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# IMPROVEMENTS TO THE EXISTING RESIDENCE

## 25 MIDDLE ROAD PALM BEACH, FLORIDA 33480

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IMPROVEMENTS TO THE  
EXISTING RESIDENCE  
25 MIDDLE ROAD  
PALM BEACH, FL 33480

FLORIDA STATE  
REG. PR. 10771  
**NOT FOR  
CONSTRUCTION**

ISSUANCE  
09/25/23

PHASE CD  
PR NO 22104

**A000**

### SCOPE OF WORK

THIS IS AN APPLICATION FOR IMPROVEMENTS TO AN EXISTING 2-STORY RESIDENCE TO INCLUDE EXTENDING THE EXISTING COVERED PORCHES, BOTH FLOORS, AND ENCLOSING SAME ON THE FIRST FLOOR.

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- A002 PROPOSED SITE PLAN
- A100 EXISTING FIRST FLOOR PLAN
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- D104 SOUTH ELEVATION DEMOLITION PLAN

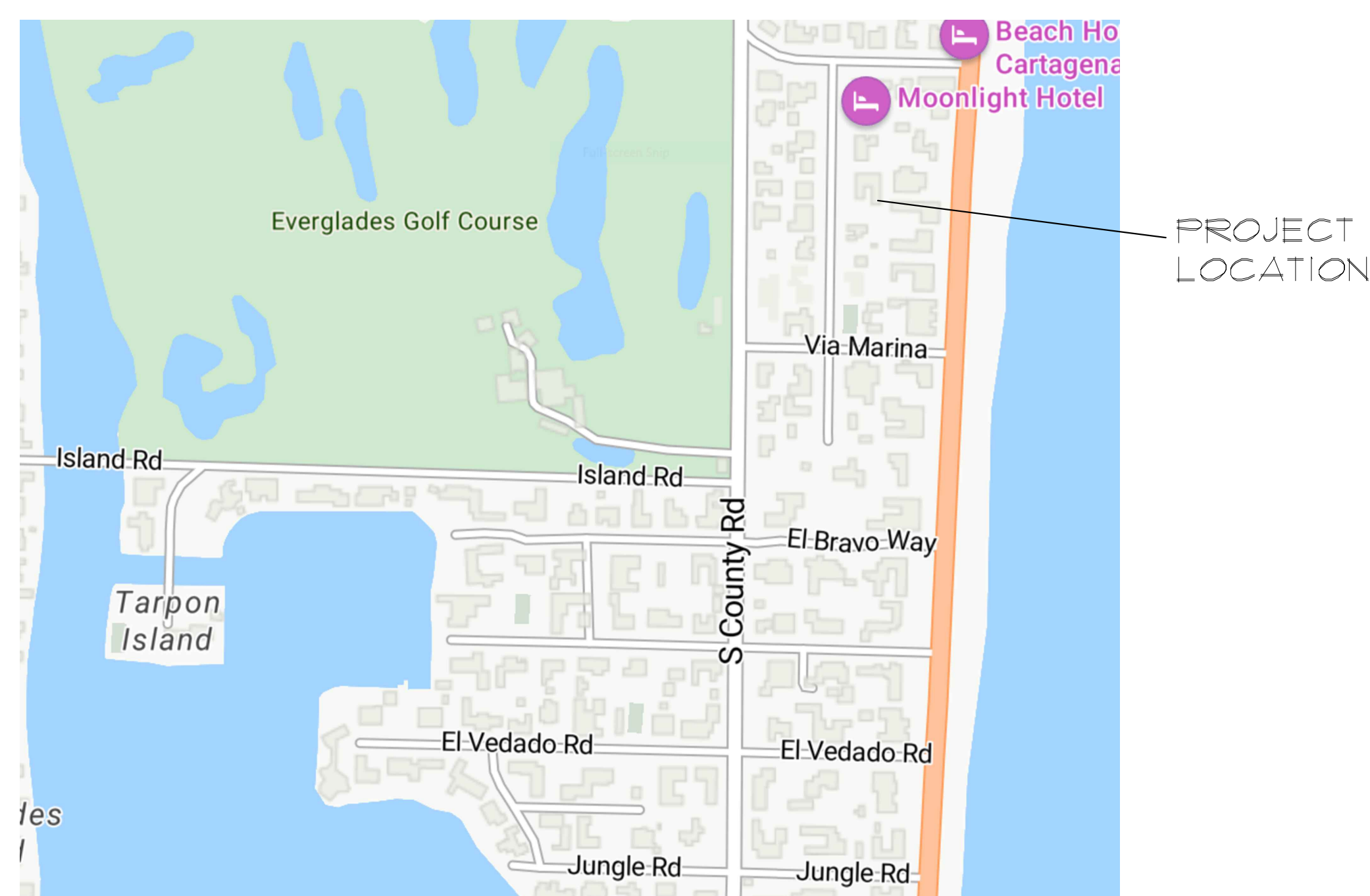
SURVEY

### PROJECT DESIGN TEAM



211 Seaview Ave Palm Beach, FL 33480  
561-401-1866

### LOCATION MAP




FIRST SUBMITTAL: SEPTEMBER 7, 2023  
SECOND SUBMITTAL: SEPTEMBER 25, 2023  
FINAL SUBMITTAL: OCTOBER 12, 2023  
LANDMARK MEETING: NOVEMBER 17, 2023

COA-23-041



# ZONING LEGEND



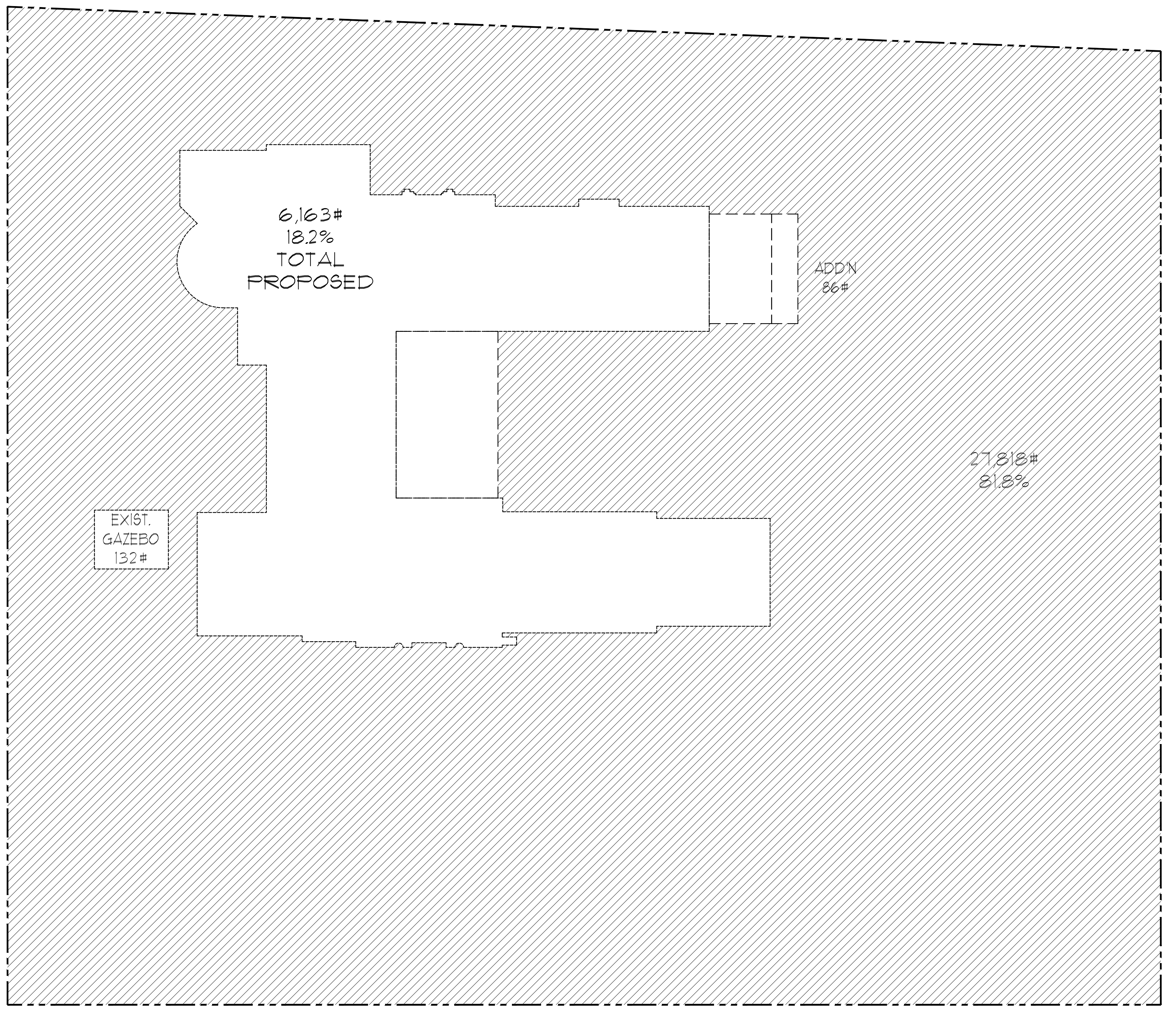
**Town of Palm Beach**  
 Planning, Zoning and Building  
 360 S County Rd  
 Palm Beach, FL 33480  
 www.townofpalmbeach.com

Zoning Legend			
Line #			
1	Property Address:	25 Middle Road	
2	Zoning District:	RA	
3	Lot Area (sq. ft.):	33,849	
4	Lot Width (W) & Depth (D) (ft.):	200' x 169.2	
5	Structure Type:	Single Family	
6	FEMA Flood Zone Designation:	X	
7	Zero Datum for point of meas. (NAVD)		
8	Crown of Road (COR) (NAVD)		
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	25%	6,077 17.9%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Atrium, Structure, etc.)	16,924.5	9032
12	*Front Yard Setback (Ft.)	35'	62.1'
13	*Side Yard Setback (1st Story) (Ft.)	N/A	N/A
14	*Side Yard Setback (2nd Story) (Ft.)	15'	67.47'
15	*Rear Yard Setback (Ft.)	15'	30.98'
16	Angle of Vision (Deg.)	N/A	N/A
17	Building Height (Ft.)	25'	22'-10"
18	Overall Building Height (Ft.)	30'	27'-8"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/A	14.68
22	Base Flood Elevation (BFE)(NAVD)	N/A	12.63'
23	Landscape Open Space (LOS) (Sq Ft and %)	50% 16925	48% 16247.5
24	Perimeter LOS (Sq Ft and %)	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	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. 131-1600)  
 \*\*\* Provide Native plant species info per category as required by Ord. 203-2022 on separate TOPB Landscape Legend

REV # 20230626

# LOT COVERAGE DIAGRAM



EXISTING LOT COVERAGE / FOOTPRINT = 17.9% AT 6,077#  
 PROPOSED EXTENDED PORCH + 86#  
 LOT COVERAGE / FOOTPRINT = 18.2% AT 6,163#



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

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IMPROVEMENTS TO THE EXISTING RESIDENCE  
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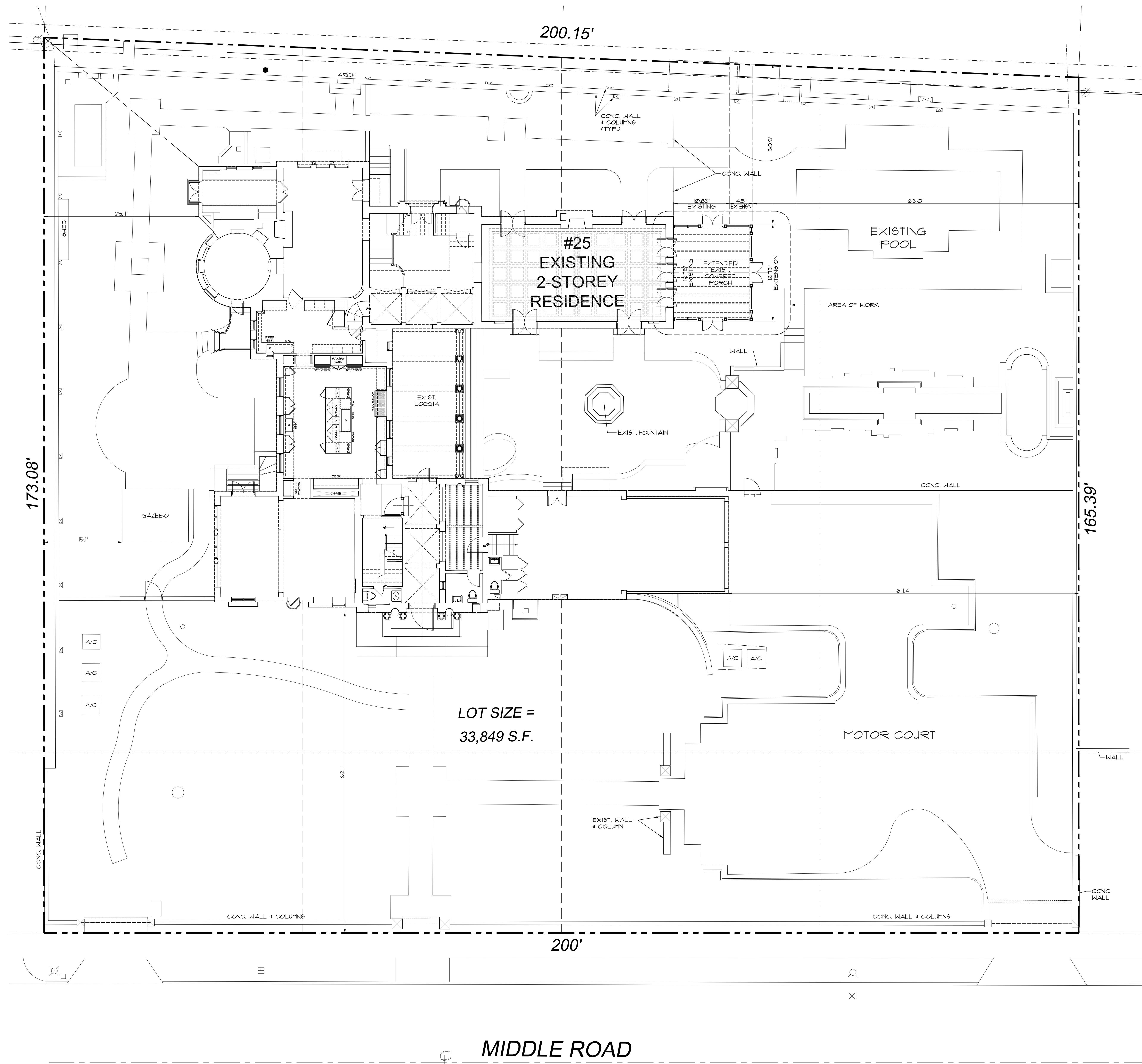
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A000.1





**Proposed Site Plan**

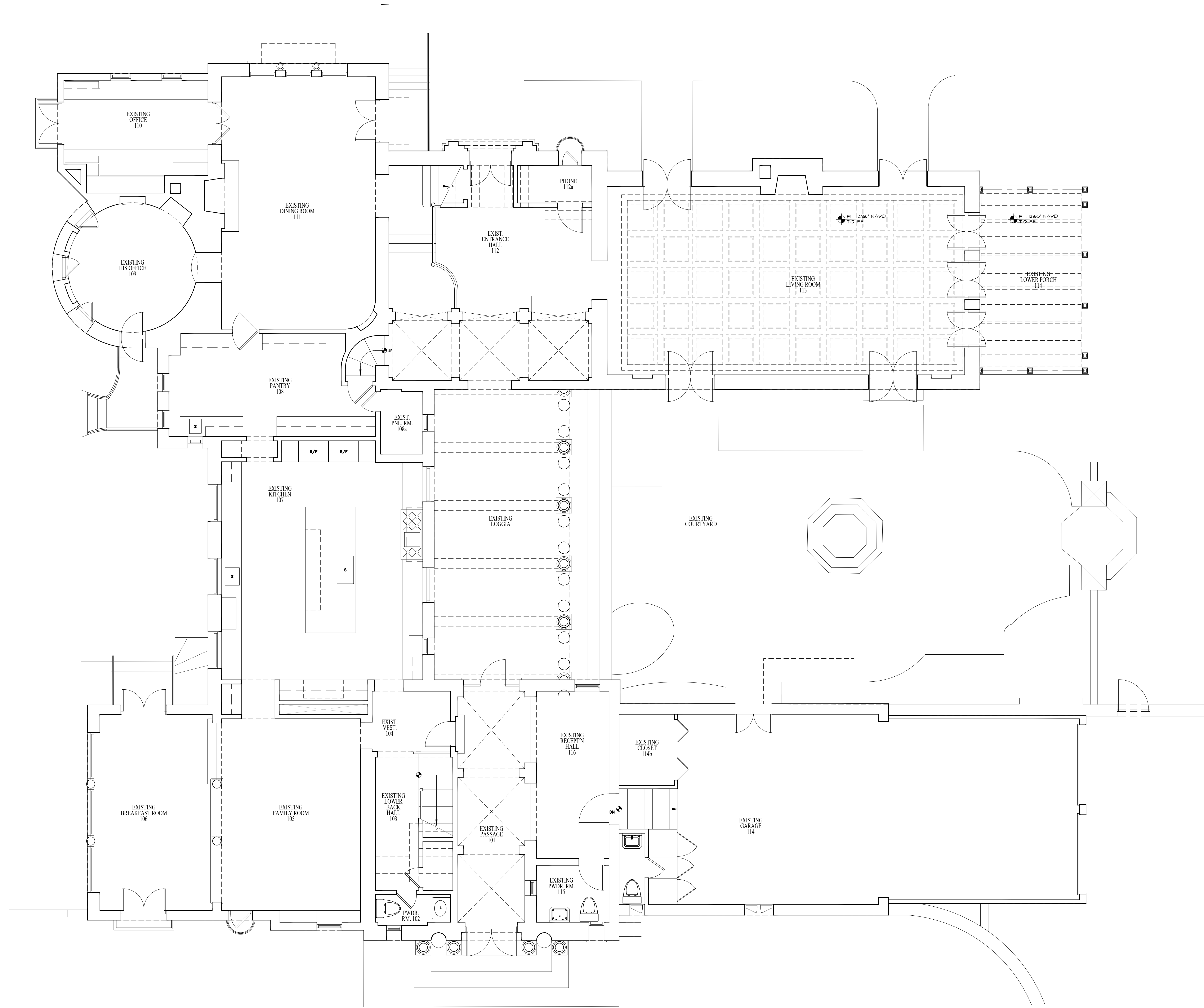
Scale

1/8" = 1'-0"



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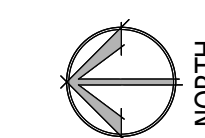




**Existing First Floor Plan**

Scale

1/4" = 1'-0"



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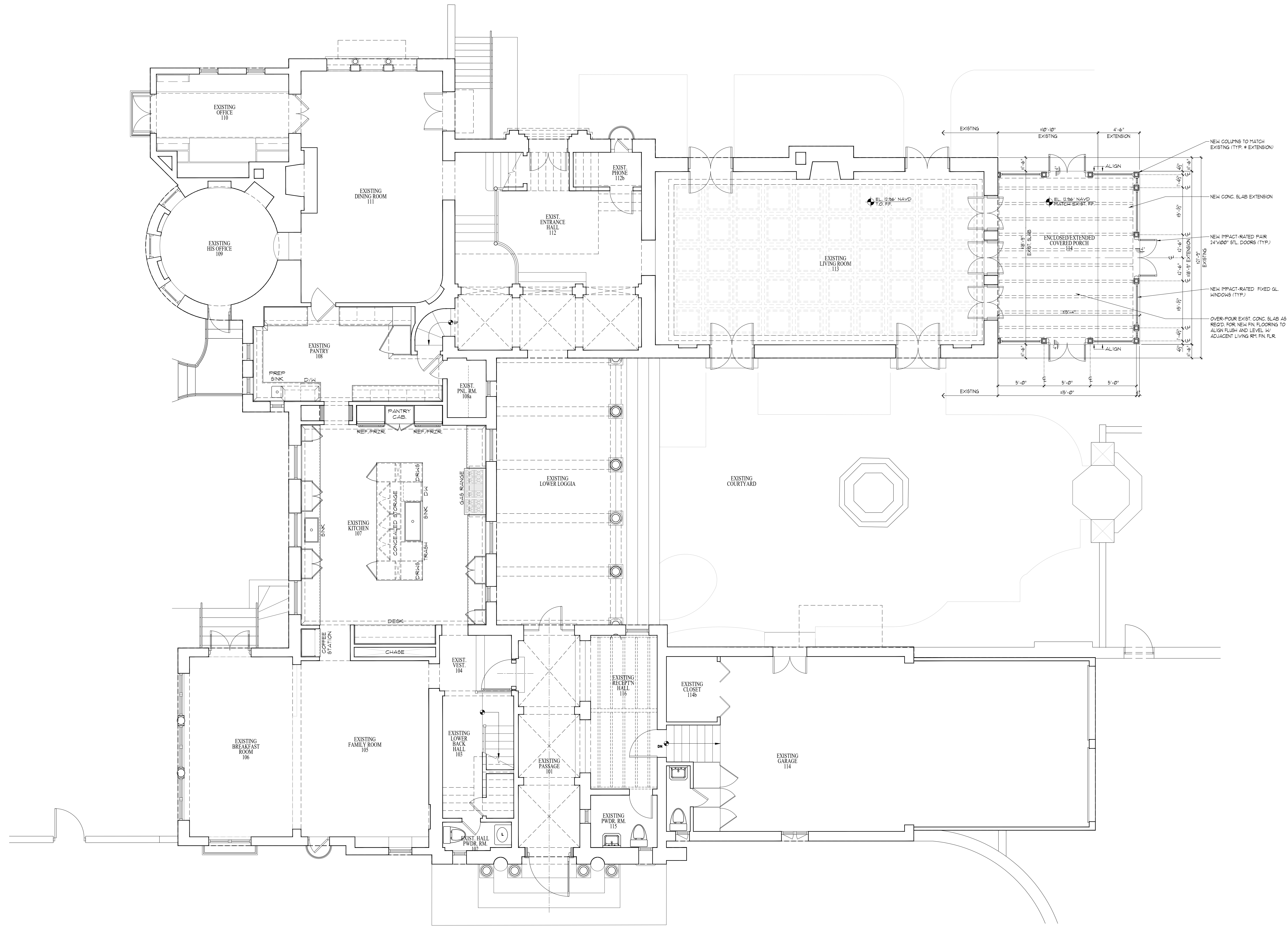
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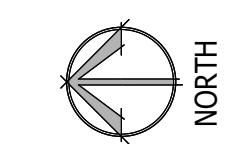
PHASE CD  
PR NO 22104

**A100**

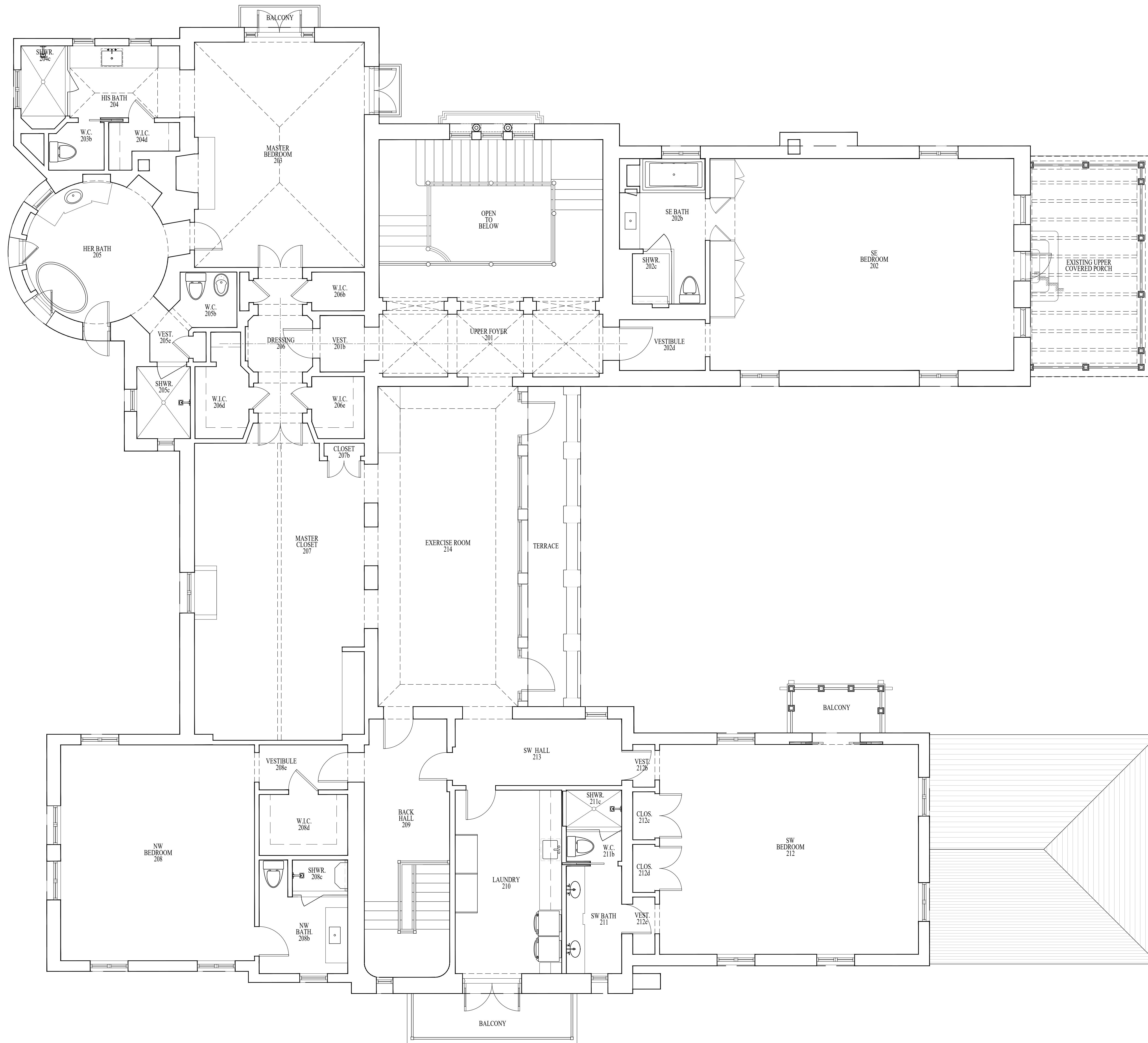


**Proposed First Floor Plan**  
Scale

1/4" = 1'-0"

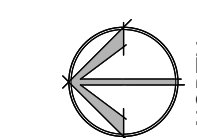






Existing Second Floor Plan  
Scale

1/4" = 1'-0"



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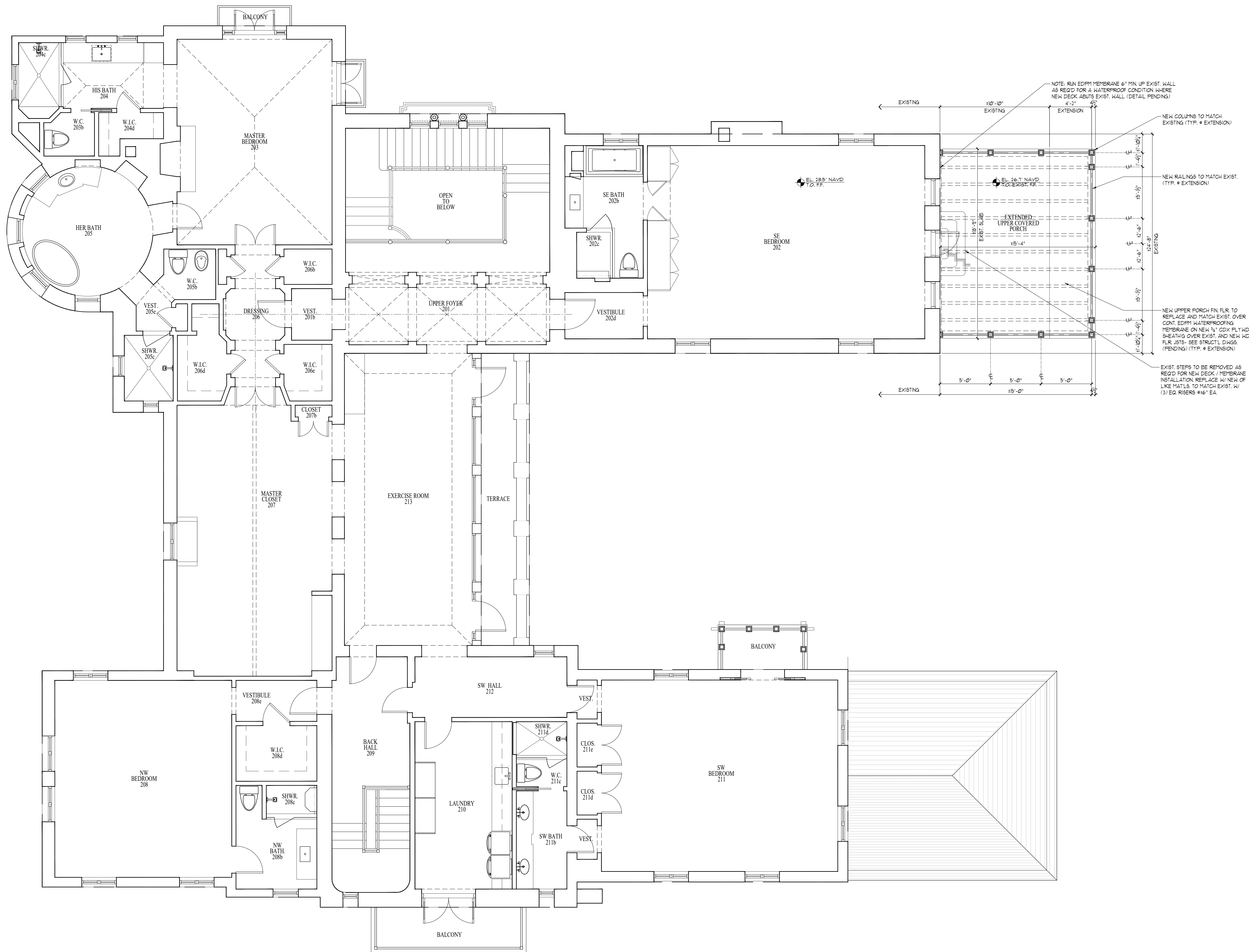
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A102



NOTE: RUN EDPM MEMBRANE 6" MIN UP EXIST. WALL AS REQ'D FOR A WATERPROOF CONDITION WHERE NEW DECK ABUTS EXIST. WALL (DETAIL PENDING)

NEW COLUMNS TO MATCH EXISTING (TYP. • EXTENSION)

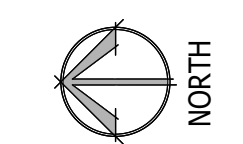
NEW RAILINGS TO MATCH EXIST. (TYP. • EXTENSION)

NEW UPPER PORCH FIN. FLR. TO REPLACE AND MATCH EXIST. OVER CONT. EDPM WATERPROOFING MEMBRANE ON NEW 3/4" GYP. FLT. AND SHEATHING OVER EXIST. AND NEW HD. FLR. JOISTS - SEE STRUCT. DWGS. (PENDING) (TYP. • EXTENSION)

EXIST. STEPS TO BE REMOVED AS REQ'D FOR NEW DECK. MEMBRANE INSTALLATION. REPLACE W/ NEW OF LIKE MATLS. TO MATCH EXIST. W/ (3) EQ. RISERS 4" @ 16" EA.

**Proposed Second Floor Plan**  
Scale

1/4" = 1'-0"



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IMPROVEMENTS TO THE  
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NOT FOR CONSTRUCTION

ISSUANCE  
09/25/23

PHASE CD  
PR NO 22104

A103



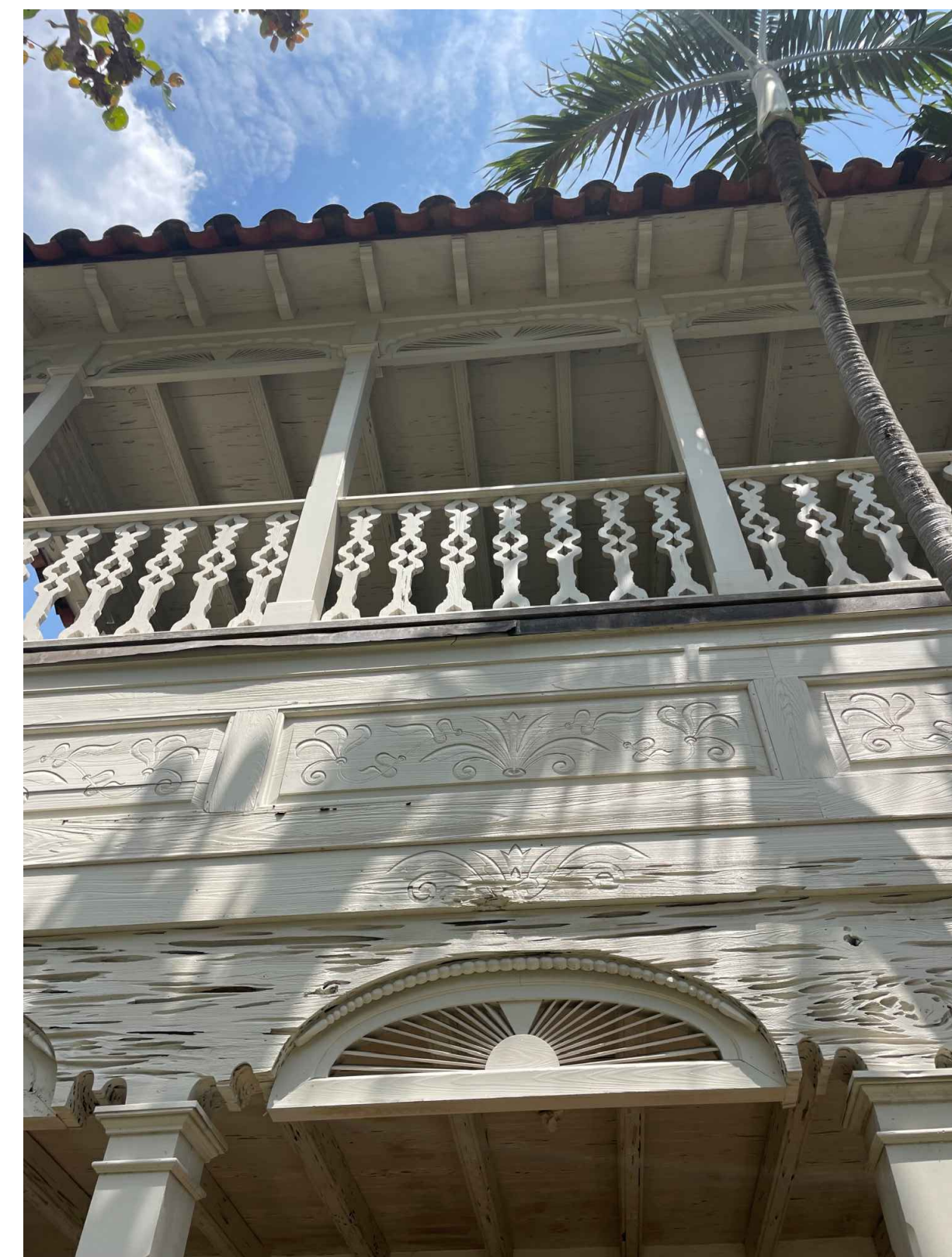












**25 Middle Road - Existing Property**  
Scale

N.T.S.

IMPROVEMENTS TO THE  
EXISTING RESIDENCE  
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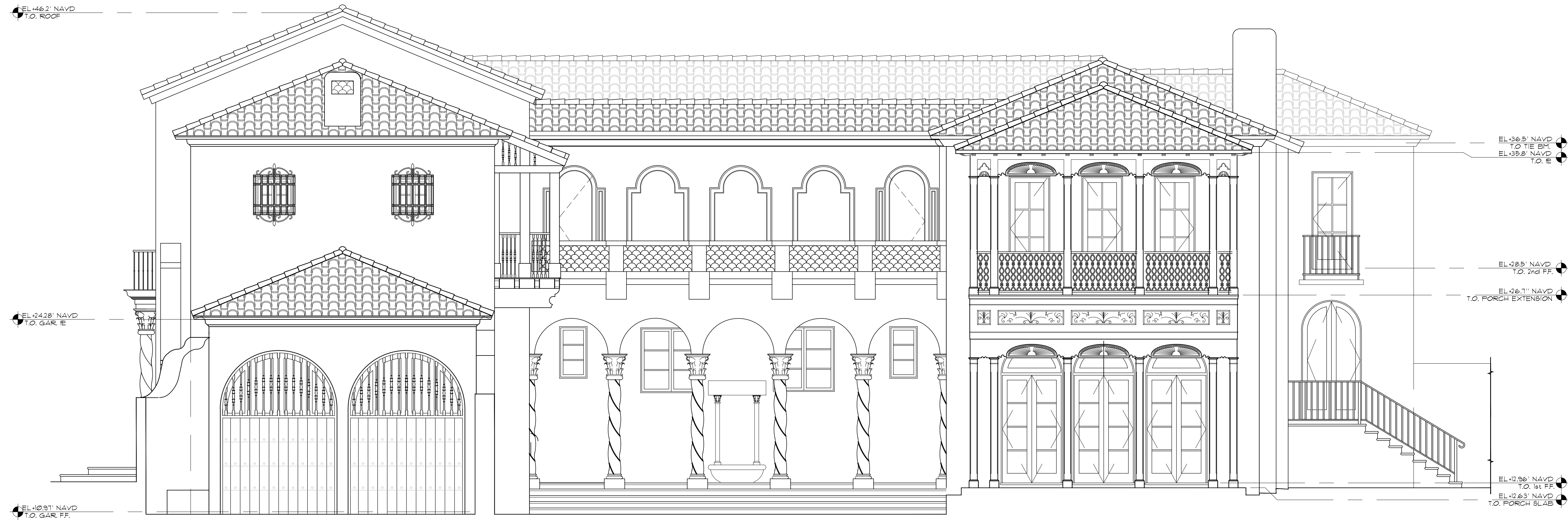
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REG. PR. 10771  
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PR NO 22104

**P102**

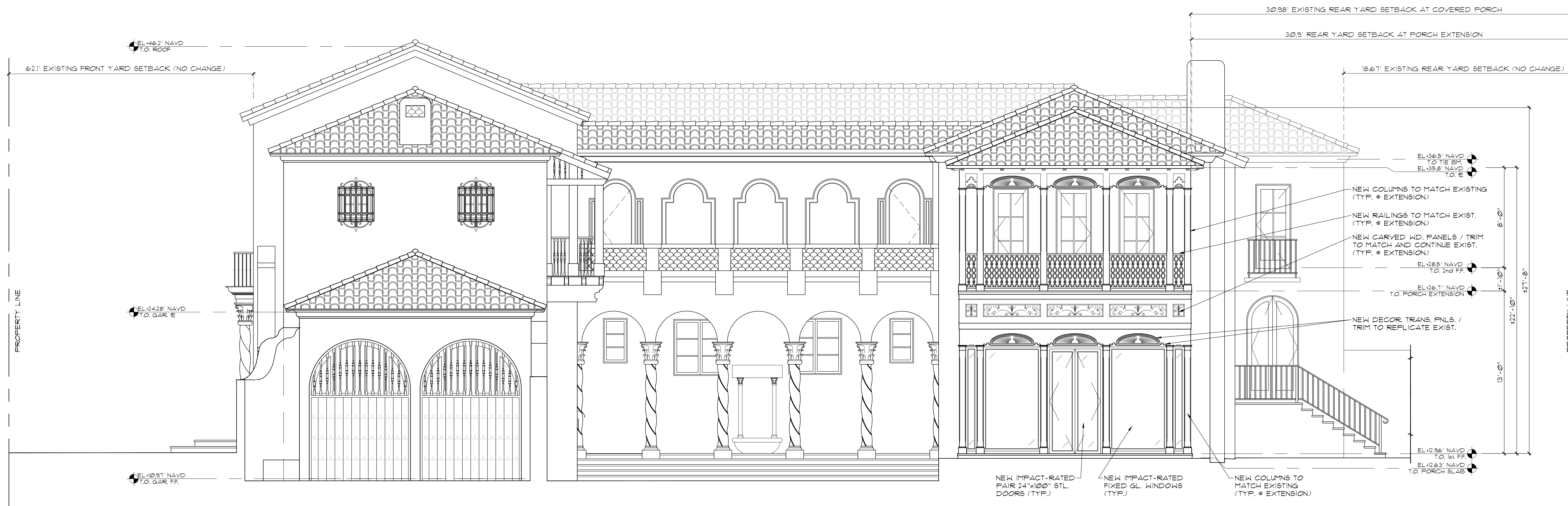




Existing South Elevation

Scale

1/4" = 1'-0"



Proposed South Elevation

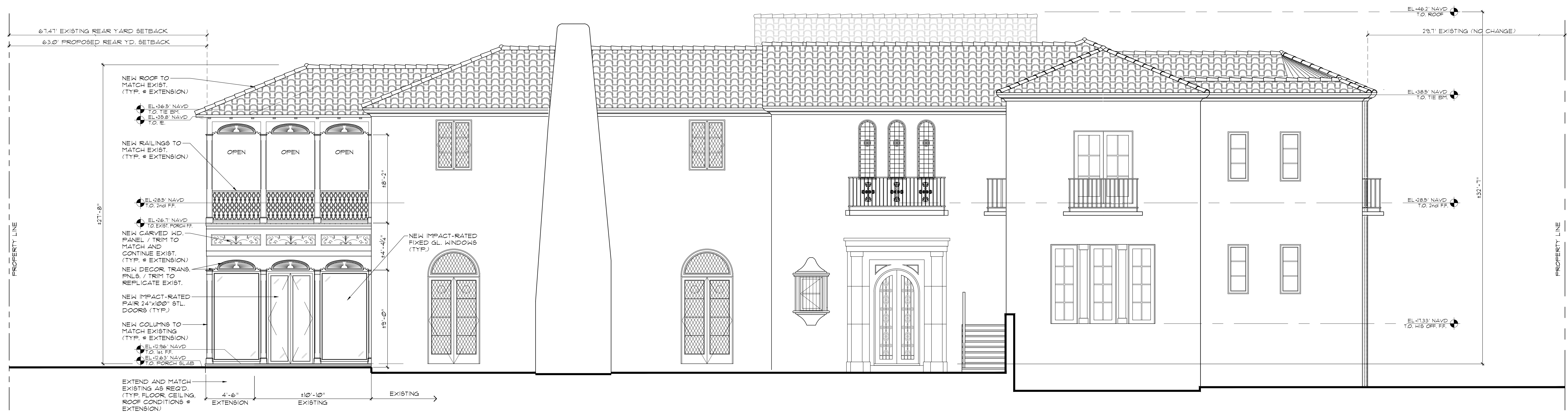
Scale

1/4" = 1'-0"



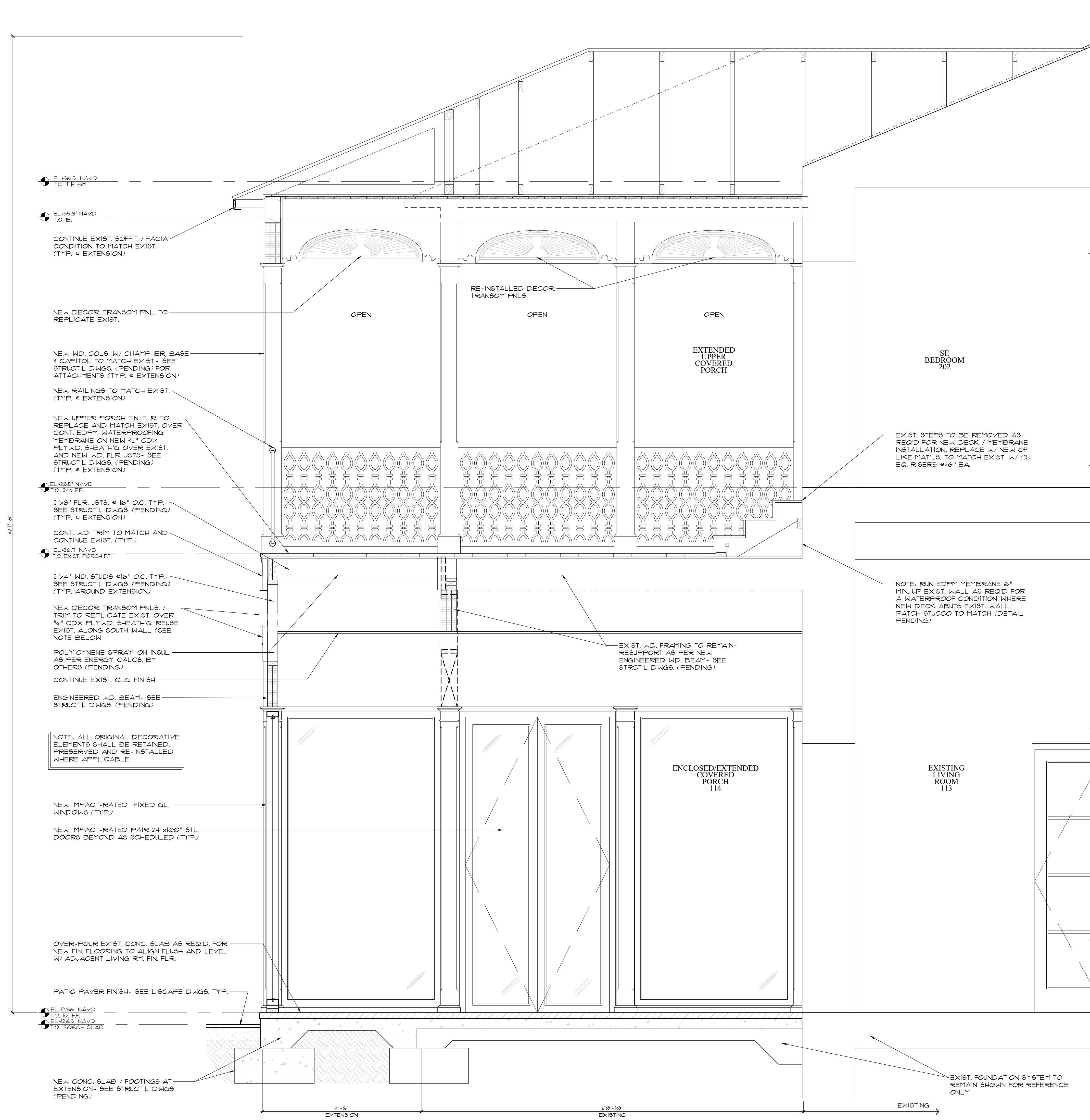
Existing East Elevation  
Scale

1/4" = 1'-0"



Proposed East Elevation  
Scale

1/4" = 1'-0"



**A Building Section**  
Scale

3/4" = 1'-0"

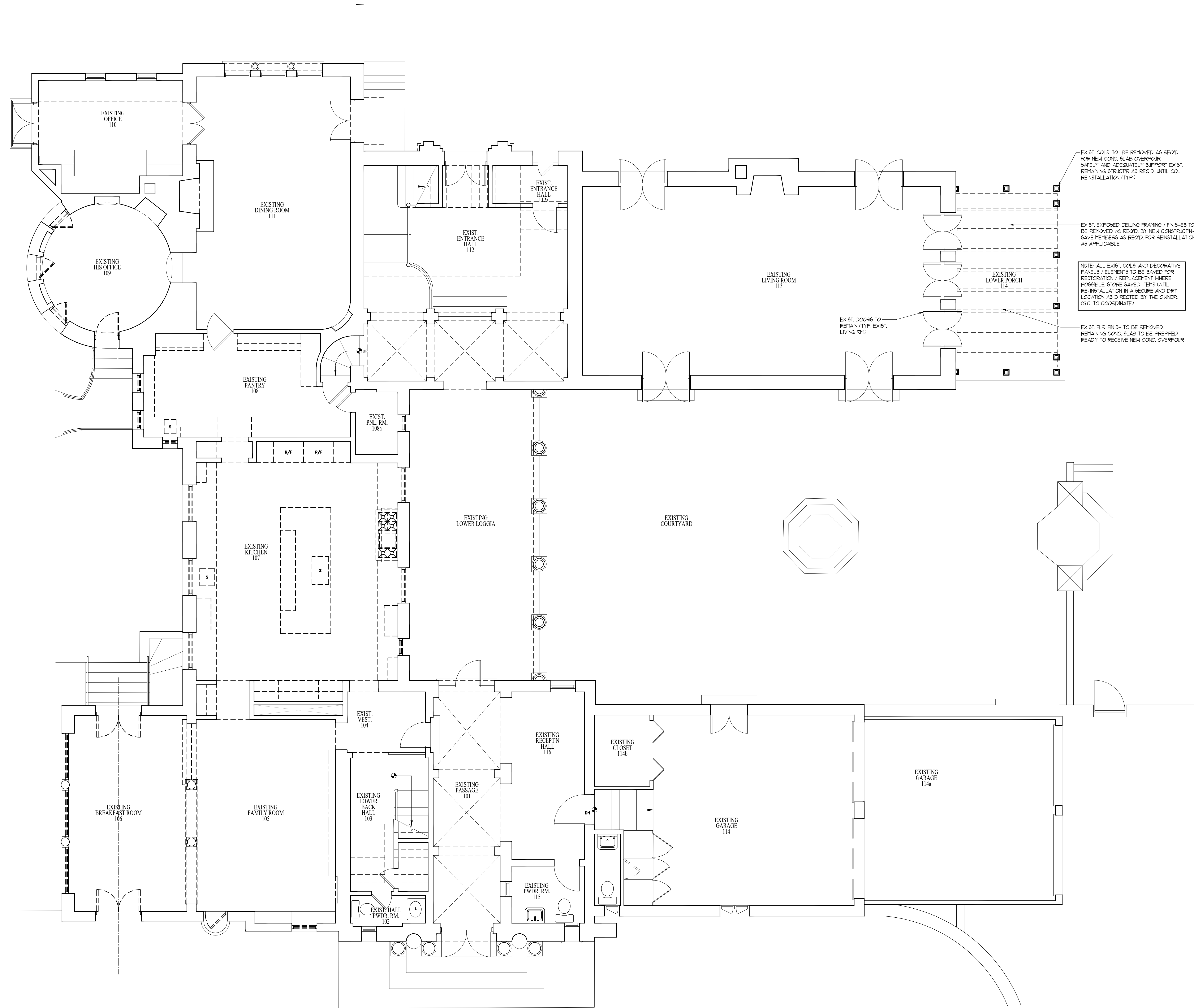












EXIST. COLS. TO BE REMOVED AS REQ'D. FOR NEW CONC. SLAB OVERPOUR. SAFELY AND ADEQUATELY SUPPORT EXIST. REMAINING STRUCTURE AS REQ'D. UNTIL COL. REINSTALLATION (TYP.)

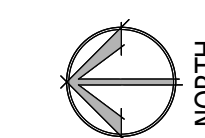
EXIST. EXPOSED CEILING FRAMING / FINISHES TO BE REMOVED AS REQ'D. BY NEW CONSTRUCTION. SAVE MEMBERS AS REQ'D. FOR REINSTALLATION AS APPL. CABLE

NOTE: ALL EXIST. COLS. AND DECORATIVE PANELS / ELEMENTS TO BE SAVED FOR RESTORATION / REPLACEMENT WHERE POSSIBLE. STORE SAVED ITEMS UNTIL RE-INSTALLATION IN A SECURE AND DRY LOCATION AS DIRECTED BY THE OWNER (G.C. TO COORDINATE)

EXIST. FLR. FINISH TO BE REMOVED. REMAINING CONC. SLAB TO BE PREPARED READY TO RECEIVE NEW CONC. OVERPOUR

**First Floor Demolition Plan**  
Scale

1/4" = 1'-0"



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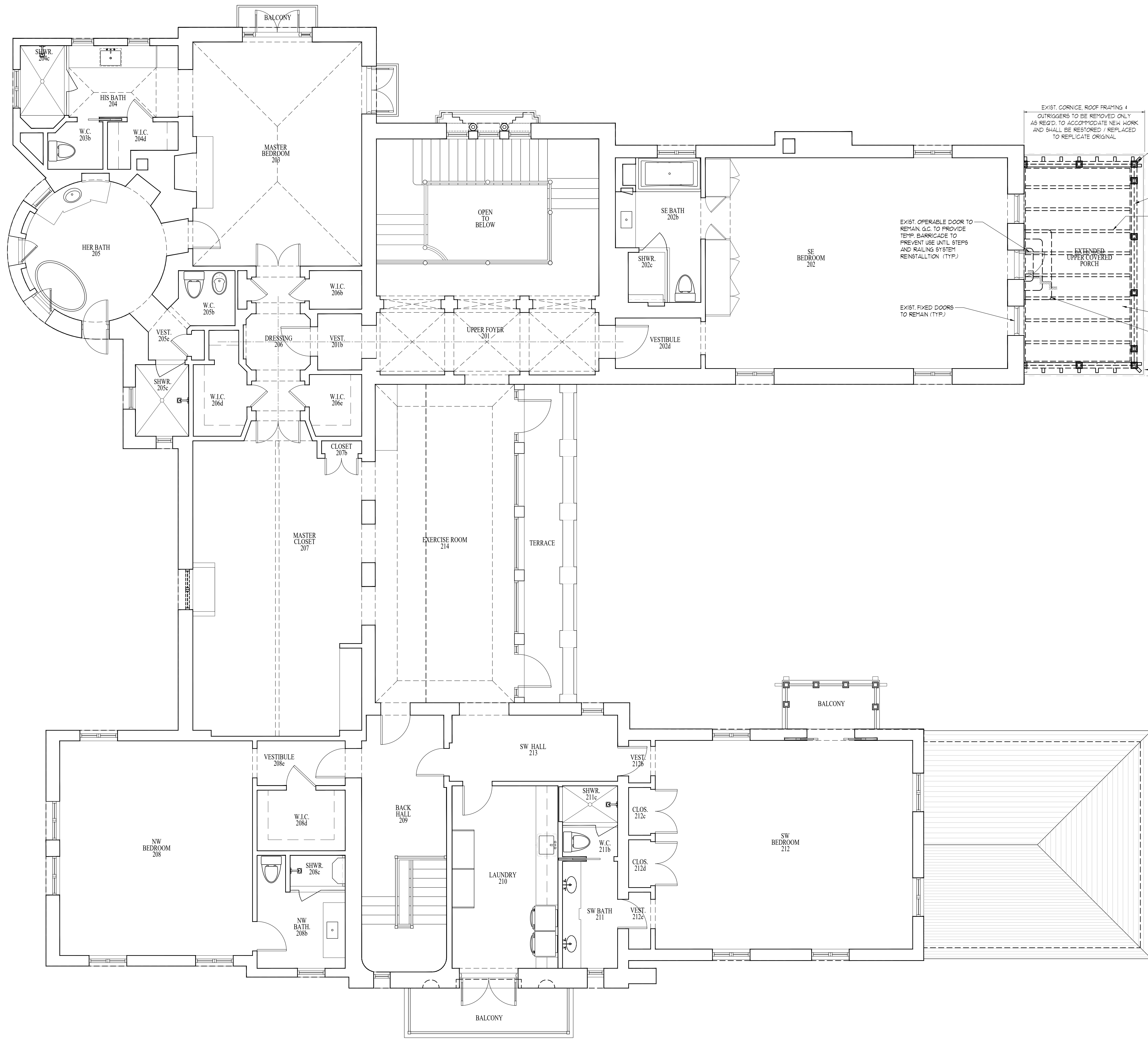
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**D100**



EXIST. CORNICE ROOF FRAMING 4  
OUTRIGGERS TO BE REMOVED ONLY  
AS REQ'D. TO ACCOMMODATE NEW WORK  
AND SHALL BE RESTORED / REPLACED  
TO REPLICATE ORIGINAL

EXIST. COLS. TO BE REMOVED AS REQ'D.  
FOR NEW DECK / MEMBRANE INSTALLATION.  
SAFELY AND ADEQUATELY SUPPORT EXIST.  
REMAINING STRUCTURE AS REQ'D. UNTIL COL.  
REINSTALLATION (TYP.)

EXIST. RAILINGS TO BE REMOVED- G.C.  
TO PROVIDE TEMP. GUARDRAILS UNTIL  
RAILING SYSTEM REINSTALLATION (TYP.)

EXIST. EXPOSED CEILING FRAMING  
TO BE REMOVED

EXIST. CORNICE ROOF FRAMING 4  
OUTRIGGERS TO BE REMOVED

EXIST. OPERABLE DOOR TO  
REMAIN. G.C. TO PROVIDE  
TEMP. BARRIAGE TO  
PREVENT USE UNTIL STEPS  
AND RAILING SYSTEM  
REINSTALLATION (TYP.)

EXIST. FIXED DOORS  
TO REMAIN (TYP.)

EXTENDED  
UPPER COVERED  
PORCH

NOTE: ALL EXIST. COLS. AND DECORATIVE  
PANELS / ELEMENTS TO BE SAVED FOR  
REINSTALLATION WHERE POSSIBLE. STORE  
SAVED ITEMS UNTIL RE-INSTALLATION IN A  
SECURE AND DRY LOCATION AS DIRECTED  
BY THE OWNER. (G.C. TO COORDINATE)

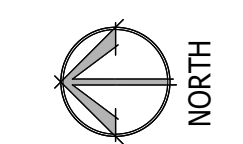
EXIST. UPPER PORCH FIN. FLS. / DECK /  
WATERPROOFING TO BE REMOVED AS  
REQ'D. FOR REPLACEMENT W/ NEW

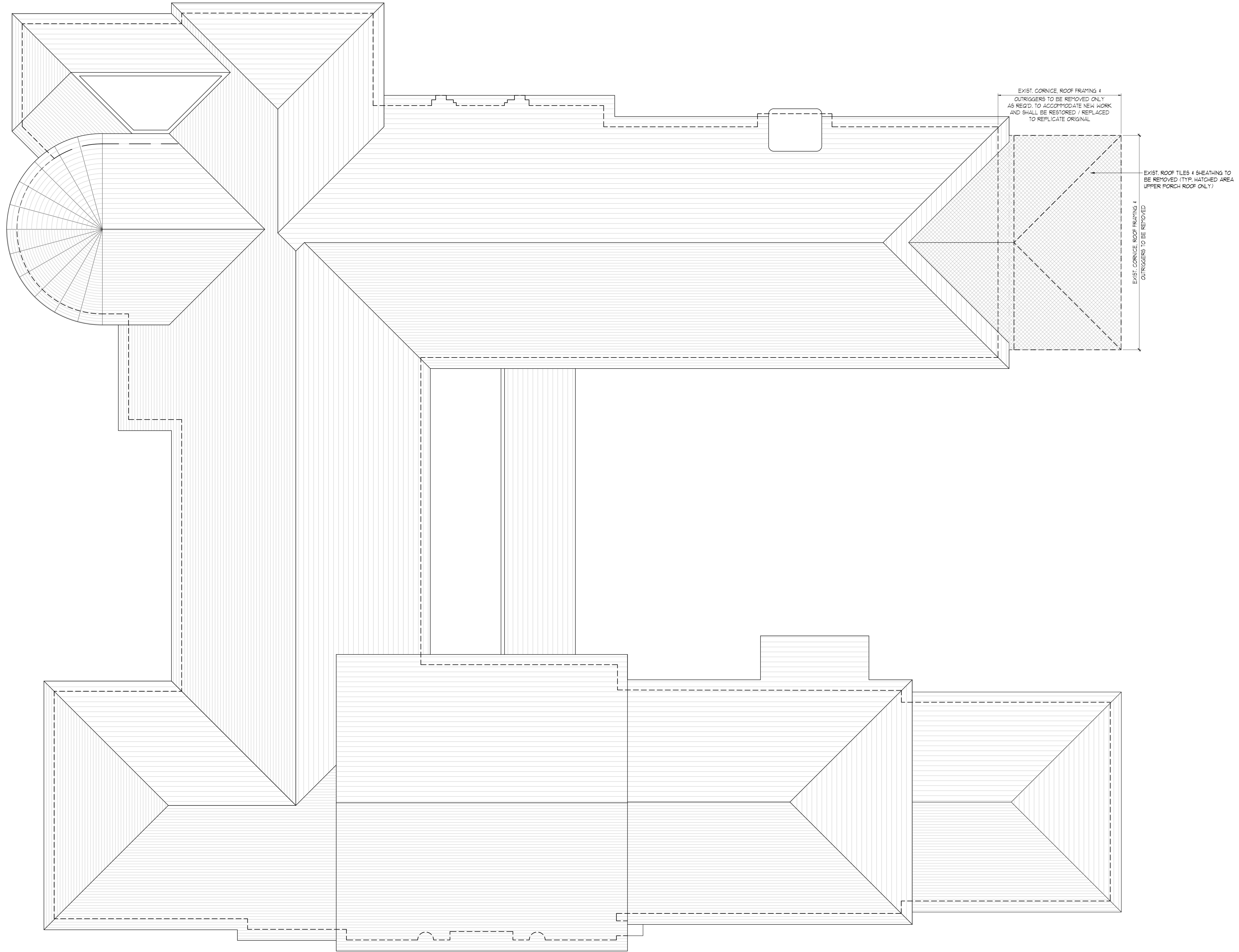
EXIST. STEPS TO BE REMOVED AS  
REQ'D. FOR NEW DECK / MEMBRANE  
INSTALLATION

EXIST. ROOF OVERHANG ABV.

**Second Floor Demolition Plan**  
Scale

1/4" = 1'-0"

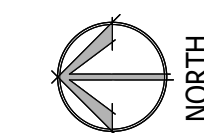




**Roof Demolition Plan**

Scale

1/4" = 1'-0"



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IMPROVEMENTS TO THE  
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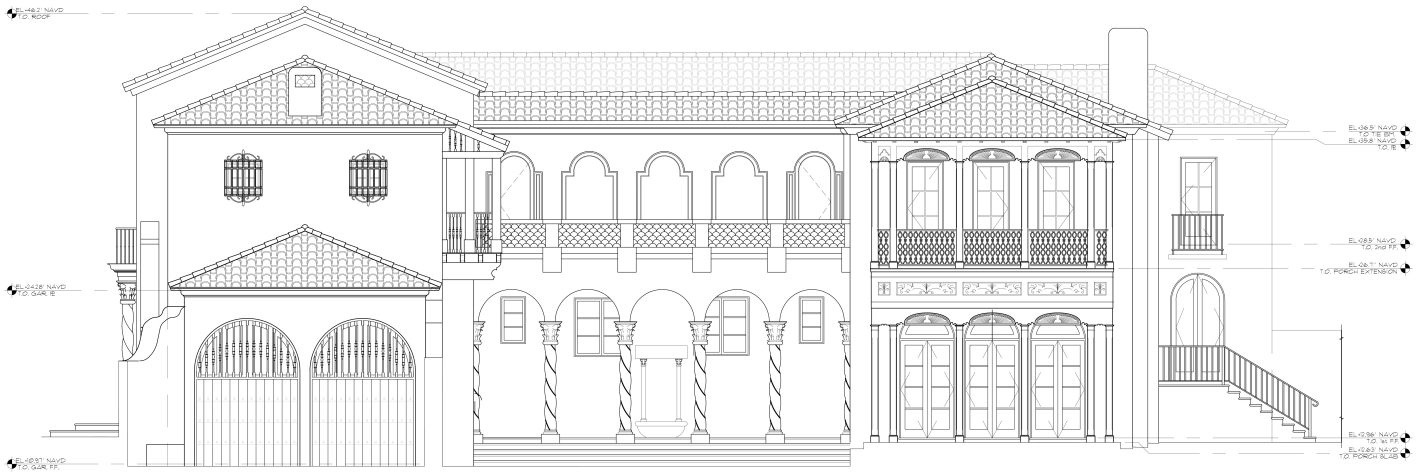
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D102





**Existing South Elevation**  
Scale

1/4" = 1'-0"



**Proposed South Elevation Demolition**  
Scale

1/4" = 1'-0"



**Existing East Elevation**  
Scale

1/4" = 1'-0"



NOTE: ALL EXIST. DECORATIVE ELEMENTS ON THE EAST & WEST PORCH ELEVATIONS TO BE REMOVED AS REQ'D TO ACCOMMODATE NEW CONSTRUCTION AND SHALL BE PRESERVED FOR RELOCATION AS PER ORIGINAL.

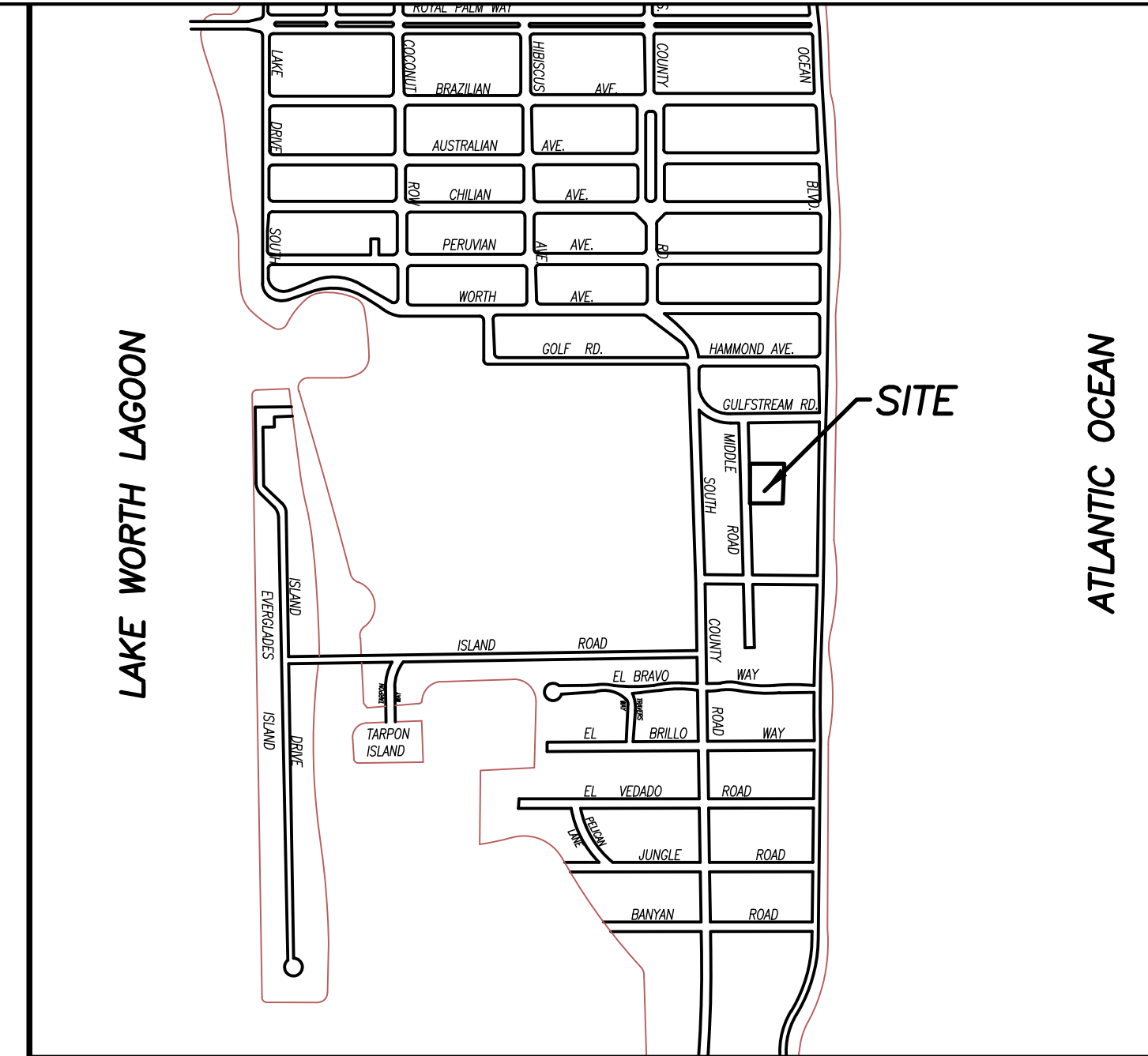
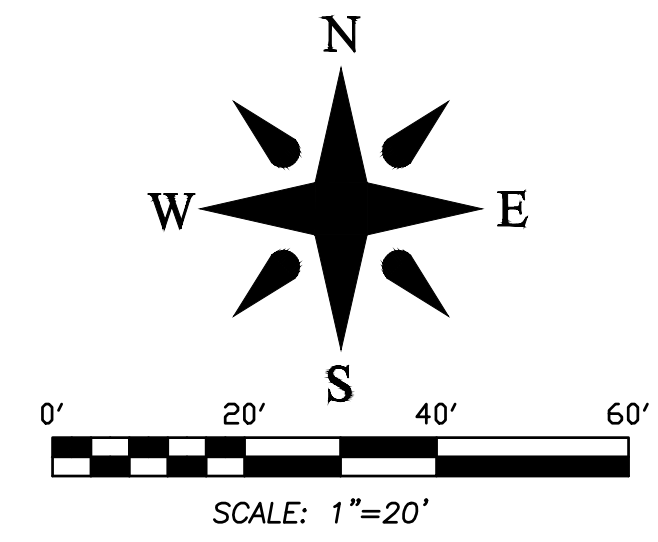
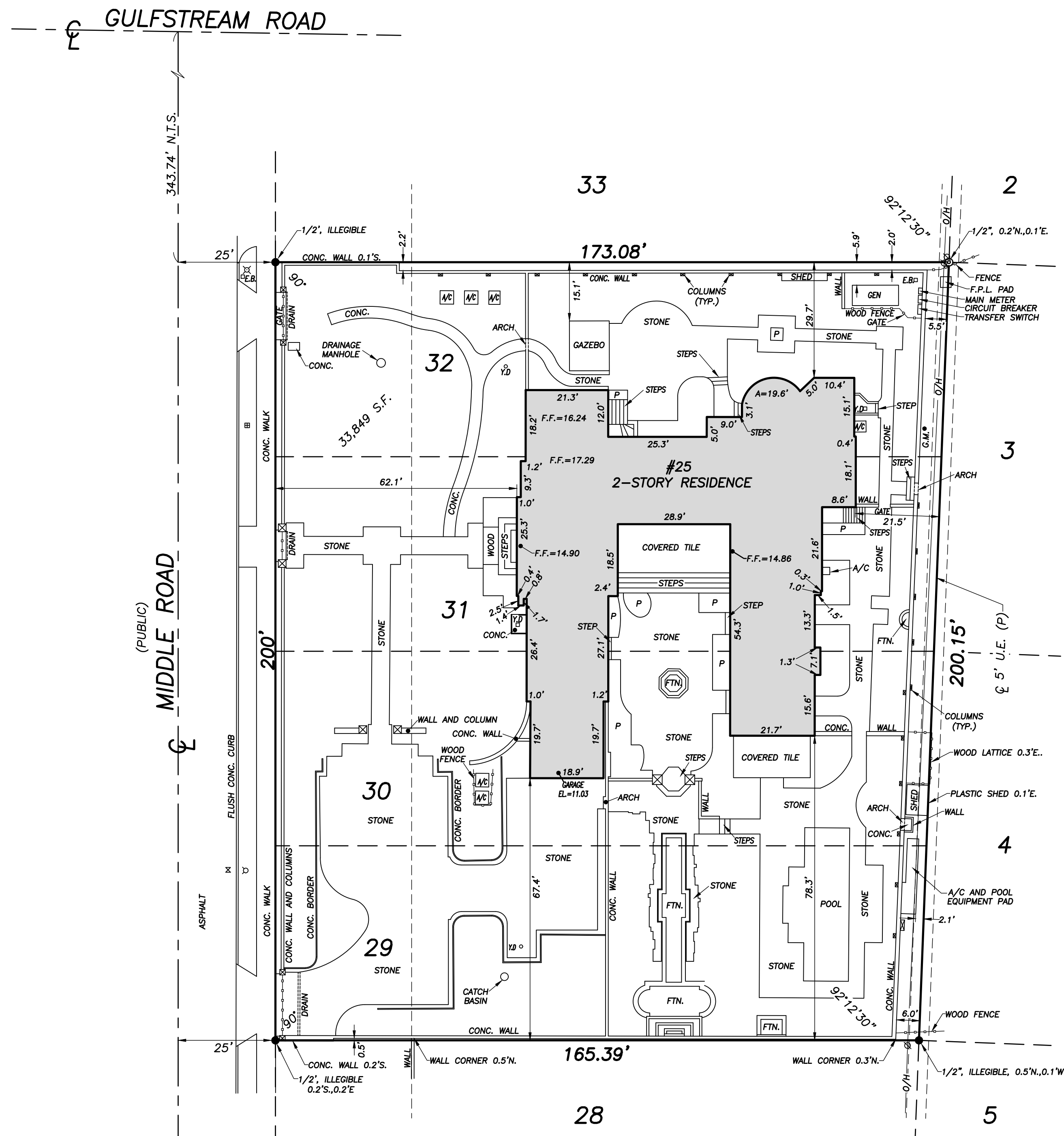
**Proposed East Elevation Demolition**  
Scale

1/4" = 1'-0"



**LEGEND**

- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- ASPH. = ASPHALT
- BLDG. = BUILDING
- B.M. = BENCHMARK
- B.O.C. = BACK OF CURB
- B.O.W. = BACK OF WALK
- (C) = CALCULATED
- CATV = CABLE ANTENNA TELEVISION
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- CH = CHORD
- C.L.F. = CHAIN LINK FENCE
- CLR. = CLEAR
- C.M.P. = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- D.H. = DRILL HOLE
- E.B. = ELECTRIC BOX
- EL. = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMT = EASEMENT
- F.F. = FINISH FLOOR
- FND. = FOUND
- FTN. = FOUNTAIN
- GEN. = GAS METER
- G.M. = GAS METER
- INV. = INVERT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B. = LICENSE BOARD
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- (M) = FIELD MEASUREMENT
- M.H. = MANHOLE
- M.H.W.L. = MEAN HIGH WATER LINE
- M.L.W.L. = MEAN LOW WATER LINE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N.T.S. = NOT TO SCALE
- O.A. = OVERALL
- O/H = OVERHEAD UTILITY LINE
- O.R.B. = OFFICIAL RECORD 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.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- P/O = PART OF
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PROP. = PROPOSED
- P.T. = POINT OF TANGENCY
- PVMT = PAVEMENT
- (R) = RADIAL
- R = RADIUS
- RGE. = RANGE
- R.P.B. = ROAD PLAT BOOK
- R/W = RIGHT OF WAY
- (S) = SURVEY DATUM
- S.B. = SETBACK
- SEC. = SECTION
- S/D = SUBDIVISION
- S.F. = SQUARE FEET
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
- S.R. = STATE ROAD
- STA. = STATION
- STY. = STORY
- SW = SIDEWALK
- T.O.B. = TOP OF BANK
- T.O.C. = TOP OF CURB
- 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
- Y.D. = YARD DRAIN
- Δ = CENTERLINE
- Δ = CENTRAL ANGLE/Delta
- = CONCRETE MONUMENT FOUND (AS NOTED)
- = CONCRETE MONUMENT SET (LB #4569)
- = ROD & CAP FOUND (AS NOTED)
- = 5/8" ROD & CAP SET (LB #4569)
- = IRON PIPE FOUND (AS NOTED)
- = IRON ROD FOUND (AS NOTED)
- = NAIL FOUND
- = NAIL & DISK FOUND (AS NOTED)
- = MAG NAIL & DISK SET (LB #4569)
- = PROPERTY LINE
- = UTILITY POLE
- = FIRE HYDRANT
- = WATER METER
- = WATER VALVE
- = LIGHT POLE
- = PINE TREE
- = SABAL PALM



VICINITY SKETCH N.T.S.

**BOUNDARY SURVEY FOR:  
JOHN & MONIKA PRESTON**

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

**John & Monika Preston**

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

**PROPERTY ADDRESS:**  
25 Middle Road  
Palm Beach, FL

**LEGAL DESCRIPTION:**  
Lots 29, 30, 31 and 32, SINGER ADDITION TO PALM BEACH, according to the Plat thereof, as recorded in Plat Book 8, Page 81, of the Public Records of Palm Beach County, Florida.

**FLOOD ZONE:**  
This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/05/2017.

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

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

DATE OF LAST FIELD SURVEY: 12/17/2021


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

REVISIONS:

03/11/22 FLOOR GRADES B.M./S.W. 12-1088.11 PB328/38
12/17/21 SURVEY AND TIE-IN UPDATE B.M./M.B. 12-1088.10 PB324/29
07/19/21 TIE-BEAM ELEVATION C.E./S.W. 12-1088.9 PB314/64
06/18/21 FORMBOARD TIE-IN B.M./M.B. 12-1088.8 PB314/17
04/22/19 SURVEY & TIE-IN UPDATE (EL'S NOT UPDATED) B.M./C.W. PB278/3 12-1088.7
09/15/18 FINAL TIE-IN ON GENERATOR AREA I.P./M.B. 12-1088.6
08/24/18 FORMBOARD TIE-IN B.M./M.B. 12-1088.5 PB266/30
04/23/18 LOCATE TRANSFER SWITCH & MAIN METER AT GENERATOR J.C./S.W. 12-1088.4 PB258/73
01/17/18 CONVERT TO NAVD S.W. 12-1088.3

**BOUNDARY SURVEY FOR:**

**JOHN AND MONIKA PRESTON**



**WALLACE SURVEYING**  
CORP. LICENSED SURVEYORS & MAPPERS

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

FIELD: B.M.	JOB NO.: 12-1088.1	F.B. PB184 PG. 9
OFFICE: M.B.	DATE: 8/15/14	DWG. NO. 12-1088-2
C.K.D. C.W.	REF: 12-1088-2.DWG	SHEET 1 OF 1