

ARCHITECT

HAROLD J SMITH
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

LANDSCAPE ARCHITECT

NIEVERA WILLIAMS
NIEVERA WILLIAMS DESIGN
625 NORTH FLAGLER DRIVE, SUITE #502
WEST PALM BEACH, FLORIDA 33401
(561) 659-2820

SURVEYING

GT SURVEYOR SERVICES INC.
1600 SOUTHERN BLVD. UNIT K
WEST PALM BEACH, FLORIDA 33406
(561) 753-0353

ARC - 25 - 0009 ZON - 25 - 0007

SECOND SUBMITTAL - 03/10/2025

ARCOM HEARING 04/23/2025
T.C. HEARING 05/14/2025

SCOPE OF WORK:

- Construction of one-story addition to existing single family residence.
- Angle of vision variance.

218 TANGIER AVENUE PALM BEACH, FLORIDA

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BEDROOM ADDITION
MILLER RESIDENCE
218 TANGIER AVENUE PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

NO: -

DWG. BY: TJK

SHEET:

COVER

INVOICE NO.: 71474

DATE:	DESCRIPTION:
05-11-2023	FIELD LOCATION OF IMPROVEMENTS
02-04-2025	ADDED TOPO. ELEV.

ABBREVIATIONS / SYMBOLS:

A/C	= AIR CONDITIONING UNIT
ADJ	= ADJACENT
BCR	= BROWARD COUNTY RECORDS
BM	= BENCHMARK
CALC	= CALCULATED
CA	= CENTRAL ANGLE
C/L	= CENTERLINE
CB	= CATCH BASIN
CBS	= CONCRETE BLOCK WALL
CHATT	= CHATTAHOOCHEE
CONC	= CONCRETE
CM	= CONCRETE MONUMENT
COL	= COLUMN
D	= DEED
DE	= DRAINAGE EASEMENT
DS	= DRAINAGE STRUCTURE
ELEV.	= ELEVATION
EOW	= EDGE OF WATER
FD	= FOUND
FF	= FINISHED FLOOR
ID	= IDENTIFICATION
INV	= INVERT
IP	= IRON PIPE
IR	= IRON ROD
L	= LENGTH
LAE	= LIMITED ACCESS EASEMENT
LME	= LAKE MAINTENANCE EASEMENT
LP	= LIGHT POLE
M	= MEASURED
N/D	= NAIL AND DISC
N/G	= NATURAL GROUND
NR	= NON RADIAL
NTS	= NOT TO SCALE
OHC	= OVERHEAD CABLES
ORB	= OFFICIAL RECORD BOOK
P	= PLAT
PB	= PLAT BOOK
PBCR	= PALM BEACH COUNTY RECORDS
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVATURE
PCP	= PERMANENT CONTROL POINT
PG	= PAGE
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRC	= POINT OF REVERSE CURVATURE
PRM	= PERMANENT REFERENCE MONUMENT
PT	= POINT OF TANGENCY
R	= RADIUS
RGE	= RANGE
ROE	= ROOF OVERHANG EASEMENT
R/W	= RIGHT OF WAY
SEC	= SECTION
S/W	= SIDEWALK
TOB	= TOP OF BANK
TYP	= TYPICAL
UE	= UTILITY EASEMENT
WF	= WOOD FENCE
WPP	= WOOD POWER POLE (UTILITY POLE)

OVERHEAD CABLES	CONVERSION INCHES TO DECIMAL
METAL FENCE	1" = 0.08'
WOOD FENCE	2" = 0.17'
PLASTIC FENCE	3" = 0.25'
EASEMENT LINES	4" = 0.33'
CENTERLINE (C/L)	5" = 0.42'
	6" = 0.50'
	7" = 0.58'
	8" = 0.67'
	9" = 0.75'
	10" = 0.83'
	11" = 0.92'
	12" = 1.0'

INDICATE N.A.V.D. 88 ELEVATION

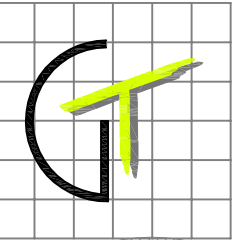
PROPERTY ADDRESS:
218 TANGIER AVENUE, PALM BEACH, FLORIDA 33480

CERTIFICATIONS:
- WILLIAM MILLER

FLOOD DATA:
FLOOD ZONE: AE
COMMUNITY NUMBER: 120220
COMMUNITY NAME: TOWN OF PALM BEACH
PANEL NUMBER: 12099C0581F

GENERAL NOTES:
- BEARING BASIS PER G.P.S COORDINATE SYSTEM NAD 83, 1990 ADJUSMENT
- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

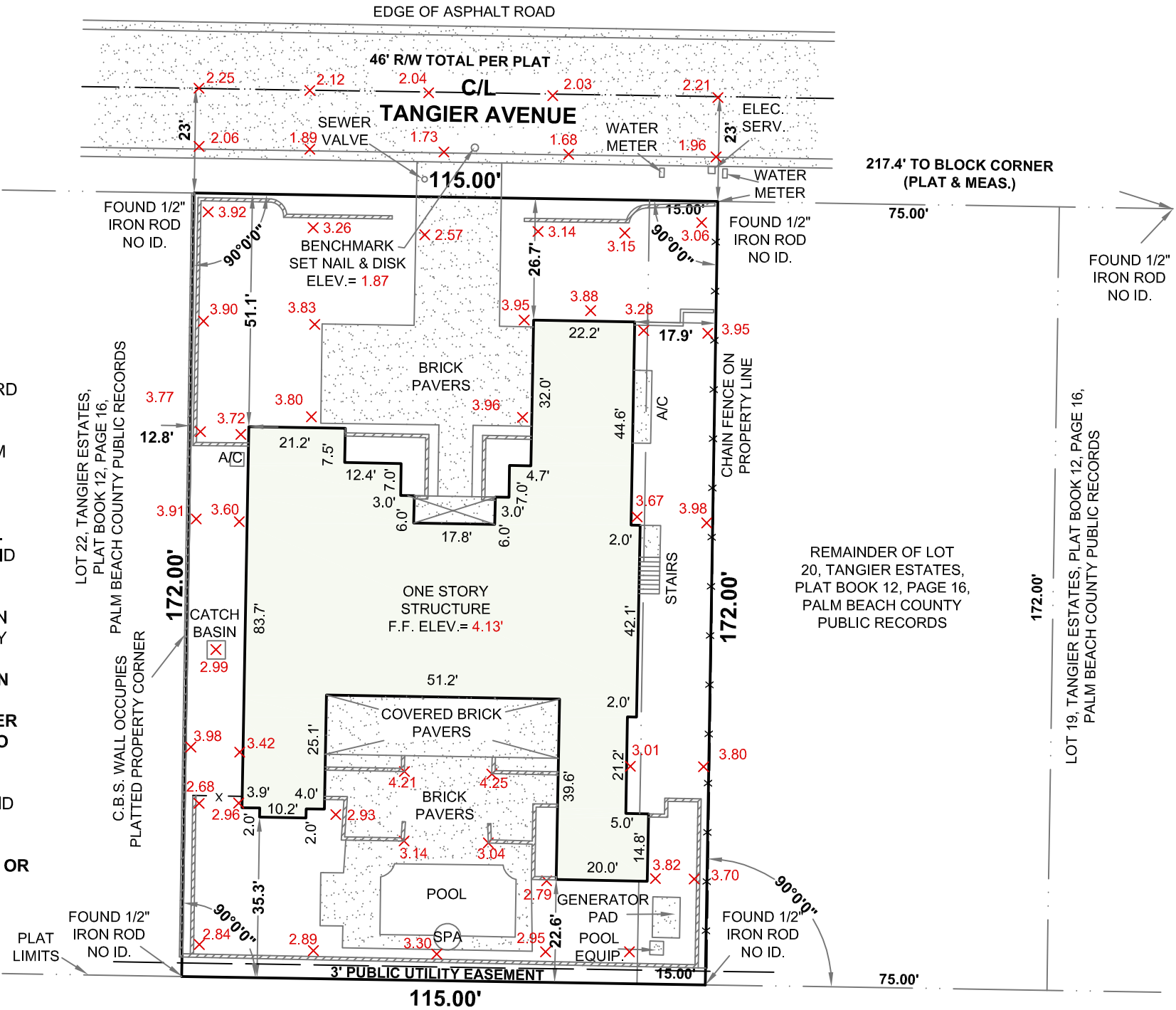
** "5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.
(b) BOUNDARY MONUMENTS:
f. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE." (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)



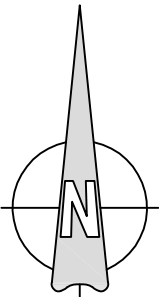
GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
FAX: 561-753-0342
E-MAIL: gtsurveying@gmail.com

I HEREBY CERTIFY THAT THIS MAP OF BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

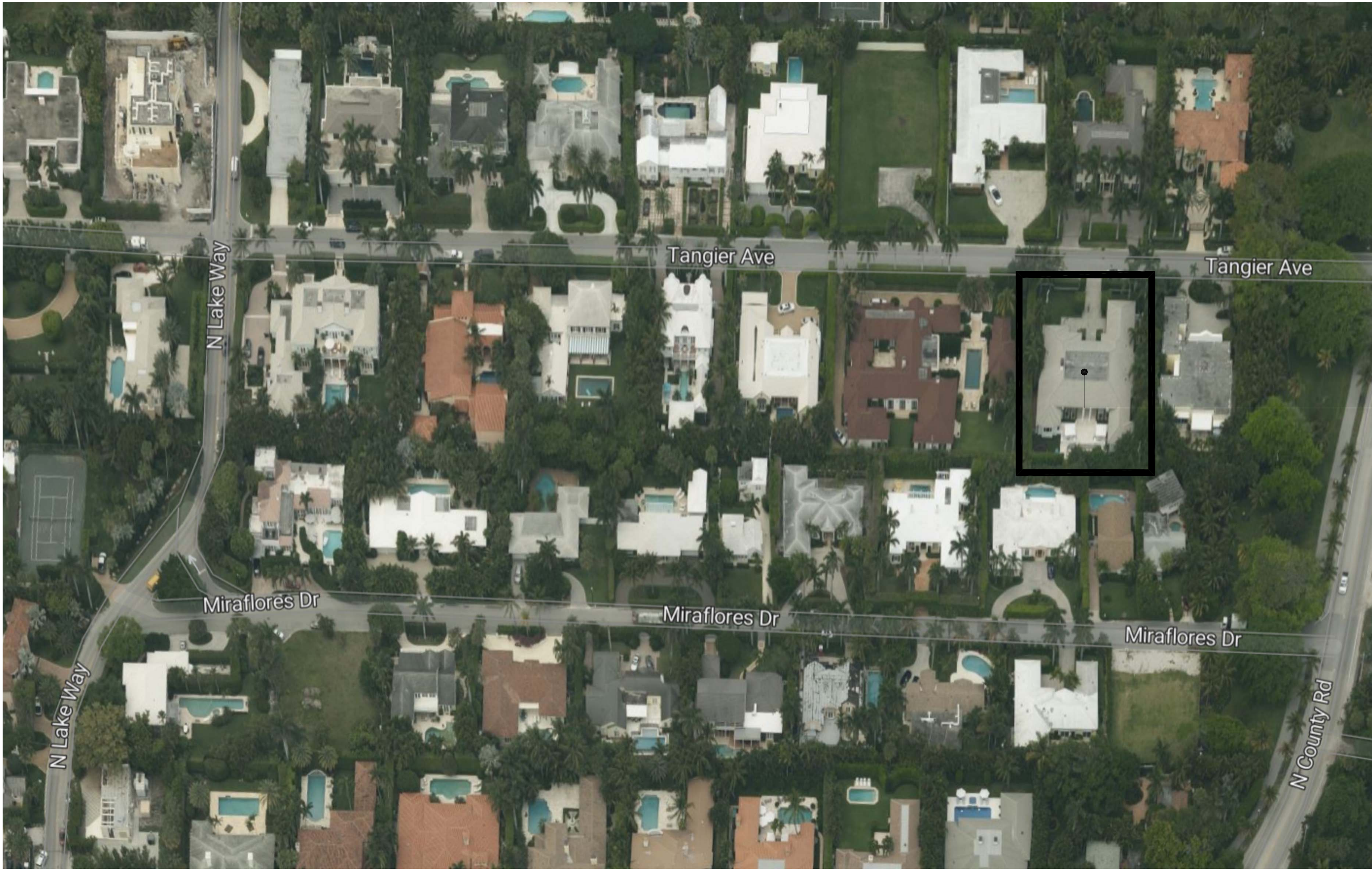
SIGNED:
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.



LEGAL DESCRIPTION:
LOT 20 AND THE EAST 15 FEET OF LOT 21, OF TANGIER ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 12, AT PAGE 16, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

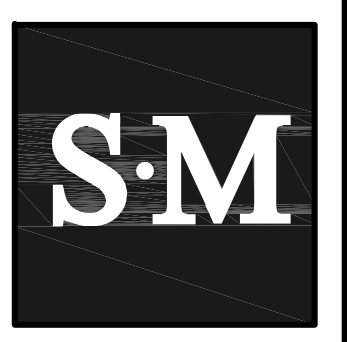


SCALE: 1"=30'



VICINITY LOCATION MAP

ARC-25-0009 / ZON-25-007



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MILLER RESIDENCE
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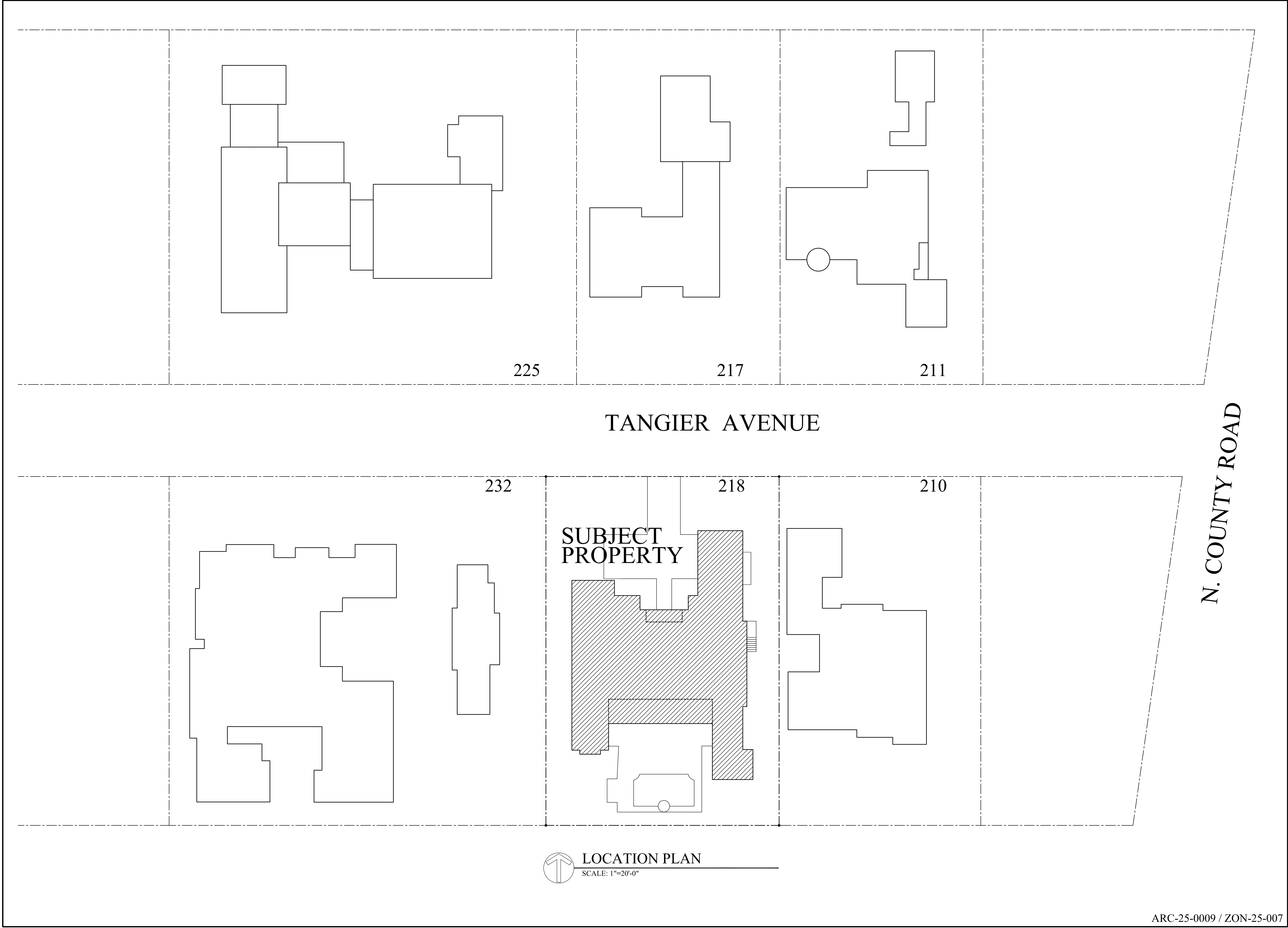
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757



NO: -
DWG. BY: TJK
SHEET:

VM-100



 LOCATION PLAN
SCALE: 1"=20'-0"



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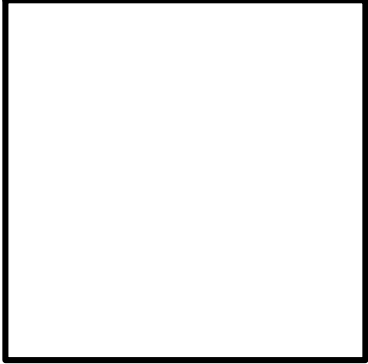
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SHEET:

LP-100



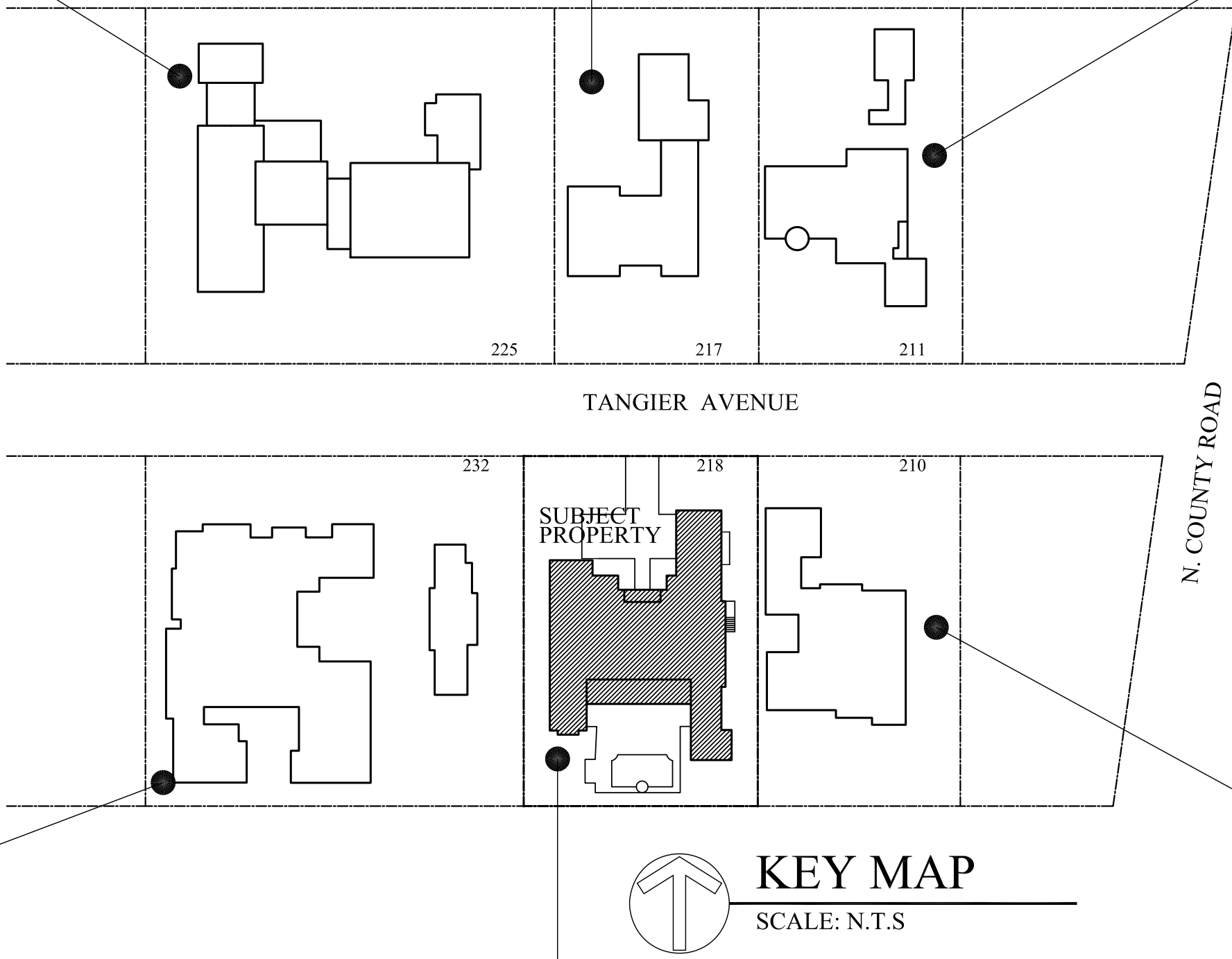
225 TANGIER AVENUE



217 TANGIER AVENUE



211 TANGIER AVENUE



232 TANGIER AVENUE



218 TANGIER AVENUE - SUBJECT PROPERTY



210 TANGIER AVENUE ARC-25-0009 / ZON-25-007



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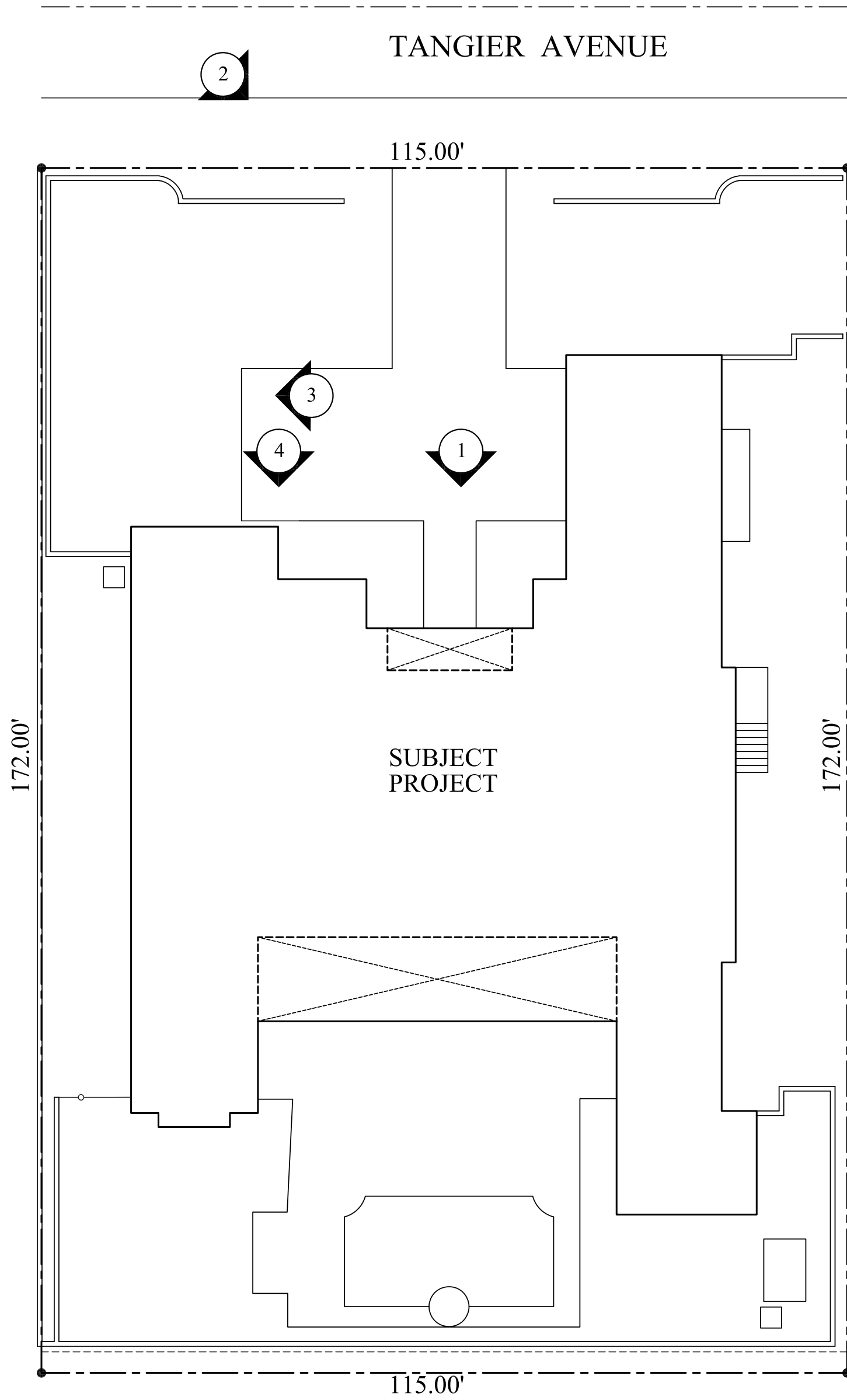
P-1



(1) SUBJECT PROPERTY- NORTH ELEVATION



(3) SUBJECT PROPERTY- NORTH WEST ELEVATION



KEY MAP
SCALE: N.T.S



(2) SUBJECT PROPERTY- NORTH ELEVATION



(4) SUBJECT PROPERTY- NORTH ELEVATION
ARC-25-0009 / ZON-25-007



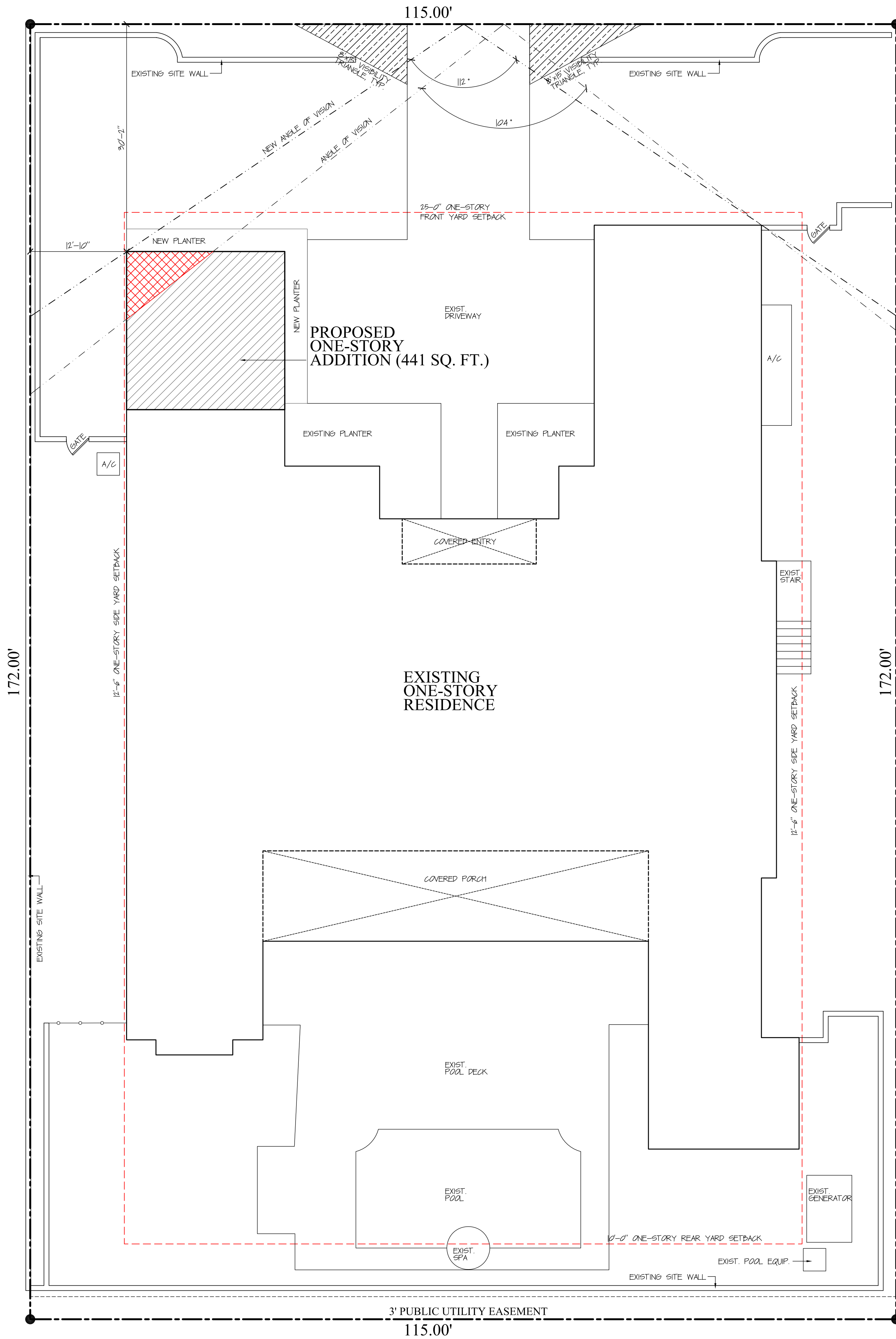
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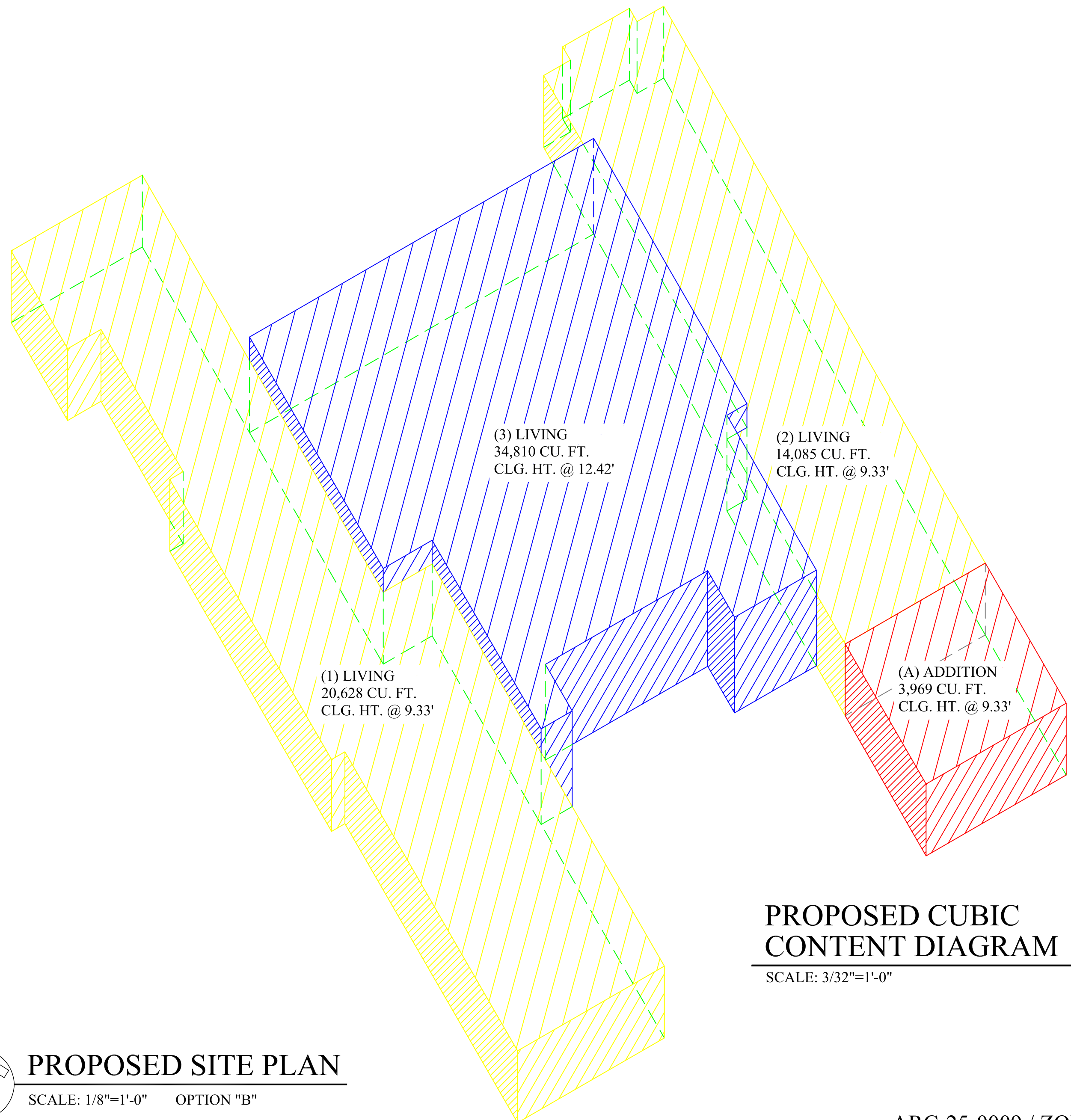
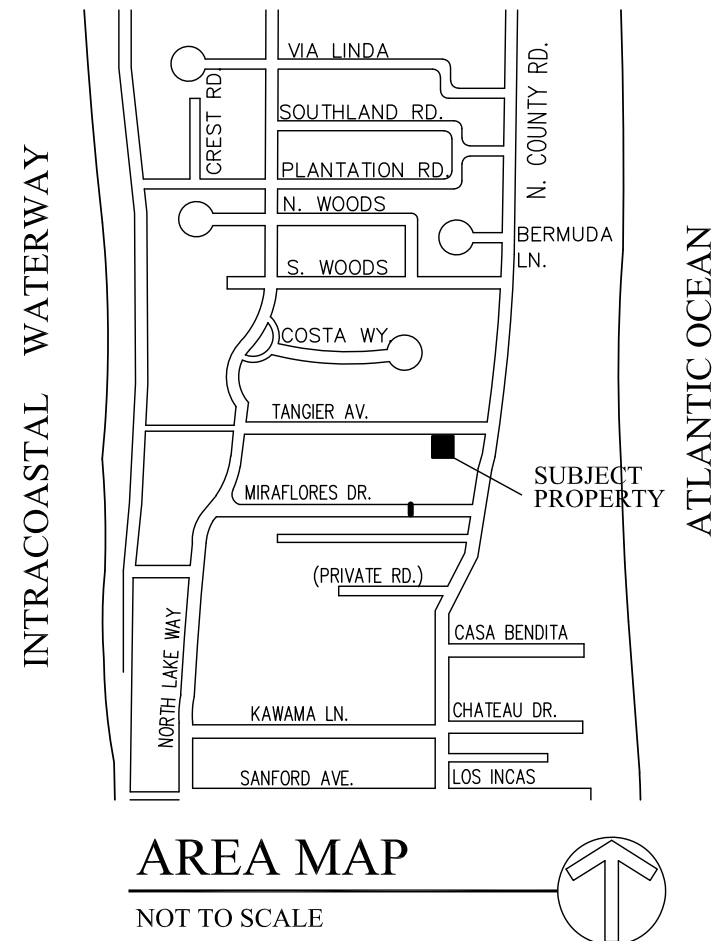
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NO: -
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SHEET:



SITE DATA			
ZONING DISTRICT:	R-P		
LOT AREA:	19,780 SQ. FT.		
LOT COVERAGE BY BUILDING:			
ALLOWABLE:	7,912 SQ. FT.	=	40.0%
EXISTING:	6,890 SQ. FT.	=	34.8%
PROPOSED:	7,231 SQ. FT.	=	36.6%
LANDSCAPED OPEN SPACE:			
REQUIRED:	8,301 SQ. FT.	=	42.0%
EXISTING:	9,178 SQ. FT.	=	46.4%
PROPOSED:	8,916 SQ. FT.	=	45.1%
1/2 PERIMETER LANDSCAPING:			
REQUIRED: [50% OF THE MIN. REQ. OA L.S. (45%)]	4,450.5 SQ. FT.	=	50.0%
EXISTING:	5,088 SQ. FT.	=	51.3%
PROPOSED:	5,088 SQ. FT.	=	51.3%
FRONT YARD LANDSCAPING:			
25' SETBACK AREA:	2,875 SQ. FT.	=	100%
REQUIRED:	1,150 SQ. FT.	=	40.0%
EXISTING:	2,406 SQ. FT.	=	89.7%
PROPOSED:	2,406 SQ. FT.	=	89.7%

CUBIC CONTENT RATIO CALCULATION:	
LOT AREA:	19,780 SQ. FT.
ALLOWABLE: CCR = 3.50 + [(60,000 - 19,780) ÷ 50,000] × 0.5	3.90 CCR = 77,142 CU. FT.
EXISTING:	3.47 CCR = 68,655 CU. FT.
PROPOSED:	3.68 CCR = 72,770 CU. FT.
1. ONE-STORY EXISTING LIVING (2,401 S.F. x 9.33' HEIGHT)	22,401 CU. FT.
2. ONE-STORY EXISTING LIVING (1,615 S.F. x 9.33' HEIGHT)	15,068 CU. FT.
3. ONE-STORY EXISTING LIVING (2,803 S.F. x 12.42' HEIGHT)	34,813 CU. FT.
TOTAL:	72,282 CU. FT.
5% CREDIT FOR LOGGIA (77,142 x 5% = 3,857)	-3,857 CU. FT.
TOTAL EXISTING:	68,425 CU. FT.
A - NEW ADDITION (441 S.F. x 9.33' HEIGHT)	4,115 CU. FT.
TOTAL PROPOSED:	72,540 CU. FT.
CUBIC CONTENT RATIO (CUBIC CONTENT/LOT AREA)	72,540 CU. FT. / 19,780 SQ. FT. = 3.67



PROPOSED CUBIC
CONTENT DIAGRAM
SCALE: 3/32"=1'-0"

PROPOSED SITE PLAN
SCALE: 1/8"=1'-0" OPTION "B"



BEDROOM ADDITION
MILLER RESIDENCE
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SHEET:

SP-101

ARC-25-0009 / ZON-25-007



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:	218 TANGIER AVENUE		
2	Zoning District:	R-B		
3	Lot Area (sq.ft.):	19,780 sq.ft.		
4	Lot Width (W) & Depth (D) (Ft.):	115 ft. (W) x 172 ft. (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	AE		
7	Zero Datum for point meas. (NAVD)	6.10' NAVD 1988		
8	Crown of Road (COR) (NAVD)	2.25' NAVD		
9		Required/Allowed	Existing	Proposed
10	Lot Coverage	7912 s.f. / 40%	6,852 s.f. / 34.6%	4,685 sf. / 23.1%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	6,067 s.f.	7,369 s.f.
12	* Front Yard Setback (Ft.)	25 ft.	26.7 ft.	26.7 ft.
13	* Side Yard Setback (1st Story) (Ft.)	12.5 ft.	12.8 ft.	12.8 ft.
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	* Rear Yard Setback (Ft.)	10 feet	22.6 feet	22.6 feet
16	Angle of Vision (Deg.)	104 degrees	94.5 degrees	112 degrees
17	Building Height (Ft.)	14 feet	12.42 feet	12.42 feet
18	Overall Building Height (Ft.)	22 feet	22 feet	22 feet
19	Cubic Content Ration (CCR) (R-B ONLY)	3.90	3.47	3.67
20	* * Max. Fill Added to Site (Ft.)		N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.0' NAVD	6.1' NAVD	6.1' NAVD
22	Base Flood Elevation (BFE)(NAVD)	6.0' NAVD	6.0' NAVD	6.0' NAVD
23	Landscape Open Space (LOS)(Sq Ft and %)	8,901 s.f. / 45%	9,178 s.f. / 46.4%	8,916 s.f. / 45.1%
24	Perimeter LOS (Sq Ft and %)	4,450.5 s.f./50%	5,088 s.f. / 57.2%	5,088 s.f. / 57.2%
25	Front Yard LOS (Sq Ft and %)	1,150 s.f. / 40%	2,406 s.f. / 83.7%	2,406 s.f. / 83.7%
26	* * * Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each side yard with 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.



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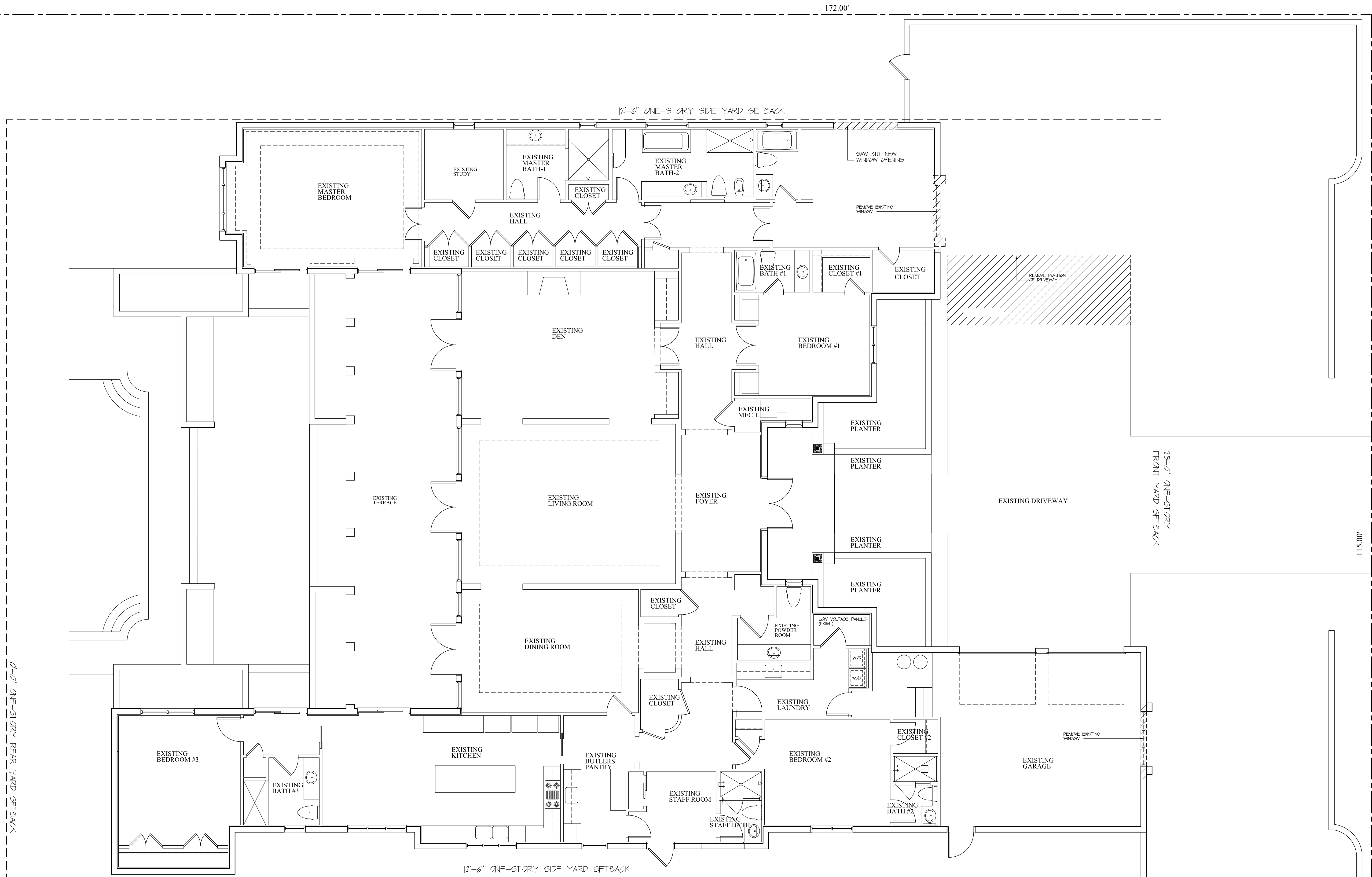
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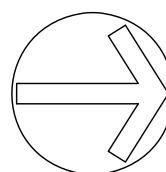
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DWG. BY: TJK
SHEET:

D-100



MATERIALS REMOVAL PLAN

SCALE: 3/16"=1'-0"



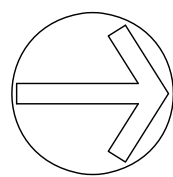
WALL LEGEND:

- INDICATES EXISTING TO BE REMOVED
- ==== INDICATES EXISTING EXTERIOR WALLS TO REMAIN
- ===== INDICATES EXISTING INTERIOR PARTITIONS TO REMAIN

ARC-25-0009 / ZON-25-007

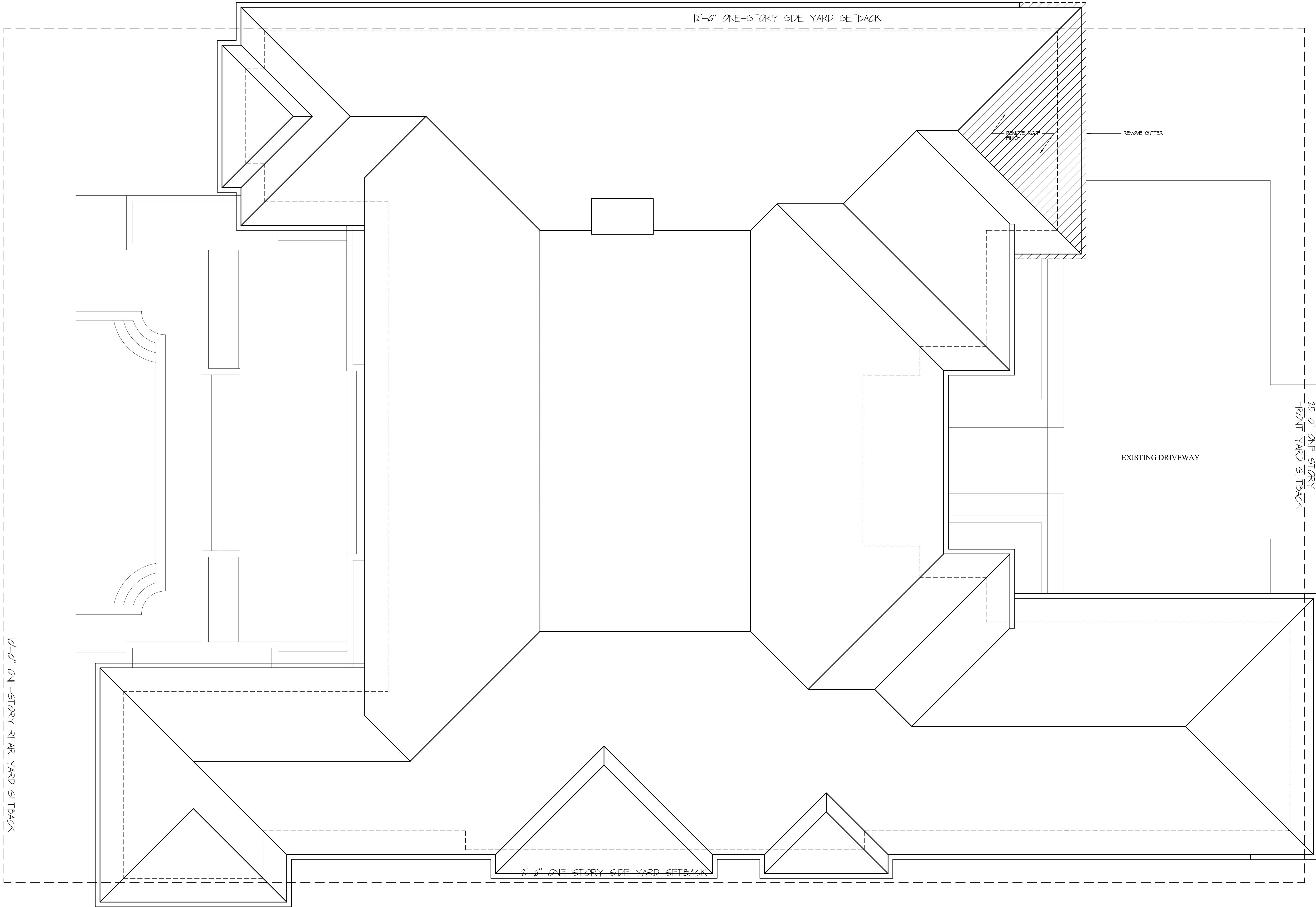
MATERIALS REMOVAL PLAN

SCALE: 3/16"=1'-0"



WALL LEGEND:

- INDICATES EXISTING TO BE REMOVED
- ==== INDICATES EXISTING EXTERIOR WALLS TO REMAIN
- ===== INDICATES EXISTING INTERIOR PARTITIONS TO REMAIN



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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

NO: -
DWG. BY: TJK
SHEET:

D-101



BEDROOM ADDITION
MILLER RESIDENCE
218 TANGER AVENUE PALM BEACH, FL 33480

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REGISTERED ARCHITECT 94757



NO: -
DWG. BY: TJK
SHEET:

D-200



PROPOSED DEMOLITION
PERCENTAGE:0.0%

DEMOLITION EAST ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED DEMOLITION
PERCENTAGE: 21.9%

DEMOLITION NORTH ELEVATION
SCALE: 3/16"=1'-0"



BEDROOM ADDITION
MILLER RESIDENCE
218 TANGER AVENUE PALM BEACH, FL 33480

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• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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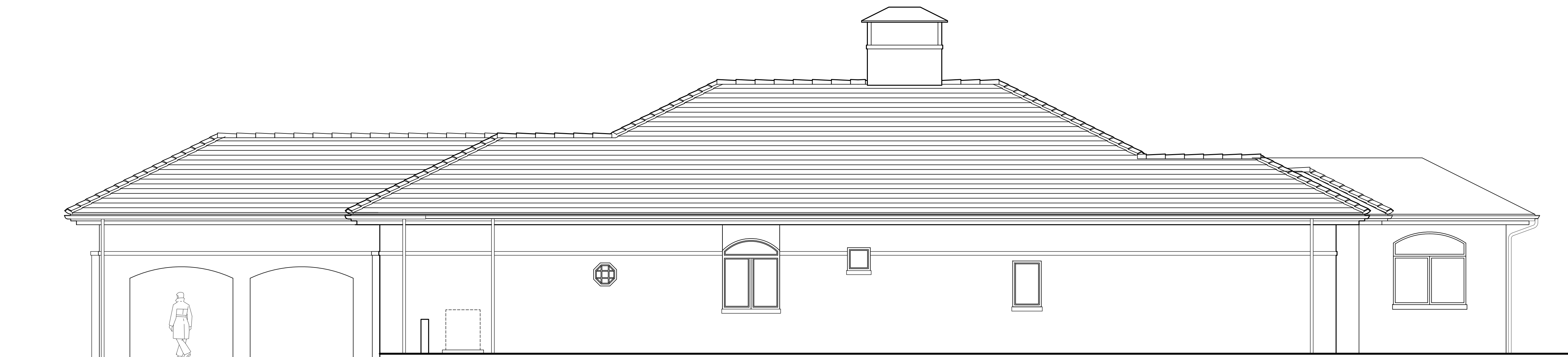
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757



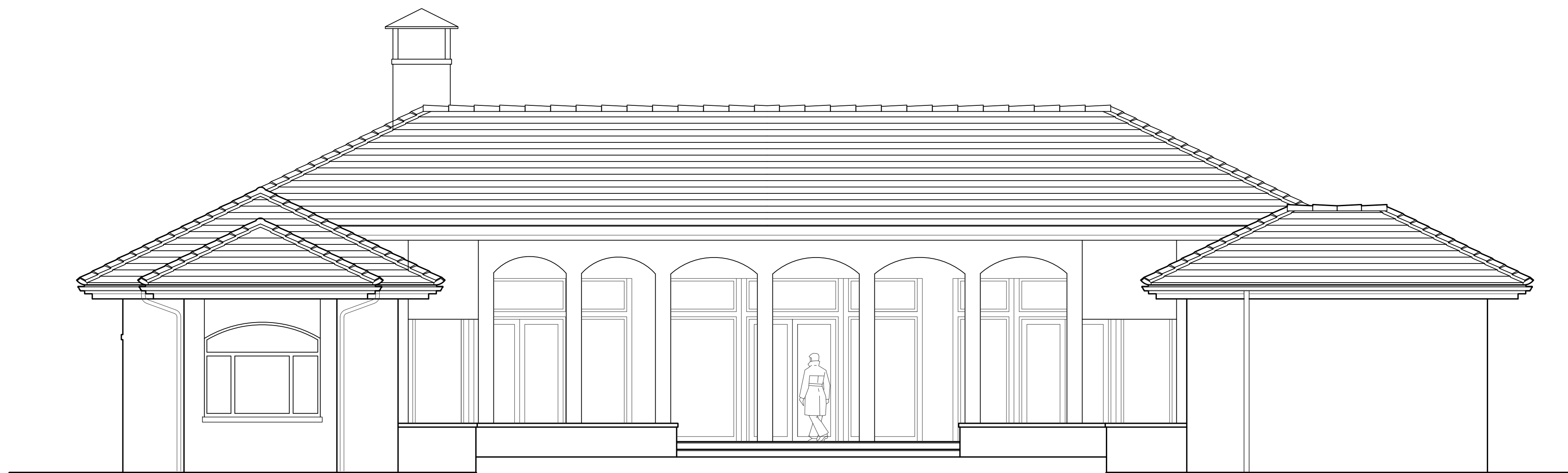
NO: -
DWG. BY: TJK
SHEET:

D-201



PROPOSED DEMOLITION
PERCENTAGE:0.0%

DEMOLITION WEST ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED DEMOLITION
PERCENTAGE: 0.0%

DEMOLITION SOUTH ELEVATION
SCALE: 3/16"=1'-0"



BEDROOM ADDITION
MILLER RESIDENCE
218 TANGER AVENUE PALM BEACH, FL 33480
SMITH AND MOORE ARCHITECTS, INC.
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FLORIDA AAC

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HAROLD J. SMITH
REGISTERED ARCHITECT 8742

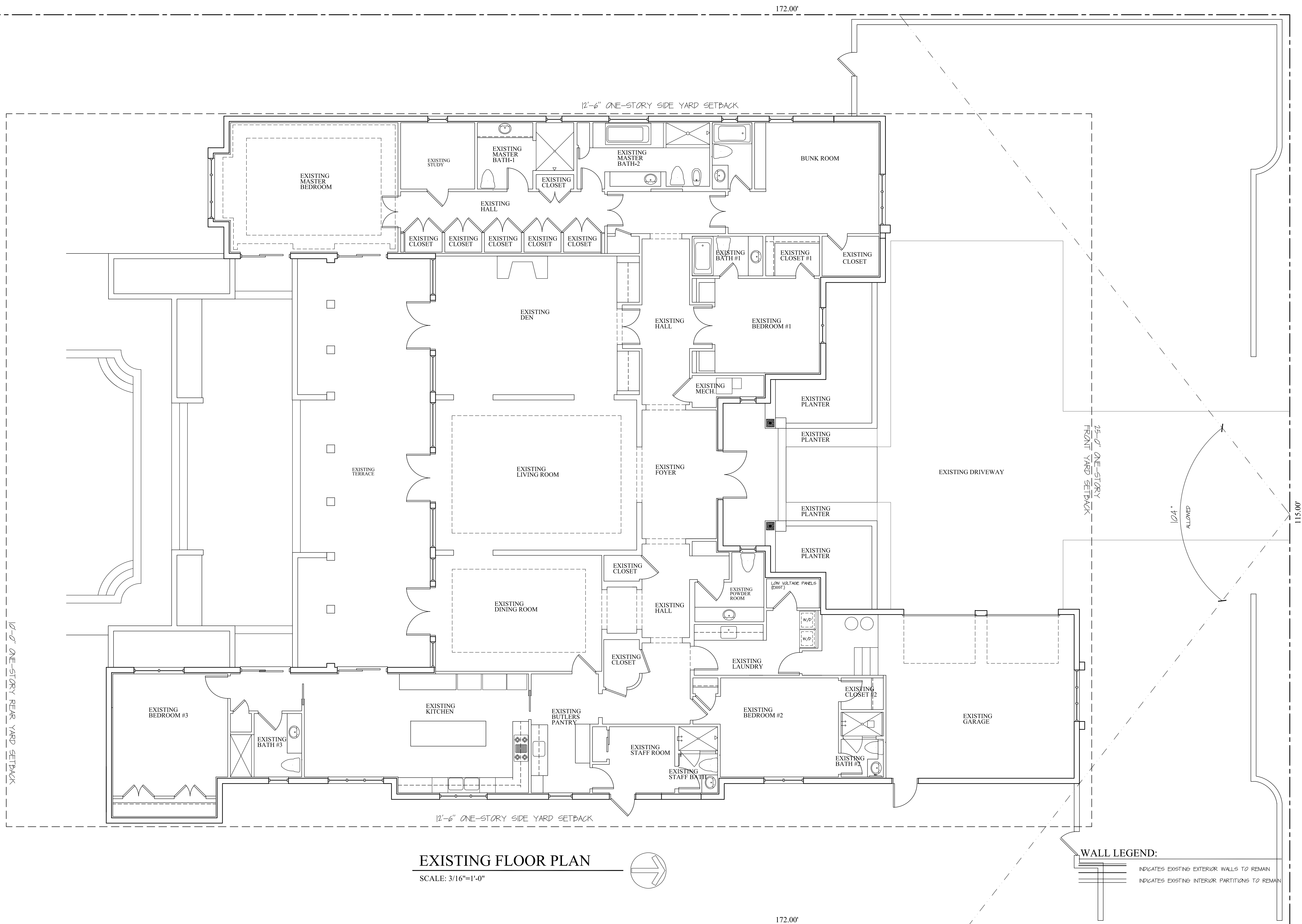
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REGISTERED ARCHITECT 13541

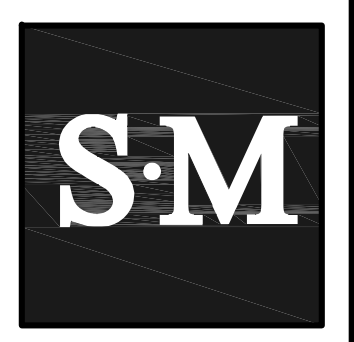
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

NO: -
DWG. BY:
SHEET:

A-100





BEDROOM ADDITION
MILLER RESIDENCE
218 TANGER AVENUE PALM BEACH, FL 33480
SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

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HAROLD J. SMITH
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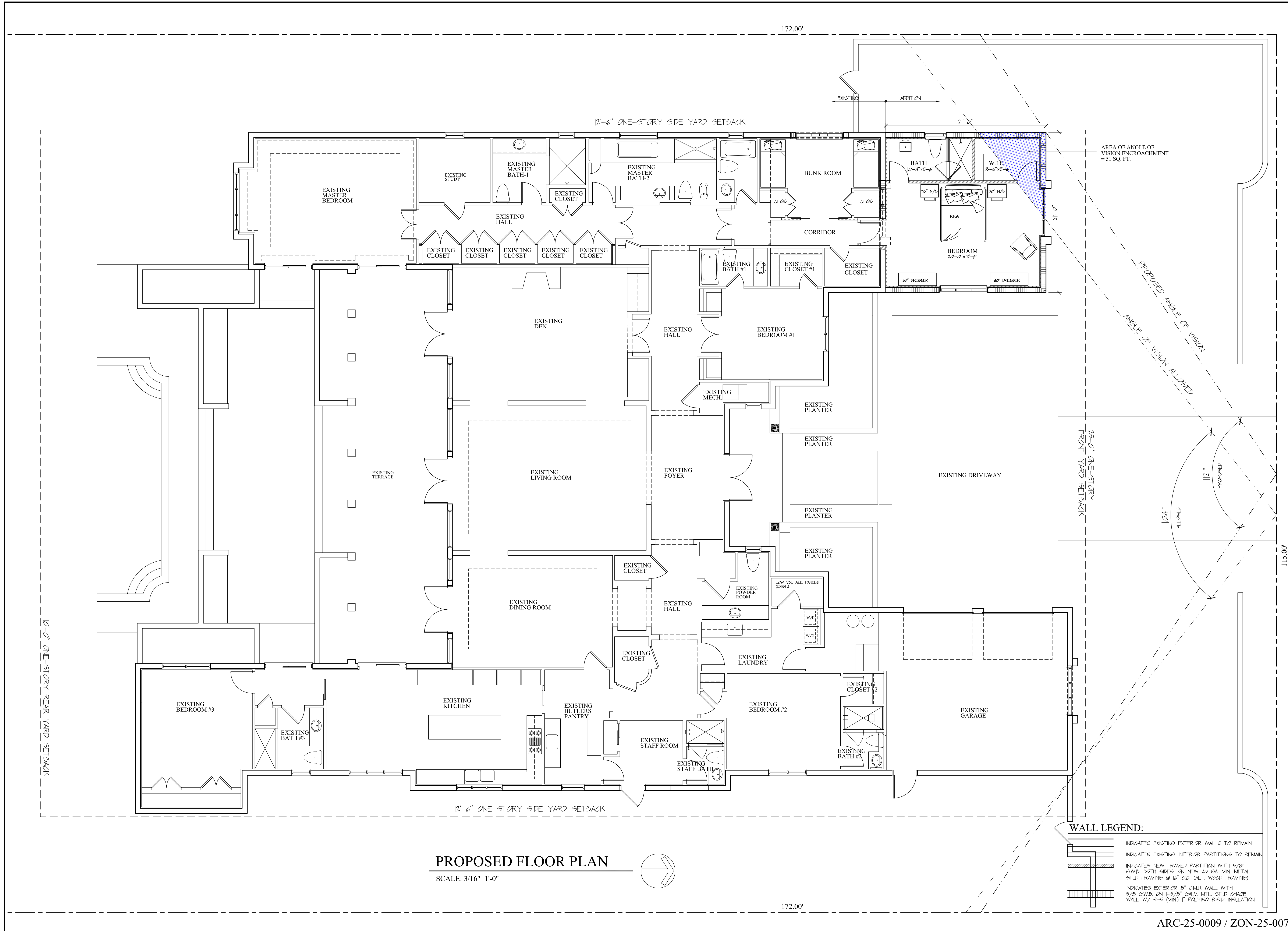
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

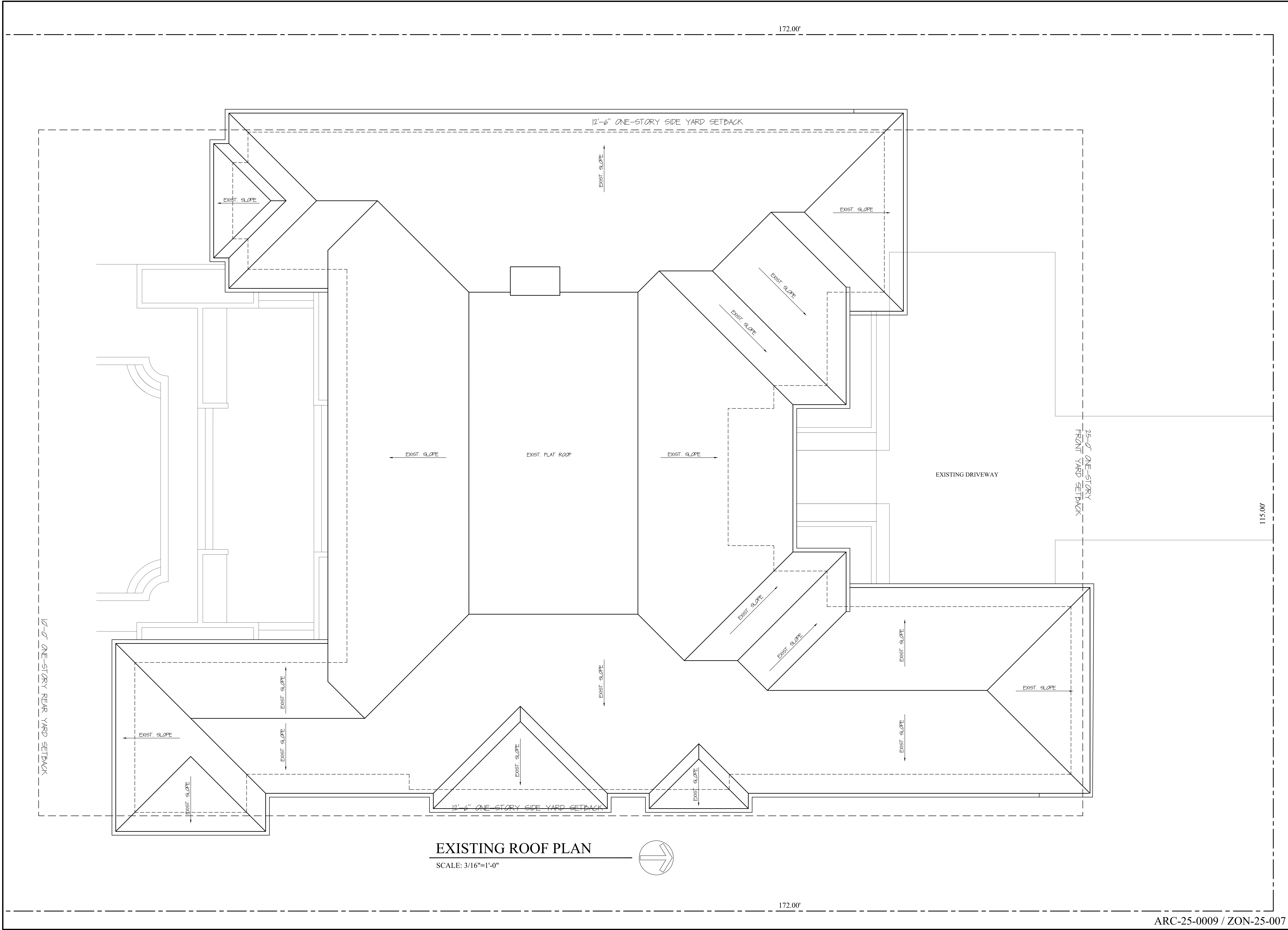
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

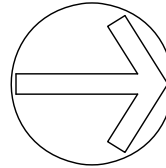
NO: -
DWG. BY:
SHEET:

A-101





EXISTING ROOF PLAN
SCALE: 3/16"=1'-0"





BEDROOM ADDITION
MILLER RESIDENCE
218 TANGER AVENUE PALM BEACH, FL 33480

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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

NO: -
DWG. BY:
SHEET:

A-102



MILLER RESIDENCE
BEDROOM ADDITION
8 TANGER AVENUE PALM BEACH, FL 3344

SMITH AND MOORE ARCHITECTS, INC.
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FLORIDA AAC

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REGISTERED ARCHITECT 8742

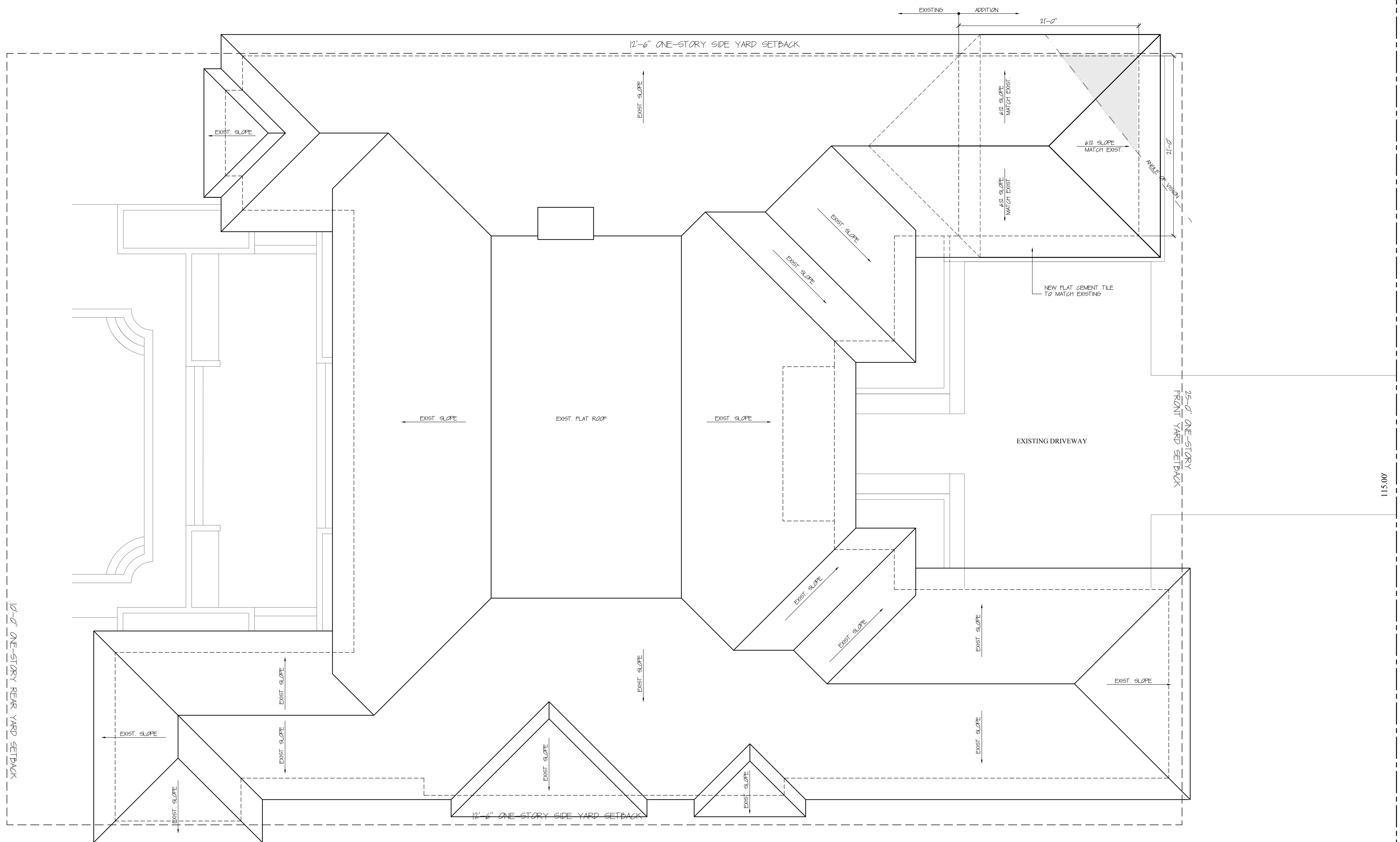
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

TER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

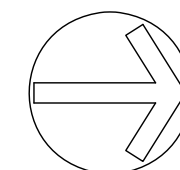
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WG. BY: TJK
HEET:

A-103

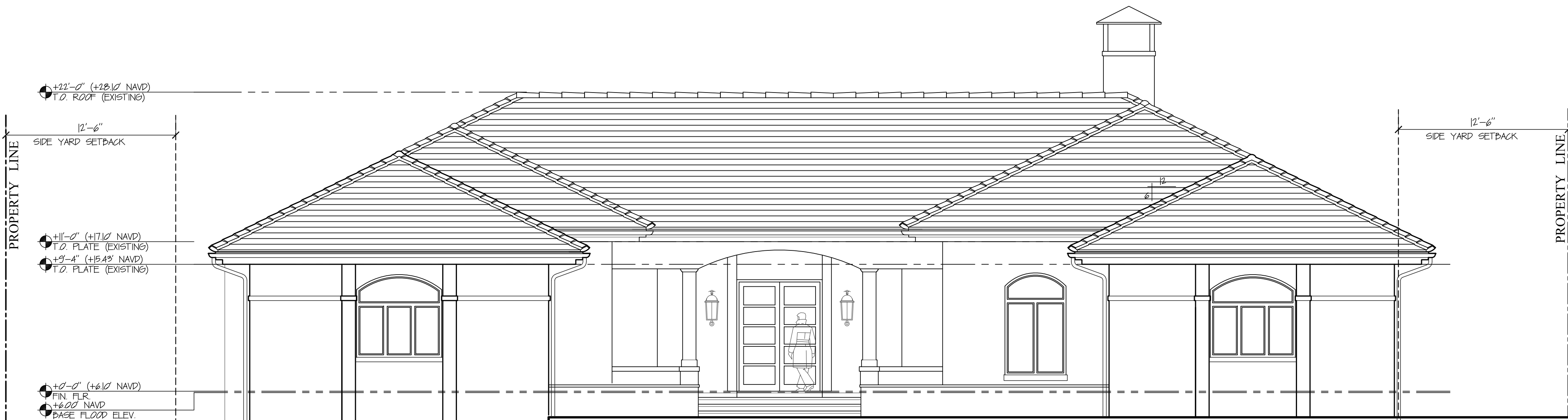


PROPOSED ROOF PLAN

SCALE: 3/16"=1'-0"

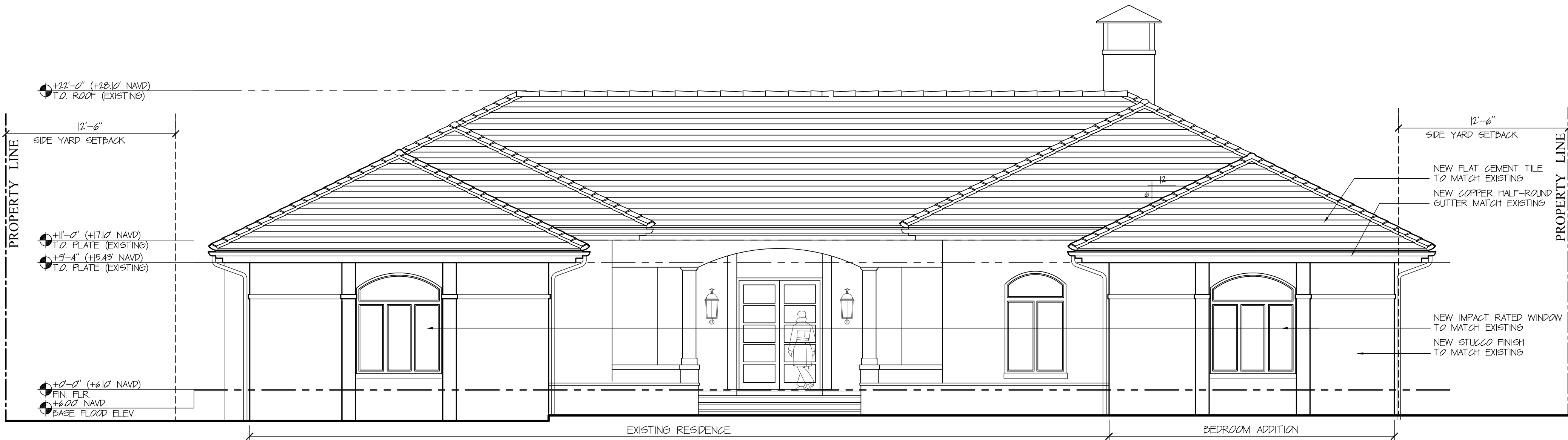


ARC-25-0009 / ZON-25-007



EXISTING NORTH ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"

S·M

BEDROOM ADDITION
MILLER RESIDENCE
218 TANGER AVENUE PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

NO: -
DWG. BY: TJK
SHEET:

A-200

ARC-25-0009 / ZON-25-007



BEDROOM ADDITION
MILLER RESIDENCE
218 TANGER AVENUE PALM BEACH, FL 33480

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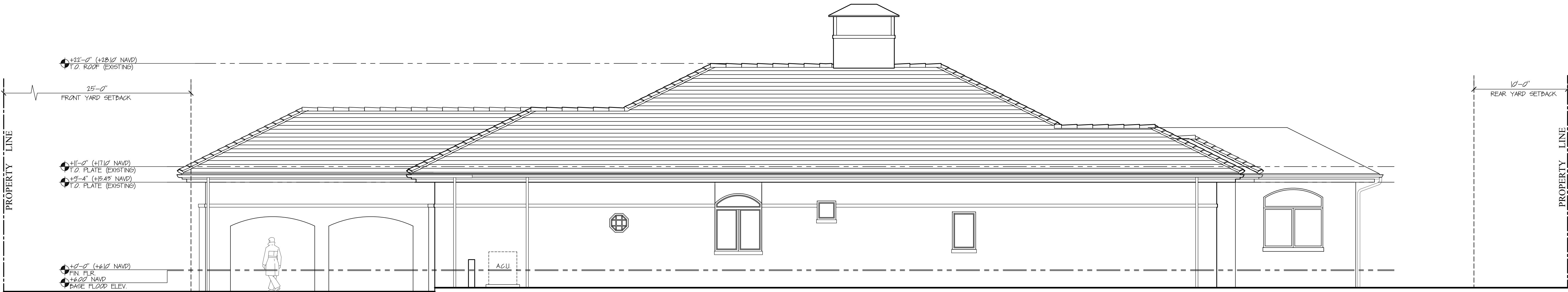


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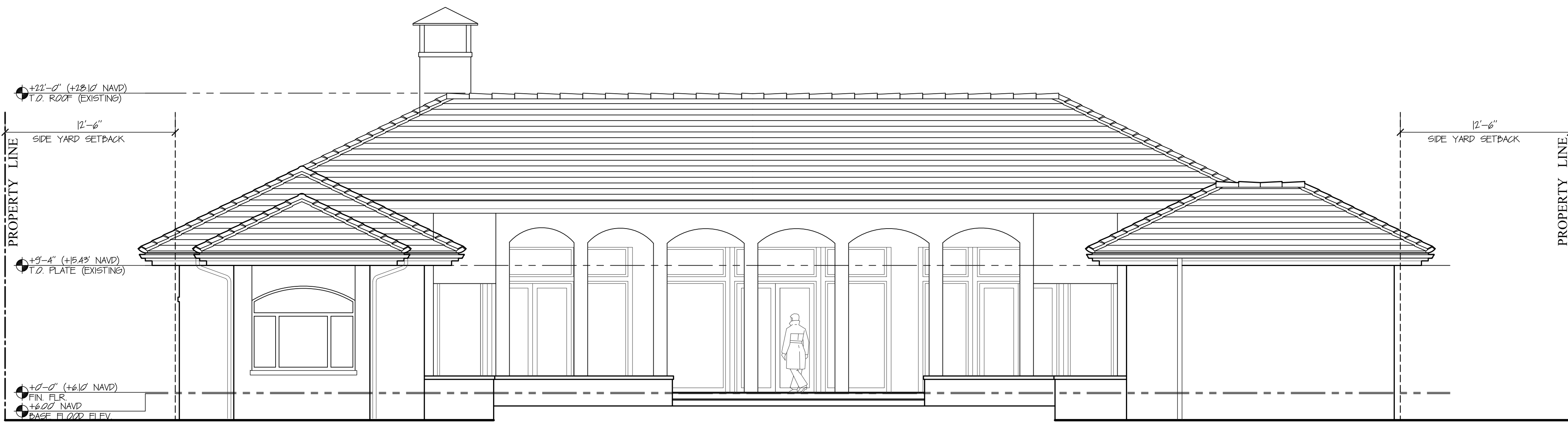
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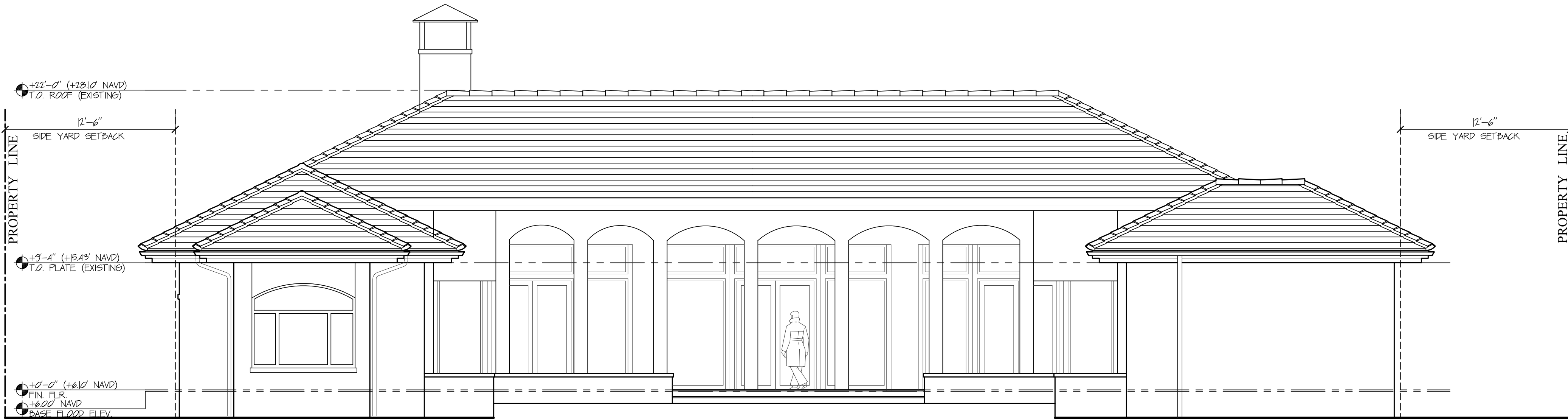
EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 3/16=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 3/16=1'-0" NO CHANGE



BEDROOM ADDITION
MILLER RESIDENCE
218 TANGER AVENUE PALM BEACH, FL 33480
SMITH AND MOORE ARCHITECTS, INC.
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REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757

NO: -
DWG. BY: TJK
SHEET:

A-202



BEDROOM ADDITION
MILLER RESIDENCE
218 TANGER AVENUE PALM BEACH, FL 33480
SMITH AND MOORE ARCHITECTS, INC.
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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

NO: -
DWG. BY: TJK
SHEET:

A-203



EXISTING EAST ELEVATION

SCALE: 3/16=1'-0"



PROPOSED EAST ELEVATION

SCALE: 3/16=1'-0"

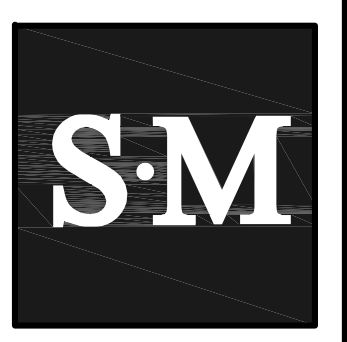
NO CHANGE



EXISTING NORTH ELEVATION
SCALE: 3/16=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/16=1'-0"



BEDROOM ADDITION
MILLER RESIDENCE
218 TANGER AVENUE PALM BEACH, FL 33480

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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757



NO: -

DWG. BY: TJK

SHEET:

A-210



STREETSCAPE ALONG TANGIER AVEUE LOOKING SOUTH

SCALE: NOT TO SCALE



BEDROOM ADDITION
MILLER RESIDENCE
218 TANGER AVENUE PALM BEACH, FL 33480

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REGISTERED ARCHITECT 94757

NO: -
DWG. BY: TJK
SHEET:

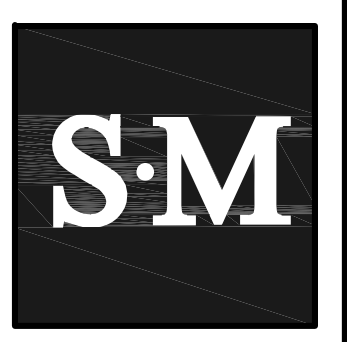
LP-200



EXISTING ARCHITECTURAL DETAILS TO BE REPLICATED

SCALE: NOT TO SCALE

ARC-25-0009 / ZON-25-007



BEDROOM ADDITION
MILLER RESIDENCE
218 TANGER AVENUE PALM BEACH, FL 33480

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REGISTERED ARCHITECT 94757



NO: -
DWG. BY: TJK
SHEET:

A-410



BEDROOM ADDITION
MILLER RESIDENCE
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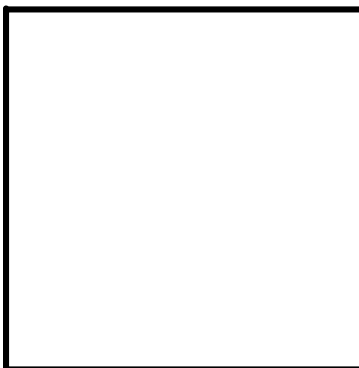
NO. 001285

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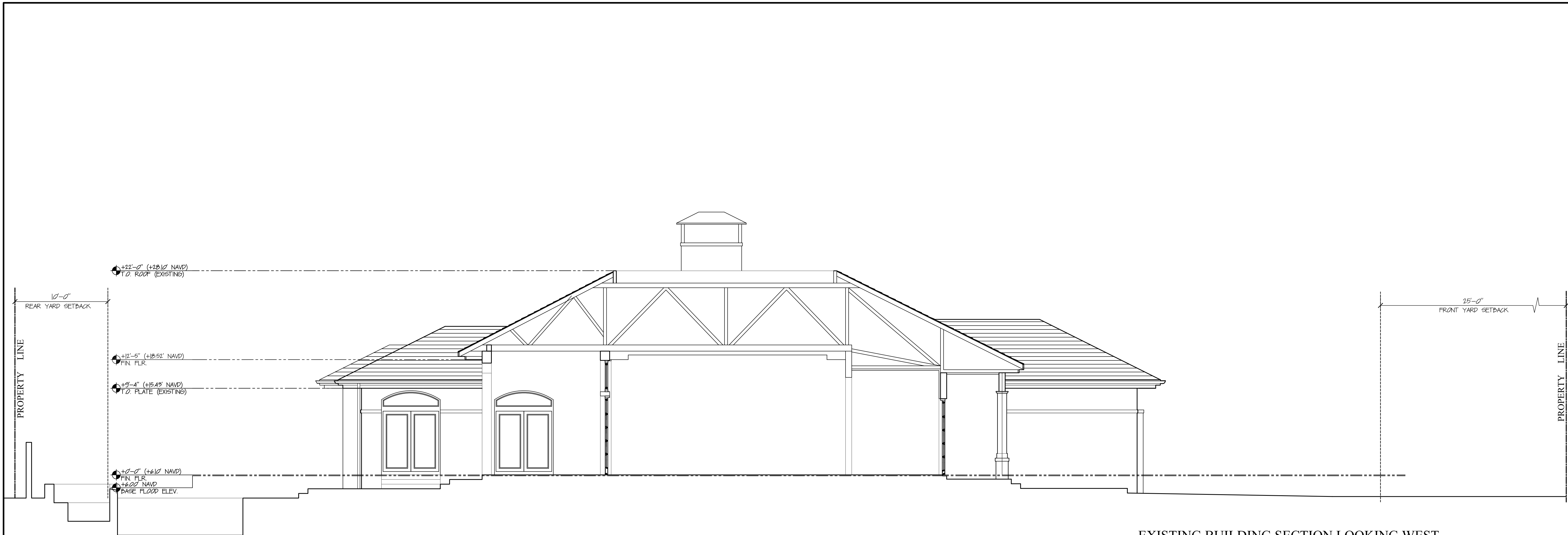
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
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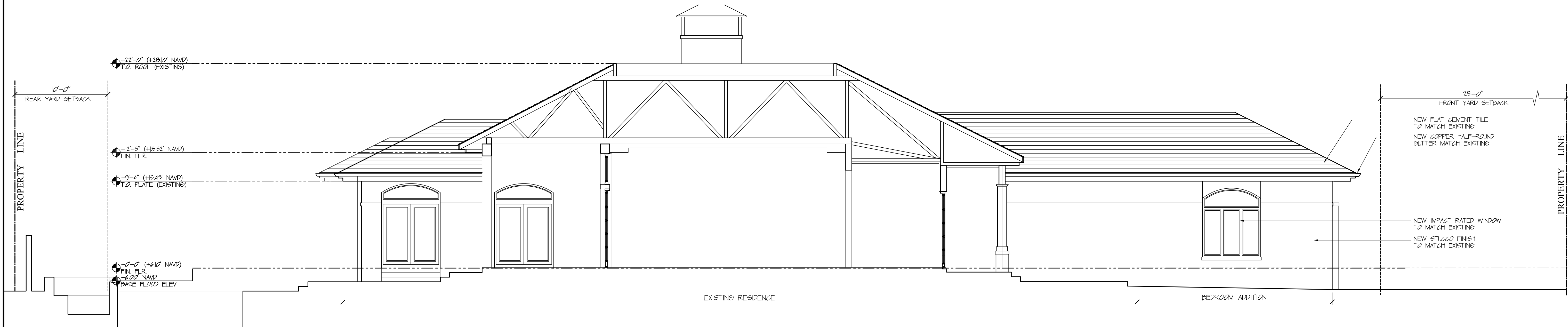
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A-400



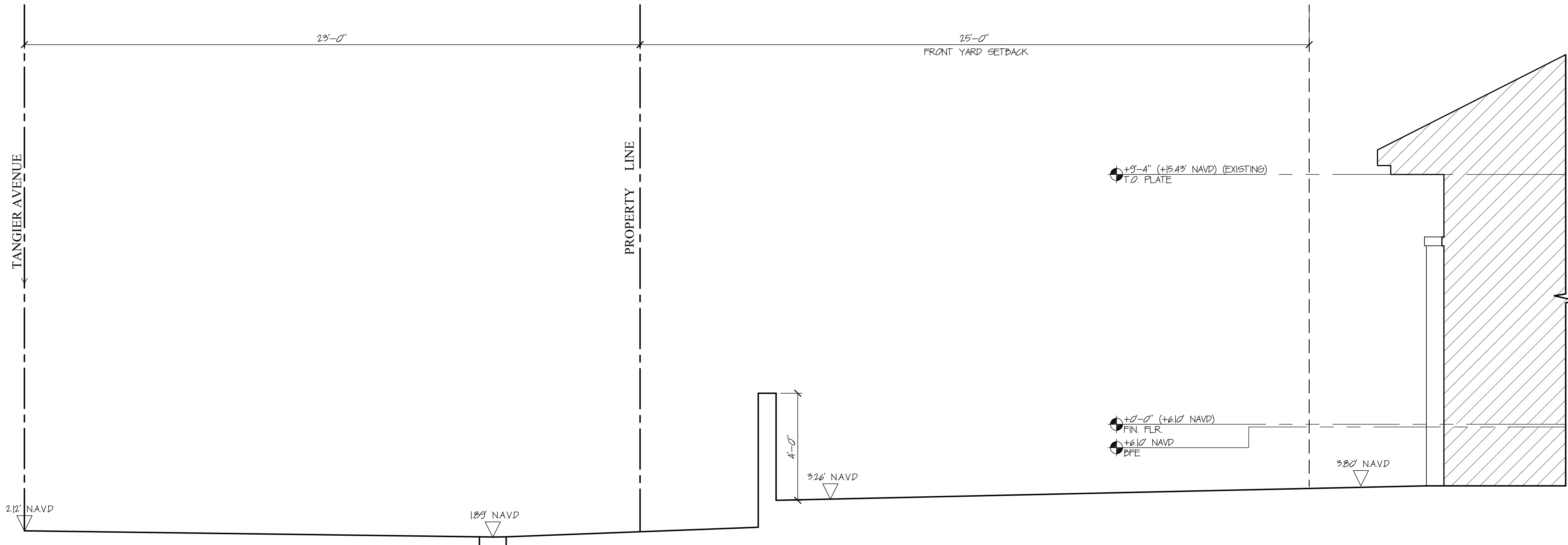
EXISTING BUILDING SECTION LOOKING WEST

SCALE: 3/16"=1'-0"

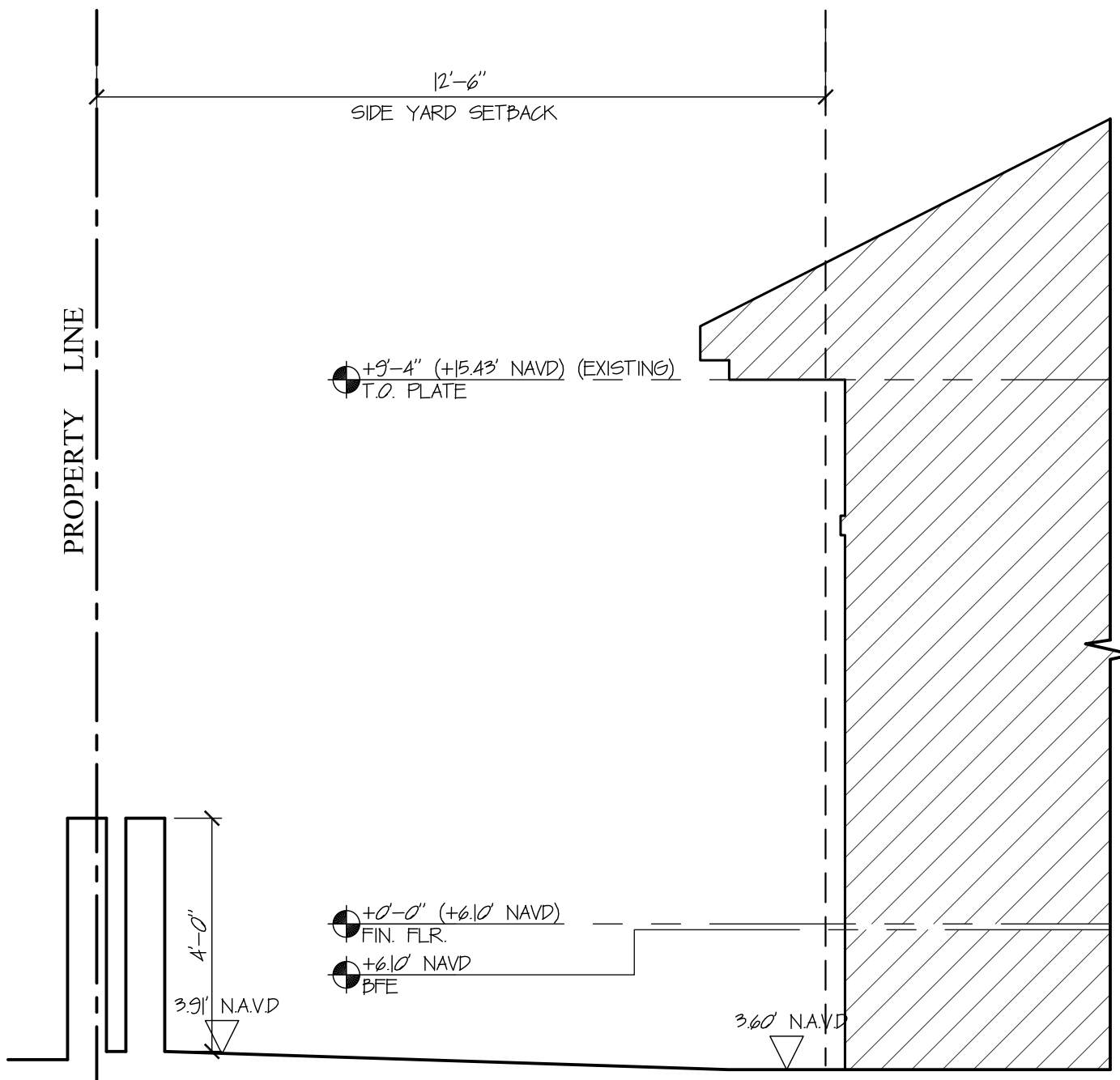


PROPOSED BUILDING SECTION LOOKING WEST

SCALE: 3/16"=1'-0"



1 FRONT YARD (NORTH) SECTION
SP-102 SCALE:3/8"=1'-0"



2 SIDE YARD (WEST) SECTION
SP-102 SCALE:3/8"=1'-0"



BEDROOM ADDITION
MILLER RESIDENCE
218 TANGIER AVENUE PALM BEACH, FL 33480

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FLORIDA AAC

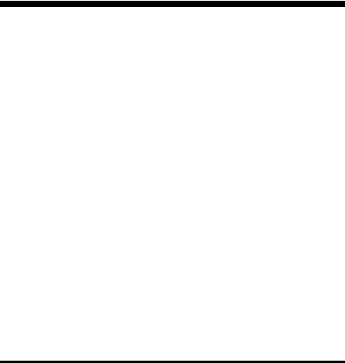
NO. 001285

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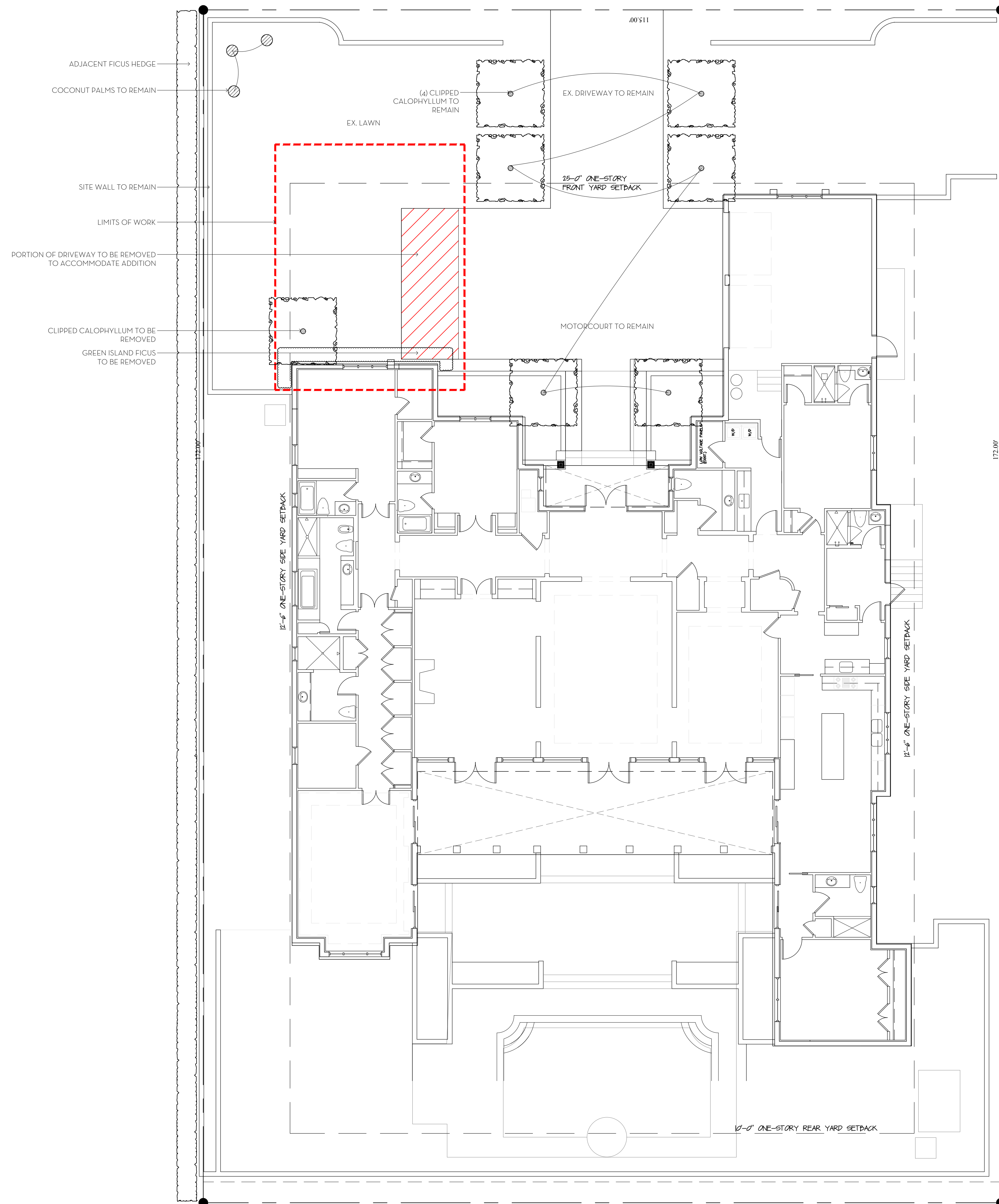


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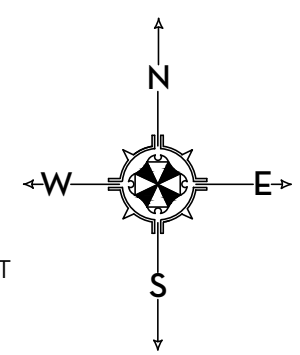
DWG. BY: TJK

SHEET:

A-300



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



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

EXISTING CONDITIONS
PRIVATE RESIDENCE
218 TANGIER, PALM BEACH, FLORIDA

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

07 MARCH 2025

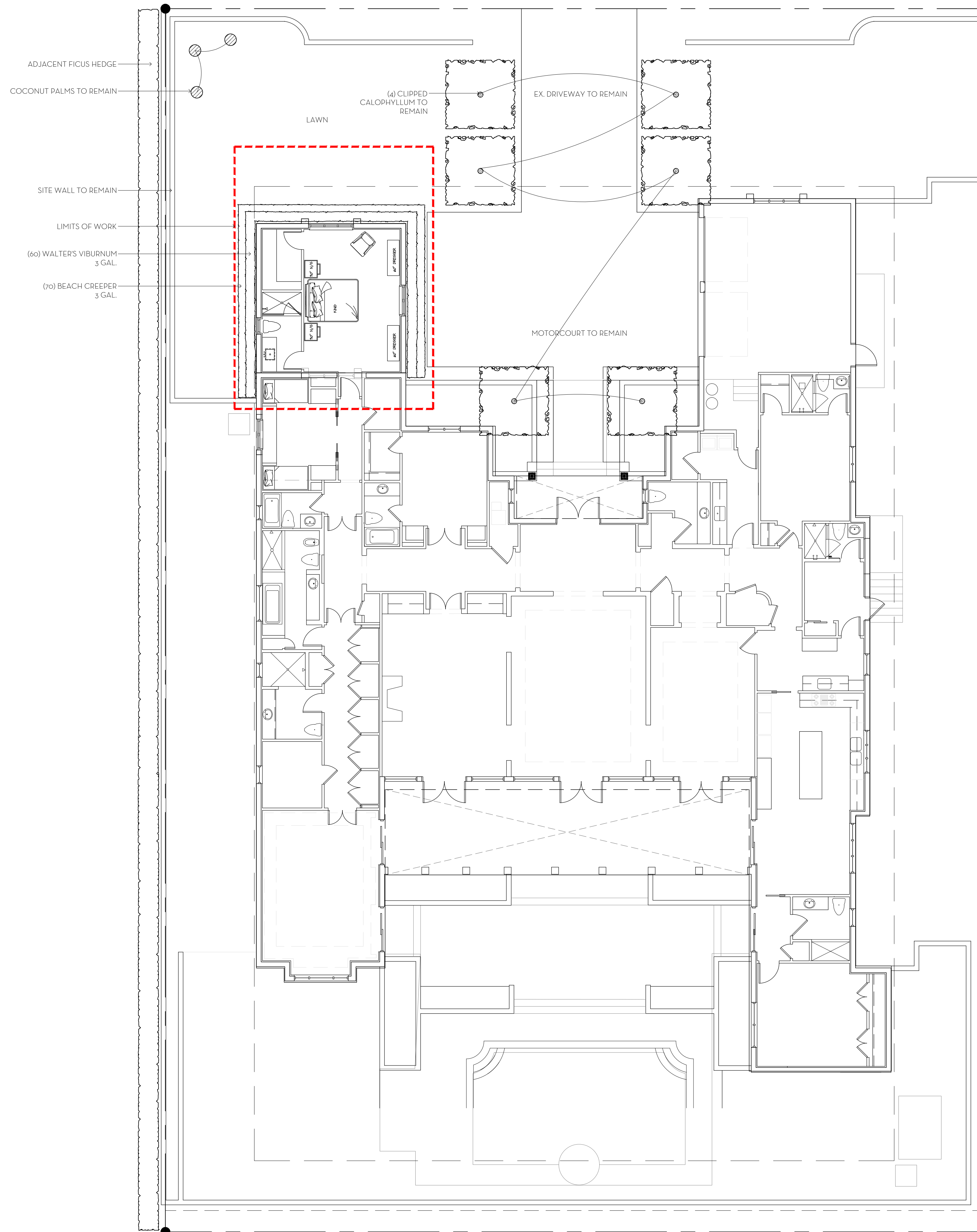


NIEVERA WILLIAMS
DESIGN

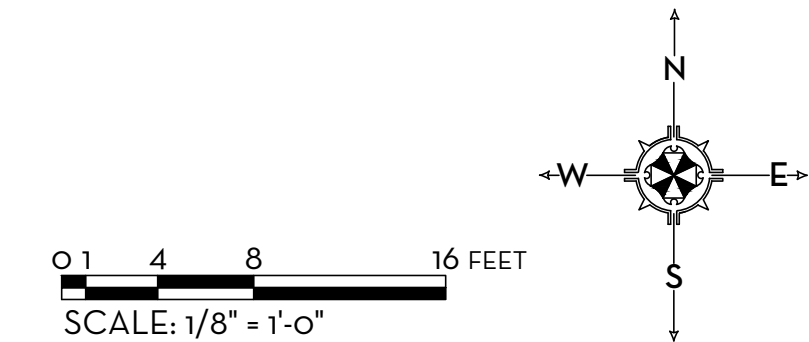
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX



NOTE: PLANTING NOT
SHOWN OUTSIDE AREA OF
WORK WILL REMAIN



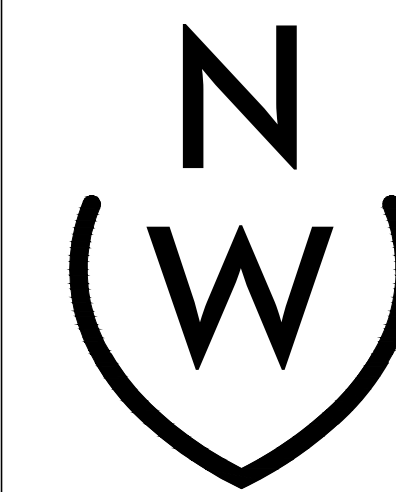
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
PRIVATE RESIDENCE
218 TANGIER, PALM BEACH, FLORIDA

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

07 MARCH 2025

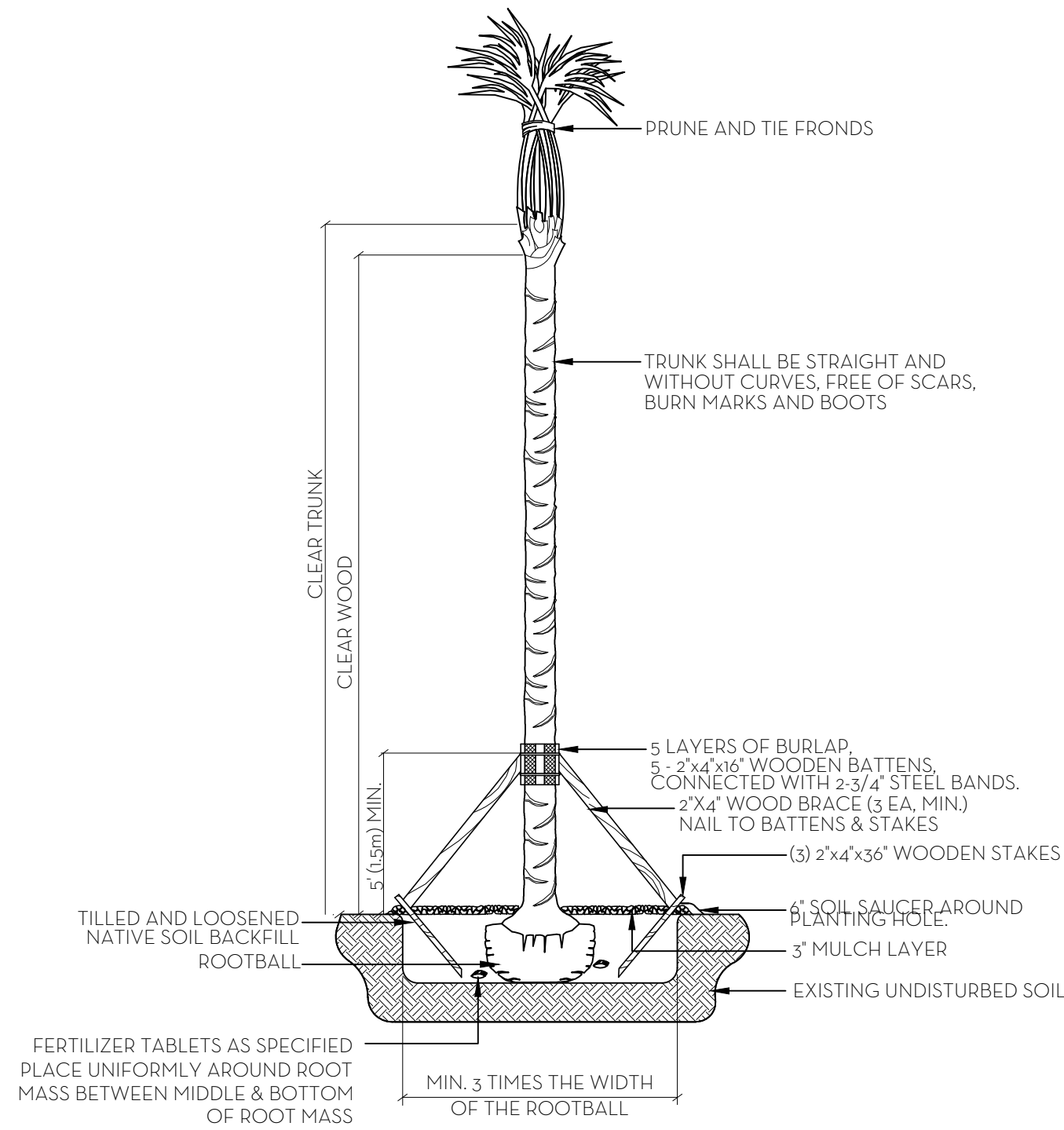


NIEVERA WILLIAMS
DESIGN

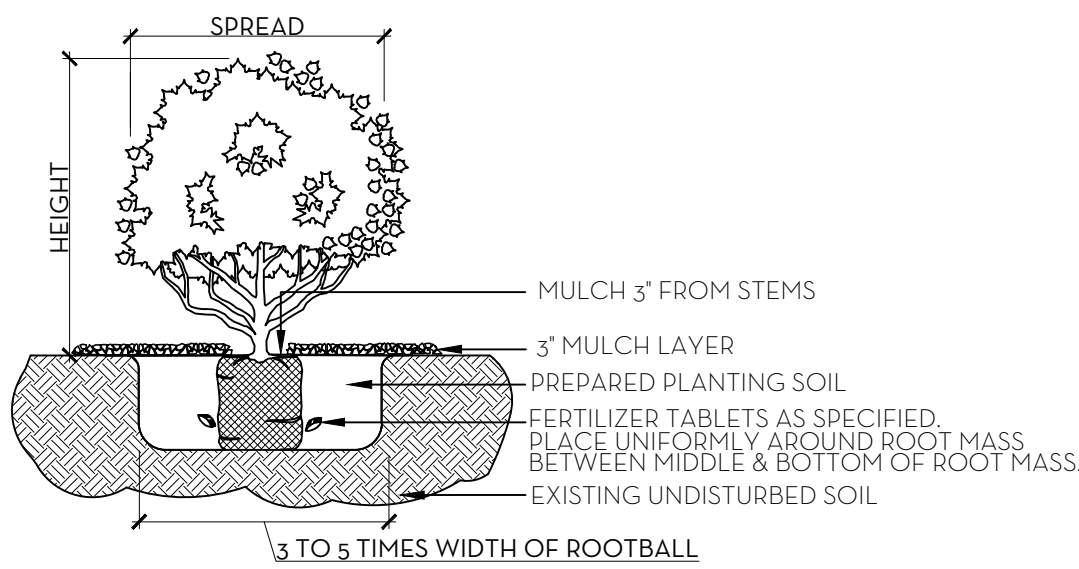
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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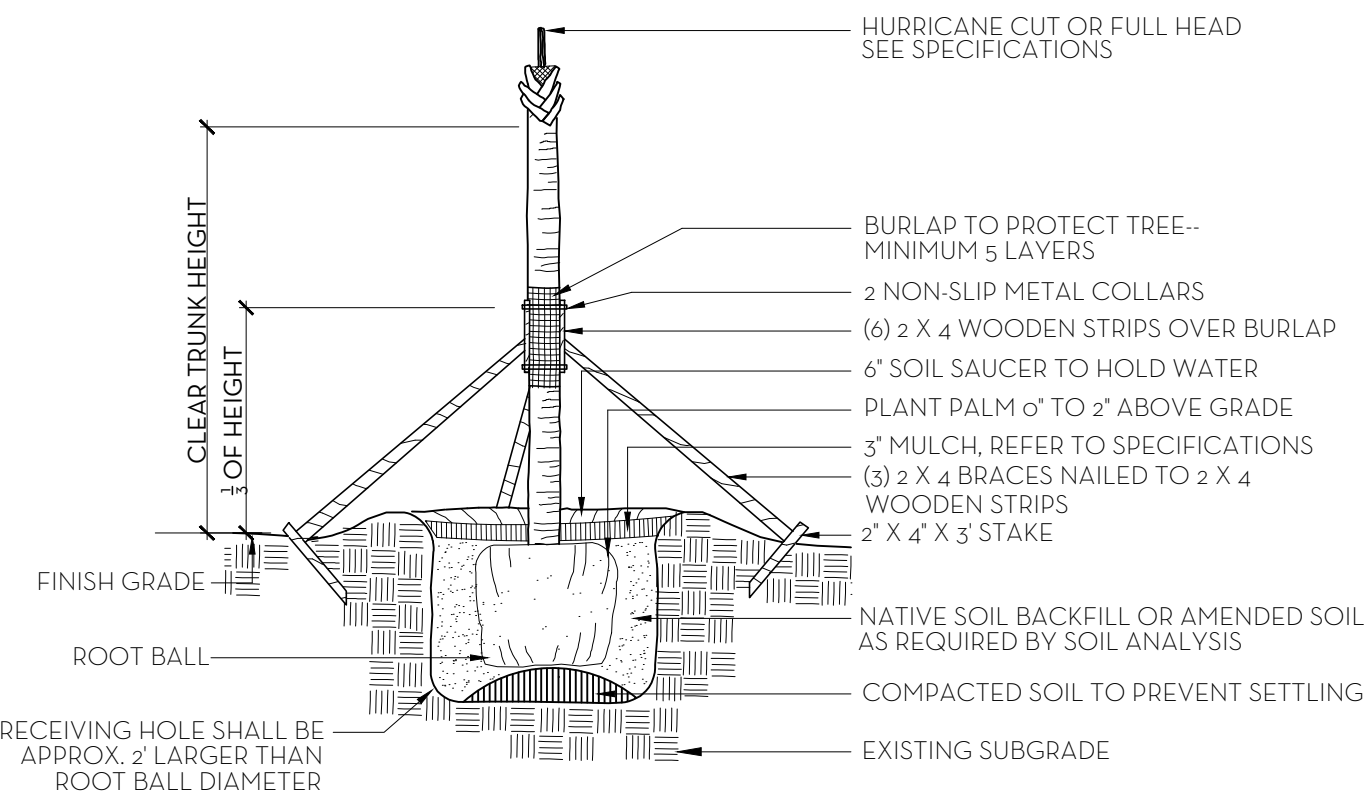
PALM PLANTING DETAIL
N.T.S.



NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.

FERTILIZATION

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

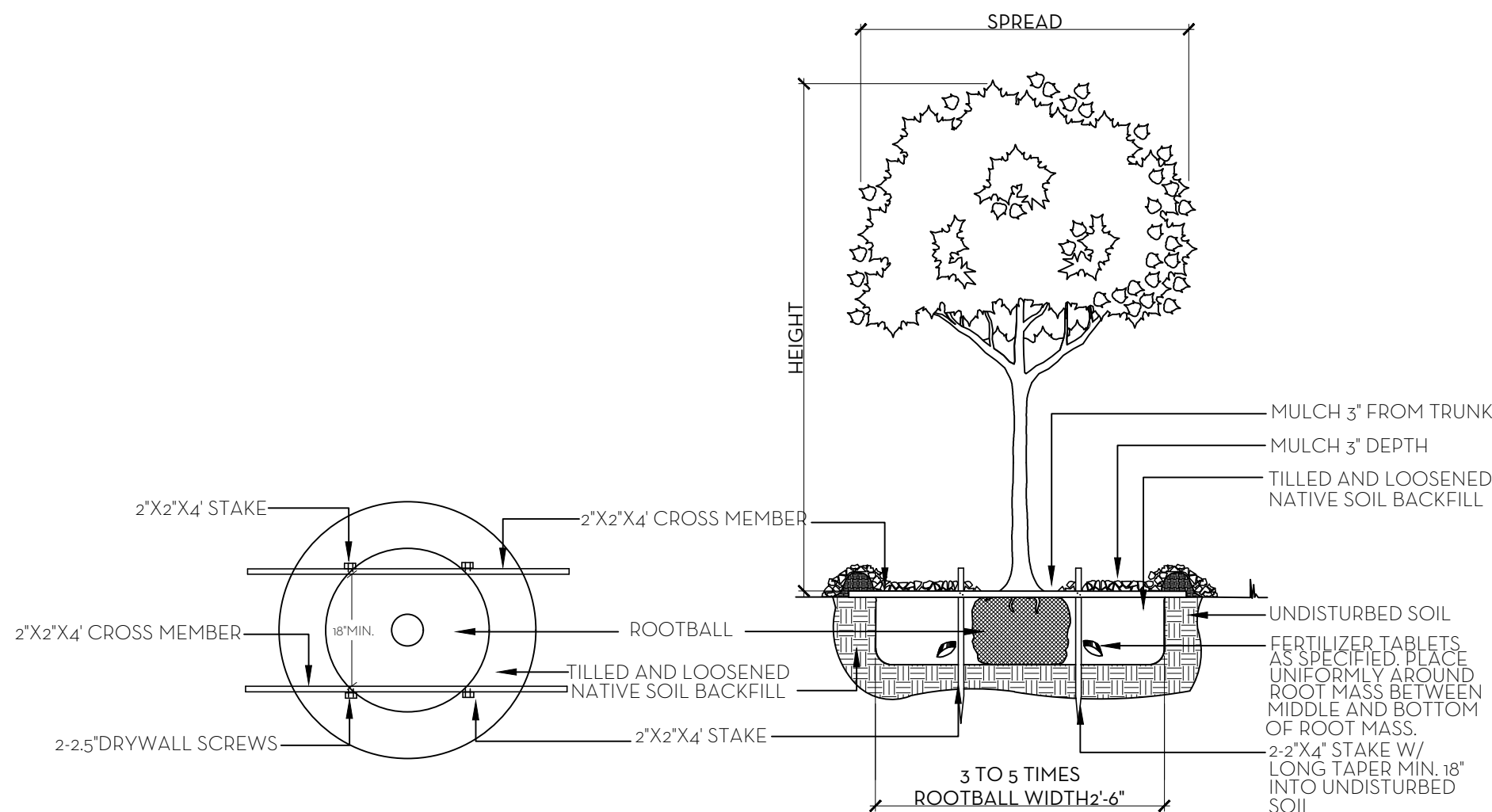
APPLICATION RATE:

1 GALLON CAN:	1- 21 GRAM TABLET
3 GALLON CAN:	2- 21 GRAM TABLETS
5 GALLON CAN:	3- 21 GRAM TABLETS
7 GALLON CAN:	4- 21 GRAM TABLETS

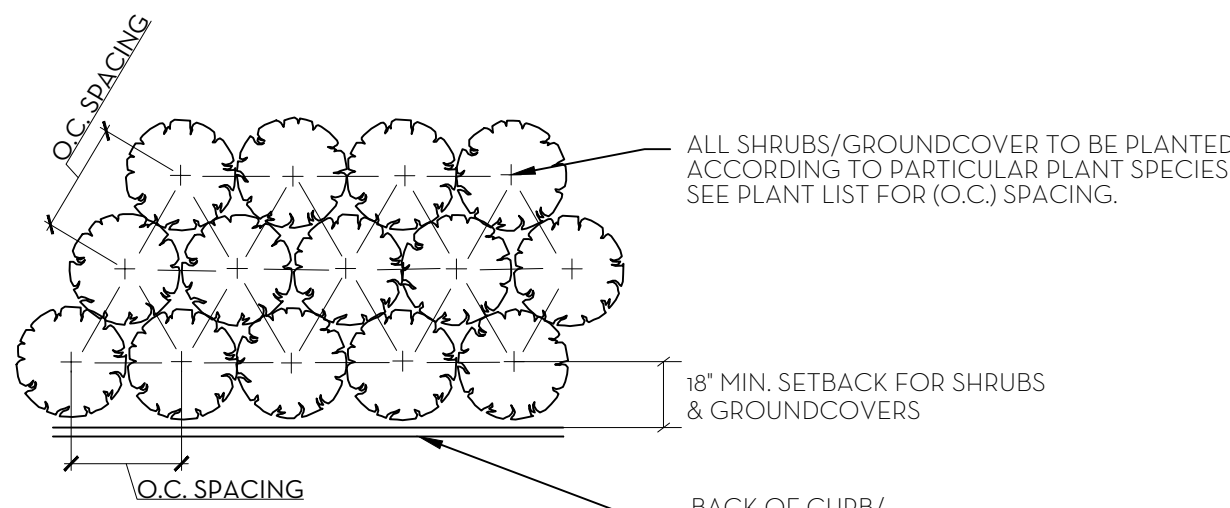
TREES: 3- 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7- 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURERS SPECIFICATIONS.

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



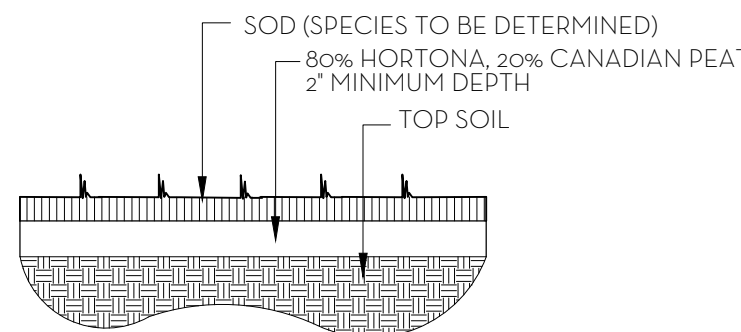
TREE PLANTING DETAIL
N.T.S.



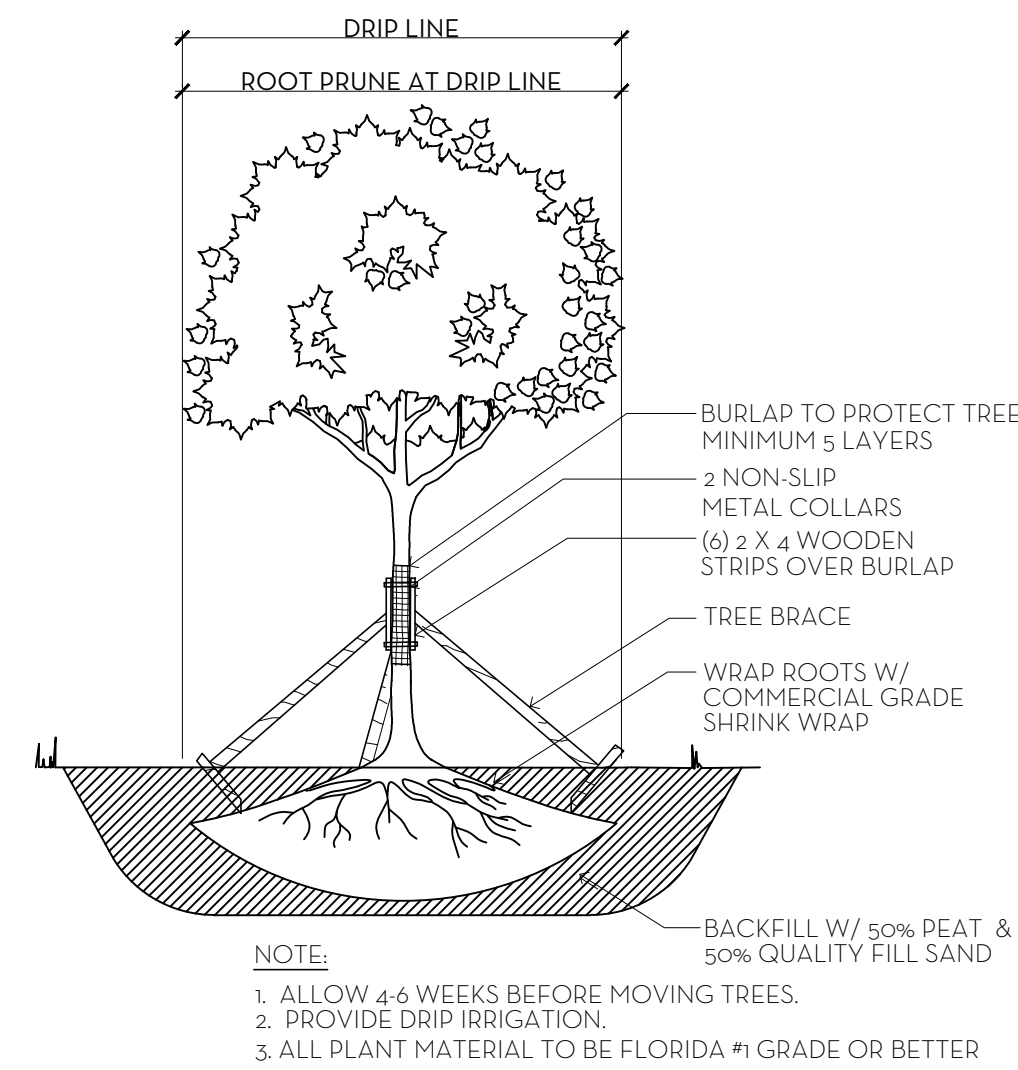
NOTE: ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.

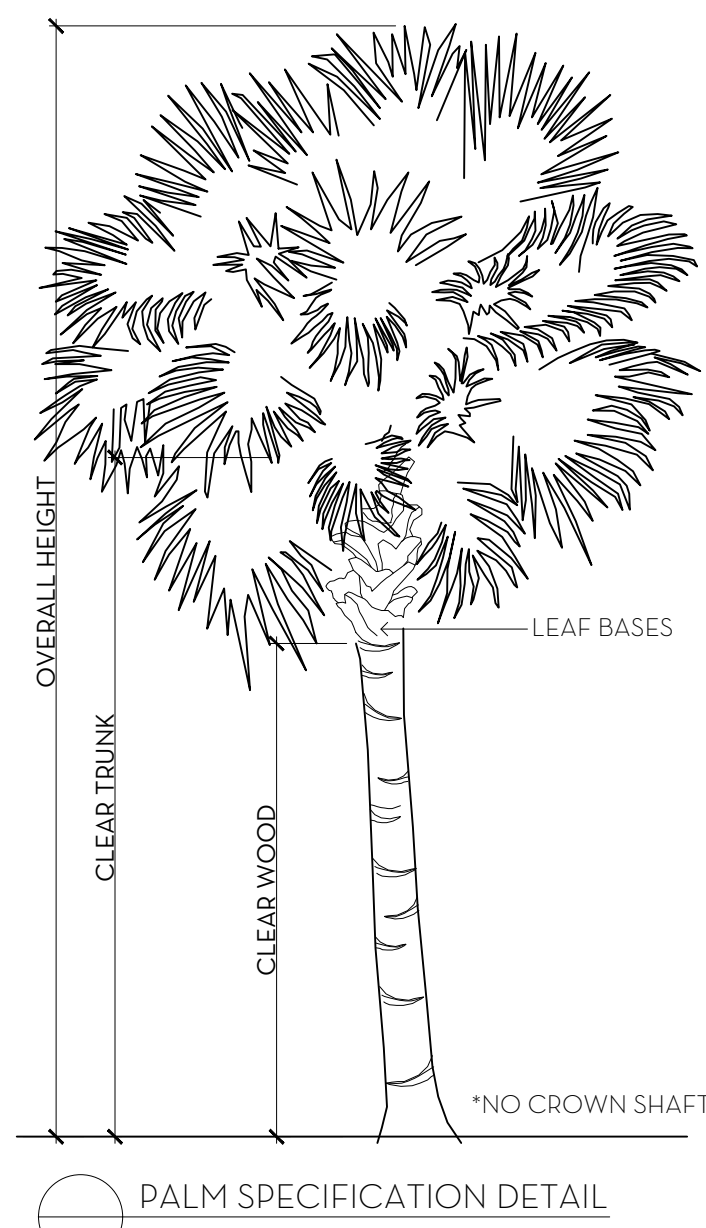
- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
 2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL
N.T.S.



TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

218 Tangier Plant List

COMMON NAME	BOTANICAL NAME	QTY	SPEC.	NATIVE
TREES				
n/a				
SHRUBS & VINES				
Walter's Viburnum	Viburnum obovatum	60	3 Gal.	✓
Beach Creeper	Ernodes littoralis	70	3 Gal.	✓
		130		100%
Groundcover				
n/a				

Line #	Landscape Legend		
1	Property Address:	218 Tangier	
2	Lot Area (sq. ft.):	19,780	
3		REQUIRED	PROPOSED
4	andscape Open Space (LOS) (Sq Ft and %)	8,901(45%)	7,291 (36.9%)
5	LOS to be altered (Sq Ft and %)	n/a	616 sf (8.4%)
6	Perimeter LOS (Sq Ft and %)	4,450.5 (50%)	5,088 (57.2%)
7	Front Yard LOS (Sq Ft and %)	1,150 (40%)	2,406 (57.2%)
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	100%
10	Native Groundcover %	30% (groundcover area)	N/A
To determine qualifying native vegetation use either: the Institute for Regional Conservation Natives for Your Neighborhood Fl Statewide Plant List OR the Florida Native Plant Society Native Plants for Your Area List			
Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.			
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.			
See Ord. 003-2023		REV BF 20230727	

MARIO F. NIEVERA

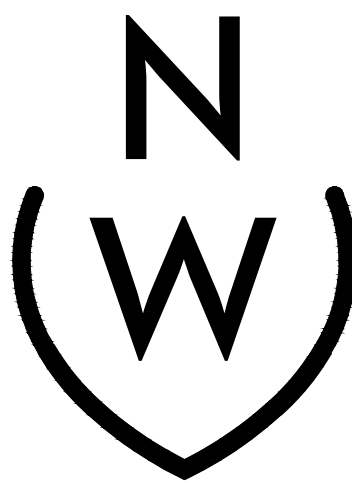
State of Florida
Landscape Architect
Registration No.
6666856

PRIVATE RESIDENCE

PLANT LIST AND DETAILS

218 TANGIER, PALM BEACH, FLORIDA

07 MARCH 2025



NIEVERA WILLIAMS
DESIGN

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