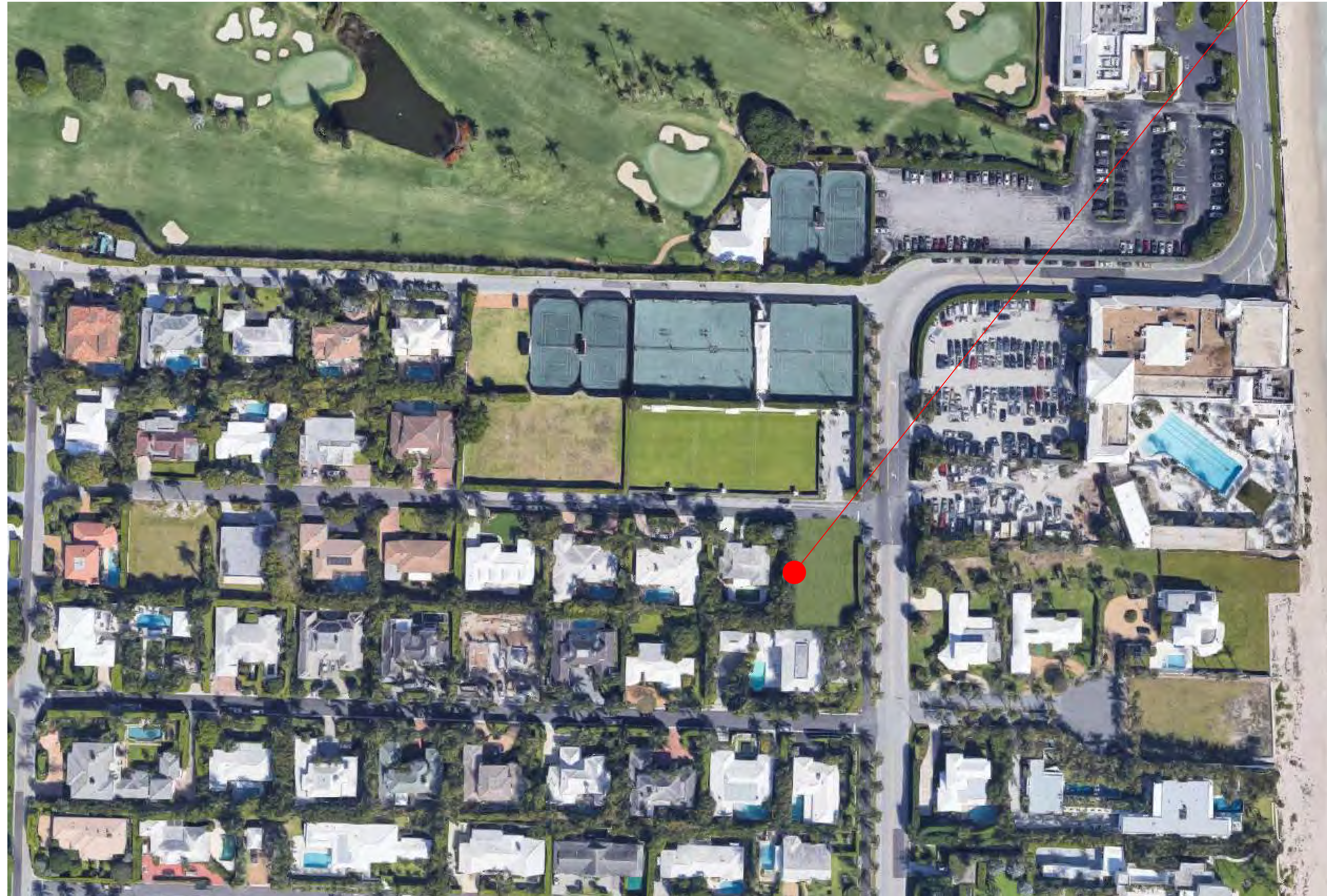


*By Emily Lyn at 1:29 pm, Mar 14, 2023*

## — SUBJECT PROPERTY



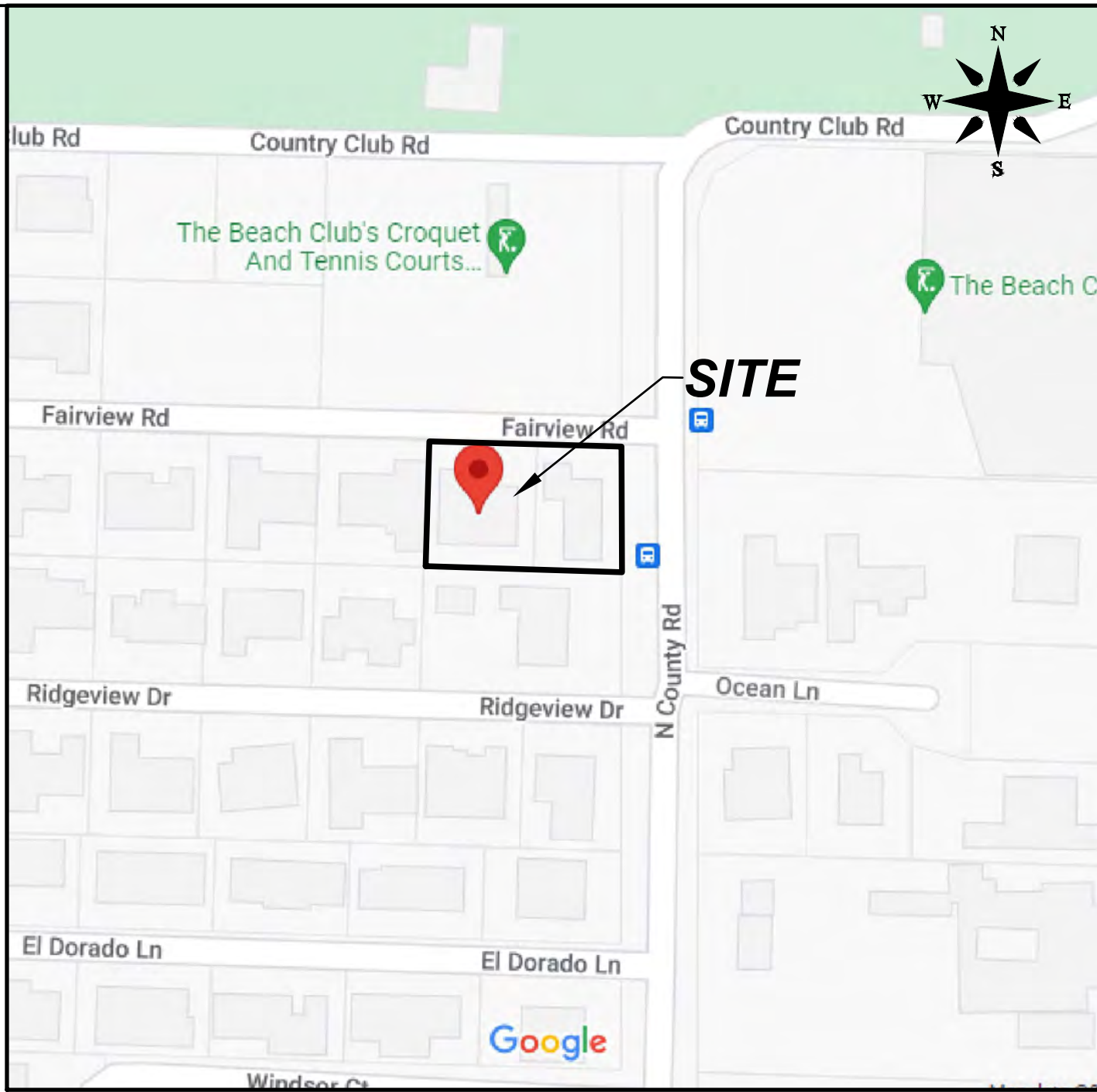
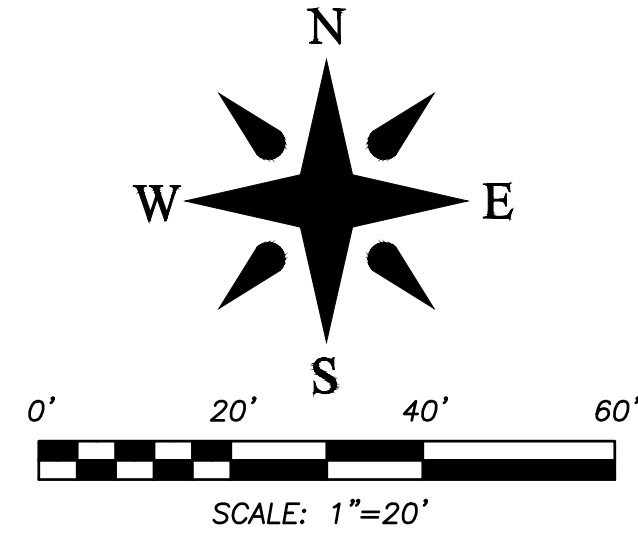
**ARC-23-049**



Boundary Survey For:  
**AARON W FORD**

LEGEND

- A = 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. = 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.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  
F.F. = FINISHED FLOOR  
FND. = FOUND  
GEN. = GENERATOR  
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 RECORD BOOK  
O/S. = OFFSET  
P. = PLAT DATUM  
(P) = PLAT BOOK  
P.B.C. = PALM BEACH COUNTY  
P.C. = POINT OF CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.C.P. = PERMANENT CONTROL POINT  
PG. = PAGE  
P.I. = POINT OF INTERSECTION  
P/E. = POOL EQUIPMENT  
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  
PSM. = FLAGSTONES  
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  
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  
TH. = THRESHOLD  
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.F. = WOOD FENCE  
YD. = YARD DRAIN  
Δ = BASELINE  
Δ = 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



VICINITY SKETCH  
(NOT TO SCALE)

Boundary Survey For:  
**AARON W FORD**

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

AARON W FORD

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

PROPERTY ADDRESS:  
210 Fairview Rd  
Palm Beach, FL 33480

LEGAL DESCRIPTION:  
Lots 45, 46, 47, and 48, **MARK RAFALSKY TRACT**, a subdivision of the town of Palm Beach, Florida according to the Plat thereof recorded in the Official of the Clerk of the Circuit court in and for Palm Beach County, Florida in Plat Book 11, Page 51, excepting therefrom the Right-of-Way for Palm Beach Avenue (County Road) as shown on the Right-of-Way Map recorded in the State and County Road Plat Book 1, Page 17, Palm Beach County Records (being the Easterly 31 feet of Lot 45)

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

**NOTES:**

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on 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.
- Description furnished by client or client's agent.
- 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.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

**CERTIFICATION:**

I **HEREBY ATTEST** that the survey shown hereon meets 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.

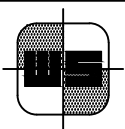
DATE OF LAST FIELD SURVEY: 10/01/2022

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

REVISIONS:

Boundary Survey For:

**AARON W FORD**



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

FIELD:	M.D.	JOB No.: 22-1458	F.B. PB339 PG. 49-51
OFFICE:	D.R.	DATE: 10/01/2022	DWG. No.: 22-1458-1
C'K'D:	C.W.	REF.: 22-1458.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			
	Property Address:	210 FAIRVIEW ROAD		
1	Property Address:	210 FAIRVIEW ROAD		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	SINGLE FAMILY RESIDENCE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	N/A	20,815 SF	N/C
6	Lot Depth	N/A	115'- 0"	N/C
7	Lot Width	N/A	177.66' 181.0'	N/C
8	Lot Coverage (Sq Ft and %)	30%	N/A	N/C
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	N/A	N/A	N/A
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	25'-0"	N/A	N/A
12	* Side Yard Setback (1st Story) (Ft.)	12'- 6"	N/A	N/A
13	* Side Yard Setback (2nd Story) (Ft.)	15'- 0"	N/A	N/A
14	*Rear Yard Setback (Ft.)	25' 0"	N/A	N/A
15	Angle of Vision (Deg.)	100	N/A	N/A
16	Building Height (Ft.)	N/A	N/A	N/A
17	Overall Building Height (Ft.)	N/A	N/A	N/A
18	Crown of Road (COR) (NAVD)	N/A	2.78 C-O-R (LOW FAIRVIEW ROAD) 4.96 C-O-R (LOW COUNTY ROAD)	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	N/A
21	Zero Datum for point of meas. (NAVD)	N/A	N/A	N/A
22	FEMA Flood Zone Designation	N/A	ZONE AE	N/C
23	Base Flood Elevation (BFE)(NAVD)	N/A	6'- 0" BFE NAVD	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	45% - 9,366.755555 SF	71.1% - 14,809 SF	70.8% 14,755 SF
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	40% - 1,776.6 SF	85.8% - 3,813 SF	85.8% - 3,813SF
27	**Native Plant Species %	Please refer to separate landscape legend.		

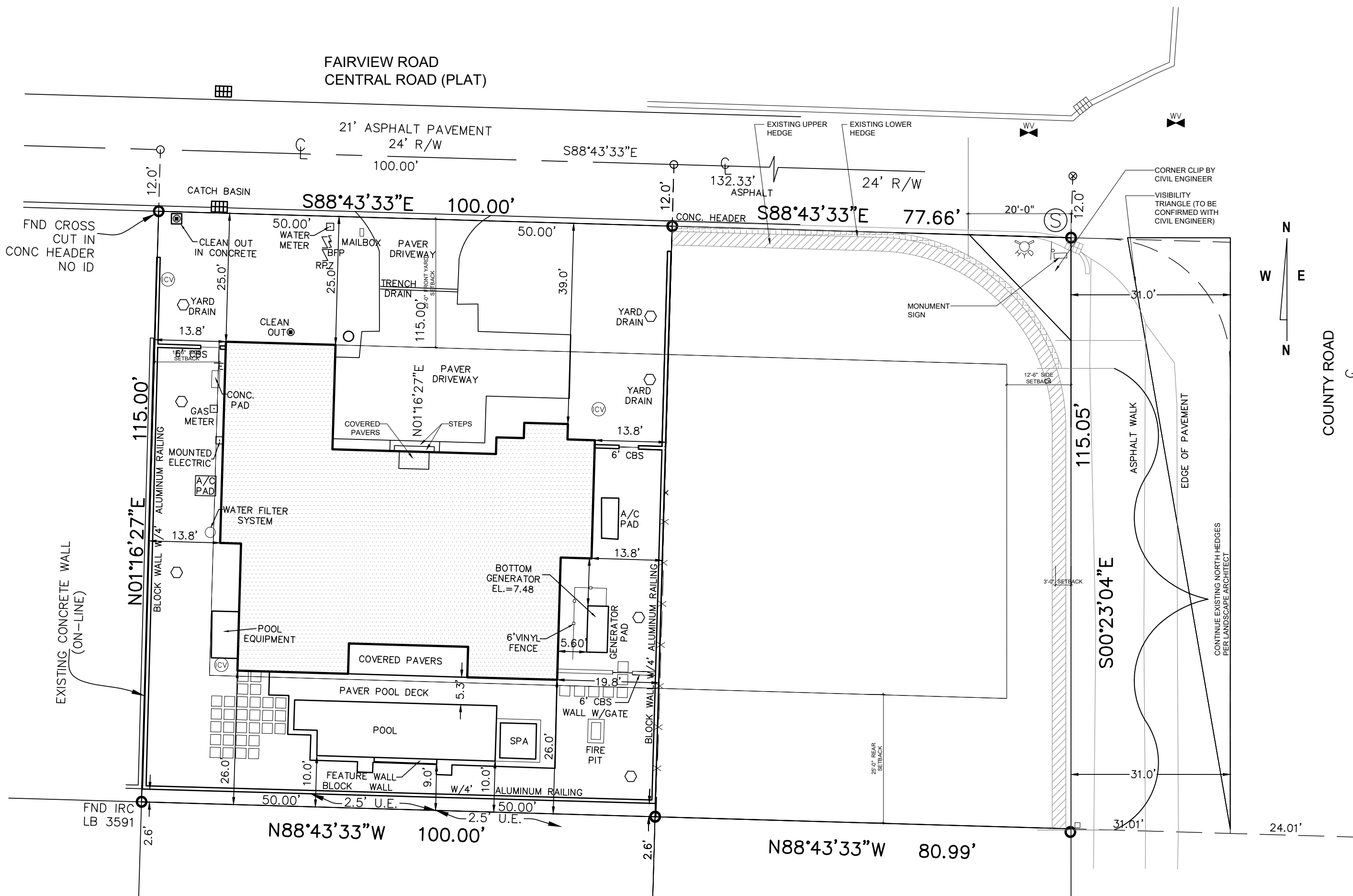
\* Indicate each yard area with cardinal  
direction (N,S,E,W)

If value is not applicable, enter N/A

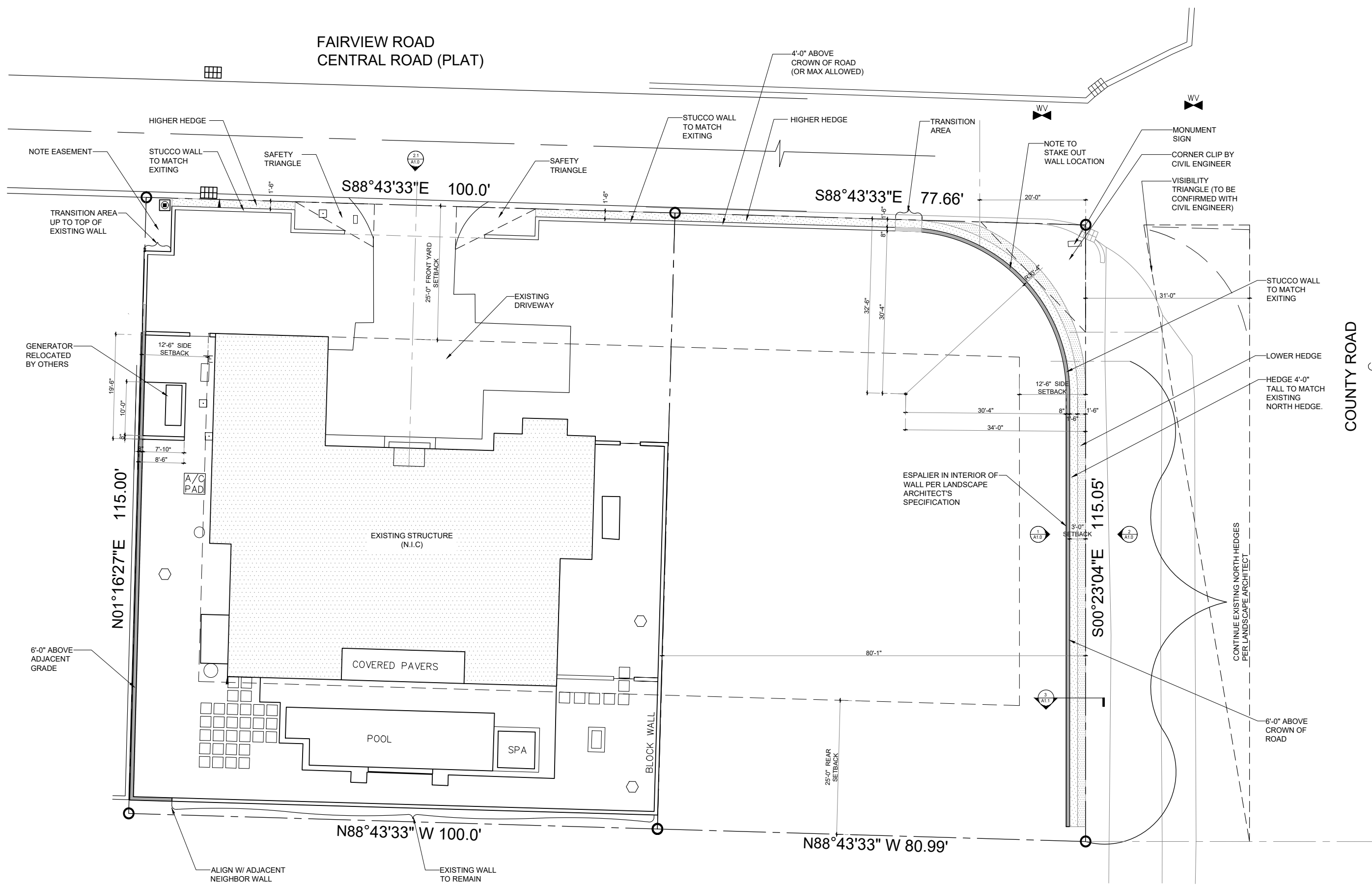
\*\* Provide Native plant species calculation per  
category as required by Ord. 24-2021 on  
separate table

If value is not changing, enter N/C

REV BF 20220304



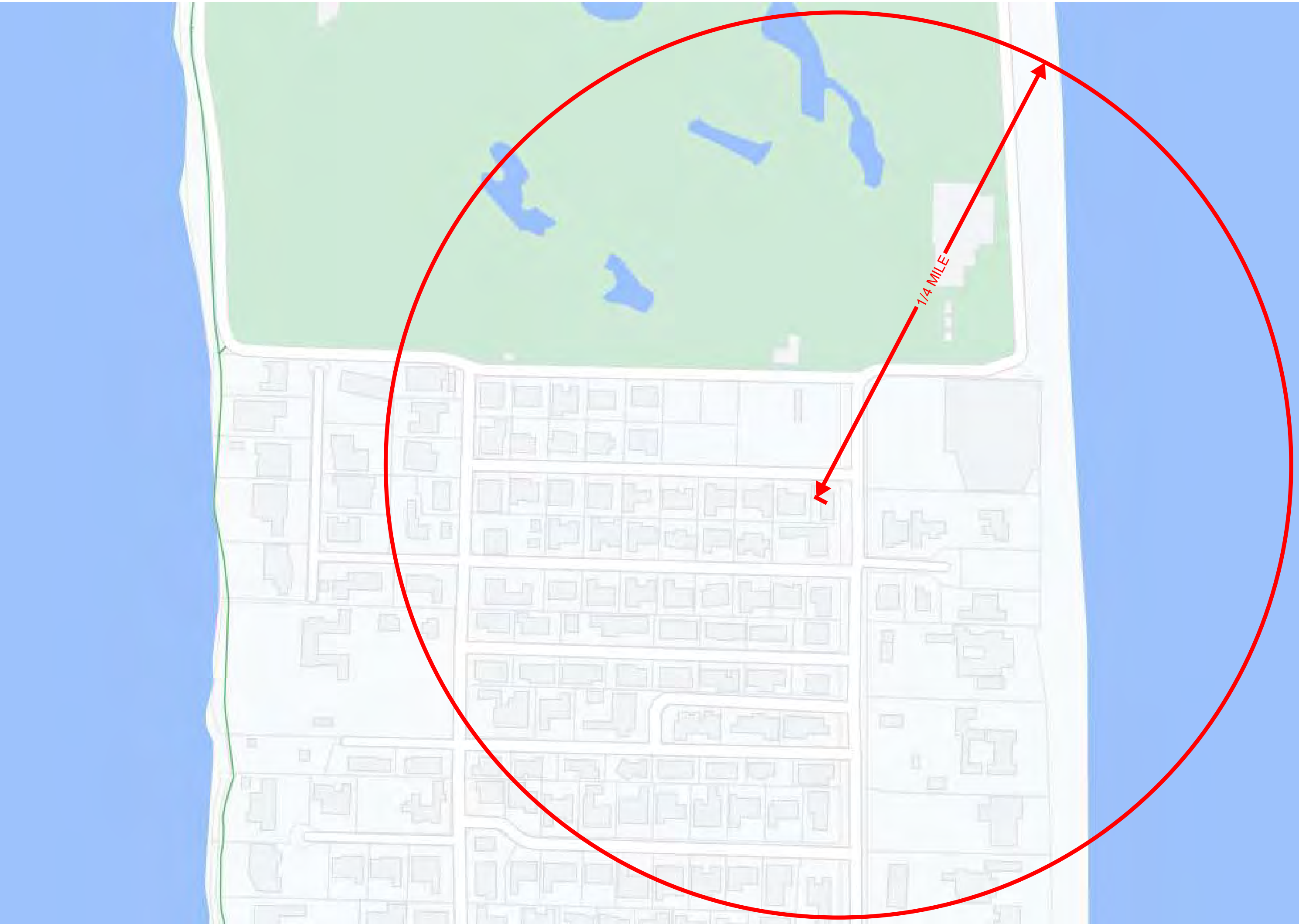
EXISTING SITE PLAN



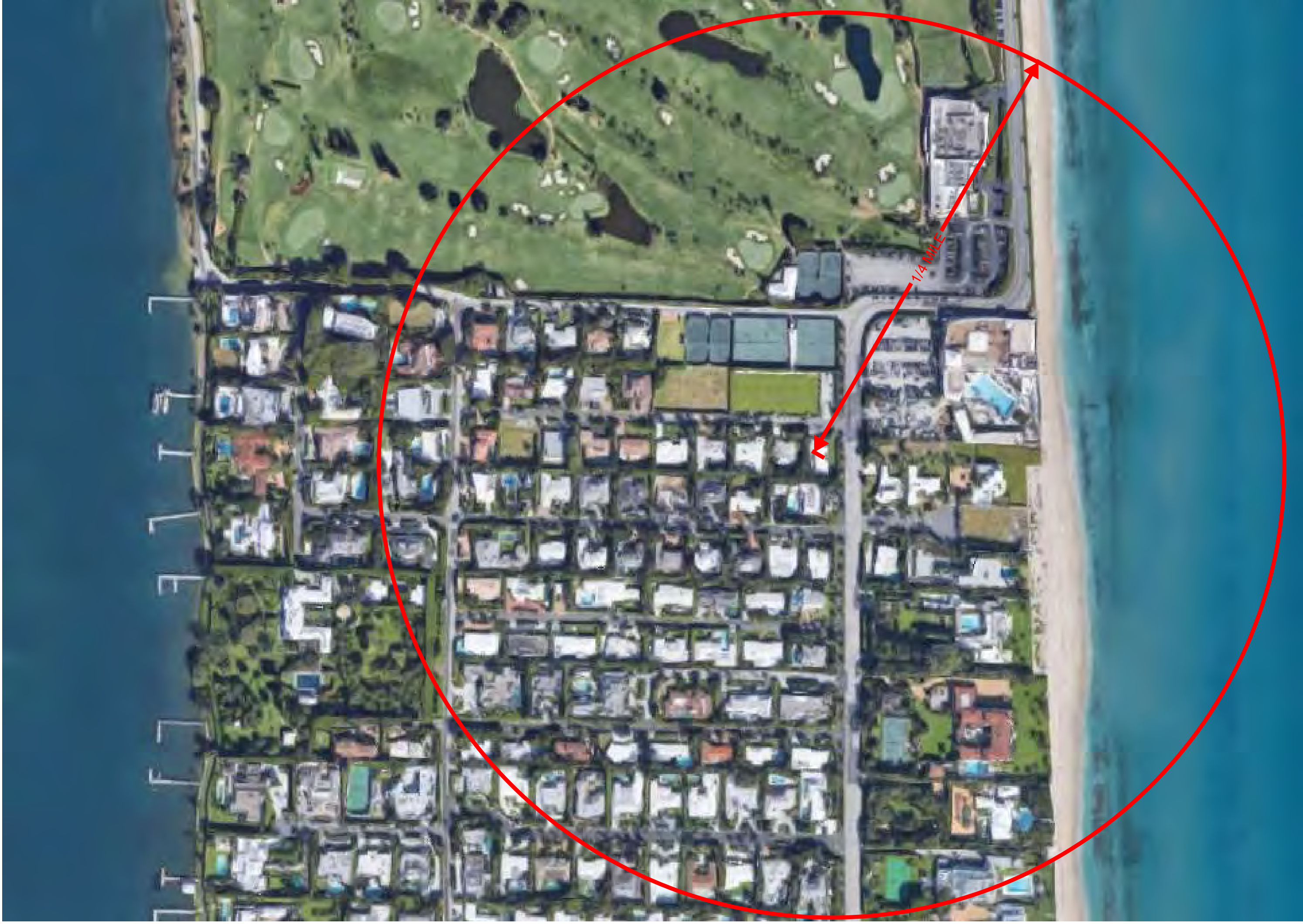
PROPOSED SITE PLAN

ARC-23-049





VICINITY LOCATION MAP



LOCATION MAP

CONSULTANTS

ENVIRONMENT DESIGN GROUP  
LANDSCAPE ARCHITECT  
158 N. COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
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KYLE B FANT ARCHITECT # AR90255  
INTERIOR DESIGNER # ID6422  
ALA # 0425593 NCARB # 87029

Revisions:

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Project no: 22.05.132  
Date: 02/09/2023  
Drawn by: V. Antico  
Project Manager: F. Rodriguez

210 FAIRVIEW ROAD

Project Address:  
210 FAIRVIEW ROAD  
PALM BEACH, FL 33480

SHEET NAME

VICINITY &  
LOCATION MAP

SHEET NUMBER

SP1.0





1



2



3



4



5



6



7



8



9



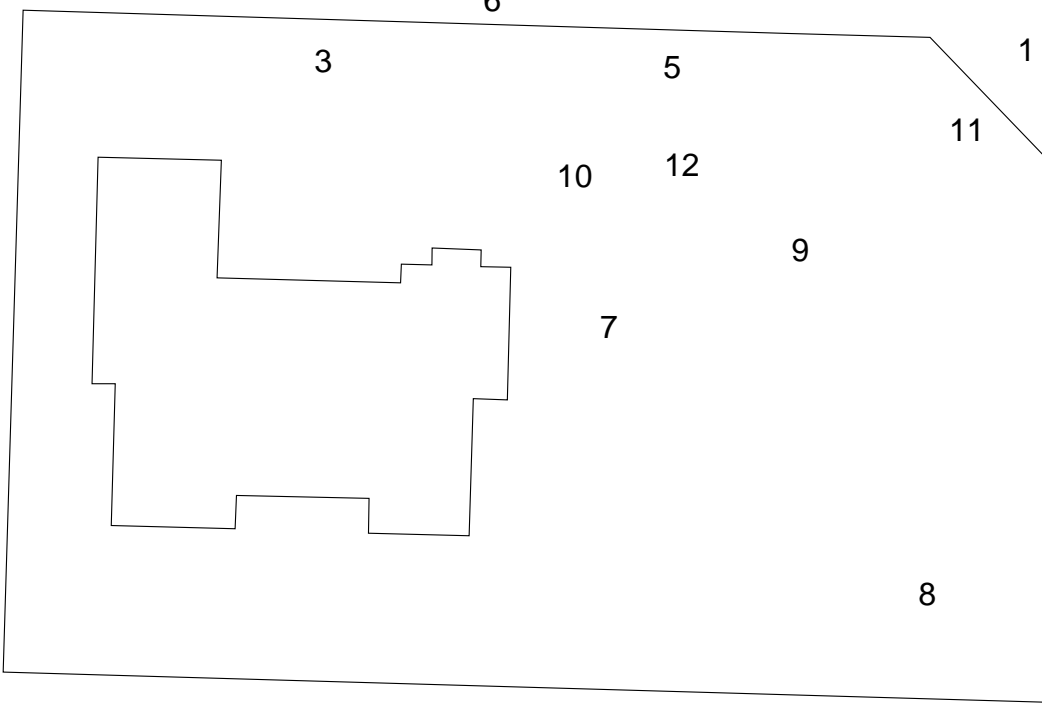
10



11



12



KEY PLAN

# Bartholemew + Partners

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING  
130 NORTH COUNTY ROAD, SUITE 20-C  
PALM BEACH, FLORIDA 33409  
T: 561 461 0106  
F: 561 461 0106  
FL LIC. # AA26003943  
BARTHOLEMEWPARTNERS.COM

## CONSULTANTS

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KYLE B FANT ARCHITECT # AR90255  
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AIA # 50425933 NCARB # 87929

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Project no: 22.05.132  
Date: 02/09/2023  
Drawn by: V. Antico  
Project Manager: F. Rodriguez

## 210 FAIRVIEW ROAD

Project Address:  
210 FAIRVIEW ROAD  
PALM BEACH, FL 33480

## SHEET NAME

## CONTEXT PHOTOS

## SHEET NUMBER

SP1.1

ARC-23-049





210 FAIRVIEW ROAD  
(PROJECT LOCATION)



220 FAIRVIEW ROAD



226 FAIRVIEW ROAD



236 FAIRVIEW ROAD



246 FAIRVIEW ROAD



256 FAIRVIEW ROAD



258 FAIRVIEW ROAD



228 COUNTRY CLUB ROAD



241 FAIRVIEW ROAD



249 FAIRVIEW ROAD



257 FAIRVIEW ROAD



265 FAIRVIEW ROAD

# Bartholemew + Partners

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING  
130 NORTH COUNTY ROAD, SUITE 20-C  
PALM BEACH, FLORIDA 33409  
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KYLE B. FANT ARCHITECT # AR90255  
INTERIOR DESIGNER # ID6422  
AIA # 50425933 NCARB # 87629

## Revisions:

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Project no: 22.05.132  
Date: 02/09/2023  
Drawn by: V. Antico  
ject Manager: F. Rodriguez

## 210 FAIRVIEW ROAD

Project Address:  
210 FAIRVIEW ROAD  
PALM BEACH, FL 33480

## SHEET NAME

ADJACENT PROPERTIES  
PHOTOS

## SHEET NUMBER

SP1.2

ARC-23-049



CONSULTANTS

ENVIRONMENT DESIGN GROUP  
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BOCA RATON, FL 33433  
PHONE: 561-696-5552  
E-MAIL: TRENT@ES-ENGINEERS.COM

PROJECT DATA

LOCATION ADDRESS: 233 VIA LINDA  
MUNICIPALITY: PALM BEACH  
PARCEL CONTROL NUMBER: 5043431007000050  
HOUSE FOOT PRINT: 3,036.94 SF  
ACRES: 0.24 ACRE  
AREA OF LOT: 10,243 S.F.  
PROPERTY USE: 0100 - SINGLE FAMILY  
ZONING: R-B - LOW DENSITY RESIDENTIAL  
( 50-PALM BEACH )

MUNICODE PALM BEACH

MINIMUM SETBACKS FOR PRINCIPAL BUILDING (ONE STORY)  
FRONT: 25'-0", HOWEVER THE FRONT YARD SETBACK MAY BE  
REDUCED TO A MINIMUM OF 20 FEET, OR PORTION THEREOF,  
PROVIDED THE REQUIRED REAR YARD SETBACK FOR THE FIRST  
STORY IS INCREASED BY THE AMOUNT OF REDUCTION IN THE  
FRONT YARD.

REAR: 25'-0" MINIMUM 10'-0"  
SIDE: 12'-6"

REAR PERGOLA SETBACK: 5'-0"

MAXIMUM OVERALL HEIGHT FOR TWO STORY BUILDING: 25 FEET  
OVERALL. PROVIDED UNITY OF TITLE DEED RESTRICTION IS  
FURNISHED PROHIBITING ANY DIVISION OF THE LOT WHICH WOULD  
LEAVE LESS THAN 20,000 SQUARE FEET

MAXIMUM LOT COVERAGE FOR TWO-STORY BUILDING: 30 PERCENT.

ANGLE OF VISION: THE BUILDING ANGLE OF VISION (FRONT  
SETBACK) FOR ONE OR TWO-STORY BUILDINGS IS 100 DEGREES.

LANDSCAPE OPEN SPACE: 45 PERCENT, OF WHICH 50 PERCENT OF  
THAT PERCENTAGE IS REQUIRED TO BE PERIMETER LANDSCAPING  
WITHIN TEN FEET OF THE PROPERTY LINE. ADDITIONALLY, NOT LESS  
THAN 40 PERCENT OF THE REQUIRED FRONT YARD MUST BE  
LANDSCAPED OPEN SPACE IN THE R-B DISTRICT.

CUBIC CONTENT RATIO: THE MAXIMUM ALLOWABLE CCR SHALL BE  
CALCULATED AS FOLLOWS:  $3.50 + \frac{[(60,000 - \text{THE LOT SIZE}) \times 0.5]}{100,000}$

MINIMUM SETBACKS FOR PRINCIPAL BUILDING (SECOND STORY)  
FRONT: 30'-0", HOWEVER THE FRONT YARD SETBACK MAY BE  
REDUCED TO A MINIMUM OF 25 FEET, OR PORTION THEREOF,  
PROVIDED THE REQUIRED REAR YARD SETBACK FOR THE FIRST AND  
SECOND STORY IS INCREASED BY THE AMOUNT OF REDUCTION IN  
THE FRONT YARD.

REAR: 25'-0" MINIMUM 15'-0"  
SIDE: 15'-0"

KYLE B FANT ARCHITECT # AR99255  
INTERIOR DESIGNER # ID6422  
ALA # 50425933 NCARB # 57929

Revisions:

NOTES:  
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Project no: 22.05.132  
Date: 02/09/2023  
Drawn by: V. Antico  
Project Manager: F. Rodriguez

210 FAIRVIEW ROAD

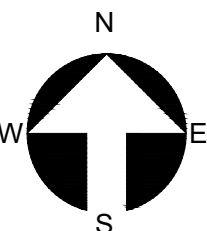
Project Address:  
210 FAIRVIEW ROAD  
PALM BEACH, FL 33480

SHEET NAME

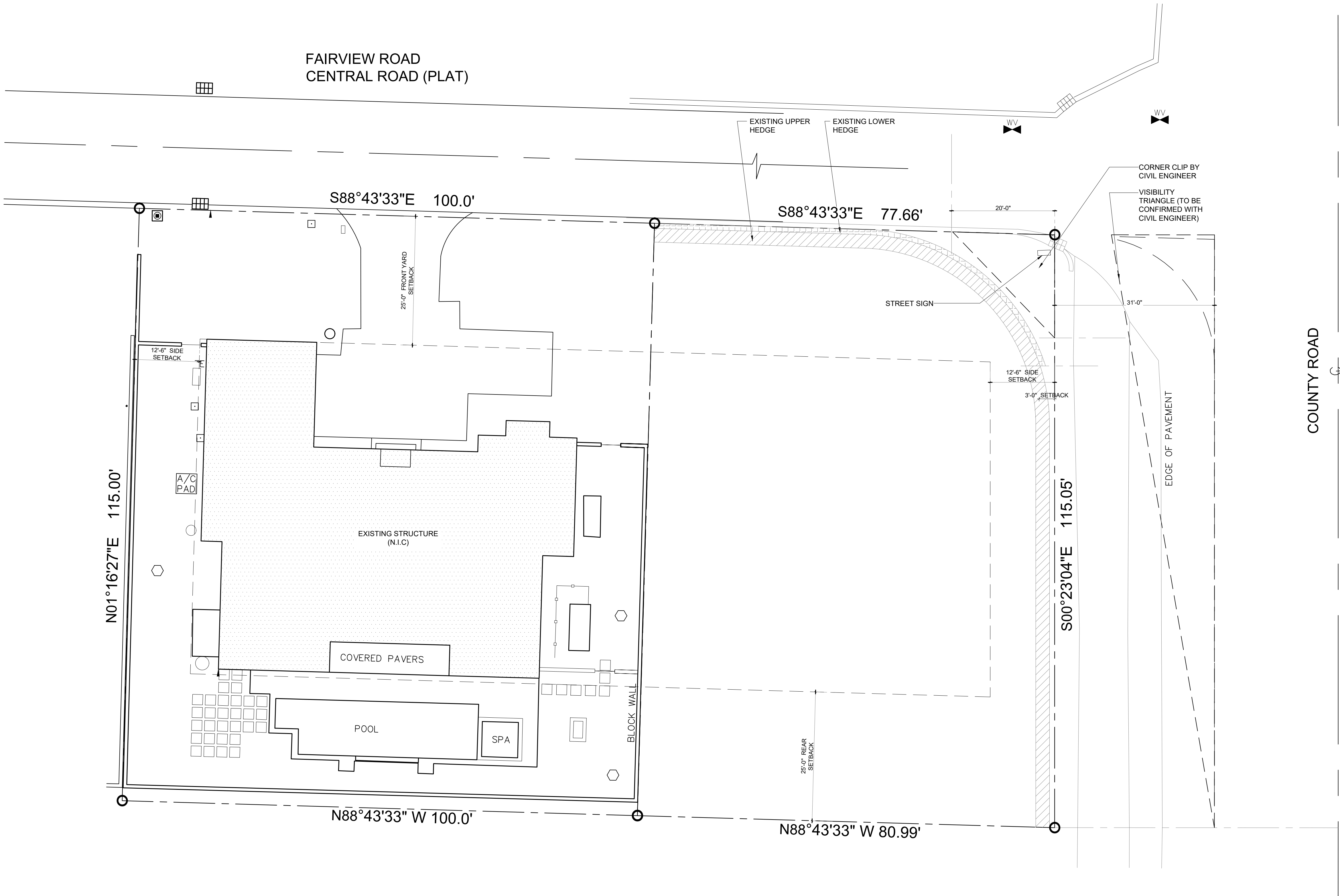
EXISTING SITE PLAN

SHEET NUMBER

SP2.0



ARC-23-049



EXISTING SITE PLAN

SCALE: 3/32" = 1'



PROJECT DATA

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MUNICIPALITY: PALM BEACH  
PARCEL CONTROL NUMBER: 5043431007000050  
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ZONING: R-B - LOW DENSITY RESIDENTIAL  
( 50-PALM BEACH )

MUNICODE PALM BEACH

MINIMUM SETBACKS FOR PRINCIPAL BUILDING (ONE STORY)  
FRONT: 25'-0", HOWEVER THE FRONT YARD SETBACK MAY BE  
REDUCED TO A MINIMUM OF 20 FEET, OR PORTION THEREOF,  
PROVIDED THE REQUIRED REAR YARD SETBACK FOR THE FIRST  
STORY IS INCREASED BY THE AMOUNT OF REDUCTION IN THE  
FRONT YARD.

REAR: 25'-0" MINIMUM 10'-0"  
SIDE: 12'-6"

REAR PERGOLA SETBACK: 5'-0"

MAXIMUM OVERALL HEIGHT FOR TWO STORY BUILDING: 25 FEET  
OVERALL. PROVIDED UNITY OF TITLE DEED RESTRICTION IS  
FURNISHED PROHIBITING ANY DIVISION OF THE LOT WHICH WOULD  
LEAVE LESS THAN 20,000 SQUARE FEET

MAXIMUM LOT COVERAGE FOR TWO-STORY BUILDING: 30 PERCENT.

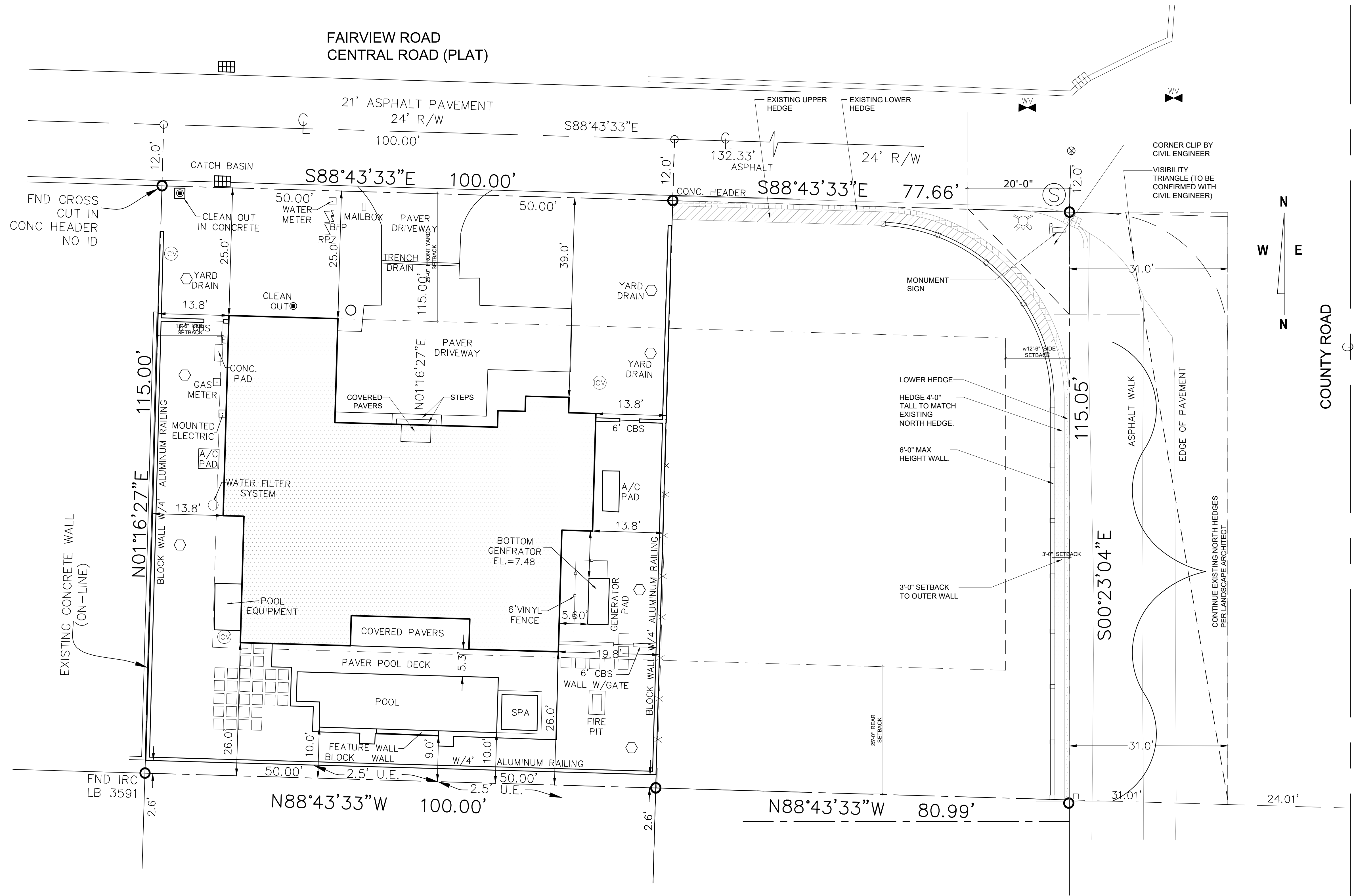
ANGLE OF VISION: THE BUILDING ANGLE OF VISION (FRONT  
SETBACK) FOR ONE OR TWO-STORY BUILDINGS IS 100 DEGREES.

LANDSCAPE OPEN SPACE: 45 PERCENT, OF WHICH 50 PERCENT OF  
THAT PERCENTAGE IS REQUIRED TO BE PERIMETER LANDSCAPING  
WITHIN TEN FEET OF THE PROPERTY LINE. ADDITIONALLY, NOT LESS  
THAN 40 PERCENT OF THE REQUIRED FRONT YARD MUST BE  
LANDSCAPED OPEN SPACE IN THE R-B DISTRICT.

CUBIC CONTENT RATIO: THE MAXIMUM ALLOWABLE CCR SHALL BE  
CALCULATED AS FOLLOWS:  $3.50 + [(60,000 - \text{THE LOT SIZE}) \times 0.5]$

MINIMUM SETBACKS FOR PRINCIPAL BUILDING (SECOND STORY)  
FRONT: 30'-0", HOWEVER THE FRONT YARD SETBACK MAY BE  
REDUCED TO A MINIMUM OF 25 FEET, OR PORTION THEREOF,  
PROVIDED THE REQUIRED REAR YARD SETBACK FOR THE FIRST AND  
SECOND STORY IS INCREASED BY THE AMOUNT OF REDUCTION IN  
THE FRONT YARD.

REAR: 25'-0" MINIMUM 15'-0"  
SIDE: 15'-0"



PREVIOUSLY ARCOM APPROVED SITE PLAN

SCALE: 3/32" = 1'

(ARC-22-175)

210 FAIRVIEW ROAD

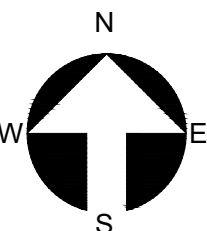
Project Address:  
210 FAIRVIEW ROAD  
PALM BEACH, FL 33480

SHEET NAME

PROPOSED SITE PLAN

SHEET NUMBER

SP2.1



ARC-23-049



CONSULTANTS

ENVIRONMENT DESIGN GROUP  
LANDSCAPE ARCHITECT  
130 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33409  
PHONE: 561-652-4600  
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

GRUBER CONSULTING ENGINEERS  
CIVIL ENGINEER  
2575 MERCER AVE  
WEST PALM BEACH, FL 33411  
PHONE: 561-313-2841  
E-MAIL: CHAD@GRUBERENGINEERS.COM

ENGINEERING SOLUTIONS, LLC  
STRUCTURAL ENGINEER  
170 NE 2ND ST, P.O. BOX #1737,  
BOCA RATON, FL 33433  
PHONE: 561-696-5552  
E-MAIL: TRENT@ES-ENGINEERS.COM

KYLE B FANT ARCHITECT # AR09255  
INTERIOR DESIGNER # ID6422  
ALA # 50425933 NCARB # 57529

Revisions:

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Project no: 22.05.132  
Date: 06/23/2022  
Drawn by: VFA  
Project Architect: KBF

210 FAIRVIEW ROAD

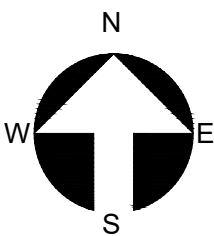
Project Address:  
210 FAIRVIEW ROAD  
PALM BEACH, FL 33480

SHEET NAME

PROPOSED SITE PLAN

SHEET NUMBER

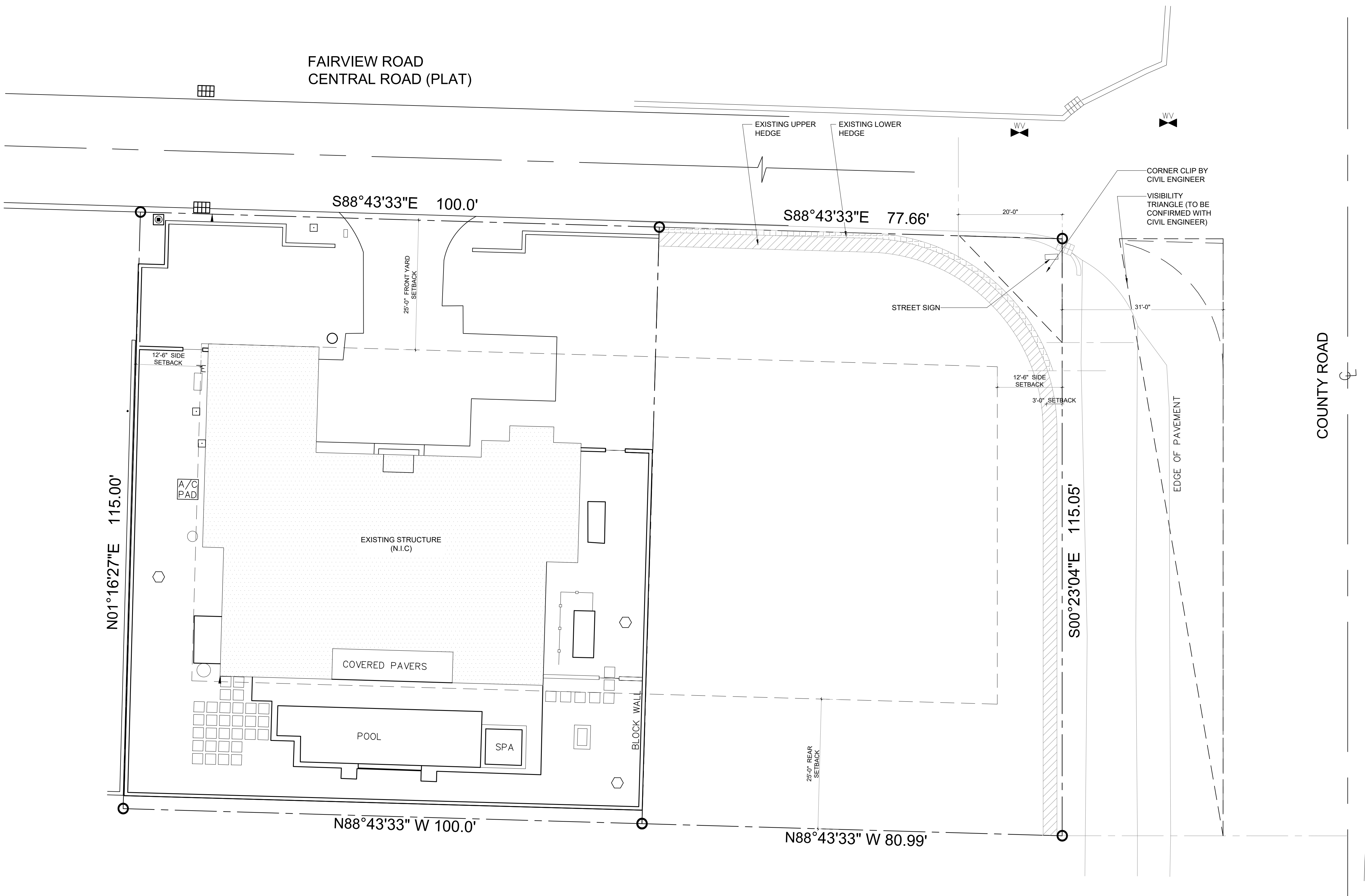
SP2.2



ARC-23-049

PROJECT DATA	
LOCATION ADDRESS:	233 VIA LINDA
MUNICIPALITY:	PALM BEACH
PARCEL CONTROL NUMBER:	5043431007000050
HOUSE FOOT PRINT:	3,036.94 SF
ACRES:	0.24 ACRE
AREA OF LOT:	10,243 S.F.
PROPERTY USE:	0100 - SINGLE FAMILY
ZONING:	R-B - LOW DENSITY RESIDENTIAL ( 50-PALM BEACH )
MUNICODE PALM BEACH	
MINIMUM SETBACKS FOR PRINCIPAL BUILDING (ONE STORY)	
FRONT: 25'-0", HOWEVER THE FRONT YARD SETBACK MAY BE REDUCED TO A MINIMUM OF 20 FEET, OR PORTION THEREOF, PROVIDED THE REQUIRED REAR YARD SETBACK FOR THE FIRST STORY IS INCREASED BY THE AMOUNT OF REDUCTION IN THE FRONT YARD.	
REAR: 25'-0" MINIMUM 10'-0"	
SIDE: 12'-6"	
REAR PERGOLA SETBACK: 5'-0"	
MAXIMUM OVERALL HEIGHT FOR TWO STORY BUILDING: 25 FEET OVERALL. PROVIDED UNITY OF TITLE DEED RESTRICTION IS FURNISHED PROHIBITING ANY DIVISION OF THE LOT WHICH WOULD LEAVE LESS THAN 20,000 SQUARE FEET	
MAXIMUM LOT COVERAGE FOR TWO-STORY BUILDING: 30 PERCENT.	
ANGLE OF VISION: THE BUILDING ANGLE OF VISION (FRONT SETBACK) FOR ONE OR TWO-STORY BUILDINGS IS 100 DEGREES.	
LANDSCAPE OPEN SPACE: 45 PERCENT, OF WHICH 50 PERCENT OF THAT PERCENTAGE IS REQUIRED TO BE PERIMETER LANDSCAPING WITHIN TEN FEET OF THE PROPERTY LINE. ADDITIONALLY, NOT LESS THAN 40 PERCENT OF THE REQUIRED FRONT YARD MUST BE LANDSCAPED OPEN SPACE IN THE R-B DISTRICT.	
CUBIC CONTENT RATIO: THE MAXIMUM ALLOWABLE CCR SHALL BE CALCULATED AS FOLLOWS: 3.50 + [(60,000 - THE LOT SIZE)÷ 50,000] × 0.5]	
MINIMUM SETBACKS FOR PRINCIPAL BUILDING (SECOND STORY)	
FRONT: 30'-0", HOWEVER THE FRONT YARD SETBACK MAY BE REDUCED TO A MINIMUM OF 25 FEET, OR PORTION THEREOF, PROVIDED THE REQUIRED REAR YARD SETBACK FOR THE FIRST AND SECOND STORY IS INCREASED BY THE AMOUNT OF REDUCTION IN THE FRONT YARD.	
REAR: 25'-0" MINIMUM 15'-0"	
SIDE: 15'-0"	

COUNTY ROAD



PREVIOUSLY ARCOM APPROVED SITE PLAN

SCALE: 3/32" = 1'

(B-009-2021)



LOCATION ADDRESS: 233 VIA LINDA  
MUNICIPALITY: PALM BEACH  
PARCEL CONTROL NUMBER: 50434310070000050  
HOUSE FOOT PRINT: 3,036.94 SF  
ACRES: 0.24 ACRA  
AREA OF LOT: 10,243 S.F.  
PROPERTY USE: 0100 - SINGLE FAMILY  
ZONING: R-B - LOW DENSITY RESIDENTIAL  
(50-PAIM BEACH )

**MUNICICO PALM BEACH**

**MINIMUM SETBACKS FOR PRINCIPAL BUILDING. (ONE STORY)**  
FRONT: 25'-0", HOWEVER THE FRONT YARD SETBACK MAY BE REDUCED TO A MINIMUM OF 20 FEET, OR PORTION THEREOF, PROVIDED THE REQUIRED REAR YARD SETBACK FOR THE FIRST STORY IS INCREASED BY THE AMOUNT OF REDUCTION IN THE FRONT YARD.

REAR: 25'-0" MINIMUM 10'-0"  
SIDE: 12'-6"

REAR PERGOLA SETBACK: 5'-0"

MAXIMUM OVERALL HEIGHT FOR TWO STORY BUILDING: 25 FEET OVERALL. PROVIDED UNITY OF TITLE DEED RESTRICTION IS FURNISHED PROHIBITING ANY DIVISION OF THE LOT WHICH WOULD LEAVE LESS THAN 20,000 SQUARE FEET

MAXIMUM LOT COVERAGE FOR TWO-STORY BUILDING: 30 PERCENT.

ANGLE OF VIEW: THE BUILDING ANGLE OF VISION (FRONT SETBACK) FOR ONE OR TWO-STORY BUILDINGS IS 100 DEGREES.

LANDSCAPE OPEN SPACE: 45 PERCENT, OF WHICH 50 PERCENT OF THAT PERCENTAGE IS REQUIRED TO BE PERIMETER LANDSCAPING WITHIN TEN FEET OF THE PROPERTY LINE. ADDITIONALLY, NOT LESS THAN 40 PERCENT OF THE REQUIRED FRONT YARD MUST BE LANDSCAPED OPEN SPACE IN THE R-8 DISTRICT.

CUBIC CONTENT RATIO: THE MAXIMUM ALLOWABLE CCR SHALL BE CALCULATED AS FOLLOWS:  $3.50 + \{[(0.000) - (THE LOT SIZE) - 50,000] \times 0.5\}$ .

**MINIMUM SETBACKS FOR PRINCIPAL BUILDING. (SECOND STORY)**  
FRONT: 30'-0", HOWEVER THE FRONT YARD SETBACK MAY BE REDUCED TO A MINIMUM OF 25 FEET, OR PORTION THEREOF, PROVIDED THE REQUIRED REAR YARD SETBACK FOR THE FIRST AND SECOND STORY IS INCREASED BY THE AMOUNT OF REDUCTION IN THE FRONT YARD.

REAR: 25'-0" MINIMUM 15'-0"  
SIDE: 15'-0"

isions:

CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BATHOLMEIER + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONTHLY SITE VISITS, SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BATHOLMEIER + PARTNERS FROM ANY LIABILITY ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

**210 FAIRVIEW ROAD**

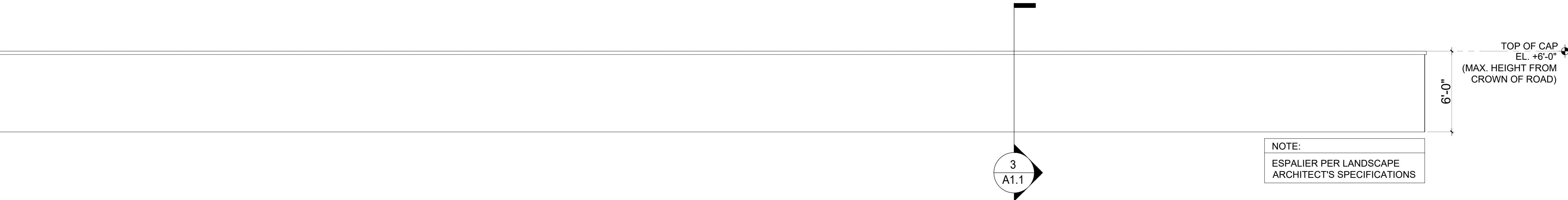
SHEET NAME

## PROPOSED SITE PLAN

SHEET NUMBER



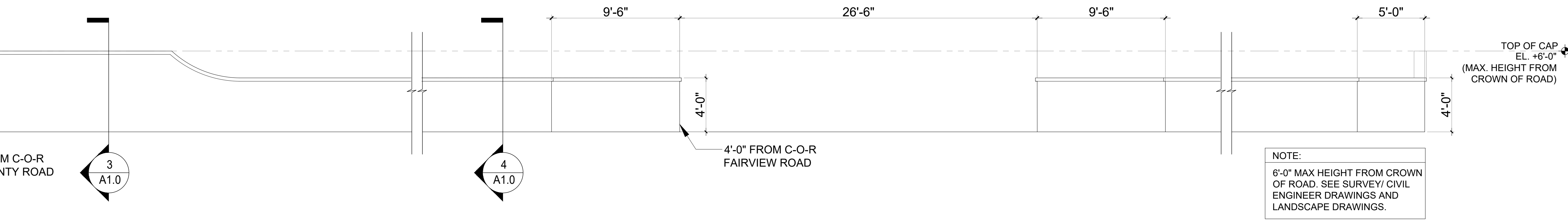




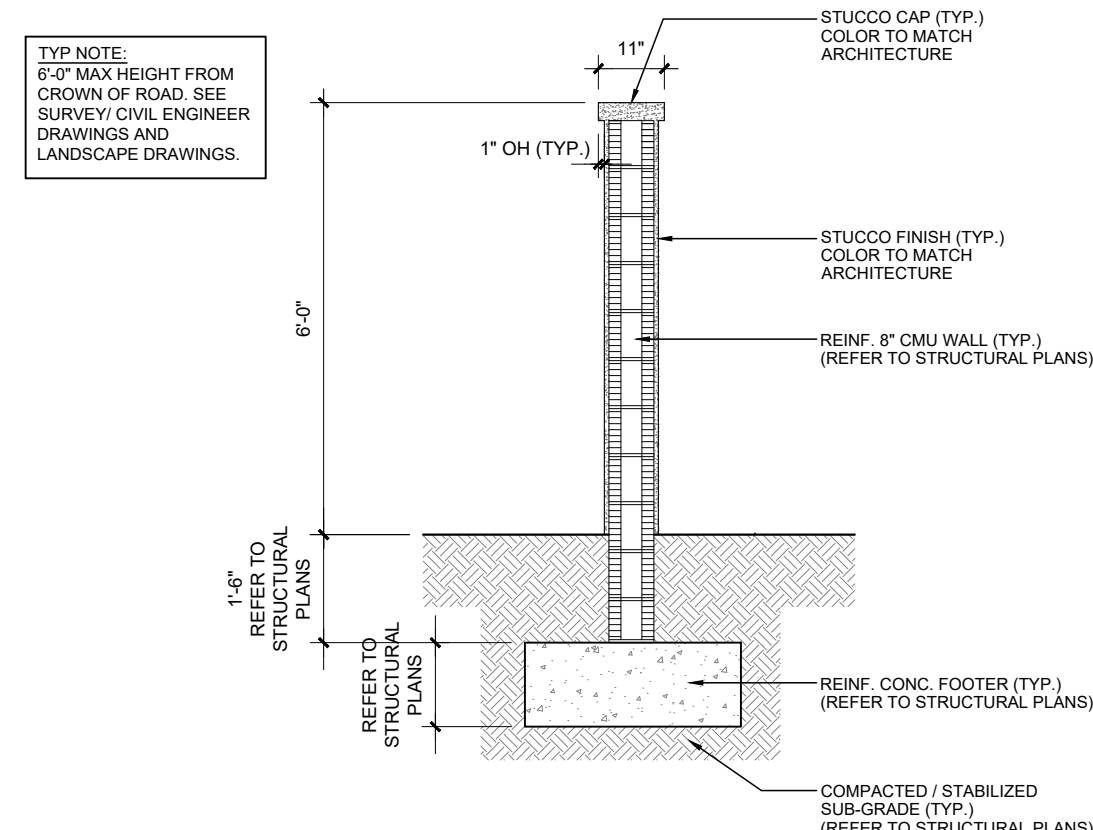
1 PROPOSED INTERIOR ELEVATION  
A1.0 SCALE 1/4" = 1'



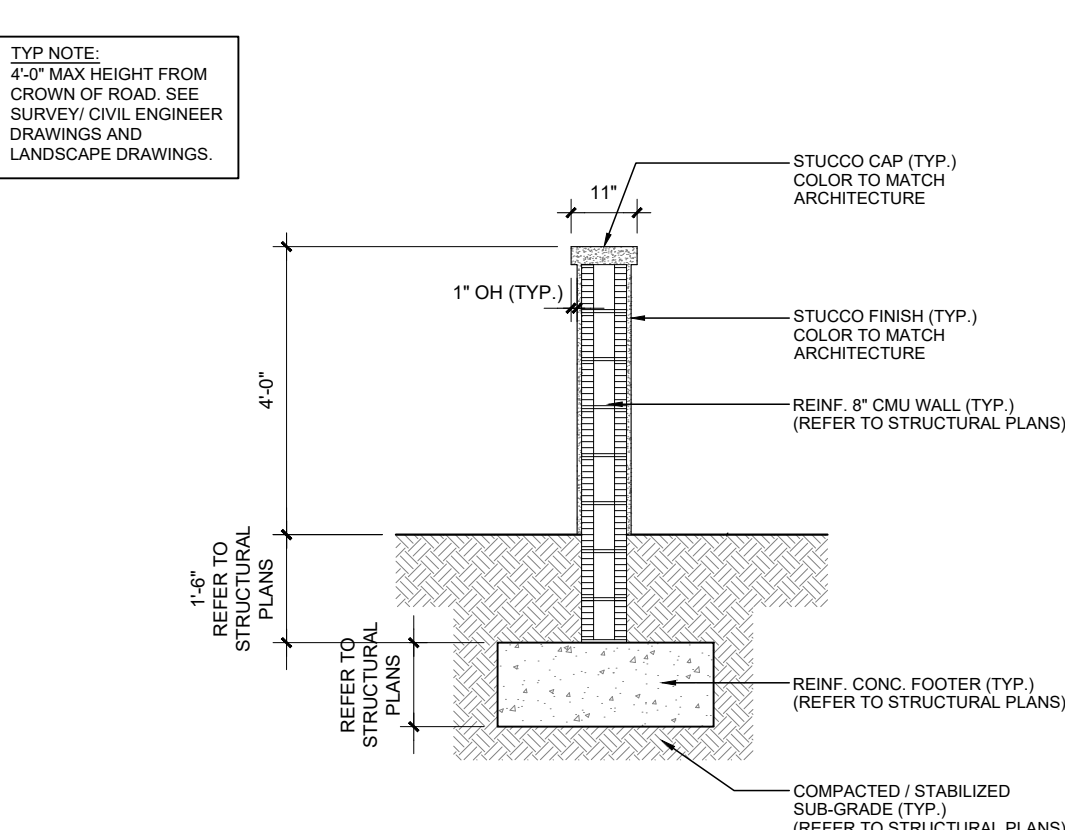
2 PROPOSED STREETVIEW ELEVATION (NO LANDSCAPE)  
A1.0 SCALE 1/4" = 1'



2.1 PROPOSED STREETVIEW ELEVATION (NO LANDSCAPE)  
A1.0 SCALE 1/4" = 1'



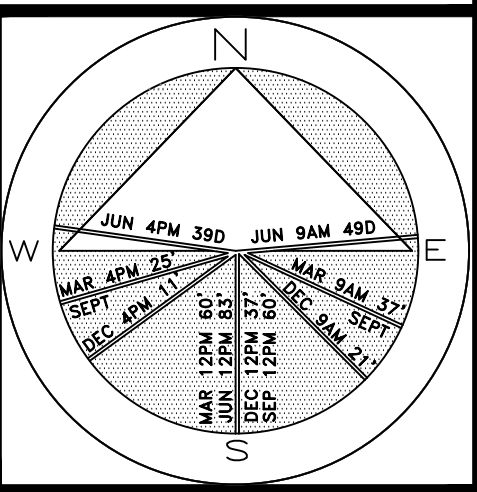
3 TYP. CMU WALL SECTION DTL  
A1.0 SCALE: N.T.S



4 TYP. CMU WALL SECTION DTL  
A1.0 SCALE: N.T.S



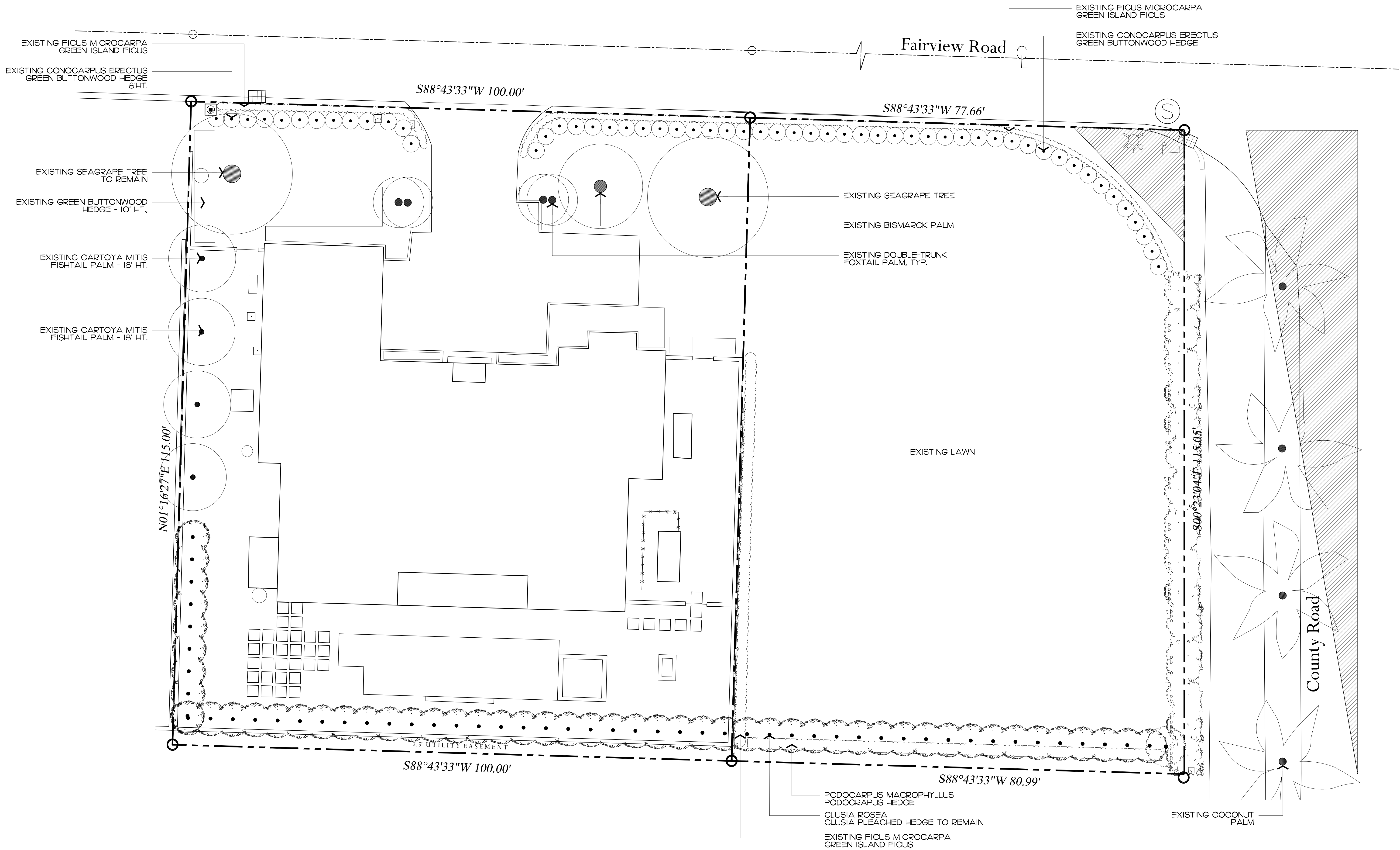
Private Residence  
210 Fairview Rd  
Palm Beach



JOB NUMBER: # 22168.00 LA  
DRAWN BY: Jean Twomey  
DATE: 02.27.2023

SHEET L1.0

64 sf.  
AREA IN SQ.FT.



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

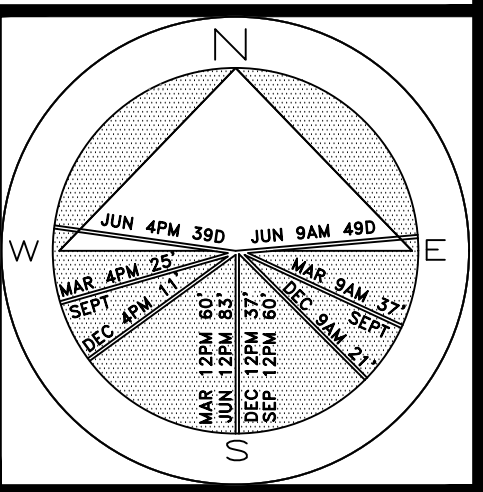
Existing Conditions Plan

SCALE IN FEET 0' 8' 16' 24'

ARC-23-049

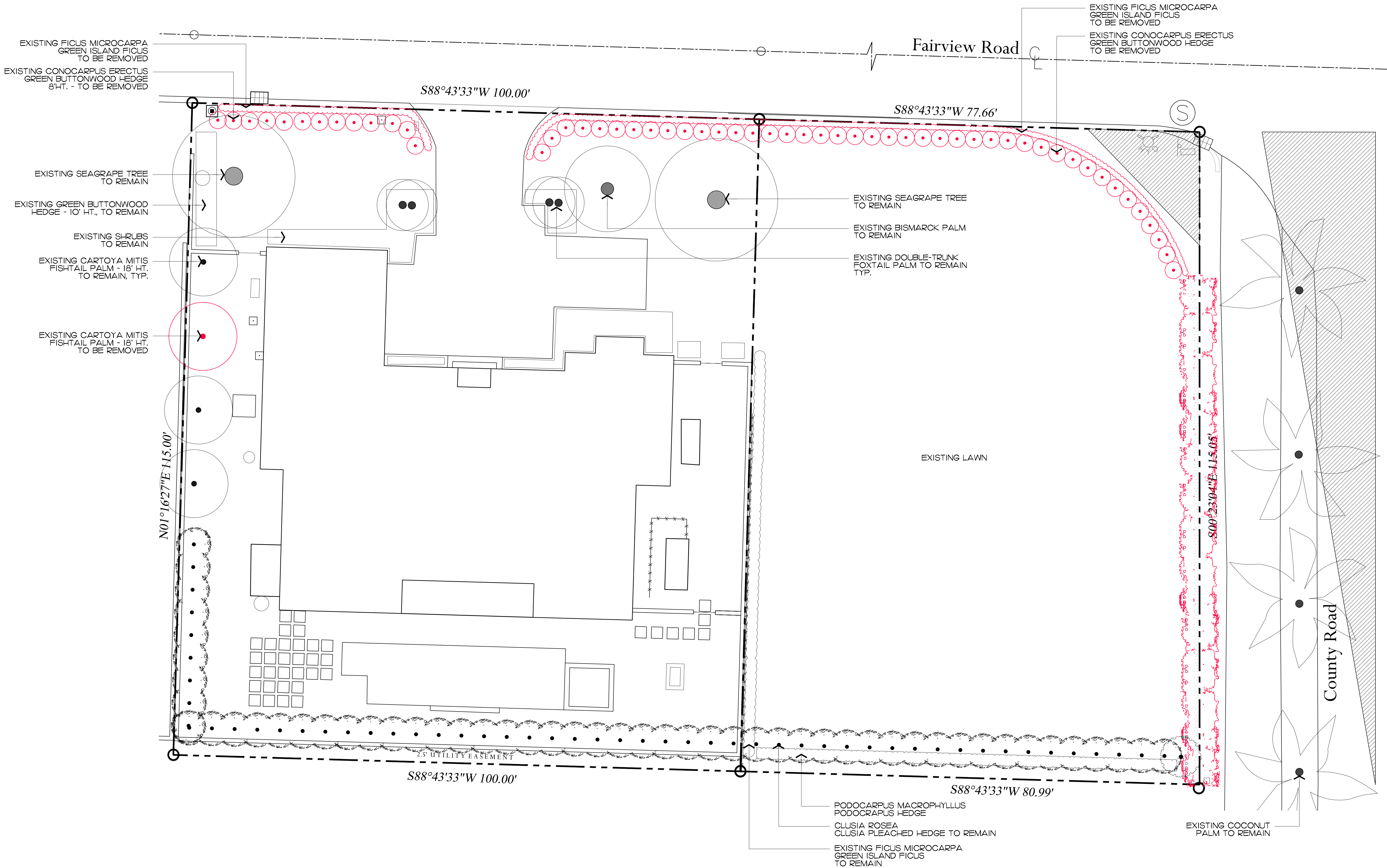
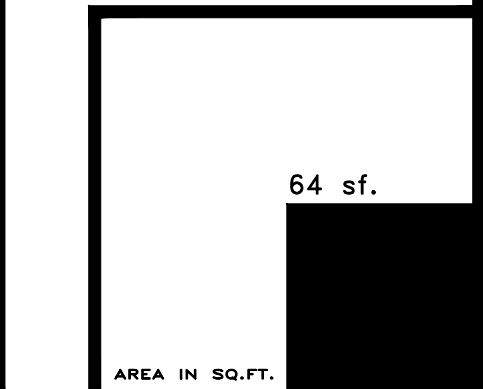


Private Residence  
210 Fairview Road  
Palm Beach



JOB NUMBER: # 22168.00 LA  
DRAWN BY: Jean Twomey  
DATE: 02.27.2023

SHEET L1.1



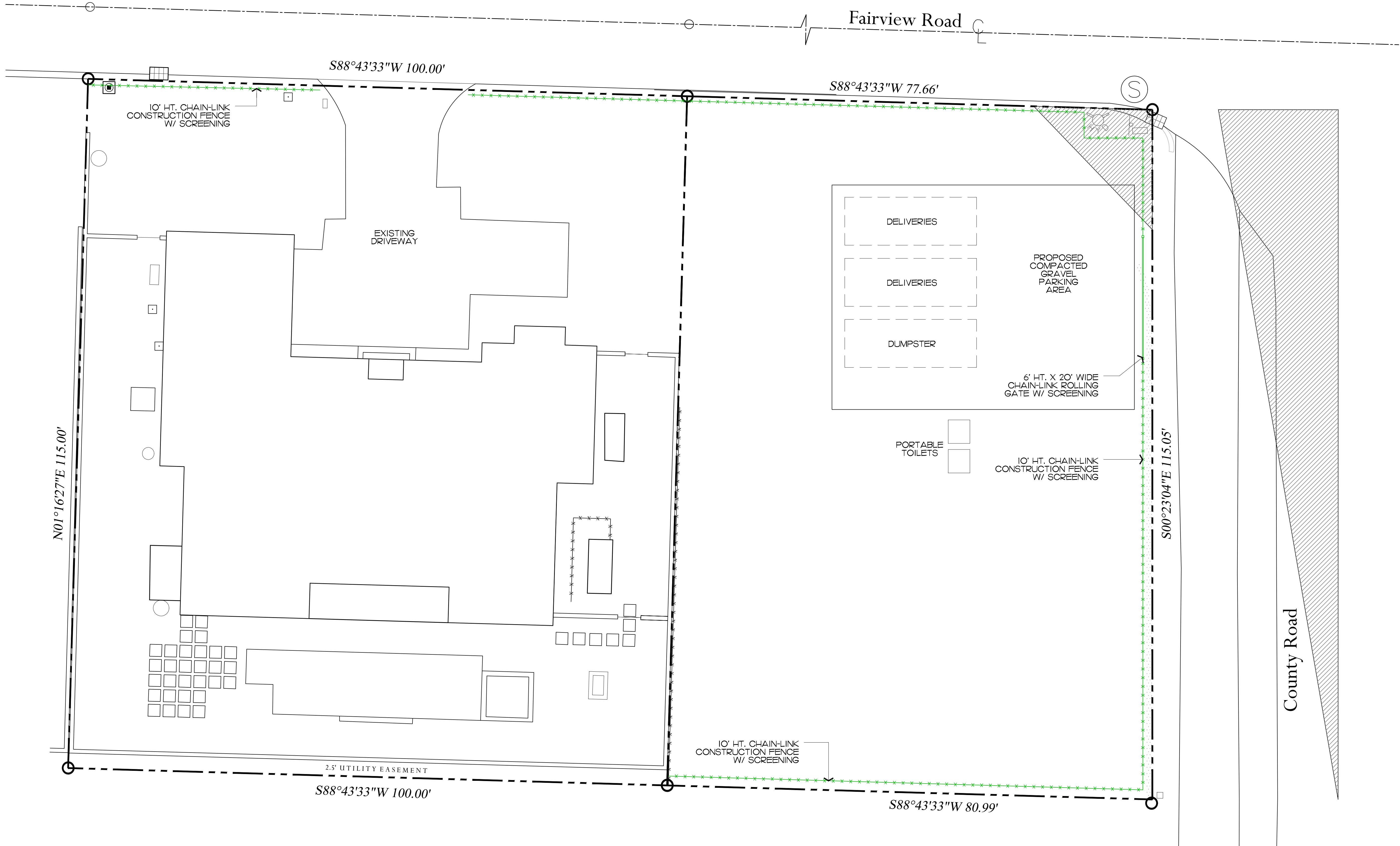
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ARC-23-049  
Vegetation Action Plan  
SCALE IN FEET 0' 8' 16' 24'

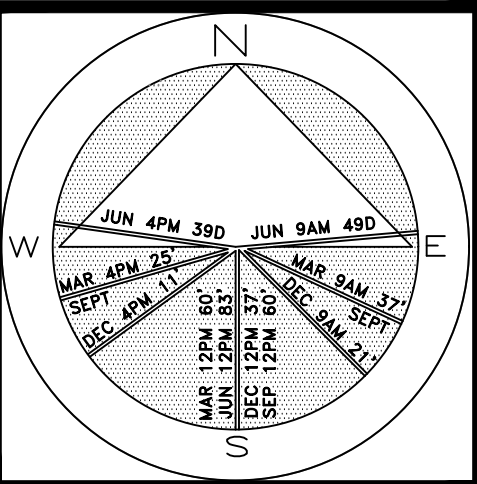






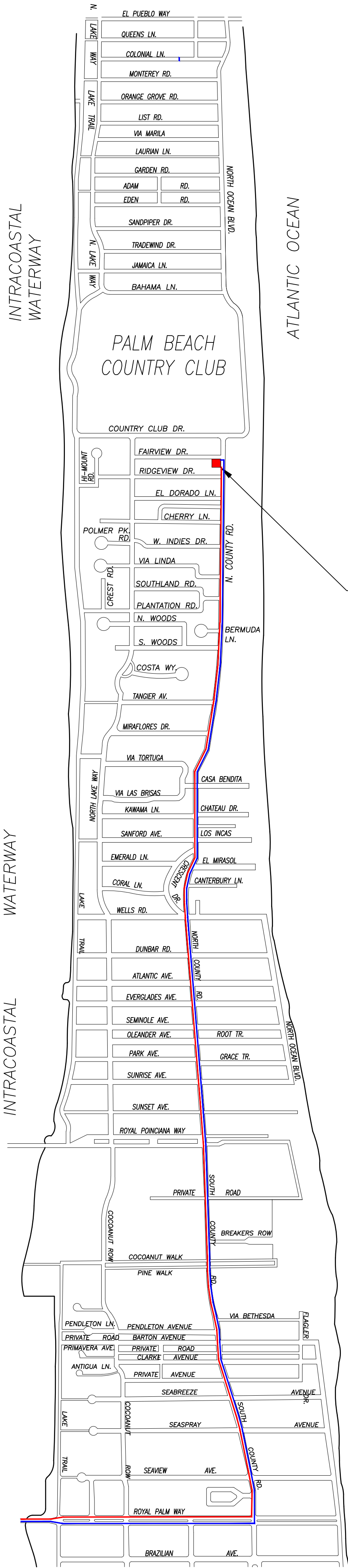
Private Residence  
210 Fairview Road  
Palm Beach

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F



JOB NUMBER: # 22168.00 LA  
DRAWN BY: Nick Pastor  
DATE: 02.27.2023

SHEET L1.3



SITE:  
210 Fairview Road  
Town of Palm Beach

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

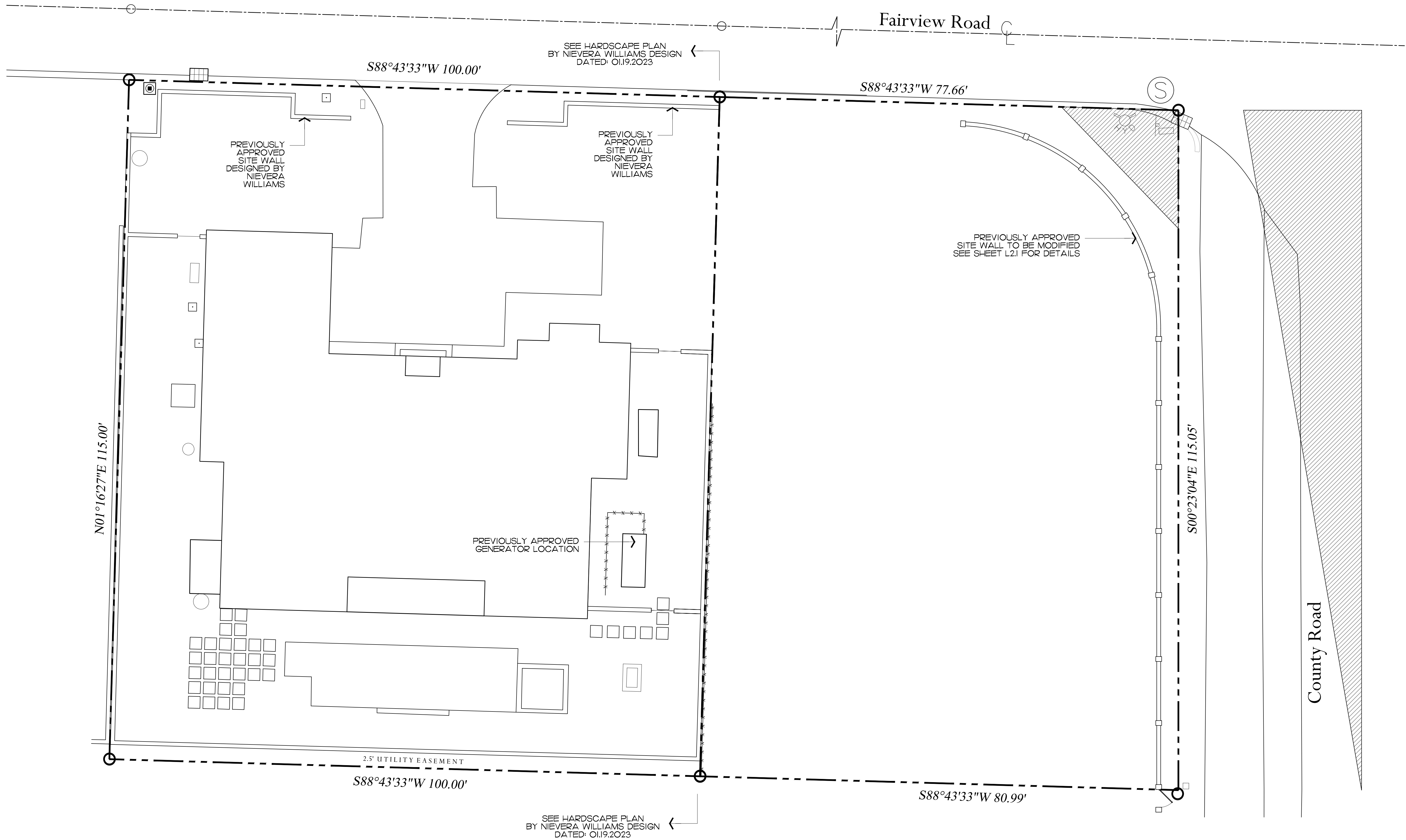
SCHEDULE:

MONTH 1: DEMOLITION AND INSTALLATION  
(30 DAYS)

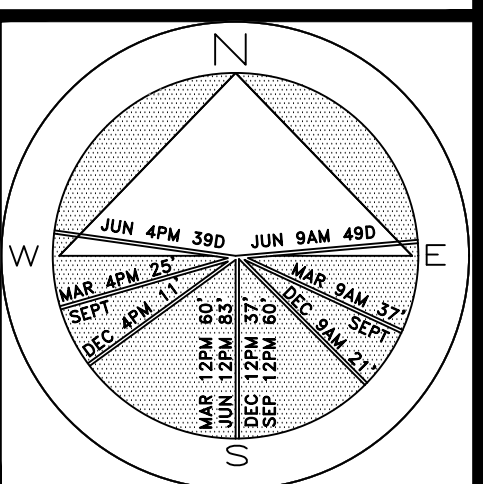
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE





Private Residence  
210 Fairview Road  
Palm Beach



JOB NUMBER: # 22168.00 LA  
DRAWN BY: Alex Eugrui  
DATE: 02.27.2023

SHEET L2.0

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CALL TOLL FREE  
1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

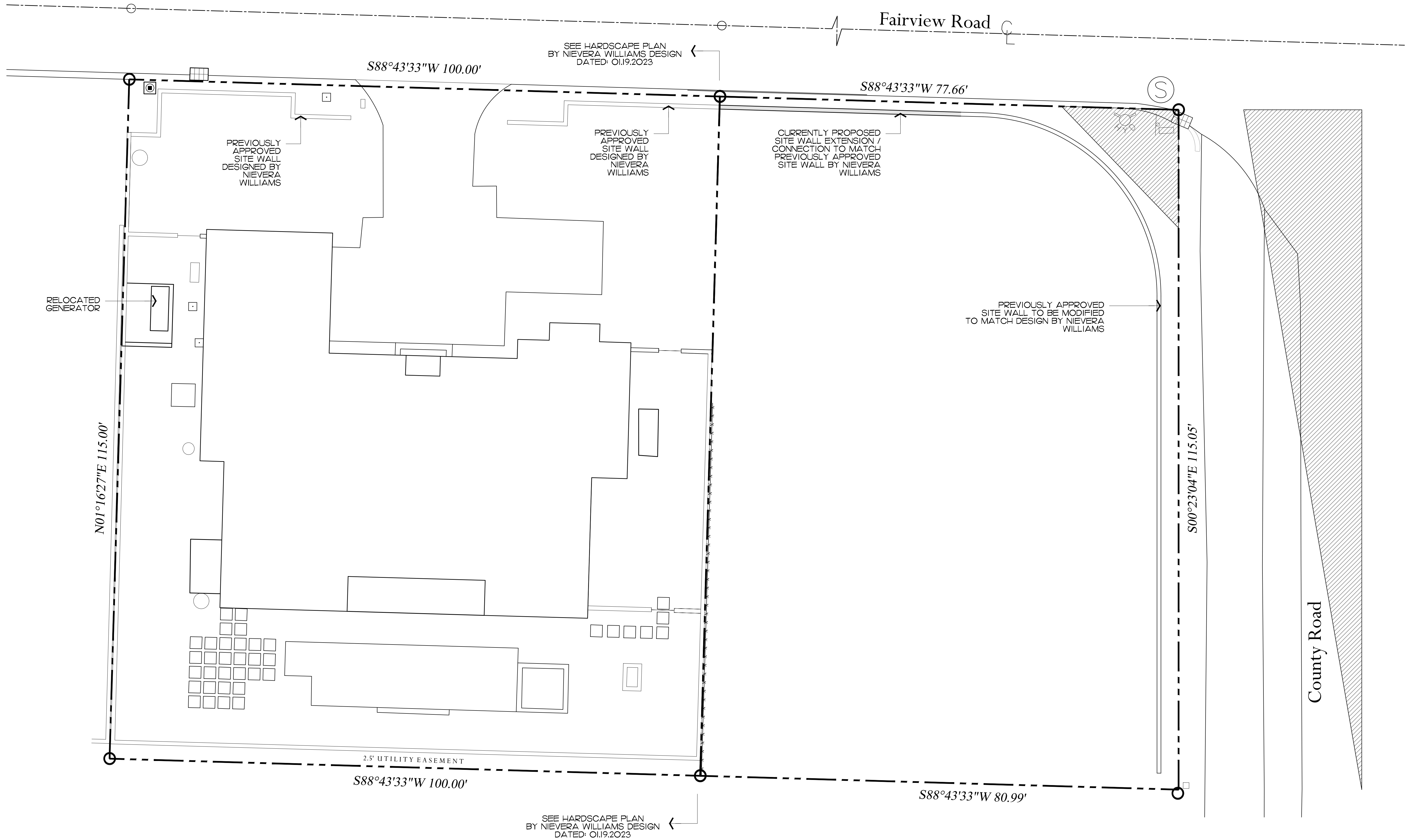
Previously Approved Hardscape Plan

ARC-23-049

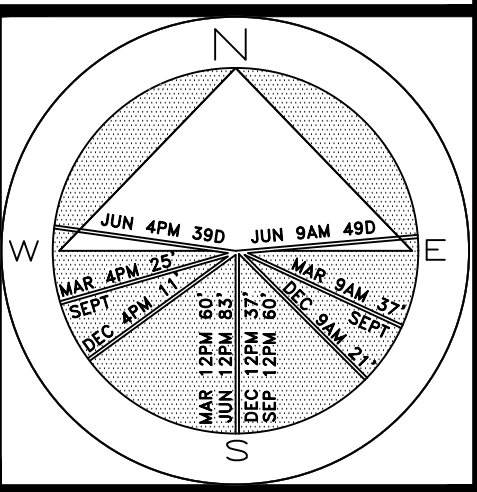
SCALE IN FEET 0' 8' 16' 24'

64 sf.  
AREA IN SQ. FT.





Private Residence  
210 Fairview Road  
Palm Beach

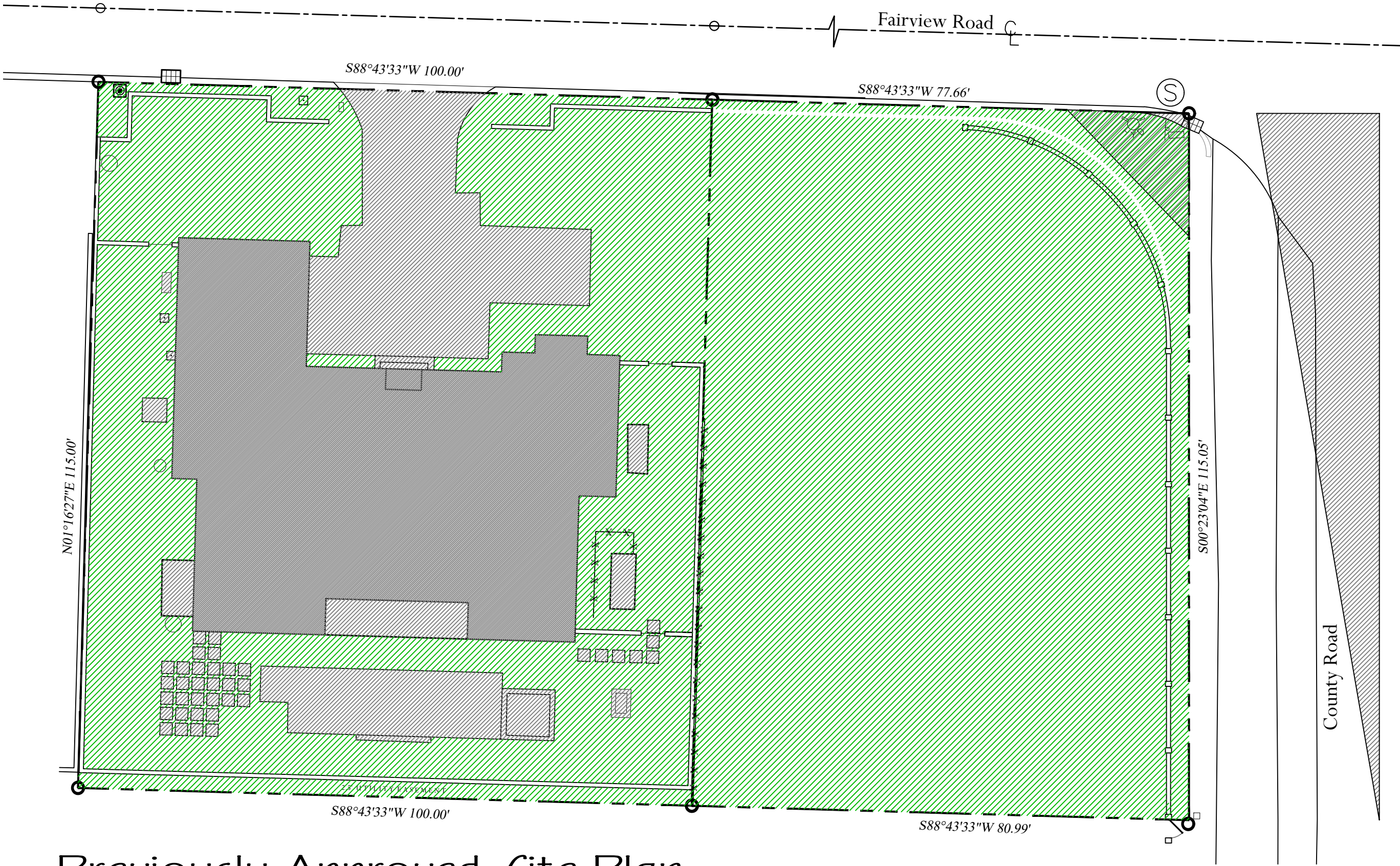


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DRAWN BY: Alex Bugrii  
DATE: 02.27.2023

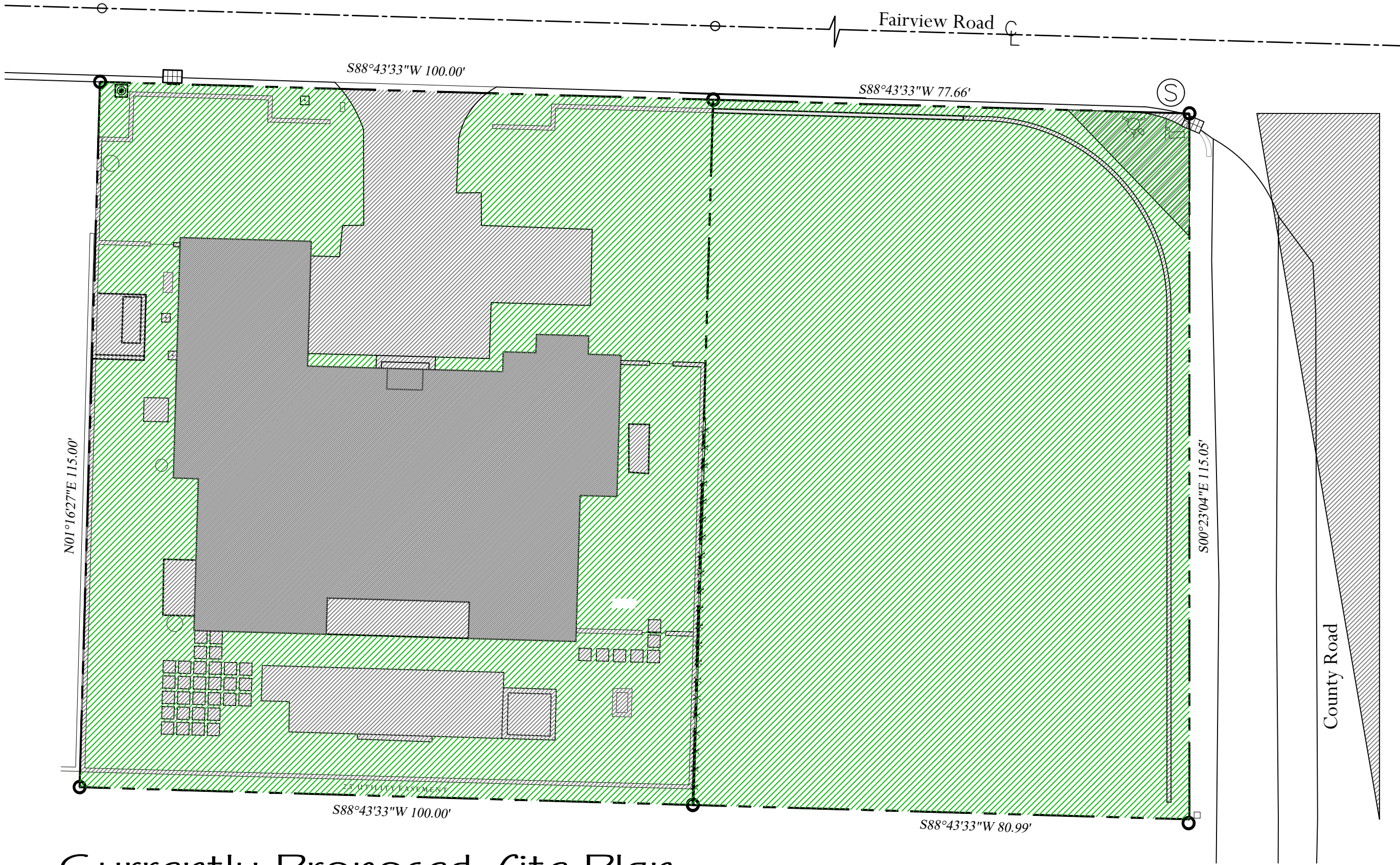
SHEET L2.1

# Currently Proposed Hardscape Improvements





Previously Approved Site Plan



Currently Proposed Site Plan

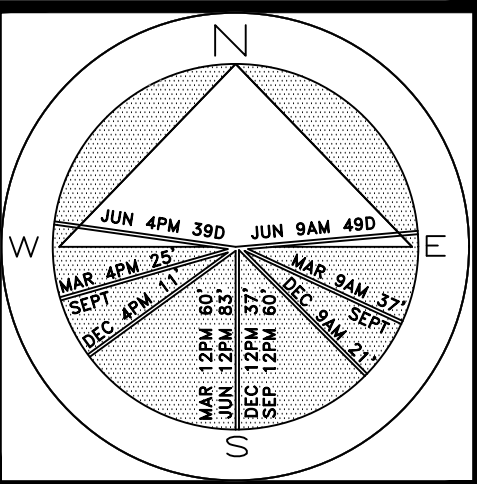
Private Residence  
210 Fairview Road  
Palm Beach

Legend

- BUILDING FOOTPRINT
- HARDSCAPE
- LANDSCAPE - OPEN SPACE

Proposed Site Data

DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		CURRENTLY PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		20,815 S.F.		20,815 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	9,366.75 S.F.	71.1%	14,809 S.F.	70.8%	14,755 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,776.6 S.F.	85.8%	3,813 S.F.	85.8%	3,813 S.F.



JOB NUMBER: # 22168.00 LA  
DRAWN BY: Jean Twomey  
DATE: 02.27.2023

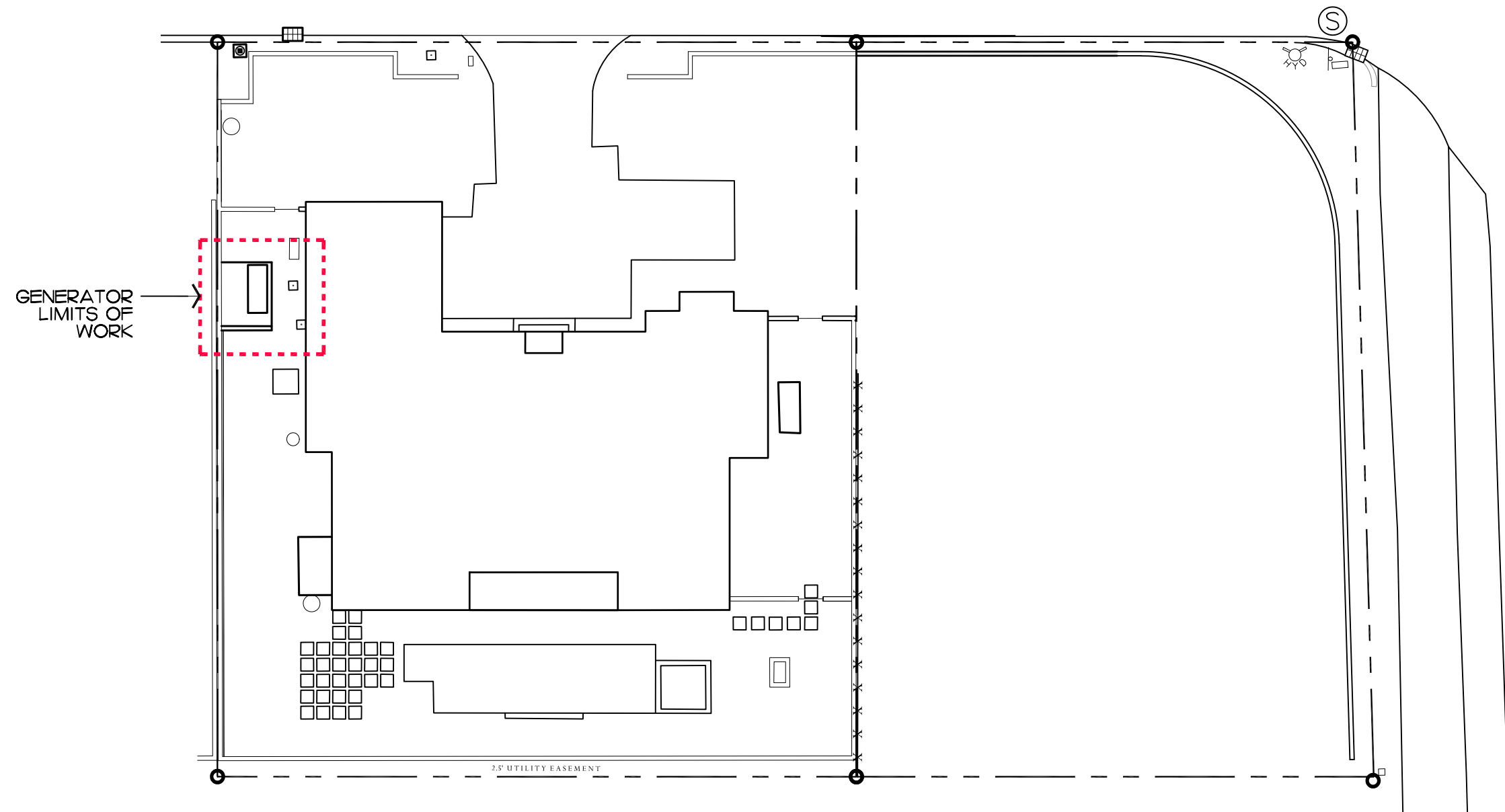
SHEET L2.2

Site Data Calculations



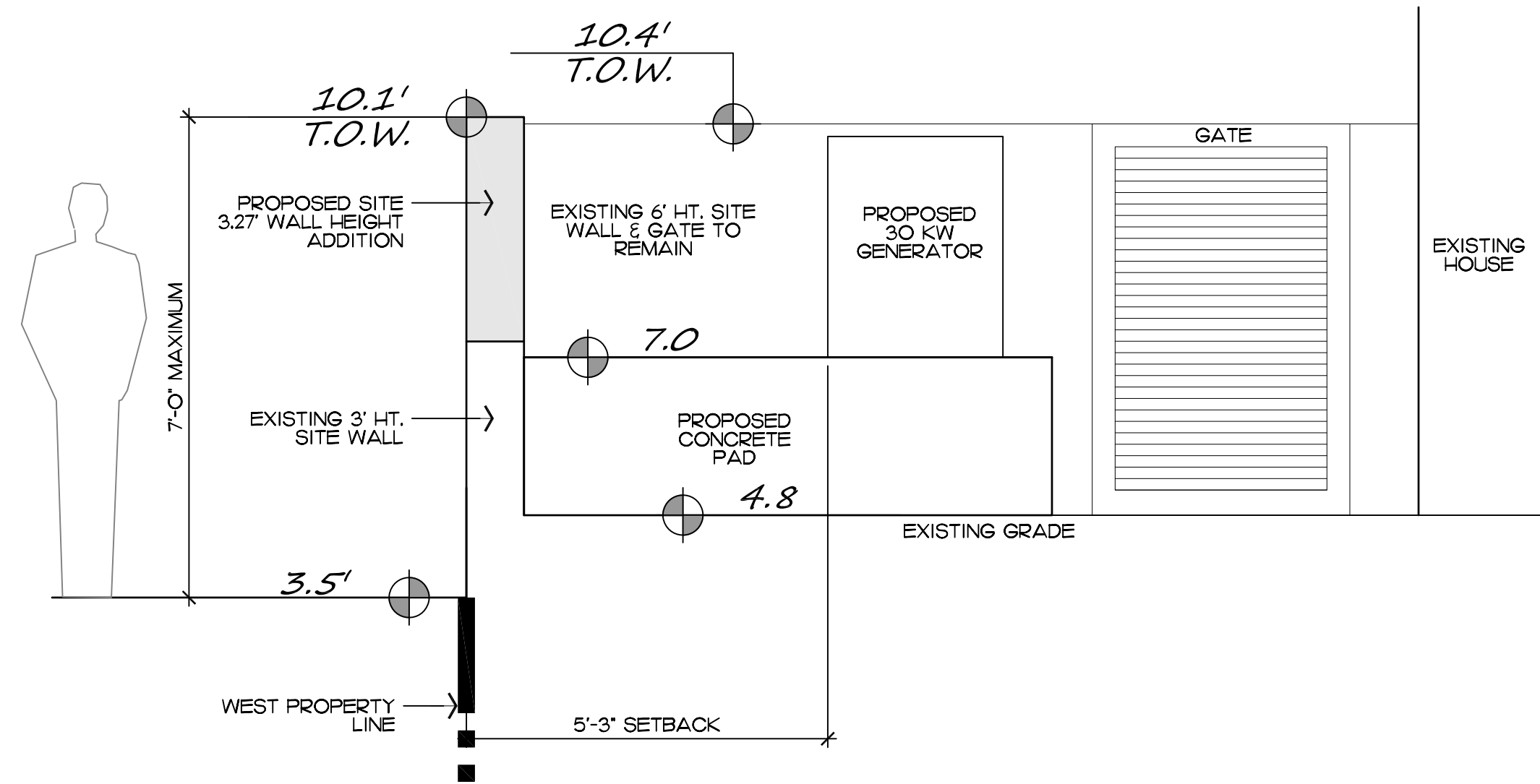
ARC-23-049





1  
L1.0

Site Plan



1  
L2.3

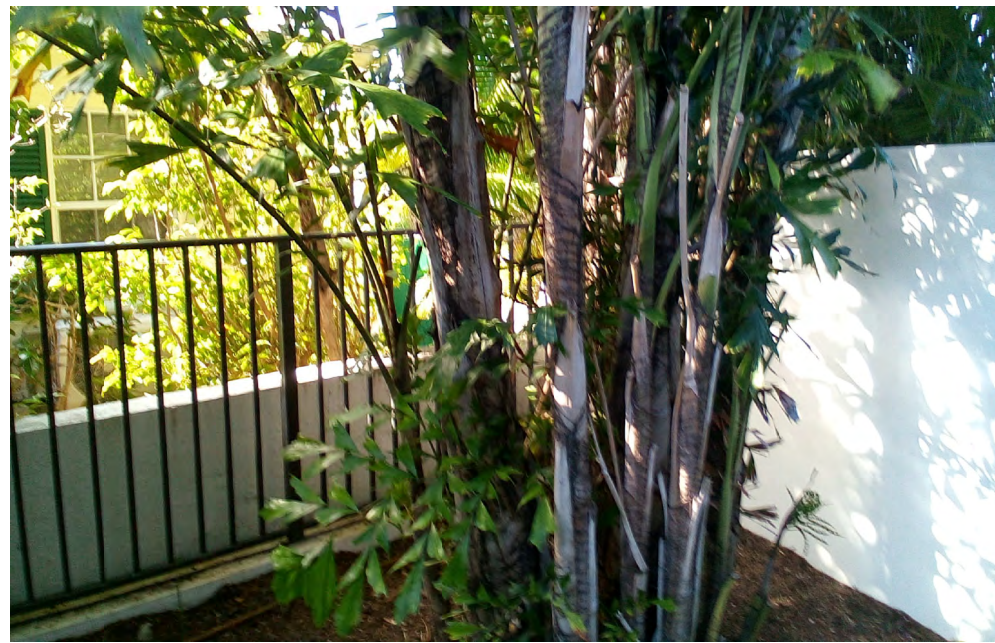
Section



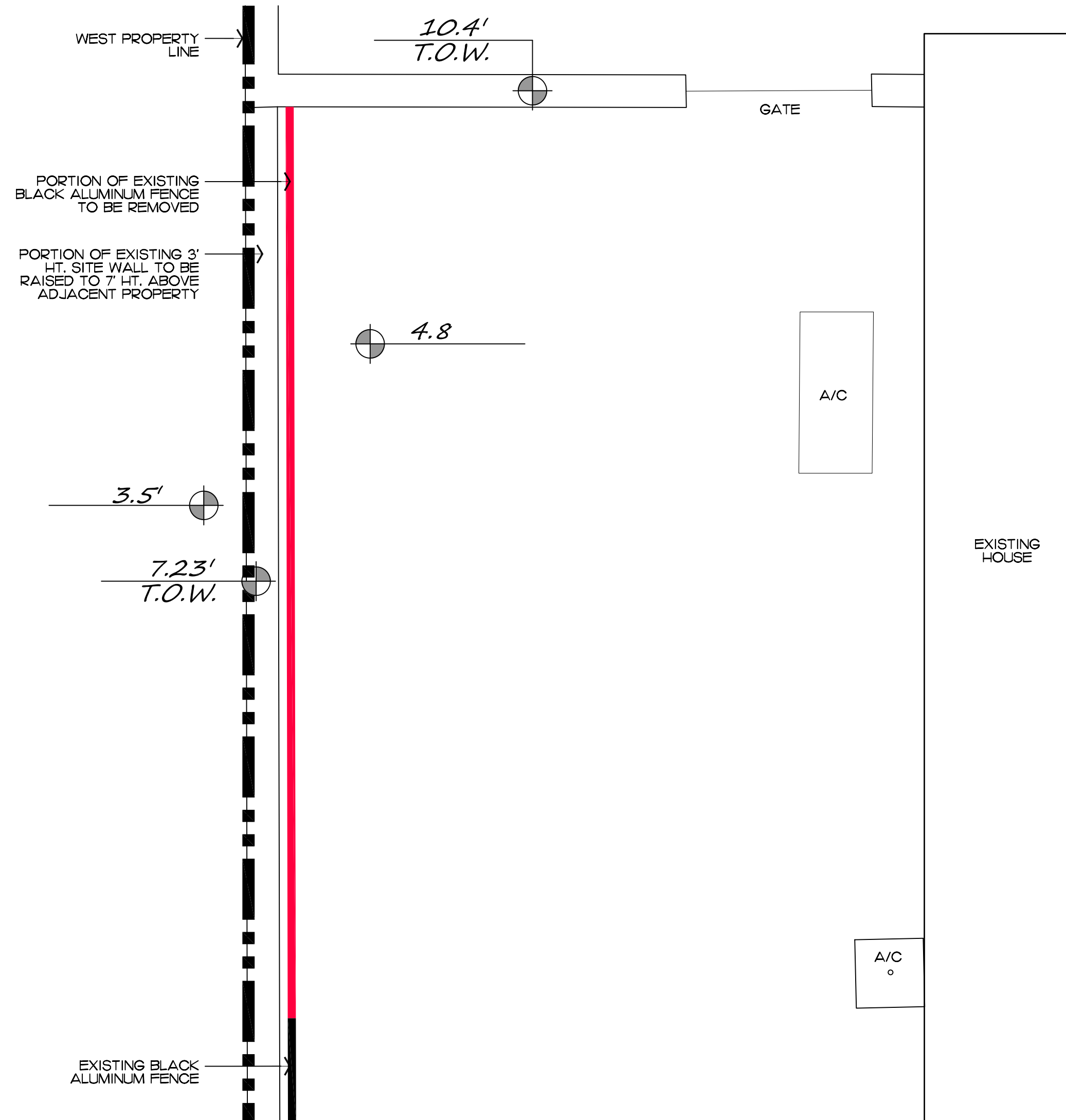
PROPOSED 30 KW GENERATOR  
BY: GENERAC

Private Residence  
210 Fairview Road  
Palm Beach

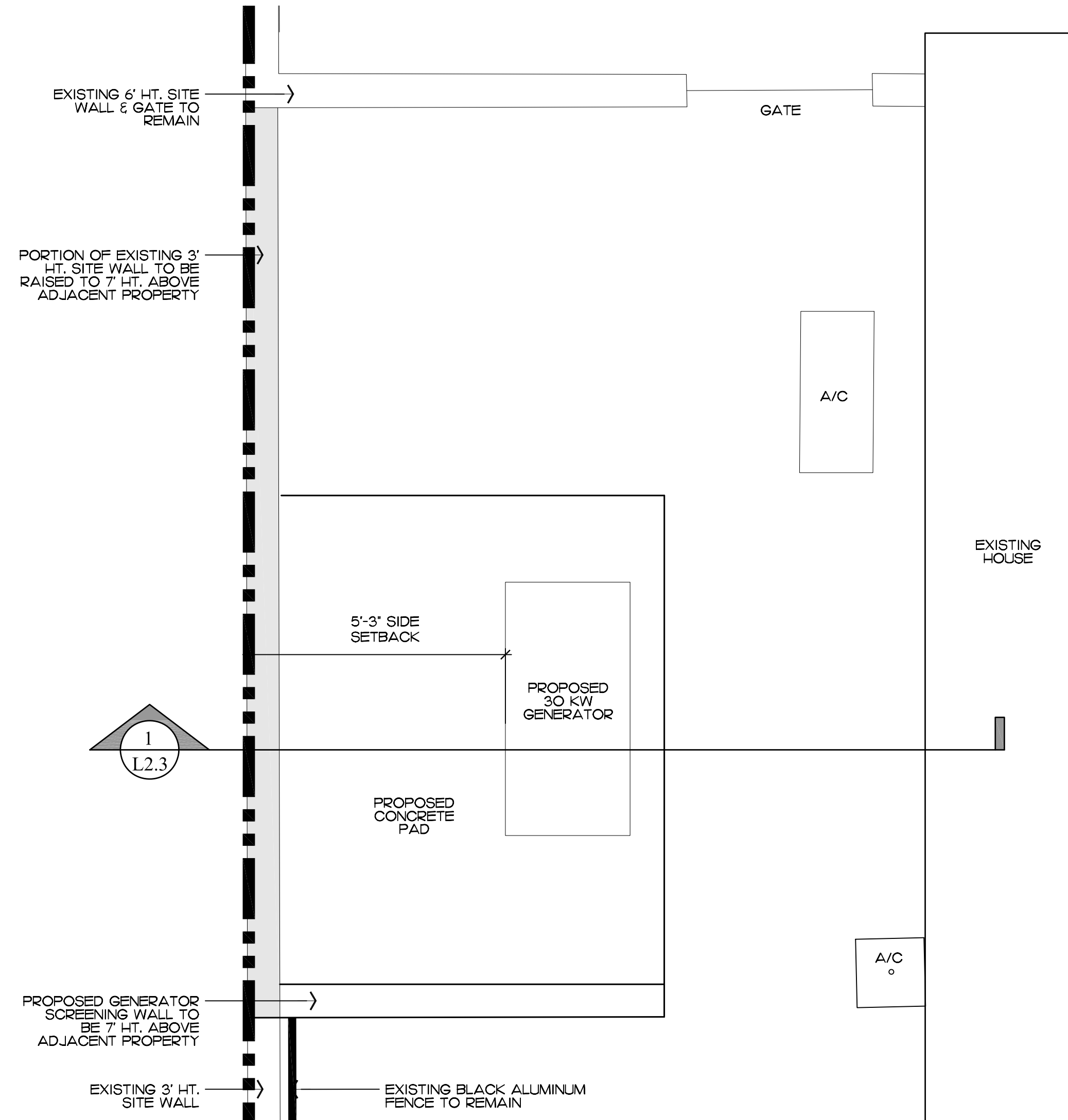
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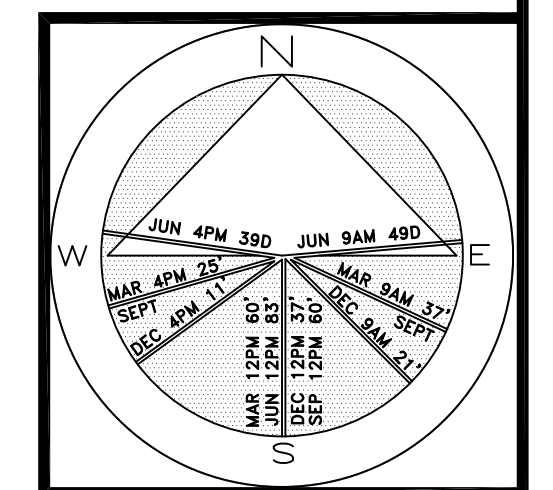
Existing Images



Existing Conditions / Demo Plan



Proposed Generator

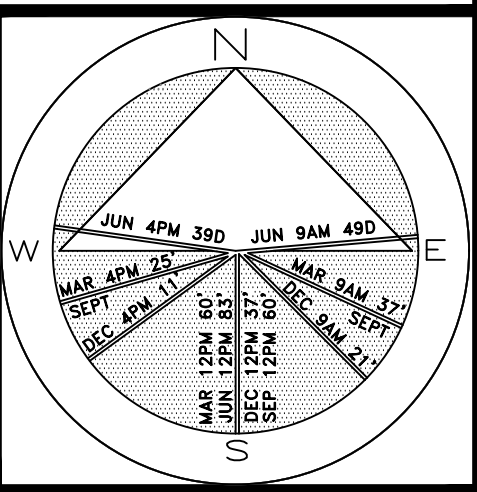


JOB NUMBER: # 22168.00 LA  
DRAWN BY: Jean Twomey  
DATE: 02.27.2023

SHEET L2.3



Private Residence  
210 Fairview Road Palm Beach

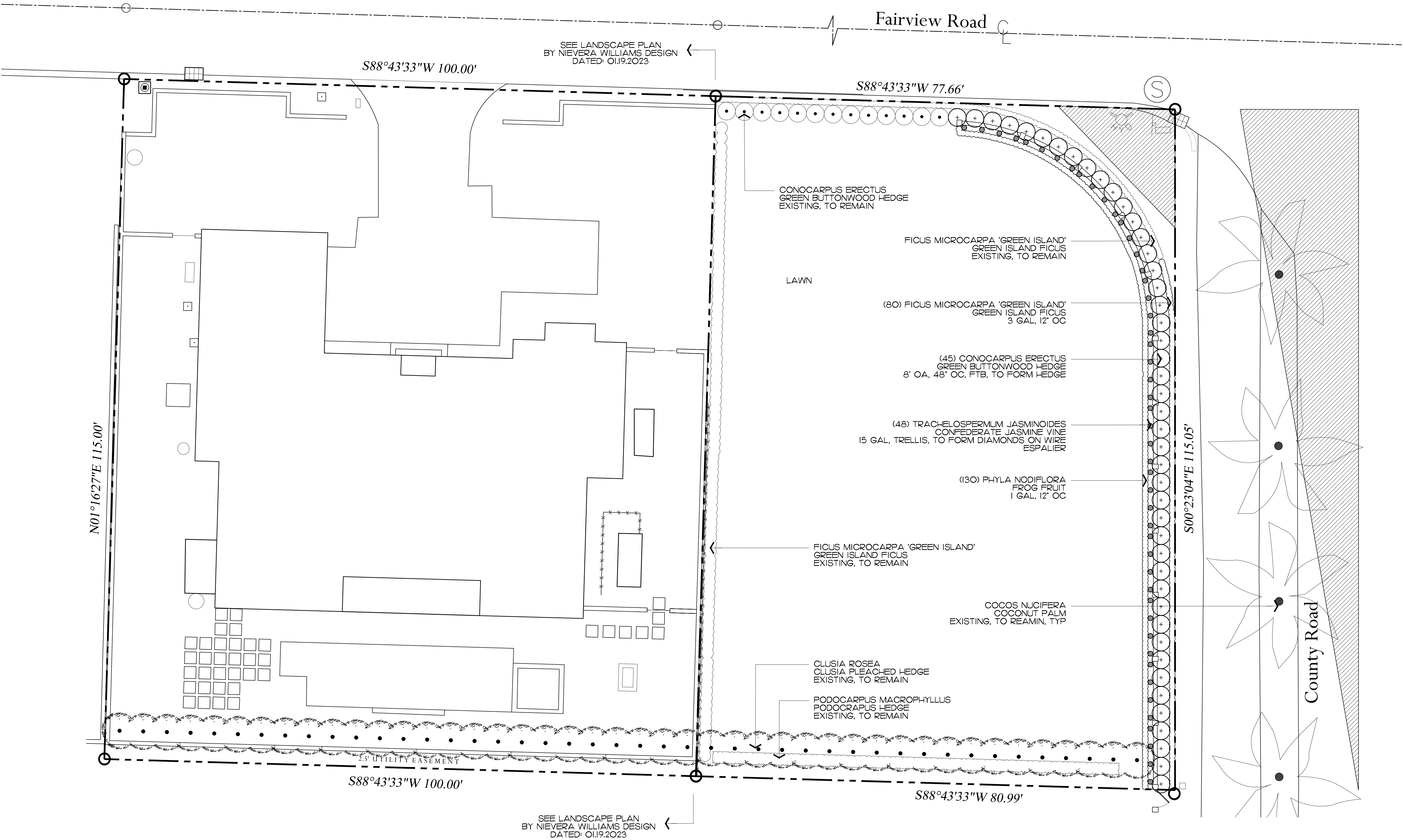


JOB NUMBER: # 22168.00 LA  
DRAWN BY: Alex Eugrui  
DATE: 02.27.2023

SHEET L3.0

64 sf.

AREA IN SQ. FT.



ARC-23-049

Previously Approved Landscape Plan

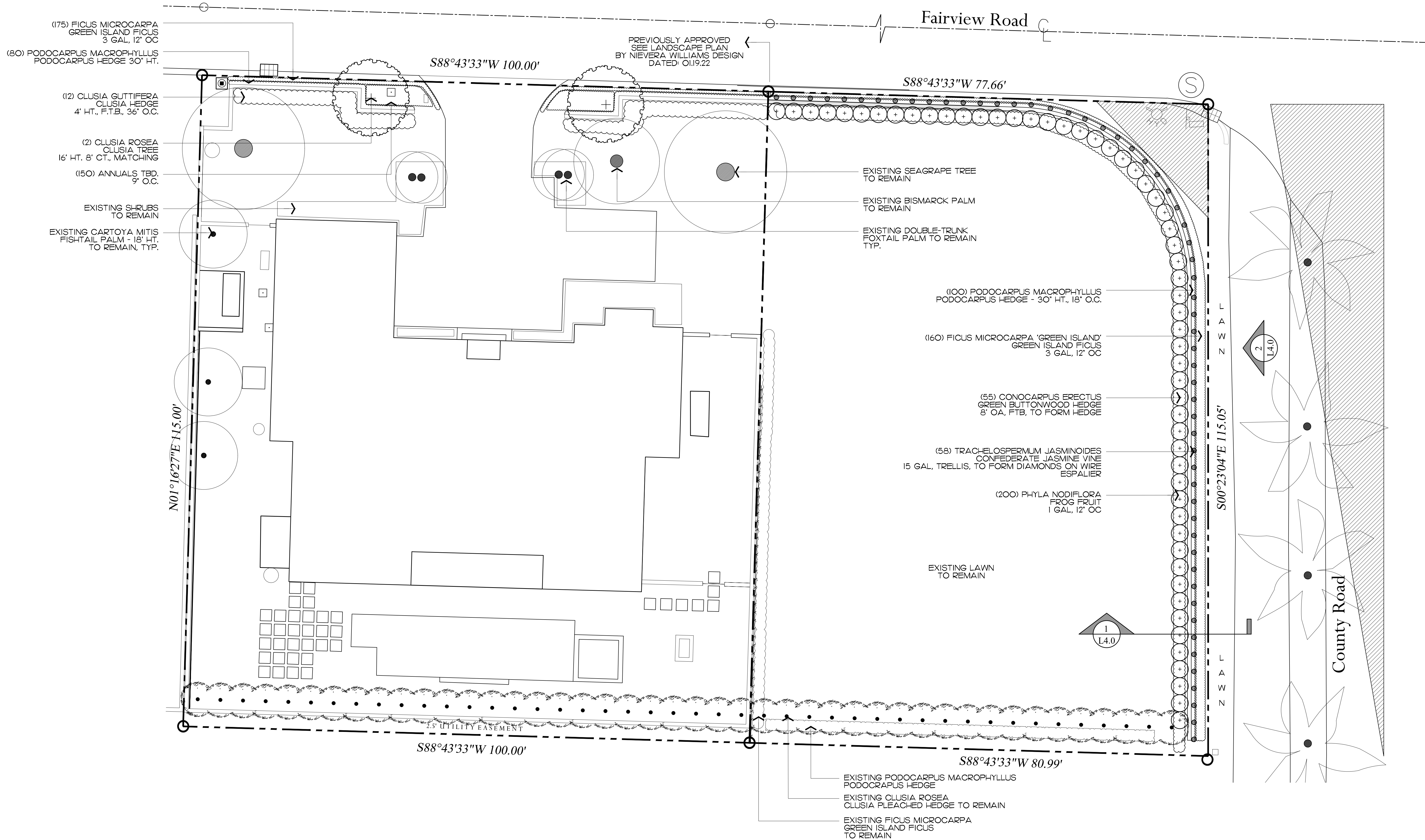
SCALE IN FEET 0' 8' 16' 24'

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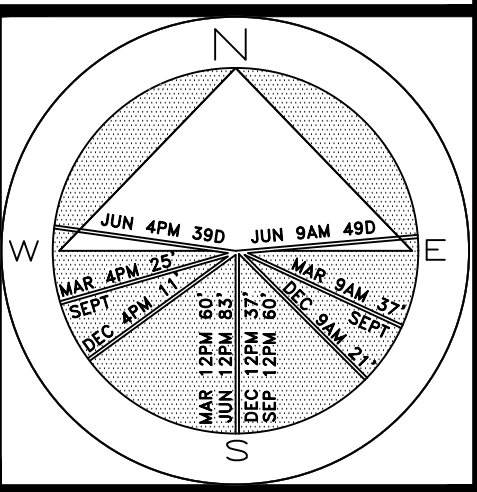
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CALL TOLL FREE  
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SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.





Private Residence  
210 Fairview Road  
Palm Beach



JOB NUMBER: # 22168.00 LA  
DRAWN BY: Alex Eugrui  
Sean Twomey  
DATE: 03.14.2023

SHEET L3.1

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# Currently Proposed Landscape Improvements

ARC-23-049

SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.

AREA IN SQ. FT.



Previously Approved Planting Schedule

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	45	8' OA, 48" OC, FTB, TO FORM HEDGE	YES
	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	80	3 GAL, 12" OC	NO
TOTAL:		125		
NATIVE SPECIES:		45 (36.00%)		

Vines, & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	48	15 GAL, TRELLIS, TO FORM DIAMONDS ON WIRE ESPALIER	NO
	PHYLA NODIFLORA FROG FRUIT	130	1 GAL, 12" OC	YES
TOTAL:		178		
NATIVE SPECIES:		130 (73.03%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Previously Proposed Planting Schedule

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	55	8' OA, 36" OC, FTB, TO FORM HEDGE	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	100	30" HT., 18" O.C.	NO
TOTAL:		155		
NATIVE SPECIES:		55 (35.5%)		

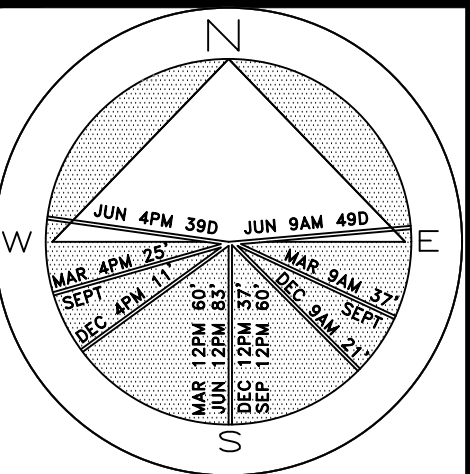
Vines, & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	58	15 GAL, TRELLIS, TO FORM DIAMONDS ON WIRE ESPALIER	NO
	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	160	3 GAL, 12" OC	NO
	PHYL A NODIFLORA FROG FRUIT	200	1 GAL, 12" OC	YES
TOTAL:		418		
NATIVE SPECIES:		200 (47.8%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

NOTE:  
SEE PREVIOUSLY APPROVED LANDSCAPE  
PLAN AND SCHEDULE BY NIEVERA WILLIAMS  
DATED: 01/9/2021 FOR WEST SIDE OF  
PROPERTY LANDSCAPING



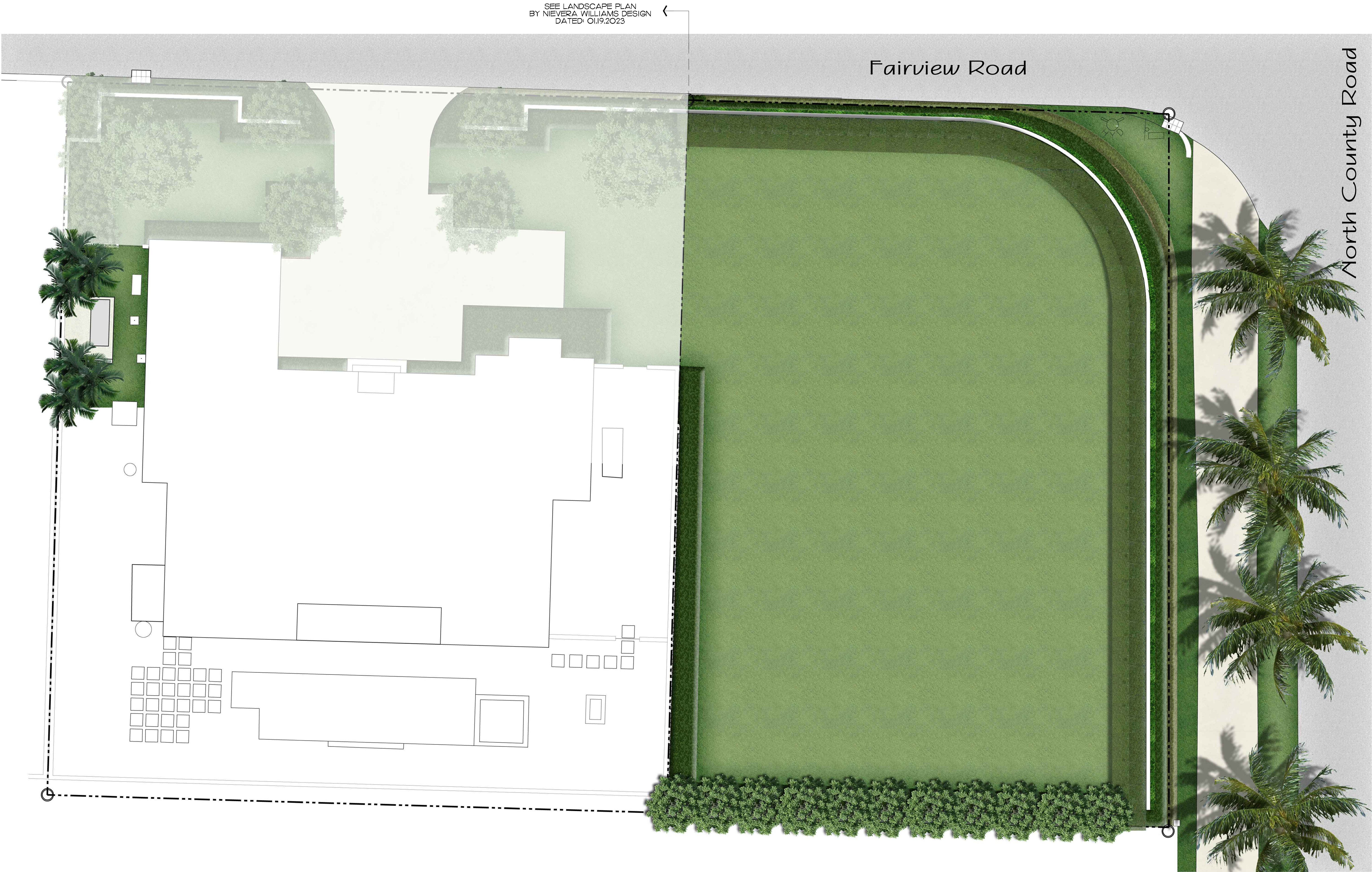
JOB NUMBER: # 22168.00 LA  
DRAWN BY: Alex Eugrli  
DATE: 02.09.2023  
03.14.2023

SHEET L3.2

64 sq. ft.

AREA IN SQ.FT.



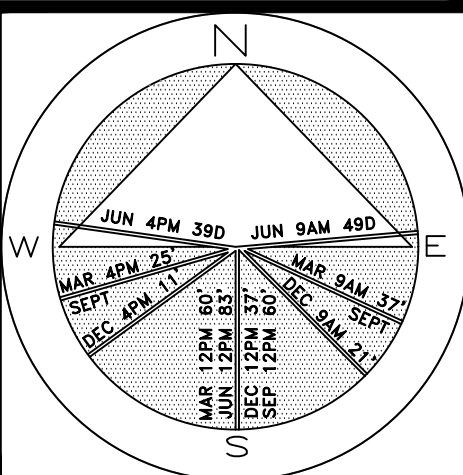


SEE LANDSCAPE PLAN  
BY NIEVERA WILLIAMS DESIGN  
DATED 01.19.2023

Fairview Road

North County Road

Private Residence  
210 Fairview Road  
Palm Beach



JOB NUMBER: # 22168.00 LA  
DRAWN BY: Jean Twomey  
DATE: 03.14.2023

SHEET L3.3

ENVIRONMENT  
DESIGN  
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Landscape Architecture  
Land Planning  
Landscape Management  
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ARC# 22-175  
Rendered Landscape Plan

NOT TO SCALE





North / Front Elevation



East Elevation

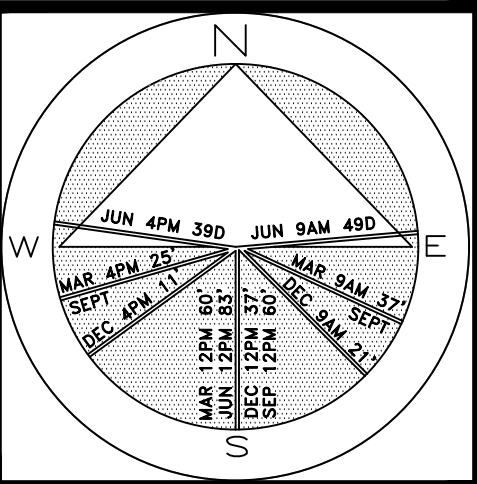
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Landscape Management

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Private Residence  
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Palm Beach



JOB NUMBER: # 22168.00 LA  
DRAWN BY: Jean Twomey  
DATE: 03.14.2023

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ARC# 22-175  
Landscape Elevations  
NOT TO SCALE