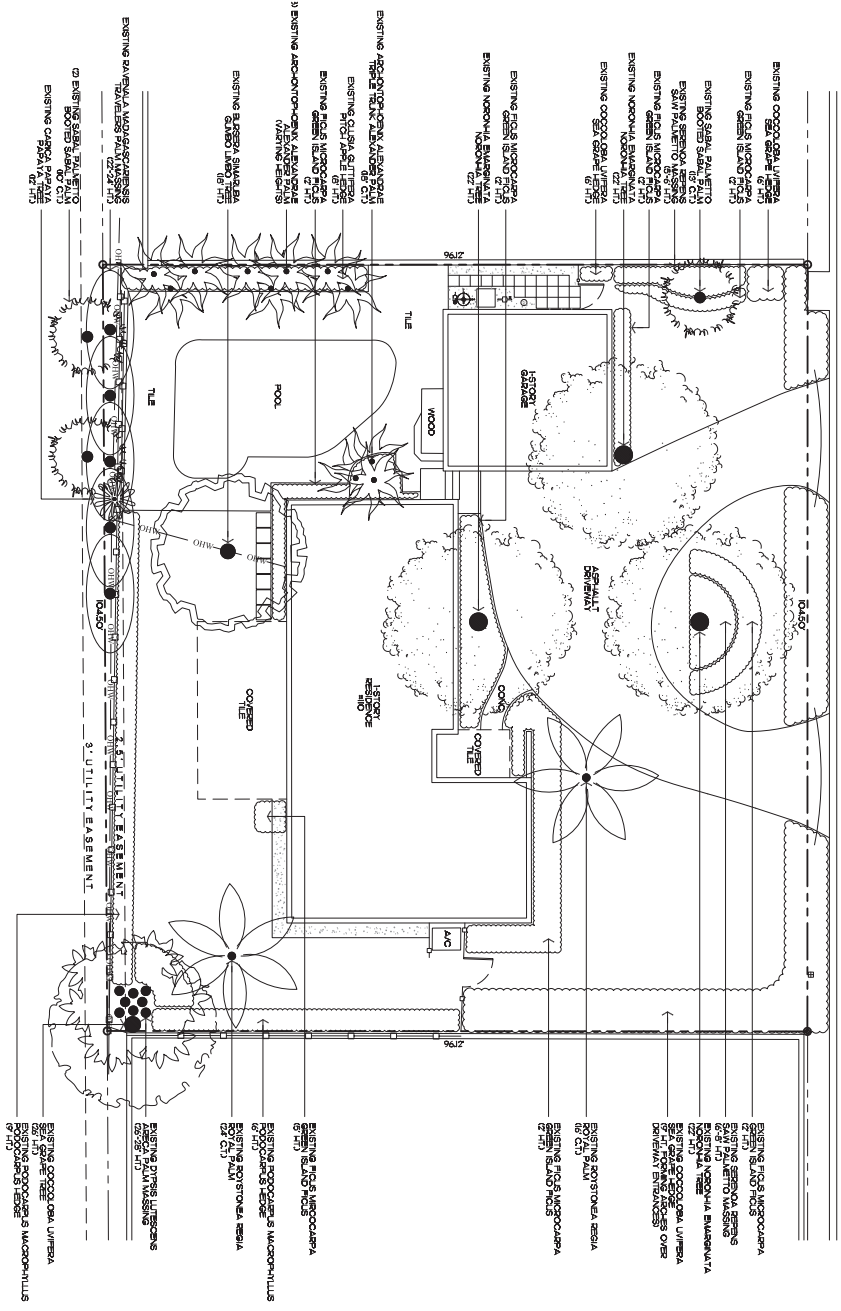


LICENSE #AA-COO1974
TEL: 561-833-4707



B-037-2020
Demolition Report for
110 Seagate Road, Palm Beach, Florida

The existing residence consists of a 1,889 square foot one-story residence and a 507 square foot detached garage on the subject property. The residence was built in 1964 by Rutenberg Construction Company. The house has a white stucco finish over a concrete block structure and has a white concrete tile roof. The original architect was Charles Brandt Goldsmith and the original owner was Robert D. Warren. The house is in good condition. The house is not landmarked. The applicant would like to demolish the existing residence, garage, hardscape, landscape and pool in order to construct a new residence.



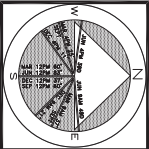
Existing Conditions Plan

ZOMING# Z-20-00265
ARCOM# B-037-2020

0' 8' 16' 24'

SCALE IN FEET

Private Residence
110 Seagate Road
Town of Palm Beach



JOB NUMBER: 202016.00 EA
DRAWN BY: John Marston
DATE: 07.10.2020

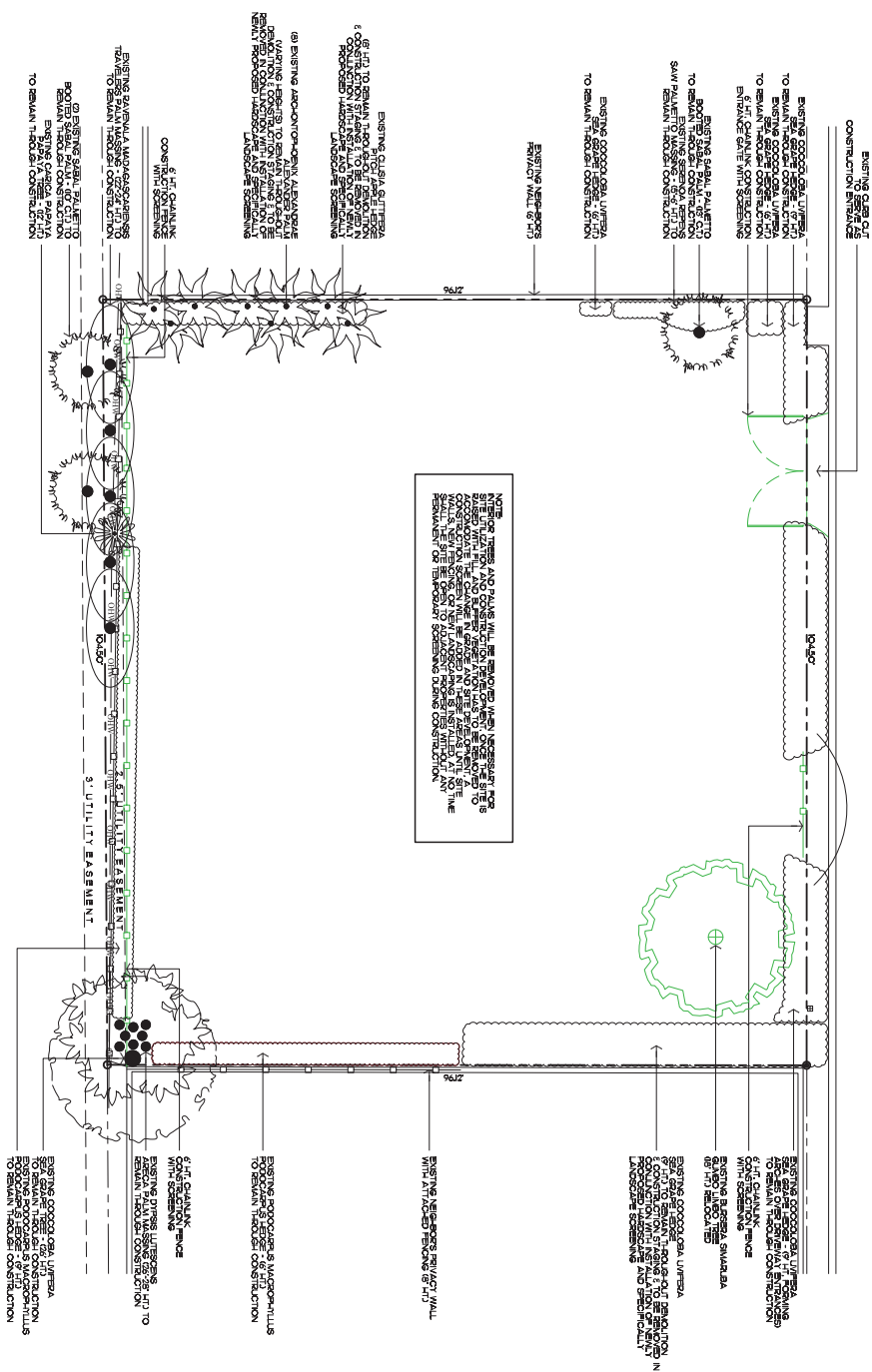
SHEET 11

E AM/RO/HC/AT
D P/CA
G GROUP
129 North Dixie Road, Suite 8 Palm Beach, FL 33480
Phone 561.822.8800 FAX 561.551.4424

landscape Architecture
and Planning
landscape Management

Doris M. Ward, M.A. RIA #0663784
dward@landscapegroup.com

Seagate Road
(PUBLIC)

[illegible]

Construction Screening Plan

ZONING# Z-20-00265
ARCOM# B-037-2020

SCALE IN FEET 0 8' 16' 24'

Private Residence
 110 Seagate Road
 Town of Palm Beach

F L O R I D A



Existing North Buffer



Existing North Buffer



Existing East Buffer



Existing East Buffer



Existing South Buffer



Existing South Buffer



Existing West Buffer



Existing West Buffer



001 EXTERIOR_ENTRY 02



002 EXTERIOR_ENTRY 01



003 EXTERIOR_GARAGE 01



004 EXTERIOR_NORTH EAST



005 EXTERIOR_POOL 02



006 EXTERIOR_SOUTH WEST



007 EXTERIOR_TERRACE 01



008 EXTERIOR_GARAGE 02



009 EXTERIOR_SIDE YARD 02



010 EXTERIOR_POOL 01



011 EXTERIOR_SIDE YARD 01



012 EXTERIOR_TERRACE 02



013 INTERIOR_LIVING ROOM 01



014 INTERIOR_LIVING ROOM 02



015 INTERIOR_KITCHEN 01



016 INTERIOR_LAUNDRY



017 INTERIOR_HALL



018 INTERIOR_MASTER BEDROOM 01



019 INTERIOR_MASTER BEDROOM 02



020 INTERIOR_MASTER CLOSET



021 INTERIOR_MASTER BATHROOM



022 INTERIOR_BEDROOM 1 01



023 INTERIOR_BATHROOM 1 01



024 INTERIOR_BATHROOM 1 02



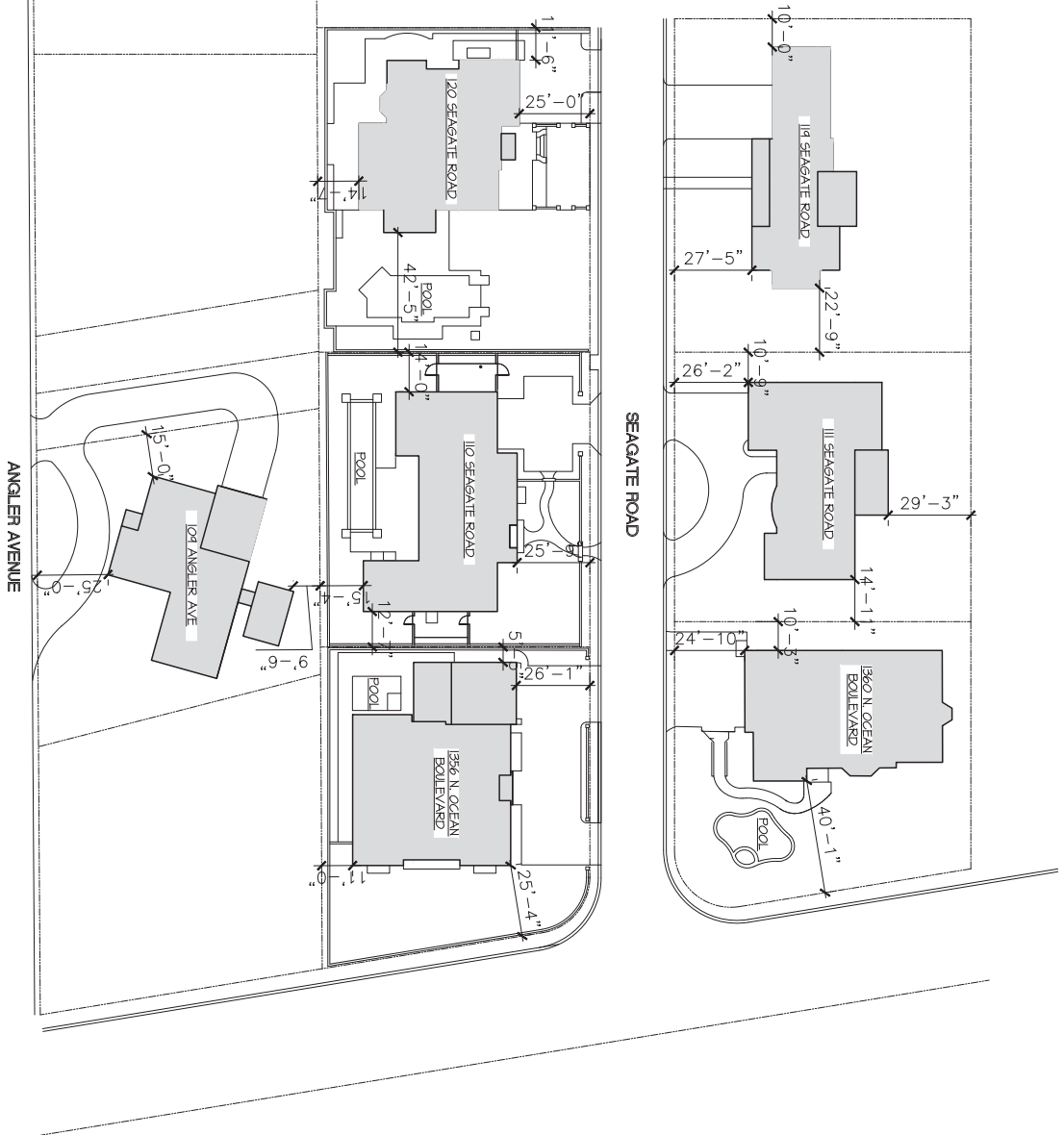
025 INTERIOR_BEDROOM 2



026 INTERIOR_BATHROOM 2 01



027 INTERIOR_BATHROOM 2 02



1 NEIGHBORHOOD SITE PLAN
SCALE: 1" = 20'-0"

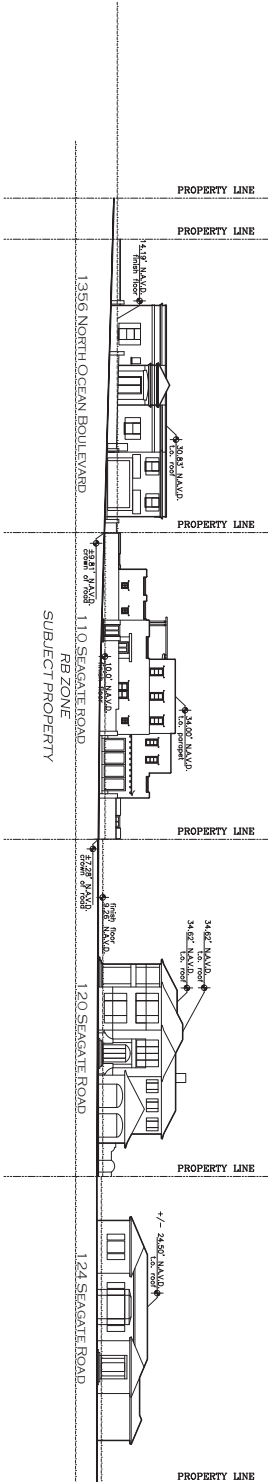




1 LOCATION SITE PLAN- SITES WITHIN 400'

NTS

SURROUNDING PROPERTY PLAN



2 STREETSCAPE ELEVATIONS

T = 20'-0"

SEAGATE ROAD

A-0.02

PROPOSED RESIDENCE AT:

110 SEAGATE ROAD

TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA
ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00080
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DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401

LICENSE #AA-C001974
TEL: 561-833-4707



12-100

Date: 06.11.20 TOWN COUNCIL, PRE-APPLICATION MEETING
Drawn: CHSR
Revised:



102 ANGLER ROAD



107 DOLPHIN ROAD



108 DOLPHIN ROAD



109 ANGLER AVENUE



111 SEAGATE ROAD 01



111 SEAGATE ROAD 02



117 DOLPHIN ROAD



118 DOLPHIN ROAD



119 SEAGATE ROAD



120 SEAGATE ROAD



124 SEAGATE ROAD



125 SEAGATE ROAD 01



125 SEAGATE ROAD 02



126 DOLPHIN ROAD



130 DOLPHIN ROAD



134 SEAGATE ROAD



135 SEAGATE ROAD



201 ANGLER AVENUE



201 OCEAN TERRACE



202 ANGLER AVENUE



208 ANGLER AVENUE



209 ANGLER AVENUE



211 OCEAN TERRACE



215 ANGLER AVENUE



216 ANGLER AVENUE



1332 N OCEAN BOULEVARD



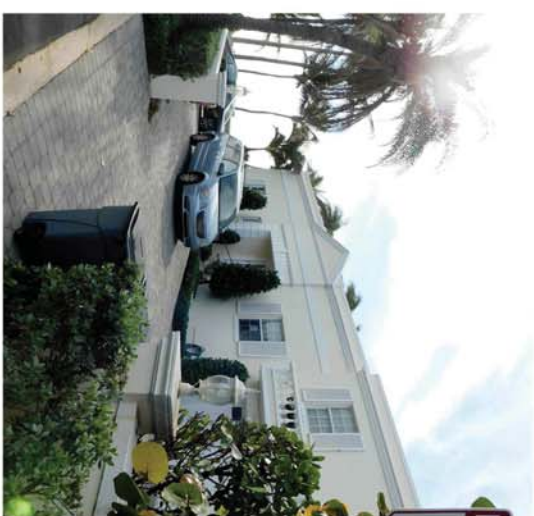
1350 N OCEAN BOULEVARD 01



1350 N OCEAN BOULEVARD 02



1356 N OCEAN BOULEVARD 02



1356 N OCEAN BOULEVARD 03



1360 N OCEAN BOULEVARD 01



1360 N OCEAN BOULEVARD 02



N. OCEAN BOULEVARD (107 DOLPHIN ROAD)

DAILEY JANSSEN ARCHITECTS, P.A.

400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

110 SEAGATE ROAD

06.02.2020

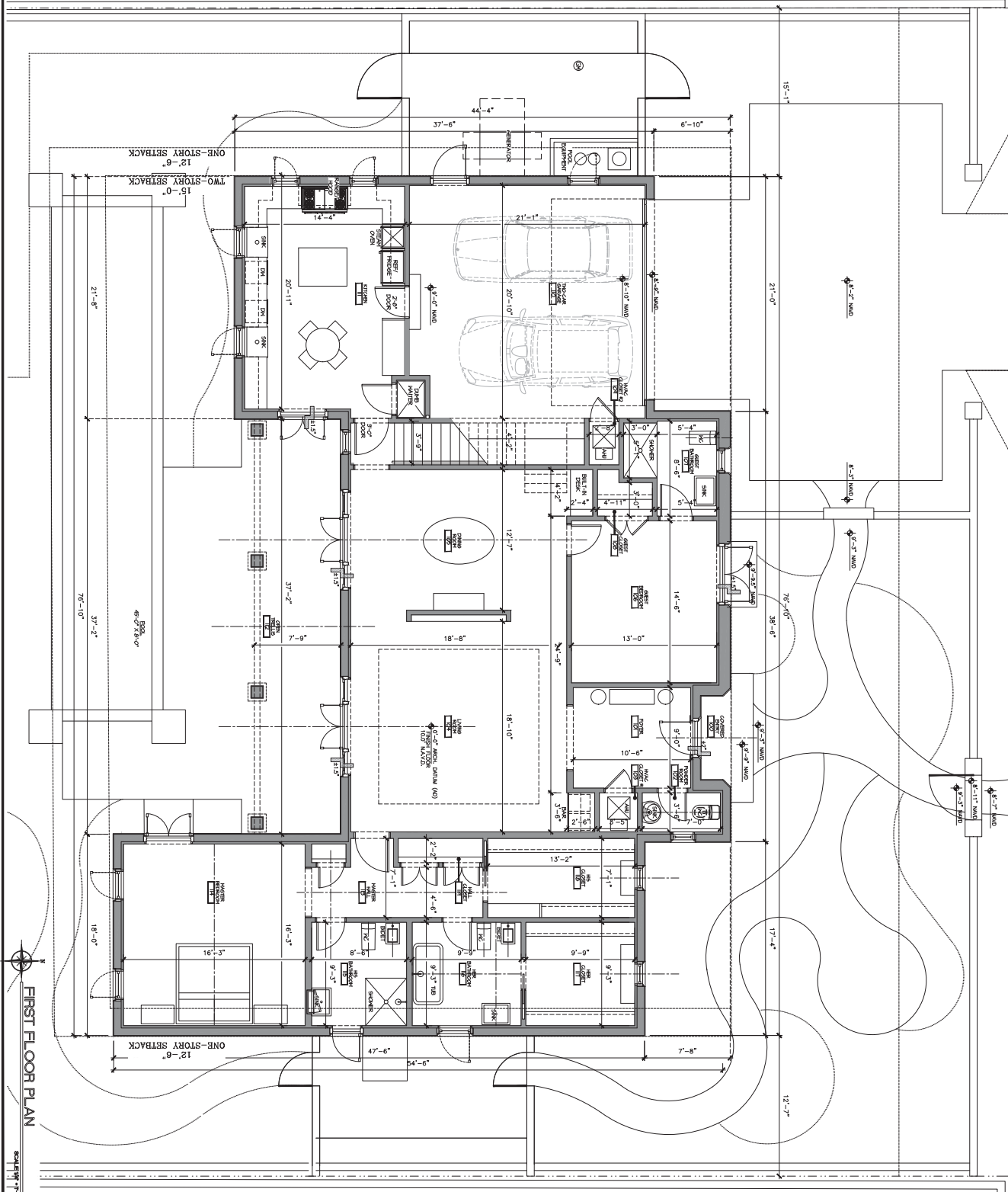
NEIGHBORHOOD PHOTOGRAPHS 09

ARCOM SUBMITTAL



ZONING# Z-20-00265
ARCOM# B-037-2020

SOURCE FOOT DATA	
LOT AREA (PER LOCAL ORDER)	10044.51
PER COVERED SPACE	2449.51
2ND FLOOR	1244.51
TOTAL A.C.	3122.51
COVERED VEHICLE SPACE	20.51
81 FLOORS COVERED	488.51
TOTAL COVERED VEHICLE	488.51
TOTAL COVERED VEHICLE A.C.	4290.51



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

A-1.01

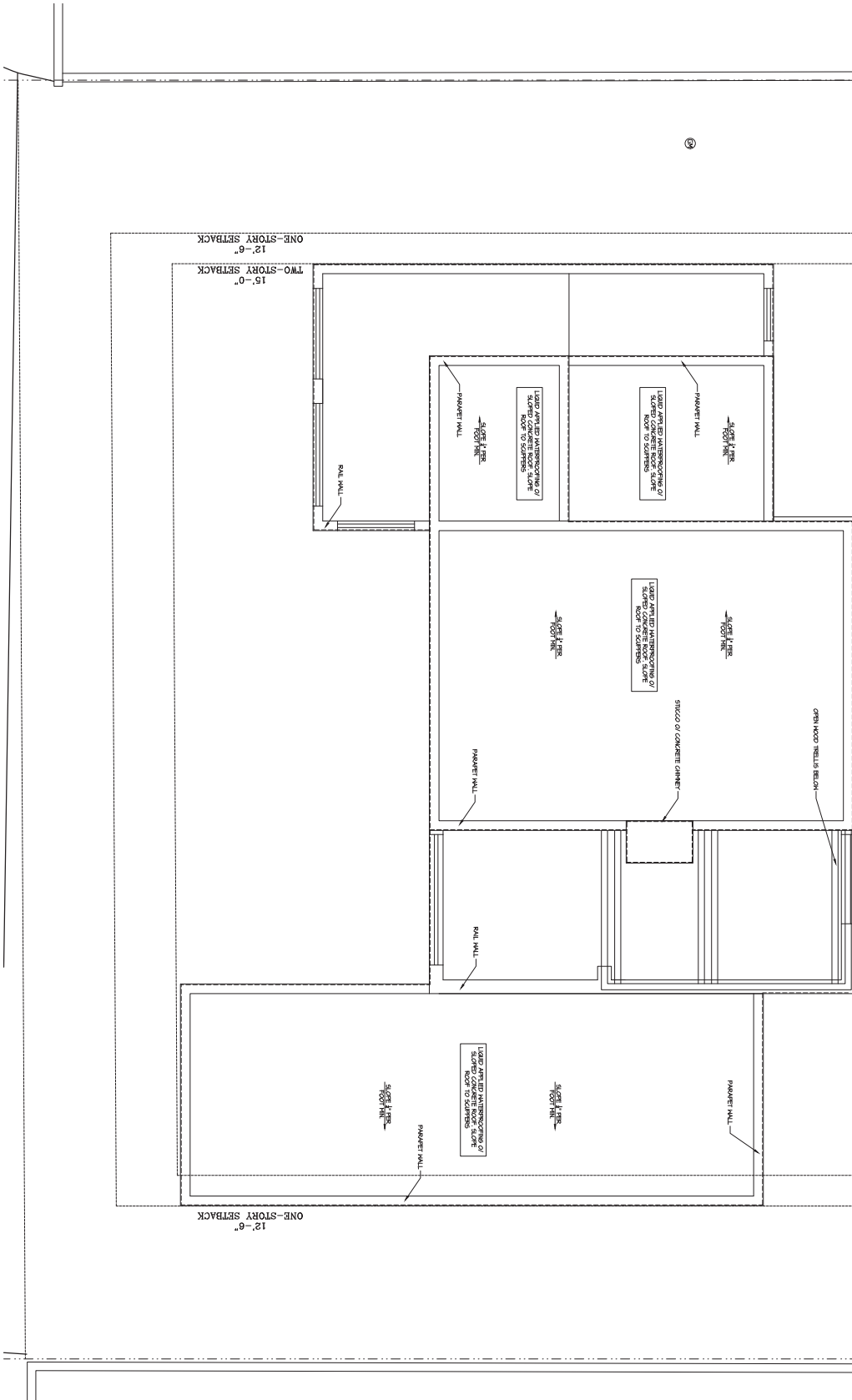
Robert P. Janssen
Architect
Drawing No.

13-100
Sheet

Date: 06.11.20 TOWN COUNCIL, PRE-APPLICATION MEETING
Drawn: CHS
Revised: 06.10.20 TOWN COUNCIL/ ARCOM SUBMITTAL

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
ARCOM/ B-XXX-2018
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DJA DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-CO01974
TEL: 561-833-4707



ROOF PLAN
A-1.03

SCALE 1/8" = 1'-0"



DAJ No.
19-106

Date: 06.11.20 TOWN COUNCIL PRE-APPLICATION MEETING
Drawn: CHSK
Revised: 06.19.20 TOWN COUNCIL/ ARCOM SUBMITTAL

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA
ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00085
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400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-C001974
TEL: 561-833-4707



ENTRY PERSPECTIVE RENDERING

A-2.03

Drawing No.



Date: 07.20.20
Drawn: CHER
Reviewed:

19-100

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA
ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00080
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400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-C001974
TEL: 561-833-4707



NORTH ELEVATION RENDERING



SOUTH ELEVATION RENDERING

A-2.04

Drawing No.



19-100

Date: 08.19.20 TOWN COUNCIL/ ARCOM SUBMITTAL
Drawn: CDS
Revised: 07.20.20 ARCOM PRESENTATION SUBMITTAL

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00085
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400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-C001974
TEL: 561-833-4707



WEST ELEVATION RENDERED



EAST ELEVATION RENDERED

A-2.05

Drawing No.



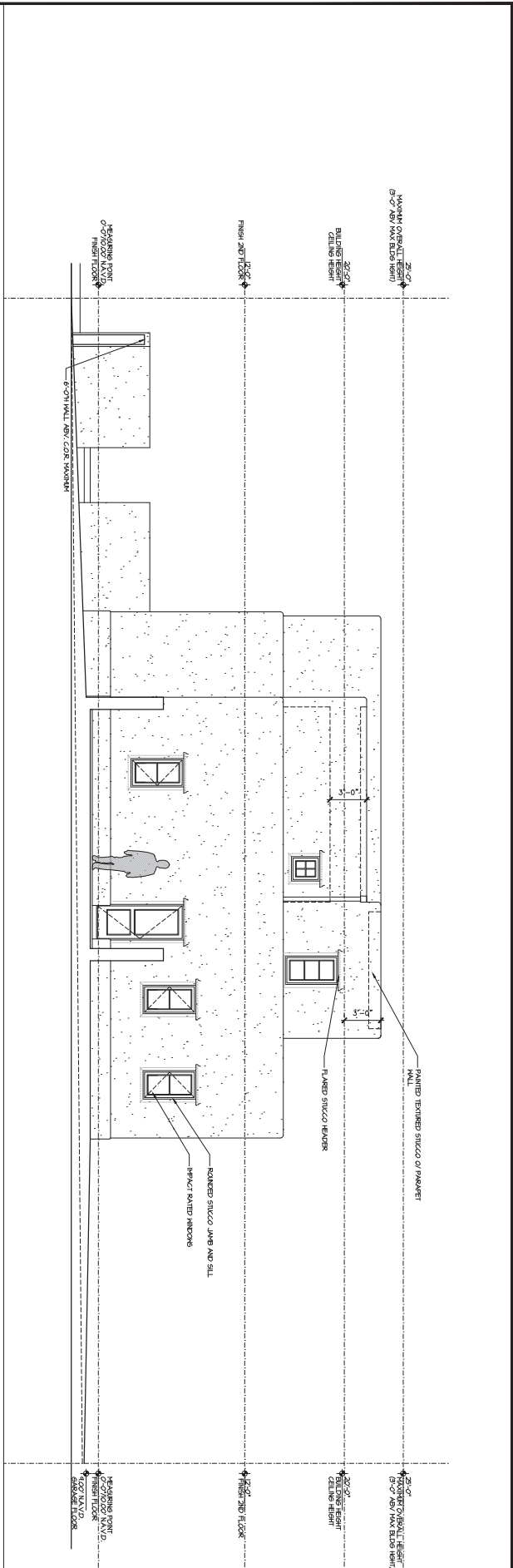
19-106

Date: 06.11.20 TOWN COUNCIL PRE-APPLICATION MEETING
 Drawn: CHS
 Revised: 06.19.20 TOWN COUNCIL/ ARCOM SUBMITTAL

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
 TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA
 ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00285
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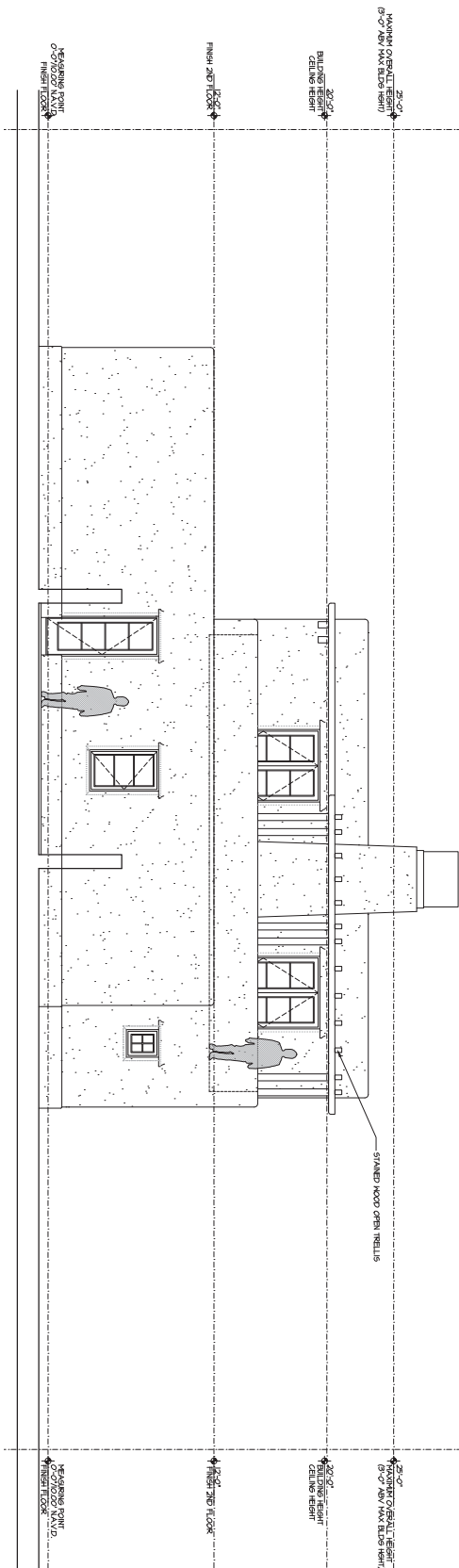


DAILEY JANSSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200
 WEST PALM BEACH, FLORIDA, 33401
 LICENSE #AA-C001974
 TEL: 561-833-4707



WEST ELEVATION

SCALE = $\frac{1}{4}"=1'-0"$



EAST ELEVATION

SCALE = $\frac{1}{4}"=1'-0"$

ARCHITECTURAL STYLE EXAMPLES



1. IBIZA HOUSE
STUCCO FLARED COLUMNS W/ STEPPED CAPITAL



2. IBIZA HOUSE
MOLDED STUCCO TRANSITIONS WITH WOOD ACCENTS



3. IBIZA HOUSE
WHITE STUCCO BODY WITH WOOD ACCENTS



4. IBIZA HOUSE
WOOD ACCENTS



5. IBIZA HOUSE
WOOD COLUMNS AND BEAMS

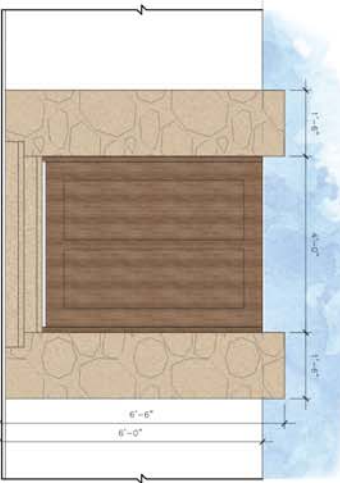


6. IBIZA HOUSE
WHITE BODY WITH WOOD PERGOLA

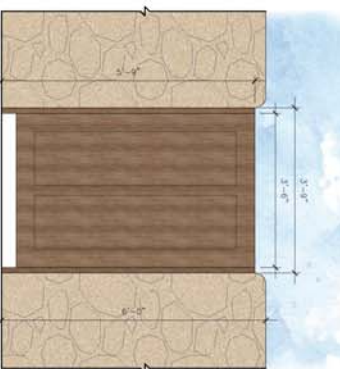


7. IBIZA HOUSE
WHITE BODY WITH WOOD PERGOLA

GATE DETAILS



PEDESTRIAN ENTRY GATE



TYPICAL GATE



Date: 07.20.20
Drawn: CHN
Revised:

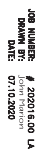
PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00085

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-COO1974
TEL: 561-633-4707



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F L O R I D A



JOB NUMBER: # 202016.00 LA
DRAWN BY: John Marion
DATE: 07.10.2020

SHEET L4

ZONING# Z-20-00265
ARCOM# B-037-2020

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

SCALE IN FEET 0' 8' 16' 24'

2020 strategies are instruments of Landscape Architect. They

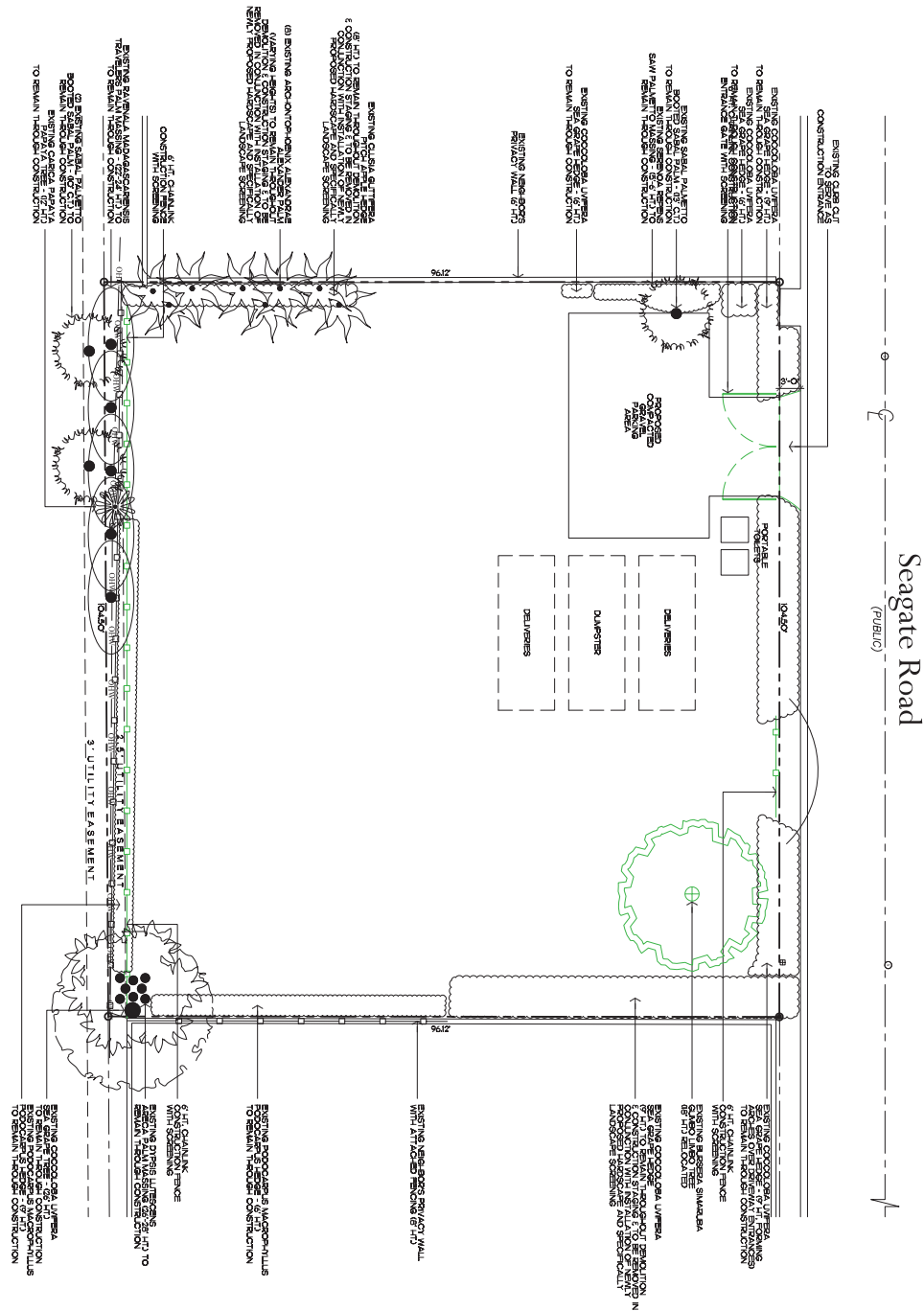
2020 **DISCUSSION** construction, as the term is generally understood, and that ENVIRONMENT

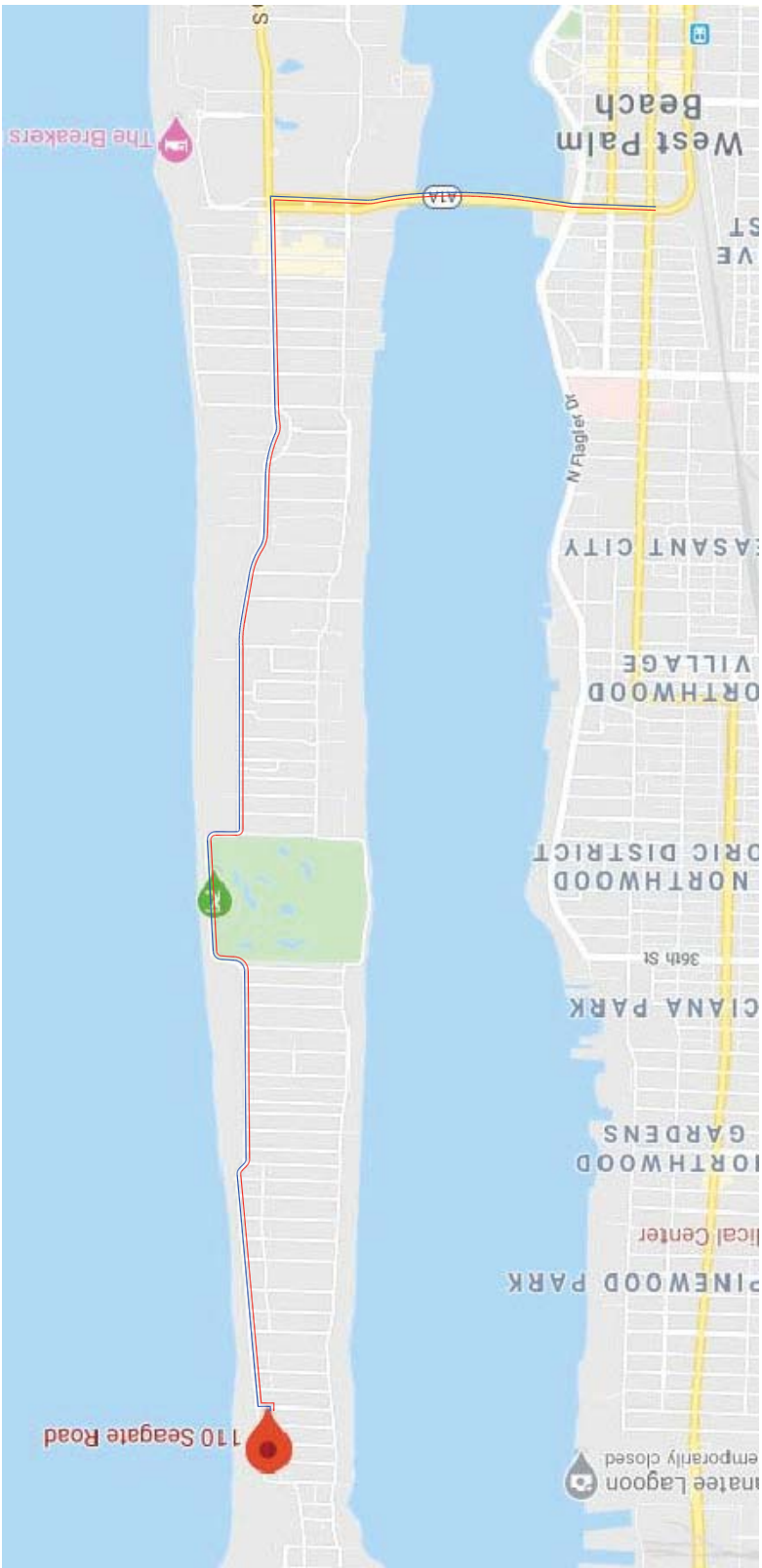
2020 strategies are instruments of Landscape Architect. They

2020 **DISCUSSION** construction, as the term is generally understood, and that ENVIRONMENT

GROUP 5 and provide landscape architecture design contributions, including on-site monitoring, site visit, shop drawing review, design clarification, etc. The client agrees to indemnify and hold Greenpark LLC harmless from any liability arising from, out of or in connection with the performance of said design services, including but not limited to any claims, damages, losses, costs, expenses, or attorney's fees, whether or not caused in whole or in part by negligence, active or passive, of any person and shall be bound by the terms and conditions of the agreement to the fullest extent permitted by law. Any dispute, claim or litigation arising out of or in connection with this agreement, including its interpretation, shall be governed by the laws of the State of Maryland. The writer permits reproduction of this advertisement in any form, in any medium, without charge, by any person, firm or organization, provided that the reproduction is made in its entirety and without modification. The writer grants no other rights or licenses.

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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.





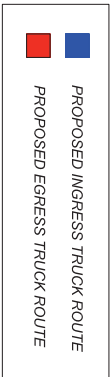
1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

SCHEDULE:

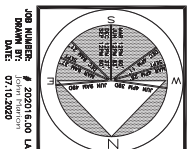
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
30 - 40 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION



E. AMBROSINI
DESIGN GROUP
1000 N. W. 10th Ave., Suite 1000
Fort Lauderdale, FL 33304
Phone: 954.561.1000
Fax: 954.561.1001
www.eambrosini.com

Private Residence
110 Seagate Road
Town of Palm Beach



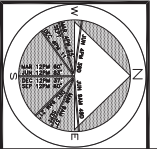
DATE: 07/10/2020
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN

SHEET 15

ZONING# Z-20-00265
ARCOM# B-037-2020
Truck Logistics Plan

2020 2020
DATE: 07/10/2020
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN

Private Residence
 110 Seagate Road
 Town of Palm Beach



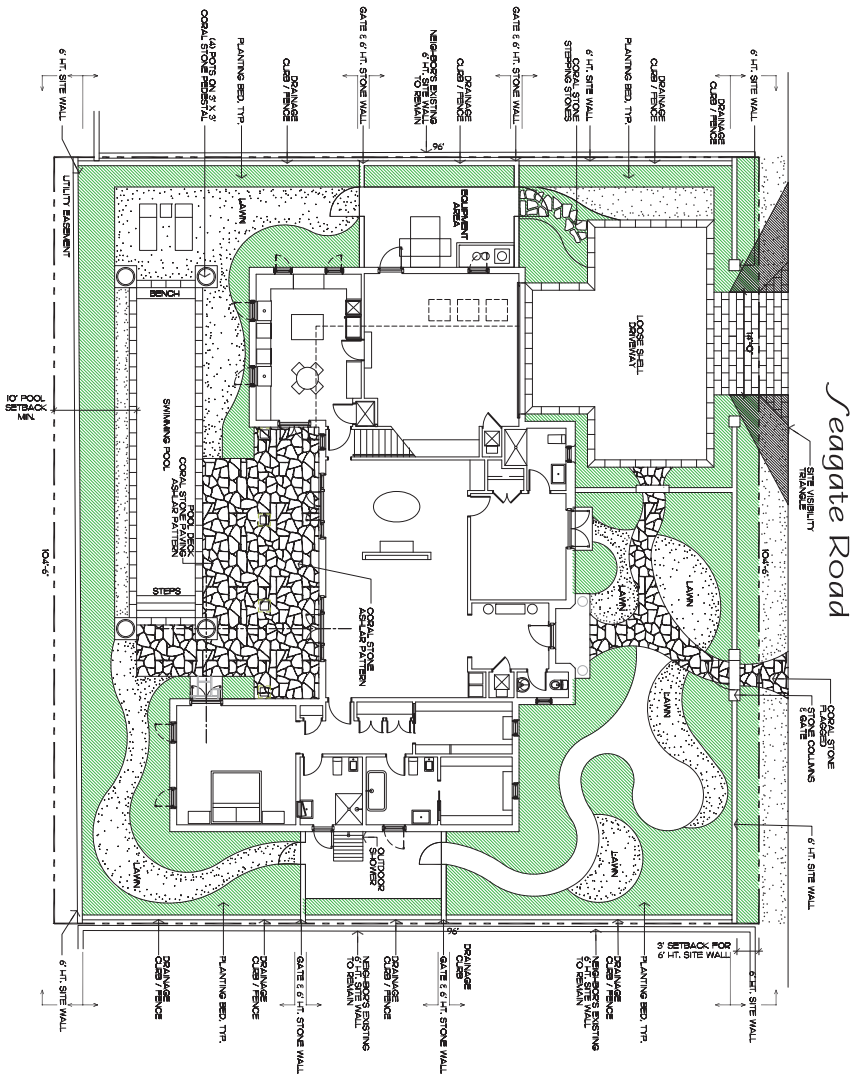
DESIGNED BY: E. AMBROSE
 DRAWN BY: J. BROWN
 DATE: 07/10/2020

SHEET L6

64 ST.
 8' 16' 24'

Site Data

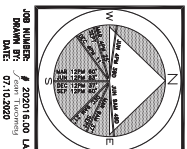
DESCRIPTION	EXISTING	PROPOSED
LOT AREA - 100,000 S.F.	100,000 S.F.	100,000 S.F.
IMPERVIOUS AREA - 42,119 S.F.	42,119 S.F.	42,119 S.F.
PERMEABLE AREA - 57,881 S.F.	57,881 S.F.	57,881 S.F.
IMPERVIOUS COEFFICIENT - 0.421	0.421	0.421
PERMEABLE COEFFICIENT - 0.579	0.579	0.579
TOTAL IMPERVIOUS AREA - 42,119 S.F.	42,119 S.F.	42,119 S.F.
TOTAL PERMEABLE AREA - 57,881 S.F.	57,881 S.F.	57,881 S.F.
TOTAL LOT AREA - 100,000 S.F.	100,000 S.F.	100,000 S.F.



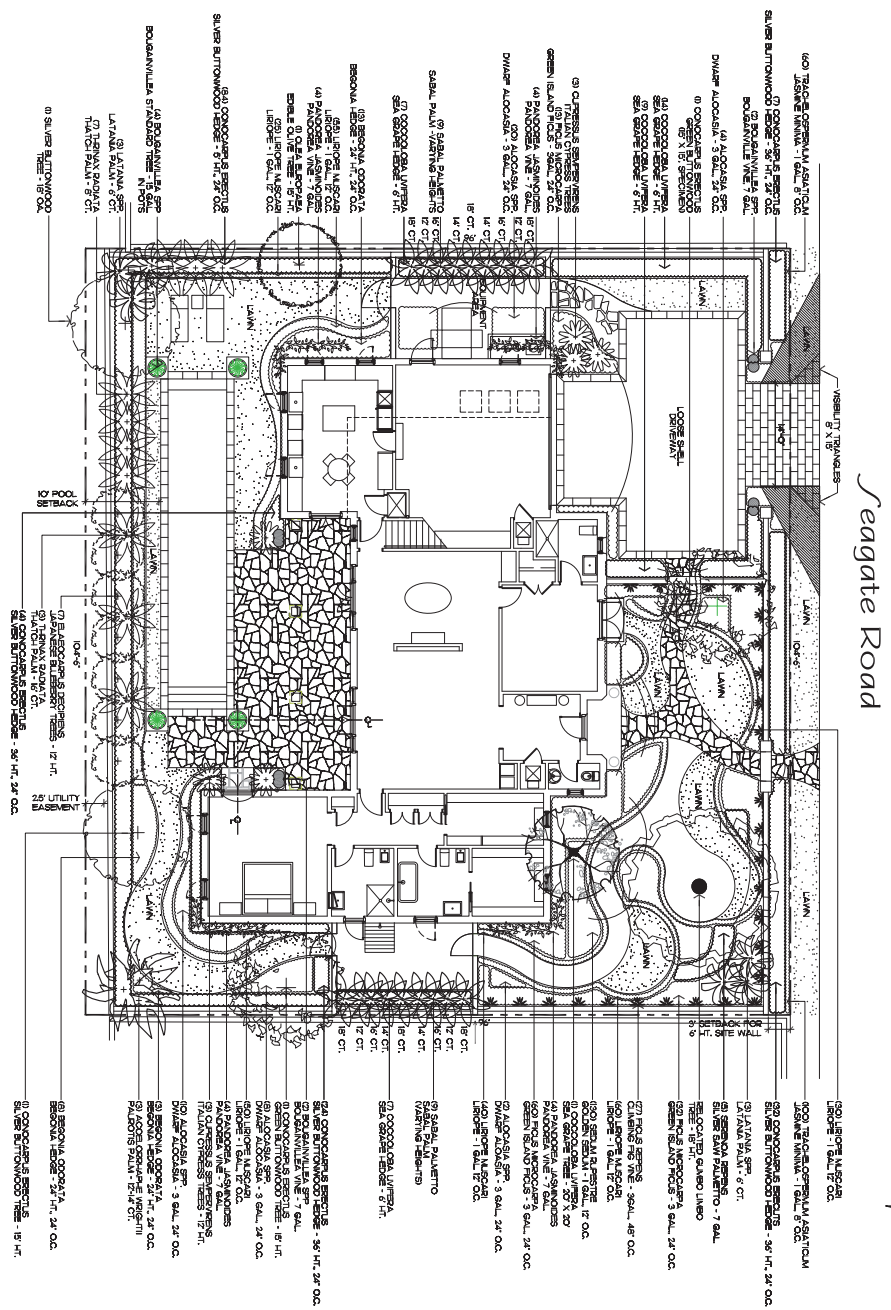
2020
 2020
 2020

2020
 2020
 2020

Private Residence
 110 Seagate Road
 Town of Palm Beach



200
 1/2
 1/4
 1/8
 1/16
 1/32
 1/64
 1/128
 1/256
 1/512
 1/1024
 1/2048
 1/4096
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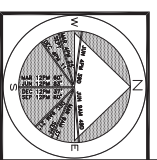
Seagate Road

ZONING# Z-20-00265
ARCOM# B-037-2020

Planting Plan

SCALE IN FEET 0' 8' 16' 24'

Private Residence
110 Seagate Road
Town of Palm Beach



JOB NUMBER: # 202016.00 LA
DRAWN BY: Sean Twomey
DATE: 07.10.2020

ENVIRONMENT
DESIGN
GROUP

139 West County Road, Suite 8
Phone: 913.272.0000 Fax: 913.272.0001
Web: 501.317.1414

Landscape Architecture
Land Planning
Landscape Management

Dorinda W. Ward, MBA, RIA, PPS&SMA
dward@environmentdesigngroup.com

Private Residence
110 Seagate Road
Town of Palm Beach













F L O R I D A

ZONING# Z-20-00265
ARCOM# B-037-2020
Planting schedule

Grasses

SYMBOL/KEY	PLANT NAME	DESCRIPTION
LAWN	ZOSTERA TENUIFOLIA	500 PALETS
ALL PLANTING BEDS	SPEEDER BLOOMING MUSH	3' MINIMUM DEPTH
SEE PLAN	GRAVE STONE	3" - 3' SMOOTH POLISHED 3' MINIMUM DEPTH

Shrubs

SYMBOL/KEY	PLANT NAME	NATIVE	DESCRIPTION	QUANTITY
	ALOUKAH SPR. DWARF ALOUKA	NO	3 GAL. 2" O.C.	44
	BOUQUINILLA SPR. BOUQUINILLA VINE	NO	7 GAL. 15 GAL. (IN POTS)	4
	BESNONA DORSEATA BESNONA VINE	NO	7 GAL. 2" H.T. 2" O.C.	24
	COCCO CREA LYMBEA SEALWEEF TREE	YES	7 GAL. 6" H.T.	37
	COCCO CREA 3 SEEDS 3 SEEDS BLAKE BURNWOOD 3 SEEDS	YES	7 GAL. 3" H.T. 2" O.C. 15 GAL. 2" H.T. 2" O.C.	50 182
	FOLIS MICROCARPA GREEN ELAEO TREES	NO	3 GAL. 2" O.C.	106
	FOCUS SPENSIS CLIMBERING VINE	NO	3 GAL. 4" O.C.	27
	LIRIOPE MASCLAN LIRIOPE	NO	1 GAL. 12" O.C.	235
	PANDORER LASMINDERS PANDORER VINE	NO	7 GAL.	16
	SEBOLA ACCE GOLDEN SEBOLA	NO	1 GAL. 12" O.C.	130
	SEBOLA SPENSIS NANA SEBOLA TREO	YES	7 GAL.	5
	TRACHELOSPERMUM LASIOTRICHUM JASPER VANDAL	NO	1 GAL. 8" O.C.	110

Trees & Palms

[illegible]

Private Residence
110 Seagate Road
Town of Palm Beach

F L O R I D A



JOB NUMBER: # 202016.00 LA
DRAWN BY: John Marion
DATE: 07.10.2020

SHEET L8

ZONING# Z-20-00265
ARCOM# B-037-2020

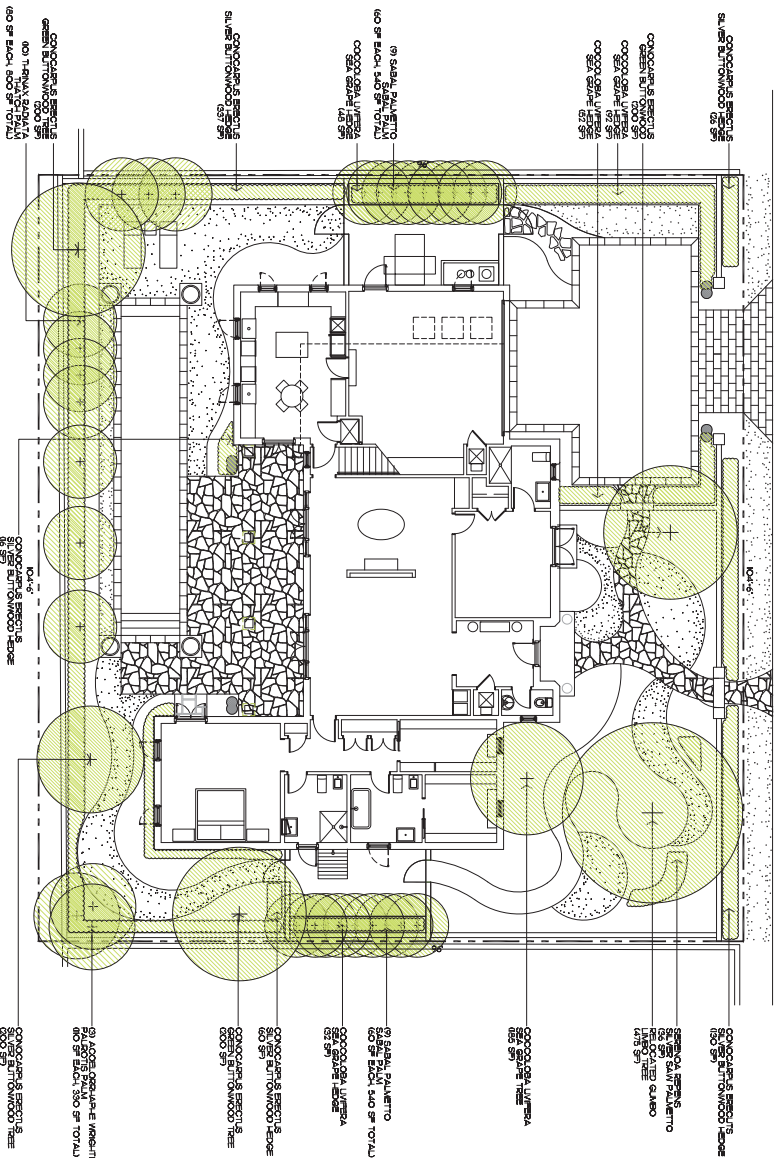
ZONING# Z-20-00265
ARCOM# B-037-2020

SCALE IN FEET 0' 8' 16' 24'

NATIVE VEGETATION	
ITEM	REQUIRED/ALLOWED
LOT AREA	10,000 SF 10,002 SF
LANDSCAPED OPEN SPACE	451 (4,515 SF) 45,051 (4,510 SF)
NATIVE PLANTING	255 (2,727 SF) 89,791 (4,005 SF)

NATIVE PLANTING

NOTE: PROPOSED NEW LANDSCAPING CONSISTS OF MORE THAN 25% PERCENT OF NATIVE VEGETATION AND MEETS THE TOWN OF PALM BEACH DESIGN REQUIREMENT AS PER SECTION 66-28A.



Seagate Road

2020

2020

DISCUSSION

as the basis for

service to the Landscape Architect. They are not a product of design. At least, design, arrangements and forms indicated or represented by that design are strong and powerful, but they are not the design, and were created, evolved and developed for use on and in connection with the project. None of such ideas, designs, arrangements, forms, or representations are claimed to be owned by or claimed to be the intellectual property of the Landscape Architect.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-632-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

PLANTING NOTES

COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHORUS
SIX PERCENT (6%) POTASSIUM

MULCH:

MULCH MATERIAL SHALL BE SEASONED CYPRESS MULCH OR APPROVED EQUIV. MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH

SOD:

THE SOO SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORM, 1/2" SIZED STEMS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITH-OUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER OR CROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR BBS MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE STILLED OUT IN BID.

MEASUREMENTS

[illegible]

PALMIST

OVERALL HEIGHT (OAJ) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROD HEIGHT.

PLANTING SOIL AND BACKFILL

PLANTING SOIL FOR USE IN PREPARING BIOCELL FOR PLANT PITS SHALL BE A FERTILE, PLIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF GARBAGE, MATERIALS AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIMES, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEEDS, OR NOXIOUS GRASSES SUCH AS BARNARD OR NJ GRASS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

CONTAINER GROWN STOCK:

1. ALL CONTAINERS GROWN MATERIAL SHALL BE HEALTHY, UNBROKEN, WELL-ROOTED PLANTS AND QUALITY AND BE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE THIRTY ANCHORS TO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW GROWN ROOTS TO HAVE DEVELOPED SO THAT THE ROOT SYSTEM WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY

WARRANTY PLANTS, BUSHES AND GROUNDCOVERS FOR A PERIOD OF NINETEEN (19) DAYS. THESE PLANTS MUST BE GROWN IN CONFORMATION WITH THE NATIONAL RECOMMENDATIONS OF THE NATIONAL FLORICULTURAL SOCIETY AND MUST BE INSTALLED BY THE CONTRACTOR. REPLACEMENT OF ANY PLANT REJECTED BY THE OWNER OR LANDSCAPE ARCHITECT.

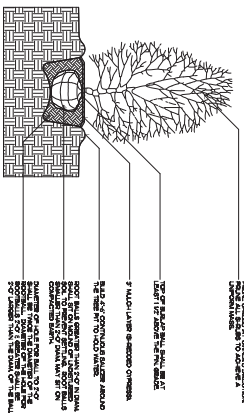
MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CLIPPING, TRIMMING, RESTORATION OF GRADE, MOVING AND TRAINING TREES, FOLLAGE TREES AND SH-RUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

Planting Details & Specifications

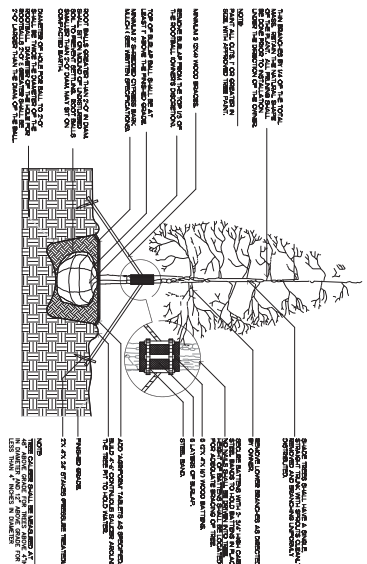
SHRUB PLANTING

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



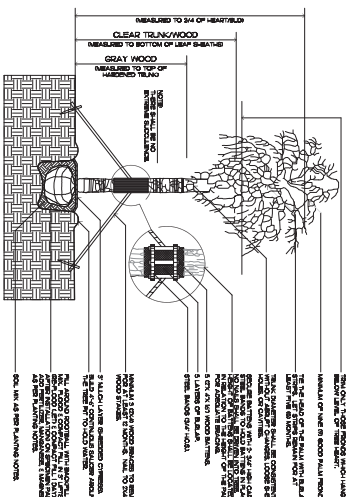
TREE PLANTING

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



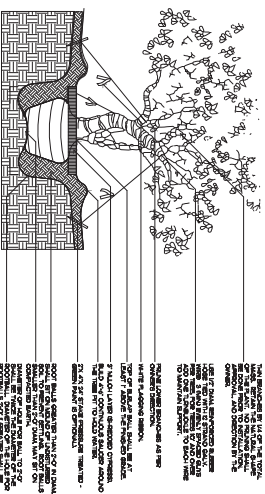
PALM TREE PLANTING

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

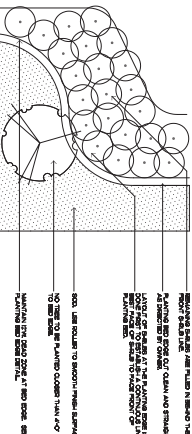


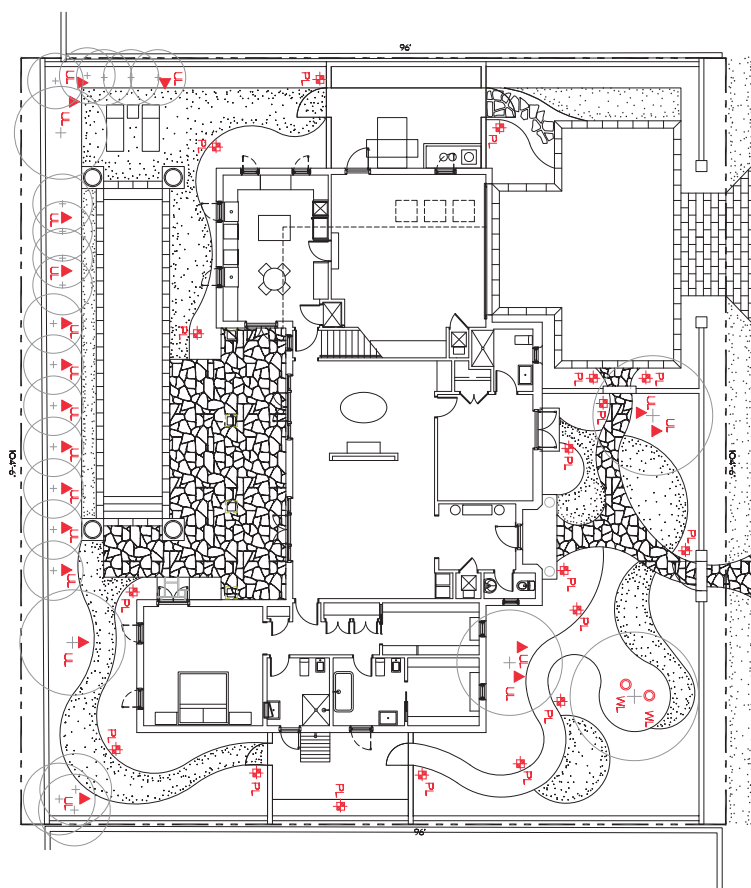
IRREGULAR AND MULTI-STEM TREE

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



SHRUB AND GROUND COVER LAYOUT





UP LIGHT



PATH LIGHT



WELL LIGHT

Lighting Schedule		
SYMBOL	DESCRIPTION	QTY
▲ U	UP-LIGHT - ALUMINUM, 60 DEG. GROOVED BODY WITH 1" FLANGE, 1" DIA. GLASS, 1" DIA. COLLAR, 270 DEG. SHIELD, 1" DIA. BASE, 1" DIA. FINISH	16
✚ P	PATH LIGHT - ALUMINUM, 60 DEG. GROOVED BODY WITH 1" FLANGE, 1" DIA. GLASS, 1" DIA. COLLAR, 270 DEG. SHIELD, 1" DIA. BASE, 1" DIA. FINISH	16
○ WL	PROCESSED WALL LIGHT - ALUMINUM, 60 DEG. GROOVED BODY, 1" DIA. GLASS, 1" DIA. COLLAR, 270 DEG. SHIELD, 1" DIA. BASE, 1" DIA. FINISH	2

*Lumen Levels will not reach property line

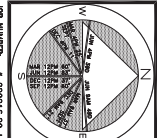
Lighting Schedule

ZONING# Z-20-00265
ARCOM# B-037-2020

Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

Private Residence
110 Seagate Road
Town of Palm Beach



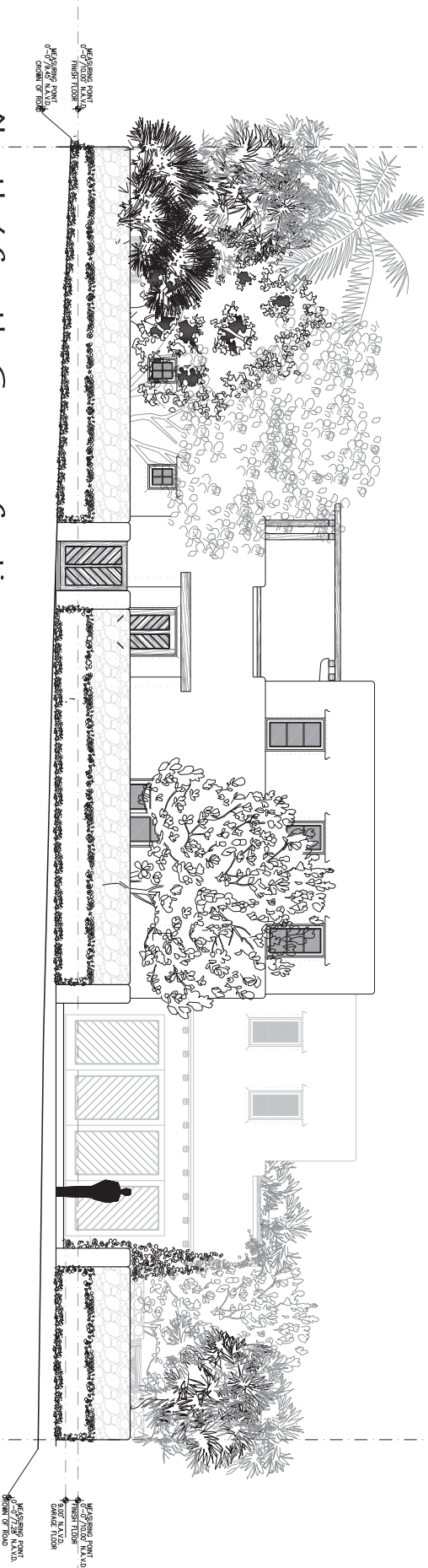
JOB NUMBER: 202016.00
DRAWN BY: ean Twomey
DATE: 07.10.2020

SHEET L10

64 st

AREA IN SQ. FT.

North/South Cross-section



Private Residence
110 Seagate Road
Town of Palm Beach

E. MIRONOWITZ
DESIGN
GROUP
 200 N. Palm Beach Blvd., Suite 100
 Palm Beach, FL 33480
 Phone: 561.833.1100
 Fax: 561.833.1101
 www.emironowitz.com

East/West Cross-section



2020
2020
2020

Landscape / Hardscape Cross-sections

SHEET L13
 16 ft.
 SCALE: 1/8" = 1'-0"

JOB NUMBER: 202015-001
 DRAWN BY: J. BROWN
 DATE: 02.22.2020

A. SITE INFORMATION

Plot Property Area = 10012 sq.ft.

Damaging Area Impervious surface
proposed Resealable driveway, walkways/deck pool = 5913 sq.ft.

Damaging Area Permeable Surface = 4,129 sq. ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

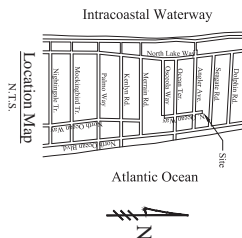
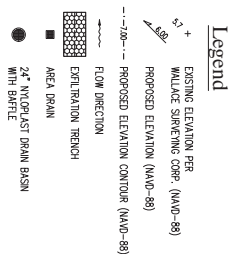
The retention volume is estimated using the Rational Method (Q/CIA)

where:

C = 1.0 (impervious surface)
C = 0.2 (permeable surface)

T = 2.0 hr.

- 1) Excavation trenches and steam piping to be protected from roots with a root barrier.
- 2) Root drain downspouts to be connected to the proposed storm drainage system.
- 3) Downspout flexations prior to installation of drainage system.
- 4) Excavation trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to excavation trench installation.
- 5) Concrete shall limit and overlap all roadway cuts a minimum of 50' on either side of the excavation the entire width of each affected lane.
- 6) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 7) Video inspection of storm drainage system required prior to installation of soil.



Project Information	
Project No.	2020-004
Issue Date	06/18/202
Scale	1/8" = 1'-0
Drawn By	KM
Checked By	CC

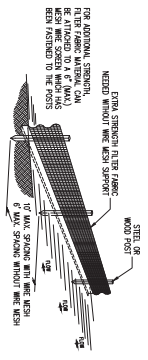
110 Seagate Road

Revisions	
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H.L.P.E. No. 57466

Sheet No.

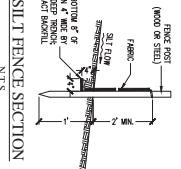
Plan Background from Hardscape Plan by
Environmental Design Group Received 6/18/2020
ARCOM #B-037-2020
Z-20-00265
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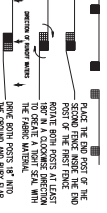
- NOTES:**
- 1) The height of a silt fence shall not exceed 18".
 - 2) The fabric shall be installed on a firm, level surface and shall be installed on a firm, level surface.
 - 3) The fabric shall be installed on a firm, level surface and shall be installed on a firm, level surface.
 - 4) A silt fence shall be installed on a firm, level surface and shall be installed on a firm, level surface.
 - 5) The fabric shall be installed on a firm, level surface and shall be installed on a firm, level surface.
 - 6) The fabric shall be installed on a firm, level surface and shall be installed on a firm, level surface.
 - 7) The fabric shall be installed on a firm, level surface and shall be installed on a firm, level surface.

SILT FENCE DETAIL

N.T.S.



N.T.S.

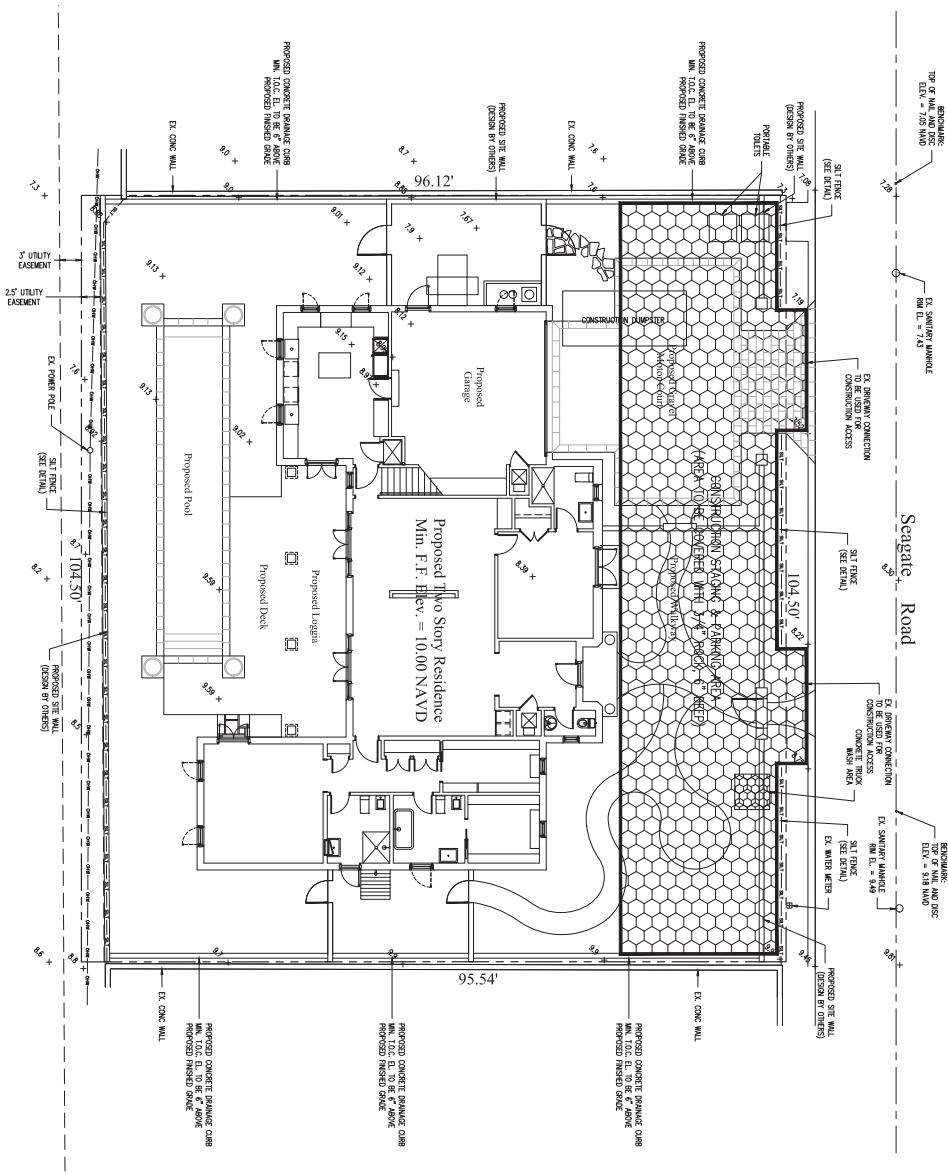


ATTACHING TWO SILT FENCES

N.T.S.

NOTES:

- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 2) Contractor to investigate condition of existing sewer service prior to building permit submitted. If existing service is cut from or in Beach watershed, services will be replaced to main per Town of Palm Beach watershed.



Seagate Road

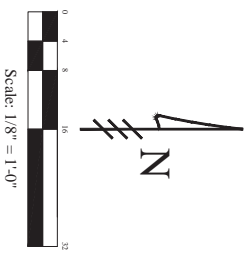
Intracoastal Waterway

Atlantic Ocean

Location Map



Legend



40 HIRSH REEFER DRUGGING
CALL
1-800-368-2222
SEMINOLE STATE ONE CALL
OF FLORIDA, INC.
401 FLORIDA, INC.
10000 N.W. 11TH AVENUE
MIAMI, FL 33150
PH: 305.427.1221



Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 300
WEST PALM BEACH, FL 33411
PHONE: 561.312.2841
FAX: 561.312.2121
office@gruberengineering.com

Project Information
Project No. 2020-0041
Issue Date 06/18/2020
Scale 1/8" = 1'-0"
Drawn By KSM
Checked By CCO

Conceptual Construction Staging & Parking and Erosion Control Plan For:
Proposed Residence
110 Seagate Road
Palm Beach, Florida

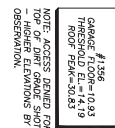
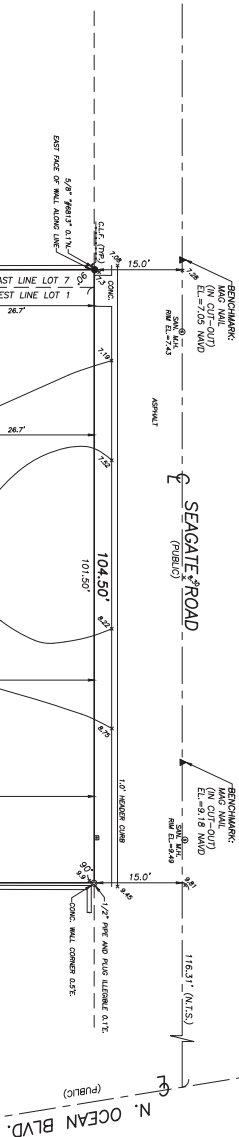
Revisions
1
2
3
4
5
6
7
8
9
10

Drawn By Gruber
R.P.L. No. 51466

Sheet No.
EC-1

Plan Background from Hardscape Plan by
Environmental Design Group Received 6/18/20
ARCOM #B-037-2020
Z-20-00265
© 2020 Gruber Consulting Engineers, Inc.

Boundary Survey For:
CARLOS MUSSO, SR.

[illegible]

- [illegible]

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 5A-17, Florida Administrative Code pursuant to section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 04/02/2022

Not valid without the signature and the original raised seal or a printed licensed surveyor and mapmaker. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

CASE FILE REVIEW						
CASE NO.	CANADON WILDS	POLICY NO. 7	597114/20180909	DATE: FEBRUARY 1, 2018		
REVIEWED BY:	CHAD L. WALLACE	CASE NO.	24-1114			
	SM					
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTED	DOES AFFECT SURVEY MATTER	NOT A SURVEY MATTER
1 TO 6	N/A	Standard responses		SELECTED		
7	N/A	Standard responses				*
8	PH 24-14-62 DO 25-14-15 DO 26-14-20	ADDITION TO PLAIN BEACH Estimated over the year 2 1/2 mt				*
9	N/A	All recorded information pertains to the plain beach of the beach				
10	N/A	County records are not available				*

FLOOD ZONE:
This property is located in Flood Zone X, according to F.L.R.M. Flood Insurance Rate Map) No. 22099C, 03/30/17, dated 10/05/2017.
20, Page 42, of the Public Records of Palm Beach County, Florida.

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

Carla Weiss, Sr.
First American Title Insurance Company
Jessica Koch, P.A.

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

Boundary Survey For
CARLOS MUSSO, SR.



FIELD:	B.M.	JOB No.:	20-1124	F.B.	PB289
OFFICE:	S.W.	DATE:	04/02/20	DWG. No.:	20-1
D.D.:	C.W.	REF.:	20-1124.DWG	SHEET:	1 OF

Pure White
OC-64

BODY COLOR

BENJAMIN MOORE - PURE WHITE OC-64



WOOD SPECIES

RECLAIMED TIMBERS - STAINED CYPRESS



STONE WALLS

CORAL RUBBLE

PRODUCT & COLOR SAMPLES
110 SEAGATE ROAD - B-037-2020

DAILEY JANSSEN ARCHITECTS, P.A.

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707 . FAX: 561-833-4705

DATE: _____
DWN: _____
SCALE: _____
JOB NO.: _____
SHT. _____

PROPOSED NEW RESIDENCE AT:

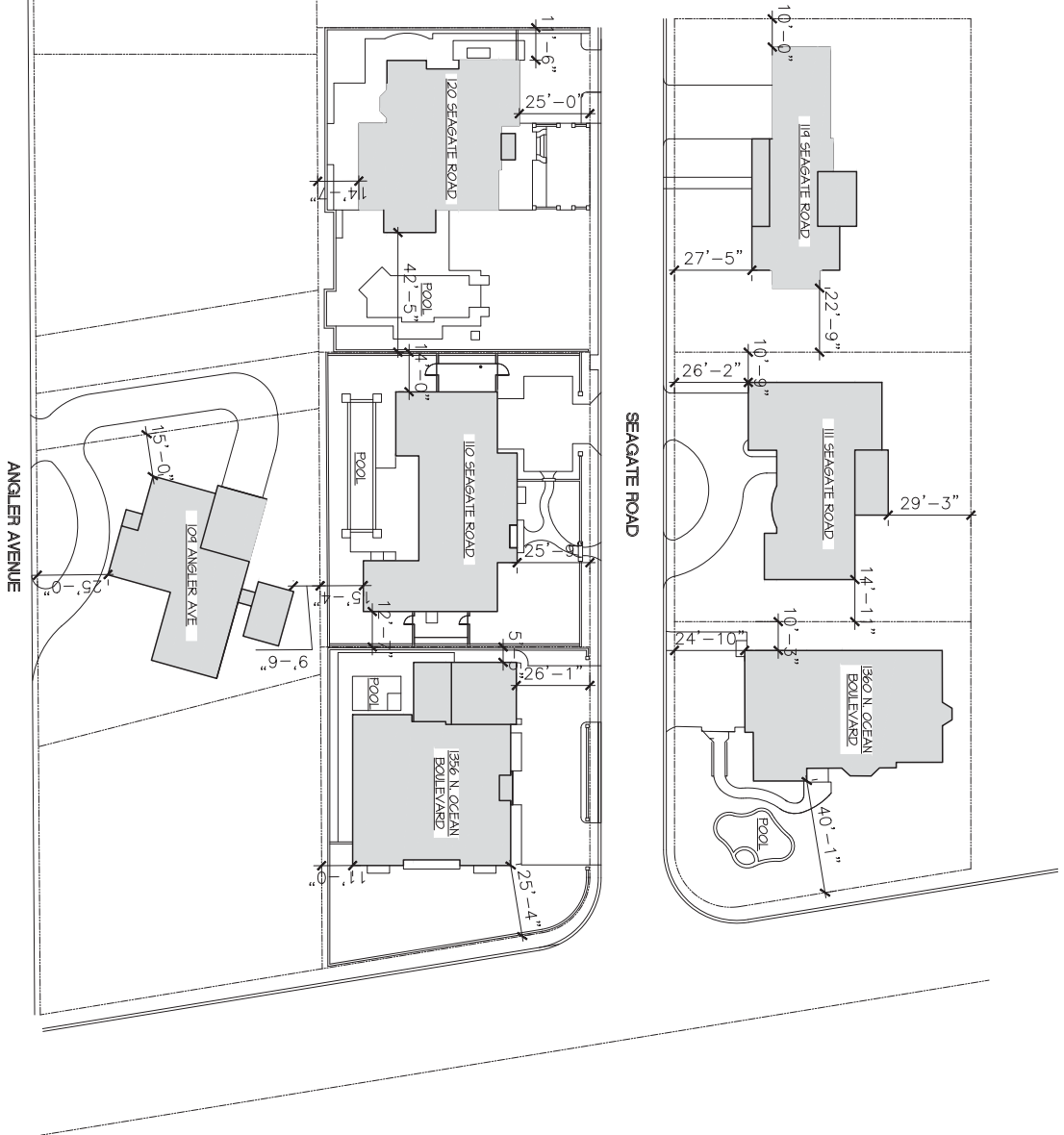
110 SEAGATE ROAD



ARCOM PRESENTATION B-037-2020
JULY 29TH, 2020

SCOPE OF WORK		INDEX OF DRAWINGS		LOCATION MAP	
1. DEMOLISH EXISTING RESIDENCE, GARAGE, POOL, HARDSCAPE, AND LANDSCAPE. 2. CONSTRUCT NEW 3-STORY RESIDENCE, DRIVEWAY, POOL, HARDSCAPE, AND LANDSCAPE. 3. CIVIL - STORM WATER MANAGEMENT		A-0.00 COVER SHEET A-0.01 LARGE SCALE SITE PLAN A-0.02 NEIGHBORHOOD AERIAL & STREETSCAPE NP 01-09 NEIGHBORHOOD PHOTOGRAPHS 7P 7A SP-1.01 SITE PLAN A-1.01 FIRST FLOOR PLAN A-1.02 SECOND FLOOR PLAN A-1.03 ROOF PLAN A-2.03 RENDERED PERSPECTIVE A-2.04A RENDERED ELEVATIONS A-2.04B RENDERED ELEVATIONS A-2.05A RENDERED ELEVATIONS A-2.05B RENDERED ELEVATIONS A-2.01A PROPOSED ELEVATIONS A-2.01B PROPOSED ELEVATIONS A-2.02A PROPOSED ELEVATIONS A-2.02B PROPOSED ELEVATIONS A-5.01 DETAIL SHEET A-5.02 DETAIL SHEET / ARCHITECTURAL EXAMPLES L1-L14 LANDSCAPE PLANS C-1 SITE GRADING & DRAINAGE PLAN EC-1 EROSION CONTROL PLAN SURVEY			

CONSULTANTS AND ENGINEERS:				
				JOB NUMBER: ISSUED FOR TOWN COUNCIL APPROVAL: ARCHON APPROVAL: ISSUED FOR CONSTRUCTION:
	CIVIL ENGINEER: GRIENER CONSULTING ENGINEERS, INC. 2415 HENDER AVE. SUITE 305 DALLAS, TEXAS 75201 561-312-2041	LANDSCAPE ARCHITECT: ENVIRONMENT DESIGN GROUP 191 NORTH COMPT ROAD, SUITE 20-B DALLAS, TEXAS 75201 (661)-253-4600	SURVEYOR: WALLACE SURVEYING CORP. 10000 W. 10TH AVE. SUITE 100 MCKEY PARK BEACH, FL 33407 (561)-640-4551	18-105 06/14/20



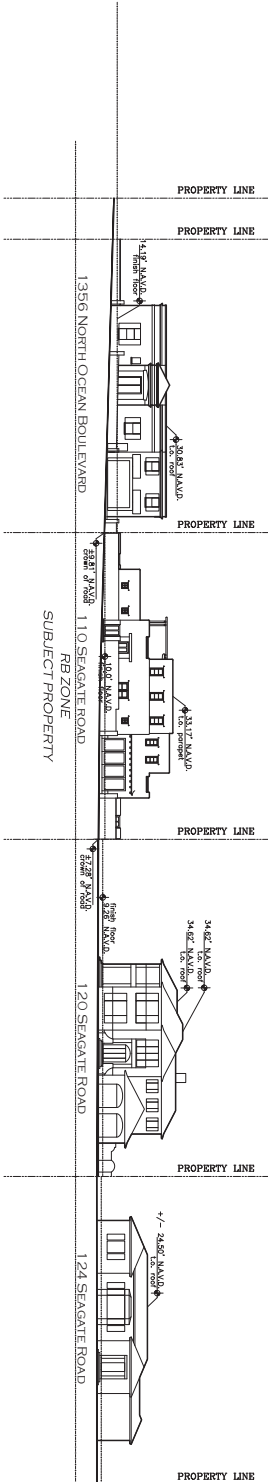
1 NEIGHBORHOOD SITE PLAN
SCALE: 1" = 20'-0"





1 LOCATION SITE PLAN- SITES WITHIN 400'

NTS



2 STREETSCAPE ELEVATIONS

T = 20'-0"



102 ANGLER ROAD



107 DOLPHIN ROAD



108 DOLPHIN ROAD



109 ANGLER AVENUE



111 SEAGATE ROAD 01



111 SEAGATE ROAD 02



117 DOLPHIN ROAD



118 DOLPHIN ROAD



119 SEAGATE ROAD



120 SEAGATE ROAD



124 SEAGATE ROAD



125 SEAGATE ROAD 01



125 SEAGATE ROAD 02



126 DOLPHIN ROAD



130 DOLPHIN ROAD



134 SEAGATE ROAD



135 SEAGATE ROAD



201 ANGLER AVENUE



201 OCEAN TERRACE



202 ANGLER AVENUE



208 ANGLER AVENUE



209 ANGLER AVENUE



211 OCEAN TERRACE



215 ANGLER AVENUE



216 ANGLER AVENUE



1332 N OCEAN BOULEVARD



1350 N OCEAN BOULEVARD 01



1350 N OCEAN BOULEVARD 02



1356 N OCEAN BOULEVARD 02



1356 N OCEAN BOULEVARD 03



1360 N OCEAN BOULEVARD 01

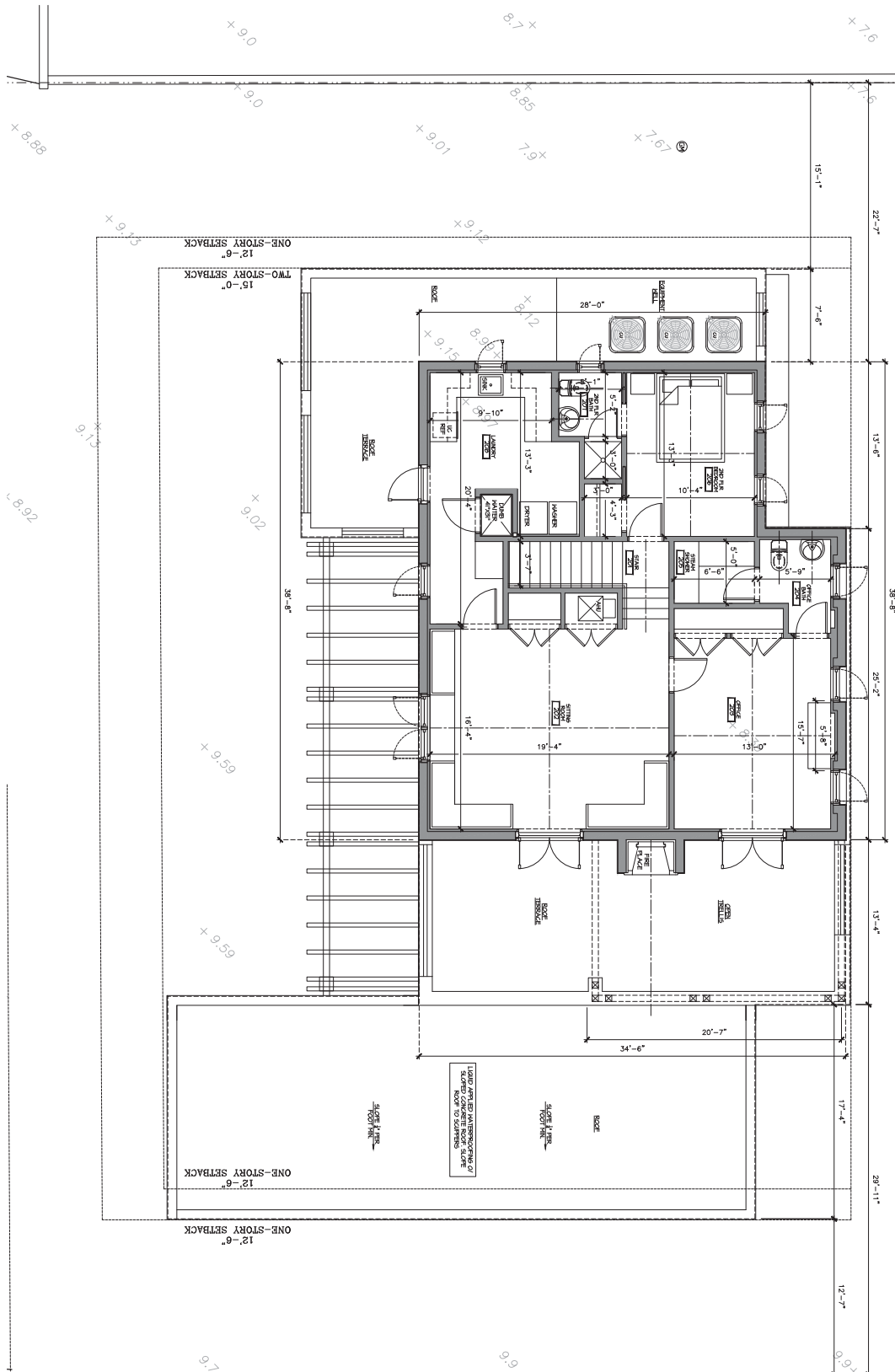


1360 N OCEAN BOULEVARD 02



N. OCEAN BOULEVARD (107 DOLPHIN ROAD)





SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

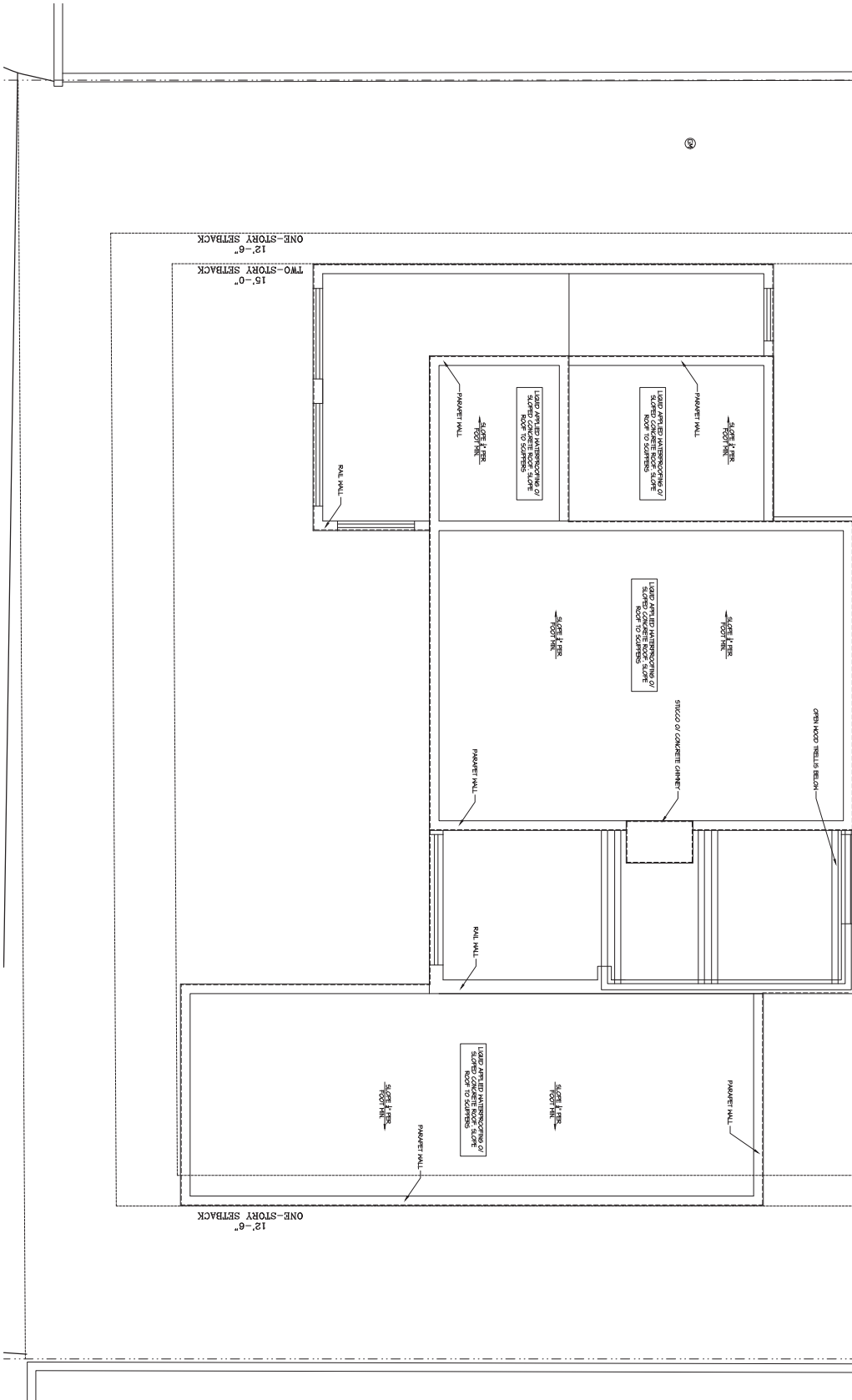
A-1.02



Date: 06.11.20 TOWN COUNCIL PRE-APPLICATION MEETING
Drawn: CHSK
Revised: 06.19.20 TOWN COUNCIL/ ARCOM SUBMITTAL

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
PALM BEACH COUNTY, FLORIDA
ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00085
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DJA DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-C001974
TEL: 561-833-4707



ROOF PLAN
A-1.03

SCALE 1/8" = 1'-0"



DAJ No.
19-106

Date: 06.11.20 TOWN COUNCIL PRE-APPLICATION MEETING
Drawn: CHSK
Revised: 06.19.20 TOWN COUNCIL/ ARCOM SUBMITTAL

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA
ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00085
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400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-C001974
TEL: 561-833-4707



ENTRY PERSPECTIVE RENDERING

A-2.03

Drawing No.



Scale:
1" = 10'

Date: 07.20.20 ARCOM PRESENTATION
Drawn: CHSH
Revised: 08.17.20 ARCOM PRESENTATION REV01

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA
ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00085
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WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-C001974
TEL: 561-833-4707



PREVIOUSLY PROPOSED NORTH ELEVATION RENDERING



CURRENTLY PROPOSED NORTH ELEVATION RENDERING

A-2.04A

Drawing No.



19-100

Date: 06.19.20 TOWN COUNCIL/ ARCOM SUBMITTAL
 Drawn: CMB
 Revised: 07.20.20 ARCOM PRESENTATION SUBMITTAL
 06.17.20 ARCOM PRESENTATION REV01

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
 TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA
 ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00085
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DAILEY JANSSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200
 WEST PALM BEACH, FLORIDA, 33401
 LICENSE #AA-C001974
 TEL: 561-833-4707



PREVIOUSLY PROPOSED SOUTH ELEVATION RENDERING



CURRENTLY PROPOSED SOUTH ELEVATION RENDERING

A-2.04B

Drawing No.



19-100

Date: 06.19.20 TOWN COUNCIL/ ARCOM SUBMITTAL
 Drawn: CDR
 Revised: 07.20.20 ARCOM PRESENTATION SUBMITTAL
 06.17.20 ARCOM PRESENTATION REV01

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
 TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA
 ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00085
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 400 CLEMATIS STREET, SUITE 200
 WEST PALM BEACH, FLORIDA, 33401
 LICENSE #AA-C001974
 TEL: 561-833-4707



PREVIOUSLY PROPOSED WEST ELEVATION RENDERING



CURRENTLY PROPOSED WEST ELEVATION RENDERING

A-2.05A



DALEY JANSSEN ARCHITECTS
19-100

Date: 06.11.20 TOWN COUNCIL PRE-APPLICATION MEETING
Drawn: CHS
Revised: 06.19.20 TOWN COUNCIL/ ARCOM SUBMITTAL
06.17.20 ARCOM PRESENTATION REVO1

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00285
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DJA DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-C001974
TEL: 561-833-4707



PREVIOUSLY PROPOSED EAST ELEVATION RENDERING



CURRENTLY PROPOSED EAST ELEVATION RENDERING

A-2.05B

Drawing No.



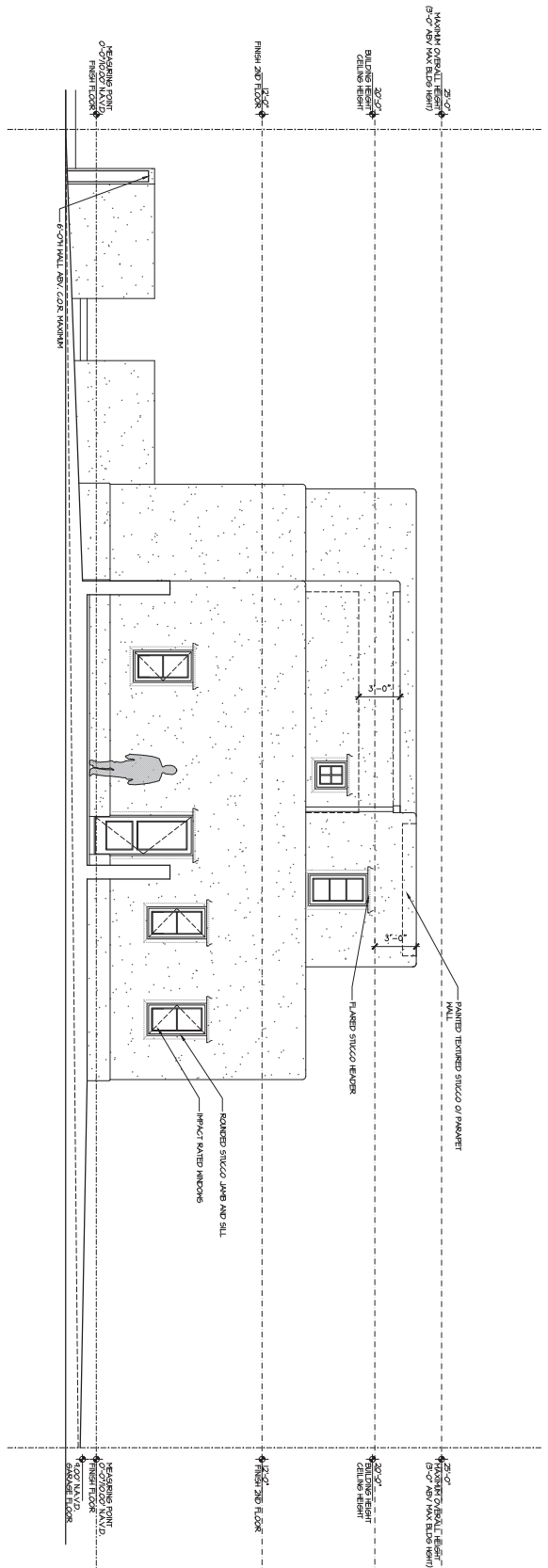
19-105

Date: 06.11.20 TOWN COUNCIL PRE-APPLICATION MEETING
 Drawn: CHS
 Revised: 06.19.20 TOWN COUNCIL/ ARCOM SUBMITTAL
 06.17.20 ARCOM PRESENTATION REVO1

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
 TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA
 ARCOM# B-037-2020 ZONING APPLICATION# Z-30-00285
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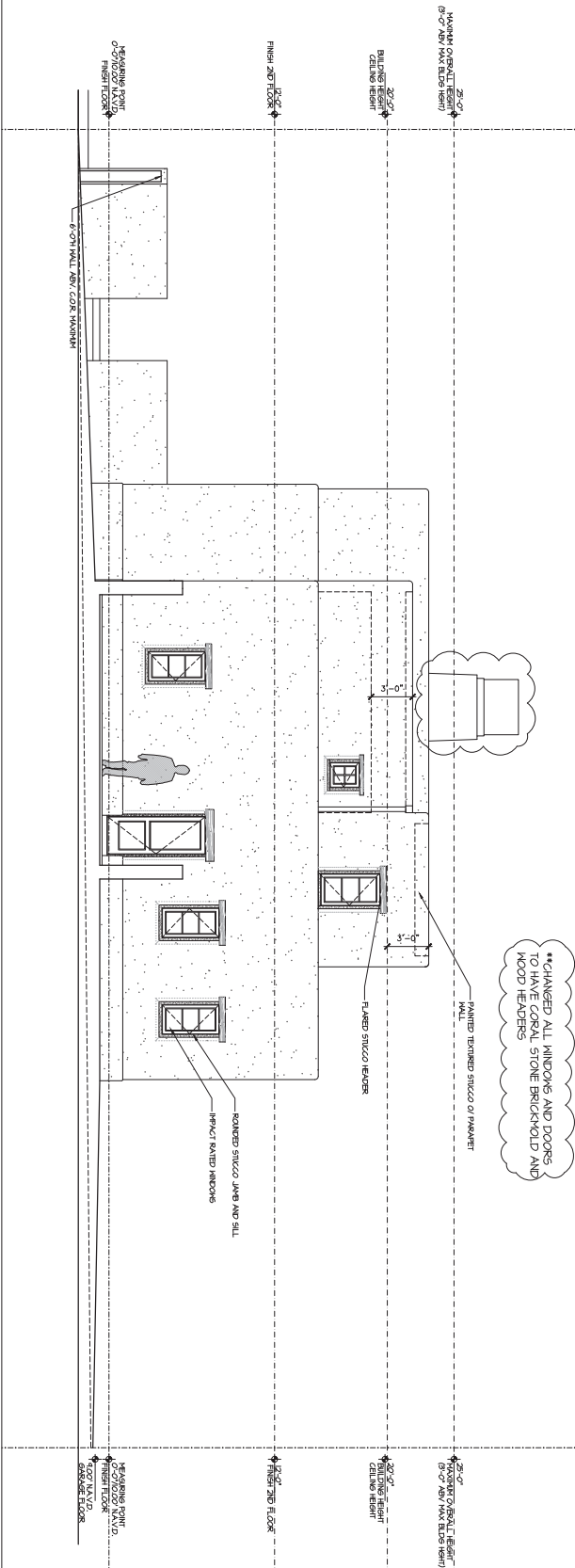


DALEY JANSSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200
 WEST PALM BEACH, FLORIDA, 33401
 LICENSE #AA-C001974
 TEL: 561-833-4707



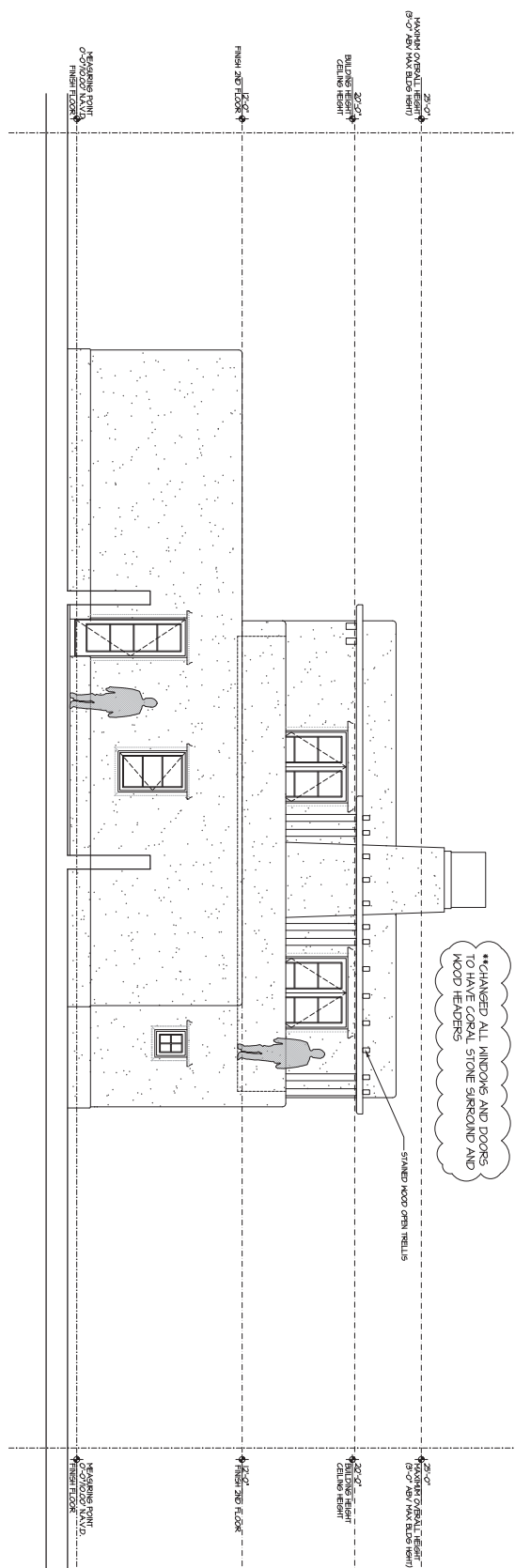
PREVIOUSLY PROPOSED WEST ELEVATION

SCALE = $\frac{1}{4}$ "=1'-0"

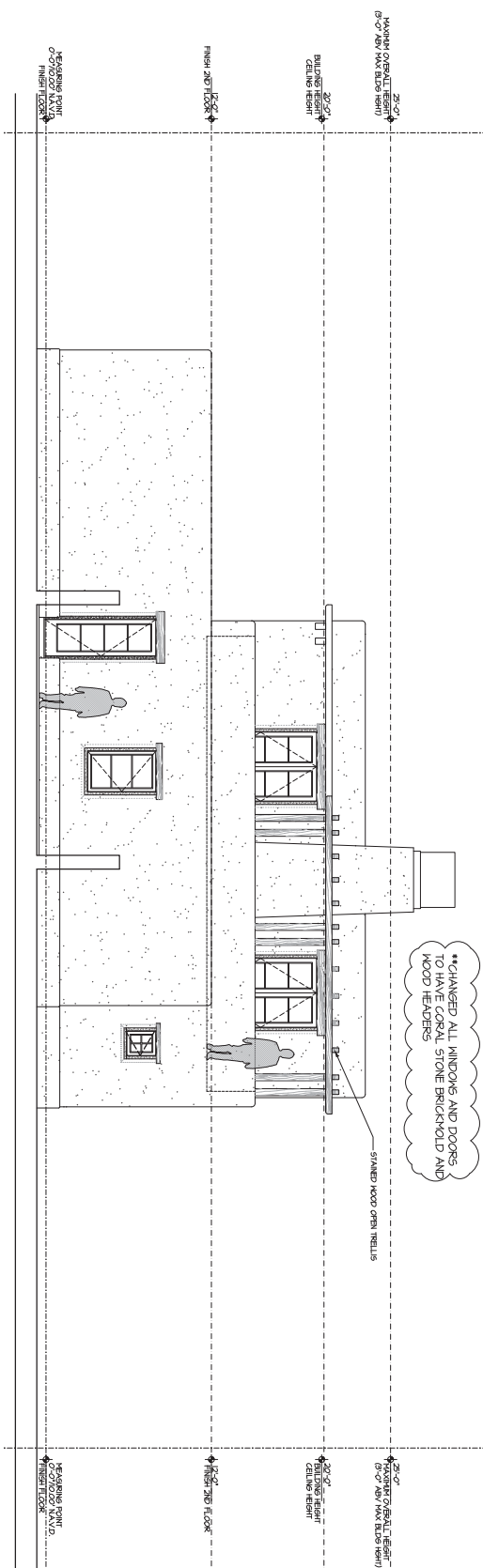


CURRENTLY PROPOSED WEST ELEVATION

SCALE = $\frac{1}{4}$ "=1'-0"



PREVIOUSLY PROPOSED EAST ELEVATION SCALE = $\frac{1}{4}$ "=1'-0"



CURRENTLY PROPOSED EAST ELEVATION SCALE = $\frac{1}{4}$ "=1'-0"



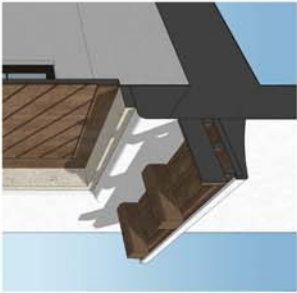
WINDOW DETAIL



PERGOLA DETAIL

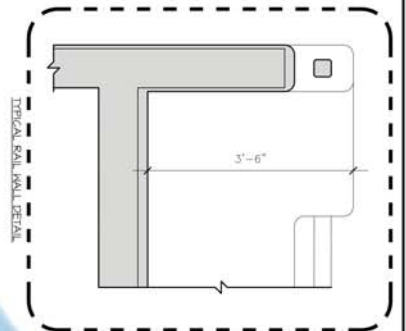


BRACKET DETAIL

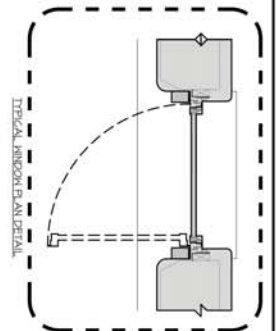


GARAGE DETAIL

- STAINED WOOD GUARD RAIL
- PAINTED STUCCO OF CORAL GUARDRAIL
- W/ ROUND EDGES



TYPICAL RAIL WALL DETAIL



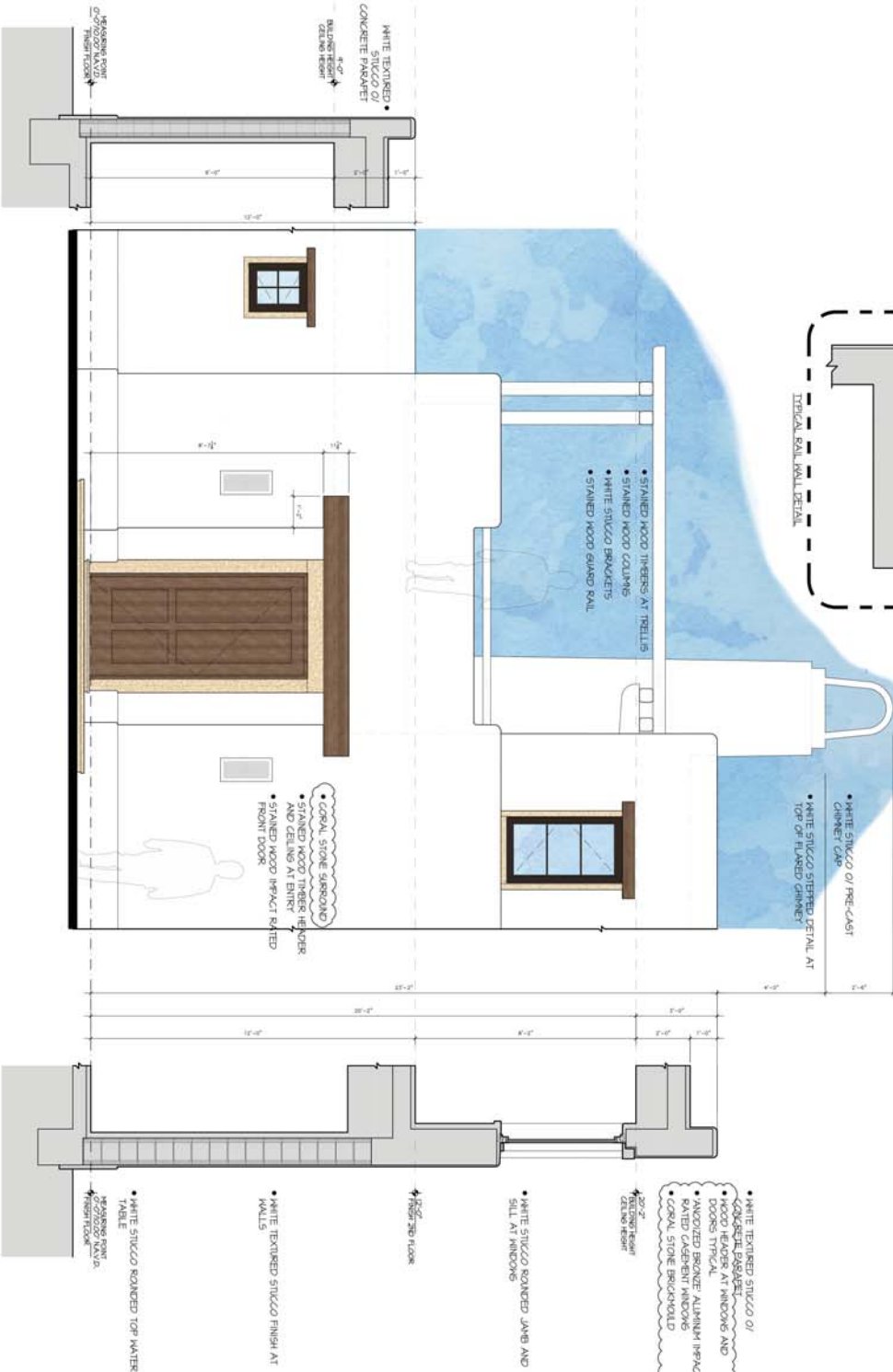
TYPICAL WINDOW FINIAL DETAIL

- CORAL STONE BRICKWALL
- WHITE STUCCO ROUNDED JAMB AND SILL AT WINDOW

- WHITE STUCCO OF PRE-CAST CONCRETE CAP
- WHITE STUCCO STEPPED DETAIL AT TOP OF FLARED CHIMNEY

- STAINED WOOD TIEBARS AT TRELLIS
- STAINED WOOD COLUMNS
- WHITE STUCCO BRACKETS
- STAINED WOOD GUARD RAIL

- CORAL STONE BRICKWALL
- STAINED WOOD TIEBARS HENKEL AND CEILING AT ENTRY
- STAINED WOOD IMPACT RATED FRONT DOOR



TYPICAL ONE-STORY WALL SECTION

ELEVATION DETAIL @ ENTRY

TYPICAL TWO-STORY WALL SECTION

- WHITE TEXTURED STUCCO OF CONCRETE PARAPET
- WOOD HEADERS AT WINDOWS AND DOORS TYPICAL
- PAINTED BRICKWALL IMPACT RATED CASERMENT WINDOWS
- CORAL STONE BRICKWALL

- WHITE STUCCO ROUNDED JAMB AND SILL AT WINDOWS

- WHITE TEXTURED STUCCO FINISH AT WALLS

- WHITE STUCCO ROUNDED TOP WATER TABLE

- WEATHERING POINT OF CORAL STONE BRICKWALL



Date: 06.19.20 TOWN COUNCIL/ ARCOM SUBMITTAL
Drawn: CHB
Revised: 06.17.20 ARCOM PRESENTATION REVISION

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
PALM BEACH COUNTY, FLORIDA
ARCOM B-027-2020 ZONING APPLICATION# Z-20-00085
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DALEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-COO1974
TEL: 561-633-4707

Sheet No.
A-5.01

ARCHITECTURAL STYLE EXAMPLES



1. IBIZA HOUSE
STUCCO FLARED COLUMNS W/ STEPPED CAPITAL



2. IBIZA HOUSE
MOLDED STUCCO TRANSITIONS WITH WOOD ACCENTS



3. IBIZA HOUSE
WHITE STUCCO BODY WITH WOOD ACCENTS



4. IBIZA HOUSE
WOOD ACCENTS



5. IBIZA HOUSE
WOOD COLUMNS AND BEAMS

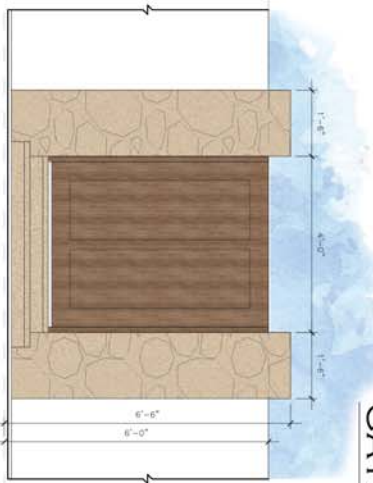


6. IBIZA HOUSE
WHITE BODY WITH WOOD PERGOLA

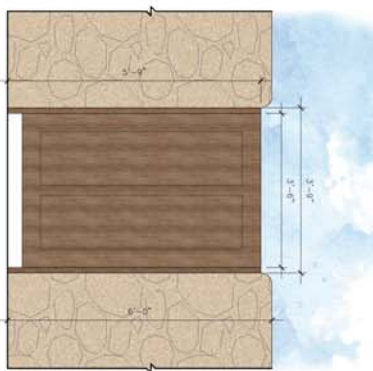


7. IBIZA HOUSE
WHITE BODY WITH WOOD PERGOLA

GATE DETAILS



PEDESTRIAN ENTRY GATE



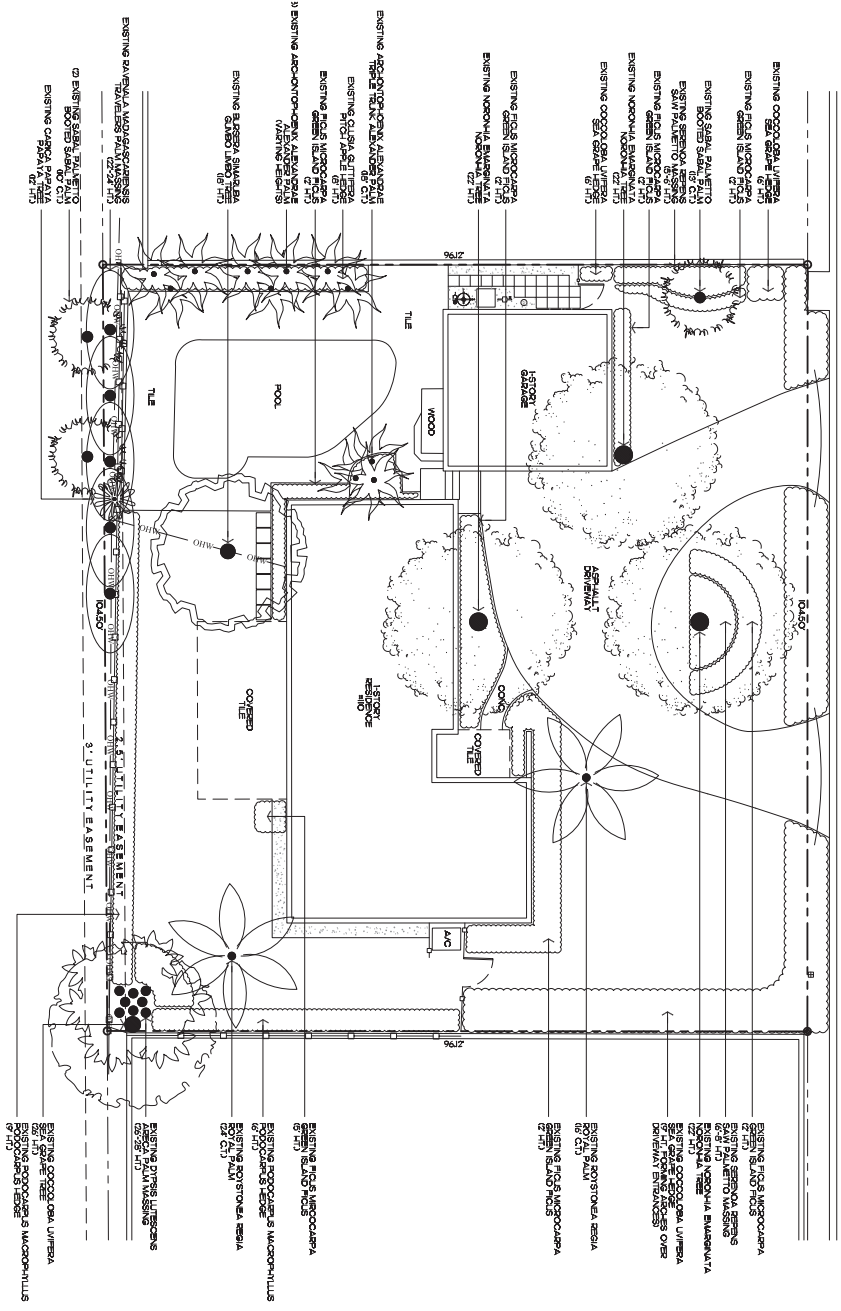
TYPICAL GATE



Date: 07.20.20
Drawn: CHN
Revised:

PROPOSED RESIDENCE AT:
110 SEAGATE ROAD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
ARCOM# B-037-2020
ZONING APPLICATION# Z-30-00085
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400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-COO1974
TEL: 561-633-4707



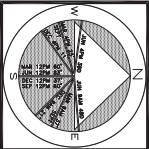
Existing Conditions Plan

ZOMING# Z-20-00265
ARCOM# B-037-2020

0' 8' 16' 24'

SCALE IN FEET

Private Residence
110 Seagate Road
Town of Palm Beach



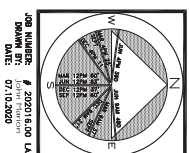
JOB NUMBER: 202016.00 EA
DRAWN BY: John Marston
DATE: 07.10.2020

SHEET 11

E AM/RO/HC/AT
D P/CA
G GROUP
129 North Dixie Road, Suite 8 Palm Beach, FL 33480
Phone 561.822.8800 FAX 561.851.0449
landscape Architecture
and Planning
landscape Management

Doris M. Ward, M.A. RIA #0668784
dward@amrohc.com
http://www.amrohc.com

F L O R I D A



JOB NUMBER: # 202016.00 LA
DRAWN BY: John Marion
DATE: 07.10.2020

ZONING# Z-20-00265
ARCOM# B-057-2020

SCALE IN FEET 0' 8' 16' 24'

SHEET L2

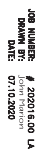
10

[illegible]

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

[illegible]

F L O R I D A



JOB NUMBER: # 202016.00 LA
DRAWN BY: John Marion
DATE: 07.10.2020

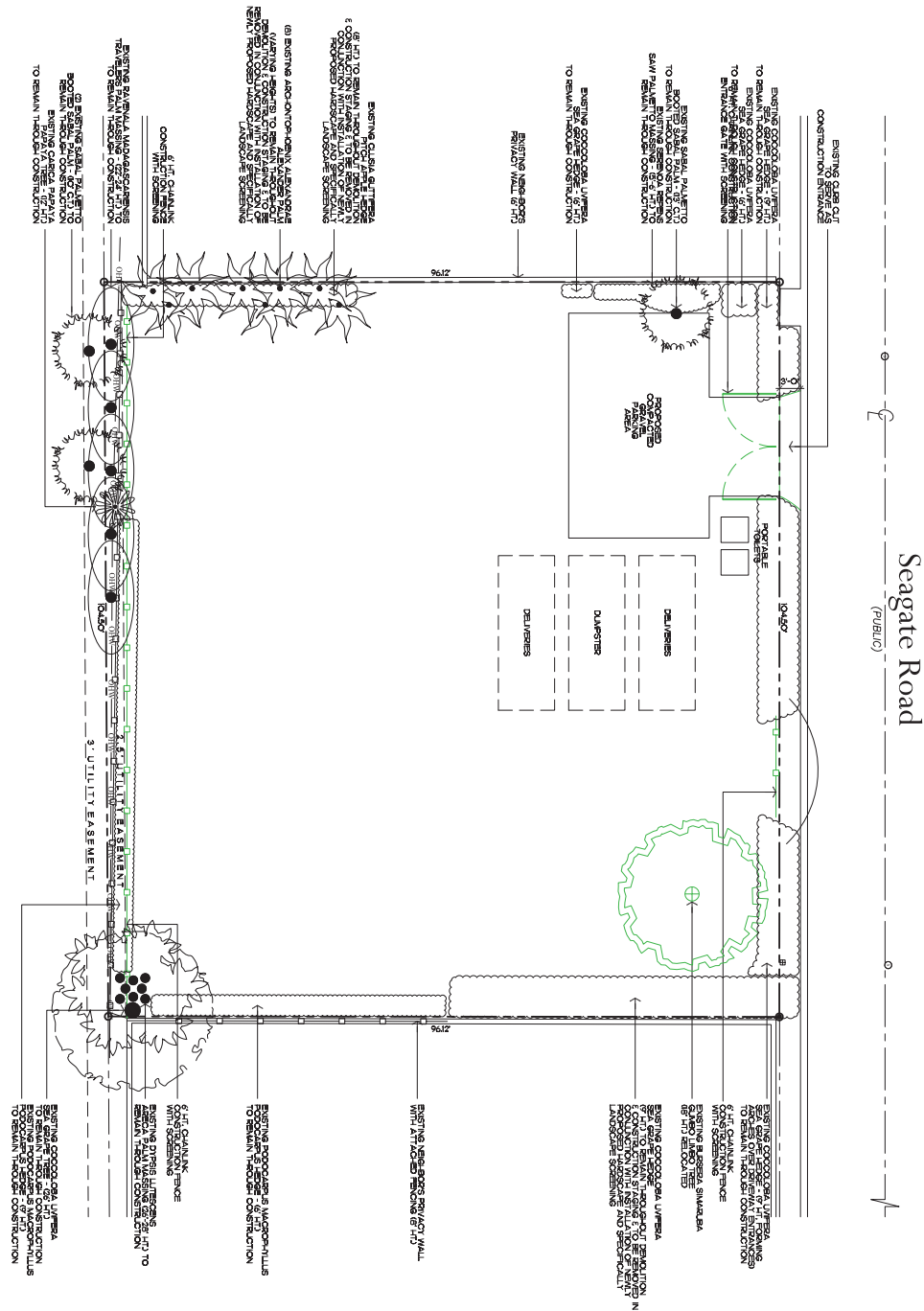
SHEET L4

ZONING# Z-20-00265
ARCOM# B-037-2020

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

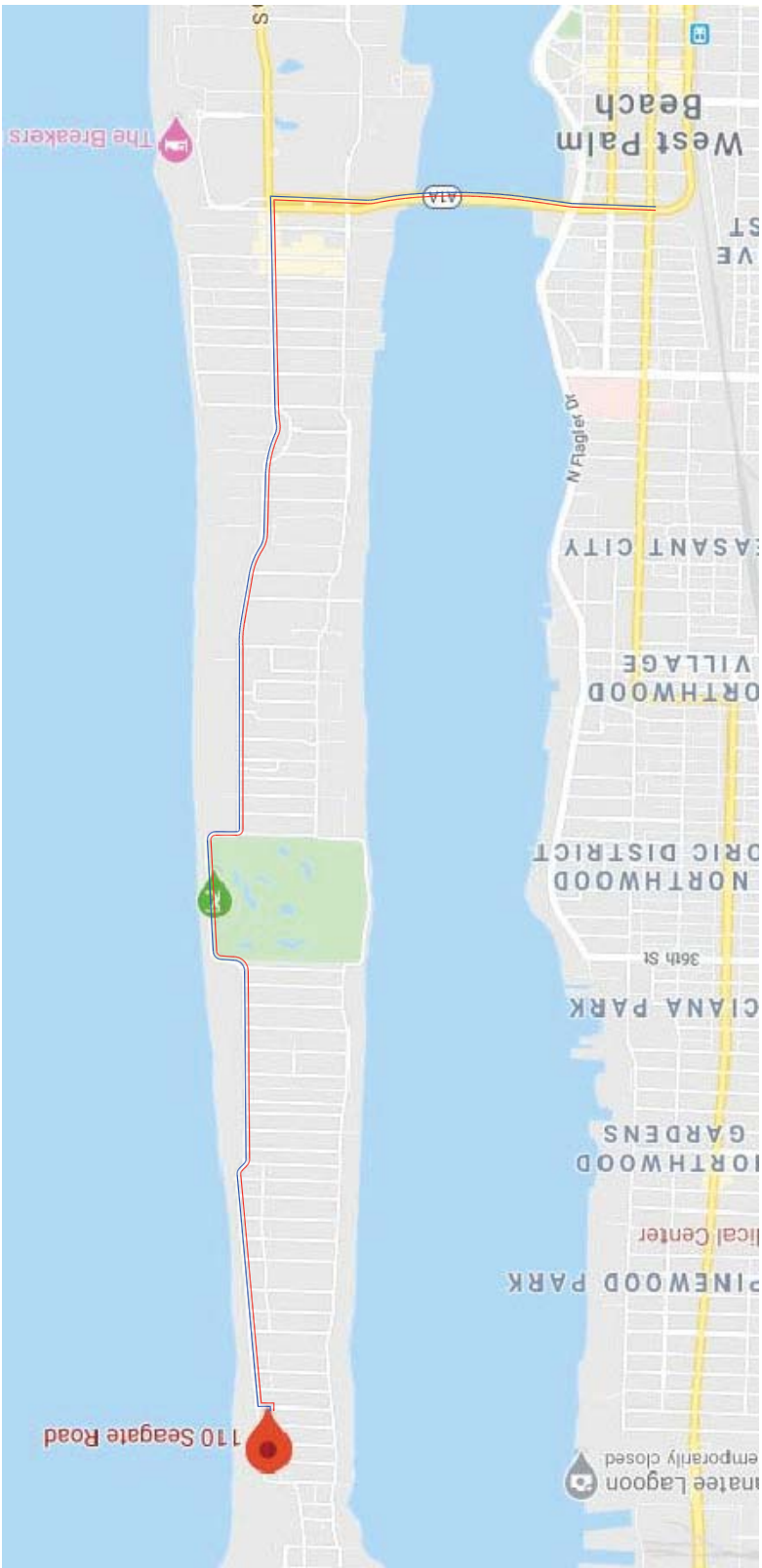
SCALE IN FEET 0' 8' 16' 24'



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

CONSTRUCTION: 2020
 The following drawings are instruments of service prepared by the architect for the construction of design. All items, materials, and methods of construction are to be determined by the contractor in accordance with the specifications, requirements and plans indicated on the drawings. The architect is not responsible for the construction of the design. The architect is not responsible for the construction of the design. The architect is not responsible for the construction of the design.

REMARKS: 2020
 Construction, as the term is generally understood, is the process of building a structure. It includes the design, construction, and completion of a structure. It includes the design, construction, and completion of a structure. It includes the design, construction, and completion of a structure.



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

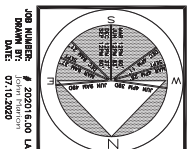
SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
30 - 40 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION



Private Residence
110 Seagate Road
Town of Palm Beach



JOHN R. AMBROSINI, P.E.
DRAWN BY: J. R. AMBROSINI
DATE: 07/10/2020

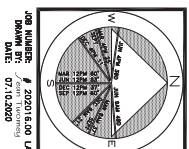
SHEET L5

ZONING# Z-20-00265
ARCOM# B-037-2020
Truck Logistics Plan

2020 2020
The information contained herein is for informational purposes only and does not constitute a contract. The user of this information assumes all liability for its use. The information is provided as is, without warranty of any kind, express or implied, including but not limited to the accuracy, completeness, and reliability of the information. The information is provided for the user's reference only and should not be used as a basis for any decision-making process. The information is provided for the user's reference only and should not be used as a basis for any decision-making process.



Private Residence
 110 Seagate Road
 Town of Palm Beach

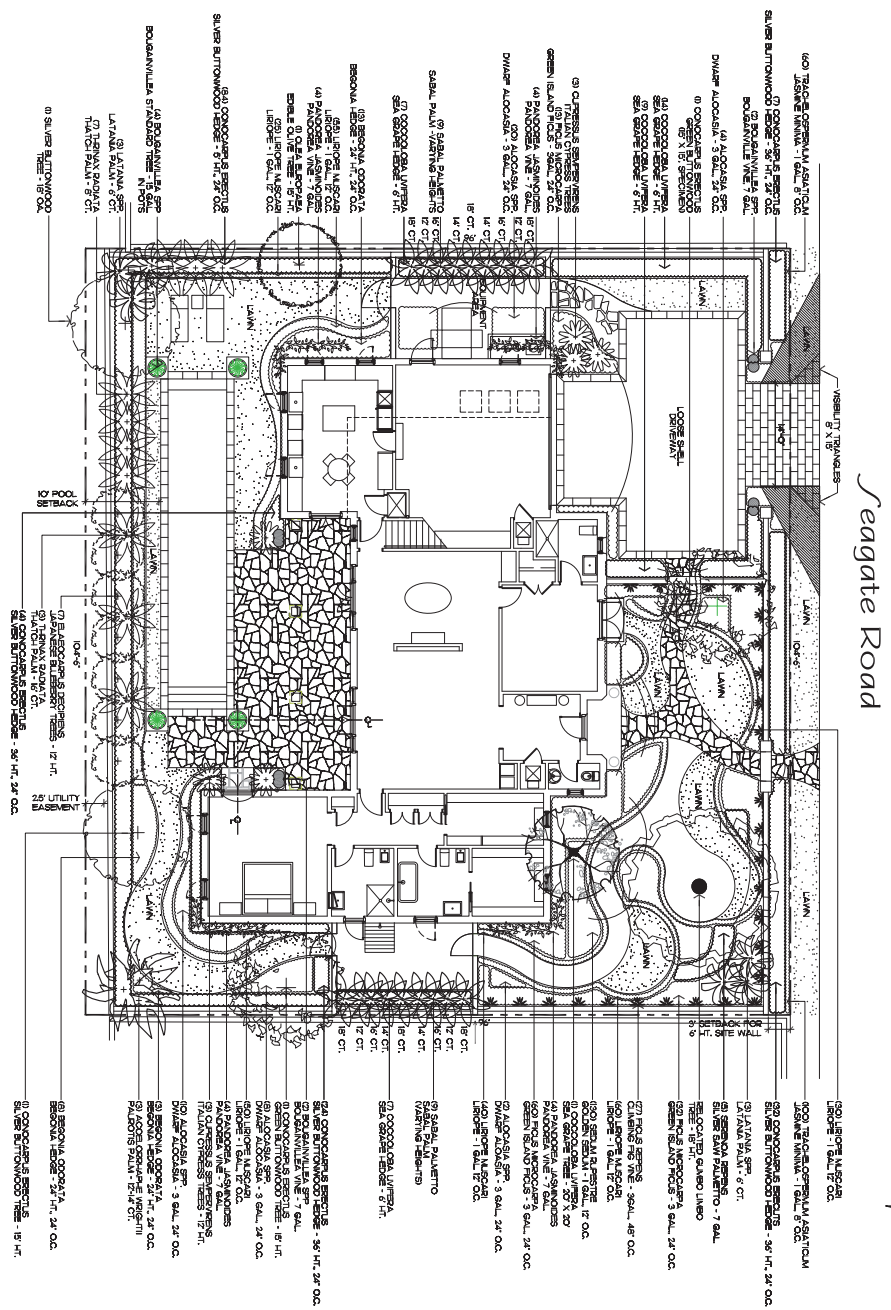


SHEET L7A

ZONING# Z-20-00265
 ARCOM# B-037-2020
 Rendered Planting Plan

SCALE: IN FEET 0' 8' 16' 24'





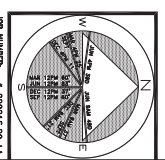
Seagate Road

ZONING# Z-20-00265
ARCOM# B-037-2020

Planting Plan

SCALE IN FEET 0' 8' 16' 24'

Private Residence
110 Seagate Road
Town of Palm Beach



JOB NUMBER: # 202016.00 LA
DRAWN BY: Sean Twomey
DATE: 07.10.2020

ENVIRONMENT
DESIGN
GROUP

139 West County Road, Suite 8
Phone: 913.272.0000 Fax: 913.272.0001
Web: 501.317.1414

Landscape Architecture
Land Planning
Landscape Management

Dorinda W. Ward, MBA, RIA, PPS&SMA
dward@environmentdesigngroup.com

Private Residence
110 Seagate Road
Town of Palm Beach













F L O R I D A

ZONING# Z-20-00265
ARCOM# B-037-2020
Planting schedule

Graasses

SYMBOL/KEY	PLANT NAME	DESCRIPTION
LAWN	ZOSTERA TENUIFOLIA	500 PALETS
ALL PLANTING BEDS	SPEEDED BLOOMING MUSH	3' MINIMUM DEPTH
SEE PLAN	GRAVE STONE	3" - 3' SMOOTH POLISHED 3' MINIMUM DEPTH

Shrubs

SYMBOLSET	PLANT NAME	NATIVE	DESCRIPTION	QUANTITY
	ALOUATTA PALLIATA ORANGE HOWLER	NO	3 GAL. 2F. O.C.	44
	BOLEOPHTHALMUS BODDARTI BOLEOPHTHALMUS	NO	7 GAL. 3F. 1F. 2F. O.C. 15 GAL. 10 POSTS	4
	BERYTUS SENEGALENSIS BERYTUS	NO	7 GAL. 3F. 1F. 2F. O.C.	24
	COCYZZUS ERYTHROPHthalmus COCYZZUS	YES	7 GAL. 6 1/2 F.	57
	CORVUS CORAX CORVUS	YES	7 GAL. 3F. 1F. 2F. O.C. 39 GAL. 5 1/2 F. 2F. O.C. 15 GAL. 5 1/2 F. 2F. O.C.	39 112 112
	FICUS MACLEODENSIS FICUS	NO	3 GAL. 2F. O.C.	106
	FICUS MACLEODENSIS FICUS	NO	3 GAL. 4F. O.C.	27
	LORICARIA NANA LORICARIA	NO	1 GAL. 17 O.C.	258
	MANACUS MANACUS MANACUS	NO	7 GAL.	16
	SCELOPORUS ORCUTTI SCELOPORUS	NO	1 GAL. 12 O.C.	150
	SPIZELLA SOCIALIS SPIZELLA	YES	7 GAL.	5
	TYLACICHTHYS PACIFICUS TYLACICHTHYS	NO	1 GAL. 8 O.C.	160

Trees & Palms

[illegible]

Private Residence
110 Seagate Road
Town of Palm Beach

F L O R I D A



JOB NUMBER: # 202016.00 LA
DRAWN BY: John Marion
DATE: 07.10.2020

SHEET L8

ZONING# Z-20-00265
ARCOM# B-037-2020

ZONING# Z-20-00265
ARCOM# B-037-2020

SCALE IN FEET 0' 8' 16' 24'

2020 Strategic design instruments of the Landscape Architect. They include the design of landscapes and plans indicated

2020 DISCUSSION: Environmental contribution, as the environment is understood, and that ENVIRONMENTAL GROUP should provide landscape services during construction, including

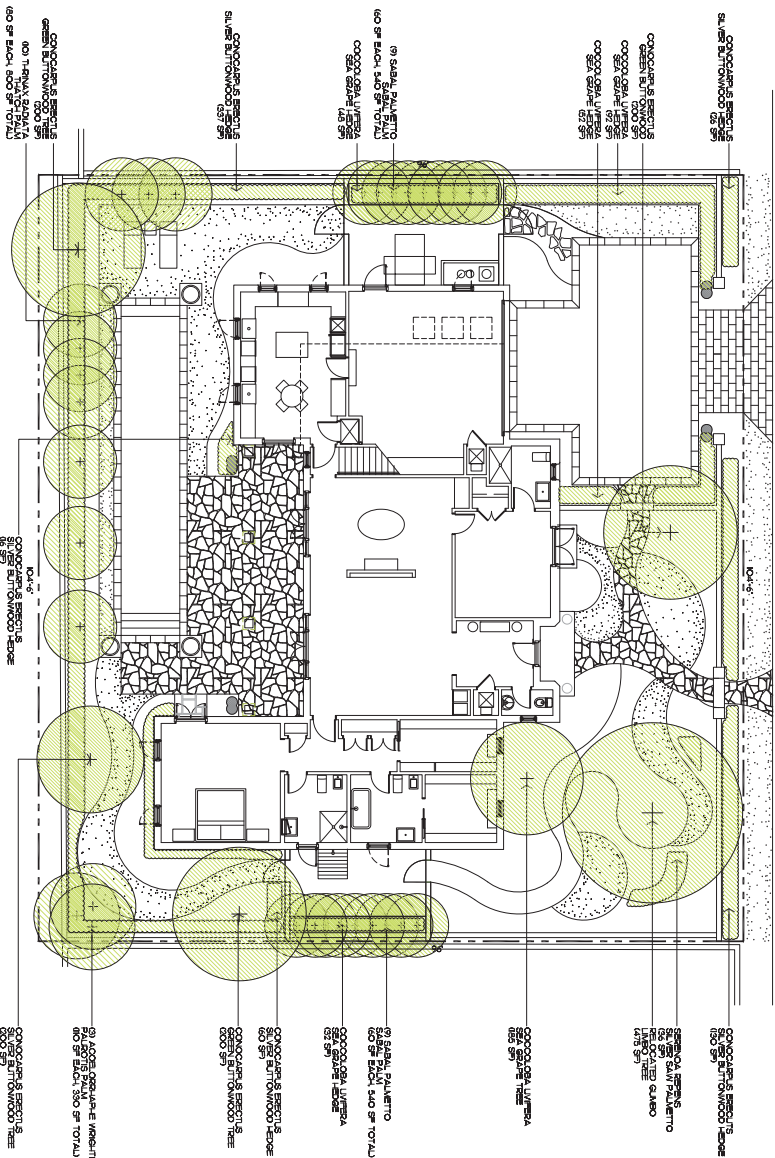
[illegible]

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-632-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

NOTE: PROPOSED NEW LANDSCAPING CONSISTS OF MORE THAN 25% PERCENT OF NATIVE VEGETATION AND MEETS THE TOWN OF PALM BEACH DESIGN REQUIREMENT AS PER SECTION 66-28A.

NATIVE VEGETATION	
ITEM	REQUIRED/ALLOWED
LOT AREA	10,000 SF 10,002 SF
LANDSCAPED OPEN SPACE	451 (4,515 SF) 45,051 (4,510 SF)
NATIVE PLANTING	251 (2,727 SF) 89,791 (4,005 SF)

NATIVE PLANTING



Seagate Road

PLANTING NOTES

COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER

PERLITE SHALL BE COMPLETED, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FLOWING. THIS PERLITE SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL LINED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

- SIX PERCENT (6%) NITROGEN
- SIX PERCENT (6%) PHOSPHOROUS
- SIX PERCENT (6%) POTASSIUM

PERLITE SHALL BE APPLIED TO ALL GRASSES (19 LB. PER 5 GAL. POT. 14 LB. PER 5 GAL. POT) AND

MULCH:

MULCH MATERIAL SHALL BE SEASONED CYPRESS MULCH OR APPROVED EQUIV. MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH

SOD:

THE SOO SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORM, SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER BECOMING MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR BBS MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BBOX.

MEASUREMENTS

[illegible]

PALMIS

OVERALL HEIGHT (O.A.) SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AIRBASE FRONT BEAK.

PLANTING SOIL AND BACKFILL

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, RETAINABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL, MATERIALS AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIMESTONES, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GASES SUCH AS BENZOL, OR NIT GASES. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

PLANT MATERIALS

[illegible]

CONTAINER GROWN STOCK:

- [illegible]

WARRANTY

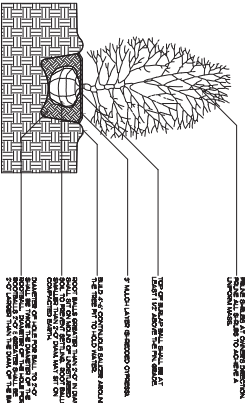
WARRANTY PLANTS, 3-4-83 AND 3-6-83/NOV-83 FOR A PERIOD OF NINETY (90) DAYS. THESE 3 PLANTS FOR ONE YEAR AGAINST WEAR, TEAR, CORROSION, DISCOLORATION, AND DAMAGE BY OTHERS. THE CONDITION EXCEPT AS MAY RESULT FROM MISUSE BY OWNER, DAMAGE BY OTHERS, AND USUAL WEAR AND TEAR. INSTALLERS CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LABORER AUTHORITY.

MAINTENANCE

MAINTENANCE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WEEDING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PLANTING TREES AND SHRUBS, PROTECTION FOR NESTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIFE PLANT MATERIAL.

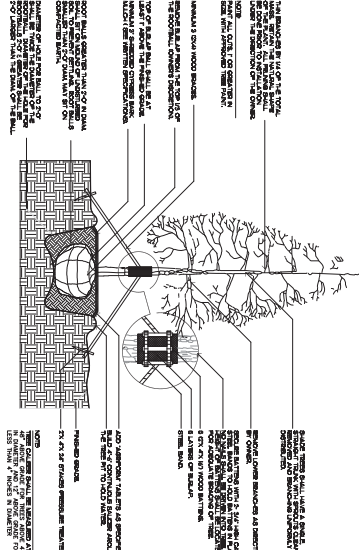
Planting Details & Specifications

SHRUB PLANTING

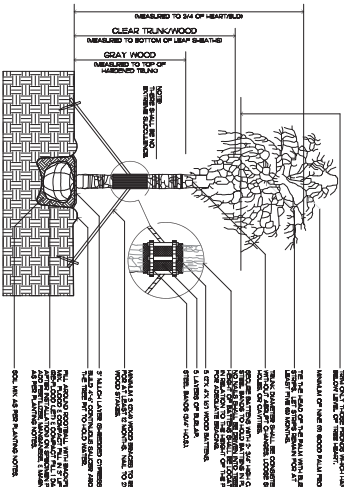


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

TREE PLANTING

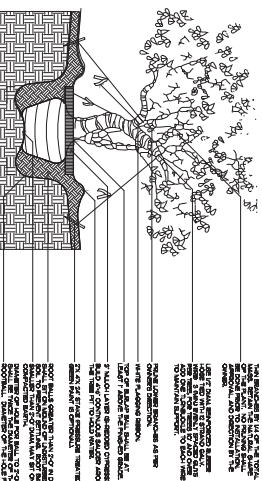


PALM TREE PLANTING

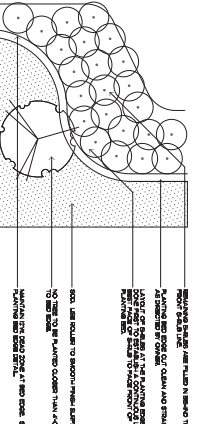


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

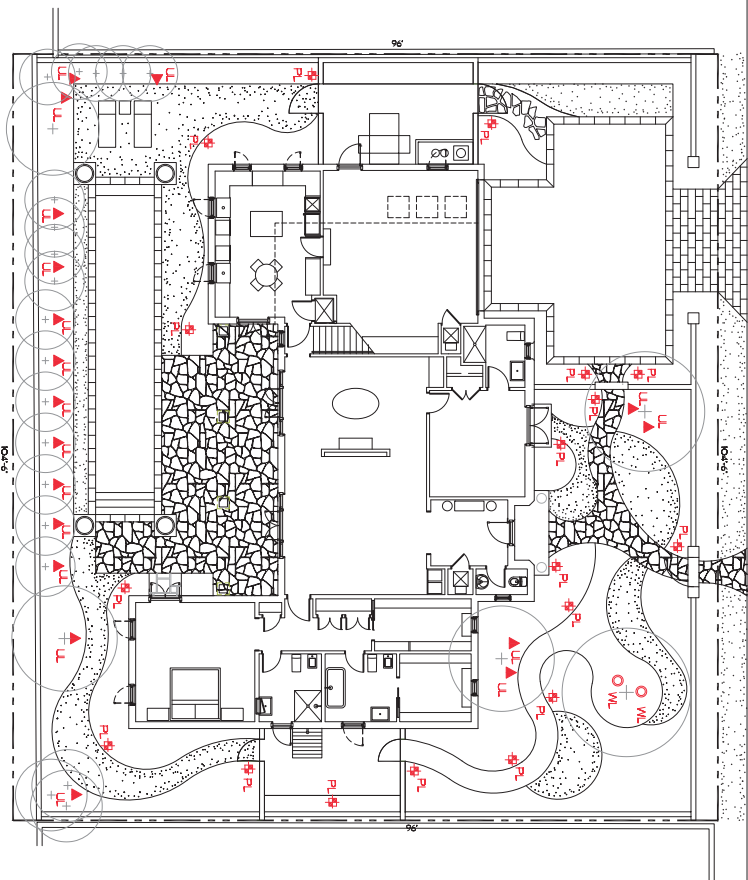
IRREGULAR AND MULTI-STEM TREES



SHRUB AND GROUND COVER LAYOUT



Seagate Road



UP LIGHT



PATH LIGHT



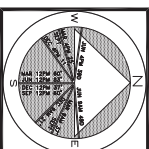
WELL LIGHT

Lighting Schedule

SYMBOL	DESCRIPTION	QTY
▲ U	UP LIGHT - ALUMINUM LIGHT BODY, 12" WATT, 40 DEG OPTIC, 270 LED COLOR W/ 5000K BLANK 1/2" TAPERED SHADE	18
Φ P	PATH LIGHT - ALUMINUM LIGHT BODY, 12" WATT, 40 DEG OPTIC, 270 LED COLOR W/ 5000K BLANK 1/2" TAPERED SHADE	18
○ WL	WELL LIGHT - ALUMINUM LIGHT BODY, 12" WATT, 40 DEG OPTIC, 270 LED COLOR W/ 5000K BLANK 1/2" TAPERED SHADE	2

Lumen Levels will not reach property line

Private Residence
110 Seagate Road
Town of Palm Beach



JOE BROWN
DATE: 07/10/2020

SHEET 110

ZONING# Z-20-00265
ARCOM# B-037-2020
Landscape Lighting Plan
SCALE: IN FEET 0' 8' 16' 24'

2020
2020
2020





North / Front Elevation



South / Rear Elevation

2020
2020

1-800-456-0000
www.landscapegroup.com

North & South Elevations

SCALE IN FEET 0' 4' 8' 12'

ENVIRONMENTAL GROUP
131 West County Road 202-373 Palm Beach, FL 33409
Phone: 561.933.0001 Fax: 561.933.0001
Landscape Architecture
Landscape Design
Landscape Construction

Private Residence
110 Seagate Road
Town of Palm Beach

COMPILED BY 2020 0.001 LA
DRAWN BY 07.10.2020
DATE 08.14.2020

SHEET L11
16 ft.
DATE: 08.14.2020



East Elevation

West Elevation

East & West Elevations

SCALE IN FEET 0' 4' 8' 12'

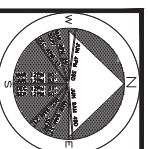
SHEET L12

16 sf.

AREA IN SOUT.

Private Residence
110 Seagate Road
Town of Palm Beach

F L O R I D A



JOB NUMBER: # 202016.00 L
DRAWN BY: Sean Twomey
DATE: 07.10.2020
08.14.2020

[illegible]

[illegible]

LAVIRO/AVI/AVT
DENGA
GROUP

13 North County Road Suite 8
Phone 57.623.4600 Email 57.623.4600

Landscope Architecture
Land Planning
Landscope Management

Dean M. Kocot, M.A.S., P.E., F.A.S.T.
www.landscopeinc.com

F L O R I D A

MEASURING POINT
REAR FACADE
CONCEPT OF FORM

MEASURING POINT
REAR FACADE
CONCEPT OF FORM

MEASURING POINT
REAR FACADE
CONCEPT OF FORM

MEASURING POINT
REAR FACADE
CONCEPT OF FORM

16 sf.

SCALE IN FEET 0' 4' 8' 12'

[illegible]

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CALL TOLL FREE
1-800-452-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

40 WEST BAYVIEW DRUGS
CALL
1-800-368-7269
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
1001 FLORIDA AVE.
PALM BEACH, FL 33480
PHONE: 561.932.2841
FAX: 561.932.2821
OFFICE@GRUBERENGINEERS.COM



Gruber Consulting Engineers, Inc.
2475 MERCER AVE. SUITE 300
WEST PALM BEACH, FL 33411
PHONE: 561.932.2841
FAX: 561.932.2821
OFFICE@GRUBERENGINEERS.COM

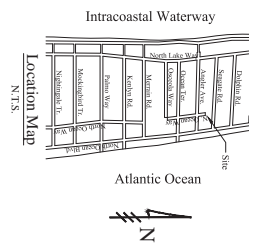
Project Information	
Project No.	2020-0041
Issue Date	06/18/2020
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CC

Conceptual Site Grading & Drainage Plan For:
Proposed Residence
110 Seagate Road
Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

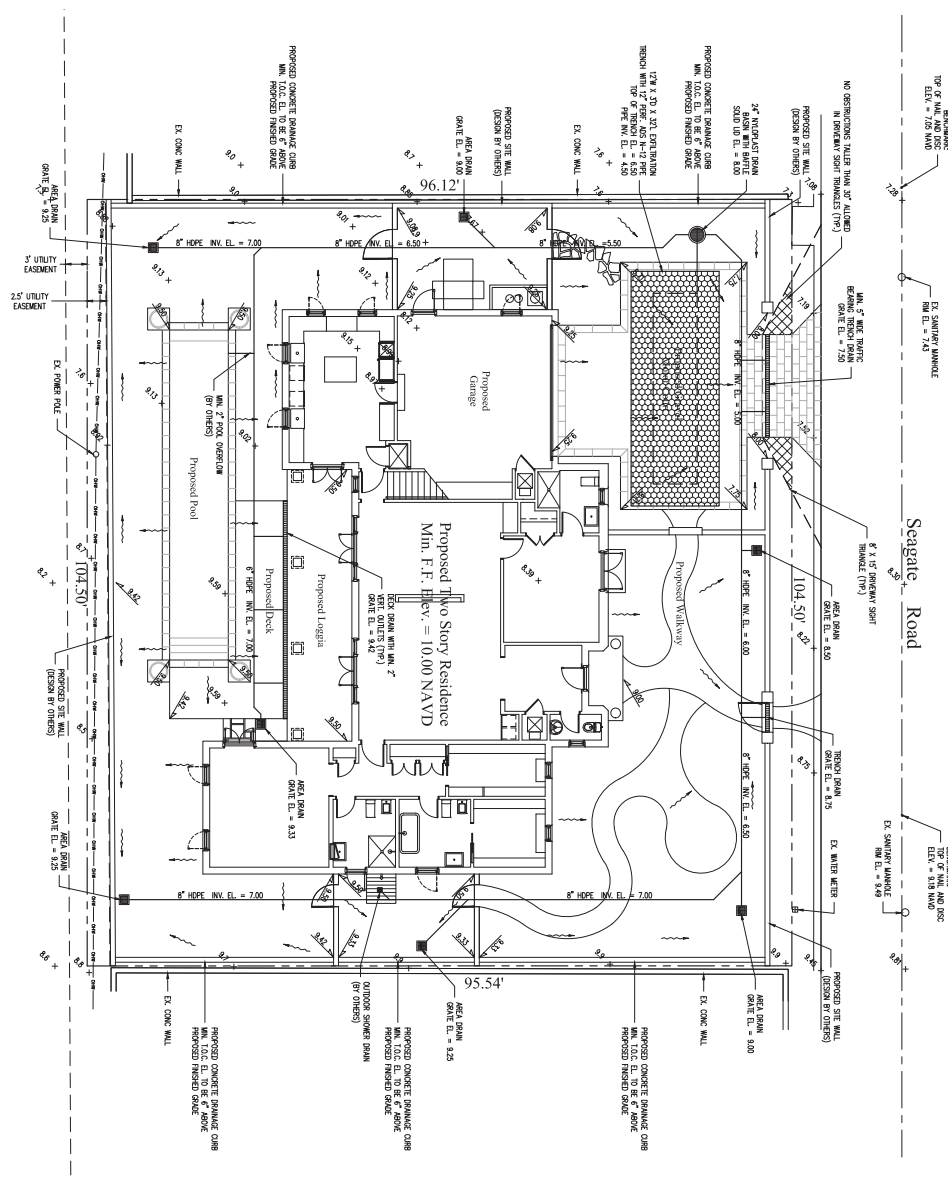
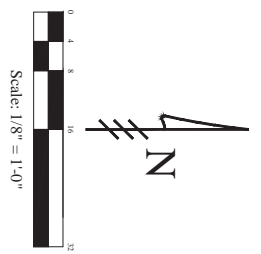
Client: M. Gruber
R. P. L. No. 57466

Sheet No.
C-1



Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAD-83)
- PROPOSED ELEVATION (NAD-83)
- PROPOSED ELEVATION CONTOUR (NAD-83)
- 24" W/OT PLAST BRASS BASIN WITH BARTLE
- AREA DRAIN
- EXFILTRATION TRENCH
- FLOW DIRECTION



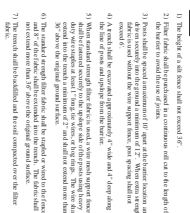
STORMWATER RETENTION CALCULATIONS

- SITE INFORMATION**
Total Property Area = 80,042 sq ft
Drainage Area Improvements Surface
Proposed Residence, driveway, walkways, pool = 2,591 sq ft
Drainage Area Improvements Surface = 4,129 sq ft
B. ESTIMATED STORMWATER RETENTION VOLUME
The retention volume is estimated using the Rational Method (Q-CVA)
Where:
Q = Peak Discharge (cfs)
C = Coefficient (runoff)
I = 1.26 in/hr
Impervious Surface Runoff Volume:
 $I \times A = 1.26 \text{ in/hr} \times 4,129 \text{ sq ft} \times 1.48 \text{ ft} = 7,860 \text{ cu ft}$
 $I \times A = 1.26 \text{ in/hr} \times 2,591 \text{ sq ft} \times 1.48 \text{ ft} = 4,812 \text{ cu ft}$
Total Volume to be Retained = 12,672 cu ft
C. PROPOSED EXFILTRATION TRENCH SIZING
L = Total Length of Trench Provided = 22 ft
W = Trench Width = 2 ft
K = Hydraulic Conductivity = 0.0005 cfs/sq ft ft of head
DVI = Un-saturated Trench Depth = 100 ft
DS = Saturated Trench Depth = 100 ft
V = Volume Retained = 1,108 cu ft

Notes:

- Exfiltration trenches and storm piping to be protected from rocks with a rock barrier.
- Root dam drainage units are to be installed to the proposed drainage system. Root dam drainage units are to be installed to the proposed drainage system.
- Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- Contractor shall install and overlap all roadway curb a minimum of 24" ft on one side of the excavation the entire width of the roadway.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Visual inspection of storm drainage system required prior to installation of soil.

Plan Background from Hartscape Plan by
Environmental Design Group Received 6/18/20
ARCOM #B-037-2020
Z-20-00265
© 2020 Gruber Consulting Engineers, Inc.



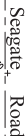
NTS



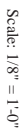
NTS



- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per Town of Palm Beach standards.



CONSTRUCTION STAGING AREA

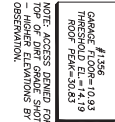
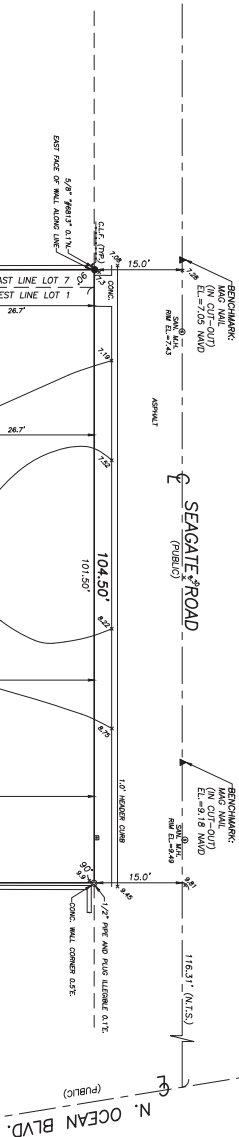


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A.P.E. No. 5746

— 100 —

Boundary Survey For:
CARLOS MUSSO, SR.



1/10/10
GARAGE FLOOR = 10.93
THRESHOLD EL. = 9.28
ROOF FLOOR = 9.42

7

96.12'

CONC. WALL (TYP.)

1-STORY GARAGE

GARAGE 10'0" x 10'0"

APPROX. DRIVEWAY

#110 1-STORY BUILDING

THRESHOLD EL. = 9.89

THRESHOLD EL. = 10.24

THRESHOLD EL. = 9.81

CONC. WALL (TYP.)

PVC FENCE ALONG LINE

PVC FENCE (TYP.)

95.54'

1

NOTE: ACCESS DENIED IF
THRESHOLD ELEVATION IS
HIGHER ELEVATION
OBSERVATION.

GARAGE FLOOR = 10.93
THRESHOLD EL. = 10.83
ROOF FLOOR = 10.83

1/15/10

CAYUGA ESTATES
(P.B. 15, PG. 10)

1. All information regarding a patient's diagnosis, prognosis, and other documents that affect the ability of the trial to test this surgery (known as patient number 1) will be made available to the research team.
2. Extractions above the incisor, any, in a field and dental plans listed and are listed on MARS-DB. The expected accuracy of the extractions shown here is 0.03 for the hard surface extractions and 0.17 for the soft surface extractions. Extractions shown here are U.S. survey field extractions.
3. Extractions shown here are U.S. survey field extractions.
4. Unless a patient and the surgical dentist select a *Extraction shown survey* or *map* this drawing, sketch, photo or map is for informational purposes only and is not valid.
5. Survey or similar statement.
6. Survey or similar statement.
7. Survey or similar statement.
8. Except as shown, unapproved and over-the-counter products are not included. Unapproved products are not included.
9. The accuracy of the extractions shown here is 0.03 for the hard surface extractions and 0.17 for the soft surface extractions.
10. Responses shown here are U.S. survey field extractions. Extractions shown here are U.S. survey field extractions.
11. In some situations, graphic representations have been designed to more clearly illustrate the relationships between physical improvements and/or lists. In all cases, the data shown here are U.S. survey field extractions.
12. The accuracy of the extractions shown here is 0.03 for the hard surface extractions and 0.17 for the soft surface extractions.
13. The accuracy of the extractions, perimeter walls and/or subject shown here are not known and thus are not listed as extractions. Figures, images and/or perimeter walls are shown as they are.

Board of Professional Surveyors and Mappers adopted in Rule 5A-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1991.

DATE OF LAST FIELD SURVEY: 04/02/2020

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

Additional or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

TITLE PROJECT REVIEW						
CLIENT:	CALSON WORLD	POLICY NO.:	55711112010000	DATE:	FEBRUARY 3, 2016	
REVIEWED BY:	CHAD L. WALLACE	JOB NO.:	20-1134			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTED	DOES AFFECT	NOT A SURVEY
1 TO 6	N/A	Unchanged locations		RELATIVE		
7	N/A	ADDITION TO PALM BEACH				
8	PR 30, PG 42	ADDITION TO PALM BEACH				
9	DB 702, PG 223	Estimated cost: max 2 1/2 mil				
10	N/A	All recorded statements pertain to Chad's Florida sales division				

Boundary Survey For:

CARLOS MUSSO, SR.



2803 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33411 (305) 640-4200

FIELD:	B.M.	JOB No.:	20-1124	F.B.	PB269	PG.	66
OFFICE:	S.W.	DATE:	04/02/20	DWG. No.:	20-1124		
CKD.:	C.W.	REF.:	20-1124.DWG	SHEET:	1	OF	1

Pure White
OC-64

BODY COLOR

BENJAMIN MOORE - PURE WHITE OC-64



WOOD SPECIES

RECLAIMED TIMBERS - STAINED CYPRESS



**STONE WALLS
CORAL RUBBLE**

PRODUCT & COLOR SAMPLES
110 SEAGATE ROAD - B-037-2020

DAILEY JANSSEN ARCHITECTS, P.A.

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707 . FAX: 561-833-4705

DATE: _____
DWN: _____
SCALE: _____
JOB NO.: _____
SHT. _____

From: [work](#)
To: [Kelly Churney](#)
Cc: [Smith Jeffery](#); [Smith Nancy](#)
Subject: 110 Seagate Road, Palm Beach
Date: Monday, July 27, 2020 3:36:09 PM

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Kelly,

Attached is a letter addressed to the Chairman of ARCOM and all ARCOM members. Will you please see that everyone gets a copy of my letter.
Thank you in advance.
Best regards,

Jeffery W. Smith, AIA
jeff@smitharchitecturalgroup.com

JEFFERY W. SMITH, AIA
119 SEAGATE ROAD
PALM BEACH, FLORIDA

July 21, 2020

Town of Palm Beach
Architectural Review Commission
360 South County Road
Palm Beach, Florida 33480

Re: ARCOM #B037-2020/110 Seagate Road, Palm Beach

Dear Mr. Chairman and ARCOM Members,

My family and I have owned the property at 119 Seagate Road for 50 years. I have been notified by the Town of Palm Beach of the redevelopment of the property at 110 Seagate Road. We have watched the gradual redevelopment of houses on the street without incident. However, the proposed new residence at 110 Seagate Road is out of context with the immediate neighborhood, which our code defines as an area within 200 feet of the proposed development. My property is less than 25 feet from said project.

I am a past member of the Architectural Review Commission for 15 years, 7 of which I was the Chairman. I know you have a difficult job in front of you every month but you cannot lose sight of our ordinances or your charge to enforce them.

I submit to you that this project does not meet the letter of our Code in the following respects, taken directly from the language in our Code of Ordinances:

Sec. 18-205. - Criteria for a building permit.

(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(1) The plan for the proposed building or structure is **(NOT)** in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

(3) The proposed building or structure is ~~not~~, in its **exterior design** and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

(4) The proposed building or structure is **(NOT)** in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

(6) The proposed building or structure **(is)** ~~not~~ excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or any perspective visible to the public or adjoining properties.

(8) The proposed building or structure is **(NOT)** appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

Our code is quite clear in that no new residence may be too similar or too dissimilar to any residence within 200 feet of the proposed structure.

The only way to approve this project is to change the wording in our Town Code.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jeffery W. Smith', with a stylized flourish at the end.

Jeffery W. Smith, AIA

From: [Anthony Nicolette](#)
To: [Kelly Churney](#)
Subject: 110 Seagate Road proposal by Daily Janssen Architects
Date: Tuesday, July 28, 2020 7:36:38 PM

*******Note:** This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

July 28, 2020

Mr. ARCOM Chairman and ARCOM Members:

My wife's parents along with my spouse and I have had an association as owners of 124 Seagate Road for over 46 years. I have received a letter from the Town of Palm Beach of a redevelopment project proposal at 110 Seagate Road. The proposed new residence is completely out of context with our immediate and surrounding neighborhood.

Therefore, I must respectfully disapprove of this proposed structure. The exterior design reminds me of a western jail in the 1800's including the small windows. The house is quite dissimilar in regard to other homes nearby. From my memory of our building code, I believe new residences have to be in some type of conformity with our immediate area on the North End of the island. Kindly reject this proposal. Thank you for your attention in this matter.

Sincerely,

Anthony J. Nicolette, Jr., M.D.

From: [KATHLEEN AMLING](#)
To: [Kelly Churney](#)
Subject: 110 Seagate Road
Date: Monday, July 27, 2020 5:59:58 PM

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Dear members of ARCOM,

I'm writing to express our dissatisfaction with the proposed plans for 110 Seagate Road. The pueblo style architecture could not be more dissimilar to the rest to the neighborhood. There have been many lovely additions to our street over the last few years that add to the harmonious nature of the neighborhood. We urge you to reject the current plans and encourage the future plans to be in good taste and design for our lovely street.

Sincerely,

Katy Dew Amling
161 Seagate Road
Palm Beach, FL 33480

Sent from my iPad

From: [Joanne Paladino](#)
To: [Kelly Churney](#)
Subject: Plans for 110 Seagate Road
Date: Monday, July 27, 2020 7:18:26 PM

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Dear Members of ARCOM,

I am writing to express my dissatisfaction with the proposed plans for 110 Seagate Road. The architectural style, Euro Modern, Pueblo Style, ??? could not be more dissimilar to the rest of the neighborhood. I urge you to reject the current plans, see Jeff Smith and Katy Amling's letter, sent to ARCOM separately.

I encourage you to consider a future plan which is more in keeping with cohesiveness of this very special neighborhood.

Thank you in advance for your consideration and your time spent on this important topic.

Best Regards,
Joanne Paladino
148 Seagate Road
Palm Beach FL, 33480

From: [KATHLEEN AMLING](#)
To: [Kelly Churney](#); [Wayne Bergman](#)
Cc: [Julie Araskog](#); [Gail Coniglio](#)
Subject: Fwd: 110 Seagate Road
Date: Monday, August 31, 2020 11:56:59 AM

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Will you please forward to ARCOM?

Sent from my iPhone

Begin forwarded message:

From: KATHLEEN AMLING <dewkaty@me.com>
Date: August 31, 2020 at 8:54:52 AM MDT
To: council@townofpalmbeach.com, arcom@townofpalmbeach.com
Cc: Joanne Paladino <powellpaladino@aol.com>, Jeff Amling
<Jeffrey.Amling@fticonsulting.com>, work
<jeff@smitharchitecturalgroup.com>, Araskog Julie
<juliearaskogfortowncouncil@gmail.com>, Betsy Shiverick
<betsyshiverick@gmail.com>
Subject: Fwd: 110 Seagate Road

Dear Town Council and ARCOM,

It's come to my attention that my email below never made it to ARCOM.

Because of this, there are two issues I ask you to address. One, this project passed with numerous neighbors objecting. My neighbors objected because the Adobe architecture is too dissimilar to the rest of the neighborhood. Given that this house sits close to the gateway of the street, wouldn't it be the civilized thing to do to keep with code and keep a harmonious neighborhood? Shouldn't code matter? I understand the new plans allow for more landscaping. ARCOM should be solely fixated on architecture, not ever changing landscaping. Good landscaping does not cure inappropriate architecture! The current plans do not follow our town's code! Second, why did my email never make it to ARCOM?

Why did my neighbors' letters not make it either? Are there systematic processes that need to be addressed? Our neighborhood is far too important to let mistakes like this happen.

Your very frustrated neighbor,
Katy Dew Amling
161 Seagate Road

Sent from my iPad

Begin forwarded message:

From: Kelly Churney
<KChurney@TownofPalmBeach.com>
Date: July 28, 2020 at 6:22:03 AM MDT
To: KATHLEEN AMLING <dewkaty@me.com>
Subject: RE: 110 Seagate Road

Thank you Ms. Amling,

I have passed your email to the ARCOM members.

Have a good day,

Kelly Churney
Administrative Specialist

Town of Palm Beach
Planning, Zoning & Building
360 S. County Rd.
Palm Beach, FL 33480
561-227-6408
561-835-4621 (fax)
www.townofpalmbeach.com

-----Original Message-----

From: KATHLEEN AMLING <dewkaty@me.com>
Sent: Monday, July 27, 2020 6:00 PM
To: Kelly Churney
<KChurney@TownofPalmBeach.com>
Subject: 110 Seagate Road

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Dear members of ARCOM,
I'm writing to express our dissatisfaction with the proposed plans for 110 Seagate Road. The pueblo style architecture could not be more dissimilar to the rest to the neighborhood. There have been many lovely additions to our street over the last few years that add to the harmonious nature of the neighborhood. We urge you to reject the current plans and encourage the future plans to be in good taste and design for our lovely street.
Sincerely,
Katy Dew Amling

161 Seagate Road
Palm Beach, FL 33480

Sent from my iPad

Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

Dear Town Council and ARCOM

I would like to bring to your attention two important procedural breakdowns during the presentation of the proposed building plan for 110 Seagate Road, at the July 29th and August 26th ARCOM meetings.

The first, two letters, Katy Amling's and mine, both strongly objecting to the proposed plan, were not presented to members of ARCOM. Further, the letters did not become evidence when considering the project at either meeting. Nor, was their content part of any discussion about the design being excessively dissimilar for the neighborhood. I believe these factors create a due process issue.

We have received an apology from ARCOM for this mistake, however, should Seagate residents have to pay for an ARCOM error by living with a home that is not appropriate to the established character of the street? I think not.

The second, important breakdown, I was unable to log on to the July 29th meeting to express my opposition to the plan due to technical difficulties on the Town's end. Jeff Smith, unfortunately, was not able to join the August 26th meeting, again, due to technical difficulties on the Town's end.

My voice was not heard at the July 29th meeting but my objections still stand. This is not a criticism of the architecture, it's about a home, which clearly, is not in harmony with the neighborhood.

I understand there are some examples of this architectural style in West Palm Beach. However, there is nothing like this on the North End of Palm Beach, much less within 200 feet of 110 Seagate Road. It is also, materially inconsistent with the architecture of the street and therefore, does not meet Town Code.

Why ARCOM did not see this and exercise its responsibility to enforce code, I will never know. Didn't members take into consideration how we, the residents, might feel about having this disruptive element as the gateway to our neighborhood?

Given these town generated procedural errors, further supported by residents' opposition to a home that is out of context with the neighborhood, this plan should be sent back to ARCOM. No amount of landscaping is going to change the architecture, which is too dissimilar and not a good fit for the block.

It is not by chance that Seagate Road, a small, tightly knit, cohesive neighborhood, is so special. We have, fought hard to make and keep it this way by insuring Code is applied to all renovations, additions and new builds, 110 should be no different.

Sincerely,
Joanne Paladino
148 Seagate Road

EXHIBIT D

Audio Link for the July 29th meeting Project # B-037 2020 110 Seagate Road, part of the first audio starting at

1. 04:04:07 and ending at 04:49:36.

AUDIO: https://zoom.us/rec/play/7MUqcumgq203HtWRswSDAqAoW424e6-shydN_fANnk-8AHFVZ1f0M-ERMeqvyTdl0SK_K7baYWkcdhKn?continueMode=true&xzm_rtaid=r9SQROwfSfOPLqQe-9kbmg.1596115382426.8d7fe36d1bf621cb07ee11e8f28ca45c&xzm_rhtaid=829

EXHIBIT E

Audio Link for the August 26th meeting Project # B-037 2020 110 Seagate Road, Part of the first audio starting at

1. 02:58:13 and ending at 03:15:59

AUDIO: https://zoom.us/rec/share/zpZZM53g_TlOWI3SzmVnc6B8DoXgX6a81ikZ-PsMmEkq3TxRjD1VIGX2o5Cw_E93