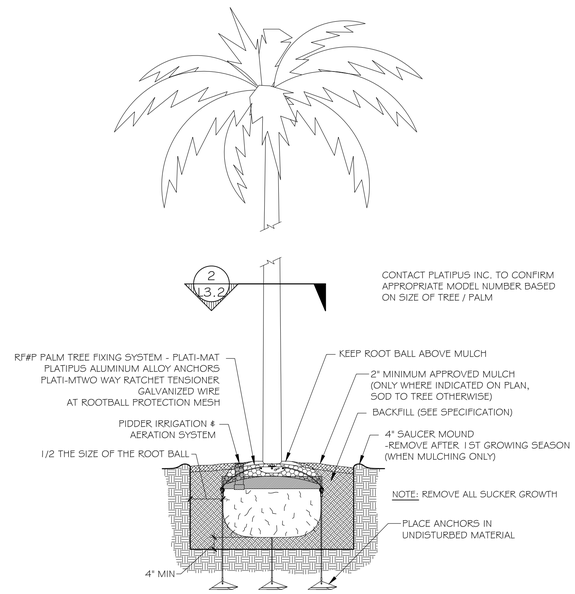
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE: Planting Plan

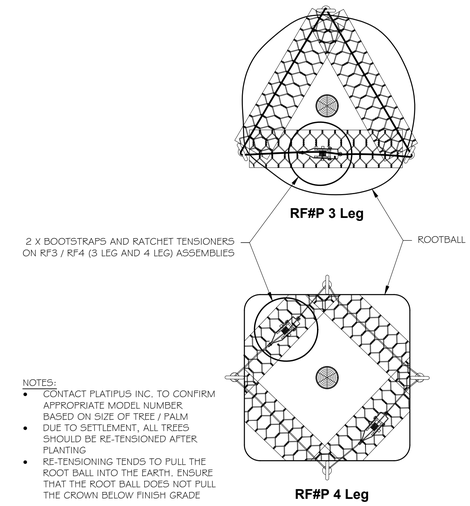
SCALE	PROJECT NUMBER:
1/8" = 1'-0"	2606
DATE: 06.26.2026	PRJCT MNGR: PEC / CHECKED: . .
SEAL	DRAWING NO. L3.1 SHEET 1 OF 3

FIELD VERIFY ALL DIMENSIONS



1 L3.2 PLATIPUS TREE ANCHORING DETAIL

SCALE: NOT TO SCALE



2 L3.2 PLATIPUS ROOTBALL BOOTSTRAP DETAIL

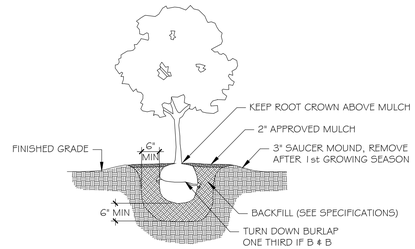
SCALE: NOT TO SCALE

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

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

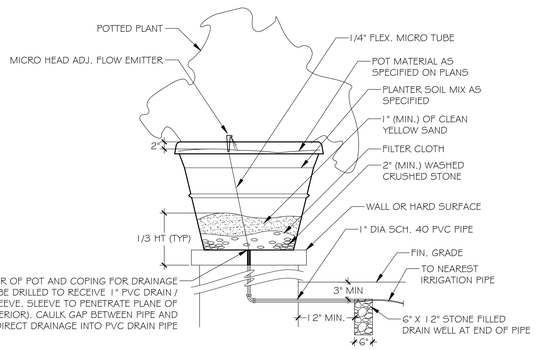
ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED

ALL PLANTING BEDS TO HAVE STEEL EDGE BORDER



3 L3.2 SHRUB PLANTING DETAIL

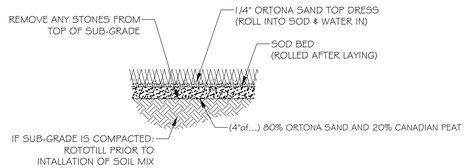
SCALE: NOT TO SCALE



4 L3.2 POTTED PLANT DETAIL

SCALE: NOT TO SCALE

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

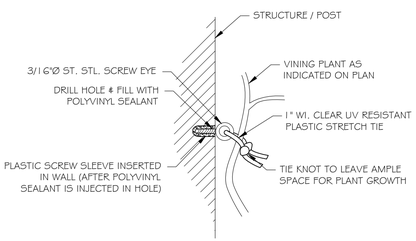


5 L3.2 SOD PLANTING DETAIL

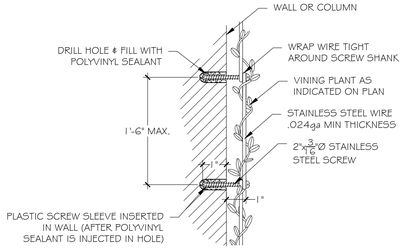
SCALE: 1/2" = 1'-0"

6 L3.2 PLANTING BED DETAIL

SCALE: NOT TO SCALE



PIN TO WALL

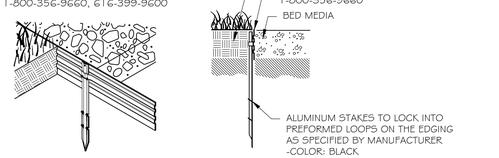


WIRE TO WALL

7 L3.2 VINE SUPPORT DETAIL

SCALE: NOT TO SCALE

NOTES:
1. 16'-0" (4.9M) SECTIONS TO INCLUDE (5) 12" (30.5CM) ALUMINUM STAKES
2. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADE TO BE 1/2" (1.3CM) BELOW TOP OF EDGING.
3. CORNERS - CUT BASE OF EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER
4. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. 1-800-356-9660, 616-399-9600



8 L3.2 PLANT BED EDGING DETAIL

SCALE: NTS

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

TITLE: Planting Details		
SCALE: NOT TO SCALE	PROJECT NUMBER: 2606	
DATE: 06.26.2026	PRJCT MNGR: PEC	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:

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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 WEEDS.

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

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

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

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

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

20% can peat	·
25% fla peat	·
40% pine bark	·
15% airlite	·

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

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

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

PLANTING SOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

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

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

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

FERTILIZER

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

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

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

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

SUBMIT BAG TO LANDSCAPE ARCHITECT FOR APPROVALS.

SABAL PALMS

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

HEDGES

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

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

VINES

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

SODDING

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

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

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

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

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

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

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

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

10. FOR SOD, APPLY DEPTH OF SOIL AS PER PLANTING DETAILS PAGE. REMOVE ANY STONES FROM TOP OF SUB-GRADE OR COVER STONES WITH ADDITIONAL 2" OF SOIL MIX.

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

CLEAN UP

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

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

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

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

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE?
TREES --NATIVE--				
3	Myrcianthes fragrans	Simpson's Stopper	12'-14'ht, specimen, multi-trunk, tree, SMI to approve	Native
3	SUBTOTAL:			
TREES --NON-NATIVE--				
1	Cananga odorata Source: Treeworld Wholesale	Ylang-Ylang	#100, 3"cal, 12'-14'ht, standard	Not Native
2	Copernicia baileyana	Yarey Palm	8'gw, specimen, matching	Not Native
3	SUBTOTAL:			
PALM TREES				
3	Cocos nucifera	Coconut Palm	see plan for height, character trunk, placement per SMI	Not Native
3	SUBTOTAL:			
SHRUBS --NATIVE--				
4	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	#15, 36", full globe	Native
65	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	#3, 14"oc	Native
79	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	#7, 18" oc	Native
8	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	#7, 18'-24', full globe	Native
13	Myrcianthes fragrans	Simpson's Stopper	#7, 30" ht, 24" oc	Native
39	Myrcianthes fragrans	Simpson's Stopper	6' ht, bush, ftb, Qty= LF	Native
6	Serenoa repens 'Cinerea'	Silver Saw Palmetto	#45, full	Native
214	SUBTOTAL:			
SHRUBS --NON-NATIVE--				
1	Brugmansia x 'Angel's Pink Profusion'	Pink Profusion Angel's Trumpet	#15, bush, full, low branched	Not Native
2	Cestrum nocturnum	Nightblooming Jasmine	#7, trl, train to wall	Not Native
2	Fortunella margarita 'Centennial'	Variegated Kumquat	#15, standard, pots, tbd	Not Native
1	Garcinia spicata	Garcinia	4 'ht	Not Native
3	Hibiscus rosa-sinensis 'La France'	La France Chinese Hibiscus	#15, 7'ht, standard, full	Not Native
4	Leucophyllum frutescens	Texas Sage	#3, 3`ht, standard, pots tbd	Not Native
223	Podocarpus macrophyllus `Maki`	Maki Shrubby Yew Podocarpus	6`ht, ftb, Qty=LF	Not Native
236	SUBTOTAL:			
VINE/ESPALIER --NON-NATIVE--				
2	Bougainvillea x 'Sundown Orange'	Sundown Orange Bougainvillea	#45, 8'-10'ht, trellis, train to wall/trellis	Not Native
5	Ficus pumila	Creeping Fig	#3, 24"oc	Not Native
7	SUBTOTAL:			
SHRUB AREAS --NATIVE--				
8	Annuals	Per SMI	#1, 12"oc	Native
12	Psychotria ligustrifolia	Bahama Coffee	#7, 24"oc	Native
24	Viburnum obovatum 'Mrs. Schiller's Delight'	Dwarf Walter's Viburnum	#3, 16"oc	Native
44	SUBTOTAL:			
SHRUB AREAS --NON-NATIVE--				
19	Azalea indica 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Indica Azalea	#7, 24"oc	Not Native
160	Carmona microphylla	Fukien Tea	#3, 18"oc	Not Native
22	Carmona microphylla	Fukien Tea	#7, 24"oc	Not Native
10	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	#7, 24'ht, 24"oc	Not Native
8	Nerium indicum 'Dwarf Pink Ice'	Oleander 'Dwarf Pink Ice'	#7, 24"oc	Not Native
219	SUBTOTAL:			
GROUND COVER --NATIVE--				
44	Dyschoriste oblongifolia	Twin Flower	#1, 12"oc	Native
44	SUBTOTAL:			
GROUND COVER --NON-NATIVE--				
16	Begonia odorata 'Alba'	Angel Wing Begonia	#1, 18"oc	Not Native
14	Neomarica caerulea 'Regina'	Blue Walking Iris	#3, 14"oc	Not Native
49	Neomarica gracilis	White Walking Iris	#3, 14"oc	Not Native
123	Trachelospermum asiaticum `Minima`	Minima Asian Jasmine	#3, 14" oc	Not Native
202	SUBTOTAL:			

G.C- GROUND COVER WITHIN PLANT MIX TO BE INCLUDED WITH OVERALL GROUND COVER CALCULATIONS
N.G.C- NATIVE GROUND COVER WITHIN PLANT MIX TO BE INCLUDED WITH OVERALL GROUND COVER CALCULATIONS

PLANT MIX 'A' (137)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE?
6	Agave desmettiana Source: Garden Industries	Agave 'Silver Star'	#15, 36"oc	Not Native
8	Agave shawii × Agave attenuata	Agave 'Blue Flame'	#7	Not Native
45	Dietes iridioides	African Iris	#3, 12"oc	Not Native
11	Plumbago auriculata 'Imperial Blue'	Plumbago 'Imperial Blue'	#7, 24"oc	Not Native
22	Salvia rosmarinus 'Herb Cottage'	Rosemary 'Herb Cottage'	#3, 18"oc	Not Native
45	Salvia x 'Indigo Spires'	Salvia 'Indigo Spires'	#1, 18"oc	Not Native

PLANT MIX 'B' (109)

	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE?
	4	Arachnothryx leucophylla	Panama Rose	#7, 24"oc	Not Native
N.G.C	50	Dyschoriste oblongifolia	Twin Flower	#1, 12"oc	Native
	11	Farfugium japonicum	Leopard Plant	#3, 16"oc	Not Native
	7	Melochia tomentosa	Tea Bush	#7, 4' ht, 30" oc	Native
	10	Plumbago scandens	White Plumbago	#3, 18"oc	Native
	10	Psychotria ligustrifolia	Bahama Wild Coffee	#7, 24"oc	Native
	10	Tripsacum floridanum	Dwarf Fakahatchee Grass	#3, 24"oc	Native
	7	Zamia integrifolia	Coontie	#7, 24"oc	Native

PLANT MIX 'C' (87)

	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE?
	23	Bougainvillea glabra 'Helen Johnson'	Helen Johnson Bougainvillea	#7, 24"oc, bush	Not Native
	5	Gardenia jasminoides	Miami Supreme Gardenia	#15, bush, 30" oc	Not Native
N.G.C	33	Glandularia maritima	Beach Verbena	#1, 18"oc	Native
	10	Heliotropium gnaphalodes	Sea Lavender	#7, 24"oc	Native
N.G.C	16	Hymenocallis latifolia	Perfumed Spider Lily	#3, 14"oc	Native

PLANT MIX 'D' (228)

	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE?
	5	Aloysia virgata	Sweet Almond Verbena	#7, bush, 24" oc	Not Native
	18	Bougainvillea 'Helen Johnson'	Helen Johnson Bougainvillea	#7, 24" oc	Not native
G.C	30	Dietes iridioides	Fortnight Lily	#7, 24" oc	Not Native
	22	Heliotropium gnaphalodes	Sea Lavender	#7, 24"oc	Native
	18	Melochia tomentosa	Tea Bush	#7, 4' ht, 30" oc	Native
	40	Psychotria ligustrifolia	Bahama Wild Coffee	#7, 24"oc	Native
G.C	40	Rosmarinus officinalis 'Irene'	Prostrate Rosemary	#1, 18" oc	Not Native
N.G.C	40	Salvia coccinea 'Pink'	Pink Tropical Sage	#1, 12"oc	Native
	3	Serenoa repens 'Cinerea'	Silver Saw Palmetto	#45	Native
	12	Yucca filamentosa	Adam's Needle	#3, 24" oc	Native

PLANT MIX 'E' (113)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE?
19	Azalea indica 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Indica Azalea	#7, 24"oc	Not Native
18	Chamaedorea seifrizii	Bamboo Palm	#7, 24"oc	Not Native
18	Codiaeum variegatum 'Sloppy Painter'	Sloppy Painter Croton	#7, 24"oc	Not Native
8	Dracaena fragrans	Corn Plant	#7, 24"oc	Not Native
N.G.C 50	Salvia misella	Creeping Sage	#1, 12" oc	Native

TREE STAKE PAINT FORMULA:
BEHR PREMIUM PLUS EXT FLAT -ACCENT BASE (4670)

COLORANT	OZ	4S	96	
D THALO GREEN		01	04	1
C YELLOW OXIDE	02	04	0	
B LAMP BLACK		01	00	0

SUBMIT SAMPLE

811 Know what's below Call before you dig

The Dryden Residence

13 VIA Vizcaya
Palm Beach, FL 33480

QUANTITIES FOR LARGE HEDGES / BUFFERS REPRESENT LINEAR FEET OF PLANT, UNLESS OTHERWISE NOTED IN THE PLANT SIZE SPEC

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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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

2	06.26.2026	FINAL SUBMITTAL
1	06.15.2026	SECOND SUBMITTAL

	DATE	DESCRIPTION
REVISIONS		

Final Submittal

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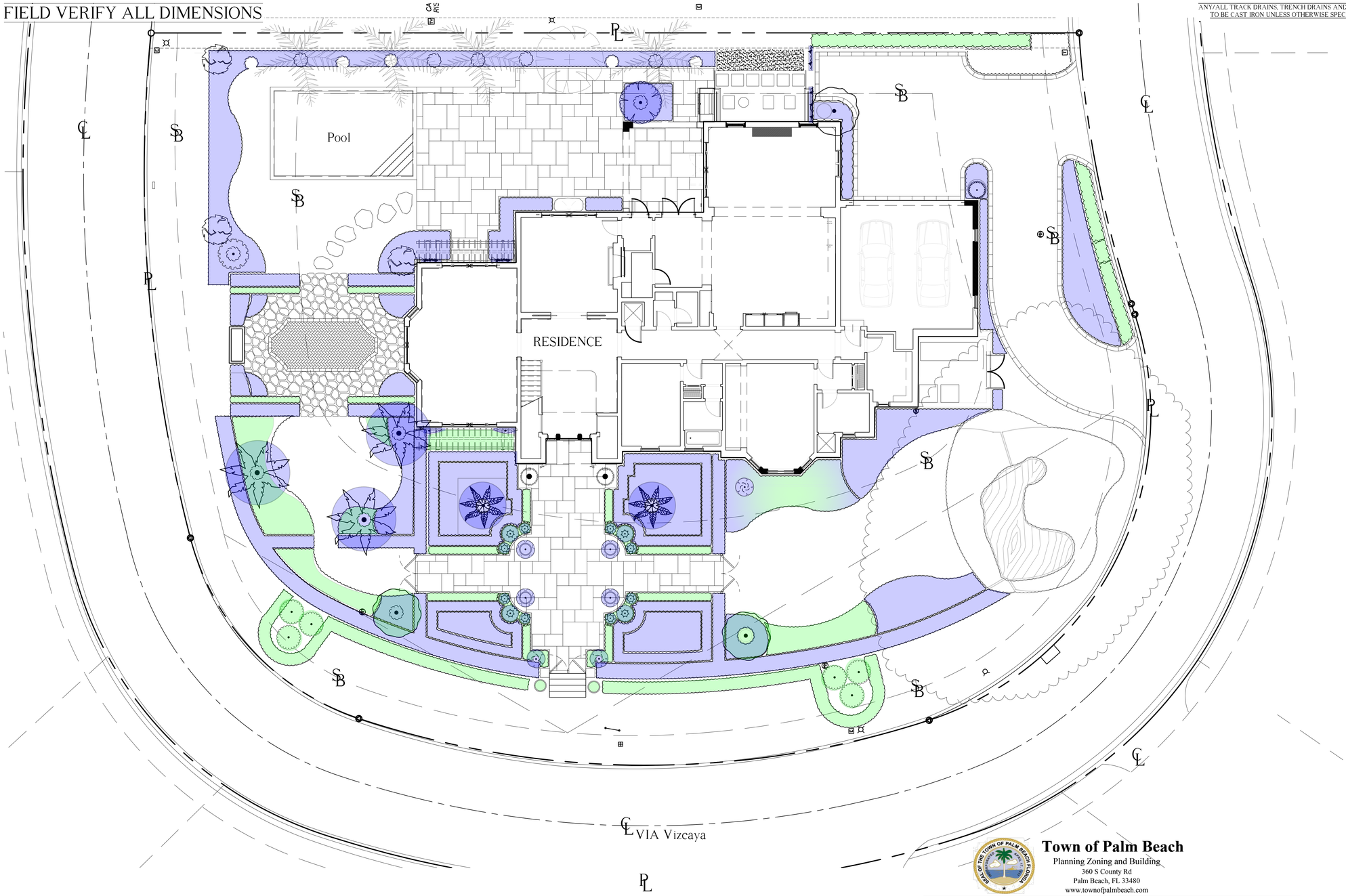
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Planting Specifications

SCALE: NONE	PROJECT NUMBER: 2606	
DATE: 06.26.2026	PRJCT MNGR: PEC	CHECKED: . .
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



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

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

Native Coverage Calculations

Total coverage of new plantings ..... 3,462 sf (100%)

Coverage by native plants ..... 1,185 sf (34%)

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

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:**	13 VIA Vizcaya Palm Beach FL, 33480	
2	**Lot Area (sq. ft.):**	17,753 SQ FT	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	7,989 Sq Ft 45%	9,504 Sq Ft 54%
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3,994 Sq Ft 50%	3,714 Sq Ft 46%
7	Front Yard LOS (Sq Ft and %)	3,904 Sq Ft 40%	4,715 Sq Ft 93%
8	Native Trees %	30% (number of trees)	50% (3)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	31% (560)
10	Native Groundcover %	30% (groundcover area)	45% (223)

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The Dryden Residence

13 VIA Vizcaya
Palm Beach, FL 33480

North

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LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Native Calculations

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2606	
DATE:	PRJCT MNGR:	CHECKED:
06.26.2026	PEC	. .
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



ABBREVIATIONS KEY
DIA =DIAmeter
DR =Dominican Republic
HS =HardScape
HT =HeighT
LA =Landscape Architect
LS =LandScape
MAX =MAXimum
MIN =MINimum
SMI =SMI Landscape Architecture
TBD =To Be Determined
TC =Terra Cotta
THK =THicK
TYP =TYPical
SF =Square Feet
======== =PVC SLEEVES

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

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

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The Dryden Residence

13 VIA Vizcaya
Palm Beach, FL 33480

North

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TITLE
Screening Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2606	
DATE: 06.26.2026	PRJCT MNGR: PEC	CHECKED: . .
SEAL	DRAWING NO. S-1 SHEET 1 OF 1	

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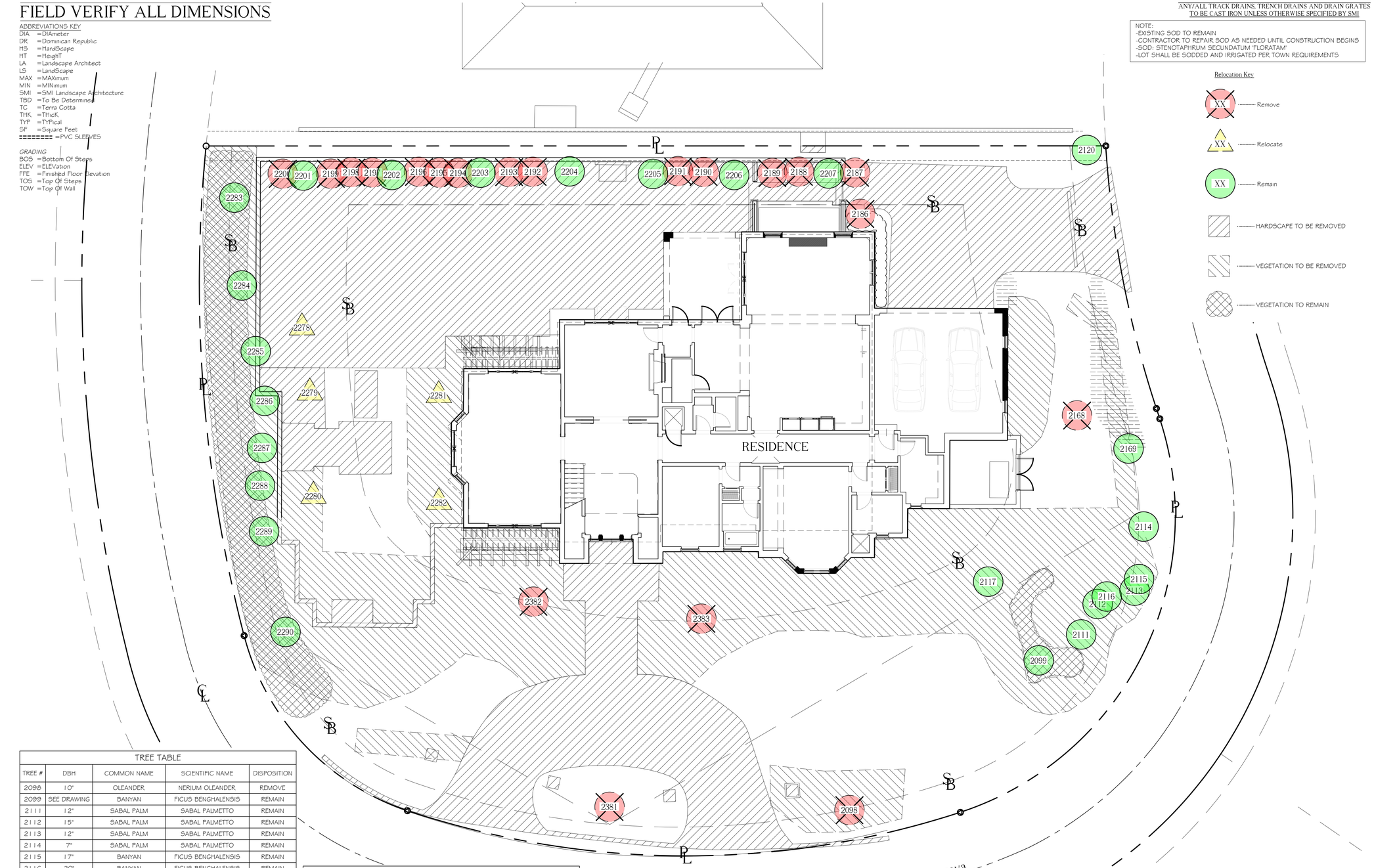

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-LOT SHALL BE SODDED AND IRRIGATED PER TOWN REQUIREMENTS

Relocation Key
XX ..... Remove
XX ..... Relocate
XX ..... Remain
..... HARDSCAPE TO BE REMOVED
..... VEGETATION TO BE REMOVED
..... VEGETATION TO REMAIN

North

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

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TREE TABLE

TREE #	DBH	COMMON NAME	SCIENTIFIC NAME	DISPOSITION
2098	10"	OLEANDER	NERIUM OLEANDER	REMOVE
2099	SEE DRAWING	BANYAN	FICUS BENGHALENSIS	REMAIN
2111	12"	SABAL PALM	SABAL PALMETTO	REMAIN
2112	15"	SABAL PALM	SABAL PALMETTO	REMAIN
2113	12"	SABAL PALM	SABAL PALMETTO	REMAIN
2114	7"	SABAL PALM	SABAL PALMETTO	REMAIN
2115	17"	BANYAN	FICUS BENGHALENSIS	REMAIN
2116	20"	BANYAN	FICUS BENGHALENSIS	REMAIN
2117	12"	SABAL PALM	SABAL PALMETTO	REMAIN
2120	7"	JAPANESE BLUEBERRY	ELEOCARPUS DECIPENS	REMAIN
2168	6"	UNKNOWN		REMOVE
2169	12"	SABAL PALM	SABAL PALMETTO	REMAIN
2186	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2187	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2188	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2189	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2190	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2191	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2192	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2193	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2194	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2195	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2196	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2197	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE

TREE TABLE

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2199	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2200	6"	MANILA PALM	ADONIDIA MERRILLII	REMOVE
2201	12"	CUBAN WAX PALM	COPERNECIA HOSPITA	REMAIN
2202	12"	COCONUT PALM	COCOS NUCIFERA	REMAIN
2203	12"	COCONUT PALM	COCOS NUCIFERA	REMAIN
2204	12"	COCONUT PALM	COCOS NUCIFERA	REMAIN
2205	12"	COCONUT PALM	COCOS NUCIFERA	REMAIN
2206	12"	COCONUT PALM	COCOS NUCIFERA	REMAIN
2207	12"	COCONUT PALM	COCOS NUCIFERA	REMAIN
2278	8"	FIJI FAN PALM	PRITCHARDIA PACIFICA	RELOCATE
2279	4"	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	RELOCATE
2280	4"	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	RELOCATE
2281	4"	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	RELOCATE

TREE TABLE

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2285	10"	BEAUTYLEAF	CALLOPHYLLUM	REMAIN
2286	10"	BEAUTYLEAF	CALLOPHYLLUM	REMAIN
2287	10"	BEAUTYLEAF	CALLOPHYLLUM	REMAIN
2288	10"	BEAUTYLEAF	CALLOPHYLLUM	REMAIN
2289	10"	BEAUTYLEAF	CALLOPHYLLUM	REMAIN
2290	10"	BEAUTYLEAF	CALLOPHYLLUM	REMAIN
2381	27"	BEAUTYLEAF	CALLOPHYLLUM	REMOVE
2382	12"	COCONUT PALM	COCOS NUCIFERA	REMOVE
2383	12"	COCONUT PALM	COCOS NUCIFERA	REMOVE

The Dryden Residence

13 VIA Vizcaya
Palm Beach, FL 33480

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

TITLE
Pre-Demolition Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2606	
DATE:	PRJCT MNGR:	CHECKED:
06.26.2026	PEC	. .
SEAL:	DRAWING NO.	
	D-1	
	SHEET 1 OF 2	

FIELD VERIFY ALL DIMENSIONS

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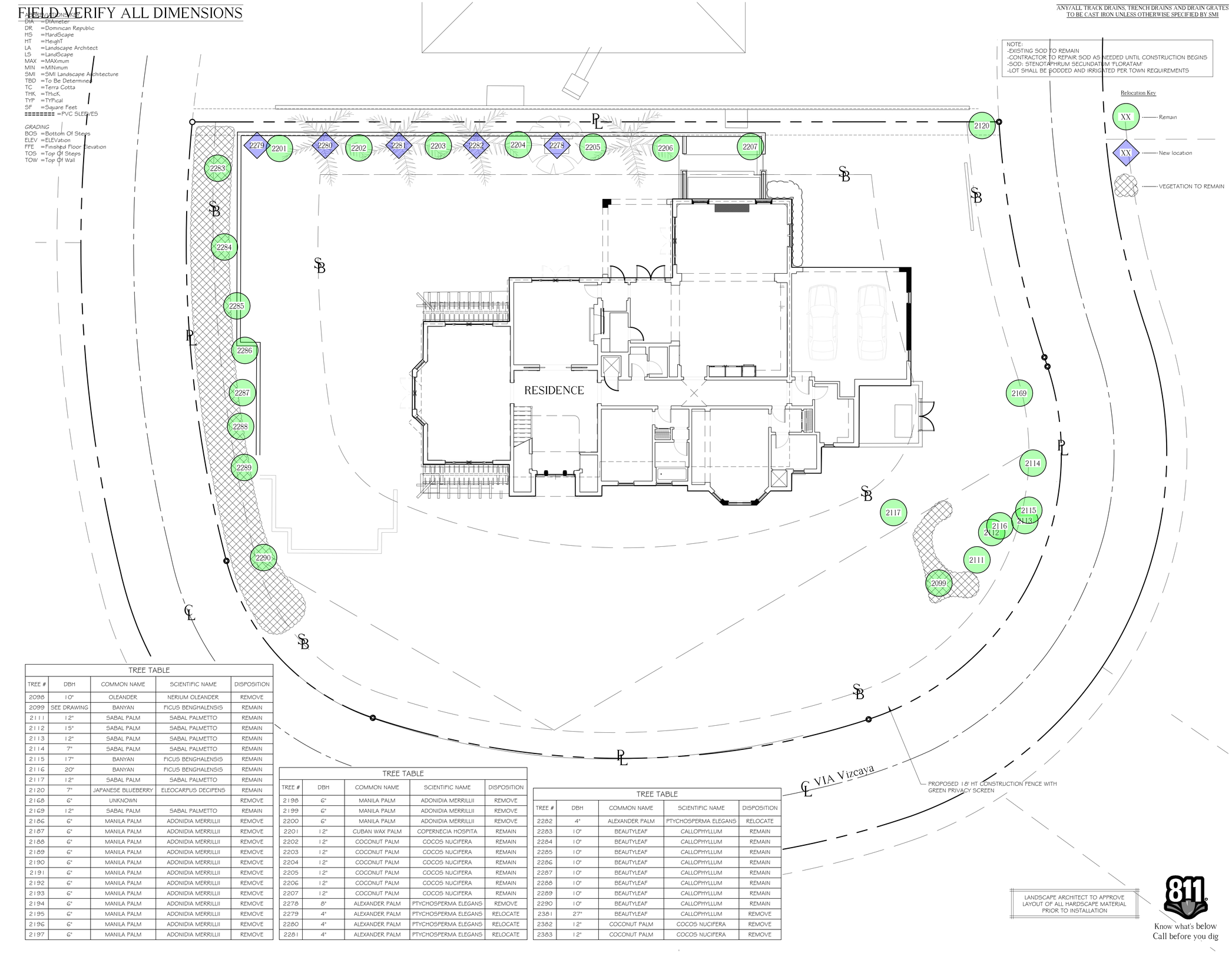

Relocation Key
XX ..... Remain
XX ..... New location
..... VEGETATION TO REMAIN

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2279	4"	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	RELOCATE
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TITLE
Post Demolition Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2606	
DATE:	PRJCT MNGR:	CHECKED:
06.26.2026	PEC	. .
SEAL:	DRAWING NO.	
	D-2	
	SHEET 2 OF 2	

FIELD VERIFY ALL DIMENSIONS

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West Elevation Facing East
Proposed
SCALE: NTS



East Elevation Facing West
Proposed
SCALE: NTS

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TITLE
West/East Elevation View

SCALE	PROJECT NUMBER:	
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	E-1 SHEET 1 OF 2	

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North Elevation Facing South
Proposed
SCALE: NTS



South Elevation Facing North
Proposed
SCALE: NTS

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TITLE
North/South Elevation View

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	E-2	
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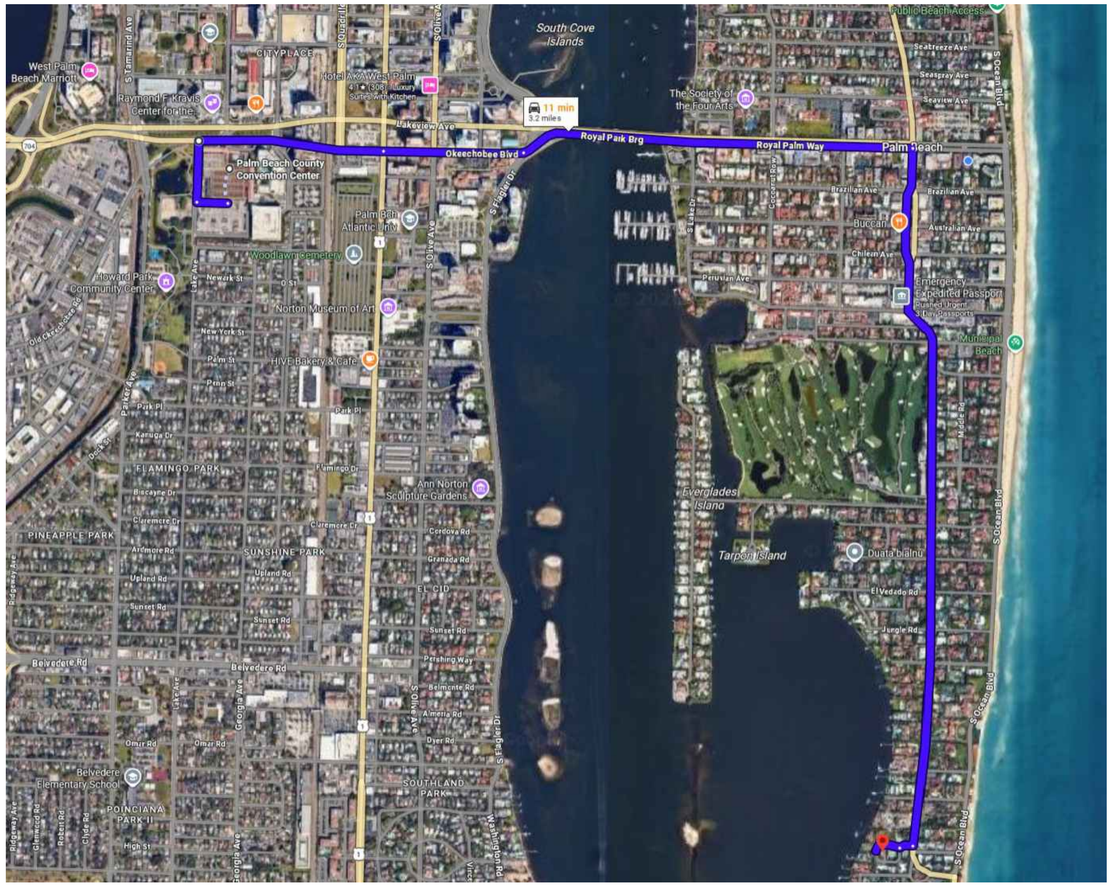
Proposed Route Map for Truck Traffic

A. Roadways: Deliveries and workers will be using the Royal Palm bridge. Head east on Okeechobee Blvd, continue straight onto FL-704 Royal Palm Way, Turn right onto S County Rd. Turn right onto Via Vizcaya. Turn right to stay on Via Vizcaya. Destination will be on the left

B. Maximum truck length= 60 feet

C. Total number of estimated deliveries generated by project= 60



2026		
1 Month	**Mobilization**	
2 months	**Site/Building Preparation**	
1 Months	**Roof Truss Delivery and Set Trusses**	
1.5 Month	**Window/Door Deliveries and Installation**	
0.5 months	**Dry- in**	
1.5 Months	**Interior Framing**	
2 months	**Rough-In**	
.5 Month	**Drywall**	
6 Months	**Finishes**	
2 Months	**Landscape & Hardscape Installation**	
+/- 24 Months	**Final Inspection**	

NOTE:
FOR TRUCKS 30- FOOT AND LARGER, A RIGHT-OF-WAY PERMIT SHALL BE OBTAINED

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TITLE
Truck Logistics Plan

SCALE	PROJECT NUMBER:	
NTS	2606	
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SEAL	DRAWING NO.	
	TL-1	
	SHEET 1 OF 1	

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 29, 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 Represent ative), 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: 7/22/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

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.

HISTORY: The project was initially heard at the May 27, 2026 ARCOM meeting and was deferred for two months to allow the applicant additional time to study the proposal in response to the comments of the commission.

THE PROJECT:

The applicant has submitted plans entitled "Renovations to Existing Single Family Home" as prepared by **MP Design & Architecture**, uploaded and dated to the Town 07/06/2026.

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. The lot area is 29,597 sq. ft.
- **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.

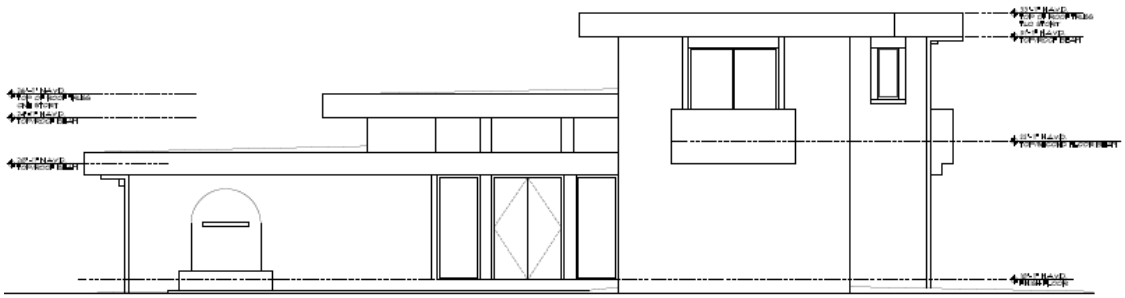
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+9.42' NAVD	**FEMA Flood Zone**	ZONE X
Lot Width	100 ft.	**Lot Depth**	296 ft.
Lot Area	29,597 sq. ft.	**Enclosed Square Footage**	Existing: 11,136 sq. ft. Proposed: 12,075 sq. ft.
Lot Coverage	Permitted: 25.0% Existing: 31.3% Proposed: 29.3%	**Cubic Content Ratio (CCR)**	Permitted: 3.80 Existing: 3.53 Proposed: 3.74
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% 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. The applicant is proposing renovations and additions to the two (2) existing detached single-family residences with renovations and redesign of hardscape, landscape and swimming pool.

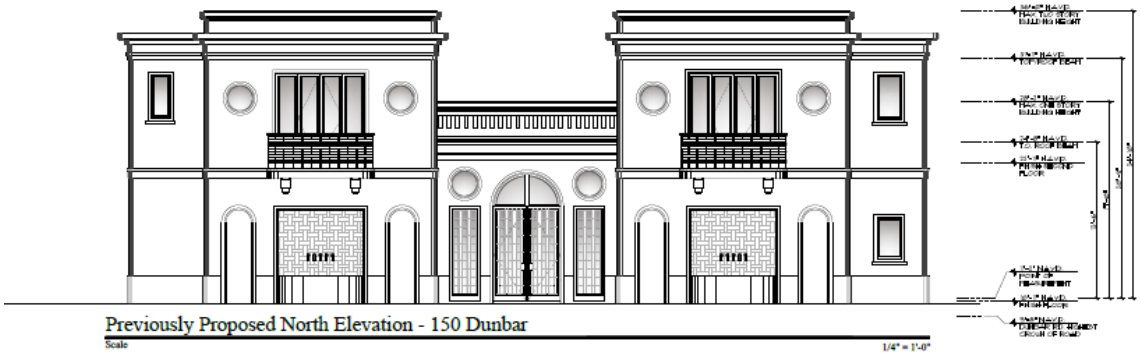
The application was originally heard at the May ARCOM meeting and was deferred to allow for further study of the details and massing of the structure. The applicant has resubmitted plans in response to the comments of the commission. Modifications include: restudy of north-east corner of main house to allow more windows on the first floor; a reduction of the overall building height by 0.5' and restudy of cornice and parapet details; updated façade details on the rear façade at 151 Atlantic Avenue; restudy of window, door and trim details; associated updates to landscape plan.

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.



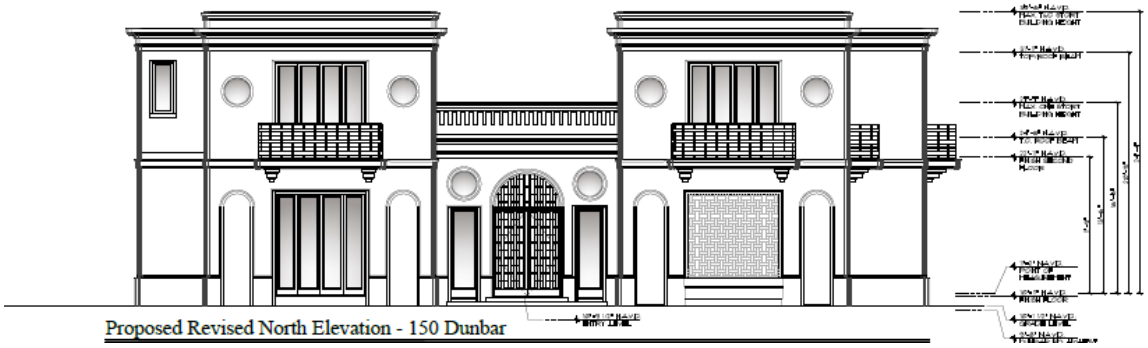
Existing North Elevation - 150 Dunbar

Scale 1/4" = 1'-0"

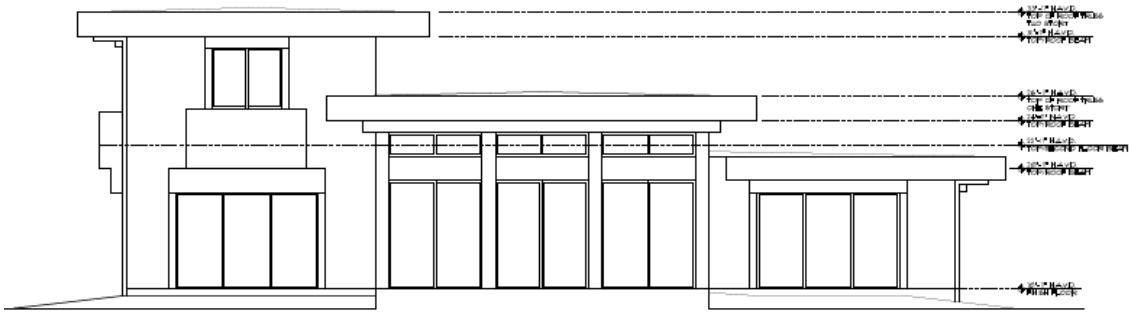


Previously Proposed North Elevation - 150 Dunbar

Scale 1/4" = 1'-0"

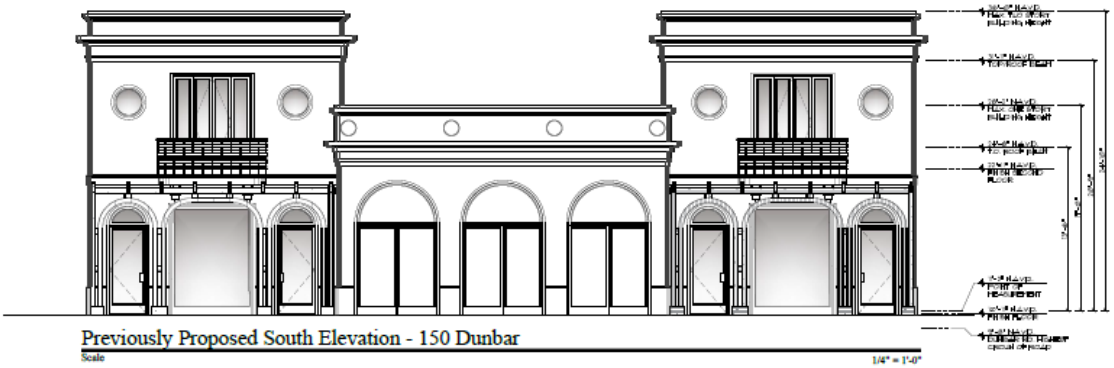


Proposed Revised North Elevation - 150 Dunbar



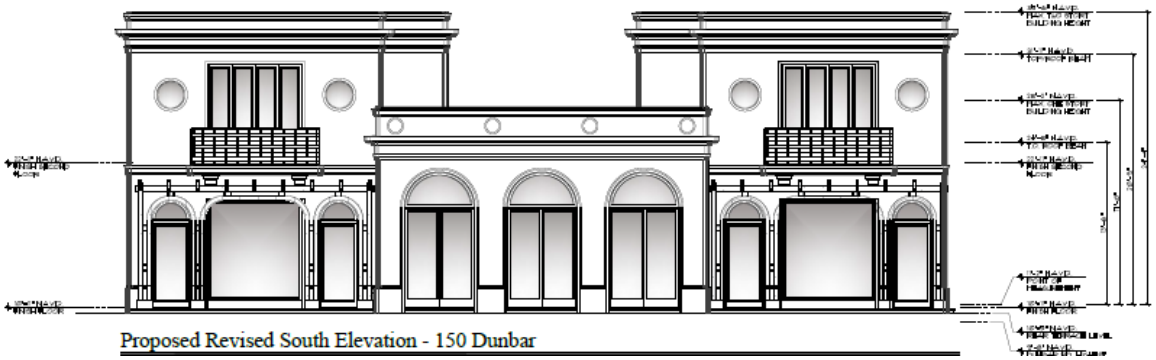
Existing South Elevation - 150 Dunbar

Scale 1/4" = 1'-0"

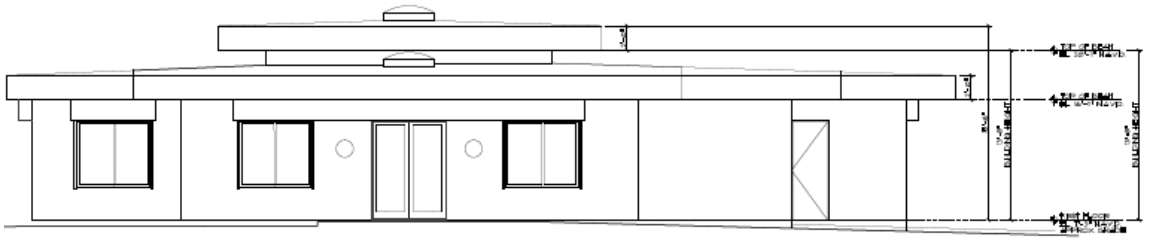


Previously Proposed South Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



Proposed Revised South Elevation - 150 Dunbar



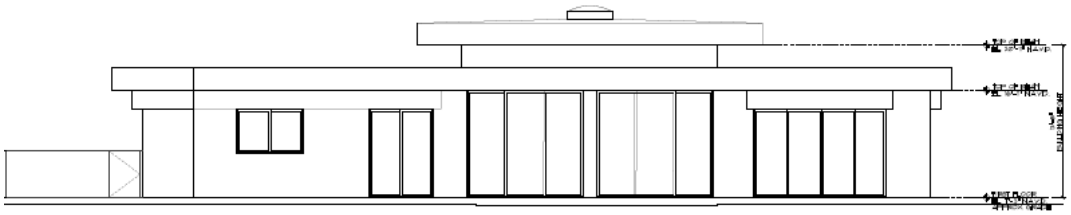
Existing South Elevation - 151 Atlantic
Scale 1/4" = 1'-0"



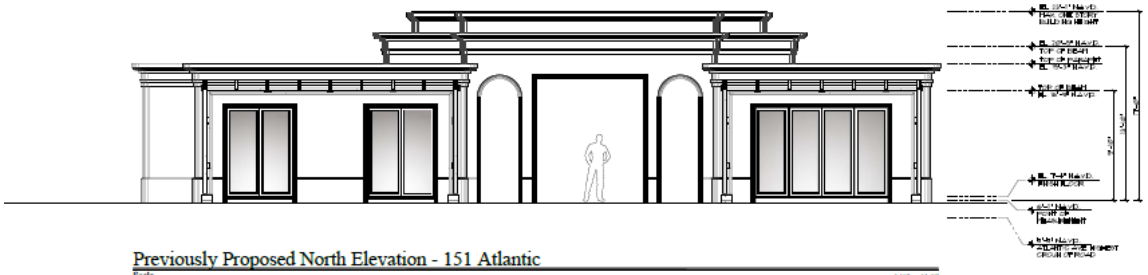
Previously Proposed South Elevation - 151 Atlantic
Scale 1/4" = 1'-0"



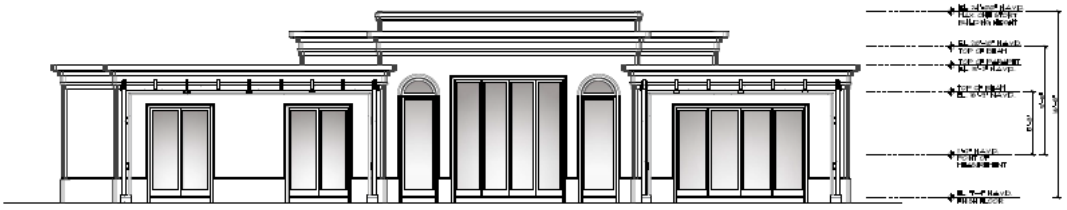
Proposed Revised South Elevation - 151 Atlantic
Scale 1/4" = 1'-0"



Existing North Elevation - 151 Atlantic
Scale 1/4" = 1'-0"



Previously Proposed North Elevation - 151 Atlantic
Scale 1/4" = 1'-0"



Proposed Revised North Elevation - 151 Atlantic
Scale 1/4" = 1'-0"



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

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. As evidenced by the site plan, the design features two independent structures arranged around a central pool rather than a single large building. Because they are detached, the structures will present as distinct, individual elements along their respective streetscapes. 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

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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

July 6, 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 is non-compliant. The proposed renovations will improve the existing Lot Coverage from 31.3% to 29.3%. The existing non-conforming 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 Lot Coverage is non-conforming. The proposed Lot Coverage is being improved but still over the maximum allowed.

Variance 1: A variance for a lot coverage of 29.3% in lieu of the 25% maximum permitted for a parcel over 20,000 square feet in the R-B zoning district.

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

07/29/2026 ARCOM Meeting

08/12/2026 Town Council Meeting

Presentation Submittal - 07/06/2026

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
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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.

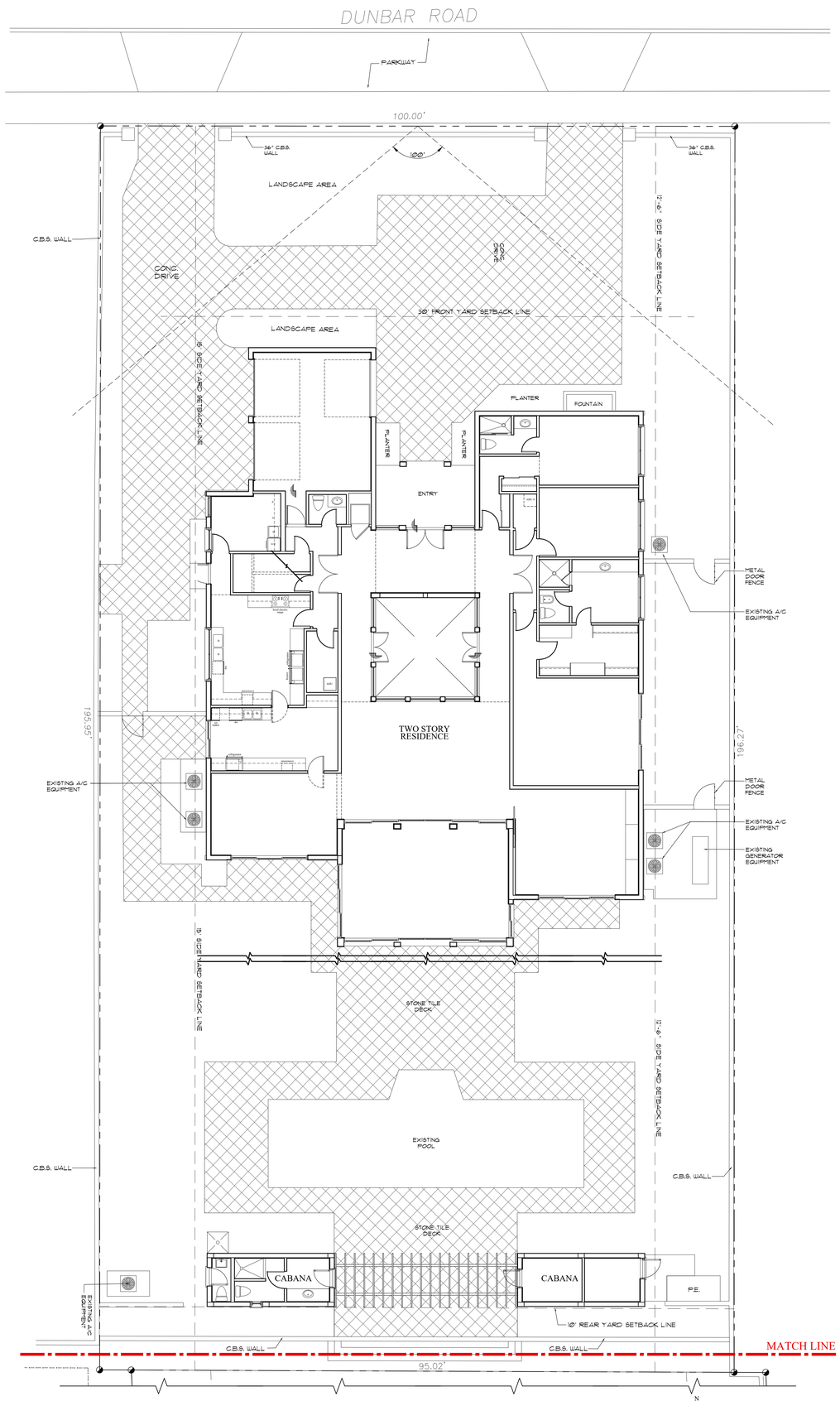
NEW LANDSCAPE AND HARDSCAPE DESIGN WITH NEW PROPOSED POOL AND DRIVEWAY.

INDEX OF DRAWINGS

COVER	SCOPE OF WORK & DRAWING INDEX
A000	EXISTING SITE PLAN (NORTH)
A000.1	EXISTING SITE PLAN (SOUTH)
A001	PREVIOUSLY SUBMITTED SITE PLAN (NORTH)
A001.1	PROPOSED REVISED SITE PLAN (NORTH)
A001.2	PREVIOUSLY SUBMITTED SITE PLAN (SOUTH)
A001.3	PROPOSED REVISED SITE PLAN (SOUTH)
A001.4	PROPOSED YARD SECTION DIAGRAM
A002	ZONING LEGEND
A003	PROPOSED CCR CALCULATIONS
A003.1	EXISTING 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)
A101	PREVIOUSLY SUBMITTED 1ST FLOOR PLAN (MAIN HOUSE)
A101.1	PROPOSED REVISED 1ST FLOOR PLAN (MAIN HOUSE)
A102	EXISTING 2ND FLOOR PLAN (MAIN HOUSE)
A103	PREVIOUSLY SUBMITTED 2ND FLOOR PLAN (MAIN HOUSE)
A103.1	PROPOSED REVISED 2ND FLOOR PLAN (MAIN HOUSE)
A104	PREVIOUSLY SUBMITTED ROOF PLAN (MAIN HOUSE)
A104.1	PROPOSED REVISED ROOF PLAN (MAIN HOUSE)
A105	EXISTING FLOOR PLAN (GUEST HOUSE)
A106	PREVIOUSLY SUBMITTED FLOOR PLAN (GUEST HOUSE)
A106.1	PROPOSED REVISED FLOOR PLAN (GUEST HOUSE)
A107	PROPOSED ROOF PLAN (GUEST HOUSE)

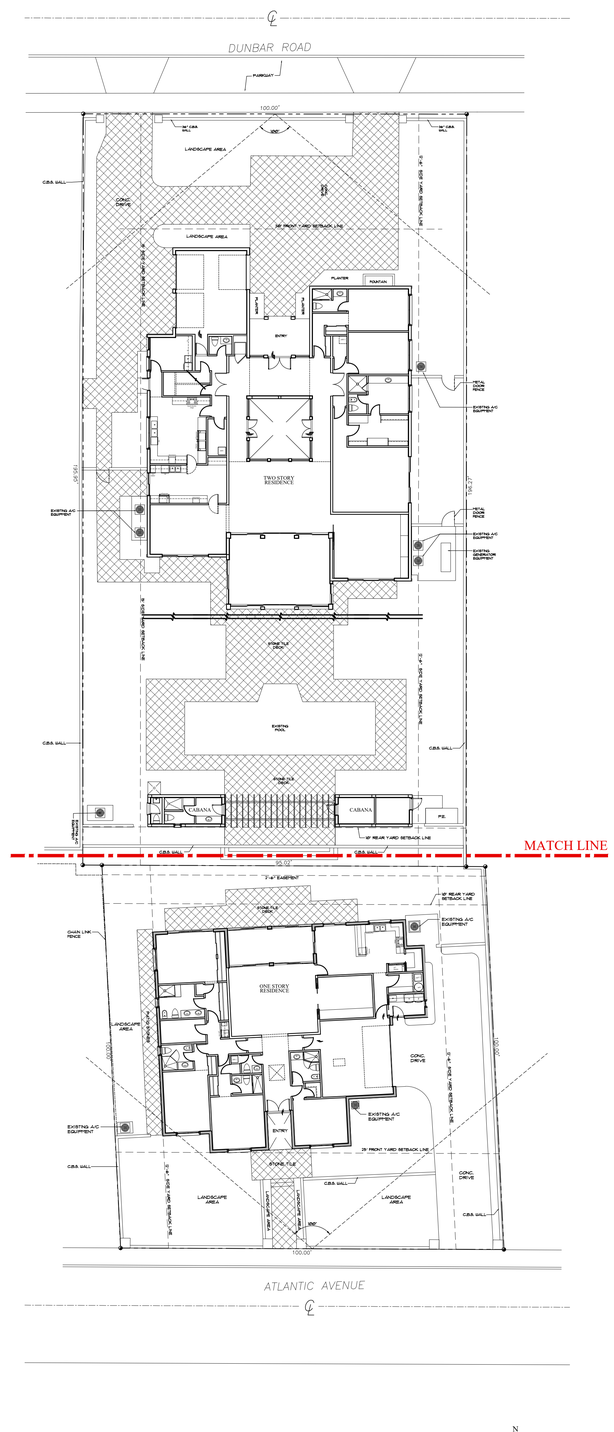
PROPOSED RENDERINGS

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	PREVIOUSLY SUBMITTED PARAPET DETAILS
A310.1	PROPOSED REVISED PARAPET DETAILS
A311	PREVIOUSLY SUBMITTED PARAPET DETAILS
A311.1	PROPOSED REVISED PARAPET DETAILS
A312	PROPOSED BALCONY DETAILS
A313	PROPOSED DETAILS
A314	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

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COMM NO.
2526

DATE
7/6/2026

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
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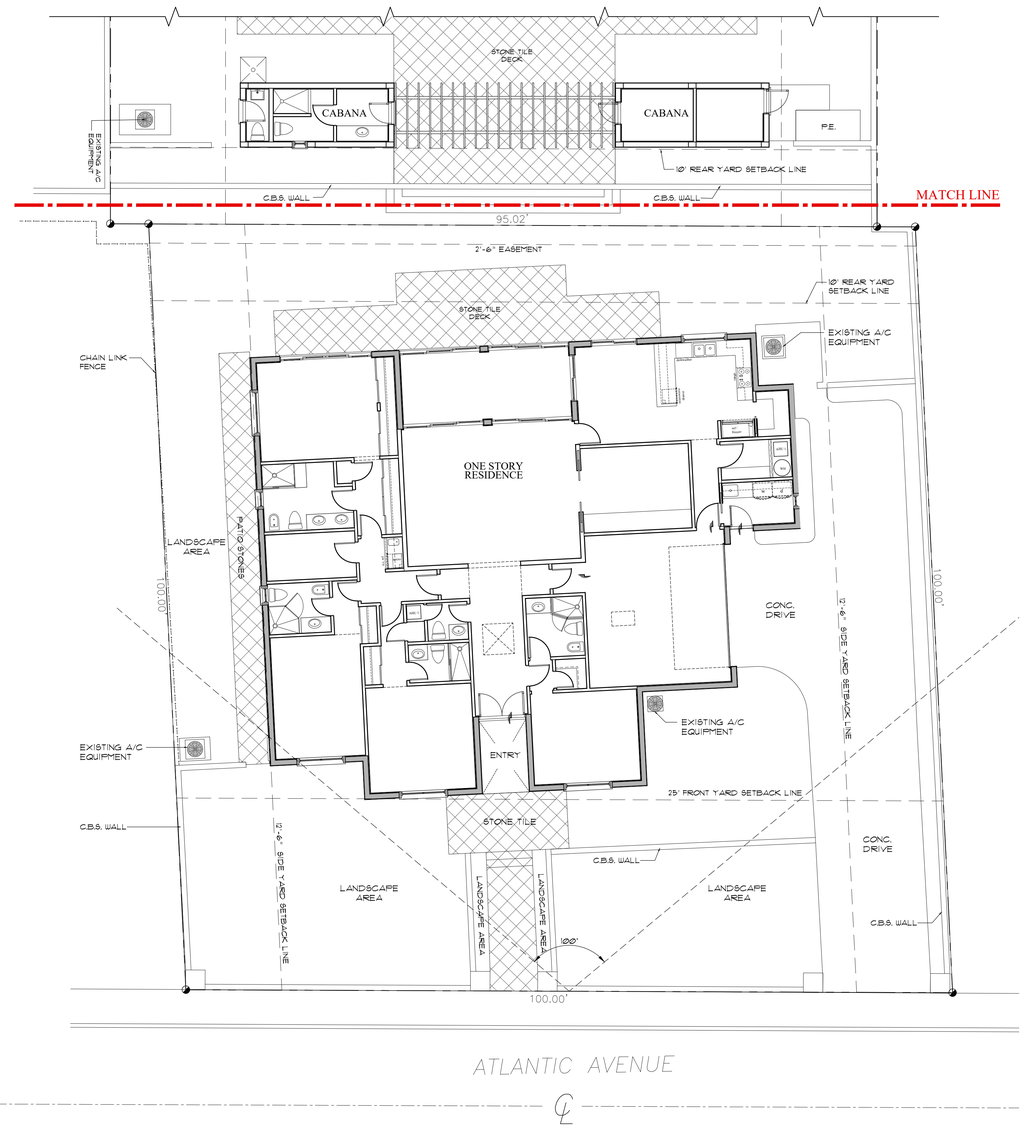
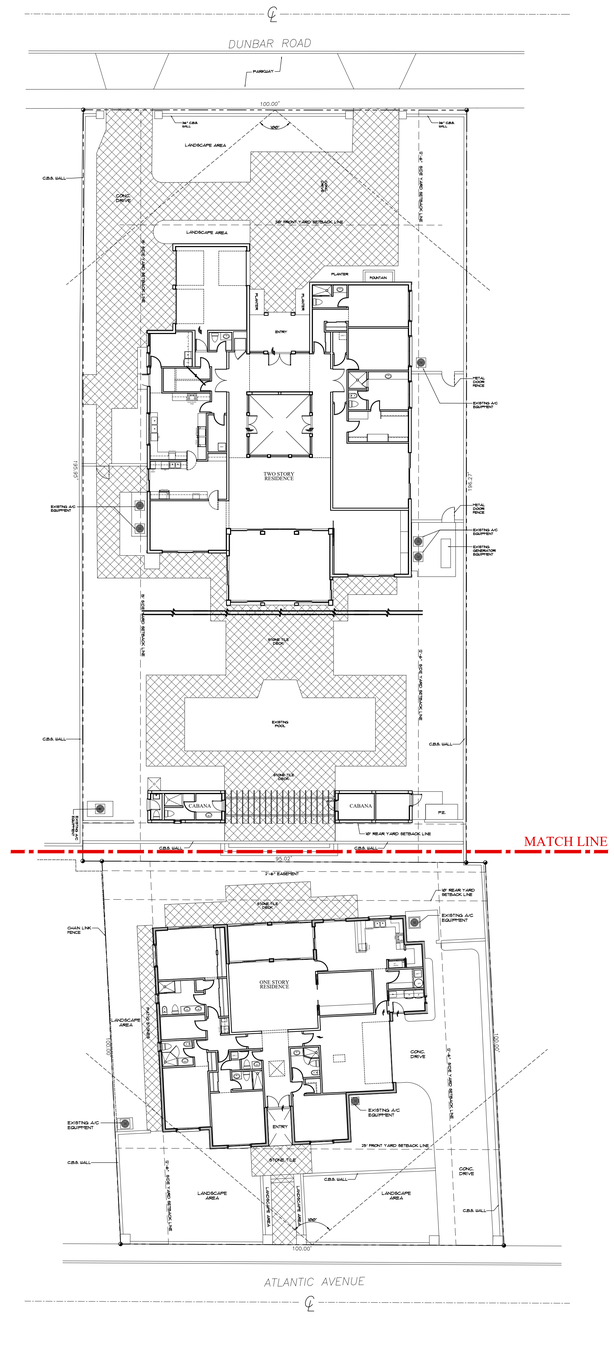
ARC-26-0012
ZON-26-0023

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"

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Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

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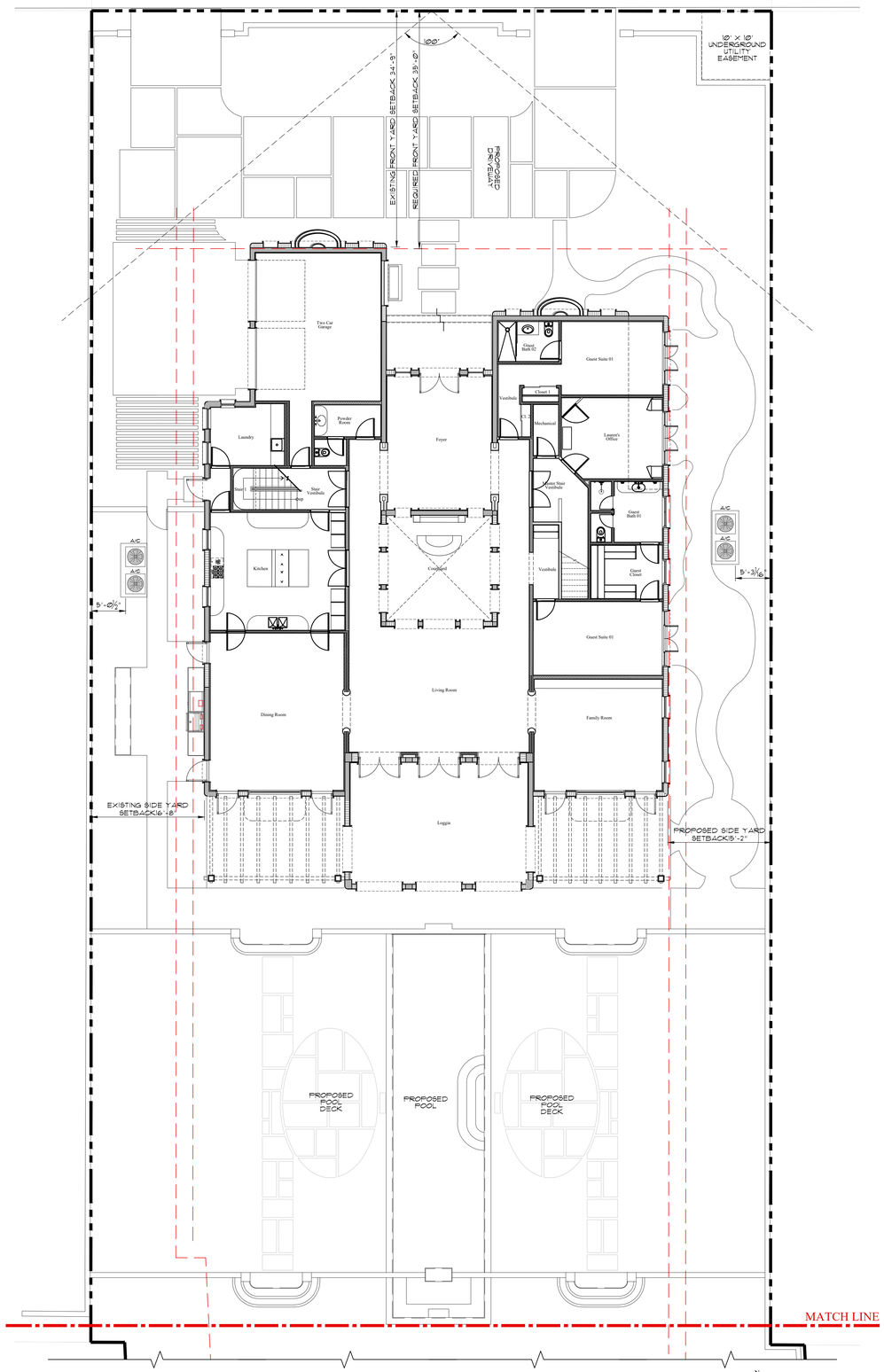
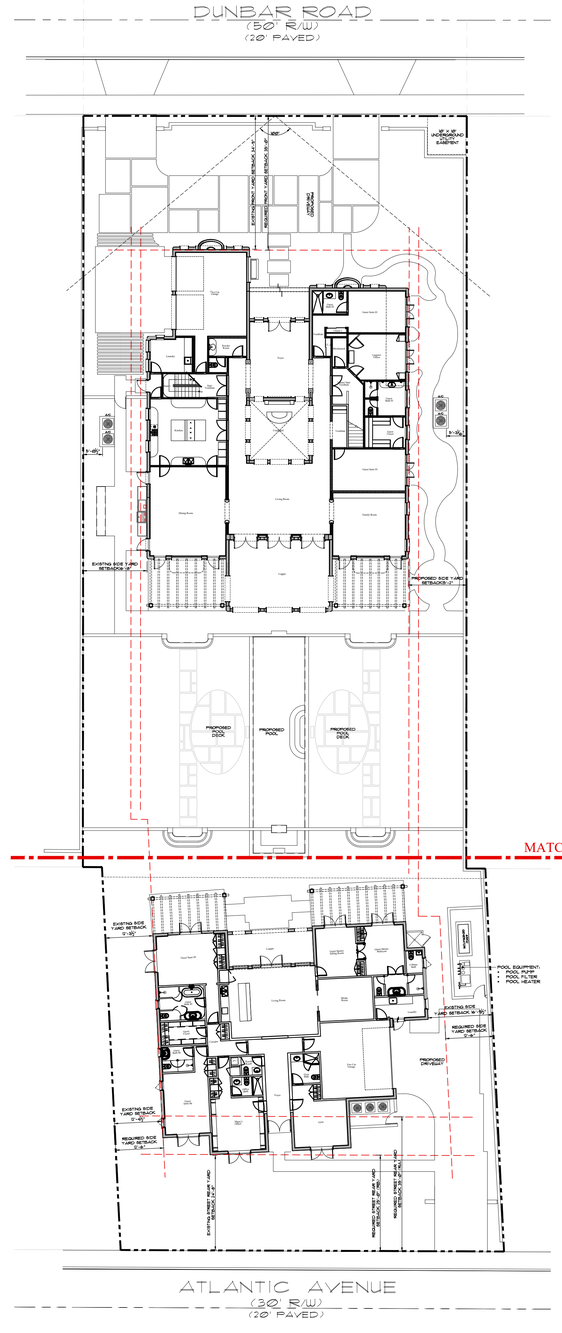
A000.1



North Partial Previously Submitted Site Plan / 150 Dunbar Rd.

Scale 1/8" = 1'-0"



Previous Overall Site Plan

Scale 1/16" = 1'-0"

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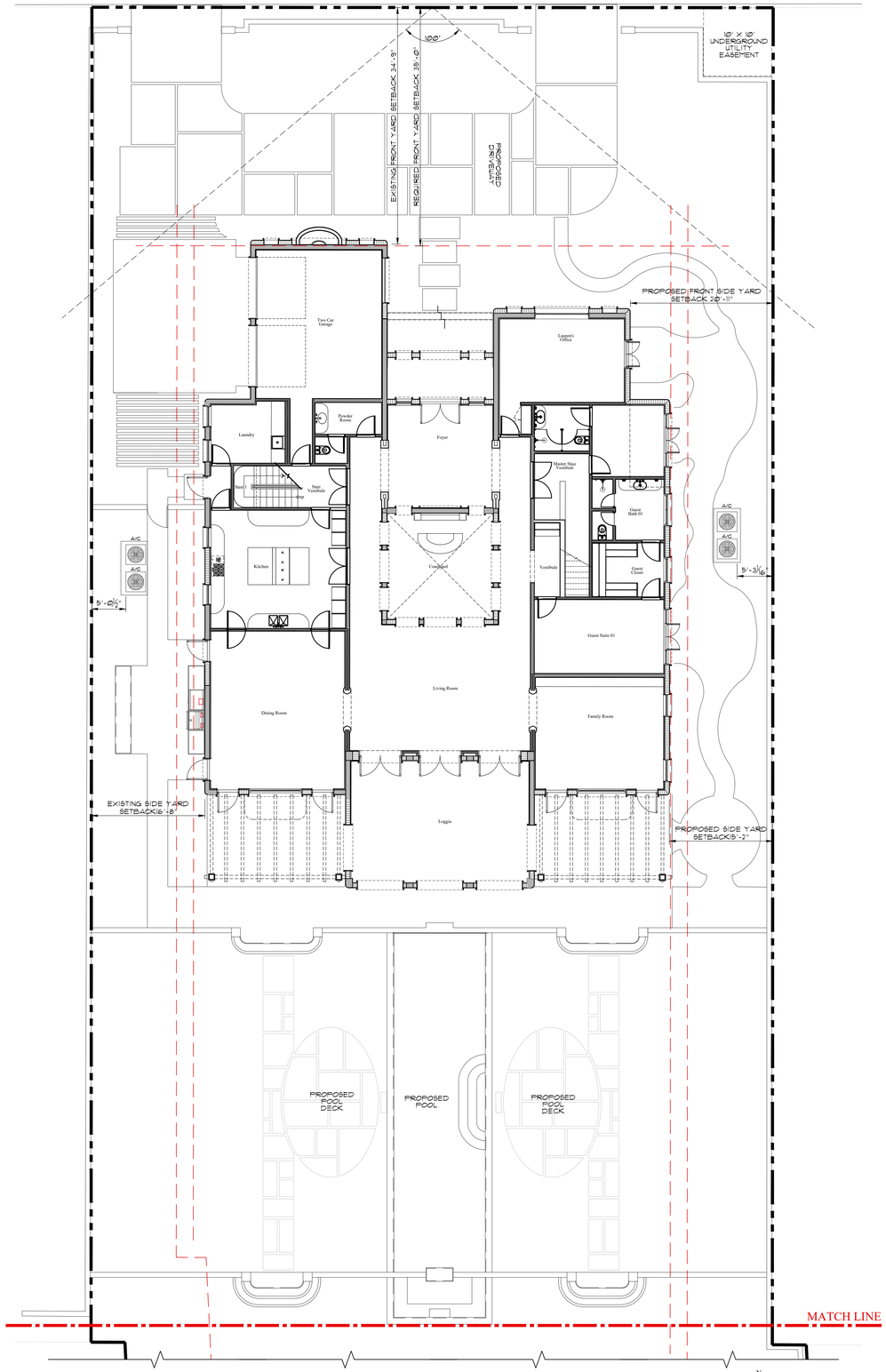

North Partial Proposed Revised Site Plan / 150 Dunbar Rd.

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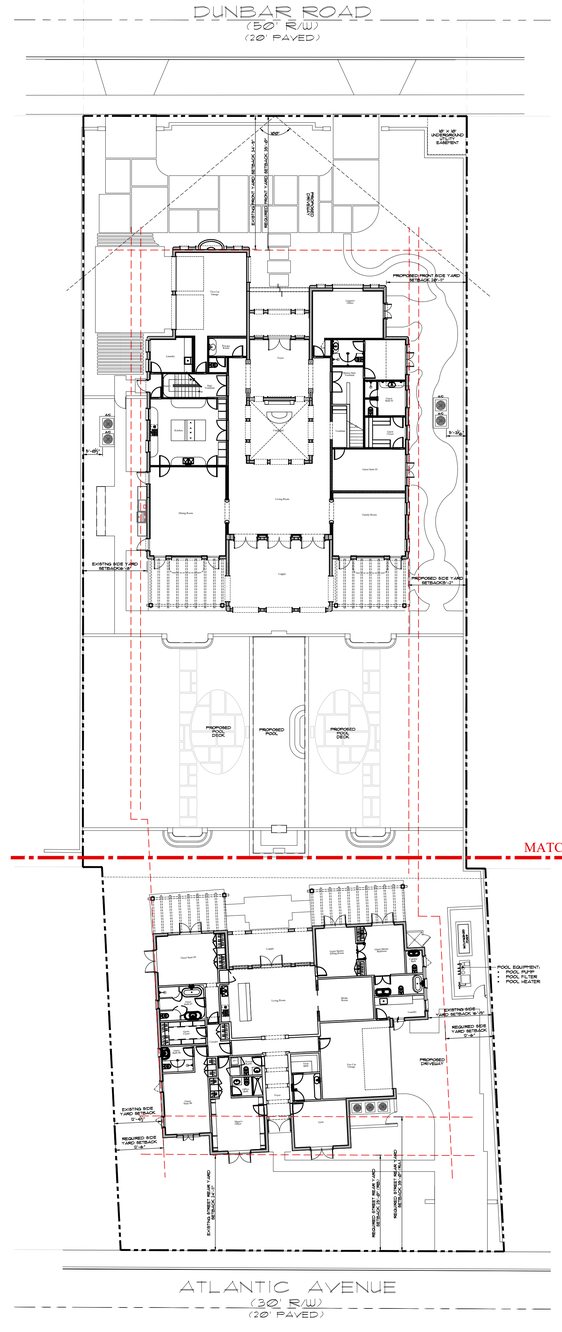

Revised Overall Site Plan

Scale 1/16" = 1'-0"

MP DESIGN & ARCHITECTURE

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A001.1

ARC-26-0012
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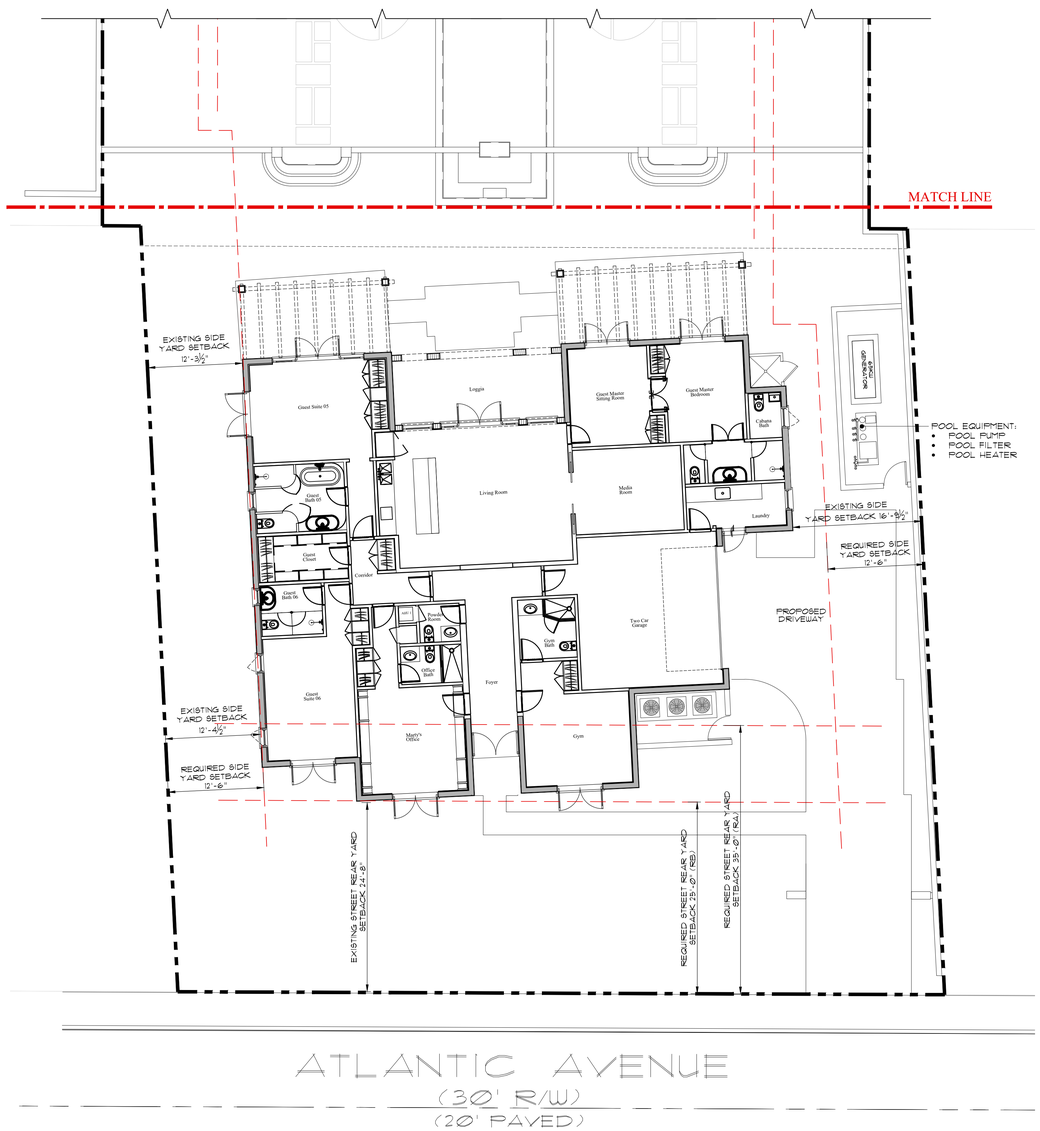
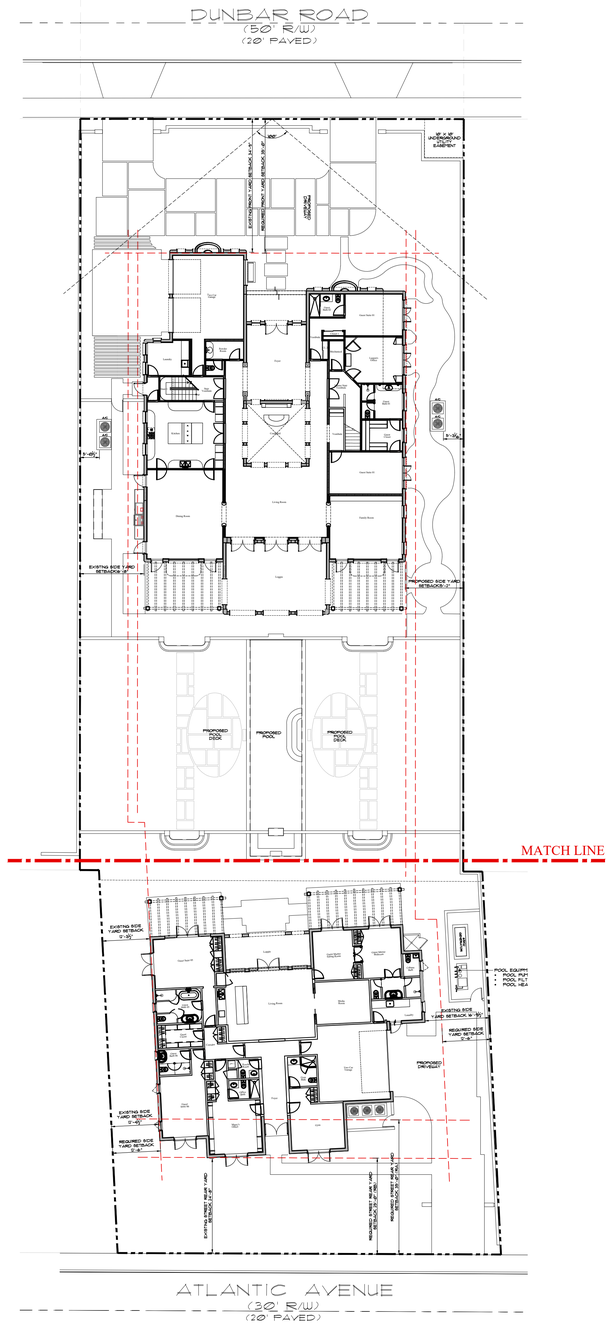


South Partial Previously Submitted Site Plan / 151 Atlantic Ave.

Scale 1/8" = 1'-0"



Previous Overall Site Plan

Scale 1/16" = 1'-0"

MP DESIGN & ARCHITECTURE

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39 Quai d'Orsay 75007 Paris
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DATE
7/6/2026

REVISIONS

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.
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319 CLEMATIS STREET, SUITE 1000
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ARC-26-0012
ZON-26-0023

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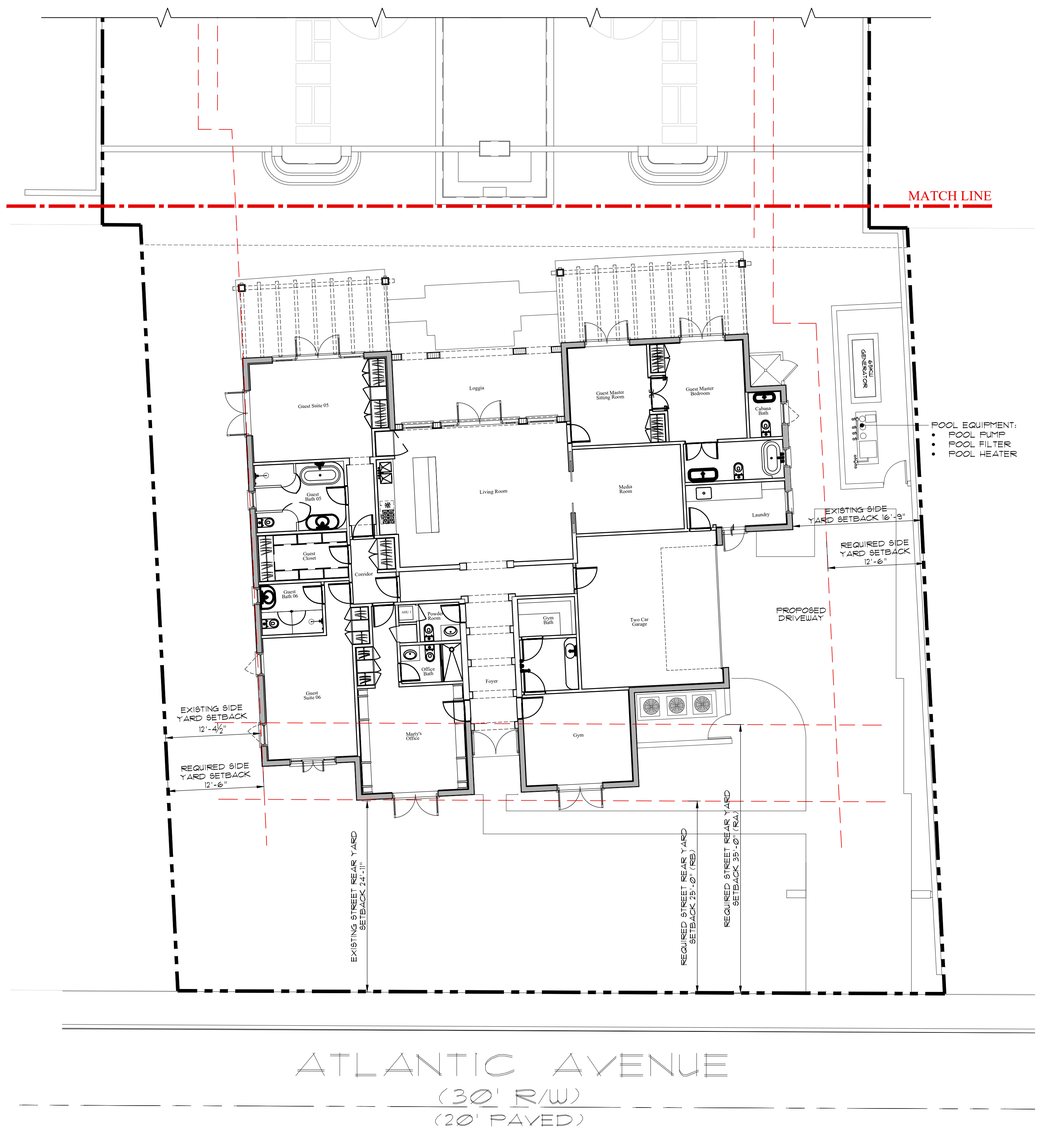
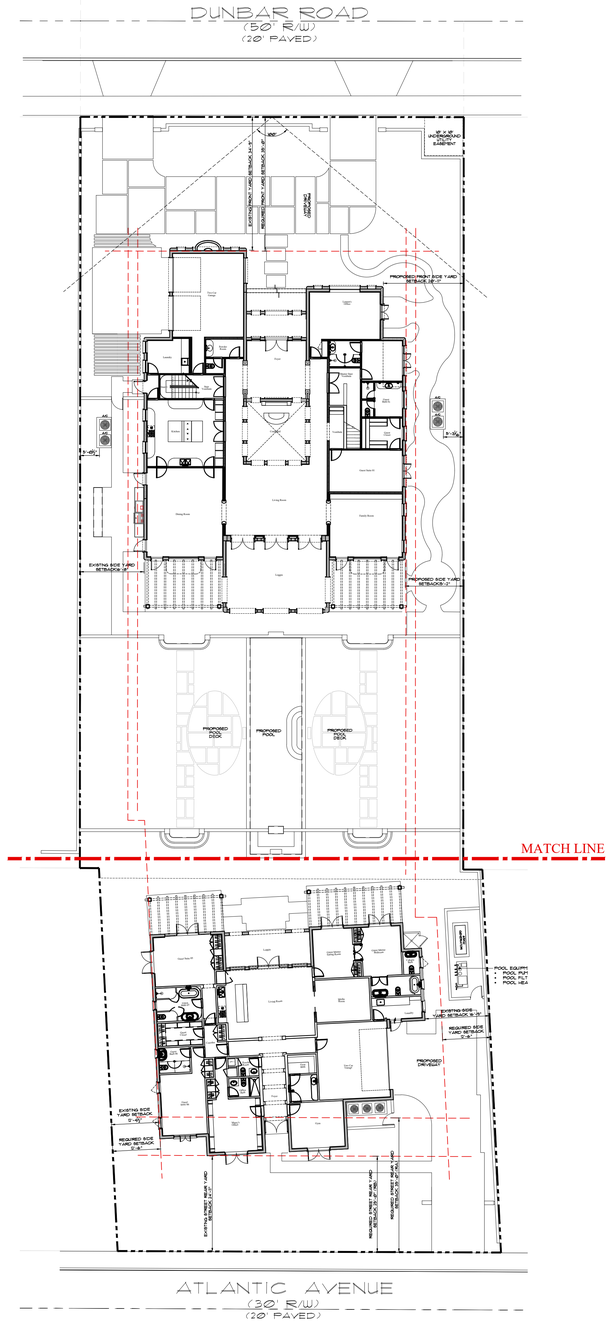
A001.2



South Partial Proposed Revised Site Plan / 151 Atlantic Ave.

Scale 1/8" = 1'-0"



Revised Overall Site Plan

Scale 1/16" = 1'-0"

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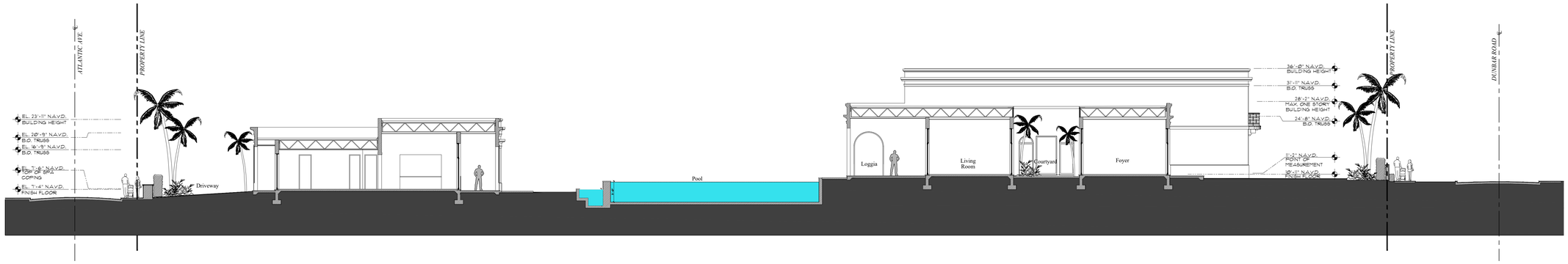
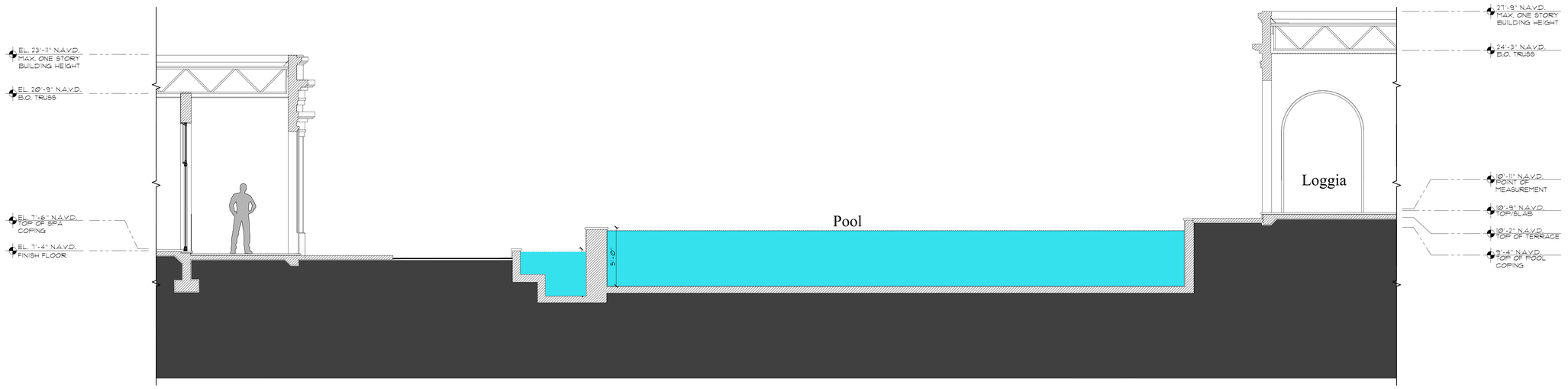


Site Cross Section - 150 Dunbar & 151 Atlantic

Scale 3/32" = 1'-0"



Enlarged Site Cross Section - 150 Dunbar & 151 Atlantic Connection

Scale 1/4" = 1'-0"

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PROPOSED REVISED ZONING LEGEND

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

Line #	Zoning Legend			
1	**Property Address:**	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)**	11.18' NAVD		
8	**Crown of Road (COR) (NAVD)**	9.68' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25% (7,399 SF)	31.3% (9,267 SF)	29.3% (8,676 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	- - -	11,136 SF	12,075 SF
12	*Front Yard Setback (Ft.)	35'	34.9'	34.9'
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	12'-3"	12'-3"
14	* Side Yard Setback (2nd Story) (Ft.)	15'	16.7"	15'
15	*Rear Yard Setback (Ft.)	35'	24'-8"	24'-8"
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	3.53	3.74
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.*		

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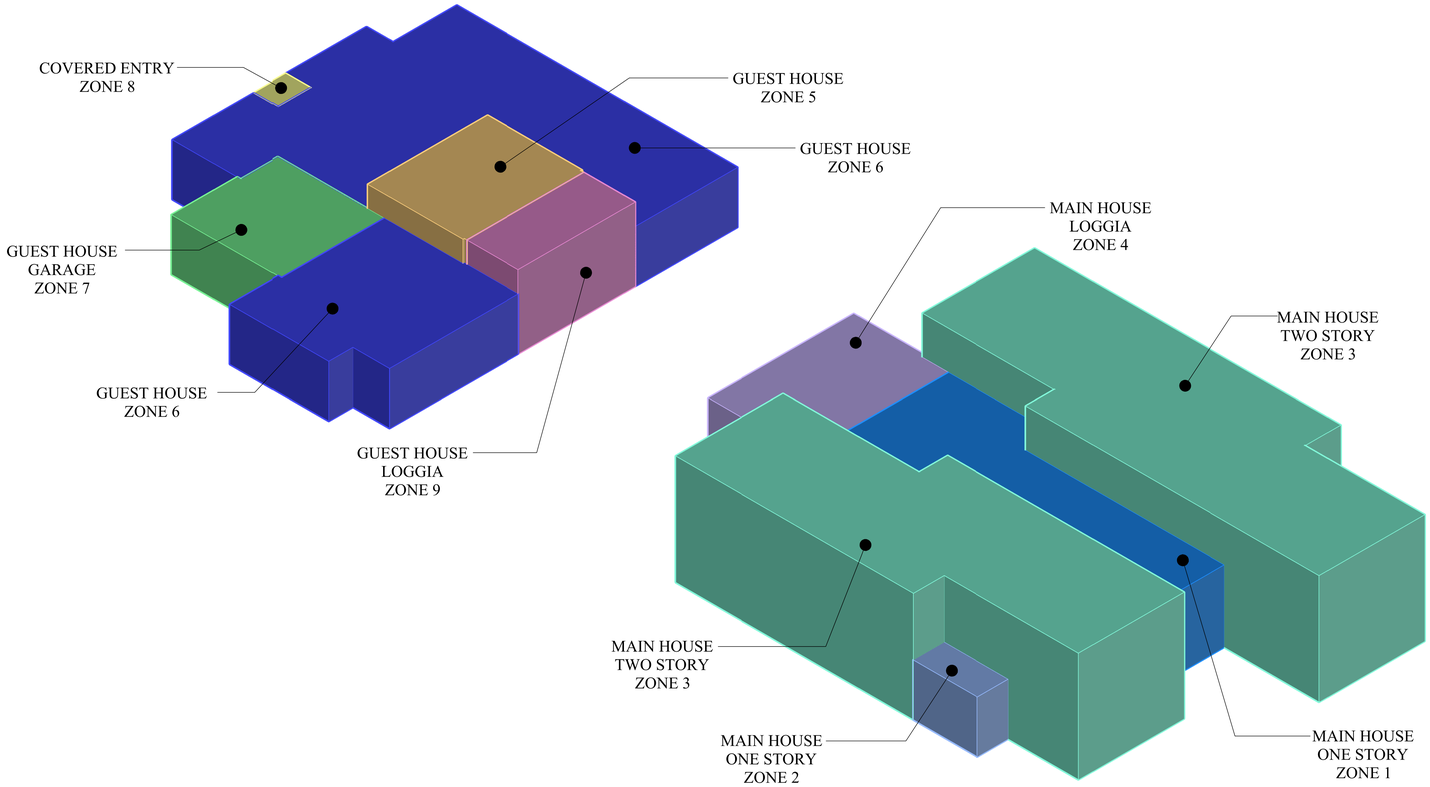


LEGEND

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

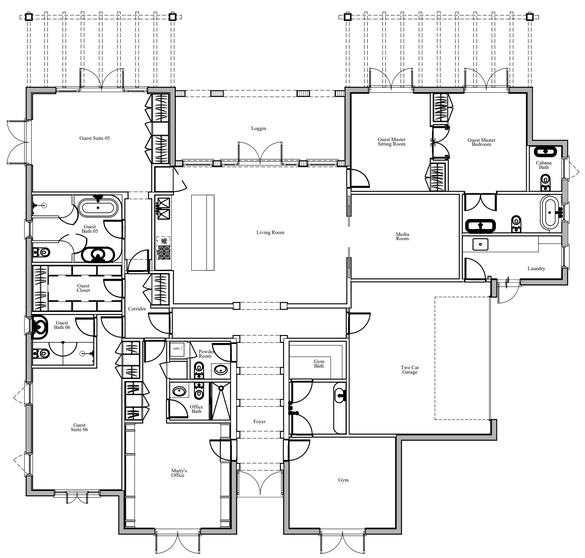
ZONE 8
GUEST HOUSE
COVERED ENTRY

ZONE 9
GUEST HOUSE
LOGGIA

PROPOSED CCR CALCULATIONS

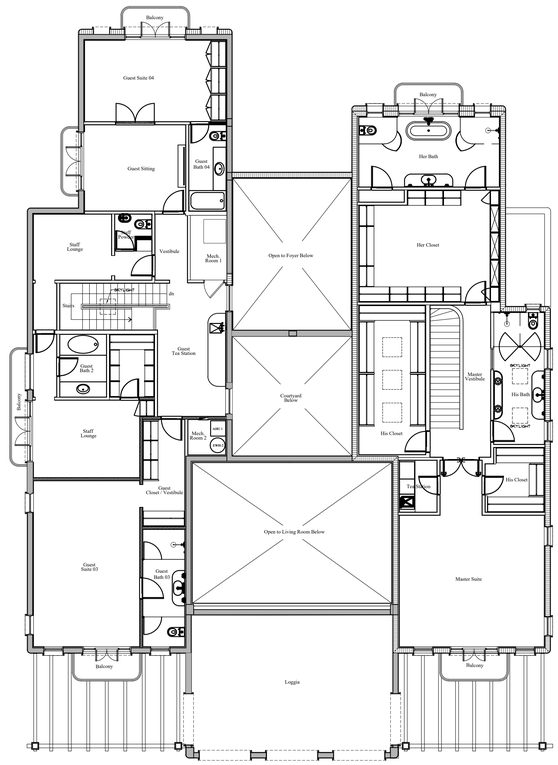
	ZONE	PROPOSED CCR	
MAIN HOUSE ONE STORY	ZONE 1	1,118 SF x 13.5'	= 15,093 CU. FT.
MAIN HOUSE ONE STORY	ZONE 2	71 SF x 9.8'	= 696 CU. FT.
MAIN HOUSE TWO STORY	ZONE 3	3,405 SF x 20.75'	= 70,654 CU. FT.
MAIN HOUSE LOGGIA	ZONE 4	510 SF x 13.5'	= 6,885 CU. FT.
GUEST HOUSE HIGH CEILING	ZONE 5	421 SF x 9.75'	= 4,105 CU. FT.
GUEST HOUSE LOW CEILING	ZONE 6	2,499 SF x 5.75'	= 14,370 CU. FT.
GUEST HOUSE GARAGE	ZONE 7	403 SF x 5.75'	= 2,297 CU. FT.
GUEST HOUSE COVERED ENTRY	ZONE 8	29 SF x 5.75'	= 167 CU. FT.
GUEST HOUSE LOGGIA	ZONE 9	214 SF x 9.75'	= 2,087 CU. FT.
TOTAL			116,354 CU. FT.

LOT AREA		29,597 SF
MAX ALLOWED CCR	3.80	112,469 Cu. Ft.
EXISTING CCR	3.53	104,538 Cu.Ft.
PROPOSED CCR	3.93	116,354 Cu. Ft.
MAX. LOGGIA CREDIT	(5%)	-5,623 Cu. Ft.
TOTAL PROPOSED CCR (PROPOSED MINUS THE LOGGIA CREDIT)	3.74	110,731 Cu.Ft.



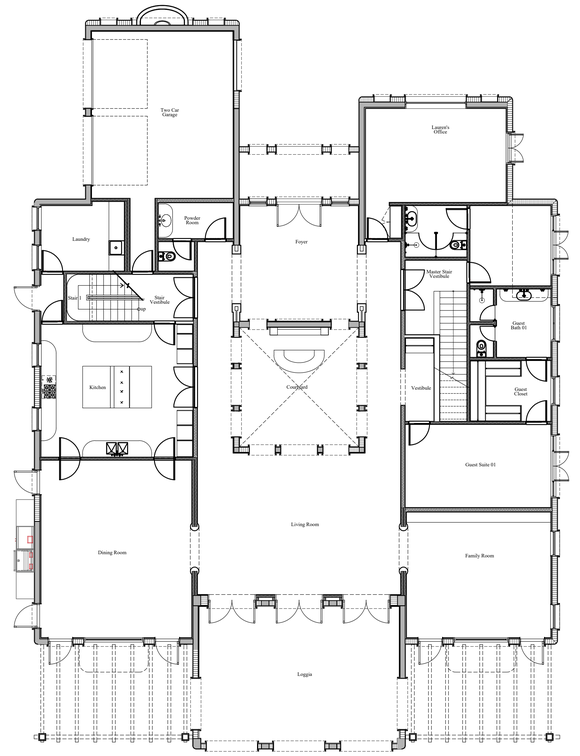
Proposed Floor Plan - 151 Atlantic

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"

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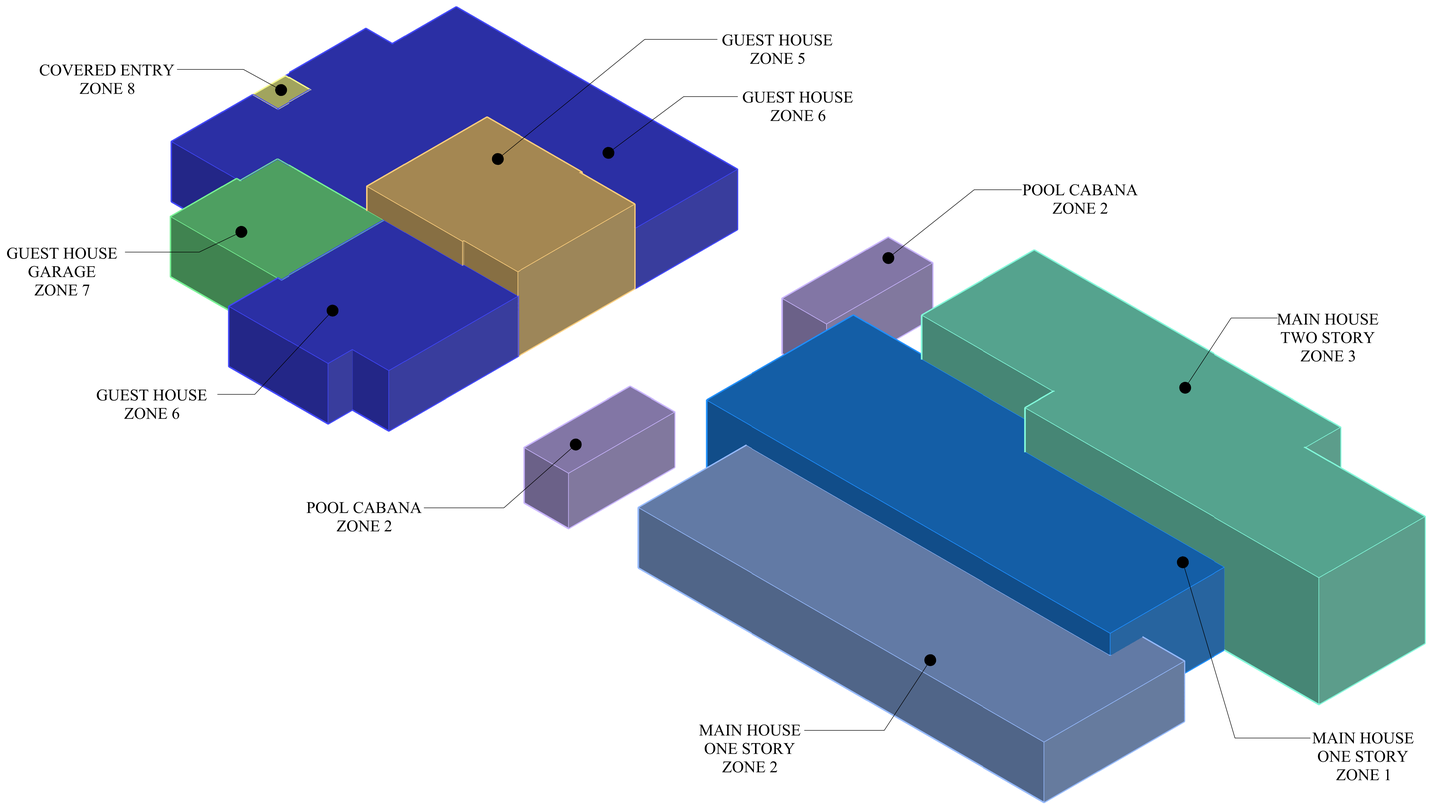
A003



LEGEND

- ZONE 1 ONE STORY MAIN HOUSE
- ZONE 2 ONE STORY MAIN HOUSE LOW
- ZONE 3 TWO STORY MAIN HOUSE
- ZONE 4 POOL CABANA
- ZONE 5 GUEST HOUSE HIGH CEILING
- ZONE 6 GUEST HOUSE LOW CEILING
- ZONE 7 GUEST HOUSE GARAGE
- ZONE 8 GUEST HOUSE COVERED ENTRY

EXISTING CCR CALCULATIONS

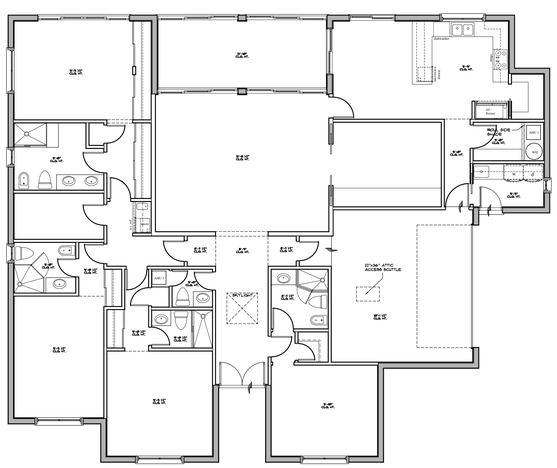
	ZONE	EXISTING CCR
MAIN HOUSE ONE STORY	ZONE 1	1,625 SF x 13.5' = 21,938 CU. FT.
MAIN HOUSE ONE STORY	ZONE 2	1,813 SF x 9.8' = 17,767 CU. FT.
MAIN HOUSE TWO STORY	ZONE 3	1,869 SF x 20.75' = 38,782 CU. FT.
MAIN HOUSE CABANAS	ZONE 4	334 SF x 9' = 3,006 CU. FT.
GUEST HOUSE HIGH CEILING	ZONE 5	635 SF x 9.75' = 6,191 CU. FT.
GUEST HOUSE LOW CEILING	ZONE 6	2,499 SF x 5.75' = 14,370 CU. FT.
GUEST HOUSE GARAGE	ZONE 7	403 SF x 5.75' = 2,317 CU. FT.
GUEST HOUSE COVERED ENTRY	ZONE 8	29 SF x 5.75' = 167 CU. FT.
TOTAL		104,538 CU. FT.

LOT AREA		29,597 SF
MAX ALLOWED CCR	3.80	112,469 Cu. Ft.
EXISTING CCR	3.53	104,538 Cu.Ft.



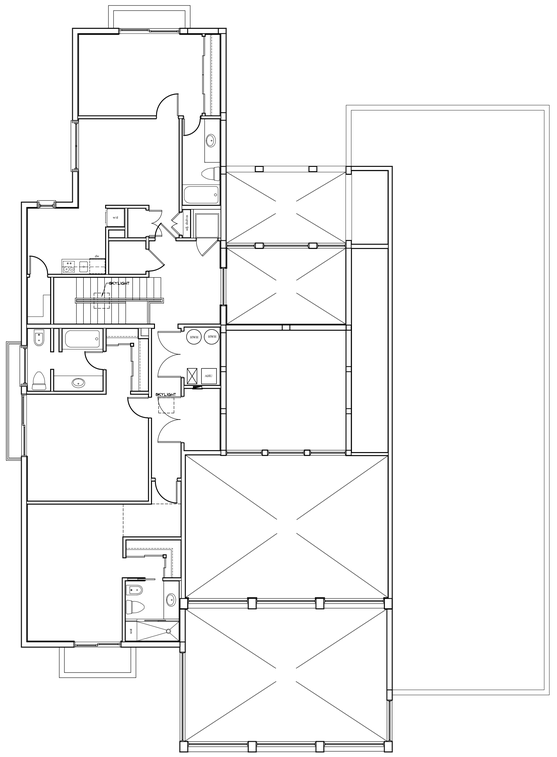
Existing Pool Cabana - 150 Dunbar

Scale 1/8" = 1'-0"



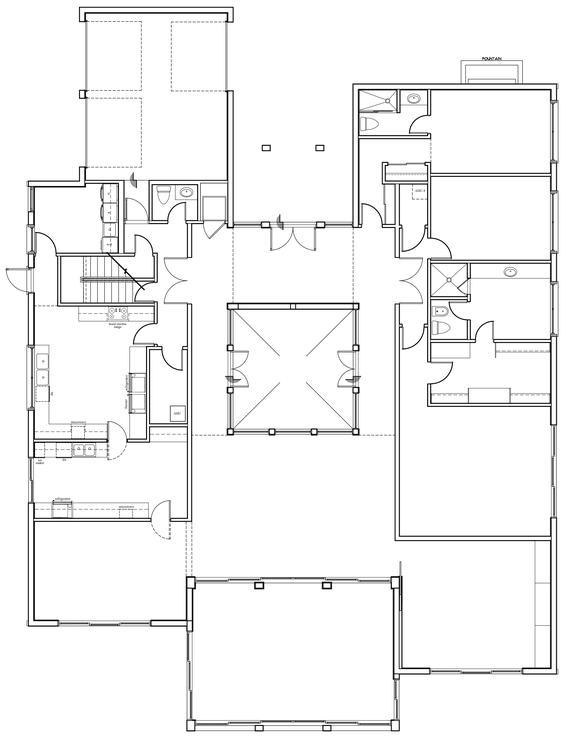
Existing Floor Plan - 151 Atlantic

Scale 1/8" = 1'-0"



Existing 2nd Floor Plan - 150 Dunbar

Scale 1/8" = 1'-0"



Existing 1st Floor Plan - 150 Dunbar

Scale 1/8" = 1'-0"

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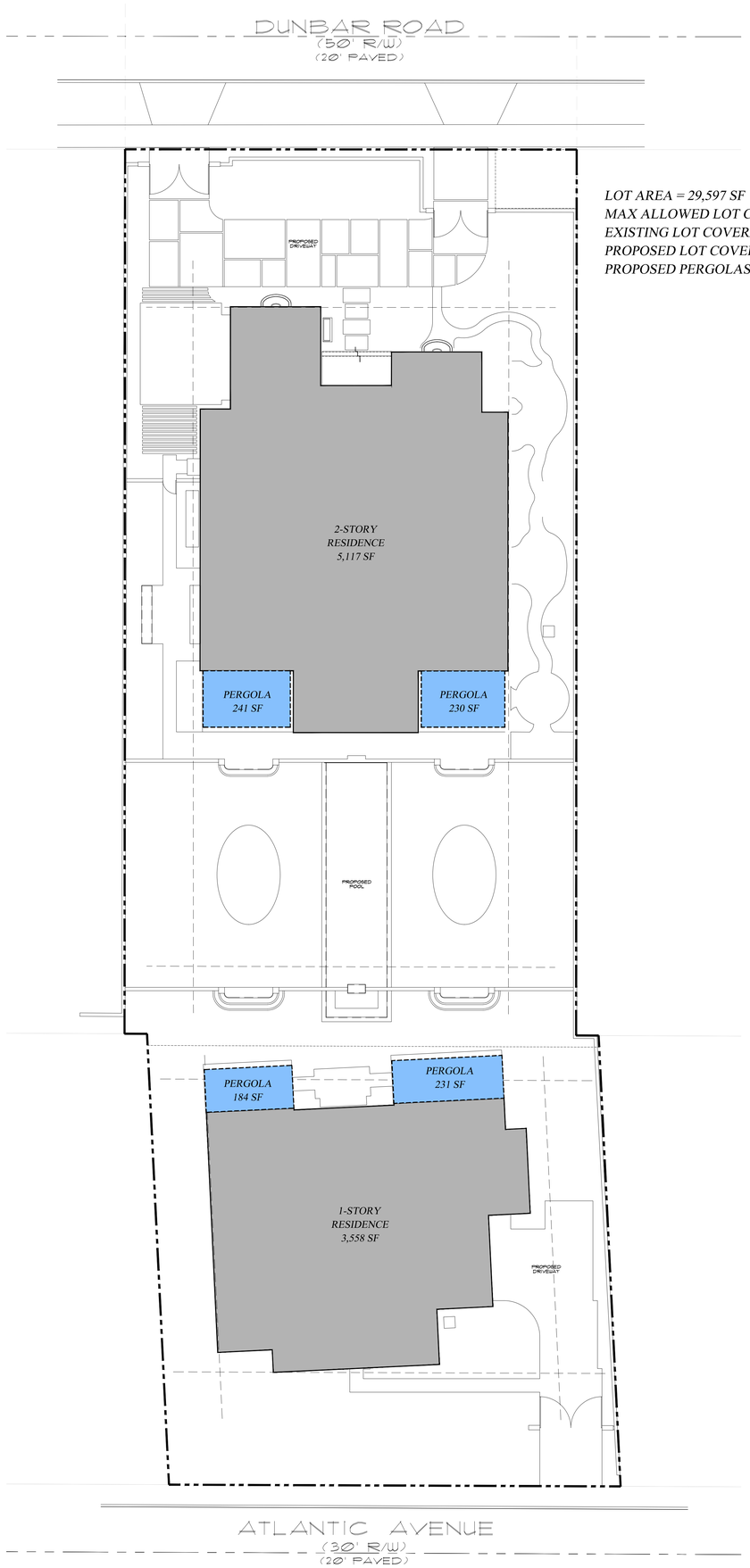

LOT AREA = 29,597 SF	
MAX ALLOWED LOT COVERAGE	*7,399 SF (25 %)*
EXISTING LOT COVERAGE	*9,267 SF (31.3 %)*
PROPOSED LOT COVERAGE	*8,676 SF (29.3 %)*
PROPOSED PERGOLAS	*886 SF (3%)*

Lot Coverage Diagram

Scale N.T.S.

MP DESIGN & ARCHITECTURE

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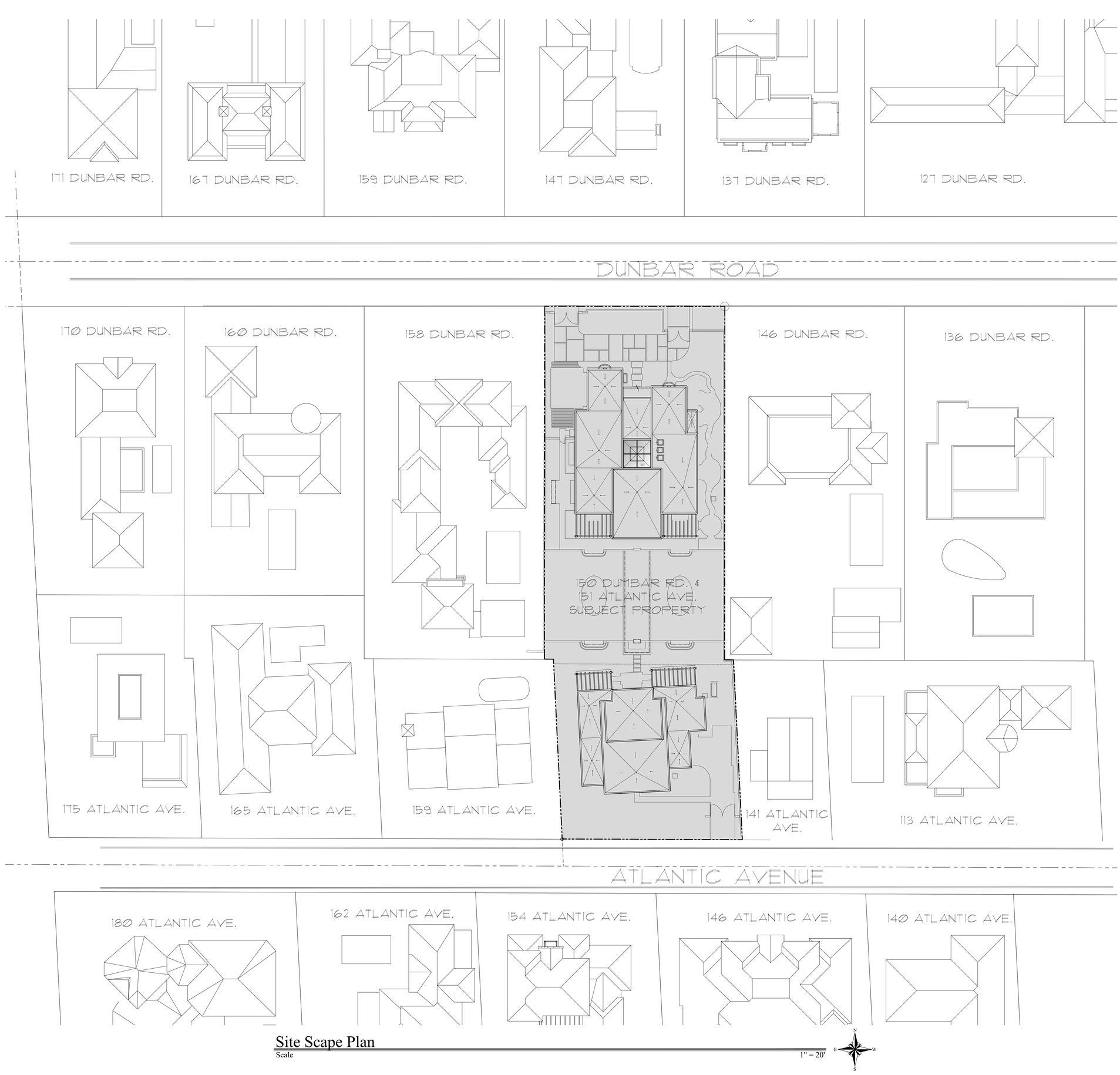

Site Scape Plan

Scale 1" = 20'

MP DESIGN & ARCHITECTURE

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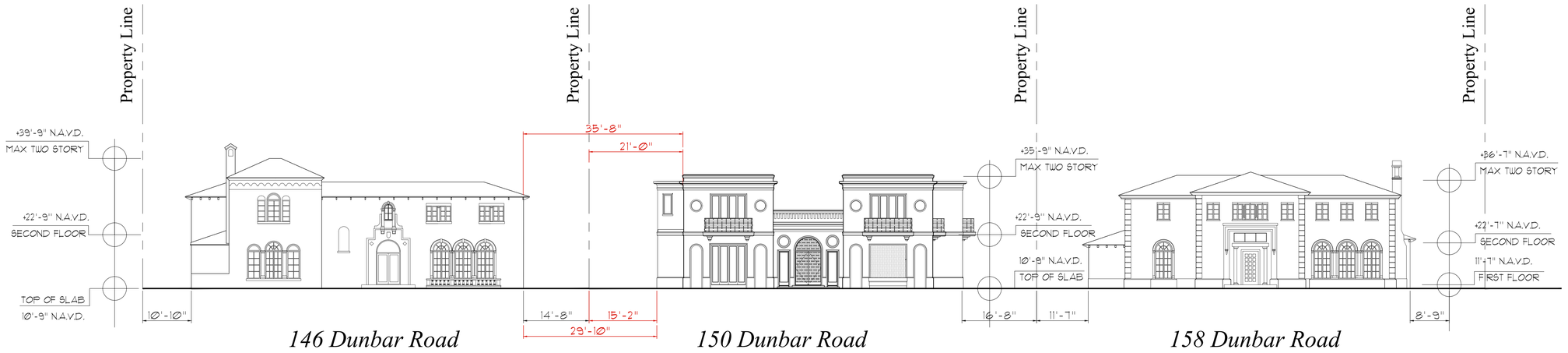
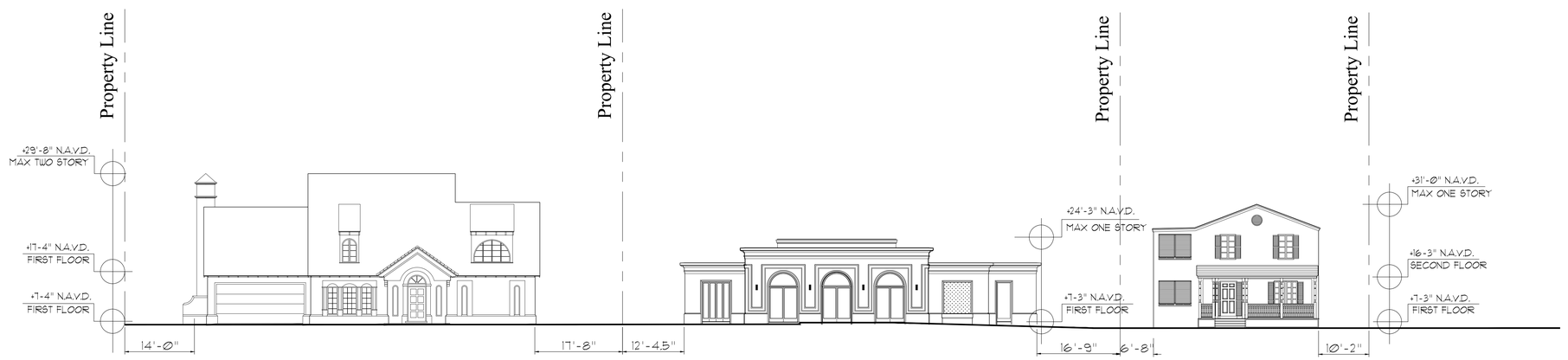


Streetscape (South Side) Dunbar Road

Scale N.T.S.



Streetscape (North Side) Atlantic Ave.

Scale 3/32" = 1'-0"

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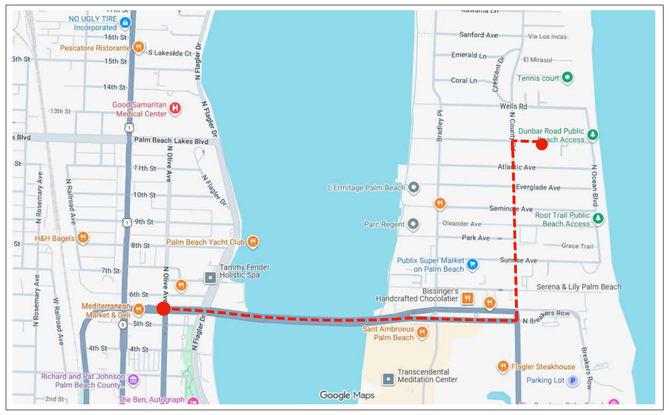
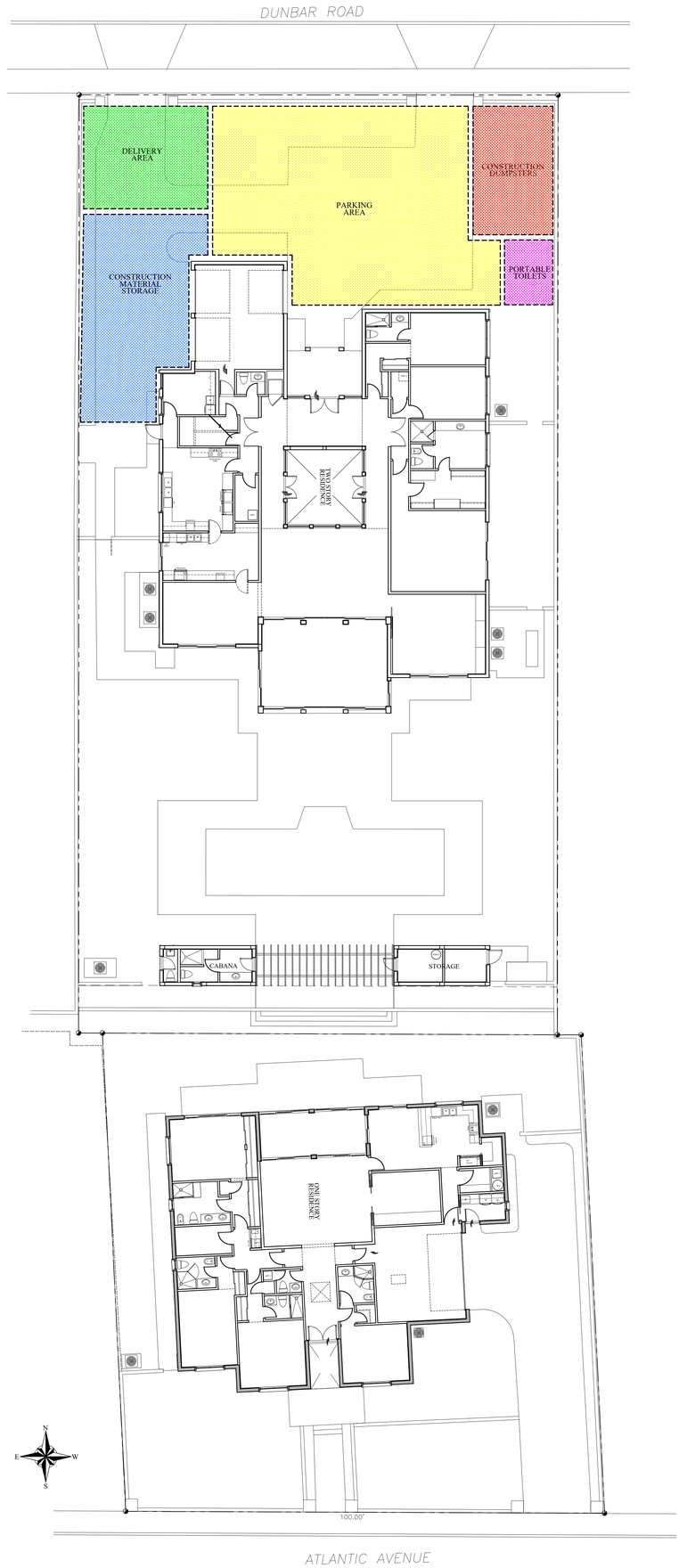


Truck Traffic Map

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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ZON-26-0023

SHEET NO.
A006



Vicinity Location Map

Scale N.T.S.

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A007





150 Dunbar Road





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SHEET NO.
AP-1





151 Atlantic Avenue





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SHEET NO.
AP-2



175 Atlantic Avenue



180 Atlantic Avenue



165 Atlantic Avenue



162 Atlantic Avenue

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Furnishing
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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

ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016839

MP DESIGN &
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COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
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561.833.7575

ARC-26-0012
ZON-26-0023

SHEET NO.
AP-3



159 Atlantic Avenue



154 Atlantic Avenue



146 Atlantic Avenue



141 Atlantic Avenue

JEAN-LOUIS DENIOT
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Furnishing
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SHEET NO.
AP-4



113 Atlantic Avenue



134 Atlantic Avenue



111 Atlantic Avenue



120 Atlantic Avenue

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Palm Beach FL 33480

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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
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Renovations for
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150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
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SHEET NO.
AP-6



136 Dunbar Road



120 Dunbar Road



159 Dunbar Road



158 Dunbar Road

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150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVIS
AR0016639
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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
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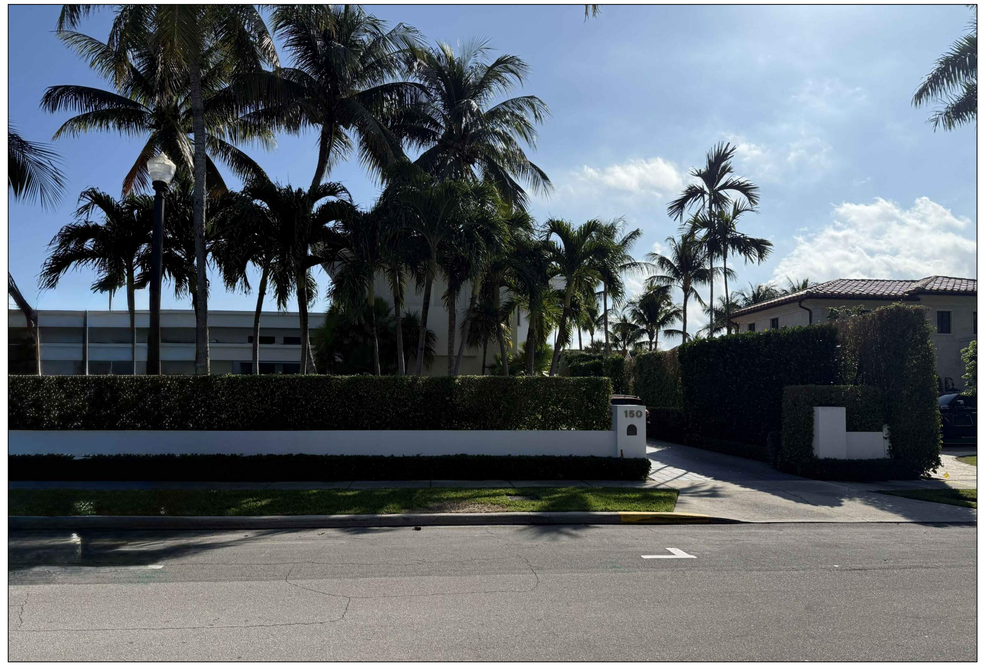
SHEET NO.
AP-8



180 Dunbar Road



150 Dunbar Road

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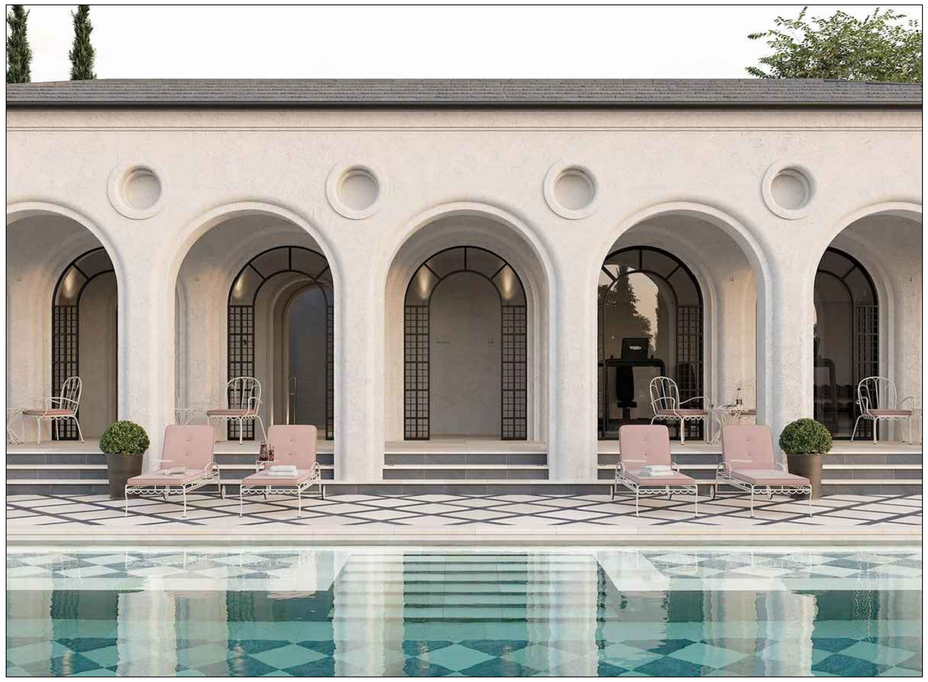
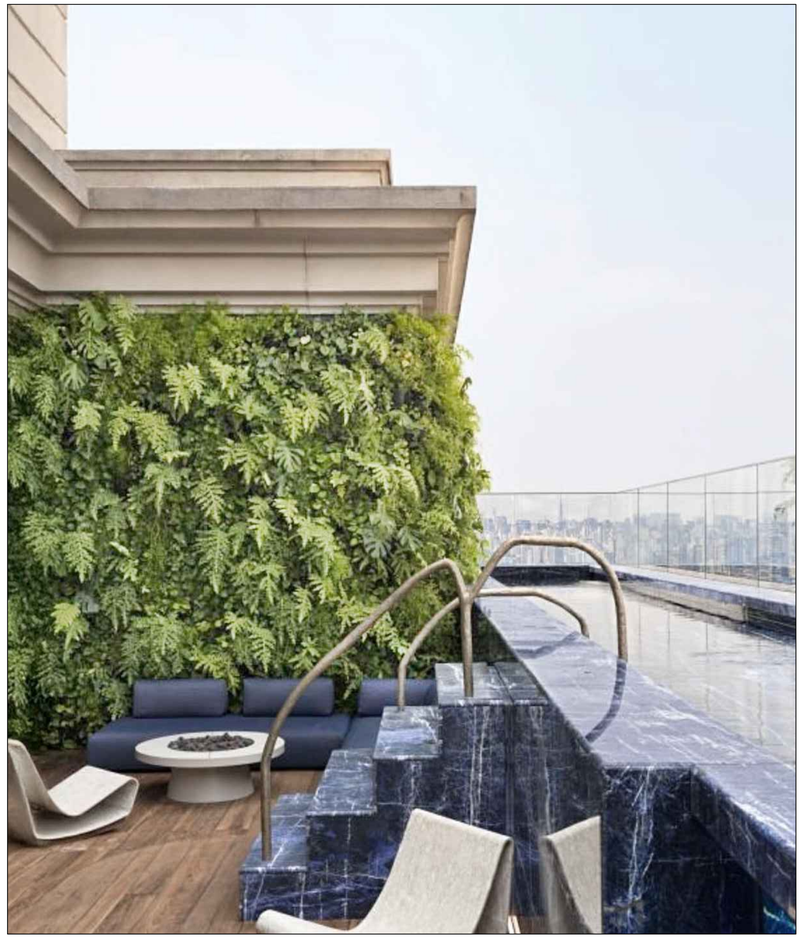
SHEET NO.
AP-9





Inspiration Images





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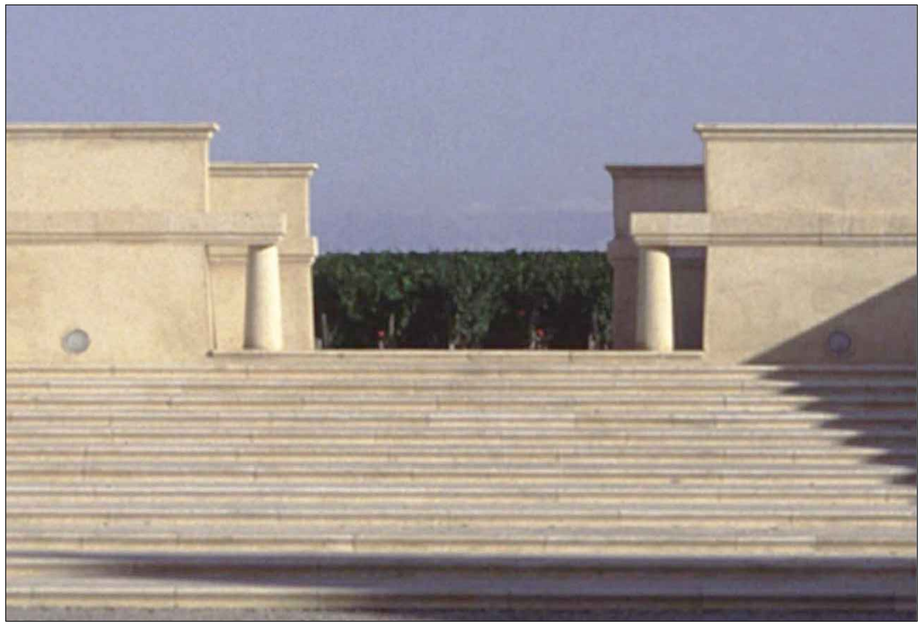
SHEET NO.
AP-10

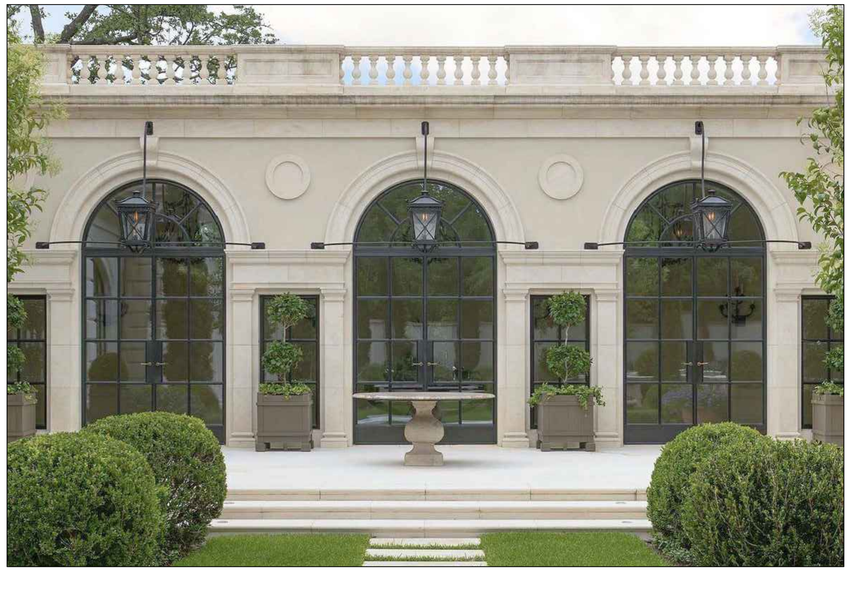






Inspiration Images





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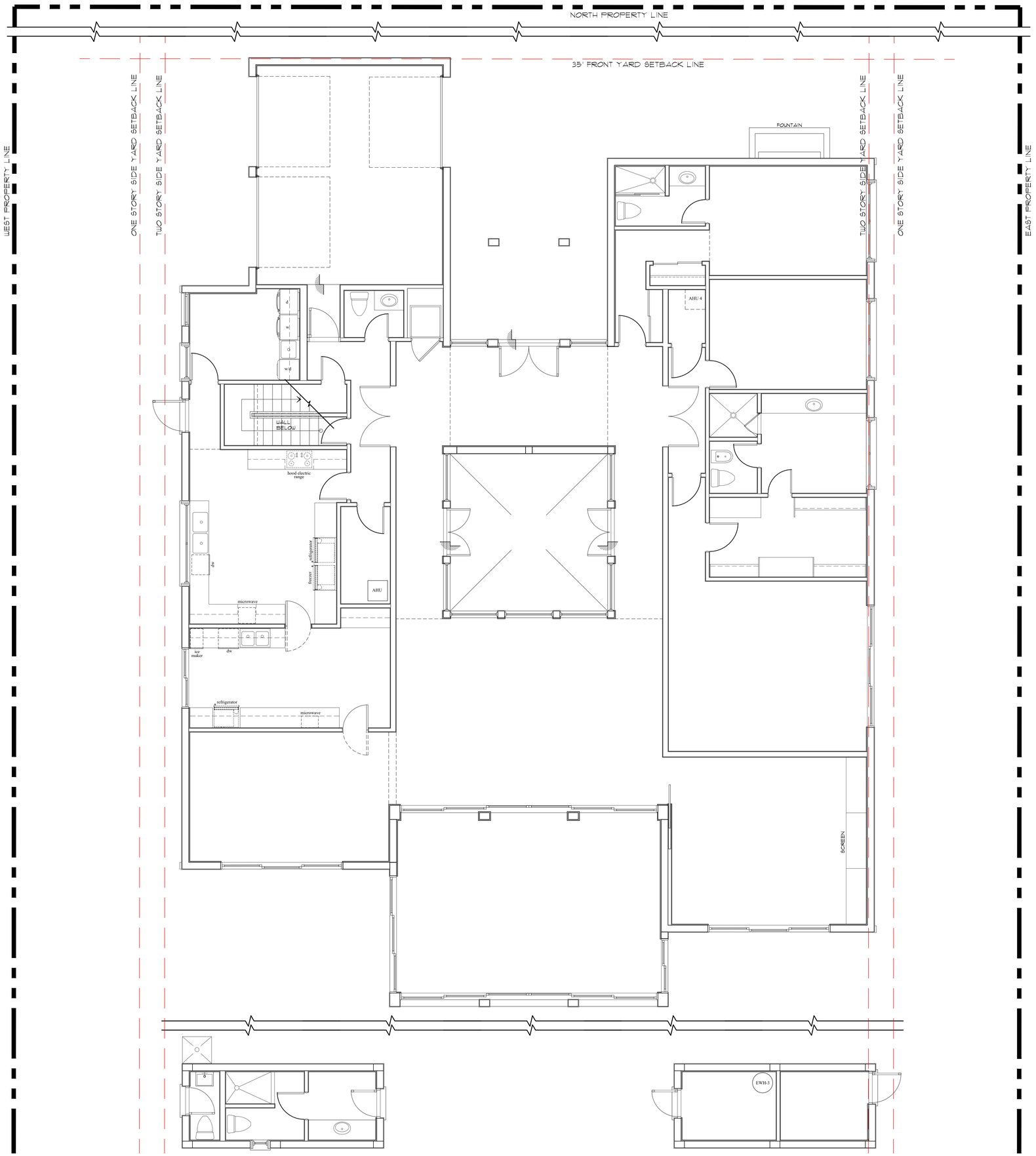
SHEET NO.
AP-11



Existing First Floor Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

Existing Cabana Floor Plan

Scale 1/4" = 1' - 0"

MP DESIGN & ARCHITECTURE

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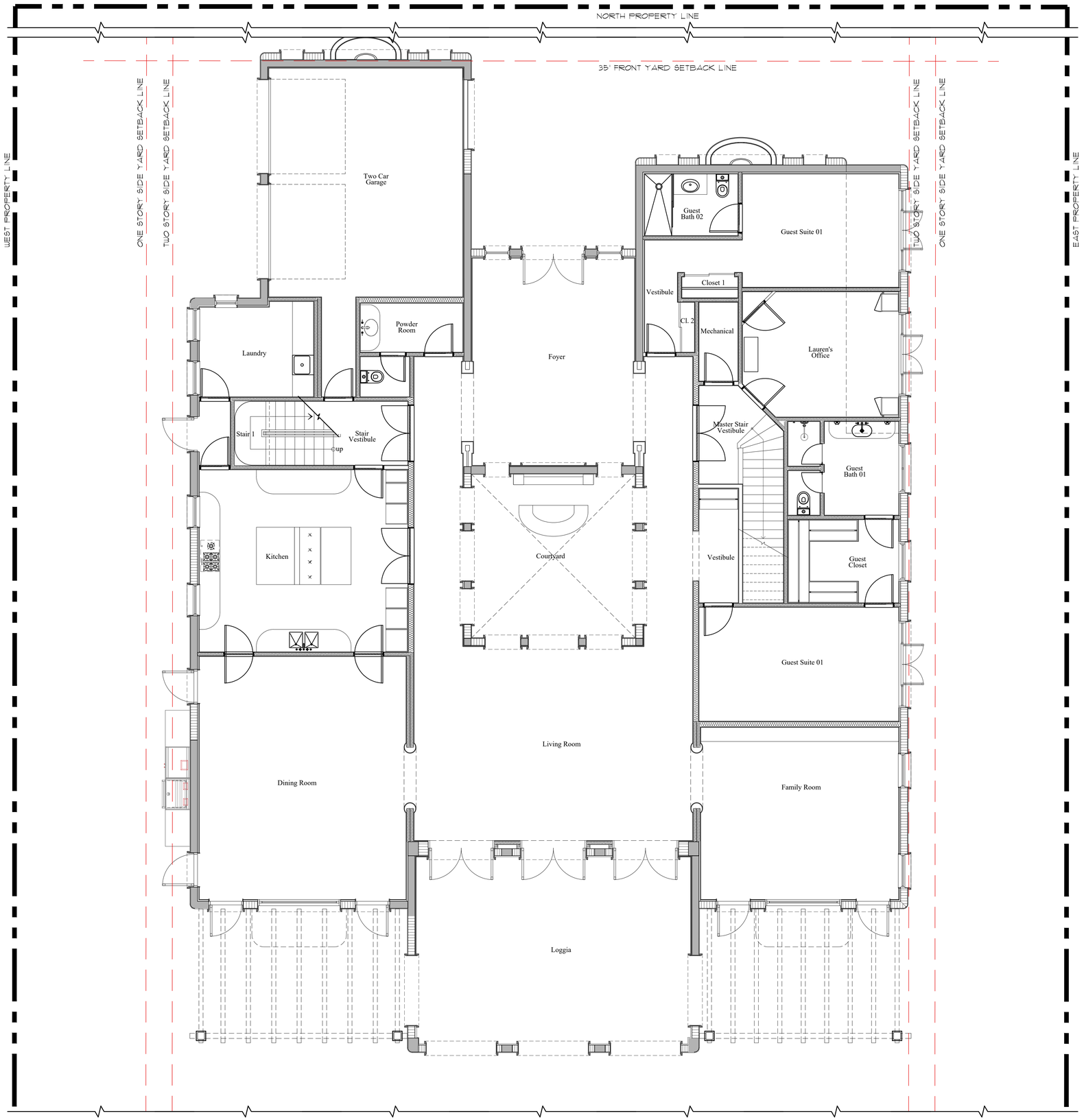
A100



Previously Submitted First Floor Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

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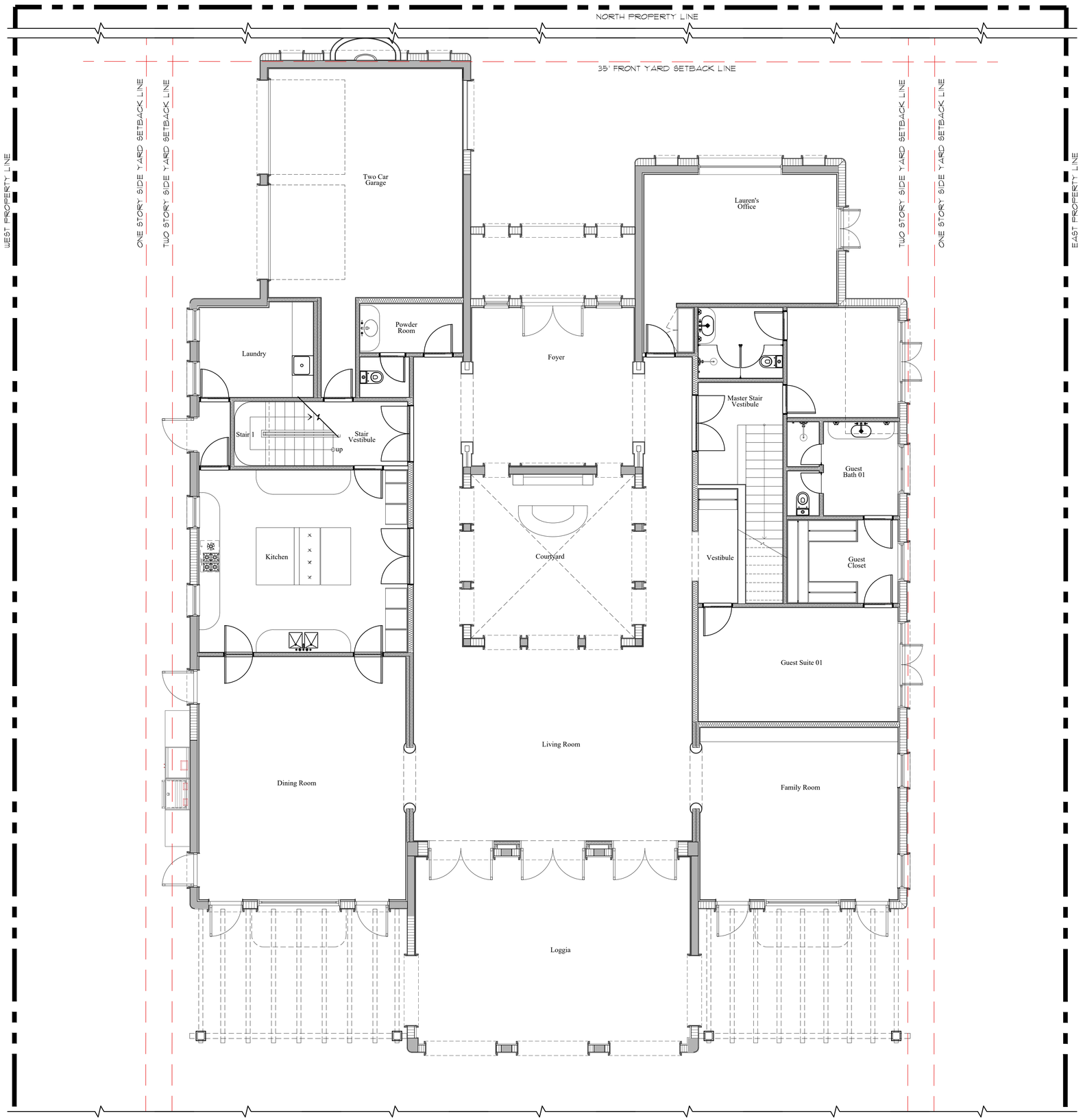
SHEET NO.
A101



Proposed Revised First Floor Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

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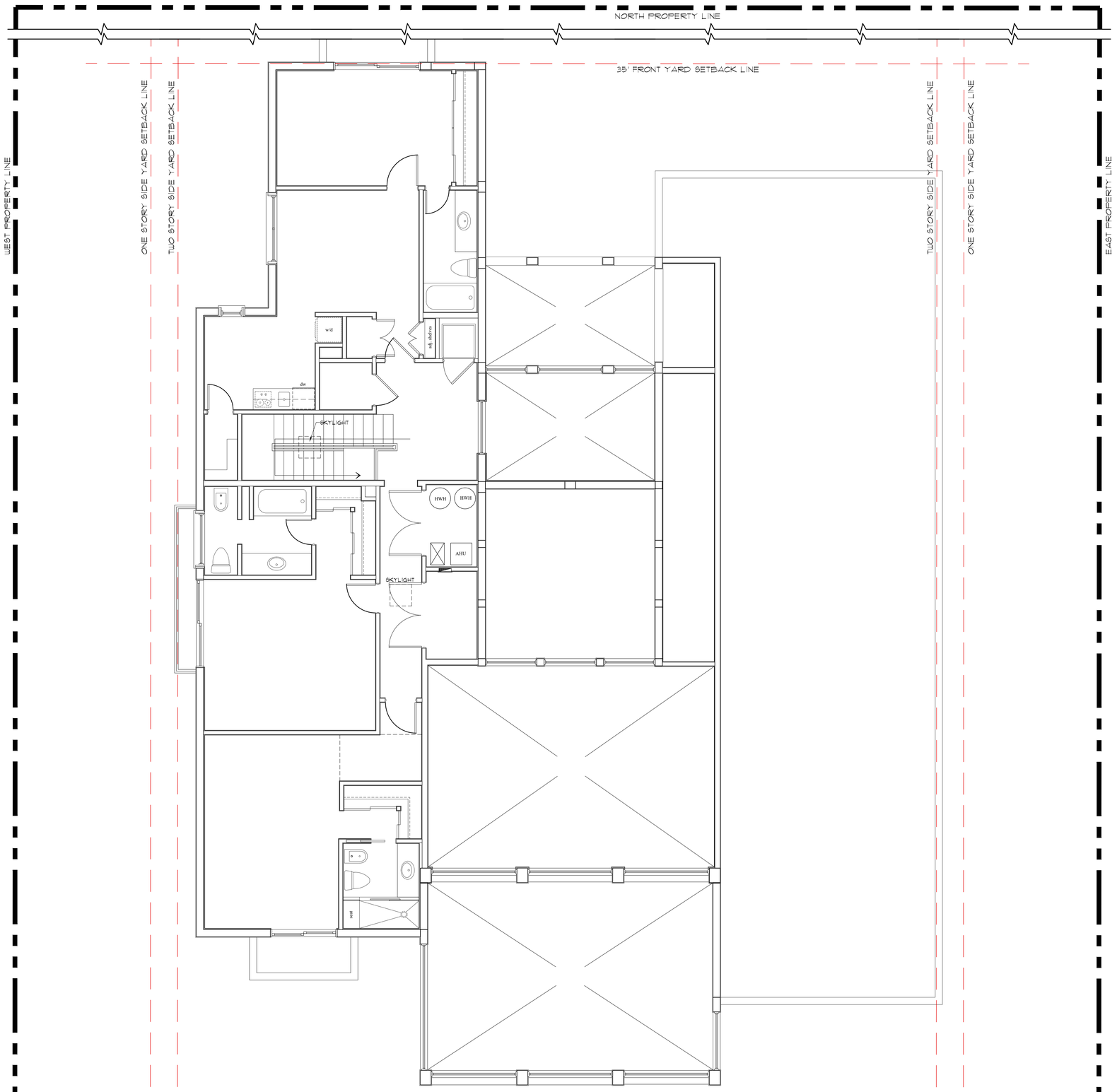
A101.1



Existing Second Floor Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

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A102

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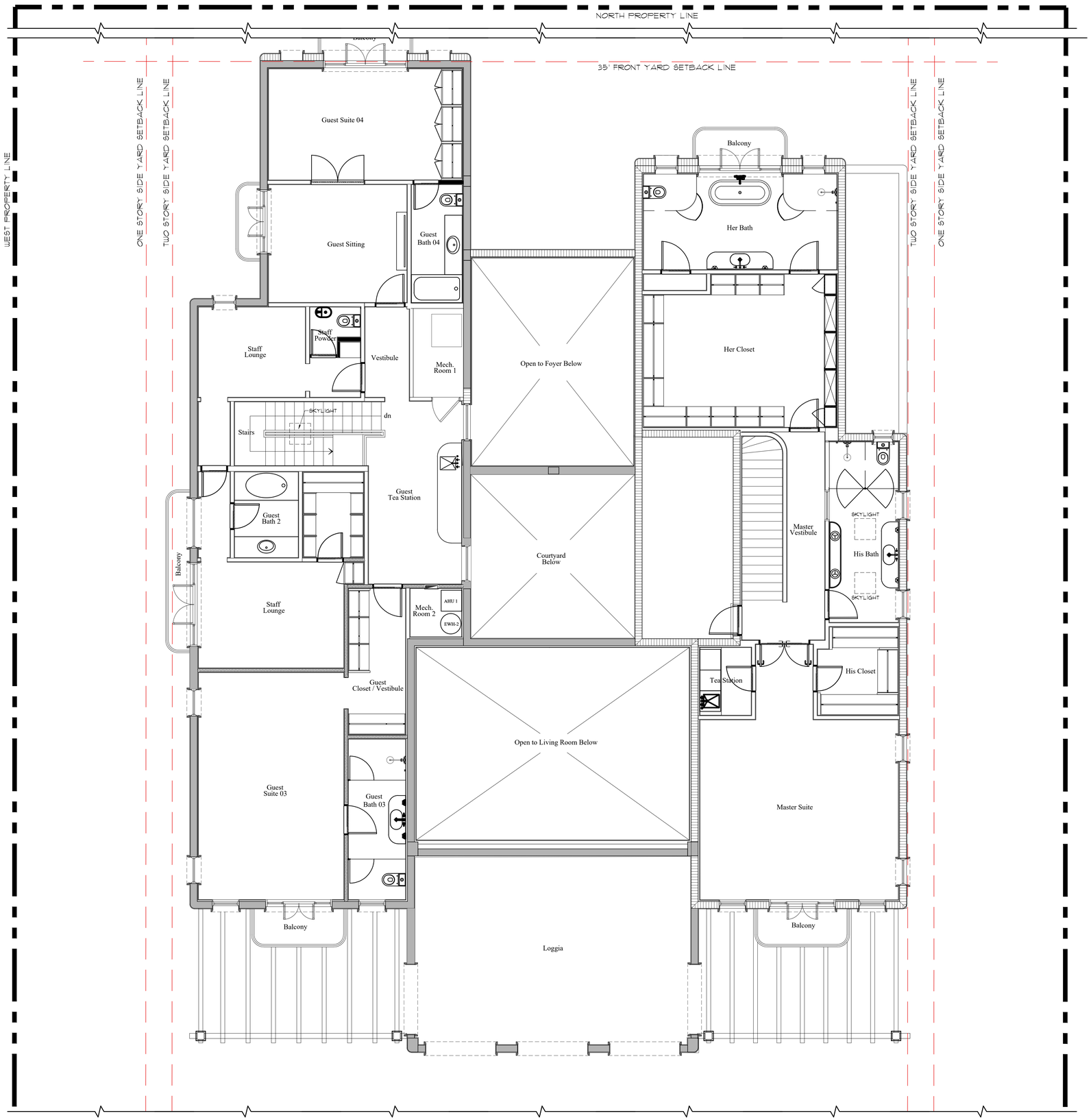

Previously Submitted Second Floor Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

JEAN-LOUIS DENIOT
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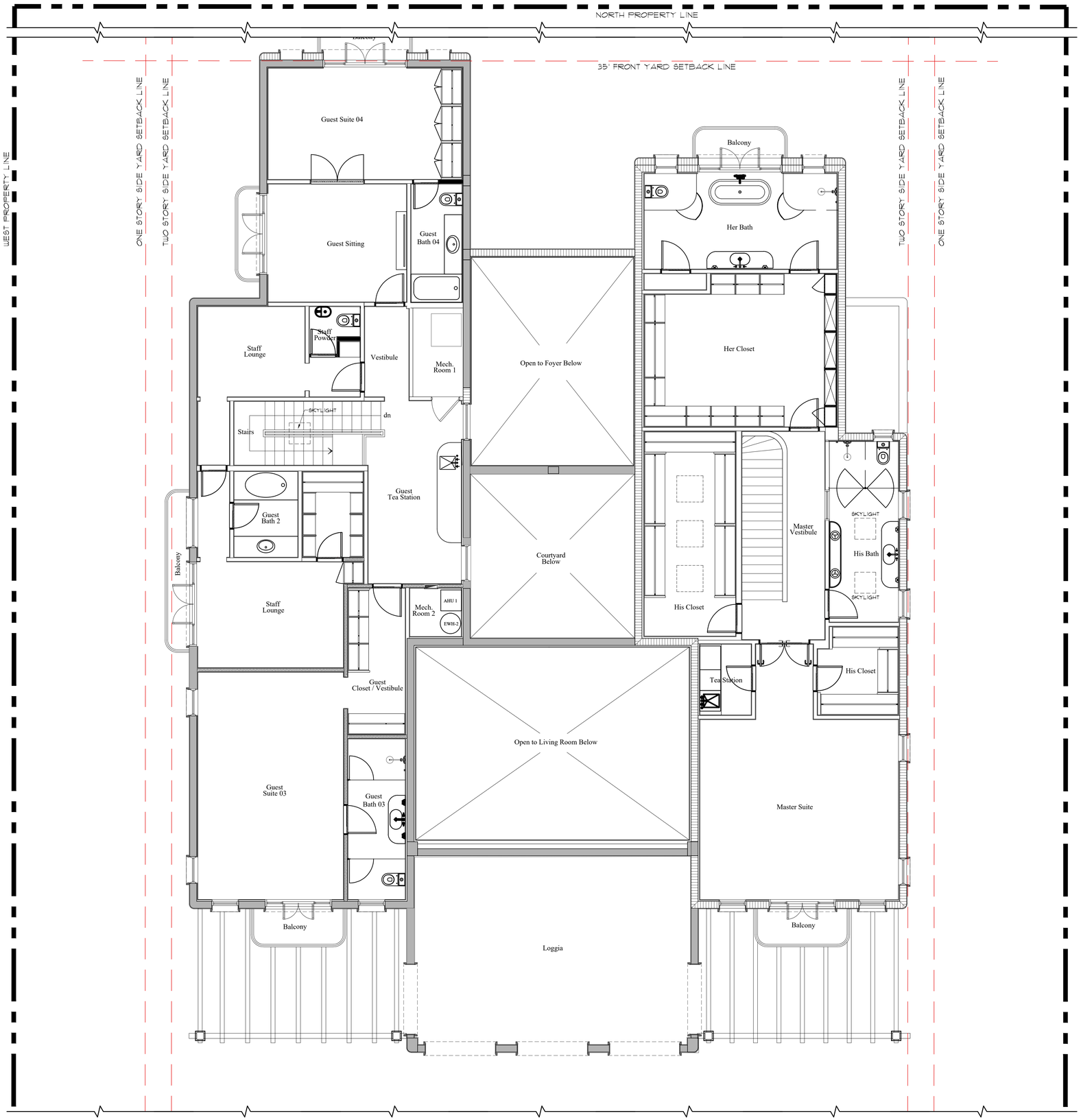
SHEET NO.
A103



Proposed Revised Second Floor Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

MP DESIGN & ARCHITECTURE

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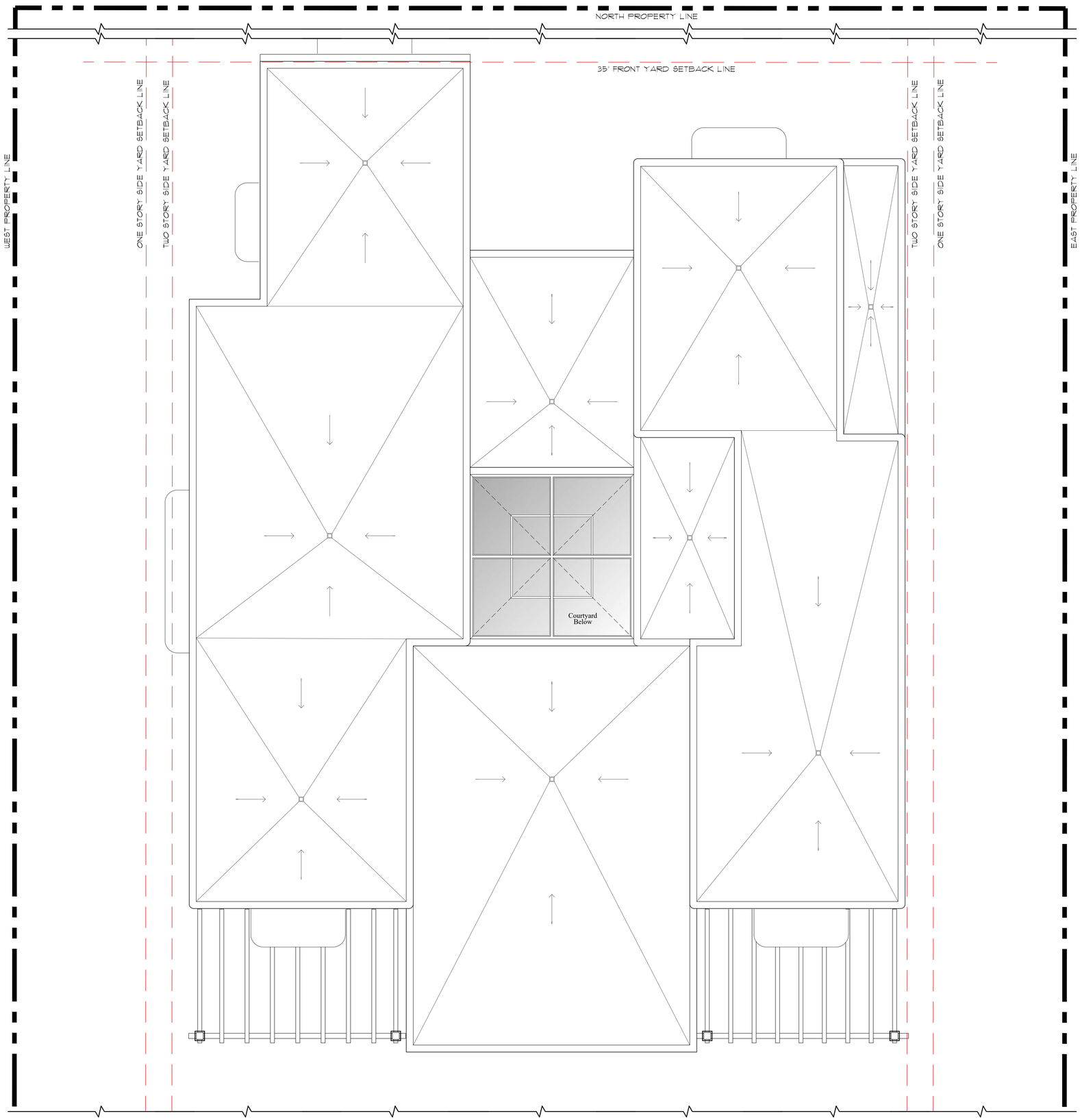
A103.1



Previously Submitted Roof Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

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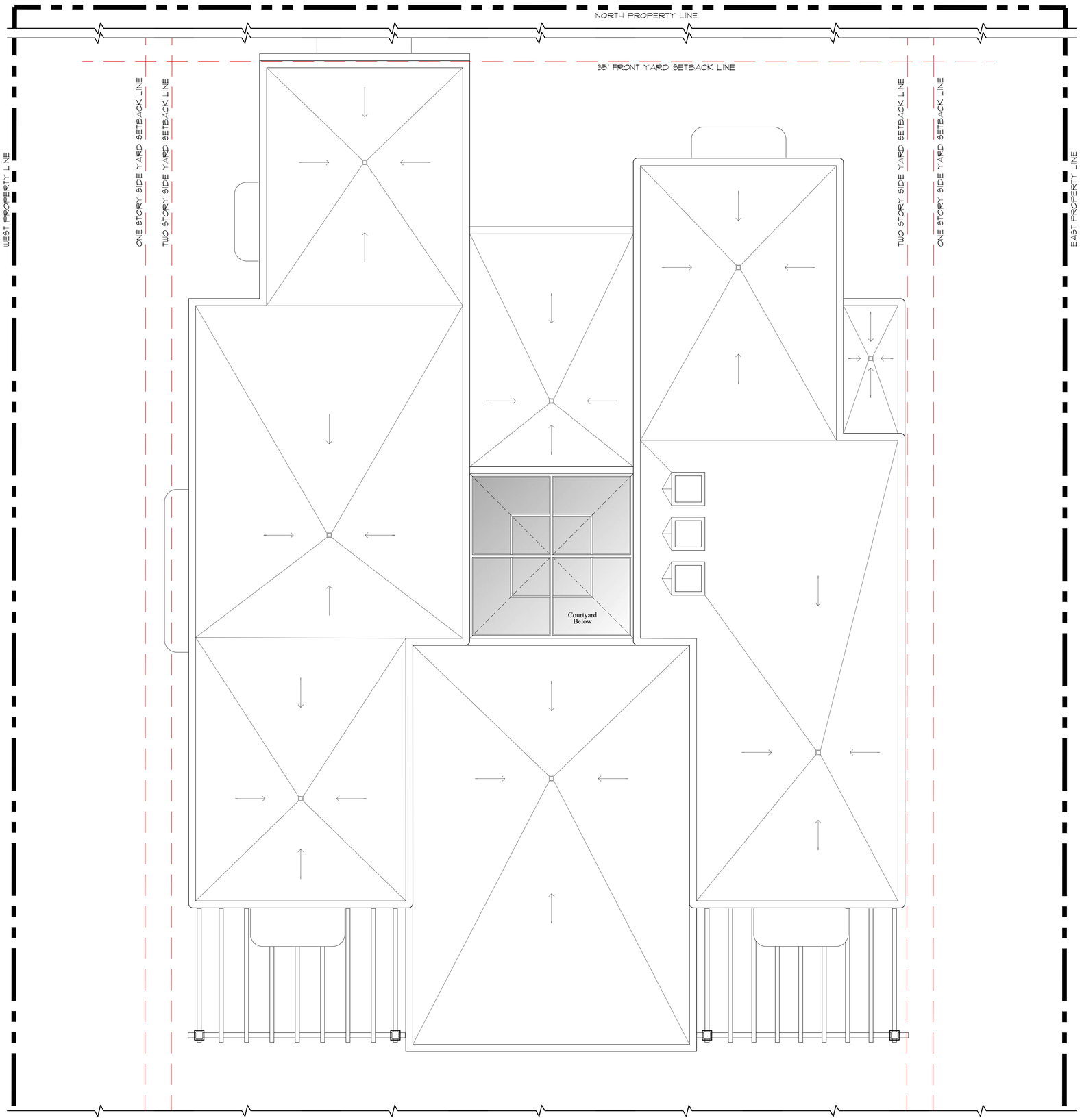
SHEET NO.
A104



Proposed Roof Plan - 150 Dunbar

Scale 1/4" = 1' - 0"

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Existing Floor Plan - 151 Atlantic

Scale 1/4" = 1' - 0"

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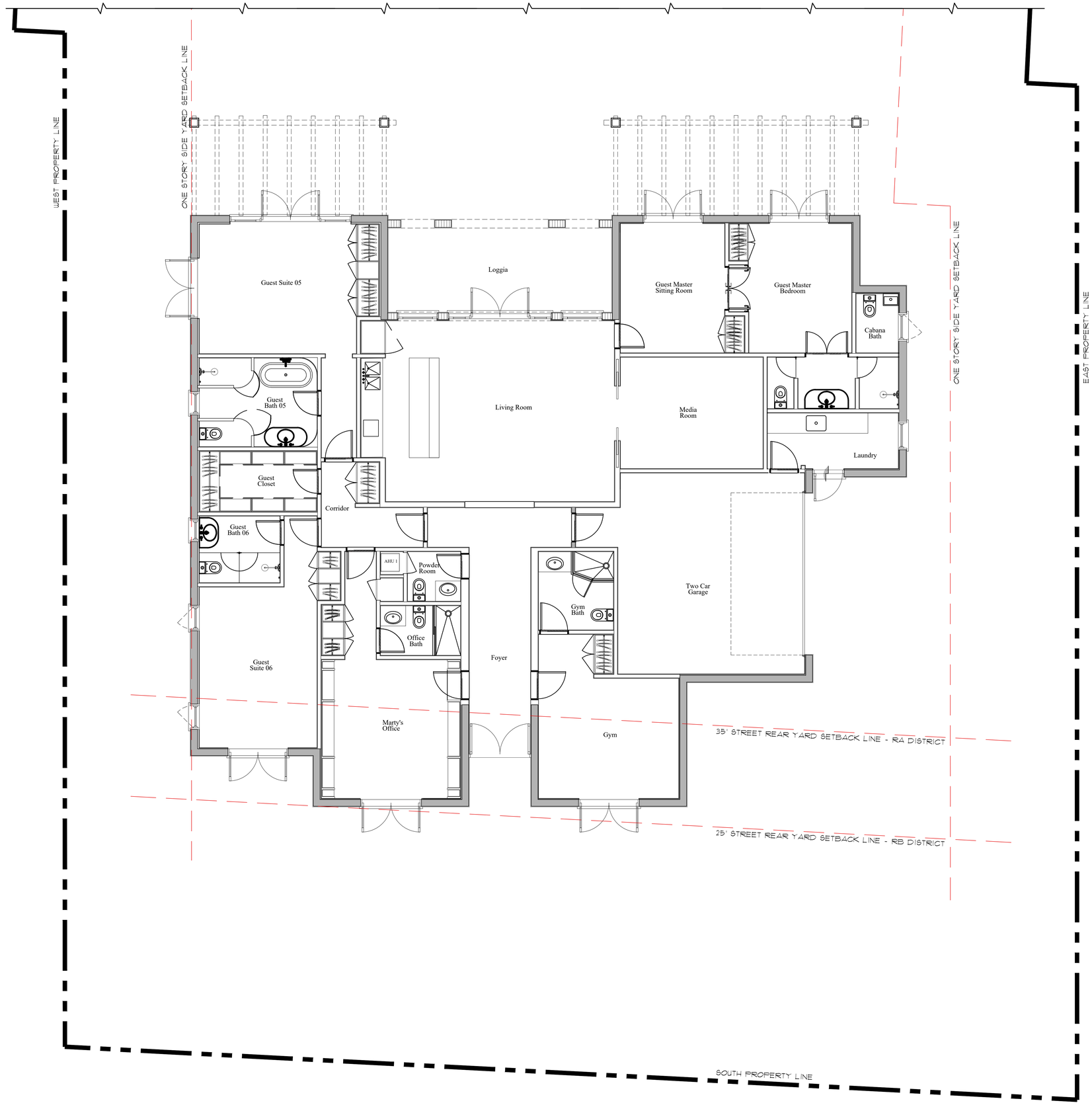
A105



Previously Submitted Floor Plan - 151 Atlantic

Scale 1/4" = 1' - 0"

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SHEET NO.
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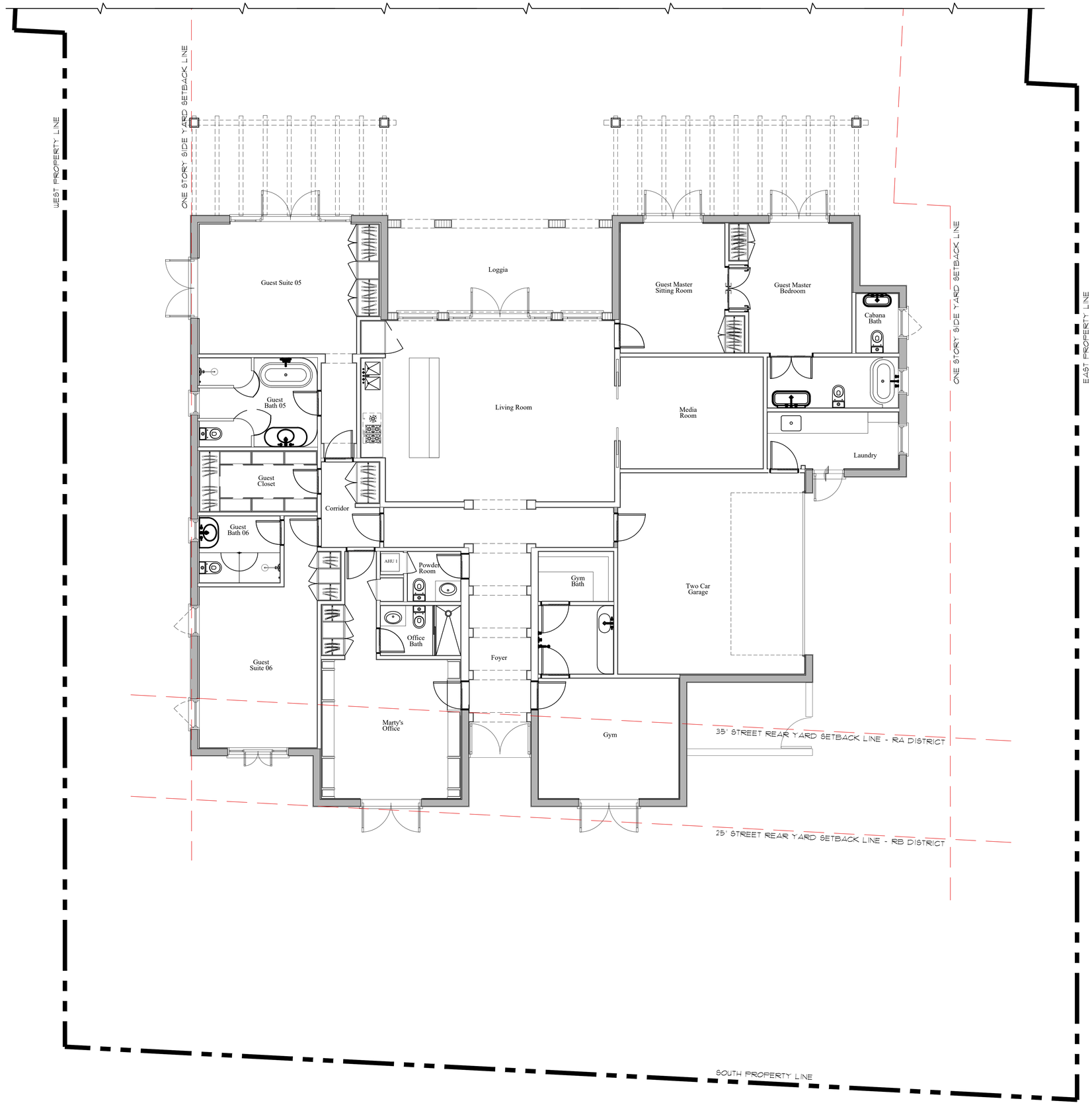

Proposed Revised Floor Plan - 151 Atlantic

Scale 1/4" = 1' - 0"

MP DESIGN & ARCHITECTURE

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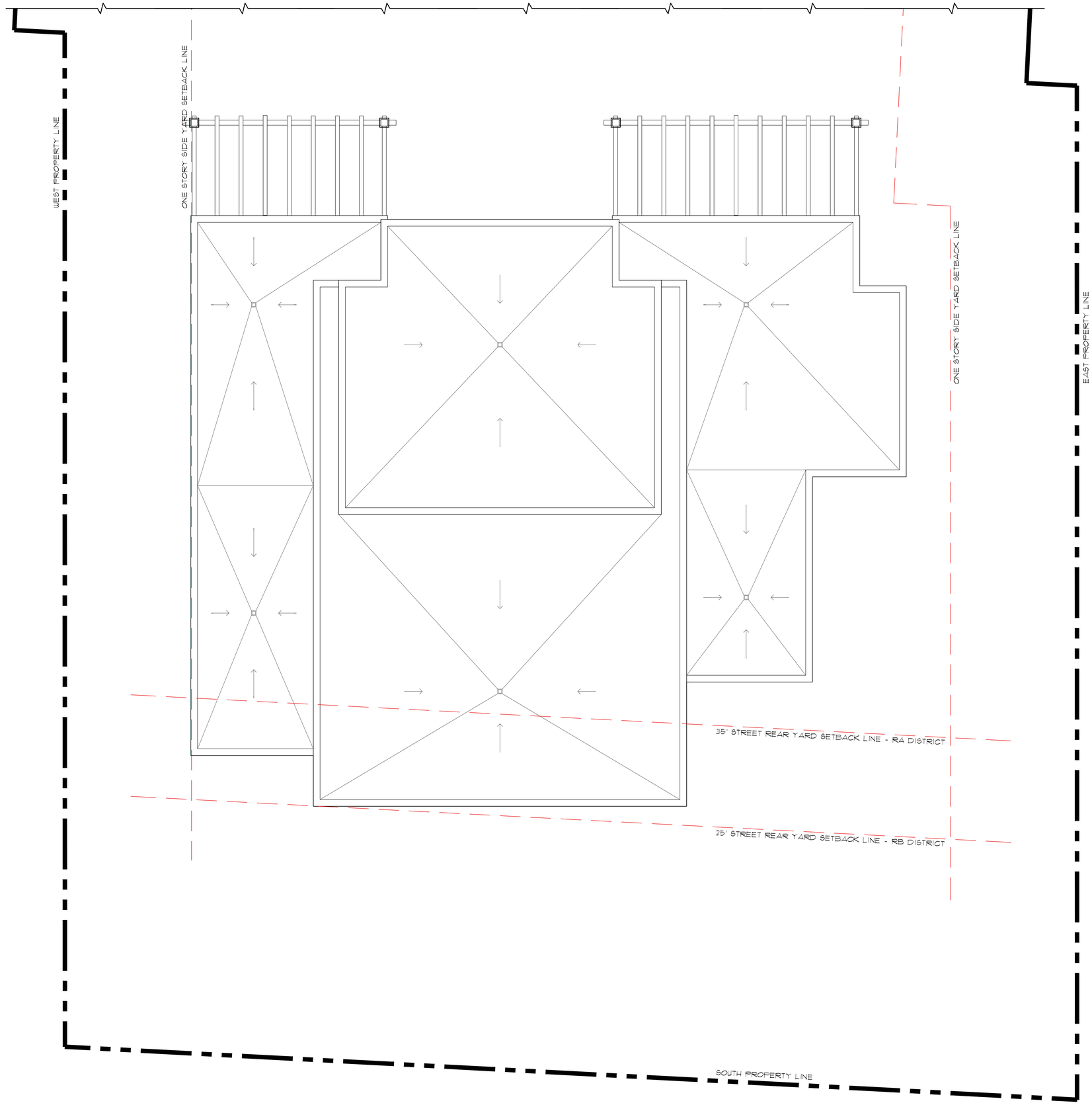

Proposed Roof Plan - 151 Atlantic

Scale 1/4" = 1' - 0"

MP DESIGN & ARCHITECTURE

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SHEET NO.
A107



Previously Submitted Front View - 150 Dunbar Rd.

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Palm Beach FL 33480

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FLORIDA REG. ARCH.
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SHEET NO.
R-01



Proposed Revised Front View - 150 Dunbar Rd.

MP DESIGN & ARCHITECTURE

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SHEET NO.
R-01.1



Previously Submitted Courtyard View - 150 Dunbar Rd.

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ARC-26-0012
ZON-26-0023

SHEET NO.
R-02



Proposed Revised Courtyard View - 150 Dunbar Rd.

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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7/6/2026

REVISIONS

Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

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SHEET NO.
R-02.1

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Previously Submitted Courtyard View - 151 Atlantic Ave.

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
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SHEET NO.
R-03



Proposed Revised Courtyard View - 151 Atlantic Ave.

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
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R-03.1



Previously Submitted Rear View - 151 Atlantic Ave.

JEAN-LOUIS DENIOT
Architecture - Interior Design
Furnishing
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SHEET NO.
R-04



Proposed Revised Rear View - 151 Atlantic Ave.

MP DESIGN & ARCHITECTURE

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Palm Beach FL 33480

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AR0016639
ANGELO DAVILA A.I.A.
Florida Reg. Arch.
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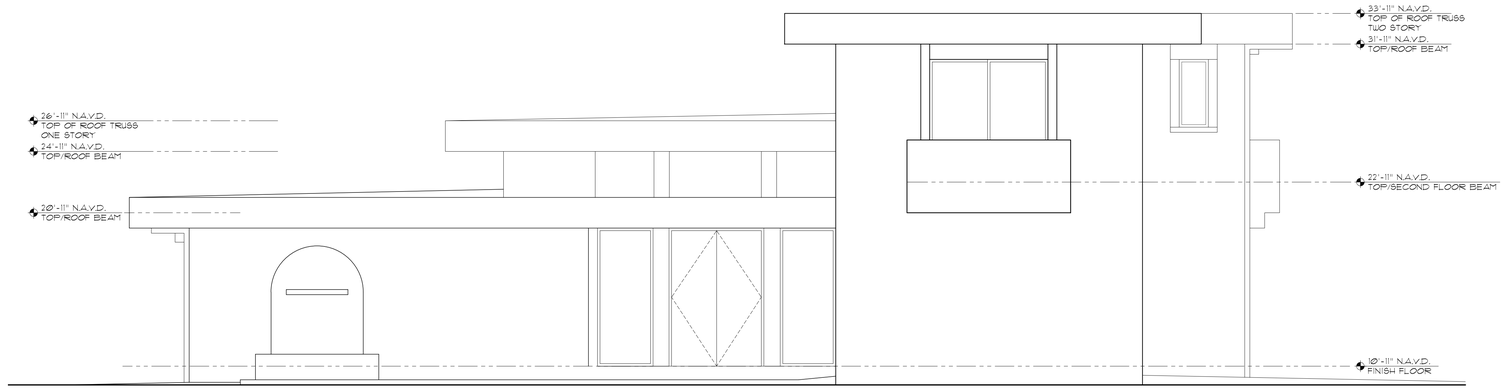
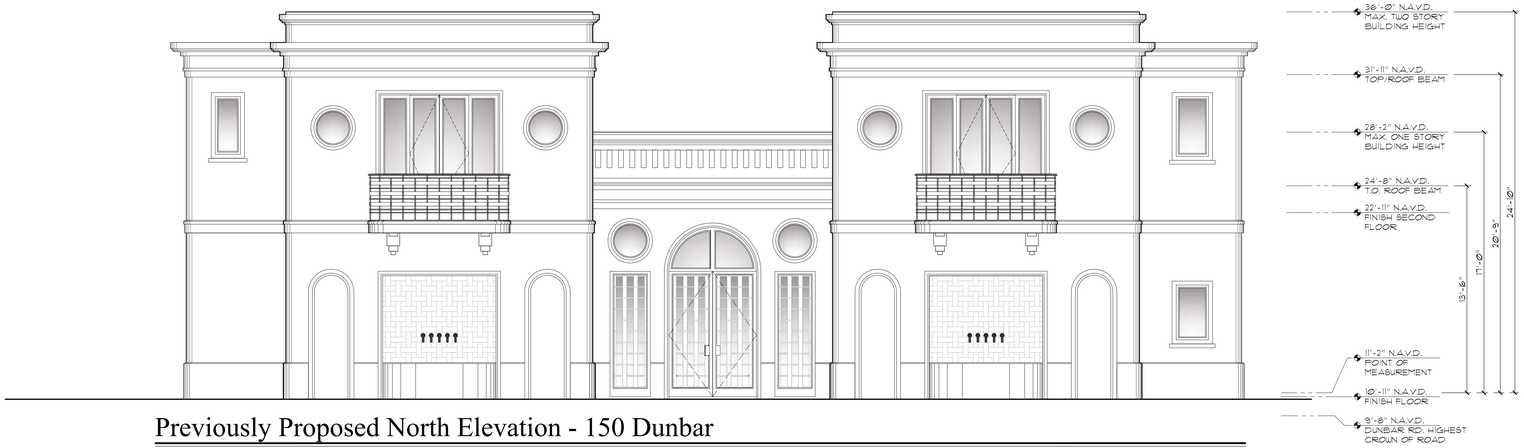
SHEET NO.
R-04.1



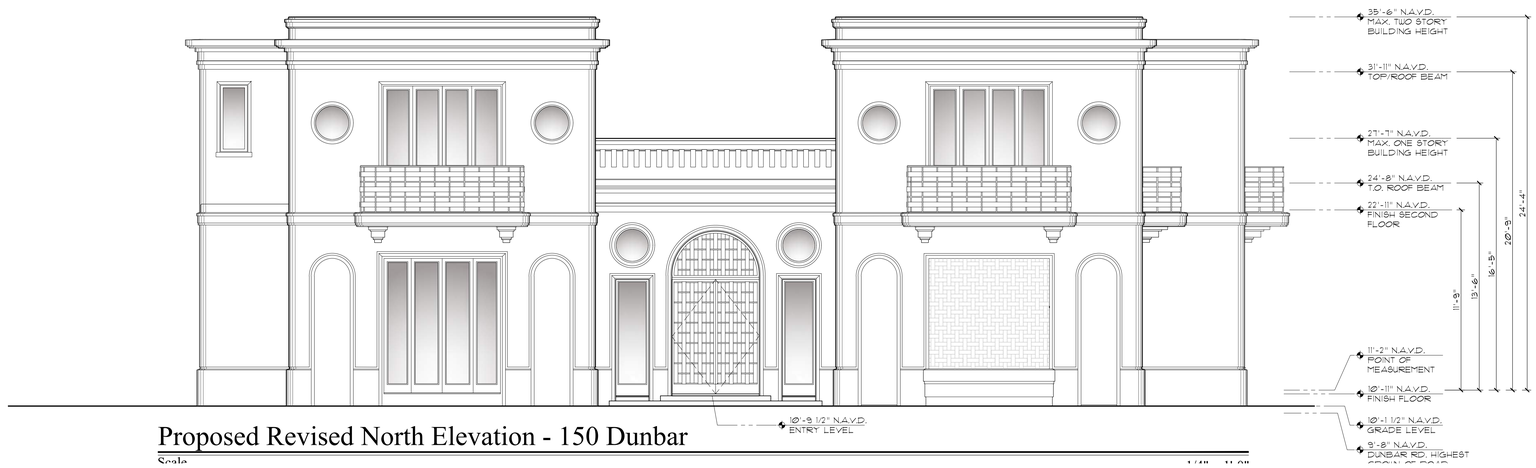
Existing North Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



Previously Proposed North Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



Proposed Revised North Elevation - 150 Dunbar

Scale

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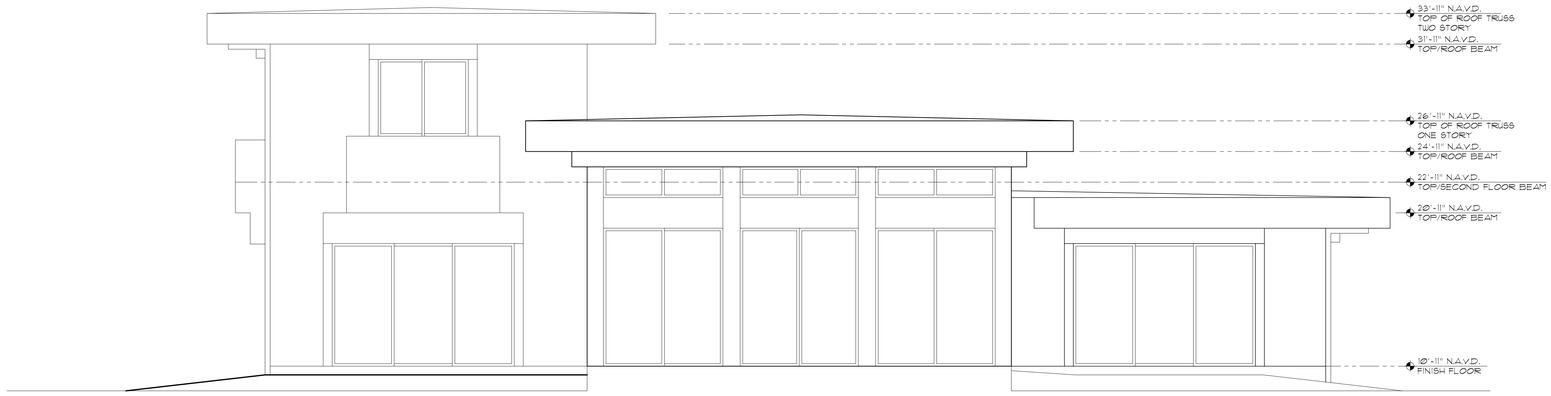
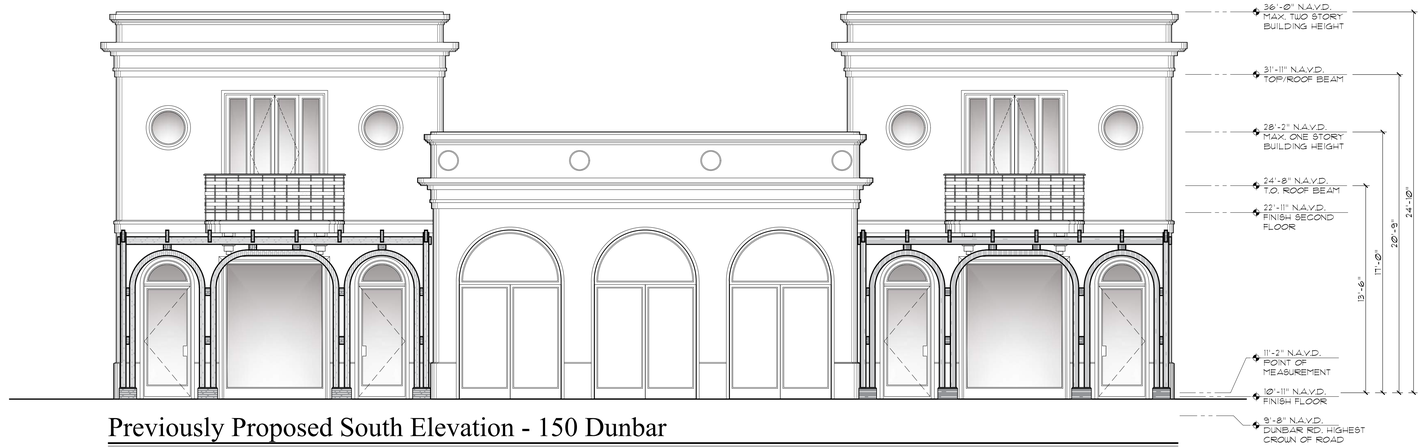
SHEET NO.
A200

ARC-26-0012
ZON-26-0023



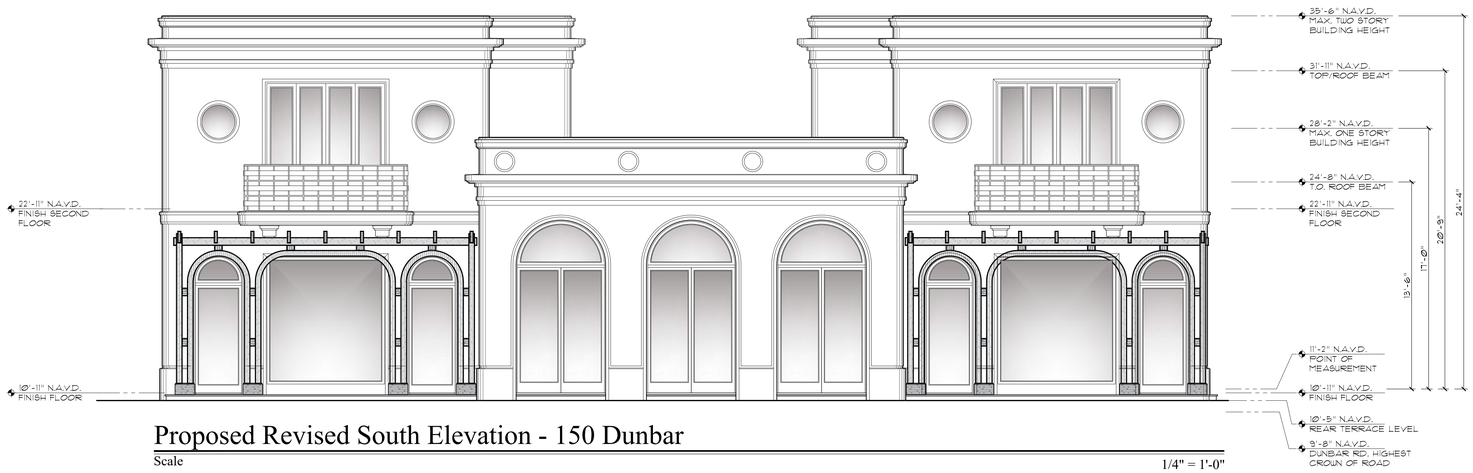
Existing South Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



Previously Proposed South Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



Proposed Revised South Elevation - 150 Dunbar

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

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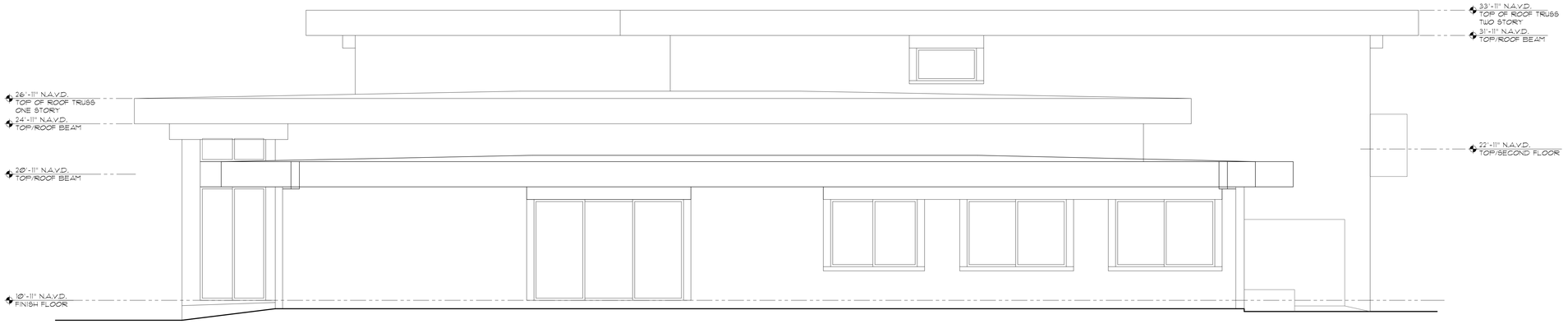
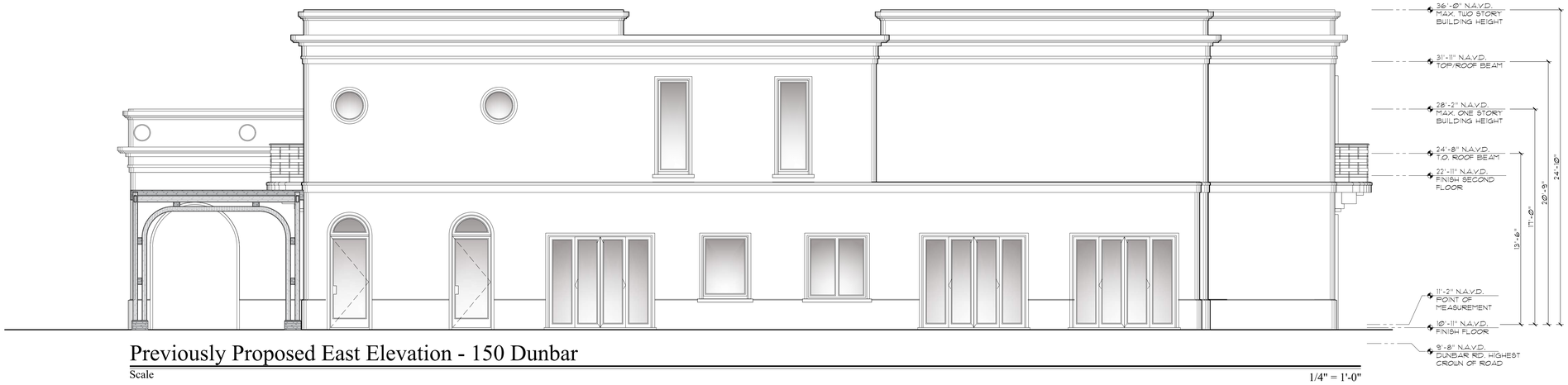
SHEET NO.
A201



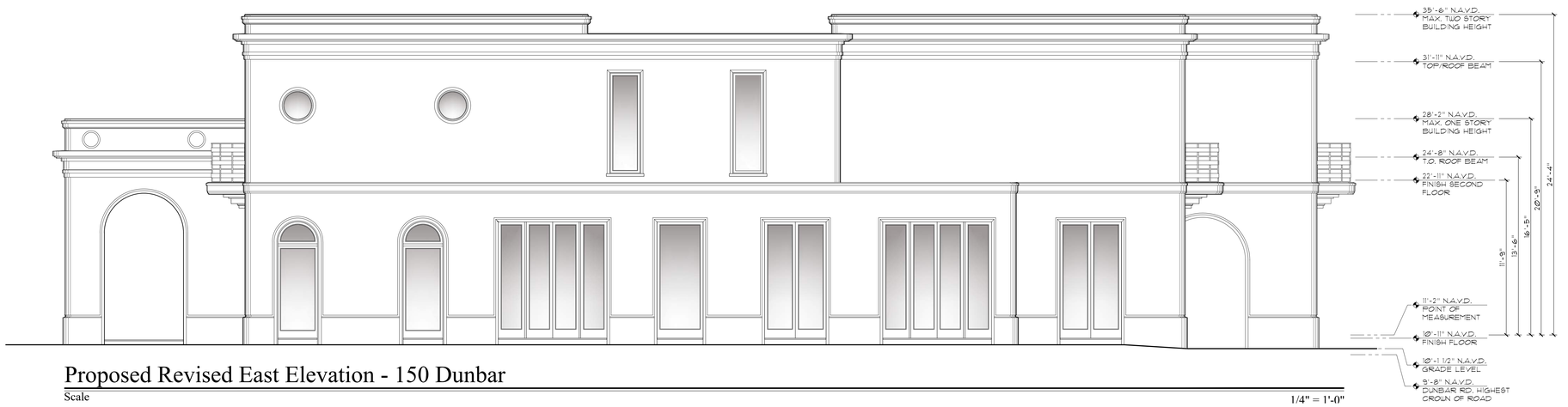
Existing East Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



Previously Proposed East Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



Proposed Revised East Elevation - 150 Dunbar

Scale 1/4" = 1'-0"

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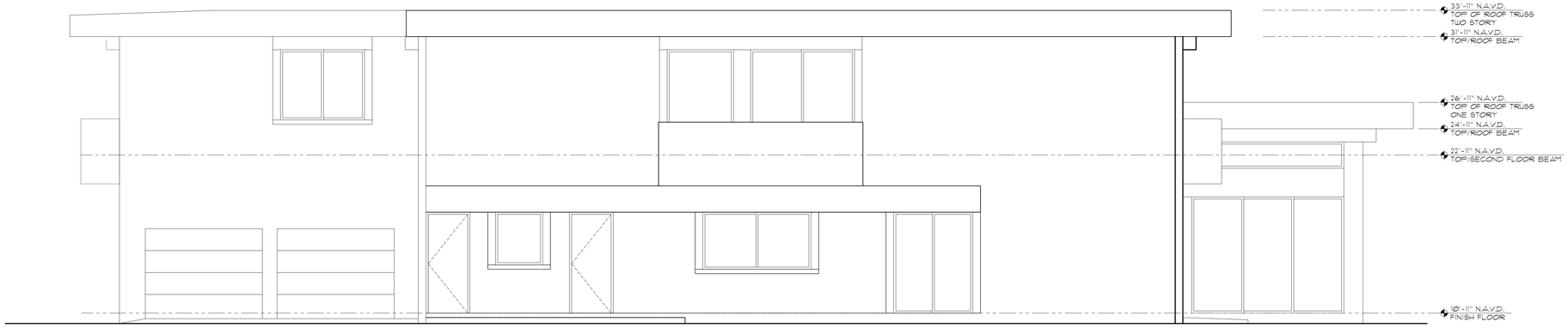
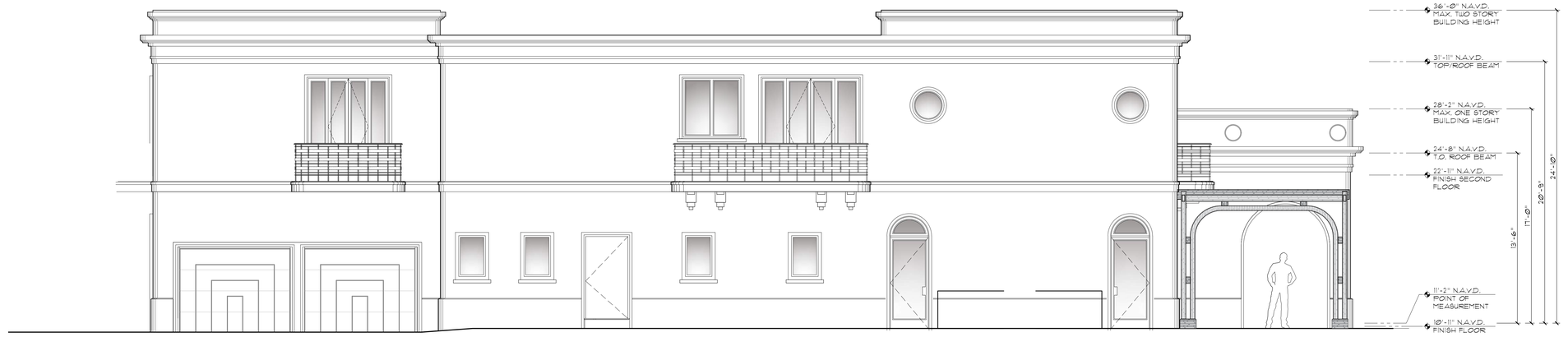
SHEET NO.
A202



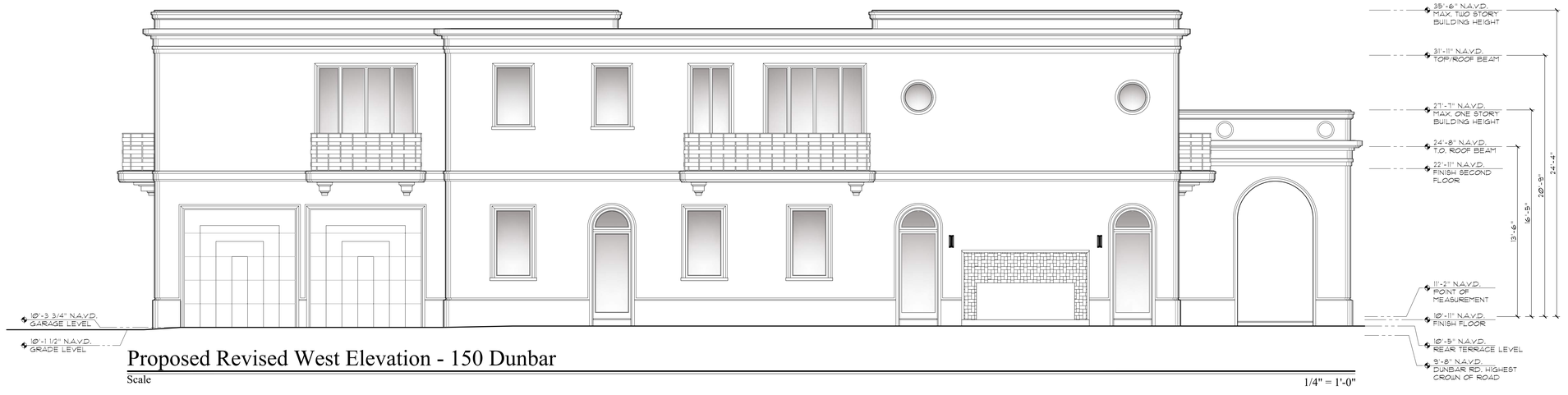
Existing West Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



Previously Proposed West Elevation - 150 Dunbar

Scale 1/4" = 1'-0"



Proposed Revised West Elevation - 150 Dunbar

Scale 1/4" = 1'-0"

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2526

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Palm Beach FL 33480

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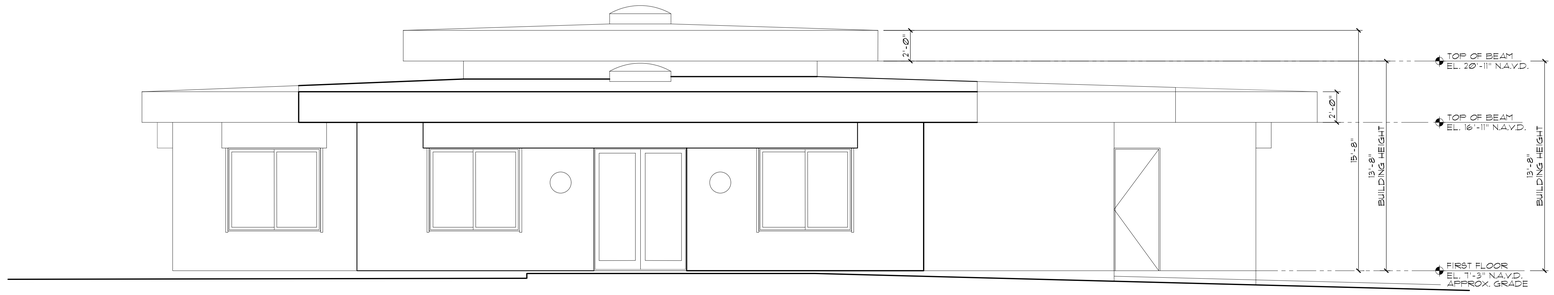
SHEET NO.
A203



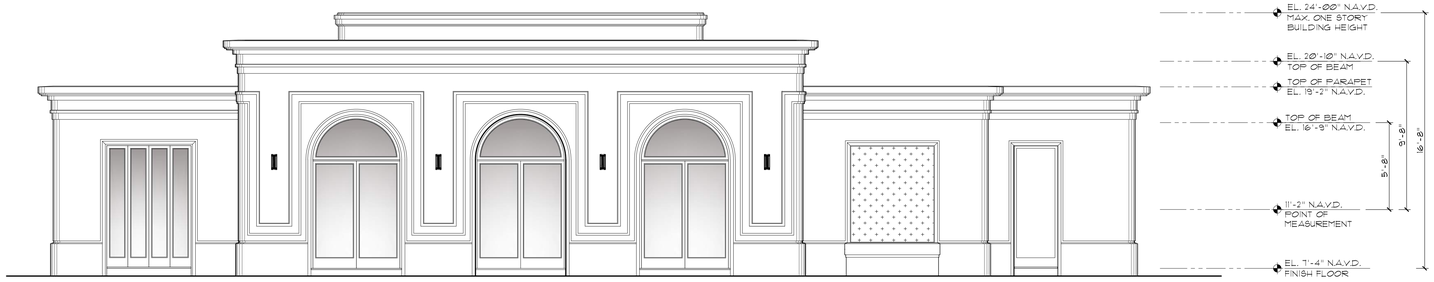
Existing South Elevation - 151 Atlantic

Scale 1/4" = 1'-0"



Previously Proposed South Elevation - 151 Atlantic

Scale 1/4" = 1'-0"



Proposed Revised South Elevation - 151 Atlantic

Scale 1/4" = 1'-0"

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150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
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ANGELO DAVILA, A.I.A.
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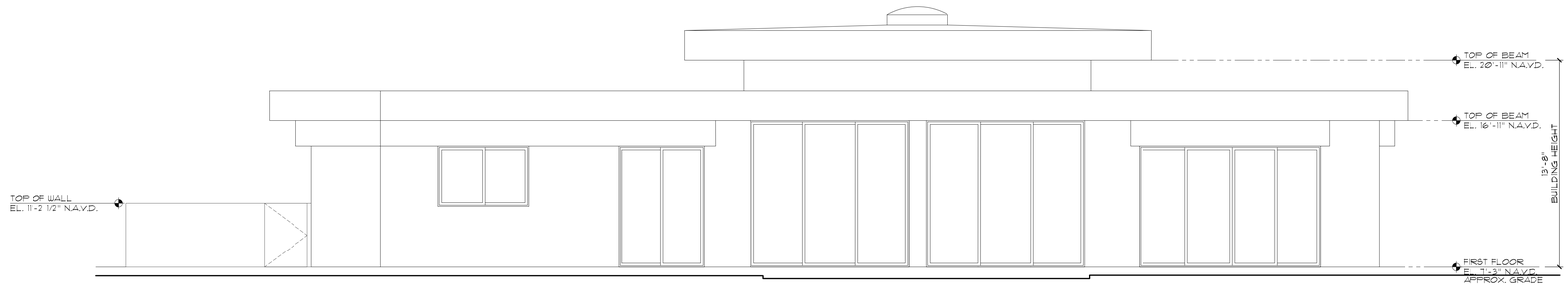
SHEET NO.
A204



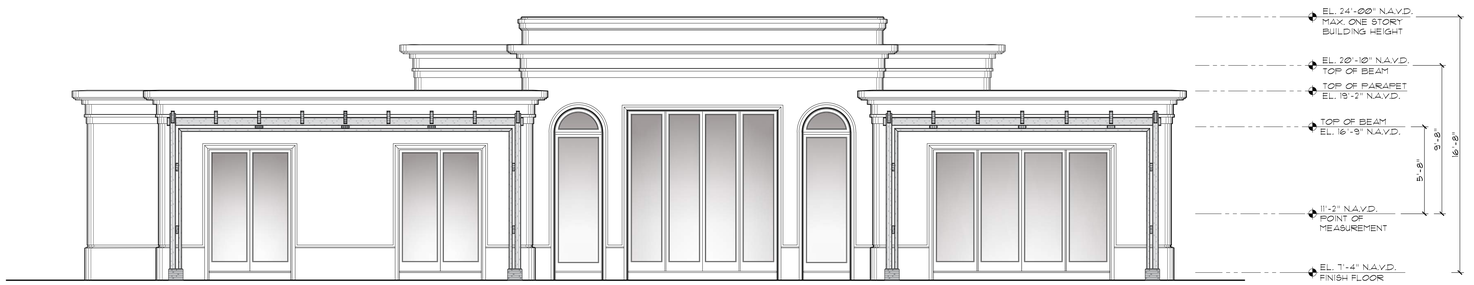
Existing North Elevation - 151 Atlantic

Scale 1/4" = 1'-0"



Previously Proposed North Elevation - 151 Atlantic

Scale 1/4" = 1'-0"



Proposed Revised North Elevation - 151 Atlantic

Scale 1/4" = 1'-0"

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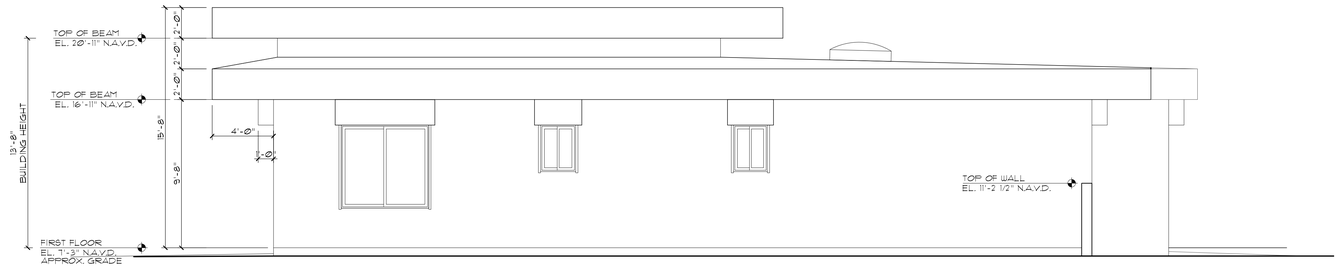
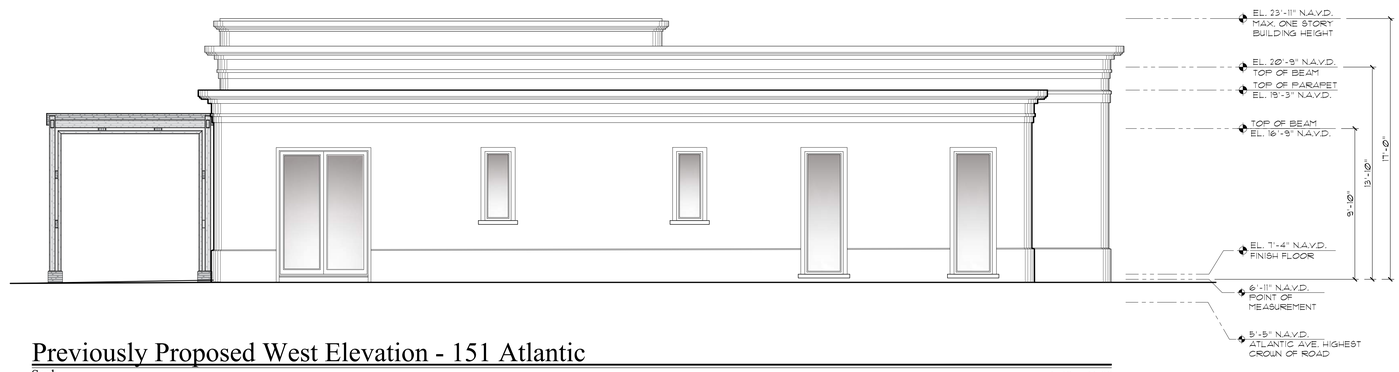
A205



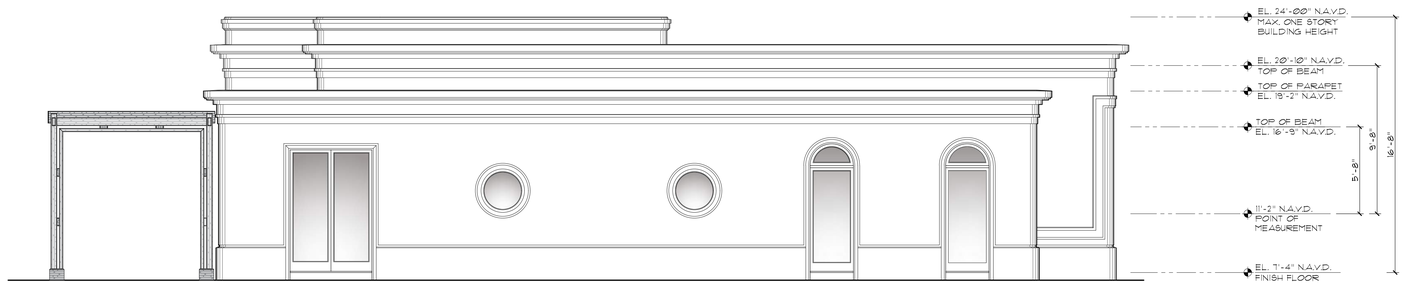
Existing East Elevation - 151 Atlantic

Scale 1/4" = 1'-0"



Previously Proposed West Elevation - 151 Atlantic

Scale 1/4" = 1'-0"



Proposed Revised West Elevation - 151 Atlantic

Scale 1/4" = 1'-0"

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#AR0016839

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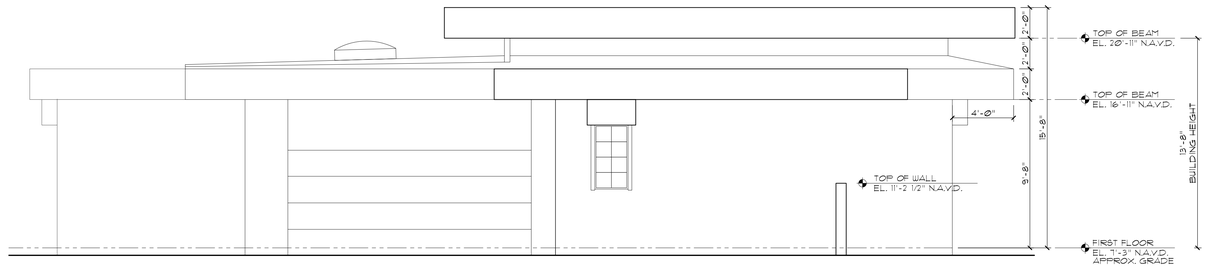
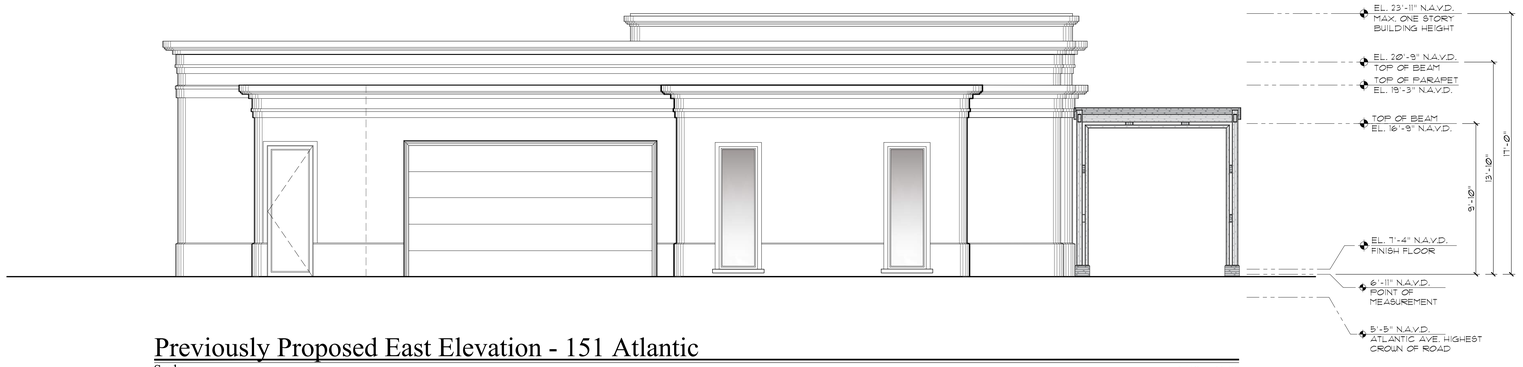
SHEET NO.
A206



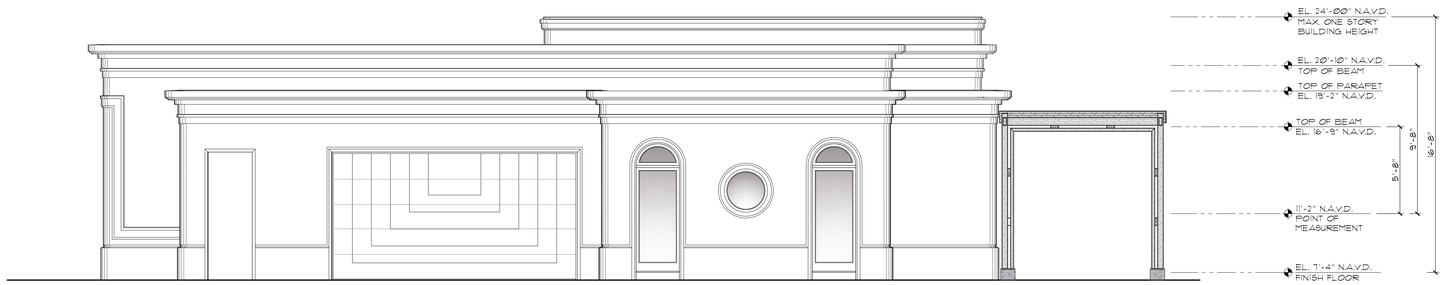
Existing West Elevation - 151 Atlantic

Scale 1/4" = 1'-0"



Previously Proposed East Elevation - 151 Atlantic

Scale 1/4" = 1'-0"



Proposed Revised East Elevation - 151 Atlantic

Scale 1/4" = 1'-0"

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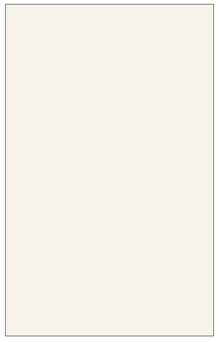
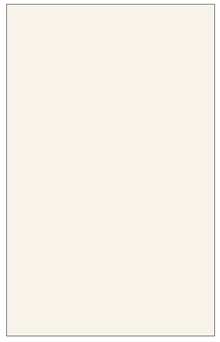
A207



Mountain Peak
White OC-121

Benjamin Moore
Building Color



Mountain Peak
White OC-121

Benjamin Moore
Trims



Aged Bronze 231

Benjamin Moore
Windows, Doors & Garage Doors



Emerald Quartzite

Niche Back Wall



Beige / Green / Black

Fountain Tile Wall

Proposed Colors & Materials

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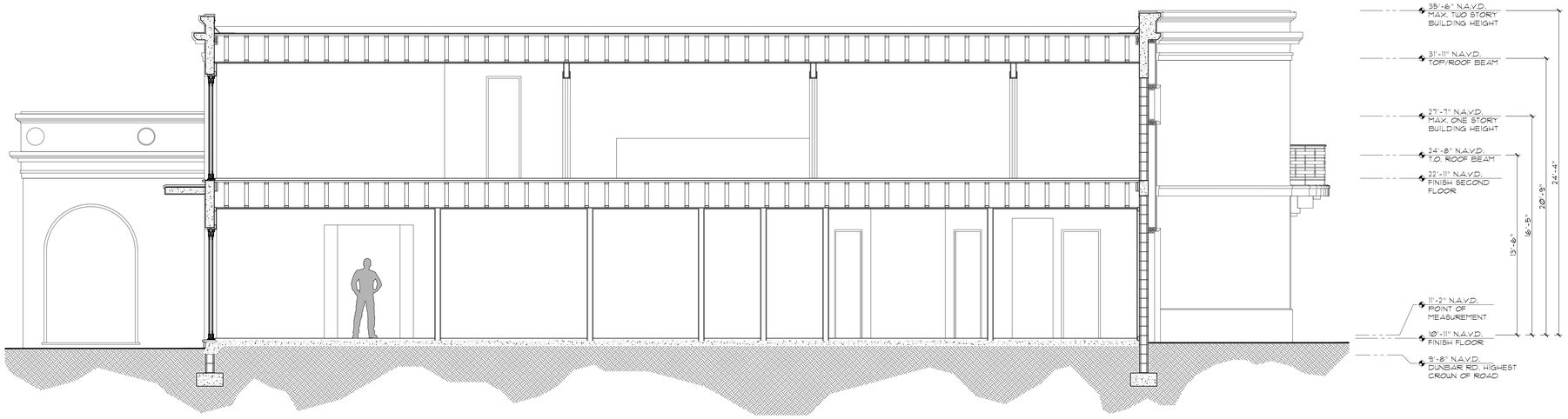
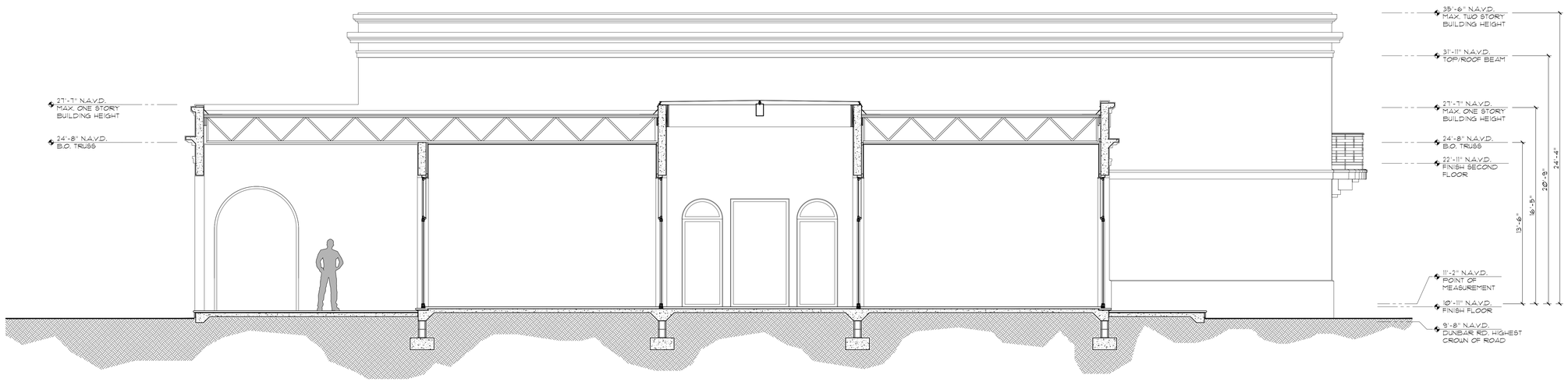
A210



Proposed Building Section - 150 Dunbar

Scale 1/4" = 1'-0"



Proposed Building Section - 150 Dunbar

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

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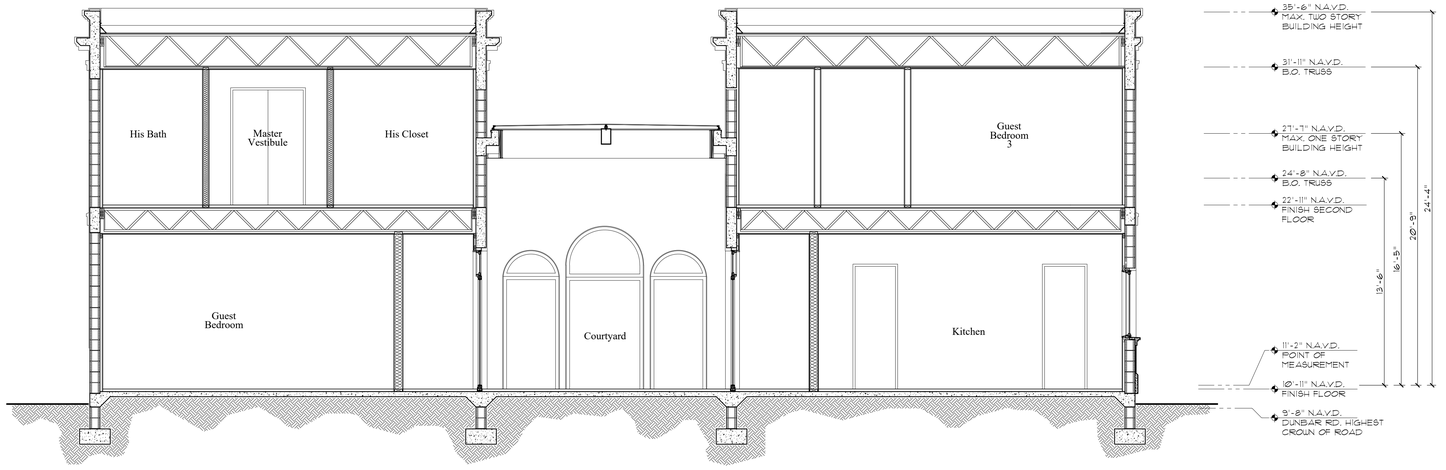
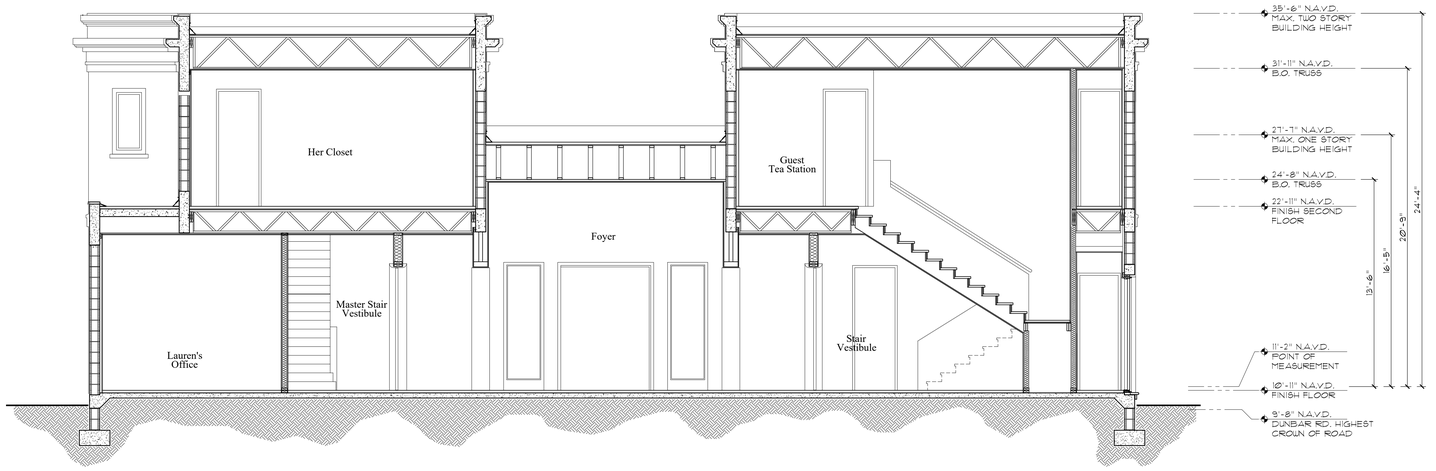
SHEET NO.
A301



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
Tel:+33 1 45 44 04 65
contact@deniot.com

COMM NO.
2526

DATE
7/6/2026

REVISIONS

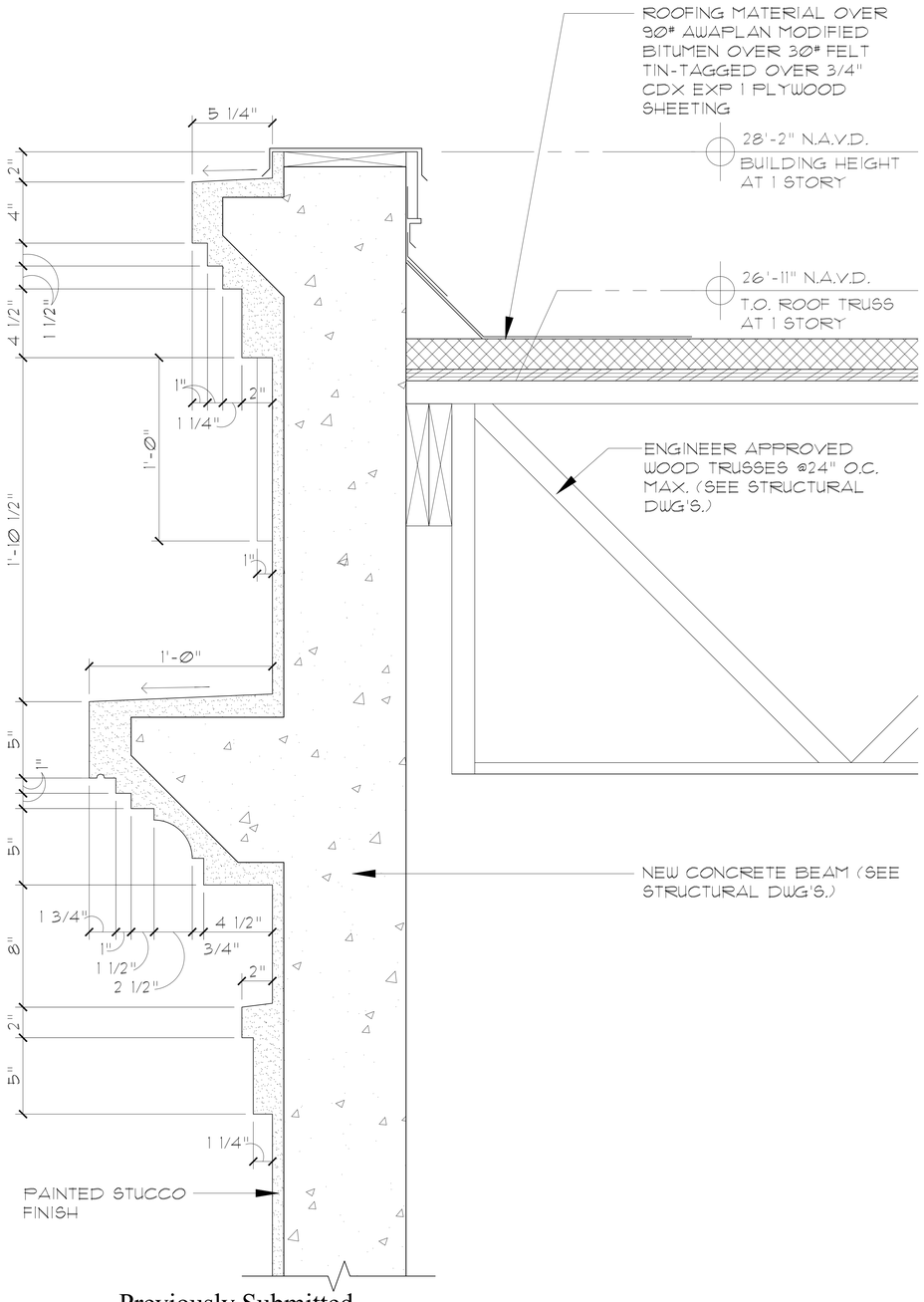
Renovations for
Heavenly Partners L.L.C.
150 Dunbar Rd.
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016839
ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
AR0016839

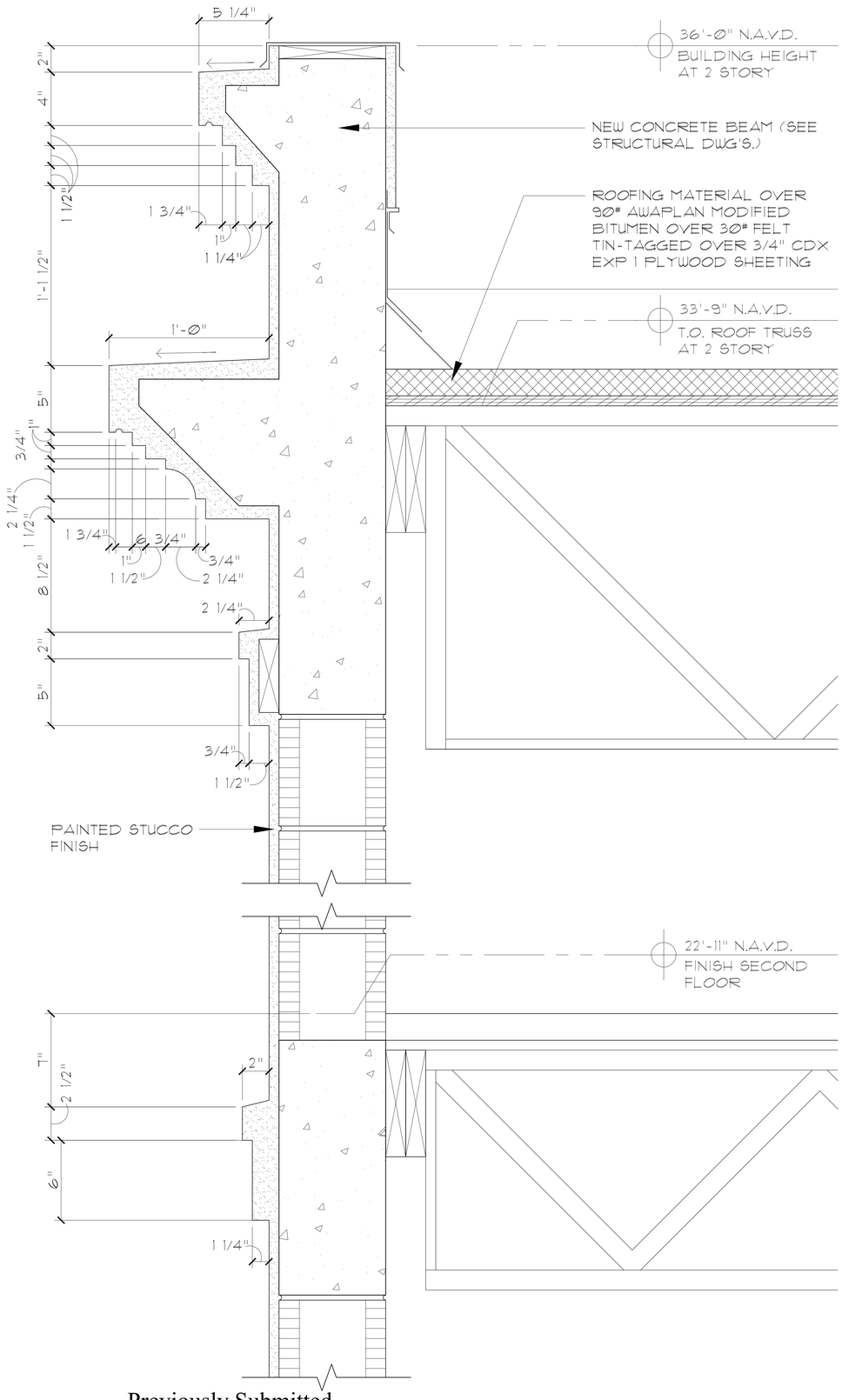
MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0012
ZON-26-0023

SHEET NO.
A302



Previously Submitted
Wall Section Detail @ One Story - 150 Dunbar
Scale 3" = 1'-0"



Previously Submitted
Wall Section Detail @ Two Story - 150 Dunbar
Scale 3" = 1'-0"

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AR0016839
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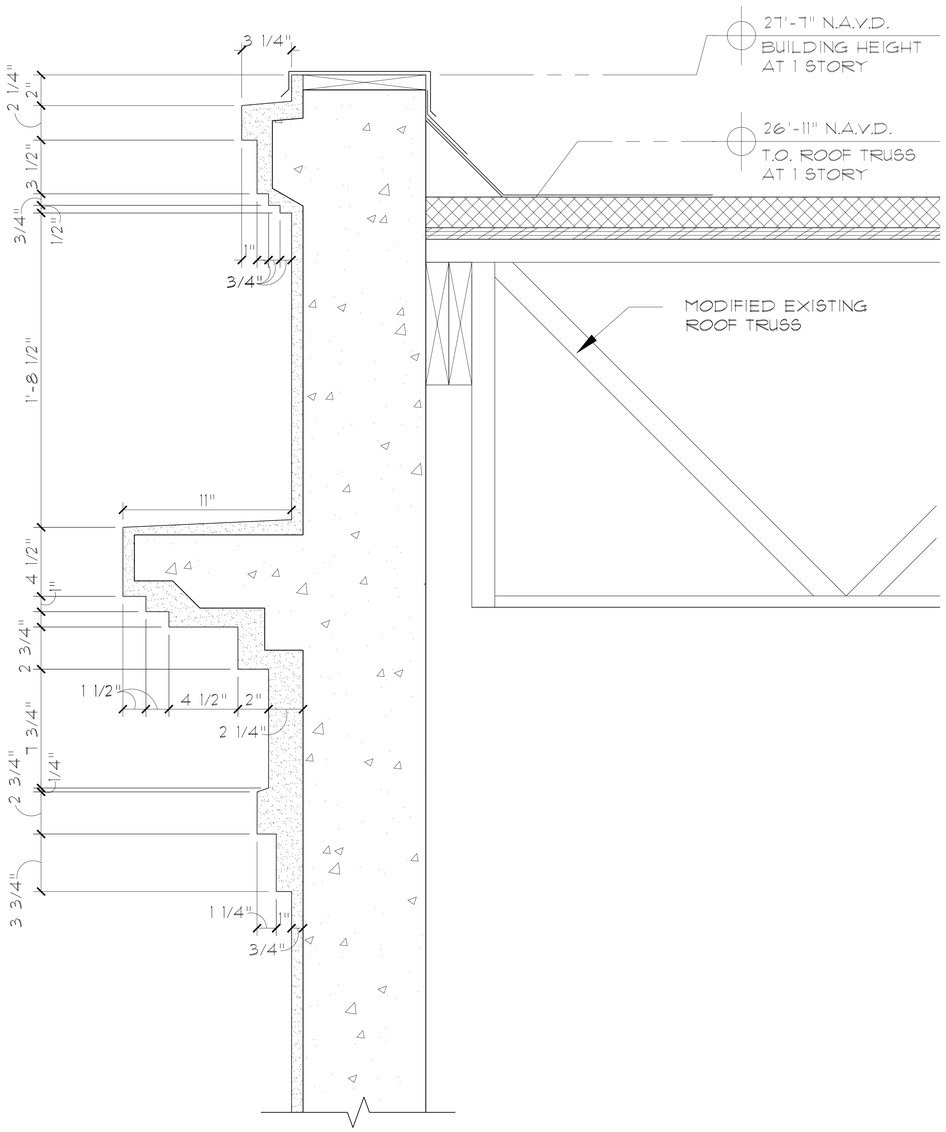
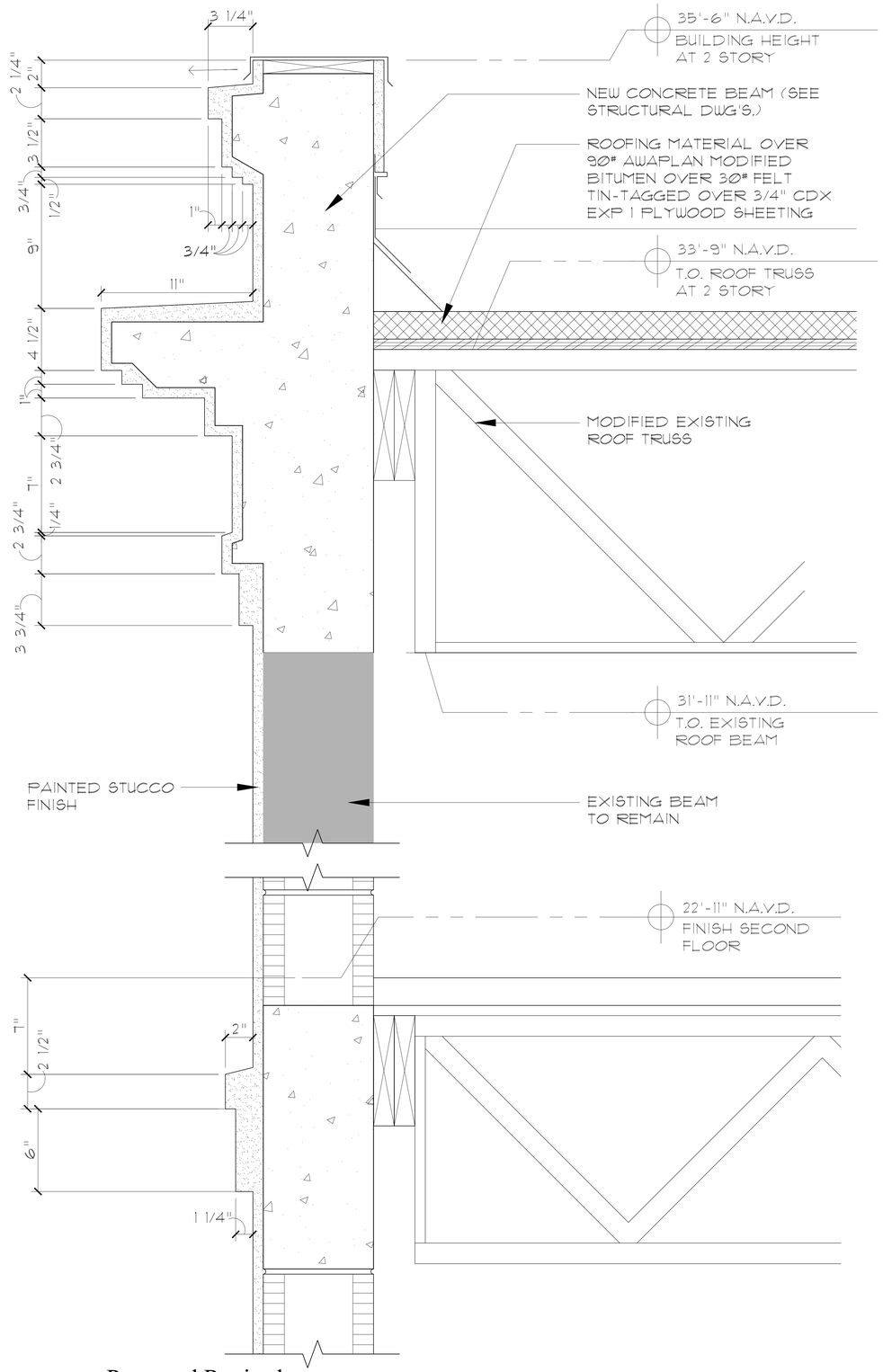
FLORIDA REG. ARCH.
#AR0016839

ARC-26-0012
ZON-26-0023

SHEET NO.
A310



Proposed Revised
Wall Section Detail @ One Story - 150 Dunbar
Scale 3" = 1'-0"



Proposed Revised
Wall Section Detail @ Two Story - 150 Dunbar
Scale 3" = 1'-0"

MP DESIGN & ARCHITECTURE

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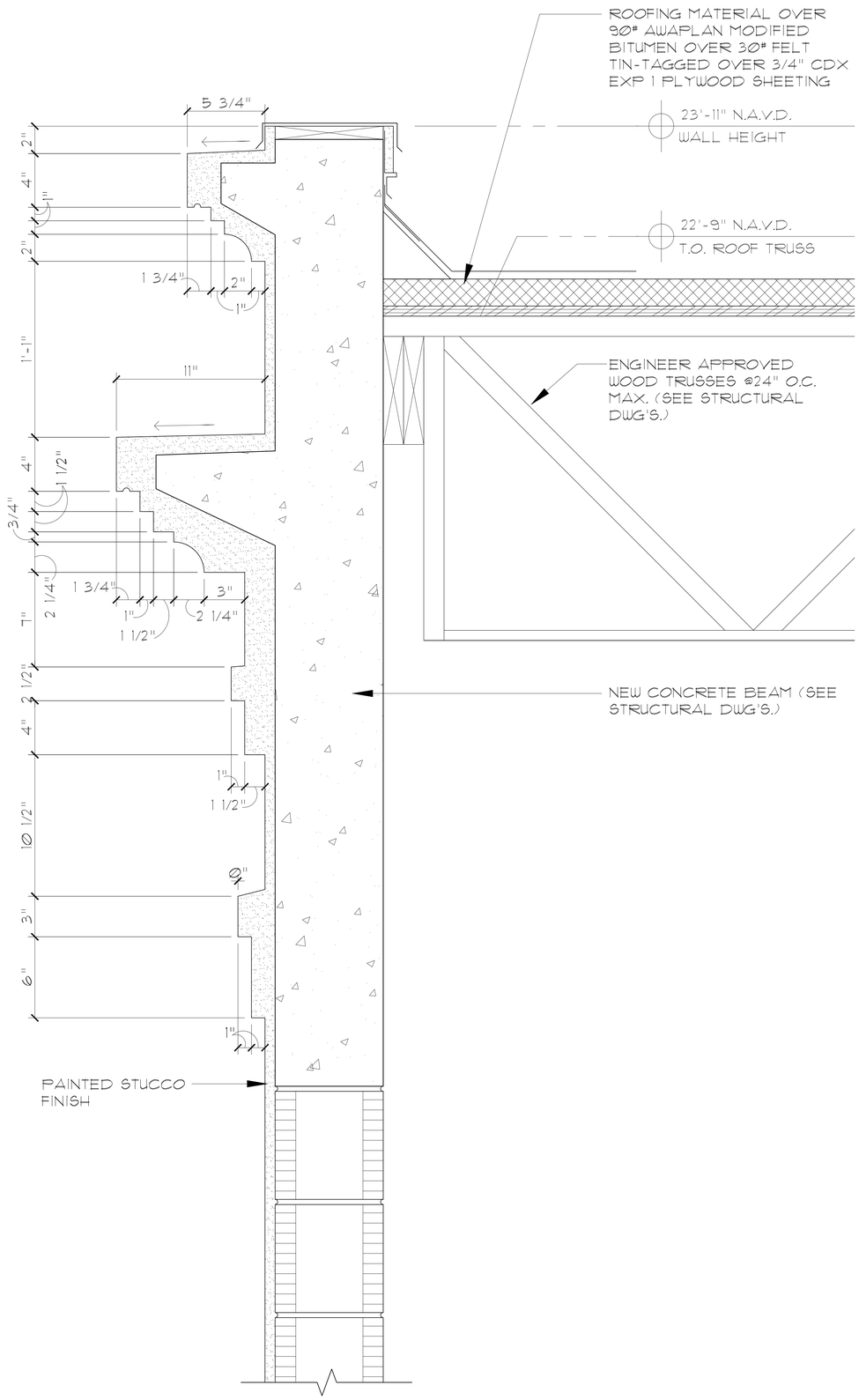
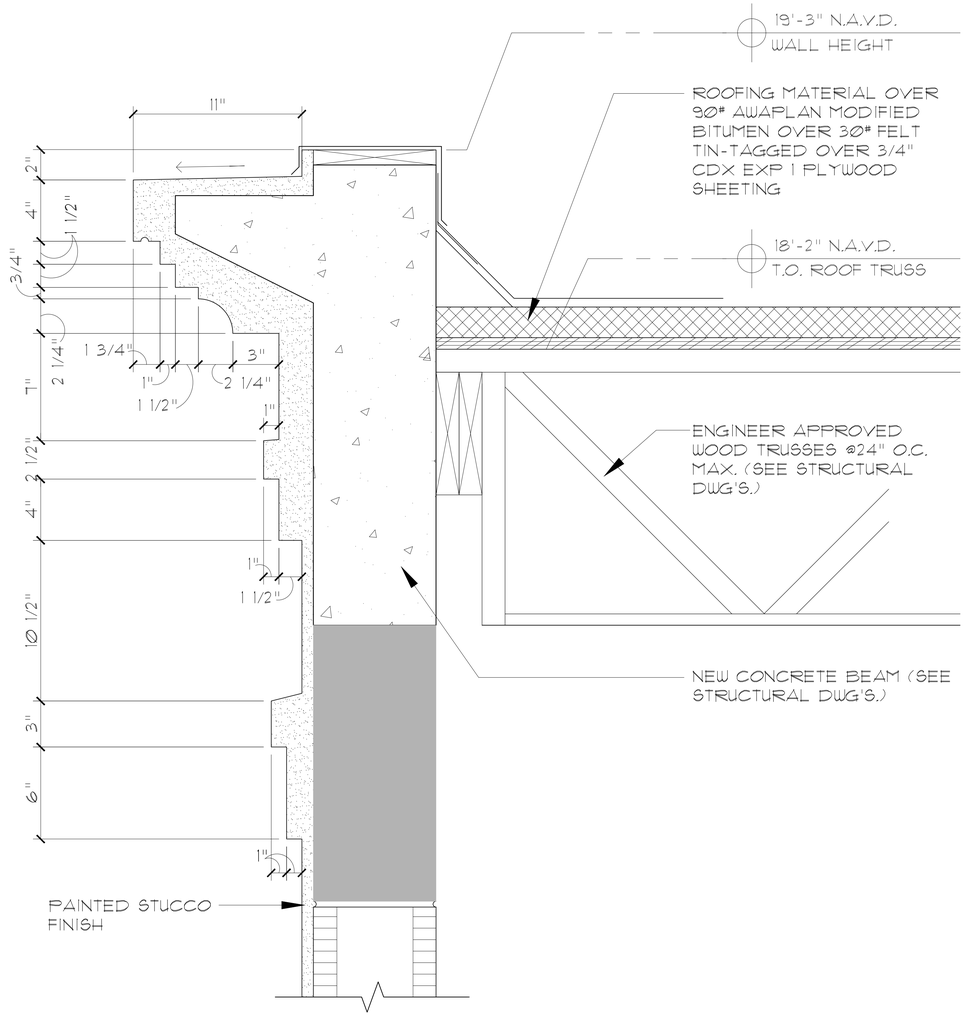
SHEET NO.
A310.1



Previously Submitted
Wall Section Detail @ High Roof - 151 Atlantic
Scale 3" = 1'-0"



Previously Submitted
Wall Section Detail @ Low Roof - 151 Atlantic
Scale 3" = 1'-0"

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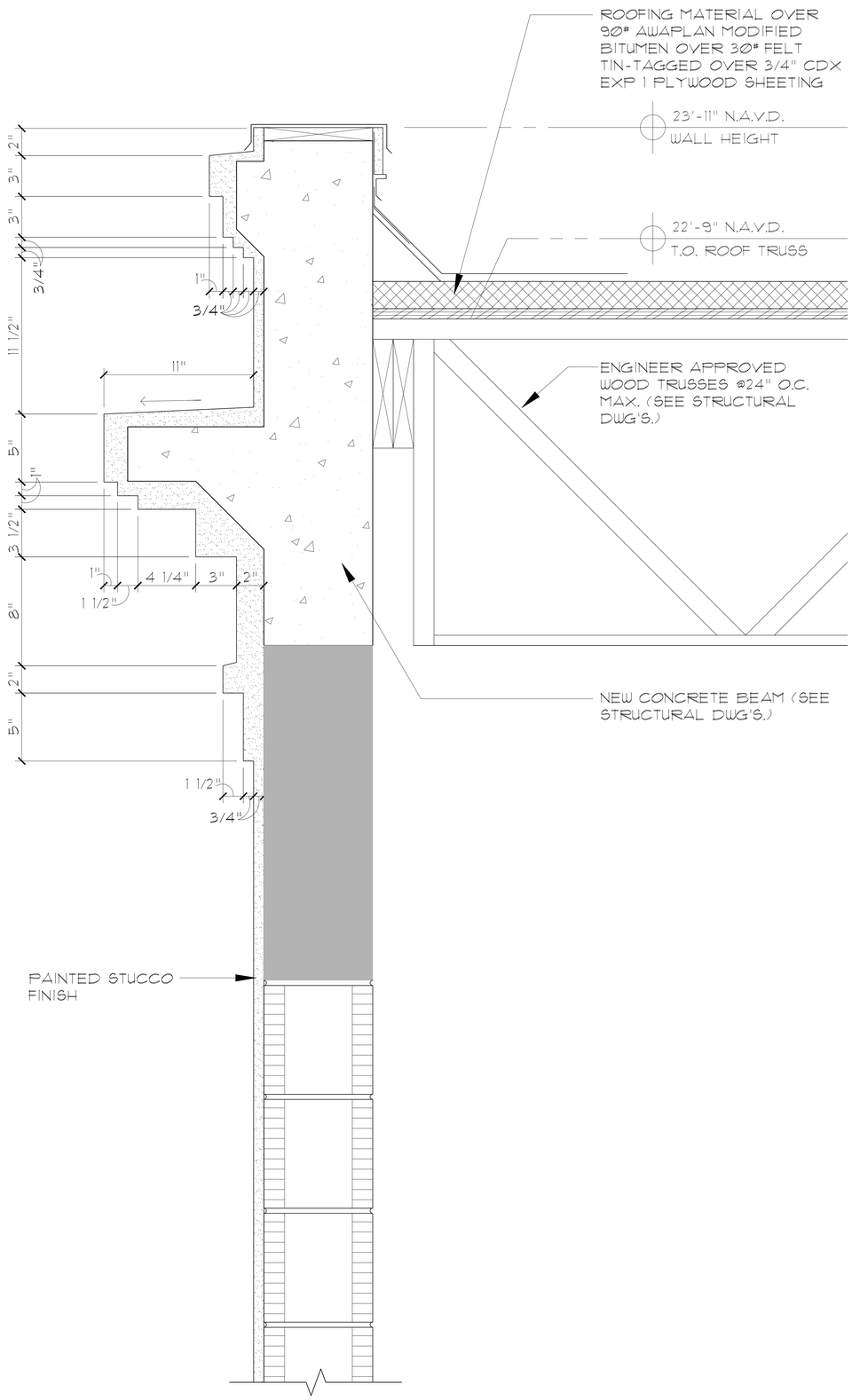
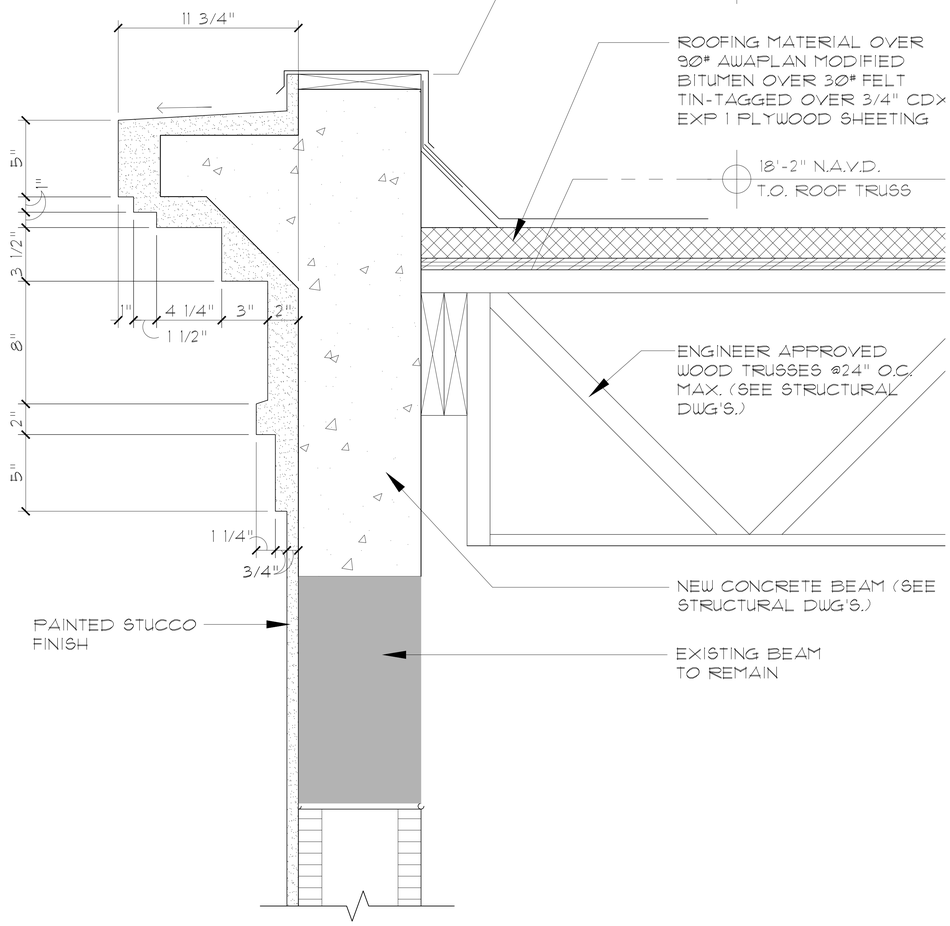
ZON-26-0023

SHEET NO.
A311



Proposed Revised
Wall Section Detail @ High Roof - 151 Atlantic

Scale 3" = 1'-0"



Proposed Revised
Wall Section Detail @ Low Roof - 151 Atlantic

Scale 3" = 1'-0"

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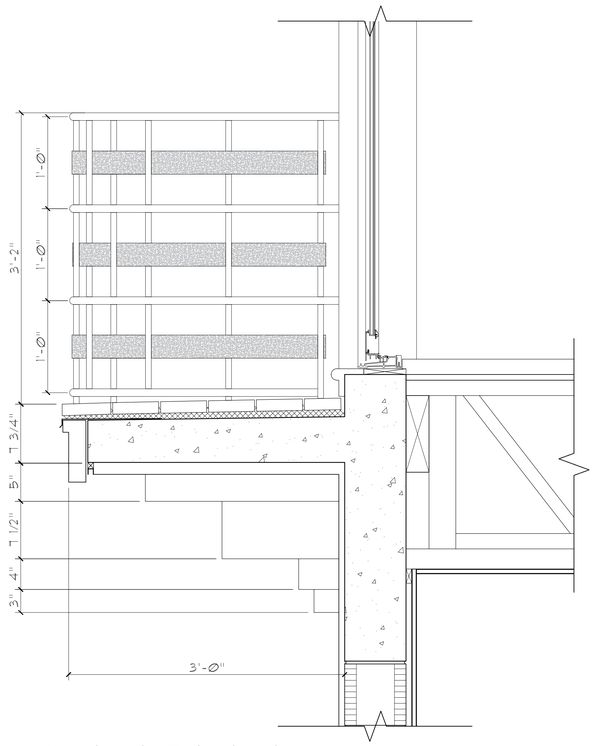
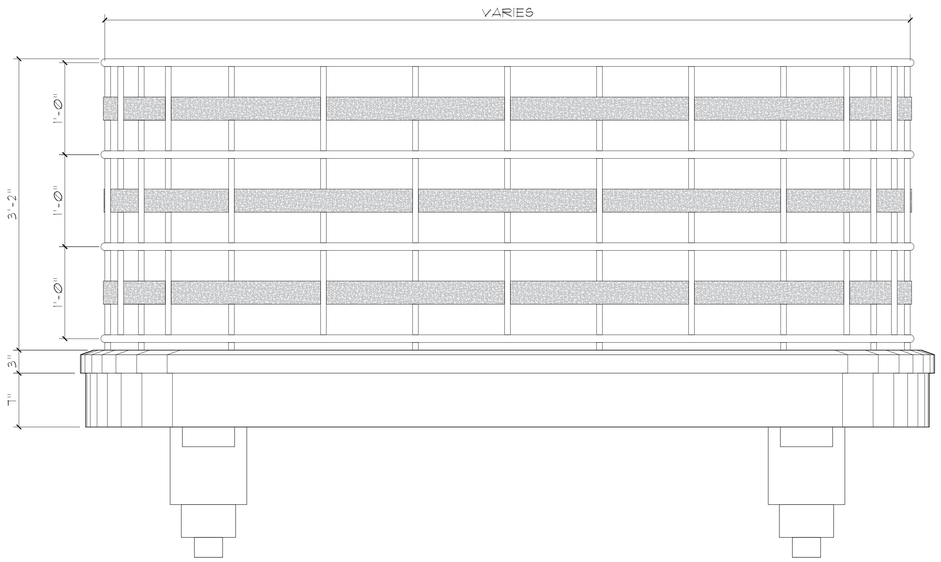
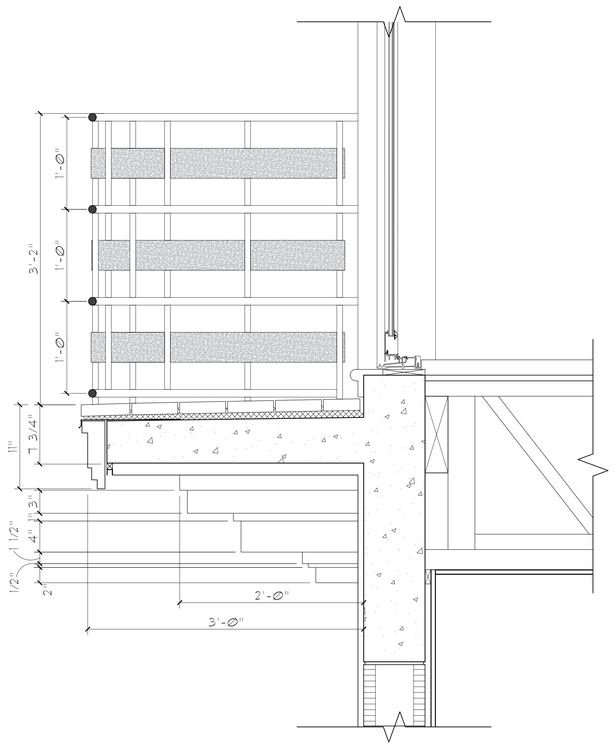


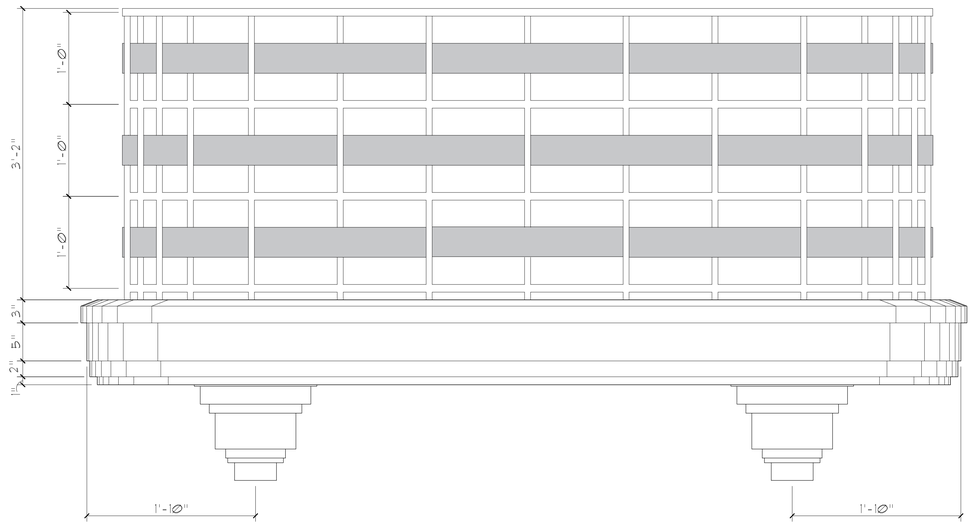
Previously Submitted
Balcony & railing Detail - Section
Scale 1 1/2" = 1'-0"



Previously Submitted
Balcony & railing Detail - Front View
Scale 1 1/2" = 1'-0"



Proposed Revised
Balcony & railing Detail - Section
Scale 1 1/2" = 1'-0"



Proposed Revised
Balcony & railing Detail - Front View
Scale 1 1/2" = 1'-0"

MP DESIGN & ARCHITECTURE
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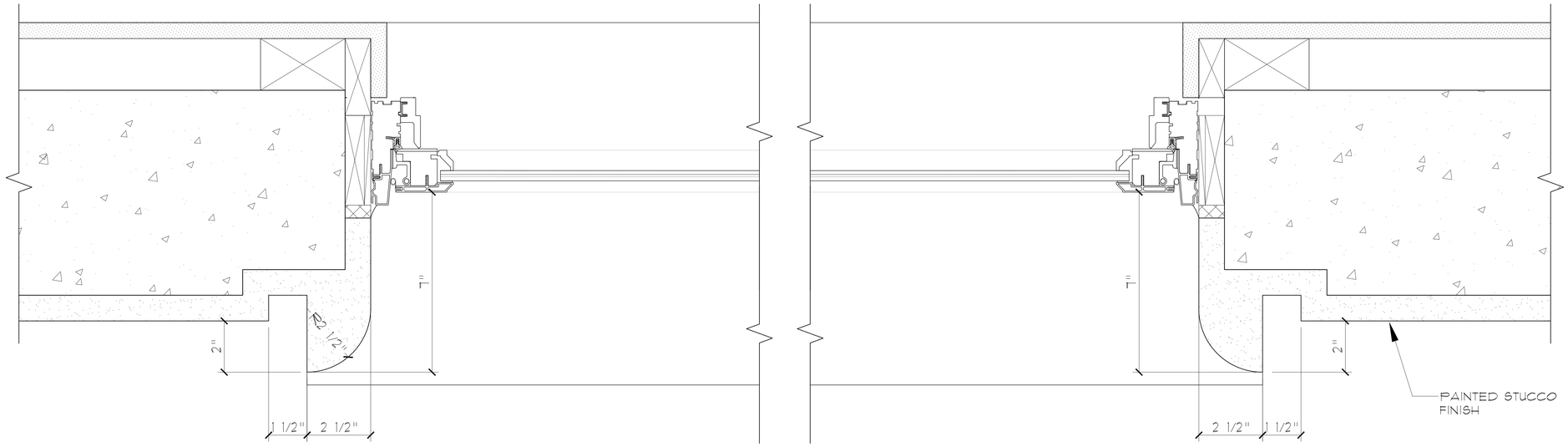
SHEET NO.
A312



Window Trim Detail

Scale 6" = 1'-0"



MP DESIGN & ARCHITECTURE
DESIGN & ARCHITECTURE

JEAN-LOUIS DENIOT
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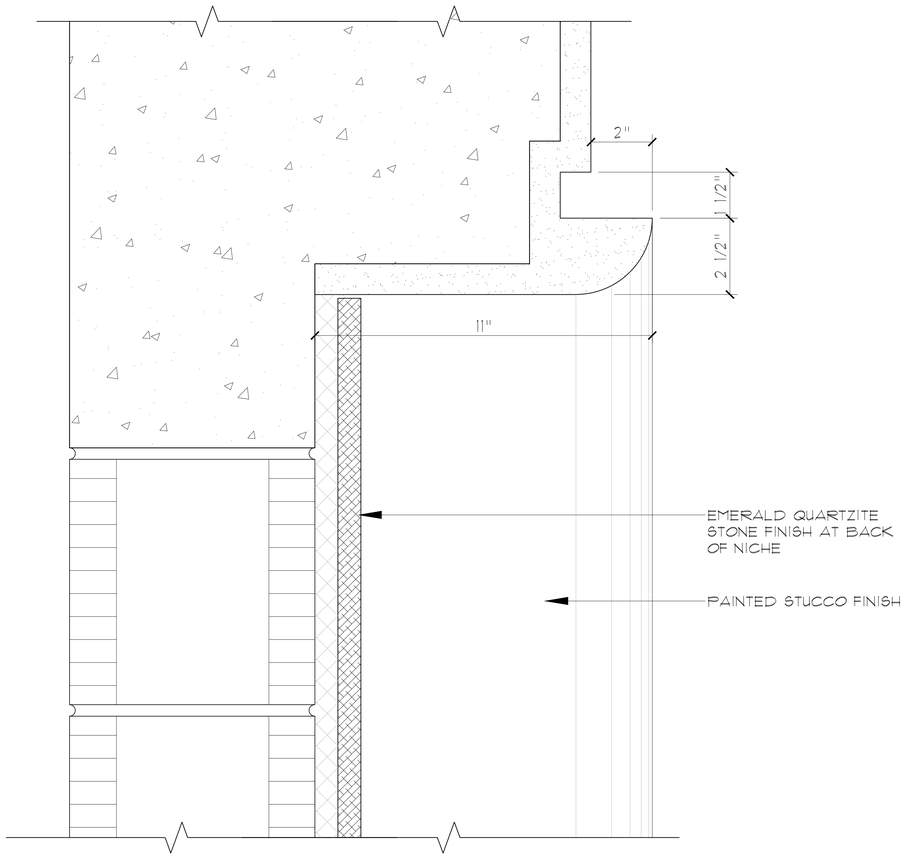
SHEET NO.
A313





Niche Head Detail

Scale 6" = 1'-0"

MP DESIGN & ARCHITECTURE

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Furnishing
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STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
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FLORIDA REG. ARCH.
FARO016639

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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.
A314



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%

N E 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"

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.

01 JULY 2026
24 JUNE 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

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

NIEVERA WILLIAMS
DESIGN

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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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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

NIEVERA WILLIAMS
DESIGN

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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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F: 561-659-2113

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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

NIEVERA WILLIAMS
DESIGN

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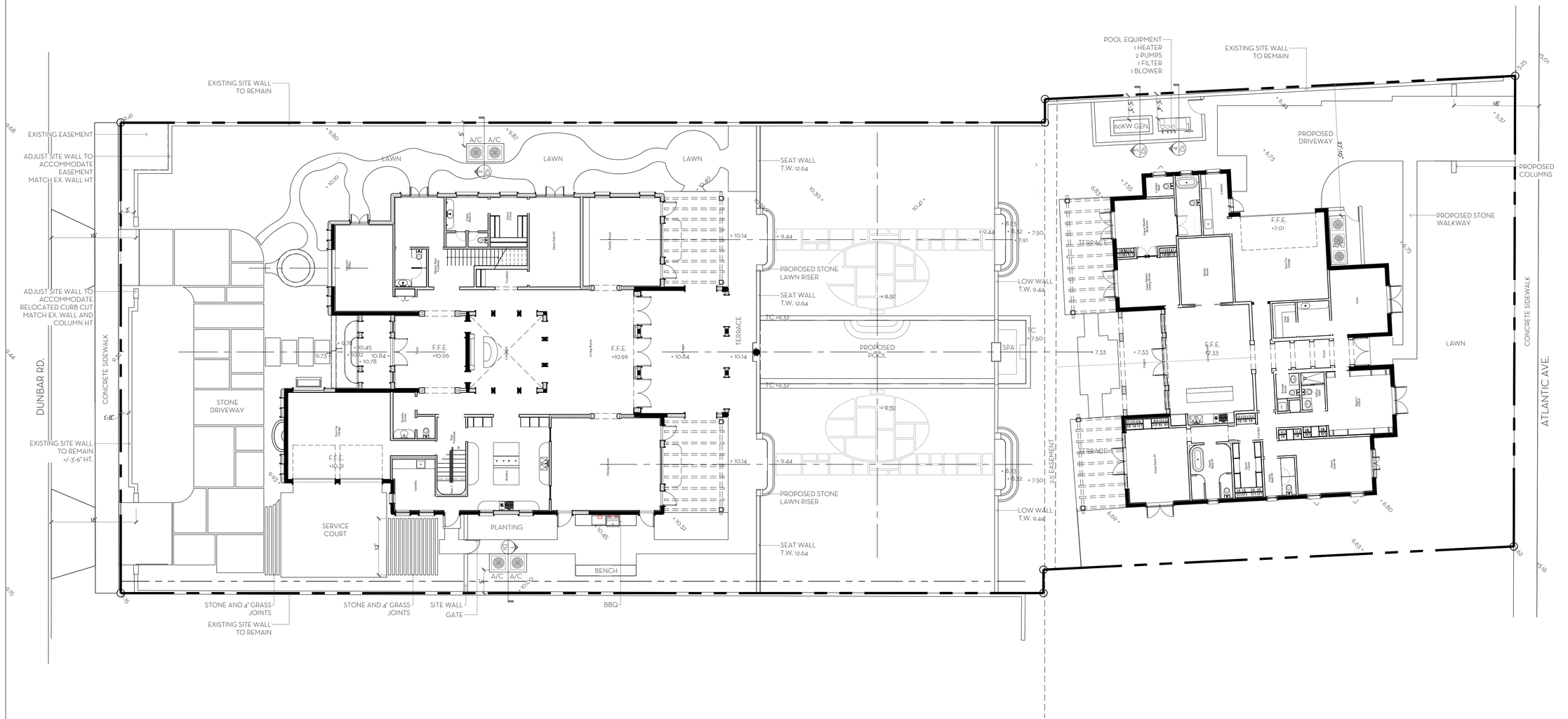
EL4



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 =	15,589.6	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"

HARDSCAPE PLAN
RESIDENCE
150 DUNBAR ROAD, PALM BEACH, FL.

01 JULY 2026
24 JUNE 2026

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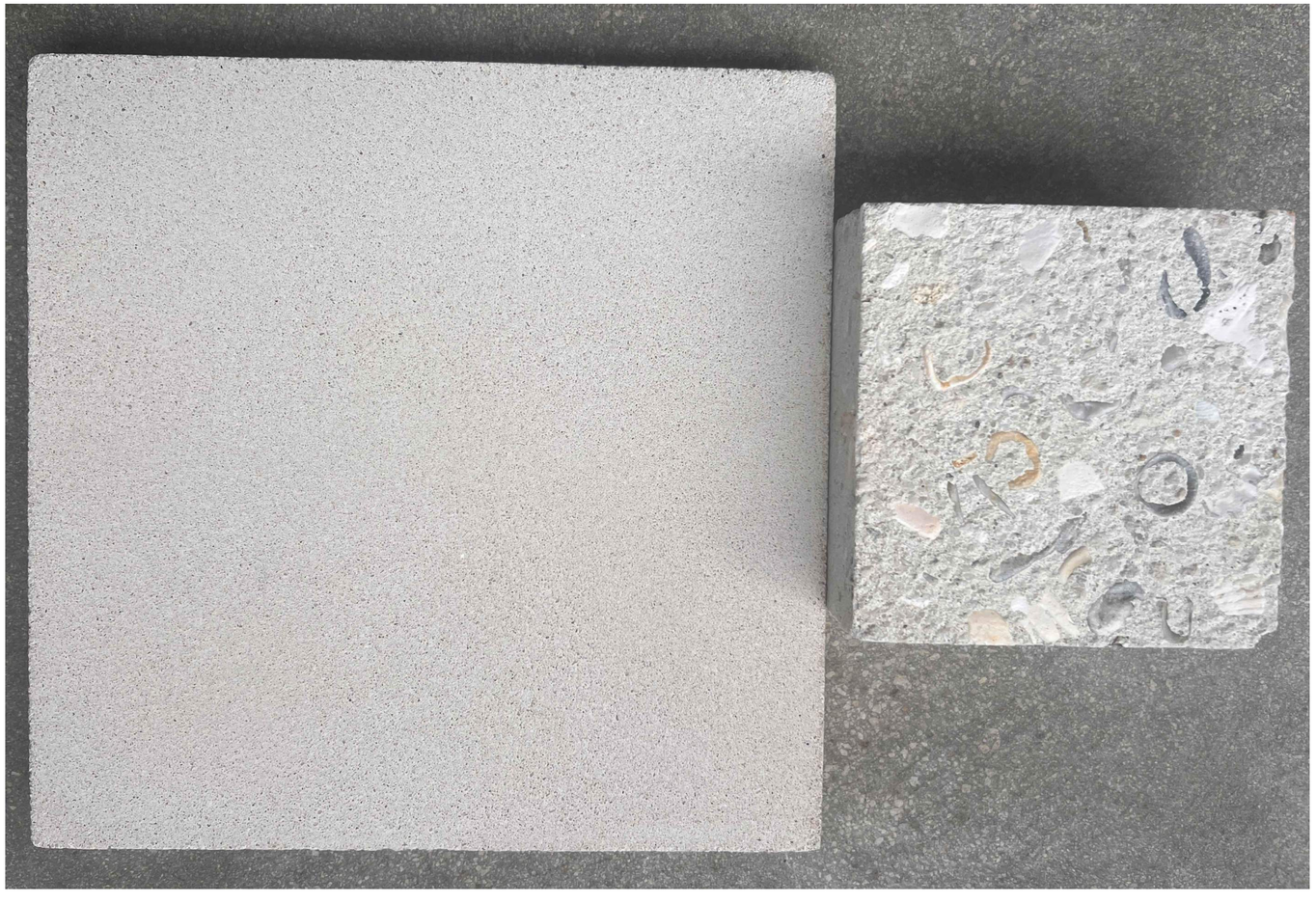
L1



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.

01 JULY 2026
24 JUNE 2026

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DESIGN

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L2

(5) DWARF ELEPHANT EAR 3 GAL.
(1) ZAMIA 4'X4'
(1) GREEN BUTTONWOOD 15' X 15'
(1) GARDENIA 3'X3'
(15) BEGONIA 3 GAL.
(3) JAPANESE TREE FERN 6-8' HT.
(95) CARISSA 3 GAL.
(1) HELICONIA 4' HT.
(3) PYGMY DATE PALM 8-10' CT.
(1) TRAVELERS PALM 6-8' HT.
(1) COCONUT PALM 14' GW.
(10) SHELL GINGER 7 GAL.
(1) WHITE BIRD 12' HT.
(3) CHINESE FAN PALM 3'X3'
(8) MONTGOMERY PALM 14' C.T.
(67) BEACH CREEPER 3 GAL.
(8) GIANT ELEPHANT EAR 7 GAL.
(18) FIREBUSH 3 GAL.
(4) DOMBEYA 3'X3'
(1) GREEN BUTTONWOOD 20' X 20'
(25) GREEN ISLAND FICUS 3 GAL.
(1) SEA GRAPE 20' HT.
(30) SERISSA 3 GAL.
(2) THRINAX PALM 8' CT.
(3) THRINAX 4' X 4'
(2) ALEXANDER PALM 10' CT.
(1) BANYAN 20' X 20'
(1) RECLINATA PALM 15' HT.
(4) WHITE BIRD 14' HT.
(4) TRAVELERS PALM 18' HT.
(3) COCONUT PALMS 14' GW
(1) SEA GRAPE 12' HT.
(1) TRAVELERS PALM 16' HT.
(3) PYGMY DATE PALM 8-10' CT.
(1) PIGEON PLUM 16' HT.
(8) DATE PALM 16' CT.
(20) GREEN BUTTONWOOD 14' HT. FTB
(1) JAPANESE FERN TREE 10' HT.
(1) COCONUT PALM 12-14' HT.
(27) PODOCARPUS 6' HT.
(3) ALEXANDER PALM 12' CT.
(1) TRAVELERS PALM 14 HT.
(3) MACARTHUR CLUSTER 16' HT.
(40) BEACH CREEPER 3 GAL.
(1) WHITE BIRD 10' HT.
(3) ARECA PALMS 10' HT.
(1) TRAVELERS PALM 15' HT.
(1) PIGEON PLUM 16' HT.
(2) PYGMY DATE PALM 12-14' CT.
(12) CHINESE FAN PALM 5' X 5'
(20) BEACH CREEPER 3 GAL.
(1) GREEN BUTTONWOOD 15' X 15'
(5) COCONUT PALM 14' HT.
(2) WHITE BIRD 10-12 HT.
(13) PHILODENDRON GIGANTEUM 7 GAL.
(9) PHILODENDRON GIGANTEUM 7 GAL.
(20) SHELL GINGER 15 GAL.
(6) FELICONIA 15 GAL.
(28) SILVER SAW PALMETTO 15 GAL.
(28) NETTY JASMINE 3 GAL.
(1) COCONUT PALM 16' GW.
(21) WART FERN 3 GAL.
(1) AUSTRALIAN TREE FERN 6' HT.
(24) DWARF ELEPHANT EARS 3 GAL.
(3) AUSTRALIAN TREE FERNS 8-10' HT.
(16) PHILODENDRON BURLE MARX 3 GAL.
(33) COONTIE 3 GAL.
(1) CHINESE FAN PALM 4' X 4'
(4) GARDENIA 3' X 3'
(6) COCONUT PALMS 16' GW.
(50) WALTERS VIBURNUM 7 GAL.
(2) PHILODENDRON GIGANTEUM 7 GAL.
(4) GARDENIA 3' X 3'
(3) DION 3' X 3'
(10) BEACH CREEPER 3 GAL.
(25) BEACH CREEPER 3 GAL.
(33) GREEN BUTTONWOOD 12' HT. FTB
(1) GUMBO LIMBO 15' X 15'
(1) CALOPHYLLUM 14' HT.
(17) GREEN BUTTONWOOD 14' HT. FTB
(2) TRAVELERS PALM 12' HT.
(2) MACARTHUR PALM 15' HT.
(2) TRAVELERS PALM 12' HT.
(3) TRAVELERS PALM 12' HT.
(2) GARDENIA 3' X 3'
(1) WHITE BIRD 14' HT.
(10) HELICONIA 3 GAL.
(20) GREEN BUTTONWOOD 14' HT. FTB
(8) PHILODENDRON GIGANTEUM 7 GAL.
(1) RECLINATA PALM 16' HT.
(1) COCONUT PALM 12-14' CT.
LAWN
POOL

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

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

LANDSCAPE PLAN
RESIDENCE
150 DUNBAR ROAD, PALM BEACH, FL.

01 JULY 2026
24 JUNE 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
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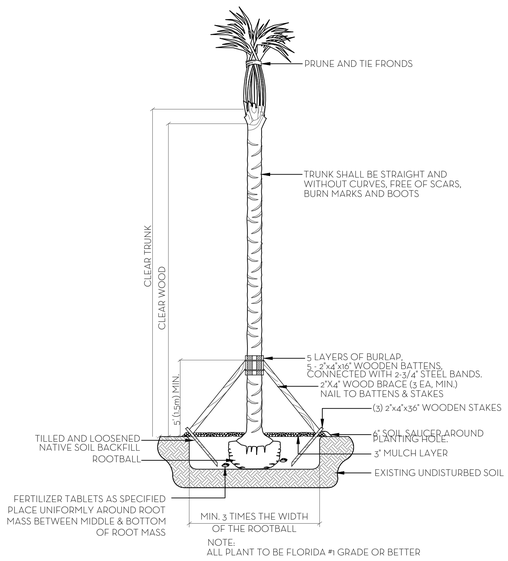
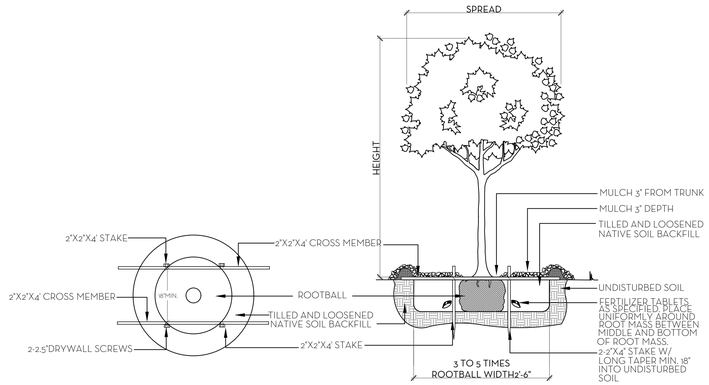
LP1



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

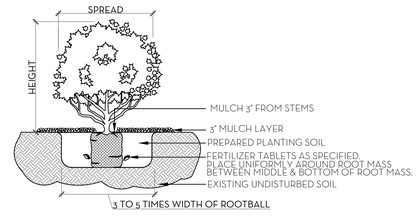
PALM PLANTING DETAIL
N.T.S.

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.



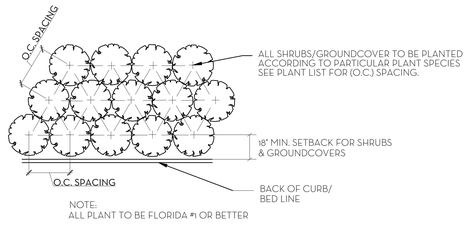
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

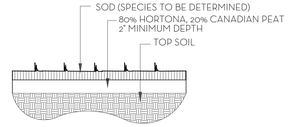
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

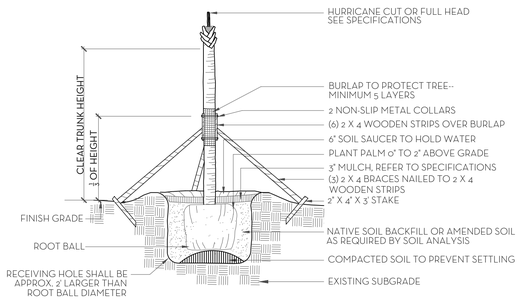
PLANT SPACING DETAIL
N.T.S.

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



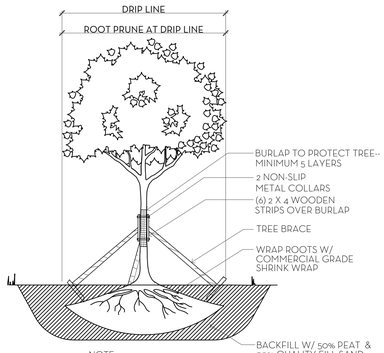
SOD PLANTING DETAIL
N.T.S.

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



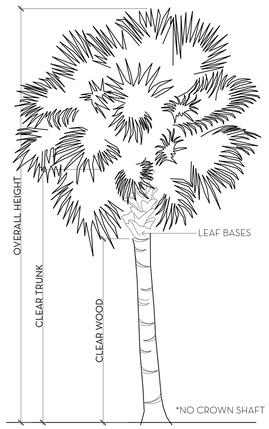
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

150 Dunbar Rd.
07/01/26

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	Australian Tree Fern	Alsophila australis	1	6' HT.	
4	Calophyllum	Calophyllum brasiliense	1	14' HT.	
5	Green Buttonwood	Conocarpus erectus	2	15' x 15'	✔
6	Green Buttonwood	Conocarpus erectus	1	20' x 20'	✔
7	Banyan Tree	Ficus benghalensis	1	20' x 20'	
8	Gumbo Limbo	Bursera simaruba	1	15' x 15'	✔
9	Japanese Fern Tree	Filicium decipiens	3	6-8' HT.	
10	Seagrape	Coccoloba uvifera	1	20' HT.	✔
11	Seagrape	Coccoloba uvifera	1	12' HT.	✔
12	Japanese Fern Tree	Filicium decipiens	1	10' HT.	
13	Japanese Fern Tree	Filicium decipiens	1	16' HT.	
14	Pigeon Pum	Coccoloba diversifolia	3	16' HT.	✔
15			20		45%
16	PALMS				
17	Alexander Palm	Ptychosperma elegans	3	12' CT.	
18	Alexander Palm	Ptychosperma elegans	2	10' CT.	
19	Areca Palm	Dypsis lutescens	3	10' HT.	
20	Chinese Fan Palm	Livistona chinesis	3	3' x 3'	
21	Chinese Fan Palm	Livistona chinesis	1	4' x 4'	
22	Chinese Fan Palm	Livistona chinesis	12	5' x 5'	
23	Coconut Palm	Cocos nuifera	7	16' GW.	
24	Coconut Palm	Cocos nuifera	5	14' HT.	
25	Coconut Palm	Cocos nuifera	4	14' GW.	
26	Coconut Palm	Cocos nuifera	2	12-14' HT.	
27	Date Palm	Phoenix dactylifera	8	16' CT.	
28	Macarthur Palm Cluster	Ptychosperma macarthurii	3	16' HT.	
29	Macarthur Palm	Ptychosperma macarthurii	2	15' HT.	
30	Montgomery Palm	Veitchia montgomeryana	8	14' CT.	
31	Pygmy Date Palm	Phoenix roebelenii	6	8-10' CT.	
32	Pygmy Date Palm	Phoenix roebelenii	2	12-14' CT.	
33	Reclinata Palm	Phoenix reclinata	1	15' CT.	
34	Reclinata Palm	Phoenix reclinata	1	16' HT.	
35	Travelers Palm	Ravenala madagascariensis	4	18' HT.	
36	Travelers Palm	Ravenala madagascariensis	1	16' HT.	
37	Travelers Palm	Ravenala madagascariensis	1	14' HT.	
38	Travelers Palm	Ravenala madagascariensis	7	12' HT.	
39	Travelers Palm	Ravenala madagascariensis	1	6-8' HT.	
40	Thrinax Palm	Thrinax radiata	2	8' CT.	
41	Thrinax Palm	Thrinax radiata	3	4' x 4'	
42	White Bird of Paradise	Strelitzia nicolai	5	14' HT.	
43	White Bird of Paradise	Strelitzia nicolai	1	12' HT.	
44	White Bird of Paradise	Strelitzia nicolai	2	10-12' HT.	
45	White Bird of Paradise	Strelitzia nicolai	1	10' HT.	
46			100		
47	HEDGE/SHRUB				
48	Dioon	Dioon edule	3	3' x 3'	
49	Giant Elephant Ear	Alocasia gigantea	8	7 GAL.	
50	Dwarf Elephant Ear	Alocasia 'Dwraf Calidora'	29	3 GAL.	
51	Gardenia	Garenia jasminoides 'Miami Supreme'	18	3' x 3'	
52	Green Buttonwood	Conocarpus erectus	57	14' HT. FTB	✔
53	Green Buttonwood	Conocarpus erectus	33	12' HT. FTB	✔
54	Heliconia	Heliconia	1	4' HT.	
55	Heliconia	Heliconia	20	3 GAL.	
56	Wart Fern	Microsorum scolopendrium	21	3 GAL.	
57	Shell Ginger	Alpinia zerumbet	35	3 GAL.	
58	Shell Ginger	Alpinia zerumbet	10	7 GAL.	
59	Silver Saw Palmetto	Serenoa repens	56	3 GAL.	✔
60	Philodendron 'Burle Marx'	Philodendron 'Burle Marx'	16	3 GAL.	
61	Philodendron 'Giganteum'	Philodendron 'Giganteum'	40	7 GAL.	
62	Firebush	Croton lucidus	18	3 GAL.	✔
63	Netty Jasmine	Tabernaemontana divaricata 'Netty'	28	3 GAL.	
64	Walters Viburnum	Viburnum obovatum	30	3' HT.	✔
65	Zamia	Zamia integrifolia	1	4'x4'	✔
66	Zamia	Zamia integrifolia	33	3 GAL.	✔
67	Podocarpus	Podocarpus macrophyllus	27	6'-8' FTB	
68	Begonia	Begonia odorata 'Alba'	15	3 GAL.	
69	Carissa	Carissa macrocarpa	95	3 GAL.	
70	Serissa	Serissa japonica	30	3 GAL.	
71	Green Island Ficus	Ficus microcarpa 'Green Island'	25	3 GAL.	
72	Dombeya	Dombeya x 'Seminole'	4	3'x3'	
73			653		35%
74	GROUND COVER/VINES				
75	Beach Creeper	Ernodea littoralis	162	3 GAL	✔
76			162		100%
77	SOD				
78	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%)	15,589.6 (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)	45%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	35%
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.

01 JULY 2026
24 JUNE 2026

NIEVERA WILLIAMS
DESIGN

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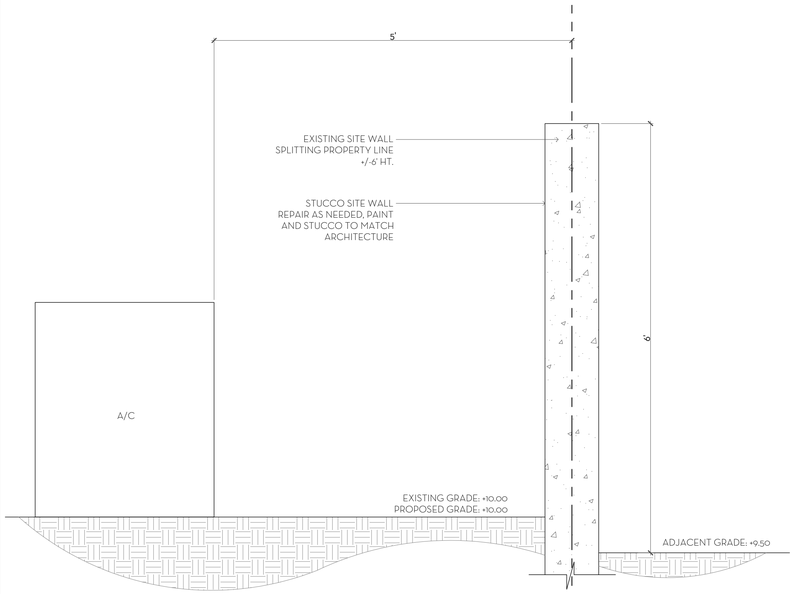
NIEVERAWILLIAMS.COM

LP2



1 D1 NORTHWEST EQ. SECTION
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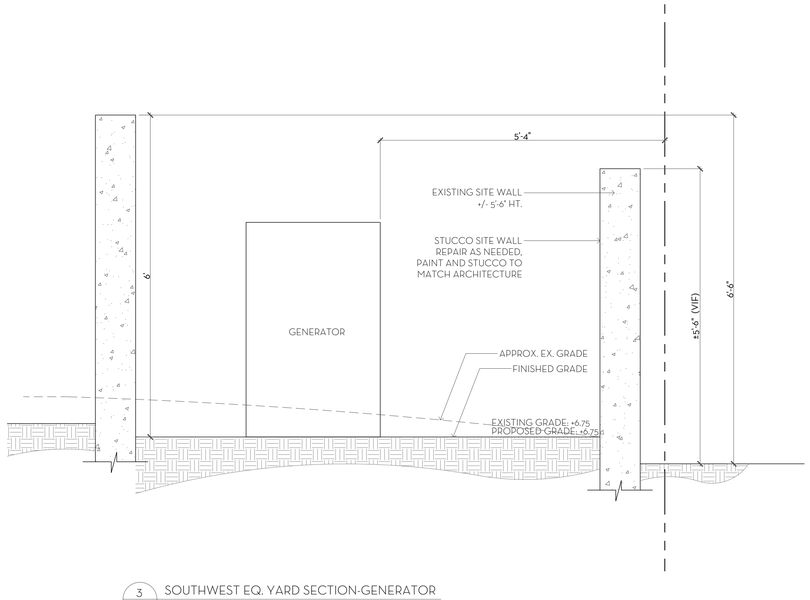

3 D1 SOUTHWEST EQ. YARD SECTION-GENERATOR
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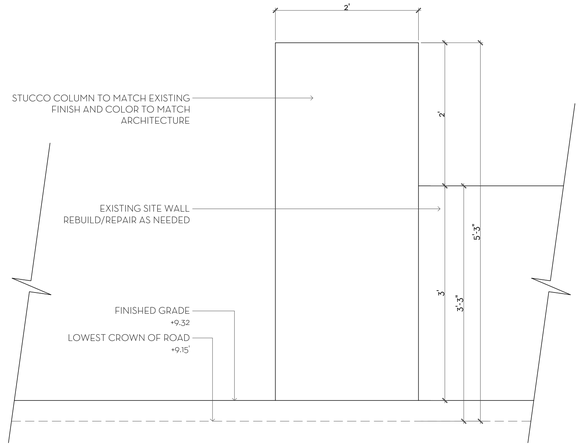

5 D1 TYP. WALL AND COLUMNS-DUNBAR
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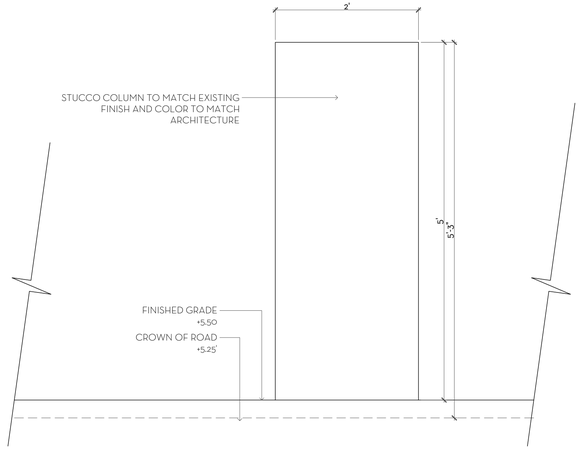

5 D1 TYP. WALL AND COLUMNS-ATLANTIC
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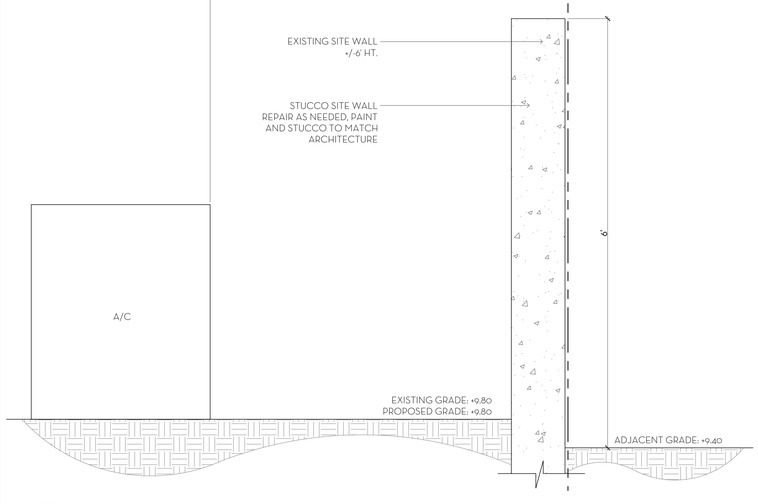

2 D1 NORTHEAST EQ. SECTION
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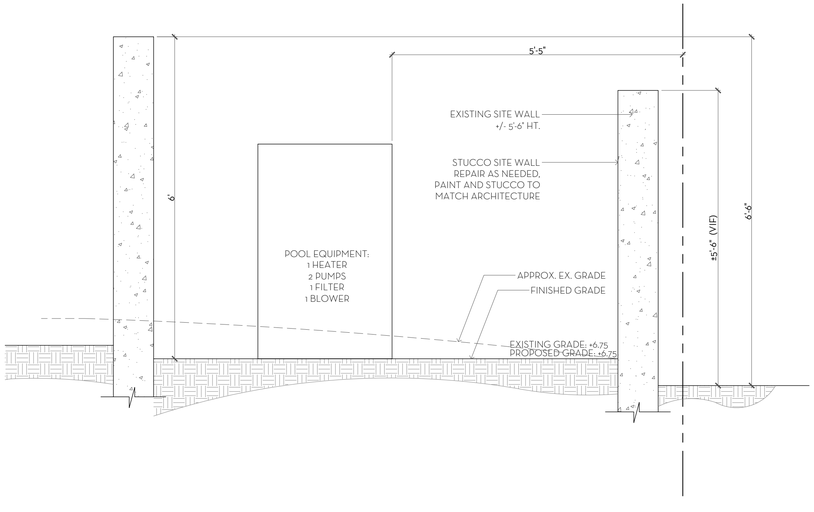

4 D1 SOUTHWEST EQ. YARD SECTION-POOL EQ.
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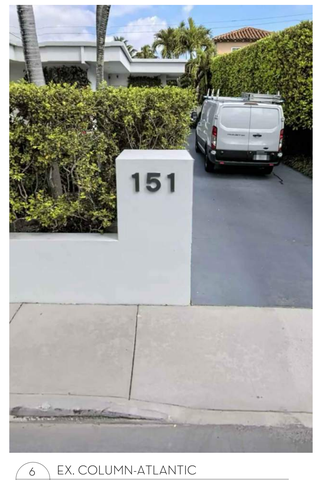
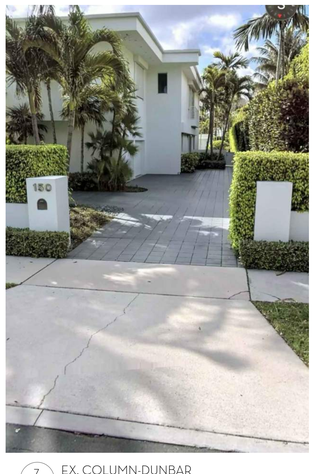


6 D1 EX. COLUMN-ATLANTIC



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.

01 JULY 2026
24 JUNE 2026

NIEVERA WILLIAMS
DESIGN

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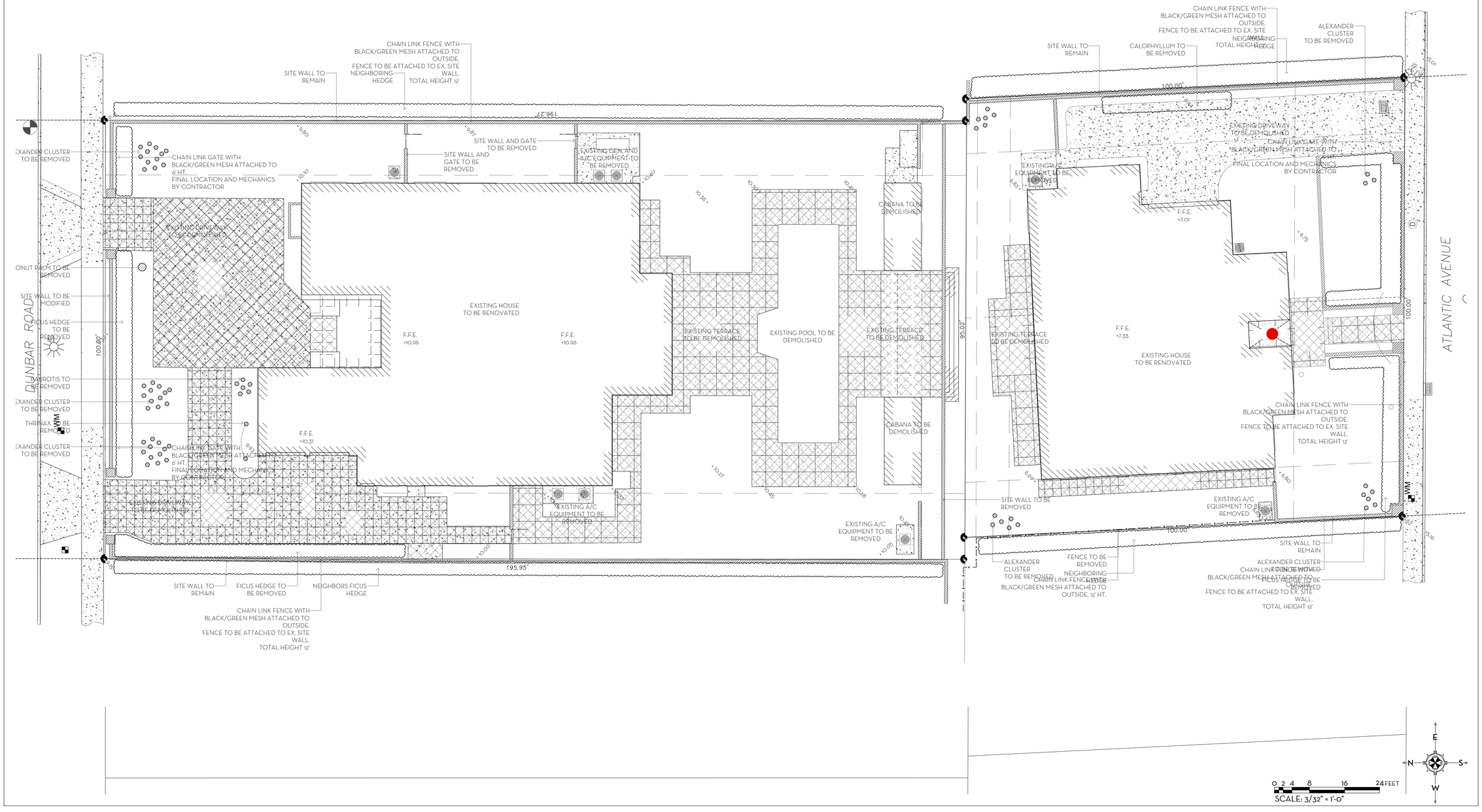
D1



MARIO F. NIEVERA

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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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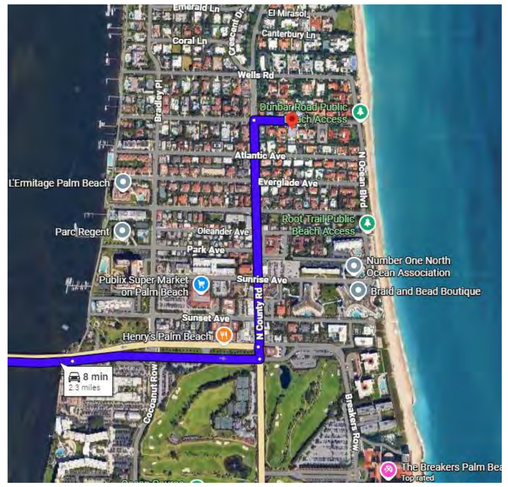
EX



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

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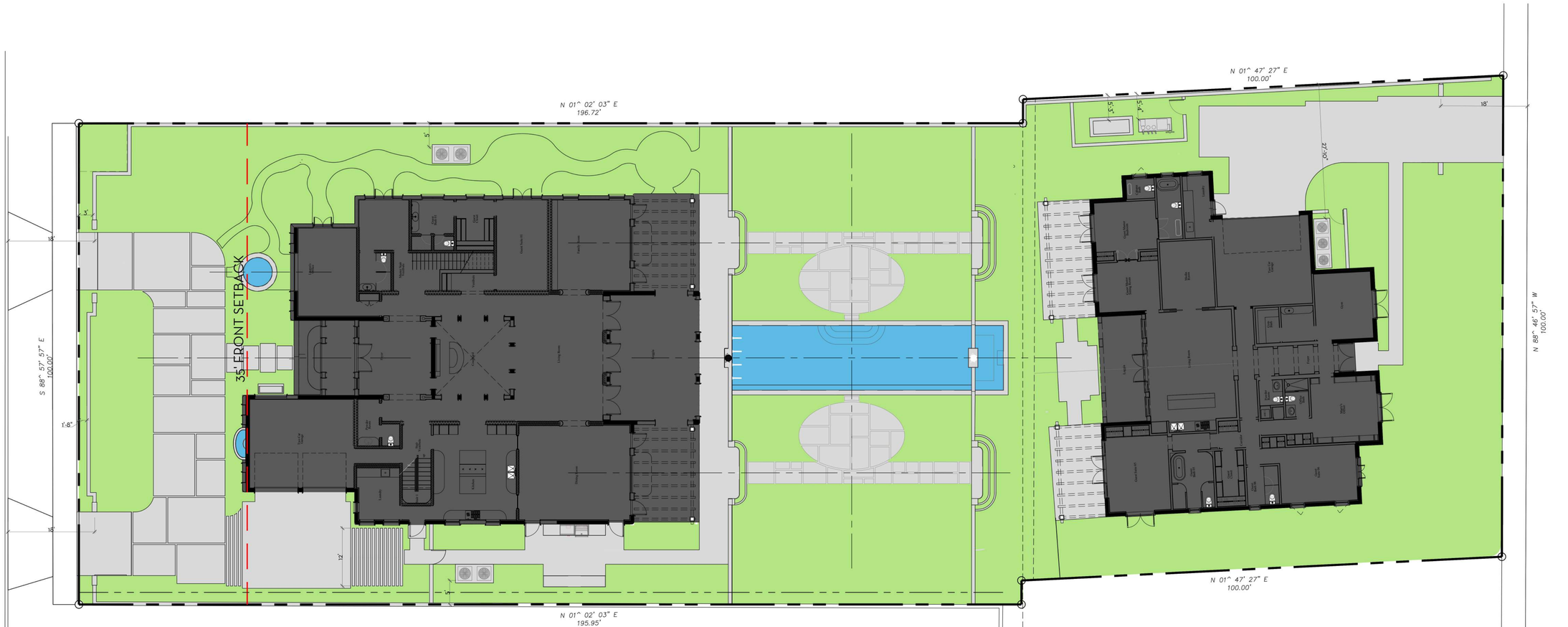
CSP



Line #	Landscape Legend		
1	**Property Address:**	150 Dunbar Rd.	
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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%)
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9	Native Shrubs & Vines %	30% (number of shrubs & vines)	35%
10	Native Groundcover %	30% (groundcover area)	100%

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OR

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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 *REV BF 20230727*

OVERALL R-A SITE CALCULATIONS:

SITE AREA=	29,597	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	14,799	SQ FT	50%
PROPOSED =	15,589.6	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%

OPEN SPACE LEGEND

- LANDSCAPE
- HARDSCAPE
- WATER FEATURE
- BUILDING

0 2 4 8 16 24 FEET

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

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State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

RESIDENCE

150 DUNBAR ROAD, PALM BEACH, FL.

01 JULY 2026
24 JUNE 2026

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OS1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 29, 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: 7/22/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

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
Architecture: Asbacher Architecture, Inc. (Kevin Asbacher)
Landscape: Environment Design Group (Dustin Mizell)

HISTORY:
The application was originally heard at the May 27, 2026 ARCOM meeting and was deferred for one month to the June 24 meeting with comments generally directed at studying building massing/height, fenestration proportions, and architectural and site details and materials.

The application was reviewed again at the June 24, 2026 ARCOM meeting and was deferred for an additional month for further study.

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 07/02/2026.

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: 3.77
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 no variances or waivers are being requested.

The application was reviewed previously at the May and June 2026 ARCOM meetings and was deferred both times for further study of architectural details, massing and hardscape features. The applicant has resubmitted plans in response to commission comments. Modifications include: reduced eave height at garage; reduced window heights at first and second floor; reduction in number of sconces at garage; modified front entry; reduced building height; reduction in height and width of chimney; modified driveway material and pattern.

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 driveway is proposed with two curb cuts to create a circular drive. The west side yard serves as an outdoor living area with 'T' shape swimming pool is enclosed by a masonry site wall painted to match the residence. The east side of the property next to the two-car garage is proposed with 7' masonry 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.





Rendering of Currently Proposed North (Front) Elevation with Landscaping..



Previously Proposed North (Front) Elevation at Cherry Lane.



Currently Proposed North (Front) Elevation at Cherry Lane.



Currently Proposed North (Front) Color Elevation at Cherry Lane.



Color Rendering of Previously Proposed Landscape Plan.



Color Rendering of Currently 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

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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.

120 SOUTH OLIVE AVENUE, SUITE 404 WEST PALM BEACH, FLORIDA 33401
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PROPOSED RESIDENCE

222 CHERRY LANE
PALM BEACH, FLORIDA 33480

ARC-26-0021
PRESENTATION
ARCOM HEARING: July 29, 2026

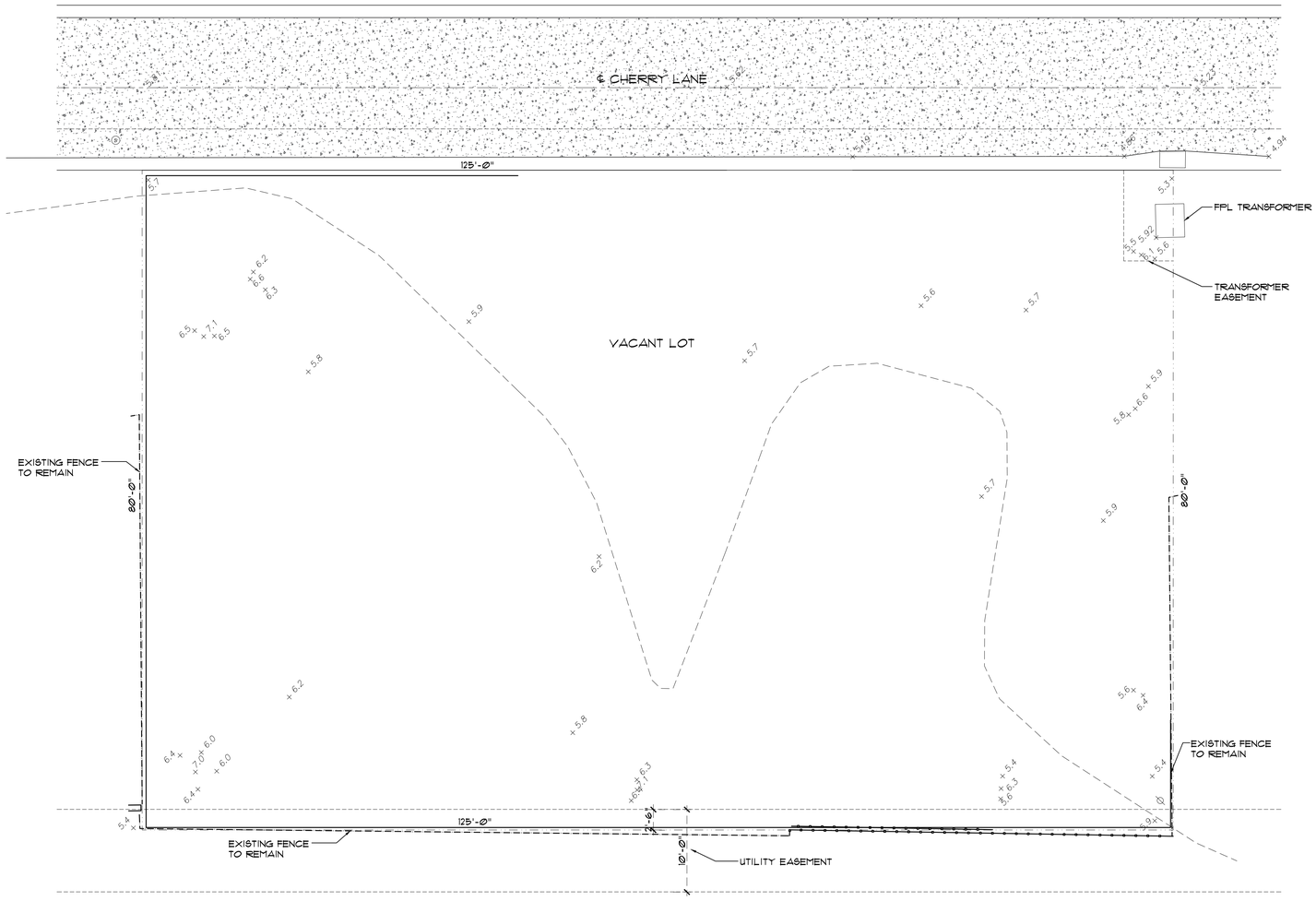
PROJECT TEAM

ARCHITECT
ASBACHER ARCHITECTURE
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FL 33401

CIVIL ENGINEER
GRUBER CONSULTING ENGINEERS
2475 MERCER AVENUE, SUITE 305
WEST PALM BEACH, FLORIDA 33401

LANDSCAPE ARCHITECT
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD, SUITE 20-B
PALM BEACH, FLORIDA 33480

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.
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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
JUNE 8, 2026
JULY 6, 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

Zoning Legend

Line #				
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%	2,997/29.9%	2,992 / 29.9%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		2,997'	4,013
12	*Front Yard Setback (Ft.)	25' / 30'	25'-1"/31'-7"	25'-1" / 31'-7"
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	14'-2"E/13'-7"W	14'-2"E/ 13'-7"W
14	* Side Yard Setback (2nd Story) (Ft.)	15.0'	45'-6"E/45'-7 1/2"W	45'-6"E / 45'-7 1/2"W
15	*Rear Yard Setback (Ft.)	10' / 15'	10'-1"/15-1"	10'-1"/ 15'-1"
16	Angle of Vision (Deg.)	105	105	105
17	Building Height (Ft.)	14' / 22'	9'-6"/19'-9"	98'-6"/18'-9"
18	Overall Building Height (Ft.)	30'-0" (37'-0"NAVD)	27'-0" (34'-0") NAVD	25'-6" (33'-6"NAVD)
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.00 (40,000)	3.83 (38,248)	3.60 (35,980)
20	** Max. Fill Added to Site (Ft.)	.59'	.59'	.59'
21	Finished Floor Elev. (FFE)(NAVD)	0'-0" (7'-0"NAVD)	0'-0" (7'-0" NAVD)	0'-0" (7'-0"NAVD)
22	Base Flood Elevation (BFE)(NAVD)	6' NAVD	6' NAVD	6' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	4500 sq ft - 45%	4,585 sq ft - 63%	4,585 sq ft - 45.8%
24	Perimeter LOS (Sq Ft and %)	2250 sq ft - 50%	2,848 sq ft - 63%	2,848 sq ft - 63%
25	Front Yard LOS (Sq Ft and %)	1250 sq ft - 40%	1,640 sq ft - 53.5%	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

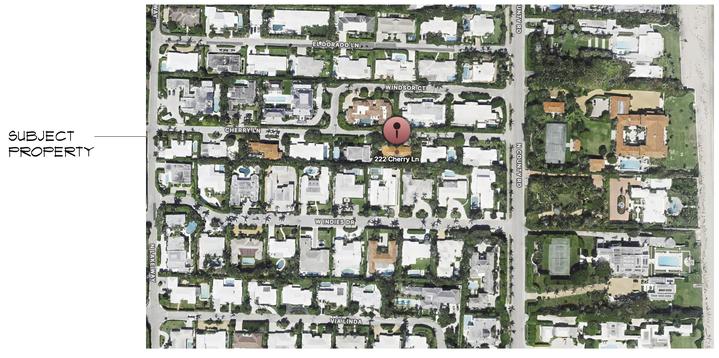
NOTES

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	2,135 S.F.	
GARAGES		568 S.F.
COVERED TERRACE		242 S.F.
COVERED ENTRY		47 S.F.
SECOND FLOOR INTERIOR AREA	993 S.F.	
SUB TOTAL	3,128 S.F.	857 S.F.
TOTAL	3,985 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

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
JUNE 8, 2026
JULY 6, 2026

REVISIONS	
#	DATE

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CHECKED BY:	

SCALE: AS NOTED

A111.00

4
A113

REPAIR EXISTING CONCRETE CURB/APRON AND PAVED ROAD SURFACE AS REQUIRED BY REMOVAL OF THE EXISTING DRIVEWAY APRONS

℄ CHERRY LANE

LINEAR TRENCH DRAIN SEE CIVIL DRAWINGS

NEW MUD SET STONE APRON ON POURED CONCRETE SLAB

STORM WATER CATCH BASIN

3'-0" 11/4"

3'-0" ROW STREET SETBACK

25'-0" SITE TRIANGLE

SITE TRIANGLE

SITE TRIANGLE

SITE TRIANGLE

NEW 6'-0" SITE WALL FENCE CONCEALED IN LANDSCAPING

6'-0" TALL CMU PIERS WITH SELF CLOSING GATES

NEW 6'-0" SITE WALL FENCE CONCEALED IN LANDSCAPING

NEW 6'-0" SITE WALL FENCE CONCEALED IN LANDSCAPING

FPL TRANSFORMER

TRANSFORMER EASEMENT

1.86 NAVD

105.00°

ANGLE OF VISION

ANGLE OF VISION

NEW MOTOR COURT

MUD SET STONE PAVERS

31'-6 3/4" 2ND STORY

25'-1" 1ST STORY

6.00 NAVD

45'-6" 2ND STORY

80'-0"

25'-0" ONE STORY FRONT YARD SETBACK

14'-2" 1ST STORY

COVERED ENTRY

30'-0" TWO STORY FRONT YARD SETBACK

CMU ENCLOSURE WALL TO BE 6'-0" ABOVE ADJACENT GRADE WITH 6'-0" TALL SELF CLOSING GATES

10'-4 3/4" 5'-0" 12'-4" 3'-0"

EXISTING FENCE TO REMAIN

22'-2"

SPA

POOL

8'-4"

NEW TWO STORY RESIDENCE

7'-0" N.A.V.D. FINISH FLOOR

COVERED TERRACE

9'-0" X 18'-0" PARKING SPACE

9'-0" X 18'-0" PARKING SPACE

NEW ONE STORY GARAGE

6'-0" N.A.V.D. FINISH FLOOR

ELEC. METER

60 KW GENERATOR TO BE MOUNTED AT +7'-0" NAVD

5.17 NAVD

5.29 NAVD

5.58 NAVD

5.58 NAVD

3 A113

3 A113

POURED CONCRETE STAIR/LANDING WITH MUD SET STONE

OUTDOOR SHOWER

10'-0" POOL SIDE YARD SETBACK

15'-0" TWO STORY SIDE YARD SETBACK

15'-0" TWO STORY SIDE YARD SETBACK

6'-9"

POOL AND SPA EQUIPMENT TO BE MOUNTED AT +7'-0" NAVD. POOL PUMP TO BE IN A SOUND ENCLOSURE

13'-7" 1ST STORY

ONE STORY SIDE YARD SETBACK

12'-6"

A/C EQUIPMENT TO BE MOUNTED AT +7'-0" NAVD

15'-0" TWO STORY REAR YARD SETBACK

16.33 NAVD

10'-0" ONE STORY REAR YARD SETBACK

12'-4"

13'-6"

10'-1" 1ST STORY

12'-6" ONE STORY SIDE YARD SETBACK

A/C EQUIPMENT TO BE MOUNTED AT +7'-0" NAVD

EXISTING FENCE TO REMAIN

14'-2"

10'-4"

EXISTING FENCE TO REMAIN

A/C EQUIPMENT TO BE MOUNTED AT +7'-0" NAVD

16.00 NAVD

2'-6"

125'-0"

10'-0"

UTILITY EASEMENT

N

W

E

S

PREVIOUSLY PROPOSED

4
A113

1 PROPOSED SITE PLAN

3/16" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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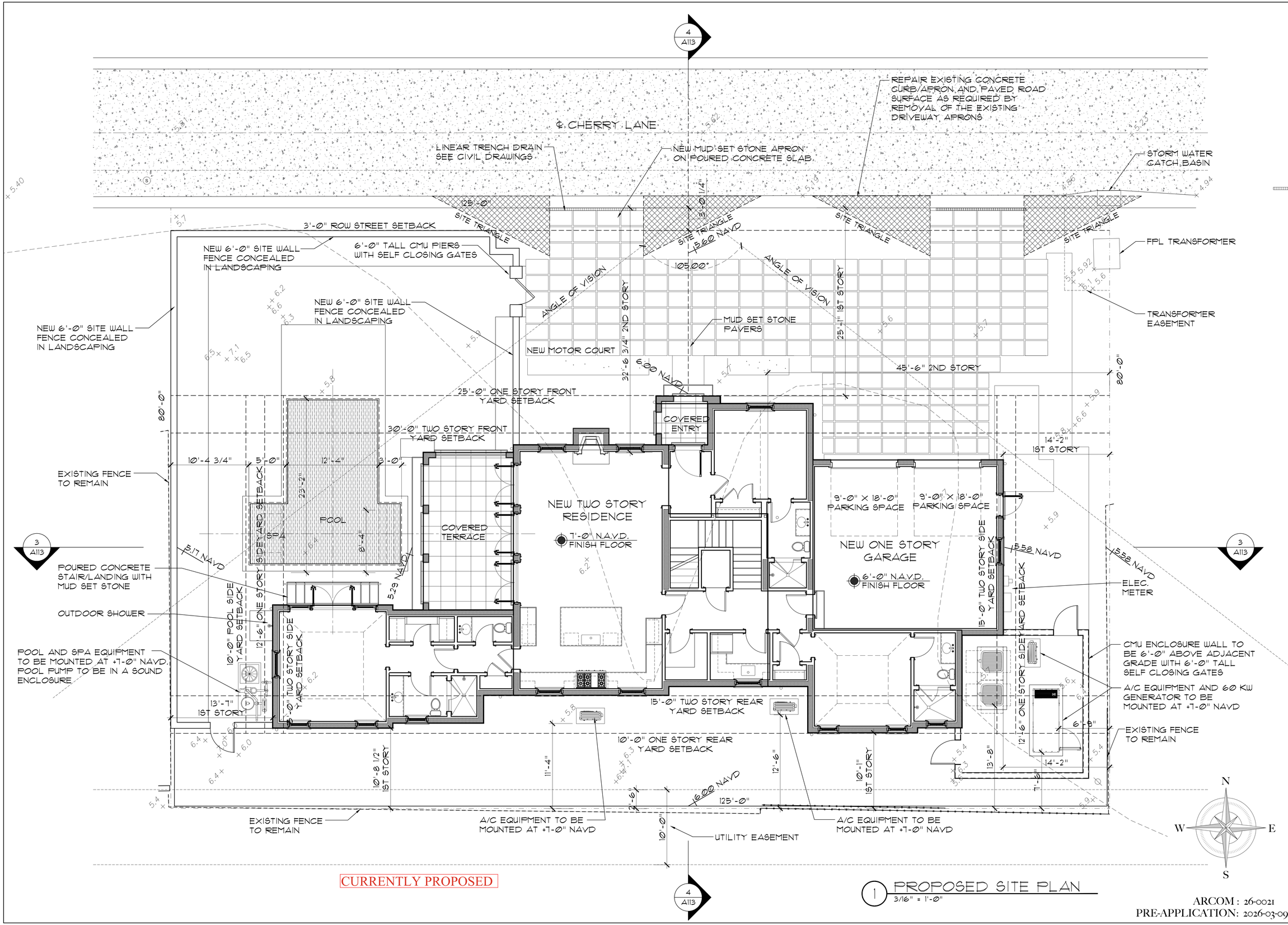

CURRENTLY PROPOSED

1 PROPOSED SITE PLAN
3/16" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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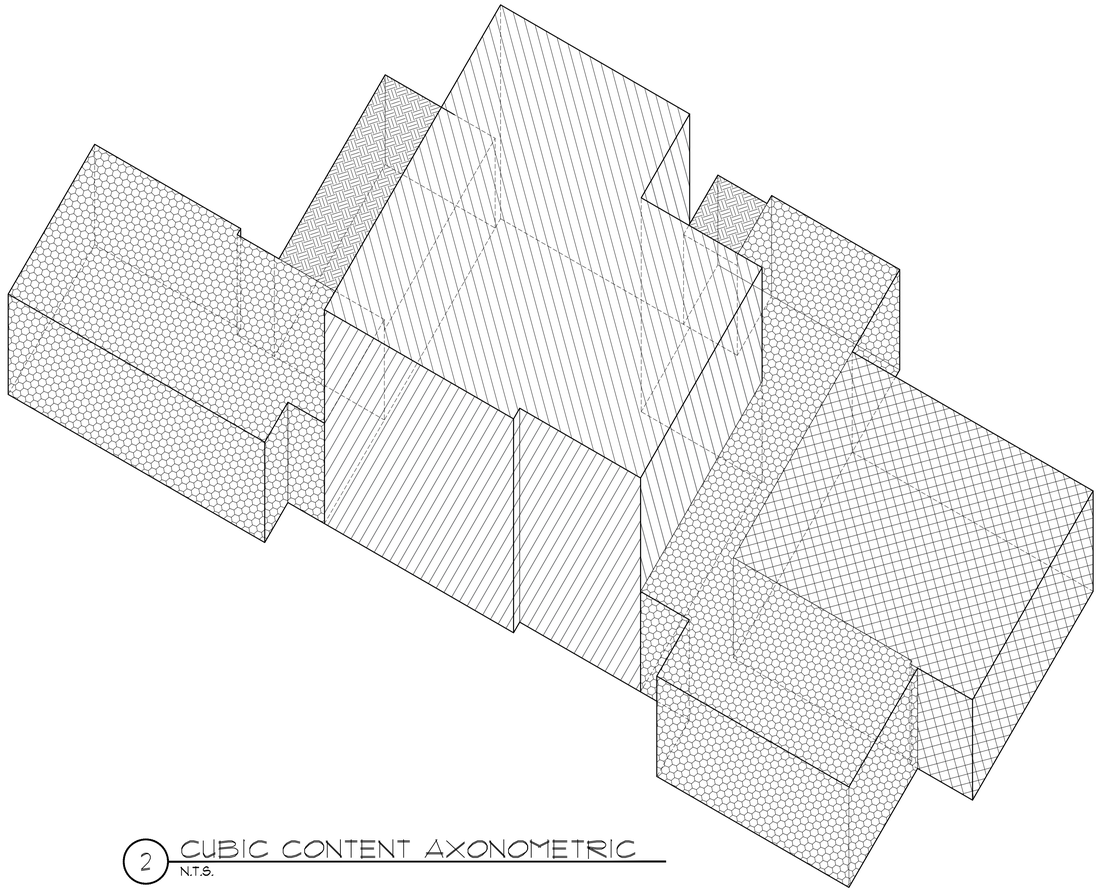
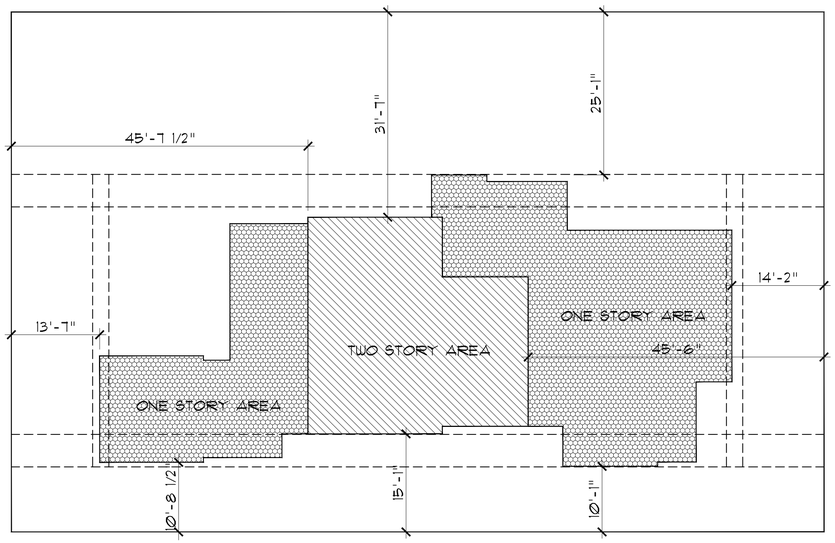
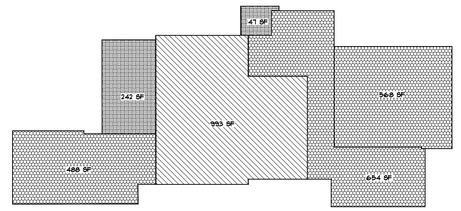


2 CUBIC CONTENT AXONOMETRIC
N.T.S.



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.	8'-6"	4,148 C.F.		
ONE STORY AREA	654 S.F.	8'-6"	5,559 C.F.		
ONE STORY AREA	568 S.F.	8'-6"	4,828 C.F.		
COVERED ENTRY	47 S.F.	8'-6"	400 C.F.		
COVERED PORCH	242 S.F.	9'-0"	2,178 C.F.		
TWO STORY AREA	993 S.F.	19'-0"	18,867 C.F.		
		SUBTOTAL	35,980 C.F.		
		5 PERCENT EXEMPTION	N/A		
		TOTAL	35,980 CF		

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.

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ARCOM : 26-0021
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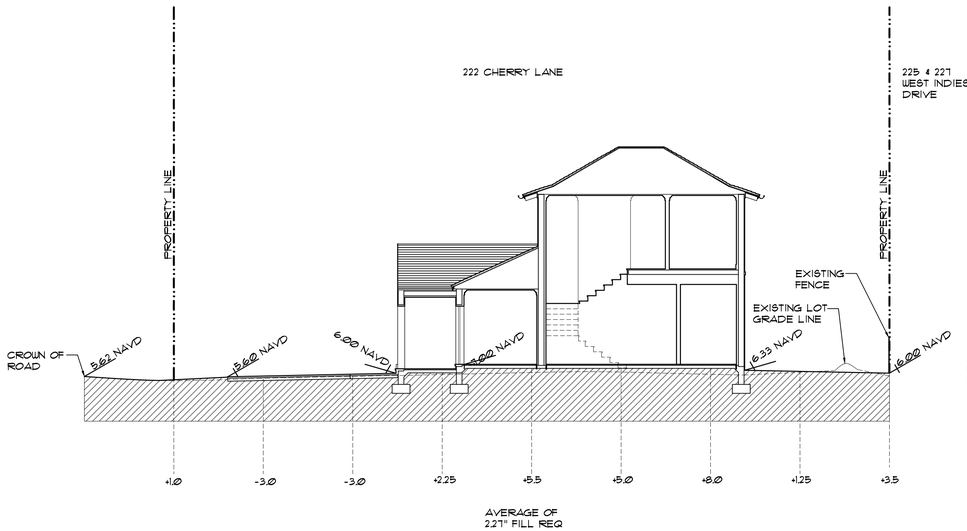
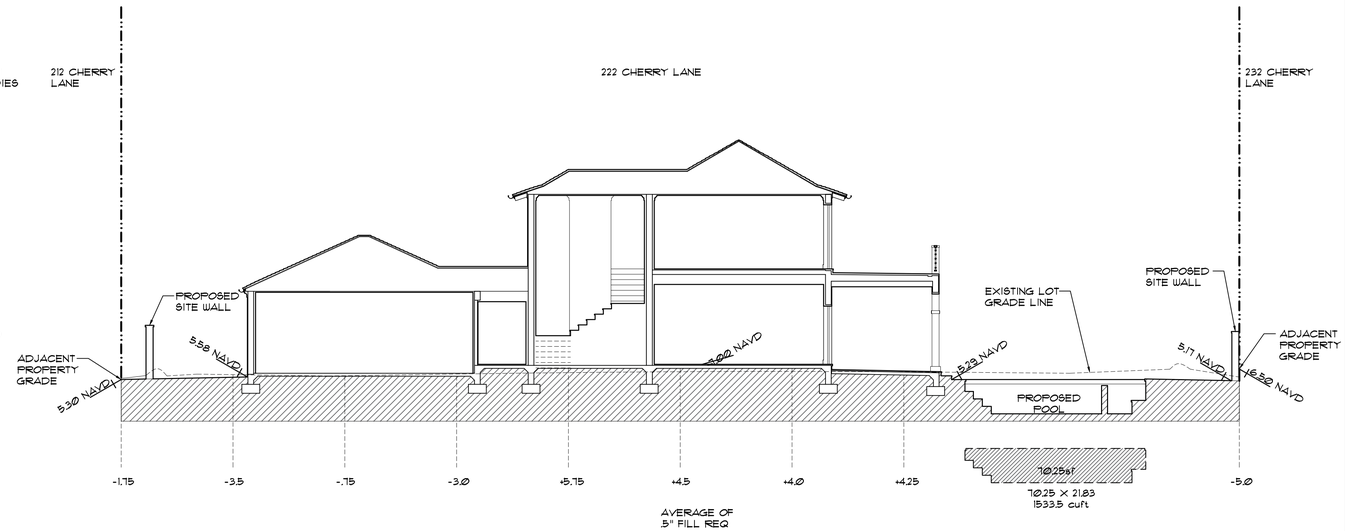
A112.00

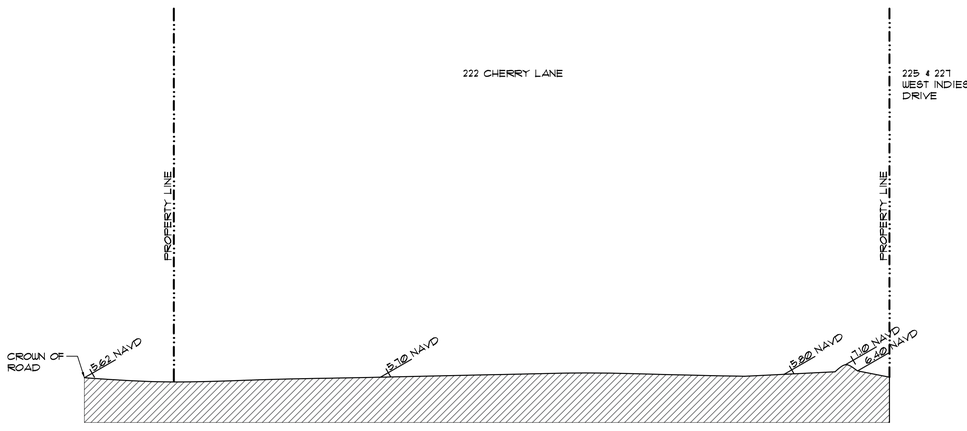


4 PROPOSED LOT SECTION NORTH - SOUTH
1/8" = 1'-0"

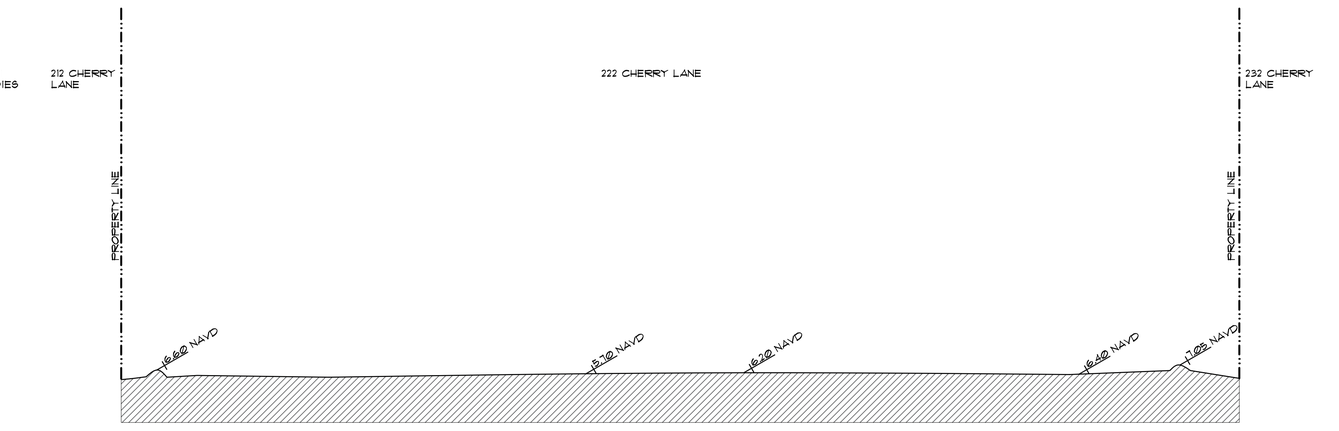


3 PROPOSED LOT SECTION EAST - WEST
1/8" = 1'-0"

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
PRE-APPLICATION: 2026-03-09

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FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
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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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SCALE: AS NOTED

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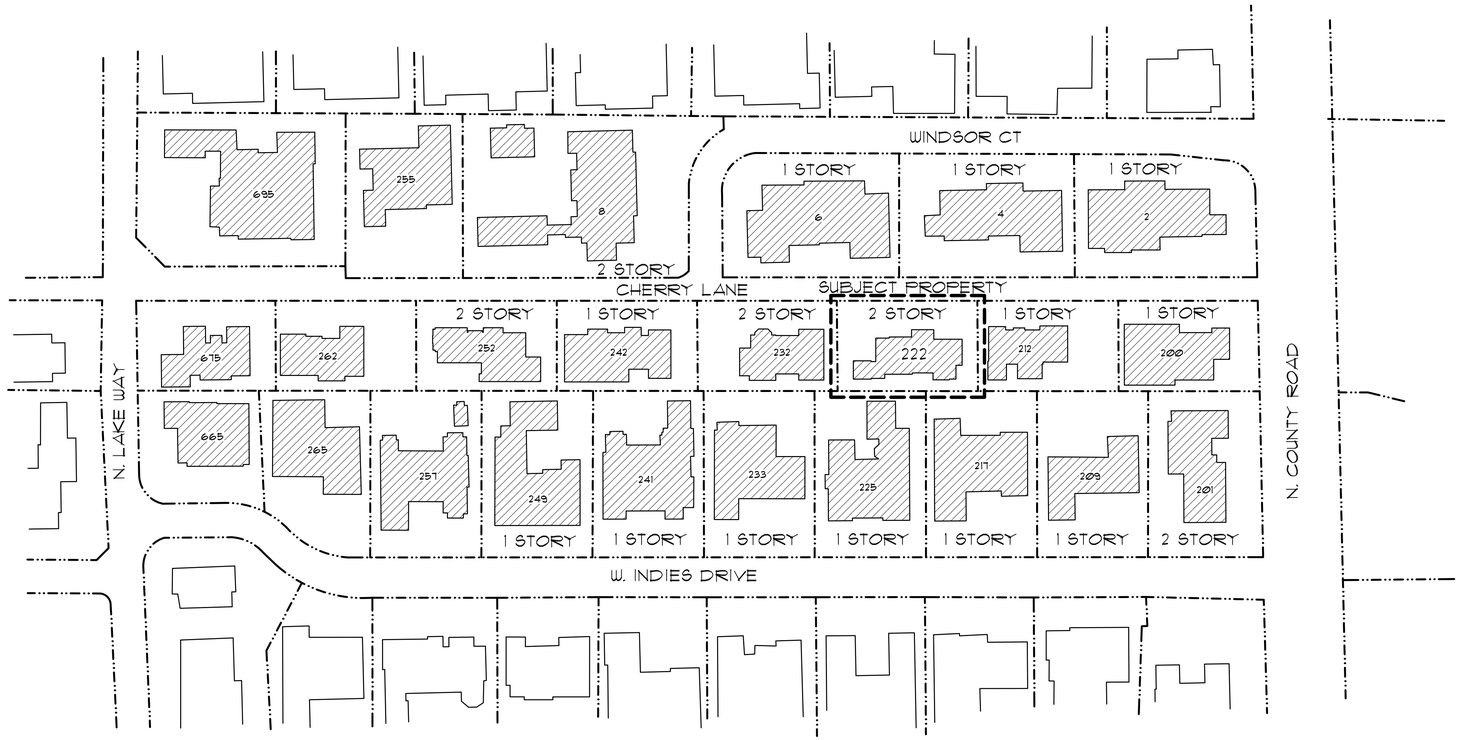
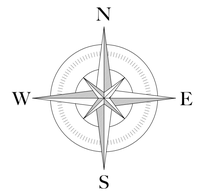
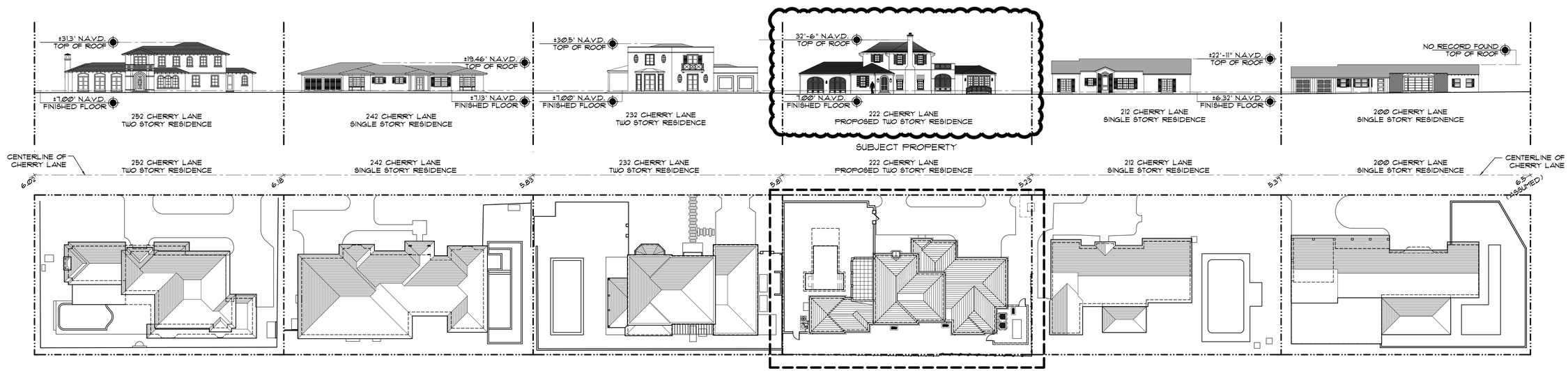


1 LOCATION MAP PLAN
NTS





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
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200 CHERRY LANE

1 EXTERIOR VIEWS
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212 CHERRY LANE

1 EXTERIOR VIEWS
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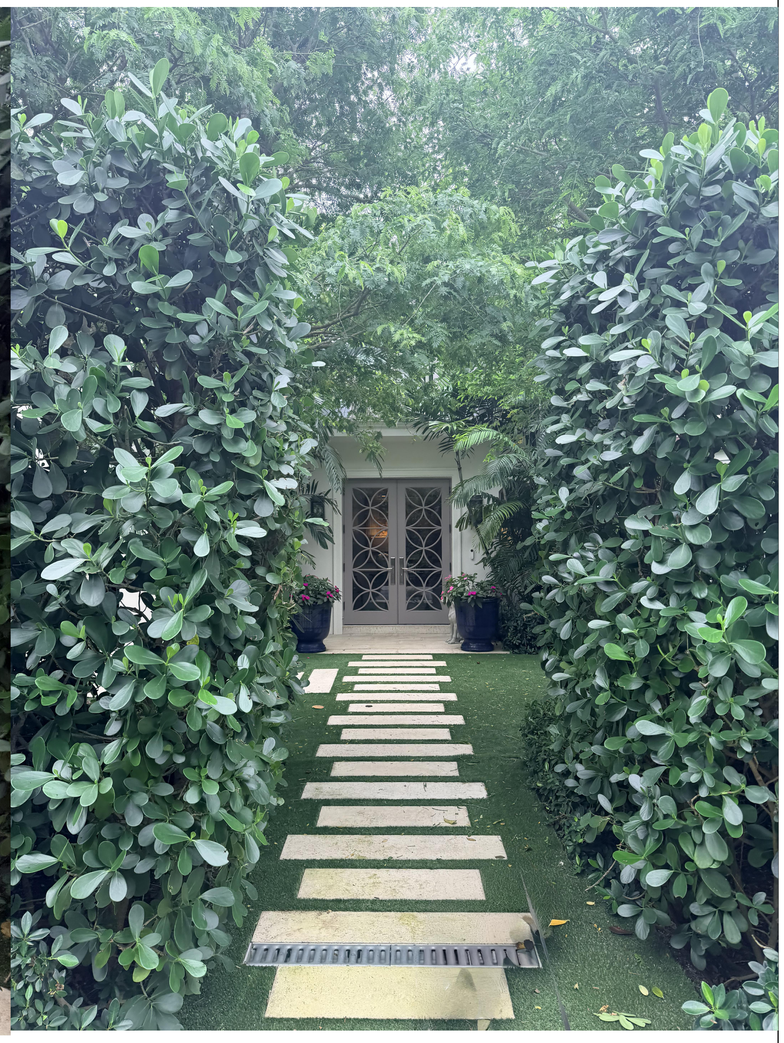

232 CHERRY LANE

1 EXTERIOR VIEWS
NTS

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242 CHERRY LANE

1 EXTERIOR VIEWS
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A119.00



252 CHERRY LANE



262 CHERRY LANE



675 N. LAKE WAY

1 EXTERIOR VIEWS
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1 EXISTING OT VIEWS
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A121.00

PROPERTY LINE

N
W E
S

97'-3"
20'-Ø 1/2" | 12'-Ø" | 19'-Ø" | 8'-6" | 12'-4 1/2" | 25'-4"

25'-Ø" ONE STORY FRONT YARD SETBACK
30'-Ø" TWO STORY FRONT YARD SETBACK
6'-6"
1'-Ø"
12'-6" ONE STORY SIDE YARD SETBACK
15'-Ø" 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'-Ø"
FOYER 101 5'-6" x 9'-Ø"
CLO. 101
BATH 101 5'-8" x 11'-6"
COVERED TERRACE 101 11'-Ø" x 20'-3"
LIVING/DINING ROOM 101 19'-Ø" x 21'-Ø"
ELEV. 101
UP
BACK HALL 101 19'-Ø" x 5'-3"
GARAGE 101 25'-3" x 22'-8"
KITCHEN 101 19'-Ø" x 11'-Ø"
TRASH | DW | REF.
OVEN/ MICRO/ W/D
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
48" RANGE
PANTRY 101 5'-8" x 6'-4"
W/D
LAUNDRY 101 8'-Ø" x 6'-4"
VEST. 101
CLO. 101
GUEST BEDROOM 3 101 13'-Ø" x 12'-6"
BATH 101 6'-Ø" x 12'-Ø"

15'-Ø" TWO STORY REAR YARD SETBACK
10'-Ø" ONE STORY REAR YARD SETBACK
15'-Ø" TWO STORY SIDE YARD SETBACK
12'-6" ONE STORY SIDE YARD SETBACK
7'-6"
23'-4"
43'-1Ø"
12'-4"
6'-2"
3'-8 1/2"
1'-2"

15'-11 1/2" | 4'-1" | 12'-Ø" | 12'-1" | 24'-8" | 18'-5 3/8" | 14'-7" | 5'-11" | 5'-7 1/8" | 26'-1 1/8"
97'-3"

1 FIRST FLOOR PLAN
1/4" = 1'-Ø"

PROPERTY LINE

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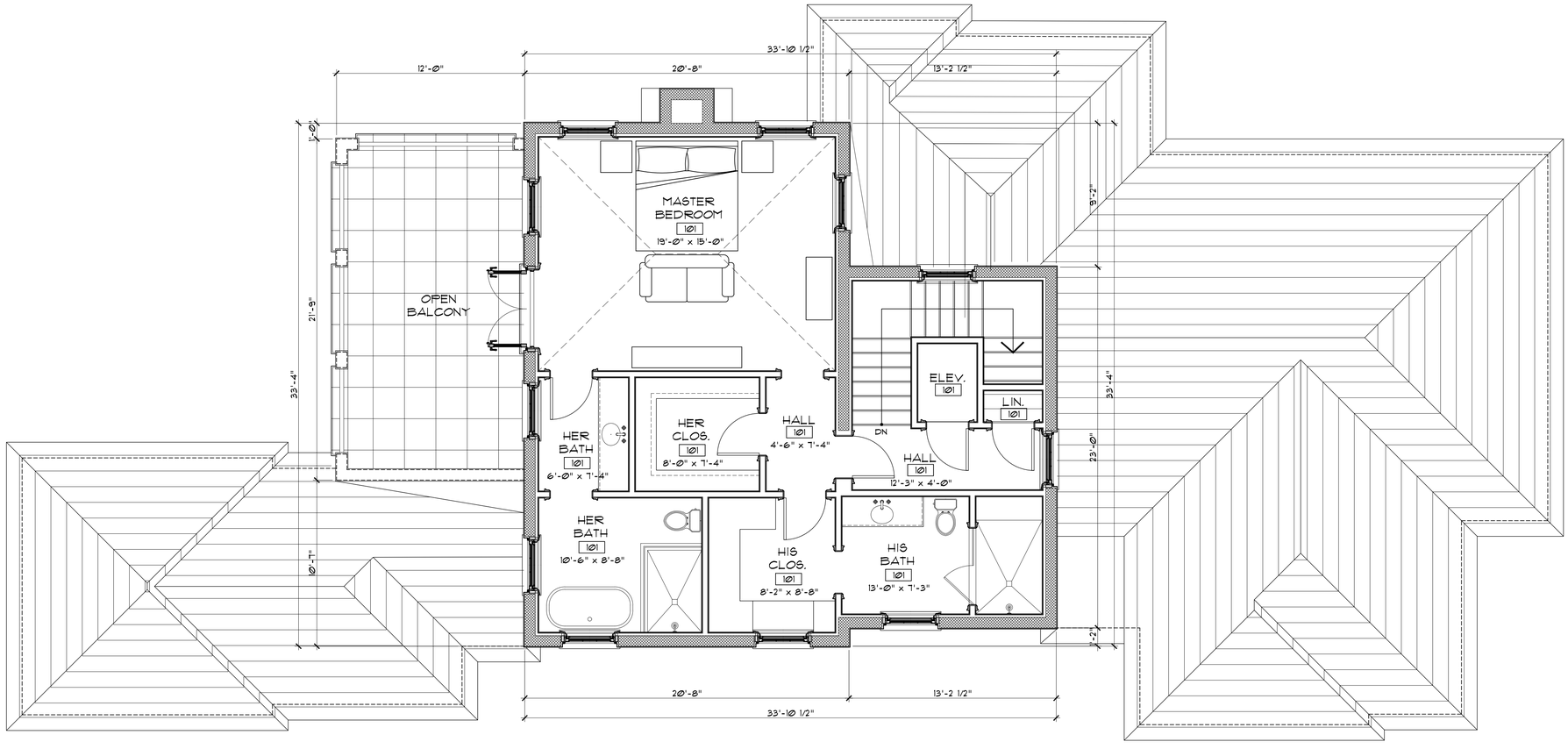
A211.00

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09



1 SECOND FLOOR PLAN

1/4" = 1'-0"

N

W E

S

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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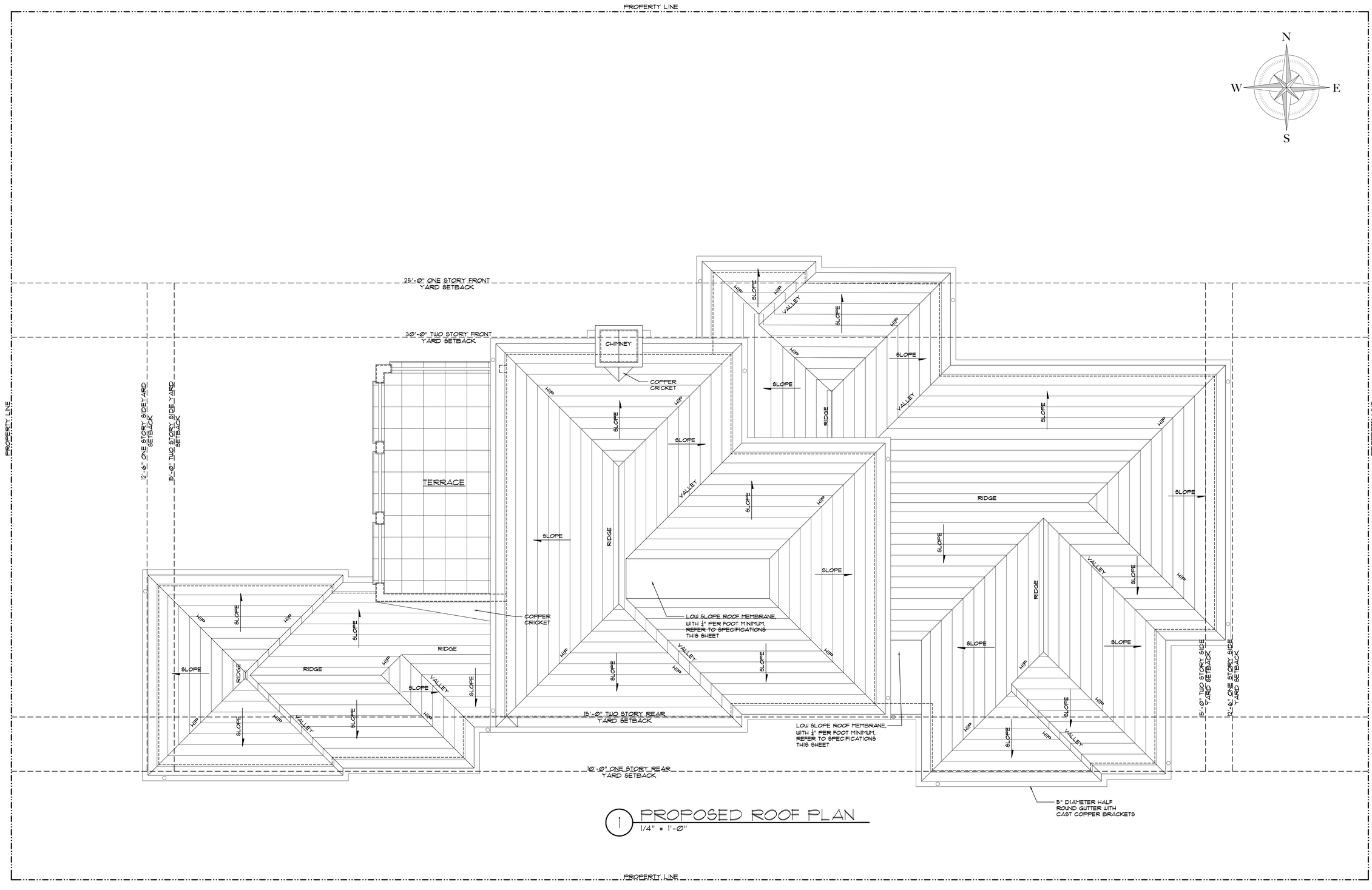
A212.00



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

ARCOM : 26-0021
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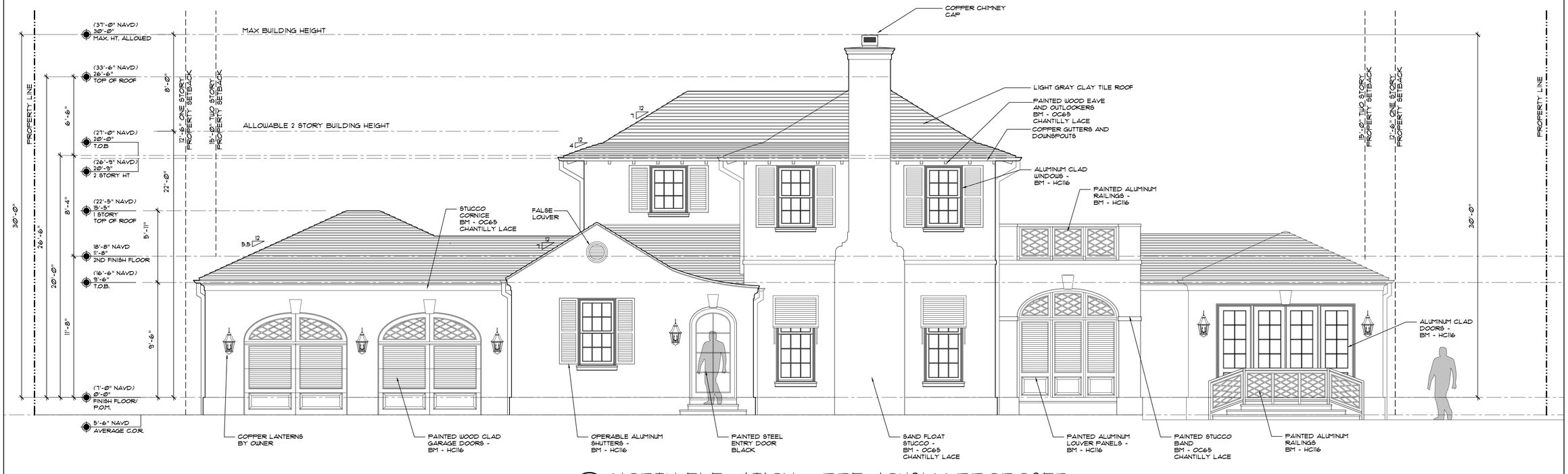
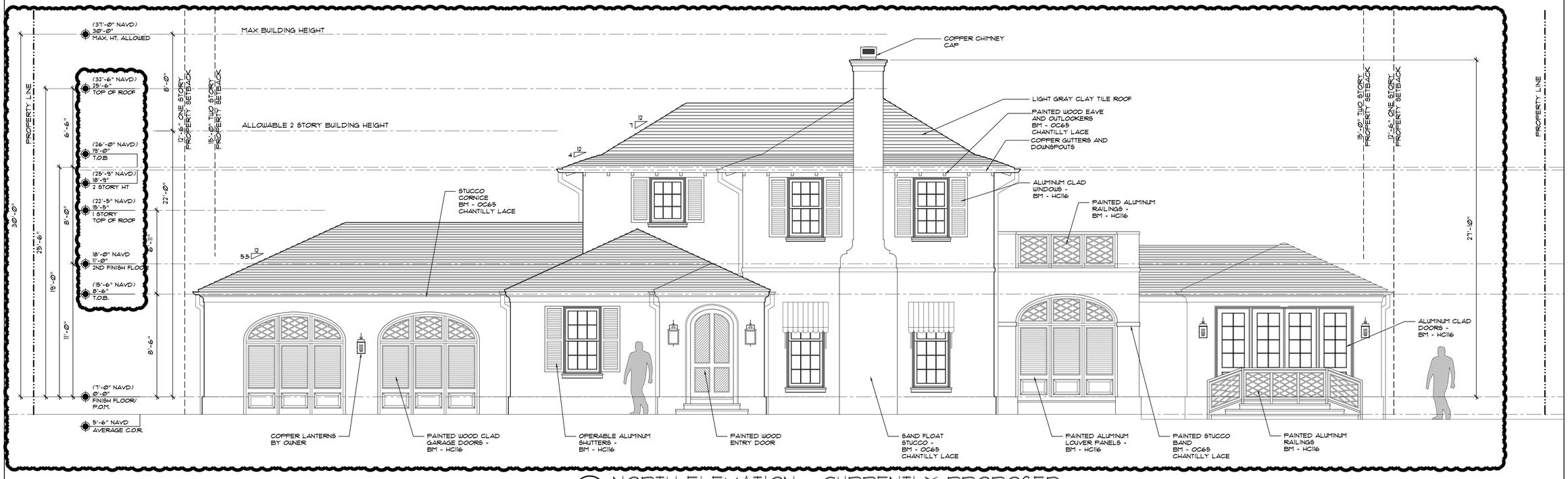


1 NORTH ELEVATION - PREVIOUSLY PROPOSED
1/4" = 1'-0"



2 NORTH ELEVATION - CURRENTLY PROPOSED
1/4" = 1'-0"

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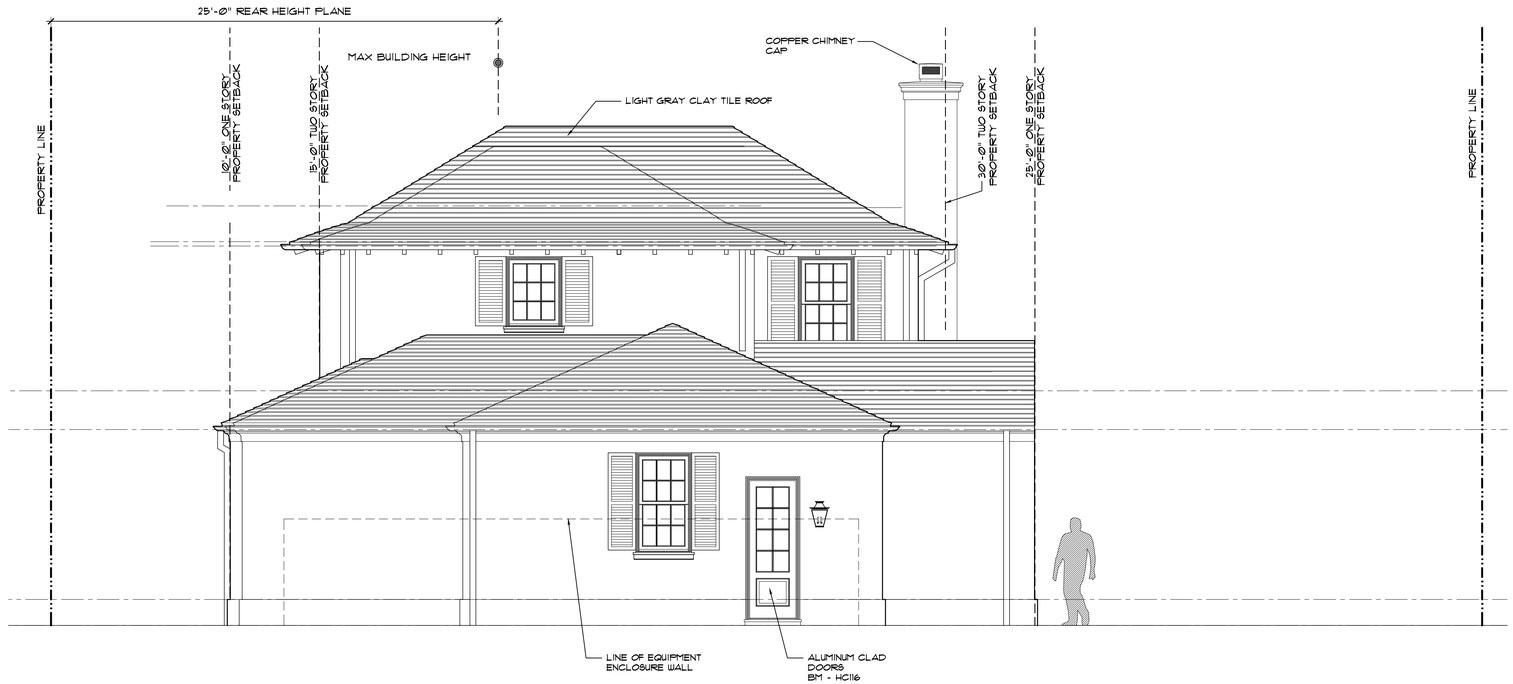
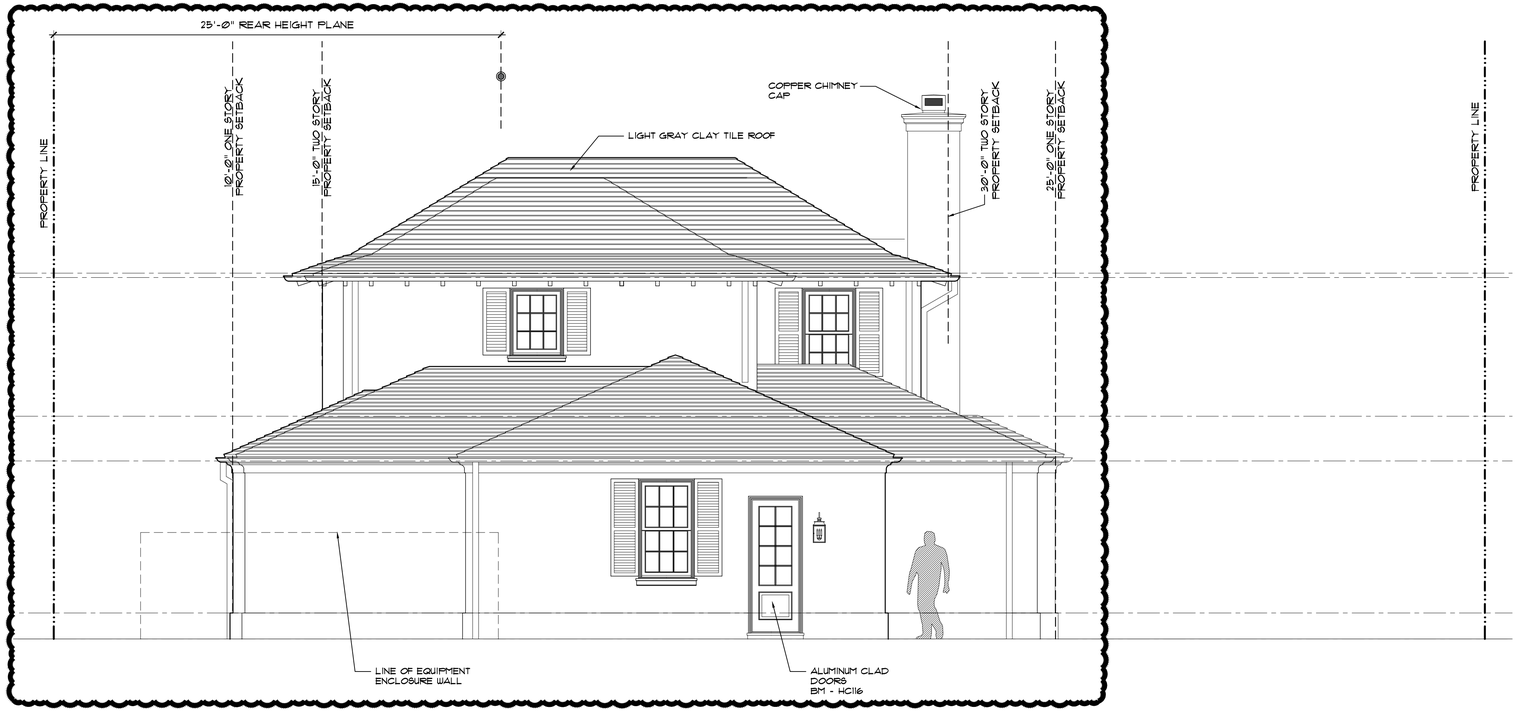


1 EAST ELEVATION - PREVIOUSLY PROPOSED
1/4" = 1'-0"



2 EAST ELEVATION - CURRENTLY PROPOSED
1/4" = 1'-0"

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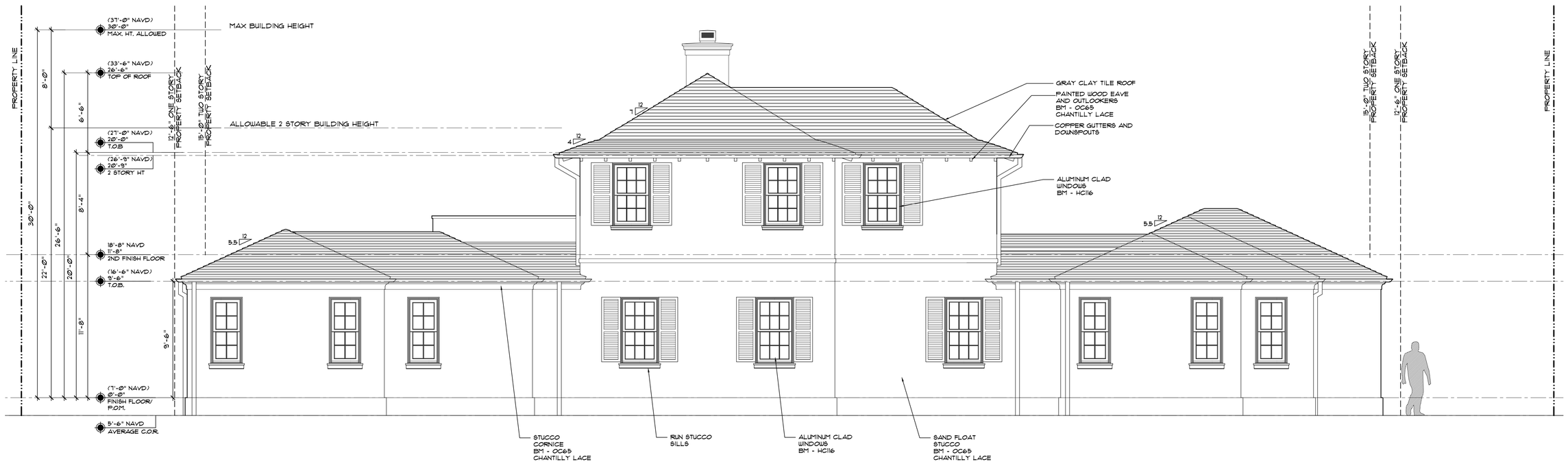
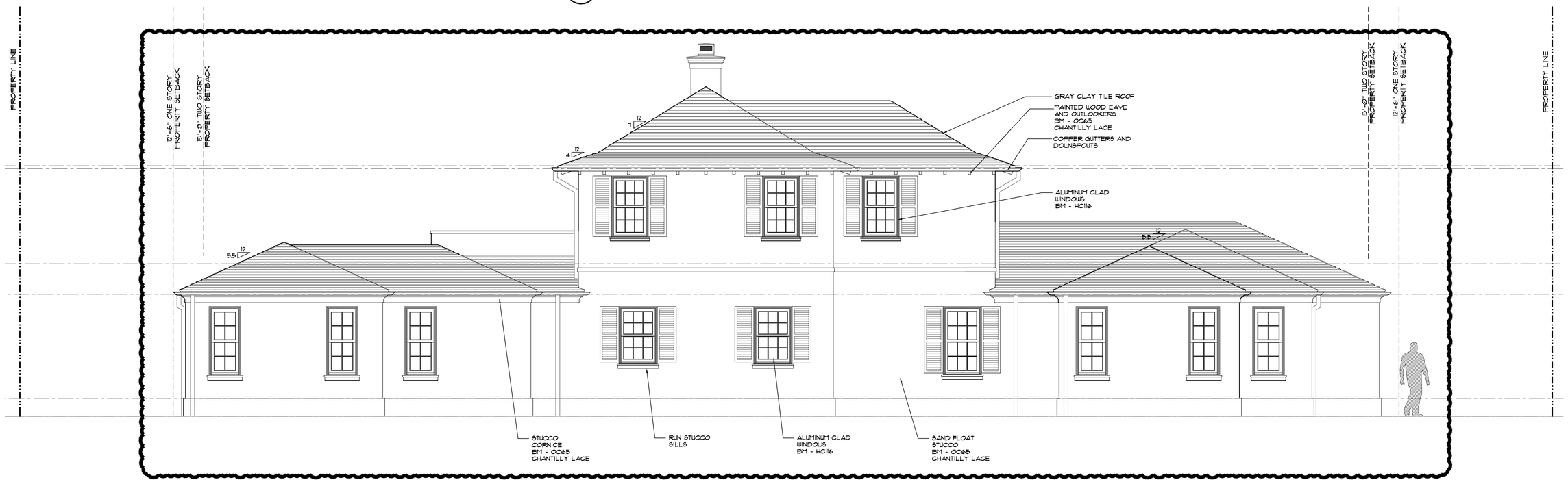


1 SOUTH ELEVATION - PREVIOUSLY PROPOSED
1/4" = 1'-0"



2 SOUTH ELEVATION - CURRENTLY PROPOSED
1/4" = 1'-0"

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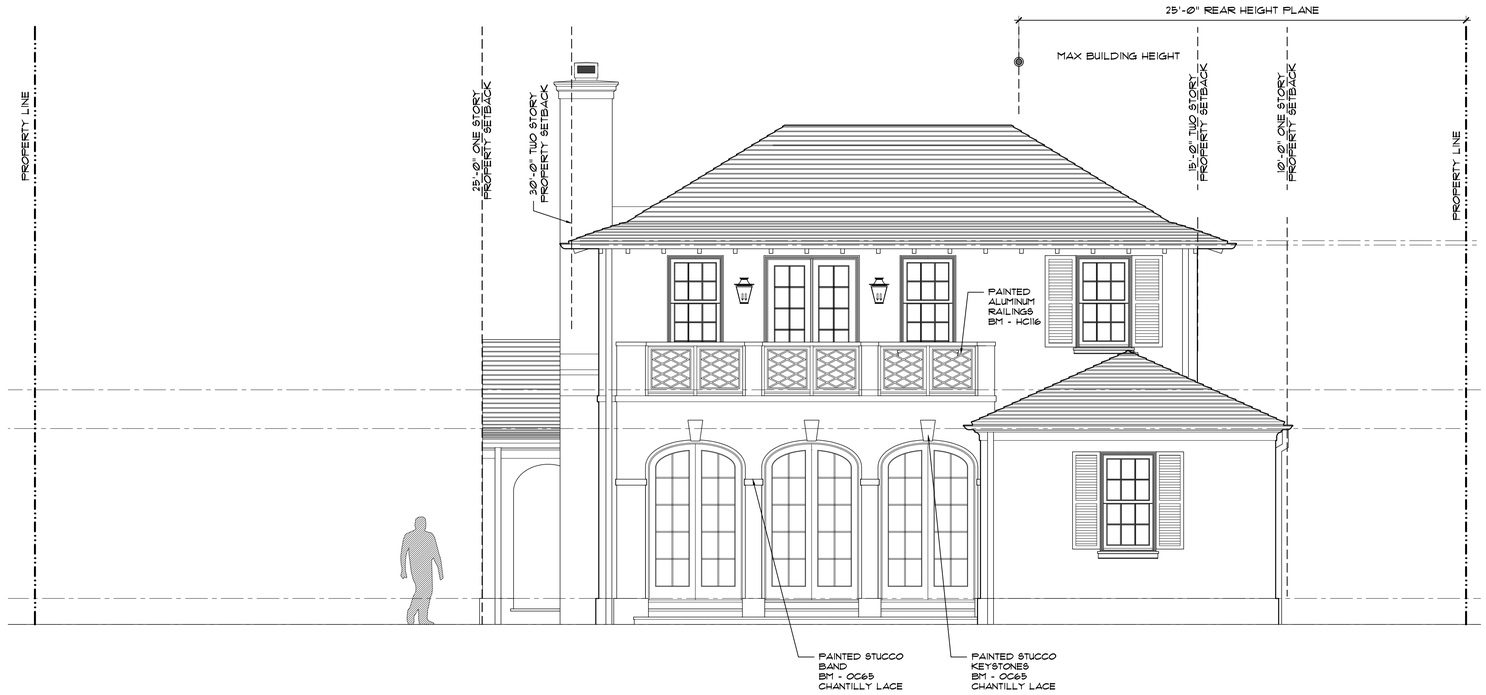
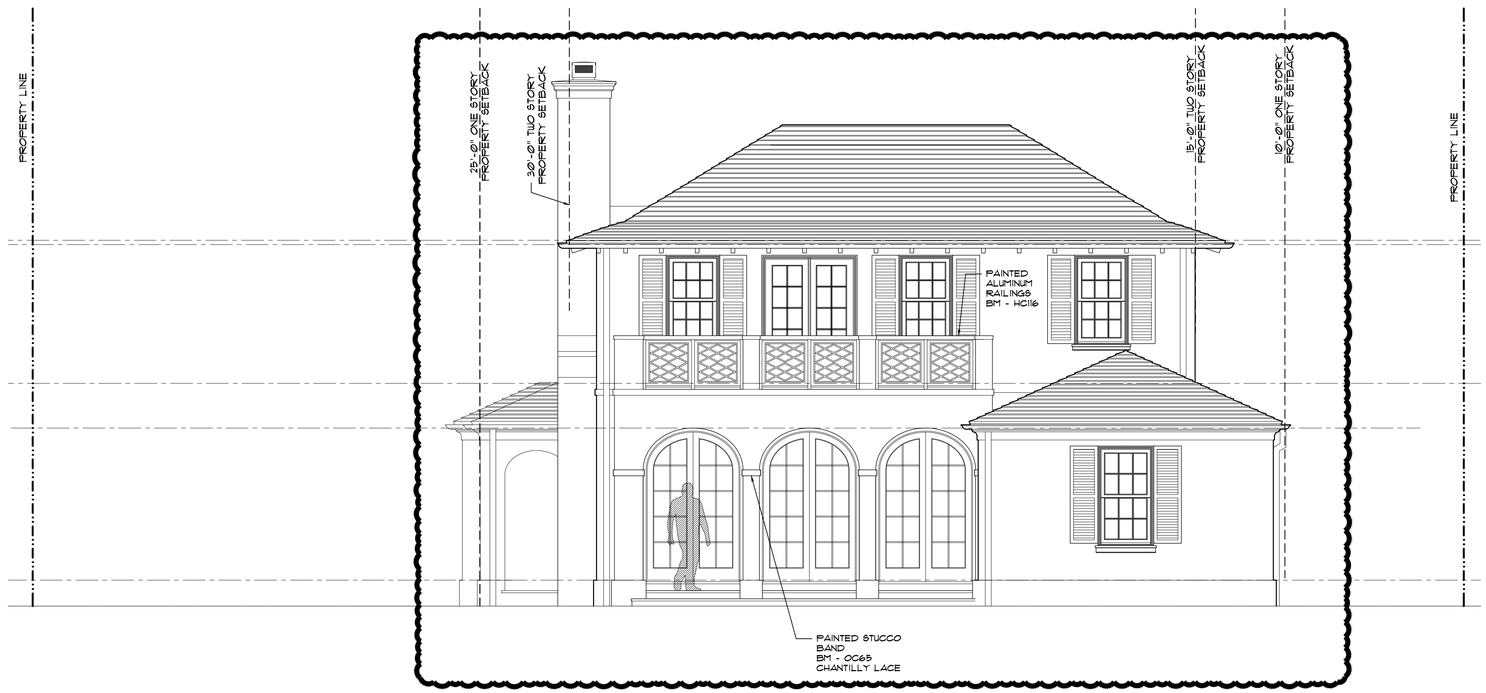


1 WEST ELEVATION - PREVIOUSLY PROPOSED
1/4" = 1'-0"



2 WEST ELEVATION - CURRENTLY PROPOSED
1/4" = 1'-0"

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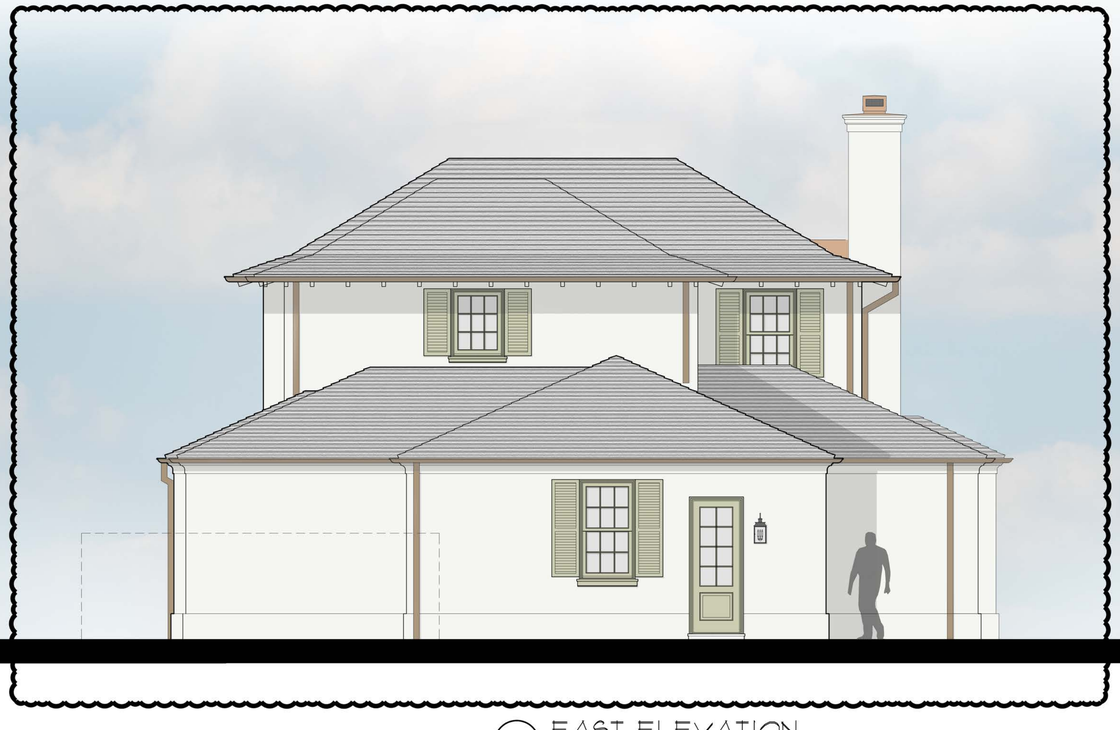
1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST 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 WEST ELEVATION
1/4" = 1'-0"

Guilford Green
HC-116

Chantilly Lace
2121-70

COLOR SAMPLE
NTS

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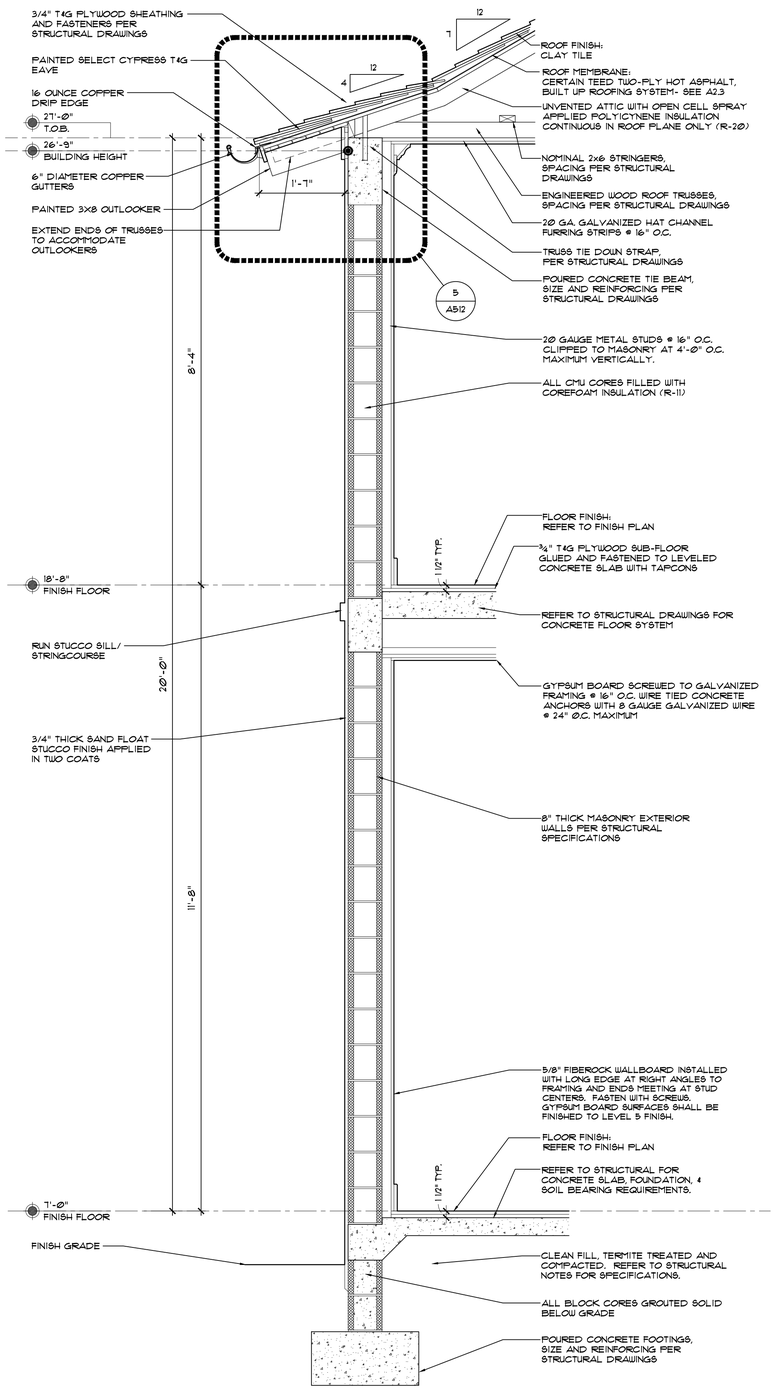
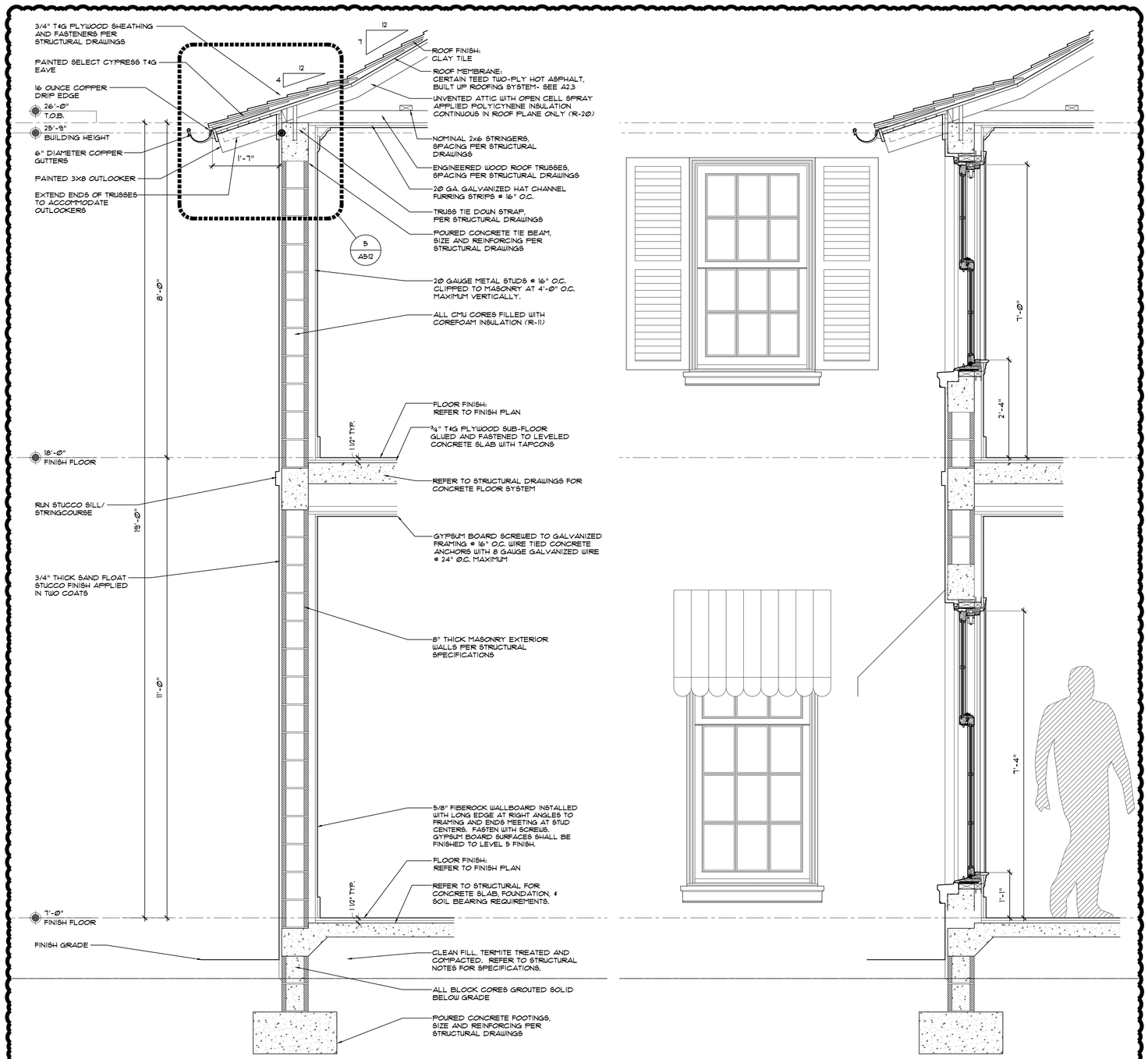
A312R.00



1 2 STORY WALL SECTION - PREVIOUSLY PROPOSED
3/4" = 1'-0"



2 2 STORY WALL SECTION - CURRENTLY PROPOSED
3/4" = 1'-0"

3 2 STORY WALL SECTION
3/4" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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KEVIN ASBACHER, AIA
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FLORIDA REGISTRATION AA26002888

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222 CHERRY LANE
PALM BEACH, FL 33480

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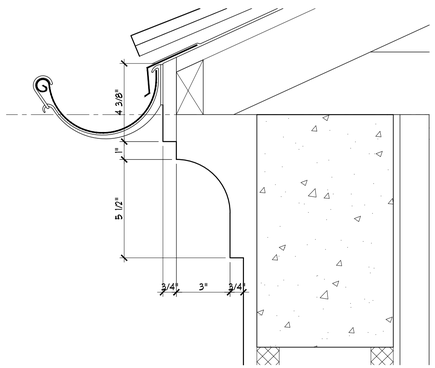
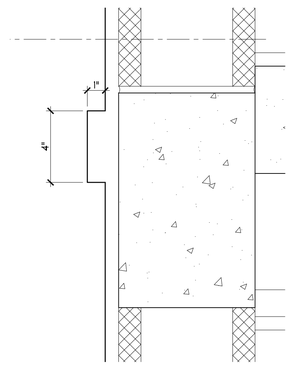
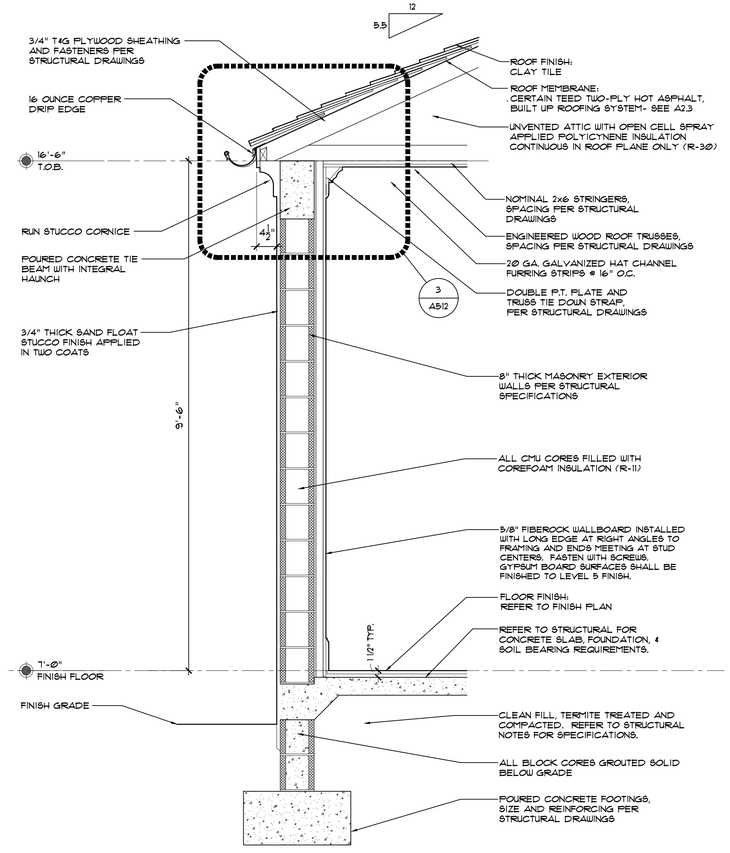
A511.00



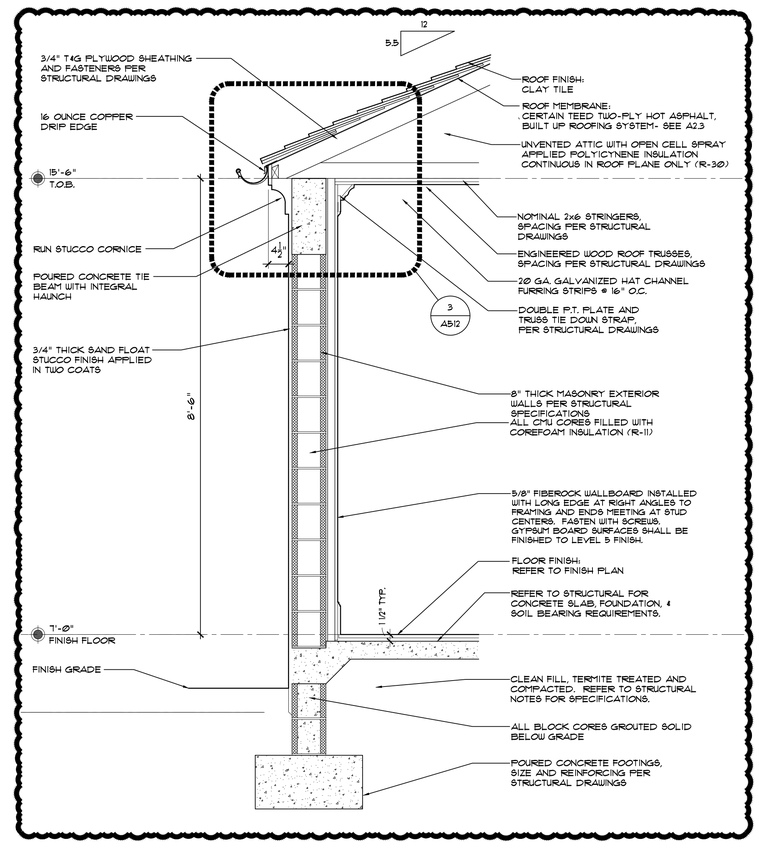
3 EAVE DETAIL
3" = 1'-0"



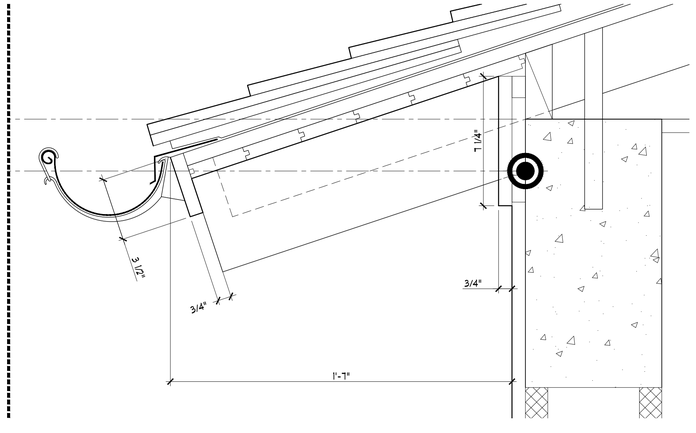
4 BAND DETAIL
3" = 1'-0"



1 ONE STORY WALL SECTION - PREVIOUSLY PROPOSED
3/4" = 1'-0"



2 ONE STORY WALL SECTION - CURRENTLY PROPOSED
3/4" = 1'-0"



3 EAVE DETAIL
3" = 1'-0"

ARCOM : 26-0021
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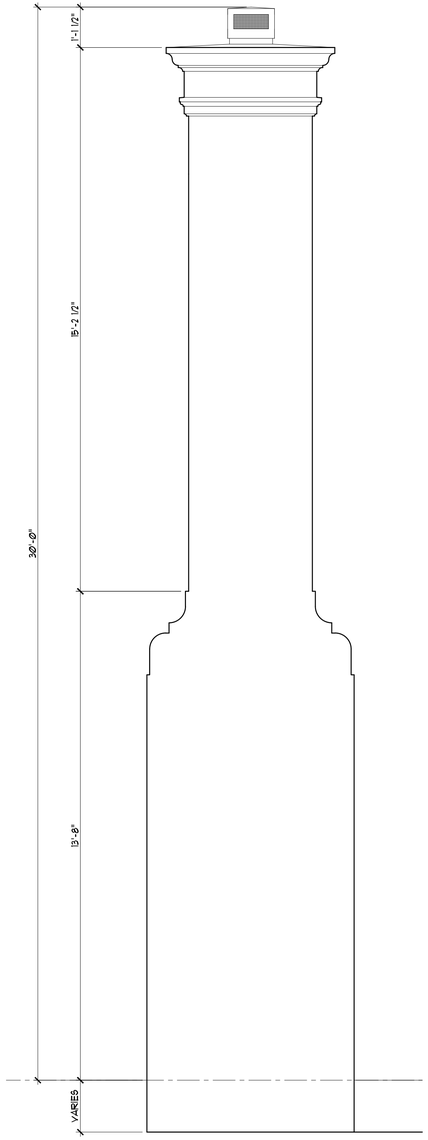
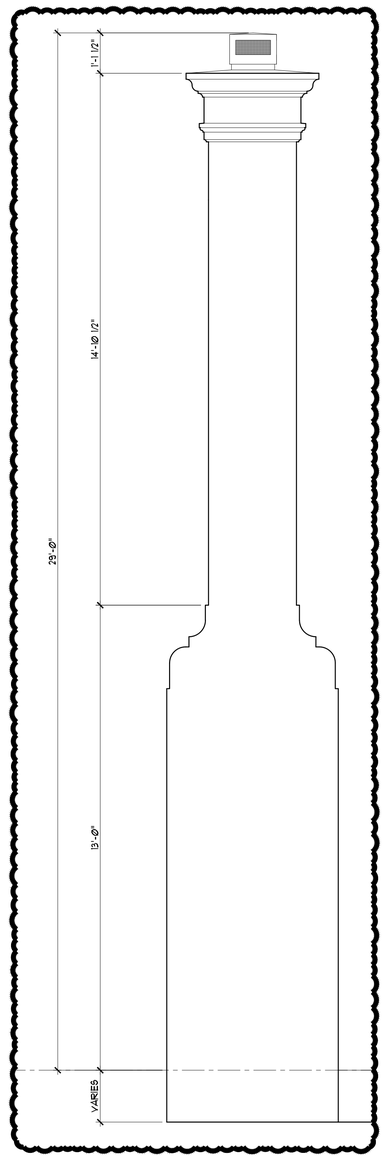
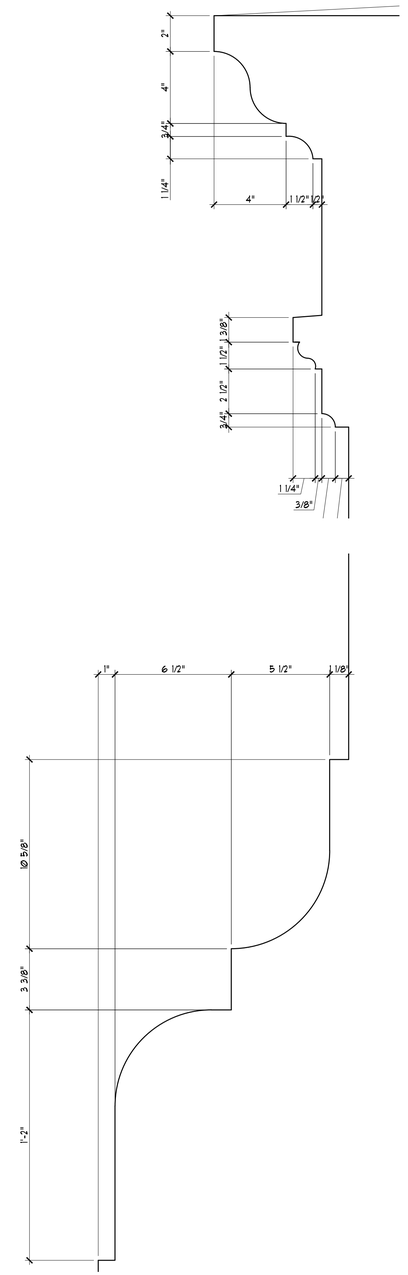
A512.00



1 CHIMNEY - PREVIOUSLY PROPOSED
1/2" = 1'-0"



2 CHIMNEY - CURRENTLY PROPOSED
1/2" = 1'-0"



3 CHIMNEY PROFILES
3" = 1'-0"

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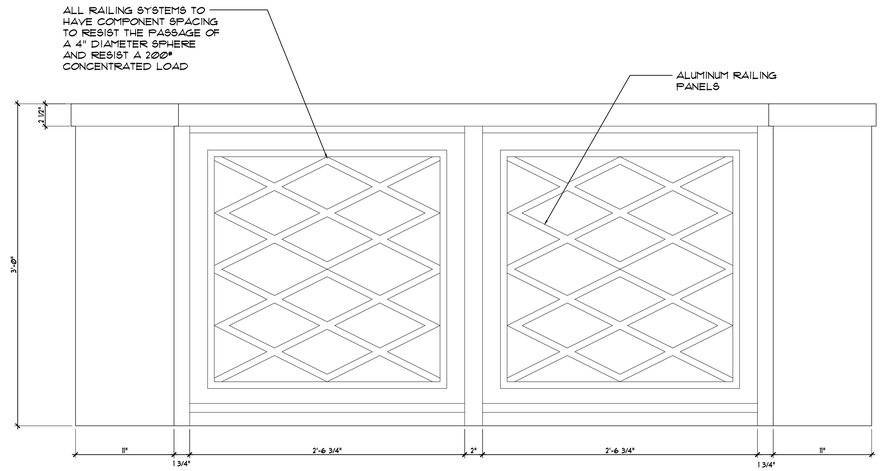
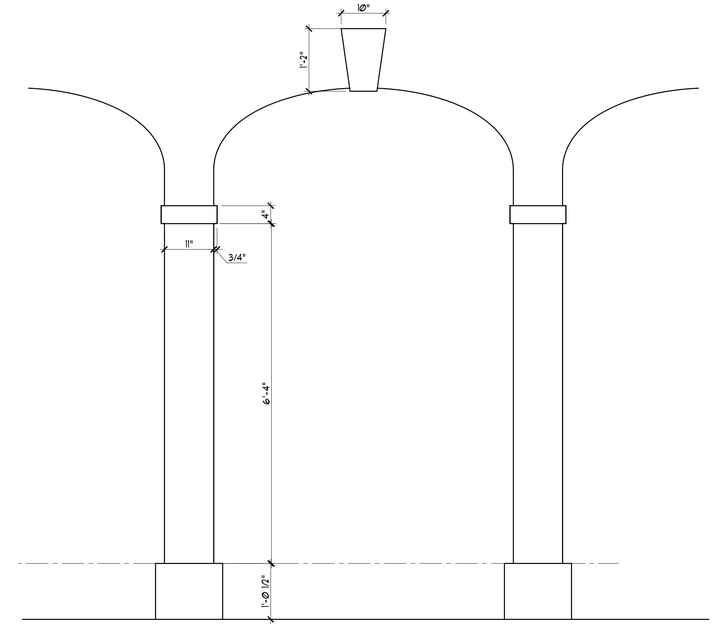
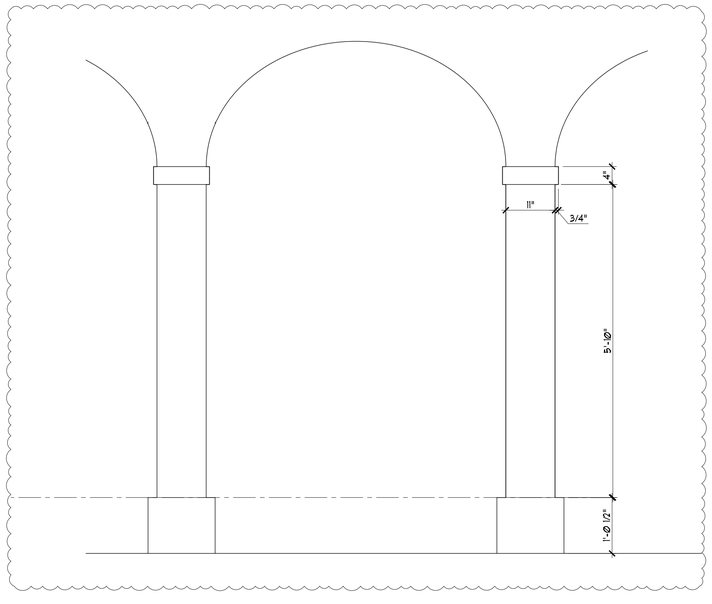


4 TYPICAL RAILING DETAIL
1 1/2" = 1'-0"



1 TYPICAL ARCH - PREVIOUSLY PROPOSED
3/4" = 1'-0"



2 TYPICAL ARCH - CURRENTLY PROPOSED
3/4" = 1'-0"

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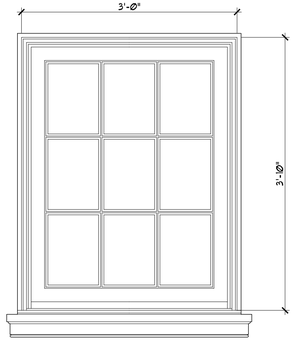

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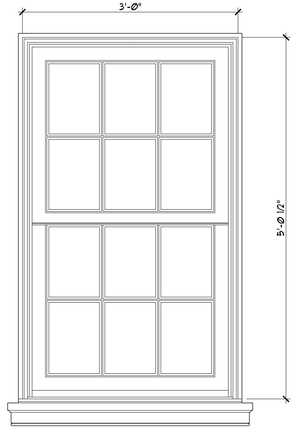

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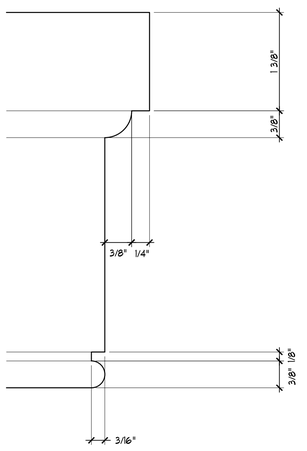
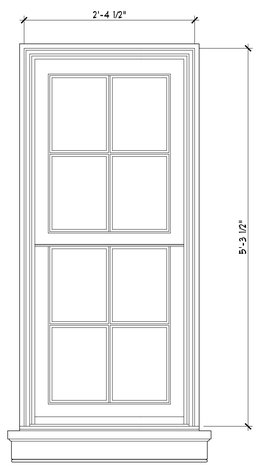
2 SECOND FLOOR WINDOWS DETAILS
1" = 1'-0"



3 TYPCIAL SILL DETAIL
1" = 1'-0"



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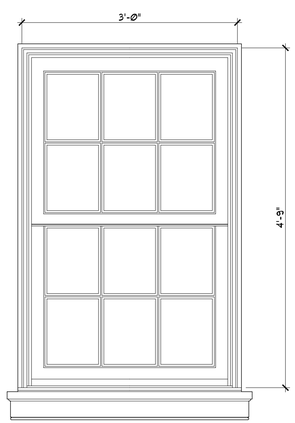

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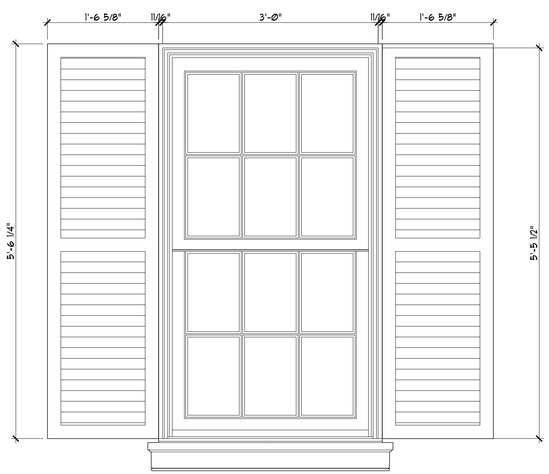

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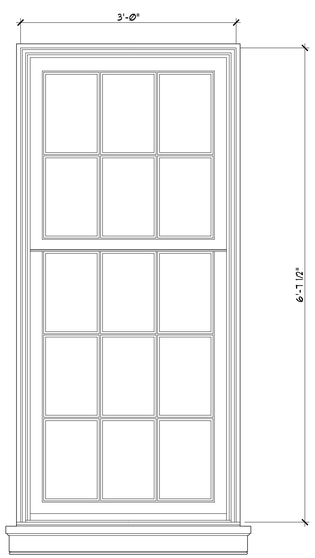

D

1 FIRST FLOOR WINDOWS DETAILS - PREVIOUSLY PROPOSED
1" = 1'-0"

ARCOM : 26-0021
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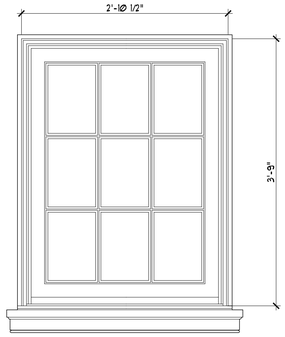
A611P.00



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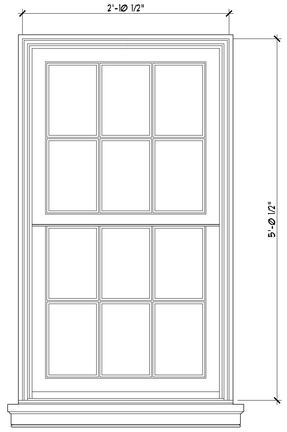

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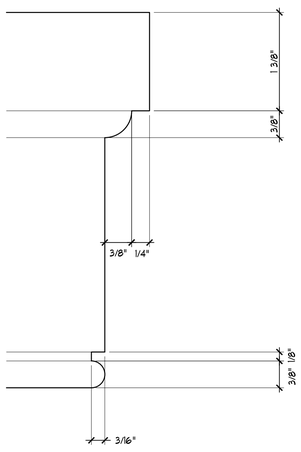
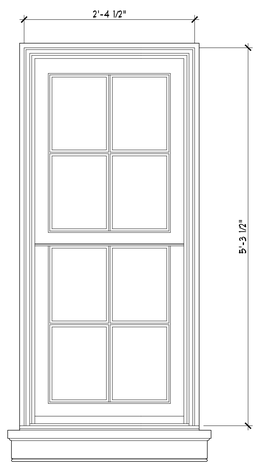
2 SECOND FLOOR WINDOWS DETAILS
1" = 1'-Ø"



3 TYPCIAL SILL DETAIL
1" = 1'-Ø"



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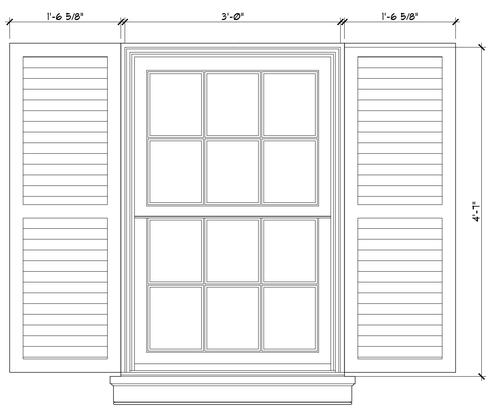

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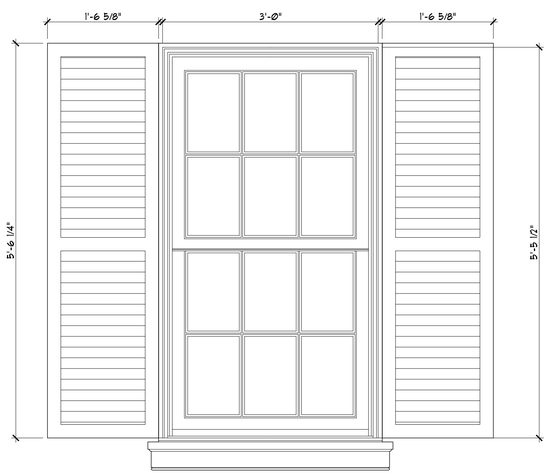

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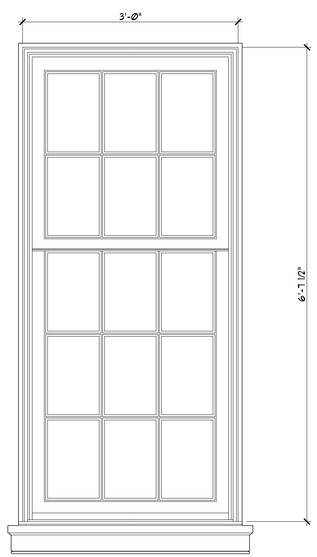

D

1 FIRST FLOOR WINDOWS DETAILS - CURRENTLY PROPOSED
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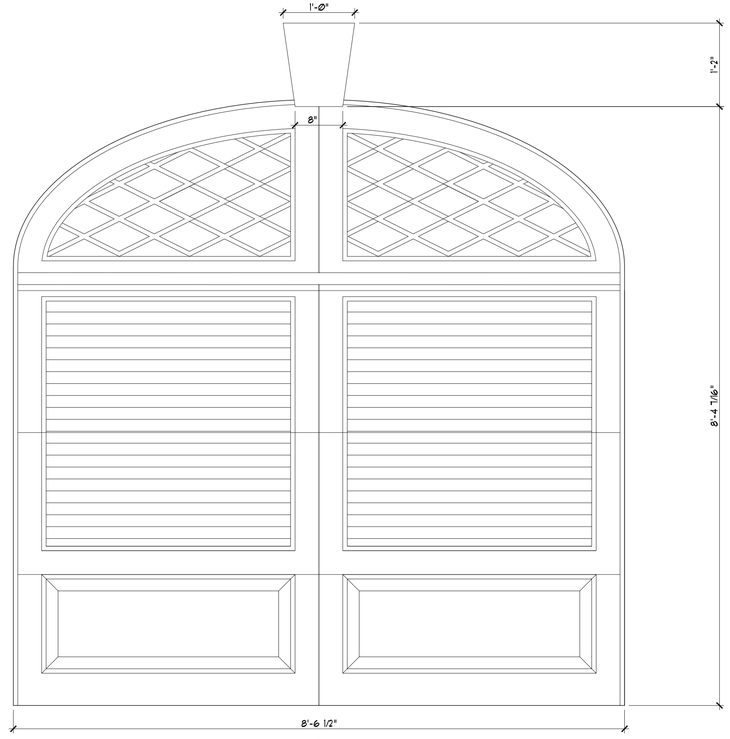

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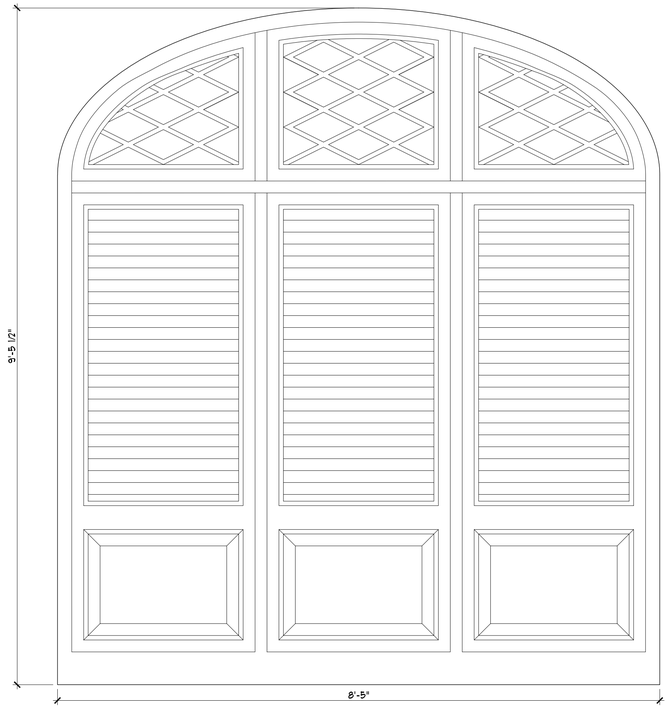

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3

1 FIRST FLOOR DOOR DETAILS - PREVIOUSLY PROPOSED
1" = 1'-0"

ARCOM : 26-0021
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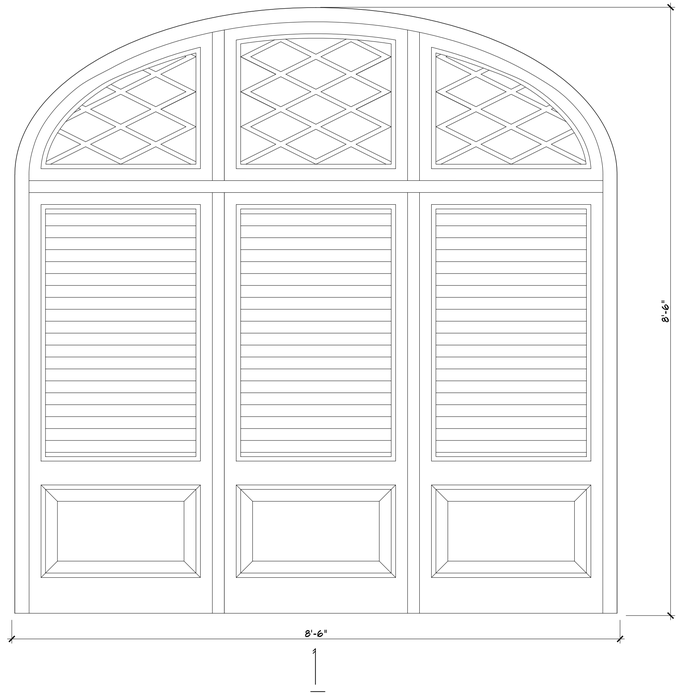

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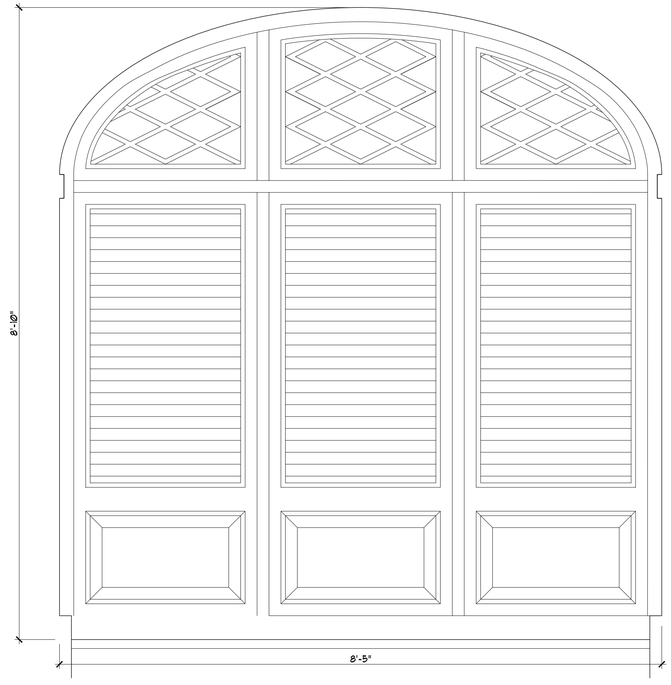
FIRST FLOOR DOOR DETAILS - CURRENTLY PROPOSED

1" = 1'-0"



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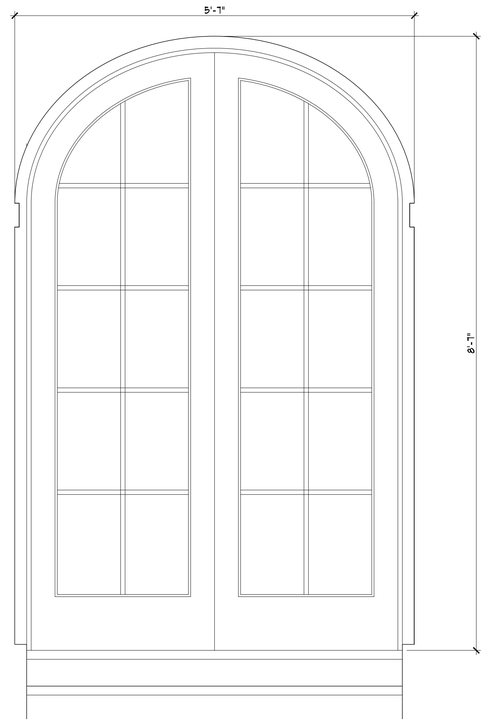

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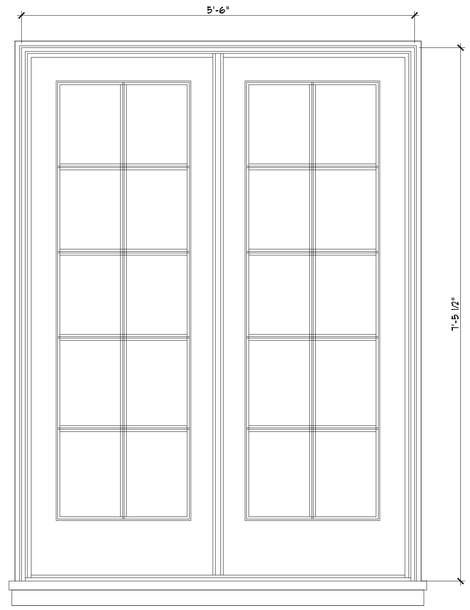
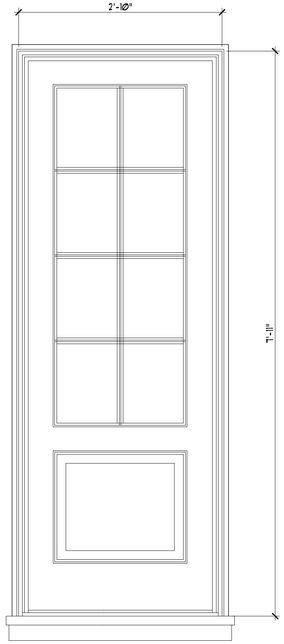


2 SECOND FLOOR DOOR DETAILS
1" = 1'-0"



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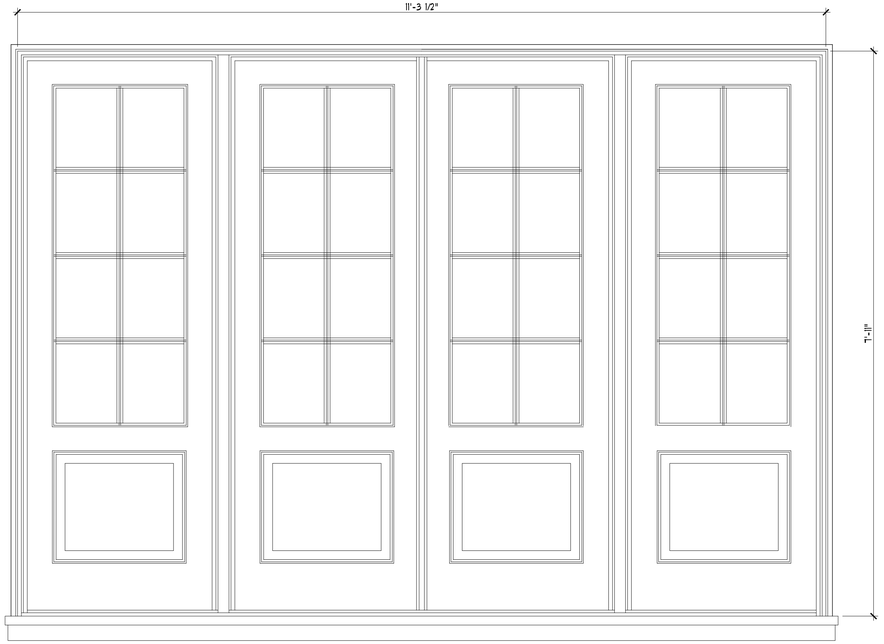

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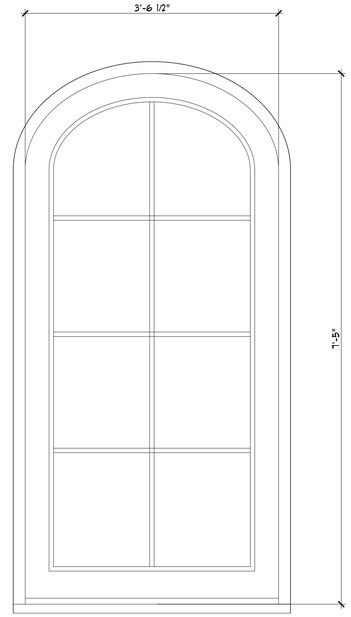

6

1 FIRST FLOOR DOOR DETAILS - PREVIOUSLY PROPOSED
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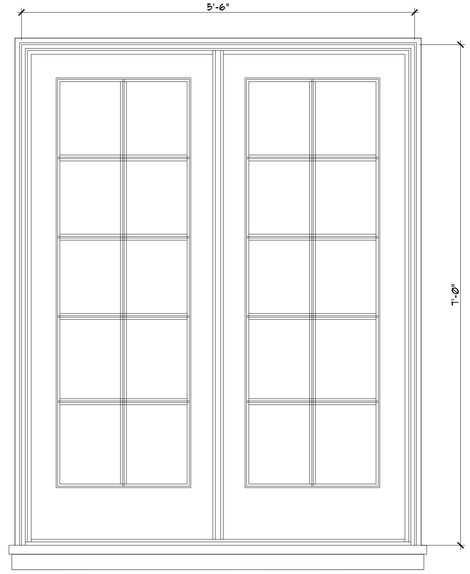
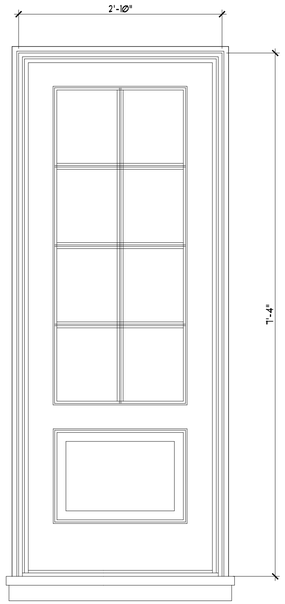


2 SECOND FLOOR DOOR DETAILS
1" = 1'-0"



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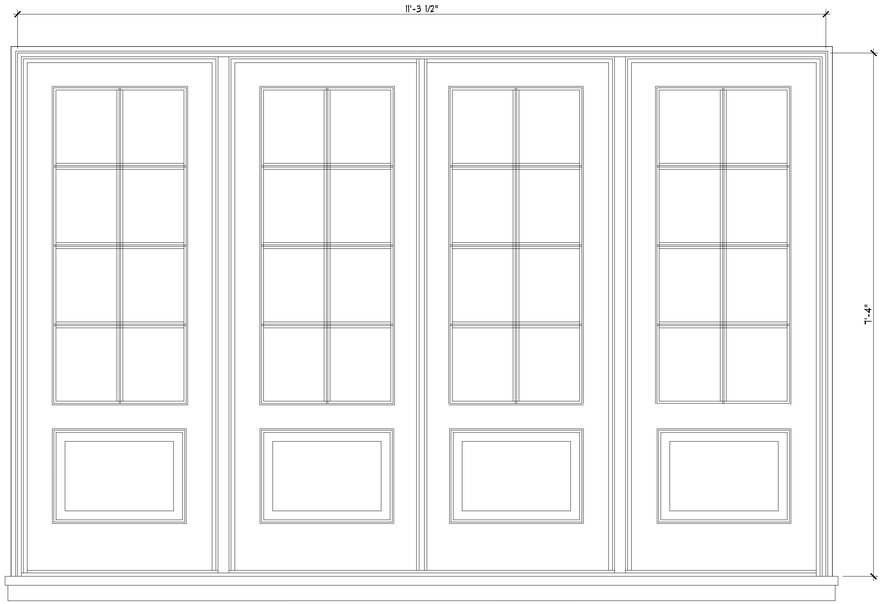

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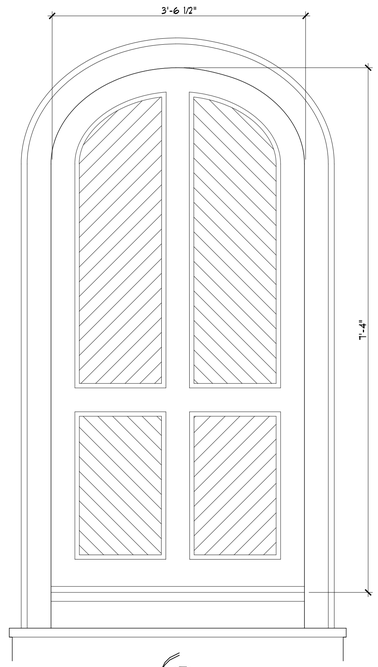

6

1 FIRST FLOOR DOOR DETAILS - CURRENTLY PROPOSED
1" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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222 CHERRY LANE
PALM BEACH, FL 33480

ISSUE
MARCH 26, 2026
APRIL 13, 2026
MAY 11, 2026
JUNE 8, 2026
JULY 6, 2026

REVISIONS	
#	DATE

DRAWN BY:	
CHECKED BY:	

SCALE: AS NOTED

A613C.00



1 RENDERED PESPECTIVE #1
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

/Volumes/KTA Architects/KTA - Projects/True - 222 Cherry/CAD/Condocs/222 Cherry lane - A111.dwg, Wed Jul 1 13:46:37 2026, AutoCAD PDF (General Documentation).pc3

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R-1



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PRE-APPLICATION: 2026-03-09

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R-2

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R-3

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JUNE 8, 2026
JULY 6, 2026

REVISIONS	
#	DATE

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CHECKED BY:	

SCALE: AS NOTED

R-4

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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1 RENDERED PESPECTIVE #5
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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JULY 6, 2026

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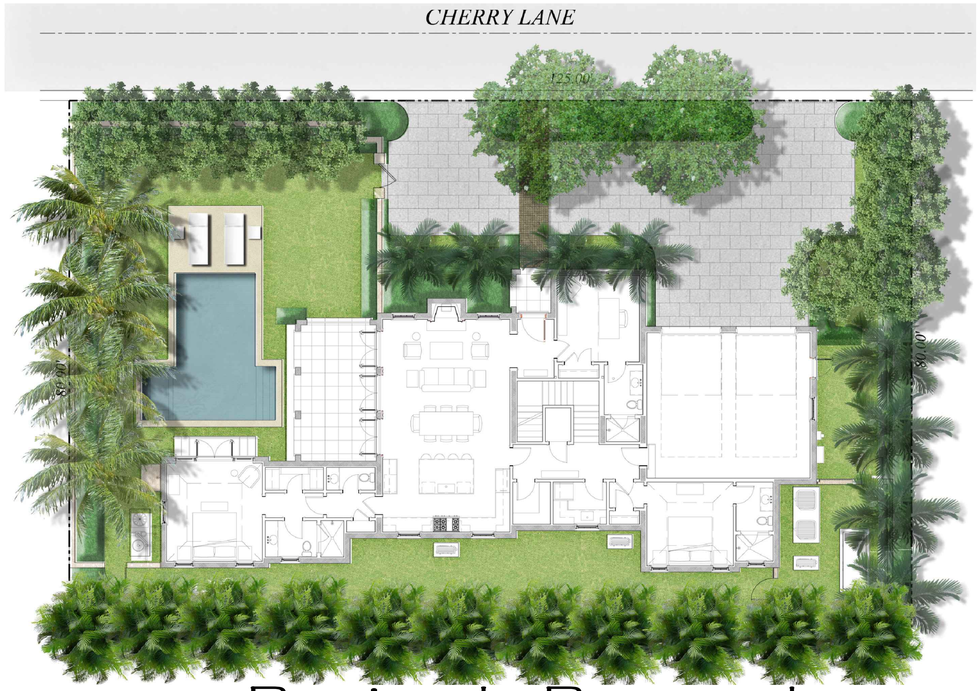
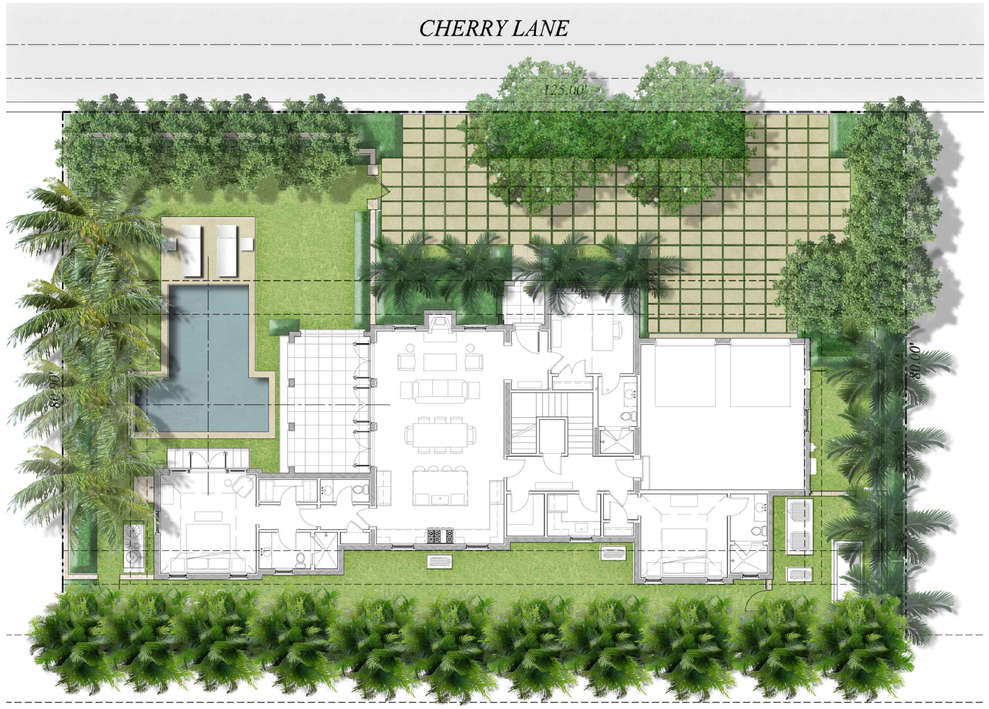
CHECKED BY:	

SCALE: AS NOTED

R-5



Previously Proposed



Currently Proposed

ENVIRONMENT DESIGN GROUP
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Landscape Management
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Dustin@environmentdesigngroup.com

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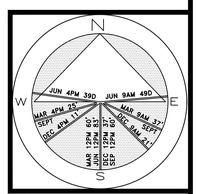

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DRAWN BY: Dustin Mizell

DATE: 04.06.2026

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SCALE IN FEET 3/16"=1'-0"



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Dustin@environmentdesigngroup.com

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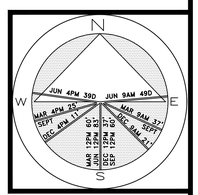

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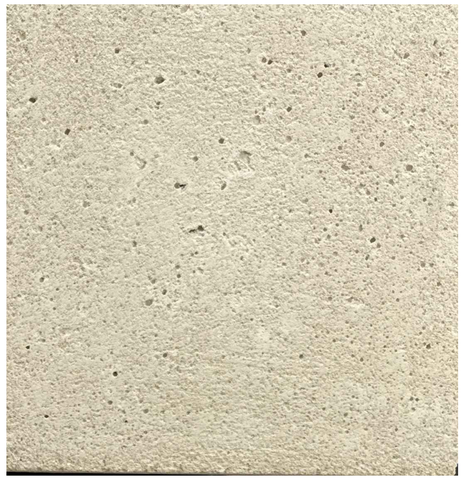
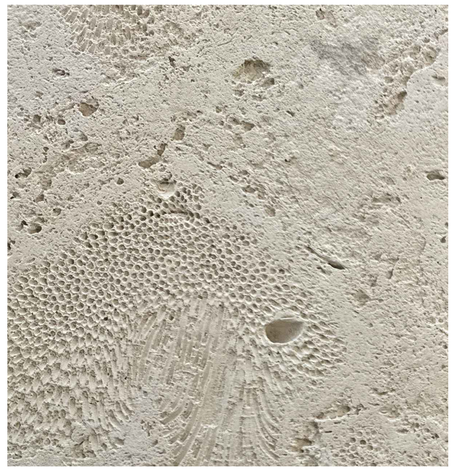
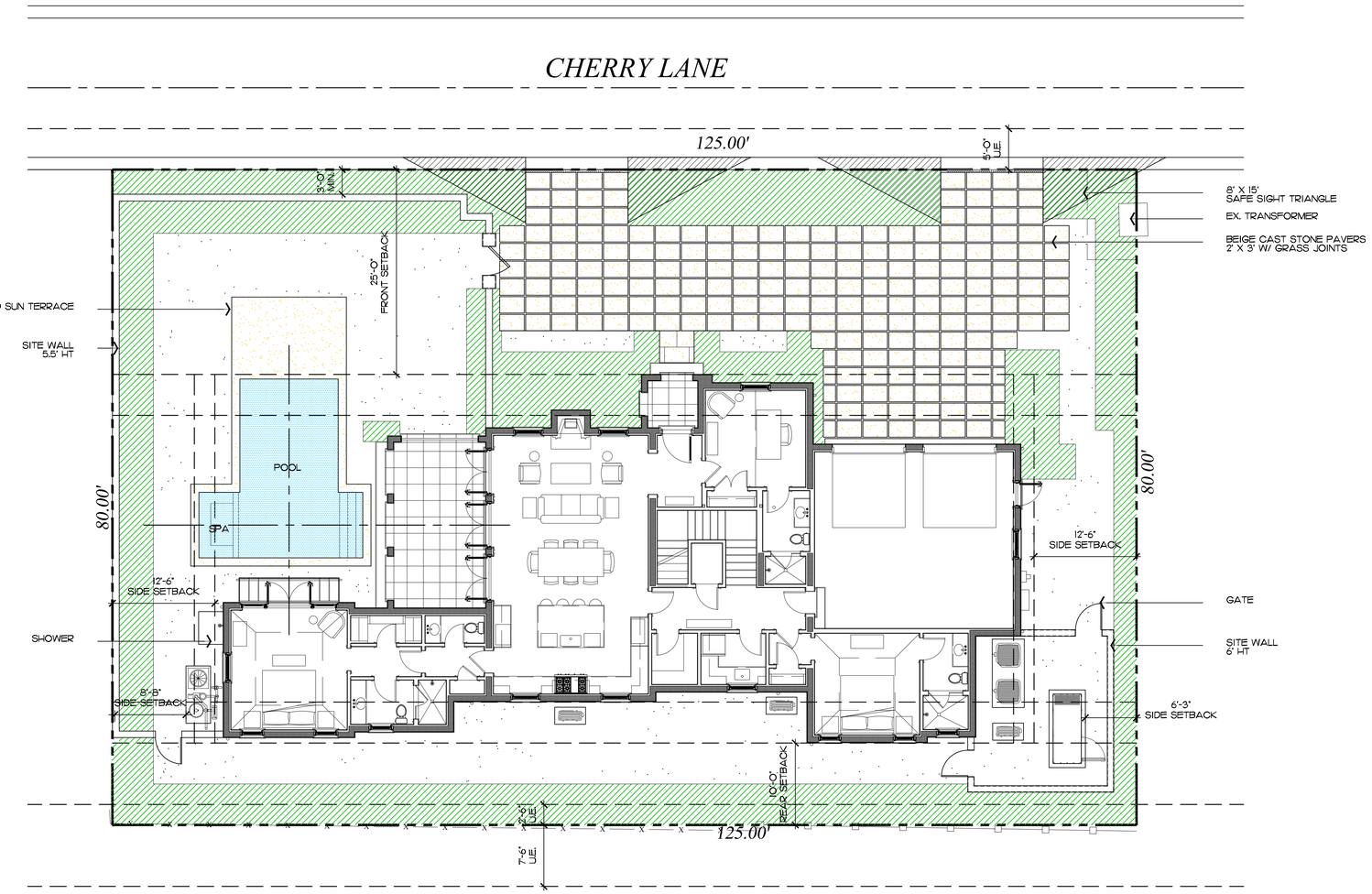
SCALE IN FEET 3/16"=1'-0"



Palm Beach Cast Stone-
Soda Finish, D24B-GA Tex.



Palm Beach Cast Stone-
D36B Coral Imprint



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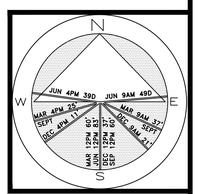

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DRAWN BY: Matt Jackman

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'



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Land Planning
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Dustin@environmentdesigngroup.com

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DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L6.3

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First Perspective



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Second Perspective



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Third Perspective



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Fourth Perspective



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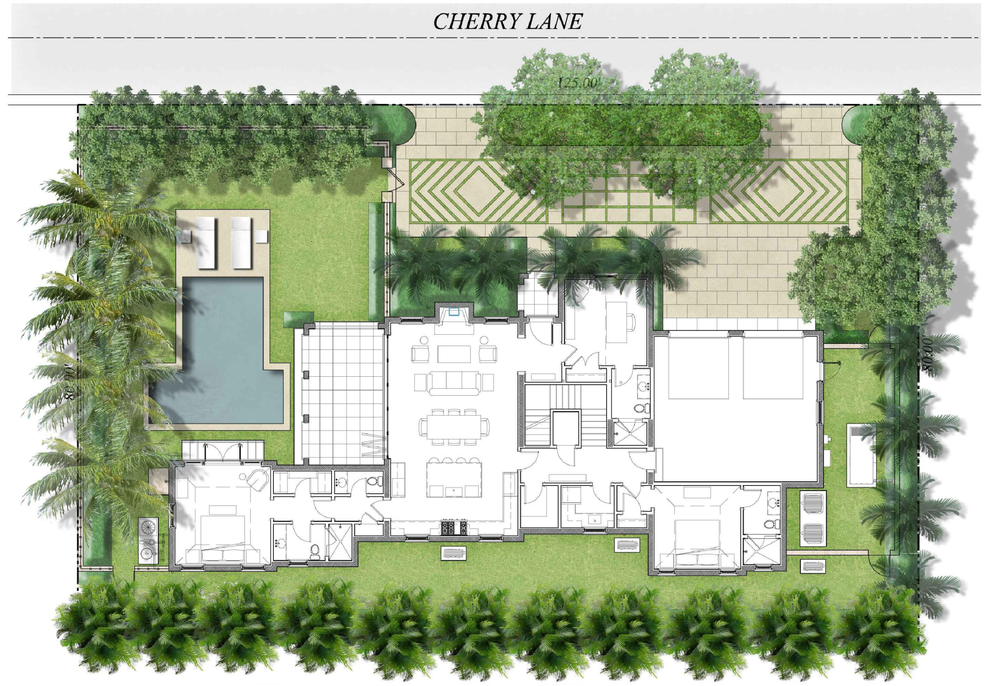
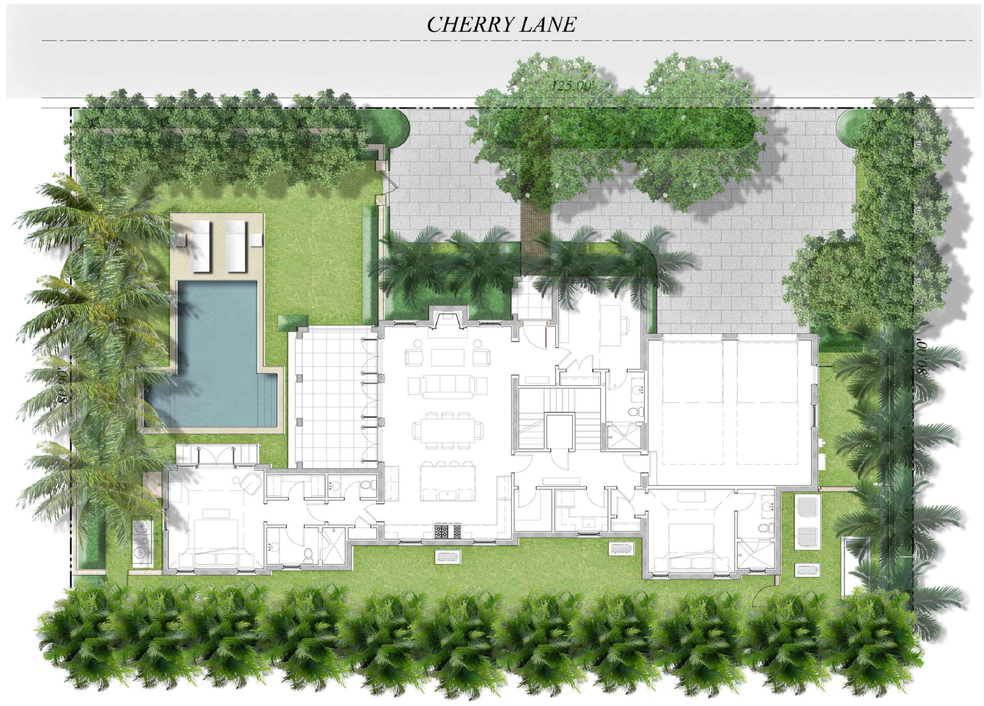
Fifth Perspective

PREVIOUS ARCOM PRESENTATION





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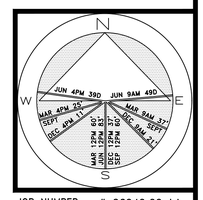

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Rendered Landscape Plan

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Rendered Landscape Elevations

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SCALE IN FEET

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DRAWN BY: Dios Rodriguez

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SHEET L6.2

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Dustin@environmentdesigngroup.com

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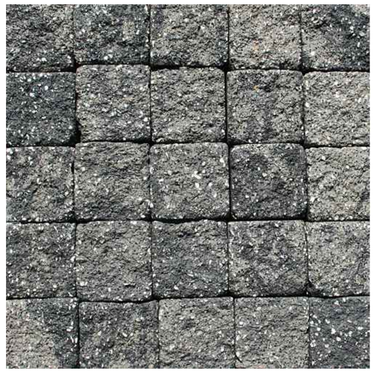
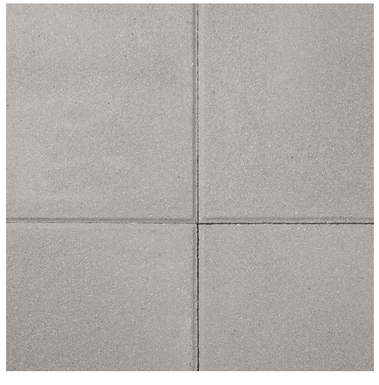
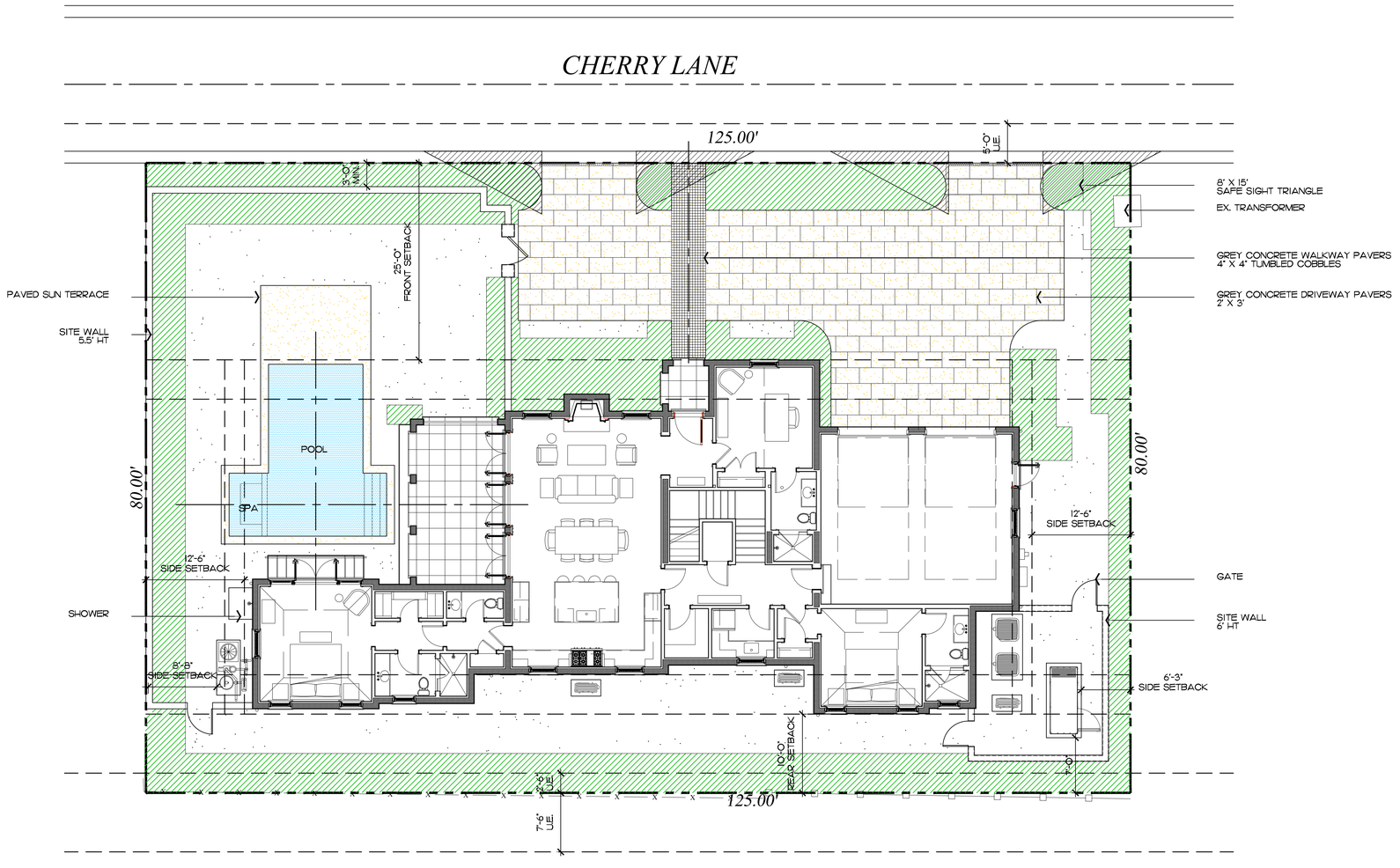
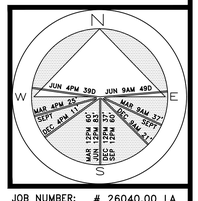


Concrete Cobble Pavers



Concrete Pavers





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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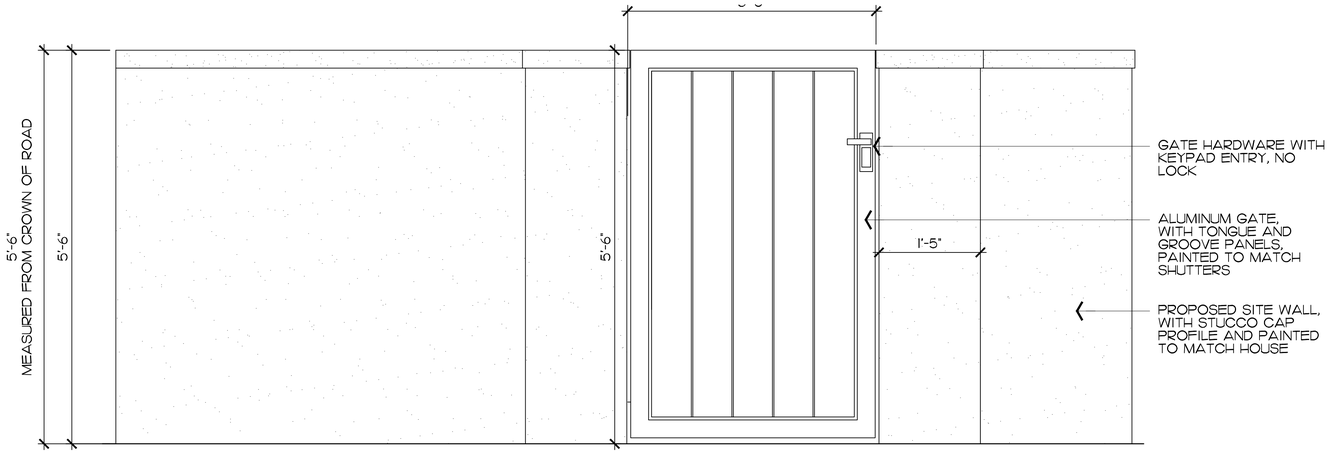
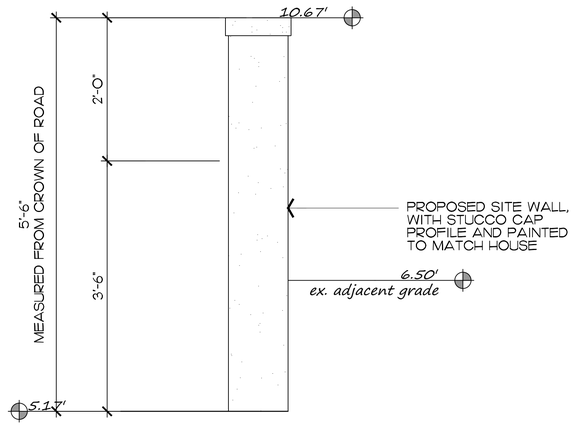
Site Plan

SCALE IN FEET 0' 8' 16' 24'



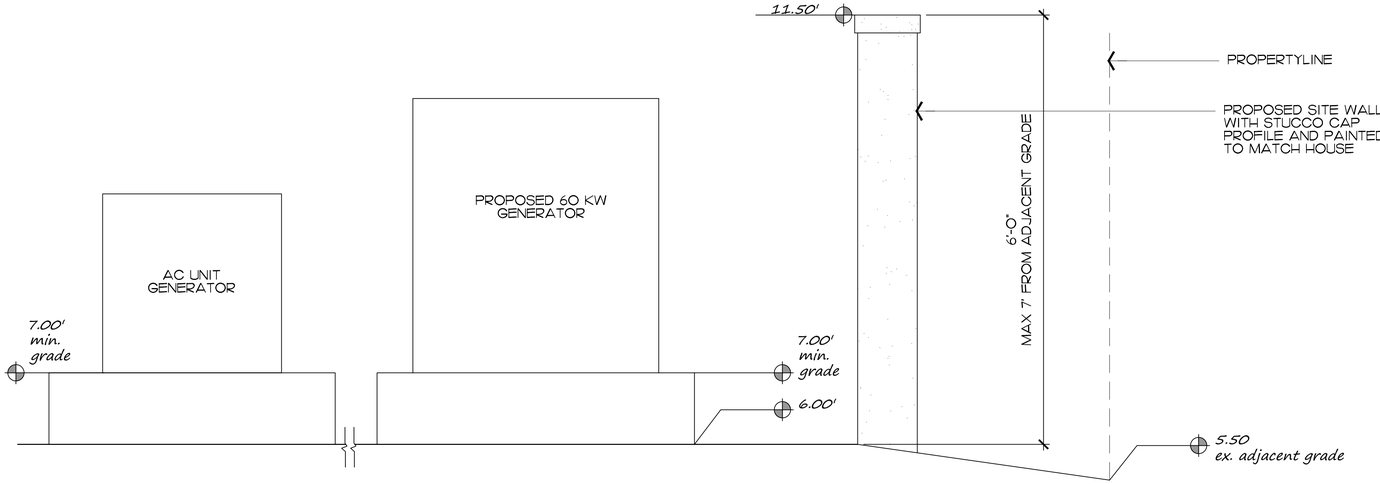
1 L3.4 Pedestrian Gate

SCALE: 1" = 1'-0"



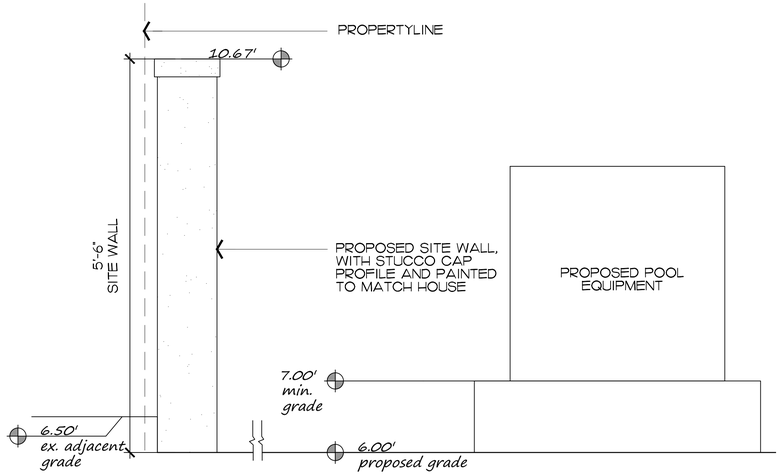
2 L3.4 Site Wall @ Pool Area

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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DRAWN BY: Dustin Mizell

DATE: 04.06.2026

SHEET L3.4

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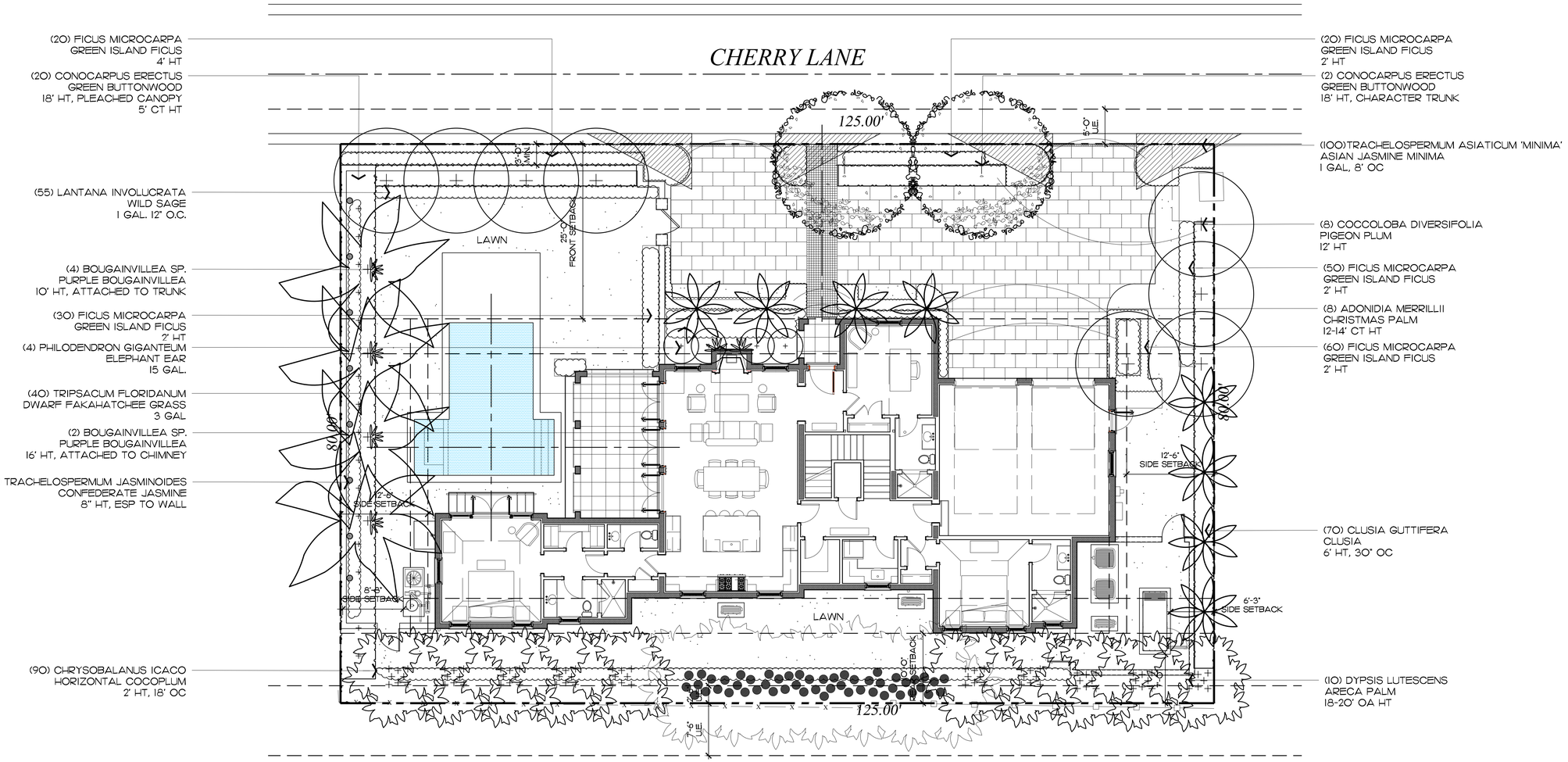
Proposed Hardscape Exhibit



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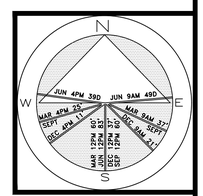

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DRAWN BY: Dustin Mizell

DATE: 04.06.2026

SHEET L4.0

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
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	20	18' HT, PLEACHED CANOPY, 5' CT HT	YES

TOTAL TREES:	48
NATIVE SPECIES:	30 (63%)

Shrubs & Vines

SYMBOL/KEY	PLANT NAME
	BOUGAINVILLEA SPP.
	BOUGAINVILLEA SPP.
	CLUSIA GUTTIFERA CLUSIA HEDGE
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM
	FICUS MICROCARPA GREEN ISLAND FICUS
	FICUS MICROCARPA GREEN ISLAND FICUS
	PHILODENDRON GIGANTEUM ELEPHANT EAR
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE
	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE GRASS

TOTAL:	
NATIVE SPECIES:	

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 CHERO
LOT AREA (SQ FT)		10,000
	REQUIRED	PROPOS
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)		45.8% (4,5
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)		63% (2,8
FRONT YARD LOS (SQ FT AND %)		52.5% (1,6
NATIVE TREES %	30% (NUMBER OF TREES)	63% (30
	30% (NUMBER OF SHRUBS & VINES)	36% (14
	30% (GROUNDCOVER AREA)	55% (3

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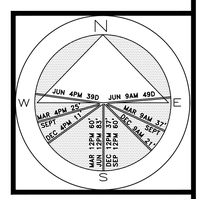

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DATE: 04.06.2026

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Rendered Landscape Plan

SCALE IN FEET 3/16"=1'-0"



North Elevation

1 / L6.1

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



South Elevation

2 / L6.1

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

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Rendered Landscape Elevations

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JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L6.1



East Elevation

1
L6.2

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



West Elevation

2
L6.2

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

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Rendered Landscape Elevations

SCALE IN FEET

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DRAWN BY: Dios Rodriguez

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SHEET L6.2



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SHEET L6.3

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First Perspective



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Second Perspective



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Third Perspective



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Fourth Perspective



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Fifth Perspective

PREVIOUS ARCOM PRESENTATION



Existing South-West Coner



Existing South Front Center



Existing North-West Corner



Existing North Rear Center



Existing North-East Corner



Existing South-East Corner

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Existing Site Photos Exhibit

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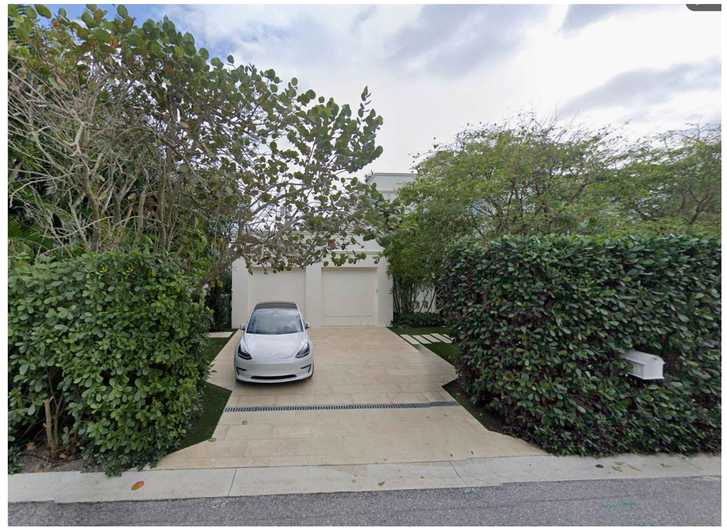
Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA



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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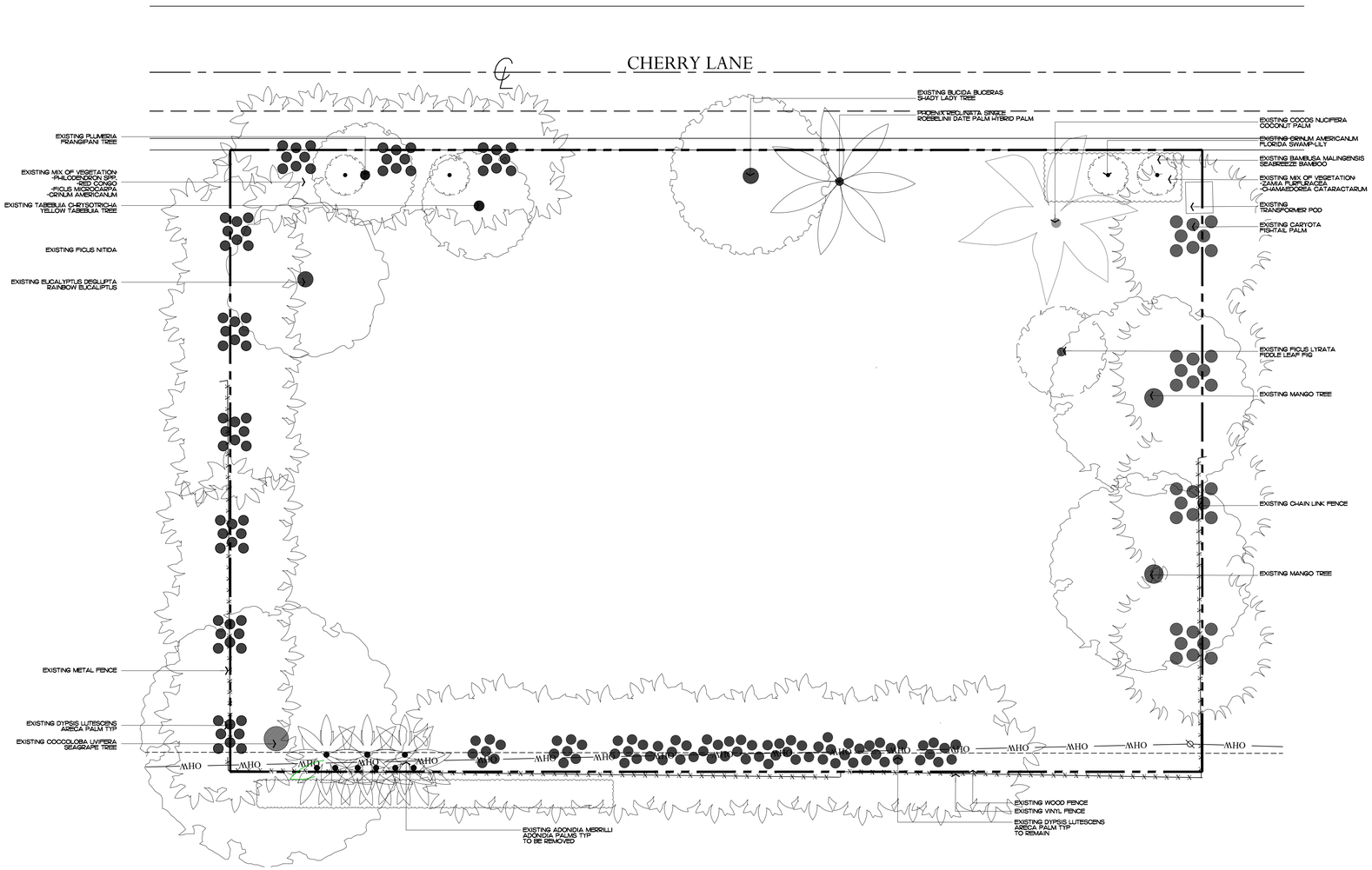
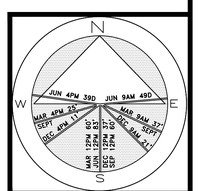
Existing Neighboring Context Exhibit

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

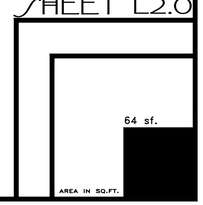




JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L2.0



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Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

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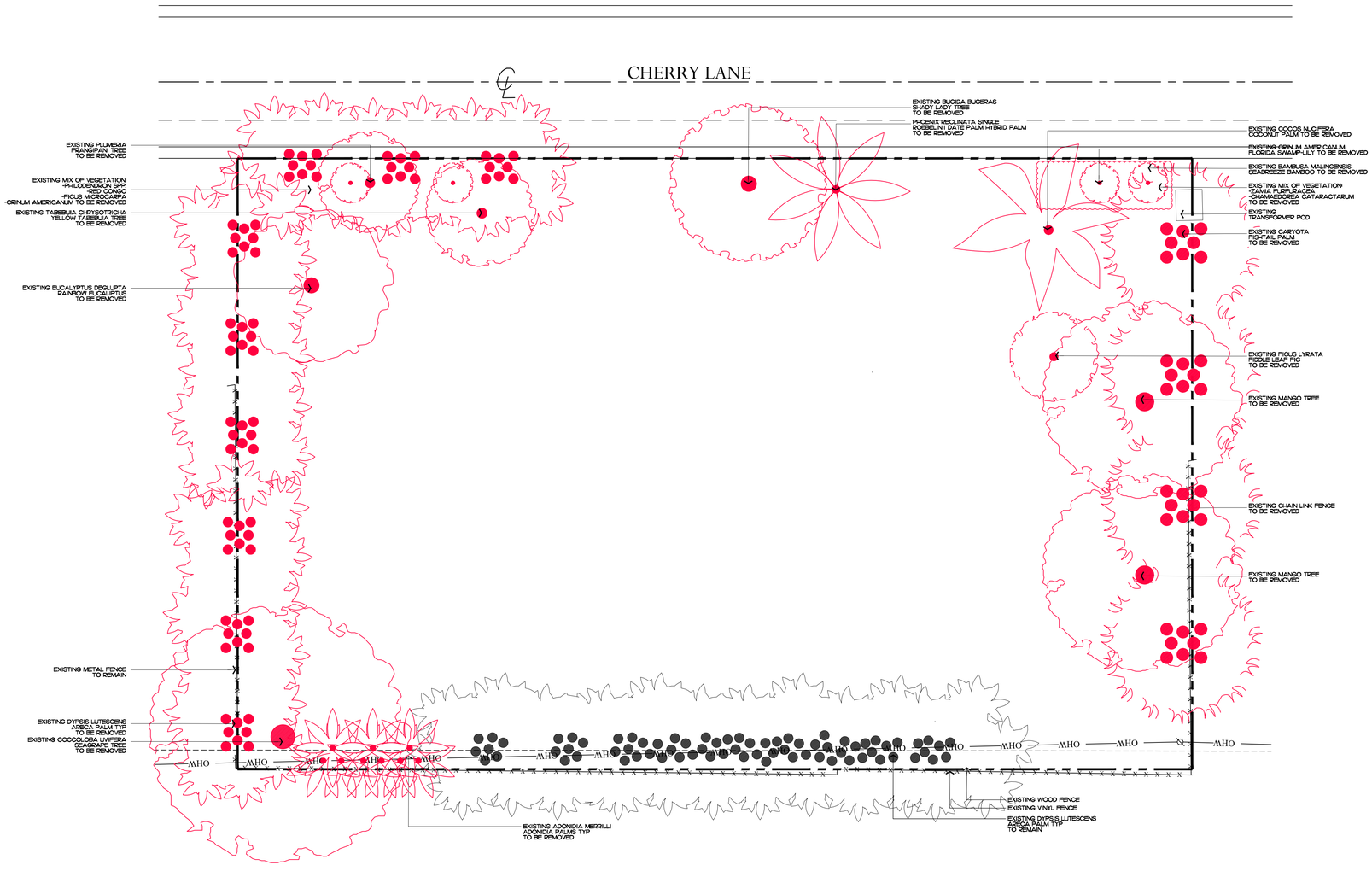

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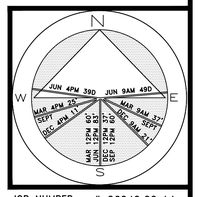

JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L2.1

64 sf.
AREA IN SQ.FT.

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Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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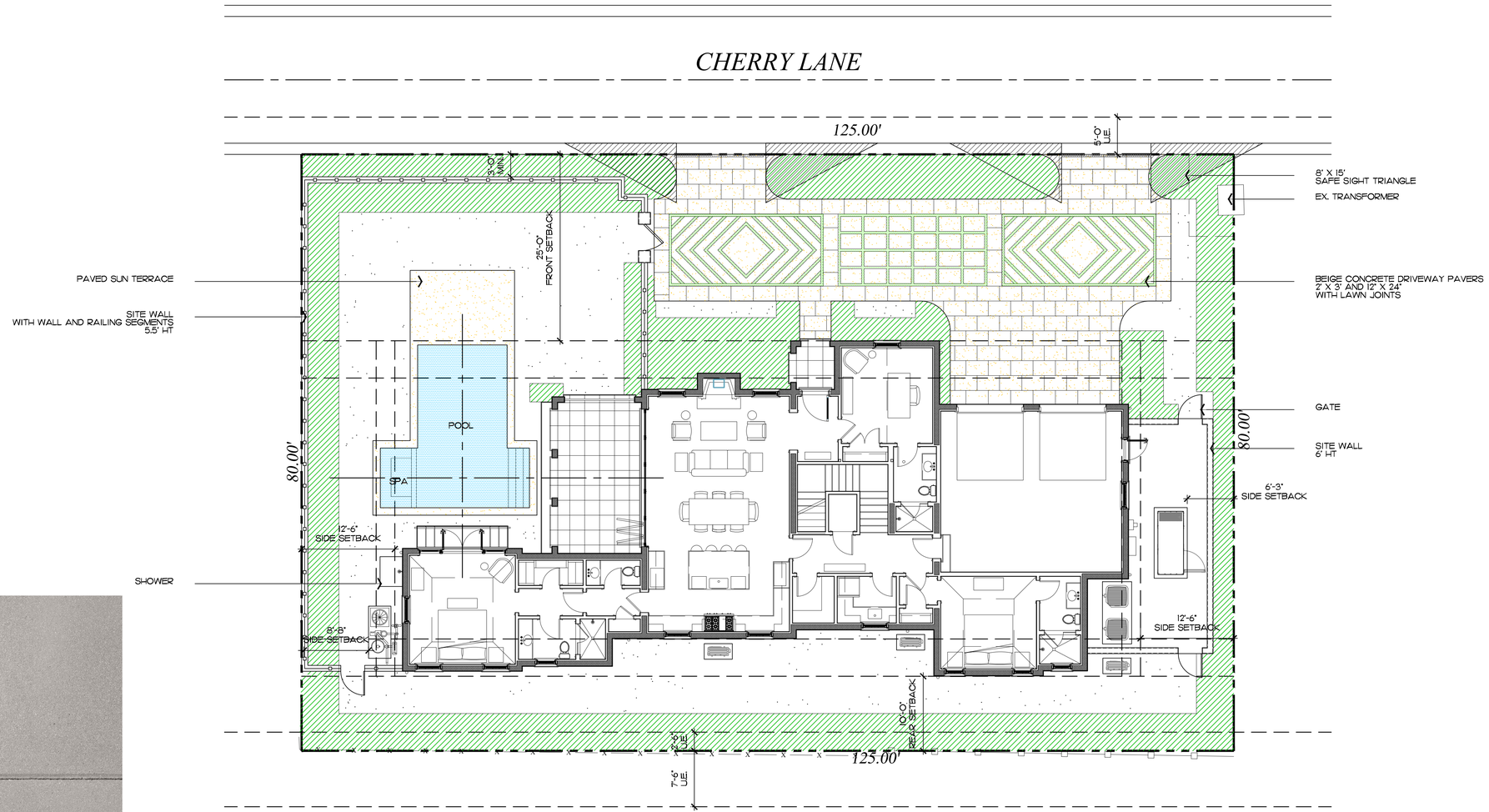
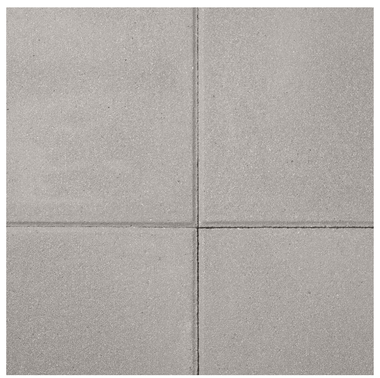
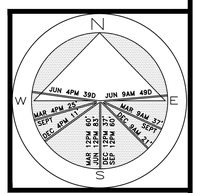




Concrete Pavers



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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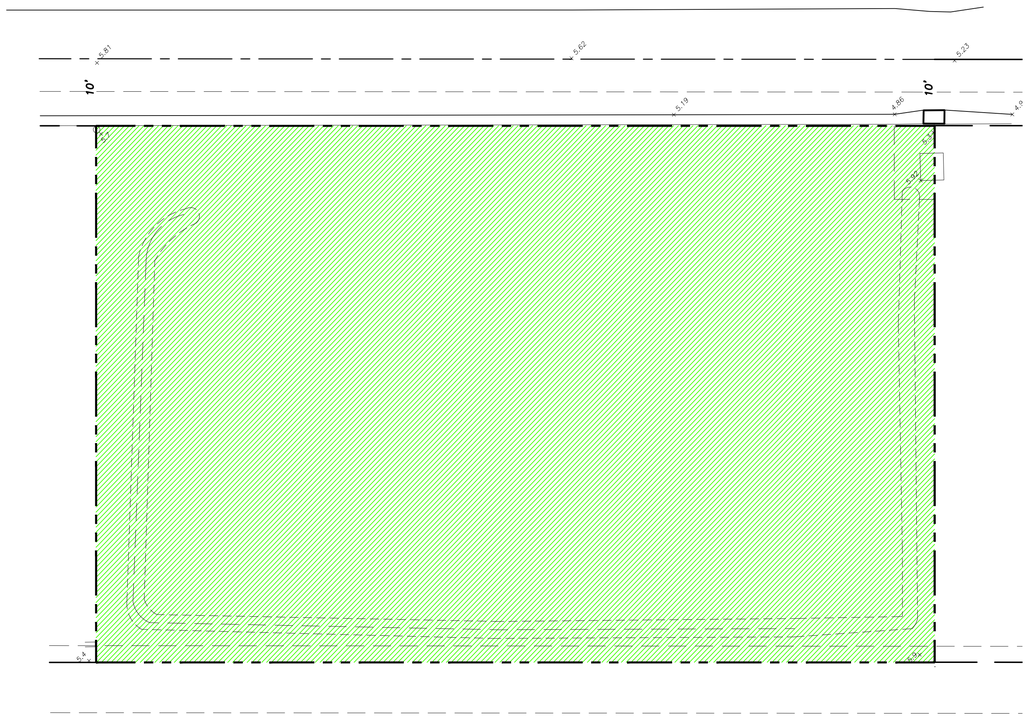
Site Plan

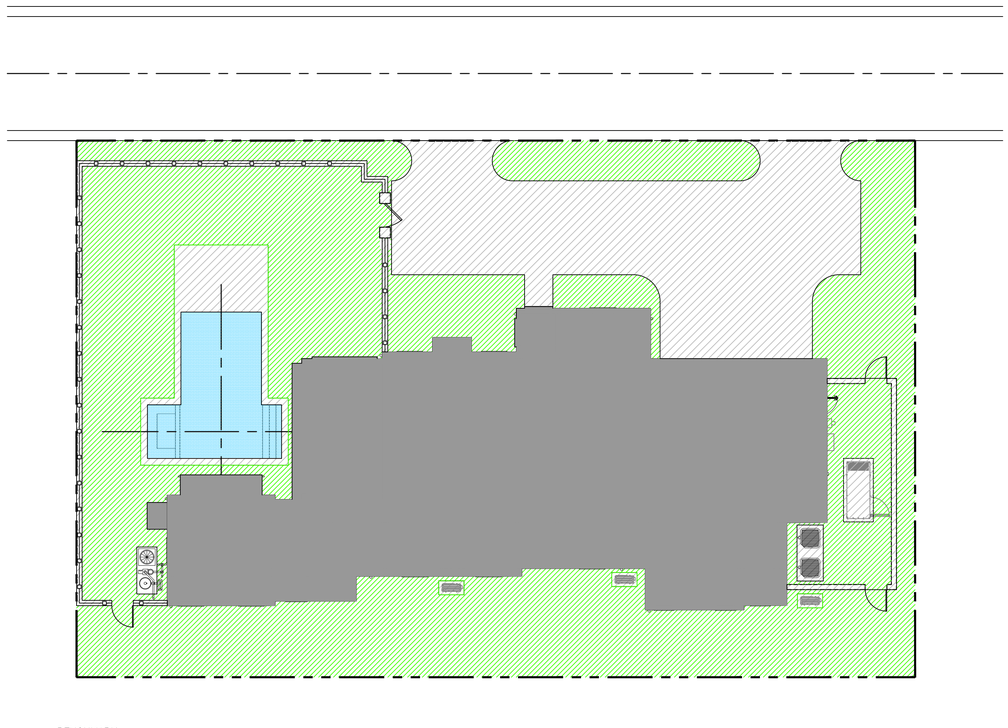
SCALE IN FEET 0' 8' 16' 24'

Legend

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



Existing Lot Coverage Graphic



BENCHMARK:

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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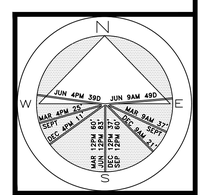
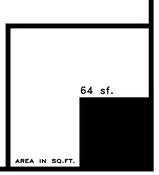


JOB NUMBER: # 26040.00 LA
DRAWN BY: Matt Jackman

DATE: 04.06.2026

SHEET L3.1

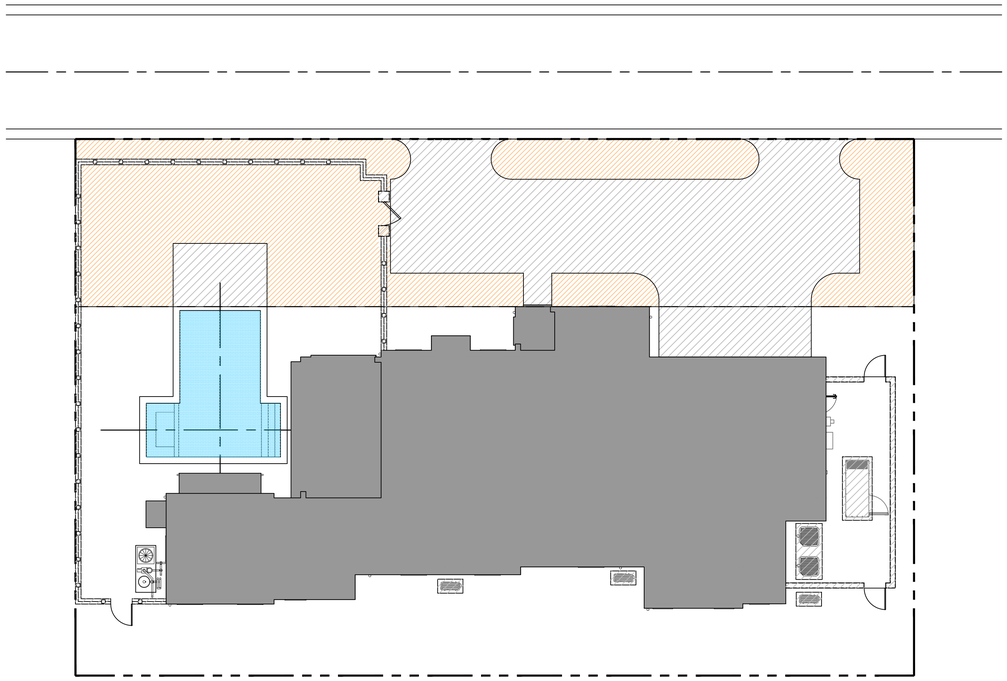


Legend

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



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING		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.	
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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 - Front Yard

SCALE IN FEET 0' 8' 16' 24'

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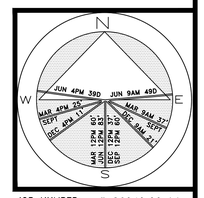
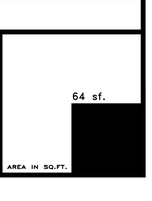


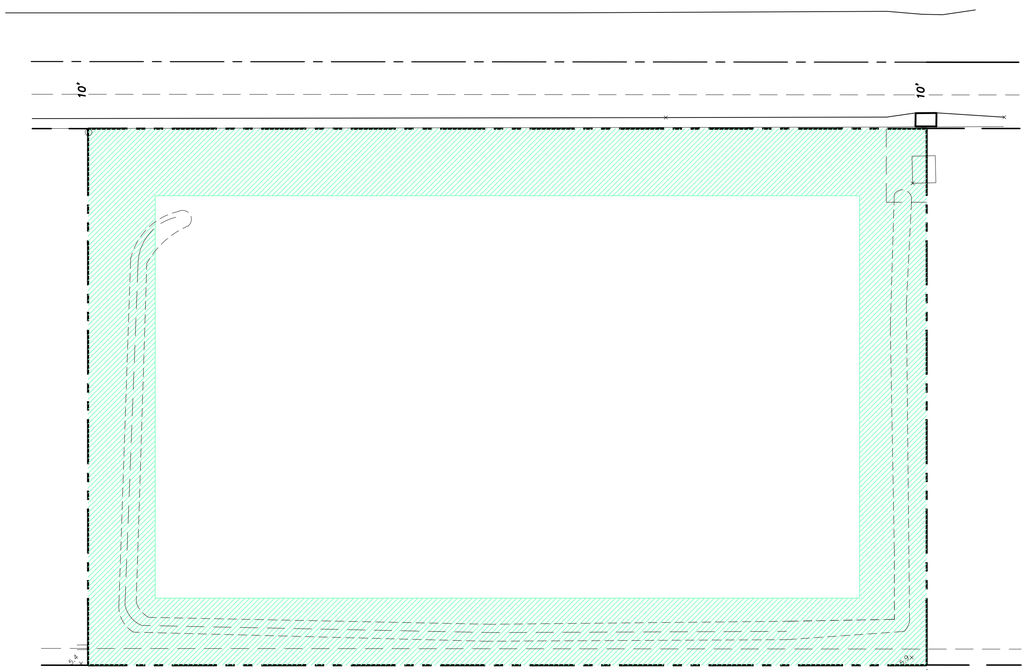
JOB NUMBER: # 26040.00 LA
DRAWN BY: Matt Jackman
DATE: 04.06.2026

SHEET L3.2

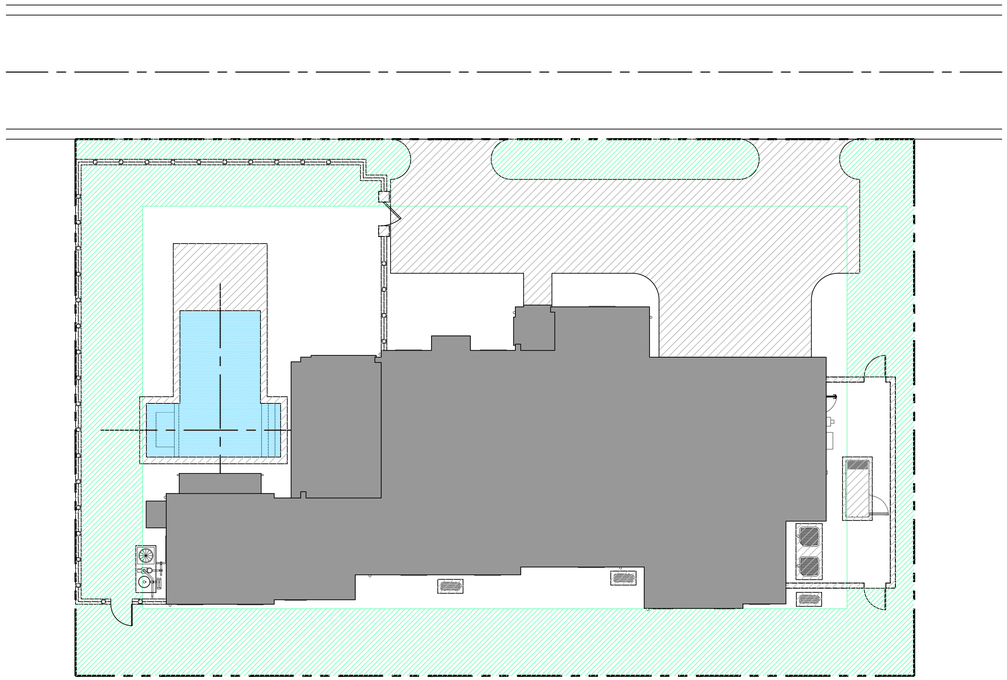


Legend

- 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.	
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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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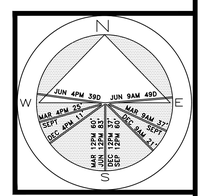

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DRAWN BY: Matt Jackman

DATE: 04.06.2026

SHEET L3.3

64 sf.

AREA IN SQ.FT.

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Open Space Diagrams - Perimeter

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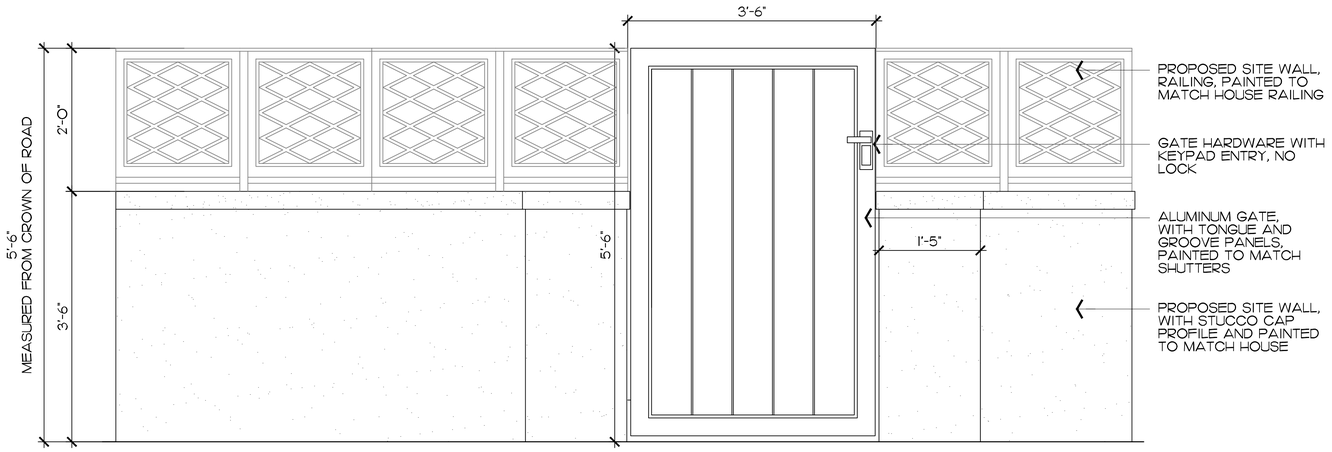
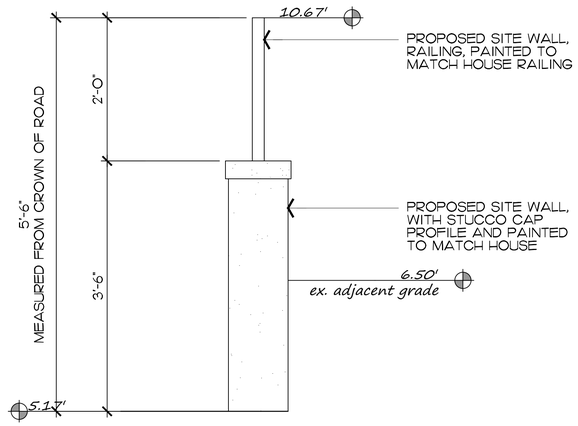


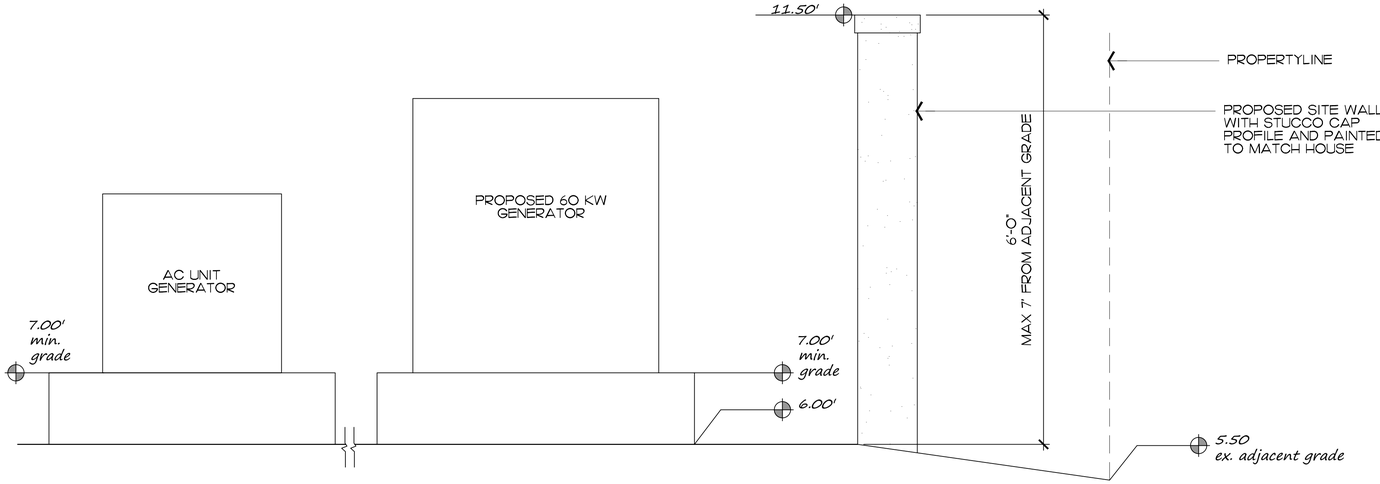
1 L3.4 Pedestrian Gate

SCALE: 1" = 1'-0"



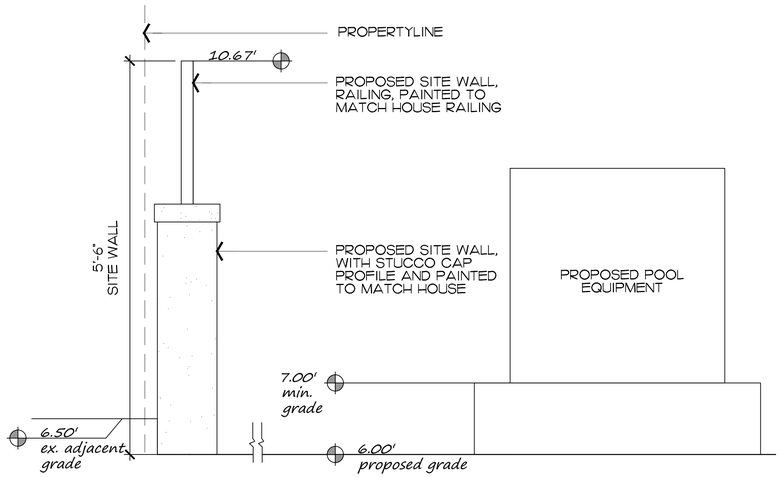
2 L3.4 Site Wall @ Pool Area

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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FLORIDA

JOB NUMBER: # 26040.00 LA
DRAWN BY: Dustin Mizell
DATE: 04.06.2026

SHEET L3.4

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Proposed Hardscape Exhibit

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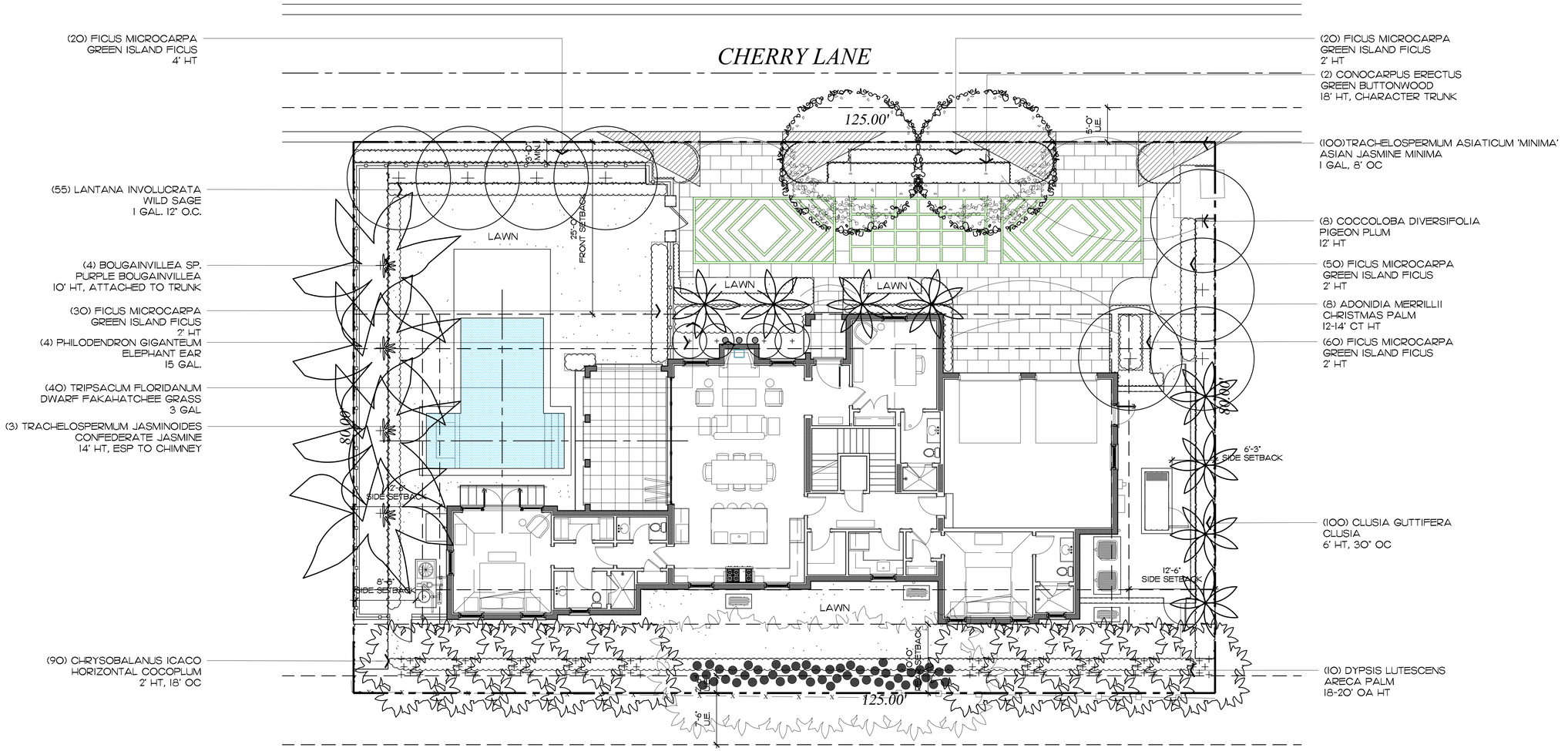

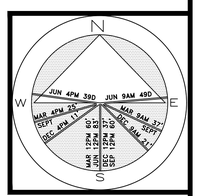

JOB NUMBER: # 26040.00 LA
DRAWN BY: Dustin Mizell

DATE: 04.06.2026

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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NOT FOR CONSTRUCTION

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: NATIVE SPECIES:	28 10 (35%)		

Shrubs & Vines

SYMBOL/KEY	PLANT NAME
	BOUGAINVILLEA SPP.
	CLUSIA GUTTIFERA CLUSIA HEDGE
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM
	FICUS MICROCARPA GREEN ISLAND FICUS
	FICUS MICROCARPA GREEN ISLAND FICUS
	PHILODENDRON GIGANTEUM ELEPHANT EAR
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE
	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE GRASS
	TOTAL: NATIVE SPECIES:

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: NATIVE SPECIES:	155 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 CHERO
LOT AREA (SQ FT)		10,000
	REQUIRED	PROPOS
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)		45.8% (4,5
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)		63% (2,8
FRONT YARD LOS (SQ FT AND %)		52.5% (1,6
NATIVE TREES %	30% (NUMBER OF TREES)	42% (10
	30% (NUMBER OF SHRUBS & VINES)	30% (13
	30% (GROUNDCOVER AREA)	55% (3

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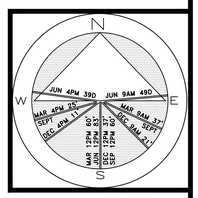

JOB NUMBER: # 26040.00 LA
DRAWN BY: Dustin Mizell

DATE: 04.06.2026

SHEET L6.0

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Rendered Landscape Plan

SCALE IN FEET 3/16"=1'-0"

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1 L6.1 North Elevation
SCALE: 3/16" = 1'-0"



2 L6.1 South Elevation
SCALE: 3/16" = 1'-0"

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Town of Palm Beach
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DATE: 04.06.2026

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Rendered Landscape Elevations



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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SHEET L6.2



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First Perspective

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Second Perspective



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SHEET L6.5

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Third Perspective



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Fourth Perspective



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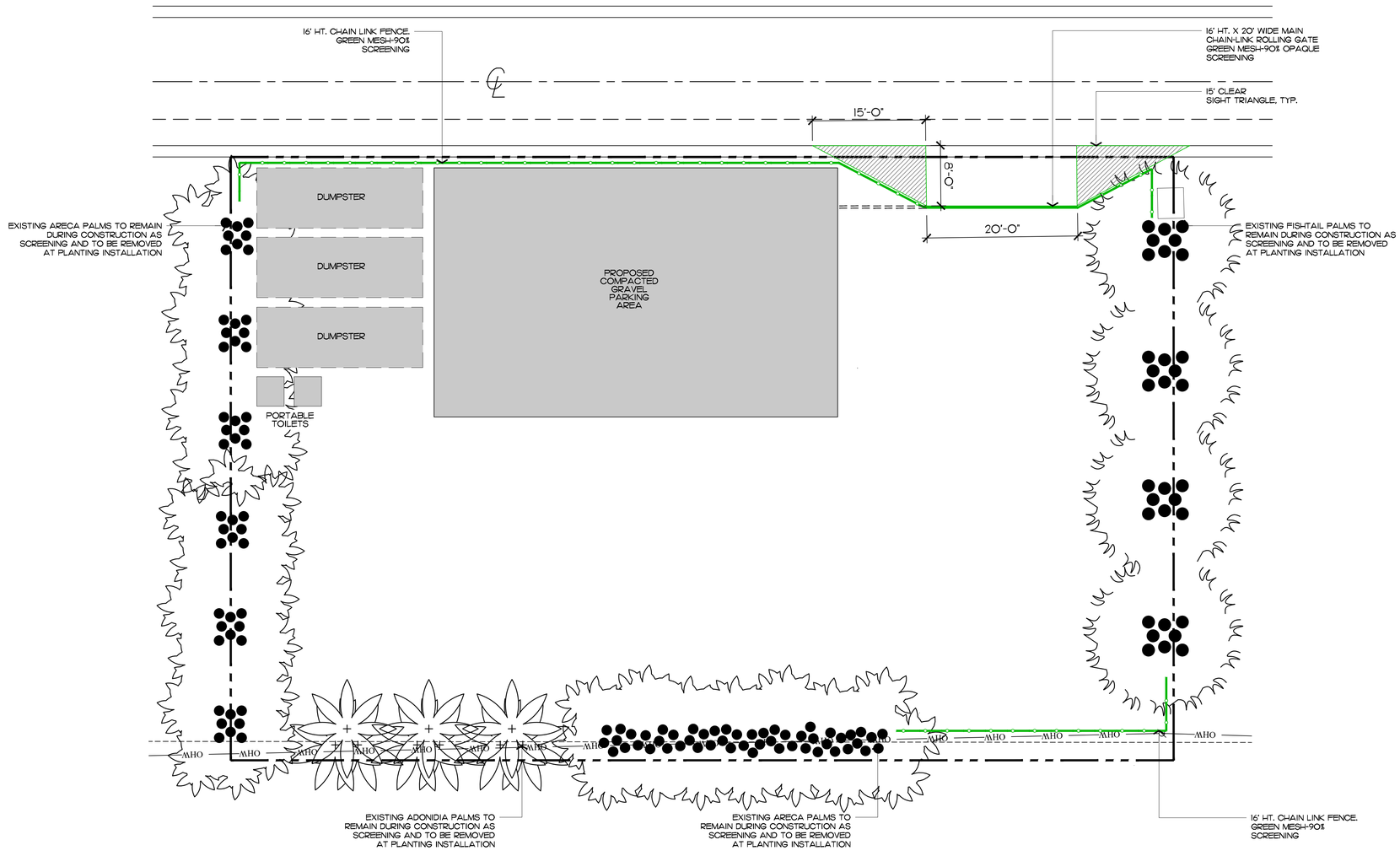
Fifth Perspective

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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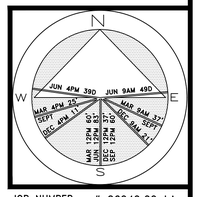

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Construction Screening + Staging Plan

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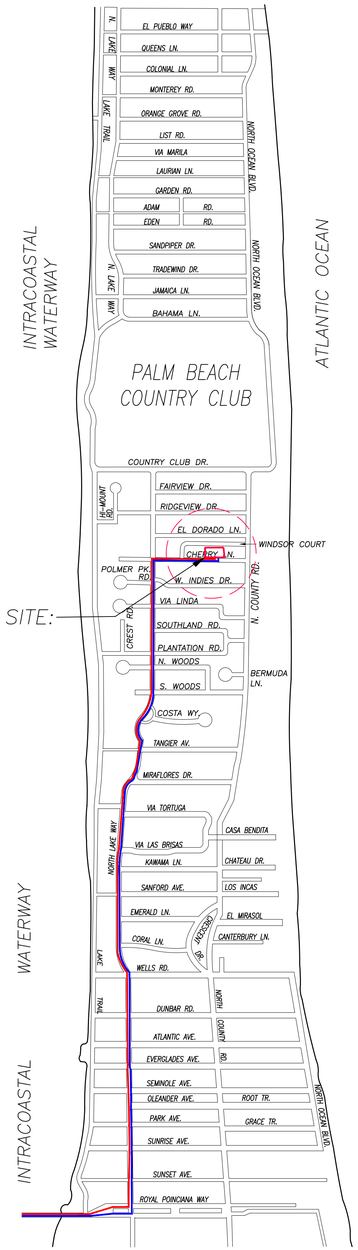

CONCEPTUAL CONSTRUCTION SCHEDULE

- 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

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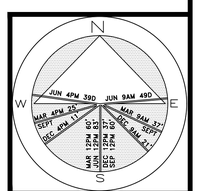

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Truck Logistics Plan

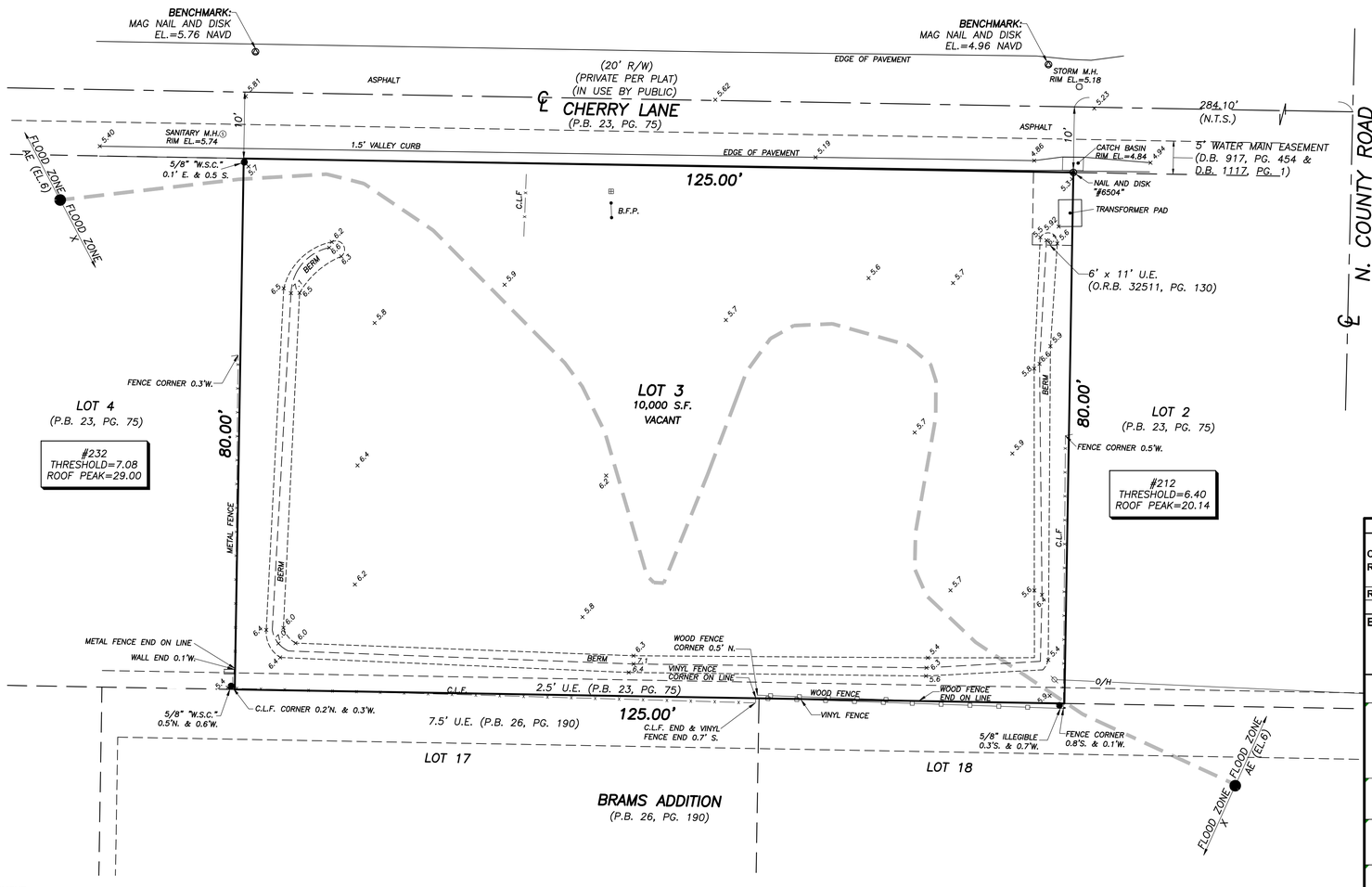
SCALE: NOT TO SCALE

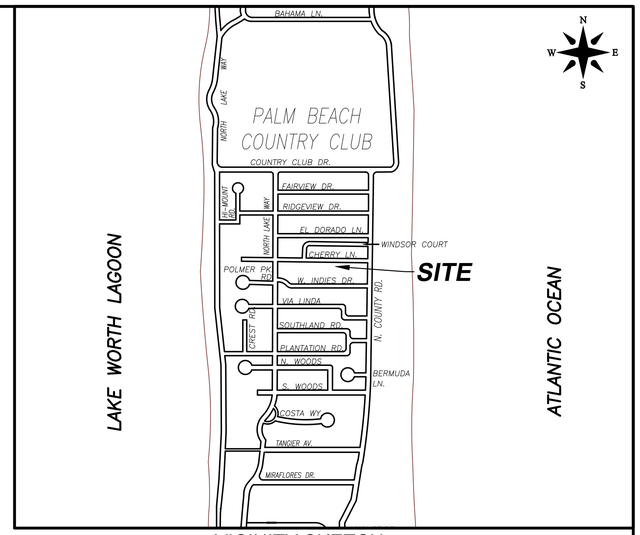
Boundary Survey For:

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
CM	= 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	

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 29, 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: 7/22/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

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)

HISTORY: The application was originally heard at the May 27, 2026 ARCOM hearing and was deferred to allow for study of architectural detailing. The applicant submitted a request for a month's deferral to the July 2026 ARCOM meeting.

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 07/02/2026.

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

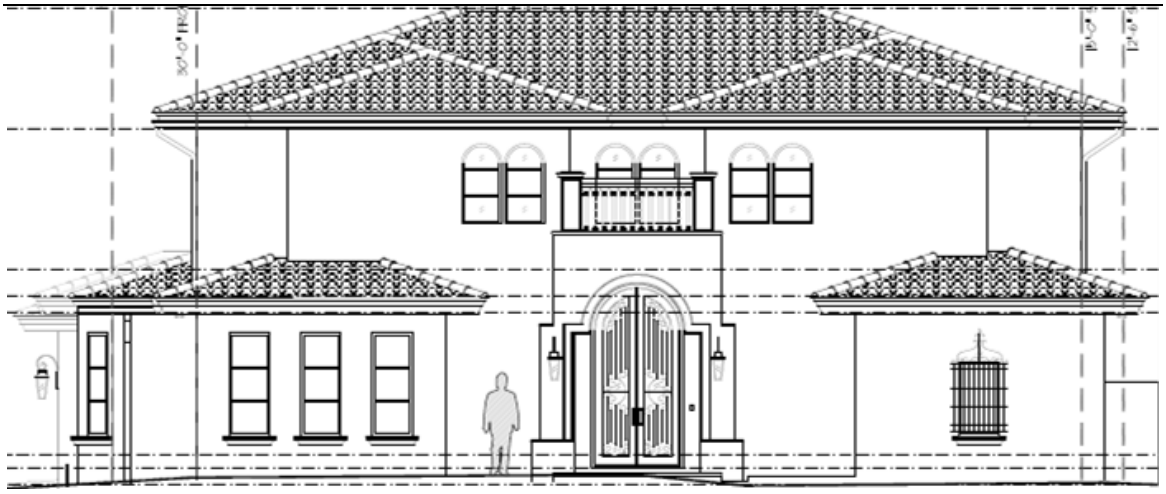
The applicant is proposing renovations and alterations to an existing two-story, single-family residence and new hardscape and landscape design. The application, as proposed, appears compliant with zoning regulations and the applicant is not requesting town council review as part of this application.

The Commission initially reviewed this application during the May 2026 meeting. While the proposal received general support, the Commission deferred the item to address concerns regarding architectural details and fenestration. The applicant has since submitted revised plans that incorporate the requested changes. The adjustments include: redesigned front entry with hipped glazed clay tile roof with stained cypress eave; change of front door to a solid stained mahogany cottage door; incorporation of decorative muntin pattern at main entry; reduction of windows above main entry; revised muntin dimensions throughout; modified fenestration on rear ground level; additional perimeter landscaping.

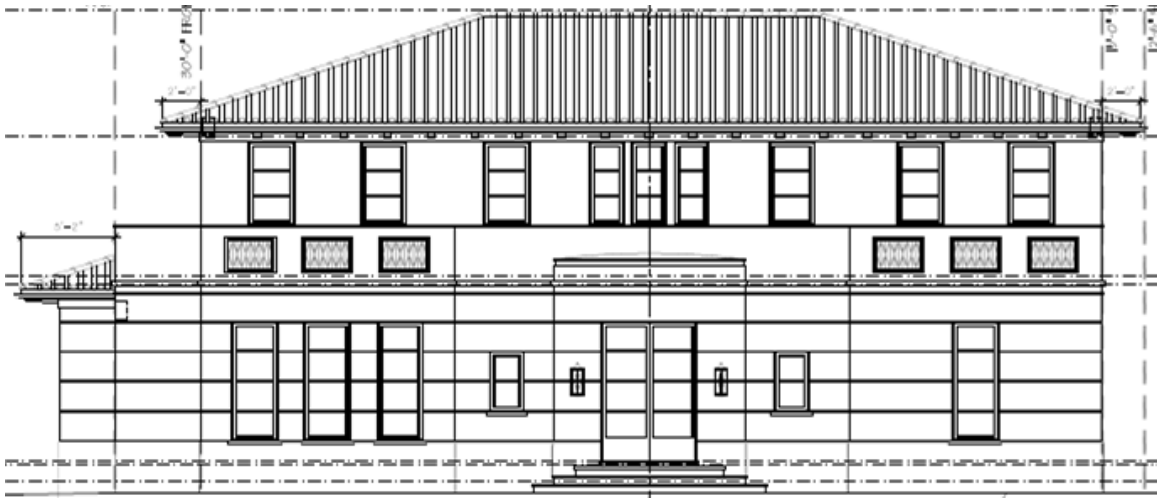
The subject property is located at the intersection of North Ocean Boulevard on the north side of List Road. The applicant's scope of work includes new roof, redesigned and reorganized fenestrations, and modified architectural details. The existing residence has mediterranean influence and the proposed 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.





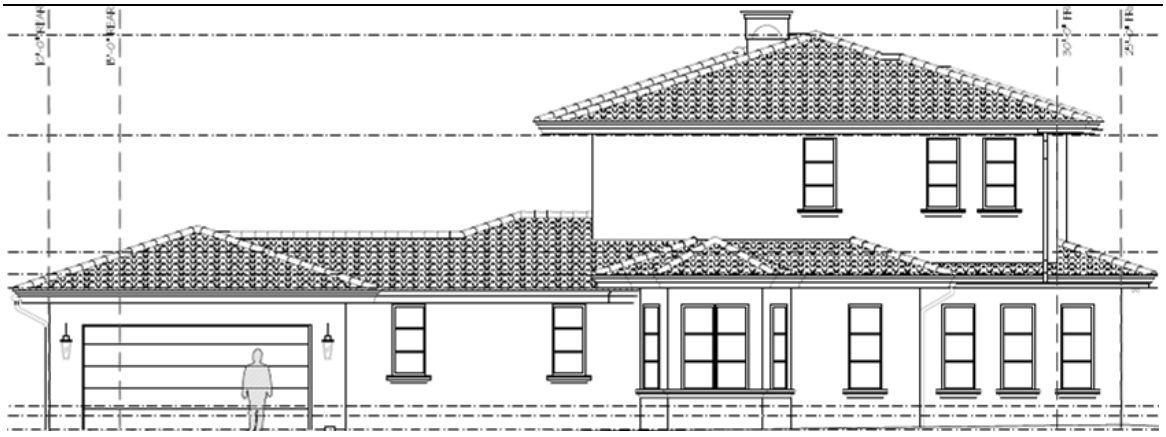
Existing East (Front) Elevation at North Ocean Boulevard.



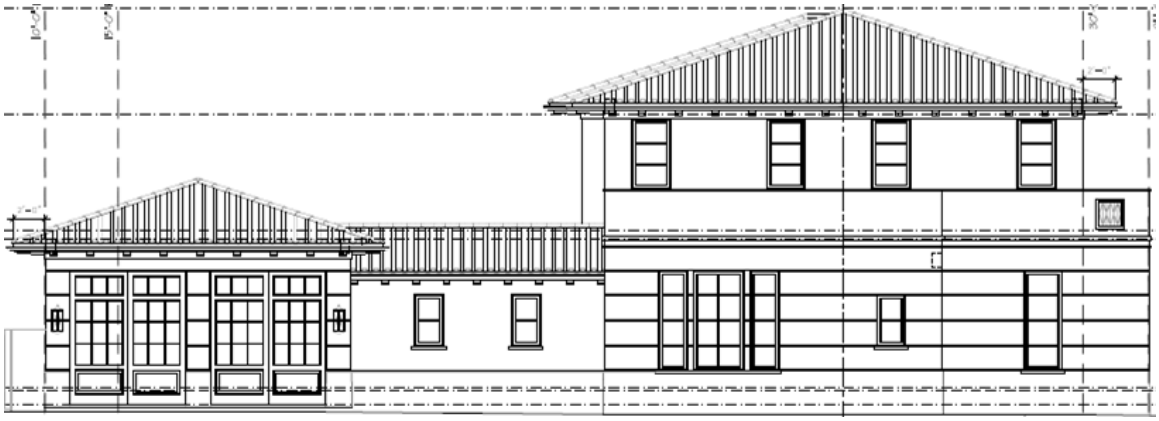
Previously Proposed East (Front) Elevation at North Ocean Boulevard.



Proposed East (Front) Elevation at North Ocean Boulevard.



Existing South (Street-Side) Elevation at List Road.



Previously Proposed South (Street-Side) Elevation at List Road.



Proposed South (Street-Side) Elevation at List Road.



Existing West (Rear) Elevation.



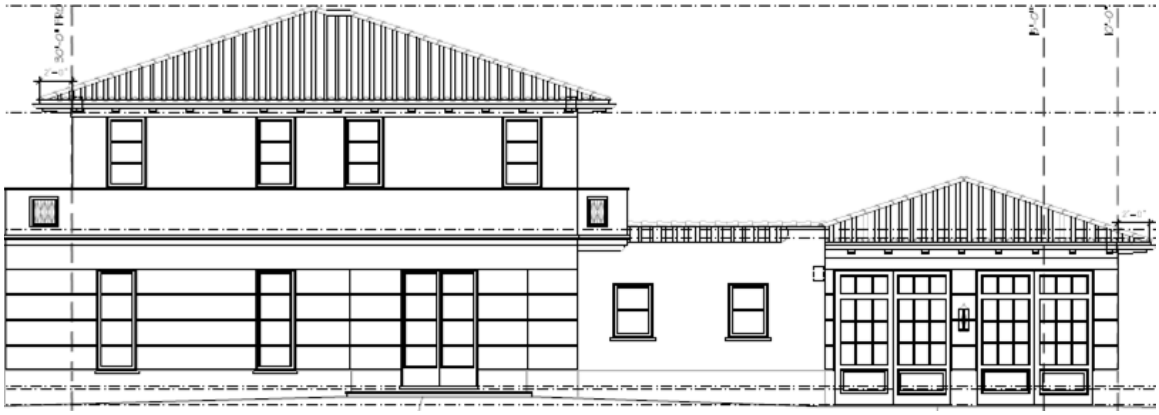
Previously Proposed West (Rear) Elevation.



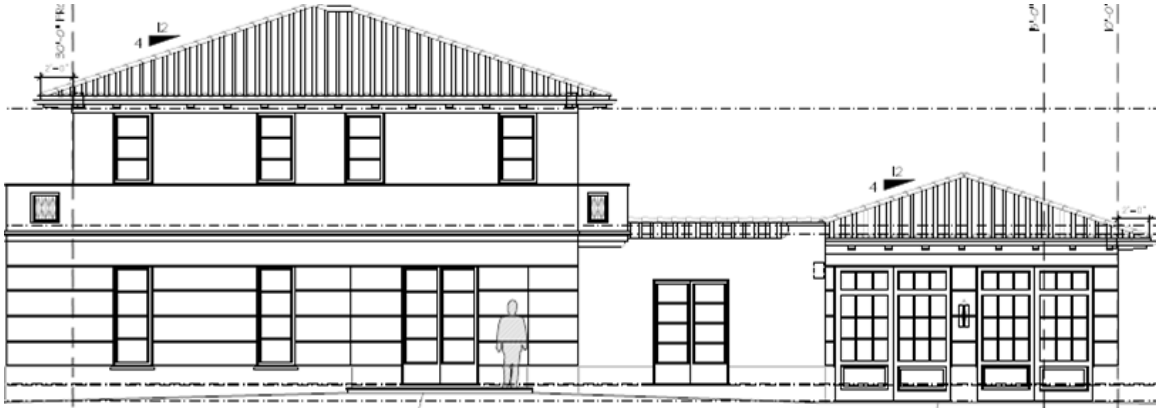
Proposed West (Rear) Elevation.



Existing North (Side) Elevation.



Previously Proposed North (Side) Elevation.



Proposed North (Side) Elevation.



Color Rendering of Previously Proposed Landscape Plan.



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
REV 01 .7.29.26

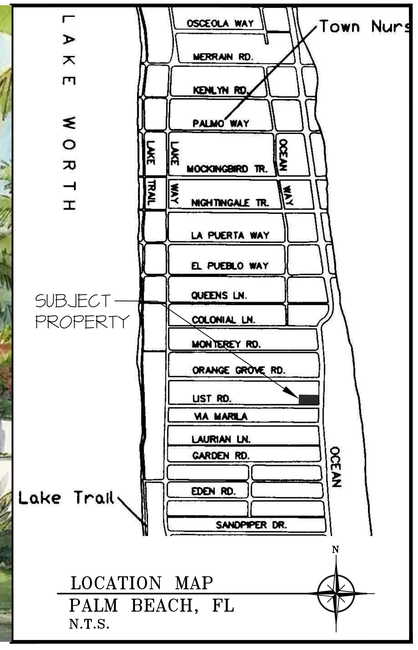
INDEX OF DRAWINGS

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
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: MS, PM, AR
REVISIONS:
- ARCOM PRE-APP 03.05.26
- FIRST SUBMITTAL 03.25.26
- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26
- REV 01 7.29.26

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

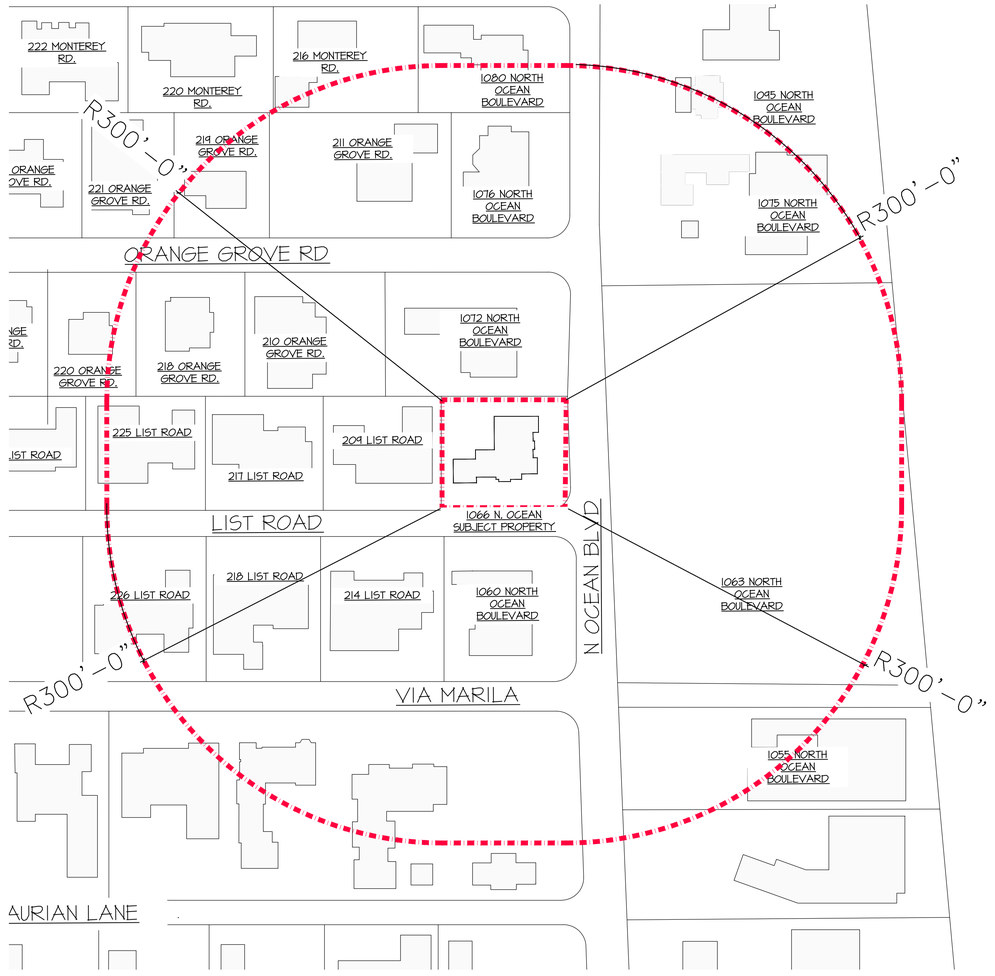
ROGER P. JANSSEN AR-14785

DRAWING NO.
A0.00

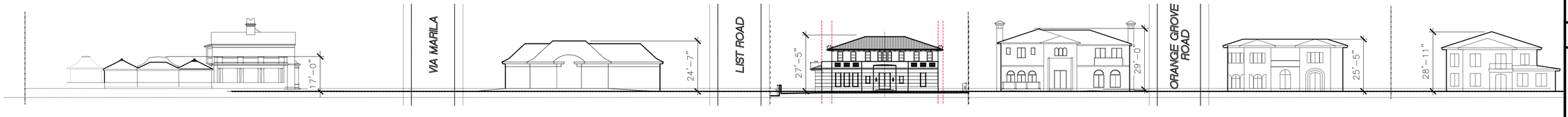
JOB NUMBER: 25-124



AERIAL MAP



LOCATION PLAN



1066 N.OCEAN BLVD STREETSCAPE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXX, 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

DRAWN: MS, 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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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
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:

- 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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ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.03

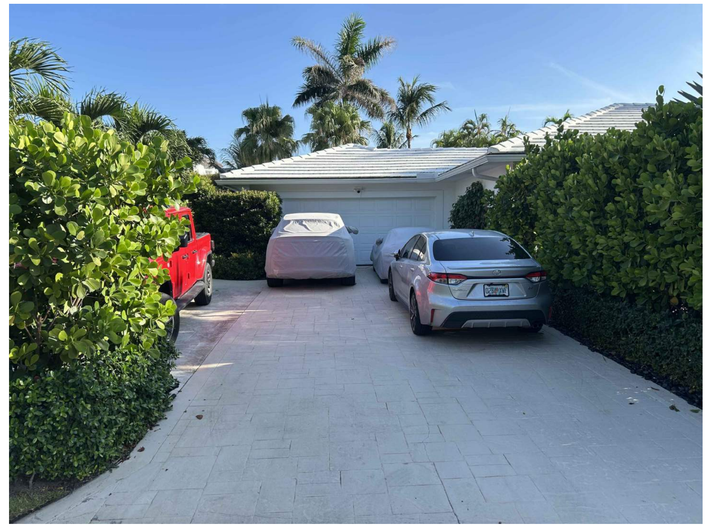
JOB NUMBER: 25-124



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

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, FM, AR

REVISIONS:

- ARCOM PRE-APP 03.05.26
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- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26

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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

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
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:

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- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26

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AR0014785
REGISTERED ARCHITECT

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

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:

- 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.

A0.06

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

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:

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- 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.

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

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:

- 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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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

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

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

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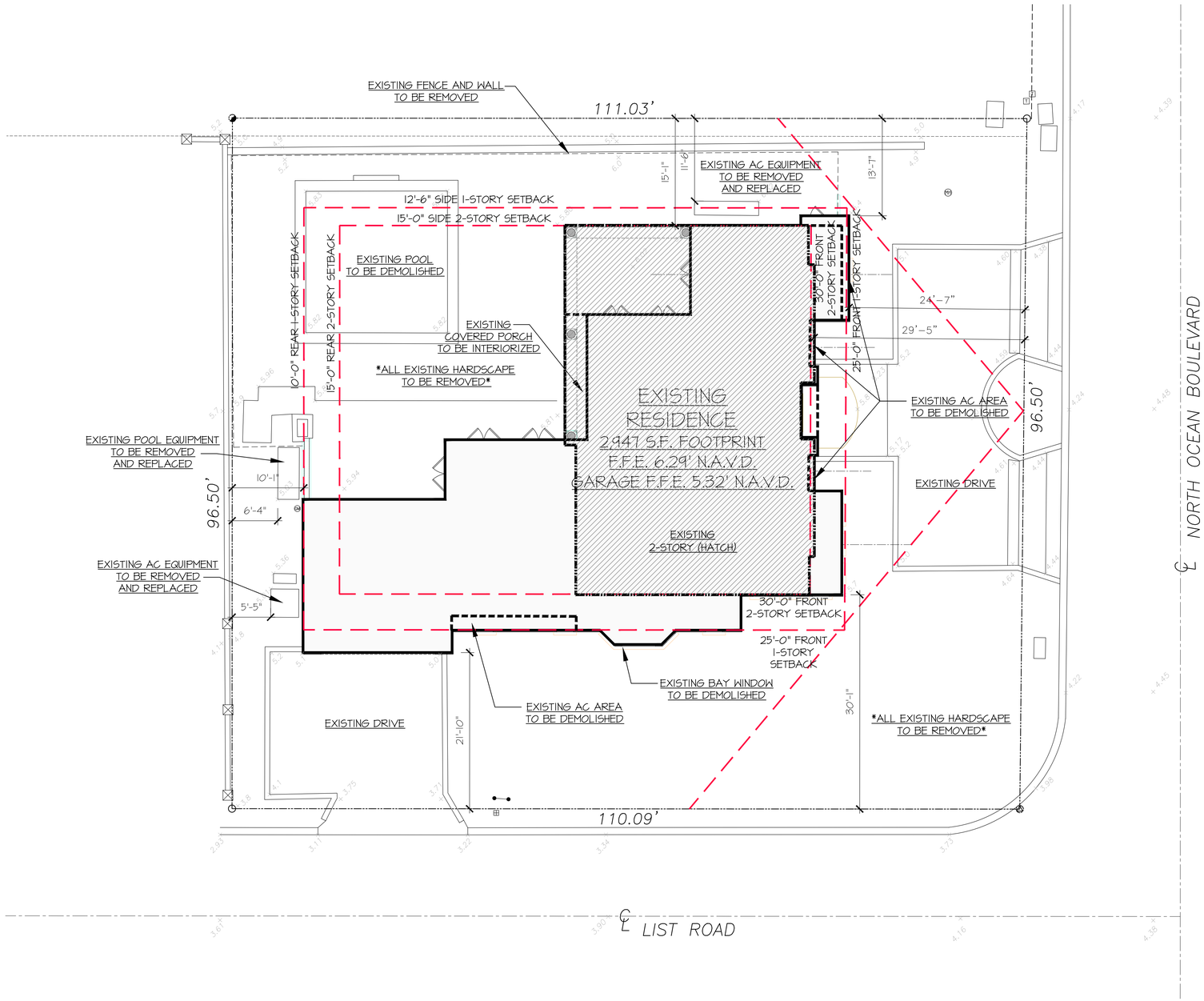
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

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

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:

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

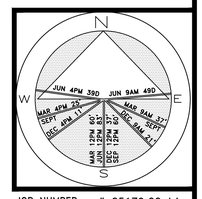
SP1.01

JOB NUMBER: 25-124



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
1066 N. Ocean Blvd.
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez

DATE: 03.23.2025

SHEET L6.0

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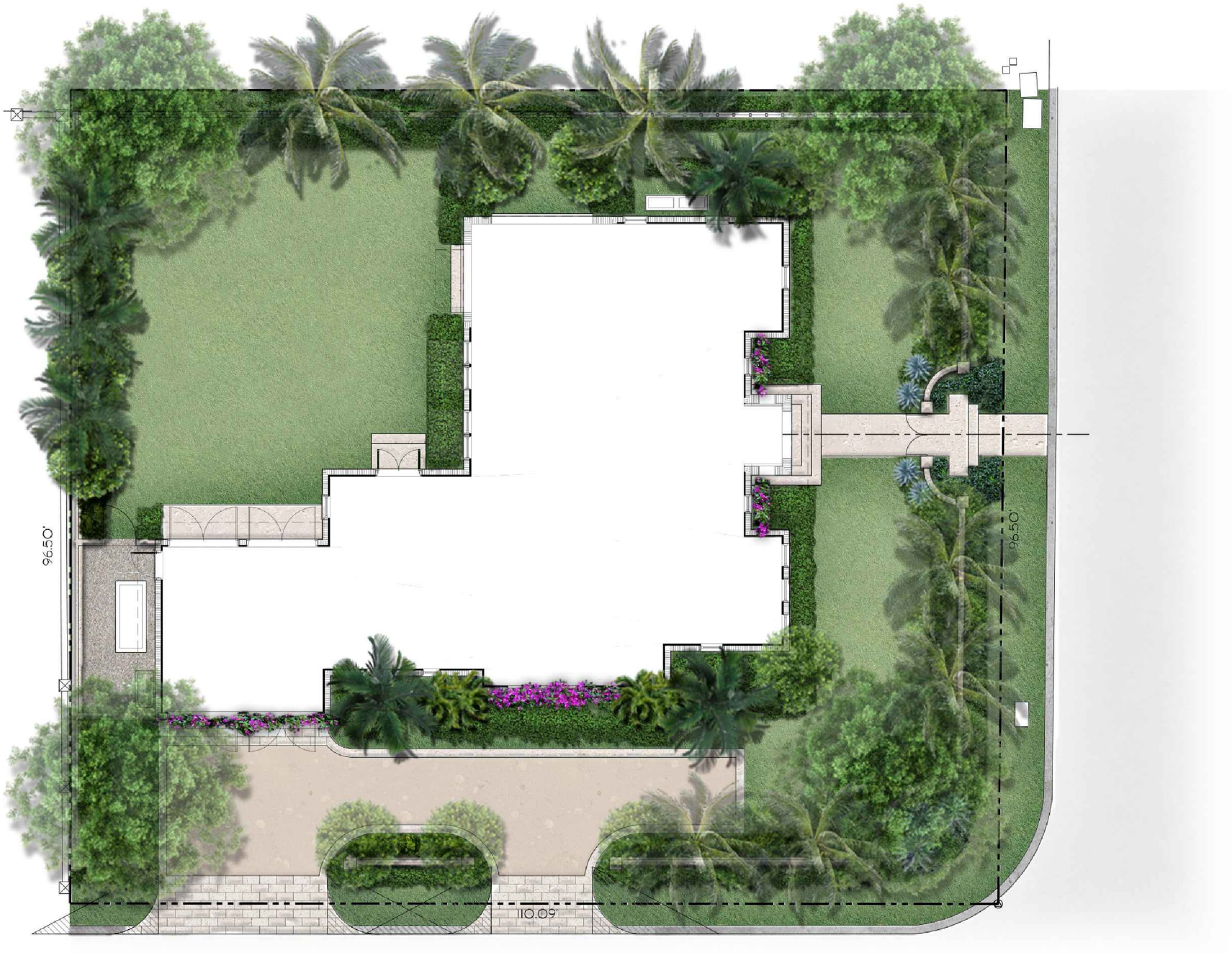
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

NOT FOR CONSTRUCTION

PREVIOUSLY PROPOSED Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



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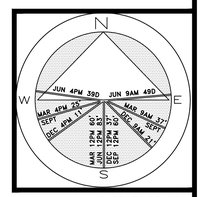
Town of Palm Beach
FLORIDA



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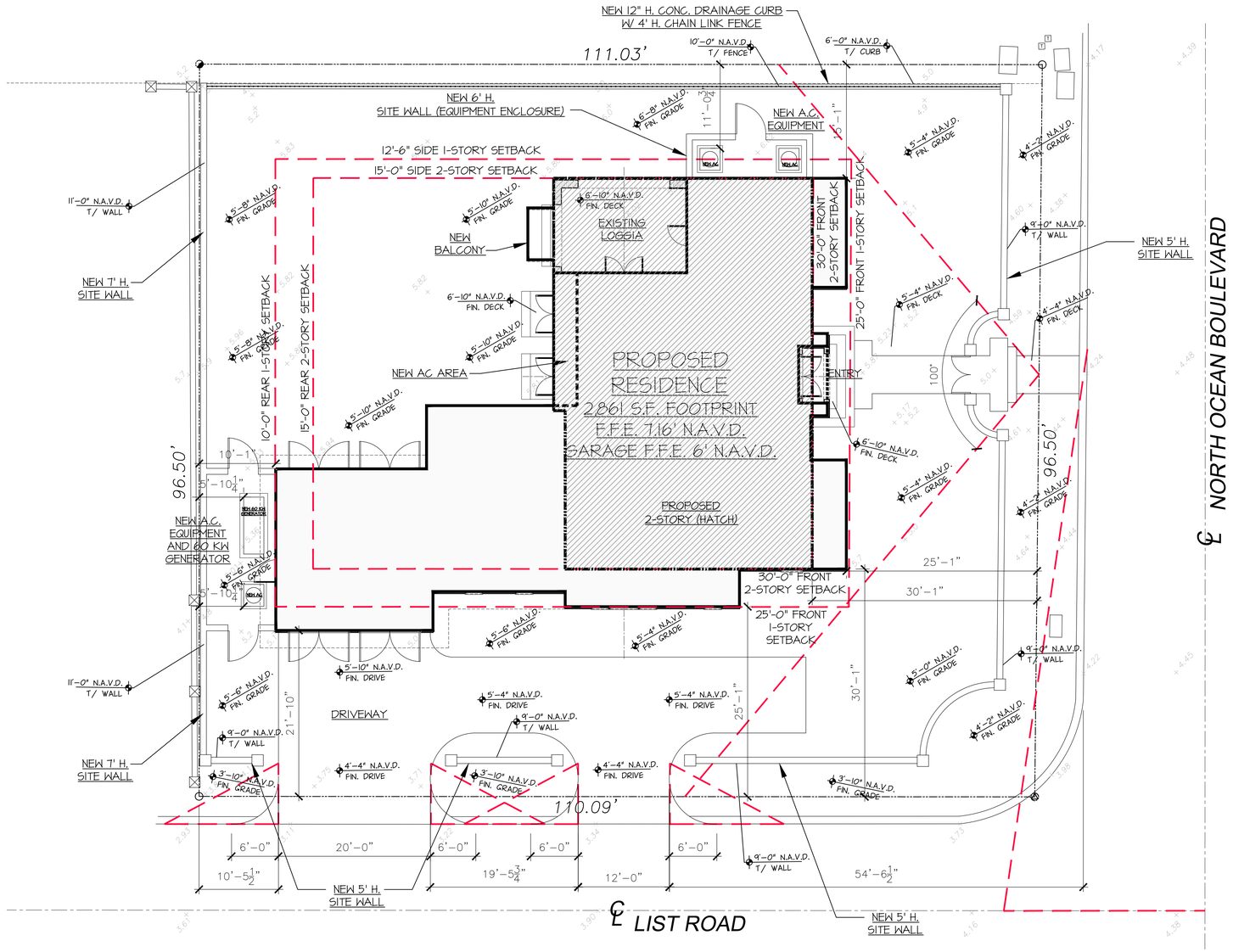
CURRENTLY PROPOSED

Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



PREVIOUSLY 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

DRAWN: MS, 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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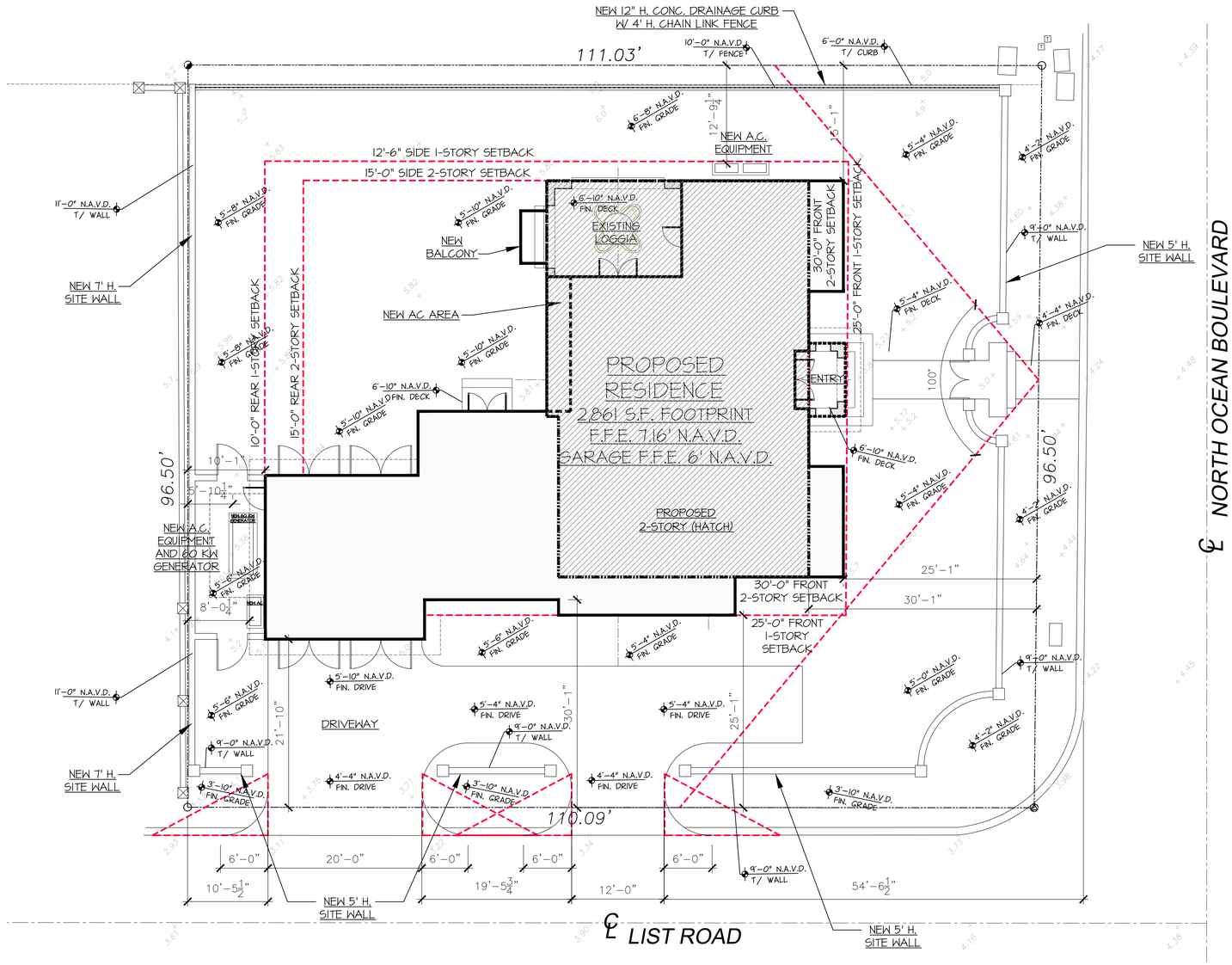
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

SP1.02

JOB NUMBER: 25-124



CURRENTLY 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

DRAWN: MS, PM, AR

REVISIONS:

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- REV 01 7.29.26

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

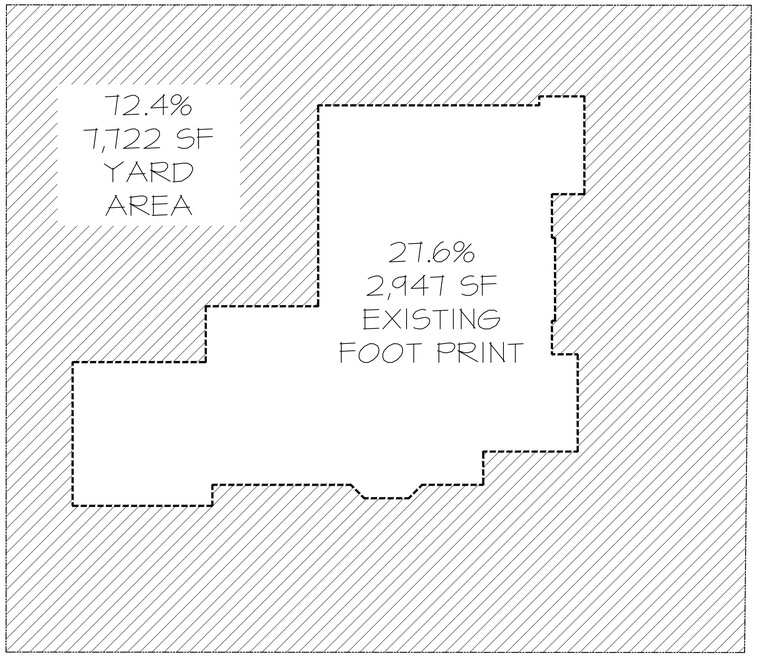
ROGER P. JANSSEN AR-14785

DRAWING NO.

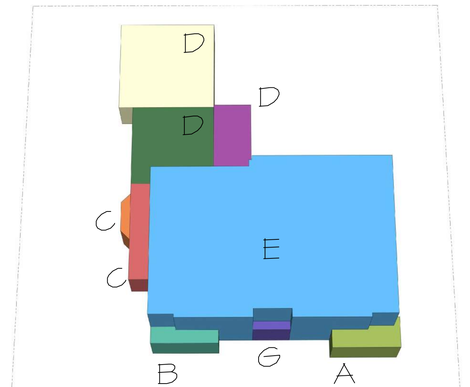
SP1.02

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
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- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26

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

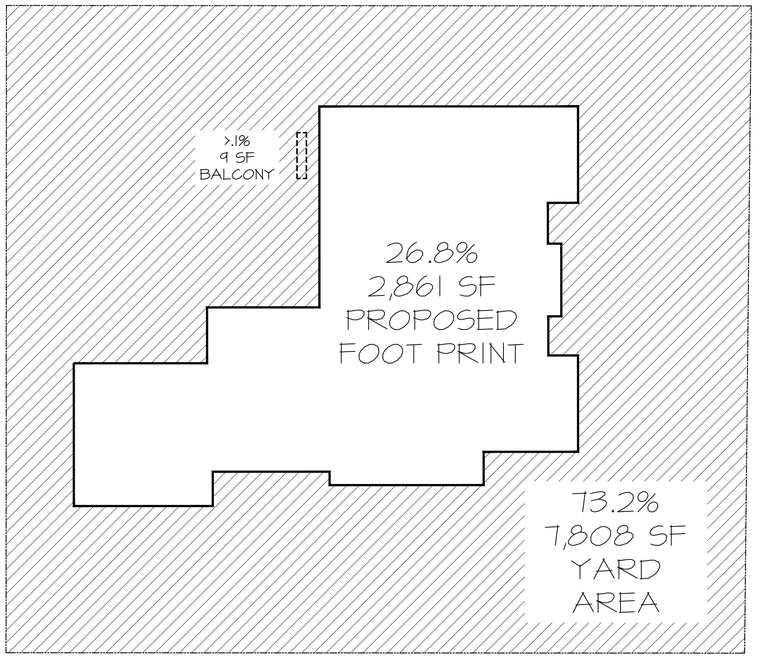
ROGER P. JANSSEN AR-14785

DRAWING NO.

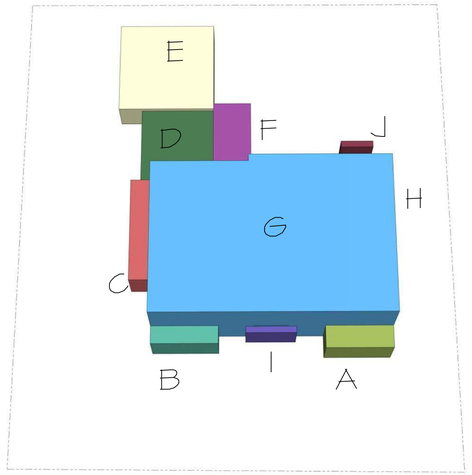
SP1.03

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			
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7	**Zero Datum for point of meas. (NAVD)**	7' NAVD		
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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		
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24	Perimeter LOS (Sq Ft and %)	1,935 SF 50%	2,883 SF 49%	2,808 SF 58%
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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
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- 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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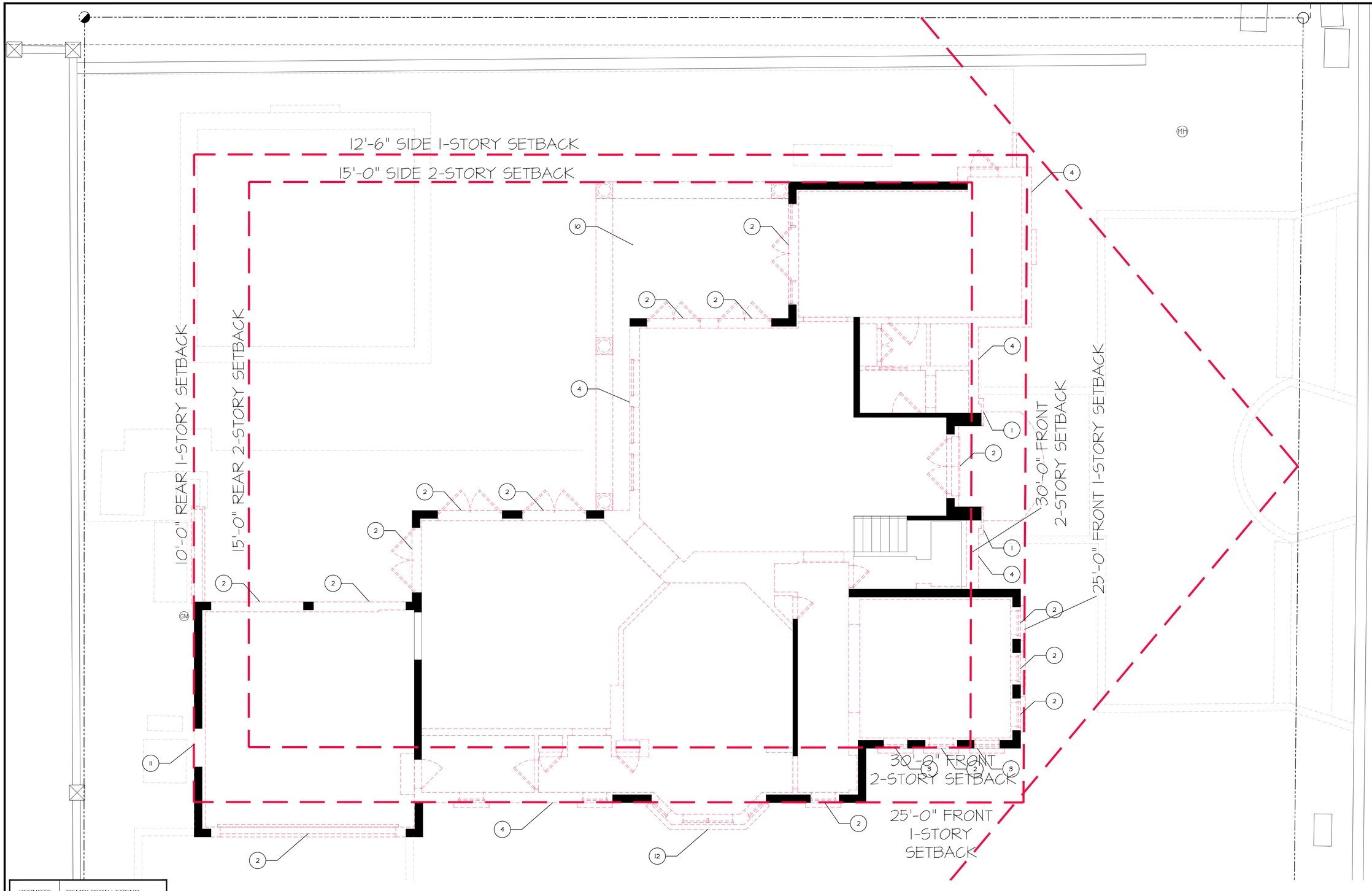
ROGER P. JANSSEN AR-14785

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

* FOR THE PURPOSES OF THIS APPLICATION, THE PERCENTAGE OF ALL FACADES AND ROOF AREAS TO UNDERGO WORK IS UNDERSTOOD TO BE MORE THAN 50%; THE STRUCTURE AND SITE WILL BE BROUGHT UP TO CODE TO ELIMINATE ALL EXISTING NON-CONFORMITIES*

DEMOLITION FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

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:

- 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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SEAL

STATE OF FLORIDA
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

MUD ROOM
108

18'X9' PARKING

18'X9' PARKING

8'-0"

8'-0"

GARAGE
111

PANTRY/ LAUNDRY
110

SERVICE POWDER
109

KITCHEN
107

DINING ROOM
106

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

PREVIOUSLY

PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N

W

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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

DATE: 2026.03.05

DRAWN: MS, PM, AR

REVISIONS:

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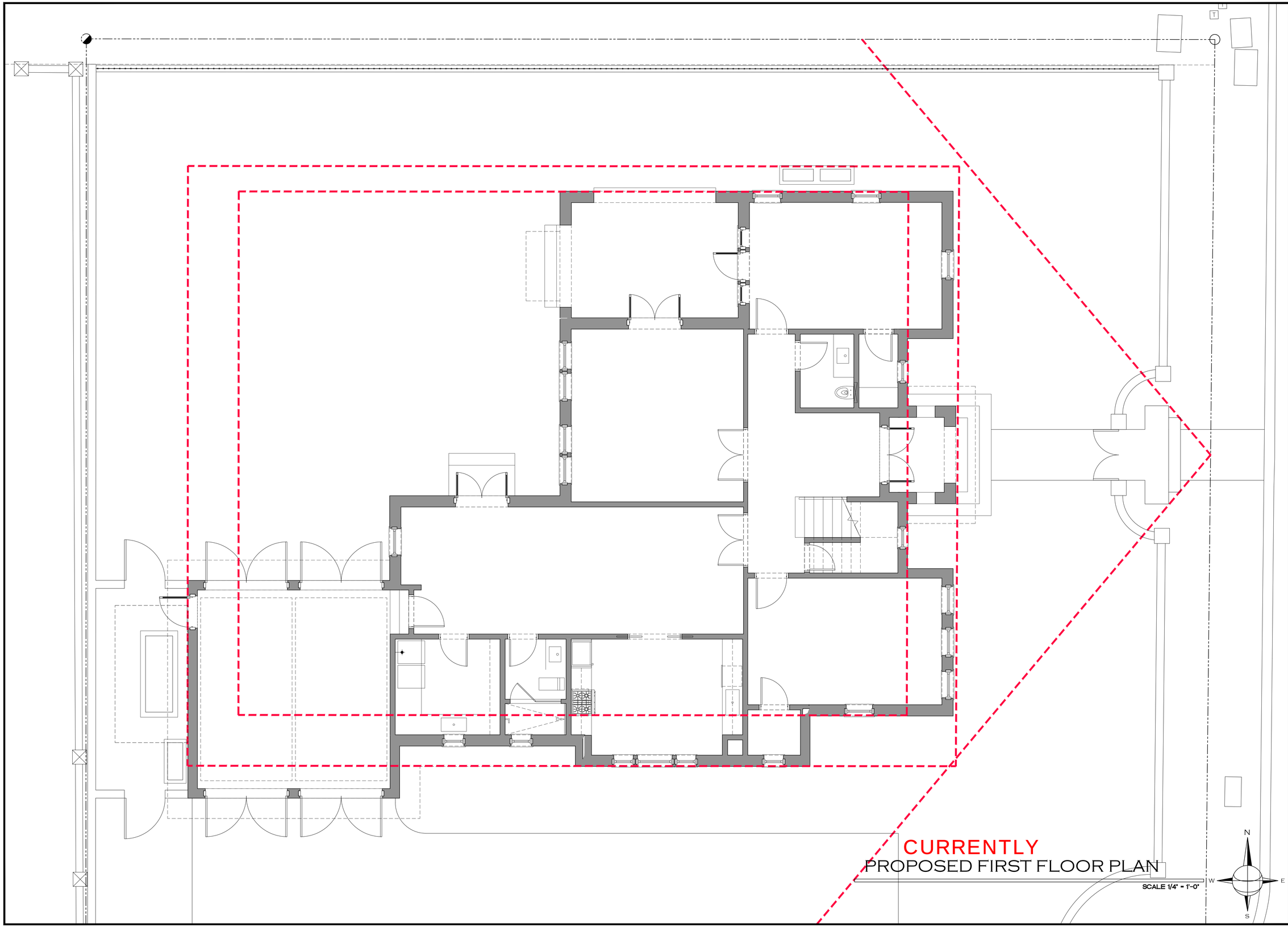
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.03

JOB NUMBER: 25-124



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-C001974

DATE: 2026.03.05

DRAWN:MG, PM, AR

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- REV 01 7.29.26

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.03

JOB NUMBER: 25-124

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

DAILEY JANSSEN ARCHITECTS
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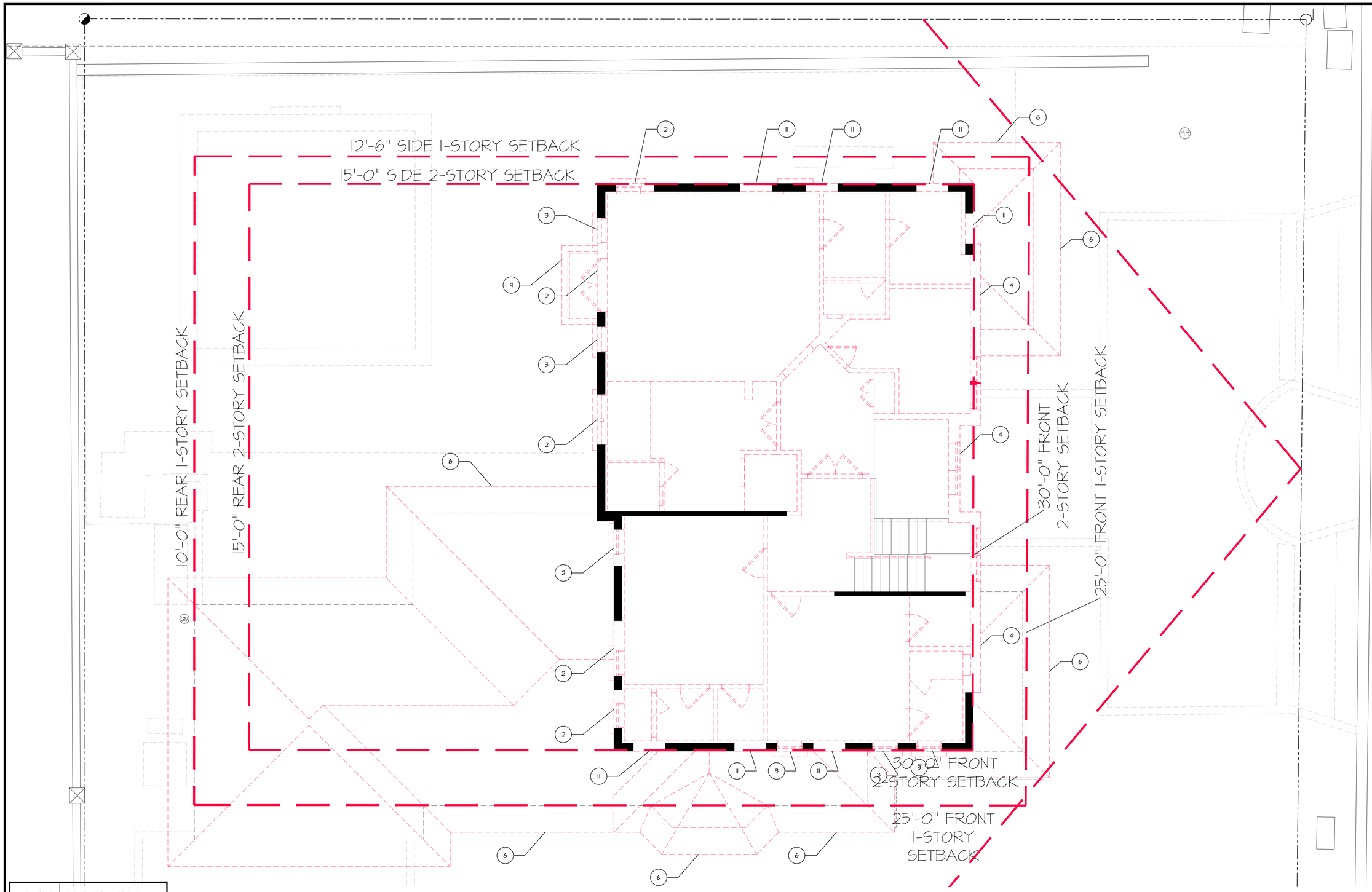
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.04

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
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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 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

DAILEY JANSSEN ARCHITECTS
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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.05

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'

MASTER BEDROOM 205

SITTING ROOM 204

BATH 1 206

LAUNDRY 203

BREAKFAST 202

BATH 2 209

STAIR HALL 201

BEDROOM 2 208

PLAY ROOM 207

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'

PREVIOUSLY

PROPOSED 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

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

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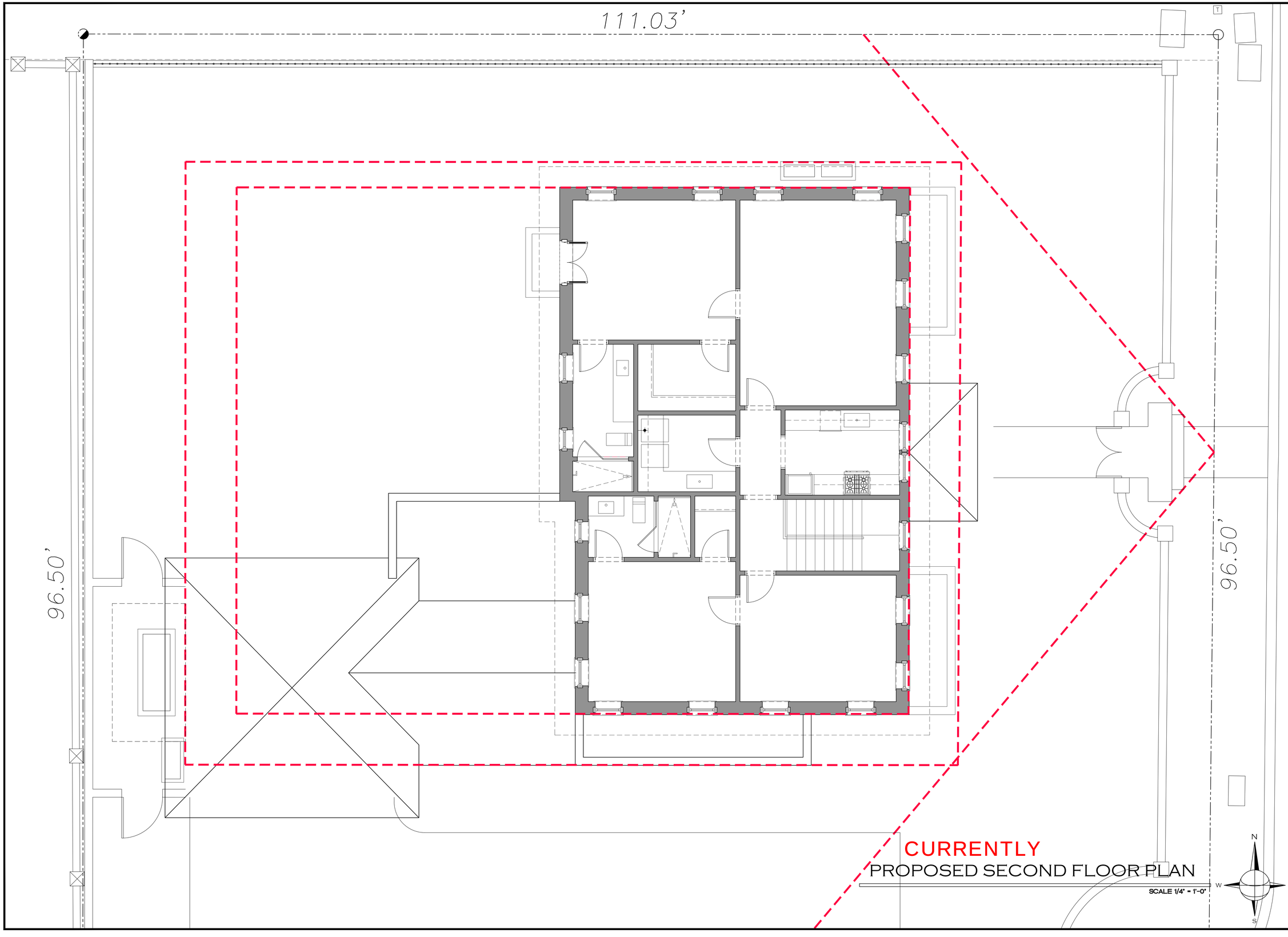
STATE OF FLORIDA · ROGER PATTON JANSSEN · REGISTERED ARCHITECT · AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.06

JOB NUMBER: 25-124



PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

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"

N

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PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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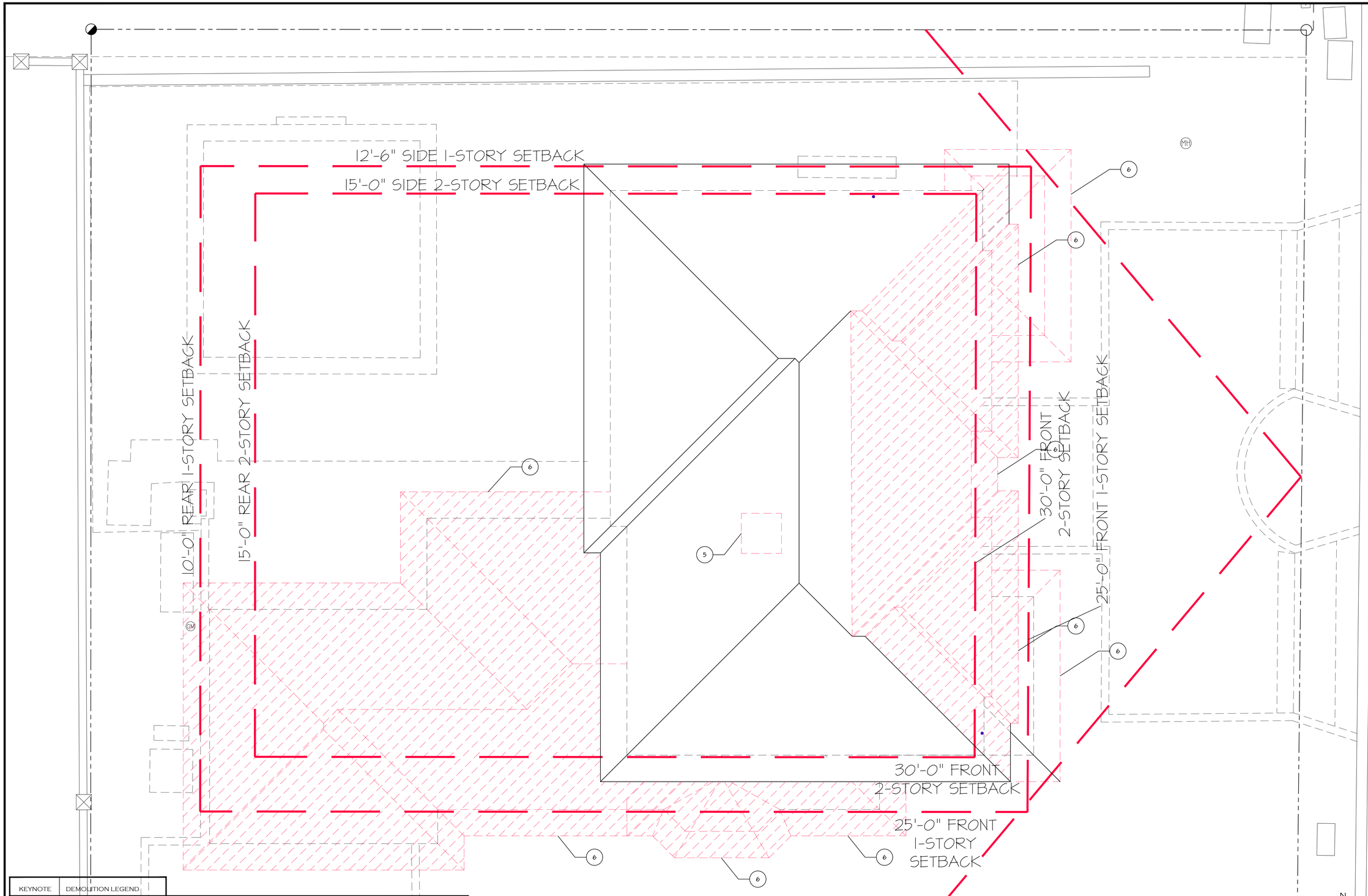
ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.07

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 ROOF 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: 561-833-4107, LICENSE #AA-C001814

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

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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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

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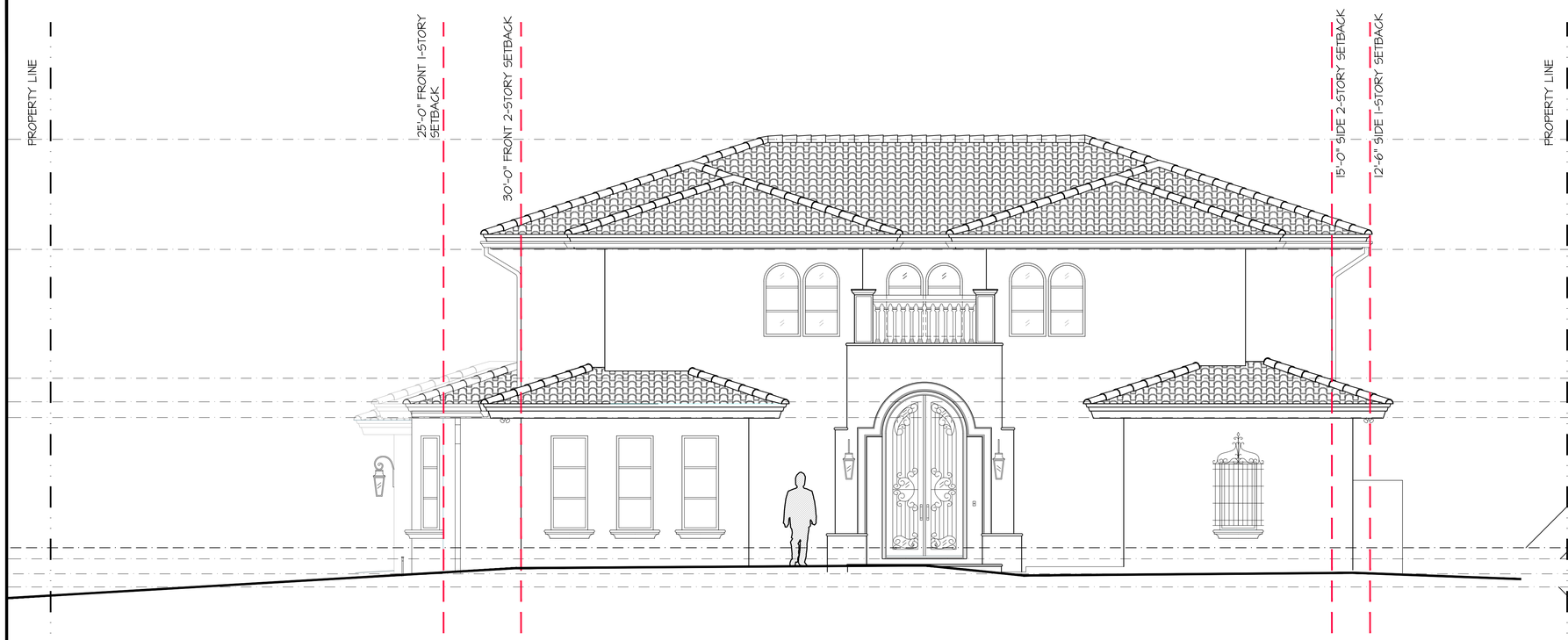
ROGER P. JANSSEN AR-14785

DRAWING NO.

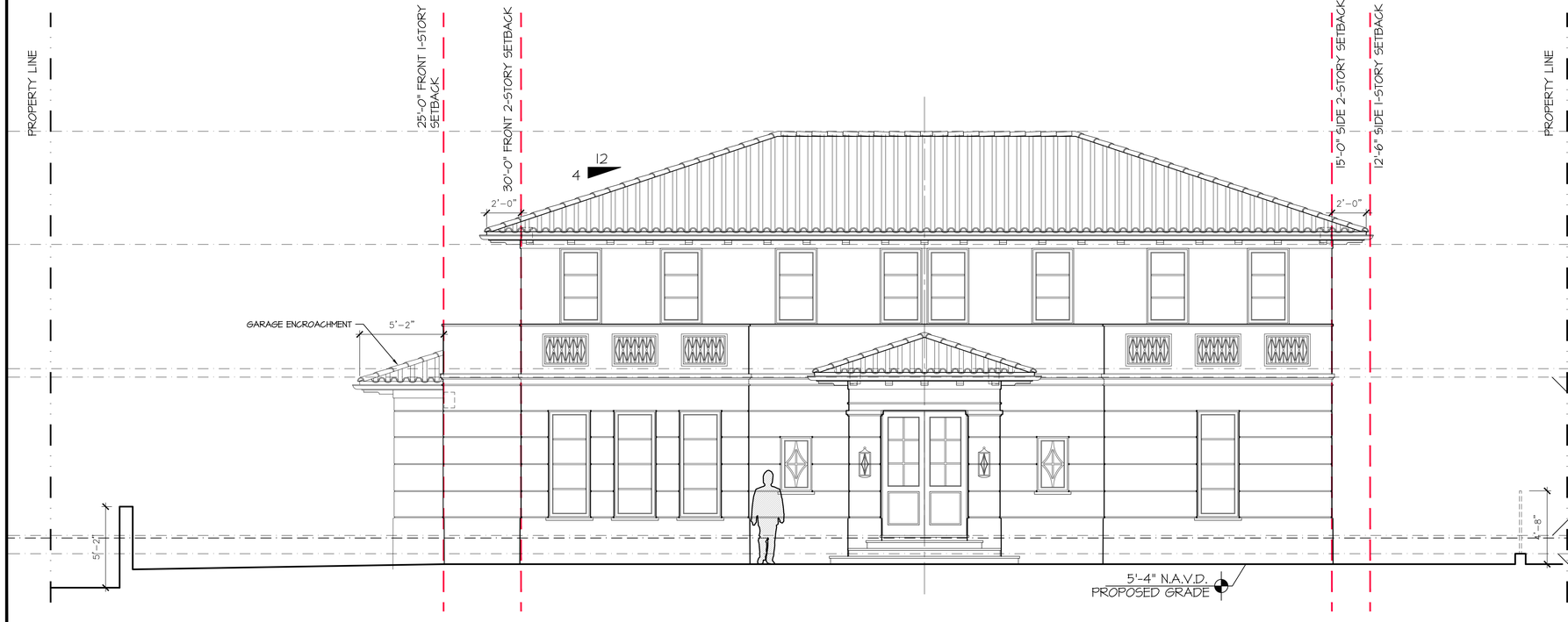
A1.09

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.

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

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.01

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"



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

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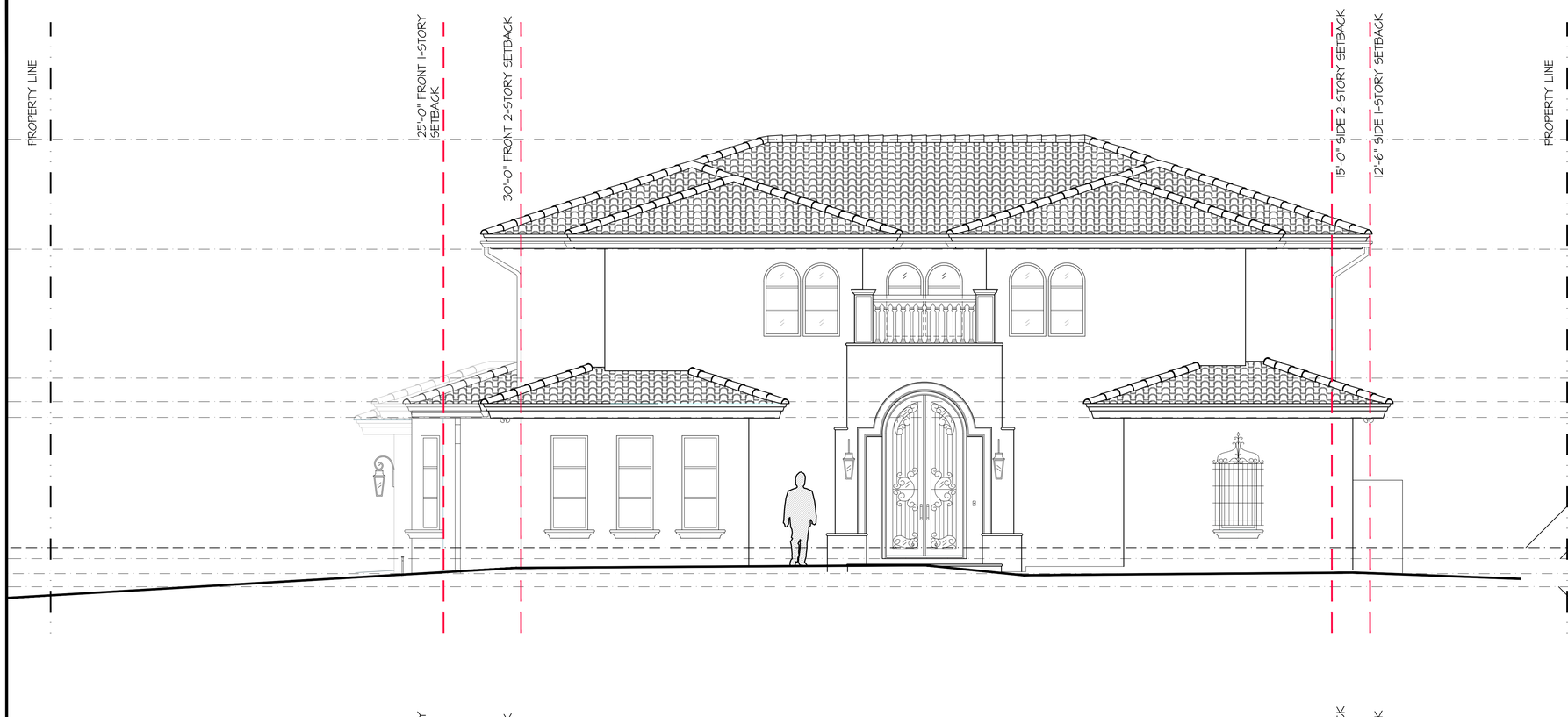
ROGER P. JANSSEN AR-14785

DRAWING NO.

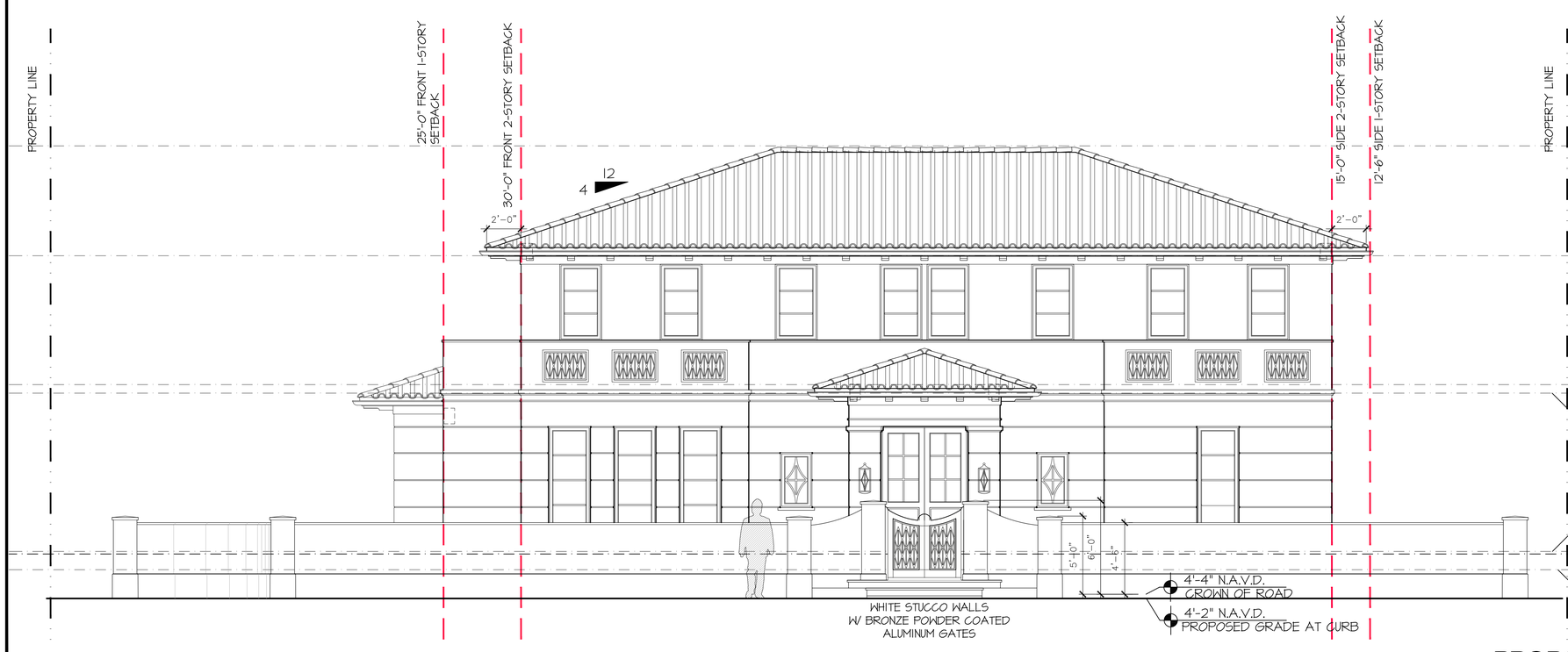
A2.01

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

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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

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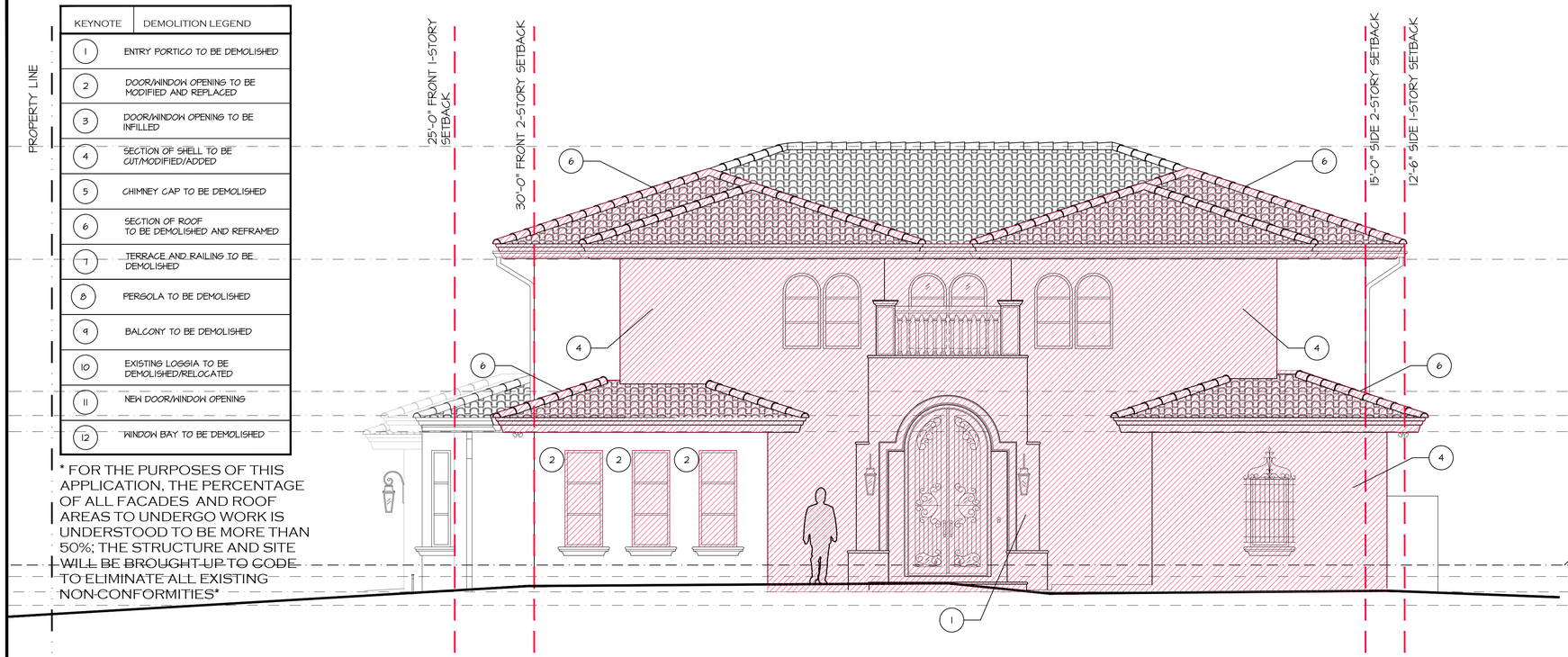

DEMOLITION EAST ELEVATION

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

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

DATE: 2026.03.05

DRAWNMS, PM, AR

REVISIONS:

- ARCOM PRE-APP 03.05.26
- FIRST SUBMITTAL 03.25.26
- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26
- REV 01 7.29.26

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.02

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"



CURRENTLY PROPOSED SOUTH 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
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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DRAWN: MG, PM, AR

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STATE OF FLORIDA
ROGER PATTON JANSSEN
REGISTERED ARCHITECT
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

DAILEY JANSSEN ARCHITECTS
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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

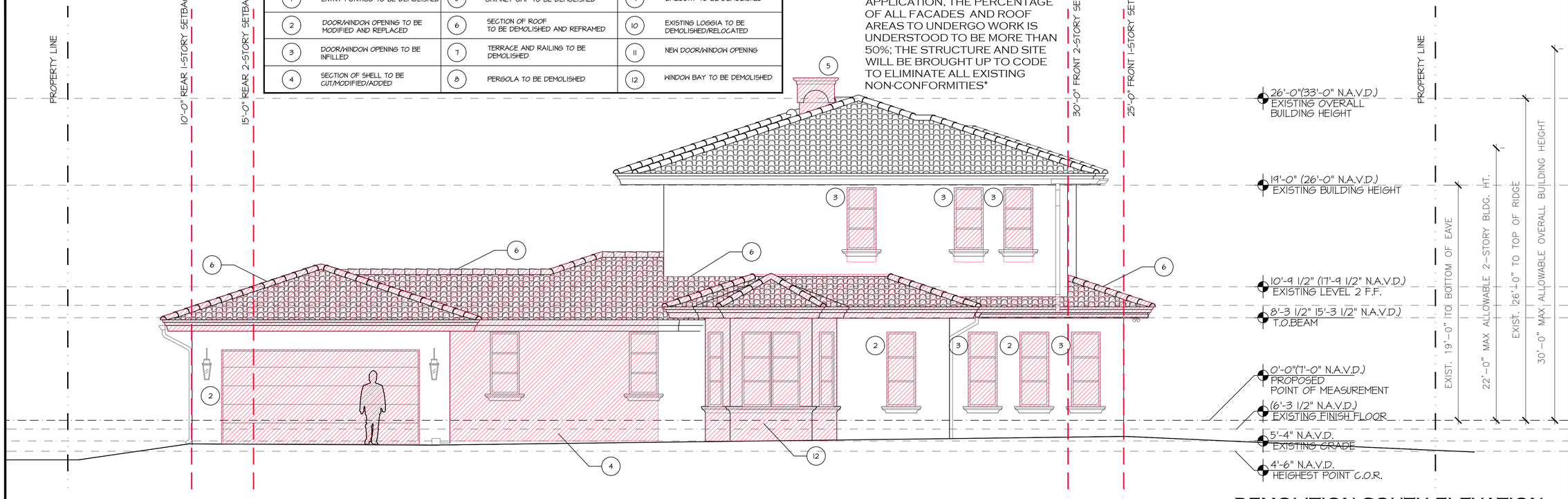
DRAWING NO.

A2.02

JOB NUMBER: 25-124

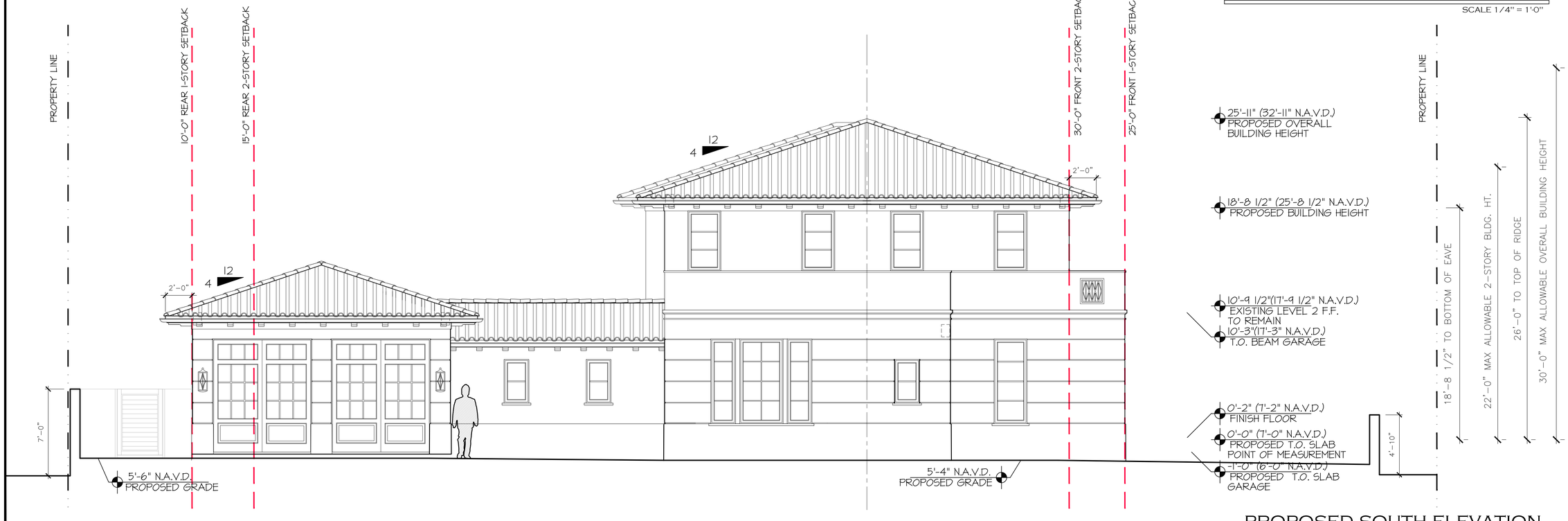
KEYNOTE	DEMOLITION LEGEND				
1	ENTRY PORTICO TO BE DEMOLISHED	5	CHIMNEY CAP TO BE DEMOLISHED	9	BALCONY TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED	6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED	10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
3	DOOR/WINDOW OPENING TO BE INFILLED	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

* 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 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

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

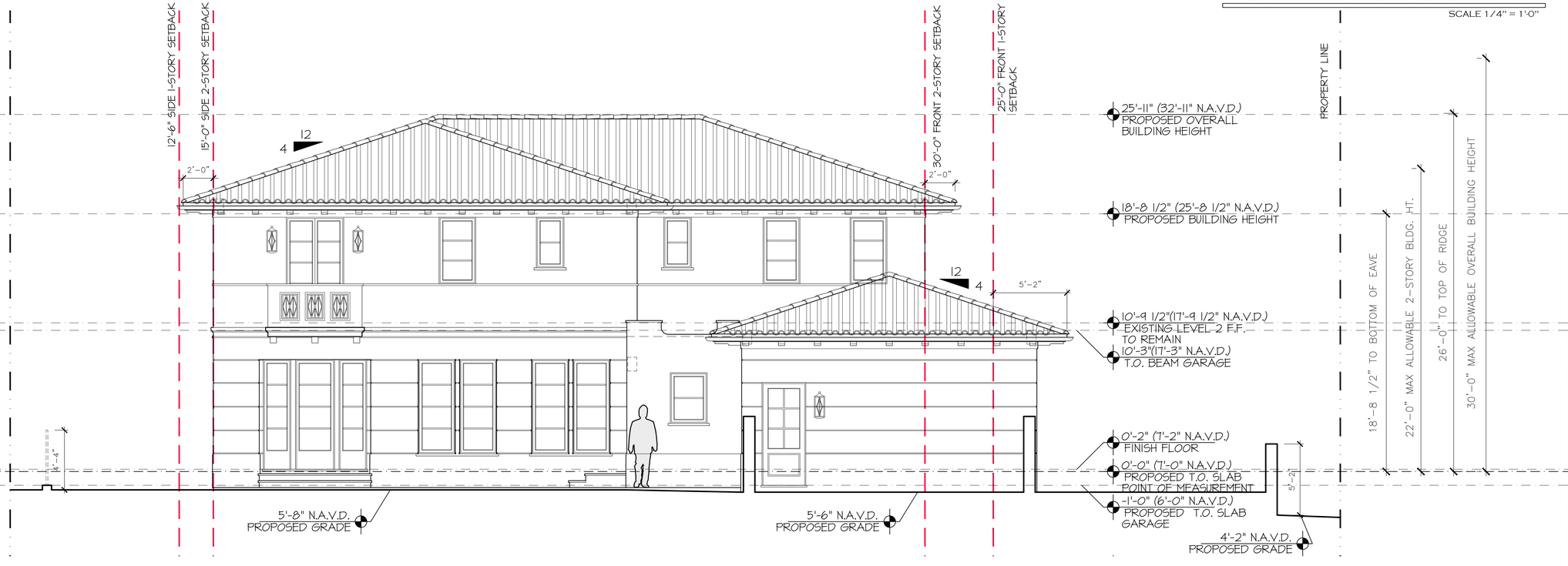
A2.02

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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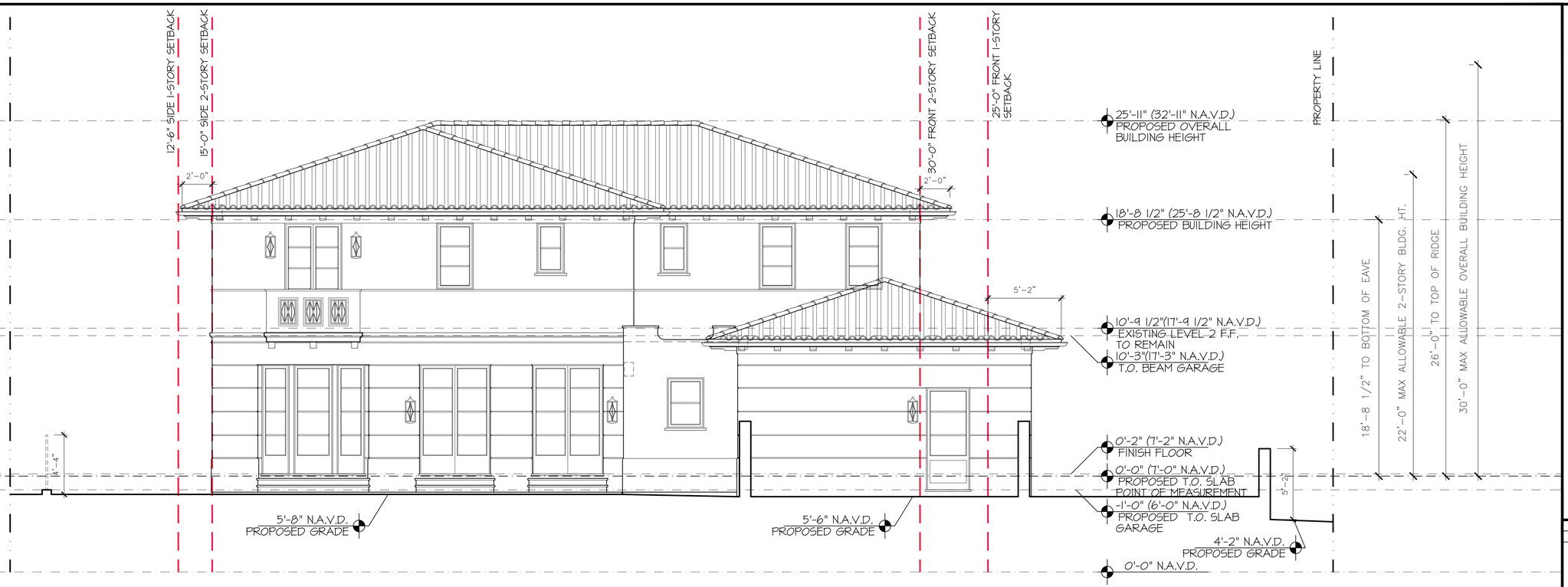
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

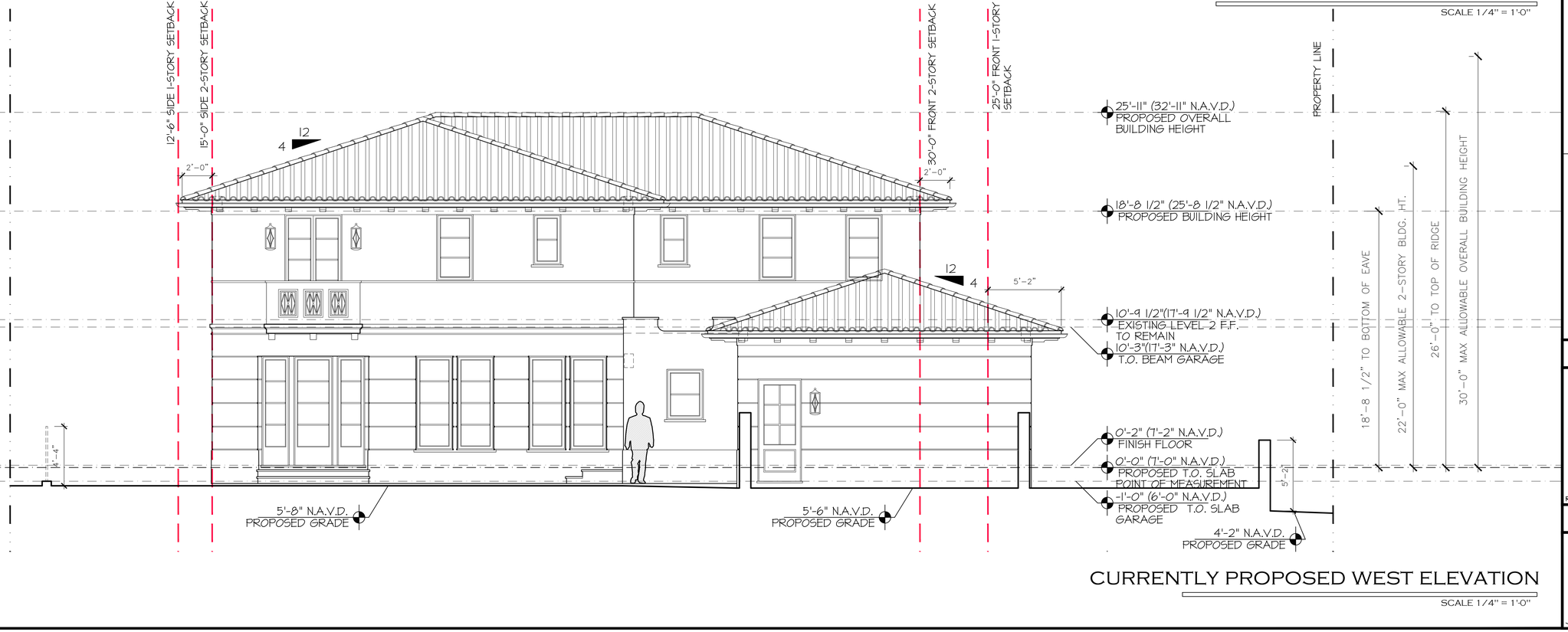
A2.03

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"



CURRENTLY 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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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.03

JOB NUMBER: 25-124

KEYNOTE	DEMOLITION LEGEND				
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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
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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.

A2.03

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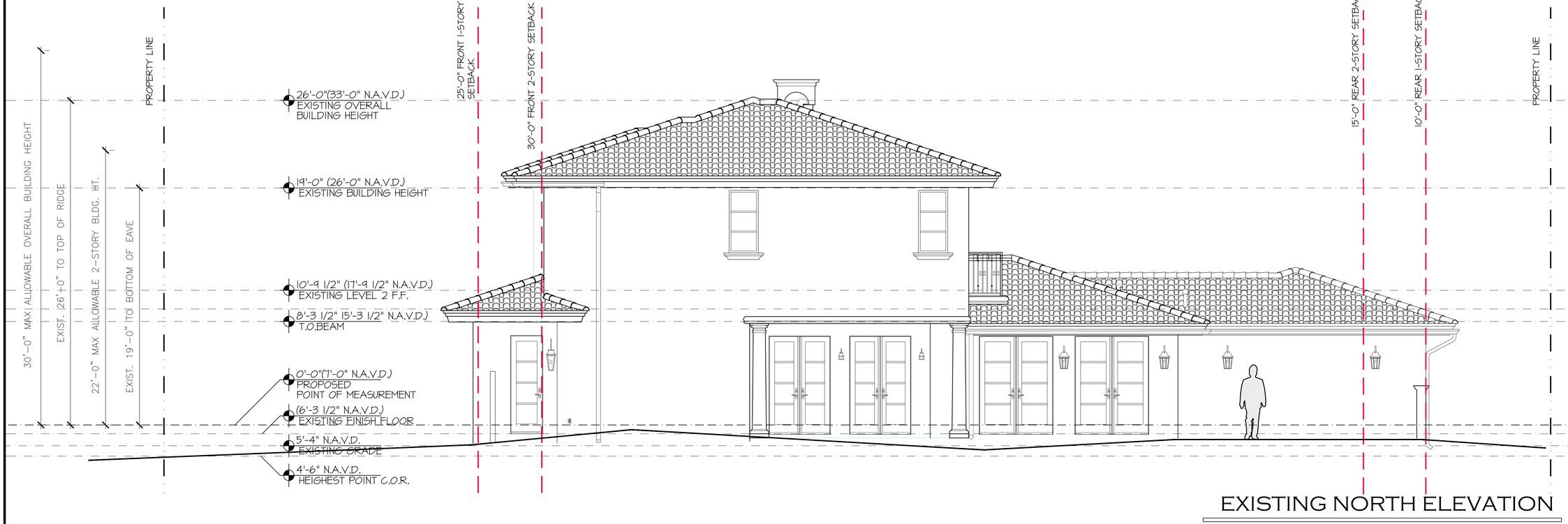

EXISTING NORTH ELEVATION

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 P. JANSSEN AR-14785

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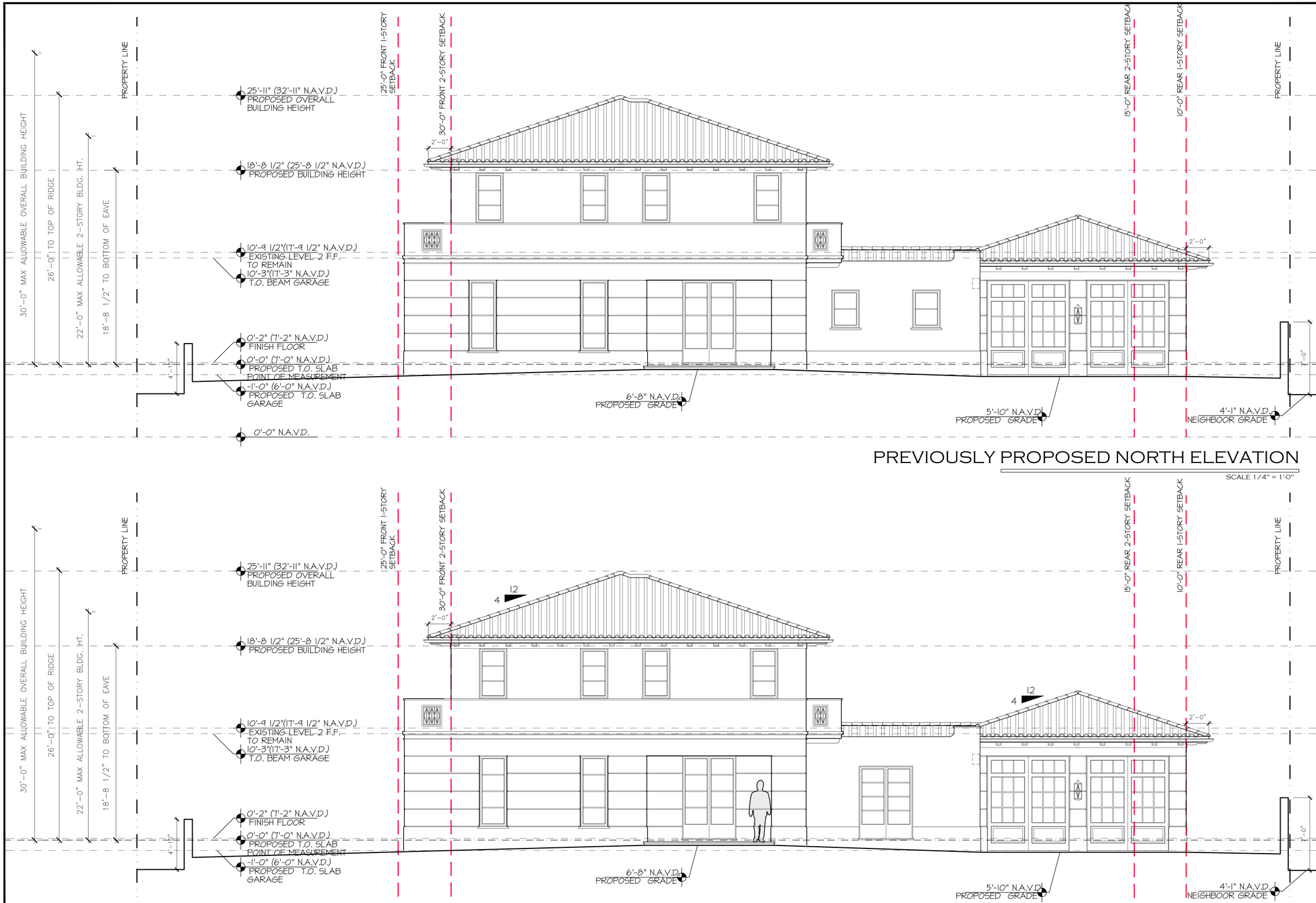
JOB NUMBER: 25-124



PREVIOUSLY PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

CURRENTLY PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXX, 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
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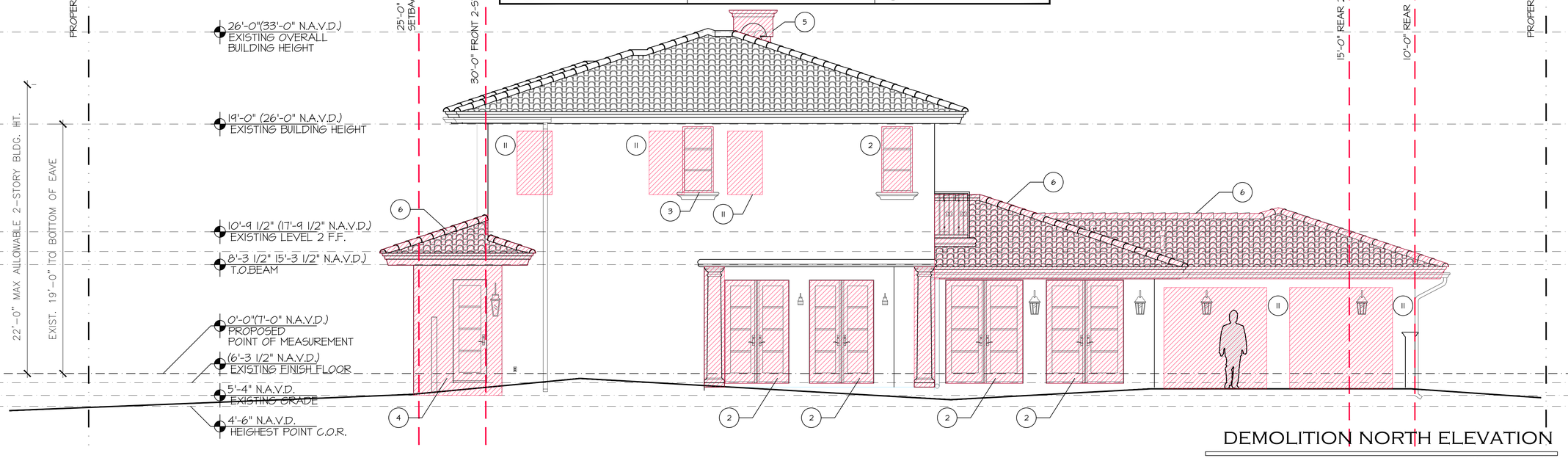

DEMOLITION NORTH ELEVATION

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

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ROGER P. JANSSEN AR-14785

DRAWING NO.

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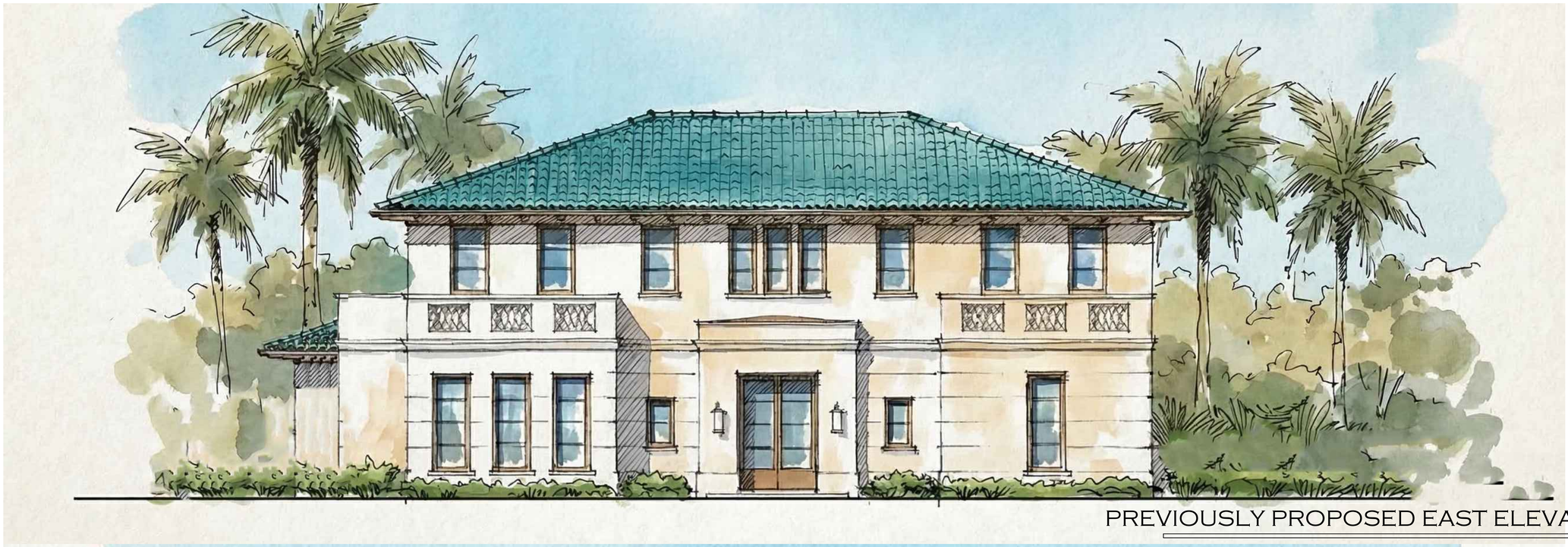

PREVIOUSLY PROPOSED EAST ELEVATION



CURRENTLY 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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REGISTERED ARCHITECT
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.05

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PREVIOUSLY PROPOSED NORTH ELEVATION



CURRENTLY PROPOSED NORTH ELEVATION

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.

A2.06

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED WEST ELEVATION



CURRENTLY PROPOSED WEST ELEVATION

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.

A2.07

JOB NUMBER: 25-124



PROPOSED SOUTH ELEVATION



PROPOSED SOUTH 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.

A2.08

JOB NUMBER: 25-124



PREVIOUSLY 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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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.09

JOB NUMBER: 25-124



CURRENTLY PROPOSED PERSPECTIVE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.09

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED PERSPECTIVE

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.10

JOB NUMBER: 25-124



CURRENTLY PROPOSED PERSPECTIVE

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ROGER P. JANSSEN AR-14785

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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
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:

- ARCOM PRE-APP 03.05.26
- FIRST SUBMITTAL 03.25.26
- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26
- REV 01 7.29.26

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STATE OF FLORIDA
ROGER PATTON JANSSEN
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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DATE: 2026.03.05

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DRAWING NO.

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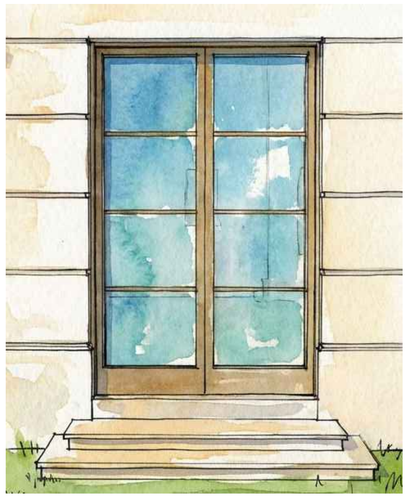
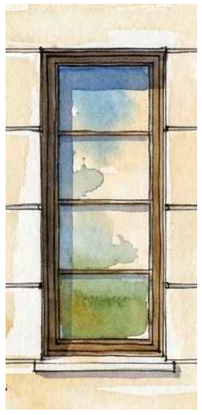
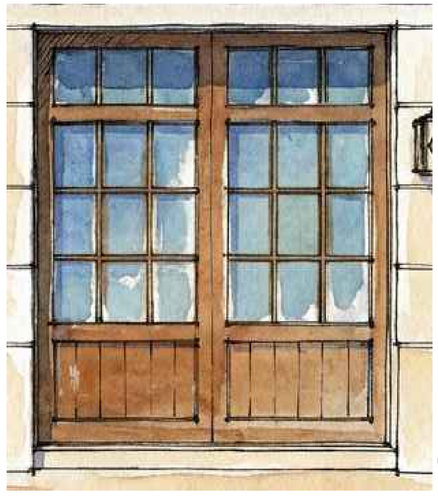
JOB NUMBER: 25-124



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

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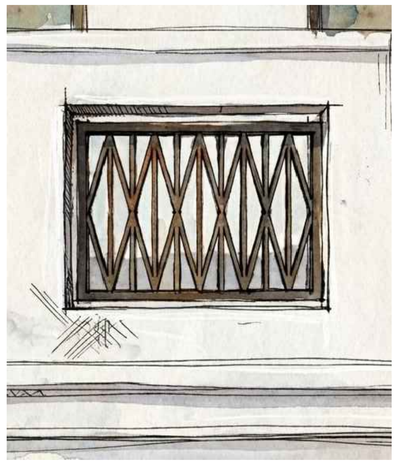
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.13

JOB NUMBER: 25-124



RAIL WALL
ORNAMENT



TYPICAL EAVE



ENTRY GATE





BALCONY DETAIL

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

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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

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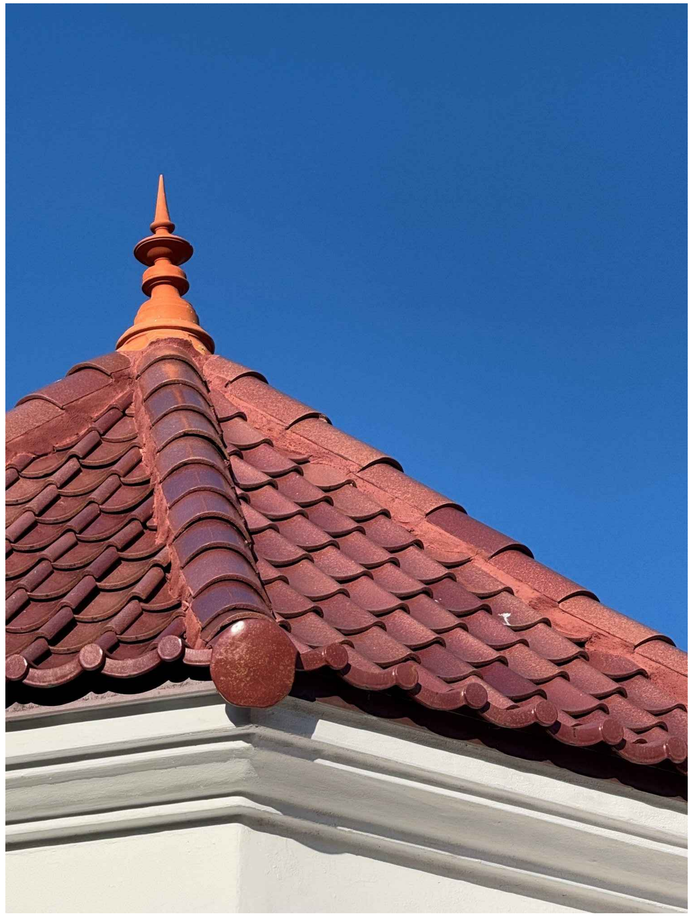
ROGER P. JANSSEN AR-14785

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.

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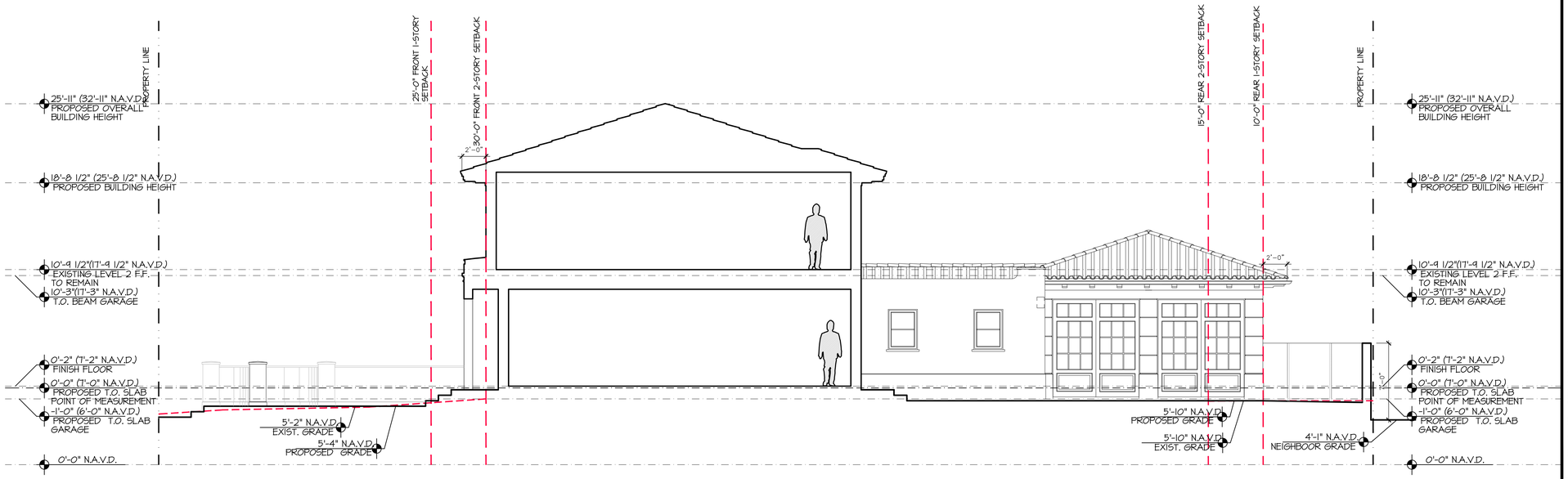
DRAWING NO.

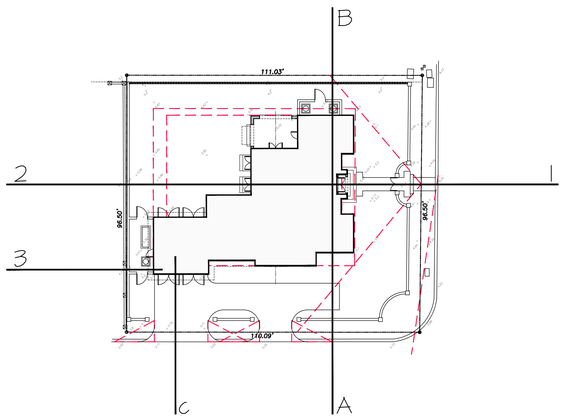
A2.15

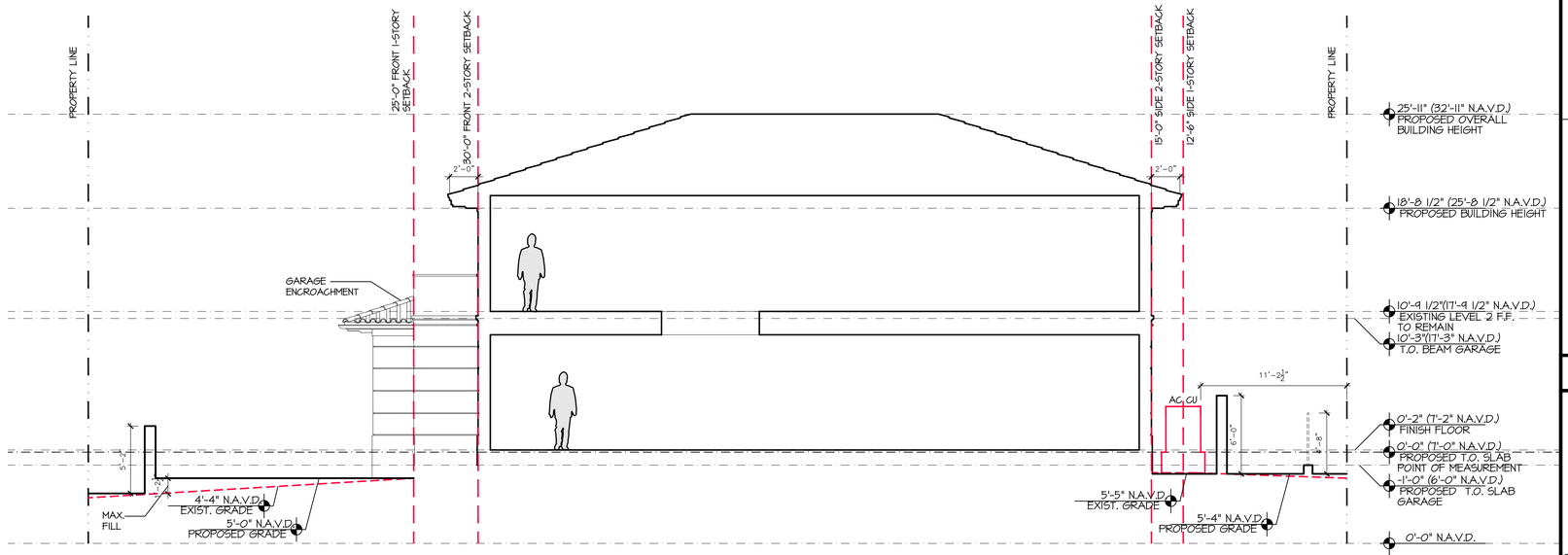
JOB NUMBER: 25-124



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:

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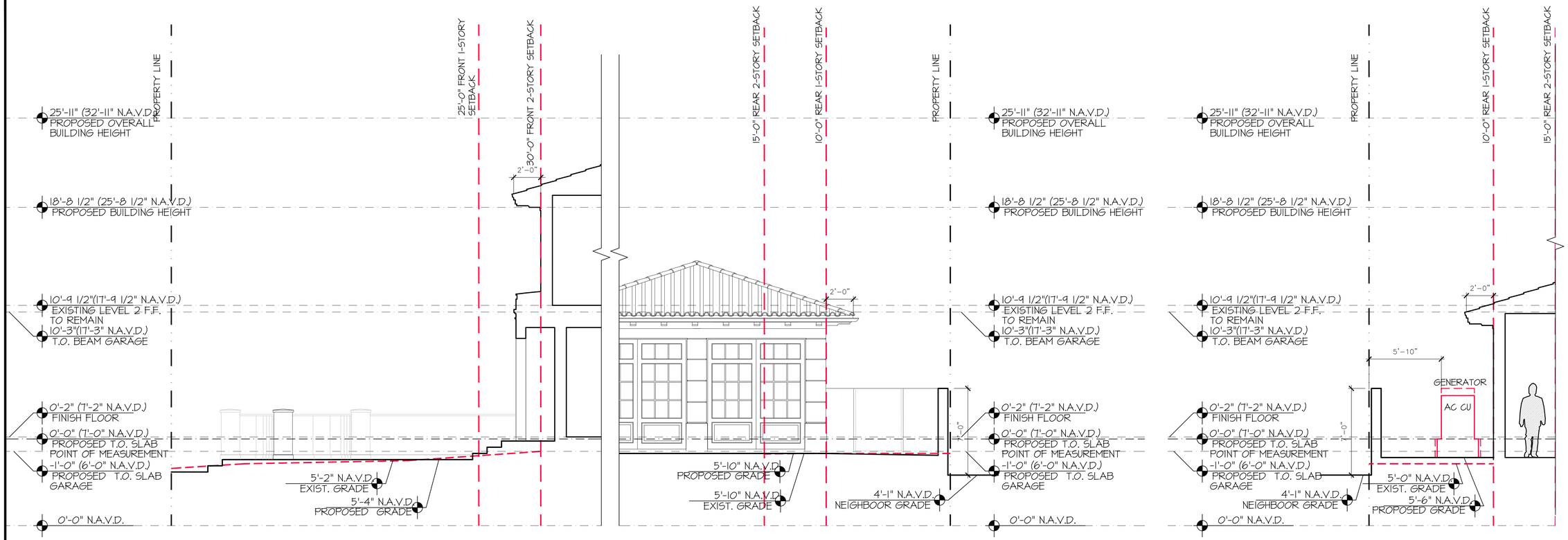
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.16

JOB NUMBER: 25-124



YARD SECTION 1

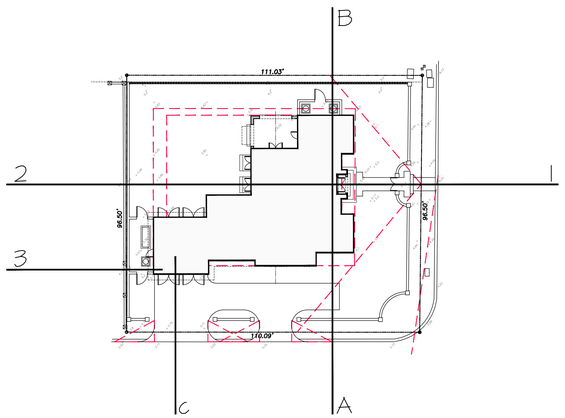
SCALE 1/4" = 1'-0"

YARD SECTION 2

SCALE 1/4" = 1'-0"

YARD SECTION 3

SCALE 1/4" = 1'-0"



PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

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DRAWING NO.

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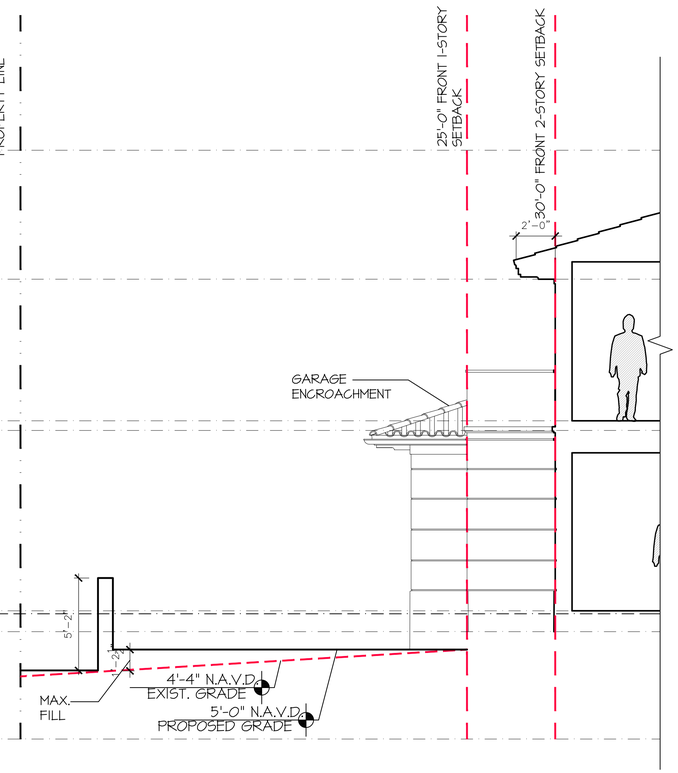
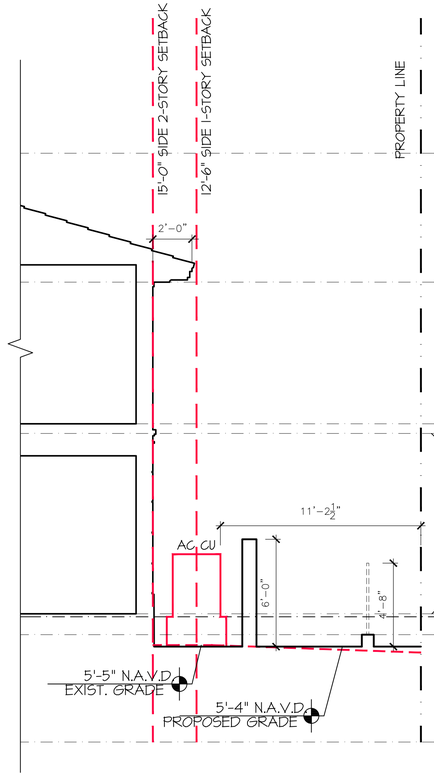
JOB NUMBER: 25-124



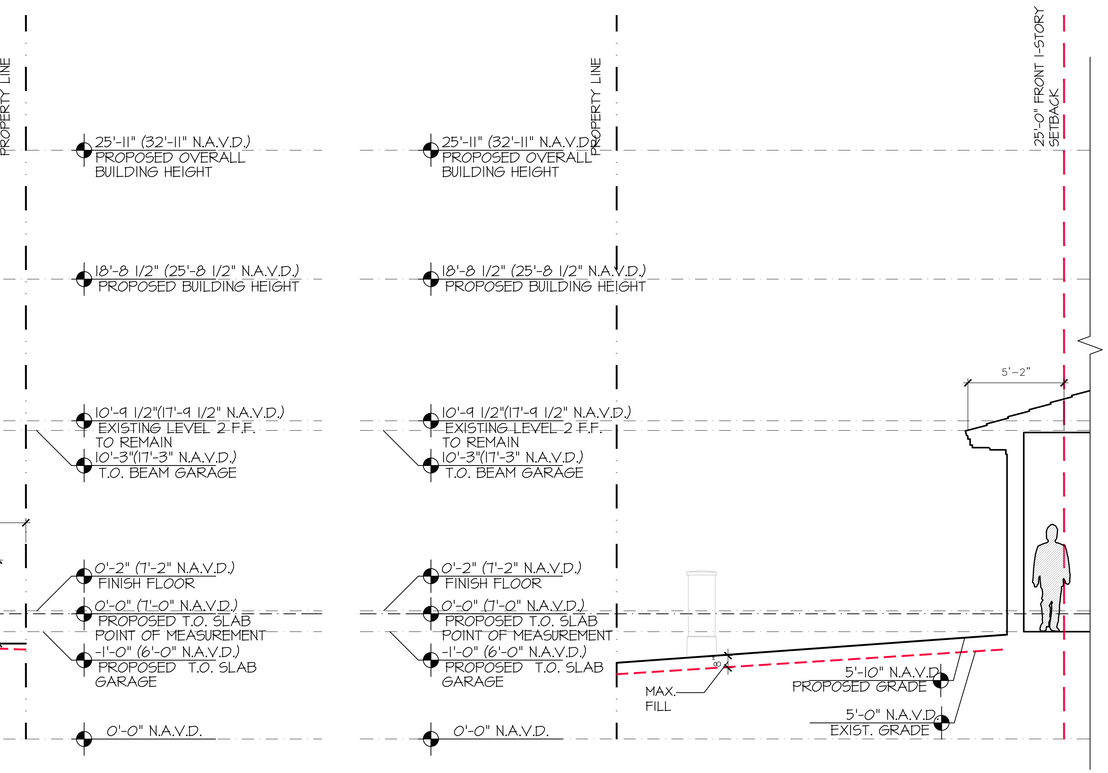
YARD SECTION A

SCALE 1/4" = 1'-0"



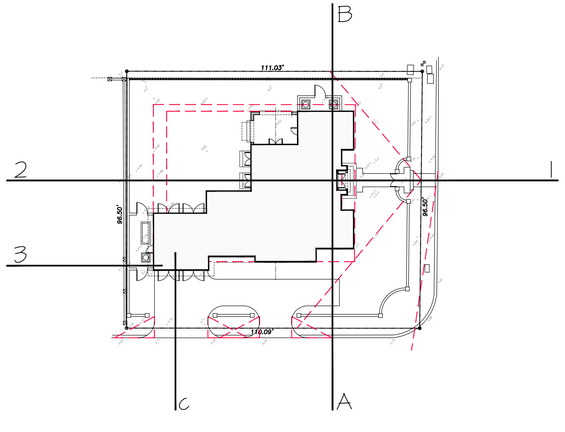
YARD SECTION B

SCALE 1/4" = 1'-0"



YARD SECTION C

SCALE 1/4" = 1'-0"



1066 N. OCEAN BLVD.

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

PALM BEACH COUNTY

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DATE: 2026.03.05

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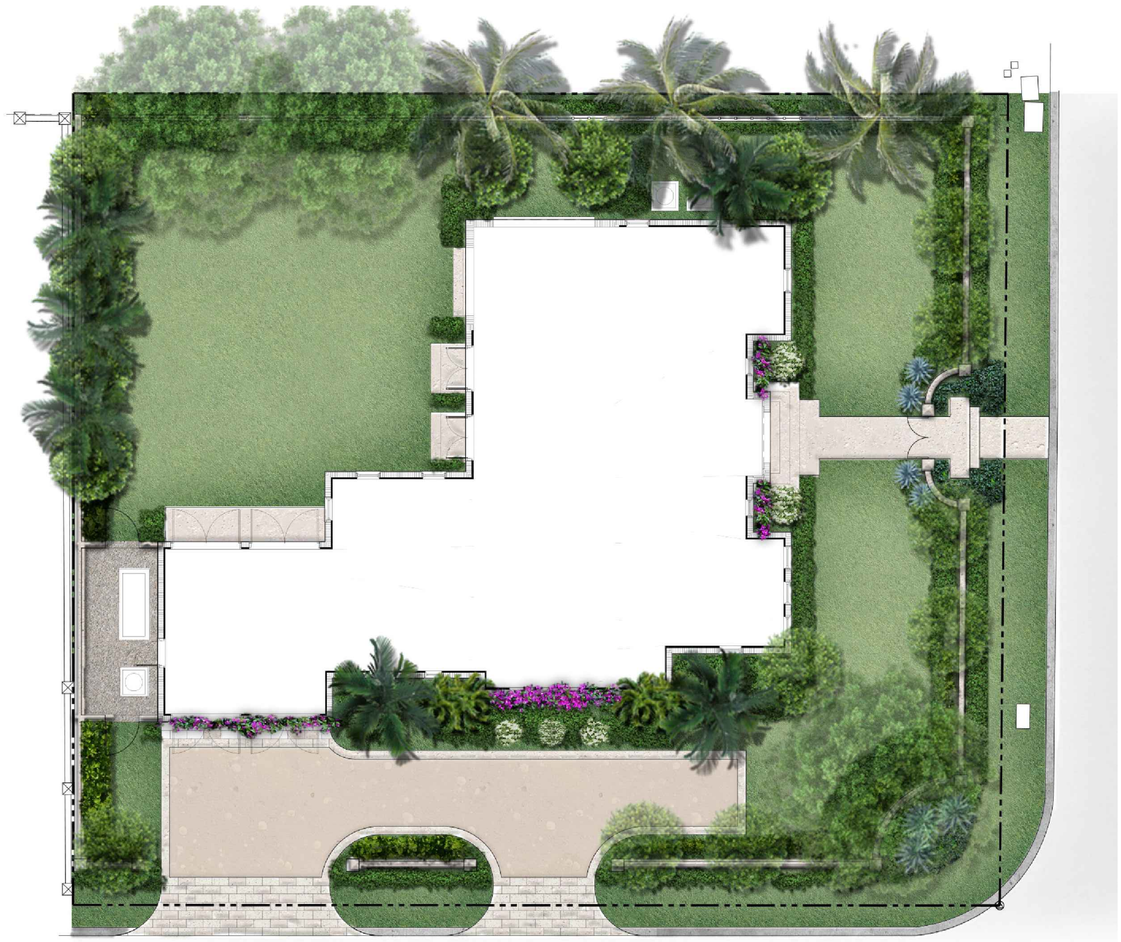
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

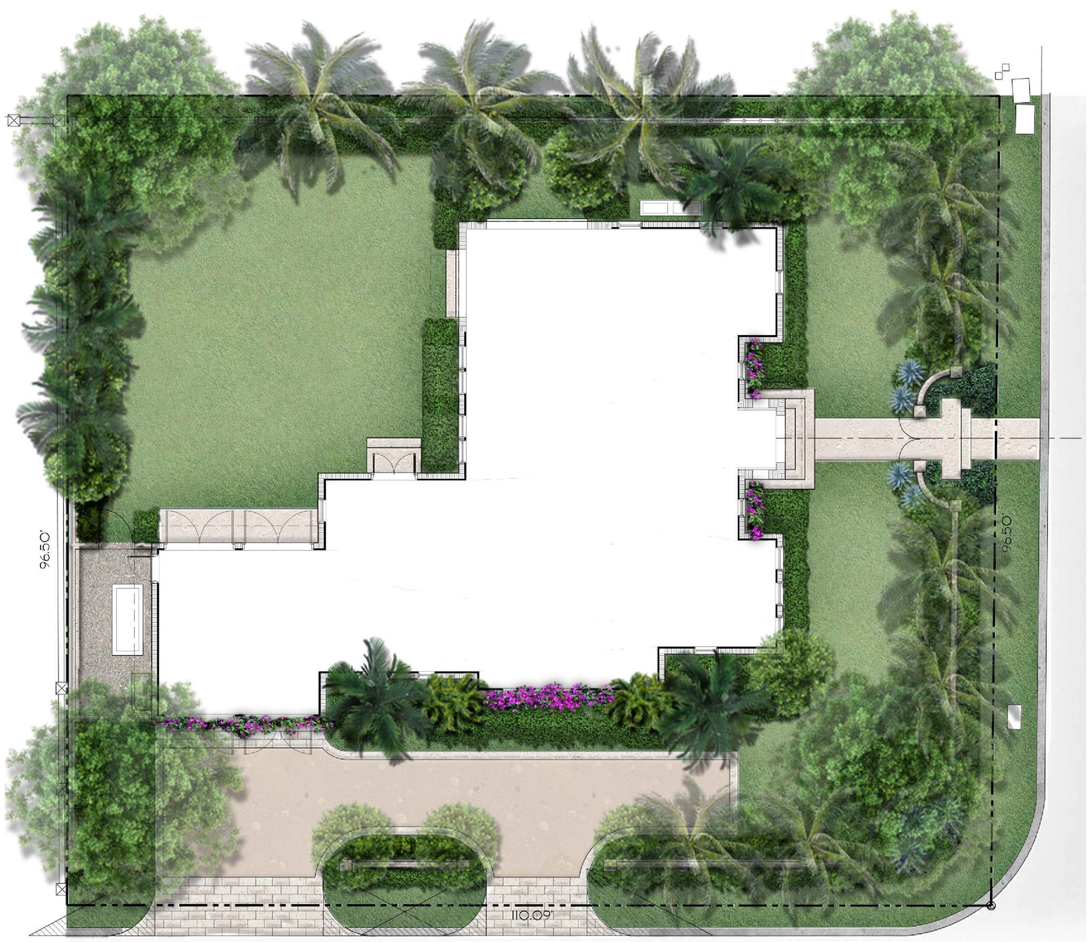
DRAWING NO.

A2.18

JOB NUMBER: 25-124



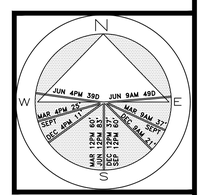
Previously Proposed



Currently Proposed

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 L6.0

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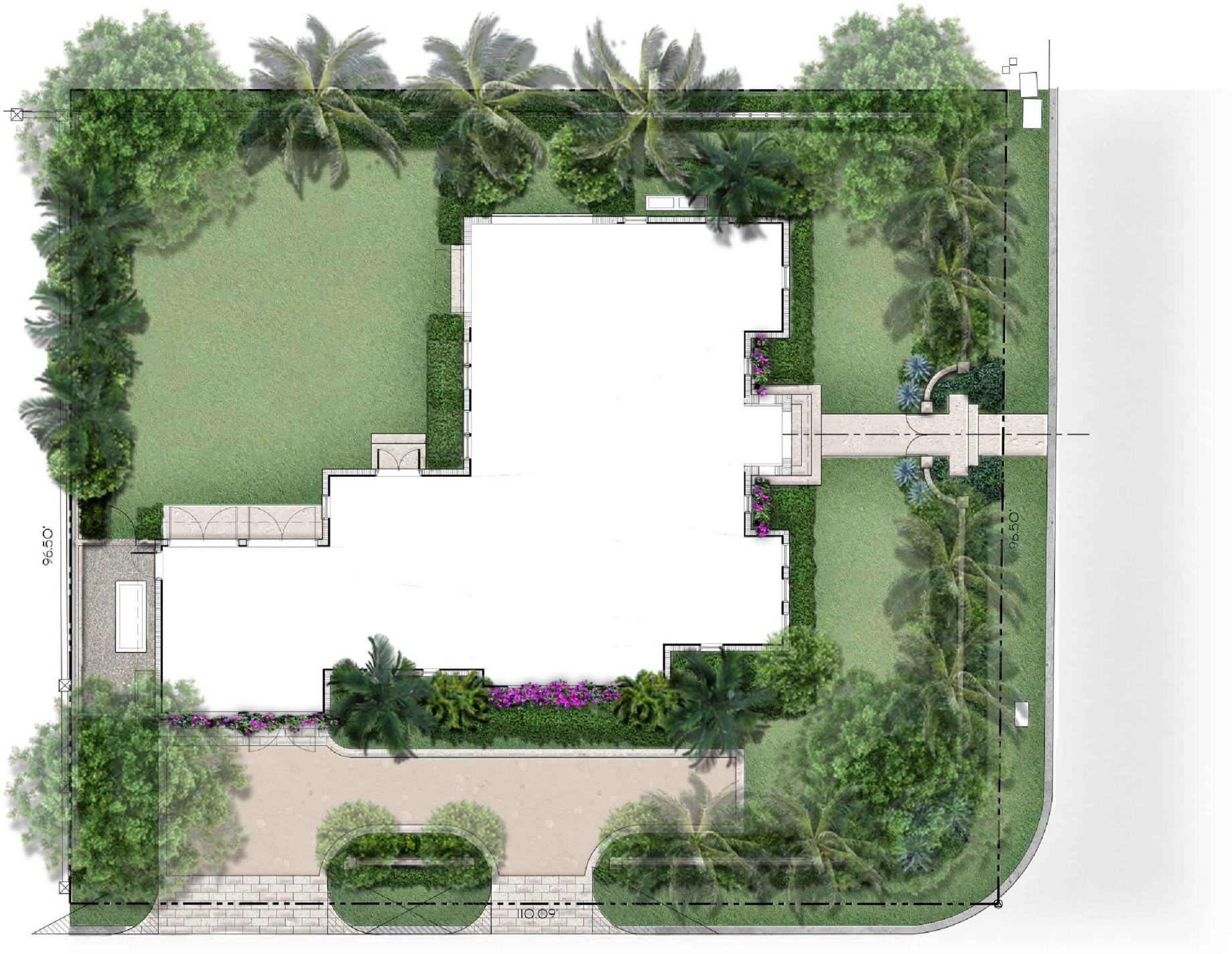
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOT FOR CONSTRUCTION

Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



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Dustin@environmentdesigngroup.com

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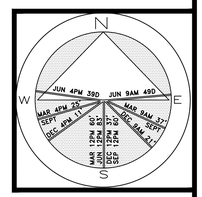

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DRAWN BY: Dios Rodriguez
DATE: 03.23.2025

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Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



East Elevation

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

Previously Proposed



East Elevation

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

Currently Proposed

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.
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FL

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.23.2025

SHEET L6.1

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West Elevation

2
L6.1

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

Previously Proposed



West Elevation

2
L6.1

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

Currently Proposed

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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

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.23.2025

SHEET L6.1



1
L6.3

South Elevation

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

Previously Proposed



1
L6.3

South Elevation

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

Currently Proposed

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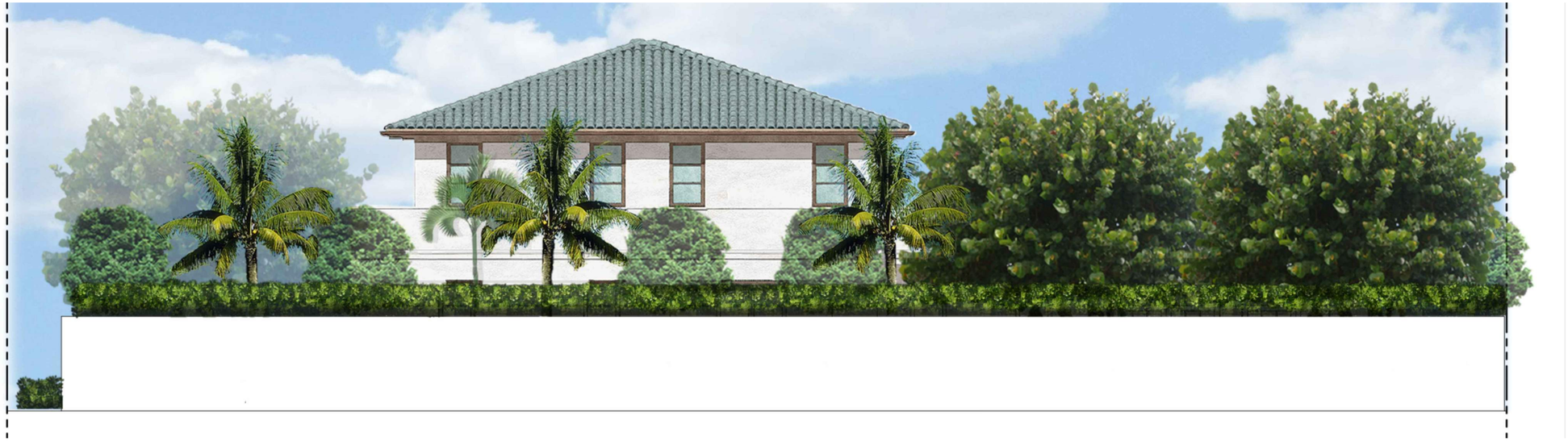
DATE: 03.23.2025

SHEET L6.1



1
L6.2

North Elevation

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

Previously Proposed



1
L6.2

North Elevation

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

Currently Proposed

NOT FOR CONSTRUCTION

Rendered Landscape Elevations

ENVIRONMENT DESIGN GROUP
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Landscape Architecture
Land Planning
Landscape Management
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FLORIDA

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez

DATE: 03.23.2025

SHEET L6.1

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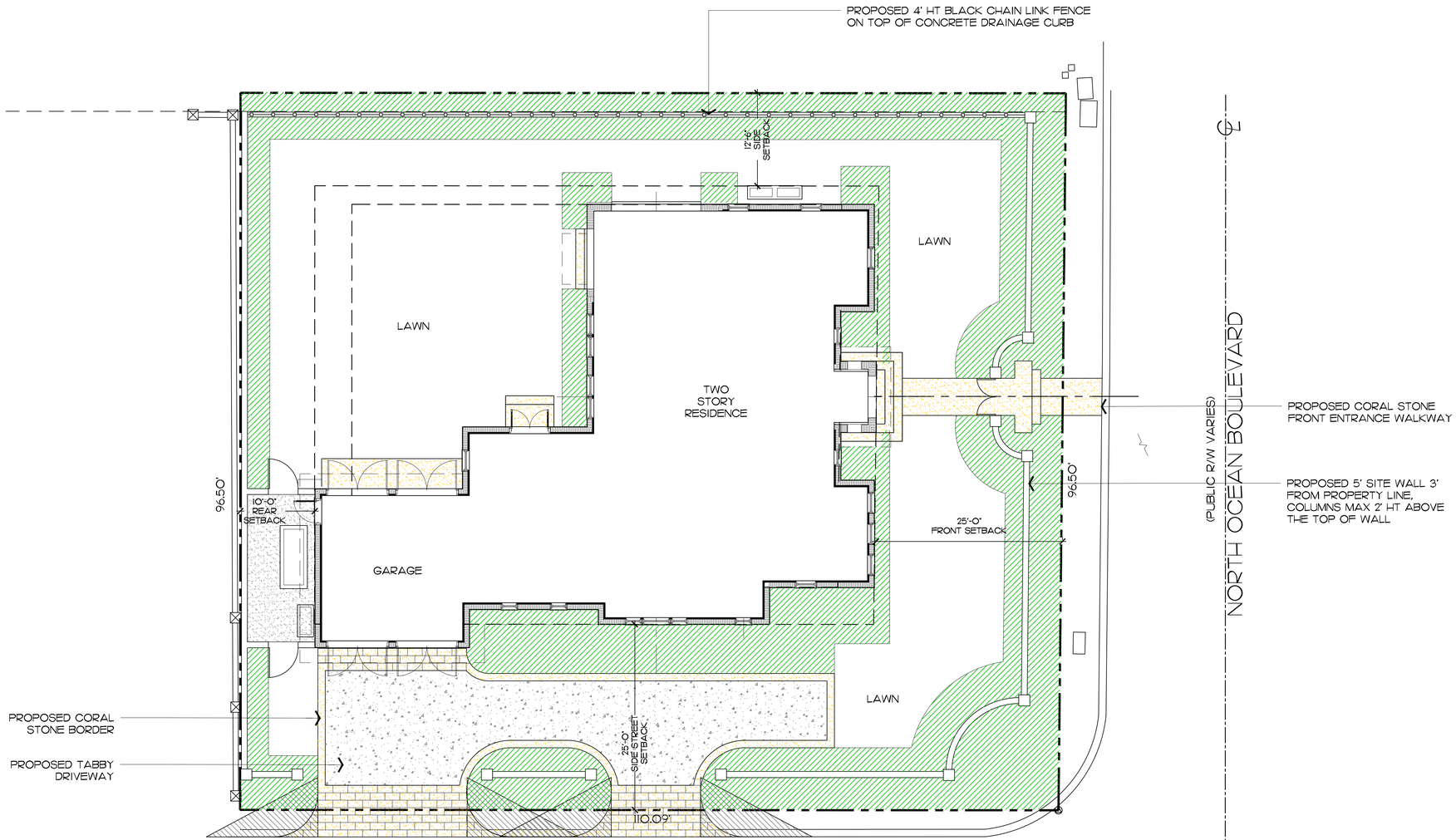
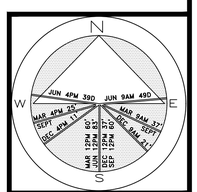




Tabby Concrete



Coral



JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman

DATE: 03.23.2025

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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

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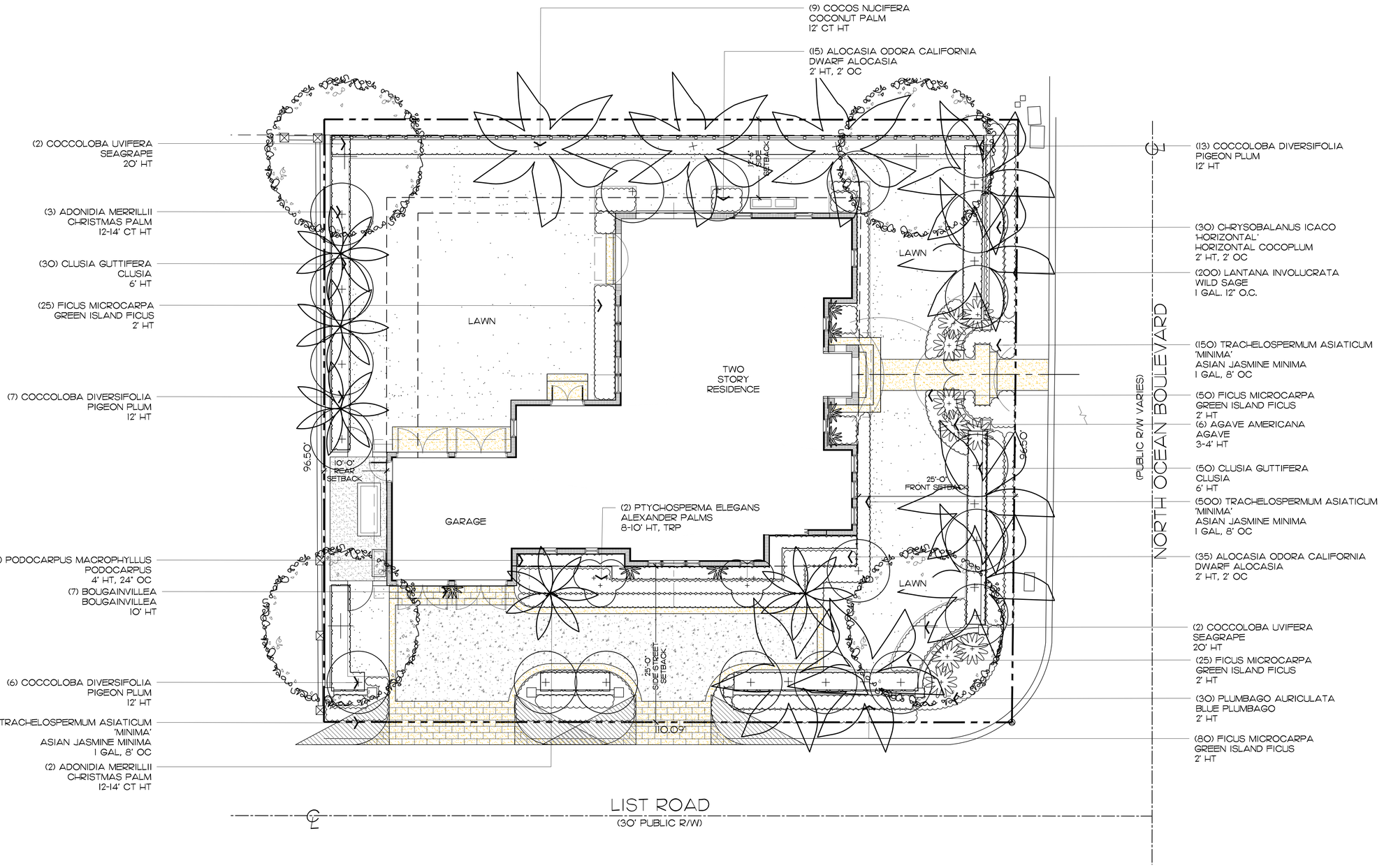

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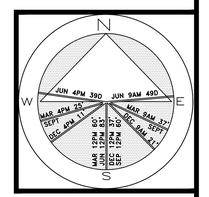

JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman
DATE: 03.23.2025

SHEET L4.0

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
+	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	20	12' HT	YES
+	COCCOLOBA UVIFERA SEAGRAPE TREE	4	20' OA HT	YES
	COCOS NUCIFERA COCONUT PALM	9	12' HT	NO
	ADONIDIA MERRILLII CHRISTMAS PALM	10	12-14' CT HT	NO
	TOTAL TREES:	38		
	NATIVE SPECIES:	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:	670		
	NATIVE SPECIES:	400 (60%)		

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA 'CALIFORNIA' DWARF ELEPHANT EAR	85	2' HT, 2' OC	NO
+	AGAVE AMERICANA CENTURY PLANT	9	3-4' HT	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	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
	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:	469		
	NATIVE SPECIES:	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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Plant Schedule

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Dustin@environmentdesigngroup.com

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FL

JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman
DATE: 03.23.2025

SHEET L4.1

PREVIOUS ARCOM PRESENTATION



Existing Front Entrance



Existing South Side Yard



Existing Pool Patio



Existing Garage Entrace



Existing Covered Patio



Existing North Side Yard

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DRAWN BY: Dustin Mizell
DATE: 03.23.2025

SHEET L1.0

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Existing Site Photos Exhibit

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FLORIDA



209 List Road
West Adjacent Neighbor



1066 N Ocean Blvd
Subject Property



1072 N Ocean Blvd
North Adjacent Neighbor

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DATE: 03.23.2025

SHEET L1.1

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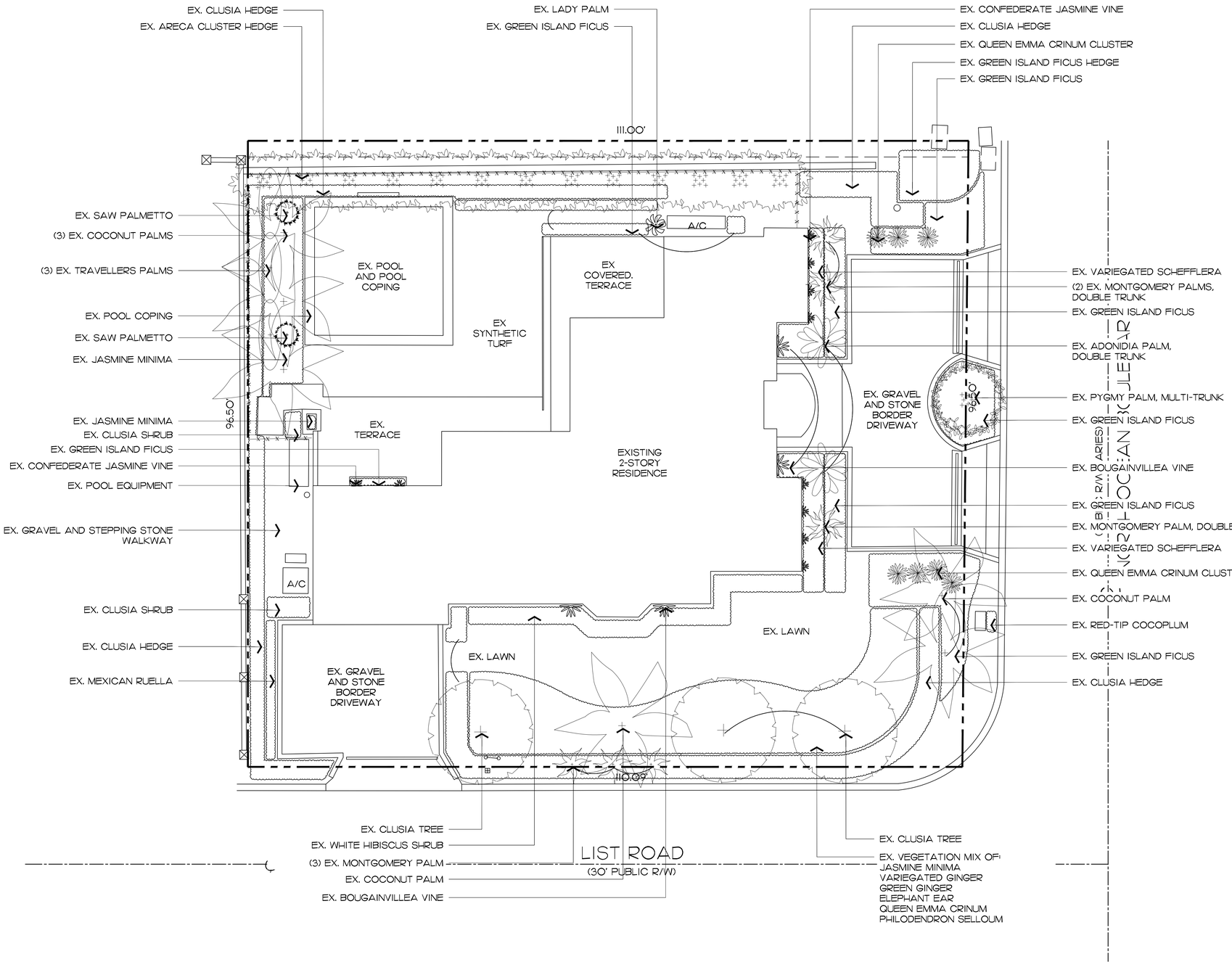
Existing Neighboring Context Exhibit



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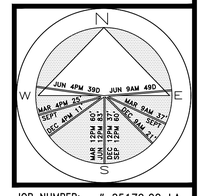

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DATE: 03.23.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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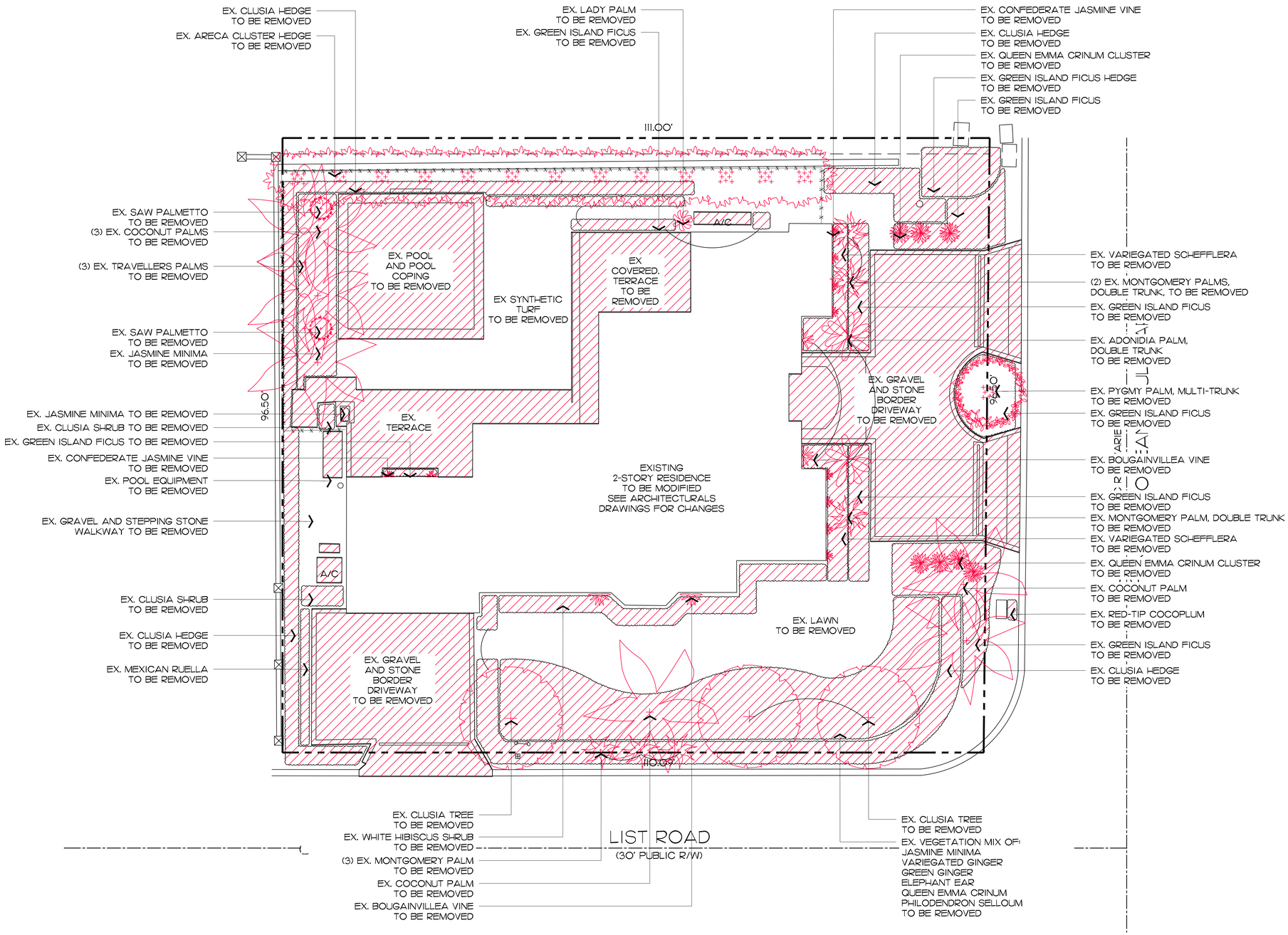
Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'



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SHEET L2.1

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Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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PROPOSED 4' HT BLACK CHAIN LINK FENCE ON TOP OF CONCRETE DRAINAGE CURB

LAWN

TWO STORY RESIDENCE

LAWN

12'-6" SIDE SETBACK

96.50'

10'-0" REAR SETBACK

GARAGE

25'-0" FRONT SETBACK

96.50'

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

25'-0" SIDE STREET SETBACK

110.09'

NORTH OCEAN BOULEVARD
(PUBLIC R/W VARIES)

LIST ROAD
(30' PUBLIC R/W)



Tabby Concrete



Coral

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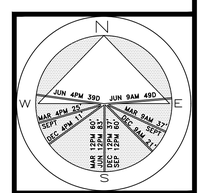

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DRAWN BY: Matt Jackman

DATE: 03.23.2025

SHEET L3.0

64 sf.

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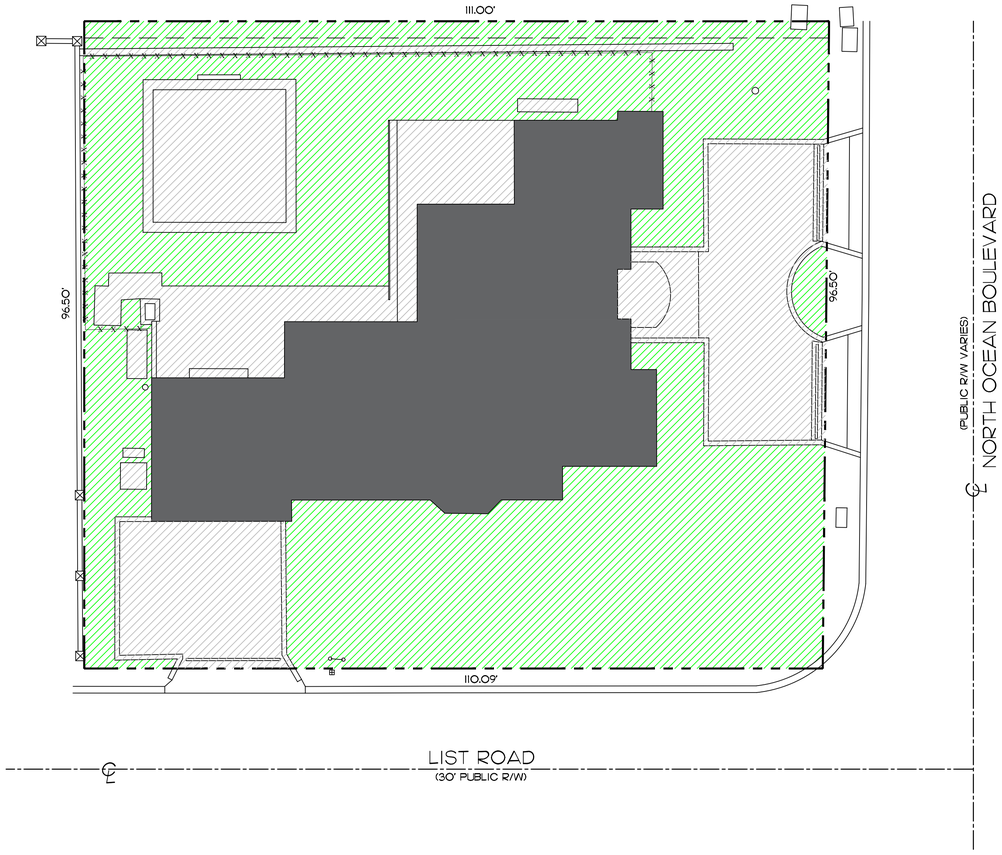
Site Plan
SCALE IN FEET 0' 8' 16' 24'

Legend

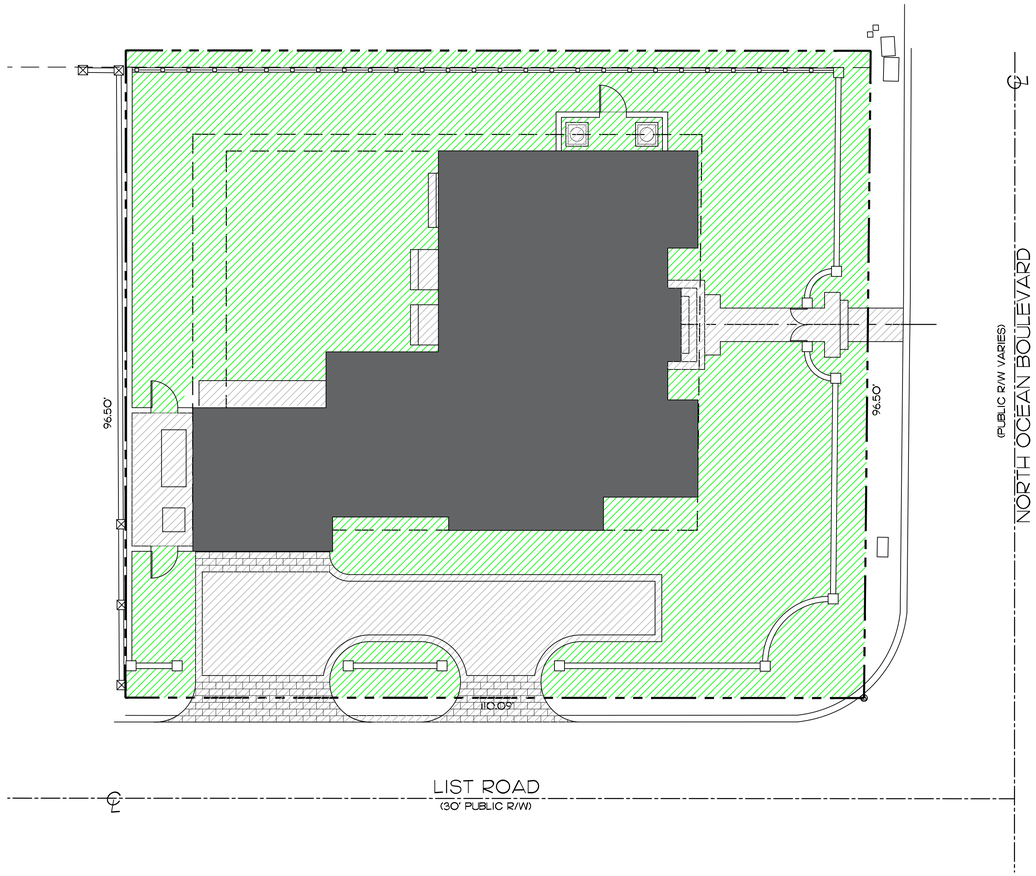
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE



Existing Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		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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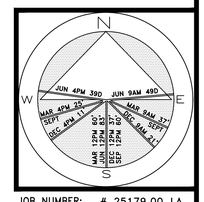
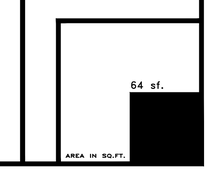


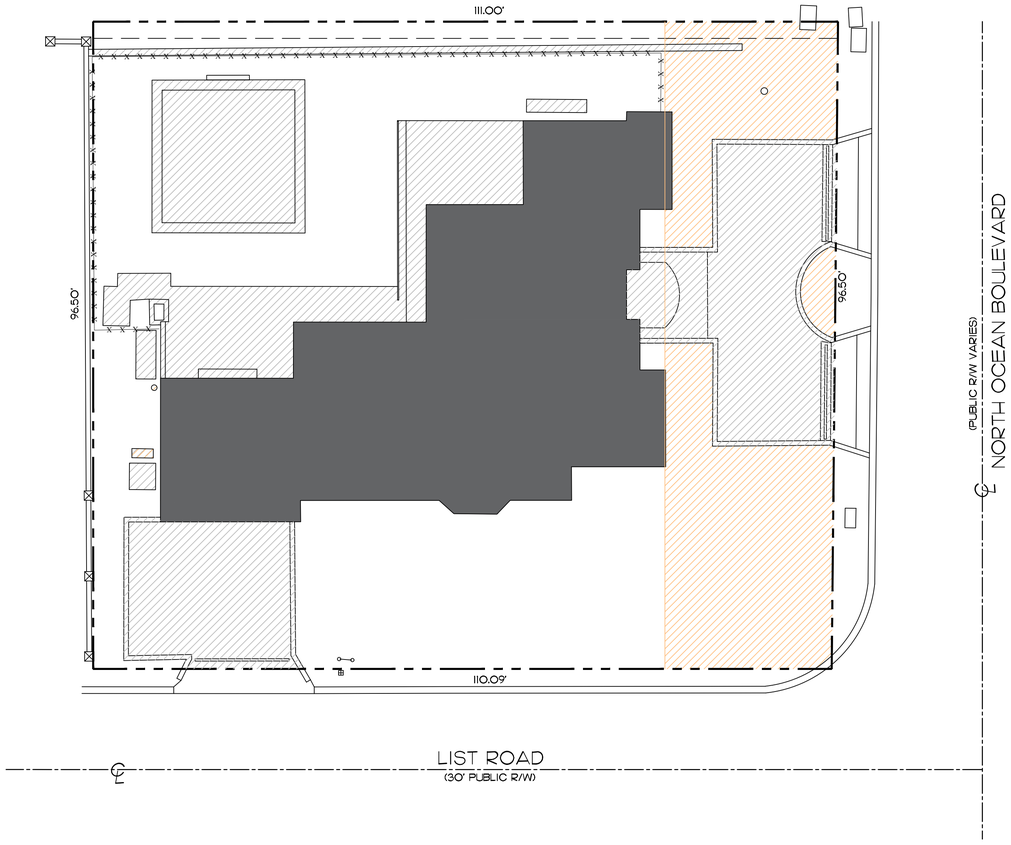
JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman
DATE: 03.23.2025

SHEET L3.1



Legend

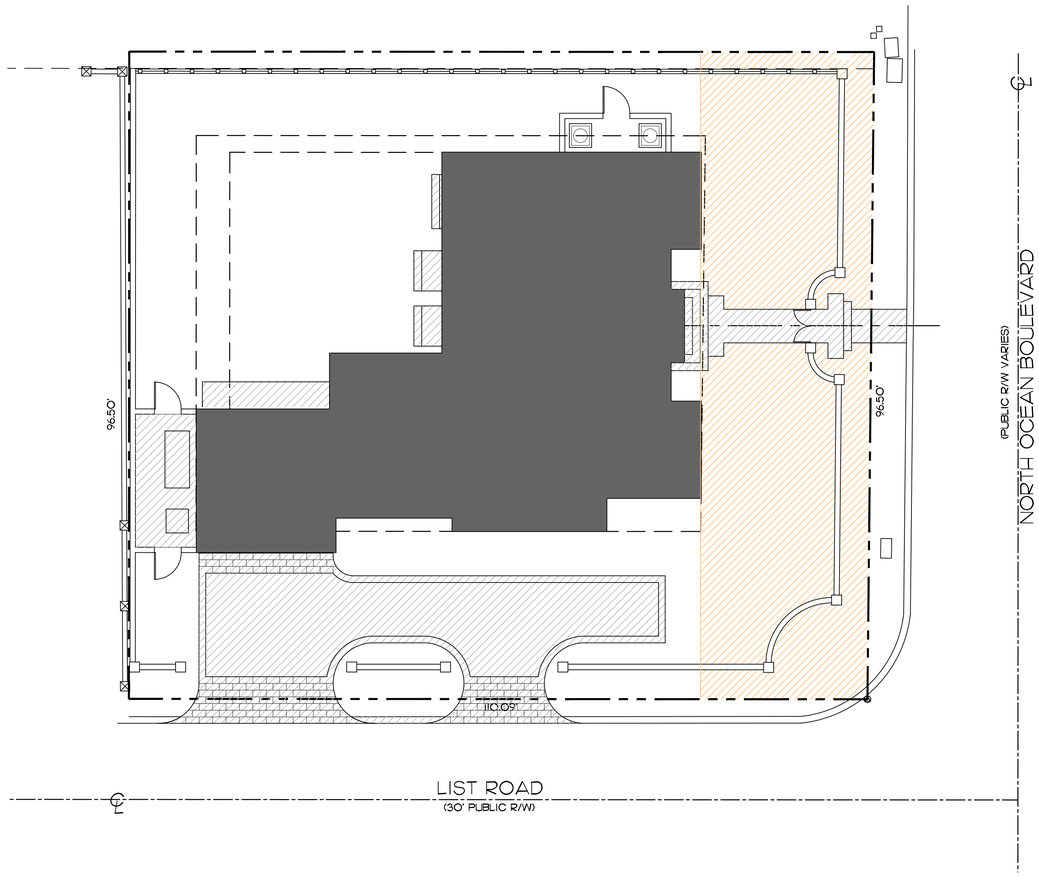
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE



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.	
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 - Front Yard

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

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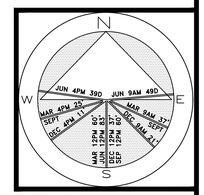
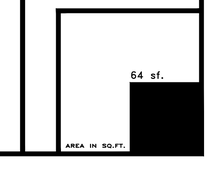
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman

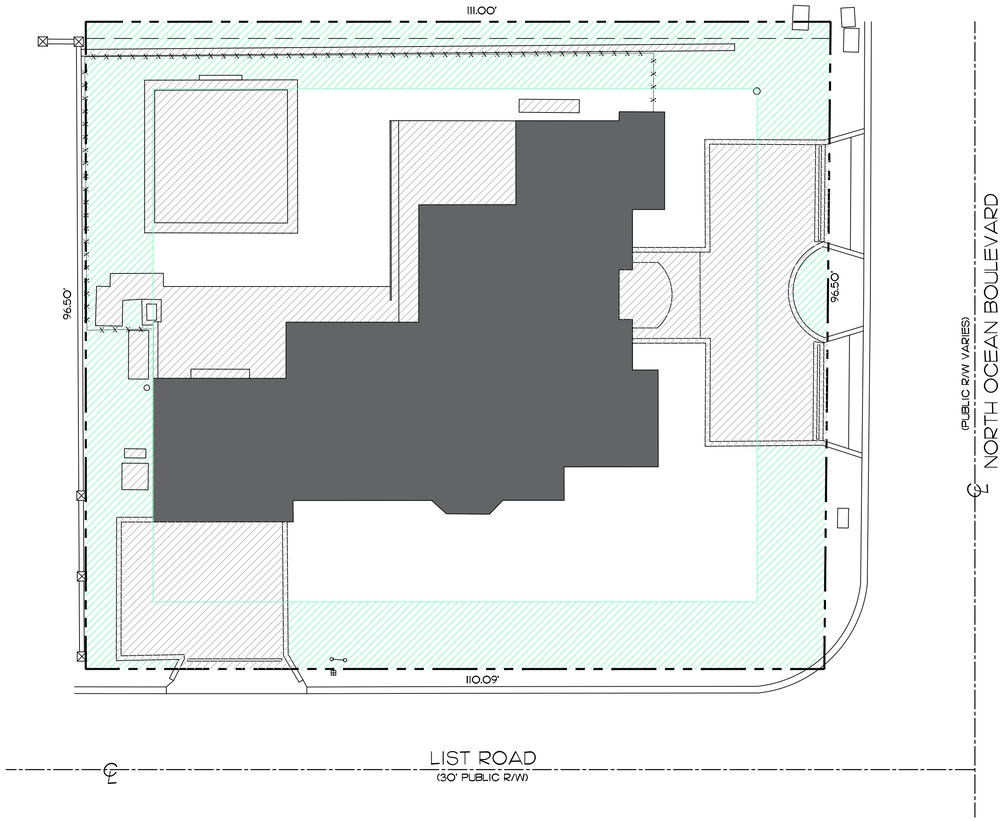
DATE: 03.23.2025

SHEET L3.2



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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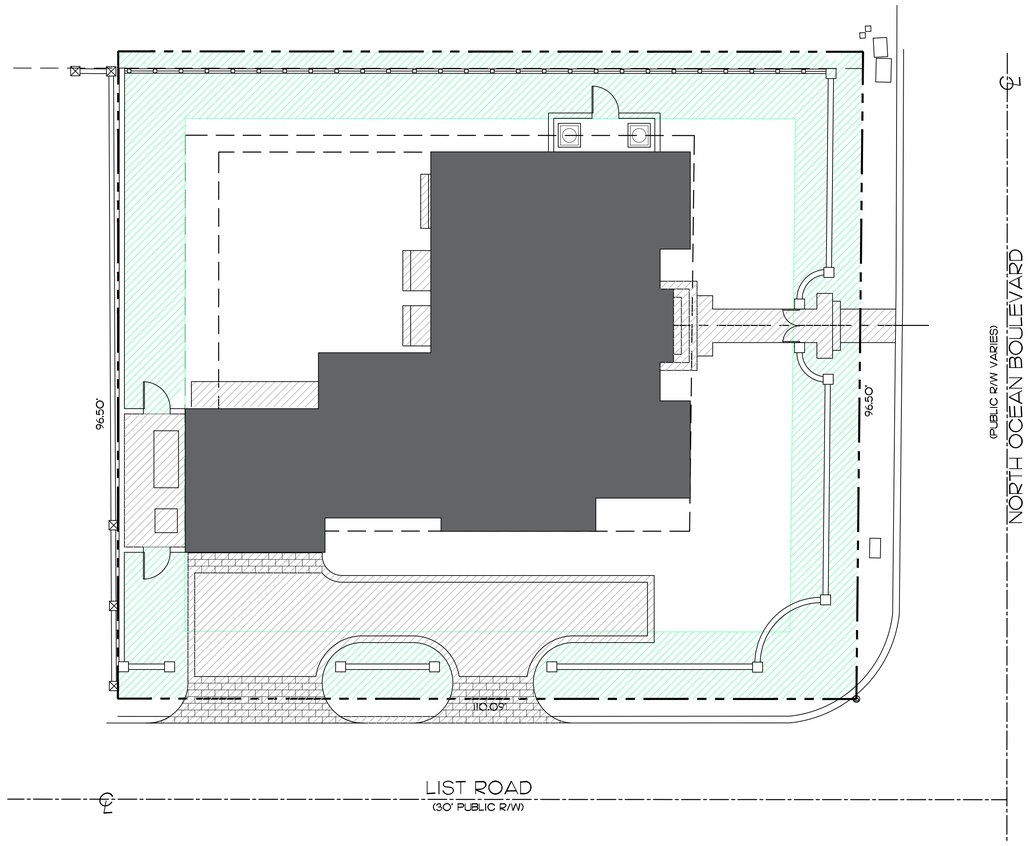
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	49%	2,883 S.F.



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 - Perimeter

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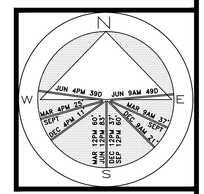

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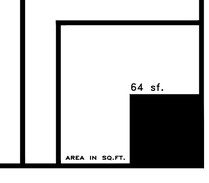
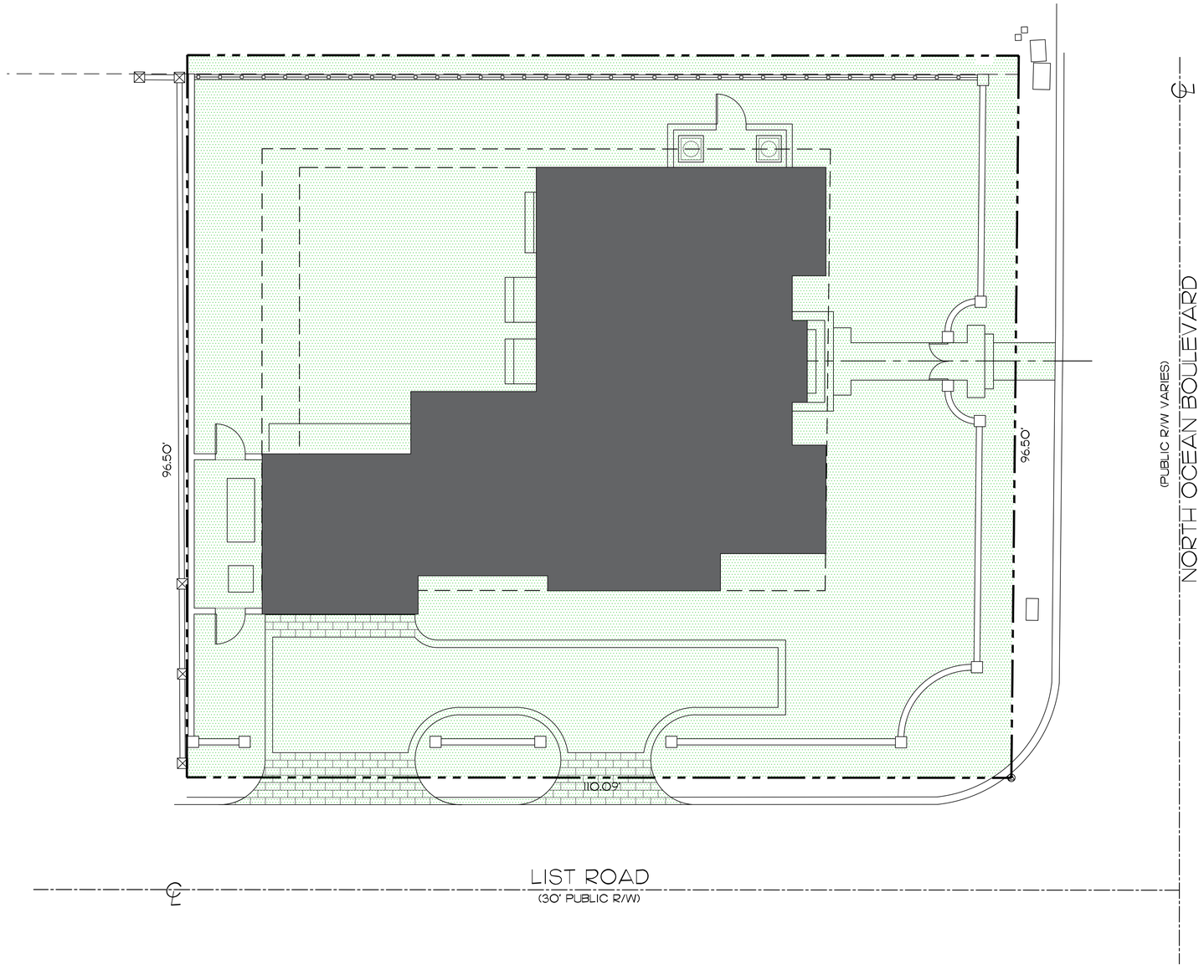
DATE: 03.23.2025

SHEET L3.3



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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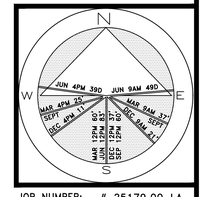

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SHEET L3.4

64 sf.
AREA IN SQ.FT.

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Landscape Alteration Diagram

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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

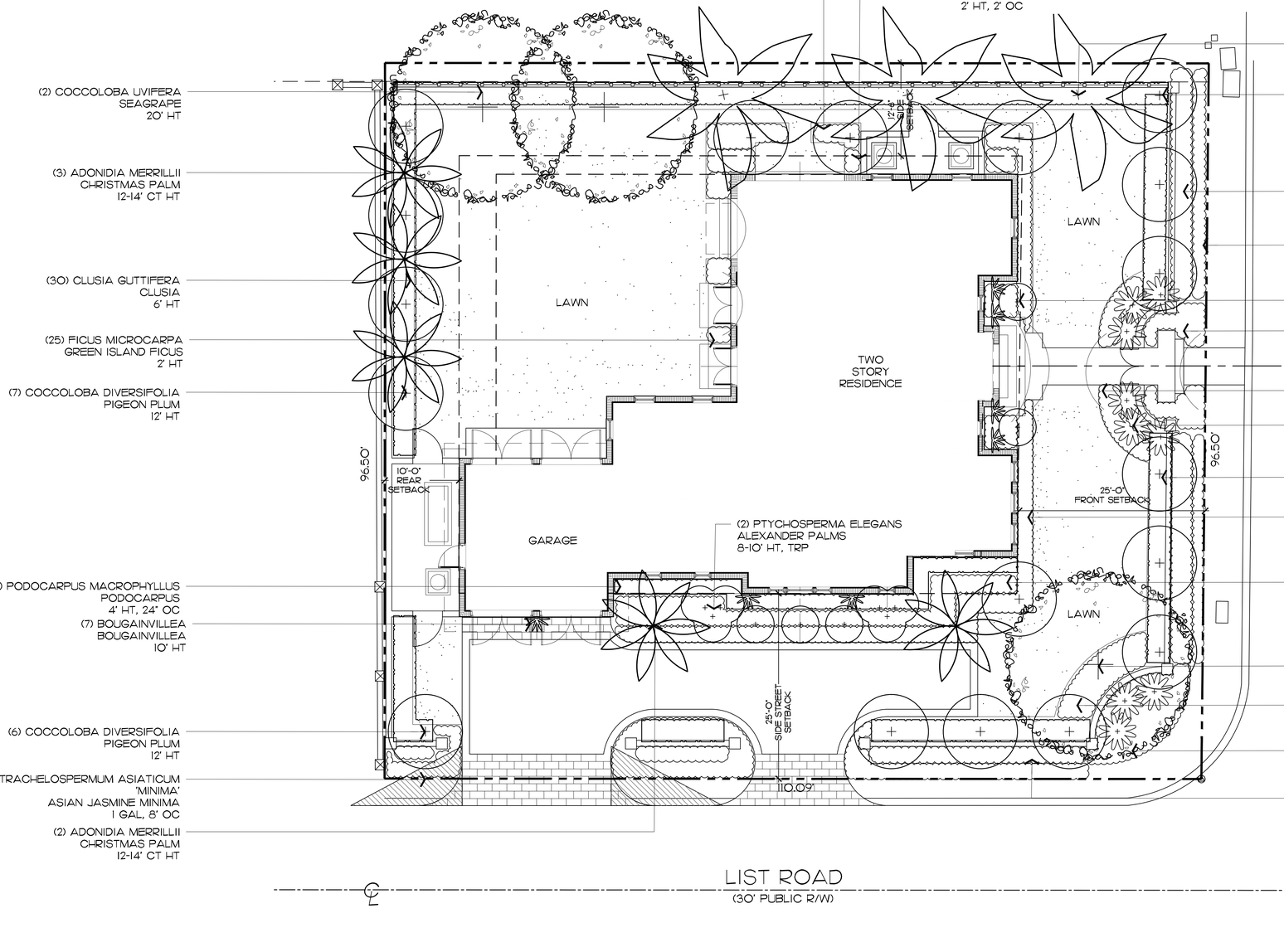
(50) PODOCARPUS MACROPHYLLUS
PODOCARPUS
4' HT, 24" OC

(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

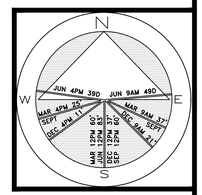
(35) ALOCASIA ODORA CALIFORNIA
DWARF ALOCASIA
2' HT, 2' OC

(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



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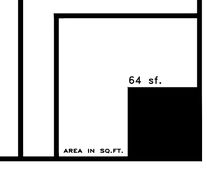
DRAWN BY: Matt Jackman
DATE: 03.23.2025

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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SHEET L4.1

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Plant Schedule



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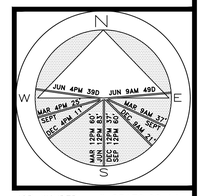

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez

DATE: 03.23.2025

SHEET L6.0

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Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



1
L6.1

East Elevation

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



2
L6.1

West Elevation

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

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Rendered Landscape Elevations

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JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.23.2025

SHEET L6.1

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1 L6.3 South Elevation

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

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SHEET L6.3

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Rendered Landscape Elevations

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North Elevation

1
L6.2

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

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SHEET L6.2

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

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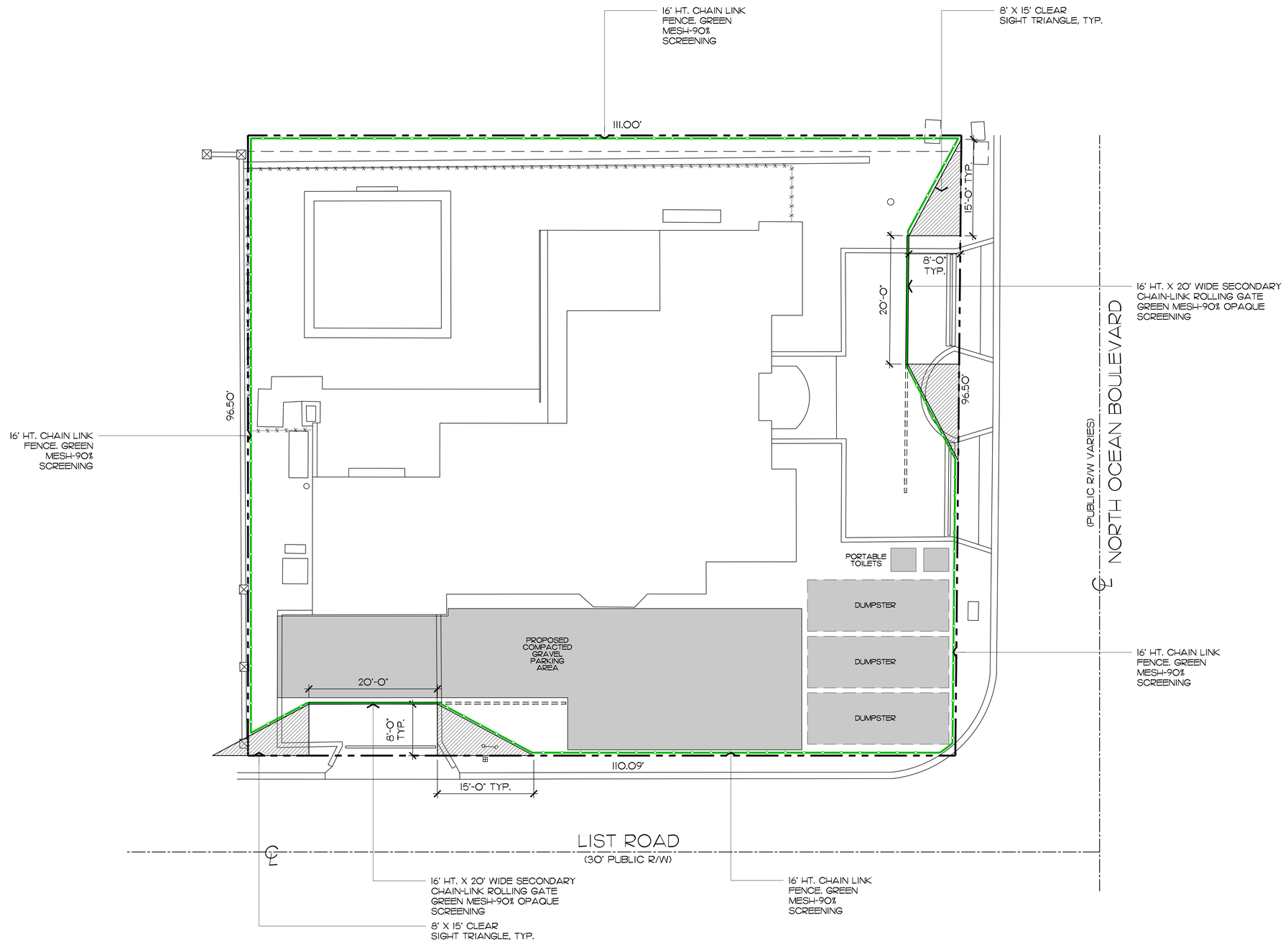
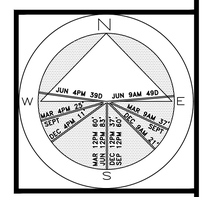
Rendered Landscape Elevations



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 FL# 6666784
Dustin@environmentdesigngroup.com

Private Residence
1066 N. Ocean Blvd.
Town of Palm Beach
FL



JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez

DATE: 03.23.2025

SHEET L7.0

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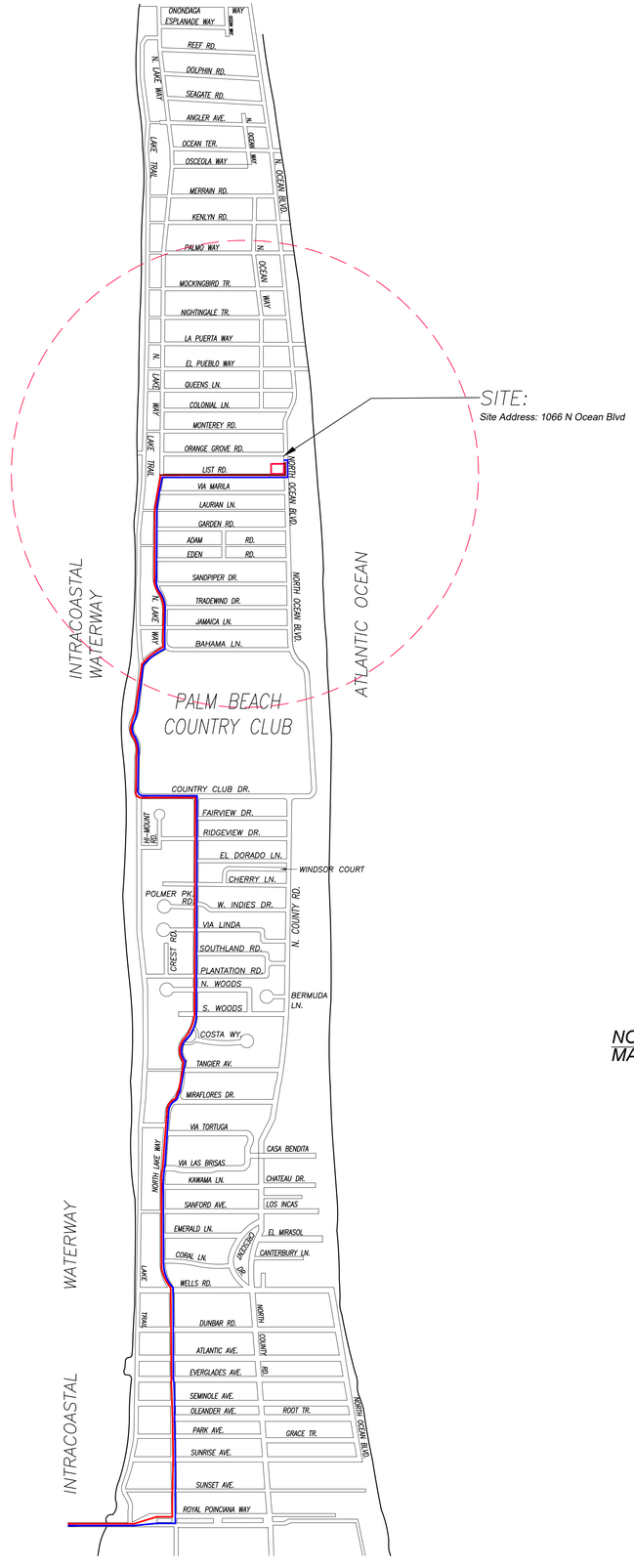
Construction Screening + Staging Plan

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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FLORIDA

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dustin Mizell
DATE: 03.23.2025

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Truck Logistics Plan

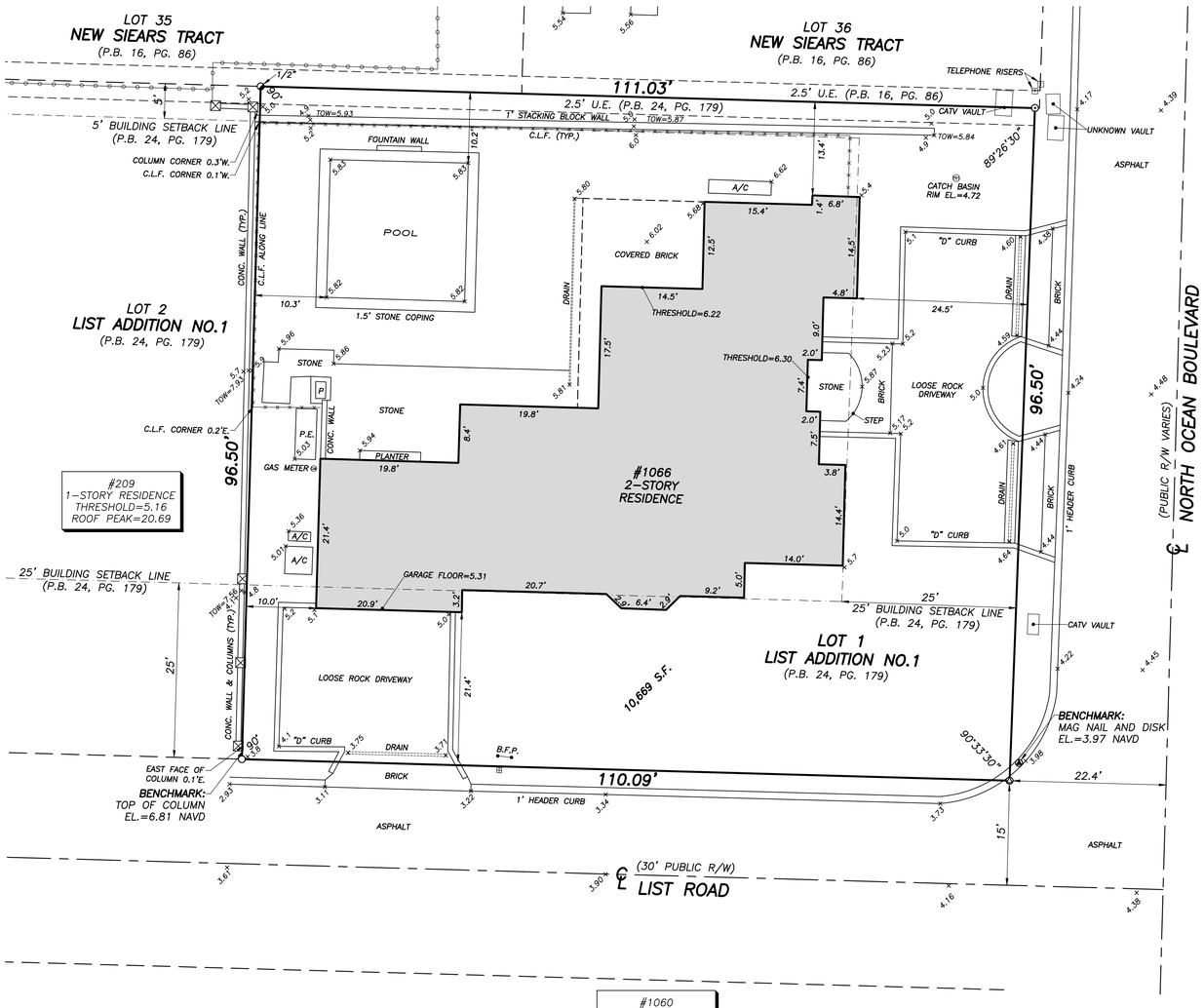
SCALE: NOT TO SCALE

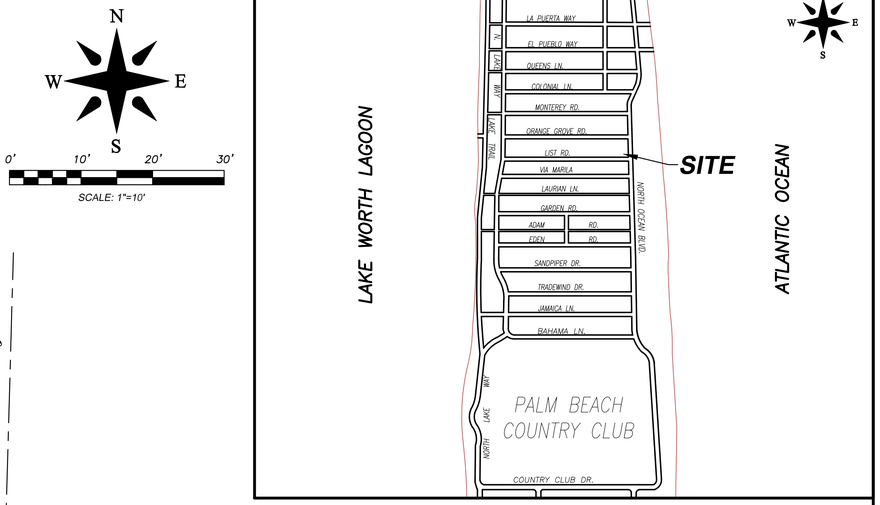
LEGEND

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

Boundary Survey For:

CREEKSHORE LLC





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.

CREEKSHORE LLC

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

PROPERTY ADDRESS:

1066 North Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:

*Lot 1, **LIST ADDITION NO. 1,** according to the Plat thereof, as recorded in Plat Book 24, Page 179, of the Public Records of Palm Beach County, Florida.*

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393G, dated 12/20/2024.

NOTES:

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

CERTIFICATION:

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

William M Naulty
License Number
7558
STATE OF FLORIDA
Professional Surveyor and Mapper

DATE OF LAST FIELD SURVEY: 09/03/2025

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

REVISIONS:

Boundary Survey For:

CREEKSHORE LLC

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

FIELD: B.M.	JOB No.: 253179	F.B. PG.
OFFICE: S.C.W.	DATE: 09/03/25	DWG. No.: 253179
C'K'D.: W.N..	REF.: 253179.DWG	SHEET: 1 OF 1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0027 300 COLONIAL LN. The applicant, Richard and Dragana Connaughton (Elizabeth Connaughton), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new single-family residence site plan.

Date: 7/22/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0027 300 COLONIAL LANE. The applicant, Richard and Dragana Connaughton (Elizabeth Connaughton), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new single-family residence site plan.

Applicants: Richard and Dragana Connaughton
Representative: Elizabeth Connaughton

HISTORY:
The new single-family residence at 300 Colonial Lane was approved by ARCOM in February 2024 under application ARC-23-052 with a unanimous vote. Construction of the residence is currently underway. The current application was heard at the June ARCOM meeting and was deferred following opposition from the adjacent neighbor during public comment.

THE PROJECT:
The applicant has submitted exhibits, entitled "300 Colonial Lane" as prepared by Elizabeth Connaighton, RA, uploaded July 8, 2026.

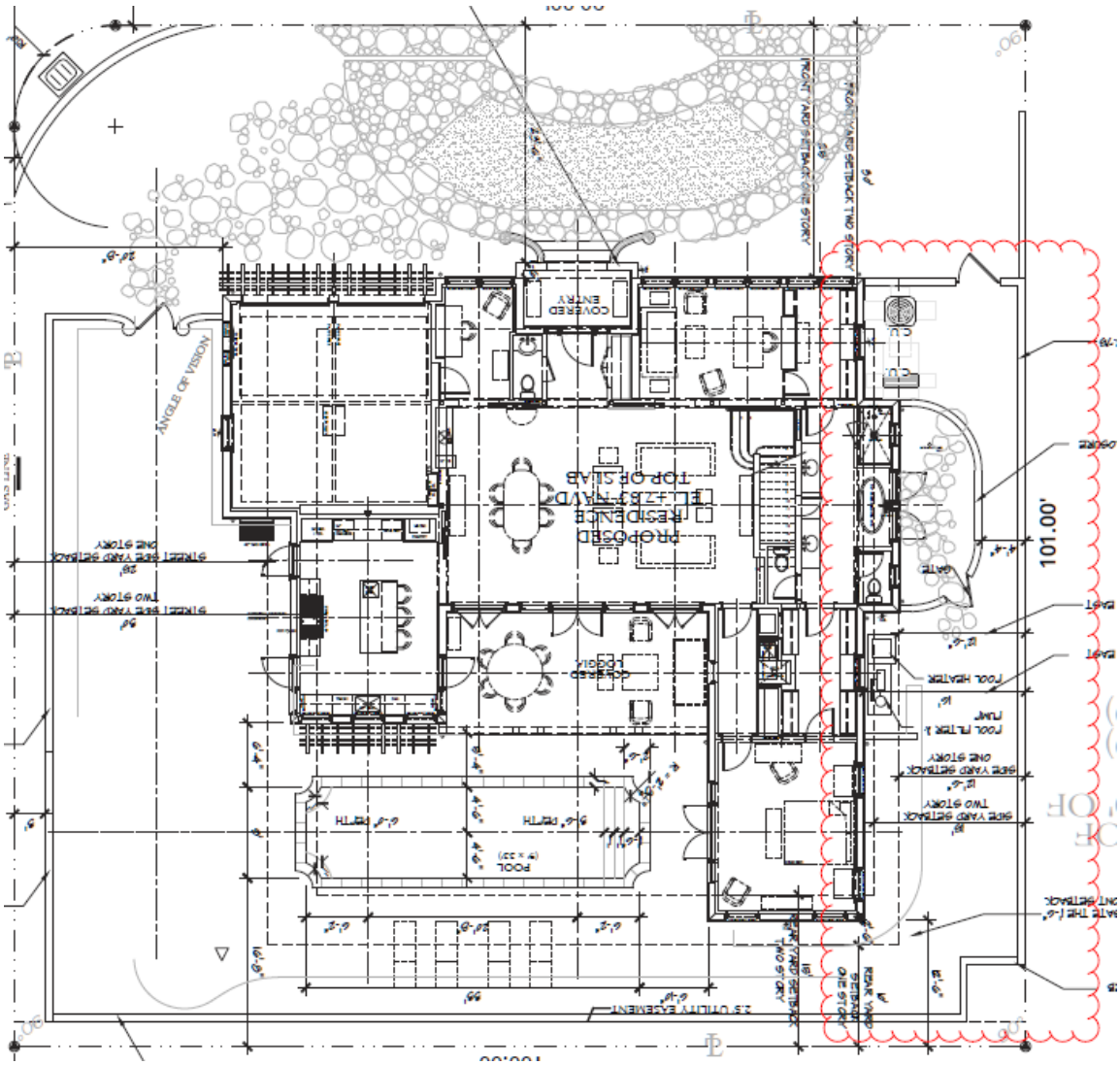
The following scope of work is proposed:

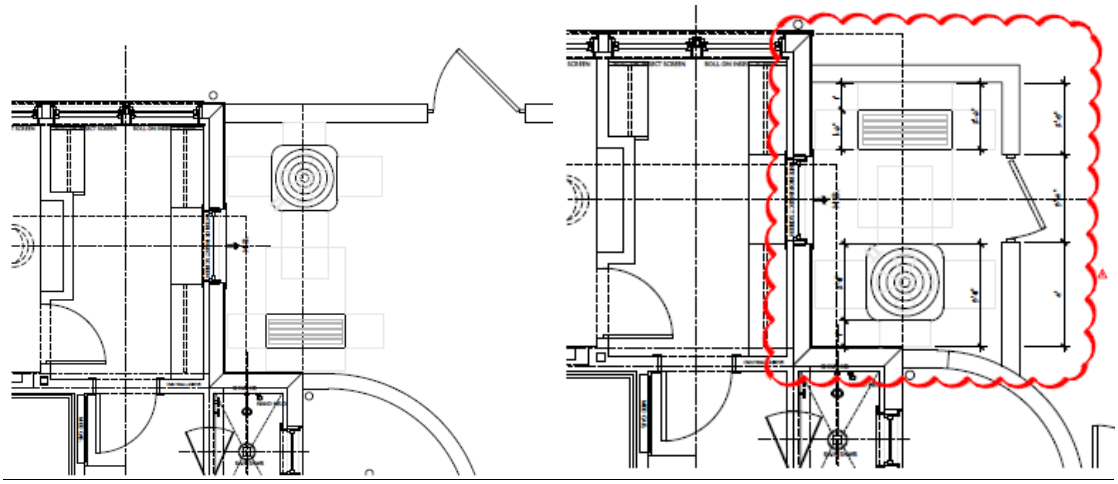
- Redesign of site wall from previously approved site plan of new single-family residence.
- Modifications to mechanical equipment enclosure.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	Required: 10,000 SF Existing: 10,078 SF	**Lot Width** **Lot Depth**	101’ 100’
Lot Coverage	Permitted: 30% Proposed: 30%	**Landscape Open Space**	Required: 45% (4,535.1 SF) Proposed: 45.8% (4614 SF)
Front Yard Landscape Open Space	Required: 40% Proposed: 57.6%	**Perimeter Landscape Open Space**	Required: 50% (2,267.6 SF) Proposed: 76.1% (2,740 SF)
Neighboring Properties / Zoning			
North	1123 N Lake Way | Residence / R-B		
South	1105 N Lake Way | Residence / R-B		
East	292 Colonial Ln | Residence / R-B		
West	1110 N Lake Way & 1100 N Lake Way | Residence(s) / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The applicant is seeking to modify the approved site plan, specifically to eliminate previously approved 6' site wall along the side (east) yard to avoid disruption to an existing root system. In lieu of installing a site wall, a 6-inch drainage curb and with a black vertical picket fence will be installed. In the absence of a site wall the mechanical equipment requires to be properly screened so a new enclosure is proposed. The project was deferred at the June ARCOM meeting with a motion to return with "answers to the technical questions that were raised and photographs of the existing conditions as well as renderings that represent the proposed conditions", the motion carried unanimously. The applicant has submitted revised plans showing photos of the affected area and a partial structural site plan demonstrating the impact of the proposed footers on the existing vegetation.





PREVIOUSLY APPROVED MECHNICAL EQUIPMENT AREA ***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

ELIZABETH CONNAUGHTON, ARCHITECT
226 Brazilian Avenue 3C, Palm Beach, FL 33480

ARC-26-0027
LETTER OF INTENT
JUNE 8, 2026

Please see accompanying drawings for changes made to the east side yard site wall for 300 Colonial lane. The project is nearing the end of construction, and this application is an attempt to improve the original design given consideration of existing vegetation and designed footings by our structural engineer after initial ARCOM approval. We believe these changes will not only minimize impact on our neighboring vegetation, but will improve our ability for landscape buffering with proper allowable space for root balls without large eccentric site wall footings. Proposed changes are detailed below.

- We have redesigned our eastern most site wall in order to avoid conflict with exsisting vegetation, particularly a large Norfork pine root system just inside our East Neighbors property line. Instead of the previously proposed site wall at the property line, we plan to implement a drainage curb and site fence embedded in the foliage in its place.

- At the northern portion of the property where the previously approved site wall served to screen our mechanical equipment, we have designed a CMU mechanical equipment enclosure 8' from the property line and 14" further south off of our front facade. This enclosure is 13" shorter. These changes will both minimize impact to existing vegetation, and provide a more successful architectural approach to this wall at the front of the house.

- In order to provide proper space for vegetation and circulation around the property, the Master Bath outdoor shower enclosure has been pushed West, providing 5'4" from our East property line in lieu of the previously proposed 4'-4". A scalloped detail where the wall meets the house has been introduced. This wall will maintain the code required maximum 7' height within 10' of the setback. We believe this is in keeping with the architecture.

- South of the Master Bath, we plan to replace the previously proposed site wall at the property line with a drainage curb and fence embedded in the landscaping. The removal of this wall and footing not only minimize disruption to our neighbors landscape, but provides adequate space for root balls and plant buffer on our property.

- No changes have been made to landscape

We believe the architectural changes to the site walls to be in keeping with Section 18-205 and in good taste, quality, and more in keeping with the architecture of the home.

Sec. 18-205. - Criteria for building permit.
(a)The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

ELIZABETH CONNAUGHTON, ARCHITECT
226 Brazilian Avenue 3C, Palm Beach, FL 33480

(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.

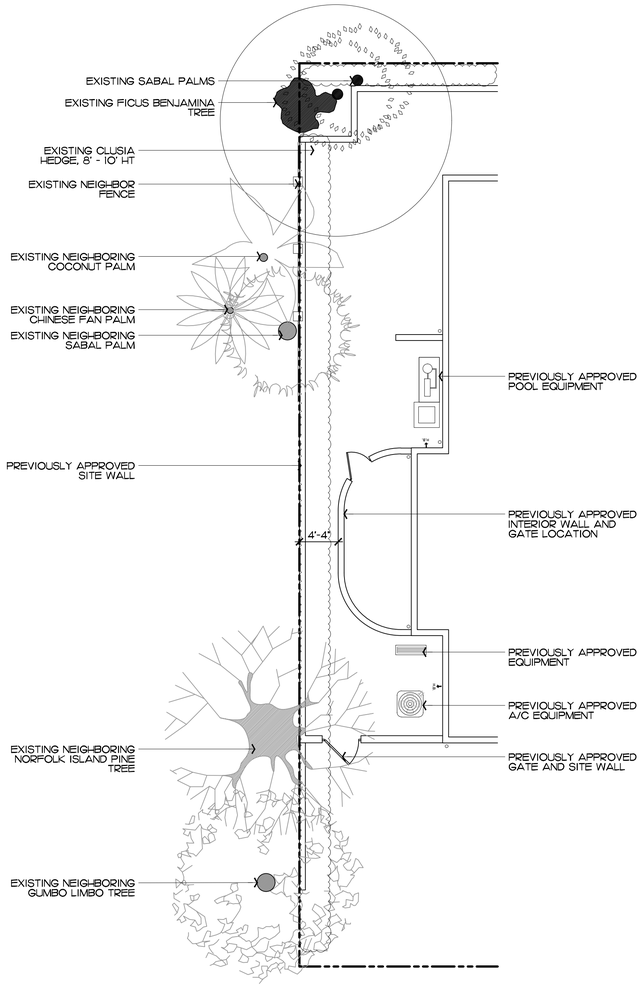
(7)The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

(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).

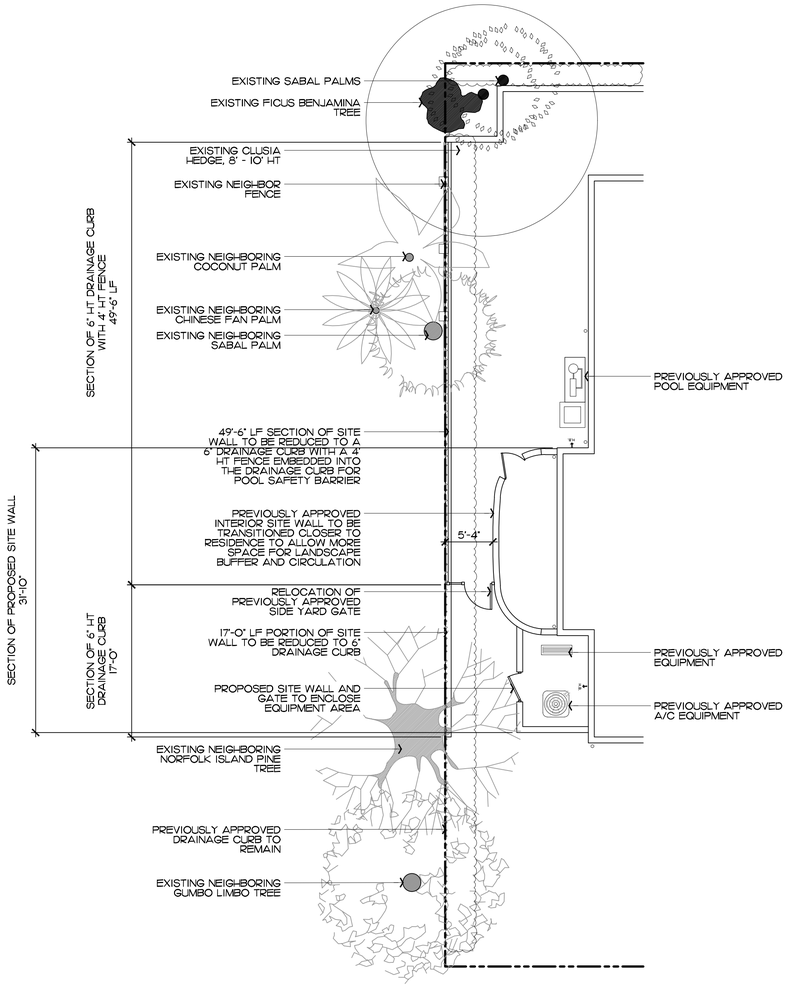
(9)The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

(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.

Sincerely,
Elizabeth Connaughton



1 L1.0 Previously Approved Site Plan



2 L1.0 Currently Proposed Site Plan



SOUTH-EAST PORTION OF NEIGHBOR BUFFER



EAST PORTION OF NEIGHBOR BUFFER



NORTH-EAST PORTION OF NEIGHBOR BUFFER

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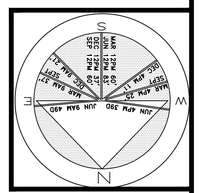
Palm Beach
FLORIDA



JOB NUMBER: # 23022.00 LA
DRAWN BY: Lauren Freeman
Nick Pastor
DATE: 07.06.2026

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The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 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.

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

300 COLONIAL LANE
Palm Beach, FL 33480

ARC 26-0027

FINAL SUBMITTAL

FIRST SUBMITTAL 03-26-26
SECOND SUBMITTAL 05-11-26
ARCOM HEARING 06-31-26

EAST SITE WALLS

SHEET INDEX

00 - Cover Sheet
01 - Scope of Work
02 - Previously Approved Site Plan
03 - Current Proposed Site Plan
04 - North Elevation
05 - West Elevation
06 - South Elevation
07 - Proposed Equipment Enclosure Detail
08 - Structural Site Plan

ELIZABETH CONNAUGHTON, RA

SCOPE

- We have redesigned our eastern most site wall in order to avoid conflict with exsisting vegetation, particularly a large Norfork pine root system just inside our East Neighbors property line. Instead of the previously proposed site wall at the property line, we plan to implement a drainage curb and site fence embedded in the foliage in its place.

- At the northern portion of the property where the previously approved site wall served to screen our mechanical equipment, we have designed a CMU mechanical equipment enclosure 8' from the property line and 14" further south off of our front facade. This enclosure is 12" shorter. These changes will both minimize impact to existing vegetation, and provide a more successful architectural approach to this wall at the front of the house.

- In order to provide proper space for vegetation and circulation around the property, the Master Bath outdoor shower enclosure has been pushed West, providing 5'4" from our East property line in lieu of the previously proposed 4'-4". A scalloped detail where the wall meets the house has been introduced. This wall will maintain the code required maximum of 7' Height within 10' of the setback. We believe this is in keeping with the architecture.

- South of the Master Bath, we plan to replace the previously proposed site wall at the property line with a drainage curb and fence embedded in the landscaping. The removal of this wall and footing not only minimize disruption to our neighbors landscape, but provides adequate space for root balls and plant buffer on our property.zx

- No changes have been made to landscape

LOT 26
(NOT INCLUDED)

NORTH 19' OF
THE WEST 20' OF

(INCLUDED)
(INCLUDED)

NORTH 19' OF
LOT 28
(INCLUDED)

100.00'

UTILITY POLE

10'

COR
4.58

DRAINAGE CURB

2.5' UTILITY EASEMENT

BEGIN DRAINAGE CURB

REAR SETBACK WILL COMPENSATE THE 1'-6" OF ENTRY FEATURE FROM FRONT SETBACK. Sec. 134-893 (b) (5) b

12'-6"

10' REAR YARD SETBACK ONE STORY

15' REAR YARD SETBACK TWO STORY

6'-10"

33'

6'-2"

20'-8"

6'-2"

16'-8"

POOL
(9' x 33')

1'-6"

3'-6" DEPTH

4'-6"

4'-6"

6'-0" DEPTH

R=2'-0"

12'-6"

15'-4"

6'-4"

9'

3'

SITE WALL
T.O. WALL +10.33

SITE WALL
T.O. WALL +10

15'
SIDE YARD SETBACK
TWO STORY

12'-6"
SIDE YARD SETBACK
ONE STORY

POOL FILTER & PUMP

16'

POOL HEATER

PROPOSED TWO-STORY EAST SIDE-YARD SETBACK

12'-6"

PROPOSED ONE-STORY EAST SIDE-YARD SETBACK

COVERED LOGGIA

30'
STREET SIDE YARD SETBACK
TWO STORY

25'
STREET SIDE YARD SETBACK
ONE STORY

91.00'

NORTHLAKE WAY

20' R/W (IMPROVED)

GATE

4'-4"

101.00'

PROPOSED
RESIDENCE
EL. +7.83' NAVD
TOP OF SLAB

OUTDOOR SHOWER ENCLOSURE +12.75

SITE WALL +12.75

C.U.

C.U.

GAS LINE

ANGLE OF VISION

COVERED ENTRY

20'-8"

3.98

10'

30'
FRONT YARD SETBACK TWO STORY

25'
FRONT YARD SETBACK ONE STORY

23'-6"

R10'

90.00'

SITE PLAN - PREVIOUSLY APPROVED
SHEET 02

300 COLONIAL LANE
Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JUNE 08, 2026

LOT 26
(NOT INCLUDED)

NORTH 19' OF
THE WEST 20' OF
LOT 26
(INCLUDED)

NORTH 19' OF
LOT 28
(INCLUDED)

100.00'

90.00'

101.00'

91.16'

DRAINAGE CURB

REAR SETBACK WILL COMPENSATE THE 1'-6" OF ENTRY FEATURE FROM FRONT SETBACK. Sec. 134-893 (b) (5) b

PROPOSED TWO-STORY EAST SIDE-YARD SETBACK

PROPOSED ONE-STORY EAST SIDE-YARD SETBACK

POOL HEATER & POOL PUMP ENTIRELY OUTSIDE OF SETBACK

POOL FENCE EMBEDDED IN FOLLIAGE

DRAINAGE CURB

OUTDOOR SHOWER ENCLOSURE
T.O. WALL +13.00

MECH. EQUIP. ENCLOSURE
T.O. WALL +11.83

2.5' UTILITY EASEMENT

12'-6" REAR YARD SETBACK ONE STORY

16' REAR YARD SETBACK TWO STORY

15' SIDE YARD SETBACK TWO STORY

12'-6" SIDE YARD SETBACK ONE STORY

16'

12'-6"

12'-8"

POOL
(9' x 33')

COVERED LOGGIA

COVERED ENTRY

GATE

PROPOSED
RESIDENCE
EL. +7.83' NAVD
TOP OF SLAB

FRONT YARD SETBACK TWO STORY 30'

FRONT YARD SETBACK ONE STORY 25'

25'-6"

20'-8"

UTILITY POLE

10'

DRAINAGE CURB

COR
4.58

SITE WALL
T.O. WALL +10.33

SITE WALL
T.O. WALL +10

30'
STREET SIDE YARD SETBACK
TWO STORY

25'
STREET SIDE YARD SETBACK
ONE STORY

GAS LINE

ANGLE OF VISION

3.98

10'

R10'

NORTHLAKE WAY
20' R/W (IMPROVED)

SITE PLAN - CURRENTLY PROPOSED
SHEET 02

300 COLONIAL LANE
Palm Beach, FL 33480

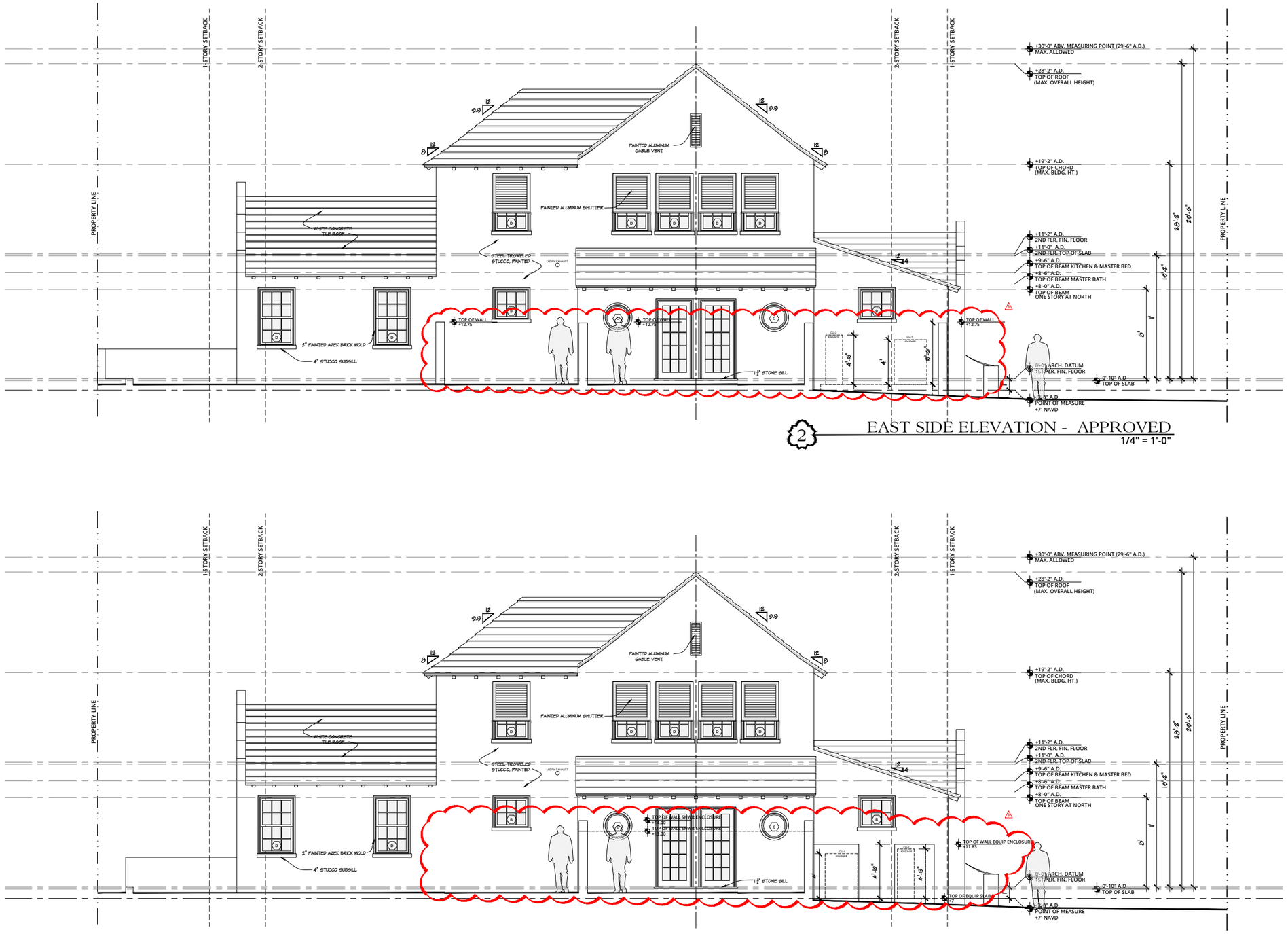
ELIZABETH CONNAUGHTON
JUNE 08, 2026



1 NORTH FRONT ELEVATION - APPROVED
1/4" = 1'-0"



2 NORTH FRONT ELEVATION - CURRENTLY PROPOSED
1/4" = 1'-0"



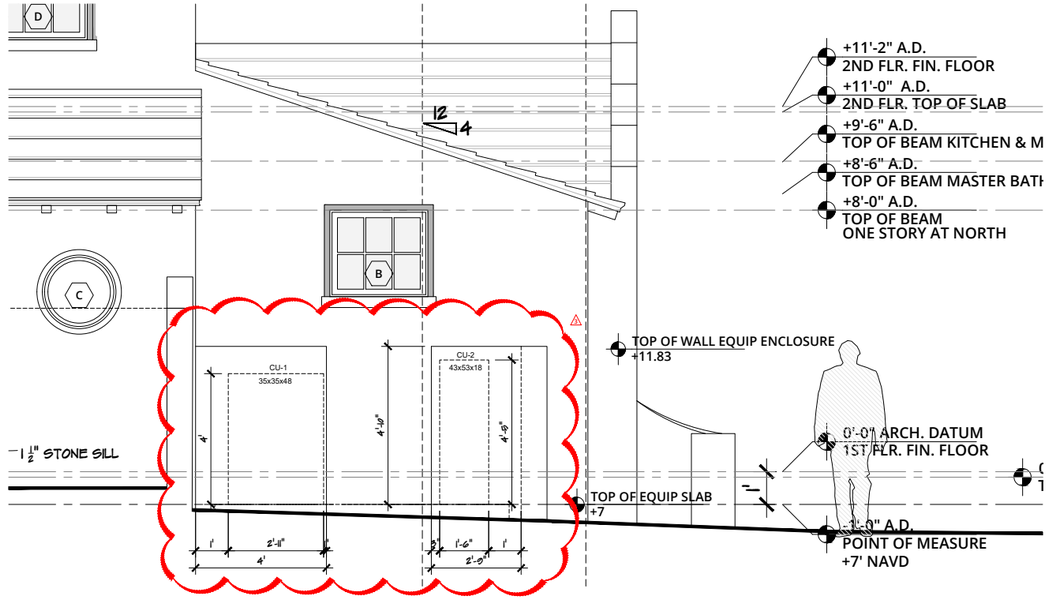
2 EAST SIDE ELEVATION - APPROVED
1/4" = 1'-0"

1 EAST SIDE ELEVATION - PROPOSED
1/4" = 1'-0"

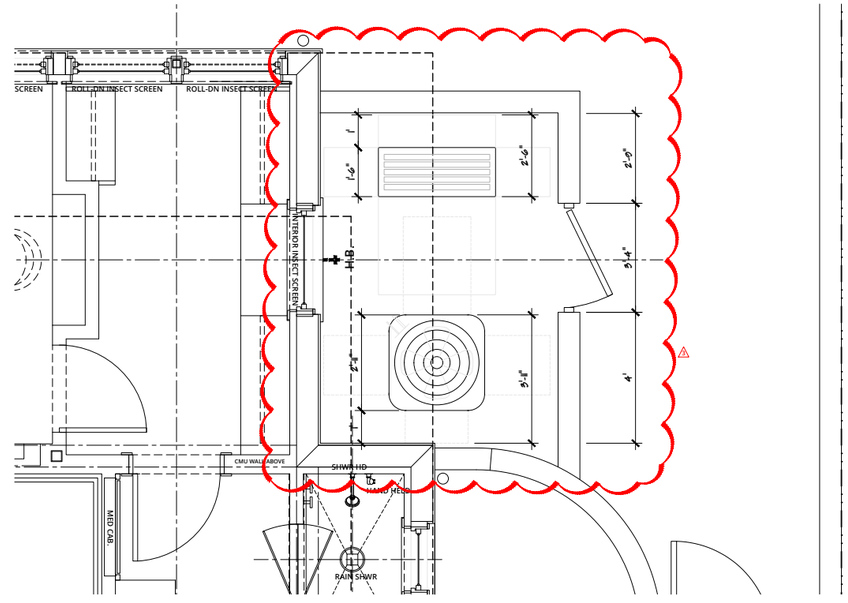


1 SOUTH REAR ELEVATION - APPROVED
1/4" = 1'-0"

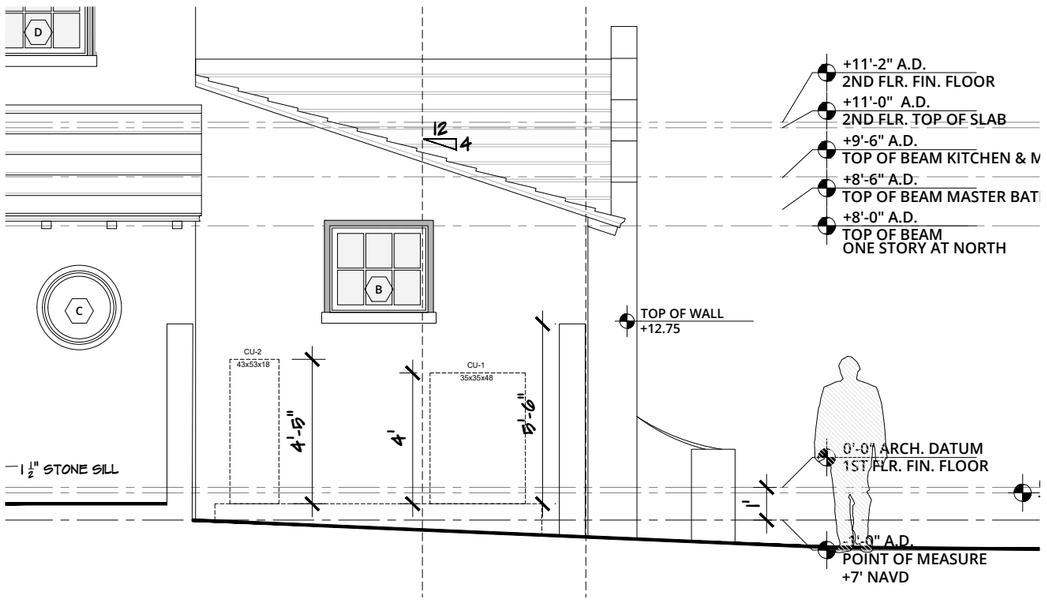
2 EAST SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



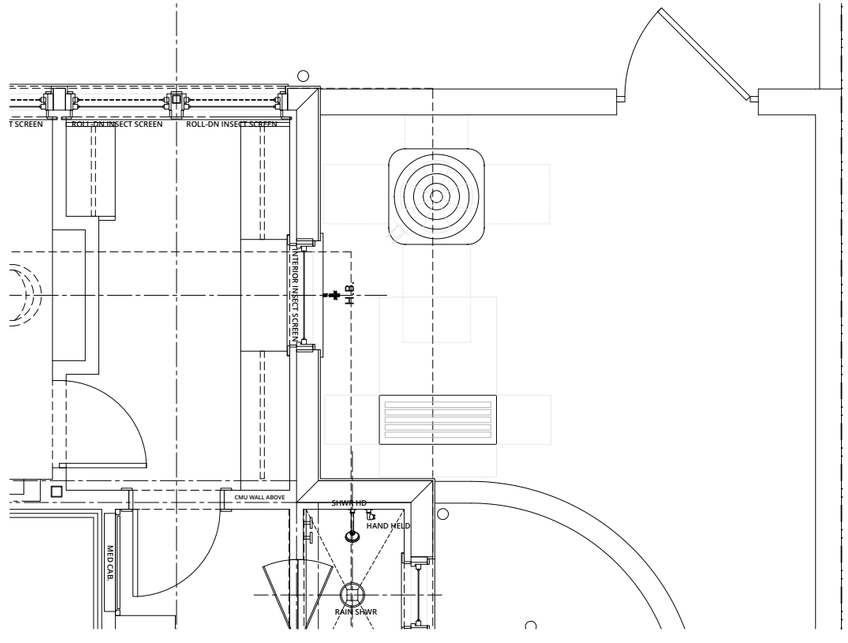
1 CURRENT PROPOSED EQUIP. WALL ELEVATION
1/4" = 1'-0"



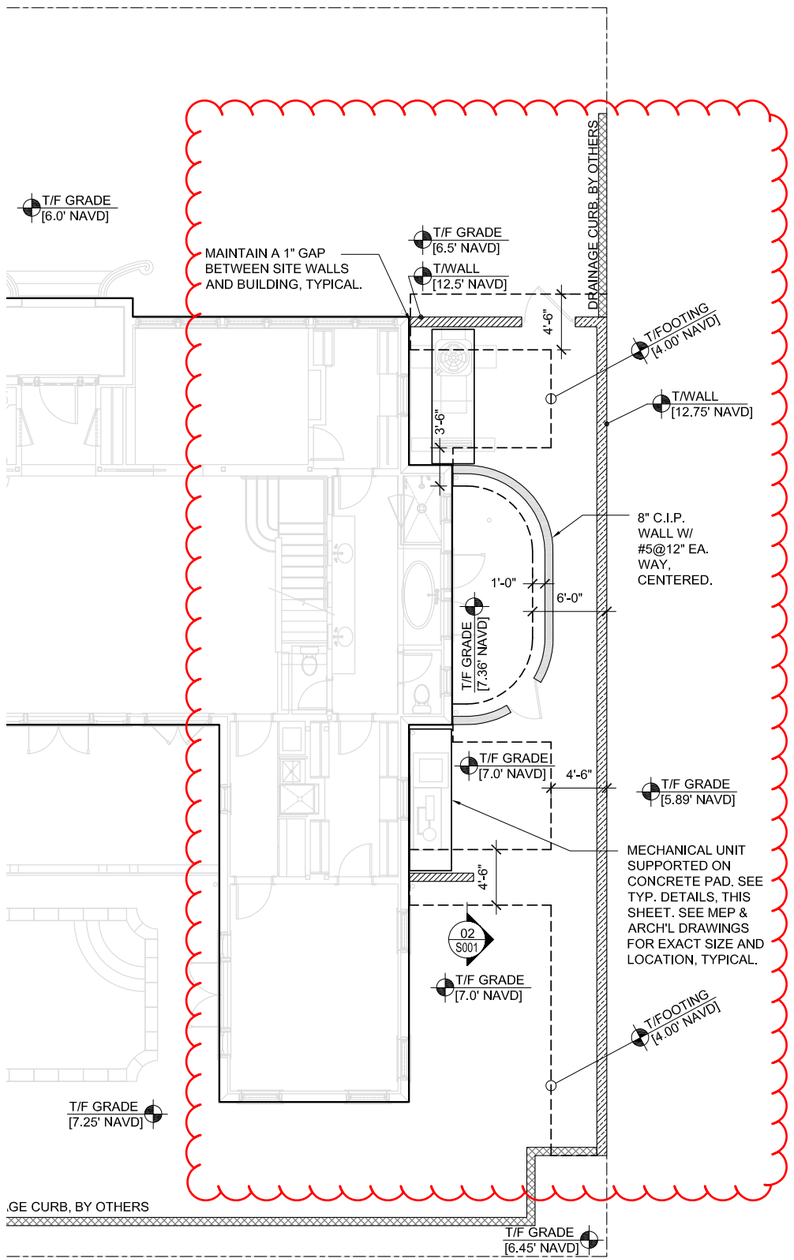
2 CURRENT PROPOSED EQUIP. YARD PLAN
1/4" = 1'-0"



3 PREVIOUSLY APPROVED EQUIP. WALL SECTION
1/4" = 1'-0"



4 PREVIOUSLY APPROVED EQUIP. YARD PLAN
1/4" = 1'-0"



Partial Structural Site Plan showing extent of previous proposed site wall/footers and conflict created with proposed and existing vegetation

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0033 (ZON-26-0029) 173 E INLET DR. (COMBO) The applicant, 173 E Inlet Land Trust (Daniel P. Tighe, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a second-story addition to an existing single-story residence, requiring variances. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 7/22/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0033 (ZON-26-0029) 173 E INLET DR (COMBO). The applicant, 173 E Inlet Land Trust (Daniel P. Tighe, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a second story addition to an existing single-story residence, requiring variances. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-26-0029 (ARC-26-0033) 173 E INLET DR (COMBO) – VARIANCES. The applicant, 173 E Inlet Land Trust (Daniel P. Tighe, Trustee), has filed an application requesting Town Council review and approval of two (2) variances to achieve a second story addition to an existing single-story structure including (1) a variance to exceed maximum lot coverage for a two-story structure and (2) a variance to exceed maximum permitted cubic content ratio. The Architectural Commission shall perform design review of the application.

Applicant: 173 E Inlet Land Trust (Daniel P. Tighe, Trustee)
Architecture: Studio Dumitru (George Dumitru)
Landscape: Environment Design Group (Dustin Mizell)
Legal Rep.: James Crowley, Esq.

THE PROJECT:
The applicant has submitted plans entitled "173 E INLET DR – PALM BEACH FLORIDA" as prepared by **Studio Dumitru**, uploaded and dated to the Town 07/05/2026.

The following is the scope of work for the Project:

- Second floor addition to existing single story residence.

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

- **VARIANCE 1 - Section 134-893(b)(13)a.2.:** A variance for a cubic content ratio of 5.03 in lieu of the 3.52 existing and 3.55 maximum permitted.

- **VARIANCE 2 - Section 134-893(b)(11)b.:** A variance for a two-story lot coverage of 39.87% in lieu of the 30% maximum permitted.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+' NAVD	**FEMA Flood Zone**	ZONE X
Lot Width	100 ft.	**Lot Depth**	175.5 ft.
Lot Area	11,400 sq. ft.	**Enclosed Square Footage**	Existing: 3,797 sq. ft. Proposed: 5,877 sq. ft.
Lot Coverage	Permitted: 30% (2-Story) Existing: 39.86% (1-Story) Proposed: 39.86% (2-Story) **Variance Requested**	**Cubic Content Ratio (CCR)**	Permitted: 3.55 Existing: 3.52 Proposed: 5.03
Finished Floor Elevation	+7' NAVD	**Lot Fill**	Max. Permitted: +1.2' Proposed: +0.0'
Landscape Open Space	Required: 45% Existing: 24.8% Proposed: 45.3%	**Front Yard Open Space**	Required: 40% Existing: 40.8% Proposed: 59%

Surrounding Properties / Zoning	
North	Federal Government Easement & Palm Beach Inlet / Lake Worth Lagoon
South	168 E Inlet Dr / Residence | R-B 174 E Inlet Dr / Residence | R-B
East	167 E Inlet Dr / Residence | R-B
West	179 E Inlet Dr / Residence | R-B



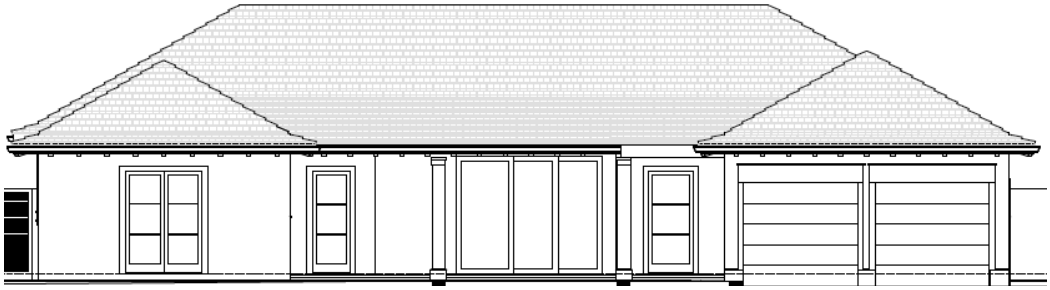
3D images of existing (top) and proposed (bottom) residence.

STAFF ANALYSIS

The applicant is proposing a second story addition to an existing single-story residence. The property is one of the northernmost properties on the Island, with the north side abutting a federal government land easement and the Lake Worth Lagoon's Palm Beach Inlet. The application, as proposed, does not appear to be compliant with zoning and the applicant is requesting (2) variance requests to achieve the scope of work.



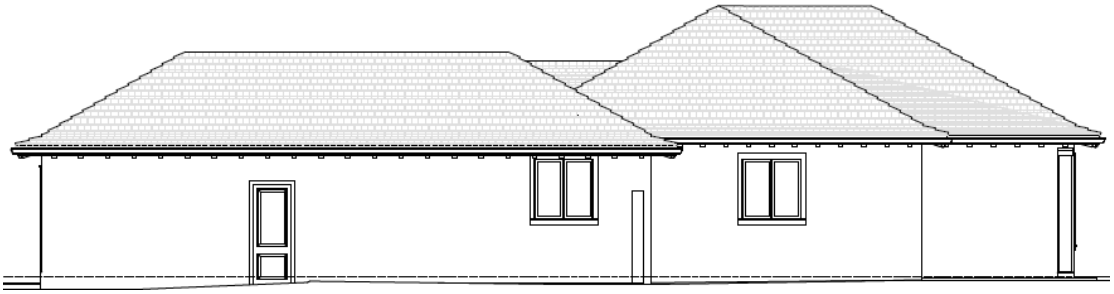
The existing single-story residence is located on the north side of East Inlet Drive and is the second parcel east of the terminus of North Ocean Boulevard. The existing residence was constructed in 2014 and is surrounded by both one-story & two-story residences in the vicinity. The applicant proposes adding a new second floor to the existing structure, changing the garage door to a solid panel design, and adding glass railing to the new second floor terrace at the rear of the structure. The materials, details and finishes of the new second floor are proposed to match existing according to the plans provided.



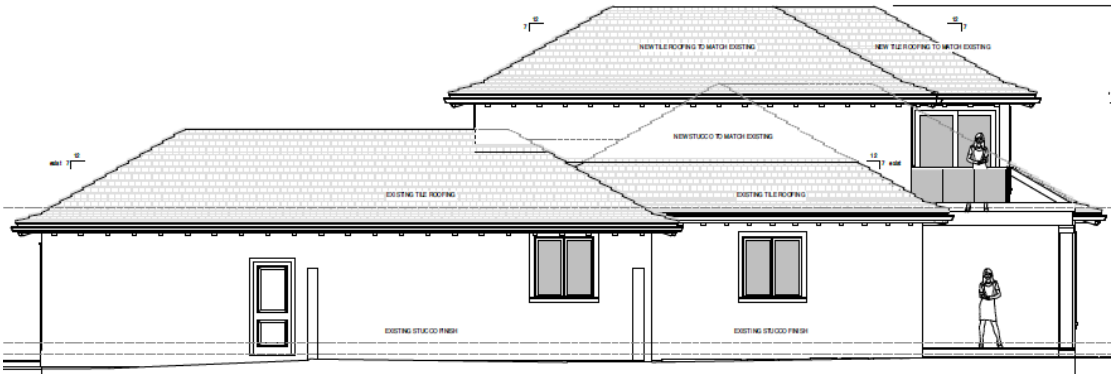
Existing front (south) elevation.



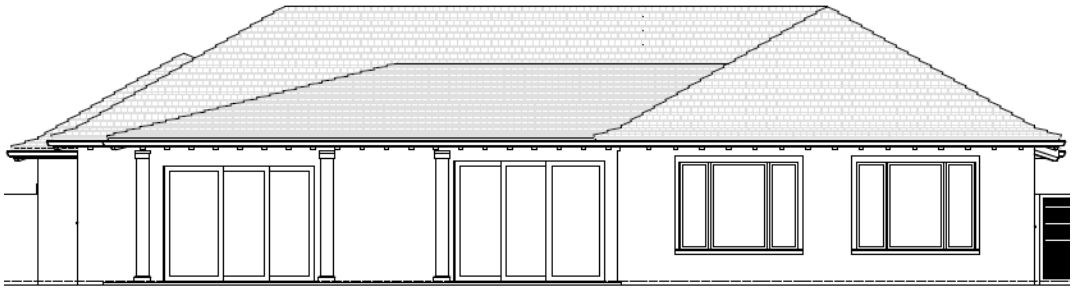
Proposed front (south) elevation.



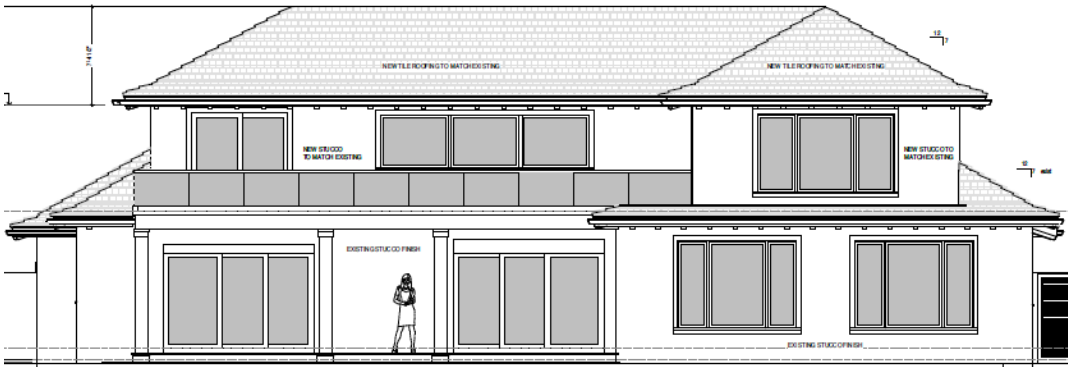
Existing side (east) elevation.



Proposed side (east) elevation.



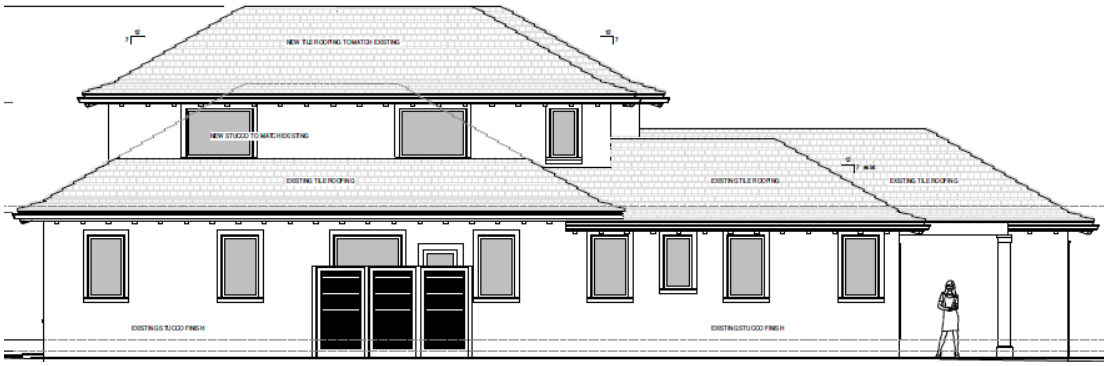
Existing rear (north) elevation.



Proposed rear (north) elevation.



Existing side (west) elevation.

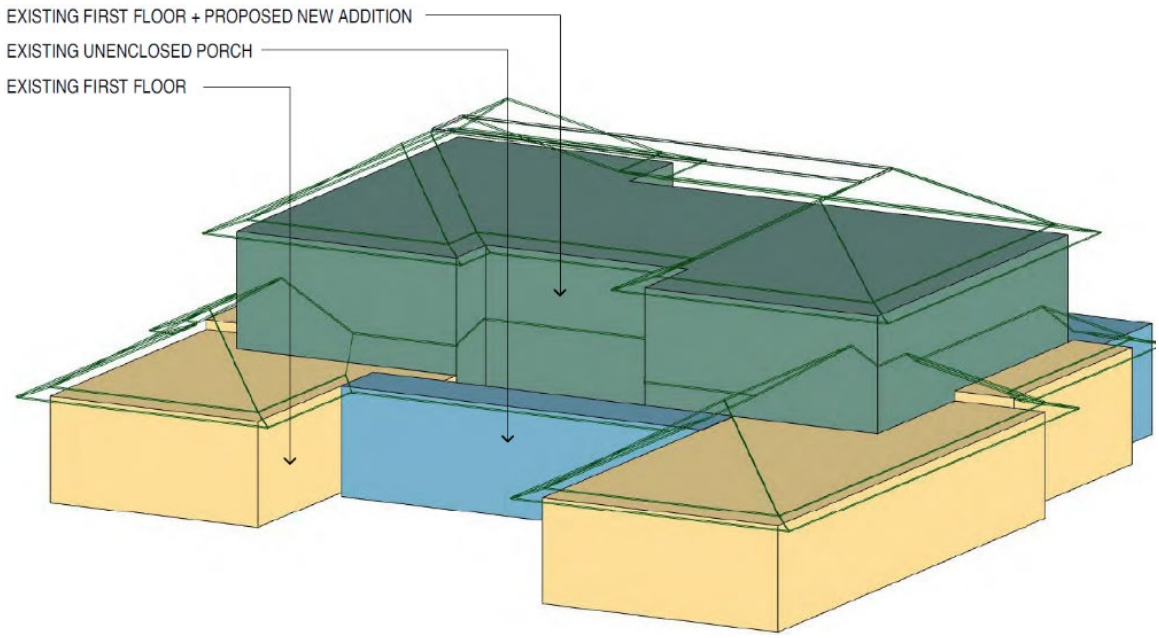


Proposed side (west) elevation.

ZONING

The applicant is requesting two (2) variances to achieve the scope of work.

VARIANCE 1: A variance for a cubic content ratio of 5.03 in lieu of the 3.52 existing and 3.55 maximum permitted.



The first variance is a cubic content ratio variance. The addition of the second floor will cause the cubic volume of the residence to exceed the maximum volume permitted by 16,872 cubic feet. With the second-floor building height proposed at +8.5', this equates to approximately 1,985 square feet of the enclosed second floor area that would need to be removed to comply with CCR limits. As the existing one-story structure was constructed at nearly the maximum CCR of 3.52, to build the proposed 2,080SF second floor addition would be impossible without a variance request.

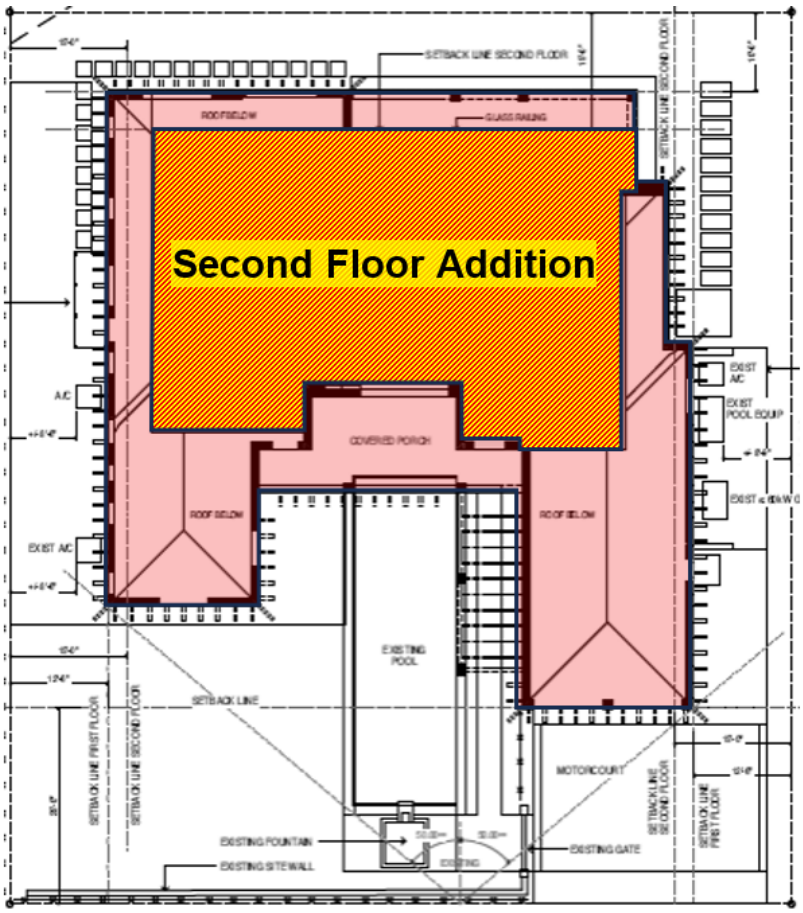
Sec. 134-893. - Lot, yard and area requirements—Generally. (b) Schedule of regulations. In the R-B low density residential district, the schedule of lot, yard and area requirements is as given in this section:

(13) *Cubic content ratio.*

a. The maximum cubic content ratio shall be as follows:

2. For lots between 10,000 and 60,000 square feet which are not identified in subsection 4 of this section, the maximum allowable CCR shall be calculated as follows: 3.50 + [(60,000 - the lot size)÷ 50,000) × 0.5].

VARIANCE 2 - Section 134-893(b)(11)b.: A variance for a two-story lot coverage of 39.87% in lieu of the 30% maximum permitted.



The second variance pertains to lot coverage. The application is not expanding the footprint of the existing house, however, the zoning code provides for a higher percentage of permitted lot coverage for one-story houses than two-story houses. The existing residence is conforming for one story lot coverage at 39.87% where 40% is the maximum amount permitted. With the addition of the new second floor, the permitted lot coverage is reduced to 30% maximum and therefore a variance is required to establish a nonconforming two-story lot coverage. The applicant would need to demolish portions of the first floor so that the footprint does not exceed 30% to comply with zoning and eliminate the need for this variance.

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:

(11) Lot coverage.

a. The maximum lot coverage for two-story buildings is 30 percent.

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
Section 134-893(b)(13)a.2.	3.55 Maximum CCR	5.03 Proposed CCR	**+ 1.48 CCR (+ 16,872 Cu Ft)**
Section 134-893(b)(11)b.	30% Maximum Lot Coverage	39.87% Exist./Prop. Lot Coverage.	**+ 9.87% (+ 1125.18 Sq Ft)**

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

Gunster

Our File Number: 68830-00003
Writer's Direct Dial: (561) 650-0752
Writer's E-Mail Address: jlindgren@gunster.com

June 15, 2026

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

Re: LOI for 173 E Inlet Drive – ARC-26-0033 (ZON-26-0029)

We are pleased to submit the accompanying documents and drawings in connection with our application for Development Review by Town Council and the Architectural Commission for a new two-story addition to an existing one-story home with minor landscape and hardscape modifications for the property located at 173 E Inlet Drive, Palm Beach, FL (the "Property").

The site is zoned R-B, and currently has a 4,545 square-foot, 1-story home. This proposal is for a modest 1,254 enclosed square-foot second floor addition to the one-story residence, along with small landscape and hardscape modifications, which include replacing some existing gravel with vegetation, and an overall enhancing of the landscaping to minimize the second-floor addition (the "Project"). The residence will maintain its 39.86% lot coverage but will increase the cubic content of the home from 40,104 cubic feet to 57,293 cubic feet. Because of the addition of the second floor, the allowable lot coverage is reduced from 40% to 30%, therefore a variance for lot coverage will be needed. Furthermore, the allowable cubic content for the Property is 45,486 cubic feet, therefore, a cubic content variance for this Project will be required. **Both variances requested are addressed in detail later in this narrative.**

The architectural design for the Project is a classic Florida-style home with a proposed second floor addition that has been designed to preserve the footprint and the character of the existing structure with no major changes and/or impact to the surrounding neighbourhood. The landscaping modifications, as mentioned previously, will increase the landscape open space on site by replacing gravel areas with vegetation. Also, the types and sizes of materials have been modified to be better suited for a 2-story home, and to minimize the appearance of the new second floor from the adjacent neighbors and those passing by on the street.

Please note the following as it relates to this application:

A. Architectural Commission review in accordance with Section 18-205.

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

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

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

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

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

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

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

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

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

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

(8) The proposed residence is appropriate in relation and respect to significant design features such as material or quality or architectural design as viewed from any public or private way.

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

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

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

The Project proposes a small second floor addition to an existing home with new landscape modifications that will minimize the impact of the addition to the neighbours. The addition will match the general design of the home and has been sited to sit further back on the Property away from the street to minimize the scale and massing of this expanded home. High quality materials will be used for the home addition that complement not only the existing home, but also the north-end neighborhood, and is neither too similar nor dissimilar to the surrounding homes and adjacent neighborhood. The proposed landscape materials soften the appearance of the overall property, which allows for the home to better blend into the Property and the neighborhood. The proposed new second floor home addition and landscape design will complement the neighborhood, and is in keeping with the high standards of the Town.

B. Variance in accordance with Section 134-201(a).

Variance Criteria:

(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.

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

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other properties in the same zoning

district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

(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.

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

(6) For granting of a variance to sections 134-387 or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings shall be made pertaining to the nonconforming use for which the variance is requested:

a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and

b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:

1. Be granted only for the continuation of the same hotel or residential use; and

2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to the same use as that existing at the time the variance was granted.

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

Variances Requested:

(1) A request for Variance from the allowable lot coverage permitted in Section 134-893(b)(11)b., to permit the existing lot coverage of 39.86% to remain with the addition of a second floor, which reduced the allowable lot coverage by code from 40% to 30% because of the addition of the second floor.

(2) A request for Variance from the allowable cubic content permitted in Section 134-893(b)(13)a.2., to permit a home with 57,293 cubic feet (5.03 CCR) in lieu

of the 40,104 cubic feet existing (3.52 CCR), and the 45,486 cubic feet (3.99 CCR) permitted by code.

Justification for Variances Requested:

The justification for these requested variances that constitute a legal hardship is due to an extremely unique situation with this Property and three (3) other properties on the north side of E. Inlet Drive (149, 161, & 167 E. Inlet Drive). The Property and the three (3) other properties mentioned have a Federal Easement over a large portion of their backyards, which we believe was created as part of maintaining the cut from the Ocean into the Intracoastal Waterway. This easement land on the Property totals 3,050 square feet, and while technically it cannot be counted toward meeting various lot, yard and area requirements for code purposes, the reality is that this land is used and maintained by the Property owner. If this easement area were added to the official size of the Property, the Project would be in complete compliance with the code requirements for cubic content and would only exceed the allowable lot coverage by 1.45%, or 210 square feet. The tables below provide additional detail regarding the lot coverage and cubic content measurements for the Property as existing and proposed, and with or without counting the additional government easement land.

W/O GOVERNEMENT EASEMENT LAND COUNTING (11,400 SF)			
	PERMITTED	**EXISTING**	**PROPOSED**
LOT COVERAGE	40% 1-Story (4,560 SF) 30% 2-Story (3,420 SF)	1-Story 39.86% (4,545 SF)	2-Story 39.86% (4,545 SF)
CUBIC CONTENT (CCR)	45,486 CUFT (3.99 CCR)	40,104 CUFT (3.52 CCR)	57,293 CUFT (5.03 CCR)

WITH GOVERNEMENT EASEMENT LAND COUNTING (14,500 SF)			
	PERMITTED	**EXISTING**	**PROPOSED**
LOT COVERAGE	40% 1-Story (5,780 SF) 30% 2-Story (4,335 SF)	1-Story 31.45% (4,545 SF)	2-Story 31.45% (4,545 SF)
CUBIC CONTENT (CCR)	57,420 CUFT (3.96 CCR)	40,104 CUFT (2.77 CCR)	57,293 CUFT (3.95 CCR)

This is truly a very unique condition that few other residential properties encounter in the Town, other than the three (3) neighbouring properties on the north side of East Inlet. And while these other properties have not sought zoning relief for cubic content or lot coverage,

two (2) of the properties have used the easement area; one (161 E. Inlet Drive) for drainage for their property, and another (167 E. Inlet Drive) to plant landscaping.

In closing, we feel that the proposed new second floor addition to the existing home and landscape modifications will complement the neighborhood and is in keeping with the high standards of the Town and look forward to its approval.

Sincerely,

John C. Lindgren II

John Lindgren



173 E INLET DR - PALM BEACH FLORIDA

SCOPE OF WORK:

A PROPOSED SECOND FLOOR ADDITION TO AN EXISTING RESIDENCE.
THERE ARE NO CHANGES PROPOSED TO THE FOOTPRINT OF THE HOUSE
THE INTENT IS TO PRESERVE THE CHARACTER OF THE EXISTING STRUCTURE
WITH NO MAJOR CHANGES AND / OR IMPACT TO THE NEIGHBORHOOD



LOCATION MAP

DRAWING SCHEDULE

	drawing title	revisions
T 1	TITLE SHEET	
S 1	SITE PLAN - EXISTING AND PROPOSED	
S 2	LOT COVERAGE	
S 3	STREETSCAPE	
VAR	VARIANCE DIAGRAMS	
PH.1	EXISTING PHOTOS	
PH.2	EXISTING PHOTOS	
PH.3	PROPOSED RENDERINGS	
PR.1	SOUTH ELEVATION	
PR.2	NORTH ELEVATION	
PR.3	WEST ELEVATION	
PR.4	EAST ELEVATION	
A 101	FIRST FLOOR EXISTING	
A 102	FIRST FLOOR PLAN DEMO	
A 103	FIRST FLOOR PLAN	
A 104	SECOND FLOOR PLAN	
A 105	ROOF PLAN	
A 106	CCR PLAN	
A 201	SOUTH ELEVATION	
A 202	EAST ELEVATION	
A 203	NORTH ELEVATION	
A 204	WEST ELEVATION	
A 301	SECTION AT FOYER	
A 401	TYPICAL SECTION DETAILS	
A 402	TYPICAL WINDOW DETAILS	

PROJECT DESIGN TEAM

ARCHITECT

STUDIO DUMITRU
25 sylvan rd south / suite i
westport CT 06880
voice: 203 226 5156
fax: 203 226 6819
www.studiodumitru.com

LANDSCAPE

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
Dustin@environmentdesigngroup.com

APPLICATION NUMBER :	ZON - 26-0029
FIRST SUBMITTAL :	28 MAY 2026
ARCOM MEETING	29 JULY 2026
TOWN COUNCIL MEETING	12 AUG 2026

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE:

TITLE:

TITLE SHEET

REVISIONS: DATE:

STUDIO DUMITRU
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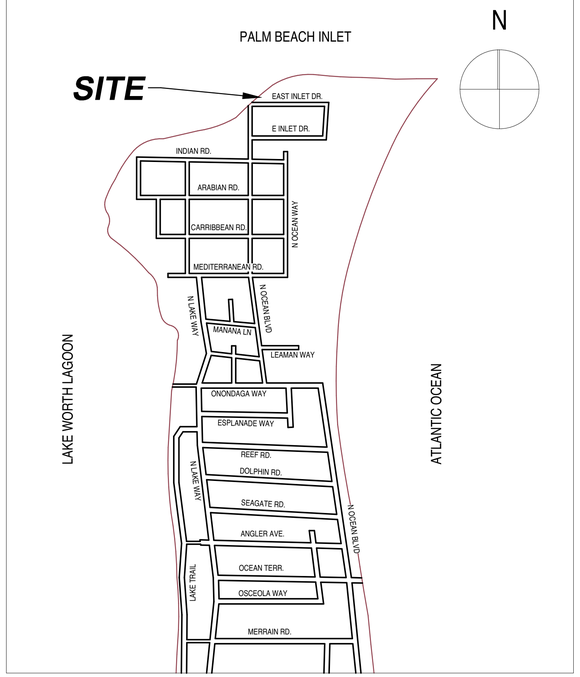
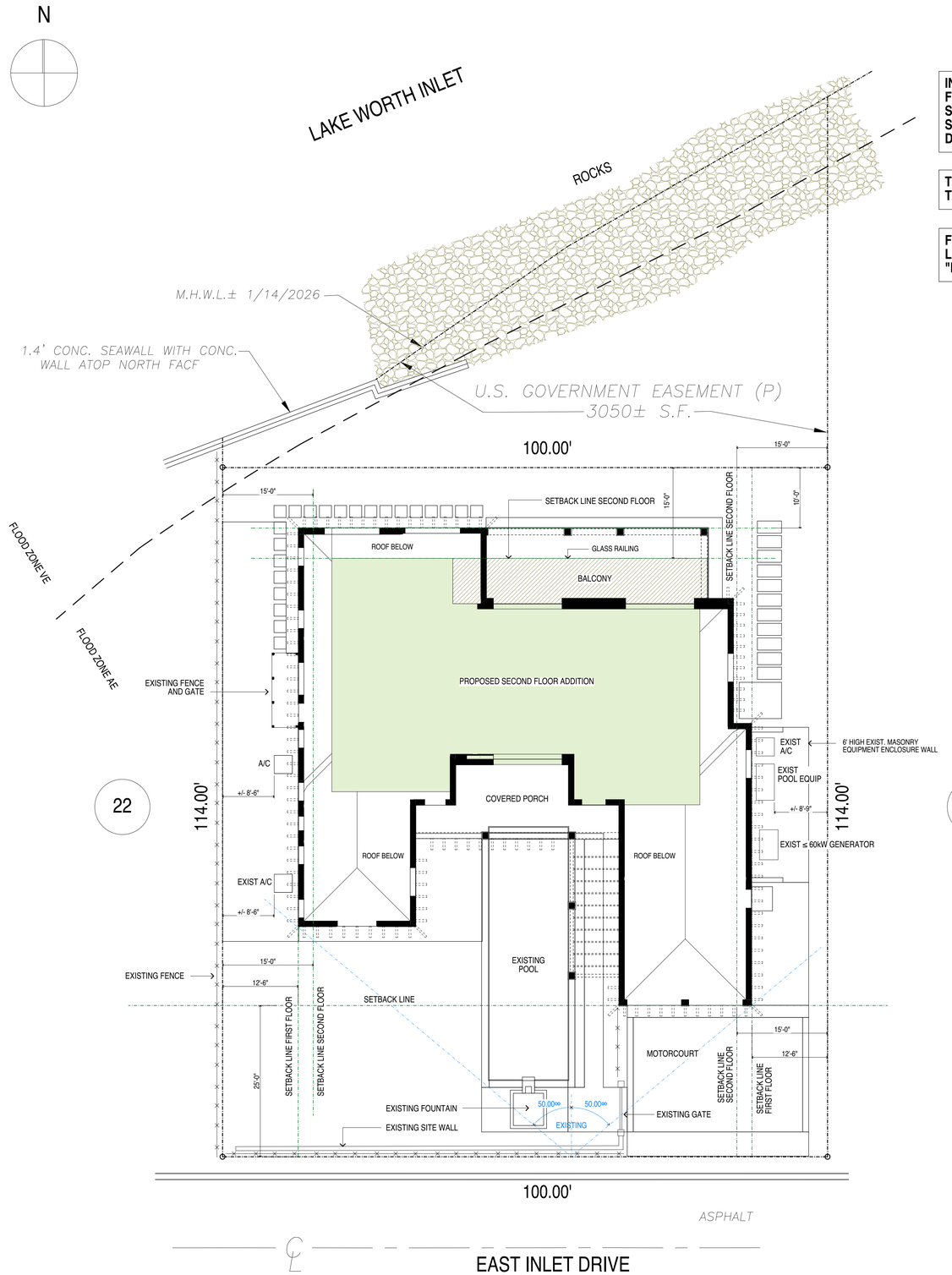
CLIENT:

173 E INLET RESIDENCE

T 1



VICINITY SKETCH



INFORMATION ON THIS MAP IS TAKEN FROM DRAWING TITLED "BOUNDARY SURVEY" BY WALLACE LAND SURVEYING, LLC, PALM BEACH FL, DATED 1-14-2026

THERE ARE NO CHANGES PROPOSED TO THE EXISTING SITE PLAN

FOR LANDSCAPE PROPOSAL SEE LANDSCAPE DRAWINGS BY "ENVIRONMENTAL DESIGN GROUP"

1 SITE PLAN - EXISTING AND PROPOSED 1" = 10'

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE: 1"=10'-0"

TITLE:

SITE PLAN - EXISTING AND PROPOSED

REVISIONS: DATE:

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CLIENT:

173 E INLET RESIDENCE

S 1

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

Line #	ZONING LEGEND without GOVERNMENT EASEMENT			
1	PROPERTY LINE Address:	173 EAST INLET DRIVE		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	11,400		
4	Lot Width (W) & Depth (D) (ft.):	100' ; 175.5'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	X , A and VE (see survey)		
7	Zero Datum for point of meas. (NAVD)	7.0		
8	Crown of Road (COR) (NAVD)	4.24 (avg)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,420 sf / 30%	4,545 sf / 39.86%	N / C
11	Enclosed Square Footage (1st & 2nd Fl, Basement, Accs. Structure, etc)	N / A	3,797.07 sf	5,877.09 sf
12	* Front Yard Setback (Ft.)	25'-0"	25'-0"	N / C
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	12'-6"	N / C
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N / A	17'-6"
15	* Rear Yard Setback (Ft.)	15'-0"	10'-0"	N / C
16	Angle of Vision (Deg.)	100ƒ	100ƒ	100ƒ
17	Building Height (Ft.)	22'-0"	10'-10"	19'-4"
18	Overall Building Height (Ft.)	30'-0"	20'-9"	25'-8 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	45,486 cu ft	40,104 cu ft	57,293 cu ft
20	** Max. Fill Added to Site (Ft.)	N / A	N / A	N / A
21	Finished Floor Elev. (FFE)(NAVD)	7.0	6.18	7.0
22	Base Flood Elevation (BFE)(NAVD)	7.0	7.0	7.0
23	Landscape Open Space (LOS) (Sq Ft and %)	SEE LANDSCAPE PLANS		
24	Perimeter LOS (Sq Ft and %)	SEE LANDSCAPE PLANS		
25	Front Yard LOS (Sq Ft and %)	SEE LANDSCAPE PLANS		
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

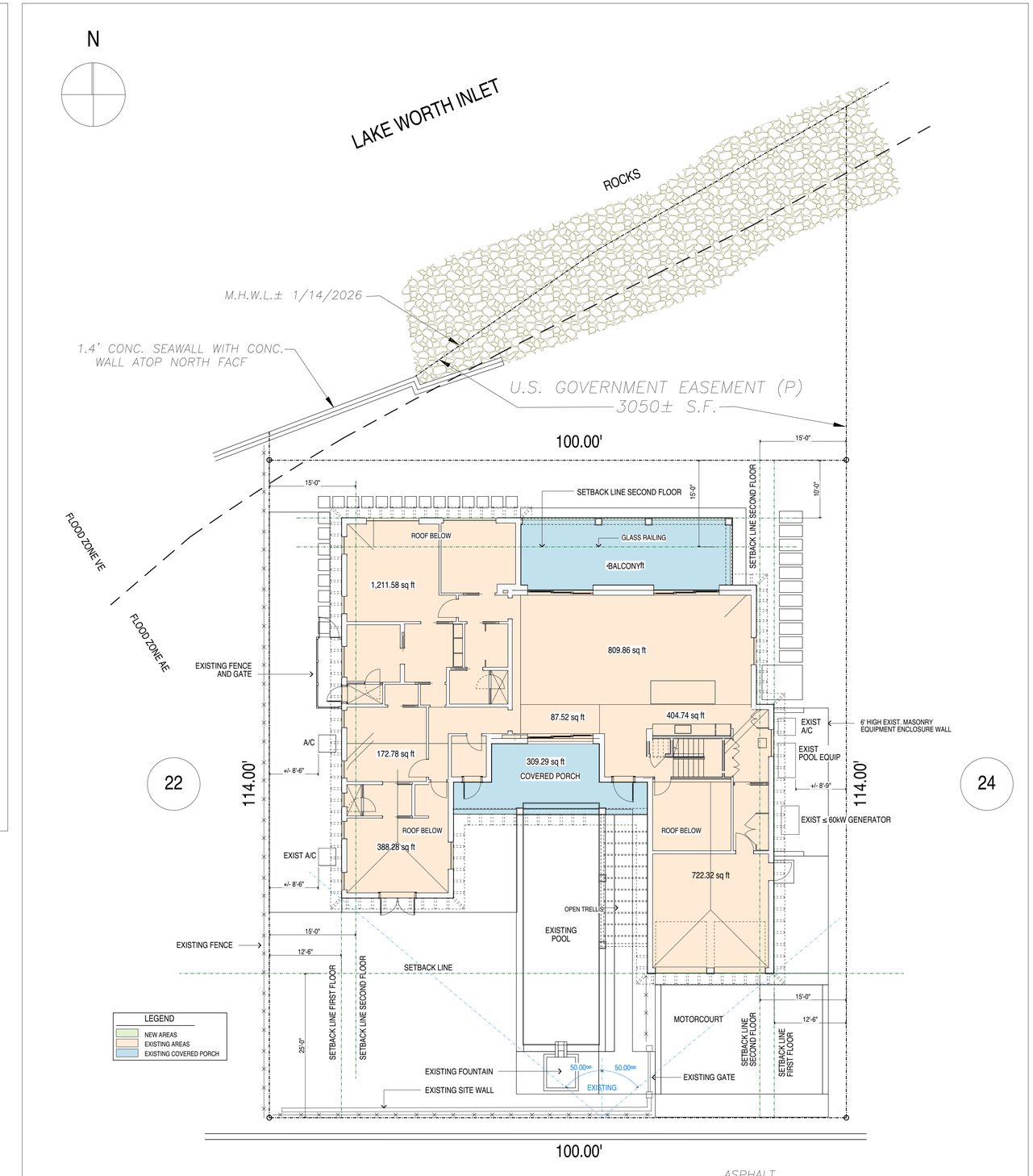
* Indicate each yard area with cardinal direction *(N,S,E,W)*

*** 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 SITE PLAN COVERAGE 1" = 10'

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE: 1"=10'-0"

TITLE:

LOT COVERAGE

REVISIONS: DATE:

STUDIO DUMITRU
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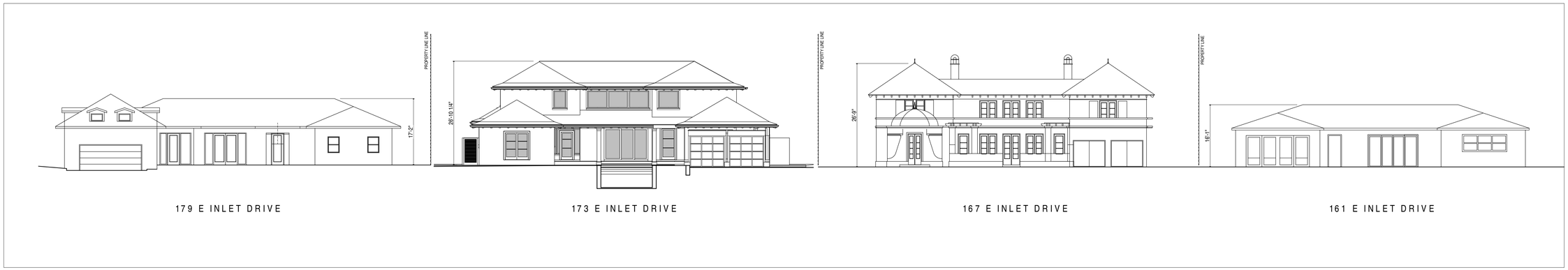
173 E INLET RESIDENCE

S 2





179 E INLET DRIVE

173 E INLET DRIVE

167 E INLET DRIVE

161 E INLET DRIVE

FRONT ELEVATION STREETSCAPE

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

SCALE:

TITLE:

STREETSCAPE

REVISIONS: DATE:

STUDIO DUMITRU

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CLIENT:

173 E INLET RESIDENCE

S3

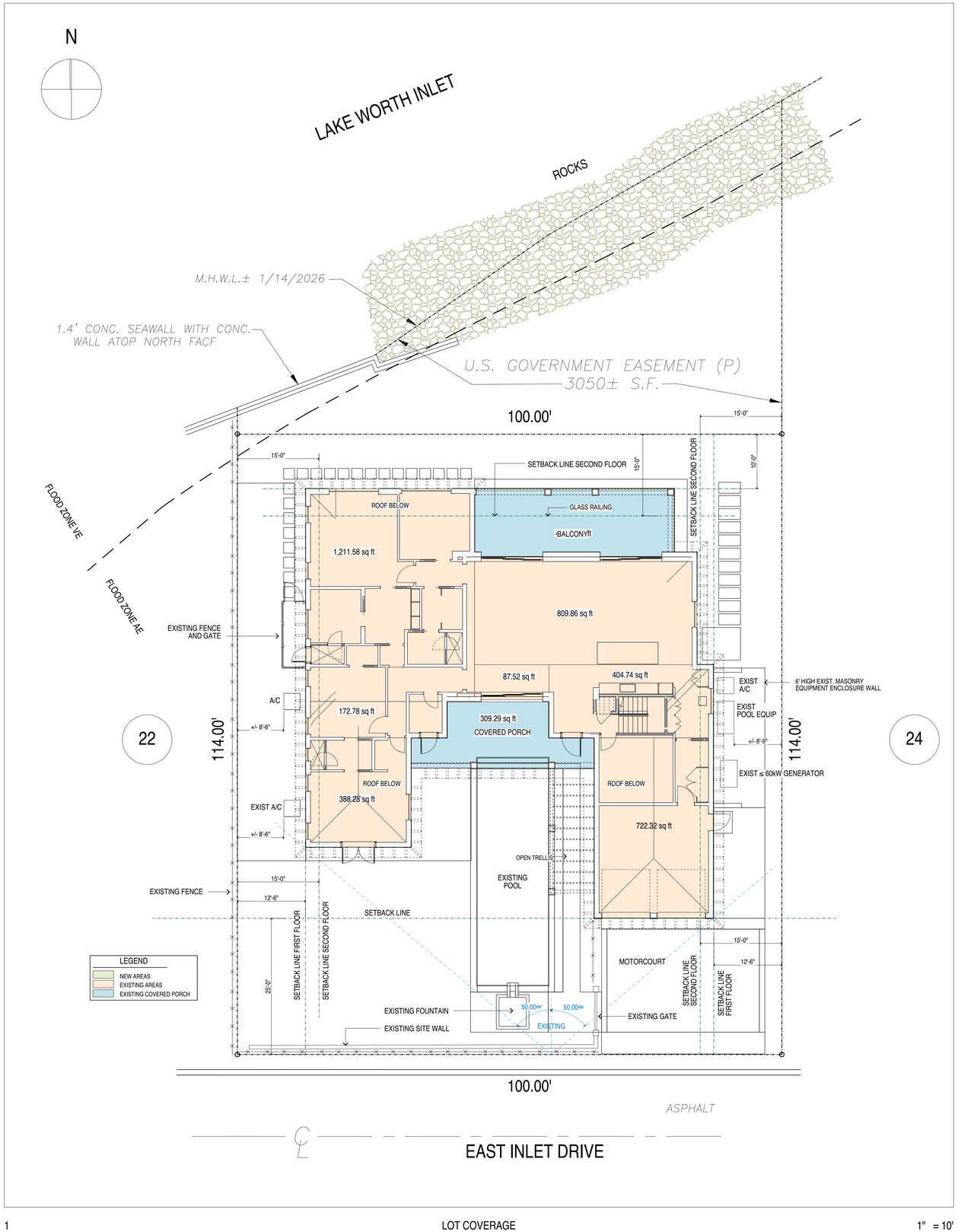
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

	ZONING LEGEND with GOVERNMENT EASEMENT			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,335 sf / 30%	4,545 sf / 31.34%	N / C
19	Cubic Content Ratio (CCR) (R-B ONLY)	57,420 cu ft	40,104 cu ft	57,293 cu ft

CCR SCHEDULE

FLOOR		AREA	HEIGHT	TOTAL
SECOND FLOOR				
	EX 1	212.21	9'-10"	2,086.02
	EX 2	68.75	9'-10"	675.81
	EX 3	100.00	9'-10"	983.33
	EX 4	56.15	9'-0"	505.35
	EX 5	27.50	9'-0"	247.50
	EX 6	388.28	9'-0"	3,494.52
	EX 7	722.32	9'-0"	6,500.88
	EX 8	114.04	9'-0"	1,026.36
	EX 9	113.67	9'-10"	1,117.38
	NEW 1	102.08	18'-4"	1,871.13
	NEW 2	1,586.84	18'-4"	29,086.78
	NEW 3	150.00	18'-4"	2,749.5
	NEW 4	155.22	18'-4"	2,845.18
ROOF				**53,087.09**
	EX 6	3,982.62		

UNENCLOSED PORCHES			
	AREA	HEIGHT	TOTAL
PORCH.1	309.29	9'-4"	2,885.67
PORCH.2	438.78	9'-3 1/2"	4,076.26
	748.07 ft²		**6,961.93 - 2,871 = 4,090.93**
TOTAL	**53,087.09 + 4,090.93**		**57,178.02**



1 LOT COVERAGE 1" = 10'

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE: 1"=10'-0"

TITLE:

VARIANCE DIAGRAMS

REVISIONS: DATE:

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CLIENT:

173 E INLET RESIDENCE

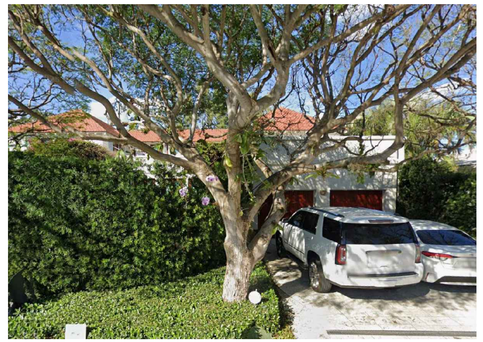
VAR



179 E Inlet
West Adjacent Neighbor



173 E Inlet
Subject Property



167 E Inlet
East Adjacent Neighbor

EXISTING SITE

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE:

TITLE:

EXISTING PHOTOS

REVISIONS: DATE:

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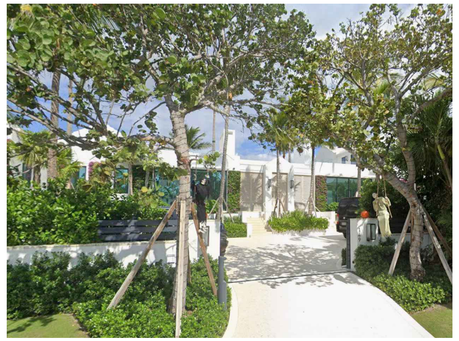
CLIENT:

173 E INLET RESIDENCE

PH.1



East Inlet Aerial


149 E Inlet


143 E Inlet



179 E Inlet


167 E Inlet


161 E Inlet


156 E Inlet



162 E Inlet


168 E Inlet


174 E Inlet


180 E Inlet

EXISTING NEIGHBORHOOD

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE:

TITLE:

EXISTING PHOTOS

REVISIONS: DATE:

STUDIO DUMITRU
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westport CT 06880
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CLIENT:

173 E INLET RESIDENCE

PH.2



FRONT PERSPECTIVE



REAR PERSPECTIVE

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

SCALE:

TITLE:

PROPOSED RENDERINGS

REVISIONS: DATE:

STUDIO DUMITRU

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westport CT 06880

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CLIENT:

173 E INLET RESIDENCE

PH.3



PROPOSED



EXISTING

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

SCALE:

TITLE:

SOUTH ELEVATION

REVISIONS: DATE:

STUDIO DUMITRU

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westport CT 06880

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CLIENT:

173 E INLET RESIDENCE

PR.1

NOT FOR CONSTRUCTION



PROPOSED



EXISTING

NORTH ELEVATION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

SCALE:

TITLE:

REVISIONS: DATE:

STUDIO DUMITRU

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CLIENT:

173 E INLET RESIDENCE

PR.2

NOT FOR CONSTRUCTION



PROPOSED



EXISTING



STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

SCALE:

TITLE:

WEST ELEVATION

REVISIONS: DATE:

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westport CT 06880

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CLIENT:

173 E INLET RESIDENCE

PR.3



PROPOSED



EXISTING

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

SCALE:

TITLE:

EAST ELEVATION

REVISIONS: DATE:

STUDIO DUMITRU

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westport CT 06880

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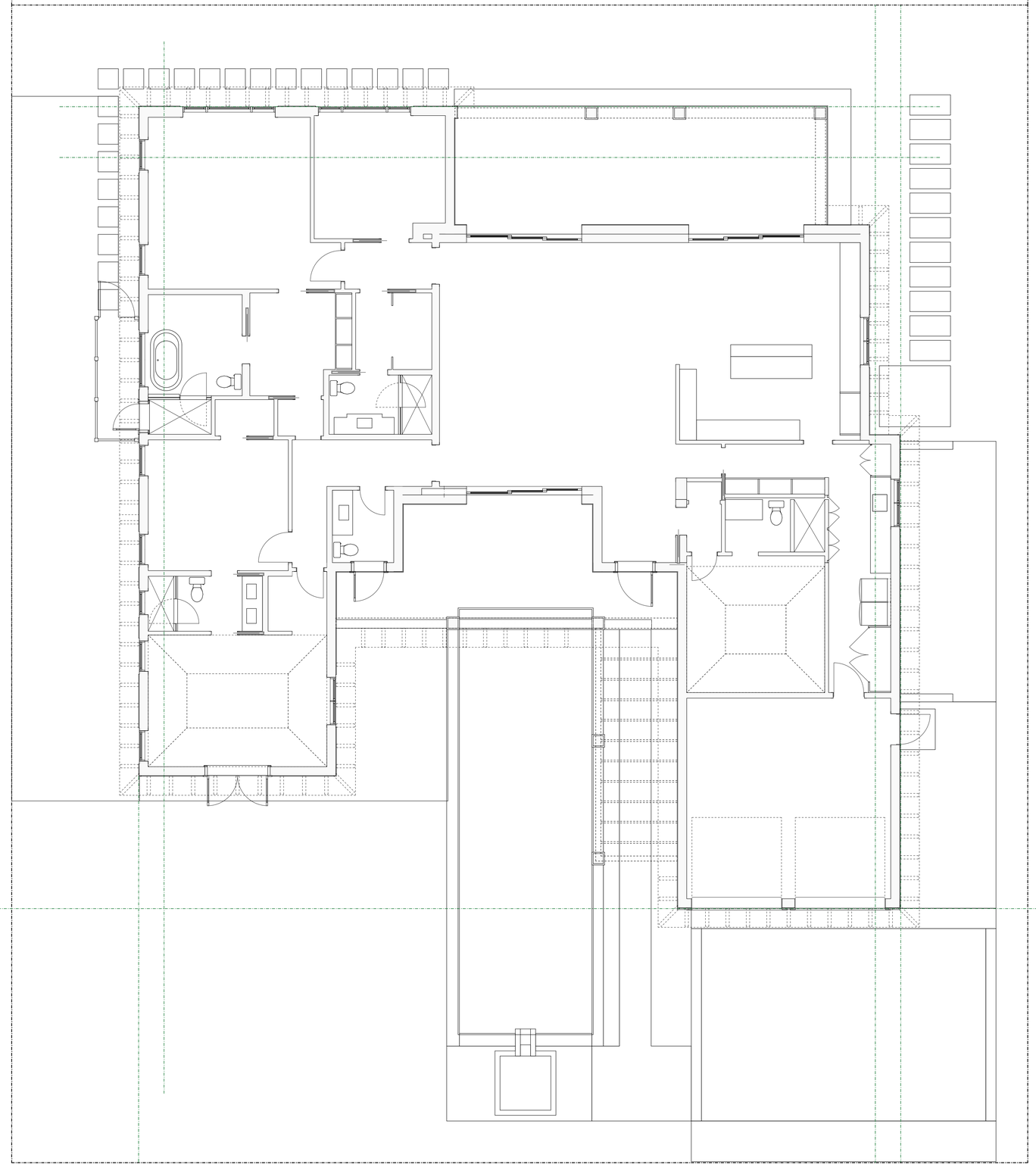
CLIENT:

173 E INLET RESIDENCE

PR.4



LEGEND

- NEW WALLS
- EXSITING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

1 FIRST FLOOR EXISTING

A 101 3/16" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

FIRST FLOOR EXISTING

REVISIONS: DATE:

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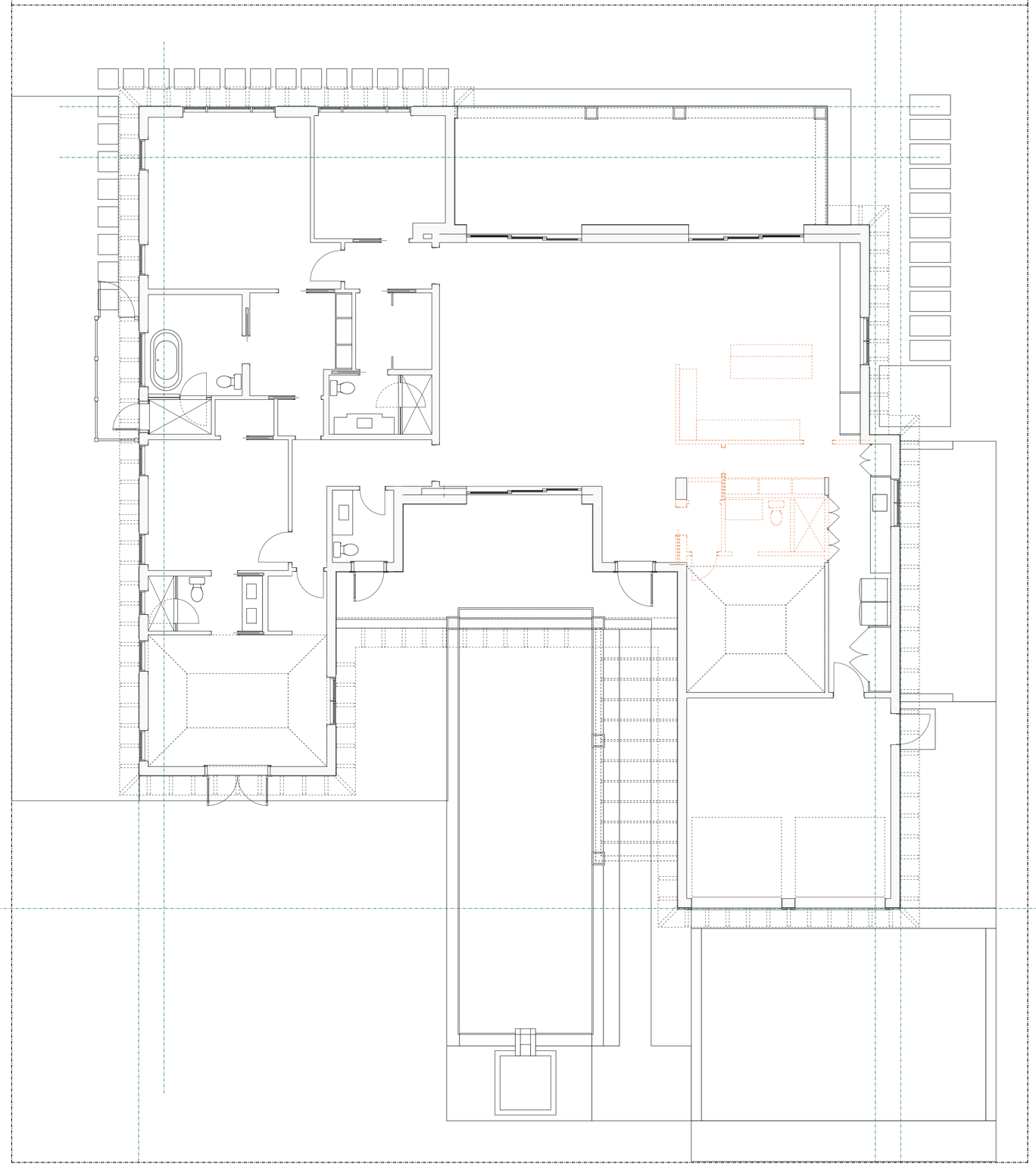
173 E INLET RESIDENCE

A 101



LEGEND

- NEW WALLS
- EXSITING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

1 FIRST FLOOR DEMO

A 102 3/16" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

FIRST FLOOR PLAN DEMO

REVISIONS: DATE:

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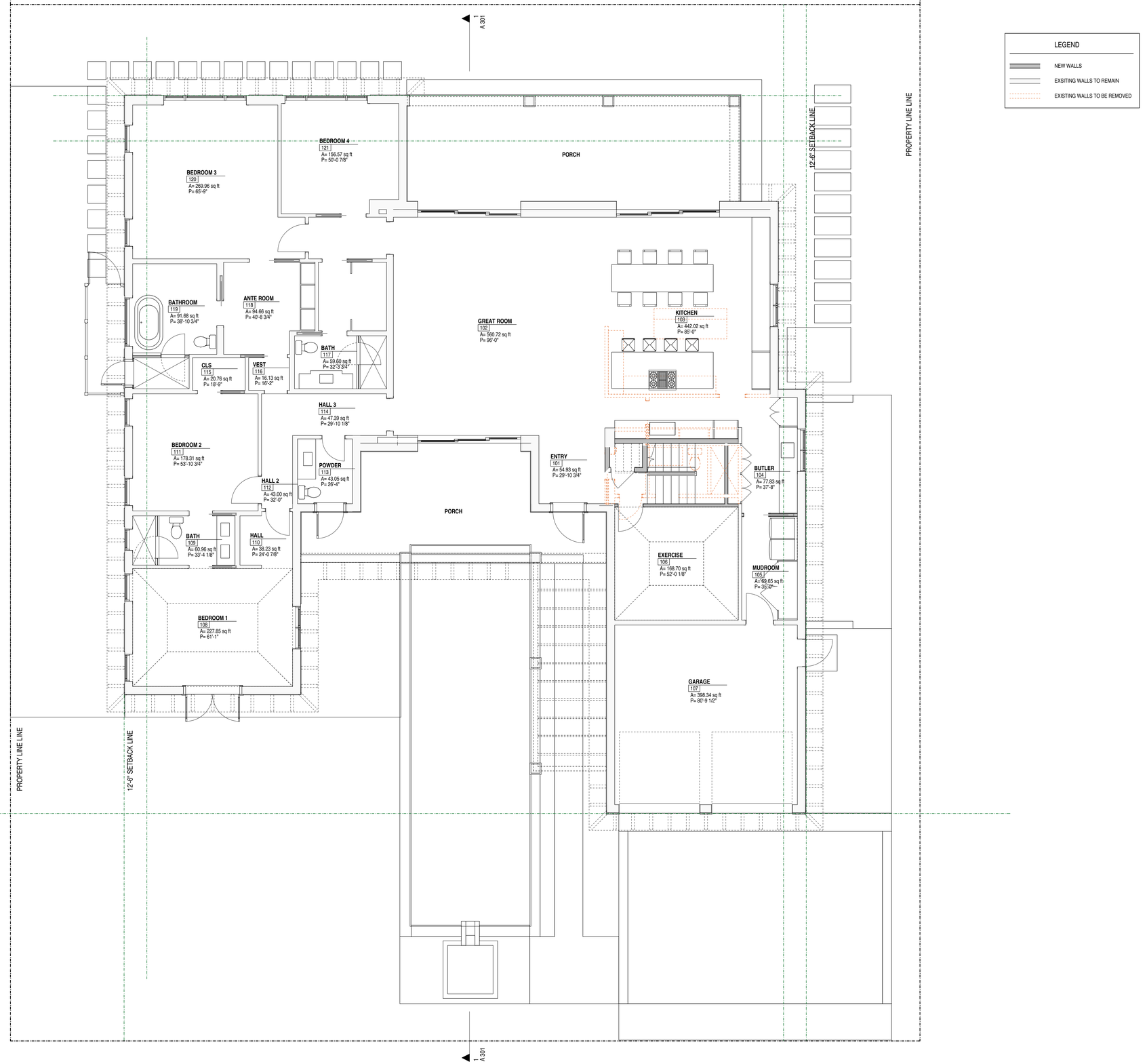
CLIENT:

173 E INLET RESIDENCE

A 102



1 FIRST FLOOR

A 103 3/16" = 1'-0"

LEGEND

- NEW WALLS
- EXSITING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

FIRST FLOOR PLAN

REVISIONS: DATE:

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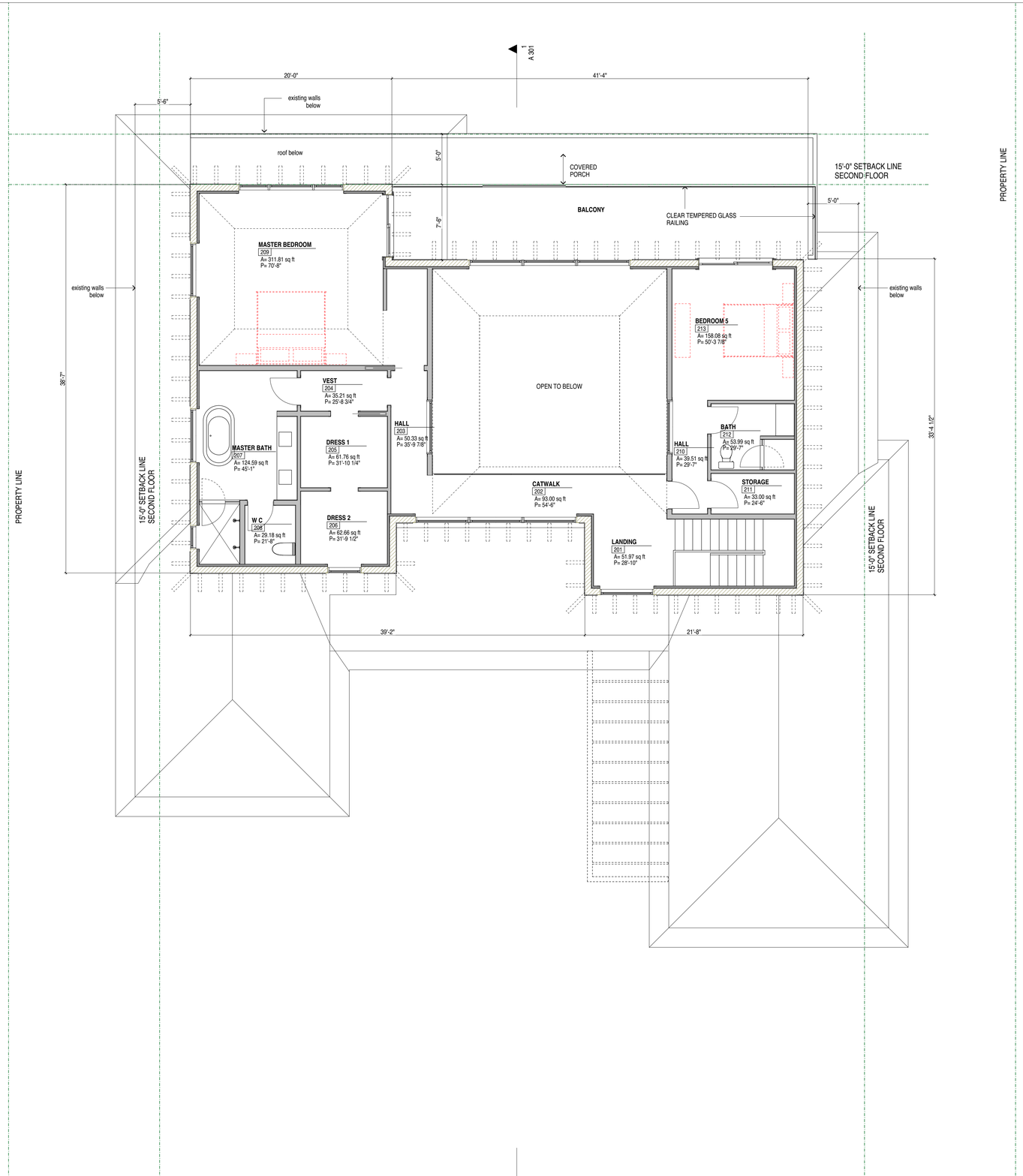
CLIENT:

173 E INLET RESIDENCE

A 103



1 SECOND FLOOR

A 104 3/16" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

SECOND FLOOR PLAN

REVISIONS: DATE:

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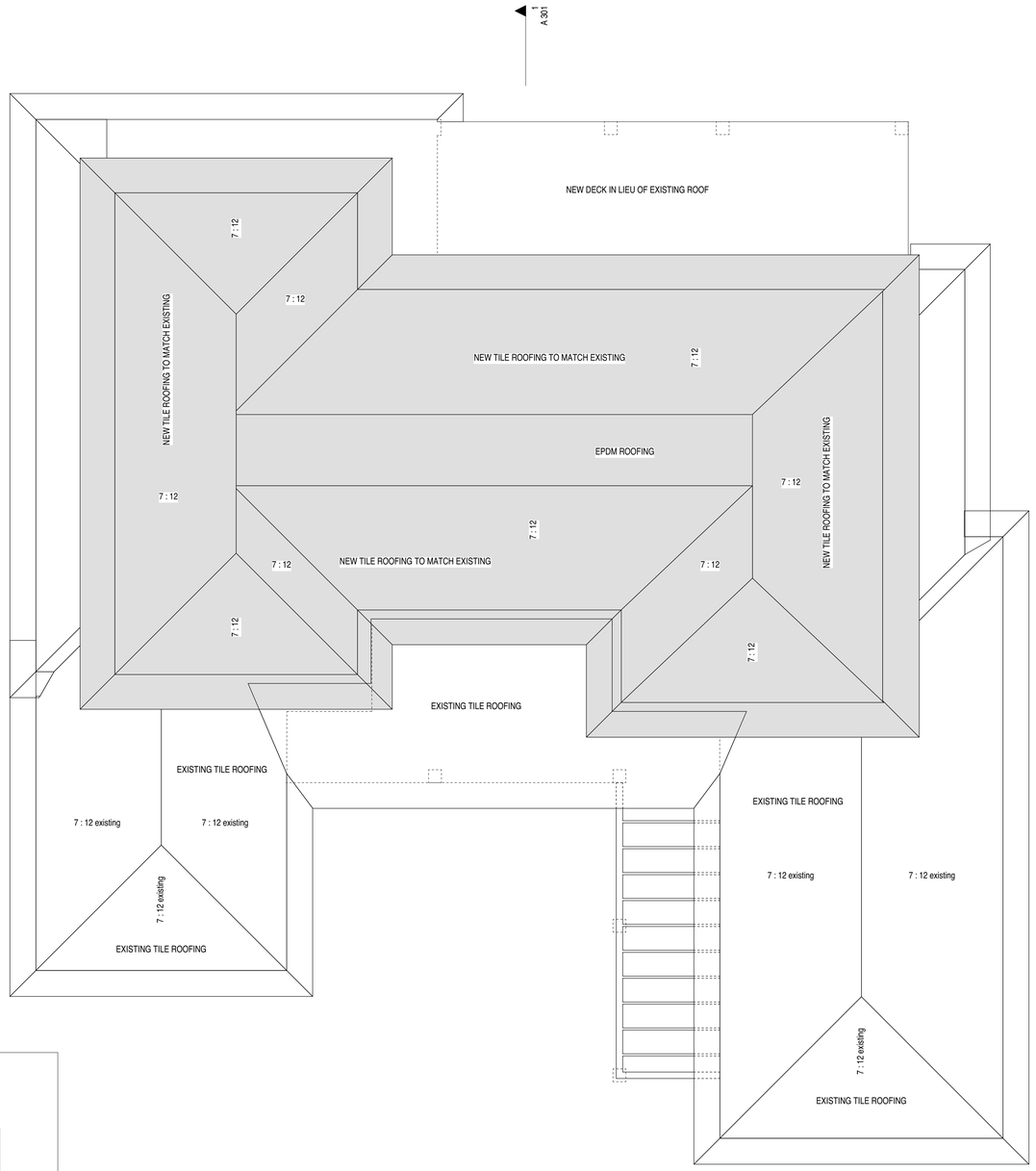
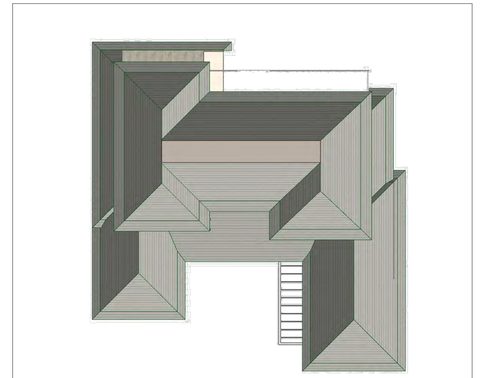
CLIENT:

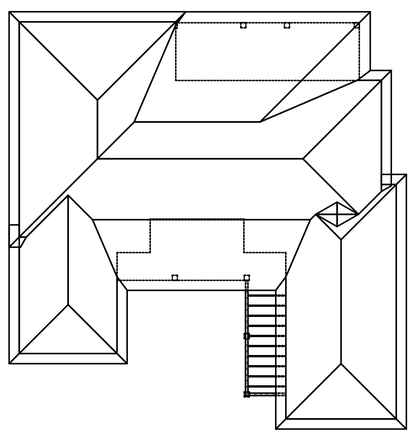
173 E INLET RESIDENCE

A 104





AERIAL VIEW



EXISTING ROOF

TOTAL EXISTING ROOF = 3,982.62 s.f. 100%

NEW ROOF = 1,860.02 s.f. 46.7%

EXISTING ROOF TO REMAIN = 2,122.60 s.f. 53.3%

2 ROOF PLAN

A 105 3/16" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

ROOF PLAN

REVISIONS: DATE:

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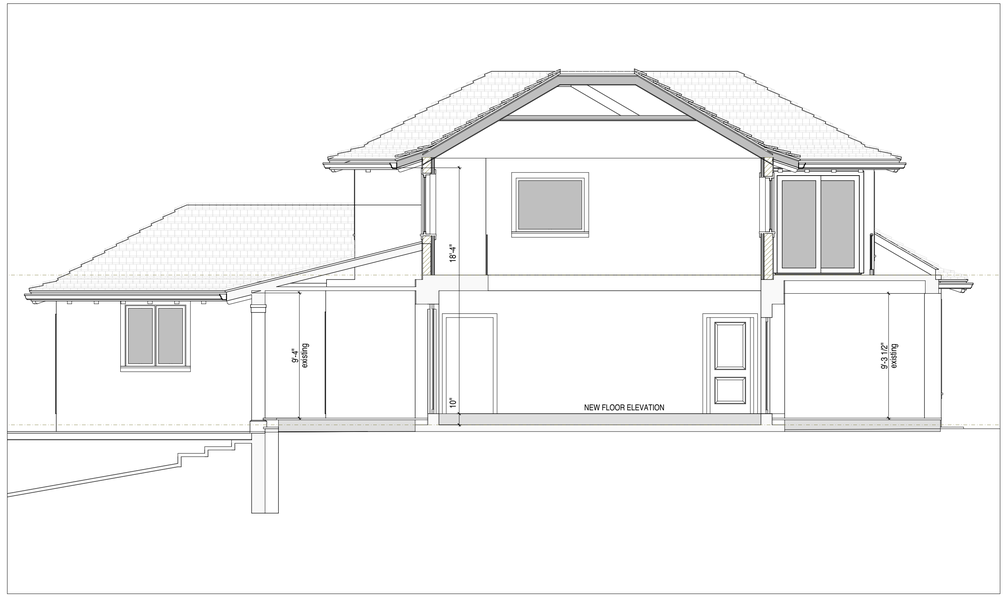
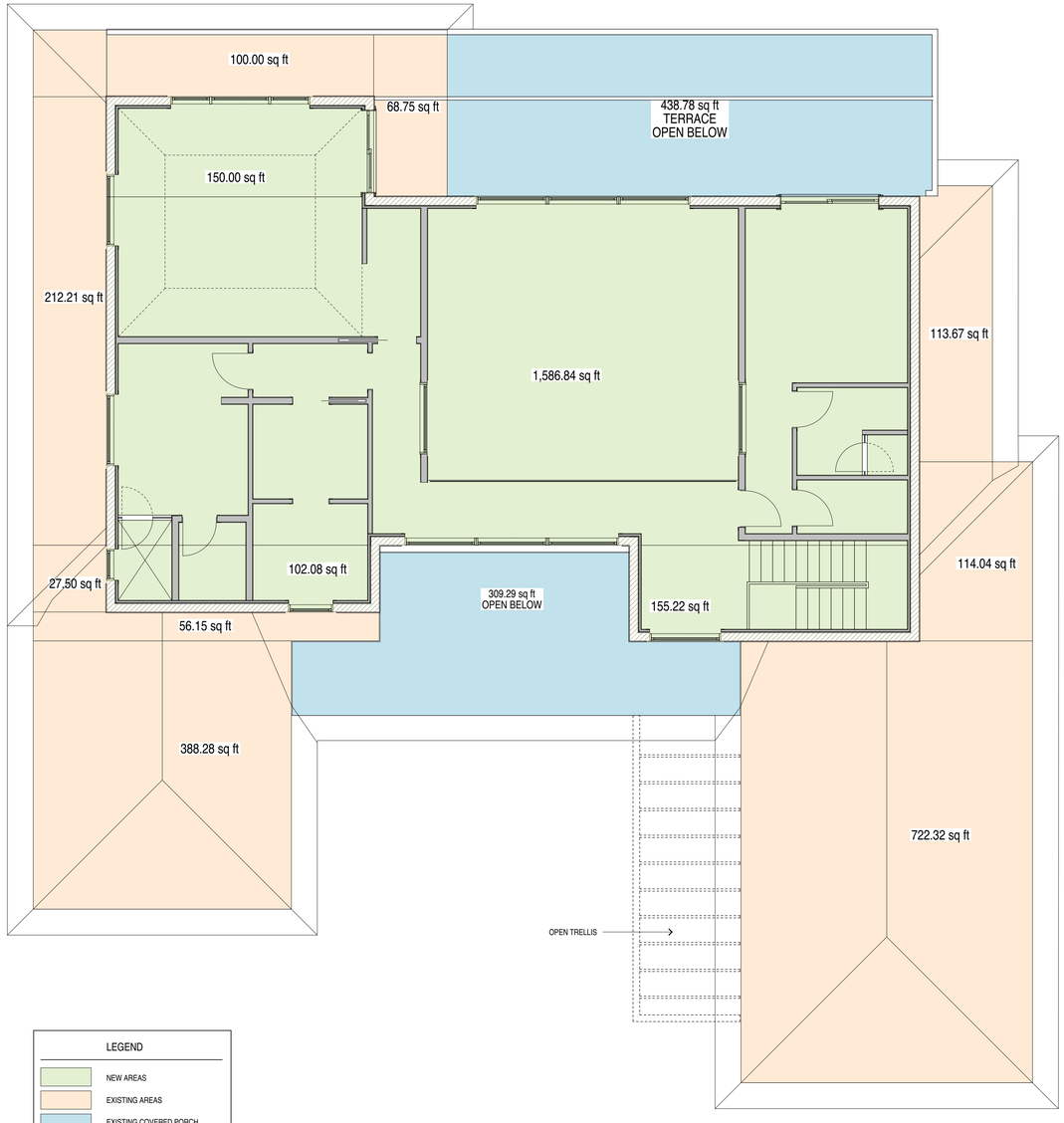
CLIENT:

173 E INLET RESIDENCE

A 105



2 SECTION AT ENTRY CCR 3/16" = 1'-0"



LEGEND

- NEW AREAS
- EXISTING AREAS
- EXISTING COVERED PORCH

1 SECOND FLOOR CCR

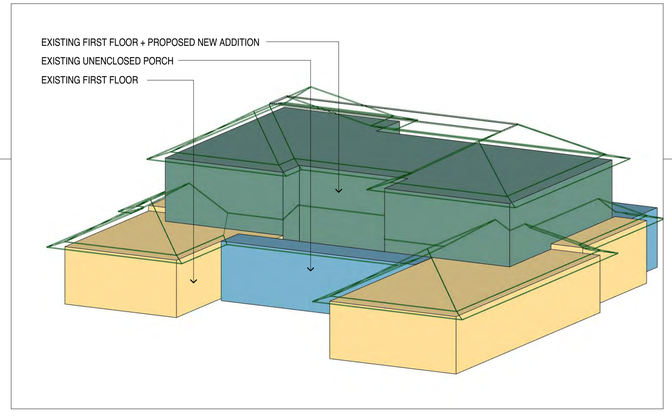
A 106 3/16" = 1'-0"

CCR SCHEDULE

FLOOR		AREA	HEIGHT	TOTAL
SECOND FLOOR				
	EX 1	212.21	9'-10"	2,086.02
	EX 2	68.75	9'-10"	675.81
	EX 3	100.00	9'-10"	983.33
	EX 4	56.15	9'-0"	505.35
	EX 5	27.50	9'-0"	247.50
	EX 6	388.28	9'-0"	3,494.52
	EX 7	722.32	9'-0"	6,500.88
	EX 8	114.04	9'-0"	1,026.36
	EX 9	113.67	9'-10"	1,117.38
	NEW 1	102.08	18'-4"	1,871.13
	NEW 2	1,586.84	18'-4"	29,086.78
	NEW 3	150.00	18'-4"	2,749.5
	NEW 4	155.22	18'-4"	2,845.18
ROOF				
	EX 6	3,982.62		**53,201.74**
	UNENCLOSED PORCHES			
		AREA	HEIGHT	TOTAL
	PORCH.1	309.29	9'-4"	2,885.67
	PORCH.2	438.78	9'-3 1/2"	4,076.26
		748.07 ft²		**6,961.93 - 2,871 = 4,090.93**
	TOTAL	**53,087.09 + 4,090.93**		**57,292.67**

TOTAL CCR PERMITTED = 57,420
x 5% BONUS FOR UNENCLOSED PORCHES AND LOGGIAS = 2,871

TOTAL CCR PERMITTED = 57,420



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STATE OF FLORIDA
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REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE: 3/16"=1'-0"

TITLE:

CCR PLAN

REVISIONS: DATE:

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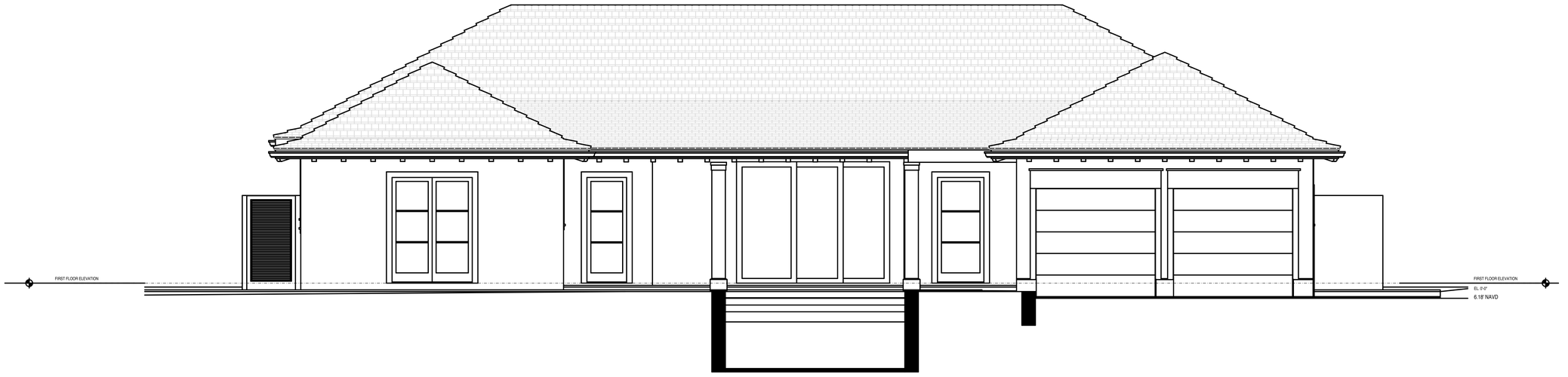
173 E INLET RESIDENCE

A 106



2 EXISTING ELEVATIONS

A 201 1/4" = 1'-0"

EXISTING



1 FRONT ELEVATION

A 201 1/4" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

SOUTH ELEVATION

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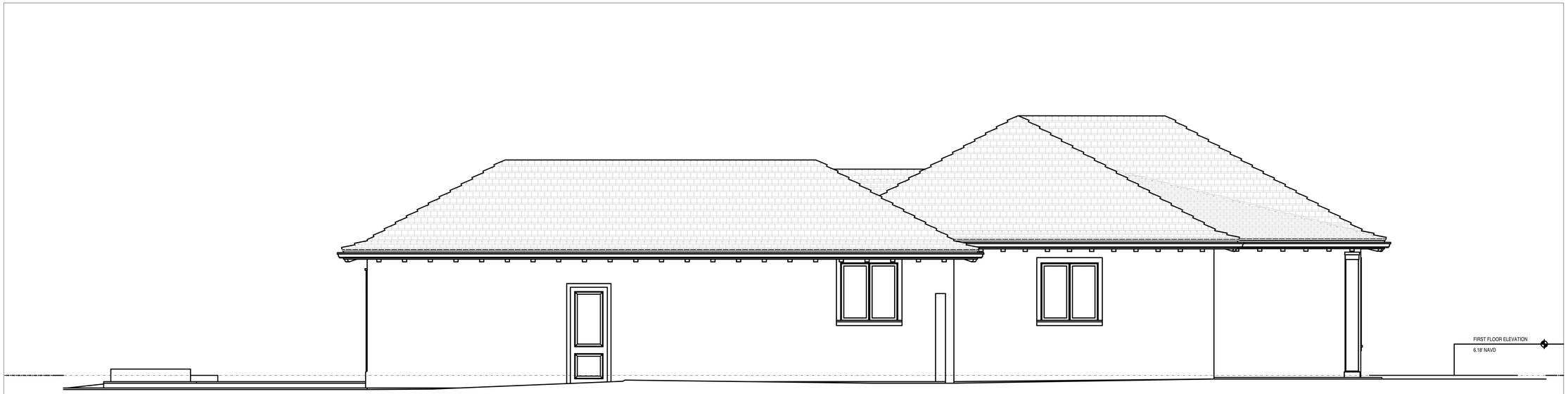
CLIENT:

173 E INLET RESIDENCE

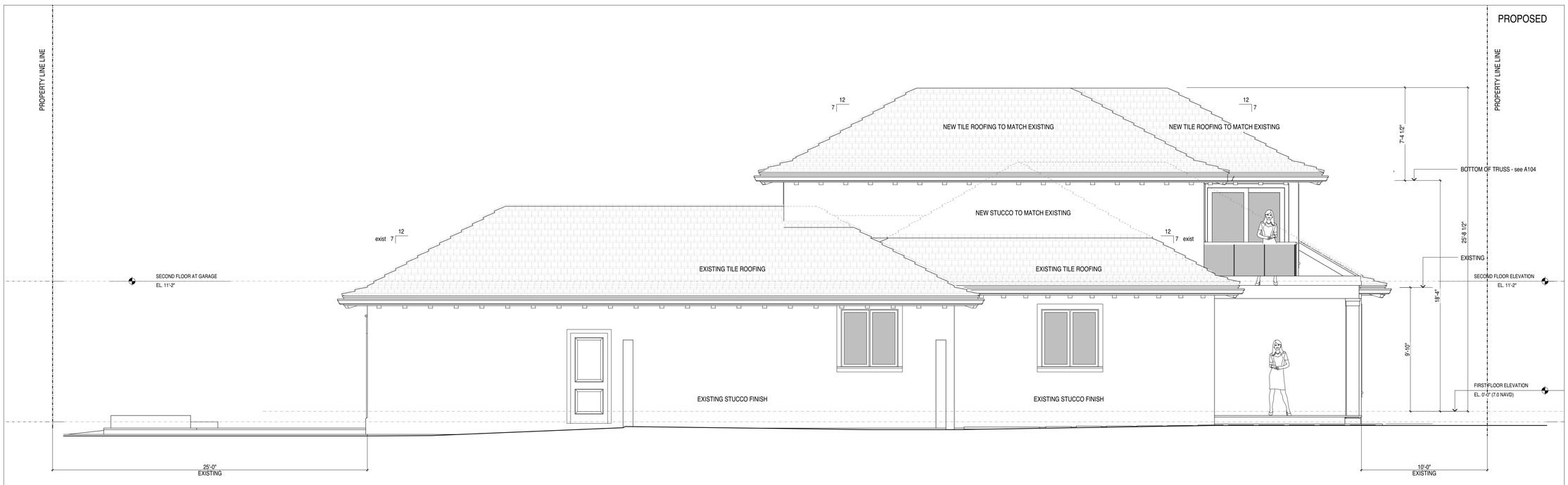
A 201



2 EXISTING ELEVATIONS

A 202 1/4" = 1'-0"

EXISTING



1 RIGHT ELEVATION

A 202 1/4" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

EAST ELEVATION

REVISIONS: DATE:

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CLIENT:

173 E INLET RESIDENCE

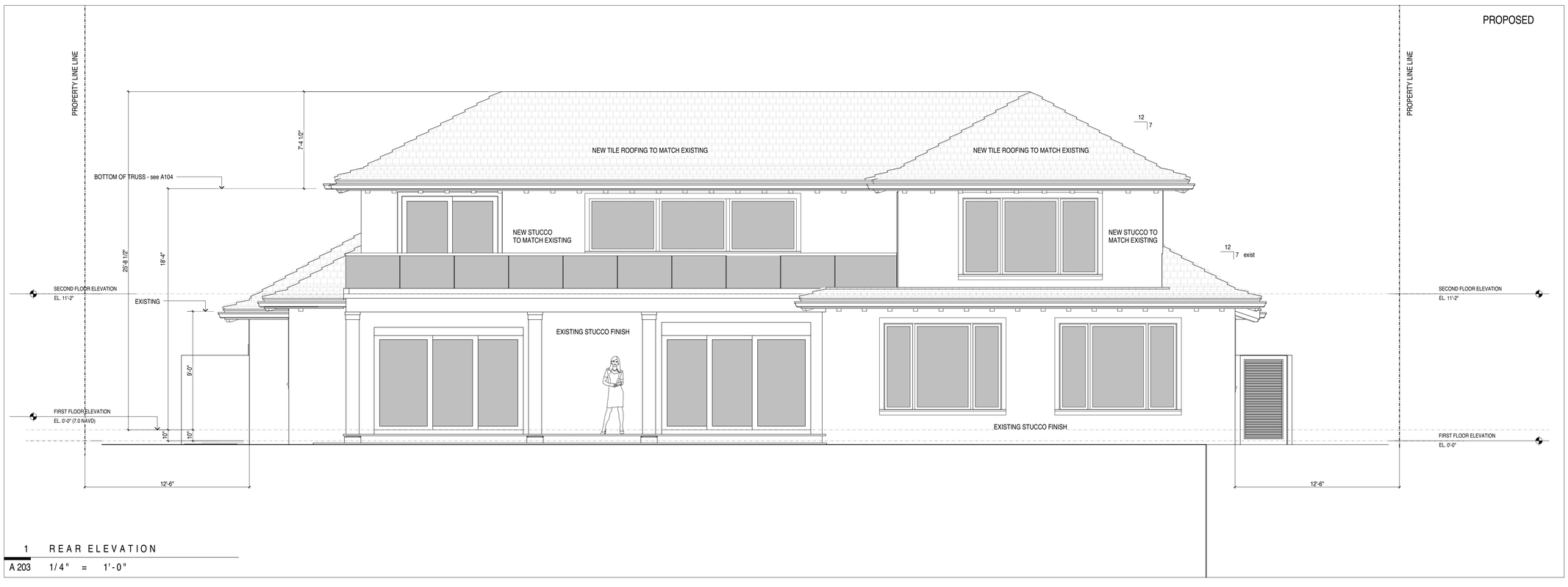
A 202



2 EXISTING ELEVATIONS

A 203 1/4" = 1'-0"

EXISTING



1 REAR ELEVATION

A 203 1/4" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

NORTH ELEVATION

REVISIONS: DATE:

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CLIENT:

173 E INLET RESIDENCE

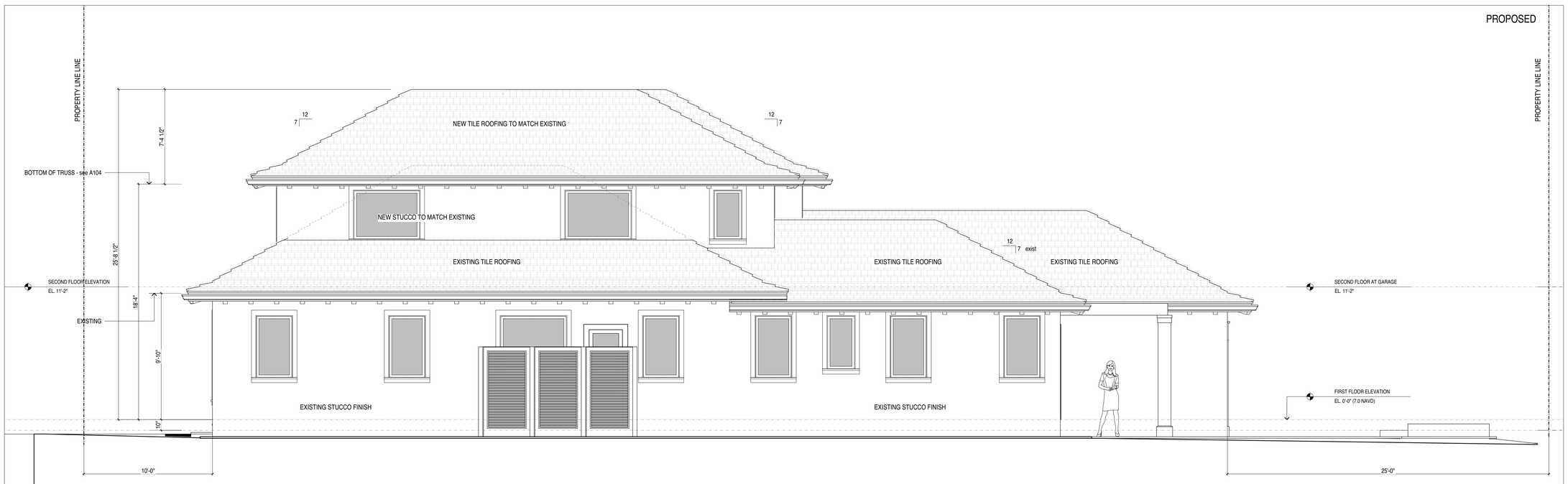
A 203



2 EXISTING ELEVATIONS

A 204 1/4" = 1'-0"

EXISTING



1 LEFT ELEVATION

A 204 1/4" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

WEST ELEVATION

REVISIONS: DATE:

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CLIENT:

173 E INLET RESIDENCE

A 204



1 SECTION AT ENTRY

A 301 1/4" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

SECTION AT FOYER

REVISIONS: DATE:

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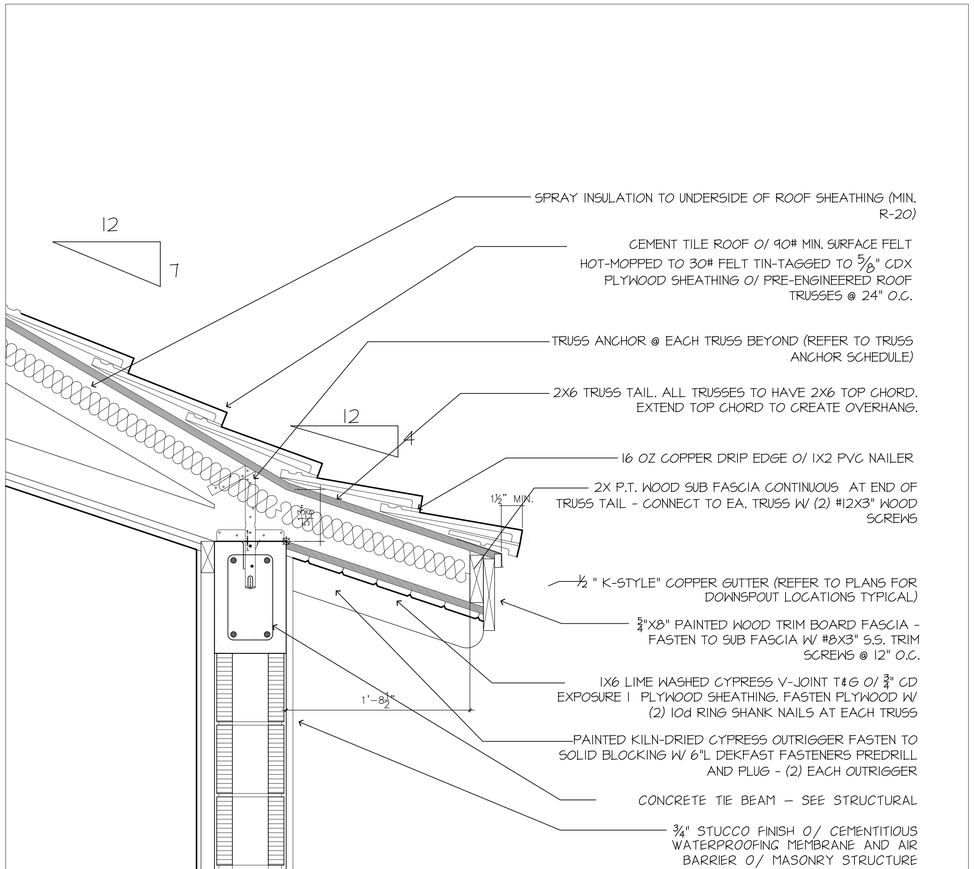
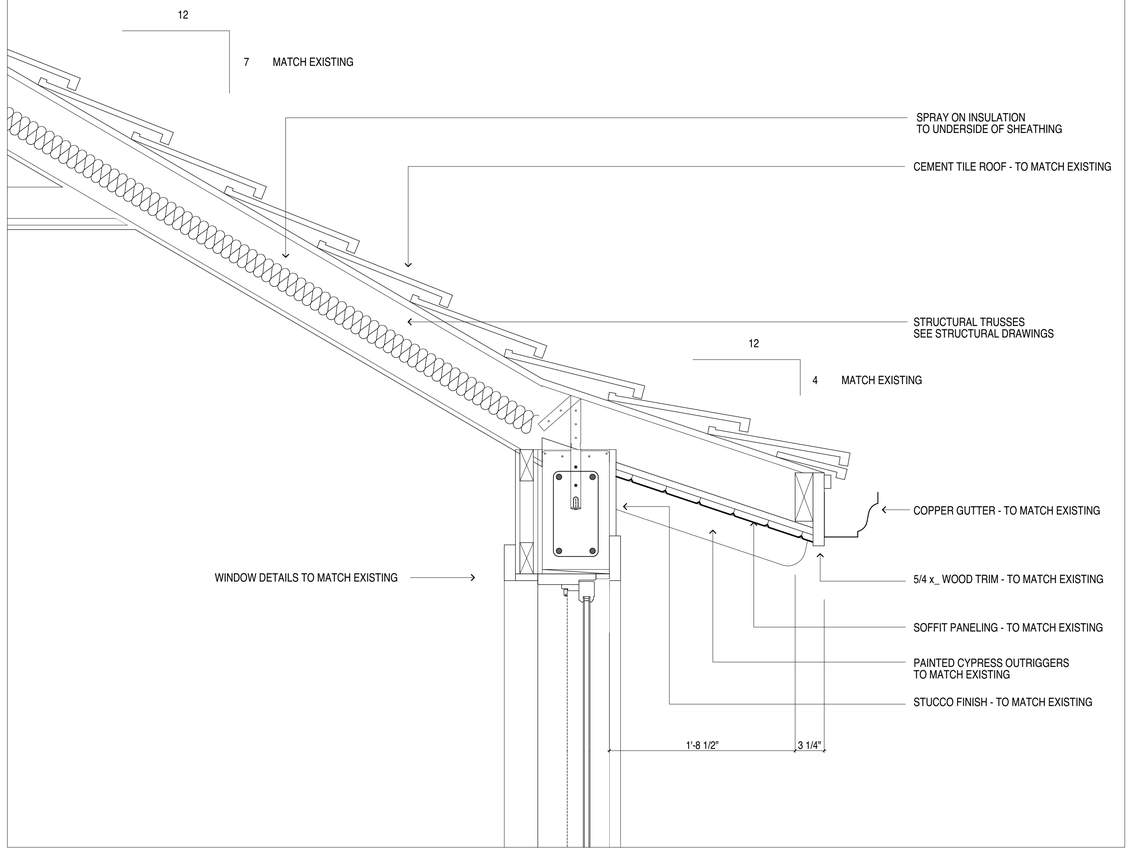
CLIENT:

173 E INLET RESIDENCE

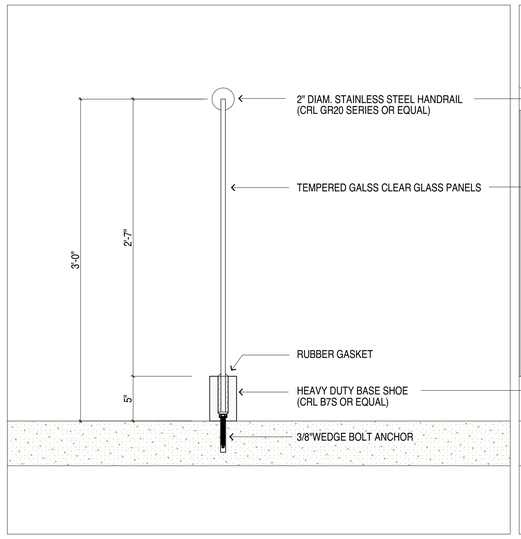
A 301



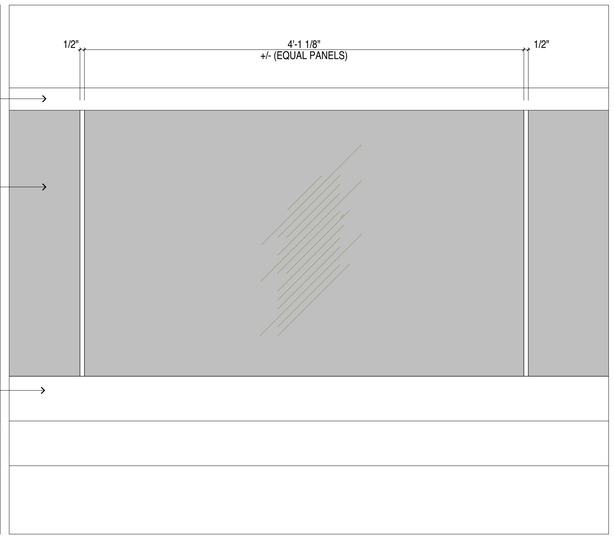
1 EXISTING EAVE SECTION 1 1/2"= 1'-0"



2 PROPOSED EAVE SECTION -TO MATCH EXISTING 1 1/2"= 1'-0"



3 RAIL DETAIL 1 1/2"= 1'-0"



4 RAILING ELEVATION AT BALCONY 1 1/2"= 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE: 1 1/2"=1'-0"

TITLE:

TYPICAL SECTION DETAILS

REVISIONS: DATE:

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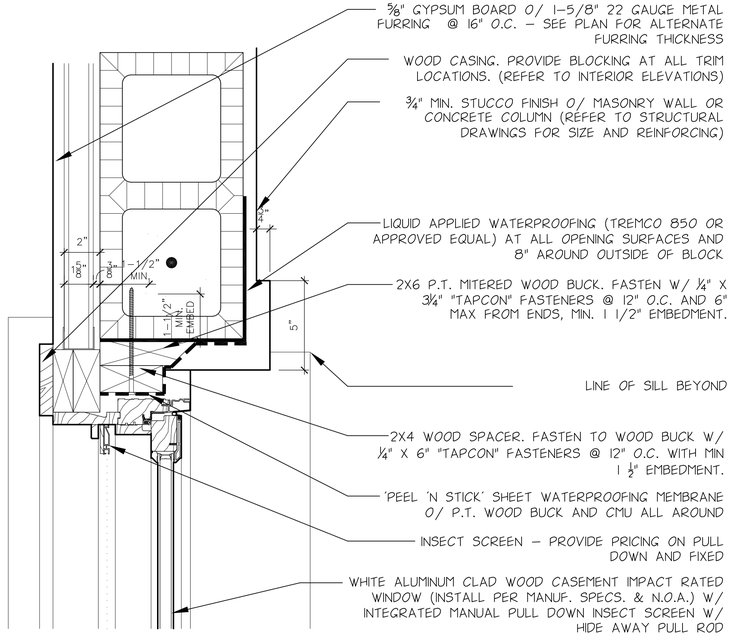
CLIENT:

173 E INLET RESIDENCE

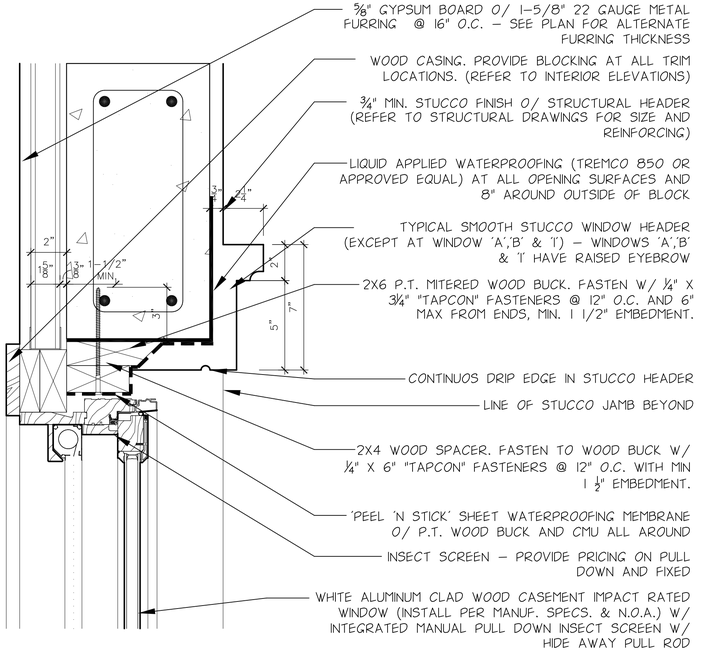
A 401

WINDOW DETAILS - EXISTING AND PROPOSED



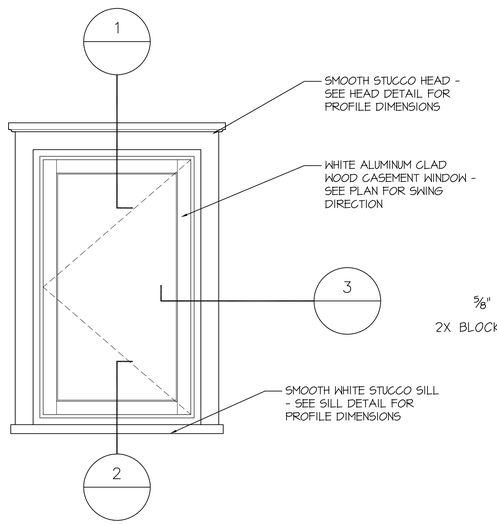
3 CASEMENT WINDOW JAMB DETAIL

ALUMINUM CLAD WOOD — SCALE: 3" = 1'-0"



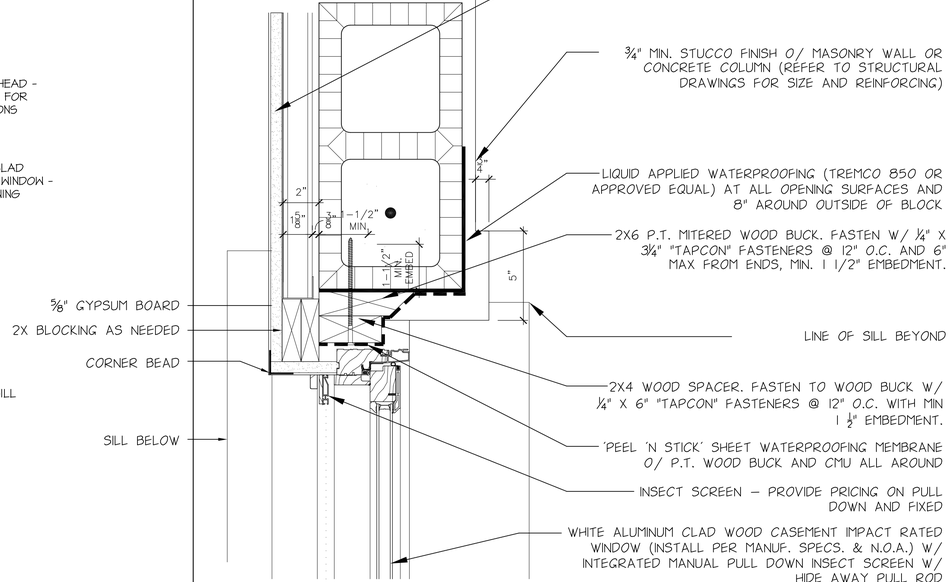
1 CASEMENT WINDOW HEAD DETAIL

ALUMINUM CLAD WOOD — SCALE: 3" = 1'-0"



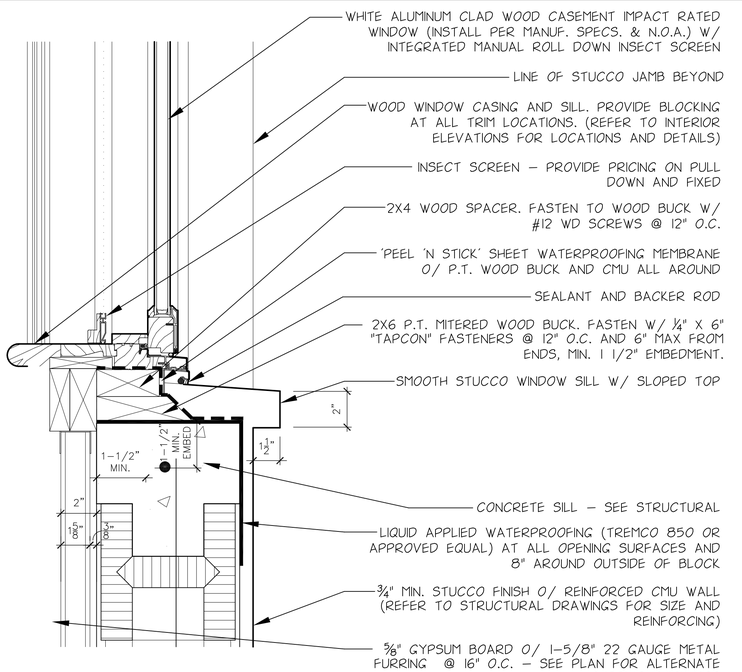
CASEMENT WINDOW ELEVATION

TYPICAL — SCALE: 3/4" = 1'-0"



4 CASEMENT WINDOW JAMB DETAIL

KITCHEN — SCALE: 3" = 1'-0"



2 CASEMENT WINDOW SILL DETAIL

ALUMINUM CLAD WOOD — SCALE: 3" = 1'-0"

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NOT FOR CONSTRUCTION

STATE OF FLORIDA — GEORGE DUMITRU — AR98711 — REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE: 1 1/2"=1'-0"

TITLE:
TYPICAL WINDOW DETAILS

REVISIONS: DATE:

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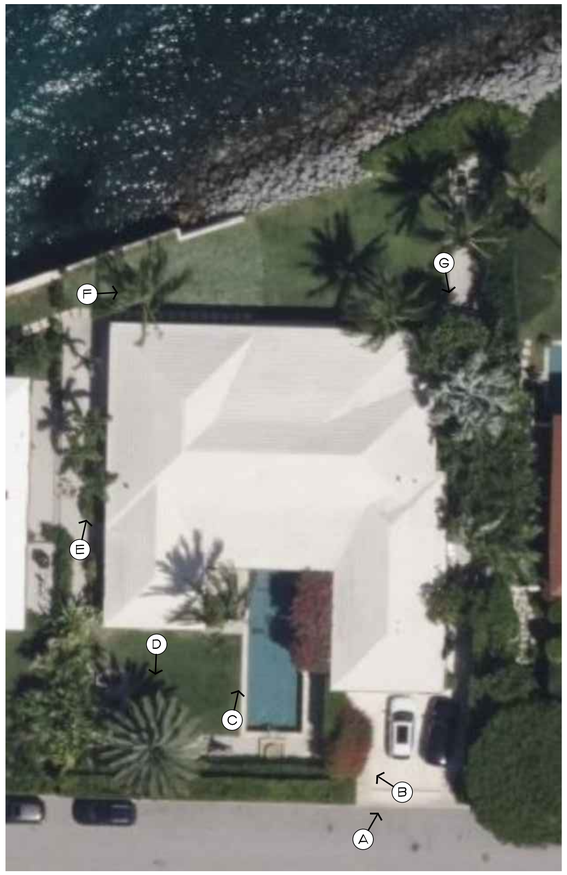
CLIENT:

173 E INLET RESIDENCE

A 402



Aerial View



A



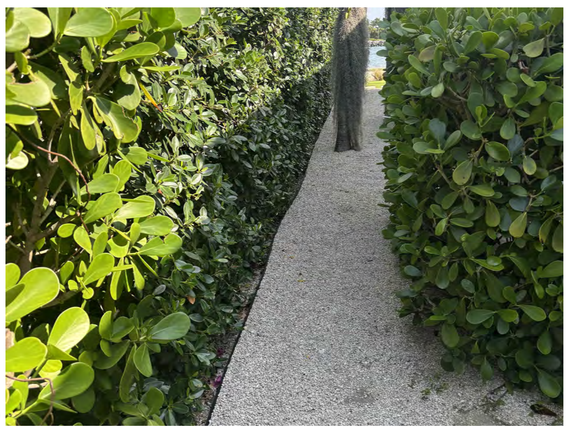
B



C



D



E



F



G

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Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA, RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
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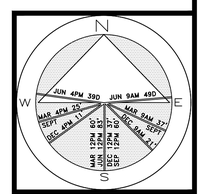
Town of Palm Beach
FL



JOB NUMBER: # 25107.00 LA
DRAWN BY: Jean Twomey

DATE: 05.28.2026

SHEET L1.0

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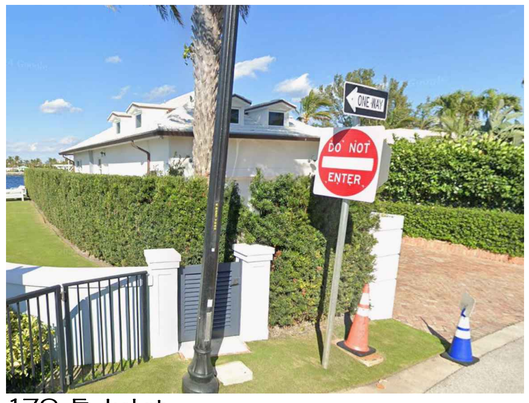
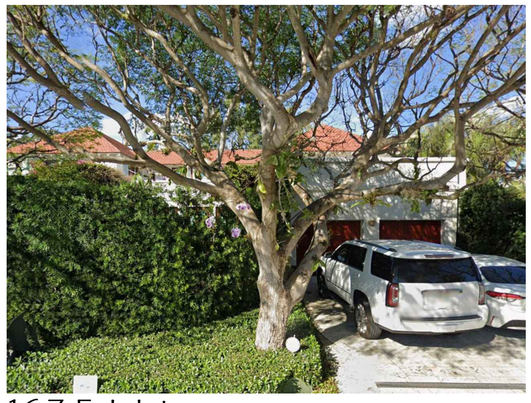
ARC-26-0033

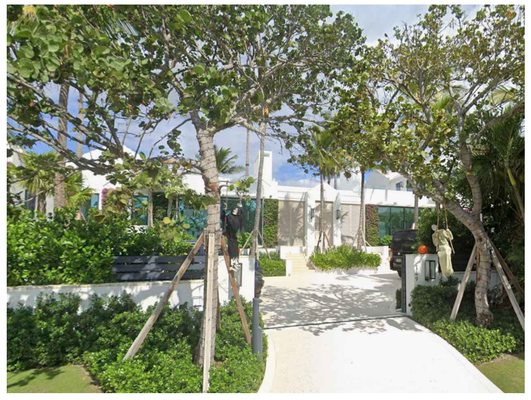
Existing Conditions - Images





179 E Inlet


167 E Inlet


149 E Inlet


180 E Inlet



162 E Inlet


143 E Inlet

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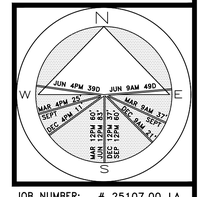

JOB NUMBER: # 25107.00 LA
DRAWN BY: Sean Twomey

DATE: 05.28.2026

SHEET L1.1

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Neighborhood Context
Existing 2-Story Homes on E Inlet Drive

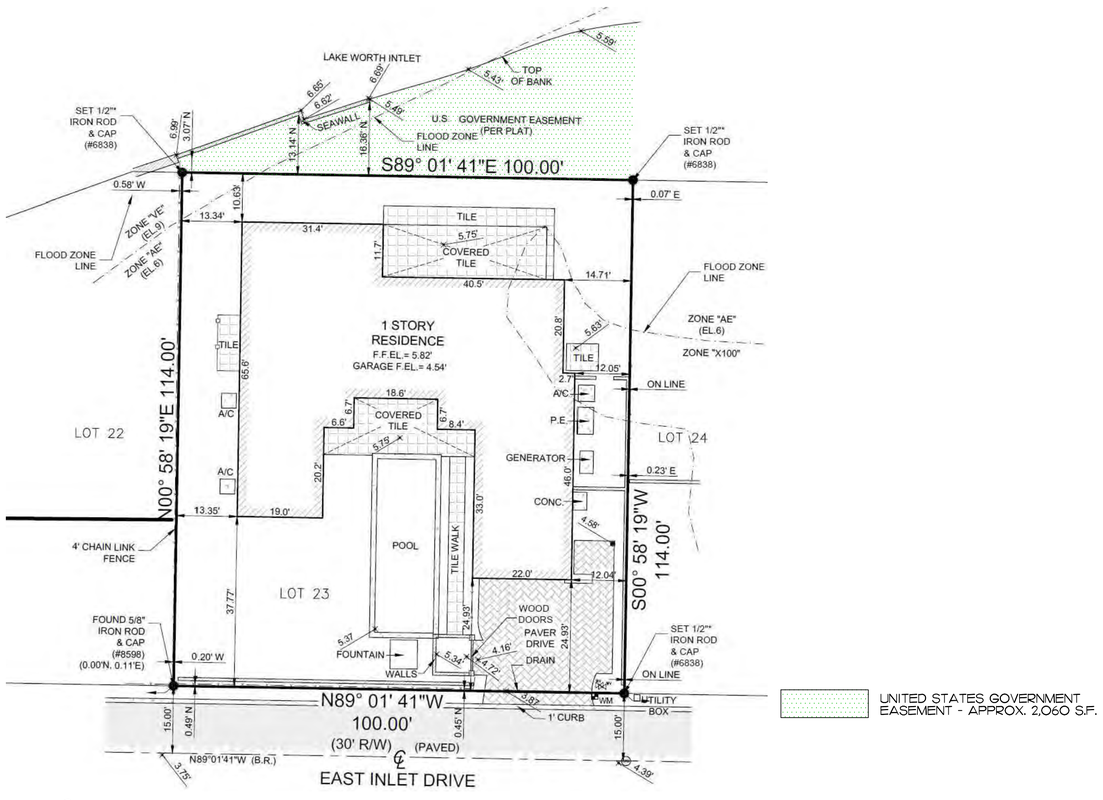


Aerial View / Palm Beach County Property Appraisers Boundary Map



Existing Backyard Conditions

PROPERTY LINE



Survey

Neighborhood Context

United States Government Easement

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ARC-26-0033

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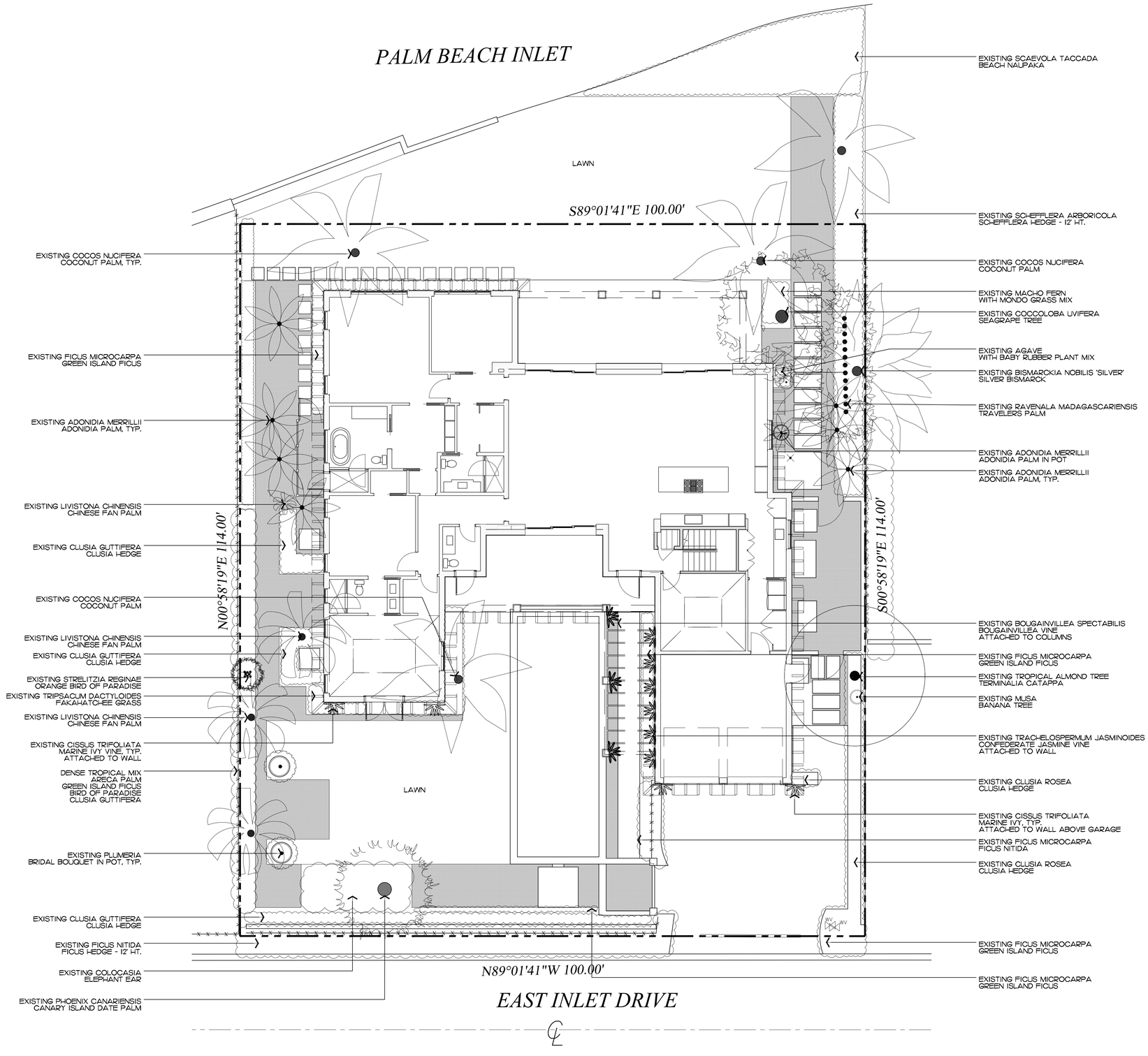
FLORIDA

JOB NUMBER: # 25107.00 LA
DRAWN BY: Sean Twomey
DATE: 05.28.2026

SHEET L1.2



NOTES:
ALL EXISTING VEGETATION TO REMAIN.

ANY EXISTING VEGETATION DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR.

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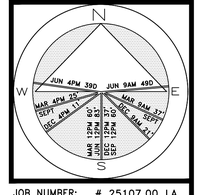

JOB NUMBER: # 25107.00 LA
DRAWN BY: Kerlinaelle Dorinvil
Jean Twomey
DATE: 05.28.2026

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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ARC-26-0033

Existing Vegetation

SCALE IN FEET 0' 8' 16' 24'

Reference Images


A

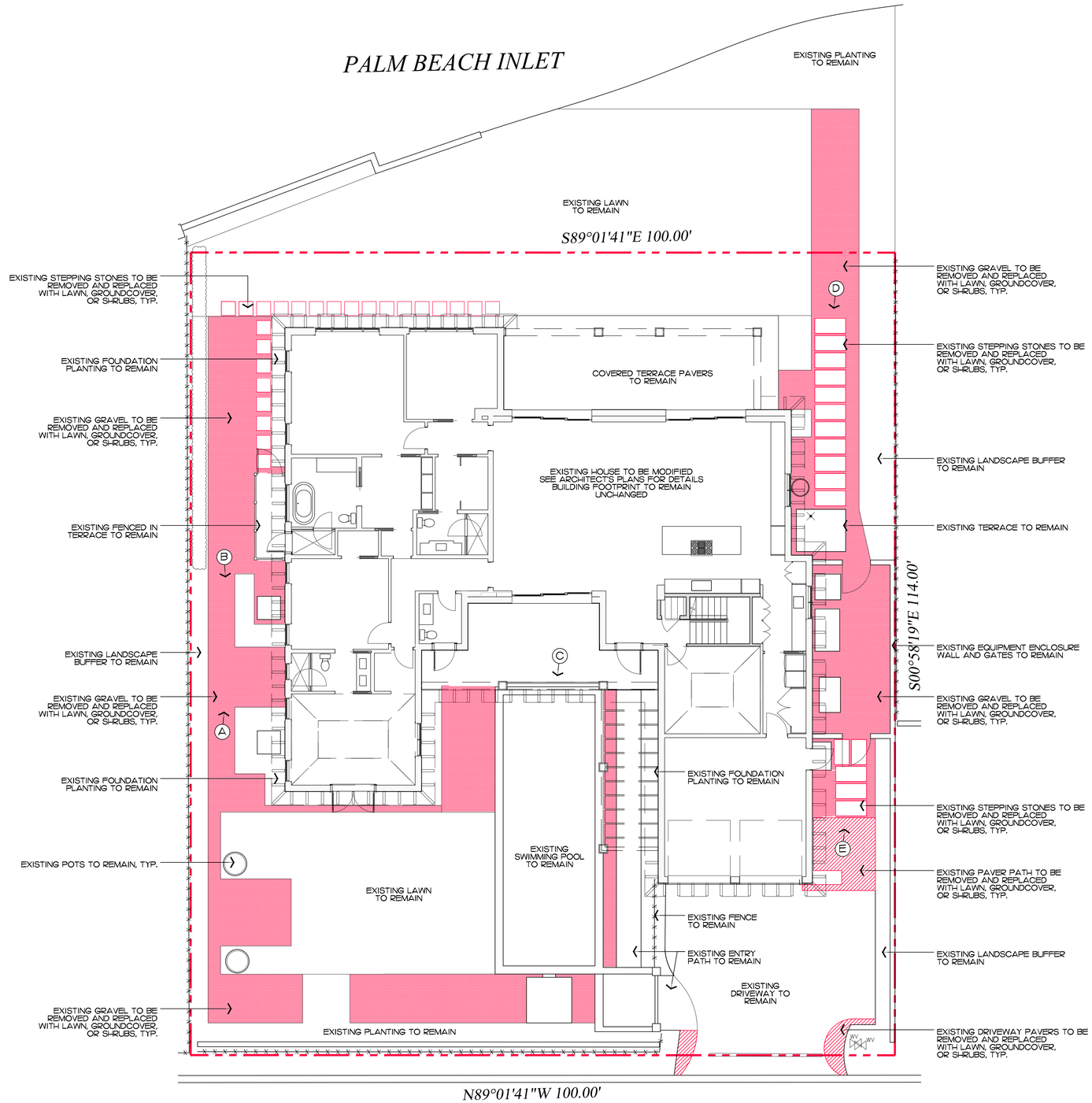

B


C


D


E


F



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ARC-26-0033

Vegetation Action / Demo Plan

SCALE IN FEET 0' 8' 16' 24'

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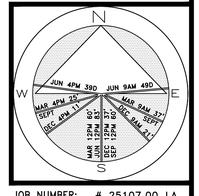
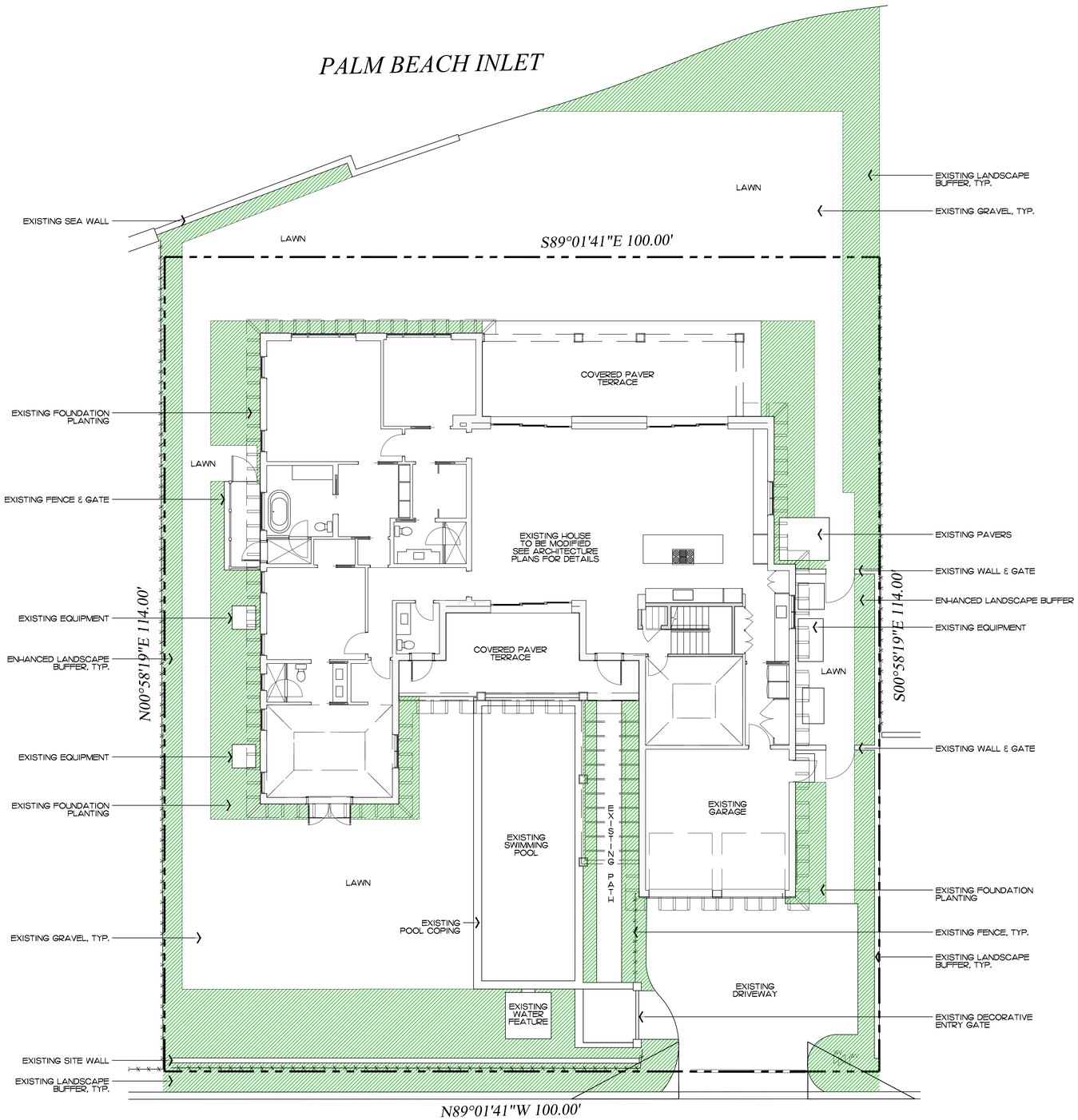


JOB NUMBER: # 25107.00 LA
DRAWN BY: Kerlinaelle Dorinvil
Jean Twomey
DATE: 05.28.2026

SHEET L2.1

64 sf.
AREA IN SQ.FT.



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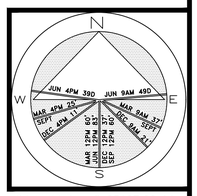

JOB NUMBER: # 25107.00 LA
DRAWN BY: Sean Twomey
DATE: 05.28.2026

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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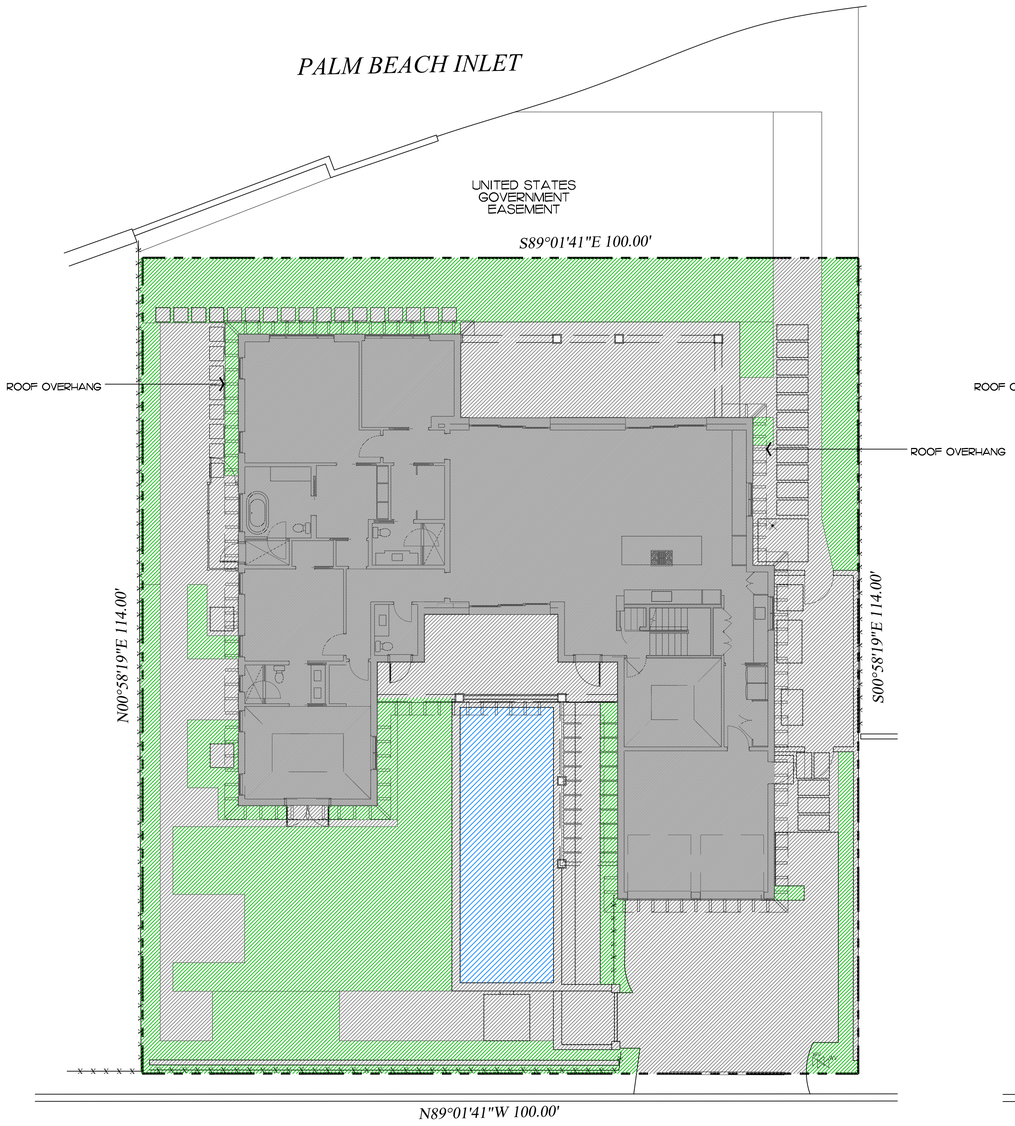
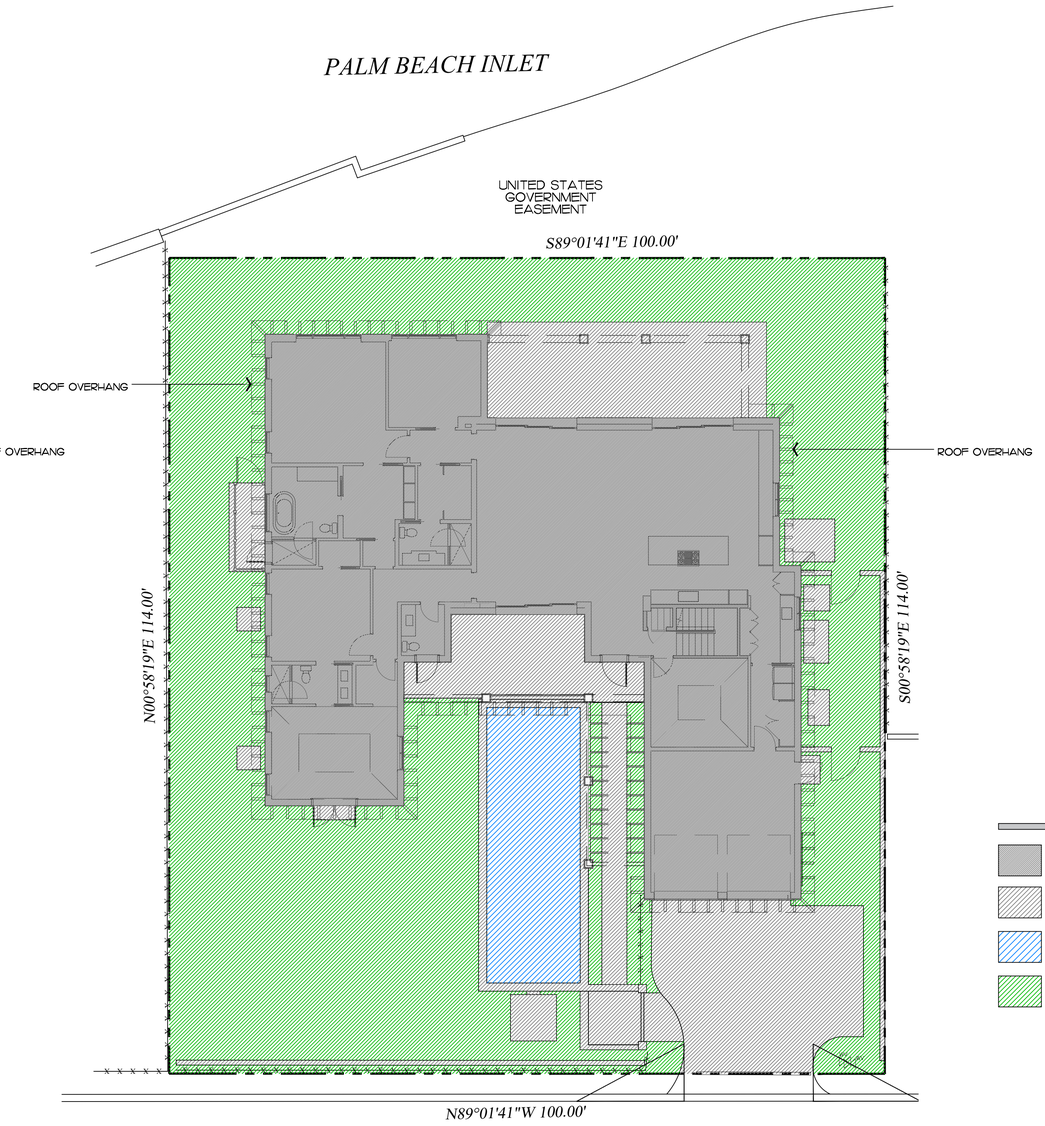
ARC-26-0033

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



Existing Conditions

EAST INLET DRIVE



Currently Proposed

EAST INLET DRIVE

Legend

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

Site Data

DESCRIPTION	REQUIRED		EXISTING		CURRENTLY PROPOSED	
LOT ZONE	R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		11,400 S.F.		11,400 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,130 S.F.	24.8%	2,836 S.F.	45.26%	5,160 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	40.8%	1,020 S.F.	59%	1,481 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,565 S.F.	36.1%	1,008 S.F.	63%	3,239 S.F.

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ARC-26-0033

Open Space Diagram

SCALE IN FEET 0' 10' 20' 30'

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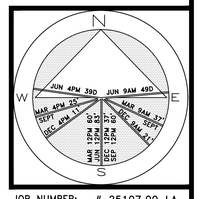
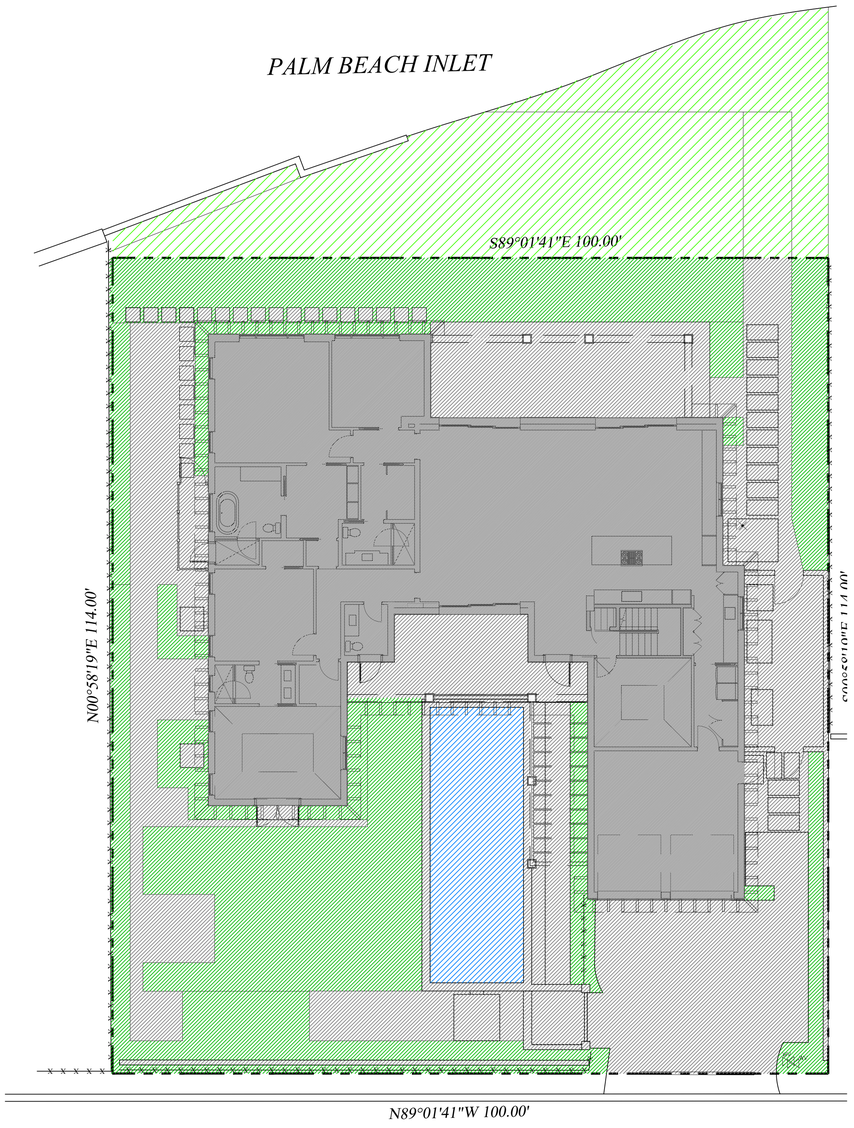


JOB NUMBER: # 25107.00 LA
DRAWN BY: Sean Twomey

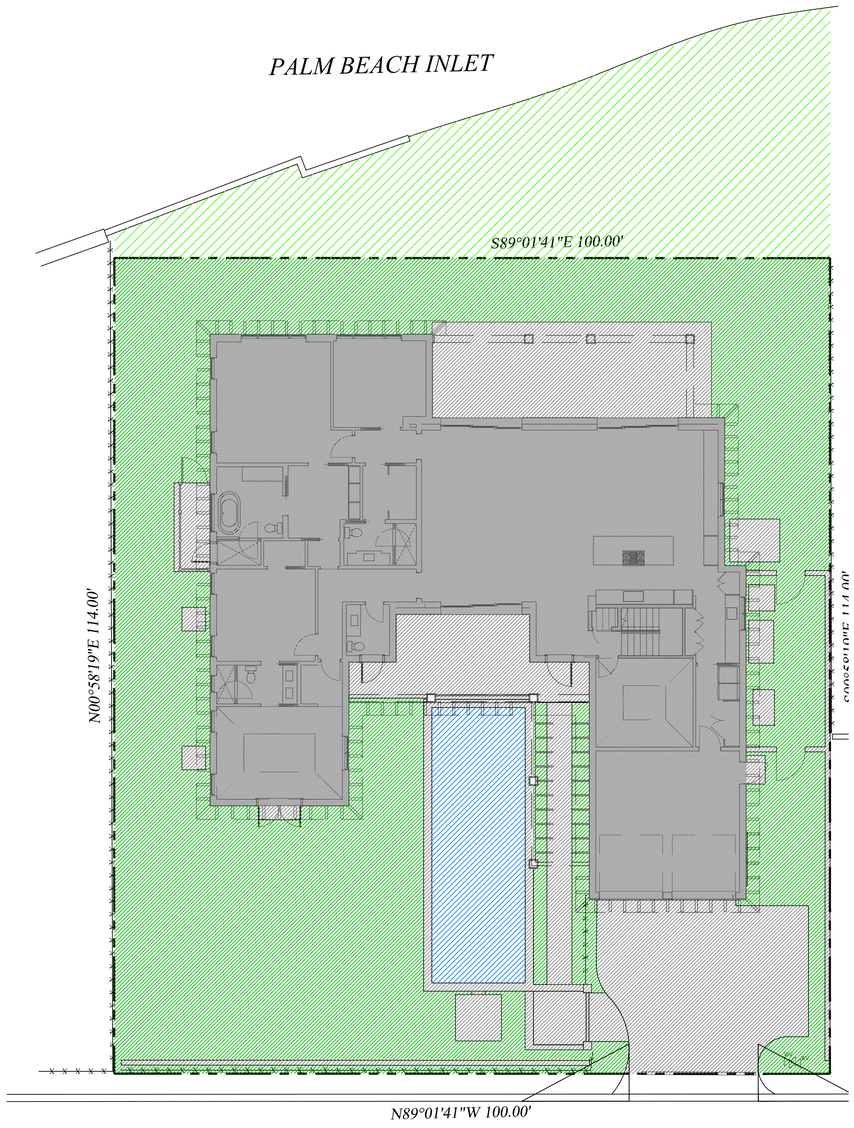
DATE: 05.28.2026

SHEET L3.1

120 sf.
AREA IN SQ.FT.



Existing Conditions



Currently Proposed

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE
- ADDITIONAL 2,060 S.F. OF OPEN SPACE OUTSIDE OF PROPERTY LINE - NOT COUNTED TOWARD CALCULATIONS

Site Data

DESCRIPTION	REQUIRED		EXISTING		CURRENTLY PROPOSED		PROPOSED	
LOT ZONE	R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL		INCLUDING ADDITIONAL 2,060 S.F. OF LAND NORTH OF PROPERTY LINE	
LOT AREA	10,000 S.F. MINIMUM		11,400 S.F.		11,400 S.F.		13,460 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,130 S.F.	24.8%	2,836 S.F.	45.26%	5,160 S.F.	53.6%	7,220 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	40.8%	1,020 S.F.	59%	1,481 S.F.	N/A	
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,565 S.F.	36.1%	1,008 S.F.	63%	3,239 S.F.	N/A	

SEE SHEET L1.1 FOR ADDITIONAL DETAILS ON THE UNITED STATES GOVERNMENT EASEMENT

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Open Space Diagram

Including United States Government Easement

SCALE IN FEET 0' 10' 20' 30'

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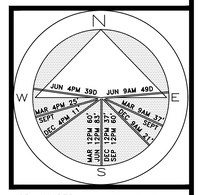
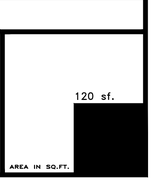


JOB NUMBER: # 25107.00 LA
DRAWN BY: Sean Twomey
DATE: 05.28.2026

SHEET L3.2



Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
⊙	THRINAX RADIATA FLORIDA THATCH PALM	3 2 3	8' CT., FLORIDA FANCY 12' CT., FLORIDA FANCY 16' CT., FLORIDA FANCY	YES
	TOTAL PALMS: NATIVE SPECIES:	8 8 (100%)		

Shrubs & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA GUTTIFERA CLUSIA HEDGE	8	6' HT., 36" O.C. F.T.B.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	120	3 GAL., 15" O.C.	NO
	SPARTINA BAKERII SAND CORDGRASS	56	7 GAL., 24" O.C.	YES
	THELYPTERIS KUNTHII SOUTHERN SHIELD FERN	42	3 GAL., 24" O.C.	YES
	TOTAL PALMS: NATIVE SPECIES:	226 98 (43.36%)		

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

NOTES:
ALL EXISTING VEGETATION TO REMAIN.

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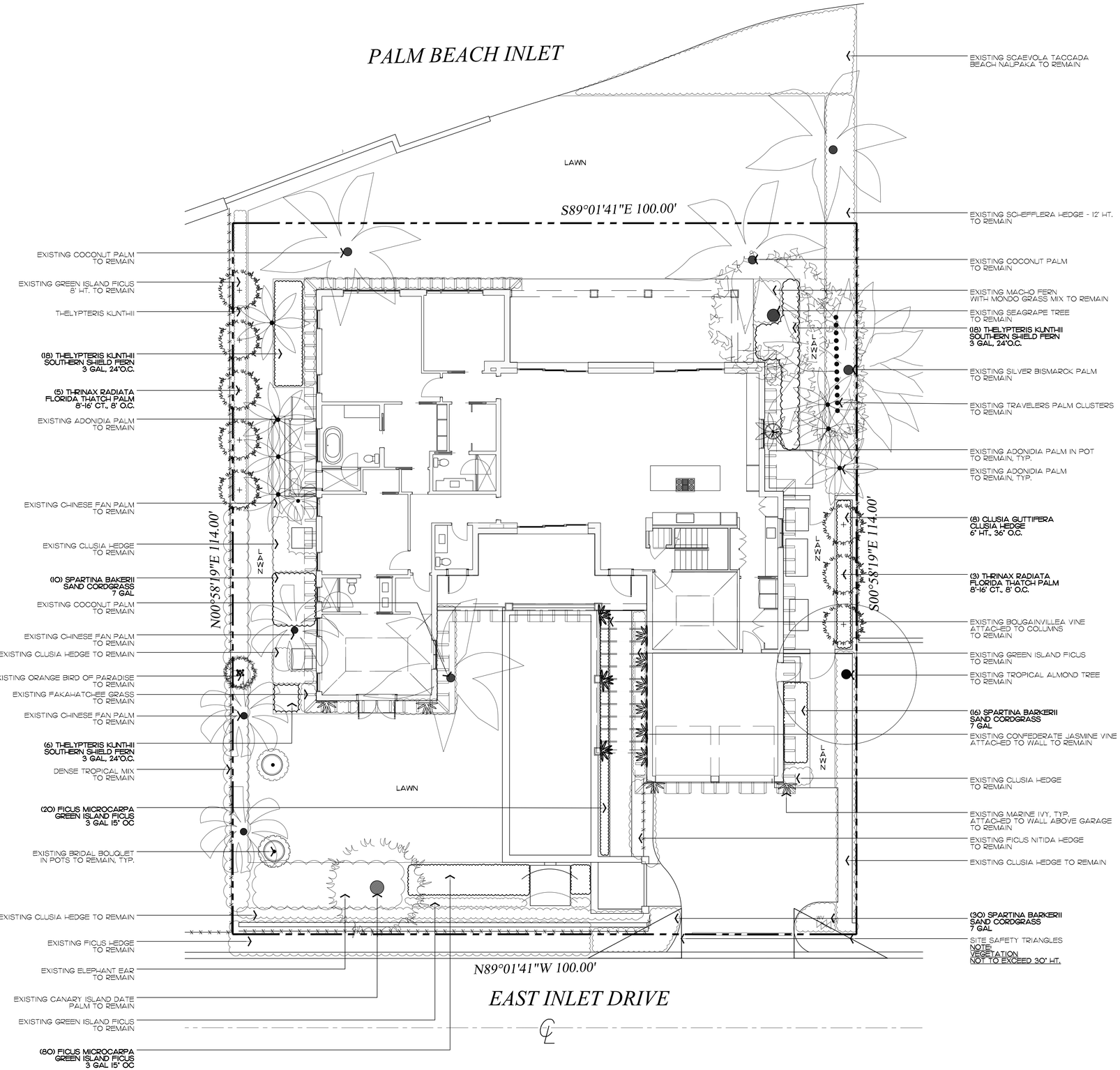
Landscape Legend

PROPERTY ADDRESS:		
LOT AREA (SQ FT)	11,400 S.F	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	5,130 S.F (45%)	5,160 S.F (45.26%)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMETER LOS (SQ FT AND %)	2,565 S.F 50% OF TOTAL LOS. REQUIRED	3,239 S.F. (63%)
FRONT YARD LOS (SQ FT AND %)	1,000 S.F (40%)	1,481 S.F. (59%)
NATIVE TREES %	30% (NUMBER OF TREES)	N/A
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	34.6%
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	N/A



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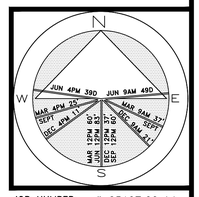

JOB NUMBER: # 25107.00 LA
DRAWN BY: Jean Twomey
DATE: 05.28.2026

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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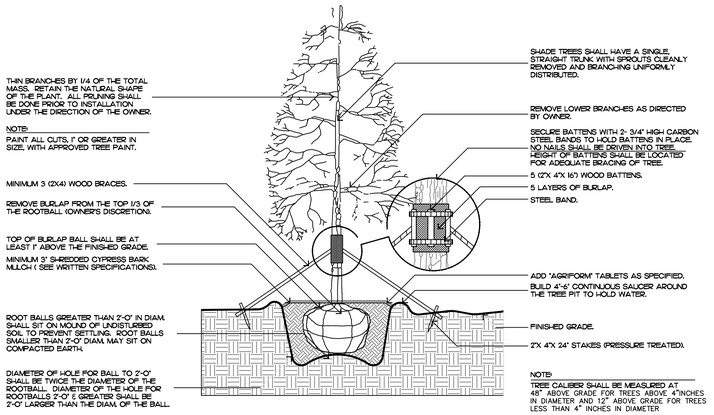
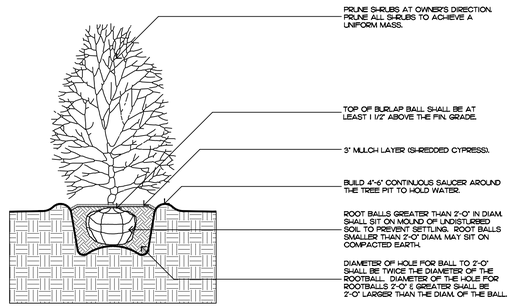
Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



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

Tree Planting



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

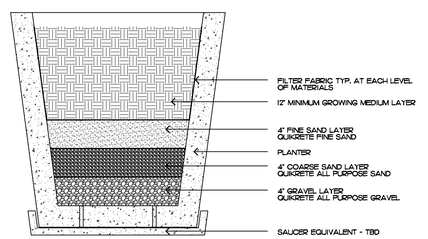
Shrub Planting

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

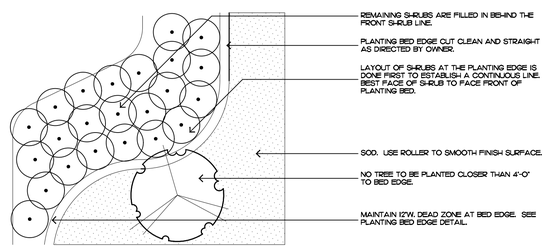
Irregular and Multi-stem Tree

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.

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JOB NUMBER: # 25107.00 LA
DRAWN BY: Dustin Mizell
DATE: 05.28.2026

SHEET L4.1

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ARC-26-0033

Planting Details & Specifications



A



B



C



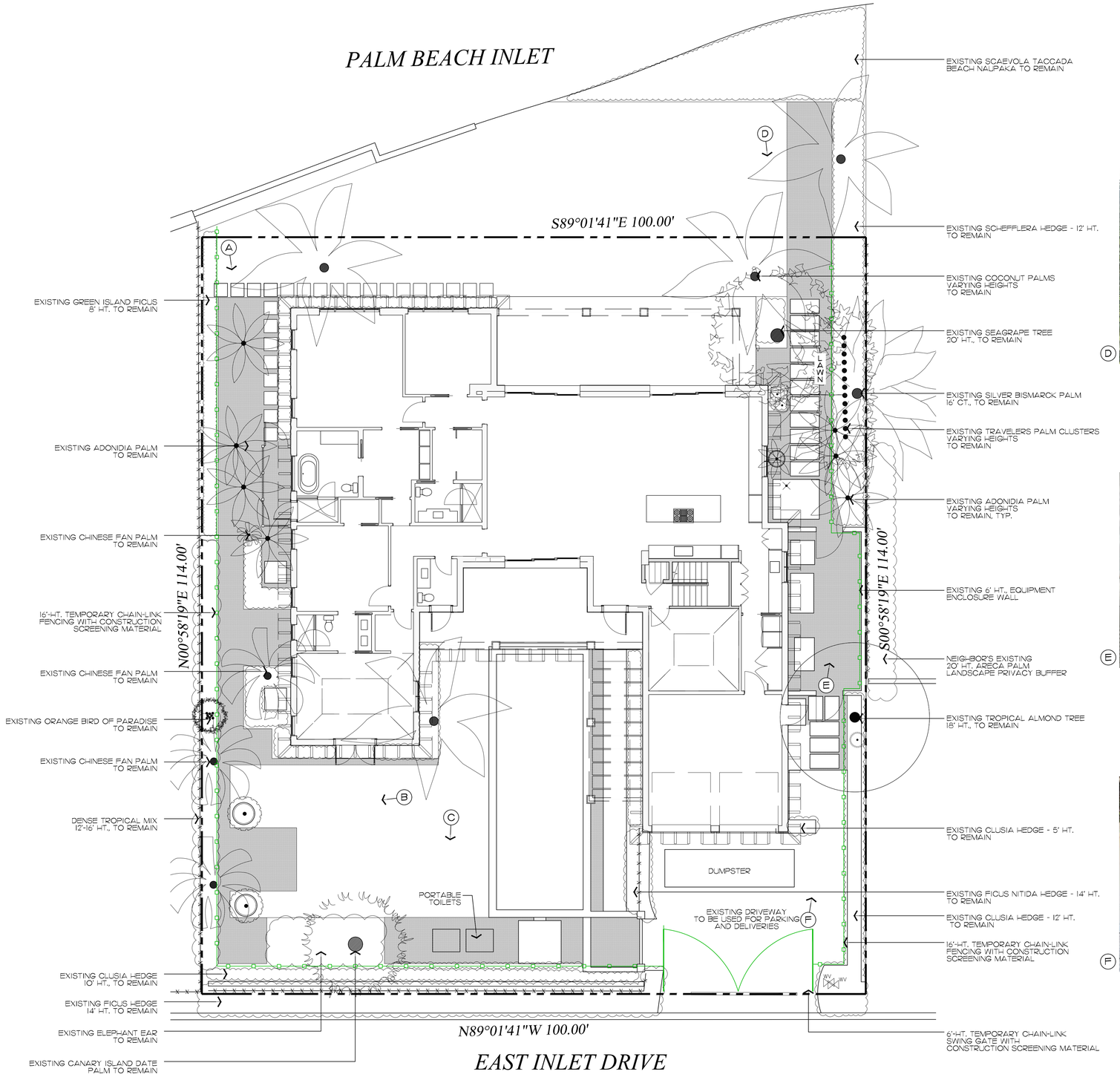
D



E



F



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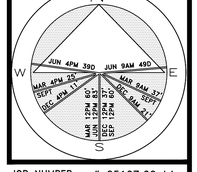

JOB NUMBER: # 25107.00 LA
DRAWN BY: Sean Twomey
DATE: 05.28.2026

SHEET L5.0

64 sf.
AREA IN SQ.FT.

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Construction Staging & Screening Plan

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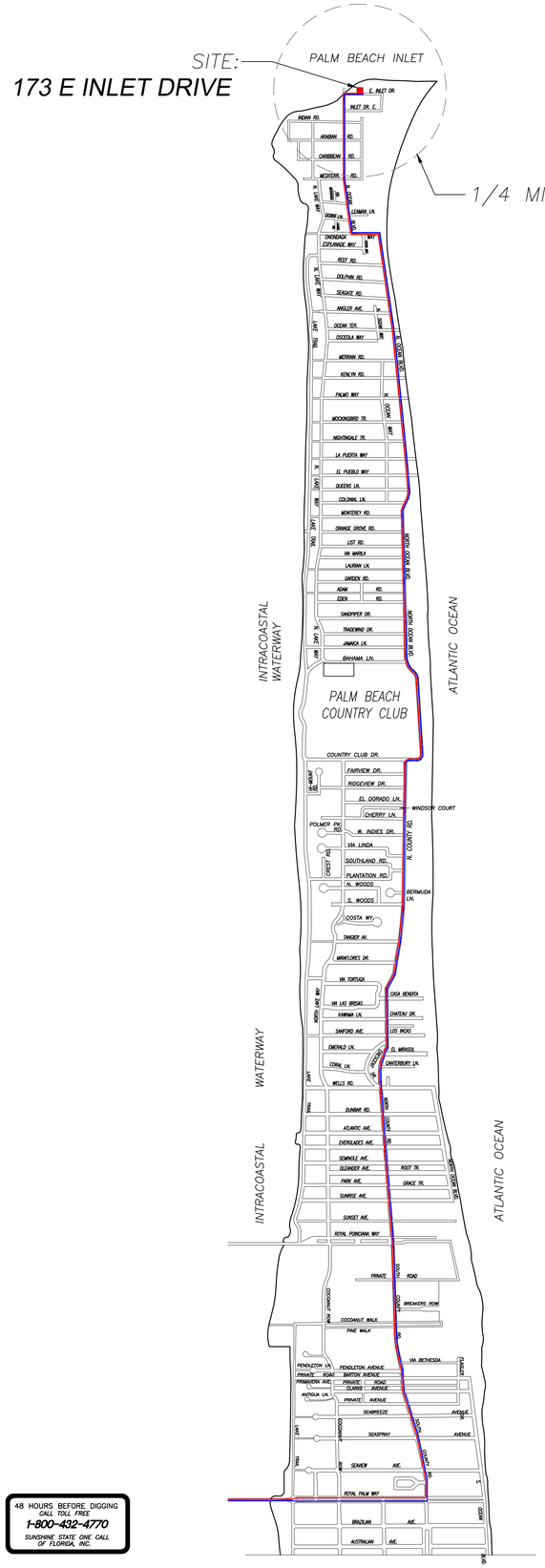

CONCEPTUAL CONSTRUCTION SCHEDULE

- JUL 2026 – ARCOM MEETING
- JUL 2026 – TOWN COUNCIL
- OCT–NOV 2026 – SUBMIT FOR PERMIT

- 1 MONTH –DEC 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

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

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

Truck Logistics Plan / Vicinity Map

SCALE: NOT TO SCALE

ARC-26-0033

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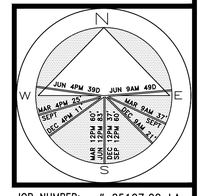

JOB NUMBER: # 25107.00 LA
DRAWN BY: Dustin Mizell

DATE: 05.28.2026

SHEET L5.1



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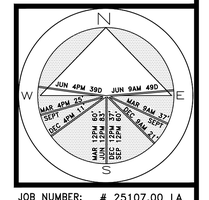

JOB NUMBER: # 25107.00 LA
DRAWN BY: Jean Twomey

DATE: 07.02.2026

SHEET L6.0

ARC-26-0033

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Landscape Plan Rendering

NOT TO SCALE



South / Front Elevation



North / Rear Elevation

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Landscape Elevations

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JOB NUMBER: # 25107.00 LA
DRAWN BY: Alex Bugrii
Sean Twomey
DATE: 07.02.2026

SHEET L6.0



West Elevation



East Elevation

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Landscape Elevations

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JOB NUMBER: # 25107.00 LA
DRAWN BY: Alex Bugril
DATE: 07.02.2026

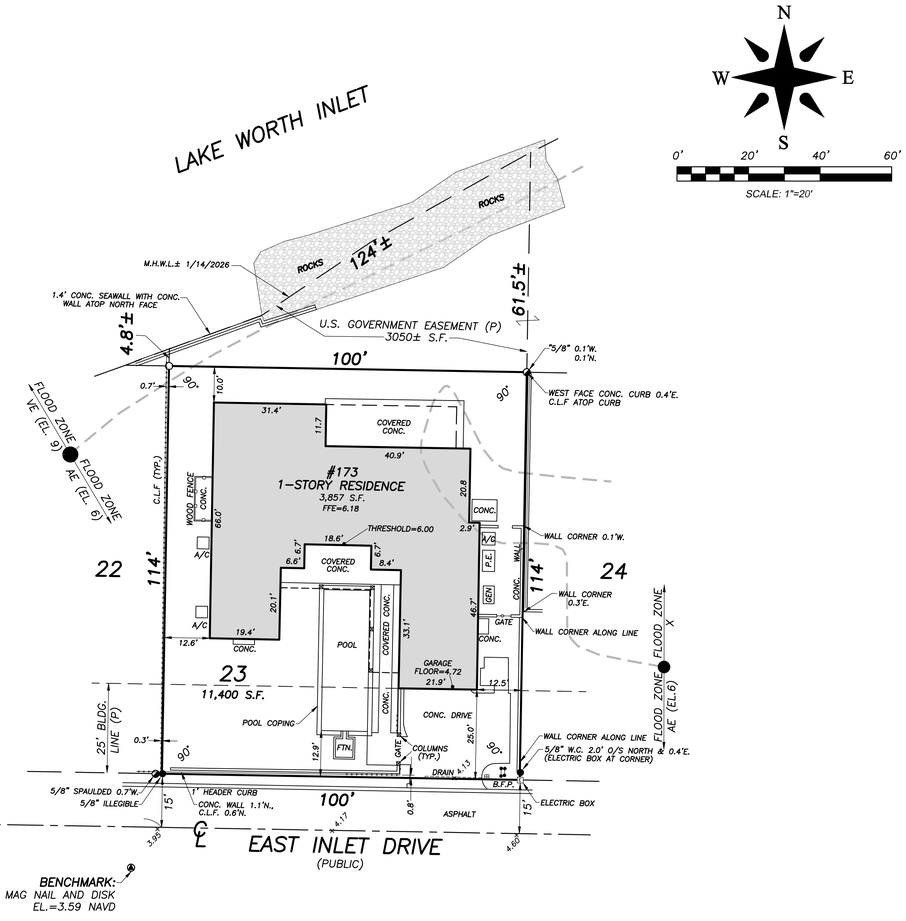
SHEET L6.2

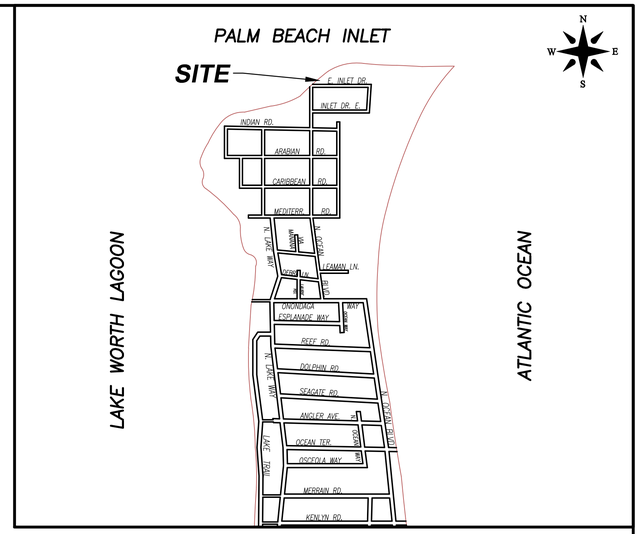
LEGEND

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

Boundary Survey For:

173 E INLET LAND TRUST





VICINITY SKETCH

(NOT TO SCALE)

NOTES:

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

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

173 E INLET LAND TRUST

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

PROPERTY ADDRESS:

173 East Inlet Drive
Palm Beach, FL 33480

LEGAL DESCRIPTION:

*Lot 23, **SEA ISLES ESTATES**, according to the Plat thereof, as recorded in Plat Book 25, Page 89, Public Records of Palm Beach County, Florida.*

FLOOD ZONES:

This property is located in Flood Zones X, AE (EL 6) & VE (EL 9) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393G, 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: 01/14/2026

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

REVISIONS:
05/01/26R ADD CROWN OF ROAD ELEVATIONS AND BENCHMARKS J.P./SS.C.W. JP3-3/4
04/29/26 ADD FFE CIRCA 2014 S.C.W.
01/14/26 SURVEY & TIE IN UPDATE B.M./S.C.W. 11-1116 PB377/3 267010
02/06/14 SVY UPD TI FINAL B.M./J.P. 11-1116.15 PB171/61
11/07/13 SURVEY UPDATE & TIE IN ALONG THE EAST & SOUTH LINES C.K./M.B. 11-1116.13 PB166/5
10/11/13 F.B. TIE IN & EL. C.K./J.P. 11-1116.12 PB164/28
09/20/13 F.B. TIE IN & EL. C.E./J.P. 11-1116.11 PB163/39
08/29/13 POOL FORM TIE-IN B.M./M.B. 11-1116.10 PB161/27
05/06/13 TIE-BEAM ELEVATIONS C.E./M.B. 11-1116.8 PB149/48
04/17/13 UIC TI & EL. C.K./J.P. 11-1116.6 P.B.152/35
03/22/13 FORMBOARD TIE-IN A.Z./M.B. 11-1116.5 PB150/50
10/30/12 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS R.C./M.B. 11-1116.1 PB144/34

Boundary Survey For:

173 E INLET LAND TRUST

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

FIELD: J.P.	JOB No.: 267010-SE	F.B. PB126 PG. 13	
OFFICE: M.B.	DATE: 04/20/11	DWG. # 267101-SE-05-07-2026	
C'K'D.: M.N.	REF.: 11-1116	SHEET: 1 OF 1	

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0035 (ZON-26-0028) 1740 S OCEAN BLVD. (COMBO) The applicant, 149 BRAZILIAN LLC (SKA Architect & Planner), has filed an application requesting Architectural Commission review and approval for the addition of a second floor, necessitating three (3) variances. The Town Council shall review the application for zoning relief/approval.

Date: 7/22/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0035 (ZON-26-0028) 1740 S OCEAN BLVD (COMBO). The applicant, 149 BRAZILIAN LLC (SKA Architect & Planner), has filed an application requesting Architectural Commission review and approval for the addition of a second floor, necessitating three (3) variances. The Town Council shall review the application for zoning relief/approval.

ZON-26-0028 (ARC-26-0035) 1740 S OCEAN BLVD (COMBO) -VARIANCES. The applicant, 149 BRAZILIAN LLC (SKA Architect & Planner), has filed an application requesting Town Council review and approval for three (3) variances for 1.) reduced south street yard setback, 2.) increased parapet height and 3.) reduction in landscape open space in conjunction with the request for a second-floor addition and remodeling. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: 149 BRAZILIAN LLC
Architecture: SKA Architect & Planner
Landscape: Lang Design Group

HISTORY:

This single-story single-family residence was built in 1977. It is a contemporary interpretation of the Regency style facing the ocean. The house has not had any significant modifications in recent years.

THE PROJECT:

The applicant has submitted plans entitled "Proposed Renovations for 149 Brazilian LLC" as prepared by **SKA Architect** & Planner, uploaded to EPL with the Town on 07/06/2026.

The following is the scope of work for the Project:

- Renovations and second floor addition.
- New hardscape and landscape.

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

- **Variance #1: Section 134-843(a)(5):** A variance for a reduced south side street setback of 26'-0" in lieu of required 35'-0"
- **Variance #2: Section 134-843(a)(7):** A variance for increased parapet height of 26'-0" in lieu of the maximum 24'-5" height permitted
- **Variance #3: Section 134-843(a)(8):** A variance for decreased landscape open space of 44.2% in lieu of 50% minimum required.

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+18.89' NAVD	**FEMA Flood Zone**	X
Lot Width	205'	**Lot Depth**	112'
Lot Area	19,575 Sq. Ft.	**Enclosed Square Footage**	Existing: 4,998 SF Proposed: 8,187 SF
Finished Floor Elevation	21.8' NAVD	**CCR**	N/A
Lot Coverage	25% Permitted 23% Existing 24% Proposed	**Landscape Open Space**	Required: 50% Existing: 44.2% Proposed: 44.2%

Surrounding Properties / Zoning	
North	1720 S Ocean Blvd / Residence | R-A
South	1740 S Ocean Blvd / Residence | R-A
East	South Ocean Blvd / Right of Way Oceanfront Parcel of 1740 S Ocean Blvd (Subject Property) | Beach Area
West	1739 S Ocean Blvd / Residence | R-A

STAFF ANALYSIS

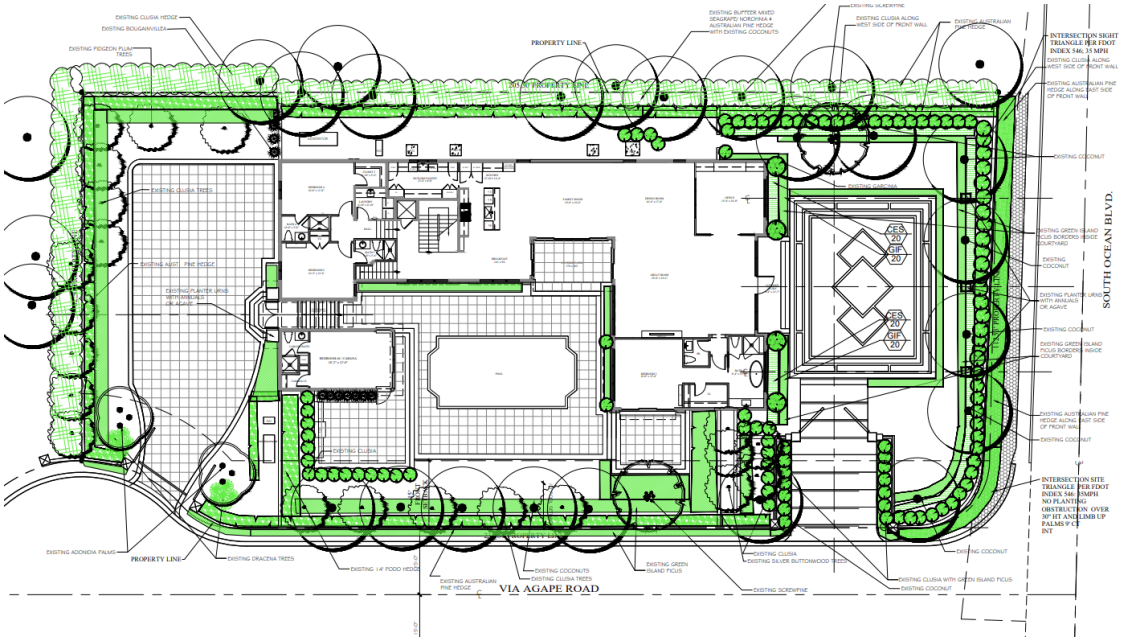
The applicant proposes a complete renovation of an existing single-story residence located on the north side of Via Agape at the intersection of S Ocean Boulevard. The Via Agape cul de sac and the general area feature many Regency style inspired homes. The project includes the construction of a second floor (approximately 3,189 SF) and modifications to the size and location of fenestrations as well as a simplification of the "skin" by removing the score lines and providing for a smooth stucco finish. The color palette stays generally the same with neutrals, but the window and door frame color is now proposed as black. The overall changes stay within the existing contemporary Regency interpretation and seem to be compatible with the more streamlined structures being introduced to the oceanside parcels. The east and south elevations will be the ones most visible from a public right of way. The footprint of the structure is being slightly modified and the hardscape and landscaping is being adjusted. Although the redesign retains the existing landscape open space, the site remains below the minimum percentage required; due to the extent of renovation, a landscape open space variance is required.



Existing structure facing S. Ocean Blvd.



Rendering of proposed east elevation.



Proposed landscape/site plan.



Existing vs proposed east elevation



Existing vs proposed south elevation

VARIANCE

The applicant is requesting a landscape open space variance to revest the existing nonconforming open space percentage. It is subject to the R-A district requirement of 50% The existing and proposed is 44.2%. A variance for a reduced south side street setback of 26'-0" in lieu of the required 35'-0 is also being requested. This is an existing condition and the proposed second floor does not encroach any further south towards Via

Agape than it does currently. The third variance request is for the parapet height of 26'-0" in lieu of the maximum 24'-5" height permitted. As you can see in the streetscape there are many two-story homes surrounding the subject property and the additional 18" is not detrimental to the massing of the area, especially since South Ocean Boulevard along the Atlantic Ocean provides the space for a slightly taller building.



ZONING CODE	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-843(a)(5)	Min. 35'-0" Street side setback	26'-0"	**- 9-0"**
VARIANCE 2: Sec. 134-843(a)(7)	Max. 24'-5" parapet height	26'-0"	**+1'-7"**
VARIANCE 3: Sec. 134-843(a)(8)	Min. 50% LS Open Space	44.2% LS Open Space	**- 5.8%**

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

Date: May 15, 2026
Address: 1740 S Ocean BLvd
Re: Narrative
Case #: ARC-26-0035
ZON-26-0028

LETTER OF INTENT

ARC-26-0035 (ZON-26-0028): We are pleased to submit the accompanying drawings for our project at 1740 S. Ocean Blvd., Palm Beach, FL. The proposed work includes the following:

- Renovation of existing home and addition of a second floor

Please note the following as it relates to this application:

Section 18-205

1. The plan for the proposed building is in conformity with good tase and design and contributes to the image of the town.
2. The proposed work has been designed to maintain the current setbacks, building envelope, and significant landscape screening exists.
3. The proposed addition and materials closely match the style and character of what is existing.
4. The proposed structure is in harmony with the history and design of the street and surrounding properties.
5. The home is not excessively similar to any surrounding structure. We are maintaining the style of the existing home.
6. The home is not excessively dissimilar to any surrounding structure. No substantial architectural changes are proposed.
7. The proposed addition is subservient in style and massing to the principal structure.
8. The house is appropriate in relation to the character of the street, neighborhood, and with design features the enhance the view from the street. The renovations are consistent with existing.
9. The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
10. The project's location and design maintain the existing site characteristics. The architectural style for the addition closely matches existing. No new non-conformities are proposed.

Sections 134-844(b), 134-1577, 134-843(a)(5).

I. The following zoning relief is requested:

Per Section 134-844(b), because more than 50% of the existing roof is to be demolished, the following variances are requested in connection with the proposed renovation and addition of a second floor:

1. **<u>Variance: Sec. 134-1577 and 134-843(a)(5)</u>:** To permit renovation of existing home and addition of a second floor with a south street side yard setback of 26’0” in lieu of 35’0” minimum street side yard setback required.

2. **<u>Variance: Sec. 134-843(a)(8)</u>:** To permit renovation of existing home and addition of a second floor with landscaped open space of 44.2% in lieu of 50% minimum required. Existing landscaped open space is 44.2% and is not proposed to decrease.

3. **Variance: Sec. 134-843(a)(7).** To allow a second floor addition with the top of parapet to extend to 26'-0" (47.8' NAVD), or 1'7" above the 24'5" building height permitted by the height limiting plane at that location (point of origin 20.38' NAVD). The encroachment is shown on the height plane diagram, Sheet PR-X.

The hardship that runs with the property is that the existing home is non-conforming.

Granting of the variances will not be contrary to the public’s interest because no negative impact to the neighbors will result. All are existing non-conformities, which are not being increased in any way.

Criteria for Site Plan Review – N/A

Criteria for Special Exceptions – N/A

Criteria for Authorizing a Variance (Variances #1-4)

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

   The non-conformities are existing and not being increased.

2. Indicate how the special conditions and circumstances do not result from the actions of the Applicant.

   All special conditions existed prior to Applicant purchasing the property. They are existing non-conformities.

3. Demonstrate that the granting of the variance will not confer on the Applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

   No special privileges will be conferred on the Applicant if the variances are granted because the applicant is proposing to enhance the architecture in a significant location on S. Ocean Blvd. No

zoning non-conformities will be created.

4. Demonstrate how literal interpretation of this ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the Applicant.

   Literal interpretation of the ordinances would deprive Applicant of the right to enhance the design of the building and make it more useable without creating or increasing any non-conformities.

5. Demonstrate that the variance granted is the minimum variances that will make possible the reasonable use of the land, building or structure.

   The requested relief is the minimum necessary because all non-conformities are existing and not being increased in any way.

6. For granting of a variance to sections 134-387, or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings must be demonstrated pertaining to the nonconforming use for which the variance is requested:

   N/A

7. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

   The granting of this variance is in harmony with the intent and purpose of the Zoning Code because the requested renovation will enhance the existing home and make it more useable without creating or increasing any non-conformities.

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 SOUTH OCEAN BLVD.
PALM BEACH, FL 33480



INDEX OF DRAWINGS

CVR	COVER
SVY	SURVEY
ZL	ZONING LEGEND
PR-1	VICINITY LOCATION MAP
PR-2	CONTEXTURAL SITE PLAN
PR-3	STREETSCAPE
PR-4.	ZONING DIAGRAM
PR-5	VARIANCE REQUEST
PR-5.1	VARIANCE DIAGRAM 01
PR-5.2	VARIANCE DIAGRAM 02
PR-5.3	VARIANCE DIAGRAM 03
PR-5.4	NON-CONFORMING ADJUSTMENT DIAGRAM
PR-6	SPLIT-LEVEL DIAGRAM
PR-7	PROPOSED PLAN OVERLAY DIAGRAM
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PH-2	PHOTOS
PH-3	PHOTOS
SP-1	EXISTING SITE PLAN
SP-2	PROPOSED SITE PLAN
A-1.0	EXISTING + PROPOSED LEVEL 0 1 PLAN
A-1.1	EXISTING LEVEL 02 PLAN
A-1.2	DEMO LEVEL 02 PLAN
A-1.3	PROPOSED LEVEL 02 PLAN
A-1.4	PROPOSED LEVEL 03 PLAN
A-1.5	EXISTING ROOF PLAN
A-1.6	DEMO ROOF PLAN
A-1.7	PROPOSED ROOF PLAN
A-2.0	EXIST + DEMO EAST EL
A-2.1	EXIST + DEMO SOUTH EL
A-2.2	EXIST + DEMO NORTH EL
A-2.3	EXIST + DEMO WEST EL
A-2.4	EXIST + PROPOSED EAST EL
A-2.5	EXIST + PROPOSED SOUTH EL
A-2.6	EXIST + PROPOSED NORTH EL
A-2.7	EXIST + PROPOSED WEST EL
A-3.0	SECTION + DETAILS
A-4.0	MATERIALS
A-4.1	E + W COLORED EL
A-4.3	N + S COLORED EL
A-5.0	FRONT RENDER
A-5.1	SOUTH FACADE RENDER

LH1	EXISTING HARDSCAPE PLAN
LH2	HARDSCAPE/ LANDSCAPE OSD
LH3	VARIANCE DIAGAM
L1	LANDSCAPE LAYOUT PLAN
L2	LANDSCAPE NOTES + DETAILS
LCS1	CONSTRUCTION SCREENING
LTL1	TRUCKLOGISTICS

SCHEDULE OF SUBMISSIONS

PRE APP: 04/01/06
FIRST SUBMISSION: 04/23/26
SECOND SUBMISSION: 06/15/26
FINAL SUBMITTAL: 07/06/26
ARCOM MEETING: 07/29/26

PROJECT DESCRIPTION

The applicant seeks ARCOM approval for an addition of a second floor at 1740 South Ocean Blvd., totaling ± 3189 sqft enclosed additional space. No variances are requested.

Request of Variances:

1. South street side yard setback of 26'-0" in lieu of 35'-0" required — Sec. 134-1577 & 134-843(a)(5)
2. Landscaped open space of 44.2% in lieu of 50% required — Sec. 134-843(a)(12)
3. Building height plane — top of parapet at 26'-0" (47.8' NAVD), 1'-7" above the permitted plane — Sec. 134-843(a)(7)

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2. PALM BEACH, FL. 33480 PHONE: 561.655.1116
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
149 BRAZILIAN, LLC.
1740 S. OCEAN BLVD. PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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

PROJECT #
ARC-26-0038
ZON-26-0028

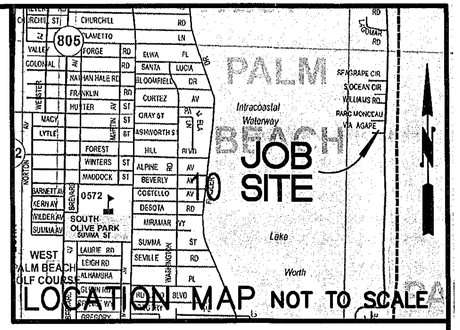
SHEET NO.
CVR

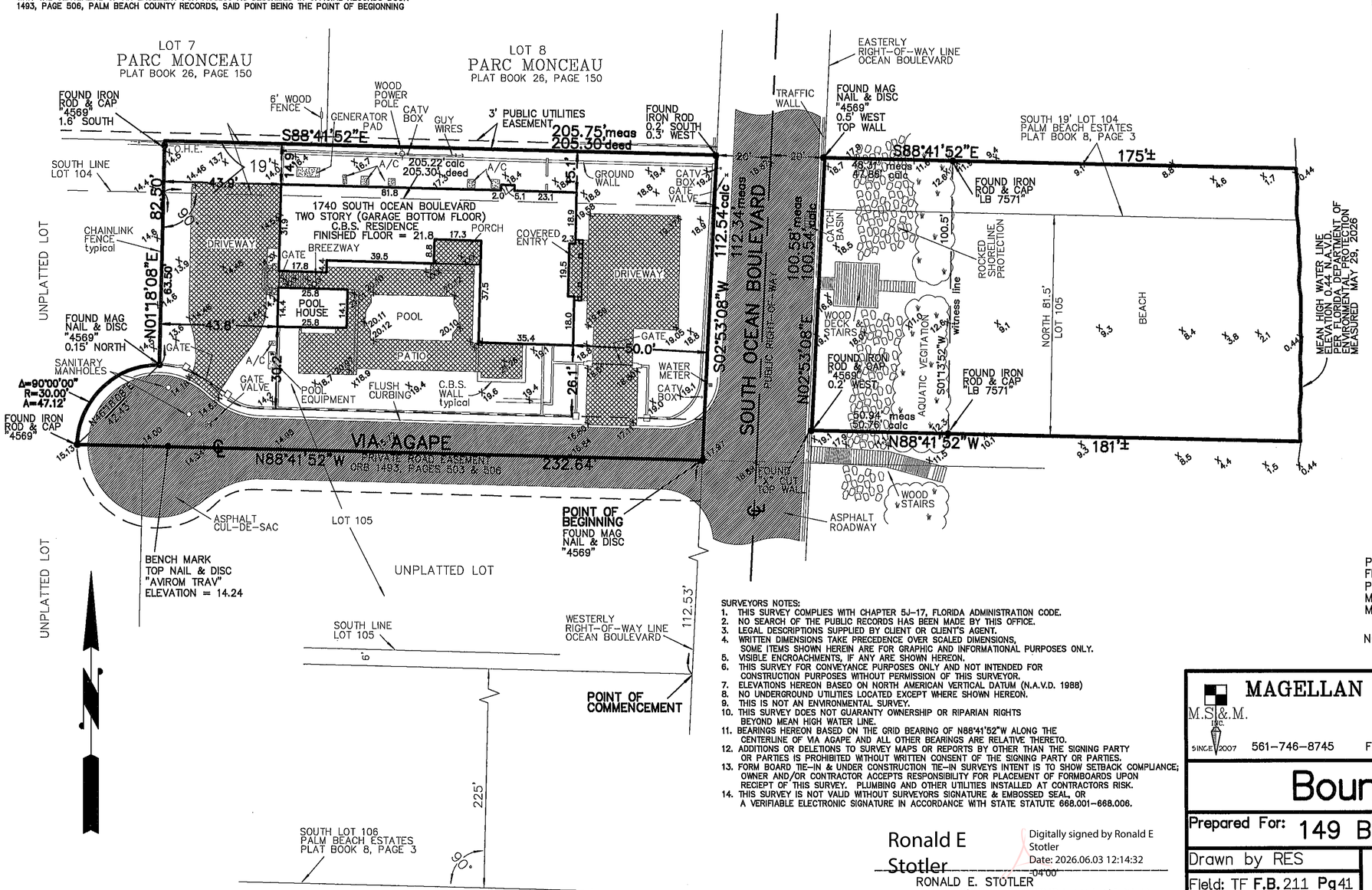
04.01.26

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 27268 PAGE 585
A PORTION OF LOTS 104 AND 105, OF PALM BEACH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE POINT OF INTERSECTION OF A LINE PARALLEL WITH, AND 225 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF LOT 106 OF PALM BEACH ESTATES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 8, PAGE 3, WITH THE WESTERLY RIGHT OF WAY LINE OF OCEAN BOULEVARD (AS SAID RIGHT OF WAY IS SHOWN ON BROCKWAY, WEBER AND BROCKWAY SURVEY DRAWING, FILE NUMBER TMD–893, DATED JULY 1958); THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY OF OCEAN BOULEVARD A DISTANCE OF 112.53 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF AN EASEMENT FOR ACCESS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGE 506, PALM BEACH COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGIONNING

THENCE WESTERLY ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 232.64 FEET TO A POINT IN A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE BEING THE WESTERLY TERMINUS OF SAID ACCESS EASEMENT; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 90 ° 00'00" FOR A DISTANCE OF 47.12 FEET TO A POINT IN A LINE PARALLEL WITH AND 63.5 FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF LOT 104 OF SAID PALM BEACH ESTATES; THENCE NORTH ALONG THE EAST BOUNDARY OF LANDS CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1493, PAGE 503, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 82.5 FEET TO A POINT IN LINE PARALLEL WITH AND 19 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 104; THENCE EASTERLY ALONG SAID LINE 19 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 104 A DISTANCE OF 205.30 FEET TO A PONT IN THE WESTERLY RIGHT OF WAY OF OCEAN BOULEVARD; THENCE RUN SOUTH ALONG THE WESTERLY RIGHT OF WAY OF OCEAN BOULEVARD TO THE POINT OF BEGINNING.
AND
THAT PORTION OF THE SOUTH 19 FEET OF LOT 104, PALM BEACH ESTATES, LYING EAST OF THE RIGHT OF WAY OF OCEAN BOULEVARD.
AND
THAT PORTION OF THE NORTH 81.5 FEET OF LOT 105, PALM BEACH ESTATES, LYING EAST OF THE RIGHT OF WAY OF OCEAN BOULEVARD.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH HALF OF THAT EASEMENT CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1493, PAGE 503.
ALL TOGETHER CONTAINING 36008 SQUARE FEET MORE OR LESS
OR 0.827 ACRES MORE OR LESS.





NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J–17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE GRID BEARING OF N88°41'52"W ALONG THE CENTERLINE OF VIA AGAPE AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. FORM BOARD TIE–IN & UNDER CONSTRUCTION TIE–IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECIEPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001–668.006.

Ronald E Stotler
Digitally signed by Ronald E Stotler
Date: 2026.06.03 12:14:32 -04'00'
RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
= CONCRETE
= STONE TILE
O.H.E. = OVERHEAD ELECTRIC
xxx = ELEVATIONS

PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES X & VE (BASE FLOOD ELEVATION = 14) PER FLOOD INSURANCE RATE
MAP 120220 0591 G DATED DECEMBER 20, 2024
MAP 120220 0593 G DATED DECEMBER 20, 2024

NOTE: ZONE VE 6' MORE OR LESS EAST OF THE EAST RIGHT–OF–WAY LINE OF OCEAN BOULEVARD

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
M.S.&.M. INC. SINCE 2007
LICENSED BUSINESS – 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561–746–8745 FAX 561–746–9632 E–mail info@magellansurveying.com

Boundary Survey

Prepared For: 149 BRAZILIAN LLC

Drawn by RES	Date Of Survey	Scale
Field: TF F.B. 211 Pg 41	MAY 29, 2026	1"= 40'

REVISIONS:
REVISE A/C & POOL EQ, LOCATION, 12-18-2020
ADD TILED POOL PATIO, 01-15-2021
ADD ELEV'S, 02-26-2024
ADD FF, 12-17-2025
UPDATE BOUNDARY, 04-23-2026
GENERATOR, 04-27-26
GATE, 05-01-26
UPDATE ELEVATIONS & MHWL, 05-29-2026

Drawing Number 15–351

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
149 BRAZILIAN, LLC.
1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.
SVY-1
04.01.26

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:**	1740 South Ocean Blvd, Palm Beach, FL 33480		
2	**Zoning District:**	R-A		
3	**Lot Area (sq. ft.):**	19,575.20 sqft		
4	**Lot Width (W) & Depth (D) (ft.):**	205.30' (w) x 112.53' (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)**	20.38' NAVD		
8	**Crown of Road (COR) (NAVD)**	18.89' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,893.80 sqft; 25%	4674.64 sqft; 23%	4752.03 sqft; 24%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		4,998.99 sqft	8187.99 sqft
12	*Front Yard Setback (Ft.)	35'-0"	50'-0"	50'-0"
13	* Side Yard Setback (1st Story) (Ft.)	15'-0" (N), 35'-0"(S)	15'-1" (N), 26'-1"(S)	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0" (N), 35'-0"(S)	N/A	15'-1"(N), 26'-1" (S)
15	*Rear Yard Setback (Ft.)	15'-0"	43'-11"	N/C
16	Angle of Vision (Deg.)	100 deg	58.18 deg	N/C
17	Building Height (Ft.)	25'-0"	14'-4"	24'-5"
18	Overall Building Height (Ft.)	30'-0"	14-8"	27'-5"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	1.455' NAVD	1.455' NAVD	N/C
21	Finished Floor Elev. (FFE)(NAVD)	21.8' NAVD	21.8' NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	9787 sqft; 50%	10926.45 sqft; 44.2%	N/C
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)	1380.15 sqft; 45%	2325.07 sqft; 75.8%	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

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PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD. PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

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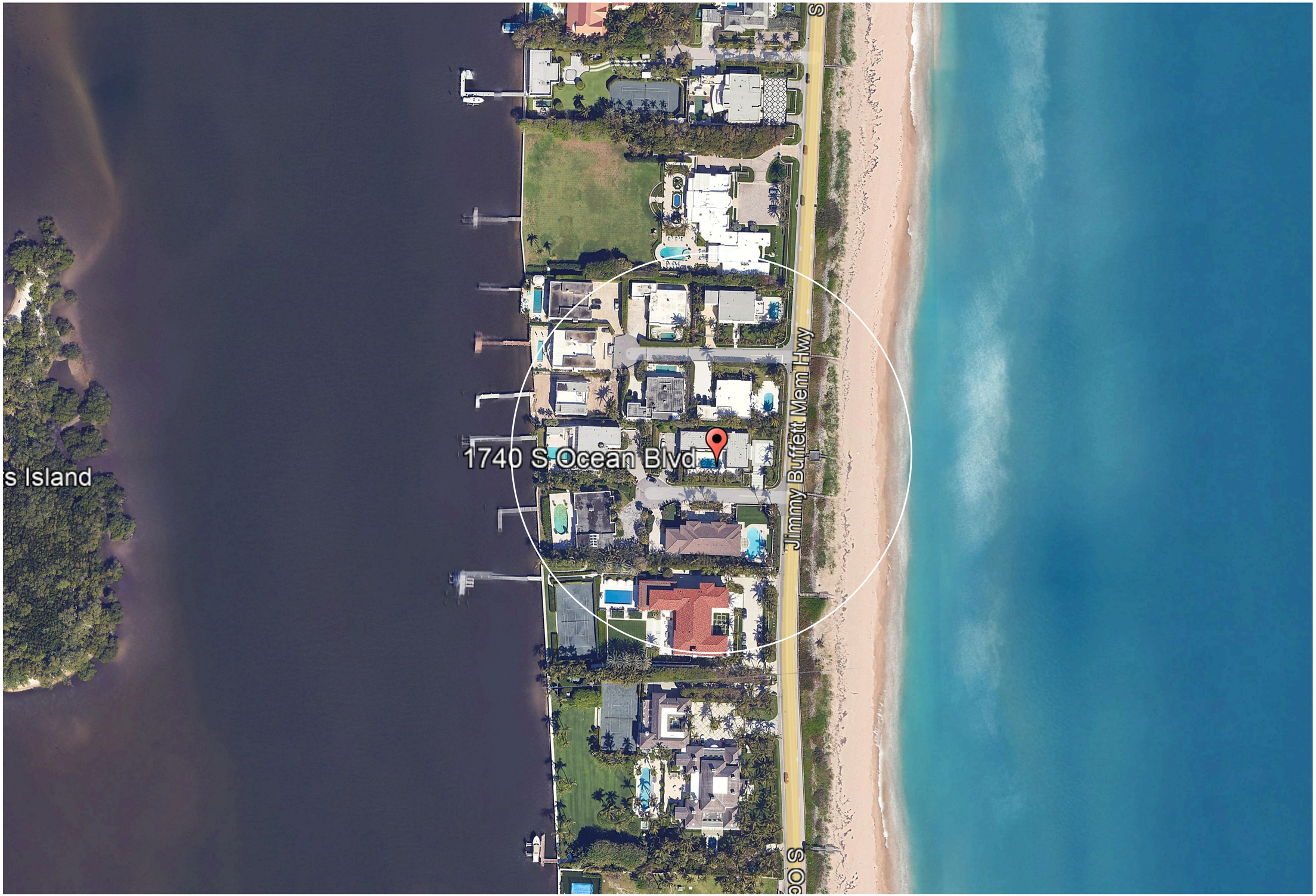
04.01.26



VICINITY PLAN 1/64" = 1'-0"

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

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PROJECT #

SHEET NO.

PR-1

04.01.26

CONTEXTUAL SITE PLAN 1/64" = 1'-0"

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD. PALM BEACH, FL 33480

CONSULTANT:

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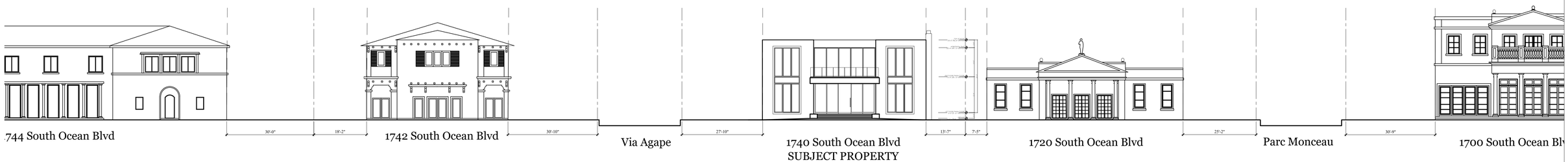
PROJECT #

SHEET NO.

PR-2

04.01.26



STREET SCAPES 1/16" = 1'-0"

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD. PALM BEACH, FL 33480

CONSULTANT:

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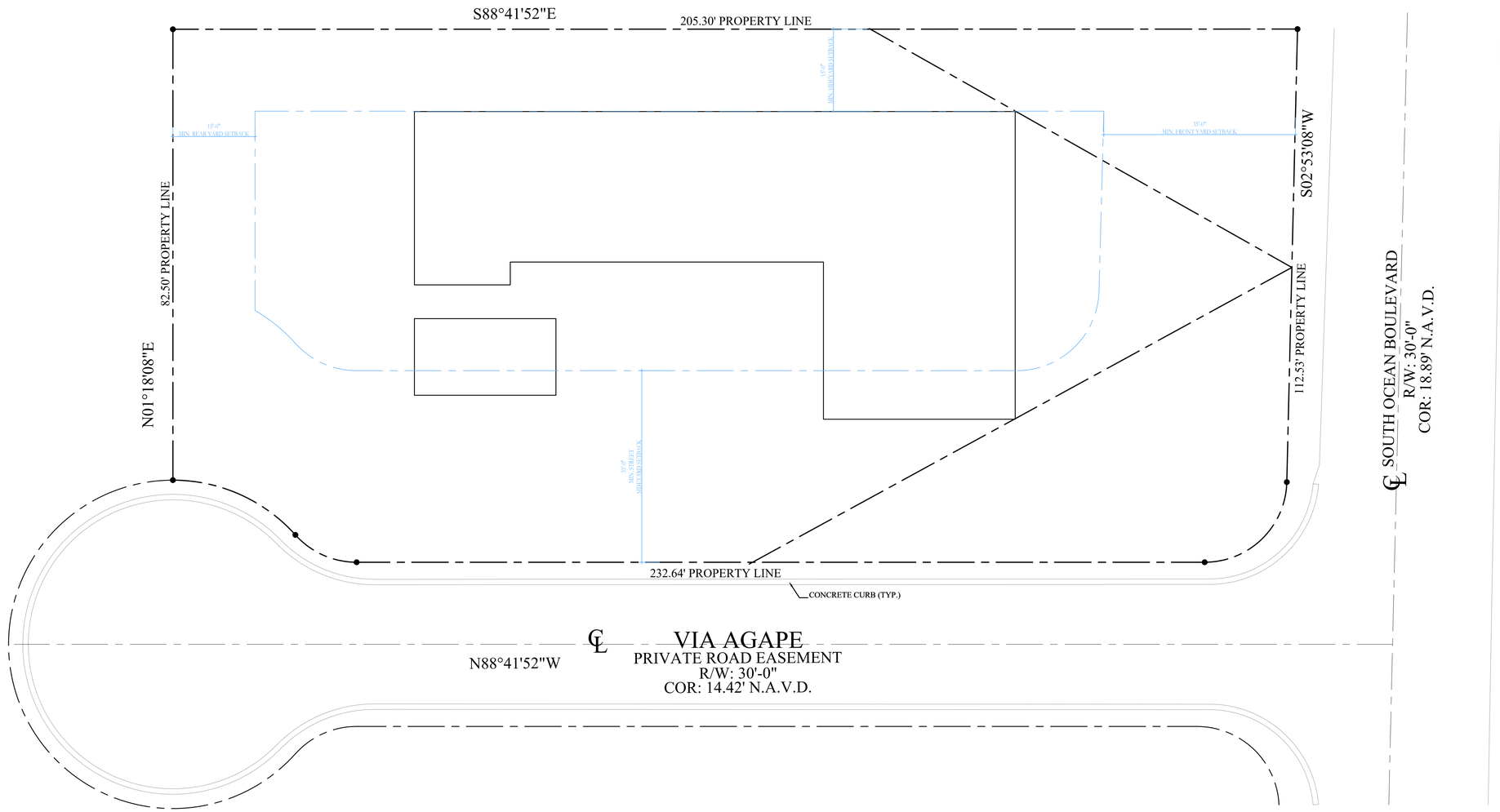
PROJECT #

SHEET NO.

PR-3

04.01.26



ZONING DIAGRAM 3/32" = 1'-0"

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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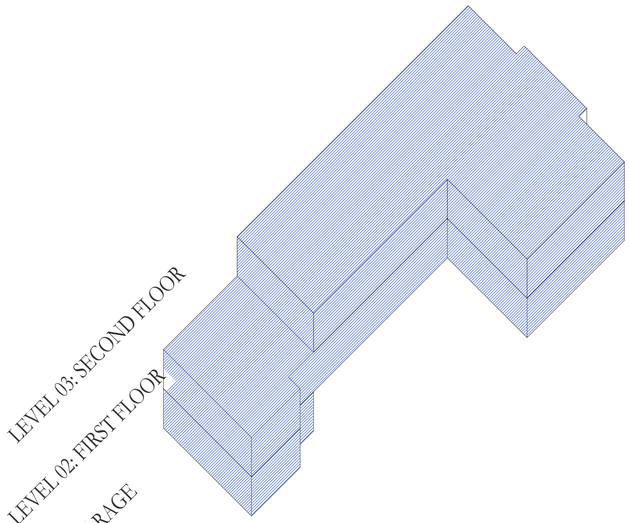
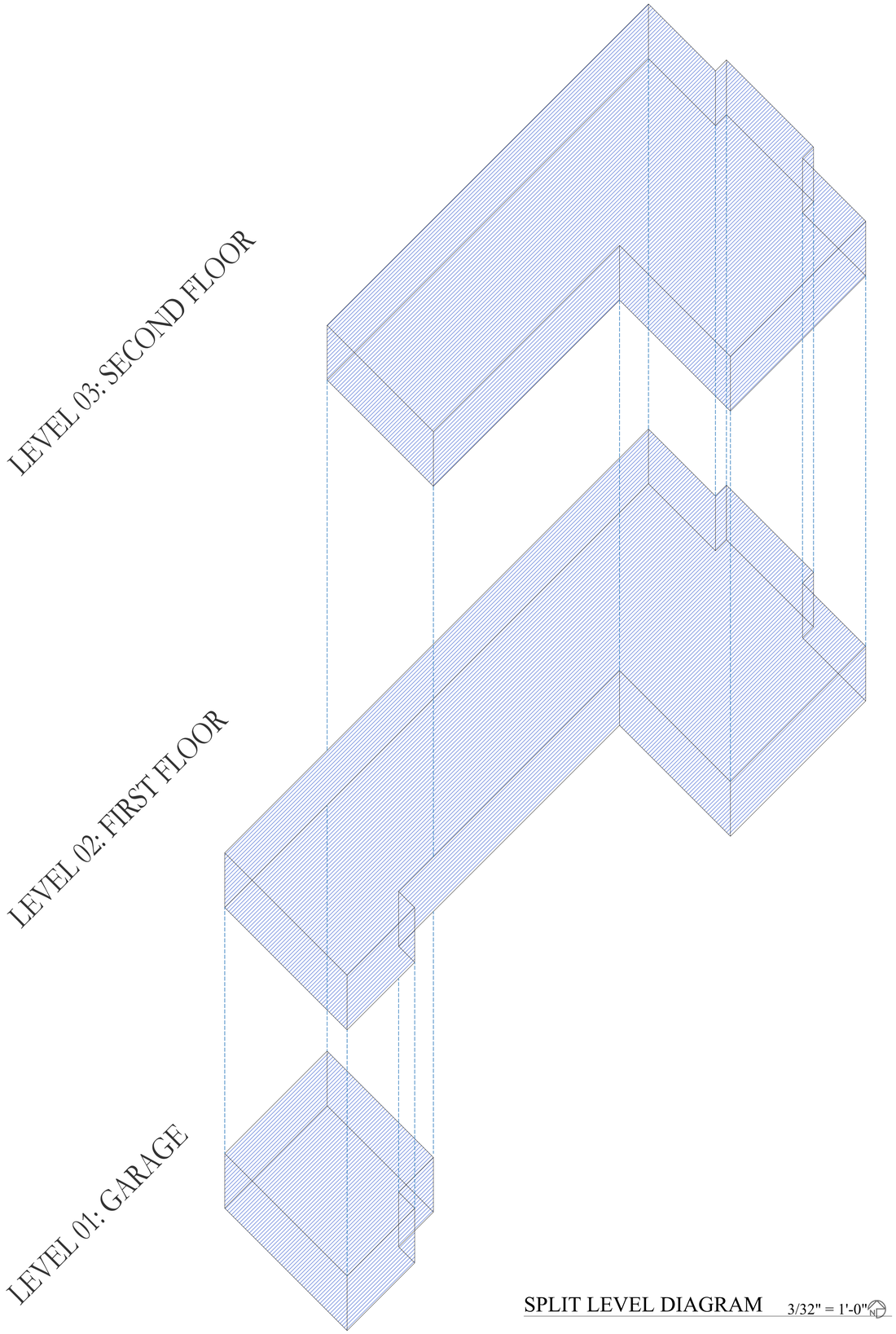
PROJECT #

SHEET NO.

PR-4

06.15.26





SPLIT LEVEL DIAGRAM 3/32" = 1'-0"

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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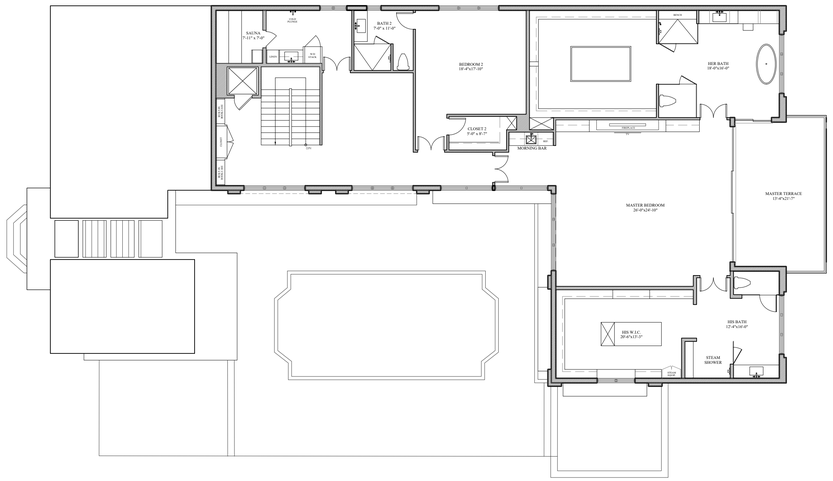
PROJECT #

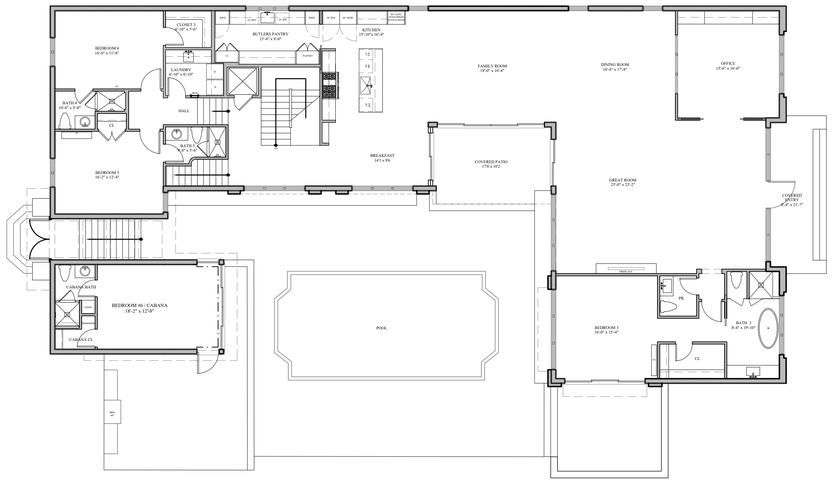
SHEET NO.

PR-6

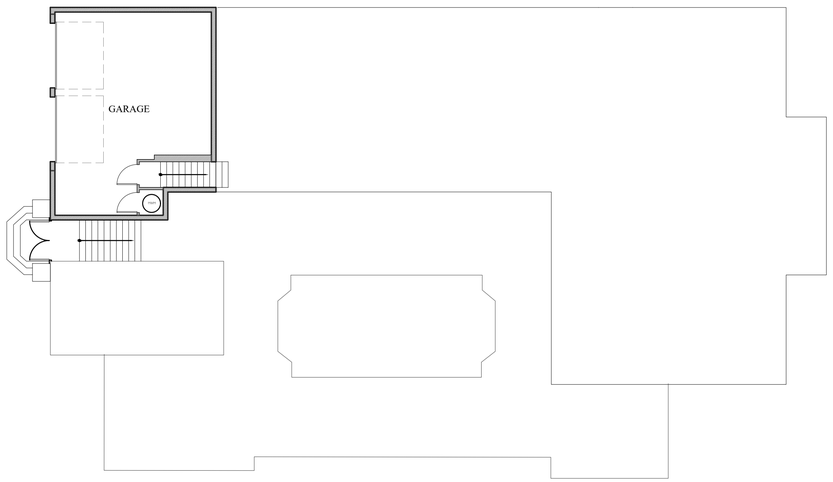
06.15.26



LEVEL 03: SECOND FLOOR



LEVEL 02: FIRST FLOOR



LEVEL 01: GARAGE

PROPOSED PLAN OVERLAY DIAGRAM 3/32" = 1'-0"

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

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1740 S. OCEAN BLVD, PALM BEACH, FL 33480

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PROJECT #

SHEET NO.

PR-7

06.15.26



















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A.R.#10,181

PROPOSED RENOVATIONS FOR:

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CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

PH-1

04.01.26

















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A.R.#10,181

PROPOSED RENOVATIONS FOR:

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1740 S. OCEAN BLVD. PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

PH-2

04.01.26











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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD. PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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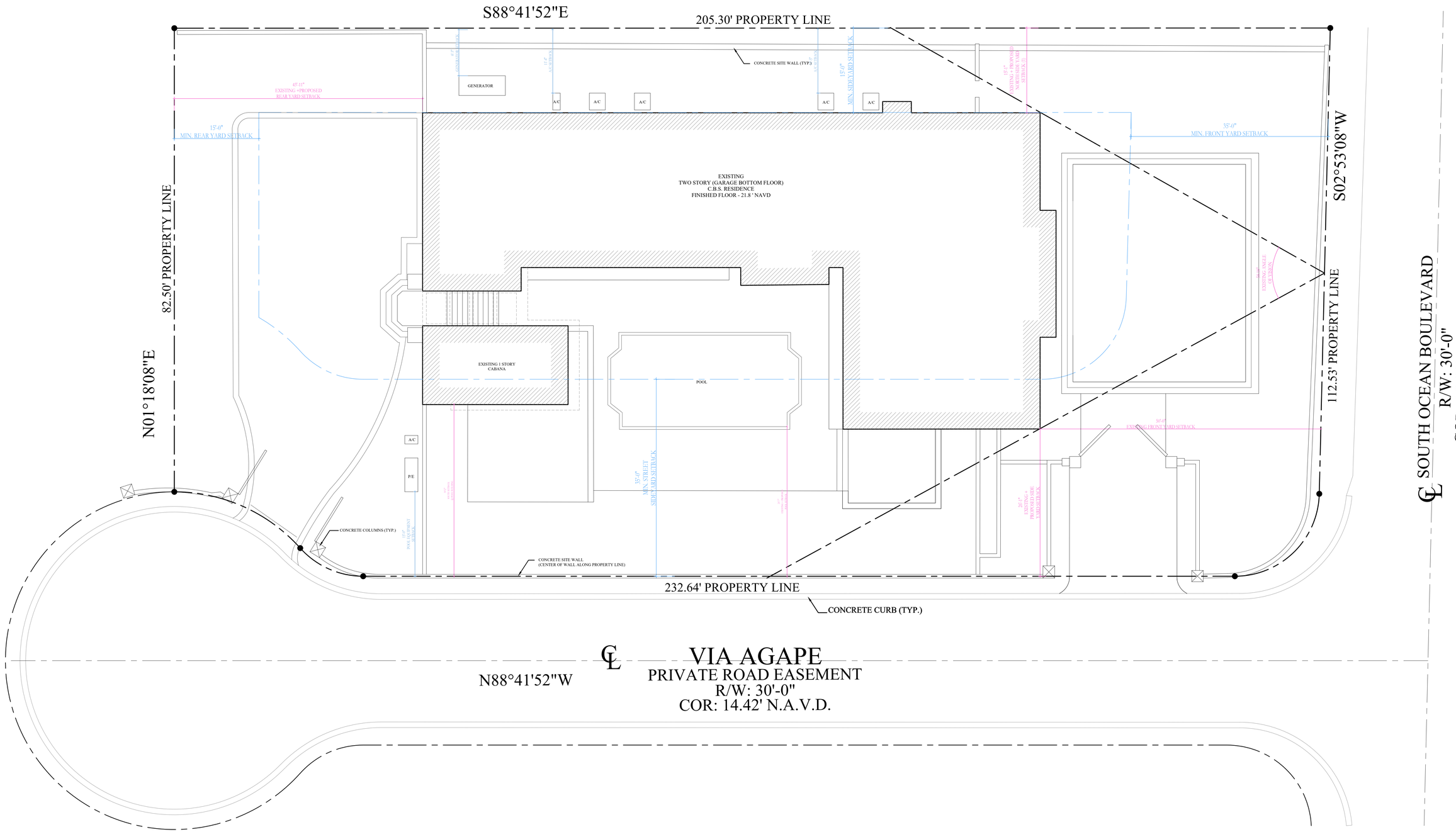
PROJECT #

SHEET NO.

PH-3

04.01.26



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

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

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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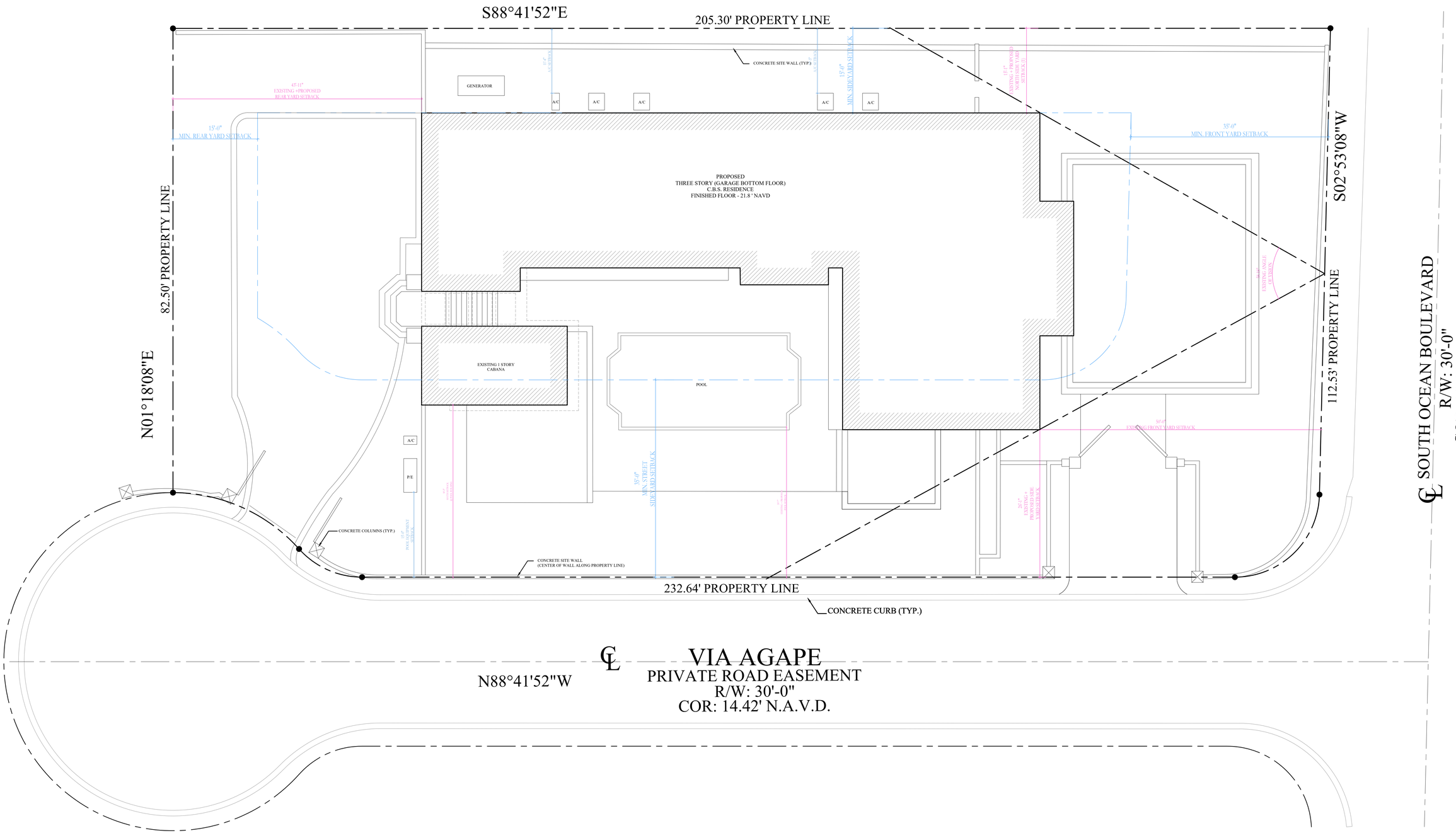
PROJECT #

SHEET NO.

SP-1.0

07.06.26



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

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

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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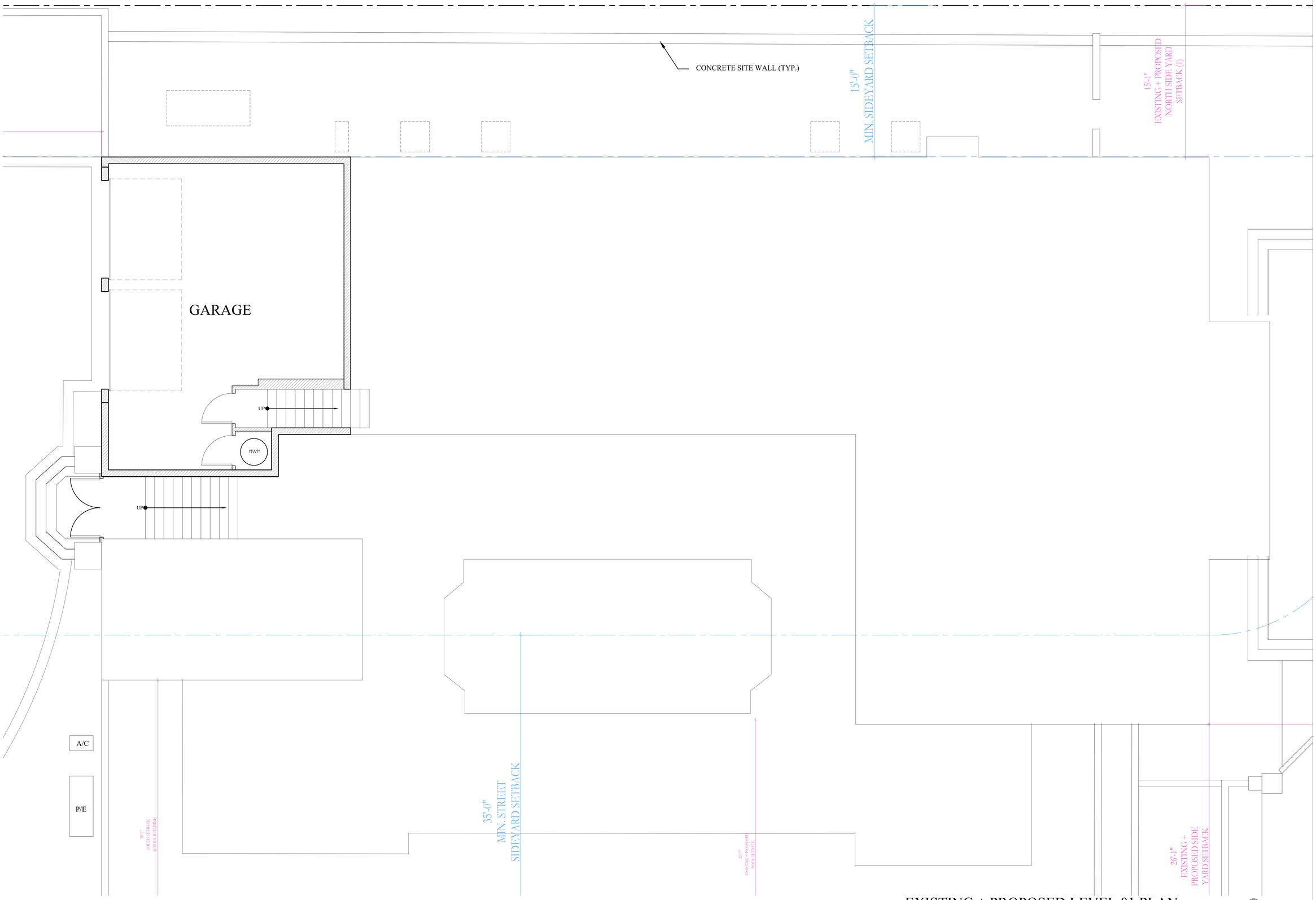
PROJECT #

SHEET NO.

SP-2.2

07.06.26



EXISTING + PROPOSED LEVEL 01 PLAN 1/4" = 1'-0"

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

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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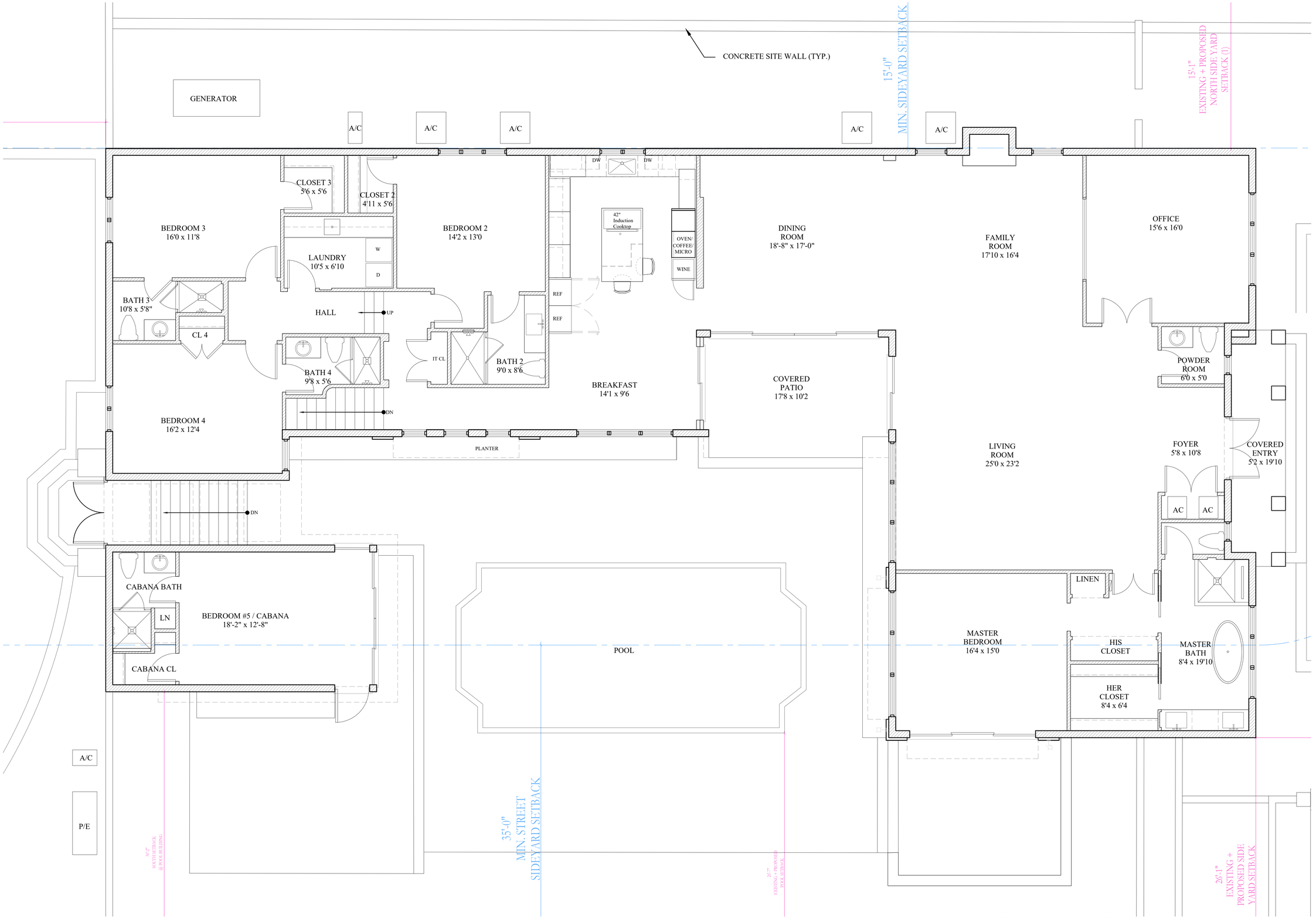
PROJECT #

SHEET NO.

A-1.0

07.06.26



EXISTING LEVEL 02 PLAN

1/4" = 1'-0"

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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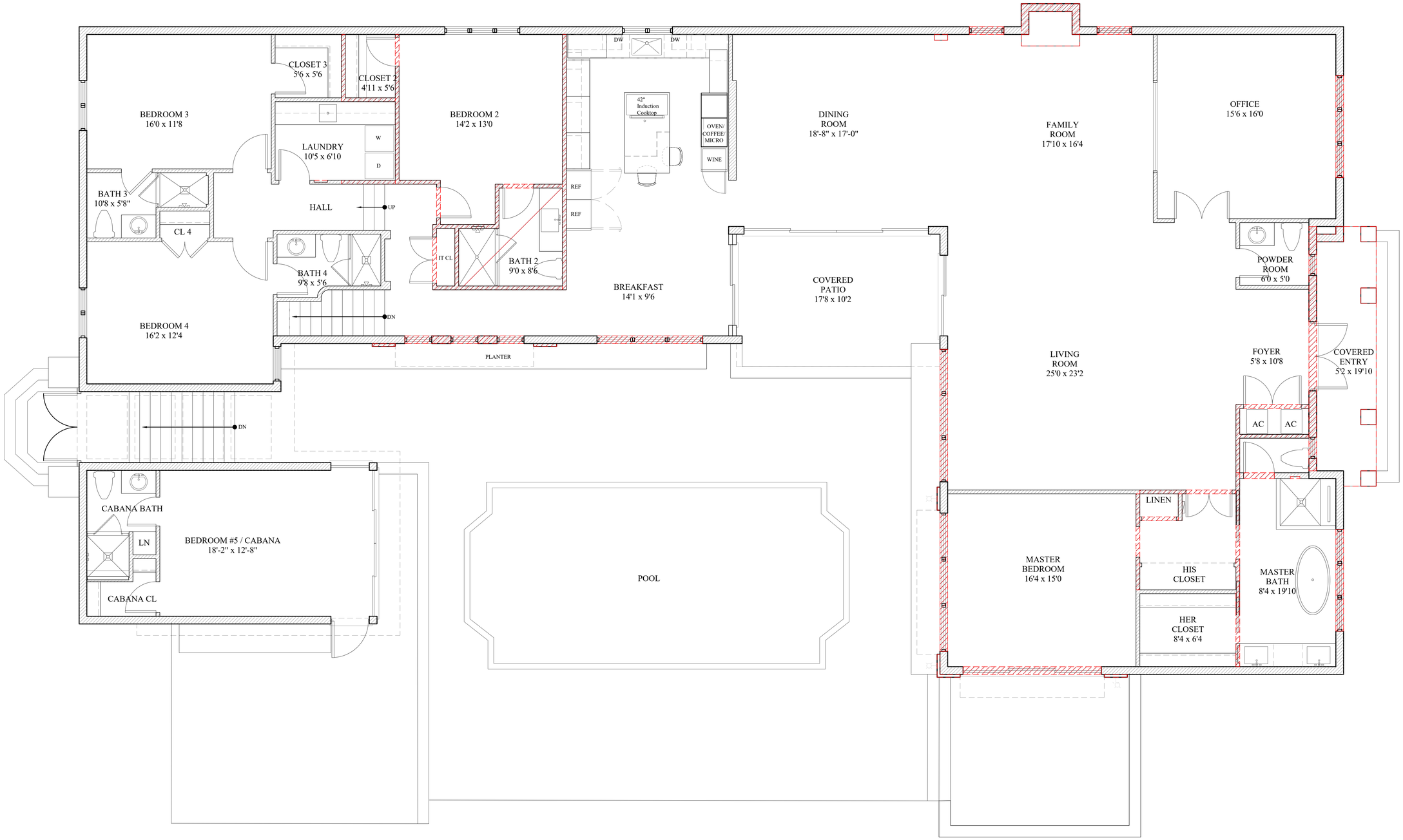
PROJECT #

SHEET NO.

A-1.1

07.06.26



DEMO LEVEL 02 PLAN

1/4" = 1'-0"

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

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

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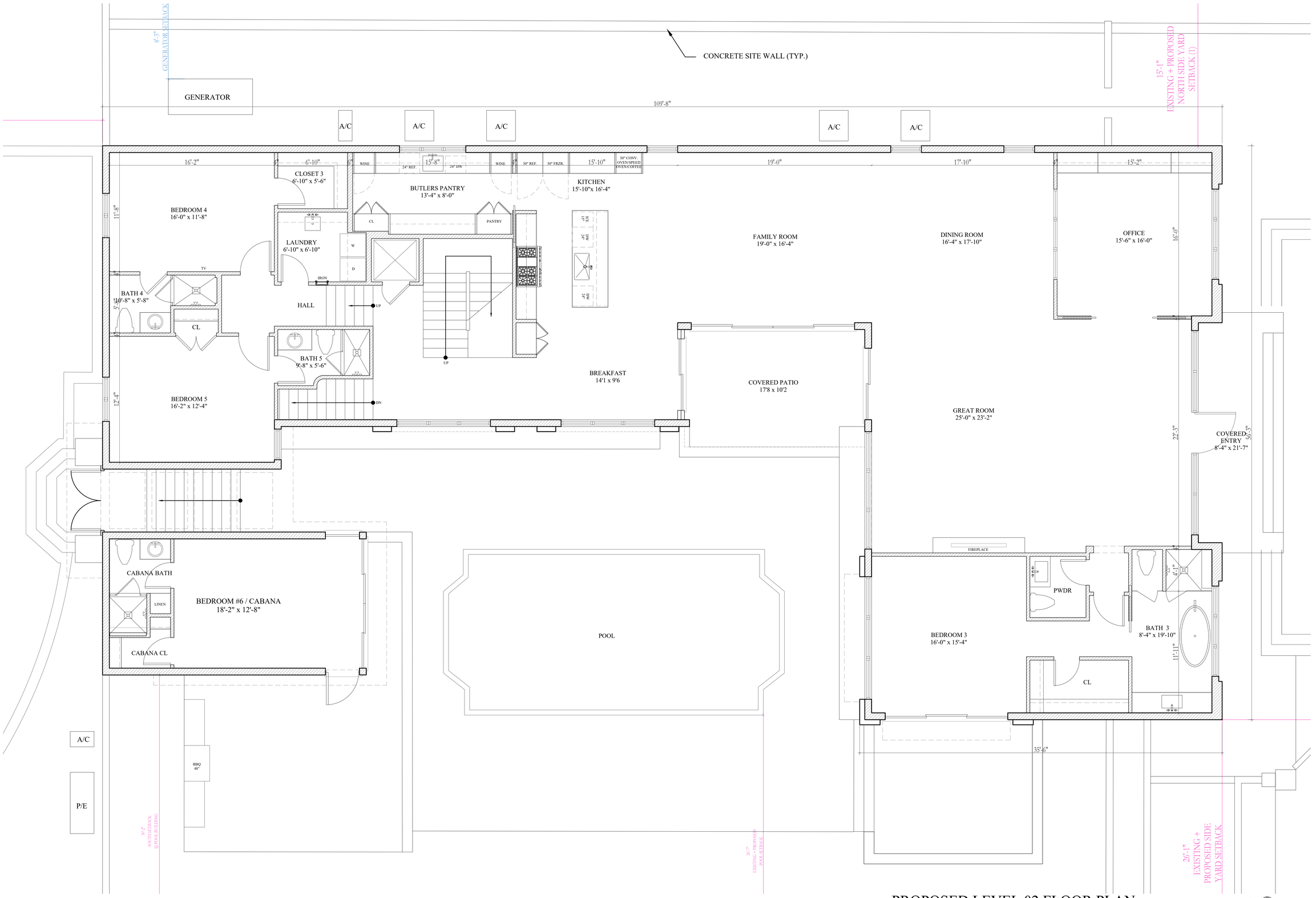
A-1.1

07.06.26



PROPOSED LEVEL 02 FLOOR PLAN

1/4" = 1'-0"

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

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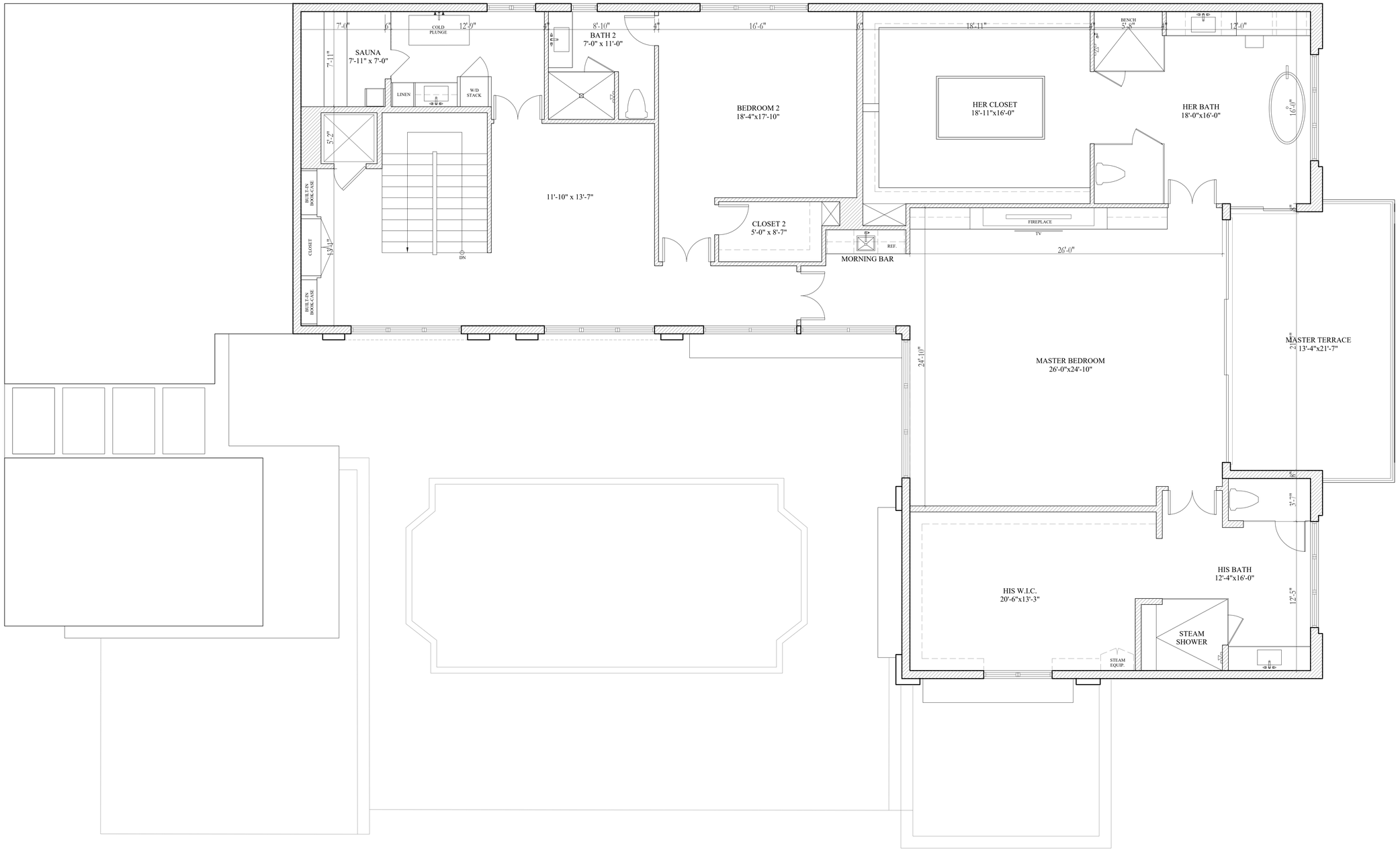
PROJECT #

SHEET NO.

A-1.2

07.06.26



PROPOSED LEVEL 03 FLOOR PLAN 1/4" = 1'-0"

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

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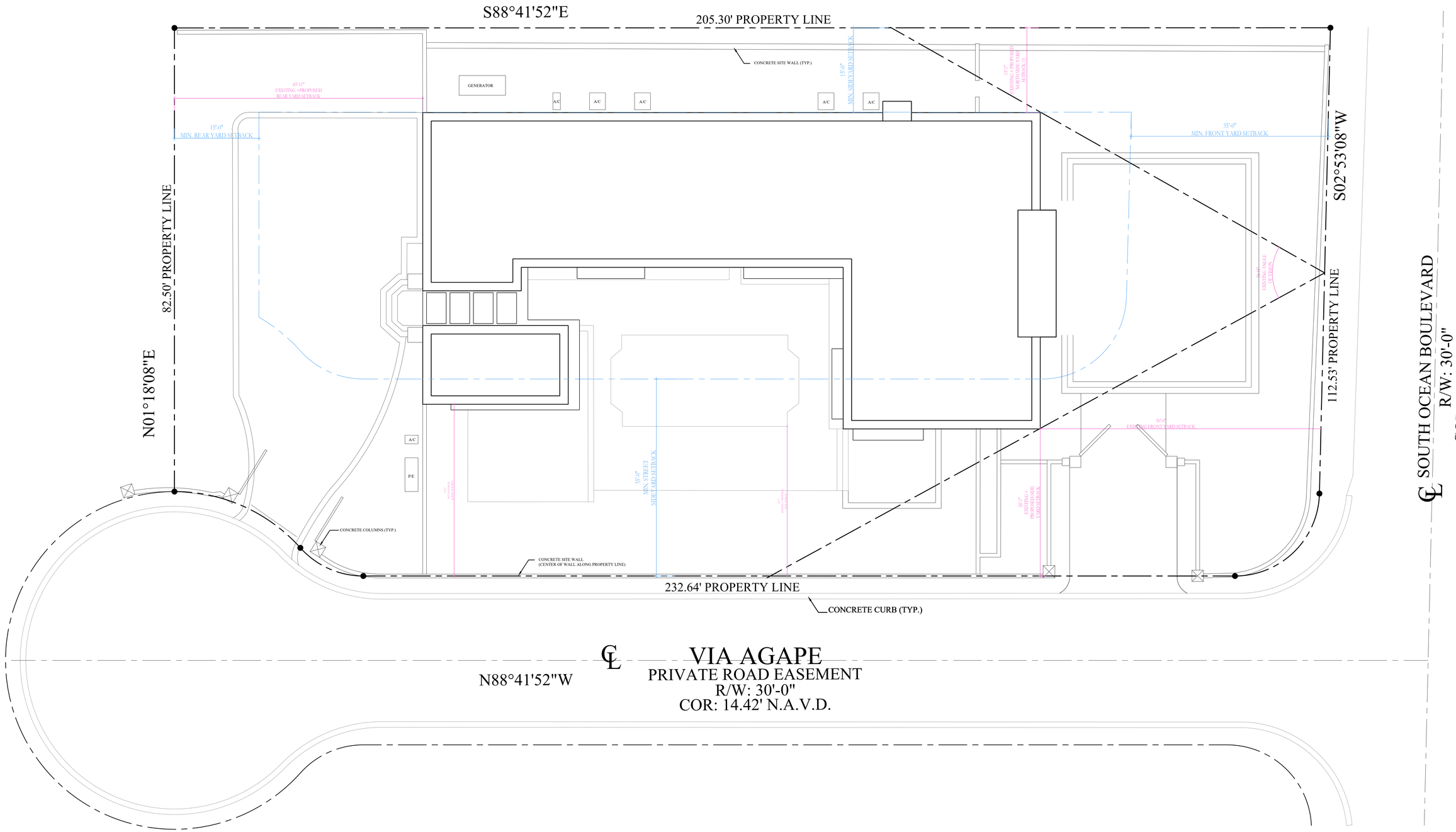
PROJECT #

SHEET NO.

A-1.3

07.06.26



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

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

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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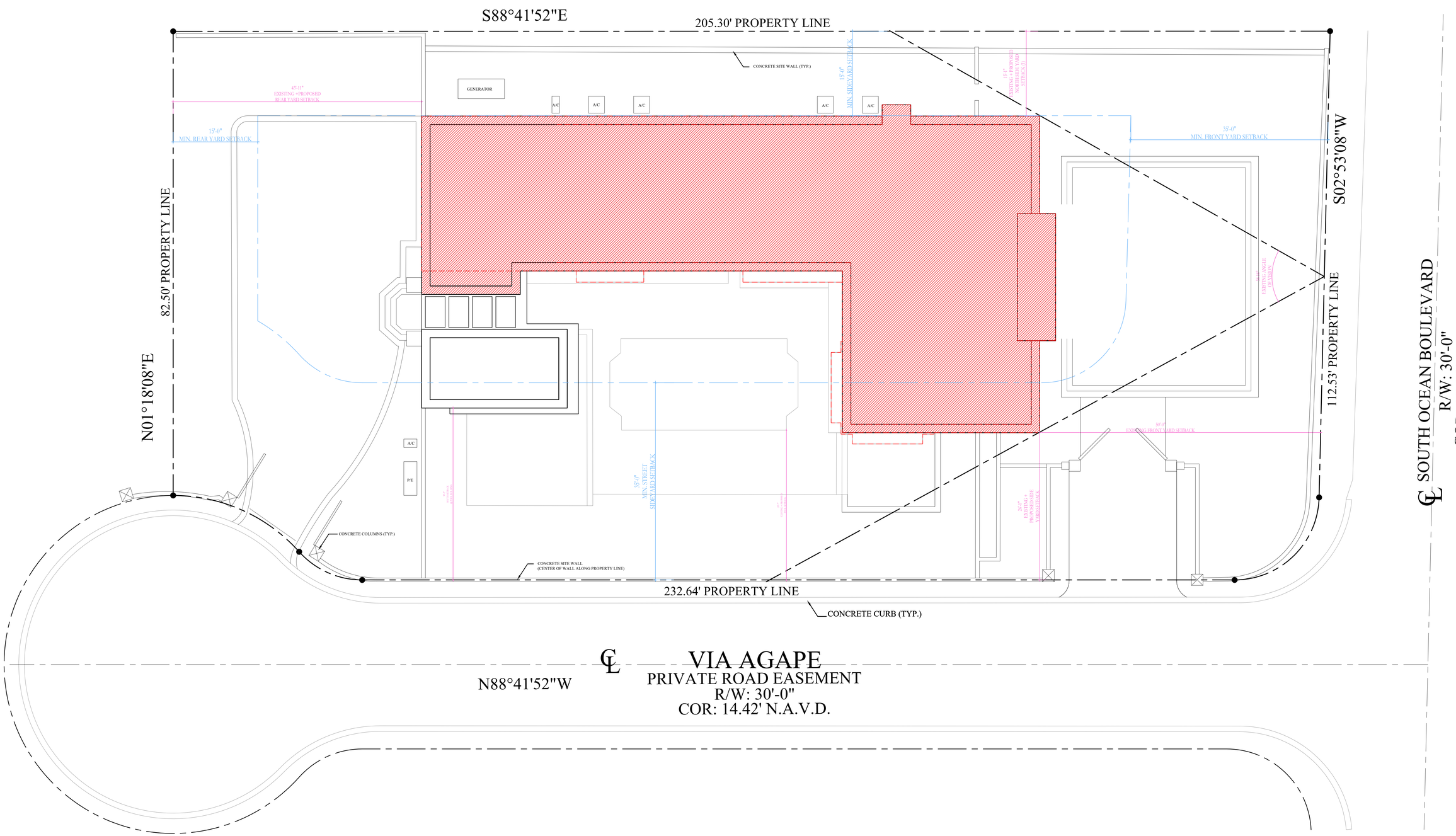
PROJECT #

SHEET NO.

A-1.4

07.06.26



DEMO ROOF PLAN 1/8" = 1'-0"

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

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

PROPOSED RENOVATIONS FOR:

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1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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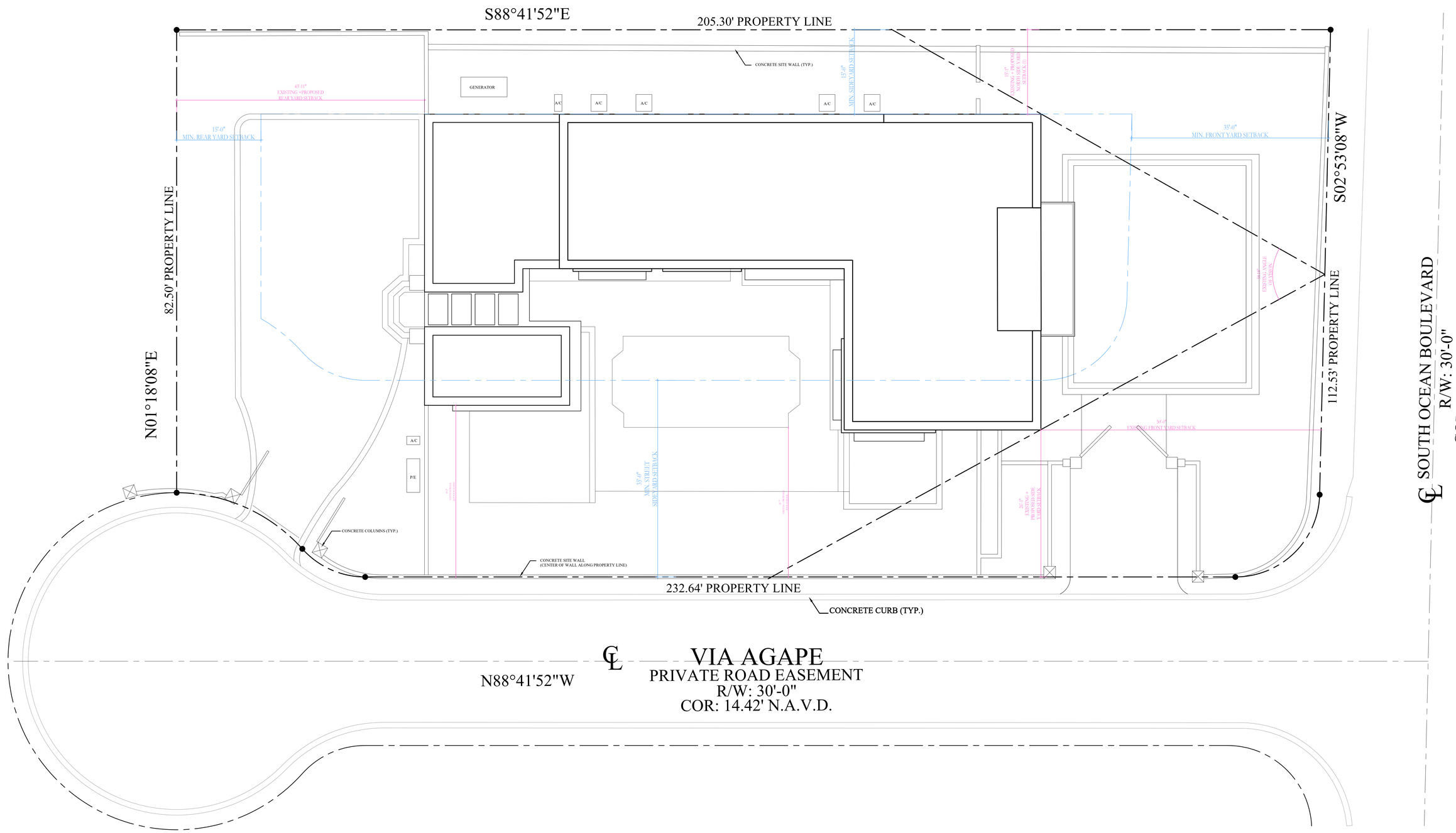
PROJECT #

SHEET NO.

A-1.5

07.06.26



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

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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PROJECT #

SHEET NO.

A-1.6

07.06.26



EXISTING EAST ELEVATION 1/4" = 1'-0"



PROPOSED EAST ELEVATION 1/4" = 1'-0"

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

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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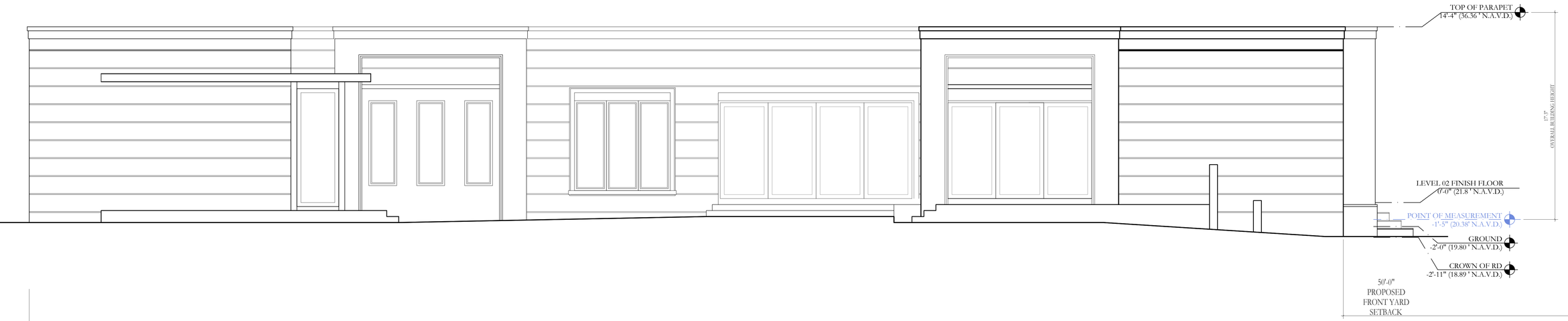
PROJECT #

SHEET NO.

A-2.4

07.06.26



EXISTING SOUTH ELEVATION 1/4" = 1'-0"



PROPSOED SOUTH ELEVATION 1/4" = 1'-0"

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

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

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1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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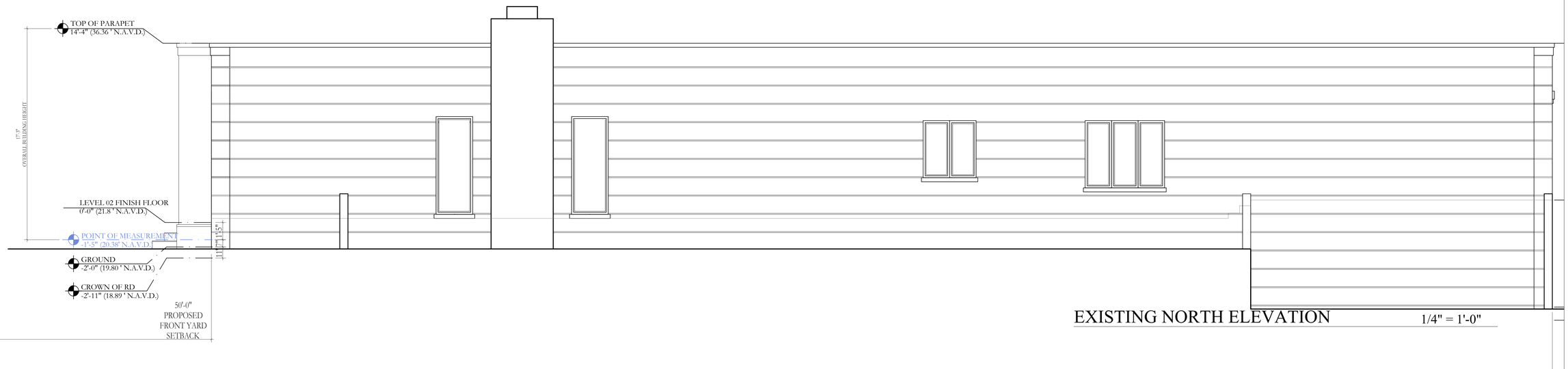
PROJECT #

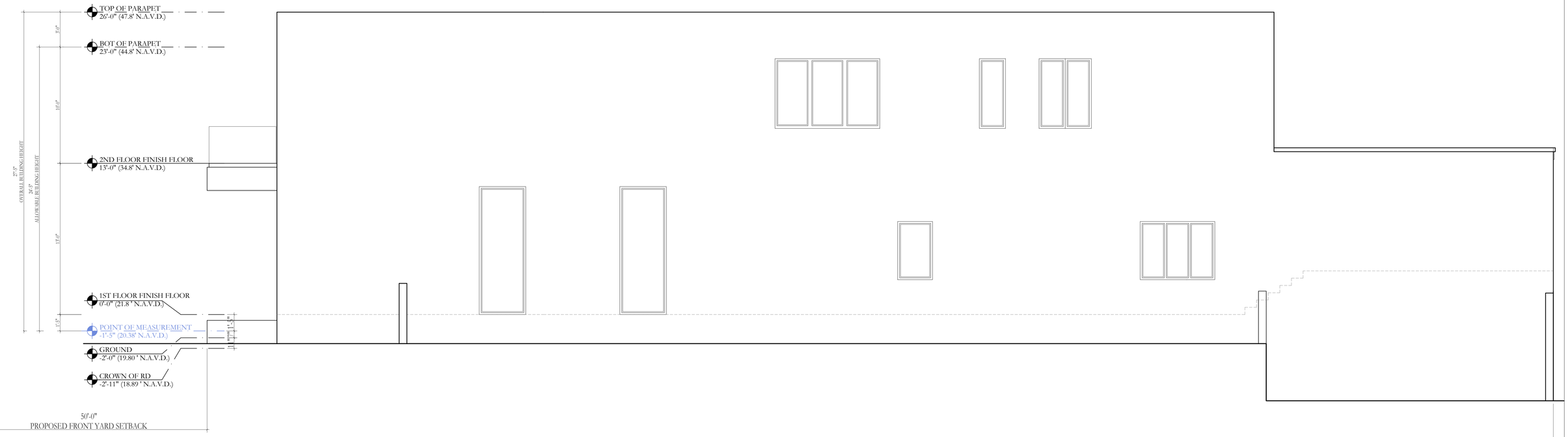
SHEET NO.

A-2.5

07.06.26



EXISTING NORTH ELEVATION 1/4" = 1'-0"



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

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-2.6

07.06.26



EXISTING WEST ELEVATION 1/4" = 1'-0"



PROPSOED WEST ELEVATION 1/4" = 1'-0"

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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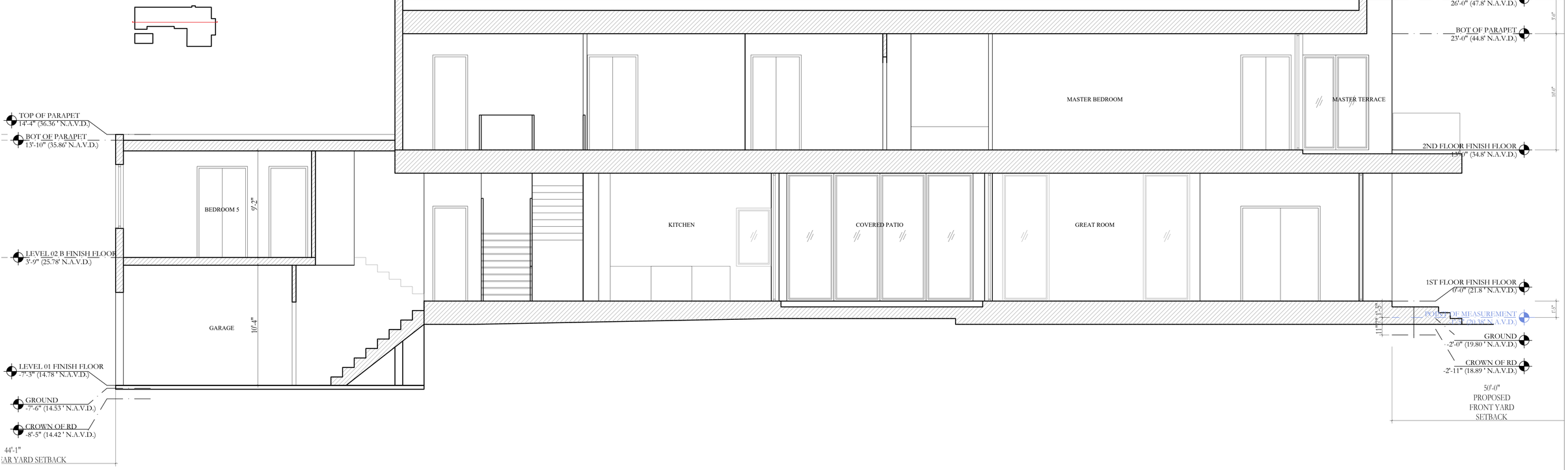
PROJECT #

SHEET NO.

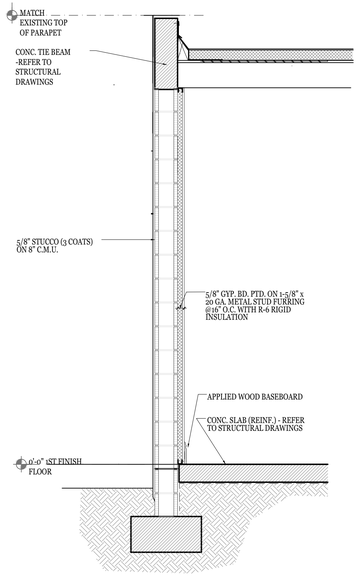
A-2.7

07.06.26



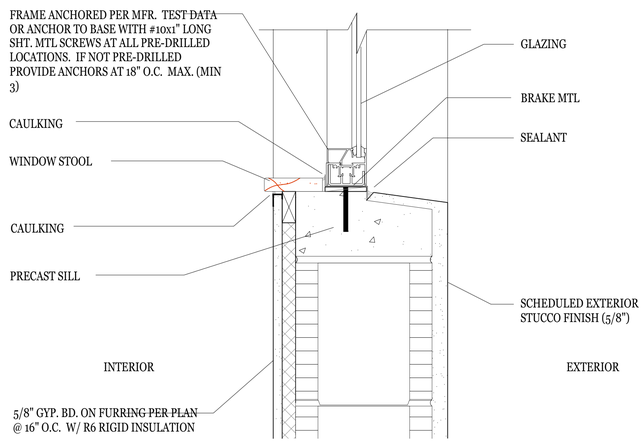
PROPOSED SECTION A

1/4" = 1'-0"



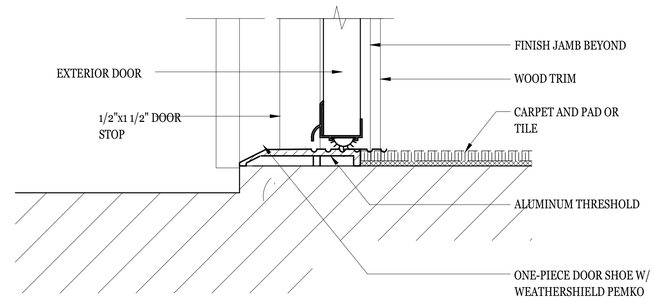
3 / A-3.0 — TYP. WALL + PARAPET DETAIL

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



3 / A-3.0 — TYPICAL WINDOW SILL DETAIL @ CONC. WALL

SCALE: 1" = 1'-0"



4 / A-3.0 — TYPICAL DOOR SILL DETAIL

SCALE: NTS

SKA
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BEACH, FL. 33480 PHONE: 561.655.1116

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-3.0

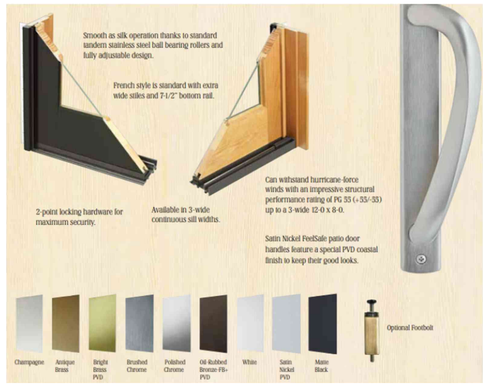
07.06.26

MATERIAL SHEET:

WALLS:
Painted Smooth Stucco
BM-880 Zindafel White

METAL DETAILS:
Oiled - Bronze Cladding

WINDOW/DOOR FRAMES:
Sierra Pacific: Modern Onyx



SIERRA PACIFIC WINDOWS





PROPOSED EAST ELEVATION 1/4" = 1'-0"

SKA
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249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
149 BRAZILIAN, LLC.
1740 S. OCEAN BLVD, PALM BEACH, FL. 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.
A-4.0

05.11.26



PROPOSED EAST ELEVATION 1/4" = 1'-0"



PROPSOED WEST ELEVATION 1/4" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2. PALM BEACH, FL. 33480 PHONE: 561.655.1116
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A.R.#10,181

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

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CONSULTANT:

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PROJECT #

SHEET NO.

A-4.1

06.12.26



PROPSOED SOUTH ELEVATION 1/4" = 1'-0"



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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

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CONSULTANT:

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PROJECT #

SHEET NO.

A-4.2

06.12.26



FRONT RENDERED VIEW - EAST FACADE

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

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

PROPOSED RENOVATIONS FOR:

149 BRAZILIAN, LLC.

1740 S. OCEAN BLVD, PALM BEACH, FL. 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-5.0

05.11.26



SOUTH FACADE RENDERED VIEW

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

PROPOSED RENOVATIONS FOR:

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PROJECT #

SHEET NO.

A-5.1

05.11.26

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

EXISTING WALL
EXISTING CONCRETE SITE WALL (TYP)
205.30' PROPERTY LINE
EXISTING WALL
PROPERTY LINE
EXISTING WALL
EXISTING WALL
INTERSECTION SIGHT TRIANGLE PER FDOT INDEX 546; 35 MPH

82.50' PROPERTY LINE

GENERATOR
A/C
BEDROOM 4
10'-0" x 11'-8"
CLOSET 2
6'-10" x 5'-6"
BUTLERS PANTRY
13'-4" x 6'-8"
KITCHEN
13'-10"x 16'-4"
LAUNDRY
6'-10" x 6'-10"
HALL
BATH 4
10'-8" x 5'-8"
BATH 5
9'-8" x 5'-6"
BEDROOM 5
16'-2" x 12'-4"
FAMILY ROOM
19'-0" x 16'-4"
DINING ROOM
16'-4" x 17'-8"
OFFICE
15'-6" x 16'-0"
BREAKFAST
14'1 x 9'8
EXISTING PATIO
COVERED PATIO
17'8 x 10'2
GREAT ROOM
25'-0" x 23'-2"
COVERED ENTRY
6'-4" x 21'-7"
EXISTING MOTORCOURT
EXISTING MOTORCOURT
STEPS
EXISTING PATIO
CABANA BATH
BEDROOM #6 / CABANA
18'-2" x 12'-8"
CABANA CL.
EXISTING POOL
POOL
PR
BATH 3
8'-4" x 19'-0"
BEDROOM 3
16'-0" x 15'-4"
CL.
EXISTING PATIO
EXISTING PATIO
A/C
POOL EQUIPMENT
EXISTING GATE, PIERS AND COLUMN TO REMAIN
EXISTING WALL
EXISTING DRIVEWAY
EXISTING DRIVEWAY
15' FRONT SETBACK
INTERSECTION SITE TRIANGLE PER FDOT INDEX 546: 35MPH NO PLANTING OBSTRUCTION OVER 30" HT AND LIMB UP PALMS 9' CT INT
EXISTING WHITE LINE
112.53' PROPERTY LINE
152'
SOUTH OCEAN BLVD.
EXISTING WALL & COLUMNS (TYP) W/ GATE
EXISTING TRENCH DRAIN
EXISTING CBS COLUMNS (TYP)
PROPERTY LINE
EXISTING CONCRETE CURB (TYP)
232.64' PROPERTY LINE
EXISTING CBS SITE WALL
EXISTING WALL
EXISTING WALL & COLUMNS (TYP)
CENTER LINE OF VIA AGAPE
CENTER LINE OF OCEAN
℄ VIA AGAPE ROAD
14'-6"

Note:

1. Plan was not drawn from a formboard survey. Contractor's responsibilty to check all grades and verify all dimensions Do not encroach into any setbacks.
2. Plans are preliminary conceptual only and NOT intended for construction.
3. Do NOT scale drawings.
4. Prior to construction, verify any sidewalks that are required by municipalities or governing bodies
5. Bio - Root Barrier required for all trees and most palms within 5' of any driveway, walks, patios, pool planters, hard surfaces, or req. easements per local utility company requirements etc.
6. Footers for any site or retaining walls minimum 3' depth to allow for palm root balls etc. or see landscape plan if not needed the extra depth notify L.A .
7. Notify Landscape Architect in writing of any discrepancies.

NO CHANGES TO LANDSCAPE OPEN SPACE
PERVIOUS /IMPERVIOUS CALCULATIONS

Existing Hardscape Plan

N
W E
S

0 4 8 12 20

SCALE: 1/8"= 1'

ARCOM # ARC-26-0035 (ZON-26-0028)

John E. Lang
Registered Landscape Architect
Florida License # 1315

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LANG DESIGN GROUP
Landscape Architecture*Planning*Site Lighting
1820 2nd Ave North
Lake Worth Beach, Fl 33461
(561) 688-9996 Fax (561) 688-9688
Email: ldg@langdesigngroup.com

30 YEARS OF AWARD WINNING DESIGN

1740 S Ocean Blvd.
PALM BEACH, FLORIDA

REVISIONS	BY
5.8.26	AD
6.12.26	AD

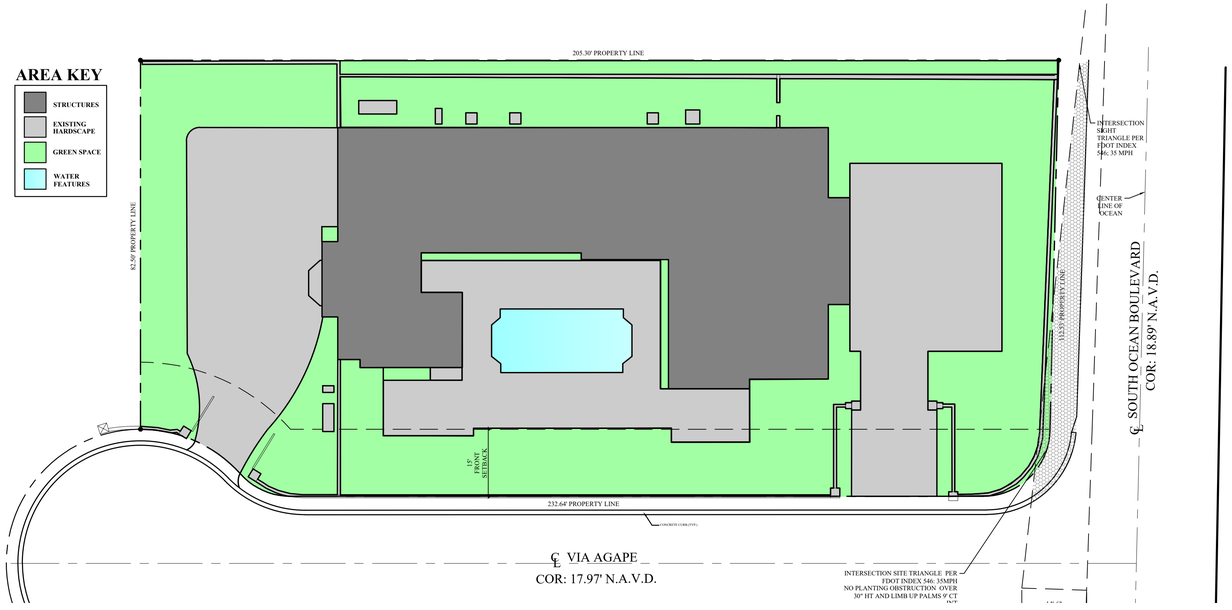
DRAWN MS
CHECKED JEL
DATE 4.23.26
SCALE 1/8" = 1'0"

LH1

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:**	1740 S OCEAN BLVD		
2	**Lot Area (sq. ft.):**	19,575.20		
3		REQUIRED	PROPOSED	
4	Landscape Open Space (LOS) (Sq Ft and %)	9787.0 50%	existing: 10926.45	44.2%
5	LOS to be altered (Sq FT and %)	N/A	n/a	
6	Perimeter LOS (Sq FT and %)			
7	Front Yard LOS (Sq Ft and %)	1380.15 SQ FT 45 %	2325.07 SQ. FT. 75.8%	
8	Native Trees %	30% (number of trees)	incl exist:35% (14)	
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	incl exist:32% (350)	
10	Native Groundcover %	30% (groundcover area)	N/A	

NOTE: NO CHANGE TO
LANDSCAPE OPEN SPACE



1/H2 EXISTING OVERALL LANDSCAPE OPEN SPACE DIAGRAM
SCALE: 1/16" = 1' 0"

NO CHANGES TO OPEN PERVIOUS GREEN SPACE COVERAGE

EXISTING SITE CALCULATIONS:

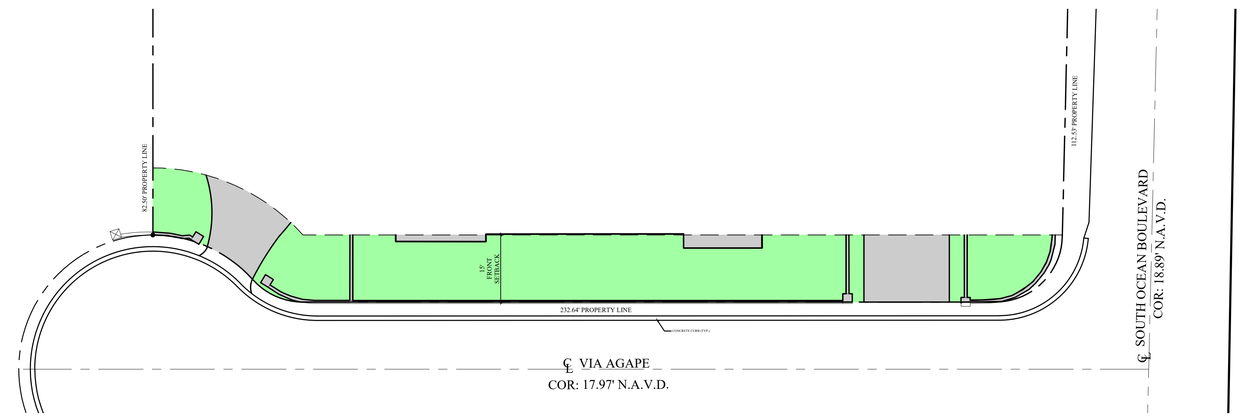
R-A: ESTATE RESIDENTIAL ZONING DISTRICT

EXISTING LOT GREENSPACE COVERAGE:

SITE =19575 SQ. FT.
BUILDING FOOTPRINT IMPERVIOUS AREA = 4752.03 SQ. FT.
EXISTING IMPERVIOUS HARDSCAPE = 6,174.42 SQ FT
TOTAL EXISTING IMPERVIOUS AREA = 10,926.45 SQ. FT.
TOTAL EXISTING PERVIOUS L.O.S. = 8,648.55 SQ. FT.
LANDSCAPE OPEN SPACE % EXISTING PROVIDED = 44.2% / 8,648.55 SQ. FT.
TOWN PALM BEACH REQUIRED = 50% OR 9787 SQ. FT.

FRONT SETBACK GREENSPACE:

TOTAL AREA W/IN FRONT SETBACK = 3067 SQ. FT.
IMPERVIOUS COVERAGE W/IN FRONT SB = 741.93 SQ. FT.
GREENSPACE W/IN FRONT SB = 2325.07 SQ. FT. 75.8%
TOWN OF PALM BEACH REQUIREMENT 1380.15 = 45 %



1/H2 EXISTING FRONT SETBACK LANDSCAPE OPEN SPACE DIAGRAM
SCALE: 1/16" = 1' 0"

Hardscape/ Landscape Open Space Diagrams

ARCOM # ARC-26-0035 (ZON-26-0028)

LANG DESIGN GROUP
Landscape Architecture*Planning*Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33416
(561) 688-9996 Fax (561) 688-9688
Email: ldg@langdesigngroup.com

30 YEARS OF AWARD WINNING DESIGN

1740 S Ocean Blvd.
PALM BEACH, FLORIDA

REVISIONS	BY
5.8.26	AD
6.12.26	AD

DRAWN MS | CHECKED JEL | DATE 4.23.26 | SCALE 1/8" = 1'0"

John E. Lang
Registered Landscape Architect
Florida License # 1315

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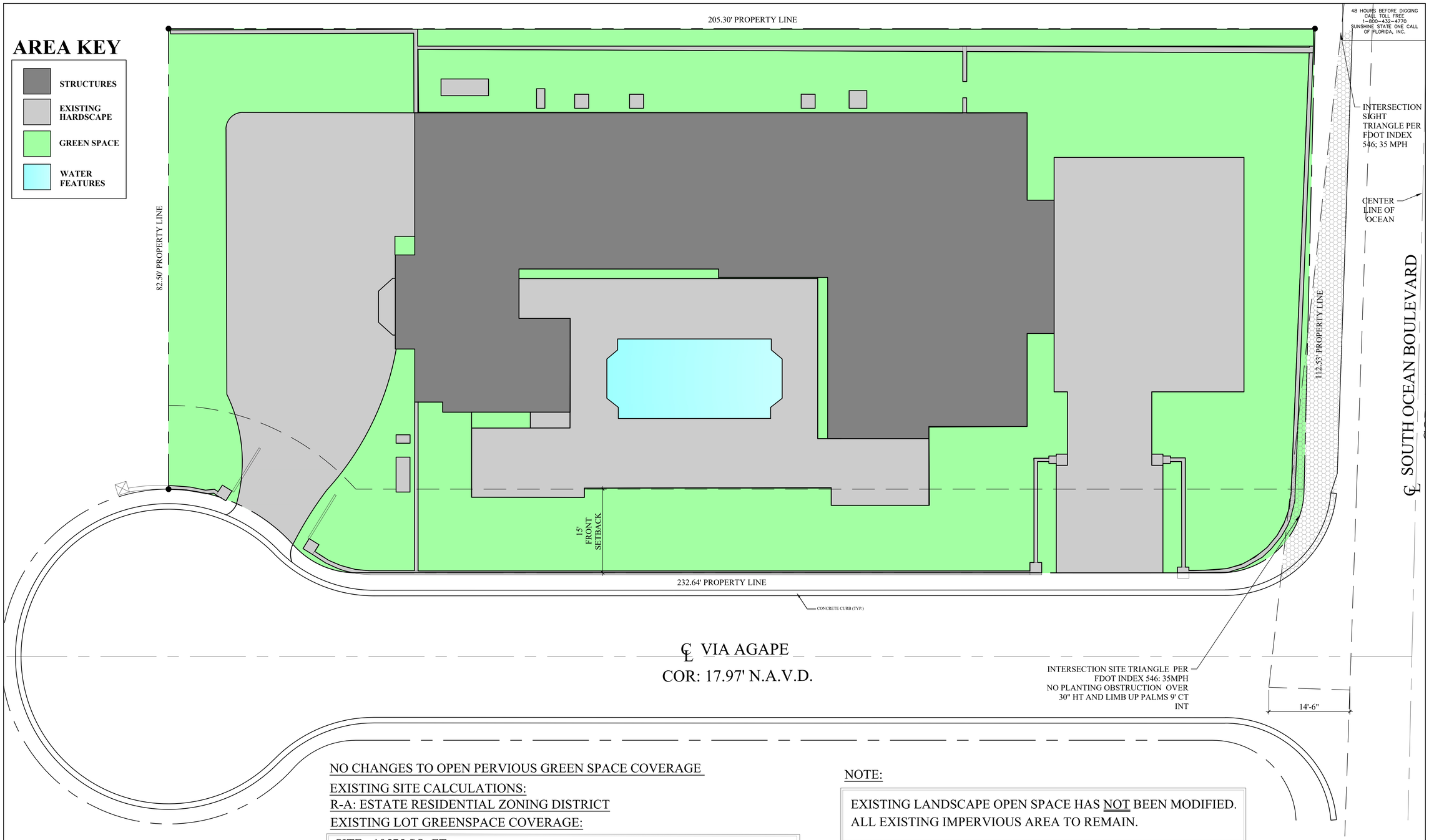
LH2

AREA KEY

- STRUCTURES
- EXISTING HARDSCAPE
- GREEN SPACE
- WATER FEATURES



NO CHANGES TO OPEN PERVIOUS GREEN SPACE COVERAGE

EXISTING SITE CALCULATIONS:

R-A: ESTATE RESIDENTIAL ZONING DISTRICT

EXISTING LOT GREENSPACE COVERAGE:

SITE =19575 SQ. FT.
BUILDING FOOTPRINT IMPERVIOUS AREA = 4752.03 SQ. FT.
EXISTING IMPERVIOUS HARDSCAPE = 6,174.42 SQ FT
TOTAL EXISTING IMPERVIOUS AREA = 10,926.45 SQ. FT.
TOTAL EXISTING PERVIOUS L.O.S. = 8,648.55 SQ. FT.
LANDSCAPE OPEN SPACE % EXISTING PROVIDED = 44.2% / 8,648.55 SQ. FT.
TOWN PALM BEACH REQUIRED = 50% OR 9787 SQ. FT.

NOTE:

EXISTING LANDSCAPE OPEN SPACE HAS NOT BEEN MODIFIED.
ALL EXISTING IMPERVIOUS AREA TO REMAIN.

N W E S

0 4 8 12 20

SCALE: 1/8"= 1'

ARCOM # ARC-26-0035 (ZON-26-0028)

Variance Diagram

LANG DESIGN GROUP

Landscape Architecture*Planning*Site Lighting
1820 2nd Ave North
Lake Worth Beach, Fl 33461
(561) 688-9996 Fax (561) 688-9688
Email: ldg@langdesigngroup.com

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SCALE NTS

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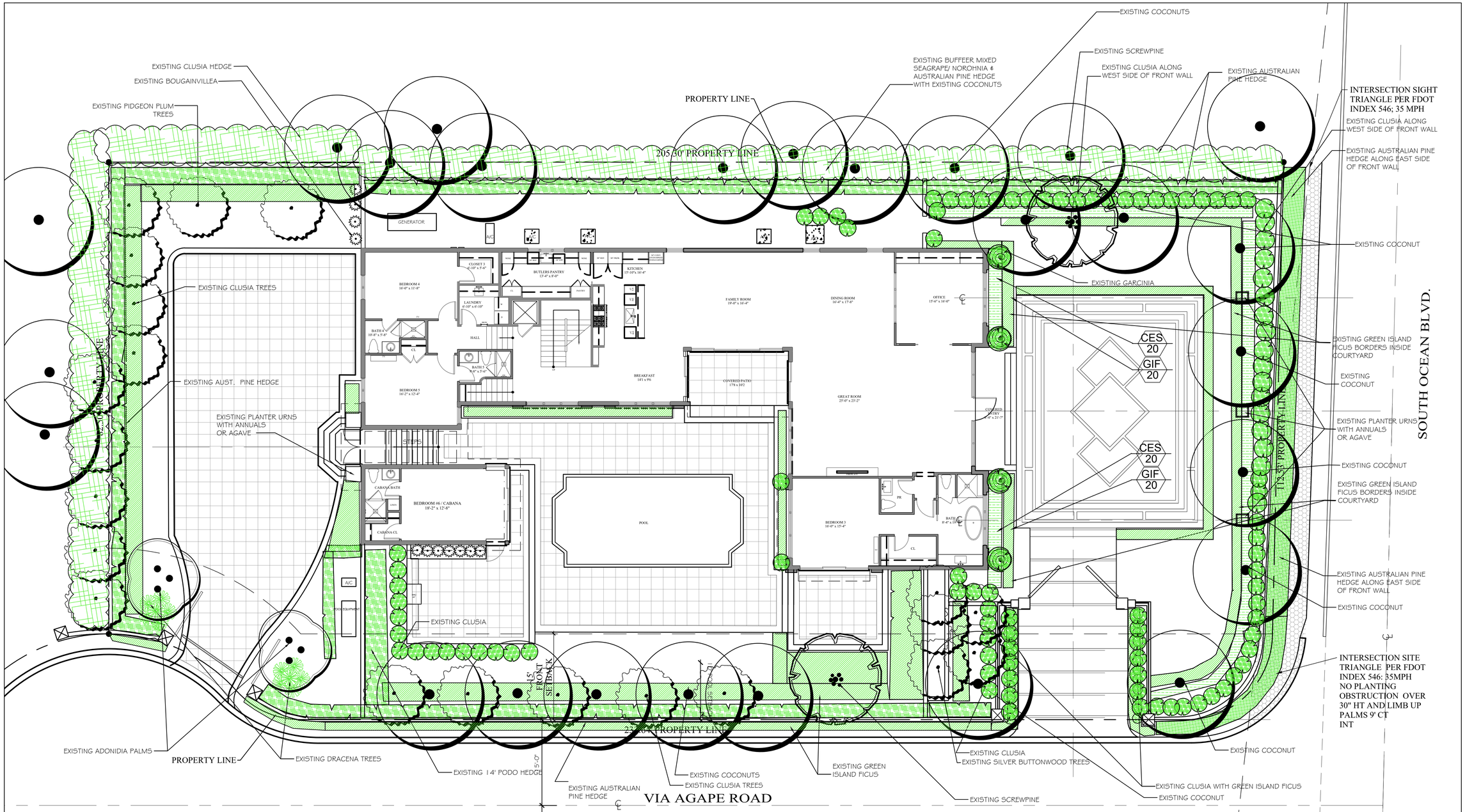
LH3



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:**	1740 S OCEAN BLVD		
2	**Lot Area (sq. ft.):**	19,575.20		
3		REQUIRED	PROPOSED	
4	Landscape Open Space (LOS) (Sq Ft and %)	9787.0 50%	existing: 10926.45	44.2%
5	LOS to be altered (Sq FT and %)	N/A	n/a	
6	Perimeter LOS (Sq Ft and %)			
7	Front Yard LOS (Sq Ft and %)	1380.15 SQ FT 45 %	2325.07 SQ. FT. 75.8%	
8	Native Trees %	30% (number of trees)	incl exist:35% (14)	
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	incl exist:32% (350	
10	Native Groundcover %	30% (groundcover area)	N/A	

Landscape Layout Plan

N W E S

0 5 10 15 20

SCALE: 1/8"= 1'

ARCOM # ARC-26-0035 (ZON-26-0028)

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LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:

The scope of work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the Drawings and/or in these Specifications.

2. MATERIALS.

2.1 PLANT MATERIALS:

A. All plant materials shall be nursery grown unless otherwise noted. Abbreviations on plant list:

C.W. (indicates clear wood)
Spr. (indicates spread)
Ct. (indicates clear trunk measurement from top of ball to first branching)
O.A. (indicates overall height from top of ball to mid point of current season's growth)

B. Quality and Size: Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting. Requirements for measurements, branching, grading, quality, balling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard of Nursery Stock. Plant materials shall be graded Florida No. 1 or better as outlined under Grades & Standards for nursery plants, State Plant Board of Florida. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plants shall be free of weeds or any other objectionable vegetation.

C. Quantities: All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Landscape Architect is to be notified for the clarification prior to the submission of bids.

D. Substitution: Plant substitution requests by the Contractor will be considered by the Landscape Architect only upon submission of proof that any plant is not obtainable in the type and size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the owner.

2.2 COMMERCIAL FERTILIZERS:

A. Commercial fertilizer shall be an organic (6.6.6) fertilizer containing nitrogen, phosphoric acid and potash in equal percentages of available plant food by weight. Nitrogen shall be not less that 50% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

B. Planting tablets shall be tightly compressed, long lasting, slow release fertilizer tablets with a potential acidity of not more that 5% by weight and having an analysis of 20.10.5.

2.3 PEAT:

Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basin. Peat shall be delivered to the site in a workable condition, free from lumps.

2.4 PLANTING SOIL:

Planting soil shall be sandy loam and shall contain a minimum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. Soil shall be delivered in a loose friable condition and be applied in accordance with the Planting Specifications.

2.5 MULCH:

Mulches shall not contain sticks larger that 1/4 inch in diameter, stones, or other foreign material that will prevent the eventual decay of the mulch necessary for its complete effectiveness.

2.6 WATER:

Water for planting will be available at the site and will be provided by the Owner. All conditions regarding site water shall be verified by Contractor prior to submission of bids.

3. EXECUTION:

3.1 PROTECTION OF PLANTS:

A. Root Protection:

1. Balled and Burlapped Plants: Plants designated "B & B" (balled and burlapped) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

2. Container Grown Plants: Plants grown in containers will be accepted as "B & B" providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown materials shall be no more that 25 % less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

B. Protection During Transportation: All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage.

C. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until planted. Storage period shall not exceed seventy-two (72) hours.

D. Protection of Palms (If Applicable): Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling.

E. Clear trunk shall be as specified after the minimum of fronds have been removed. Cabbage Palms shall be taken from moist, black areas. All burn marks on Cabbage Palm trunks shall be removed. Cabbage Palm heads shall be tied with a burlap strip to be left in place until the tree is well established.

F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens, or other approved methods.

3.2 PLANTING OPERATIONS:

A. Layout: Location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Landscape Architect. Where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction, necessary adjustments will be approved by the Landscape Architect.

B. Soil Preparation: Soil used shall be as herein before specified under "Planting Soil", thoroughly mixed with peat to produce 25% peat by volume. The soil should be in a relatively dry state and mixed thoroughly by hand or rotary mixer. All planting soil shall be treated with an approved weed killer, according to the manufacturer's specifications.

C. Excavation for Planting: Excavation of plant pits shall be circular in outline and shall extend to the required subgrades as specified hereunder. The minimum depth of plant pits specified below shall be measured from the finish grade. Mass planting beds shall be stripped of all vegetation prior to planting.

D. Balled and Burlapped Plants: After final setting, loosen burlap wrappings exposing the top of the root ball, leaving the ball unbroken. Remove excessive amounts of burlap to eliminate voids which may be caused upon decomposition.

E. Container Grown Plants: Container grown plants shall, when delivered, have sufficient growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of the root balls and containers shall be removed carefully to prevent damage to plant or root system.

F. Pit Sizes: Minimum diameter (width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

1. Diameter - Trees: 18" greater than diameter of ball or spread of roots.
2. Diameter - Shrubs: 6" greater than diameter of ball or spread of roots.
3. Depth - Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the rootball. (Large, heavy trees and shrubs may sit directly on unexcavated pit bottom if it is determined that undue settlement may occur.)
4. Depth - Vine Groundcovers: Pits shall conform to accepted nursery practice for the particular species and equal the plant pot depth plus one (1) inch.

G. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with planting soil at the following rates:

One-half cubic yard per tree
One cubic yard per fifty shrubs

H. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered, and set on four inches (4") of compacted planting soil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire, and surplus binding from top and sides of the balls, shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly, avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in to the level of the finished grade allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit. This ridge shall be one inch (1") high for each on inch (1") caliper of trunk to a maximum of four inches (4").

I. Setting Palms: All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

J. Fertilization: When setting trees, palms and shrubs, place in each plant hole Planting Tablets, 20-10-5 formula, 21 gram, according to the following:

1 - gallon can ..... 1 tablet
2 - 3 gallon can ..... 2 tablets
5 - gallon can ..... 3 tablets
B & B Shrubs and Trees ..... 1 tablet for every 20" around circumference of root ball above middle of ball.

Correct Placement of Tablets: Position the plant in the hole and backfill no higher than halfway up the root ball. Place the recommended number of tablets evenly around the perimeter of, and immediately adjacent to, the root ball at a depth which is between the middle and the bottom of the root ball. Complete backfilling as described above, under setting trees, palms and shrubs.

K. Pruning: Remove dead and broken branches from all plant materials. Prune to retain typical growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument flush with trunk or adjacent branch, in such a manner as to ensure elimination of stubs. "Headback" cuts, right angle to line of growth, will not be permitted and trees will not be poled or topped. Paint all cuts 1/2" in diameter and larger with approved waterproof antiseptic tree paint and remove trimmings from site.

L. Guying and Staking: Guy all trees 1 - 1 1/2" in caliper and greater in three (3) directions with double strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys not less that 1/3 of the height of tree above finished diameter or more, if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizontal. Keep guys tight until project completion.

M. In staking palms and broadleaf trees no nails or other fasteners will directly penetrate the trunks. Wood 2 x 4 battens 12 inches long, separated by a minimum of four (4) layers of burlap can be attached to the trunk of the trees with metal banding. Stakes can only be nailed to the wooden battens.

Alternate methods of guying or staking may be employed with approval of the Landscape Architect.

N. Mulching: All trees and shrub beds shall be mulched immediately after planting, to a two inch (2") depth, with a mulch approved by the Landscape Architect. Prevent wind displacement of mulch by thoroughly wetting down.

O. Excess Excavated Soil: Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner.

3.3 SOD (When Applicable):

A. Soil: The contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1") to all areas receiving sod.

(The use of this item in the Contract shall be at the discretion of the Landscape Architect after evaluation of the existing soil on the site.) Payment for this item will be determined by a square foot, in place measurement of the installed sod area after sod installation is complete multiplied by the specified depth of one inch (1"), to determine cubic yards of soil used.

B. Grades: It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect, prior to the application of sod. If supplemental topsoil is to be spread, no sod shall be laid until the depth of this soil has been approved.

C. The sod shall be as called for on the Landscape Drawings, Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no Bermuda Grass, weeds, or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. 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 that seven (7) days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.

3.4 CLEAN UP:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly, keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site.

3.5 MAINTENANCE:

A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright positions and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. All trees shall be deep watered for a period of 90 days after planting.

C. In the event of the threat of serious damage resulting from insects of disease prior to final acceptance, the plants shall be treated by preventative or remedial measures approved for good horticultural practice at no additional cost to the Owner.

3.6 INSPECTION AND ACCEPTANCE:

A. Inspection: Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and /or Landscape Architect, at the conclusion of all planting and at the written request of the Contractor.

B. Acceptance: After inspection, the contractor will be notified by the Owner and/or Landscape Architect of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

3.7 GUARANTEE AND REPLACEMENT:

A. Guarantee: The Contractor, as part of his Contract, shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of six (6) months from the time of completion and acceptance. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. Where vandalism is agreed by the Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the six month guarantee after final acceptance.

*Trees and Palms shall be guaranteed for twelve (12) months.

B. Sod shall be guaranteed for a two (2) month period, dating from final acceptance and any lawn care which becomes necessary during the completion period will be the responsibility of the Contractor to ensure a vigorous strand of grass.

PLANT LIST

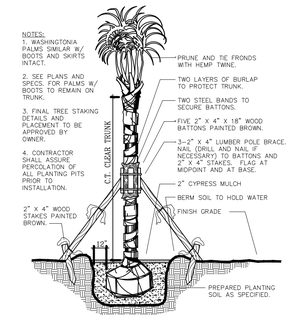
Qty	Code		Drought	Botanical Name / Common Name	Specifications
~~1~~	~~GAR~~		~~x~~	~~Garcinia spicata Clipped Column~~	~~10-12'OA , show picture to L.A.~~
40	GIF		V	Green Island Ficus Bush	7 gallon , 18"oa, planted 15" o.c.
40	CES	N	V	Silver Buttonwood Tree Conocapus erectus cerius	7 gallon, 30" bush ftb

(N) Florida Native Plant Species

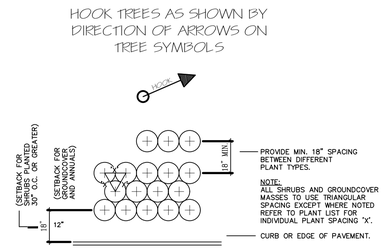
L Low Drought Tolerance

M Moderate Drought Tolerance

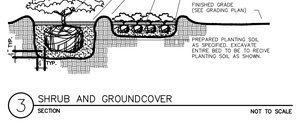
V Very Drought Tolerant



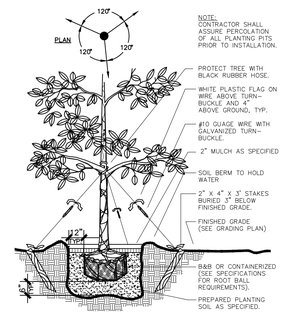
1 PALM
SECTION — NOT TO SCALE



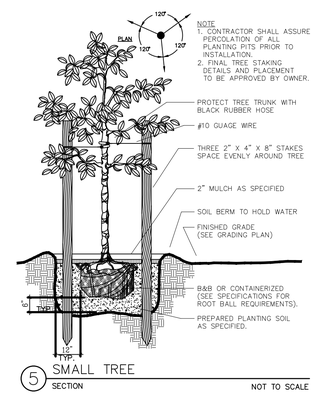
2 TYPICAL PLANT SPACING
PLAN



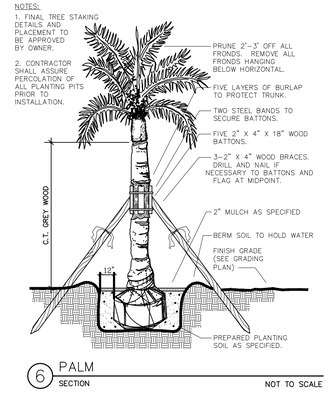
3 SHRUB AND GROUNDCOVER
SECTION — NOT TO SCALE



4 LARGE TREE
SECTION — NOT TO SCALE



5 SMALL TREE
SECTION — NOT TO SCALE



6 PALM
SECTION — NOT TO SCALE



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Landscape Notes and Details

ARCOM # ARC-26-0035 (ZON-26-0028)

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L2 of 2

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16'-18' HT BUFFERS LANDSCAPE EXISTING - ANY OPENING NEED A 16'-18' HT CONSTRUCTION FENCE W/ GREEN OR BLACK PRIVACY SCREEN

EXISTING WALL

EXISTING CONCRETE SITE WALL (TYP)

16'-18' HT BUFFERS LANDSCAPE EXISTING - ANY OPENING NEED A 16'-18' HT CONSTRUCTION FENCE W/ GREEN OR BLACK PRIVACY SCREEN

EXISTING WALL

205.50' PROPERTY LINE

PROPERTY LINE

EXISTING WALL

EXISTING WALL

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

INTERSECTION SIGHT TRIANGLE PER FDOT INDEX 546; 35 MPH

16'-18' HT CONSTRUCTION FENCE W/ GREEN OR BLACK PRIVACY SCREEN

SOUTH OCEAN BLVD.

152'

112.53' PROPERTY LINE

EXISTING WHITE LINE

PORTALET

CLEAN UP

DUMPSTER

TRUCK PARKING SPACE

EXISTING MOTORCOURT

EXISTING MOTORCOURT

GENERATOR

A/C

BEDROOM 4 16'-0" x 11'-8"

CLOSET 3 5'-10" x 5'-6"

BUTLERS PANTRY 15'-4" x 9'-0"

KITCHEN 15'-10"x 16'-4"

OFFICE 15'-4" x 10'-6"

BATH 4 10'-8" x 5'-8"

BEDROOM 5 10'-2" x 12'-4"

CLOSET

CABANA BATH

BEDROOM #6 / CABANA 18'-2" x 12'-8"

CABANA CL.

EXISTING POOL

POOL

BEDROOM 3 16'-0" x 15'-4"

CONCRETE ENTRY 6'-4" x 23'-7"

PR

BATH 8'-4" x 10'-0"

CL

EXISTING PATIO

EXISTING PATIO

A/C

POOL EQUIPMENT

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING GATE, PIERS AND COLUMN TO REMAIN

EXISTING WALL

INTERSECTION SITE TRIANGLE PER FDOT INDEX 546; 35MPH NO PLANTING OBSTRUCTION OVER 30" HT AND LIMB UP PALMS 9' CT INT

EXISTING WALL & COLUMNS (TYP) W/ GATE

EXISTING TRENCH DRAIN

EXISTING CBS COLUMNS (TYP)

EXISTING CONCRETE CURB (TYP)

15'-0"

15' FRONT SETBACK

EXISTING CBS SITE WALL

225.00' PROPERTY LINE

PROPERTY LINE

EXISTING WALL

EXISTING WALL & COLUMNS (TYP)

CENTER LINE OF VIA AGAPE

CENTER LINE OF OCEAN

VIA AGAPE ROAD

16'-18' HT CONSTRUCTION FENCE W/ GREEN OR BLACK PRIVACY SCREEN

16'-18' HT CONSTRUCTION FENCE W/ GREEN OR BLACK PRIVACY SCREEN

NOTE:
CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES & PUBLIC STREETS THROUGH THE USE OF CONSTRUCTION SCREENS, FENCES, GATES &/OR VEGETATION PER TOWN CODE. CONSTRUCTION SCREENING SHALL BE INSTALLED BEFORE VEGETATION HAVE BEEN REMOVED AND FILL HAS BEEN ADDED TO THE SITE. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO COMPLETE CONSTRUCTION ACTIVITIES & NEW VEGETATION OR SCREENING IS INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK.

CONSTRUCTION FENCING AT LEAST 16'-18' MINIMUM WITH A HEIGHT AS NEEDED TO SHIELD UPPER STORY CONSTRUCTION. HEIGHT IS BASED ON LINE OF SIGHT FROM 2 STORY WORK AND 2 STORY NEIGHBORS. HEDGES MAY SERVE THIS PURPOSE AS SCREENING BUT MUST BE KEPT FULL. ADDITIONAL SCREENING HEIGHTS SHALL BE REQUIRED IF WORK IS VISIBLE FROM THE RIGHTS-OF-WAY OR ADJACENT NEIGHBOR'S PROPERTY, THEIR WINDOWS (2ND FLOOR), OR BALCONIES.



A EXISTING PHOTO OF EAST PROPERTY LINE



B EXISTING PHOTO OF NORTH PROPERTY LINE



C EXISTING PHOTO OF SOUTH PROPERTY LINE



D EXISTING PHOTO OF WEST PROPERTY LINE

Construction Screening, Parking & Staging Plan

N W E S

0 4 8 12 20

SCALE: 1/8"= 1'

ARCOM # ARC-26-0035 (ZON-26-0028)

REGISTERED LANDSCAPE ARCHITECT JOHN E. LANG 1315 STATE OF FLORIDA

John E. Lang
Registered Landscape Architect
Florida License # 1315

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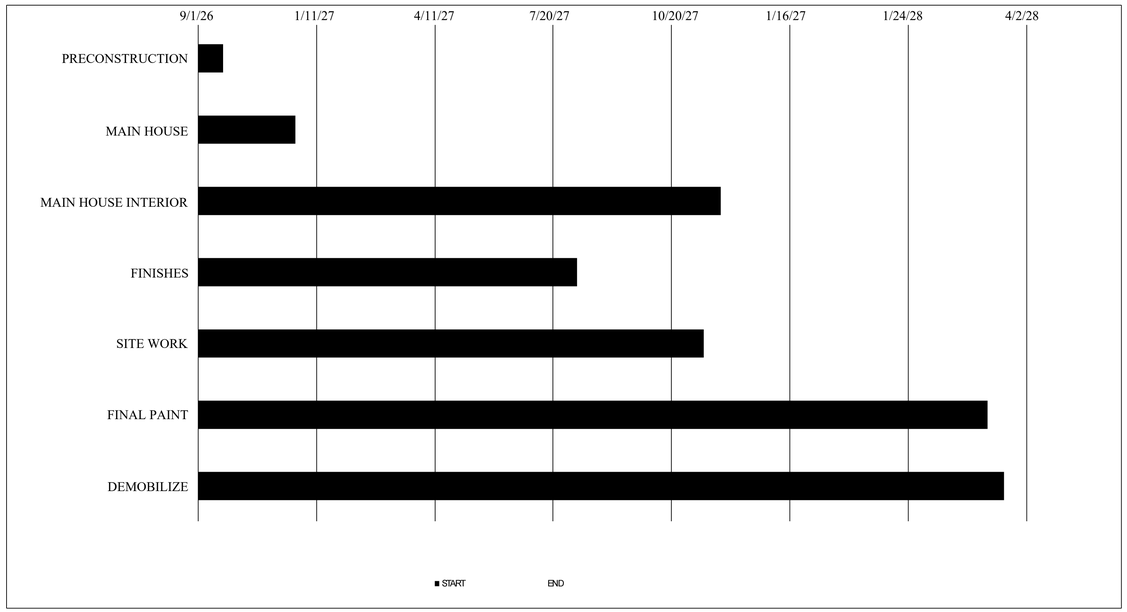
1740 S Ocean Blvd.
PALM BEACH, FLORIDA

REVISIONS	BY
5.8.26	AD
6.12.26	AD

DRAWN MS
CHECKED JEL
DATE 4.23.26
SCALE 1/8" = 1'

LCS1



Task	Deliveries
PRECONSTRUCTION	7
MAIN HOUSE	45
MAIN HOUSE INTERIOR	15
FINISHES	32
SITE WORK	47
FINAL PAINT	5
DEMOBILIZE	16
total	167

Truck Deliveries

1. MAX. TRUCK LENGTH 60'
2. ESTIMATED NUMBER OF TRUCKS 167 (DUMP TRUCKS, DEMOLITION, FILL, STEEL, CONCRETE, BLOCK, WINDOWS & DOORS,TRUSSES, ROOF SHEATHING, A/C UNITS, CABINETS, APPLIANCES, FLOOR TILE, PAVERS, LANDSCAPE, ETC.)
3. ALL WORK SHALL BE ACCOMMODATED ON SITE & NOT REQUIRE USE OF THE RIGHT OF WAY INCLUDING DELIVERIES

1/TL1 TRUCK LOGISTICS

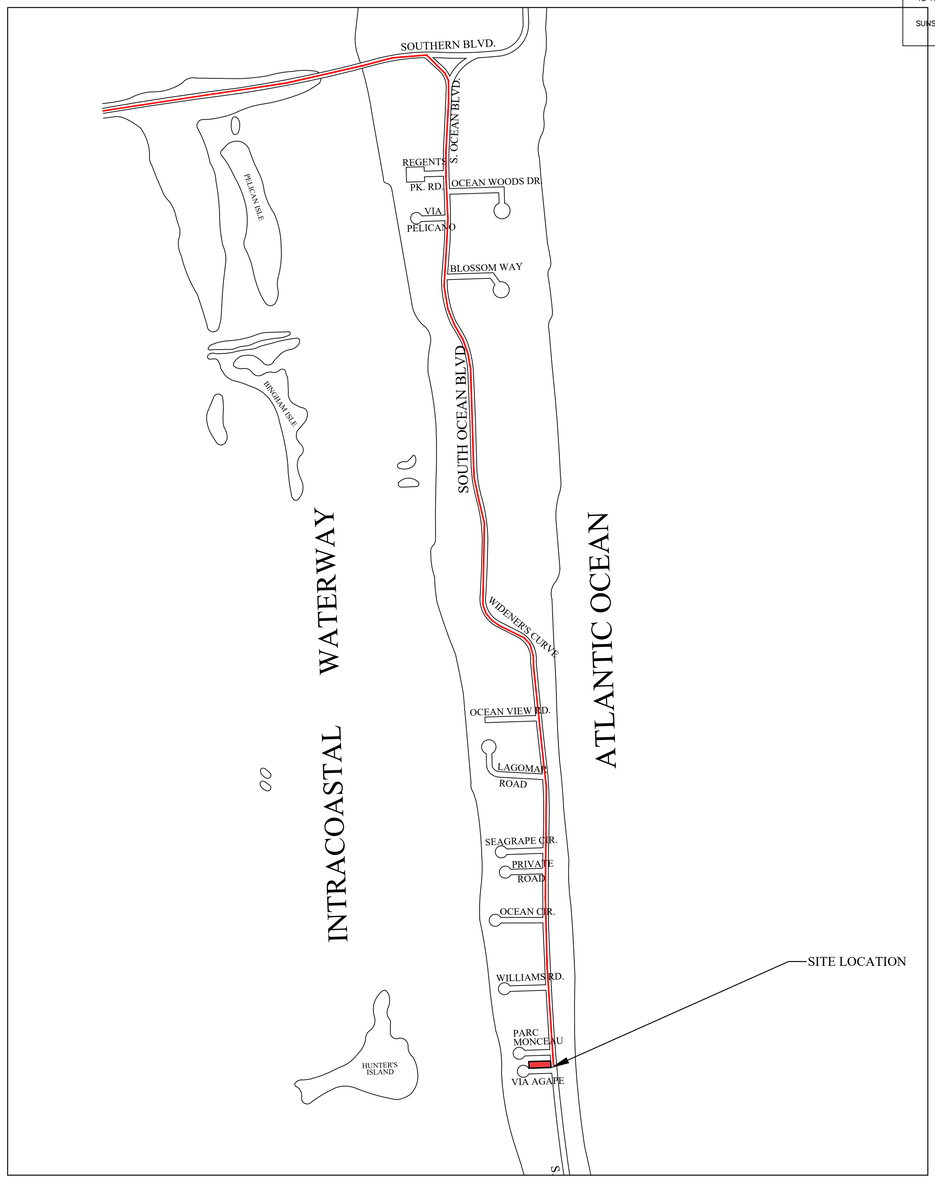
N.T.S.

ALL CONSTRUCTION SHALL ADHERE TO SEC. 118-151 STAGING OF MOTOR VEHICLES ON PUBLIC RIGHT OF WAYS

ALL CONSTRUCTION SHALL ADHERE TO SEC. 42-198 - OPERATION OF MACHINERY DURING SEASON FROM MONDAY PRIOR TO THANKSGIVING TO APRIL 30

SEE SHEET CS1 FOR CONSTRUCTION SCREENING

ROW PERMITS NEEDED FOR TRUCKS GREATER THAN 30-FOOT IN LENGTH. TRUCKS GREATER THAN 30-FOOT ARE KNOWN TO HAVE DIFFICULTY NAVIGATING EL BRAVO WAY. SEE 2021 PUBLISHED TRUCK REGULATION STUDY FOR ADDITIONAL INFORMATION.



2/TL1 PROPOSED TRUCK ROUTE

N.T.S.

LOCATION MAP

NOT TO SCALE

Truck Logistics Plan

ARCOM # ARC-26-0035 (ZON-26-0028)

John E. Lang
Registered Landscape Architect
Florida License # 1315

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

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Landscape Architecture*Planning*Site Lighting
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30 YEARS OF AWARD WINNING DESIGN

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PALM BEACH, FLORIDA

REVISIONS	BY
5.8.26	AD
6.12.26	AD

DRAWN MS
CHECKED JEL
DATE 4.23.26
SCALE NTS

LTL1

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