

LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

RECEIVED
By yfigueroa at 1:38 pm, Oct 09, 2023

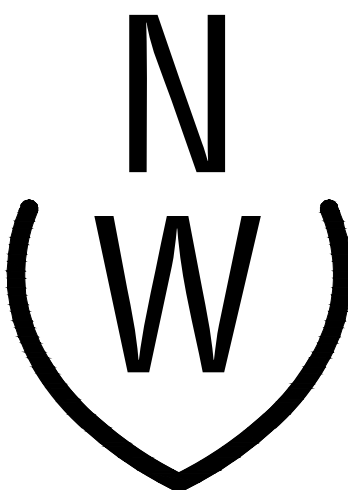
OCTOBER 09, 2023 - DROP-OFF
ARC-23-103

MEETING: OCTOBER 25, 2023

SHEET LEGEND:
EX1: LOCATION PLAN
P100: EXISTING SITE PHOTOGRAPHY
P101: EXISTING SITE PHOTOGRAPHY
P102: EXISTING SITE PHOTOGRAPHY
A001: EXISTING SITE PLAN
A002: PREVIOUSLY SUBMITTED SITE PLAN
A003: PROPOSED SITE PLAN
A100: EXISTING FIRST FLOOR PLAN
A101: PREVIOUSLY SUBMITTED FIRST FLOOR PLAN
A102: PROPOSED FIRST FLOOR PLAN
A103: EXISTING SECOND FLOOR PLAN
A104: PREVIOUSLY PROPOSED SECOND FLOOR PLAN
A105: PROPOSED SECOND FLOOR PLAN
A106: EXISTING ROOF PLAN
A107: PREVIOUSLY PROPOSED ROOF PLAN
A108: PROPOSED ROOF PLAN

SHEET LEGEND:
A400: LOGGIA ELEVATIONS
A401: COURTYARD ELEVATIONS
A402: PREVIOUSLY PROPOSED SOUTH ELEVATIONS
A403: PROPOSED SOUTH ELEVATIONS
A500: EXISTING/PROPOSED COURTYARD ELEVATION
EX2: EXISTING CONDITIONS PLAN
L0: SITE PLAN RENDERING
EL1-EL5: ELEVATION RENDERINGS
CSP: CONSTRUCTION SCREENING PLAN
L1: HARDSCAPE PLAN
L2: EXTERIOR MATERIALS
LP1: PLANTING PLAN
LP2: PLANT DETAILS, PLANT LIST
OS: OPEN SPACE DIAGRAM
SURVEY
C-1: GRADING AND DRAINAGE

SCOPE:
• REAR LOGGIA
• NEW DRIVEWAY
• NEW SPA
• PLANTING UPDATES

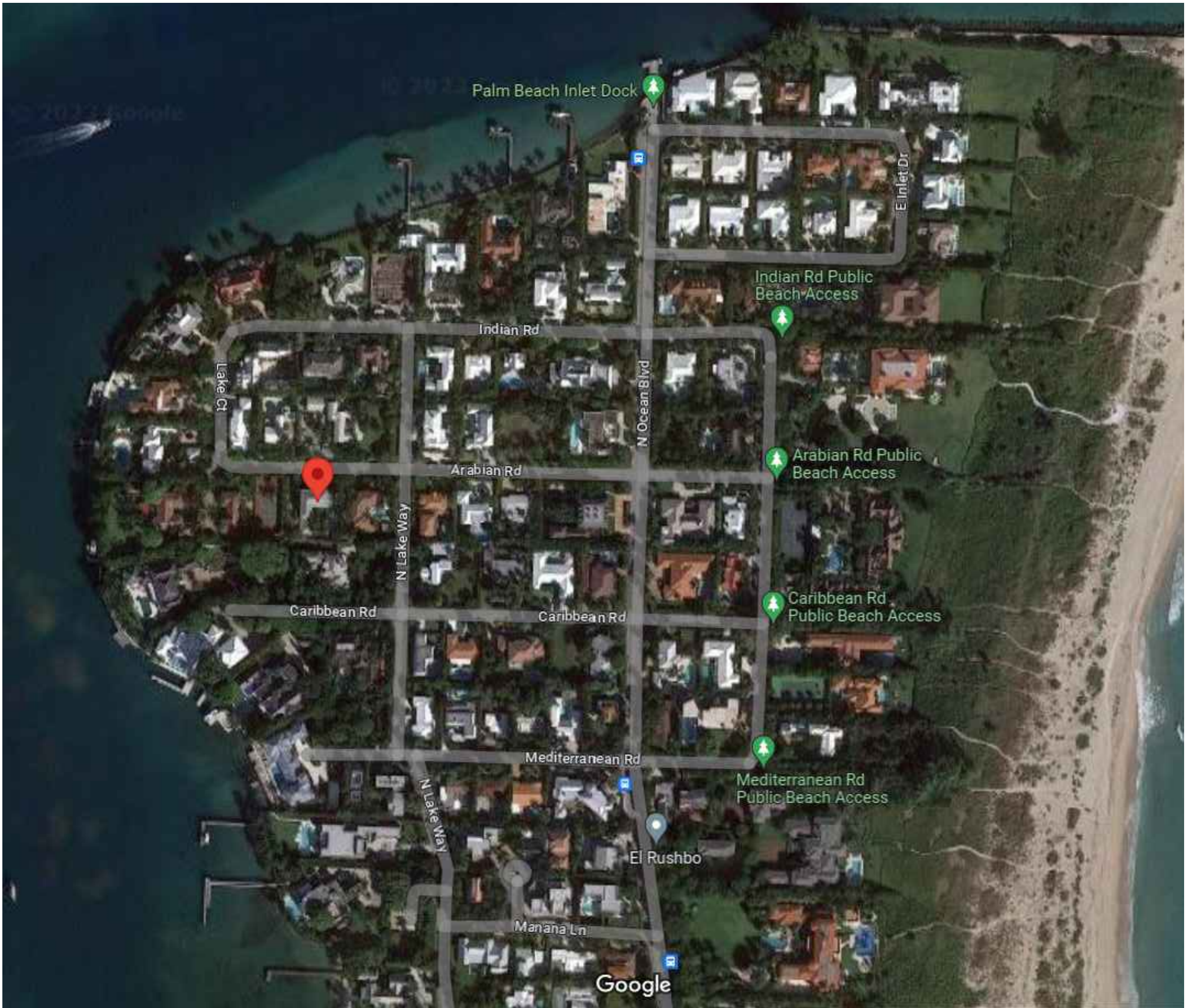


NIEVERA WILLIAMS
DESIGN

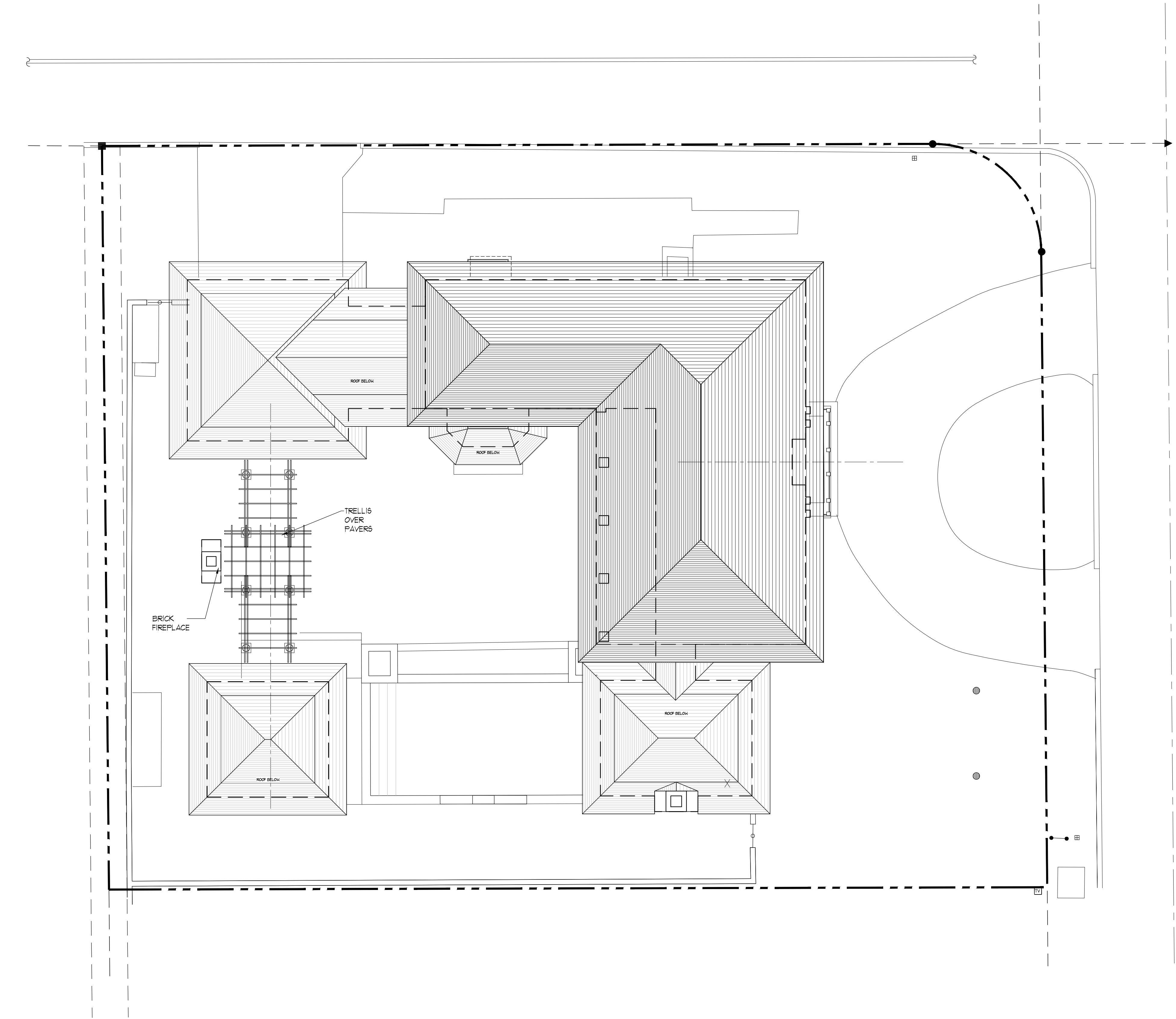
625 N. FLAGLER DRIVE
SUITE 502
WEST PALM BEACH, FL.
P: 561-659-2820
F: 561-659-2113
nieverawilliams.com



211 SEAVIEW AVE.
PALM BEACH,
FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

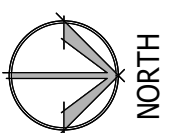


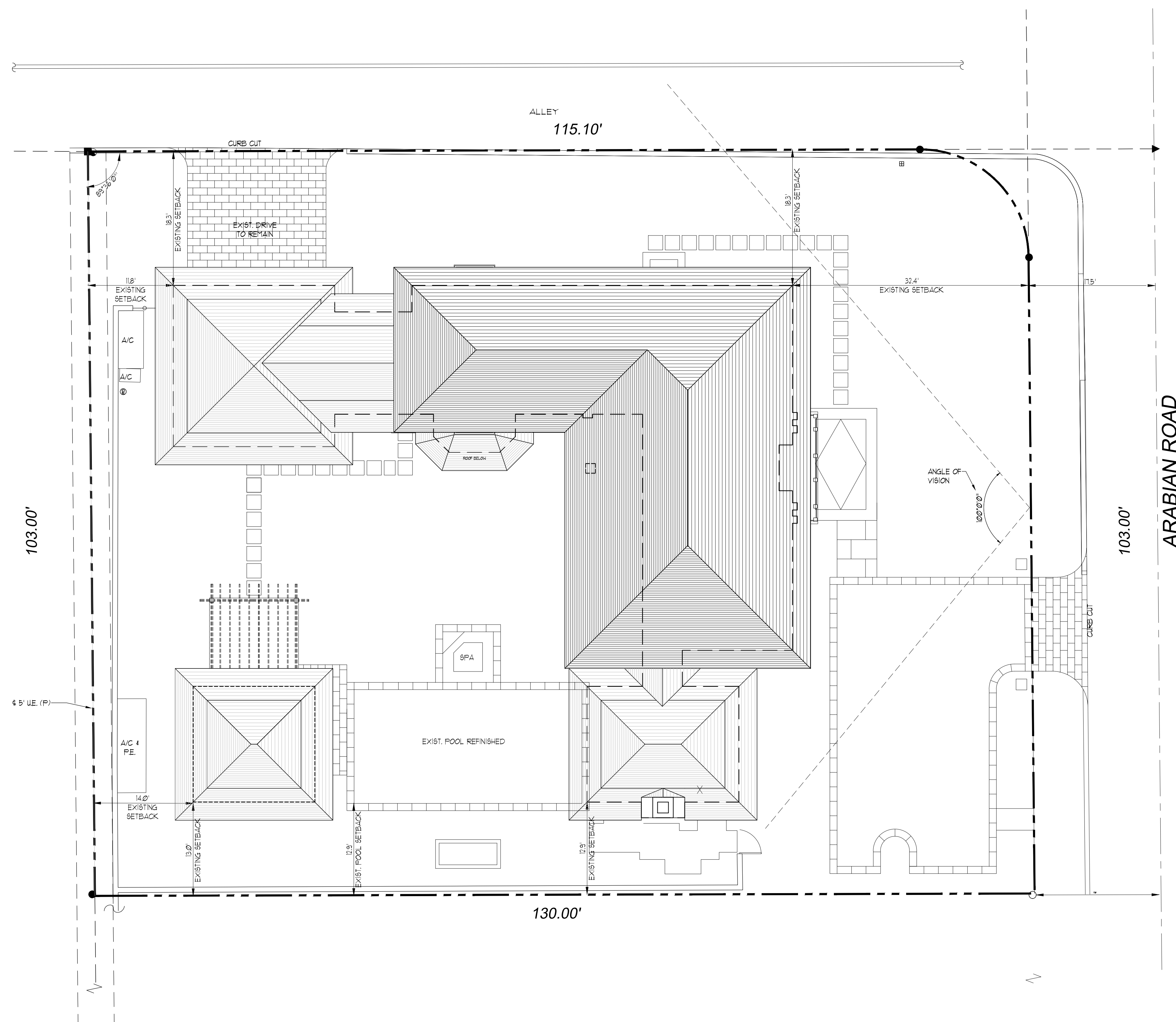
VICINITY MAP



Existing Site Plan
Scale

1/8" = 1'-0"

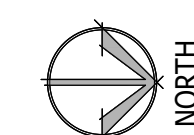


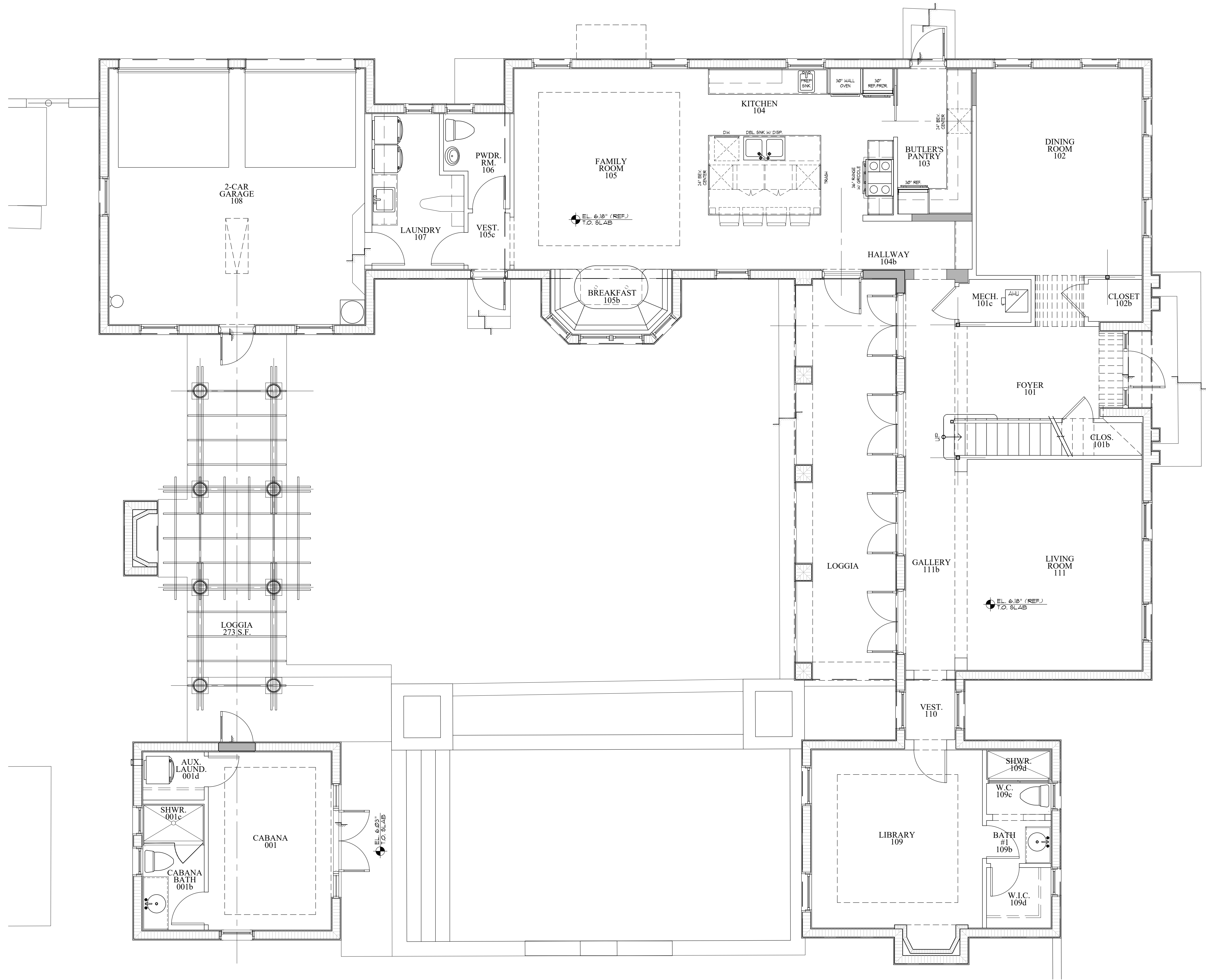


Proposed Site Plan

Scale

1/8" = 1'-0"

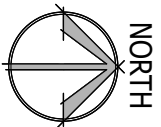


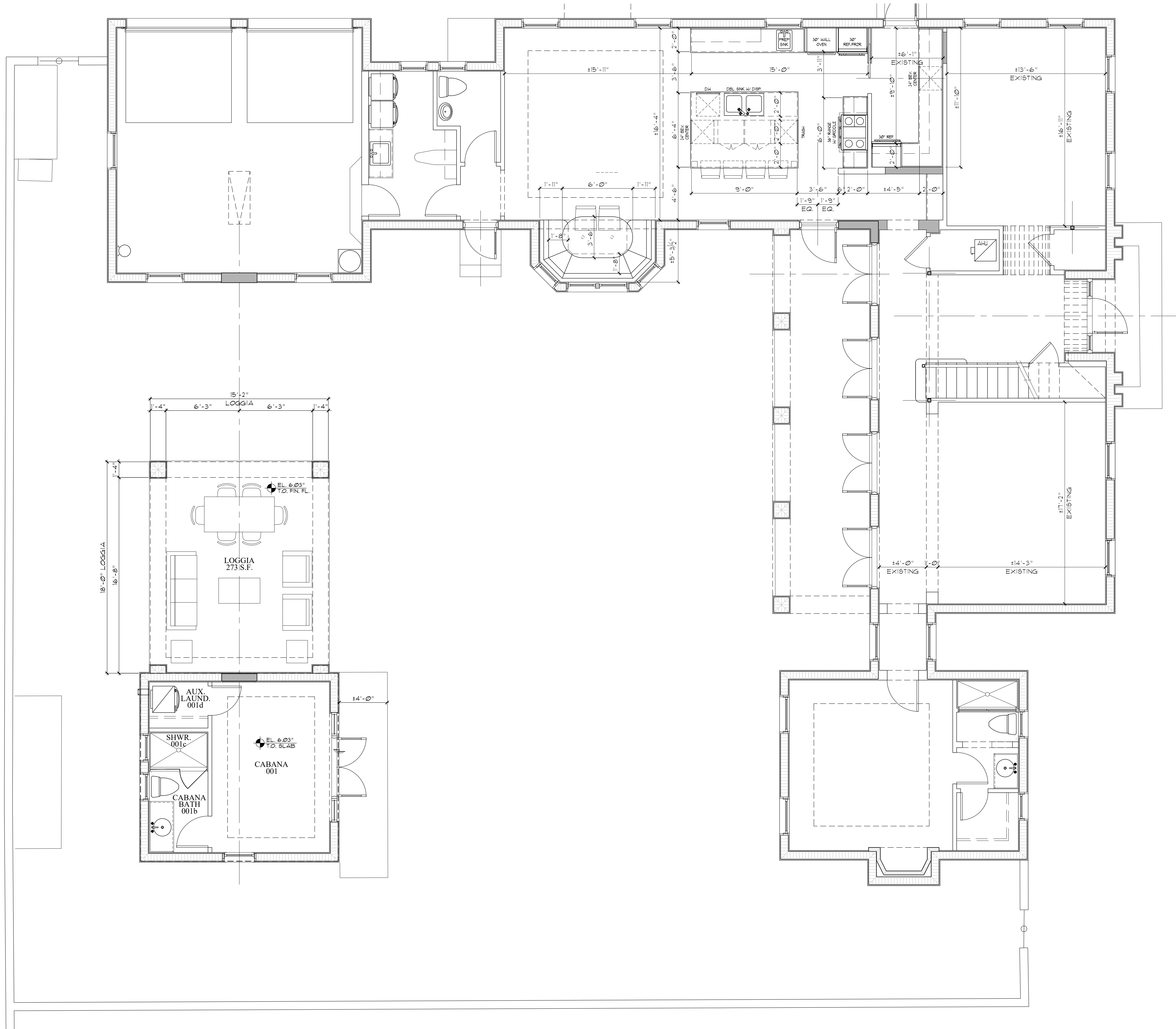


Existing First Floor Plan

Scale

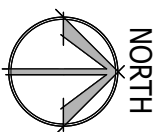
1/4" = 1'-0"

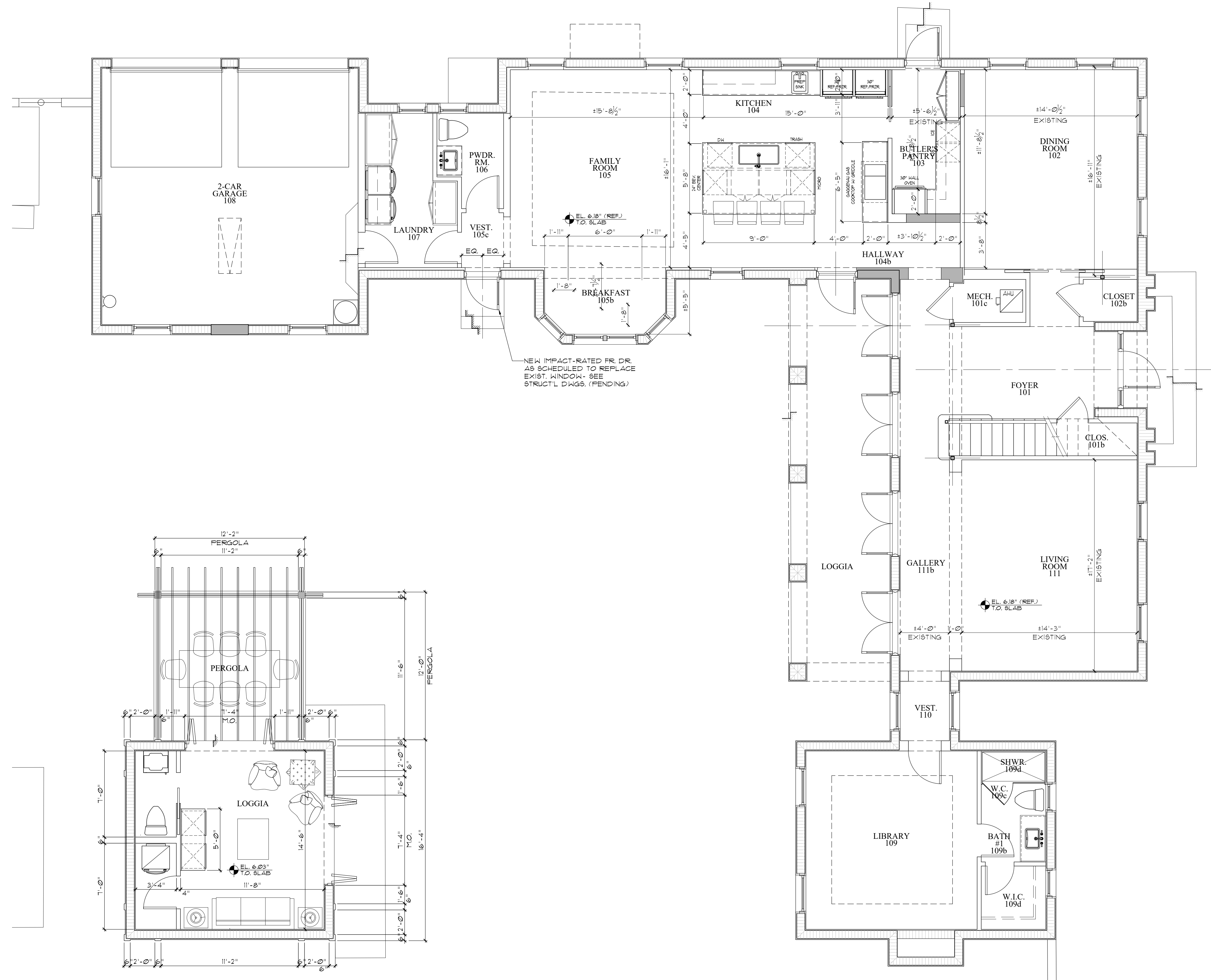


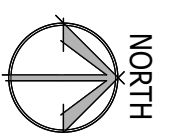


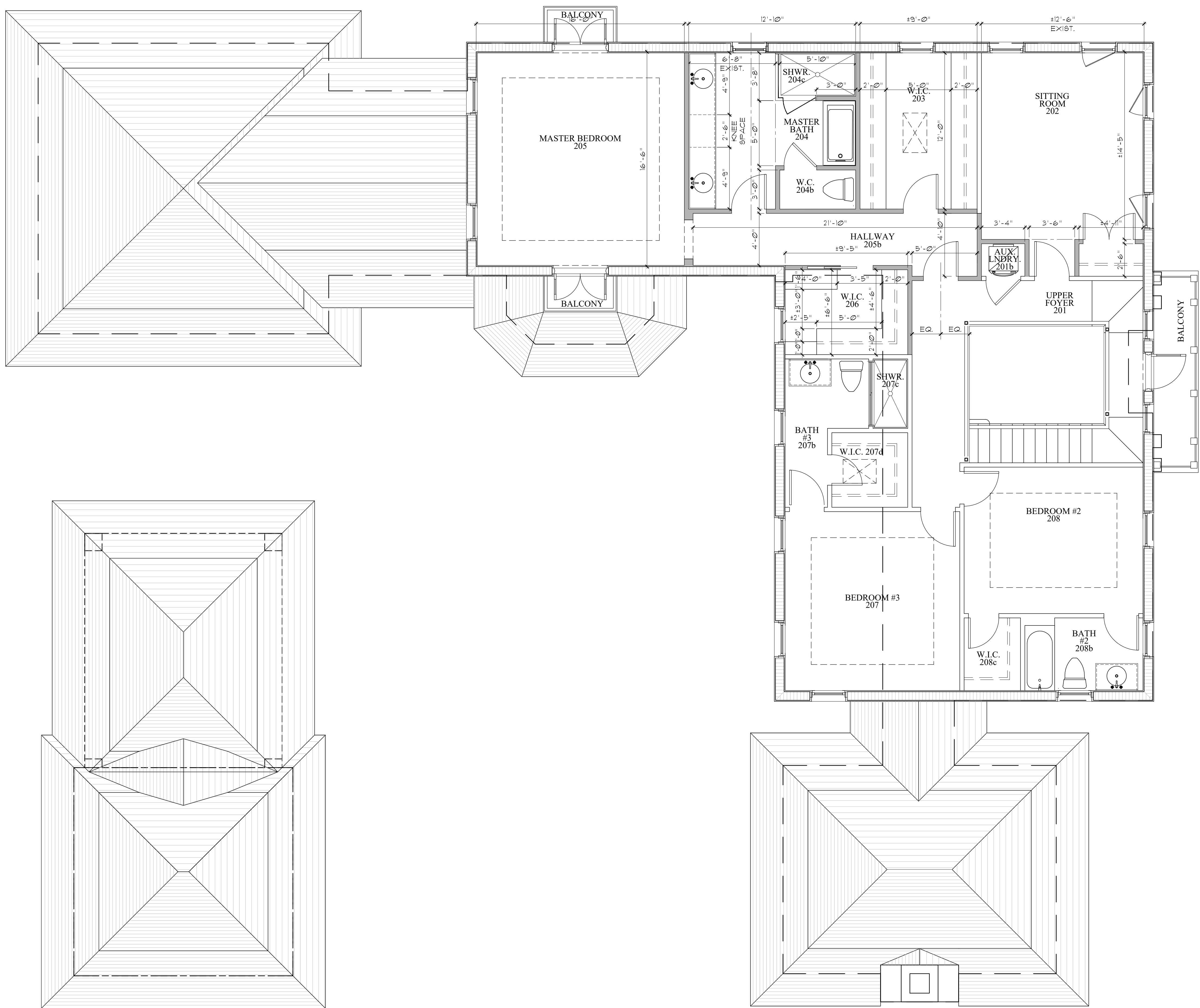
Previously Submitted First Floor Plan
Scale

1/4" = 1'-0"





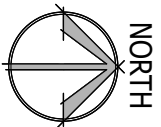


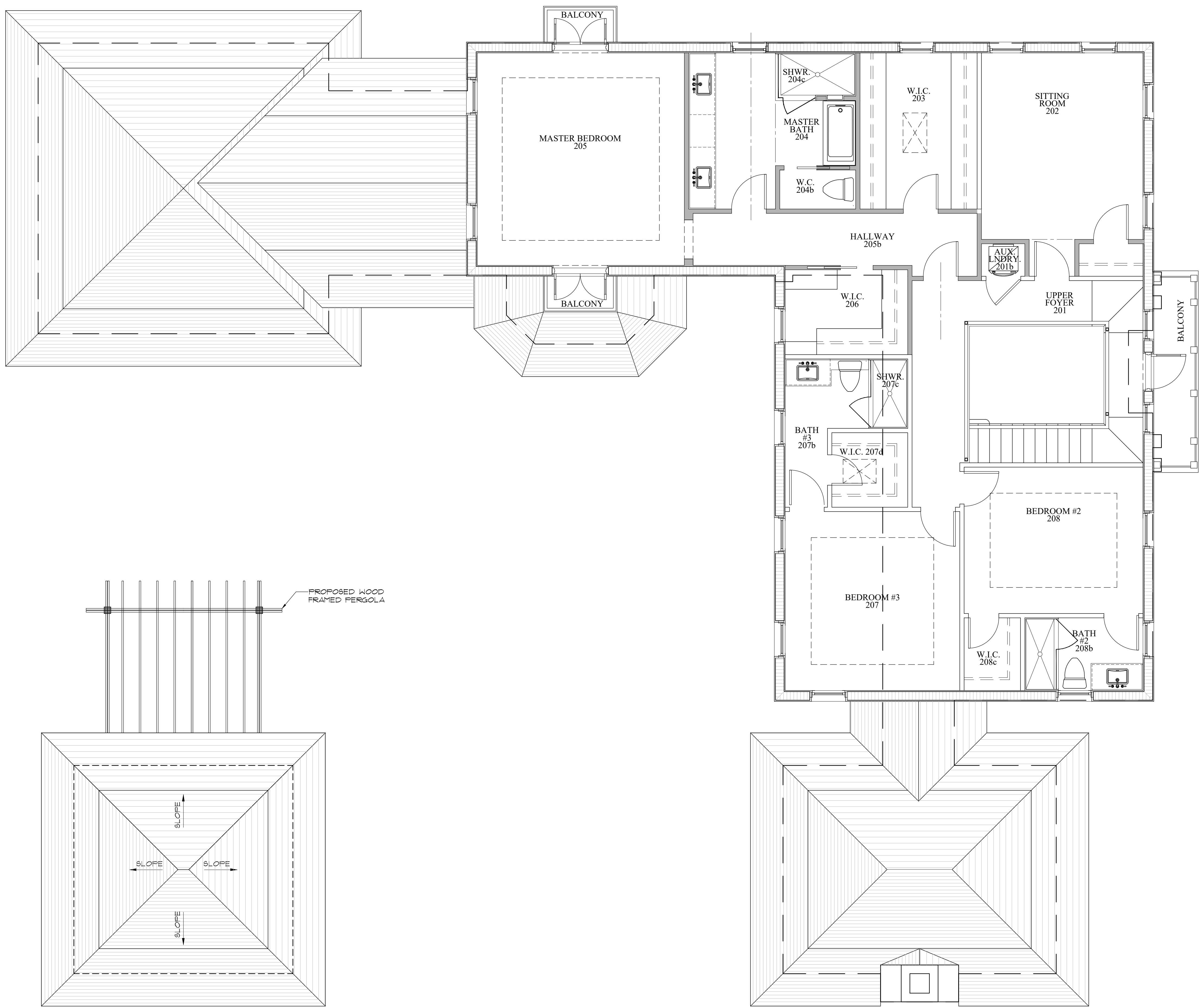


Previously Proposed Second Floor Plan

Scale

1/4" = 1'-0"

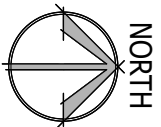


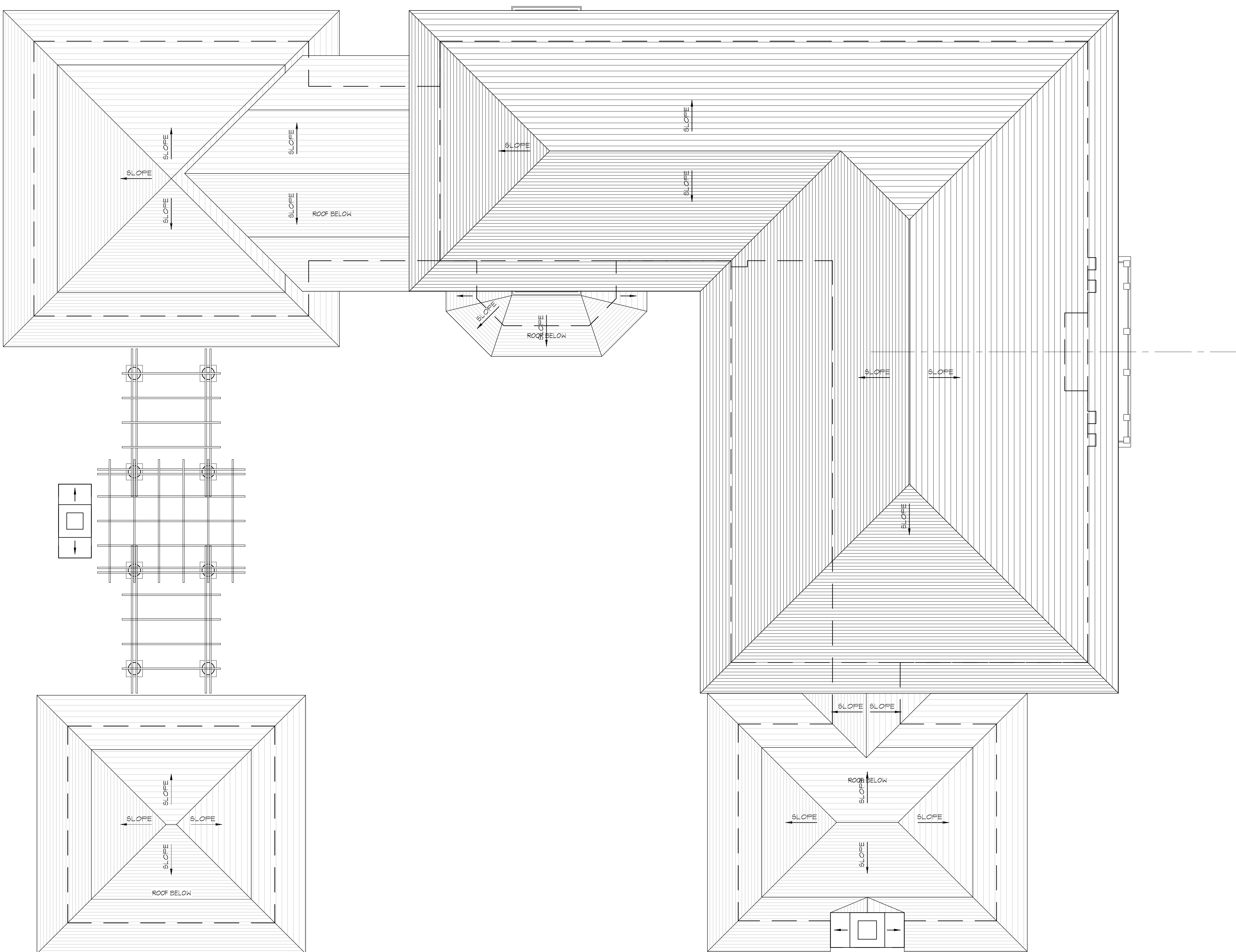


Proposed Second Floor Plan

Scale

1/4" = 1'-0"

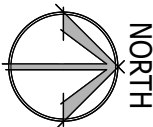


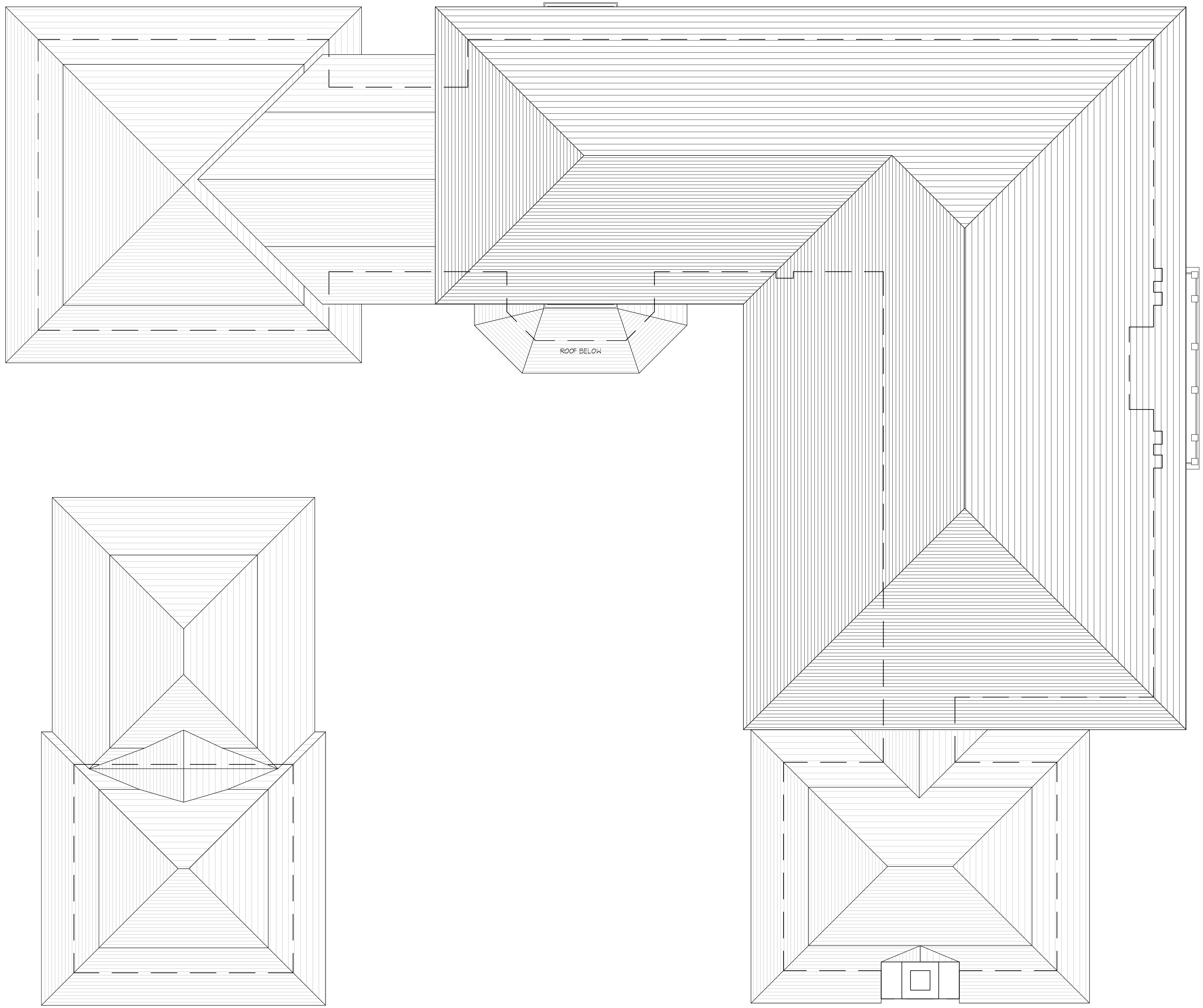


Existing Roof Plan

Scale

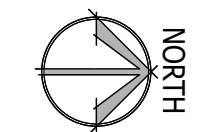
1/4" = 1'-0"





Previously Submitted Roof Plan
Scale

1/4" = 1'-0"



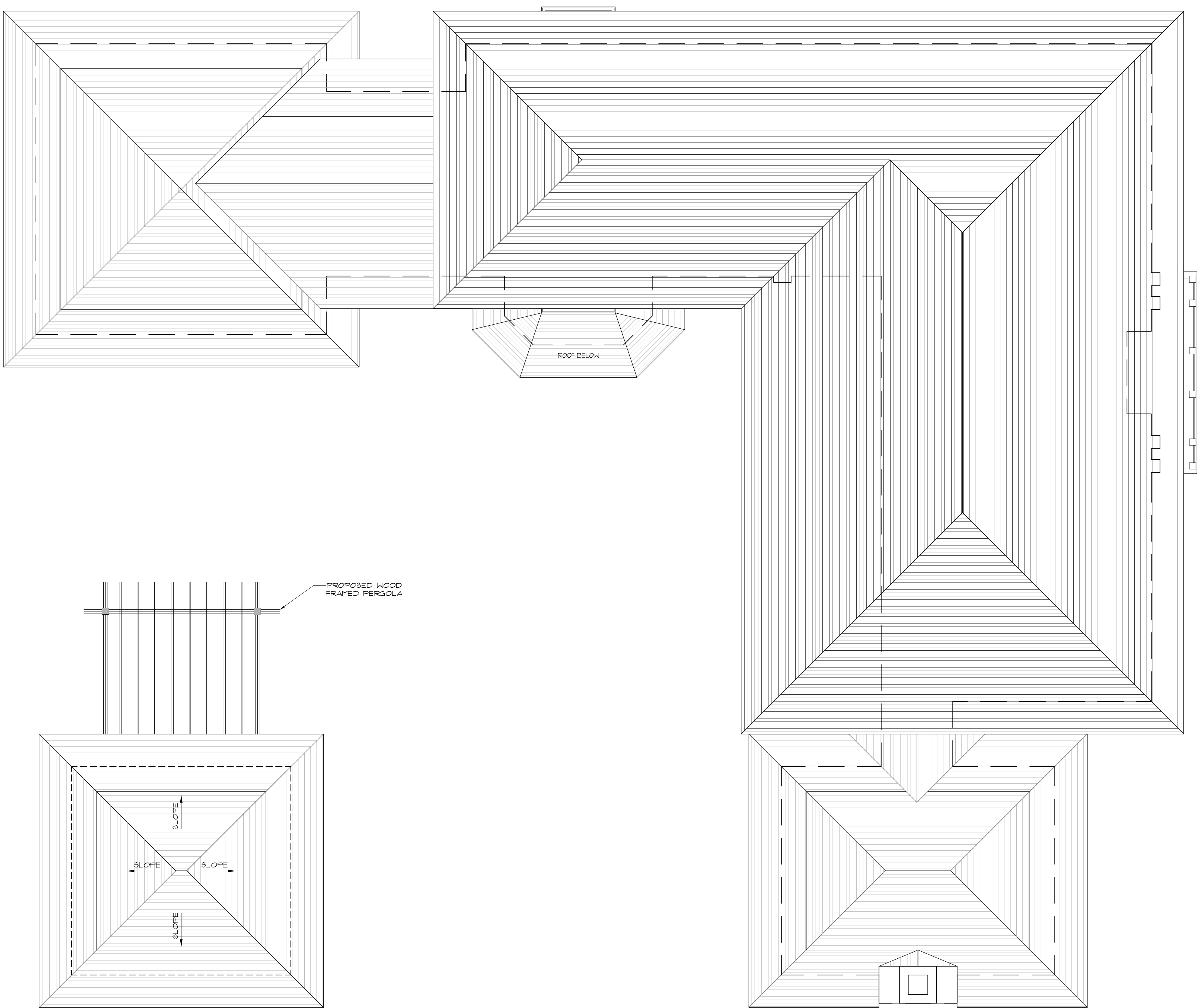
IMPROVEMENTS
TO THE EXISTING RESIDENCE
308 ARABIAN ROAD
PALM BEACH, FL 33480

FLORIDA SEAL
PREP APR 10/21
NOT FOR
CONSTRUCTION

ISSUANCE	RESUBMITTAL 10/04/23
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

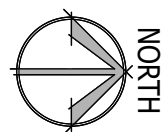
PHASE	CD
PR NO	23114

A107



Proposed Roof Plan
Scale

1/4" = 1'-0"

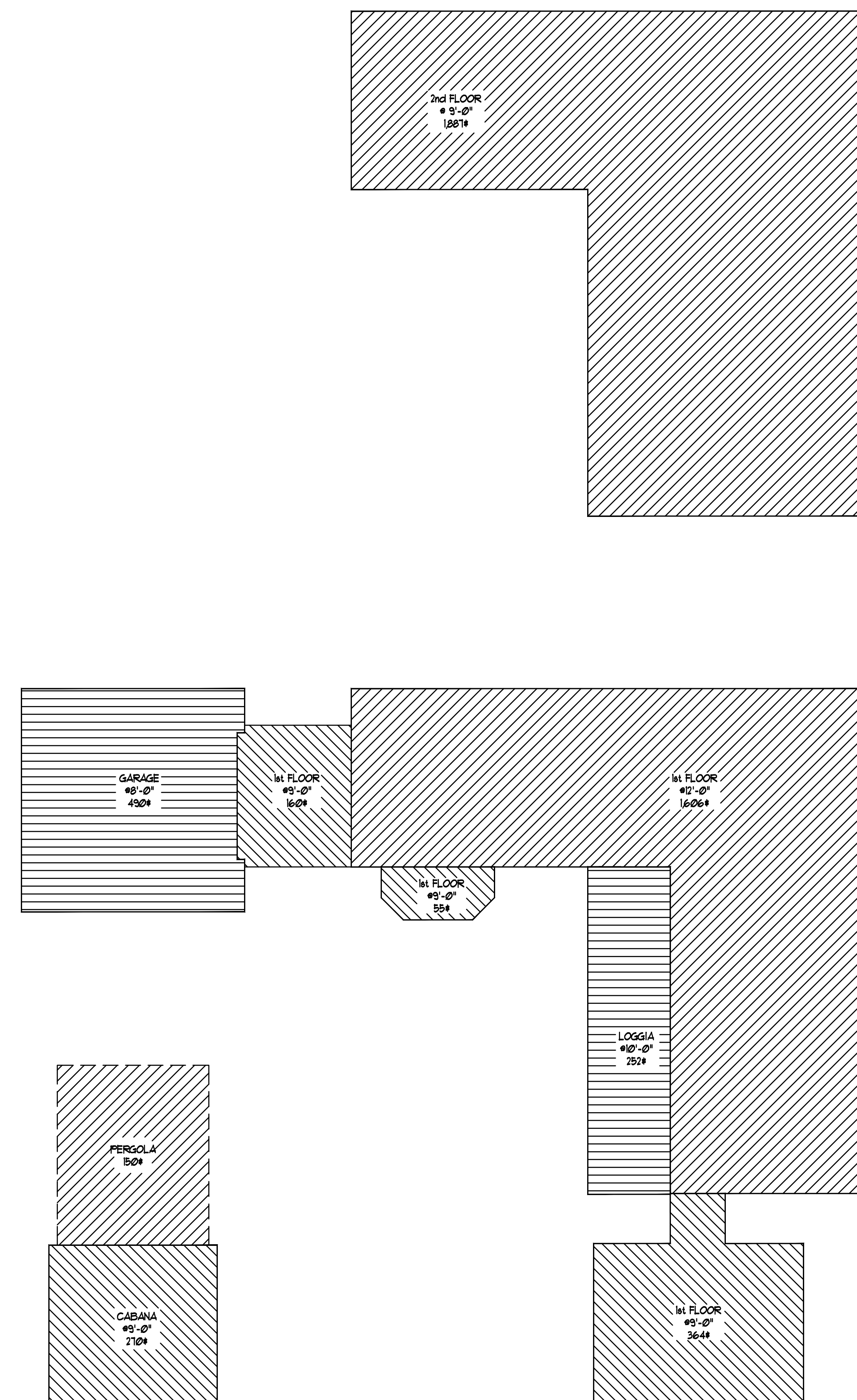


2-STORY HOUSE	1606 X 21	33726
GUEST	364 X 8	2912
BAY	55 X 9	495
LAUNDRY	160 X 8	1280
GARAGE	490 X 8	3920
CABANA	270 X 9	2430
TOTAL PROPOSED		44763
TOTAL ALLOWED		65611
DIFFERENCE		2286
EXISTING LOGGIA	254 X 9	3240
PROPOSED LOGGIA	360 X 9	3240

$$\begin{aligned} & 3.5 + ((60,000 - 13390) / 50,000 \times .05 \\ & 3.5 + 46610 / 50,000 \times .05 \\ & 3.5 + .932 \times .05 \\ & 3.5 + 1.432 \\ & 4.96 \text{ CCR OR } 65611 \end{aligned}$$

EXISTING 44763
ALLOW 65611
DIFFERENCE 20324
PROPOSED 48003

5% OF TOTAL ALLOWABLE LOGGIA 3280
EXISTING LOGGIA 2286

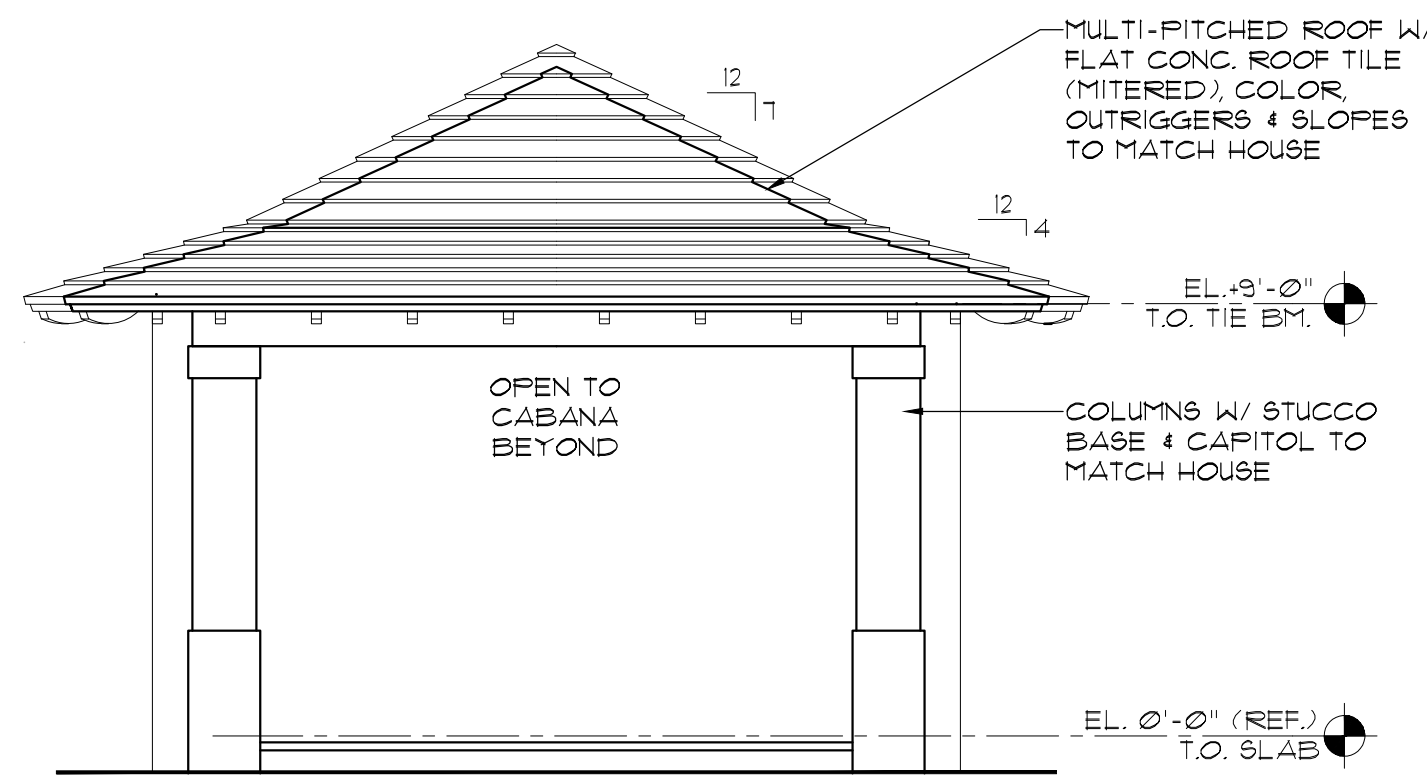


Area Calculations

Scale

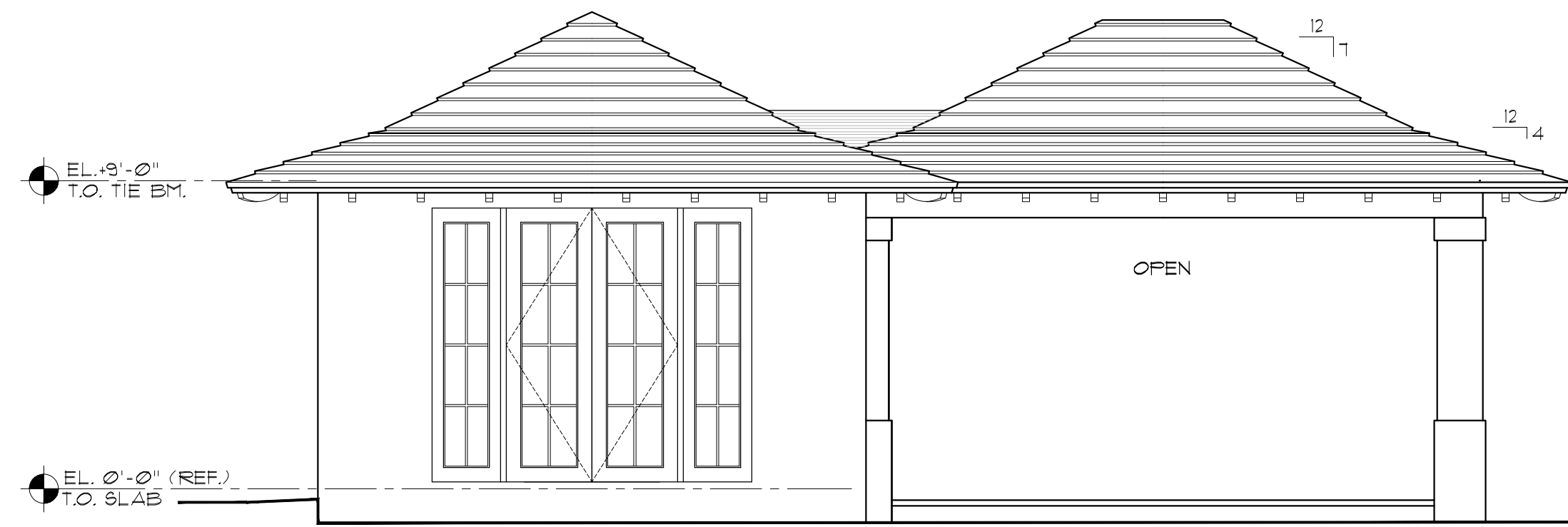
N.T.S.





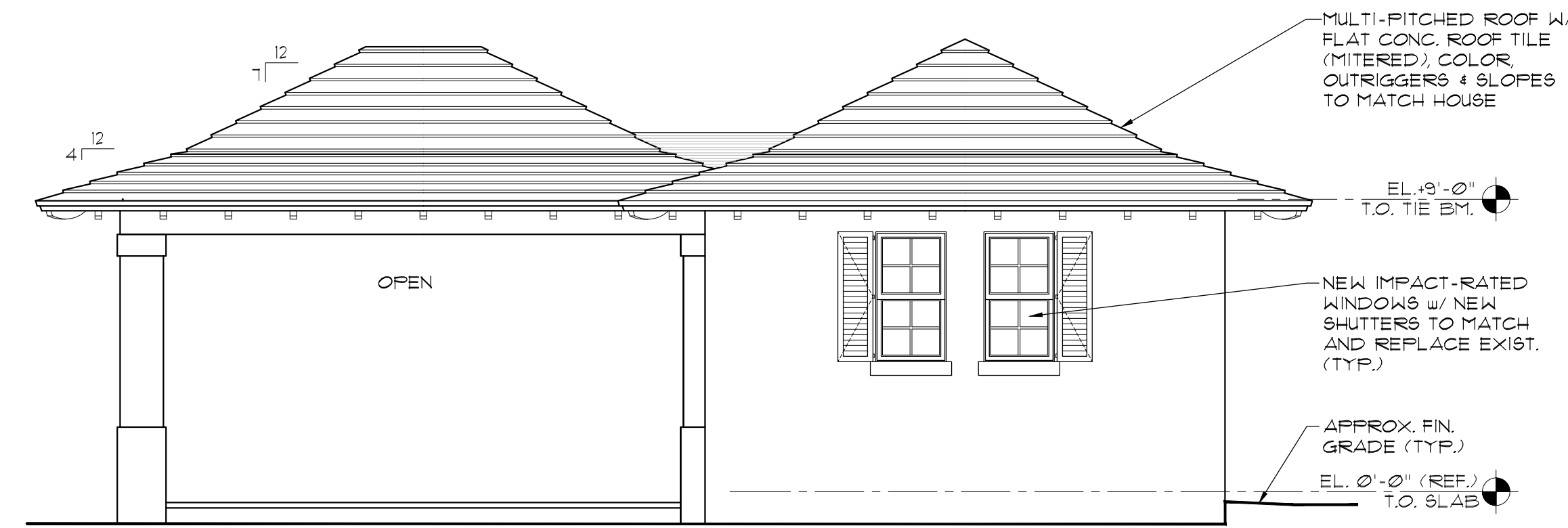
Previously Submitted
Loggia West Elevation

Scale 1/4" = 1'-0"



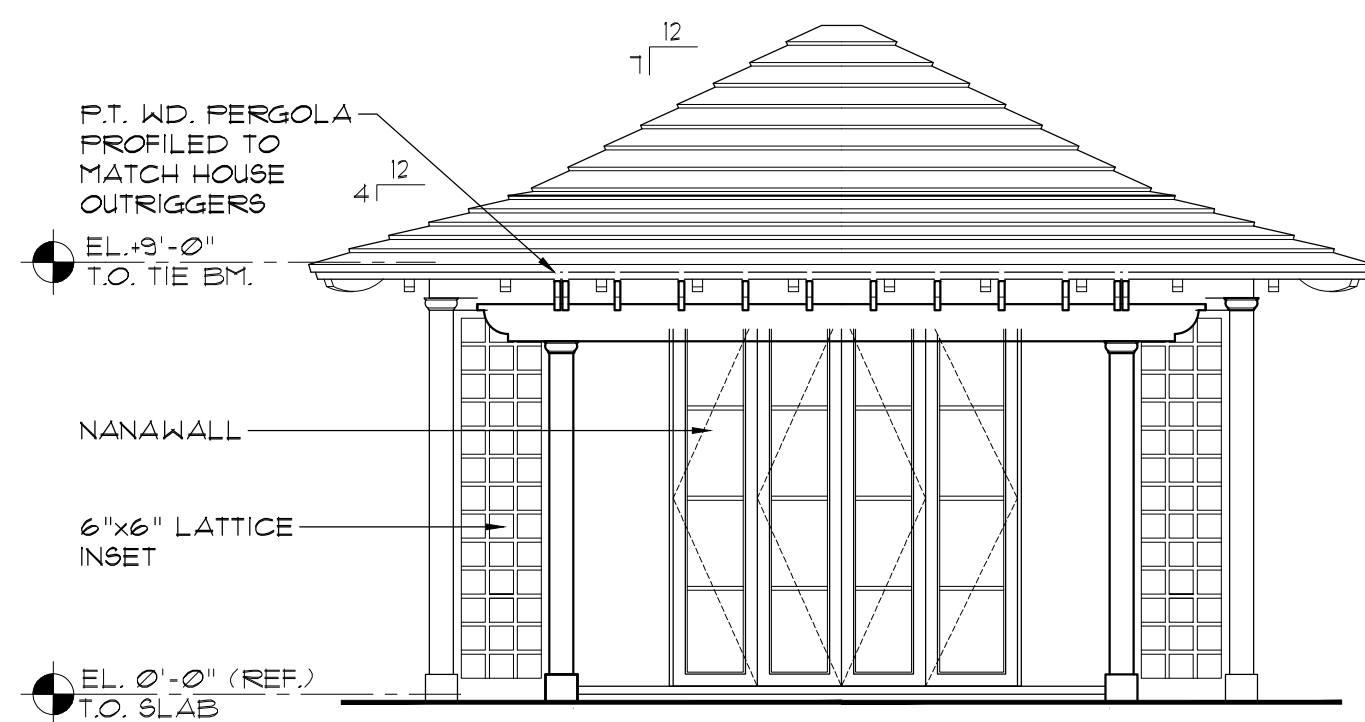
Previously Submitted
Loggia North Elevation

Scale 1/4" = 1'-0"



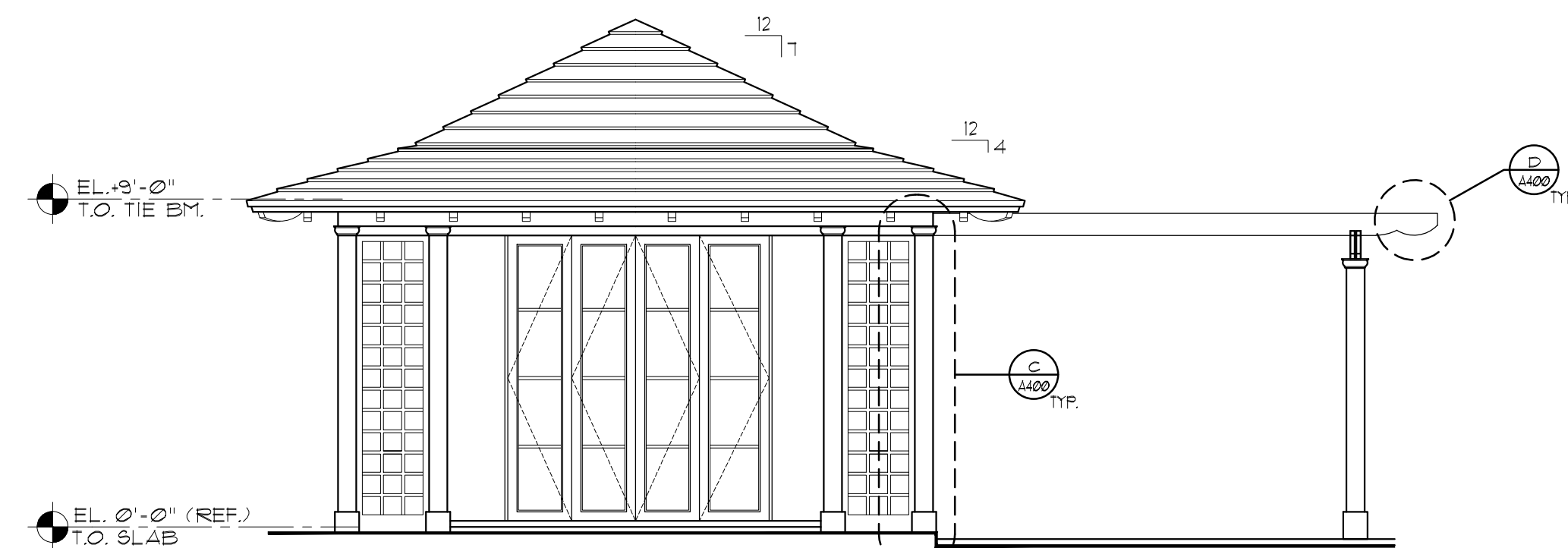
Previously Submitted
Loggia South Elevation

Scale 1/4" = 1'-0"



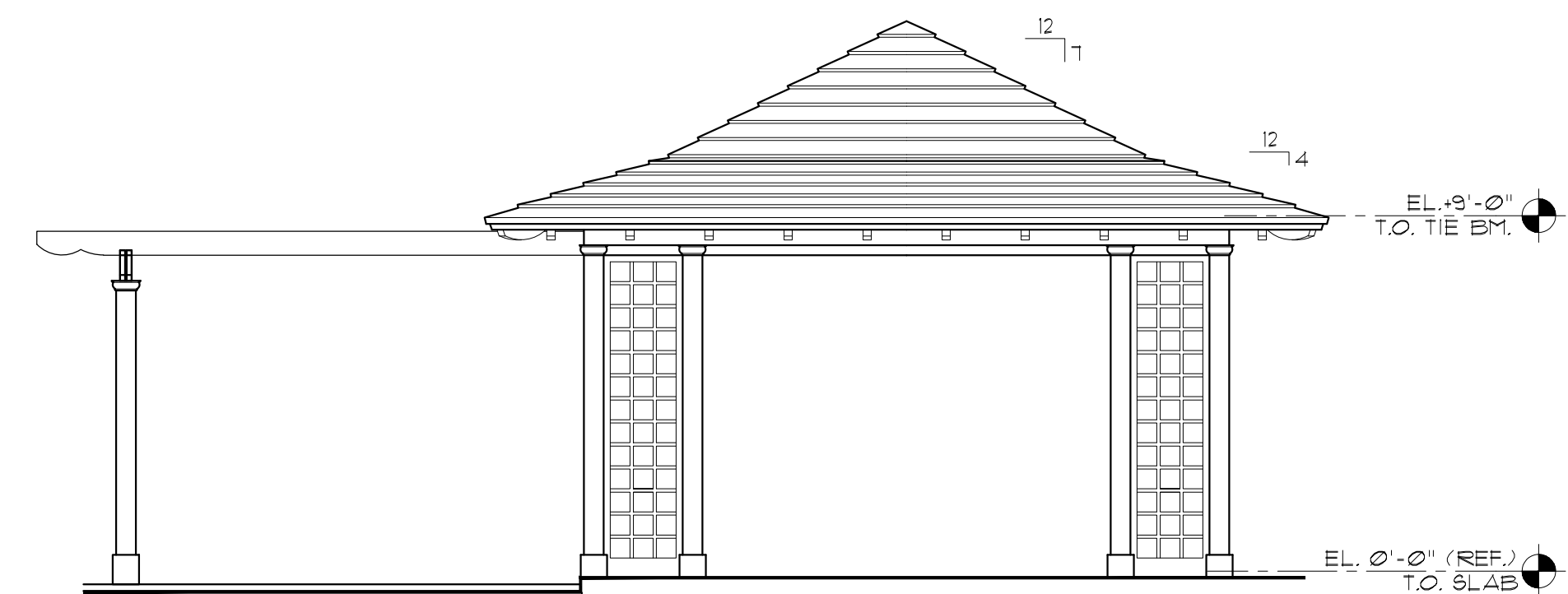
Proposed
Loggia West Elevation

Scale 1/4" = 1'-0"



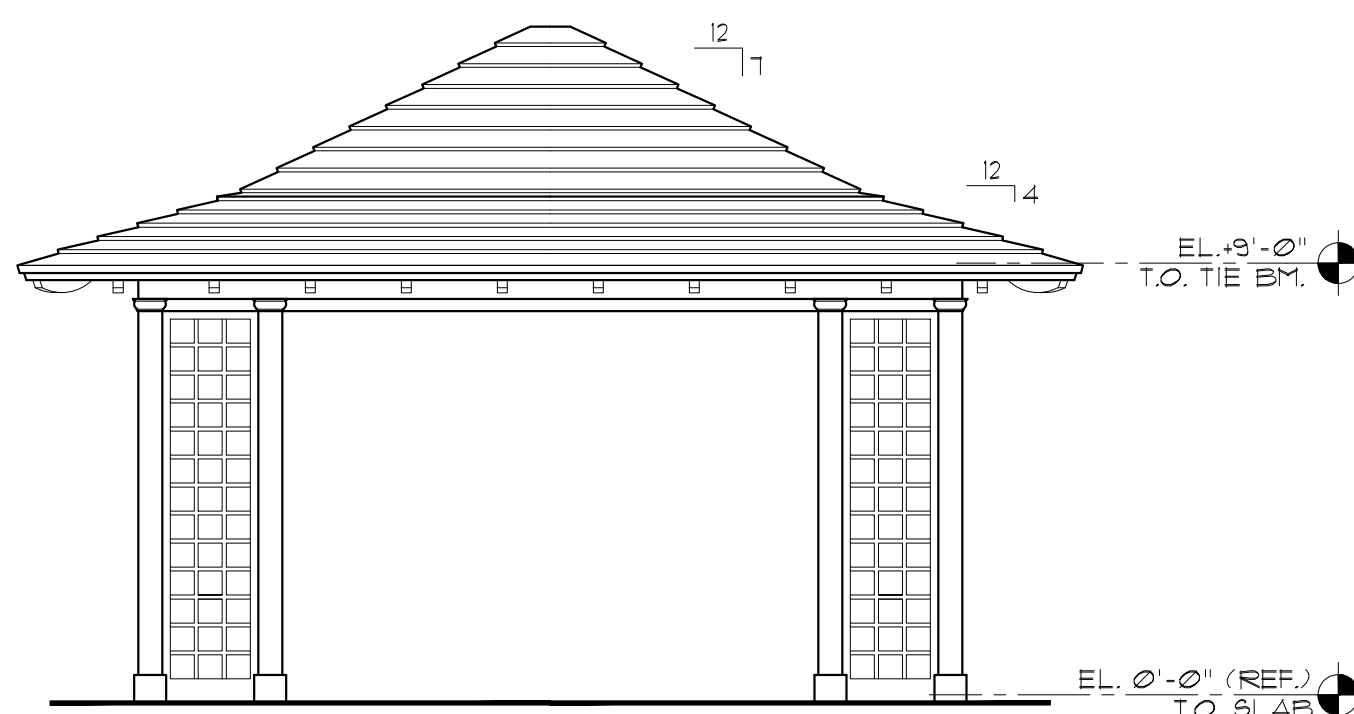
Proposed
Loggia North Elevation

Scale 1/4" = 1'-0"



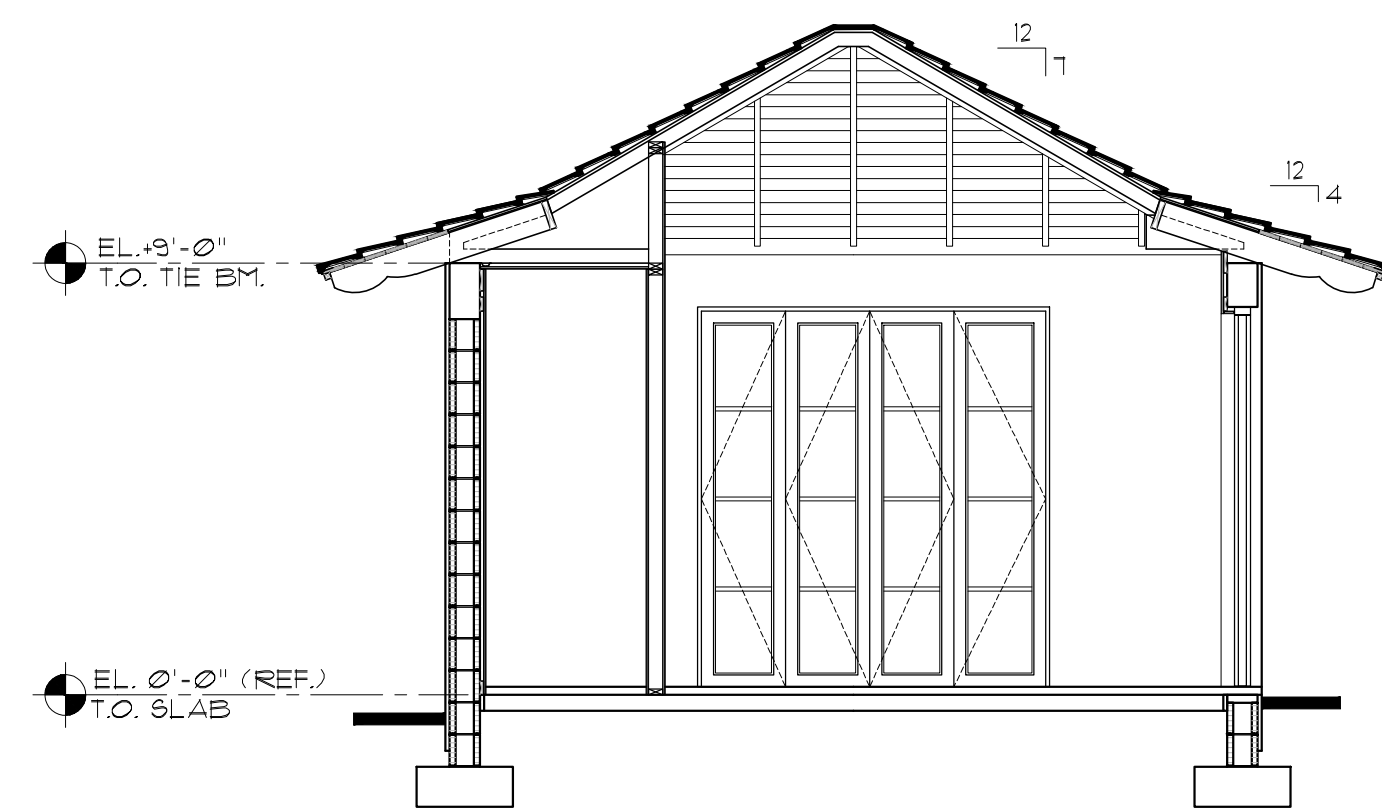
Proposed
Loggia South Elevation

Scale 1/4" = 1'-0"



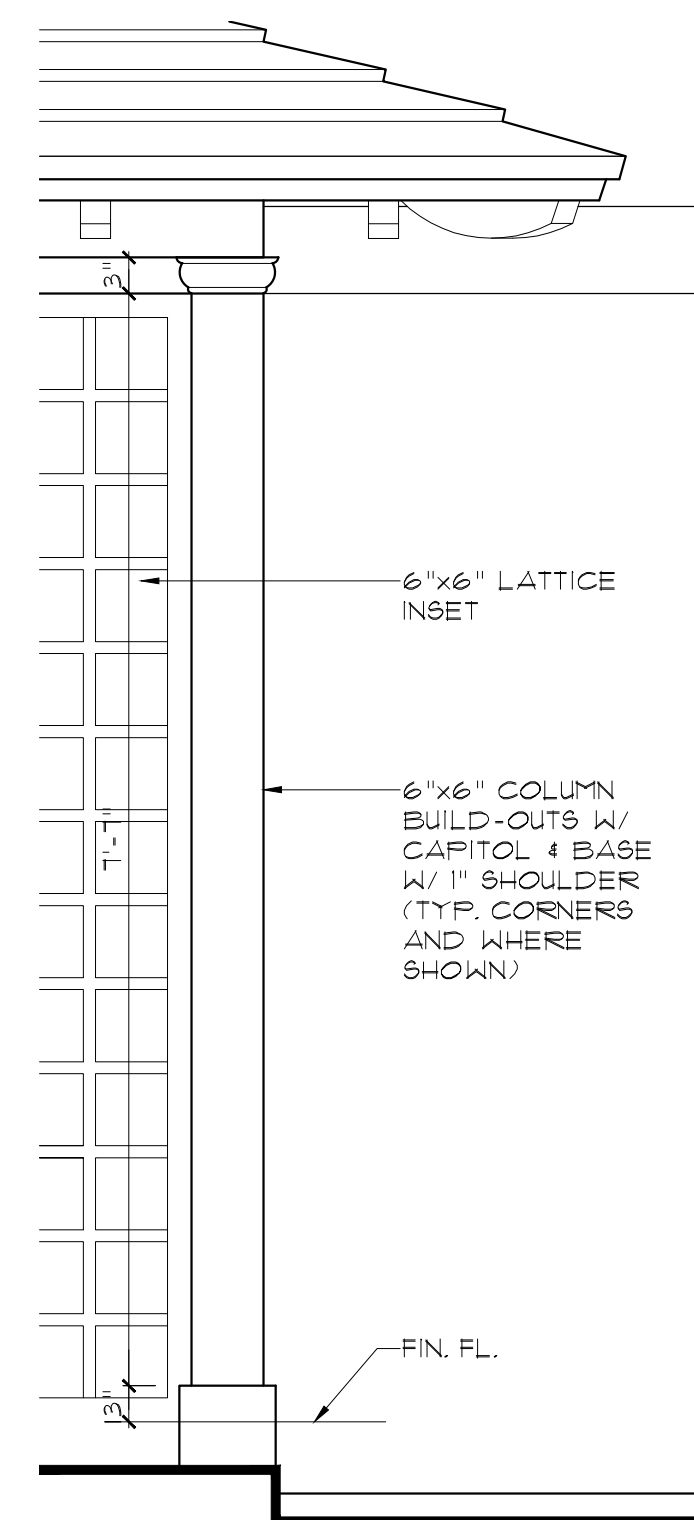
Proposed
Loggia East Elevation

Scale 1/4" = 1'-0"

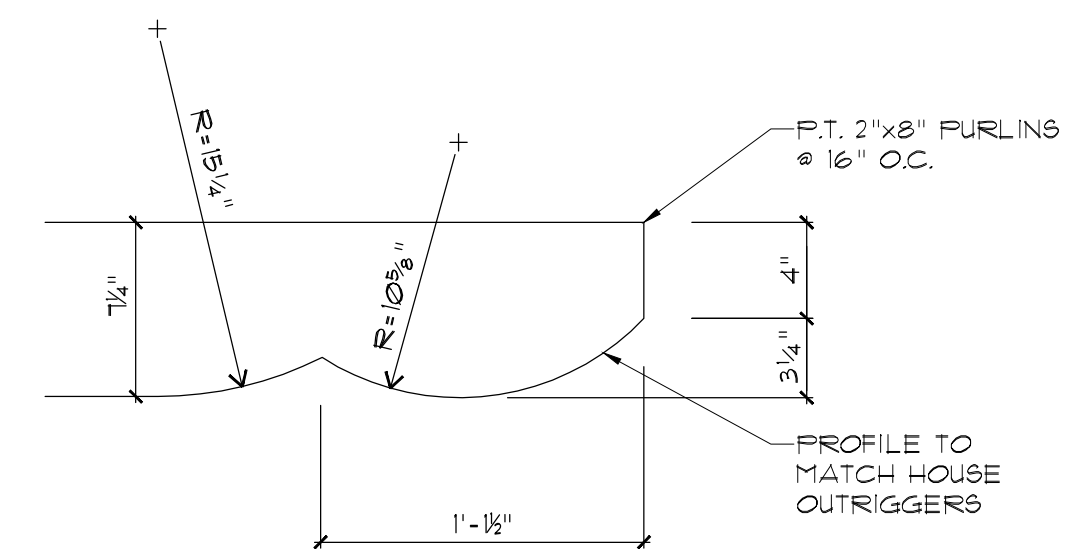


Proposed
Loggia Section

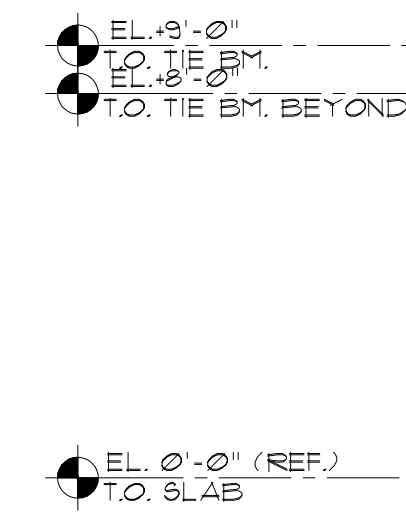
1/4" = 1'-0"



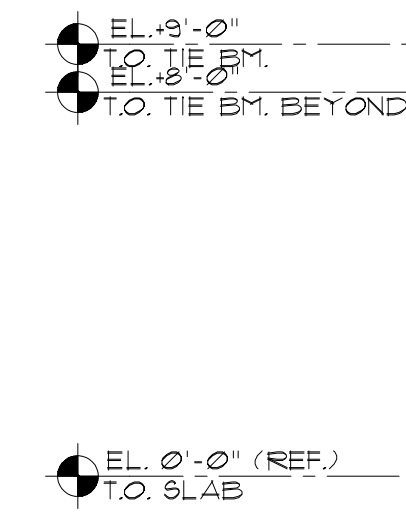
Typical Detail
3/4" = 1'-0"



Typical Detail
1 1/2" = 1'-0"



1/4" = 1'-0"



1/4" = 1'-0"



Existing East Elevation
Scale

1/4" = 1'-0"



Proposed East Elevation
Scale

1/4" = 1'-0"



Existing South Elevation

Scale

1/4" = 1'-0"



Previously Submitted South Elevation

Scale

1/4" = 1'-0"



Existing South Elevation

Scale

1/4" = 1'-0"



Proposed South Elevation

Scale

1/4" = 1'-0"



Existing Site Photography
Scale

NTS



Existing Site Photography
Scale

NTS



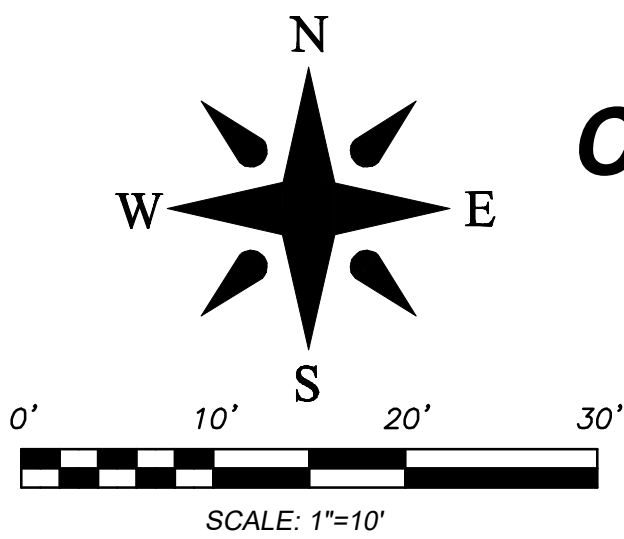
Existing Site Photography

Scale

NTS

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
CL.R. = 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
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
MIN. = MINIMUM
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL 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
PVMT = 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
SW = 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
B = BASELINE
C = CENTERLINE
C.A. = CENTRAL ANGLE/DELTA
C.M.F. = CONCRETE MONUMENT FOUND (AS NOTED)
C.M.S. = CONCRETE MONUMENT SET (LB #4569)
R.C. = ROD & CAP FOUND (AS NOTED)
R.C.S. = 5/8" IRON ROD & CAP SET (LB #4569)
R.P.F. = IRON PIPE FOUND (AS NOTED)
R.R.F. = IRON ROD FOUND (AS NOTED)
R.N.F. = NAIL FOUND (AS NOTED)
R.N.D. = NAIL & DISK FOUND (AS NOTED)
R.M.N. = MAG NAIL & DISK SET (LB #4569)
R.P.L. = PROPERTY LINE
R.U.P. = UTILITY POLE
R.F.H. = FIRE HYDRANT
R.W.M. = WATER METER
R.W.V. = WATER VALVE
R.L.P. = LIGHT POLE
R.C.T.R. = CABLE TV RISER
R.E.B. = ELECTRIC BOX
R.G.M. = GAS METER
R.S.M. = SANITARY MANHOLE



Boundary Survey For: CONAN LAUGHLIN AND BROOKE LAUGHLIN

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

Conan Laughlin and Brooke Laughlin
Old Republic National Title Insurance Company
Dickenson Law, P.A.
First Republic Bank, Its Successors and/or Assigns
Kochman & Ziska PLC

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

TITLE COMMITMENT REVIEW						
CLIENT: Conan Laughlin		COMMITMENT NO. : 1259893	DATE: 04/11/22			
REVIEWED BY: Craig Wallace		JOB NO. : 91-1217.38				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-5	N/A	Standard Exceptions.				•
6	PB 18, PG 5	All matters contained on the Plat of Revised Plat of Lake Front Addition to Boca Ratone Company's Inlet Subdivision.	•			
7	D.B. 537, PG 358 D.B. 578, PG 97 D.B. 540, PG 500	Easement contained in Deeds.	•			
7a	D.B. 548, PG 134	Amended Terms and conditions contained in Agreement by and between John D. Andrica and the Town of Palm Beach.		NOT SUPPLIED		
8	ORB 13852, PG 845	Terms and conditions contained in Agreement to the Town of Palm Beach.	•			
9	ORB 13000, PG 1362	Terms and conditions contained in Agreement to the Town of Palm Beach.	•			
9a	ORB 13000, PG 1359	Terms and conditions contained in Agreement to the Town of Palm Beach.			•	
10	ORB 11671, PG 1860	Unity of Title.		•		
11	ORB 11746, PG 1542	Unity of Title.		•		
12	N/A	Standard Exception.				•

PALM BEACH INLET

SITE

LAKE WORTH LAGOON

ATLANTIC OCEAN

VICINITY SKETCH

(NOT TO SCALE)

PROPERTY ADDRESS:

308 Arabian Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lot 68, and the West 28.00 feet of Lot 69 of **REVISED PLAT OF LAKE FRONT ADDITION TO BOCA RATONE COMPANY'S INLET SUBDIVISION**, according to the Plat thereof as recorded in Plat Book 18, Page 5, of the Public Records of Palm Beach County, Florida.

Less and except the following described thereof:

Begin at the Northwest corner of said Lot 68;
thence Easterly along the North line of said Lot 68, a distance of 14.90 feet to a point;
thence Westerly and Southerly along the Arc of a curve concave to the Southeast and having a Radius of 15 feet and a central angle of 89°36'00", a distance of 23.46 feet to the end of said curve, being a point in the East line of said Lot 67;
thence Northerly along the East line of said Lot 67, a distance of 14.90 feet to the **POINT OF BEGINNING**.

Situate in the county of Palm Beach, State of Florida.

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393F, dated 10/05/2017.

NOTES:

- 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 1259893, issued by Old Republic National Title Insurance Company, dated April 11, 2022. This office has made no search of the Public Records.
- 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.
- Description furnished by client or client's agent.
- 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.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- 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.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- 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.
- 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.
- 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.
- 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.
- 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: 6/27/2023

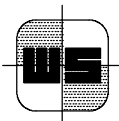
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:

06/27/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 91-1217.40 PB349/64
TITLE REVIEW S.W. 91-1217.38

Boundary Survey For:

CONAN LAUGHLIN AND BROOKE LAUGHLIN



WALLACE SURVEYING

CORP. LICENSED BUSINESS # 4999

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 840-4551

FIELD:	B.M.	JOB No.:	91-1217.37	F.B.:	PB331	PG.:	37
OFFICE:	S.W.	DATE:	03/28/22	DWG. No.:	91-1217		
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