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MINOR PROJECT
(PREVIOUSLY APPROVED COMBO PROJECT WITH APPROVED VARIANCE(S) REQUEST)

ARCOM MEETING DATE: JANUARY 24, 2024

TOWN COUNCIL MEETING DATE: JANUARY 10, 2024



DOCUMENT ISSUE:	DWS# A100	SUBV# 222308	CD# C001	CD# C002	CD# C003	CD# C004	CD# C005	CD# C006	CD# C007	CD# C008	CD# C009	CD# C010	CD# C011	CD# C012	CD# C013	CD# C014	CD# C015	CD# C016	CD# C017	CD# C018	CD# C019	CD# C020	CD# C021	CD# C022	CD# C023	CD# C024	CD# C025	CD# C026	CD# C027	CD# C028	CD# C029	CD# C030	CD# C031	CD# C032	CD# C033	CD# C034	CD# C035	CD# C036	CD# C037	CD# C038	CD# C039	CD# C040	CD# C041	CD# C042	CD# C043	CD# C044	CD# C045	CD# C046	CD# C047	CD# C048	CD# C049	CD# C050	CD# C051	CD# C052	CD# C053	CD# C054	CD# C055	CD# C056	CD# C057	CD# C058	CD# C059	CD# C060	CD# C061	CD# C062	CD# C063	CD# C064	CD# C065	CD# C066	CD# C067	CD# C068	CD# C069	CD# C070	CD# C071	CD# C072	CD# C073	CD# C074	CD# C075	CD# C076	CD# C077	CD# C078	CD# C079	CD# C080	CD# C081	CD# C082	CD# C083	CD# C084	CD# C085	CD# C086	CD# C087	CD# C088	CD# C089	CD# C090	CD# C091	CD# C092	CD# C093	CD# C094	CD# C095	CD# C096	CD# C097	CD# C098	CD# C099	CD# C100	CD# C101	CD# C102	CD# C103	CD# C104	CD# C105	CD# C106	CD# C107	CD# C108	CD# C109	CD# C110	CD# C111	CD# C112	CD# C113	CD# C114	CD# C115	CD# C116	CD# C117	CD# C118	CD# C119	CD# C120	CD# C121	CD# C122	CD# C123	CD# C124	CD# C125	CD# C126	CD# C127	CD# C128	CD# C129	CD# C130	CD# C131	CD# C132	CD# C133	CD# C134	CD# C135	CD# C136	CD# C137	CD# C138	CD# C139	CD# C140	CD# C141	CD# C142	CD# C143	CD# C144	CD# C145	CD# C146	CD# C147	CD# C148	CD# C149	CD# C150	CD# C151	CD# C152	CD# C153	CD# C154	CD# C155	CD# C156	CD# C157	CD# C158	CD# C159	CD# C160	CD# C161	CD# C162	CD# C163	CD# C164	CD# C165	CD# C166	CD# C167	CD# C168	CD# C169	CD# C170	CD# C171	CD# C172	CD# C173	CD# C174	CD# C175	CD# C176	CD# C177	CD# C178	CD# C179	CD# C180	CD# C181	CD# C182	CD# C183	CD# C184	CD# C185	CD# C186	CD# C187	CD# C188	CD# C189	CD# C190	CD# C191	CD# C192	CD# C193	CD# C194	CD# C195	CD# C196	CD# C197	CD# C198	CD# C199	CD# C200	CD# C201	CD# C202	CD# C203	CD# C204	CD# C205	CD# C206	CD# C207	CD# C208	CD# C209	CD# C210	CD# C211	CD# C212	CD# C213	CD# C214	CD# C215	CD# C216	CD# C217	CD# C218	CD# C219	CD# C220	CD# C221	CD# C222	CD# C223	CD# C224	CD# C225	CD# C226	CD# C227	CD# C228	CD# C229	CD# C230	CD# C231	CD# C232	CD# C233	CD# C234	CD# C235	CD# C236	CD# C237	CD# C238	CD# C239	CD# C240	CD# C241	CD# C242	CD# C243	CD# C244	CD# C245	CD# C246	CD# C247	CD# C248	CD# C249	CD# C250	CD# C251	CD# C252	CD# C253	CD# C254	CD# C255	CD# C256	CD# C257	CD# C258	CD# C259	CD# C260	CD# C261	CD# C262	CD# C263	CD# C264	CD# C265	CD# C266	CD# C267	CD# C268	CD# C269	CD# C
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APPROVED ZONING CASE NUMBER:
ZON-23-062

APPROVED FILE NUMBER:
ARC-23-061

**NO CHANGE TO ARCOM APPROVED LANDSCAPE & CIVIL PLANS
FILED UNDER PREVIOUS CASE NUMBER: ARC-23-061**

SCOPE OF WORK: NO CHANGE

- NEW 2-STORY RESIDENCE W/
SWIMMING POOL & POOL CABANA
- NEW LANDSCAPE & HARDSCAPE

CODES AND STANDARDS: NO CHANGE

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE
2020 FLORIDA BUILDING CODE.

LEGAL DESCRIPTION: NO CHANGE

LOT 13 AND SOUTH 15 FEET OF LOT 12, *EAST SHORE ADDITION*,
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 BOOK 21, PAGE 14.

MUNICIPALITY: PALM BEACH
LOCATION ADDRESS: 301 PLANTATION ROAD
PARCEL CONTROL NUMBER: 50-43-43-10-10-000-012

ARCOM MINOR - FINAL REV 02	02/02/2024
ARCOM MINOR - FINAL REV 01	12/07/2023
ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE

COVER SHEET

DATE FEBRUARY 01, 2023	SHEET NO A-000
SCALE AS NOTED	
BY MC	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, L.L.C.
214 BRAZILIAN AVENUE, PALM BEACH 33460
TELEPHONE (561) 805-8891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000646

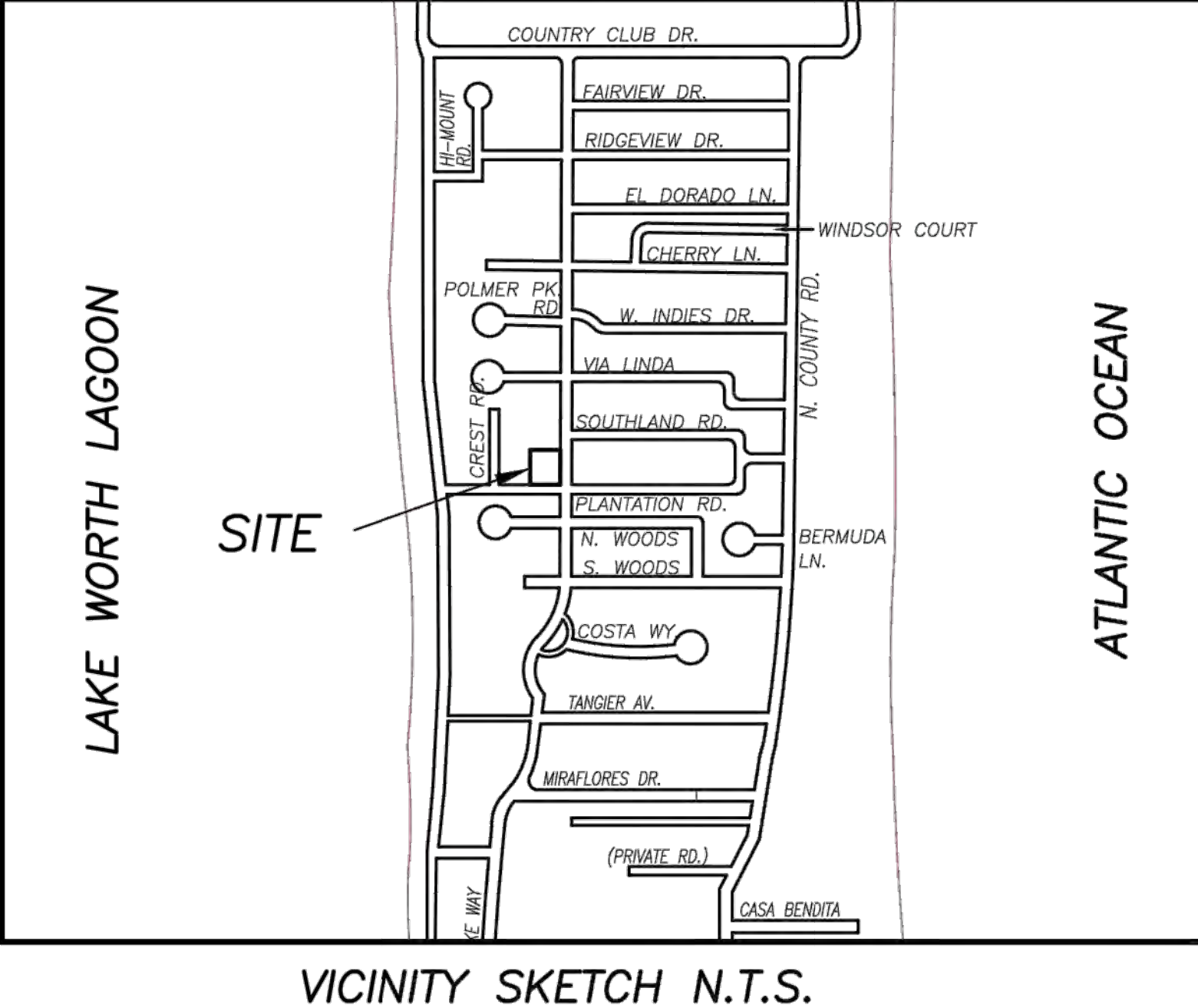
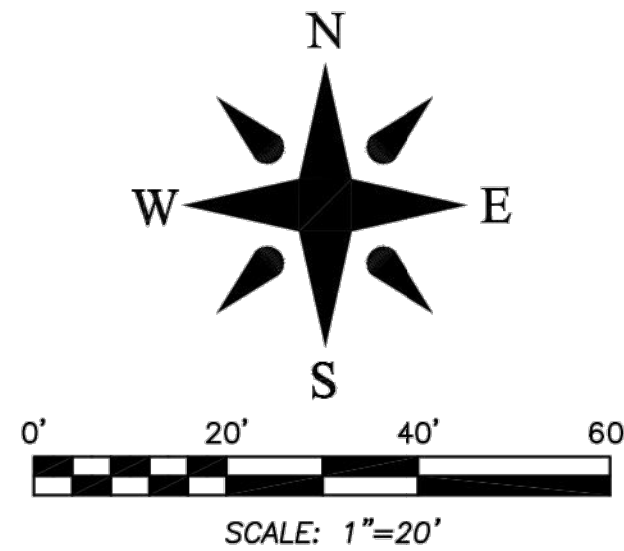
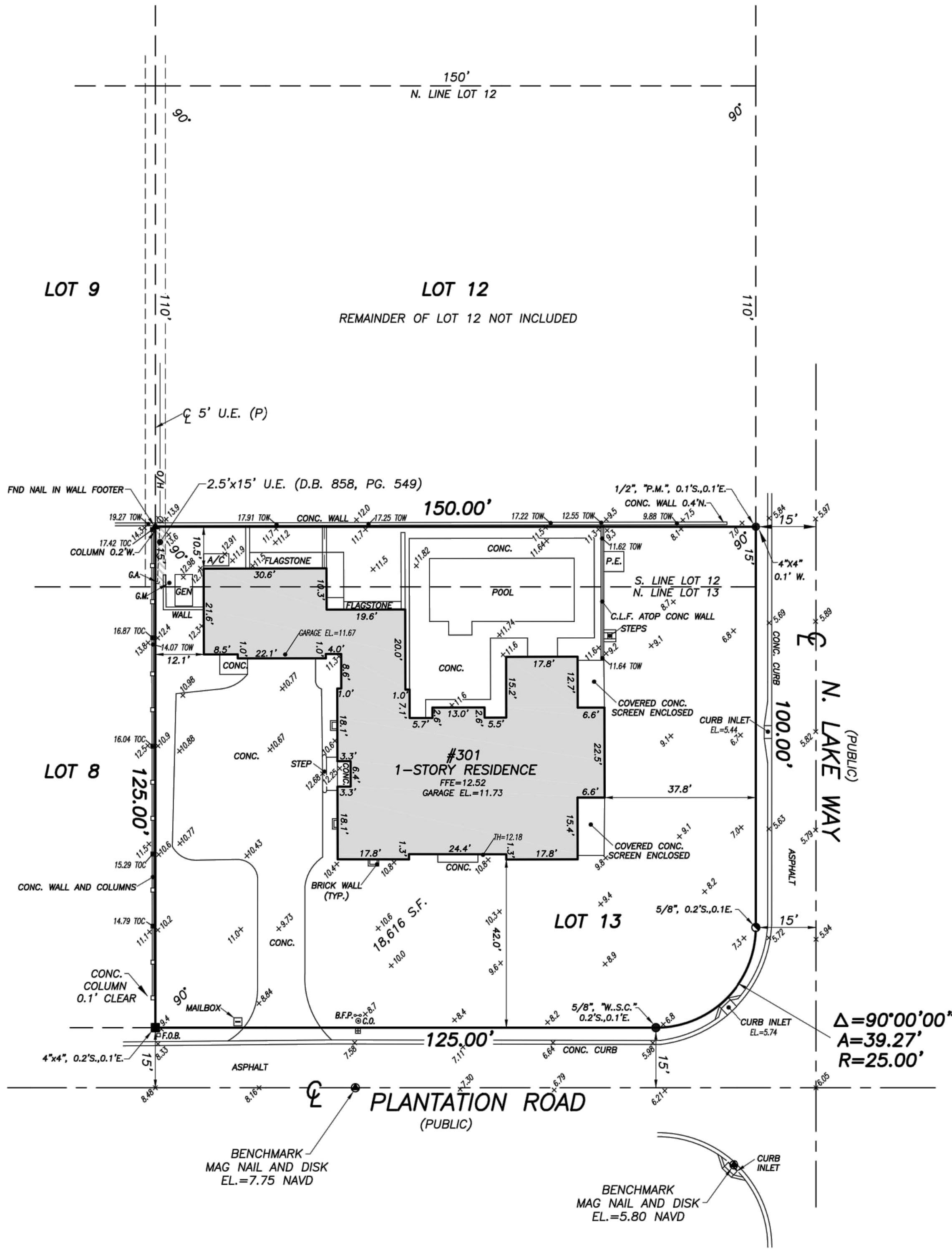
Drawings, specifications and other documents prepared by the architect are the instruments of the architect's service and shall remain the property of the architect, whether or not the project for which they are intended is constructed or not. The architect's drawings, specifications and other documents will not be used on any other projects for additions to this project and/or for completion of this project by others, except by agreement in writing and with

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LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
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.O. = CLEAN-OUT
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
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
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
F.O.B. = FIBER OPTIC BOX
G.A. = GUY ANCHOR
GEN = GENERATOR
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.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
(P) = PLAT BOOK 12, PAGE 14
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 = POINT 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.GE. = 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
TH = THRESHOLD ELEVATION
TOC = TOP OF COLUMN ELEVATION
TOW = TOP OF WALL ELEVATION
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
= BASELINE
= CENTERLINE
= 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

APPROVED DEMOLITION FILED
UNDER SEPARATE PERMIT APPLICATION



BOUNDARY SURVEY FOR:
301 PLANTATION LLC,
A FLORIDA LIMITED LIABILITY COMPANY

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

301 Plantation LLC, a Florida limited liability company
Old Republic National Title Insurance Company
Sniffen & Spellman, P.A.
Kochman & Ziska PLC

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

PROPERTY ADDRESS:
301 Plantation Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 13 and the South 15 feet of Lot 12, EAST SHORE ADDITION, 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 21, Page 14.

TITLE COMMITMENT REVIEW						
CLIENT: 301 Plantation LLC, a Florida limited liability company		COMMITMENT NO. : 1359990		DATE: 01/20/23		
REVIEWED BY: Craig Wallace		JOB NO. : 05-1244.3				
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 21, PG 14	All matters contained on the Plat of East Shore Addition.	●			
7	D.B. 858, PG 549	Utility Easement contained in Warranty Deed.	●			
8	D.B. 22, PG 138	Easement to West Palm Beach Telephone Company. Residence referred to in 1911 & poles supplying telephone service not remaining on surveyed property & presumed to no longer exist.		●		
8a	D.B. 124, PG 430	As conveyed to Southern Bell Telephone and Telegraph Company.				●
9	D.B. 43, PG 331	Easement for existing water pipes in favor of West Palm Beach Water Company. Really a bill of sale.				●
10	N/A	Standard Exceptions.				●

FLOOD ZONE:

This property is located in Flood X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581F, dated 10/5/2017.

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 1359990, issued by Old Republic National Title Insurance Company, dated January 20, 2023. 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 (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.
- 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. Certificate of Authorization Number LB4569.
- 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 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: 1/16/2023

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

REVISIONS

03/04/23 SPOT ELEVATIONS J.P./M.B. 05-1244.4 PB345/42
01/16/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 05-1244.3 PB341/69
09/01/22 ROAD CROWN ELEVATIONS J.D./M.B. 05-1244.1 PB336/31

BOUNDARY SURVEY FOR:

301 PLANTATION LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4389
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

FIELD: G.C.	JOB NO.: 05-1244	F.B. PB71 PG. 21
OFFICE: K.S.	DATE: 6/27/05	DWG. NO. 05-1244-1
CK'D: C.W.	REF: 05-1244-1.DWG	SHEET 1 OF 1

Line #	Zoning Legend			
	Property Address:	301 PLANTATION, Palm Beach, FL 33480		
1	Zoning District:	R-B Low Density Residential		
2	Structure Type:	CBS		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	18,649 SQ.FT min.	18,649 SQ.FT	N/C
6	Lot Depth (West)	125.0 FT. min.	125.0 FT.	N/C
7	Lot Depth (East)	100.0 FT. min.	100.0 FT. min.	N/C
8	Lot Width	150.0 FT. min.	150.0 FT.	N/C
9	Lot Coverage (2-story) (Sq Ft and %)	5,594.7 SF.(30%) max.	N/A	4,671.21 SQ.FT (25.04%)
10	Enclosed Square Footage (1st Fl., 2nd Fl., Pool Cabana, etc.)	N/A	N/A	7,063 SQ.FF.
11	Cubic Content Ratio (CCR) (R-B ONLY)	3.92 (72,975 c.f.) max.	N/A	3.91 (72,721.16 c.f.)
12	*Front Yard (South) Setback (1st Story) (Ft.)	25.0' min.	N/A	30.0'
13	*Front Yard (South) Setback (2nd Story) (Ft.)	30.0' min.	N/A	30.0'
14	* Street Side Yard (East) Setback (1st Story) (Ft.)	25.0' min.	N/A	31.0'
15	* Street Side Yard (East) Setback (2nd Story) (Ft.)	30.0' min.	N/A	36.1'
16	* Side Yard (West) Setback (1st Story) (Ft.)	12.5' min.	N/A	19.0'
17	* Side Yard (West) Setback (2nd Story) (Ft.)	15.0' min.	N/A	19.4'
18	*Rear Yard (North) Setback (1st Story) (Ft.)	10.0' min.	N/A	10.0'
19	*Rear Yard (North) Setback (2nd Story) (Ft.)	15.0' min.	N/A	24.6'
20	Swimming Pool (Street Side Yard) Setback (Ft.)	25.0' min.	N/A	25.0'
21	Angle of Vision (Deg.)	110 deg. max.	N/A	97 deg.
22	Building Height (1-story) (Ft.)	14' max.	N/A	10'-0"
23	Building Height (2-story) (Ft.)	22' max.	N/A	20'-4"
24	Overall Building Height (1-story) (Ft.)	22' max. (Flat Roof)	N/A	11'-5"
25	Overall Building Height (2-story) (Ft.)	30' max. (Style Roof)	N/A	29'-2"
26	Site Wall in Front/Street Side Yard Setback	6.0' max.	N/A	6.0'
27	Crown of Road (COR) (N Lake Way) (NAVD)	N/A	+6.05' NAVD (avg.)	N/C
28	Crown of Road (COR) (Plantation Rd.) (NAVD)	N/A	+8.48' NAVD (avg.)	N/C
29	Max. Amount of Fill Added to Site (Ft.)	0.75	N/A	0.75
30	Finished Floor Elev. (FFE)(NAVD)	N/A	+12.52' NAVD	+10.40' NAVD
31	Zero Datum for point of meas. (NAVD)	N/A	N/A	8.13' (Variance Requested)
32	FEMA Flood Zone Designation	Flood Zone X	Flood Zone X	Flood Zone X
33	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
34	Landscape Open Space (LOS) (Sq Ft and %)	8,377 (45%)	N/A	8,410 (45.17%)
35	Perimeter LOS (Sq Ft and %)	4,188 (50%)	N/A	4,221 (84.18%)
36	Front Yard LOS (1-story) (Sq Ft and %)	1,446 (40%)	N/A	1,793 (49.5)
37	**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		

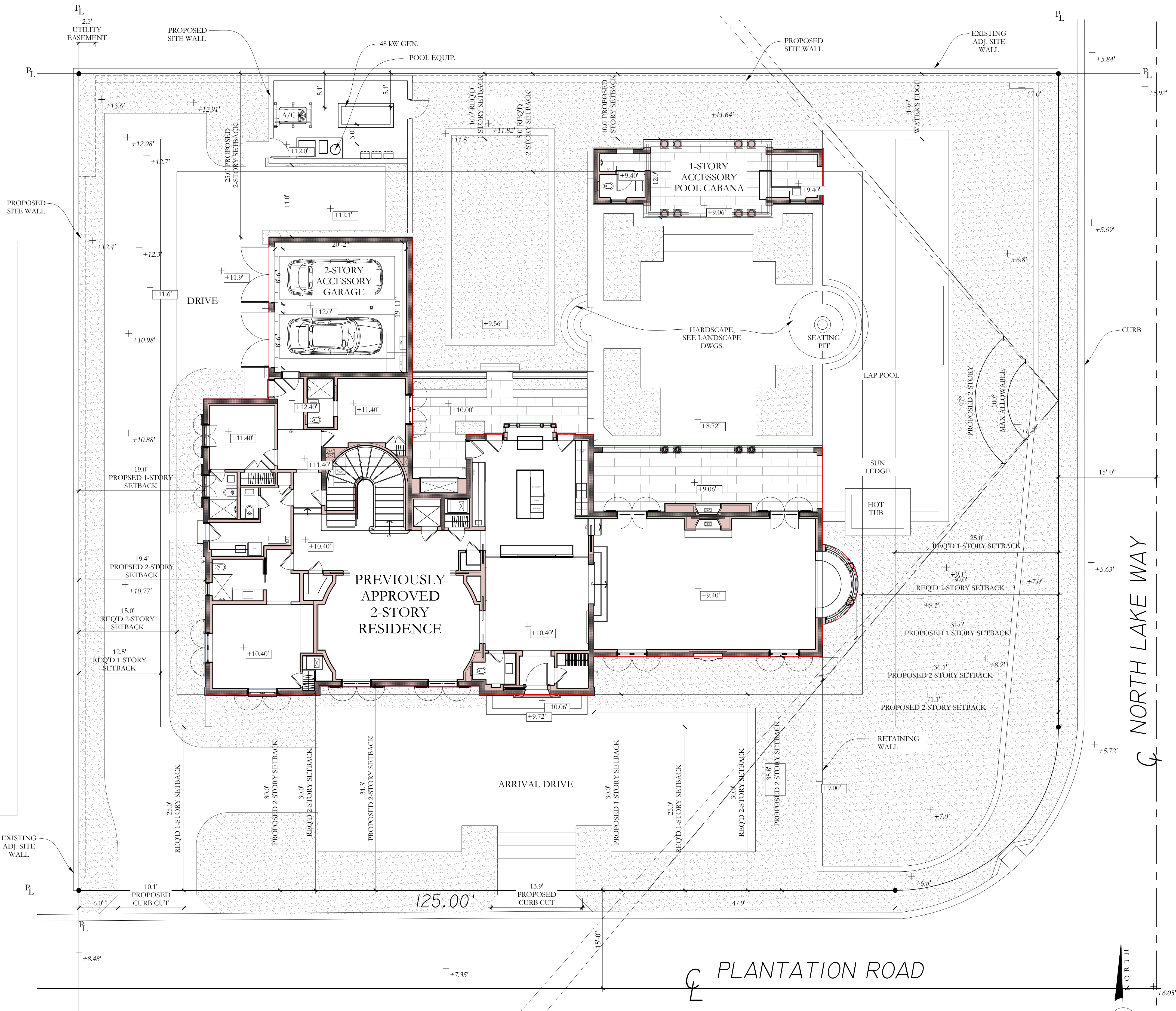
REV BF 20220304

1 ZONING LEGEND

NO CHANGE

2 PREVIOUSLY APPROVED SITE PLAN W/ FIRST FLOOR PLAN

1/8"=1'-0"



LEGEND:

- +5.50' EXISTING SPOT ELEVATION
- +0.00' PROPOSED SPOT ELEVATION

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

ARCOM MINOR - FINAL REV 02	02/02/2024
ARCOM MINOR - FINAL REV 01	12/07/2023
ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:

ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE

PREVIOUSLY APPROVED
SITE PLAN & ZONING LEGEND

DATE
FEBRUARY 01, 2023

SHEET NO

SCALE
1/8"=1'-0"

BY

MC, FS

A-001



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
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LICENSE NO. AA28000846

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NO CHANGE
TO ZONING LEGEND

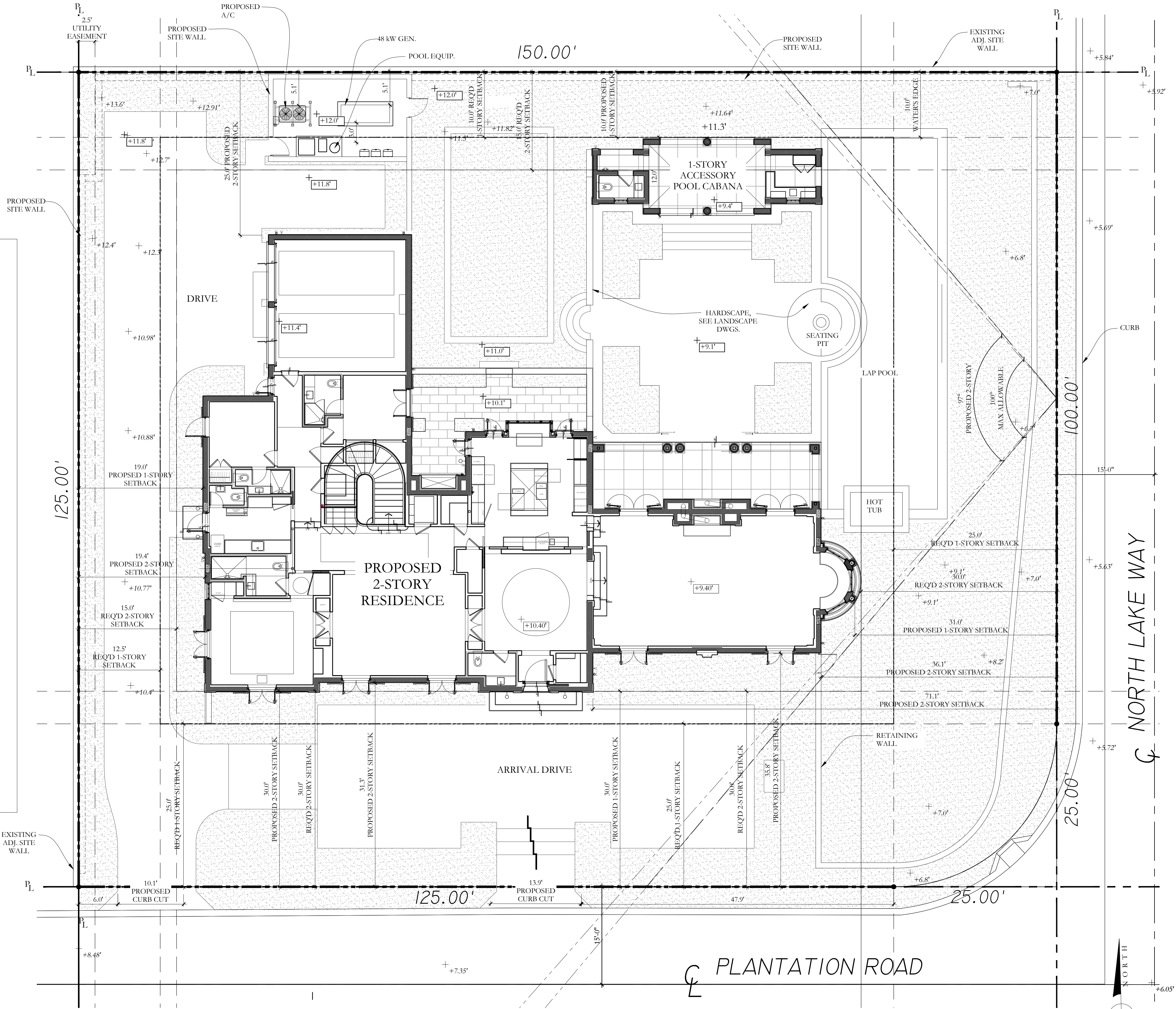
Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com

Line #	Property Address:	Zoning Legend		
1		301 PLANTATION, Palm Beach, FL 33480		
2	Zoning District:	R-B Low Density Residential		
3	Structure Type:	CBS		
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7	Lot Depth (East)	100.0 FT. min.	100.0 FT. min.	N/C
8	Lot Width	150.0 FT. min.	150.0 FT.	N/C
9	Lot Coverage (2-story) (Sq Ft and %)	5,594.7 SF.(30%) max.	N/A	4,671.21 SQ.FT (25.04%)
10	Enclosed Square Footage (1st Fl., 2nd Fl., Pool Cabana, etc.)	N/A	N/A	7,063 SQ.FF.
11	Cubic Content Ratio (CCR) (R-B ONLY)	3.92 (72,975 c.f.) max.	N/A	3.91 (72,721.16 c.f.)
12	*Front Yard (South) Setback (1st Story) (Ft.)	25.0' min.	N/A	30.0'
13	*Front Yard (South) Setback (2nd Story) (Ft.)	30.0' min.	N/A	30.0'
14	* Street Side Yard (East) Setback (1st Story) (Ft.)	25.0' min.	N/A	31.0'
15	* Street Side Yard (East) Setback (2nd Story) (Ft.)	30.0' min.	N/A	36.1'
16	* Side Yard (West) Setback (1st Story) (Ft.)	12.5' min.	N/A	19.0'
17	* Side Yard (West) Setback (2nd Story) (Ft.)	15.0' min.	N/A	19.4'
18	*Rear Yard (North) Setback (1st Story) (Ft.)	10.0' min.	N/A	10.0'
19	*Rear Yard (North) Setback (2nd Story) (Ft.)	15.0' min.	N/A	24.6'
20	Swimming Pool (Street Side Yard) Setback (Ft.)	25.0' min.	N/A	25.0'
21	Angle of Vision (Deg.)	110 deg. max.	N/A	97 deg.
22	Building Height (1-story) (Ft.)	14' max.	N/A	10'-0"
23	Building Height (2-story) (Ft.)	22' max.	N/A	20'-4"
24	Overall Building Height (1-story) (Ft.)	22' max. (Flat Roof)	N/A	11'-5"
25	Overall Building Height (2-story) (Ft.)	30' max. (Style Roof)	N/A	29'-2"
26	Site Wall in Front/Street Side Yard Setback	6.0' max.	N/A	6.0'
27	Crown of Road (COR) (N Lake Way) (NAVD)	N/A	+6.05' NAVD (avg.)	N/C
28	Crown of Road (COR) (Plantation Rd.) (NAVD)	N/A	+8.48' NAVD (avg.)	N/C
29	Max. Amount of Fill Added to Site (Ft.)	0.75	N/A	0.75
30	Finished Floor Elev. (FFE)(NAVD)	N/A	+12.52' NAVD	+10.40' NAVD
31	Zero Datum for point of meas. (NAVD)	N/A	N/A	8.13' (Variance Requested)
32	FEMA Flood Zone Designation	Flood Zone X	Flood Zone X	Flood Zone X
33	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
34	Landscape Open Space (LOS) (Sq Ft and %)	8,377 (45%)	N/A	8,410 (45.17%)
35	Perimeter LOS (Sq Ft and %)	4,188 (50%)	N/A	4,221 (84.18%)
36	Front Yard LOS (1-story) (Sq Ft and %)	1,446 (40%)	N/A	1,793 (49.5)
37	**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

1 ZONING LEGEND
NO CHANGE

2 PROPOSED SITE PLAN W/ FIRST FLOOR PLAN
1/8"=1'-0"



LEGEND:
+5.50' EXISTING SPOT ELEVATION
+0.0' PROPOSED SPOT ELEVATION

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

ARCOM MINOR - FINAL REV 02 02/02/2024
ARCOM MINOR - FINAL REV 01 12/07/2023
ARCOM MINOR - SECOND REV 01 11/20/2023
ARCOM MINOR - FIRST REV 01 11/02/2023
ARCOM MINOR - PRE-APP REV 01 10/16/2023

FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE
PROPOSED SITE PLAN
ZONING LEGEND

DATE
FEBRUARY 01, 2023

SCALE
1/8"=1'-0"

BY
MC, FS

SHEET NO

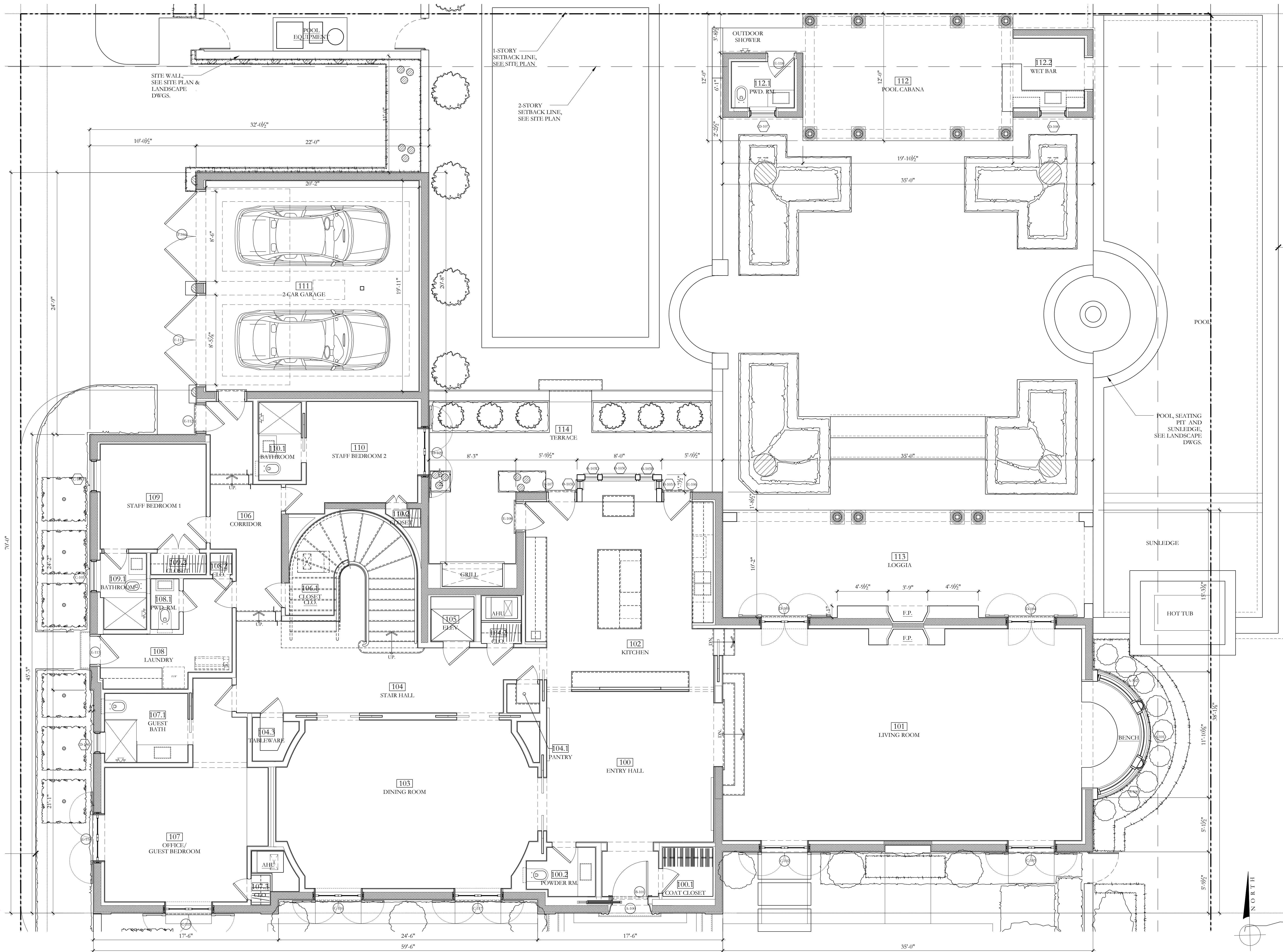
A-002



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1 PREVIOUSLY APPROVED FIRST FLOOR PLAN
1/4"=1'-0"



NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

ARCOM MINOR - FINAL REV 02	02/02/2024
ARCOM MINOR - FINAL REV 01	12/07/2023
ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

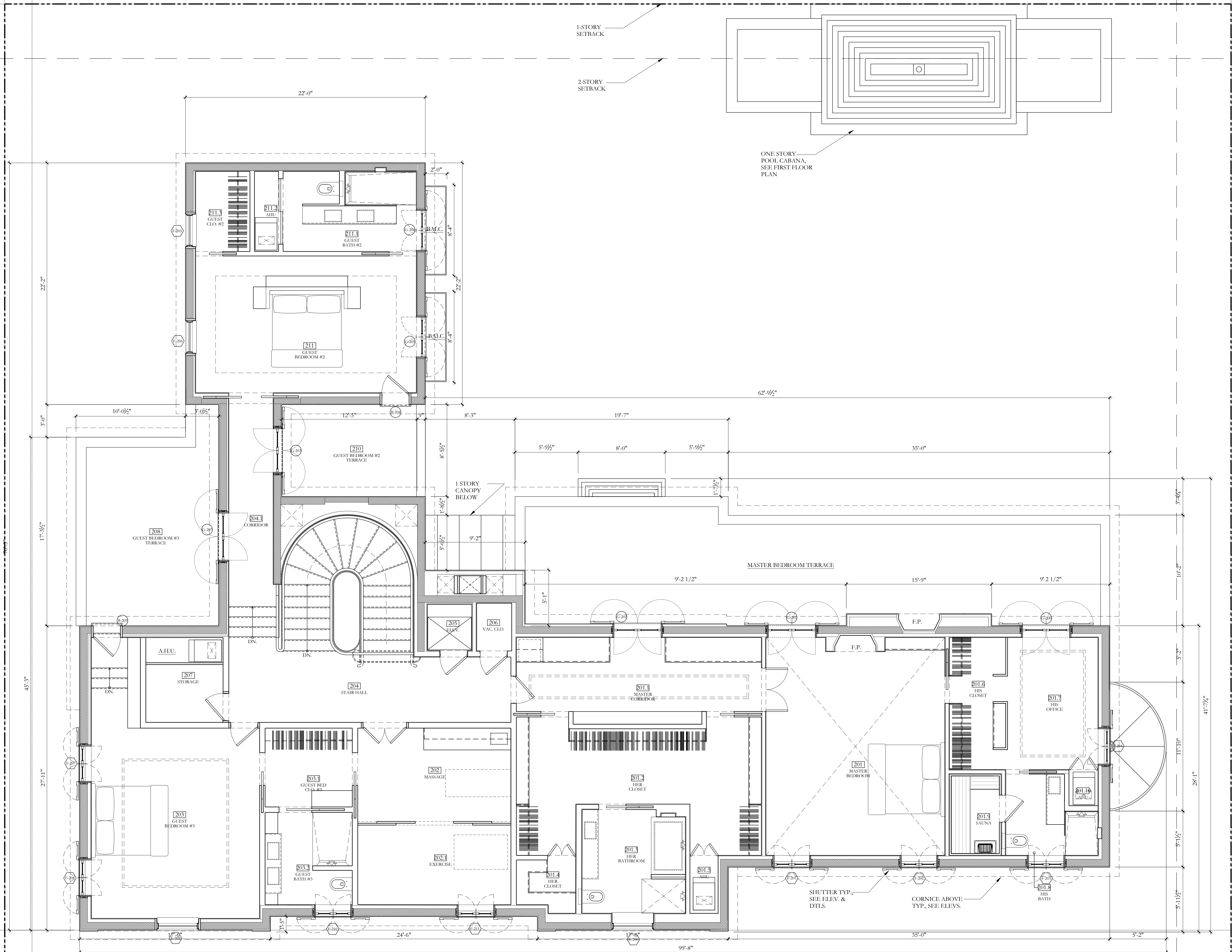
SHEET TITLE
PREVIOUSLY APPROVED
FIRST FLOOR PLAN

DATE FEBRUARY 01, 2023	SHEET NO A-100
SCALE AS NOTED	
BY MC	


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1 PREVIOUSLY APPROVED SECOND FLOOR PLAN
1/4"=1'-0"



NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

ARCOM MINOR - FINAL REV 0202/02/2024

ARCOM MINOR - FINAL REV 0112/07/2023

ARCOM MINOR - SECOND REV 0111/20/2023

ARCOM MINOR - FIRST REV 0111/02/2023

ARCOM MINOR - PRE-APP REV 0110/16/2023

FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE
PREVIOUSLY APPROVED
SECOND FLOOR PLAN

DATE
FEBRUARY 01, 2023

SCALE
AS NOTED

BY
MC

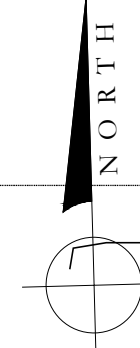
SHEET NO
A-101

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1/4"=1'-0"

1/4"=1'-0"

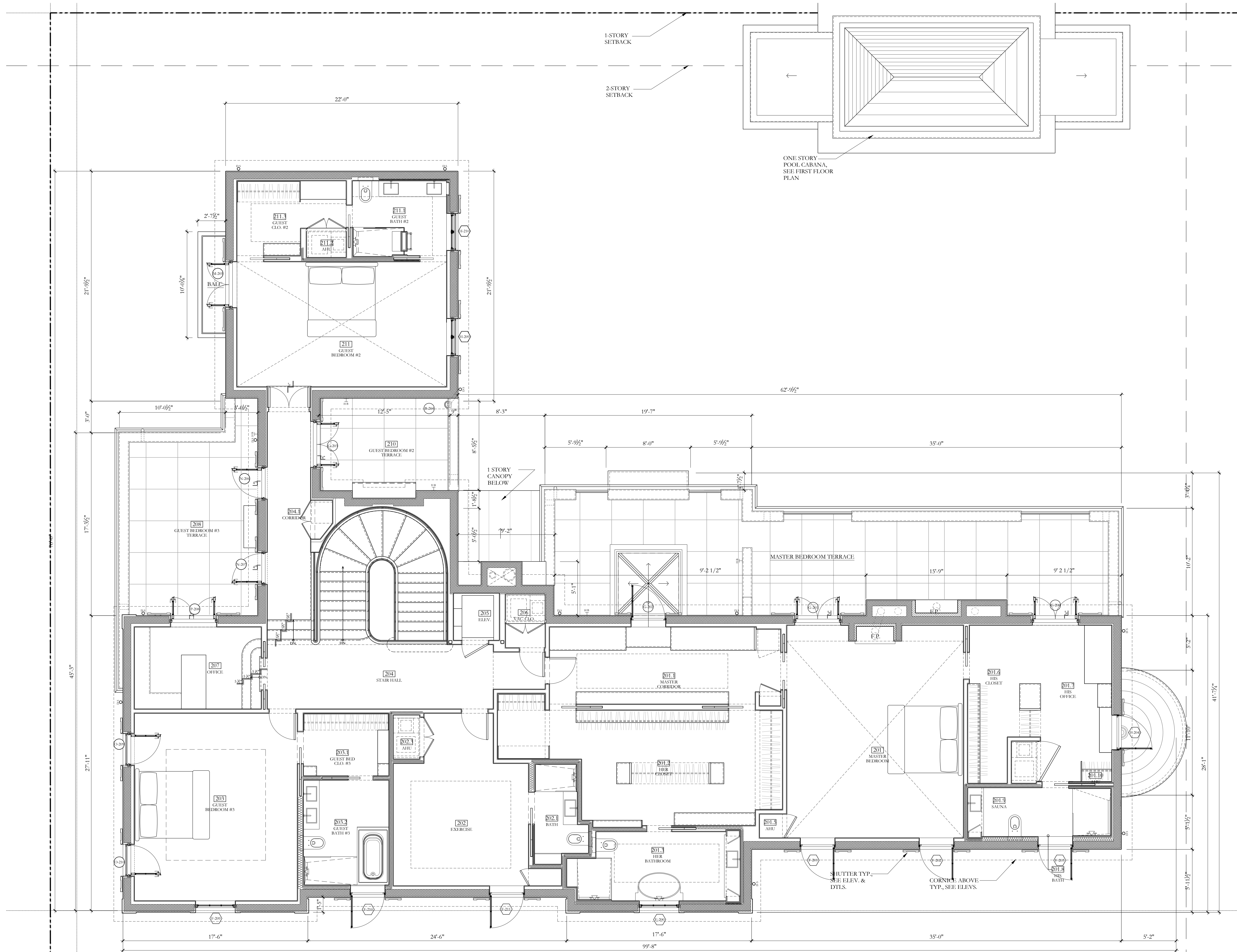


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PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"

1



NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

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ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:

ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE

CURRENTLY PROPOSED
SECOND FLOOR PLAN

DATE
FEBRUARY 01, 2023

SHEET NO

SCALE
AS NOTED

A-103

BY
MC

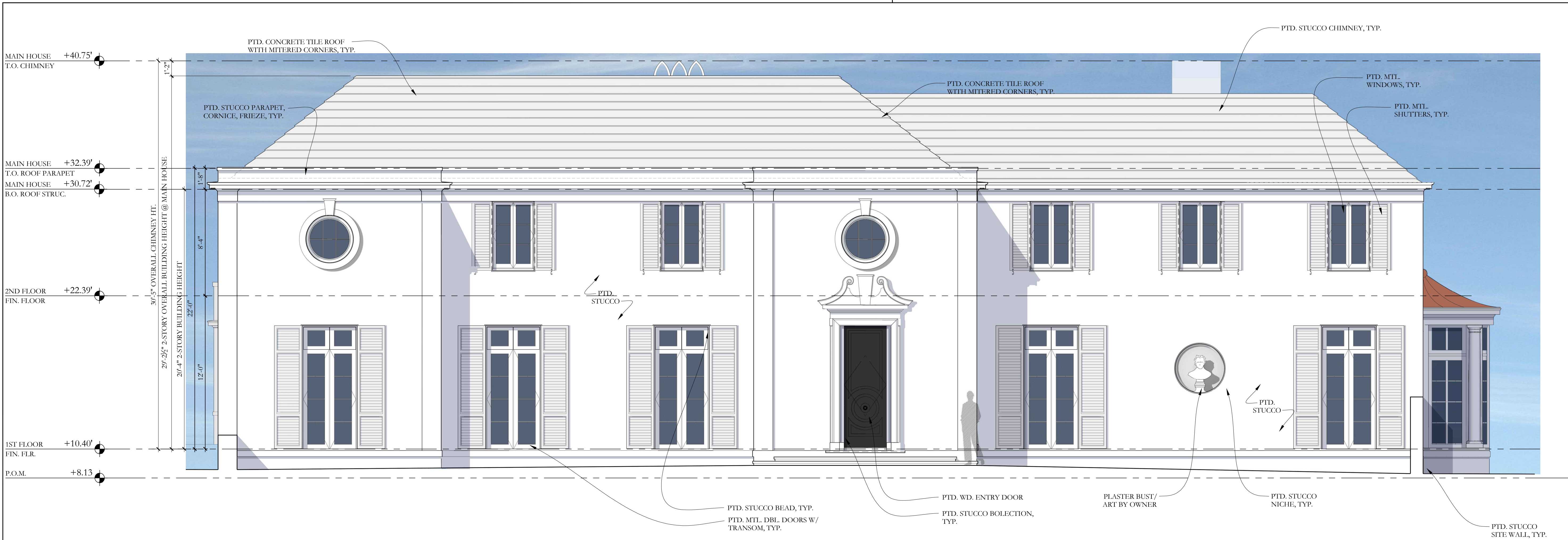


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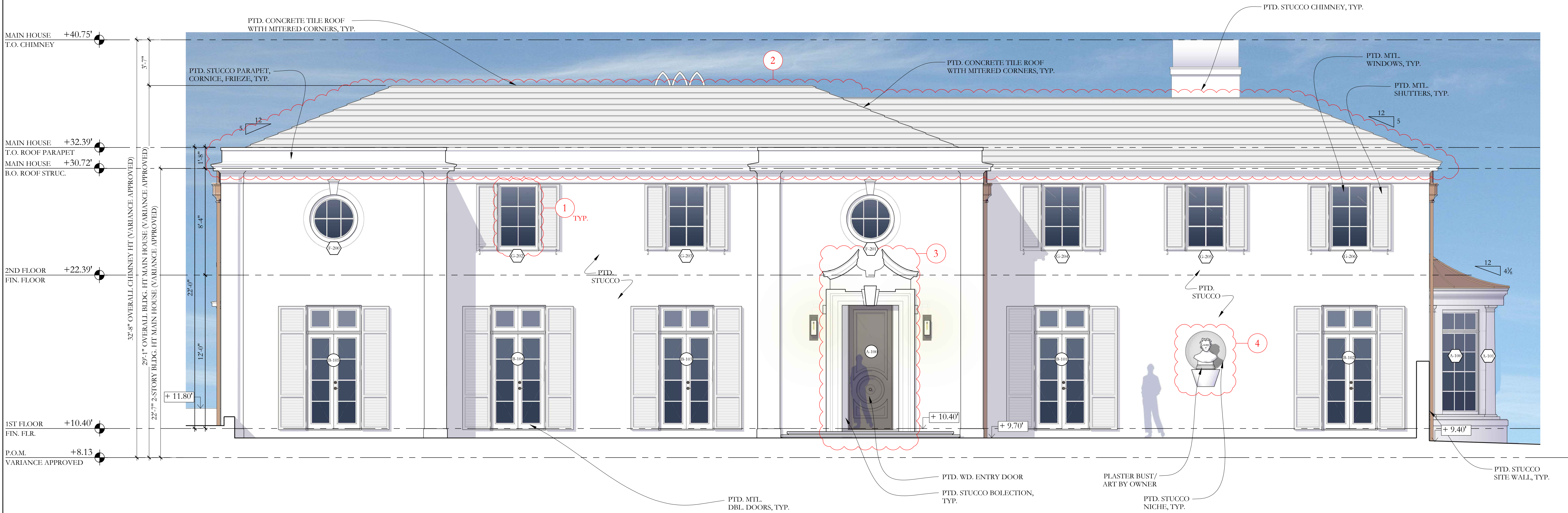
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1 PREVIOUSLY APPROVED SOUTH ELEVATION
1/4"=1'-0"



2 CURRENTLY PROPOSED SOUTH ELEVATION
1/4"=1'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

ARCOM MINOR - FINAL REV 02	02/02/2024
ARCOM MINOR - FINAL REV 01	12/07/2023
ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011

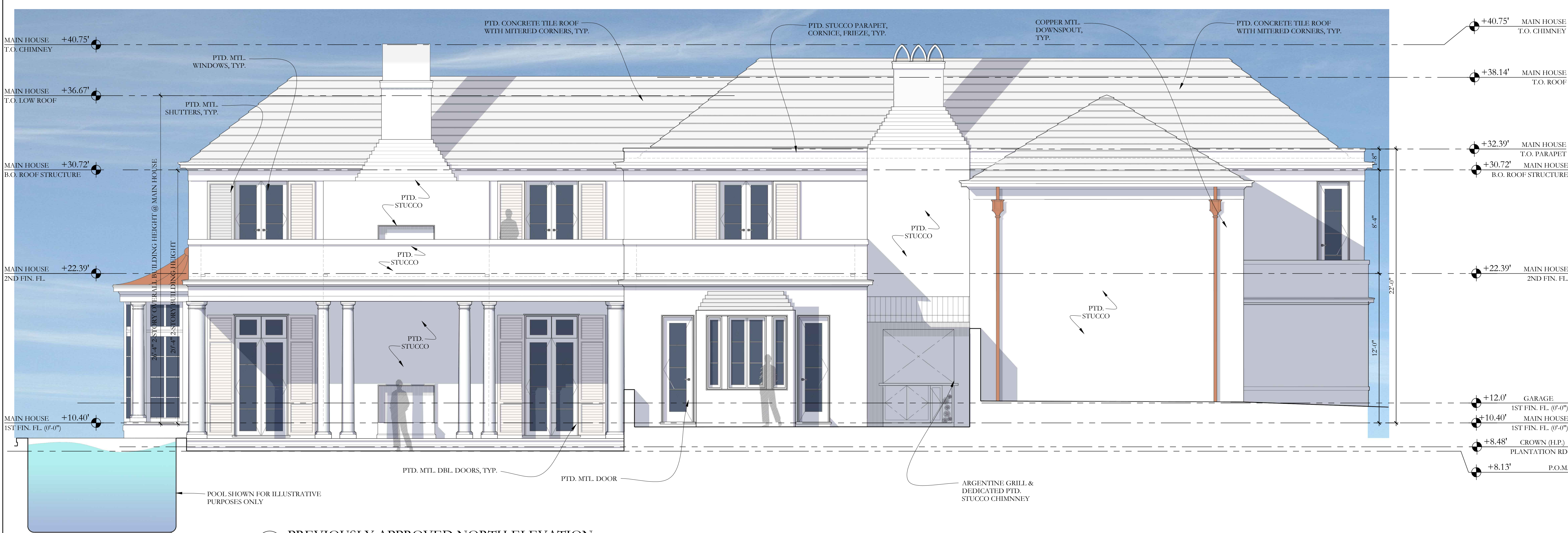
301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE
SOUTH
ELEVATIONS

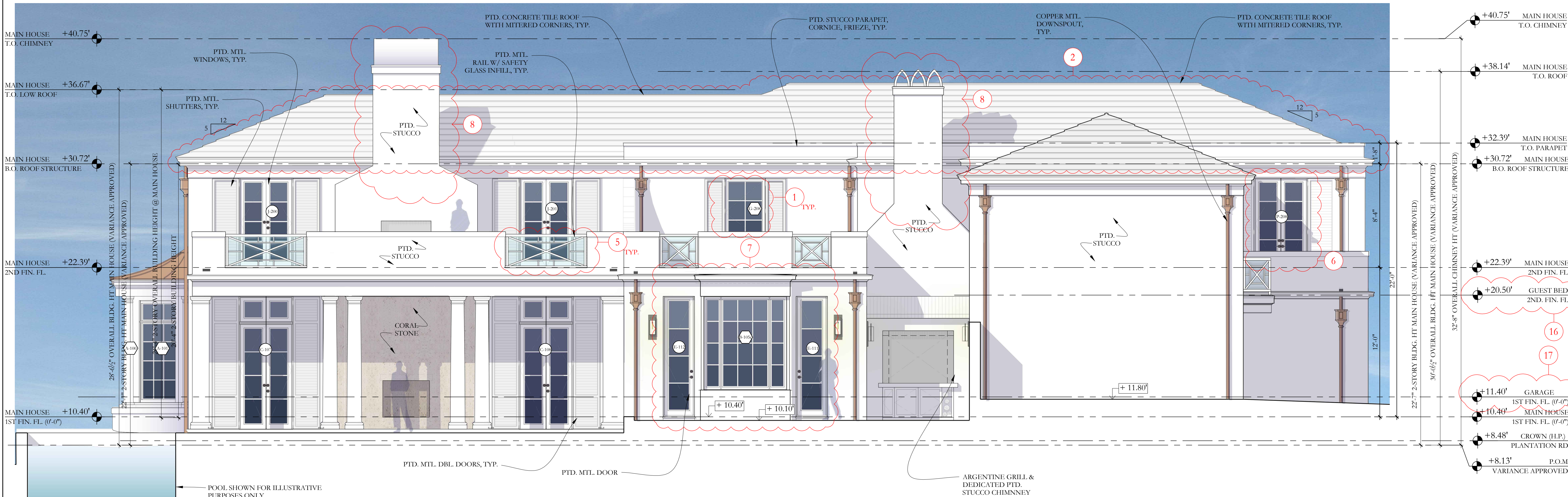
DATE FEBRUARY 01, 2023	SHEET NO A-110
SCALE AS NOTED	
BY MC, FS	


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1 PREVIOUSLY APPROVED NORTH ELEVATION
1/4"=1'-0"



2 CURRENTLY PROPOSED NORTH ELEVATION
1/4"=1'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

ARCOM MINOR - FINAL REV 02	02/02/2024
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ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE
NORTH
ELEVATIONS

DATE
FEBRUARY 01, 2023

SCALE
AS NOTED

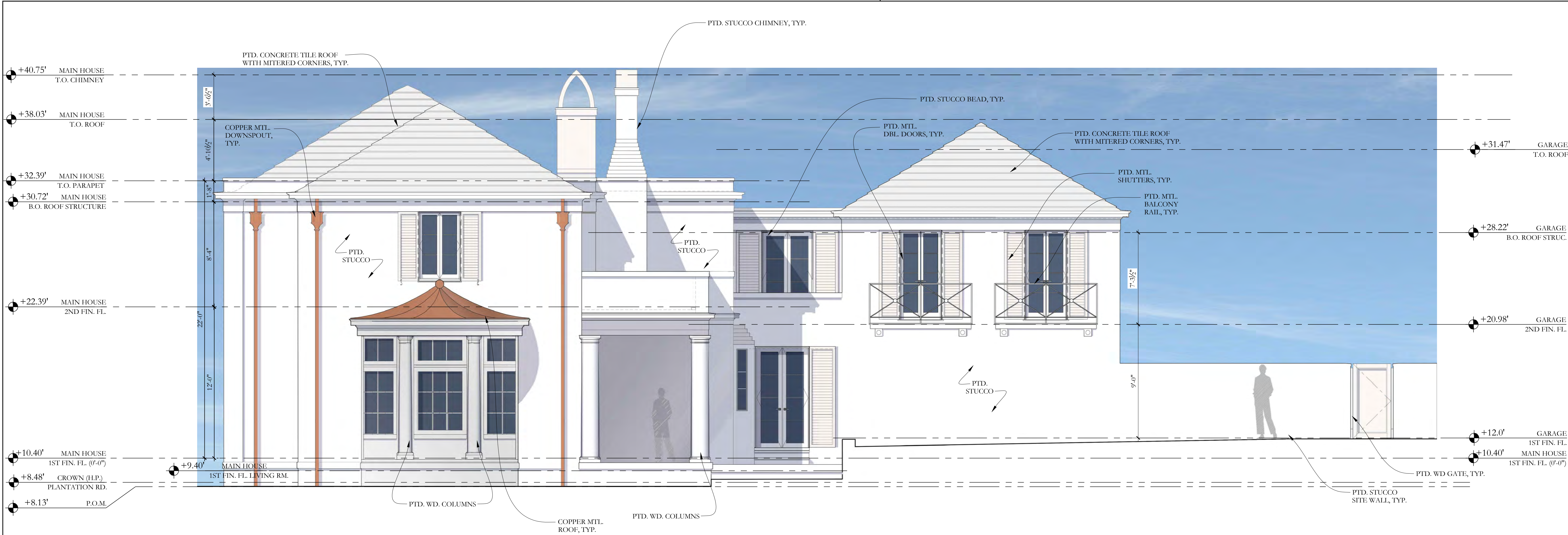
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MC, FS

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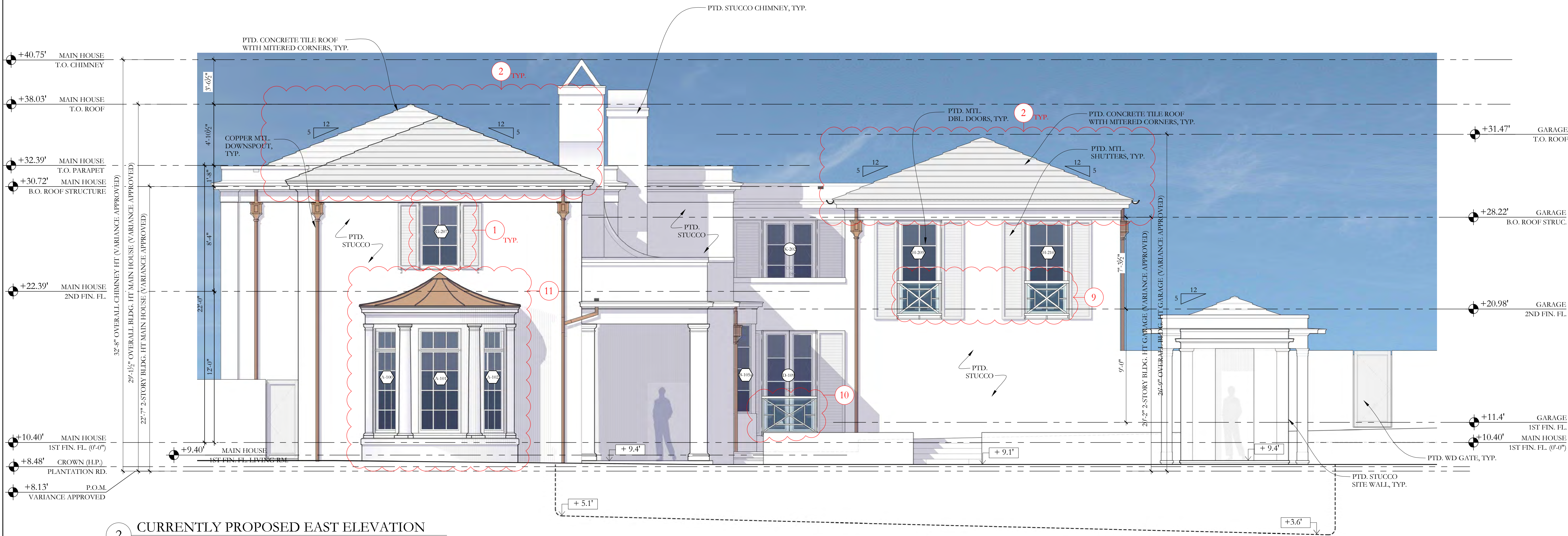
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1 PREVIOUSLY APPROVED EAST ELEVATION
1/4"=1'-0"



2 CURRENTLY PROPOSED EAST ELEVATION
1/4"=1'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

ARCOM MINOR - FINAL REV 02	02/02/2024
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ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE
EAST
ELEVATIONS

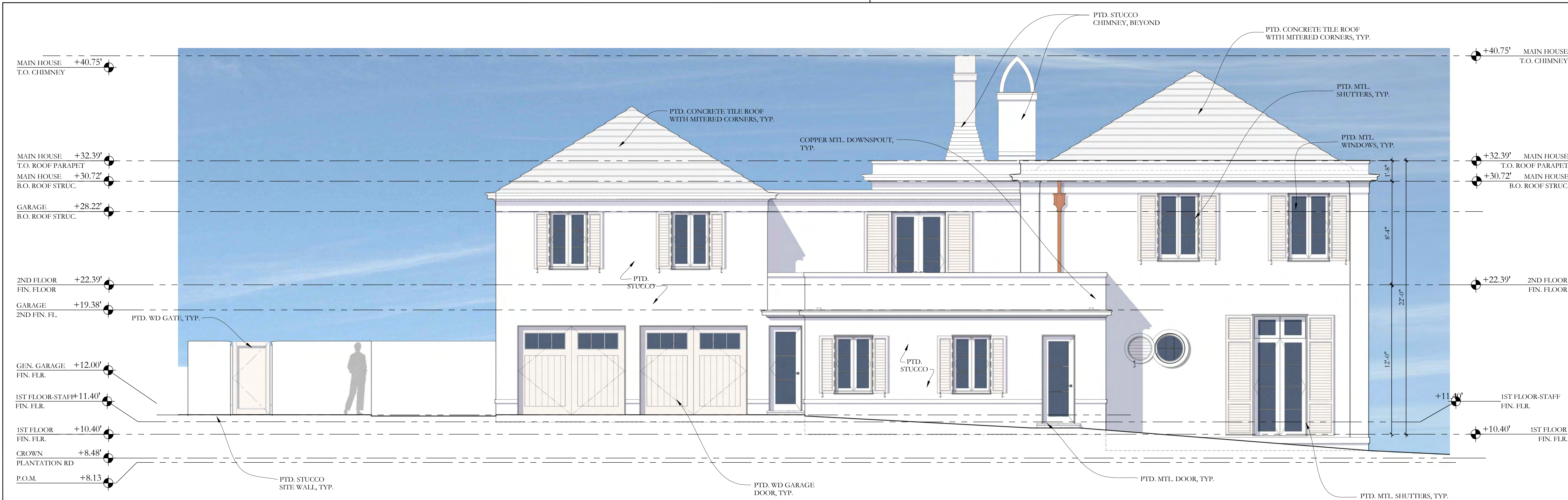
DATE
FEBRUARY 01, 2023
SCALE
AS NOTED
BY
MC, FS

SHEET NO
A-112

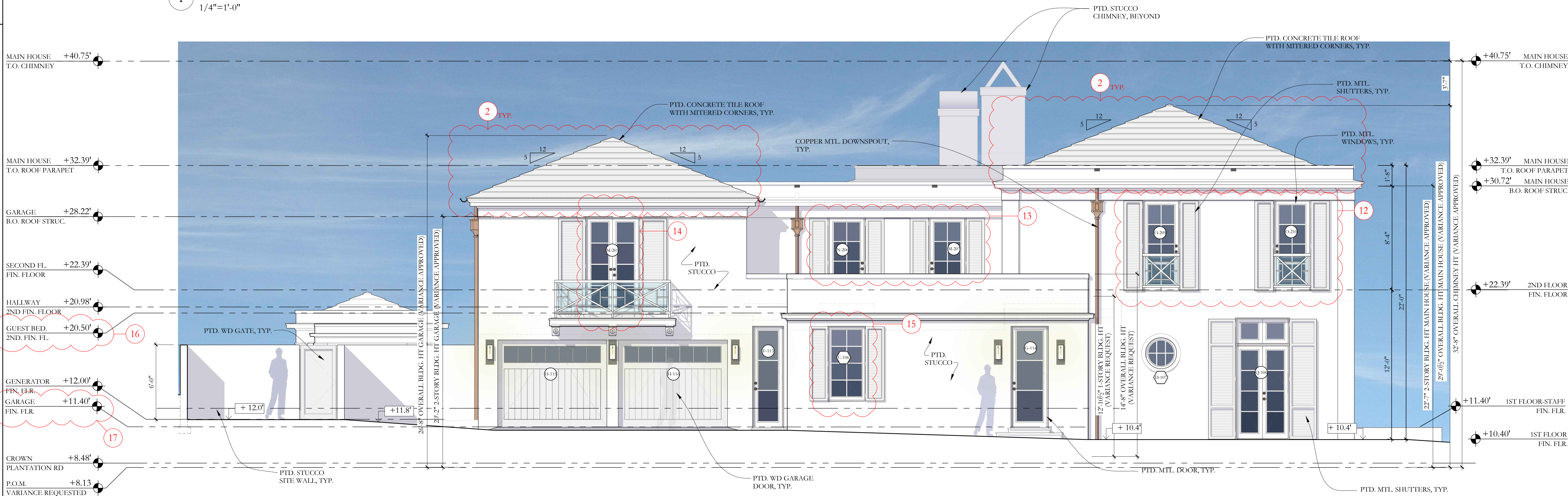


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1 PREVIOUSLY APPROVED WEST ELEVATION
1/4"=1'-0"



2 PROPOSED WEST ELEVATION
1/4"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

ARCOM MINOR - FINAL REV 0202/02/2024

ARCOM MINOR - FINAL REV 0112/07/2023

ARCOM MINOR - SECOND REV 0111/20/2023

ARCOM MINOR - FIRST REV 0111/02/2023

ARCOM MINOR - PRE-APP REV 0110/16/2023

FILE NUMBER:

ARC-24-011

301 PLANTATION ROAD

PALM BEACH, FLORIDA 33480

SHEET TITLE

WEST ELEVATIONS

DATE

FEBRUARY 01, 2023

SCALE

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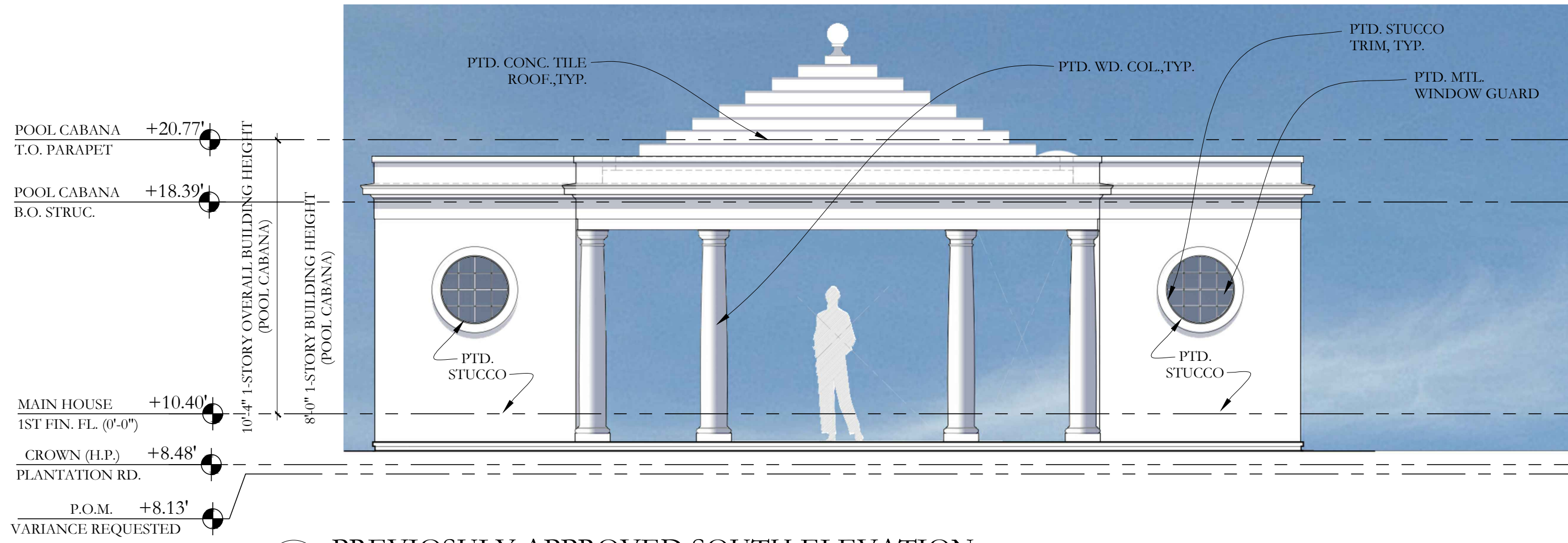
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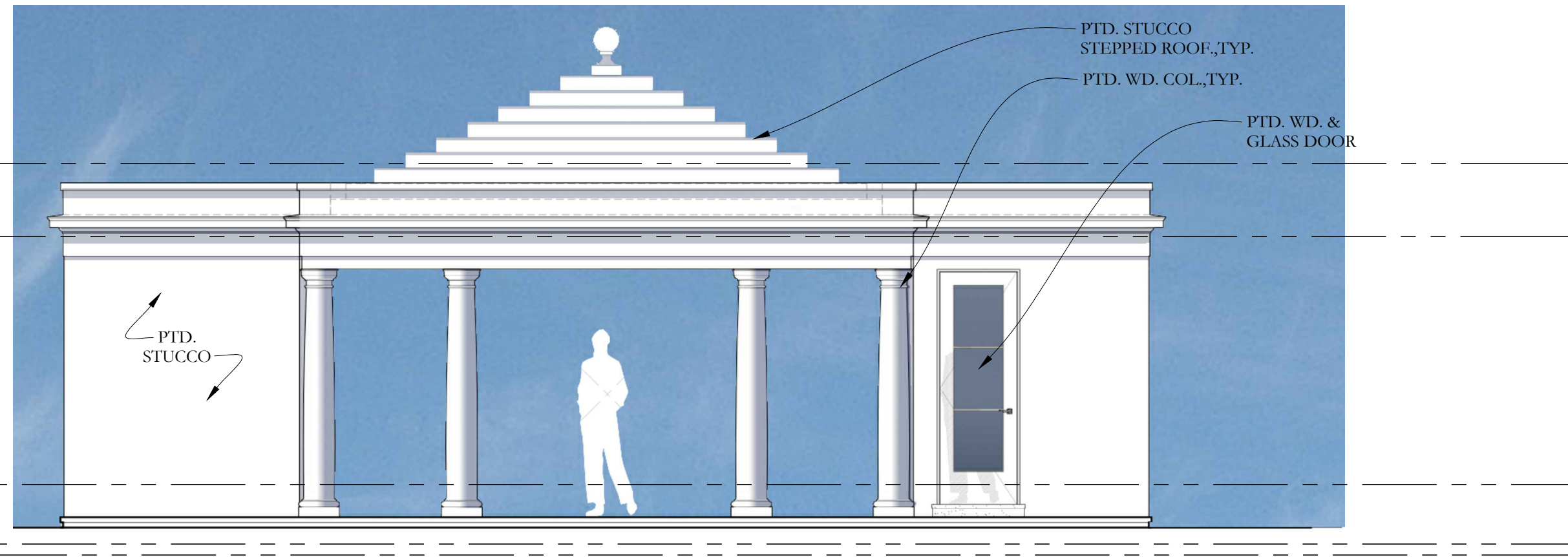
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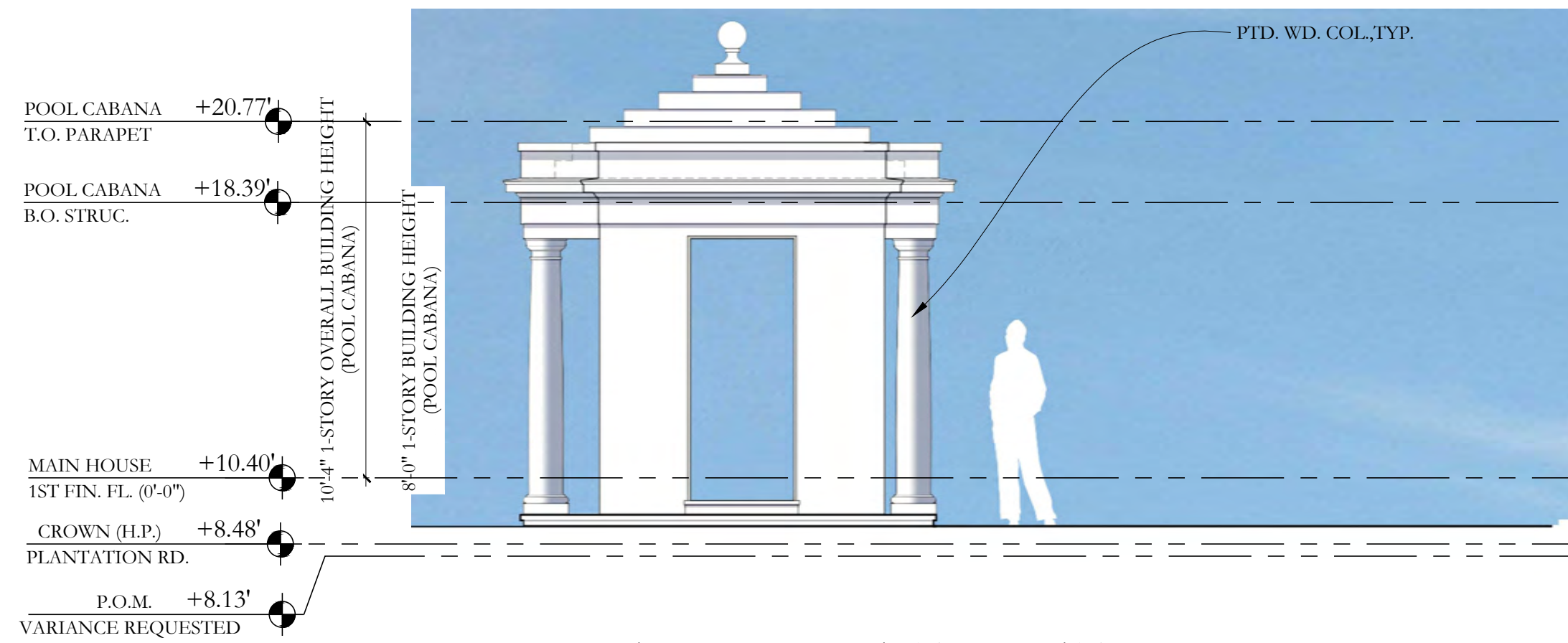
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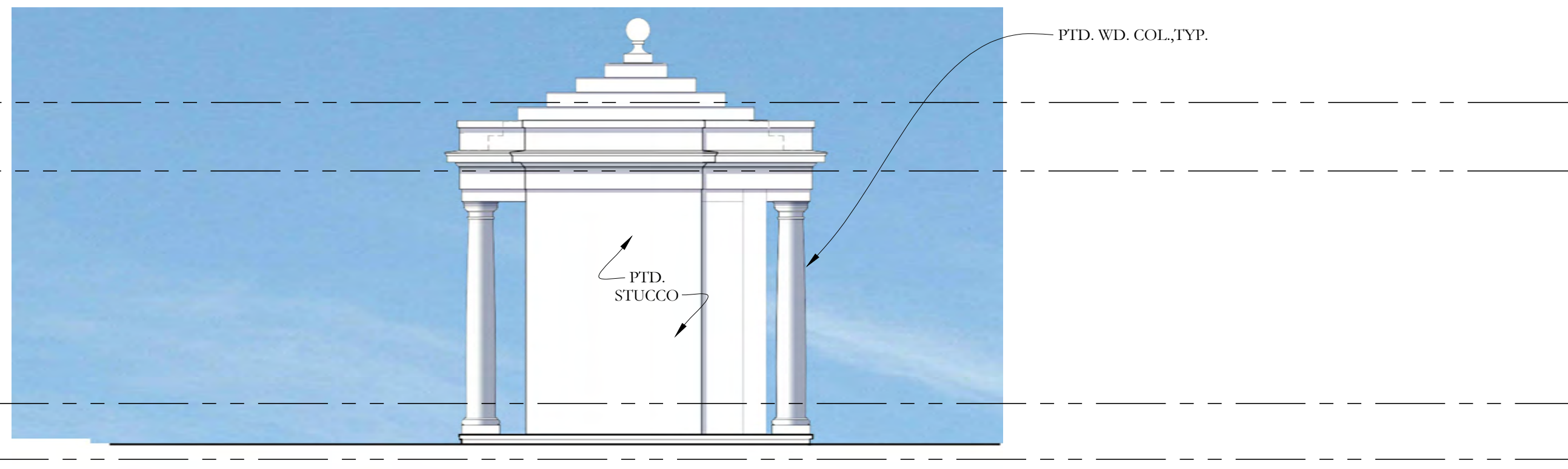
1 PREVIOUSLY APPROVED SOUTH ELEVATION
1/4"=1'-0"



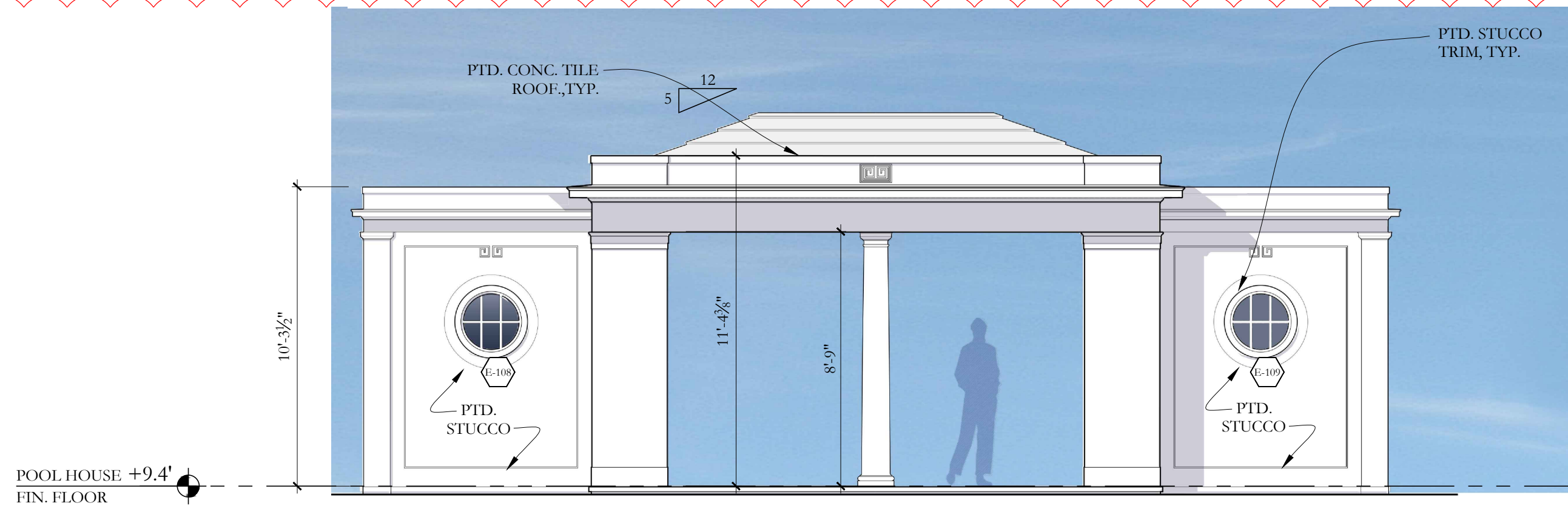
2 PREVIOUSLY APPROVED NORTH ELEVATION
1/4"=1'-0"



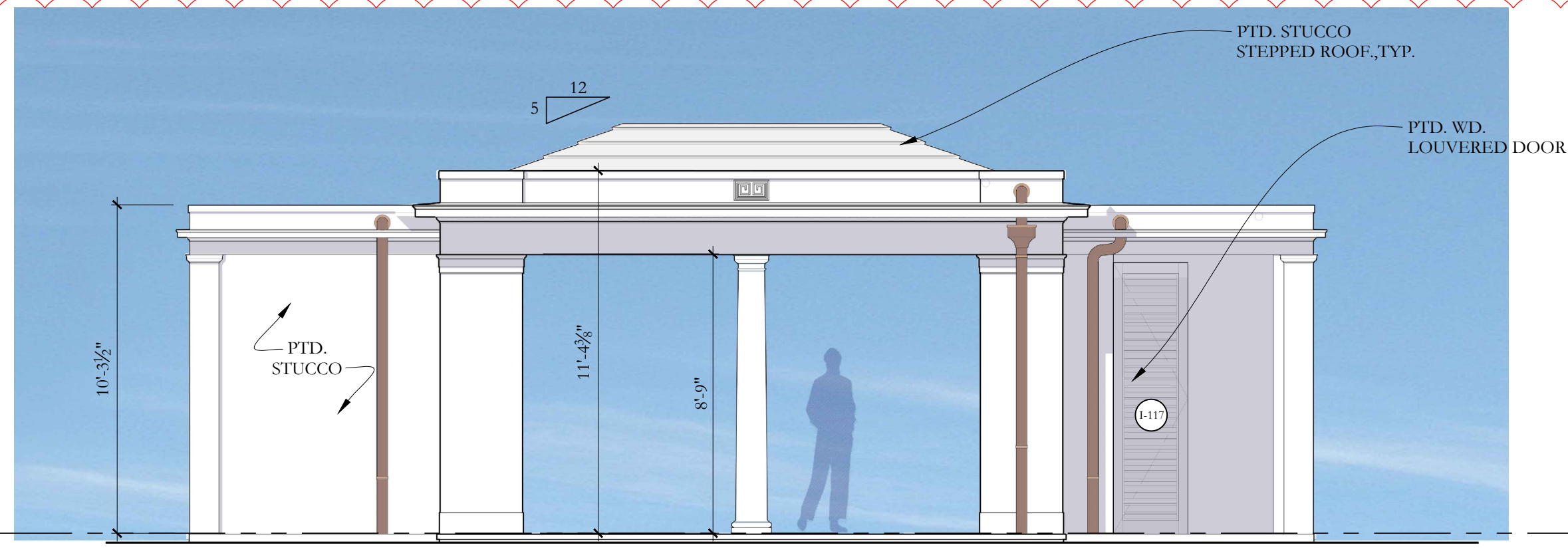
3 PREVIOUSLY APPROVED EAST ELEVATION
1/4"=1'-0"



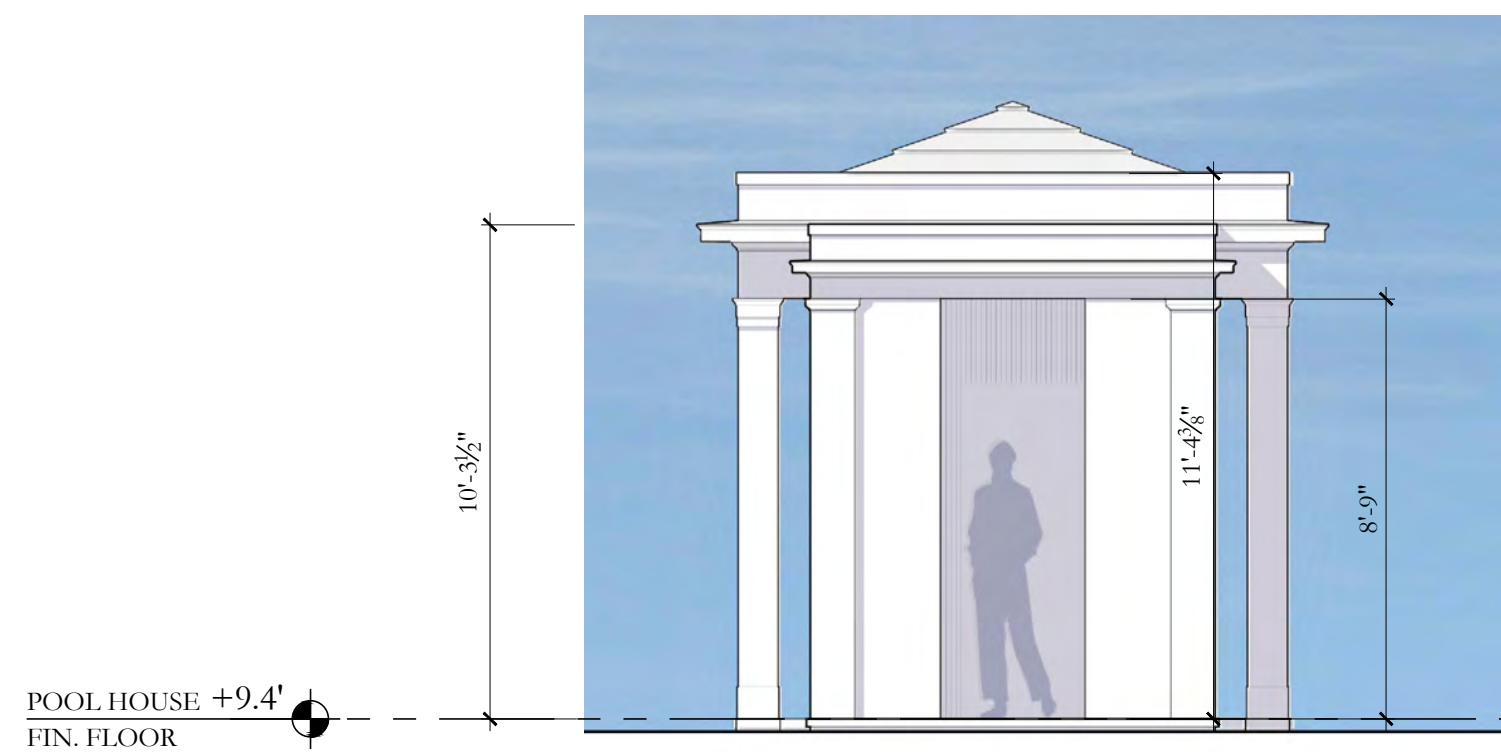
4 PREVIOUSLY APPROVED WEST ELEVATION
1/4"=1'-0"



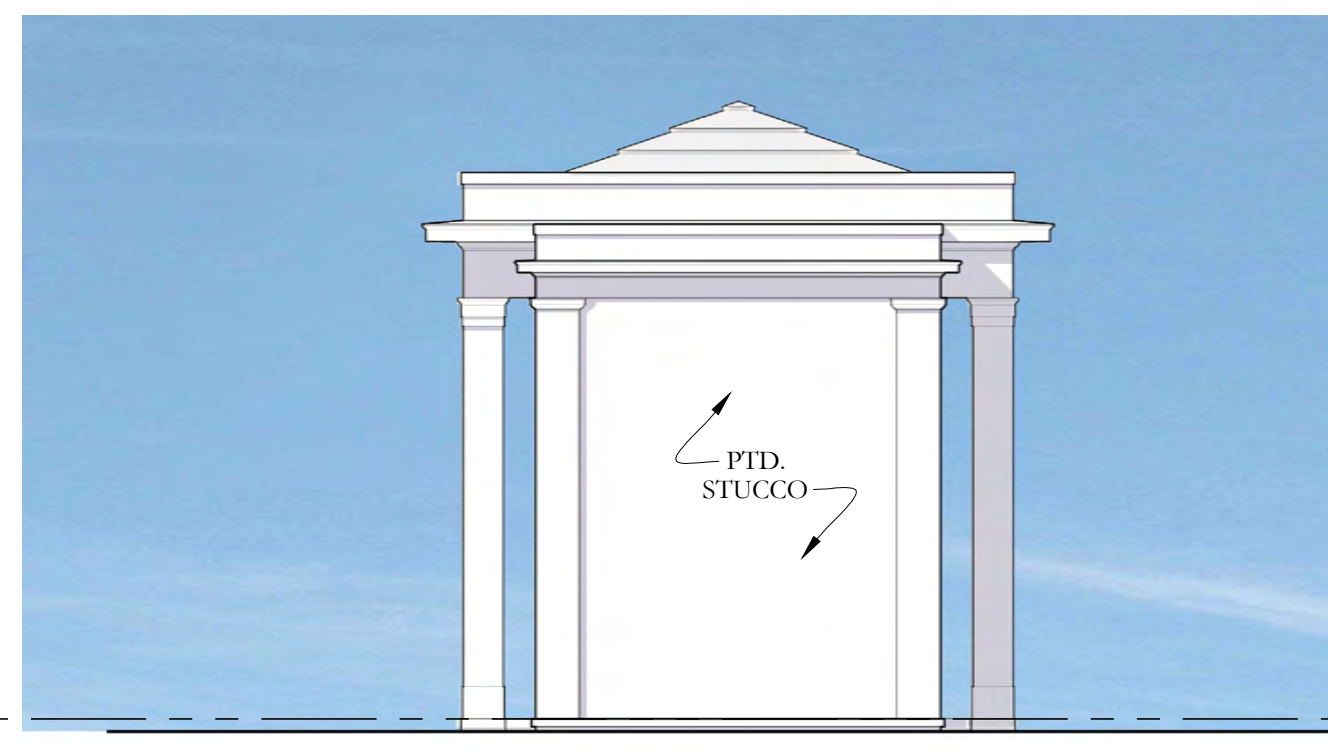
5 PROPOSED SOUTH ELEVATION
1/4"=1'-0"



6 PROPOSED NORTH ELEVATION
1/4"=1'-0"



7 PROPOSED EAST ELEVATION
1/4"=1'-0"



8 PROPOSED WEST ELEVATION
1/4"=1'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

ARCOM MINOR - FINAL REV 02	02/02/2024
ARCOM MINOR - FINAL REV 01	12/07/2023
ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011

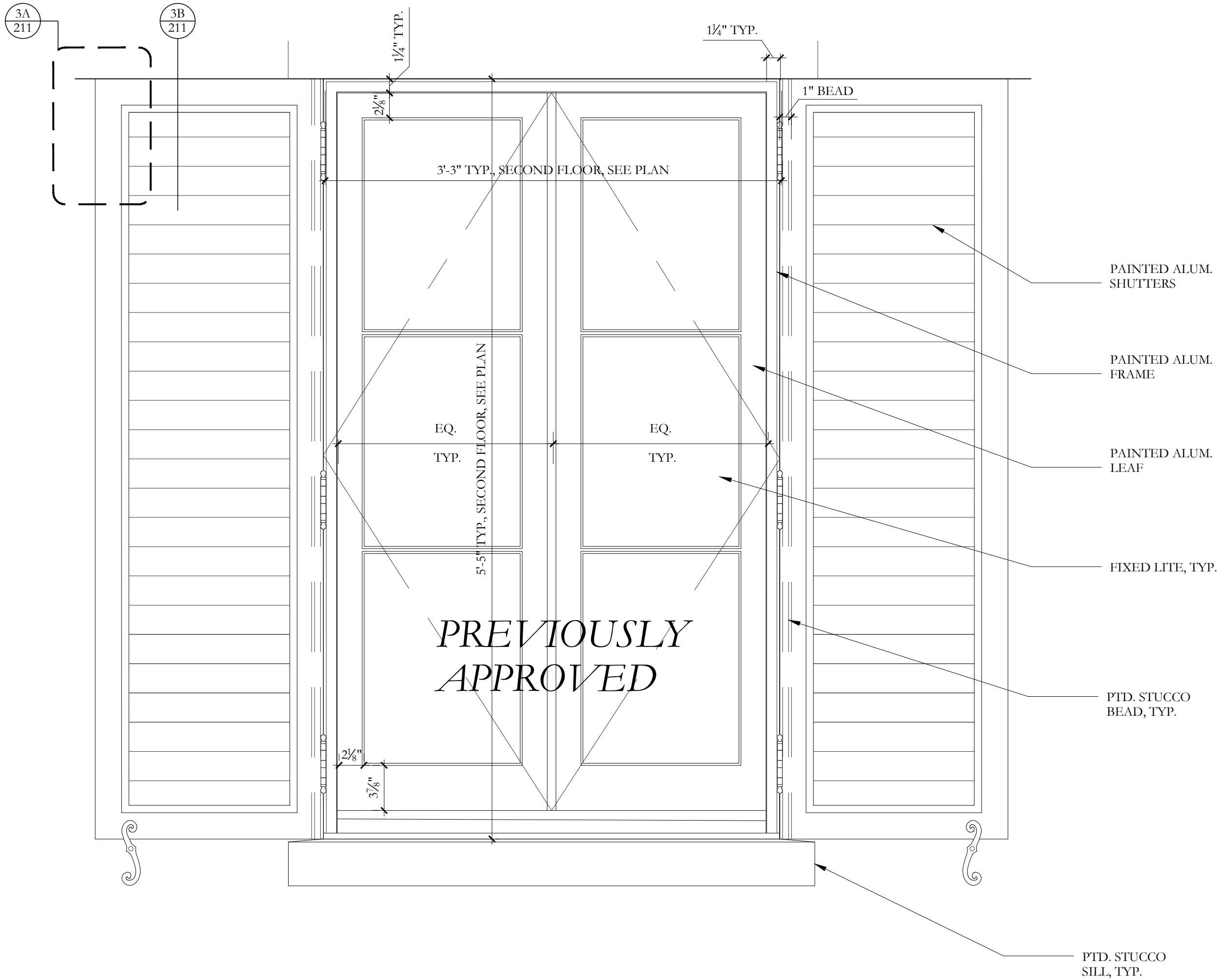
301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE POOL CABANA ELEVATIONS	
DATE FEBRUARY 01, 2023	SHEET NO A-114
SCALE AS NOTED	
BY MC, FS	

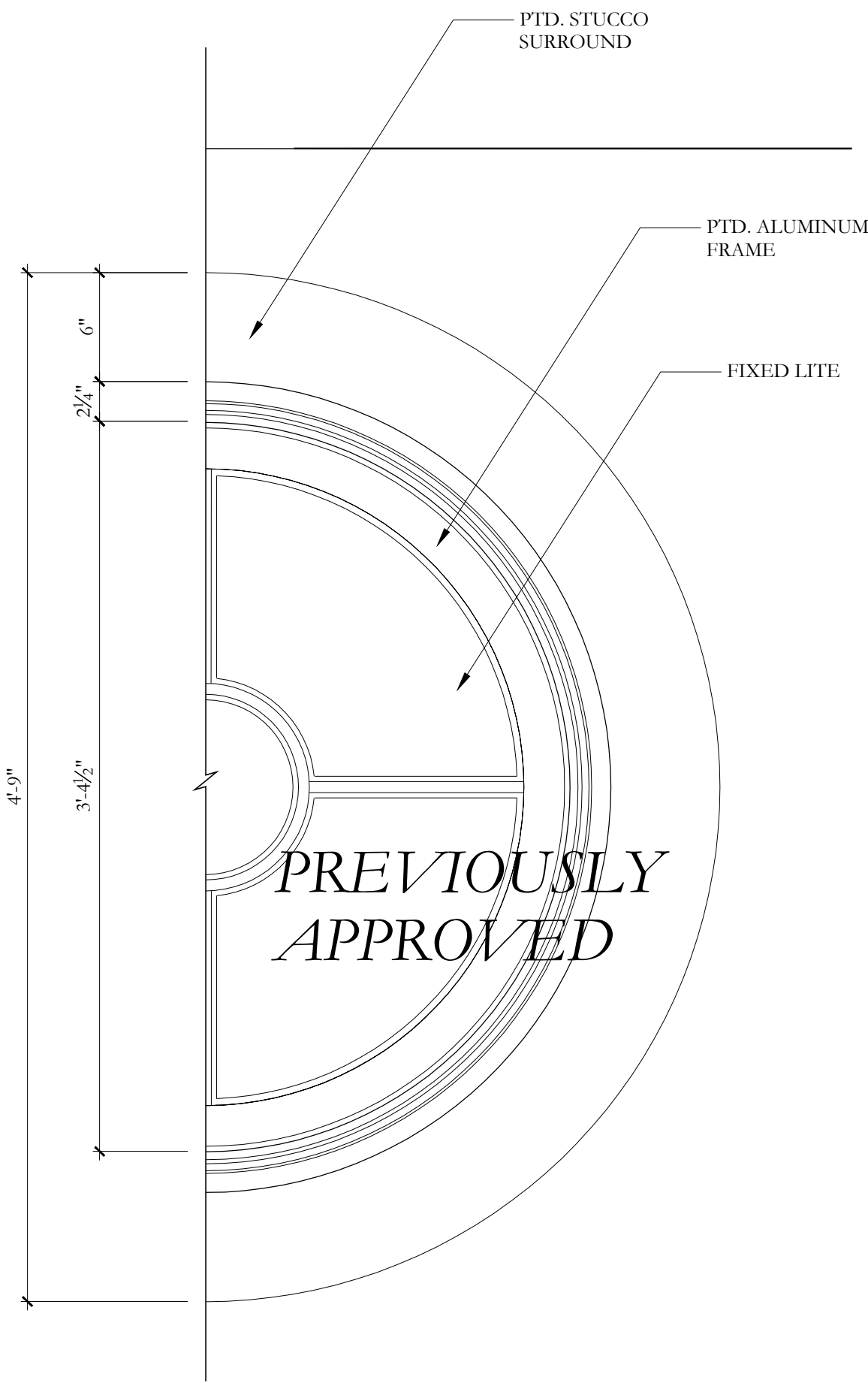

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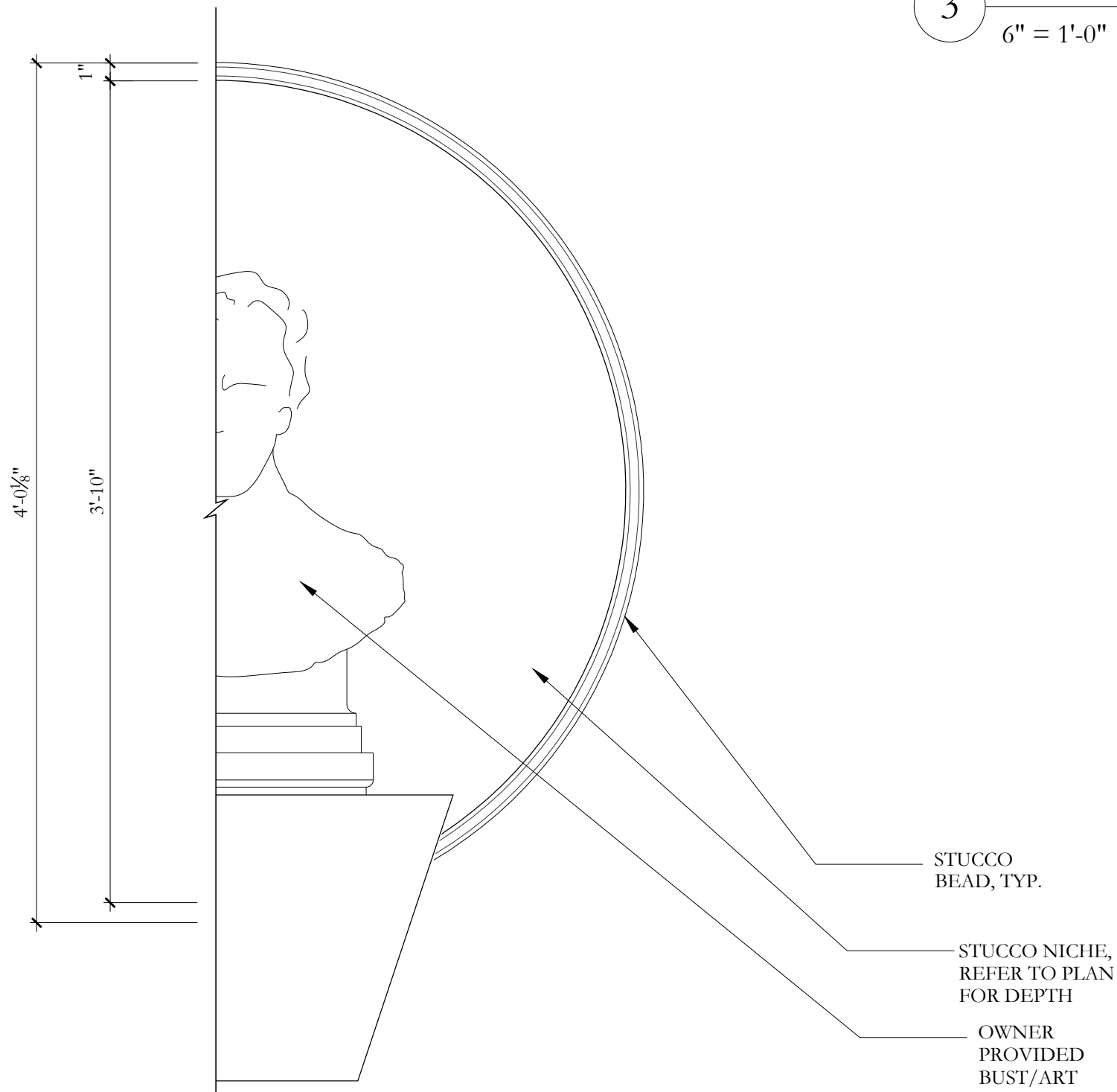
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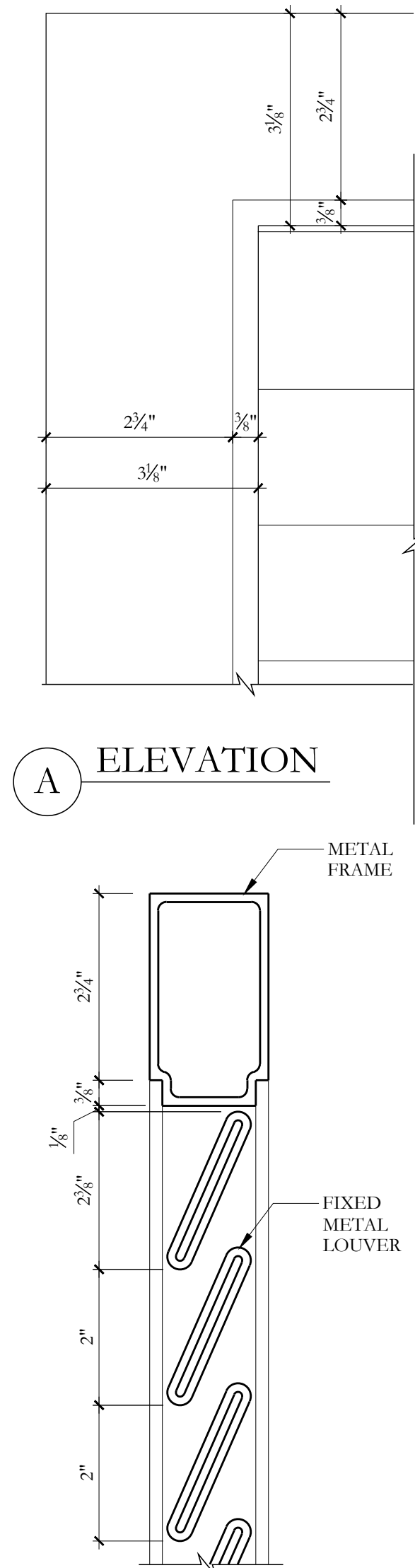
2 TYPICAL DOUBLE HUNG WINDOW & SHUTTERS
1'-1/2"=1'-0"



4 TYPICAL ROUND WINDOW DTL.
1'-1/2"=1'-0"

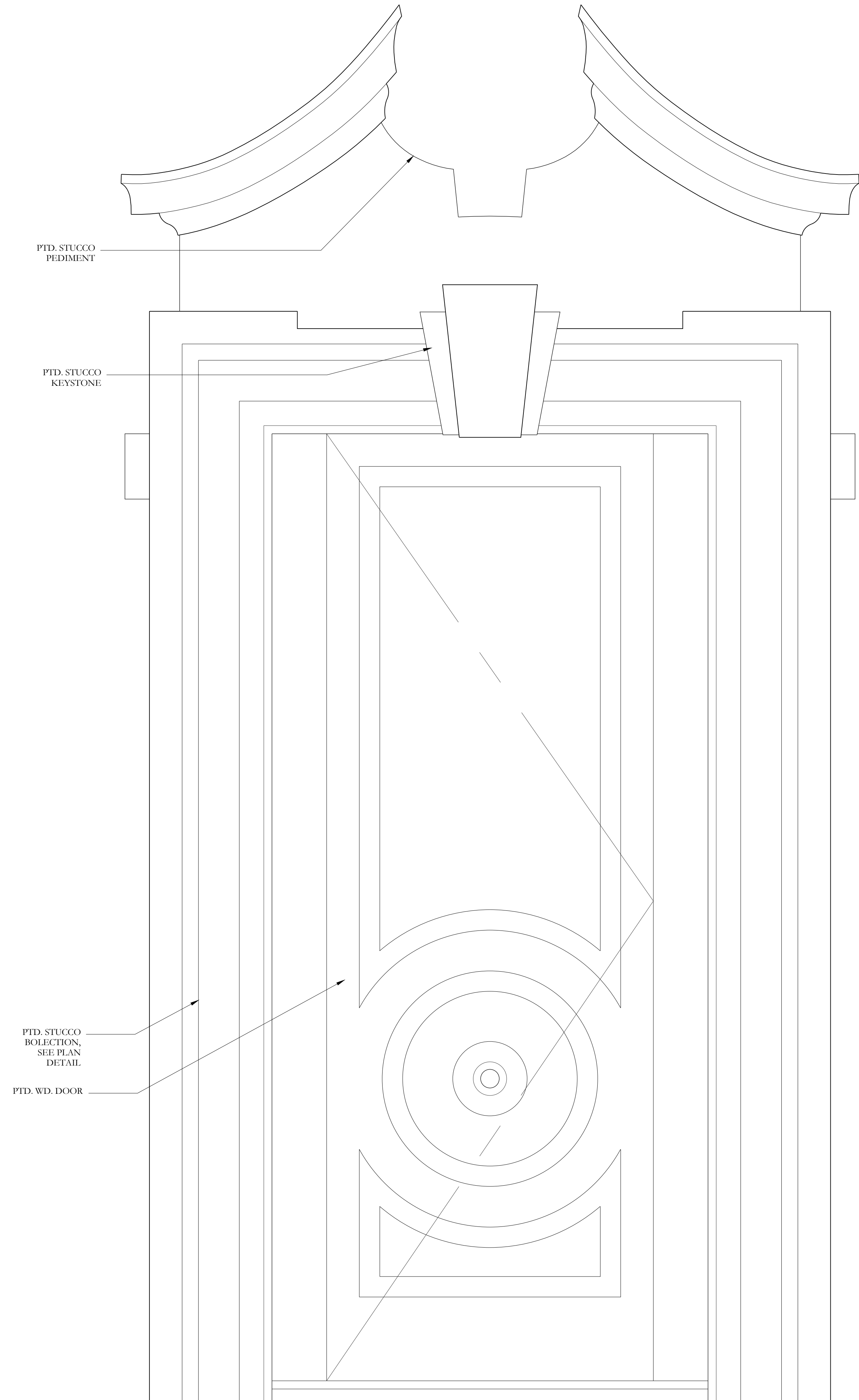


5 ROUND NICHE DTL.
1'-1/2"=1'-0"



B SECTION

3 SHUTTER DTL.
6" = 1'-0"



1 ENTRY DOOR, STUCCO BOLECTION & BROKEN PEDIMENT DETAIL
1'-1/2"=1'-0"

ARCOM MINOR - FINAL REV 02	02/02/2024
ARCOM MINOR - FINAL REV 01	12/07/2023
ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE
PROPOSED
EXTERIOR DETAILS

DATE
FEBRUARY 01, 2023

SHEET NO

SCALE
AS NOTED

BY
MC

A-211



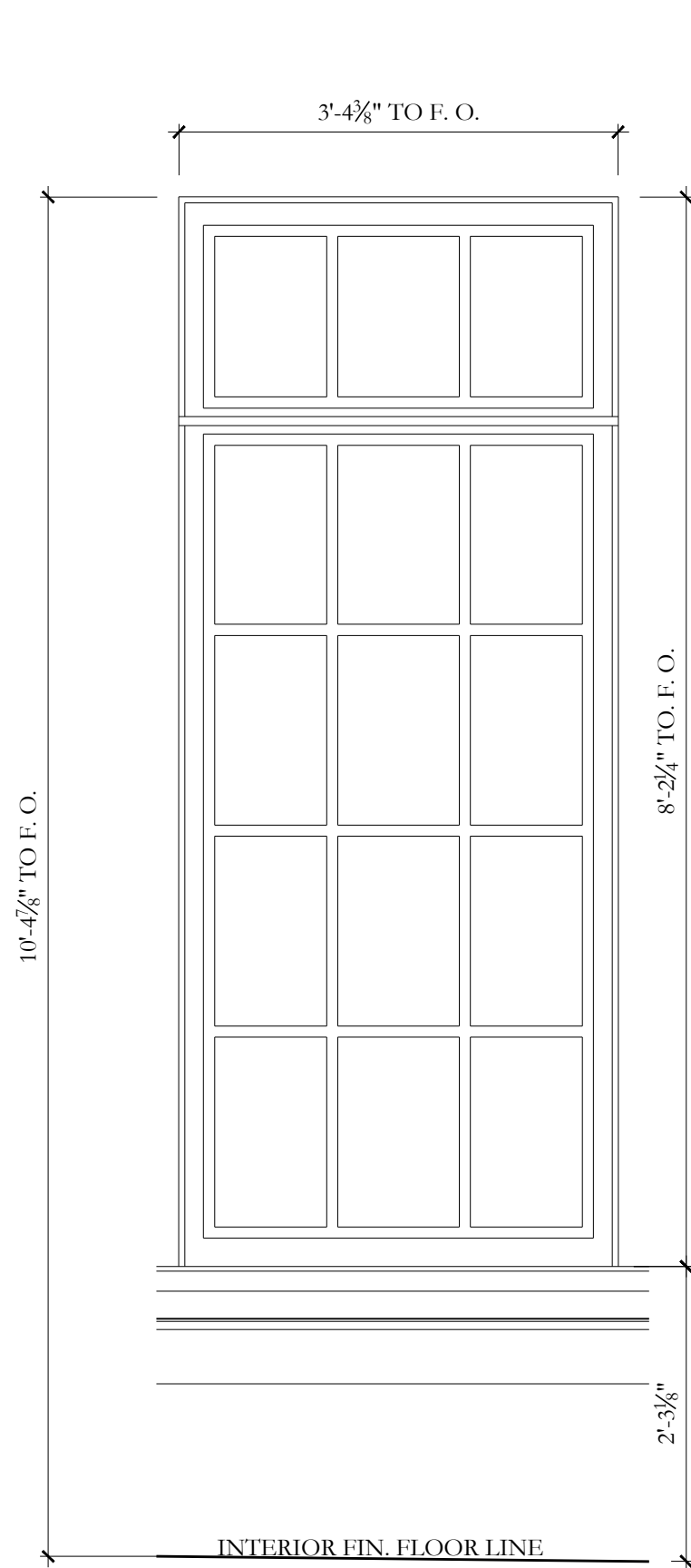
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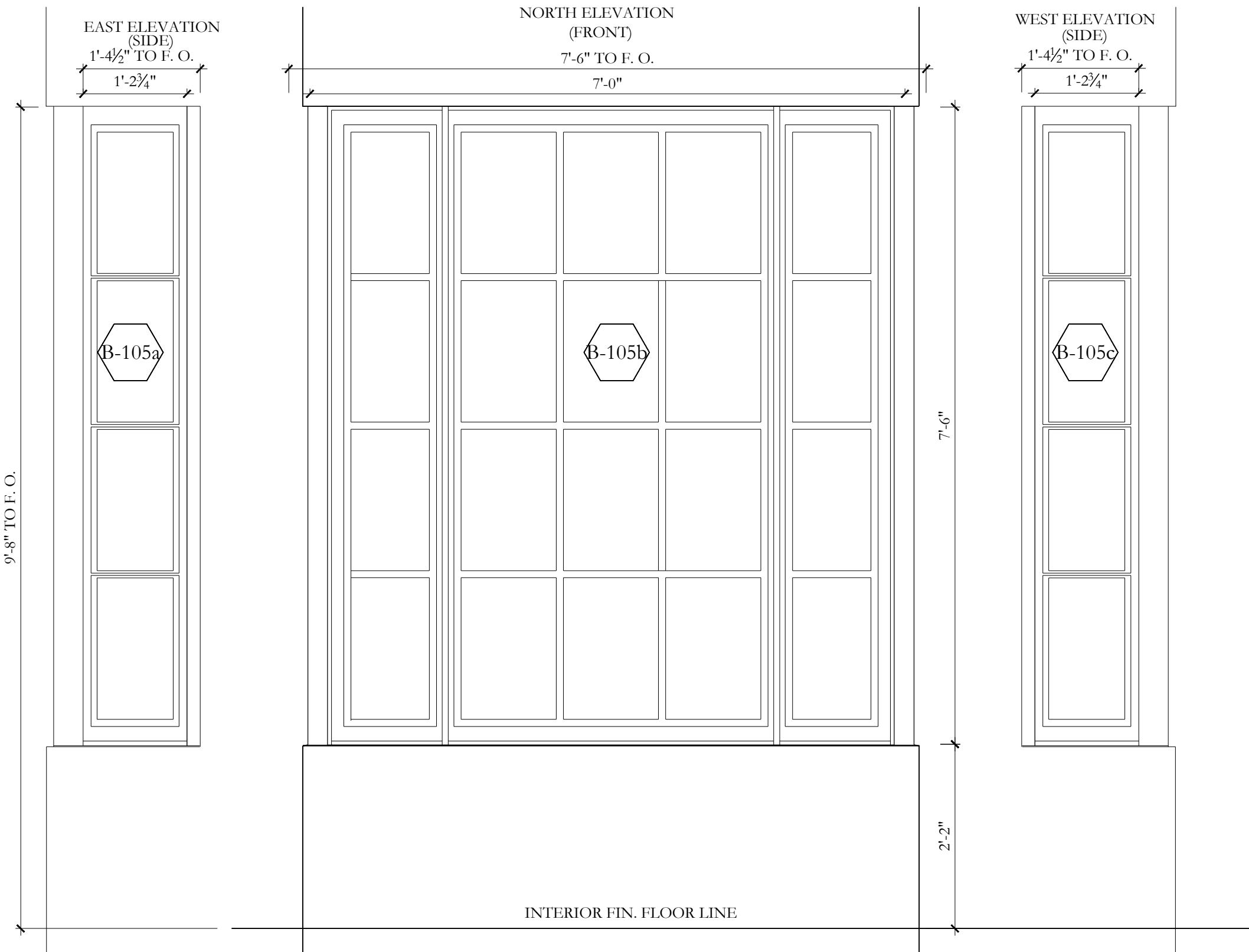
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WINDOW SCHEDULE									
#	LOCATION	TYPE	MASONRY OPENING(M.O.)			MAT.	FINISH		NOTES
			WIDTH	HEIGHT	HT., A.E.F.				
FIRST FLOOR	101.1 LIVING ROOM BAY	"A" FIXED CASEMENT	1'-10"	8'-3"	10'-5"	MTL / GL	PAINT		
	101.1 LIVING ROOM BAY	"A" FIXED CASEMENT	1'-10"	8'-3"	10'-5"	MTL / GL	PAINT		
	101.1 LIVING ROOM BAY	"A" FIXED CASEMENT	1'-10"	8'-3"	10'-5"	MTL / GL	PAINT		
	101.1 LIVING ROOM BAY	"A" FIXED CASEMENT	1'-10"	8'-3"	10'-5"	MTL / GL	PAINT		
	101.1 LIVING ROOM BAY	"A" FIXED CASEMENT	1'-10"	8'-3"	10'-5"	MTL / GL	PAINT		
	102.1 KITCHEN BAY	"B" FIXED CASEMENT	1'-8"	7'-6"	9'-8"	MTL / GL	PAINT		
	102.1 KITCHEN BAY	"B" FIXED CASEMENT	7'-0"	7'-6"	9'-8"	MTL / GL	PAINT		
	102.1 KITCHEN BAY	"B" FIXED CASEMENT	1'-8"	7'-6"	9'-8"	MTL / GL	PAINT		
	109 STAFF BEDROOM 1	"C" OUTSWING CASEMENT	3'	6'	7'-7"	MTL / GL	PAINT		NORTH HINGE
	103.1 BAR	"D" FIXED CASEMENT	Ø 2'-6"		6'-8¼"	MTL / GL	PAINT		
	112.1 P. ROOM POOL HOUSE	"E" FIXED CASEMENT	Ø 2'		6'-8¼"	MTL / GL	PAINT		
	112.2 WET BAR POOL HOUSE	ROUND OPENING	Ø 2'		6'-2½"	MTL / GL	PAINT		NO GLASS
SECOND FLOOR	203 GUEST BEDROOM #3	"I" FIXED CASEMENT	Ø 3'-4"		6'-3½"	MTL / GL	PAINT		
	201.3 HER BATHROOM	"I" FIXED CASEMENT	Ø 3'-4"		6'-3½"	MTL / GL	PAINT		
	203.2 GUEST BATH. #3	"G" SINGLE OUTSWING CASEMENT	3'-3"	5'-3"	7'-3"	MTL / GL	PAINT		WEST HINGE
	202 EXERCISE	"G" SINGLE OUTSWING CASEMENT	3'-3"	5'-3"	7'-3"	MTL / GL	PAINT		WEST HINGE
	201 MASTER BEDROOM	"G" SINGLE OUTSWING CASEMENT	3'-3"	5'-3"	7'-3"	MTL / GL	PAINT		EAST HINGE
	201 MASTER BEDROOM	"G" SINGLE OUTSWING CASEMENT	3'-3"	5'-3"	7'-3"	MTL / GL	PAINT		EAST HINGE
	201.6 HIS CLOSET	"G" SINGLE OUTSWING CASEMENT	3'-3"	5'-3"	7'-3"	MTL / GL	PAINT		EAST HINGE
	201.6 HIS CLOSET	"G" SINGLE OUTSWING CASEMENT	3'-3"	5'-3"	7'-3"	MTL / GL	PAINT		SOUTH HINGE
	201.1 MASTER CORRIDOR	"G" SINGLE OUTSWING CASEMENT	3'-3"	5'-3"	7'-3"	MTL / GL	PAINT		WEST HINGE
	200 GUEST BEDROOM	"H" FIXED CASEMENT	3'-6"	7'-8"	7'-8"	MTL / GL	PAINT		
	200.1 GUEST BED. BATH	"H" FIXED CASEMENT	3'-6"	7'-8"	7'-8"	MTL / GL	PAINT		
	209 MASTER TERRACE	SKYLIGHT - FIXED				MTL / GL	PAINT		

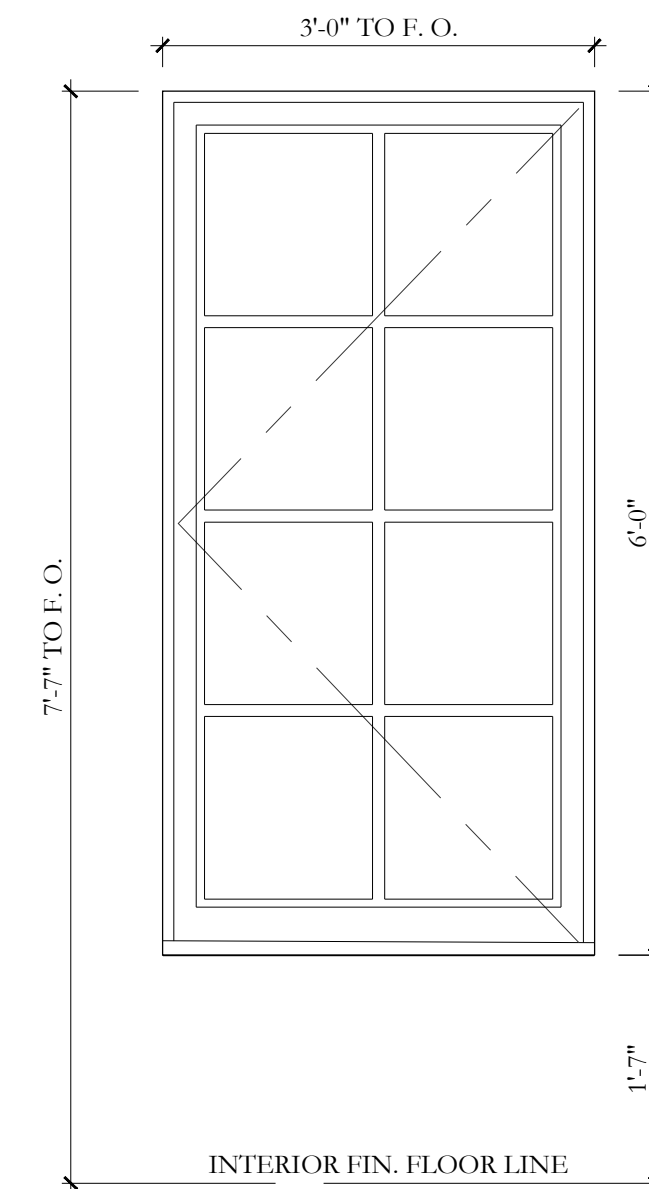
1 WINDOW SCHEDULE
N.T.S.



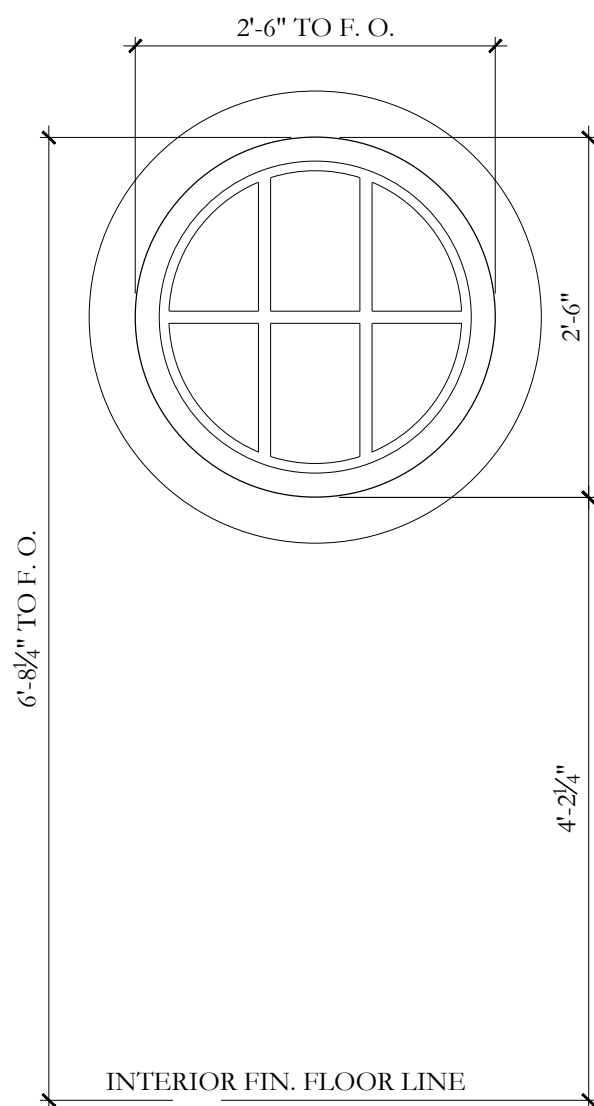
2 WINDOW "A"
3/4" = 1'-0"



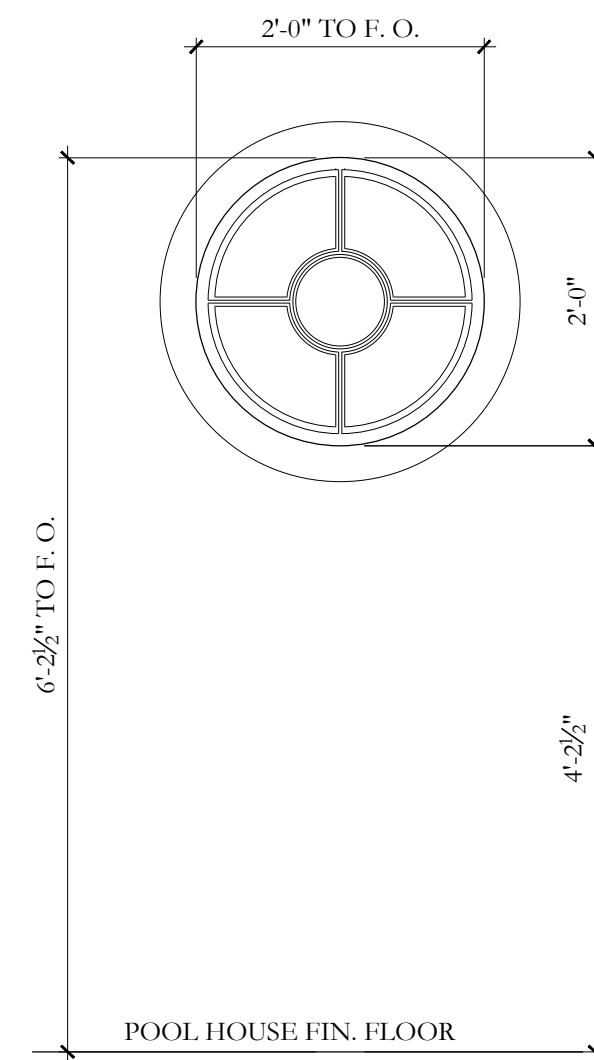
3 WINDOW 'B' (BAY)
3/4" = 1'-0"



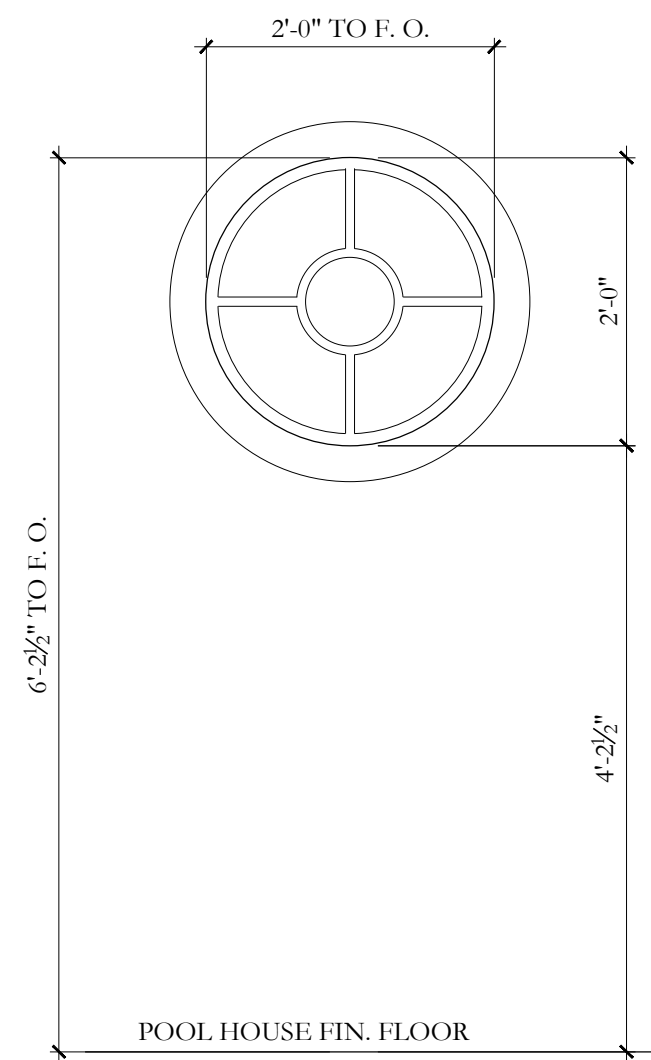
4 WINDOW "C"
3/4" = 1'-0"



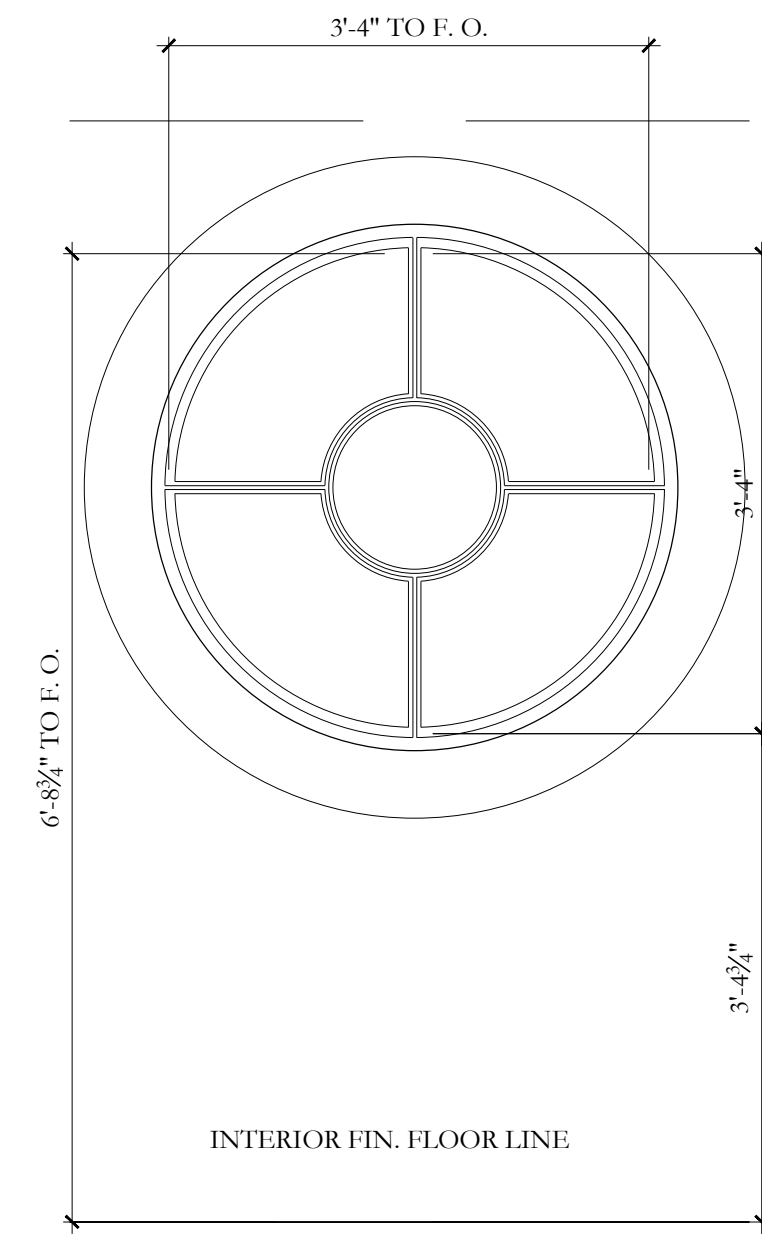
5 WINDOW 'D'
3/4" = 1'-0"



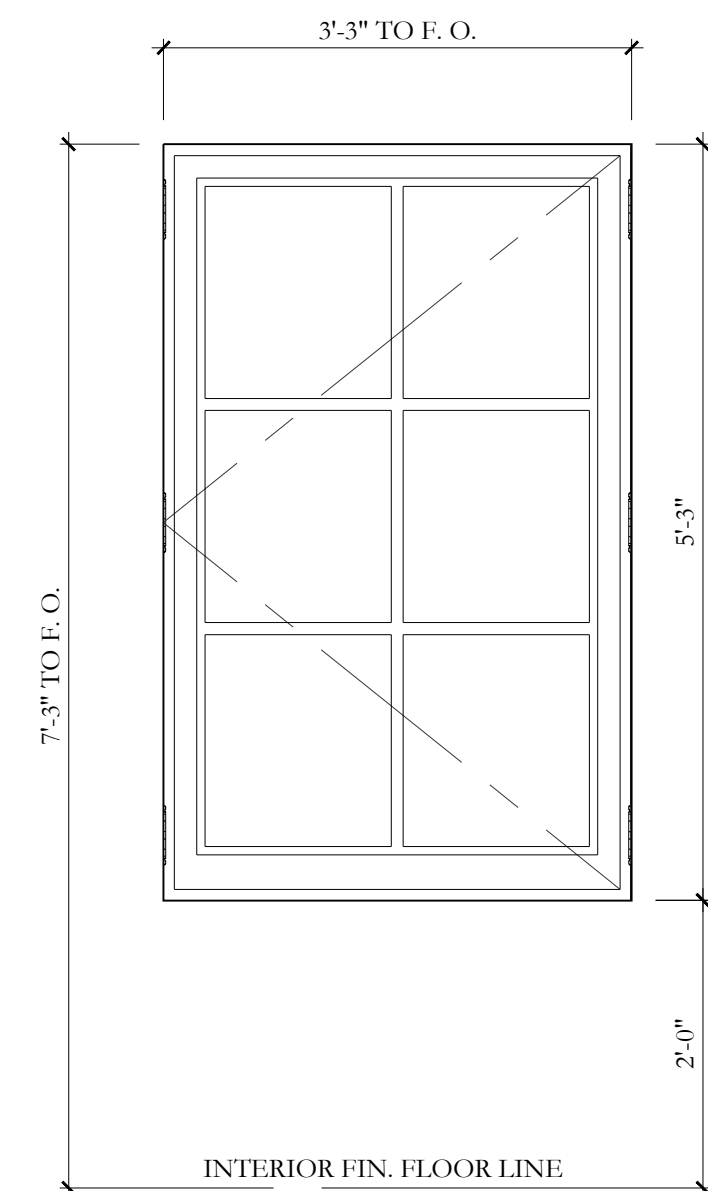
6 WINDOW E-108
3/4" = 1'-0"



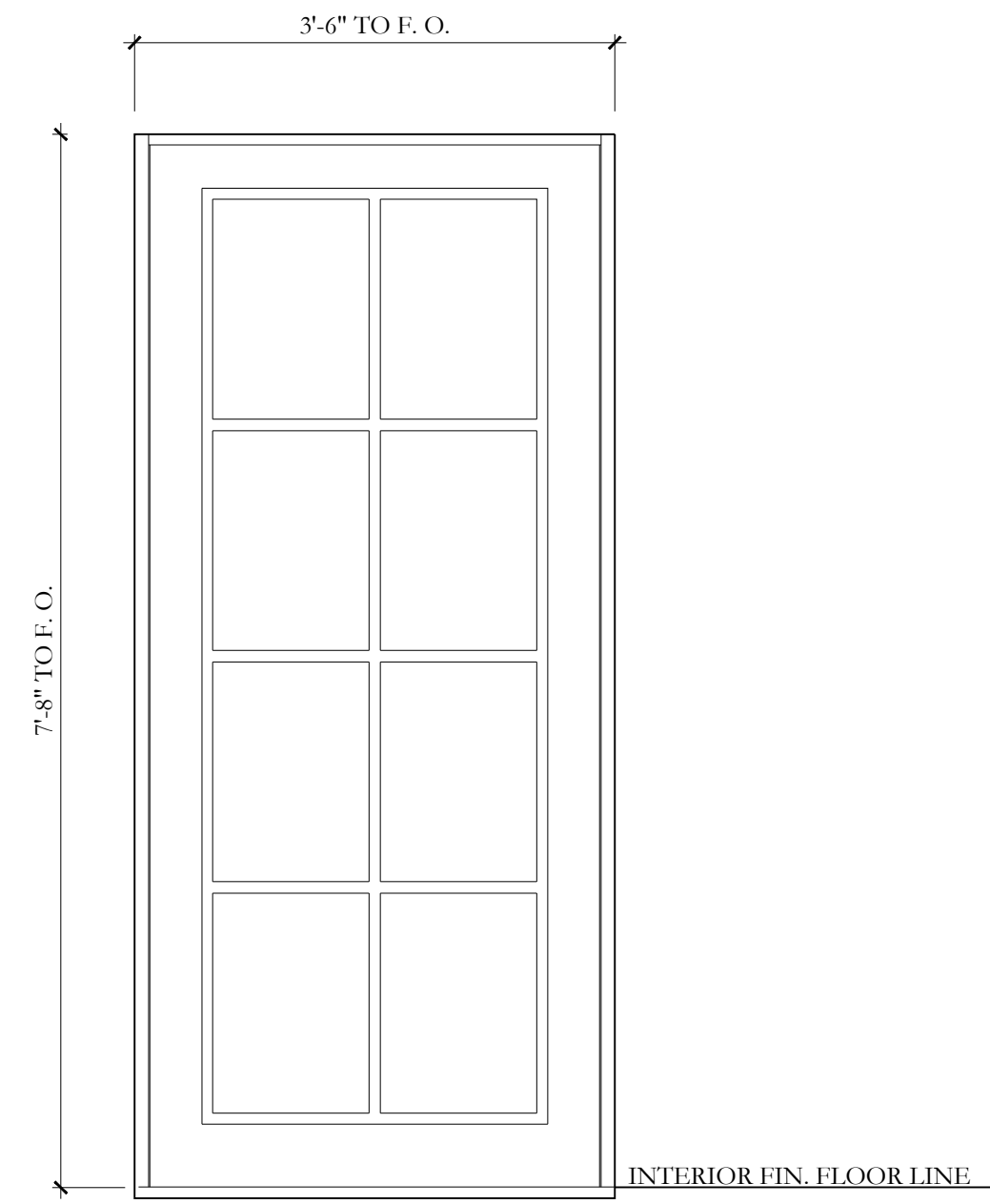
7 WINDOW E-109
3/4" = 1'-0"



8 WINDOW "F"
3/4" = 1'-0"



9 WINDOW "G"
3/4" = 1'-0"



10 WINDOW "H"
3/4" = 1'-0"

WINDOW NOTES:

1. SAMPLE(S) TO BE APPROVED BY ARCHITECT.
2. CONTRACTOR SHALL VERIFY WINDOW OPENINGS BEFORE WINDOW SHOP DRAWINGS ARE SUBMITTED TO ARCHITECT.
3. CONTRACTOR SHALL SUBMIT WINDOW SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING WINDOWS.
4. ALL WINDOW UNITS TO BE PROPERLY WATERPROOFED AND CAULKED ON ALL SIDES.
5. FINISH HARDWARE SHALL BE SELECTED BY OR APPROVED BY THE OWNER OR THE ARCHITECT.

ARCOM MINOR - FINAL REV 02	02/02/2024
ARCOM MINOR - FINAL REV 01	12/07/2023
ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

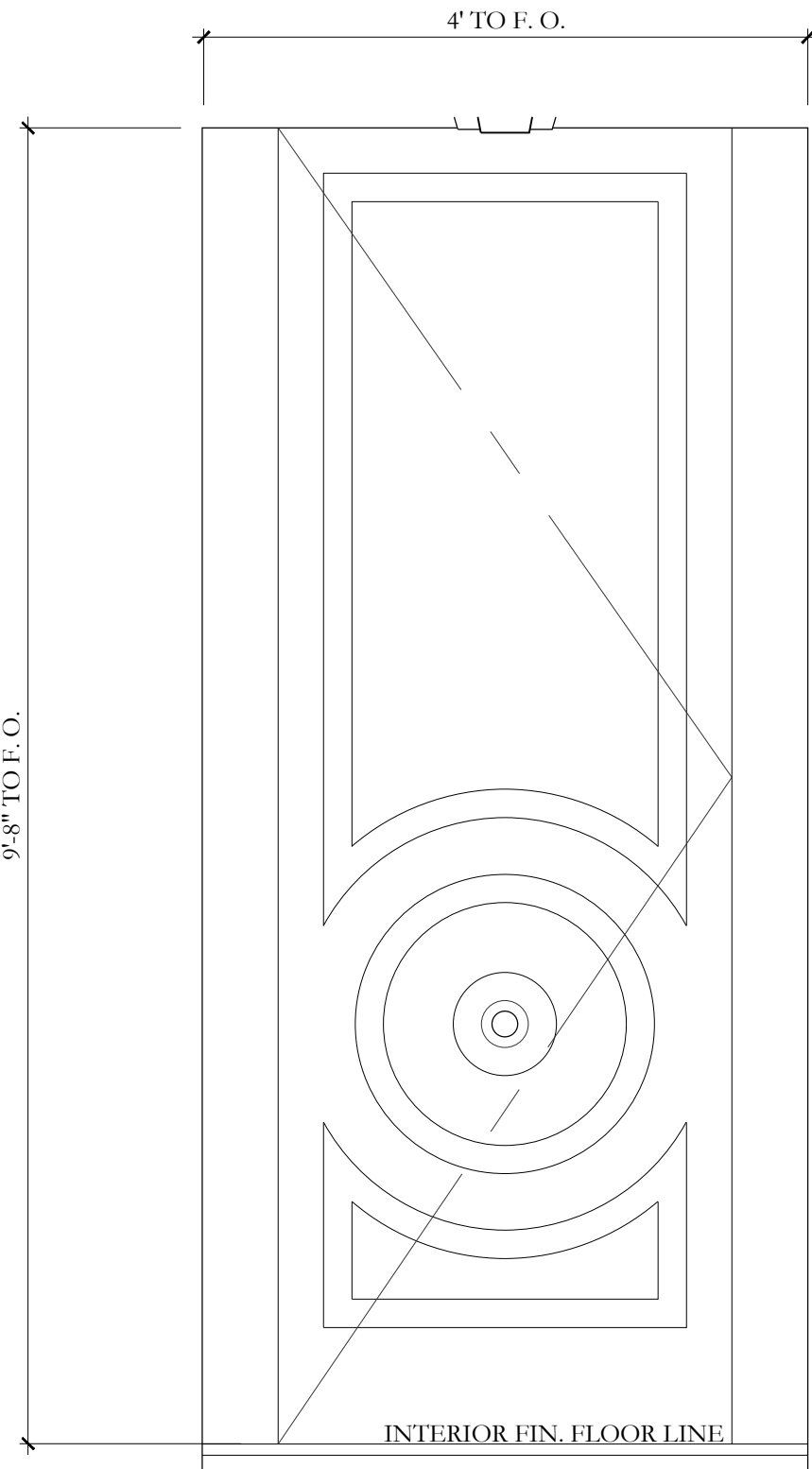
SHEET TITLE
PROPOSED
WINDOW DETAILS

DATE FEBRUARY 01, 2023	SHEET NO A-220
SCALE AS NOTED	
BY MC, FS	

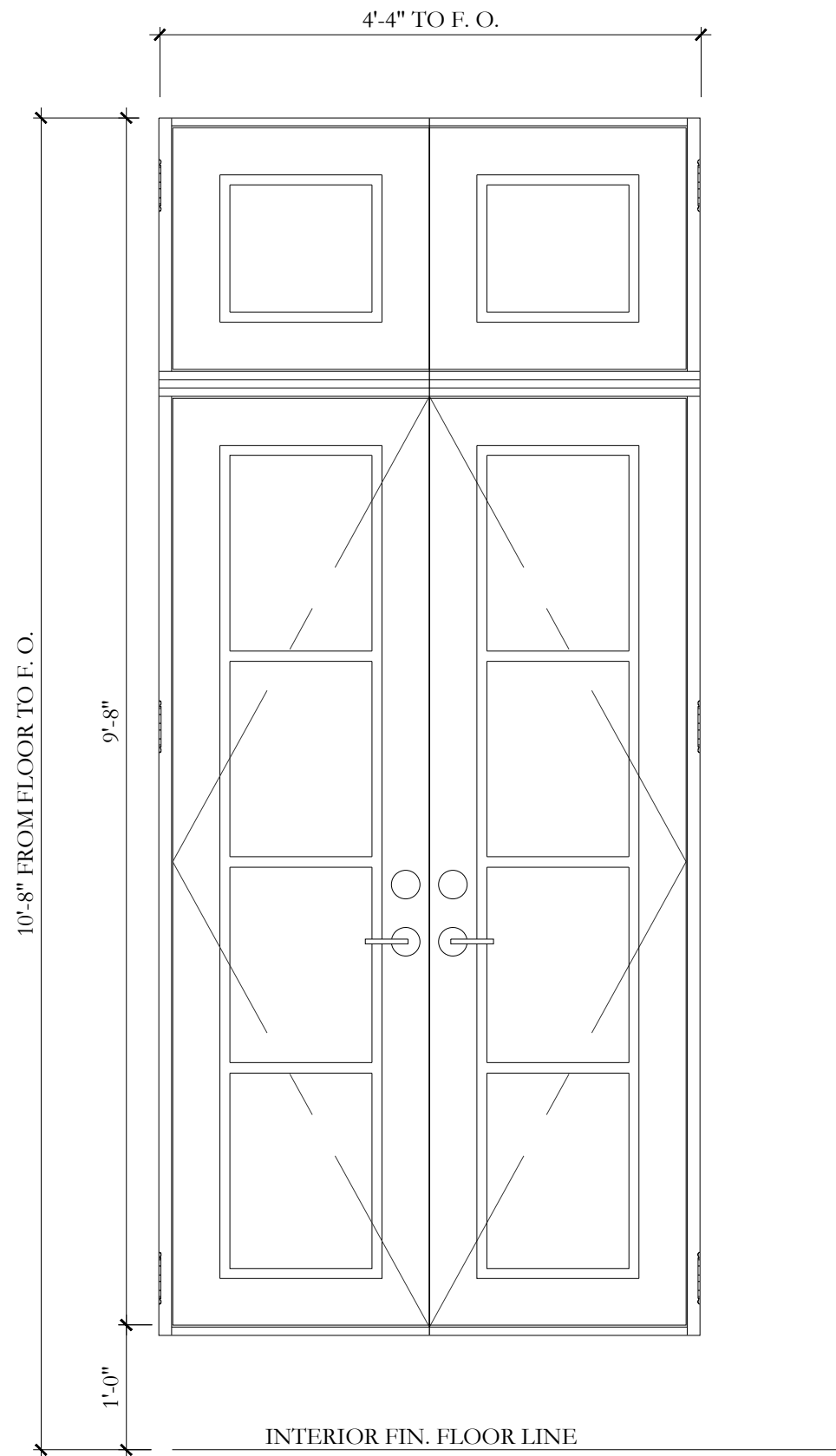

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EXTERIOR DOOR SCHEDULE											
#	LOCATION	TYPE	# OF LEAVES	SIZE (M.O.)		OPERABLE UNIT HEAD HT., INT. (A.F.F.)	MAT.	FINISH		REMARKS	#
				WIDTH	HEIGHT, A.F.F.						
FIRST FLOOR	(A-100) 100 ENTRY HALL	"A" SINGLE INSWING	1	4'	9'-8"	-	WOOD	PAINT			(A-100)
	(B-100) 101 LIVING ROOM	"B" DOUBLE OUTSWING	2	4'-4"	9'-8"	-	MTL. / GL.	PAINT		INTERIOR F. FLOOR LEVEL ≠ THAN OTHER TYPE "B" DOORS	(B-100)
	(B-102) 101 LIVING ROOM	"B" DOUBLE OUTSWING	2	4'-4"	9'-8"		MTL. / GL.	PAINT		INTERIOR F. FLOOR LEVEL ≠ THAN OTHER TYPE "B" DOORS	(B-102)
	(B-103) 103 DINING ROOM	"B" DOUBLE OUTSWING	2	4'-4"	9'-8"		MTL. / GL.	PAINT			(B-103)
	(B-104) 103 DINING ROOM	"B" DOUBLE OUTSWING	2	4'-4"	9'-8"		MTL. / GL.	PAINT			(B-104)
	(B-105) 107 MOVIE/GUEST BD.	"B" DOUBLE OUTSWING	2	4'-4"	9'-8"		MTL. / GL.	PAINT			(B-105)
	(Q-106) 107 MOVIE/GUEST BD.	"Q" DOUBLE OUTSWING	2	4'-4"	9'-3"		MTL. / GL.	PAINT			(B-106)
	(C-107) 101 LIVING ROOM	"C" DOUBLE OUTSWING	2	4'-4"	10'-8"		MTL. / GL.	PAINT		FLUSH INTERIOR AND EXTERIOR FLOOR LEVELS	(C-107)
	(C-108) 101 LIVING ROOM	"C" DOUBLE OUTSWING	2	4'-4"	10'-8"		MTL. / GL.	PAINT		FLUSH INTERIOR AND EXTERIOR FLOOR LEVELS	(C-108)
	(D-109) 110 STAFF BD. 2	"D" DOUBLE OUTSWING	2	4'-4"	8'-3"		MTL. / GL.	PAINT			(D-109)
	(E-110) 102 KITCHEN	"E" SINGLE OUTSWING	1	2'-6"	9'-8"		MTL. / GL.	PAINT			(E-110)
	(E-111) 102 KITCHEN	"E" SINGLE OUTSWING	1	2'-6"	9'-8"		MTL. / GL.	PAINT			(E-111)
	(E-112) 102 KITCHEN	"E" SINGLE OUTSWING	1	2'-6"	9'-8"		MTL. / GL.	PAINT			(E-112)
	(F-113) 106 CORRIDOR	"F" SINGLE OUTSWING	1	2'-6"	7'-7"		MTL. / GL.	PAINT			(F-113)
	(G-114) 108 LAUNDRY	"G" SINGLE OUTSWING	1	3'-0	8'-1"		MTL. / GL.	PAINT			(G-114)
	(H-115) 111 GARAGE	"H" SINGLE OVERHEAD	1	8'-9"	7'		WD. / GL.	PAINT			(H-115)
	(H-116) 111 GARAGE	"H" SINGLE OVERHEAD	1	8'-9"	7'		WD. / GL.	PAINT			(H-116)
SECOND FLOOR	(I-117) 112.1 PWR. ROOM	"I" SINGLE INSWING	1	2'-4"	8'-6"		WOOD	PAINT		LOUVERED PANEL	(I-117)
	(J-200) 201.5 HIS OFFICE	"J" DOUBLE OUTSWING	2	4'-4"	7'-3"		MTL. / GL.	PAINT			(J-200)
	(J-201) 201 MASTER BEDROOM	"J" DOUBLE OUTSWING	2	4'-4"	7'-3"		MTL. / GL.	PAINT			(J-201)
	(K-202) 204 CORRIDOR	"K" DOUBLE OUTSWING	2	4'-4"	7'-2"		MTL. / GL.	PAINT			(K-202)
	(P-206) 207 HER OFFICE	"P" DOUBLE OUTSWING	2	4'-4"	8'-7"		MTL. / GL.	PAINT			(K-206)
	(L-203) NOW WINDOW "H"	-----	-----	-----	-----	-----	-----	-----			(L-203)
	(L-204) NOW WINDOW "H"	-----	-----	-----	-----	-----	-----	-----			(L-204)
	(M-205) 200 GUEST BEDROOM	"M" DOUBLE OUTSWING	2	4'-4'	7'-8"		MTL. / GL.	PAINT			(M-205)
	(N-206) 204.1 CORRIDOR	"N" SINGLE OUTSWING	1	3'	7'-2"		MTL. / GL.	PAINT		NORTH HINGE	(N-206)
	(N-207) 204.1 CORRIDOR	"N" SINGLE OUTSWING	1	3'	7'-2"		MTL. / GL.	PAINT		SOUTH HINGE	(N-207)
	(O-208) 205 GUEST BD. #3	"O" SINGLE INSWING	1	3'	7'-3"		MTL. / GL.	PAINT		NORTH HINGE	(O-208)
	(O-209) 205 GUEST BD. #3	"O" SINGLE INSWING	1	3'	7'-3"		MTL. / GL.	PAINT		SOUTH HINGE	(O-209)

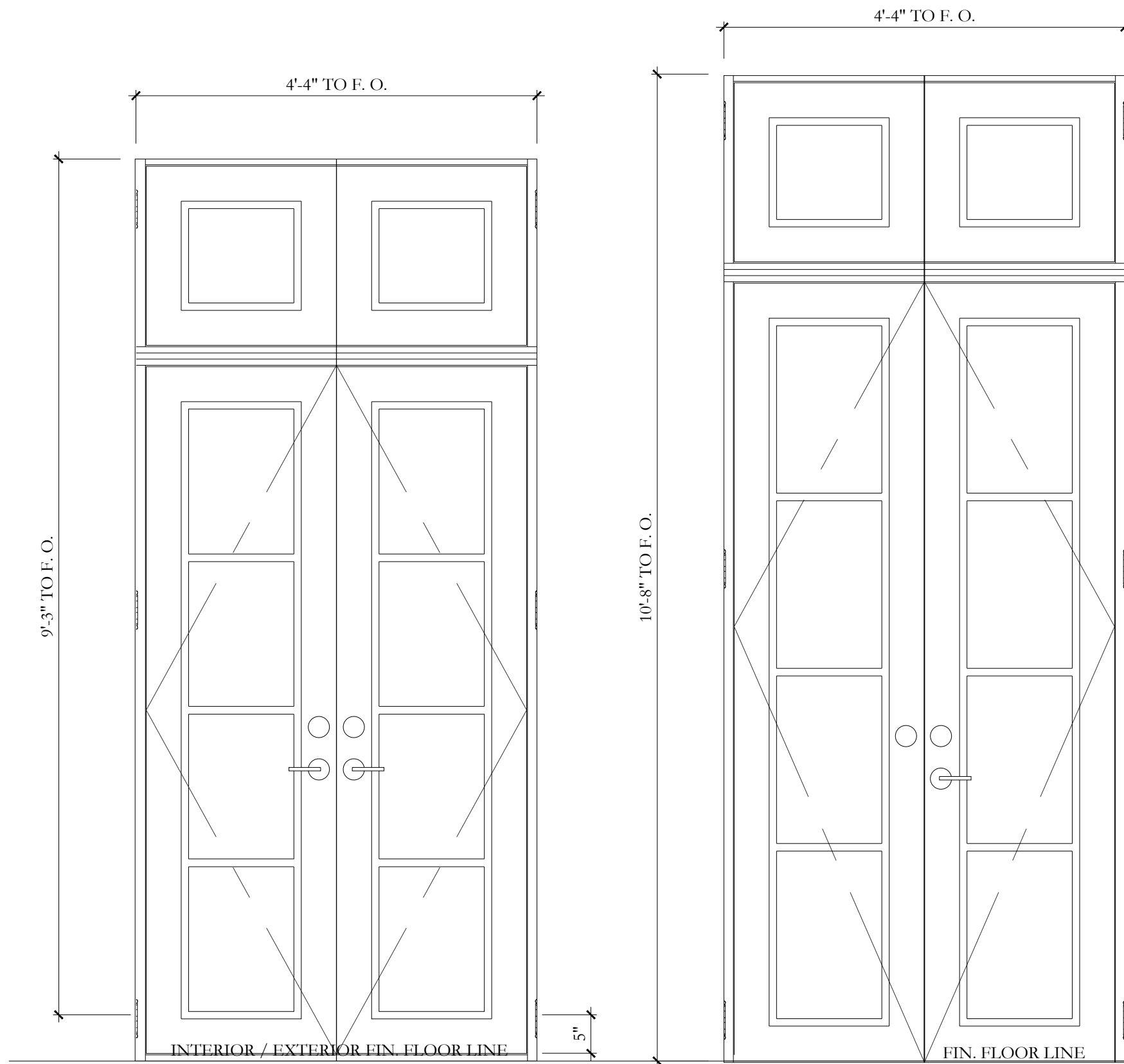


2 DOOR "A"
3/4" = 1'-0"



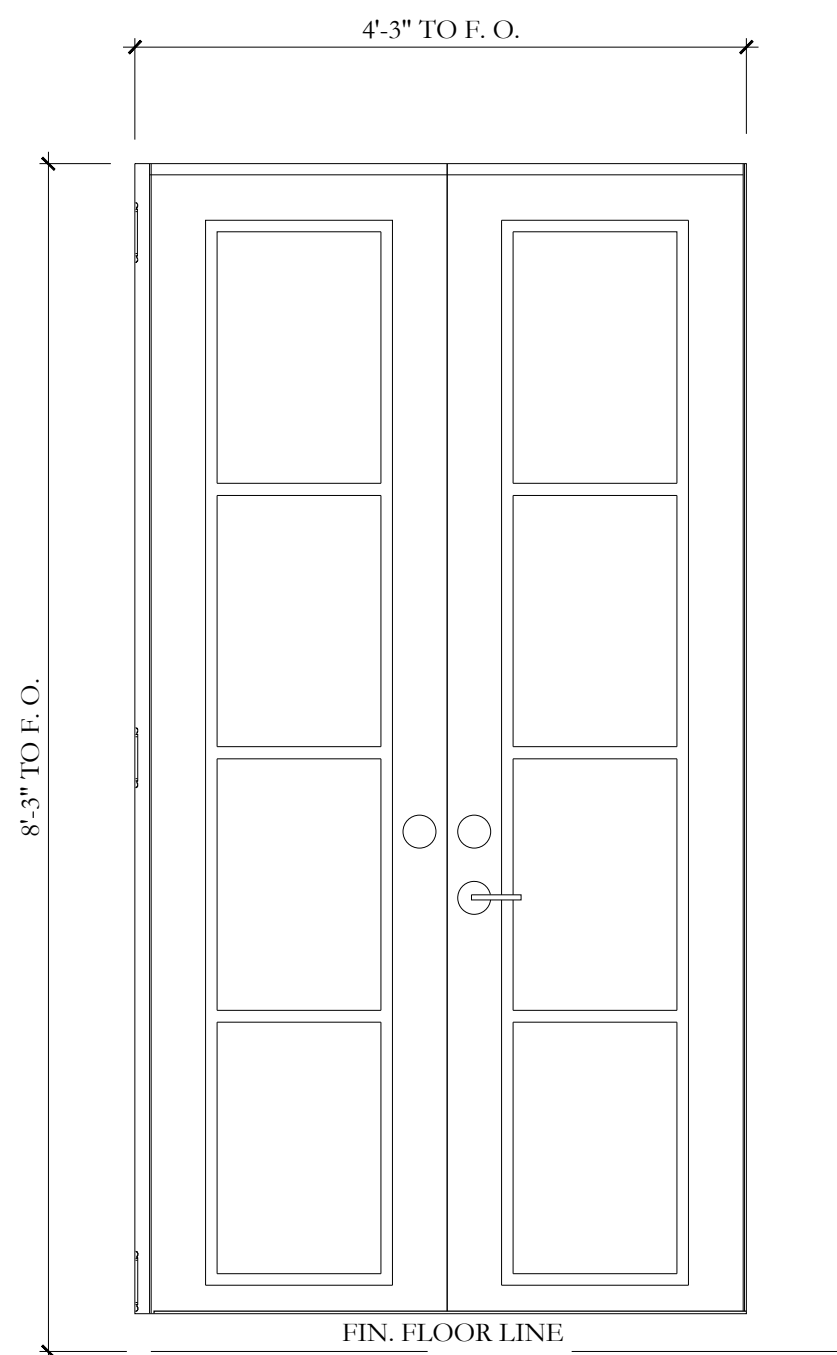
3 DOOR "B"
3/4" = 1'-0"
(B-100) (B-102) (B-103) (B-104) (B-105) (B-106)

1 EXTERIOR DOOR SCHEDULE
N.T.S.

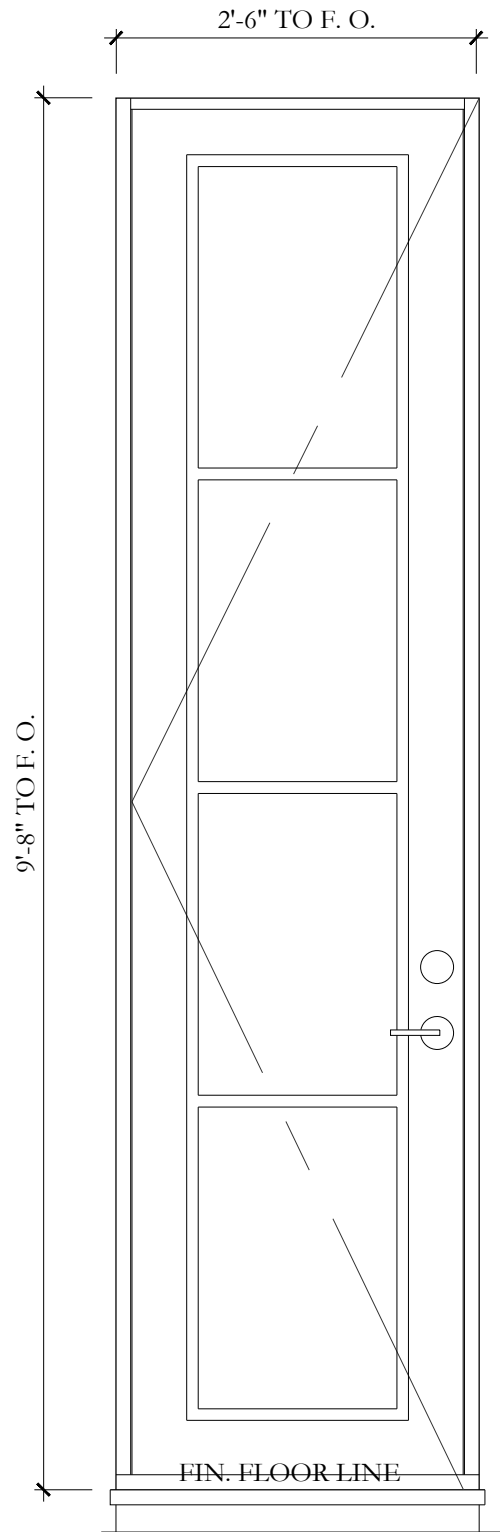


5 DOOR "Q"
3/4" = 1'-0"

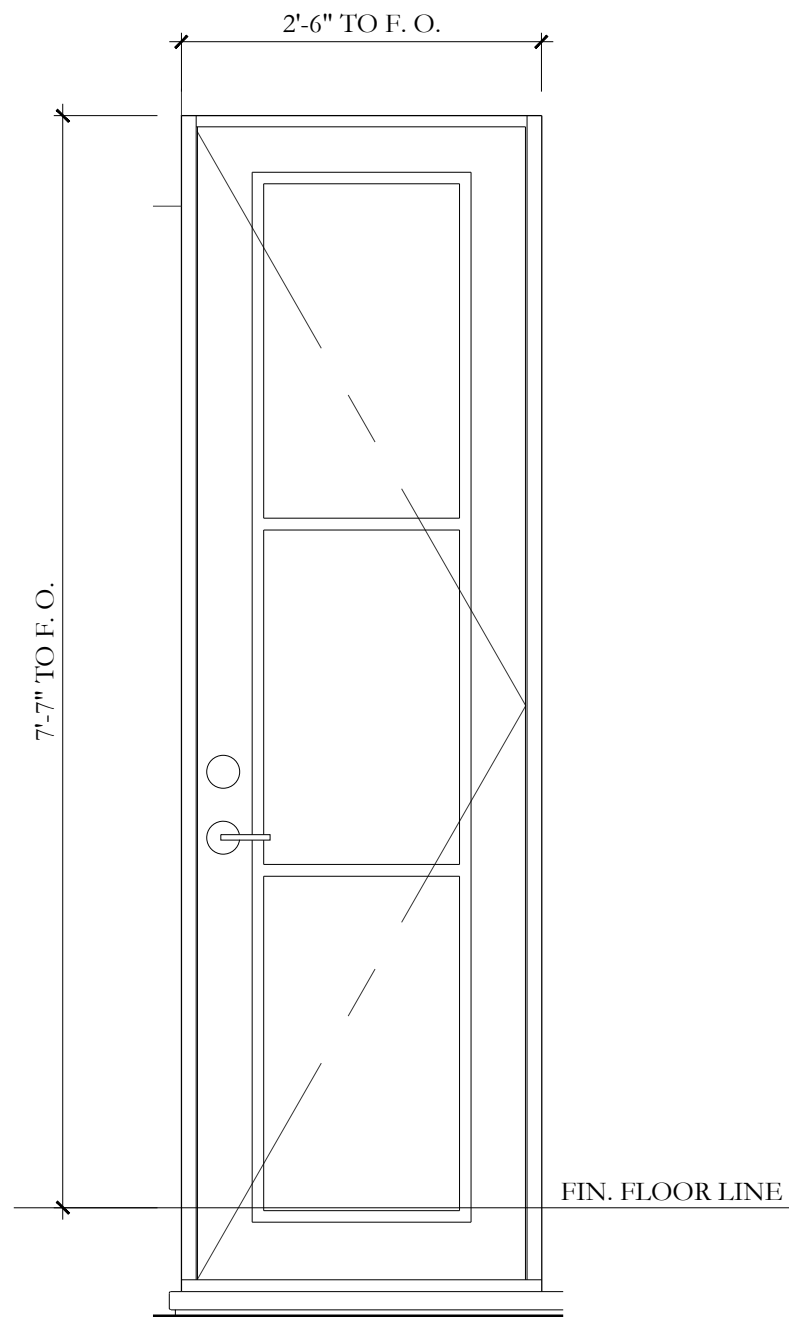
6 DOOR "C"
3/4" = 1'-0"



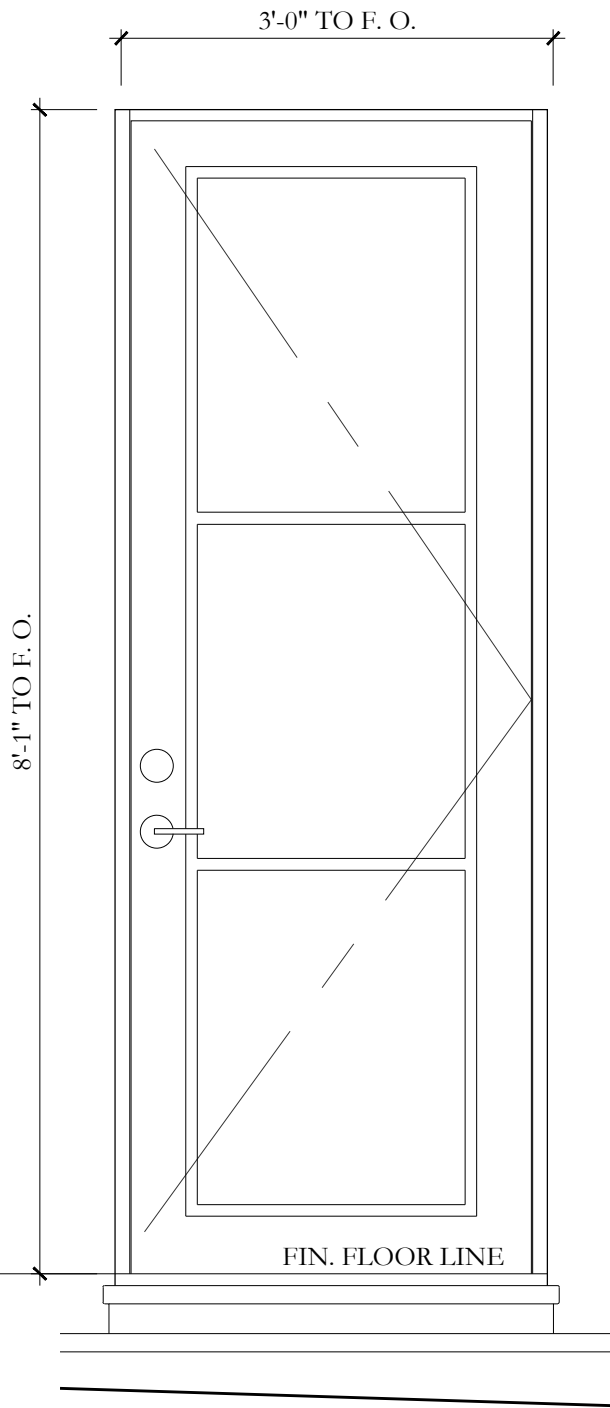
7 DOOR "D"
3/4" = 1'-0"



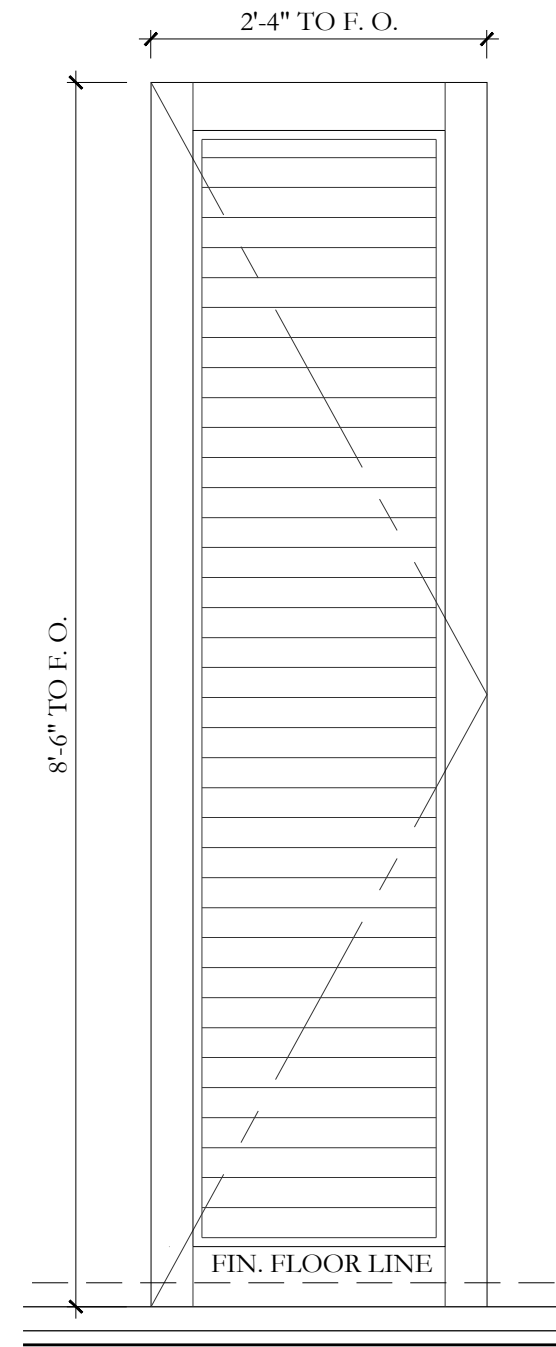
8 DOOR "E"
3/4" = 1'-0"



9 DOOR "F"
3/4" = 1'-0"



10 DOOR "G"
3/4" = 1'-0"



11 DOOR "I"
3/4" = 1'-0"

ARCOM MINOR - FINAL REV 02	02/02/2024
ARCOM MINOR - FINAL REV 01	12/07/2023
ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011
301 PLANTATION ROAD PALM BEACH, FLORIDA 33480

SHEET TITLE	SHEET NO
PROPOSED EXTERIOR DOORS	A-230
DATE FEBRUARY 01, 2023	
SCALE AS NOTED	
BY MC, FS	

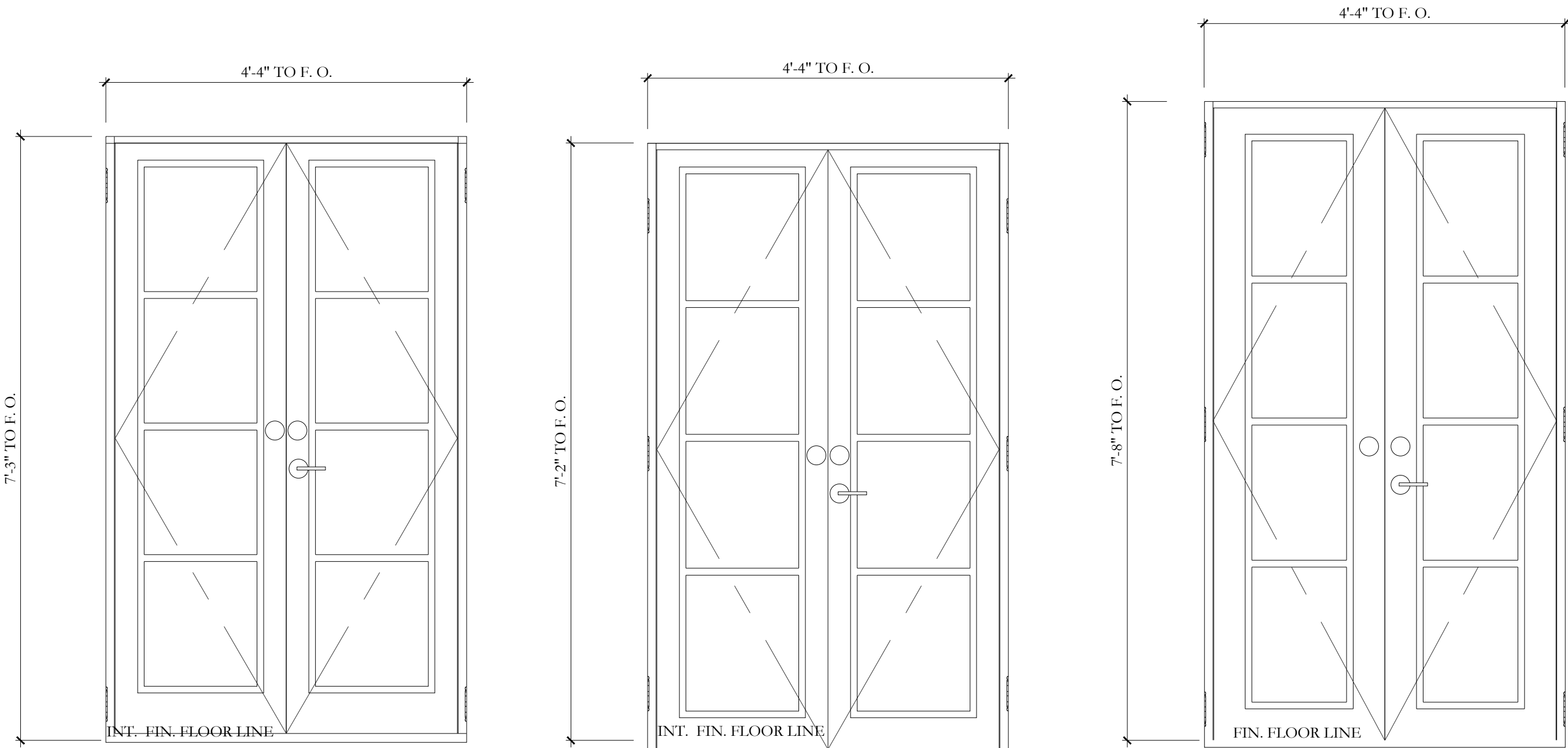
 FAIRFAX & SAMMONS NEW YORK - PALM BEACH FAIRFAX, SAMMONS & PARTNERS, LLC. 214 BRAZILIAN AVENUE, PALM BEACH 33480 TELEPHONE (561) 808-8881 FAIRFAXANDSAMMONS.COM LICENSE NO. AA28000846
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EXTERIOR DOOR SCHEDULE											
#	LOCATION	TYPE	# OF LEAVES	SIZE (M.O.)		OPERABLE UNIT HEAD HT., INT. (A.F.F.)	MAT.	FINISH		REMARKS	#
				WIDTH	HEIGHT, A.F.F.						
FIRST FLOOR	100 ENTRY HALL	"A" SINGLE INSWING	1	4'	9'-8"	-	WOOD	PAINT			
	101 LIVING ROOM	"B" DOUBLE OUTSWING	2	4'-4"	9'-8"	-	MTL. / GL.	PAINT		INTERIOR F. FLOOR LEVEL ≠ THAN OTHER TYPE "B" DOORS	
	101 LIVING ROOM	"B" DOUBLE OUTSWING	2	4'-4"	9'-8"		MTL. / GL.	PAINT		INTERIOR F. FLOOR LEVEL ≠ THAN OTHER TYPE "B" DOORS	
	103 DINING ROOM	"B" DOUBLE OUTSWING	2	4'-4"	9'-8"		MTL. / GL.	PAINT			
	103 DINING ROOM	"B" DOUBLE OUTSWING	2	4'-4"	9'-8"		MTL. / GL.	PAINT			
	107 MOVIE/GUEST BD.	"B" DOUBLE OUTSWING	2	4'-4"	9'-8"		MTL. / GL.	PAINT			
	107 MOVIE/GUEST BD.	"Q" DOUBLE OUTSWING	2	4'-4"	9'-3"		MTL. / GL.	PAINT			
	101 LIVING ROOM	"C" DOUBLE OUTSWING	2	4'-4"	10'-8"		MTL. / GL.	PAINT		FLUSH INTERIOR AND EXTERIOR FLOOR LEVELS	
	101 LIVING ROOM	"C" DOUBLE OUTSWING	2	4'-4"	10'-8"		MTL. / GL.	PAINT		FLUSH INTERIOR AND EXTERIOR FLOOR LEVELS	
	110 STAFF BD. 2	"D" DOUBLE OUTSWING	2	4'-4"	8'-3"		MTL. / GL.	PAINT			
	102 KITCHEN	"E" SINGLE OUTSWING	1	2'-6"	9'-8"		MTL. / GL.	PAINT			
	102 KITCHEN	"E" SINGLE OUTSWING	1	2'-6"	9'-8"		MTL. / GL.	PAINT			
	102 KITCHEN	"E" SINGLE OUTSWING	1	2'-6"	9'-8"		MTL. / GL.	PAINT			
	106 CORRIDOR	"F" SINGLE OUTSWING	1	2'-6"	7'-7"		MTL. / GL.	PAINT			
	108 LAUNDRY	"G" SINGLE OUTSWING	1	3'-0	8'-1"		MTL. / GL.	PAINT			
	111 GARAGE	"H" SINGLE OVERHEAD	1	8'-9"	7'		WD. / GL.	PAINT			
	111 GARAGE	"H" SINGLE OVERHEAD	1	8'-9"	7'		WD. / GL.	PAINT			
SECOND FLOOR	112.1 PWR. ROOM	"I" SINGLE INSWING	1	2'-4"	8'-6"		WOOD	PAINT		LOUVERED PANEL	
	201.5 HIS OFFICE	"J" DOUBLE OUTSWING	2	4'-4"	7'-3"		MTL. / GL.	PAINT			
	201 MASTER BEDROOM	"J" DOUBLE OUTSWING	2	4'-4"	7'-3"		MTL. / GL.	PAINT			
	204 CORRIDOR	"K" DOUBLE OUTSWING	2	4'-4"	7'-2"		MTL. / GL.	PAINT			
	207 HER OFFICE	"P" DOUBLE OUTSWING	2	4'-4"	8'-7"		MTL. / GL.	PAINT			
	NOW WINDOW "H"	-----	-----	-----	-----	-----	-----	-----			
	NOW WINDOW "H"	-----	-----	-----	-----	-----	-----	-----			
	200 GUEST BEDROOM	"M" DOUBLE OUTSWING	2	4'-4'	7'-8"		MTL. / GL.	PAINT			
	204.1 CORRIDOR	"N" SINGLE OUTSWING	1	3'	7'-2"		MTL. / GL.	PAINT		NORTH HINGE	
	204.1 CORRIDOR	"N" SINGLE OUTSWING	1	3'	7'-2"		MTL. / GL.	PAINT		SOUTH HINGE	
	205 GUEST BD. #3	"O" SINGLE INSWING	1	3'	7'-3"		MTL. / GL.	PAINT		NORTH HINGE	
	205 GUEST BD. #3	"O" SINGLE INSWING	1	3'	7'-3"		MTL. / GL.	PAINT		SOUTH HINGE	

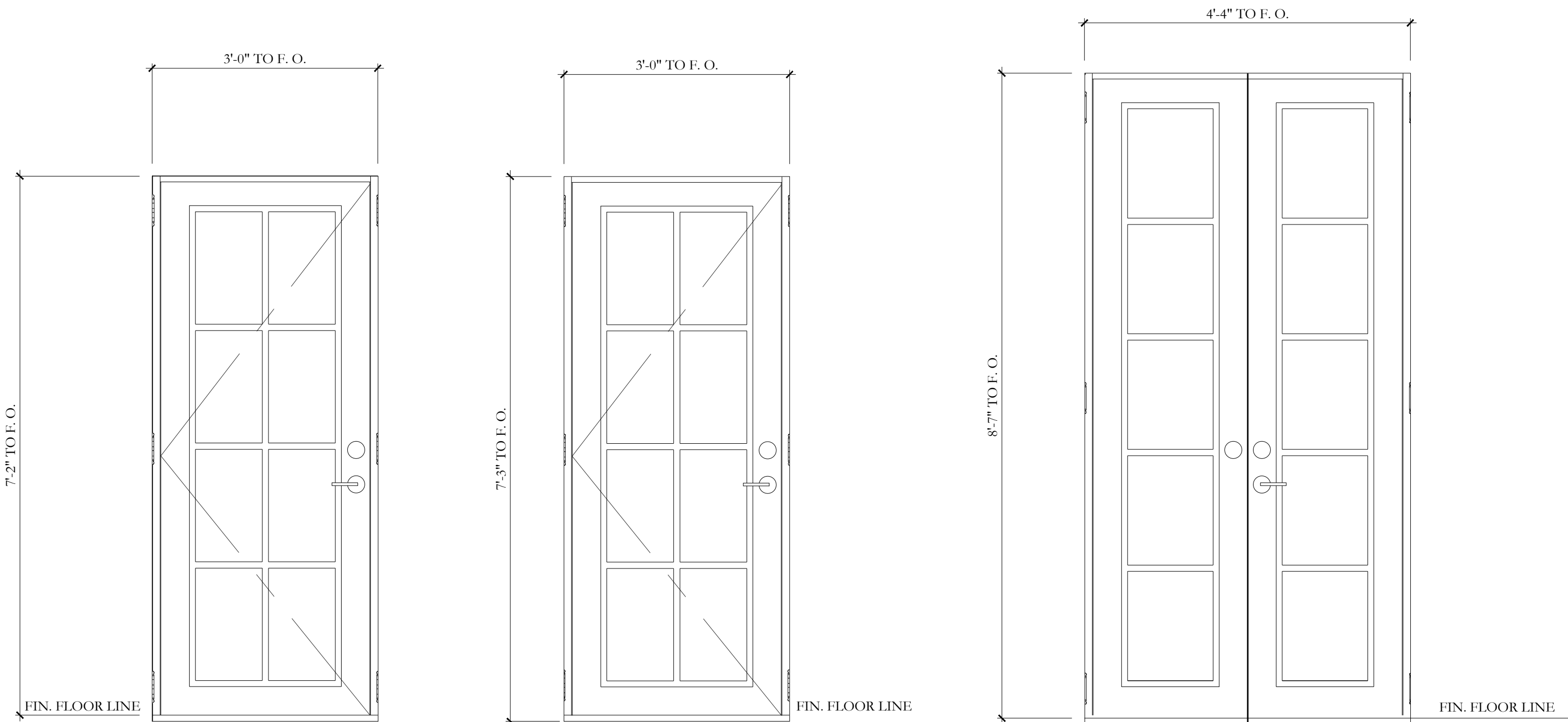
1 EXTERIOR DOOR SCHEDULE
N.T.S.



2 DOOR "J"
3/4" = 1'-0"

3 DOOR "K"
3/4" = 1'-0"

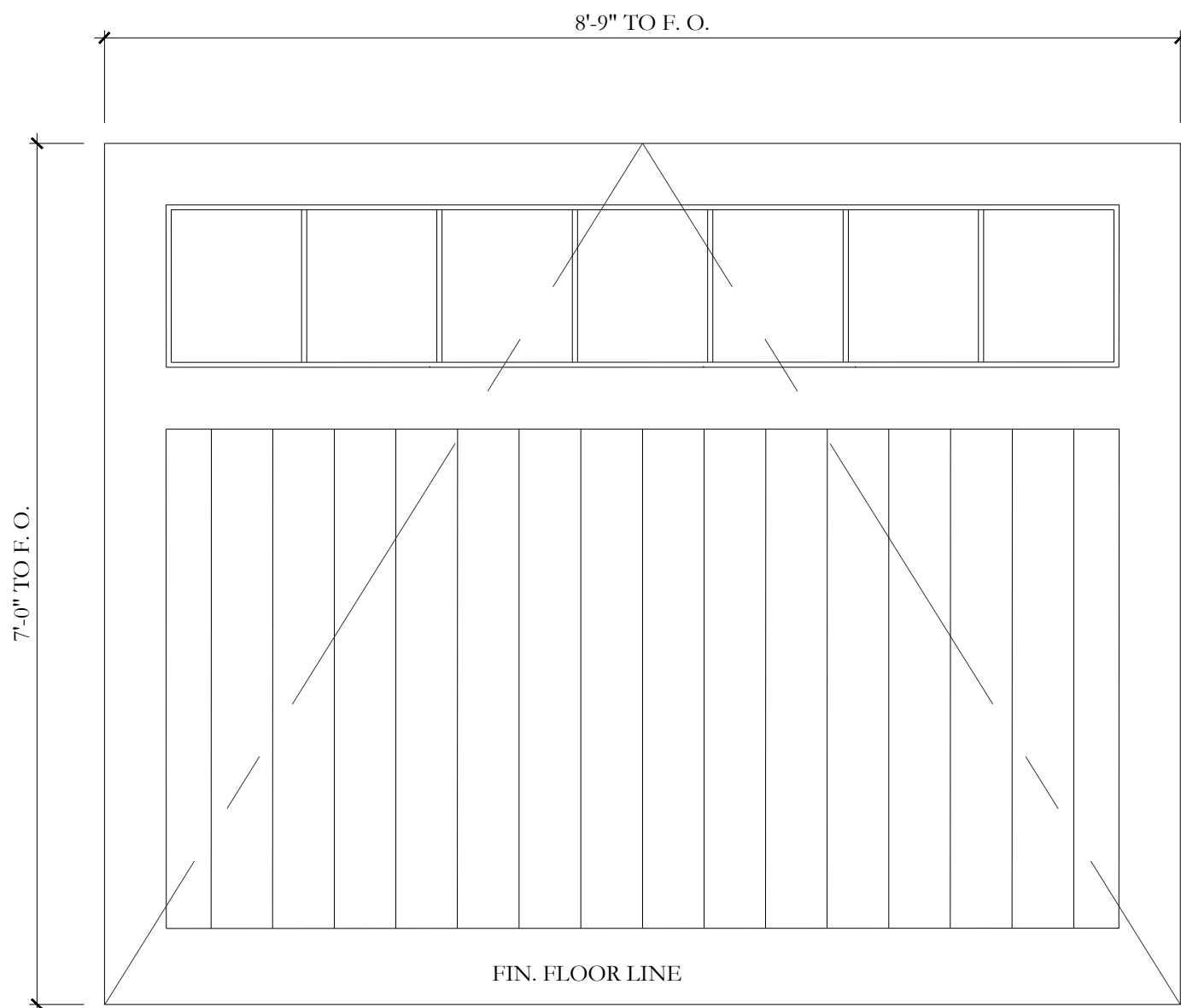
4 DOOR "M"
3/4" = 1'-0"



7 DOOR "N"
3/4" = 1'-0"

8 DOOR "O"
3/4" = 1'-0"

9 DOOR "P"
3/4" = 1'-0"



10 DOOR "H"
3/4" = 1'-0"

ARCOM MINOR - FINAL REV 02	02/02/2024
ARCOM MINOR - FINAL REV 01	12/07/2023
ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011
301 PLANTATION ROAD PALM BEACH, FLORIDA 33480

SHEET TITLE	
PROPOSED EXTERIOR DOORS	
DATE	SHEET NO A-231
FEBRUARY 01, 2023	
SCALE	
AS NOTED	
BY	MC, FS
MC, FS	



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NEW YORK - PALM BEACH

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PAINTED STUCCO WALLS

FARROW & BALL - WIMBORNE WHITE 239



ALUMINUM DOORS

WHITE- TO MATCH F&B WIMBORNE WHITE 239



ALUMINUM WINDOWS

WHITE- TO MATCH F&B WIMBORNE WHITE 239



ALUMINUM SHUTTERS

WHITE- TO MATCH F&B WIMBORNE WHITE 239



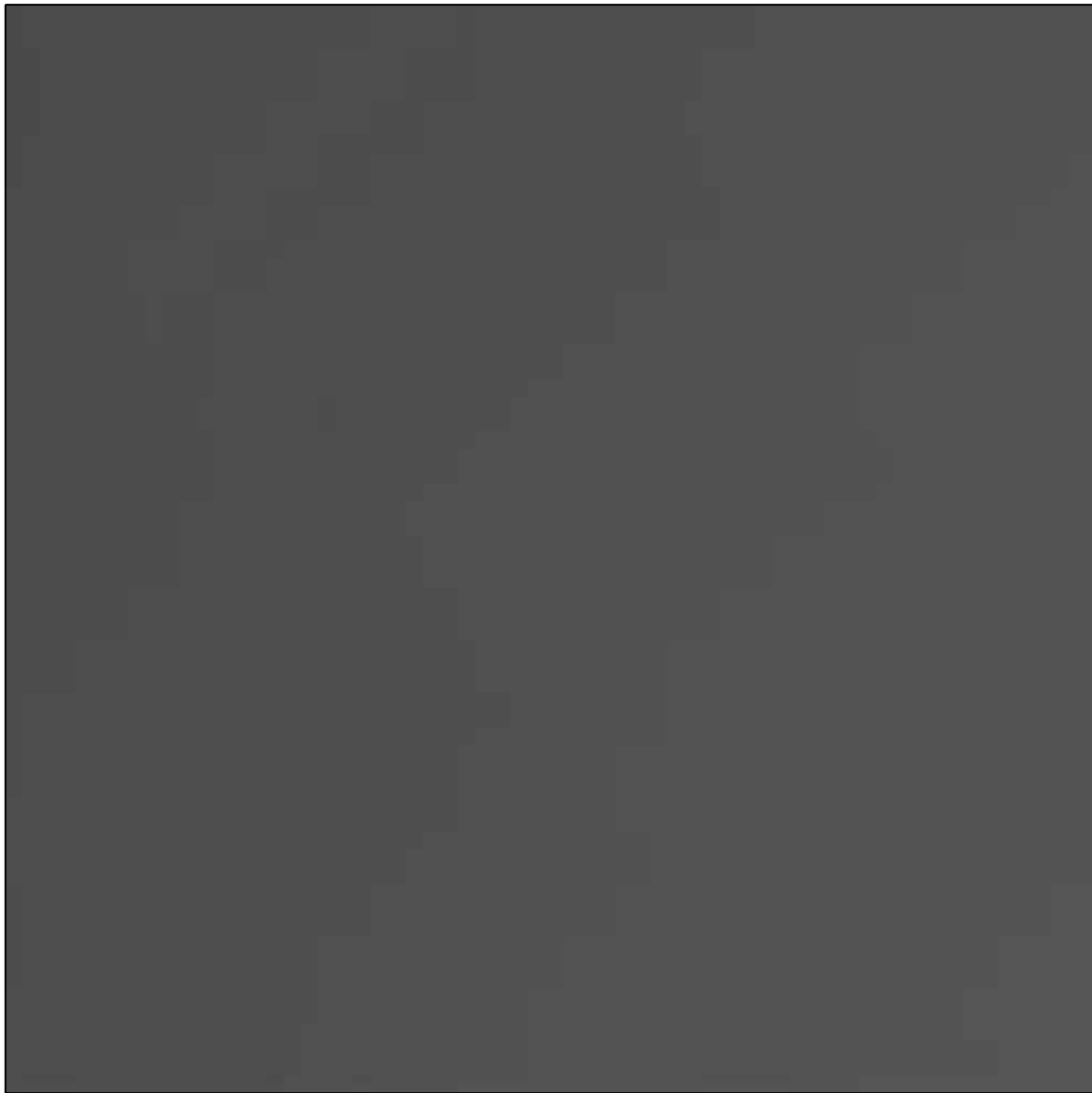
SITE WALL @ ARRIVAL DRIVE

PAINTED STUCCO - FARROW & BALL - POINTING



CONCRETE TILE ROOF W/ COPPER GUTTERS

WHITE



PAINTED ENTRY DOOR

FARROW & BALL - OFF-BLACK NO. 57 - GLOSS



CORAL STONE PAVERS

ARRIVAL DRIVE, SITE PATHS, TERRACE PAVERS



BRISA MAR LIMESTONE

ARCHITECTURAL SITE STONework



ARCHITECTURAL LIGHTING

POWDER COATED BLACK/ DARK BRONZE

NO CHANGE IN
MATERIAL
PALETTE
IN APPLICATION

ARCOM MINOR - FINAL REV 02	02/02/2024
ARCOM MINOR - FINAL REV 01	12/07/2023
ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE
MATERIALS & COLORS
PALETTE

DATE FEBRUARY 01, 2023	SHEET NO A-240
SCALE AS NOTED	
BY MC	

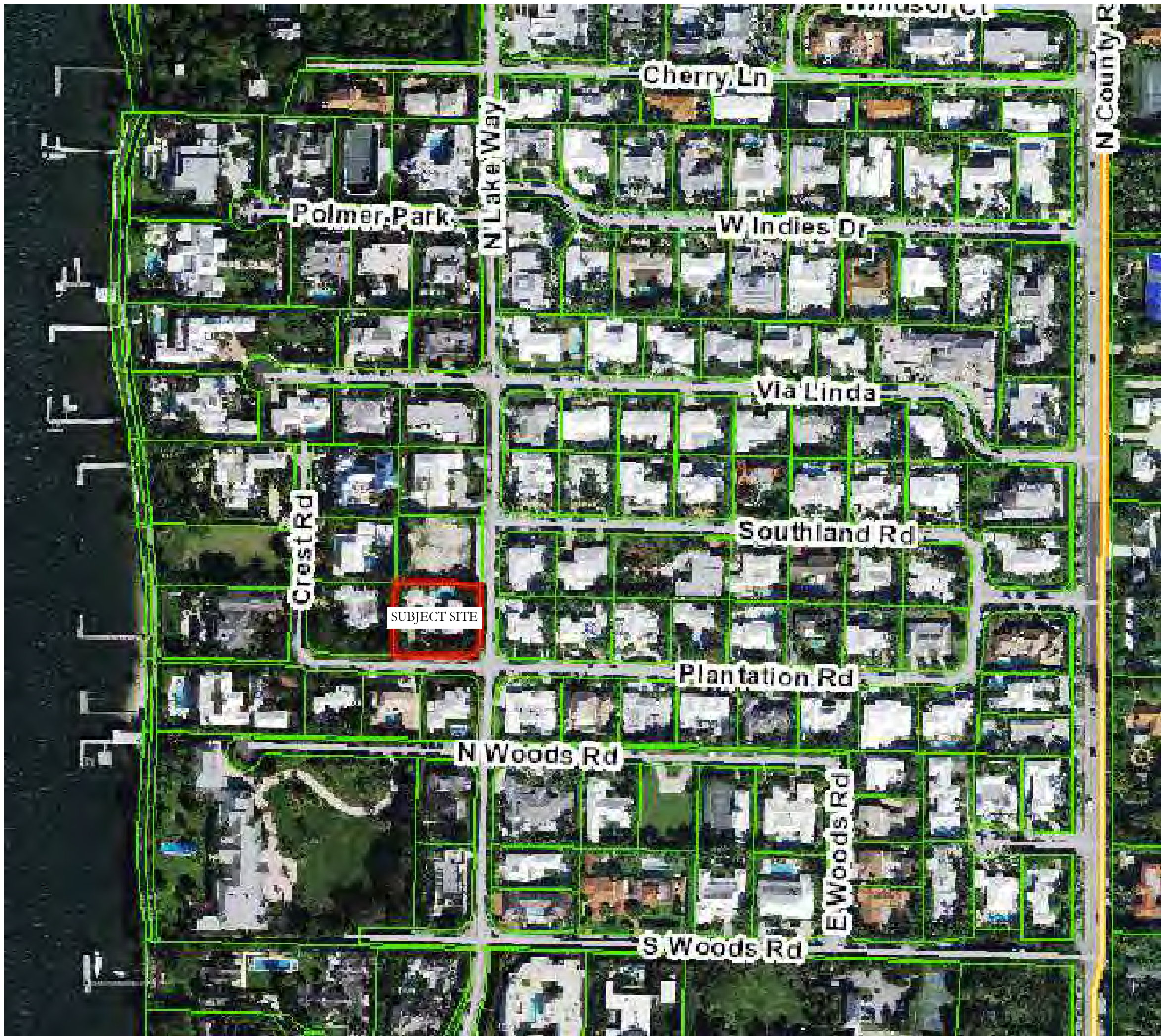


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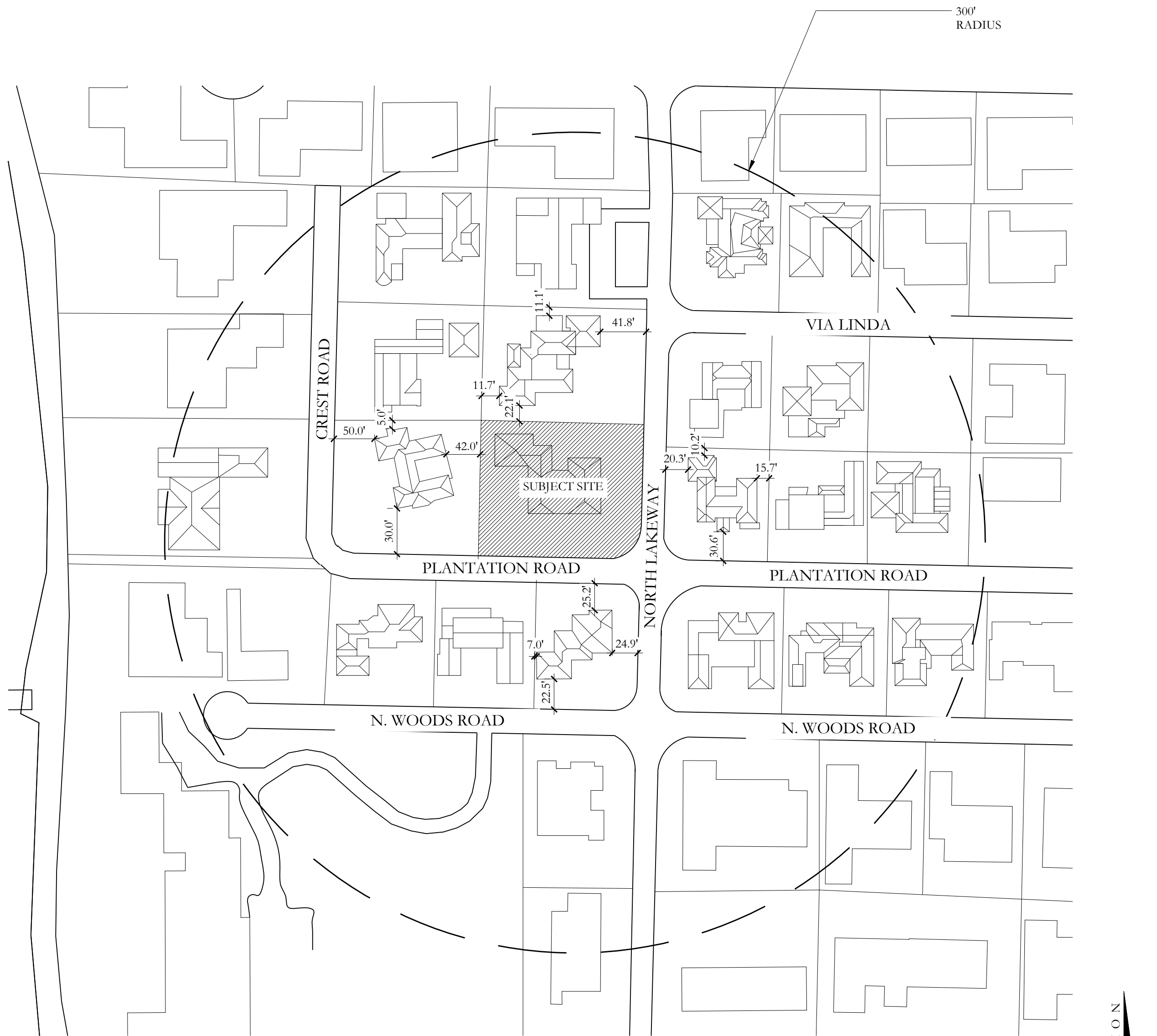
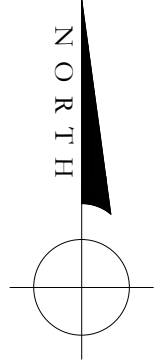
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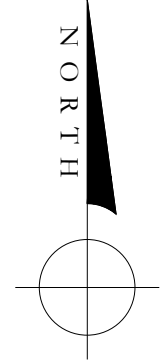
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1 LOCATION SITE MAP
N.T.S



2 CONTEXT SITE PLAN - 300 FT RADIUS
N.T.S



ARCOM MINOR - FINAL REV 02	02/02/2024
ARCOM MINOR - FINAL REV 01	12/07/2023
ARCOM MINOR - SECOND REV 01	11/20/2023
ARCOM MINOR - FIRST REV 01	11/02/2023
ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011

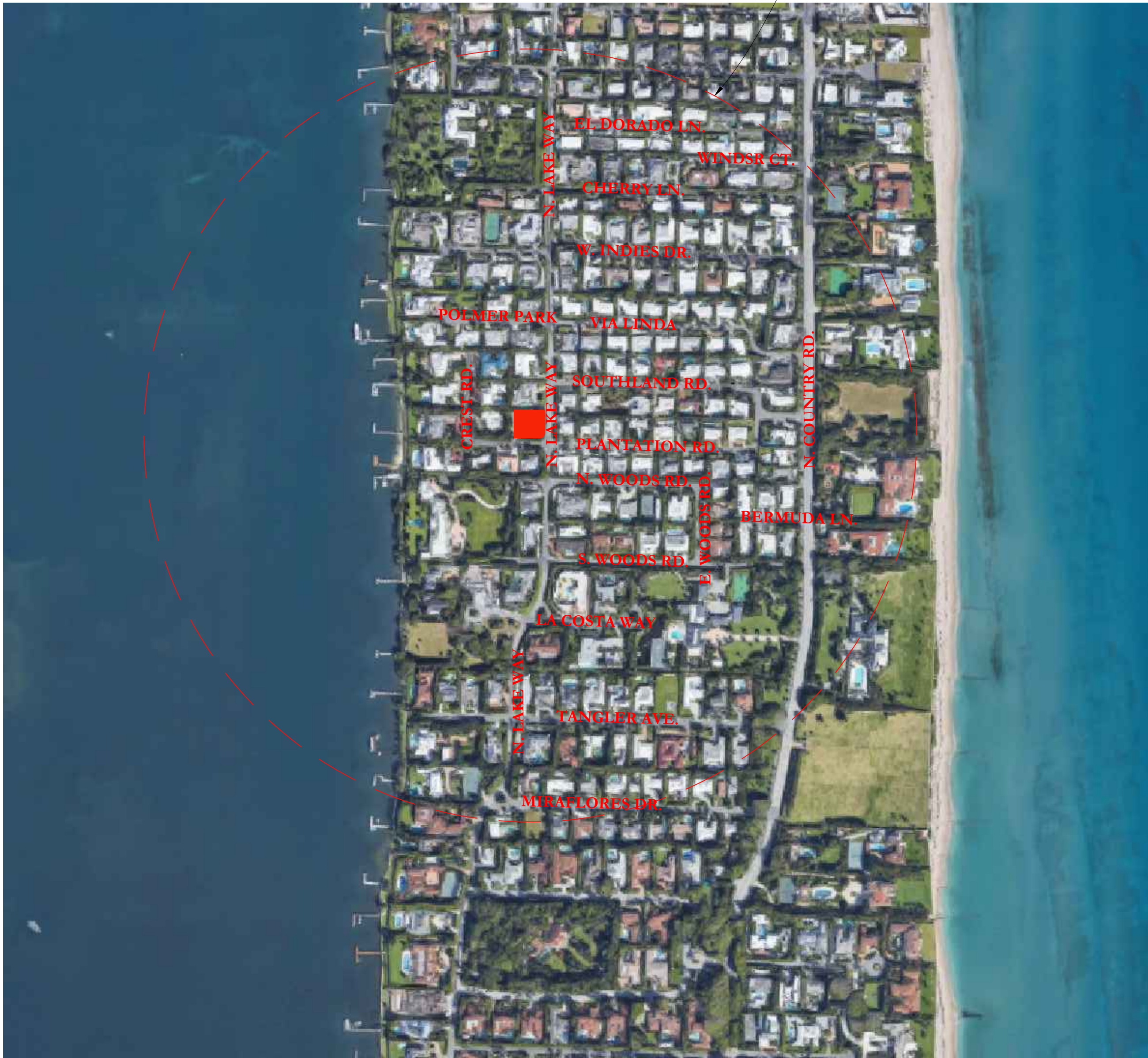
301 PLANTATION ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE
LOCATION SITE MAP
CONTEXT SITE PLAN

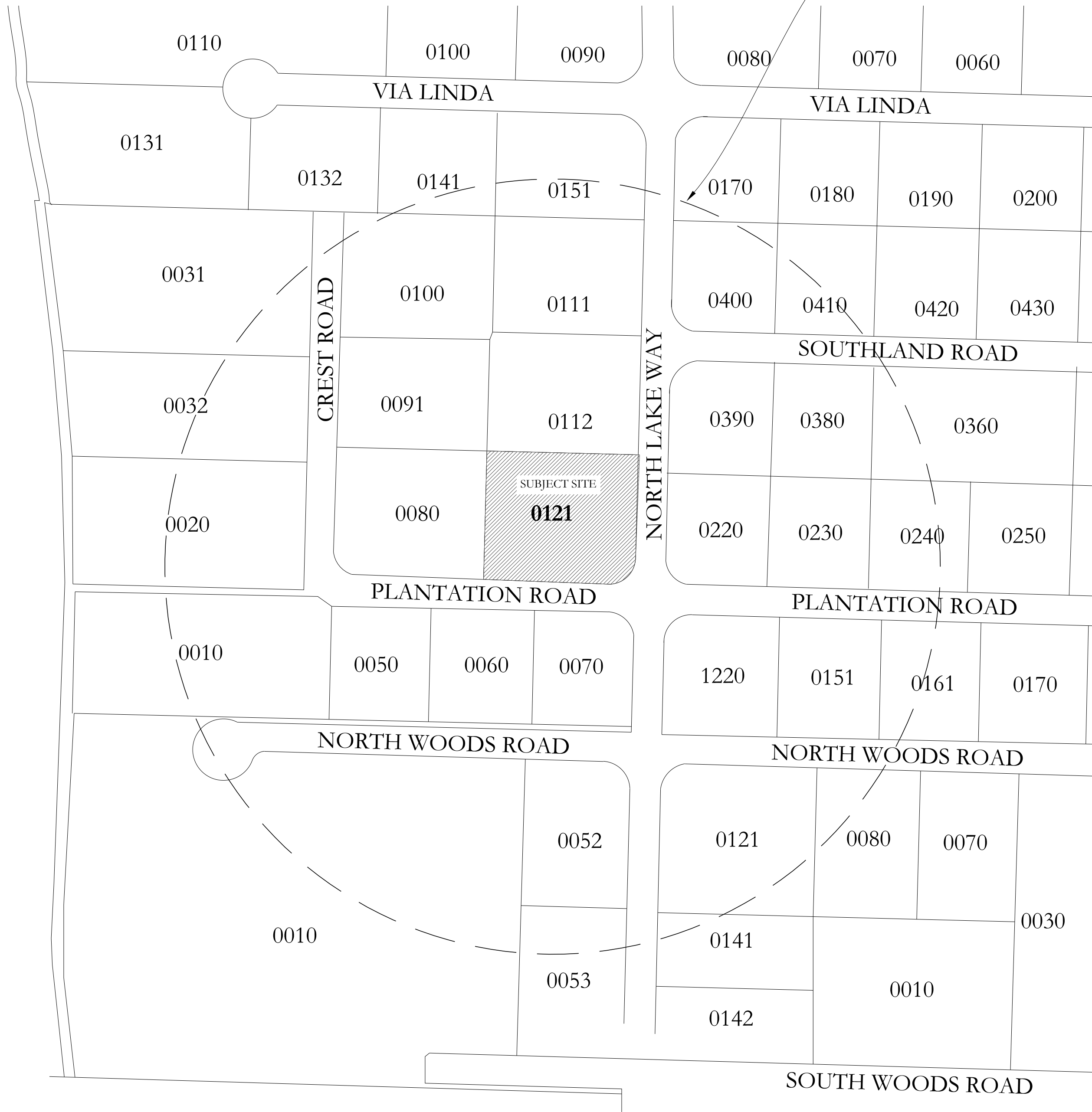
DATE FEBRUARY 01, 2023	SHEET NO G-001
SCALE AS NOTED	
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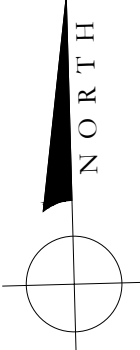
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1 AERIAL VICINTY MAP - 1/4 MILE RADIUS
N.T.S



2 LOCATION/ VICINTY MAP - 300 FT. RADIUS
N.T.S



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FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE
LOCATION & VICINITY MAP

DATE FEBRUARY 01, 2023	SHEET NO G-002
SCALE AS NOTED	
BY HM	

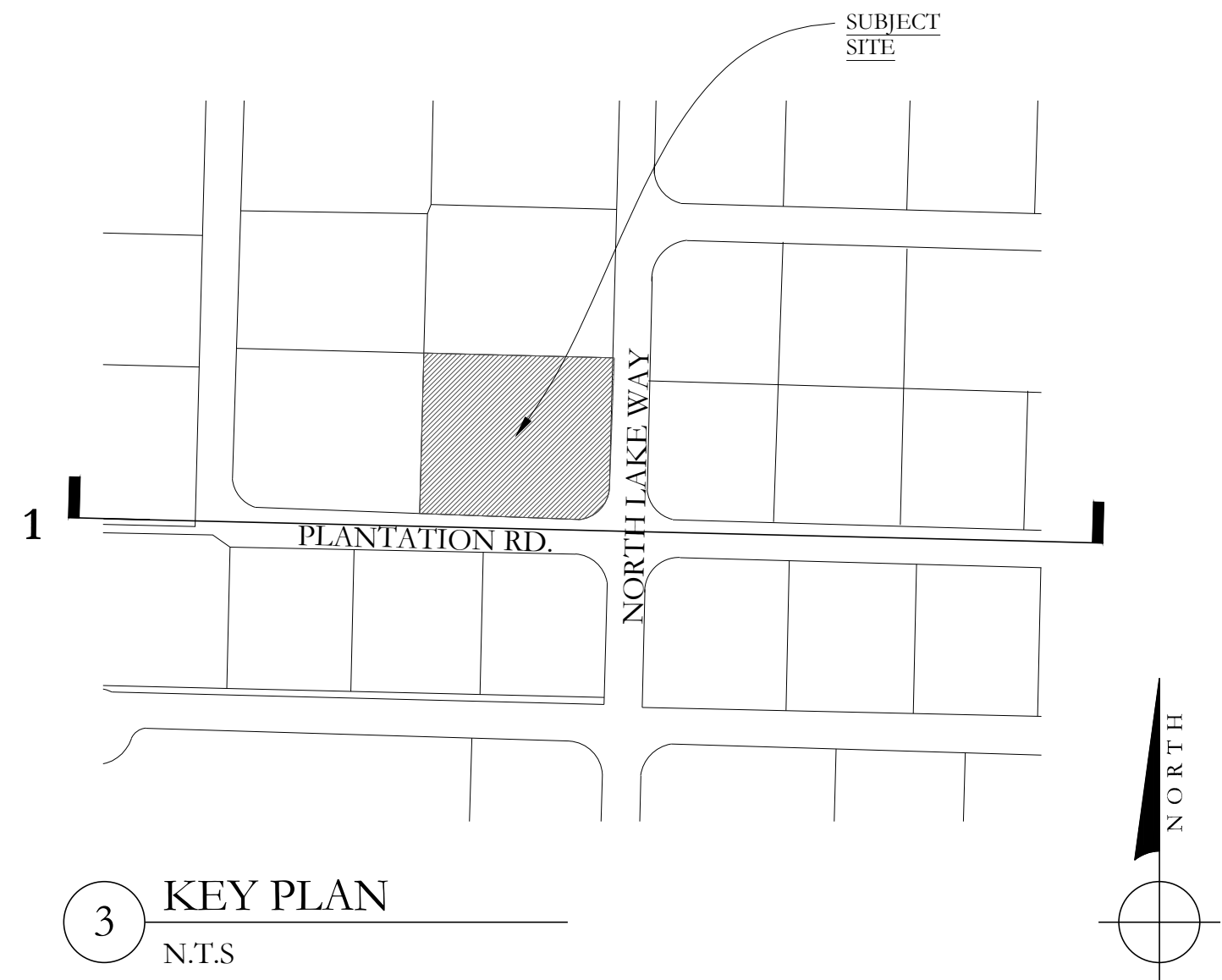


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301 PLANTATION RD.
SUBJECT SITE



3 KEY PLAN
N.T.S.



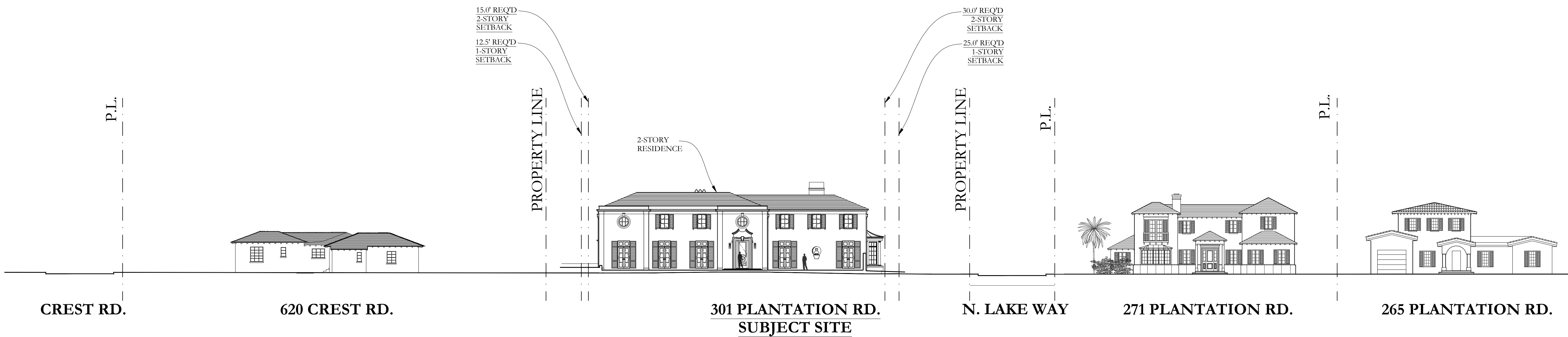
CREST RD.

620 CREST RD.

301 PLANTATION RD.
SUBJECT SITE

N. LAKE WAY

1 EXISTING STREETSCAPE PHOTOS - PLANTATION RD
N.T.S.



2 PROPOSED STREETSCAPE ELEVATION - PLANTATION RD.
1"=20'-0"

ARCOM MINOR - FINAL REV 02	02/02/2024
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ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE
EXISTING STREETSCAPE PHOTOS
PROPOSED STREETSCAPE ELEV.

DATE
FEBRUARY 01, 2023

SCALE
AS NOTED

BY
MC

SHEET NO

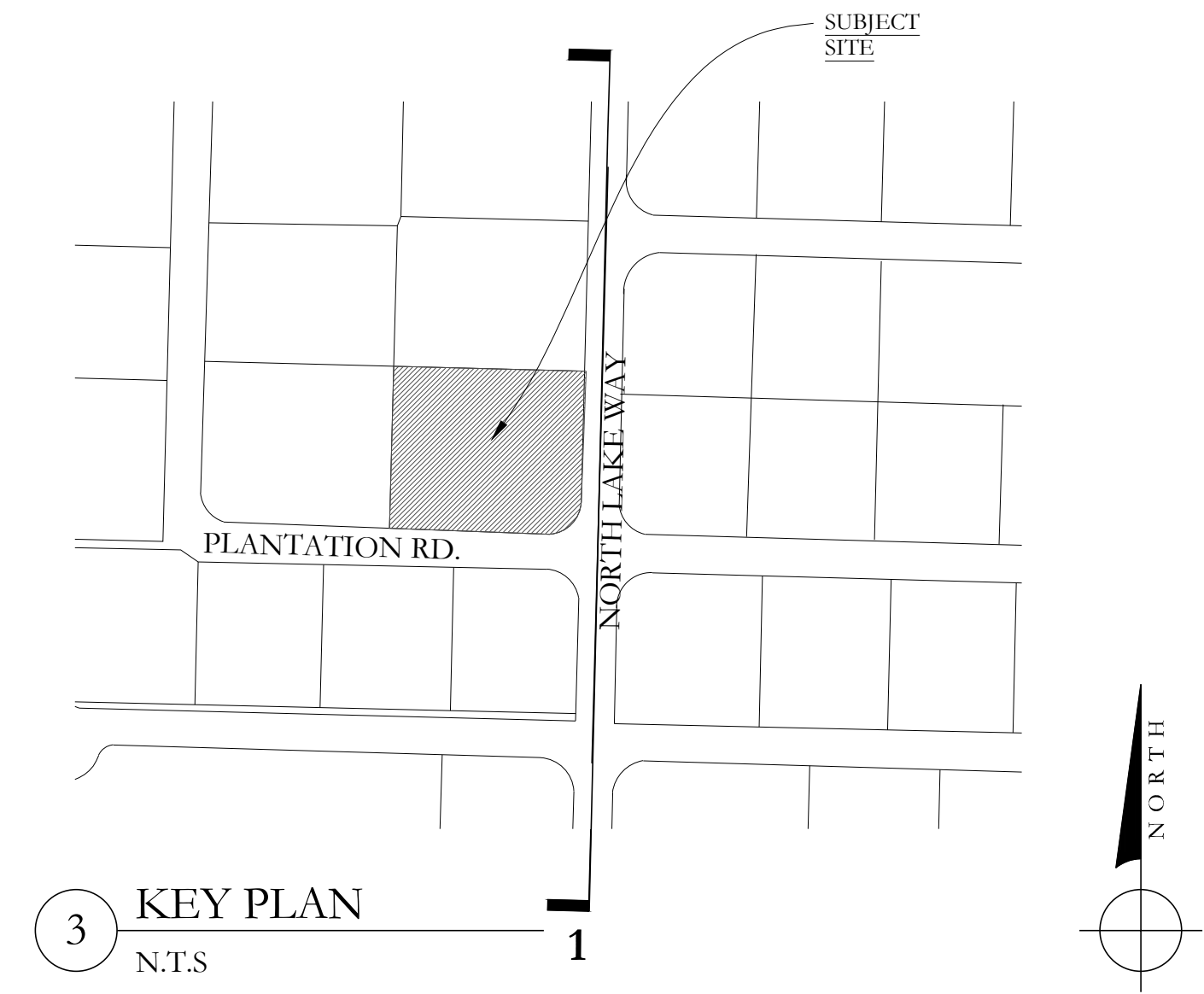
G-003



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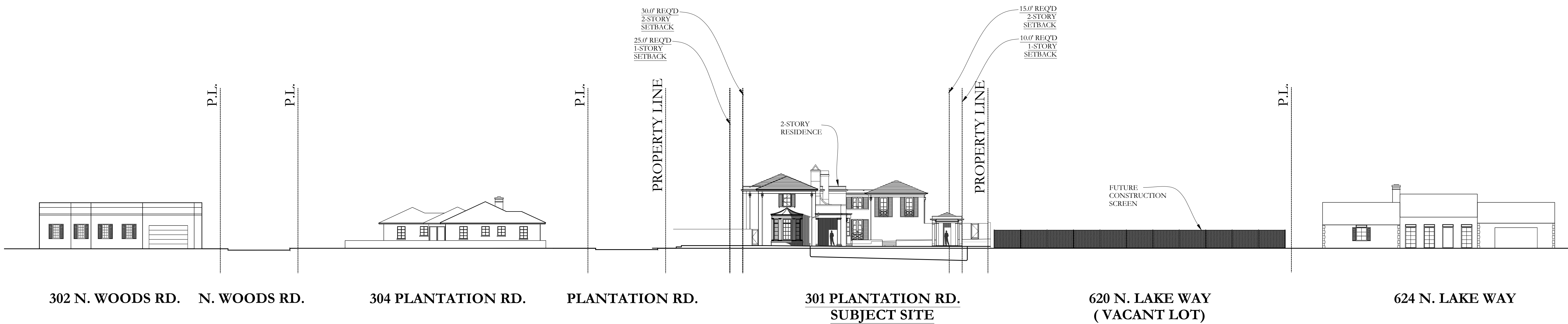
PLANTATION RD.

301 PLANTATION RD.
SUBJECT SITE

620 N. LAKE WAY
(VACANT LOT)

624 N. LAKE WAY

1 EXISTING STREETSCAPE PHOTOS - N. LAKE WAY
N.T.S.



302 N. WOODS RD.

N. WOODS RD.

304 PLANTATION RD.

PLANTATION RD.

301 PLANTATION RD.
SUBJECT SITE

620 N. LAKE WAY
(VACANT LOT)

624 N. LAKE WAY

2 PROPOSED STREETSCAPE ELEVATION - N. LAKE WAY
1"=20'-0"

ARCOM MINOR - FINAL REV 02	02/02/2024
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ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:

ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE

EXISTING STREETSCAPE PHOTOS
PROPOSED STREETSCAPE ELEV.

DATE

FEBRUARY 01, 2023

SHEET NO

G-004

SCALE

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MC



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1 PLANTATION ROAD NORTHWEST VIEW: PREVIOUSLY APPROVED
NOT TO SCALE



2 PLANTATION ROAD NORTHWEST VIEW: PROPOSED
NOT TO SCALE

NOTE: LANDSCAPE
CROPPED FOR
ILLUSTRATIVE PURPOSES;
REFER TO LANDSCAPE
DRAWINGS FOR PLANTING
AND HARDSCAPE

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FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE

BUILDING RENDERS

DATE FEBRUARY 01, 2023	SHEET NO V-01
SCALE AS NOTED	
BY MS, CM, MC	



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1 PLANTATION ROAD NORTHEAST VIEW: PREVIOUSLY APPROVED
NOT TO SCALE



2 PLANTATION ROAD NORTHEAST VIEW: PROPOSED
NOT TO SCALE

NOTE: LANDSCAPE
CROPPED FOR
ILLUSTRATIVE PURPOSES;
REFER TO LANDSCAPE
DRAWINGS FOR PLANTING
AND HARDSCAPE

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ARCOM MINOR - PRE-APP REV 01	10/16/2023

FILE NUMBER:
ARC-24-011

301 PLANTATION
ROAD
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SHEET TITLE

BUILDING RENDERS

DATE FEBRUARY 01, 2023	SHEET NO V-02
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1 PLANTATION ROAD SOUTHWEST VIEW: PREVIOUSLY APPROVED - NOT VISIBLE
NOT TO SCALE



2 PLANTATION ROAD SOUTHWEST VIEW: PROPOSED - NOT VISIBLE
NOT TO SCALE

NOTE: LANDSCAPE
CROPPED FOR
ILLUSTRATIVE PURPOSES;
REFER TO LANDSCAPE
DRAWINGS FOR PLANTING
AND HARDSCAPE

ARCOM MINOR - FINAL REV 02	02/02/2024
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FILE NUMBER:
ARC-24-011

301 PLANTATION
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SHEET TITLE

BUILDING RENDERS

DATE FEBRUARY 01, 2023	SHEET NO V-03
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