

RECEIVED

By yfigueroa at 12:42 pm, Jul 11, 2023



ARC-23-108 (ZON-23-080)_760 N OCEAN BLVD
COMBO_SUB_7-11-23

PICKLEBALL COURTS AT PALM BEACH
COUNTRY CLUB



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

DEVELOPMENT REVIEW APPLICATION

Page 1 of 3

Updated 05/19/23

FILE NUMBER:ARC-23-108	ZONING NUMBER (if applicable):ZON-23-080	DATE:06-26-23
ADDRESS:760 North Ocean Boulevard		
<input type="checkbox"/> LANDMARKS <input type="checkbox"/> Certificate of Appropriateness for design approval <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historically Significant building <input type="checkbox"/> Historic district/ Site designation / undesignation <input type="checkbox"/> Other (expand below) <input type="checkbox"/> Waiver <input type="checkbox"/> Tax abatement project	<input checked="" type="checkbox"/> ARCOM <input checked="" type="checkbox"/> Design review approval- major project <input type="checkbox"/> Design review approval- minor project <input type="checkbox"/> Design review approval- minor no notice <input type="checkbox"/> Demolition <input type="checkbox"/> Other (expand below)	
<input checked="" type="checkbox"/> TOWN COUNCIL <input checked="" type="checkbox"/> Special exception <input checked="" type="checkbox"/> Variance(s) <input checked="" type="checkbox"/> Site plan review <input type="checkbox"/> Division of land / replat <input type="checkbox"/> Amendment to the Town's Zoning Code or Zoning Map or Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Other (expand below)		
<input type="checkbox"/> Other:		
Property Information		
ADDRESS OF PROPERTY 760 North Ocean Boulevard		
LEGAL DESCRIPTION (if necessary attach as separate exhibit) <small>Fairview Road property, Lots 11 and 12, less the North Four (4) feet thereof and Lots 30 through 38, inclusive, of the Mark Rutelsky Tract, 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 11, Page 51.</small>		
PROPERTY OWNER NAME Palm Beach Country Club, Inc. (Robert Schlager, President)		
CONTACT NUMBER AND/OR EMAIL c/o Maura Ziska mziska@floridawills.com		
APPLICANT NAME (if different than owner)		
CONTACT NUMBER AND/OR EMAIL		
Authorized Representative(s) Information (if applicable)		
NAME Maura Ziska	<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent <input type="checkbox"/> Other	
CONTACT PHONE 561-802-8960	EMAIL ADDRESS mziska@floridawills.com	

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Page 2 of 3

Summary of Request (NOTE: A separate Letter of Intent (LOI) is required as part of the submittal prerequisite)	
PROVIDE A BRIEF SCOPE OF PROJECT REQUEST	
Special Exception 1: Section 134-890(5): Special Exception Modification to a previously approved private club which is a special exception use in a residential zoning district by adding two pickleball courts on the Fairview Road property owned by the Palm Beach Country Club.	
Special Exception 2: Section 134-1759(e): Special Exception request for construction of new tennis/pickleball courts.	
Variance 1: Section 134-893(b)(2): A variance to reduce the required side setback of 28' minimum in order to install a court game at 12.5' to the west side setback. When the width of the lot is equal to or greater than the minimum required for a lot in the R-AA district, development of the lot shall be subject to the angle of vision provisions of the R-AA district, and lots of 150 feet or more in width shall have the following side yard setbacks: Lots of 150-154 feet in width are required to have a 17.5 foot setback; lots of 155-159 feet in width are required to have a 20-foot setback; and for lots of 160 feet or more in width the setback shall be 22 feet plus two feet for each additional ten feet in width in excess of 169 feet, to a maximum side yard setback of 30 feet.	
Variance 2: Section 134-1759(c): A variance to permit perimeter court fencing at 4-6 ft. in height, in lieu of the 10 ft. in height required.	
Variance 3: Section 134-1759(c): A variance to permit perimeter court landscaping not as high as the required 10 ft. in height fencing.	
Project Information	
Is there an existing building(s) on the site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Does the project include minor exterior demolition?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Does the project include total demolition?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Does the project include exterior alterations?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Does the project include site plan modifications?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Provide the total square footage of the new construction.	n/a SF.
Provide the gross square footage of the new construction (including parking and all usable area).	n/a SF.
Design Professional (primary design professional responsible for project design)	
NAME: Ronald J. Rickert	<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Other
LICENSE #: AR0013630	<input type="checkbox"/> Check this box if you are a Commission member that will result in a voting conflict of interest
CONTACT PHONE 561-239-0135	EMAIL ADDRESS ron@intelae.com

Please read the following and acknowledge below:

- ☒ As part of the project approval, I voluntarily agree to dedicate a utility easement supporting the undergrounding project to the satisfaction of the Town of Palm Beach, which may include the installation of aboveground electrical equipment and pads to be placed on my property.

The aforementioned is acknowledged by:

- ☐ Owner of the subject property
☒ Authorized representative

Maura Ziska

SIGNATURE

MAURA ZISKA

PRINT NAME

06-26-23

DATE SIGNED

Page 3 of 3

"Exhibit A" NOTICE AFFIDAVIT

(rev 05/19/23)



STATE OF FLORIDA
COUNTY OF PALM BEACH, TOWN OF PALM BEACH

BEFORE ME THIS DAY PERSONALLY APPEARED **Maura Ziska**
WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

- He/she is the owner, or the owner's authorized agent, of the real property legally described in the Application; and
- The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners' mailing addresses and property control numbers dated no more than 90 days prior to the meeting at which the subject application will be heard, and as recorded in the latest official tax rolls for the subject property and all other property within **three hundred (300) feet, or other radius distance if required**, of the real property described in the Application, or all property within **three hundred (300) feet, or other radius distance if required**, of all contiguous property owned wholly or in part by the owner of the real property described in the Application for approval, if applicable; and
- A copy of the **MAILER NOTICE**, prepared by the Town of Palm Beach, to all surrounding Property Owners (as described above in 2.) and **TOWN HALL** shall be included in each envelope submitted for mailing, and will be mailed **FIRST CLASS (NOT CERTIFIED MAIL) at least 30 days prior** to the meeting using the labels provided by the Property Appraiser's office.
- A **completed USPS Certificate of Mailing – Firm (PS Form 3665)** submitted to and Postmarked with Date of Receipt to the USPS shall be **submitted to the Town of Palm Beach**. This service provides evidence that the mailer has presented individual items to the Postal Service for mailing. The Certificate of Mailing must retain the original written approval granted by the Postal Service as evidence that the privately printed facsimile of PS Form 3665 has been approved by the Postal Service.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 8th day of June 2023, by Maura Ziska who is personally known to me or who has produced (Name of person acknowledging)

_____ as identification.
(Type of identification)

Maura Ziska
Applicant's Signature
Jeannette M. Civils
Notary as to Owner or to Authorized Agent
My Commission Expires: _____

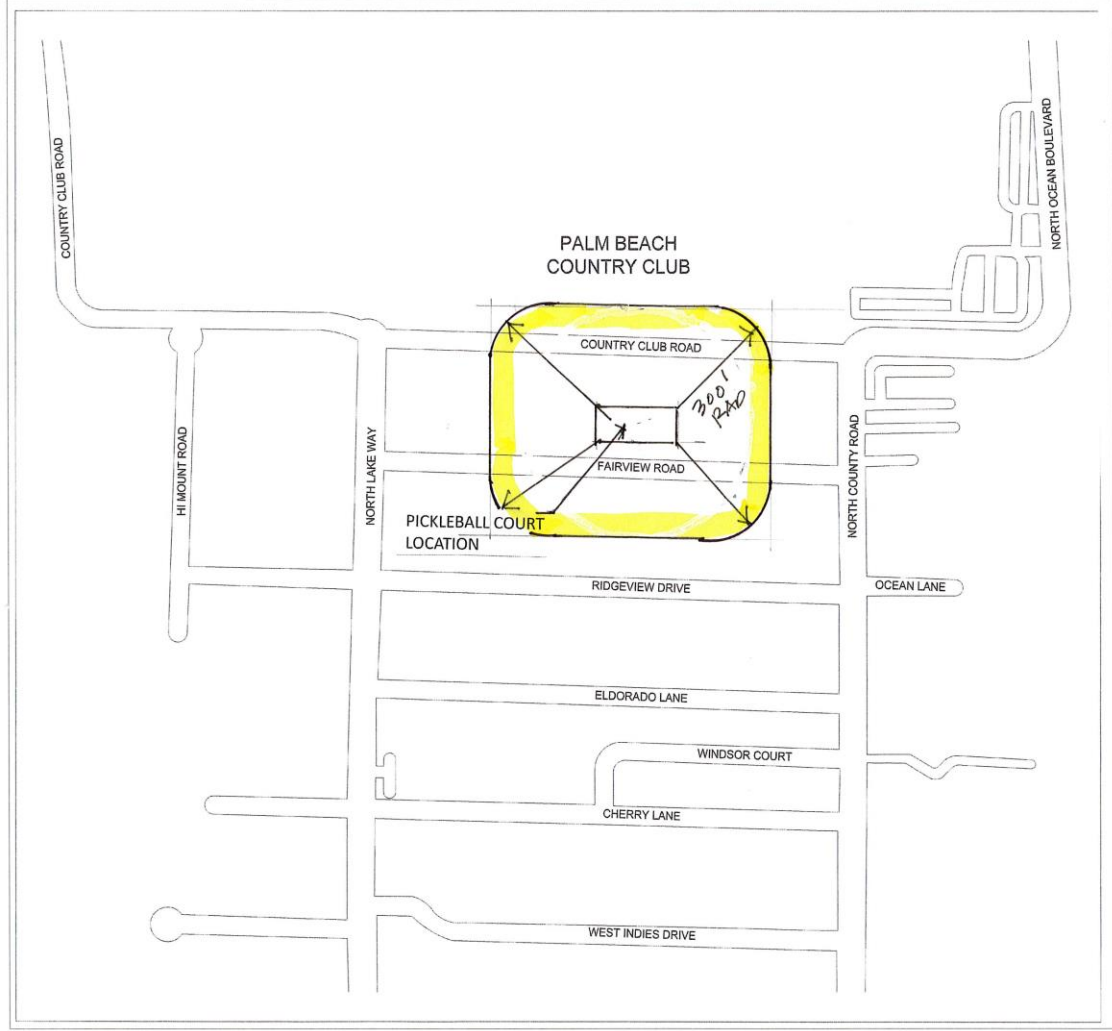
Maura Ziska
Applicant's (or Agent's) Printed Name
222 Lakeview Ave. WPB, FL 33401
Applicant's (or Agent's) Address



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REVISIONS	
DATE	04/24/2025
BY	DR/AN/CHECKED
PERMIT	TRM/PJR
CONSTRUCTION	



Certificate of Mailing — Firm

Name and Address of Sender Town of Palm Beach c/o Kochman & Ziska, PLC 222 Lakeview Ave. Suite 1500 West Palm Beach, FL 33401 <i>710 N. County Rd.</i>		TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 0000	Affix Stamp Here U.S. POSTAGE PAID PALM BEACH, FL 33480 JUL 05, 23 AMOUNT \$18.36 R2304H108339-07 U.S. POSTAGE PAID PALM BEACH, FL 33480 JUL 05, 23 AMOUNT \$1.85 R2304H108339-07	
USPS® Tracking Number Firm-specific Identifier		Postmaster, per (name of receiving employee)		0000	
1. ARC-23-108/ZON-23-80		50434310040000050		30	
2. ARC-23-108/ZON-23-80		50434310040000150		30	
3. ARC-23-108/ZON-23-80		50434310040000170		30	
4. ARC-23-108/ZON-23-80		50434310040000190		30	
5. ARC-23-108/ZON-23-80		50434310040000310		30	
6. ARC-23-108/ZON-23-80		50434310040000330		30	



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Name and Address of Sender Town of Palm Beach c/o Kochman & Ziska, PLC 222 Lakeview Ave. Suite 1500 West Palm Beach, FL 33401		TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 0000	Affix Stamp Here U.S. POSTAGE PAID PALM BEACH, FL 33480 JUL 05, 23 AMOUNT \$18.36 R2304H108339-07 U.S. POSTAGE PAID PALM BEACH, FL 33480 JUL 05, 23 AMOUNT \$1.85 R2304H108339-07	
USPS® Tracking Number Firm-specific Identifier		Postmaster, per (name of receiving employee)		0000	
1. ARC-23-108/ZON-23-80		50434310040000450		30	
2. ARC-23-108/ZON-23-80		50434310040000490		30	
3. ARC-23-108/ZON-23-80		50434310040000510		30	
4. ARC-23-108/ZON-23-80		50434310040000530		30	
5. ARC-23-108/ZON-23-80		50434310040000550		30	
6. ARC-23-108/ZON-23-80		50434310040000570		30	

COMPLETED CERTIFICATE OF MAILING



Certificate of Mailing — Firm

Name and Address of Sender Town of Palm Beach c/o Kochman & Ziska, PLC 222 Lakeview Ave. Suite 1500 West Palm Beach, FL 33401	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>			
	Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	50434310040000730	30c	Postage	Fee	Special Handling	Parcel Airlift
1.	ALGER FREDERICK M & 245 RIDGEVIEW DR PALM BEACH FL 33480 3305		\$1.60			
ARC-23-108/ZON-23-80	50434310040000750	30c				
2.	RAMPELL PAUL & 237 RIDGEVIEW DR PALM BEACH FL 33480 3305					
ARC-23-108/ZON-23-80	50434310040000770	30c				
3.	MATTHEWS JAMES R 229 RIDGEVIEW DR PALM BEACH FL 33480 3305					
ARC-23-108/ZON-23-80	50434310040000790	30c				
4.	THOMAS DAVID J III & 7782 CANNON BALL RD PALM BEACH GARDENS FL 33418 7808					
ARC-23-108/ZON-23-80	50434310040000810	30c				
5.	LANASA JOSEPH A & 720 N COUNTY RD PALM BEACH FL 33480 3310					
ARC-23-108/ZON-23-80	50434310040000110					
6.	PALM BEACH COUNTRY CLUB 760 N OCEAN BLVD PALM BEACH FL 33480 3300					
ARC-23-108/ZON-23-80						



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Name and Address of Sender Town of Palm Beach c/o Kochman & Ziska, PLC 222 Lakeview Ave. Suite 1500 West Palm Beach, FL 33401	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>			
	Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Town of Palm Beach Planning, Zoning and Building P.O. Box 2029 Palm Beach, FL 33480		Postage	Fee	Special Handling	Parcel Airlift
1.			\$1.60			
ARC-23-108/ZON-23-80	50434310040000210	30c				
2.	KAFRISSSEN JILL & PO BOX 29 PALM BEACH FL 33480 0029					
ARC-23-108/ZON-23-80	50434310040000590	30c				
3.	TAPLIN LIBBY 258 FAIRVIEW RD PALM BEACH FL 33480 3320					
ARC-23-108/ZON-23-80	50434310040000690	30c				
4.	PORTER MARY TRUST & 9094 DOSS SPRING CREEK RD DOSS TX 78618 0219					
ARC-23-108/ZON-23-80	50434310040000710	30c				
5.	ANDERSON INGER K 253 RIDGEVIEW DR PALM BEACH FL 33480 3305					
ARC-23-108/ZON-23-80	50434310040000850	30c				
6.	ST GEORGE JERROLD & 710 N COUNTY RD PALM BEACH FL 33480 3336					
ARC-23-108/ZON-23-80						



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	
Town of Palm Beach c/o Kochman & Ziska, PLC 222 Lakeview Ave. Suite 1500 West Palm Beach, FL 33401		6			
		Postmaster, per (name of receiving employee)			
USPS® Tracking Number Firm-specific Identifier	Address	Postage	Fee	Special Handling	Parcel Airlift
1.	50434310040000871 HURLEY BRIAN J & 210 RIDGEVIEW DR PALM BEACH FL 33480 3306	300	\$.60		
ARC-23-108/ZON-23-80	50434310040000890 TILNEY SCHUYLER M & 222 RIDGEVIEW DR PALM BEACH FL 33480 3306	300	\$.60		
2.	50434310040000910 SADLER ROBERT E JR & 226 RIDGEVIEW DR PALM BEACH FL 33480 3306	300	\$.60		
ARC-23-108/ZON-23-80	50434310040000930 WHITAKER DONALD R JR & 234 RIDGEVIEW DR PALM BEACH FL 33480 3306	300	\$.60		
3.	50434310040000950 RIDGEVIEW DRIVE A TRUST & 115 E 69TH ST NEW YORK NY 10021 5004	300	\$.60		
ARC-23-108/ZON-23-80	50434310040000970 RIDGEVIEW TRUST SUITE 101- 1 BALMORAL AVE TORONTO ON M4V 3B9 CANADA	300	\$ 1.45		
ARC-23-108/ZON-23-80					

See Reverse for Instructions



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	
Town of Palm Beach c/o Kochman & Ziska, PLC 222 Lakeview Ave. Suite 1500 West Palm Beach, FL 33401		4			
		Postmaster, per (name of receiving employee)			
USPS® Tracking Number Firm-specific Identifier	Address	Postage	Fee	Special Handling	Parcel Airlift
1.	50434311010000032 MARDER GARY L & 1 OCEAN LN PALM BEACH FL 33480 3304	300	\$.60		
ARC-23-108/ZON-23-80	50434311020000040 4 OCEAN LANE LLC 6 OCEAN LN PALM BEACH FL 33480 3304	300			
2.	50434311020000050 AILES ELIZABETH 6 OCEAN LN PALM BEACH FL 33480 3304	300			
ARC-23-108/ZON-23-80	50434311020000061 SEVEN OCEAN LANE LLC 9002 BURMA RD STE 100 LAKE PARK FL 33403 1605	300			
3.					
ARC-23-108/ZON-23-80					
4.					
ARC-23-108/ZON-23-80					
5.					
ARC-23-108/ZON-23-80					
6.					
ARC-23-108/ZON-23-80					

See Reverse for Instructions



LETTER OF INTENT



July 11, 2023

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

Project Address: 760 North Ocean Blvd, Palm Beach, FL

File No: ARC-23-108 / ZON-23-080_COMBO_SUBMIT_7-11-2023

Reference: LETTER OF INTENT

Ladies and Gentlemen:

We are pleased to submit this package on behalf of the Palm Beach Country Club (The Club). The enclosed drawings and a digital copy on a flash drive for the project located at 760 North Ocean Blvd, Palm Beach, FL. The proposed work includes adding (2) Pickleball Courts to their existing open tennis court area. The courts are located just west of the previously approved Padel court. Detail of the courts as follows:

1. Each new court is an exterior pickleball court measuring thirty-four (34) feet wide by sixty-four (64) feet long. The Pickleball courts will be located on the South-west corner of the property and the site plan can be referenced for location of the courts.
2. The court surface is provided by Fast-Dry Courts, Inc. who will install two (2) asphalt pickleball courts, measuring a total distance of 68' x 64' over properly prepared sub-base (clean, compactable fill placed 6" below final elevation and sloped roughly 1" every 10' in one direction across shortest distance). The 6" lime rock base will be laser graded, compacted to 98% density and primed.
3. The pavement will be 1-1/2" virgin Type S-III hot mix asphalt.
4. The drainage is controlled by sloping the surface from east to west and collecting along the edge of the court.
5. A landscape buffer hedge consisting of (2) hedges one on each side of the 10' high Acousti-blok fencing and will be at a height of ten feet (10'-0") along the West, South and partially on the North side of the property. There will be 3 chainlink gates 6' wide x 4' high on the north, east and south sides to enter the courts.
6. All the vertical supports for the Acousti-blok fencing are specialty coated steel in a black color and are designed to resist corrosion from constant salt air exposure.
7. The Acousti-blok poles are 3" O.D. and 10' tall, and additional line poles will be installed to meet 5' O.C. pole spacing, along with 1-5/8" O.D. CQ20 mid-rail.

Please note the following as it relates to this application:

A. Architectural Review Criteria: See 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) We consider the design of the pickleball courts 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 design as presented considers the noise generated by this sport and is designed to meet the strict noise ordinance and the neighboring lots are reasonably protected against external noise, vibrations, and other factors that may tend to make the environment less desirable.
 - (3) The proposed courts in their exterior design and appearance are of the highest quality and shall not diminish the local environment or depreciate in appearance and value.
 - (4) The proposed building or structure is in harmony and consistent with the proposed development on land in the general area.
 - (5) The proposed courts are like the adjacent tennis courts.
 - (6) The proposed court fencing is 10' high and is hedged fully on each side.
 - (7) Other significant design features include, but not limited to, materials or quality of architectural design. And compatibility.
 - a. The layers of walls and landscaping will diminish the harshness of fencing around the courts.
 - b. This layering of landscape will reduce the impact from the street or from any perspective visible to the public or adjoining property owners.
 - c. Landscape Design elements will protect the privacy of neighboring properties.
 - d. The proposed courts are appropriate in relation to the established character of other tennis structures in the immediate area.
 - e. The proposed courts are in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the structures are involved.

B. Certificate of Appropriateness: Section 54-122.

- (1) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:
 - a. The landscape plan is sensitive to the individual courts and its occupants and needs and should be visually compatible with the environment with which it is visually related.
 - b. The street view will blend into similar walled and fenced conditions.

C. Special Exception, Section 134-229.

1. The pickleball courts are a permit special exception.
2. The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

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1615 south federal highway + suite 206
boca raton + florida + 33432

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3. The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
4. The use will be compatible with the adjacent development and the intended purpose of the district in which it is to be located.
5. The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.
6. The use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.
7. Adequate ingress and egress to property and proposed courts thereon and off-street parking and loading areas will be provided where required, with reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
8. No exterior lighting is proposed as this is a daytime activity.
9. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

D. Variances, Section 134-201:

1. The town council may authorize upon appeal such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of this chapter will result in unnecessary and undue hardship. To authorize any variance from the terms of this chapter, the town council must and shall find the following:
2. 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.
We request the following variances:
 - a. *Section 134-890(5): Modification to a previously approved private club in a residential zoning district by adding two pickleball courts on the Fairview Road property owned by the Palm Beach Country Club.*
 - b. *Section 134-1759(e): A request for Special Exception Approval with Site Plan Review to allow construction of two pickleball courts.*
 - c. *Section 134-1759(c): A request for a variance to allow a 10 foot tall fence in the front yard setback.*
 - d. *Section 134-1759(c): A request for a variance to not have a 10 foot tall fence surround the entire boundary or the proposed pickleball courts.*
3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district.
4. The variance granted is the minimum variance that will make possible the reasonable use of the land.

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

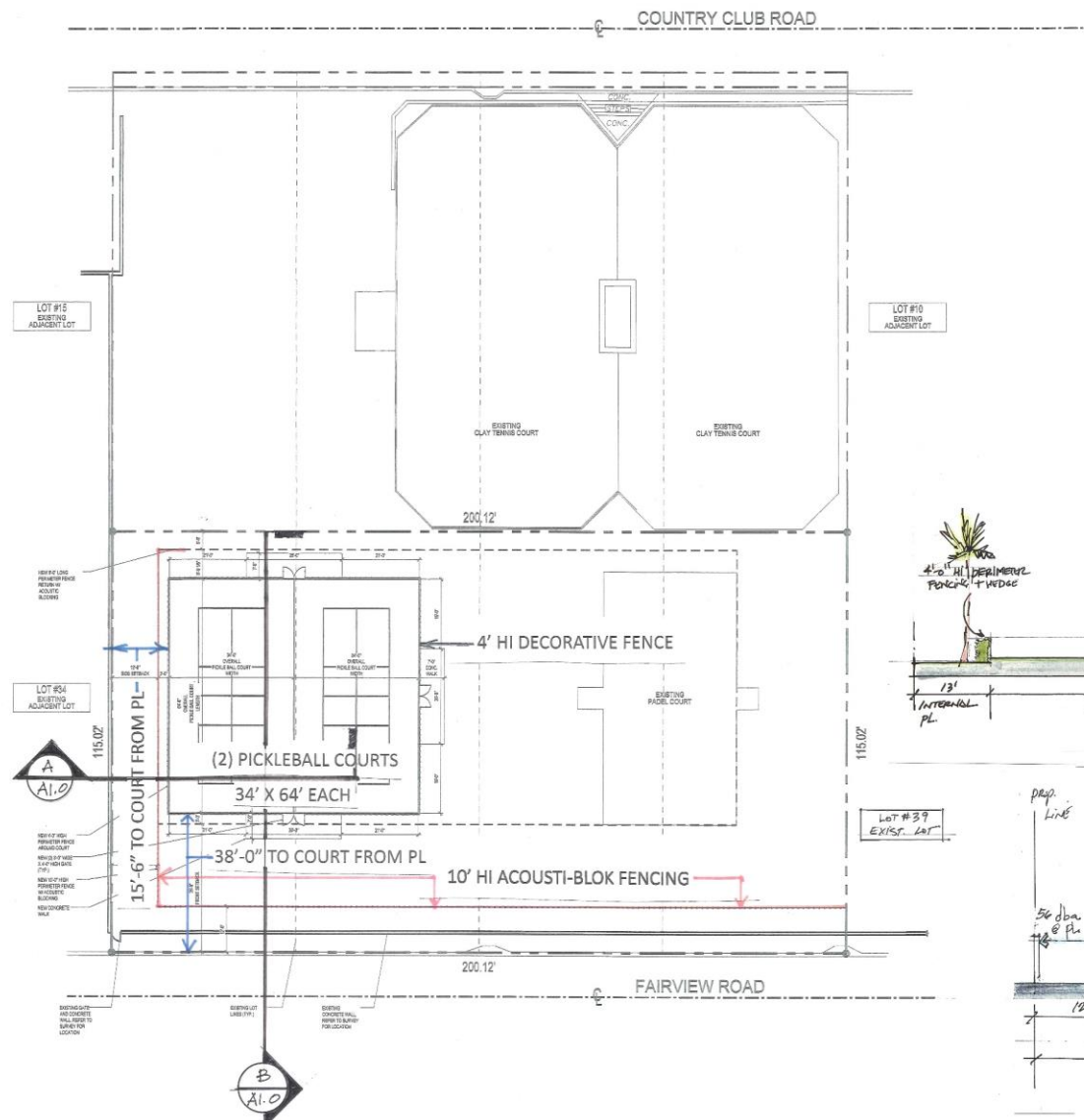
Thank you for your time and consideration. If you have any questions, do not hesitate to contact me.

Sincerely,

Ronald J. Rickert II
INTELAE, LLC

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1615 south federal highway + suite 206
boca raton + florida + 33432



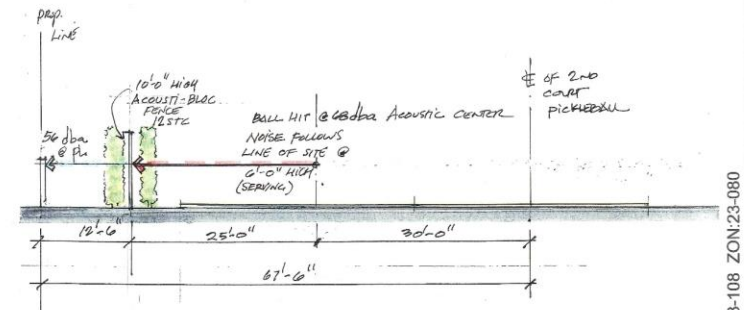
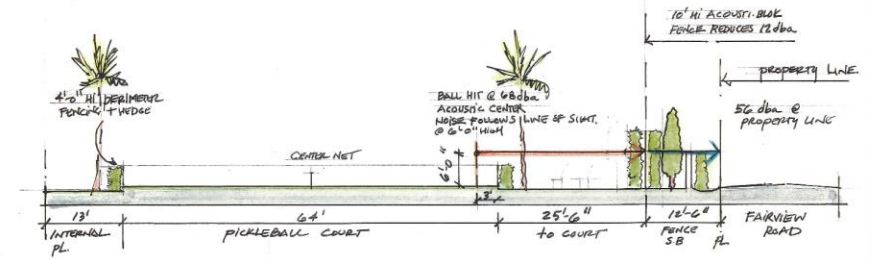
SITE NOTES

- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
- VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY
- SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION
- SITE DRAINAGE BY CIVIL ENGINEER

NORTH



LOCATION MAP
SCALE: 1/200



SITE PLAN
SCALE: 1/10

#22025

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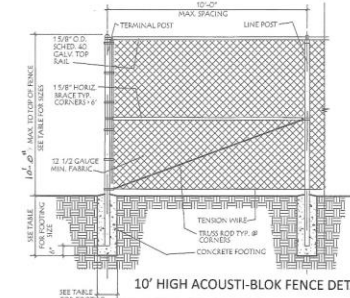
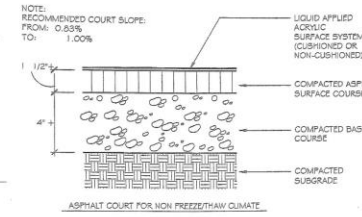
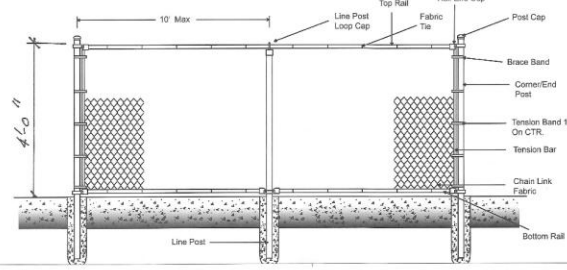
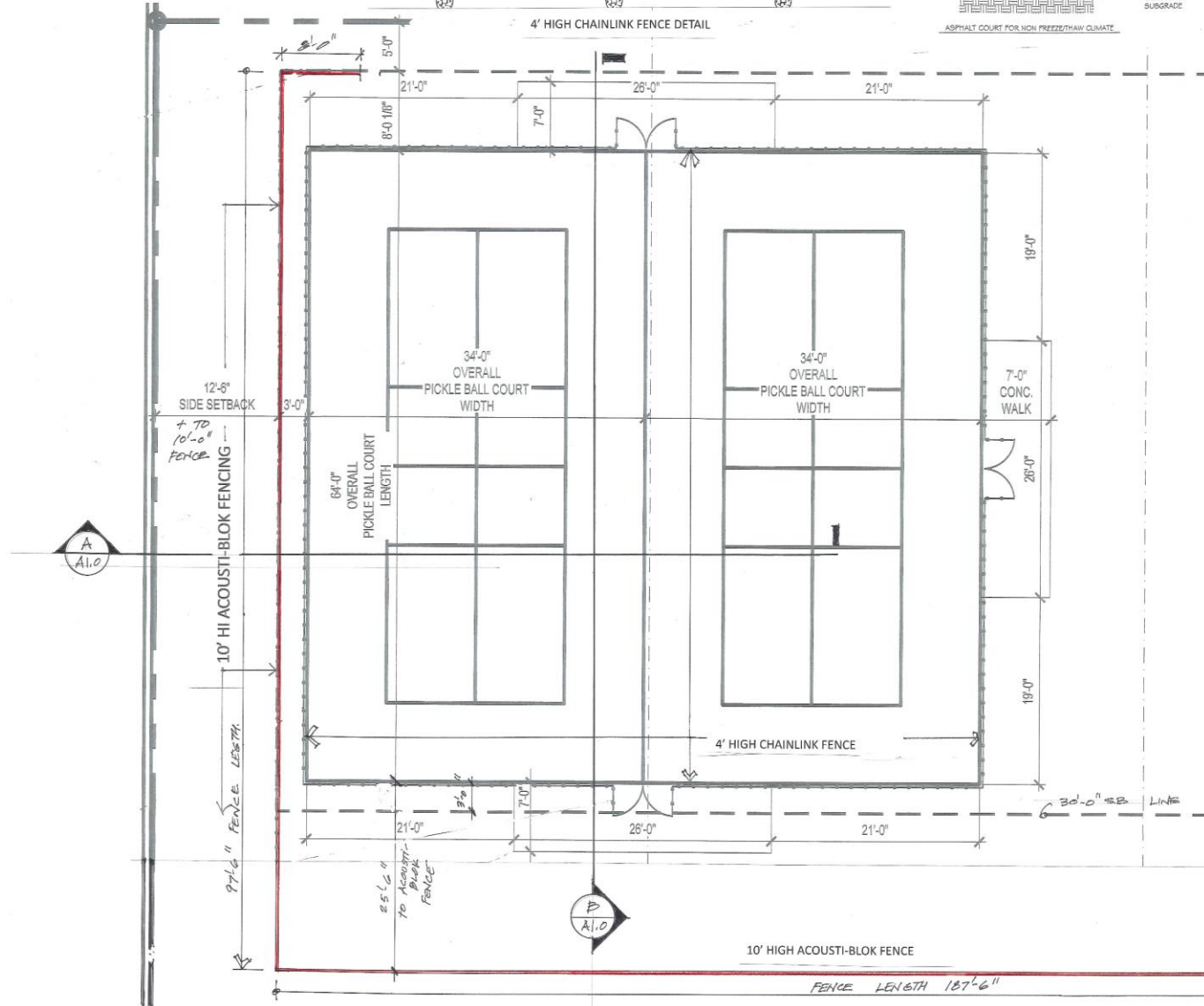
INTELAE

PICKLE BALL COURT
PALM BEACH COUNTRY CLUB
760 N. OCEAN BOULEVARD
PALM BEACH, FL 33480

DATE: 08-09-2023
DRAWN: [REDACTED]
PERMIT: [REDACTED]
CONSTRUCTION: [REDACTED]

ARC-23-108 ZON-23-080

A1.0



POST/FOOTING SIZE MINIMUM REQUIREMENTS TABLE
PER FENESTRA BUILDING CODE TABLE 2224.2 EXPOSED TO CORROSION OR NOT

NOMINAL FENCE HEIGHT (FT)	TERMINAL POST (MINIMUM) (O.D. DIA. X THICK. IN.)	TERMINAL POST (MINIMUM) (O.D. DIA. X THICK. IN.)	LINE POST (MINIMUM) (O.D. DIA. X THICK. IN.)	TERMINAL POST (FOOTING) (O.D. DIA. X DEPTH. IN.)
UP TO 4	2 1/8" X 0.042	10 X 34	1 5/8" X 0.042	8 X 24
OVER 4 TO 6	2 1/8" X 0.042	10 X 34	1 5/8" X 0.042	8 X 24
OVER 6 TO 8	2 1/8" X 0.042	10 X 34	1 5/8" X 0.042	8 X 24
OVER 8 TO 10	2 1/8" X 0.042	10 X 34	1 5/8" X 0.042	8 X 24
OVER 10 TO 12	2 1/8" X 0.042	10 X 34	1 5/8" X 0.042	8 X 24

- TABLE NOTES:
- THIS TABLE IS APPLICABLE ONLY TO FENCES WITH UNRESTRICTED AIRFLOW ON PLAY TERRAIN.
 - FABRIC TO BE MINIMUM 12 TO 12 GAUGE MINIMUM.
 - TENSION BANDS USE ONE LINE THAN HEIGHT OF FENCE IN FEET EVENLY SPACED.
 - FABRIC TIES MUST BE MINIMUM SAME GAUGE OF FABRIC MINIMUM.
 - FABRIC TIE SPACING ON THE TOP RAIL, (3) TIES BETWEEN POSTS, EVENLY SPACED.
 - FABRIC TIE SPACING ON LINE POSTS, ONE LINE THAN HEIGHT OF THE FENCE IN FEET, EVENLY SPACED.
 - EITHER TOP RAIL OR TOP TENSION RAIL WIRE SHALL BE USED.
 - BRACE MUST BE USED AT TERMINAL POSTS IF TOP TENSION WIRE IS USED INSTEAD OF TOP RAIL.
 - POST SPACING: 10 FOOT (9) ON CENTER MAXIMUM.
 - POSTS SHALL BE EMBEDDED TO WITHIN 4 INCHES FROM THE BOTTOM OF FOUNDATION.
 - IN ORDER TO FOLLOW THE CONTOUR OF THE LAND, THE BOTTOM OF THE FENCE MAY CLEAR THE CONTOUR OF THE GROUND BY UP TO 3 INCHES (TERMINAL) WITHOUT INCREASING TABLE VALUES TO POST HIGHER LIMIT.

PICKLEBALL COURT AND FENCING SPECS:

The court surface is provided by Fast-Dry Courts, Inc. who will install two (2) asphalt pickleball courts, measuring a total distance of 68' x 64' over properly prepared sub-base (clean, compactable fill placed 6" below final elevation and sloped roughly 1" every 10' in one direction across shortest distance). The 6" lime rock base will be laser graded, compacted to 98% density and primed. The pavement will be 1-1/2" VIRGIN Type S-III hot mix asphalt. The drainage is controlled by sloping the surface from east to west and collecting along the edge of the court. A landscape buffer hedge consisting of (2) hedges one on each side of the 10' high Acousti-blok fencing and will be at a height of ten feet (10'-0") along the West and South sides of the property. There will be 3 gates 6' wide x 4' high on the north, east and south sides to enter the courts. All the vertical supports for the Acousti-blok fencing are specially coated steel in a black color and is designed to resist corrosion from constant salt air exposure. The Acousti-blok poles are 3" O.D. and 10' tall, and additional line poles will be installed to meet 5' O.C. pole spacing.



YOUR COURT IS OUR CANVAS!

Tropicool provides you with a bright collection of colors to create your perfect court and is the only athletic surface coating created to withstand a year-round tropical environment. This specialized paint system has been formulated with UV protectants to help the bright color maintain its allure. Tropicool is manufactured under rigorous quality controlled conditions in an ISO 14001/ISO 9001 Certified Facility. Tropicool is the exclusive surface coating of Fast-Dry Courts, Out of Pompano Beach, Florida. FDC has been building courts since 1983 and specializes in court construction, resurfacing, maintenance, and repair.



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VIEW 1



VIEW 2

RC-23-108 ZON 23-080

REVISIONS

DATE	BY	REVISION
06/06/2023	TRM/PJR	TRM/PJR
	REPAIR	
	CONSTRUCTION	

PROJECT #2023-080

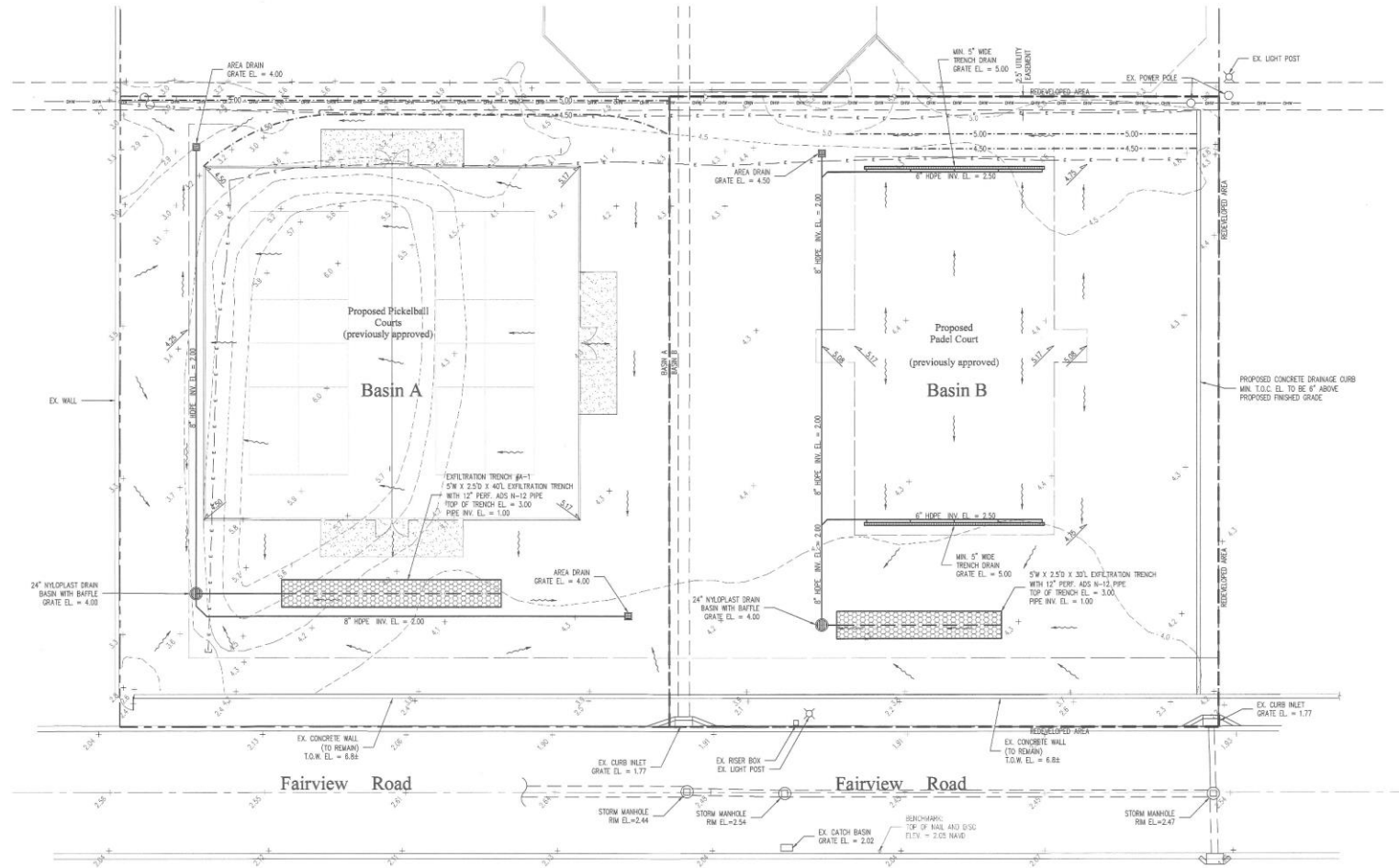
PICKLE BALL COURT
PALM BEACH COUNTRY CLUB
760 N. OCEAN BOULEVARD
PALM BEACH, FL 33480

architecture + energy of intelligence

INTELAE

#202025

office 561.672.7124
1815 south federal highway • suite 206
tampa, florida • 33606



STORMWATER RETENTION CALCULATIONS
(Basin A)

A. SITE INFORMATION
 Total Property Area = 23,027 sq.ft.
 Proposed Drainage Area = 11,514 sq.ft.
 Drainage Area Impervious Surface = 4,550 sq.ft.
 Drainage Area Pervious Surface = 6,964 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME
 The retention volume is estimated using the Rational Method (Q-CIA) where:
 C = 1.0 (impervious surface)
 C = 0.2 (pervious surface)
 I = 2 in/hr
 Impervious Surface Runoff Volume:
 $1.0 \times 2 \text{ in/hr} \times 4,550 \text{ sq.ft.} \times 1 \text{ ft}/12 \text{ in.} = 759 \text{ cu.ft.}$
 Pervious Runoff Volume:

STORMWATER RETENTION CALCULATIONS
(Basin B)

A. SITE INFORMATION
 Total Property Area = 23,027 sq.ft.
 Proposed Drainage Area = 11,514 sq.ft.
 Drainage Area Impervious Surface = 2,593 sq.ft.
 Drainage Area Pervious Surface = 8,921 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME
 The retention volume is estimated using the Rational Method (Q-CIA) where:
 C = 1.0 (impervious surface)
 C = 0.2 (pervious surface)
 I = 2 in/hr
 Impervious Surface Runoff Volume:
 $1.0 \times 2 \text{ in/hr} \times 2,593 \text{ sq.ft.} \times 1 \text{ ft}/12 \text{ in.} = 433 \text{ cu.ft.}$
 Pervious Runoff Volume:

Notes:

- 1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 2) Root barrier dimensions are to be consistent with the manufacturer's specifications.

48 HOURS BEFORE DIGGING
 CALL
 1-800-425-4779
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC.
 Sunshine State One Call is the
 location of existing utilities prior to
 commencement of excavation and other
 construction activities.



Grader Engineering & Fabrication, Inc.
 1000 S. US Highway 1, Suite 100
 Palm Beach, FL 33480
 PHONE: 561.312.2844
 info@gradereng.com

Project Information

Project No.	2023-0023
Issue Date	03/02/2023
Drawn By	CP
Checked By	CD
Scale	N.T.S.

Padel Court Grading & Drainage Plan For:
Palm Beach Country Club
 760 North Ocean Boulevard
 Palm Beach, Florida

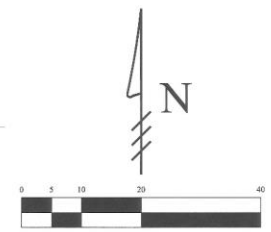
Revisions

1	08/23/2021
2	05/23/2023
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

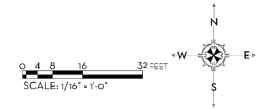
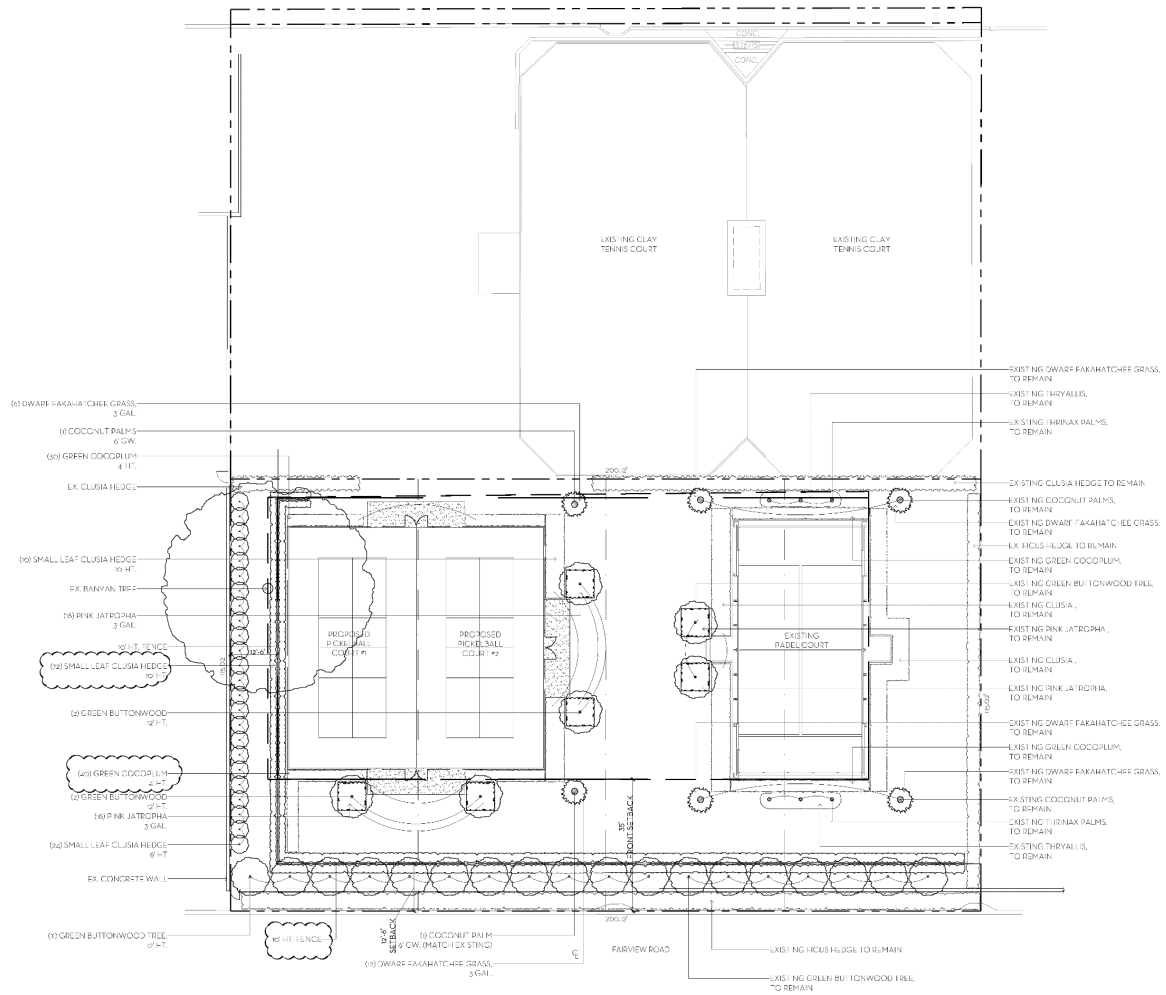


- Legend**
- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
 - PROPOSED ELEVATION (NAVD-88)
 - PROPOSED ELEVATION CONTOUR (NAVD-88)
 - FLOW DIRECTION
 - EXFILTRATION TRENCH
 - AREA DRAIN
 - 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



- 1 08/23/21 REVISE EXFILTRATION CALCULATIONS
- 2 05/22/23 UPDATE PLAN BACKGROUND; ADD ADDITIONAL GRADING AND DRAINAGE FOR PICKLE BALL COURT AREA

Digitally signed
 by Chad M Gruber
 Date: 2023.06.05

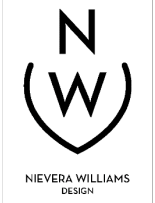


MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

PLANTING PLAN
PALM BEACH COUNTRY CLUB
750 N. OCEAN BLVD, PALM BEACH, FL.

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

17 MAY 2023



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

NIEVERAWILLIAMS.COM

LP1
ARC: 23 - 108
ZON: 23 - 80

COMMON NAME	BOTANICAL NAME	QTY	SPECIFICATION	NATIVE	EST.
TREES AND PALMS					
Coconut Palm	<i>Cocos nucifera</i>	9	1/2 CAL., 6' G.W.		
Green Buttonwood	<i>Conocarpus wrightii</i>	18	12" HT.	✓	20' H
		18		100%	
SHRUBS					
Green Coccoloba	<i>Chrysobalanus icaco</i>	70	4" HT.	✓	
Small Leaf Clusia	<i>Clusia guillera</i>	80	10" H x 1/2" B, 3rd yr		
Small Leaf Clusia	<i>Clusia guillera</i>	40	6" H x 1/2" B, Dense		
		116		40%	
GROUNDCOVERS					
Pink Jatropha	<i>Jatropha hastata</i> Pink 'carnosa'	30	3 GAL., full	✓	
Dwarf Fuchsia	<i>Fuchsia floridana</i>	20	3 GAL.		
		34		40%	

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

Line #	Landscape Legend		
	Property Address:	780 N. Ocean Blvd	
		Required	Proposed
4	Lot Size (sq ft)		47,300
6	Landscape (Open Space (LOS) (Sq Ft and %)	21,285	26,186 (55.36%)
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	2,000	4,847 (96.94%)
9	Native* Trees %	30%	15 of 15 (100%)
10	Native* Palms %	n/a	n/a
11	Native* Shrubs %	30%	70 of 176 (40%)
12	Native* Vines / Ground Cover %	30%	24 of 60 (40%)

*To determine appropriate native vegetation, the Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect.



Figure 2 shows a horizontal beam of length L with a semi-circular notch of radius R at the left end. The beam is supported by a vertical pin at the left end of the notch and a roller at the right end. A horizontal force P is applied at the right end, pointing to the left. The distance from the left support to the right end is L . The distance from the left support to the center of the notch is R . The distance from the center of the notch to the right end is $L - R$.



B12a



1015



PALM SPEC-ICA | ON DE A

SHRUBS AND TREES

1- 2" x 4" x 8" SHIRAZI-SAM. FRT. 35D. WITH "AGRICORP" OR 1/2" x 5" PLANTING
TIES AT THE 1/2" CALCULATION AND PRIOR TO COMPLETION OF THE BACKFILLING
OPERATIONS SHALL BE PLACED UNIFORMLY AROUND THE ROOT 7" x 33" OF A 20"PH
TIE. THE TIES BEHIND THE MIDDLE AND BOTTOM OF THE ROOT 7" x 33"
APPLICATION AREA.

GALLON CAN. 1- 3" x 6" x 18" TARI-ETS
2- GALLON CAN. 2- 3" x 6" x 18" TARI-ETS
3- 21" GALLON CAN. 3- 21" GALLON CAN. FTS
GALLON CAN. 4- 21" GALLON CAN. FTS
TREES
3- 3" x 6" x 18" TARI-ETS EACH + 1/2" OF CALIBER
DAPLS
2- 3" x 6" x 18" TARI-ETS

ROOTS/COVER AREAS

1- 2" x 4" x 8" SHIRAZI-SAM. FRT. 35D. WITH "AGRICORP" OR 1/2" x 5" PLANTING
TIES AT THE 1/2" CALCULATION AND PRIOR TO COMPLETION OF THE BACKFILLING
OPERATIONS SHALL BE PLACED UNIFORMLY AROUND THE ROOT 7" x 33" OF A 20"PH
TIE. THE TIES BEHIND THE MIDDLE AND BOTTOM OF THE ROOT 7" x 33"
APPLICATION AREA.



SOUTH ELEVATION

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANTING PLAN
PALM BEACH COUNTRY CLUB
760 N. OCEAN BLVD, PALM BEACH, FL

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

17 MAY 2023



NIEVERA WILLIAMS
DESIGN

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Florida 33401
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F: 561-659-2113

NIEVERAWILLIAMS.COM

EL1

Z-31-00346
B-033-2021



EAST ELEVATION

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

MARIO F. NIEVERA
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Landscape Architect
Registration No.
6666896

PLANTING PLAN
PALM BEACH COUNTRY CLUB
760 N. OCEAN BLVD. PALM BEACH, FL

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

17 MAY 2023



NIEVERA WILLIAMS
DESIGN

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Florida 33401
P: 561-659-2820
F: 561-659-2113

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EL2

Z: 21-00346
B: 033-2021



NORTH ELEVATION

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANTING PLAN
PALM BEACH COUNTRY CLUB
760 N. OCEAN BLVD, PALM BEACH, FL.

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

17 MAY 2023



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DESIGN

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F: 561-659-2113

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EL3

Z: 21-00346
B: 033-2021



WEST ELEVATION

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

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
666896

PLANTING PLAN
PALM BEACH COUNTRY CLUB
750 N. OCEAN BLVD. PALM BEACH, FL.

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

17 MAY 2023



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DESIGN

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EL4
Z: 31-00346
B: 033-2021

ACOUSTIC REPORT

Date: 20 June 2023

To: Ronald Rickert, II

INTELAE
1615 South Federal Highway, Suite 206
Boca Raton, FL 33432

Cc: Michael Margolis

From: Edward Dugger, FAIA ASA NCAC INCE
Irineo Jaimes ASA

Re: **Pickleball Site Noise Study**
Palm Beach Country Club
760 N Ocean Boulevard
Palm Beach, FL 33480
ED+A 221432

Ronald,

Edward Dugger + Associates (ED+A) has prepared this study assessing the potential acoustical impact to surrounding areas of a site under consideration for pickleball courts at Palm Beach Country Club. This report details any measurements, discusses their results, and provides mitigatory efforts that should be considered to minimize acoustical impact.

Summary

Palm Beach Country Club is proposing to expand its racquet sports to include an additional two (2) pickleball courts and have commissioned ED+A to review design plans and provide an evaluation of the potential noise impact that could be expected to surrounding areas of the site under consideration. Short-term acoustical measurements were conducted at the site on November 14th, 2022 to capture ambient sound levels representative of existing conditions and used in conjunction with acoustical distance calculations to determine potential pickleball's impacts on the surrounding residential areas. The resulting data are discussed in the report along with ED+A's recommendations.

Measurement Locations

The "ambient sound" measurements were taken of the surrounding area of the proposed site for the new pickleball courts (L1) for a period of thirty-minutes. Ambient sound is the all-encompassing sound existing at a specified point and time associated with a given environment. The ambient sound is usually a composite of sounds from several sources, near and far as defined in Section 5 of ANSI S1.13-2005. The measurement microphone was roughly 5 ft above hard ground and oriented vertically (0°) during measurement. The acoustical environment at and near the measurement locations is most comparable to that of a "free sound field over a reflecting plane," as defined in Section 7 of ANSI S1.13-2005.

L1: Located east of N County Rd between Fairview Rd and Country Club Rd (Figure 1)

The nearest noise sensitive receiver would be the residential properties directly west of the proposed site, approximately 37' 6" from the closest court based on Figure 2. The rest of the surrounding area consists of Palm Beach Country Club to the north, The Beach Club to the east, and additional residential properties to the south and west on Fairview Rd and Country Club Rd. It is important to note this area already features tennis courts.



Figure 1. Location 1 (L1), and Surrounding Areas.

Methodology

An NTI XL2 Type-I analyzer was utilized to perform sound level measurement. Acoustical measurements were performed in accordance with ANSI S1.13-2005 American National Standard Methods for the Measurement of Sound Pressure levels in Air. The specific instrumentation and measurement system components, including manufacturer and model information, utilized for these measurements are identified in Table 1 with their serial numbers and most recent laboratory calibration dates. The measurement instruments were calibrated with an acoustical calibrator before and after the measurement period. The analyzer continuously logged one-second A-weighted equivalent-continuous sound levels (L_{Aeq}) in one-third octave band filters from 12.5 Hz to 20,000 Hz for a period of thirty-minutes at all locations. L_{Aeq} is a time-average value representative of a continuous sound level over a given period of time. A-weighting accounts for human sensitivity to variations in sound level across the audible frequency spectrum and is the preferred frequency weighting for measurements made in accordance with ANSI S1.13-2005 and is the most appropriate weighting for community noise studies for projects of this type.

Table 1. ED+A Measurement Equipment

Manufacturer	Model	Serial No.	Laboratory Calibration Date	Location
NTI Audio	XL2 Analyzer	A2A	04/12/2022	All
NTI Audio	MA220 Microphone	6252	04/12/2022	All

Acoustical Analysis and Results

Based on acoustical calculations the resulting sound levels expected from pickleball activity to the nearest residential properties to the west and south (approximately 37' 6" from the closest court) would be in the 68 dB range, see Figure 2–3. ED+A used pickleball strike sound levels captured on previous pickleball studies to establish a point of reference for the calculations. The resulting levels expected at the nearest residential property will likely be above typical ambient levels (see Figure 4); therefore, it is important for an acoustical barrier be considered between the proposed site and residential properties to maintain the existing ambient levels.

ACOUSTICAL REPORT

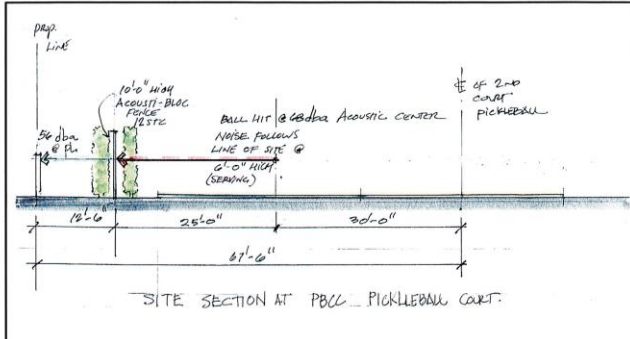


Figure 2. Site section (west to east) of proposed pickleball courts (refer to attached Site Plan).

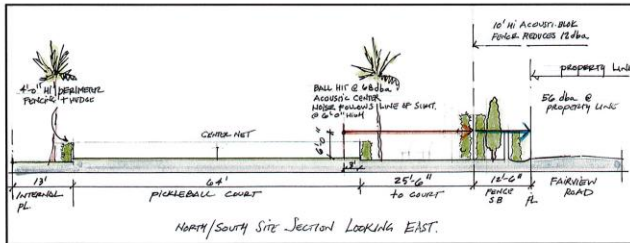


Figure 3. Site section (north to south) of proposed pickleball courts (refer to attached Site Plan).

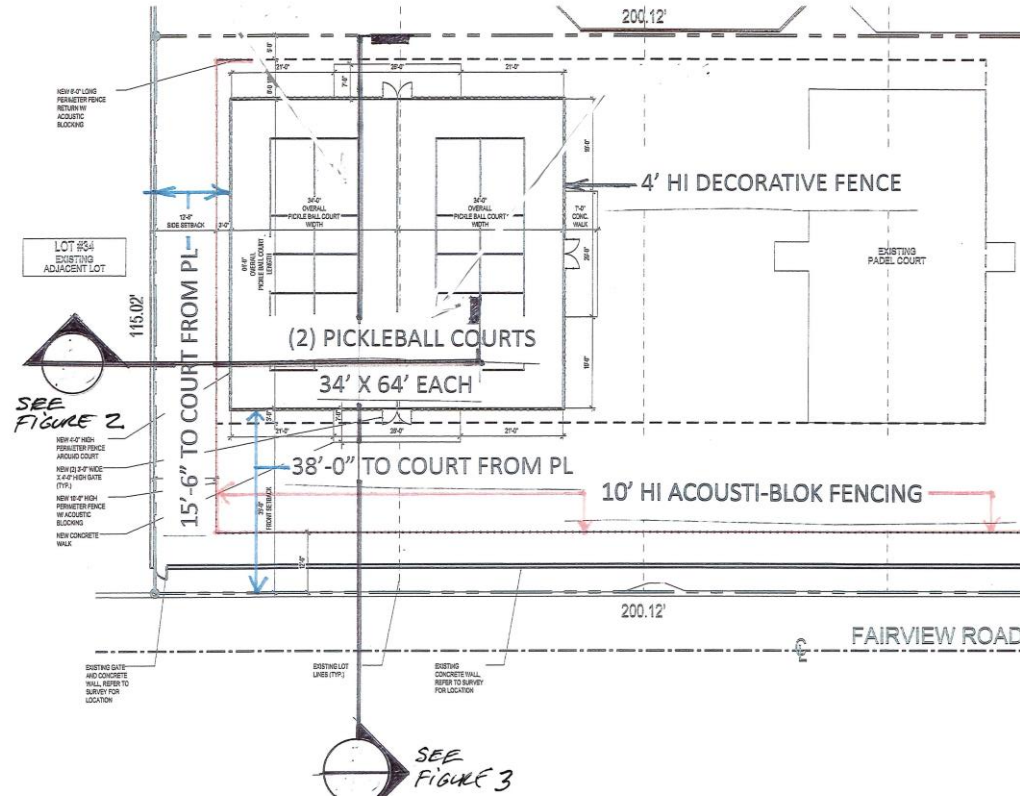
Recommended Mitigation

ED+A recommend installing noise barriers by a manufacturer such as Acoustiblok or similar at the boundaries of the proposed site that face residential properties to minimize the noise impact of pickleball activity which can provide noise reduction in the 10-12 dBA range. It is important to note, for a barrier to be effective, the line of sight between the noise source and receiver should be disrupted. Therefore, the barrier designed at 10'0"

1239 SE Indian Street, Suite 103, Stuart, Florida 34997
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Palm Beach Country Club Pickleball Study, Palm Beach Gardens, Florida – v7

4 of 5



ACOUSTICAL REPORT

high should be sufficient to block the sound (based on a line of sight) whereby the pickleball is hit at an average height of 4' 0" to 8' 0" (6' 0" average).

Additionally, the use of quiet paddles will further improve Palm Beach Country Club's efforts at minimizing impact to surrounding areas. ED+A has observed a difference of 6-8 dB in data collected between regular pickleball paddles and pickleball quiet paddles.

Conclusion

By implementing the recommended mitigation measures outlined above, which are based the assumptions listed in this report, and by only operating the courts during the daytime hours (9:00 am – 7:00 pm), per the noise ordinance of Palm Beach, FL, we believe noise from pickleball activity at the proposed site will meet the Town of Palm Beach Noise Ordinance.

Figure 3: Ambient Conditions Measured on November 14th, 2022

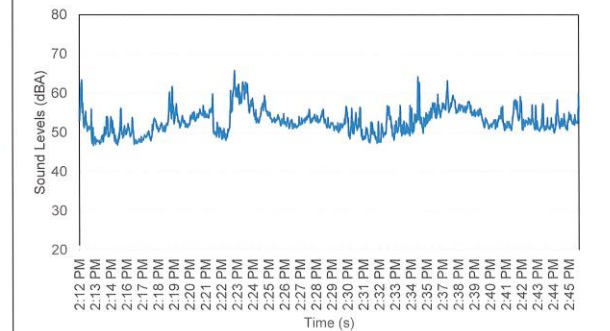


Figure 4. Ambient Site Sound Levels

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Palm Beach Country Club Pickleball Study, Palm Beach Gardens, Florida – v7

5 of 5



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sales@acoustiblok.com

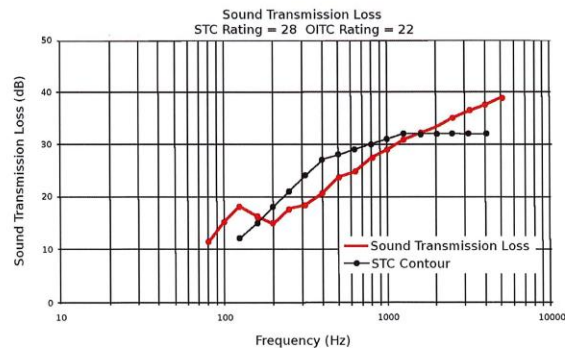
Acoustifence® Benefits and Specifications

- The material itself is lab tested STC value of 28, which represents over an 80% reduction in sound to the human ear. (Your results will be less as sound reflects off all surrounding materials or structures, i.e., buildings, trees, etc.)
- Works extraordinarily well at blocking direct line of sight sound.
- Far less sound reflected than solid walls.
- Installed or removed in less than one hour.
- To store, Acoustifence easily rolls up like a carpet into 12 in. roll.
- UV tolerant and does not support mold.
- Virtually indestructible, very resilient material.
- 100% recyclable
- Comprised of 100% recycled materials.
- Will accept most paint finishes.
- Includes qty. 70, 11 in. heavy duty 120 lb. (black) nylon ties; stainless steel ties are available.
- Can blend in with any background using our Acoustifence-Landscapes®.



Material Specifications – Part # “Acoustifence 6x30 Industrial”

Acoustical Rating	STC 28 / OITC 22
Size	6 ft. (1.83m) x 30 ft. (9.14m) x 0.125 in. (3mm) 180 ft² (16.72m²)
Weight	185 lbs. (84Kg)
Fastening	Black brass grommets every 6 in. (152mm) along top edge with four grommets spaced along the bottom edge. Commonly installed horizontally.
Color	Black or Forest Green
(This is an industrial product and minor surface blemishes are a possibility.)	



(Specifications and prices subject to change without notice.)

Acoustifence® Acoustical Test Data (Performed by an Independent Certified Test Lab)

Date: 05/25/2006

Specimen: Acoustifence Sound Barrier Material

Specimen Area: 6.0 Sq. Ft.

Filler Area: 134.0 Sq. Ft.

Operator: W. Green

	Bkgrd	Absorp	Source	Receive	Filler	Specimen
Temp F	73.9	74.0	73.1	73.9	73.1	73.7
R. H. %	65.7	65.7	63.3	65.7	61.4	65.1

Freq (Hz)	Bkgrd SPL (dB)	Absorp (Sabines / Sq. Ft.)	Source SPL (dB)	Receive SPL (dB)	Filler TL (dB)	Specimen TL (dB)	95% Conf Limit	No. of Deficiencies	Trans Coef Diff
80	43.0	52.5	84.2	63.7	36.3	11	2.54	0	11.7
100	39.2	59.1	87.7	62.9	40.3	15	3.77	0	12.0
125	47.4	55.9	91.5	63.7	47.5	18	2.02	0	15.9
160	43.4	50.4	94.2	68.8	46.2	16	1.06	0	16.5
200	43.0	54.9	97.9	73.5	49.6	15	0.80	3	21.3
250	35.8	53.0	99.3	72.2	51.0	18	1.12	3	19.8
315	33.7	57.2	95.7	67.5	54.0	18	0.53	6	22.1
400	33.3	56.0	95.0	64.6	58.4	21	0.78	6	24.3
500	31.6	56.3	98.8	65.4	60.5	24	0.30	4	23.4
630	25.1	57.7	101.5	66.9	65.2	25	0.53	4	26.9
800	25.2	59.9	101.3	63.8	67.4	27	0.54	3	26.4
1000	23.2	62.6	101.0	61.9	72.2	29	0.49	2	29.8
1250	23.8	69.4	105.1	63.7	78.0	31	0.28	1	33.8
1600	20.1	70.2	111.4	68.6	81.8	32	0.22	0	36.3
2000	15.0	76.3	107.4	63.2	79.9	33	0.22	0	33.2
2500	7.5	86.9	105.9	59.3	74.8	35	0.23	0	26.3
3150	8.4	102.0	106.6	58.0	77.8	36	0.33	0	28.0
4000	7.7	124.9	105.6	55.0	81.1	37	0.33	0	30.2
5000	8.1	162.8	104.1	51.0	81.0	39	0.36	0	28.7

STC Rating = 28 (Sound Transmission Class)

Deficiencies = 32 (Number of deficiencies versus contour curve)

ACOUSTICAL REPORT

Specifications subject to change without notice.



ARC-23-108 (ZON -23-080)_760 N. OCEAN BLVD.
COMBO_SUB_7-11-2023

END OF SUBMITTAL