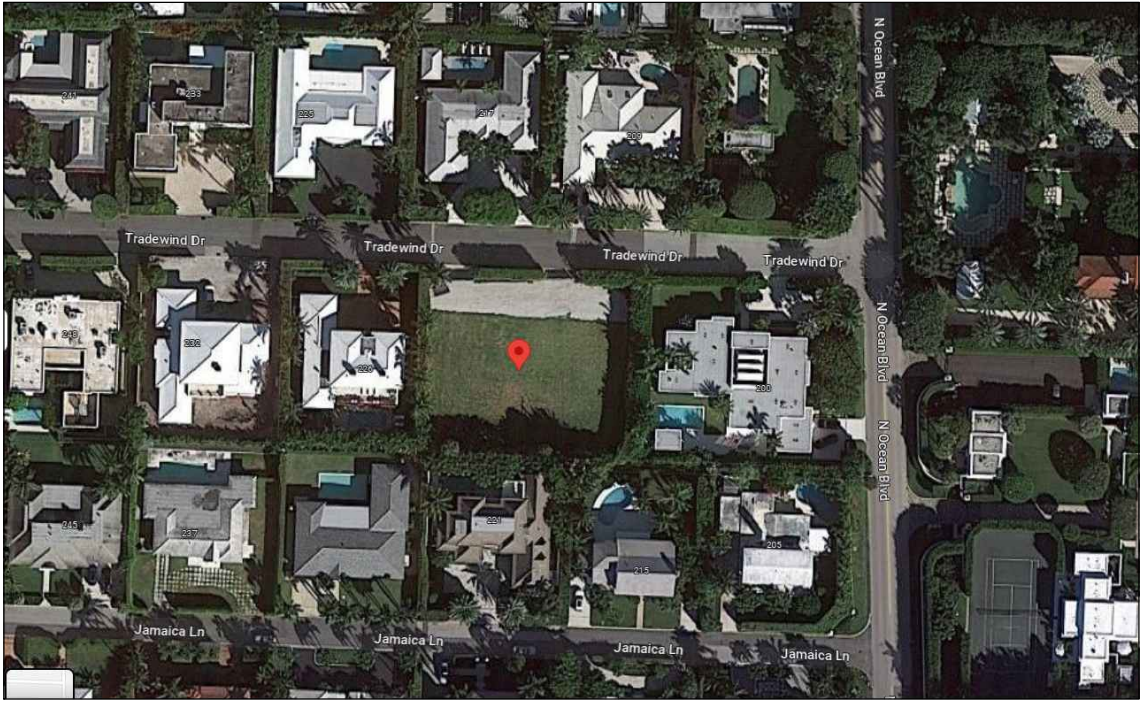


RECEIVED

By yfigueroa at 2:42 pm, Feb 05, 2024

216 TRADEWIND RESIDENCE

216 TRADEWIND DRIVE - PALM BEACH - FLORIDA - 33480



LOCATION MAP

DEFERRAL RE-SUBMITTAL

02/05/2024

PROJECT No.: 2023-11

DATE OF HEARING: 02/28/2024

ARCOM# ARC-23-144



PORTUONDO PEROTTI ARCHITECTS, INC.

5717 S.W. 8th STREET
MIAMI, FLORIDA 33144
PH: (305) 260 -9331
FAX: (305) 260 -9318

E-MAIL: info@PORTUONDO-PEROTTI.COM

PROJECT DIRECTORY

ARCHITECT
2. PORTUONDO PEROTTI ARCHITECTS
5717 SW 8th STREET
MIAMI, FLORIDA. 33144
PHONE (305) 260-9331 FAX (305) 260 9318
LICENSE # AAC001407

LANDSCAPE ARCHITECT

3. ENVIRONMENTAL DESIGN GROUP
139 NORTH COUNTY ROAD #20-B
PALM BEACH, FL. 33480
PH:(561) 832-4600
LICENSE # RLA 6666784

CIVIL ENGINEER

4. DOUG WINTER COMPANIES
4047 OKEECHOBEE BLVD., SUITE 222
WEST PALM BEACH, FL. 33409
PHONE: (561) 471-9863 FAX: (561) 471-5075
LICENSE # FL. PE. #35658

BUILDING DEPARTMENT

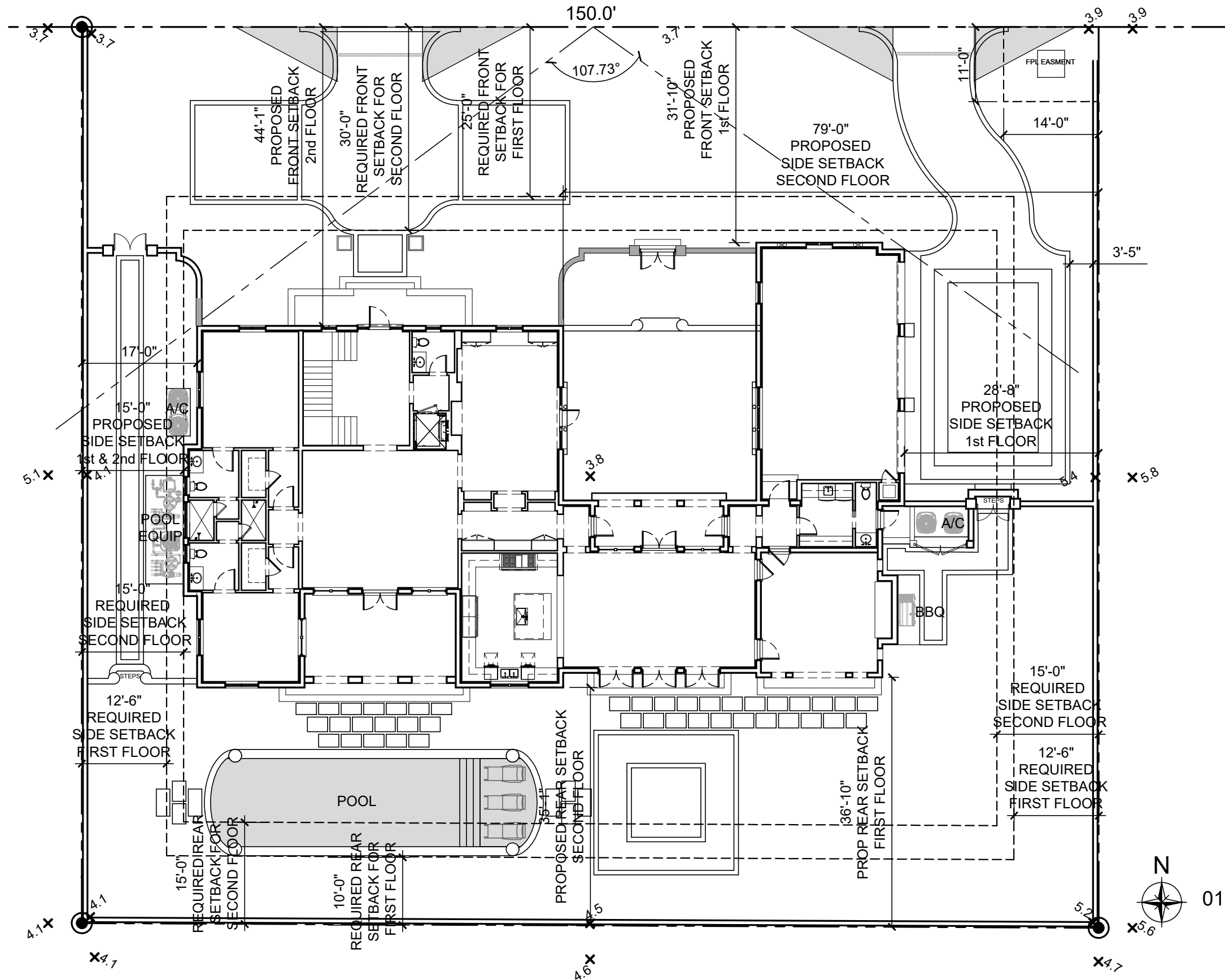
5. TOWN OF PALM BEACH BUILDING DEPARTMENT
360 SOUTH COUNTY ROAD
PALM BEACH, FL. 33480
PH: (561) 838-5400

SCOPE OF WORK

NEW 2 STORY SINGLE FAMILY RESIDENCE WITH RELATED
LANDSCAPE, HARDSCAPE & CIVIL WORK

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GROUND LEVEL SETBACK DIAGRAM

SHEET: A-001

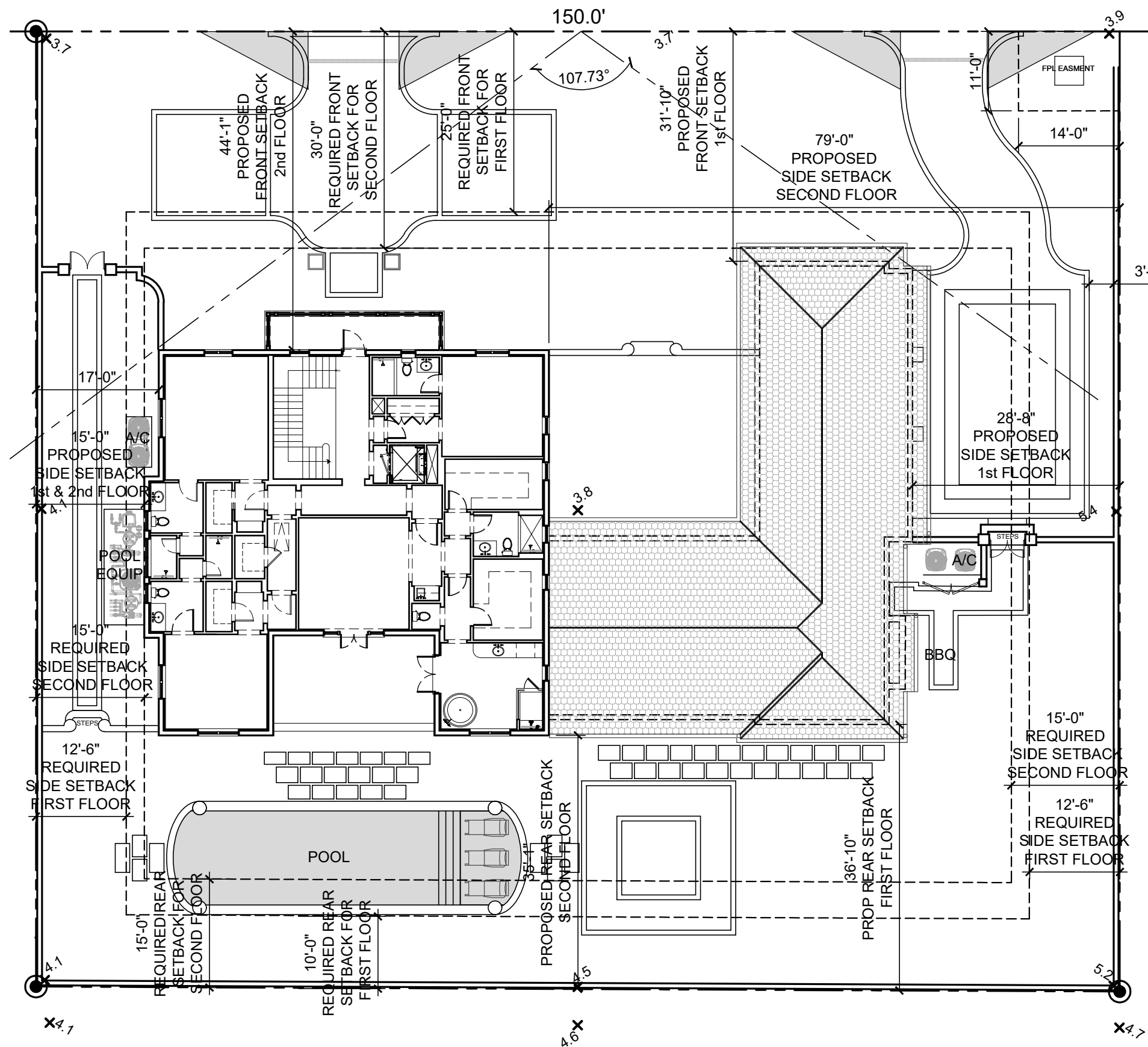
TITLE: GROUND LEVEL SETBACK DIAGRAM
SCALE: N.T.S.

OWNER:
216 TRADEWIND TRUST
KEHOE MICHAEL S TR
GUNSTER & YOKLEY DR STE 500E
PALM BEACH, FL 33480

216 TRADEWIND RESIDENCE
PALM BEACH, FLORIDA 33480

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
5717 SW 12th Street, Suite 100, Palm Beach, FL 33480 USA
Tel: 561.838.3333 Fax: 561.838.1518
http://www.portuondo-perotti.com

REVISIONS:
PROJECT NUMBER: 2023-11
DATE: 10.12.2023
DRAWN BY: RL / CC
CHECKED BY: JLG



01

UPPER LEVEL SETBACK DIAGRAM

SCALE 1/16" = 1'-0"

SHEET A-001.1	TITLE UPPER LEVEL SETBACK DIAGRAM	OWNER 216 TRADEWIND RESIDENCE KEHOE MICHAEL S TR	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 S.W. 88 Street, Miami, Florida 33144, USA Tel: (305) 250-5331 Fax: (305) 250-5338 http://www.portuondo-perotti.com	PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL / CC CHECKED BY: JL GP	REVISIONS:
	SCALE N.T.S.	GUNSTER & YONKLEY & STEWART P/C/O 777 PALM BEACH BL., 33480 PALM BEACH, FLORIDA 33480			



Town of Palm Beach

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

Line #	Zoning Legend			
1	Property Address:	216 Tradewind Drive, Palm Beach, Florida 33480		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	19,881.75		
4	Lot Width (W) & Depth (D) (ft.):	150.00' X 132.89'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY RESIDENCE		
6	FEMA Flood Zone Designation:	AE 6.0		
7	Zero Datum for point of meas. (NAVD)	7.0 NAVD		
8	Crown of Road (COR) (NAVD)	4.21 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (5,964.53)	N/A	25% (4,973.06)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			6,032.38
12	*Front Yard Setback (Ft.)	25'-0" (N)	N/A	31'-10" (N)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	15'-0"(W) / 28'-8" (E)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-0"(W) / 79'-0" (E)
15	*Rear Yard Setback (Ft.)	15'-0"	N/A	35'-1"
16	Angle of Vision (Deg.)	108 Deg	N/A	107.73 Deg
17	Building Height (Ft.)	22'-0"	N/A	20'-6"
18	Overall Building Height (Ft.)	30'-0"	N/A	27'-7"
19	Cubic Content Ratio (CCR) (R-B ONLY)	77,753.91 (3.90)	N/A	77,453.83(3.785)
20	** Max. Fill Added to Site (Ft.)	1.4'	N/A	1.33'
21	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	7.125'
22	Base Flood Elevation (BFE)(NAVD)	N/A	6.0'	7.0'
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (8,946 SF)	N/A	46.33% (9,212 SF)
24	Perimeter LOS (Sq Ft and %)	50% (4,473 SF)	N/A	52..04% (4,656 SF)
25	Front Yard LOS (Sq Ft and %)	40% (1,500 SF)	N/A	63.20% (2,370 SF)
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 [\[Sec. 134-1600\]](#)

*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

ARCOM CASE #
ARC-23-144

LEGAL DESCRIPTION

Lot 50 and the West 1/2 of Lot 51 of DODGE ESTATES,
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 27, Page 119.

PROPERTY ADDRESS

599 S COUNTY ROAD, PALM BEAH, FL 33480

ZONING CLASSIFICATION

R-B- LOW DENSITY RESIDENTIAL

FLOOD CRITERIA

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 6.00' NAVD
PROPOSED MAIN LEVEL T.O. SLAB ELEVATION (P.O.M): 7.00' NAVD

LOT AREA

GROSS LOT AREA = 19,881.75 SQ.FT.

LANDSCAPE OPEN SPACE

MINIMUM REQUIRED: 45% OF LOT AREA= 8,946.79 SQ.FT.
PROVIDED: 46.33% OF LOT AREA= 9,212.00 SQ.FT.
FRONT YARD AREA: 3,750.49 SQ. FT 40% OF FRONT YARD = 1,500 SQ.FT.
63.19% PROPOSED: 2,370.00 SQ.FT.

LOT COVERAGE AREA

2 STORY BUILDINGS 30% ALLOWED: 5,964.53 SQ.FT.
PROPOSED MAIN LEVEL 25% PROPOSED : 4,973.06 SQ.FT.

BUILDING SETBACKS	GROUND FLOOR		SECOND FLOOR	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
FRONT:	25'-0"	31'-10"	30'-0"	44'-1"
WEST SIDE:	12'-6"	15'-0"	15'-0"	15'-0"
EAST SIDE:	12'-6"	28'-8"	15'-0"	79'-0"
REAR:	10'-0"	36'-10"	15'-0"	35'-1"

BUILDING HEIGHT

BUILDING HEIGHT : ALLOWED: 22'-0"
PROPOSED: 21'-0"
MAXIMUM OVERALL HEIGHT ALLOWED ALLOWED: 22'-0"+8'-0"= 30'-0"
PROPOSED: 21'-0"+8'-1"= 29'-1"

AREA TABULATION

	A/C	NON A/C	LOT COVERAGE
MAIN LEVEL	3,416.65 SQ. FT.		3416.65 SQ. FT.
GARAGE		779.81 SQ. FT.	779.81 SQ. FT.
FAMILY RM. COVERED LOGGIA		353.25 SQ. FT.	353.25 SQ. FT.
BREEZEWAY		129.29 SQ. FT.	129.29 SQ. FT.
LIVING RM. COVERED LOGGIA		294.06 SQ. FT.	294.06 SQ. FT.
UPPER LEVEL	2,615.73 SQ. FT.		
TOTALS	6,032.38 SQ. FT.	1,556.41 SQ. FT.	4,973.06 SQ. FT.

PROJECT NUMBER: 2023-11
DATE: 10.12.2023
DRAWN BY: JLG
CHECKED BY: JLG

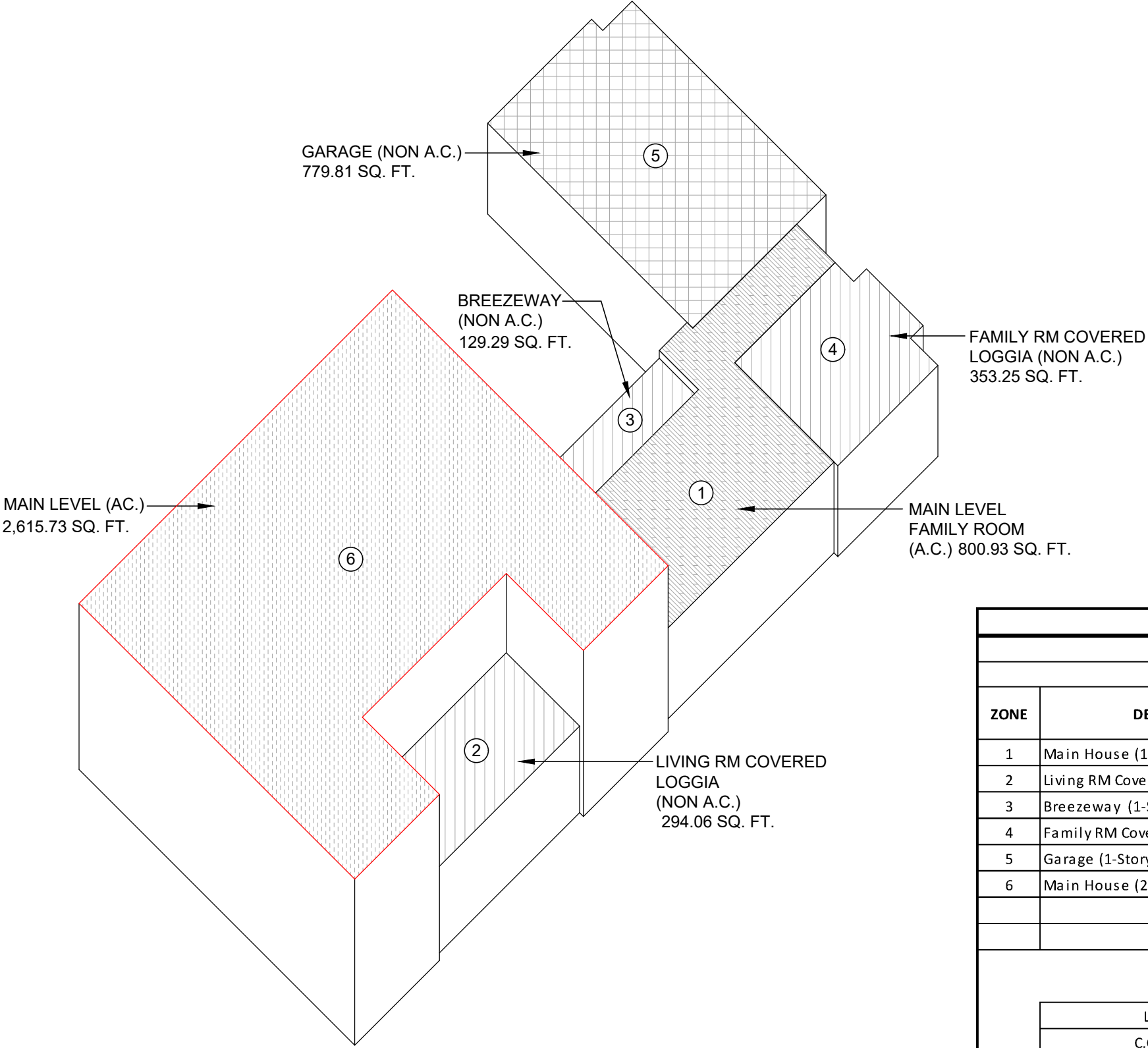
ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
5717 S. Dixie Highway, Suite 100
Ft. Lauderdale, FL 33329
Tel: (954) 398-3333
http://www.portundo-perotti.com

OWNER
216 TRADEWIND TRUST
KEHOE MICHAEL S TR
GUNSTER & YOKLEY DR SITE 600E
PALM BEACH, FL, 33480

ZONING DATA
TITLE
SHEET: A-001.2
SCALE: N.T.S.
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01

SCALE 1/16" = 1'-0"

CUBIC CONTENT DIAGRAM

2023-11 216 TRADEWIND RESIDENCE					
CUBIC CONTENT CALCULATION (PER SURVEY)					
ZONE	DESCRIPTION	AREA	BLDG HT. (From TOPB POM)	VOLUME	TOTAL
1	Main House (1-Story)	800.93 SF	11.00 FT	8,810.23 CF	79,341.53
2	Living RM Covered Loggia (1-Story)	294.06 SF	10.50 FT	3,087.63 CF	
3	Breezeway (1-Story)	129.29 SF	10.50 FT	1,357.55 CF	
4	Family RM Covered Loggia (1-Story)	353.25 SF	11.00 FT	3,885.75 CF	
5	Garage (1-Story)	779.81 SF	11.00 FT	8,577.91 CF	
6	Main House (2-story)	2,615.73 SF	20.50 FT	53,622.47 CF	
				TOTAL	79,341.53
LOT AREA: C.C.R. (MAX): SUBTRACT 5% FOR UNENCLOSED LOGGIAS*: TOTAL VOLUME PROPOSED: 19,933.50 SF 3.90 3,887.70 CF 3.785 75,453.83 CF					

PROJECT NUMBER: 2023-11
DATE: 10/12/2023
DRAWN BY: RL/CC
CHECKED BY: JLG

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architects • Planning • Interior Design
5717 S.W. 8th Street, Suite 100, Fort Lauderdale, FL 33309, USA
Tel: (305) 558-9333 Fax: (305) 261-1518
http://www.portuondo-perotti.com

OWNER
216 TRADEWIND TRUST
KEHOE MICHAEL S TR
GUNSTER & YONKLEY DR STE 500E
PALM BEACH, FL 33480

216 TRADEWIND RESIDENCE
PALM BEACH, FLORIDA 33480

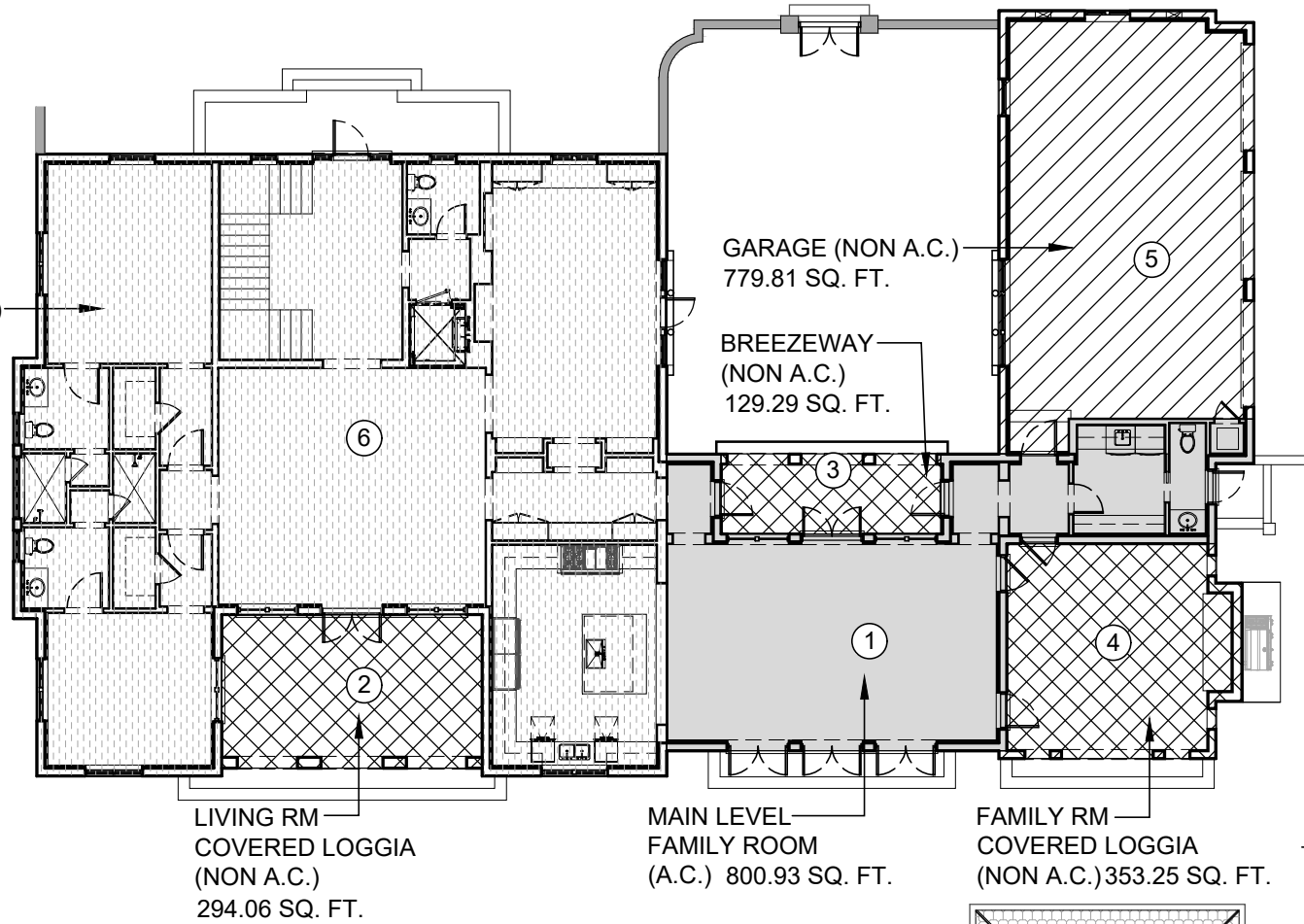
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SCALE: N.T.S.

SHEET: A-001.3
CF

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MAIN LEVEL (A.C.)
2,615.73 SQ. FT.

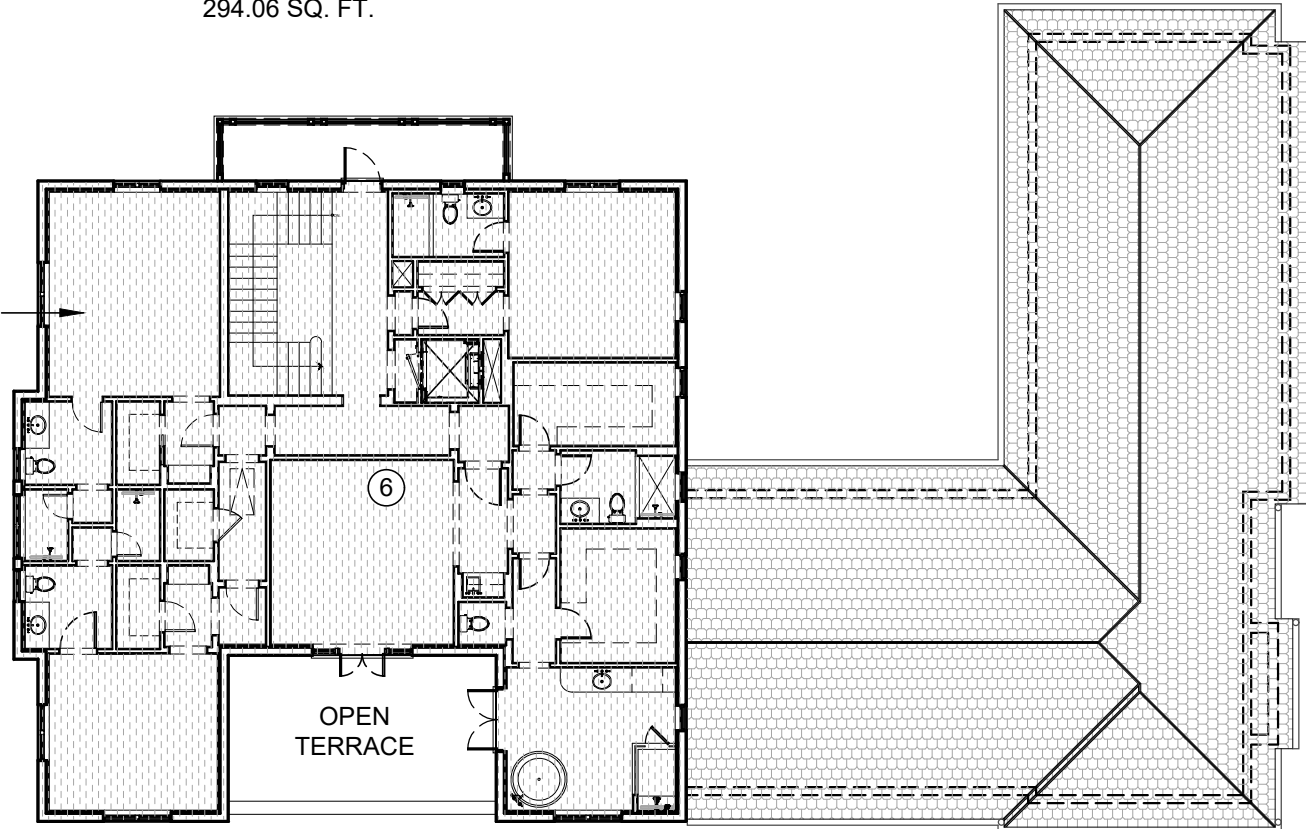


01

SCALE 1/16" = 1'-0"

MAIN LEVEL AREA DIAGRAM

UPPER LEVEL (A.C.)
2,615.73 SQ. FT.



02

SCALE 1/16" = 1'-0"

UPPER LEVEL AREA DIAGRAM

REVISIONS:
PROJECT NUMBER: 2023-11
DATE: 10/12/2023
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PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
5717 20th Street, Suite 100, Palm Beach, FL 33480
Tel: (561) 838-0331 Fax: (561) 838-1518
http://www.portuondo-perotti.com

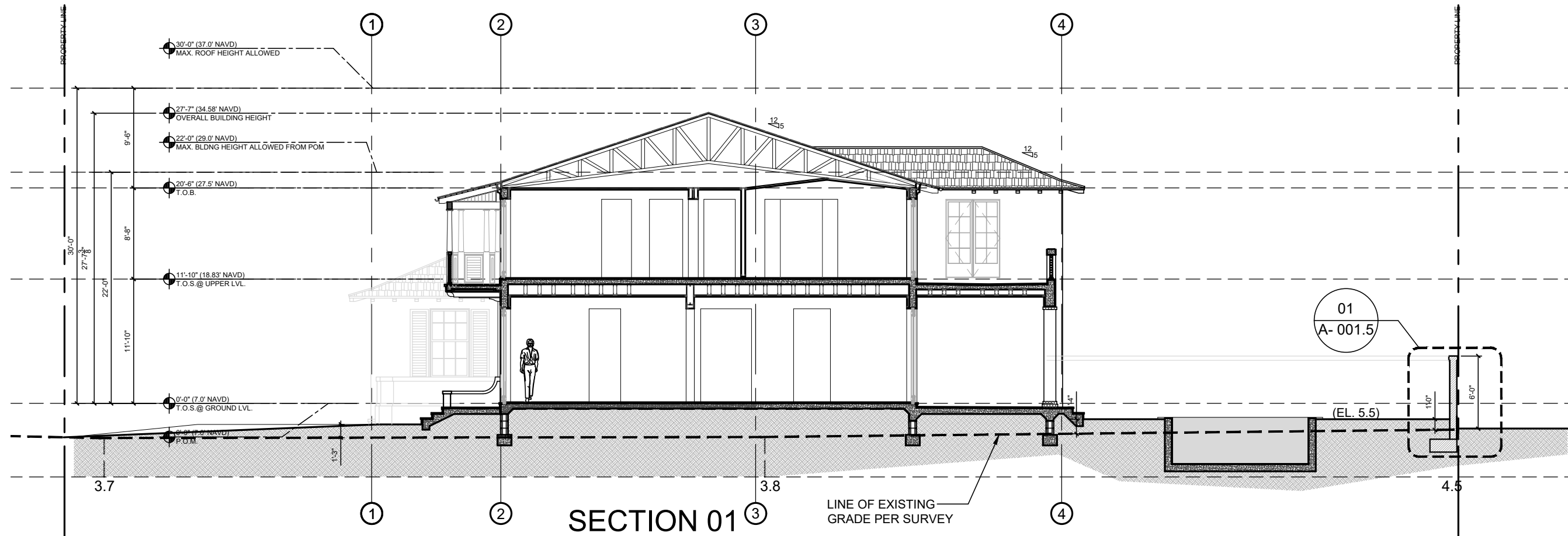
216 TRADEWIND RESIDENCE
PALM BEACH, FLORIDA 33480

OWNER
216 TRADEWIND TRUST
KEHOE MICHAEL STR
GUNSTER & YOKLEY DR STE 500E
PALM BEACH, FL 33480

TITLE
CONSTRUCTION
STAGING PLAN
SCALE: N.T.S.

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ARCOM CASE #
ARC-23-144



SECTION 01

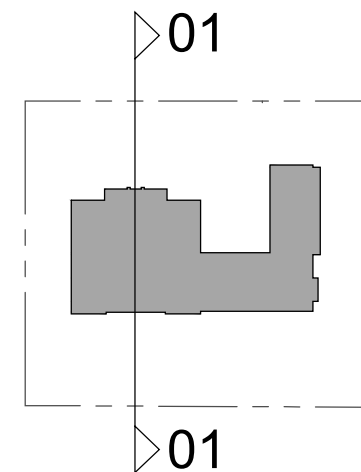
LINE OF EXISTING
GRADE PER SURVEY

ELEV. 5.5' NAVD
PROPERTY
GRADE ELEV.

ELEV. 4.6' NAVD
NEIGHBOR
GRADE ELEV.

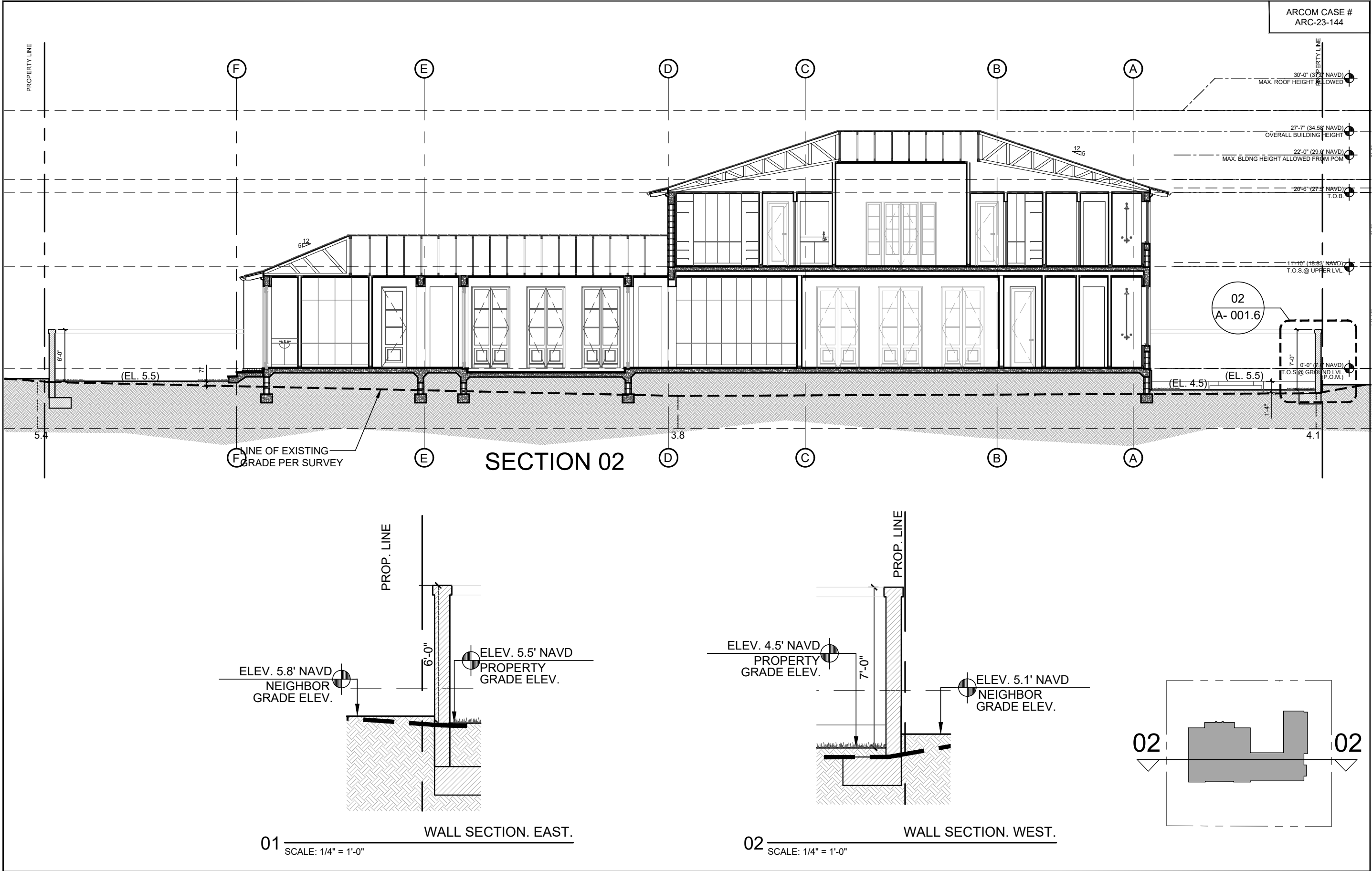
WALL SECTION. SOUTH.

01
SCALE: 1/4" = 1'-0"



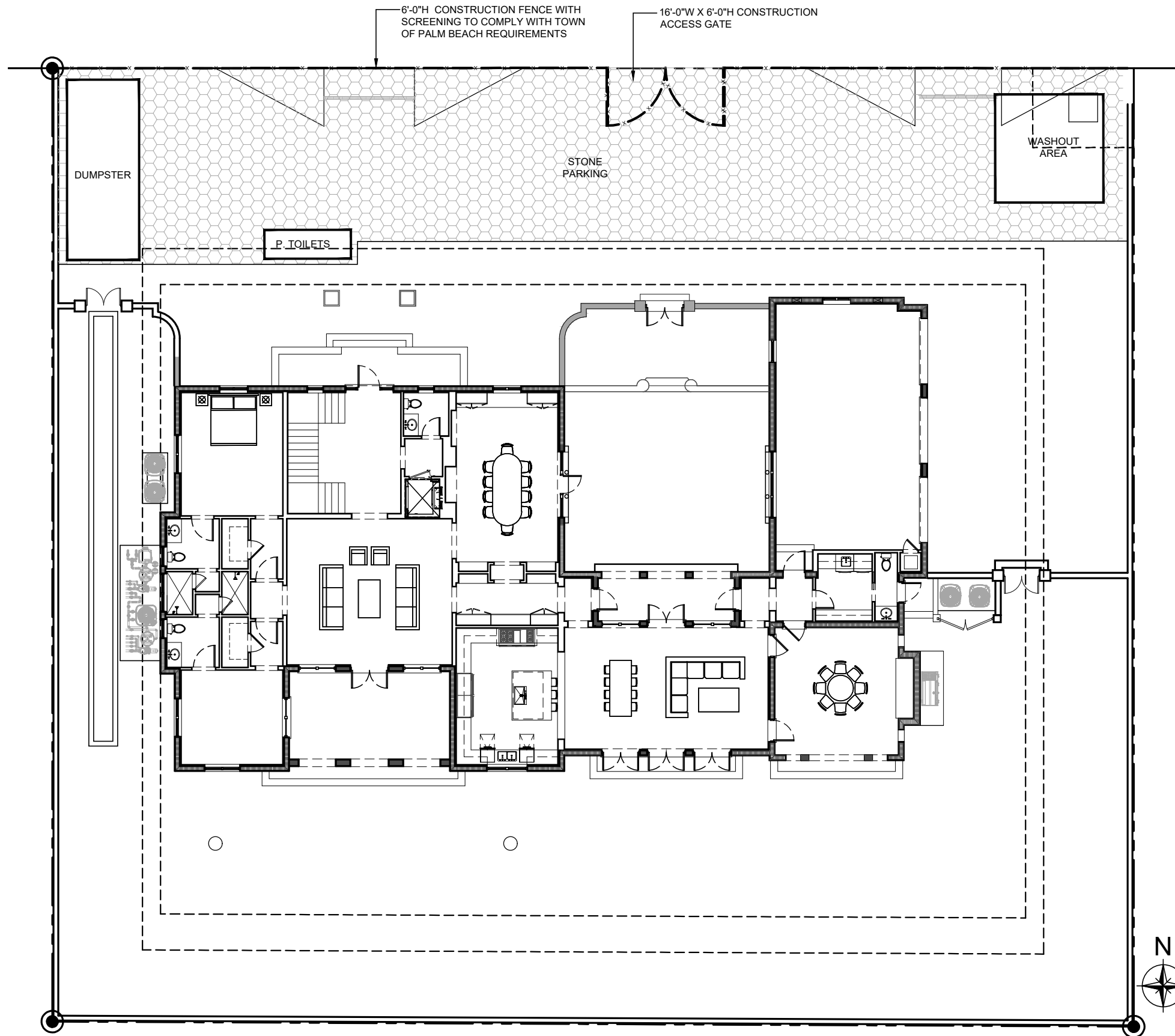
REVISIONS:	PROJECT NUMBER: 2023-11	ARCHITECTS:	OWNER:	TITLE:	SHEET:
DATE: 10.12.2023	DATE: 10.12.2023	PORTUONDO PEROTTI ARCHITECTS INC.	216 TRADEWIND TRUST	YARD SECTION	A-001.5
DRAWN BY: RL / CC	DRAWN BY: RL / CC	Architecture Planning Interior Design	KEHOE MICHAEL S TR	DIAGRAM	CF
CHECKED BY: JLG	CHECKED BY: JLG	5717 SW 8th St. Suite 100, Fort Lauderdale, FL 33309 Tel: 305.328.4333 Fax: 305.261.1518 http://www.portuondo-perotti.com	GUNSTER & YOKLEY & STEWART P/C/O 7775 FLAGLER DR STE 500E PALM BEACH, FL 33480	SCALE: N.T.S.	© COPYRIGHT 2023
		216 TRADEWIND RESIDENCE			
		PALM BEACH, FLORIDA 33480			

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DATE: 10.12.2023	DATE: 10.12.2023	PORTUONDO PEROTTI ARCHITECTS INC.
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CHECKED BY: JLP	CHECKED BY: JLP	5717 SW 10th Street, Suite 100, Fort Lauderdale, FL 33304, USA
		Tel: 305.328.3333 Fax: 305.261.1518
		http://www.portundo-perotti.com
		216 TRADEWIND RESIDENCE
		PALM BEACH, FLORIDA 33480
		OWNER:
		216 TRADEWIND TRUST
		KEHOE MICHAEL S TR
		GUNSTER & YOKLEY DR STE 500E
		PALM BEACH, FL 33480
		TITLE: YARD SECTION
		DIAGRAM
		SCALE: N.T.S.
		SHEET: A-001.6
		CF
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01 CONST. STAGING AND SCREENING PLAN
SCALE: 1-16" = 1'-0"

SHEET: A-001.7
C/F

TITLE: CONSTRUCTION STAGING
PLAN
SCALE: N.T.S.

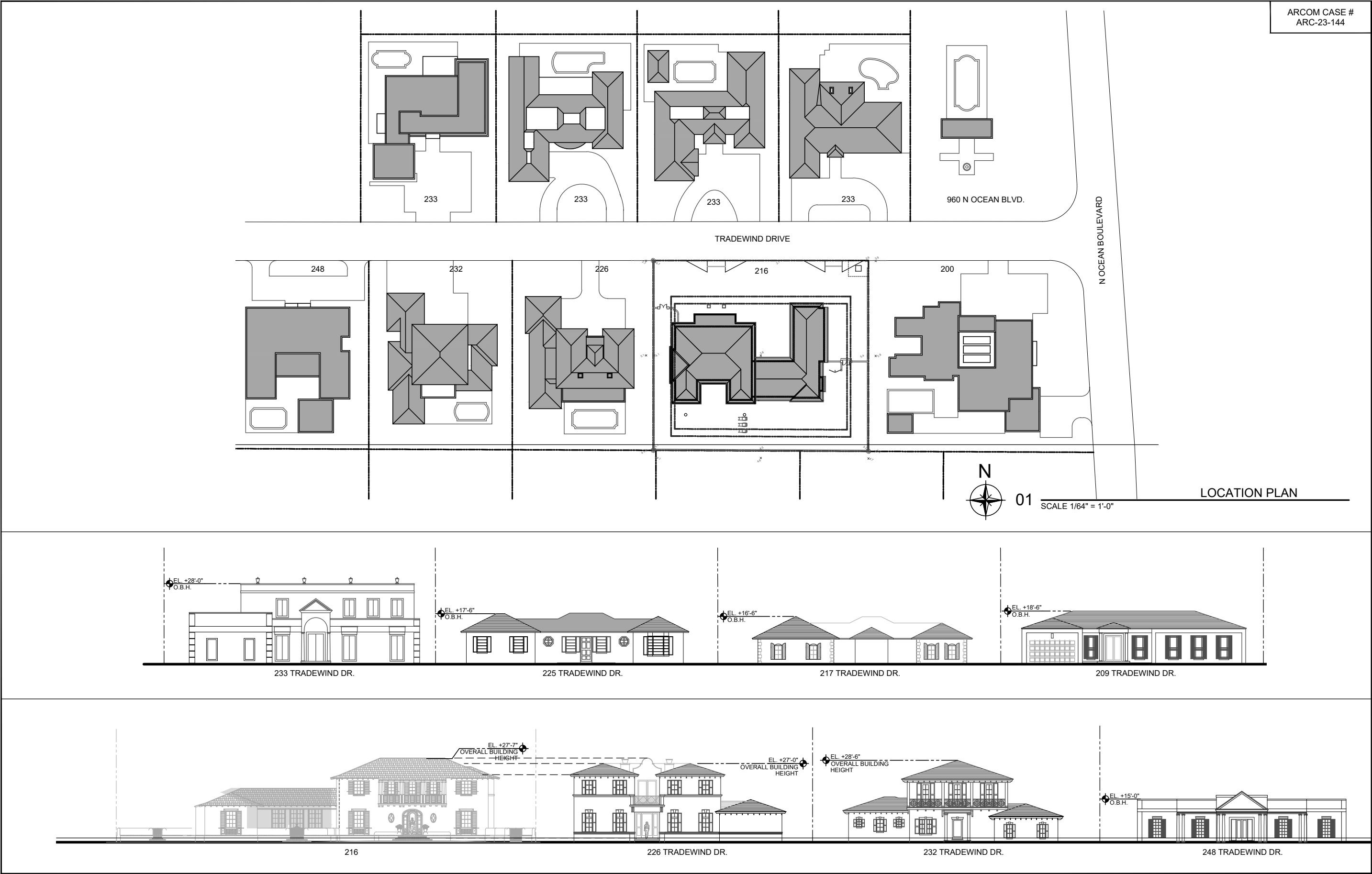
OWNER:
216 TRADEWIND TRUST
KEHOE MICHAEL S TR
GUNSTER & YOKLEY DR SITE 500E
PALM BEACH, FL 33480

216 TRADEWIND RESIDENCE
PALM BEACH, FLORIDA 33480

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
5717 20th Street, Suite 100, Palm Beach, FL 33480 USA
Tel: 561.835.2833 Fax: 561.835.2818
http://www.portuondo-perotti.com

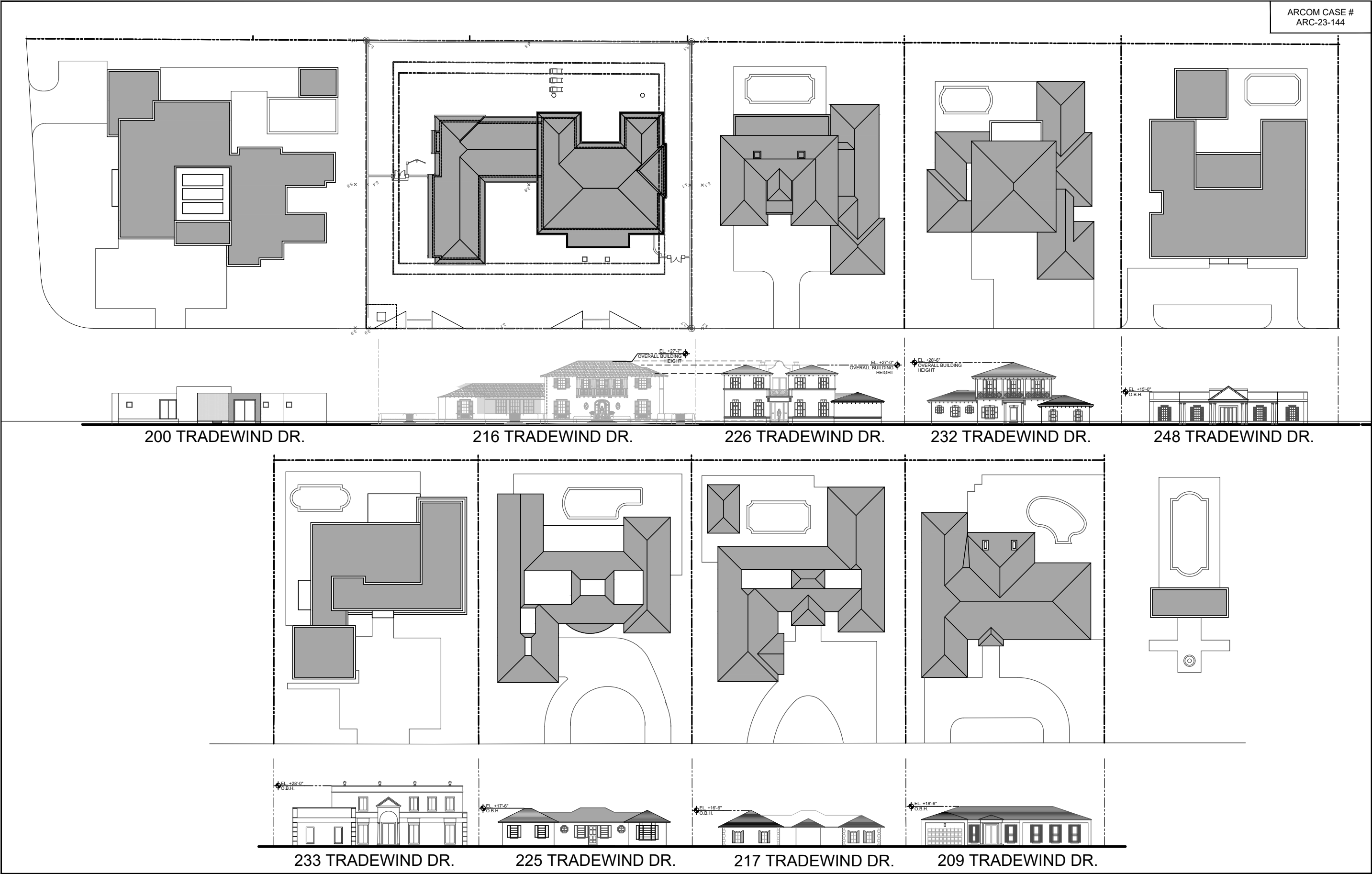
PROJECT NUMBER: 2023-11
DATE: 10.12.2023
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REVISIONS:



PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL / CC CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 204th Street, Suite 100, Palm Beach, FL 33480 Tel: 305.326.3333 Fax: 305.326.1518 http://www.portundo-perotti.com	216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	OWNER 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YOKLEY & STEWART P/C/O 777 S FLAGLER DR STE 500E PALM BEACH, FL 33480	TITLE NEIGHBORHOOD VICINITY PLAN SCALE: N.T.S.	SHEET: A-002 C/F	©COPYRIGHT 2023
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DATE: 10.12.2023
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ARCHITECTS
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Architecture Planning Interior Design
5717 204th Street NE, Palm Beach, FL, USA
Tel: 305.328.3333 Fax: 305.328.1518
http://www.portundo-perotti.com

216 TRADEWIND RESIDENCE
PALM BEACH, FLORIDA 33480

OWNER
216 TRADEWIND TRUST
KEHOE MICHAEL S TR
GUNSTER & YOKLEY & STEWART PC/O
777 S FLAGLER DR STE 500E
PALM BEACH, FL 33480

TITLE: NEIGHBORHOOD
VICINITY PLAN ELEVATIONS
SCALE: 1/16" = 1'-0"

SHEET: A-002.1
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233 TRADEWIND DR.



225 TRADEWIND DR.

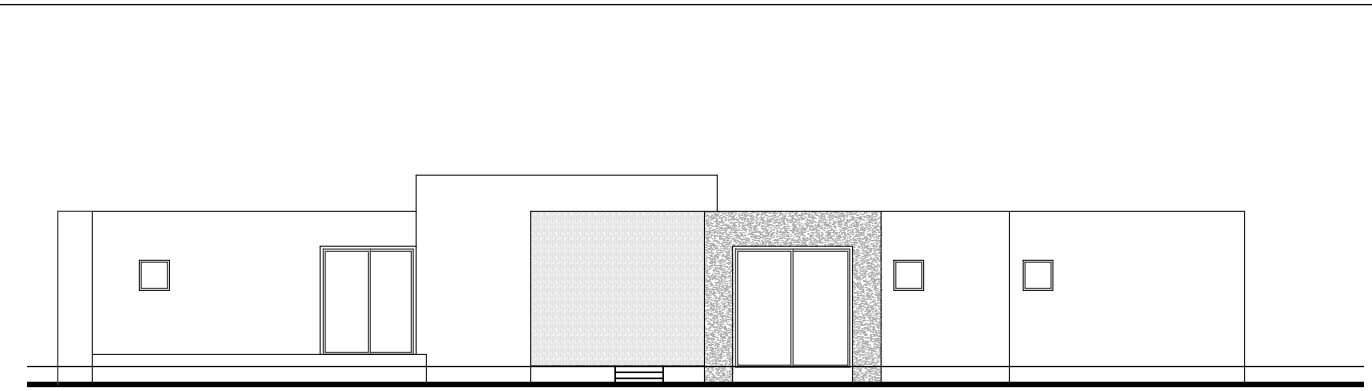
ARCOM CASE #
ARC-23-144



217 TRADEWIND DR.



209 TRADEWIND DR.



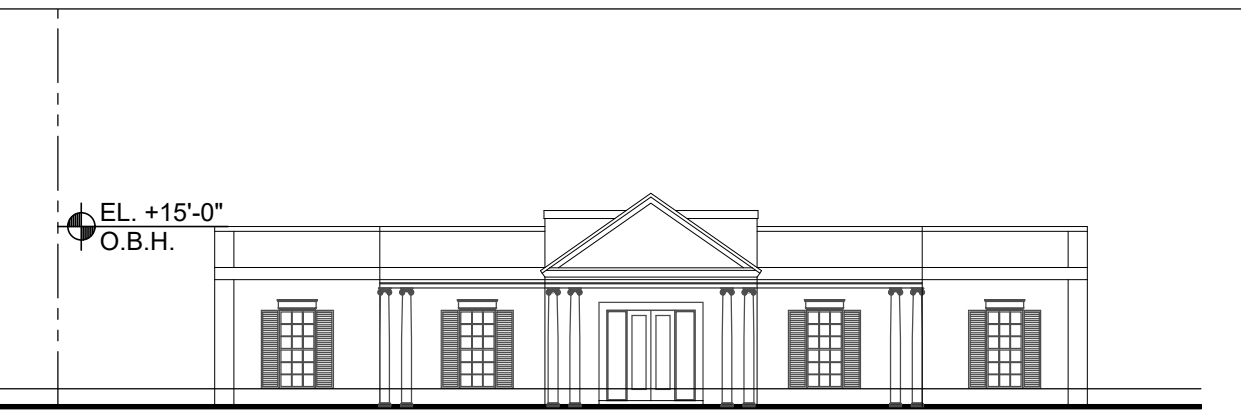
200 TRADEWIND DR.



226 TRADEWIND DR.



232 TRADEWIND DR.



248 TRADEWIND DR.

PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL / CC CHECKED BY: JLG	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architects Planning Interior Design 5717 S.W. 28th Street, Suite 100, Fort Lauderdale, FL 33309, USA Tel: (305) 398-0033 Fax: (305) 261-1518 http://www.portuondo-perotti.com	
216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	
OWNER 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YOKLEY DR STE 500E PALM BEACH, FL 33480	
TITLE: NEIGHBORHOOD VIGNETTE PLAN ELEVATIONS SCALE: 1/16" = 1'-0"	
SHEET: A-002.2 OF	© COPYRIGHT 2023

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200 TRADEWIND

ADJACENT RESIDENCES

ARCOM CASE #
ARC-23-144



209 TRADEWIND



217 TRADEWIND



225 TRADEWIND

PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL/CC CHECKED BY: JLG	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 S. Bay Street, Suite 100, Palm Beach, FL 33480 Tel: 561.833.3333 Fax: 561.833.3333 http://www.portuondo-perotti.com	
216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	
OWNER 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YOKLEY & STEWART P A C O 7775 FLAGLER DR STE 500E PALM BEACH, FL 33480	
TITLE: NEIGHBORHOOD RESIDENCES PICTURES SCALE:	
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ADJACENT RESIDENCES

ARCOM CASE #
ARC-23-144



226 TRADEWIND



232 TRADEWIND



248 TRADEWIND



233 TRADEWIND

REVISIONS:	
PROJECT NUMBER: 2023-11	DATE: 10/12/2023
DRAWN BY: RL/CC	CHECKED BY: JLP
ARCHITECTS:	
PORTUONDO PEROTTI ARCHITECTS INC.	
Architects Planning Interior Design	
5717 13th Ave S, Suite 100, Palm Beach, FL 33480	
Tel: 305.398.3333 Fax: 305.398.1518	
http://www.portuondo-perotti.com	
216 TRADEWIND RESIDENCE	
PALM BEACH, FLORIDA 33480	
OWNER:	
216 TRADEWIND TRUST	
KEHOE MICHAEL S TR	
GUNSTER & YOKLEY DR SITE 500E	
PALM BEACH, FL 33480	
TITLE: NEIGHBORHOOD RESIDENCES PICTURES	
SCALE:	
SHEET: A-002.3	
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ARCOM CASE #
ARC-23-144



SURVEY



VIEW 01



VIEW 02

OWNER
216 TRADEWIND TRUST
KEHOE MICHAEL S TR
GUNSTER & YOAKLEY & STEWART P A C/O
777 S FLAGLER DR STE 500E
PALM BEACH, FL, 33480

SUBJECT PROPERTY
PHOTOS

SHEET: A-002.4

216 TRADEWIND RESIDENCE

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
5717 S.W. 8th Street, Miami, Florida, 33144, USA
Tel: (305) 260-9331 Fax: (305) 260-9318
<http://www.portuondo-perotti.com>

PROJECT NUMBER: 2023-11	REVISIONS:
DATE: 10.12.2023	
DRAWN BY: RL / CC	
CHECKED BY: JLGP	



216 TRADEWIND DRIVE

216 Tradewind Dr



01
N.T.S.

VICINITY LOCATION MAP (1/4 MILE)

ARCOM CASE #
ARC-23-144

A-002.5
SHEET:
OF

SCALE: N.T.S.

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TITLE: VICINITY MAP

OWNER:
216 TRADEWIND TRUST
KEHOE MICHAEL S TR
GUNSTER & YOKLEY & STEWART P A C O
777 S FLAGLER DR STE 500E
PALM BEACH, FL 33480

216 TRADEWIND RESIDENCE

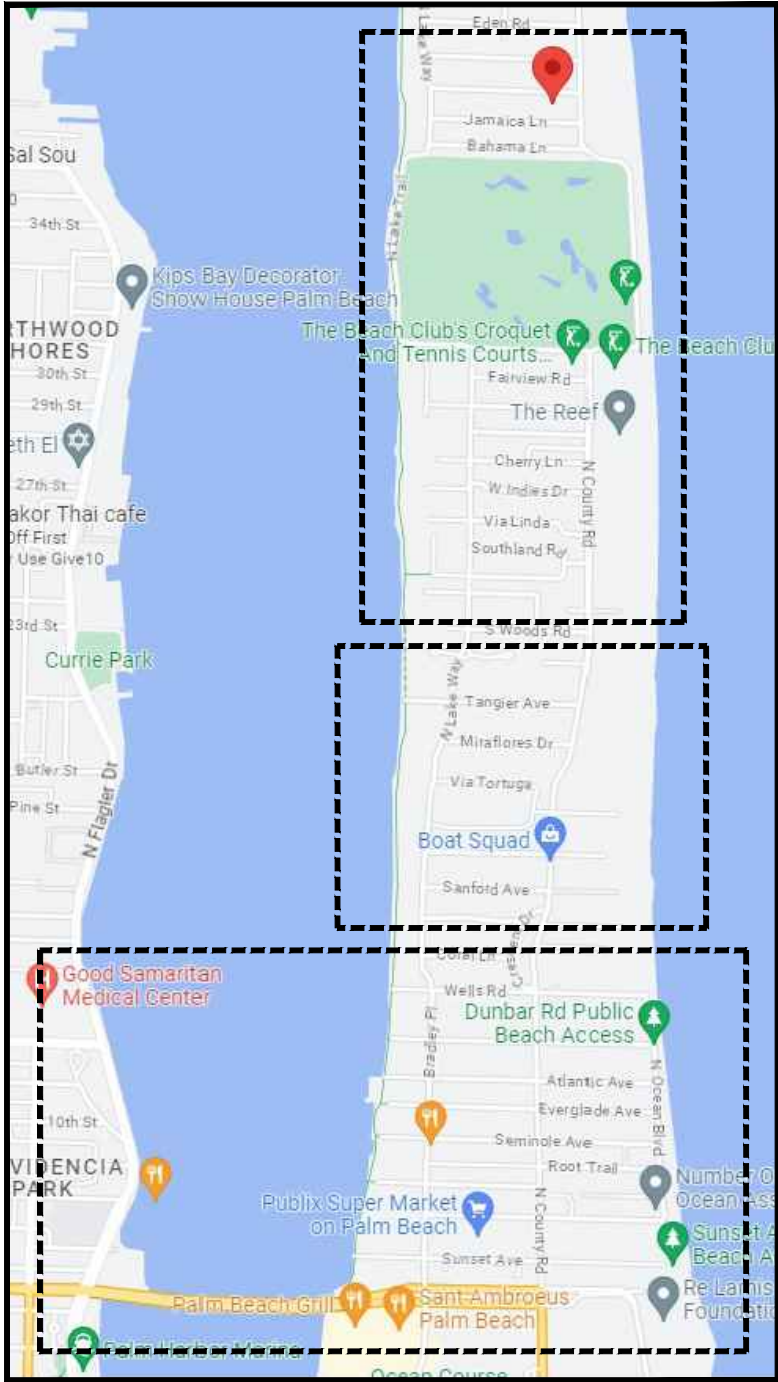
PALM BEACH, FLORIDA 33480

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
5717 S Ocean Blvd Suite 1000 Palm Beach, FL 33480 USA
Tel: 561.833.3333 Fax: 561.833.3333
http://www.portuondo-perotti.com

PROJECT NUMBER: 2023-11
DATE: 10/12/2023
DRAWN BY: RL/CC
CHECKED BY: JLG

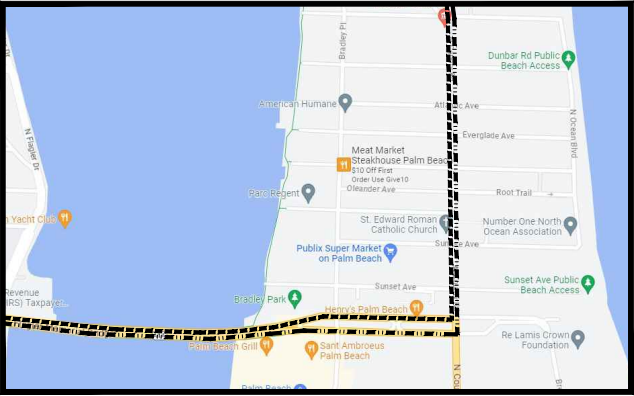
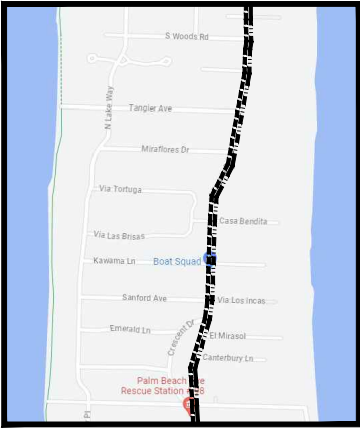
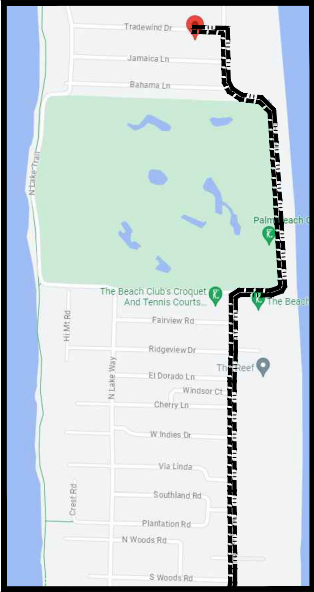
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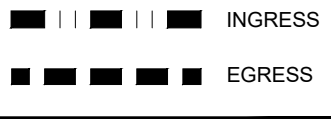


01 N.T.S.

TRUCK LOGISTIC PLAN



ROUGH SCHEDULE OF CONSTRUCTION	
TASK:	DURATION (MONTHS)
SITE/BUILDING PREPARATION:	1
REINFORCING FOUNDATION:	2
BLOCK / STEEL DELIVERIES & CONCRETE POURS:	2
ROOF TRUSS DELIVERIES & TRUSS SETTING:	1
WINDOW/DOOR DELIVERIES & INSTALLATION:	1
DRY-IN:	2
INTERIOR FRAMING:	3
ROUGH-IN:	1
DRY WALL:	2
FINISHES:	4
LANDSCAPE/HARDSCAPE INSTALLATION:	2
FINAL INSPECTIONS:	1
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	22



PROJECT NUMBER: 2023-11
DATE: 10/12/2023
DRAWN BY: RL / CC
CHECKED BY: JLG

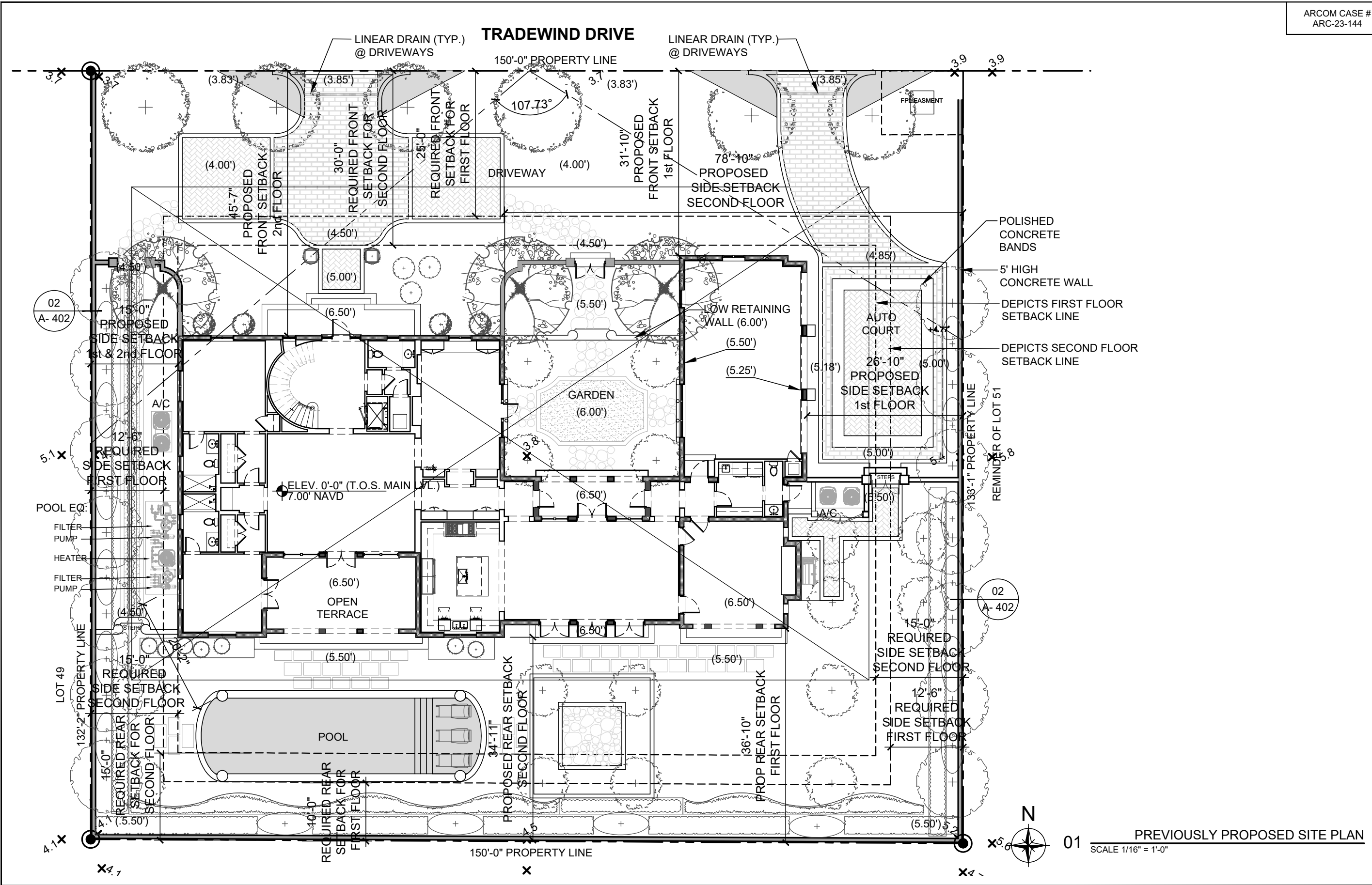
ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
5717 SW 12th St., Suite 100, Fort Lauderdale, FL 33304, USA
Tel: 305.328.9433 Fax: 305.261.1518
http://www.portundo-perotti.com

OWNER
216 TRADEWIND TRUST
KEHOE MICHAEL STR
GUNSTER & YOKLEY DR SITE 600E
PALM BEACH, FL 33480

TITLE: TRUCK LOGISTIC PLAN
SCALE: N.T.S.

SHEET: A-003
CF

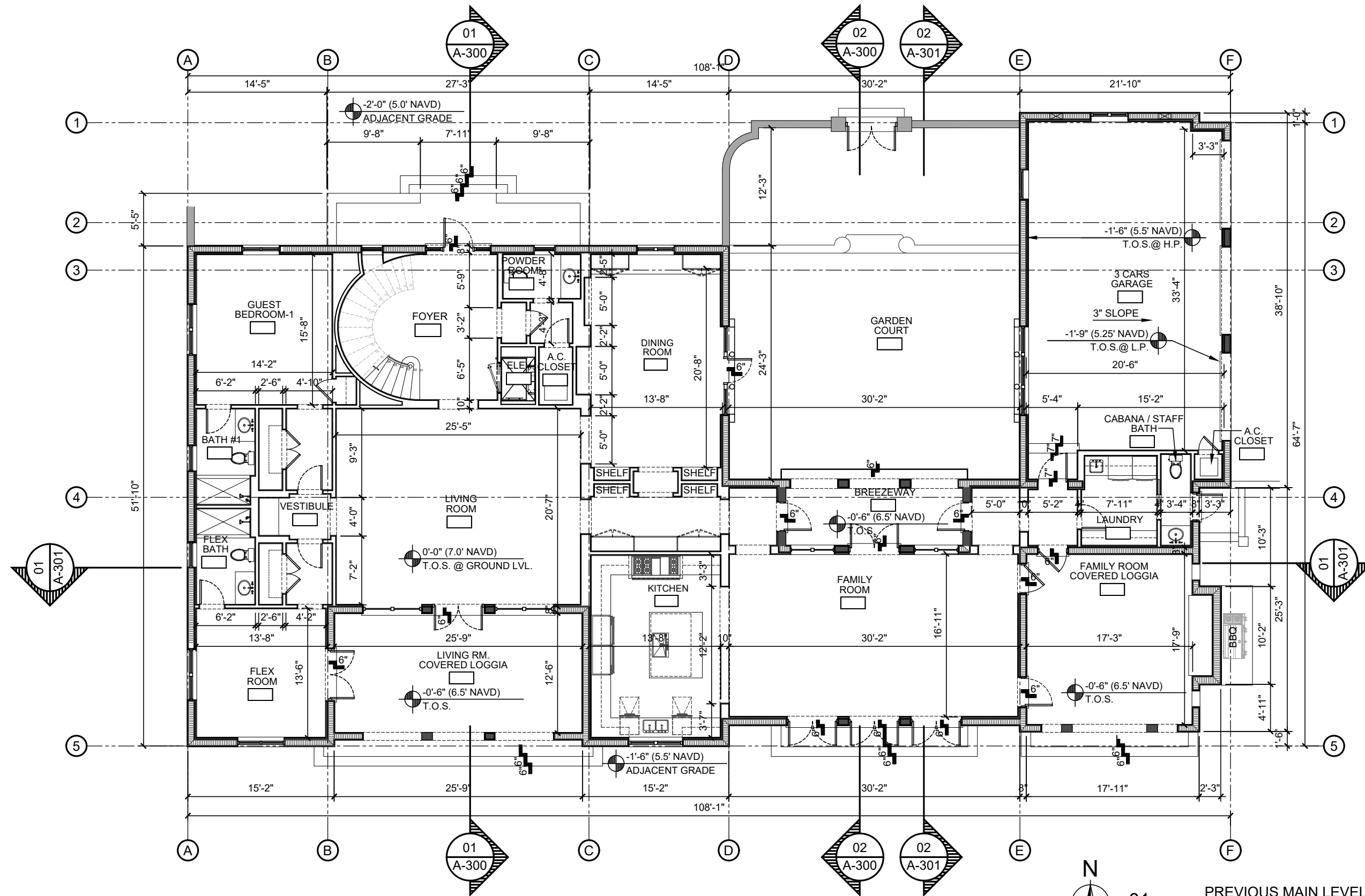
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REVISIONS: PROJECT NUMBER: 2023-11 DATE: 10.12.2023 DRAWN BY: RL / CC CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 S.W. 28th Street, Suite 100, Fort Lauderdale, FL 33309 Tel: 305.328.3333 Fax: 305.261.1518 http://www.portuondo-perotti.com	216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480		

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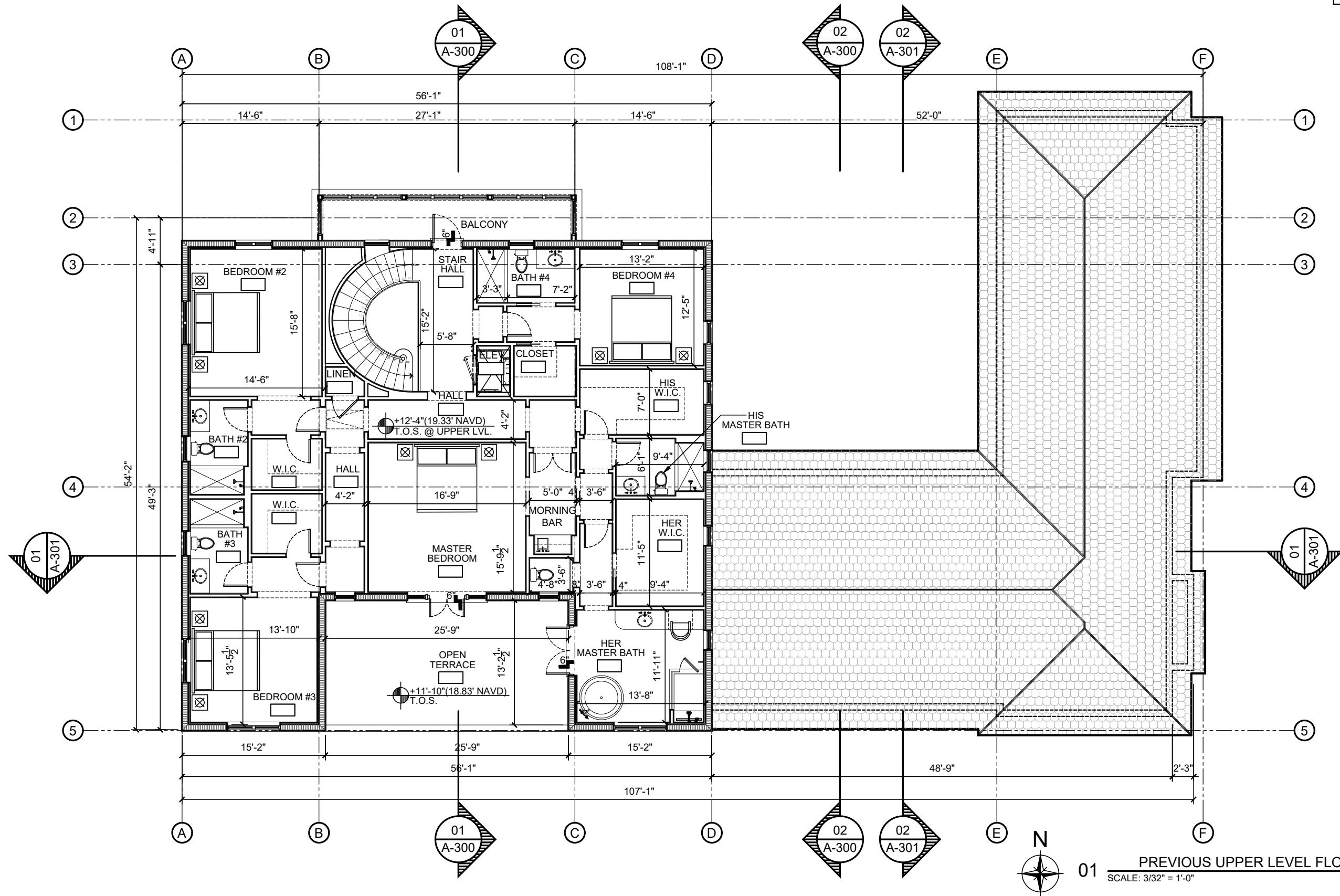
01

PREVIOUS MAIN LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

SHEET: A-101A C/F © COPYRIGHT 2023	TITLE: MAIN LEVEL FLOOR PLAN SCALE: 3/32" = 1'-0"	OWNER: 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YOKLEY DR SITE 500E PALM BEACH, FL 33480	216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 12th Street, Suite 100, Fort Lauderdale, FL 33304, USA Tel: 305.328.3333 Fax: 305.261.1518 http://www.portundo-perotti.com	REVISIONS: PROJECT NUMBER: 2023-11 DATE: 10.12.2023 DRAWN BY: RL / CC CHECKED BY: JLG
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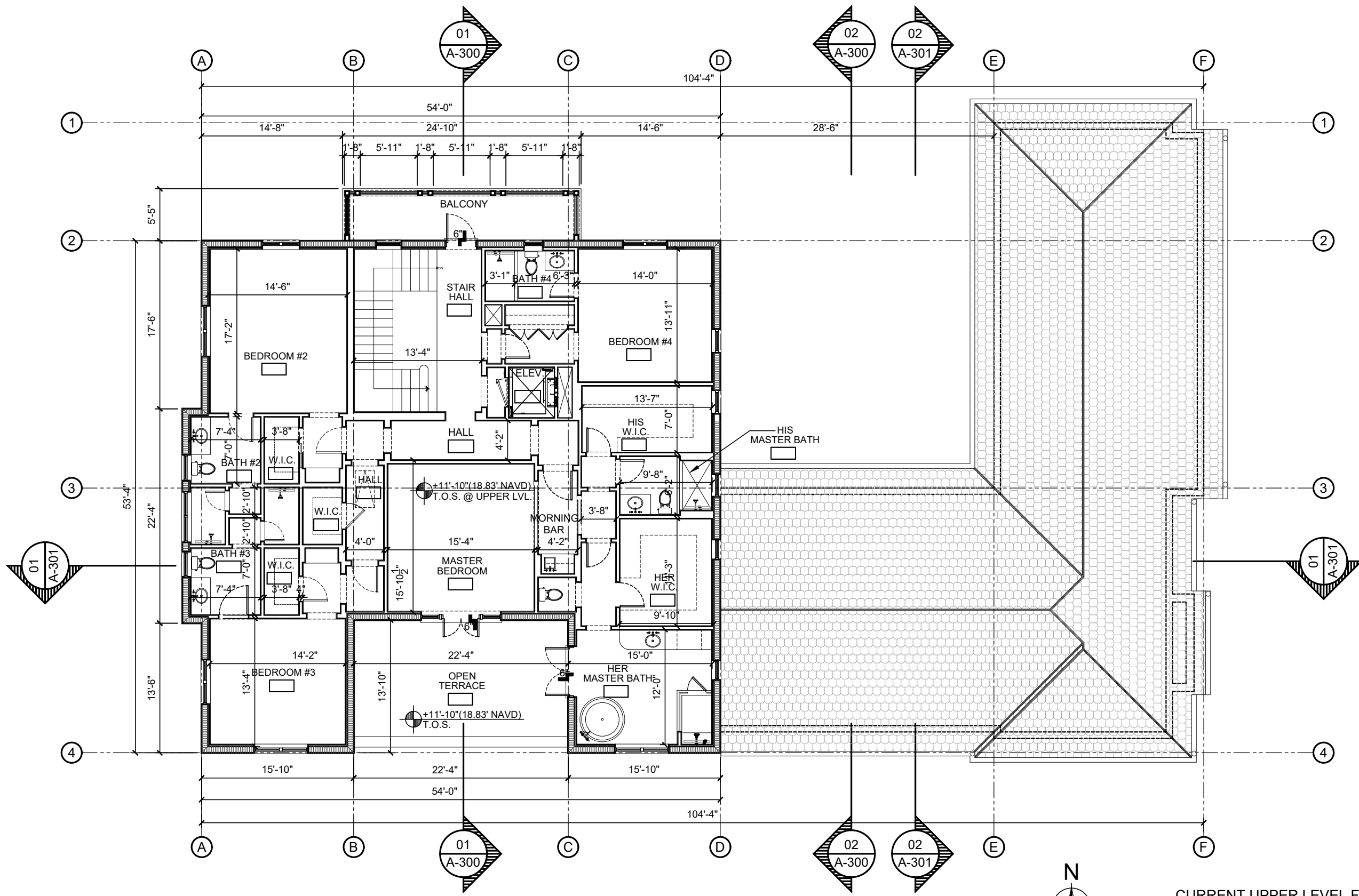




01 PREVIOUS UPPER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

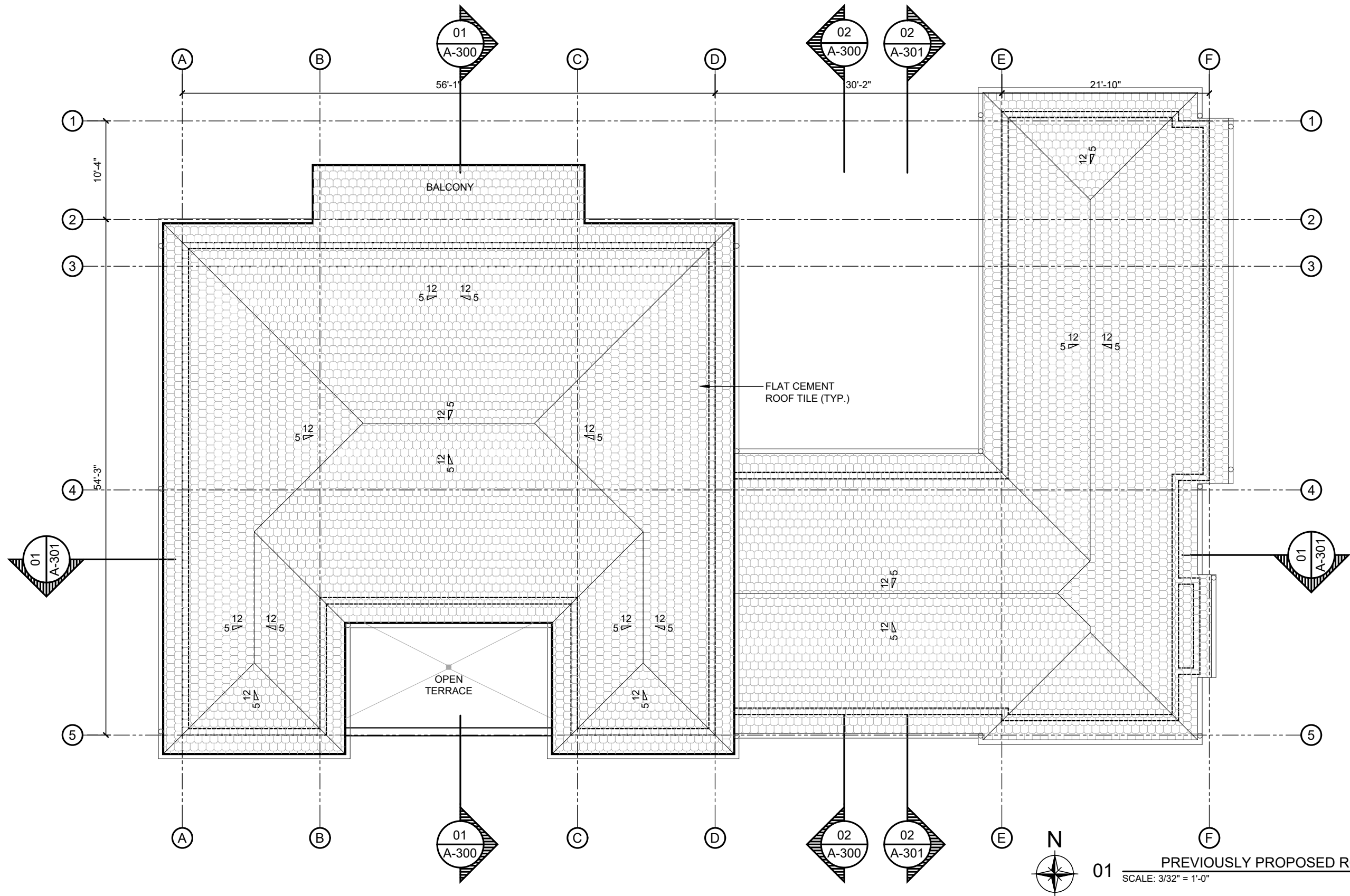
PROJECT NUMBER: 2023-11 DATE: 10.12.2023 DRAWN BY: RL / CC CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 S.W. 28th Street, Suite 100, Fort Lauderdale, FL 33309, USA Tel: (305) 398-9333 Fax: (305) 261-1518 http://www.portuondo-perotti.com	OWNER 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YOKLEY & STEWART P/C/O 7775 FLAGLER DR STE 500E PALM BEACH, FL 33480	TITLE: UPPER LEVEL FLOOR PLAN SCALE: 3/32" = 1'-0"	SHEET: A-102A C/F ©COPYRIGHT 2023
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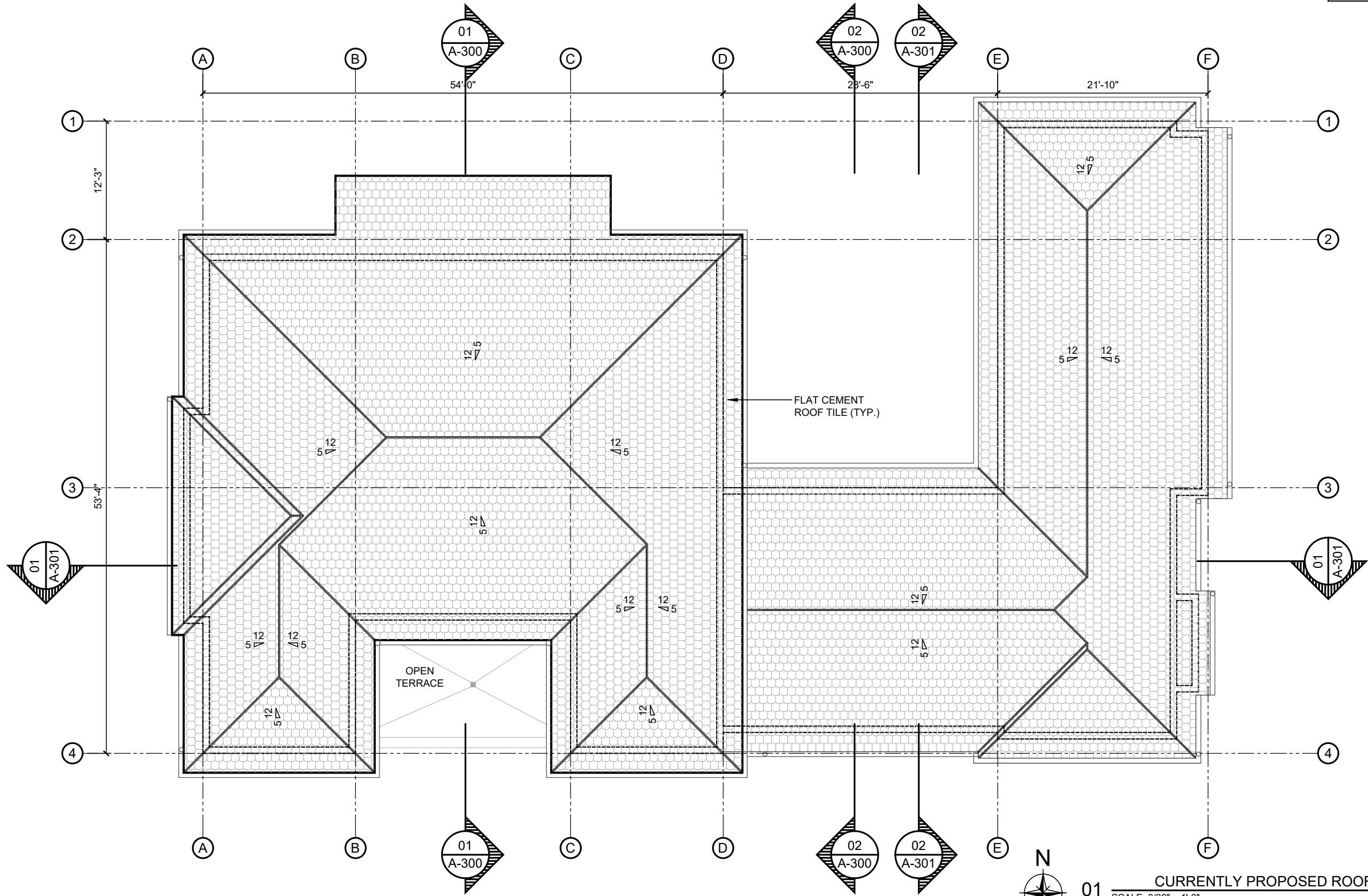
01 CURRENT UPPER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

SHEET: A-102B C/F	TITLE: UPPER LEVEL FLOOR PLAN SCALE: 3/32" = 1'-0"	OWNER: 216 TRADEWIND TRUST KEHOE MICHAEL STR GUNSTER & YOKLEY & STEWART P/C/O 777 S FLAGLER DR STE 500E PALM BEACH, FL 33480	ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 28th Street, Suite 100, Fort Lauderdale, FL 33309 Tel: (305) 398-0833 Fax: (305) 261-1518 http://www.portundo-perotti.com	REVISIONS:
				PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL/CC CHECKED BY: JLG



01 PREVIOUSLY PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL/CC CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 12th Street, Suite 100, Fort Lauderdale, FL 33304, USA Tel: (305) 328-0331 Fax: (305) 261-1518 http://www.portuondo-perotti.com	OWNER 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YOKLEY DR STE 500E PALM BEACH, FL 33480	TITLE: ROOF PLAN SCALE: 3/32" = 1'-0"	SHEET: A-103A OF © COPYRIGHT 2009
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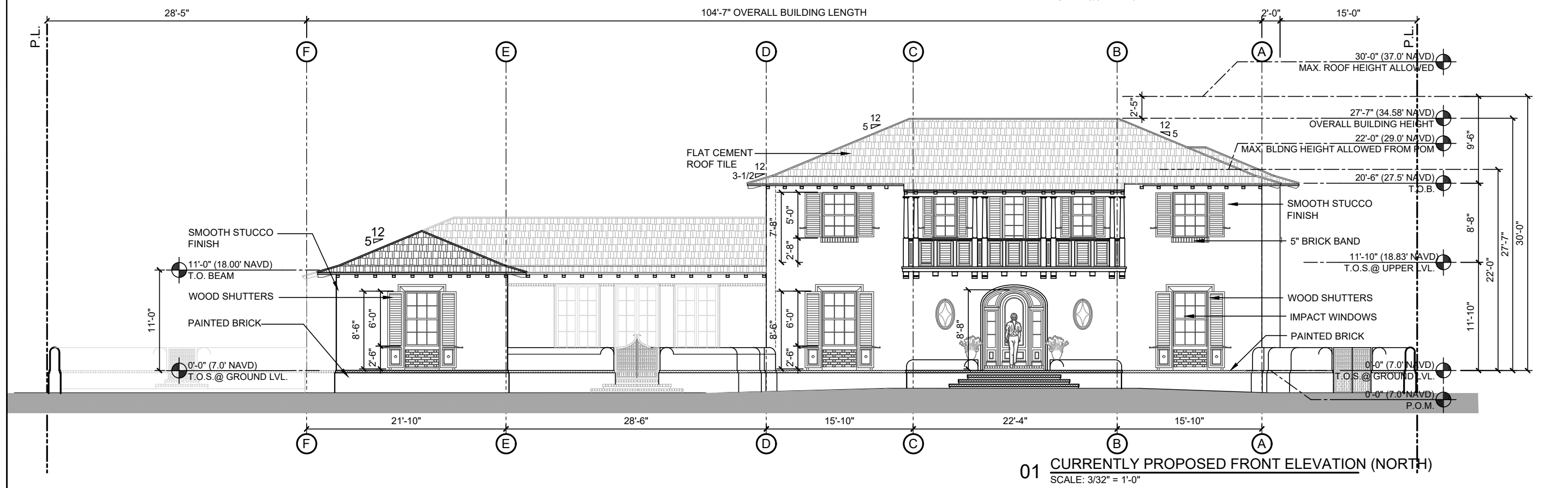
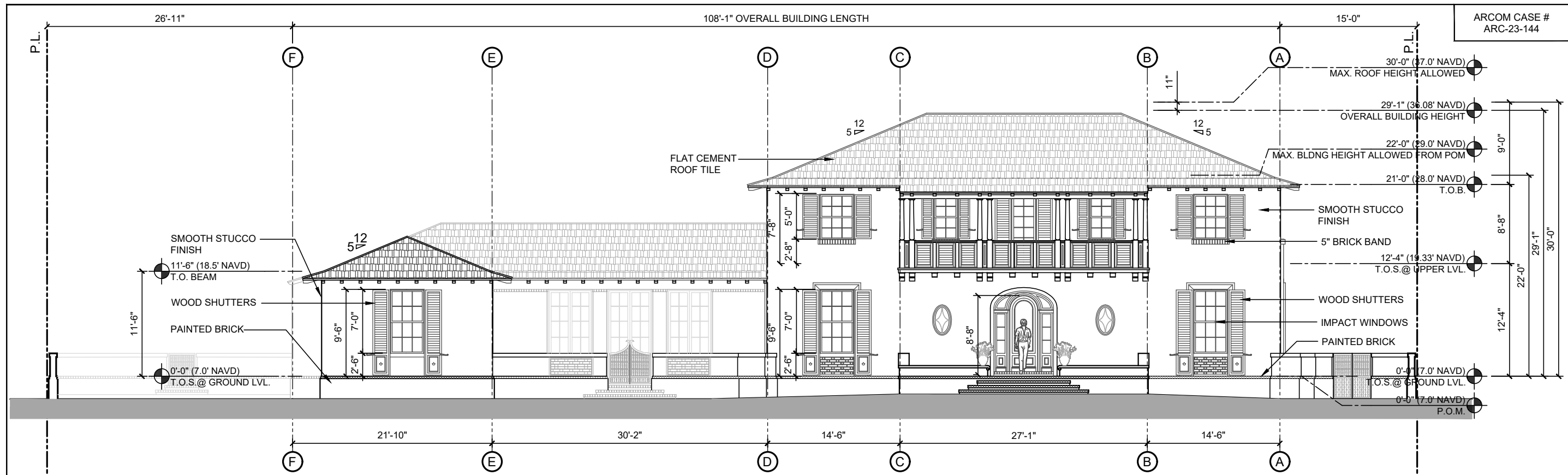


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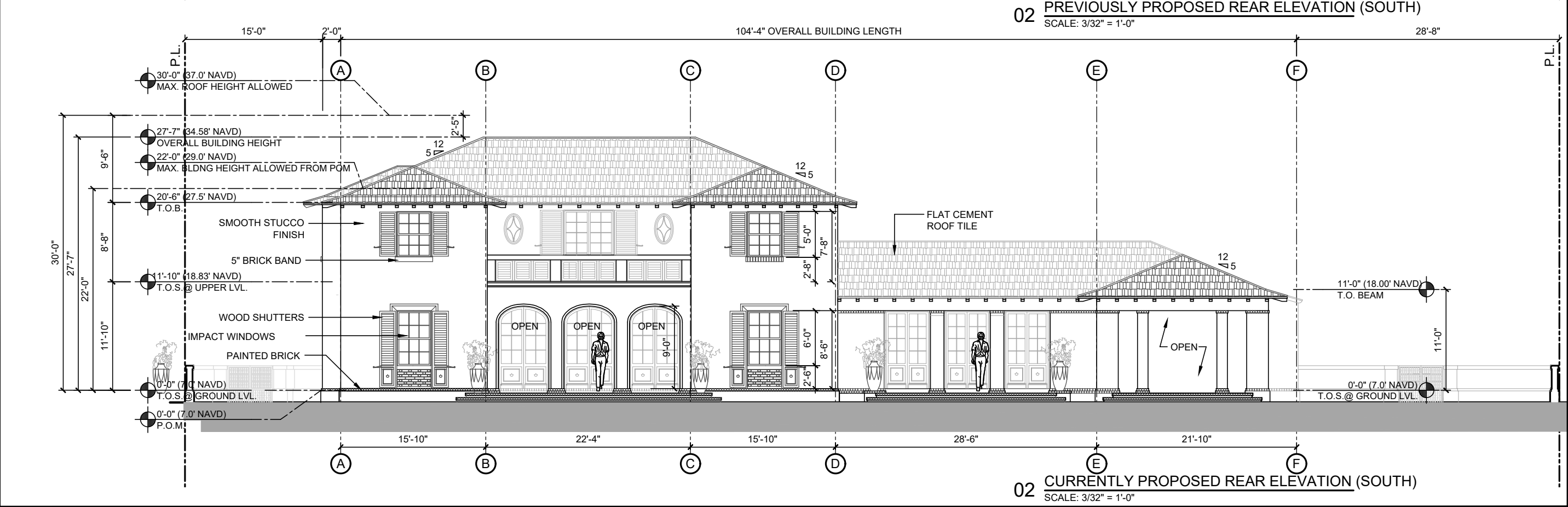
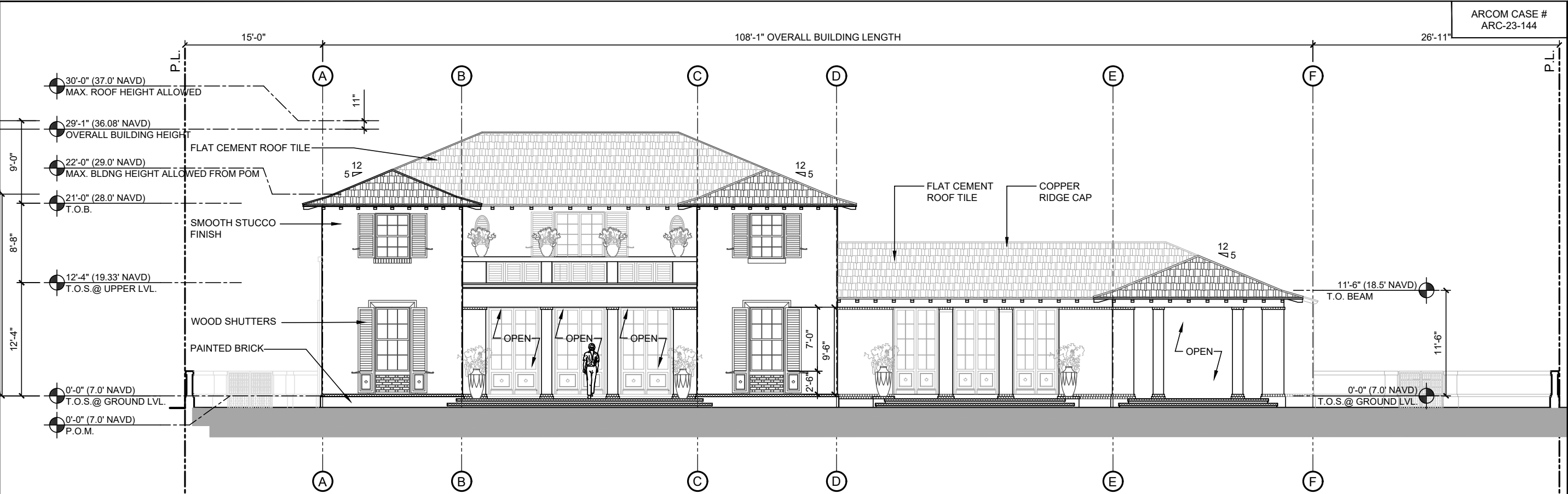
CURRENTLY PROPOSED ROOF PLAN

SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2023-11 DATE: 10.12.2023 DRAWN BY: RL / CC CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 12th Street, Suite 100, Fort Lauderdale, FL 33304, USA Tel: 305.326.3333 Fax: 305.261.1518 http://www.portuondo-perotti.com	216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	OWNER 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YAKLEY DR STE 500E PALM BEACH, FL 33480	TITLE: ROOF PLAN SCALE: 3/32" = 1'-0"	SHEET: A-103B CF
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PROJECT NUMBER: 2023-11 DATE: 10.12.2023 DRAWN BY: RL / CC CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 28th Street, Suite 100, Fort Lauderdale, FL 33309, USA Tel: 305.326.3333 Fax: 305.261.1518 http://www.portundo-perotti.com	216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	OWNER 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YOKLEY & STEWART PACO 7775 FLAGLER DR STE 500E PALM BEACH, FL 33480	TITLE: NORTH ELEVATIONS SCALE: 3/32" = 1'-0"	SHEET: A-200A C/F © COPYRIGHT 2023
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ARCOM CASE #
ARC-23-144

REVISIONS:
PROJECT NUMBER: 2023-11
DATE: 10/12/2023
DRAWN BY: RL / CC
CHECKED BY: JLG

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
5717 SW 12th St Suite 100, Fort Lauderdale, FL 33304
Tel: 305.326.4333 Fax: 305.261.1518
http://www.portundo-perotti.com

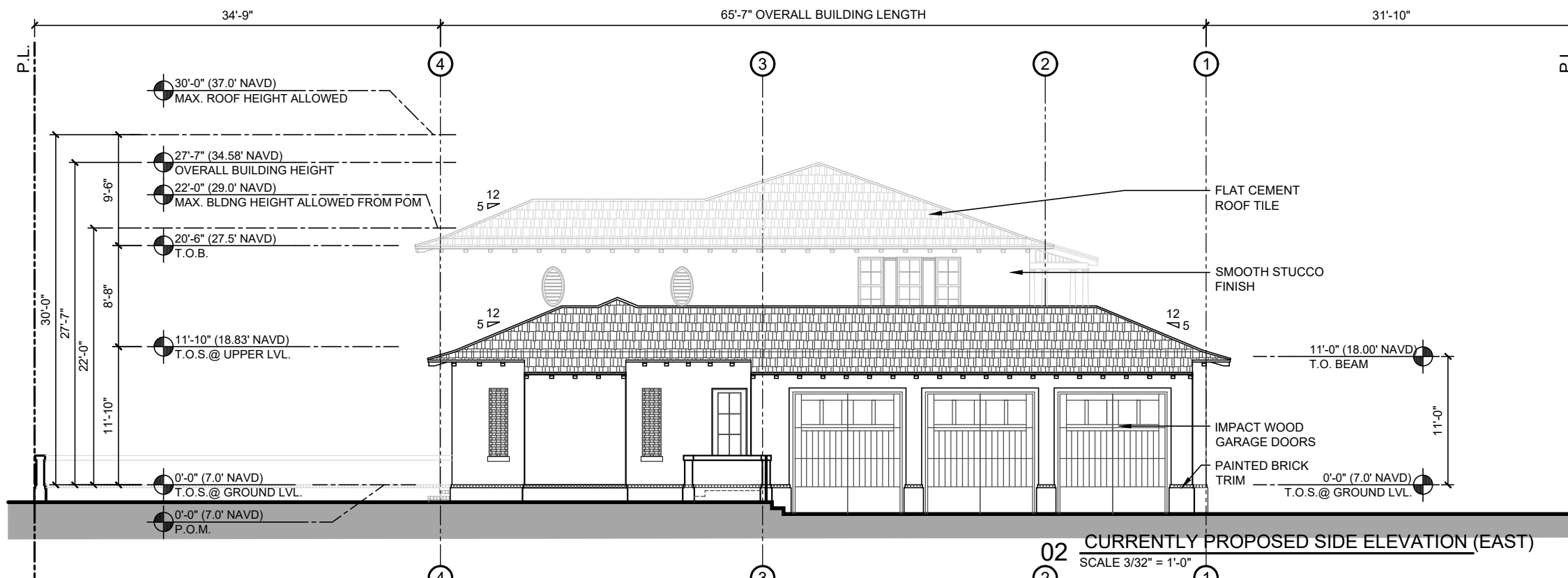
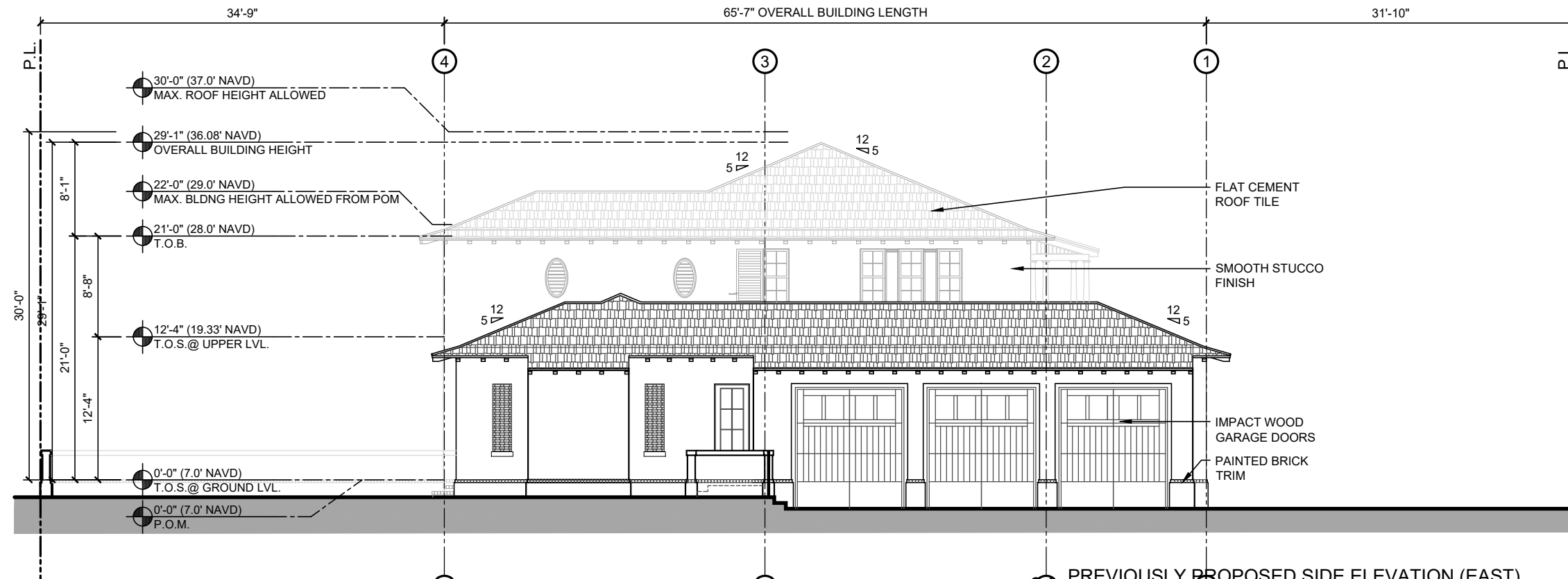
216 TRADEWIND RESIDENCE
PALM BEACH, FLORIDA 33480

OWNER
216 TRADEWIND TRUST
KEHOE MICHAEL S TR
GUNSTER & YOKLEY DR STE 500E
PALM BEACH, FL 33480

TITLE: SOUTH ELEVATIONS
SCALE: 3/32" = 1'-0"

SHEET: A-200B
C/F
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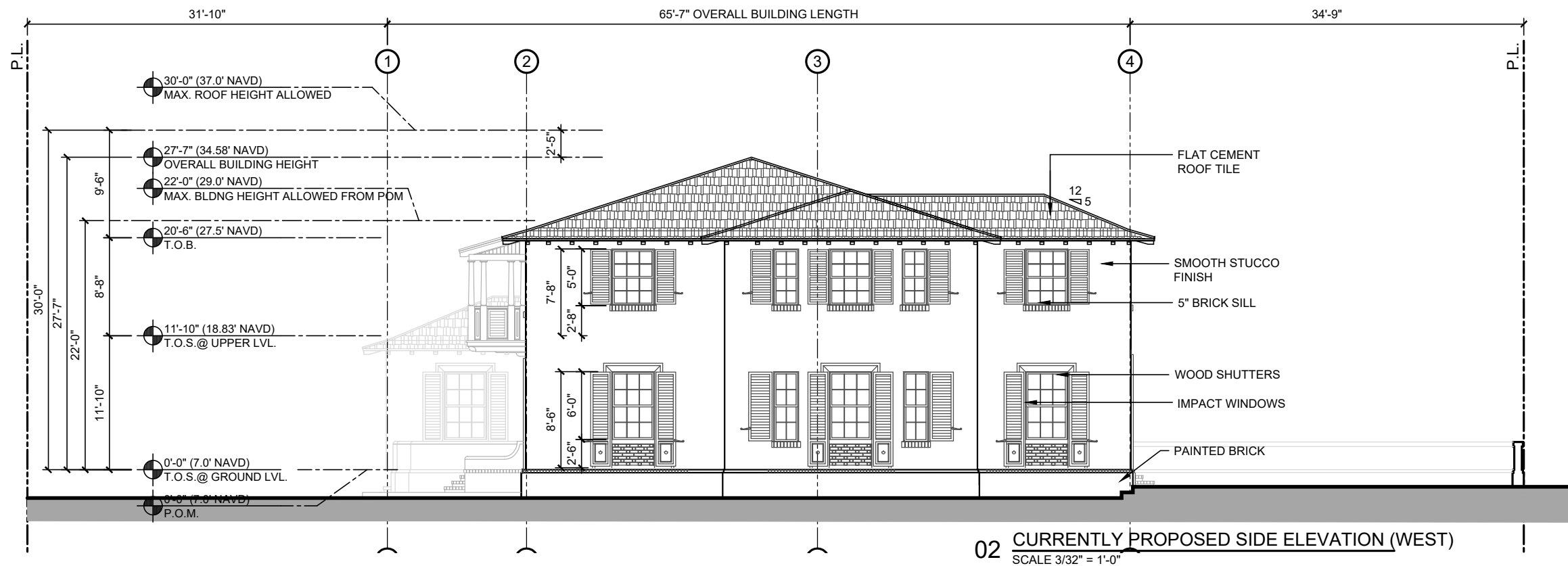
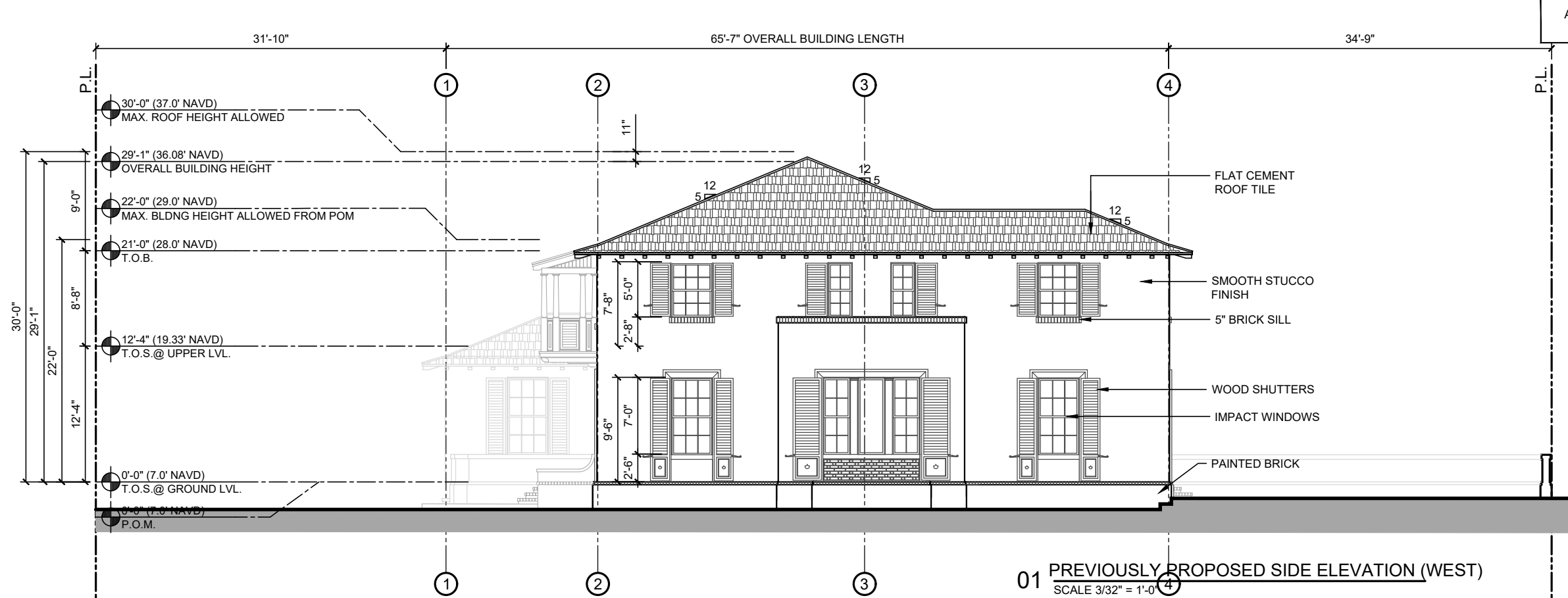
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ARCOM CASE #
ARC-23-144

PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL / CC CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architects Planning Interior Design 5717 SW 12th Street, Suite 100, Fort Lauderdale, FL 33304, USA Tel: (305) 328-0333 Fax: (305) 261-1518 http://www.portuondo-perotti.com	216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	OWNER 216 TRADEWIND TRUST KEHOE MICHAEL STR GUNSTER & YOKLEY & STEWART P/C/O 777 S FLAGLER DR STE 500E PALM BEACH, FL 33480	TITLE: EAST ELEVATIONS SCALE: 3/32" = 1'-0"	SHEET: A-201A C/F © COPYRIGHT 2023
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ARCOM CASE #
ARC-23-144

REVISIONS:
PROJECT NUMBER: 2023-11
DATE: 10.12.2023
DRAWN BY: RL / CC
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Architecture Planning Interior Design
5717 SW 12th Street, Suite 100, Fort Lauderdale, FL 33304, USA
Tel: 305.328.9333 Fax: 305.261.1518
http://www.portundo-perotti.com

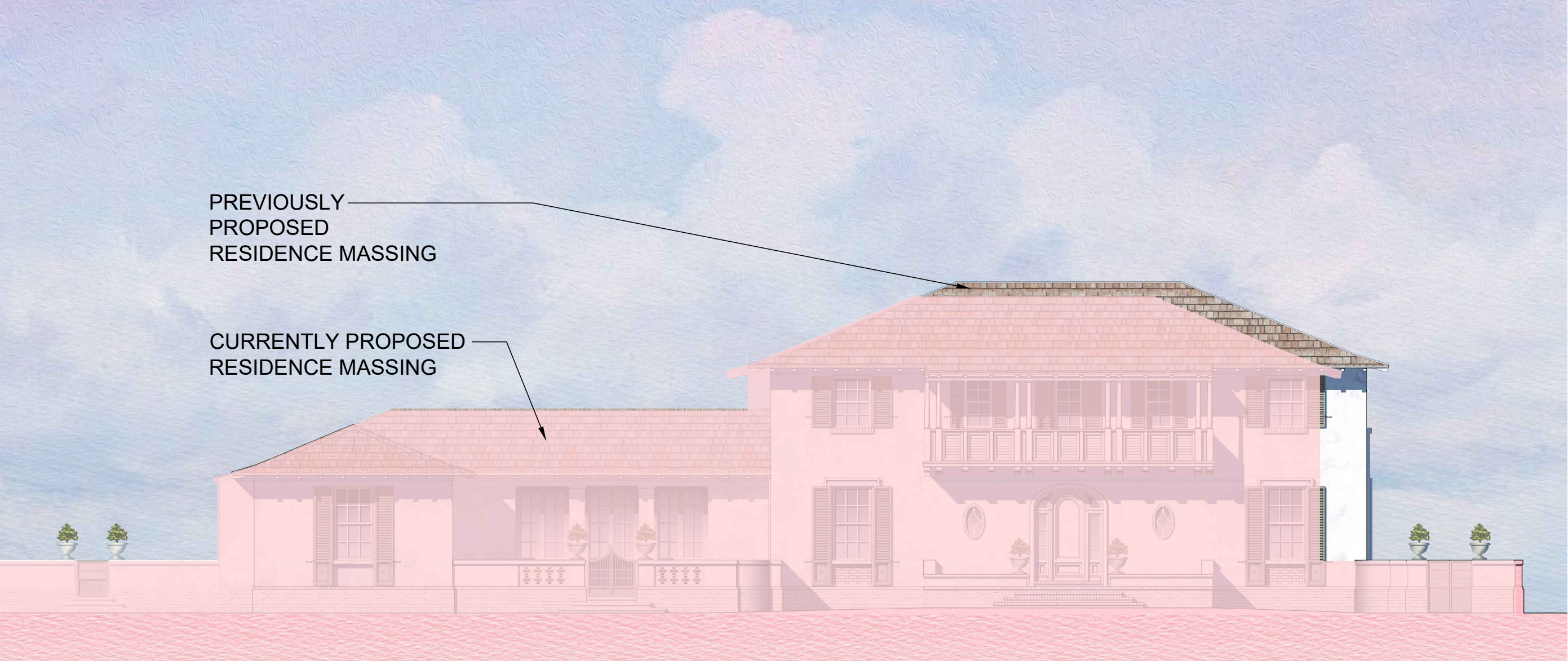
216 TRADEWIND RESIDENCE
PALM BEACH, FLORIDA 33480

OWNER
216 TRADEWIND TRUST
KEHOE MICHAEL STR
GUNSTER & YOKLEY & STEWART P/C/O
777 S FLAGLER DR STE 500E
PALM BEACH, FL 33480

TITLE: WEST ELEVATIONS
SCALE: 3/32" = 1'-0"

SHEET: A-201B
C/F
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MASSING COMPARISON SKETCH

PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL/CC CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 20th Street, Suite 100, Palm Beach, FL 33480 Tel: 561.833.3333 Fax: 561.833.3333 http://www.portuondo-perotti.com	216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	OWNER 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YOKLEY & STEWART P A C O 777 S FLAGLER DR STE 500E PALM BEACH, FL 33480	TITLE: MASSING COMPARISON SKETCH SCALE: SHOWN	SHEET: A-201.3 OF
REVISIONS:					



01 PREVIOUSLY PROPOSED FRONT ELEVATION - NORTH



02 CURRENTLY PROPOSED FRONT ELEVATION - NORTH

ARCOM CASE #
ARC-23-144

PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL/CC CHECKED BY: JLG	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 12th Street, Suite 100, Fort Lauderdale, FL 33309, USA Tel: 305.326.3333 Fax: 305.261.1518 http://www.portuondo-perotti.com	
216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	
OWNER 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YOKLEY & STEWART P/C/O 777 S FLAGLER DR STE 500E PALM BEACH, FL 33480	
TITLE: RENDERED ELEVATIONS SCALE: SHOWN	
SHEET: A-203 OF	
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01 PREVIOUSLY PROPOSED REAR ELEVATION - SOUTH



02 CURRENTLY PROPOSED REAR ELEVATION - SOUTH

PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL/CC CHECKED BY: JLG	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 8th Street, Suite 100, Fort Lauderdale, FL 33309, USA Tel: 305.326.3333 Fax: 305.326.1518 http://www.portuondo-perotti.com	
OWNER 216 TRADEWIND TRUST KEHOE MICHAEL STR GUNSTER & YOKLEY & STEWART P/C/O 7775 FLAGLER DR STE 500E PALM BEACH, FL 33480	
TITLE RENDERED ELEVATIONS SCALE SHOWN	
SHEET: A-204 OF	

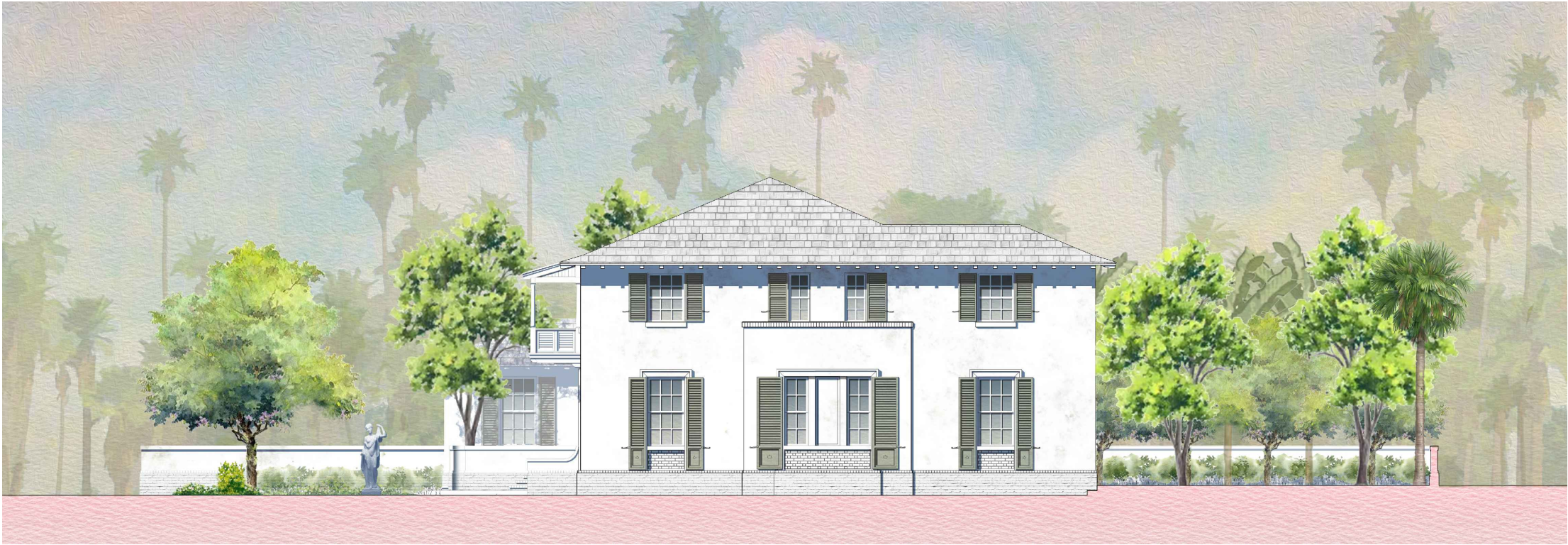


01 PREVIOUSLY PROPOSED SIDE ELEVATION - EAST



02 CURRENTLY PROPOSED SIDE ELEVATION - EAST

PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL/CC CHECKED BY: JLG	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 S.W. 28th Street, Suite 100, Fort Lauderdale, FL 33309, USA Tel: 305.328.3333 Fax: 305.328.1518 http://www.portuondo-perotti.com	
216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	
OWNER 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YOKLEY & STEWART P/C/O 7775 FLAGLER DR STE 500E PALM BEACH, FL 33480	
TITLE: RENDERED ELEVATIONS SCALE: SHOWN	
SHEET: A-213 OF	
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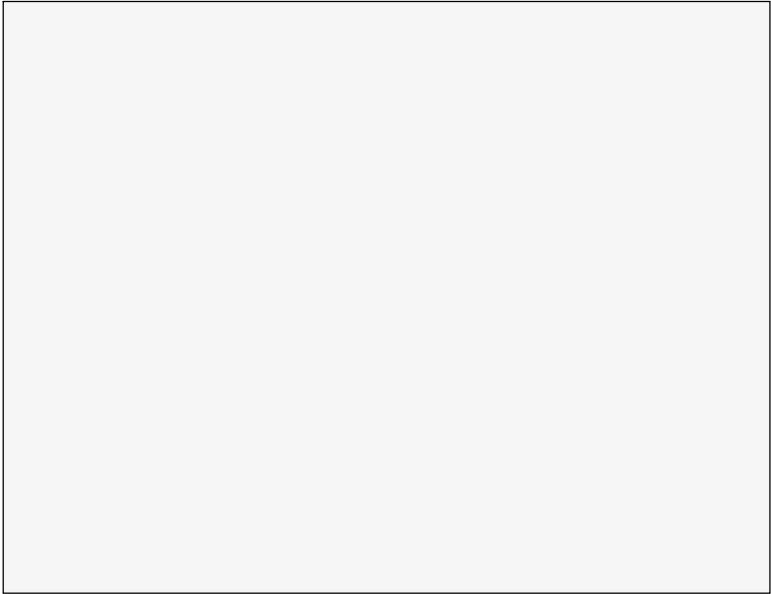


01 PREVIOUSLY PROPOSED SIDE ELEVATION - WEST



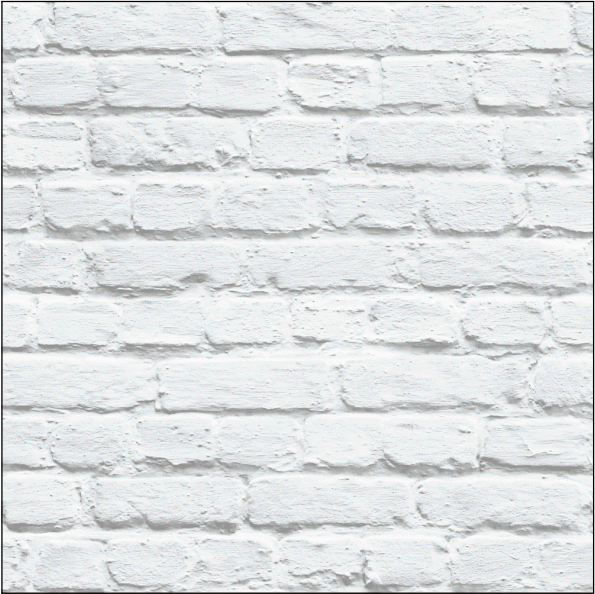
02 CURRENTLY PROPOSED SIDE ELEVATION - WEST

PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL / CC CHECKED BY: JLG	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 8th Street, Suite 100, Fort Lauderdale, FL 33309, USA Tel: 305.326.3333 Fax: 305.261.1518 http://www.portuondo-perotti.com	
216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	
OWNER 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YOKLEY & STEWART PC/O 7775 FLAGLER DR STE 500E PALM BEACH, FL 33480	
TITLE: RENDERED ELEVATIONS SCALE: SHOWN	
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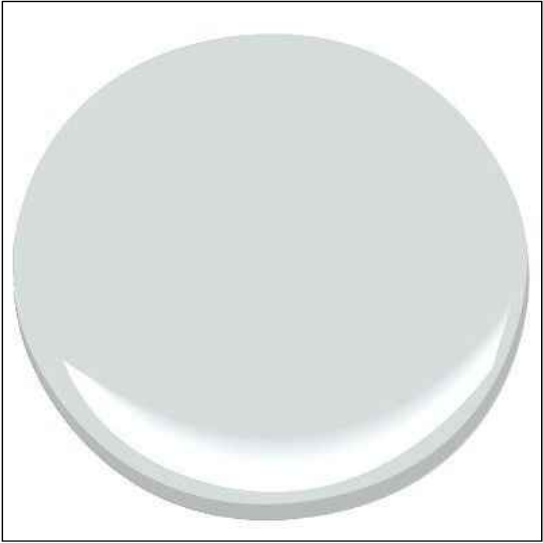
PAINTED STUCCO

BENJAMIN MOORE SUPER WHITE - OC 152



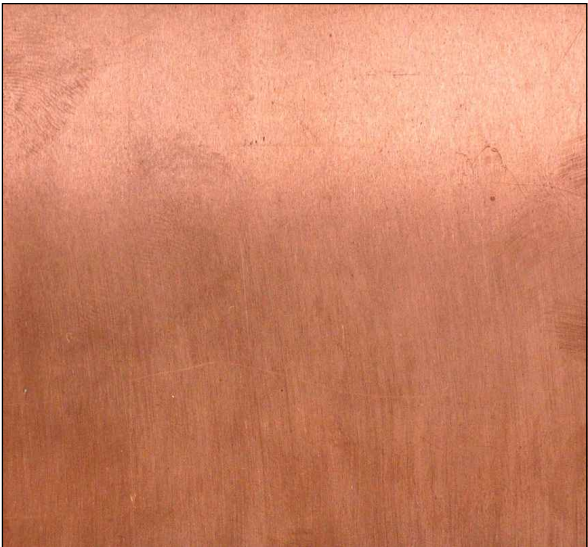
PAINTED BRICK VENEER

WATER TABLE & TRIM



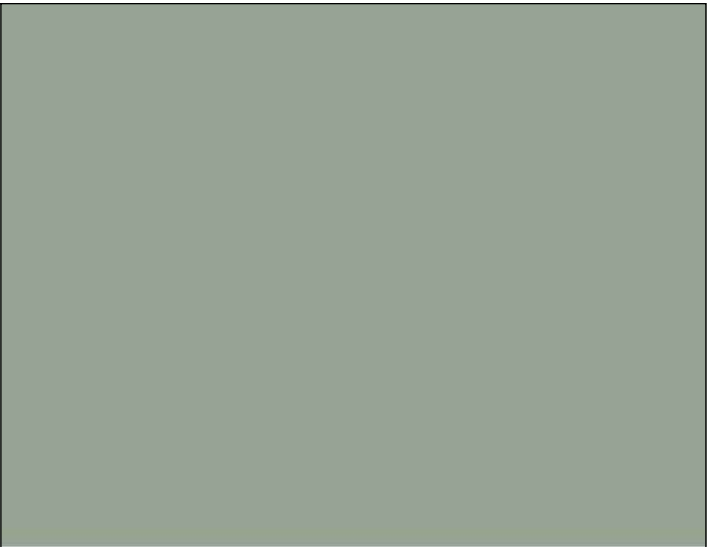
LIGHT GRAY METAL

WINDOWS & EXT. DOORS



COPPER

RAIN GUTTERS & FLASHINGS



SHUTTERS & GATES

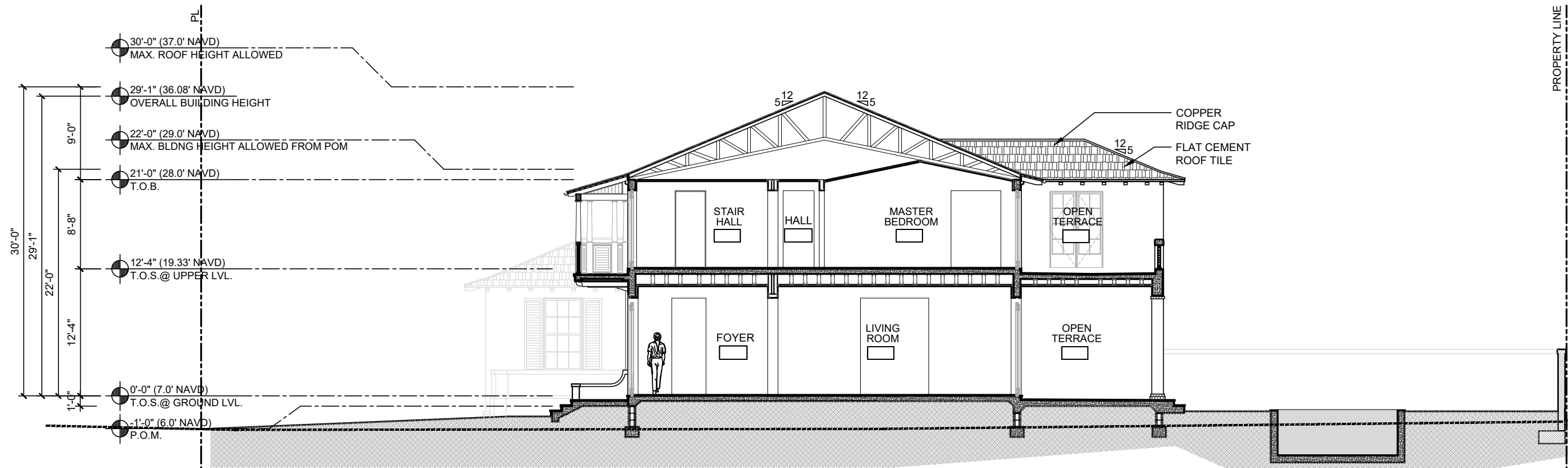
BENJAMIN MOORE HERB BOUQUET - 460



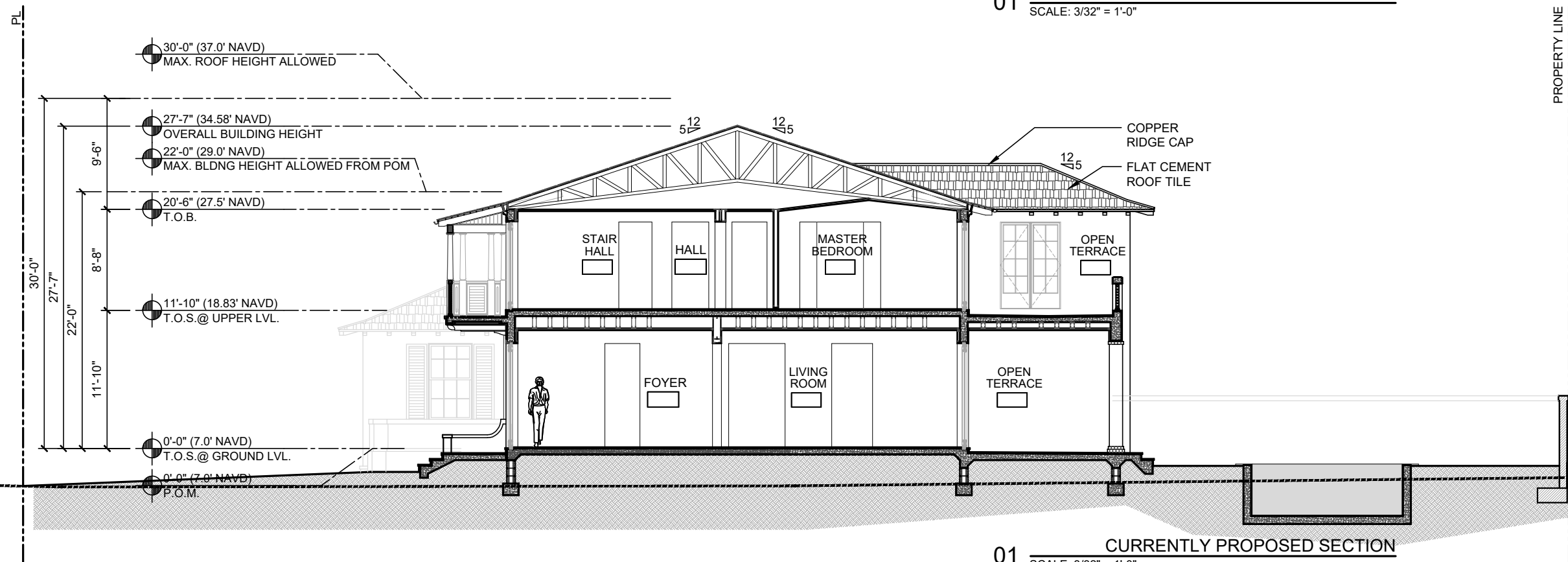
FLAT CEMENT TILE

SLOPED ROOFS

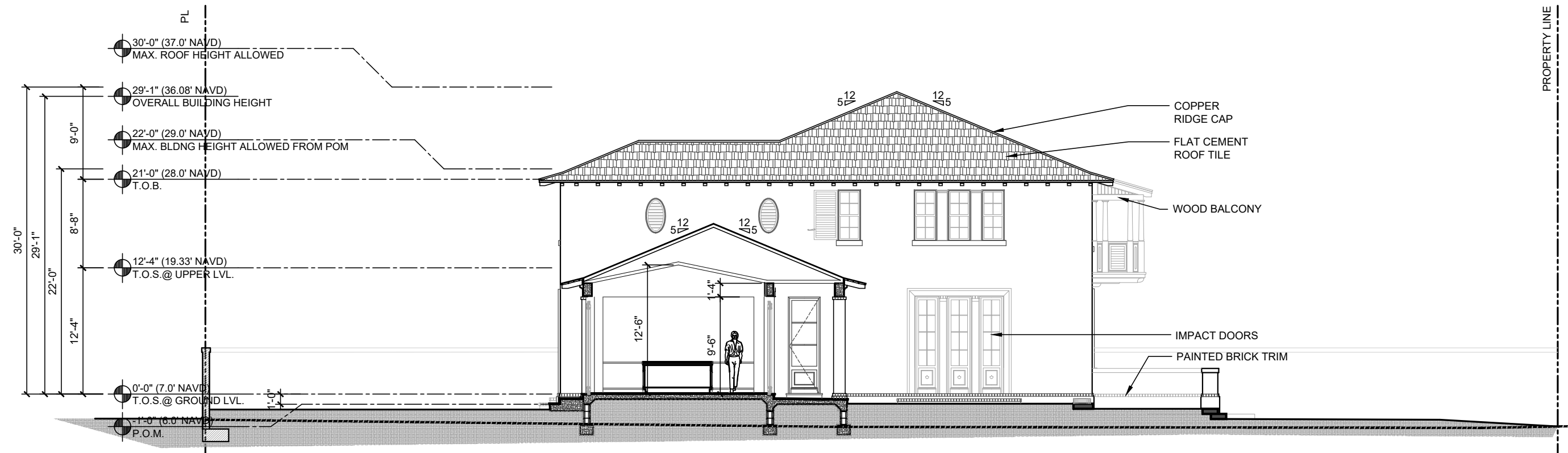
SHEET: A-222 OF	TITLE: MATERIALS AND COLORS SCALE: SHOWN		OWNER: 216 TRADEWIND TRUST KEHOE MICHAEL S TR GUNSTER & YOKLEY & STEWART P/C/O 777 S FLAGLER DR STE 500E PALM BEACH, FL 33480	216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 28th Street, Suite 100, Fort Lauderdale, FL 33309, USA Tel: 305.328.0333 Fax: 305.328.1518 http://www.portundo-perotti.com	PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL / CC CHECKED BY: JLG	REVISIONS:



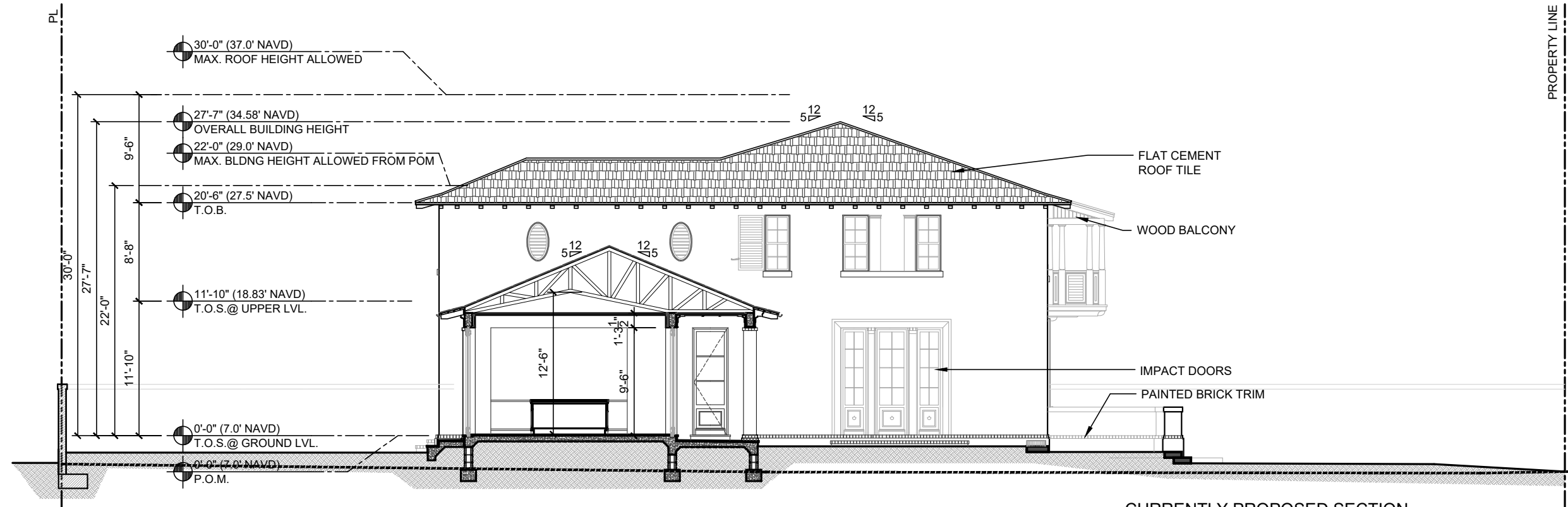
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SCALE: 3/32" = 1'-0"



01 CURRENTLY PROPOSED SECTION
SCALE: 3/32" = 1'-0"



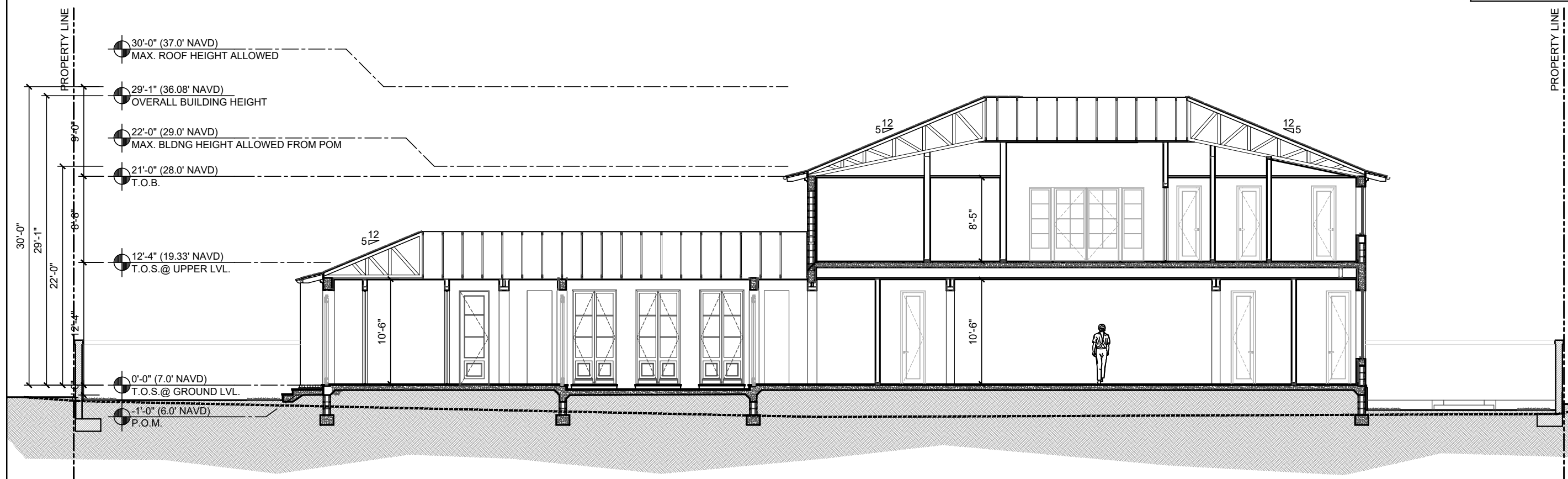
01 PREVIOUSLY PROPOSED SECTION
SCALE: 3/32" = 1'-0"



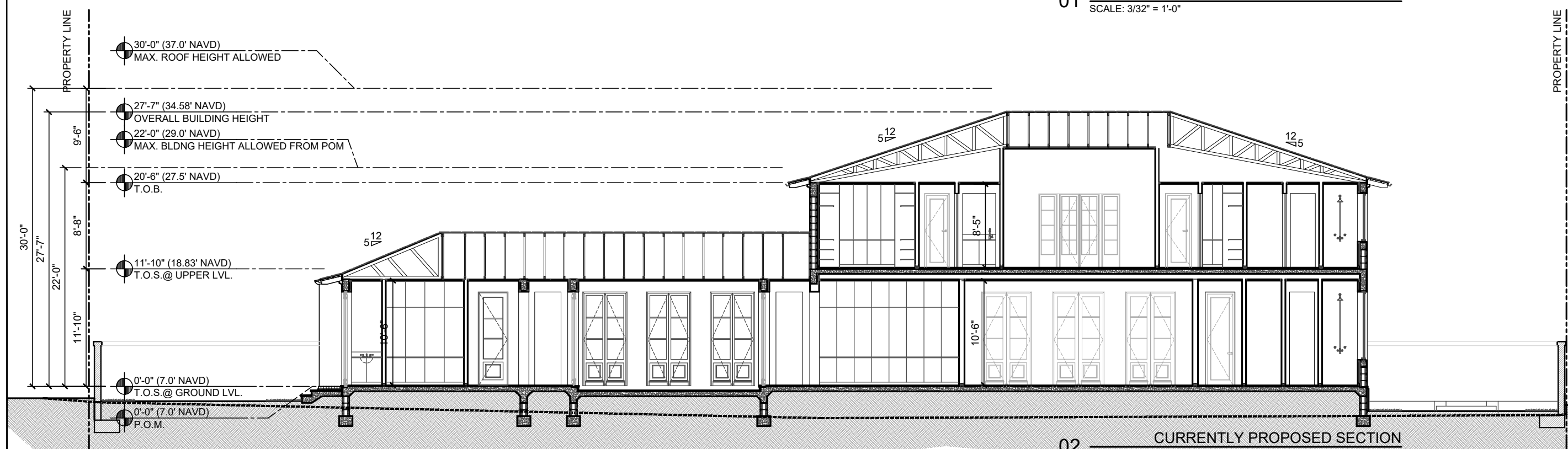
02 CURRENTLY PROPOSED SECTION
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2023-11 DATE: 10.12.2023 DRAWN BY: RL / CC CHECKED BY: JLG	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 134th Avenue NE, Suite 100, Redmond, WA 98073, USA Tel: 206.726.9333 Fax: 206.726.1518 http://www.portundo-perotti.com	
216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	
OWNER 216 TRADEWIND TRUST KEHOE MICHAEL STR GUNSTER & YOKLEY & STEWART P/C/O 777 S FLAGLER DR STE 500E PALM BEACH, FL 33480	
TITLE: SECTIONS SCALE: 3/32" = 1'-0"	
SHEET: A-300B C/F © COPYRIGHT 2023	

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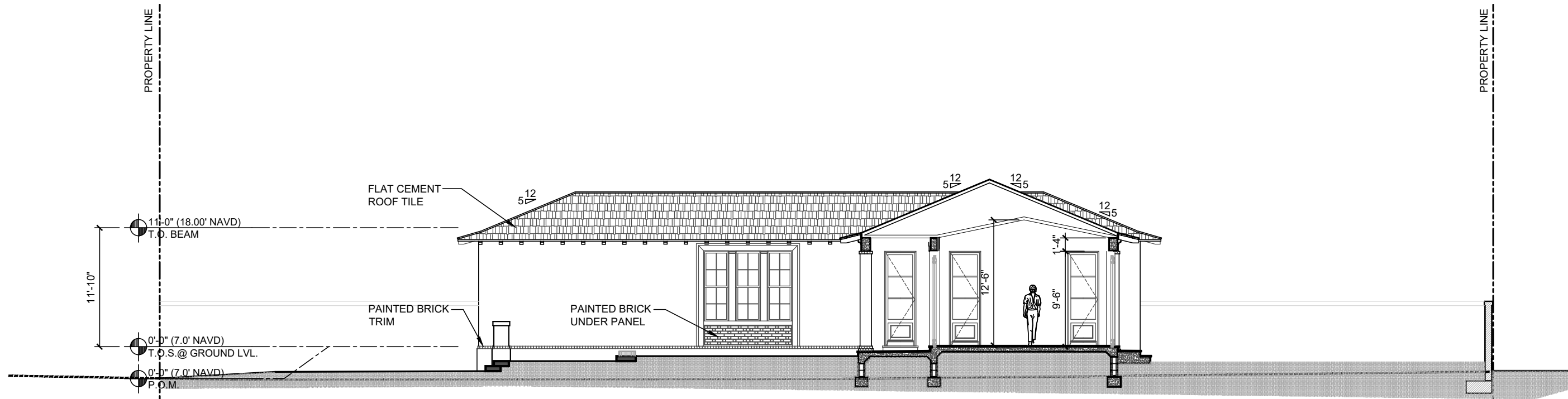
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SCALE: 3/32" = 1'-0"



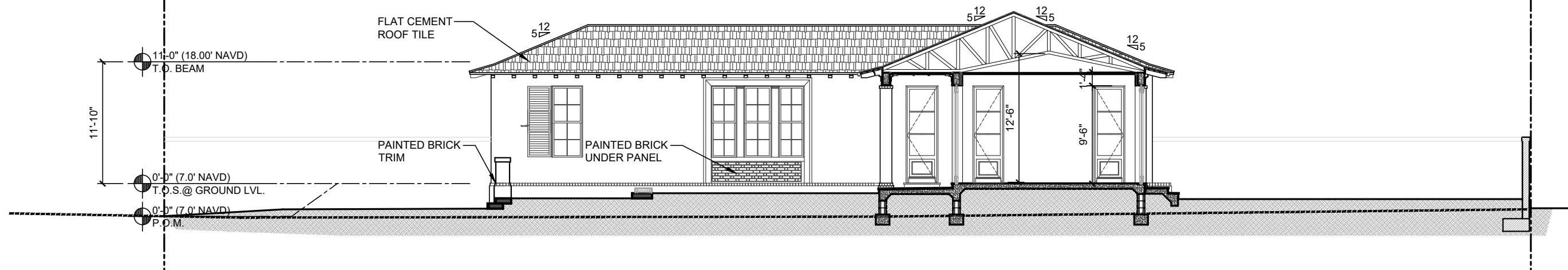
02 CURRENTLY PROPOSED SECTION
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2023-11 DATE: 10.12.2023 DRAWN BY: RL / CC CHECKED BY: JLG	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 12th Street, Suite 100, Fort Lauderdale, FL 33304, USA Tel: 305.328.9333 Fax: 305.261.1518 http://www.portuondo-perotti.com	
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OWNER 216 TRADEWIND TRUST KEHOE MICHAEL STR GUNSTER & YOKLEY & STEWART P.A.C.O 7775 FLAGLER DR STE 500E PALM BEACH, FL 33480	
TITLE: SECTIONS SCALE: 3/32" = 1'-0"	
SHEET: A-301A C/F COPYRIGHT 2023	

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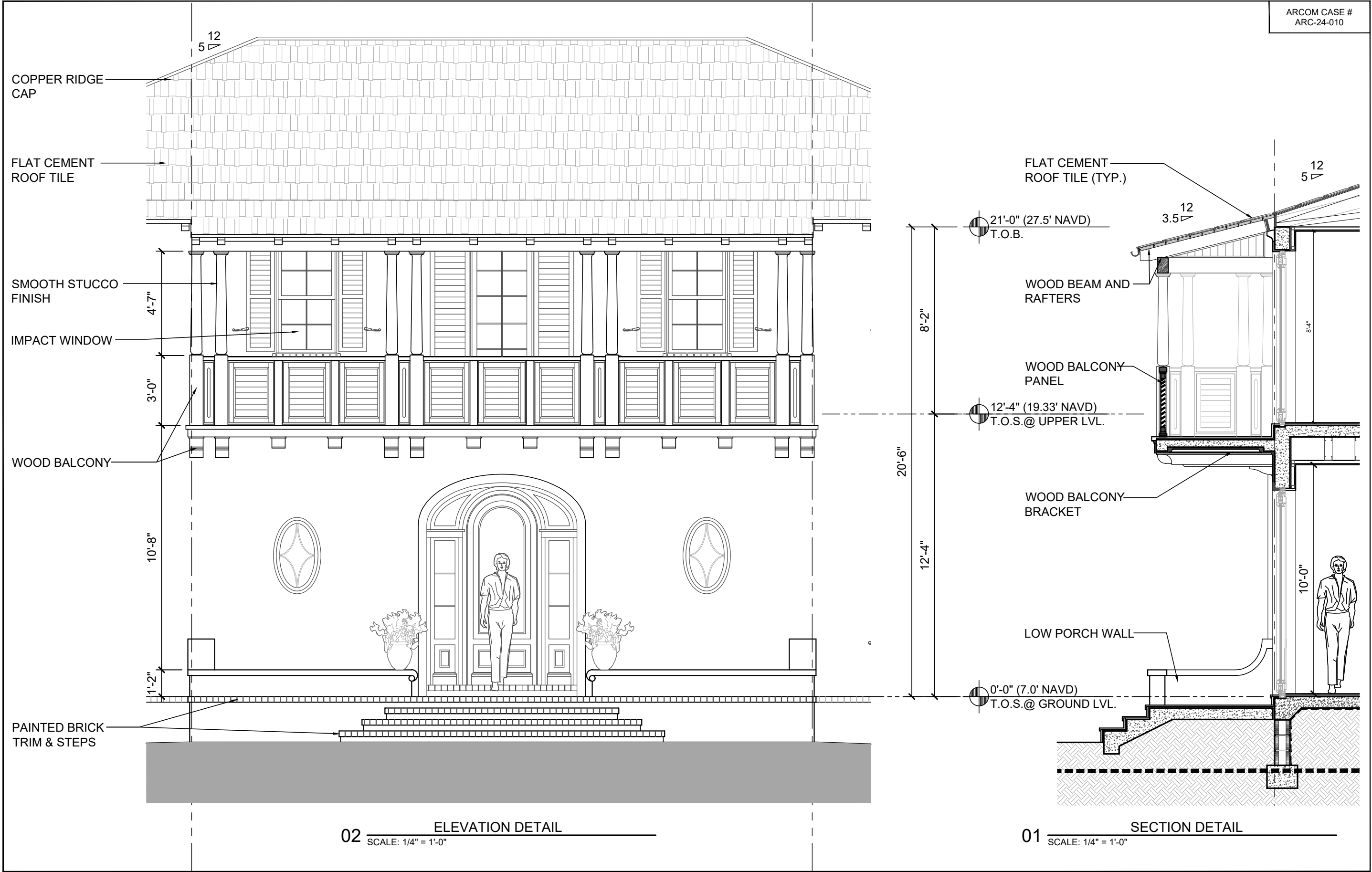


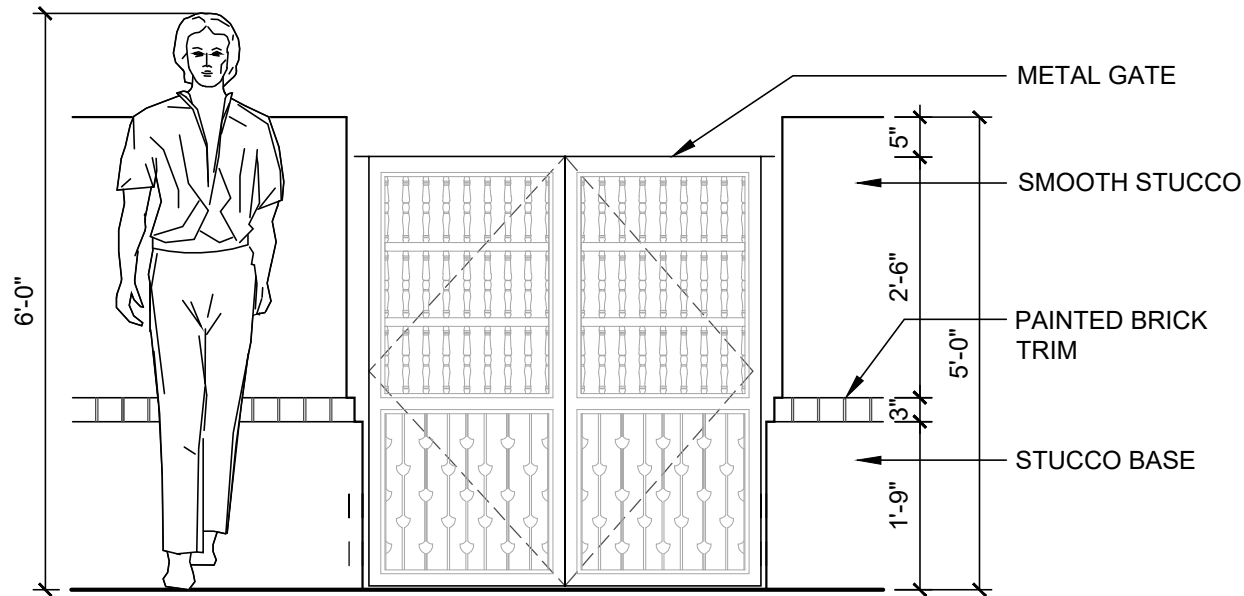
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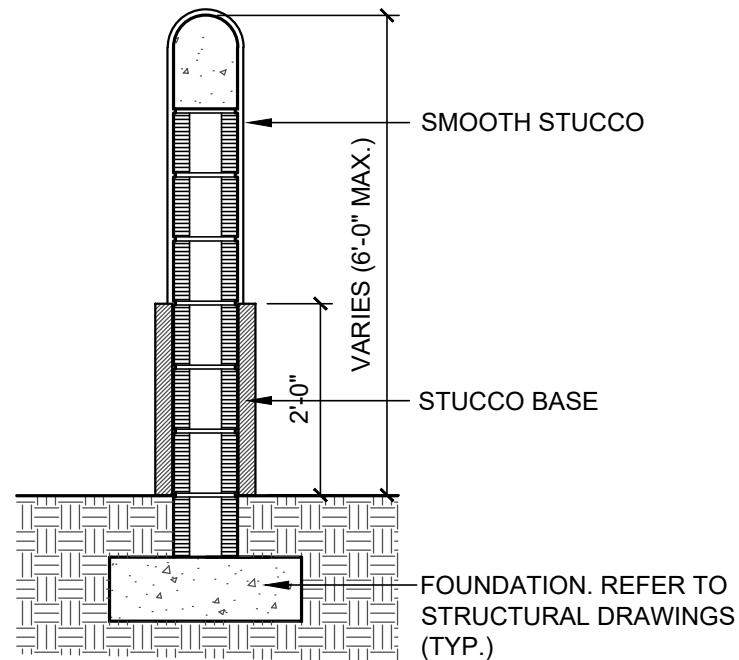
02 CURRENTLY PROPOSED SECTION
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2023-11 DATE: 10/12/2023 DRAWN BY: RL/CC CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 134th Avenue NE, Suite 100, Redmond, WA 98073, USA Tel: (206) 726-4333 Fax: (206) 726-1518 http://www.portundo-perotti.com	216 TRADEWIND RESIDENCE PALM BEACH, FLORIDA 33480	OWNER 216 TRADEWIND TRUST KEHOE MICHAEL STR GUNSTER & YOKLEY & STEWART P/C/O 777 S FLAGLER DR STE 500E PALM BEACH, FL 33480	TITLE: SECTIONS SCALE: 3/32" = 1'-0"	SHEET: A-301B CF © COPYRIGHT 2023
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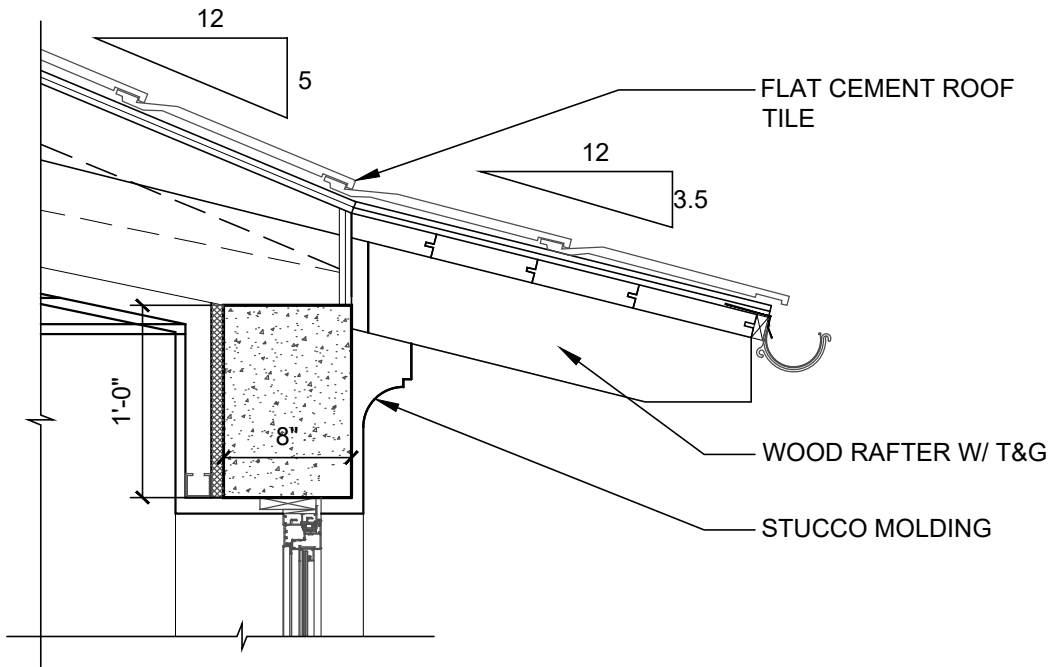




01 GATE DETAIL
SCALE: 1/2" = 1'-0"



02 LOW WALL/ GATE SECTION
SCALE: 1/2" = 1'-0"



04 EAVE DETAIL
SCALE: 3/4" = 1'-0"

PROJECT NUMBER: 2023-13 DATE: 12/07/2023 DRAWN BY: GORL CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 134th Avenue NE, Suite 100, Redmond, WA 98073, USA Tel: (206) 881-0831 Fax: (206) 881-1518 http://www.portuondo-perotti.com	243 SEASPRAY AVE PALM BEACH, FLORIDA 33480	OWNER 243 SEASPRAY AVE PALM BEACH, FL 33480	TITLE: DETAILS SCALE: AS SHOWN	SHEET: A-401 CF
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Hardscape Material

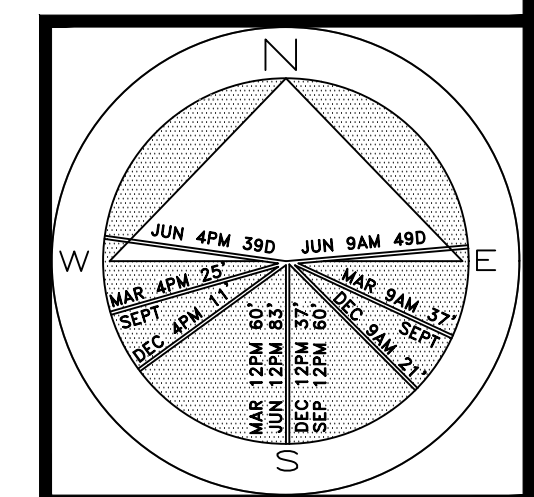


DRIVEWAY
SILVER TRAVERTINE
WITH POLISHED TRAVERTINE
BANDS



PATHWAY
BELGARD BELGIAN COBBLE PAVER
SYSTEM
COLOR SLATE GREY BY BELGARD
SET ON COMPACTED SHELLROCK BASE

Private Residence
216 Tradewind Dr
Palm Beach, FL 33480



JOB NUMBER: # 23086.00 LA
DRAWN BY: Grace Walton
Alex Bugrii
DATE: 02.05.2024

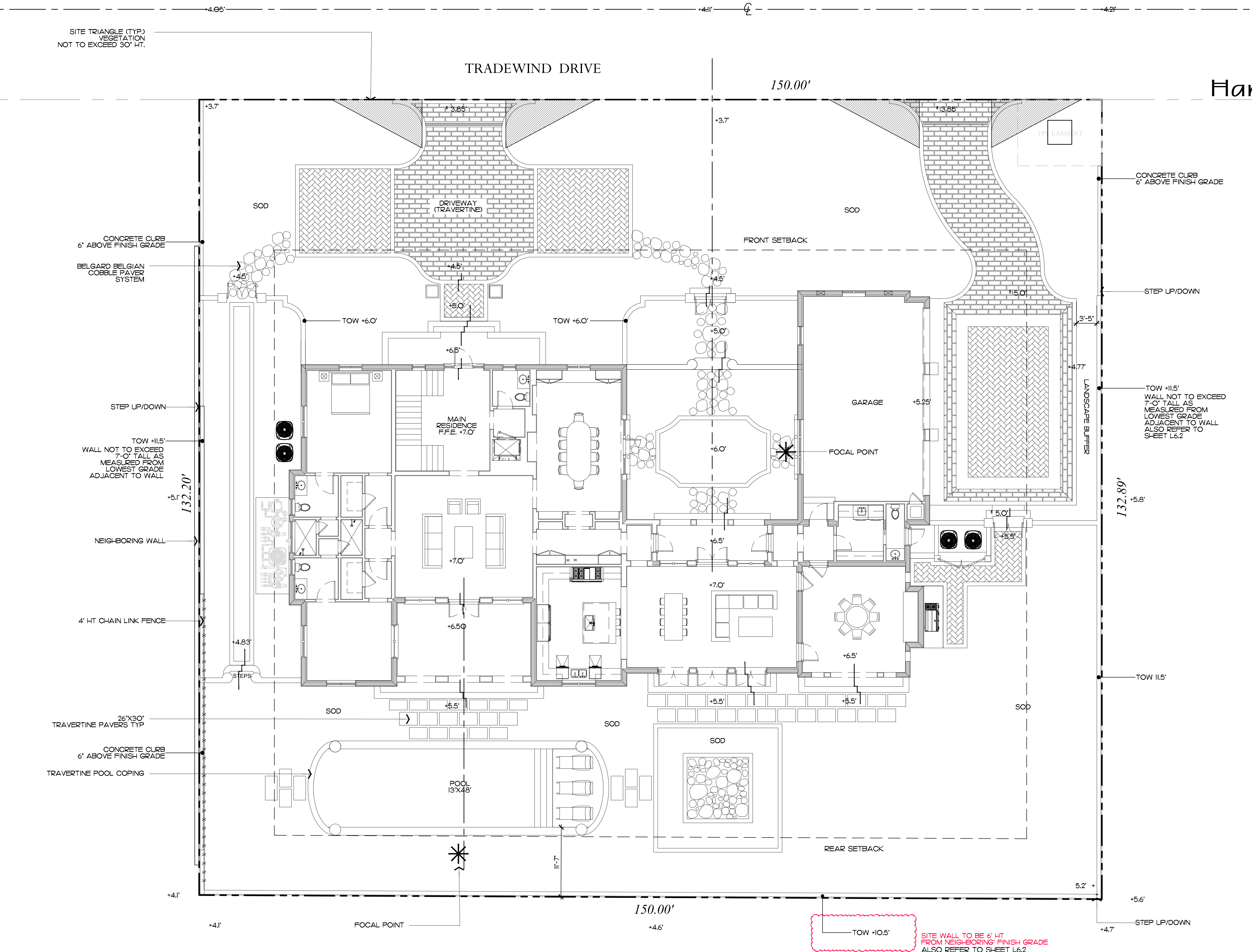
SHEET L5.0

ARC-23-144

Site Plan
SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.

AREA IN SQ. FT.

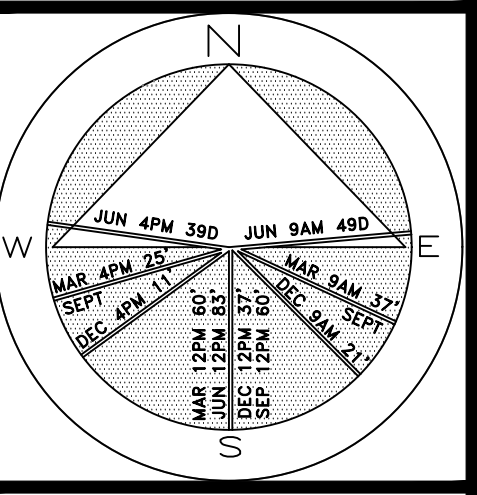


2023
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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

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Palm Beach, FL 33480



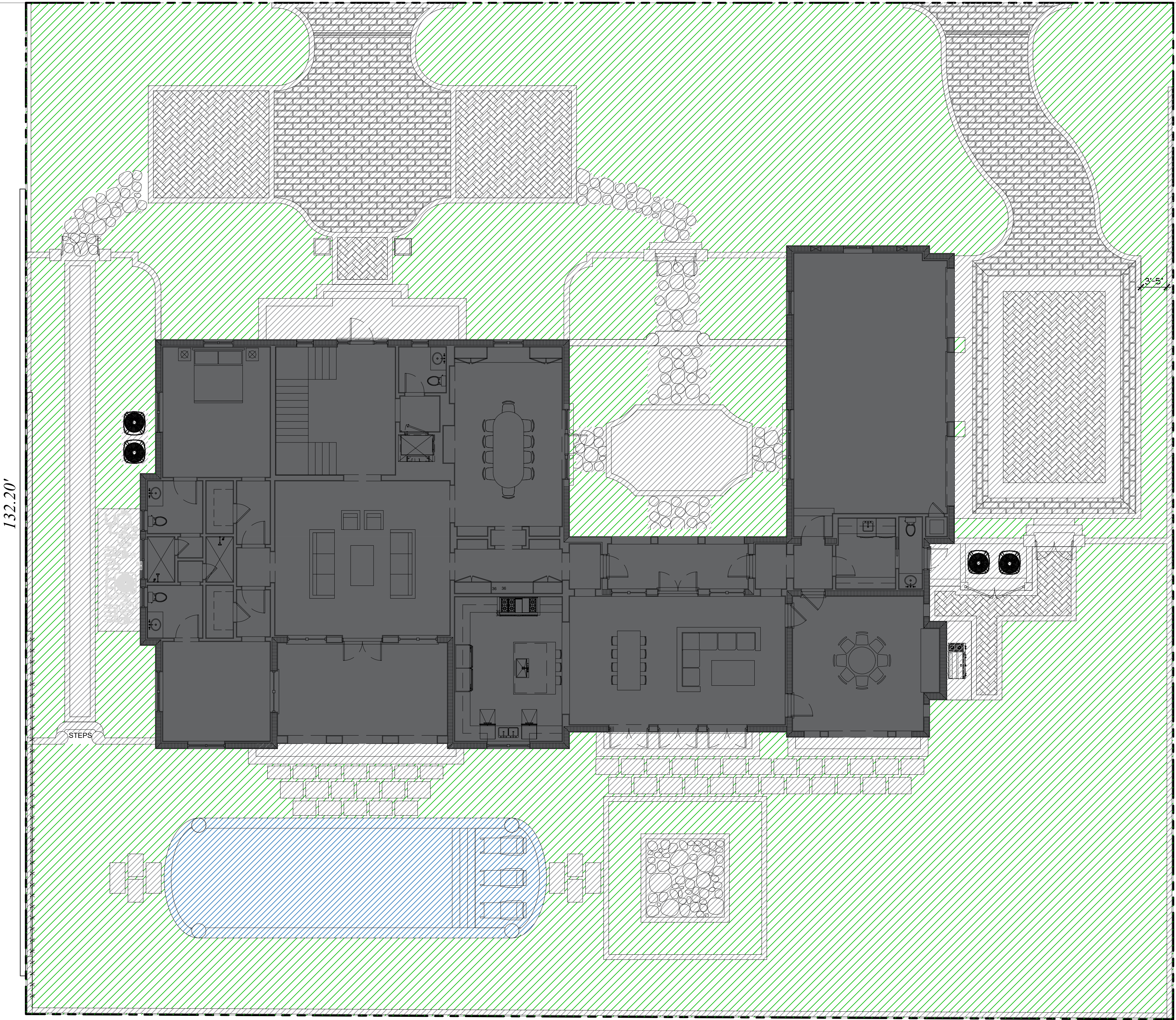
JOB NUMBER: # 23086.00 LA
DRAWN BY: Alex Bugrii
DATE: 02.05.2024
01.02.2024

SHEET L5.2



TRADEWIND DRIVE

150.00'



150.00'

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA / WATER FEATURE

Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		19,881 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	8,946 S.F.	46.33%	9,212 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,500 S.F.	63.20%	2,370 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 30% OF REQD OPEN SPACE	4,473 S.F.	52.04%	4,656 S.F.

Site Calculation/Lot Coverage Graphics

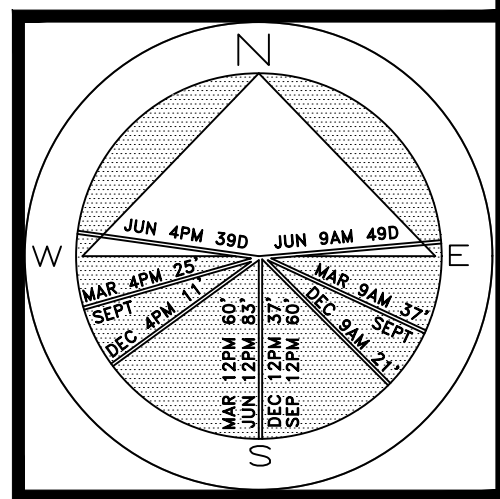
ARC-23-144

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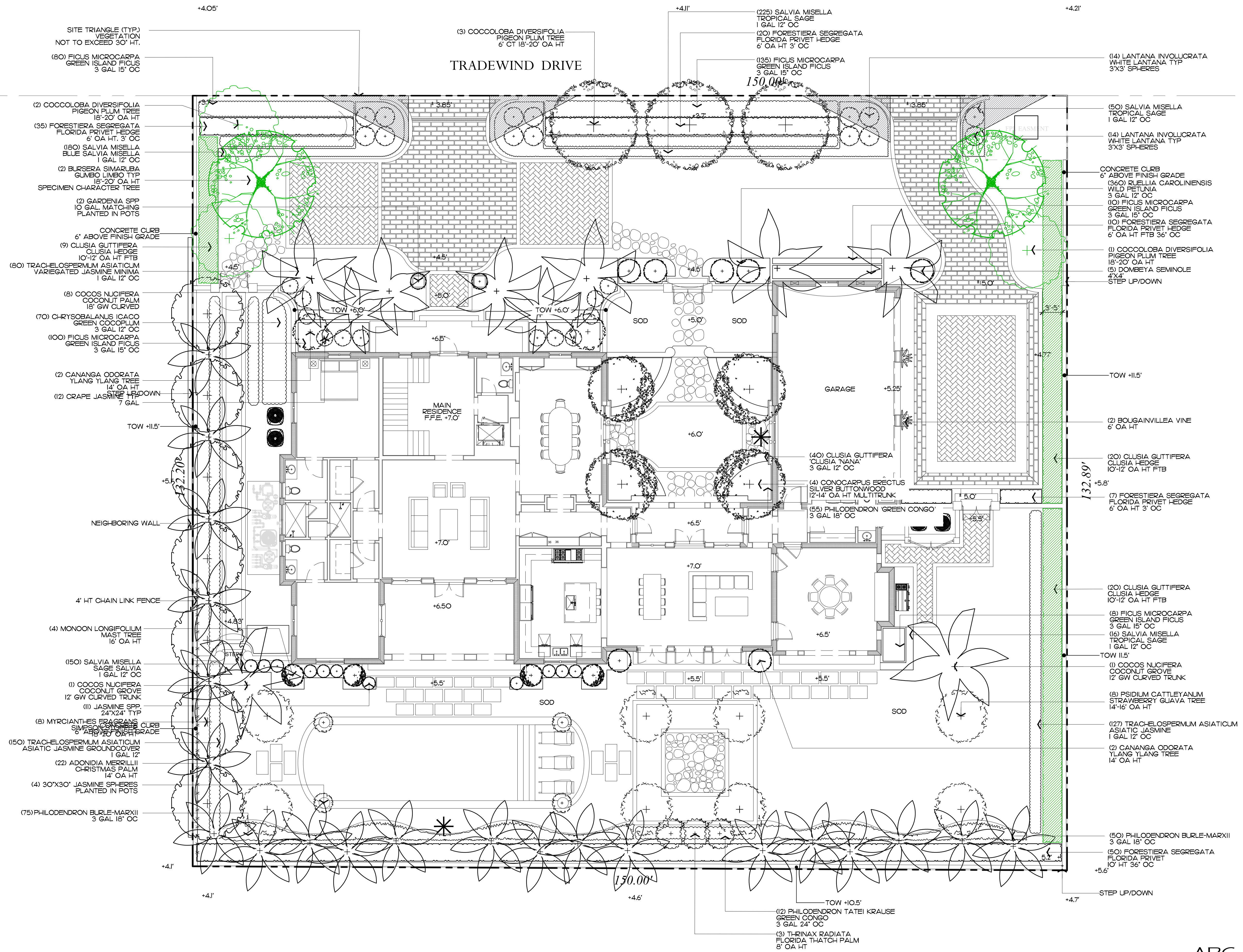


JOB NUMBER: # 23086.00 LA
DRAWN BY: Grace Walton
Alex Bugrii
DATE: 02.05.2024

SHEET L6.0

64 sq.

AREA IN SQ.FT.



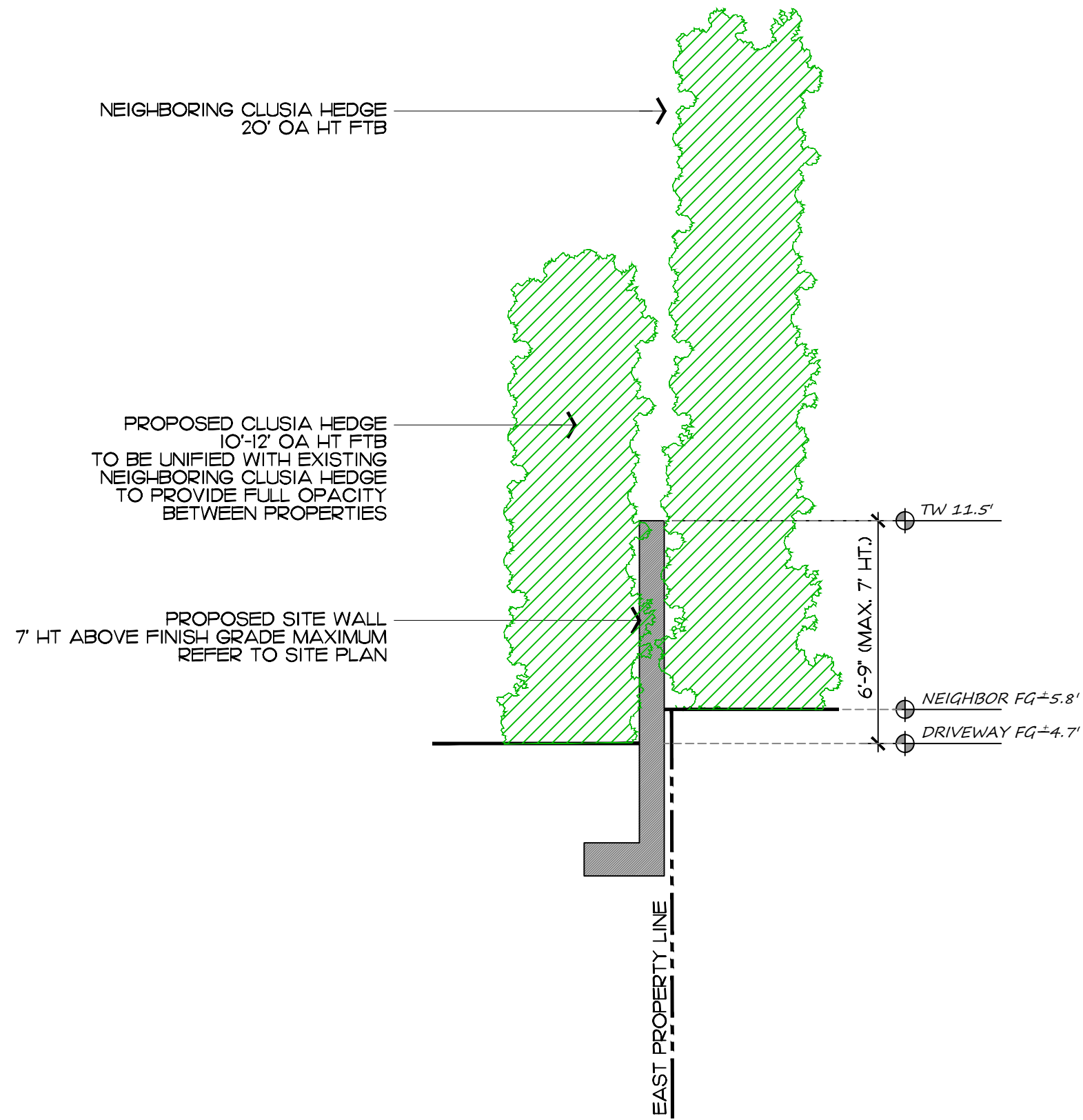
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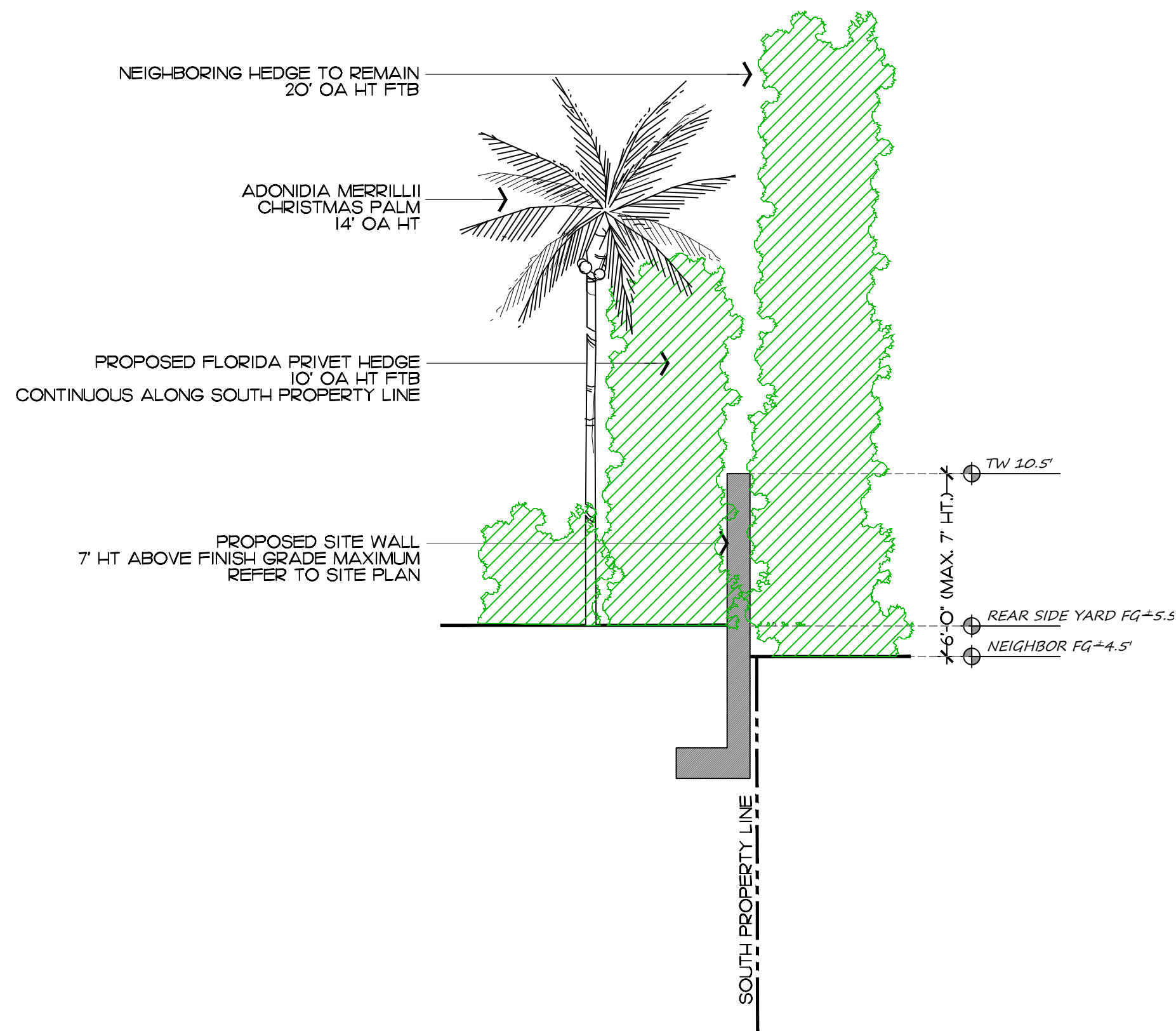
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Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

ARC-23-144

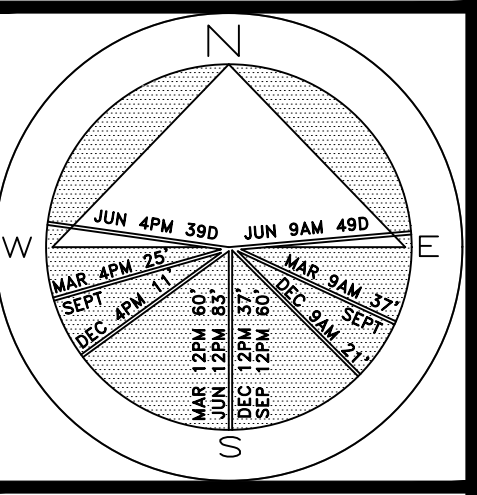


Schematic East property line buffer



Schematic South property line buffer

Private Residence
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DRAWN BY: Grace Walton
Alex Bugrii
DATE: 02.05.2024

SHEET L6.2