

PROPOSED MODIFICATIONS TO:

325 VIA LINDA

RECEIVED
By yfigueroa at 12:27 pm, Apr 01, 2024

TOWN OF PALM BEACH

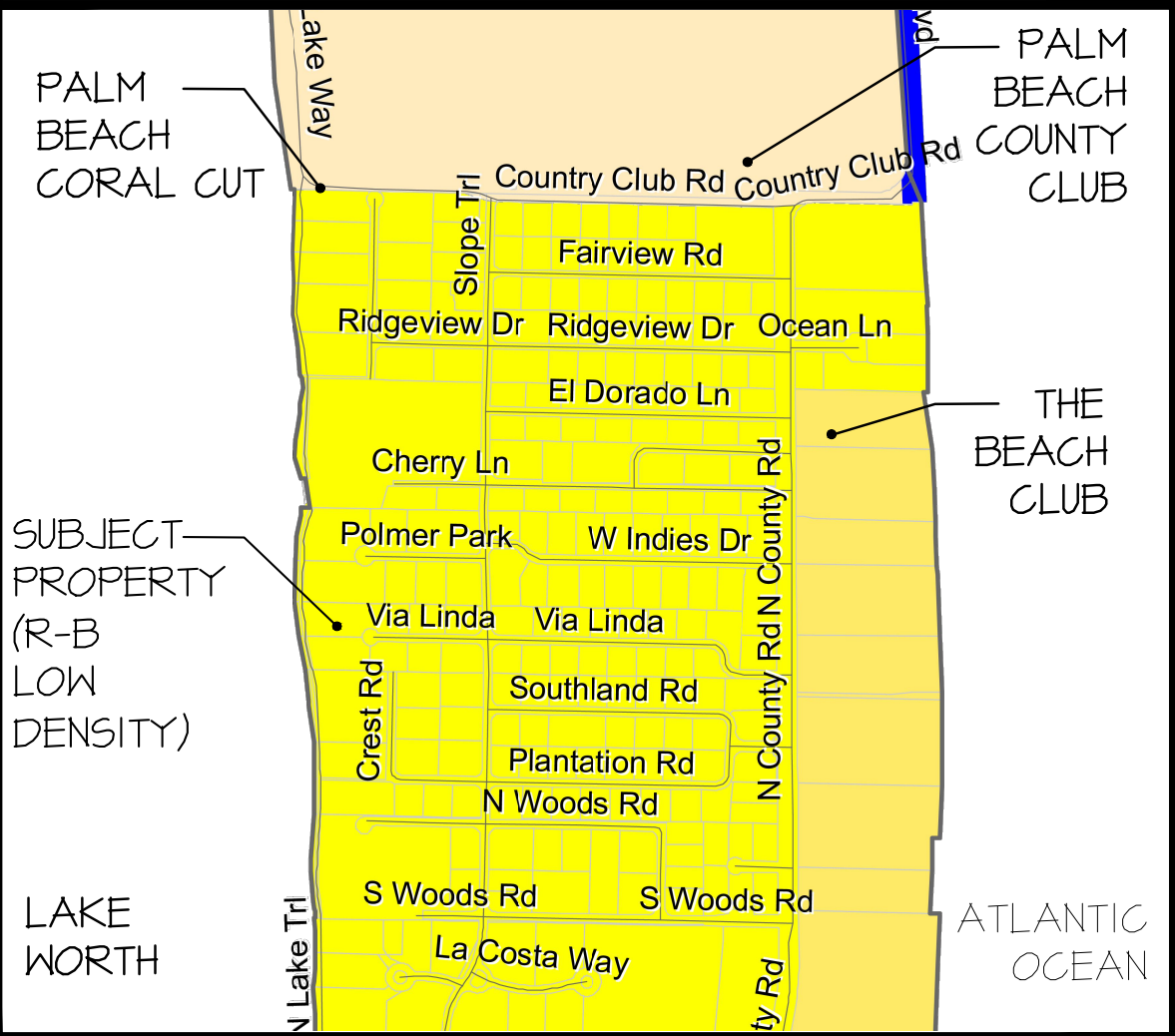
PALM BEACH COUNTY, FLORIDA

SECOND SUBMITTAL: 03.14.2024

ZON-24-064

TOWN COUNCIL MEETING: 05.15.2024

LOCATION MAP
325 VIA LINDA
PALM BEACH, FL
N.T.S.



PROJECT TEAM:

LANDSCAPE ARCHITECT:

NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE
SUITE 150
PALM BEACH, FL 33480
561-659-2820

CIVIL ENGINEER:

GRUBER CONSULTING ENGINEERS, INC.
2475 MERCER AVENUE
SUITE 305
WEST PALM BEACH, FL 33401
561-312-2041

SCOPE OF WORK:

REQUESTING TOWN COUNCIL REVIEW AND APPROVAL OF A SITE PLAN REVIEW FOR THE INSTALLATION OF A 200 KW GENERATOR TO THE BASEMENT LEVEL OF THE GUEST HOUSE (UNDERGROUND IN AN ENCLOSED STRUCTURE) TO A PREVIOUSLY APPROVED SITE PLAN, IN ADDITION TO THE PREVIOUSLY APPROVED 100KW GENERATOR.

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A-3.2	NORTH-SOUTH CROSS SECTION - GUEST HOUSE
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DAILEY JANSSEN ARCHITECTS, P.A.

400 Clematis Street Suite #200 West Palm Beach, Florida 33401 TEL: 561-833-4707

HISTORY OF APPROVALS:		
ARC-23-014 ZON-23-029 A-23-03000 B-23-01027 A-23-03421 B-23-02041 A-25-03631	ARCOM MEETING: TOWN COUNCIL MEETING: STAFF LEVEL/ARCOM CONDITIONS: DEMOLITION PERMIT: STAFF LEVEL APPROVAL 01: PERMIT FOR NEW CONSTRUCTION: STAFF LEVEL APPROVAL 01:	04-26-2023 05-10-2023 06-29-2023 04-12-2023 12-07-2023 02-13-2024 03-27-2024

CONSULTANTS AND ENGINEERS:								
ARCHITECTURE & INTERIOR DESIGN: I N G R A O 17 EAST 64TH STREET NEW YORK, NY 10065 P 212.472.5400 WWW.INGRAO.COM	SURVEYOR: WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	LANDSCAPE ARCHITECT: NIEVERA WILLIAMS DESIGN 223 SUNSET AVE, SUITE 150 PALM BEACH, FL 33480 561-659-2820	CIVIL ENGINEER: GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE, SUITE 305 WEST PALM BEACH, FL 33401 561-312-2041	COASTAL ENVIRONMENTAL & MARINE ENGINEERS: ISMINGER & STUBBS ENGINEERS, INC. P.O. BOX 14702 NORTH PALM BEACH, FL 33408 561-881-0003	GEOTECHNICAL ENGINEER: ARDAMAN & ASSOCIATES, INC. 2200 N. FLORIDA MANGO ROAD, SUITE 101 WEST PALM BEACH, FL 33409 561-687-8200	STRUCTURAL ENGINEER: ONM&J STRUCTURAL ENGINEERS & SPECIAL INSPECTIONS 1655 PALM BEACH LAKES BLVD SUITE 204 WEST PALM BEACH, FL 33401 561-835-9944	MEP ENGINEER: CONSULTING ENGINEERING SERVICES 811 MIDDLE STREET MIDDLETOWN, CT 06457 860-632-1682	GENERAL CONTRACTOR: DAVIS GENERAL CONTRACTING CORP. 313 5TH STREET WEST PALM BEACH, FL 33401 561-820-1400

ORIGINALLY: ARC-23-014 & ZON-23-029

JOB NUMBER: 22-126

PROPOSED RESIDENCE AT:

325 VIA LINDA
PALM BEACH COUNTY, FLORIDA
DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C001914

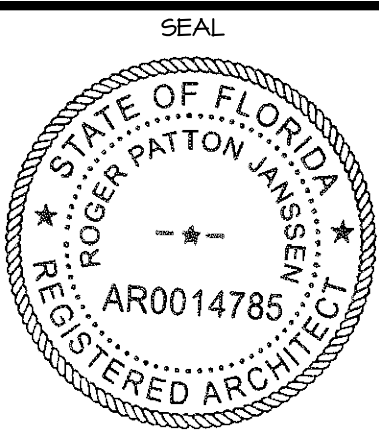
DATE: 12-15-2023 PERMIT SET

DRAWN: MLM

REVISIONS:

- 01-22-2024 PERMIT COMMENTS
- 03-14-2024 TOWN COUNCIL
'FIRST SUBMITTAL'
- 04-01-2024 TOWN COUNCIL
'SECOND SUBMITTAL'
- .

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ROGER P. JANSSEN AR-14785
TOWN COUNCIL
ZON-24-064

DRAWING NO.

A-O.O

LEGEND

- A

= ARC LENGTH
- A/C

= AIR CONDITIONING
- A.E.

= ACCESS EASEMENT
- A.K.A.

= ALSO KNOWN AS
- ASPH.

= ASPHALT
- B.F.P.

= BACKFLOW PREVENTOR
- BLDG.

= BUILDING
- B.M.

= BENCHMARK
- B.O.C.

= BACK OF CURB
- B.O.W.

= BACK OF WALK
- (C)

= CALCULATED
- CATV

= CABLE ANTENNA TELEVISION
- C.B.

= CHORD BEARING
- C.B.S.

= CONCRETE BLOCK STRUCTURE
- C.C.C.L.

= COASTAL CONSTRUCTION CONTROL LINE
- CH

= CHORD
- C.L.F.

= CHAIN LINK FENCE
- CLR.

= CLEAR
- C.M.P.

= CORRUGATED METAL PIPE
- CONC.

= CONCRETE
- (D)

= DESCRIPTION DATUM
- D.B.

= DEED BOOK
- D.C.D.A.

= DOUBLE CHECK DETECTOR ASSEMBLY
- D.E.

= DRAINAGE EASEMENT
- D.H.

= DRILL HOLE
- D/W

= DRIVEWAY
- EL.

= ELEVATION
- ENC.

= ENCROACHMENT
- E.O.P.

= EDGE OF PAVEMENT
- E.O.W.

= EDGE OF WATER
- ESMT

= EASEMENT
- F.D.C.

= FIRE DEPARTMENT CONNECTION
- FFE

= FINISHED FLOOR ELEVATION
- FND.

= FOUND
- F.O.C.

= FACE OF CURB
- I.D.

= INSIDE DIAMETER
- INV.

= INVERT
- I.T.W.C.D.

= INDIAN TRAIL WATER CONTROL DISTRICT
- L.A.E.

= LIMITED ACCESS EASEMENT
- L.B.

= LICENSE BOARD
- L.W.D.D.

= LAKE WORTH DRAINAGE DISTRICT
- (M)

= FIELD MEASUREMENT
- M.H.

= MANHOLE
- M.H.W.L.

= MEAN HIGH WATER LINE
- MIN.

= MINIMUM
- M.L.W.L.

= MEAN LOW WATER LINE
- N.A.V.D.

= NORTH AMERICAN VERTICAL DATUM
- N.G.V.D.

= NATIONAL GEODETIC VERTICAL DATUM
- N.P.B.C.I.D.

= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N.T.S.

= NOT TO SCALE
- O.A.

= OVERALL
- O.D.

= OUTSIDE DIAMETER
- O/H

= OVERHEAD UTILITY LINE
- O.R.B.

= OFFICIAL RECORDS BOOK
- O/S

= OFFSET
- P

= PLANTER
- (P)

= PLAT DATUM
- P.B.

= PLAT BOOK
- P.B.C.

= PALM BEACH COUNTY
- P.C.

= POINT OF CURVATURE
- P.C.C.

= POINT OF COMPOUND CURVATURE
- P.C.P.

= PERMANENT CONTROL POINT
- PG.

= PAGE
- P.I.

= POINT OF INTERSECTION
- P/O

= PART OF
- P.O.B.

= POINT OF BEGINNING
- P.O.C.

= POINT OF COMMENCEMENT
- P.R.C.

= POINT OF REVERSE CURVATURE
- P.R.M.

= PERMANENT REFERENCE MONUMENT
- PROP.

= PROPOSED
- P.T.

= POINT OF TANGENCY
- PVMT

= PAVEMENT
- (R)

= RADIAL
- R

= RADIUS
- RGE.

= RANGE
- R.P.B.

= ROAD PLAT BOOK
- R.P.Z.

= REDUCED PRESSURE ZONE
- R/W

= RIGHT OF WAY
- (S)

= SURVEY DATUM
- S.B.

= SETBACK
- SEC.

= SECTION
- S/D

= SUBDIVISION
- S.F.

= SQUARE FEET
- S.F.W.M.D.

= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.I.R.W.C.D.

= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
- S.R.

= STATE ROAD
- STA.

= STATION
- STY.

= STORY
- S/W

= SIDEWALK
- T.O.B.

= TOP OF BANK
- T.O.C.

= TOP OF CURB
- 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
- YD

= YARD DRAIN
- ℄

= BASELINE
- ℄

= CENTERLINE
- Δ

= CENTRAL ANGLE/DELTA
- = CONCRETE MONUMENT FOUND (AS NOTED)
- = CONCRETE MONUMENT SET (LB #4569)
- = ROD & CAP FOUND (AS NOTED)
- = 5/8" IRON ROD & CAP SET (LB #4569)
- = IRON PIPE FOUND (AS NOTED)
- = IRON ROD FOUND (AS NOTED)
- ▲

= NAIL FOUND (AS NOTED)
- = NAIL & DISK FOUND (AS NOTED)
- ⊗

= MAG NAIL & DISK SET (LB #4569)
- ℄

= PROPERTY LINE
- ℄

= UTILITY POLE
- ⊗

= FIRE HYDRANT
- ⊗

= WATER METER
- ⊗

= WATER VALVE
- ⊗

= LIGHT POLE
- ⊗

= CABLE TV RISER
- ⊗

= ELECTRIC BOX
- ⊗

= GAS METER
- ⊗

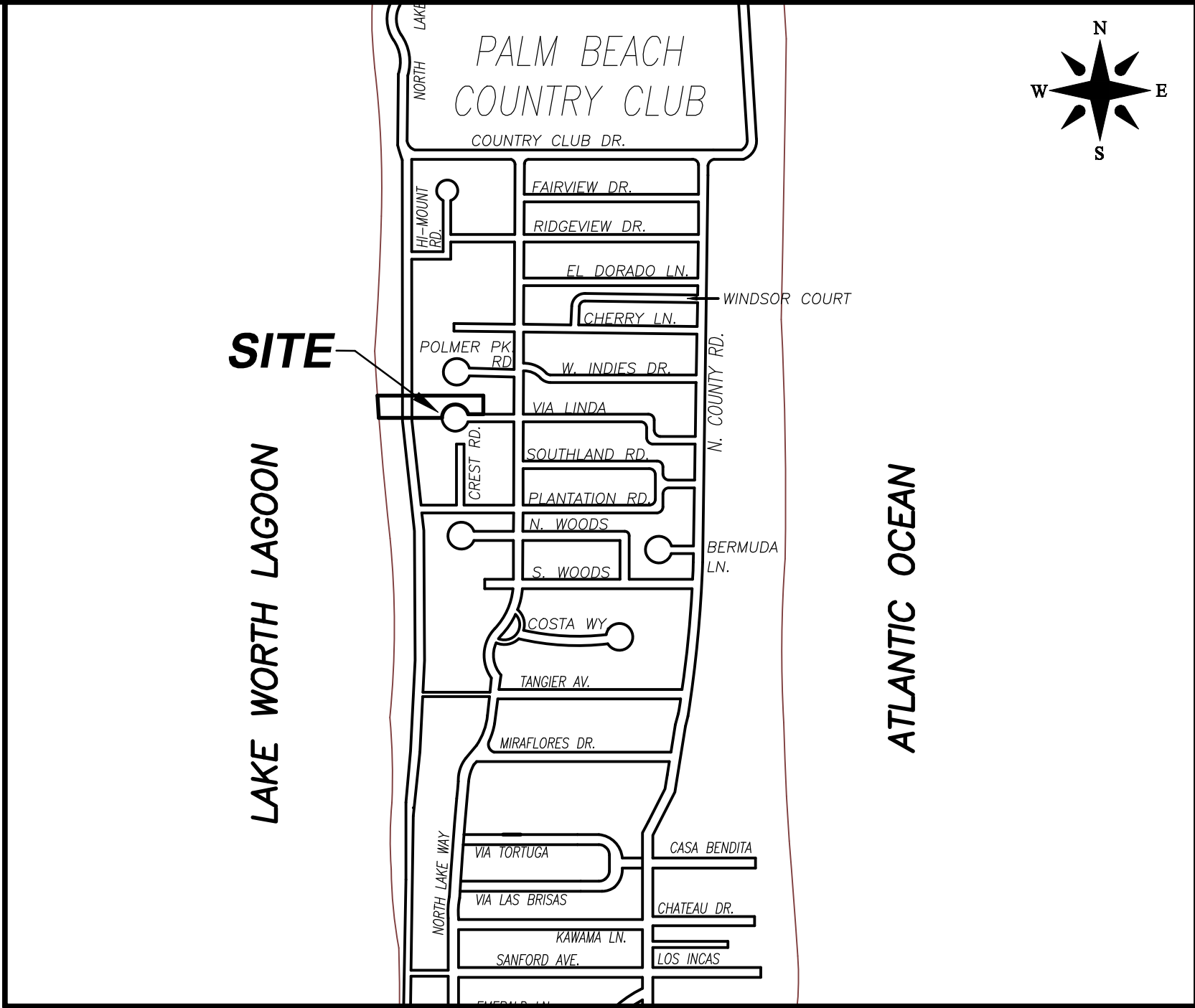
= SANITARY MANHOLE

Boundary Survey For:
Three Palm Trees, LLC

TITLE COMMITMENT REVIEW						
CLIENT: Three Palm Trees, LLC, a Florida limited liability company		COMMITMENT NO. : 22068977	DATE: 04/19/22			
REVIEWED BY: Craig Wallace		JOB NO. : 21-1633.5				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-6	N/A	Standard Exception				●
7	PB 23, PG 186	Dedications and Easements contained on the Plat of Allard Subdivision.	●			
8	DB 22, PG 126 DB 66, PG 469	Easement granted to West Palm Beach Telephone Company. (Use Modified by Quit-Claim Deed.			●	
8a	DB 118, PG 345	Restrictive covenants, conditions and stipulations as contained in that certain Deed.	●			●
9	DB 208, PG 221		●			
10	DB 974, PG 378 DB 1141, PG 675	Terms, provisions, restrictive covenants, conditions, reservations and easements.	●			
11	ORB 4745, PG 1751	Removal Agreement in favor of Town of Palm Beach.	●			
12	ORB 6572, PG 1927	Easement for underground utilities across and under the North 5 feet of the East 15 feet of Lot 12 as set forth in Quit- Claim Deed.	●			
13	ORB 6572, PG 1930	Easement for underground utilities across and under the North 5 feet of the East 15 feet of Lot 12 as set forth in Warranty Deed.	●			
14	ORB 9289, PG 1289	Unity of Title. (Affects Lots 11 & 12)		●		
15	ORB 14916, PG 198	Removal Agreement in favor of Town of Palm Beach.	●			
16	N/A	Riparian and littoral rights are not insured.				●
17	N/A	Those portions of the property herein described being artificially filled in land in what was formerly navigable waters.		●		
18	N/A	Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.		●		
19	N/A	This policy does not insure any portion of the insured parcel lying waterward of the mean-high water line of Lake Worth.	●			

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 22068977, issued by American Land Title Association Commitment, dated April 19, 2022. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



VICINITY SKETCH
(NOT TO SCALE)

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

Three Palm Trees, LLC, a Florida limited liability company
UBS Bank USA, ISAQA, ATIMA
Old Republic National Title Insurance Company
Shutts & Bowen LLP

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

PROPERTY ADDRESS:
325 Via Linda
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 11, 12 & 12A, ALLARD SUBDIVISION, according to the Plat thereof, recorded in Plat Book 23, Page 186, Public Records of Palm Beach County, Florida.

FLOOD ZONES:
This property is located in Flood Zones X & AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581F, dated 10/05/2017.

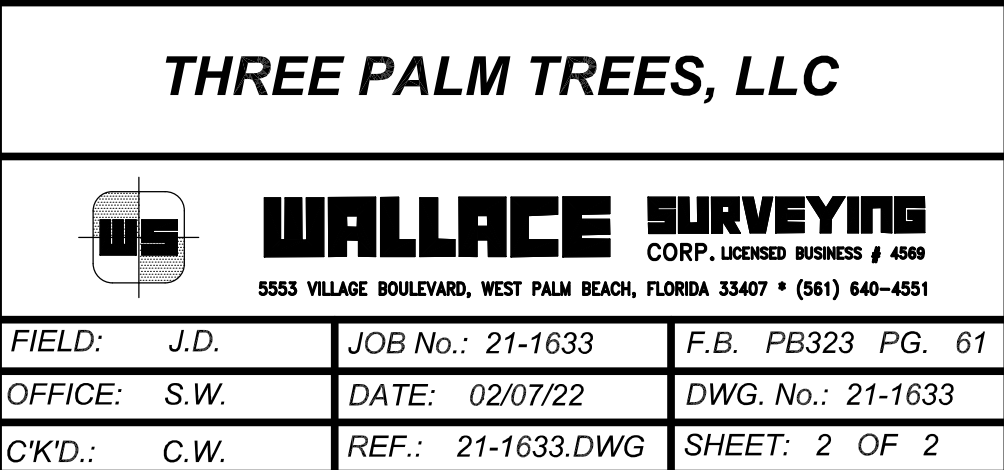
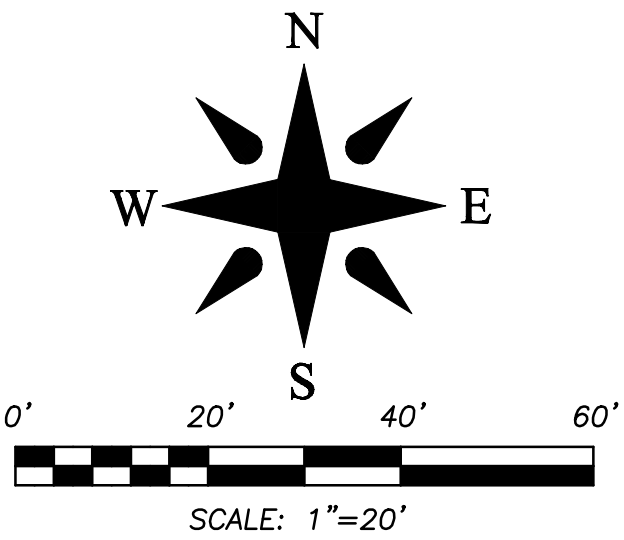
CERTIFICATION:

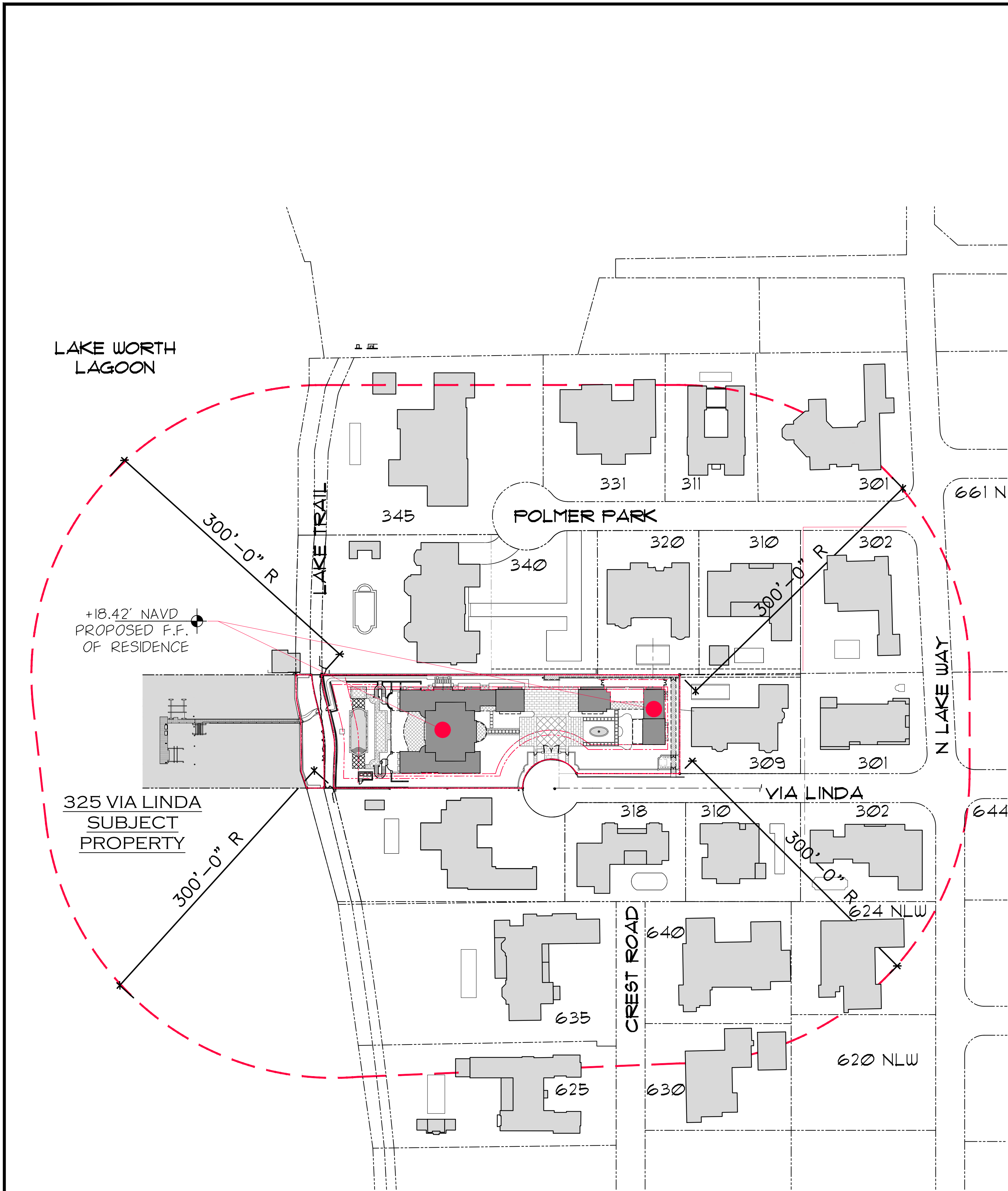
I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 08/09/2023

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

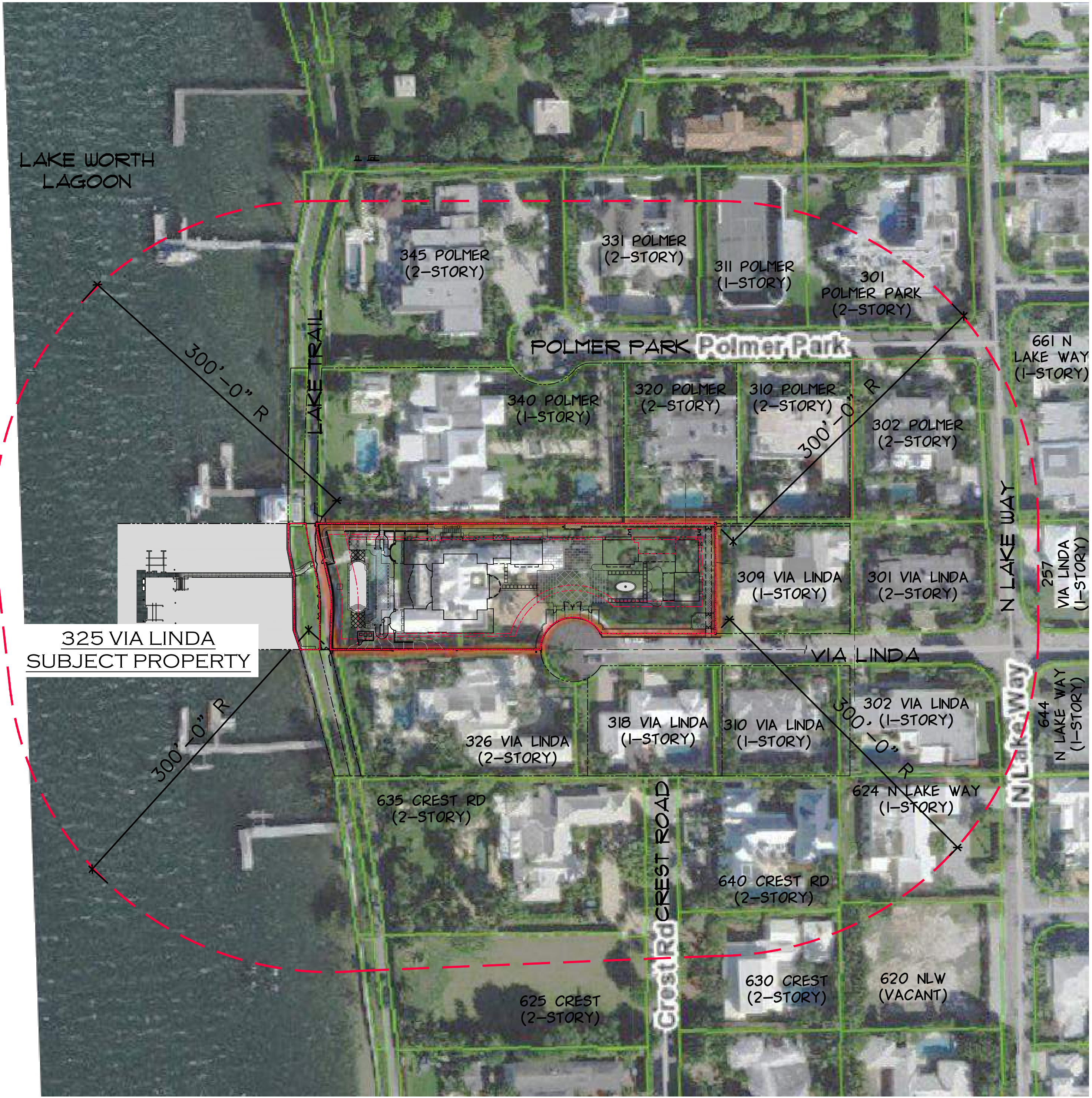
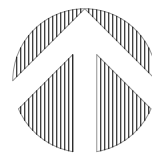
REVISIONS: 08/09/23 SURVEY & TIE-IN UPDATE J.D./S.W. 21-1633.7 PB352.2 07/28/22 SPOT ELEVATIONS & ROOF PEAKS J.D./S.W. 21-1633.5 PB337.24 TITLE REVIEW & RECERTIFY S.W. 21-1633.3			
Boundary Survey For:			
THREE PALM TREES, LLC			
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551			
FIELD:	J.D.	JOB No.:	21-1633
OFFICE:	S.W.	DATE:	02/07/22
C'KD.:	C.W.	REF.:	21-1633.DWG
F.B.	PB323	PG.	61
DWG. No.:	21-1633	SHEET:	1 OF 2





VICINITY LOCATION MAP

N.T.S.



VICINITY LOCATION MAP - AERIAL

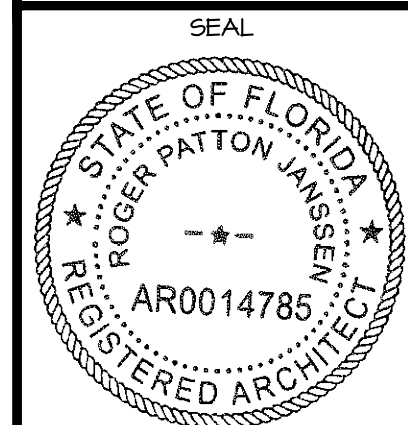
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PROPOSED RESIDENCE AT:

DATE: 12-15-2023 PERMIT SET
DRAWN: MLM
REVISIONS:
• 01-22-2024 PERMIT COMMENTS
• 03-14-2024 TOWN COUNCIL
"FIRST SUBMITTAL"

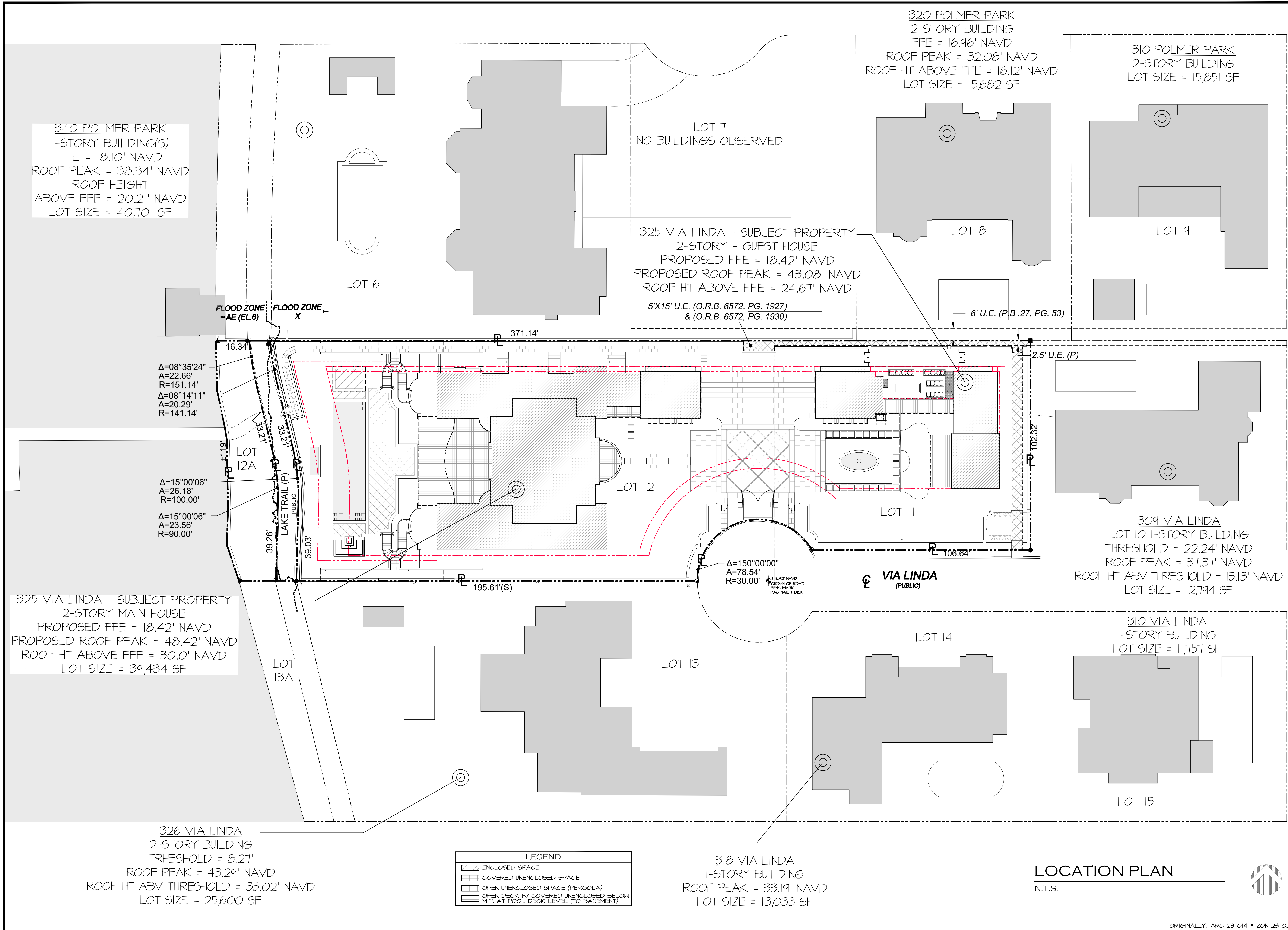
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ROGER P. JANSSEN AR-14785
TOWN COUNCIL
ZON-24-064

DRAWING NO.

SP-0.1



PROPOSED RESIDENCE AT:

325 VIA LINDA

PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE WA-C001914

DATE: 12-15-2023 PERMIT SET
DRAWN: MLM
REVISIONS:
• 01-22-2024 PERMIT COMMENTS
• 03-14-2024 TOWN COUNCIL
"FIRST SUBMITTAL"
• 04-01-2024 TOWN COUNCIL
"SECOND SUBMITTAL"

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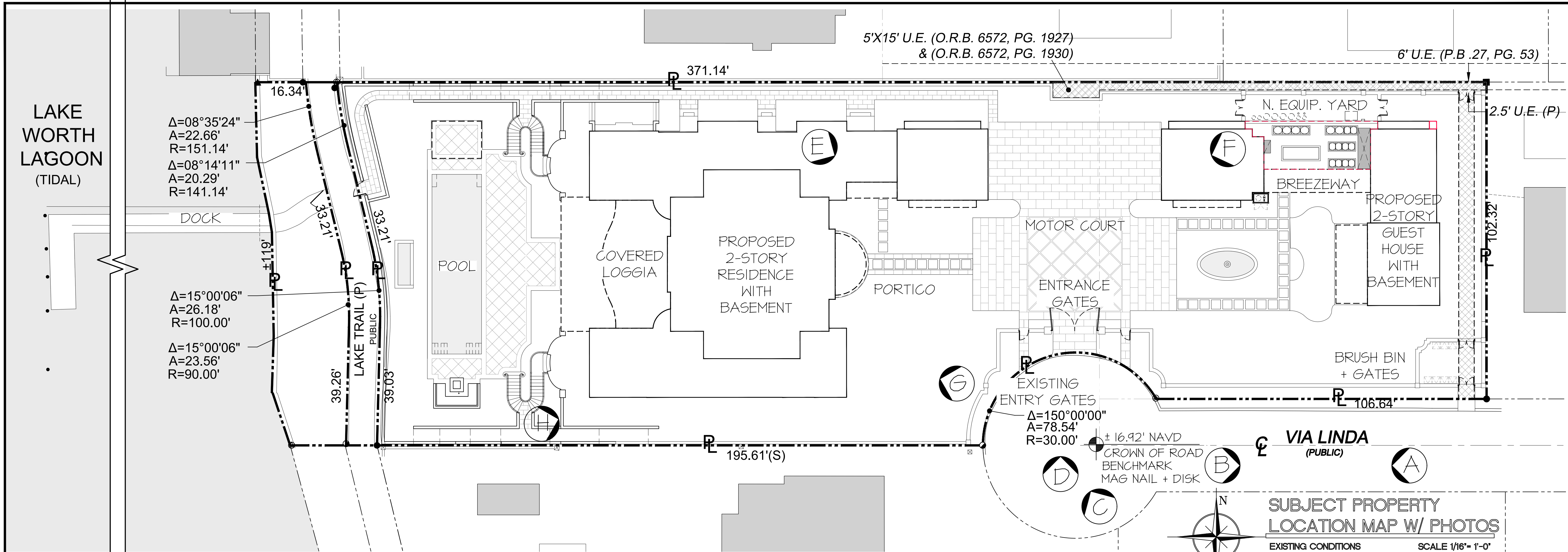
SEAL

STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785
TOWN COUNCIL
ZON-24-064
DRAWING NO.

SP-0.2

ORIGINALLY: ARC-23-014 & ZON-23-024 JOB NUMBER: 22-126



A - VIEW WEST ON VIA LINDA



B- VIEW EAST ON VIA LINDA



C - VIEW FROM ROUNDABOUT



D - ENTRANCE FROM VIA LINDA



E - SOUTHEAST VIEW TOWARDS VIA LINDA



F - SOUTHWEST VIEW TO THE WATERFRONT



G - NORTHWEST VIEW TO THE WATERFRONT



H - NORTHEAST VIEW OF SITE

ORIGINALLY: ARC-23-014 & ZON-23-029

PROPOSED RESIDENCE AT:

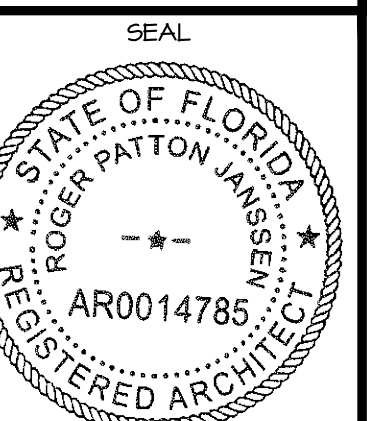
325 VIA LINDA

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-COOR14

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ROGER P. JANSSEN AR-14785

TOWN COUNCIL ZON-24-064

DRAWING NO.

IM-O.1

JOB NUMBER: 22-126



340 POLMER PARK - SERVICE ENTRANCE



340 POLMER PARK - GARDENIA HOUSE



320 POLMER PARK



345 POLMER PARK



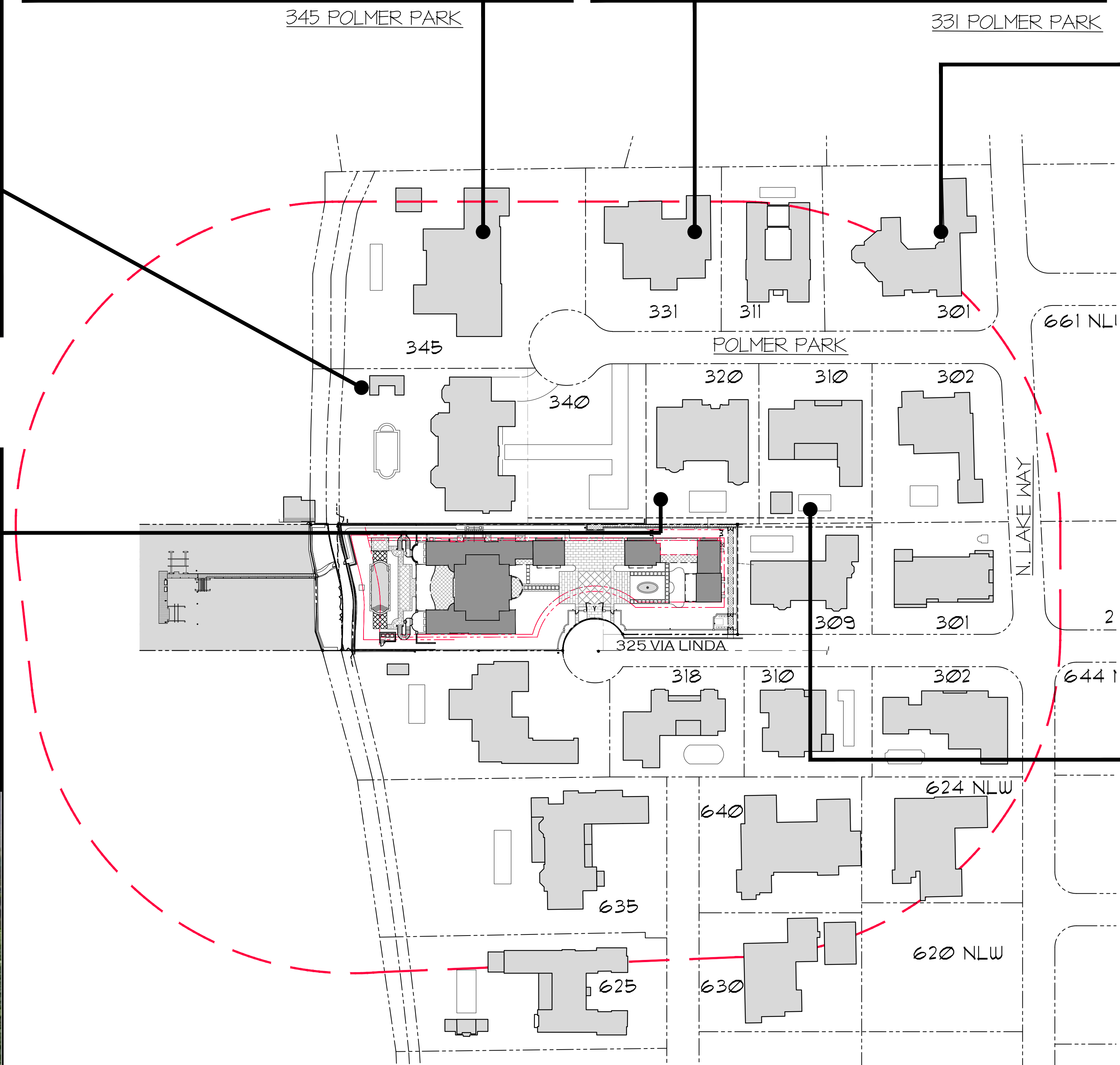
331 POLMER PARK



301 POLMER PARK

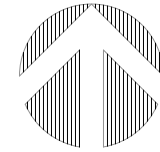


310 POLMER PARK



NEIGHBORING CONTEXT
PHOTO LOCATION MAP

N.T.S. POLMER PARK



PROPOSED RESIDENCE AT:

325 VIA LINDA
PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

DATE: 12-15-2023 PERMIT SET

DRAWN: MLM

REVISIONS:

• 01-22-2024 PERMIT COMMENTS

• 03-14-2024 TOWN COUNCIL

'FIRST SUBMITTAL'

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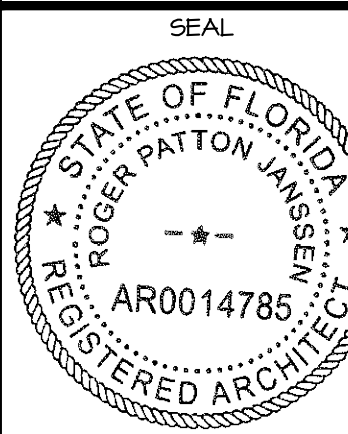
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ROGER P. JANSSEN AR-14785

TOWN COUNCIL

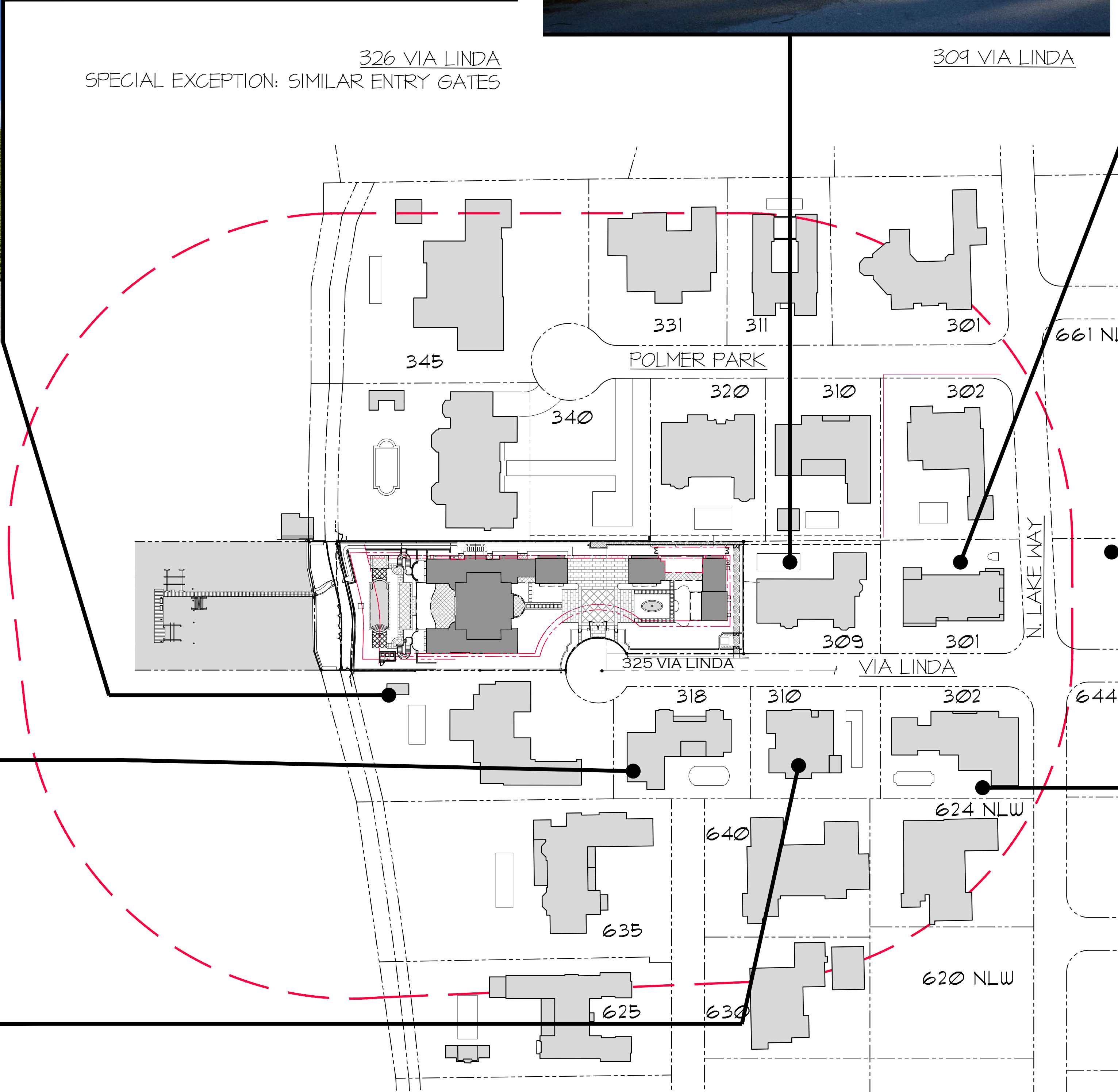
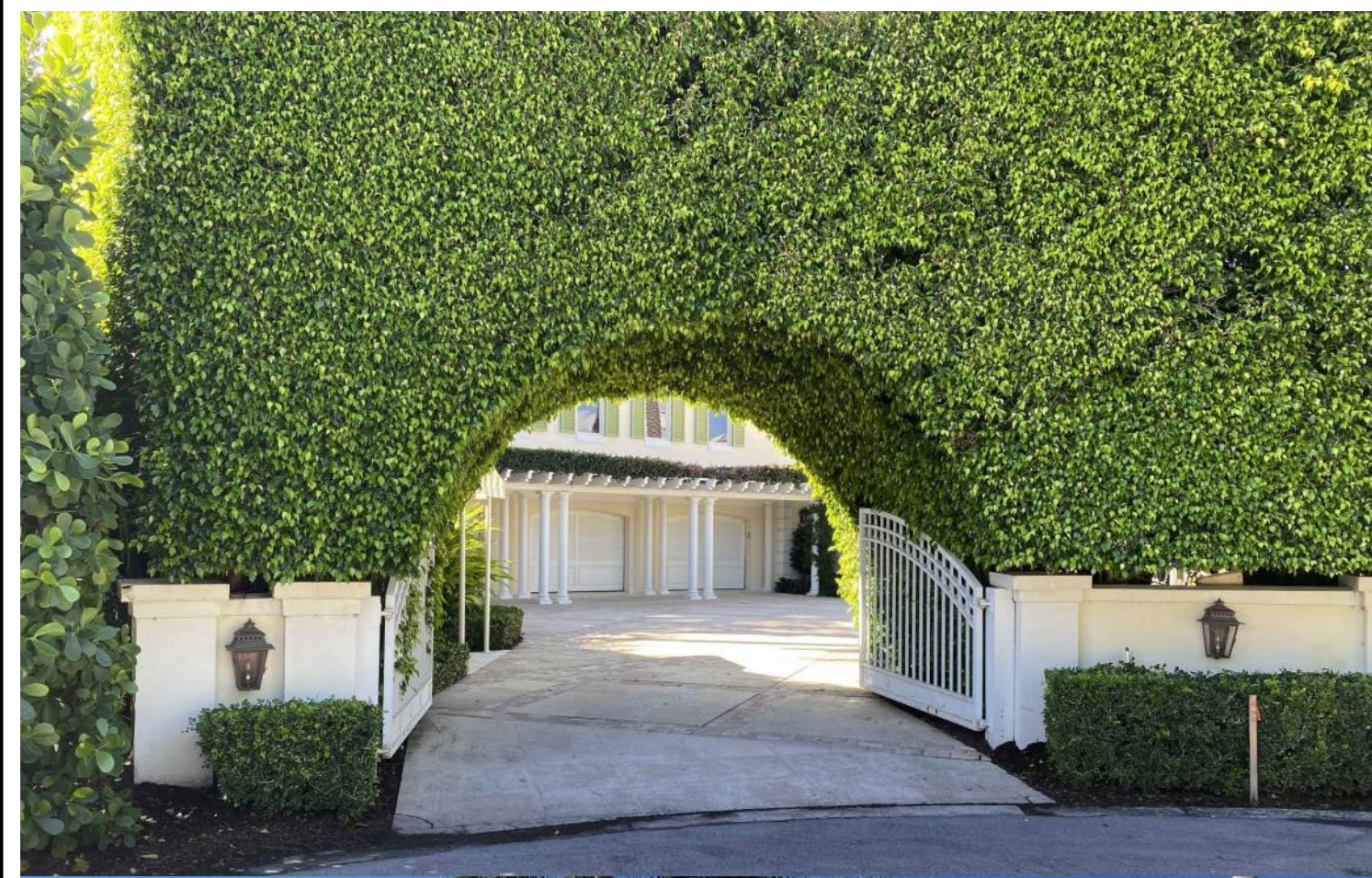
ZON-24-064

DRAWING NO.

IM-O.2

JOB NUMBER: 22-126

ORIGINALLY: ARC-23-014 & ZON-23-021



PROPOSED RESIDENCE AT:

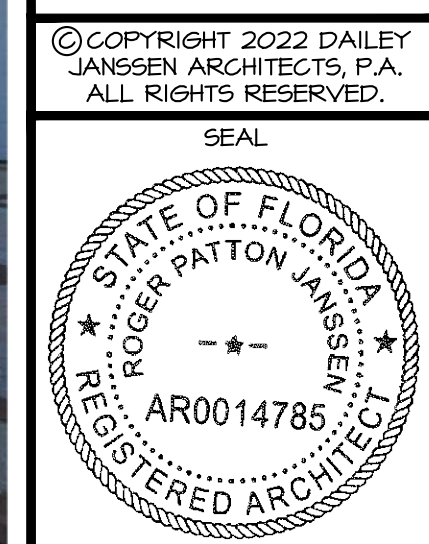
325 VIA LINDA

PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

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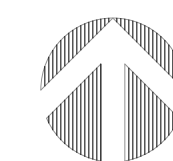
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ROGER P. JANSSEN AR-14785
TOWN COUNCIL
ZON-24-064
DRAWING NO.

IM-O.3
JOB NUMBER: 22-126

NEIGHBORING CONTEXT
PHOTO LOCATION MAP
N.T.S. VIA LINDA





635 CREST ROAD



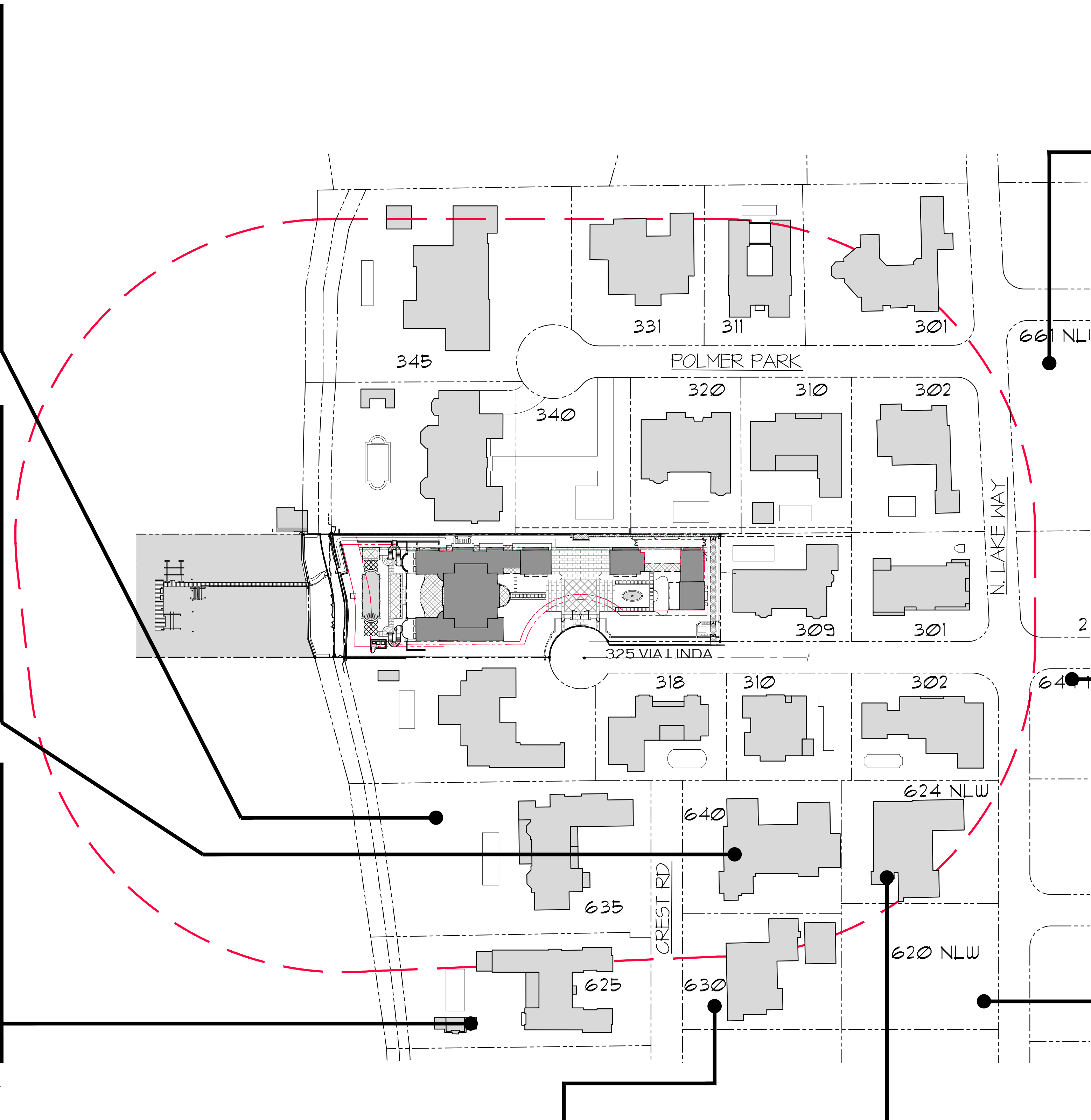
640 CREST ROAD



625 CREST ROAD

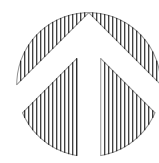


630 CREST ROAD



NEIGHBORING CONTEXT
PHOTO LOCATION MAP

N.T.S. CREST ROAD AND N LAKE WAY



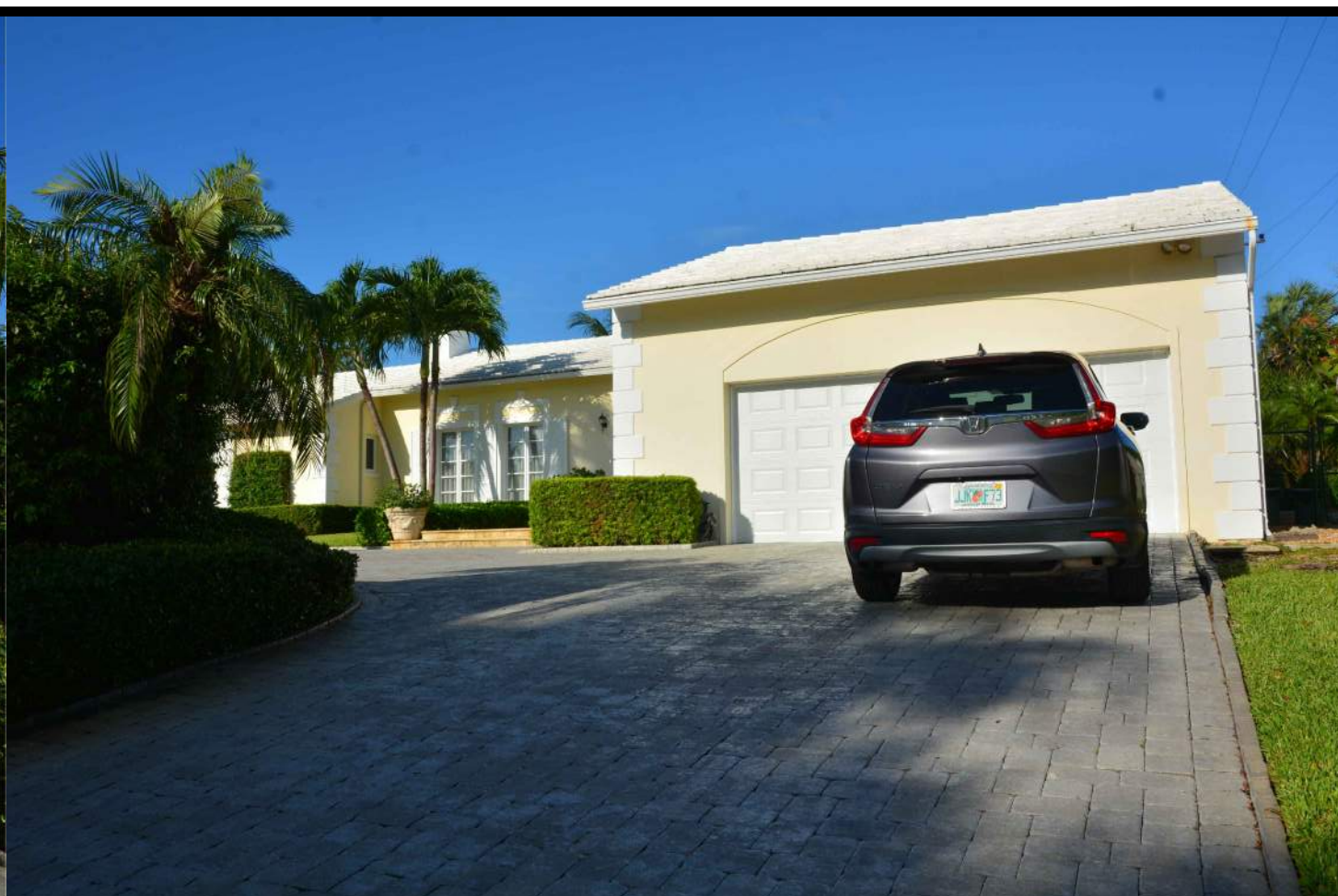
661 N LAKE WAY



644 N LAKE WAY



620 N LAKE WAY



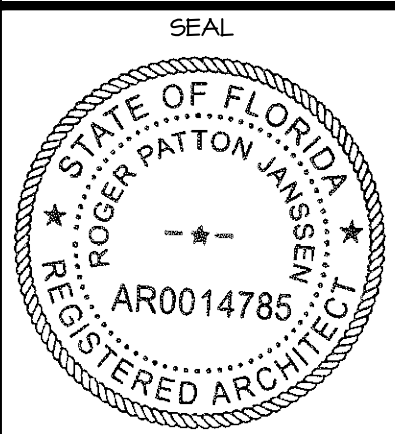
624 N LAKE WAY

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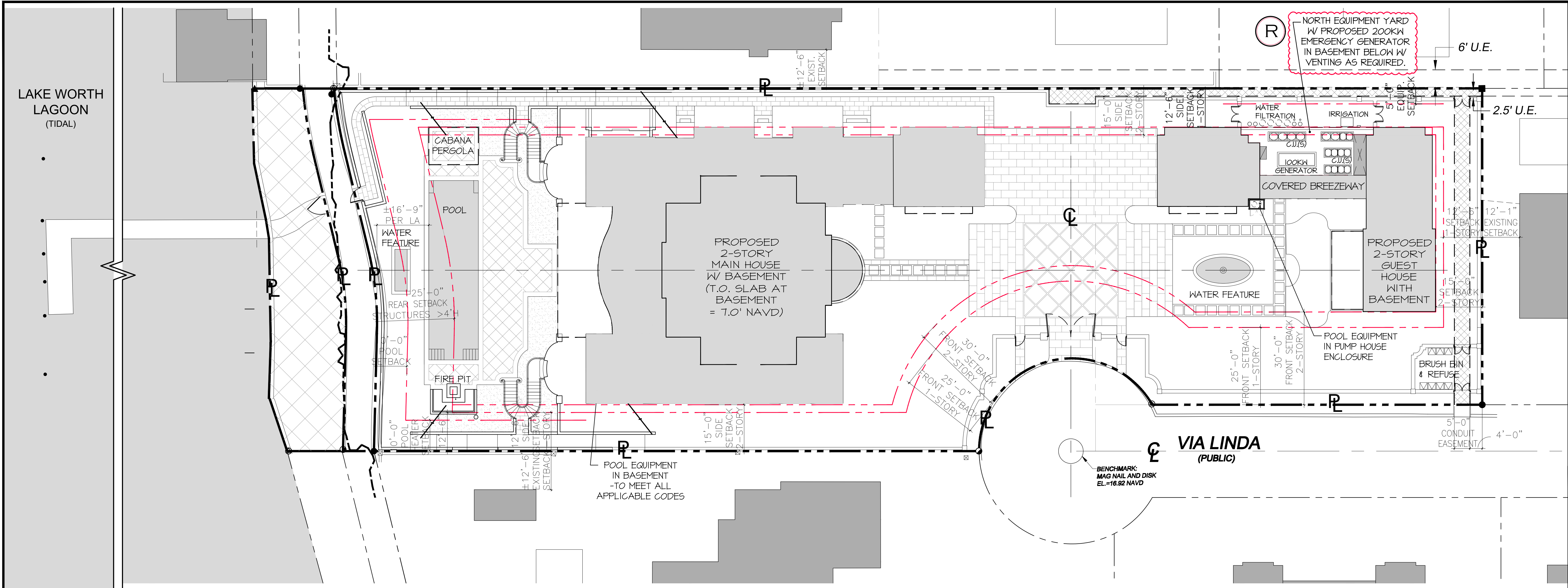
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ROGER P. JANSSEN AR-14785
TOWN COUNCIL
ZON-24-064
DRAWING NO.

IM-O.4



LOT INFORMATION	
PROPERTY ADDRESS: 325 VIA LINDA PALM BEACH, FL 33480	
ZONING DATA: R-B	
FLOOD ZONES: X & AE (EL. 6) F.I.R.M. 10/05/2017 TOWN DETERMINED (EL 6) 6'-11" S.F./F.B. = 7.0' NAVD	
ALL SURVEY INFORMATION BASED ON SURVEY BY WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FL 33401 PHONE: (561) 640-4551 BUSINESS #4564 CRAIG L. WALLACE FL CERTIFICATE NO. 3351	
DATE OF FIELD SURVEY: 08-04-2023	
LEGAL DESCRIPTION	
PER SURVEY: THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION	
GEOTECHNICAL	
- PRELIMINARY GEOTECHNICAL EVALUATION REPORT PER ARDAMAN & ASSOCIATES, INC. AAI FILE NO. 22-1669 DATE: 06-24-2022 - FINAL REPORT PER ARDAMAN & ASSOCIATES AAI FILE NO. 22-1669A DATE: 10-03-2023 - ADDENDUM PER ARDAMAN & ASSOCIATES AAI FILE NO. 22-1669AREV2 DATE: 11-15-2023	
GENERAL NOTES	
1. REFER TO PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION. 2. REFER TO PLANS BY CIVIL ENGINEER FOR ALL DRAINAGE & GRADING INFORMATION.	
STYLE AND DESCRIPTION	
STYLE:	PALM BEACH REGENCY
DESCRIPTION:	
NUMBER OF STORIES:	2-STORY WITH BASEMENT
ROOF MATERIAL:	CONCRETE TILE
CONSTRUCTION TYPE:	SINGLE FAMILY
CBS:	YES
FRAME:	NO

TOWN OF PALM BEACH - SITE DATA: R-B ZONING			
PROPOSED SETBACKS		REQUIRED SETBACKS	
FRONT YARD:	30'-10" = 1-STORY (S) 30'-2" = 2-STORY (S)	FRONT YARD:	25'-0" = 1-STORY 30'-0" = 2-STORY
REAR YARD:	25'-6" = FOLLY (W) 68'-1 3/4" = M.H. (W)	REAR YARD:	25'-0" > 4'-0"H (LAKE TRAIL)
SIDE YARD:	12'-7 1/2" = 1-STORY (N) 15'-1 1/2" = 2-STORY (N+E)	SIDE YARD:	12'-6" = 1-STORY 15'-0" = 2-STORY
POOL REAR:	#16'-9" (PER LA PLANS)	POOL SIDE & REAR:	10'-0" TO WATERS EDGE
PROPOSED BUILDING HEIGHT:			
OVERALL HEIGHT: 48.42' N.A.V.D. (48.42' N.A.V.D. ALLOWABLE)			
OVERALL HT ACCESSORY: 43.08' NAVD (43.42' NAVD MAX ALLOWABLE)			
POINT OF MEASUREMENT (POM)/R-B BUILDING HEIGHT ZERO DATUM:			
16.92' NAVD HIGHEST C.O.R. + 1.5' (18" MAX) = 18.42' NAVD MINIMUM			
SITE WALLS: PER LANDSCAPE PLANS (L1&L2) & STRUCTURAL DRAWINGS (TO MEET ALL APPLICABLE CODES)			
REAR HEIGHT PLANE: NOT APPLICABLE ON LAKE TRAIL			
ANGLE OF VISION: NOT APPLICABLE ON CUL-DE-SAC			
BASEMENT CALCULATIONS			
134-2 BASEMENT DEFINITION "...FLOOR AREA HAVING EXTERIOR PERIMETER WALLS HAVING A FLOOR LEVEL TWO OR MORE FEET BELOW THE LEVEL OF CONTIGUOUS GROUND OUTSIDE OF BUILDING AND HAVING ONE-HALF OR MORE OF ITS FLOOR TO CEILING HEIGHT BELOW AVERAGE LEVEL OF ALL THE EXTERIOR GROUND OF THE LOT COMPRISING THE SUBJECT BUILDING DEVELOPMENT SITE."			
HIGHEST CONTIGUOUS PROPOSED GRADE = 17.0' N.A.V.D.			
LOWEST CONTIGUOUS PROPOSED GRADE = 8.0' N.A.V.D.			
AVG. CONTIGUOUS PROPOSED GRADE = 12.5' N.A.V.D.			
FINISH BASEMENT FLOOR ELEVATION = #17.17' N.A.V.D. (7.10' NAVD T.O. CONC SLAB)			
FINISH BASEMENT CEILING ELEVATION = #16.42' N.A.V.D.			
BASEMENT MIDPOINT ELEVATION = #11.8' N.A.V.D. (11.71' NAVD)			
BASEMENT MIDPOINT ELEVATION #11.71' NAVD IS BELOW AVERAGE CONTIGUOUS EXTERIOR GRADE OF 12.5' NAVD AND MEETS THE BASEMENT DEFINITION			

PROPOSED REVISION

MECHANICAL

R = PROPOSED 200KW EMERGENCY GAS GENERATOR
AT THE BASEMENT LEVEL OF THE GUEST HOUSE,
ENCLOSED STRUCTURE COMPLETELY BELOW GRADE.
- TO MEET ALL APPLICABLE CODES

PROPOSED SITE PLAN

SCALE: N.T.S.



PROPOSED RESIDENCE AT:

325 VIA LINDA

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C001914

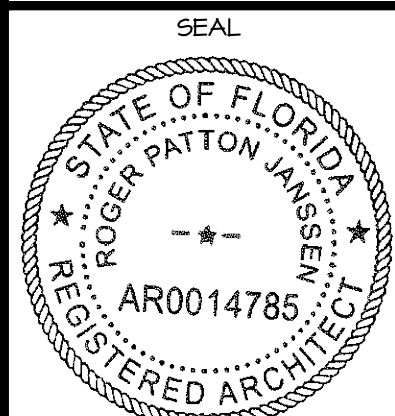
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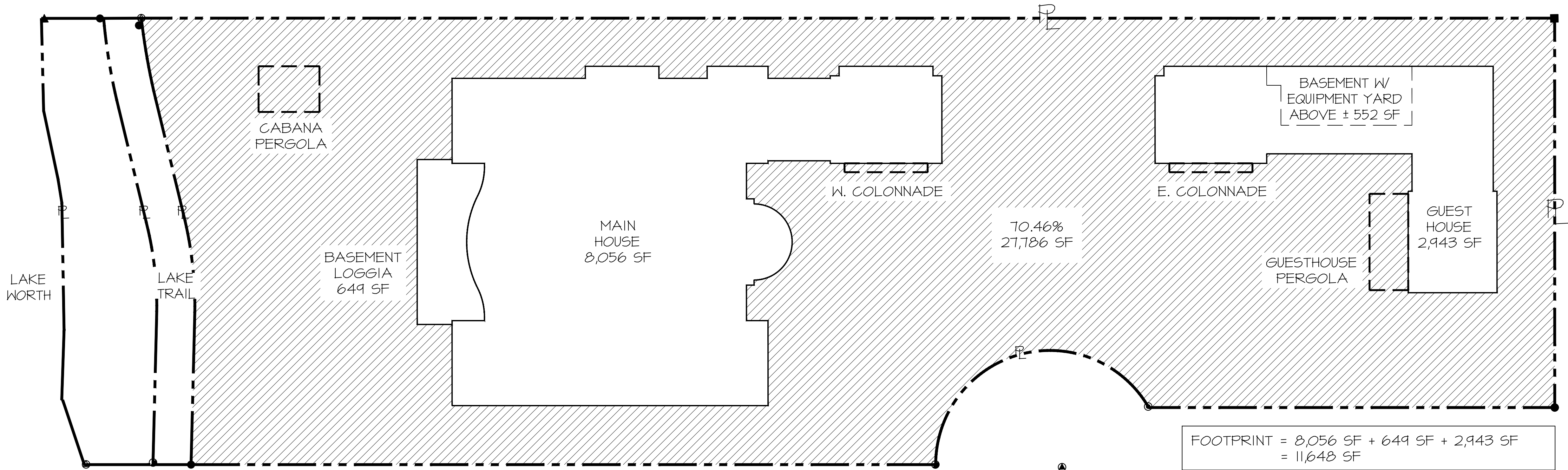
TOWN COUNCIL
ZON-24-064

DRAWING NO.

SP-1.01

DIAGRAM - LOT COVERAGE

TOTAL PROPOSED LOT COVERAGE/FOOTPRINT: 29.5% AT 11,648 S.F.
(INCLUDES THE BASMENT FOOTPRINT THAT FALLS OUTSIDE OF 1ST FLOOR PLAN)
TOTAL ALLOWABLE LOT COVERAGE/FOOTPRINT: 30.0% AT 11,830 S.F.



PERGOLAS/OPEN STRUCTURES
551 SF < 3% ALLOWABLE (11,83 SF)
1.7% OF LOT AREA
INCLUDES: CABANA PERGOLA,
COLONNADES & G.H. PERGOLA
(SHOWN IN HIDDEN LINES)
SEE CALCULATIONS SHEETS
SP-1.03 AND SP-1.04

FOOTPRINT = 8,056 SF + 649 SF + 2,943 SF
= 11,648 SF
LOT SIZE = 39,434 SF (PER HATCHED AREA)

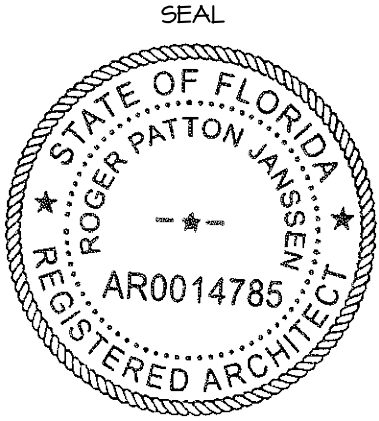
PREVIOUSLY APPROVED
LOT COVERAGE DIAGRAM



PROPOSED RESIDENCE AT:

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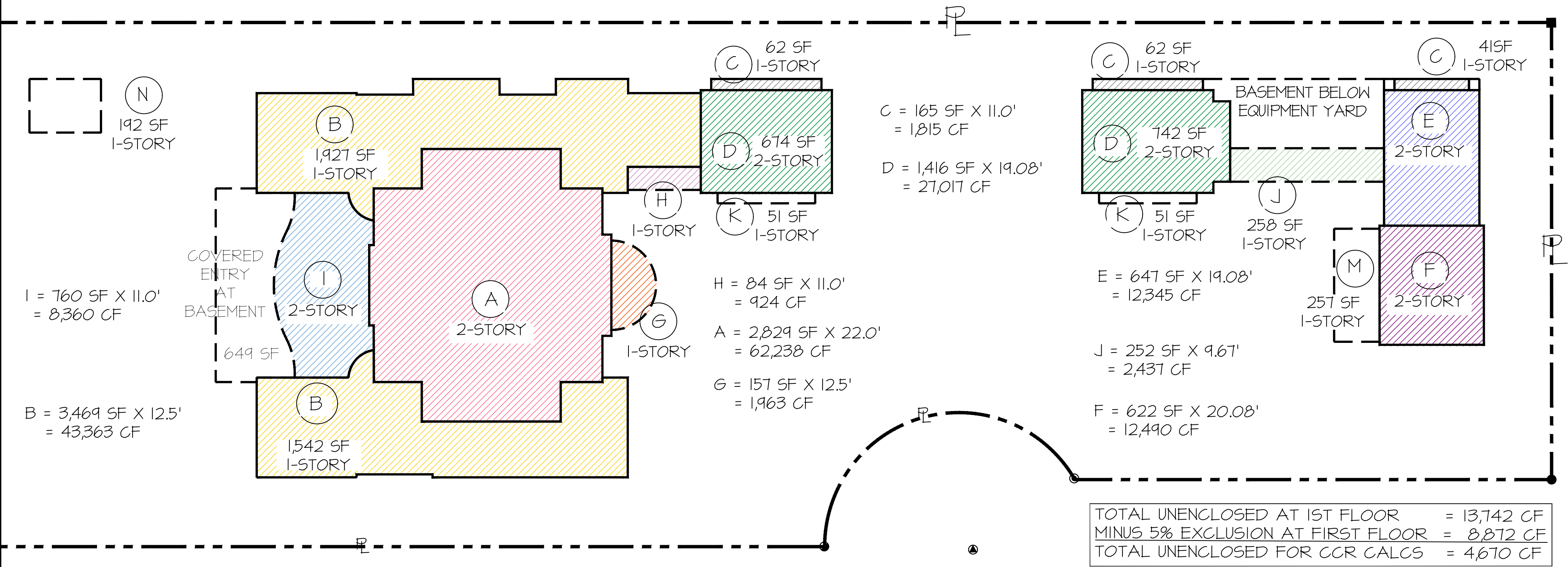


ROGER P. JANSSEN AR-14785
TOWN COUNCIL
ZON-24-064
DRAWING NO.

SP-1.02

DIAGRAM - CUBIC CONTENT

TOTAL PROPOSED CUBIC CONTENT RATIO: 164,138 CF OR 4.17
TOTAL ALLOWABLE CUBIC CONTENT RATIO: 177,300 CF OR 4.5



PREVIOUSLY APPROVED
SITE PLAN - CUBIC CONTENT
SCALE: N.T.S.



CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE FOR CCR:	39,400 SF	AREA-SQ. FT.	HEIGHT
			VOLUME-CUBIC FEET
A- ENCLOSED 2-STORY MH:	2,829 SF	22'-0"	62,238 CF
B- ENCLOSED 1-STORY MH+GARAGE:	3,469 SF	12'-6"	43,363 CF
C- ENCLOSED 1-STORY:	165 SF	11'-0"	1,815 CF
D- ENCLOSED 2-STORY GARAGE(S):	1,416 SF	19'-1"	27,017 CF
E- ENCLOSED GH (BUNK WING):	647 SF	19'-1"	12,345 CF
F- ENCLOSED 2-STORY GH:	622 SF	20'-1"	12,490 CF
ENCLOSED TOTAL:			160,407 159,268 CF
G- UNENCLOSED ENTRY MH:	157 SF	12'-6"	1,963 CF
H- UNENCLOSED SIDE ENTRY MH:	84 SF	11'-0"	924 CF
I- UNENCLOSED COVERED LOGGIA MH:	1,760 SF	11'-0"	8,360 CF
J- UNENCLOSED BREEZEWAY:	258 SF	9'-8"	2,495 CF
UNENCLOSED TOTAL:			13,742 CF
MINUS 5% EXCLUSION:			-8,872 CF
UNENCLOSED TOTAL W/ EXCLUSION:			4,870 CF
K- OPEN COLONNADE -GARAGES:	102 SF	12'-4"	
L- GRILL PERGOLA -GUESTHOUSE:	104 SF	9'-8"	ELIMINATED SLA-OI
M- PERGOLA+AWNING -GUESTHOUSE:	257 SF	11'-2"	
N- PERGOLA + AWNING CABANA:	192 SF	10'-4"	
PERGOLA TOTAL W/ CREDIT:	551 SF		< 1,183 SF N/A
TOTAL PROPOSED:			164,138 CF
POINT OF MEASUREMENT FOR CUBIC CONTENT TAKEN FROM 18.42' N.A.V.D.			
MAX. ALLOWABLE CCR = 4.50 LAKE WORTH, LAKE TRAIL = 177,300 CF			
EXCLUSION FOR UNENCLOSED COVERED AT THE 1ST FLR = 5.0% OF CCR = 8,872 CF			
PERGOLA W/AWNING ALLOWABLE (3%) BEYOND FOOTPRINT = 1,183 SF CREDIT			

PROPOSED RESIDENCE AT:

325 VIA LINDA

TOWN OF PALM BEACH

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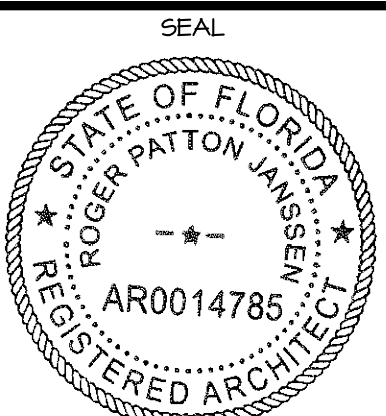
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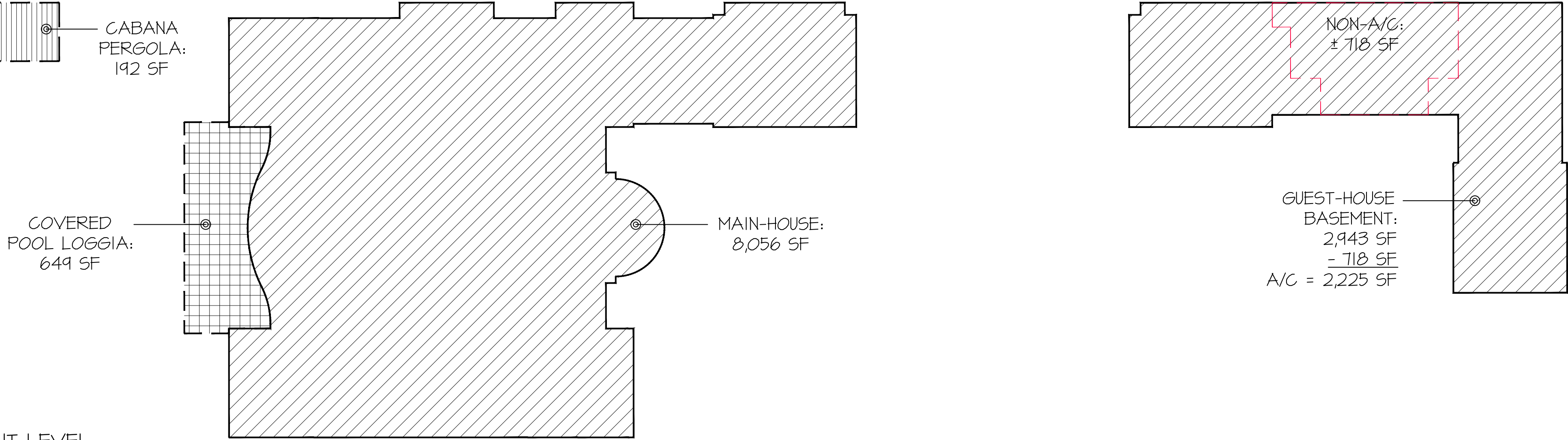
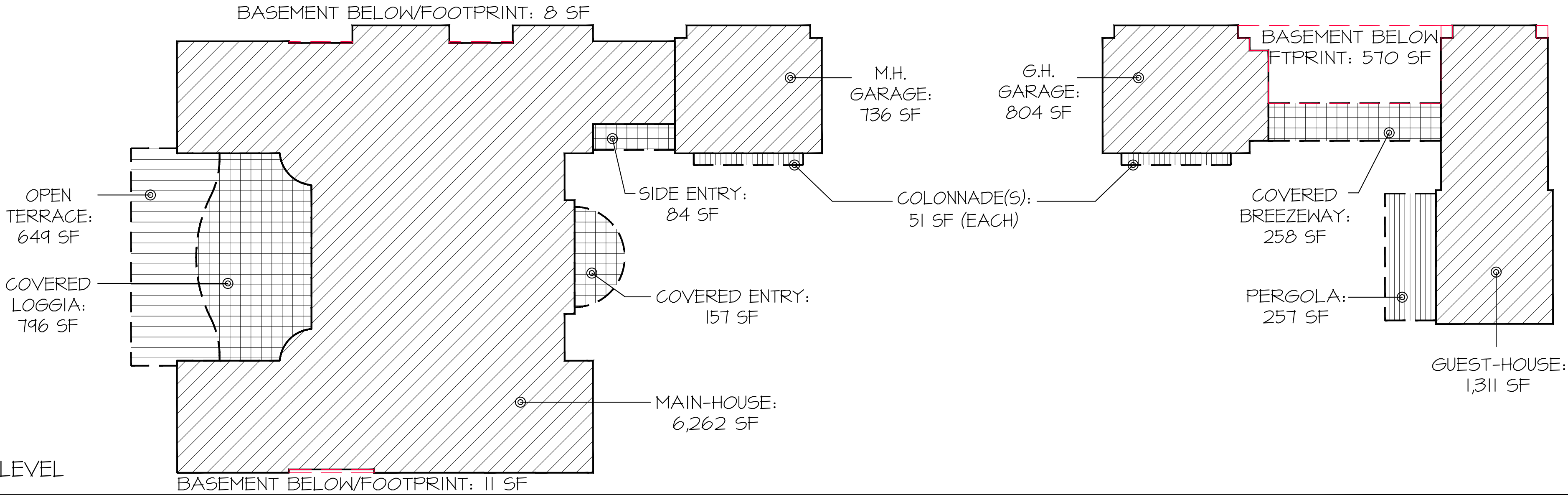
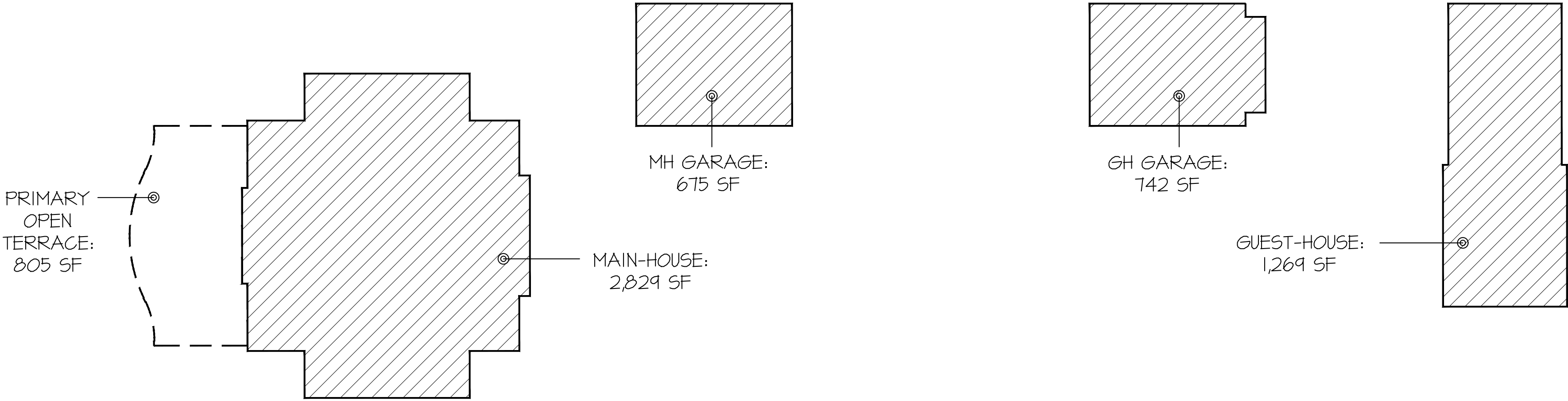
ROGER P. JANSEN AR-14785

TOWN COUNCIL

ZON-24-064

DRAWING NO.

DIAGRAM - SQUARE FOOTAGE



SQUARE FOOT DATA

LOT AREA FOR CALCULATIONS:		39,434 SF
ENCLOSED AIR-CONDITIONED SPACE:		
1ST FLOOR MAIN-HOUSE:		6,262 SF
1ST FLOOR GUEST-HOUSE:		1,311 SF
2ND FLOOR MAIN-HOUSE:	(2,829 + 675)	3,504 SF
2ND FLOOR GUEST-HOUSE:	(1,269 + 742)	2,011 SF
TOTAL A/C:		13,088 SF
ENCLOSED NON-HABITABLE SPACE:		
A/C GARAGE(S):	(736 + 804)	1,540 SF
1ST FLR COVERED NON-A/C SPACE:		
COVERED AREA AT MAIN-HOUSE:		1,037 SF
COVERED BREEZEWAY GUEST-HOUSE:		258 SF
TOTAL COVERED NON-A/C SPACE:		1,295 SF
BASEMENT MAIN-HOUSE (COVERED UNENCLOSED):		
TOTAL BASEMENT FOR FOOTPRINT CALC'S: (+ 584)		1,238 SF
PERGOLA/TRELLIS/OPEN STRUCTURE (1ST FLOOR):		
192 SF + 51 SF + 51 SF + 257 SF:		551 SF
551 SF < ALLOWABLE 3% CREDIT:		1,183 SF
GRAND TOTAL ENCLOSED (ABV GRADE):		14,628 SF
W/ COVERED UNENCLOSED (ABV GRADE):		15,923 SF
BASEMENT A/C MAIN-HOUSE:		
BASEMENT A/C G. HOUSE + GARAGE:		2,225 SF
BASEMENT NON-A/C G. HOUSE:		718 SF
BASEMENT NON-A/C COV. LOGGIA M.HOUSE:		649 SF
BASEMENT TOTAL:		11,648 SF
2ND FLR UNCOVERED NON-A/C SPACE:		
REAR OPEN TERRACE MAIN-HOUSE:		805 SF
TOTAL 2ND FLR UNCOVERED NON-A/C SPACE:		805 SF

LOT COVERAGE / FOOTPRINT

PROPOSED 11,648 SF < 11,830 MAX ALLOWABLE

PER LOT COVERAGE DIAGRAM SHEET SP-1.02

ADDITIONAL SQUARE FOOTAGE DATA

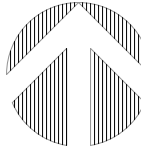
TOTAL SF OF NEW CONSTRUCTION:	
TOTAL ENCLOSED W/ COVERED:	15,922 SF
TOTAL BASEMENT W/ COVERED:	11,648 SF
TOTAL SF OF NEW CONSTRUCTION:	27,570 SF
GROSS SF OF NEW CONSTRUCTION: (INCLUDING PARKING AND ALL USABLE AREA)	
TOTAL SF OF NEW CONSTRUCTION:	27,570 SF
HARDSCAPE: 11,07 + 2,438 + 3,935 + 65 =	7,545 SF
GROSS SQUARE FEET:	35,115 SF

LEGEND

- ENCLOSED SPACE
- COVERED UNENCLOSED SPACE
- OPEN UNENCLOSED SPACE (PERGOLA)
- OPEN DECK W/ COVERED UNENCLOSED BELOW M.P. AT POOL DECK LEVEL (TO BASEMENT)

PREVIOUSLY APPROVED
SQUARE FOOTAGE DIAGRAMS

SCALE: 1/16" = 1'-0"



ORIGINALLY: ARC-23-014 & ZON-23-029

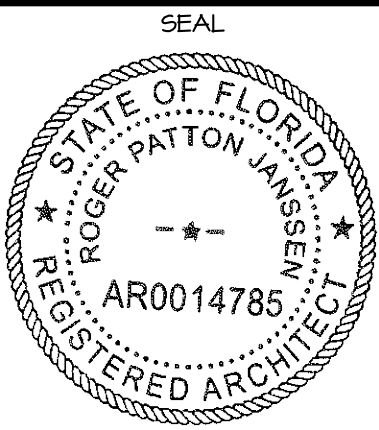
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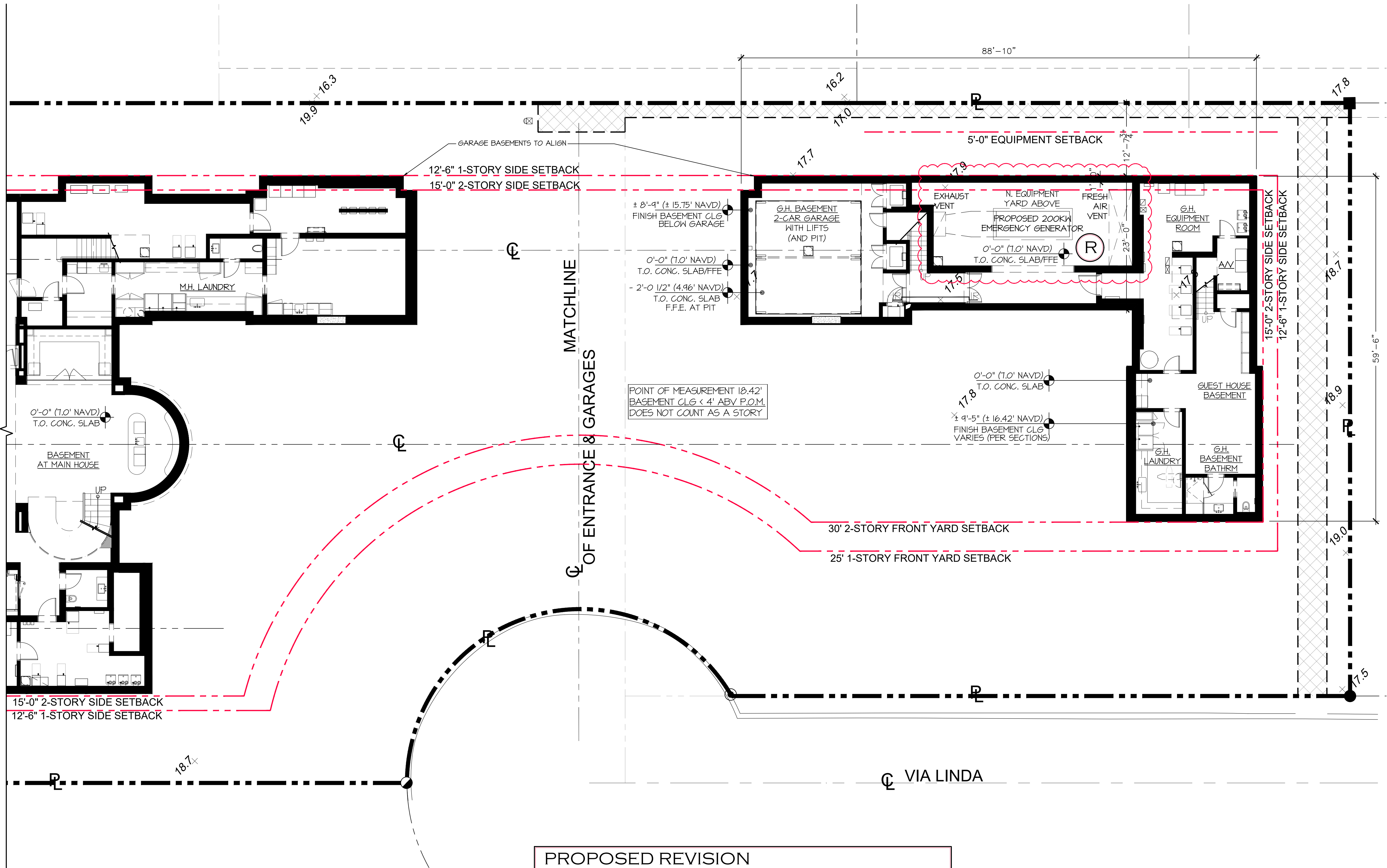
ROGER P. JANSSEN AR-14785

TOWN COUNCIL
ZON-24-064

DRAWING NO.

SP-1.04

JOB NUMBER: 22-126



PROPOSED REVISION

MECHANICAL

R = PROPOSED 200KW EMERGENCY GAS GENERATOR AT THE BASEMENT LEVEL OF THE GUEST HOUSE, ENCLOSED STRUCTURE COMPLETELY BELOW GRADE. WITH FRESH AIR AND EXHAUST VENT AT FIRST FLOOR NORTH EQUIPMENT YARD, TO MEET ALL APPLICABLE CODES.

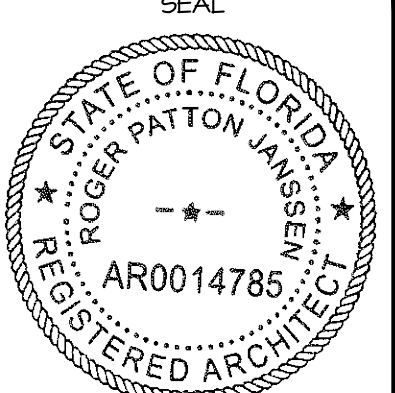
**PROPOSED GUEST HOUSE
BASEMENT FLOOR PLAN**

SCALE: N.T.S.



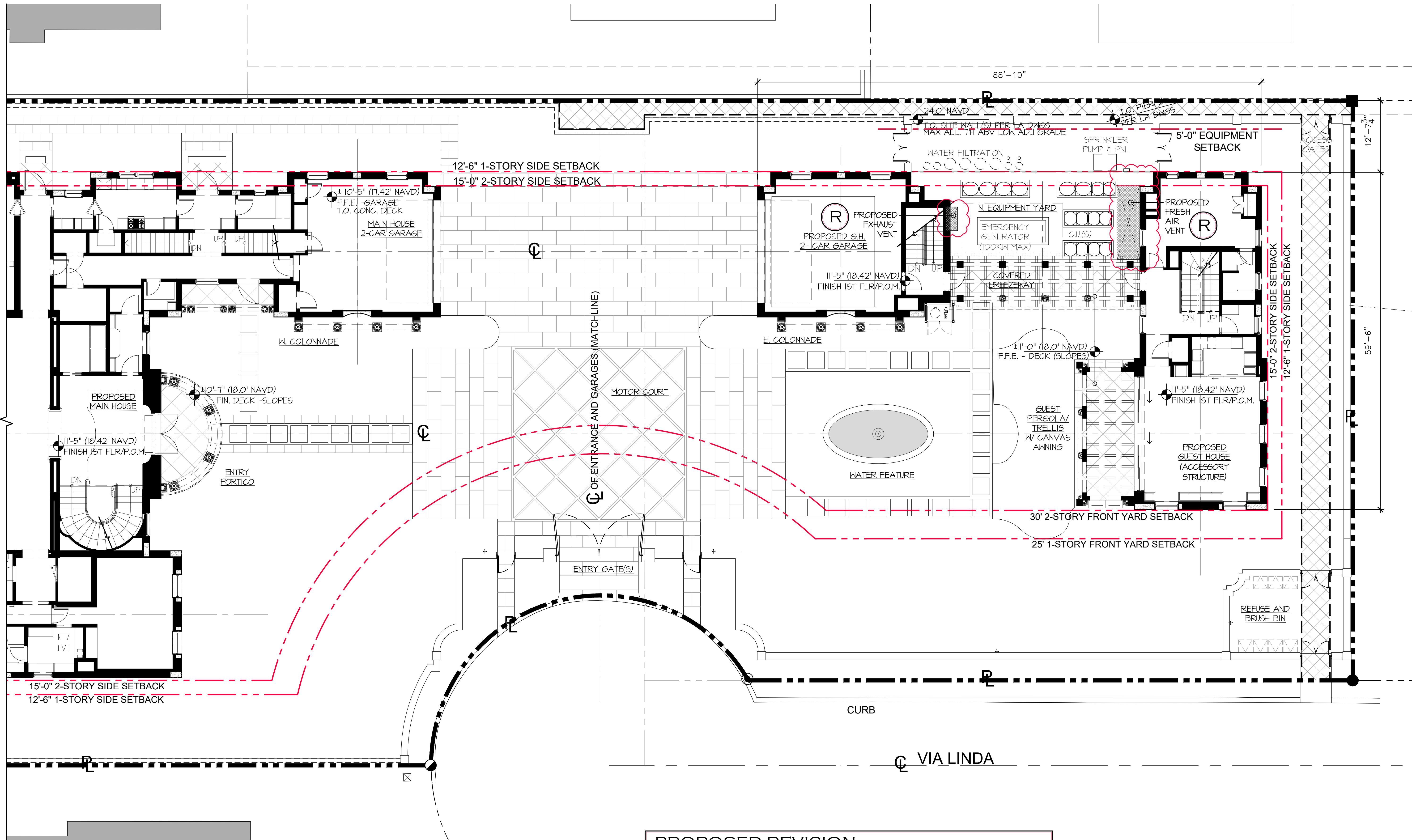
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A-1.1



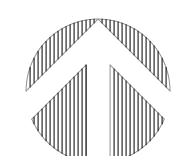
PROPOSED REVISION

MECHANICAL

R = PROPOSED 200KW EMERGENCY GAS GENERATOR
AT THE BASEMENT LEVEL OF THE GUEST HOUSE,
ENCLOSED STRUCTURE COMPLETELY BELOW GRADE.
WITH FRESH AIR AND EXHAUST VENT AT FIRST FLOOR
NORTH EQUIPMENT YARD, TO MEET ALL APPLICABLE CODES.

PROPOSED GUEST HOUSE FIRST FLOOR

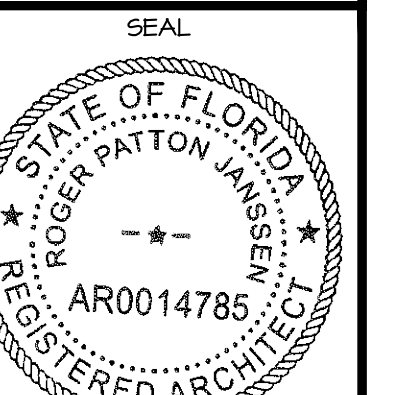
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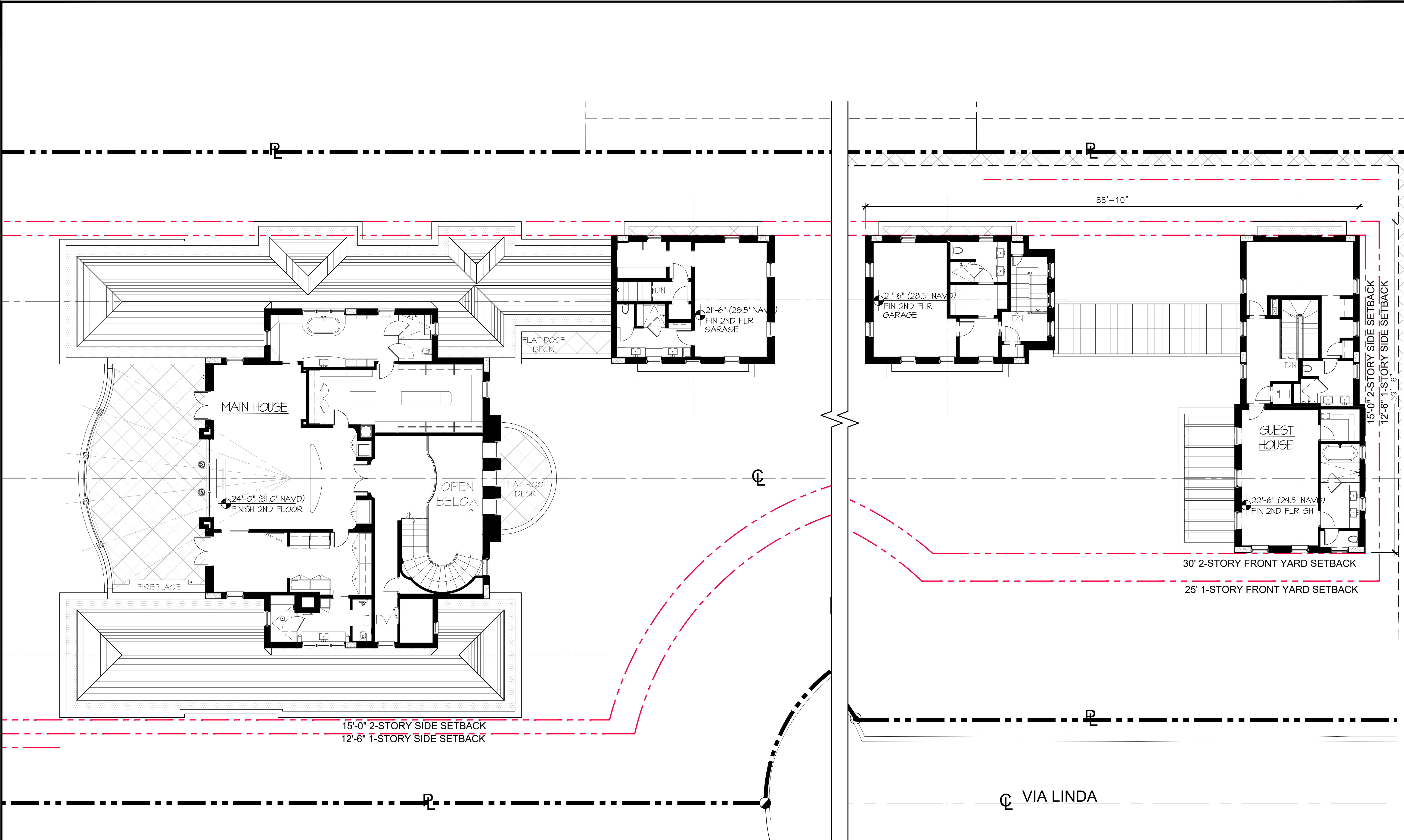
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A-1.2

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400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C0014



PREVIOUSLY APPROVED
MAINHOUSE & GUESTHOUSE
SECOND FLOOR PLANS
SCALE: N.T.S.



PROPOSED RESIDENCE AT:

325 VIA LINDA

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PALM BEACH COUNTY, FLORIDA

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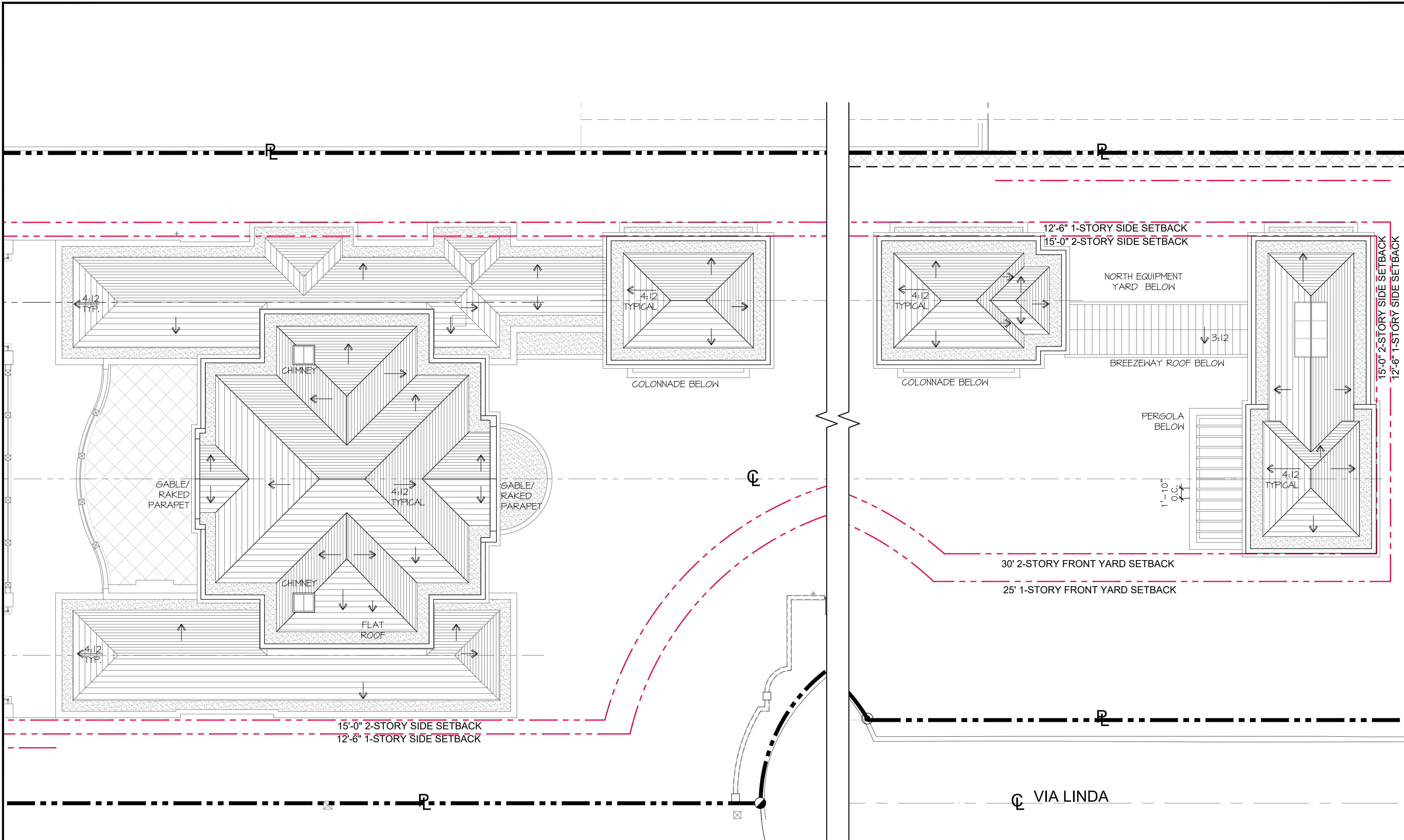
SEAL

STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785
TOWN COUNCIL
ZON-24-064
DRAWING NO.

A-1.3

ORIGINALLY: ARC-23-014 & ZON-23-021
JOB NUMBER: 22-126



PREVIOUSLY APPROVED
MAIN HOUSE & GUEST HOUSE
ROOF PLAN
SCALE: N.T.S.



PROPOSED RESIDENCE AT:

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SEAL

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REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14185
TOWN COUNCIL
ZON-24-064
DRAWING NO.

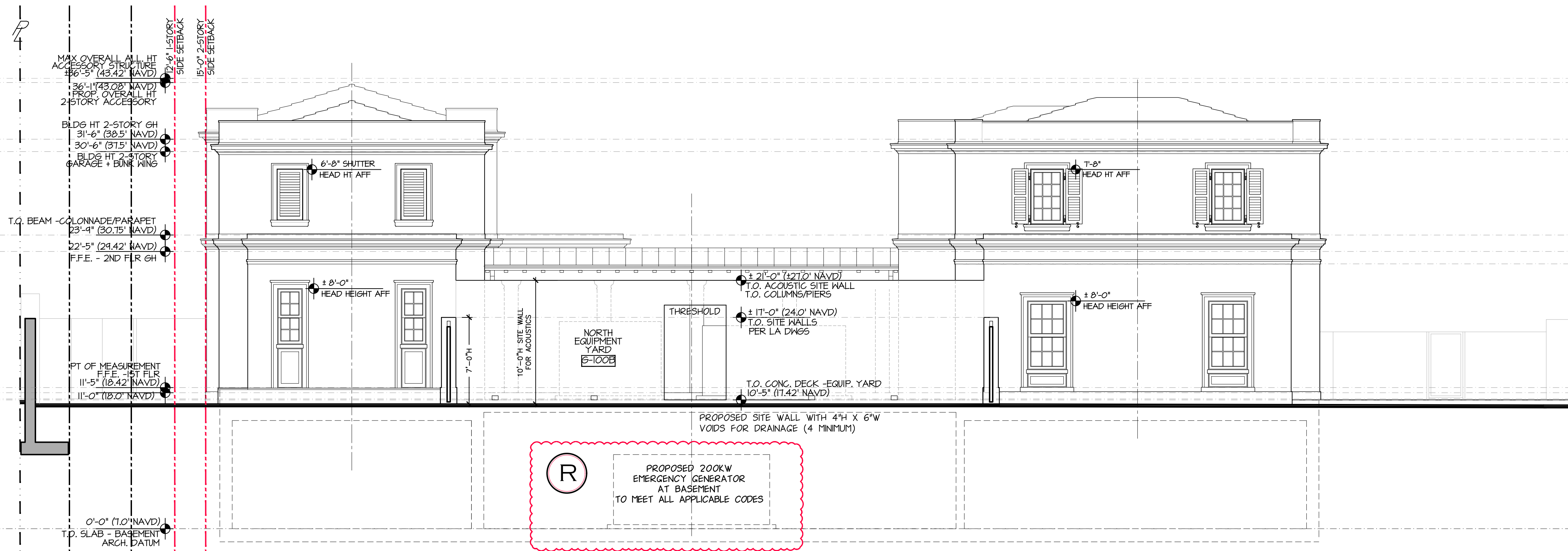
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ORIGINALLY: ARC-23-014 & ZON-23-021
JOB NUMBER: 22-126



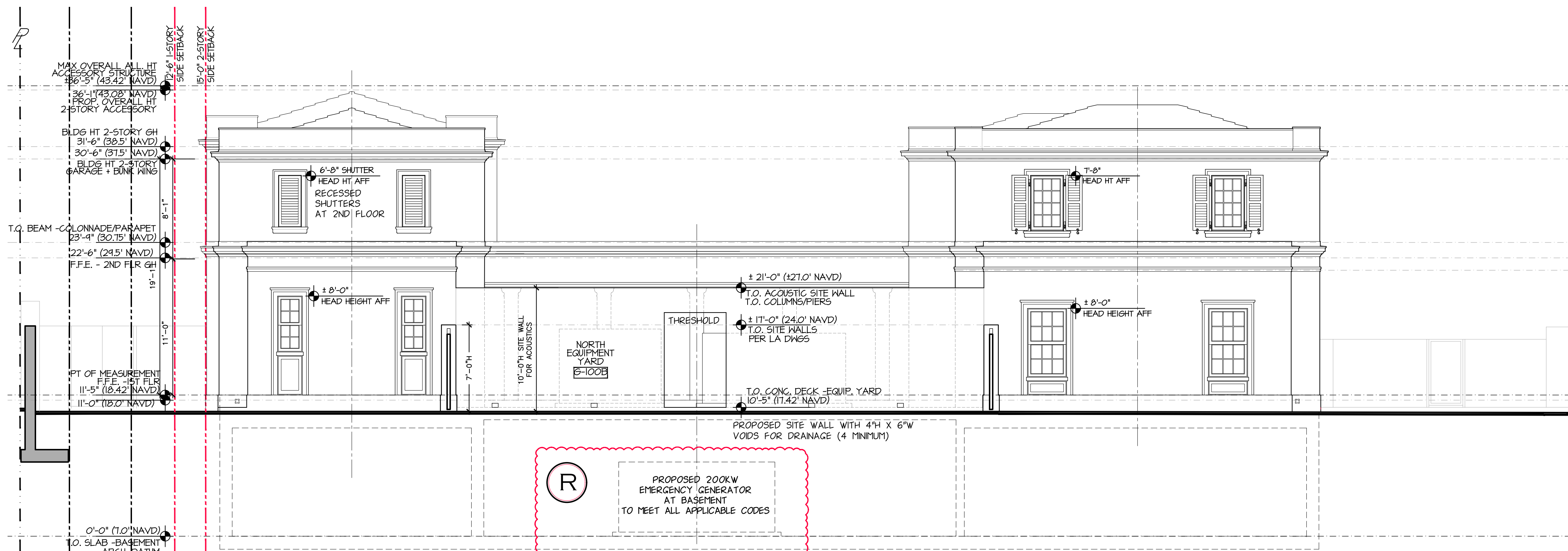
NORTH ELEVATION - KEY

SCALE: N.T.S.



PROPOSED (PER EXISTING)
NORTH ELEVATION - GUESTHOUSE

SCALE: N.T.S.



PROPOSED (PENDING ARCOM)
NORTH ELEVATION - GUESTHOUSE

SCALE: N.T.S.

PROPOSED REVISIONS

MECHANICAL

R = PROPOSED 200KW EMERGENCY GAS GENERATOR AT THE BASEMENT LEVEL OF THE GUEST HOUSE. ENCLOSED STRUCTURE COMPLETELY BELOW GRADE, WITH FRESH AIR AND EXHAUST VENT AT THE FIRST FLOOR NORTH EQUIPMENT YARD.
-TO MEET ALL APPLICABLE CODES.

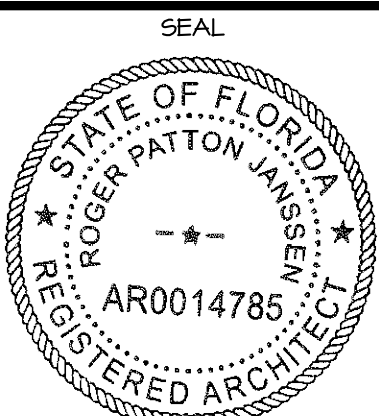
PENDING ARCOM APPROVAL

COVERED BREEZEWAY BEYOND TO BE REVISED TO HAVE A SOLID WALL AND PARAPET ON THE NORTH SIDE WITH ROOF SLOPING TO SOUTH SIDE.
(IN LIEU OF HIP ROOF AT BREEZEWAY)

PROPOSED RESIDENCE AT:

DATE: 12-15-2023 PERMIT SET
DRAWN: MLM
REVISIONS:
• 01-22-2024 PERMIT COMMENTS
• 03-14-2024 TOWN COUNCIL
"FIRST SUBMITTAL"
• 04-01-2024 TOWN COUNCIL
"SECOND SUBMITTAL"

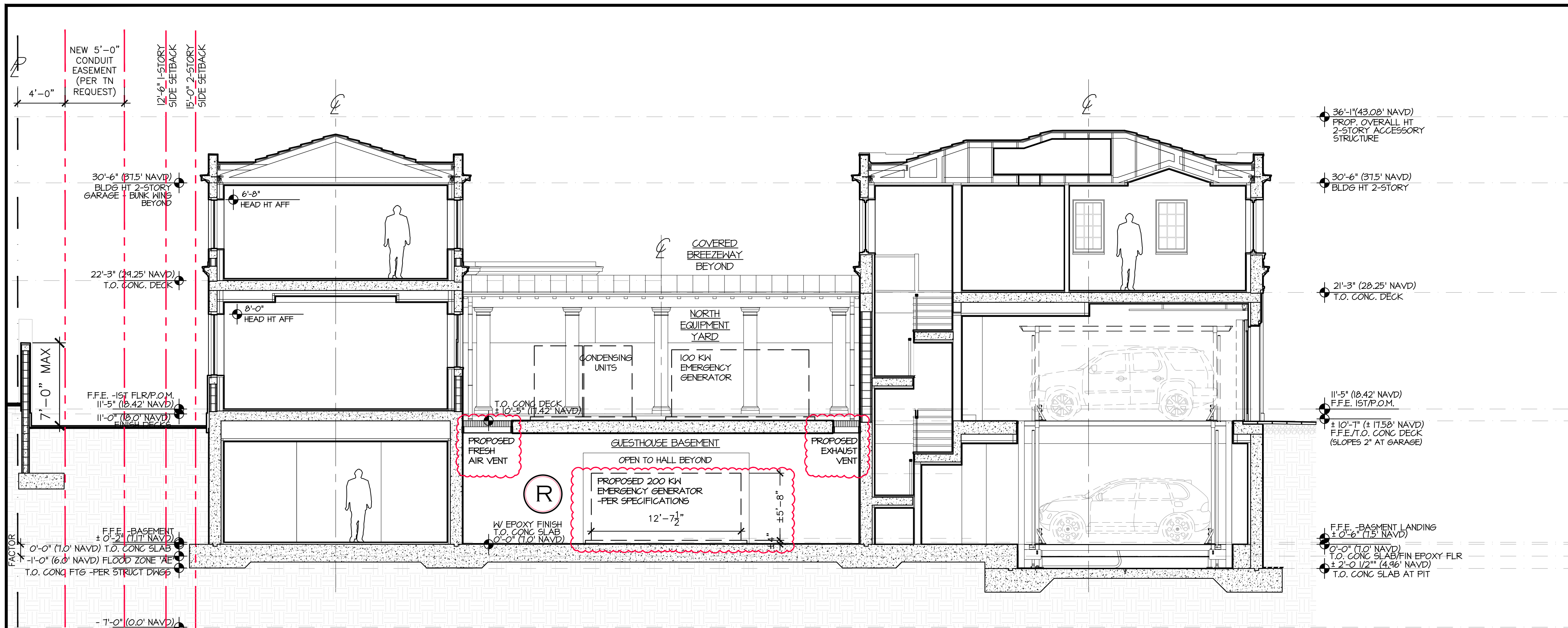
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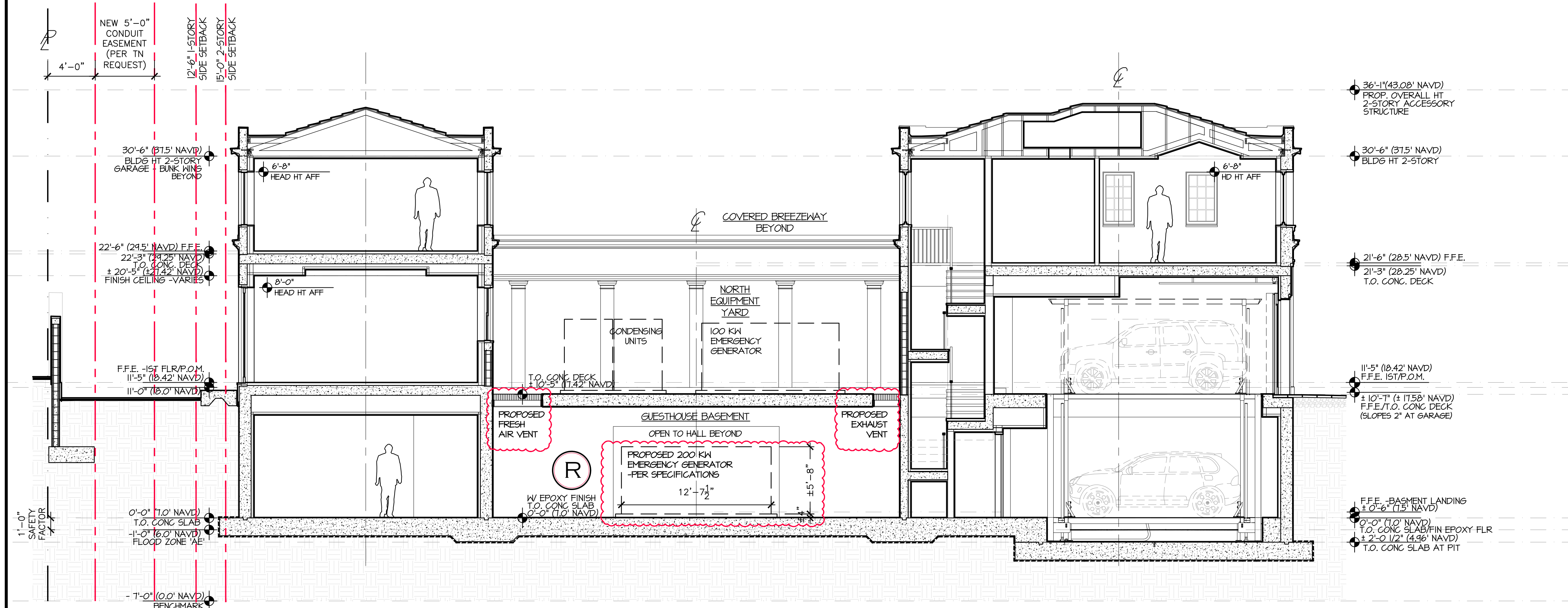
ROGER P. JANSSEN AR-14785
TOWN COUNCIL
ZON-24-064

DRAWING NO.

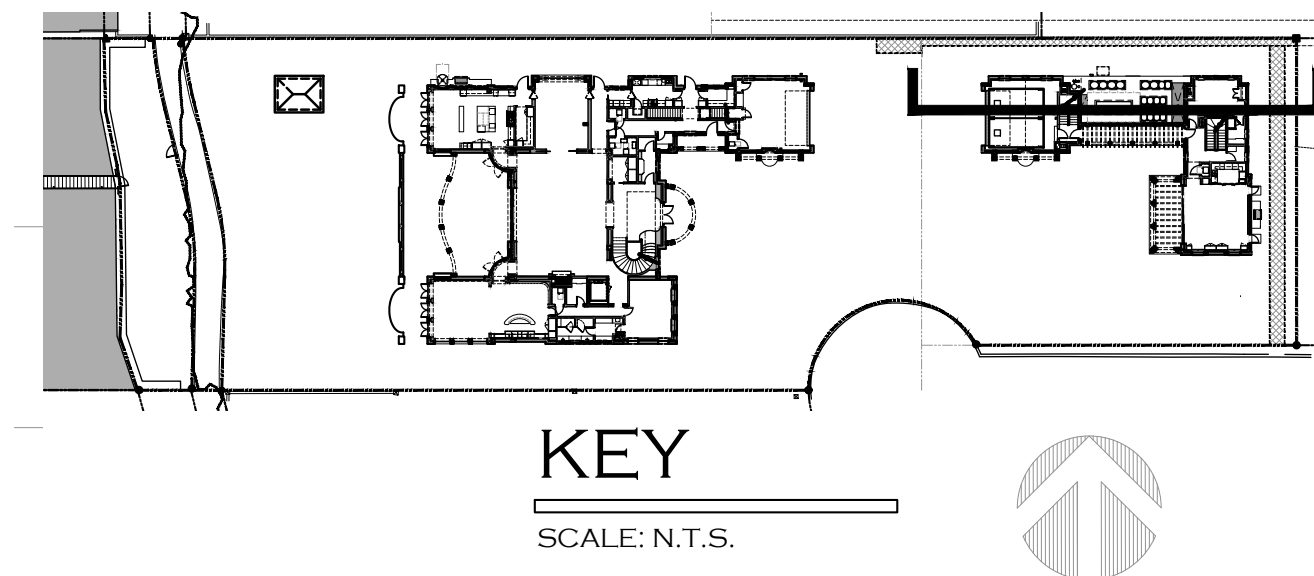
A-2.1



PROPOSED (PER EXISTING)
B-SECT AT GUEST HOUSE
& GARAGE
SCALE: N.T.S.



PROPOSED (PENDING ARCOM)
B-SECT AT GUEST HOUSE
& GARAGE
SCALE: N.T.S.



PROPOSED REVISIONS

MECHANICAL

R = PROPOSED 200KW EMERGENCY GAS GENERATOR AT THE BASEMENT LEVEL OF THE GUEST HOUSE. ENCLOSED STRUCTURE COMPLETELY BELOW GRADE, WITH FRESH AIR AND EXHAUST VENT AT THE FIRST FLOOR NORTH EQUIPMENT YARD.
-TO MEET ALL APPLICABLE CODES.

PENDING ARCOM APPROVAL

COVERED BREEZEWAY BEYOND
TO BE REVISED TO HAVE A SOLID WALL
AND PARAPET ON THE NORTH SIDE WITH
ROOF SLOPING TO SOUTH SIDE.
(IN LIEU OF HIP ROOF AT BREEZEWAY)

PROPOSED RESIDENCE AT:

325 VIA LINDA

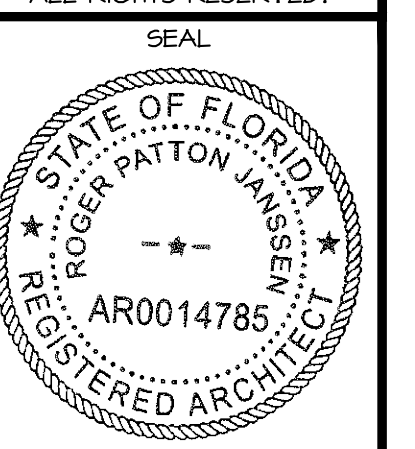
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-833-4101, LICENSE WA-C001414

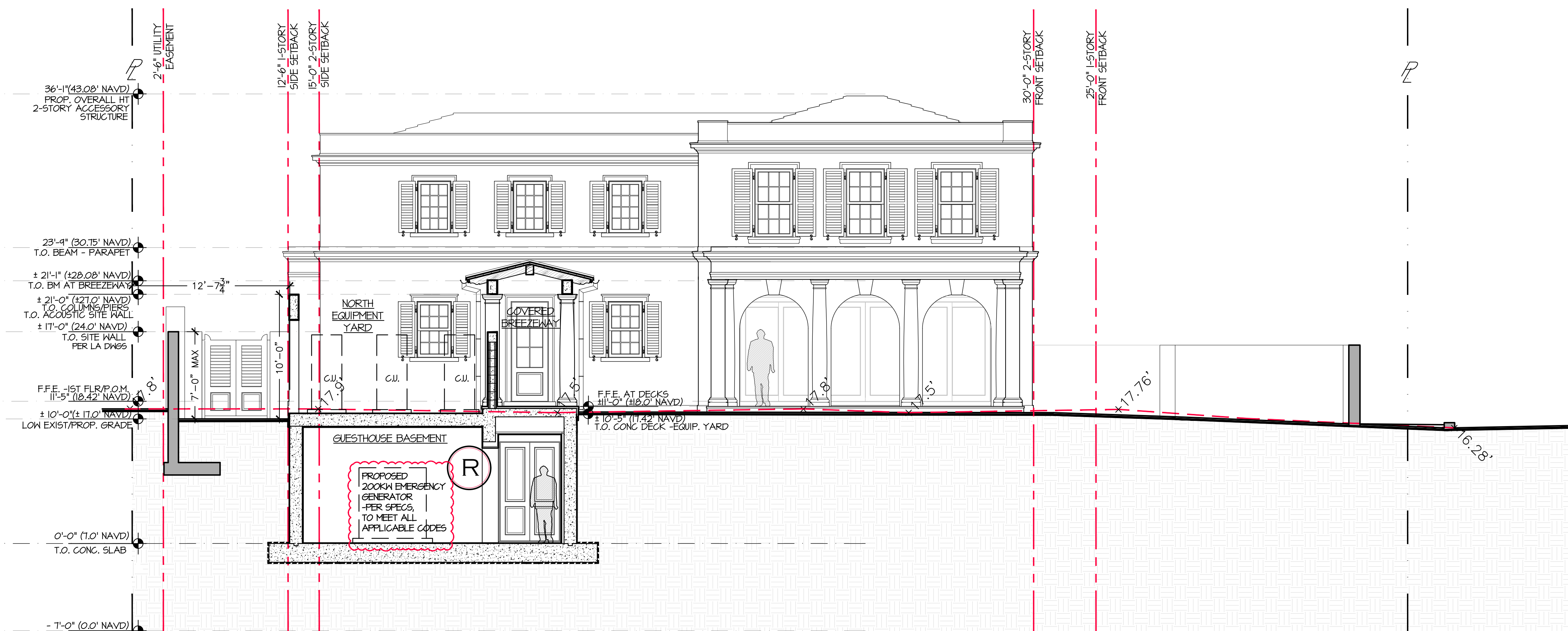
DATE: 12-15-2023 PERMIT SET
DRAWN: MLM
REVISIONS:
• 01-22-2024 PERMIT COMMENTS
• 03-14-2024 TOWN COUNCIL
"FIRST SUBMITTAL"
• 04-01-2024 TOWN COUNCIL
"SECOND SUBMITTAL"

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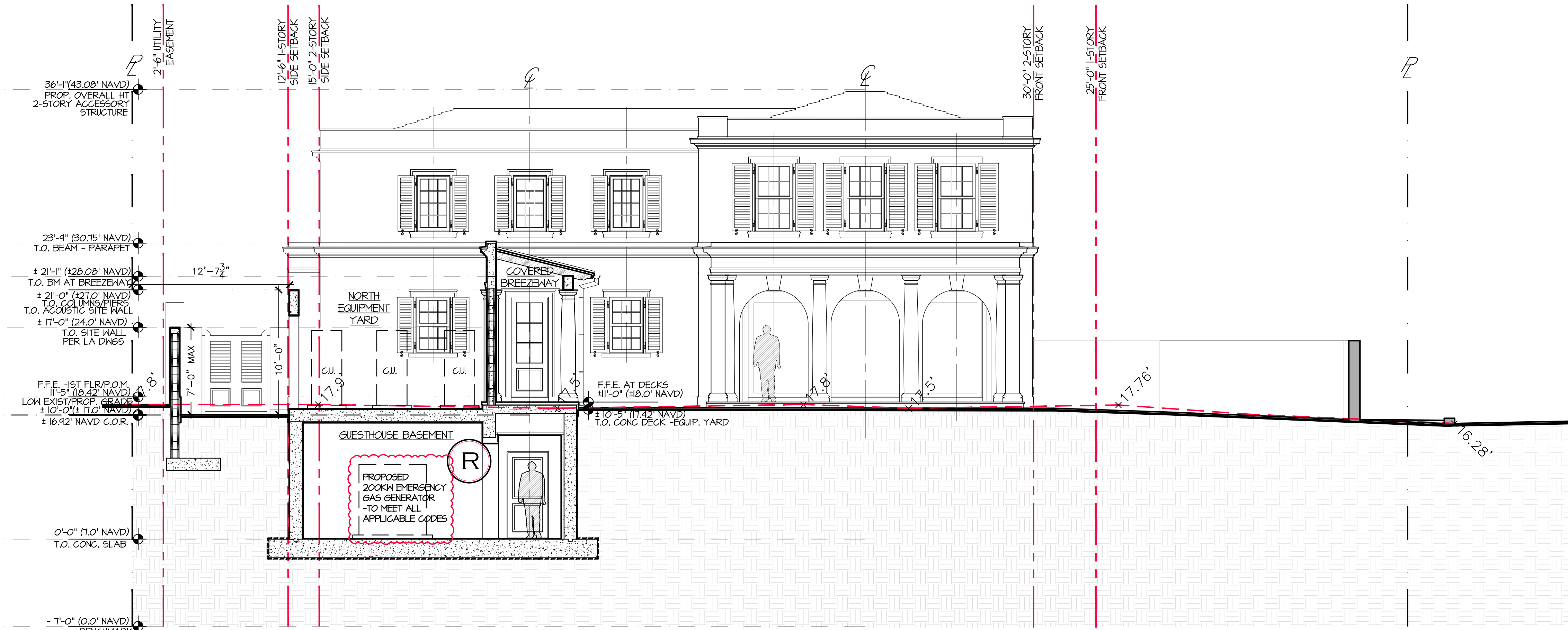


ROGER P. JANSSEN AR-14785
TOWN COUNCIL
ZON-24-064
DRAWING NO.

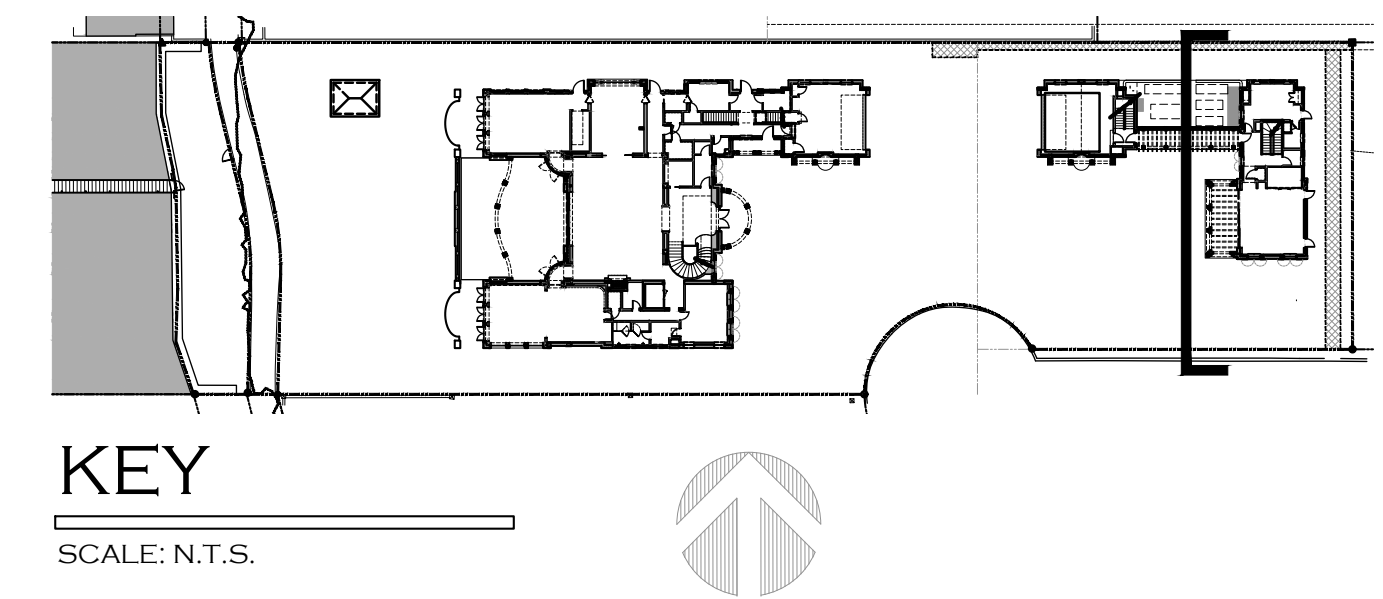
A-3.1



PROPOSED (PER EXISTING)
B-SECT AT GUEST HOUSE
COV. BREEZEWAY SCALE: N.T.S.



PROPOSED (PENDING ARCOM)
B-SECT AT GUEST HOUSE
COV. BREEZEWAY SCALE: N.T.S.



PROPOSED REVISIONS

MECHANICAL
R = PROPOSED 200KW EMERGENCY GAS GENERATOR AT THE BASEMENT LEVEL OF THE GUEST HOUSE. ENCLOSED STRUCTURE COMPLETELY BELOW GRADE, WITH FRESH AIR AND EXHAUST VENT AT THE FIRST FLOOR NORTH EQUIPMENT YARD.
-TO MEET ALL APPLICABLE CODES.

PENDING ARCOM APPROVAL

COVERED BREEZEWAY TO BE REVISED TO HAVE A SOLID WALL AND PARAPET ON THE NORTH SIDE WITH ROOF SLOPING TO SOUTH SIDE.
(IN LIEU OF HIP ROOF AT BREEZEWAY)

NOTE:
COMPARISON FROM THE EXISTING TO PROPOSED GRADE.
NO ADDITIONAL FILL ADDED.

PROPOSED RESIDENCE AT:
325 VIA LINDA
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C0014

DATE: 12-15-2023 PERMIT SET
DRAWN: MLM
REVISIONS:
• 01-22-2024 PERMIT COMMENTS
• 03-14-2024 TOWN COUNCIL
"FIRST SUBMITTAL"
• 04-01-2024 TOWN COUNCIL
"SECOND SUBMITTAL"

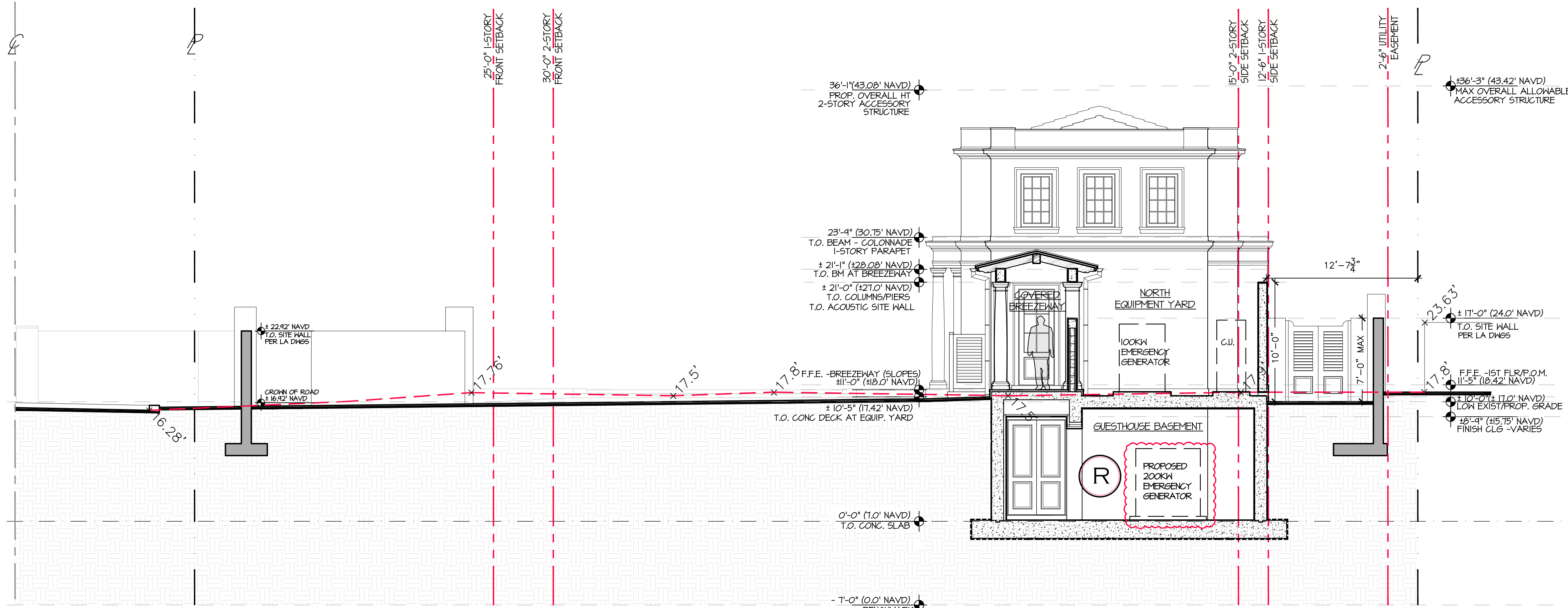
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SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

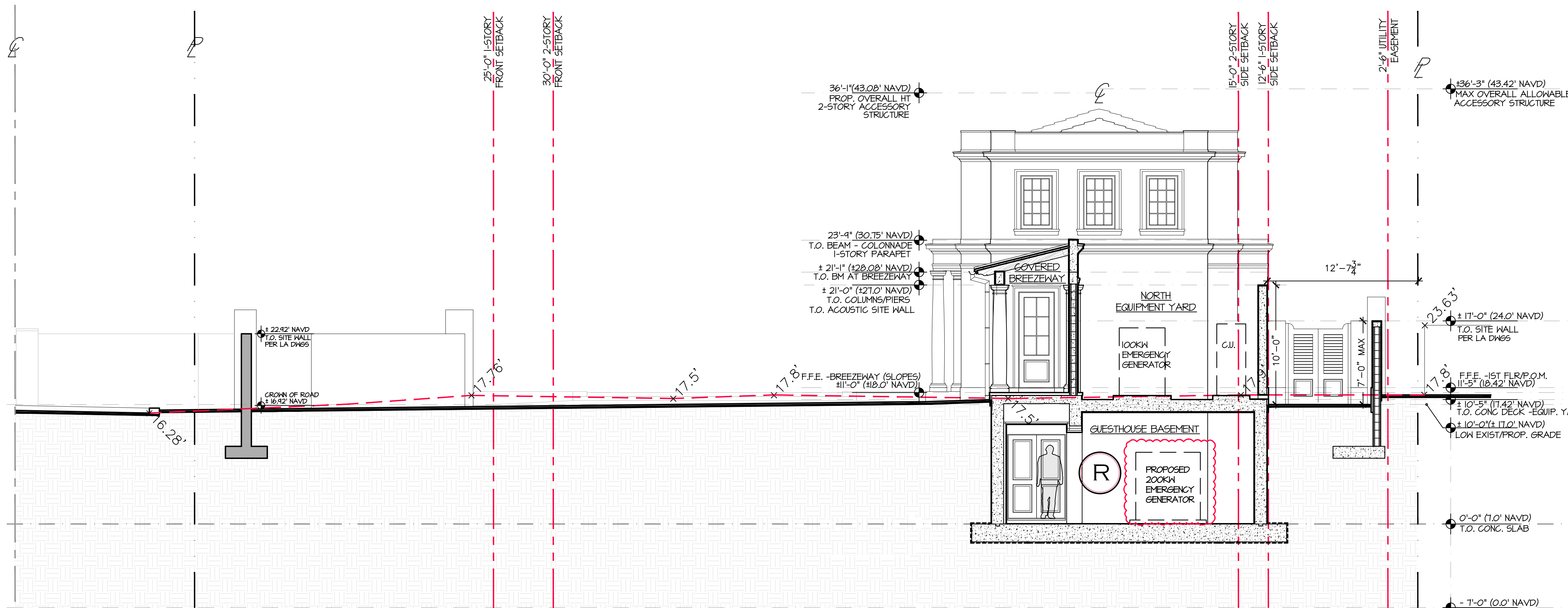
ROGER P. JANSSEN AR-14785
TOWN COUNCIL
ZON-24-064
DRAWING NO.

A-3.2

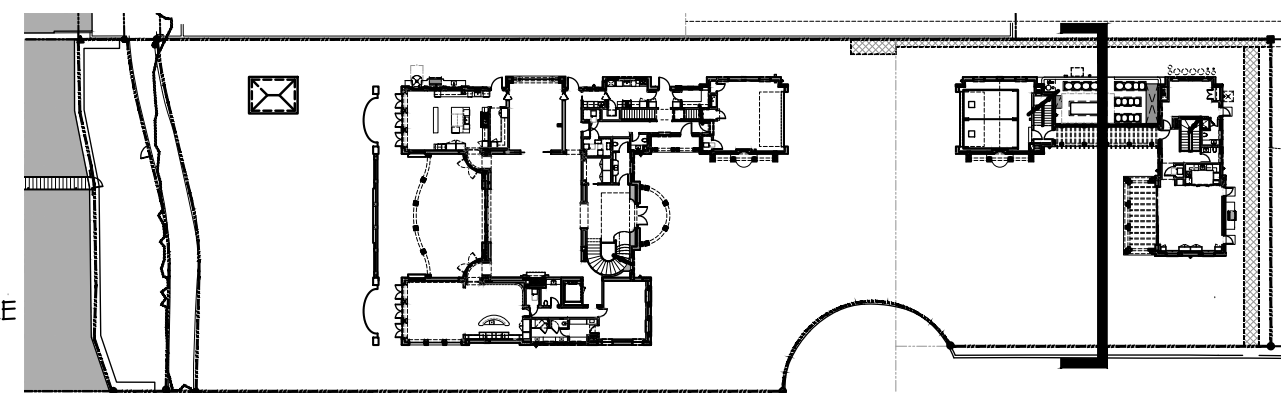
ORIGINALLY: ARC-23-014 & ZON-23-024 JOB NUMBER: 22-126



PROPOSED (PER EXISTING)
B-SECT AT G.H. GARAGE
COV. BREEZEWAY SCALE: N.T.S.



PROPOSED (PENDING ARCOM)
B-SECT AT G.H. GARAGE
COV. BREEZEWAY SCALE: N.T.S.



KEY

SCALE: 1/64" = 1'-0"

PROPOSED REVISIONS

MECHANICAL

R = PROPOSED 200KW EMERGENCY GAS GENERATOR AT THE BASEMENT LEVEL OF THE GUEST HOUSE. ENCLOSED STRUCTURE COMPLETELY BELOW GRADE, WITH FRESH AIR AND EXHAUST VENT AT THE FIRST FLOOR NORTH EQUIPMENT YARD. -TO MEET ALL APPLICABLE CODES.

PENDING ARCOM APPROVAL

COVERED BREEZEWAY TO BE REVISED TO HAVE A SOLID WALL AND PARAPET ON THE NORTH SIDE WITH ROOF SLOPING TO SOUTH SIDE. (IN LIEU OF HIP ROOF AT BREEZEWAY)

NOTE:
COMPARISON FROM THE EXISTING TO PROPOSED GRADE.
NO ADDITIONAL FILL ADDED.

PROPOSED RESIDENCE AT:

325 VIA LINDA

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE WA-C0014

DATE: 12-15-2023 PERMIT SET

DRAWN: MLM

REVISIONS:

• 01-22-2024 PERMIT COMMENTS

• 03-14-2024 TOWN COUNCIL

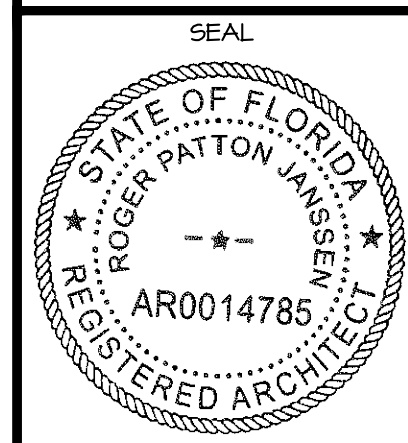
FIRST SUBMITTAL

• 04-01-2024 TOWN COUNCIL

SECOND SUBMITTAL

•

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ROGER P. JANSSEN AR-14785

TOWN COUNCIL
ZON-24-064

DRAWING NO.

A-3.3