Previously Proposed South Elevation

NTS

Currently Proposed South Elevation

NTS

DJA DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAC001974
TEL: 561-833-4707

PROPOSED RESIDENCE AT:
965 NORTH OCEAN BOULEVARD
PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH
ARCOM #: ARC-22-247 ZON-22-000

Date: 11.2.22 FINAL SUBMITTAL
Drawn: PM
Revised: 3.6.23 REV 01

Job No.
21-120

STATE OF FLORIDA
Registered Architect
Gregg Janssen
AR-14785
Drawing No.

A-2.19

Previously Proposed E–W Section Looking South

NTS

Currently Proposed E–W Section Looking South

NTS

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Job No.
21-120

STATE OF FLORIDA
DAILEY JANSSEN
AR 0014785
AR-14785
Florida No.

A–2.20

Previsouly Proposed E–W Section Looking North

NTS

Currently Proposed E–W Section Looking North

NTS

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Job No.
21-120

STATE OF FLORIDA
Roger P. Janssen
AR0014785

Roger P. Janssen
AR-14785

Drawing No.
A-2.21

Previously Proposed North Elevation

NTS

Currently Proposed North Elevation

NTS

DJA DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAC001974
TEL: 561-833-4707

PROPOSED RESIDENCE AT:
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TOWN OF PALM BEACH
ARCOM #: ARC-22-247 ZON-22-000

Date: 11.2.22 FINAL SUBMITTAL
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Job No.
21-120

STATE OF FLORIDA
ROGER P. JANSSEN
AR0014785
ARCHITECT

Roger P. Janssen
AR-14785

Drawing No.
A-2.22

Currently Proposed East Elevation Guest

NTS

DJA DAILEY JANSSEN ARCHITECTS

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

LICENSE #AAC001974
TEL: 561-833-4707

PROPOSED RESIDENCE AT:

965 NORTH OCEAN BOULEVARD

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

ARCOM #: ARC-22-247 ZON-22-000

Date: 11.2.22 FINAL SUBMITTAL
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Job No.
21-120

STATE OF FLORIDA
ROGER PHILLIP JANSSEN
AR0014785
Roger P. Janssen
AR-14785

Drawing No.

A-2.22 B

Previously Proposed Perspective

NTS

DJA DAILEY JANSSEN ARCHITECTS

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

LICENSE #AAC001974
TEL: 561-833-4707

PROPOSED RESIDENCE AT:

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PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

ARCOM #: ARC-22-247 ZON-22-000

Date: 11.2.22 FINAL SUBMITTAL
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Job No.
21-120

Roger P. Janssen
AR-14785

Dwg. No.

A-2.28

Currently Proposed Perspective

NTS

DJA DAILEY JANSSEN ARCHITECTS

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

LICENSE #AAC001974
TEL: 561-833-4707

PROPOSED RESIDENCE AT:

965 NORTH OCEAN BOULEVARD

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

ARCOM #: ARC-22-247 ZON-22-000

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Job No.
21-120

STATE OF FLORIDA
AR0014785
Roger P. Janssen
AR-14785

Drawing No.

A-2.28 B

Previously Proposed Perspective

NTS

DJA DAILEY JANSSEN ARCHITECTS

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

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PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

ARCOM #: ARC-22-247 ZON-22-000

Date: 11.2.22 FINAL SUBMITTAL
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Job No.
21-120

STATE OF FLORIDA
REGISTERED ARCHITECT
AR0014785
Roger P. Janssen
AR-14785

Drawing No.

A-2.29

Currently Proposed Perspective

NTS

DJA DAILEY JANSSEN ARCHITECTS

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

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PROPOSED RESIDENCE AT:

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TOWN OF PALM BEACH

ARCOM #: ARC-22-247 ZON-22-000

Date: 11.2.22 FINAL SUBMITTAL
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Job No.
21-120

STATE OF FLORIDA
ROGER P. JANSSEN
LICENSED
ARCHITECT
AR0014785

Roger P. Janssen
AR-14785

Drawing no.

A-2.29 B

Previously Proposed Perspective

NTS

DJA DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200
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ARCOM #: ARC-22-247 ZON-22-000

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Drawn: PM
Revised: 3.6.23 REV 01

Job No.
21-120

Seal

STATE OF FLORIDA
ROGER P. JANSSEN
AR0014785

Roger P. Janssen
AR-14785

Drawing No.

A-2.30

Currently Proposed Perspective

NTS

DJA DAILEY JANSSEN ARCHITECTS

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

LICENSE #AAC001974
TEL: 561-833-4707

PROPOSED RESIDENCE AT:
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TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA

ARCOM #: ARC-22-247 ZON-22-000

Date: 11.2.22 FINAL SUBMITTAL
Drawn: PM
Revised: 3.6.23 REV 01

Job No.
21-120

STATE OF FLORIDA
ROGER P. JANSSEN
AR0014785
LICENSED ARCHITECT

AR0014785
Roger P. Janssen
AR-14785

Drawing No.

A-2.30 B

Currently Proposed Perspective

NTS

DJA DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
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PROPOSED RESIDENCE AT:
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ARCOM #: ARC-22-247 ZON-22-000

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Job No.
21-120

STATE OF FLORIDA
SEAL
ARCHITECT
Roger F. Janssen
AR001478
AR-14785
LICENSED

A-2.30 C

PREVIOUSLY PROPOSED

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

OVERALL SITE PLAN

RESIDENCE

965 NORTH OCEAN BLVD, PALM BEACH, FL.

24 OCTOBER 2022-FINAL SUBMITTAL
03 OCTOBER 2022-FIRST SUBMITTAL

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

OVERALL SITE PLAN

RESIDENCE

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Lo

PREVIOUSLY PROPOSED

PROPOSED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

WEST ELEVATION

RESIDENCE

965 NORTH OCEAN BLVD, PALM BEACH, FL.

24 OCTOBER 2022-FINAL SUBMITTAL
03 OCTOBER 2022-FIRST SUBMITTAL

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EL1

PREVIOUSLY PROPOSED

PROPOSED

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

NORTH ELEVATION
RESIDENCE

965 NORTH OCEAN BLVD, PALM BEACH, FL.

24 OCTOBER 2022-FINAL SUBMITTAL
03 OCTOBER 2022-FIRST SUBMITTAL

NIEVERA WILLIAMS
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F: 561-659-2113

NIEVERAWILLIAMS.COM

EL2

PREVIOUSLY PROPOSED

PROPOSED

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

EAST ELEVATION
RESIDENCE

965 NORTH OCEAN BLVD, PALM BEACH, FL.

24 OCTOBER 2022-FINAL SUBMITTAL
03 OCTOBER 2022-FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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F: 561-659-2113

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EL3

PREVIOUSLY PROPOSED

PROPOSED

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SOUTH ELEVATION
RESIDENCE

965 NORTH OCEAN BLVD, PALM BEACH, FL.

24 OCTOBER 2022-FINAL SUBMITTAL
03 OCTOBER 2022-FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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West Palm Beach, FL 33401
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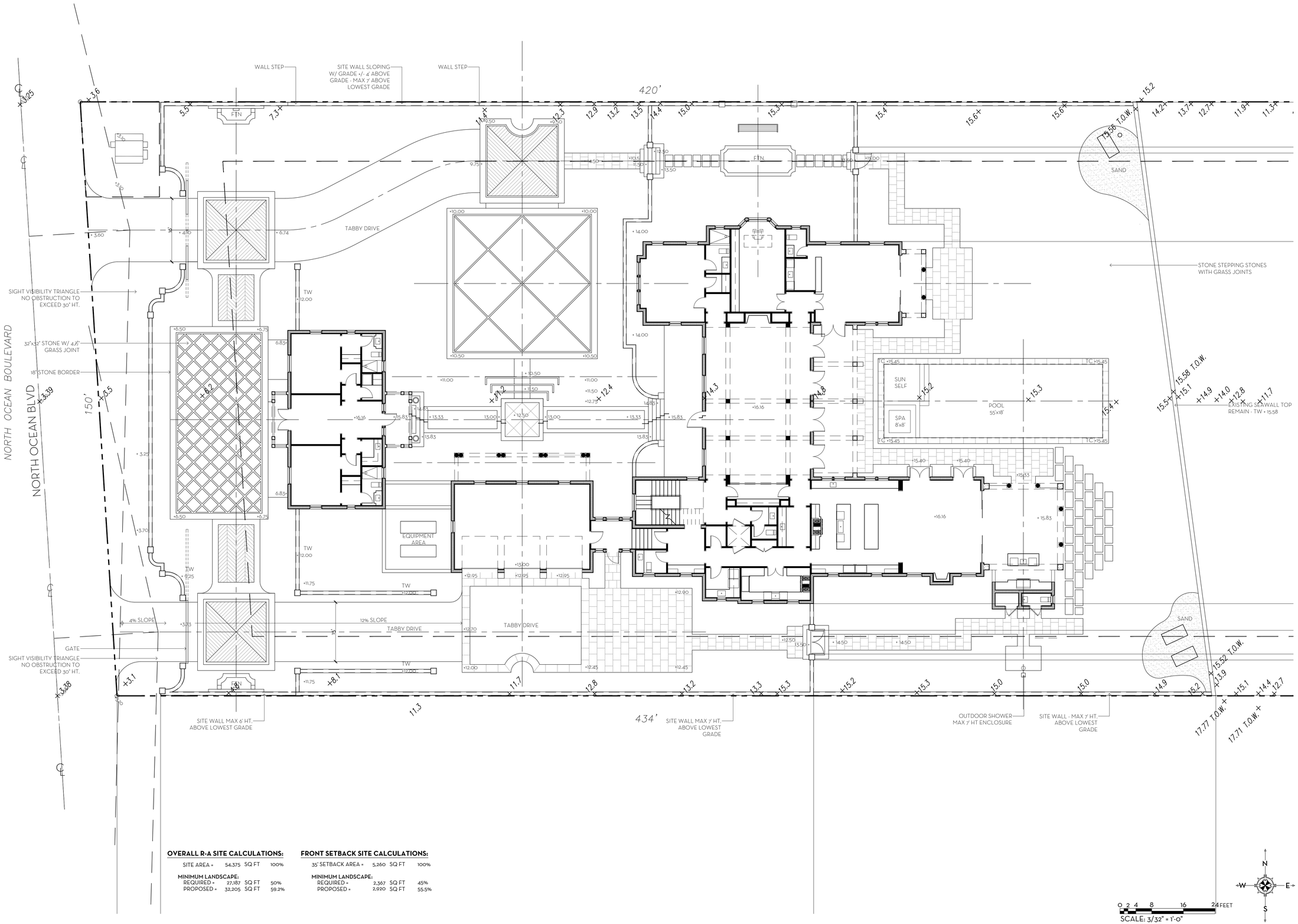
EL4



OVERALL R-A SITE CALCULATIONS:

SITE AREA =	54,375	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	27,187	SQ FT	50%
PROPOSED =	32,205	SQ FT	59.2%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	5,260	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,367	SQ FT	45%
PROPOSED =	2,920	SQ FT	55.5%

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

HARDSCAPE PLAN
RESIDENCE

965 NORTH OCEAN BLVD, PALM BEACH, FL.

24 OCTOBER 2022-FINAL SUBMITTAL
03 OCTOBER 2022-FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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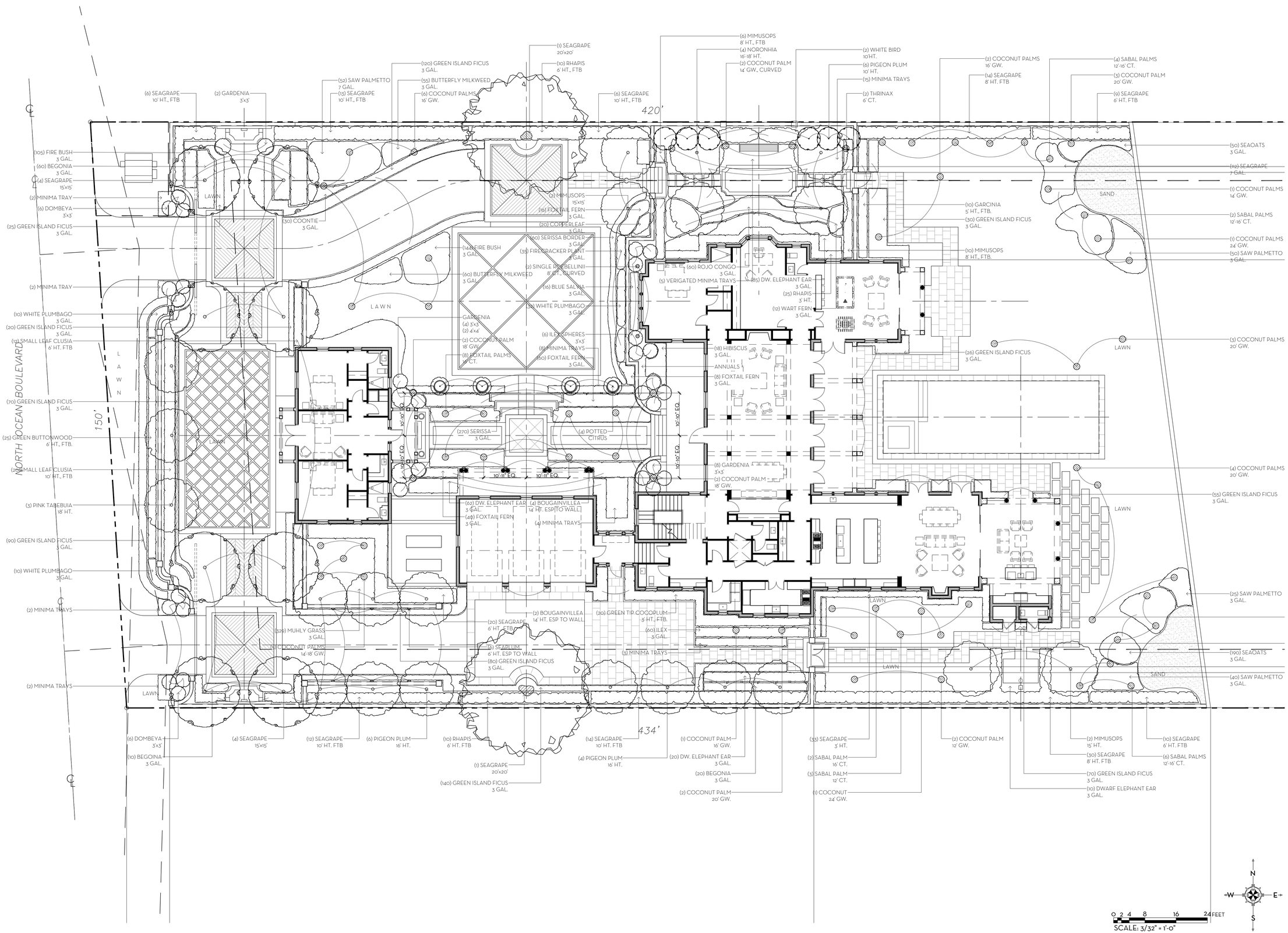
L1



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

LANDDSCAPE PLAN

RESIDENCE

965 NORTH OCEAN BLVD, PALM BEACH, FL.

24 OCTOBER 2022-FINAL SUBMITTAL
03 OCTOBER 2022-FIRST SUBMITTAL

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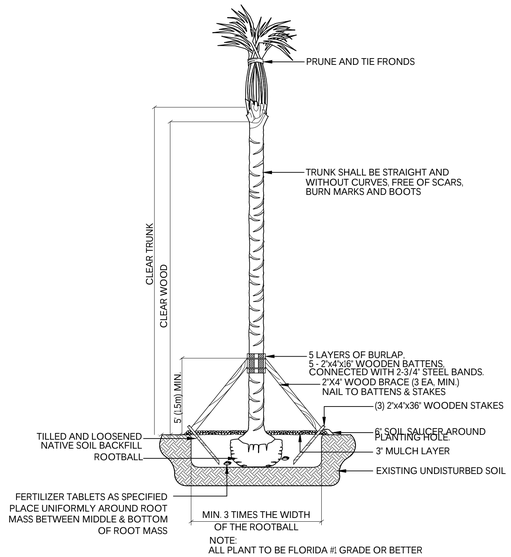
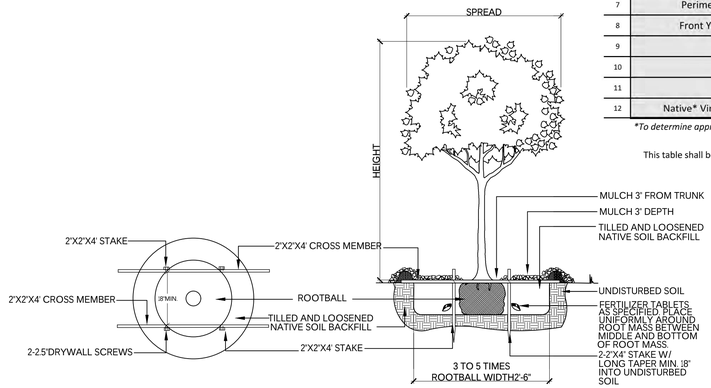
LP1



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL

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.



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.

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

Line #	Landscape Legend		
1	**Property Address:**	965 S. Ocean Blvd.	
4		Required	Proposed
5	Lot Size (sq ft)		54,375
6	Landscape Open Space (LOS) (Sq Ft and %)	27,187 (50%)	32,205 (59.2%)
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	2,367 (45%)	2,920 (55.5%)
9	Native* Trees %	35%	70%
10	Native* Palms %	35%	35%
11	Native* Shrubs %	35%	74%
12	Native* Vines / Ground Cover %	35%	49%

To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.*

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

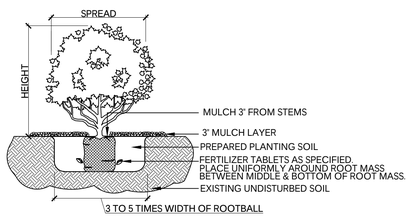
REV BF 20220304

NIEVERA WILLIAMS DESIGN

Landscape Material Schedule
February 28, 2023

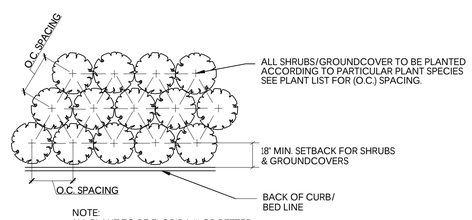
Landscape Material Schedule

ITEM NO.	COMMON NAME	BOTANICAL NAME	QUANTITY	NATIVE	SPECIFICATION
	TREES				
	Pigeon Plum	Coccoloba diversifolia	10	✓	16' HT.
	Pigeon Plum	Coccoloba diversifolia	6	✓	10' HT.
	Seagrape	Coccoloba uvifera	2	✓	20'x20'
	Seagrape	Coccoloba uvifera	8	✓	15'x15'
	Mimusops	Manilkara roxburghiana	2		15' HT.
	Mimusops	Manilkara roxburghiana	2		15'x15'
	Noronhia	Noronhia emarginata	4		16'-18' HT.
	Pink Tabebuia	Handroanthus gemmiflora	3		18' HT.
			37	70%	
	PALMS				
	Coconut Palms	Cocos nucifera	2		12' G.W.
	Coconut Palms	Cocos nucifera	5		14'-18' G.W.
	Coconut Palms	Cocos nucifera	1		14' G.W.
	Coconut Palms	Cocos nucifera	2		14' G.W. Curved
	Coconut Palms	Cocos nucifera	4		18' G.W.
	Coconut Palms	Cocos nucifera	9		16' GW
	Coconut Palms	Cocos nucifera	12		20' GW
	Coconut Palms	Cocos nucifera	2		24' GW
	Sabal Palm	Sabal palmetto	2	✓	16' CT.
	Sabal Palm	Sabal palmetto	3	✓	12' CT.
	Sabal Palm	Sabal palmetto	12	✓	12'-16' CT.
	Foxtail Palms	Wodyetia bifurcata	8		16' CT.
	Single Reebelenii	Phoenix reclinata x roebeleni	2		8' CT. Curved
	Thirnx	Thrinax radiata	2	✓	6' CT.
			66	35%	
	HEDGE / SHRUB				
	Seagrape	Coccoloba uviferia	51	✓	10' HT., FTB
	Seagrape	Coccoloba uviferia	44	✓	8' HT., FTB
	Seagrape	Coccoloba uviferia	39	✓	6' HT., FTB
	Seagrape	Coccoloba uviferia	33	✓	3' HT FTB
	Seagrape	Coccoloba uviferia	112	✓	7 GAL.
	Small Leaf Clusia	Clusia Guttifera	20		10' HT FTB
	Small Leaf Clusia	Clusia Guttifera	12		6' HT FTB
	Green Buttonwood	Conocarpus erectus	25	✓	6' HT FTB
	Mimusops	Manilkara roxburghiana	16		8' HT., FTB
	Rhaphis	Rhapis excelsa	20		6' HT FTB
	Rhaphis	Rhapis excelsa	25		3' HT FTB
	Gardinia	Podocarpus macrophyllus	10		6' HT FTB
	Citrus in Pot	Citrus	4		6' HT.
	Green Tip Cocoplum	Chrysobalanus icaco	20	✓	3' HT FTB
	Gardenia Spheres	Gardenia jasminoides	14		3'x3'
	Gardenia Spheres	Gardenia jasminoides	2		4'x4'
	Ilex Spheres	Ilex cassine	6	✓	3'x3'
	Dombeya Spheres	Dombeya x Seminole	12		3'x3'
	Saw Palmetto	Serenoa repens	52	✓	7 GAL.
	White Bird of Paradise	Strelitzia nicolai	2		10' HT.
			519	74%	
	VINES/GROUNDCOVERS				
	Blue Salvia	Salvia azurea	16		3 GAL.
	Coontie	Zamia pumila	30	✓	3 Gal
	Saw Palmetto	Serenoa repens	115	✓	3 Gal
	Sea Oats	Uniola paniculata	240	✓	3 Gal
	Green Island Ficus	Ficus microcarpa	726		3 Gal
	Ilex	Ilex cassine	60	✓	3 Gal
	Serissa	Serissa japonica	330	✓	3 Gal
	Fire Bush	Croton lucidus	249	✓	3 Gal
	Firecracker Plant	Russelia equisetiformis	35		3 Gal
	Foxtail Fern	Asparagus densiflorus	84		3 Gal
	butterfly Milkweed	Asclepias tuberosa	115		3 Gal
	Begonia	Begonia odorata 'Alba'	90		3 Gal
	White plumbago	Plumbago auriculata 'Alba'	52		3 Gal
	Copperleaf	Acalypha wilkesiana	20		3 Gal
	Dwarf Elephant Ear	Alocasia 'Amazonica'	167		3 Gal
	Hibiscus	Hibiscus rosa-sinensis	18		3 Gal
	Rojo Congo	Philodendron 'Rojo Congo'	60		3 Gal
	Wart Fern	Microsorum scolopendrium	12		3 Gal
	Bougainvillea	Bougainvillea	0		8' HT Columns
	Bougainvillea	Bougainvillea 'Afterglow'	6		14' HT ESP to wall
	Seaplum	COCCOLOBA UVIFERA X DIVER	6	✓	6' HT. Esp To Wall
	Muhly Grass	Muhlenbergis capillaris	329	✓	3 Gal
	Mirima	Trachelospermum asiaticum	6		Trays
			2,766	49%	
	SOD				



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

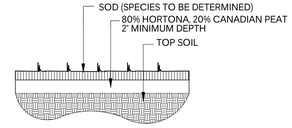
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

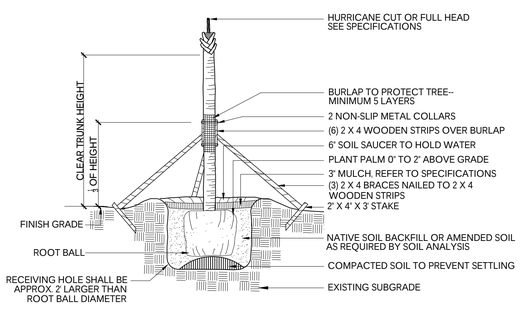
PLANT SPACING DETAIL
N.T.S.

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



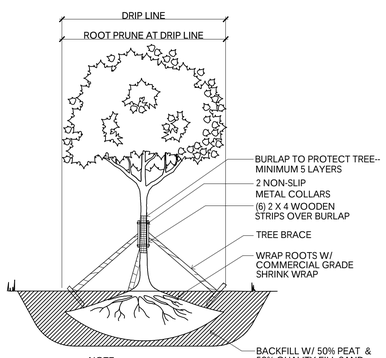
SOD PLANTING DETAIL
N.T.S.

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



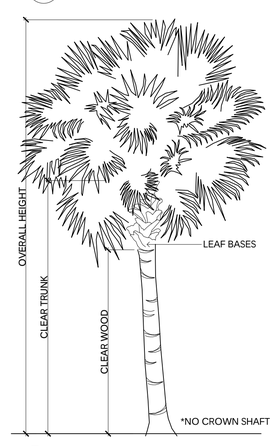
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

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



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH 'AGRIFORM' 20-|5-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY 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

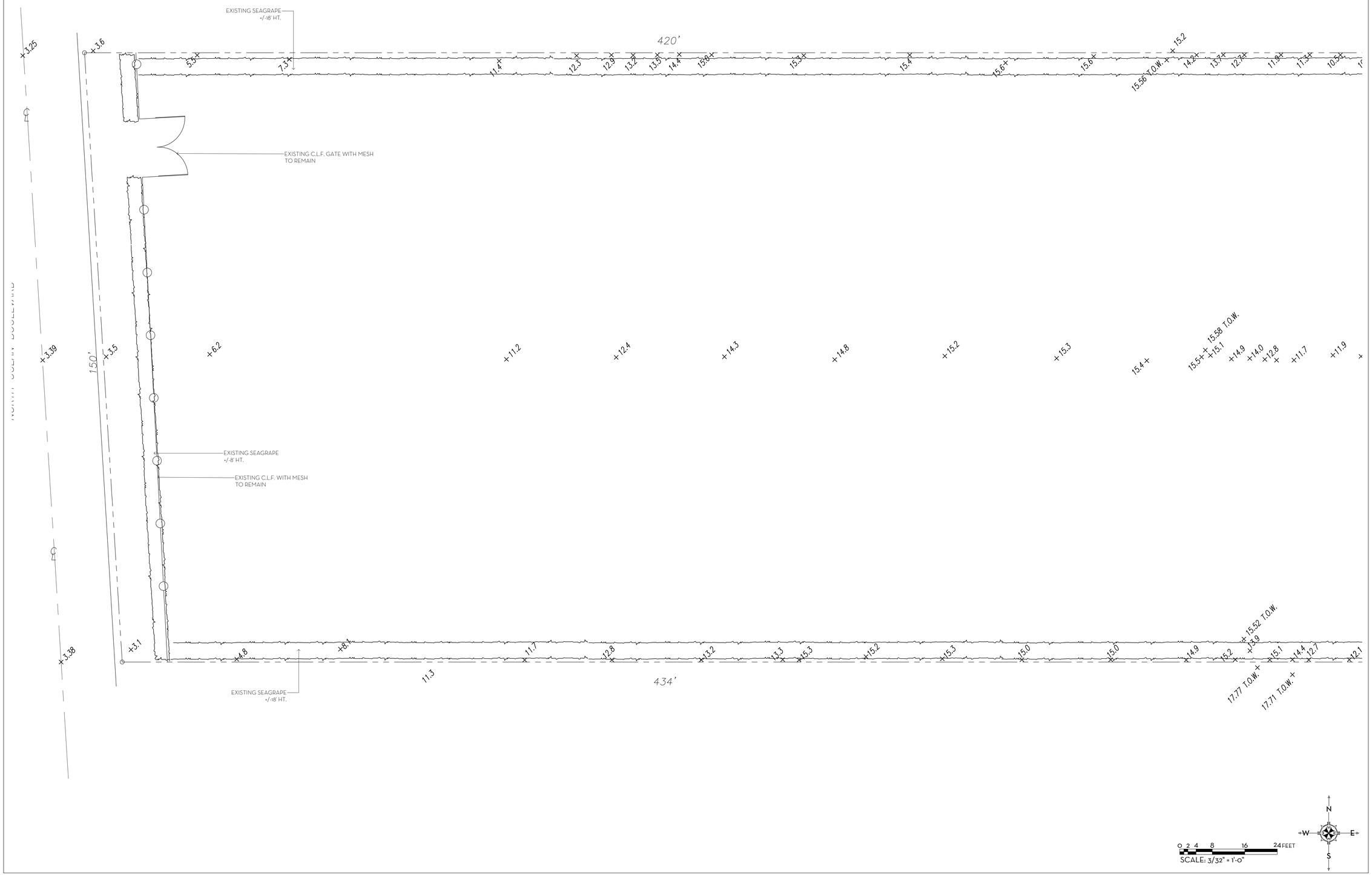
GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH 'OZMOCOTE' TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

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

PLANT LIST AND DETAILS
RESIDENCE
965 NORTH OCEAN BLVD, PALM BEACH, FL.
24 OCTOBER 2022-FINAL SUBMITTAL
03 OCTOBER 2022-FIRST SUBMITTAL

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

LP2



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

EXISTING CONDITIONS

965 N. OCEAN BLVD.

PALM BEACH, FLORIDA

03 OCTOBER 2022 - FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
West Palm Beach, FL 33401
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P: 561-659-2820
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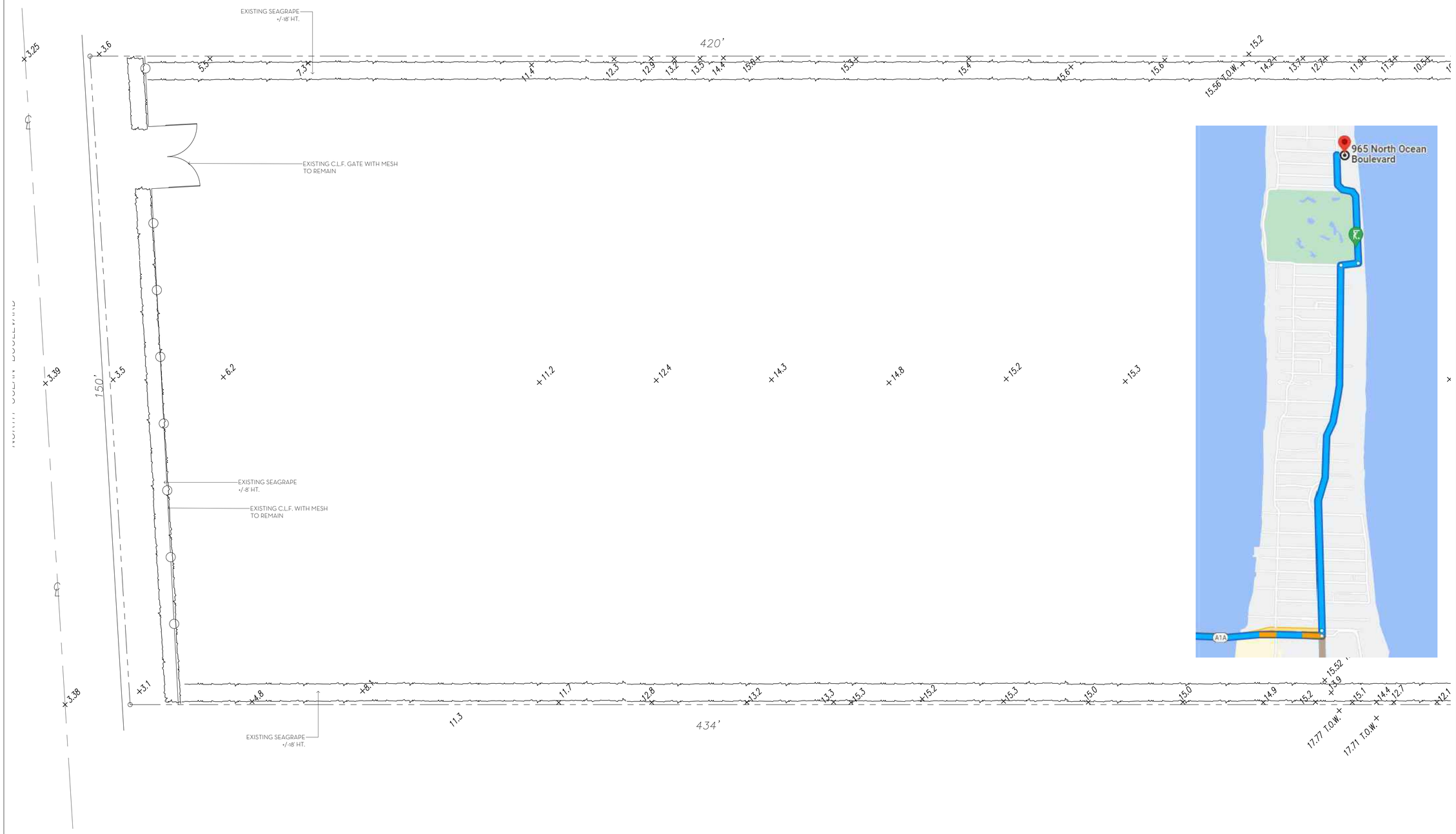
NIEVERAWILLIAMS.COM

EX



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

CONSTRUCTION SCREENING PLAN

965 N. OCEAN BLVD.

PALM BEACH, FLORIDA

03 OCTOBER 2022 - FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
West Palm Beach, FL 33401
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P: 561-659-2820
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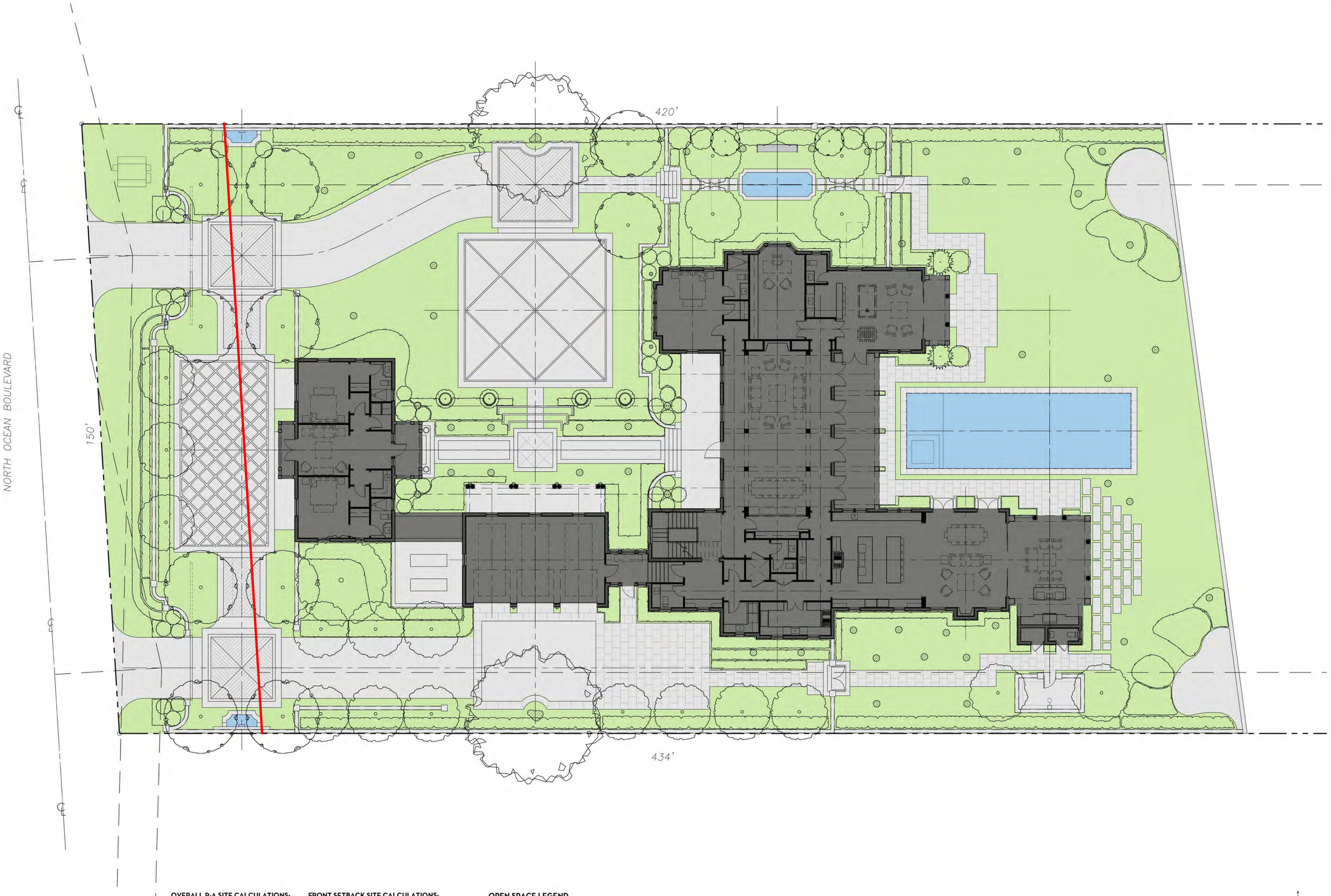
NIEVERAWILLIAMS.COM

CSP



OVERALL R-A SITE CALCULATIONS:

SITE AREA =	54,375	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	27,187	SQ FT	50%
PROPOSED =	32,205	SQ FT	59.2%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	5,260	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,367	SQ FT	45%
PROPOSED =	2,920	SQ FT	55.5%

OPEN SPACE LEGEND

- BUILDING
- HARDSCAPE
- WATER
- LANDSCAPE

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

OVERALL LANDSCAPE OPEN SPACE GRAPHIC

RESIDENCE

965 NORTH OCEAN BLVD, PALM BEACH, FL.

24 OCTOBER 2022-FINAL SUBMITTAL
03 OCTOBER 2022-FIRST SUBMITTAL

NIEVERA WILLIAMS
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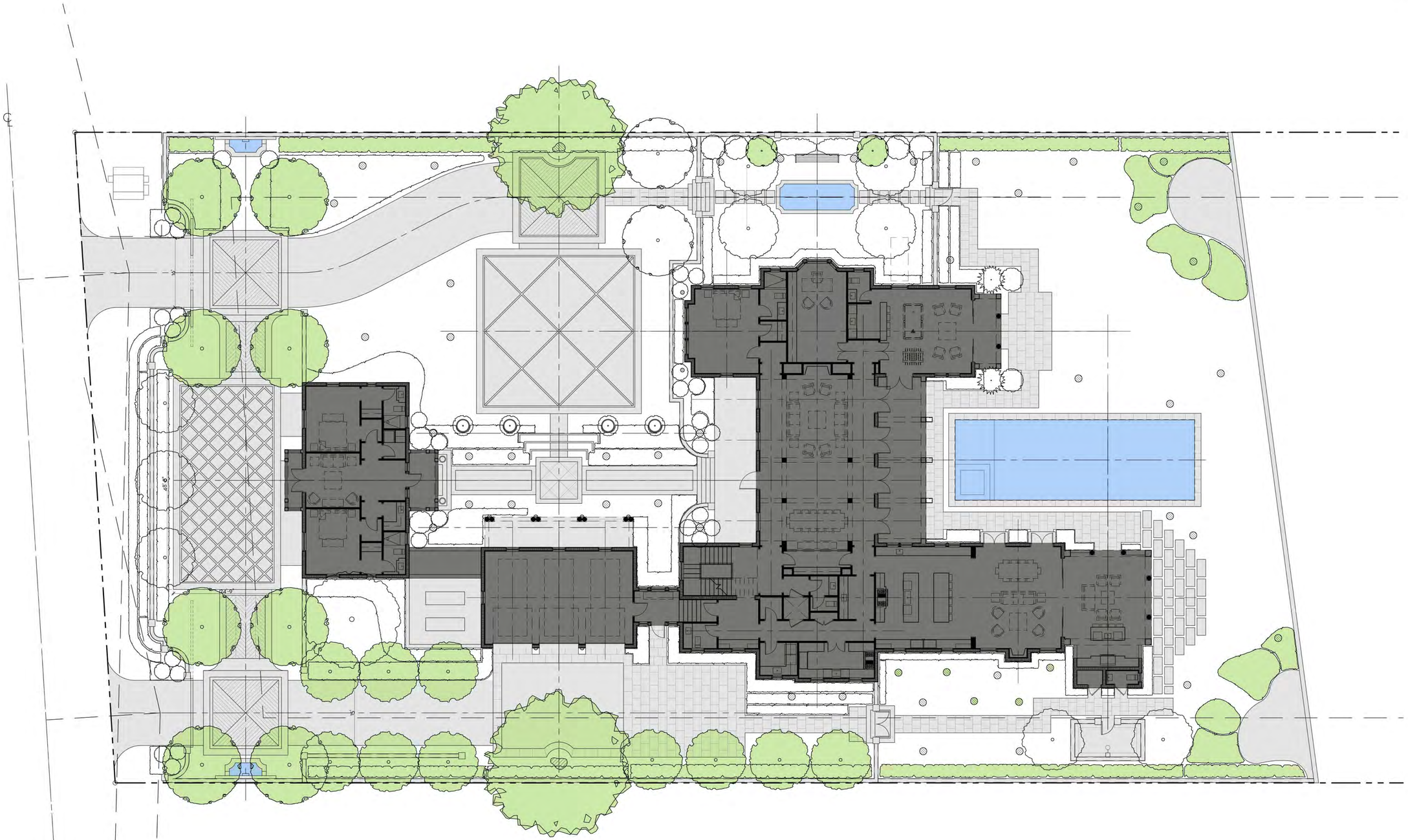
OS1



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OPEN SPACE LEGEND

- BUILDING
- HARDSCAPE
- WATER
- LANDSCAPE

0 2 4 8 16 24 FEET

SCALE: 3/32" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NATIVE LANDSCAPE OPEN SPACE GRAPHIC

RESIDENCE

965 NORTH OCEAN BLVD, PALM BEACH, FL.

24 OCTOBER 2022-FINAL SUBMITTAL
03 OCTOBER 2022-FIRST SUBMITTAL

SCALE: 3/32" = 1'-0"

NIEVERA WILLIAMS
DESIGN

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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
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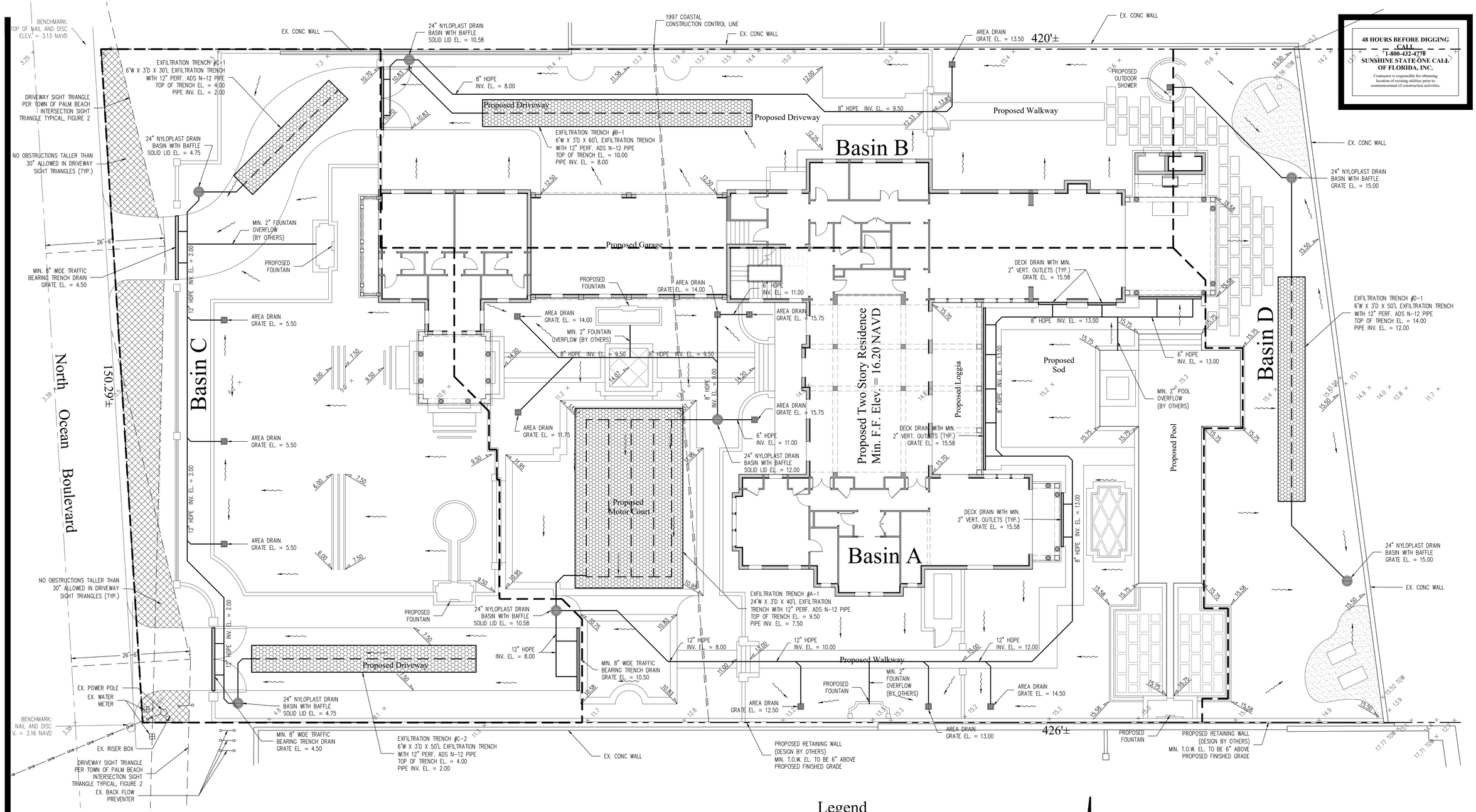
NIEVERAWILLIAMS.COM

OS2



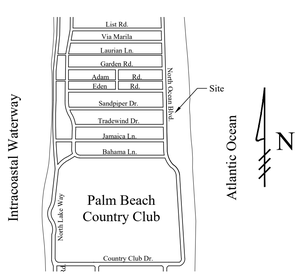
Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'



Location Map
N.T.S.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) 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.
3) 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.
4) Contractor is responsible for installing and maintaining erosion control measures during construction.
5) Video inspection of storm drainage system required prior to installation of sod.

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.

Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information	
Project No.	2020-0026
Issue Date	10/24/2022
Scale	1" = 10'
Drawn By	KM
Checked By	CG

Conceptual Site Grading and Drainage Plan For:

Proposed Residence

965 North Ocean Boulevard Palm Beach, Florida

Revisions	
1	
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Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by Nievera Williams Design Received 9/29/22

ARC-22-247

General Notes & Specifications:

1) The contractor shall check all drawings furnished immediately upon their receipt and shall promptly notify the engineer in writing of any discrepancies. Anything shown on the drawings and not mentioned in the specifications or mentioned in the specifications and not shown on the drawings, shall be of like effect as if shown or mentioned in both.

2) Figure marked on drawings shall, in general, be followed in preference to scale measurements. Large scale drawings shall in general, govern small scale drawings. The contractor shall compare all drawings and verify the figures before laying out the work and will be responsible for any errors which might have been avoided thereby. When dimensions on the drawings are affected by the type of equipment selected, the contractor shall adjust such dimensions as conditions may require.

3) If the contractor, in the course of the work, finds any discrepancy between the drawings and the physical conditions of the locality, or any error or omissions in the drawings or in the layout as given by points and instructions, or discovers unforeseen underground or above ground conditions or any other unexpreted conditions requiring additional work by the contractor, it shall be his duty to immediately inform the engineer, in writing, and the engineer shall promptly check the accuracy of the information. Any work done after such discovery, until any necessary changes are authorized, will be done at the contractor's risk.

4) If any part of the contractor's work depends, for proper execution or results, upon the work of any other contractor, the contractor shall inspect and measure work already in place and shall at once report to the engineer any discrepancies between the executed work and the drawings.

5) The engineer or his authorized representative shall have free access to the work of the contractor at any time for the purpose of inspection. The contractor shall furnish the facilities to determine, as best as can reasonably be done, the nature and quality of the work performed. Such assistance of the contractor shall, if necessary, include the uncovering, testing or removal of portions of the finished work.

6) All debris shall be removed from the area and legally disposed. Debris may be burned upon obtaining proper burning permit but any unburned remains are to be disposed of as directed by the owner or his representatives.

7) The contractor shall be responsible for protecting all buildings, structures, and utilities that are underground, above ground, or on the surface against construction operations that may be hazardous to said facilities and shall hold and save the owner harmless against all claims of damage. The contractor shall, by repair or replacement, return to equal or better condition all pavement, sidewalk, lawns, utilities and other items damaged by this construction activity.

8) The contractor shall be responsible for obtaining all required tests and shall submit reports by an independent testing laboratory approved by the engineer. Should any test fail to meet specification as shown herein, the contractor shall, at his expense, correct all deficient work and submit laboratory test results showing compliance with these specifications.

9) All work shall be performed in a workman like manner and shall conform with all applicable City, County, State and Federal regulations and/or Codes. The contractor shall obtain all permits and licenses required to begin work.

10) The contractor shall visually examine the construction site to determine the amount of clearing and existing facilities to be replaced, removed and/or relocated which may be required in order to complete the work.

11) The contractor shall give the engineer 48 hours notice prior to requesting required inspections and shall supply all equipment necessary to properly test and inspect the completed work.

12) The contractor shall guarantee all work and materials for a period of one year from the date of project acceptance, during which all faulty construction and/or materials shall be corrected at the contractor's expense

13) All work shall be accomplished in a safe and workmanlike manner. The contractor shall comply with all applicable laws and regulations of any public and/or private body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss and shall erect and maintain all necessary safeguards for such safety and protection. The responsibility for project safety rests solely and specifically with the contractor. Local agencies and their employees and agents are specifically indemnified and held harmless from any actions of the contractor relating to the safety procedures implemented during construction and from any claims brought by any persons regarding safety, personal injury or property damage.

14) Minimum Construction Inspection Checkpoints: 1) Prior to any major deviation from the approved plans 2) Prior to backfilling of any trenches containing hydraulic conduits so that jointing may be mutually approved 3) Upon completion of subgrade compacting 4) At the time of delivery of base material 5) Upon completion of the base and prior to priming 6) Immediately prior to and upon the first and second applications of the plant mixed wearing course 7) Upon completion of construction, a final inspection will be made with project representative

15) All unsuitable material such as muck, marl and debris shall be removed from the limits of construction and legally disposed. At the engineer's direction, muck may be stockpiled on the site at designated locations for use in landscaping.

16) All material and equipment to be furnished and/or installed by the contractor for this project shall be guaranteed for a period of one year from the date of final acceptance thereof, against defective materials, design and workmanship. Upon receipt of notice from the owner of failure of any part of the guaranteed equipment or materials during the guarantee period, the affected part, parts or materials shall be replaced promptly with new parts or materials by the contractor at no expense to the owner. In the event the contractor fails to make the necessary replacement or repairs within seven (7) days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

17) The contractor shall complete "as-built" information relative to pipe lengths, materials and any deviation from plans and provide a copy of such to the owner and engineer for final acceptance of the contractor's work.

STORMWATER RETENTION CALCULATIONS
Basin A

A. SITE INFORMATION

Total Property Area = 40,652 sq.ft.

Basin A Area = 16,744 sq.ft.

Drainage Area Impervious Surface = 11,761 sq.ft.

Drainage Area Pervious Surface = 4,983 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 x 2 in/hr x 11,761 sq.ft. x 1 ft./12 in. = 1,961 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 4,983 sq.ft. x 1 ft./12 in. = 167 cu.ft.

Total Volume to be Retained = 2,128 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	40	ft
W	=	Trench Width	=	24	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	2,694	cu.ft.

STORMWATER RETENTION CALCULATIONS
Basin B

A. SITE INFORMATION

Basin B Area = 7,811 sq.ft.

Drainage Area Impervious Surface = 5,143 sq.ft.

Drainage Area Pervious Surface = 2,688 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 x 2 in/hr x 5,143 sq.ft. x 1 ft./12 in. = 858 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 2,688 sq.ft. x 1 ft./12 in. = 90 cu.ft.

Total Volume to be Retained = 948 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	60	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	1,231	cu.ft.

STORMWATER RETENTION CALCULATIONS
Basin C

A. SITE INFORMATION

Basin C Area = 11,575 sq.ft.

Drainage Area Impervious Surface = 3,297 sq.ft.

Drainage Area Pervious Surface = 8,278 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 x 2 in/hr x 3,297 sq.ft. x 1 ft./12 in. = 550 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 8,278 sq.ft. x 1 ft./12 in. = 276 cu.ft.

Total Volume to be Retained = 826 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #C-1

L	=	Total Length of Trench Provided	=	30	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.00	ft
DU	=	Un-Saturated Trench Depth	=	2.50	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	389	cu.ft.

Exfiltration Trench #C-2

L	=	Total Length of Trench Provided	=	50	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.00	ft
DU	=	Un-Saturated Trench Depth	=	2.50	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	648	cu.ft.

Total Volume Retained in Basin C Exfiltration Trenches = 997 cu.ft.

STORMWATER RETENTION CALCULATIONS
Basin D

A. SITE INFORMATION

Basin D Area = 4,522 sq.ft.

Drainage Area Impervious Surface = 760 sq.ft.

Drainage Area Pervious Surface = 3,762 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 x 2 in/hr x 760 sq.ft. x 1 ft./12 in. = 127 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 3,762 sq.ft. x 1 ft./12 in. = 126 cu.ft.

Total Volume to be Retained = 253 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	50	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	1,025	cu.ft.

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.

Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information

Project No.	2020-0026
Issue Date	10/24/2022
Scale	As Shown
Drawn By	CG
Checked By	CG

Drainage Specifications and Details For:

Proposed Residence

965 North Ocean Boulevard

Palm Beach, Florida

Revisions

1	
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Chad M. Gruber

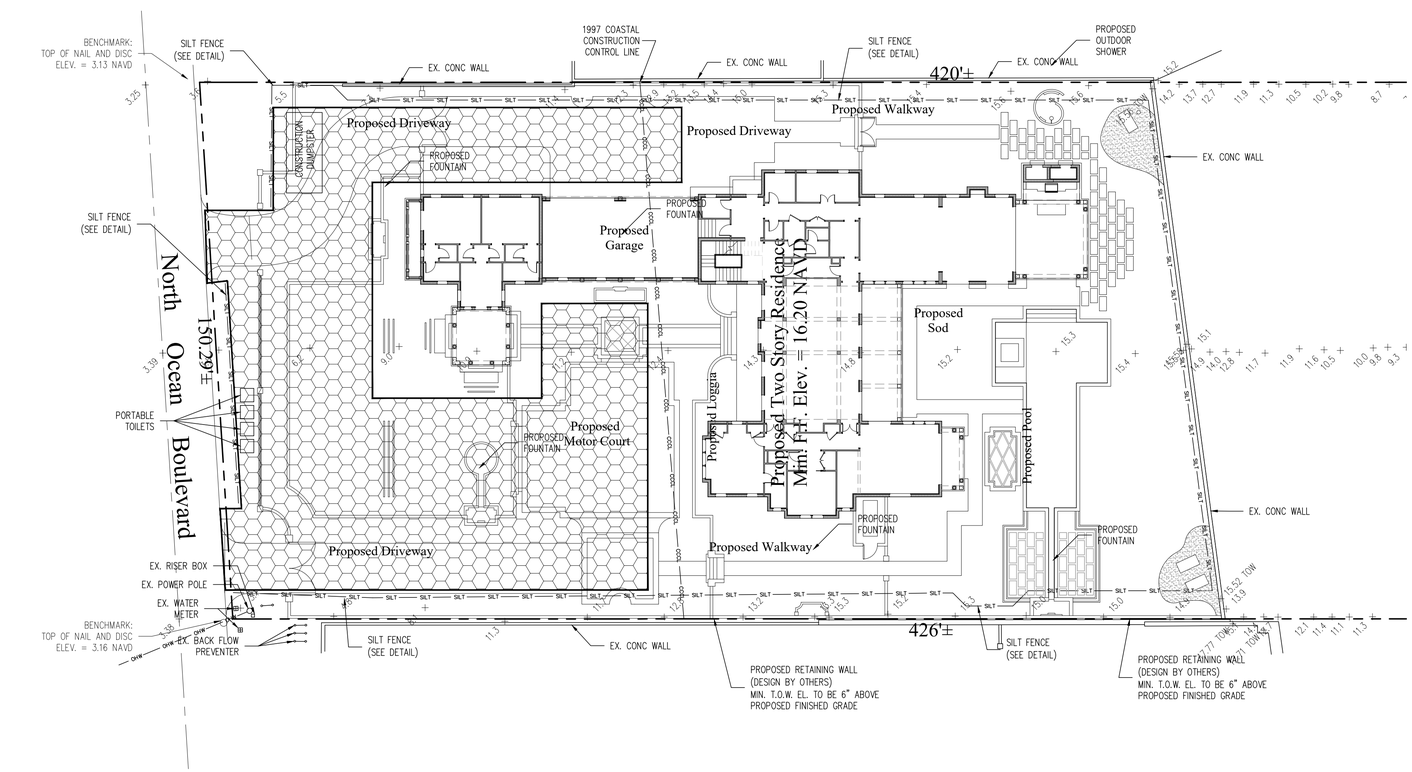
FL P.E. No. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Sheet No.

C-2

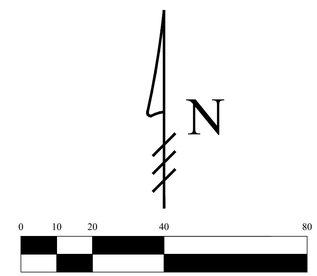
ARC-22-247



Legend

CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)



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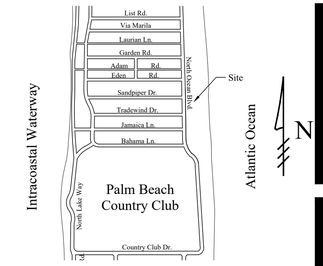
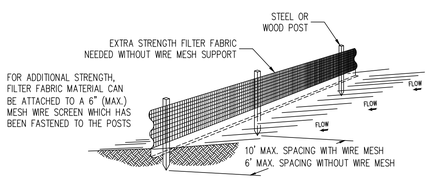


Location Map

N.T.S.

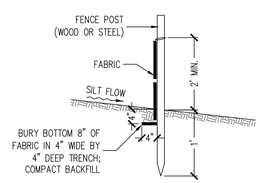


Notes:

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 into the trench a minimum of 2" 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.

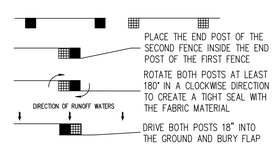
SILT FENCE DETAIL

N.T.S.



SILT FENCE SECTION

N.T.S.



ATTACHING TWO SILT FENCES

N.T.S.

Notes:

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

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.

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2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information	
Project No.	2020-0026
Issue Date	10/24/2022
Scale	1" = 20'
Drawn By	KM
Checked By	CG

Conceptual Construction Staging & Parking and Erosion Control Plan For:

Proposed Residence

965 North Ocean Boulevard

Palm Beach, Florida

Revisions	
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Chad M. Gruber

FL P.E. No. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by Nievera Williams Design Received 9/29/22

ARC-22-247

Sheet No.

EC-1

BOUNDARY SURVEY FOR:
965 NORTH OCEAN BOULEVARD, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

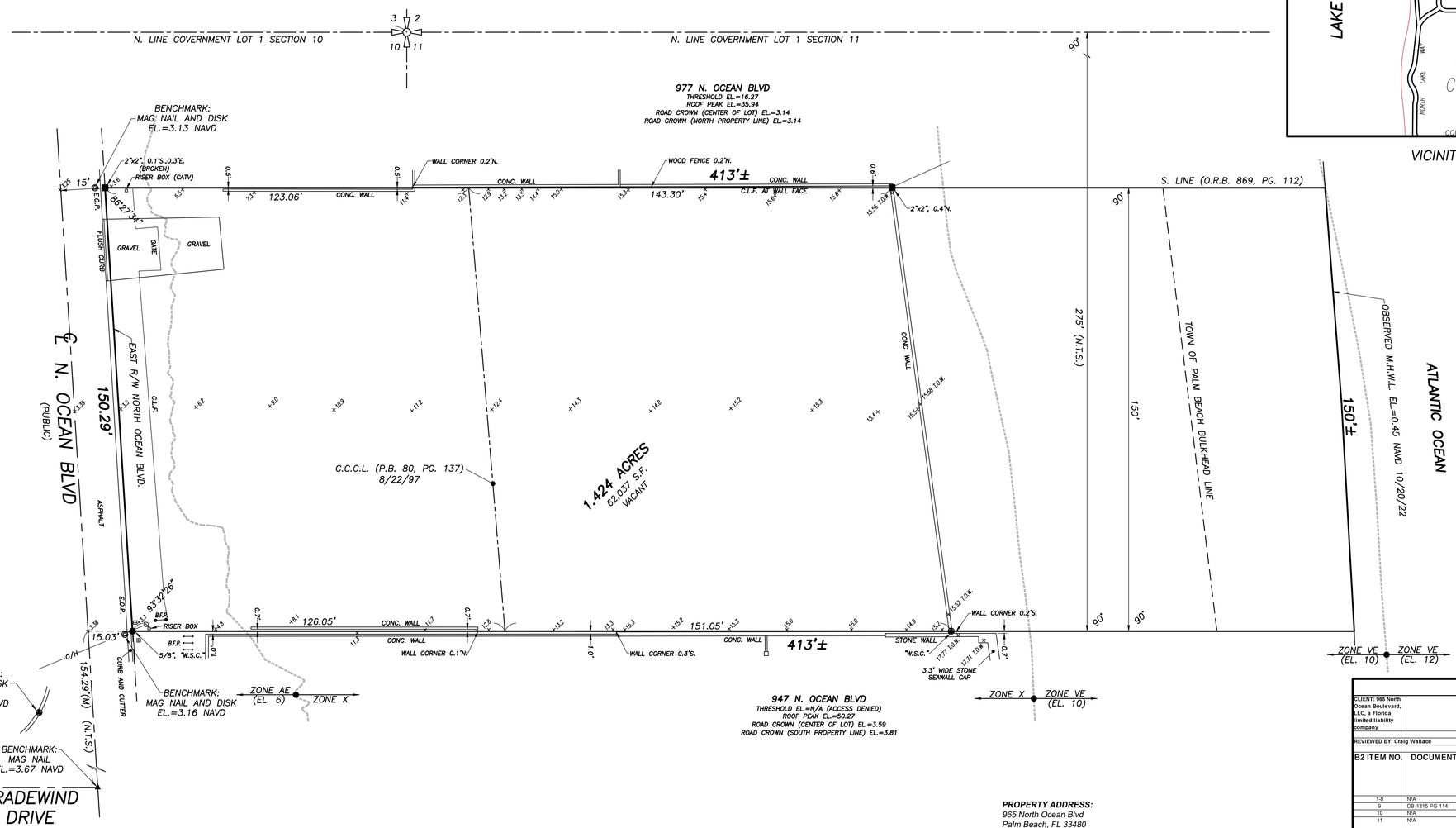
This survey is made specifically and only for the following parties for the purpose of a submittal on the surveyed property.

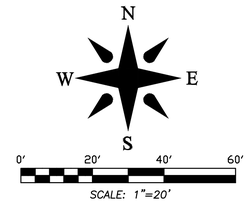
965 North Ocean Boulevard, LLC, A Florida Limited Liability Company
Estate Homes by Stock, LLC, A Florida Limited Liability Company
First American Title Insurance Company, LLC
Kochman & Ziska, PLC
Stock Custom Homes, LLC
CIBC BANK USA, An Illinois Chartered Bank, its successors and/or assigns as their interest may appear

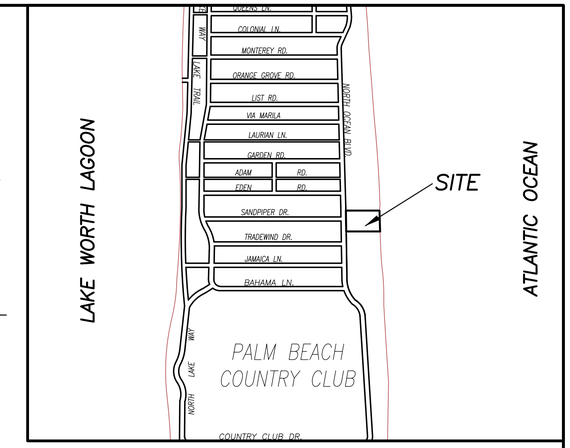
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
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
ESM'T	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
FTN	= FOUNTAIN
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
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
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
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'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.W.	= TOP OF WALL ELEVATION
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
℄	= BASELINE
℄	= 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







VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW

CLIENT: 965 North Ocean Boulevard, LLC, a Florida limited liability company		COMMITMENT NO. : 1062-5073903	DATE: October 29, 2020			
REVIEWED BY: Craig Wallace		JOB NO. : 19-1085.6				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-8	N/A	Standard Exceptions				●
9	DB 1315 PG 114	Single family residence restrictions		●		
10	N/A	Riparian and/or littoral rights				●
11	N/A	The right, title or interest to beach areas	●			
12	PB 36 PG 91	The Coastal Construction Control Line established pursuant to Section 161.052 and Section 161.053	●			

PROPERTY ADDRESS:
965 North Ocean Blvd
Palm Beach, FL 33480

LEGAL DESCRIPTION:
The South 150 feet of the North 275 feet of the following described real property:

A parcel of land in Sections 10 and 11, Township 43 South, Range 43 East, Town of Palm Beach, Florida, more particularly described as follows:

*The North 1036.8 feet of **GOVERNMENT LOT 1**, Section 10 aforesaid, and the North 1036.8 feet of **GOVERNMENT LOT 1**, Section 11 aforesaid, all lying North and East of the Right of Way of Ocean Boulevard as laid out and in use. The North line of the 150-foot tract herein described is the South line of that certain tract owned by Nicholas R. duPont, more particularly described in Deed recorded in Official Record Book 869, Page 112, Public Records of Palm Beach County, Florida.*

FLOOD ZONES:
This property is located in Flood Zones AE (EL 6), X, & VE (EL 10), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581 F, dated 10/05/2017.

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-5073903, issued by First American Title Insurance Company, dated October 29, 2020. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear 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.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *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.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *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.*
11. *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.*
12. *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.*
13. *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.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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

DATE OF LAST FIELD SURVEY: 10/20/2022
NOTE: VERTICAL DATA NOT UPDATED

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 5897

REVISIONS:
10/20/22 SURVEY UPDATE (ELEVATIONS NOT UPDATED) B.M./M.B. 19-1085.8 PB340/53
06/11/21 SURVEY AND TIE-IN UPDATE WITH 62.B REQUIREMENTS J.P./M.B. 19-1085.7 PB315/4
11/30/20 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./M.B. 19-1085.6 PB303/40
04/07/20 LOCATE EXOTIC VEGETATION B.M./M.B. 19-1085.5 PB293/5
TITLE REVIEW & RECERTIFY S.W. 19-1085.4
12/14/19 SURVEY AND TIE-IN UPDATE B.M./M.B. 19-1085.3 PB285/70

BOUNDARY SURVEY FOR:

965 NORTH OCEAN BOULEVARD, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB NO: 19-1085.1	F.B. PB273 PG. 31	
OFFICE: M.B.	DATE: 2/16/19	DWG. NO. 19-1085-4	
CK'D: C.W.	REF: 19-1085-4.DWG	SHEET 1 OF 1	