



980 S OCEAN BLVD
01.10.25



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980 S OCEAN BLVD
01.10.25



PREVIOUSLY APPROVED SOUTHEAST

REVISED
RENDERED PERSPECTIVE

PROPOSED DEMOLITION AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

DATE: 06.01.2022

DRAWN: MJS

REVISIONS:

- 04-06-2022 ARCOM CMT REV01
- 10-10-2022 ARCOM CMT REV02
- 10-14-2022 DEMOLITION PERMIT

.....

OCTOBER 10, 2022
ARCOM FINAL SUBMITTAL
ARC-22-136, 20N-22-101

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SEAL



ROGER P. JANSSEN AR-14785
DRAWING NO.

REN SE PER R2

JOB NUMBER: 21-111



PREVIOUSLY APPROVED SOUTHEAST

REVISED
 RENDERED PERSPECTIVE
 WITHOUT FRONT SITE WALL

PROPOSED DEMOLITION AT:

980 SOUTH OCEAN BLVD.
 PALM BEACH

DAILEY JANSSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4107, LICENSE #AA-C001714

DATE: 06.07.2022
 DRAWN: MJS
 REVISIONS:
 • 04-06-2022 ARCOM CMT REV01
 • 10-10-2022 ARCOM CMT REV02
 • 10-14-2022 DEMOLITION PERMIT

.....

OCTOBER 10, 2022
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SEAL



ROGER P. JANSSEN AR-14785
 DRAWING NO.

REN SE PER R2

JOB NUMBER: 21-117



PREVIOUSLY APPROVED RENDERED PERSPECTIVE

PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

DATE: 06.01.2022

DRAWN: MJS

REVISIONS:

.....

JULY 06, 2022
 ARCOM FINAL SUBMITTAL
 ARC-22-136, 20N-22-101

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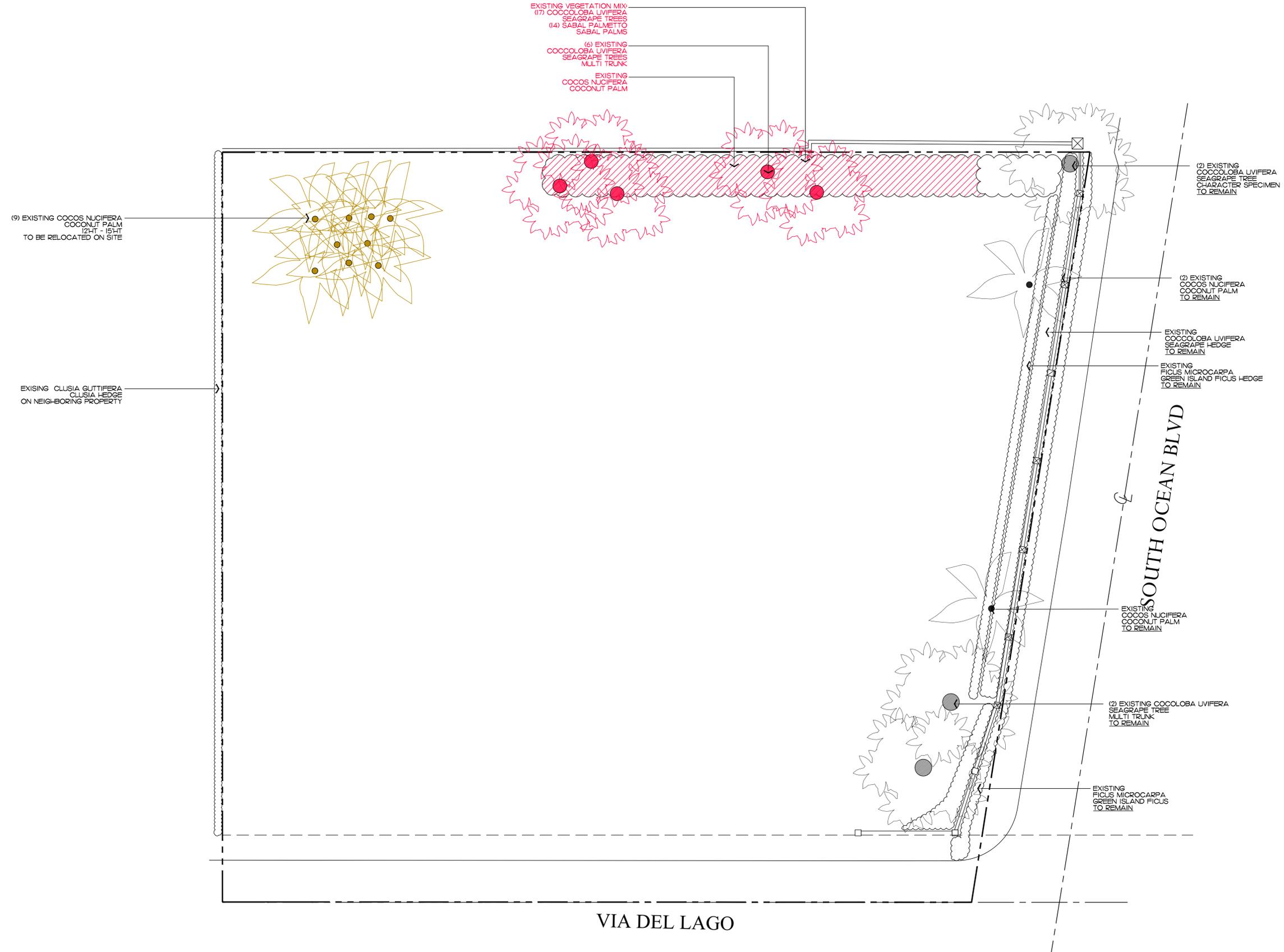
SEAL



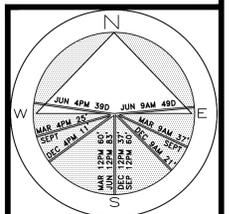
ROGER P. JANSSEN AR-14785
 DRAWING NO.

REN N PER

JOB NUMBER: 21-117



Private Residence
 980 South Ocean Blvd
 Palm Beach



JOB NUMBER: # 24158.00 LA
 DRAWN BY: Kerlinette Dorinui
 Caleb Weigel
 DATE: 01.09.2025

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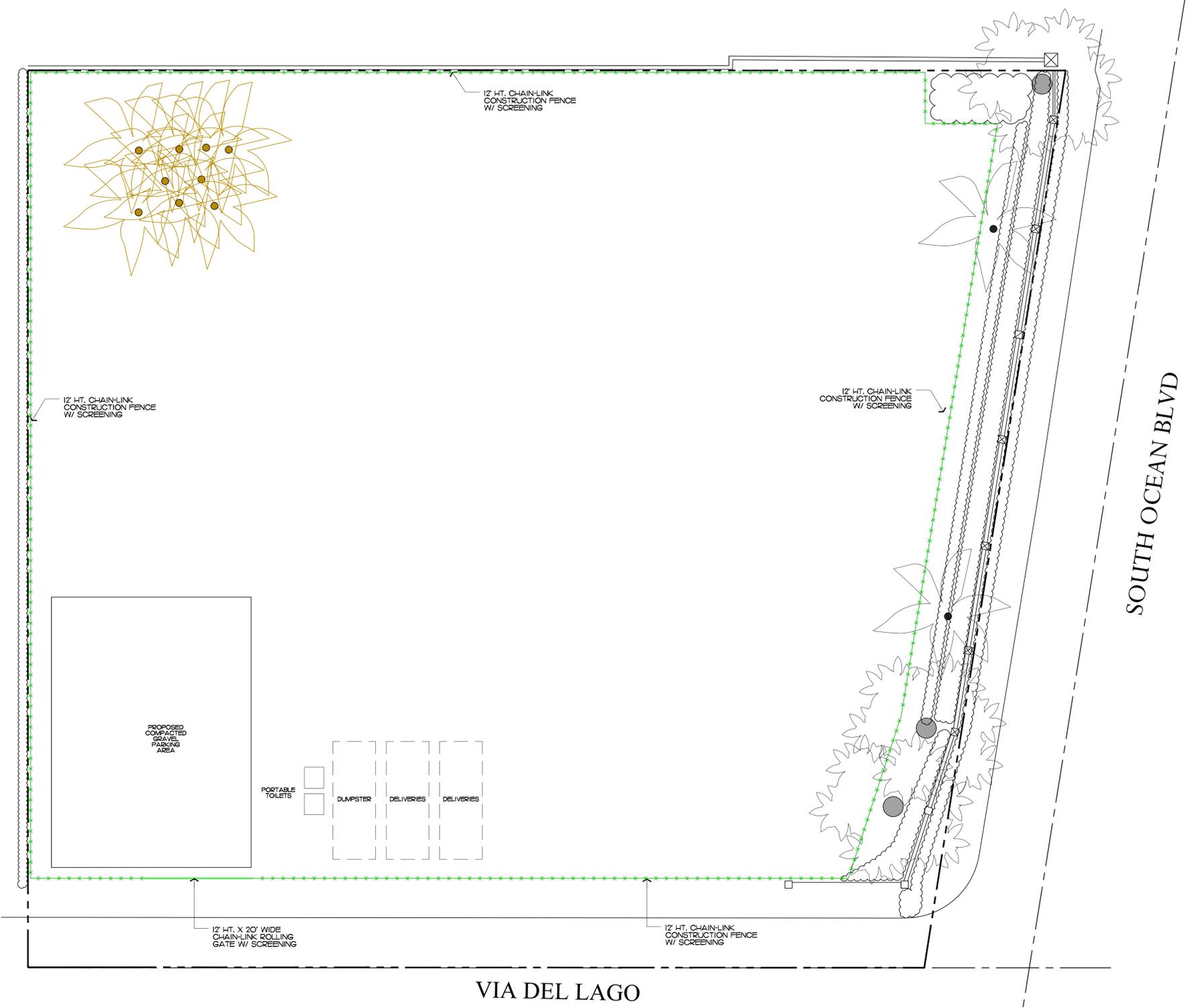
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Existing Vegetation Inventory & Action Plan

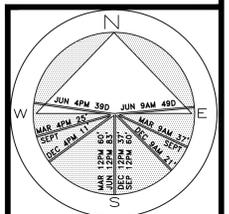
ARC-24-0117

SHEET L1.0

NOTE:
 INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.



Private Residence
 980 South Ocean Blvd
 Palm Beach



JOB NUMBER: # 24158.00 LA
 DRAWN BY: Dustin Mizell
 DATE: 01.09.2025

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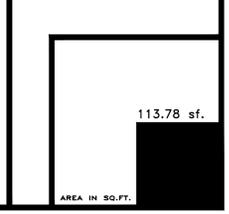
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Construction Staging & Screening Plan

SCALE: 3/32" = 1'-0" 0' 10' 20' 30'

ARC-24-0117

SHEET L2.0

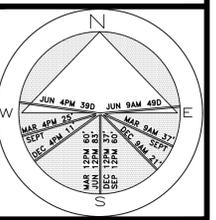


Hardscape Materials



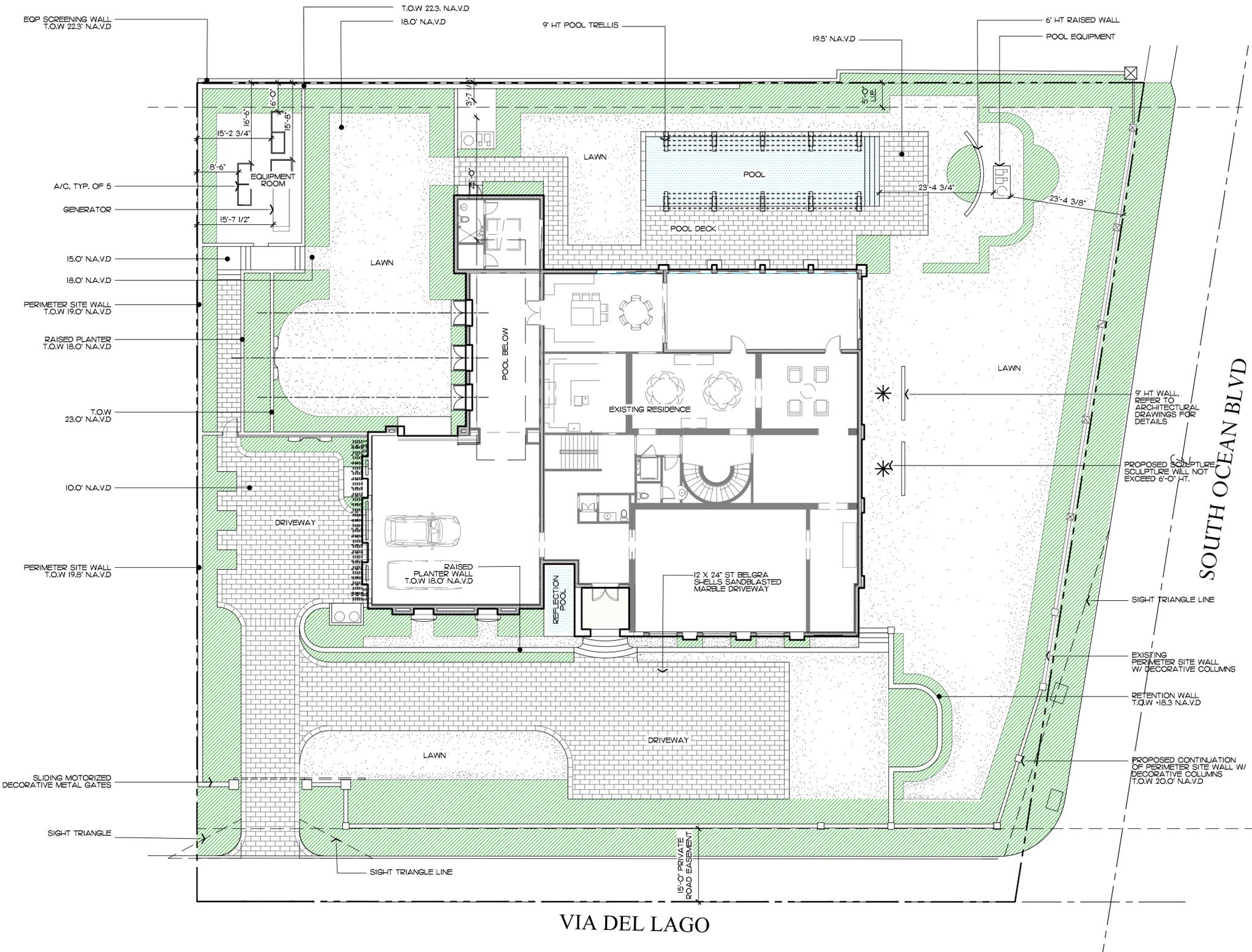
ST Belgra Shells sandblasted Marble

Private Residence
 980 South Ocean Blvd
 Palm Beach



JOB NUMBER: # 24158.00 LA
 DRAWN BY: Kerliacelle Dorinivul
 Catalin Weisgel
 DATE: 01.09.2025

SHEET L4.0



SOUTH OCEAN BLVD

VIA DEL LAGO

ARC-24-0117



64 sf.

AREA IN SQ. FT.

2025
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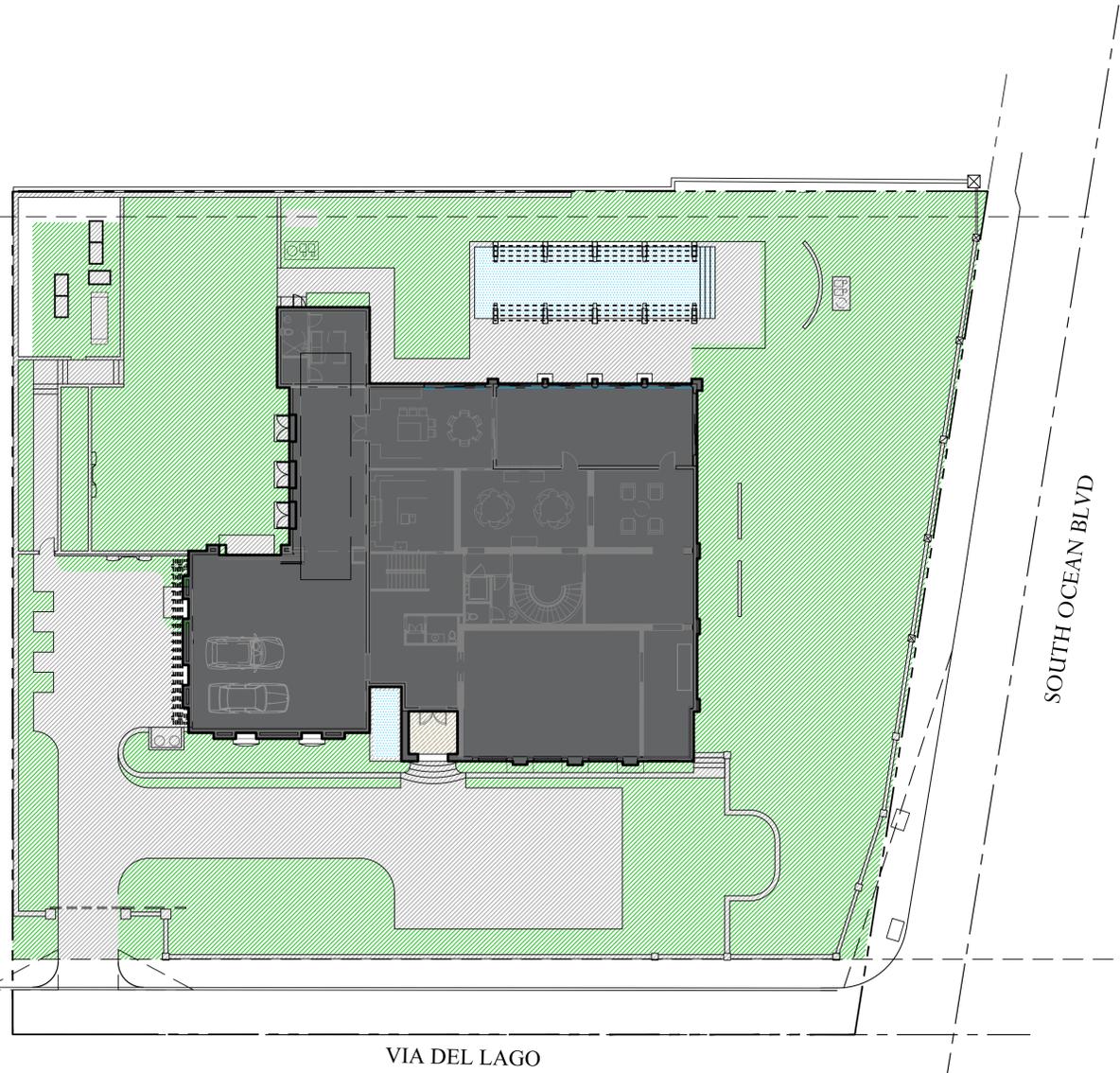
Site Requirements

DESCRIPTION	REQUIRED	ARCOM APPROVED ARC-22-136	PROPOSED
LOT ZONE	RA - (50 - PALM BEACH-I)	RA - (50 - PALM BEACH-I)	RA - (50 - PALM BEACH-I)
LOT AREA	20,000 S.F. MINIMUM	19,409 S.F.	27,777 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 13,888.5 S.F.	50.1% 9,793 S.F.	50.22% 13,950 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 2,719.80 S.F.	55.8% 2,302 S.F.	52.95% 3,209 S.F.

* 4,197 S.F. OF ADDED OPEN SPACE SINCE LAST SUBMITTAL
 ** LAST SUBMITTAL WAS MADE ON SMALLER LOT

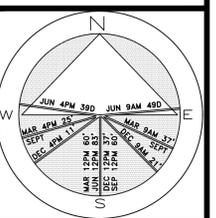
Legend

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



Proposed Lot Coverage Graphic

Private Residence
 980 South Ocean Blvd
 Palm Beach



JOB NUMBER: # 24158.00 LA
 DRAWN BY: Caleb Weigel
 DATE: 01.09.2025

ARC-24-0117

Open Space Diagram

SCALE IN FEET 0' 16' 32' 48'

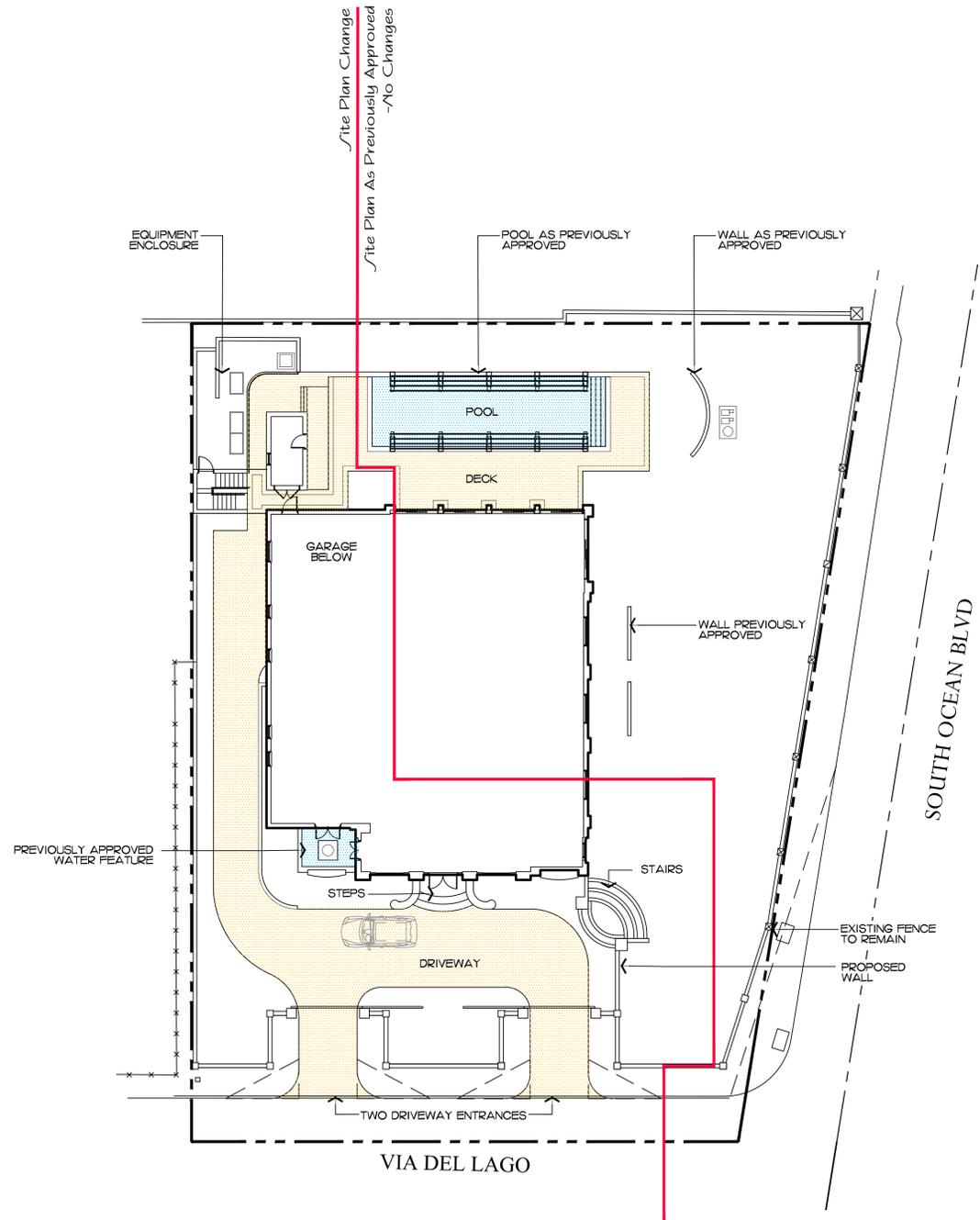
256 sf.

AREA IN SQ. FT.

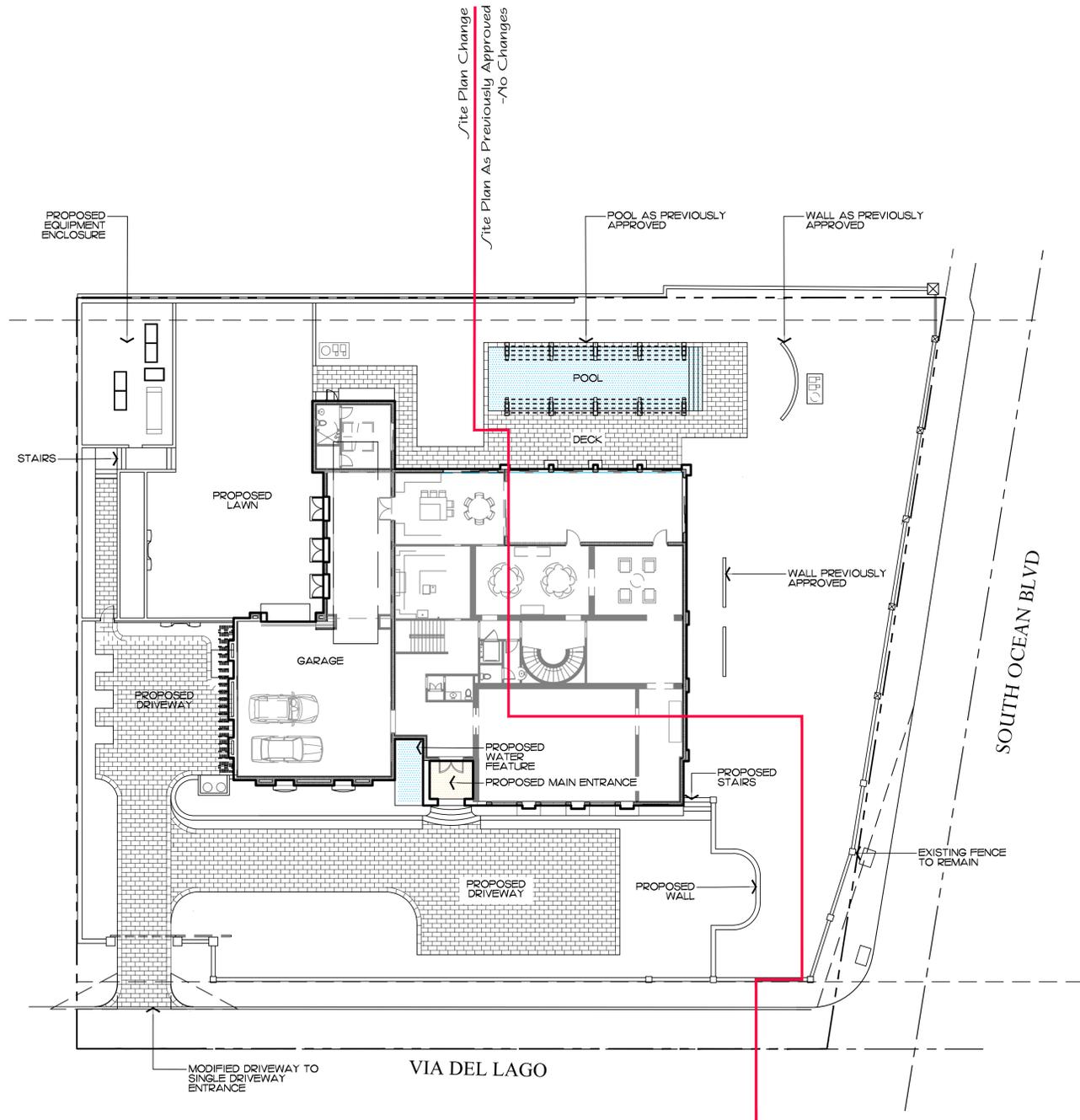
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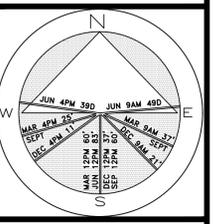


Previous Site Plan
 ARC-22-136 / ZON-22-101



Currently Proposed Site Plan
 ARC-24-0117

Private Residence
 980 South Ocean Blvd
 Palm Beach
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JOB NUMBER: # 24158.00 LA
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 DATE: 01.09.2025

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Site Plan Comparison
 SCALE IN FEET: 1/16" = 1'-0" 0' 16' 32' 48'

ARC-24-0117

SHEET L4.2

256 sf.
 AREA IN SQ.FT.

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA ROSEA CLUSIA TREE	2	20' O.A., STANDARD, MATCHING	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	51	14' O.A., 4'CT, PLEACHED	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	16	6' O.A., COLUMNAR	YES
	COCCOLOBA UVIFERA SEAGRAPE TREE	2	20' O.A., SPECIMEN, MATCHING	YES
	COCOS NUCIFERA COCONUT PALM	6	20' C.T.	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	1	20' O.A., SPECIMEN	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	4	14' O.A., STANDARD, PLEACHED	YES
	NORONHIA EMARGINATA MADAGASCAR OLIVE	2	22' O.A SPECIMEN TREE	NO
	NORONHIA EMARGINATA MADAGASCAR OLIVE	2	18' O.A SPECIMEN TREE	NO
TOTAL TREES:		86		
NATIVE SPECIES:		76 (88.3%)		

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BAMBUSA MALINGENSIS SEABREEZE BAMBOO	14	20' O.A., FULL TO BOTTOM	NO
	CLUSIA GUTTIFERA 'NANA' DWARF CLUSIA	391	3 GAL, 12" O.C	NO
	COCCOLOBA UVIFERA X DIVERSIFOLIA SEA PLUM VINE	12	15 GAL, TRELLIS, 36" O.C.	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD HEDGE	636	14' O.A., 36" O.C., PLEACHED	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD HEDGE	55	4' O.A, 24" O.C.	YES
	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	159	24" HT, 24" O.C	NO
	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	8	36" DIA. TOPIARY SPHERE	NO
	GARCINIA SPICATA GARCINIA HEDGE	195	7 GAL 24" OC	NO
	TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE	18	15 GAL, 36" O.C.	NO
TOTAL:		1,529		
NATIVE SPECIES:		693 (45%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	APTENIA CORDIFOLIA BABY SUNROSE	450	6" HT, 8" O.C.	NO
	ARACHIS GLABRATA PERENNIAL PEANUT	150	1 GAL, 8" O.C.	NO
	CARISSA MACROCARPA NATAL PLUM	138	18" HT., 18" O.C.	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	370	18" HT, 18" O.C.	YES
TOTAL:		1,108		
NATIVE SPECIES:		370 (33.39%)		

Lawn & Mulch

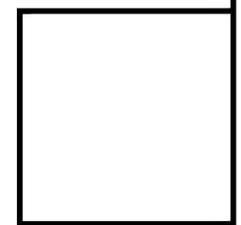
SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Landscape Legend

PROPERTY ADDRESS:	980 SOUTH OCEAN BOULEVARD	
LOT AREA (SQ FT)	27,777 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) SQ FT AND %	50% (13,888.5 SF)	50.22% (13,950 SF)
LOS TO BE ALTERED (SQ. FT AND %)	N/A	.22% (61.5 SF)
FRONT YARD LOS (SQ FT AND %)	45% (2,719.80 SF)	52.95% (3,209 SF)
NATIVE TREES %	30%	88.3% (76 TREES)
NATIVE SHRUBS & VINES %	30%	45% (693 SHRUBS AND VINES)
NATIVE GROUNDCOVER %	30%	33.39% (370 GROUNDCOVER)

ENVIRONMENTAL DESIGN GROUP
 139 North County Road 5920-9 Palm Beach, FL 33480
 Phone: 561.832.4600 Mobile: 561.313.4424
 Landscape Architecture
 Land Planning
 Landscape Management
 Dustin M. Mizell, M.L.A. P.L.A. #6666784
 Dustin@environmentaldesigngroup.com

Private Residence
 980 South Ocean Blvd
 Palm Beach
 F L O R I D A



JOB NUMBER: # 24158.00 LA
 DRAWN BY: Caleb Weigel

DATE: 01.09.2025

SHEET L5.1

ARC-24-0117

Plant Schedule

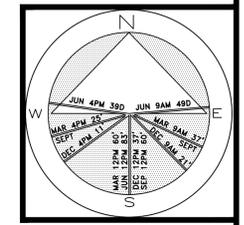
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ARC-24-0117
Rendered Landscape Plan

SHEET L6.0



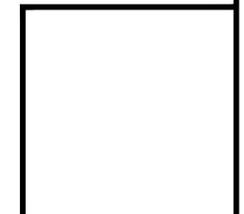
North Elevation



South Elevation

**ENVIRONMENT
DESIGN
GROUP**
 130 North County Road 5800-8 Palm Beach, FL 33480
 Phone: 561.832.4600 Mobile: 561.313.4424
 Landscape Architecture
 Land Planning
 Landscape Management
 Dustin M. Mizell, M.L.A. P.L.A. #6666784
 Dustin@environmentdesigngroup.com

PRIVATE RESIDENCE
 980 South Ocean Blvd
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JOB NUMBER: # 24158.00 LA
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SHEET L7.0

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ARC-24-0117

Rendered Landscape Elevations



East Elevation



West Elevation

PRIVATE RESIDENCE
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 FLORIDA

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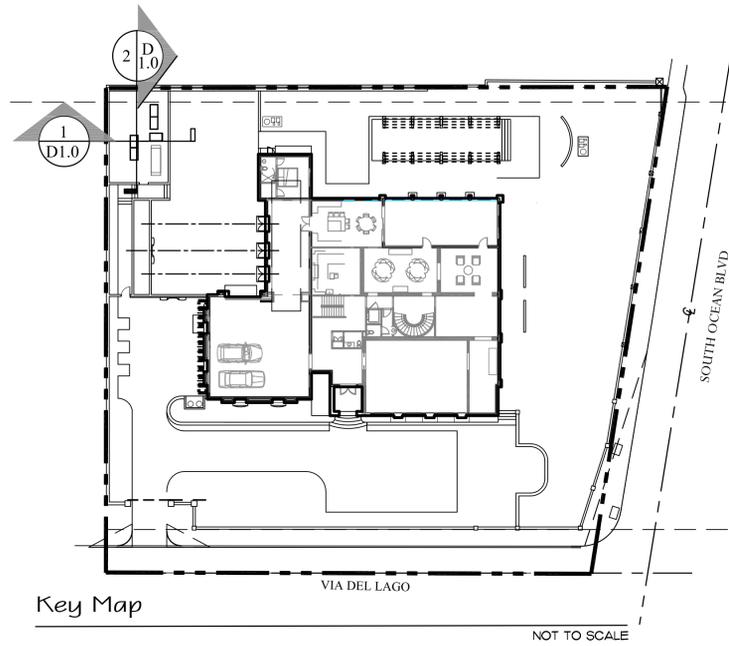
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Rendered Landscape Elevations

SHEET L7.1

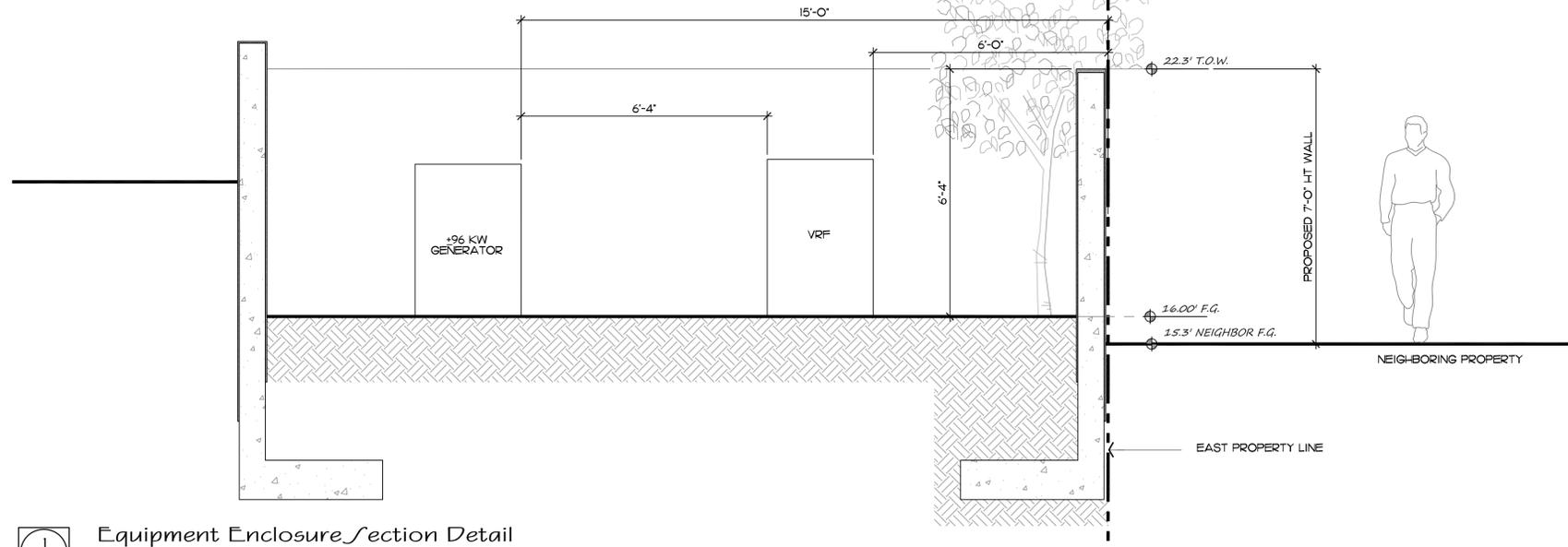


Key Map

VIA DEL LAGO

SOUTH OCEAN BLVD

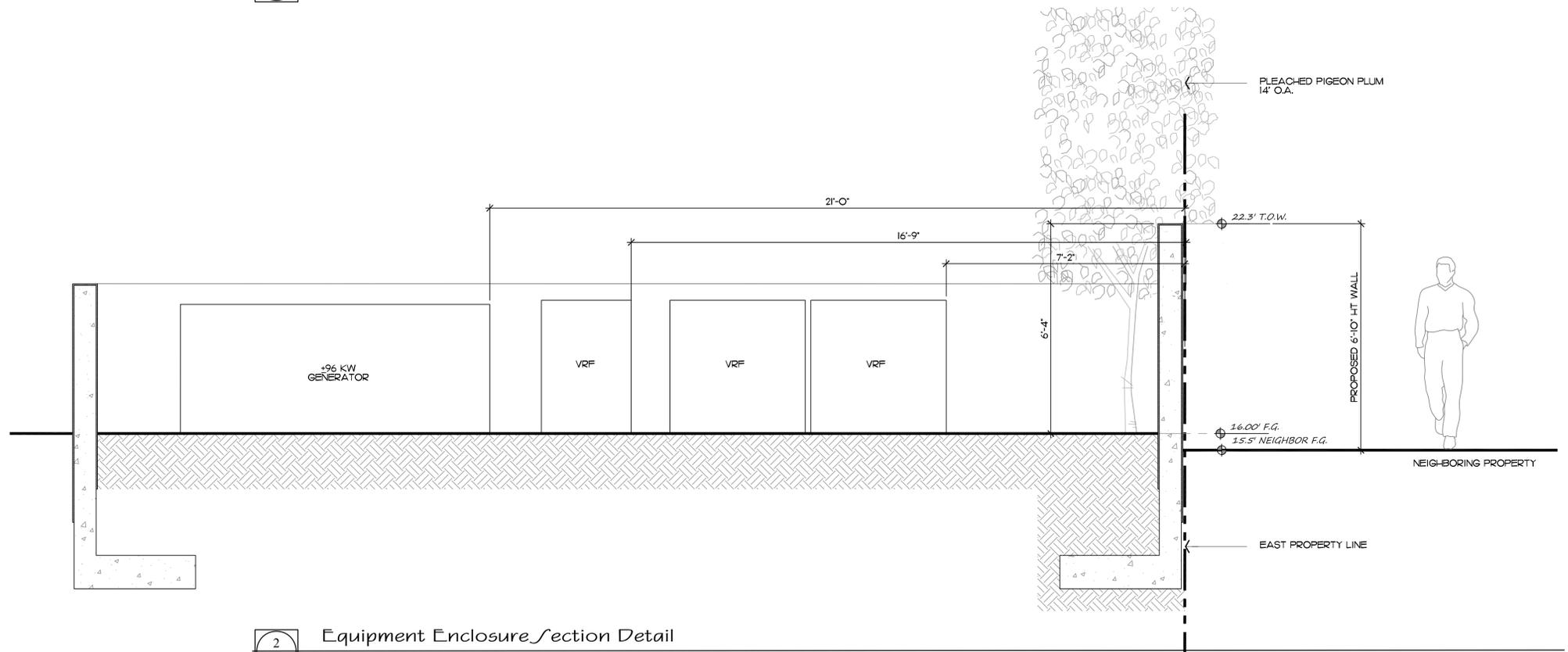
NOT TO SCALE



1
D1.0

Equipment Enclosure Section Detail

SCALE: 1/2"=1'-0"



2
D1.0

Equipment Enclosure Section Detail

SCALE: 1/2"=1'-0"

ENVIRONMENTAL DESIGN GROUP
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 Dustin@environmentaldesigngroup.com

Private Residence
 980 South Ocean Blvd
 Palm Beach

JOB NUMBER: # 24158.00 LA
 DRAWN BY: Valeria Quintanilla
 Caleb Weigel
 DATE: 01.09.2025

SHEET D1.0

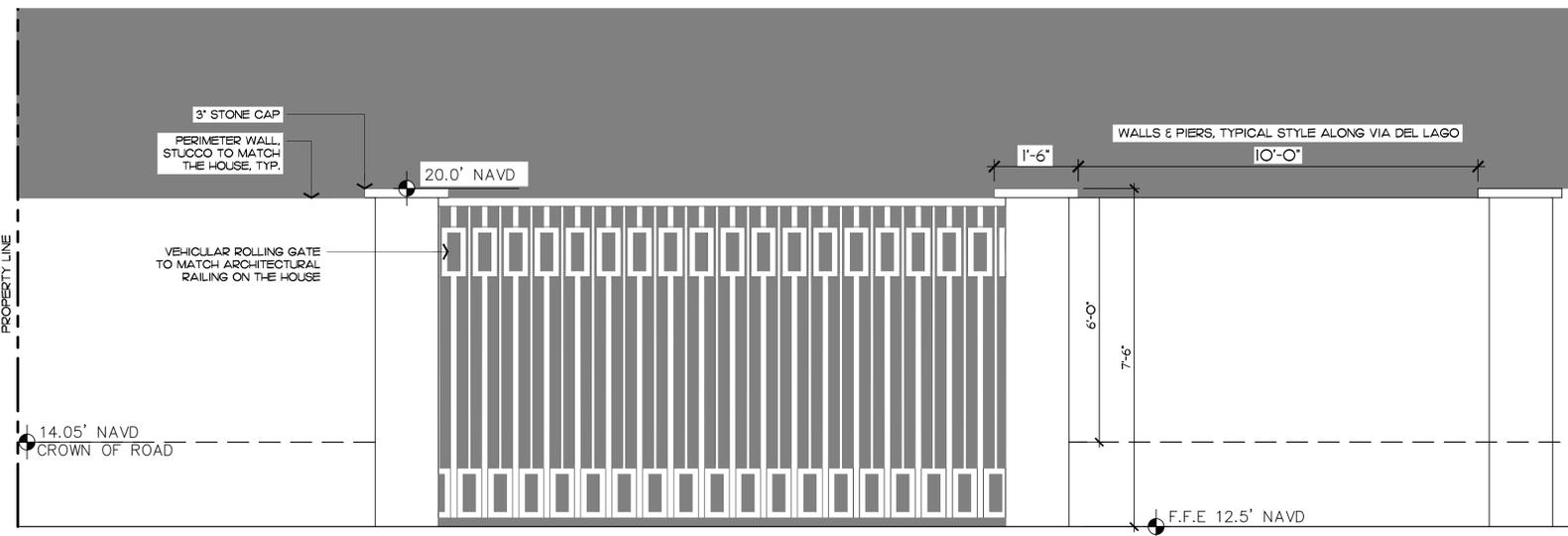
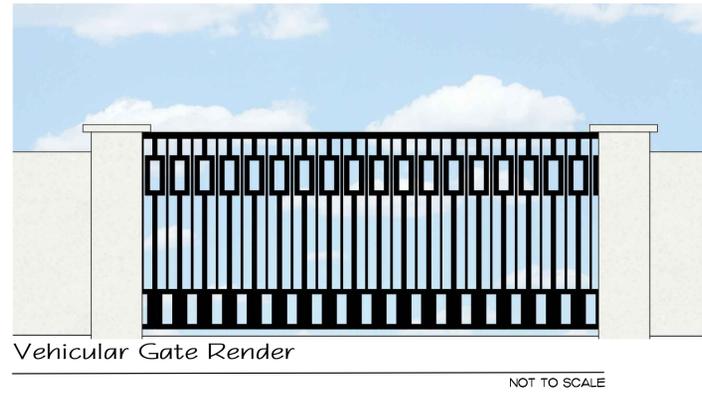
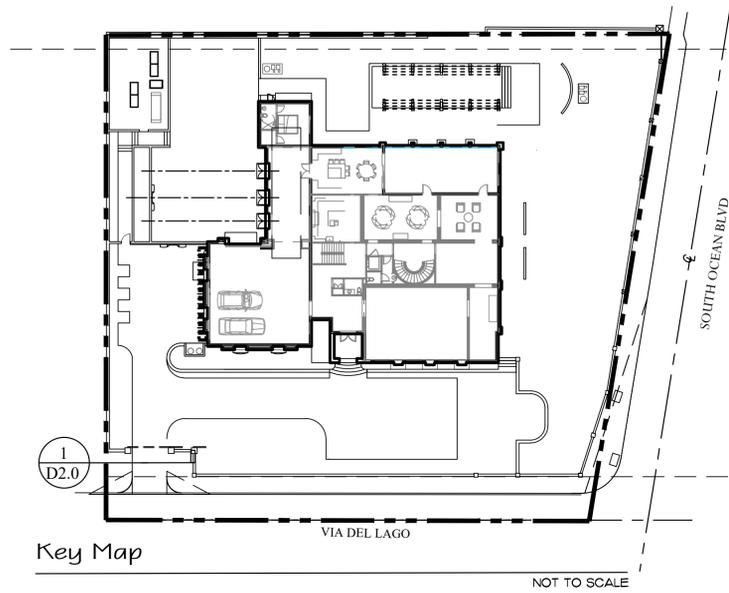
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48 HOURS BEFORE DIGGING
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1-800-432-4770
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC.

Equipment Enclosure Detail

ARC-24-0117



1 D2.0 Vehicular Gate Section Detail

SCALE: 1/2"=1'-0"

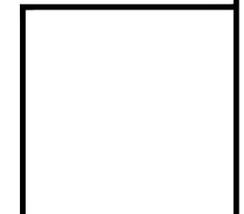
ENVIRONMENT DESIGN GROUP
 139 North County Road 5920-8 Palm Beach, FL 33480
 Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
 Land Planning
 Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784
 Dustin@environmentdesigngroup.com

Private Residence
 980 South Ocean Blvd
 Palm Beach

A
D
I
R
O
L
F



JOB NUMBER: # 24158.00 LA
 DRAWN BY: Caleb Weigel

DATE: 01.09.2025

SHEET D2.0

2025
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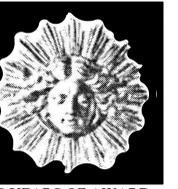
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ARC-24-0117
 Vehicular Gate Detail

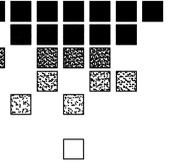
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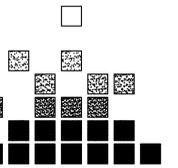
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 Lake Worth, Florida 33461
 (561) 688-9996 Fax (561) 688-9688
 Email: info@langdesigngroup.com



30 YEARS OF AWARD WINNING DESIGN



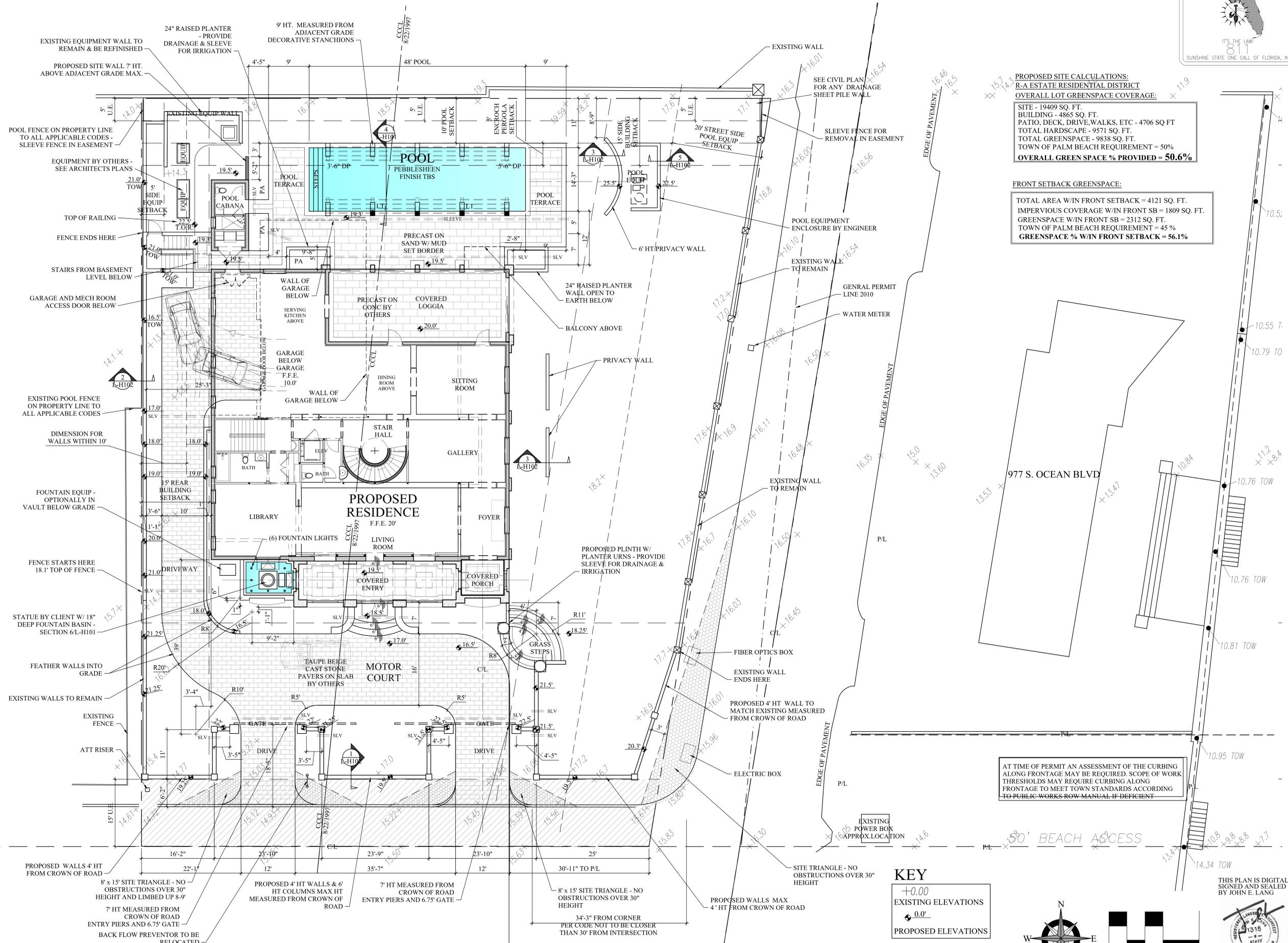
Holzer Residence
 980 S Ocean Boulevard
 Palm Beach, FL



REVISIONS	BY
05.23.22	MS
06.7.22	MS
6.27.22	MS
9.6.22	Per Arcom Comments
10.10.22	MS
06.5.23	MS
07.27.23	MS

DRAWN	MS	DATE	4.25.22
CHECKED	MS	SCALE	1/8"=1'-0"
DEL			

L-H100

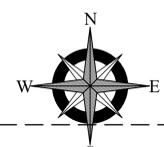


PROPOSED SITE CALCULATIONS:
 R-A ESTATE RESIDENTIAL DISTRICT
 OVERALL LOT GREENSPACE COVERAGE:
 SITE - 19409 SQ. FT.
 BUILDING - 4865 SQ. FT.
 PATIO, DECK, DRIVE, WALKS, ETC - 4706 SQ. FT.
 TOTAL HARDSCAPE - 9571 SQ. FT.
 TOTAL GREENSPACE - 9838 SQ. FT.
 TOWN OF PALM BEACH REQUIREMENT = 50%
OVERALL GREEN SPACE % PROVIDED = 50.6%

FRONT SETBACK GREENSPACE:
 TOTAL AREA W/IN FRONT SETBACK = 4121 SQ. FT.
 IMPERVIOUS COVERAGE W/IN FRONT SB = 1809 SQ. FT.
 GREENSPACE W/IN FRONT SB = 2312 SQ. FT.
 TOWN OF PALM BEACH REQUIREMENT = 45%
GREENSPACE % W/IN FRONT SETBACK = 56.1%

AT TIME OF PERMIT AN ASSESSMENT OF THE CURBING ALONG FRONTAGE MAY BE REQUIRED. SCOPE OF WORK THRESHOLDS MAY REQUIRE CURBING ALONG FRONTAGE TO MEET TOWN STANDARDS ACCORDING TO PUBLIC WORKS ROW MANUAL IF DEFICIENT

KEY
 +0.00 EXISTING ELEVATIONS
 0.0' PROPOSED ELEVATIONS

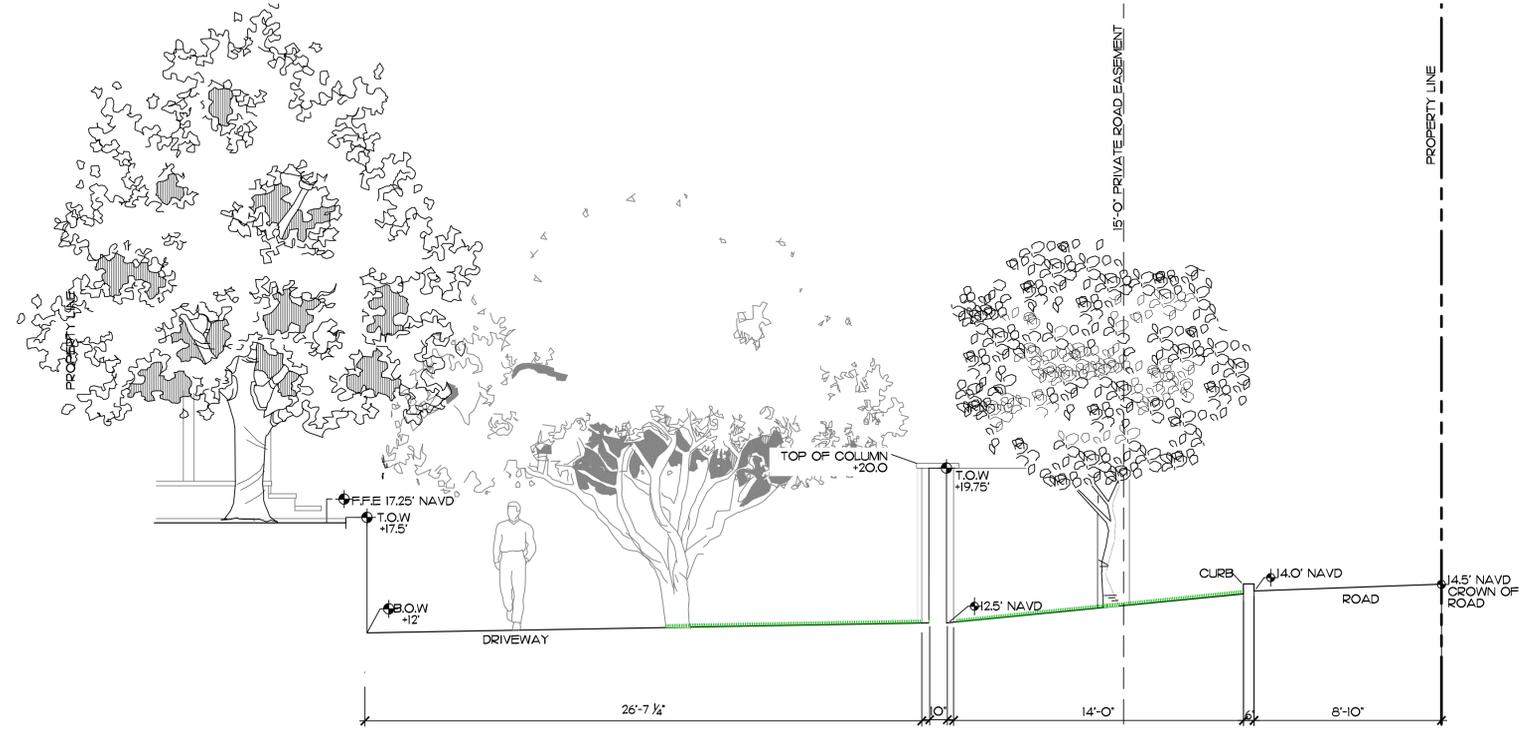
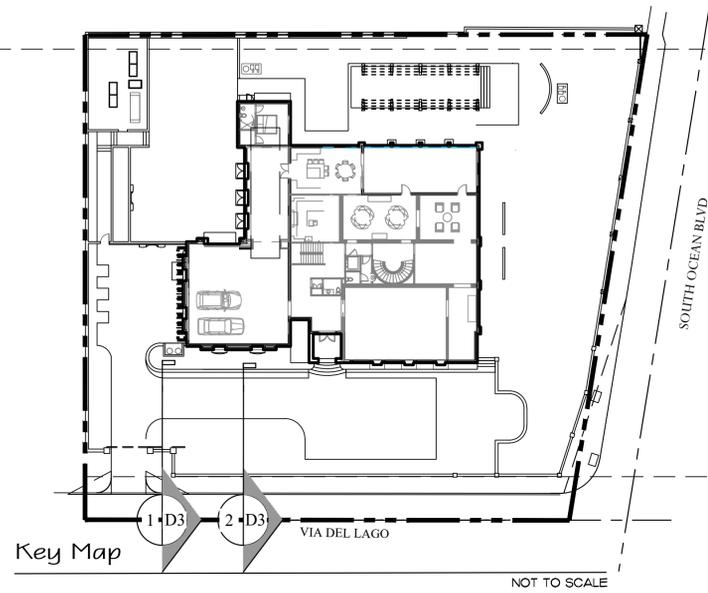


SCALE: 1/8"=1'-0"
 PROJECT #: ARC-22-136 / ZON-22-101

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 Registered Landscape Architect
 Florida License # 1315

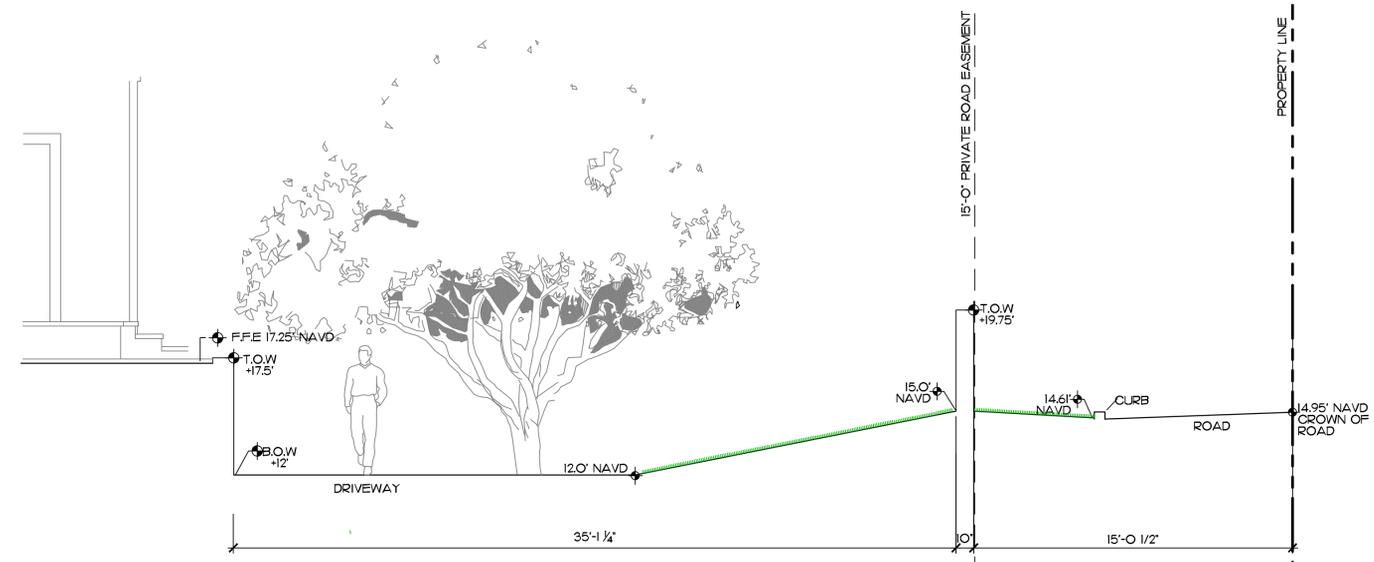
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Hardscape Layout Plan



1
 D3.0 Driveway Section Detail

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



2
 D3.0 Driveway Section Detail

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

Private Residence
 980 South Ocean Blvd
 Palm Beach

F L O R I D A

JOB NUMBER: # 24158.00 LA
 DRAWN BY: Caleb Weigel
 DATE: 01.09.2025

SHEET D3.0

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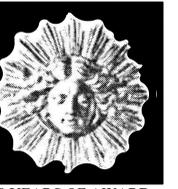
Driveway Section Detail

ARC-24-0117

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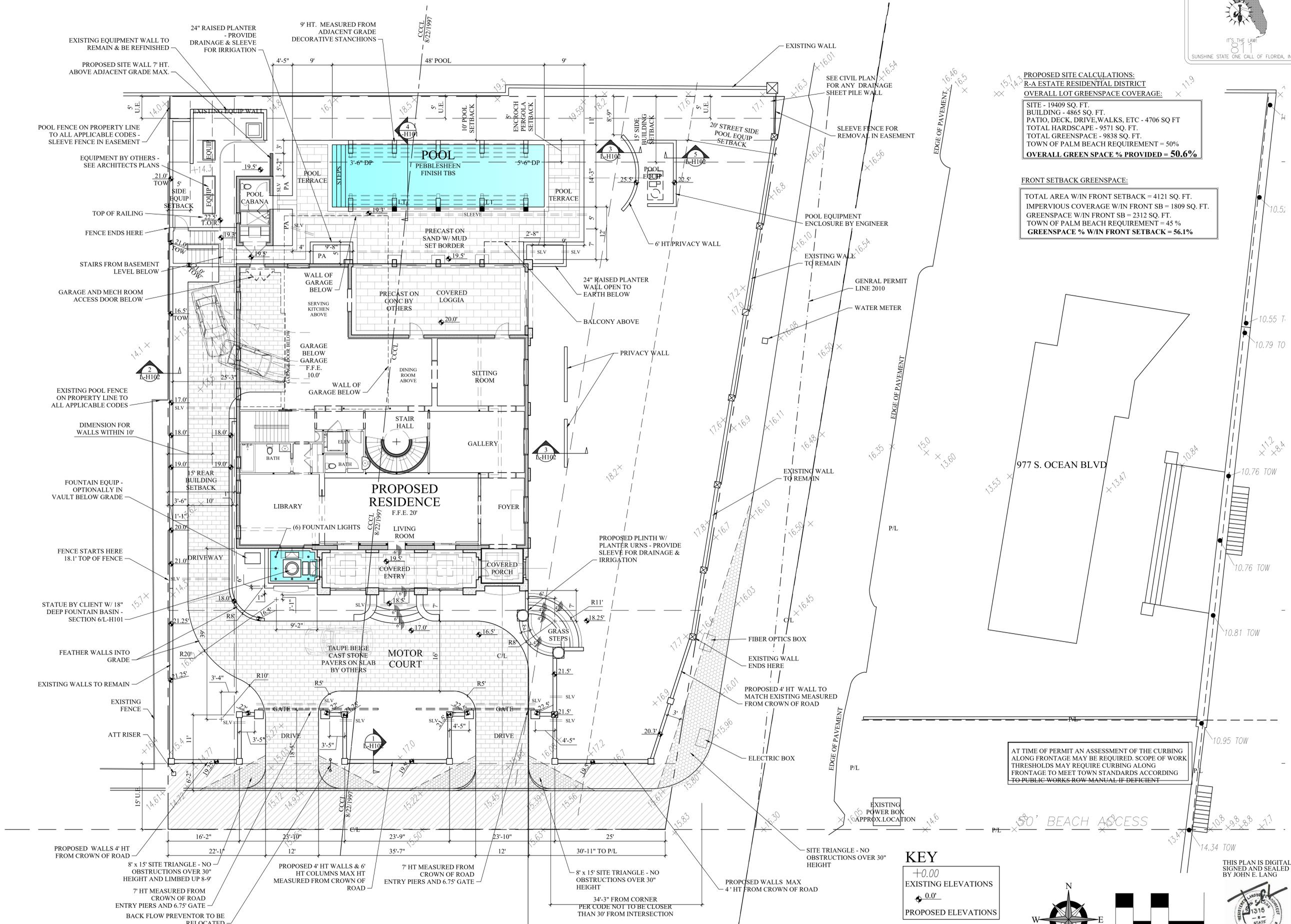


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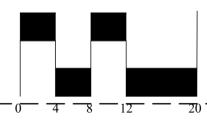
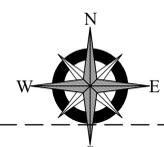
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KEY
 +0.00 EXISTING ELEVATIONS
 -0.00 PROPOSED ELEVATIONS

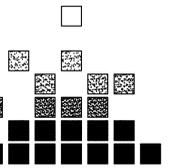


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 Registered Landscape Architect
 Florida License # 1315

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Hardscape Layout Plan

Holzer Residence
 980 S Ocean Boulevard
 Palm Beach, FL



REVISIONS	BY
05.23.22	MS
06.7.22	MS
6.27.22	MS
9.6.22	Per Arcom Comments
10.10.22	MS
06.5.23	MS
07.27.23	MS

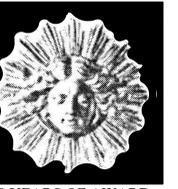
DRAWN	DATE
MS	4.25.22
CHECKED	SCALE
JEL	1/8"=1'0"

L-H100

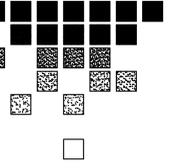
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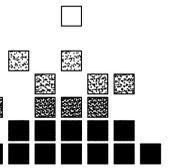
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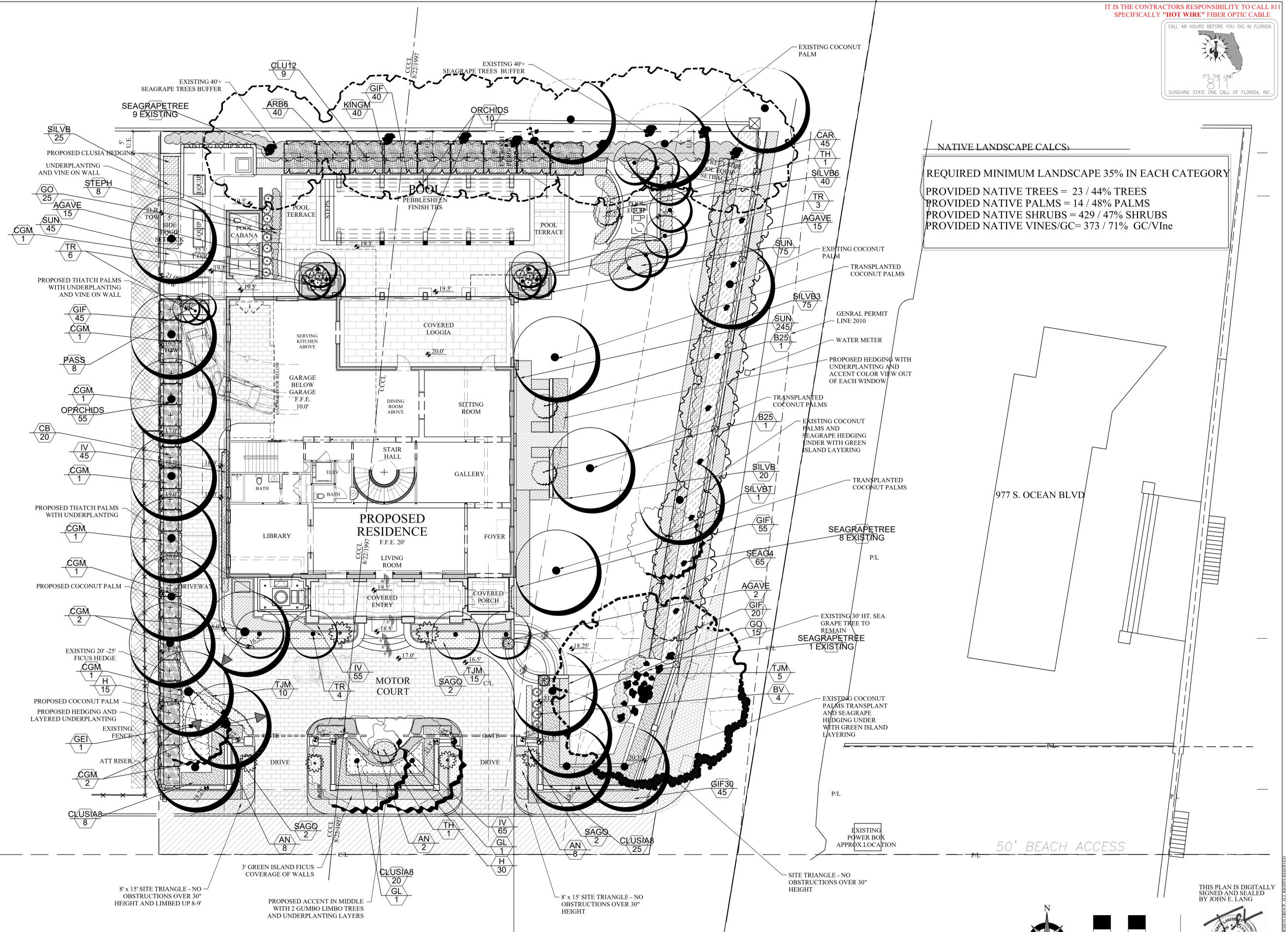
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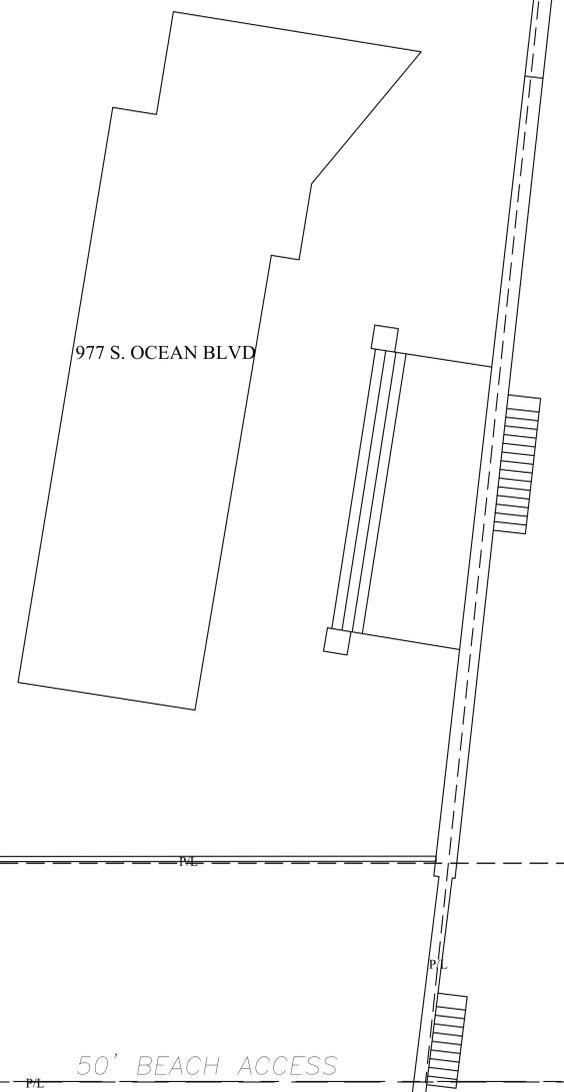
REVISIONS	BY
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6.27.22	MS
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06.5.23	MS
07.27.23	MS

DRAWN	DATE
MS	4.25.22
CHECKED	SCALE
JEL	1/8"=1'0"

L-L100



NATIVE LANDSCAPE CALCS:
 REQUIRED MINIMUM LANDSCAPE 35% IN EACH CATEGORY
 PROVIDED NATIVE TREES = 23 / 44% TREES
 PROVIDED NATIVE PALMS = 14 / 48% PALMS
 PROVIDED NATIVE SHRUBS = 429 / 47% SHRUBS
 PROVIDED NATIVE VINES/GC= 373 / 71% GC/Vine



PREVIOUSLY APPROVED ARCOM

Landscape Plan

North arrow and scale: 1/8" = 1' 0"

PROJECT #: ARC-22-136 / ZON-22-101

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 Registered Landscape Architect
 Florida License # 1315



Know what's below. Call before you dig.



LOCATION MAP N.T.S.

LEGEND

- EXISTING ELEVATION PER WALLACE SURVEYING, INC. (NAVD)
- PROPOSED ELEVATION (NAVD)
- FLOW DIRECTION
- DOWNSPOUT
- AREA DRAIN
- EXFILTRATION TRENCH
- NYLOPLAST DRAIN BASH W/Baffle

- NOTES:
- SITE DRAINAGE PLAN TO MEET TOWN OF PALM BEACH STORMWATER REQUIREMENTS. DURING DETAILED CONSTRUCTION PLAN PREPARATION, ADDITIONAL DRAINAGE IMPROVEMENTS MAY BE INCORPORATED INTO THE SITE DRAINAGE PLAN FROM THAT SHOWN. IF NECESSARY, STEM WALLS OR OTHER ITEMS MAY BE REQUIRED ALONG THE PROPERTY LINES TO PREVENT RUNOFF ONTO ADJACENT PROPERTIES.
 - ALL PORTIONS OF EXFILTRATION TRENCHES ADJACENT TO PLANT MATERIAL HAVING AN INVASIVE ROOT SYSTEM SHALL BE PROTECTED WITH A ROOT BARRIER.

No:	Revisions:	Date:

CIVIL PLANS FOR:
PROPOSED RESIDENCE
980 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA

Project #:	22-004
Issue Date:	05/23/22
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown



Andre M Webster

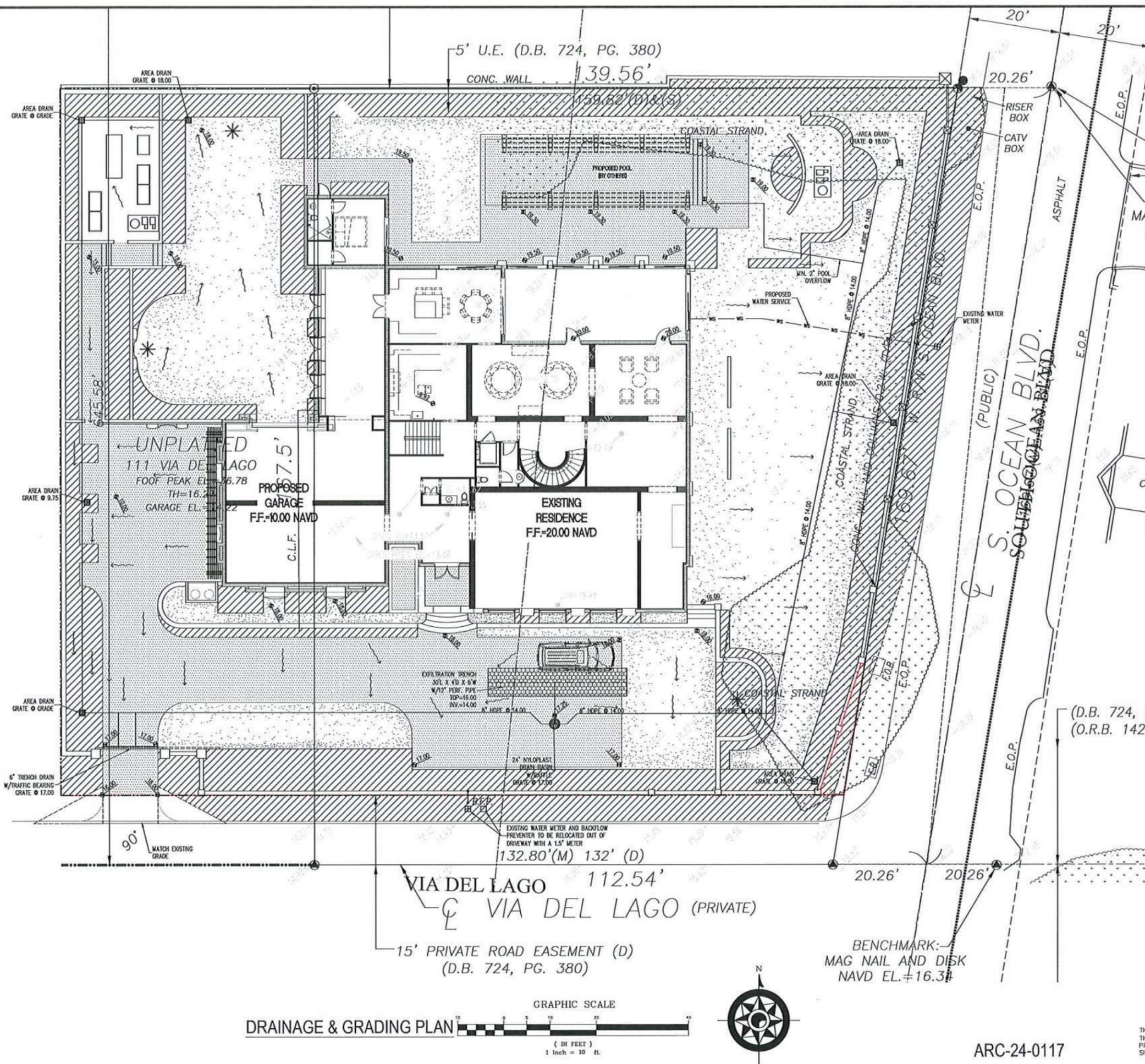
Digitally signed by Andre M Webster
Date: 2025.01.10 04:53:36 -05'00'

SHEET TITLE
DRAINAGE & GRADING PLAN

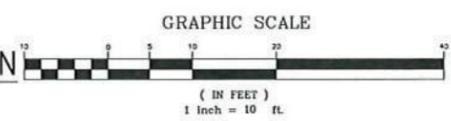
SHEET NUMBER:

C-1

CEC
 CIVIL ENGINEERING CONSULTING, INC.
 CERTIFICATE OF AUTHORIZATION #33369
 8795 WHITE ROCK CIRCLE
 BOYNTON BEACH, FL 33436
 Phone: 561-847-0398
 www.ccec-fl.com
 andre@cec-fl.com



DRAINAGE & GRADING PLAN



ARC-24-0117

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