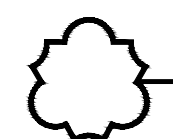


PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

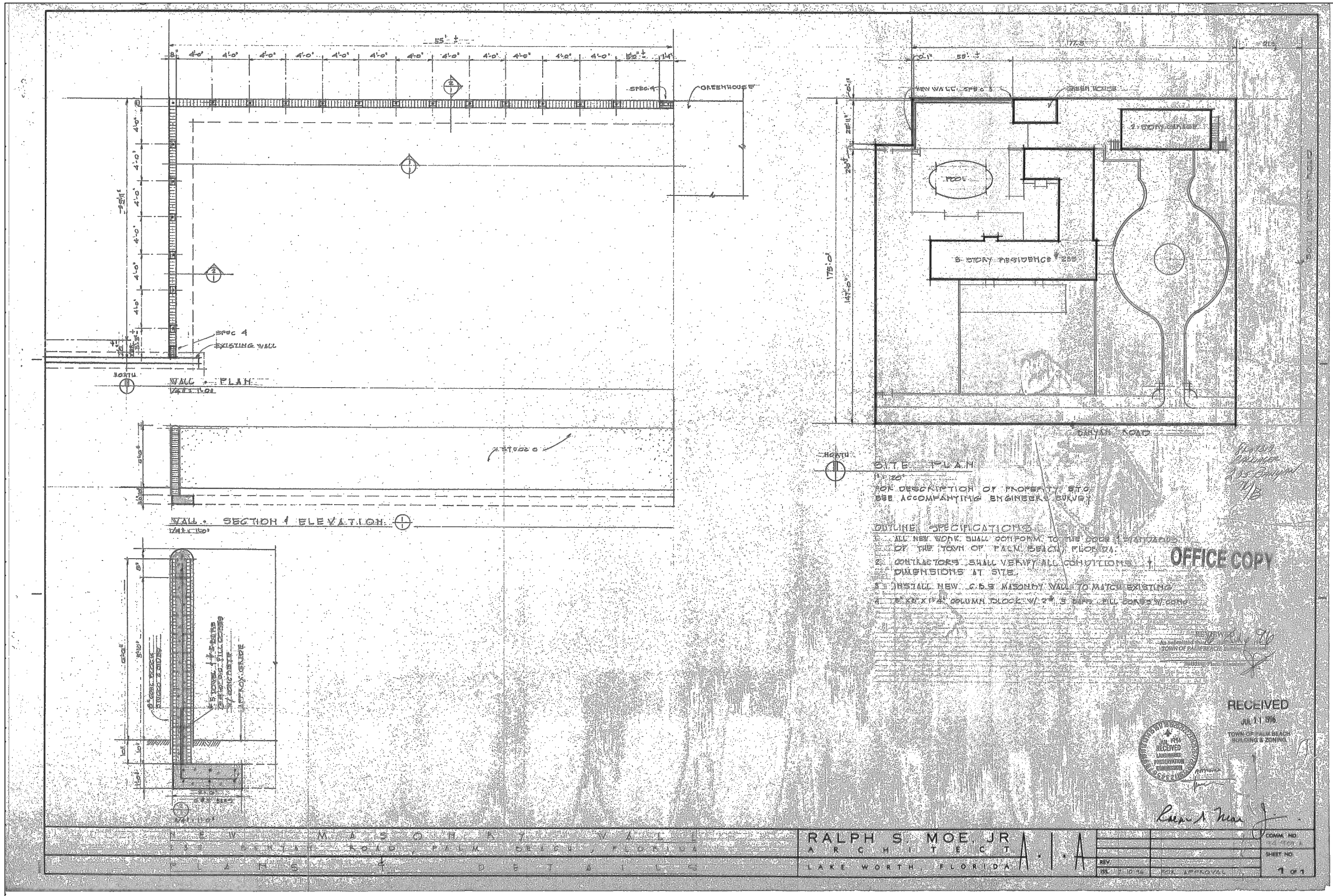
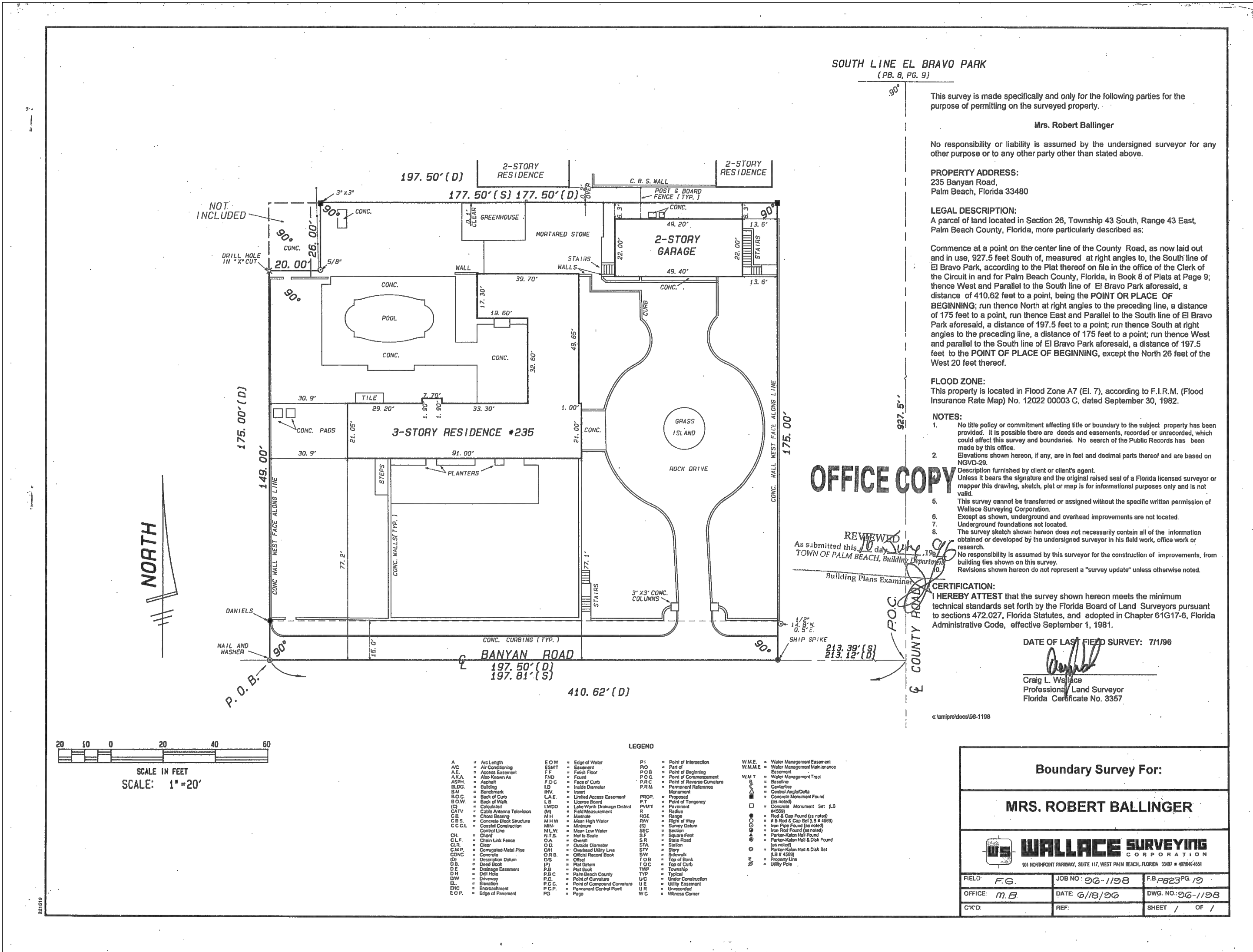
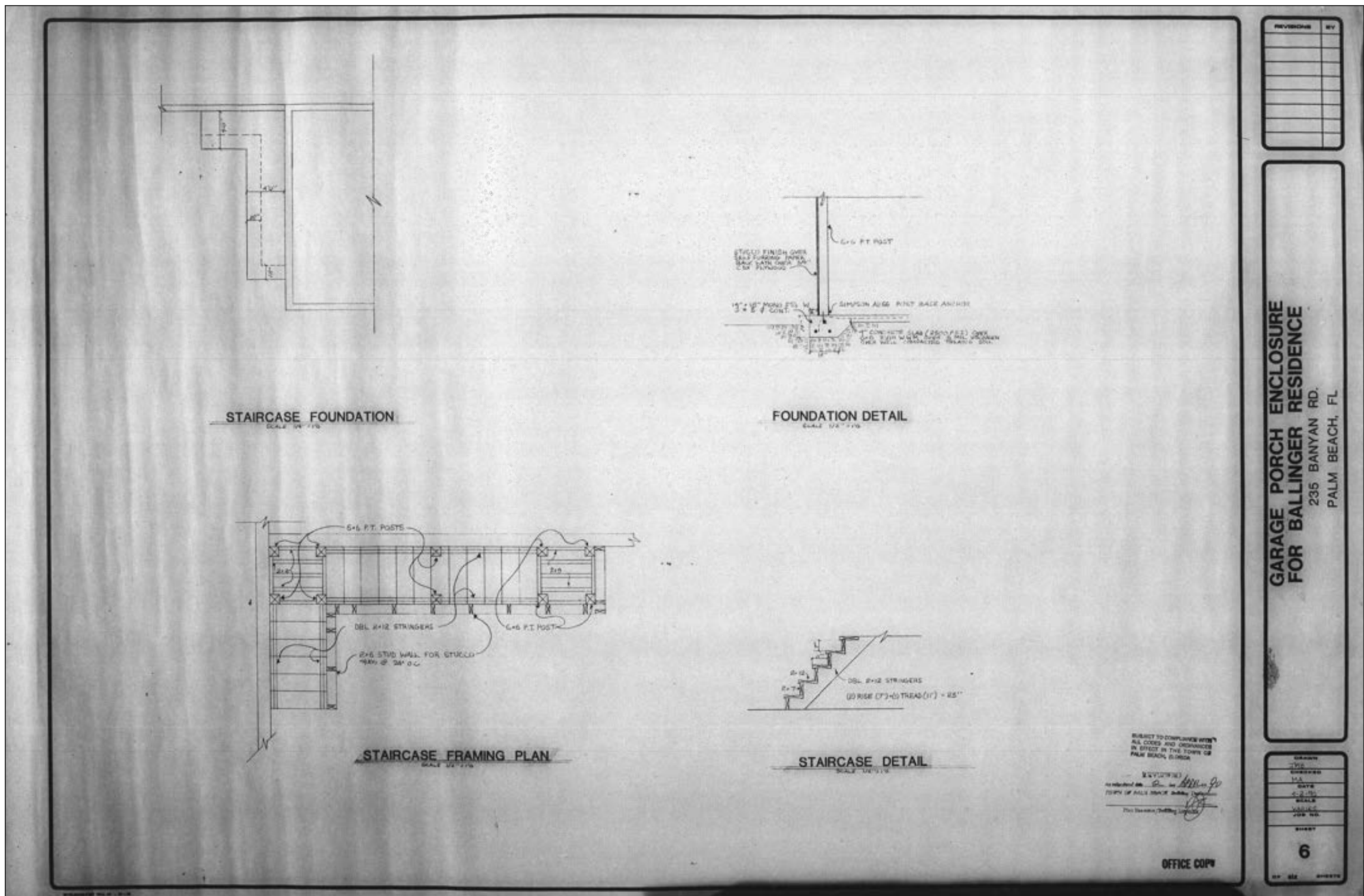
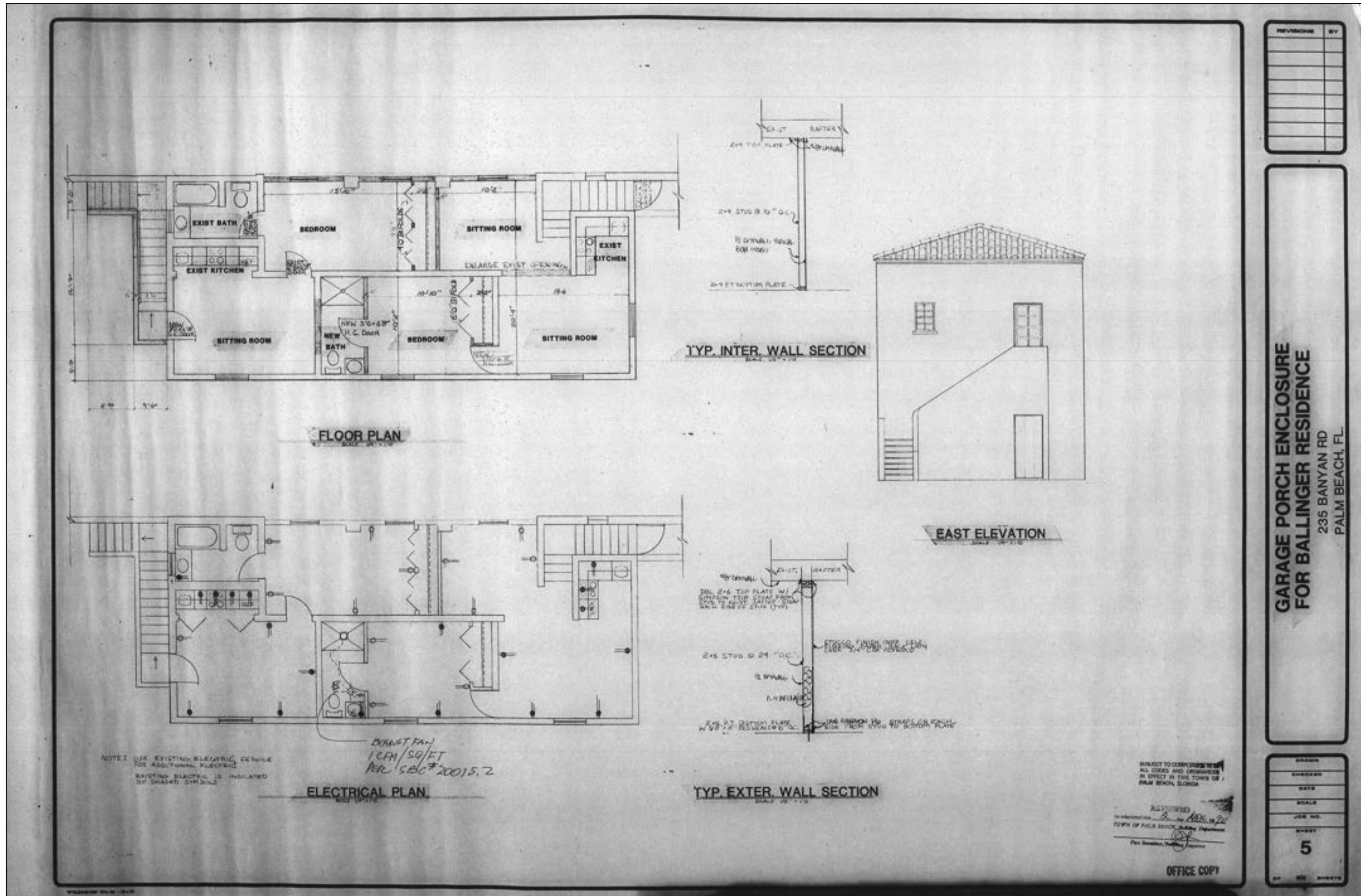
PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITAL
27 DEC. 2022 - SECOND SUBMITAL
12 JAN. 2023 - FINAL SUBMITAL

SEAL
PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #AAB00461,
exp. date 28 February 2023."



HISTORICAL DOCUMENTS
N.T.S.

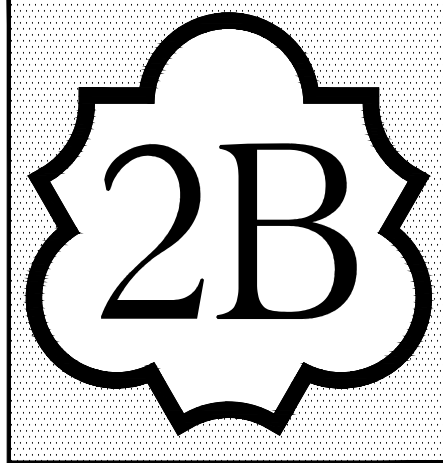


PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license #AAB5461, exp. date 28 February 2023."



HISTORICAL DOCUMENTS
N.T.S.



PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITE

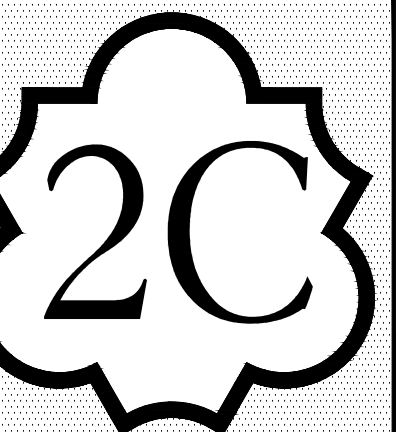
PROPOSED RESIDENCE FOR:
235 BANYAN ROAD

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITAL
27 DEC. 2022 - SECOND SUBMITAL
12 JAN. 2023 - FINAL SUBMITTAL

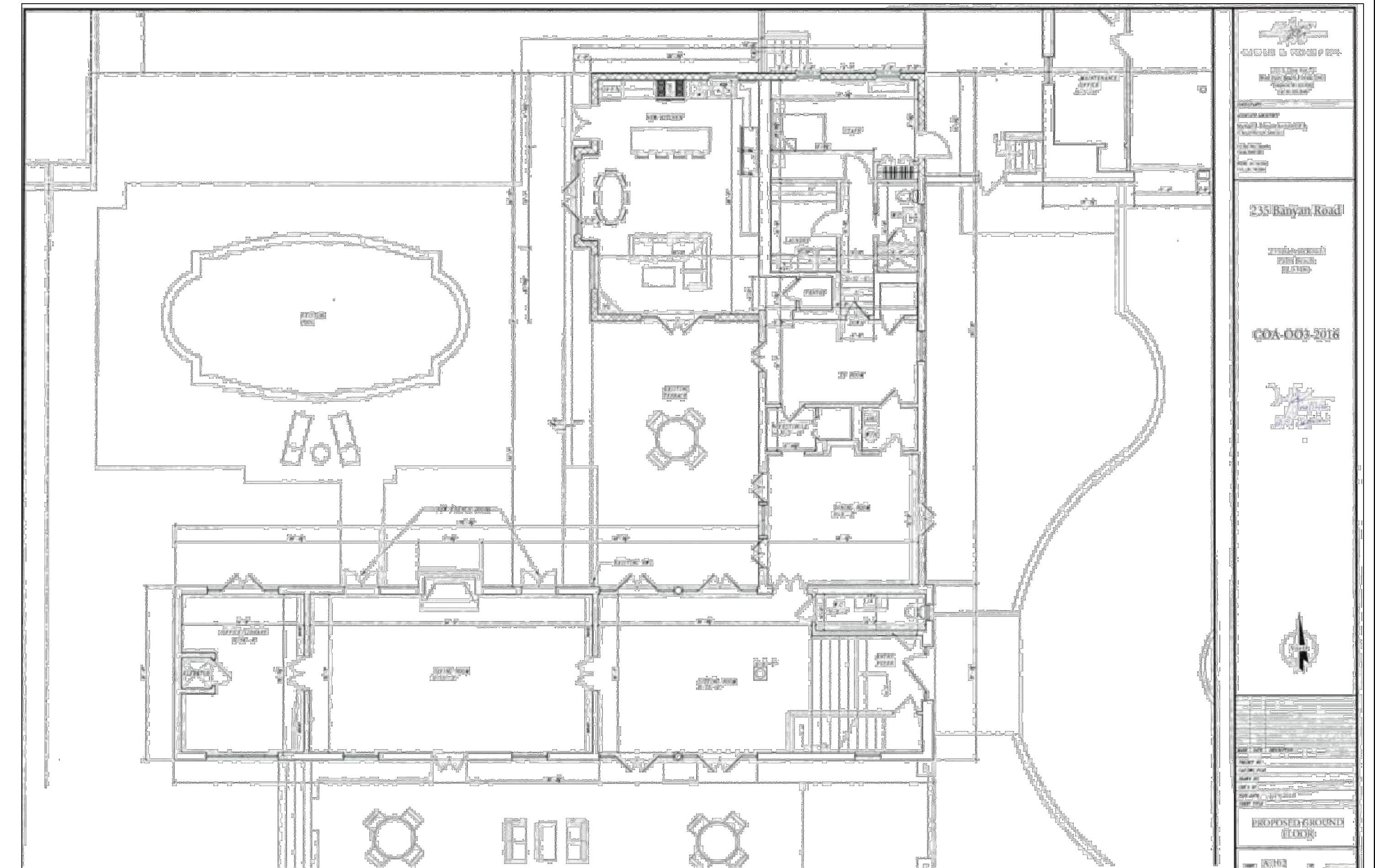
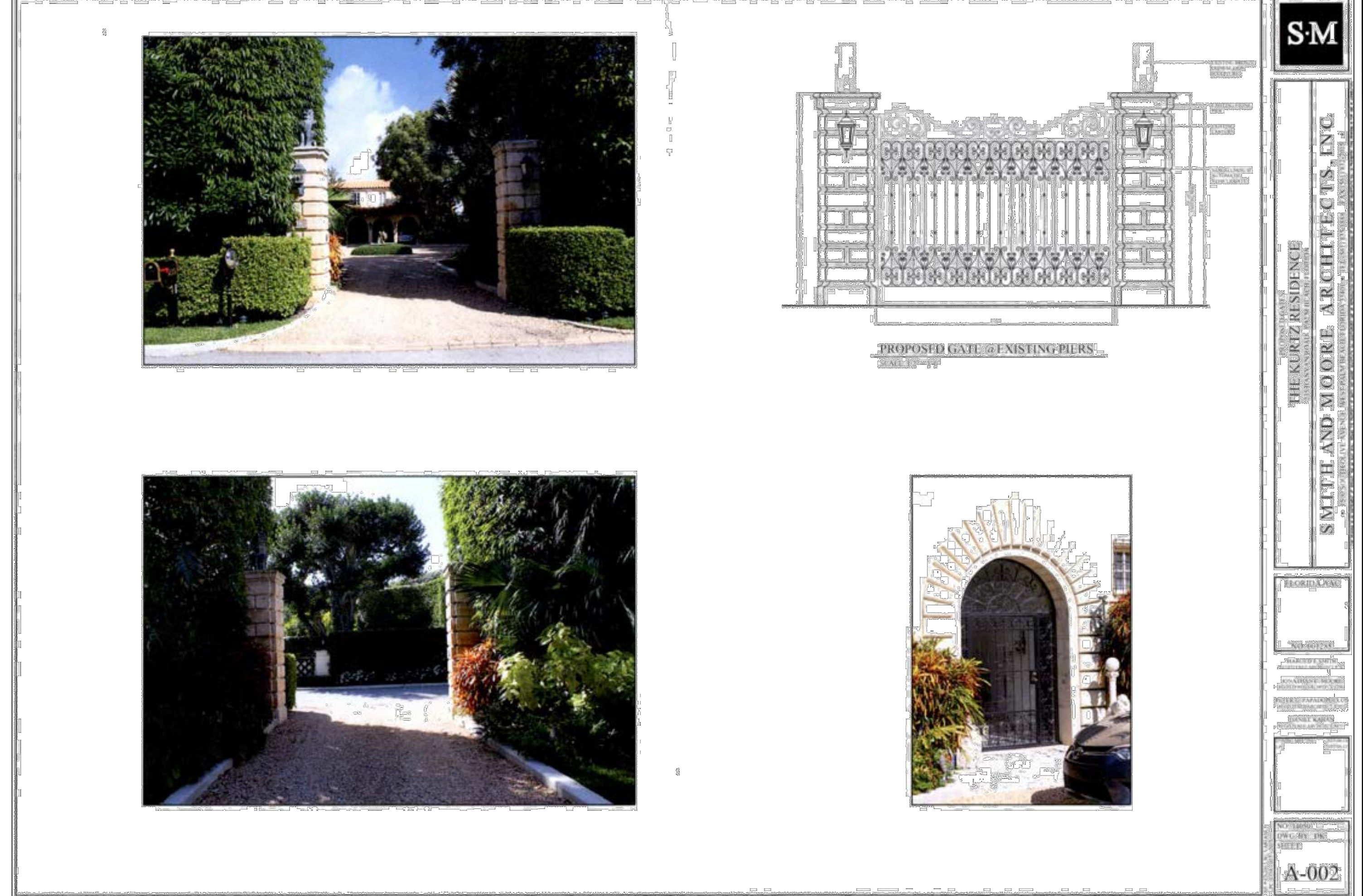
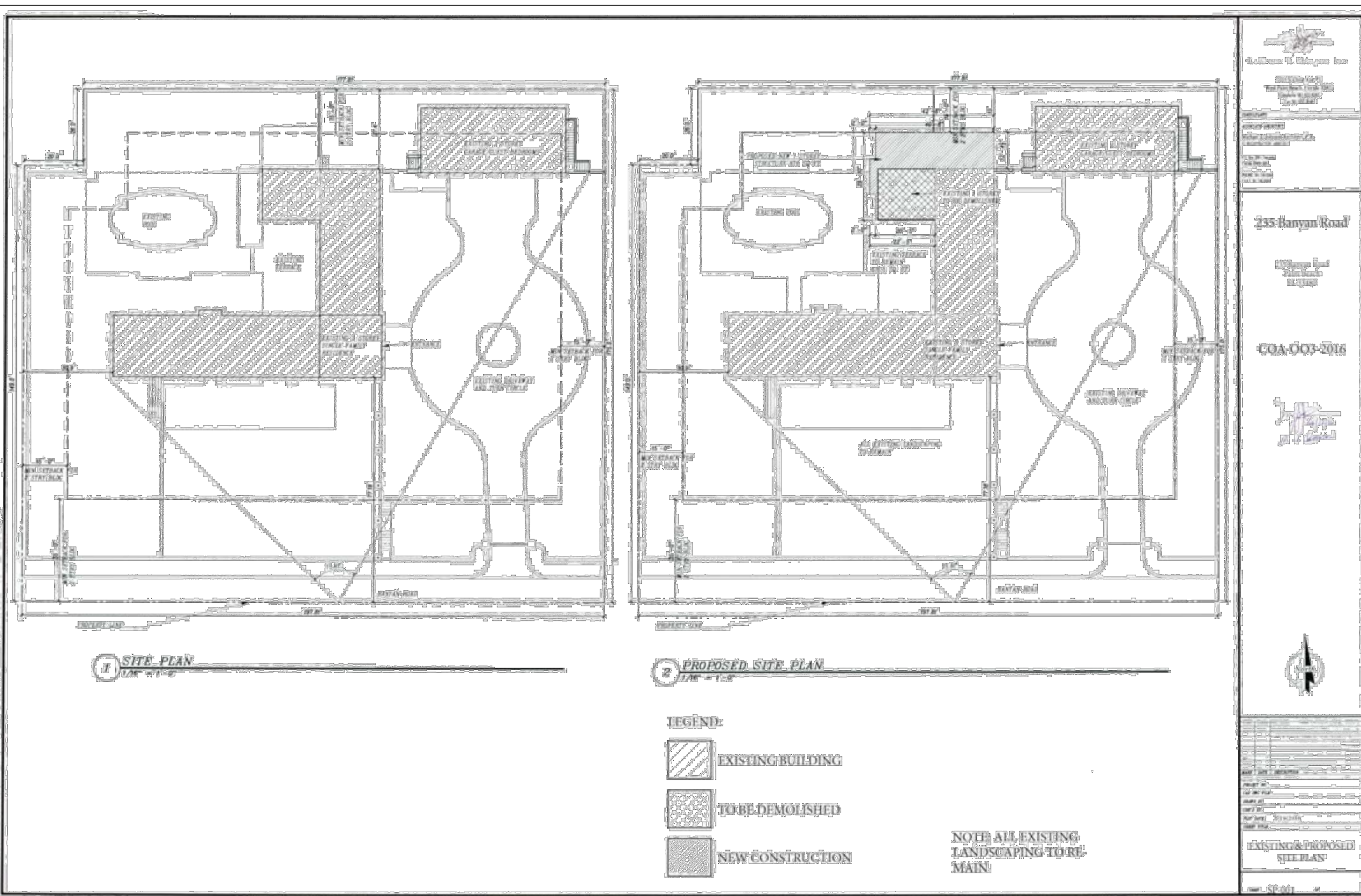
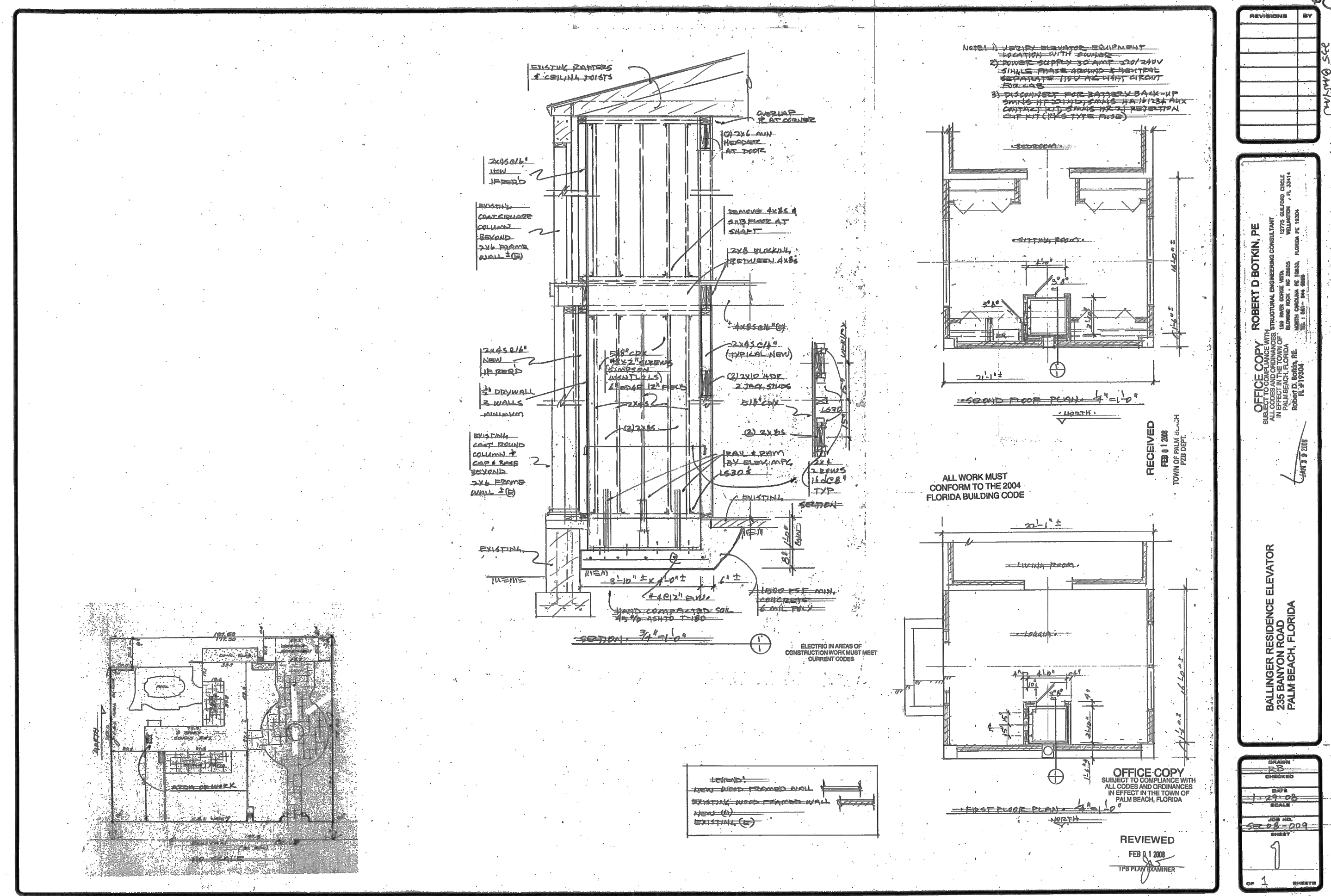
REAL

PATRICK RYAN O'CONNELL

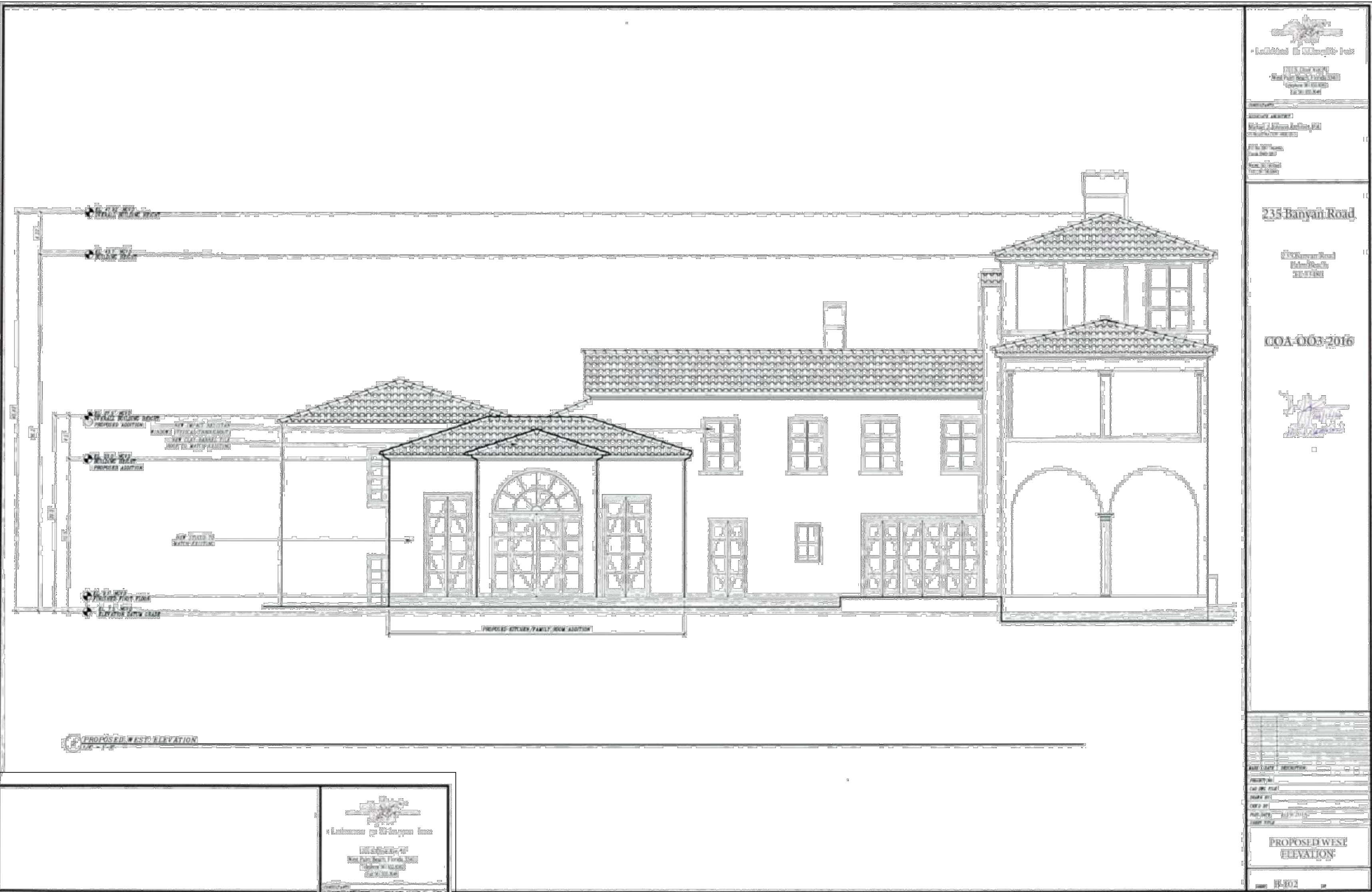
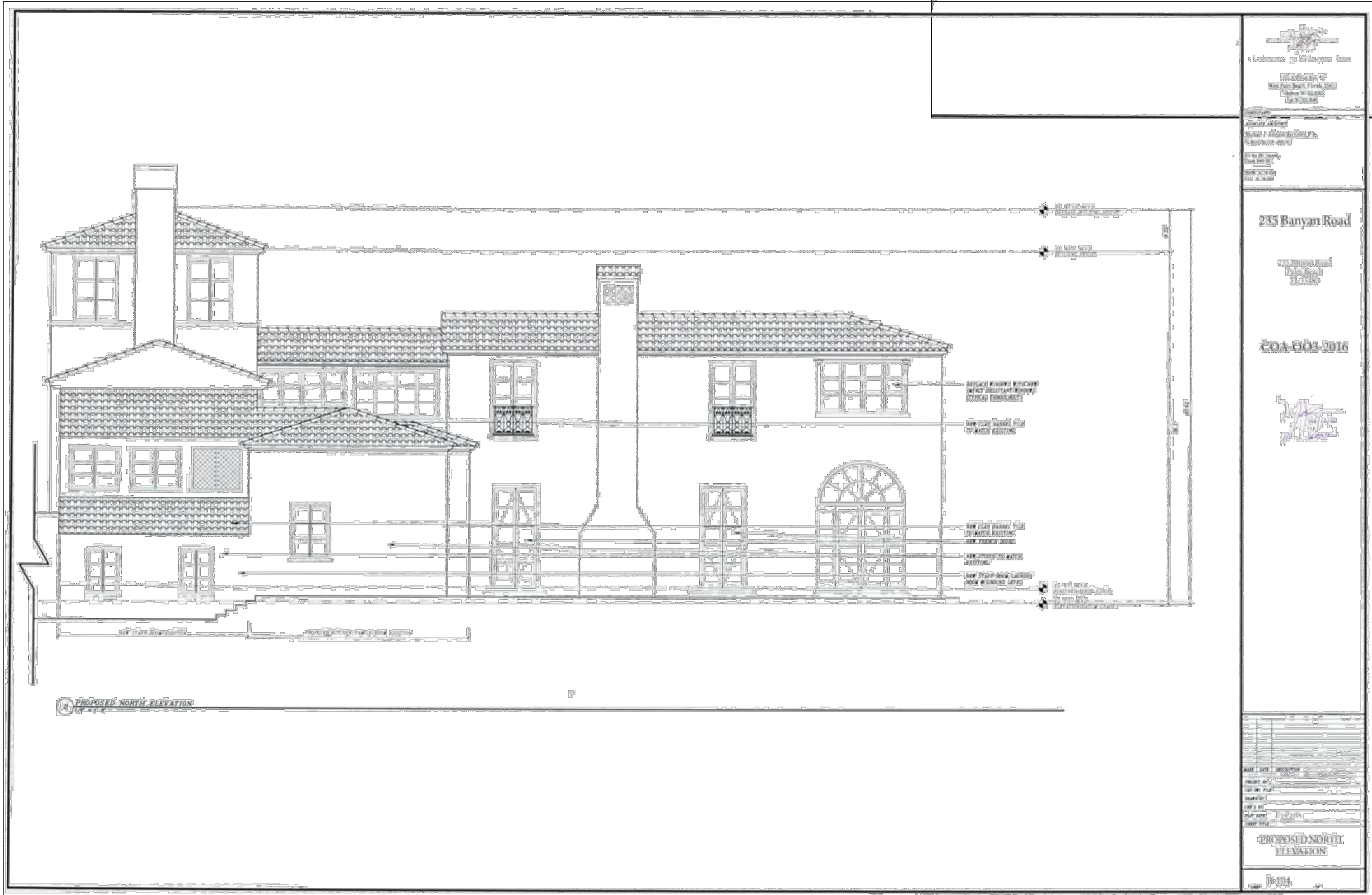
PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #AR98461,
exp. date 28 February 2023."



COPYRIGHT © 2021



HISTORICAL DOCUMENTS
N.T.S.



HISTORICAL DOCUMENTS
N.T.S.

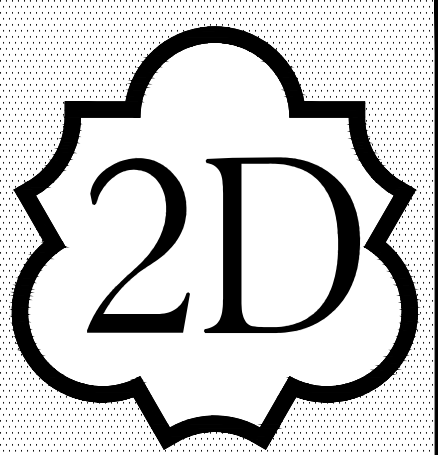


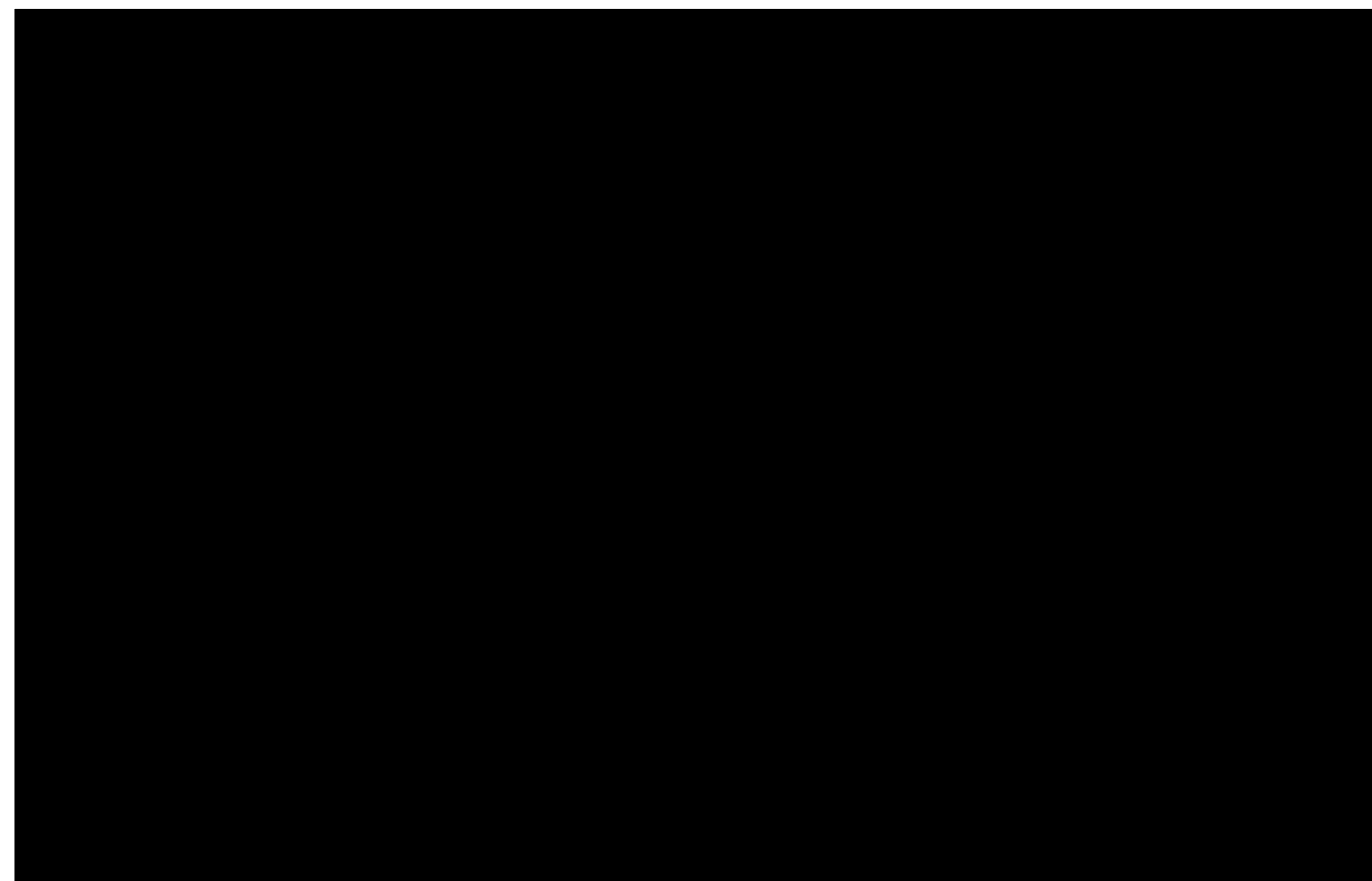
PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITAL
27 DEC. 2022 - SECOND SUBMITAL
12 JAN. 2023 - FINAL SUBMITAL

SEAL
PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #AAB0461,
exp. date 28 February 2023."





PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685

FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:

235 BANYAN ROAD

Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):

08 DEC. 2022 - FIRST SUBMITAL
27 DEC. 2022 - SECOND SUBMITAL
12 JAN. 2023 - FINAL SUBMITTAL

08 DEC. 2022 - FIRST SUBMITAL

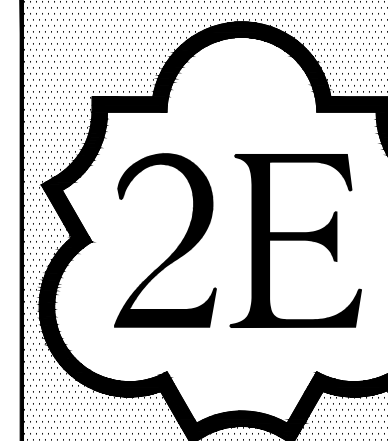
27 DEC. 2022 - SECOND SUBMIT

12 JAN. 2023 - FINAL SUBMITTA

SEAL

PATRICK RYAN O'CONNOR

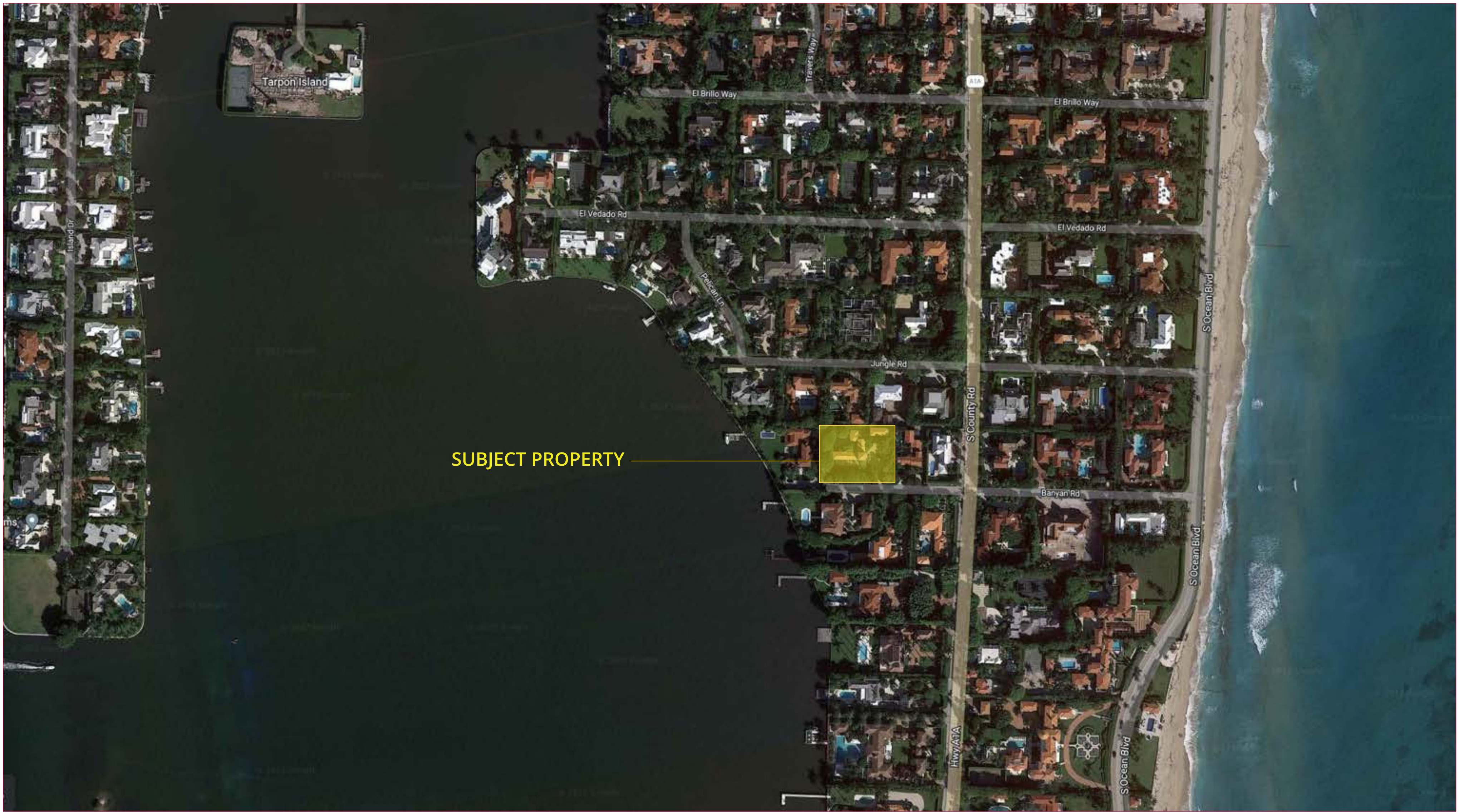
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license #AR98461, exp. date 28 February 2023."



COPYRIGHT © 2021

HISTORICAL DOCUMENTS
N.T.S.





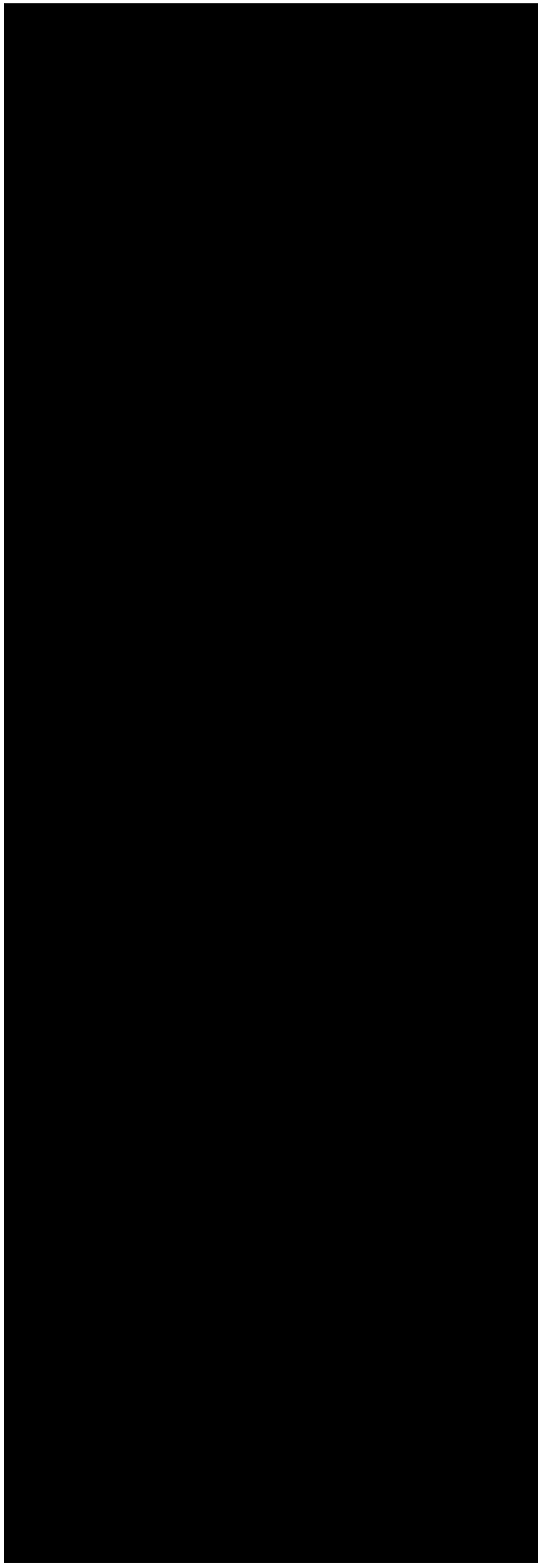
1 VICINITY LOCATION MAP
N.T.S.



2 AERIAL VIEW LOOKING NORTHEAST
N.T.S.



3 AERIAL VIEW LOOKING SOUTHWEST
N.T.S.



4 TOWN OF PALM BEACH MAP
N.T.S.



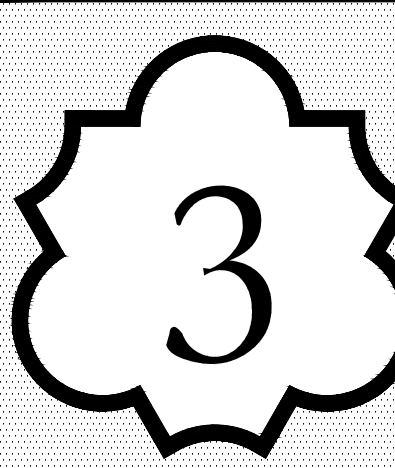
PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

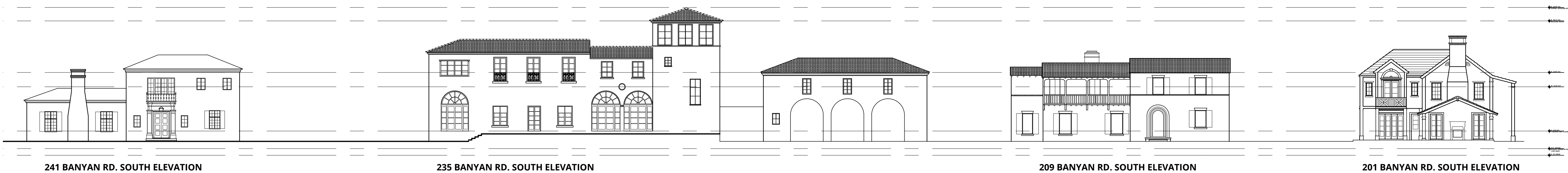
SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A898461,
exp. date 28 February 2023."





1 PROPOSED LOCATION PLAN
1/32" = 1'-0"



2 STREETSCAPE ELEVATION
N.T.S.

PATRICK RYAN O'CONNELL ARCHITECT

PATRICK RYAN O'CONNELL ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license #A839441, exp. date 28 February 2023."

4

COPYRIGHT © 2021



A - 240 BANYAN RD (SOUTH NEIGHBOR)



B - 240 BANYAN RD (SOUTH NEIGHBOR)

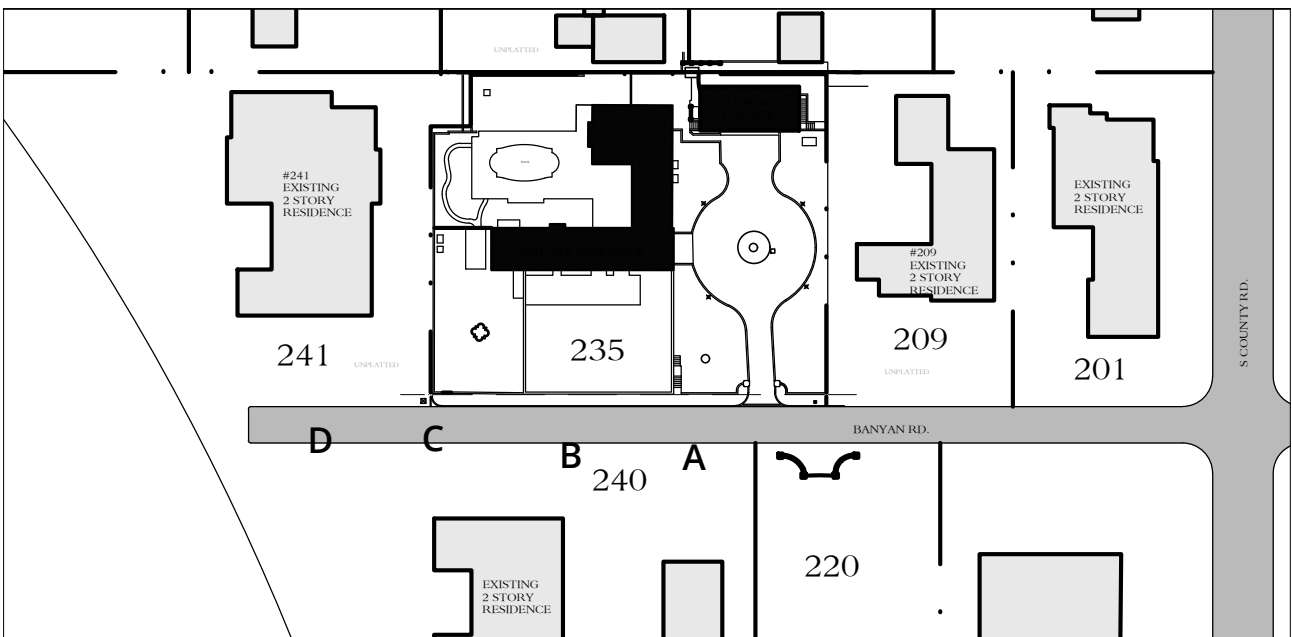


C - 241 BANYAN RD (WEST NEIGHBOR)



D - 241 BANYAN RD (WEST NEIGHBOR)

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



KEY PLAN



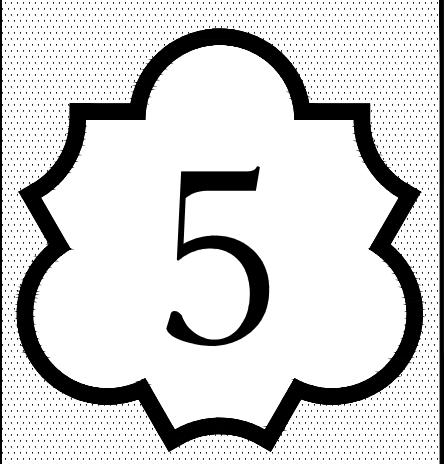
PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC # A26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITAL
27 DEC. 2022 - SECOND SUBMITAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A26003685,
exp. date 28 February 2023."





A - 220 BANYAN RD LOOKING SOUTHEAST



B - 209 BANYAN RD (EAST NEIGHBOR)



C - 235 BANYAN RD ACROSS THE STREET

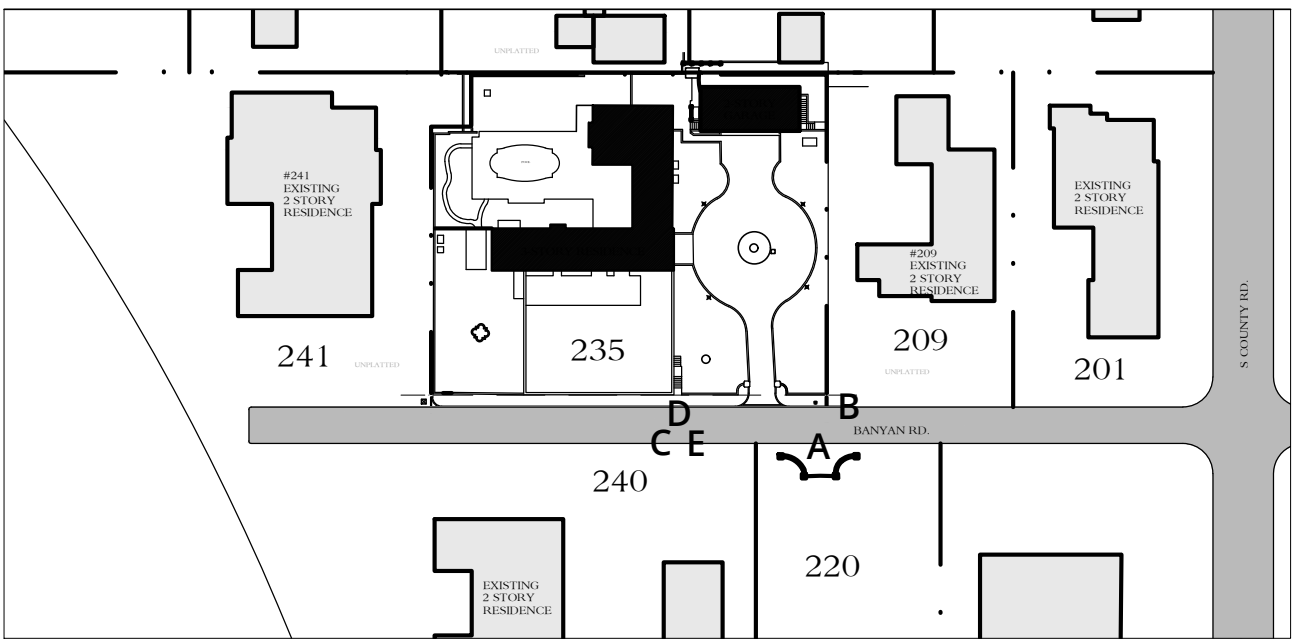


D - 235 BANYAN RD (ACCESS STAIRS)



E - 235 BANYAN RD ACROSS THE STREET

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



KEY PLAN



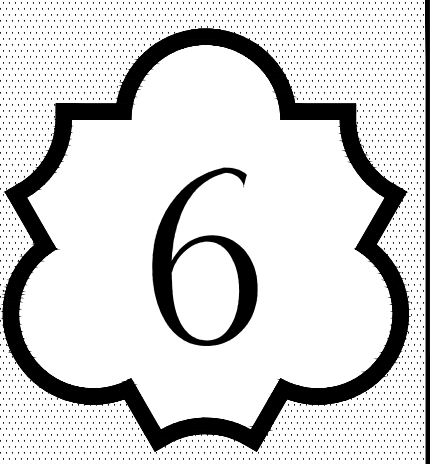
PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC # - A26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITAL
27 DEC. 2022 - SECOND SUBMITAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A26003685,
exp. date 28 February 2023."





A - 235 BANYAN RD ENTRY



B - GARAGE (SOUTH ELEVATION)



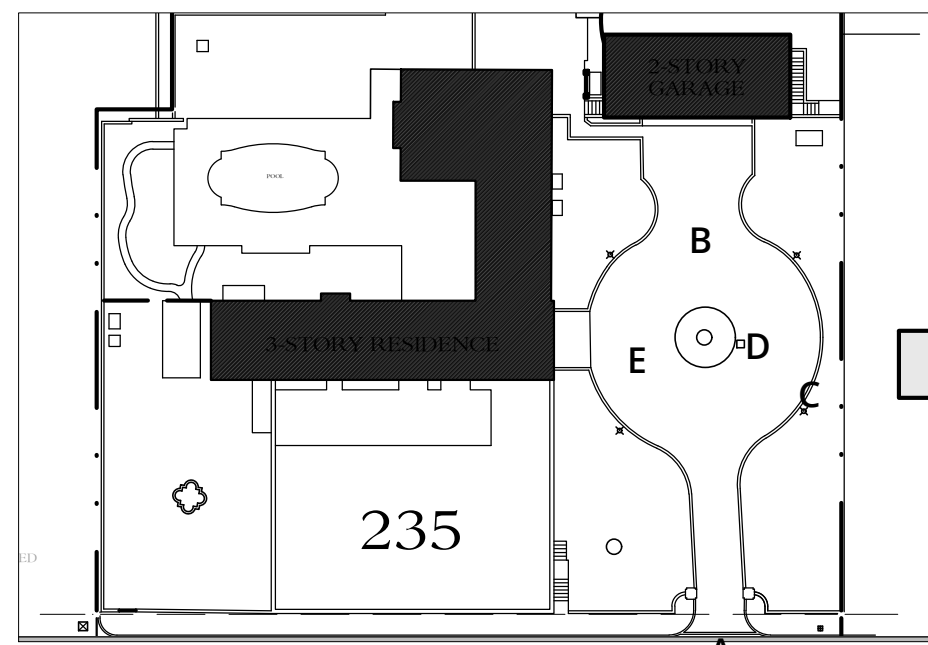
C - EXISTING EAST ELEVATION/GARAGE



D - EXISTING EAST ELEVATION



E - TOWER (EAST ELEVATION)



KEY PLAN

EXISTING EXTERIOR PHOTOS



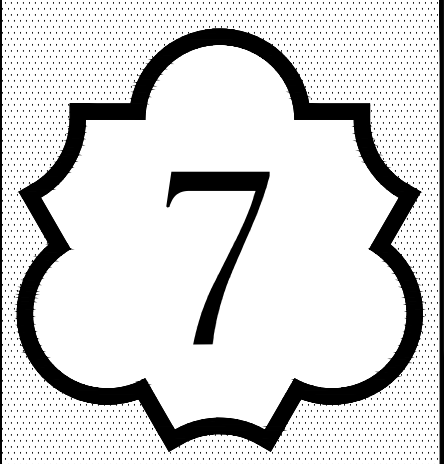
PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC # A26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITAL
27 DEC. 2022 - SECOND SUBMITAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A26003685,
exp. date 28 February 2023."





A - EXISTING SOUTH ELEVATION



B - EXISTING SOUTH ELEVATION

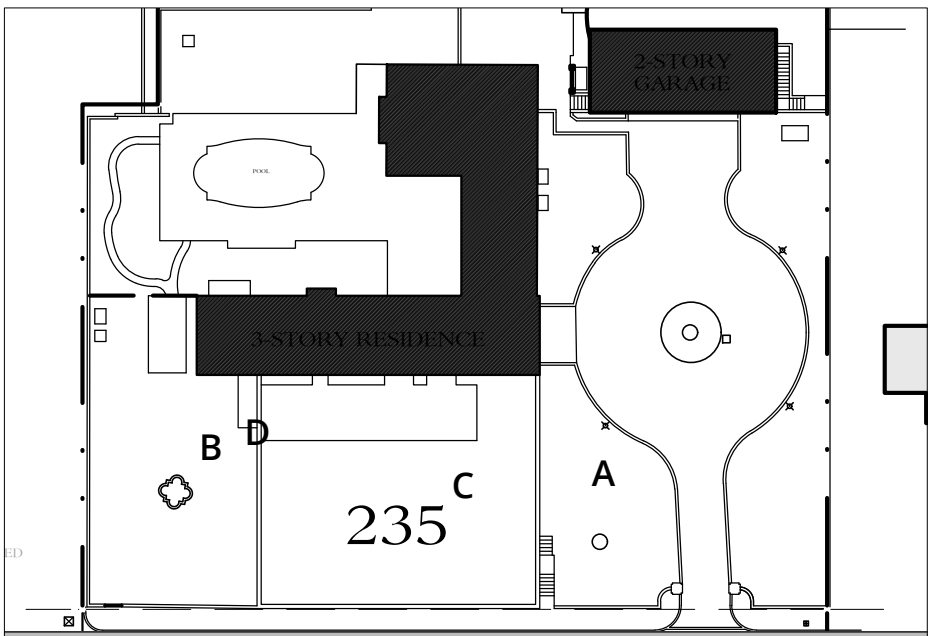


C - EXISTING SOUTH ELEVATION

EXISTING EXTERIOR PHOTOS



D - EXISTING SOUTH ELEVATION



KEY PLAN


PATRICK RYAN
O'CONNELL
ARCHITECT

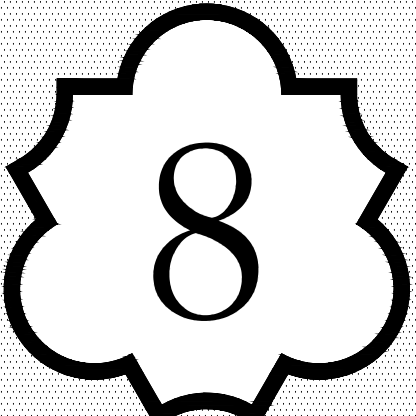
PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC # A26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITAL
27 DEC. 2022 - SECOND SUBMITAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A26003685,
exp. date 28 February 2023."





A - EXISTING WEST ELEVATION



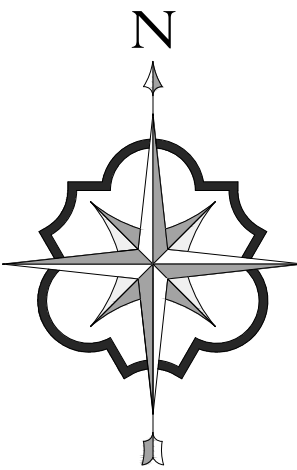
B - EXISTING WEST ELEVATION



C - EXISTING WEST ELEVATION



KEY PLAN



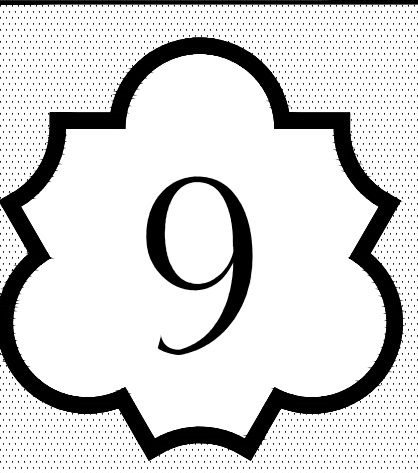
PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: A26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITAL
27 DEC. 2022 - SECOND SUBMITAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A26003685,
exp. date 28 February 2023."





A - EXISTING NORTH ELEVATION



B - EXISTING NORTH ELEVATION



C - EXISTING NORTH ELEVATION

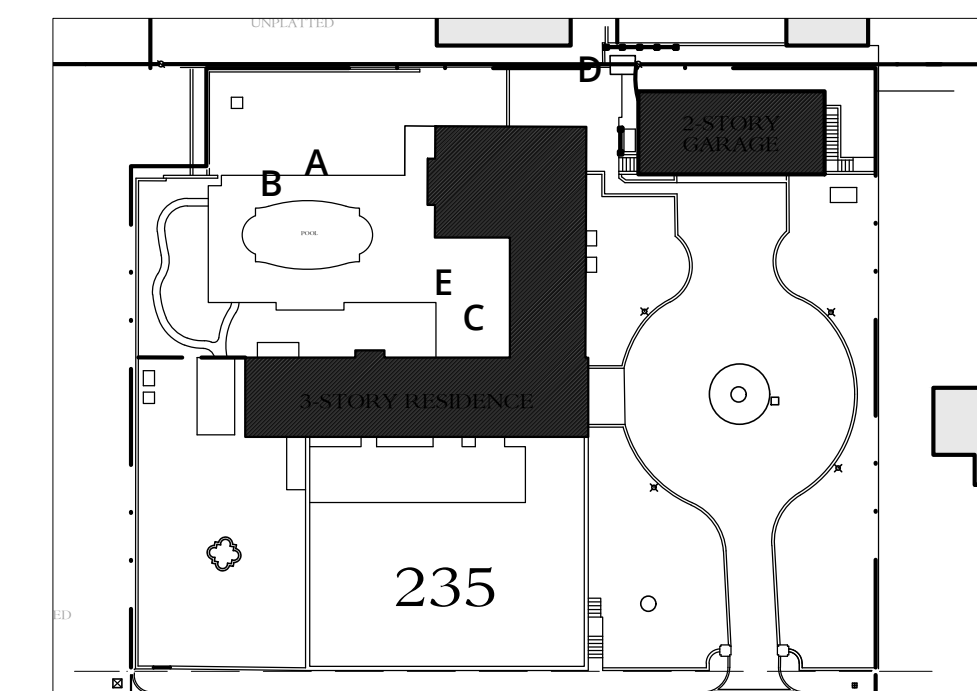


D - EXISTING NORTH ELEVATION

EXISTING EXTERIOR PHOTOS



E - EXISTING NORTH ELEVATION



KEY PLAN



**PATRICK RYAN
O'CONNELL**
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC # A26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

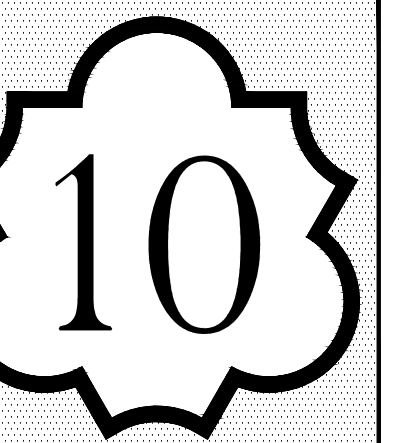
PROPOSED RESIDENCE FOR:

235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITAL
27 DEC. 2022 - SECOND SUBMITAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A098461,
exp. date 28 February 2023."





A - EXISTING NORTH ELEVATION - GARAGE



B/C - EXISTING EAST ELEVATION (GARAGE)



D - A.C. EQUIPMENT
(WEST SIDE OF THE HOUSE)



KEY PLAN

EXISTING EXTERIOR PHOTOS



**PATRICK RYAN
O'CONNELL**
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC # A26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:

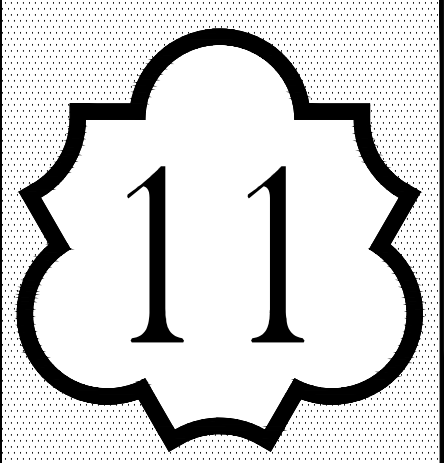
235 BANYAN ROAD
Palm Beach FL 33480

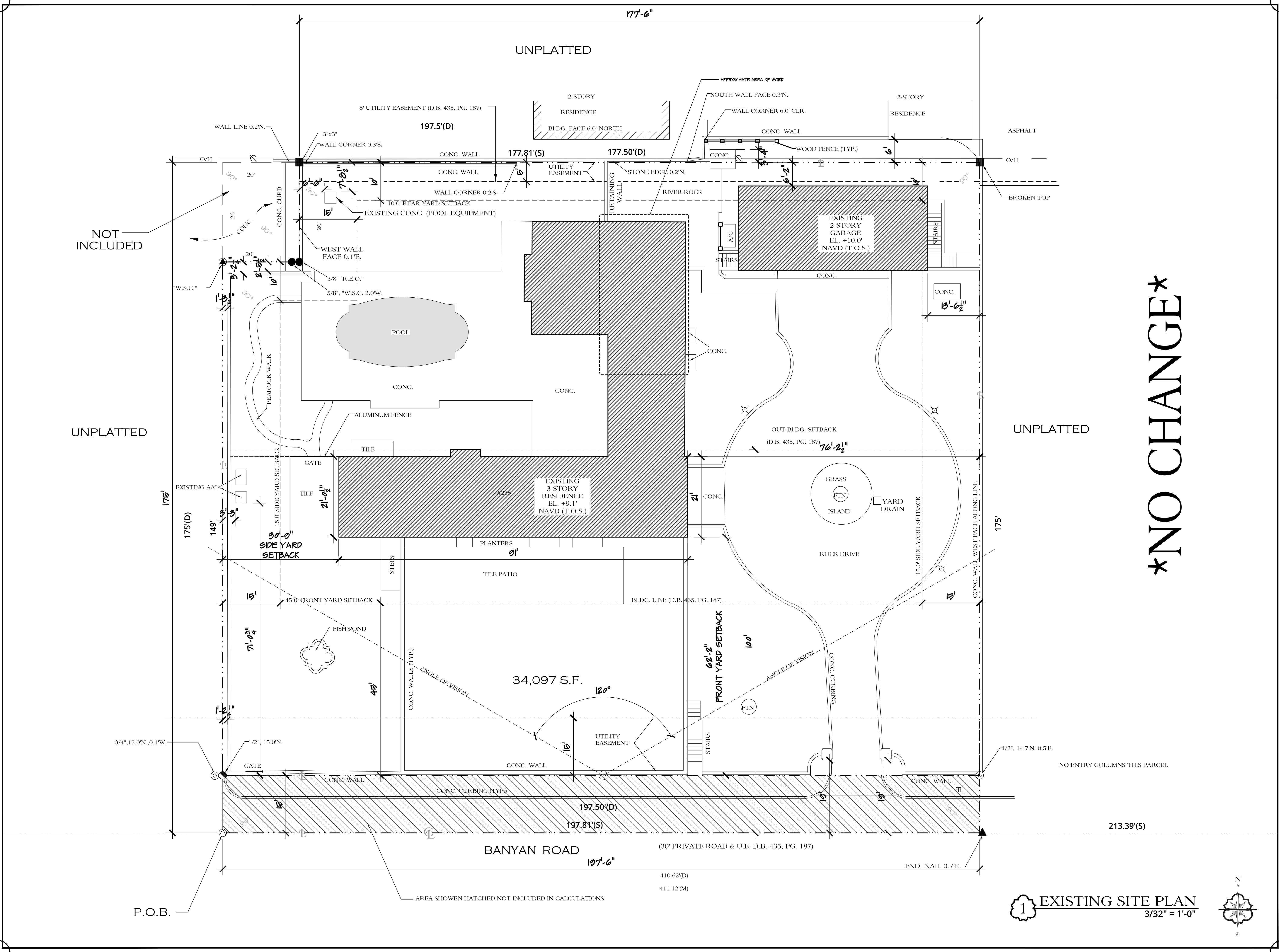
Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITAL
27 DEC. 2022 - SECOND SUBMITAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL

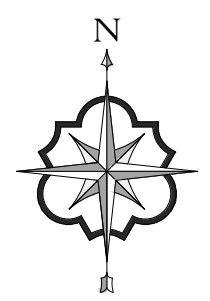
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A098461,
exp. date 28 February 2023."





NO CHANGE

1 EXISTING SITE PLAN
3/32" = 1'-0"





PATRICK RYAN
O'CONNELL
ARCHITECT

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

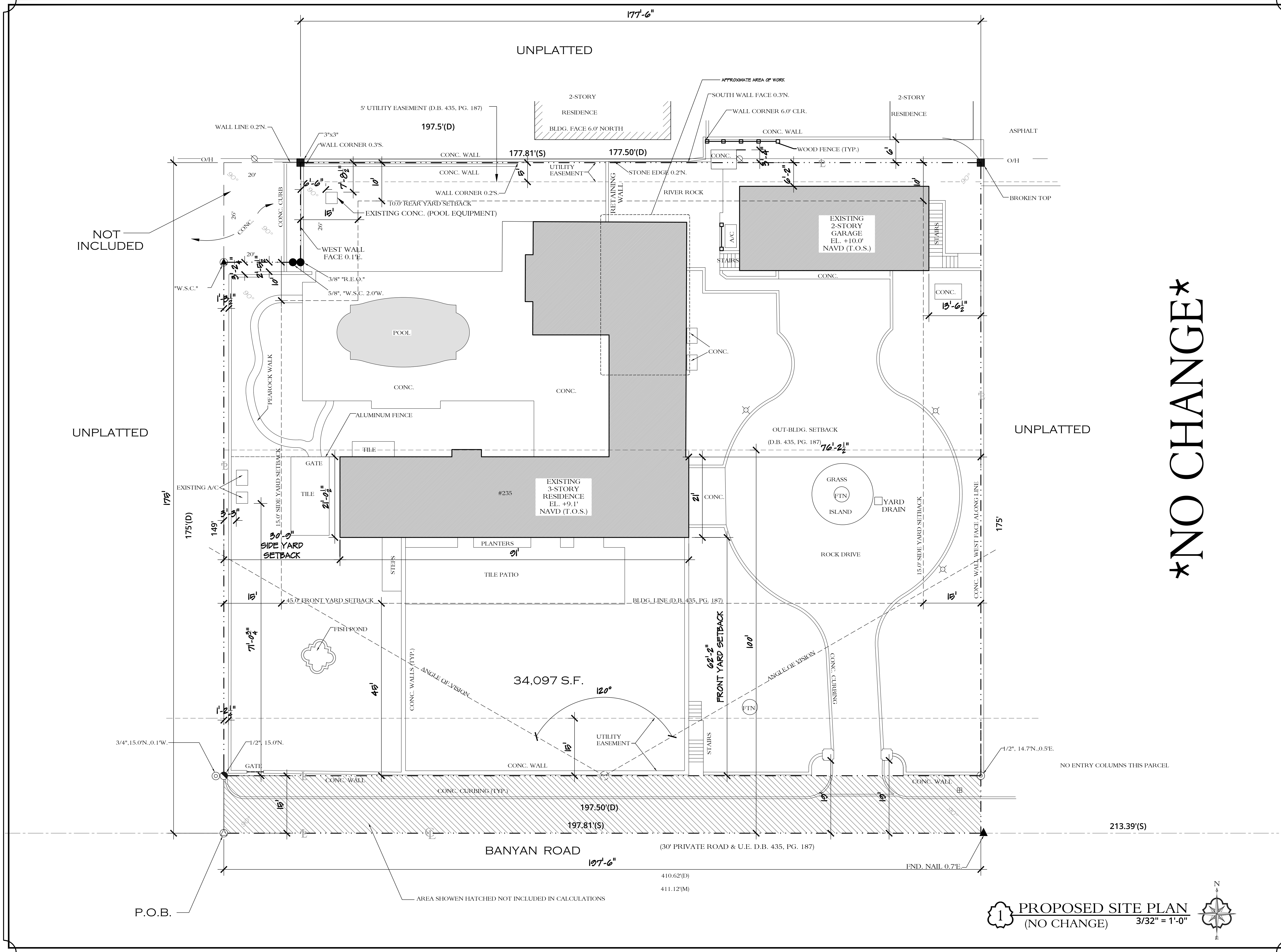
Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

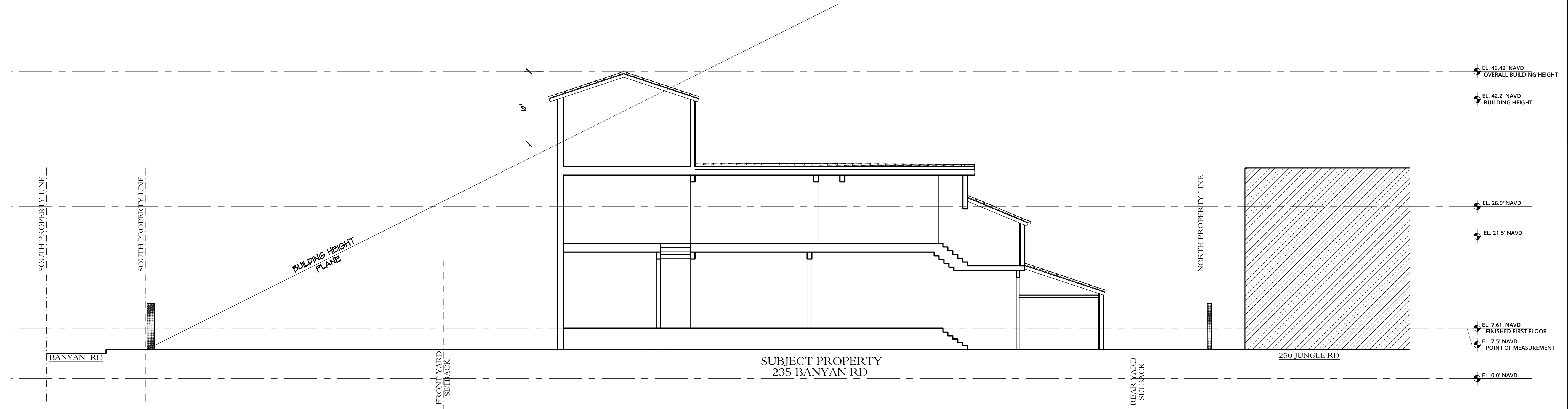
SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #AB98461,
exp. date 28 February 2023."

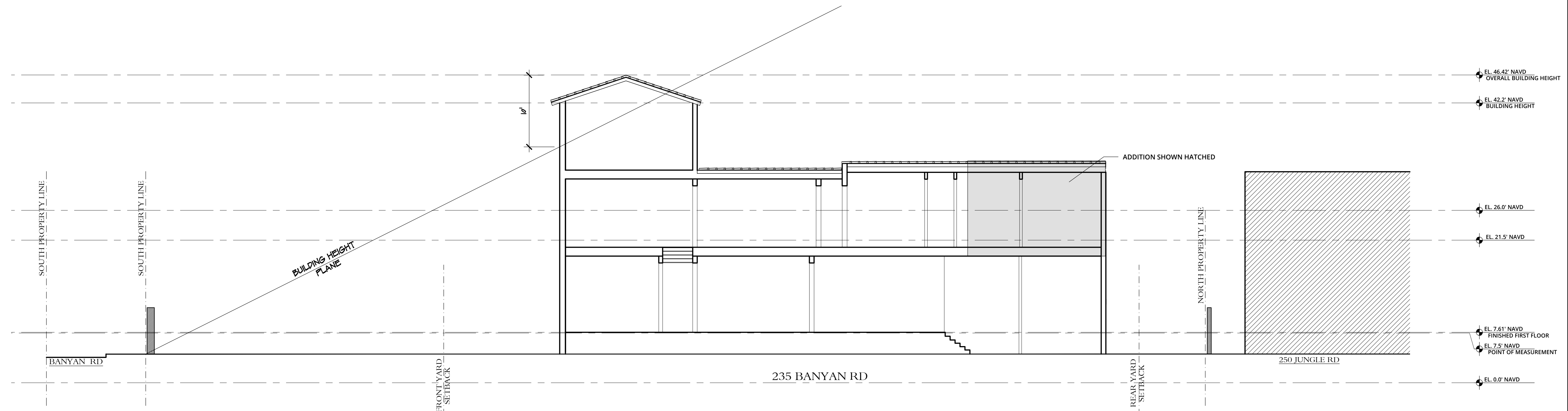
12

COPYRIGHT © 2021

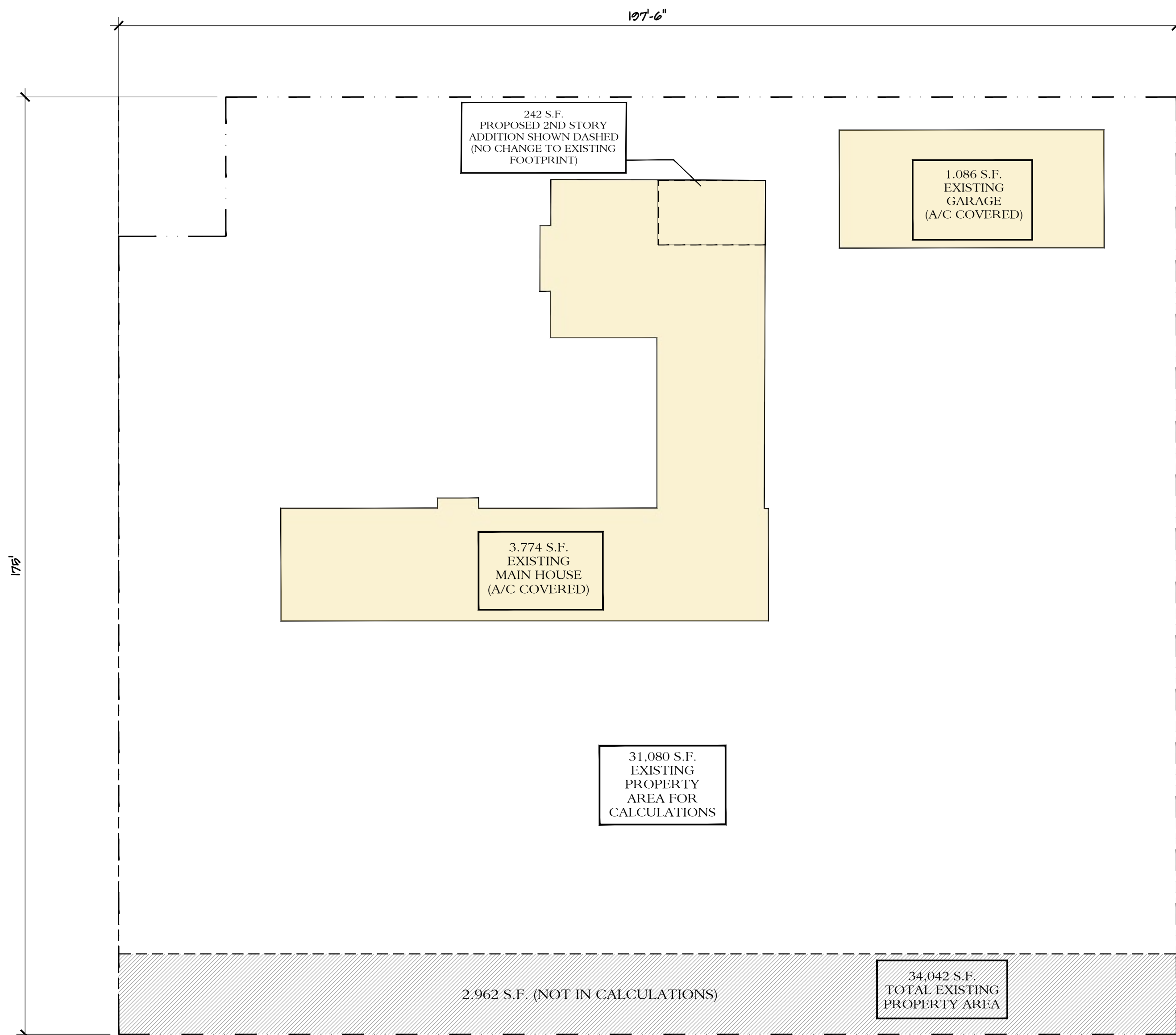




1 EXISTING YARD SECTION
1/8" = 1'-0"



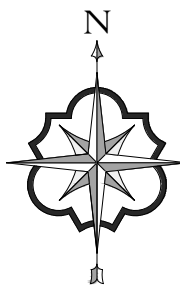
2 PROPOSED YARD SECTION
1/8" = 1'-0"



$$\frac{4,860 \text{ S.F. (LOT COVERAGE)}}{31,080 \text{ S.F. (SITE AREA)}} = 15.6\% \text{ LOT COVERAGE}$$



ZONING DIAGRAM - LOT COVERAGE
1/16" = 1'-0"



LOT INFORMATION	
PROPERTY ADDRESS:	
235 BANYAN ROAD PALM BEACH, 33480	
ZONING DATA:	
R-A ESTATE RESIDENTIAL DISTRICT	
FLOOD ZONE:	
THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 6), ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C0583F, DATED OCTOBER 5TH, 2017.	
SURVEY INFO:	
ALL SURVEY INFORMATION BASED ON SURVEY BY: WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561)-640-4551 CRAIG L. WALLACE FLORIDA CERTIFICATE #3357	
DATE OF FIELD SURVEY: 7.15.2022	
LEGAL DESCRIPTION:	
A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA	

SQUARE FOOT DATA			
LOT AREA (ENTIRE PROPERTY): 34,042 S.F.			
LOT AREA FOR CALCULATIONS: 31,080 S.F.			
LOT COVERAGE:			
ALLOWABLE:	25%		7,770 S.F.
EXISTING:	15.6%	MAIN HOUSE GARAGE TOTAL	3,774 S.F. 1,086 S.F. 4,860 S.F.
PROPOSED:	15.6%		4,860 S.F.
SQUARE FOOTAGE BREAKDOWN:			
AIR CONDITIONED SPACE			
MAIN HOUSE	EXISTING GROUND FLOOR		4,801 S.F.
	EXISTING 2nd FLOOR		3,046 S.F.
	PROPOSED 2nd FLOOR ADDITION		242 S.F.
	EXISTING 3rd FLOOR		437 S.F.
GARAGE:	EXISTING GROUND FLOOR		1,082 S.F.
	EXISTING 2nd FLOOR		1,082 S.F.
TOTAL			11,500 S.F.

ZONING TABULATION			
ZONING DISTRICT	R-A ESTATE RESIDENTIAL		
ZONING ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	31,080 S.F.	NO CHANGE
LOT WIDTH	125'	107'-6"	NO CHANGE
LOT DEPTH	150'	178'	NO CHANGE
FRONT YARD SETBACK (S)	35'	62'-2"	NO CHANGE
SIDE YARD SETBACK (E)	15'	13'-6 1/2"	NO CHANGE
SIDE YARD SETBACK (W)	15'	30'-0"	NO CHANGE
REAR YARD SETBACK (N)	15'	6'-2"	NO CHANGE
MAX. BUILDING HEIGHT	25'-0"	34'-8"	NO CHANGE
MAX. OVERALL HEIGHT	35'-0"	38'-11"	NO CHANGE
MAX. LOT COVERAGE	25%	15.6%	NO CHANGE



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend		
	Property Address:	235 BANYAN ROAD	
1	Zoning District:	R-A ESTATE RESIDENTIAL DISTRICT	
2	Structure Type:	SINGLE FAMILY RESIDENCE	
4		Required/Allowed	Existing
5	Lot Size (sq ft)	20,000 S.F.	31,080 S.F.
6	Lot Depth	150'	175'
7	Lot Width	125'	197'-6"
8	Lot Coverage (Sq Ft and %)	7,770 S.F. (25%)	4,860 S.F. (15.6%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	N/A	11,348 S.F.
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
11	*Front Yard Setback (Ft.)	35' (SOUTH)	62'-2"
12	* Side Yard Setback (1st Story) (Ft.)	15' (E) 15' (W)	13'-6 1/2" (E) 30'-9" (W)
13	* Side Yard Setback (2nd Story) (Ft.)	15' (E) 15' (W)	
14	*Rear Yard Setback (Ft.)	15' (NORTH)	6'-2" (NORTH)
15	Angle of Vision (Deg.)	120°	81°
16	Building Height (Ft.)	25'-0"	34'-8 1/2"
17	Overall Building Height (Ft.)	35'-0"	38'-11 1/4"
18	Crown of Road (COR) (NAVD)	N/A	2.08'
19	Max. Amount of Fill Added to Site (Ft.)	N/A	NO CHANGE
20	Finished Floor Elev. (FFE)(NAVD)	7.5'	7.61'
21	Zero Datum for point of meas. (NAVD)	7.5'	NO CHANGE
22	FEMA Flood Zone Designation	AE (EL-6)	NO CHANGE
23	Base Flood Elevation (BFE)(NAVD)	7.5'	NO CHANGE
24	Landscape Open Space (LOS) (Sq Ft and %)	NO CHANGE	NO CHANGE
25	Perimeter LOS (Sq Ft and %)	NO CHANGE	NO CHANGE
26	Front Yard LOS (Sq Ft and %)	NO CHANGE	NO CHANGE
27	**Native Plant Species %	Please refer to separate landscape legend.	

* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304



PATRICK RYAN O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685

tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:

235 BANYAN ROAD

Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license #AB09461, exp. date 28 February 2023."

DEMOLITION REPORT

1925 - HOWARD MAJOR

ORIGINAL ARCHITECT FOR THE HOUSE, LA TORRE BIANCA.

1974 - JAMES D. CARLTON, INC.

POOL CONSTRUCTION;
NEW AIR CONDITIONING.

1990-1992 - NO ARCHITECT INFO

GARAGE AND BATHROOM RENOVATIONS;
PORCH ENCLOSURE;
REPLACEMENT OF RUBBLE STONE FOR TERRACOTA TILES ON TERRACE'S SLAB;
ELECTRIC AND PLUMBING CHANGES;
DOORS/WINDOWS REPLACEMENTS.

1996 - RALPH S. MOE JR ARCHITECT

NEW C.B.S SITE WALL AT REAR PROPERTY LINE.

2004 - RALPH S. MOE JR ARCHITECT

GARAGE BUILDING - NEW OPENINGS, WALL REMOVAL. DESIGN NOT REALIZED.

2008 - ROBERT D. BOTKIN - STRUCTURAL ENGINEER

ELEVATOR INSTALLED IN MAIN HOUSE.

2015 - SMITH AND MOORE ARCHITECTS

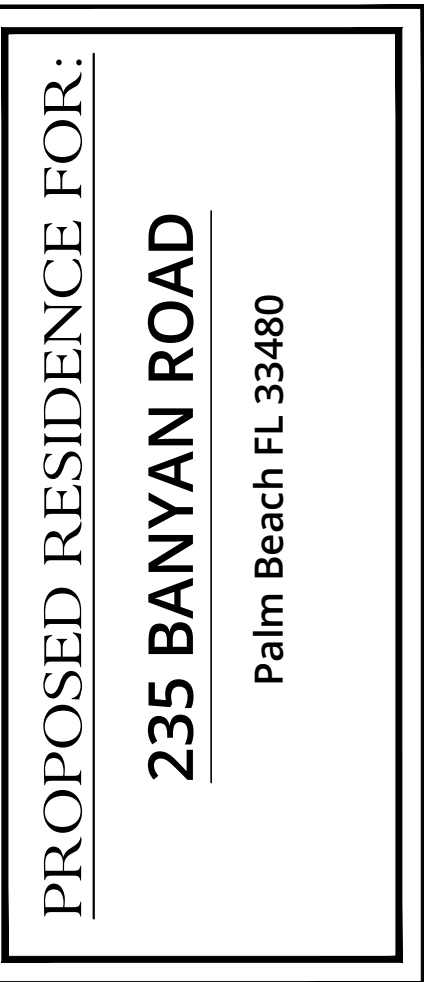
NEW AUTOMATIC VEHICLE GATE INSTALLED WITHIN EXISTING LANDMARKED DRIVEWAY PIERS.

2016 - LABERGE & MENARD

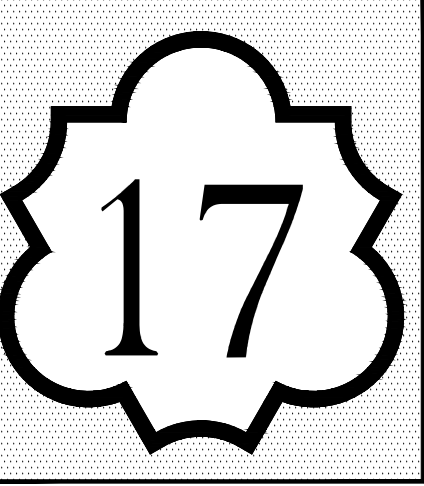
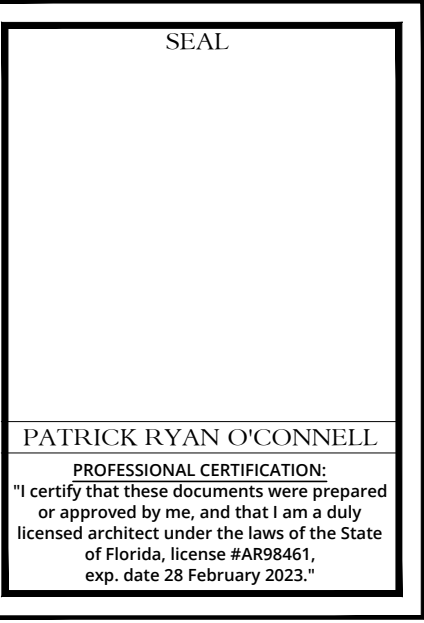
NEW WOOD IMPACT RATED WINDOWS THROUGHOUT EXISTING STRUCTURE;
NEW ADDITION AT NORTHWESTAND NORTH SIDE OF EXISTING HOUSE (CHANGE ON NORTH/WEST/EAST ELEVATIONS);
EXISTING LIVING ROOM WINDOWS AT NORTH ELEVATION BECAME FRENCH DOORS;
INTERIOR MODIFICATION TO MASTER BATHROOM AND SITTING ROOM AREA.

2017 - NO ARCHITECT INFO

REMOVAL AND DISPOSAL EXISTING NON-IMPACT WINDOWS;
INSTALLMENT OF NEW IMPACT WINDOWS & DOORS. (NO CHANGE IN EXISTING OPENINGS.)



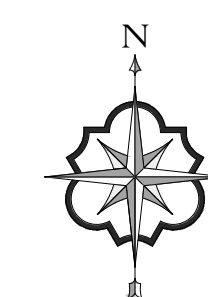
Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL





1

MAIN LEVEL EXISTING
NO CHANGE
1/4" = 1'-0"



PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #AB08461,
exp. date 28 February 2023."



400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

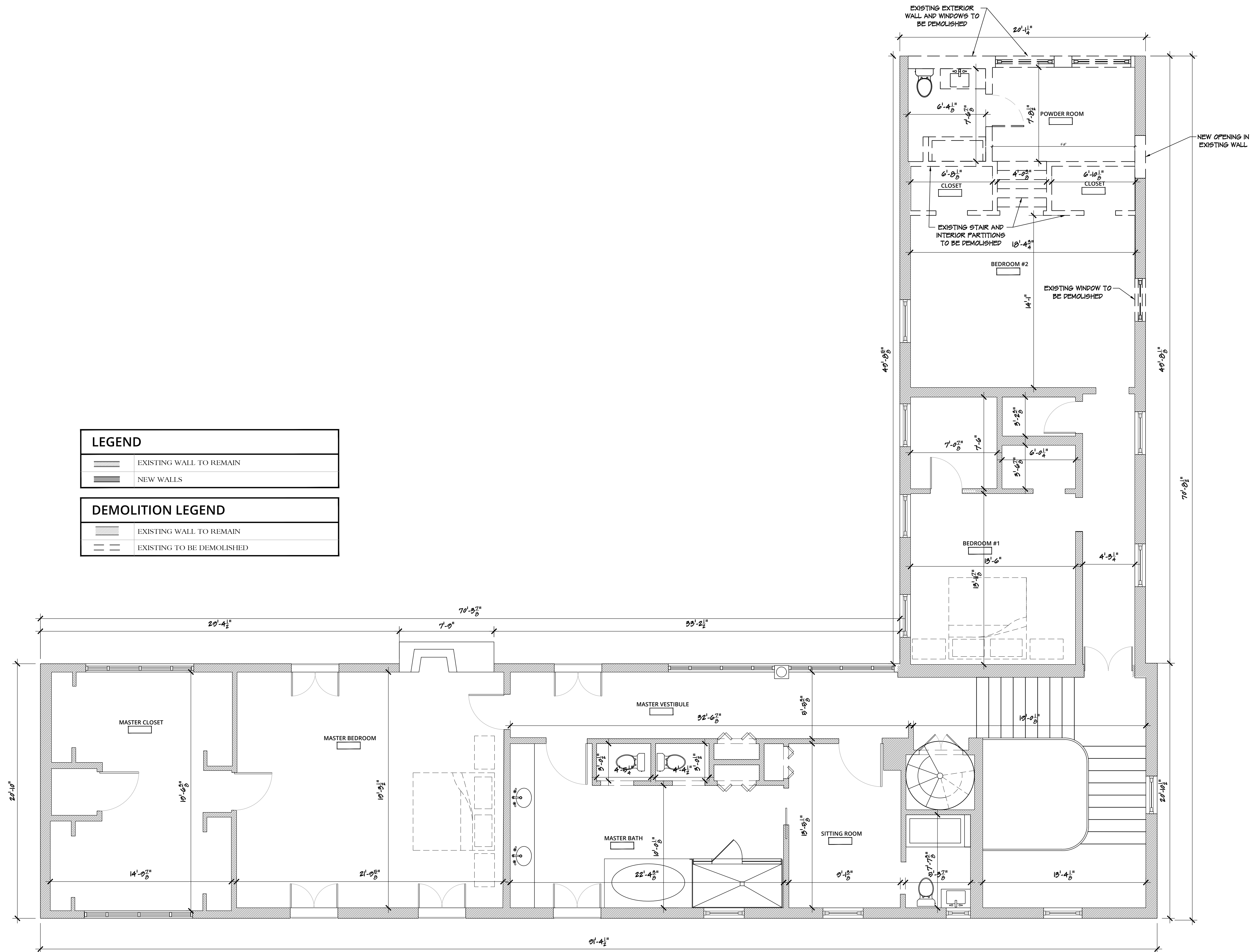
Palm Beach FL 33480

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
 I certify that these documents were prepared
 or approved by me, and that I am a duly
 licensed architect under the laws of the State
 of Florida, license #AR98461,
 exp. date 28 February 2023."

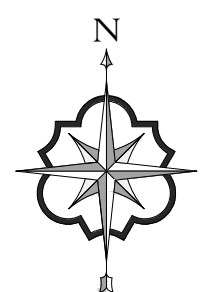
19A

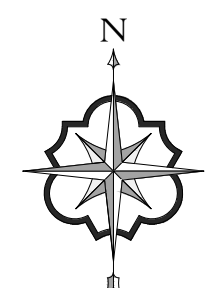
COPYRIGHT © 2021

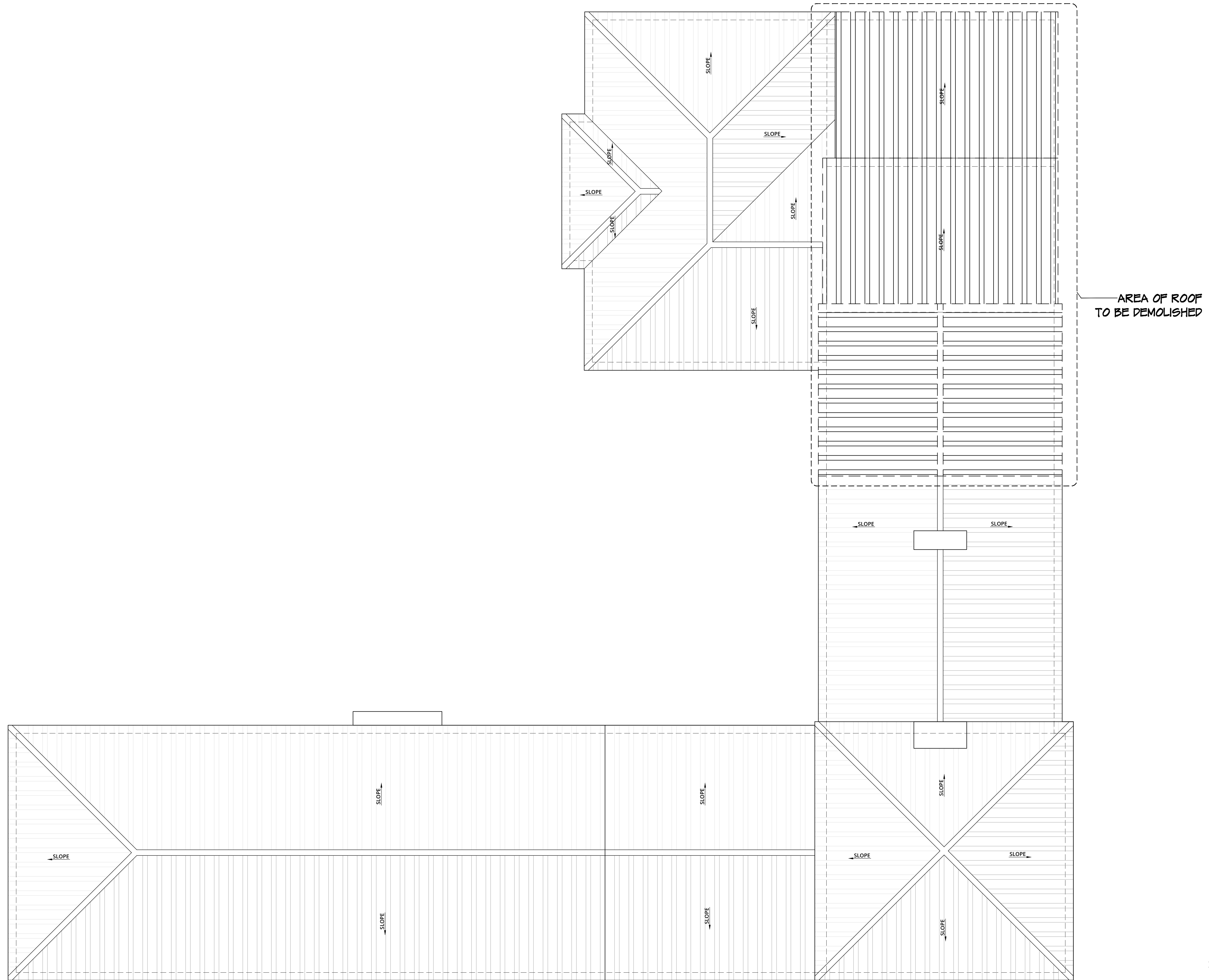


1

2ND FLOOR EXISTING/DEMO PLAN
1/4" = 1'-0"







AREA OF ROOF
TO BE DEMOLISHED



PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:

235 BANYAN ROAD

Palm Beach FL 33480

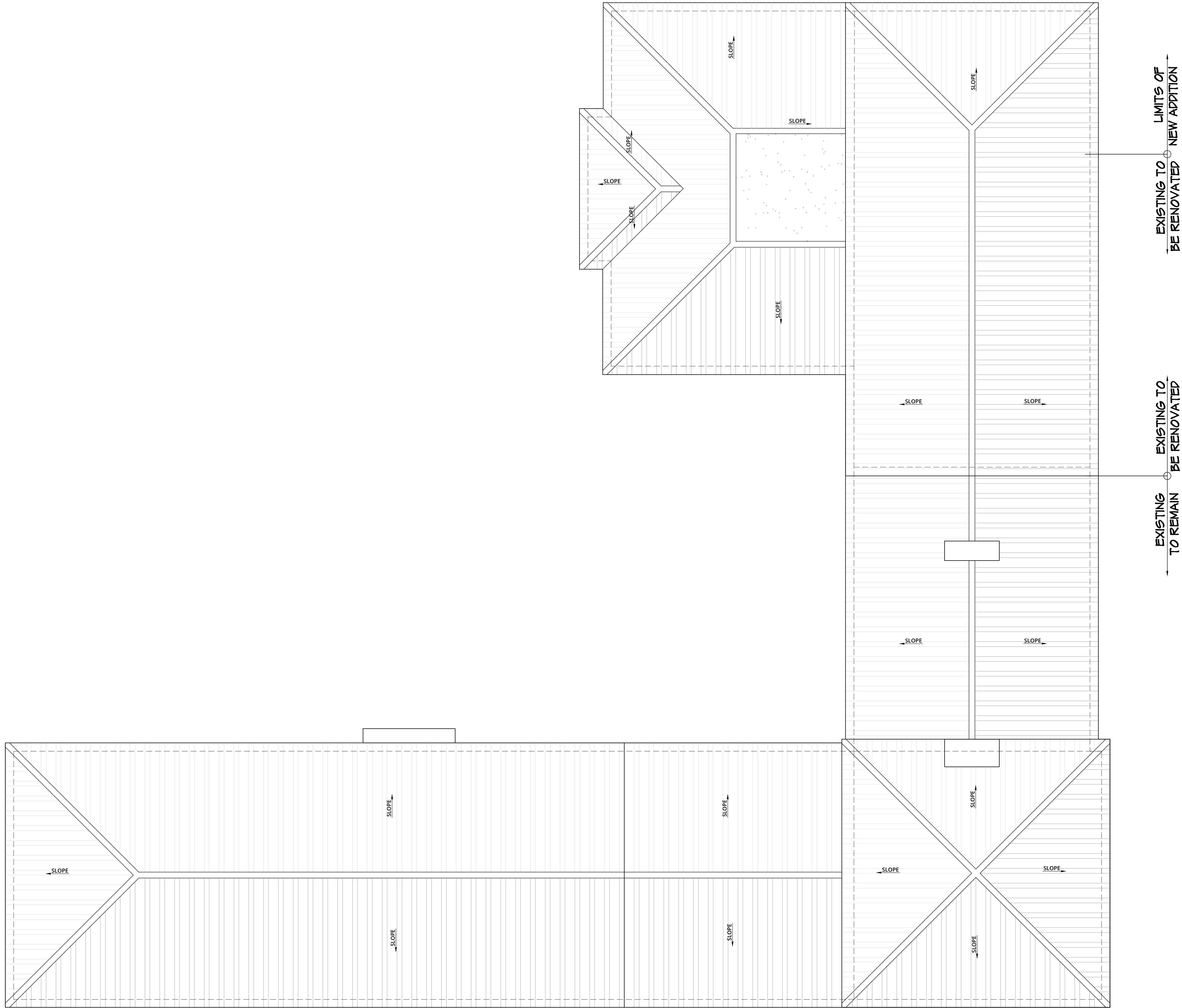
Project #:	23-009
Drawn by:	NS, PRO
Date(s):	
	8 DEC. 2022 - FIRST SUBMITTAL
	7 DEC. 2022 - SECOND SUBMITTAL
	2 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared by me or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license #A98461, exp. date 28 February 2023."

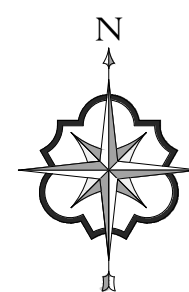
20A

COPYRIGHT © 2021



2

PROPOSED ROOF PLAN
1/4" = 1'-0"



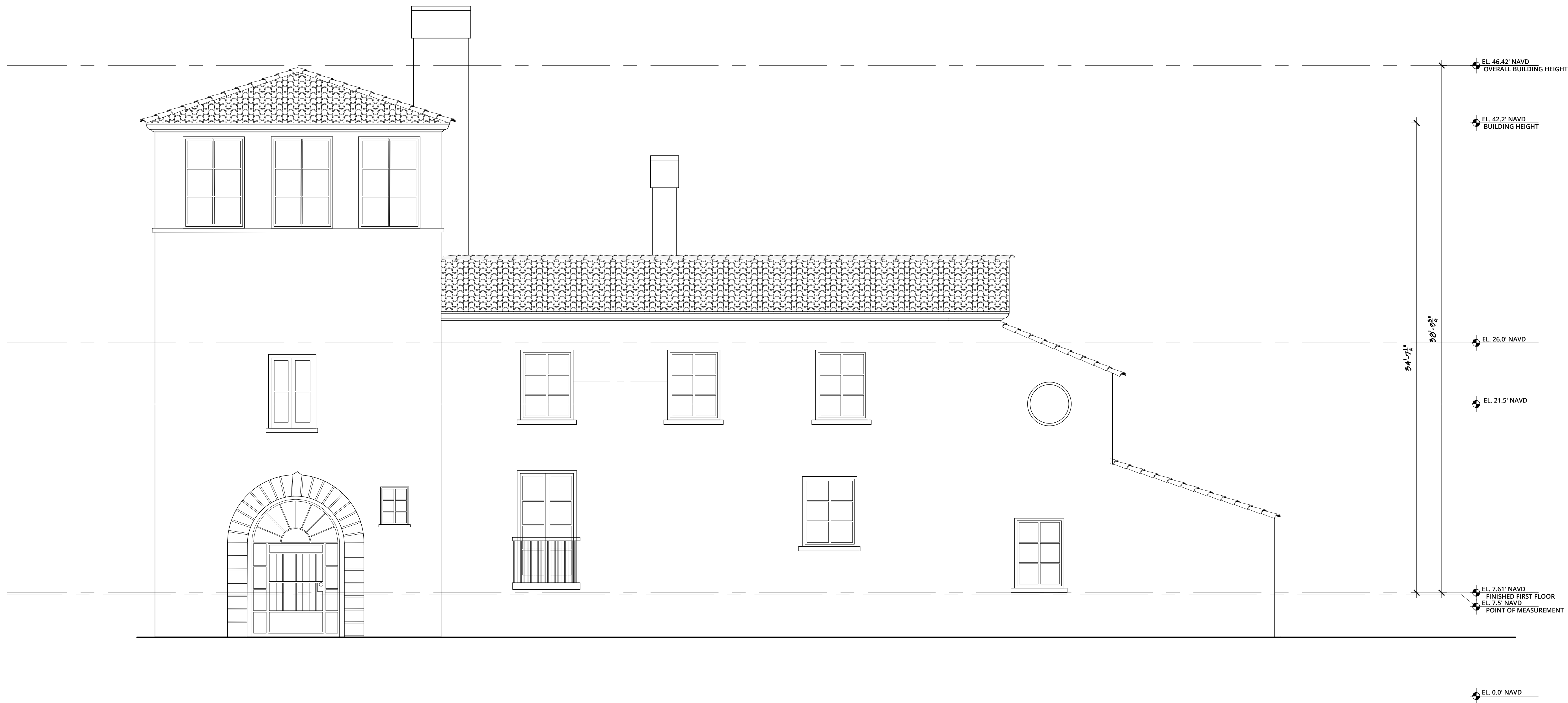
PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL
PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A898461,
exp. date 28 February 2023."

20B
COPYRIGHT © 2021



1

EXISTING EAST ELEVATION
1/4" = 1'-0"



**PATRICK RYAN
O'CONNELL**
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:

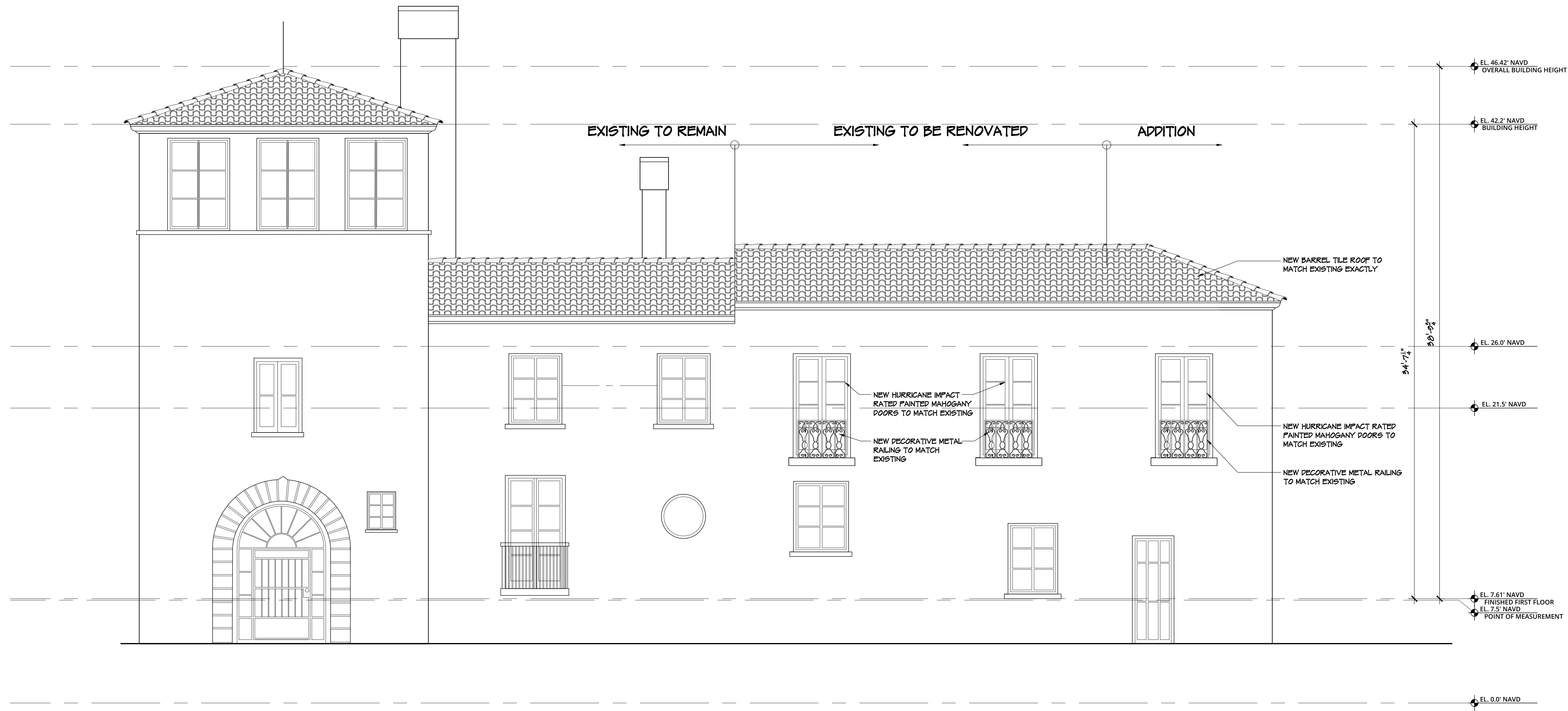
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A888461,
exp. date 28 February 2023."

21



2

PROPOSED EAST ELEVATION
1/4" = 1'-0"



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:

235 BANYAN ROAD

Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A888461,
exp. date 28 February 2023."

21A

COPYRIGHT © 2021



1 EXISTING SOUTH ELEVATION
NO CHANGE 1/4" = 1'-0"



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A898461,
exp. date 28 February 2023."



1

EXISTING WEST ELEVATION
1/4" = 1'-0"



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:

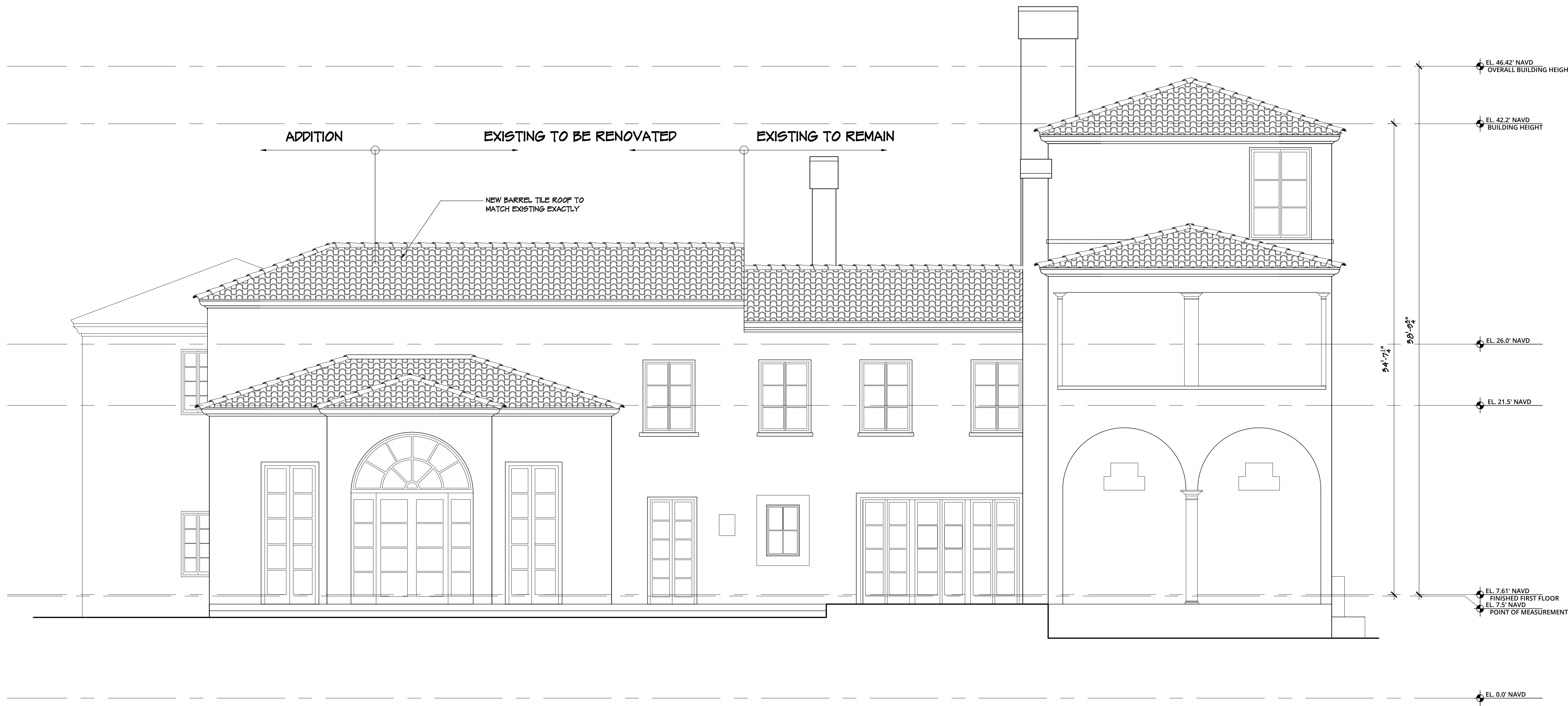
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A098461,
exp. date 28 February 2023."

23



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"


**PATRICK RYAN
O'CONNELL**
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A898461,
exp. date 28 February 2023."

23A



1

EXISTING NORTH ELEVATION
1/4" = 1'-0"



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:

235 BANYAN ROAD

Palm Beach FL 33480

Project #: 23-009

Drawn by: NS, PRO

Date(s):

08 DEC. 2022 - FIRST SUBMITTAL

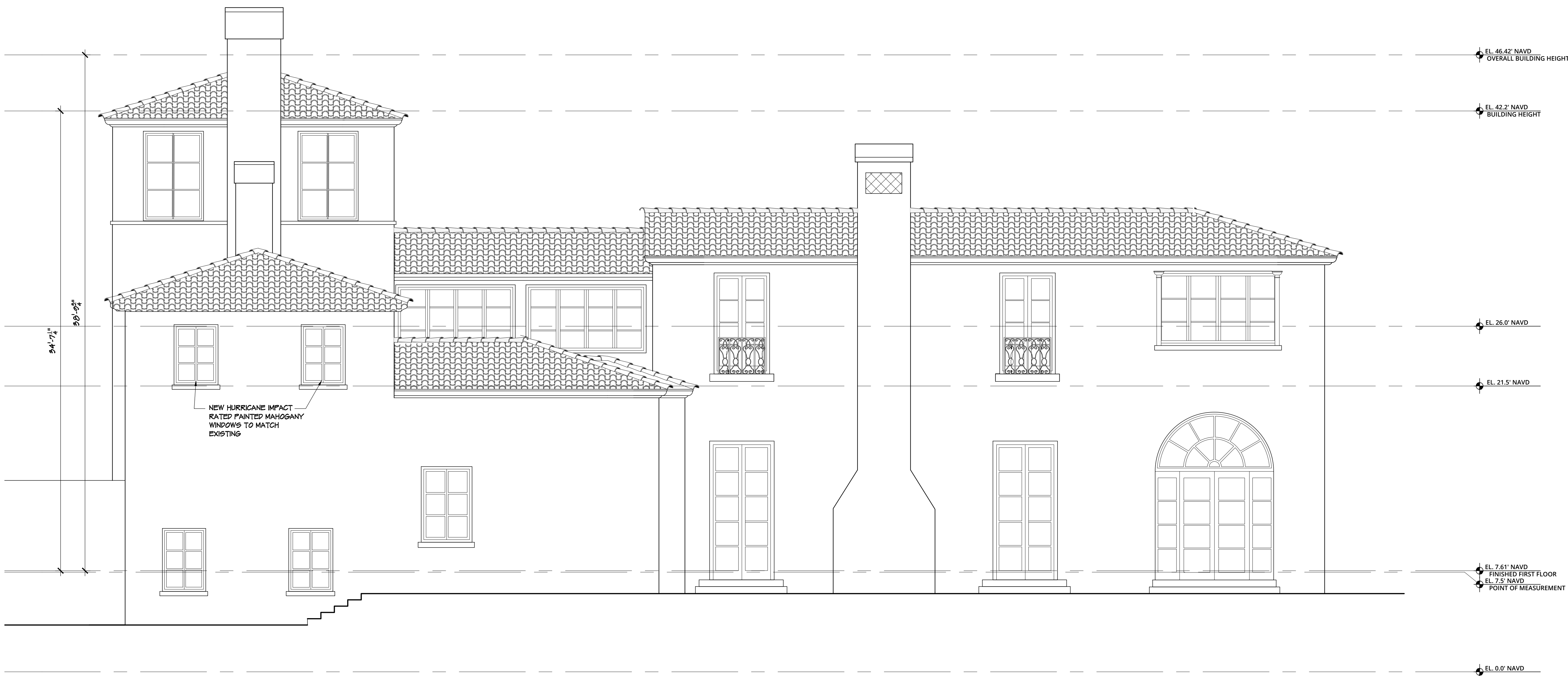
27 DEC. 2022 - SECOND SUBMITTAL

12 JAN. 2023 - FINAL SUBMITTAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #AR09461,
exp. date 28 February 2023."

24

COPYRIGHT © 2021



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:

235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #AB09461,
exp. date 28 February 2023."

24A

COPYRIGHT © 2021



PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD

Palm Beach FL 33480

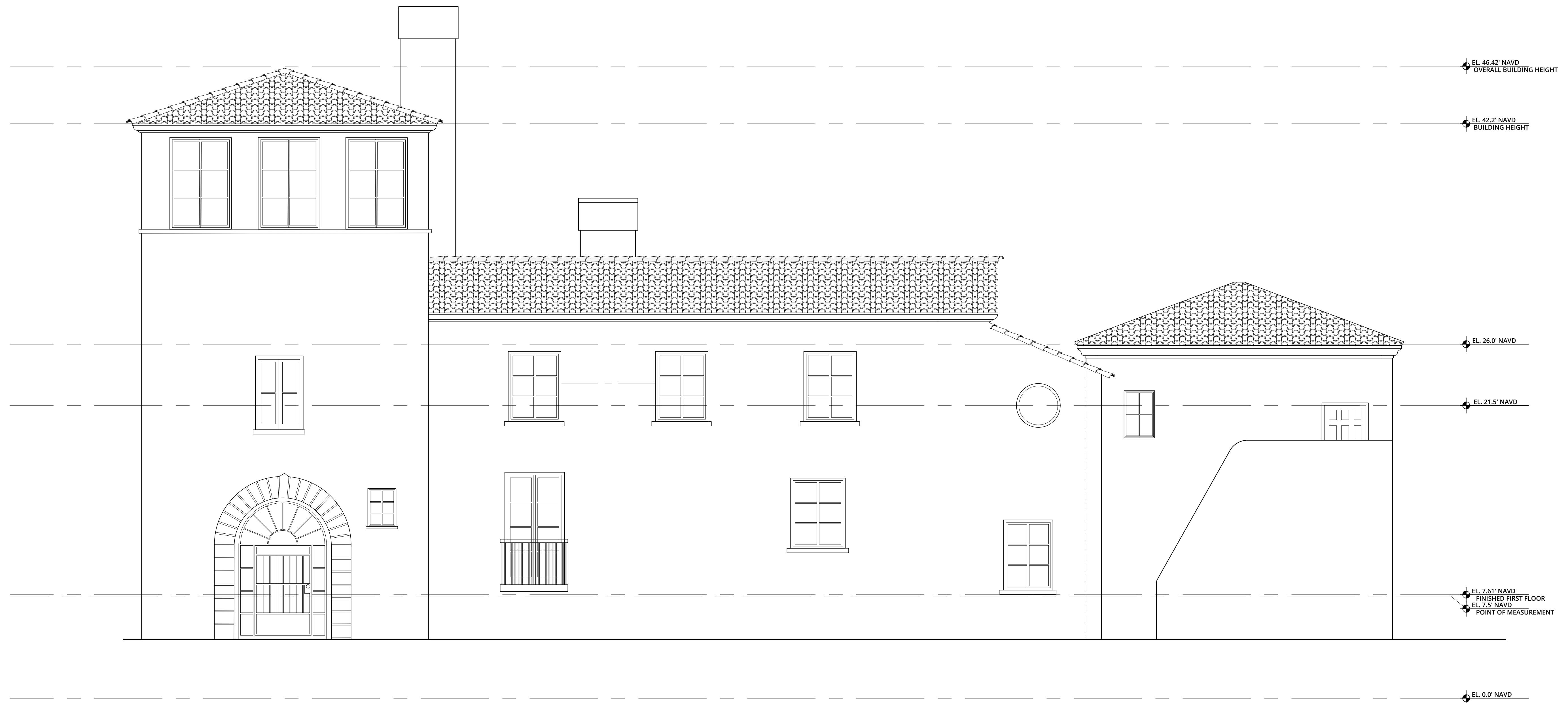
Project #: 23-009
Drawn by: NS, PRO
Date(s):
8 DEC. 2022 - FIRST SUBMITTAL
7 DEC. 2022 - SECOND SUBMITTAL
2 JAN. 2023 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared by me, or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license #AR98461, exp. date 28 February 2023."

25

COPYRIGHT © 2021



1 ORIGINAL EAST ELEVATION (BEFORE 2016 ELEVATION) 1/4" = 1'-0"



PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

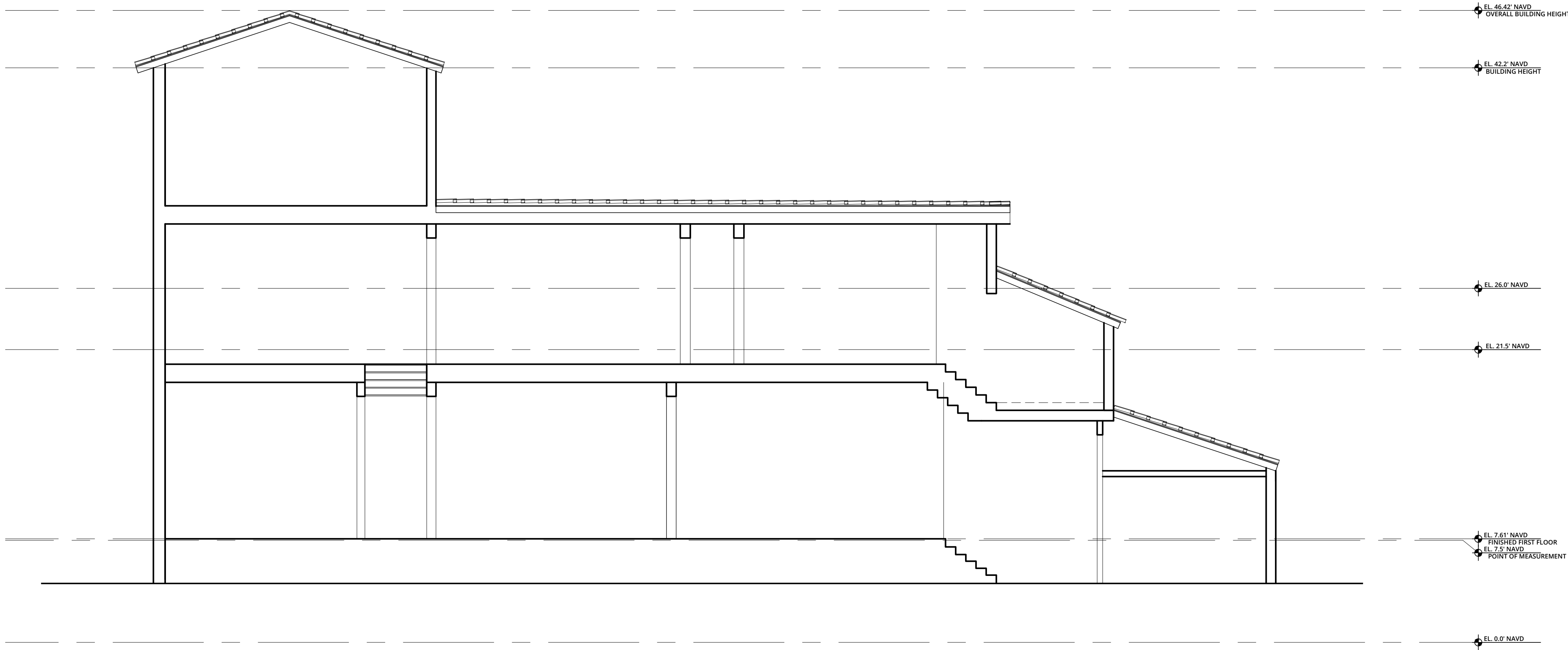
PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

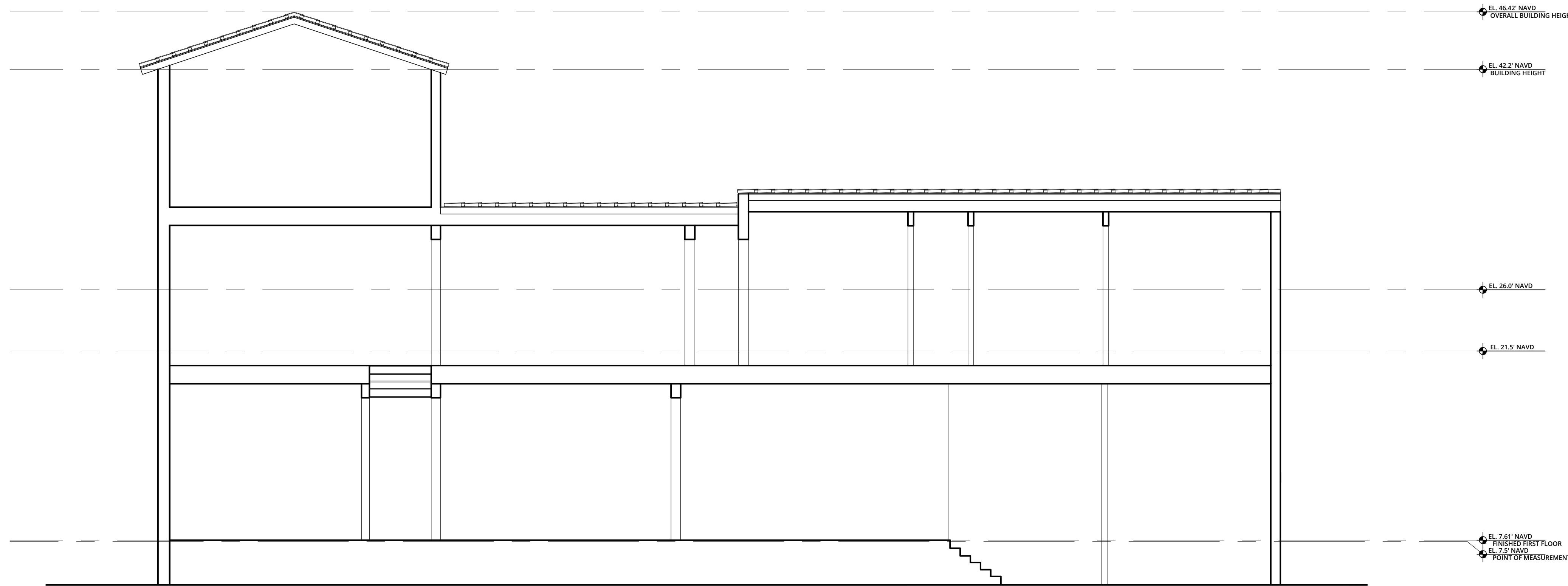
PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #A898461,
exp. date 28 February 2023."

25A



1

EXISTING BUILDING SECTION
3/16" = 1'-0"



2

PROPOSED BUILDING SECTION
3/16" = 1'-0"



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL

SEAL

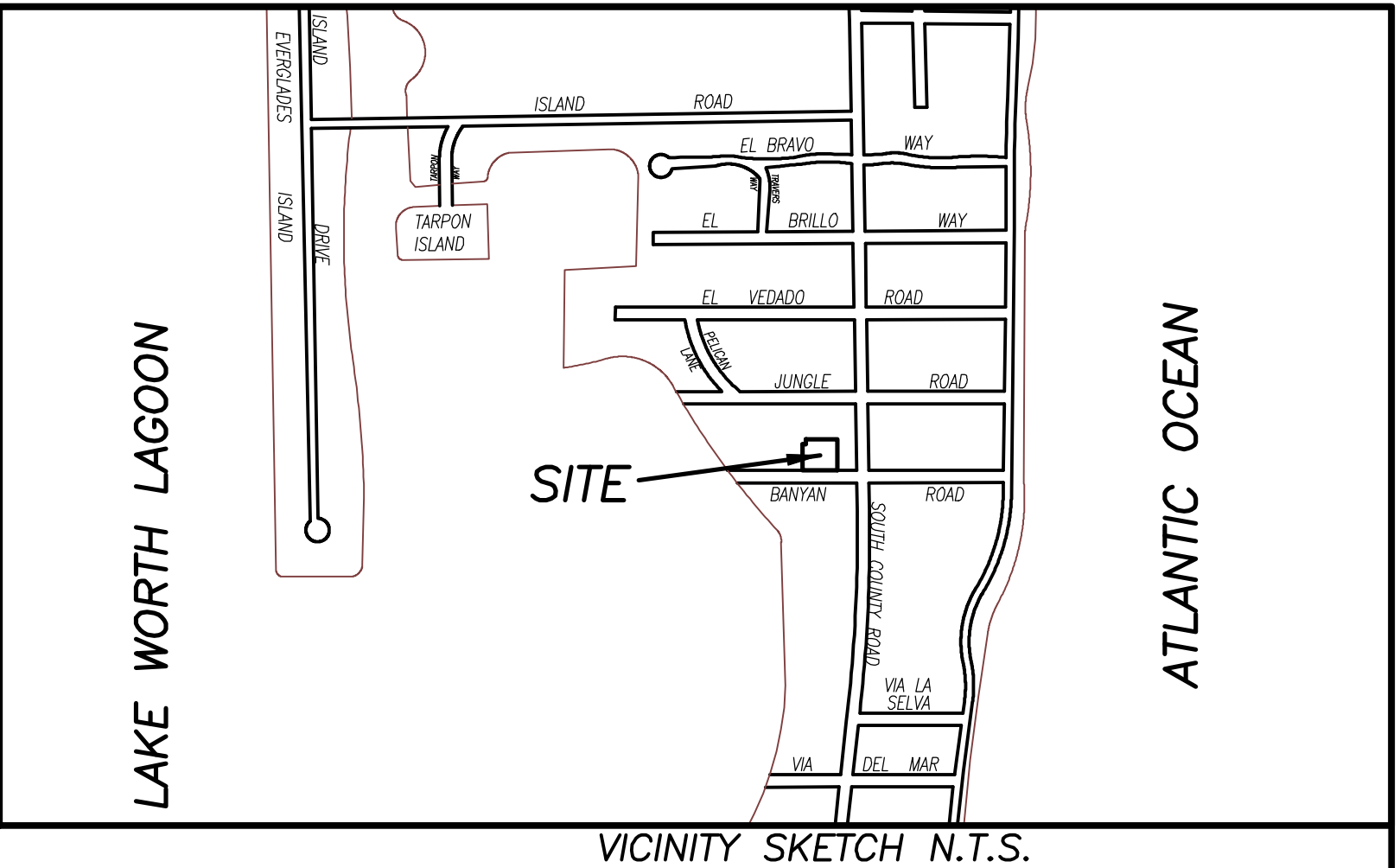
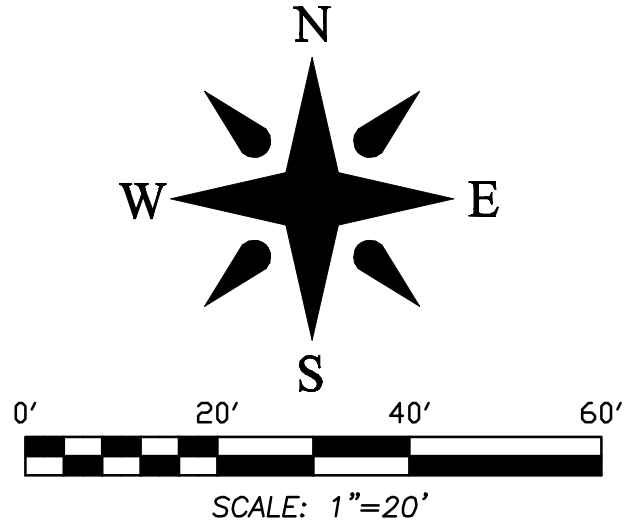
PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Florida, license #ARB98461,
exp. date 28 February 2023."

LEGEND

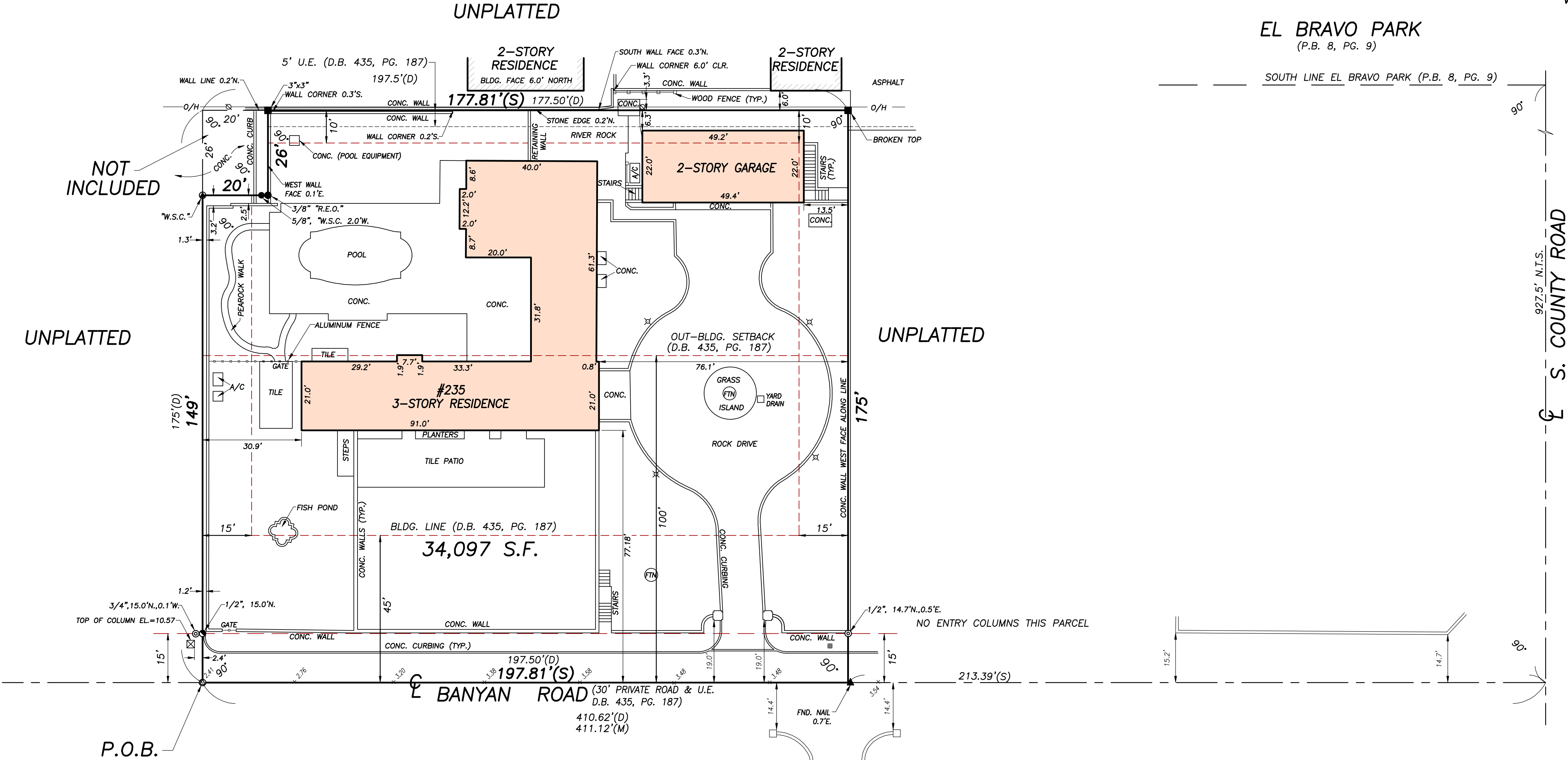
A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL 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.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
FTN = FOUNTAIN
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
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) = 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
PROJ. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT

S.R. = STATE ROAD
STA. = STATION
STY. = STORY
S/W = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
☐ = CENTERLINE
△ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
▣ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
◉ = IRON PIPE FOUND (AS NOTED)
◐ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
⊙ = MAG NAIL & DISK SET (LB #4569)
— = PROPERTY LINE
— = UTILITY POLE
— = FIRE HYDRANT
— = WATER METER
— = WATER VALVE
— = LIGHT POLE
☐ = BANYAN TREE
☐ = BISMARCK PALM
☐ = FICUS TREE
☐ = FRANGIPANI TREE
☐ = UNKNOWN TREE



EL BRAVO PARK
(P.B. 8, PG. 9)



BOUNDARY SURVEY FOR:
RICHARD KURTZ

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

Richard Kurtz
Title Matters, LLC
Stewart Title Guaranty Company
Northern Trust, NA, its successors and/or assigns
Guy Rabideau, Esquire

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

PROPERTY ADDRESS:
235 Banyan Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
A parcel of land located in Section 26, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

COMMENCE at a point on the center line of the County Road, as now laid out and in use, 927.5 feet South of, measured at right angles to, the South line of EL BRAVO PARK, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Book 8 of Plats, at Page 9;
thence West and parallel to the South line of EL BRAVO PARK aforesaid, a distance of 410.62 feet to a point, being the POINT OR PLACE OF BEGINNING;
run thence North at right angles to the preceding line, a distance of 175 feet to a point;
run thence East and parallel to the South line of EL BRAVO PARK aforesaid, a distance of 197.5 feet to a point;
run thence South at right angles to the preceding line, a distance of 175 feet to a point;
run thence West and parallel to the South line of EL BRAVO PARK aforesaid, a distance of 197.5 feet to the POINT OR PLACE OF BEGINNING, except the North 26 feet of the West 20 feet thereof.

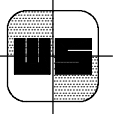
FLOOD ZONE:
This property is located in Flood Zone AE (EI. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated October 5th, 2017.

- NOTES:
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from policy number MP-3145217, issued by Buyer's Title, Inc., dated June 25, 2003. 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 NGVD-29. 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. Certificate of Authorization Number LB4569.
 - 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 conforms with 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: 07/15/2022

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

REVISIONS:			
12/22/22 CONVERT 2014 CROWN ELEVATIONS TO NAVD88 C.W. 96-1198.10 07/15/22 SURVEY AND TIE-IN UPDATE C.E./S.W. 96-1198.9 PB335/33 05/08/17 SURVEY AND TIE-IN UPDATE E.G./M.B. 96-1198.7 PB241/41 10/22/15 ADDITIONAL SPOT ELEVATIONS S.W./N.I. 96-1198.6 PB210/23 12/17/14 ADDITIONAL SPOT ELEVATIONS T.S./A.I. 96-1198.5 PB91/41 12/03/14 SURVEY AND TIE-IN UPDATE, FINISH FLOOR AND COLUMN ELEVATIONS AND TREE LOCATIONS B.M./M.B. 96-1198.4 PB186/65			
BOUNDARY SURVEY FOR:			
RICHARD KURTZ			
 WALLACE SURVEYING CORP., LICENSED BUSINESS # 4569 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4561			
FIELD	R.C.	JOB NO.	96-1198
OFFICE	M.B.	DATE	11/11/09
C.K.D.	C.W.	REF.	96-1198-1.DWG
F.B.	PB113	PG.	73
DWG. NO.	96-1198-1	SHEET	1 OF 1