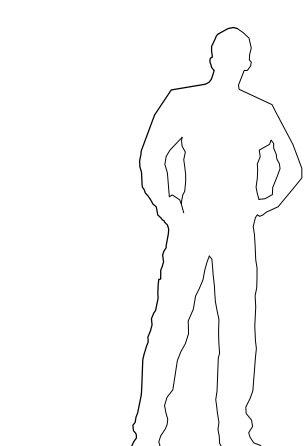


BOTTOM OF
TOP CHORD
EL. 17.00' N.A.V.D.

TOP OF SLAB
@ ONE STORY
EL. 7.00' N.A.V.D.

TOP OF SLAB
@ GARAGE
EL. 6.50' N.A.V.D.

10'-0"



TOP OF ROOF
EL. 34.02' N.A.V.D.

TOP OF BOTTOM CHORD
EL. 28.0' N.A.V.D.

SECOND
FLOOR FINISH
EL. 19.00' N.A.V.D.

TOP OF SLAB
TOP.B. P.O.M.
EL. 7.00' N.A.V.D.
TOP.B. P.O.M.

12'-0"

Previously Approved Arcom South Elevation

Scale

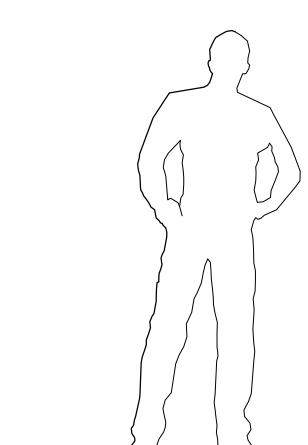
1/4" = 1'-0"

BOTTOM OF
TOP CHORD
EL. 17.00' N.A.V.D.

TOP OF SLAB
@ ONE STORY
EL. 7.00' N.A.V.D.

TOP OF SLAB
@ GARAGE
EL. 6.50' N.A.V.D.

10'-0"



TOP OF ROOF
EL. 34.02' N.A.V.D.

TOP OF BOTTOM CHORD
EL. 28.0' N.A.V.D.

SECOND
FLOOR FINISH
EL. 19.00' N.A.V.D.

TOP OF SLAB
TOP.B. P.O.M.
EL. 7.00' N.A.V.D.
TOP.B. P.O.M.

12'-0"

Currently Proposed South Elevation

Scale

1/4" = 1'-0"

ARC-23-137
ZON-23-104



COMM NO.
2020

DATE
12-04-2023

REVISIONS

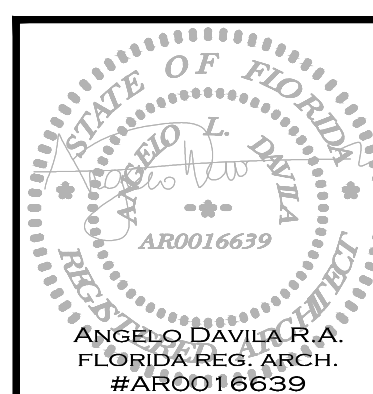
- | NO. | DESCRIPTION | DATE |
|-----|------------------------|----------|
| 1 | Variance Request | 09/13/23 |
| 2 | Staff Approval Request | 09/13/23 |

A New Residence for

Mr. & Mrs. Mark Davics

310 Clarke Avenue

Palm Beach FL 33480



MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.

A203



Previously Approved Arcom West Elevation

Scale

1/4" = 1'-0"



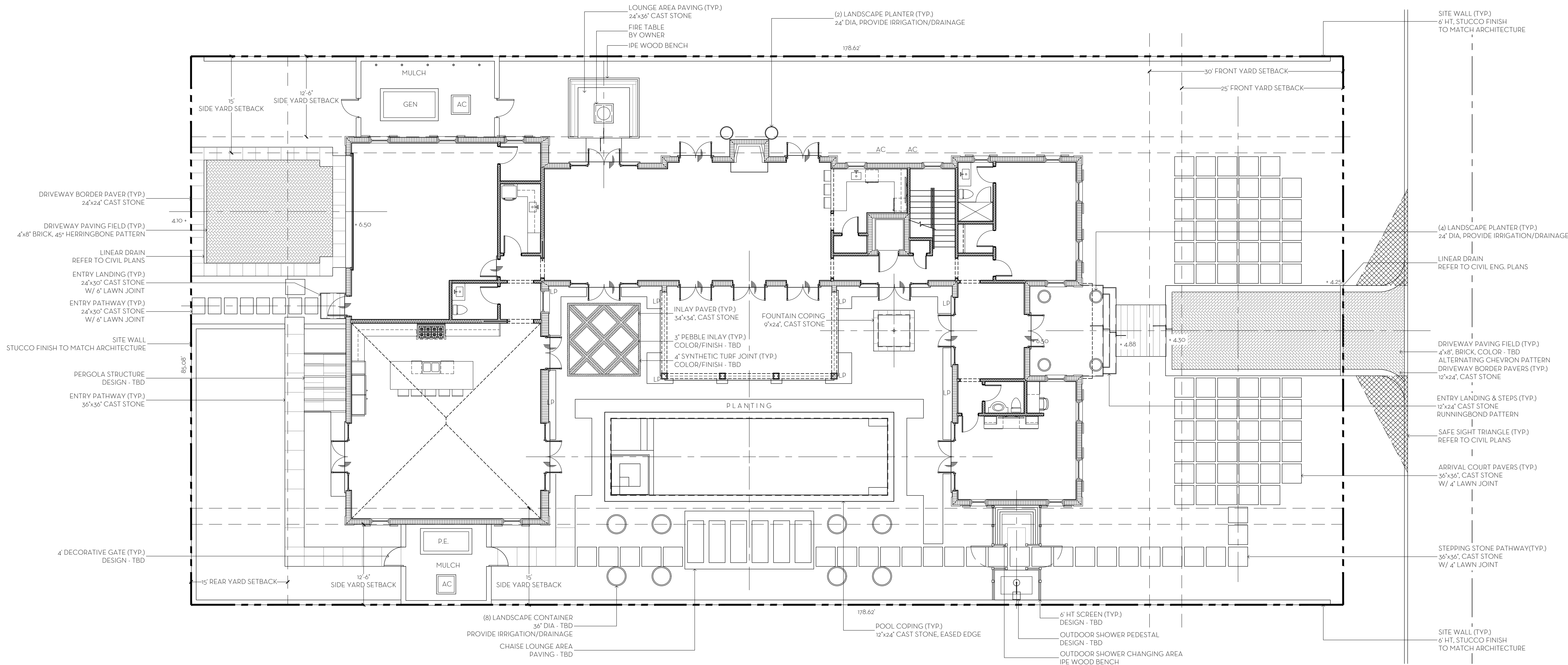
Currently Proposed West Elevation

Scale

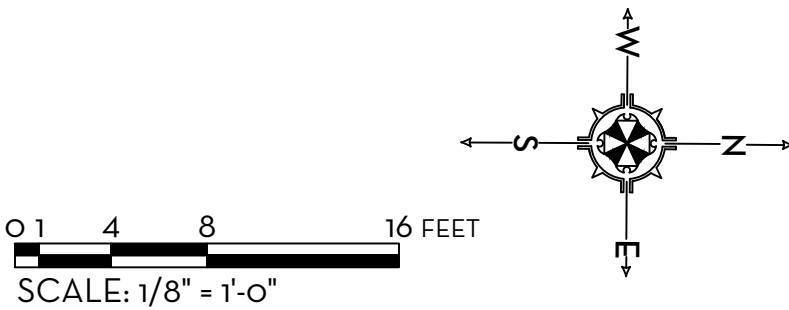
1/4" = 1'-0"

ARC-23-137
ZON-23-104

OVERALL R-B SITE CALCULATIONS:				FRONT SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:			
SITE AREA =	15,198	SQ. FT	100%	25' SETBACK AREA =	2,127	SQ. FT	100%	PERIMETER AREA =	4,873	SQ. FT	
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED =	6,839	SQ. FT	45%	REQUIRED =	850	SQ. FT	40%	REQUIRED =	5,420	SQ. FT	(50% OF 6,839 SQ. FT.)
EXISTING =	-	SQ. FT	- %	EXISTING =	-	SQ. FT	- %	EXISTING =	-	SQ. FT	- %
PROPOSED =	6,852	SQ. FT	45.1%	PROPOSED =	1,144	SQ. FT	53.8%	PROPOSED =	3,443	SQ. FT	- %



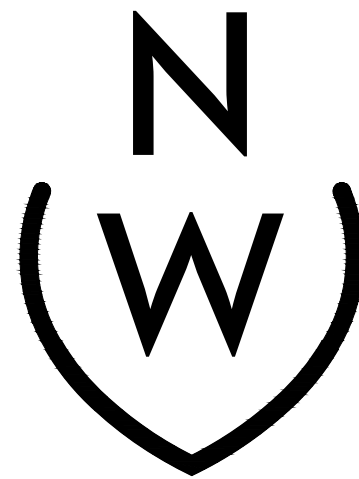
PREVIOUSLY APPROVED



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

HARDSCAPE PLAN
DAVIES RESIDENCE
310 CLARKE AVENUE, PALM BEACH, FLORIDA

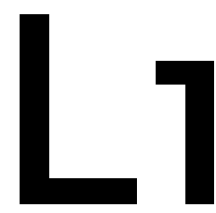
09 DEC 2020
12 NOV 2020



NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

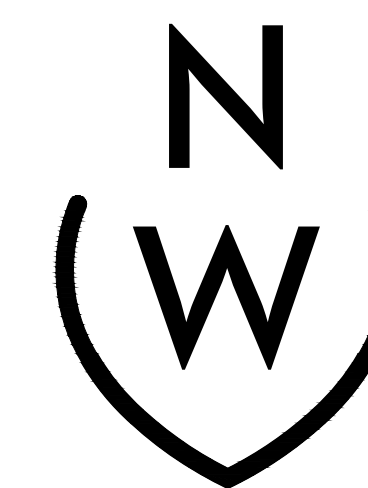


ARCOM #B-079-2020
SP REVIEW Z-20-00305

State of Florida
Landscape Architect
Registration No.
6666856

310 CLARKE AVENUE, PALM BEACH, FLORIDA

09 DEC 2020
3 NOV 2020



NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

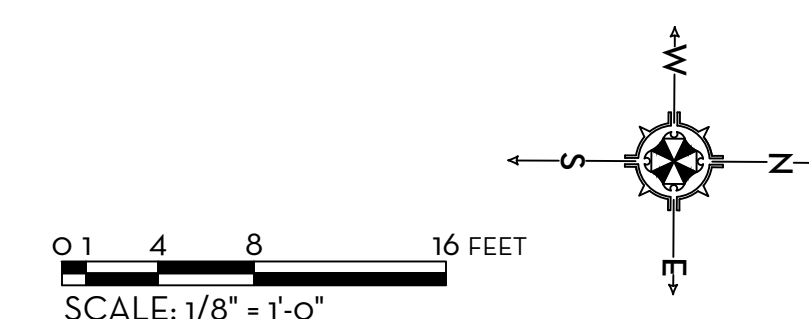
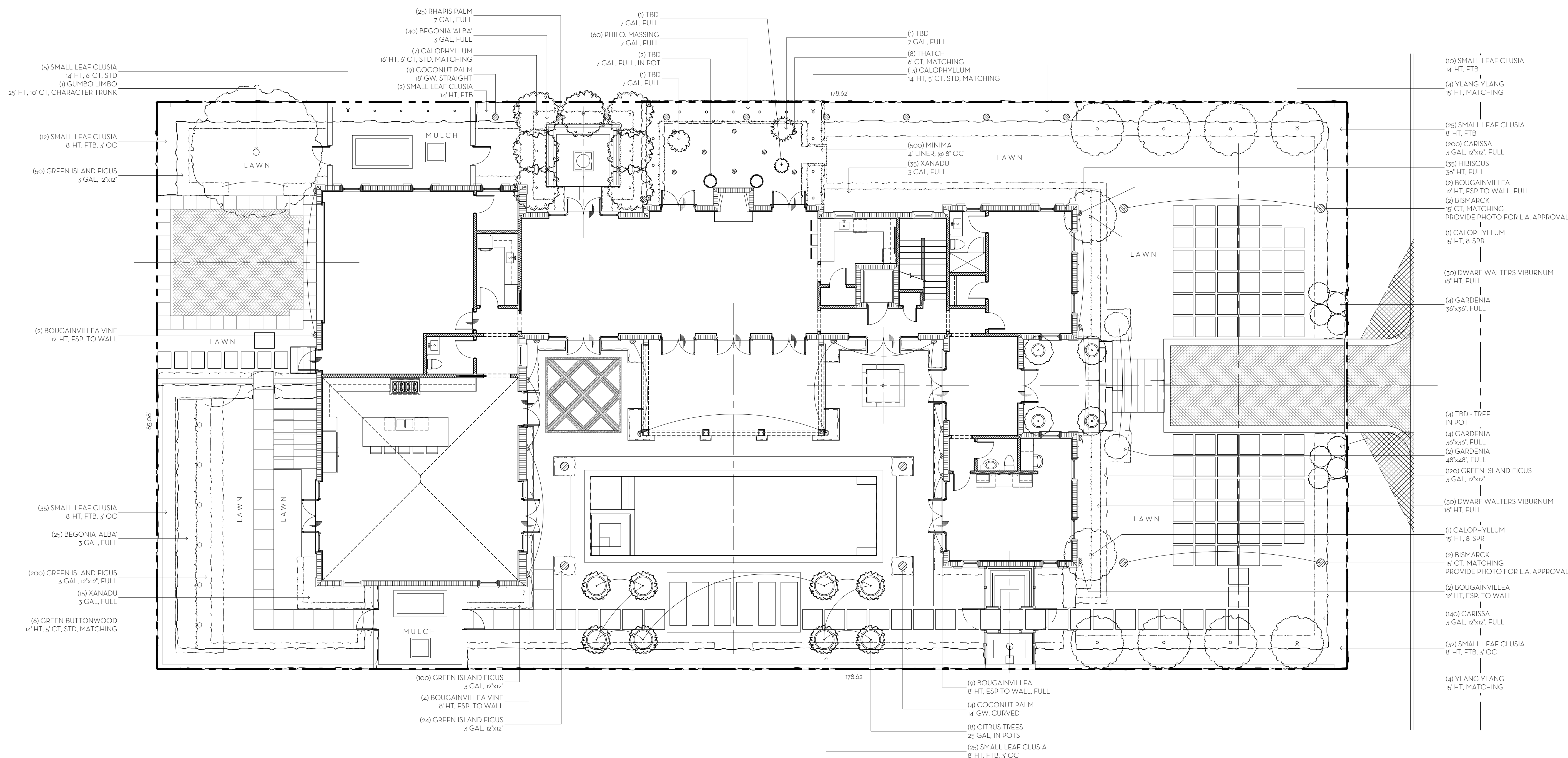
NIEVERAWILLIAMS.COM

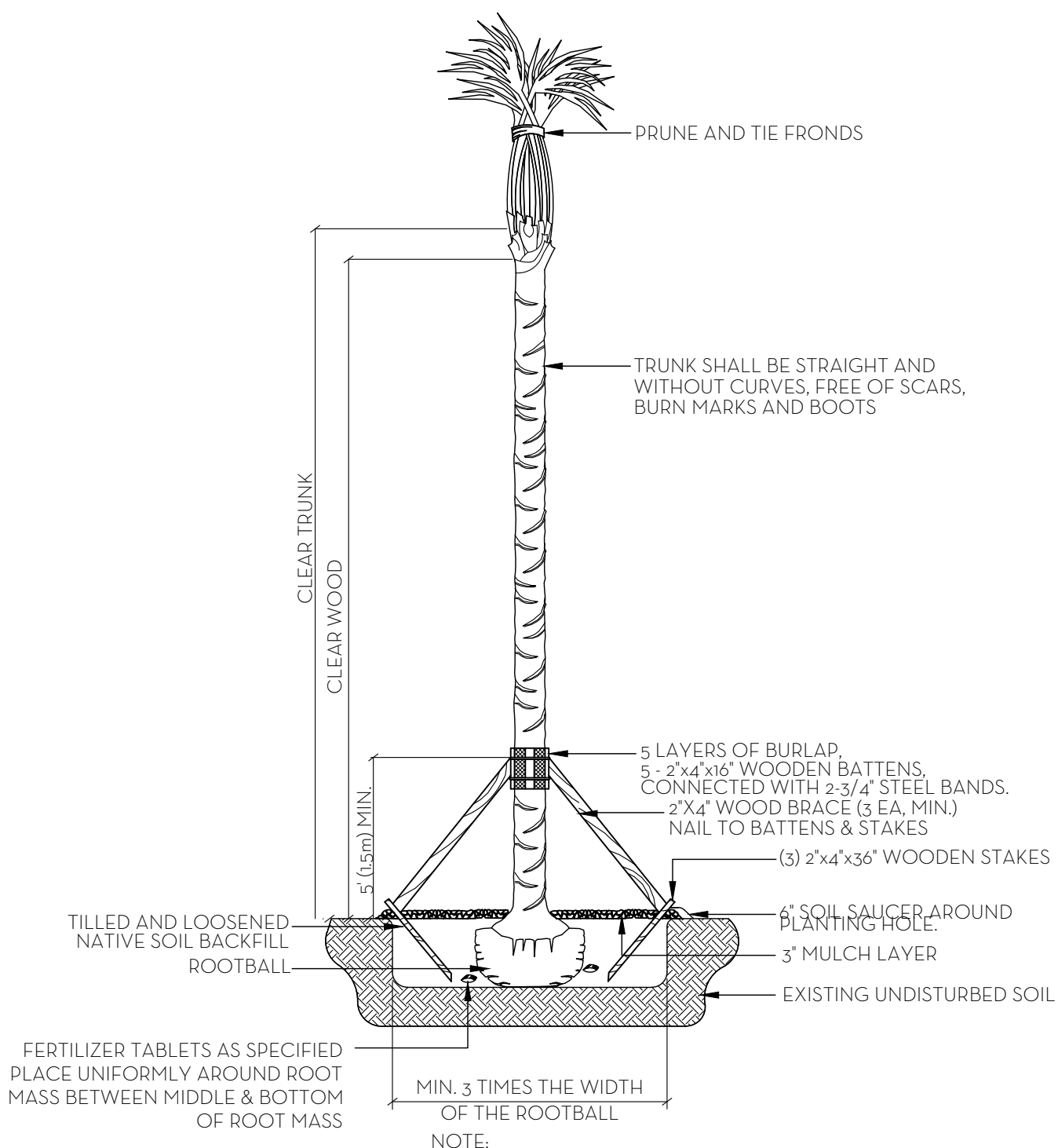
LP1

ARCOM #B-079-2020
SP REVIEW Z-20-00305

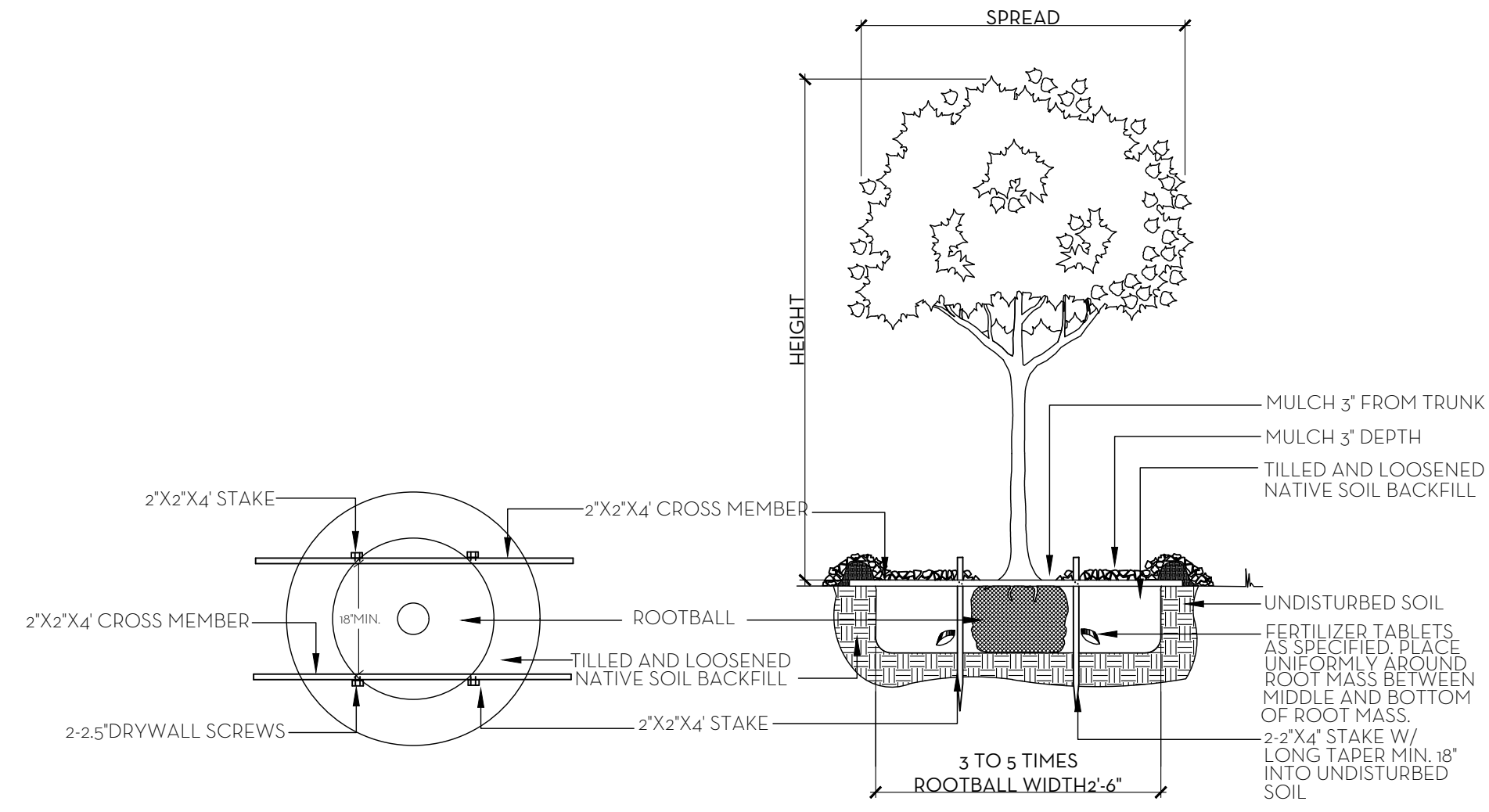
SCALE: 1/8" = 1'-0"

PREVIOUSLY APPROVED



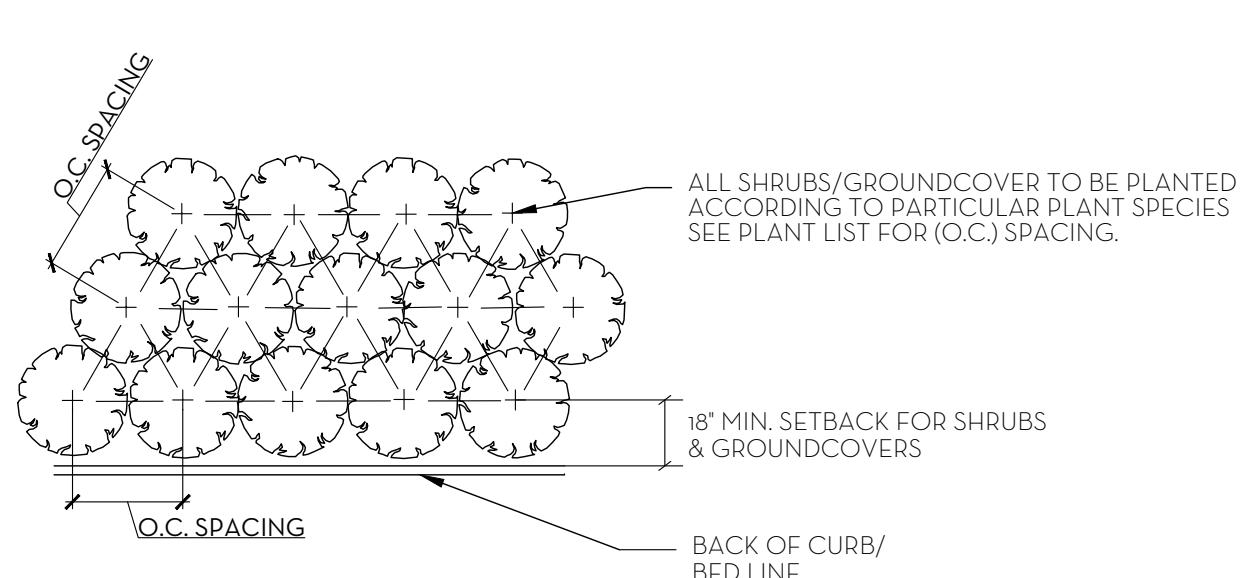
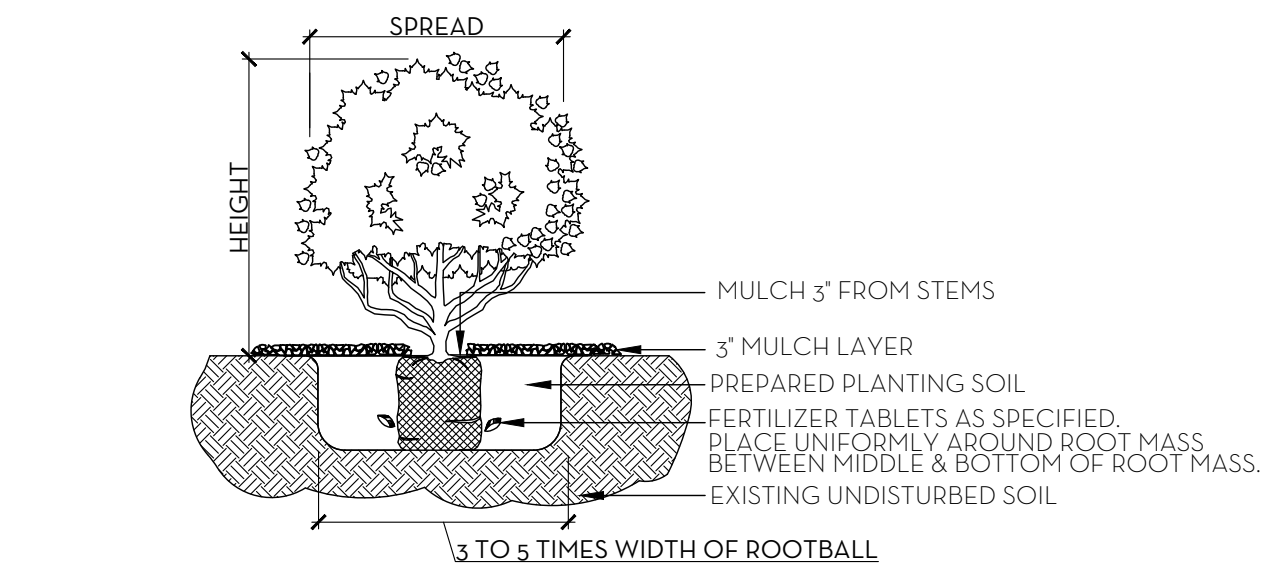


- NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
 2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
 3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
 4. REMOVE ALL STRAPS, ROPE, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
 5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
 6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



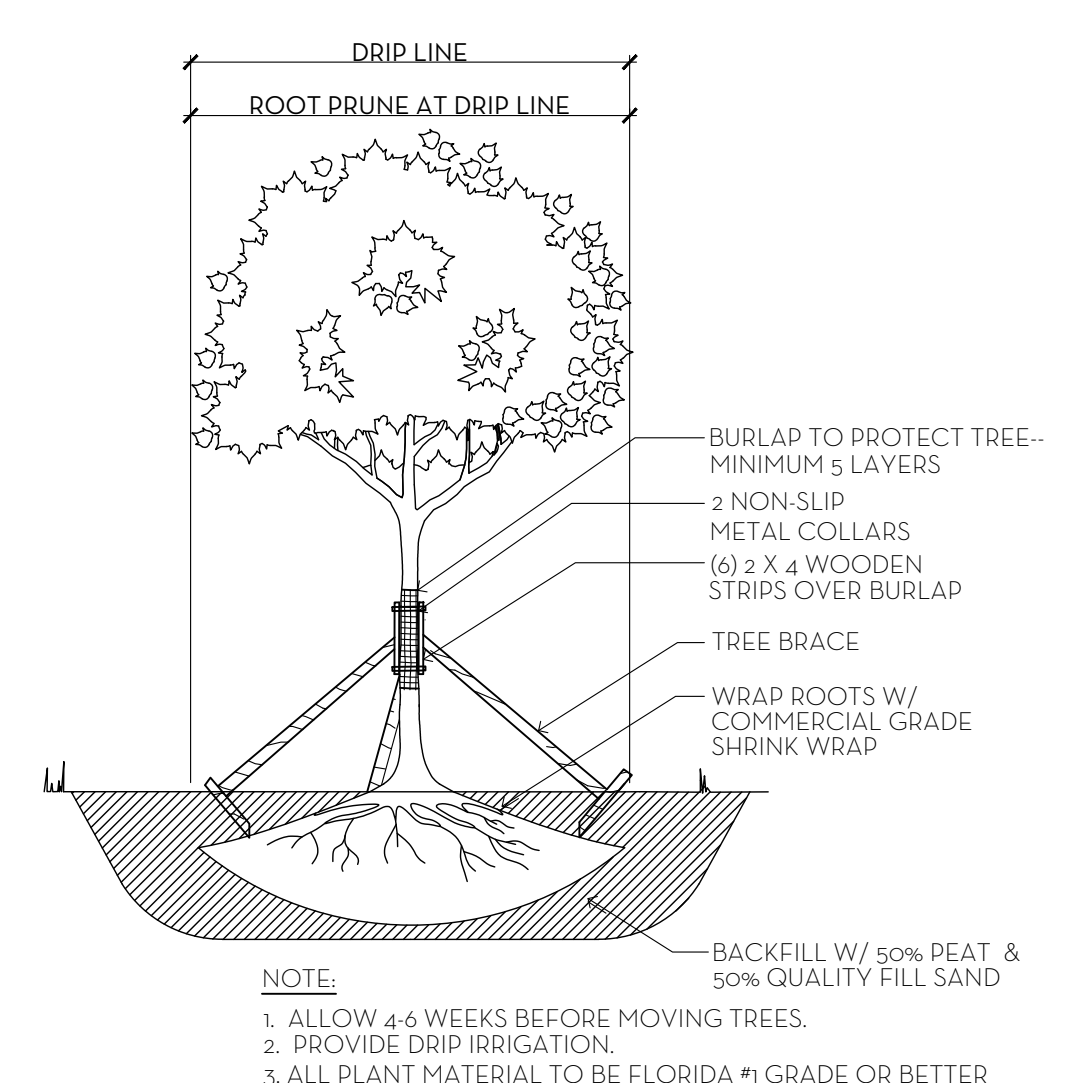
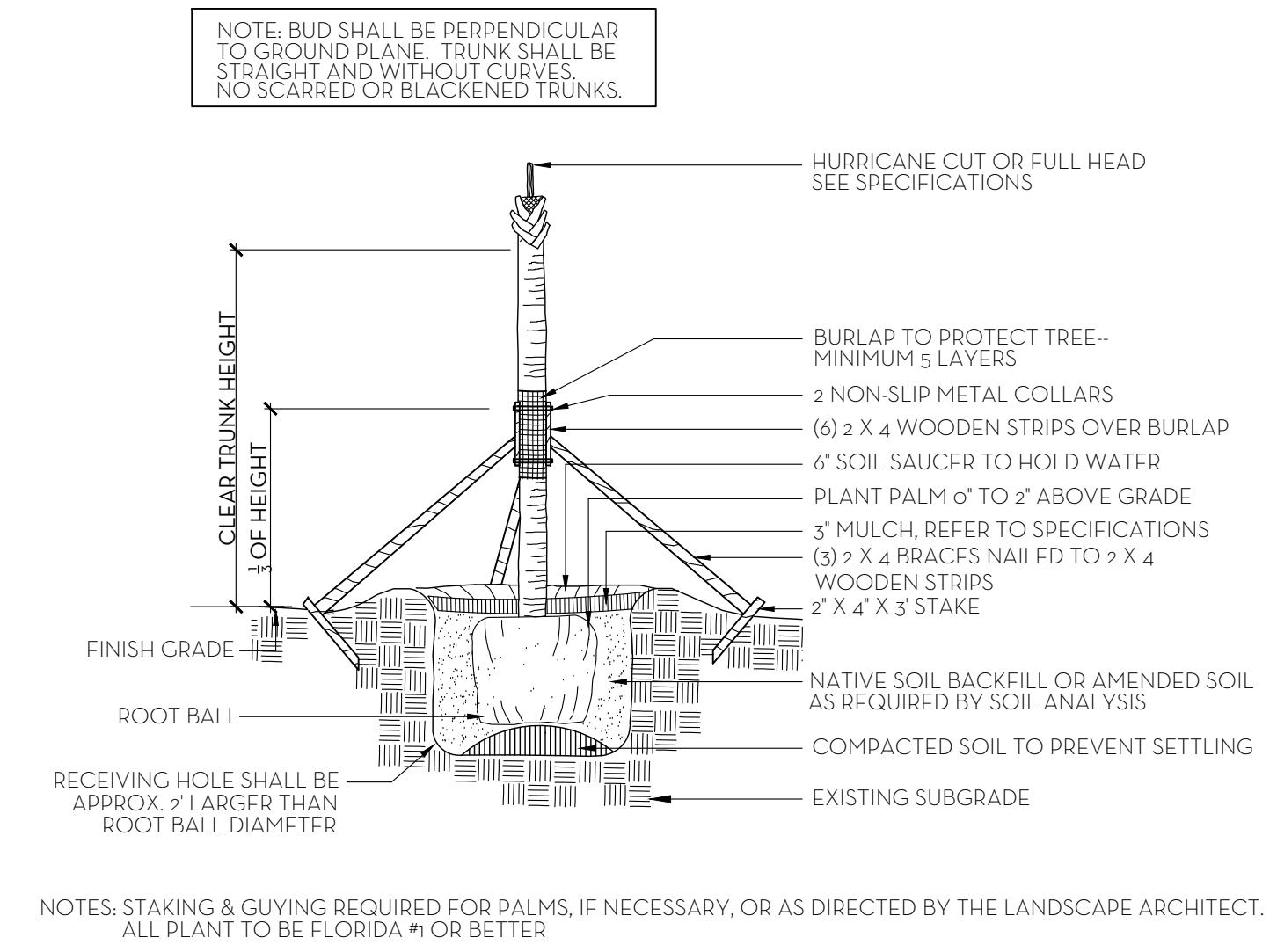
PALM PLANTING DETAIL
NTS

TREE PLANTING DETAIL
NTS



SHRUB & GROUND COVER PLANTING DETAIL
NTS

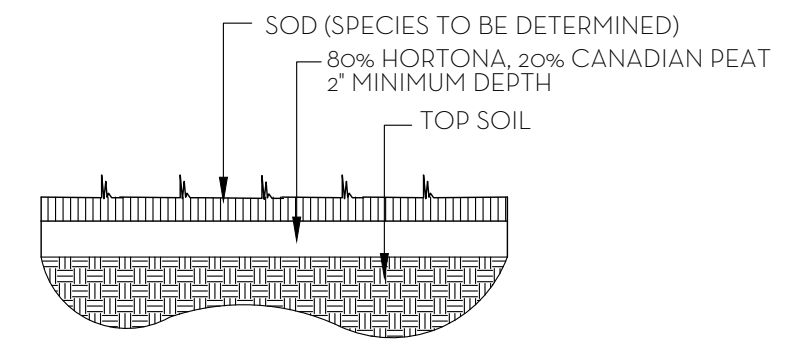
PLANT SPACING DETAIL
NTS



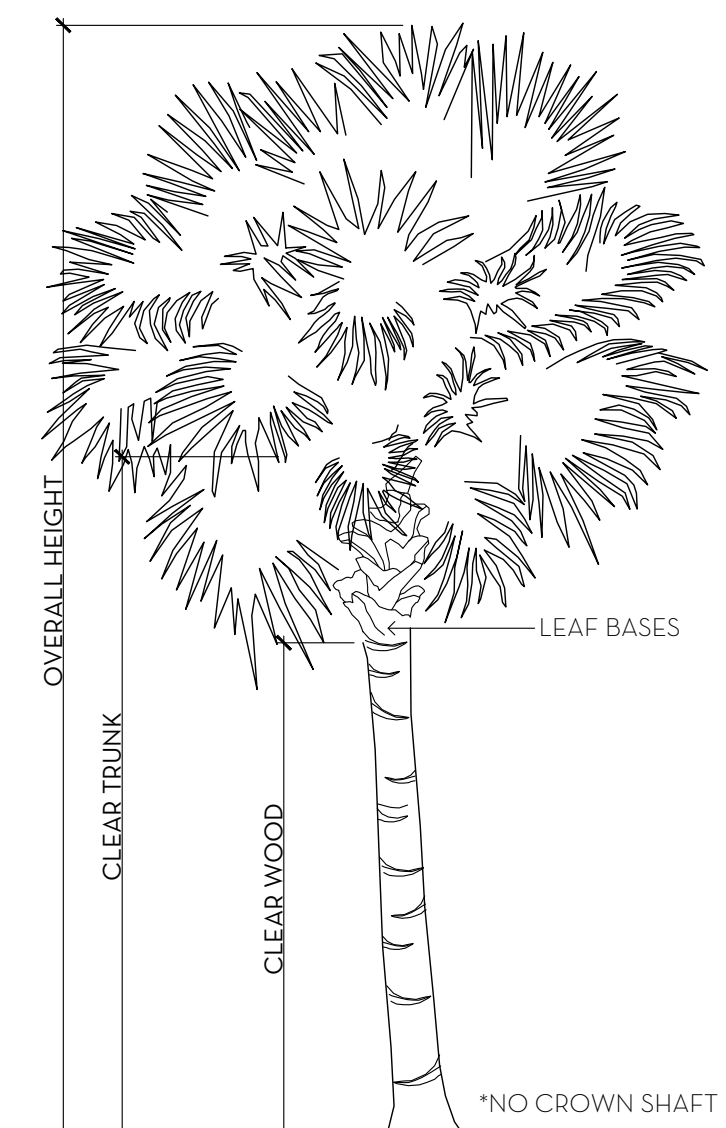
PALM TREE PLANTING AND STAKING DETAIL
NTS

TREE ROOT PRUNING DETAIL
NTS

- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
 2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTONA AND 20% CANADIAN PEAT, 2" MIN
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL
NTS



PALM SPECIFICATION DETAIL
NTS

Landscape Material Schedule						
ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	NATIVE AREA	SPECIFICATION
PALMS						
1	Bismarck	Bismarckia nobilis	4			15' CT, Matching, to be approved by LA
2	Coconut Palm	Cocos nucifera	4			14' GW, curved
3	Coconut Palm	Cocos nucifera	9			18' GW, Straight
4	Thrinax Palm	Thrinax radiata	8	Y	904	6' CT, Matching
TREES						
5	Calophyllum	Calophyllum brasiliense	2			15' HT, 8" SPB
6	Calophyllum	Calophyllum brasiliense	13			14' HT, 5' CT, STD, Matching
7	Calophyllum	Calophyllum brasiliense	7			16' HT, 6' CT, STD, Matching
8	Citrus	Citrus spp	8			25 Gal, In pots
9	Green Buttonwood	Conocarpus erectus	6	Y	500	14' HT, 5' CT, STD, Matching
10	Cumcdo Limoo	Bursera americana	-	Y	700	25' HT, 10' CT, Character trunk
11	TBD	TBD	4			TBD
12	Small Leaf Cusia	Clusia guttifera	5			14' HT, 6' CT, STD
13	Ylang Ylang	Cananga odorata	8			15' HT, Matching
HEDGE/SHRUB						
14	Begonia Alba	Begonia odorata alba	65			3 Gal, Full
15	Canassa	Canassa macrocarpa	340			3 Gal, 2"x12"
16	Dwarf Walters Viburnum	Viburnum obovatum Sch. lons dwarf	60	Y	90	18" I.T, Full
17	Gardenia 'Miami Supreme'	Gardenia	2			28"x48", Sphere
18	Gardenia 'Miami Supreme'	Gardenia	8			36"x36", Sphere
19	Green Island Ficus	Ficus microcarpa Green Island	494	Y	494	3 Gal, 2"x12"
20	Hibiscus	Hibiscus spp	35			36" HT, Full
21	Philodendron massing	TBD	60			7 Gal, Full
22	Rhapis	Rhapis excelsa	25			7 Gal, Full
23	Small Leaf Cusia	Clusia guttifera	126			8 HT, FTB
24	Small Leaf Cusia	Clusia guttifera	12			14' HT, FTB
25	TBD	TBD	5			7 Gal, Full
26	Xanadu	Philodendron Xanadu	50			3 Gal, Full
GROUND COVER/VINES						
27	Bougainvillea 'Barbara Karst'	Bougainvillea	6			12 HT, Esp to wall, Full coverage
28	Bougainvillea 'Barbara Karst'	Bougainvillea	13			8 HT, Esp to wall, Full coverage
29	Minima	Trachelospermum asiaticum 'minima'	500			8 HT, FTB
SOD						
30	Zoysia Sod	Zoysia - Review w/LA				Solid sod, 2" 80/20 base soil mix, roll, top dress, stig joints, qty tbfv by contractor

NATIVE LANDSCAPE CALCULATIONS

LANDSCAPE OPEN SPACE: (6,890 SF)

REQUIRED = 1,723 SQ FT 25%

PROPOSED = 2,728 SQ FT 40%

FERTILIZATION

SHRUBS AND TREES

ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

1 GALLON CAN: 1 - 21 GRAM TABLET

3 GALLON CAN: 2 - 21 GRAM TABLETS

5 GALLON CAN: 3 - 21 GRAM TABLETS

7 GALLON CAN: 4 - 21 GRAM TABLETS

TREES:

3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER

PALMS:

7 - 21 GRAM TABLETS

GROUND COVER AREAS

ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

PREVIOUSLY APPROVED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

DAVIES RESIDENCE

310 CLARKE AVENUE, PALM BEACH, FLORIDA

09 DEC 2020
12 NOV 2020

NIEVERA WILLIAMS
DESIGN

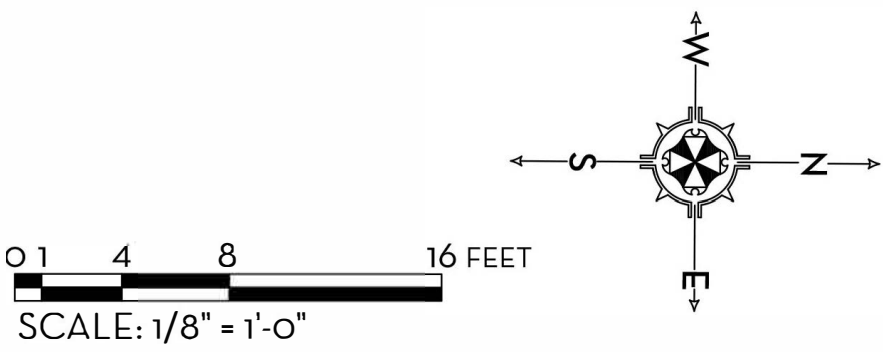
223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP2

ARCOM #B-079-2020
SP REVIEW Z-20-00305

CURRENTLY PROPOSED

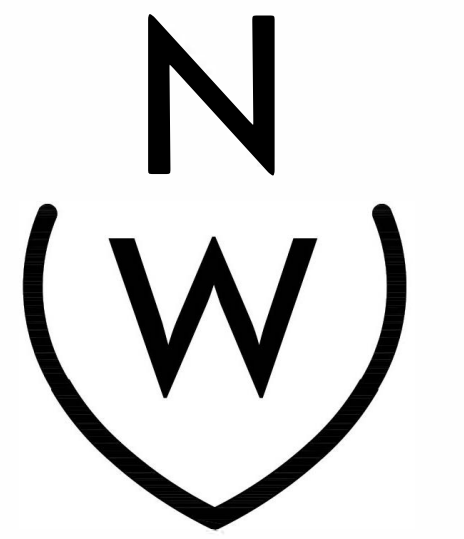


MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN
DAVIES RESIDENCE
310 CLARKE AVENUE, PALM BEACH, FLORIDA

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

01 DEC 2023
28 SEPT 2023
04 SEPT 2023
12 JULY 2023
27 FEB 2023
16 DEC 2022
19 DEC 2022
14 NOV 2022
12 SEPT 2022
18 AUG 2022
29 MAR 2022
04 JUL 2021
09 DEC 2020
12 NOV 2020

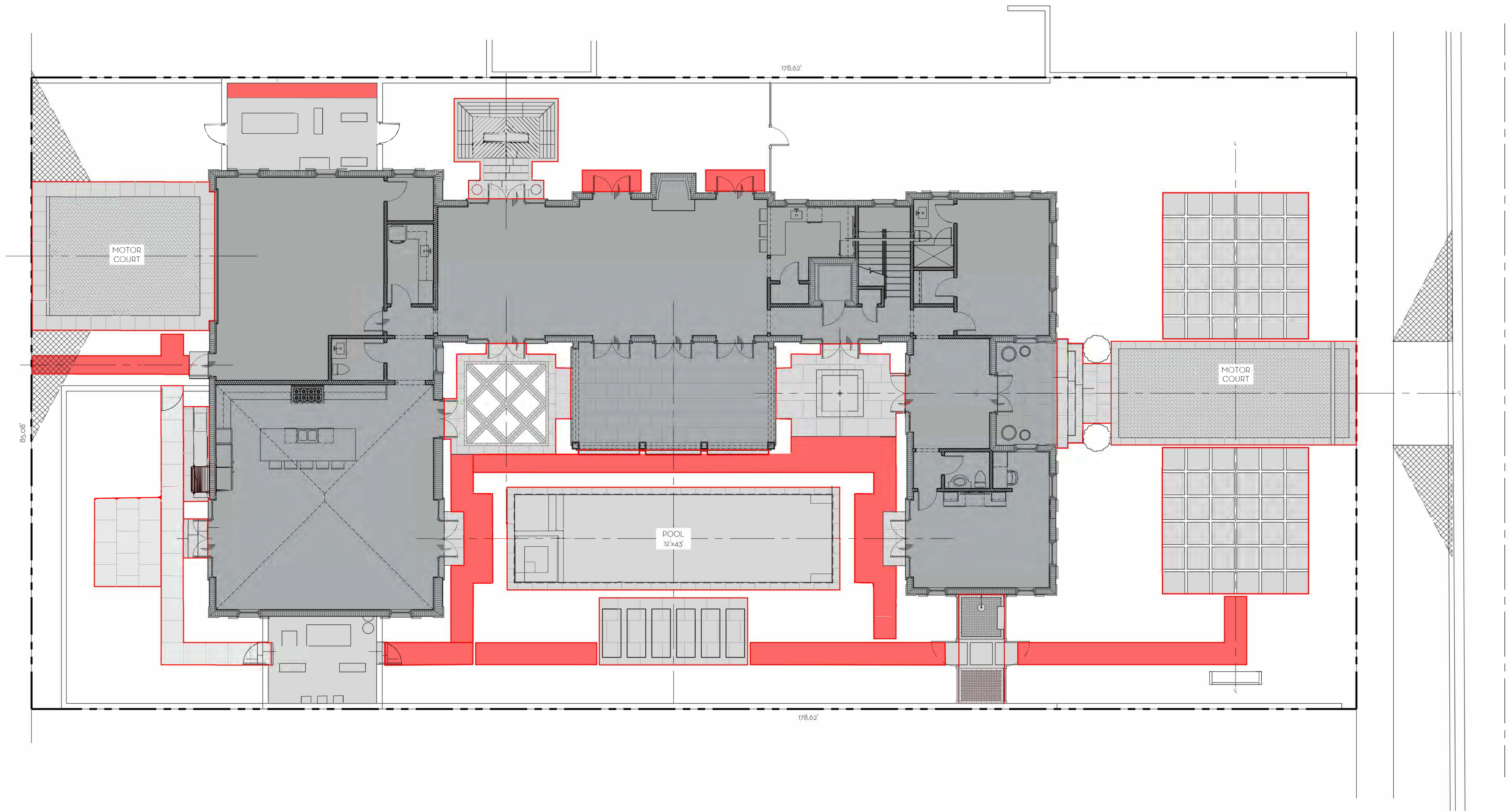


NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

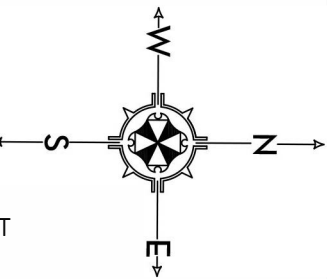
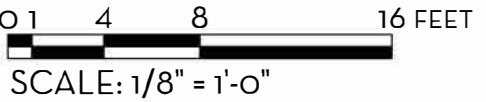
NIEVERAWILLIAMS.COM

SP
ARC-23-137
ZON-23-104



CURRENTLY PROPOSED

LEGEND	
HARDSCAPE BEING REMOVED	
EXISTING HARDSCAPE	
BUILDING/STRUCTURE	



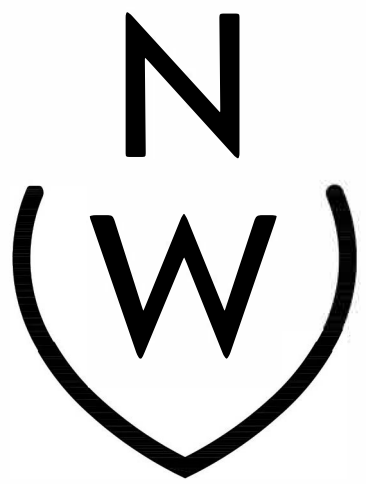
MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN
DAVIES RESIDENCE

310 CLARKE AVENUE, PALM BEACH, FLORIDA

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

01 DEC 2023
14 SEPT 2023
06 SEPT 2023
27 APR 2023
17 JAN 2023
28 DEC 2022
16 NOV 2022
13 SEPT 2022
22 JUL 2022
31 MAR 2022
08 JUL 2021
04 MAR 2020
12 NOV 2020



NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SP
ARC-23-137
ZON-23-104



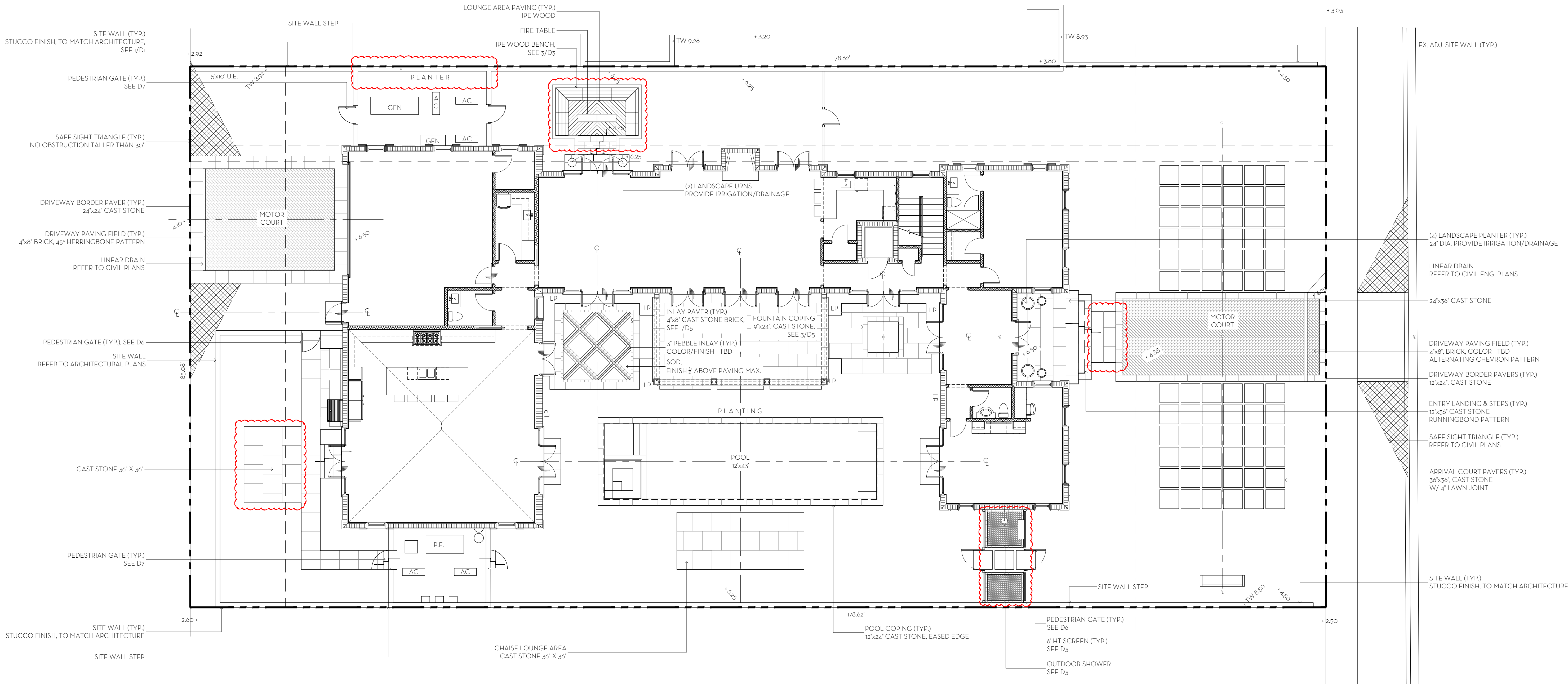
EXISTING



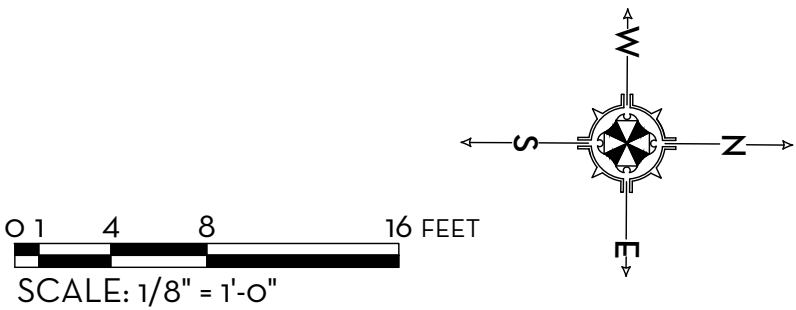
PROPOSED

NEIGHBOR'S VIEW LOOKING INTO WEST SIDE EQUIPMENT YARD

OVERALL R-B SITE CALCULATIONS:				FRONT SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:			
SITE AREA =	15,198	SQ FT	100%	25' SETBACK AREA =	2,127	SQ FT	100%	PERIMETER AREA =	4,873	SQ FT	100%
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED =	6,839	SQ FT	45%	REQUIRED =	850	SQ FT	40%	(50% OF 4,873 SF) = 2,436 REQUIRED			
EXISTING =	-	SQ FT	-%	EXISTING =	-	SQ FT	-%	EXISTING =	-	SQ FT	-%
PROPOSED =	6,887	SQ FT	45%	PROPOSED =	1,031	SQ FT	48.5%	PROPOSED =	3,653	SQ FT	74.9%



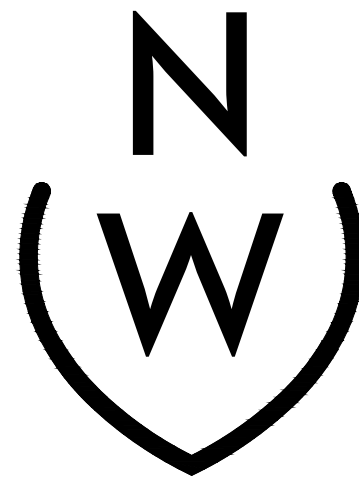
CURRENTLY PROPOSED



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

HARDSCAPE PLAN
DAVIES RESIDENCE
310 CLARKE AVENUE, PALM BEACH, FLORIDA

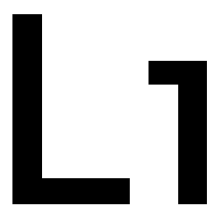
01 DEC 2023
14 SEPT 2023
05 SEPT 2023
27 APR 2023
11 JAN 2023
29 DEC 2022
09 DEC 2022
10 NOV 2022
13 SEPT 2022
22 JUL 2021
31 MAR 2022
08 JUL 2021
04 MAR 2021
12 NOV 2020



NIEVERA WILLIAMS
DESIGN

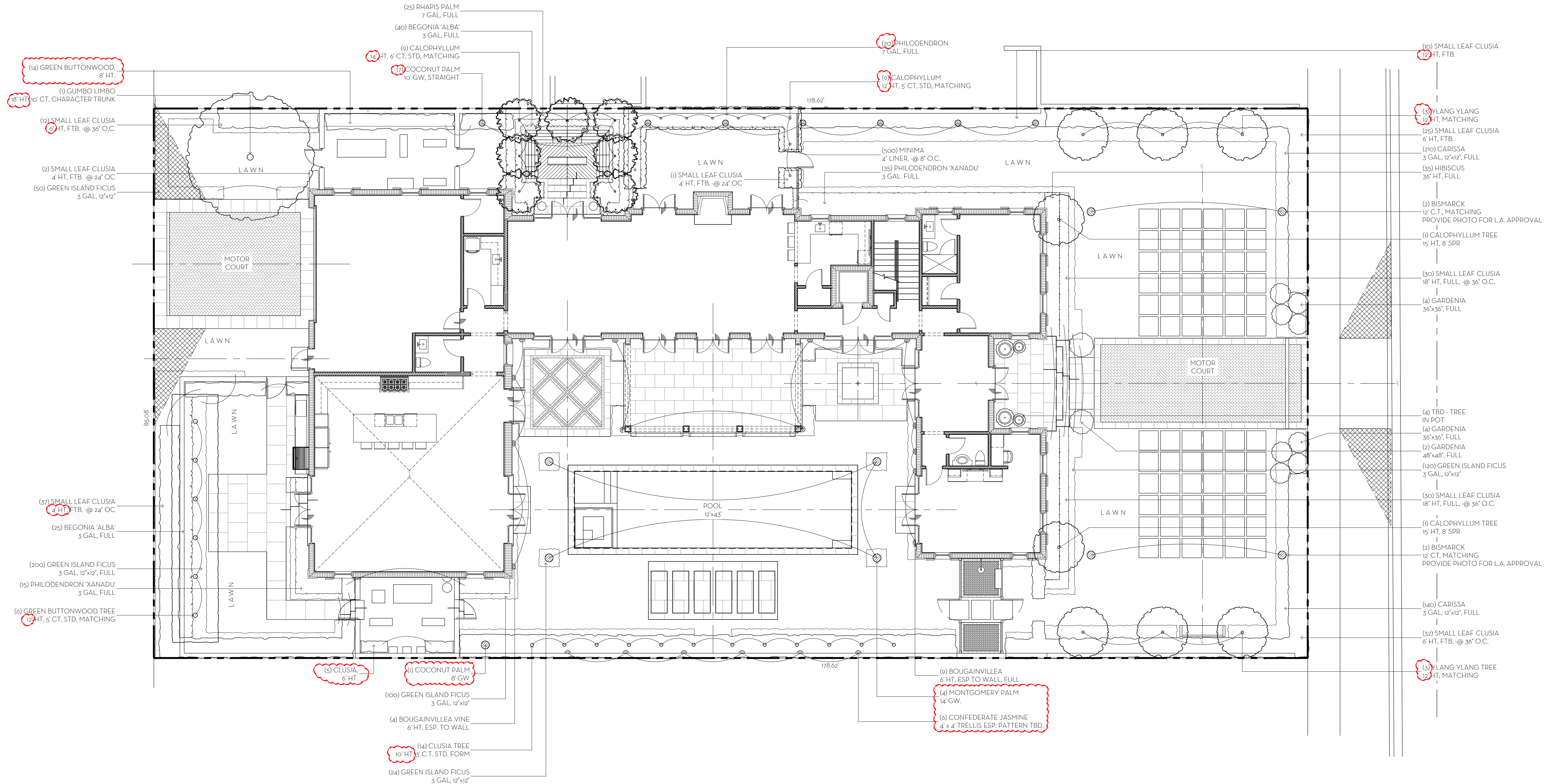
625 North Flagler Drive
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

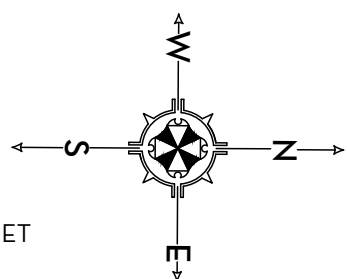


ARC-23-137
ZON-23-104

CURRENTLY PROPOSED



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

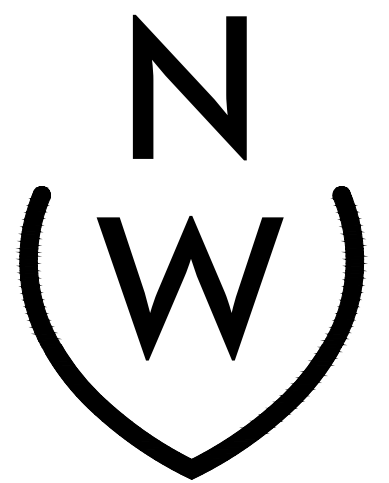


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
DAVIES RESIDENCE
310 CLARKE AVENUE, PALM BEACH, FLORIDA

01 DEC 2023
05 SEP 2023
14 SEP 2023
27 SEP 2023
12 OCT 2023
12 JAN 2024
29 DEC 2023
06 DEC 2023
10 NOV 2023
13 SEP 2023
22 JUL 2023
31 MAR 2023
08 JUL 2021
04 DEC 2020
12 NOV 2020



NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP1

ARC-23-137
ZON-23-104

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

DAVIES RESIDENCE

310 CLARKE AVENUE, PALM BEACH, FLORIDA

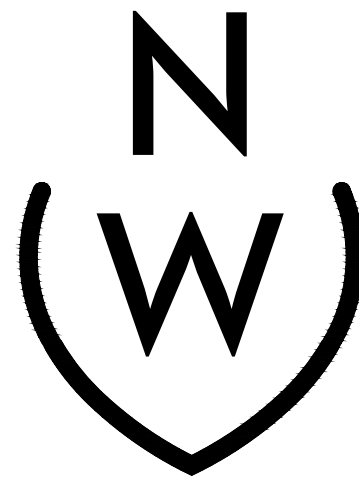


LANDSCAPE OPEN SPACE: (5,928 SF)

REQUIRED =	1,482	SQ FT	25%
PROPOSED =	3,664	SQ FT	61.8%

CURRENTLY PROPOSED

14 SEPT 2023
06 SEPT 2023
12 JULY 2023
27 APR 2023
27 FEB 2023
12 JAN 2023
28 DEC 2022
19 DEC 2022
06 DEC 2022
14 NOV 2022
07 NOV 2022
13 SEPT 2022
08 SEPT 2022
18 AUG 2022
22 JUL 2022
31 MAR 2022
12 JAN 2022
08 JUL 2021
09 DEC 2020
12 NOV 2020



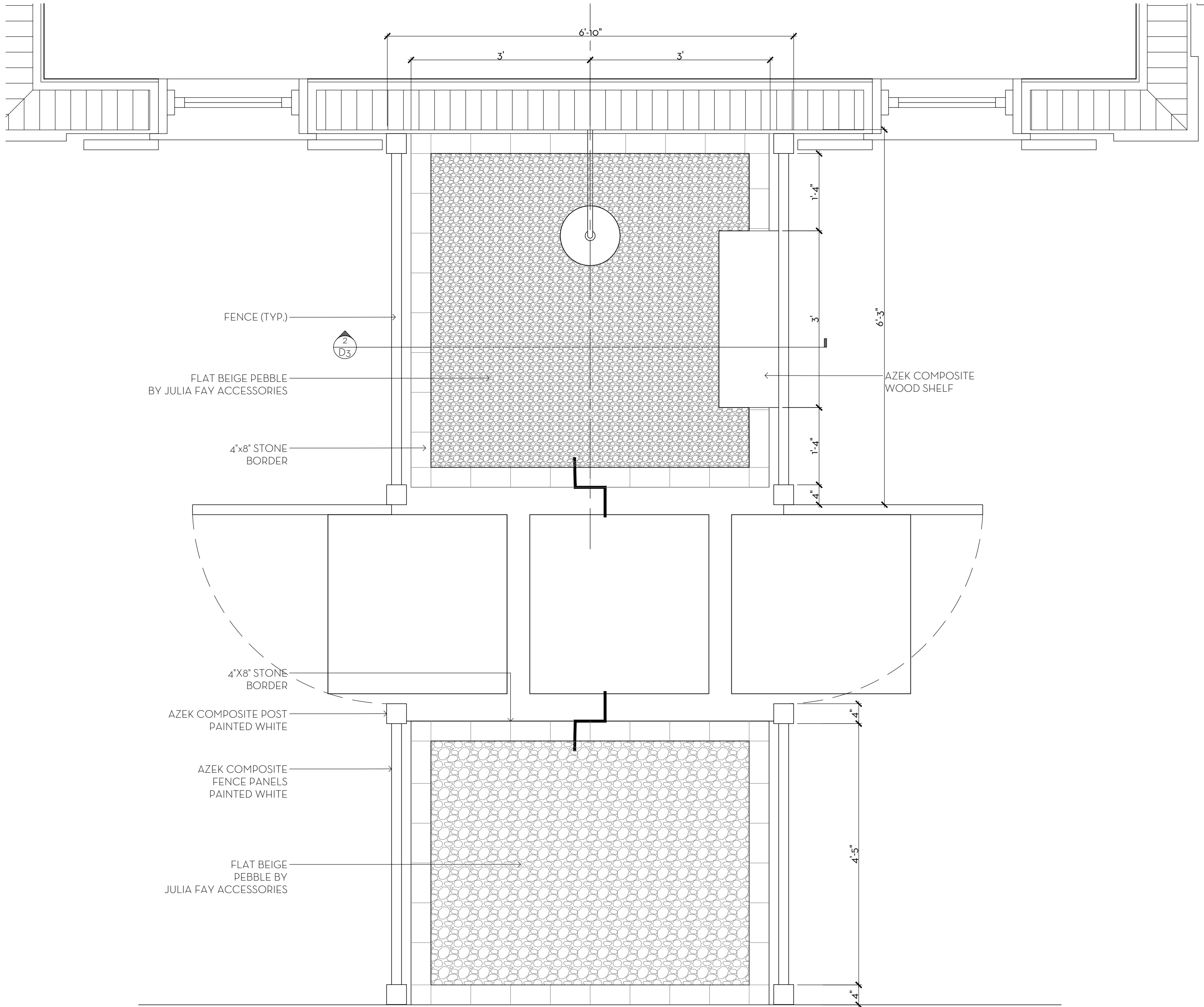
NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

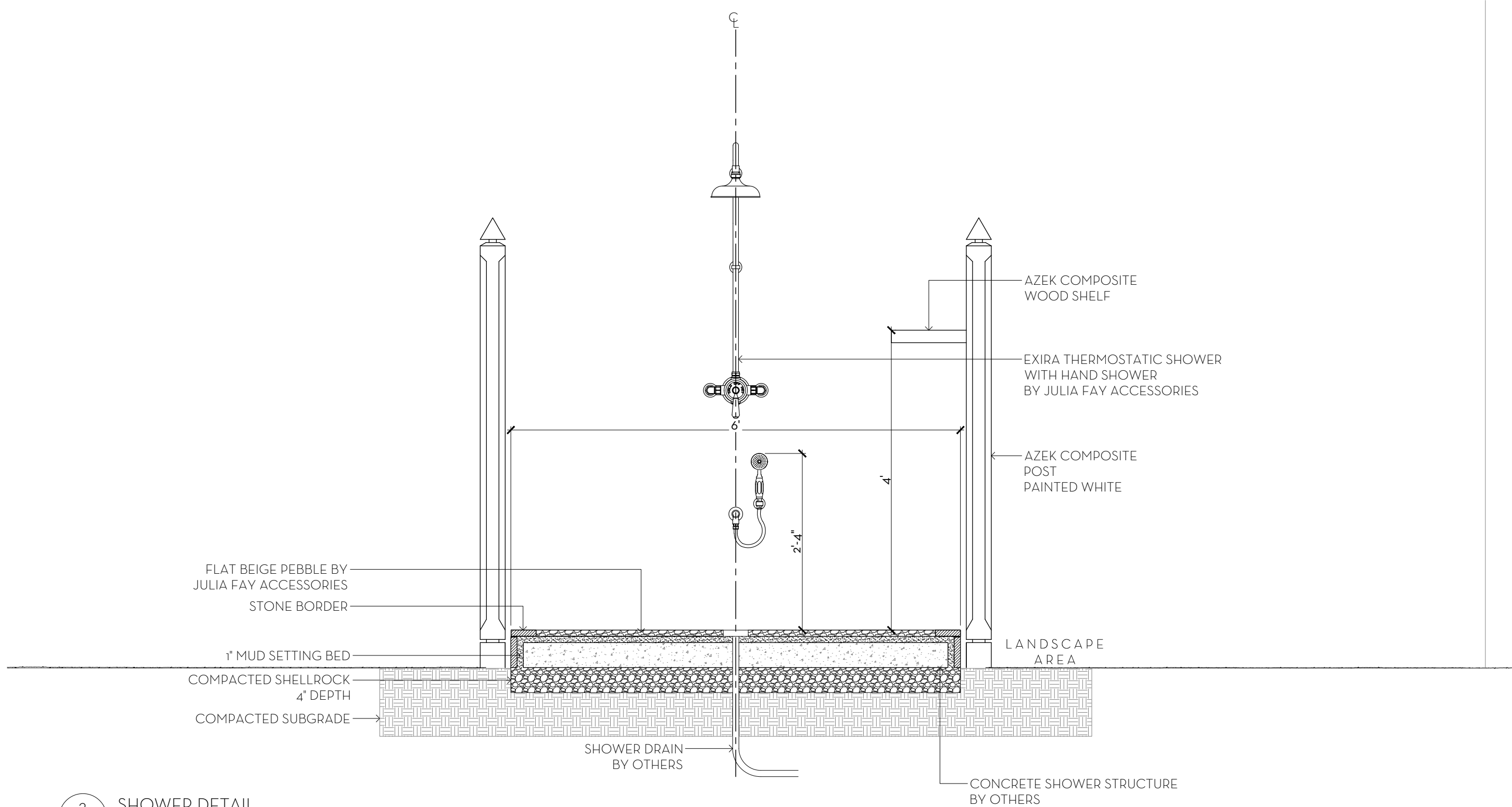
NIEVERAWILLIAMS.COM

LP2

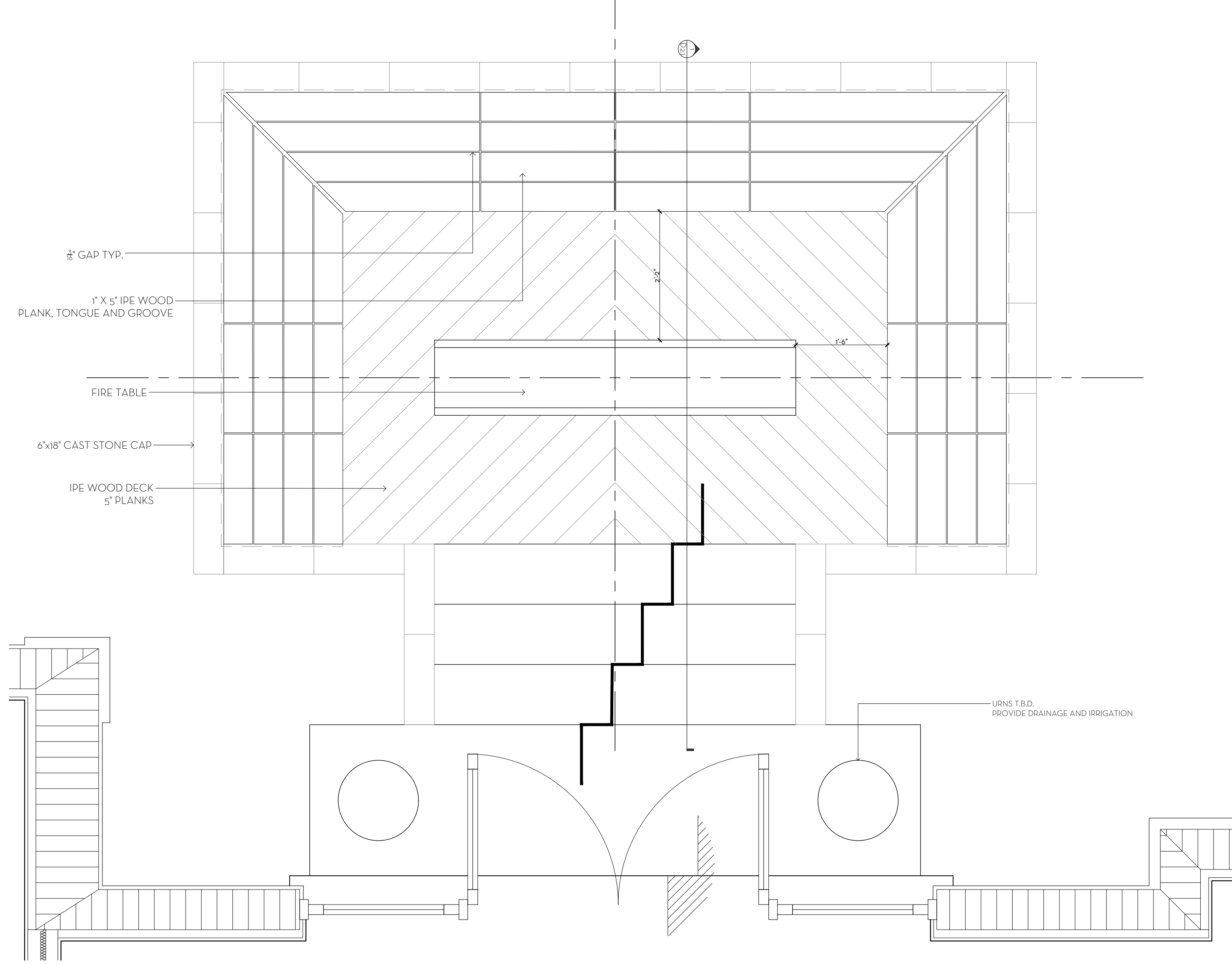
ARC-23-137
ZON-23-104



1 D3 SHOWER PLAN LAYOUT
SCALE: 3/4"=1'-0"



2 D3 SHOWER DETAIL
SCALE: 3/4"=1'-0"



3 D2 BENCH PLAN LAYOUT
SCALE: 1"=1'-0"



FLAT BEIGE PEBBLE
(OUTDOOR SHOWER)



IPE WOOD
(WEST LOUNGE AREA)

MARIO F. NIEVERA

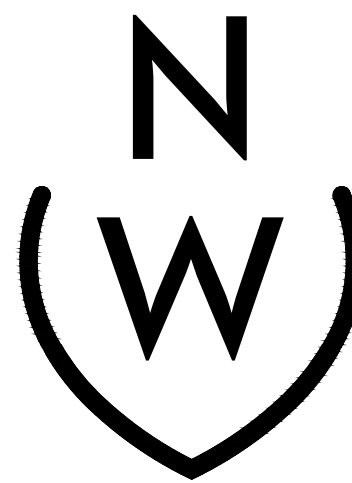
State of Florida
Landscape Architect
Registration No.
6666856

DAVIES RESIDENCE

310 CLARKE AVENUE, PALM BEACH, FLORIDA

SCALE: AS STATED

01 DEC 2023
05 SEP 2023
14 SEP 2023
05 SEP 2023
27 SEP 2023
27 SEP 2023
17 JAN 2023
29 DEC 2022
09 DEC 2022
09 DEC 2022
10 NOV 2022
13 SEP 2022
22 JUL 2022
31 MAR 2022
04 JUL 2021
04 JUL 2021
12 NOV 2020



NIEVERA WILLIAMS
DESIGN

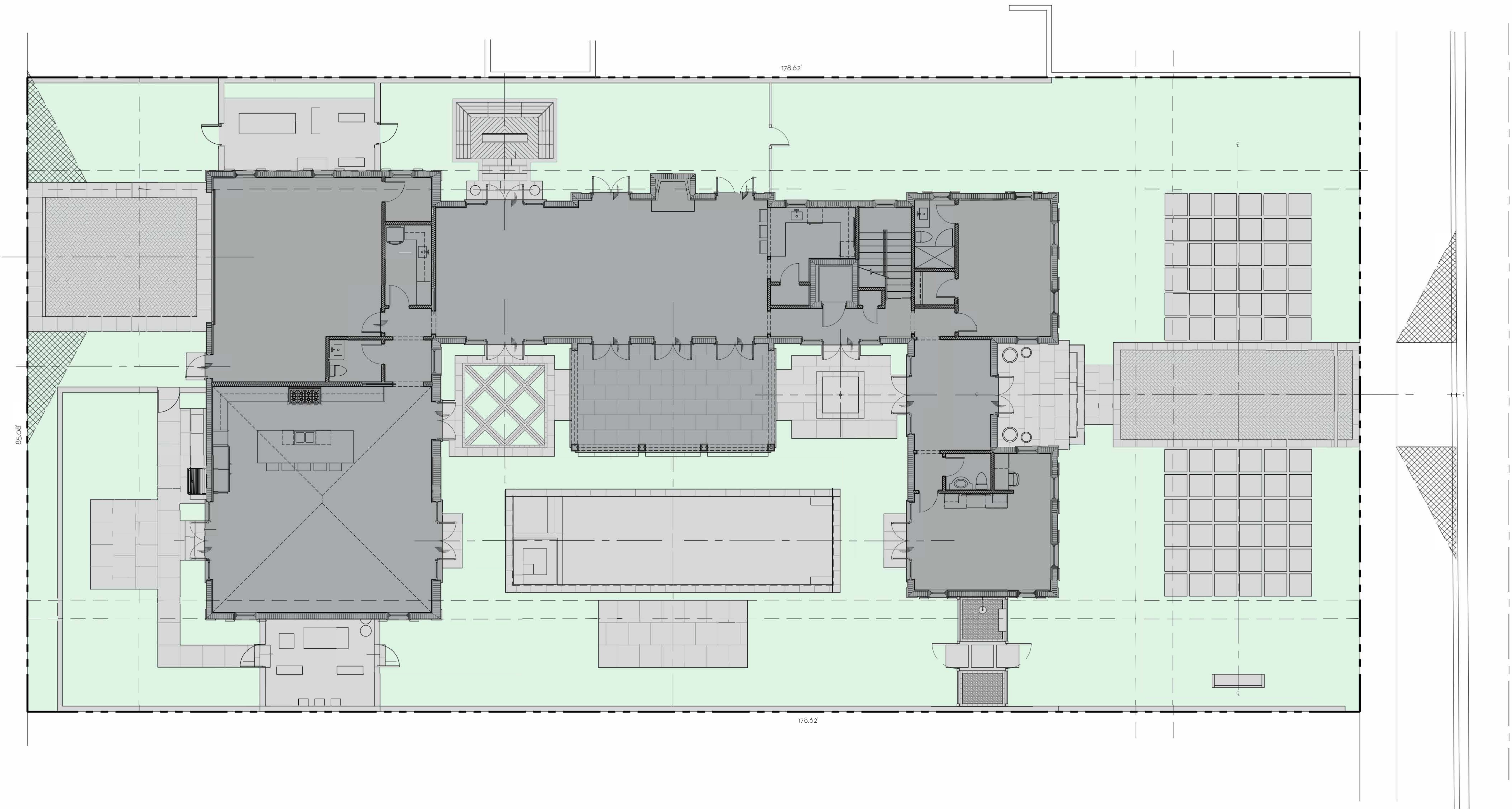
625 North Flagler Drive
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

D3

ARC-23-137
ZON-23-104

OVERALL R-B SITE CALCULATIONS:				FRONT SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:			
SITE AREA =	15,198	SQ FT	100%	25' SETBACK AREA =	2,127	SQ FT	100%	PERIMETER AREA =	4,873	SQ FT	100%
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED =	6,859	SQ FT	45%	REQUIRED =	850	SQ FT	40%	REQUIRED =	(50% OF 4,873 SQ FT) = 2,436	REQUIRED	
EXISTING =	-	SQ FT	1%	EXISTING =	-	SQ FT	1%	EXISTING =	-	SQ FT	
PROPOSED =	6,887	SQ FT	45%	PROPOSED =	1,031	SQ FT	48.5%	PROPOSED =	3,453	SQ FT	74.9%

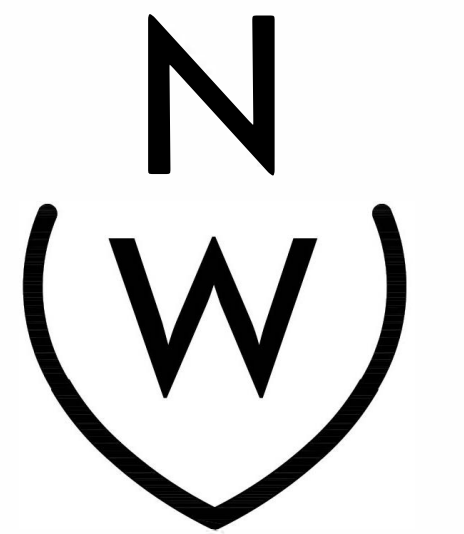


MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

OVERALL-OPEN SPACE DIAGRAM
DAVIES RESIDENCE
310 CLARKE AVENUE, PALM BEACH, FLORIDA

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

01 DEC 2023
28 SEPT 2023
04 SEPT 2023
12 JULY 2023
27 FEB 2023
16 JAN 2023
28 DEC 2022
19 DEC 2022
14 NOV 2022
12 SEPT 2022
18 AUG 2022
28 MAR 2022
04 JUL 2021
09 DEC 2020
12 NOV 2020



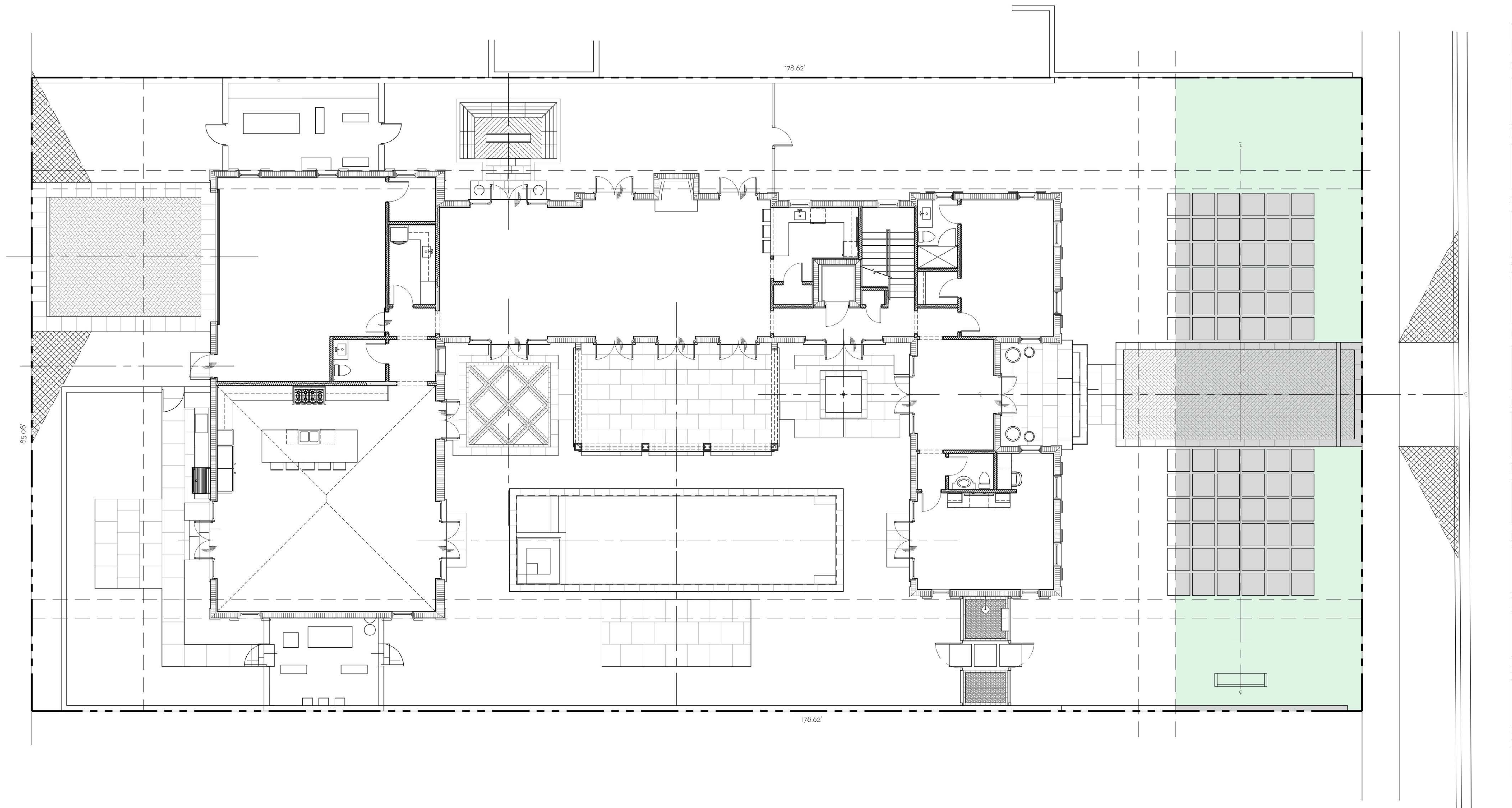
NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS1

ARC-23-137
ZON-23-104



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	15,198	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,839	SQ FT	45%
EXISTING =	-	SQ FT	%
PROPOSED =	6,887	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,127	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	850	SQ FT	40%
EXISTING =	-	SQ FT	%
PROPOSED =	1,031	SQ FT	48.5%

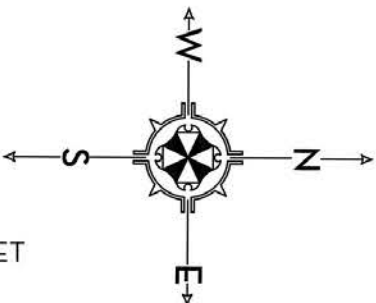
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,873	SQ FT	100%
MINIMUM LANDSCAPE:			
(50% OF 4,873 SF) = 2,436 REQUIRED			
EXISTING =	-	SQ FT	
PROPOSED =	3,453	SQ FT	74.9%

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

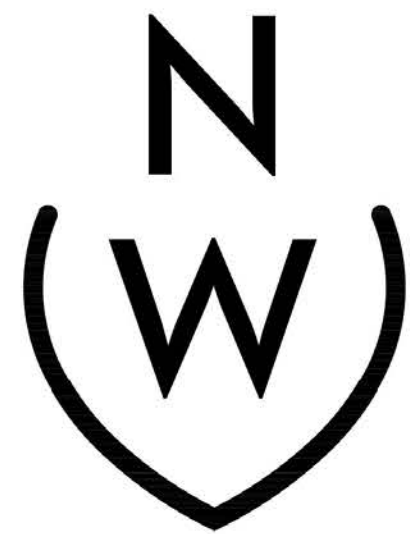
FRONT YARD SETBACK - OPEN SPACE DIAGRAM

DAVIES RESIDENCE

310 CLARKE AVENUE, PALM BEACH, FLORIDA

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

01 DEC 2023
28 SEPT 2023
04 SEPT 2023
10 JULY 2023
27 FEB 2023
28 DEC 2022
19 DEC 2022
14 NOV 2022
10 SEPT 2022
18 AUG 2022
29 MAR 2022
04 JUL 2021
09 DEC 2020
21 NOV 2020



NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

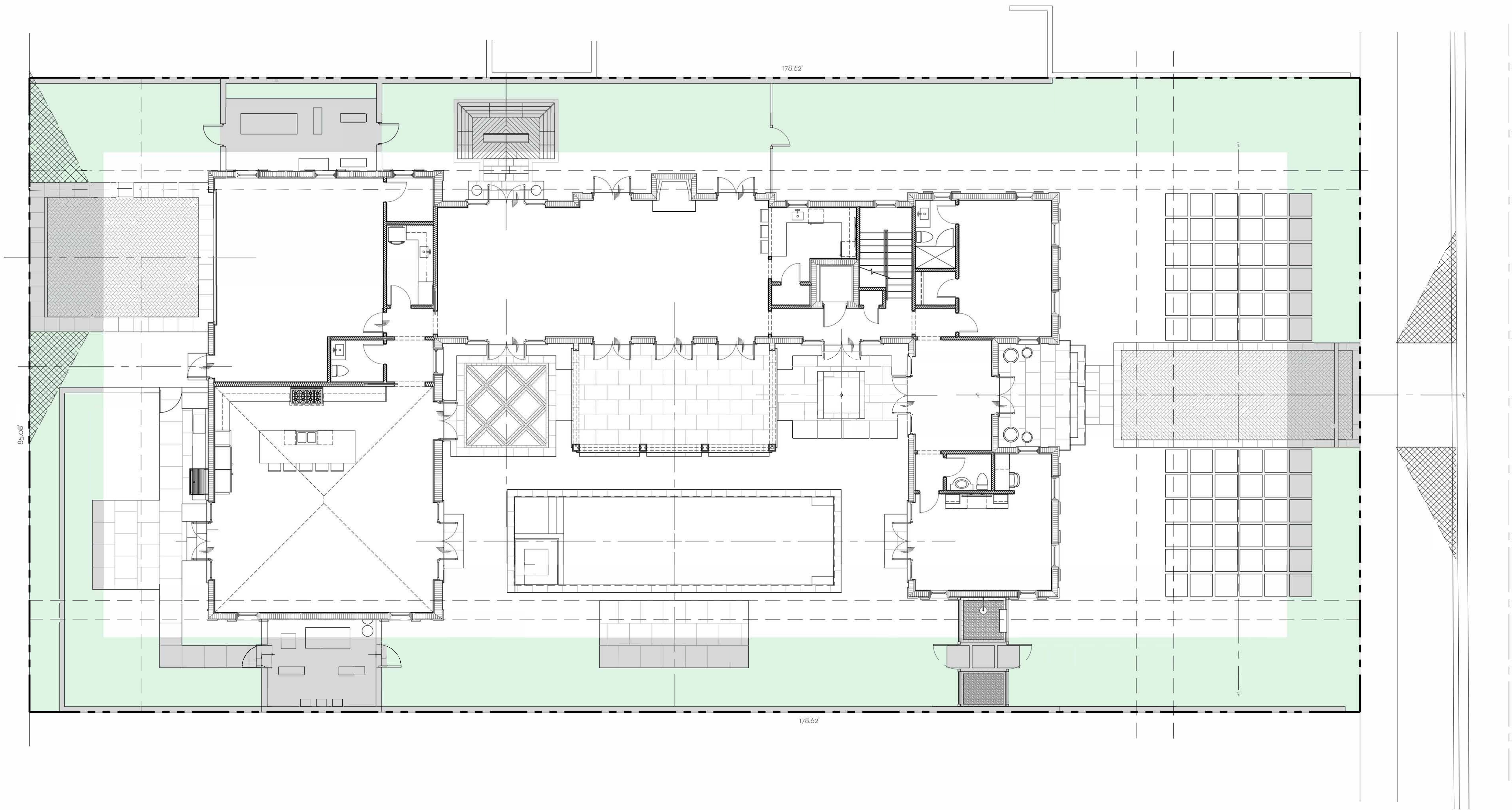
NIEVERAWILLIAMS.COM

OS2

ARC-23-137
ZON-23-104

CURRENTLY PROPOSED

OVERALL R-B SITE CALCULATIONS:				FRONT SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:			
SITE AREA =	15,198	SQ FT	100%	25' SETBACK AREA =	2,127	SQ FT	100%	PERIMETER AREA =	4,873	SQ FT	100%
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED =	6,839	SQ FT	45%	REQUIRED =	850	SQ FT	40%	(50% OF 4,873 SF) = 2,436 REQUIRED			
EXISTING =		SQ FT	- %	EXISTING =		SQ FT	- %	EXISTING =		SQ FT	
PROPOSED =	6,887	SQ FT	45%	PROPOSED =	1,031	SQ FT	48.5%	PROPOSED =	3,653	SQ FT	74.9%



LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	



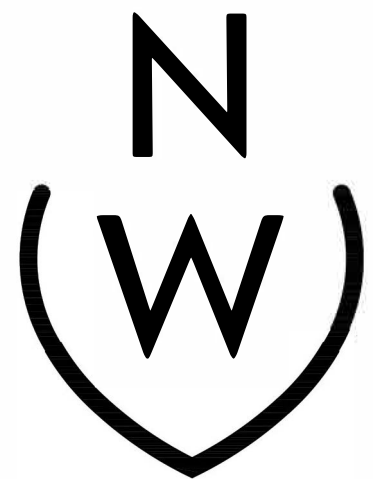
CURRENTLY PROPOSED

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

PERIMETER - OPEN SPACE DIAGRAM
DAVIES RESIDENCE
310 CLARKE AVENUE, PALM BEACH, FLORIDA

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

01 DEC 2023
14 SEPT 2023
06 SEPT 2023
27 APR 2023
17 JAN 2023
28 DEC 2022
10 NOV 2022
10 NOV 2022
10 SEPT 2022
22 JUL 2022
31 MAR 2022
08 JUL 2021
04 JUL 2020
12 NOV 2020



NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS3
ARC-23-137
ZON-23-104

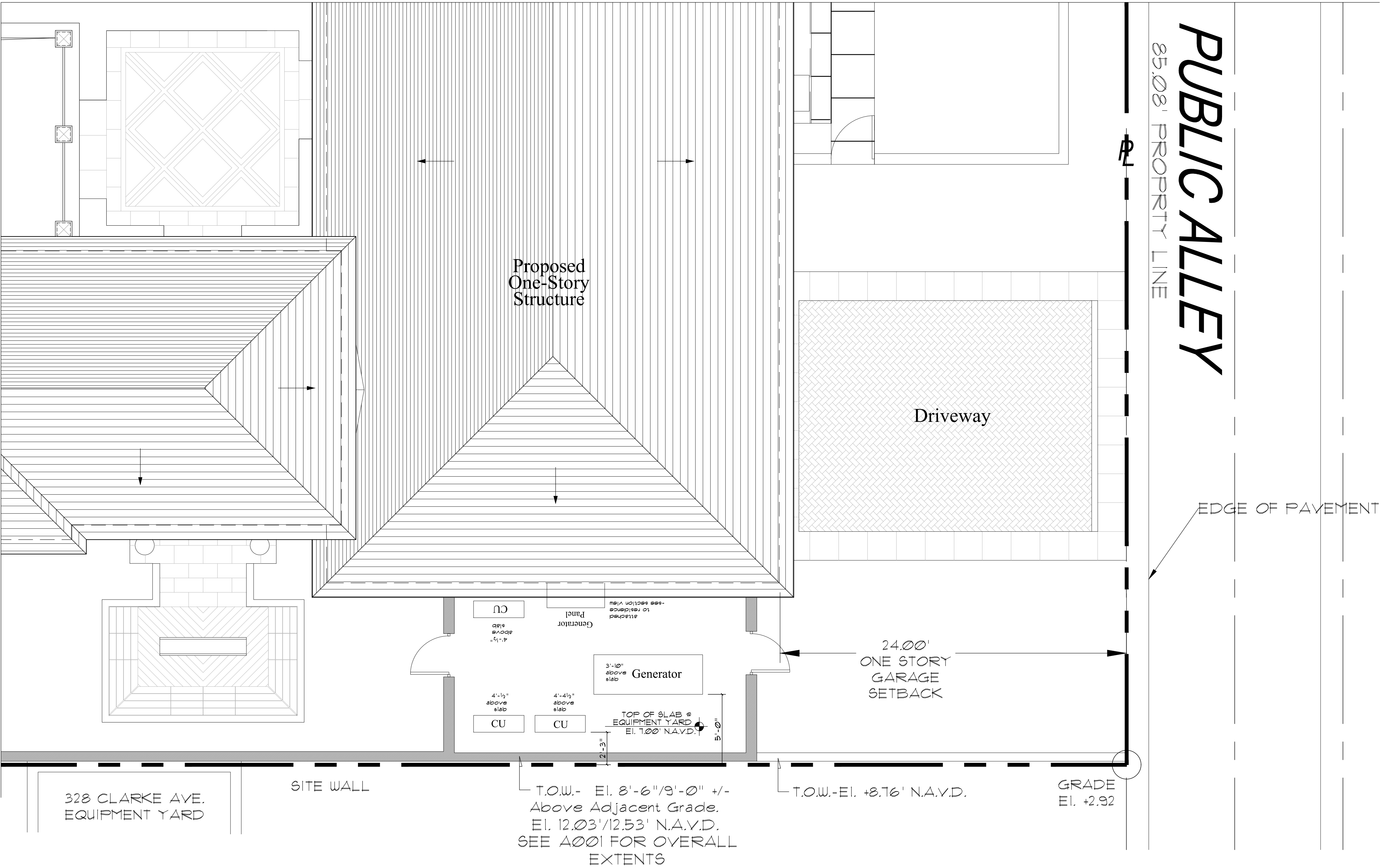


310 Clarke Avenue
(Eastern Yard Equipment Area)



310 Clarke Avenue
(Western Yard Equipment Area)

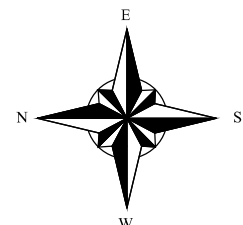
ARC-23-137
ZON-23-104



Currently Proposed Partial Site Plan

Scale

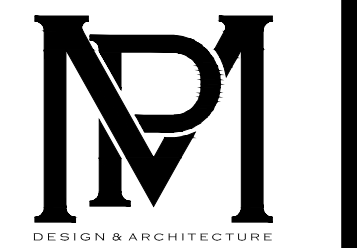
1/4" = 1'-0"



Currently Proposed Partial West Elevation

Scale

1/4" = 1'-0"



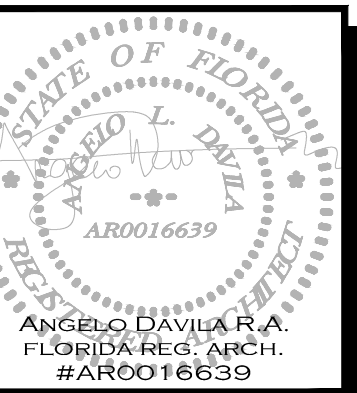
COMM NO.
2020

DATE
12-04-2023

REVISIONS

A New Residence for
Mr. & Mrs. Mark Davies

310 Clarke Avenue
Palm Beach FL 33480



**MP DESIGN &
ARCHITECTURE, INC**
2117 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.

A005

ARC-23-137
ZON-23-104

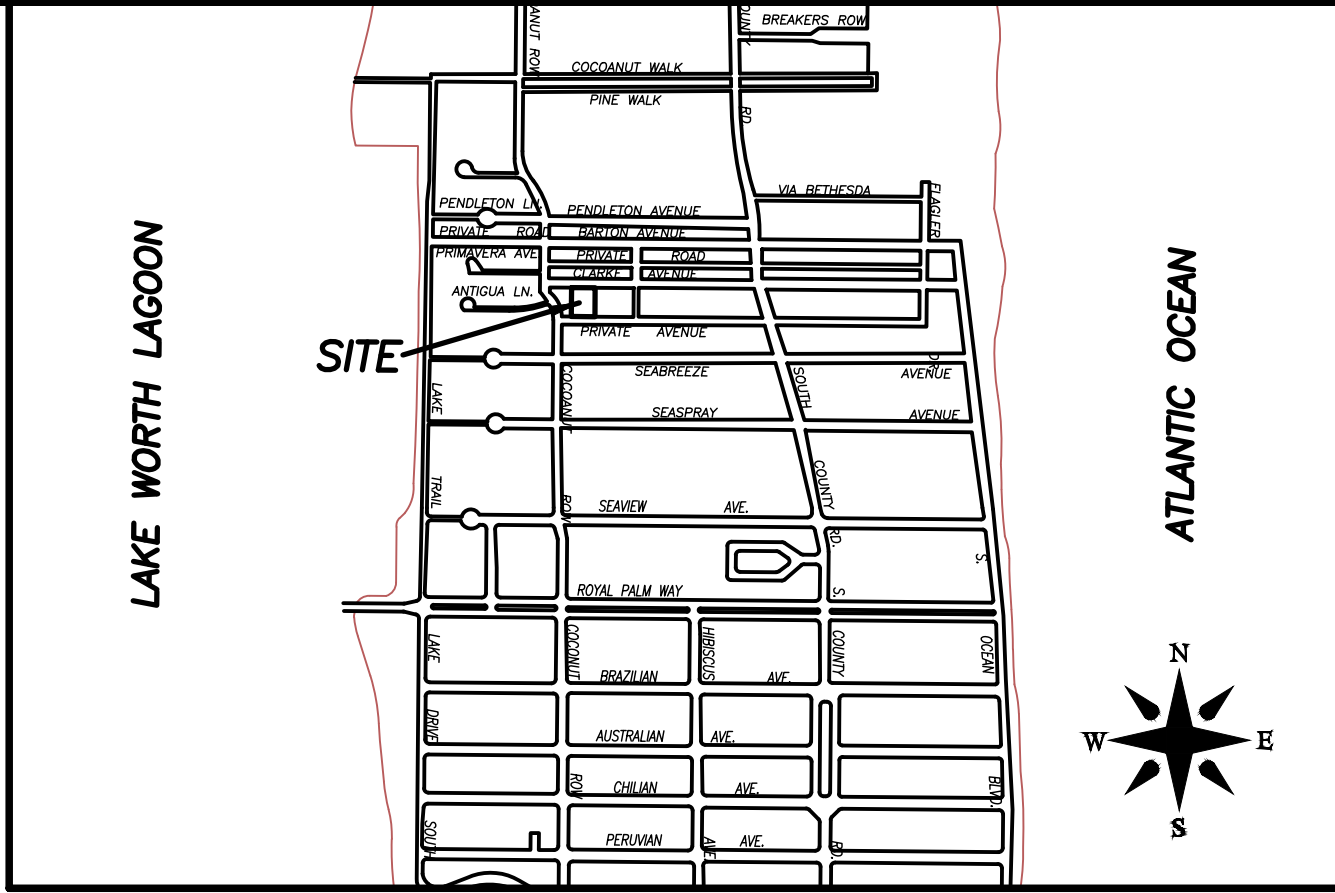
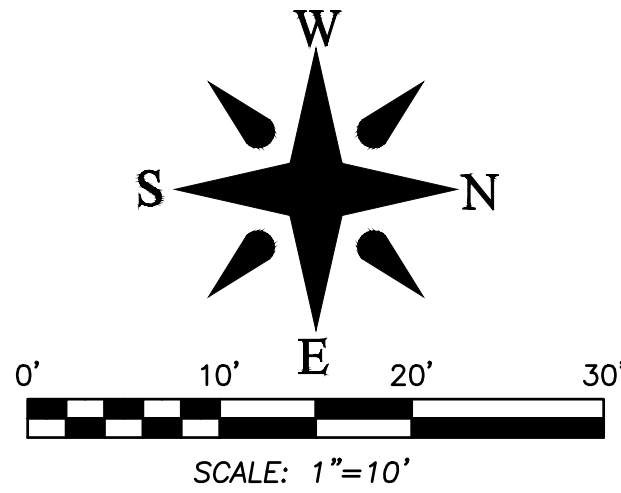
TITLE COMMITMENT REVIEW						
CLIENT:	MARK J. DAVIES AND PATRICIA L. DAVIES	COMMITMENT NO. : 1062- 4904337	DATE: JULY 24, 2020			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 01-1076.18				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 8	N/A	Standard Exemptions				•
9	N/A	Any Lien				•
10	PB 7, PG 39	Plat of Primavera Estates (Middle Section)	•			
11	ORB 16703, PG 862	Designation of Landmarks				•
12	ORB 29585, PG 592	Affidavit regarding Application for Lot Split	•			
13	ORB 29747, PG 693	Restrictive Covenant		•		
14	ORB 31045, PG 542	Underground easement granted to Florida Power & Light Company, BellSouth Telecommunications, LLC, Comcast Corp. and the Town of Palm Beach	•			

BOUNDARY SURVEY FOR: MARK J. DAVIES & PATRICIA L. DAVIES

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

Mark J. Davies & Patricia L. Davies

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

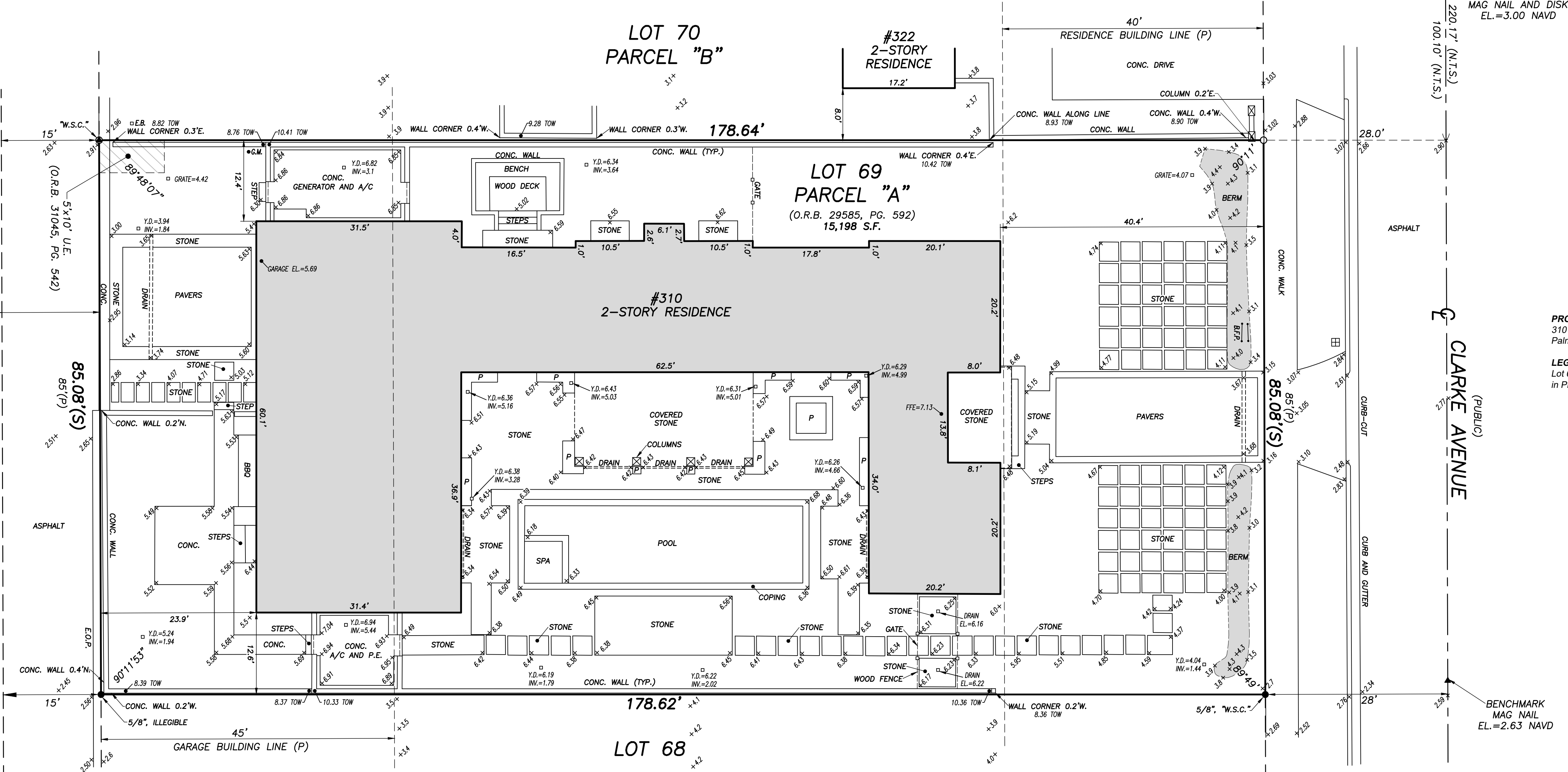


VICINITY SKETCH N.T.S.

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
B.L.D.G.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.S.	= CHORD BEARING
C.C.C.L.	= CONCRETE BLOCK STRUCTURE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D.W.	= DRIVEWAY
E.B.	= ELECTRIC BOX
EL	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.E.	= FINISH FLOOR ELEVATION
FND	= FOUND
F.O.C.	= FACE OF CURB
G.M.	= GAS METER
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
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 RECORD BOOK
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
P.V.M.T.	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
R.G.E.	= 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.W.	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
UC	= 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	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4609)
●	= 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

15' PUBLIC ALLEY



PROPERTY ADDRESS:
310 Clarke Avenue
Palm Beach, FL 33480

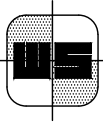
LEGAL DESCRIPTION:
Lot 69 of **PRIMAVERA ESTATES (Middle Section)**, according to the Plat thereof as recorded in Plat Book 7, Page(s) 39, of the Public Records of Palm Beach County, Florida.

REVISIONS

04/13/23	SURVEY AND TIE-IN UPDATE J.D./M.B. 01-1076.32 PB347/14
08/08/21	2ND FLOOR TIE-BEAM ELEVATION J.C./S.W. 01-1076.29 PB317/63
08/13/21	TIE-BEAM ELEVATION B.M./S.W. 01-1076.28 PB317/15
07/07/21	FORMBOARD TIE-IN C.E./M.B. 01-1076.27 PB314/53
06/08/21	FORMBOARD TIE-IN C.E./M.B. 01-1076.26 WP196/17
06/03/21	FORMBOARD TIE-IN J.O./S.W. 01-1076.25 PB313/42
05/16/21	FORMBOARD TIE-IN J.O./M.B. 01-1076.24 PB313/7
03/20/21	SITE WALL LOCATIONS WITH WALL HEIGHTS B.M./S.W. 01-1076.22 PB308/48
03/03/21	FOOTER FORM TIE-IN J.C./M.B. 01-1076.21 PB307/46
10/27/20	UPDATE SURVEY J.C./M.B. 01-1076.19 PB301/56
08/27/20	UPDATE SURVEY AND SPOT ELEVATIONS J.O./M.B. 01-1076.18 PB299/12
10/04/19	UPDATE SURVEY AND FINAL TIE-IN J.C./S.W. 01-1076.14 PB282/79
07/14/17	UPDATE SURVEY AND FINAL TIE-IN E.C./A.P. 01-1076.7 PB244/82
11/07/14	UPDATE SURVEY AND FINAL TIE-IN E.C./M.B. 01-1076.5 PB188/21
06/05/03	F.B. G.W./M.B. 01-1076C PB56/29
04/11/03	REVISE NOTE #1, K.S. 01-1076B

BOUNDARY SURVEY FOR:

**MARK J. DAVIES &
PATRICIA L. DAVIES**



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4069
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

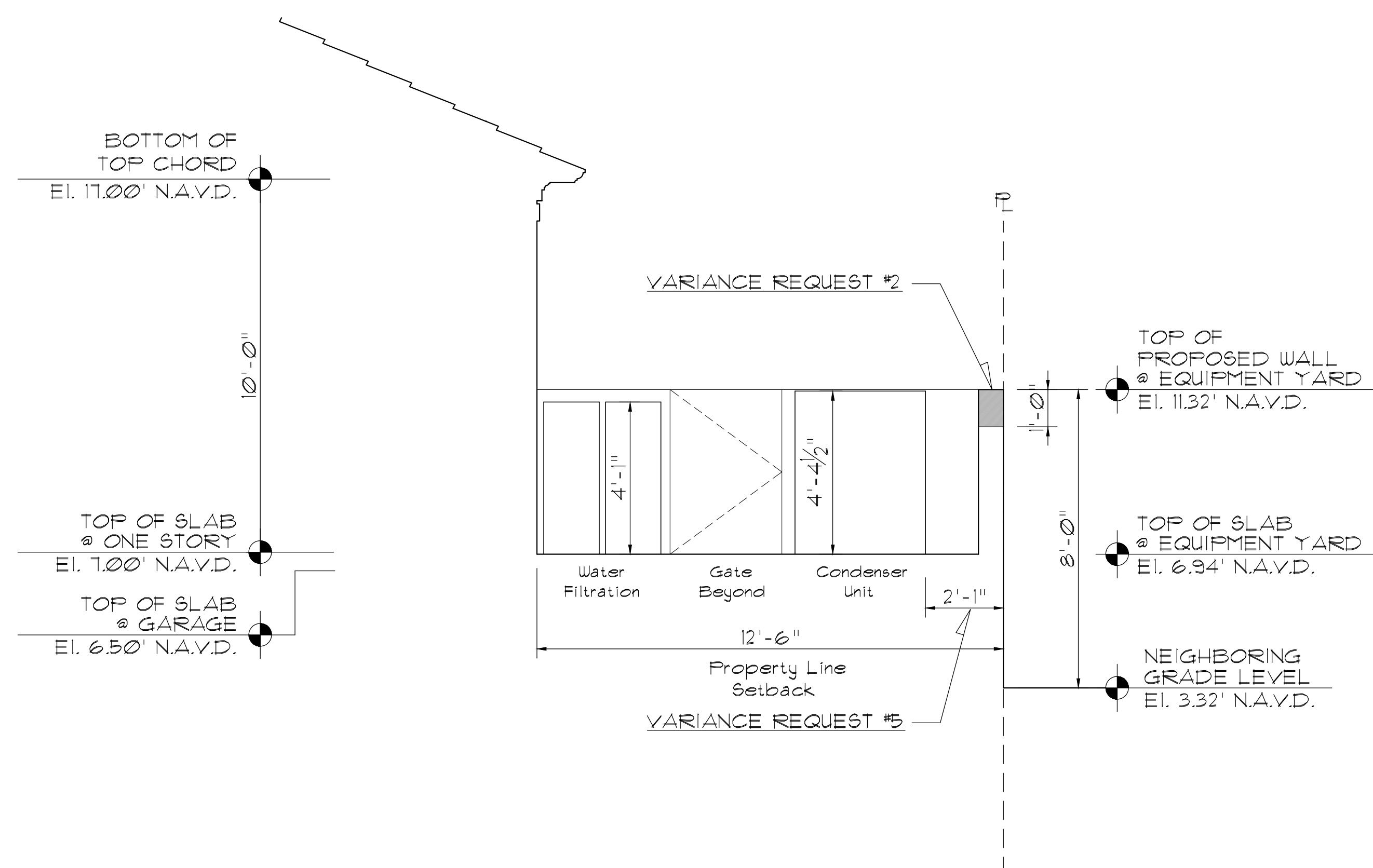
FIELD:	G.W.	JOB NO.:	01-1076	F.B.:	PB42 PG. 55
OFFICE:	M.B.	DATE:	3/29/01	DWG. NO.:	01-1076-1
CK'D:	C.W.	REF:	01-1076-1.DWG	SHEET	1 OF 1

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.

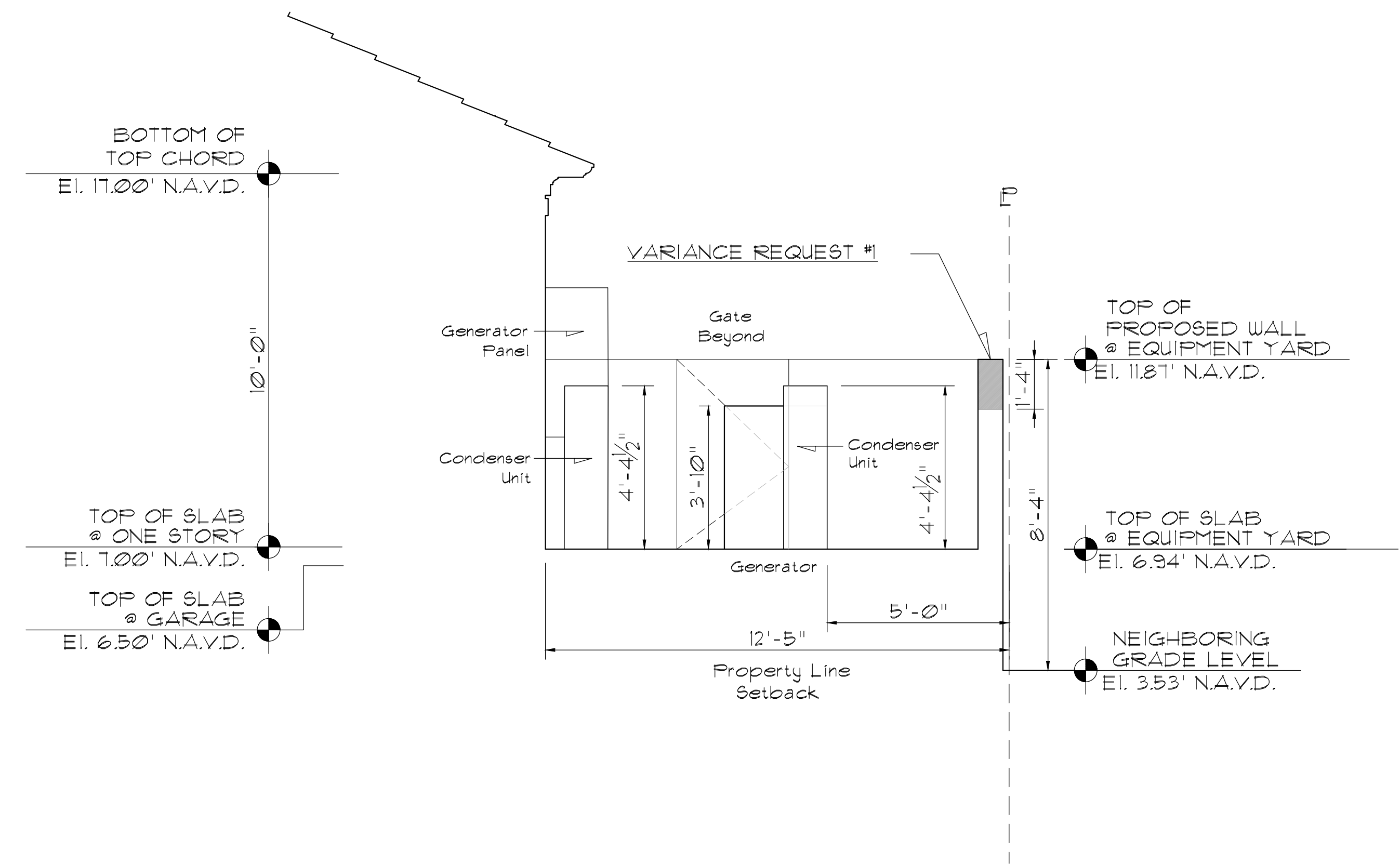
DATE OF LAST FIELD SURVEY: 4/13/2023

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



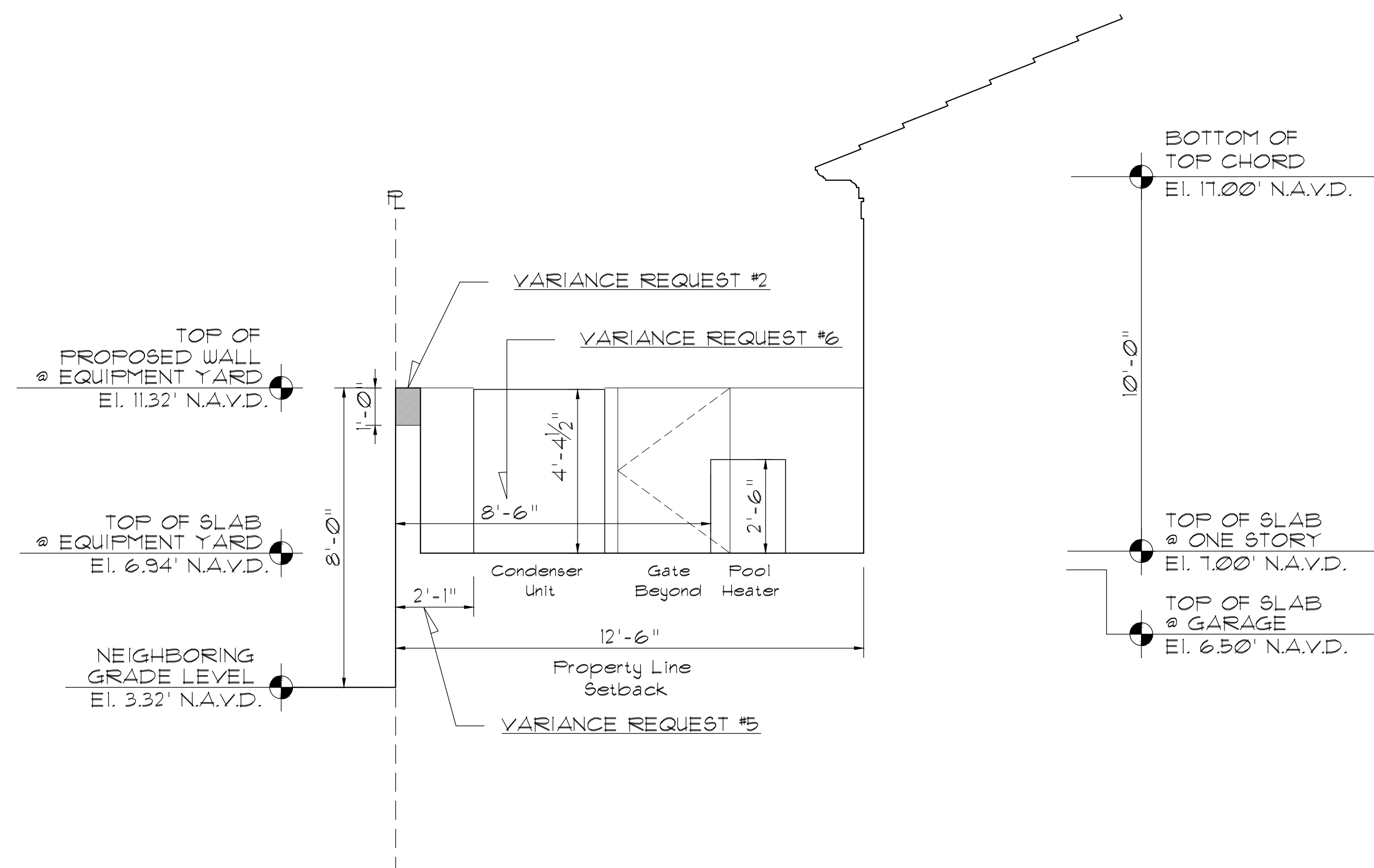
Eastern Equipment Yard-Looking North

Scale $\frac{3}{8}'' = 1'-0''$



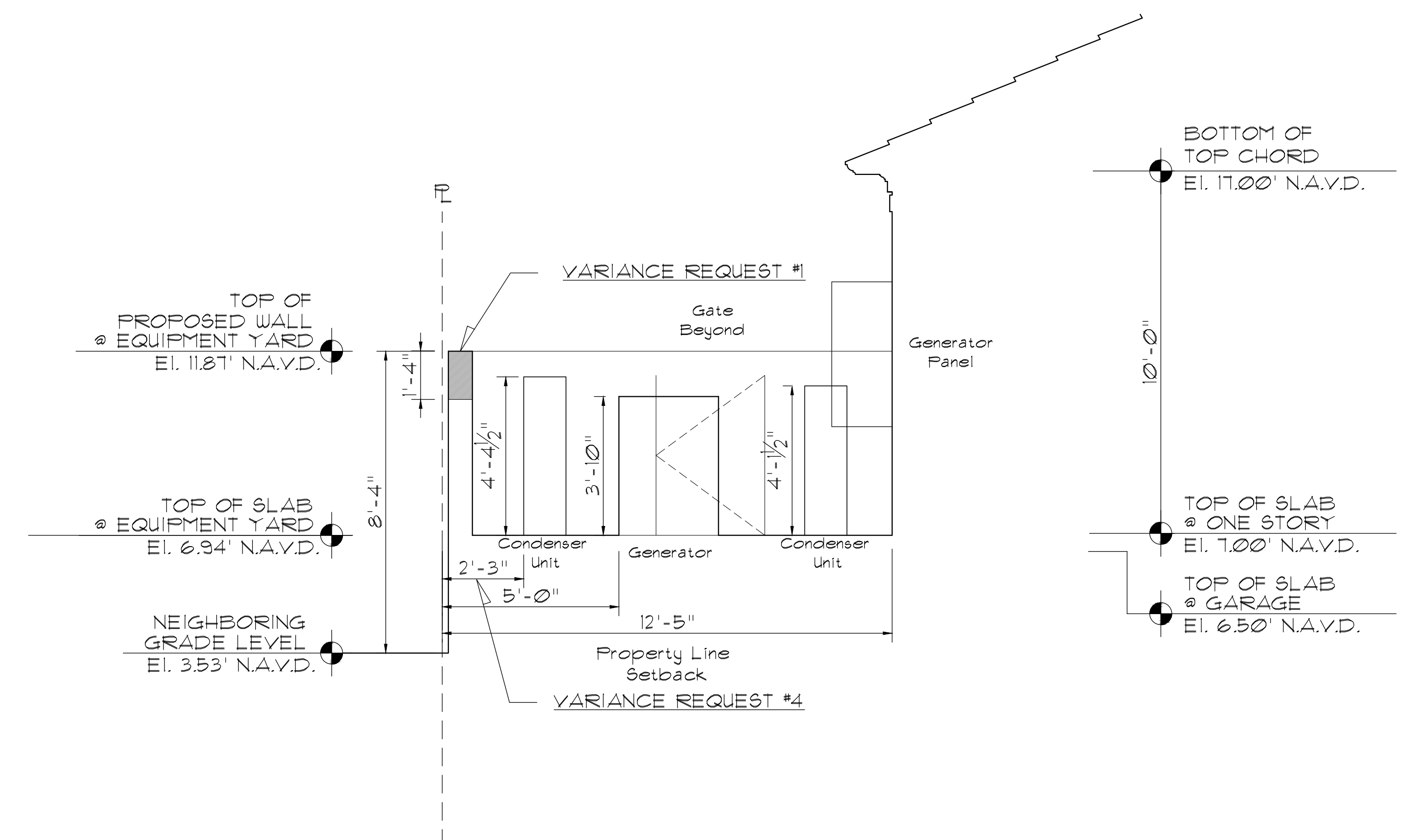
Western Equipment Yard-Looking South

Scale $\frac{3}{8}'' = 1'-0''$



Eastern Equipment Yard-Looking South

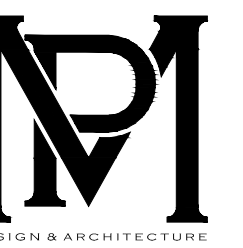
Scale $\frac{3}{8}'' = 1'-0''$



Western Equipment Yard-Looking North

Scale $\frac{3}{8}'' = 1'-0''$

ARC-23-137
ZON-23-104



COMM NO.
2020

DATE
12-04-2023

REVISIONS
Variance Request 09/13/23

A New Residence for
Mr. & Mrs. Mark Davies
Palm Beach FL 33480

310 Clarke Avenue



MP DESIGN & ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
A003
Yard Section Diagram