

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

DATE OF SECOND HEARING -
FEBRUARY 22, 2023

DATE OF THIRD HEARING
(LANDSCAPE ONLY)
- MARCH 29, 2023

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

NEW YORKATLANTANASHVILLEMONTGOMERY

McALPINE

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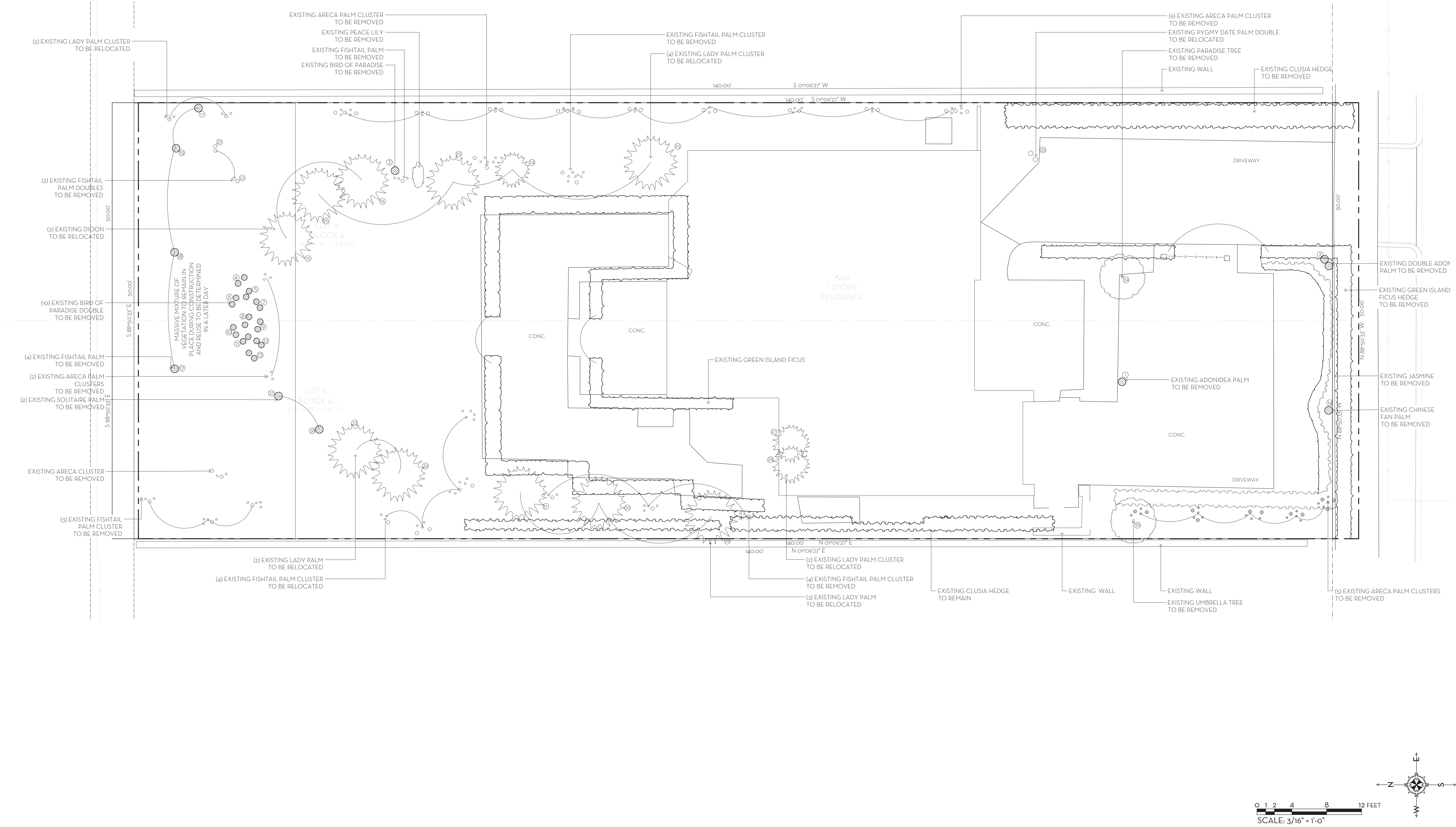
441 AUSTRALIAN AVE.
PALM BEACH, FLORIDA

PRE-APP SUBMITTAL 06/27/2022
10/03/2022 ARC 22 - 187
10/24/2022 ARC 22 - 187
11/04/2022 ARC 22 - 187
12/16/2022 ARC 22 - 187
02/22/2023 ARC 22 - 187 REV. #1

TITLE SHEET

A1.0

#	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	



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EXITING / DEMOLITION PLAN
COLLETT RESIDENCE

441 AUSTRALIAN AVENUE, PALM BEACH, FL.

15 MARCH 2023
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27 JUNE 2022



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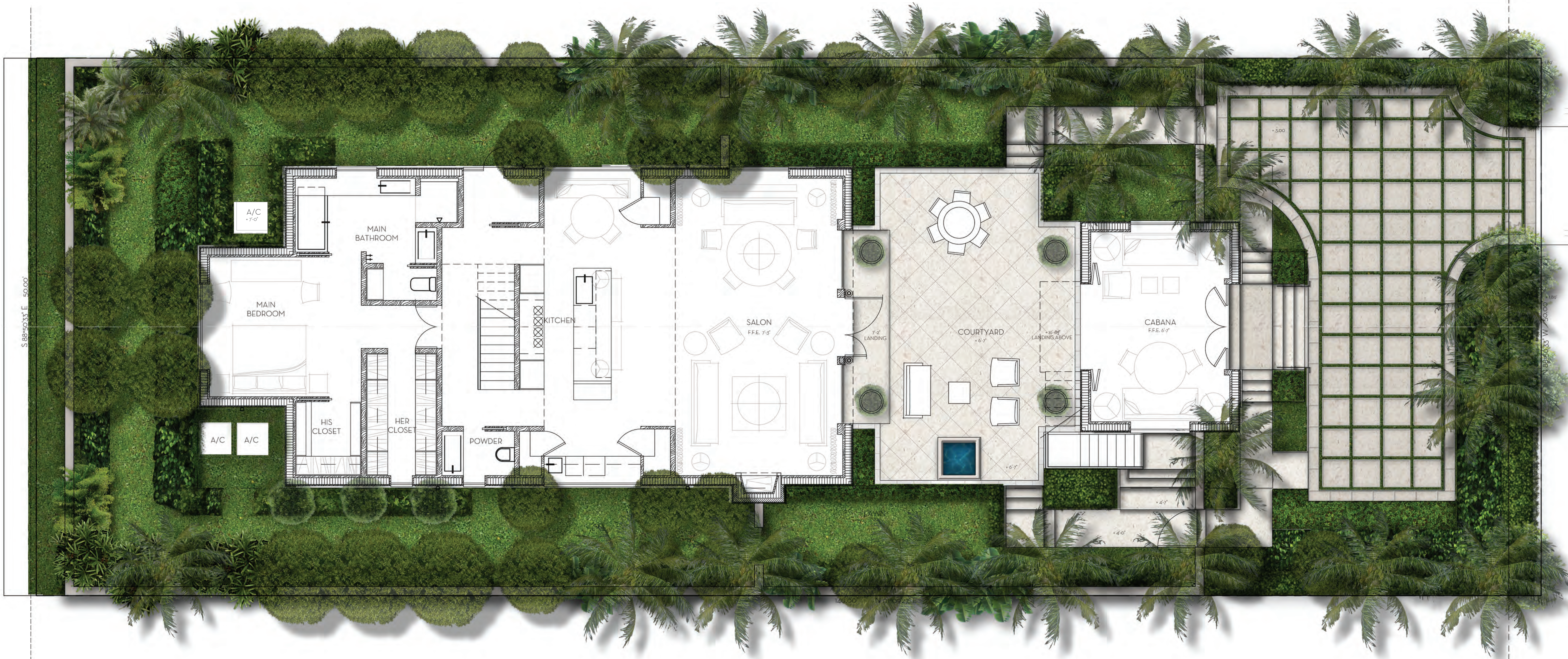
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EX

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





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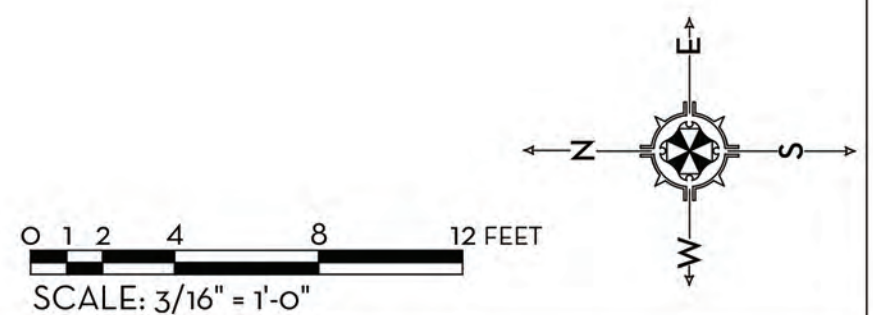
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SCALE: 3/16" = 1'-0"





PREVIOUSLY PROPOSED CABANA STREET ELEVATION



PROPOSED CABANA STREET ELEVATION



PREVIOUSLY PROPOSED REAR ELEVATION



PROPOSED REAR ELEVATION

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ELEVATION
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EL1

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PREVIOUSLY PROPOSED CABANA COURTYARD ELEVATION



PROPOSED CABANA COURTYARD ELEVATION

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EL2



PREVIOUSLY PROPOSED EAST ELEVATION



PROPOSED EAST ELEVATION

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



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EL3



PREVIOUSLY PROPOSED WEST ELEVATION



PROPOSED WEST ELEVATION

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

ELEVATION
COLLETT RESIDENCE
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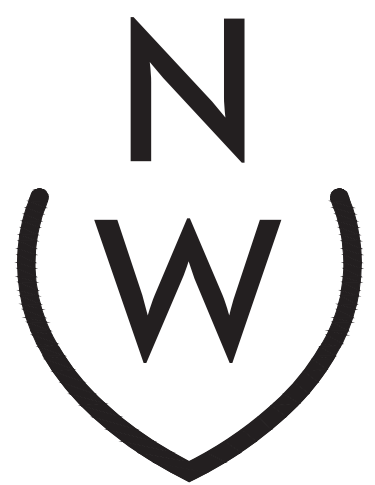
EL4

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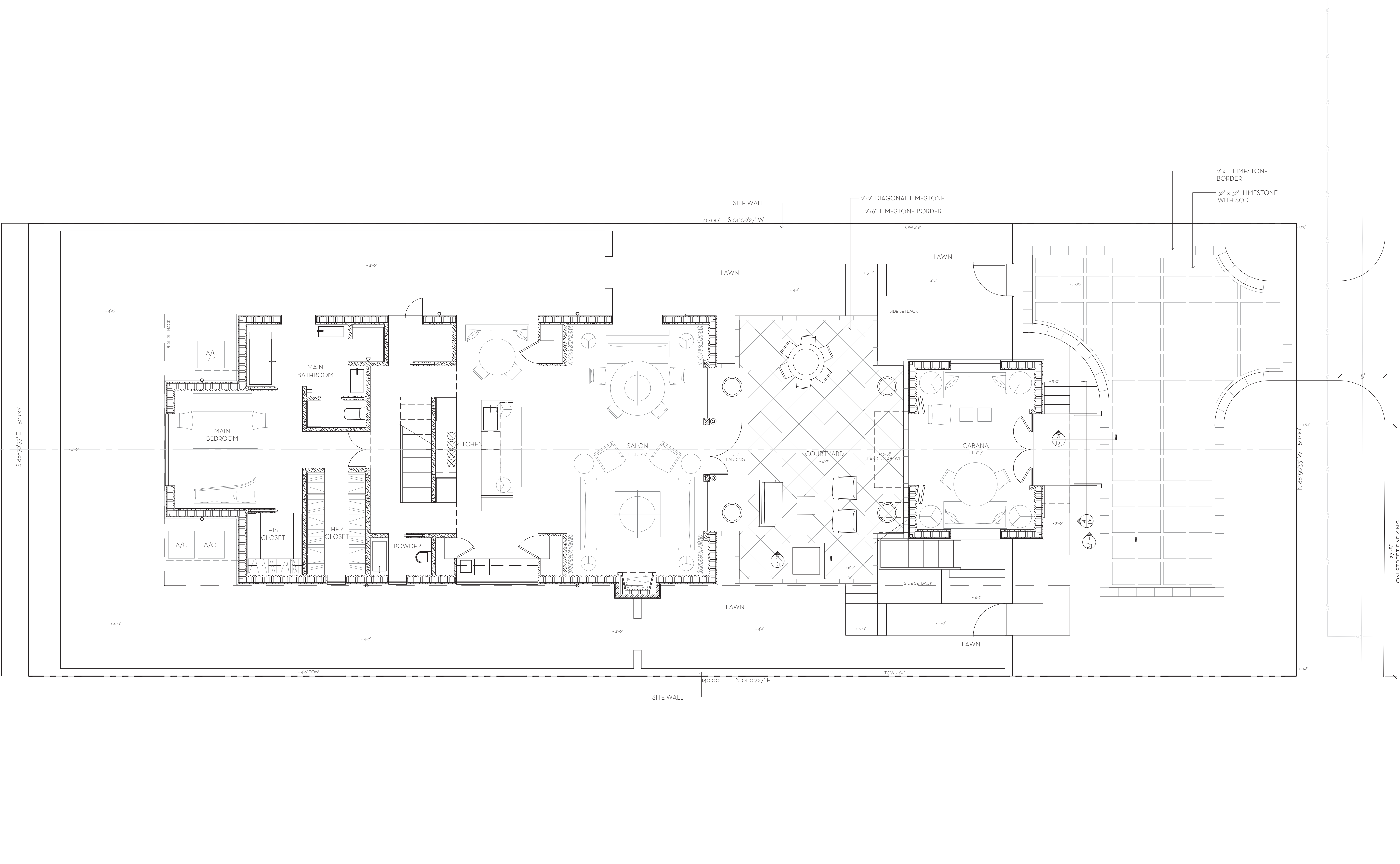
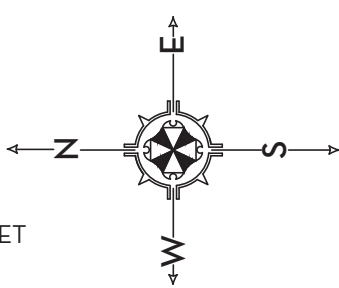
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SCALE: 3/16" = 1'-0"

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



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LANDSCAPE PLAN
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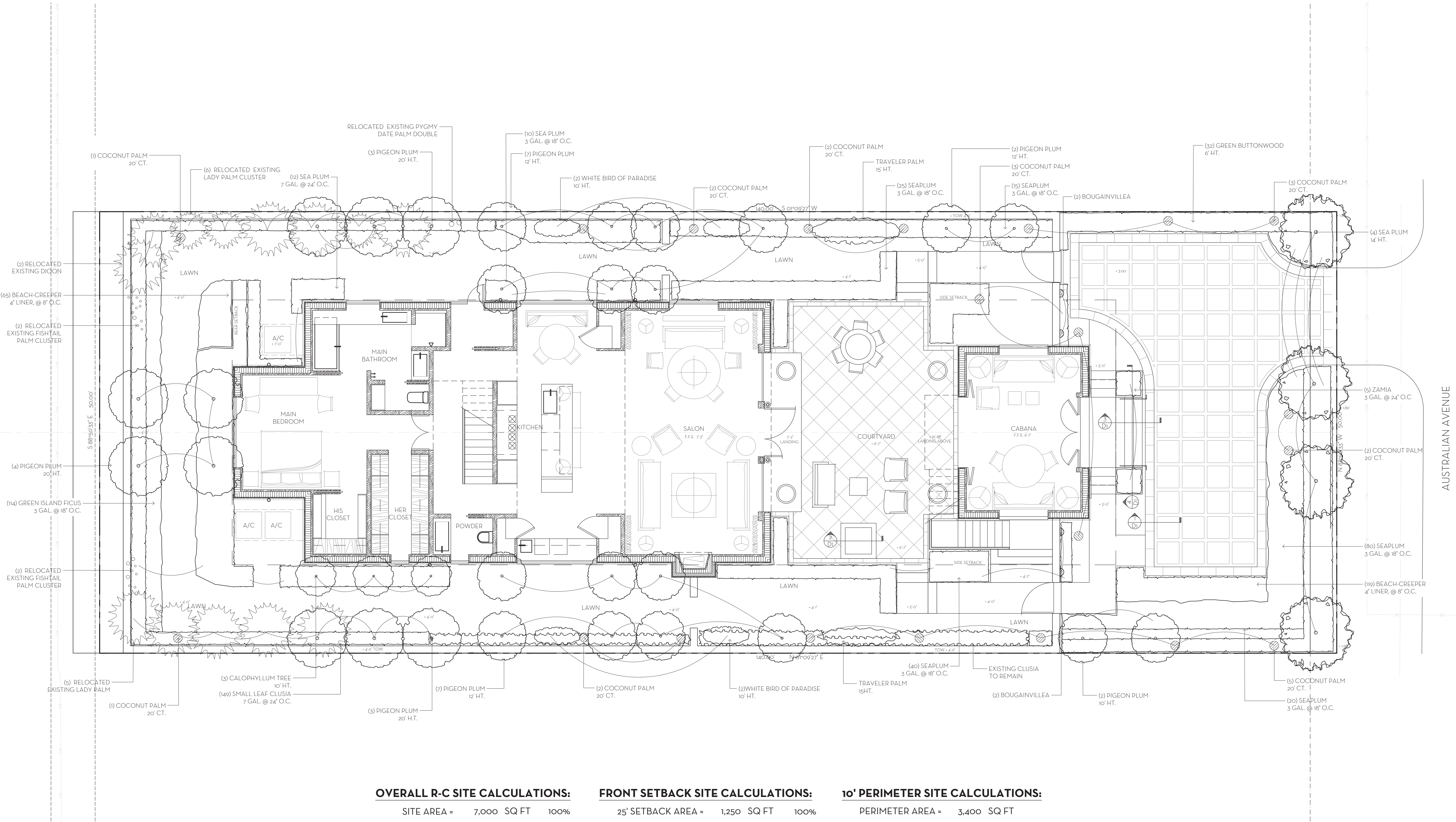
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LP1

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 = 3,328 SQ FT 47.5%

FRONT SETBACK SITE CALCULATIONS:

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

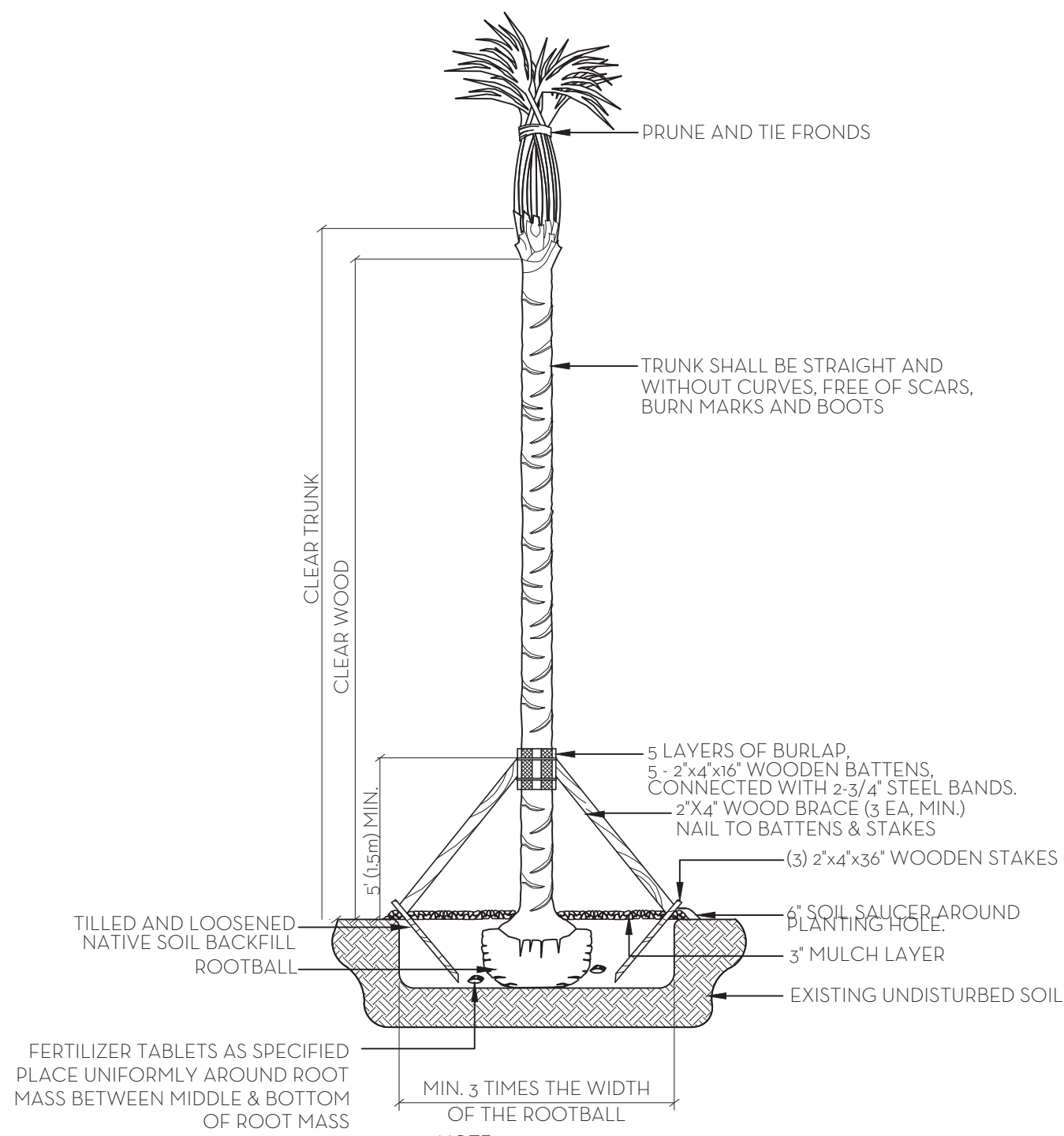
MINIMUM LANDSCAPE:
REQUIRED = 500 SQ FT 40%
EXISTING = 471 SQ FT 37.7%
PROPOSED = 540 SQ FT 43.2%

10' PERIMETER SITE CALCULATIONS:

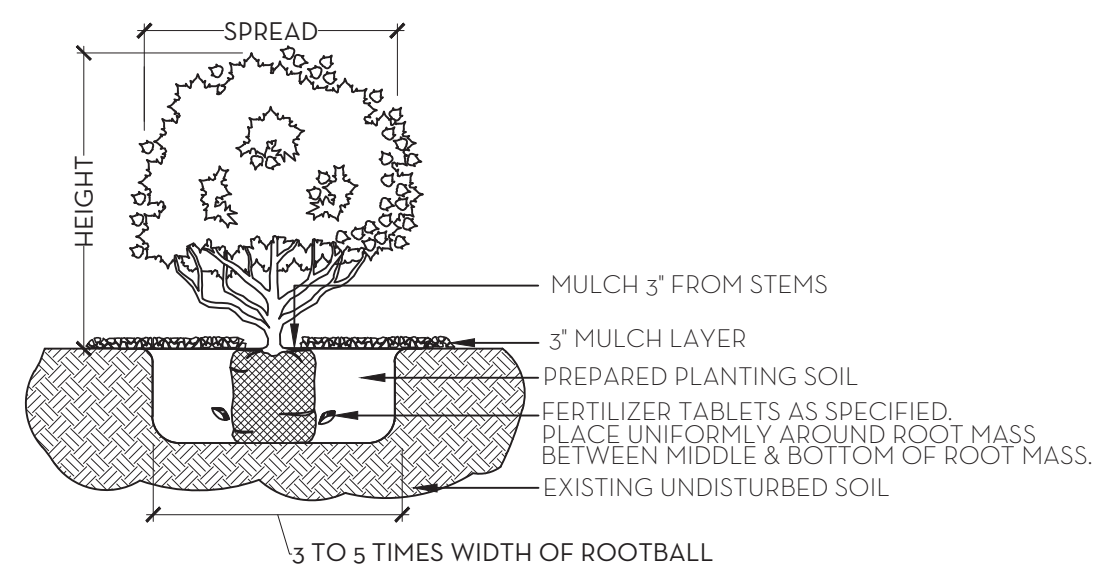
PERIMETER AREA = 3,400 SQ FT

MINIMUM LANDSCAPE:
(50% OF 3,400 SF) = 1,700 REQUIRED
EXISTING = 2,646 SQ FT
PROPOSED = 2,870 SQ FT



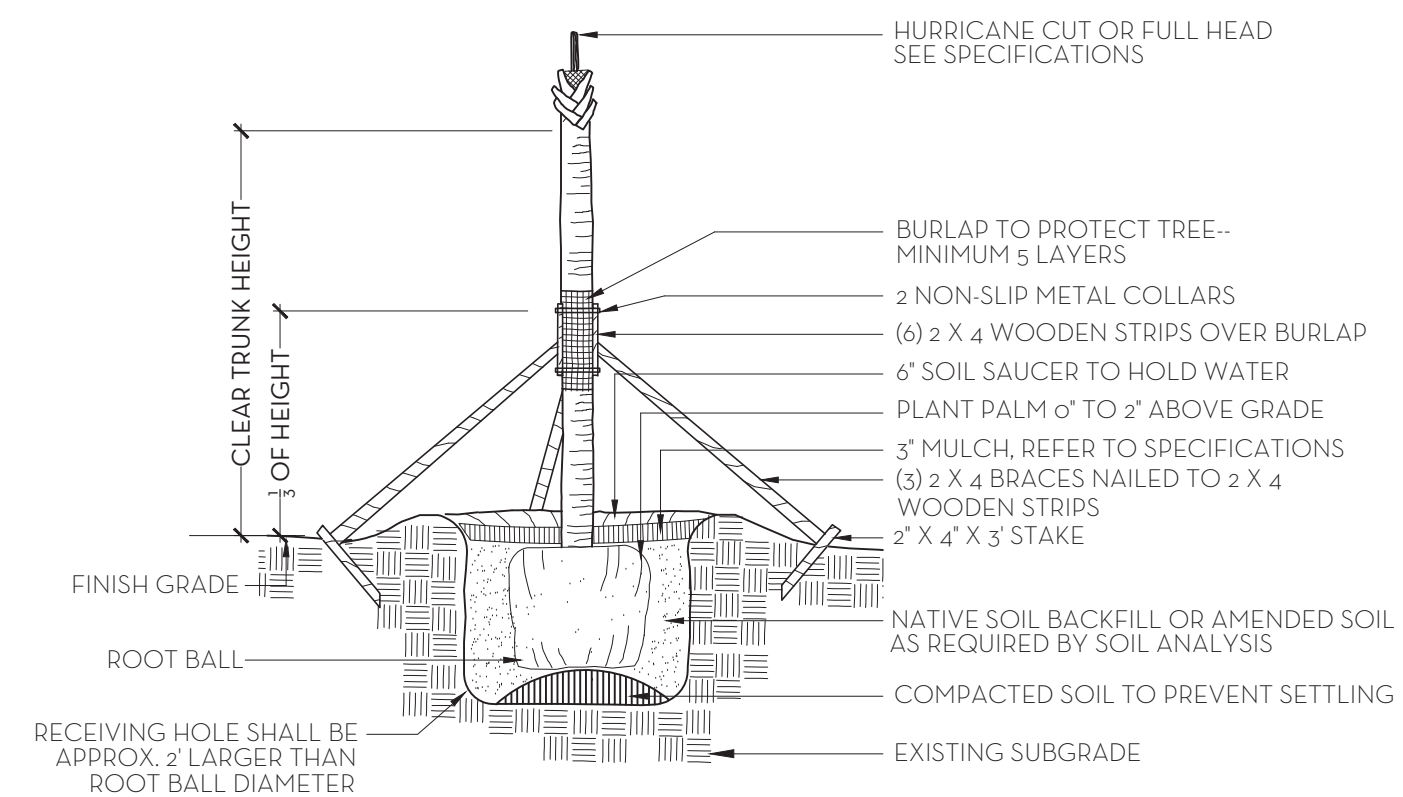


PALM PLANTING DETAIL
N.T.S.



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

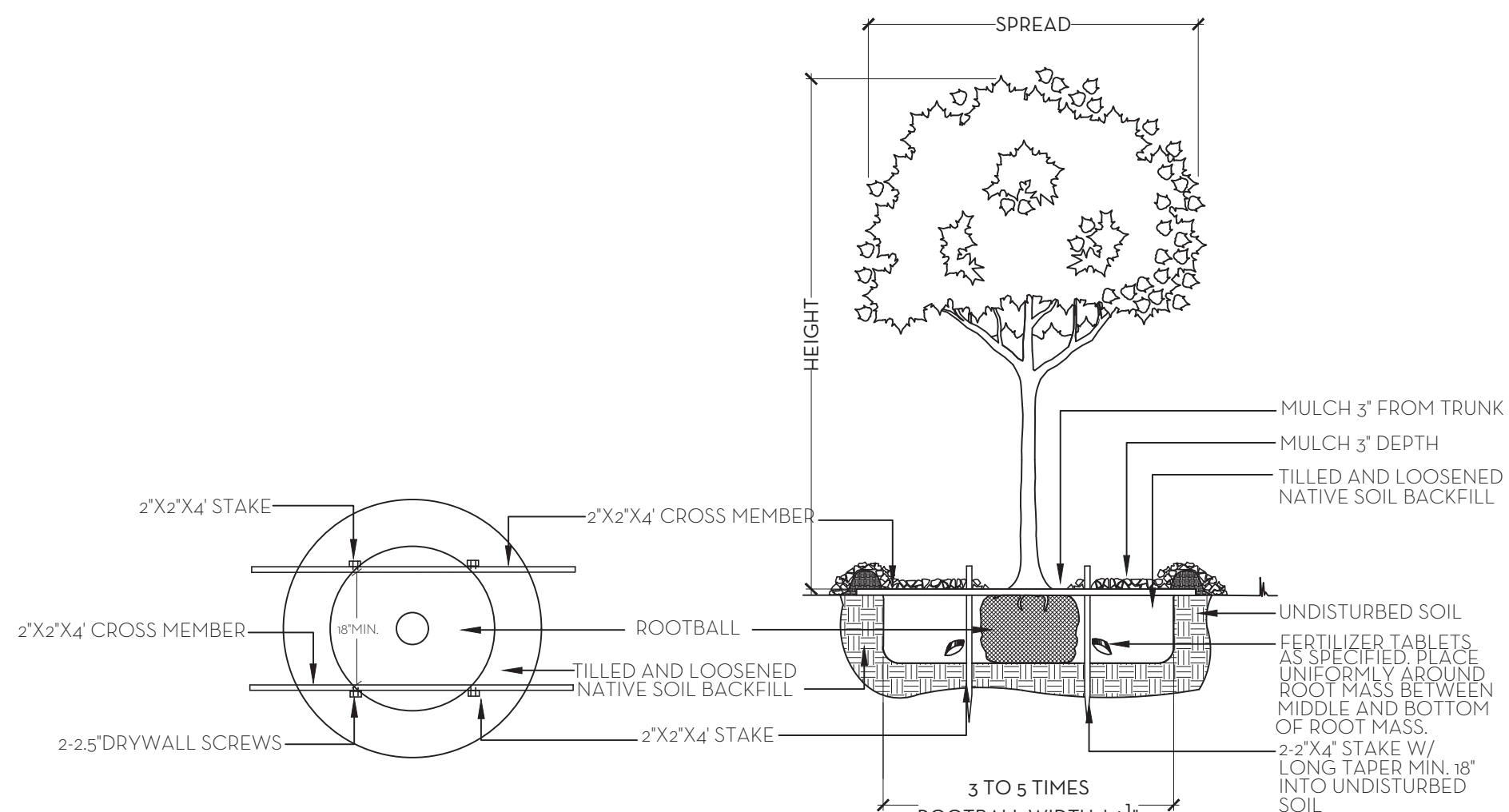
PALM TREE PLANTING AND STAKING DETAIL
N.T.S.

FERTILIZATION

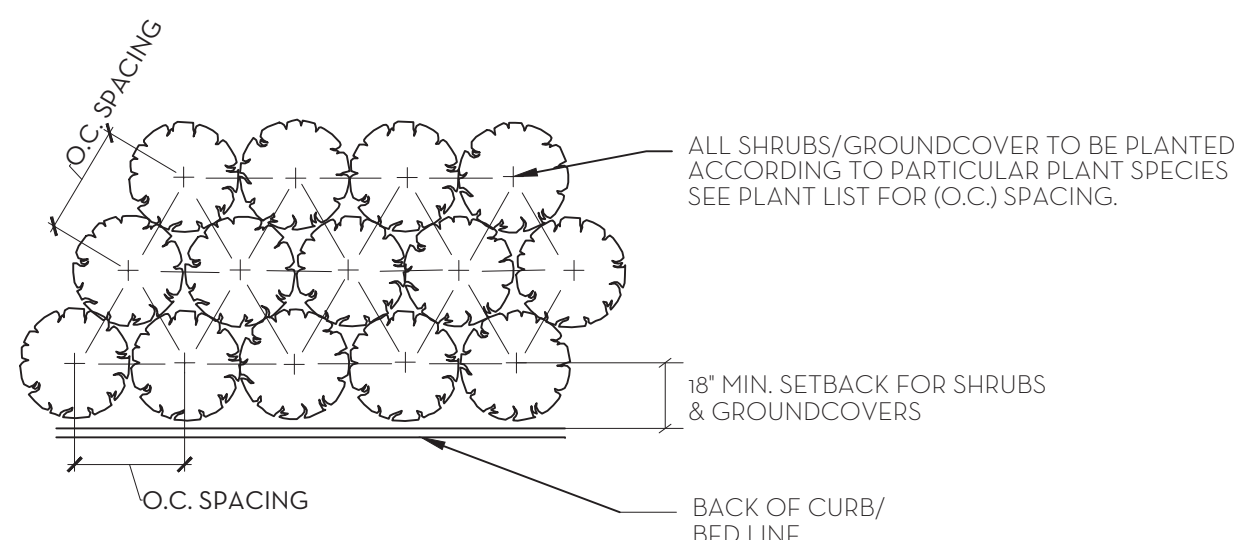
SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION 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

GROUNDCOVER AREAS
ALL GROUNDCOVER 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.

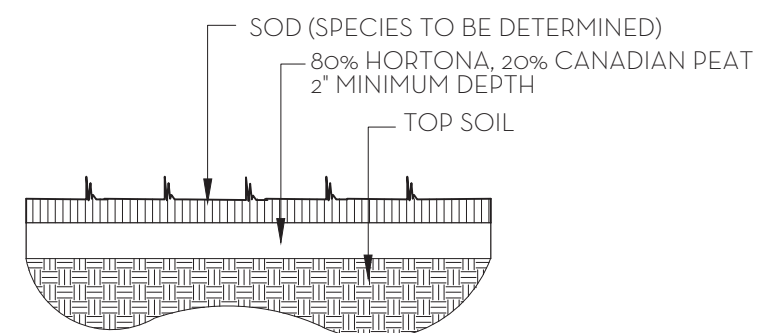


TREE PLANTING DETAIL
N.T.S.

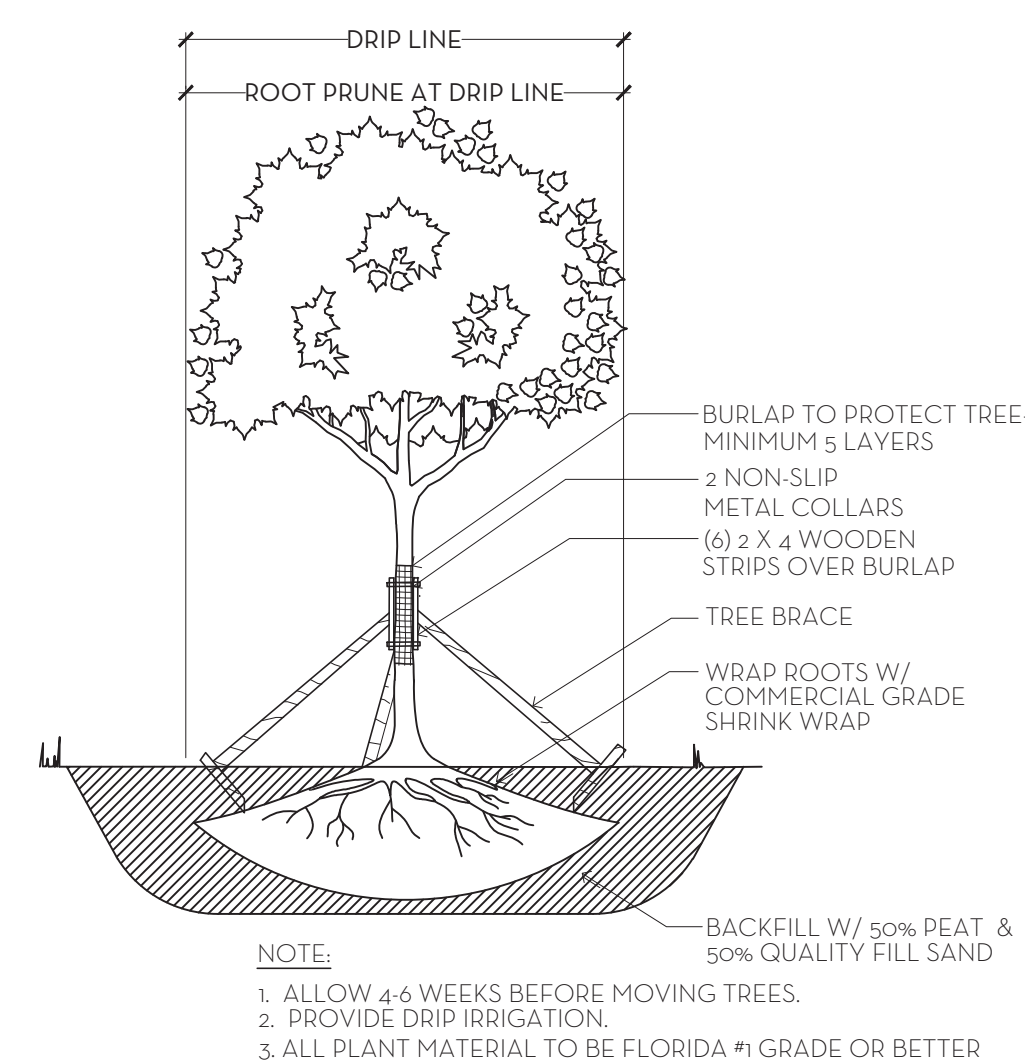


PLANT SPACING DETAIL
N.T.S.

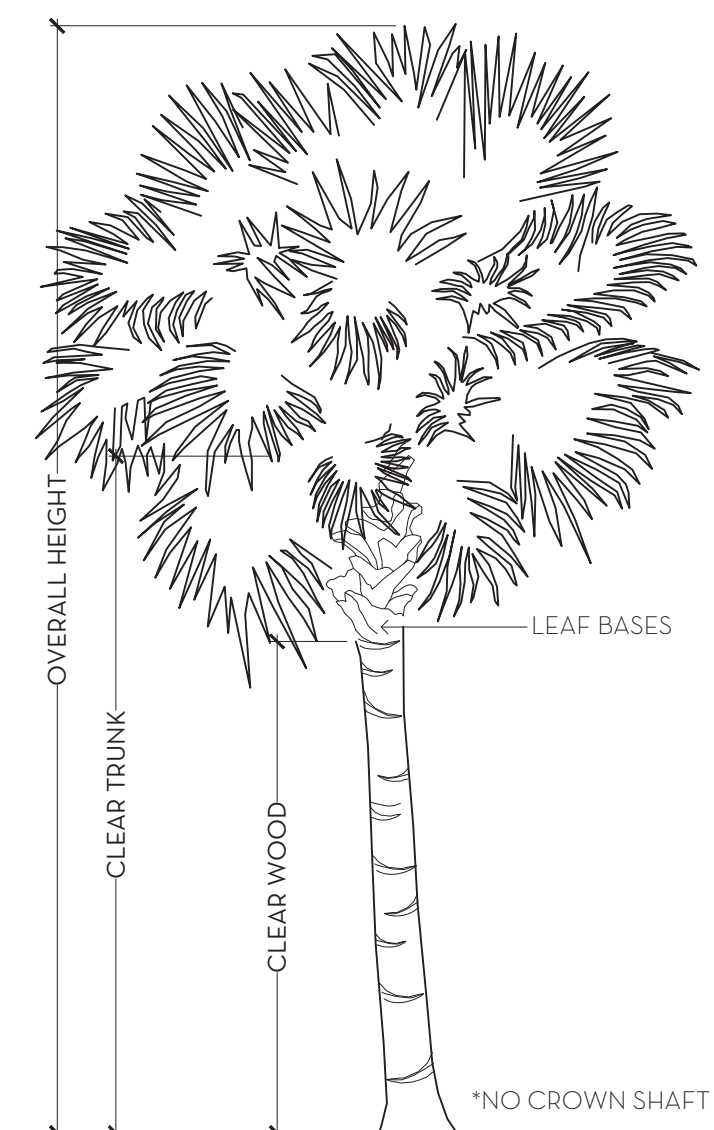
- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
 2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS




SOD PLANTING DETAIL
N.T.S.



TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

 NIEVERA WILLIAMS DESIGN		441 Australian Ave, Palm Beach, FL 33480 2/28/2023			
Landscape Material Schedule					
ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION
TREES					
	PIGEON P.UM	Coccoloba diversifolia	2	✓	10' HT.
	PIGEON P.UM	Coccoloba diversifolia	16	✓	12' HT.
	PIGEON P.UM	Coccoloba diversifolia	10	✓	20' HT.
	CALOPHYLLUM	Calophyllum	3		10' HT.
	WILBERTO - PARADISE	Strelitzia nelsonii	4		10' HT.
	SEA P.UM	Coccoloba Sea P.UM	4	✓	14' HT.
			39	82%	
PALMS					
	COCONUT PALM	Cocos nucifera	21		20' CT.
	TRAVELER'S PALM	Ravenea macgregoriaensis	2		15' HT.
			23	N/A	
HEDGE/SHRUB					
	GREEN ISLAND FIG	Ficus microcarpa 'Green Island'	114		3 GAL @ 18" O.C.
	GREEN BUTT WOOD	Corcoranicus erectus	32	✓	6' HT.
	SMALL LEAF CUSIA	Clusia guilfordii	149		1 GAL @ 24" O.C.
	SEA P.UM	Coccoloba Sea P.UM	10	✓	7 GAL @ 24" O.C.
	SEA P.UM	Coccoloba Sea P.UM	190	✓	3 GAL @ 18" O.C.
	ZAMIA	Zamia integrifolia	5	✓	3 GAL @ 24" O.C.
			497	48%	
GROUND COVERS/VINES					
	BOUGAINVILLEA	Bougainvillea	4		
	BEACH-CREEPER	Erissoides littoralis	184	✓	4" LINER @ 8" O.C.
			188	98%	
SOD					

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%)	3,328(47.5%)
Perimeter LOS (Sq Ft and %)	1,700 (50%)	2,870 (59%)
Front Yard LOS (Sq Ft and %)	500 (40%)	540 (43.2%)
Native* Trees %	N/A	82%
Native* Palms %	N/A	N/A
Native* Shrubs %	N/A	48%
Native* Vines / Ground Cover %	N/A	98%

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PLANT LIST AND DETAILS
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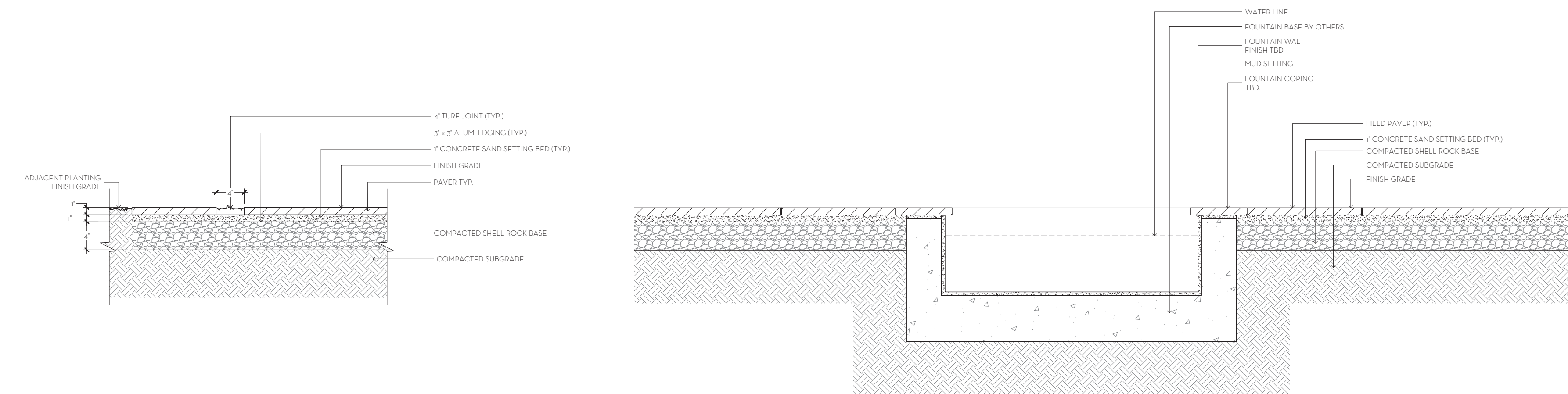
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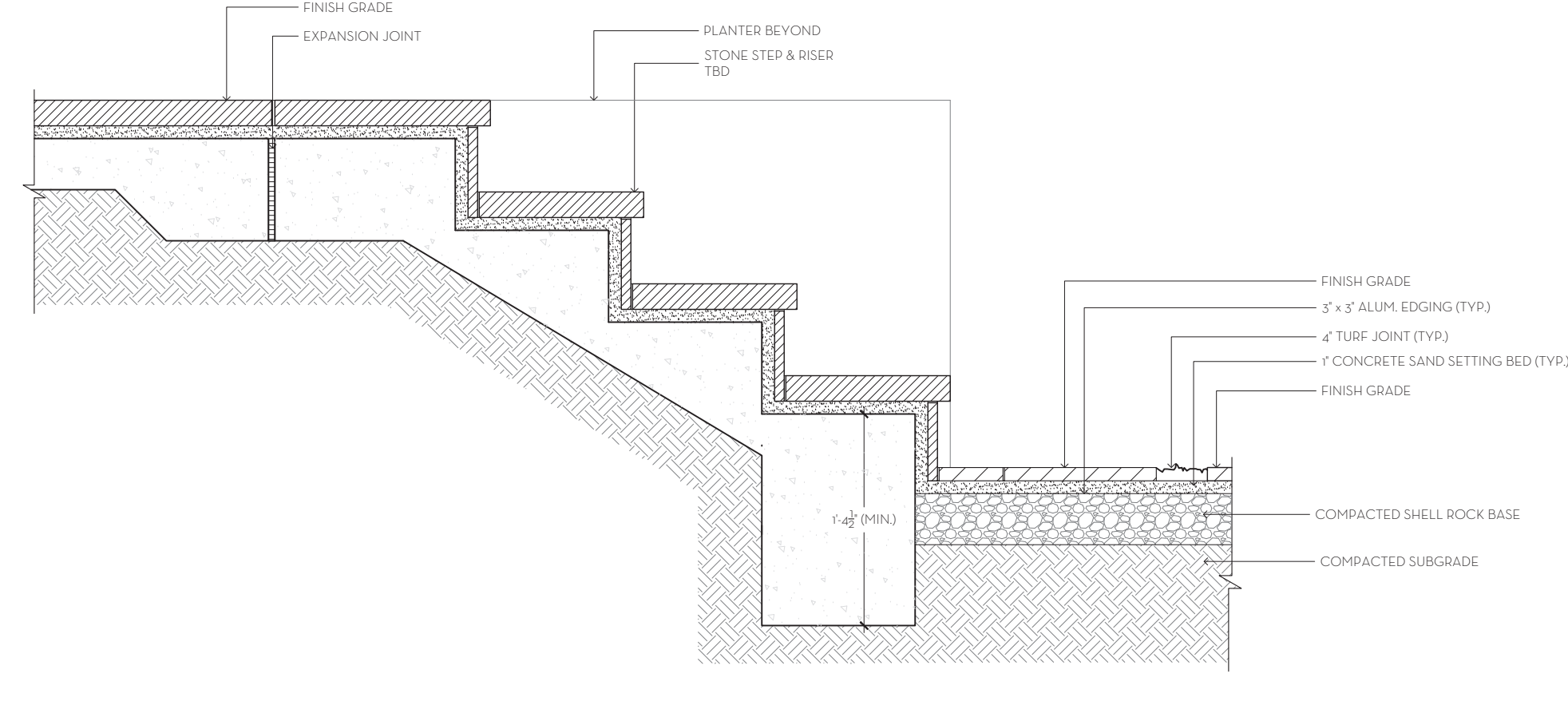
LP2

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

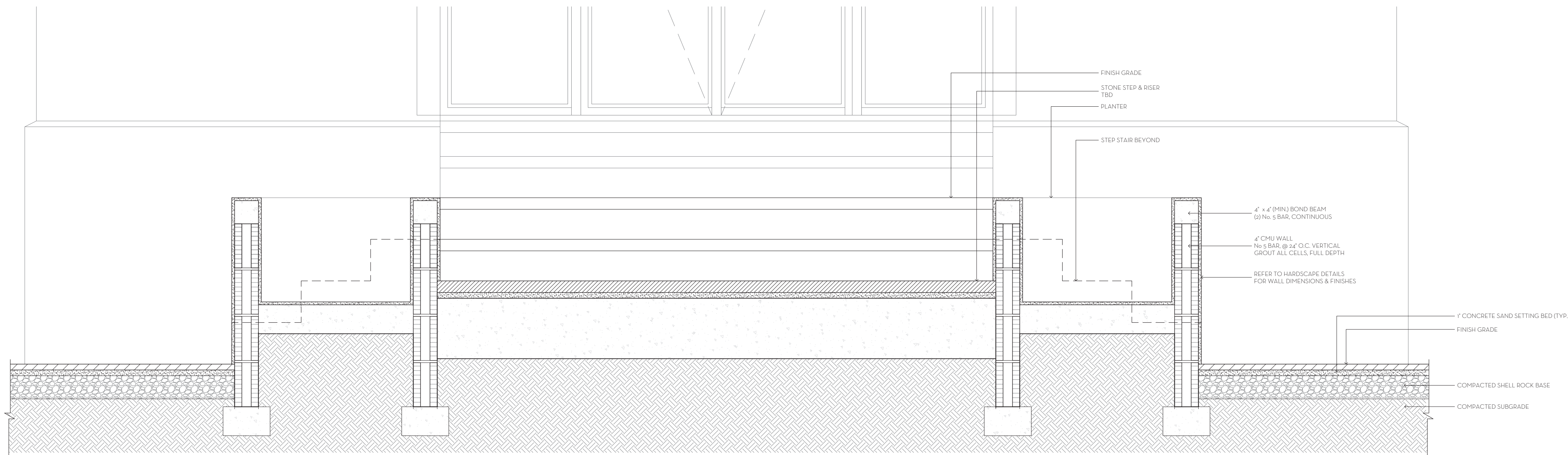


1 DRIVEWAY DETAIL
SCALE: 1" = 1'-0"

2 FOUNTAIN DETAIL
SCALE: 1" = 1'-0"



3 ENTRY STEP DETAIL
SCALE: 1" = 1'-0"



4 ENTRY SECTION DETAIL
SCALE: 1" = 1'-0"

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SITE DETAILS
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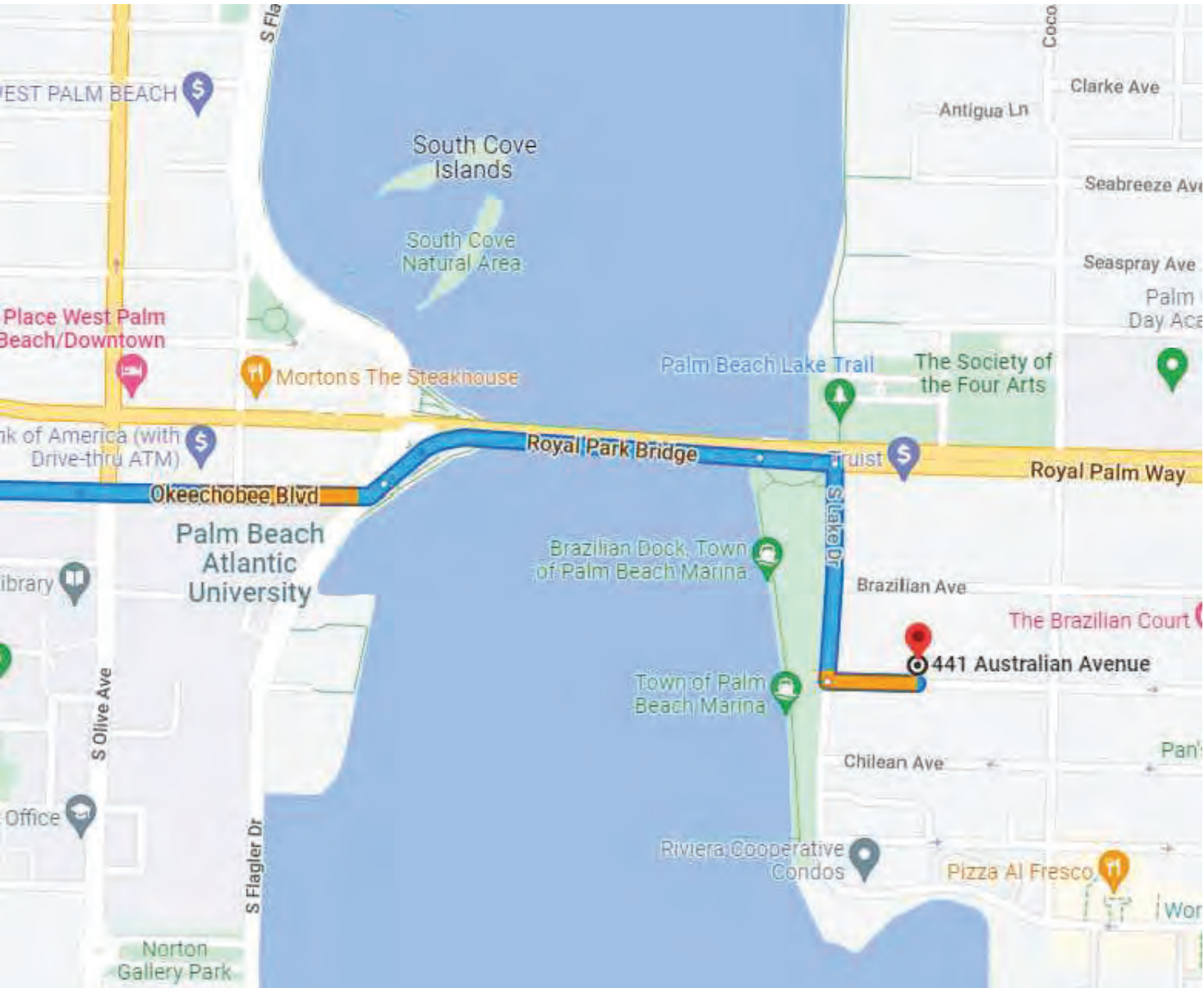


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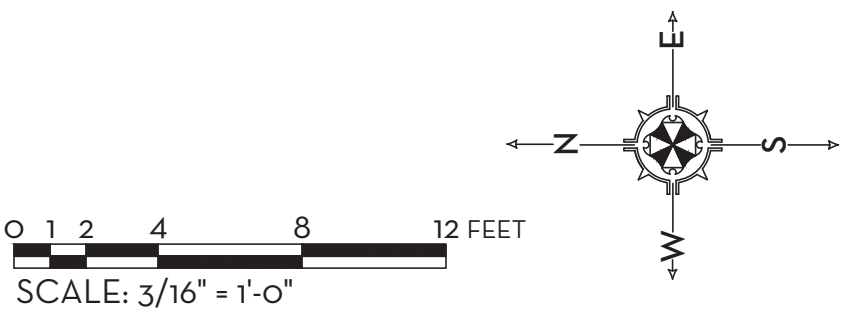
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D1



TRUCK ROUTE



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CONSTRUCTION SCREENING PLAN

COLLETT RESIDENCE

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