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- 31. LANDSCAPE PLAN
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- 34. SECTION DIAGRAMS
- 35. CIVIL PLAN

SKA ARCHITECT + PLANNER  
249 PERUVIAN AVENUE, SUITE F-2  
PALM BEACH, FLORIDA 33480  
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(561) 832 – 7828 FACSIMILE  
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Dustin M. Mizell  
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Environmental Design Group

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139 North County Rd, Suite 20-B  
Palm Beach, Florida 33480  
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Chad M. Gruber  
Gruber Consulting Engineers

247 Mercer Ave, Suite 305  
West Palm Beach, FL 33401  
561.312.2041

422 DEVELOPMENT GROUP, LLC  
422 AUSTRALIAN AVENUE  
PALM BEACH, FLORIDA 33480  
NEW CONSTRUCTION

ARCOM  
ARC-22-244  
FEBRUARY 22, 2023

TOWN COUNCIL  
ZON-23-004  
MARCH 15, 2023

SKA ARCHITECT + PLANNER  
PATRICK W. SEGRAVES, A.I.A.  
DANIEL A. CLAVIJO, MBA, ASSOCIATE A.I.A.

PROJECT DESCRIPTION

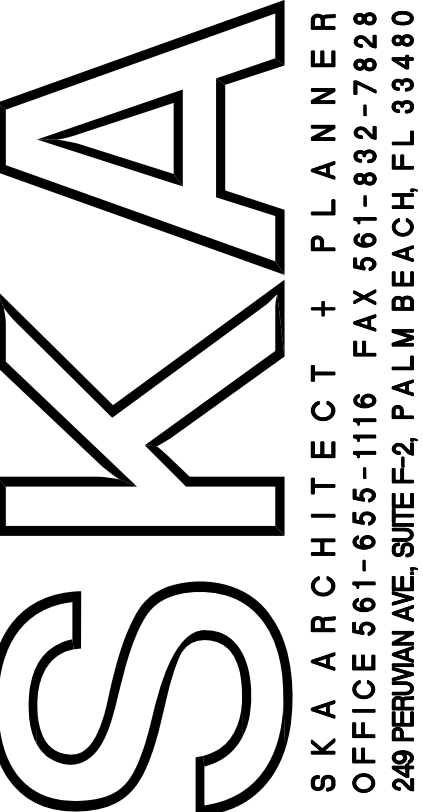
New construction of a two story residence in Mediterranean Revival Style. New landscape and hardscape.

VARIANCES 134-201 N/A

- 1. Section 134-948(1). Variance to permit construction of a new single-family residence on a lot with an area of 6,250 sq. ft. in lieu of 10,000 sq. ft. minimum required.
- 2. Section 134-948(2). Variance to permit construction of a new single-family residence on a lot with a width of 50’ in lieu of 75’ required.
- 3.Variance for wall height of 9.5’ in lieu of the 7’ maximum allowed from lowest grade in east side yard.

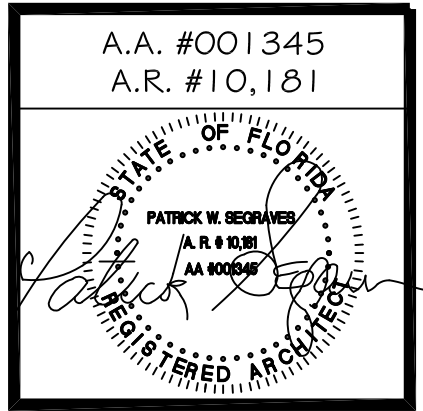
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PRE-APP SUBMITTAL  
09-19-2022  
FIRST SUBMITTAL  
10-03-2022  
FINAL SUBMITTAL  
10-24-2022  
SECOND SUBMITTAL  
11-28-2022  
NTP - DROP OFF  
12-09-2022



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:  
422 DEVELOPMENT GROUP, LLC  
422 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480



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SHEET NUMBER:

ISSUE DATE: 10-1-22  
JOB #: ARC-22-244 ZON-23-004



A/C = 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. = CROWN 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  
DW = DRIVEWAY  
EL. = ELEVATION  
ENC. = ENCROACHMENT  
E.O.P. = EDGE OF PAVEMENT  
E.O.W. = EDGE OF WATER  
ESMT = EASEMENT  
F.D.C. = FIRE DEPARTMENT CONNECTION  
FFE = FINISHED FLOOR ELEVATION  
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 RECORDS 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.E. = POOL EQUIPMENT  
P.G. = 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  
P.V.M.T. = PAVEMENT  
(R) = RADIAL  
R = RADIUS  
RGE. = RANGE  
R.P.B. = ROAD PLAT BOOK  
R.P.Z. = REDUCED PRESSURE ZONE  
RW = 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  
Δ = 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  
⚡ = CABLE TV RISER  
⚡ = ELECTRIC BOX  
⚡ = GAS METER  
Ⓢ = SANITARY MANHOLE

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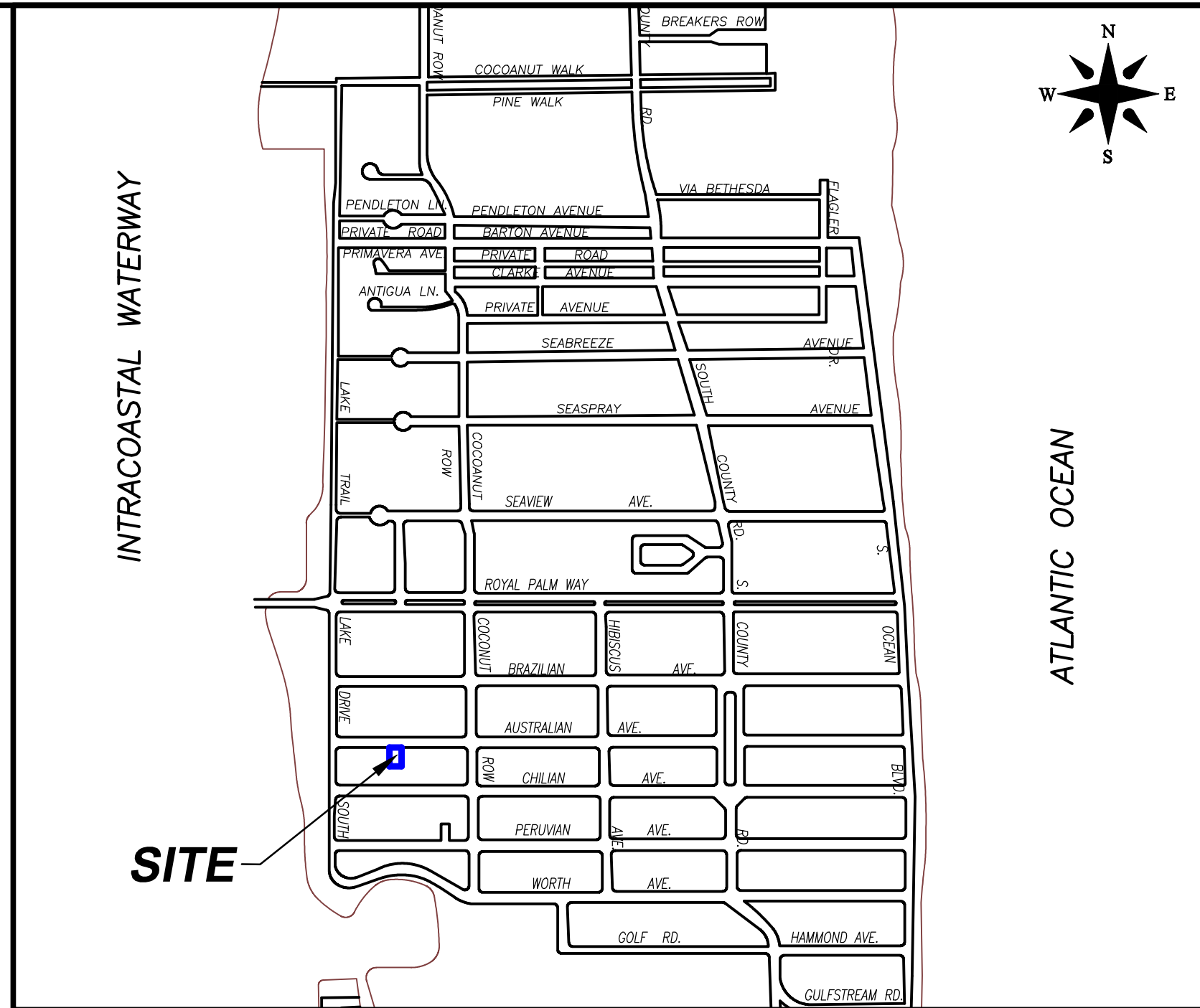
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FIELD: L.E.	JOB No.: 20-1187.2	F.B. PB339 PG. 13
OFFICE: S.W.	DATE: 09/22/22	DWG. No.: 20-1187
C'K'D.: C.W.	REF.: 20-1187.DWG	SHEET: 1 OF 1





# 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:	422 AUSTRALIAN AVENUE		
2	Zoning District:	R-C MEDIUM DENSITY RESIDENTIAL		
3	Structure Type:	TWO STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ.FT.	6,250 SQ.FT.	6,250 SQ.FT.
6	Lot Depth	100.00'	125.00'	125.00'
7	Lot Width	75.00'	50.00'	50.00'
8	Lot Coverage (Sq Ft and %)	30%	0	1,868 SQ.FT. (29.88%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	NA	0	3,736 SQ.FT.
10	Cubic Content Ratio (CCR) (R-B ONLY)	NA	NA	NA
11	*Front Yard Setback (Ft.)	25.00'	0	25.0'
12	* Side Yard Setback (1st Story) (Ft.)	10.00'	0	NA
13	* Side Yard Setback (2nd Story) (Ft.)	10.00'	0	10.0'
14	*Rear Yard Setback (Ft.)	15.00'	0	15.0'
15	Angle of Vision (Deg.)	NA	NA	61
16	Building Height (Ft.)	23.50'	0	22.0'
17	Overall Building Height (Ft.)	31.50'	0	27.5'
18	Crown of Road (COR) (NAVD)	NA	1.92'	1.92'
19	Max. Amount of Fill Added to Site (Ft.)	2.54'	NA	2.54'
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	NA	7.00'
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	7.00'	7.00'
22	FEMA Flood Zone Designation	NA	AE	AE
23	Base Flood Elevation (BFE)(NAVD)		6.00'	6.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	45%	1,829 SQ.FT. (29.3%)	2,814.99 SQ.FT (45.03%)
25	Perimeter LOS (Sq Ft and %)	50%	1,551 SQ.FT. (50.0%)	2,331 SQ.FT (75.2%)
26	Front Yard LOS (Sq Ft and %)	40%	NA	NA
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



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:  
**422 DEVELOPMENT GROUP, LLC**  
422 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181

*Patrick W. Secor*  
PATRICK W. SECOR  
A.A. #10,181  
REGISTERED ARCHITECT

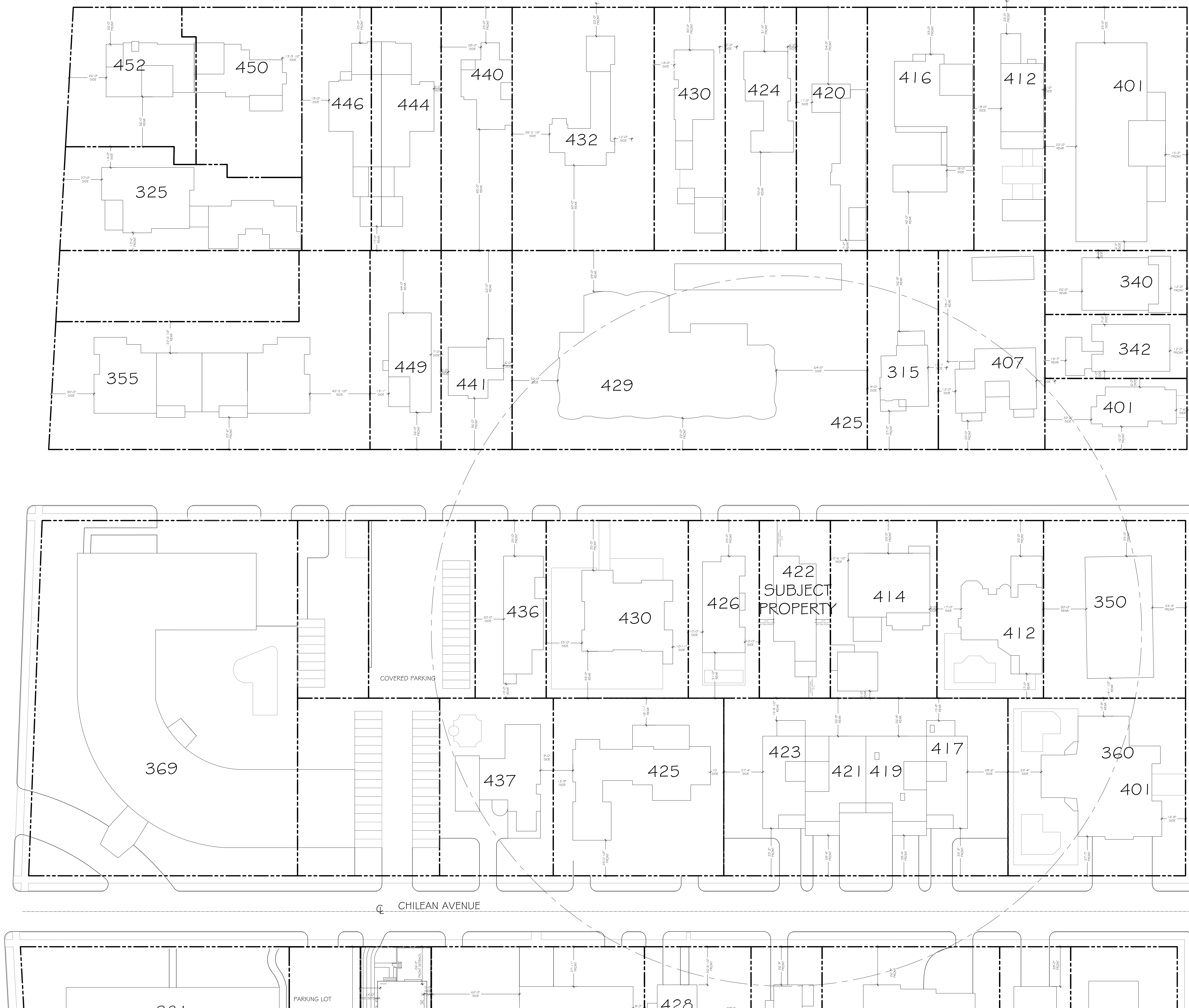
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**4**

ISSUE DATE: 10-1-22  
JOB #: ARC-22-244  
ZON-23-004





CONTEXTUAL SITE PLAN

SCALE: NTS

CONSULTANT:

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**422 DEVELOPMENT GROUP, LLC**  
422 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
PATRICK W. BECK  
A.R. #10,181  
REGISTERED ARCHITECT  
STATE OF FLORIDA

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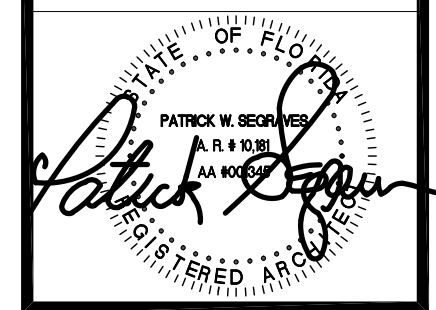




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A.A. #001345  
A.R. #10,181



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ZON-23-004



422 AUSTRALIAN AVE

426 AUSTRALIAN AVE

SUBJECT PROPERTY





AUSTRALIAN AVE



AUSTRALIAN AVE



AUSTRALIAN AVE



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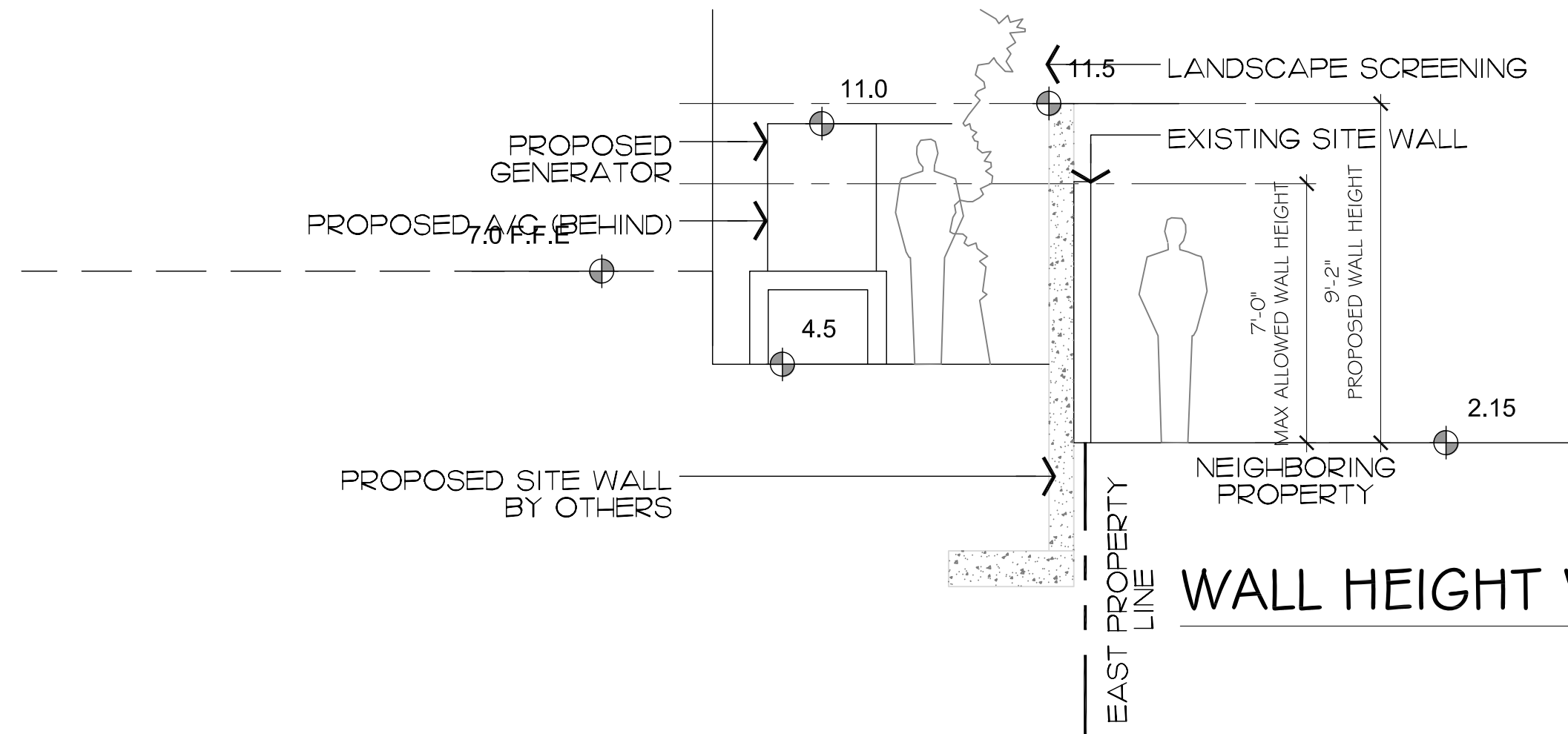


AUSTRALIAN AVE



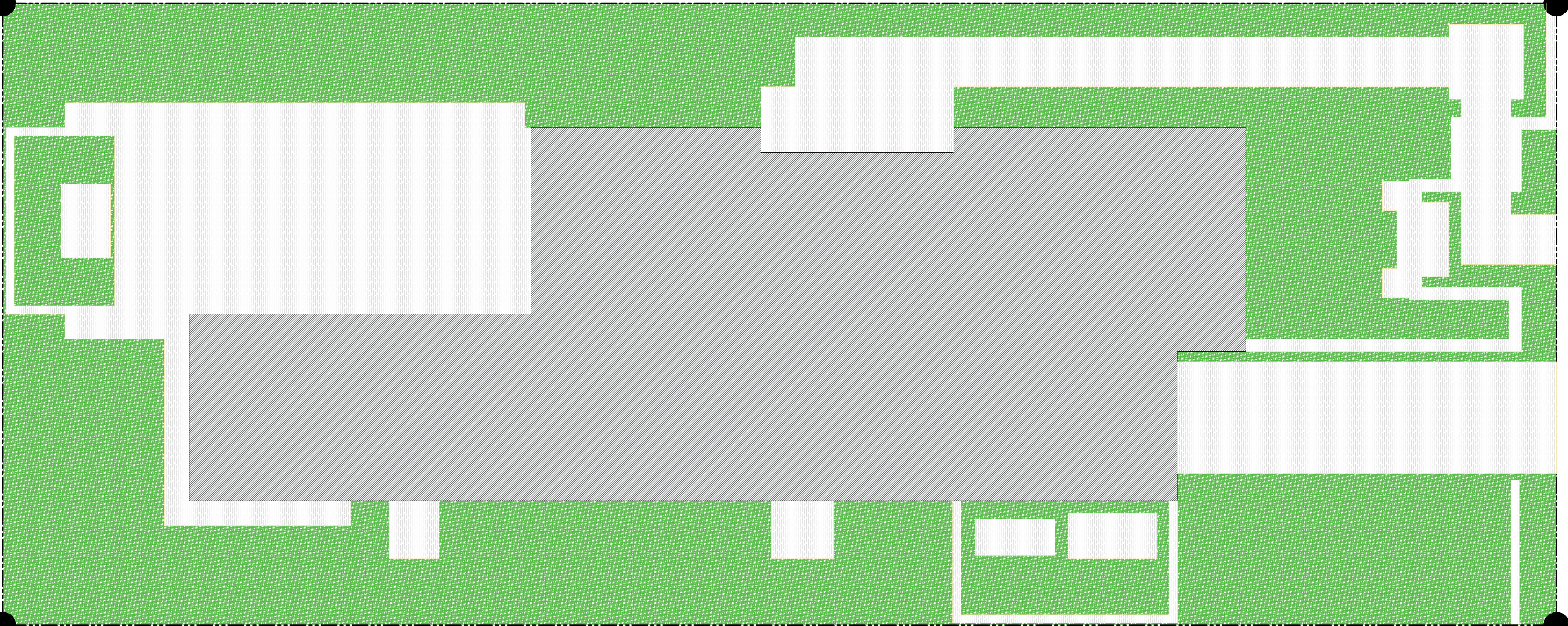
AUSTRALIAN AVE

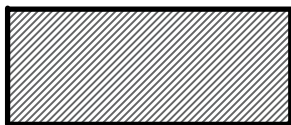
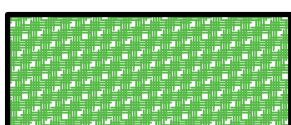
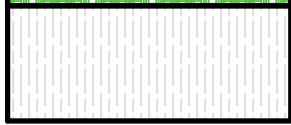




WALL HEIGHT VARIANCE DIAGRAM

NT3 SCALE



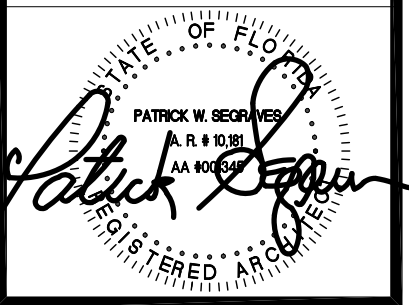
	LOT COVERAGE	1,868.00 SQ. FT.	(29.98%)
	AWNING	165.00 SQ. FT.	( 2.69%)
	OPEN SPACE	2,814.99 SQ. FT.	(45.03%)
	HARDSCAPE	1,277.01 SQ. FT.	(22.30%)
	TOTAL	6,125.00 SQ. FT.	(100.00%)

OPEN SPACE DIAGRAM

SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:  
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422 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10.181  


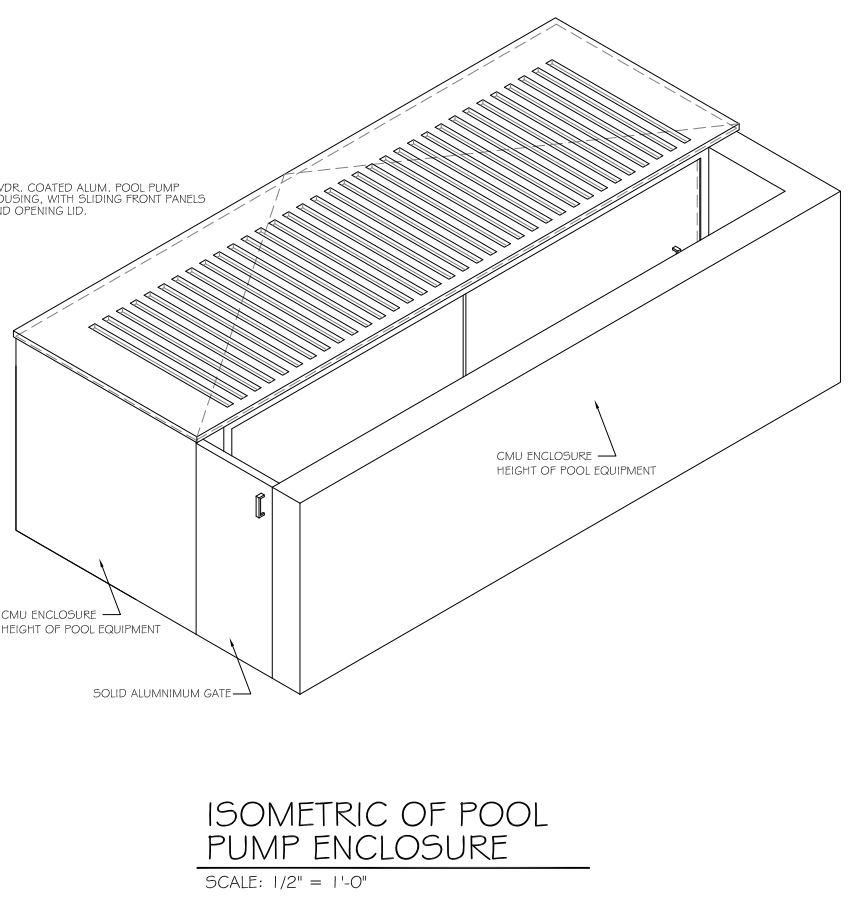
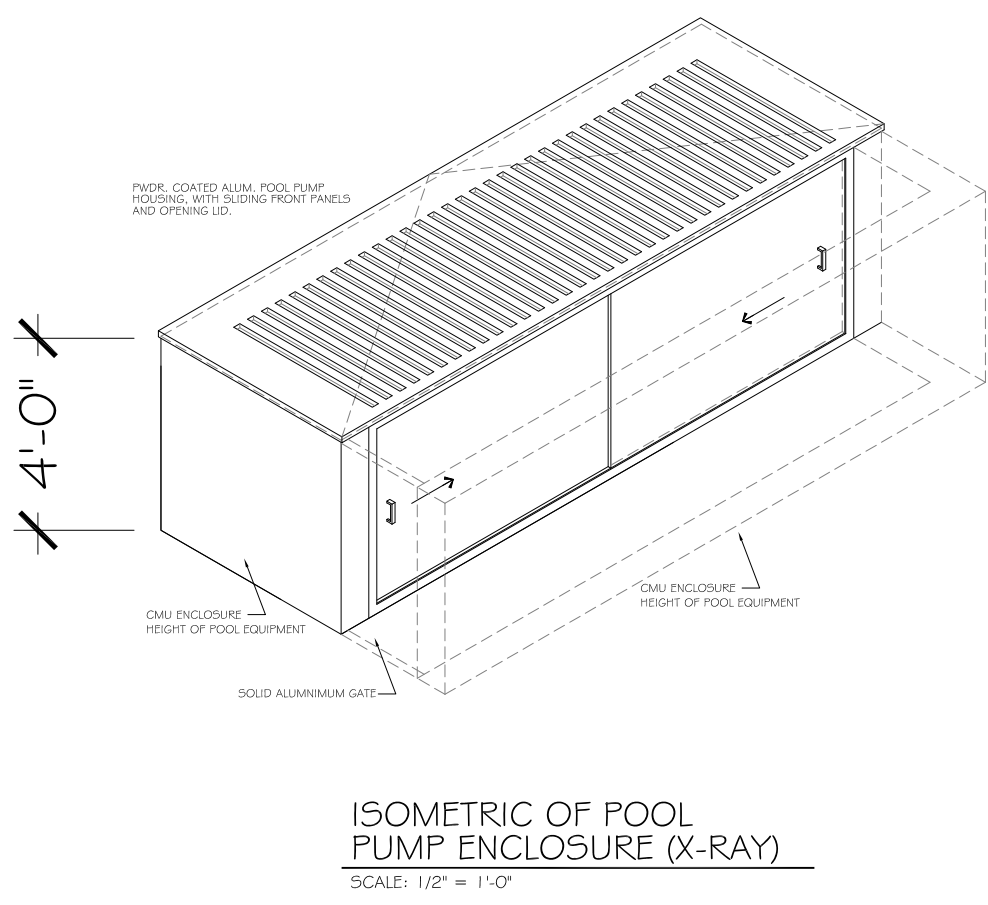
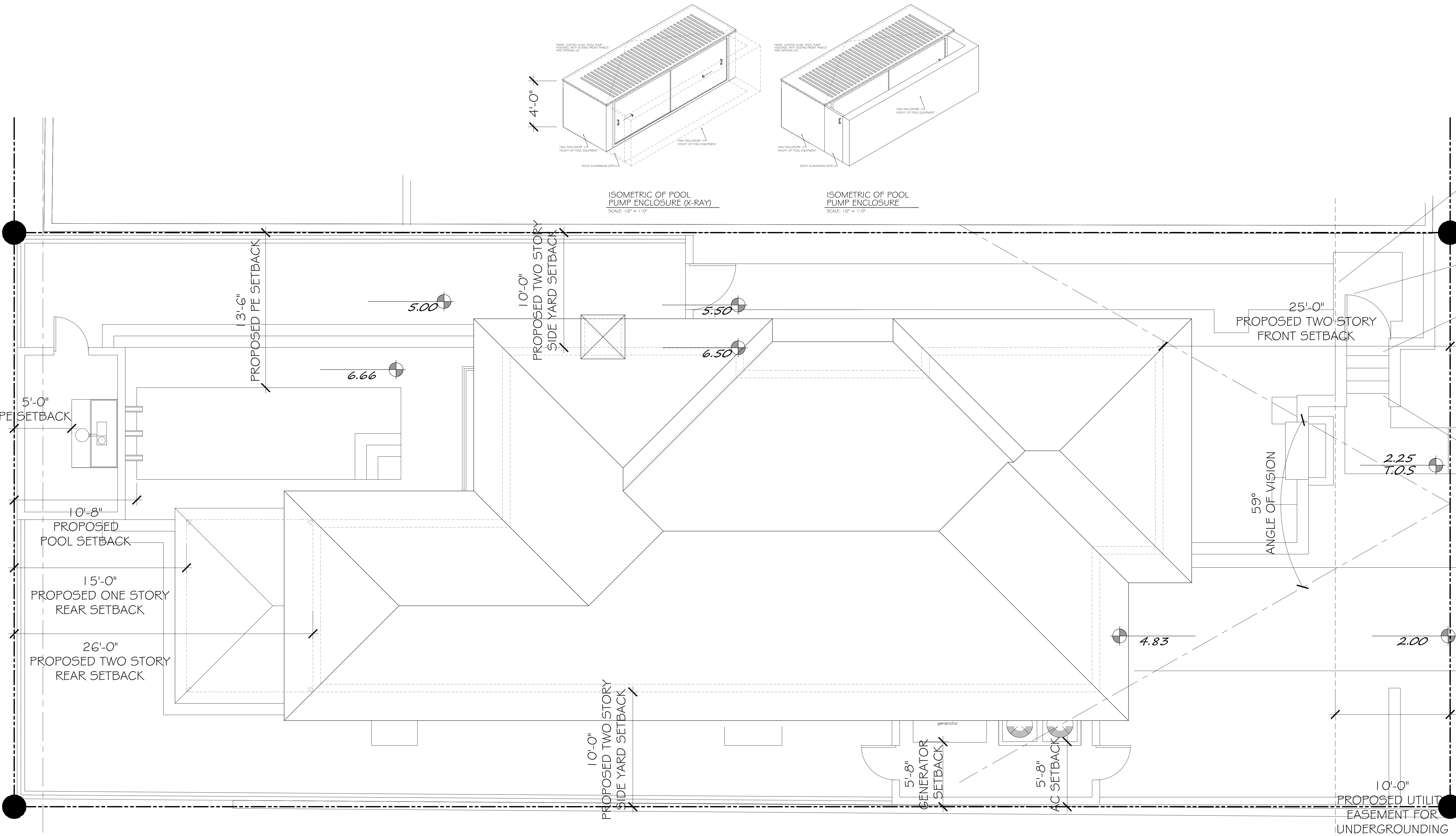
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**14**

ISSUE DATE: 10-1-22  
JOB #: ARC-22-244 ZON-23-004





SITE PLAN

SCALE: 1/4" = 1'-0"

**SKA**  
SKA ARCHITECT + PLANNER  
OFFICE 561-655-1116 FAX 561-852-7828  
249 PERMAN AVE. SUITE F2 PALM BEACH FL 33480

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:  
**422 DEVELOPMENT GROUP, LLC**  
422 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480

A.A. #001345  
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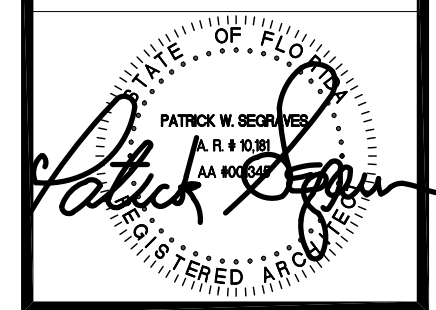
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ISSUE DATE: 10-1-22  
JOB #: ARC-22-244 ZON-23-004



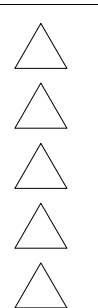
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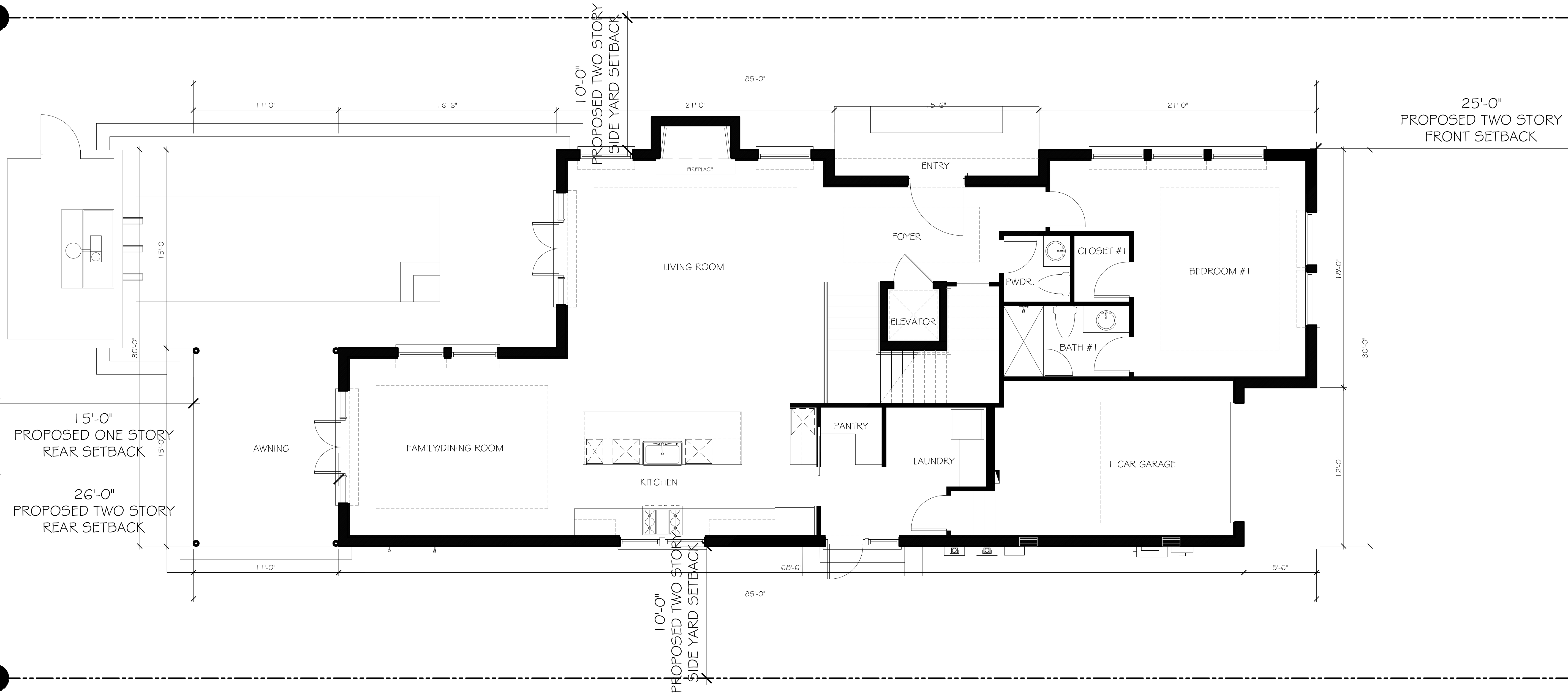
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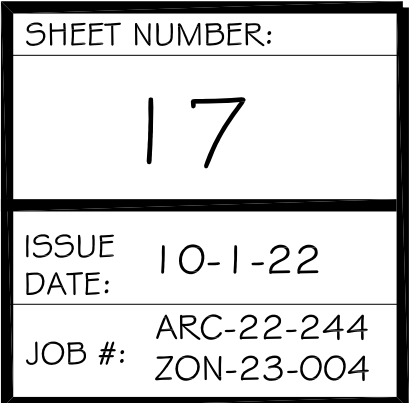
ISSUE DATE: 10-1-22  
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ZON-23-004

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

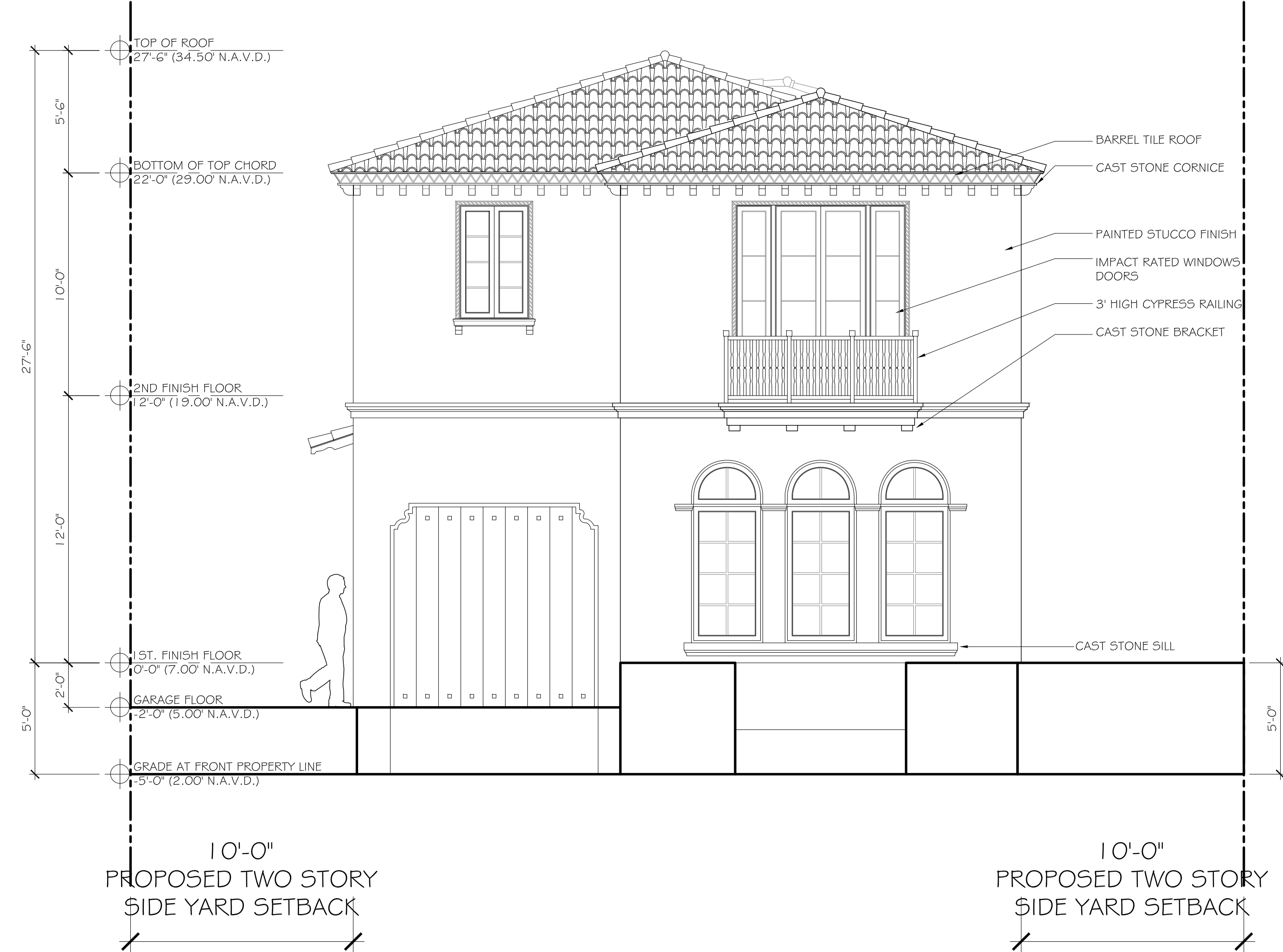






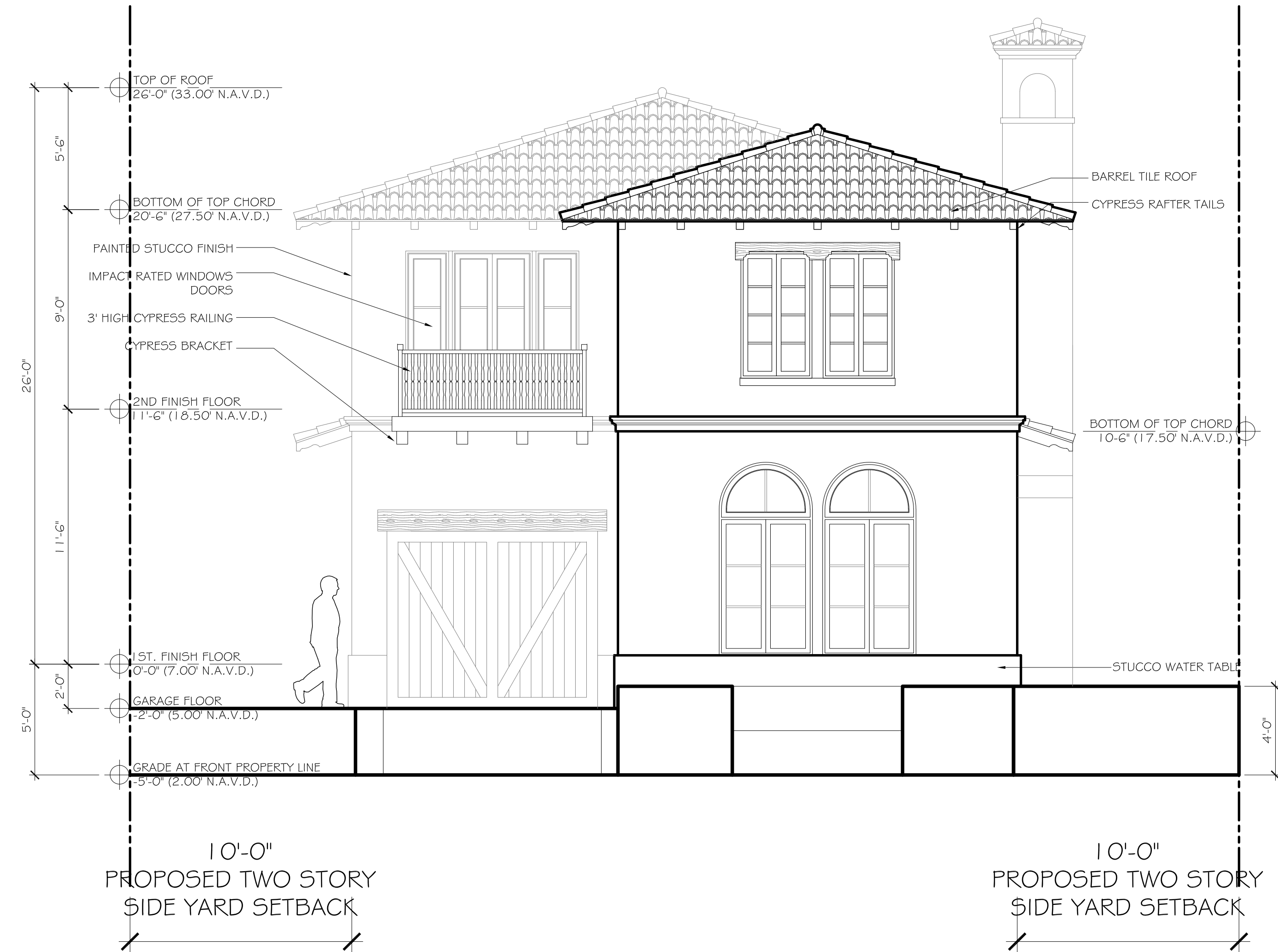
SCALE: 1/4" = 1'-0"





PREVIOUSLY PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



CURRENTLY PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:  
**422 DEVELOPMENT GROUP, LLC**  
422 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
PATRICK W. BECK  
ARCHITECT  
REGISTERED ARCHITECT  
STATE OF FLORIDA

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ZON-23-004





PREVIOUSLY PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



CURRENTLY PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

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**422 DEVELOPMENT GROUP, LLC**  
422 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480

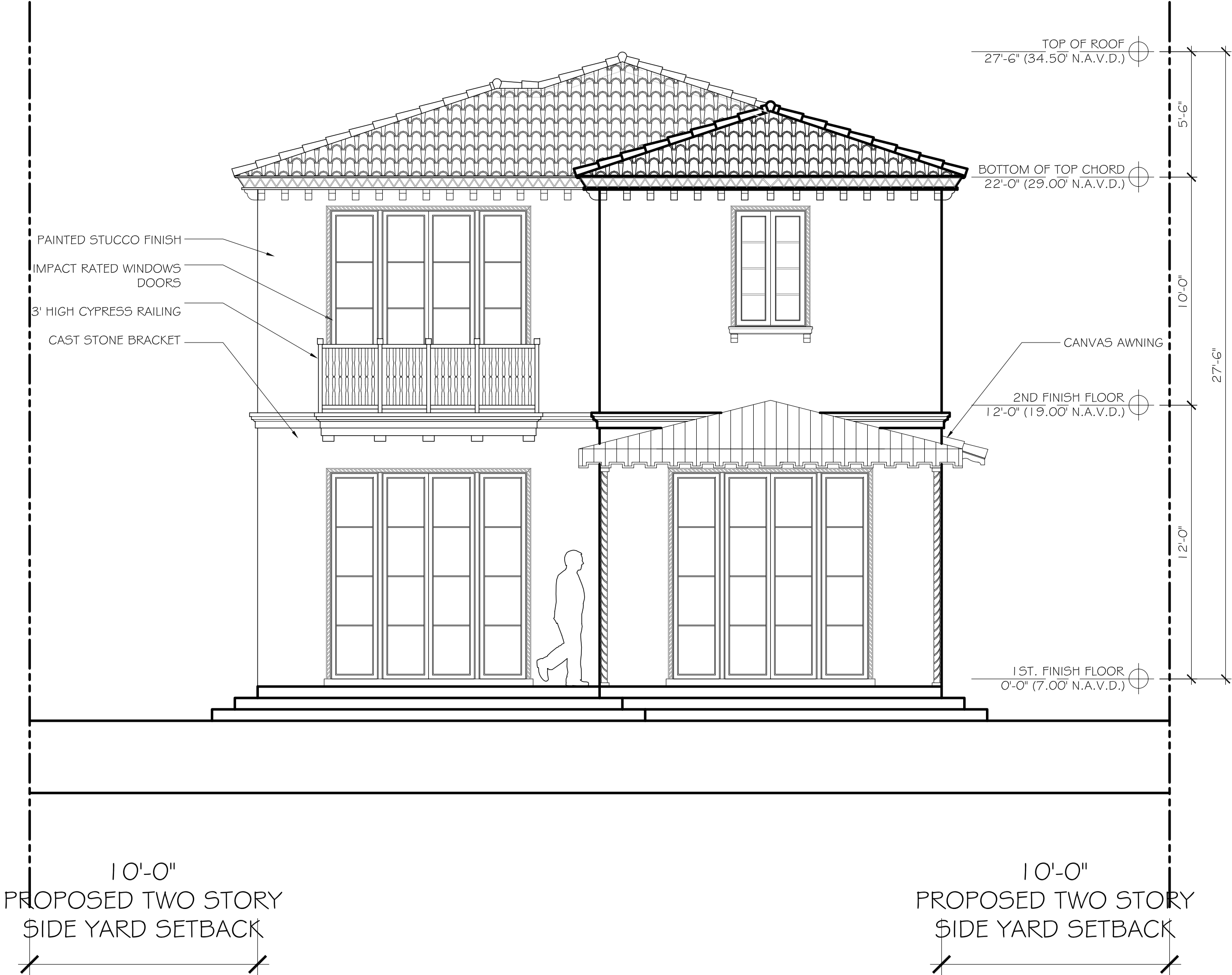
A.A. #001345  
A.R. #10,181  
*Patrick W. Seaman*  
PATRICK W. SEAMAN  
ARCHITECT  
REGISTERED ARCHITECT  
STATE OF FLORIDA

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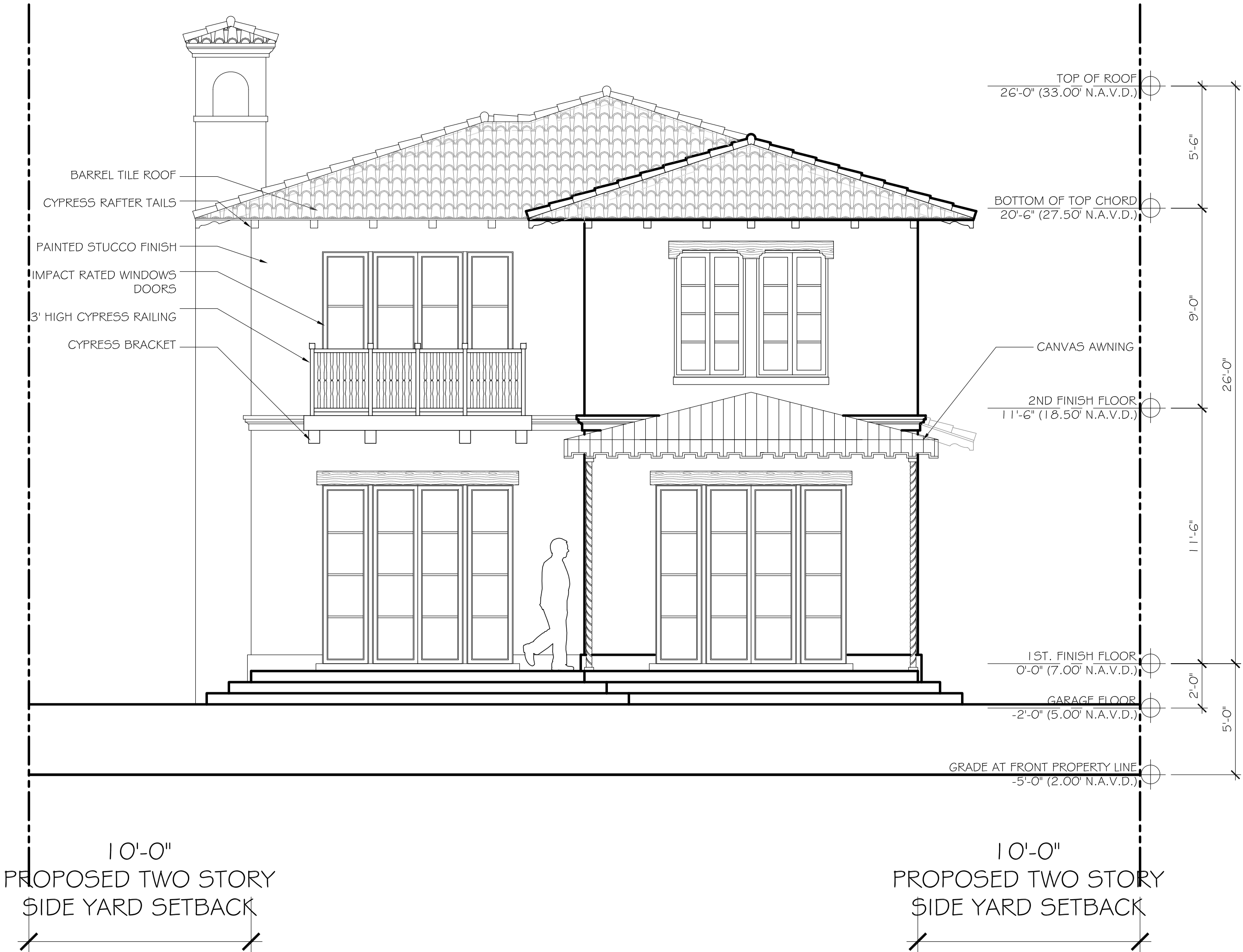
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ZON-23-004





PREVIOUSLY PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



CURRENTLY PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

CONSULTANT:

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**422 DEVELOPMENT GROUP, LLC**  
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A.R. #10,181  
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SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

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A.R. #10,181  
*Patrick M. Seaman*  
PATRICK M. SEAMAN  
A.R. #10,181  
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+26'-0"

+20'-6"

+11'-6"

+0'-0" FINISH



+26'-0"

+20'-6"

+11'-6"

+0'-0" FINISH

WEST ELEVATION

CONSULTANT:

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PALM BEACH, FLORIDA 33480

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A.R. #10,181

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PATRICK W. BROWN  
AIA #10,181  
REGISTERED ARCHITECT

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 ARCHITECT  
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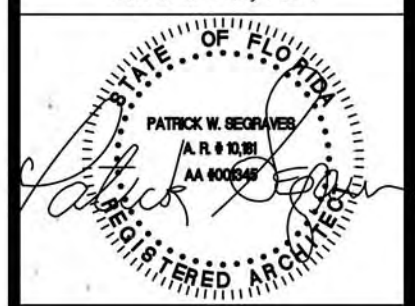
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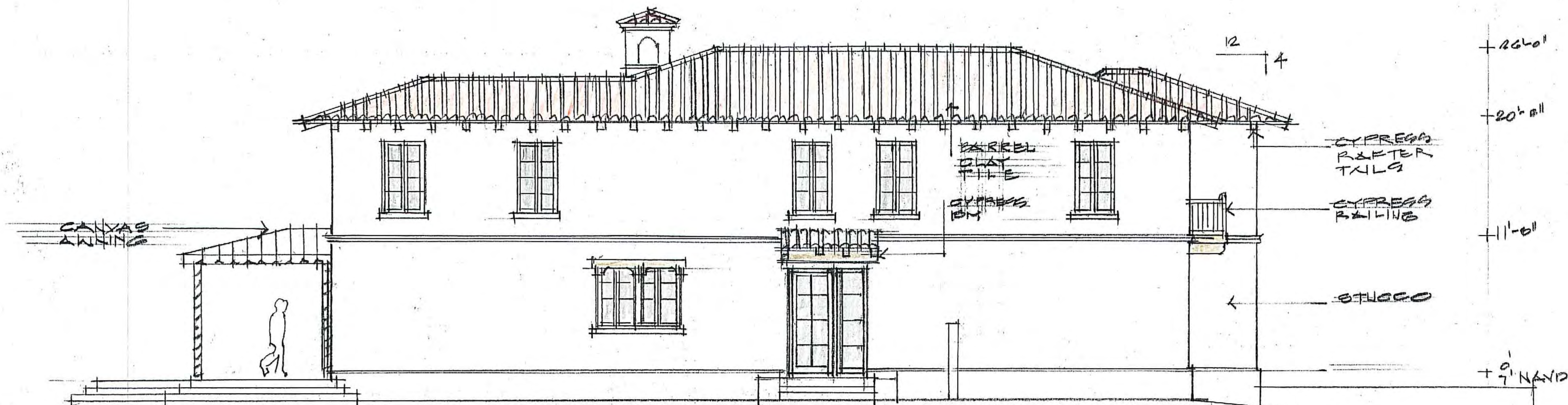
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SOUTH ELEVATION



EAST ELEVATION





SOUTH ELEVATION



EAST ELEVATION

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