

RECEIVED  
By Antonette Fabrizi at 3:40 pm, Mar 15, 2023

# 269 JAMAICA LANE

P A L M   B E A C H ,   F L O R I D A

## FINAL SUBMITTAL

MARCH 14, 2023

ARCOM MEETING DATE: APRIL 26, 2023



| DOCUMENT ISSUE                 | ISSUED TO: | DATE | BY | CM | SCALE | AS NOTED | BY | CM |
|--------------------------------|------------|------|----|----|-------|----------|----|----|
| 01/23/23 DRC PRE-APP SUBMITTAL | ●          | ●    | ●  | ●  | ●     | ●        | ●  | ●  |
| 02/09/23 DRC FIRST SUBMITTAL   | ●          | ●    | ●  | ●  | ●     | ●        | ●  | ●  |
| 02/27/23 DRC SECOND SUBMITTAL  | ●          | ●    | ●  | ●  | ●     | ●        | ●  | ●  |
| 03/14/23 DRC FINAL SUBMITTAL   | ●          | ●    | ●  | ●  | ●     | ●        | ●  | ●  |

CIVIL ENGINEER  
GRUBER CONSULTING ENGINEERS, INC.  
2475 MERCER AVENUE, SUITE 305  
WEST PALM BEACH, FL 33401  
561-312-2041

ARCHITECT  
FAIRFAX & SAMMONS ARCHITECTS  
214 BRAZILIAN AVENUE, SUITE 100  
PALM BEACH, FL 33480  
561-805-8591

LANDSCAPE ARCHITECT  
ENVIRONMENT DESIGN GROUP  
129 NORTH COUNTY ROAD - SUITE 20-B  
PALM BEACH, FL 33480  
561-832-4600

### SCOPE OF WORK:

- NEW 2-STORY RESIDENCE W/ SWIMMING POOL
- NEW LANDSCAPE & HARDSCAPE

### CODES AND STANDARDS:

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE  
2020 FLORIDA BUILDING CODE.

### LEGAL DESCRIPTION:

LOT 5, JAMAICA LANE, ACCORDING TO THE PLAT  
THEREOF, RECORDED IN PLAT BOOK 18, PAGE 93, IN THE  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MUNICIPALITY: PALM BEACH  
LOCATION ADDRESS: 269 JAMAICA LANE  
PARCEL CONTROL NUMBER: 50-43-43-10-01-000-0050

|                          |            |
|--------------------------|------------|
| DRC SECOND SUBMITTAL SET | 02/27/2023 |
| DRC FIRST SUBMITTAL SET  | 02/09/2023 |
| DRC PRE-APP MEETING SET  | 01/23/2023 |

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE

PALM BEACH, FLORIDA

SHEET TITLE  
COVER SHEET

DATE  
FEB. 27, 2023

SHEET NO

SCALE  
AS NOTED

A-000

BY

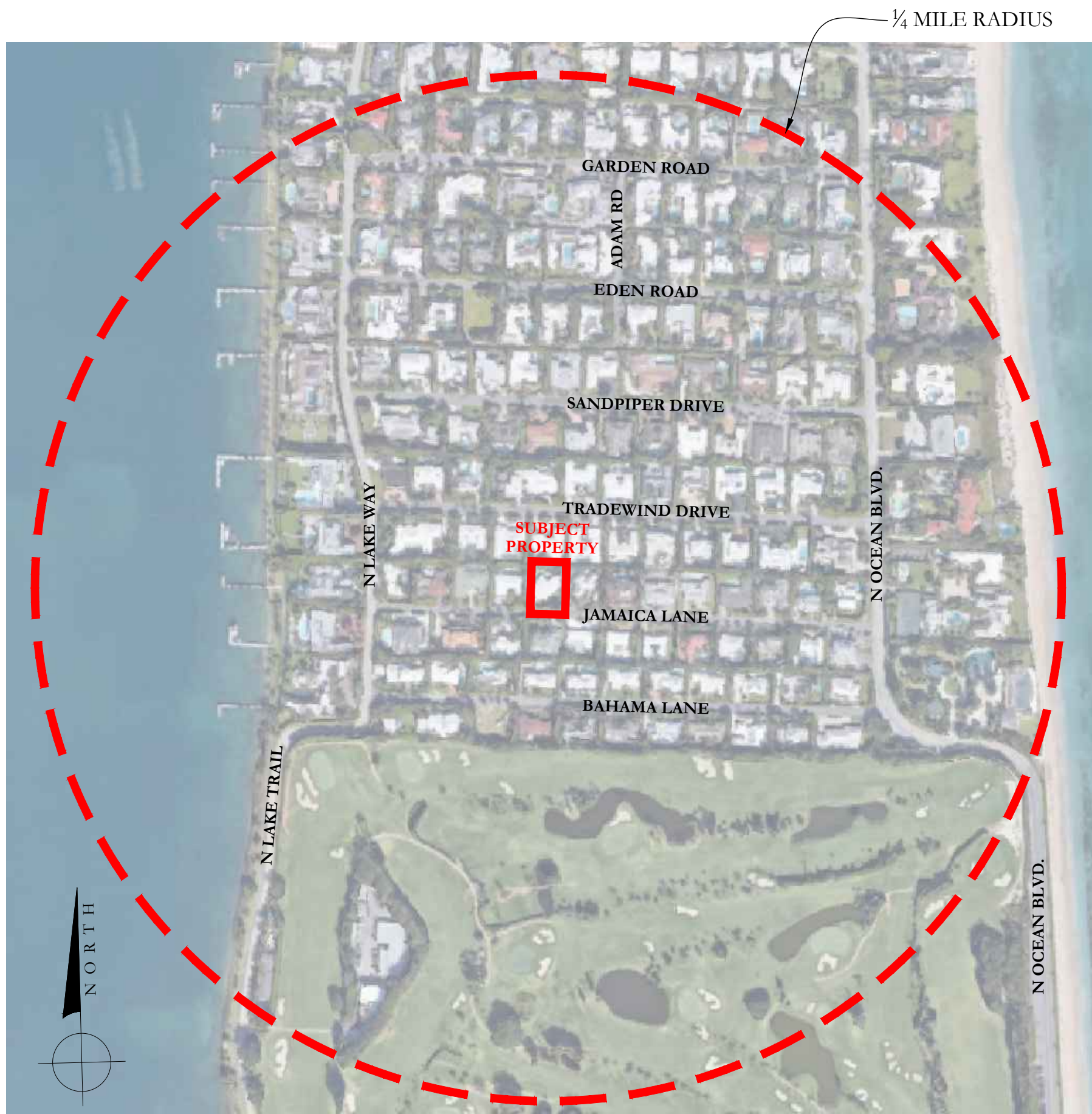
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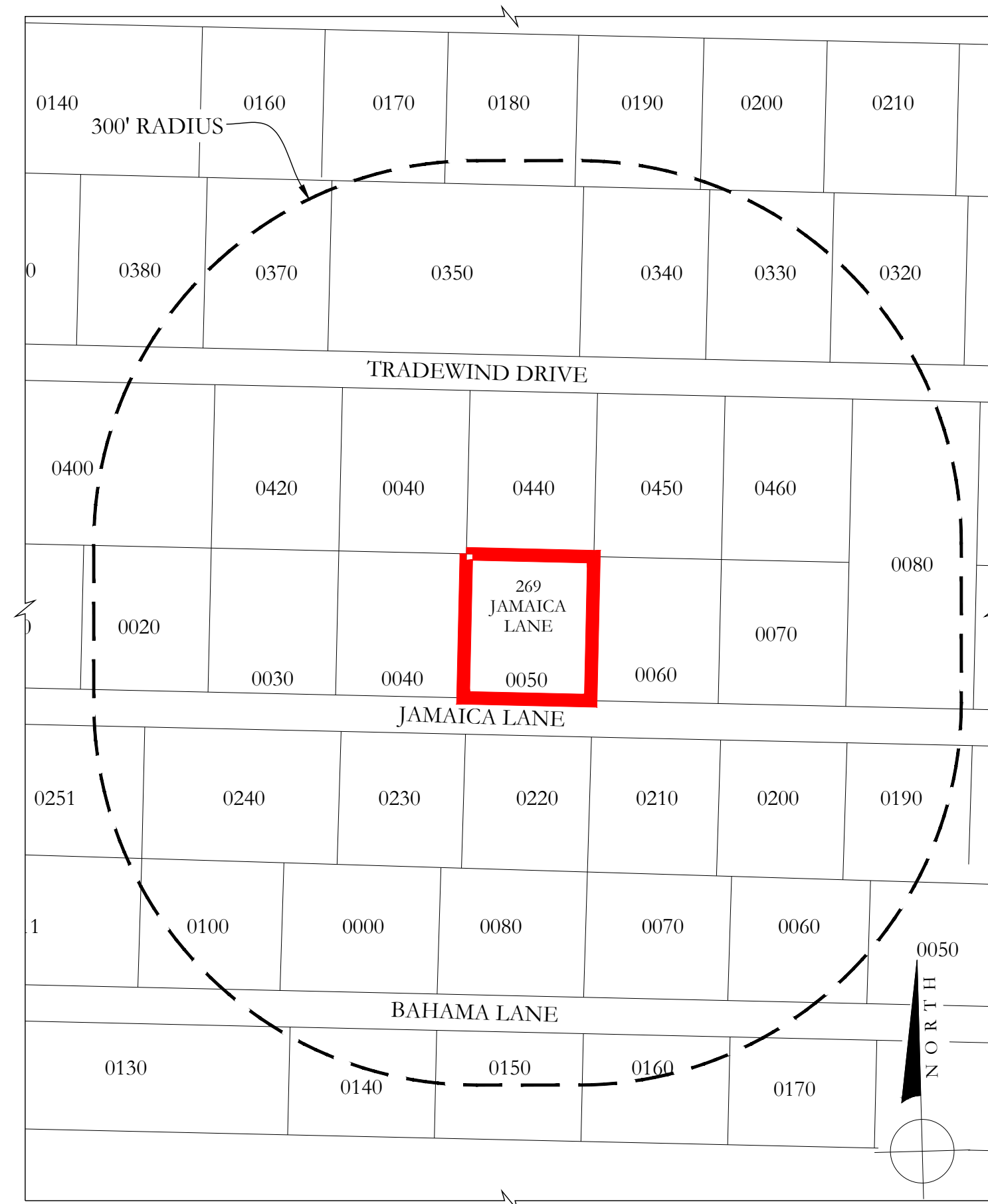
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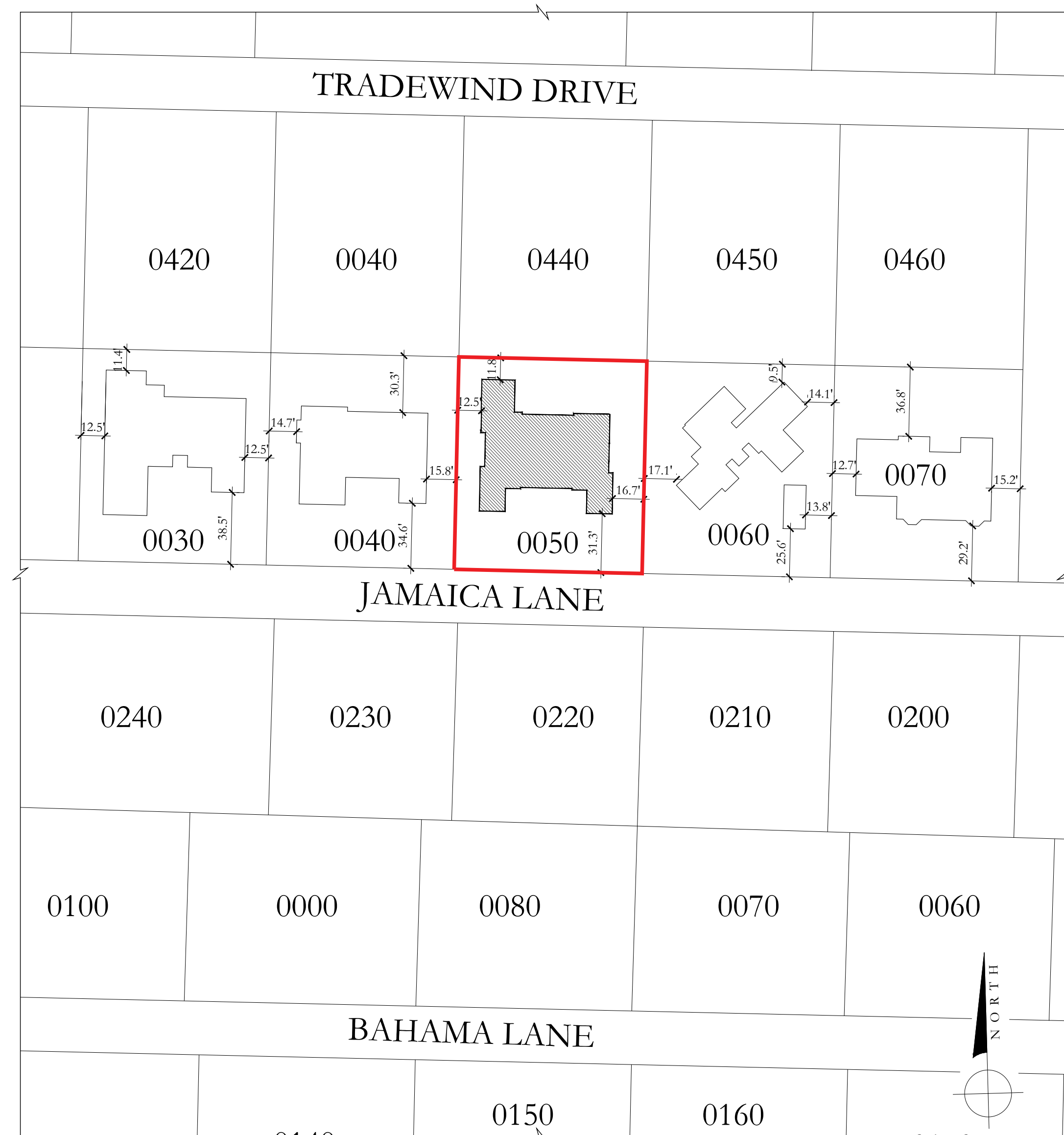




1 AERIAL MAP  
1"=300'-0"



2 LOCATION/VICINITY MAP  
1"=100'-0"



3 LOCATION SITE PLAN  
1"=50'-0"



4 PROPOSED JAMAICA LANE. STREETSCAPE ELEVATION, FACING SOUTH  
1/16"=1'-0"

|                          |            |
|--------------------------|------------|
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CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

|  |                   |
|--|-------------------|
| SHEET TITLE<br>VICINITY MAP &<br>LOCATION PLAN |                   |
| DATE<br>FEB. 27, 2023                          | SHEET NO<br>G-001 |
| SCALE<br>AS NOTED                              |                   |
| BY<br>CG                                       |                   |



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1 285 JAMAICA LANE: STREETSCAPE PHOTOS FROM WEST TO EAST, FACING SOUTH



2 277 JAMAICA LANE: STREETSCAPE PHOTOS FROM WEST TO EAST, FACING SOUTH



3 KEY ELEVATION: PROPOSED CHILEAN AVE. STREETSCAPE, FACING SOUTH

|                          |            |
|--------------------------|------------|
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ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
EXISTING CONDITIONS  
STREETSCAPE PHOTOGRAPHS

DATE  
FEB. 27, 2023  
SCALE  
N.T.S.  
BY  
CM

SHEET NO  
EX-400



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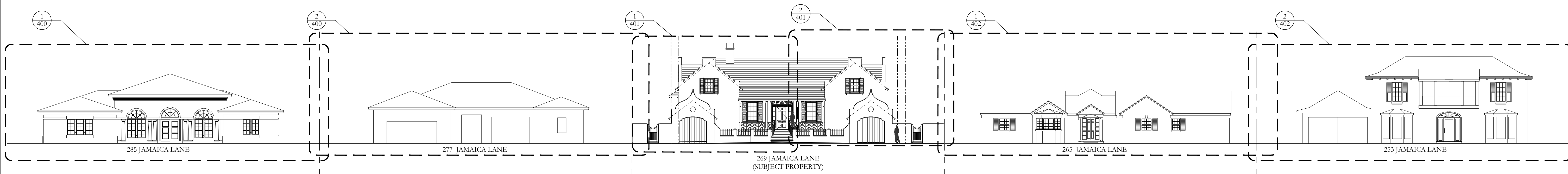




1 269 JAMAICA LANE: STREETSCAPE PHOTOS FROM WEST TO EAST, FACING SOUTH



2 269 JAMAICA LANE: STREETSCAPE PHOTOS FROM WEST TO EAST, FACING SOUTH



3 KEY ELEVATION: PROPOSED CHILEAN AVE. STREETSCAPE, FACING SOUTH

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269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
EXISTING CONDITIONS  
STREETSCAPE PHOTOGRAPHS

DATE  
FEB. 27, 2023  
SCALE  
N.T.S.  
BY  
CM

SHEET NO  
EX-401



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1 265 JAMAICA LANE: STREETSCAPE PHOTOS FROM WEST TO EAST, FACING SOUTH



2 253 JAMAICA LANE: STREETSCAPE PHOTOS FROM WEST TO EAST, FACING SOUTH



3 KEY ELEVATION: PROPOSED CHILEAN AVE. STREETSCAPE, FACING SOUTH

|                          |            |
|--------------------------|------------|
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269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
EXISTING CONDITIONS  
STREETSCAPE PHOTOGRAPHS

DATE  
FEB. 27, 2023  
SCALE  
N.T.S.  
BY  
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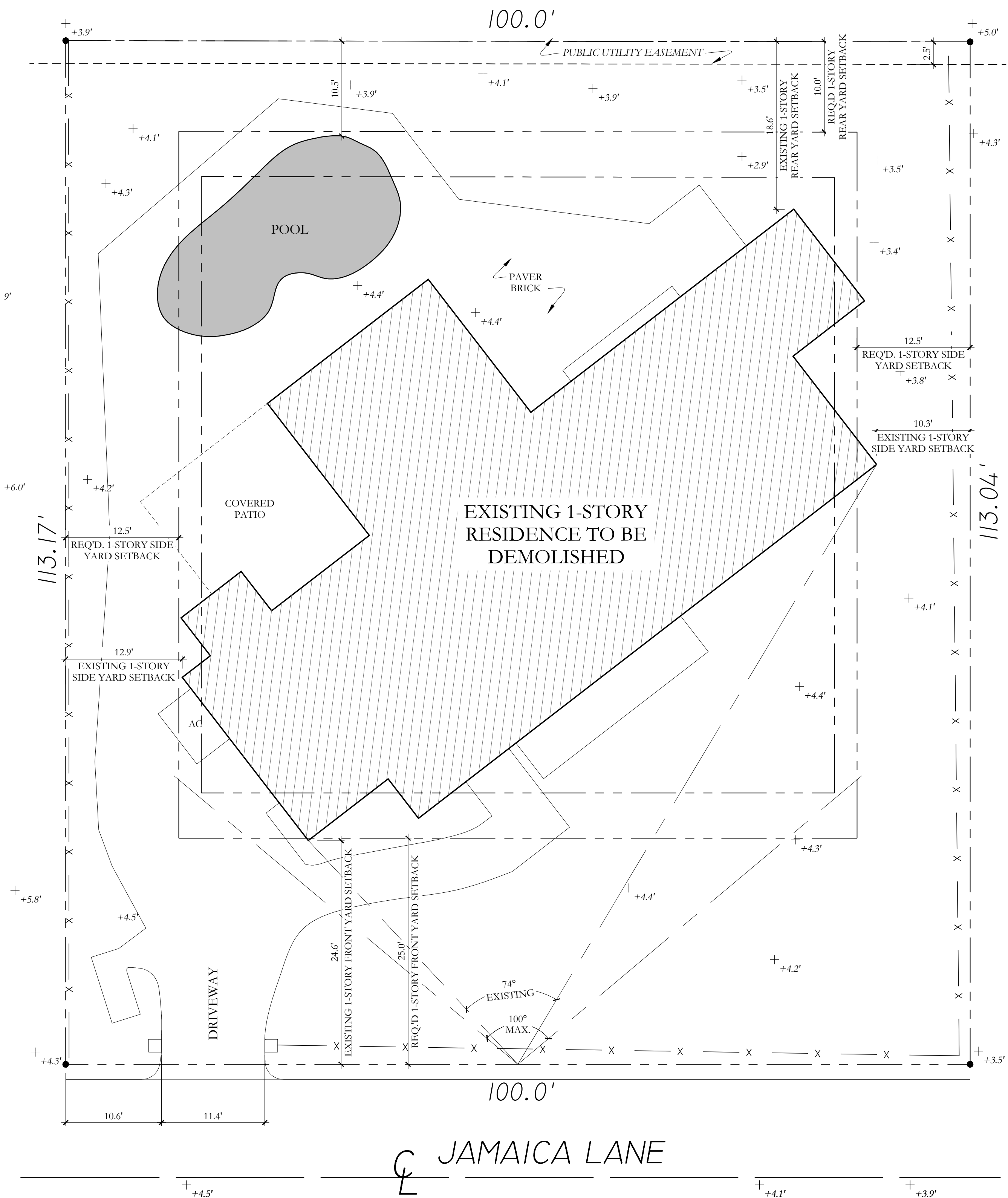
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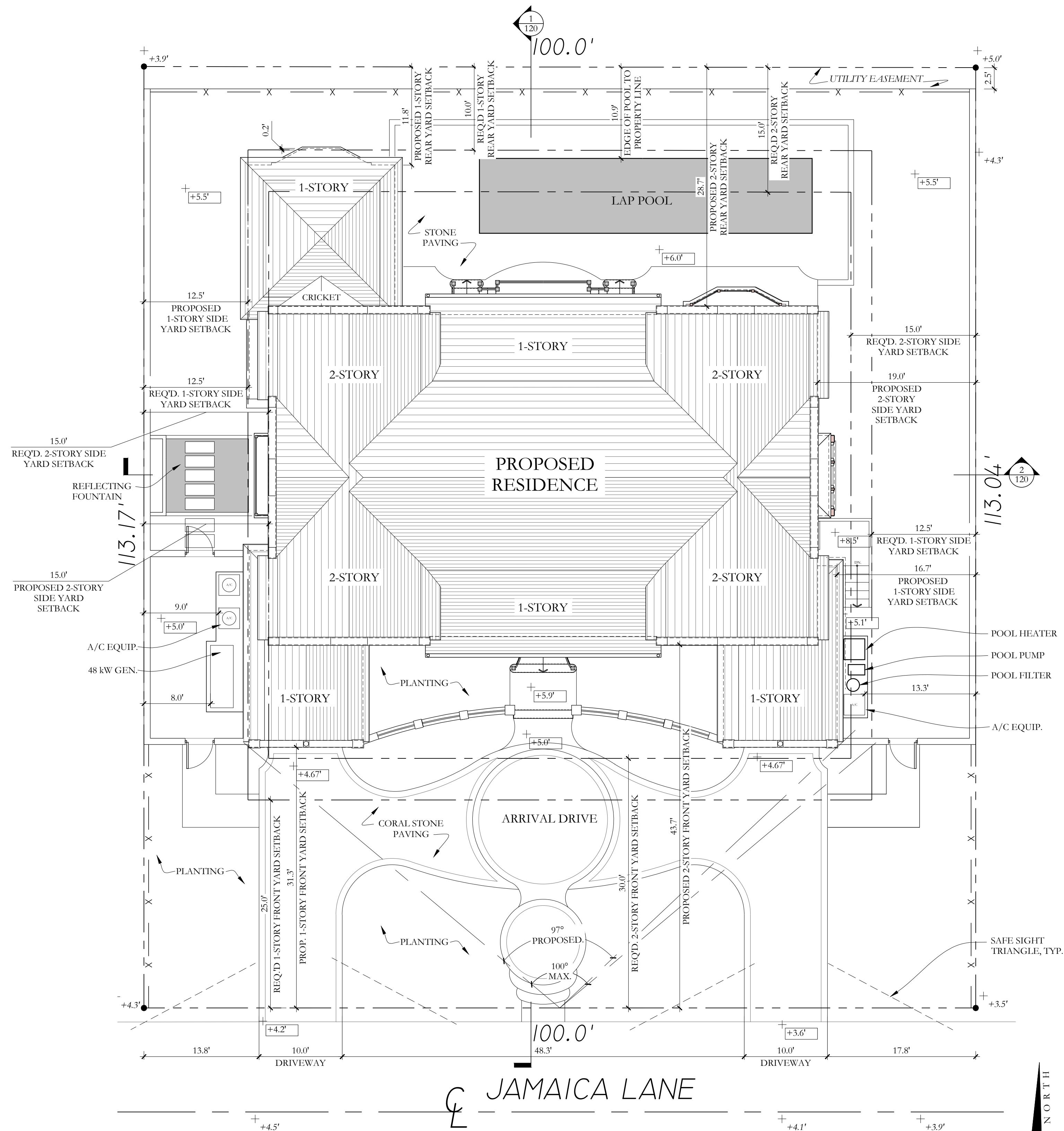
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1 EXISTING SITE PLAN  
1/8"=1'-0"



2 PROPOSED SITE PLAN W/ ROOF PLAN  
1/8"=1'-0"

NOTE: ELEVATIONS  
REFERENCED TO NAVD  
SURVEY ELEVATIONS

LEGEND:  
+5.50' EXISTING SPOT  
ELEVATION  
+5'-6" PROPOSED SPOT  
ELEVATION

DRC SECOND SUBMITTAL SET 02/27/2023  
DRC FIRST SUBMITTAL SET 02/09/2023  
DRC PRE-APP MEETING SET 01/23/2023

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CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
EXISTING SITE PLAN &  
PROP. SITE PLAN W/ROOF PLAN

DATE  
FEB. 27, 2023  
SCALE  
AS NOTED  
BY  
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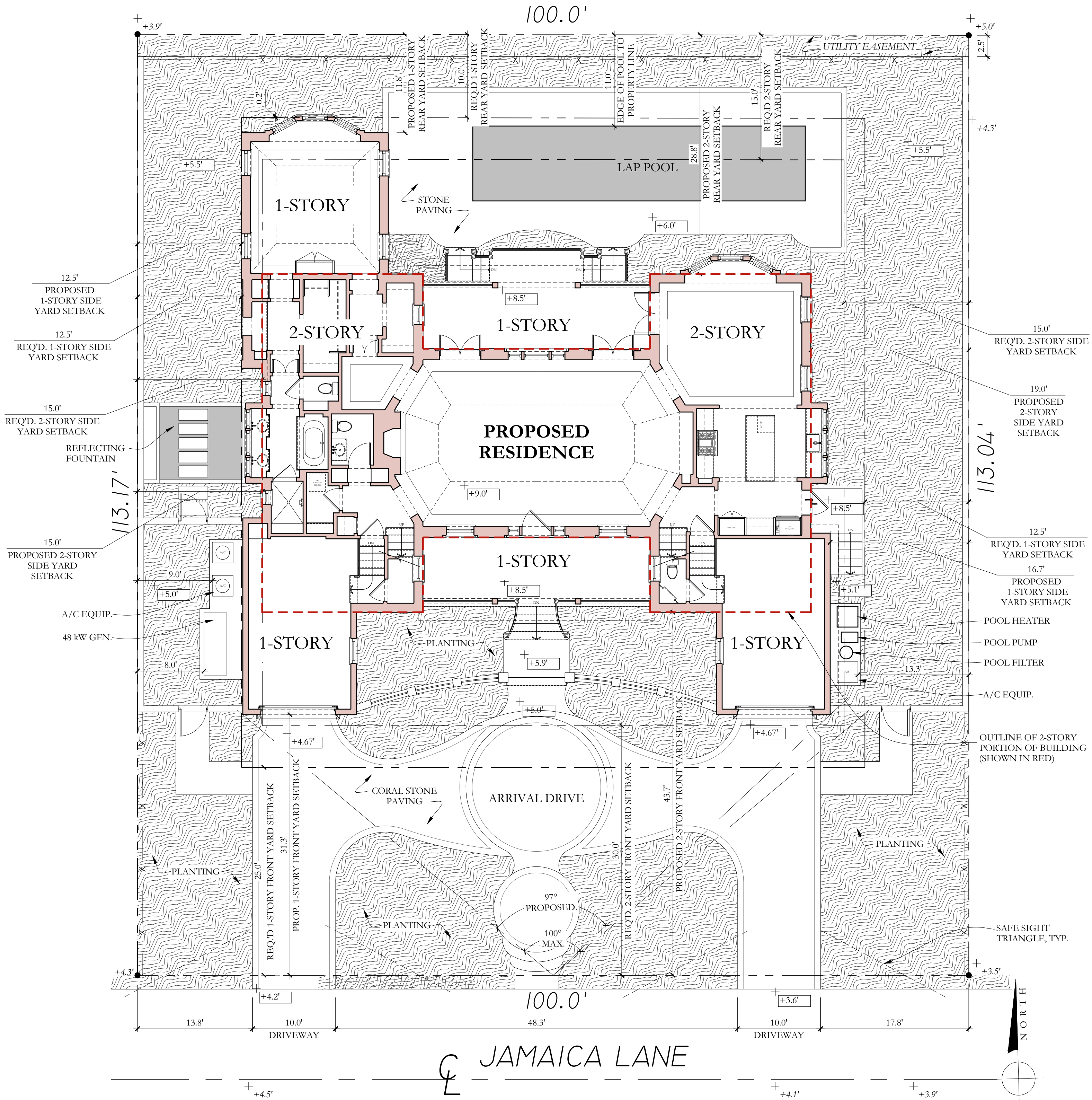
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| Town of Palm Beach<br>Planning Zoning and Building<br>360 S County Rd<br>Palm Beach, FL 33480<br>www.townofpalmbeach.com |  |  |                                     |
|--|--|--|-------------------------------------|
| Zoning Legend  |  |  |                                     |
| 1  | Property Address:  | 269 Jamaica Lane, Palm Beach, FL 33480     |                                     |
| 2  | Zoning District:   | R-B Low Density Residential                |                                     |
| 3  | Structure Type:  | CBS  |                                     |
| 4  |  | Required/Allowed                           | Proposed                            |
| 5  | Lot Size (sq ft)   | 10,000 s.f. min.                           | 11,311 s.f.                         |
| 6  | Lot Depth (West)   | 100 ft. min.                               | 113.17 ft.                          |
| 7  | Lot Depth (East)   | 100 ft. min.                               | 113.04 ft.                          |
| 8  | Lot Width  | 100 ft. min.                               | 100 ft.                             |
| 9  | Lot Coverage (Sq Ft and %)   | 3000(30%) max.                             | 3351.2 s.f. (29.3%)                 |
| 10   | Enclosed Square Footage<br>(1st & 2nd Fl., Basement, Accs., Structure, etc.) | N/A  | 4,861 s.f.                          |
| 11   | Cubic Content Ratio (CCR) (R-B ONLY)   | 3.99 (45,131 c.f.) max.                    | 3.75 (42,355 c.f.)                  |
| 12   | *Front Yard (North) Setback (1st Story) (Ft.)                                | 25.0' min.                                 | 31.3'                               |
| 13   | *Front Yard (North) Setback (2nd Story) (Ft.)                                | 30.0' min.                                 | 43.7'                               |
| 14   | *Side Yard (East) Setback (1st Story) (Ft.)                                  | 12.5' min.                                 | 16.7'                               |
| 15   | *Side Yard (East) Setback (2nd Story) (Ft.)                                  | 15.0' min.                                 | 19.0'                               |
| 16   | *Side Yard (West) Setback (1st Story) (Ft.)                                  | 12.5'                                      | 12.5'                               |
| 17   | *Side Yard (West) Setback (2nd Story) (Ft.)                                  | 15.0' min.                                 | 15.0'                               |
| 18   | *Rear Yard (South) Setback (1st Story) (Ft.)                                 | 10.0' min.                                 | 11.6'                               |
| 19   | *Rear Yard (South) Setback (2nd Story) (Ft.)                                 | 15.0' min.                                 | 28.7'                               |
| 20   | Angle of Vision (Deg.)   | 100 deg. max.                              | 97 deg.                             |
| 21   | Building Height (1-story) (Ft.)  | 14' max.                                   | 12.7'                               |
| 22   | Building Height (2-story) (Ft.)  | 22' max.                                   | 14.9'                               |
| 23   | Overall Building Height (1-story) (Ft.)                                      | 22' max. (pitched roof)                    | 20.4' (Top of Pitch)                |
| 24   | Overall Building Height (2-story) (Ft.)                                      | 30' max. (pitched roof)                    | 25.1' (Top of Roof)                 |
| 25   | Highest Crown of Road (COR) (NAVD)   | N/A  | 4.8'                                |
| 26   | Max. Amount of Fill Added to Site (Ft.)                                      | 2.1'                                       | 2.1'                                |
| 27   | Finished Floor Elev. (FFE)(NAVD)   | N/A  | +9.0'                               |
| 28   | Zero Datum for point of meas. (NAVD)   | N/A  | +7.0'                               |
| 29   | FEMA Flood Zone Designation  | N/A  | AE                                  |
| 30   | Base Flood Elevation (BFE)(NAVD)   | N/A  | +7.0' (+6.0' FEMA + 1.0' freeboard) |
| 31   | Landscape Open Space (LOS) (Sq Ft and %)                                     | 5,090.0 s.f. (45%) min.                    | 5,135 s.f. (45.39%)                 |
| 32   | Perimeter LOS (Sq Ft and %)  | 1,961.5 s.f. (50%) min.                    | 3,094 s.f. (79.88%)                 |
| 33   | Front Yard LOS (Sq Ft and %)   | 1,000 s.f. (40%) min.                      | 1,442 s.f. (57.68%)                 |
| 34   | **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        |                                     |

LEGAL DESCRIPTION:  
LOT 5, JAMAICA LANE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 93, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



2 PROPOSED SITE PLAN  
1/8"=1'-0"



NOTE: ELEVATIONS  
REFERENCED TO NAVD  
SURVEY ELEVATIONS

LEGEND:

+5.50' EXISTING SPOT  
ELEVATION  
  
+5'-6" PROPOSED SPOT  
ELEVATION

DRC SECOND SUBMITTAL SET 02/27/2023  
DRC FIRST SUBMITTAL SET 02/09/2023  
DRC PRE-APP MEETING SET 01/23/2023

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
ZONING LEGEND &  
PROP. SITE PLAN FLOOR PLAN

DATE  
FEB. 27, 2023  
  
SCALE  
AS NOTED  
  
BY  
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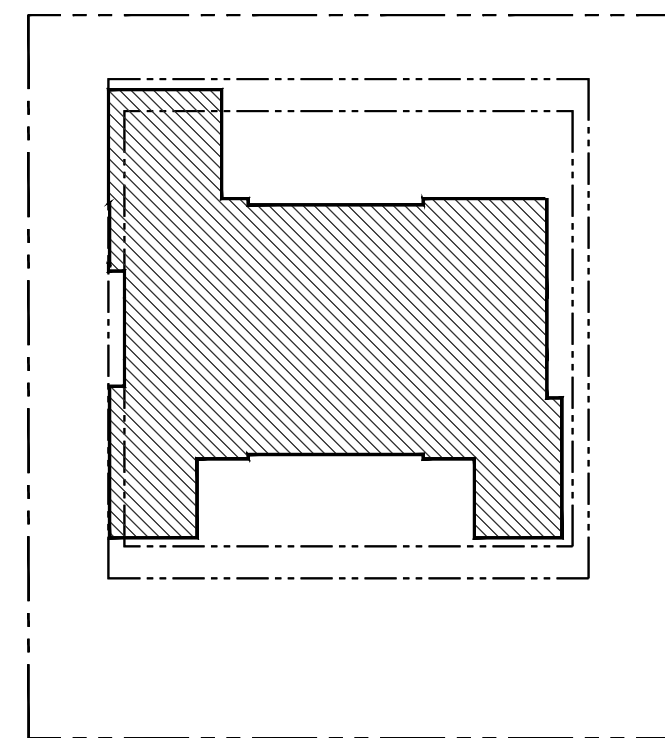
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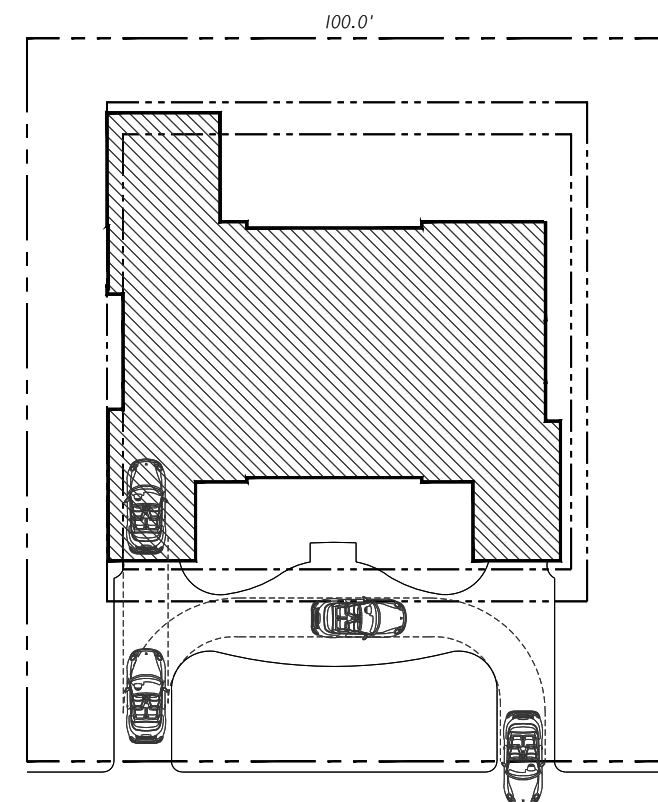
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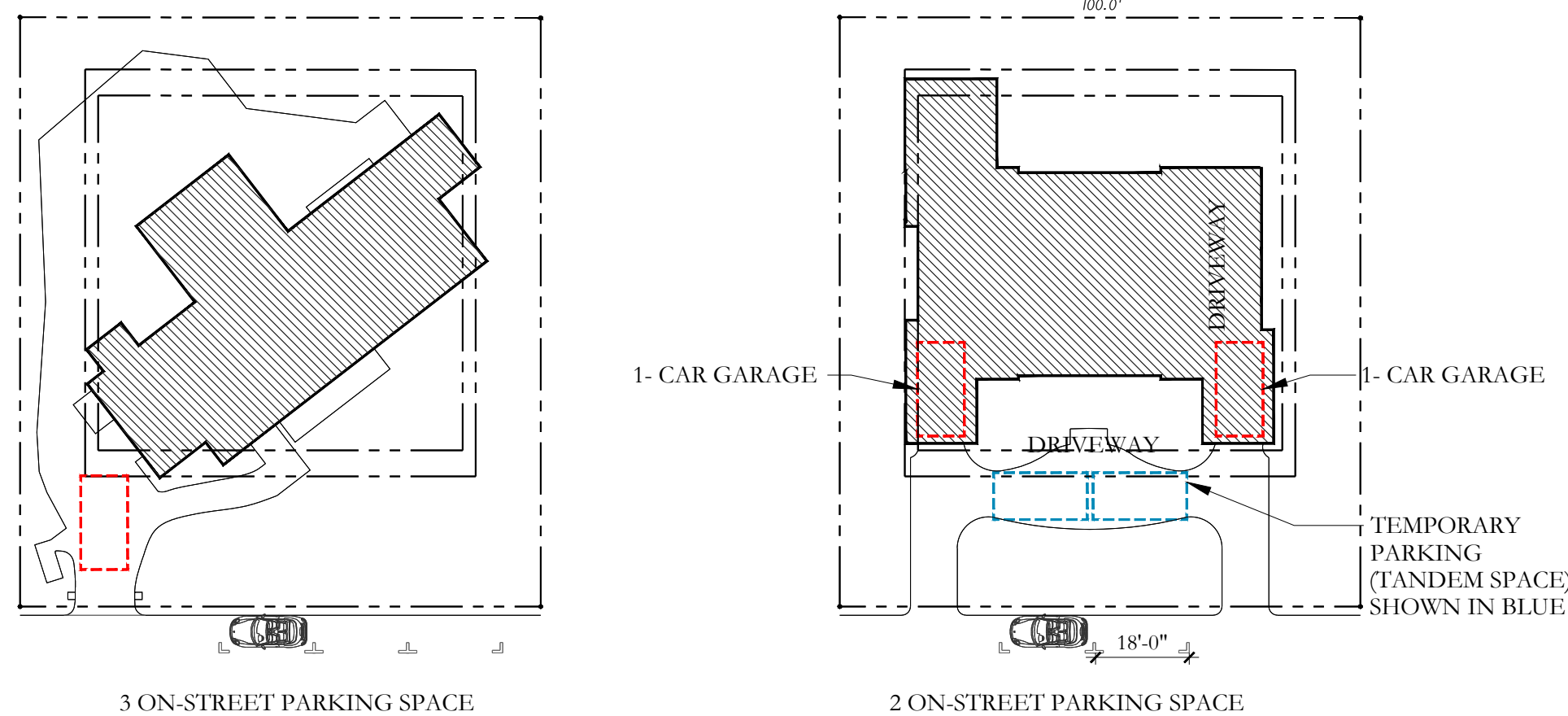




LOT AREA: 11,311 S.F.  
BUILDING AREA: 3,351 S.F. (29.66%)

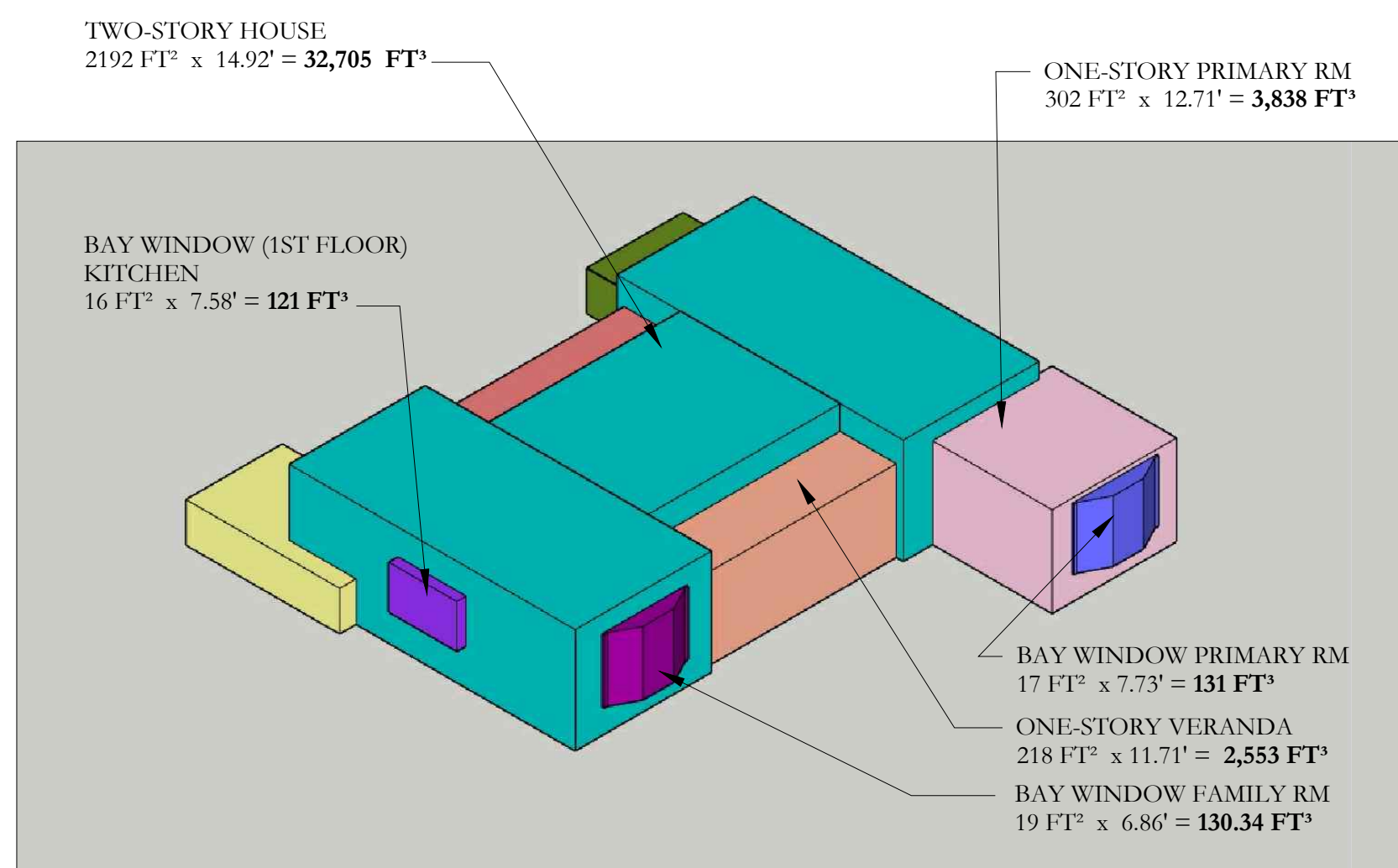


NOTE: CAR SHOWN REVERSES OUT OF GARAGE AND TURNS THROUGH DRIVEWAY FORWARD TOWARD STREET



| EXISTING            |          | PROPOSED            |          |
|---------------------|----------|---------------------|----------|
| OFF-STREET PARKING  |          | OFF-STREET PARKING  |          |
| DRIVEWAY SPACES     | 1        | DRIVEWAY SPACES     | 0        |
| TANDEM SPACES*      | 0        | TANDEM SPACES*      | 2        |
| GARAGE SPACES       | 0        | GARAGE SPACES       | 2        |
| ON-STREET PARKING   | 3        | ON-STREET PARKING   | 2        |
| <b>TOTAL SPACES</b> | <b>4</b> | <b>TOTAL SPACES</b> | <b>5</b> |

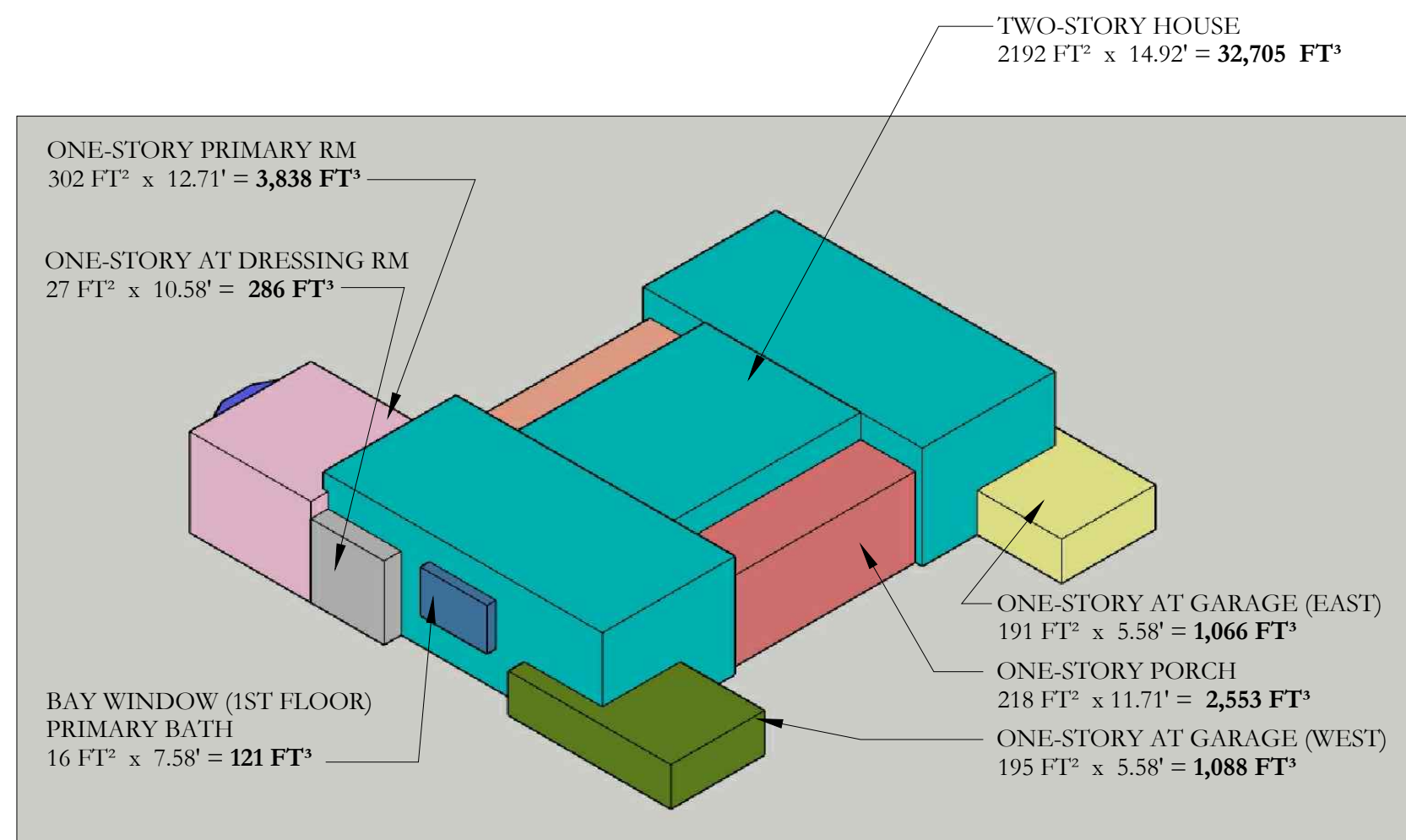
\*TANDEM PARKING SPACES NOT ALLOWED PER TOWN OF PB ZONING CODE.  
PER SEC. 134-2172: THE PARKING PLAN MUST BE ARRANGED SO THAT EACH AUTOMOBILE MAY BE PLACED AND REMOVED FROM THE PARKING SPACE ASSIGNED WITHOUT THE NECESSITY OF MOVING ANY OTHER AUTOMOBILE TO COMPLETE THE MANEUVER.



CUBIC CONTENT - FROM NORTHEAST

---

N.T.S.



CUBIC CONTENT - FROM SOUTHWEST  
N.T.S.

| PROPOSED CUBIC CONTENT TABULATIONS: |                 |               |   |  |
|-------------------------------------|-----------------|---------------|---|--|
| MASS:                               | AREA (SQ. FT.): | HEIGHT (FT.): | VOLUME (CU. FT.):                       |  |
| TWO-STORY HOUSE                     | 2192 SQ. FT.    | 14.92 FT.     | 32,705 CU. FT.                          |  |
| ONE-STORY PORCH **                  | 218 SQ. FT.     | 11.5 FT.      | 2,553 CU. FT.                           |  |
| ONE-STORY PRIMARY RM                | 302 SQ. FT.     | 12.71 FT.     | 3,838 CU. FT.                           |  |
| BAY WINDOW PRIMARY BATH             | 19 SQ. FT.      | 7.58 FT.      | 144 CU. FT.                             |  |
| ONE-STORY VERANDA **                | 218 SQ. FT.     | 11.5 FT.      | 2,553 CU. FT.                           |  |
| ONE-STORY AT GARAGE (WEST)          | 195 SQ. FT.     | 5.58 FT.      | 1,088 CU. FT.                           |  |
| ONE-STORY AT GARAGE (EAST)          | 191 SQ. FT.     | 5.58 FT.      | 1,066 CU. FT.                           |  |
| BAY WINDOW KITCHEN                  | 19 SQ. FT.      | 7.58 FT.      | 144 CU. FT.                             |  |
| ONE-STORY AT DRESSING RM            | 27 SQ. FT.      | 10.58 FT.     | 286 CU. FT.                             |  |
| BAY WINDOW AT FAMILY RM             | 19 SQ. FT.      | 6.86 FT.      | 130 CU. FT.                             |  |
| BAY WINDOW AT PRIMARY RM            | 17 SQ. FT.      | 7.73 FT.      | 131 CU. FT.                             |  |
|                                     |                 |               | SUM = 44,638 CU. FT.<br>- 2,250 CU. FT. |  |
|                                     |                 |               | TOTAL = 42,388 CU. FT.                  |  |

— TOTAL CUBIC CONTENT OF  
UNENCLOSED 1ST FLOOR  
MASSES = 5.106 CU. FT.

\*\* PURSUANT TO TOWN OF PALM BEACH ORDINANCES, SEC. 13A-83(b)(13)(5): UNENCLOSED LOGGIAS, PIERGOLAS, PORCHES, TERRACES AND COVERED PATIOS LOCATED ON THE FIRST FLOOR SHALL BE EXCLUDED FROM THE CALCULATION OF TOTAL CUBIC CONTENT UP TO 5% OF ALLOWABLE CUBIC CONTENT. PORTIONS OF UNENCLOSED STRUCTURES IN EXCESS OF THE 5% MAXIMUM, AS WELL AS THOSE LOCATED ABOVE THE FIRST FLOOR, SHALL BE INCLUDED IN THE CALCULATION OF TOTAL CUBIC CONTENT.

$$45,131 \text{ FT}^3 \times 5\% = 2,256 \text{ FT}^3 \text{ [EXCLUDED]}$$

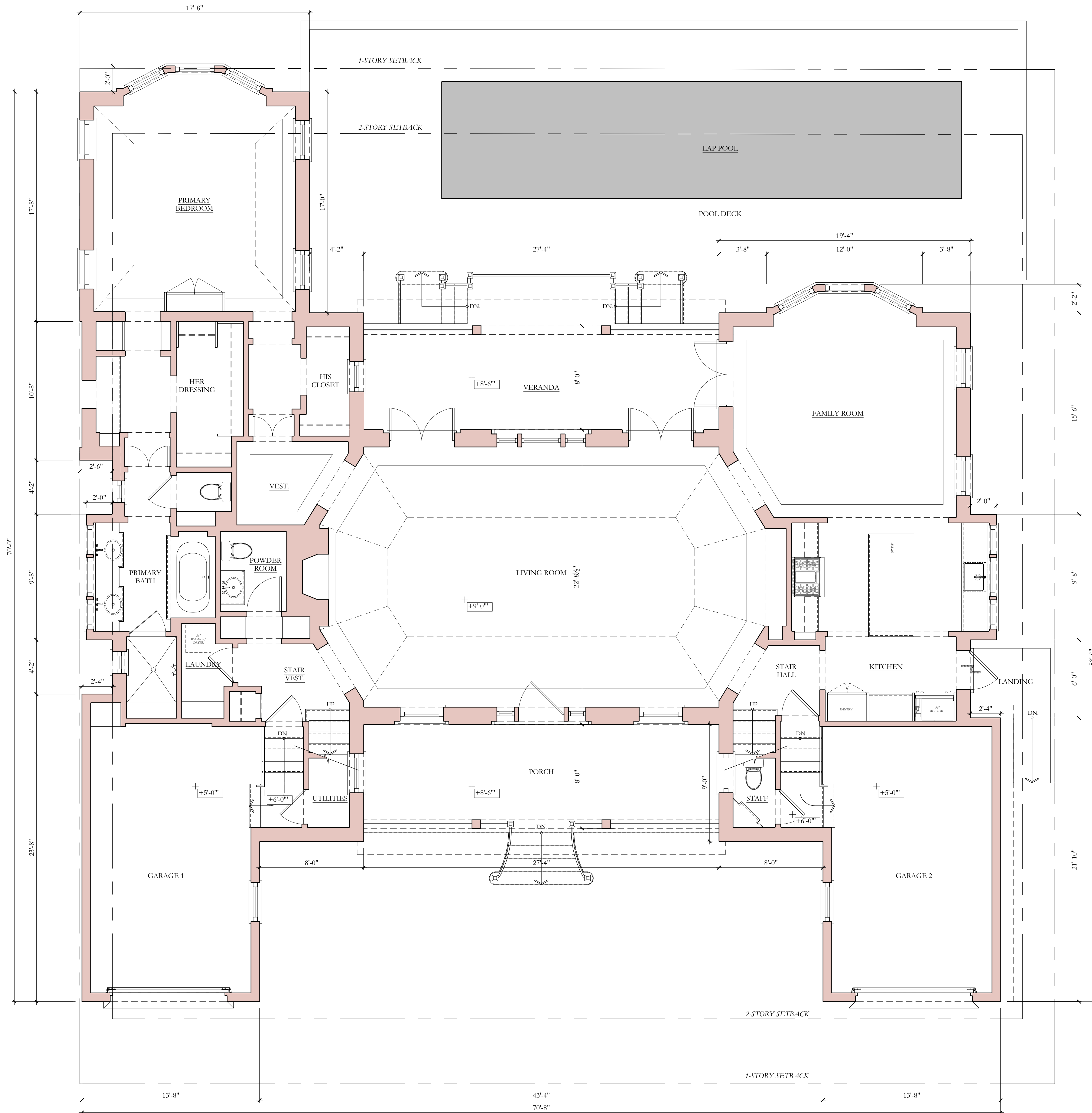
$$5,106 \text{ FT}^3 - 2,256 \text{ FT}^3 = 2,850 \text{ FT}^3 \text{ [INCLUDED]}$$

SINCE THE TOTAL CUBIC CONTENT OF THE UNENCLOSED 1ST FLOOR PERGOLA, PORCH, AND VERANDA IS MORE THAN 5% OF THE ALLOWABLE CUBIC CONTENT, THE AMOUNT IN EXCESS OF 5% SHALL BE COUNTED IN THE CALCULATION OF TOTAL CUBIC CONTENT.

| BUILDING AREA CALCULATIONS: |                             |                             |
|-----------------------------|-----------------------------|-----------------------------|
|                             | CONDITIONED                 | UNCONDITIONED               |
| <b>FIRST FLOOR</b>          |                             |                             |
| HOUSE INTERIOR              | 2,332 FT <sup>2</sup>       |                             |
| GARAGE                      | 649 FT <sup>2</sup>         |                             |
| PORCH                       |                             | 218 FT <sup>2</sup>         |
| VERANDA                     |                             | 218 FT <sup>2</sup>         |
| <b>SECOND FLOOR</b>         |                             |                             |
| HOUSE INTERIOR*             | 1,519 FT <sup>2</sup>       |                             |
| <i>SUBTOTAL</i>             | <i>4,500 FT<sup>2</sup></i> | <i>436 FT<sup>2</sup></i>   |
| <b>TOTAL AREA:</b>          |                             | <b>4,936 FT<sup>2</sup></b> |

\*EXCLUDES 676 FT<sup>2</sup> AT LIVING ROOM 2-STORY SPACE





NOTE: ELEVATIONS  
REFERENCED TO NAVD  
SURVEY ELEVATIONS

| LEGEND:                                 |                            |
|---|----------------------------|
| <div><div></div><div>+5.50'</div></div> | EXISTING SPOT<br>ELEVATION |
| <div><div></div><div>+5'-6"</div></div> | PROPOSED SPOT<br>ELEVATION |

|                          |            |
|--------------------------|------------|
| DRC SECOND SUBMITTAL SET | 02/27/2023 |
| DRC FIRST SUBMITTAL SET  | 02/09/2023 |
| DRC PRE-APP MEETING SET  | 01/23/2023 |

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
FIRST FLOOR PLAN

|                       |                   |
|-----------------------|-------------------|
| DATE<br>FEB. 27, 2023 | SHEET NO<br>A-100 |
| SCALE<br>AS NOTED     |                   |
| BY<br>AV, CM          |                   |



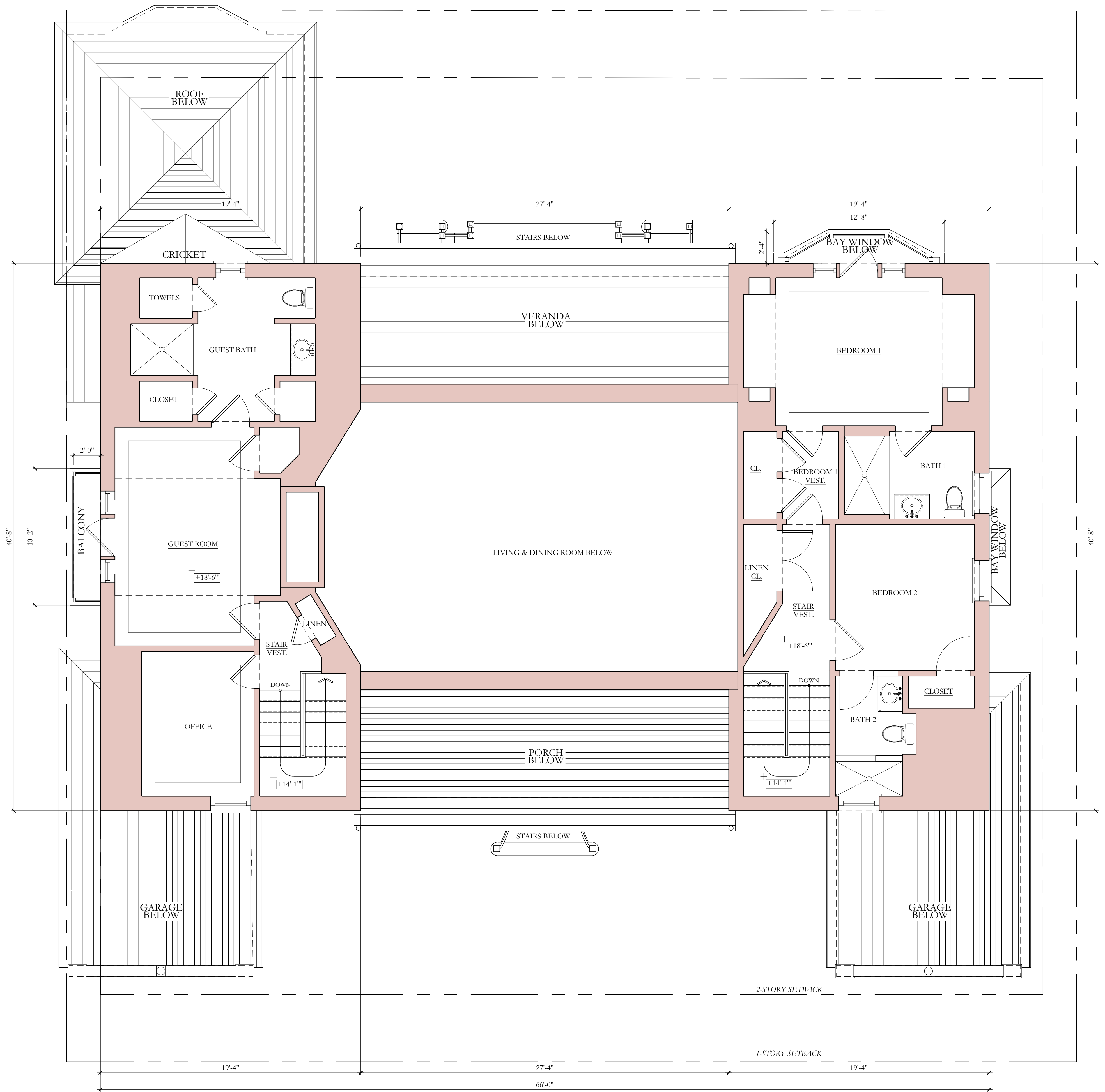
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1 PROPOSED FIRST FLOOR PLAN  
1/4"=1'-0"





1 PROPOSED SECOND FLOOR PLAN  
1/4"=1'-0"

NOTE: ELEVATIONS  
REFERENCED TO NAVD  
SURVEY ELEVATIONS

LEGEND:

+5.50'

EXISTING SPOT  
ELEVATION

+5'-6"

PROPOSED SPOT  
ELEVATION

|                          |  |            |
|--------------------------|--|------------|
| DRC SECOND SUBMITTAL SET |  | 02/27/2023 |
| DRC FIRST SUBMITTAL SET  |  | 02/09/2023 |
| DRC PRE-APP MEETING SET  |  | 01/23/2023 |

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE

SECOND FLOOR PLAN

|                       |                       |
|-----------------------|-----------------------|
| DATE<br>FEB. 27, 2023 | SHEET NO<br><br>A-101 |
| SCALE<br>AS NOTED     |                       |
| BY<br>CM              |                       |

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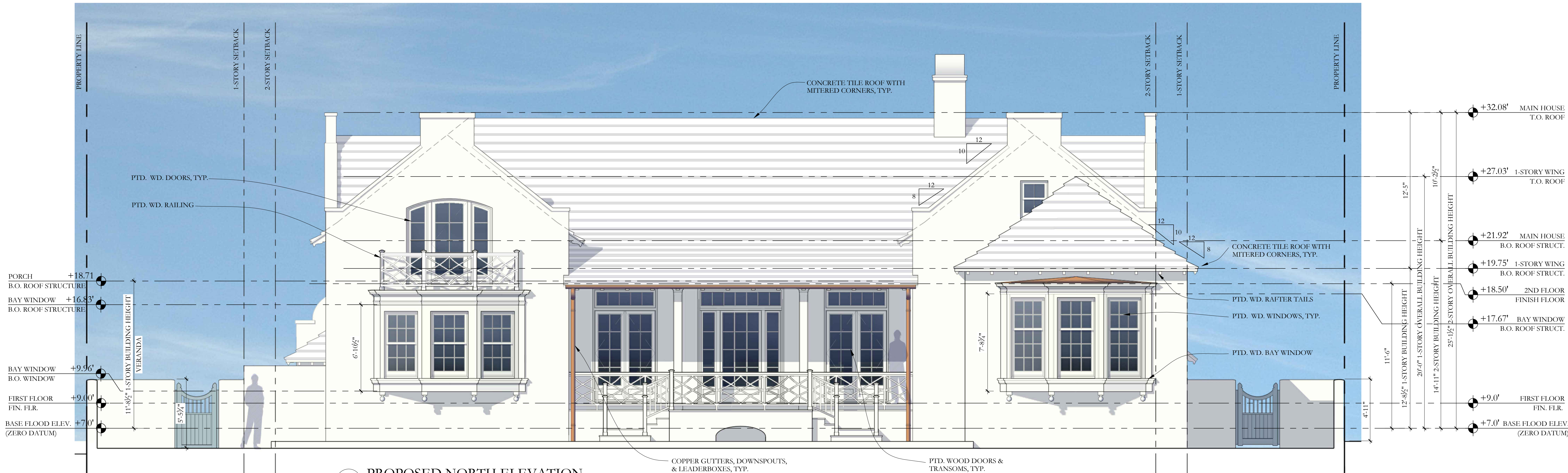
Drawings, specifications and other documents prepared by the architect are the instruments of the architect's service and shall remain the property of the architect, whether or not the project for which they are intended is constructed or not. The architect's drawings, specifications and other documents will not be used on any other projects for additions to this project and/or for completion of this project by others, except by agreement in writing and with appropriate compensation to the architect.

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1 PROPOSED SOUTH ELEVATION  
1/4"=1'-0"



2 PROPOSED NORTH ELEVATION  
1/4"=1'-0"

NOTE: ELEVATIONS  
REFERENCED TO NAVD  
SURVEY ELEVATIONS

|                          |            |
|--------------------------|------------|
| DRC SECOND SUBMITTAL SET | 02/27/2023 |
| DRC FIRST SUBMITTAL SET  | 02/09/2023 |
| DRC PRE-APP MEETING SET  | 01/23/2023 |

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

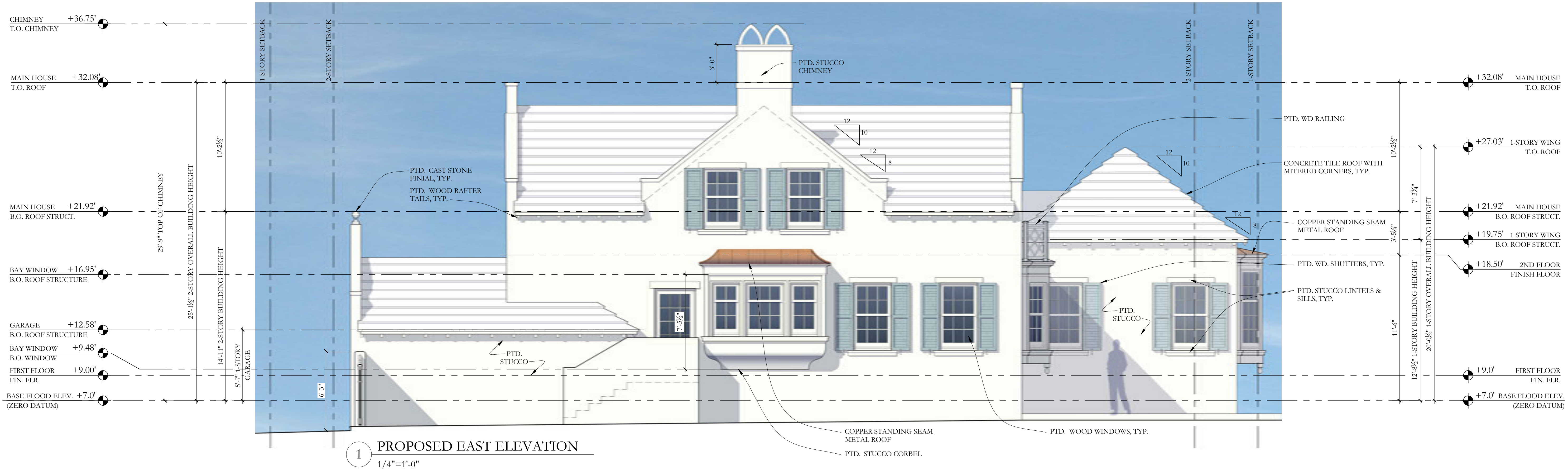
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|--|-------------------|
| SHEET TITLE<br>NORTH & SOUTH<br>ELEVATIONS |                   |
| DATE<br>FEB. 27, 2023                      | SHEET NO<br>A-110 |
| SCALE<br>AS NOTED                          |                   |
| BY<br>AV, CM                               |                   |



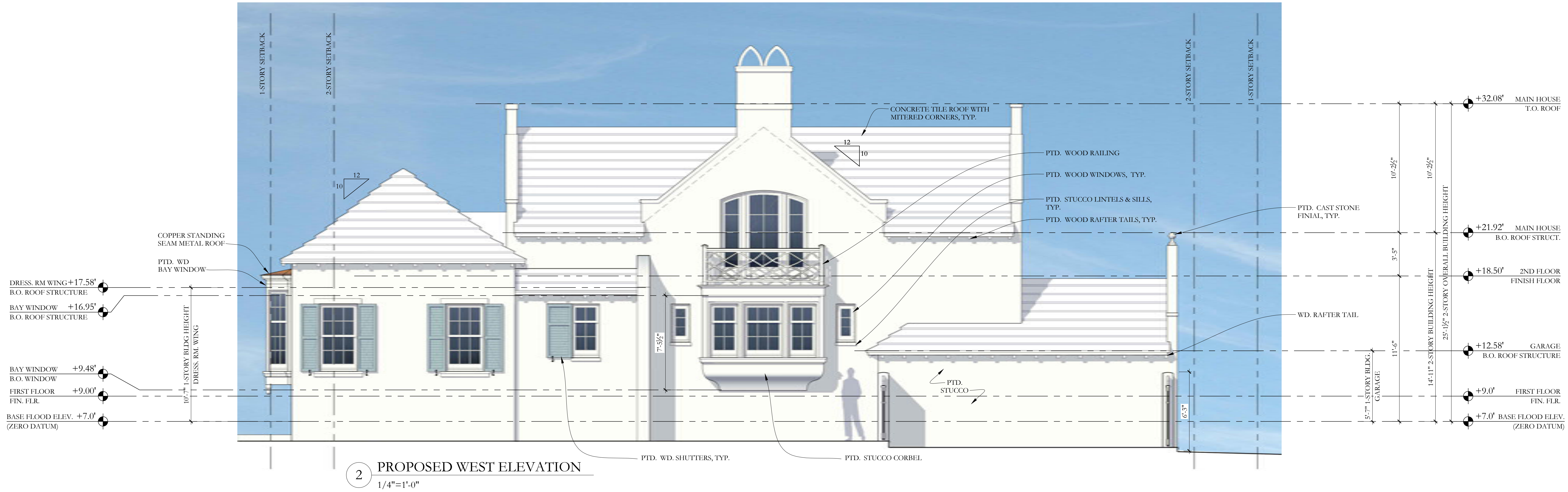
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1 PROPOSED EAST ELEVATION  
1/4"=1'-0"



2 PROPOSED WEST ELEVATION  
1/4"=1'-0"

NOTE: ELEVATIONS  
REFERENCED TO NAVD  
SURVEY ELEVATIONS

DRC SECOND SUBMITTAL SET02/27/2023

DRC FIRST SUBMITTAL SET02/09/2023

DRC PRE-APP MEETING SET01/23/2023

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
WEST & EAST  
ELEVATIONS

DATE  
FEB. 27, 2023

SCALE  
AS NOTED

BY  
CM

SHEET NO  
A-111

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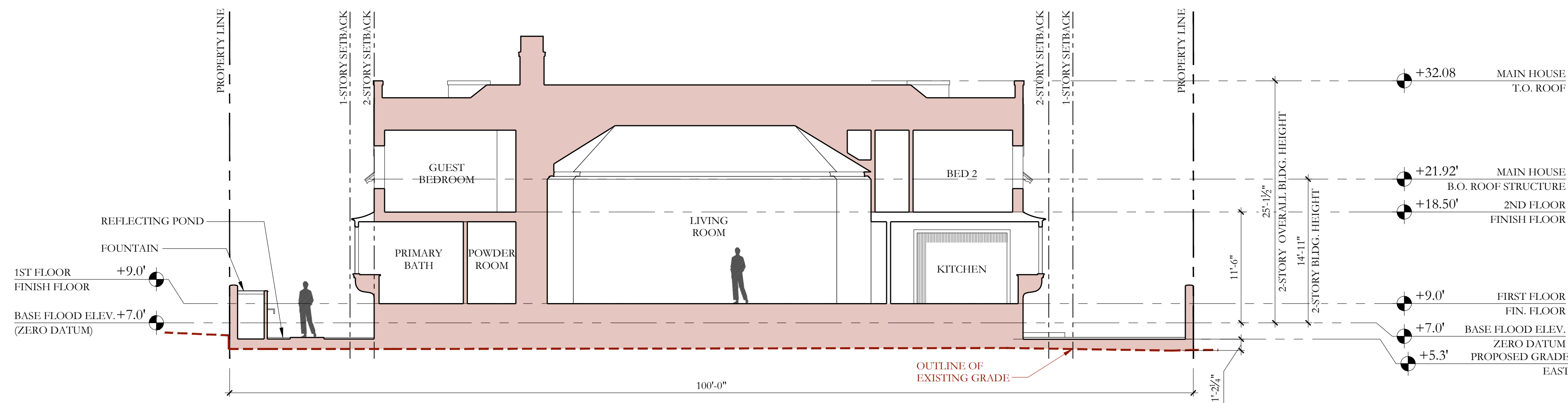
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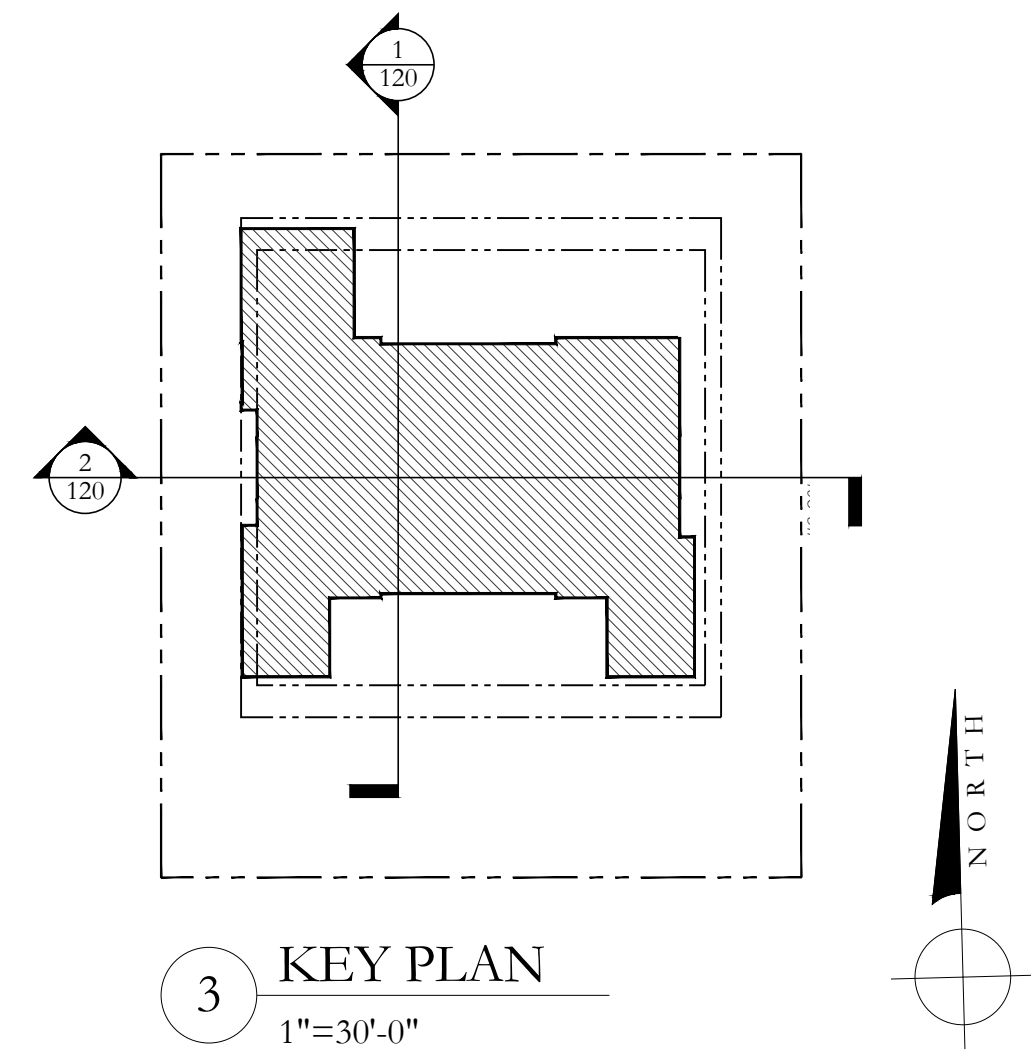
NOTE: ELEVATIONS  
REFERENCED TO NAVD  
SURVEY ELEVATIONS



1 PROPOSED SITE SECTION, LOOKING WEST  
1/8"=1'-0"



2 PROPOSED SITE SECTION, LOOKING NORTH  
1/8"=1'-0"



DRC SECOND SUBMITTAL SET 02/27/2023  
DRC FIRST SUBMITTAL SET 02/09/2023  
DRC PRE-APP MEETING SET 01/23/2023

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
SITE SECTIONS

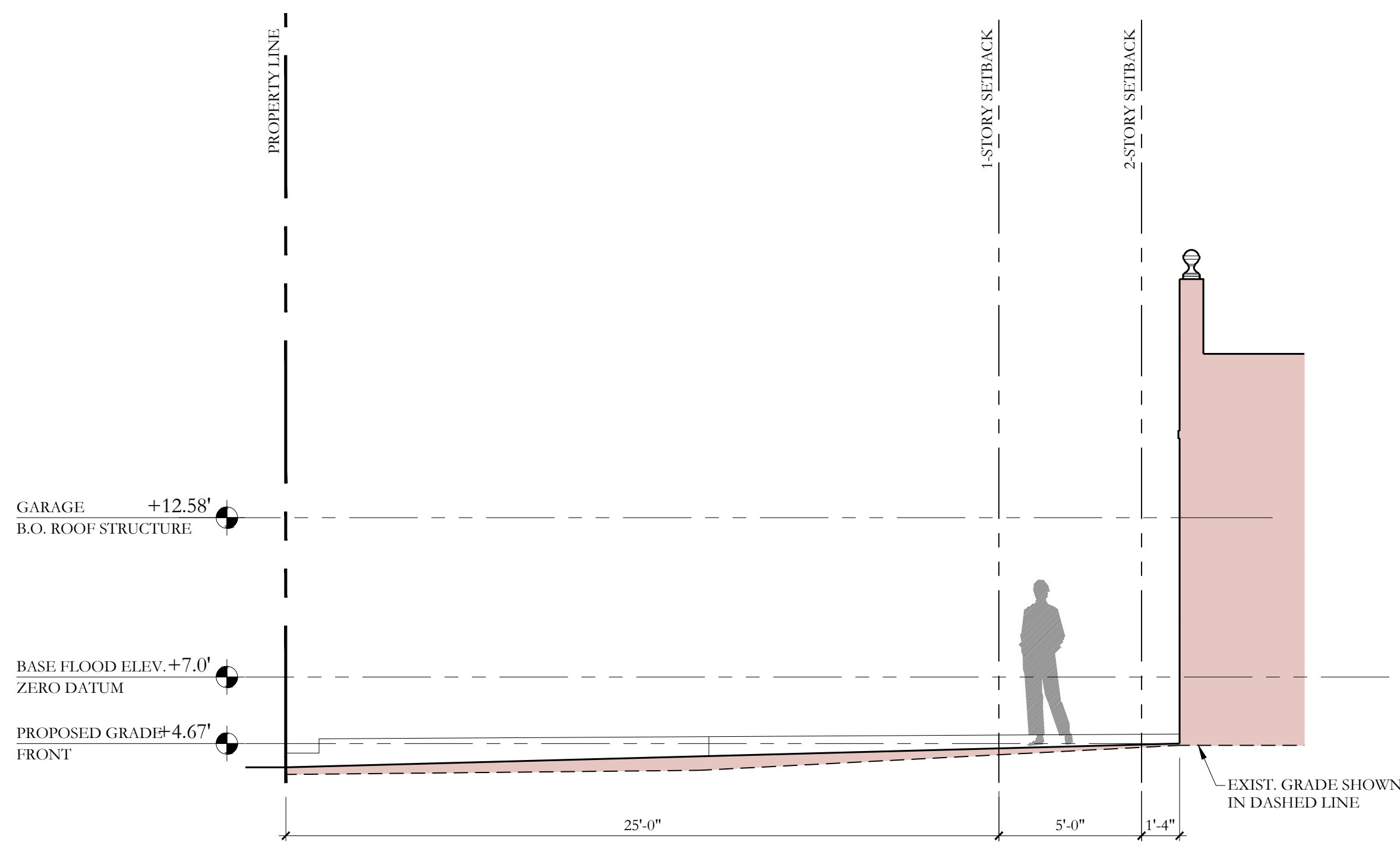
DATE FEB. 27, 2023  
SCALE AS NOTED  
BY CM  
SHEET NO A-120

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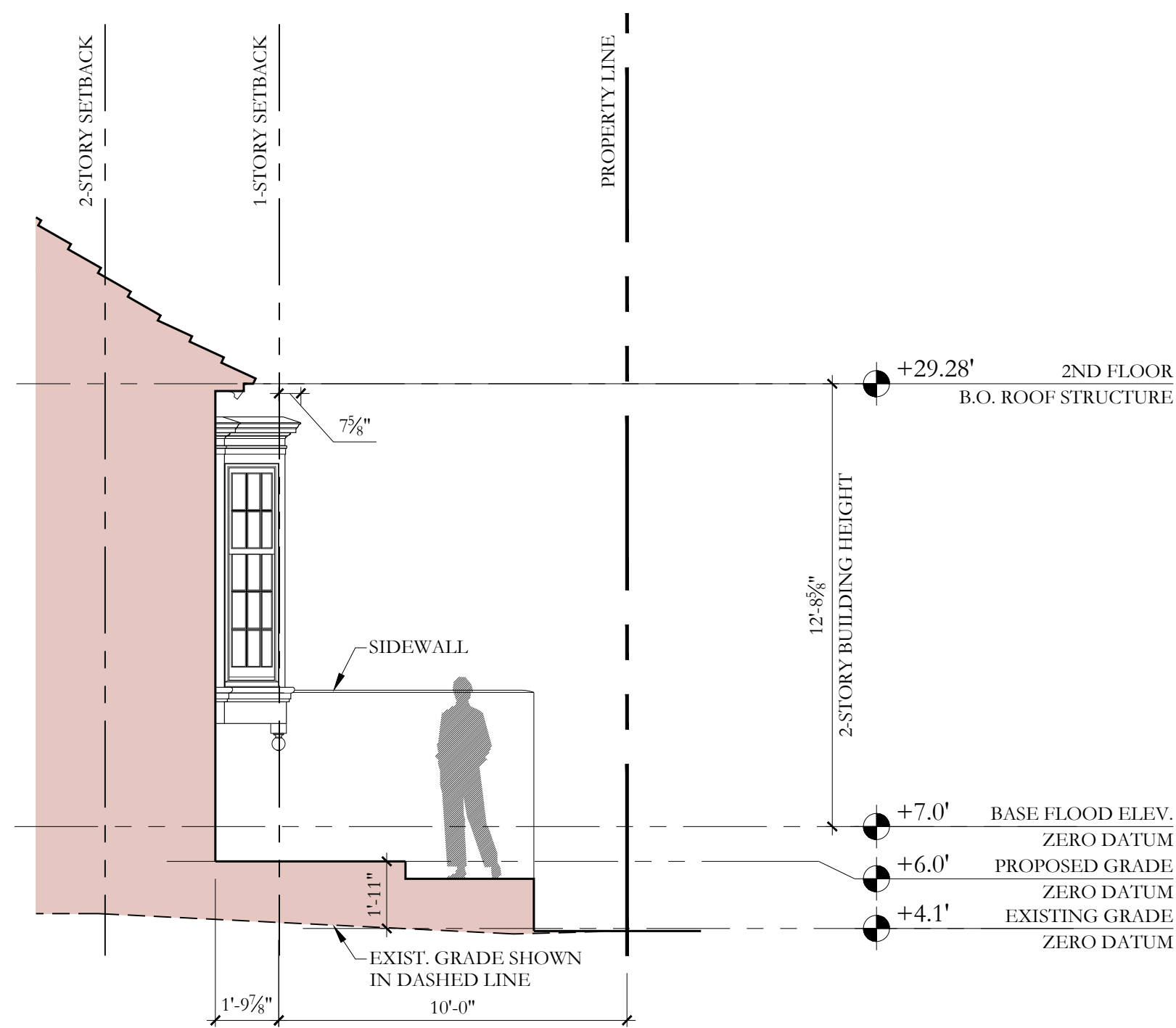
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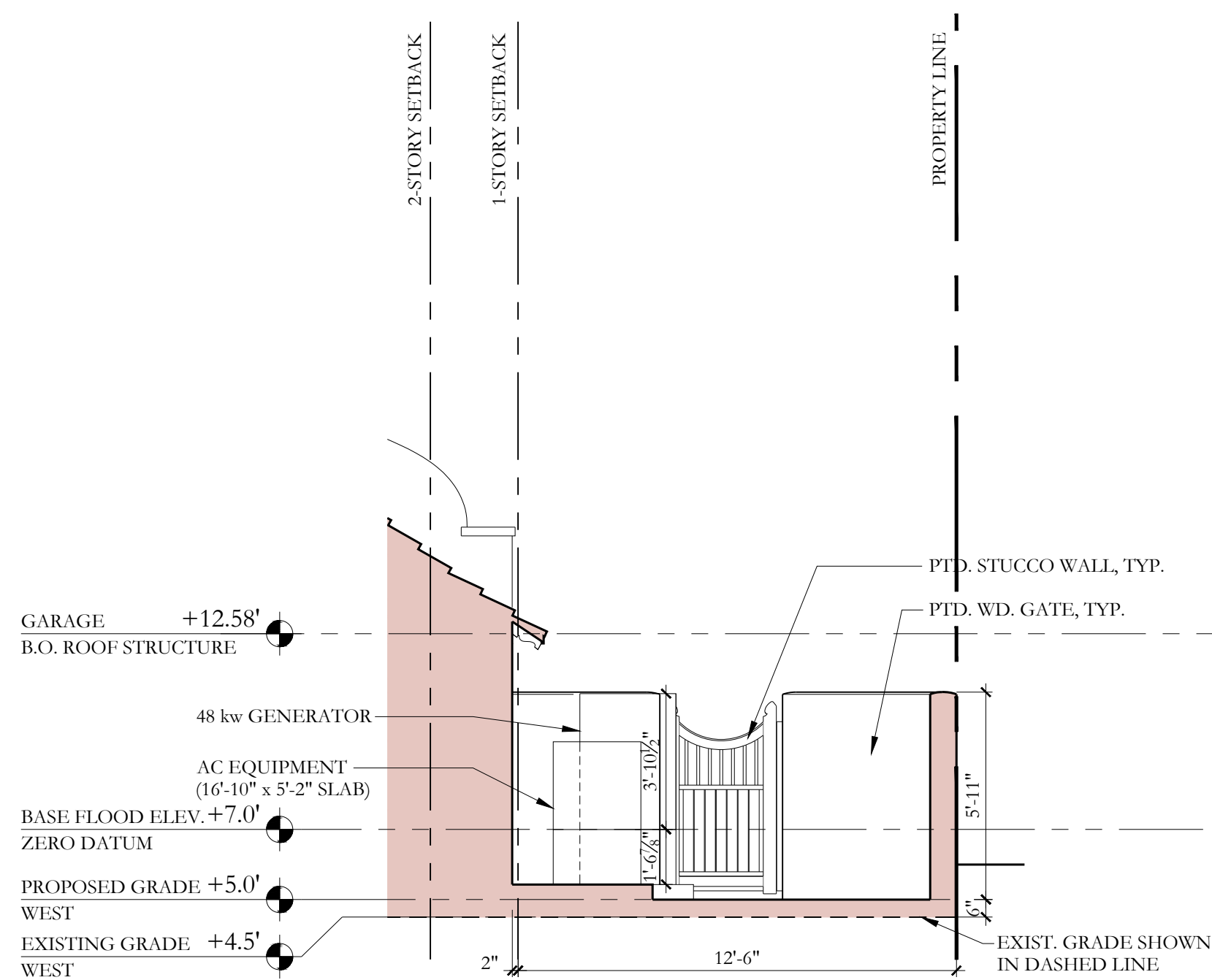
NOTE: ELEVATIONS  
REFERENCED TO NAVD  
SURVEY ELEVATIONS



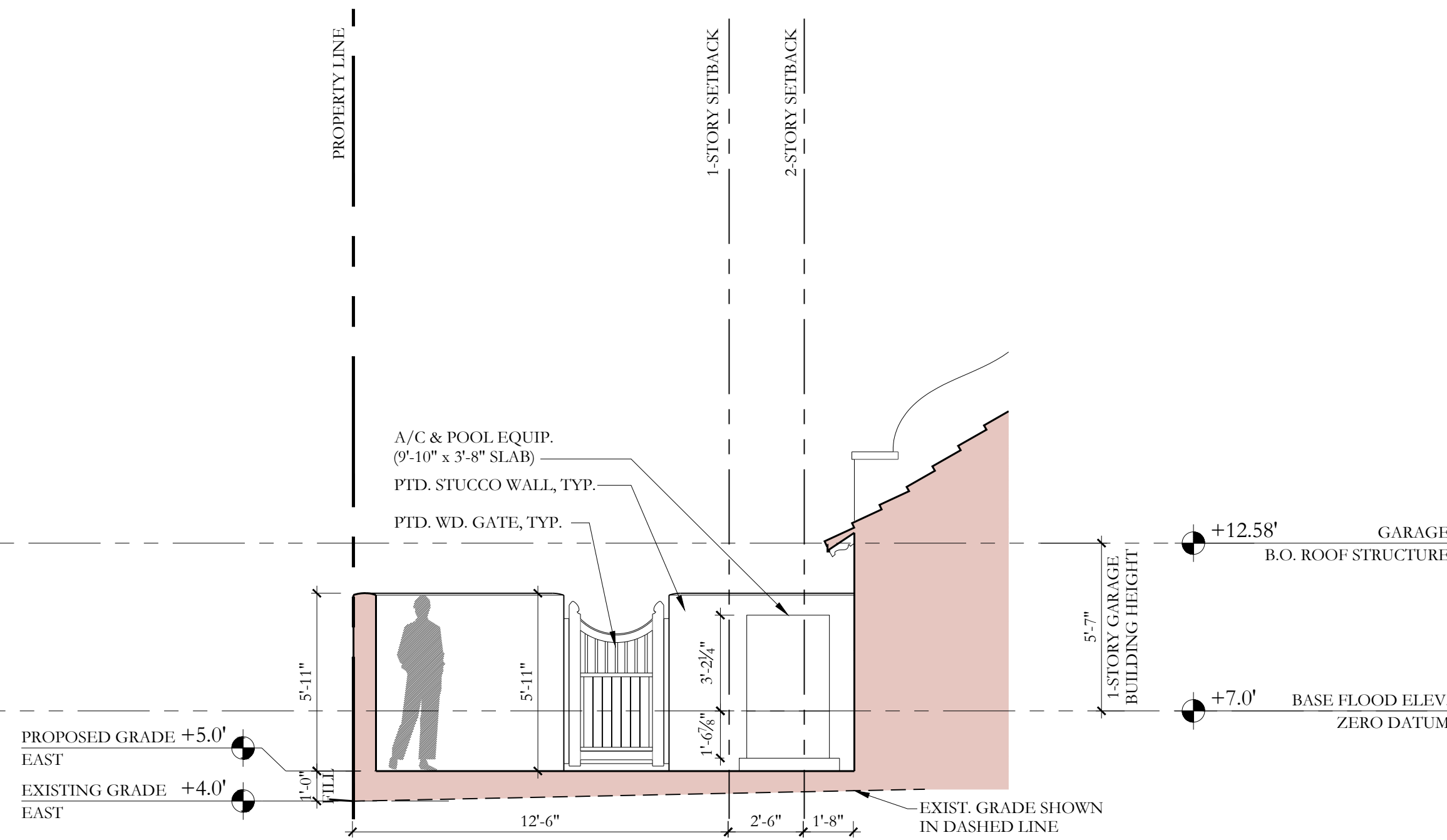
1 FRONT (SOUTH) YARD SETBACK DIAGRAM  
1/4"=1'-0"



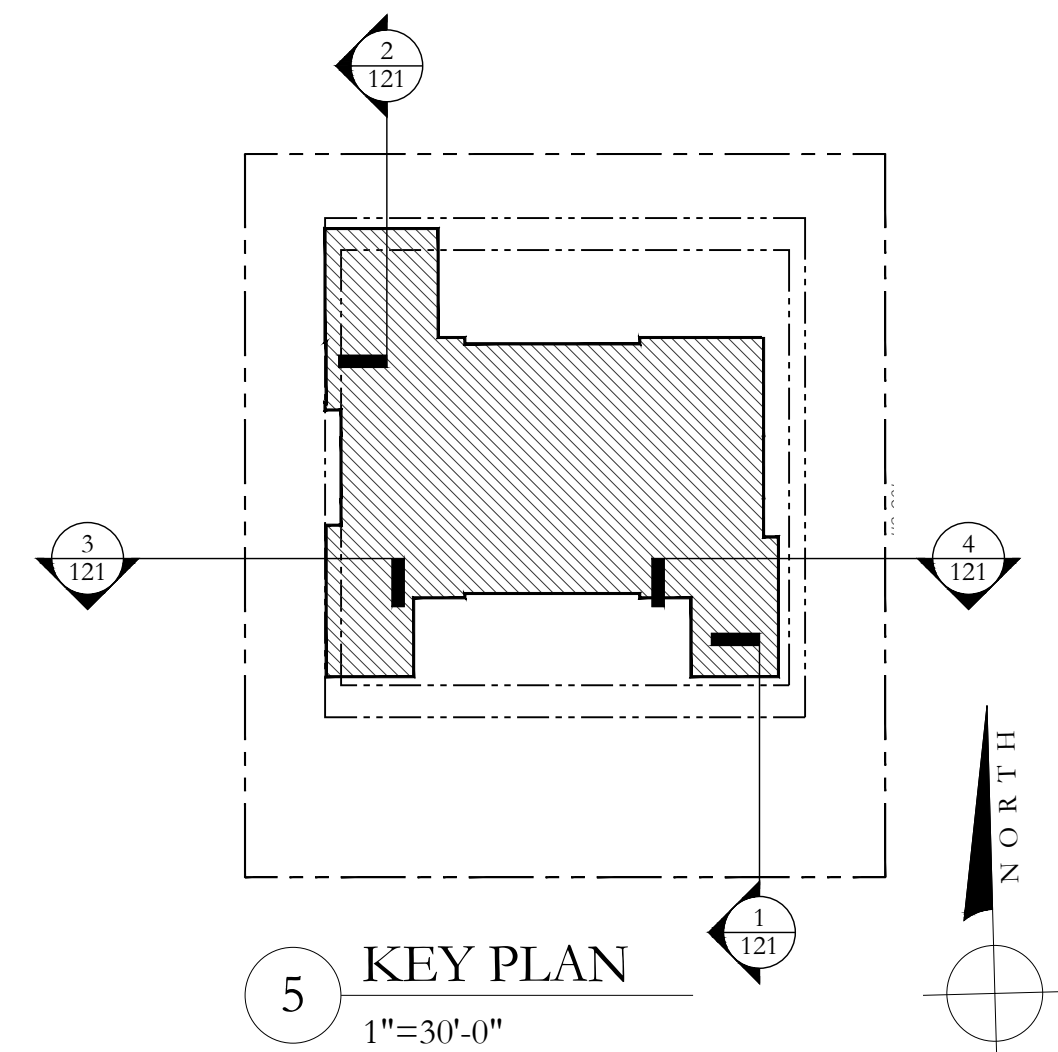
2 REAR (NORTH) YARD SETBACK DIAGRAM  
1/4"=1'-0"



3 SIDE (WEST) YARD SETBACK DIAGRAM  
1/4"=1'-0"



4 SIDE (EAST) YARD SETBACK DIAGRAM  
1/4"=1'-0"



5 KEY PLAN  
1"=30'-0"

|                          |            |
|--------------------------|------------|
| DRC SECOND SUBMITTAL SET | 02/27/2023 |
| DRC FIRST SUBMITTAL SET  | 02/09/2023 |
| DRC PRE-APP MEETING SET  | 01/23/2023 |

ARCOM  
CASE #:  
ARC-23-047

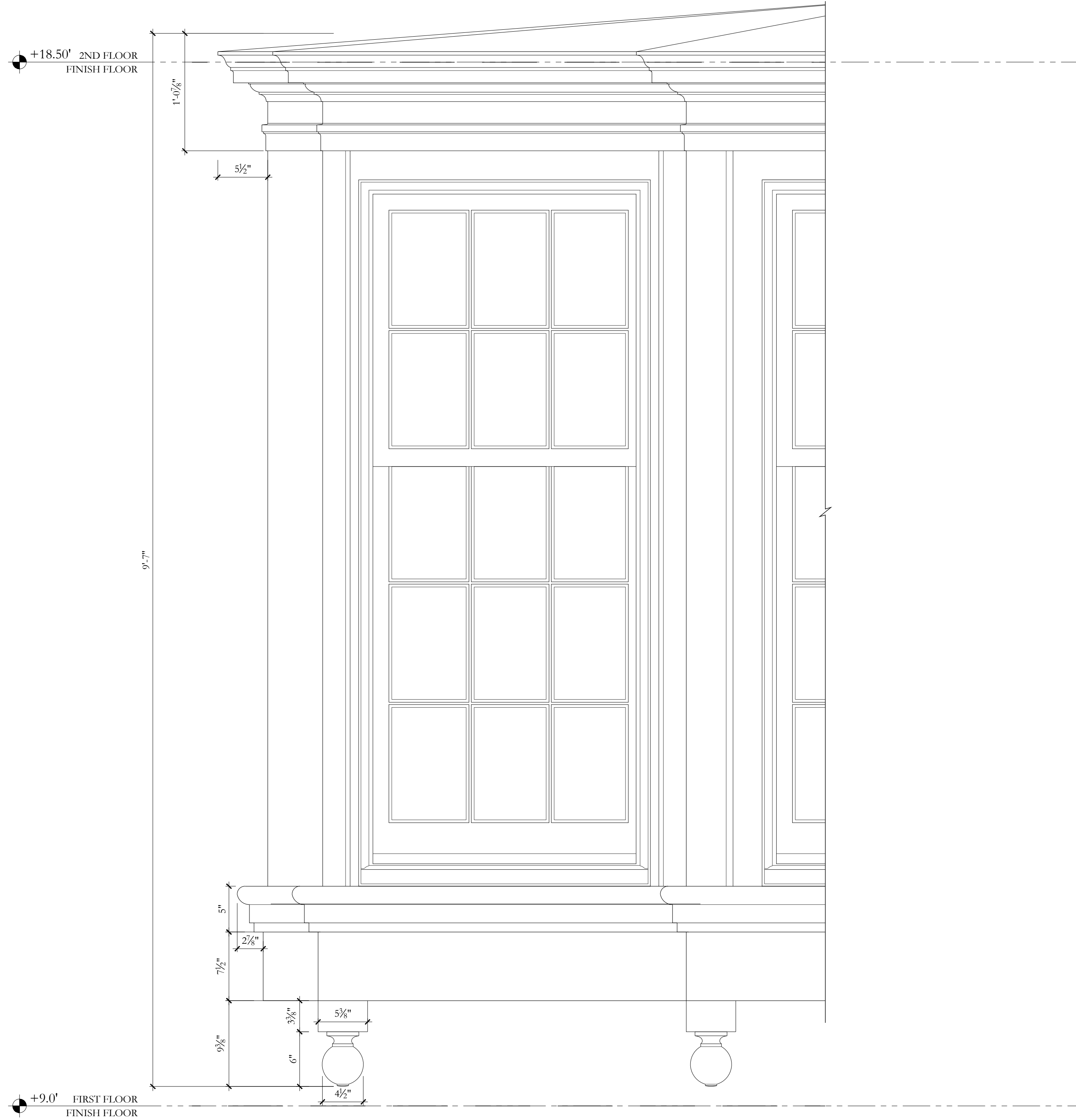
269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

|  |                   |
|--|-------------------|
| SHEET TITLE<br>PROPOSED<br>YARD SECTION DIAGRAMS   |                   |
| DATE<br>FEB. 27, 2023  | SHEET NO<br>A-121 |
| SCALE<br>AS NOTED  |                   |
| BY<br>CM   |                   |
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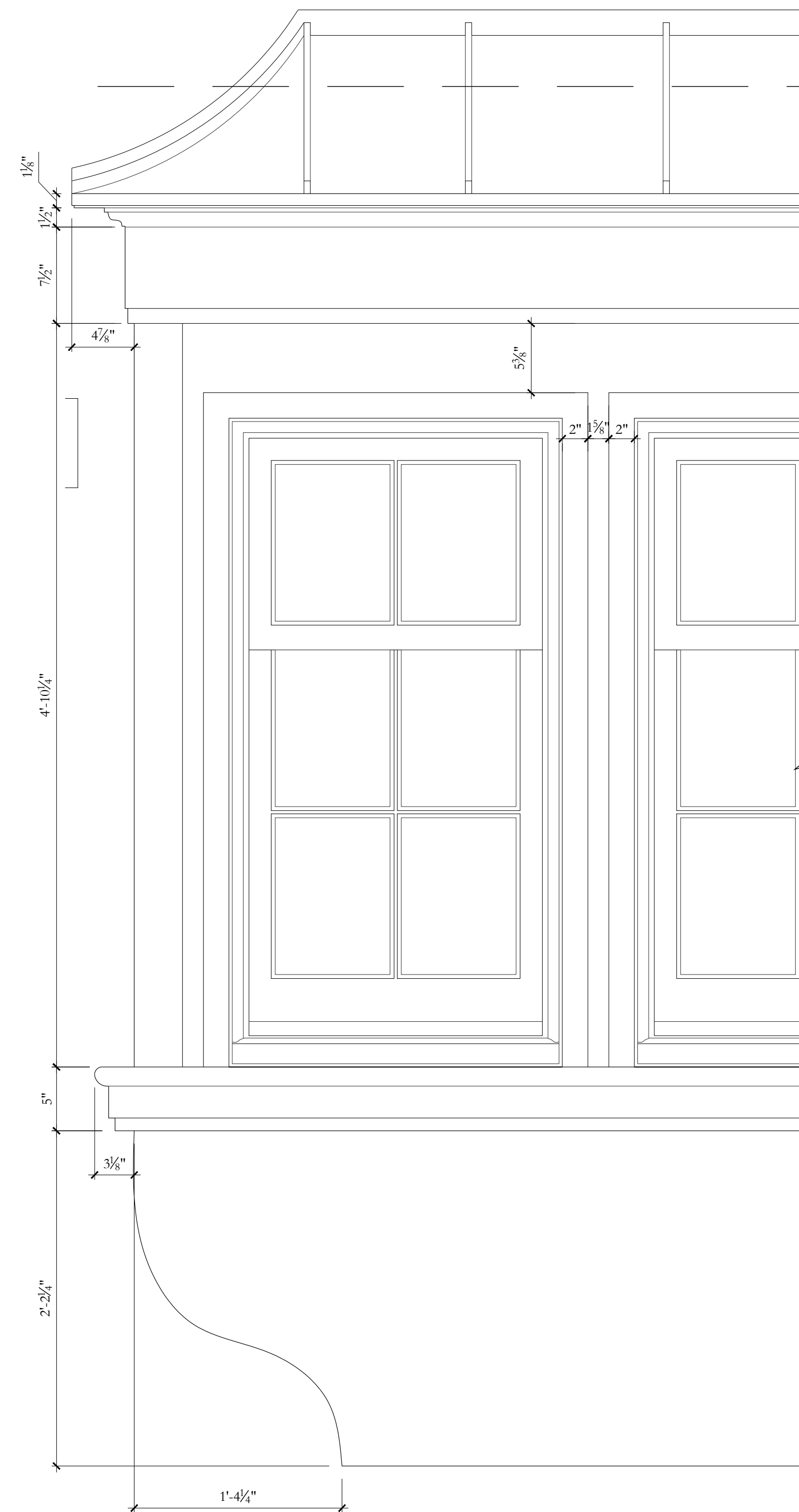
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1 PRIMARY BEDROOM WINDOW ELEVATION (NORTH)  
1-1/2"= 1'-0"



2 KITCHEN BAY WINDOW ELEVATION  
1-1/2"= 1'-0"

|                          |            |
|--------------------------|------------|
| DRC SECOND SUBMITTAL SET | 02/27/2023 |
| DRC FIRST SUBMITTAL SET  | 02/09/2023 |
| DRC PRE-APP MEETING SET  | 01/23/2023 |

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

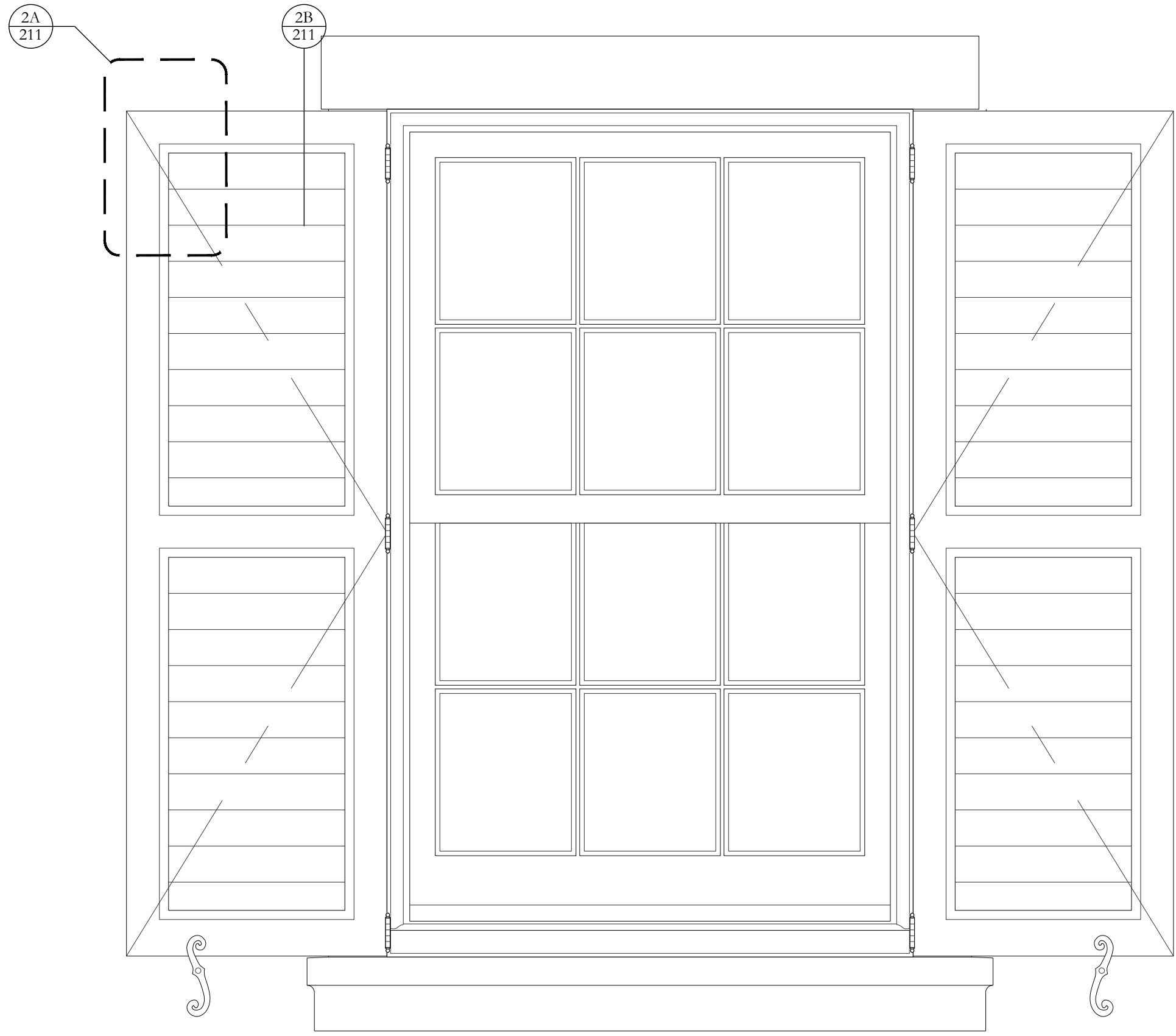
SHEET TITLE  
EXTERIOR DETAILS

|                       |                   |
|-----------------------|-------------------|
| DATE<br>FEB. 27, 2023 | SHEET NO<br>A-210 |
| SCALE<br>AS NOTED     |                   |
| BY<br>CM              |                   |

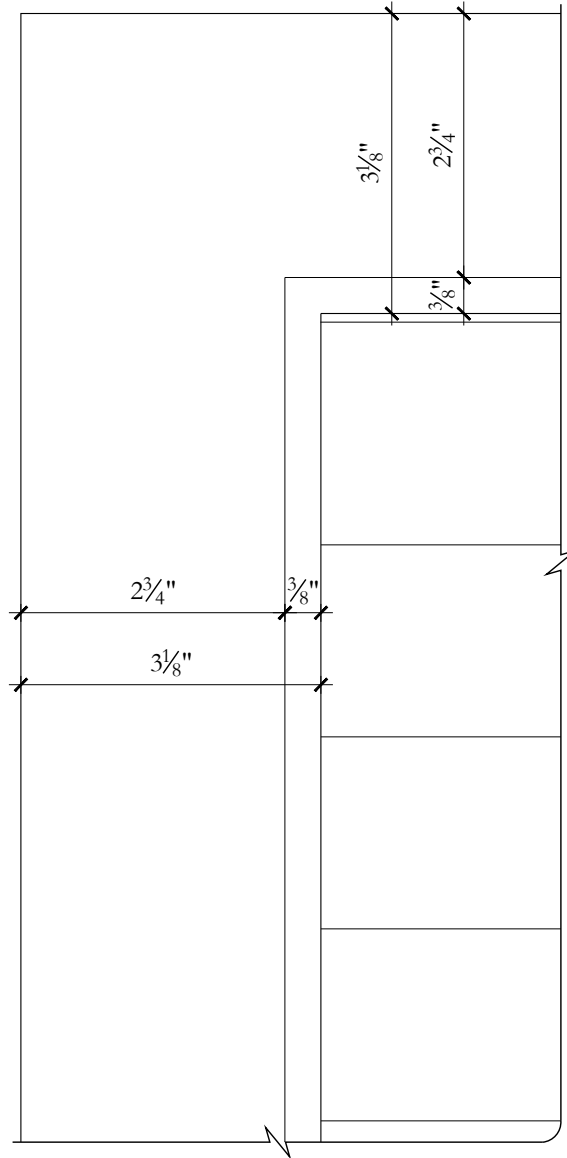
  
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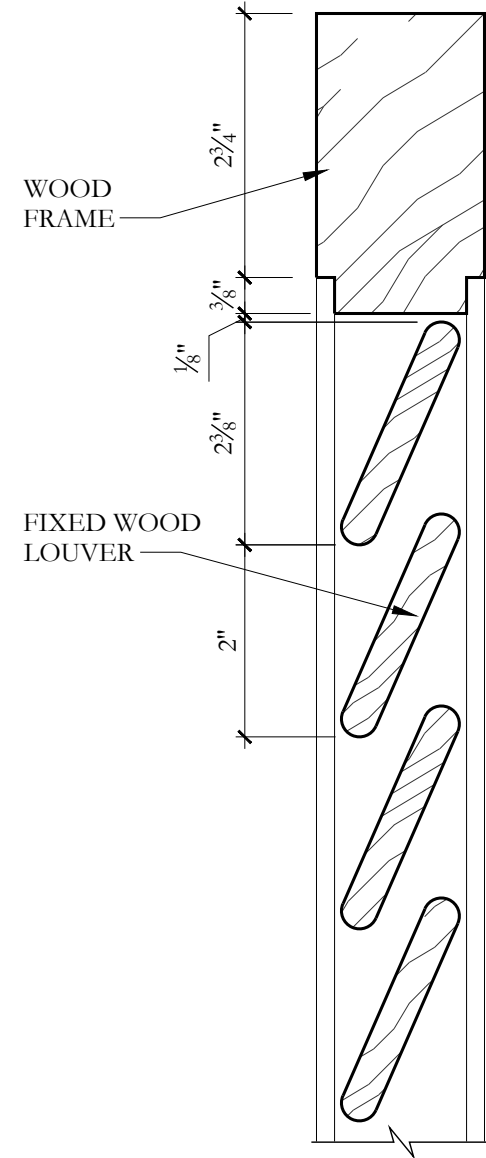




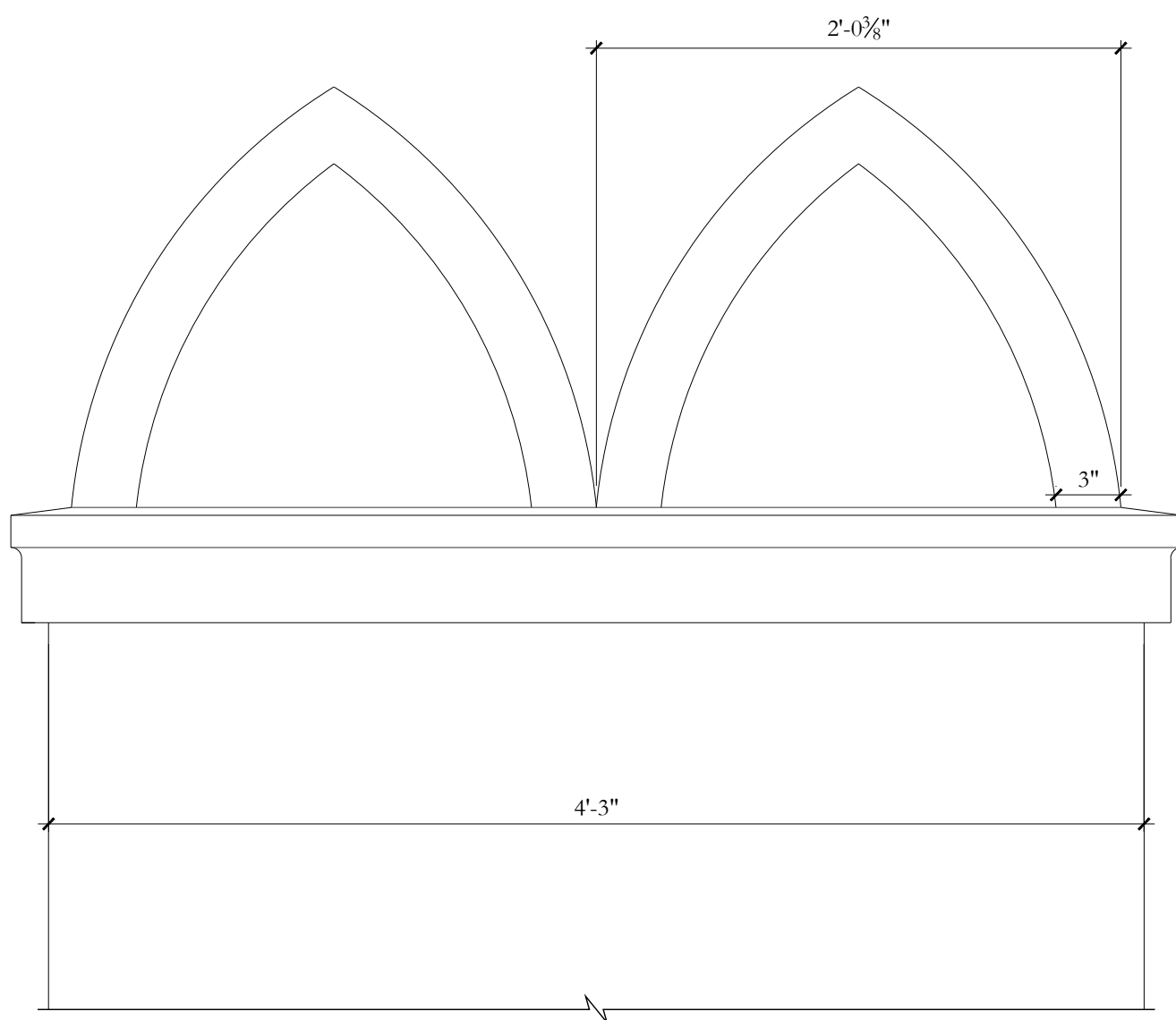
1 TYP. DOUBLE-HUNG WINDOW & SHUTTERS ELEV.  
1-1/2"= 1'-0"



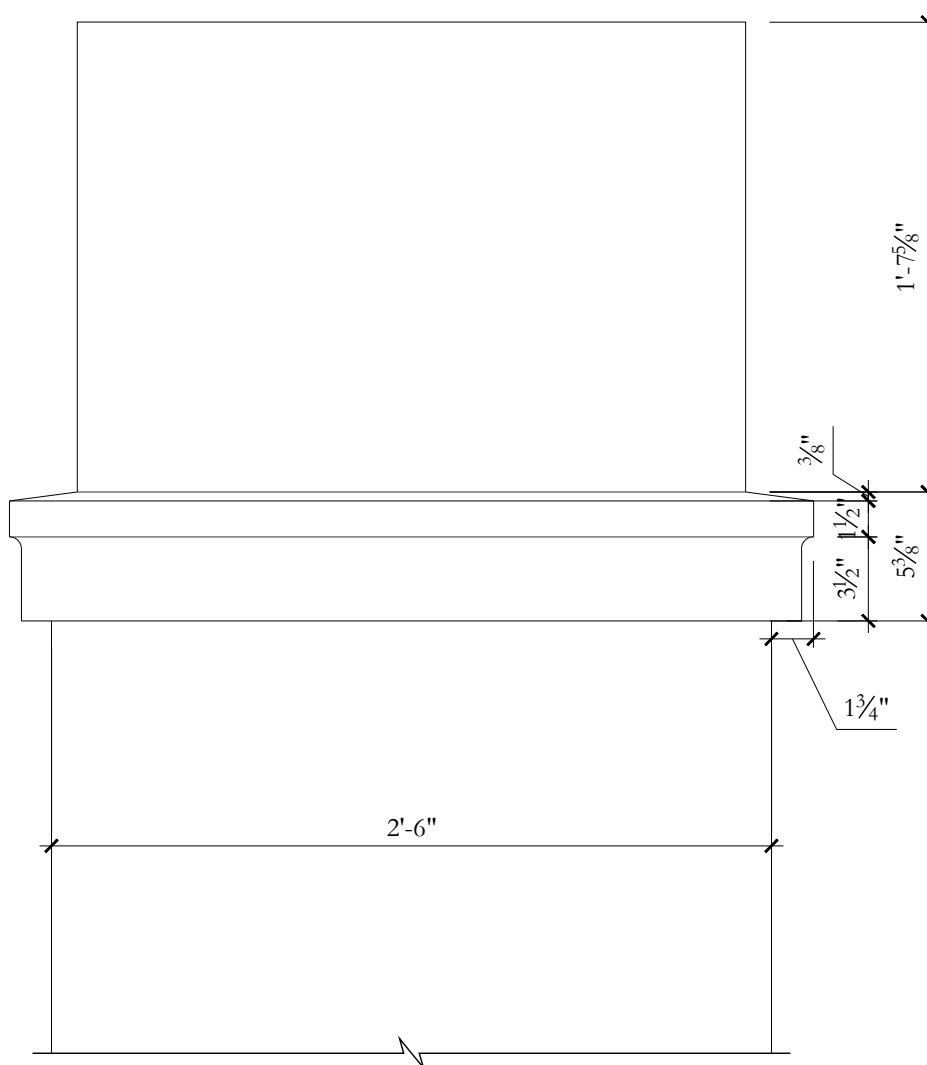
A ELEVATION  
2 TYP. SHUTTER DETAILS  
6"=1'-0"



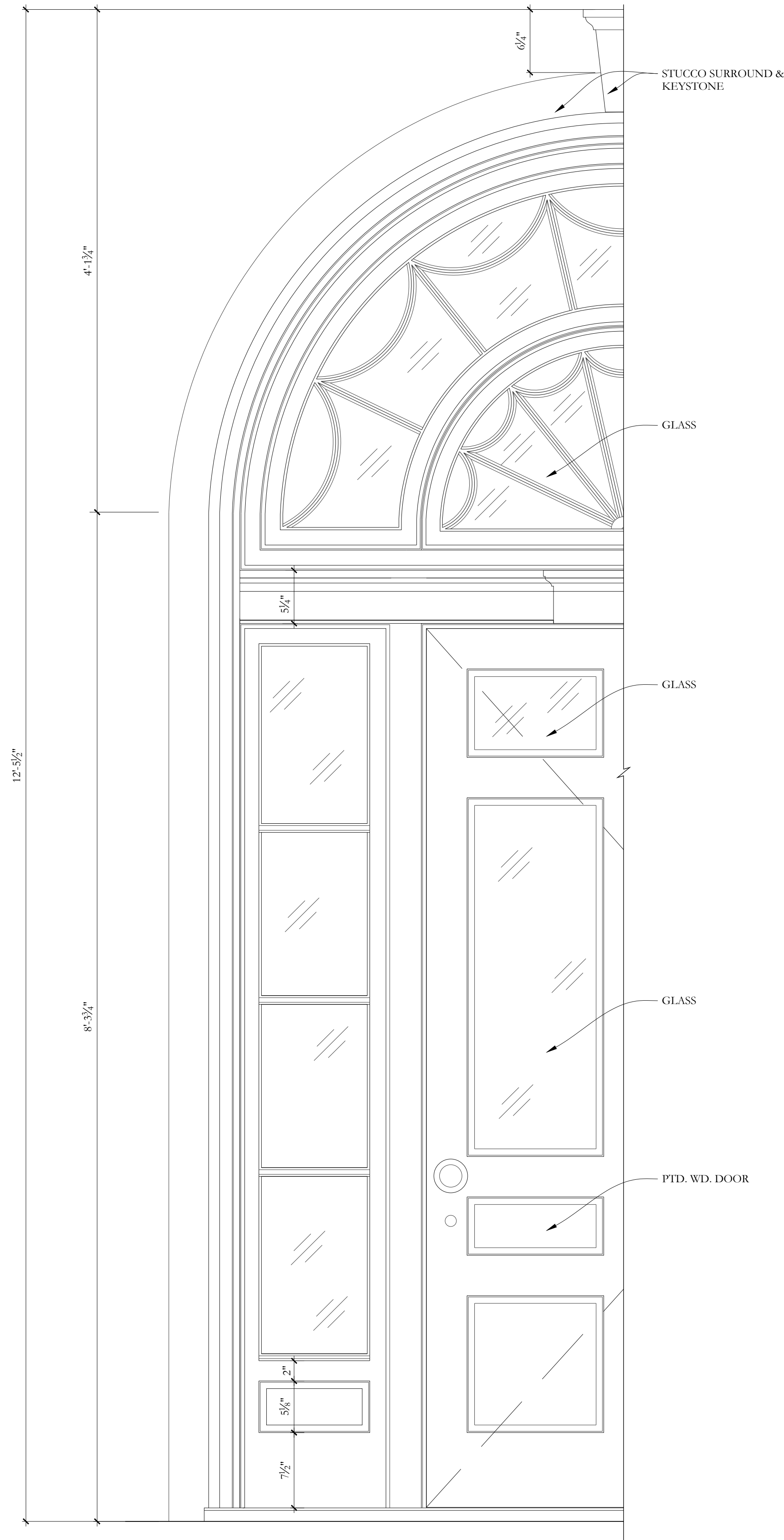
B SECTION



A WEST & EAST  
3 TOP OF CHIMNEY ELEVATION  
1-1/2"=1'-0"



B NORTH & SOUTH



4 FRONT DOOR & FANLIGHT  
1-1/2"= 1'-0"

|                          |            |
|--------------------------|------------|
| DRC SECOND SUBMITTAL SET | 02/27/2023 |
| DRC FIRST SUBMITTAL SET  | 02/09/2023 |
| DRC PRE-APP MEETING SET  | 01/23/2023 |

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
EXTERIOR DOOR &  
WINDOW DETAILS

DATE  
FEB. 27, 2023

SCALE  
AS NOTED

BY  
CM

SHEET NO

A-211

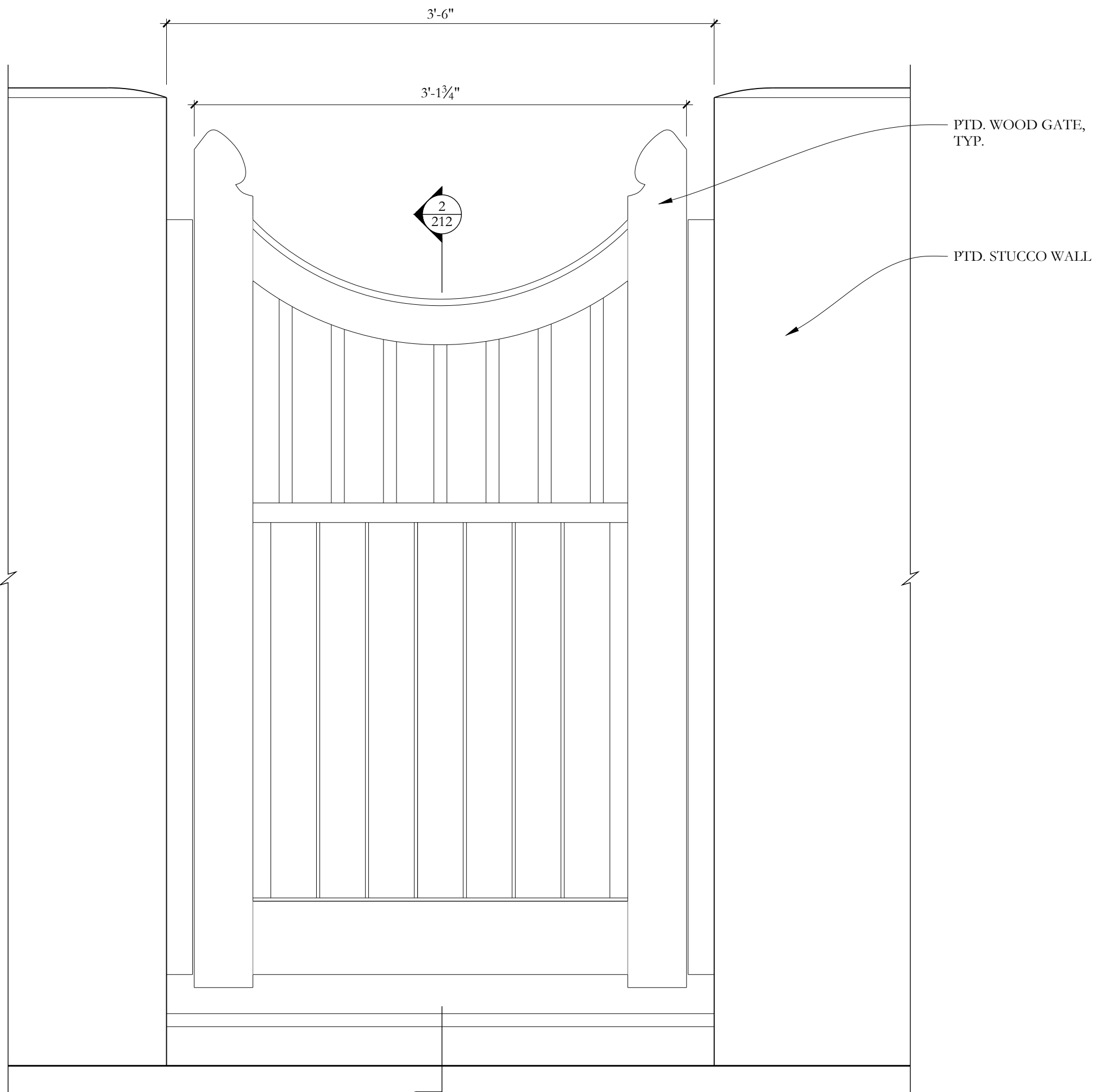


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LICENSE NO. AA28000848

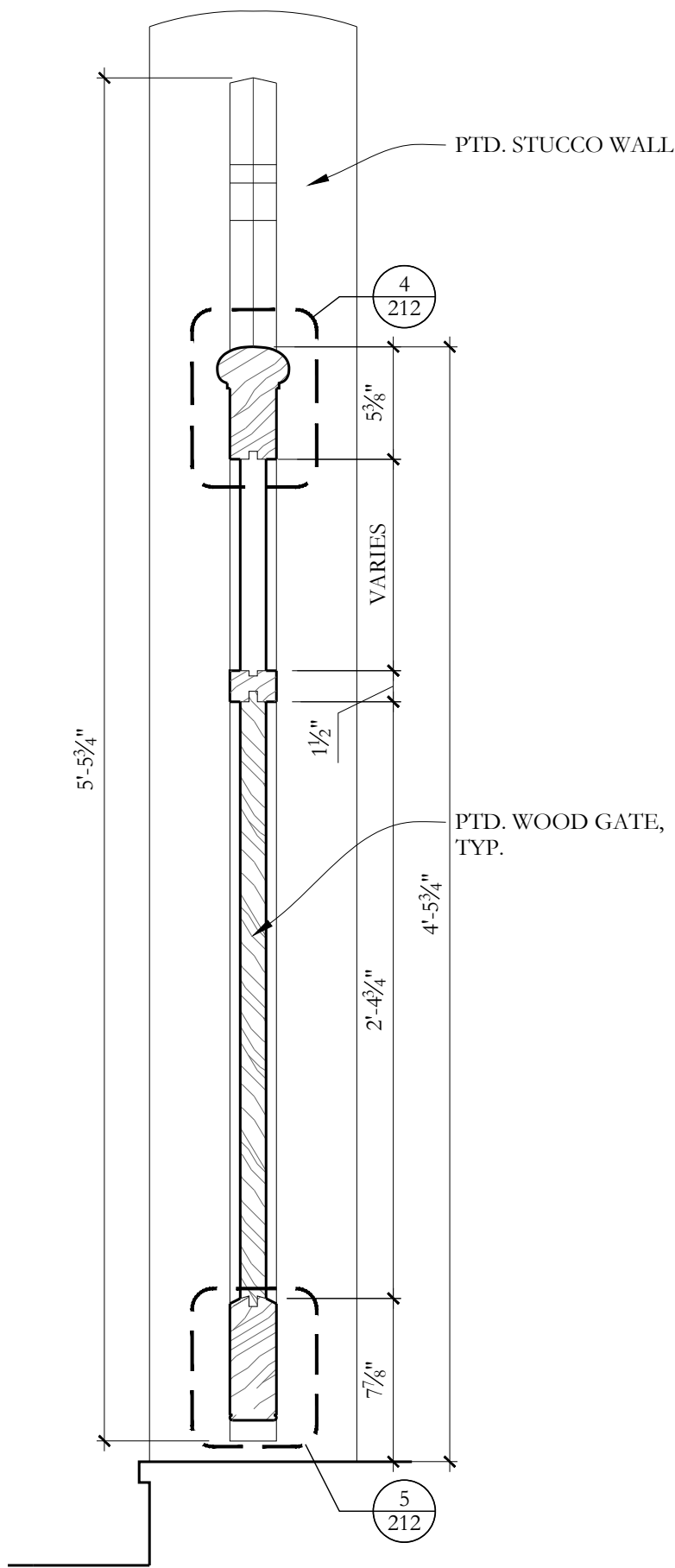
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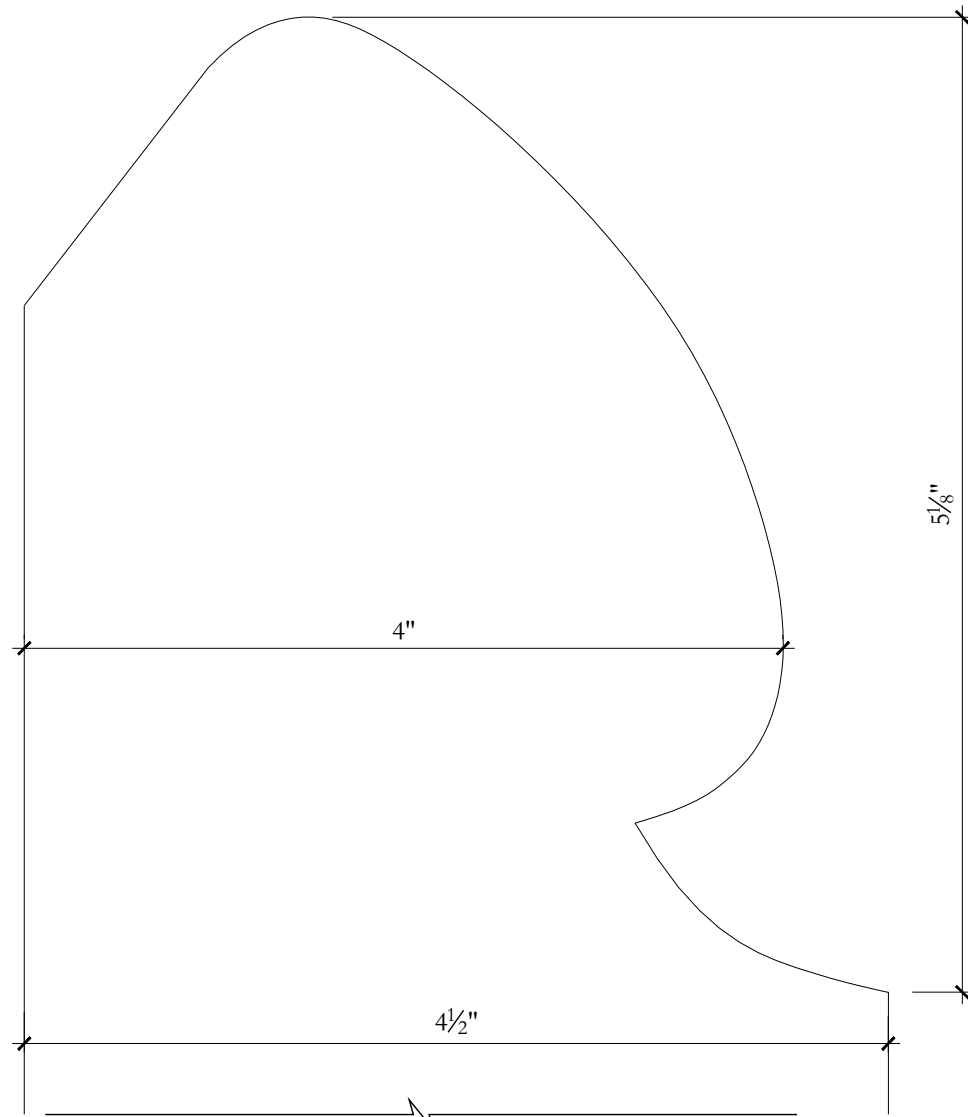




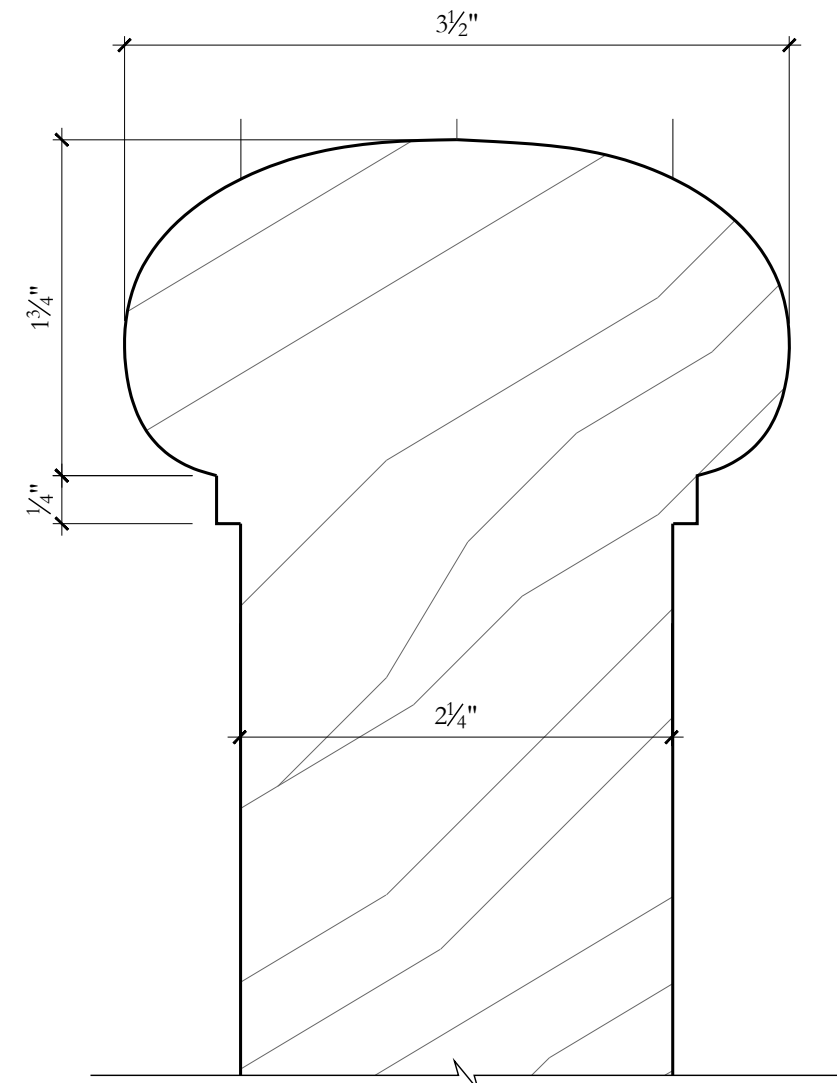
1 PEDESTRIAN GATE  
1-1/2"= 1'-0"



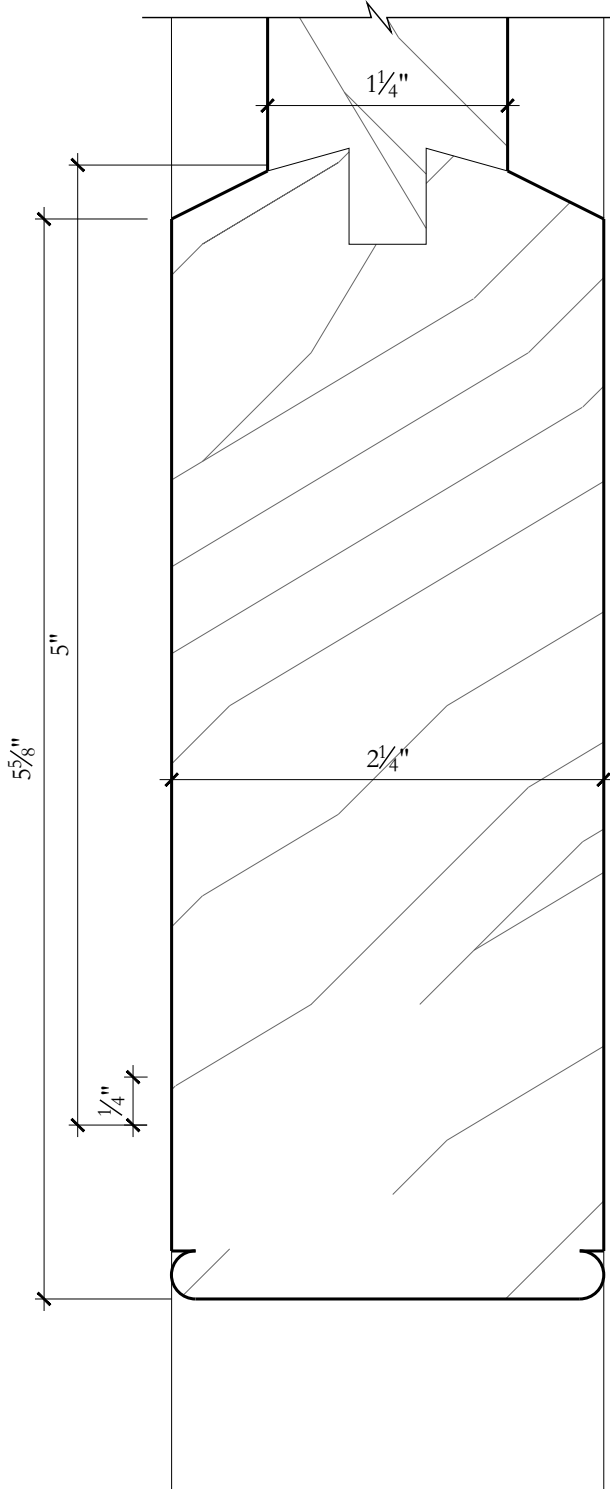
2 PEDESTRIAN GATE SECTION  
1-1/2"= 1'-0"



3 STILE PROFILE  
FULL SCALE



4 TOP RAIL PROFILE  
FULL SCALE



5 BOTTOM RAIL PROFILE  
FULL SCALE

|                          |            |
|--------------------------|------------|
| DRC SECOND SUBMITTAL SET | 02/27/2023 |
| DRC FIRST SUBMITTAL SET  | 02/09/2023 |
| DRC PRE-APP MEETING SET  | 01/23/2023 |

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
EXTERIOR DETAILS

|                       |                   |
|-----------------------|-------------------|
| DATE<br>FEB. 27, 2023 | SHEET NO<br>A-212 |
| SCALE<br>AS NOTED     |                   |
| BY<br>CM              |                   |

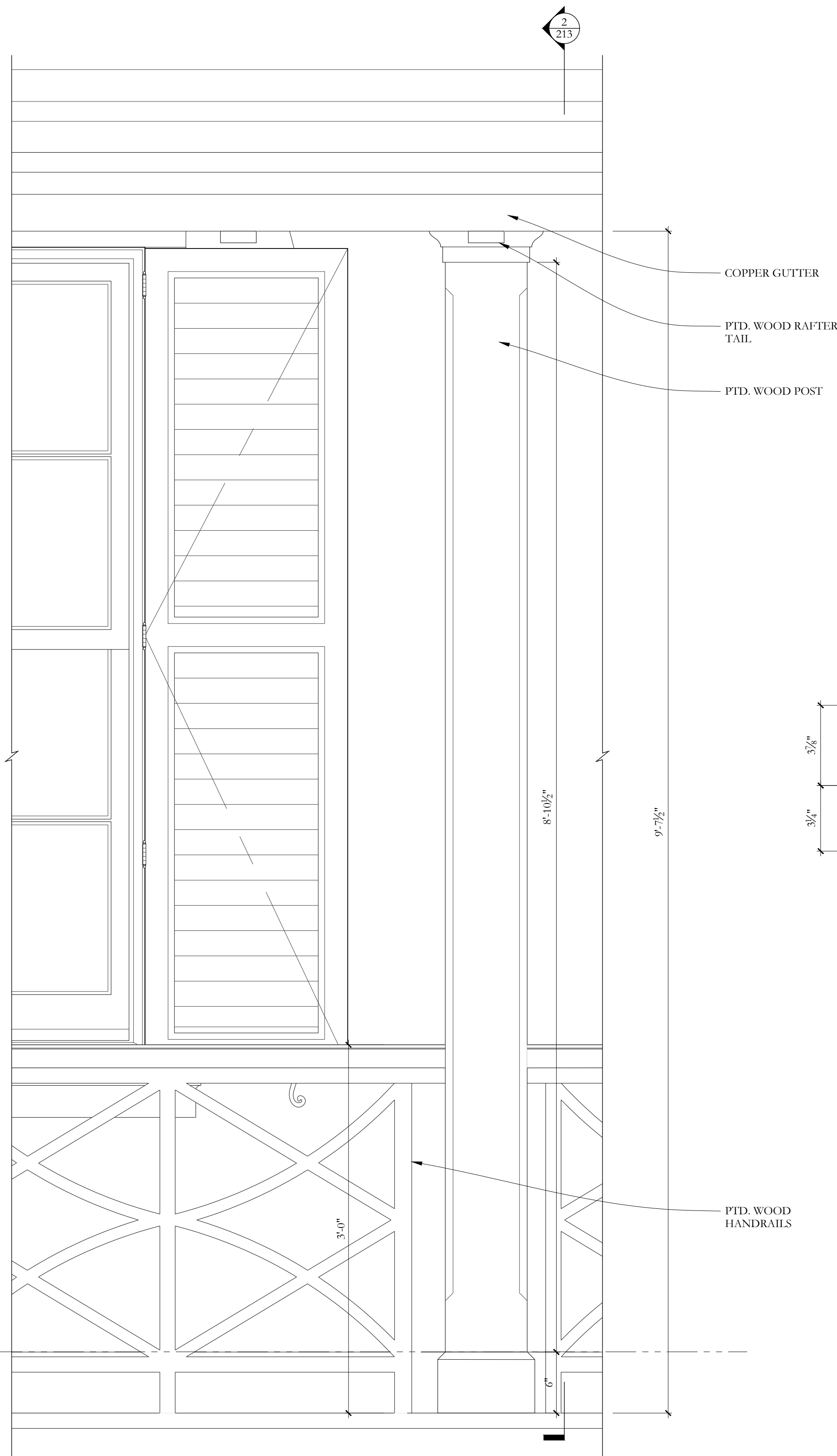


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LICENSE NO. AA28000848

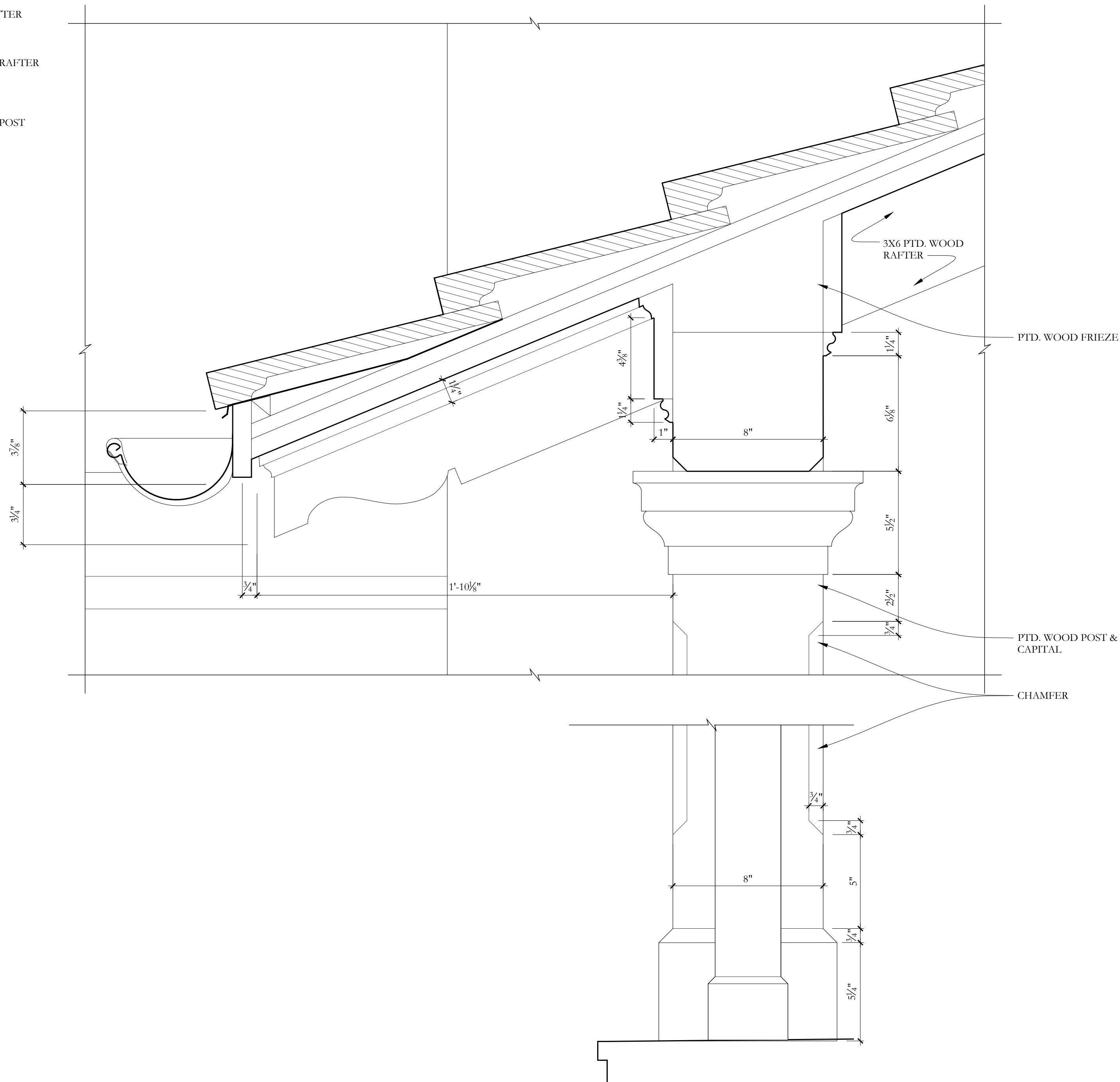
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1 PORCH COLUMNS & EAVES ELEVATION  
1 1/2"= 1'-0"



2 WALL SECTION DETAIL PORCH COLUMNS & EAVES  
3"= 1'-0"

DRC SECOND SUBMITTAL SET 02/27/2023  
DRC FIRST SUBMITTAL SET 02/09/2023  
DRC PRE-APP MEETING SET 01/23/2023

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
EXTERIOR DETAILS

DATE  
FEB. 27, 2023

SCALE  
AS NOTED

BY  
CM

SHEET NO

A-213



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PAINTED STUCCO WALLS

FARROW AND BALL WIMBORNE WHITE (No. 239)



PAINTED WOOD TRIM, DOORS, & WINDOWS

FARROW AND BALL WIMBORNE WHITE (No. 239)



CONCRETE TILE ROOF W/ COPPER GUTTERS & DOWNSPOUTS

WHITE



PAINTED WOOD POSTS & RAFTERS

FARROW AND BALL WIMBORNE WHITE (No. 239)



PTD. WOOD SHUTTERS, GATES, & GARAGE DOORS

FARROW AND BALL, HAZY (#CC6)

|                      |   |
|----------------------|---|
| WALL COLOR (STUCCO): | FARROW AND BALL<br>WIMBORNE WHITE (No. 239) |
| ROOF COLOR:          | WHITE                                       |
| DOORS & WINDOWS:     | FARROW AND BALL<br>WIMBORNE WHITE (No. 239) |
| WOOD SHUTTERS:       | FARROW AND BALL<br>HAZY (No. CC6)           |
| FRONT DOOR COLOR:    | FARROW AND BALL<br>HAZY (No. CC6)           |
| SITE GATES:          | FARROW AND BALL<br>HAZY (No. CC6)           |

|                          |            |
|--------------------------|------------|
| DRC SECOND SUBMITTAL SET | 02/27/2023 |
| DRC FIRST SUBMITTAL SET  | 02/09/2023 |
| DRC PRE-APP MEETING SET  | 01/23/2023 |

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

|                   |
|-------------------|
| SHEET TITLE       |
| MATERIALS PALETTE |

|                       |          |
|-----------------------|----------|
| DATE<br>FEB. 27, 2023 | SHEET NO |
| SCALE<br>AS NOTED     | A-220    |
| BY<br>CM              |          |



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1 STREET VIEW LOOKING NORTHEAST

|                          |            |
|--------------------------|------------|
| DRC SECOND SUBMITTAL SET | 02/27/2023 |
| DRC FIRST SUBMITTAL SET  | 02/09/2023 |
| DRC PRE-APP MEETING SET  | 01/23/2023 |

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
STREET VIEW LOOKING\_EAST

|                       |                   |
|-----------------------|-------------------|
| DATE<br>FEB. 27, 2023 | SHEET NO<br>V-001 |
| SCALE<br>AS NOTED     |                   |
| BY<br>CM              |                   |



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1 AERIAL VIEW

|                          |            |
|--------------------------|------------|
| DRC SECOND SUBMITTAL SET | 02/27/2023 |
| DRC FIRST SUBMITTAL SET  | 02/09/2023 |
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ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

|             |
|-------------|
| SHEET TITLE |
| AERIAL      |

|                       |                       |
|-----------------------|-----------------------|
| DATE<br>FEB. 27, 2023 | SHEET NO<br><br>V-002 |
| SCALE<br>AS NOTED     |                       |
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1 VIEW AT POOL LOOKING WEST

|                          |            |
|--------------------------|------------|
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| DRC FIRST SUBMITTAL SET  | 02/09/2023 |
| DRC PRE-APP MEETING SET  | 01/23/2023 |

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
VIEW AT POOL

|                       |                   |
|-----------------------|-------------------|
| DATE<br>FEB. 27, 2023 | SHEET NO<br>V-003 |
| SCALE<br>AS NOTED     |                   |
| BY<br>CM              |                   |



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1 FRONT ENTRANCE



2 VIEW OF REFLECTING POND & FOUNTAIN

|                          |            |
|--------------------------|------------|
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| DRC FIRST SUBMITTAL SET  | 02/09/2023 |
| DRC PRE-APP MEETING SET  | 01/23/2023 |

ARCOM  
CASE #:  
ARC-23-047

269 JAMAICA  
LANE  
PALM BEACH, FLORIDA

SHEET TITLE  
FRONT ENTRANCE &  
REFLECTING POND

|                       |                       |
|-----------------------|-----------------------|
| DATE<br>FEB. 27, 2023 | SHEET NO<br><br>V-004 |
| SCALE<br>AS NOTED     |                       |
| BY<br>CM              |                       |



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Existing southwest corner



Existing southwest corner



Existing southeast corner



Existing northwest corner

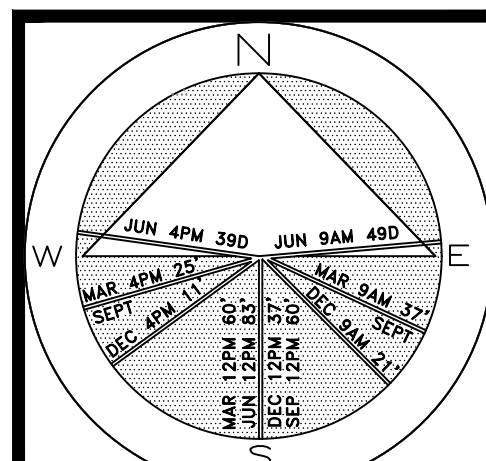


Existing east side



Existing southeast corner

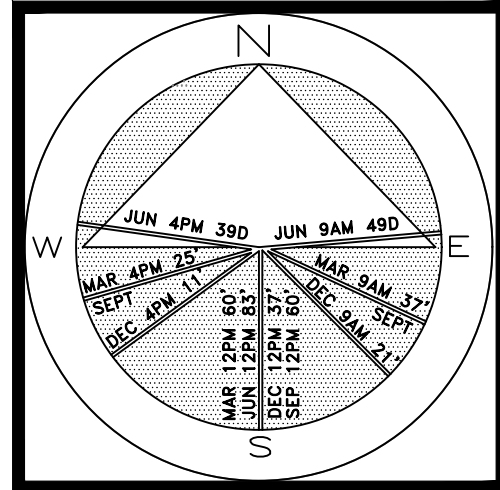




SHEET L2.0

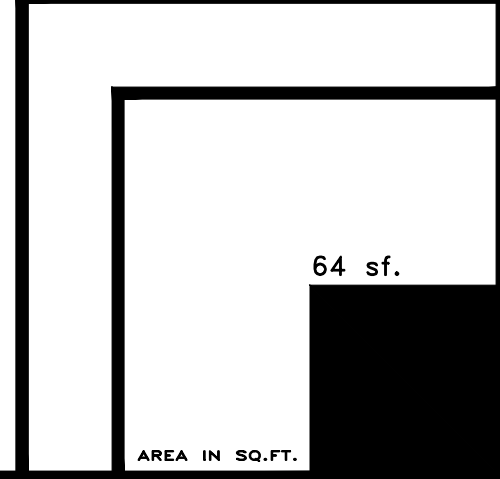


Private Residence  
269 Jamaica Ln  
Palm Beach



JOB NUMBER: # 23009.00 LA  
DRAWN BY: Grace Walton  
James Aparicio  
DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L3.0



EXISTING FICUS HEDGE  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING HIBISCUS SPP  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING IXORA COCCINEA  
JUNGLE GERANIUM  
TO BE REMOVED

EXISTING LIVISTONA CHINENSIS  
CHINESE FAN PALM  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING IXORA COCCINEA  
JUNGLE GERANIUM  
TO BE REMOVED

EXISTING ADONIDIA MERRILLII  
CHRISTMAS PALM  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING SCHEFFLERA  
UMBRELLA PLANT  
TO BE REMOVED

EXISTING SCHEFFLERA  
UMBRELLA PLANT  
TO BE REMOVED

EXISTING BEGONIA 'ALBA'  
WHITE BEGONIA

EXISTING SCHEFFLERA  
UMBRELLA PLANT  
TO BE REMOVED

EXISTING TRACHELOSPERMUM JASMINOIDES  
JASMINE VINE  
TO BE REMOVED

EXISTING FICUS MICROCARPA  
GREEN ISLAND FICUS  
TO BE REMOVED

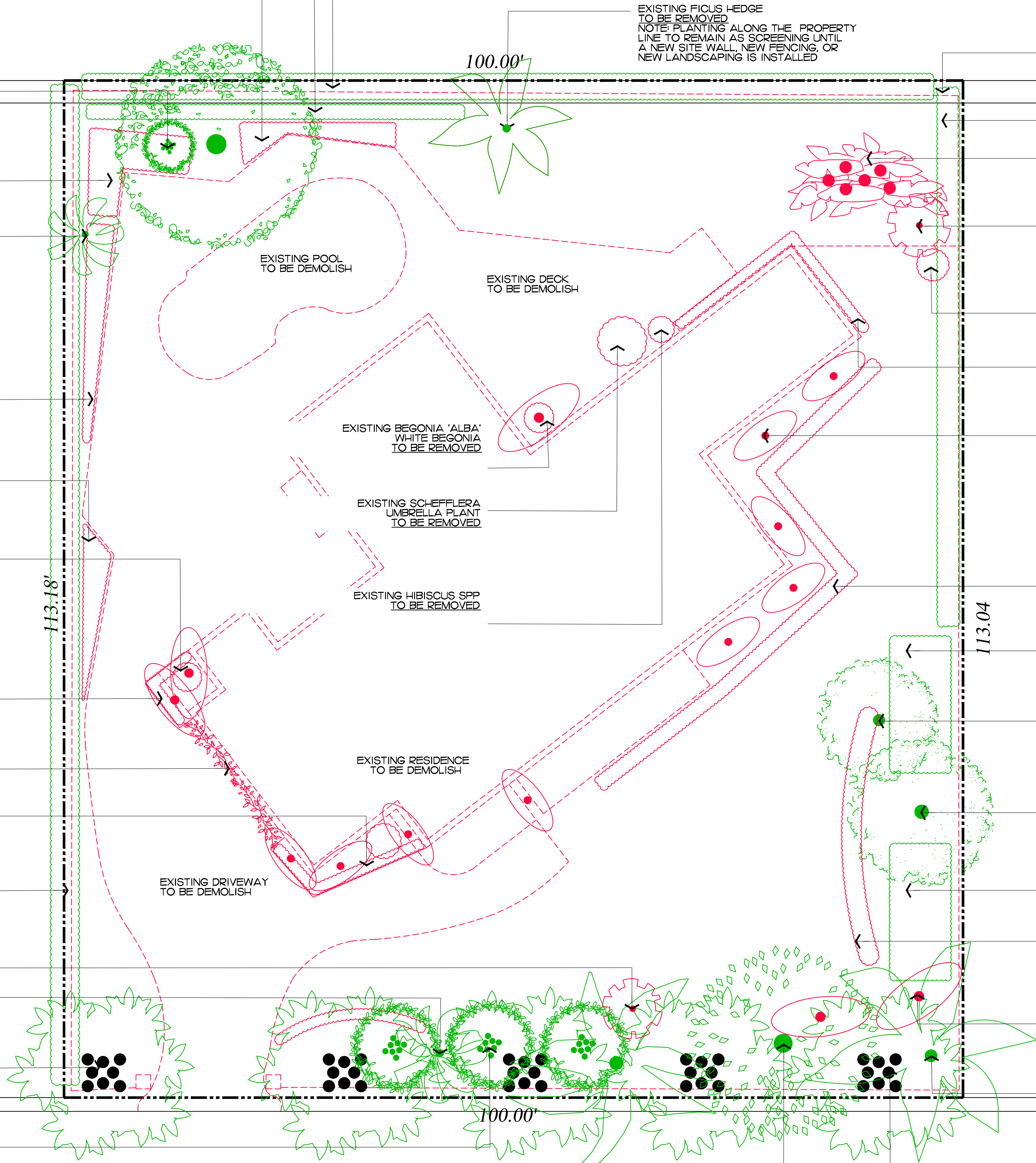
EXISTING FICUS HEDGE  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING ALPINIA ZERUMBET  
GREEN SHELL GINGER  
TO BE REMOVED

EXISTING PHOENIX ROEBELENI  
PYGMY DATE PALM  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING DYPsis LUTESCENS  
ARECA PALM  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING LIVISTONA CHINENSIS  
CHINESE FAN PALM  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED



EXISTING FENCE TO BE REMOVED

EXISTING FICUS HEDGE  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY  
LINE TO REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING MUSA  
BANANA TREE  
TO BE REMOVED

EXISTING ALPINIA ZERUMBET  
GREEN SHELL GINGER  
TO BE REMOVED

EXISTING LIRIOPE MUSCARI  
LILY TURF  
TO BE REMOVED

EXISTING HIBISCUS SPP  
TO BE REMOVED

EXISTING STRELITZIA NICOLAI  
BIRD OF PARADISE  
TO BE REMOVED

EXISTING FICUS MICROCARPA  
GREEN ISLAND FICUS  
TO BE REMOVED

EXISTING SCHEFFLERA  
UMBRELLA PLANT  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY  
LINE TO REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING CITRUS TREE  
TO BE REMOVED  
NOTE: PLANTING ALONG THE  
PROPERTY LINE TO REMAIN AS  
SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING CITRUS TREE  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE  
TO REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING SCHEFFLERA  
UMBRELLA PLANT  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY  
LINE TO REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING LIRIOPE MUSCARI  
LILY TURF  
TO BE REMOVED

EXISTING STRELITZIA NICOLAI  
BIRD OF PARADISE  
TO BE REMOVED

EXISTING COCOS NUCIFERA  
COCONUT PALM  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING DYPsis LUTESCENS  
ARECA PALM  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE  
TO REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING PERSEA AMERICANA  
AVOCADO  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE  
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SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

Demolition and Vegetation Action Plan

ARC-23-047

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ. FT.



EXISTING FICUS HEDGE  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
REMAIN AS SCREENING UNTIL  
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NEW LANDSCAPING IS INSTALLED

EXISTING HIBISCUS SPP  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
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NEW LANDSCAPING IS INSTALLED

EXISTING LIVISTONA CHINENSIS  
CHINESE FAN PALM  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
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NEW LANDSCAPING IS INSTALLED

EXISTING ADONIDIA MERRILLII  
CHRISTMAS PALM  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
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EXISTING FICUS HEDGE  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY  
LINE TO REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

NOTE:  
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR  
SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION  
SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW  
FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE  
SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT  
OR TEMPORARY SCREENING DURING CONSTRUCTION.

EXISTING SCHEFFLERA  
UMBRELLA PLANT  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY  
LINE TO REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING CITRUS TREE  
TO BE REMOVED  
NOTE: PLANTING ALONG THE  
PROPERTY LINE TO REMAIN AS  
SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING CITRUS TREE  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE  
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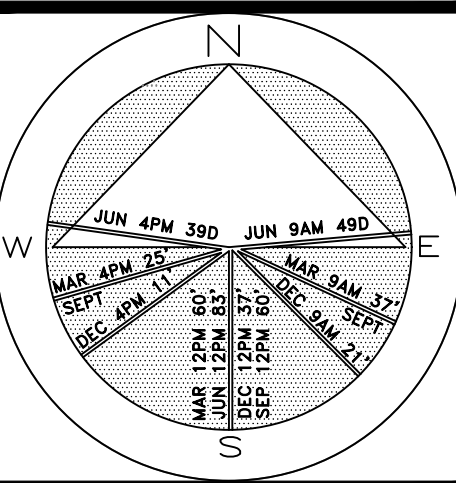
EXISTING SCHEFFLERA  
UMBRELLA PLANT  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY  
LINE TO REMAIN AS SCREENING UNTIL  
A NEW SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS INSTALLED

EXISTING COCOS NUCIFERA  
COCONUT PALM  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE TO  
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NEW LANDSCAPING IS INSTALLED

EXISTING DYPsis LUTESCENS  
ARECA PALM  
TO BE REMOVED  
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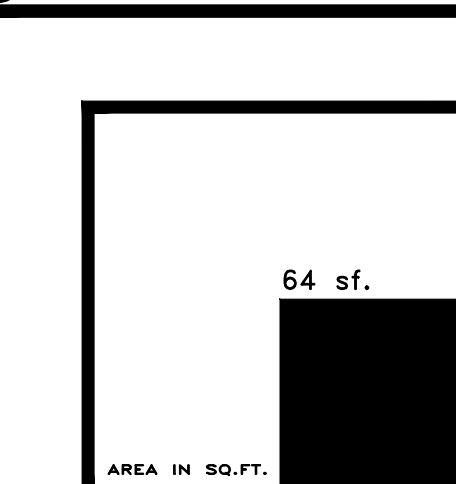
EXISTING PERSEA AMERICANA  
AVOCADO  
TO BE REMOVED  
NOTE: PLANTING ALONG THE PROPERTY LINE  
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NEW LANDSCAPING IS INSTALLED

Private Residence  
269 Jamaica Ln  
Palm Beach



JOB NUMBER: # 23009.00 LA  
DRAWN BY: Grace Walton  
James Aparicio  
DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L4.0

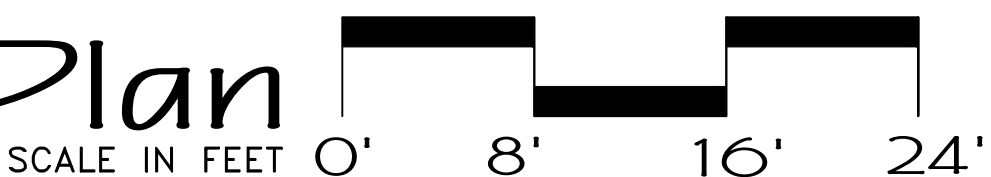


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SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

ARC-23-047  
Construction Screening Plan



64 sq. ft.





Existing South Buffer



Existing South Buffer



Existing North Buffer



Existing East Buffer



Existing West Buffer



Existing South Buffer

ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5020-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

Dustin M. Mizell, M.L.A. R.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
269 Jamaica Ln  
Palm Beach

A  
D  
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R  
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L  
F

JOB NUMBER: # 23009.00 LA  
DRAWN BY: Grace Walton  
James Aparicio  
DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L4.1

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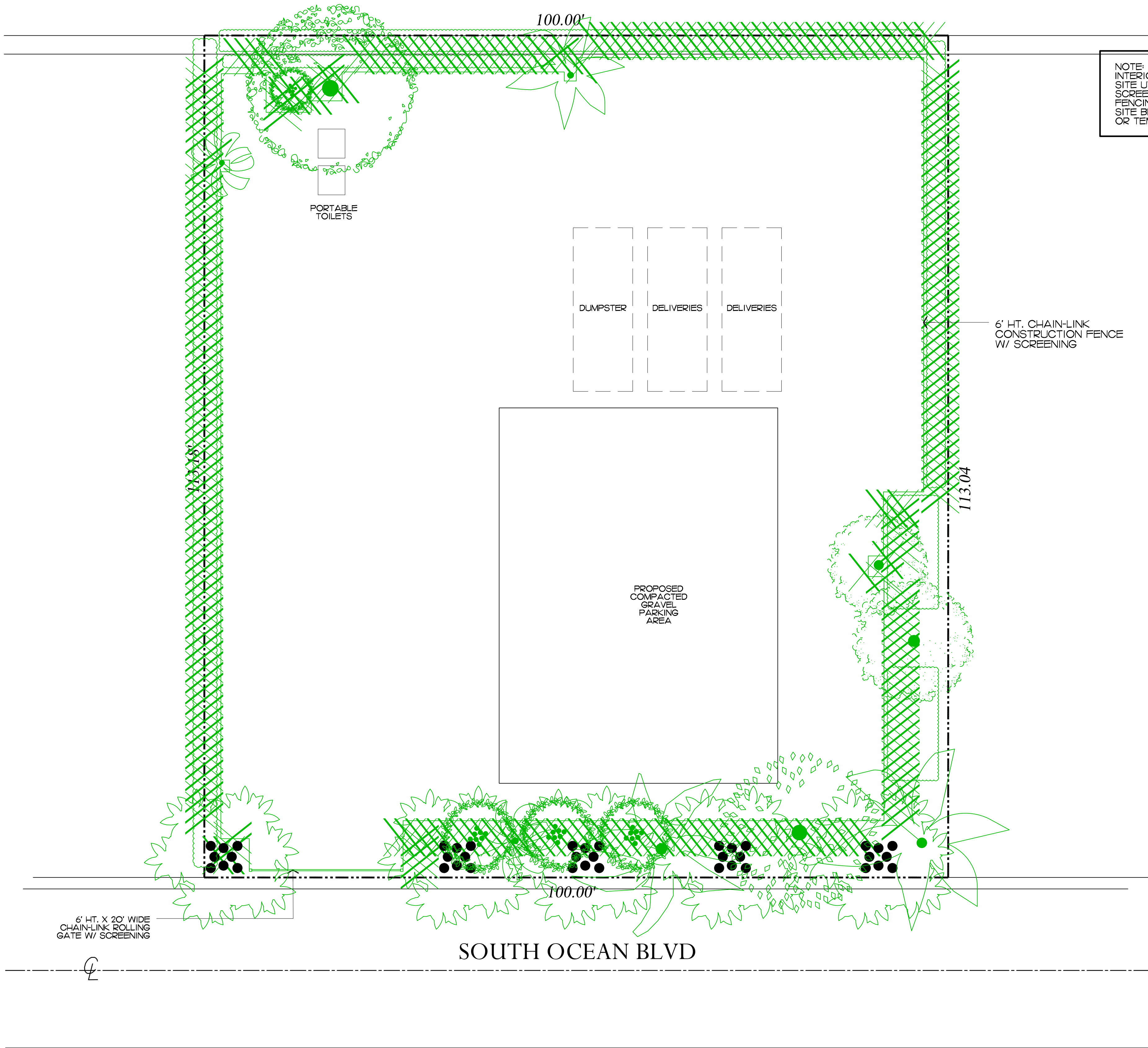
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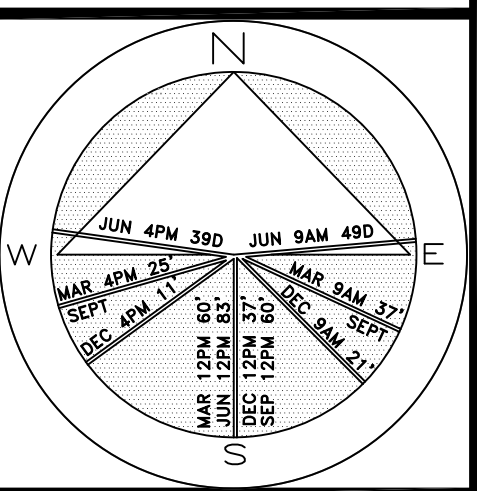
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SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.





Private Residence  
269 Jamaica Ln  
Palm Beach



JOB NUMBER: # 23009.00 LA  
DRAWN BY: Grace Walton  
James Aparicio  
DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L5.0



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 12M 12M 10  
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 JOB NUMBER: # 23009.00 LA  
 DRAWN BY: Grace Watson James Aparicio  
 DATE: 02.07.2023  
 02.27.2023  
 03.14.2023



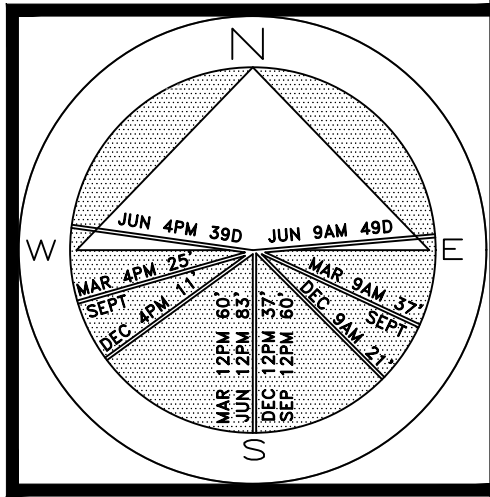
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- ARC-23-047

SCALE: NOT TO SCALE



Private Residence  
269 Jamaica Ln  
Palm Beach



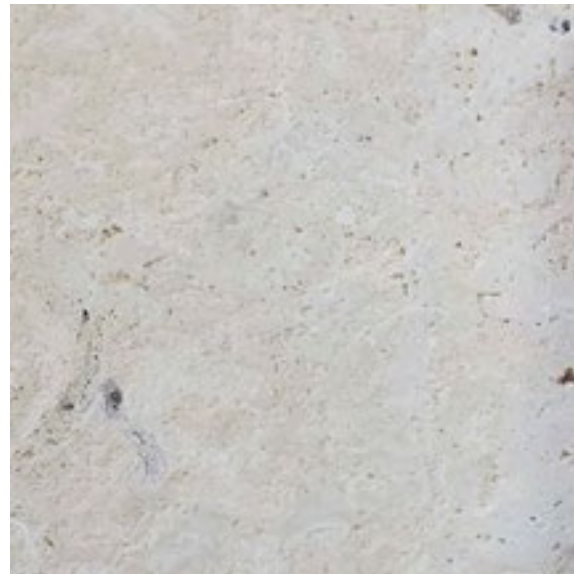
JOB NUMBER: # 230009.00 LA  
DRAWN BY: Grace Walton  
James Aparicio  
DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L7.0

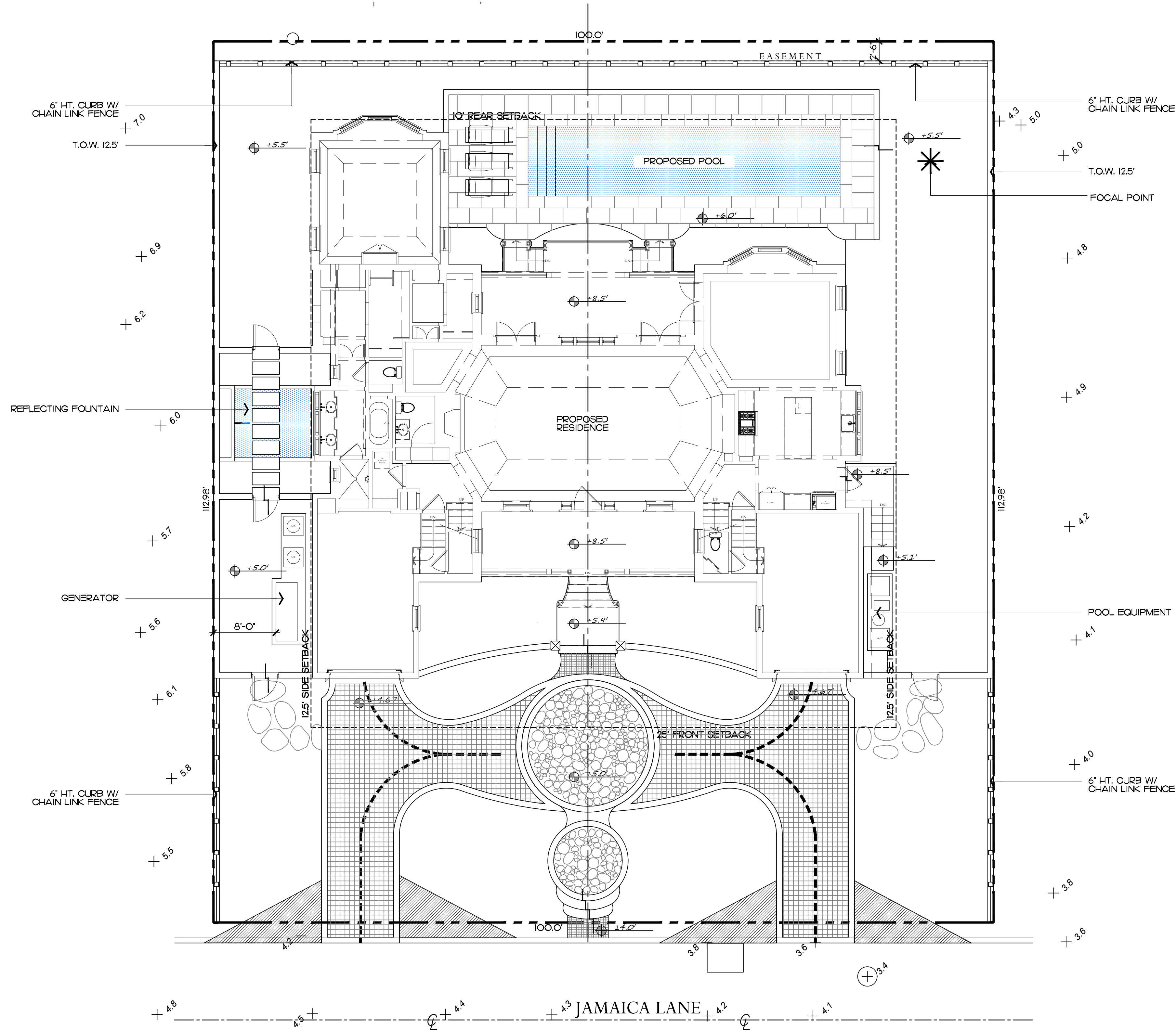
Hardscape Materials:



BASALT



DOMINICAN CORAL STONE



Site Data

| LOT ZONE   | R-B - LOW DENSITY RESIDENTIAL     |              |          |            |
|--|-----------------------------------|--------------|----------|------------|
| LOT AREA   | 11,311 S.F. (10,000 S.F. MINIMUM) |              |          |            |
| DESCRIPTION  | REQUIRED                          |              | PROPOSED |            |
| OPEN / PERMEABLE SPACE                                     | MINIMUM 45%                       | 5,090 S.F.   | 45.39%   | 5,135 S.F. |
| FRONT YARD LANDSCAPE                                       | MINIMUM 40% OF FRONT YARD         | 1,000 S.F.   | 57.68%   | 1,442 S.F. |
| PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE (3,923 SF) | MINIMUM 50% OF REQ'D OPEN SPACE   | 1,961.5 S.F. | 79.88%   | 3,094 S.F. |

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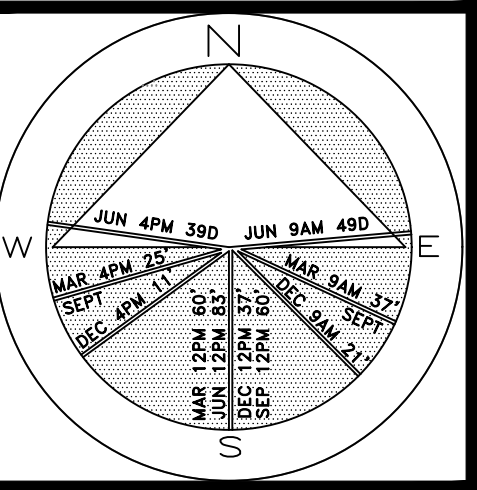
ARC-23-047  
Site Plan  
SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ. FT.

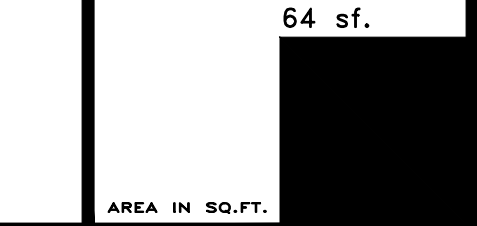


Private Residence  
269 Jamaica Ln  
Palm Beach



JOB NUMBER: # 23009.00 LA  
DRAWN BY: Grace Walton  
James Aparicio  
DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L7.1

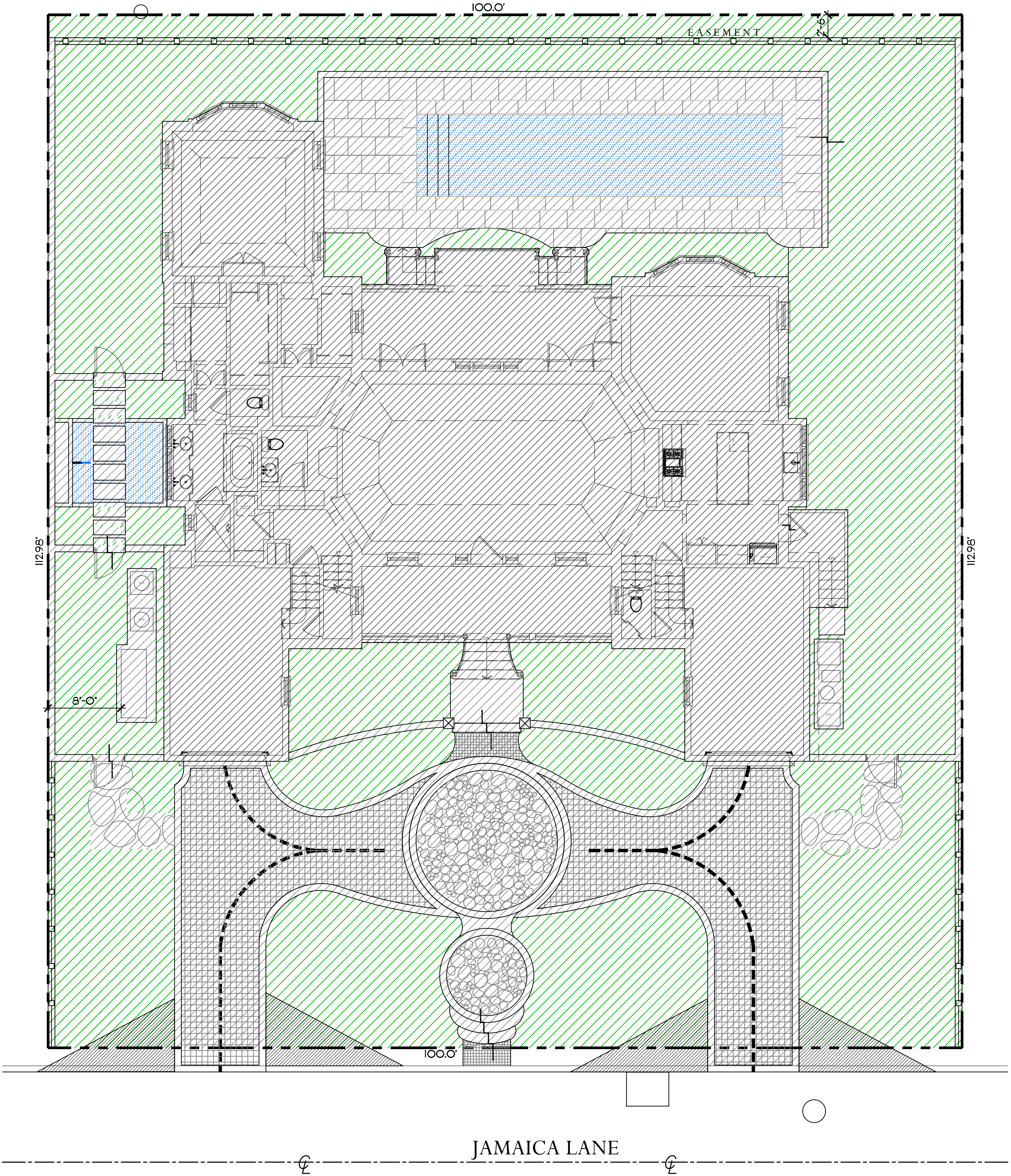


Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- PERVIOUS AREA / WATER FEATURE

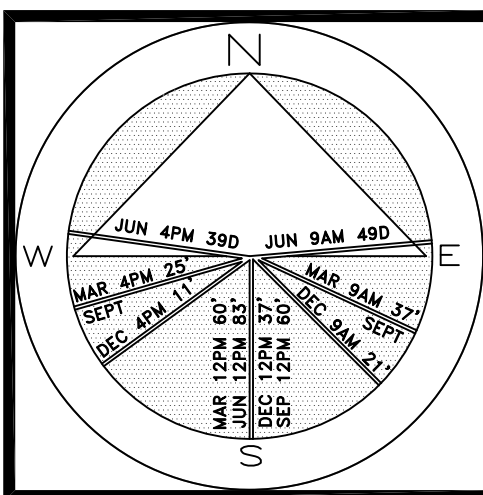
Site Data

|  |                                   |              |        |            |
|--|-----------------------------------|--------------|--------|------------|
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Private Residence  
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DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L8.0

(2) PYGMY DATE PALM  
PHOENIX ROEBELENI DOUBLE  
6'-8" OA. HT.  
(30) NEPHROLEPIS EXALTATA  
BOSTON FERN, 3 GAL 18" OC.

(3) ALOCASIA PORTADORA  
UPRIGHT ELEPHANT EAR  
4' OA. HT.  
(4) RHAPIS EXCELSA  
LADY PALM PALM  
6' OA. HT.  
(6) ALPINIA ZERUMBET  
GREEN S-HILL GINGER, 7 GAL  
(1) CORDIA BOISSIERI  
WHITE GEIGER TREE  
18' OA HT CHARACTER TREE  
(3) TRACHELOSPERMUM JASMINOIDES  
CONFEDERATE JASMINE  
6' OA HT ATTACHED TO WALL

(25) NEPHROLEPIS EXALTATA  
BOSTON FERN, 3 GAL 18" OC.

(24) CLUSIA ROSEA 'NANA'  
DWARF CLUSIA  
3 GAL 12" OC

(20) BLECHNUM GIBBUM  
DWARF TREE FERN  
7 GAL

(7) NEPHROLEPIS BISERRATA  
MACHO FERN  
7 GAL

(3) CISSUS ROTUNDIFOLIA VINE  
3 GAL  
(4) COCCOLOBA DIVERSIFOLIA  
PIGEON PLUM  
12'-14' OA. HT. 5' CT.

(3) SABAL PALMETTO  
SABAL PALM  
20'-22' OA HT

(2) THINAX RADIATA  
FLORIDA THATCH PALM  
18' OA HT

(6) CHRYSOBALANUS ICACO  
COCOPLUM HEDGE  
7 GAL 24" OC

(2) ALOCASIA PORTADORA  
UPRIGHT ELEPHANT EAR  
4' OA. HT.  
(50) LANTANA INVOLUCRATA  
WHITE LANTANA  
3 GAL 12" OC

(80) CLUSIA ROSEA 'NANA'  
DWARF CLUSIA  
3 GAL 12" OC

(40) CLUSIA GUTTIFERA  
CLUSIA HEDGE  
6' OA. HT. F.T.B.

(50) CLUSIA ROSEA 'NANA'  
DWARF CLUSIA  
3 GAL 12" OC

(1) ACOELORRHAPHE WRIGHTII  
PAUROTIS PALM, 14' OA. HT.

(10) TRIPSACUM FLORIDANUM  
DWARF FAKAHATCHEE GRASS  
3 GAL 3" OC.

(10) ALOCASIA ODORA  
ALOCASIA CALIFORNIA

(2) COCOS NUCIFERA  
COCONUT PALM  
CURVED TRUNK 12' GW

(4) THINAX RADIATA  
FLORIDA THATCH PALM  
6'-10' OA HT

(4) ALOCASIA ODORA 'CALIFORNIA'  
DWARF ELEPHANT EAR  
3 GAL

(180) OPHIOPOGON JAPONICUS  
MONDO GRASS  
3 GAL 12" OC

(11) RAVENALA MADAGASCARIENSIS  
TRAVELER PALM  
14' OA HT

(30) NEPHROLEPIS EXALTATA  
BOSTON FERN, 3 GAL 18" OC.

(9) COCOS NUCIFERA  
COCONUT PALM  
7-12' GW STRAIGHT TRUNK  
2-12' GW 'J' CURVED TRUNK

(1) PYGMY DATE PALM  
PHOENIX ROEBELENI DOUBLE  
6'-8" OA. HT.

(40) NEPHROLEPIS EXALTATA  
BOSTON FERN, 3 GAL 18" OC.

(10) HELICONIA 'STRICTA' FIREBIRD  
8' OA. HT.

(2) ALOCASIA PORTADORA  
UPRIGHT ELEPHANT EAR  
4' OA. HT.

(4,000) PHYLLODENDRON  
FROG FRUIT  
4' PLUGS

(6) RHAPIS EXCELSA  
LADY PALM PALM  
6' OA. HT.

(1) COCCOLOBA UVIFERA  
SEAGRAPE TREE  
16'-18' OA. HT.  
CHARACTER/SPECIMEN TREE  
PROVIDE PICTURE TO  
LANDSCAPE ARCHITECT FOR  
FINAL APPROVAL

(10) HELICONIA 'STRICTA' FIREBIRD  
8' OA. HT.

(5) THINAX RADIATA  
FLORIDA THATCH PALM  
8' TO 12' HT.

(4) SABAL PALMETTO  
SABAL PALM  
20'-22' OA HT

(90) CHRYSOBALANUS ICACO  
COCOPLUM HEDGE, 7 GAL 24" OC

(44) ALPINIA PURPURATA  
PINK GINGER  
3 GAL 18" OC

(2) THINAX RADIATA  
FLORIDA THATCH PALM, 10' OA HT

(36) ALOCASIA ODORA 'CALIFORNIA'  
DWARF ELEPHANT EAR  
3 GAL 24" OC

(6) BOUGAINVILLEA  
BOUGAINVILLEA VINE  
6' OA. HT. ATTACHED TO WALL

(80) CLUSIA ROSEA 'NANA'  
DWARF CLUSIA  
3 GAL 12" OC

(10) HIBISCUS SPP.  
WHITE HIBISCUS  
3 GAL 30" OC

(100) LANTANA INVOLUCRATA  
WHITE LANTANA  
3 GAL 12" OC

(40) CLUSIA GUTTIFERA  
CLUSIA HEDGE, 6' OA. HT. F.T.B.

(50) CLUSIA ROSEA 'NANA'  
DWARF CLUSIA  
3 GAL 12" OC

(1) ACOELORRHAPHE WRIGHTII  
PAUROTIS PALM, 14' OA. HT.

(10) TRIPSACUM FLORIDANUM  
DWARF FAKAHATCHEE GRASS  
3 GAL 3" OC.

(8) ALOCASIA ODORA  
ALOCASIA CALIFORNIA

(2) COCOS NUCIFERA  
COCONUT PALM  
CURVED TRUNK 12' GW

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ARC-23-047  
Landscape Plan  
SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ. FT.



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ARC-23-047

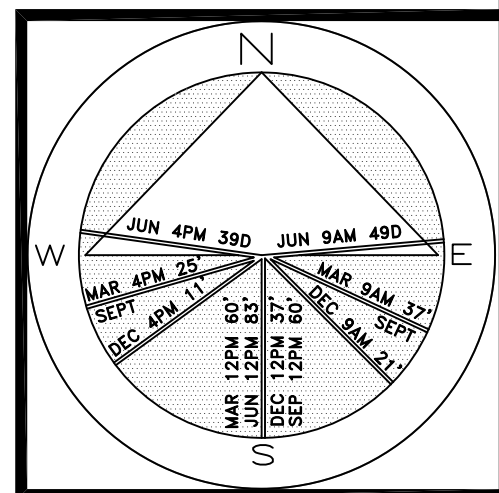
# Rendered Landscape Plan

NOT TO SCALE

**ENVIRONMENT  
DESIGN  
GROUP**  
139 North County Road 570-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, M.L.A. R.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
269 Jamaica Ln  
Palm Beach

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JOB NUMBER: # 23009.00 LA  
DRAWN BY: Grace Walton  
James Aparicio  
DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L8.1

64 sf.

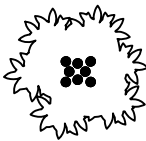
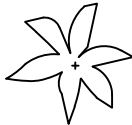
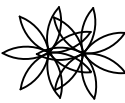
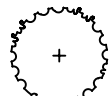
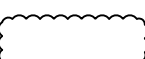

AREA IN SQ.FT.



Trees

| SYMBOL                    | PLANT NAME                            | QTY.          | DESCRIPTION   | NATIVE |
|---------------------------|---------------------------------------|---------------|---|--------|
|                           | CORDIA BOISSIERI<br>WHITE GEIGER TREE | 1             | 18' OA HT<br>CHARACTER SPECIMEN TREE<br>PROVIDE IMAGE UPON INSTALLATION | YES    |
|                           | COCOLOBA DIVERSIFOLIA<br>PIGEON PLUM  | 4             | 12'-14' OA HT 5' CT   | YES    |
|                           | COCOLOBA UVIFERA<br>SEAGRAPE TREE     | 1             | 16'-18' OA HT   | YES    |
| TOTAL:<br>NATIVE SPECIES: |                                       | 6<br>6 (100%) |   |        |

Palms

| SYMBOL  | PLANT NAME                              | QTY.            | DESCRIPTION            | NATIVE |
|---|---|-----------------|------------------------|--------|
|    | ACOELORRHAPHE WRIGHTII<br>PAUROTIS PALM | 2               | 14' OA. HT.            | YES    |
|    | COCOS NUCIFERA<br>COCONUT PALM          | 7               | 12' GW STRAIGHT TRUNK  | NO     |
|   |   | 6               | 12' GW CURVED TRUNK    |        |
|    | ROEBELENI PALM<br>PIGMY DATE PALM       | 3               | 8'-10' OA HT<br>DOUBLE | NO     |
|    | SABAL PALMETTO<br>SABAL PALM            | 7               | 20'-22' OA HT          | YES    |
|   | RAPHIS EXCELSA<br>LADY PALM             | 10              | 6' OA. HT.             | NO     |
|  | THRINAX RADIATA<br>FLORIDA THATCH PALM  | 2               | 18' OA HT              | YES    |
|   |   | 2               | 12' OA HT              |        |
|   |   | 5               | 10' OA HT              |        |
|   |   | 2               | 8' OA HT               |        |
|   |   | 2               | 6' OA HT               |        |
|   |   | TOTAL:          | 38                     |        |
|   |   | NATIVE SPECIES: | 22 (57.89%)            |        |

Vines, & Groundcovers

| SYMBOL/KEY                | PLANT NAME  | QTY.                   | DESCRIPTION                | NATIVE |
|---------------------------|---|------------------------|----------------------------|--------|
|                           | CISSUS ROTUNDIFOLIA VINE                                | 3                      | 3 GAL.                     | NO     |
|                           | OPHIPOGON JAPONICUS<br>DWARF MONDO GRASS                | 180                    | 3 GA. 12" OC               | NO     |
|                           | PHYLIA NODIFLORA<br>FROG FRUIT                          | 4,000                  | 4" PLUG                    | YES    |
|                           | TRACHELOSPERMUM JASMINOIDES<br>CONFEDERATE JASMINE VINE | 3                      | 6' HT.<br>ATTACHED TO WALL | NO     |
|                           | BOUGAINVILLEA<br>BOUGAINVILLEA VINE                     | 6                      | 6' HT.<br>ATTACHED TO WALL | NO     |
| TOTAL:<br>NATIVE SPECIES: |   | 4,196<br>4,000 (95.3%) |                            |        |

Shrubs

| SYMBOL/KEY                | PLANT NAME                                     | QTY.               | DESCRIPTION   | NATIVE |
|---------------------------|--|--------------------|---------------|--------|
|                           | ALOCASIA ODORA 'CALIFORNIA'                    | 58                 | 3 GAL         | NO     |
|                           | ALOCASIA PORTODORA<br>DWARF TREE FERN          | 7                  | 4' OA HT      | NO     |
|                           | ALPINIA PURPURATA<br>PINK GINGER               | 44                 | 3 GAL 18" OC  | NO     |
|                           | ALPINIA ZERUMBET<br>GREEN SHELL GINGER         | 6                  | 7 GAL         | NO     |
|                           | BLECHNUM GIBBUM<br>DWARF TREE FERN             | 20                 | 7 GAL         | NO     |
|                           | CHRYSOBALANUS ICACO<br>GREEN TIP COCOPLUM      | 96                 | 7 GAL 24" OC  | YES    |
|                           | CLUSIA GUTTIFERA<br>CLUSIA HEDGE               | 80                 | 6' OA HT. FTB | NO     |
|                           | CLUSIA ROSEA 'NANA'<br>DWARF CLUSIA            | 234                | 3 GAL 12" OC  | YES    |
|                           | HELICONIA SPP.<br>HELICONIA 'STRICTA' FIREBIRD | 20                 | 8' OA HT      | NO     |
|                           | HIBISCUS SPP<br>WHITE HIBISCUS                 | 10                 | 3 GAL 30" OC  | NO     |
|                           | LANTANA INVOLUCRATA<br>WHITE LANTANA           | 150                | 3 GAL 12" OC  | YES    |
|                           | NEPHROLEPIS BISERRATA<br>MACHO FERN            | 7                  | 7 GAL         | NO     |
|                           | NEPHROLEPIS EXALTATA<br>BOSTON FERN            | 125                | 3 GAL 18" OC  | YES    |
|                           | OCEANIOPTERIS GIBBA<br>DWARF TREE FERN         | 12                 | 7 GAL         | NO     |
|                           | RAPHIS EXCELSA<br>LADY PALM                    | 10                 | 6' OA. HT.    | NO     |
|                           | RAVENALA MADAGASCARIENSIS<br>TRAVELER PALM     | 11                 | 14' OA. HT.   | NO     |
|                           | TRIPSACUM FLORIDANUM<br>DWAR FAKAHATCHEE GRASS | 20                 | 3 GAL 36" OC  | YES    |
| TOTAL:<br>NATIVE SPECIES: |  | 910<br>625 (68.7%) |               |        |

|   |  |           |                |  |  |
|---|--|-----------|----------------|--|--|
| PROPERTY ADDRESS:                         |  |           | 269 JAMAICA LN |  |  |
| LOT SIZE (SQ FT):                         |  |           | 11,311 S.F.    |  |  |
|   |  | REQUIRED  | PROPOSED       |  |  |
| LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %) |  | 5090 S.F. | 5135 S.F.      |  |  |
| PERIMTETER LOS (SQ FT AND %)              |  | 1961 S.F. | 3094 S.F.      |  |  |
| FRONT YARD LOS (SQ FT AND %)              |  | 1000 S.F. | 1442 S.F.      |  |  |
| NATIVE TREES %                            |  | 35%       | 100%           |  |  |
| NATIVE PALMS %                            |  | 35%       | 57.89%         |  |  |
| NATIVE SHRUBS %                           |  | 35%       | 77.97%         |  |  |
| NATIVE VINES / GROUND COVER %             |  | 35%       | 95.3%          |  |  |

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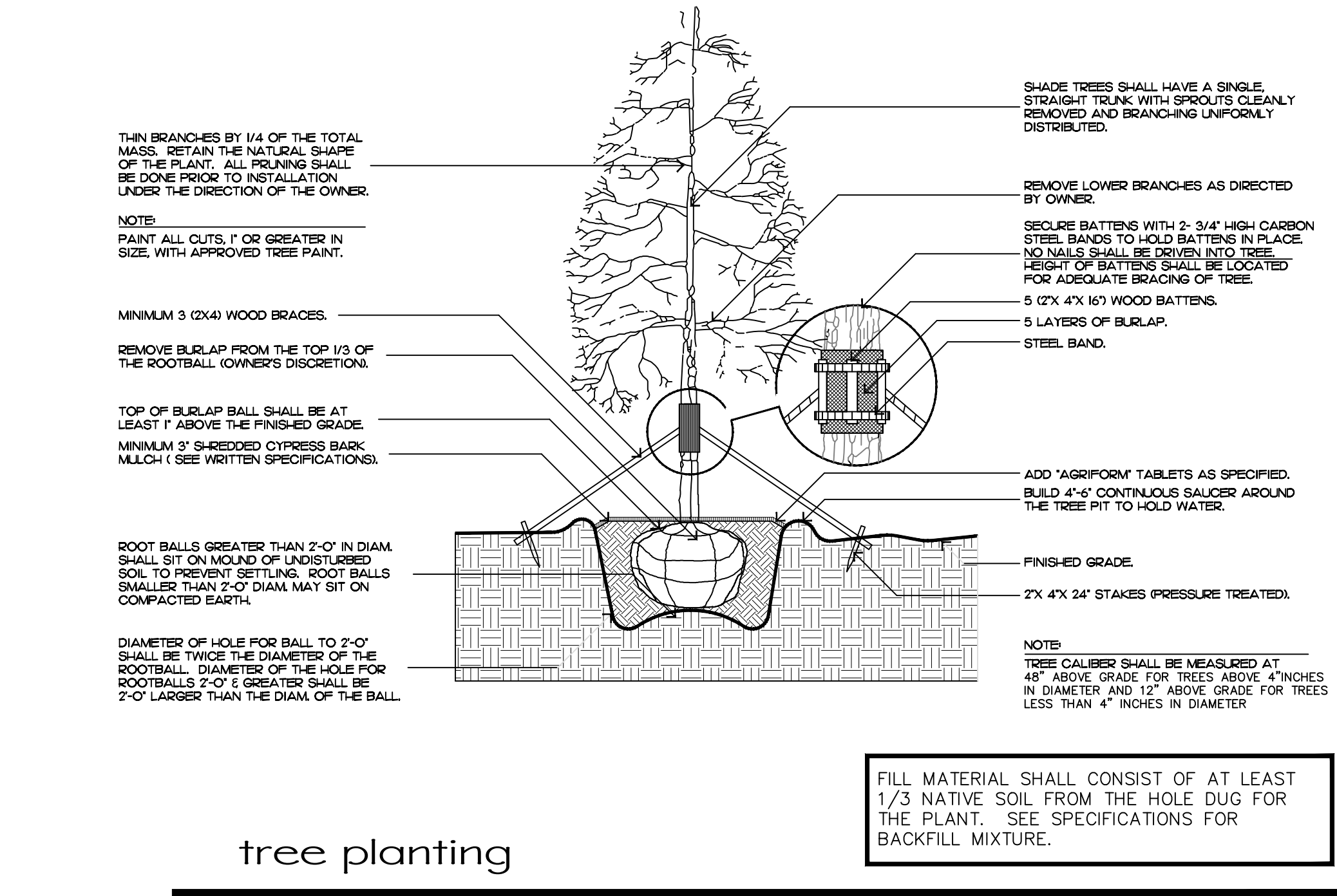
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02.27.2023  
03.14.2023

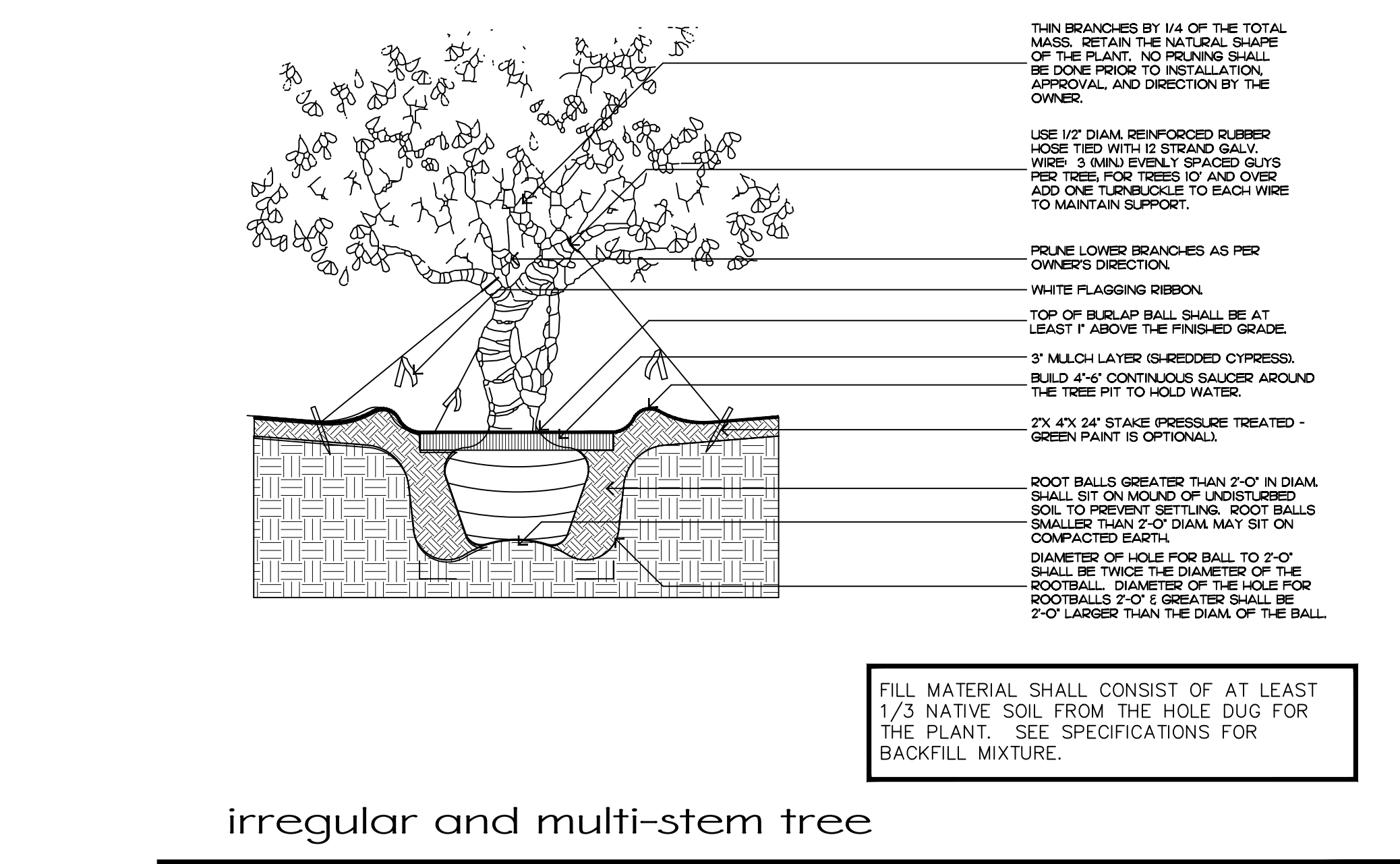
SHEET L8.2

ARC-23-047  
Plant Schedule

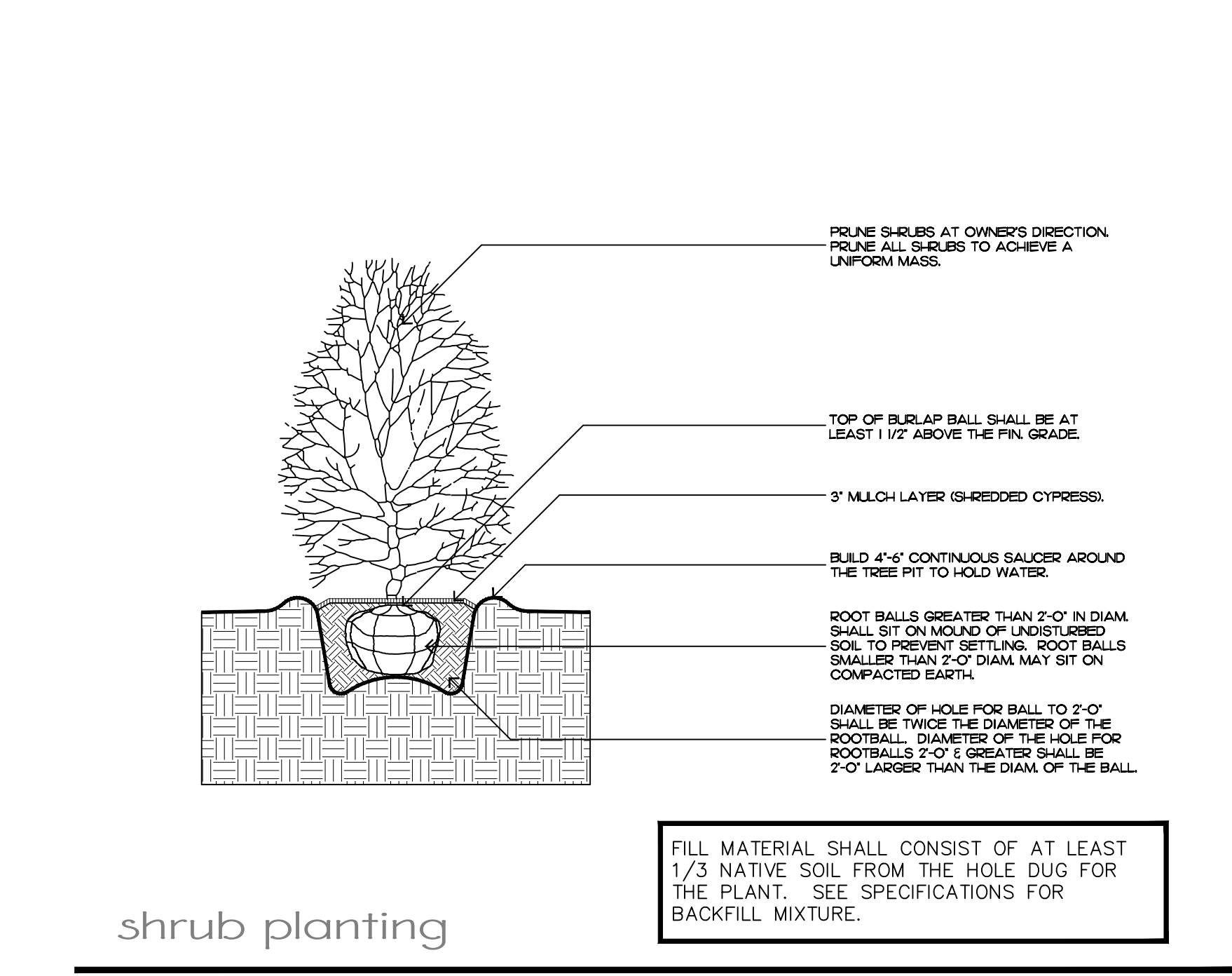




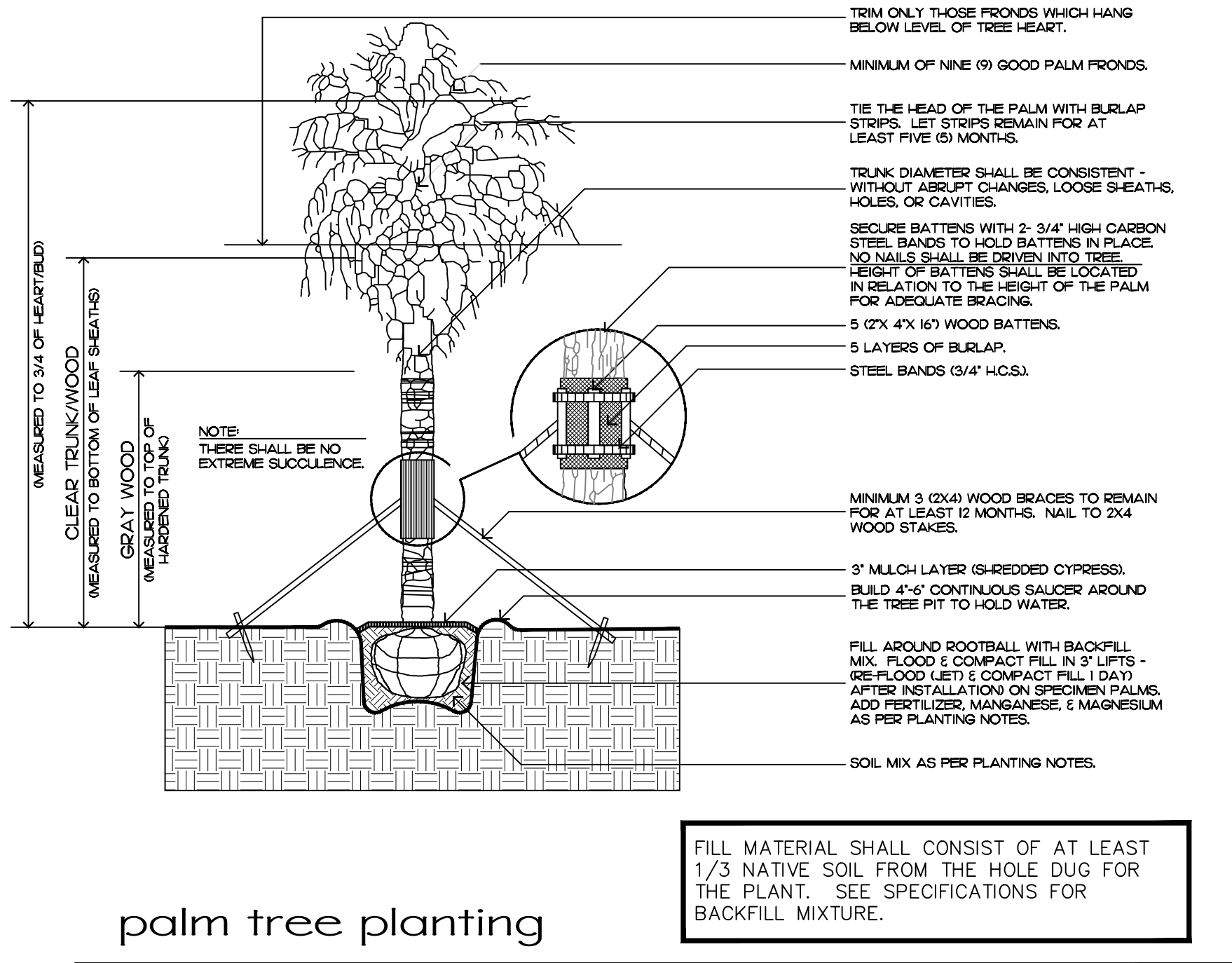
tree planting



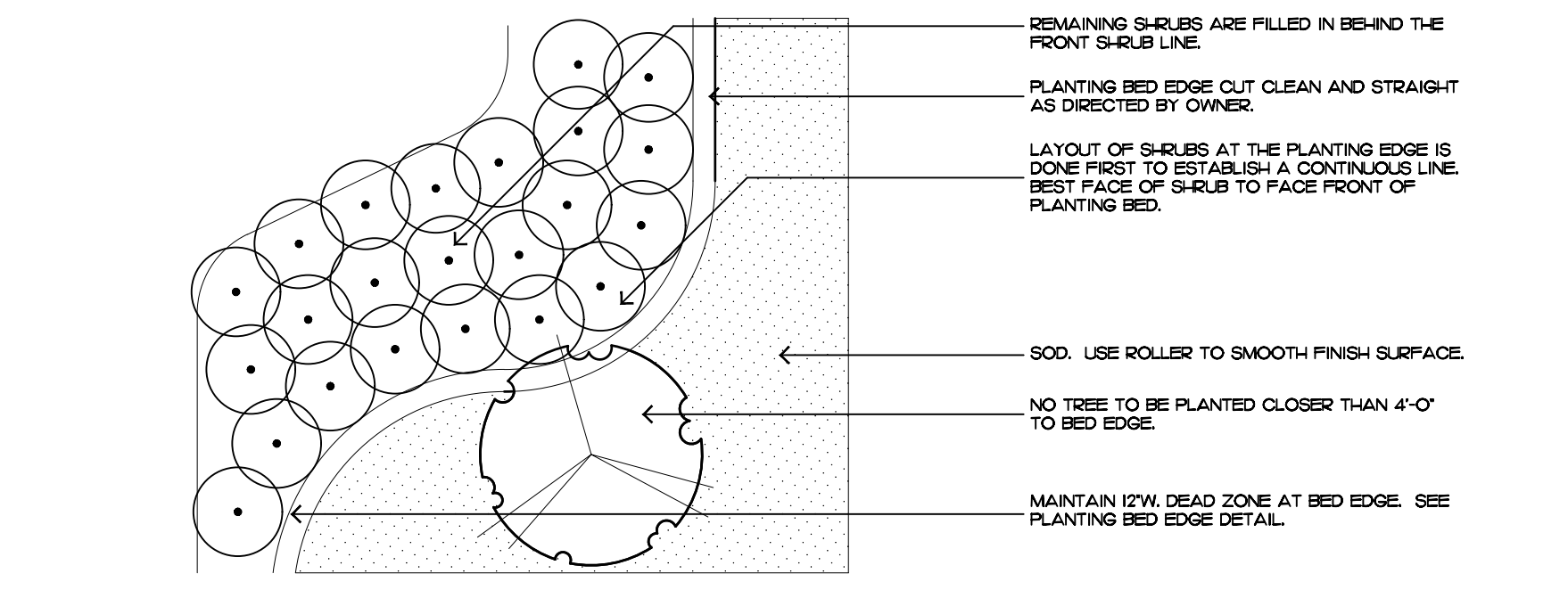
irregular and multi-stem tree



shrub planting



palm tree planting



shrub & ground cover layout

# Planting Notes

## COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

- SIX PERCENT (6%) NITROGEN
- SIX PERCENT (6%) PHOSPHOROUS
- SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1 1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIBER). BACK FILL HALF WAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIBER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

## MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

## SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

## SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL, TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

## MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD. OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT. PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

## PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIMES, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERBERIS OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

## PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO 'STANDARDIZED PLANT NAMES', 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH 'GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II', LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN VINES AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNOT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ABSOLUTE ROOT SYSTEM. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

## CONTAINER GROWN STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.
- 

## WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

## MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

ARC-23-047

# Planting Details & Specifications

**2022**  
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**2022**  
DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to identify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

**ENVIRONMENT  
DESIGN  
GROUP**  
130 North County Road 5420-B Palm Beach, FL 33480  
Phone 561.832.4600 Mobile 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, M.L.A. P.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
269 Jamaica Ln  
Palm Beach

JOB NUMBER: # 23009.00 LA  
DRAWN BY: Grace Walton  
James Aparicio  
DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L8.3



Lighting Schedule

| SYMBOL | DESCRIPTION   | QTY. |
|--------|---|------|
| ▲ UL   | UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K         | 24   |
| ○ WL   | WELL LIGHT - AURORALIGHT - LWL5 LIGH-THAUS BRASS FINISH - 9 WATTS - LED 3000K | 8    |
| ┼ PL   | PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K | 12   |
| ○ WL-A | WELL LIGHT - AURORALIGHT - LMWL MICRO BRASS FINISH - 3 WATTS - LED 3000K      | 5    |



UP LIGHT



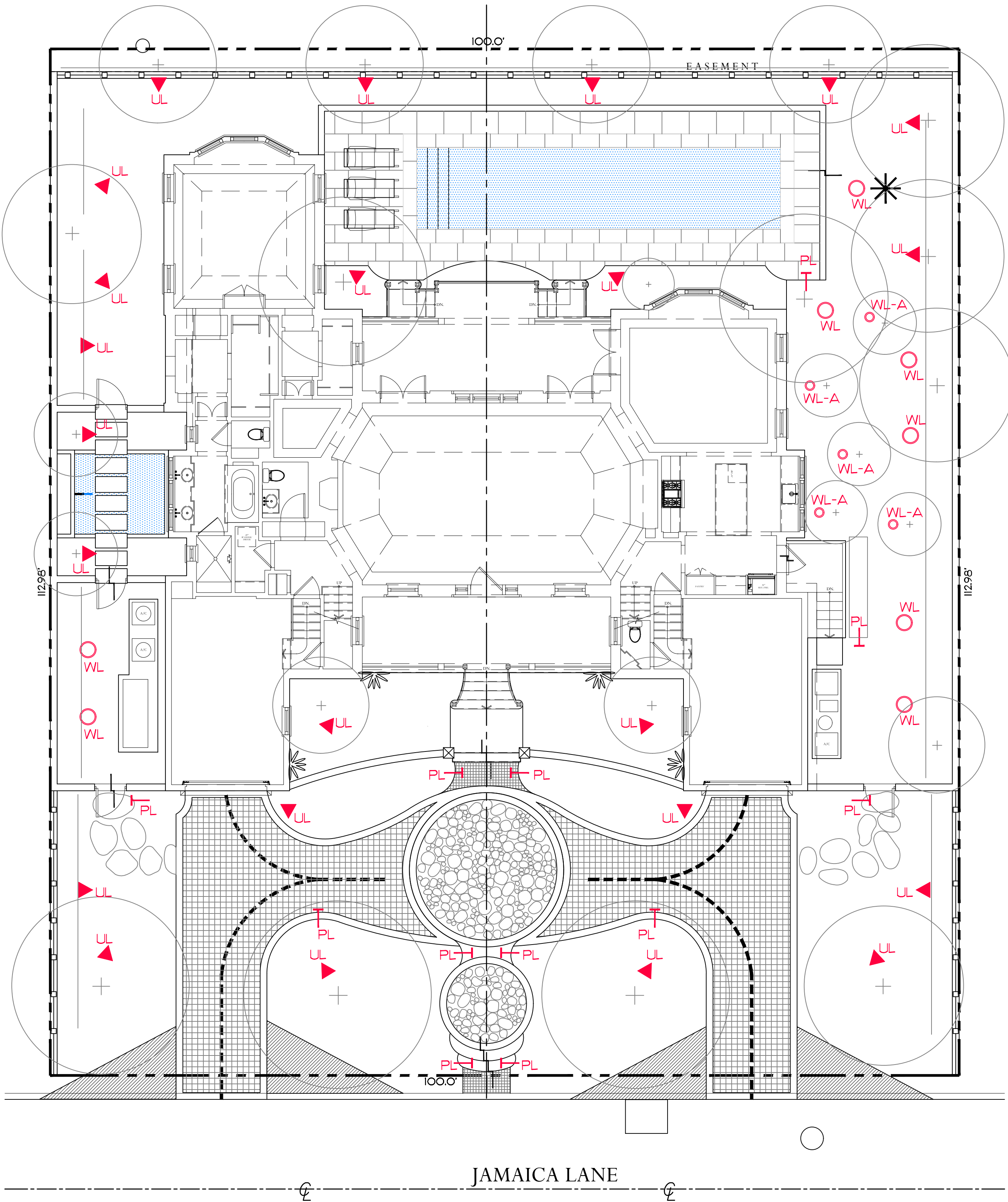
WELL LIGHT



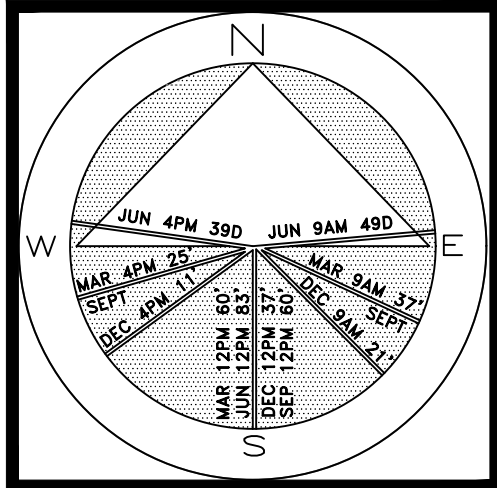
PATH LIGHT



WELL LIGHT - A



Private Residence  
269 Jamaica Ln  
Palm Beach



JOB NUMBER: # 23009.00 LA  
DRAWN BY: Grace Walton  
DATE: James Aparicio  
02.07.2023  
02.27.2023  
03.14.2023

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SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

ARC-23-047  
Landscape Lighting Plan  
SCALE IN FEET 0' 8' 16' 24'

SHEET L9.0  
64 sq. ft.  
AREA IN SQ. FT.





Front / South Elevation - Interior View



Front / South Elevation - Street View

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ARC-23-047

# Rendered Landscape Elevations

NOT TO SCALE

Private Residence  
269 Jamaica Ln  
Palm Beach

A  
D  
I  
R  
O  
L  
F

JOB NUMBER: # 23009.00 LA  
DRAWN BY: Grace Walton  
James Aparicio  
DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L10.0





West Elevation



East Elevation

Private Residence  
269 Jamaica Ln  
Palm Beach

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DRAWN BY: Grace Walton  
James Aparicio  
DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L10.1





North / Rear Elevation

Private Residence  
269 Jamaica Ln  
Palm Beach

A  
D  
I  
R  
O  
L  
F

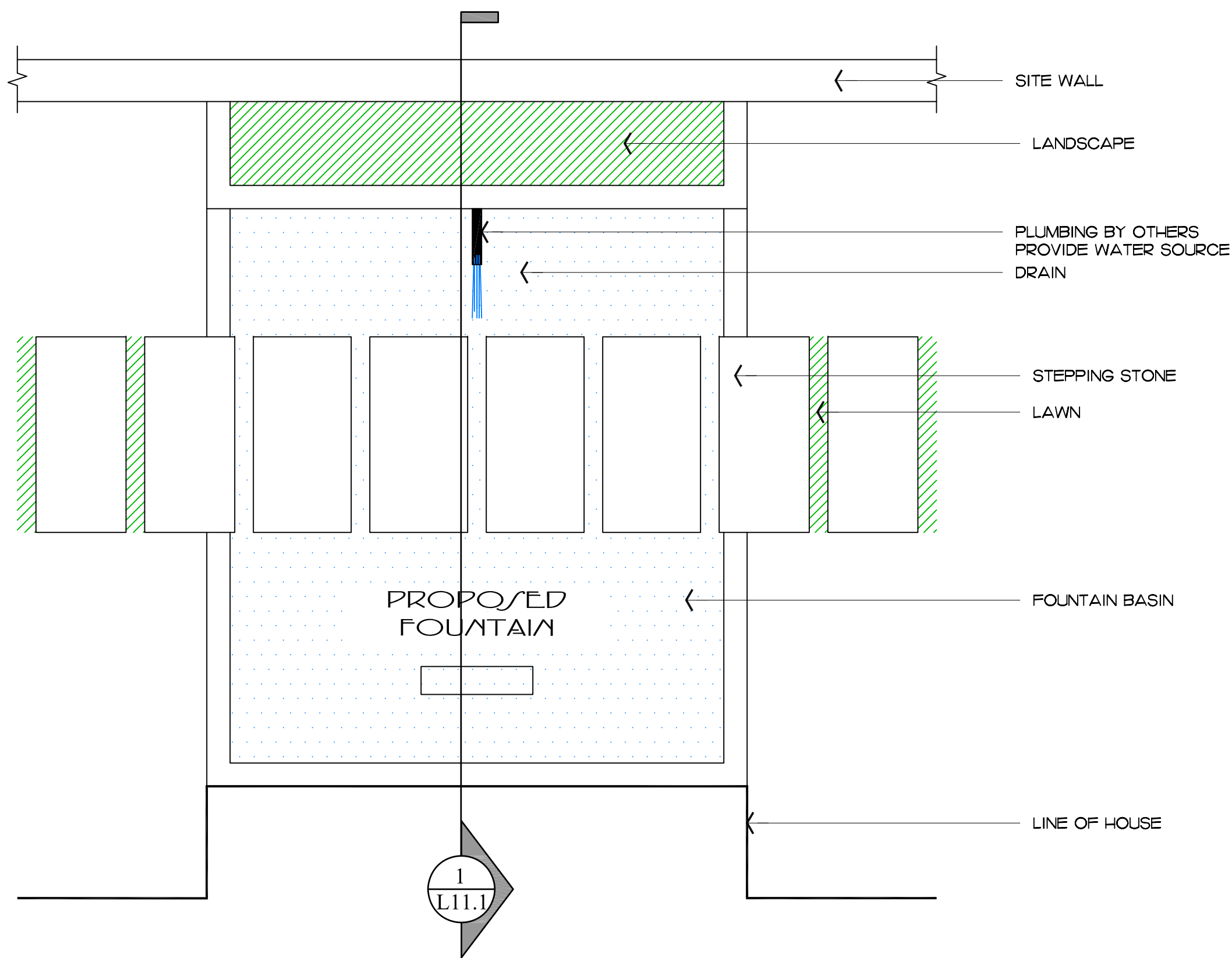
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DRAWN BY: Grace Walton  
James Aparicio  
DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L10.2



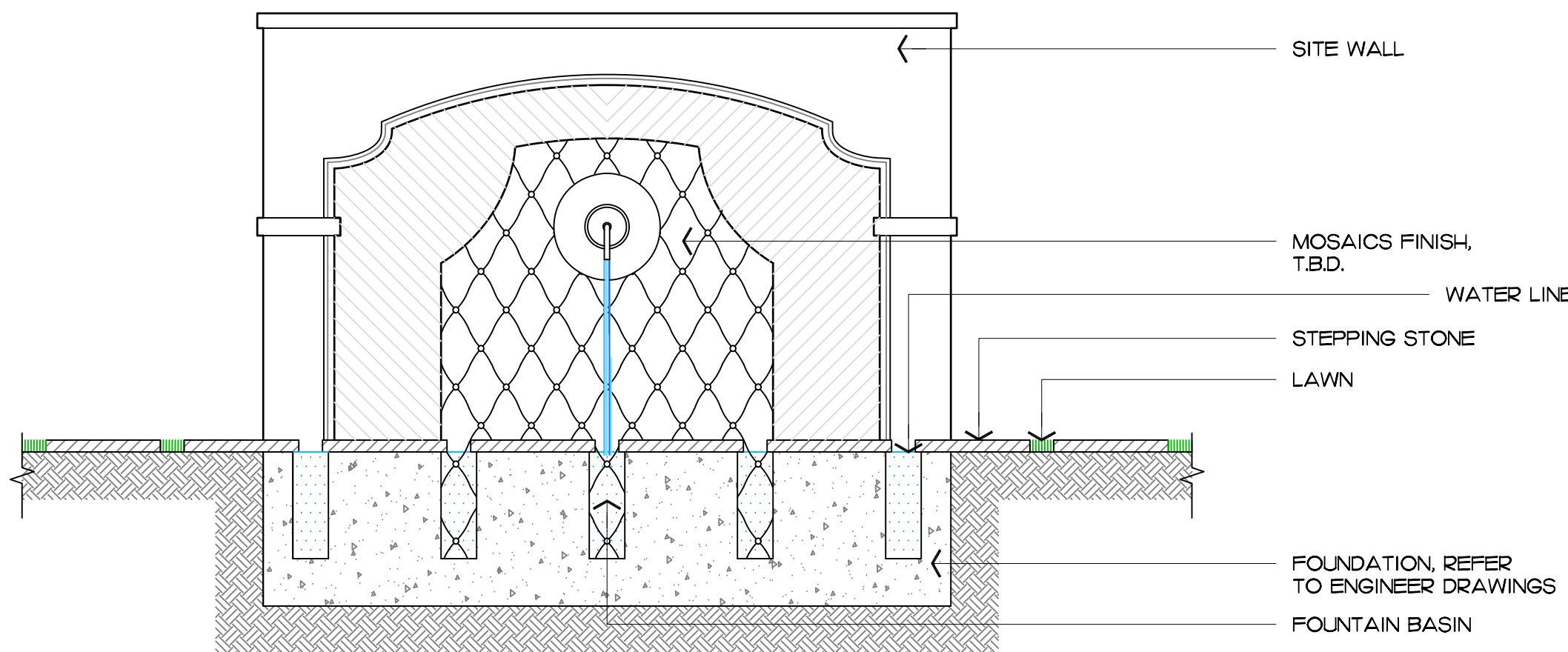
Private Residence  
269 Jamaica Ln  
Palm Beach

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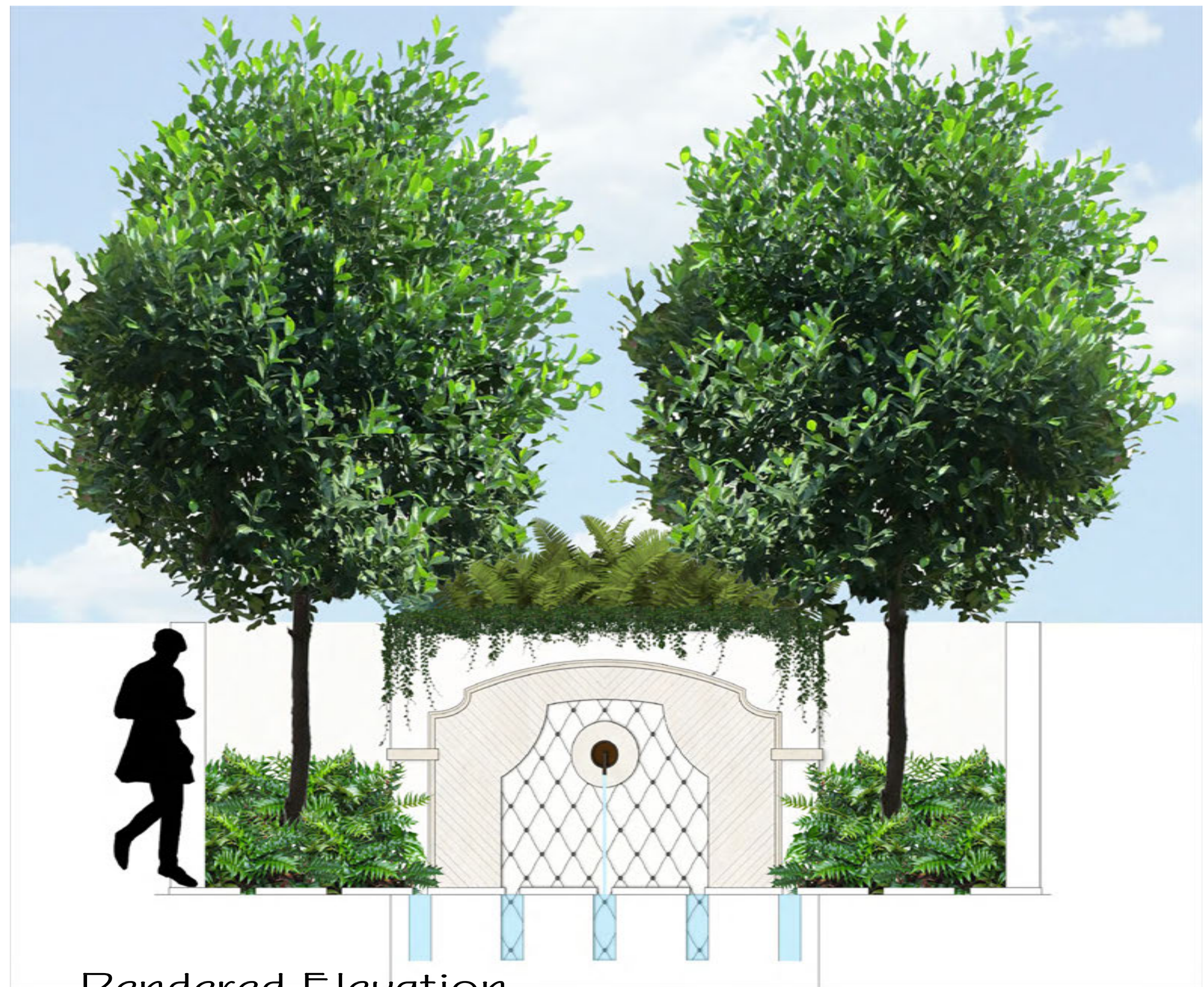
Fountain Plan

SCALE IN FEET: 1/2"=1'-0"



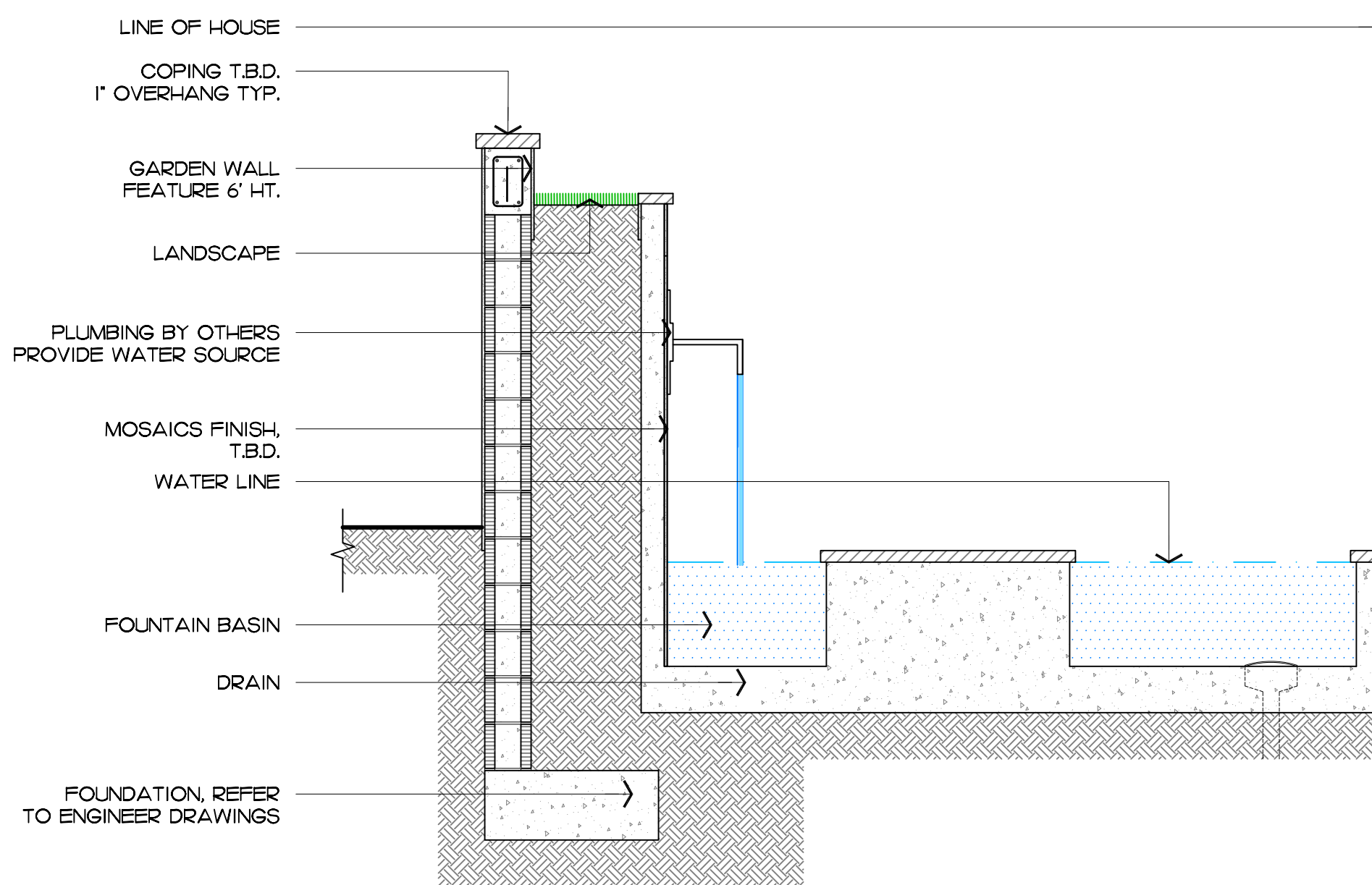
Fountain Elevation

SCALE IN FEET: 1/2"=1'-0"



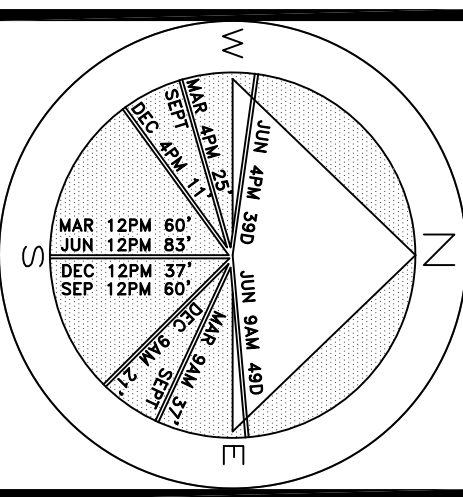
Rendered Elevation

NOTE:  
CONTRACTOR TO PROVIDE  
SHOP DRAWINGS FOR  
REVIEW AND APPROVAL



Fountain Section

SCALE IN FEET: 1/2"=1'-0"



JOB NUMBER: # 23009.00 LA  
DRAWN BY: Grace Walton  
James Aparicio  
DATE: 02.07.2023  
02.27.2023  
03.14.2023

SHEET L11.0





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

Conceptual Site Grading & Drainage Plan For:

Palm Beach, Florida

269 Jamaica Lane

Chad M. Gruber

FL P.E. No. 57466

The map illustrates the layout of the Palm Beach Country Club. The Intracoastal Waterway is located to the west of the property. North Ocean Blvd runs along the northern boundary. The clubhouse is situated near the center of the property, adjacent to the 18-hole golf course. The map shows several streets, including Adams Rd, Eden Rd, Sandpiper Dr, Tradewind Dr, Larchmont Ln, Bahamas Ln, Country Club Dr, Fairview Dr, Ridgeview Dr, El Dorado Ln, and Cherry Ln. The map also shows the location of the clubhouse and the 18-hole golf course.

5.7 +  
EXISTING ELEVATION PER WHIDDEN  
SURVEYING & MAPPING, INC. (NAVD--88)

6.00  
PROPOSED ELEVATION (NAVD--88)

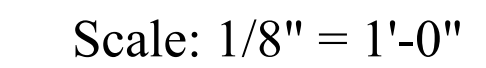
---7.00--- PROPOSED ELEVATION CONTOUR (NAVD--88)

← FLOW DIRECTION

EXFILTRATION TRENCH

AREA DRAIN

24" NYLOPLAST DRAIN BASIN  
WITH BAFFLE

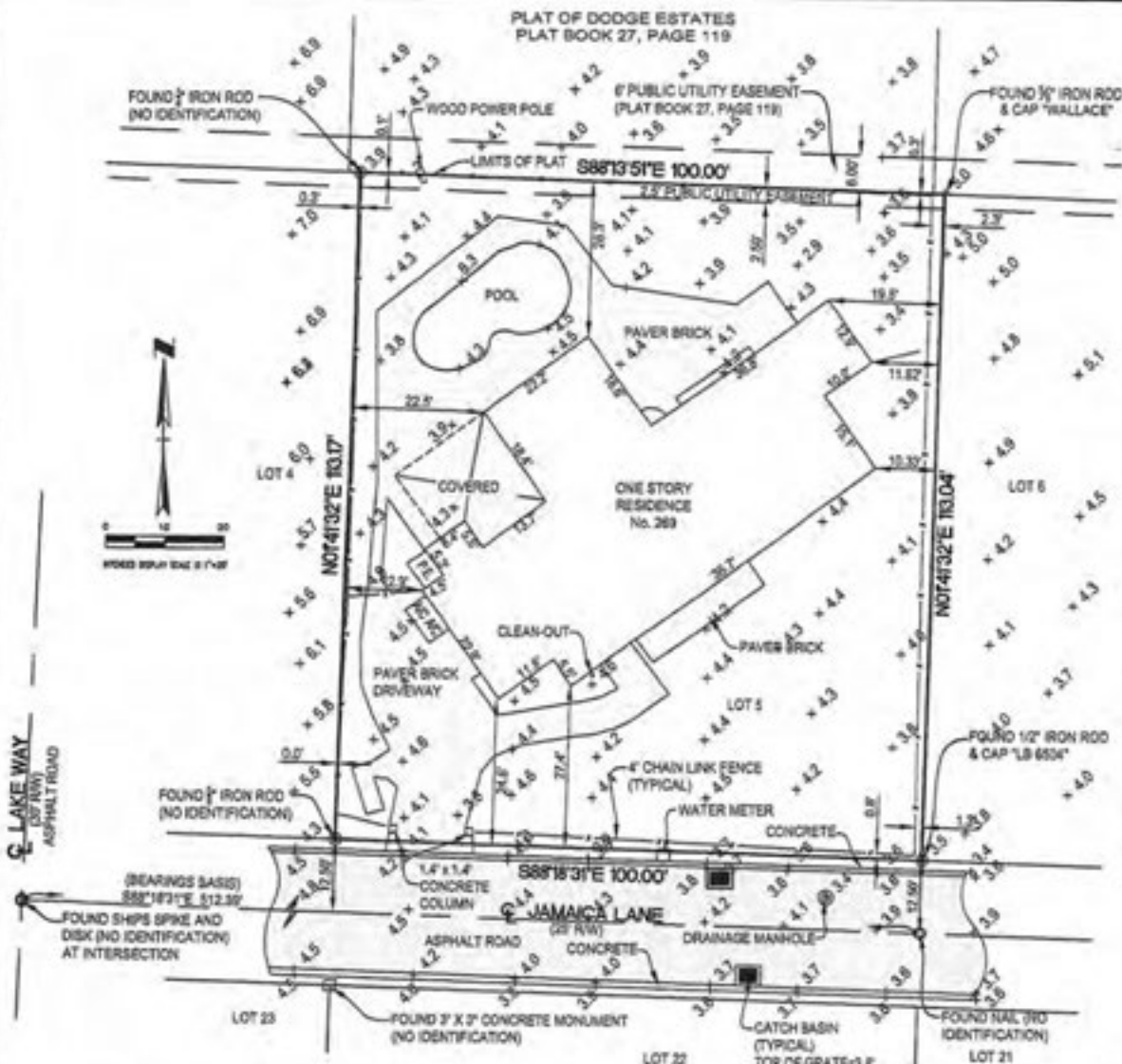


Plan Background from Hardscape Plan by  
Environment Design Group Received 2/8/23

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- 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) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- 4) 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.
- 5) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 6) Video inspection of storm drainage system required prior to installation of sod.





Property Address:  
269 JAMAICA LANE  
PALM BEACH, FL. 33480

**DESCRIPTION**  
LOT 5, JAMAICA LANE, ACCORDING TO THE MAP OR PLAT  
THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 93, OF  
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**LEGEND**  
R/W = RIGHT OF WAY  
C = CENTERLINE  
A/C = AIR CONDITIONER  
P.E. = POOL EQUIPMENT

#### SURVEY NOTES

1. BEARINGS BASE: S88°33'33"W RELATIVE TO THE SOUTH LINE OF BLOCK 35A.
2. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
4. UNDERGROUND IMPROVEMENTS, UTILITIES AND FOUNDATIONS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
5. ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
7. SURVEY BASED ON LEGAL DESCRIPTION PROVIDED BY CLIENT.

#### SURVEY CERTIFICATION

1. This Survey is for the benefit of Mamano Holdings 2022, LLC, a Florida limited liability company
2. The information provided in this Survey is based on a field survey and is in accordance with the current Minimum Standards for Land Title surveys as set forth in Chapter 472 of the Florida Statutes and the Standards of Practice according to Chapter 5J-17, Florida Administrative Code.
3. This Survey (i) was made on the ground as per attached legal description, (ii) shows the location of all easements and all other matters of records except as shown and listed in the title report and (iii) shows the location and dimension of all above ground improvements, buildings and other matters on the property, and shows the location of all abutting publicly dedicated streets providing access to the property.
4. There are no above ground encroachments or easements either way across the boundary lines of the subject property, except as shown and listed in the title report.
5. The Land Boundary Survey with improvements reflects boundary lines of the described land which "close" by surveying calculations.
6. There are no visible encroachments from the property onto adjoining property, streets or roadways or onto the property from adjoining property, streets or roadways other than as shown.
7. The property lies in a flood plain, flood way or in an area that has been identified by the Secretary of Housing and Urban Development or any other governmental authority as a flood hazard area. Flood Map No: 12099 C 0581 F, Dated: 10/05/2017, Flood Zone AE.
8. The total square foot area of the property is 11,311 square feet.
9. The elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD88) and were obtained from an NGS Benchmark "E 310" with a published elevation of 6.92' NAVD88. All spot elevations shown hereon were obtained with a Trimble S-8 Robotic Total Station with an expected vertical accuracy of 0.01'.

UPDATED 06/01/2022 TO ADD TOPOGRAPHY

SURVEY DATE: MAY 2, 2022 FIELD BOOK: W250, PG 1 JOB No.: 22-0308

Thomas E. Whidden  
Digitally signed by  
Thomas E. Whidden  
Date: 2022.06.01  
16:52:21 -0400

Thomas E. Whidden  
Professional Surveyor and Mapper  
Florida License No. 6225



Whidden Surveying & Mapping, Inc.  
9200 Belvedere Road, Ste 114  
Royal Palm Beach, FL 33411  
Phone: 561.790.5515  
Fax: 561.790.6557  
www.whiddensurveying.com  
Licensed Business No. 7232