

ALKEON CAPITAL - GENERATOR

FINAL SUBMITTAL

RECEIVED
By yfigueroa at 1:49 pm, Aug 15, 2023

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MEP
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2151 S. Highway Alt A1A, Suite 2000,
Jupiter, FL 33477
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Rodney D. Giggble Consulting Engineers

14457 Black Bear Road
W. Palm Beach, FL 33418
Telephone: (561) 214-5792

Civil and Landscape
Kimley Horn
445 24th Street, Suite 200
Vero Beach, FL 32960
Telephone: (772) 794-4100



SCOPE OF WORK

- Add Generator to north east corner of property

D. GENERAL REQUIREMENTS

Front Cover	D1
Property Survey	D2
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Location Plan	D4
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J. VARIANCE

Variance Diagrams & Narrative	J1-2
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ARCOM HEARING DATE: SEPTEMBER 27, 2023

INVOICE NO.:70106

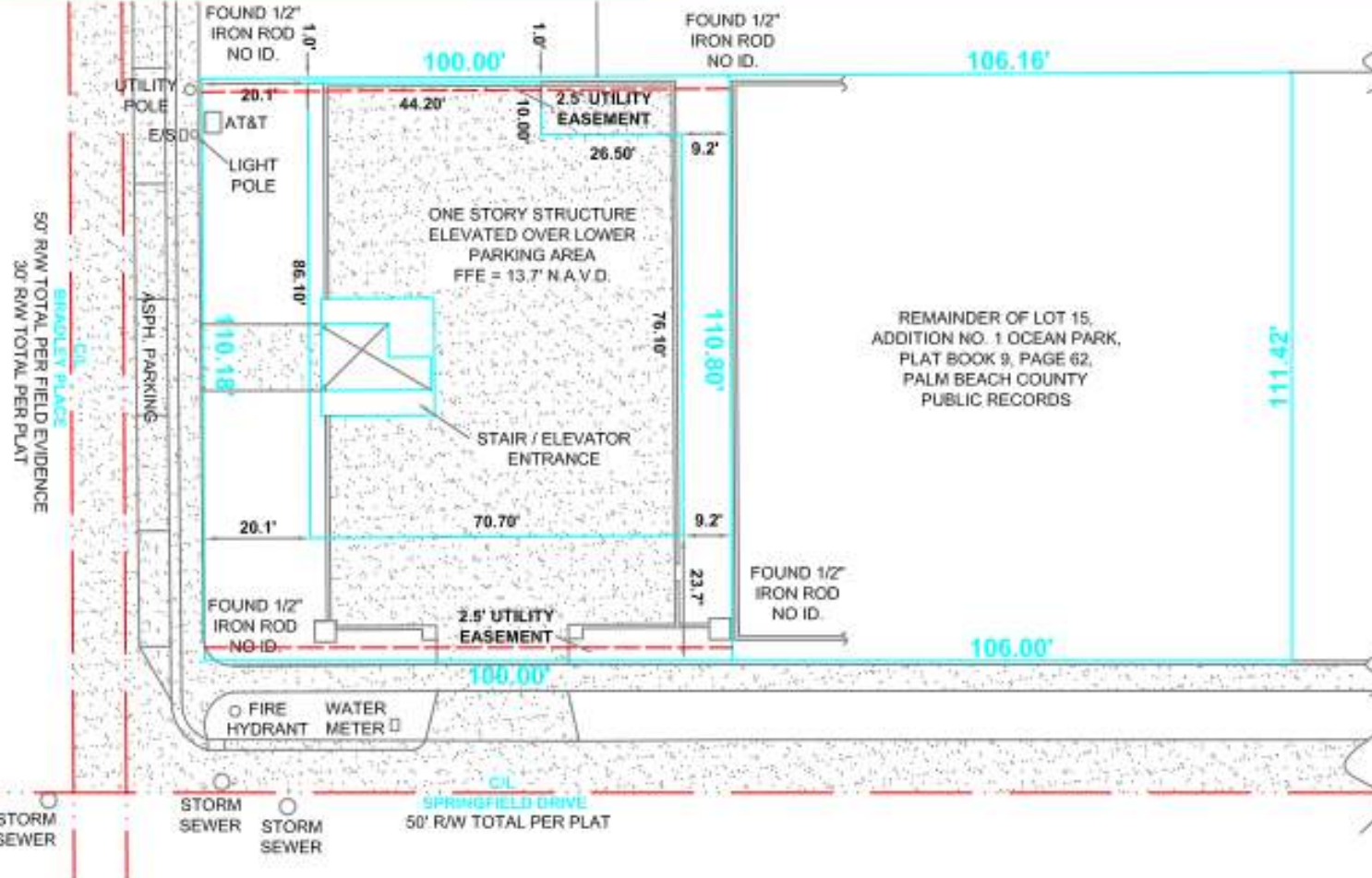
DATE:	DESCRIPTION:
10/02/2021	FIELD LOCATION OF IMPROVEMENTS

ABBREVIATIONS / SYMBOLS:

A/C	= AIR CONDITIONING UNIT
ADJ	= ADJACENT
BCR	= BROWARD COUNTY RECORDS
BM	= BENCHMARK
CALC	= CALCULATED
CA	= CENTRAL ANGLE
CIL	= CENTERLINE
CB	= CATCH BASIN
CBS	= CONCRETE BLOCK WALL
CHATT	= CHATTAHOOCHEE
CONC	= CONCRETE
CM	= CONCRETE MONUMENT
COL	= COLUMN
D	= DEED
DE	= DRAINAGE EASEMENT
DS	= DRAINAGE STRUCTURE
ELEV	= ELEVATION
EW	= EDGE OF WATER
FD	= FOUND
FF	= FINISHED FLOOR
ID	= IDENTIFICATION
INV	= INVERT
IP	= IRON PIPE
IR	= IRON ROD
L	= LENGTH
LAE	= LIMITED ACCESS EASEMENT
LME	= LAKE MAINTENANCE EASEMENT
LP	= LIGHT POLE
M	= MEASURED
N/D	= NAIL AND DISC
NG	= NATURAL GROUND
NR	= NON RADIAL
NTS	= NOT TO SCALE
OHC	= OVERHEAD CABLES
ORB	= OFFICIAL RECORD BOOK
P	= PLAT
PB	= PLAT BOOK
PBCR	= PALM BEACH COUNTY RECORDS
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVATURE
PCP	= PERMANENT CONTROL POINT
PG	= PAGE
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRC	= POINT OF REVERSE CURVATURE
PRM	= PERMANENT REFERENCE MONUMENT
PT	= POINT OF TANGENCY
R	= RADIUS
RGE	= RANGE
RDE	= ROOF OVERHANG EASEMENT
R/W	= RIGHT OF WAY
SEC	= SECTION
S/W	= SIDEWALK
TOS	= TOP OF BANK
TYP	= TYPICAL
UE	= UTILITY EASEMENT
WF	= WOOD FENCE
WPP	= WOOD POWER POLE (UTILITY POLE)

OVERHEAD CABLES	CONVERSION INCHES TO DECIMAL
METAL FENCE	1" = 0.08'
METAL FENCE	2" = 0.17'
WOOD FENCE	3" = 0.25'
WOOD FENCE	4" = 0.33'
PLASTIC FENCE	5" = 0.42'
PLASTIC FENCE	6" = 0.50'
EASEMENT LINES	7" = 0.58'
EASEMENT LINES	8" = 0.67'
CENTERLINE (C/L)	9" = 0.75'
CENTERLINE (C/L)	10" = 0.83'
CENTERLINE (C/L)	11" = 0.92'
CENTERLINE (C/L)	12" = 1.0'

FIRE HYDRANT	⊕
WATER VALVE	⊕
UTILITY POLE	⊕
WATER METER	⊕



REVIEW OF COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. PG582111020; DATED: NOVEMBER 3, 20201

ITEM 1- NOT PLOTTABLE; DOES NOT AFFECT THIS PROPERTY

ITEM 2- NOT PLOTTABLE; DOES NOT AFFECT THIS PROPERTY

ITEM 3a- PLOTTABLE; NONE

ITEM 3b- NOT PLOTTABLE; DOES NOT AFFECT THIS PROPERTY

ITEM 3c- NOT PLOTTABLE; DOES NOT AFFECT THIS PROPERTY

ITEM 3d- NOT PLOTTABLE; DOES NOT AFFECT THIS PROPERTY

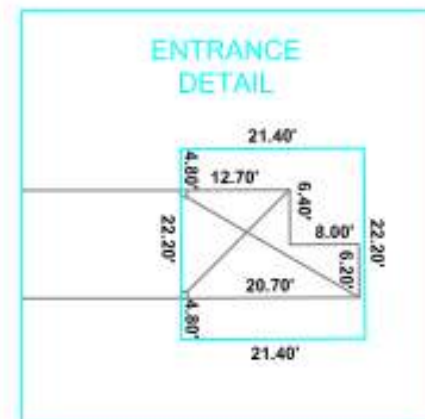
ITEM 4- NOT PLOTTABLE; DOES NOT AFFECT THIS PROPERTY

ITEM 5- NOT PLOTTABLE; DOES NOT AFFECT THIS PROPERTY

ITEM 6- PLOTTABLE; PLOTTED ALL PLAT MATTERS

ITEM 7- PLOTTABLE; PLOTTED UTILITY EASEMENTS ALONG NORTH AND SOUTH PROPERTY LINES (DESCRIPTION OF EASEMENTS ARE AMBIGUOUS)

ITEM 8- NOT PLOTTABLE; DOES NOT AFFECT THIS PROPERTY



PROPERTY ADDRESS:
231 BRADLEY PLACE, PALM BEACH, FL. 33480

LEGAL DESCRIPTION:
THE WEST 100' OF LOT 15, ADDITION NO. 1 OCEAN PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

** 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.

(b) BOUNDARY MONUMENTS:

f. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE." (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

CERTIFICATIONS:

- BRADLEY PALM LLC, A DELAWARE LIMITED LIABILITY COMPANY
- TRIDENT TITLE, A DIVISION OF LANDCASTLE TITLE GROUP, LLC
- COMMONWEALTH LAND TITLE INSURANCE COMPANY

FLOOD DATA:
FLOOD ZONE: AE6
COMMUNITY NUMBER:120220
COMMUNITY NAME:TOWN OF PALM BEACH
PANEL NUMBER:12099C0581F

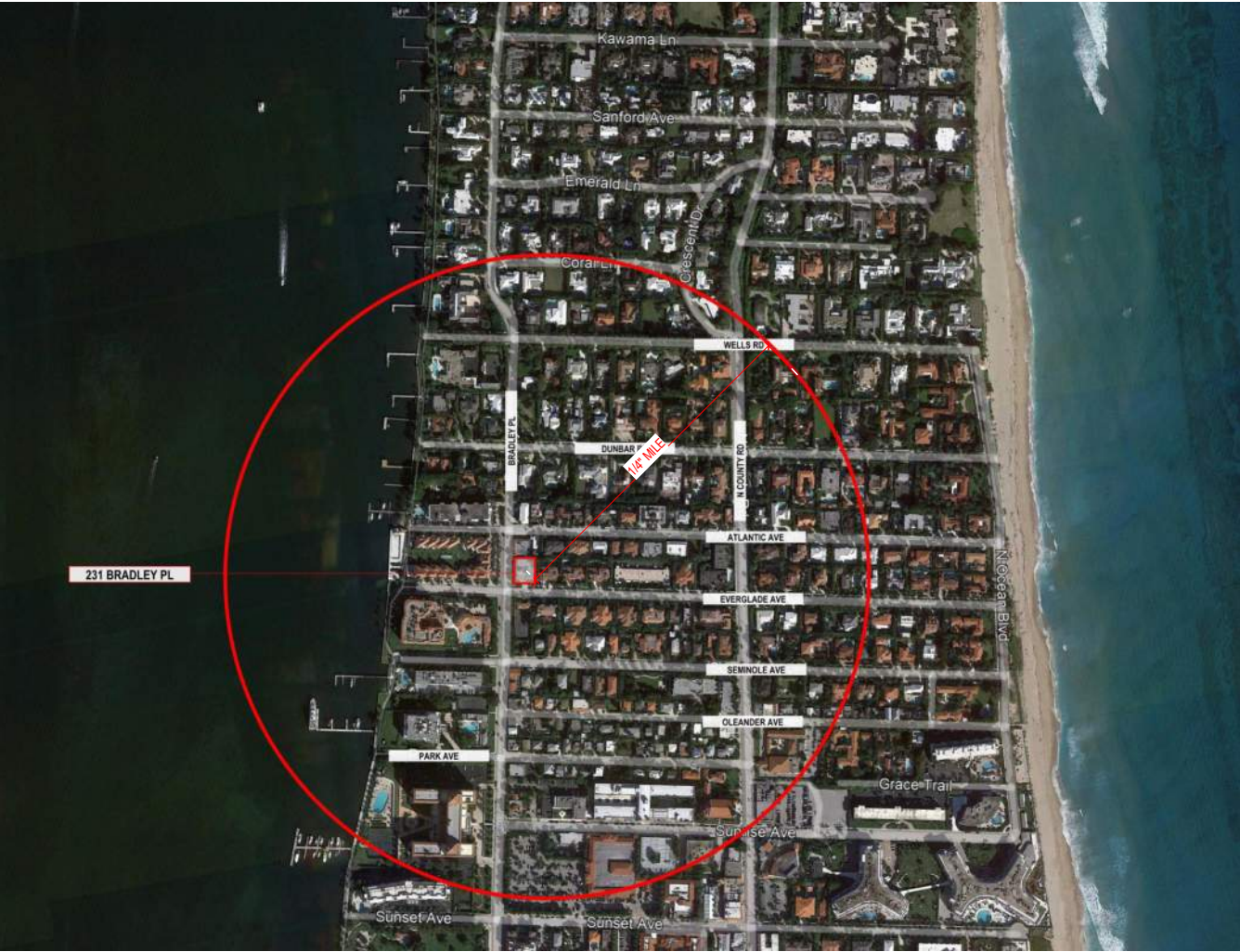


GT SURVEYOR SERVICES INC.

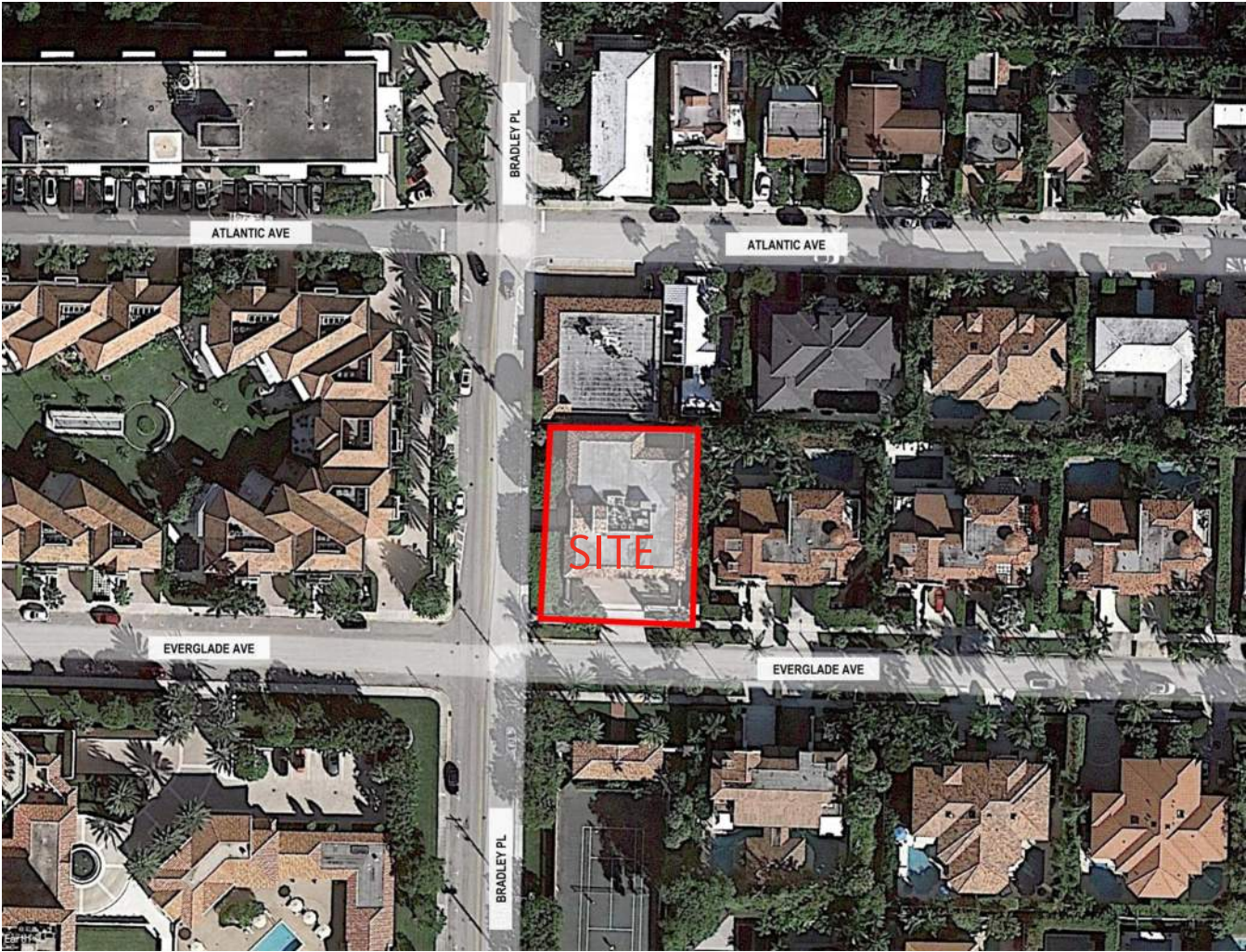
1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
FAX: 561-753-0342
E-MAIL: gtsurveying@gmail.com

I HEREBY CERTIFY THAT THIS MAP OF BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE THIS SURVEY MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

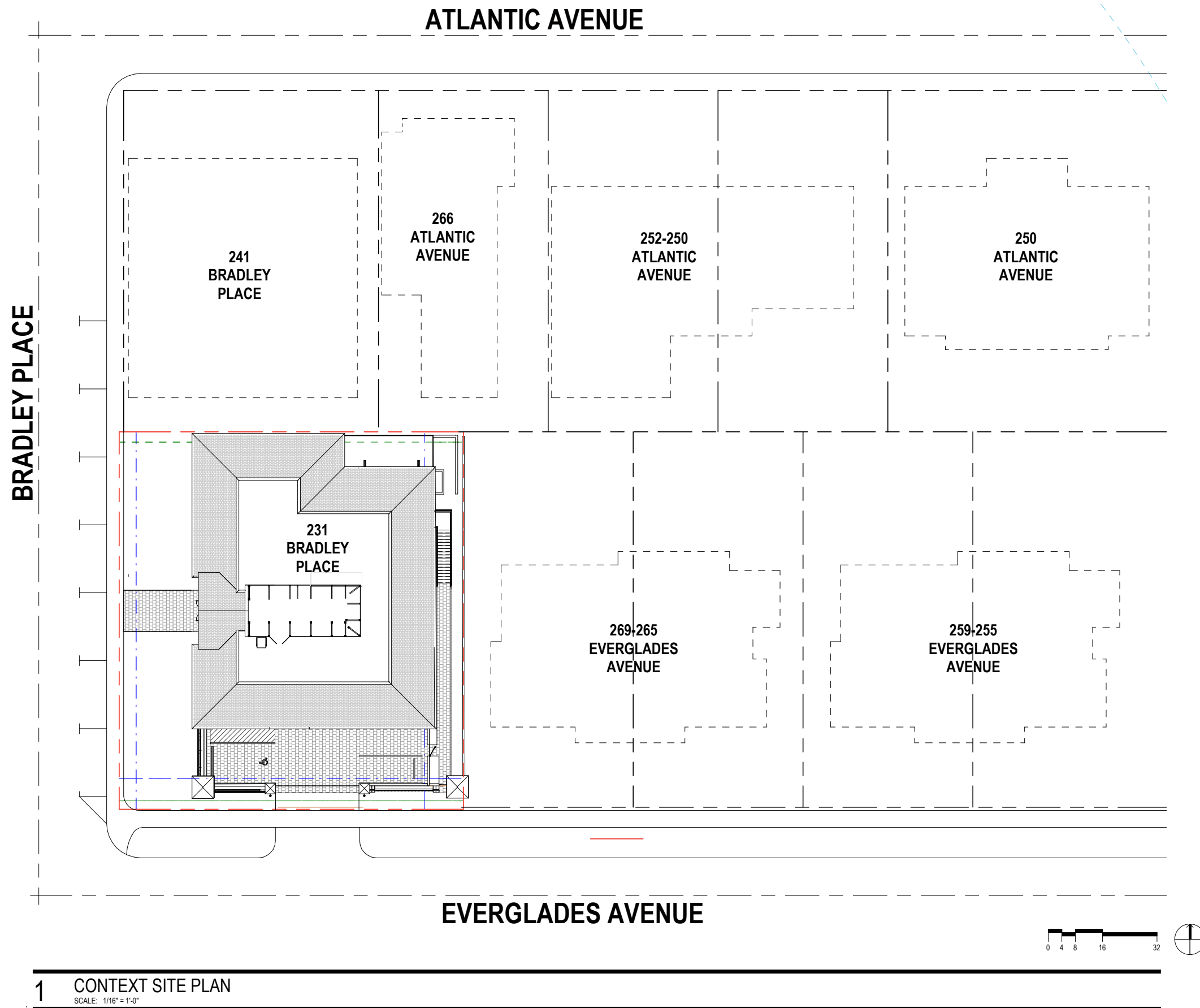
SIGNED:
GINO FURIANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.



VICINITY MAP



LOCATION PLAN





1. EAST - REAR YARD



2. WEST FACADE



3. SOUTH FACADE



4. NORTH - SIDE YARD



5. PARTIAL WEST FACADE



6. PARTIAL WEST FACADE



7. PARTIAL WEST FACADE



KEY PLAN



1. SOUTH NEIGHBOR



2. SOUTHWEST NEIGHBOR



3. WEST NEIGHBOR



4. EAST NEIGHBOR



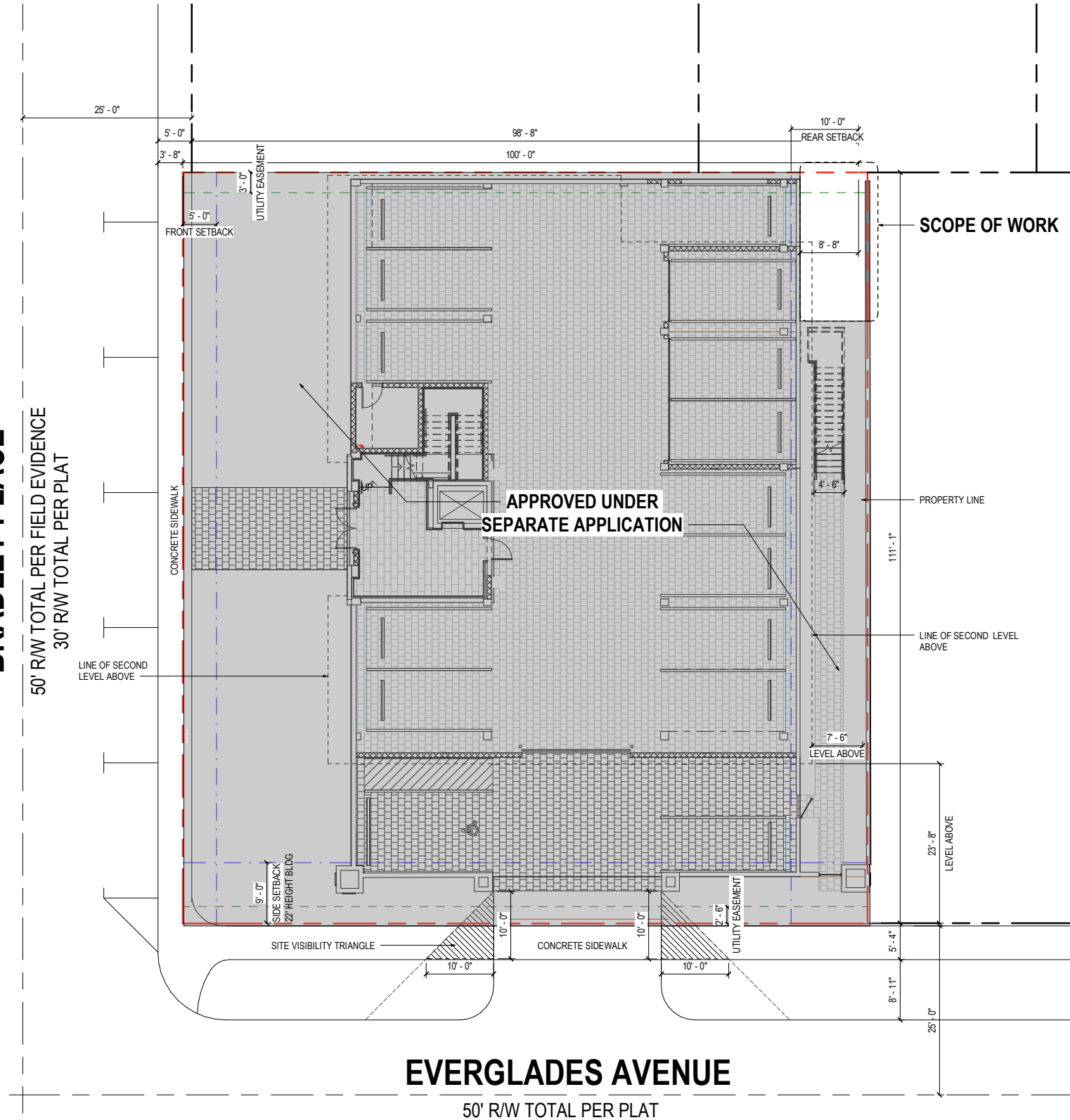
5. NORTH NEIGHBOR



KEY PLAN

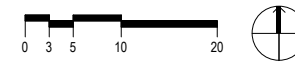
BRADLEY PLACE

50' R/W TOTAL PER FIELD EVIDENCE
30' R/W TOTAL PER PLAT



EVERGLADES AVENUE

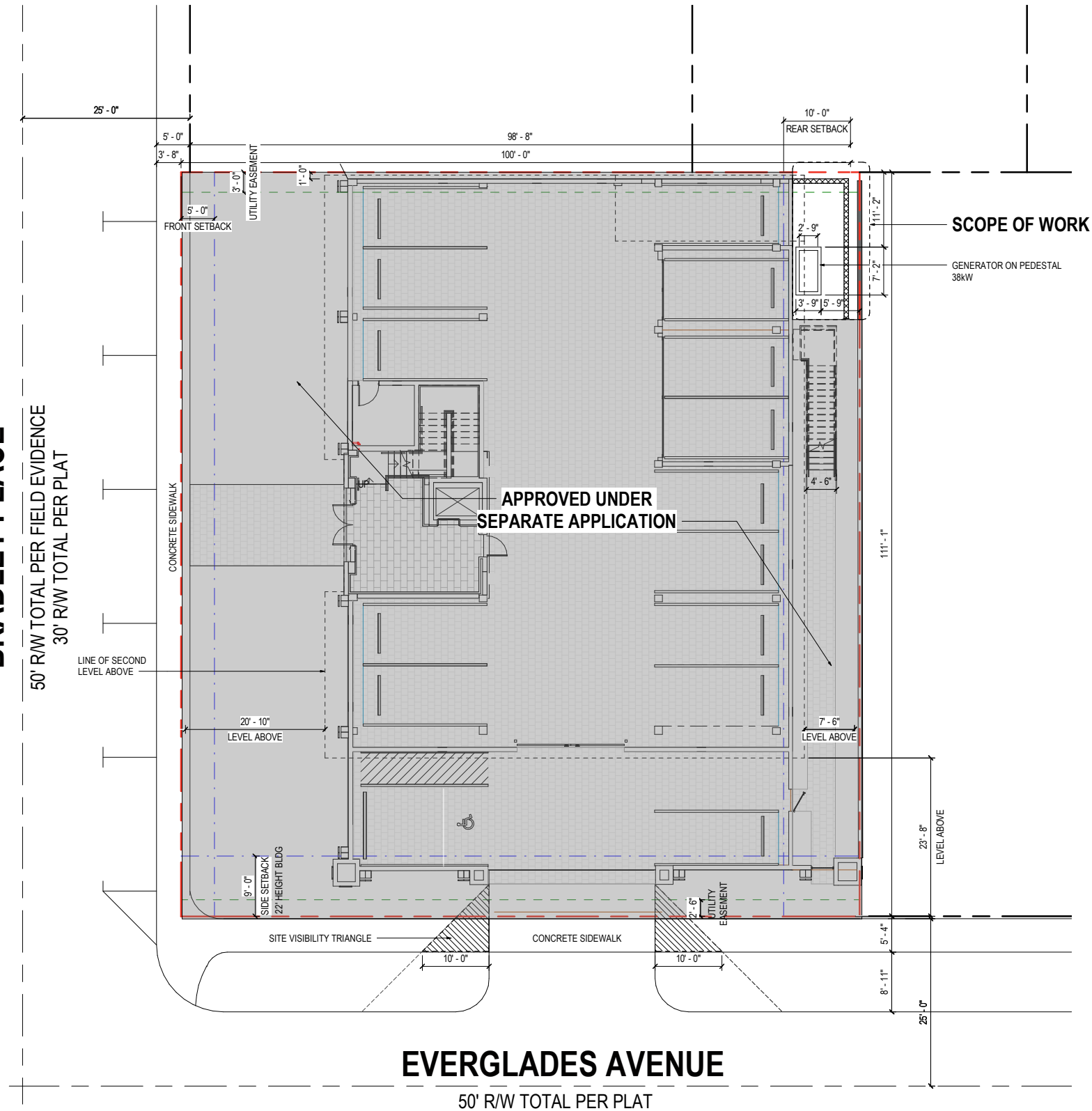
50' R/W TOTAL PER PLAT



1 EXISTING SITE PLAN
SCALE: 1" = 10'-0"

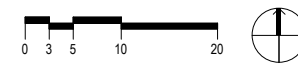
BRADLEY PLACE

50' R/W TOTAL PER FIELD EVIDENCE
30' R/W TOTAL PER PLAT



EVERGLADES AVENUE

50' R/W TOTAL PER PLAT



1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



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:		
4		Required	Proposed
5	Lot Size (sq ft)	11,048 SQ FT	
6	Landscape Open Space (LOS) (Sq Ft and %)	2,762 SQ FT, 25%	3,075 SF / 27.8%
7	Perimeter LOS (Sq Ft and %)	N/A	
8	Front Yard LOS (Sq Ft and %)	1,092 SQ FT, 35%	
9	Native* Trees %	N/A	
10	Native* Palms %		
11	Native* Shrubs %		
12	Native* Vines / Ground Cover %		

*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

REV BF 20220304



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:	231 Bradley Place, Palm Beach FL 33480		
2	Zoning District:	C-TS Commercial Town Serving		
3	Structure Type:	2 Stories		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000 SF min.	11,048 SF	
6	Lot Depth	90' min.	100 SF	
7	Lot Width	30' min.	110 SF	
8	Lot Coverage (Sq Ft and %)	7,000 SF/ 70%	6,280 SF/ 56.8%	6,280 SF /56.8%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	15,000 GSF	13,060 GSF	
10	Cubic Content Ratio (CCR) (R-B ONLY)			
11	*Front Yard Setback (Ft.)	5'-0"	5'-0"	
12	* Side Yard Setback (1st Story) (Ft.)	N/A	N/A	
13	* Side Yard Setback (2nd Story) (Ft.)	9'-0"	9'-0"	
14	*Rear Yard Setback (Ft.)	10'-0"	8'-0"	
15	Angle of Vision (Deg.)	100D Front Yard		
16	Building Height (Ft.)	25'-0" max.	25'-0"	
17	Overall Building Height (Ft.)	25'-0" max.	25'-0"	
18	Crown of Road (COR) (NAVD)			
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	
20	Finished Floor Elev. (FFE)(NAVD)	6' NAVD	3.95' NAVD	
21	Zero Datum for point of meas. (NAVD)			
22	FEMA Flood Zone Designation	AE	AE	
23	Base Flood Elevation (BFE)(NAVD)	BFE= 6' NAVD	BFE= 6' NAVD	
24	Landscape Open Space (LOS) (Sq Ft and %)	2,762 SF, 25%	3,119 SF, 28%	3,075 SF / 27.8%
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	
26	Front Yard LOS (Sq Ft and %)	1,092 SF, 35%	2,136 SF, 64%	
27	**Native Plant Species %	Please refer to separate landscape legend.		

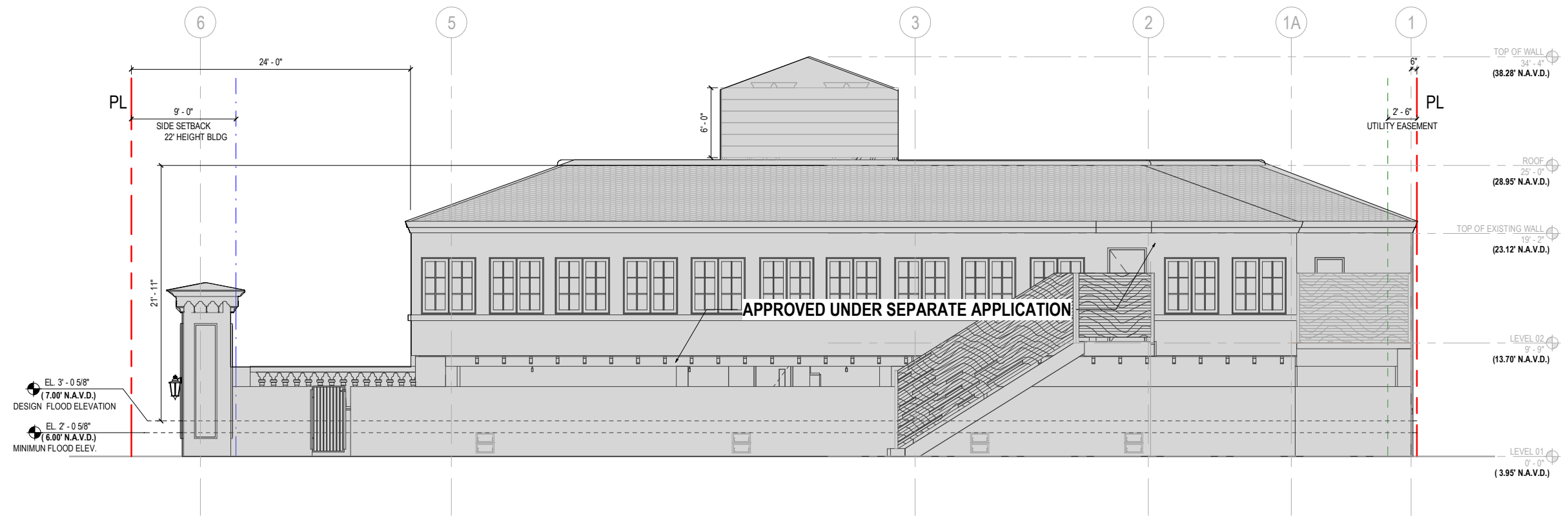
* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

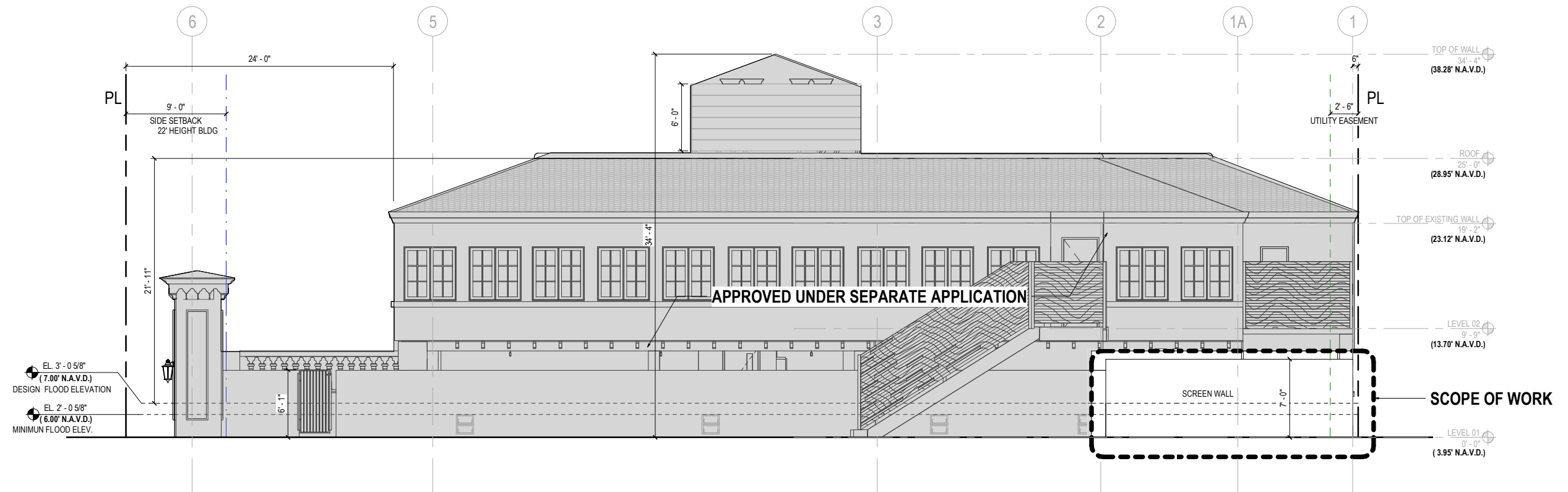
** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

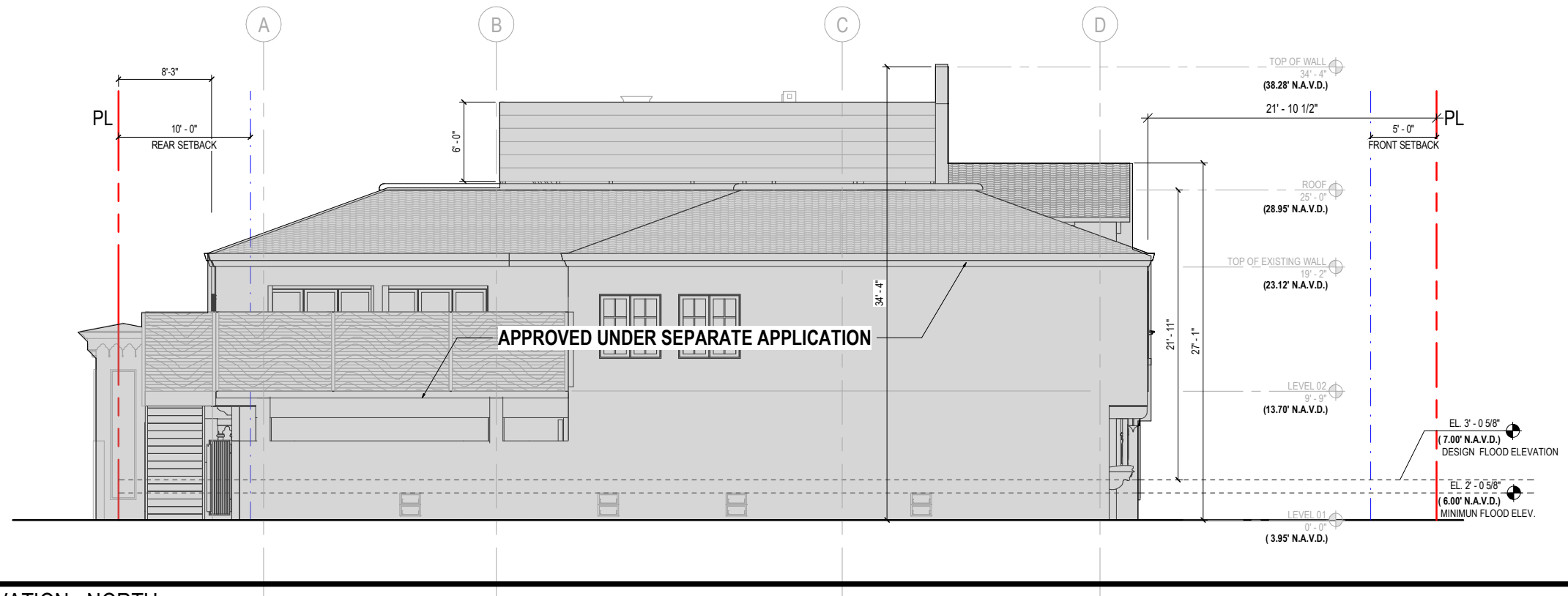
REV BF 20220304



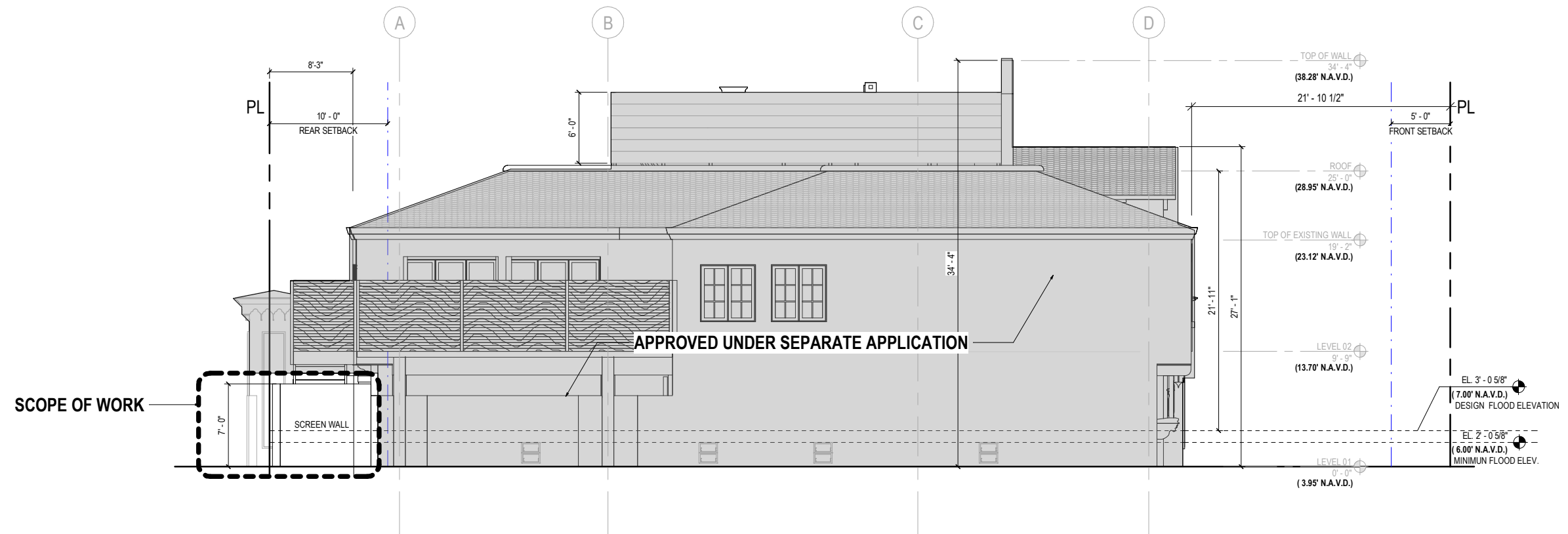
2 APPROVED ELEVATION - EAST
SCALE: 3/16" = 1'-0"



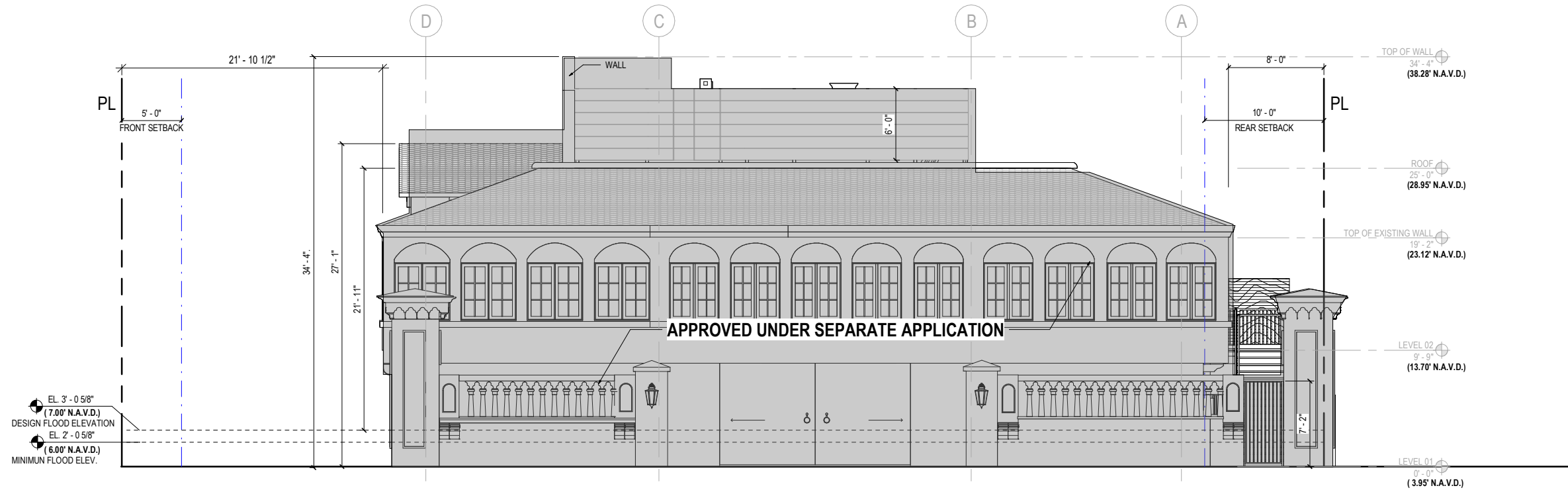
3 PROPOSED ELEVATION GENERATOR - EAST
SCALE: 3/16" = 1'-0"



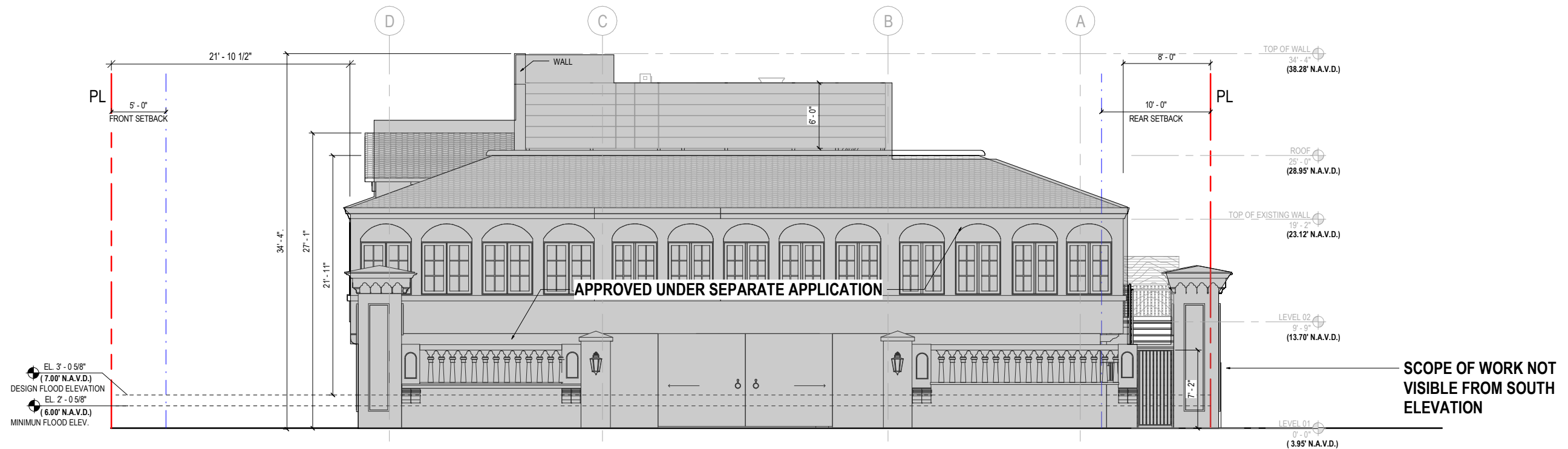
2 PREVIOUSLY APPROVED ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



1 PROPOSED GENERATOR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



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

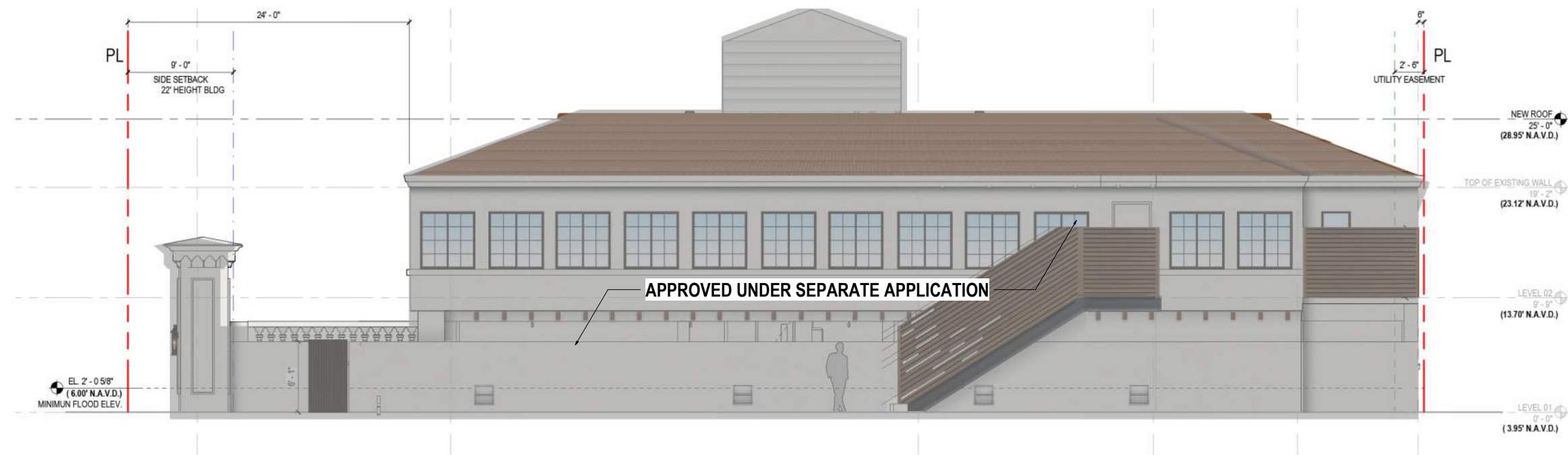


2 PROPOSED ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

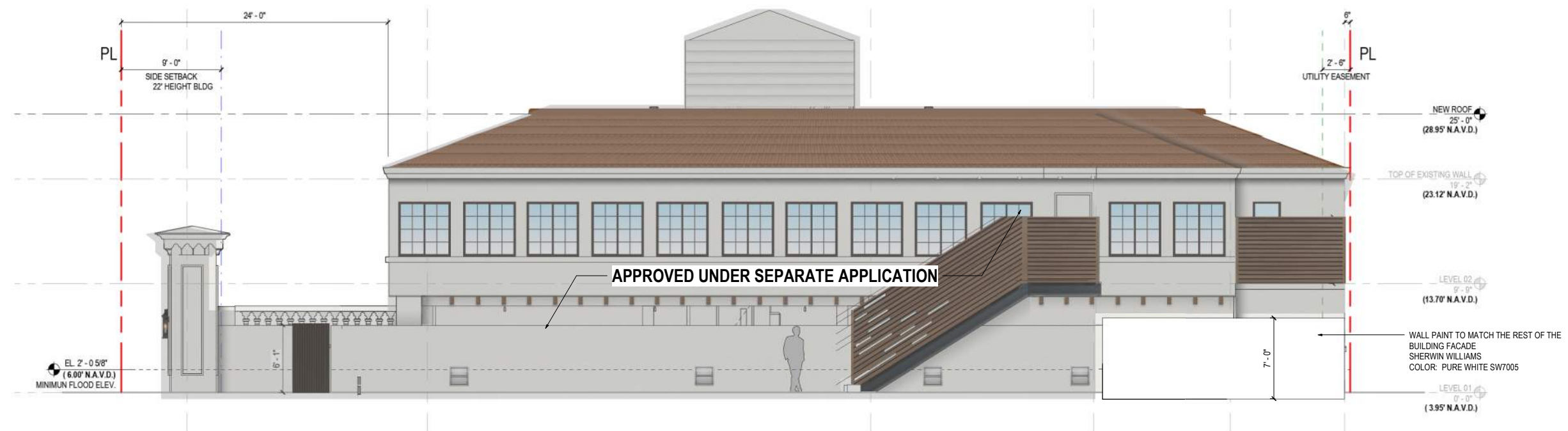
ELEVATIONS - SOUTH

ARC-23-127 ZON-TBD- 231 BRADLEY PLACE PALM BEACH, FL 33480_ARCOM_09-27-23

G5C



2 COLOR PROPOSED ELEVATION - EAST.
SCALE: 3/16" = 1'-0"



1 COLOR PROPOSED ELEVATION - EAST - GENERATOR
SCALE: 3/16" = 1'-0"



1 COLOR PREVIOUSLY APPROVED ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



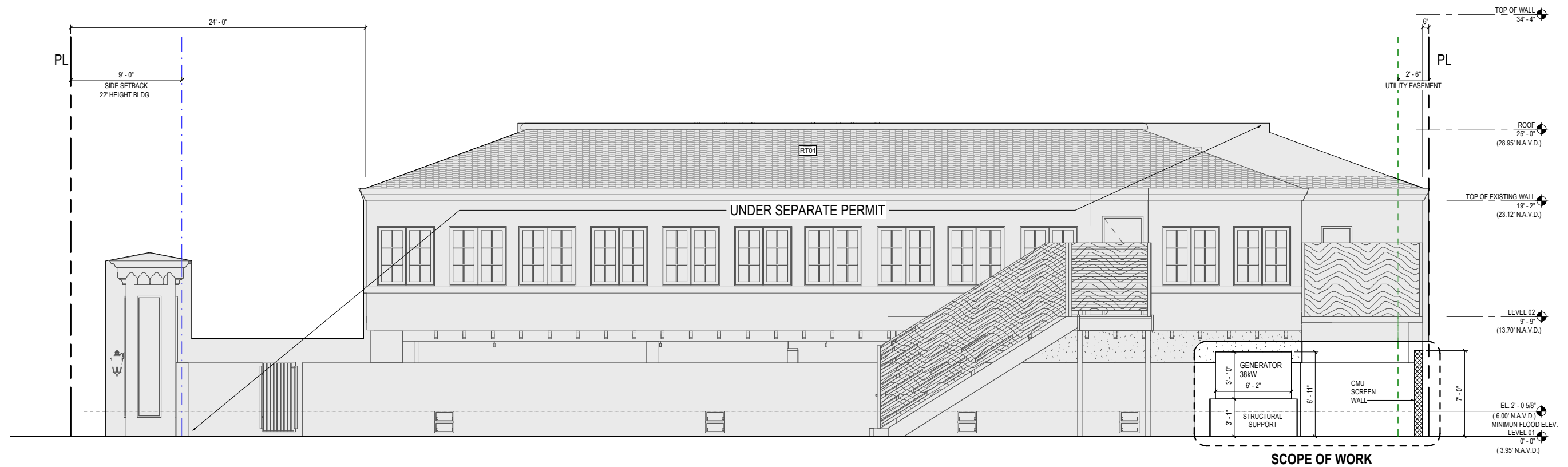
2 COLOR PROPOSED ELEVATION - NORTH GENERATOR
SCALE: 3/16" = 1'-0"



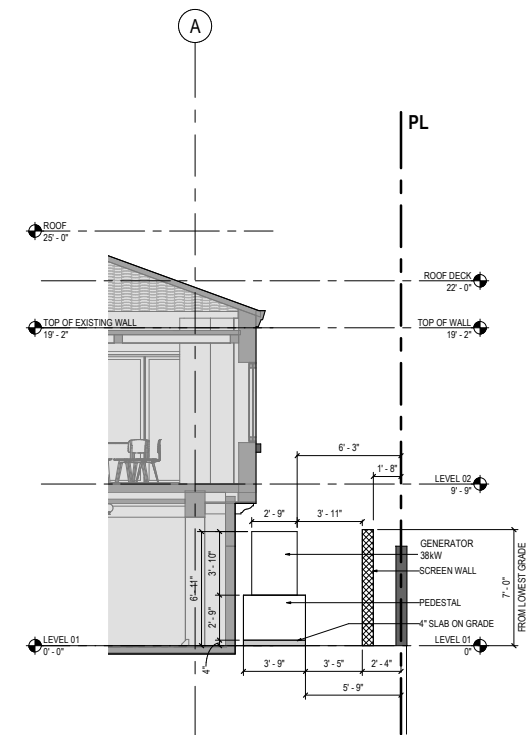
2 COLOR PROPOSED ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

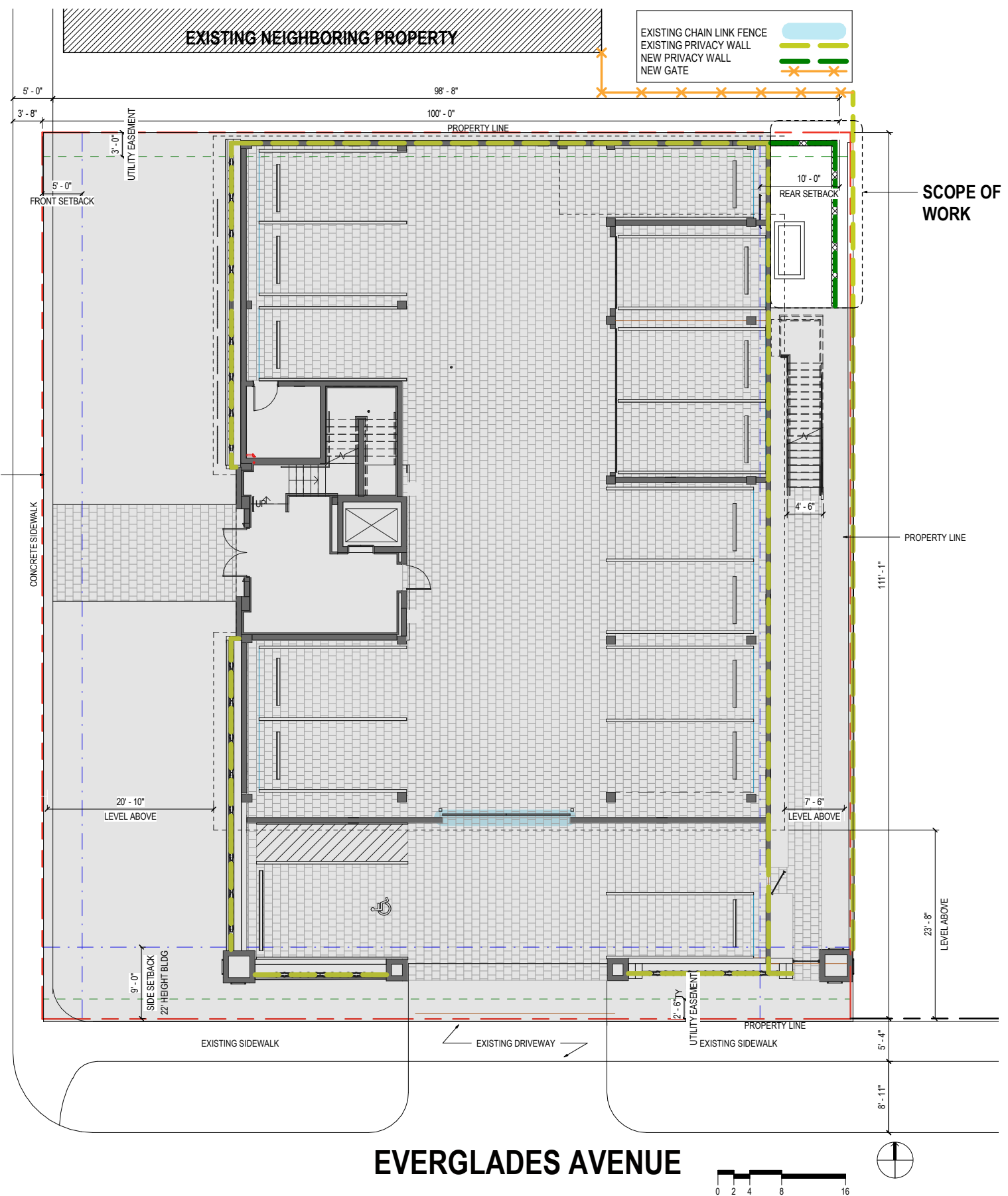
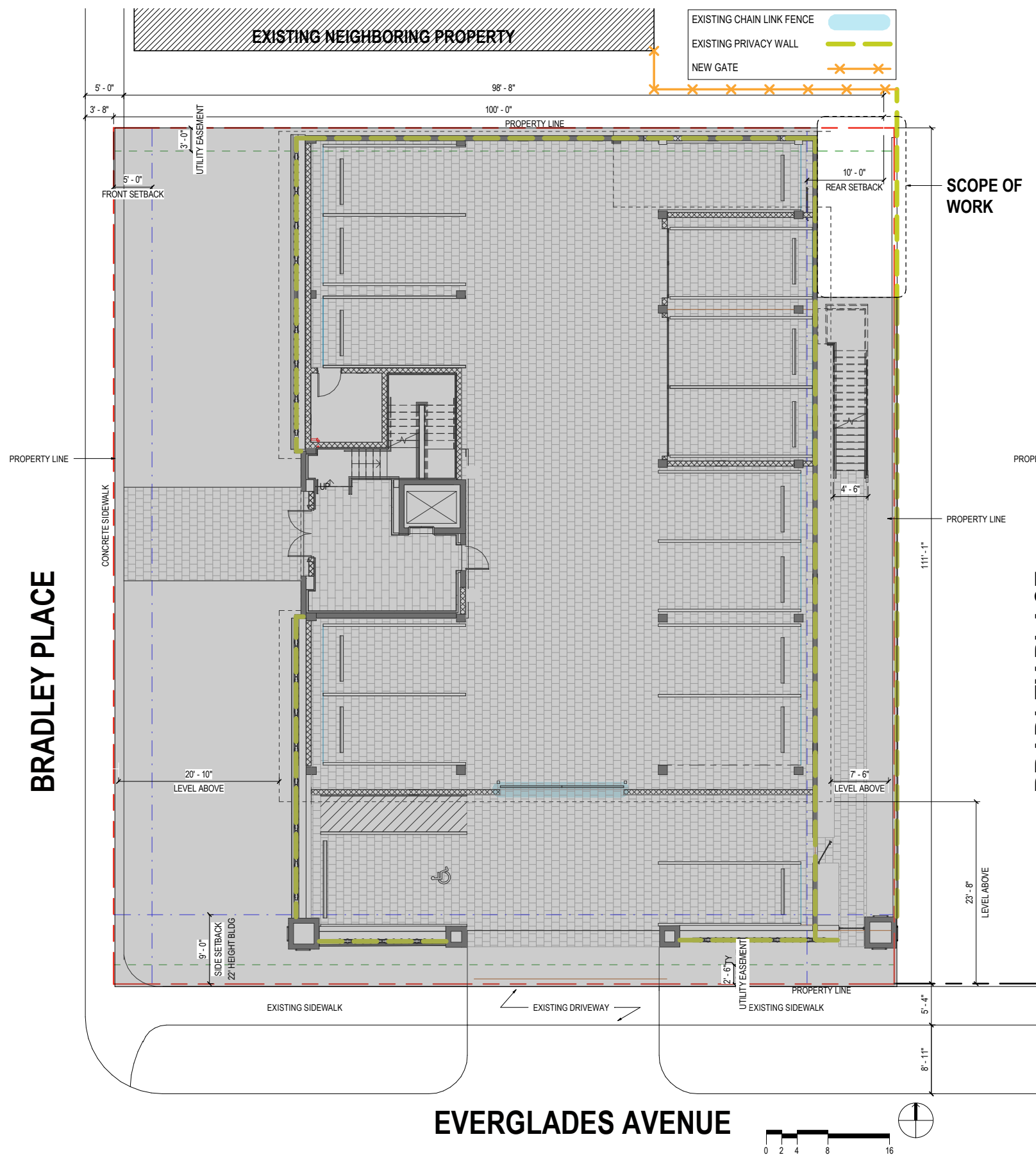


1 COLOR PROPOSED ELEVATION - SOUTH - GENERATOR
SCALE: 3/16" = 1'-0"



1 BUILDING ELEVATION - EAST - GENERATOR
SCALE: 1/4" = 1'-0"





EXISTING LIGUSTRUM
TO REMAIN

EXISTING LIGHT POLE

PODOCARPUS

BRADLEY PLACE

OVERHEAD UTILITIES

FICUS TREES,
SHAPED AND
PRUNE

RED SCARLET
SALVIA

EXISTING FIRE
HYDRANT

COCONUT PALM

EVERGLADES AVENUE

WILD COFFEE

TRIPLE SOLITAIRE
PALM

EXISTING FDC

DWARF YAUPON
HOLLY

EXISTING COCONUT
PALM



231 BRADLEY PLACE - LANDSCAPE RENDERING

ALKEON CAPITAL PALM BEACH

Kimley»Horn



BRADLEY PLACE



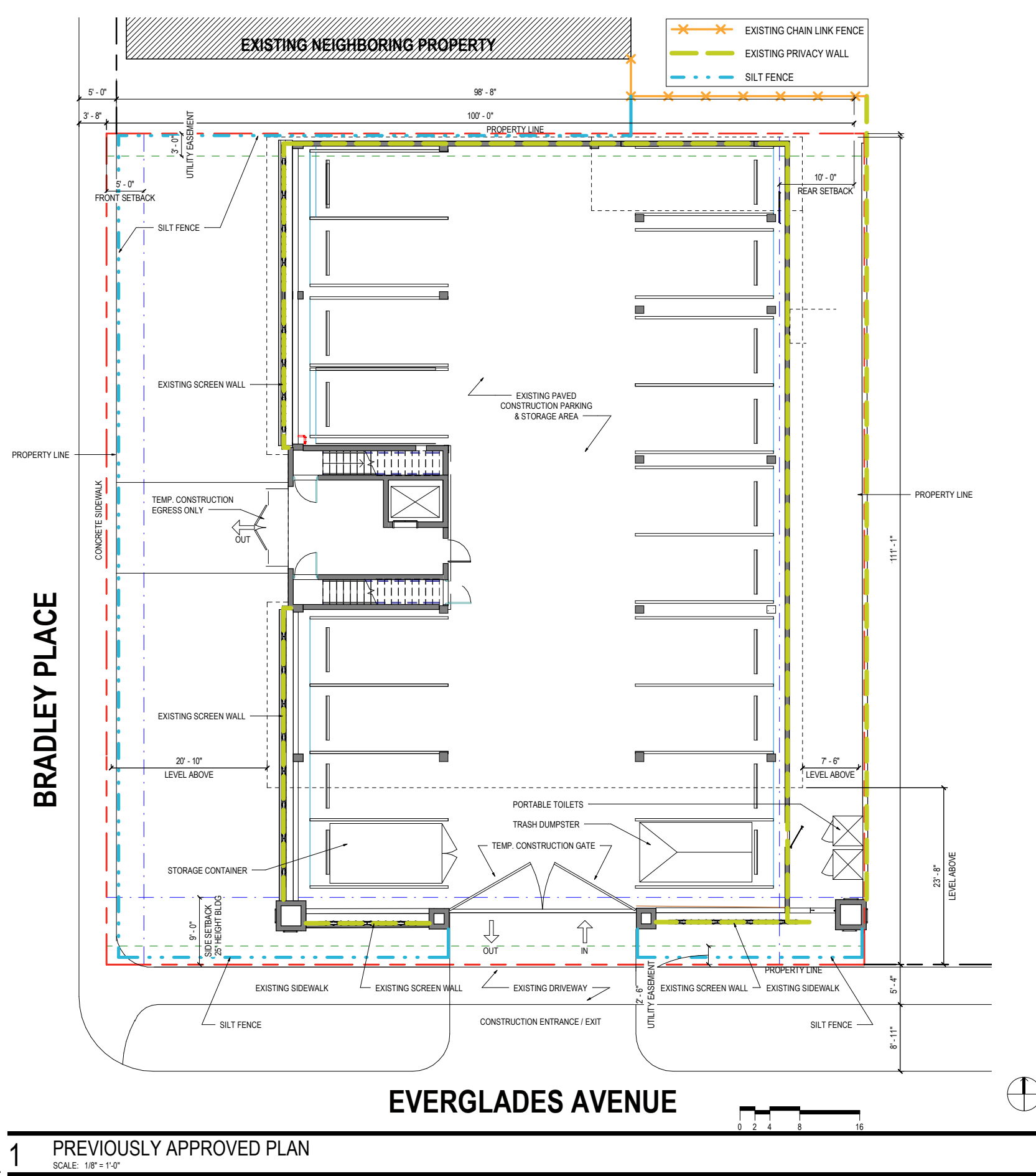
LANDSCAPE OPEN SPACE: 3,077 SQ FT

LANDSCAPE LEGEND		
PROPERTY ADDRESS: 231 BRADLEY PLACE #204, PALM BEACH, FL 33480		
	REQUIRED	PROPOSED
LOT SIZE (SQ FT):	11,048 SQ FT	
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %):	2,762 SQ FT, 25%	3,077 SQ FT, 27%
PERIMETER LOS (SQ FT AND %):	N/A	N/A
FRONT YARD LOS (SQ FT AND %):	1,092 SQ FT, 35%	2,136 SQ FT, 64%
NATIVE* TREE %:		100%
NATIVE* PALMS %:		0%
NATIVE* SHRUBS %:		84%
NATIVE* VINES / GROUNDCOVER %:		100%



231 BRADLEY PLACE - LANDSCAPE OPEN SPACE
ALKEON CAPITAL PALM BEACH

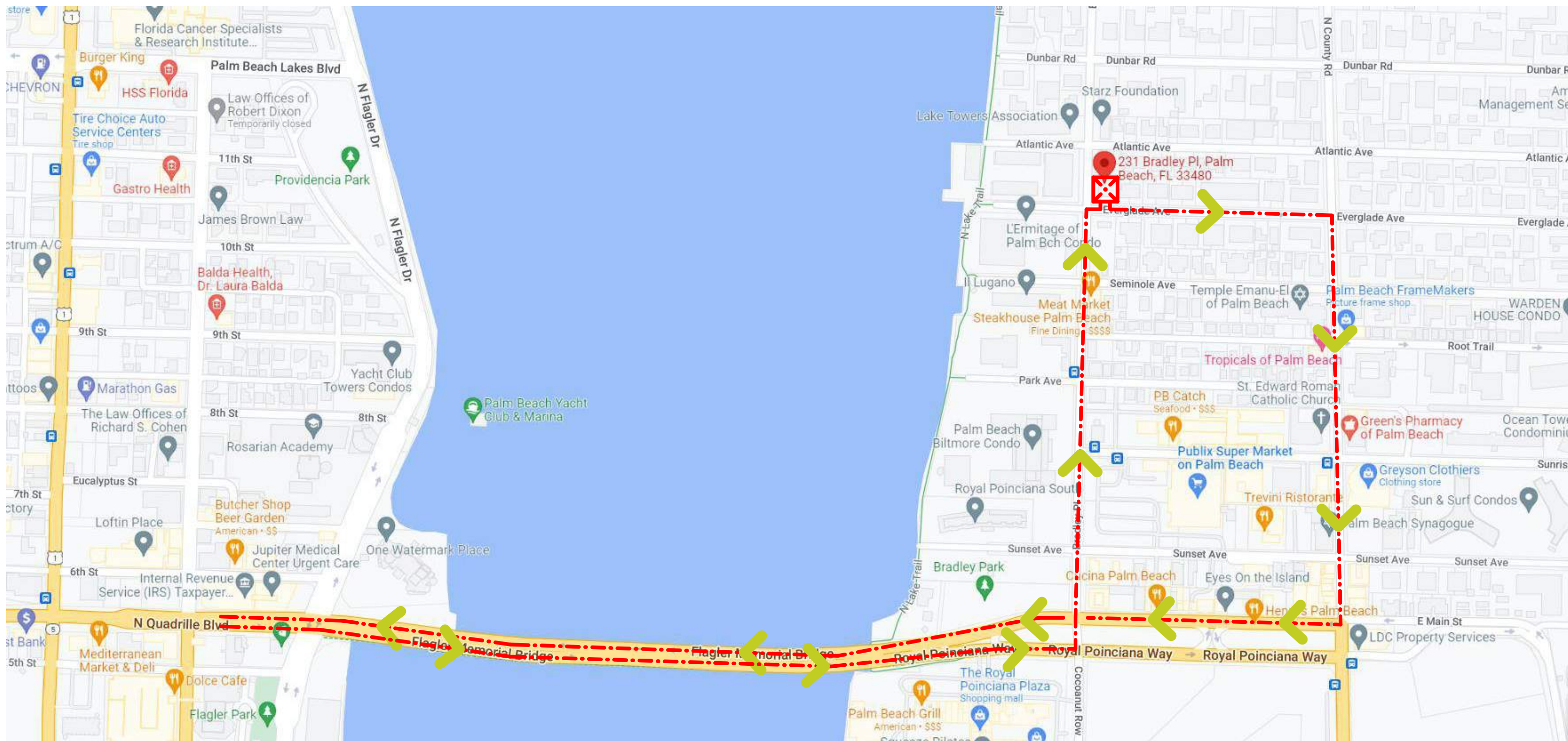




CONSTRUCTION SCREENING AND STAGING LOGISTICS PLAN

ARC-23-127 ZON-TBD- 231 BRADLEY PLACE PALM BEACH, FL 33480_ARCOM_09-27-23

G15



ROUTE

DIRECTION

TRUCK ROUTE

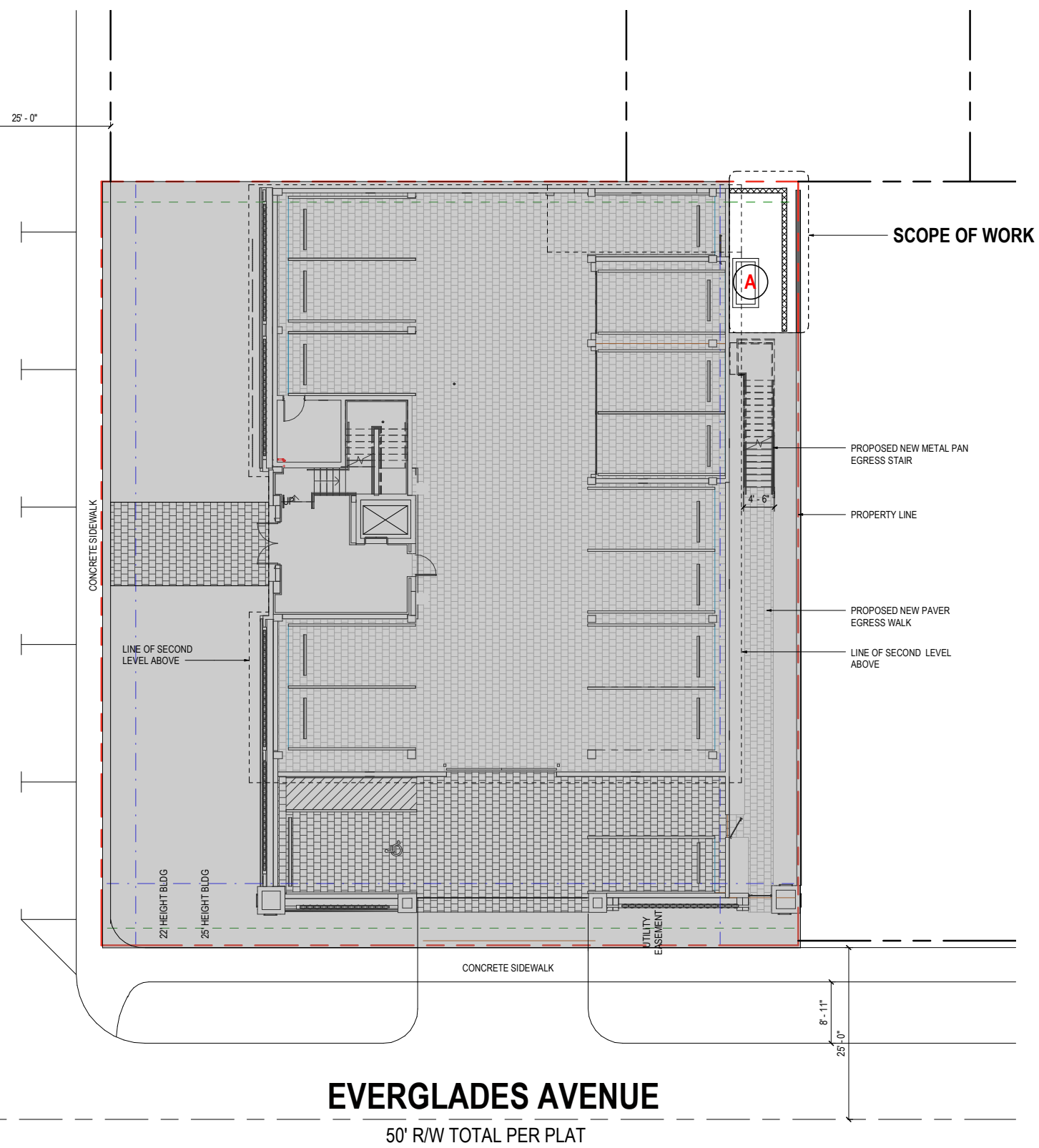
ARC-23-127 ZON-TBD- 231 BRADLEY PLACE PALM BEACH, FL 33480_ARCOM_09-27-23

G16

Gensler

BRADLEY PLACE

50' R/W TOTAL PER FIELD EVIDENCE
30' R/W TOTAL PER PLAT



ZONING VARIANCES
A NO VARIANCES ARE REQUIRED.

