

RECEIVED
By Antonette Fabrizi at 3:44 pm, Mar 14, 2023



Scope of Work

- * Proposed vehicular gate and adjacent columns
- * Proposed pedestrian gate

Private Residence
214 Dunbar Rd
Palm Beach

F L O R I D A

Application #:

ARC-23-042

First Submittal

Date of Presentation: 04.26.23

Sheet Index

Cover Sheet

Survey

Zoning Legend

Photo sheets of Surrounding Properties -1

Photo sheets of Surrounding Properties -2

Photo sheets of Surrounding Properties -3

SP-2 - Site Plan with Vicinity Location Map

L5b - Proposed Site Plan

L5c - Photo sheet of Surrounding Properties with Gates

G1 - Vehicular Gate Elevation Detail

G2 - Pedestrian Gate Elevation Detail

Vehicular Gate Render

Street Elevation Render

Design Team/Consultants

Landscape Architects

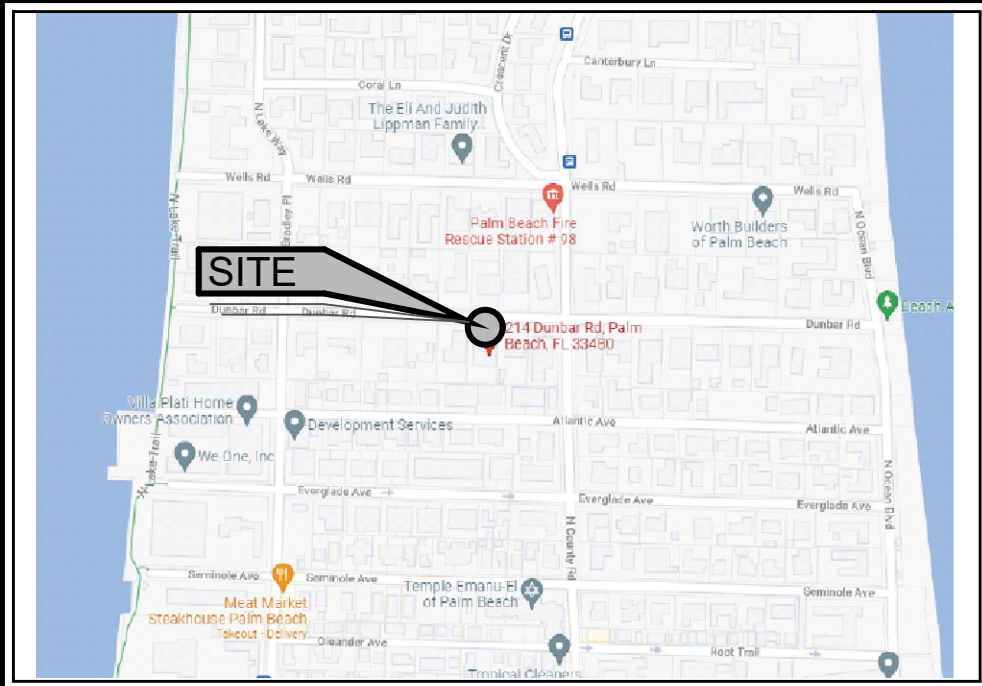
ENVIRONMENT DESIGN GROUP

139 NORTH COUNTY ROAD SUITE 20B

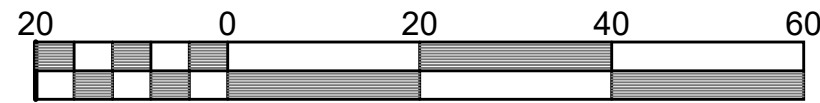
PALM BEACH, FL 33480

561.832.4600

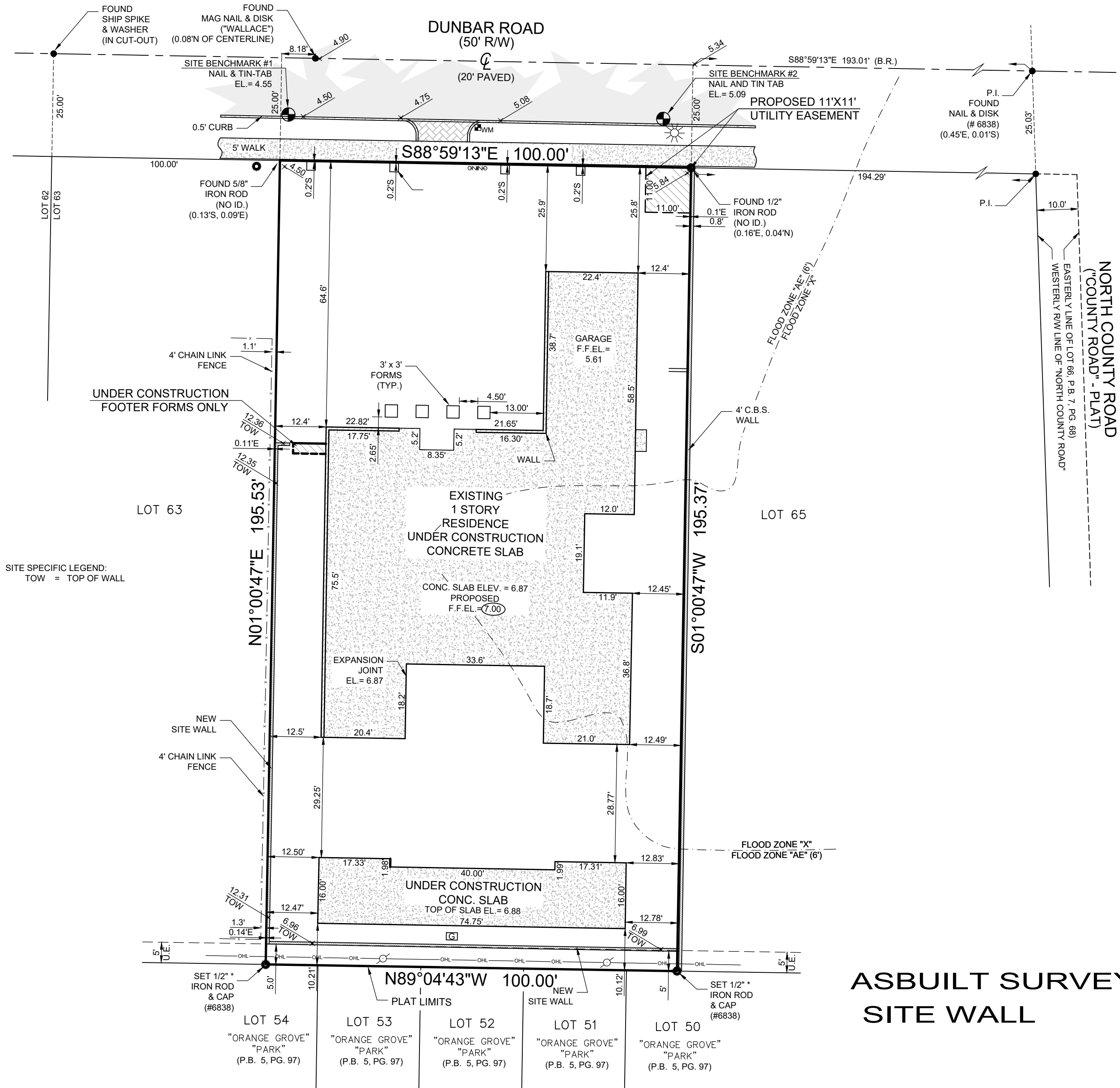
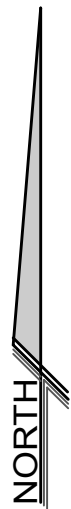
WWW.ENVIRONMENTDESIGNGROUP.COM



LOCATION MAP N.T.S.



Scale 1" = 20'



SURVEY NOTES:

- 1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- 2.) Area of subject property = 19,545 square feet (0.4487 acres).
- 3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - a) Originating benchmark = Leica Global Positioning System.
 - b) $\frac{00.00}{\text{---}}$ = existing elevation (NAVD 88 typical).
- 4.) No underground improvements located.
- 5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
- 6.) This firms "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= PAVER BRICK FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		= WOOD FENCE
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING	---	= CHAIN LINK FENCE		= WOOD POWER POLE
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	---	= WOOD FENCE		= WATER METER
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK	---	= METAL FENCE		= FIRE HYDRANT
F.F.E.L.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK	---	= CENTERLINE		= CATCH BASIN
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE	---	= EASEMENT		= SANITARY MANHOLE
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY	---	= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE	---	= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE	---	= LOT TIE		

SCALE:	1" = 20'
DRAWN BY:	PICARD (C)
FIELD WK:	J.W. / B.M.
DATE:	10/06/2022

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REVISIONS:

CERTIFIED TO: 214 Dunbar, LLC
PROPERTY ADDRESS: 214 Dunbar Road, Palm Beach, FL 33480
FLOOD ZONE: AE & X
(120220-12099C0581F 10/5/2017)
DESCRIPTION: Lot 64, ADAMS ADDITION TO PALM BEACH, according to the Plat thereof as recorded in Plat Book 7, Page 68, Public Records of Palm Beach County, Florida.

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE Y221082

REF: P91/20
E43/57
T45/23
N39/19
N39/41
N39/42
B93/22

Y220116 Y220991
Y211020 Y221026
PREV. Y211364-siteplan
JOB NO'S. Y220316
Y220380

JOB NO. Y221082

M - 5027 - H



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	214 DUNBAR ROAD		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	TWO STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ.FT.	19,532 SQ.FT.	19,532 SQ.FT.
6	Lot Depth	100.00'	195.53'	195.53'
7	Lot Width	100.00'	100.00'	100.00'
8	Lot Coverage (Sq Ft and %)	40%(1)-30%(2)	7,343.01 (37.59%)	7,343.01 (37.59%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	NA	7,323.01 SQ.FT.	7,323.01 SQ.FT.
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.30	3.763	3.763
11	*Front Yard Setback (Ft.)	25'(1)-35'(2)	25.9'	25.9'
12	* Side Yard Setback (1st Story) (Ft.)	12.50'(W+E)	12.2'W / 12.5'E	12.2'W / 12.5'E
13	* Side Yard Setback (2nd Story) (Ft.)	15.00'(W+E)	NA	NA
14	*Rear Yard Setback (Ft.)	10'(1)-15'(2)	10.0'	10.0'
15	Angle of Vision (Deg.)	100	84	84
16	Building Height (Ft.)	14'(1)-22'(2)	11.33'	11.33'
17	Overall Building Height (Ft.)	22'(1)-30'(2)	16.0'	16.0'
18	Crown of Road (COR) (NAVD)	NA	5.26'	5.26'
19	Max. Amount of Fill Added to Site (Ft.)	NA	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	7.00'	7.00'
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	7.00'	7.00'
22	FEMA Flood Zone Designation	NA	X	X
23	Base Flood Elevation (BFE)(NAVD)		7.00'	7.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	45%	NA	NA
25	Perimeter LOS (Sq Ft and %)	50%	NA	NA
26	Front Yard LOS (Sq Ft and %)	40%	NA	NA
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

If value is not applicable, enter N/A

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

If value is not changing, enter N/C

SURROUNDING PROPERTIES



NORTH COUNTY ROAD - NORTH TO SOUTH



DUNBAR ROAD - EAST



SUBJECT PROPERTY
280 NORTH COUNTY ROAD



DUNBAR ROAD - WEST

SURROUNDING PROPERTIES



225 DUNBAR ROAD



225 DUNBAR ROAD



215 DUNBAR ROAD



215 DUNBAR ROAD



211 DUNBAR ROAD



211 DUNBAR ROAD

SURROUNDING PROPERTIES



224 DUNBAR ROAD



214 DUNBAR ROAD



210 DUNBAR ROAD



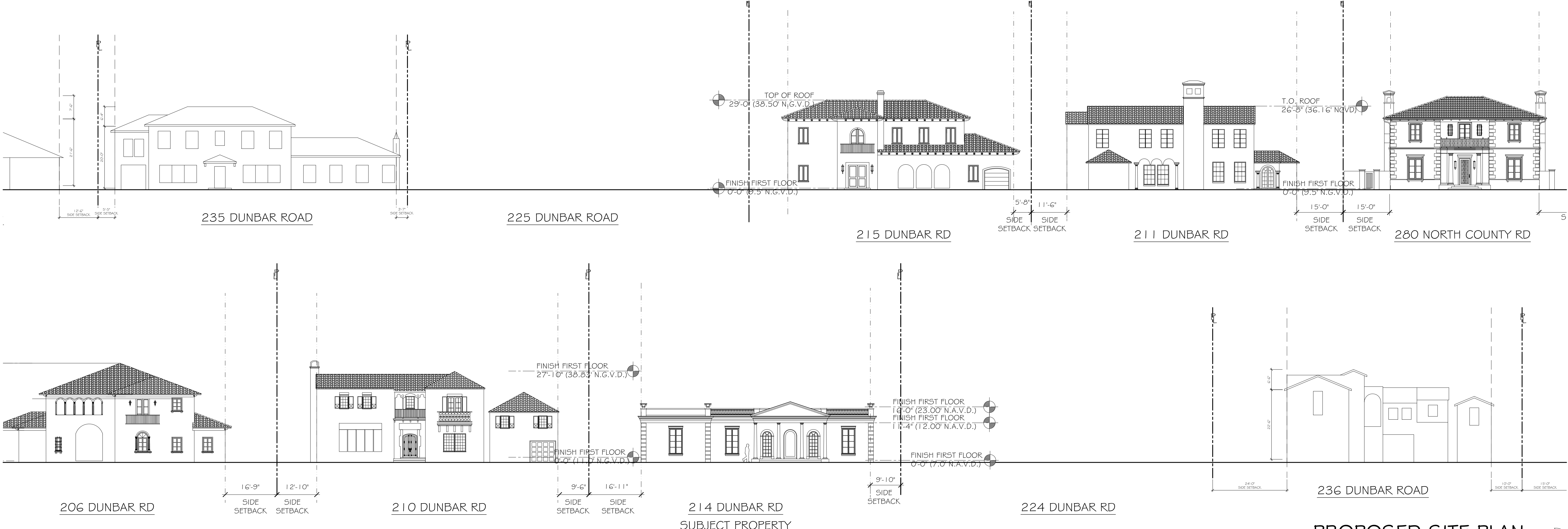
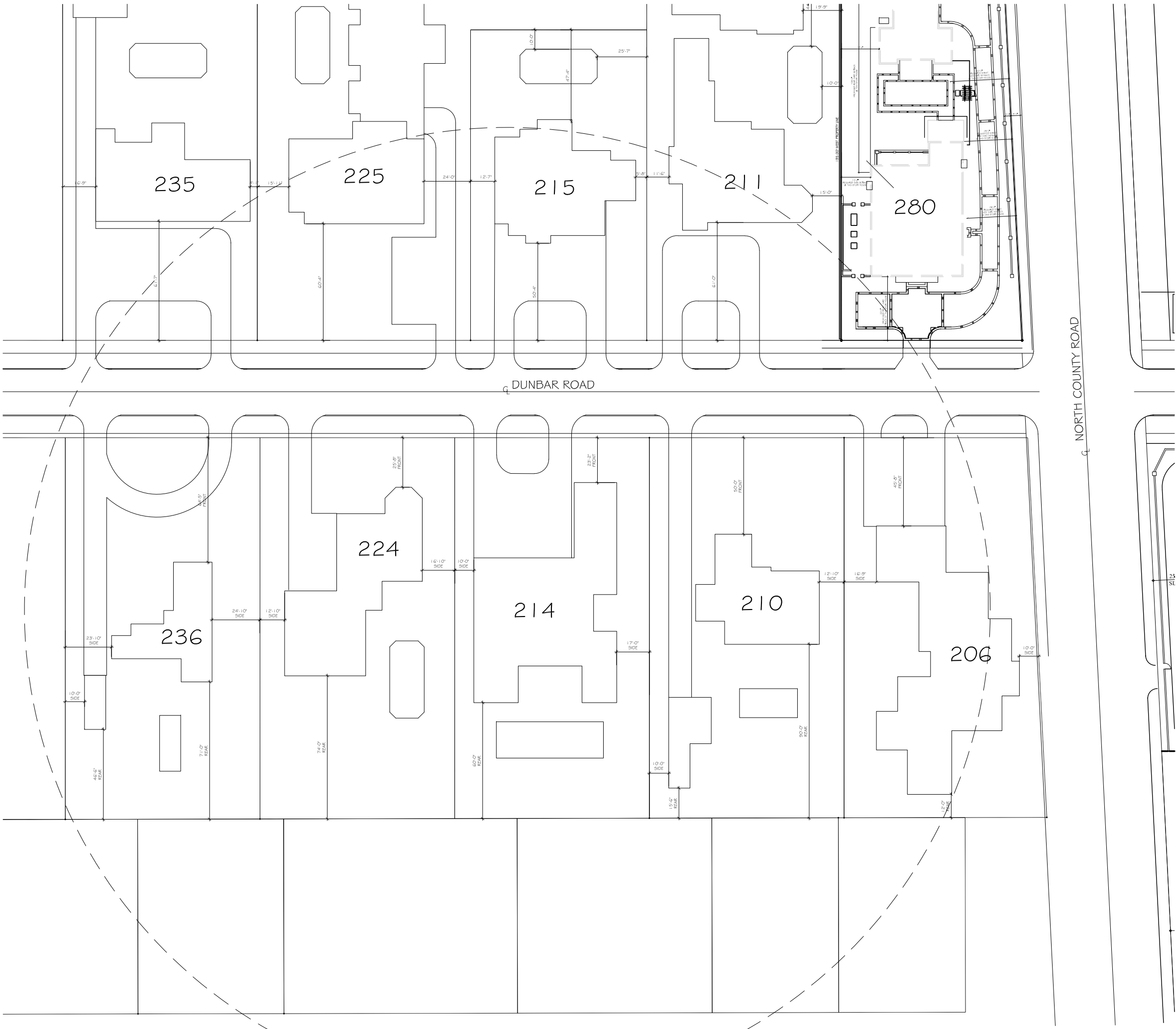
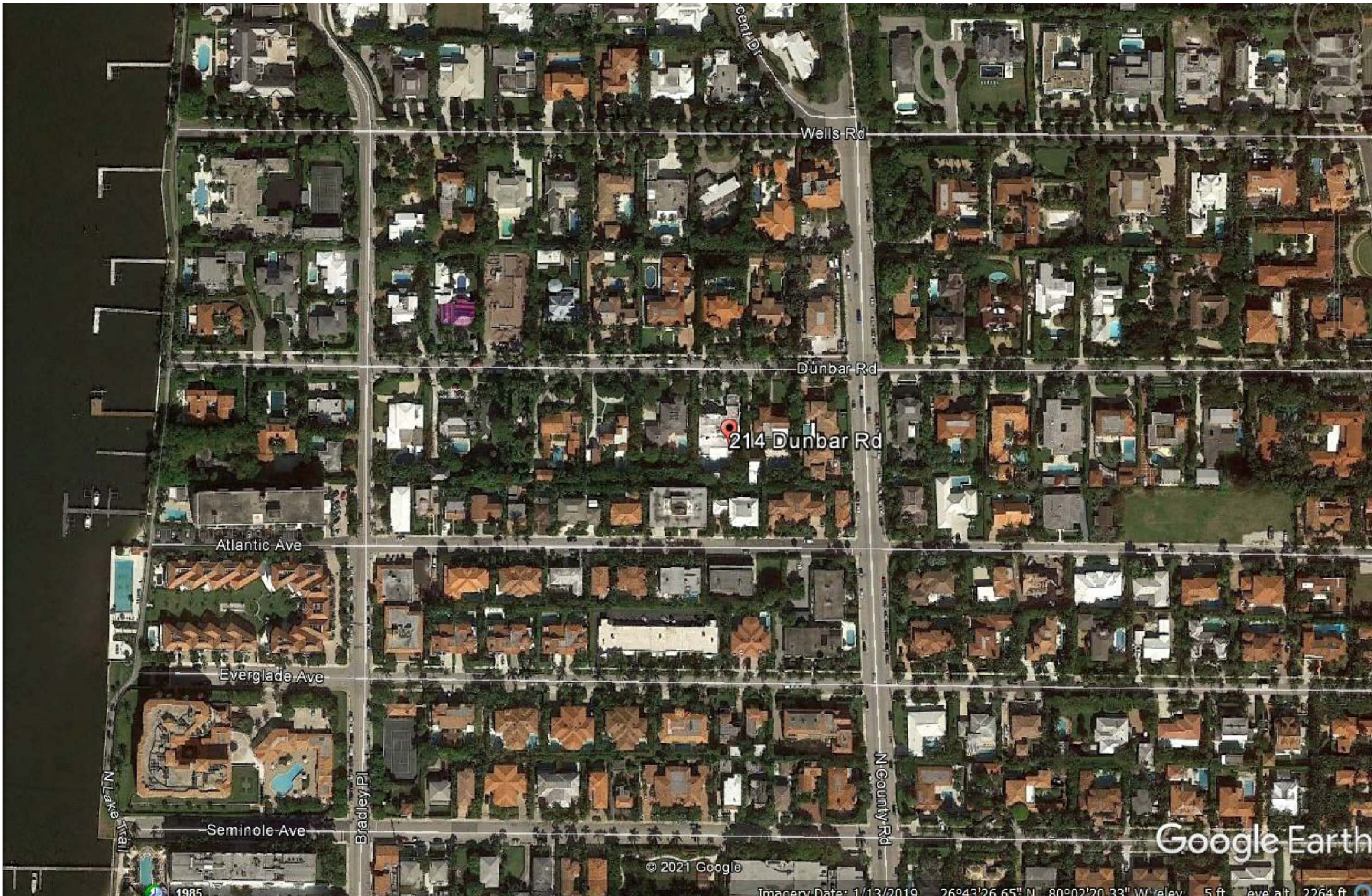
210 DUNBAR ROAD



206 DUNBAR ROAD

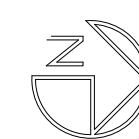


206 DUNBAR ROAD



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
214 DUNBAR, LLC
PALM BEACH, FLORIDA 33480

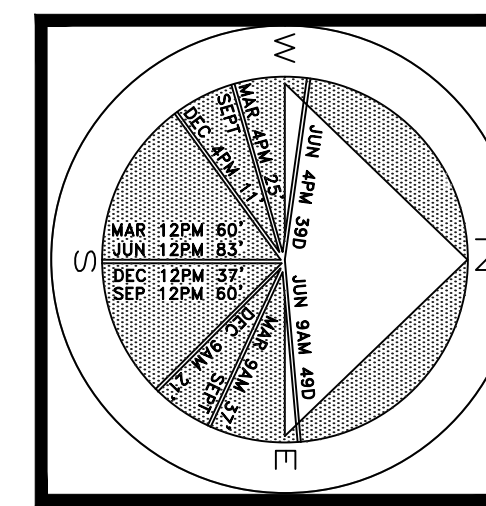
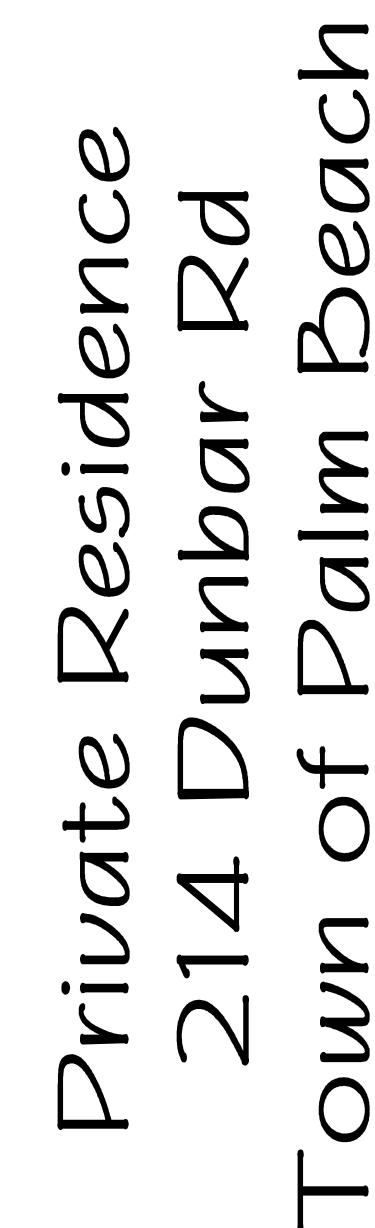
A.A. #001345
A.R. #10,181
PATRICK W. SEBASTIAN
A.A. #10,181
REGISTERED ARCHITECT

REVISIONS:

SHEET NUMBER:
SP-2
ISSUE DATE: 2-9-21
JOB #: B-028-2021

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE R-B		R-B	R-B
LOT AREA	10,000 S.F. MINIMUM	19,532 SF	19,532 SF
LANDSCAPE OPEN SPACE	MINIMUM 45% 8,789 S.F.	42.1% 8,236 SF	42.23% 8,259 S.F.
FRONT YARD LANDSCAPE OPEN SPACE	MINIMUM 40% 1,000 S.F.	71.0% 1,783 SF	84.6% 2,116 S.F.
PERIMETER LANDSCAPE OPEN SPACE	MINIMUM 50% 4,394 S.F.	85.1% 4,677 SF	92.38% 5,091 S.F.

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE R-B		R-B	R-B
LOT AREA	10,000 S.F. MINIMUM	19,532 SF	19,532 SF
LANDSCAPE OPEN SPACE	MINIMUM 45% 8,789 S.F.	42.1% 8,236 SF	42.23% 8,259 S.F.
FRONT YARD LANDSCAPE OPEN SPACE	MINIMUM 40% 1,000 S.F.	71.0% 1,783 SF	84.6% 2,116 S.F.
PERIMETER LANDSCAPE OPEN SPACE	MINIMUM 50% 4,394 S.F.	85.1% 4,677 SF	92.38% 5,091 S.F.



JOB NUMBER: # 21026.00 LA
DRAWN BY: Matt Jackman
DATE: 03.01.2020
04.15.2020
11.02.2021
12.13.2021
03.17.2022
04.13.2022
04.28.2022
06.07.2022
06.28.2022
02.09.2023

SHEET L5b

ARC-23-042

Site Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.



245 DUNBAR RD.



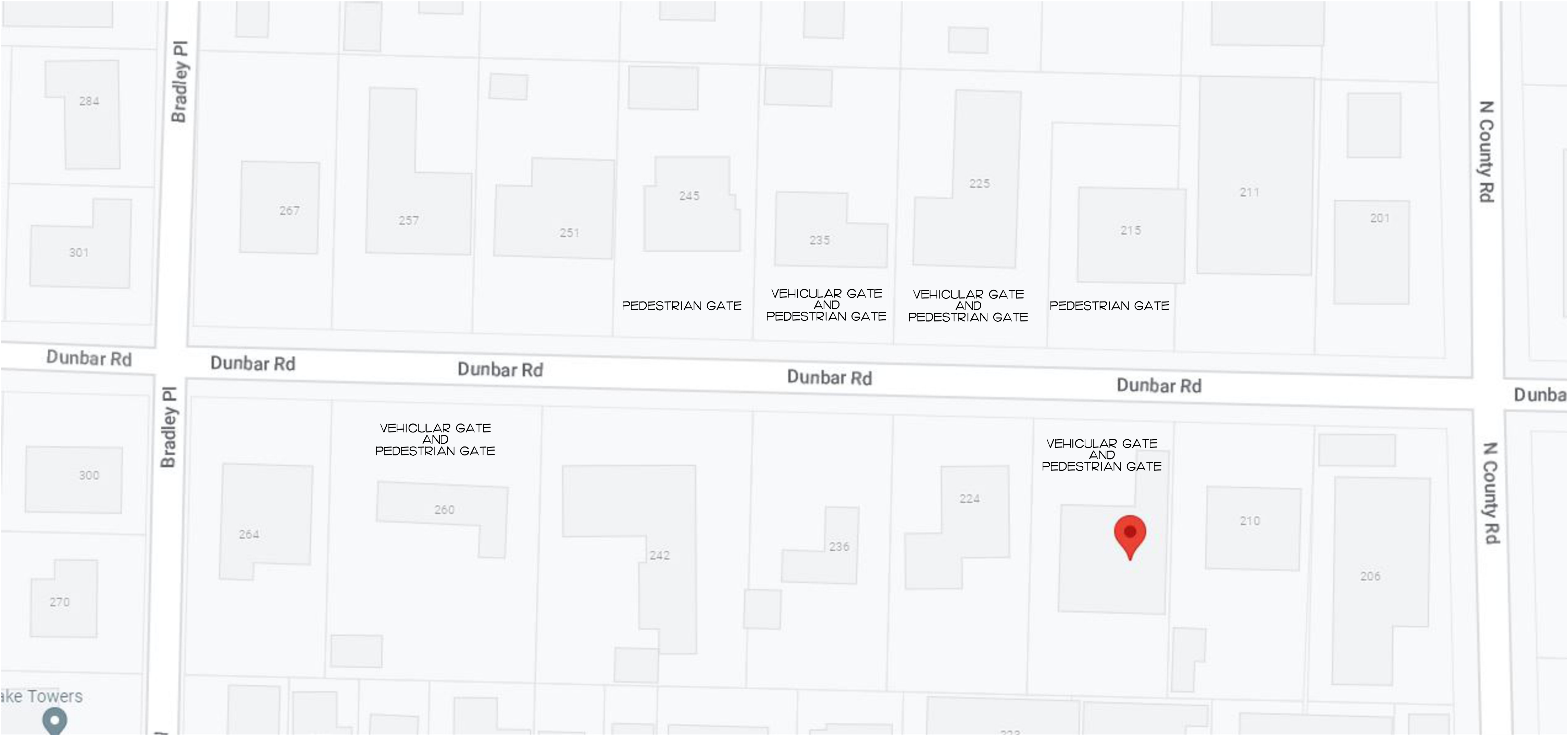
235 DUNBAR RD.



225 DUNBAR RD.



215 DUNBAR RD.



262 DUNBAR RD.



214 DUNBAR RD.
SUBJECT PROPERTY

ENVIRONMENT
DESIGN
GROUP

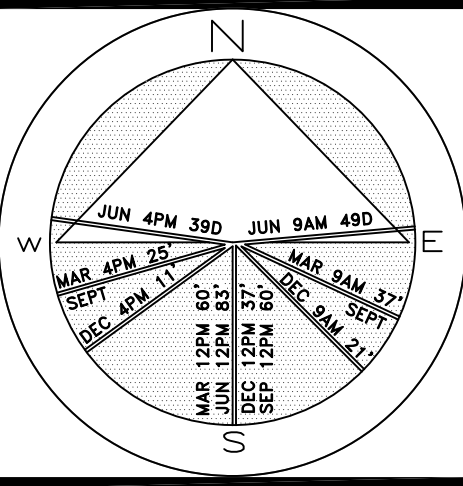
139 North County Road 5420-B
Phone: 561.832.4600

Palm Beach, FL 33480
Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

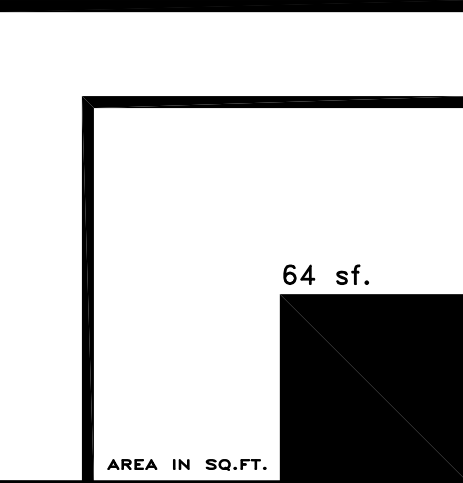
Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
214 Dunbar Rd
Town of Palm Beach



JOB NUMBER: # 21026.00 LA
DRAWN BY: Grace Walton
DATE: 03.01.2021

SHEET L5c



COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2021
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 indemnify 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.

ARC-23-042
Surrounding Properties with Gates
NOT TO SCALE

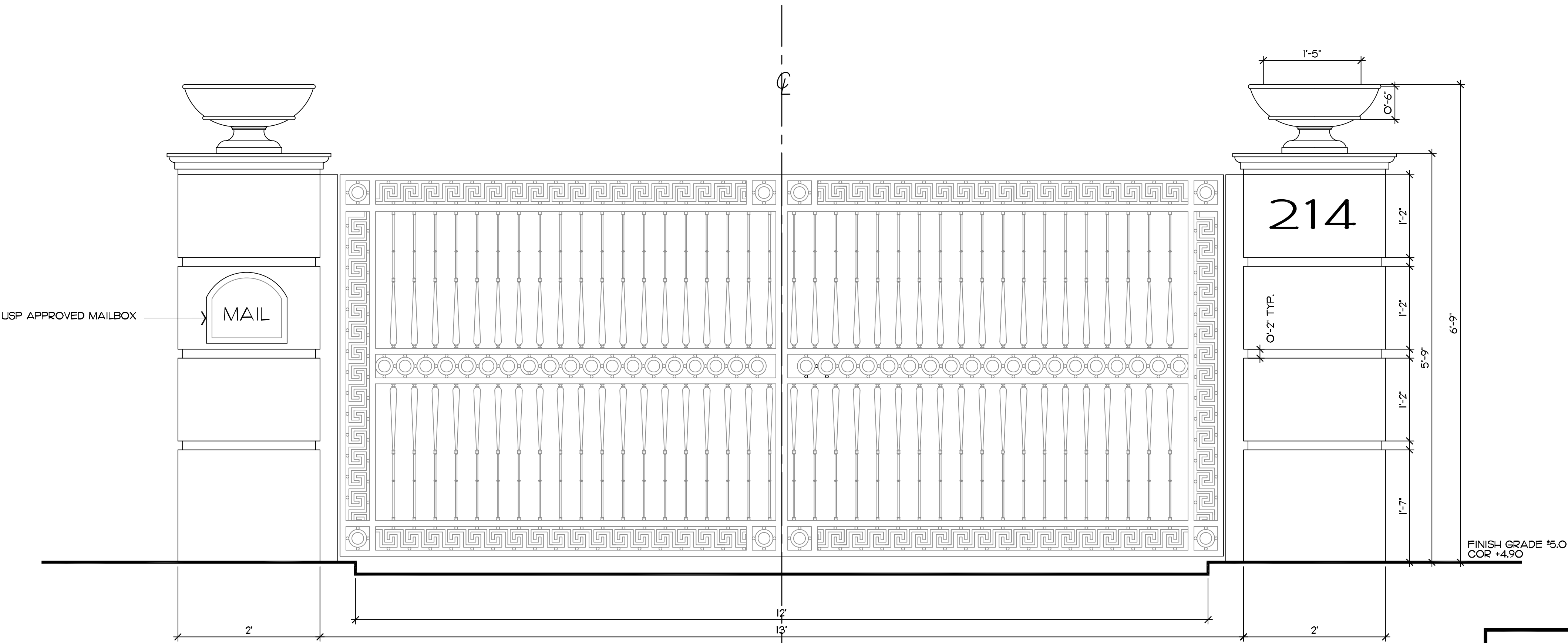
Private Residence
214 Dunbar Rd
Town of Palm Beach

F L O R I D A



Gate Elevation

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



Gate Plan Layout

SCALE: 1"=1'-0"

NOTES:
CONTRACTOR TO PROVIDE SHOP DRAWINGS
TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL
IRON WORK FINISH
COLOR BLACK Q029 BY FINE PAINTS OF EUROPE TO
MATCH FRONT FLOOR

JOB NUMBER: # 21026.00 LA
DRAWN BY: Lauren Freeman
DATE: 03.17.2022
04.13.2022
04.28.2022
01.18.2023

SHEET G1

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

COPYRIGHT: 2021
The following drawings are instruments of
service to the Landscape Architect. They
are not products of design. All ideas,
designs, arrangements and plans indicated
or represented by this/these drawings are
owned by and the property of the designer,
and were created, evolved and developed
for use on and in connection with this
project. None of such ideas, designs,
arrangements or plans shall be used by
or disclosed to any person, firm or
corporation without the written permission
of the Landscape Architect.

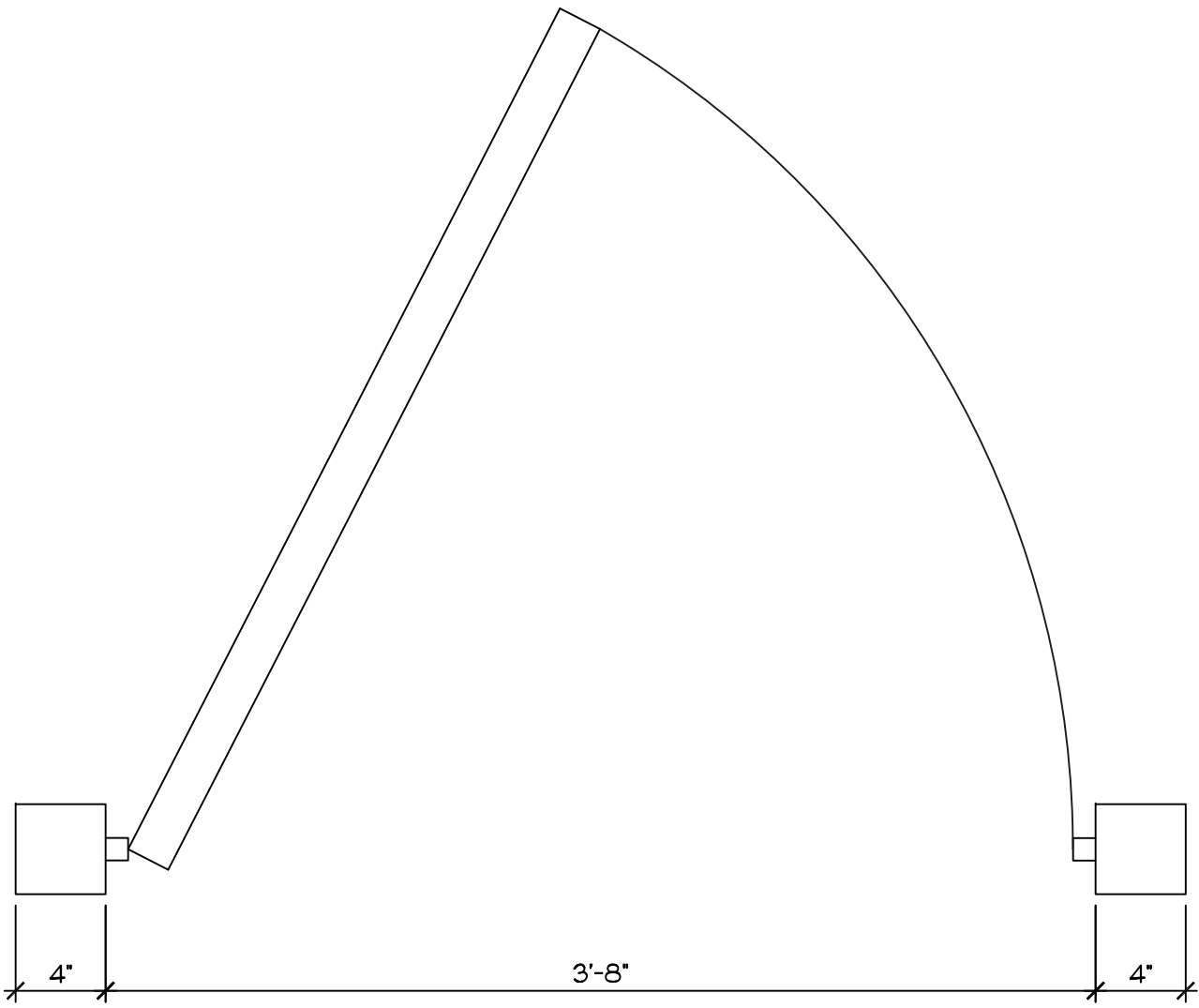
DISCLAIMER: 2021
Construction, as the term is generally
understood, and that ENVIRONMENT DESIGN
GROUP does not provide landscape architectural
services during construction, including on-site
monitoring, site visits, shop drawing review,
design clarification, etc., the client agrees to
indemnify and hold 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.

ARC-23-042
Gate Elevation Detail
SCALE: AS SHOWN

Private Residence
214 Dunbar Rd
Town of Palm Beach

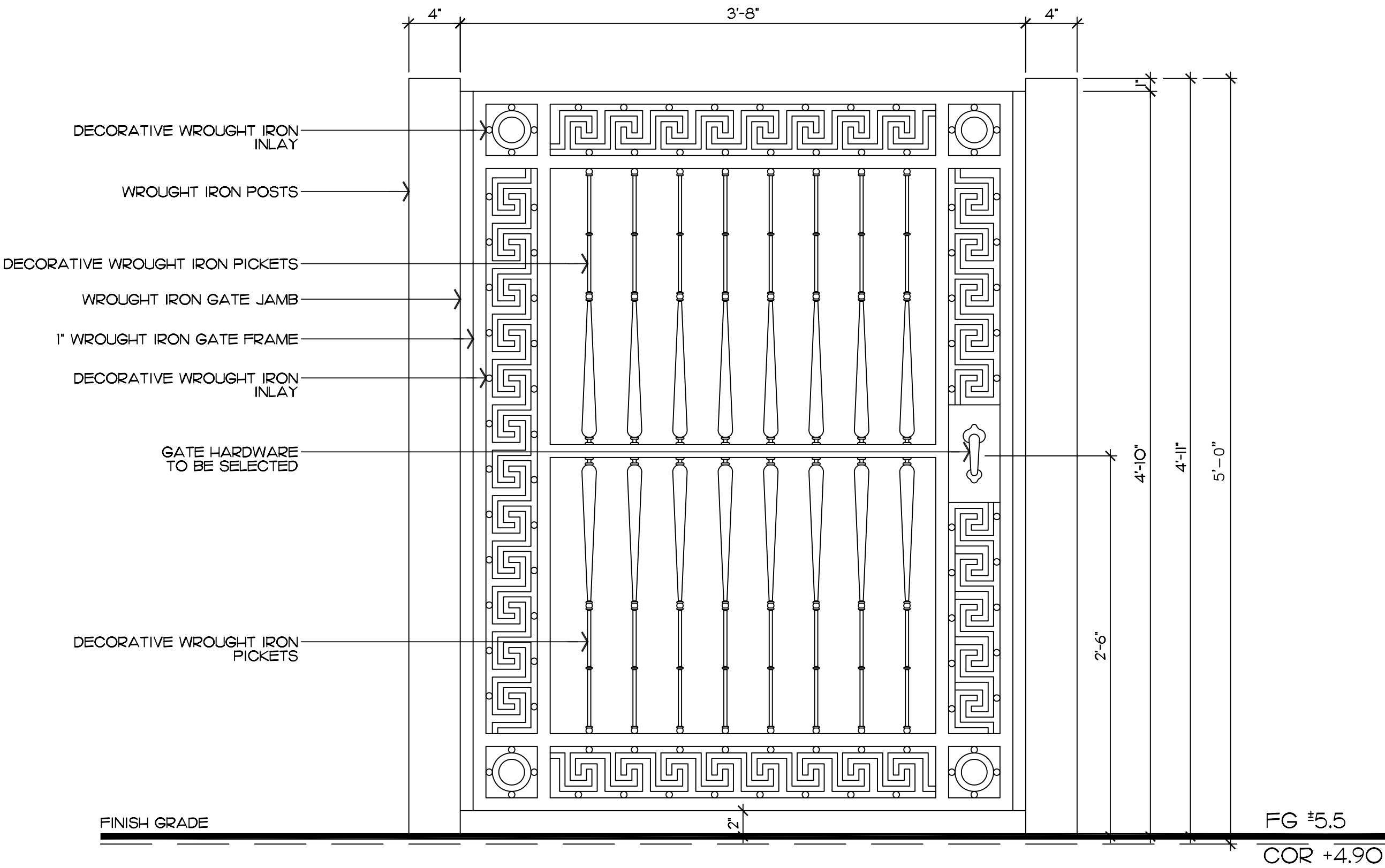
F L O R I D A

JOB NUMBER: # 21026.00 LA
DRAWN BY: Lauren Freeman
DATE: 03.17.2022
04.13.2022
04.28.2022



Gate Plan Layout

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



Gate Elevation

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

NOTES:
CONTRACTOR TO PROVIDE SHOP DRAWINGS
TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL
PROVIDE KEY PAD LOCK LOCK FOR ALL (3) PEDESTRIAN
GATES
COLOR BLACK 0029 BY FINE PAINTS OF EUROPE TO
MATCH FRONT FLOOR

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

COPYRIGHT: 2021
The following drawings are instruments of
service to the Landscape Architect. They
are not products of design. All ideas,
designs, arrangements and plans indicated
or represented by this/these drawings are
owned by and the property of the designer,
and were created, evolved and developed
for use on and in connection with this
project. None of such ideas, designs,
arrangements or plans shall be used by
or disclosed to any person, firm or
corporation without the written permission
of the Landscape Architect.

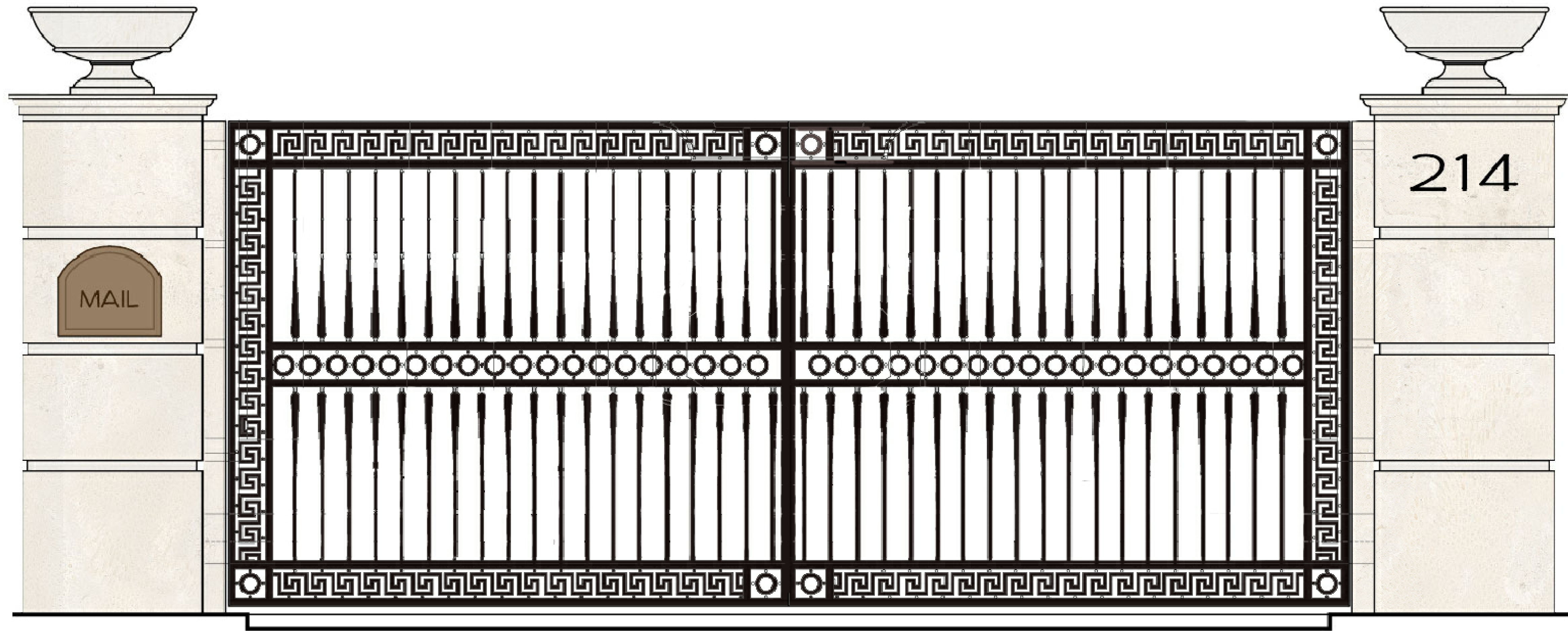
DISCLAIMER: 2021
Construction, as the term is generally
understood, and that ENVIRONMENT DESIGN
GROUP does not provide landscape architectural
services during construction, including on-site
monitoring, site visits, shop drawing review,
design clarification, etc., the client agrees to
indemnify and hold 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.

ARC-23-042

Gate Elevation Detail

SCALE: AS SHOWN

SHEET G2



Private Residence
214 Dunbar Rd
Town of Palm Beach

F L O R I D A

JOB NUMBER: # 21026.00 LA
DRAWN BY: Alex Bugrii
DATE: 01.19.25

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

COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2021
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 indemnify 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.

ARC-23-042
Gate Elevation Rendering

SCALE: NTS



Private Residence
214 Dunbar Rd
Town of Palm Beach

F L O R I D A

JOB NUMBER: # 21026.00 LA
DRAWN BY: Alex Bugrii
DATE: 01.19.25

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

COPYRIGHT: 2023
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2023
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 indemnify 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.

ARC-23-042
Gate Elevation Rendering

SCALE: NTS