

a proposed new home for

441 AUSTRALIAN AVE

Palm Beach, Florida

ARCOM PRESENTATION - PRE-APP SUBMITTAL - JUNE 27, 2022
ARCOM PRESENTATION - FIRST SUBMITTAL - OCTOBER 3, 2022
ARCOM PRESENTATION - SECOND SUBMITTAL - OCTOBER 24, 2022
ARCOM PRESENTATION - FINAL DROP OFF - NOVEMBER 4, 2022

ARCOM # ARC 22 - 187
ZON 22 - 129

ARCHITECT
McAlpine Tankersley Architecture P.C.
351 Peachtree Hills Avenue NE
Suite 325
Atlanta, GA 30305
404.501.9200

LANDSCAPE ARCHITECT
Nievera Williams Design
625 Flagler Drive
Suite 502
West Palm Beach, FL 33401
561.659.2820

CIVIL ENGINEER
Gruber Consulting Engineers, Inc.
2474 Mercer Avenue
Suite 305
West Palm Beach, FL 33401
561.312.2041

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SCOPE OF WORK

- NEW DRIVE AND PARKING
- NEW LANDSCAPE PLANTING AND HARDSCAPE PATHS
- NEW ENTRY CABANA PORCH/ ONE BEDROOM, ONE BATH GUEST HOUSE
- NEW COURTYARD HARDSCAPE WITH FOUNTAIN
- NEW THREE BEDROOM, 3.5 BATH MAIN HOUSE

DATE OF FIRST HEARING -
DECEMBER 16, 2022

PROJECTED DATE OF SECOND HEARING -
FEBRUARY 22, 2023

351 PEACHTREE HILLS AVENUE NE SUITE 325
ATLANTA, GEORGIA 30305
404.501.9200 McALPINEHOUSE.COM

NEW YORK
ATLANTA
NASHVILLE
MONTGOMERY

McALPINE

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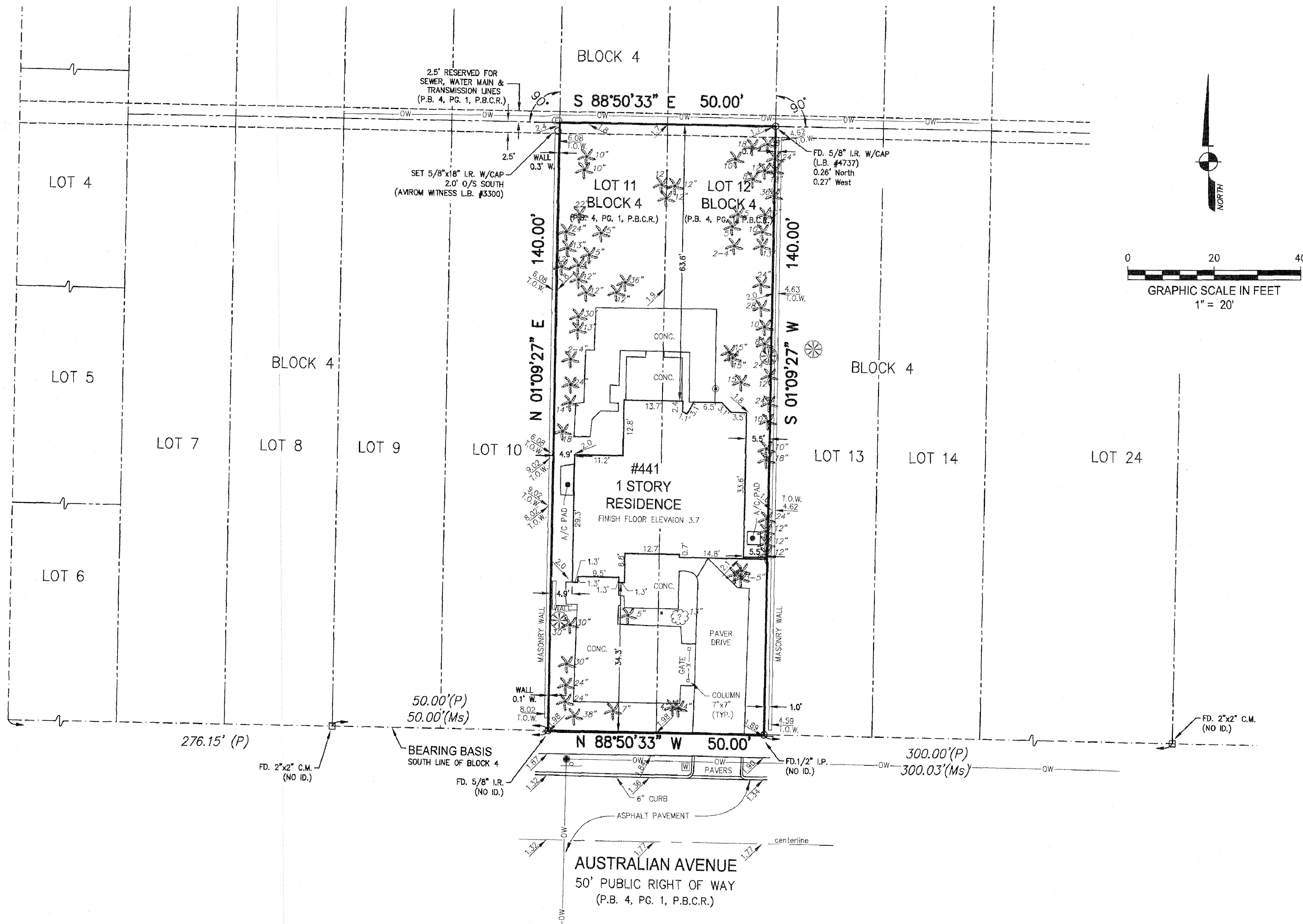
441 AUSTRALIAN AVE.
PALM BEACH, FLORIDA

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02/22/2023 ARC 22 - 187 REV. #1

TITLE SHEET

A1.0

LAKE DRIVE



SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
- The land description shown hereon is in accord with a Warranty Deed recorded in Official Records Book 22205, Page 1455 of the Public Records of Palm Beach County, Florida.
- No underground improvements were located.
- Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the South line of Block 4, having a bearing of N 88°50'33" W.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988. (NAVD)
- Benchmark Description: National Geodetic Survey Benchmark, Brass Disc, P.I.D. - A310. Elevation = 3.167 (NAVD 88)
- The property described hereon lies within Flood Zone AE, Base Flood Elevation 6, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 120220 583 F, dated 10/05/2017.
- The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
- This map is intended to be displayed at a scale of 1:240, 1" = 20'.
- Property Address: 441 Australian Avenue, Palm Beach, Florida.
- Abbreviation Legend: A/C = Air conditioner; C.L.F. = Chain link Fence; C.M. = Concrete Monument; CONC. = Concrete; ID. = Identification; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L = Arc Length; L.B. = Licensed Business; Ms = Measured; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; T.O.W. = Top of Wall; TYP. = Typical; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Lots 11 and 12, Block 4, Revised Map of Royal Park Addition, according to the Plat thereof, on file in the Office of the Clerk of the Court in and for Palm Beach County, Florida, in Plat Book 4, Page 1

Said lands lying and situate in Palm Beach, Florida and containing 7,000 square feet more or less.

CERTIFICATION:

To: Reginald G. Stambaugh, P.A., Eleanor Van Alen, her successors and or assigns, The Estate of Grace Vanner Steward, its successors and or assigns

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 3/15/2022

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

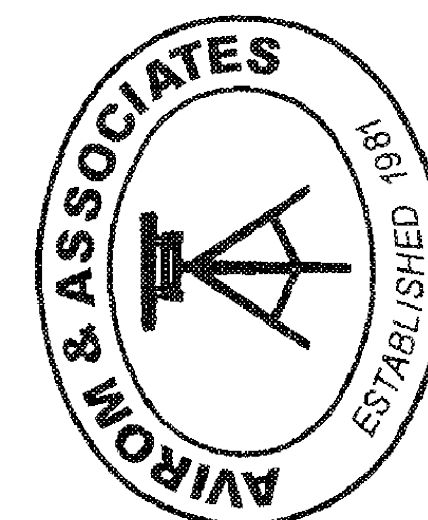
LEGEND

- CLEAN OUT
- ELECTRIC OUTLET
- ELECTRIC SERVICE BOX
- OVERHEAD WIRES
- SIGN (UNLESS NOTED)
- WOOD UTILITY POLE
- WATER METER

TREE LEGEND

- SCHEFFELARA
- PALM
- UNKNOWN SPECIES
- 12" DENOTES 12" DIAMETER TRUNK (TYPICAL)

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com



CKD

BY

F.B. / PG.

DATE

03/15/2022

REVISIONS

TREE LOCATION & ELEVATIONS

LOT 11

LOT 12

LOT 13

LOT 14

LOT 24

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 24

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

425 Brazilian Ave LOT SIZE: .55 acres 2-STORY RESIDENCE TOTAL=23878sf FOOTPRINT=15578sf LOT COVERAGE=66%	401 Brazilian Ave LOT SIZE: .36 acres 2-STORY RESIDENCE TOTAL=12439sf FOOTPRINT=5,947sf LOT COVERAGE=38%	452 Brazilian Ave LOT SIZE: .36 acres 3-STORY RESIDENCE TOTAL=12744sf FOOTPRINT=5400sf LOT COVERAGE=31%	446 Brazilian Ave LOT SIZE: .38 acres 2-STORY RESIDENCE TOTAL=10931sf FOOTPRINT=5805sf LOT COVERAGE=35%	440 Brazilian Ave LOT SIZE: .2 acres 2-STORY RESIDENCE TOTAL=2554sf FOOTPRINT=1574sf LOT COVERAGE=18%
432 Brazilian Ave LOT SIZE: .2 acres 2-STORY RESIDENCE TOTAL=3850sf FOOTPRINT=2140sf LOT COVERAGE=13%	430 Brazilian Ave LOT SIZE: .2 acres 2-STORY RESIDENCE TOTAL=4608sf FOOTPRINT=2556sf LOT COVERAGE=29%	424 Brazilian Ave LOT SIZE: .2 acres 2-STORY RESIDENCE TOTAL=3306sf FOOTPRINT=1937sf LOT COVERAGE=22%	420 Brazilian Ave LOT SIZE: .2 acres 2-STORY RESIDENCE TOTAL=4771sf FOOTPRINT=2455sf LOT COVERAGE=28%	416 Brazilian Ave LOT SIZE: .29 acres 2-STORY RESIDENCE TOTAL=7072sf FOOTPRINT=4202sf LOT COVERAGE=18%
412 Brazilian Ave LOT SIZE: .2 acres 2-STORY RESIDENCE TOTAL=5166sf FOOTPRINT=2562sf LOT COVERAGE=29%	325 S Lake Dr LOT SIZE: .29 acres 2-STORY CONDOMINIUM TOTAL=12536sf FOOTPRINT=5739sf LOT COVERAGE=46%	455 Australian Ave LOT SIZE: .73 acres 4-STORY CONDOMINIUM TOTAL=31689sf FOOTPRINT=11108sf LOT COVERAGE=35%	449 Australian Ave LOT SIZE: .16 acres 2-STORY RESIDENCE TOTAL=4224sf FOOTPRINT=2068sf LOT COVERAGE=30%	*441 Australian Ave LOT SIZE: .2 acres 1-STORY RESIDENCE TOTAL=7072sf FOOTPRINT=1305sf LOT COVERAGE=18%
429 Australian Ave LOT SIZE: .81 acres 3-STORY CONDOMINIUM TOTAL=35381sf FOOTPRINT=11808sf LOT COVERAGE=33%	415 Australian Ave LOT SIZE: .16 acres 1-STORY RESIDENCE TOTAL=1607sf FOOTPRINT=1607sf LOT COVERAGE=23%	407 Australian Ave LOT SIZE: .24 acres 2-STORY RESIDENCE TOTAL=10502sf FOOTPRINT=1892sf LOT COVERAGE=24%	401 Australian Ave LOT SIZE: .11 acres 2-STORY RESIDENCE TOTAL=3238sf FOOTPRINT=1496sf LOT COVERAGE=31%	369 S Lake Dr LOT SIZE: 1.72 acres 5-STORY CONDOMINIUM TOTAL=75907sf FOOTPRINT=20888sf LOT COVERAGE=28%
436 Australian Ave LOT SIZE: .14 acres 2-STORY RESIDENCE TOTAL=4574sf FOOTPRINT=2356sf LOT COVERAGE=39%	430 Australian Ave LOT SIZE: .29 acres 3-STORY RESIDENCE TOTAL=7548sf FOOTPRINT=3197sf LOT COVERAGE=25%	426 Australian Ave LOT SIZE: .14 acres 2-STORY RESIDENCE TOTAL=3776sf FOOTPRINT=1892sf LOT COVERAGE=31%	422 Australian Ave LOT SIZE: .14 acres 1-STORY RESIDENCE TOTAL=1796sf FOOTPRINT=1796sf LOT COVERAGE=29%	414 Australian Ave LOT SIZE: .22 acres 2-STORY RESIDENCE TOTAL=3692sf FOOTPRINT=2223sf LOT COVERAGE=23%
412 Australian Ave LOT SIZE: .22 acres 2-STORY RESIDENCE TOTAL=6116sf FOOTPRINT=3159sf LOT COVERAGE=33%	437 Chilean Ave LOT SIZE: .23 acres 2-STORY RESIDENCE TOTAL=5250sf FOOTPRINT=3354sf LOT COVERAGE=33%	425 Chilean Ave LOT SIZE: .34 acres 2-STORY RESIDENCE TOTAL=8910sf FOOTPRINT=4441sf LOT COVERAGE=30%	421 Chilean Ave LOT SIZE: .56 acres 2-STORY RESIDENCE TOTAL=19662sf FOOTPRINT=10178sf LOT COVERAGE=42%	360 Coconut Row LOT SIZE: .36 acres 2-STORY RESIDENCE TOTAL=10309sf FOOTPRINT=5248sf LOT COVERAGE=33%

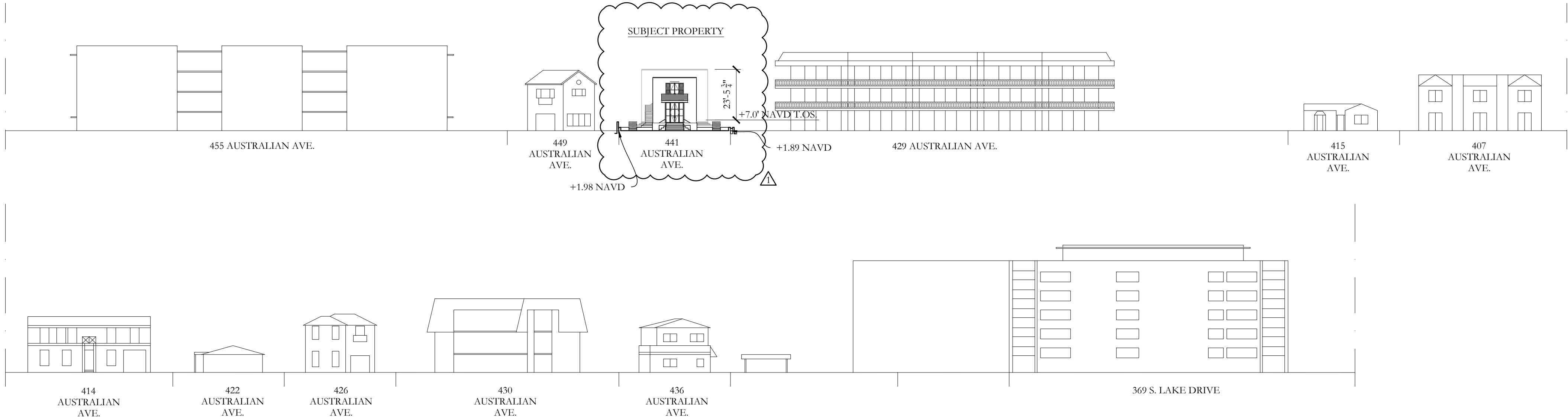
data table

1
A1.2



aerial map

2
A1.2



Australian Ave Streetscape

1/2" = 1'-0"

3

A1.2



Australian Ave streetscape with landscaping

1/2" = 1'-0"

4

A1.2

351 PEACHTREE HILLS AVENUE NE SUITE 325
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NEW YORK ATLANTA NASHVILLE MONTGOMERY

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AERIAL MAP & STREETScape

A1.1

existing house photos



photo 1



photo 2



photo 3



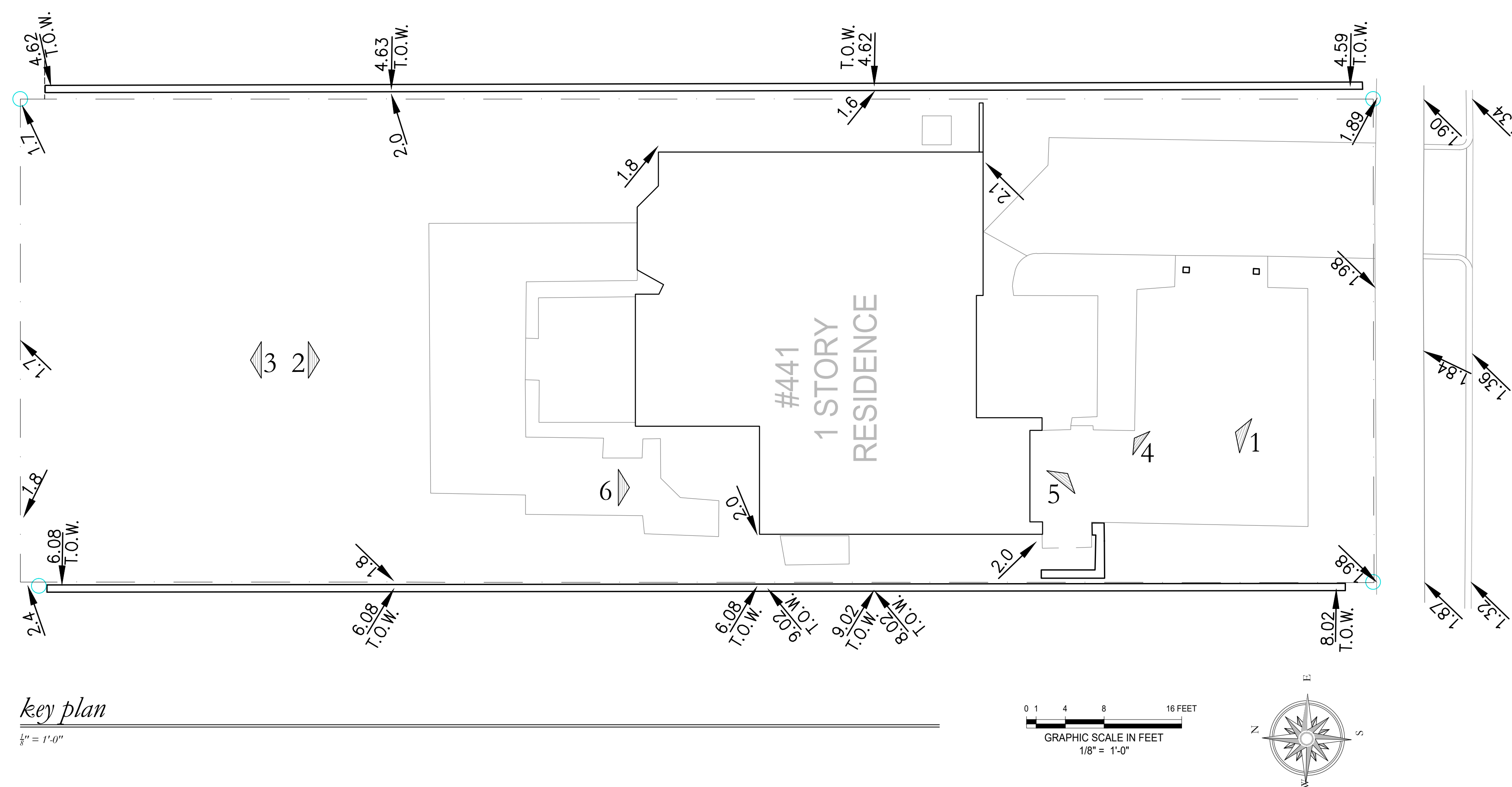
photo 4



photo 5



photo 6



key plan

$$\frac{f}{g}'' = f' \cdot g'$$

centerline of right of way

AUSTRALIAN AVENUE
50' PUBLIC RIGHT OF WAY
(P.B. 4, PG. 1, P.B.C.R.)

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KEY PLAN
& SITE PHOTOS

A1.2



455 Australian Ave



449 Australian Ave



*441 Australian Ave
SUBJECT PROPERTY



429 Australian Ave



415 Australian Ave



407 Australian Ave

neighborhood comparison

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STREET PHOTOS



412 Australian Ave



414 Australian Ave



422 Australian Ave



426 Australian Ave



430 Australian Ave



436 Australian Ave

neighborhood comparison

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STREET PHOTOS

A1.4



369 S Lake Dr



437 Chilean Ave



425 Chilean Ave



421 Chilean Ave



325 S Lake St



452 Brazilian Ave

neighborhood comparison

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STREET PHOTOS

A1.5



444 Brazilian Ave



440 Brazilian Ave



432 Brazilian Ave



430 Brazilian Ave



424 Brazilian Ave

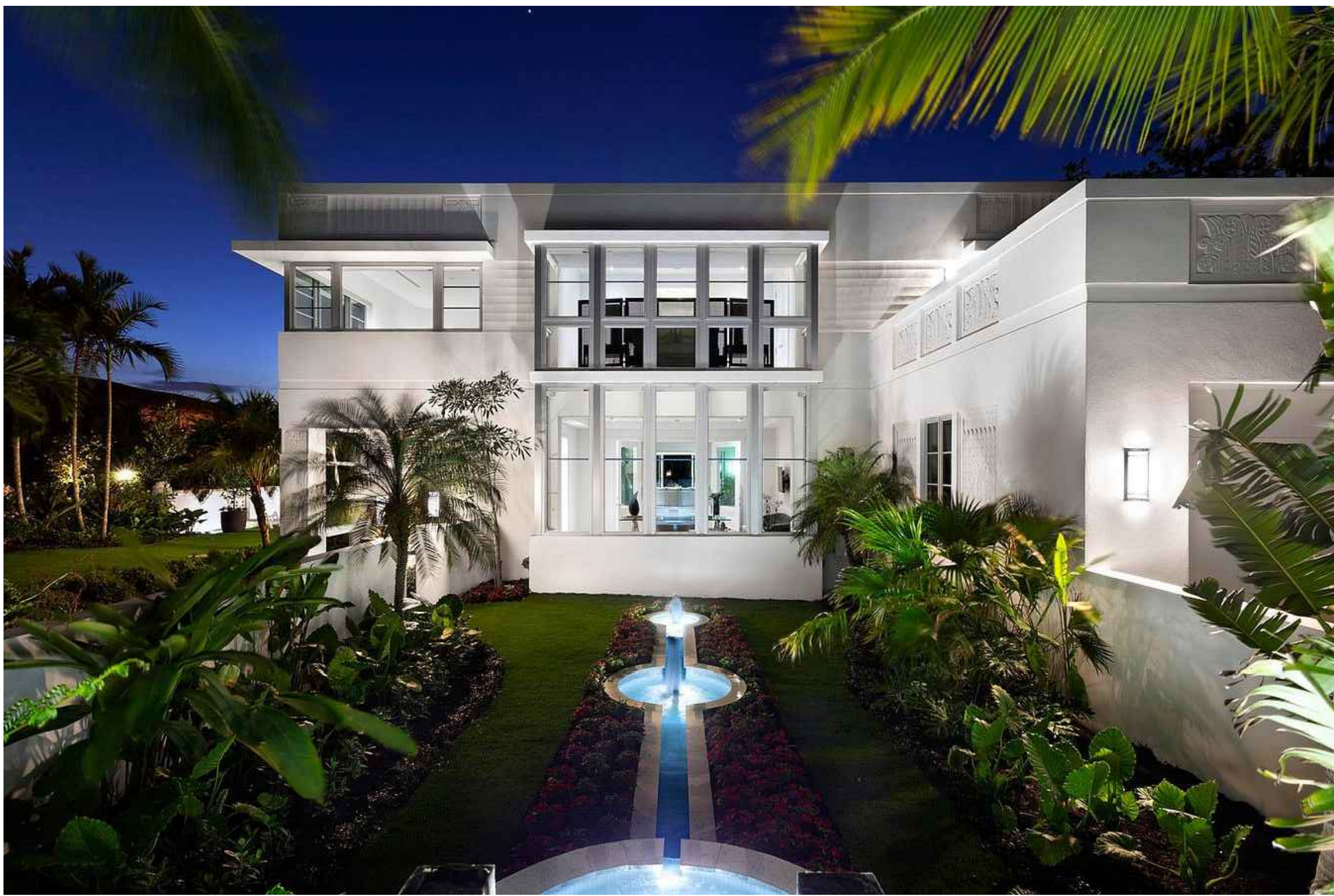


420 Brazilian Ave

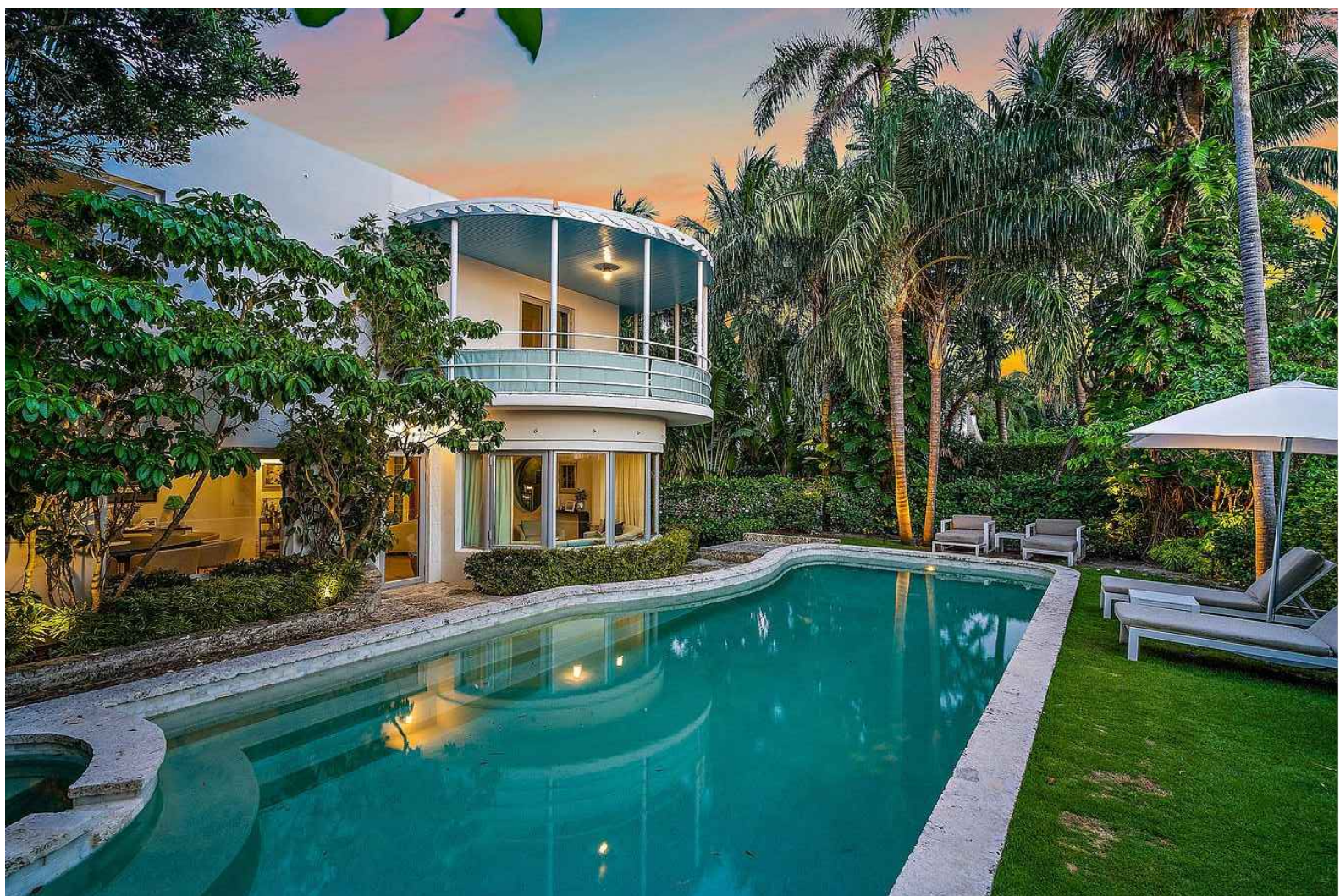
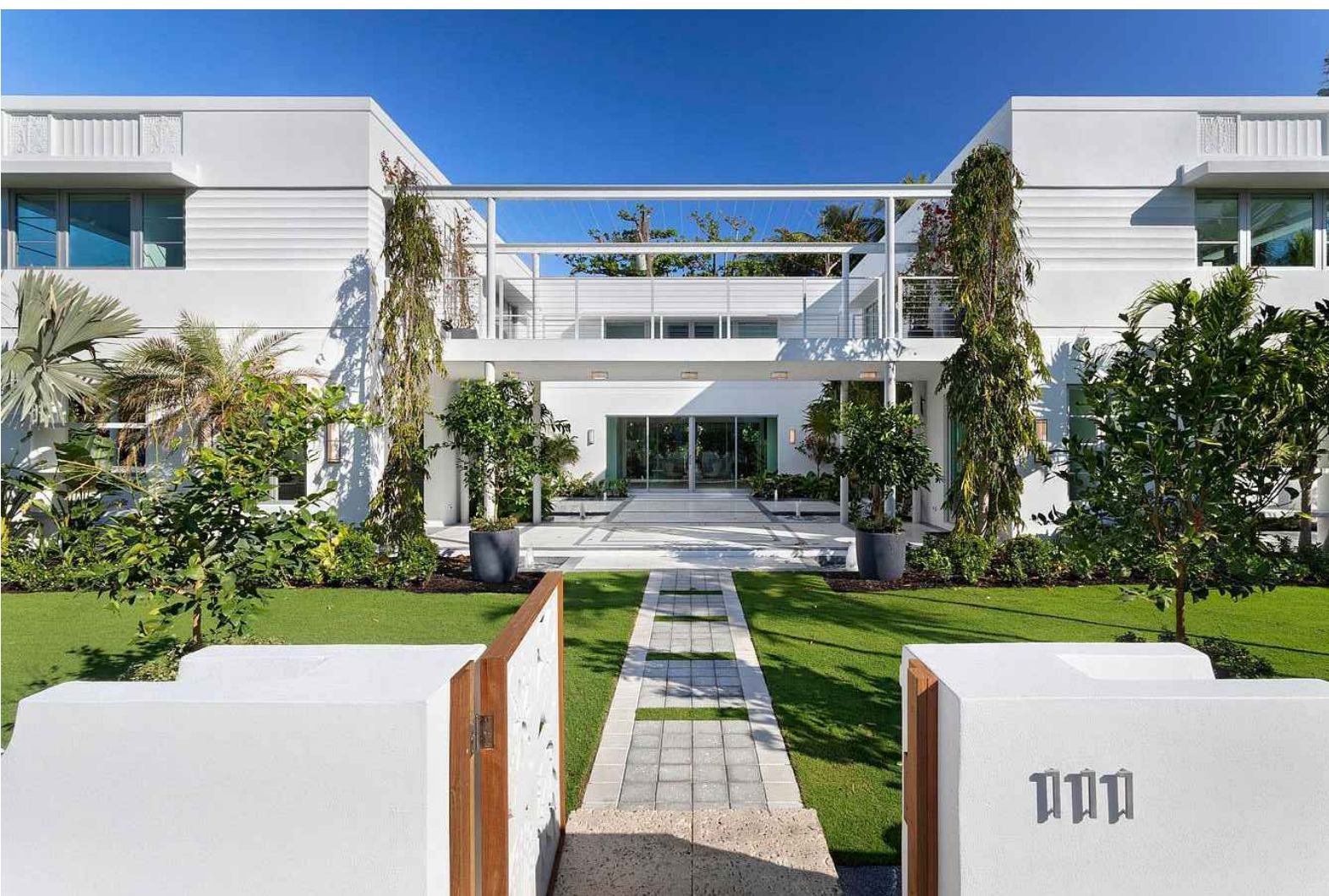
1221 North Lake Way



111 Atlantic Ave



244 Nightengale Trail



neighborhood inspiration
- examples of modern
bouses of a similar style and
formal expression

216 Colonial Way



1498 N Ocean Way



120 Canterbury Lane



neighborhood inspiration
- examples of modern
houses of a similar style and
formal expression

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INSPIRATION



inspiration location key plan
N.T.S.

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INSPIRATION LOCATION
KEY PLAN

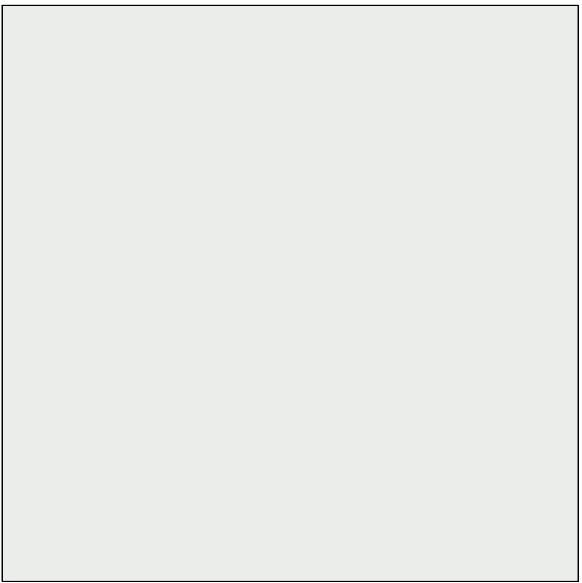


*stucco head detail,
decorative rail - to be painted* ▲



*awning and ceiling to be
painted*

COLOR SWATCH



BENJAMIN
MOORE
DECORATOR'S
WHITE CC-20
ALL LOCATIONS



*stucco bead detail, steel window,
and metal column - to be
painted* ▲

*exterior finishes
- stucco, steel windows,
metal column, and decorative
rail are shown with selected
paint color* ▲

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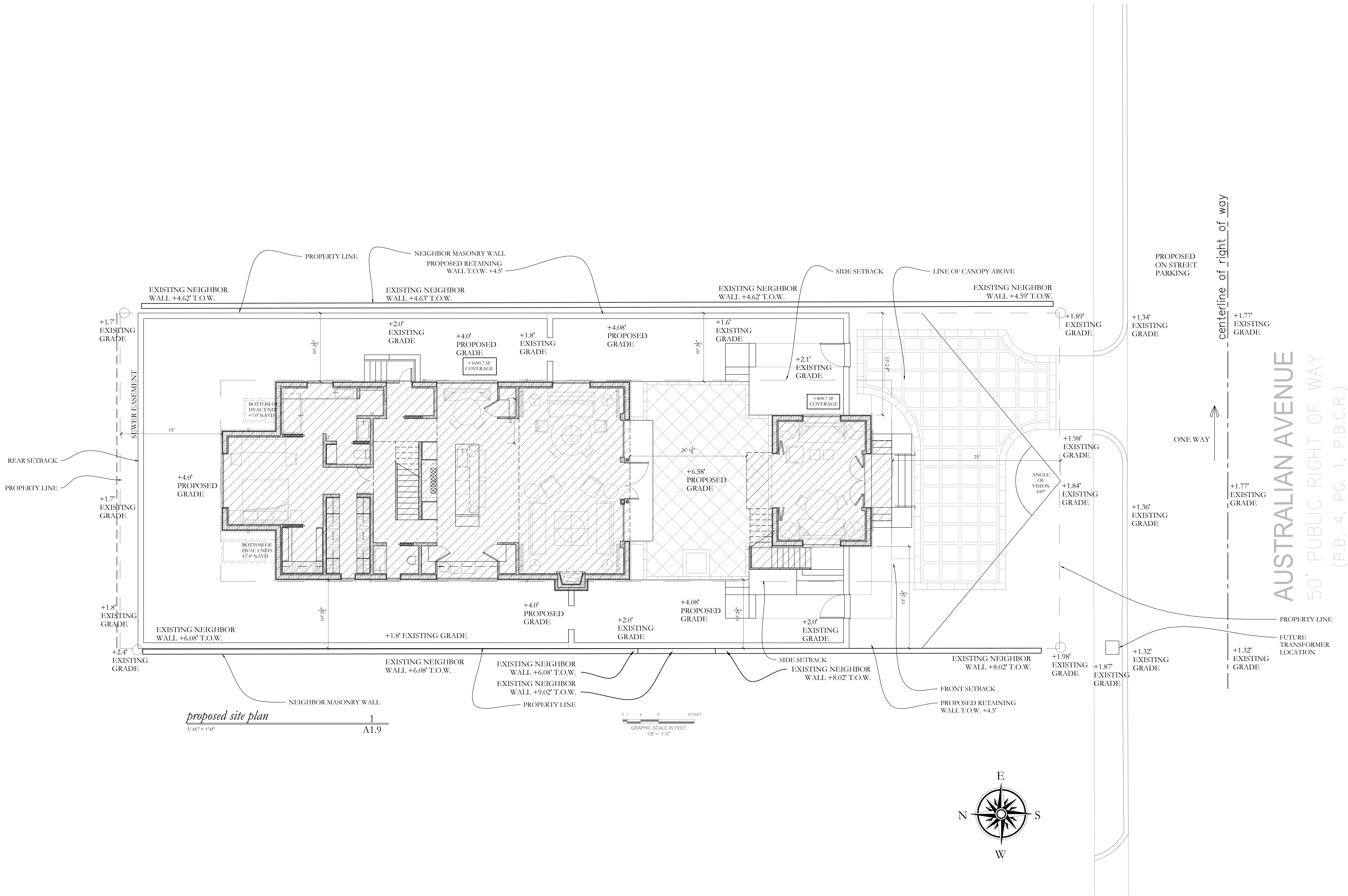
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PROPOSED EXTERIOR
FINISHES

A1.8b



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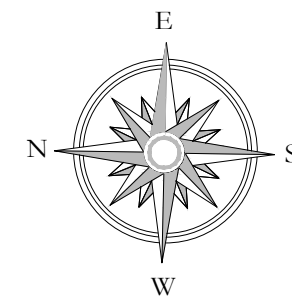
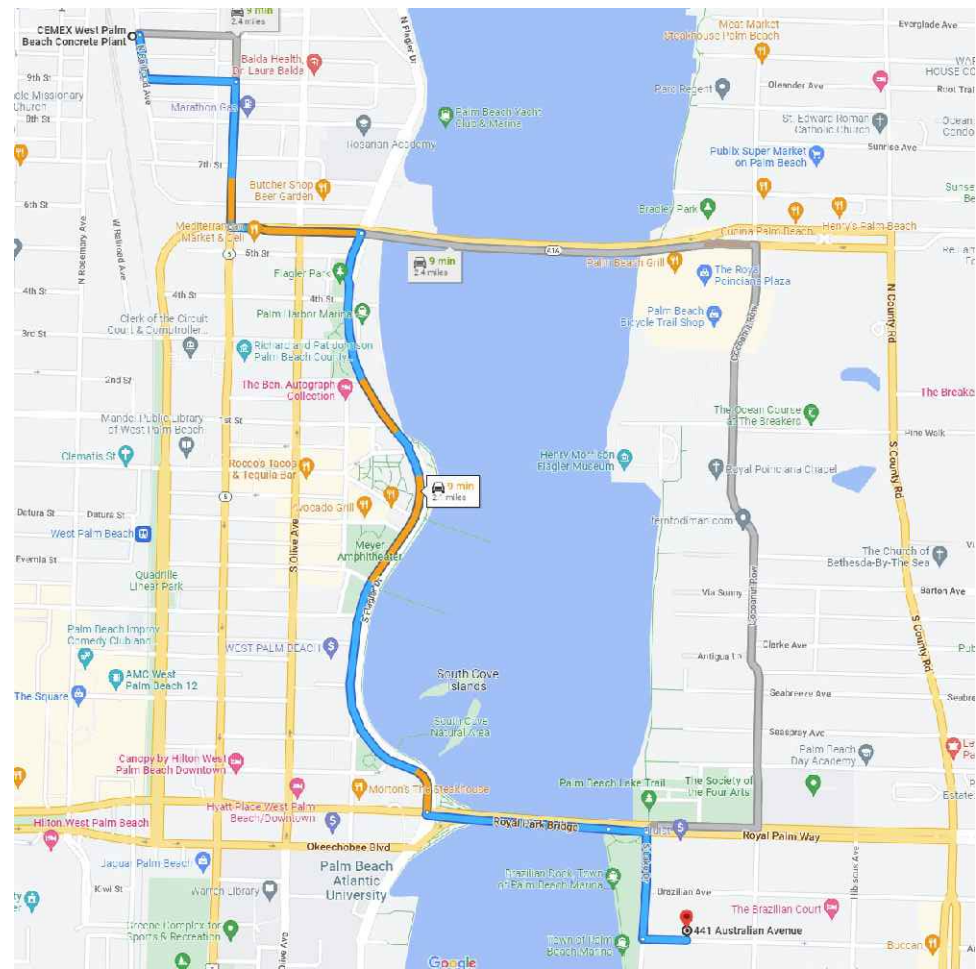
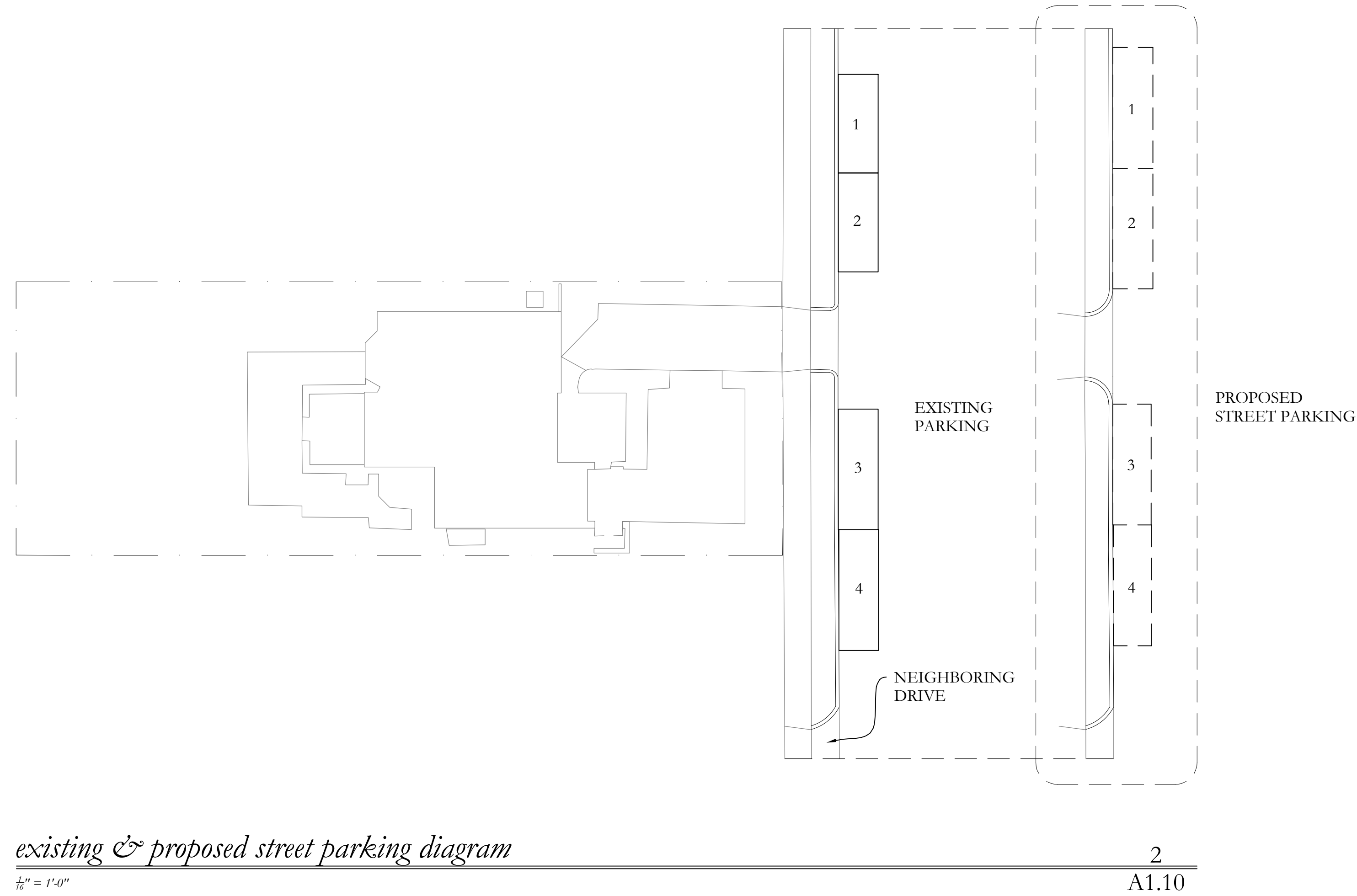
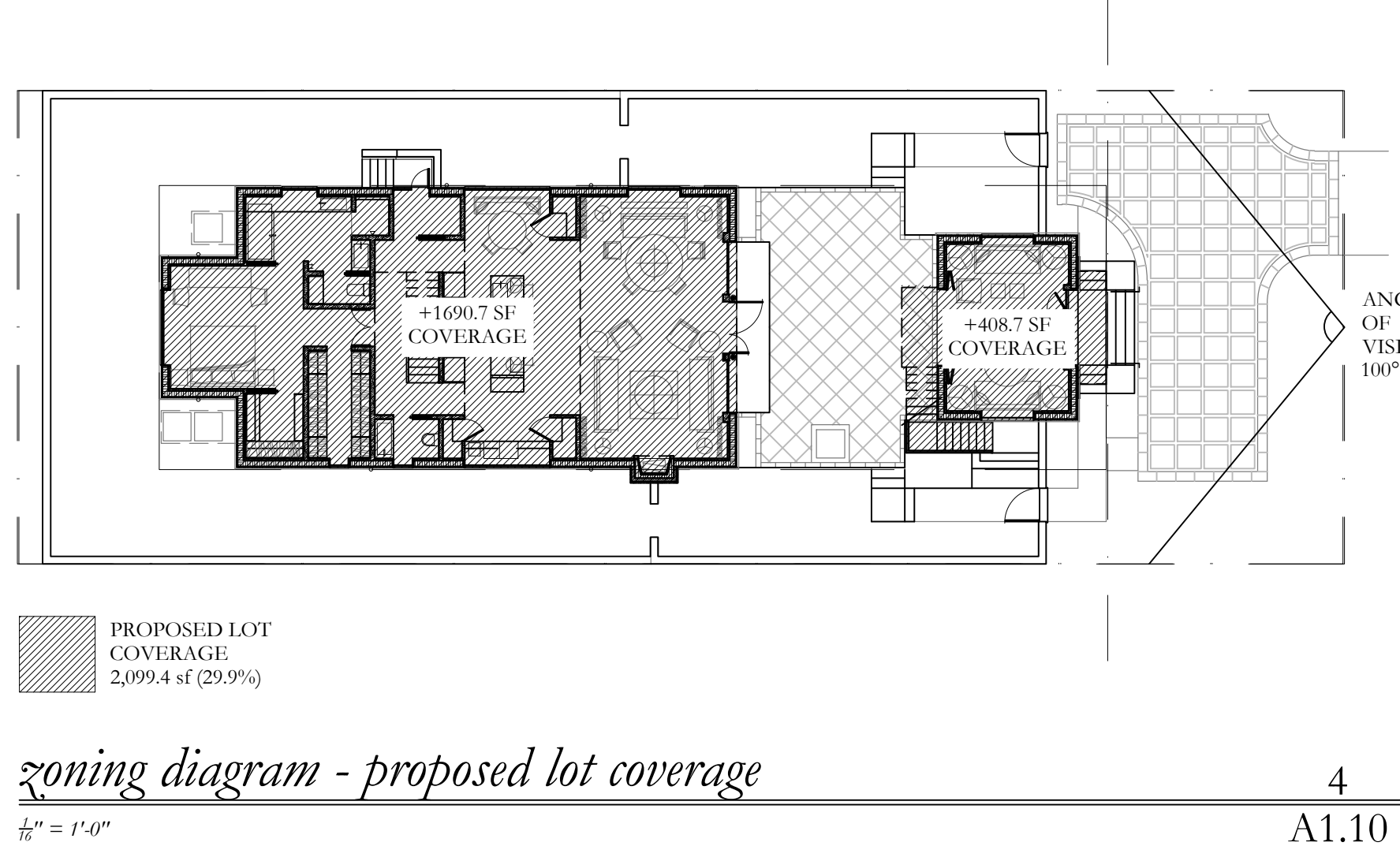
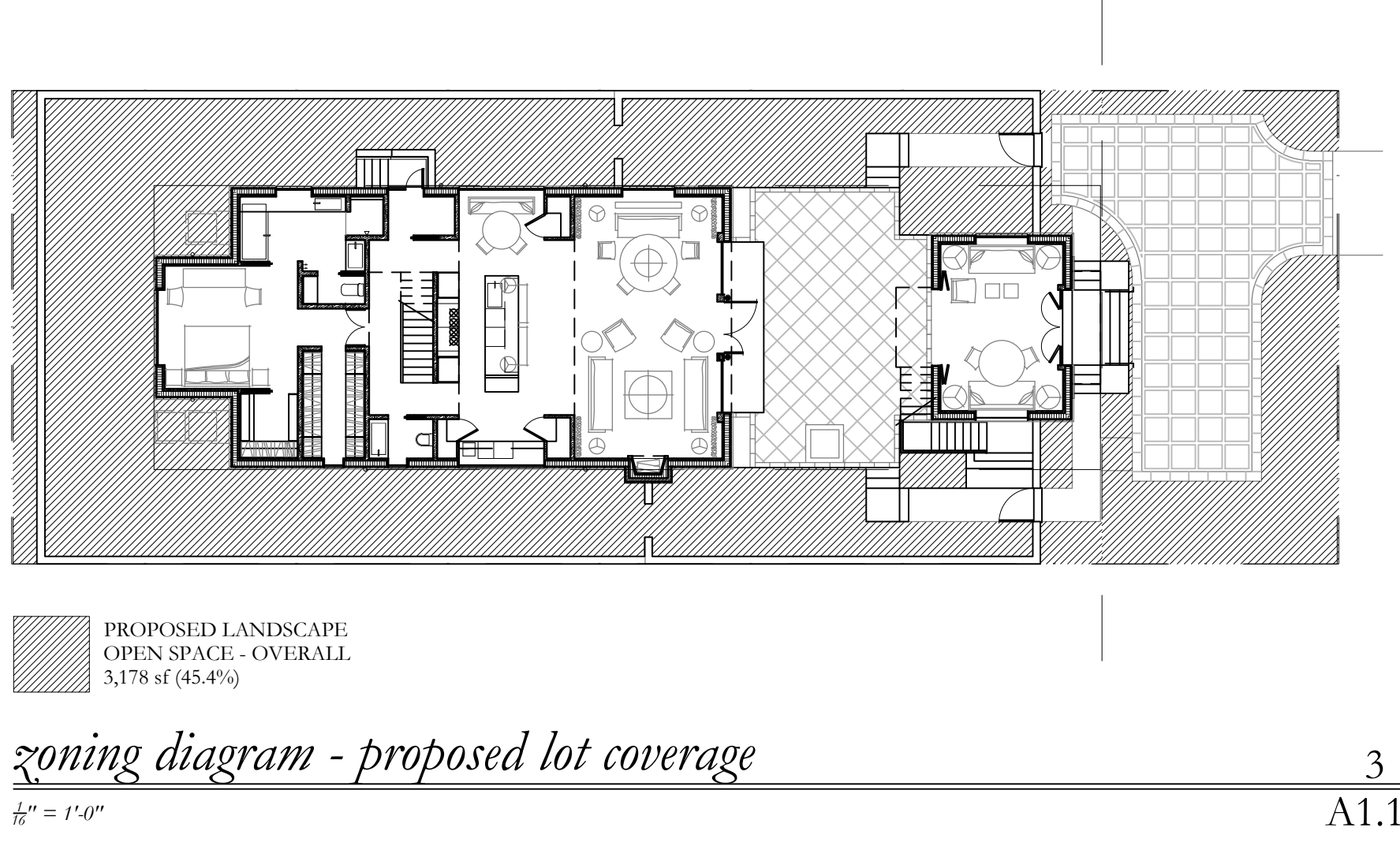
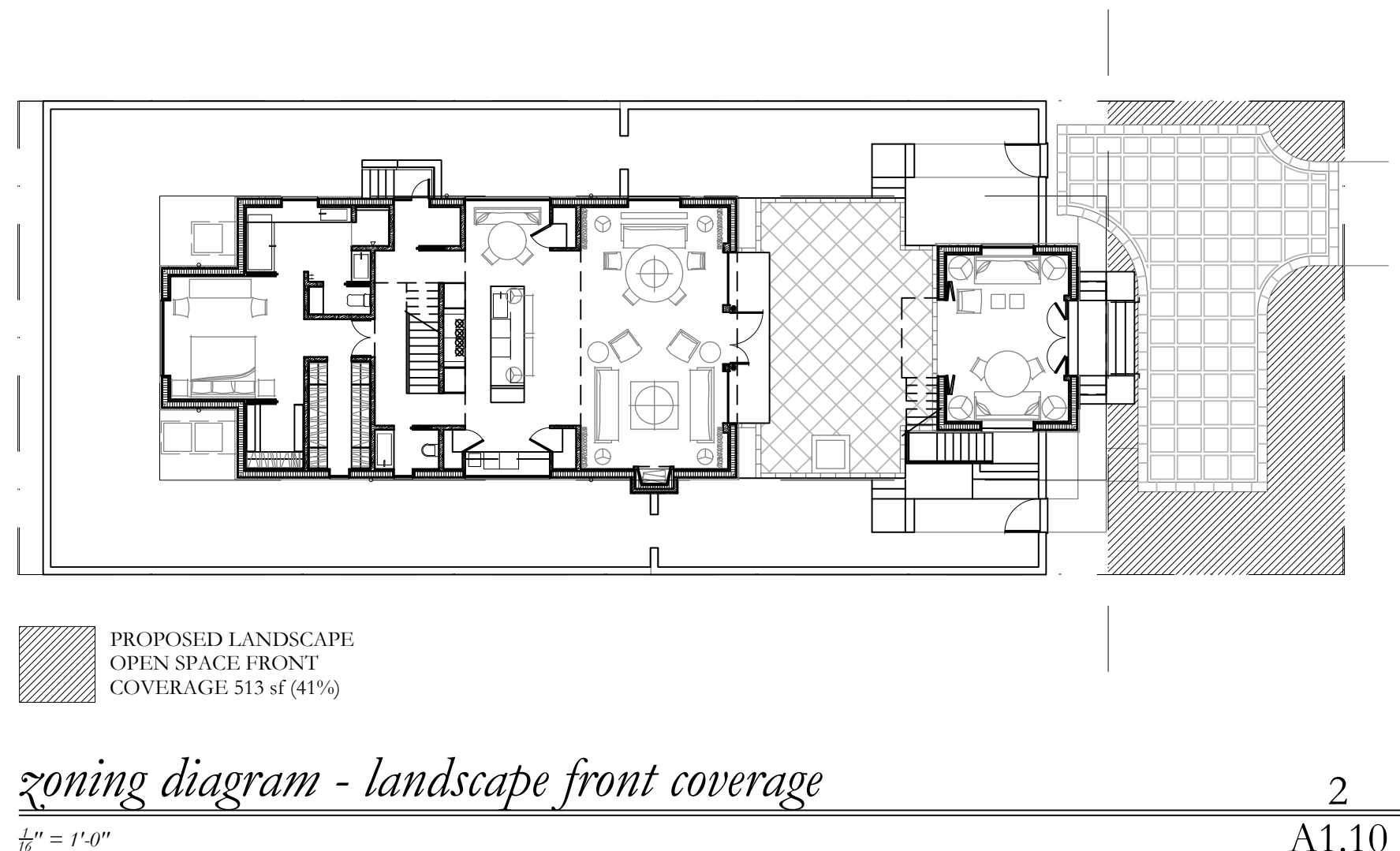
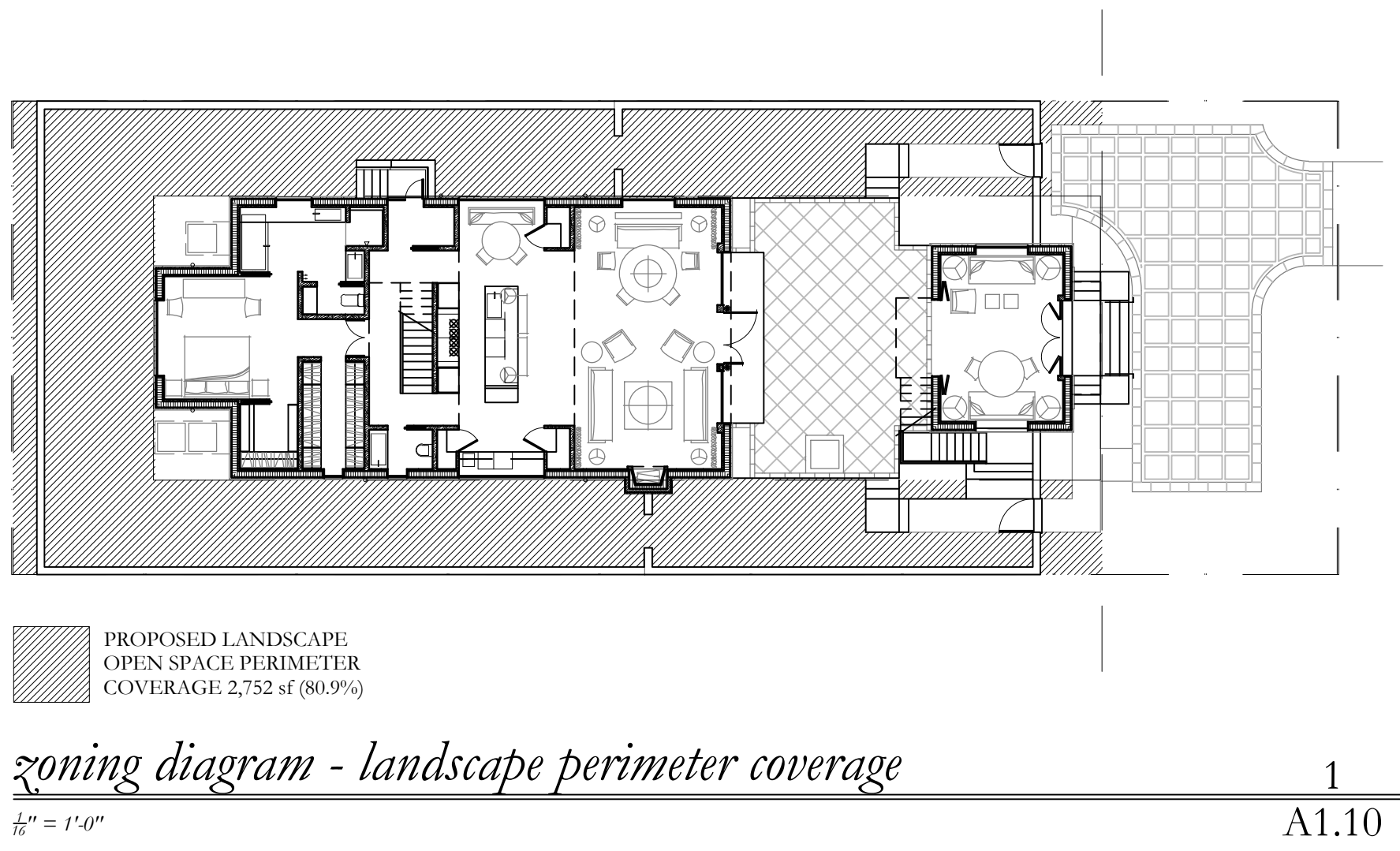
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PROPOSED SITE PLAN



NOTE:
PROPOSED LANDSCAPE OPEN SPACE TO BE SODDED AND IRRIGATED POST-DEMOLITION TO THE EXTENT NECESSARY TO AVOID RUNOFF.

Description	
Description:	
Number of Stories:	2
Roof Materials:	Low Slope Membrane
Construction Type:	Single Family Residential

Colors:	
Roofs:	White, Behind Parapet
Stucco:	Benjamin Moore Decorator's White
Trim:	Benjamin Moore Decorator's White
Rail:	Benjamin Moore Decorator's White
Windows and Doors:	Benjamin Moore Decorator's White
Shutters:	Benjamin Moore Decorator's White

Scope of Work	General Notes
1. Demolition of Existing Structure	
2. Construct New 2-Story Residence	1. Refer to Plans by Landscape Architect for All Landscape and Hardscape Information
3. New Hardscape including Fountain	
4. New Landscape	2. Refer to Plan by Civil Engineer for All Drainage Information
5. Civil - Storm Water Management Plan	



Lot Information	
Property Address:	441 Australian Ave., Palm Beach, FL 33480
Zoning Data:	RC - Medium Density
Flood Zone:	AE
All Survey Information Based on Survey by:	Avirom & Associates, Inc
Date of Field Survey:	3/15/2022
Legal Description:	Lots 11 & 12, Block 4, Revised Map of Royal Park Addition, According to the Plat Thereof, on File in the Office of the Clerk of the Court in and for Palm Beach County, Florida, in Plat Book 4, Page 1

OVERALL R-C SITE CALCULATIONS:

SITE AREA = 7,000 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 3,150 SQ FT 45%
EXISTING = 4,475 SQ FT 63.9%
PROPOSED = 3,178 SQ FT 45.4%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 1,250 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 500 SQ FT 40%
EXISTING = 471 SQ FT 37.7%
PROPOSED = 513 SQ FT 41%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 3,400 SQ FT

MINIMUM LANDSCAPE:

(50% OF 3,400 SF) = 1,700 REQUIRED
EXISTING = 2,646 SQ FT
PROPOSED = 2,752 SQ FT

Town of Palm Beach

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

Line #	Zoning Legend			
1	Property Address:	441 Australian Ave Palm Beach, Florida		
2	Zoning District:	R-C Medium Density Residential		
3	Structure Type:	Single Family		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 sq ft	7,000 sq ft	N/C
6	Lot Depth	100 ft	140 ft	N/C
7	Lot Width	75 ft	50 ft	N/C
8	Lot Coverage (Sq Ft and %)	2,100 sq ft / 30%	1,305 sq ft / 18.5%	2,099.4 sq ft / 29.9%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	N/A	1,305 sq ft	3,850 sq ft
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	25 ft	25 ft	N/C
12	* Side Yard Setback (1st Story) (Ft.)	10 ft	10 ft	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	10 ft	10 ft	N/C
14	*Rear Yard Setback (Ft.)	15 ft	15 ft	N/C
15	Angle of Vision (Deg.)	100°	62°	100°
16	Building Height (Ft.)	23'-6"	15'	19'-1 3/4"
17	Overall Building Height (Ft.)	26'-6"	15'	23'-5 3/4"
18	Crown of Road (COR) (NAVD)	+1.77'	+1.77'	+1.77'
19	Max. Amount of Fill Added to Site (Ft.)	2.74'		2.31'
20	Finished Floor Elev. (FFE)(NAVD)	+7'-3"	+3.7'	+7'-3"
21	Zero Datum for point of meas. (NAVD)	+7'-0"		+7'-0"
22	FEMA Flood Zone Designation	AE		
23	Base Flood Elevation (BFE)(NAVD)	+6'		+7'
24	Landscape Open Space (LOS) (Sq Ft and %)	3,150 sq ft (45%)		3,178 sq ft (45.4%)
25	Perimeter LOS (Sq Ft and %)	1,700 sq ft (50%)		2,752 sq ft (80.9%)
26	Front Yard LOS (Sq Ft and %)	500 sq ft (40%)		513 sq ft (41%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

351 PEACHTREE HILLS AVENUE NE SUITE 325
ATLANTA, GEORGIA 30305
404.501.9200 McALPINEHOUSE.COM

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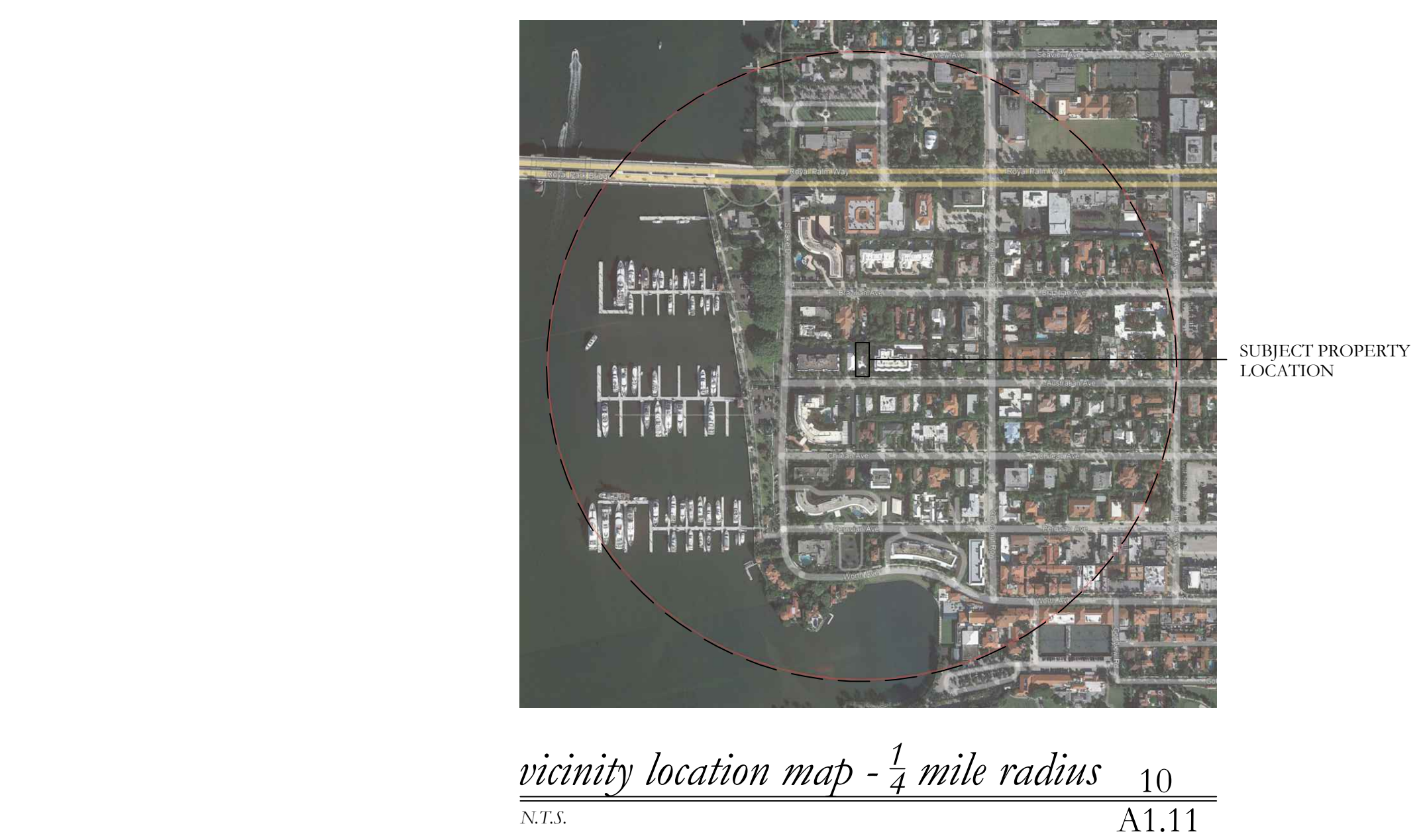
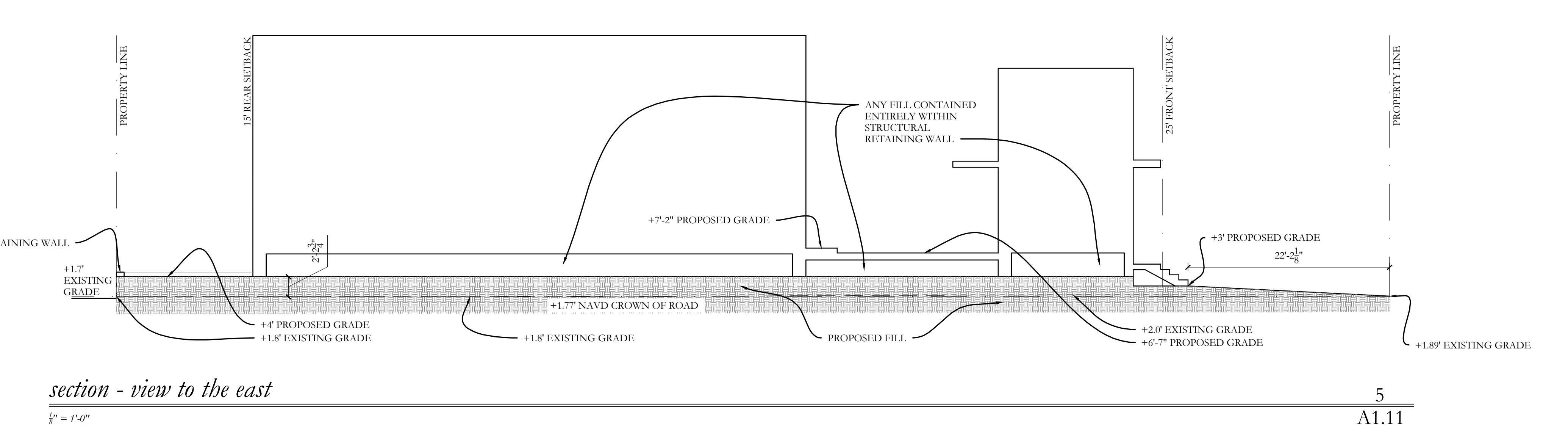
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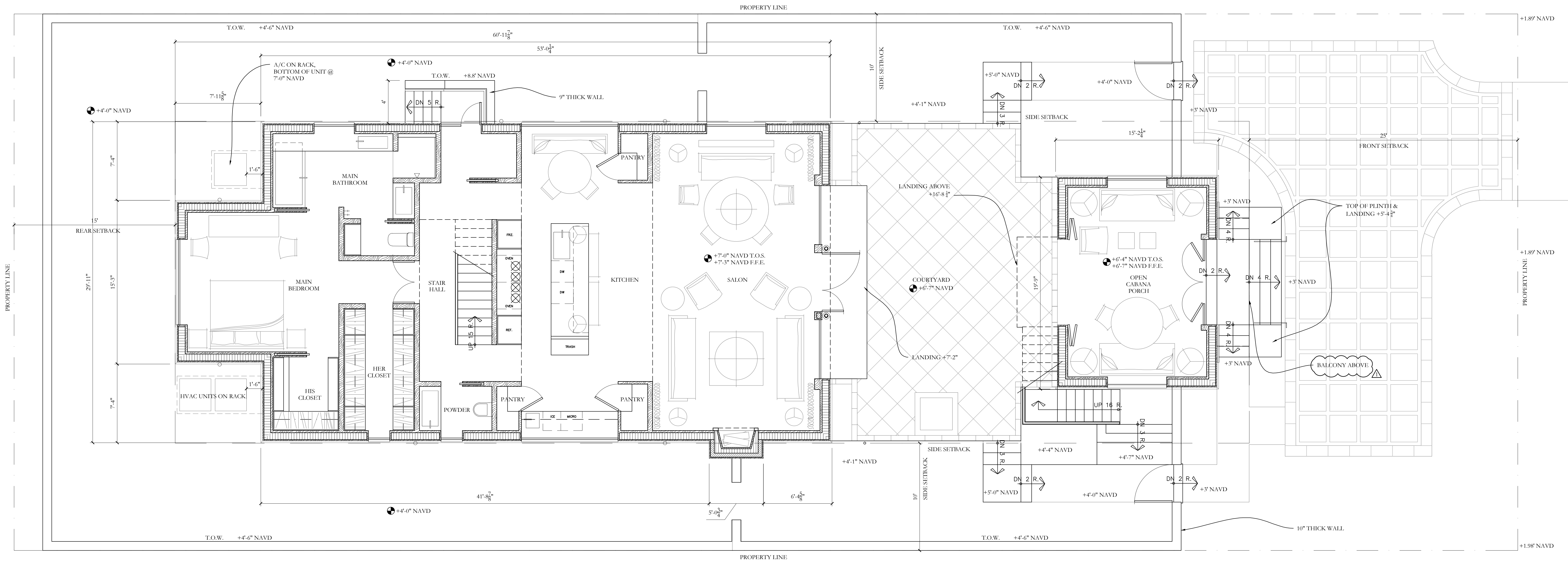
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12/16/2022 ARC 22-187
02/22/2022 ARC 22-187

ZONING DIAGRAMS

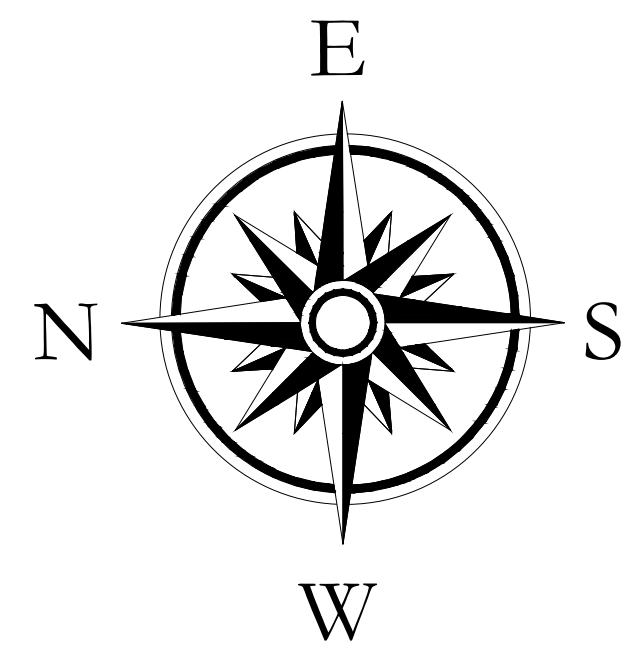
A1.10





first floor plan

1
A1.12



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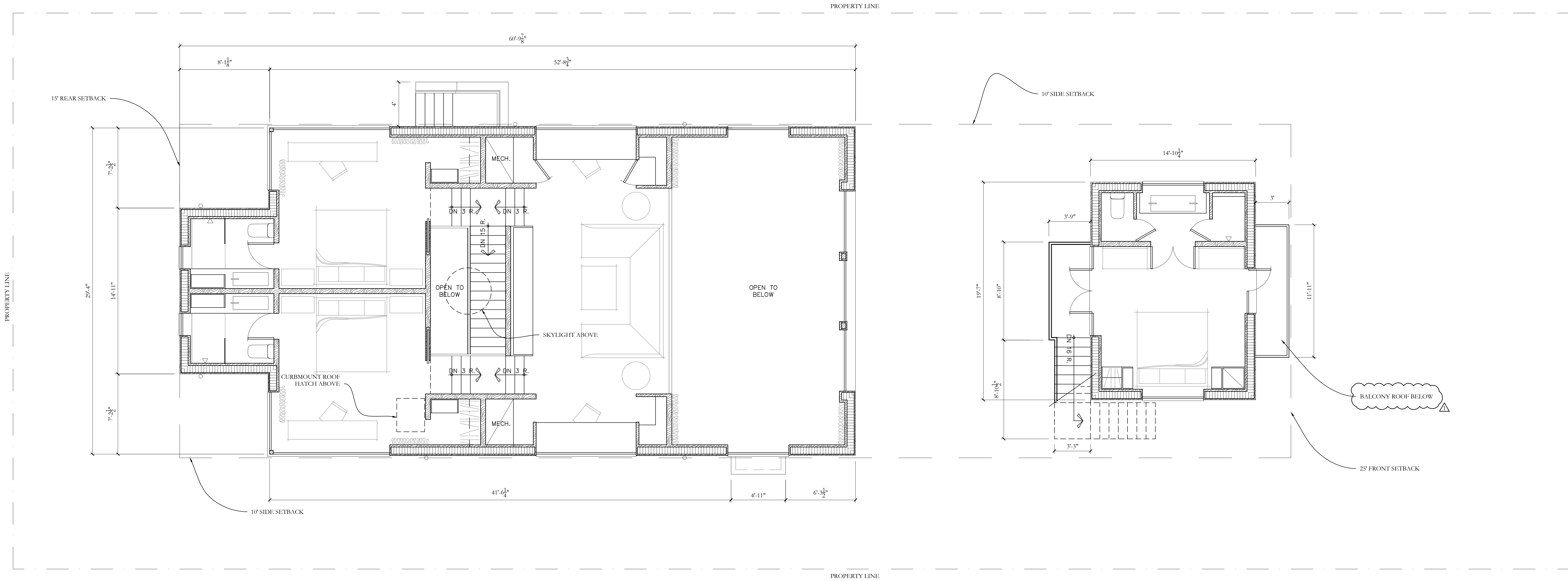
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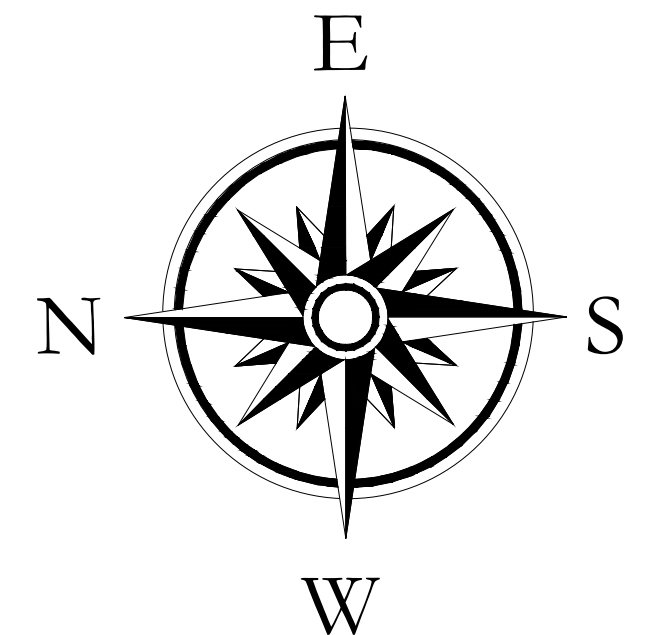
FIRST FLOOR PLAN

A1.12



second floor plan

1
A1.13



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SECOND FLOOR PLAN

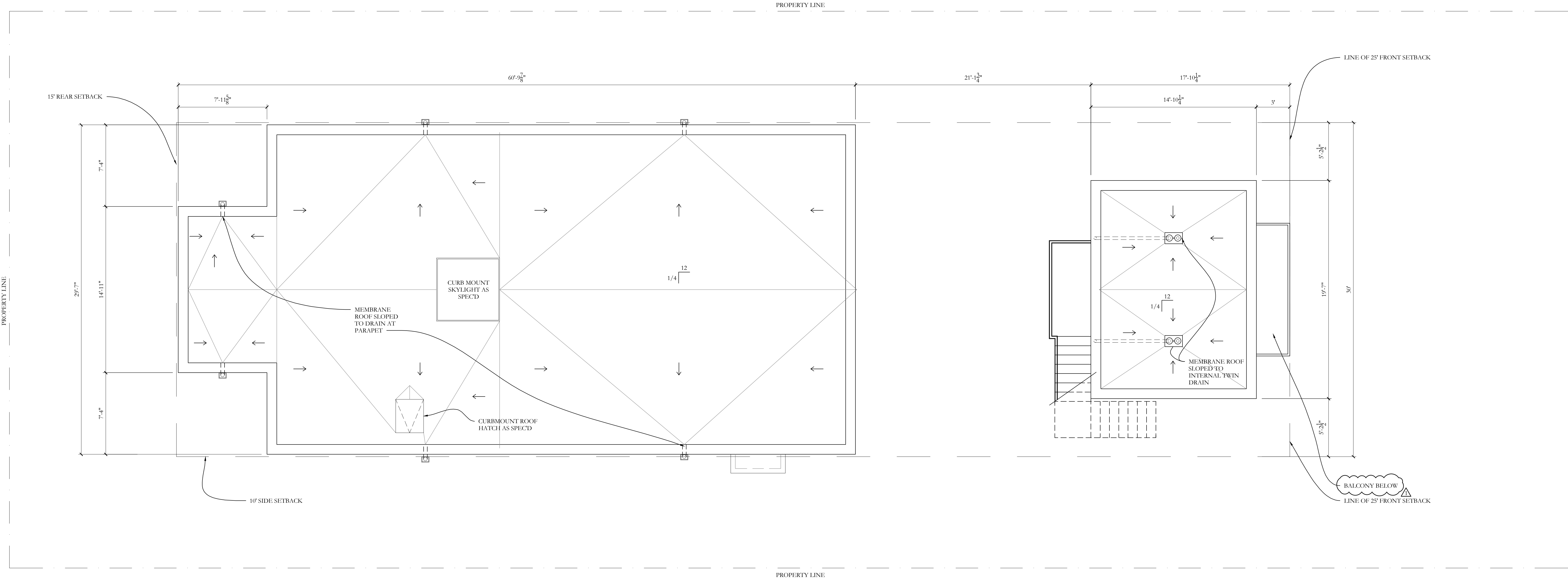
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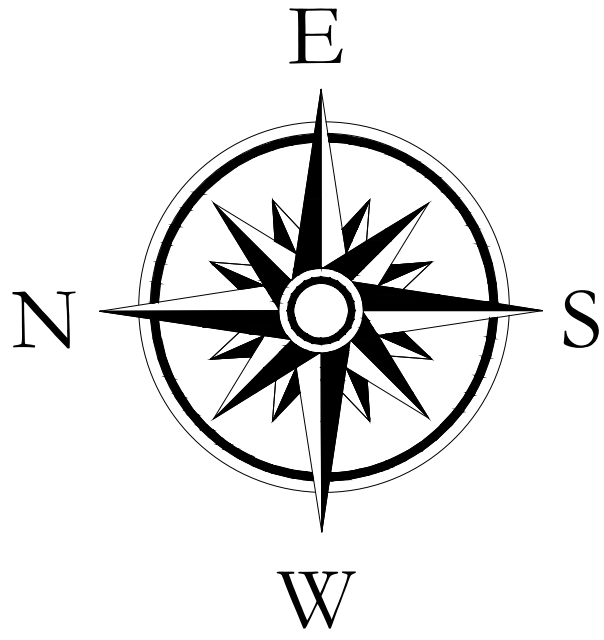
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roof plan
1/4" = 1'-0"
1
A1.14



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ROOF PLAN

A1.14

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proposed street perspective - color rendering

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COLOR RENDERING -
PERSPECTIVE



proposed street perspective - color rendering

1
A2.1a

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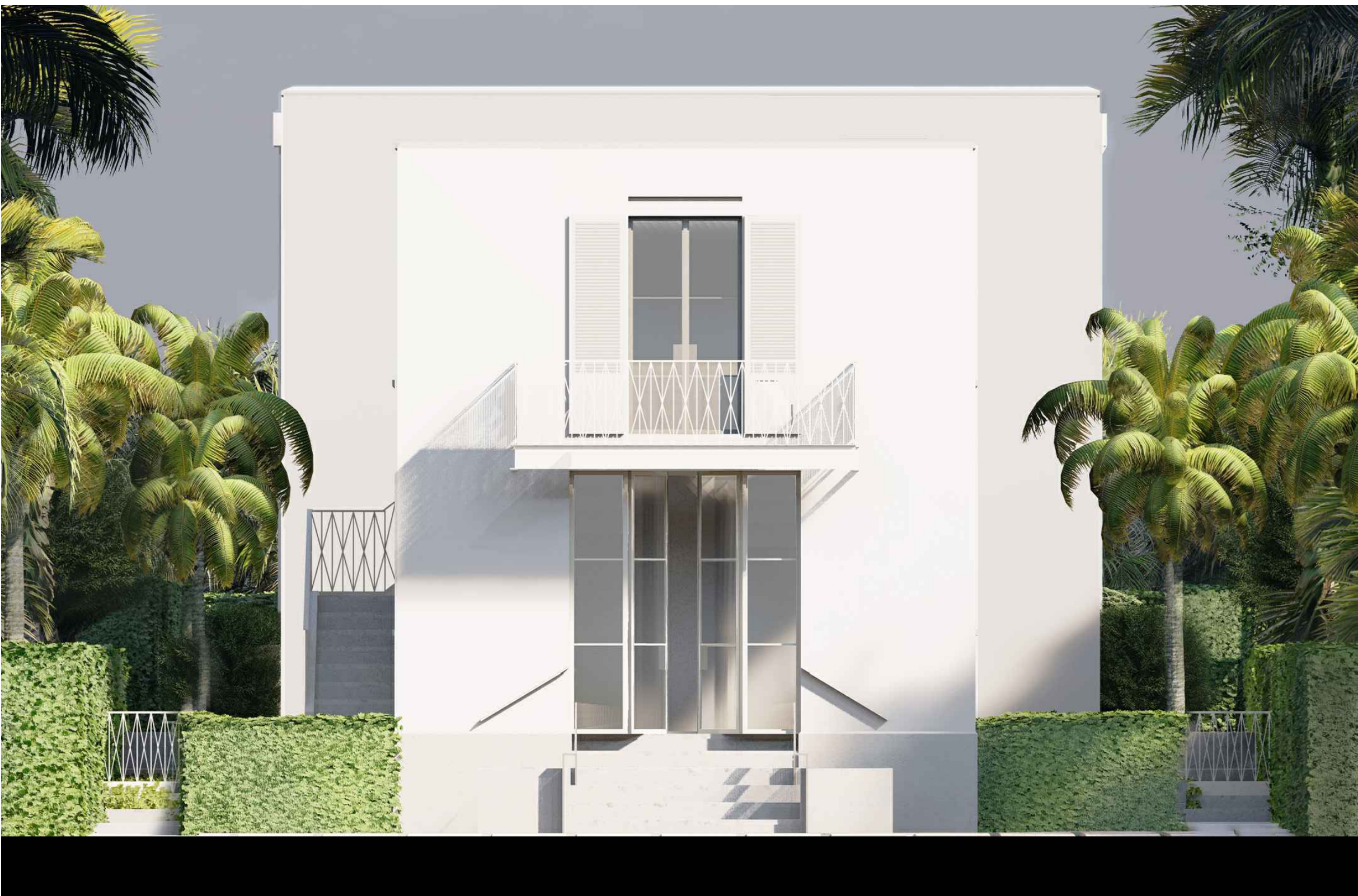
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COLOR RENDERING -
PERSPECTIVE

A2.1a



proposed cabana porch street elevation - color rendering 1
1/4" = 1'-0" A2.2

FINISHES:

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STUCCO: PAINTED WHITE

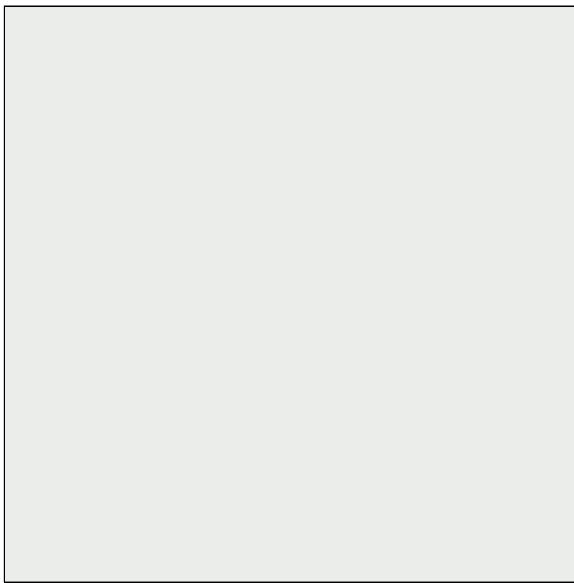
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SILLS: STONE OR STUCCO, PAINTED WHITE

COURTYARD GATES: STAINLESS STEEL, PAINTED WHITE

SHUTTERS: LOUVERED, OPERABLE, PAINTED WHITE

COLOR SWATCH



BENJAMIN
MOORE
DECORATOR'S
WHITE CC-20
ALL LOCATIONS



proposed west elevation - color rendering 2
1/4" = 1'-0" A2.2



proposed rear elevation - color rendering 3
1/4" = 1'-0" A2.2



proposed main house courtyard elevation - color rendering 4
1/4" = 1'-0" A2.2

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COLOR RENDERINGS -
ELEVATIONS

A2.2



proposed east elevation - color rendering
1/4" = 1'-0"

1
A2.3



proposed cabana courtyard elevation - color rendering
1/4" = 1'-0"

2
A2.3

FINISHES:

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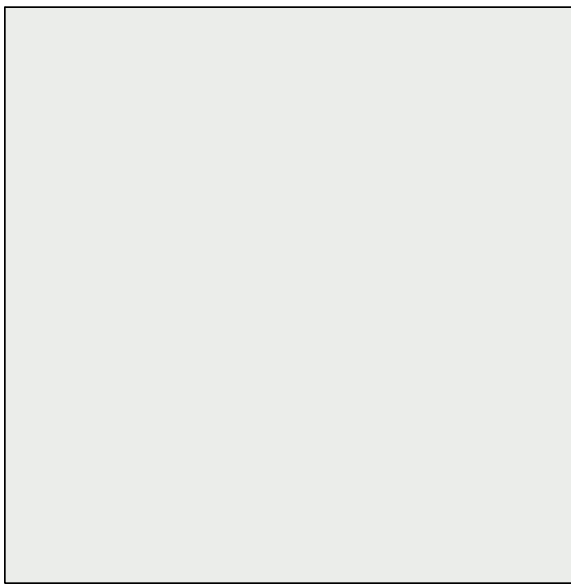
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COURTYARD GATES: STAINLESS STEEL, PAINTED
WHITE

SHUTTERS: LOUVERED, OPERABLE, PAINTED WHITE

COLOR SWATCH



BENJAMIN
MOORE
DECORATOR'S
WHITE CC-20
ALL LOCATIONS

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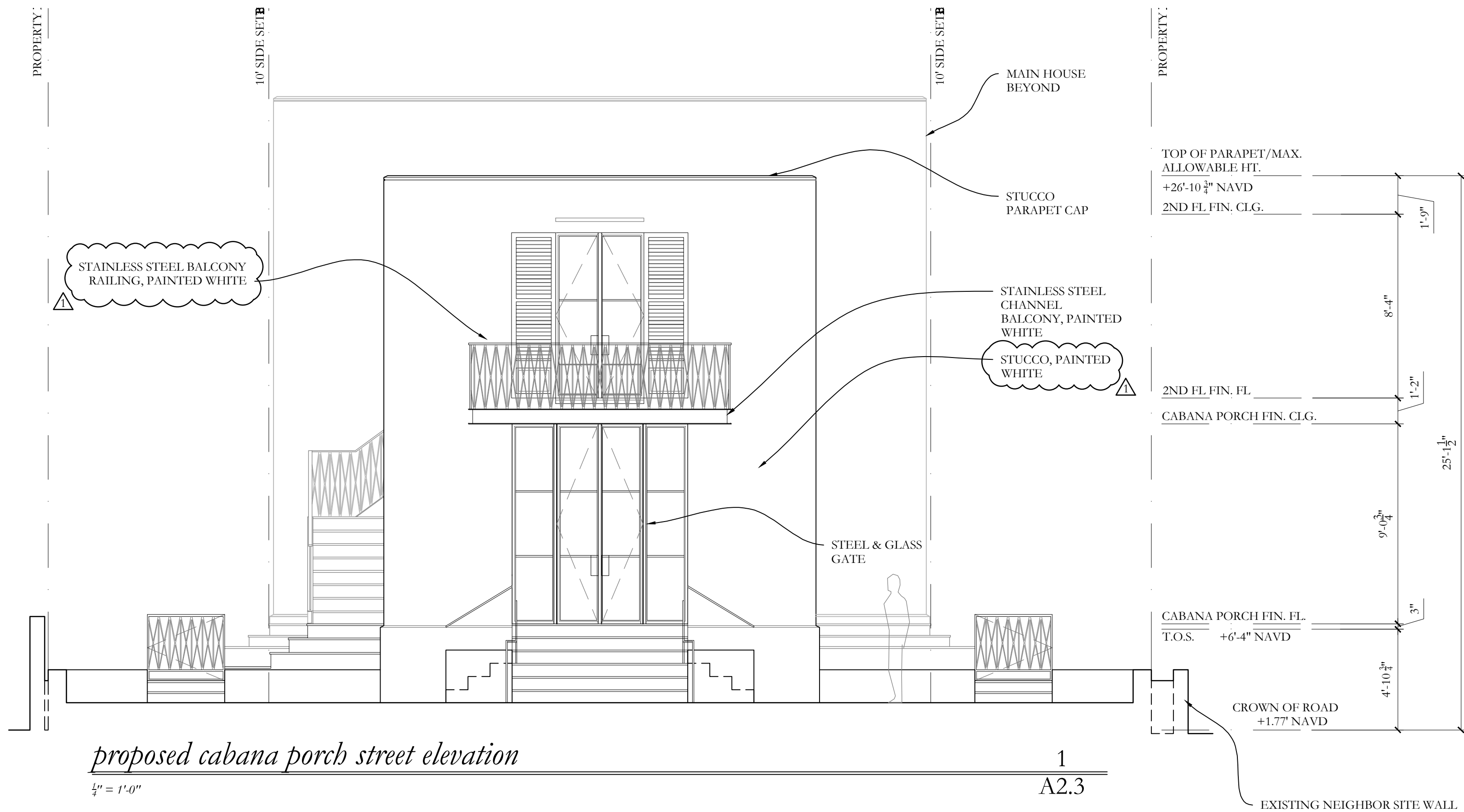
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COLOR RENDERINGS -
ELEVATIONS

A2.3



FINISHES:

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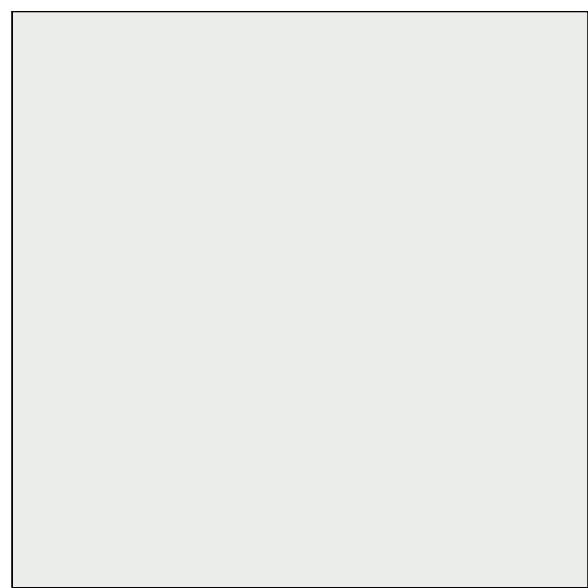
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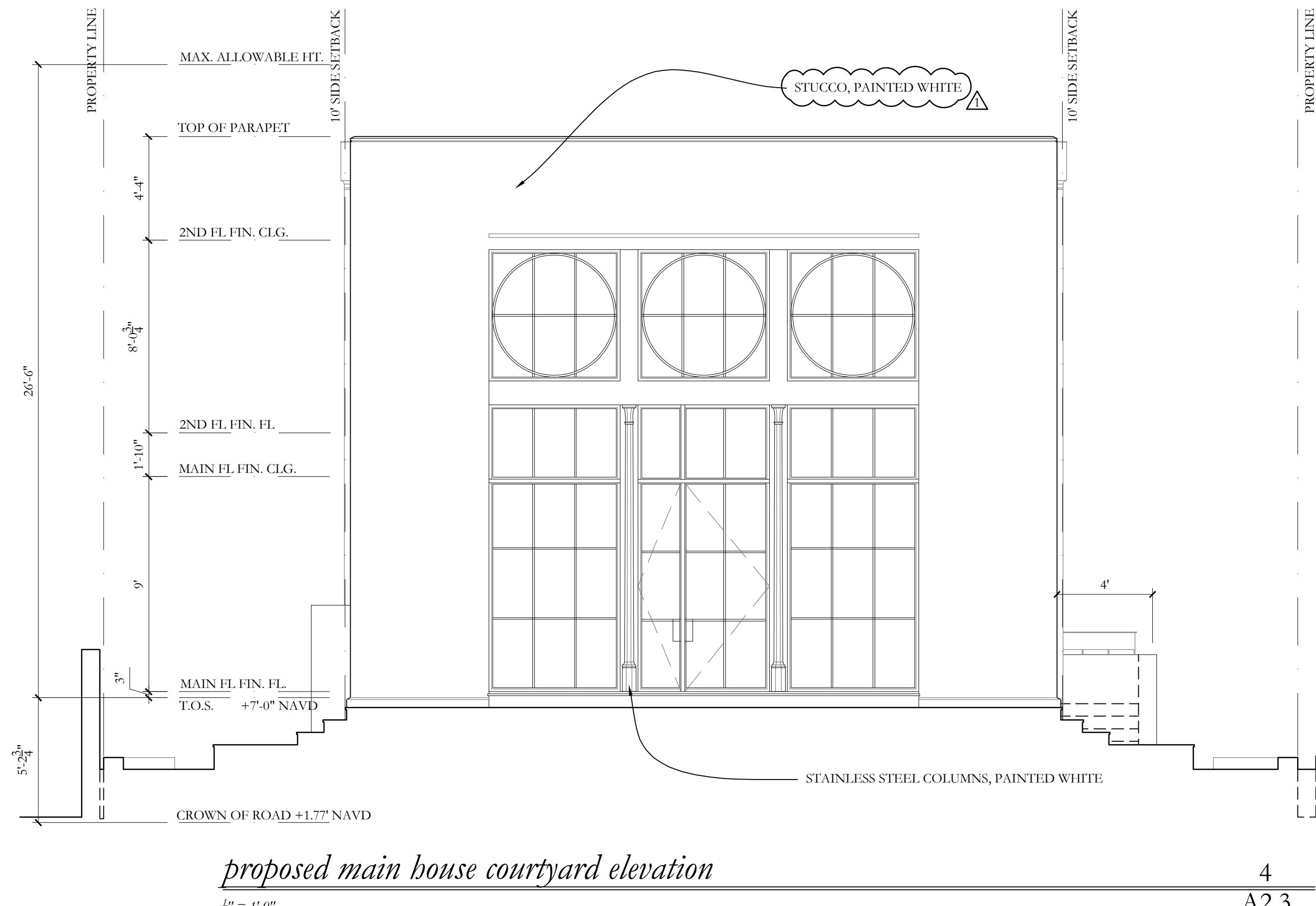
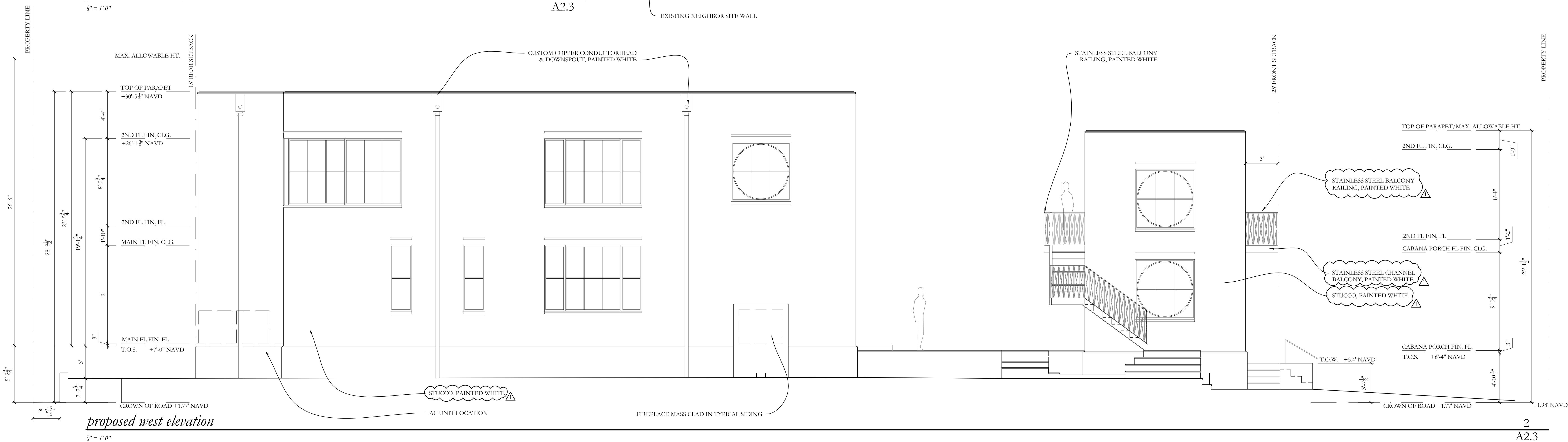
COURTYARD GATES: STAINLESS STEEL, PAINTED WHITE

SHUTTERS: LOUVERED, OPERABLE, PAINTED WHITE

COLOR SWATCH



BENJAMIN MOORE
DECORATOR'S
WHITE CC-20
ALL LOCATIONS



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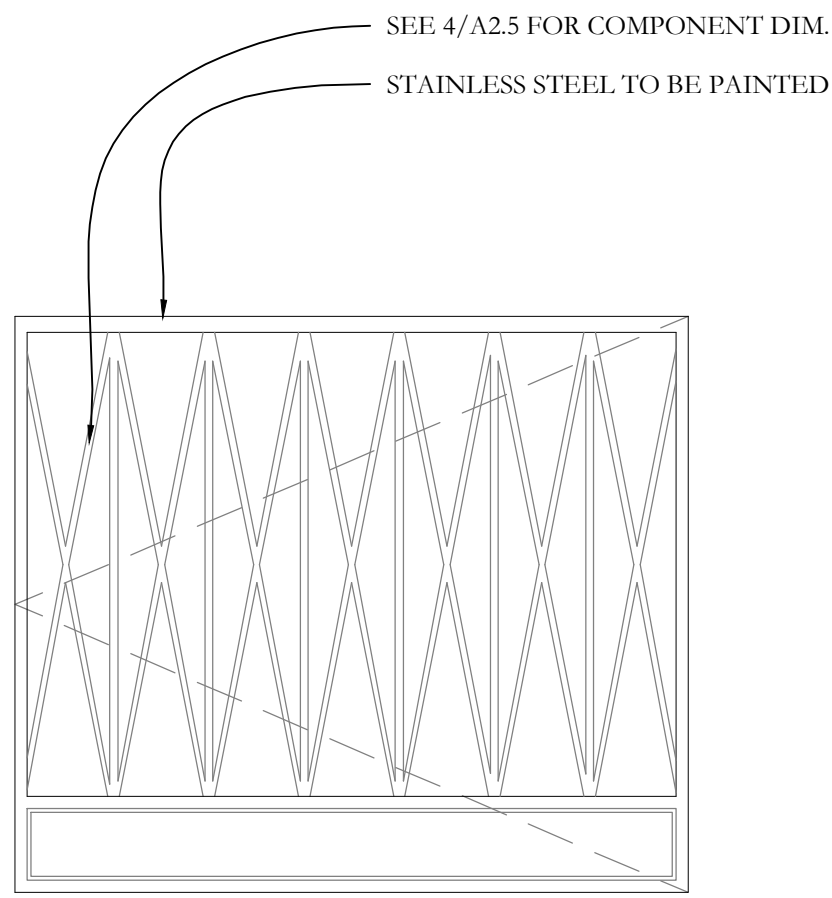
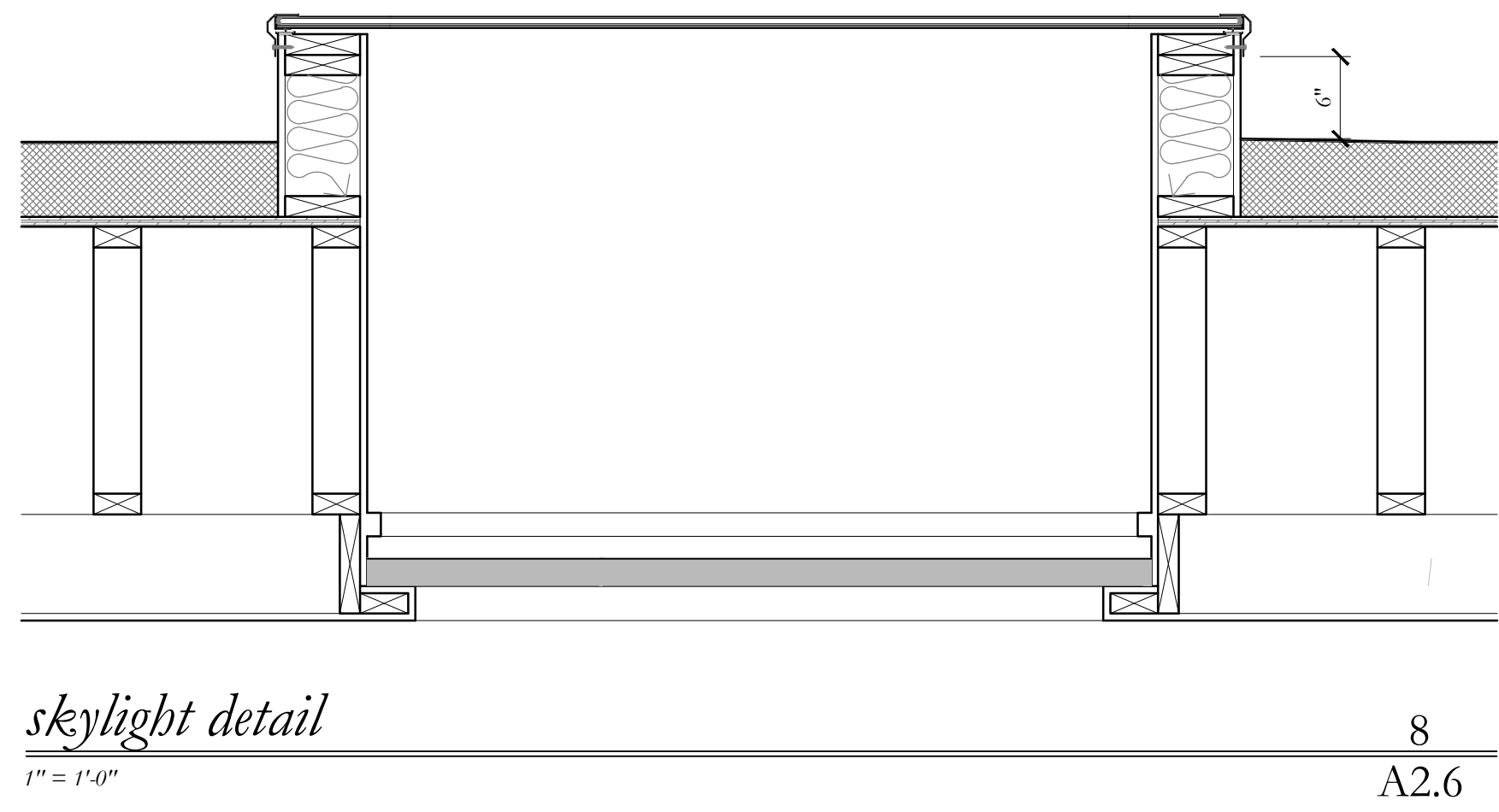
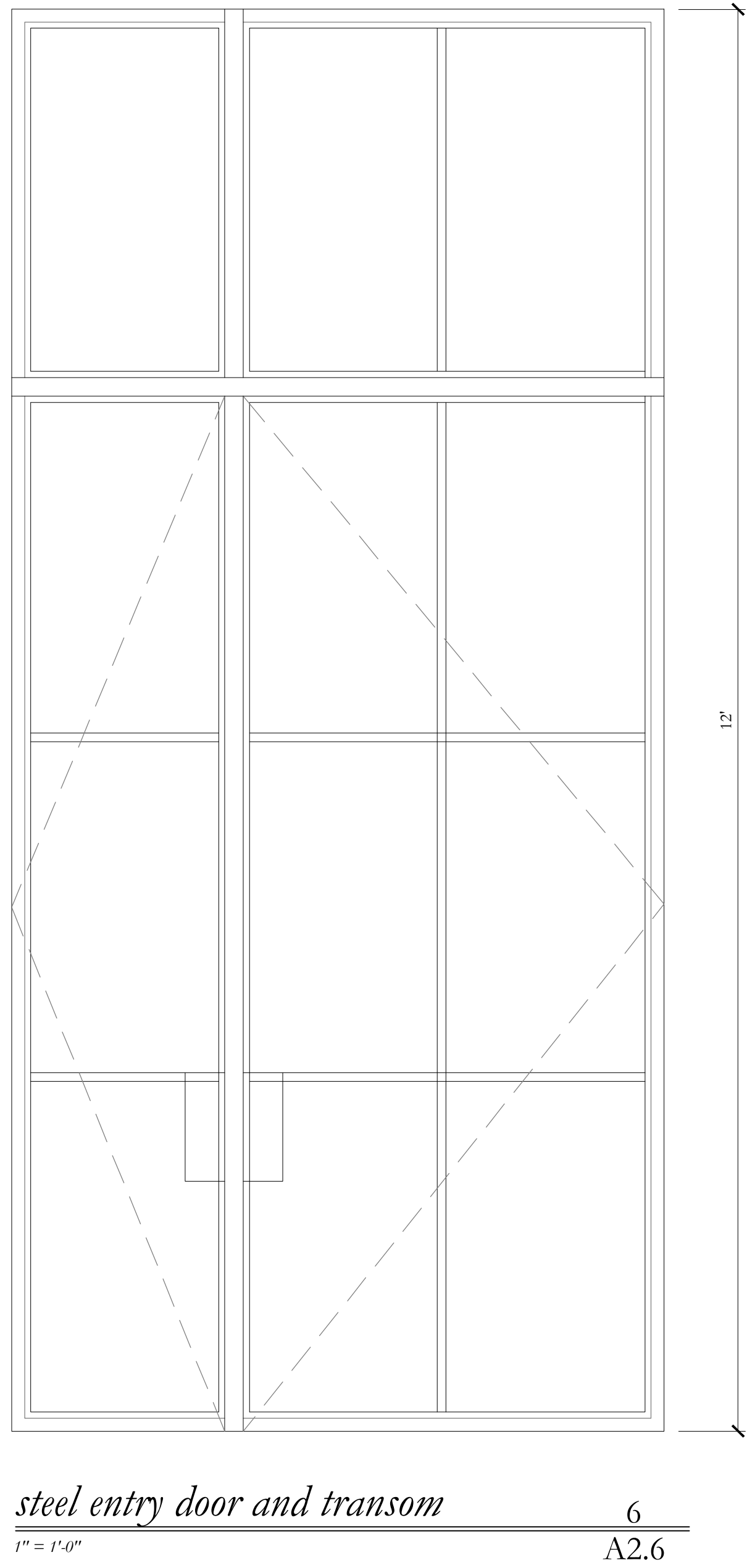
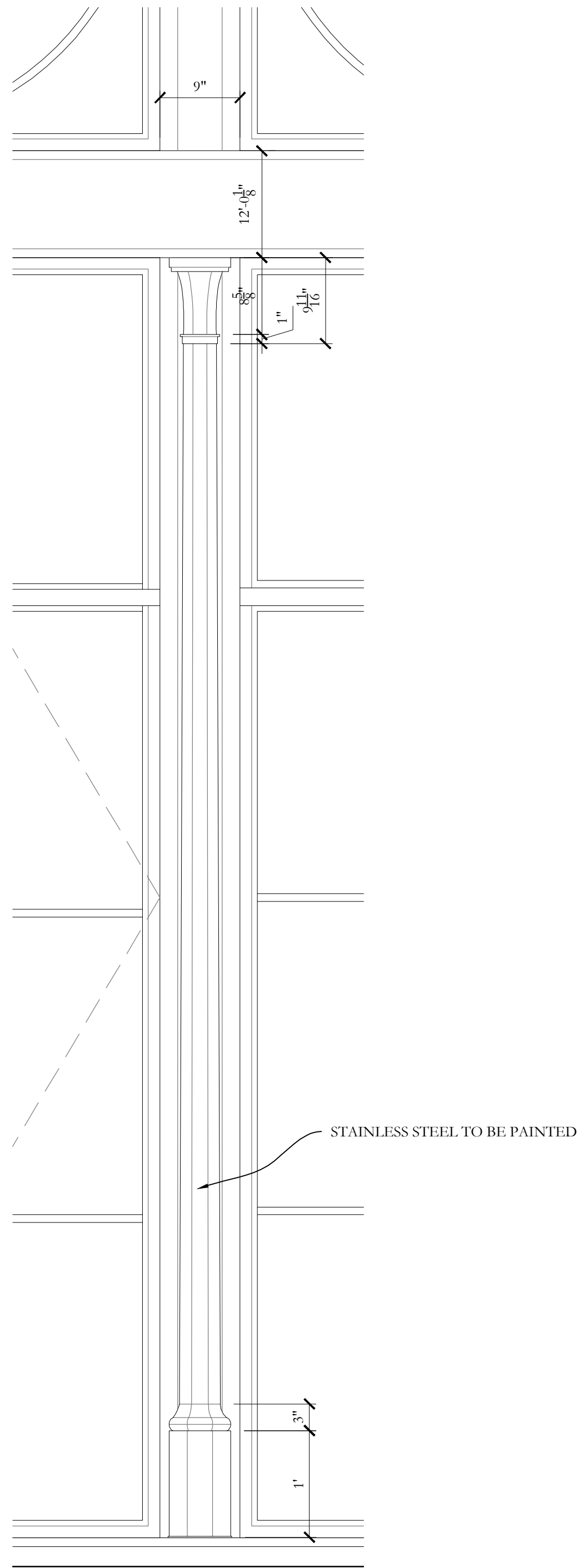
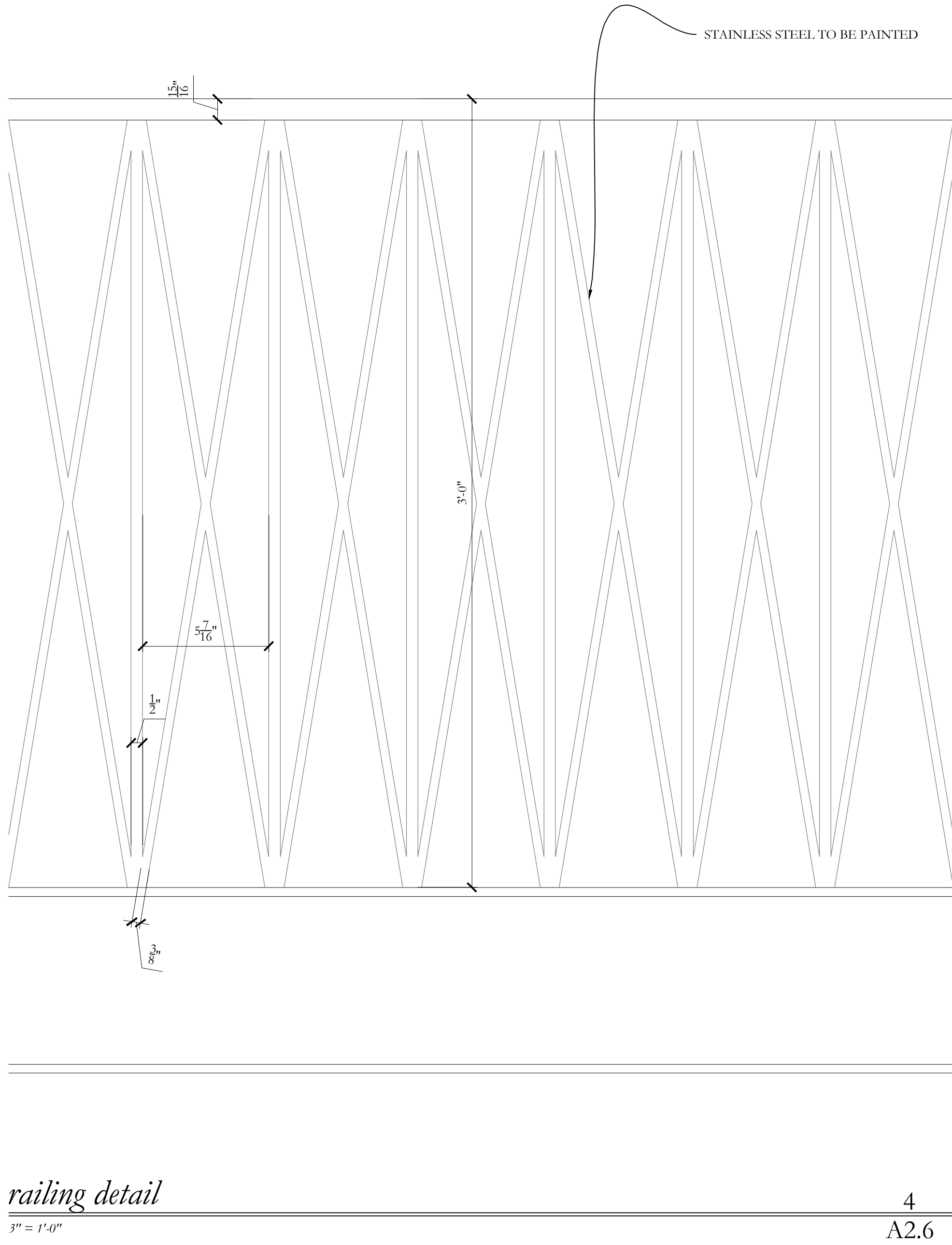
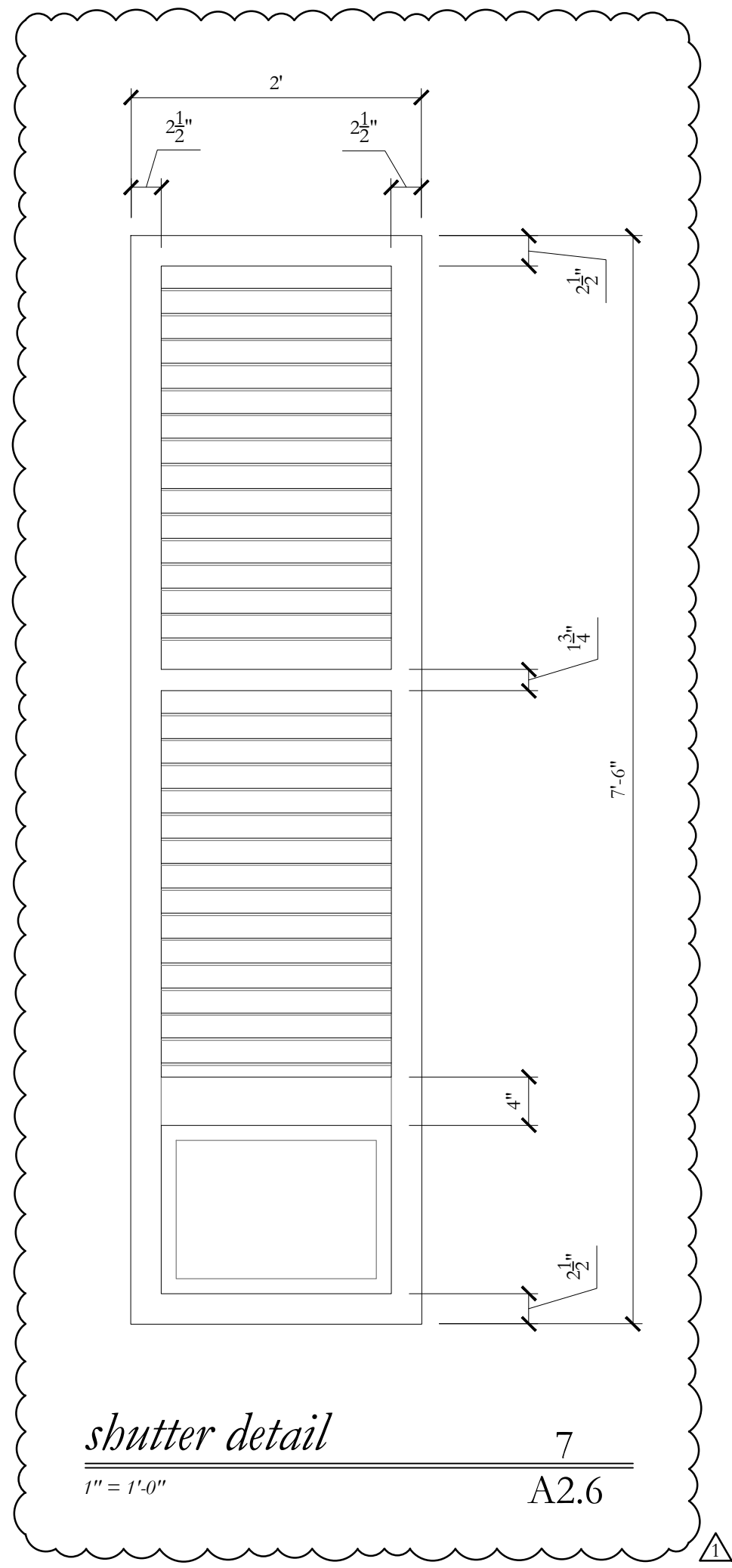
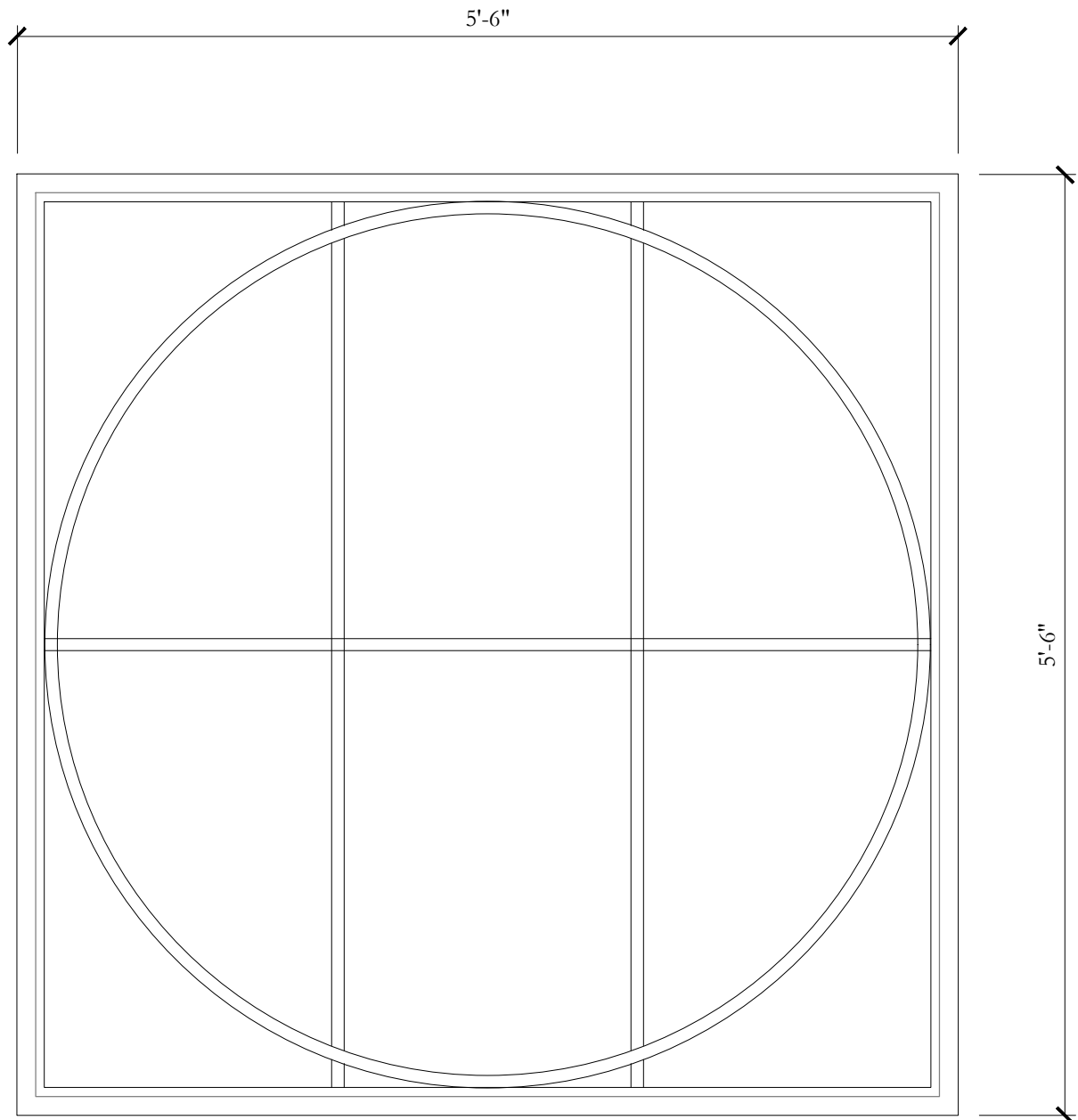
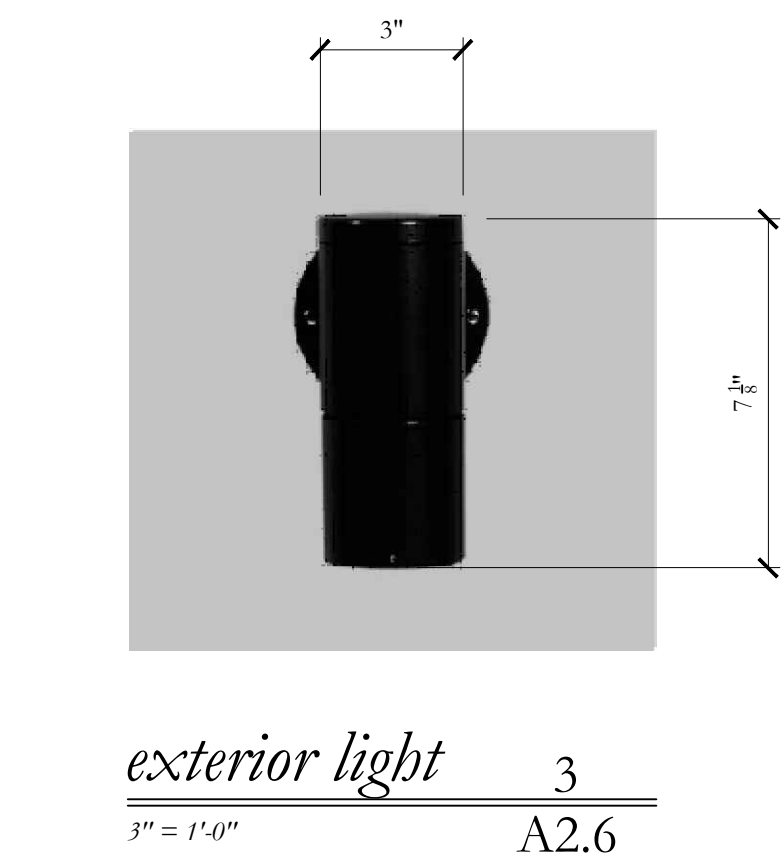
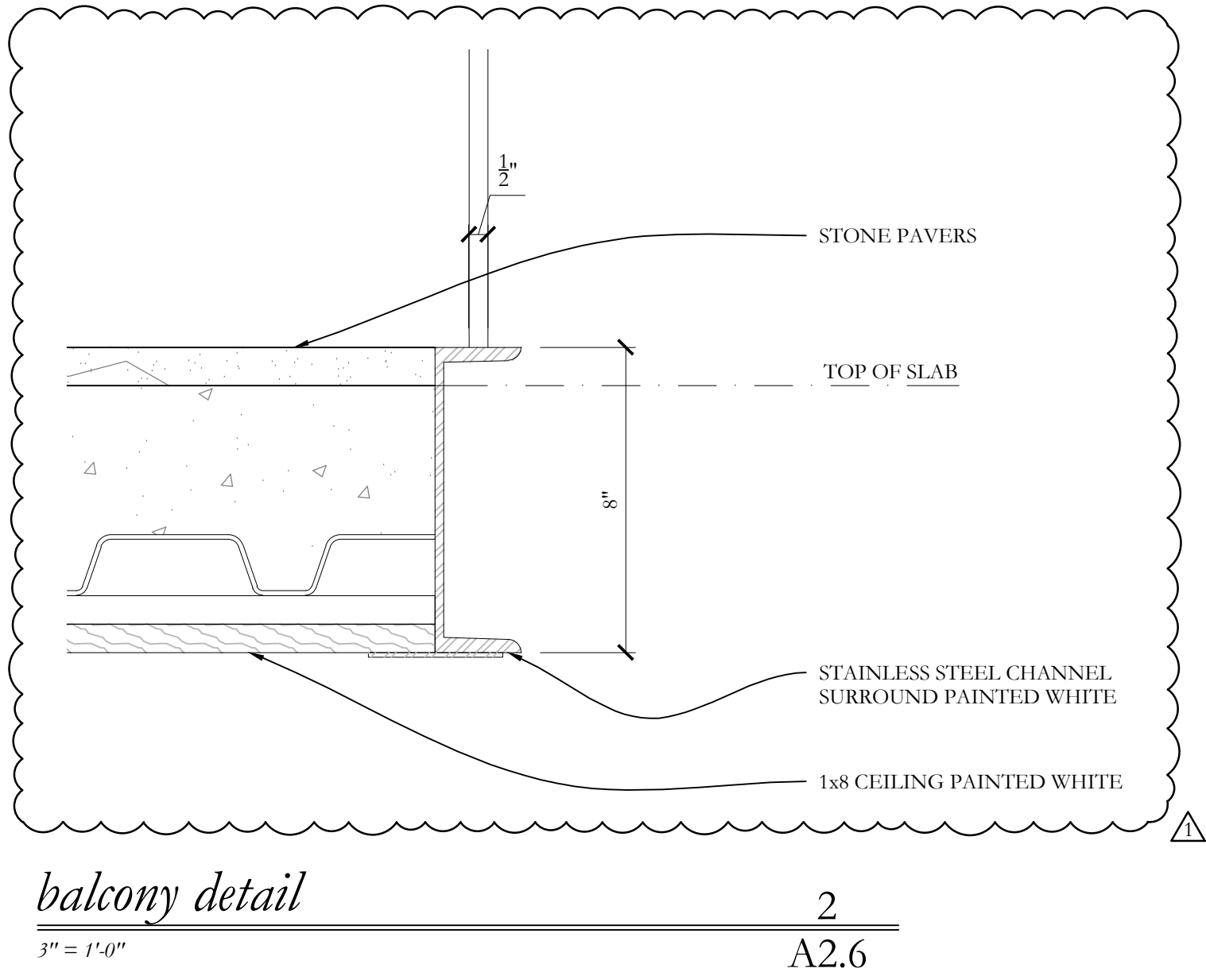
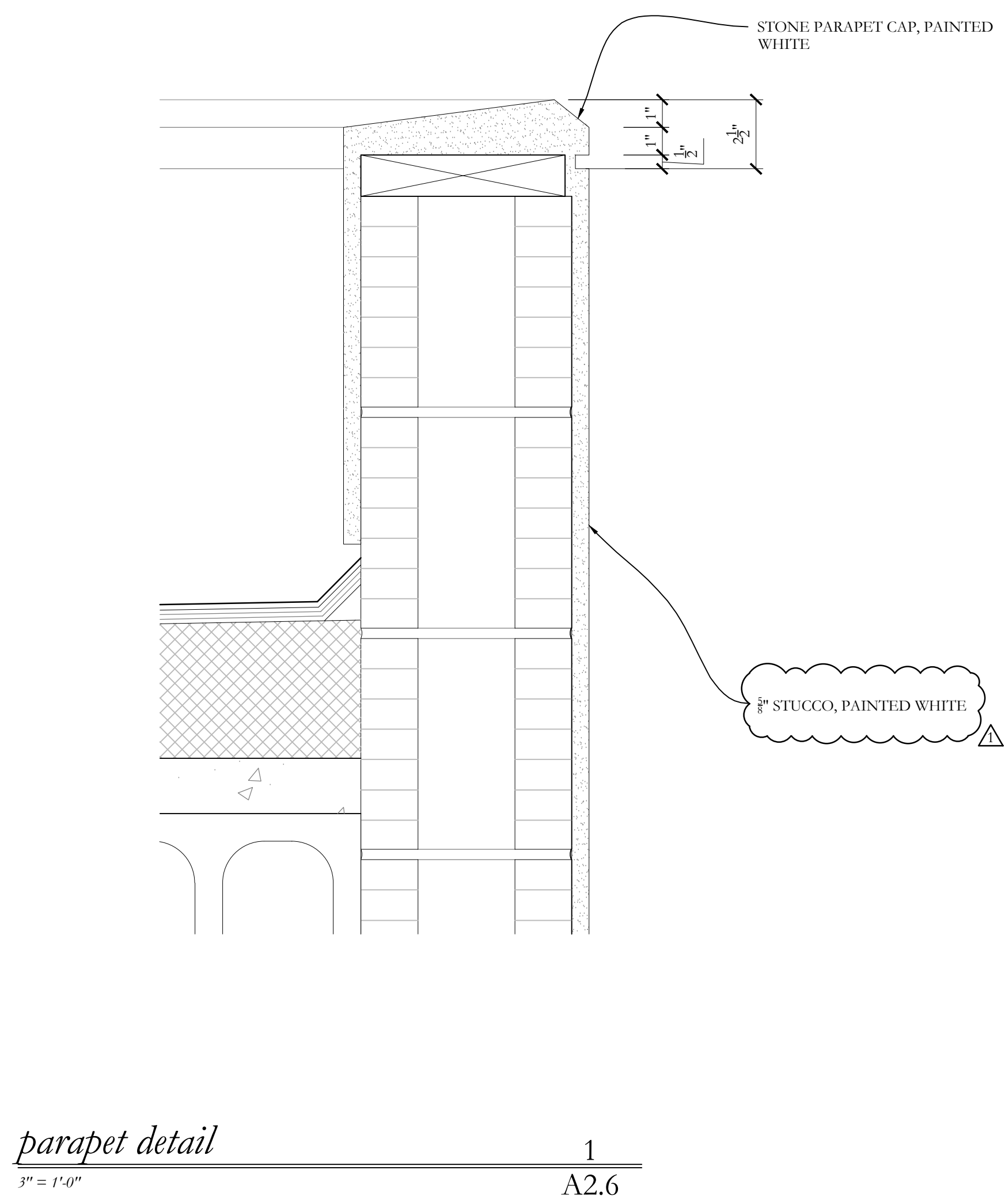
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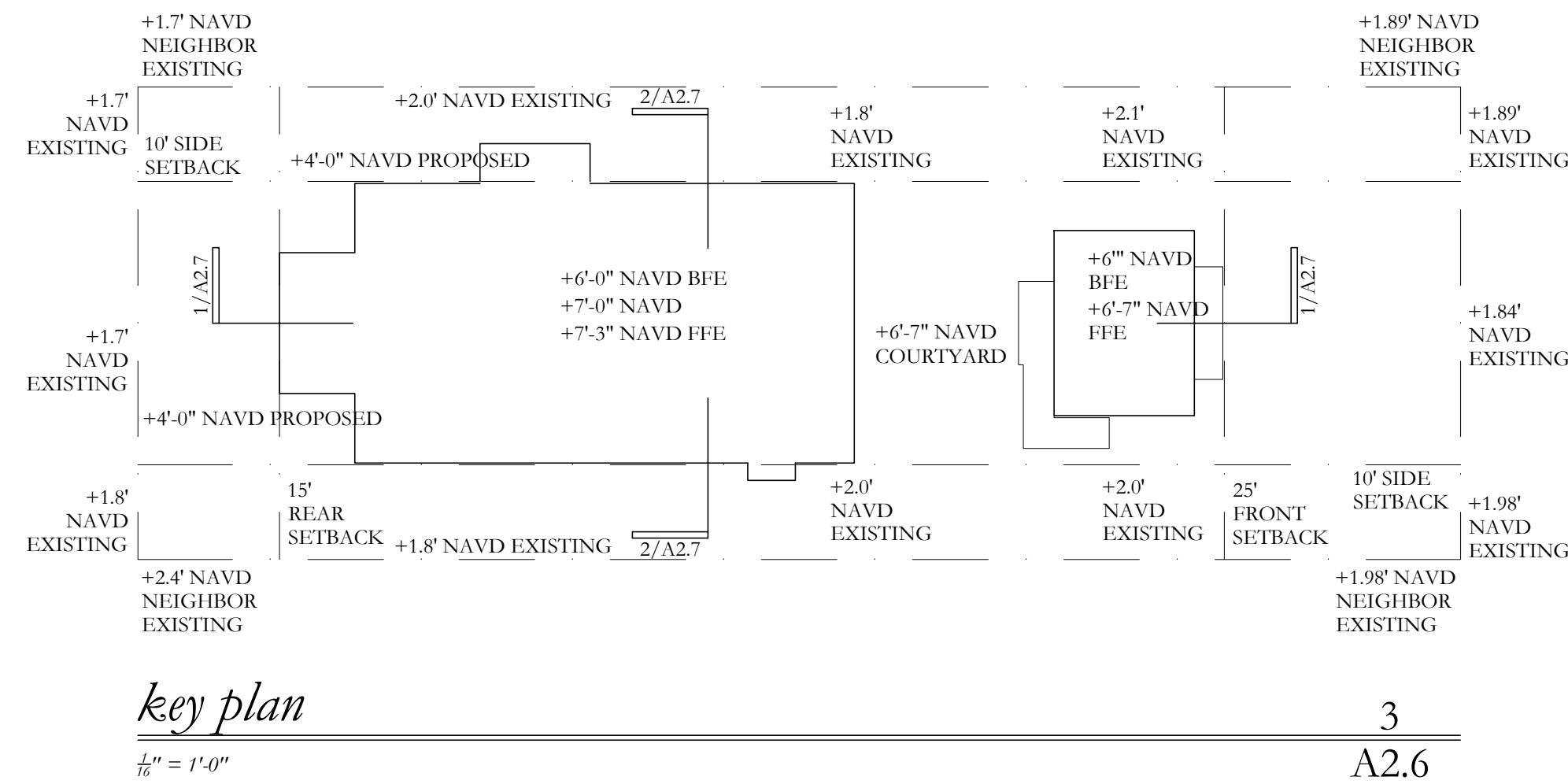
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ELEVATIONS

A2.4





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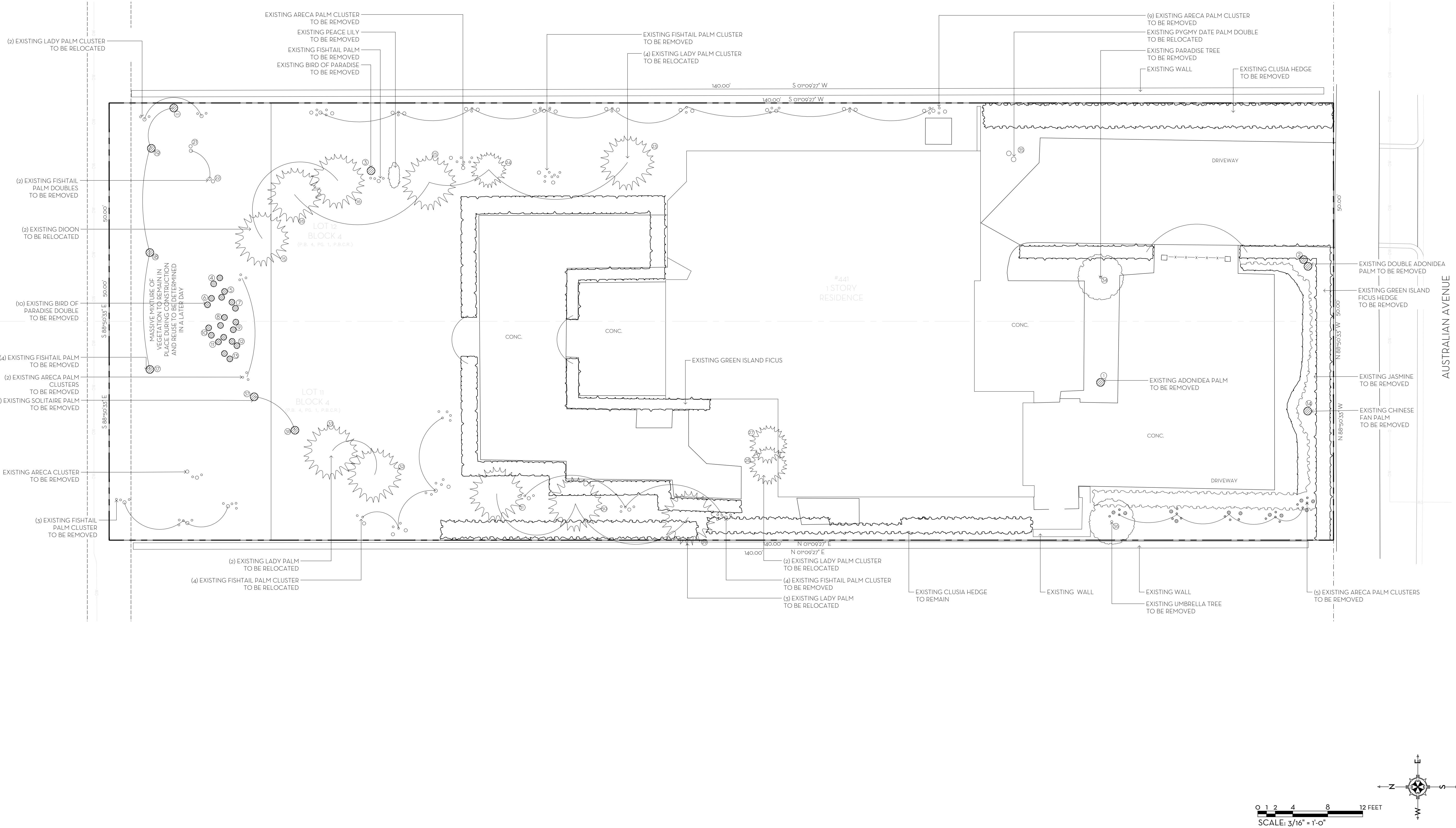
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BUILDING SECTIONS

A2.7

#	Common Name	Botanical Name	Height	Disposition	Native	#	Common Name	Botanical Name	Height	Disposition	Native
1	Adonidia Palm	Adonidia merillii	10'	Remove		20	Fishtail Palm	Caryota mitis	10'-15'	Remove	
2	Adonidia Palm (Double)	Adonidia merillii	20' GW	Remove		21	Fishtail Palm (Double)	Caryota mitis	10'-15'	Remove	
3	Bird of Paradise	Strelitzia Reginae 'Alba'	12' CT	Remove		22	Fishtail Palm (Double)	Caryota mitis	10'-15'	Remove	
4	Bird of Paradise (Double)	Strelitzia Reginae 'Alba'	20'-30' CT	Remove		23	Lady Palm (Cluster)	Rhapis	5'	Relocate	
5	Bird of Paradise (Double)	Strelitzia Reginae 'Alba'	20'-30' CT	Remove		24	Lady Palm (Cluster)	Rhapis	5'	Relocate	
6	Bird of Paradise (Double)	Strelitzia Reginae 'Alba'	20'-30' CT	Remove		25	Lady Palm (Cluster)	Rhapis	5'	Relocate	
7	Bird of Paradise (Double)	Strelitzia Reginae 'Alba'	20'-30' CT	Remove		26	Lady Palm (Cluster)	Rhapis	5'	Relocate	
8	Bird of Paradise (Double)	Strelitzia Reginae 'Alba'	20'-30' CT	Remove		27	Lady Palm (Cluster)	Rhapis	5'	Relocate	
9	Bird of Paradise (Double)	Strelitzia Reginae 'Alba'	20'-30' CT	Remove		28	Lady Palm (Cluster)	Rhapis	5'	Relocate	
10	Bird of Paradise (Double)	Strelitzia Reginae 'Alba'	20'-30' CT	Remove		29	Lady Palm (Cluster)	Rhapis	5'-8'	Relocate	
11	Bird of Paradise (Double)	Strelitzia Reginae 'Alba'	20'-30' CT	Remove		30	Lady Palm (Cluster)	Rhapis	5'-8'	Relocate	
12	Bird of Paradise (Double)	Strelitzia Reginae 'Alba'	20'-30' CT	Remove		31	Lady Palm (Cluster)	Rhapis	5'-8'	Relocate	
13	Bird of Paradise (Double)	Strelitzia Reginae 'Alba'	20'-30' CT	Remove		32	Lady Palm (Cluster)	Rhapis	5'-8'	Relocate	
14	Chinese Fan Palm	Livistona chinensis	15' GW	Remove		33	Lady Palm (Cluster)	Rhapis	5'-8'	Relocate	
15	Dioon	Cycad	5'	Relocate		34	Paradise Tree	Simarouba glauca	20'	Remove	
16	Dioon	Cycad	5'	Relocate		35	Pigmy Date Palm (Double)	Phoenix roebelenii	6'	Relocate	
17	Fishtail Palm	Caryota mitis	10'-15'	Remove		36	Umbrella Tree	Schefflera	10'	Remove	
18	Fishtail Palm	Caryota mitis	10'-15'	Remove		37	Solitaire Palm	Psychosperma elegans	30' CT	Remove	
19	Fishtail Palm	Caryota mitis	10'-15'	Remove		38	Solitaire Palm	Psychosperma elegans	30' CT	Remove	



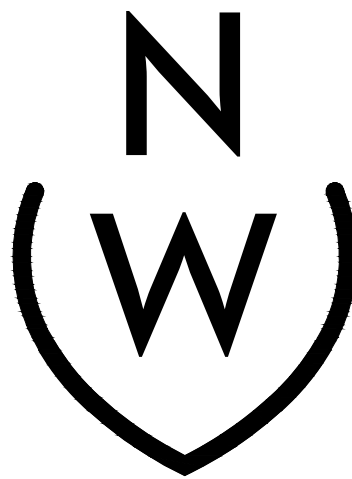
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXITING / DEMOLITION PLAN
COLLETT RESIDENCE

441 AUSTRALIAN AVENUE, PALM BEACH, FL.

2 NOVEMBER 2022
20 OCTOBER 2022
28 SEPTEMBER 2022
8 AUGUST 2022
27 JUNE 2022



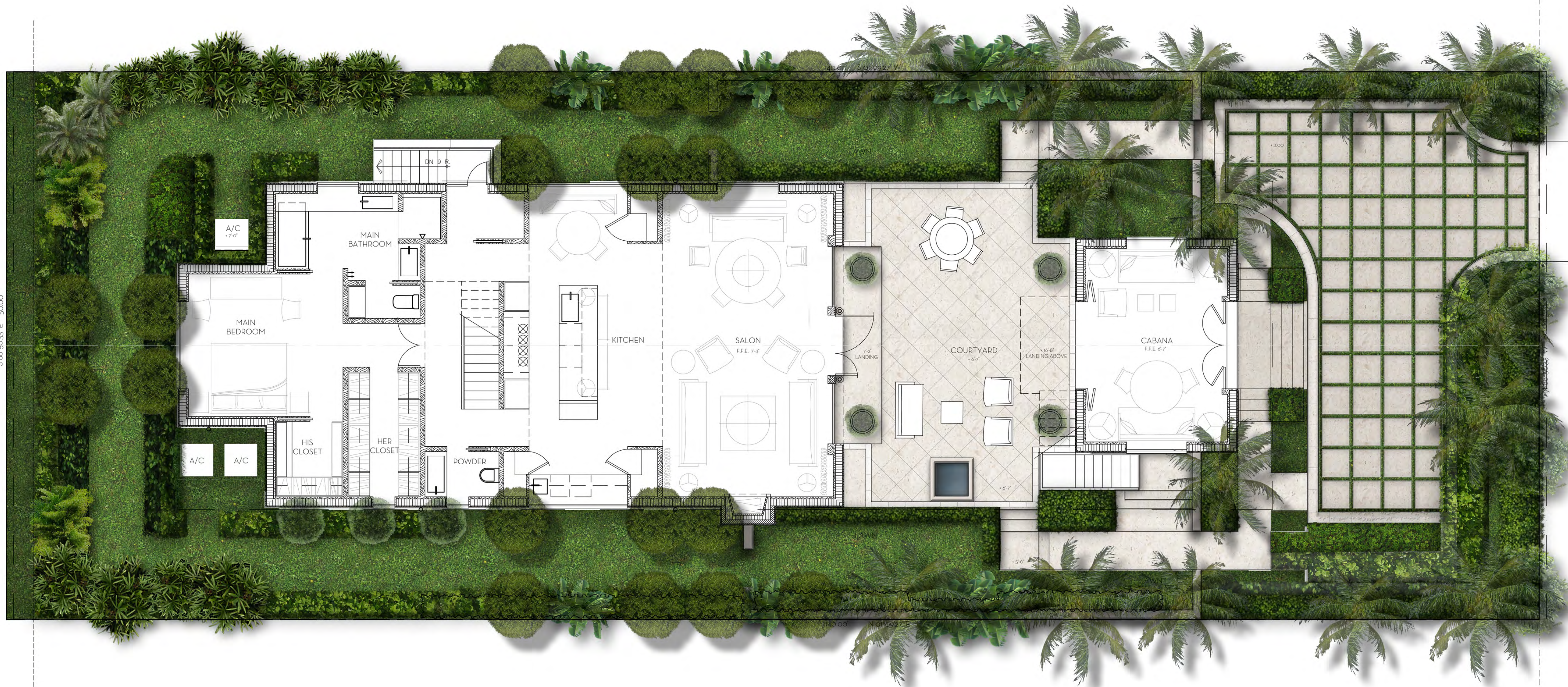
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX

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



S 88°50'31" E 50.00'

AUSTRALIAN AVENUE



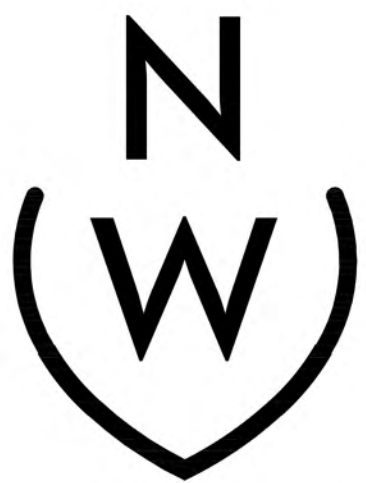
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN
COLLETT RESIDENCE

441 AUSTRALIAN AVENUE, PALM BEACH, FL.

2 NOVEMBER 2022
20 OCTOBER 2022
28 SEPTEMBER 2022
8 AUGUST 2022
27 JUNE 2022



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

Lo

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



CABANA STREET ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$



REAR ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$



MAIN HOUSE COURTYARD ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$



CABANA COURTYARD ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$

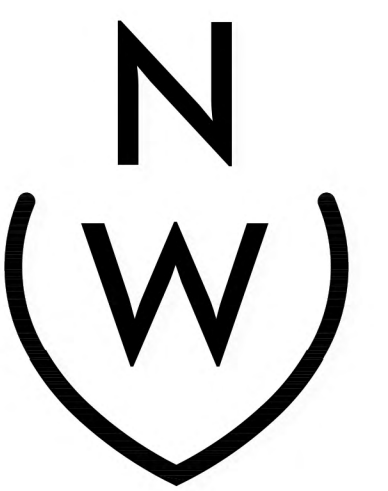
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION
COLLETT RESIDENCE
441 AUSTRALIAN AVENUE, PALM BEACH, FL.

20 OCTOBER 2022
28 SEPTEMBER 2022
8 AUGUST 2022
27 JUNE 2022

SCALE: $\frac{3}{16}" = 1'-0"$



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EL1

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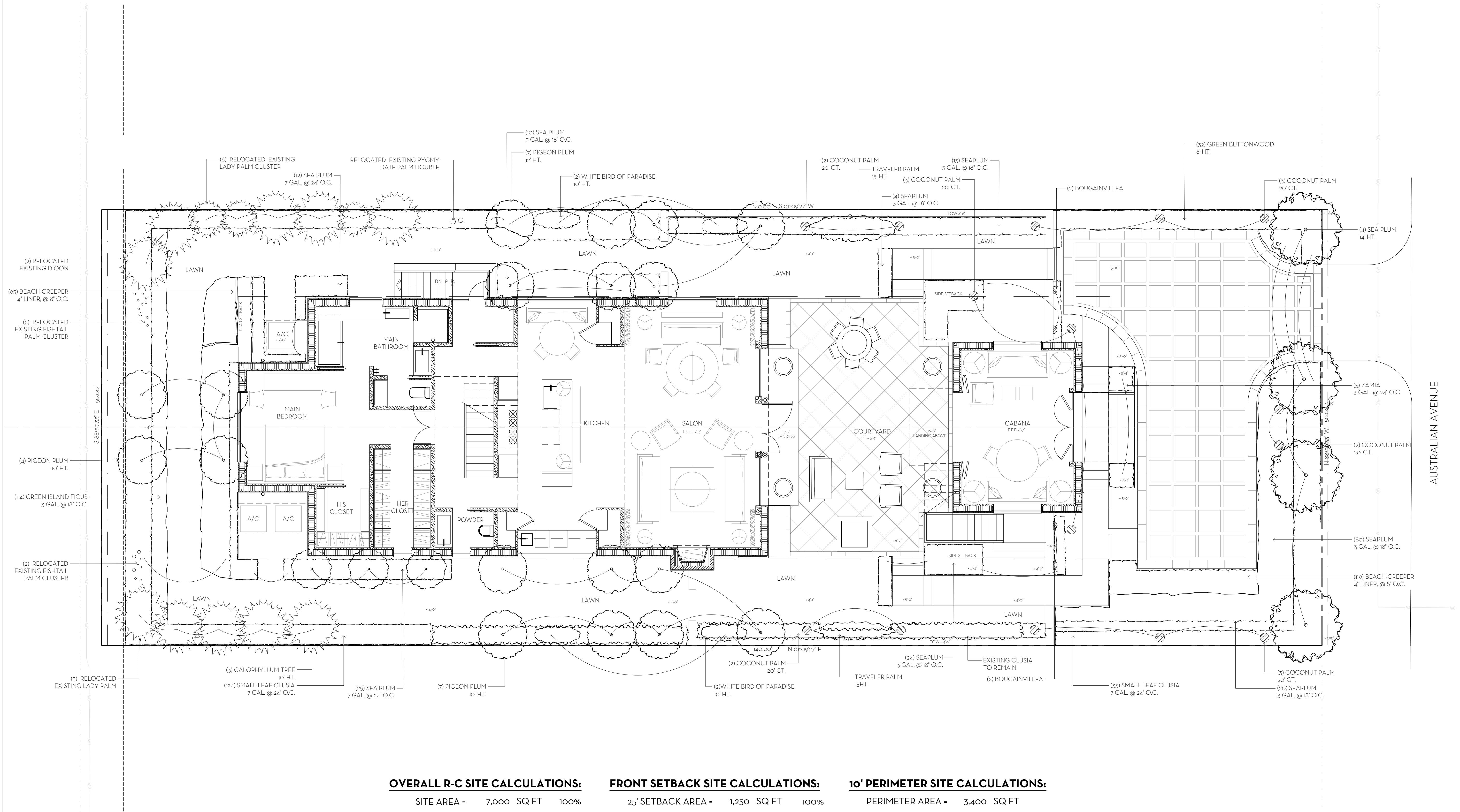
EL2



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



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



OVERALL R-C SITE CALCULATIONS:

SITE AREA = 7,000 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 3,150 SQ FT 45%
EXISTING = 4,475 SQ FT 63.9%
PROPOSED = 3,178 SQ FT 45.4%

FRONT SETBACK SITE CALCULATIONS:

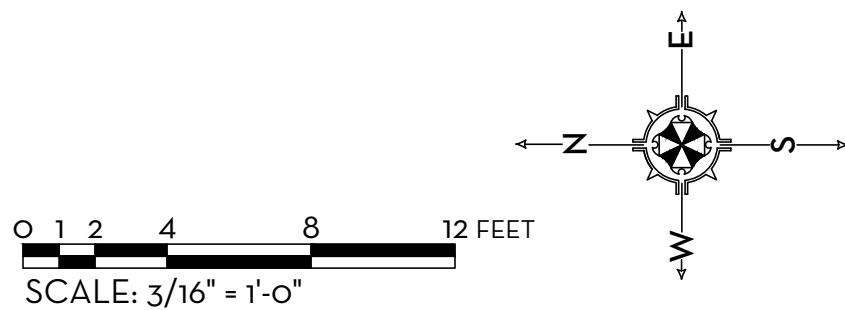
25' SETBACK AREA = 1,250 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 500 SQ FT 40%
EXISTING = 471 SQ FT 37.7%
PROPOSED = 513 SQ FT 41%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 3,400 SQ FT

MINIMUM LANDSCAPE:
(50% OF 3,400 SF) = 1,700 REQUIRED
EXISTING = 2,646 SQ FT
PROPOSED = 2,752 SQ FT



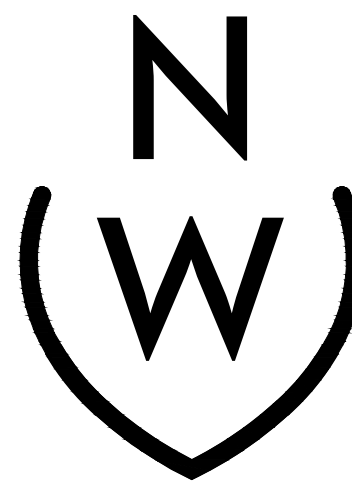
MARIO F. NIEVERA

State of Florida
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6666856

LANDSCAPE PLAN
COLLETT RESIDENCE

441 AUSTRALIAN AVENUE, PALM BEACH, FL.

2 NOVEMBER 2022
20 OCTOBER 2022
28 SEPTEMBER 2022
8 AUGUST 2022
27 JUNE 2022

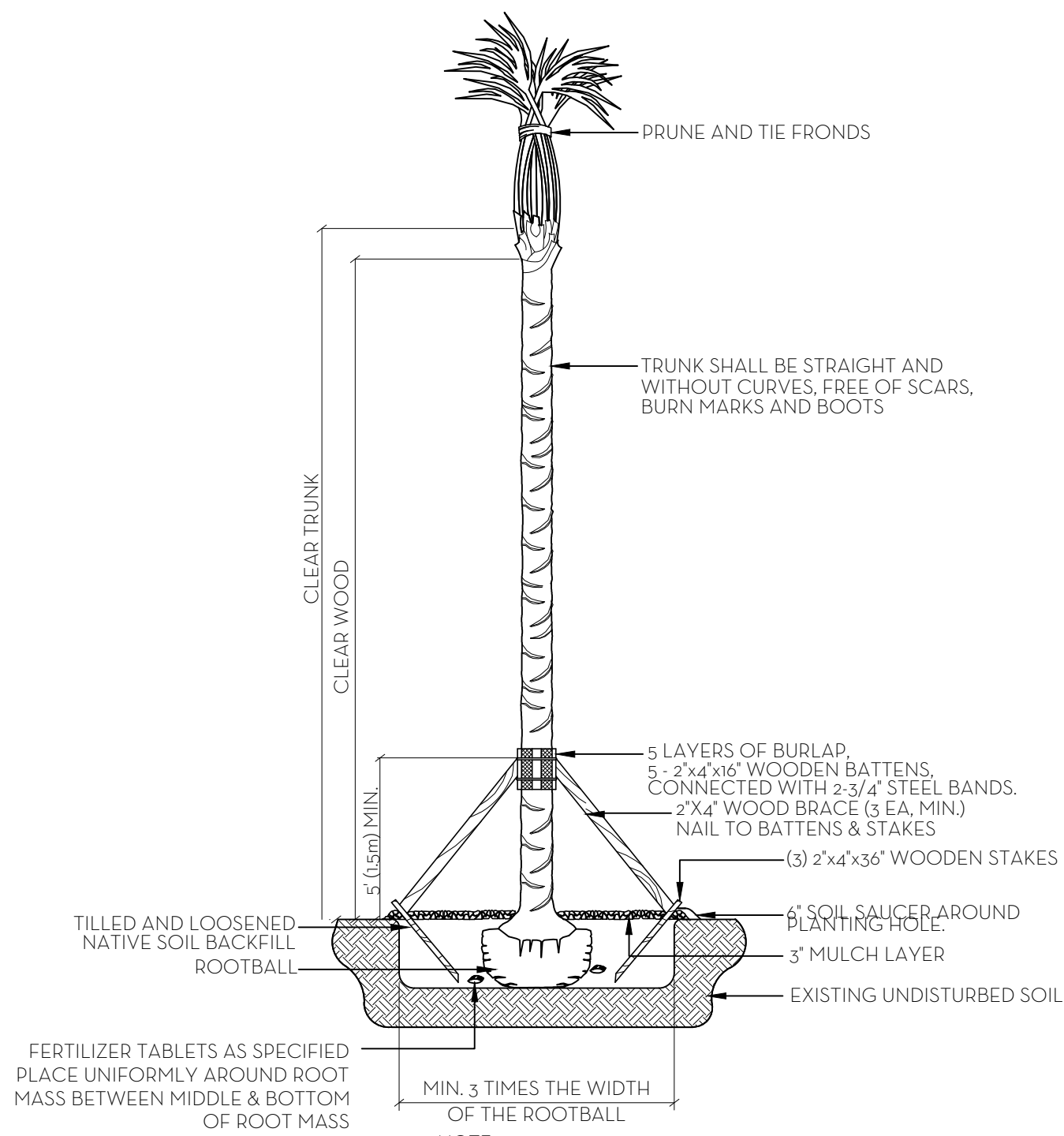


NIEVERA WILLIAMS
DESIGN

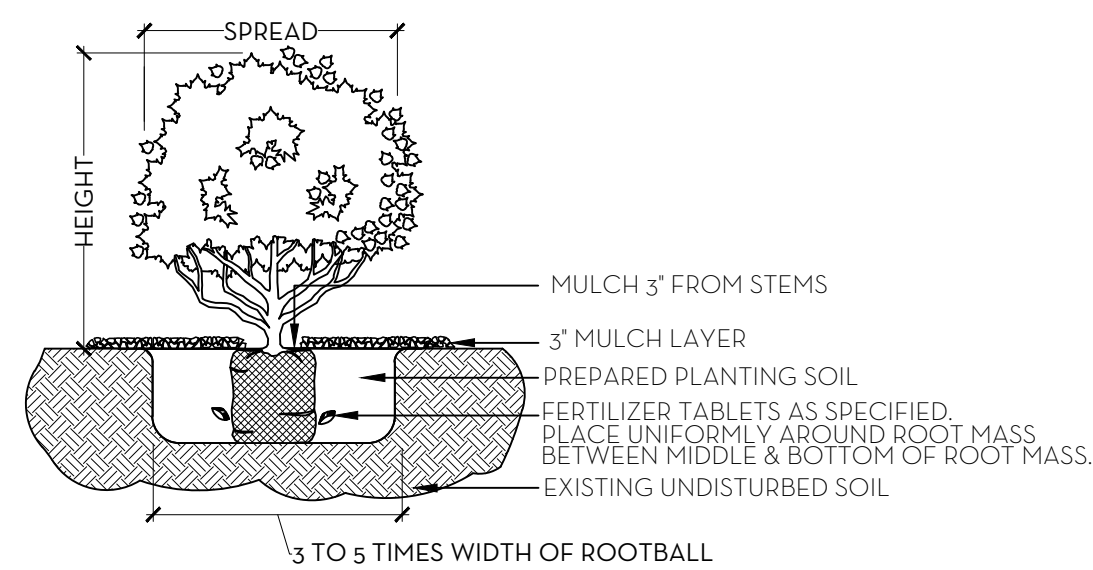
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Suite 502
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LP1

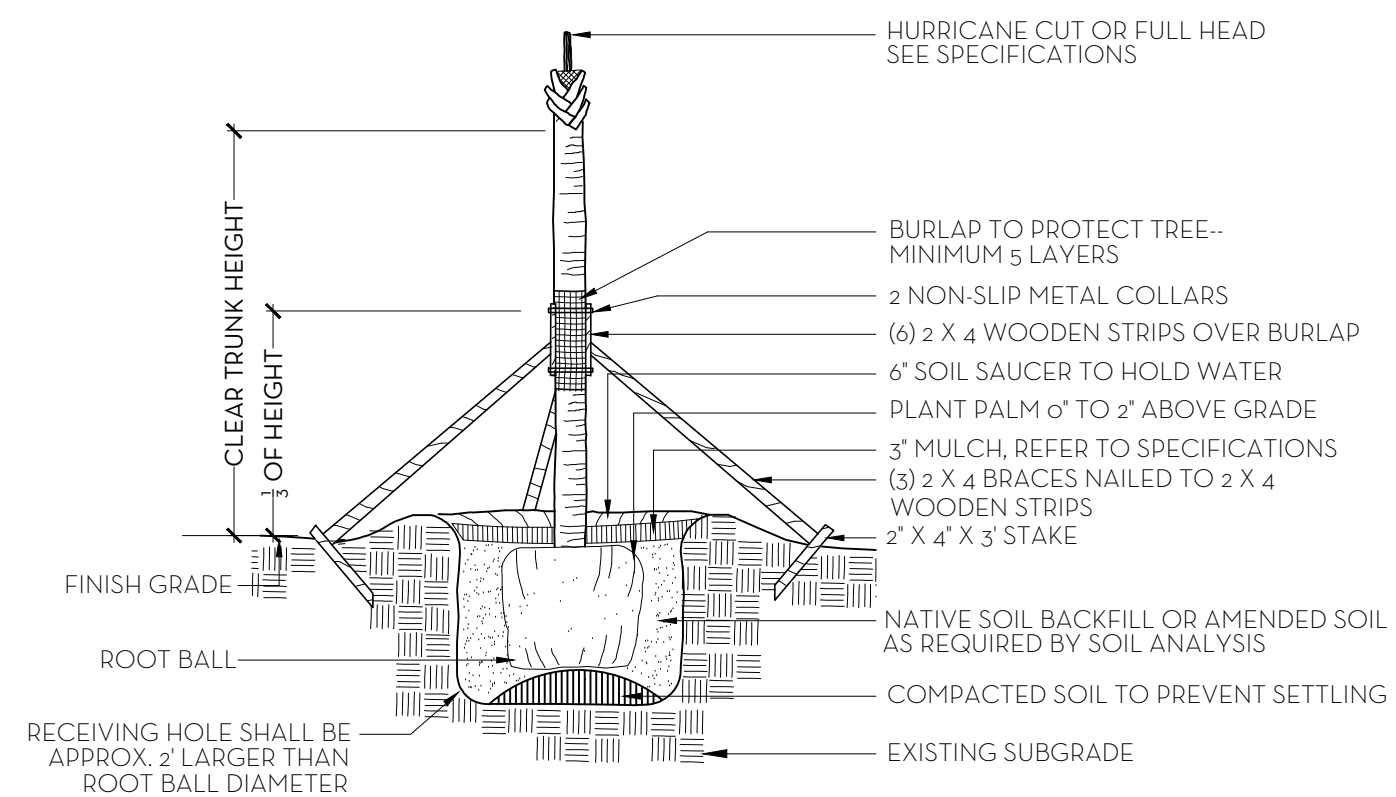


PALM PLANTING DETAIL
N.T.S.



SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

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



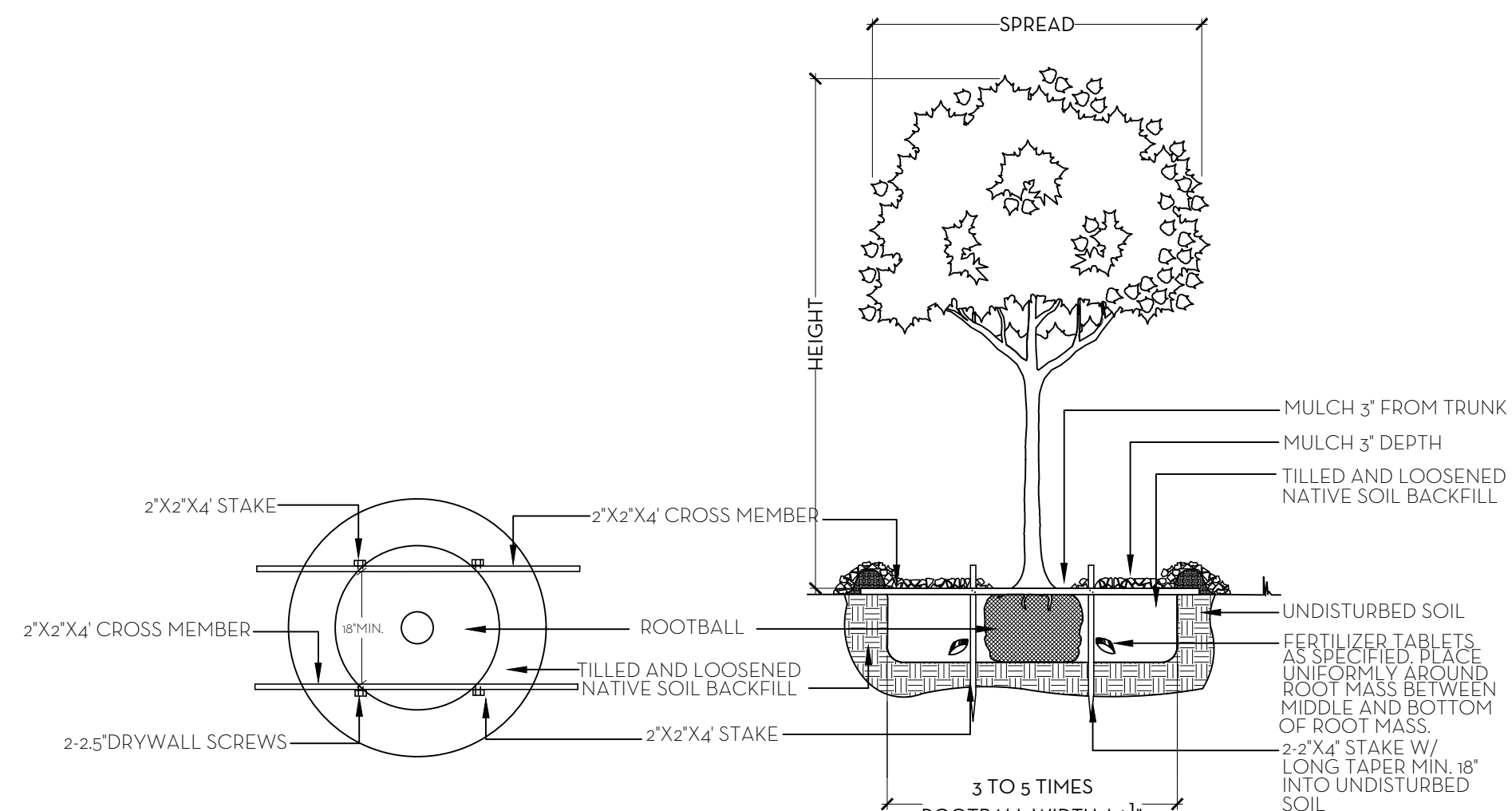
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

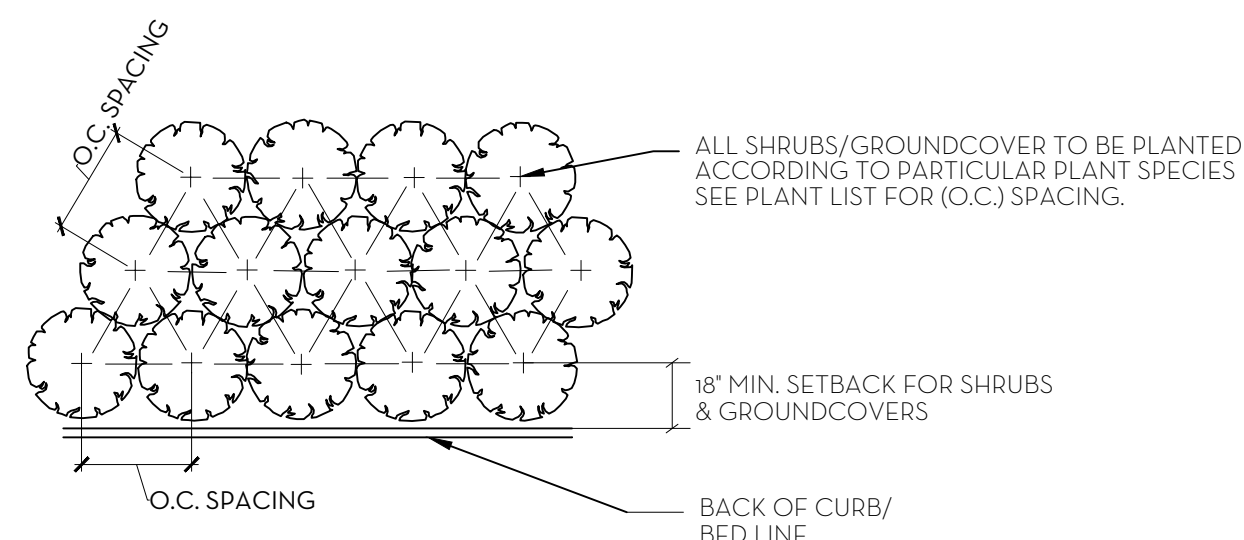
FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS
GROUND COVER AREAS
ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

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

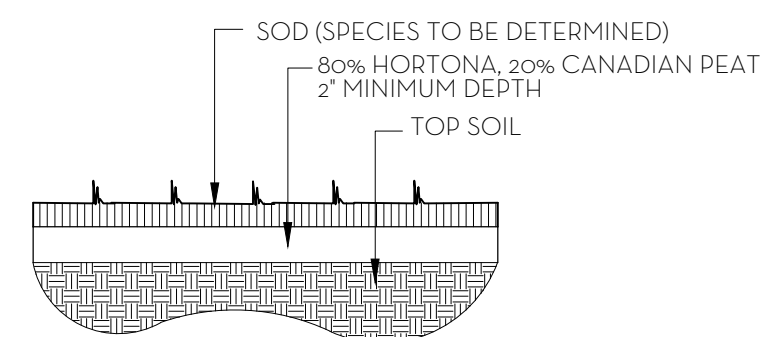


TREE PLANTING DETAIL
N.T.S.

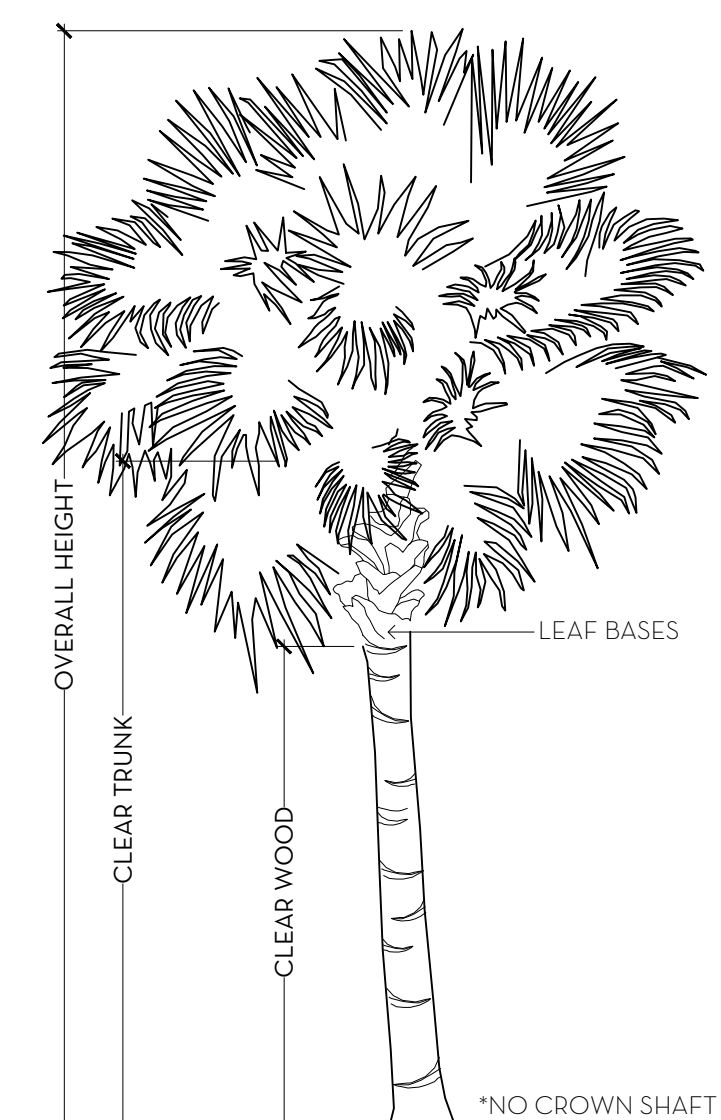


PLANT SPACING DETAIL
N.T.S.

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



SOD PLANTING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

 NIEVERA WILLIAMS DESIGN	441 Australian Ave, Palm Beach, FL 33480					11/2/2022
Landscape Material Schedule						
ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION	
TREES						
	PIGEON PLUM	Coccoloba diversifolia	11	✓	10' HT.	
	PIGEON PLUM	Coccoloba diversifolia	7	✓	10' HT.	
	CALOPHYLLUM	Calophyllum	3		10' HT.	
	WHITE BIRD OF PARADISE	Strelitzia nicotai	4		10' HT.	
	SEA PLUM	Coccoloba 'Sea Plum'	4	✓	16' HT.	
			29	75%		
PALMS						
	COCONUT PALM	Cocos nucifera	15		20' CT.	
	TRAVELER'S PALM	Ravenea madagascariensis	2		15' HT.	
			17	N/A		
HEDGE/SHRUB						
	GREEN ISLAND FICUS	Ficus microcarpa 'Green Island'	124		3 GAL. @ 18" O.C.	
	GREEN BUTTWOOD	Conocarpus erectus	50	✓	6' HT.	
	SMALL LEAF CLUSIA	Clusia guttifera	142		7 GAL. @ 24" O.C.	
	SEA PLUM	Coccoloba 'Sea Plum'	37	✓	7 GAL. @ 24" O.C.	
	SEA PLUM	Coccoloba 'Sea Plum'	100	✓	3 GAL. @ 18" O.C.	
			543	55%		
GROUND COVERS/VINES						
	ZAMIA	Zamia furfuracea	5		3 GAL. @ 24" O.C.	
	BOUGAINVILLEA	Bougainvillea	4			
	BEACH CREEPER	Ernodea littoralis	184	✓	2" LINER @ 8" O.C.	
			103	95%		
SOD						
	ZOYSIA	Zoysia Diamond				

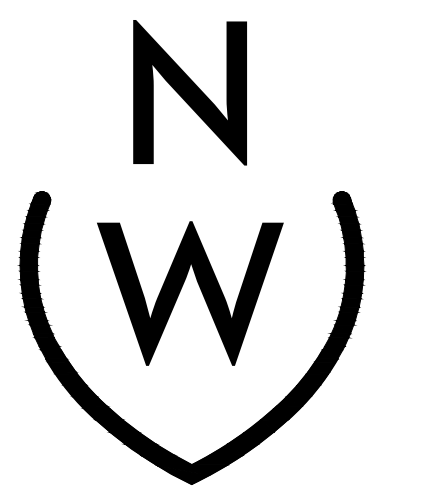
Landscape Legend		
Property Address:	441 AUSTRALIAN AVE	
	Required	Proposed
Lot Size (sq ft)	7,000	7,000
Landscape Open Space (LOS) (Sq Ft and %)	3,150 (45%)	3,178(45.4%)
Perimeter LOS (Sq Ft and %)	1,700 (50%)	2,752 (61%)
Front Yard LOS (Sq Ft and %)	500 (40%)	485 (38.8%)
Native* Trees %	N/A	76%
Native* Palms %	N/A	N/A
Native* Shrubs %	N/A	51%
Native* Vines / Ground Cover %	N/A	95%

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS
COLLETT RESIDENCE
441 AUSTRALIAN AVENUE, PALM BEACH, FL.

2 NOVEMBER 2022
20 OCTOBER 2022
28 SEPTEMBER 2022
8 AUGUST 2022
27 JUNE 2022



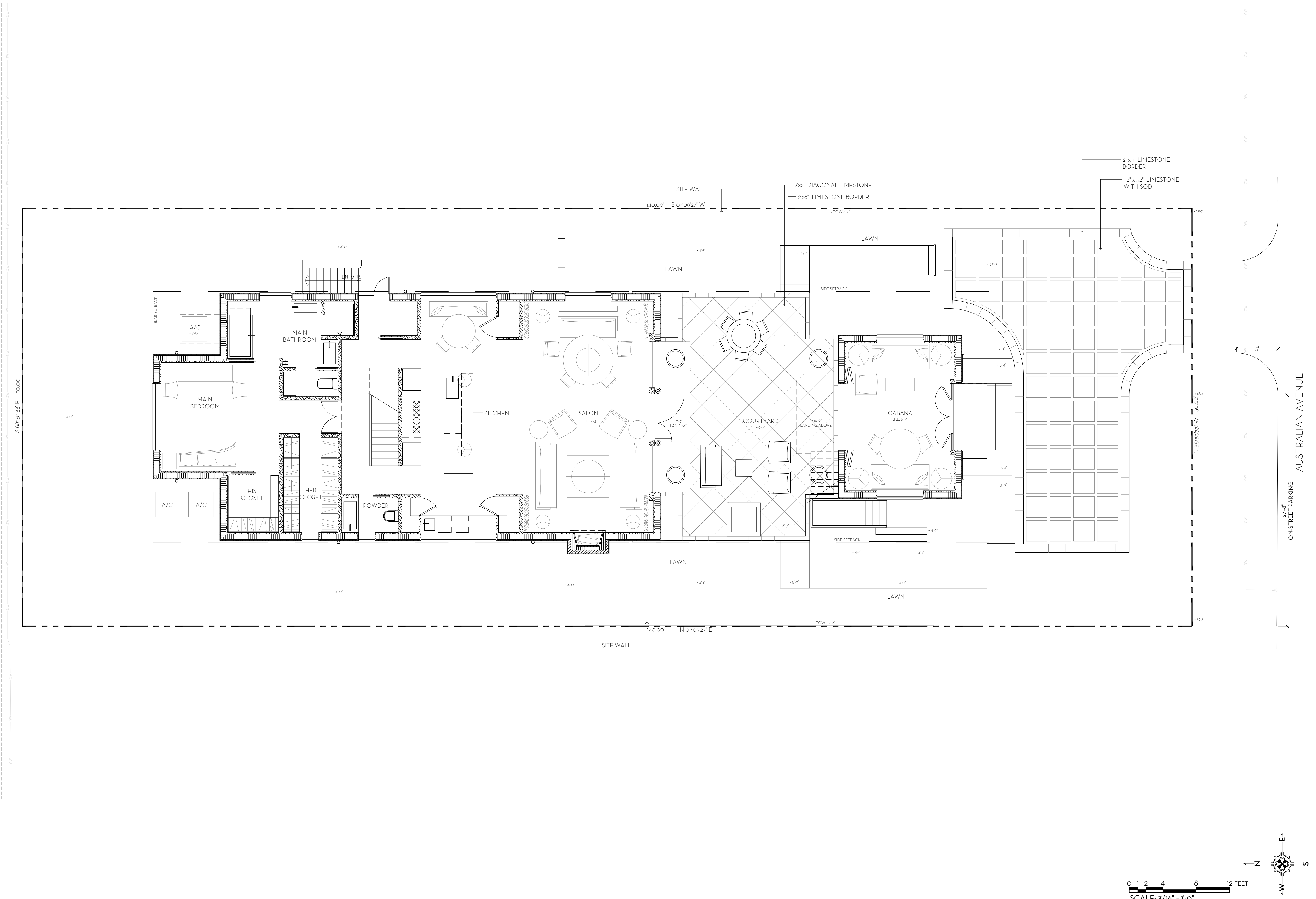
NIEVERA WILLIAMS
DESIGN

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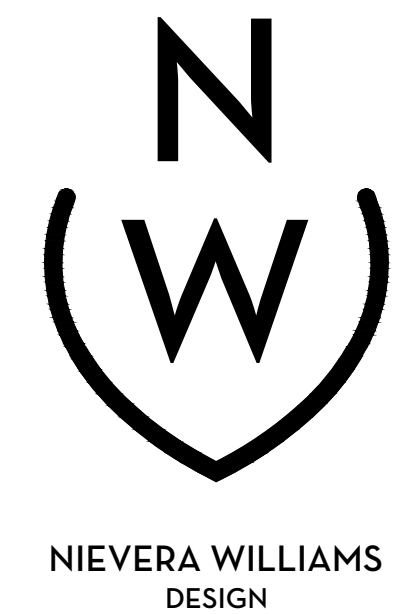
LP2

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



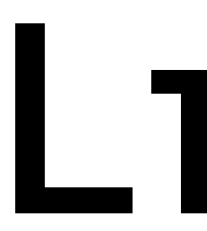
MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
COLLETT RESIDENCE
441 AUSTRALIAN AVENUE, PALM BEACH, FL.
2 NOVEMBER 2022
20 OCTOBER 2022
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SCALE: 3/16" = 1'-0"

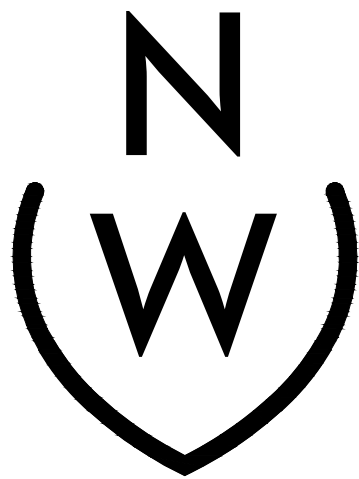
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN
COLLETT RESIDENCE

441 AUSTRALIAN AVENUE, PALM BEACH, FL.

2 NOVEMBER 2022
20 OCTOBER 2022
28 SEPTEMBER 2022
8 AUGUST 2022
27 JUNE 2022



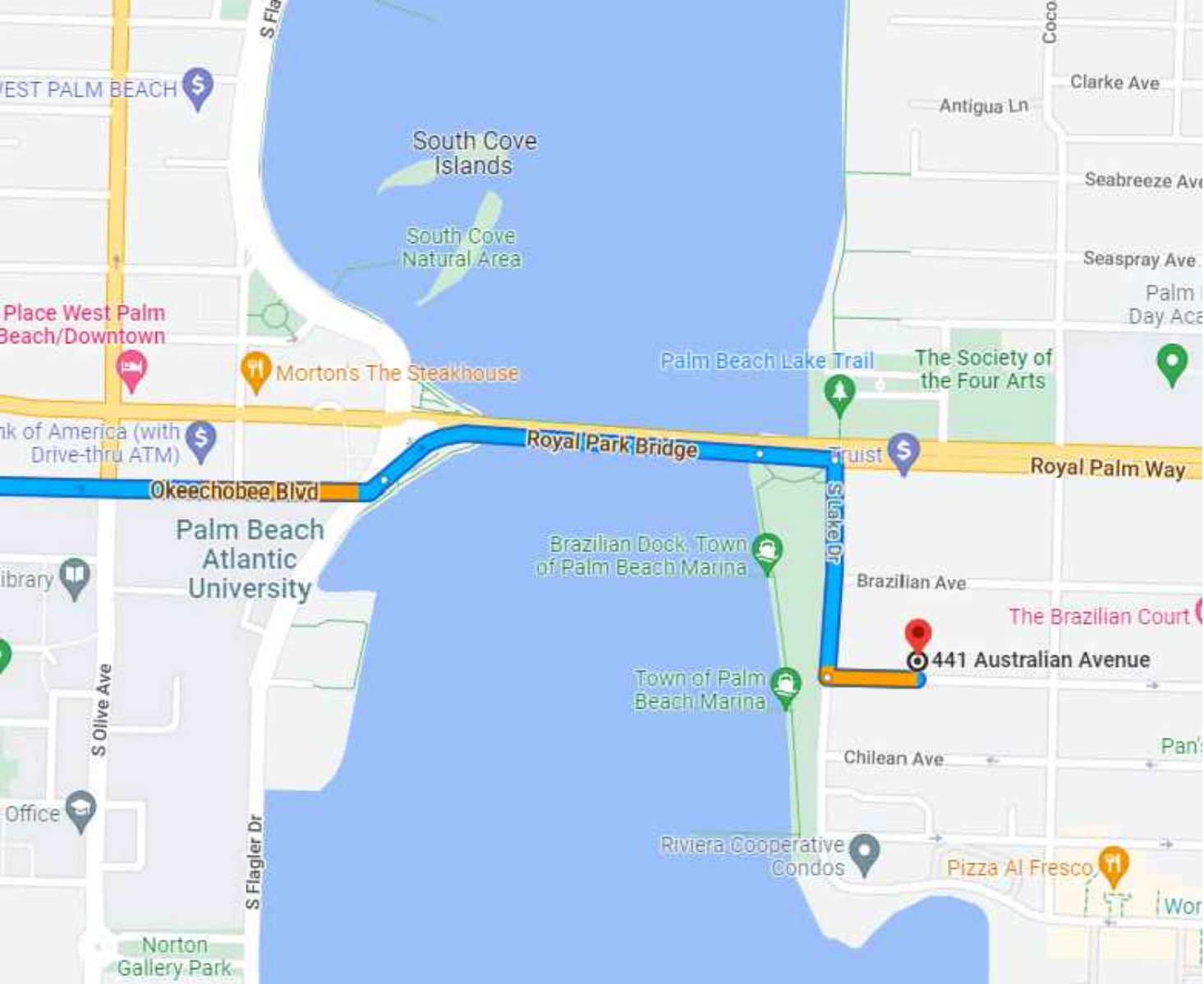
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DESIGN

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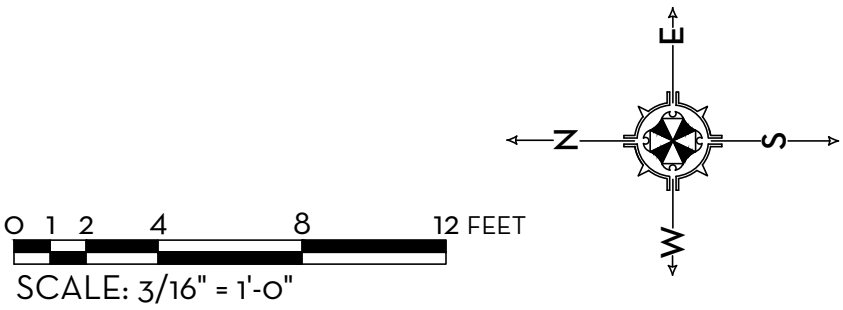
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CSP

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



TRUCK ROUTE



STORMWATER RETENTION CALCULATIONS
(Basin A)

A. SITE INFORMATION

Total Property Area = 7,000 sq.ft.

Drainage Basin Area = 5,293 sq.ft.

Drainage Area Impervious Surface = 2,700 sq.ft.

Drainage Area Pervious Surface = 2,593 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method ($Q=CiA$)

where:

$C=1.0$ (impervious surface)

$C=0.2$ (pervious surface)

$i=2$ in/hr

Impervious Surface Runoff Volume:

$1.0 \times 2 \text{ in/hr} \times 2,700 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 450 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 2,593 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 86 \text{ cu.ft.}$

Total Volume to be Retained = 536 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #A-1

L = Total Length of Trench Provided = 30 ft

W = Trench Width = 4 ft

K = Hydraulic Conductivity = 0.000309 cfs/sq.ft./ft. of head

H_2 = Depth to Water Table = 2.50 ft

DU = Un-Saturated Trench Depth = 1.50 ft

DS = Saturated Trench Depth = 0.50 ft

V = Volume Treated = 688 cu.ft.

(Basin B)

A. SITE INFORMATION

Drainage Basin Area = 1,707 sq.ft.

Drainage Area Impervious Surface = 1,036 sq.ft.

Drainage Area Pervious Surface = 671 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method ($Q=CiA$)

where:

$C=1.0$ (impervious surface)

$C=0.2$ (pervious surface)

$i=2$ in/hr

Impervious Surface Runoff Volume:

$1.0 \times 2 \text{ in/hr} \times 1,036 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 173 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 671 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 23 \text{ cu.ft.}$

Total Volume to be Retained = 196 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #B-1

L = Total Length of Trench Provided = 42 ft

W = Trench Width = 8 ft

K = Hydraulic Conductivity = 0.000309 cfs/sq.ft./ft. of head

H_2 = Depth to Water Table = 0.00 ft

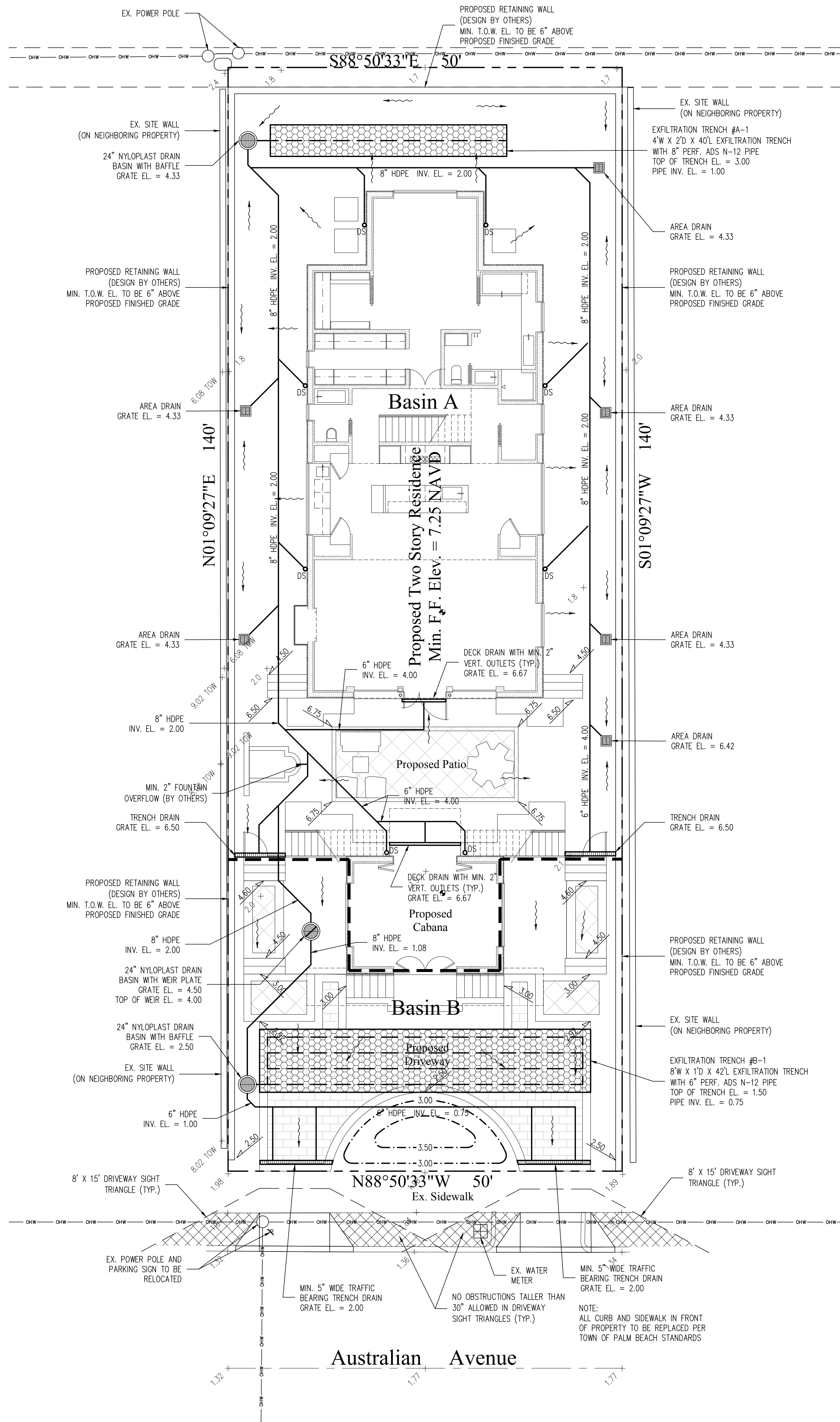
DU = Un-Saturated Trench Depth = 0.00 ft

DS = Saturated Trench Depth = 1.00 ft

V = Volume Treated = 0 cu.ft.

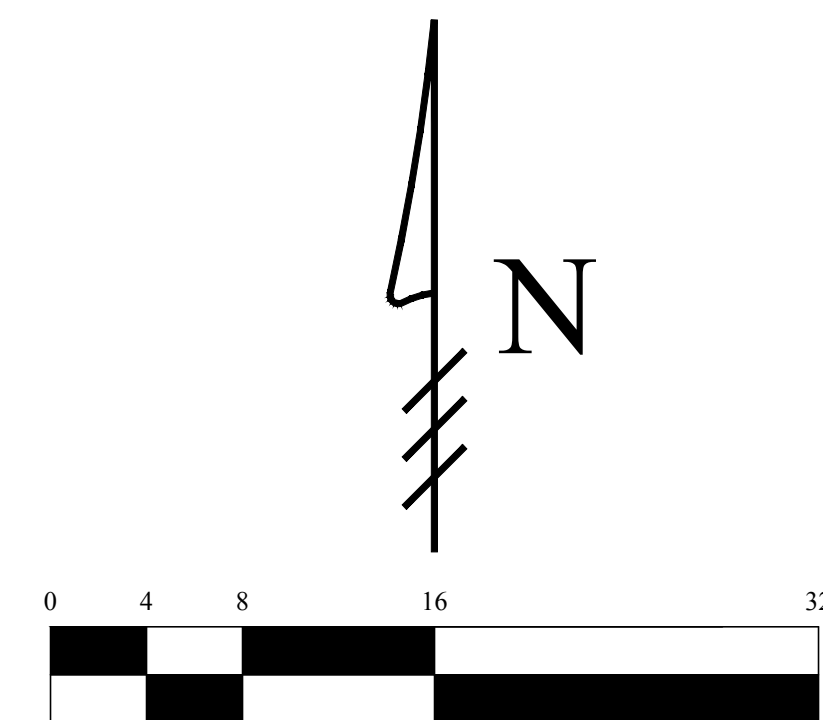
Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.



Legend

- EXISTING ELEVATION PER AVIROM & ASSOCIATES (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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

07/29/22 UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS

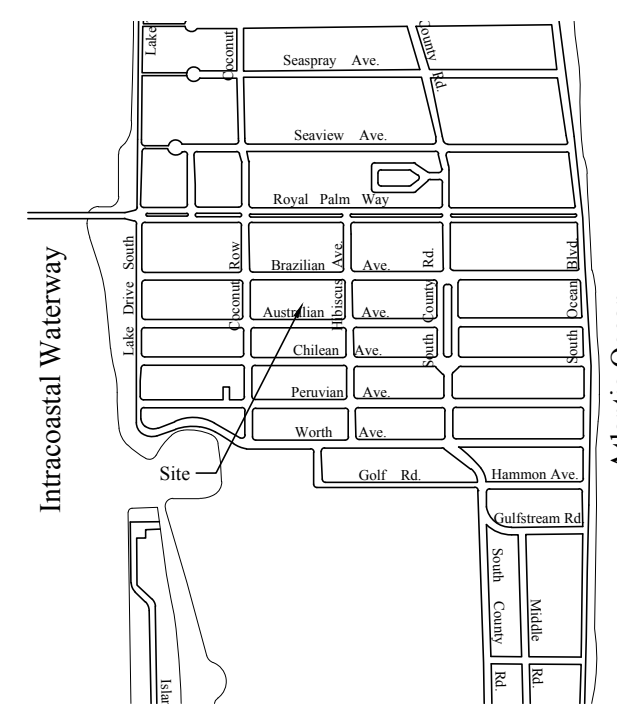
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Plan Background from Hardscape Plan by Nievera Williams Design Received 7/29/22

ARC-22-187
ZON-22-129

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48 HOURS BEFORE DIGGING
CALL
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



Location Map
N.T.S.

Gruber Consulting
Engineers, Inc.
5474 MERCEDES AVENUE, SUITE 305
WEST PALM BEACH, FL 33409
PHONE: 561.312.2841
office@gruberengineers.com

Project Information				
Project No.	2022-0076	Issue Date	06/27/2022	Scale
Issue Date	06/27/2022	Scale	1/8" = 1'-0"	Drawn By
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
Drawn By	KM	Checked By	CG	

Conceptual Site Grading & Drainage Plan For:

Proposed Residence

Palm Beach, Florida

441 Australian Avenue

Revisions

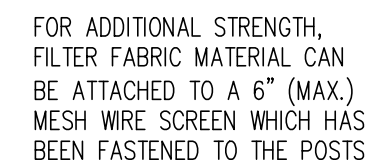
1	07/29/2022
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Chad M. Gruber

FL P.E. No. 57466

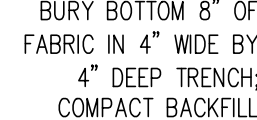
Sheet No.

C-1

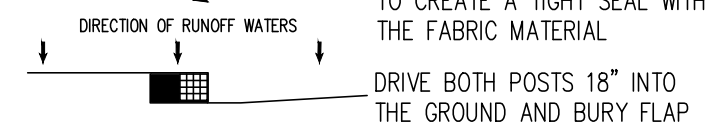


- 1) The height of a silt fence shall not exceed 36".
- 2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
- 3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
- 4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
- 5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend to the trench a minimum of 24" and shall not extend more than 36" above the original ground surface.
- 6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
- 7) The trench shall be backfilled and the soil compacted over the filter fabric.

N.T.S.

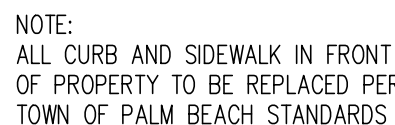


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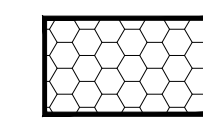


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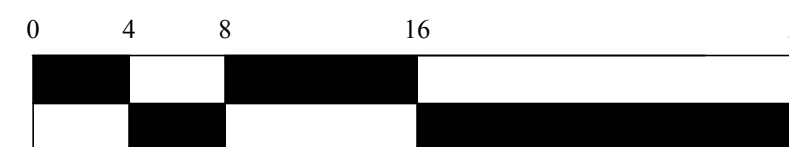
- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per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



N.T.S



CONSTRUCTION STAGING AREA



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



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Plan Background from Hardscape Plan by
Nievera Williams Design Received 7/29/22

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

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.



**Gruber Consulting
Engineers, Inc.**

475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information	
Project No.	2022-0076
Issue Date	06/24/2022
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Conceptual Construction Staging & Parking and Erosion Control Plan For:

Proposed Residence

Palm Beach, Florida

441 Australian Avenue

Revisions	
1	
2	
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Chad M. Gruber

FL P.E. No. 57466

Sheet No.

EC-1