

LOT 8
BLOCK "G"

LOT 36
BLOCK "G"

LOT 7
BLOCK "G"

LOT 6
BLOCK "G"

EXISTING CHAIN
LINK FENCE

LOT 1
BLOCK "G"

LOT 28
BLOCK "G"

LOT 29
BLOCK "G"

LOT 30
BLOCK "G"

LOT 31
BLOCK "G"

LOT 32
BLOCK "G"

BRAZILIAN AVENUE

2' CURB AND GUTTER

ASPHALT

CONCRETE WALK

CONCRETE PARKING

171.20'

171.20'

40'-0"

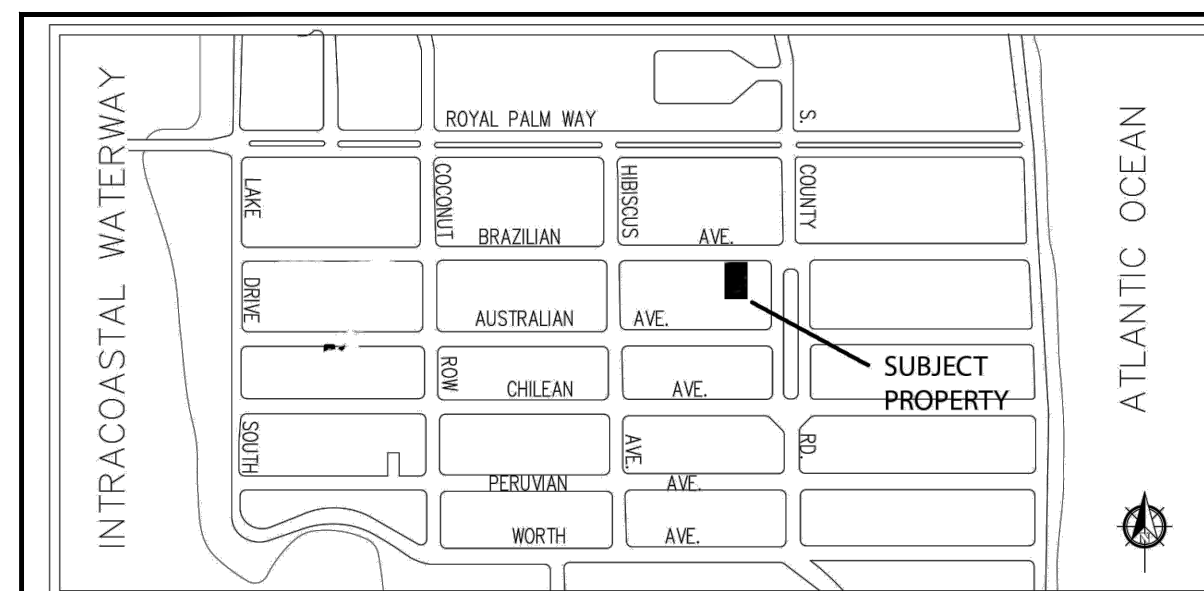
20'-1"

ZONING TABULATION

ZONING ITEM	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	R-C	R-C
LOT AREA	13,333 SF MIN. (TWO FAMILY)	17,120 SF
LOT WIDTH	70' MIN.	100.00'
LOT DEPTH	100' MIN.	171.20'
LOT COVERAGE (FOOTPRINT)	30% (5,196 SF. MAX)	29.0% (5,190 SF.)
LOT COVERAGE (PERGOLA)	3% PERGOLA (519 SF. MAX)	2.47% (424 SF.)
FRONT YARD SETBACK	20'-0"	27'-0"
SIDE YARD SETBACK	10'-0" AT ONE STORY 15'-0" AT TWO STORY	21'-0" FROM EAST & 21'-0" FROM WEST &
REAR YARD SETBACK	15'-0"	40'-8" AT MAIN HOUSE 15'-2 1/2" AT PERGOLA
MAXIMUM BUILDING HEIGHT	25'-6"	25'-0"
MAXIMUM OVERALL HEIGHT	26'-6" - FLAT ROOF 31'-6" - NON-FLAT ROOF	30'-0"
LANDSCAPED OPEN SPACE	40% (5,348 SF.)	SEE LANDSCAPE
FRONT YARD LANDSCAPED OPEN SPACE	40% (1,000 SF.)	SEE LANDSCAPE
NATIVE COVERAGE	20% (1,712 SF.)	SEE LANDSCAPE

BUILDING DATA

STYLE:	ISLAND
GROUND FLOOR A/C	4,942 SF
LOGGIA (NON-A/C)	828 SF
SECOND FLOOR A/C	4,936 SF
SECOND FLOOR NON-A/C	194 SF
PERGOLA	410 SF
TOTAL A/C	9,478 SF
TOTAL NON-A/C	782 SF
PERGOLA	410 SF
TOTAL A/C, NON A/C & PERGOLA	10,670 SF

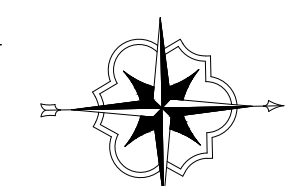


LOCATION MAP

N.T.S.

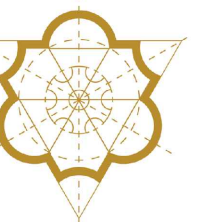
1 CURRENTLY PROPOSED SITE PLAN

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



1 NOTE:
SITEWALL AND FOUNDATION
UNDER SEPARATE PERMITS

PERMIT #: B20-84023



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
WWW.PROARCHITECT.COM

TWO-FAMILY RESIDENCE FOR:

220 PB, LLC.

220 BRAZILIAN AVENUE
PALM BEACH, FLORIDA 33408

Project #: 19-020

Drawn by: PRO

Date(s):

20 DEC. 2021 - PRE-APP REVIEW SET

03 JAN. 2022 - FIRST SUBMITTAL

24 JAN. 2022 - FINAL SUBMITTAL

31 MAR. 2022 - FINAL SUBMITTAL

REVISION 1

ARCOM #: 22-058

ZON #: 22-038

SEAL

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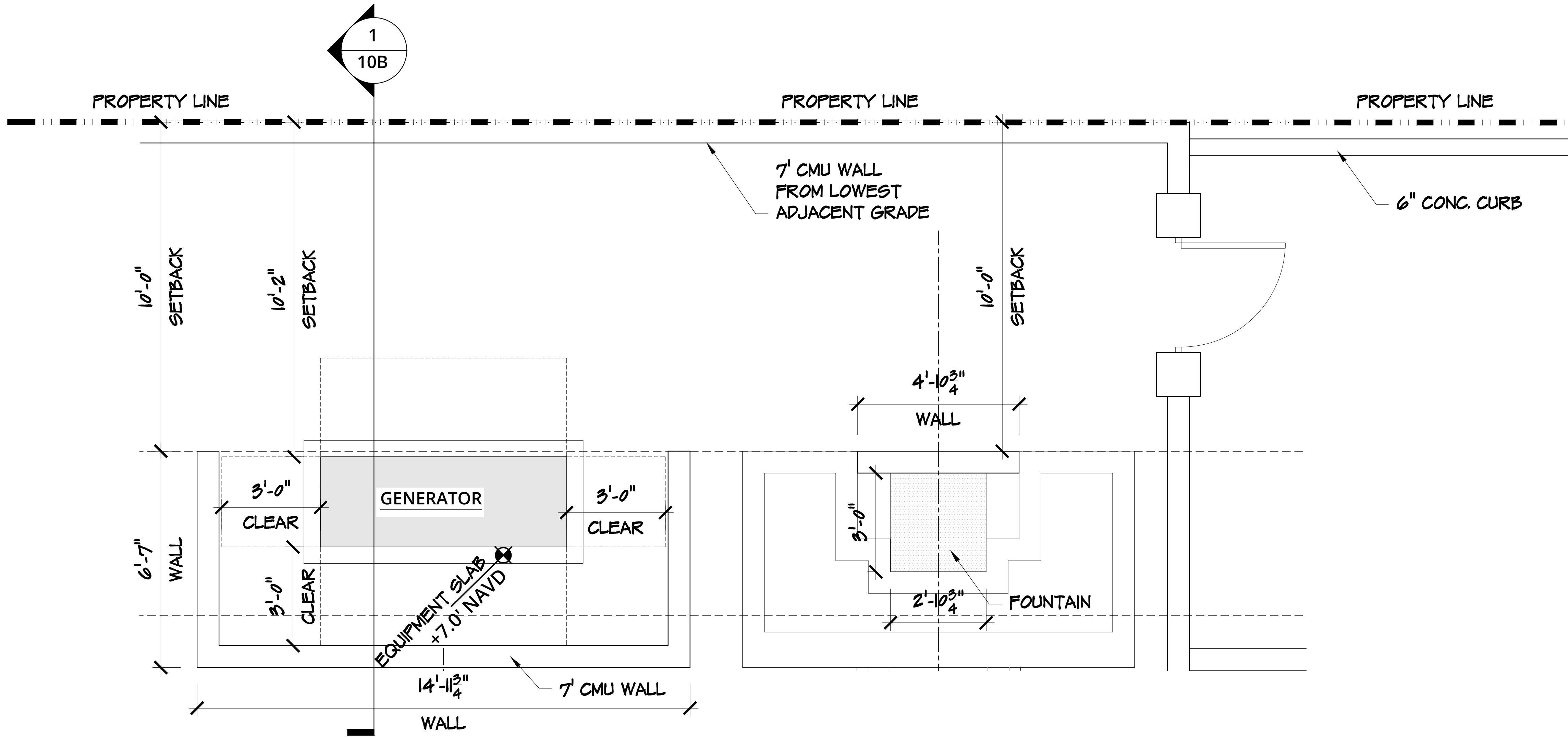
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	REVISION 1

ARCOM #:	22-058
ZON #:	22-038

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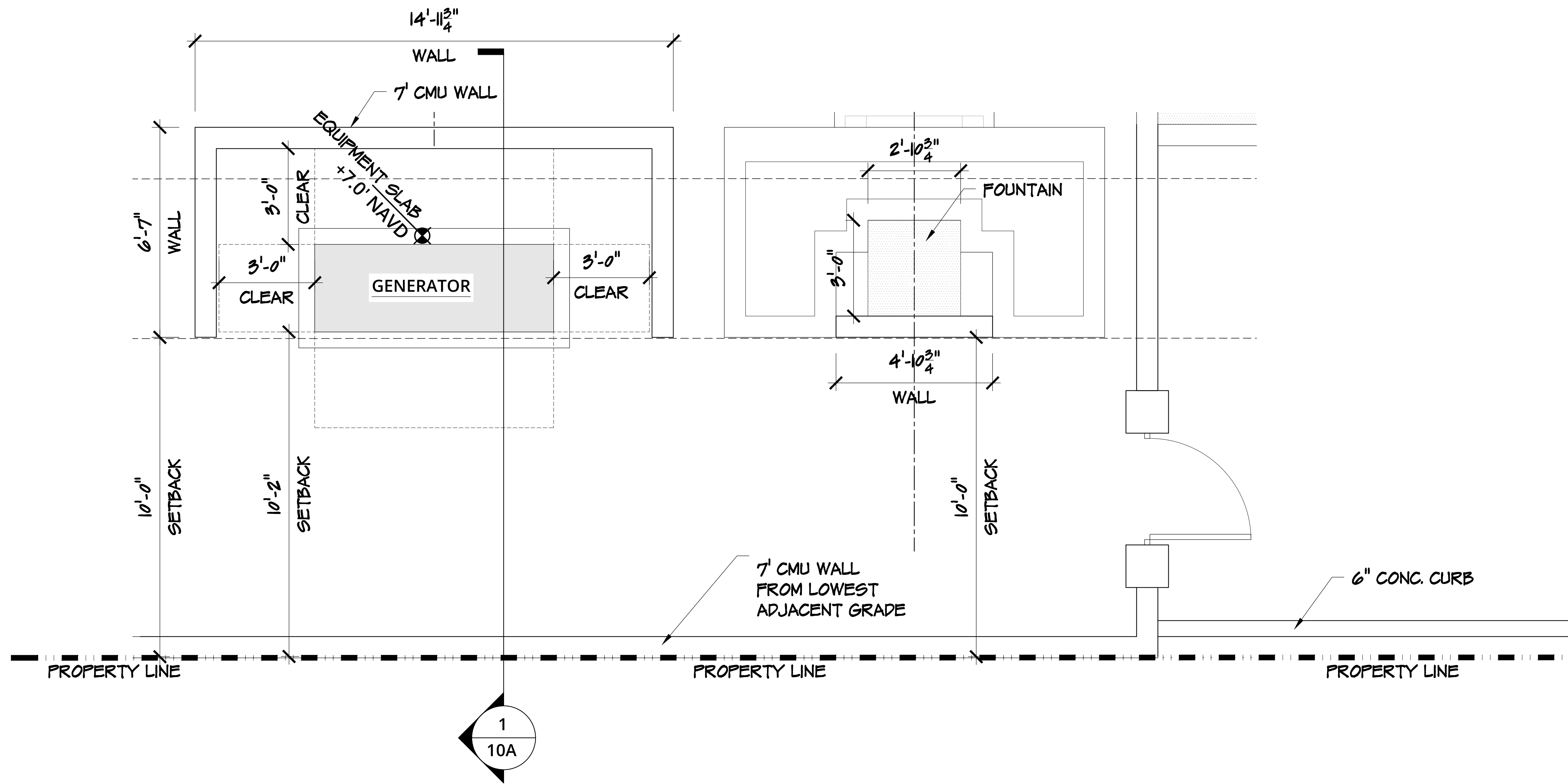
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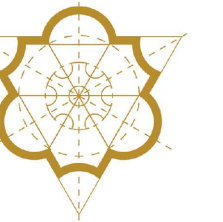
1 CURRENTLY PROPOSED GENERATOR LOCATION
PLAN - WEST PROPERTY LINE
SCALE: 1/2"=1'-0"

PERMIT #: B20-84023



1 CURRENTLY PROPOSED GENERATOR LOCATION
PLAN - EAST PROPERTY LINE
SCALE: 1/2"=1'-0"

PERMIT #: B20-84023



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220 BRAZILIAN AVENUE
PALM BEACH, FLORIDA 33408

Project #: 19-020

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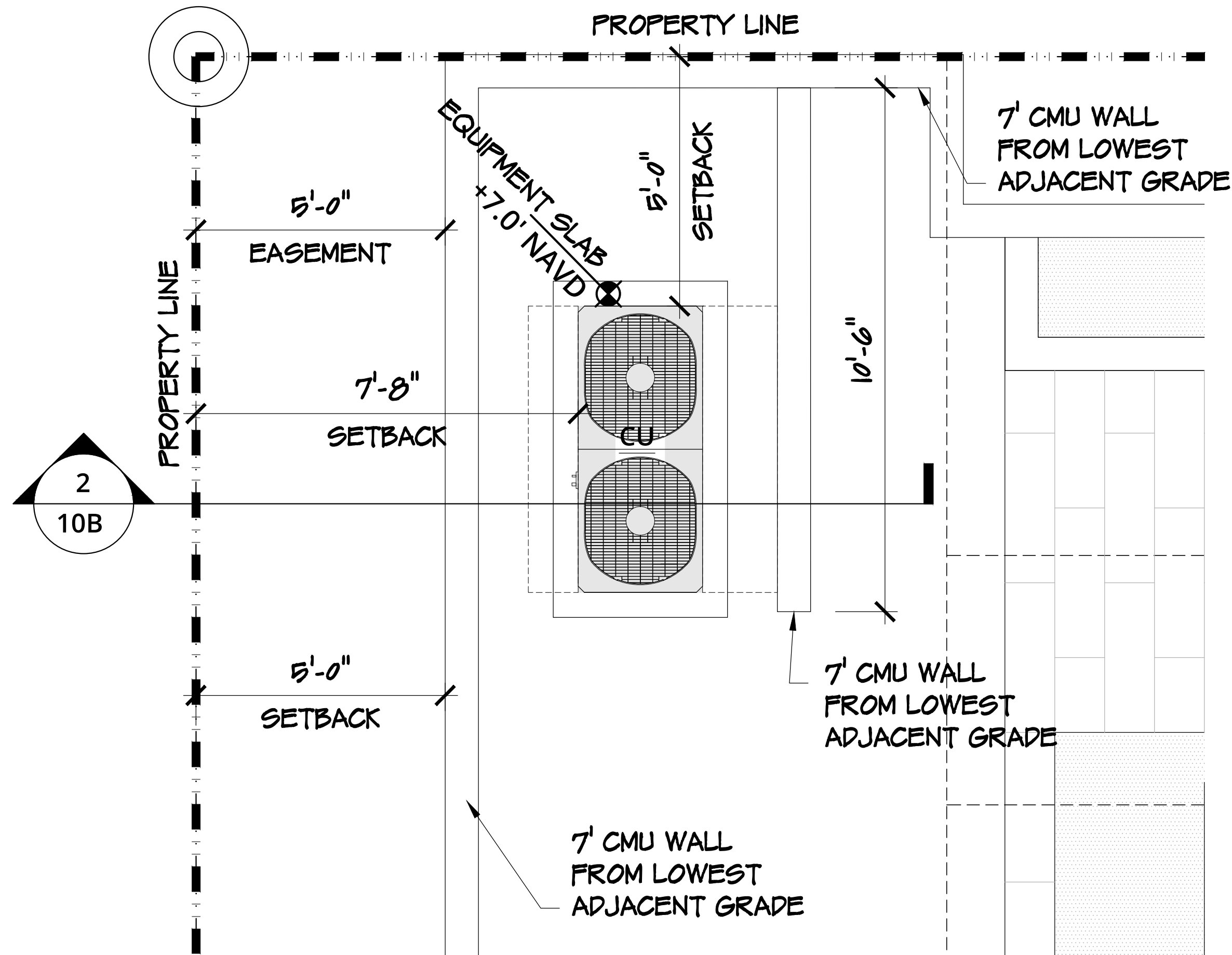
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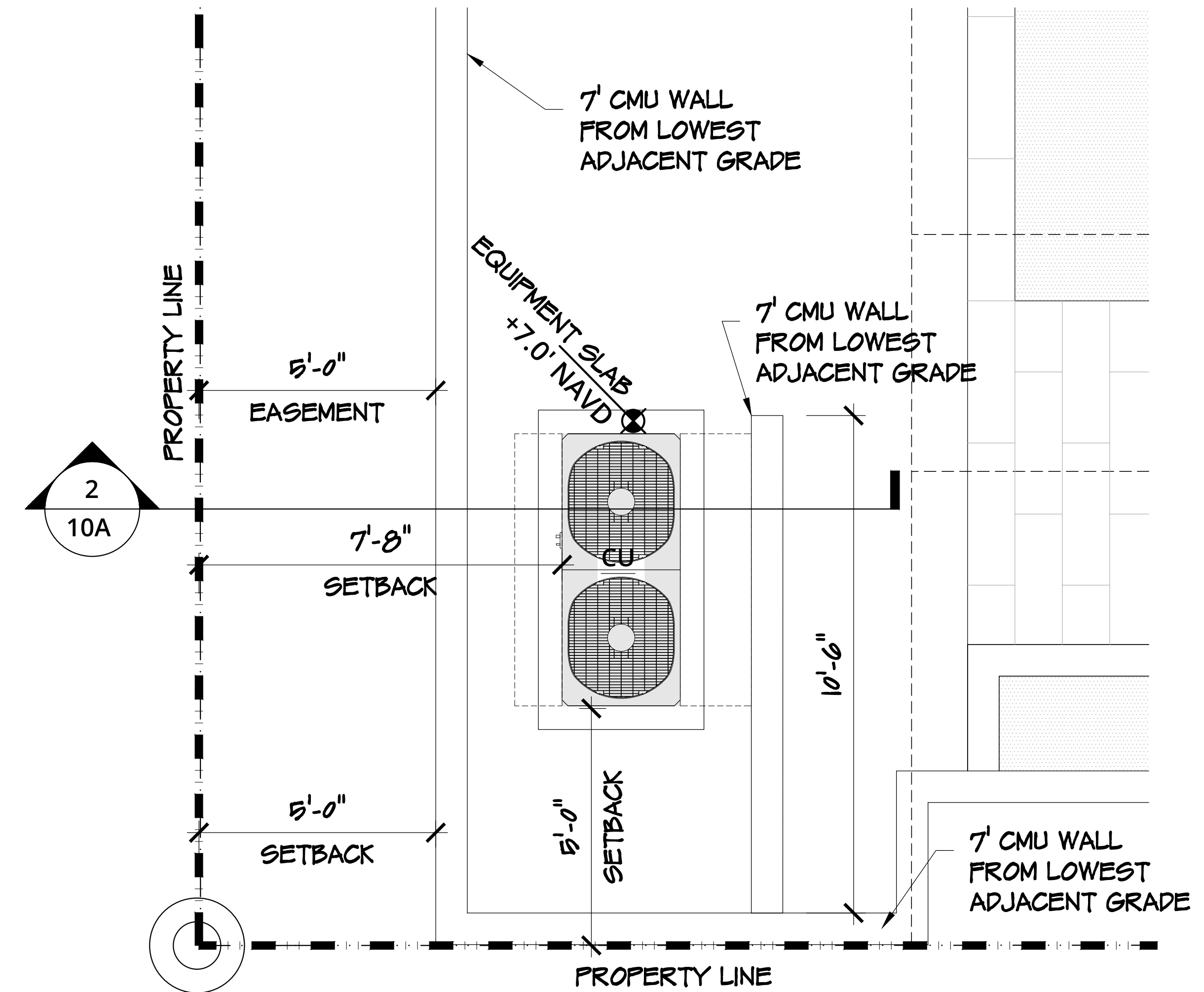
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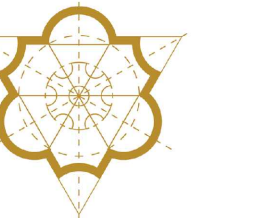


1 CURRENT PROPOSED A/C EQUIPMENT LOCATION
PLAN - SOUTHWEST PROPERTY LINE SCALE: 1/2"=1'-0"



2 CURRENT PROPOSED A/C EQUIPMENT LOCATION
PLAN - SOUTHEAST PROPERTY LINE SCALE: 1/2"=1'-0"

PERMIT #: B20-84023



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REVISION 1

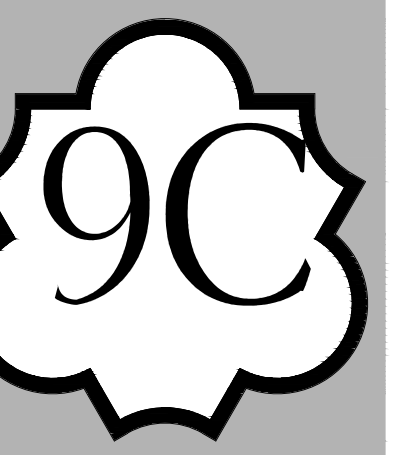
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ZON #: 22-038

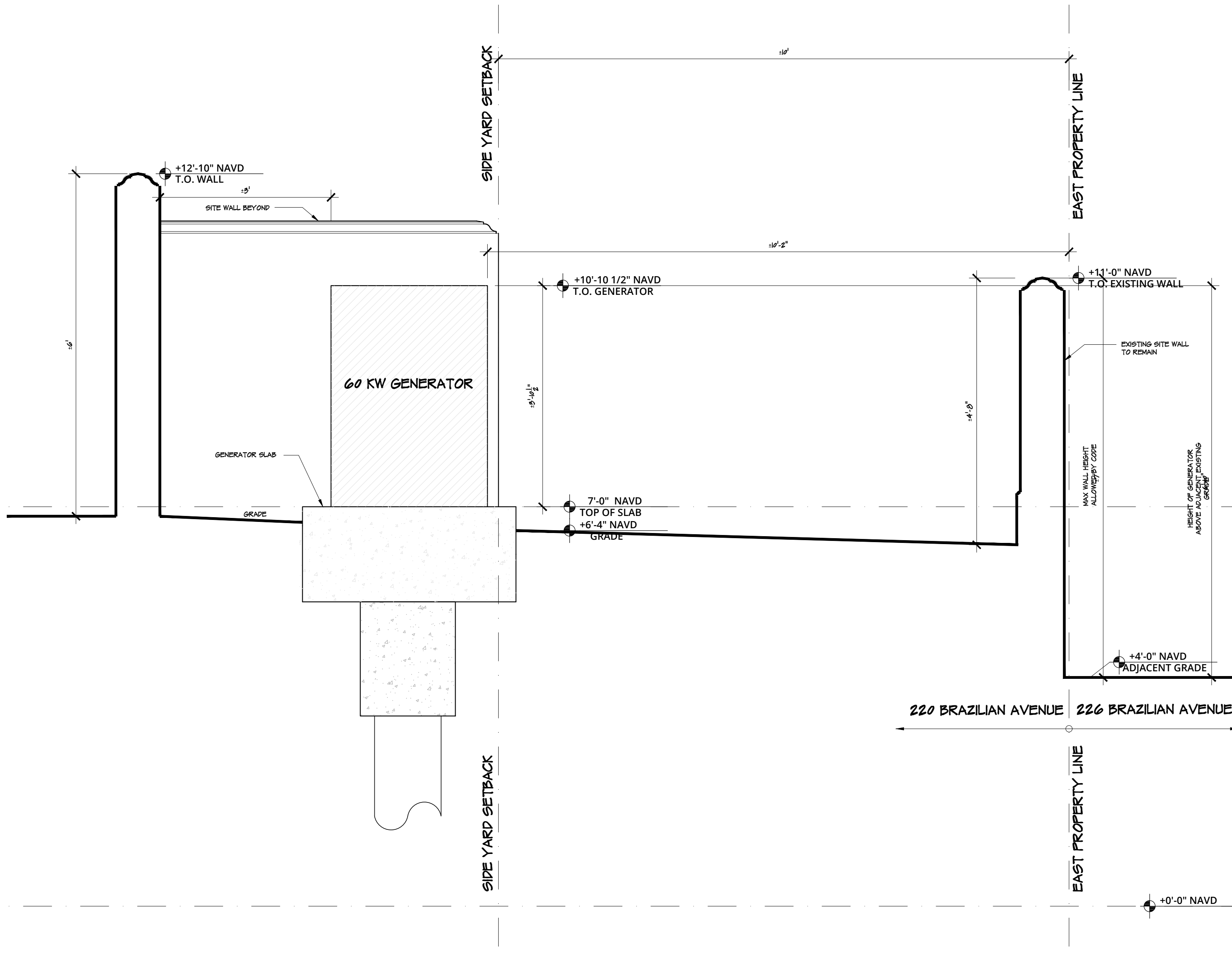
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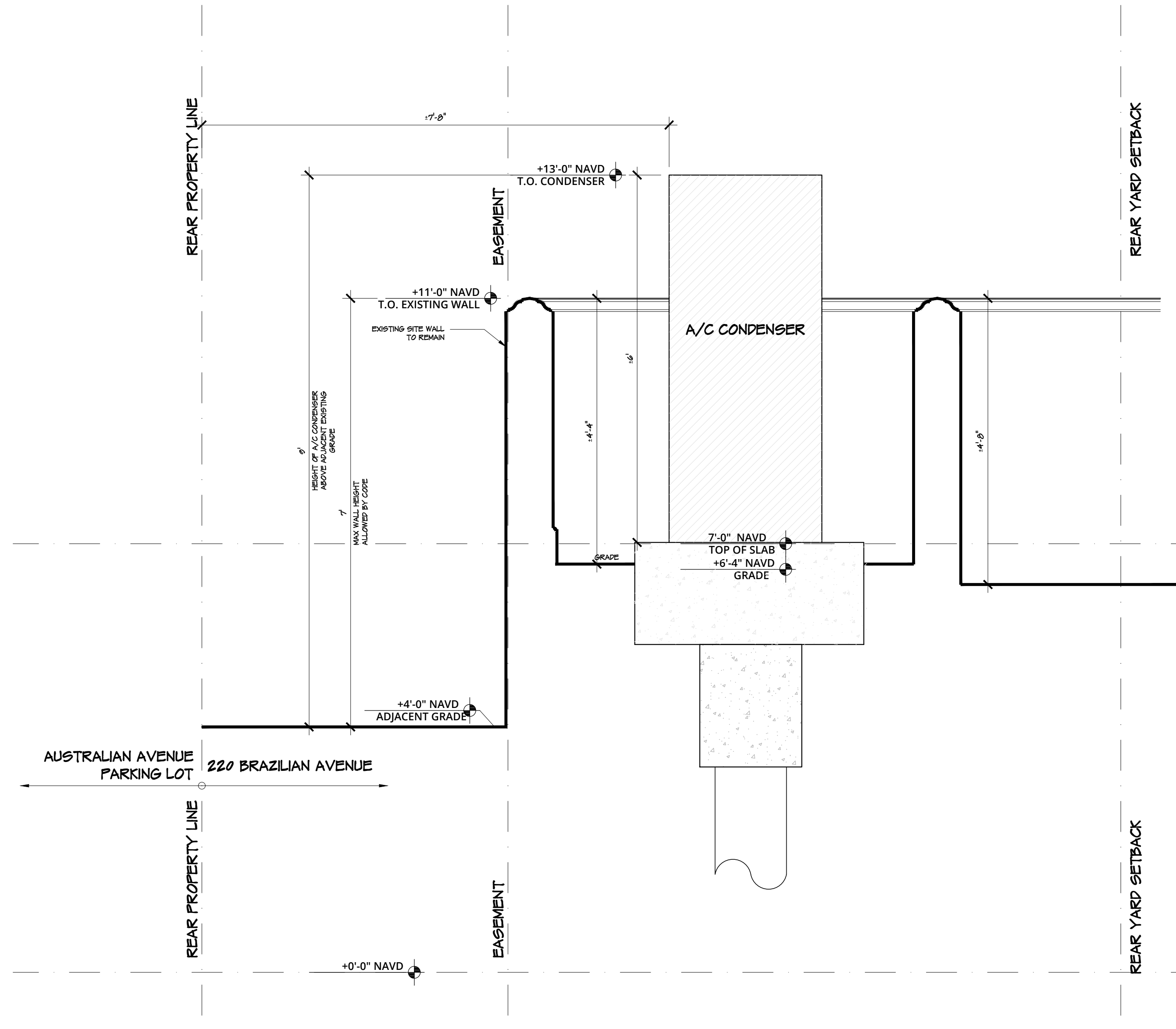


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1 SECTION AT GENERATOR
WEST PROPERTY LINE

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



2 SECTION AT A/C CONDENSER
WEST PROPERTY LINE

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

PERMIT #: B20-84023



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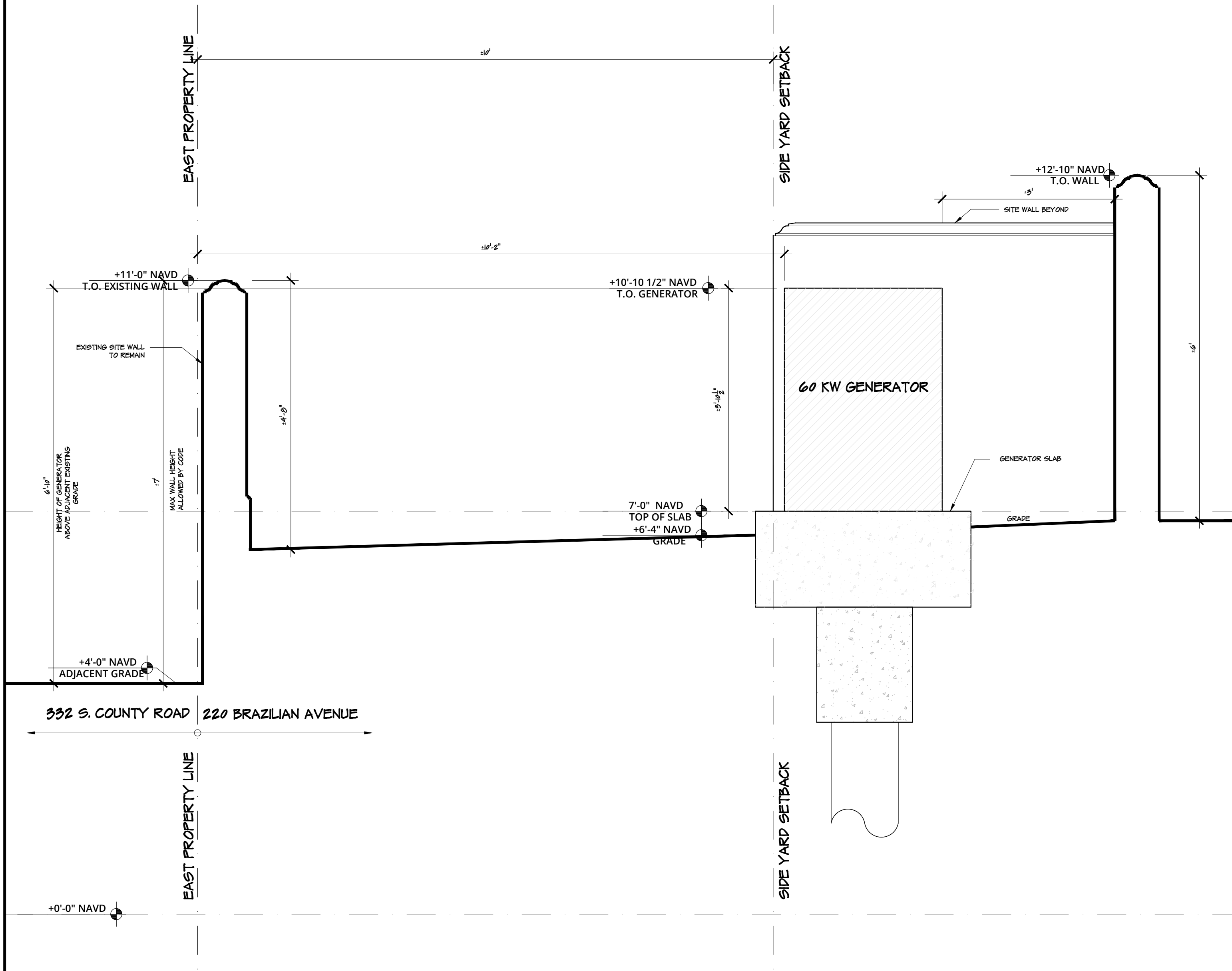
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ARCOM #: 22-058
ZON #: 22-038

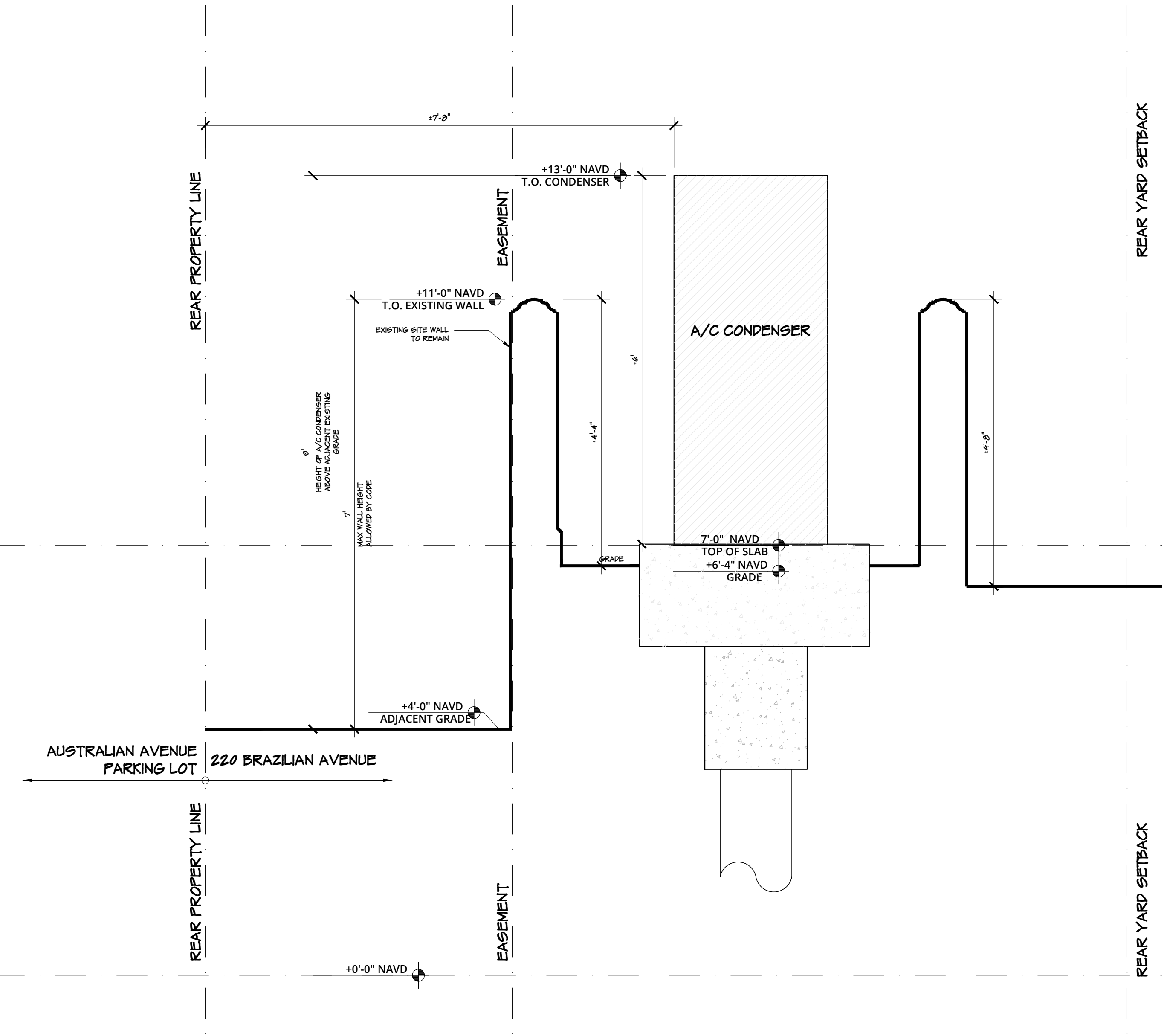
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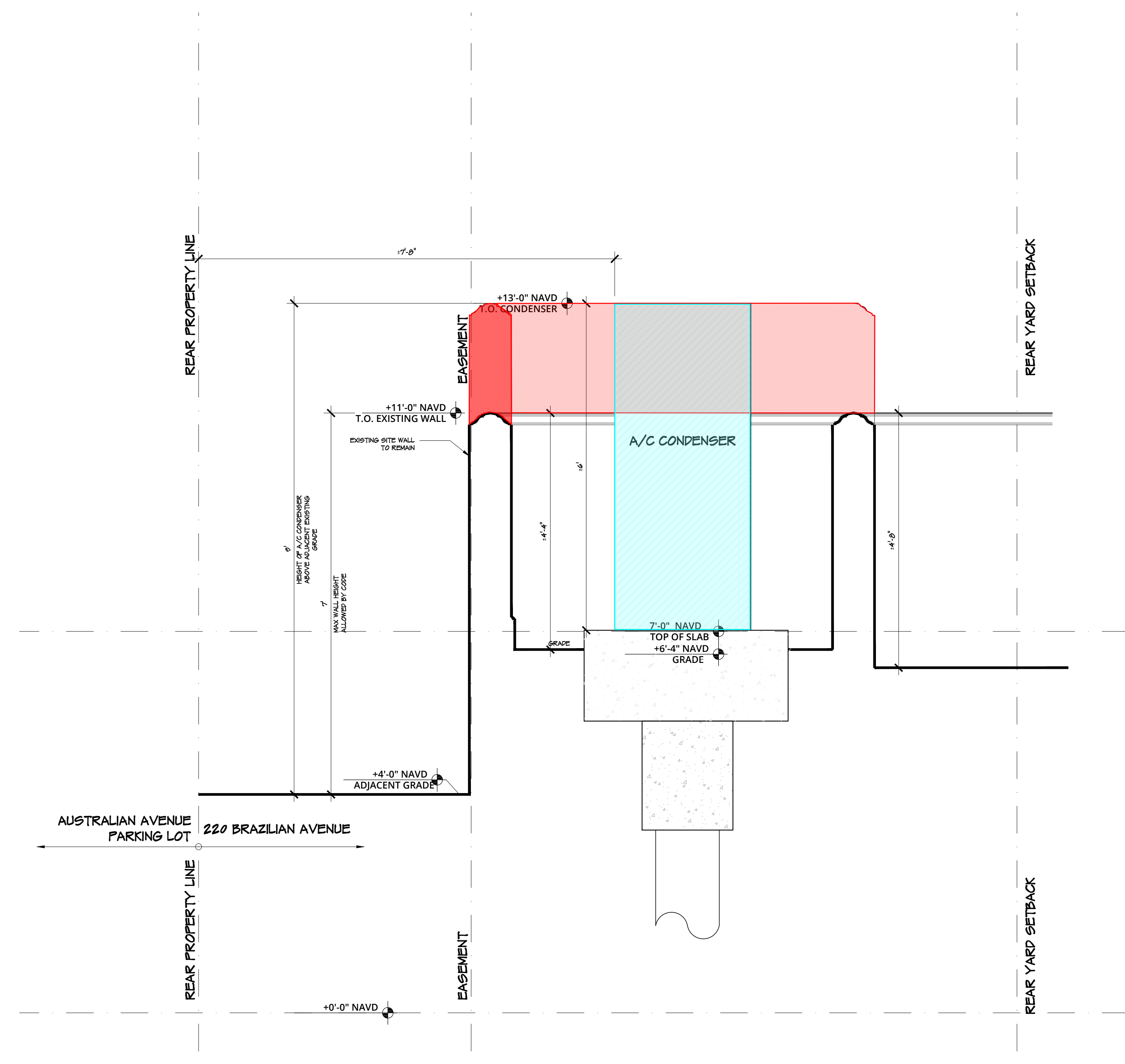
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1 SECTION AT GENERATOR
EAST PROPERTY LINE
SCALE: $\frac{1}{2}$ "=1'-0"



2 SECTION AT A/C CONDENSER
EAST PROPERTY LINE
SCALE: $\frac{1}{2}$ "=1'-0"



1 VARIANCE DIAGRAM
EAST AND WEST PROPERTY LINE SIMILAR SCALE: 1/2"=1'-0"

AREA IN RED INDICATES THE ADDITIONAL WALL HEIGHT REQUIRED IN ORDER TO CONFORM WITH THE EQUIPMENT SCREENING REQUIREMENTS. THE TOP OF THE SITE WALL SHOWN IN RED WOULD BE 13.0' NAVD, WHICH IS 2'-0" HIGHER THAN THE 7'-0" MAXIMUM WALL HEIGHT ALLOWED BY CODE

PERMIT #: B20-84023



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TWO-FAMILY RESIDENCE FOR:

220 PB, LLC.

220 BRAZILIAN AVENUE
PALM BEACH, FLORIDA 33408

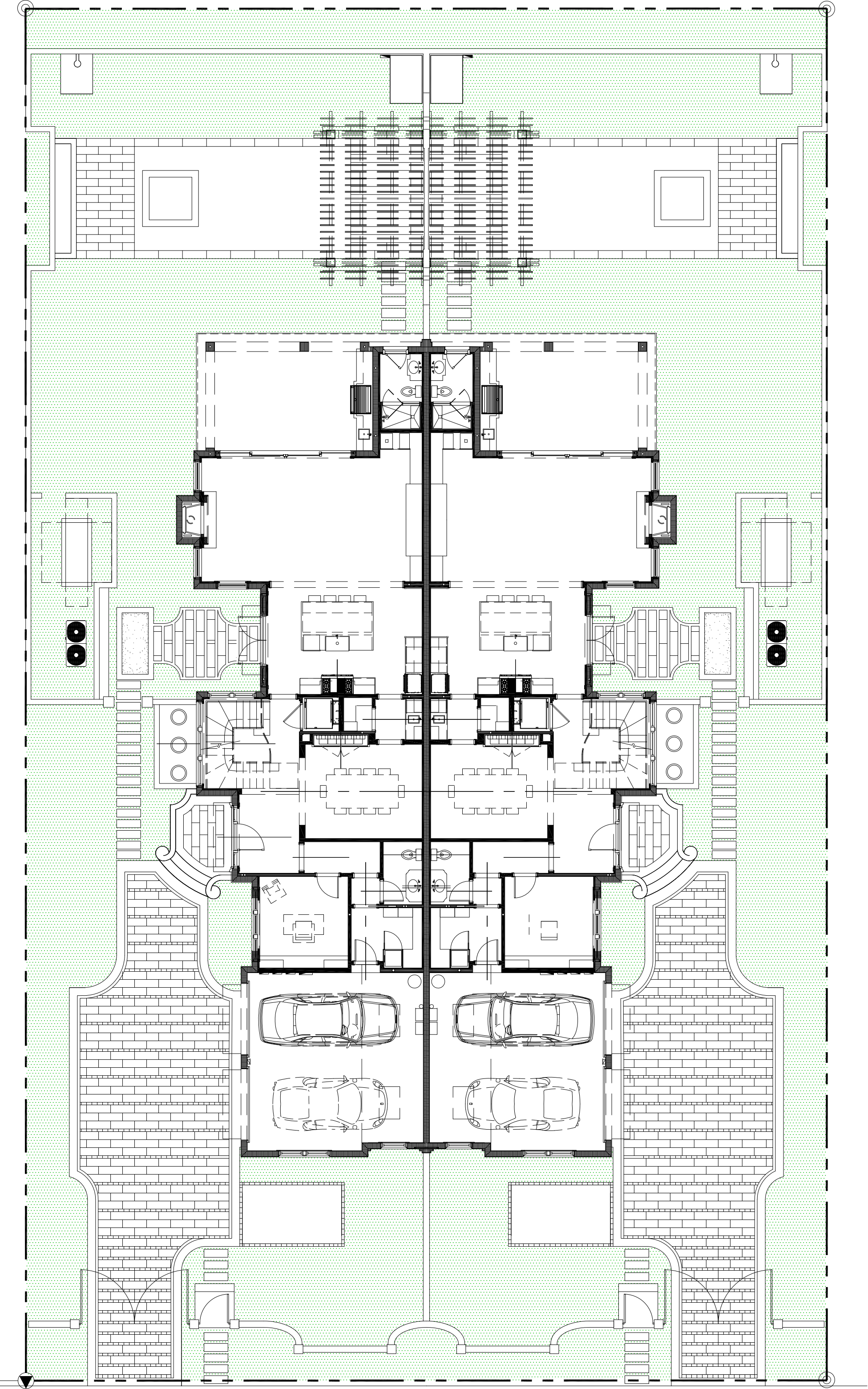
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ZON #: 22-038

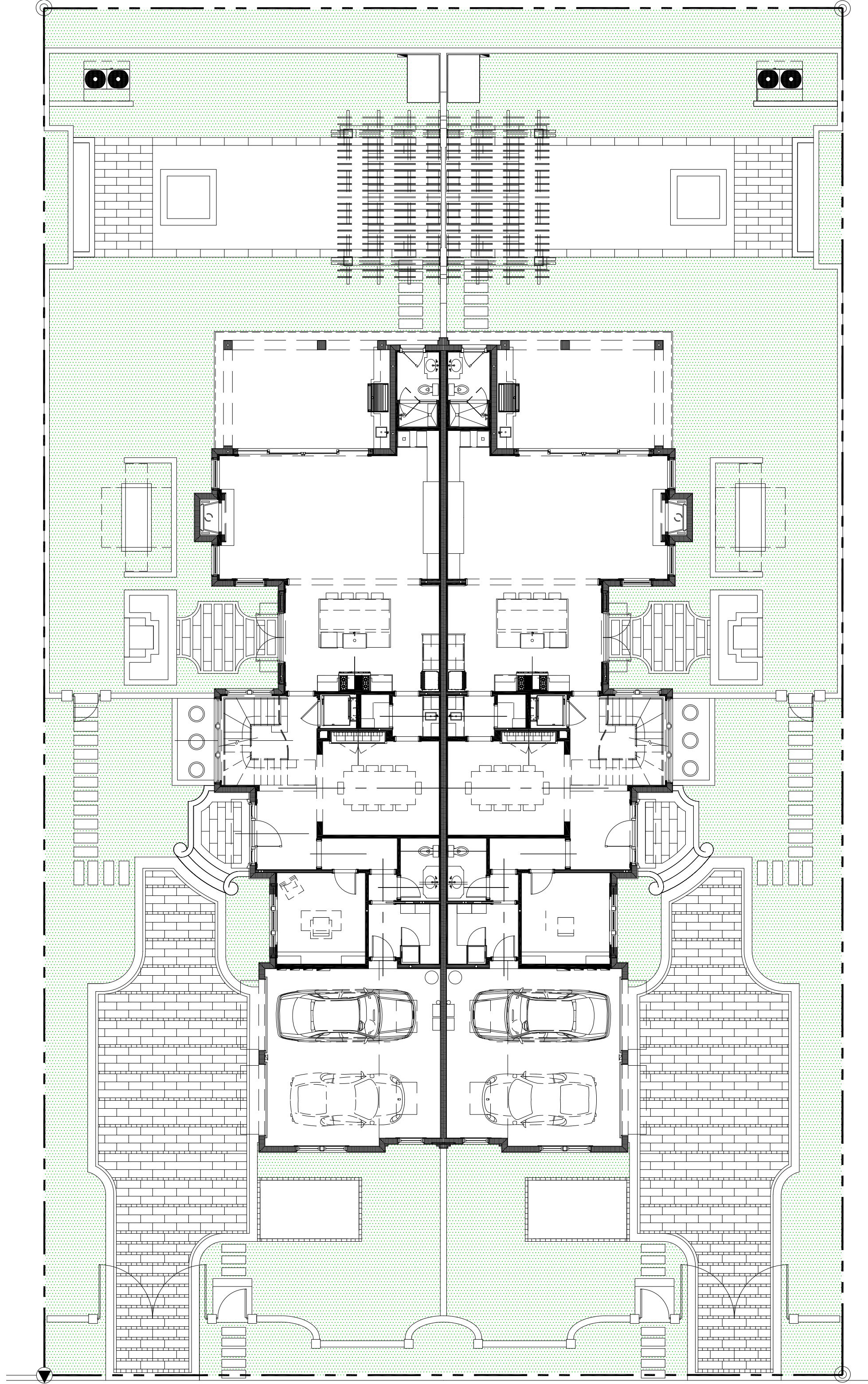
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exp. date 28 February 2023."



Previously Approved Site Plan



Currently Proposed Site Plan

ZONING TABULATION			
ZONING ITEM	REQUIRED/ALLOWED	PREVIOUSLY APPROVED	CURRENTLY PROPOSED
ZONING DISTRICT	R-C	R-C	R-C
LOT AREA	13,333 SF MIN. (TWO FAMILY)	17,120 SF	17,120 SF
LOT WIDTH	75' MIN.	100.00'	100.00'
LOT DEPTH	100' MIN.	171.20'	171.20'
LOT COVERAGE (FOOTPRINT)	30% (5,136 S.F. MAX)	29.9% (5,130 S.F.)	29.9% (5,130 S.F.)
LOT COVERAGE (PERGOLA)	3% PERGOLA (513 S.F. MAX)	2.47% (424 S.F.)	2.47% (424 S.F.)
FRONT YARD SETBACK	25'-0"	26'-4"	26'-4"
SIDE YARD SETBACK	10'-0" AT ONE STORY 15'-0" AT TWO STORY	21'-0" FROM EAST & 21'-0" FROM WEST &	21'-0" FROM EAST & 21'-0" FROM WEST &
REAR YARD SETBACK	15'-0"	41'-6" AT MAIN HOUSE 15'-6" AT PERGOLA	41'-6" AT MAIN HOUSE 15'-6" AT PERGOLA
MAXIMUM BUILDING HEIGHT	23'-6" TWO STORIES	23'-0"	23'-0"
MAXIMUM OVERALL HEIGHT	26'-6" - FLAT ROOF 31'-6" - NON-FLAT ROOF	31'-2"	31'-2"
LANDSCAPED OPEN SPACE	40% (6,848 S.F.)	40.78% (6,982 S.F.)	40.5% (6,936 S.F.)
FRONT YARD LANDSCAPED OPEN SPACE	40% (X S.F.)	56.09% (1,402.26 S.F.)	56.09% (1,402.26 S.F.)
NATIVE COVERAGE	25% (1,712 S.F.)	28.65% (1,962 S.F.)	28.65% (1,962 S.F.)

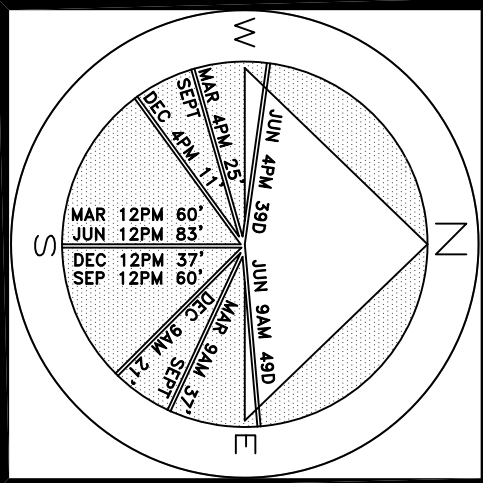
Legend

PERVIOUS AREA / OPEN SPACE

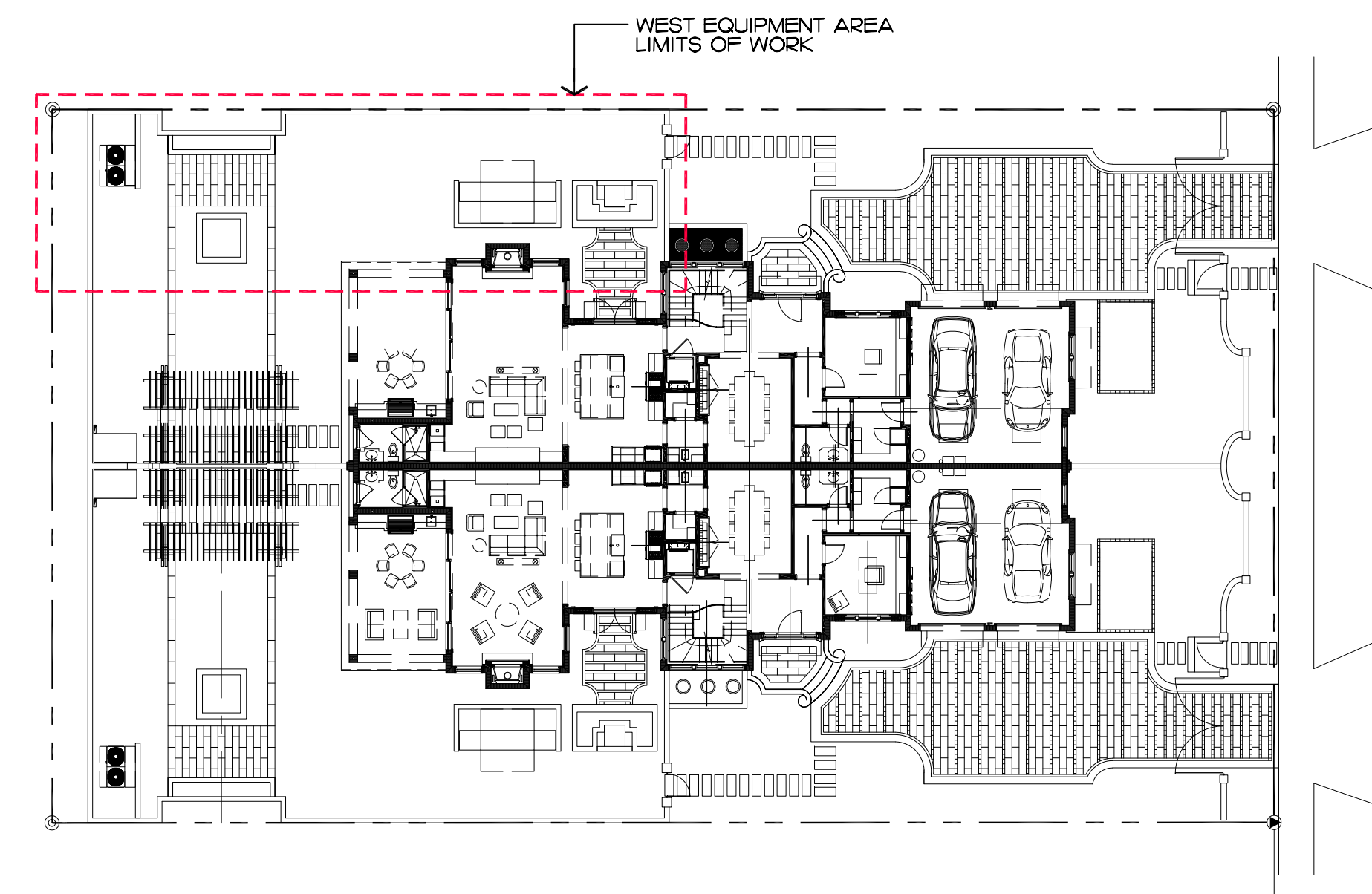
NOTE:
ONLY PROPOSED MODIFICATIONS ARE
RELATED TO THE EQUIPMENT AREAS
SEE SHEETS L2.0 & L2.1 FOR CHANGES
REGARDING THE LANDSCAPING

Private Residence
220 Brazilian Ave
Town of Palm Beach

F L O R I D A

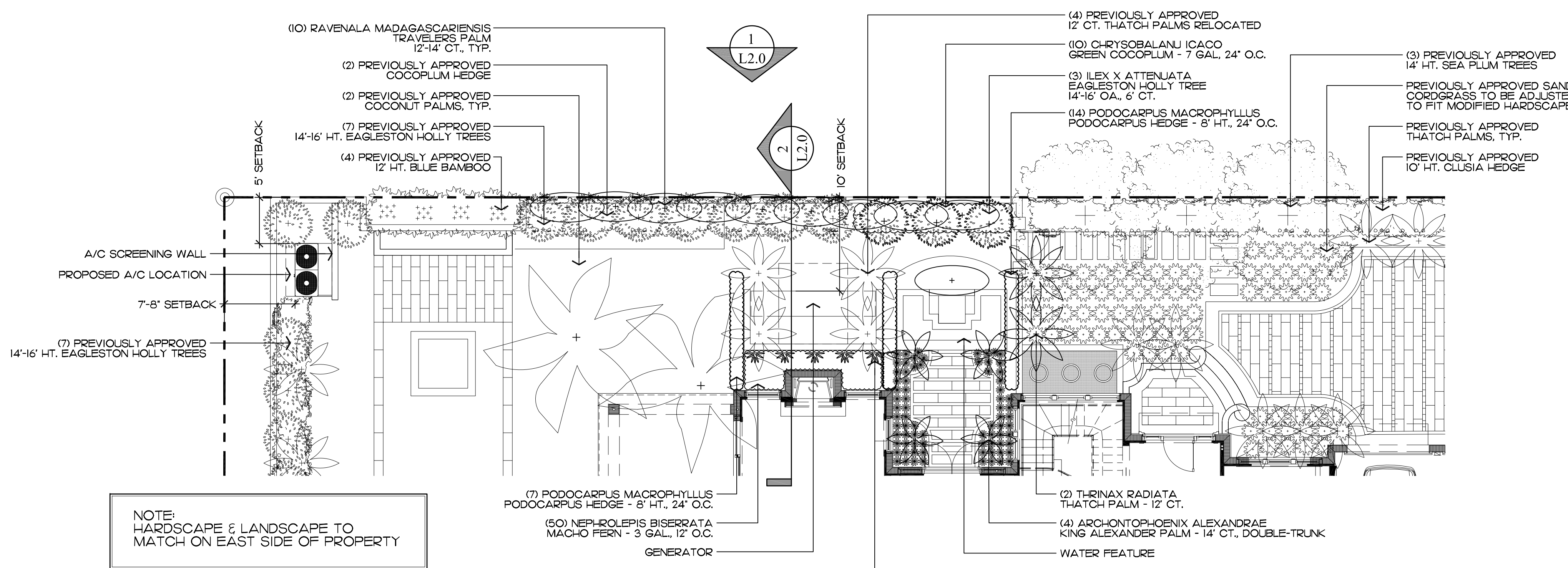


JOB NUMBER: # 17040.00 LA
DRAWN BY: Jean Twomey
DATE: 04.07.2022

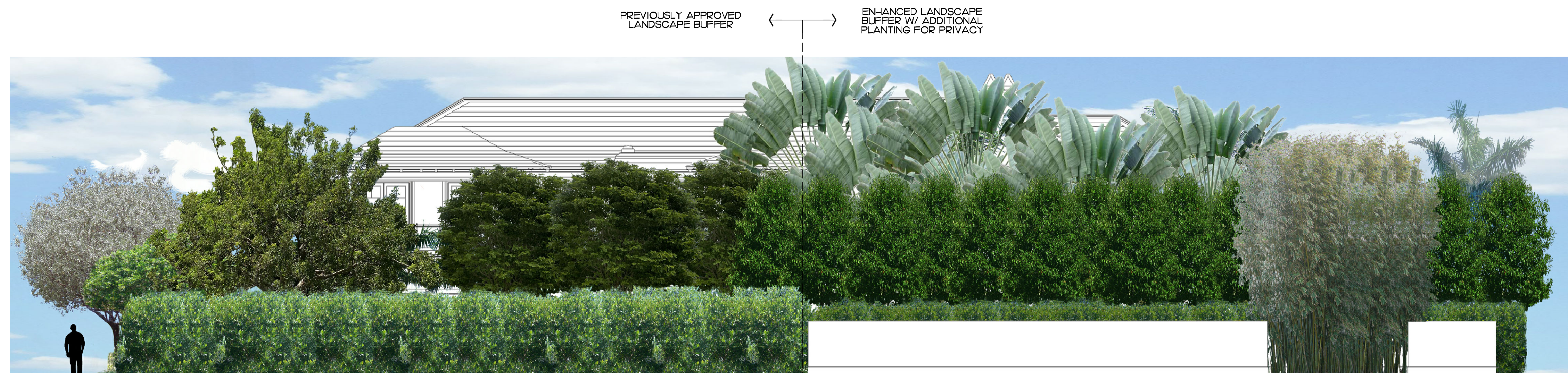


Site Plan

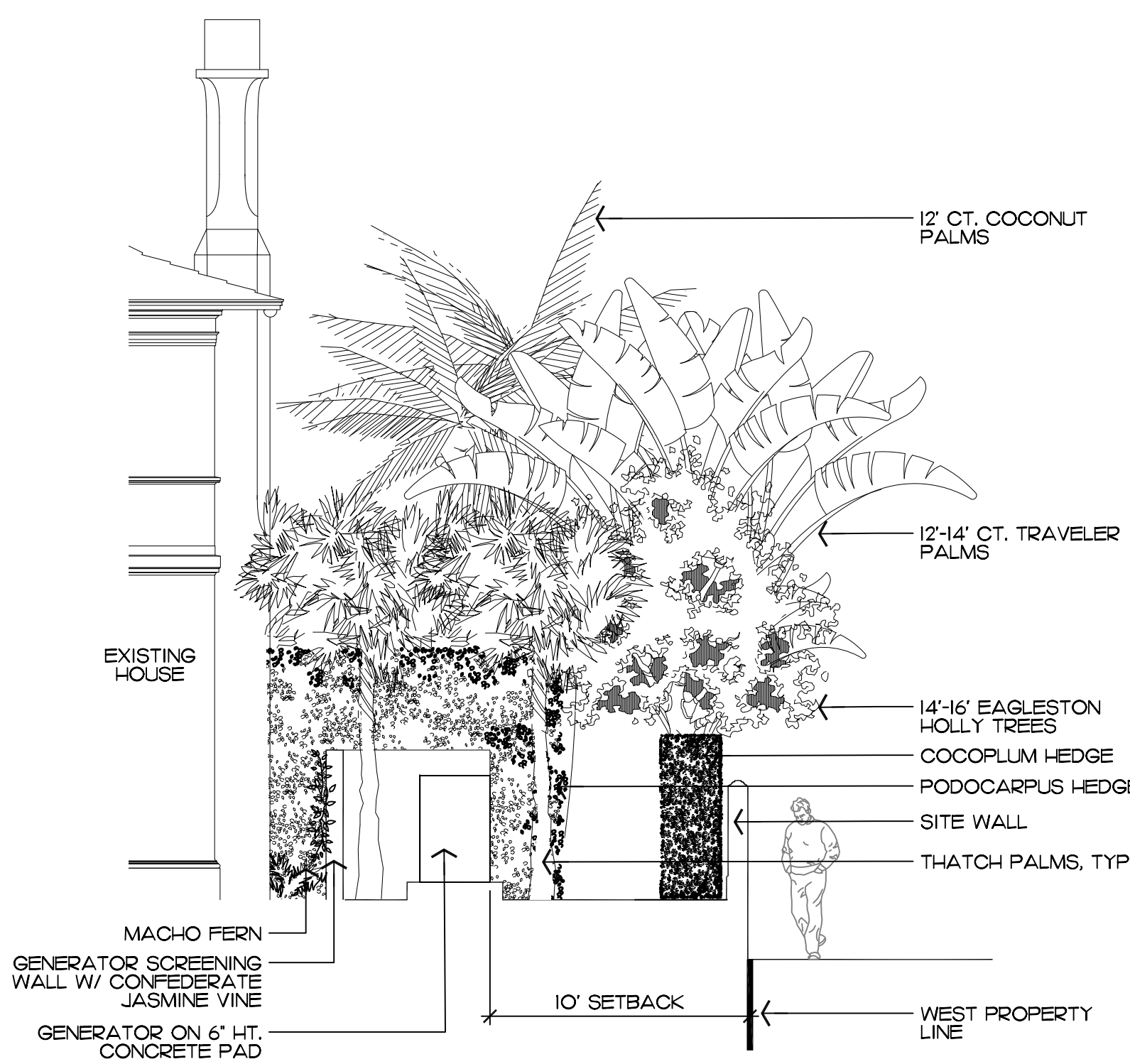
SCALE: 1" = 20'



West Equipment Area - Landscape Plan



West Elevation



Section

SCALE: 3/16" = 1'

Additional Planting Trees				
SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ARCHONTOPHOENIX ALEXANDRAE	4	8' CT. DOUBLE-TRUNK	NO
	ILEX X ATTENUATA	3	14'-16' O.A., 6' CT.	YES
	RAVENALA MADAGASCARIENSIS	10	12'-14' CT.	NO
	THRINAX RADIATA	2	12' CT.	YES

Shrubs				
SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO	10	7 GAL., 24" O.C.	YES
	NEPHROLEPIS BISERRATA	50	3 GAL., 12" O.C.	YES
	PODOCARPUS MACROPHYLLUS	21	8' HT., 24" O.C.	NO
	TRACHELOSPERMUM JASMINOIDES	5	7 GAL., ESPALIER TO WALL	NO

NOTE: ONLY ORIGINALLY APPROVED VEGETATION BEING REMOVED IS: (10) 10' HT. ANGEL MIST BAMBOO.

NO PREVIOUSLY APPROVED NATIVE VEGETATION IS BEING REMOVED

PLANTING LAYOUT AND QUANTITIES ON EAST SIDE OF PROPERTY TO MATCH

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5720-B Palm Beach, FL 33480
Phone 561.832.4600 Mobil 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

Private Residence
220 Brazilian Ave
Town of Palm Beach

JOB NUMBER: # 17040.00 LA
DRAWN BY: Jean Twomey
DATE: 04.07.2022

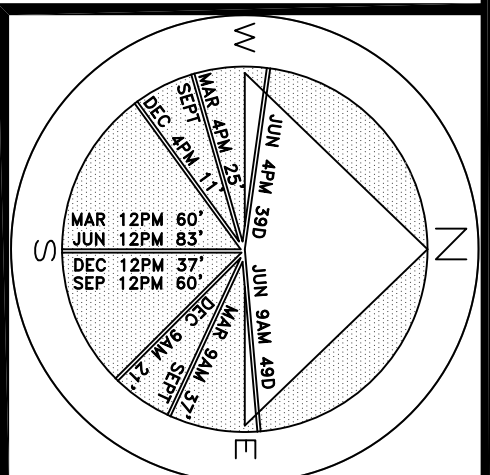
SHEET L2.0

100 S.F.
AREA IN SQ.FT.

ARC# 22-058
ZON# 22-038

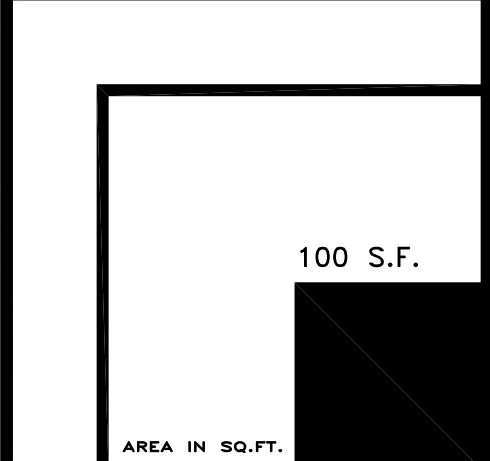
West Equipment Area

SCALE IN FEET 0' 10' 20' 30'

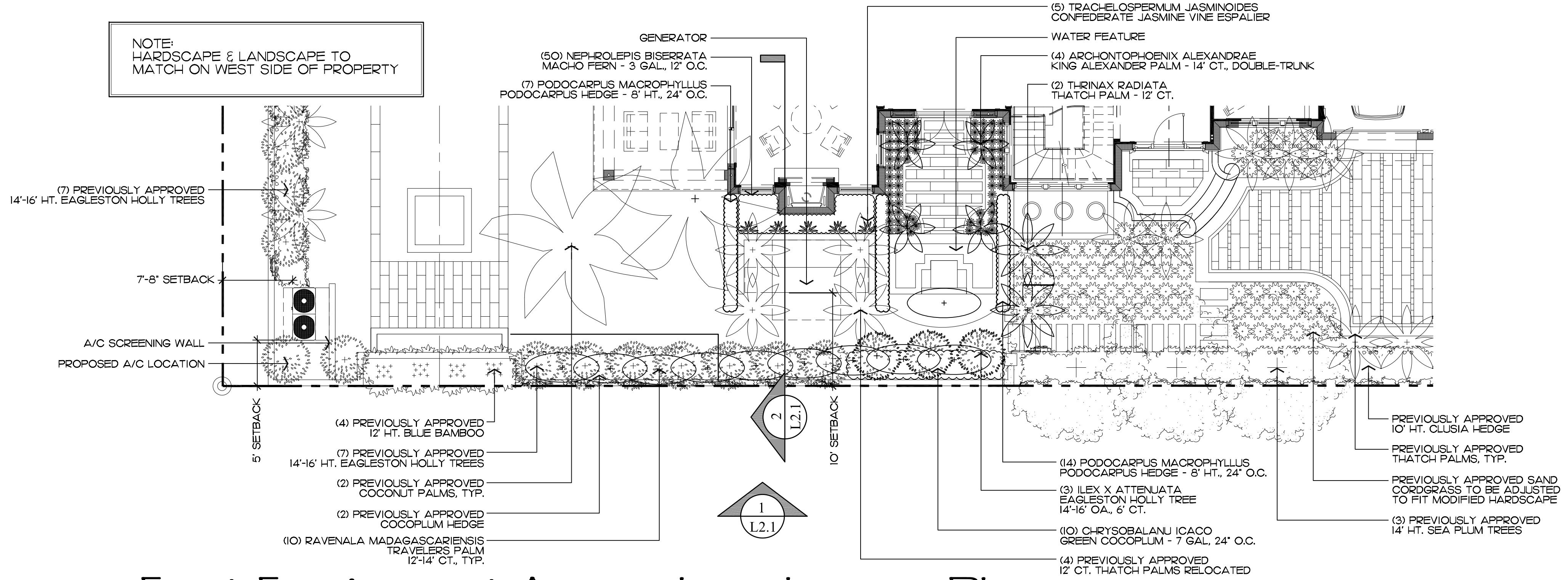
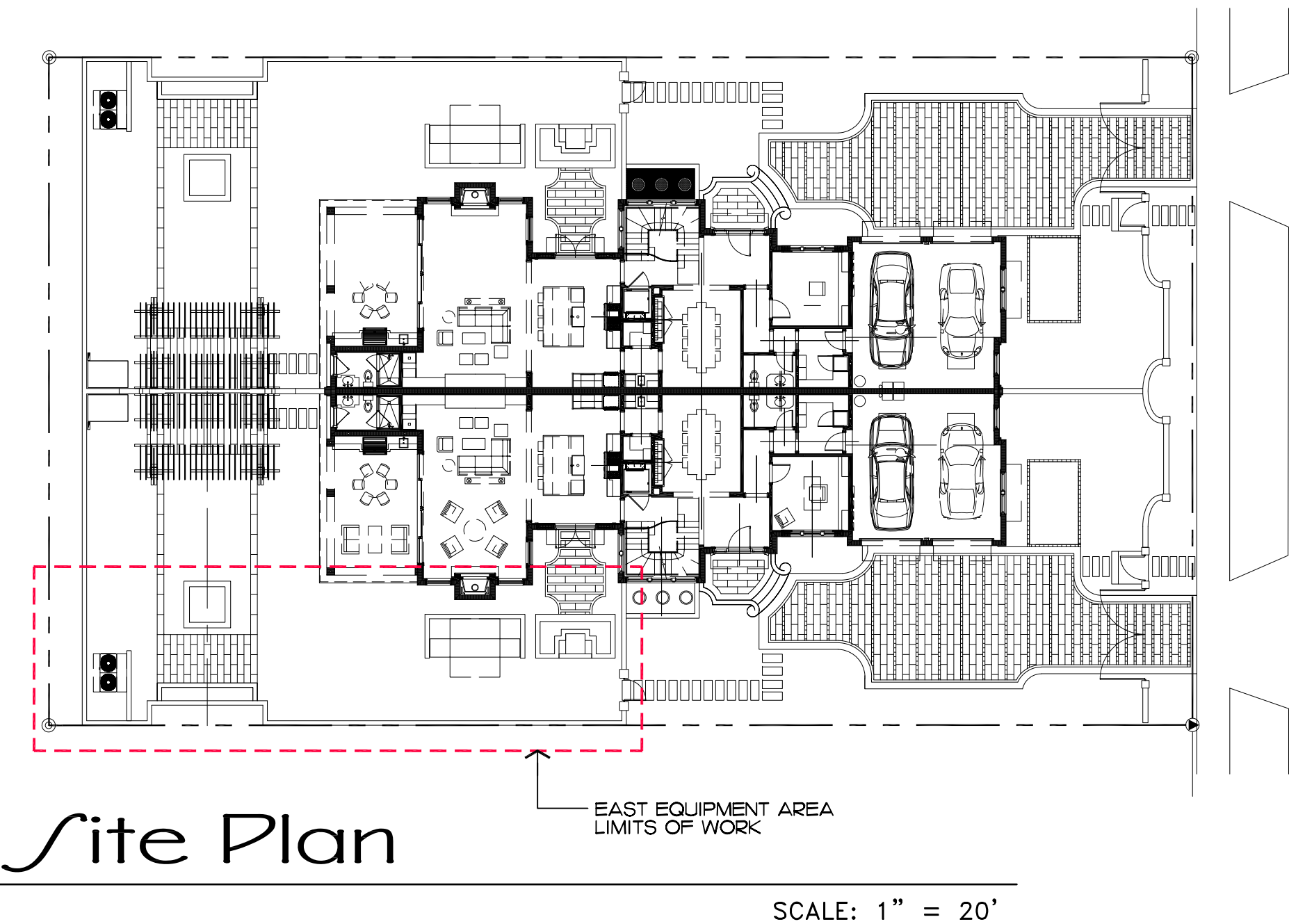


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DRAWN BY: Jean Twomey
DATE: 04.07.2022

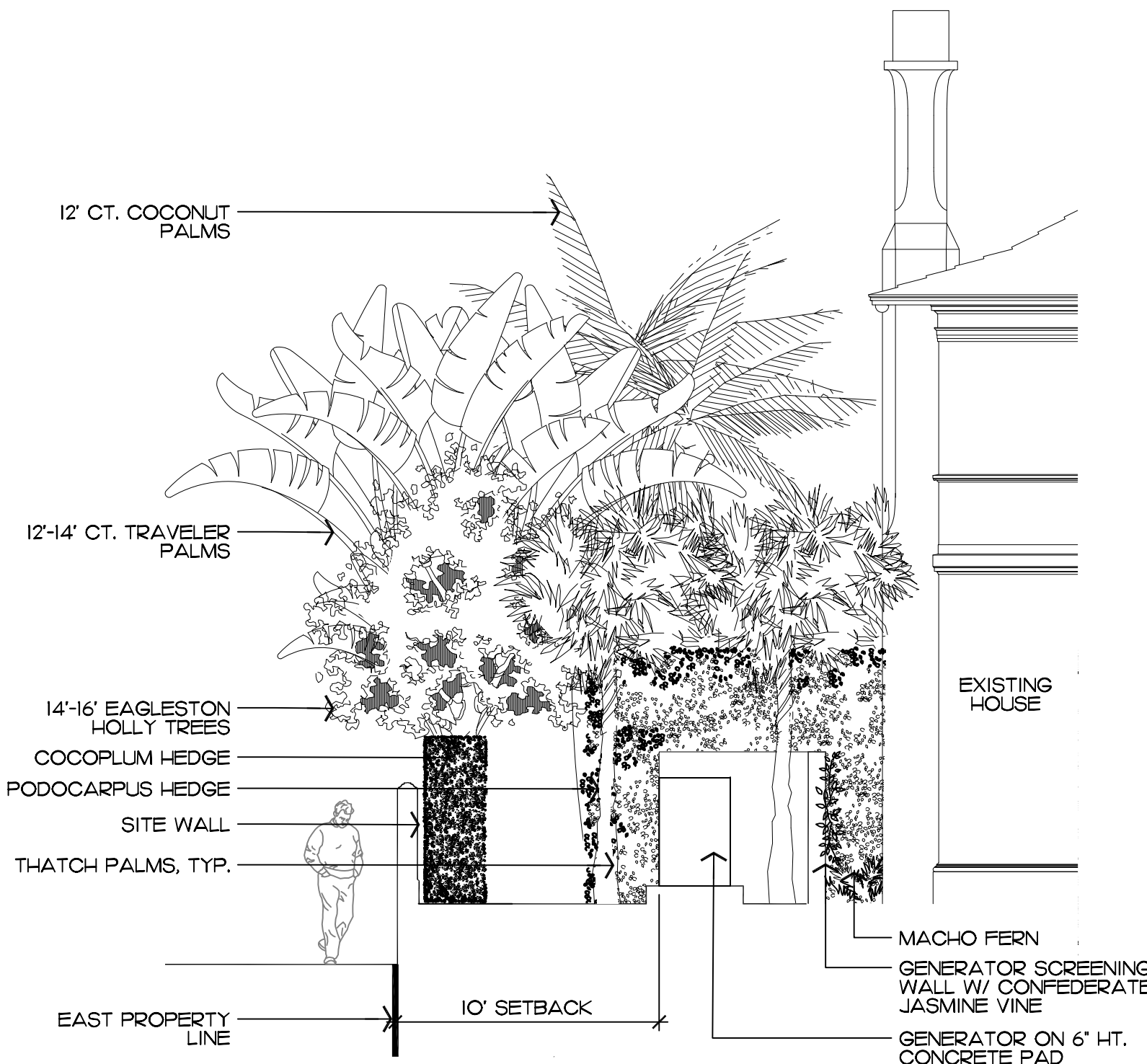
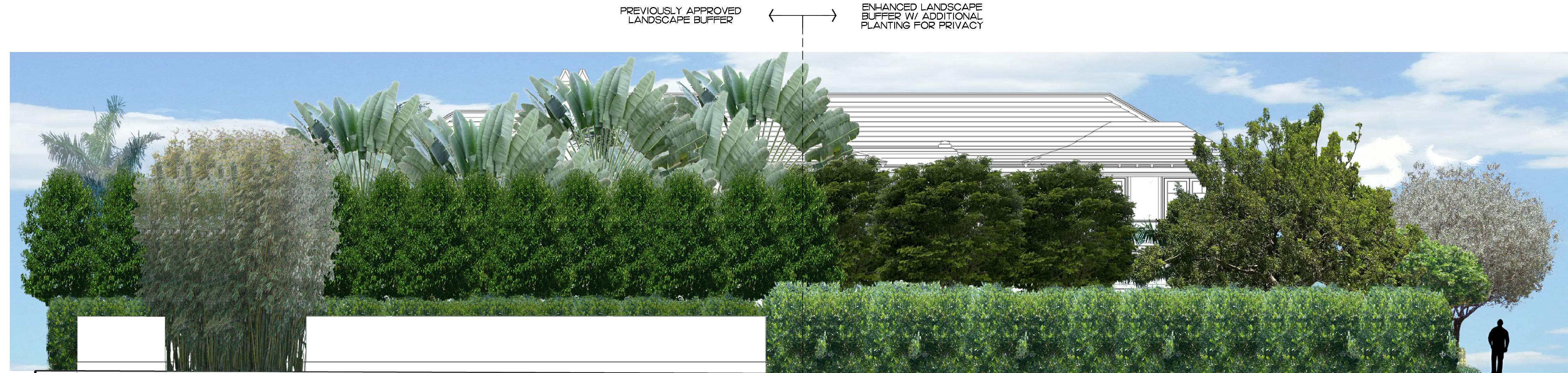
SHEET L2.1



AREA IN SQ.FT.



East Equipment Area - Landscape Plan



Section 2 L2.1

SCALE: 3/16" = 1'

Additional Planting Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM	4	8' CT. DOUBLE-TRUNK	NO
	ILEX X ATTENUATA EAGLESTON HOLLY TREE	3	14'-16' O.A., 6' CT.	YES
	RAVENALA MADAGASCARIENSIS TRAVELERS PALM	10	12'-14' CT.	NO
	THRINAX RADIATA THATCH PALM	2	12' CT.	YES

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO GREEN COCOPLUM HEDGE	10	7 GAL., 24" O.C.	YES
	NEPHROLEPIS BISERRATA MACHO FERN	50	3 GAL., 12" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	21	8' HT., 24" O.C.	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	5	7 GAL., ESPALIER TO WALL	NO

NOTE:
ONLY ORIGINALLY APPROVED
VEGETATION BEING REMOVED IS:
(10) 10' HT. ANGEL MIST BAMBOO.

NO PREVIOUSLY APPROVED NATIVE
VEGETATION IS BEING REMOVED

PLANTING LAYOUT AND QUANTITIES
ON WEST SIDE OF PROPERTY TO
MATCH

East Equipment Area

ARC# 22-058
ZON# 22-038

SCALE IN FEET 0' 10' 20' 30'

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

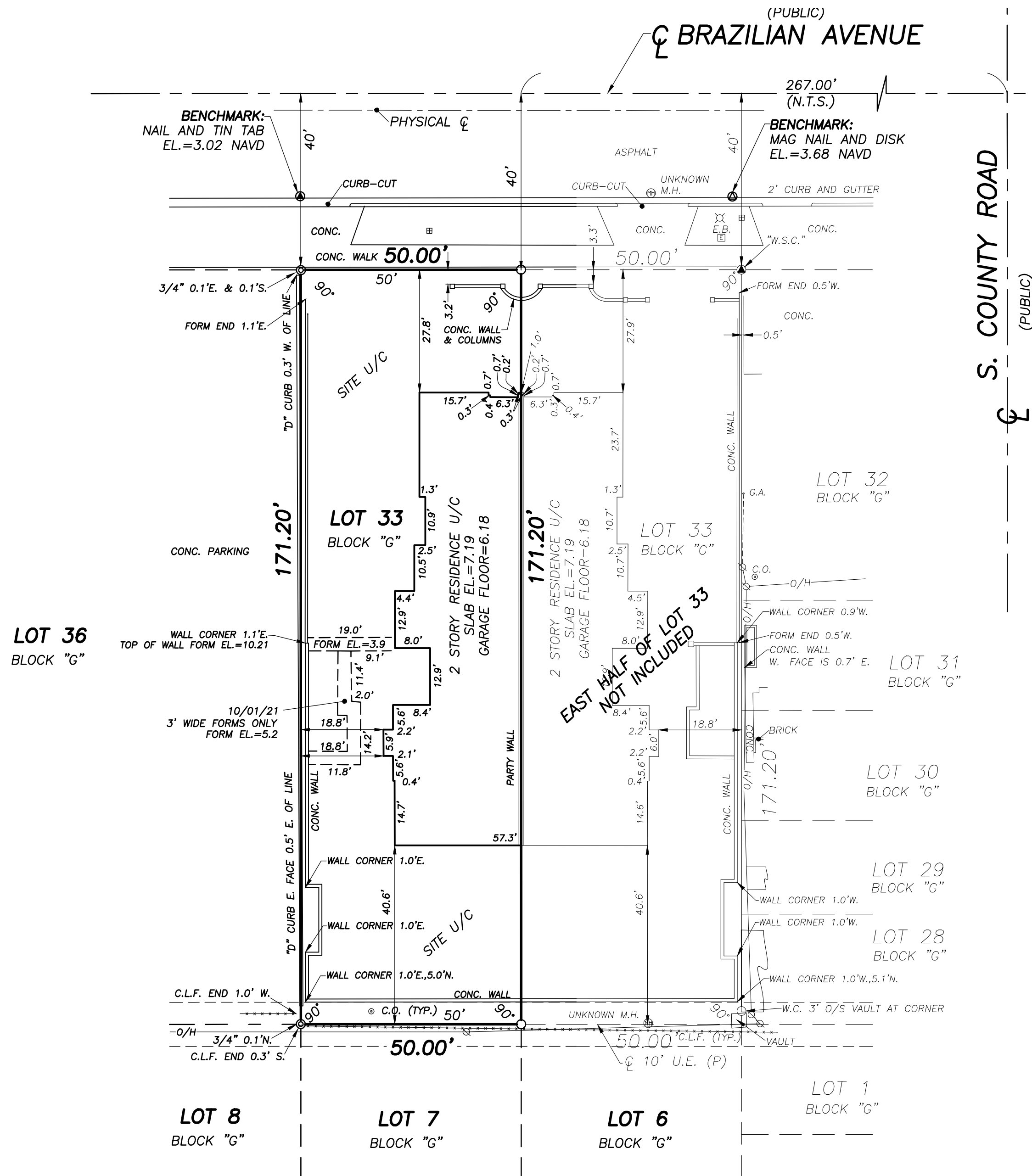
2022
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LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.Q.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
SW	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
⊕	= BASELINE
⊕	= CENTERLINE
■	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
■	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
●	= 5/8" IRON ROD & CAP SET (LB #4569)
○	= IRON PIPE FOUND (AS NOTED)
○	= IRON ROD FOUND (AS NOTED)
●	= NAIL FOUND (AS NOTED)
●	= NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET (LB #4569)
⊕	= PROPERTY LINE
⊕	= UTILITY POLE
⊕	= FIRE HYDRANT
⊕	= WATER METER
⊕	= WATER VALVE
⊕	= LIGHT POLE

BOUNDARY SURVEY FOR: 220 PB LLC, A FLORIDA LIMITED LIABILITY COMPANY



NOTES:

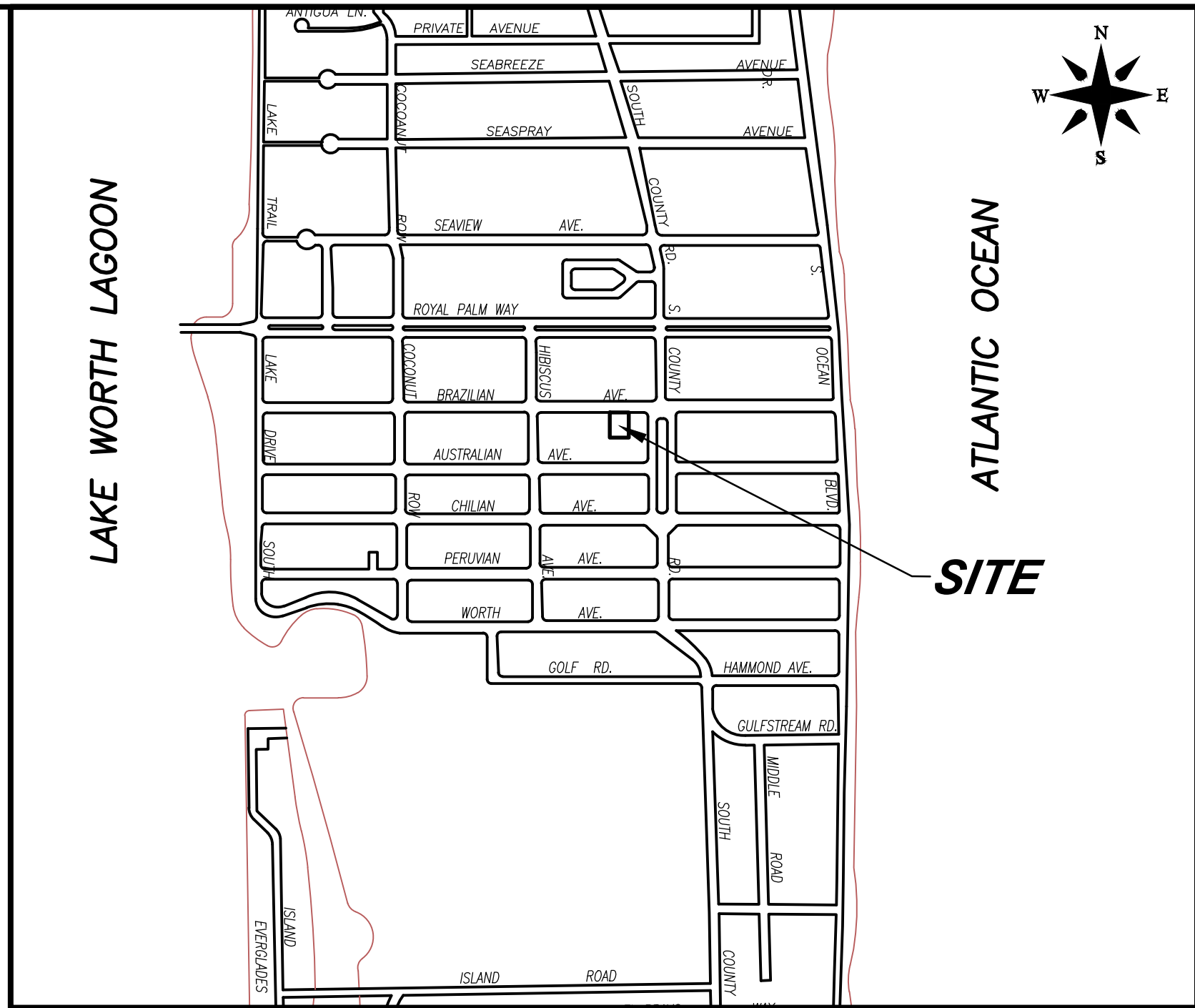
- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon,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

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 11/3/2021

James G. Peden Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122



VICINITY SKETCH
(NOT TO SCALE)

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

220 PB LLC, a Florida limited liability company
Rabideau Klein
ConnectOne Bank
Old Republic National Title Insurance Company

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

PROPERTY ADDRESS:

220 Brazilian Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:

The West 50 feet of Lot 33, Block G, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, according to the Map or Plat thereof as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

REVISIONS:

11/03/31 SURVEY WEST HALF LOT 33 B.M./J.P. 95-1197.23
10/27/21 FORMBOARD TIE-IN WITH ELEVATIONS B.M./S.W. 95-1197.22 PB321/52
10/01/21 FORMBOARD TIE-IN WITH ELEVATIONS J.D./S.W. 95-1197.21 PB320/71
04/13/21 REVISE CERTIFIED PARTIES
02/18/21 PARTY WALL TIE BEAM EL. B.M./S.W. 95-1197.16 PB304/61
01/27/21 2ND FLOOR TIE BEAM EL. J.O./S.W. 95-1197.15 PB304/42
12/08/20 TIE BEAM & SLAB EL. B.M./S.W. 95-1197.14 PB303/57
11/03/20 STEMWALL FORMBOARD TIE-IN C.E./S.W. 95-1197.12 PB301/67
07/01/20 STEMWALL TIE-IN C.E./S.W. 95-1197.11 PB297/3
02/25/20 FORMBOARD TIE-IN WITH ELEVATIONS J.C./S.W. 95-1197.8 PB292/47
02/8/20 WALL TIE-IN B.M./M.B. 95-1197.7 PB291/37
01/24/20 FORMBOARD TIE-IN WITH ELEVATIONS J.C./S.W. 95-1197.6 PB291/13
09/11/19 SPOT ELEVATIONS & SET BENCHMARKS B.M./S.W. 95-1197.4 PB284/15
05/28/19 CHANGE CERTIFIED PARTIES. J.P.

Boundary Survey For:

220 PB LLC, A FLORIDA LIMITED LIABILITY COMPANY



FIELD: B.M.	JOB No.: 95-1197.1	F.B. PB276 PG. 62
OFFICE: S.W.	DATE: 04/30/19	DWG. No.: 95-1197-3
C/K'D.: J.P.	REF.: 95-1197.DWG	SHEET: 1 OF 1