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ARCHITECT

DANIEL KAHAN
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

CONTRACTOR

JOSH PERTNOY
SHAPIRO | PERTNOY CONSTRUCTION GROUP
3222 COMMERCE PLACE, SUITE C
WEST PALM BEACH, FLORIDA 33407
(561) 793-5852

FINAL SUBMITTAL 03/14/2022

SCOPE OF WORK:

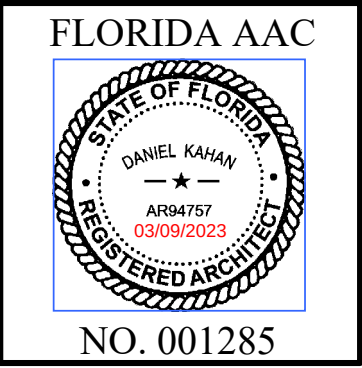
- Designed in accordance with Florida Building Code Existing 2020, Seventh Edition
- New gates, two locations

241 JUNGLE ROAD, PALM BEACH, FLORIDA

SHEET INDEX							
Page		Sheet Title		Page		Sheet Title	
2	Streetscape, Vicinity Map						
3	Photoboard 1						
4	Photoboard 2						
5	Photoboard Gates 1						
6	Photoboard Gates 2						
7	Photoboard Front Gate Location						
8	Site Plan - Existing and Proposed						
9	Proposed Site Plan						
10	Exist. and Proposed East Elevation						
11	Exist. and Proposed North Elevation						
12	Front Gate Rendering						
13	Garage Gate Rendering						
14	Proposed Doors At Front Details						
15	Proposed Gate At Garage Details						
16	Property Survey						

INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •



HAROLD J. SMITH
REGISTERED ARCHITECT 8742

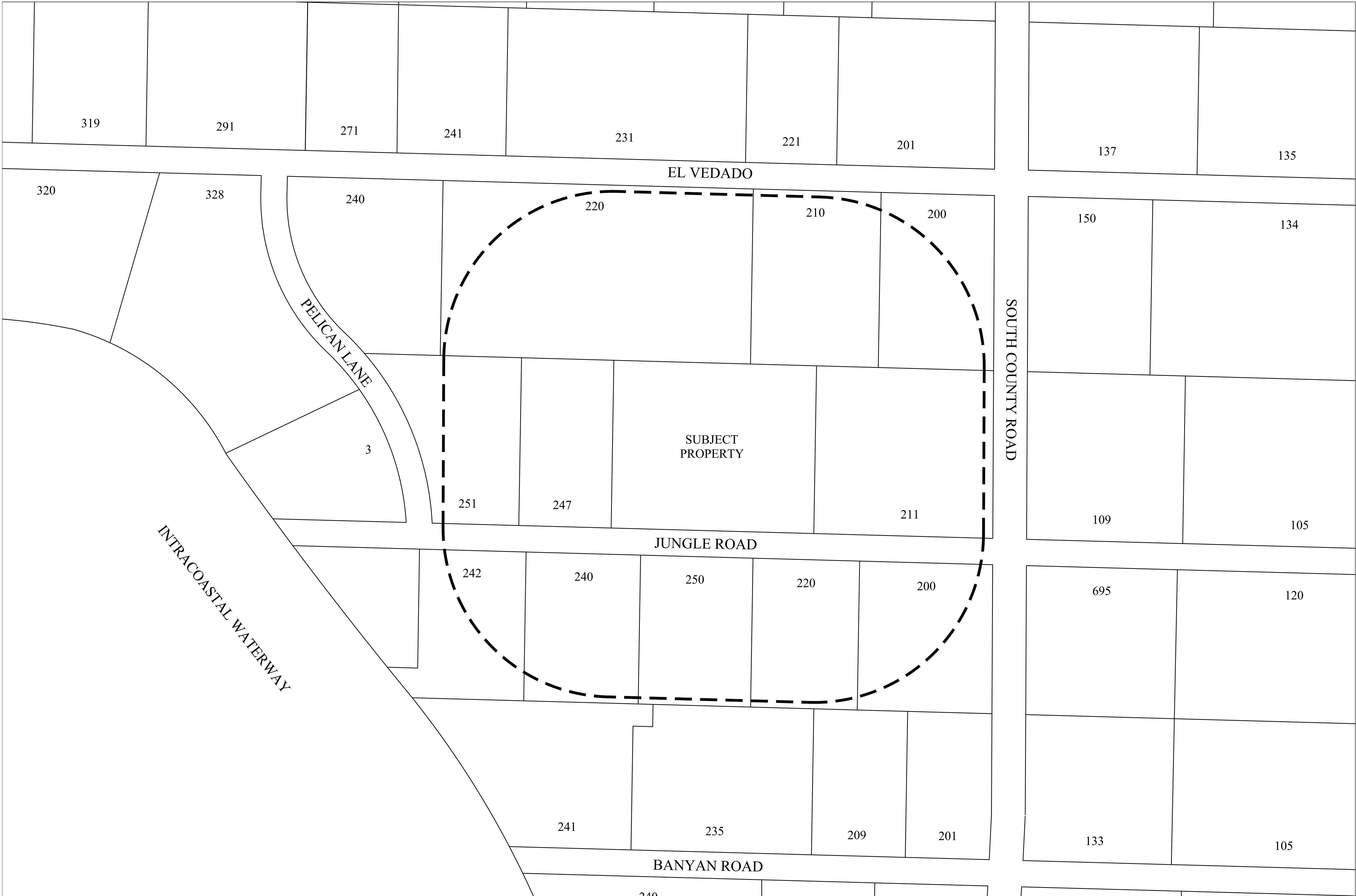
JONATHAN C. MOORE
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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

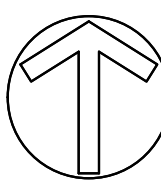
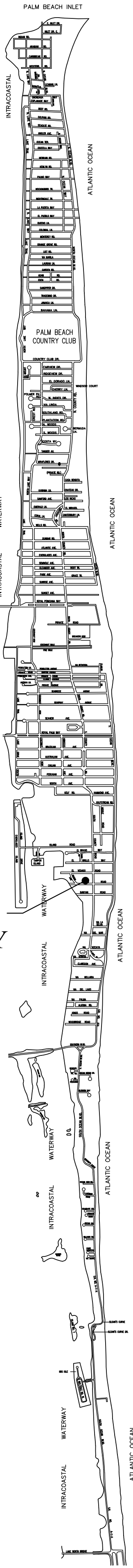
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB.	2023-01-23

NO:
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SHEET:



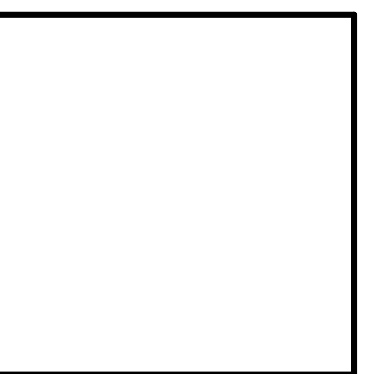
SUBJECT PROPERTY



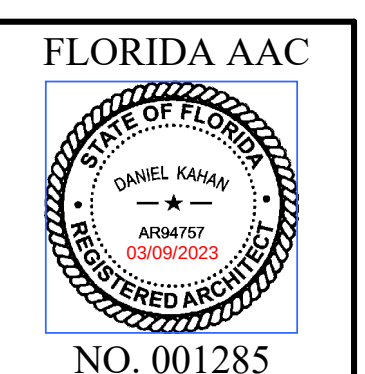
VICINITY MAP
NOT TO SCALE



SOUTH ELEVATION W/ NEIGHBORING PROPERTIES
NOT TO SCALE



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200 JUNGLE ROAD



220 JUNGLE ROAD



250 JUNGLE ROAD



250 JUNGLE ROAD



240 JUNGLE ROAD



242 JUNGLE ROAD



242 JUNGLE ROAD



3 PELICAN LANE



251 JUNGLE ROAD



247 JUNGLE ROAD

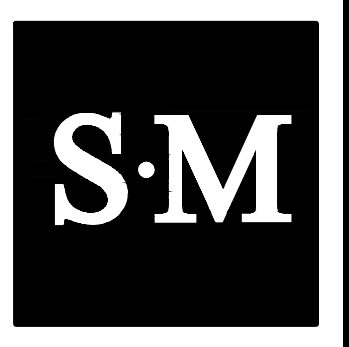


241 JUNGLE ROAD
SUBJECT PROPERTY

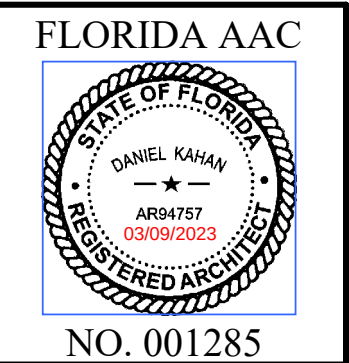


211 JUNGLE ROAD

JUNGLE ROAD - SURROUNDING PROPERTIES



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ENTRY TO ALLEYWAY FROM PELICAN LANE



240 EL VEDADO RD



251 JUNGLE RD



220 EL VEDADO RD



247 JUNGLE RD



SITE - 241 JUNGLE RD



SITE - 241 JUNGLE RD



LOOKING DOWN ALLEYWAY



210 EL VEDADO RD

JUNGLE RD ALLEY - SURROUNDING PROPERTIES



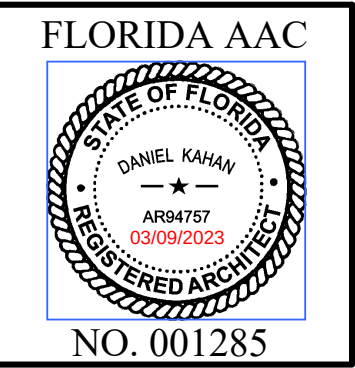
INTERIOR ALTERATIONS TO

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291 EL VEDADO



291 EL VEDADO



231 EL VEDADO



201 EL VEDADO



328 EL VEDADO



220 EL VEDADO



328 EL VEDADO



220 EL VEDADO



328 EL VEDADO



211 JUNGLE RD

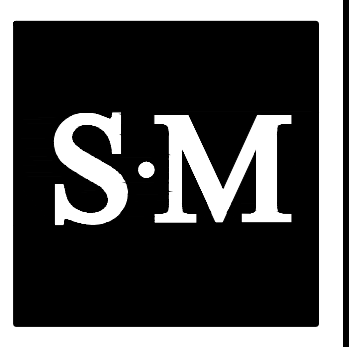


200 JUNGLE ROAD

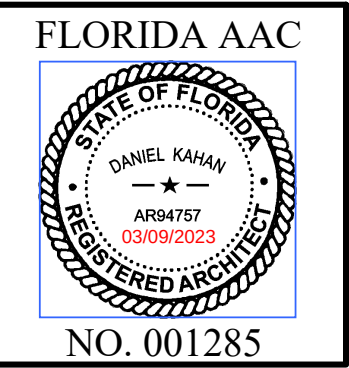


200 JUNGLE ROAD

JUNGLE ROAD - SURROUNDING GATES



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336 EL VEDADO



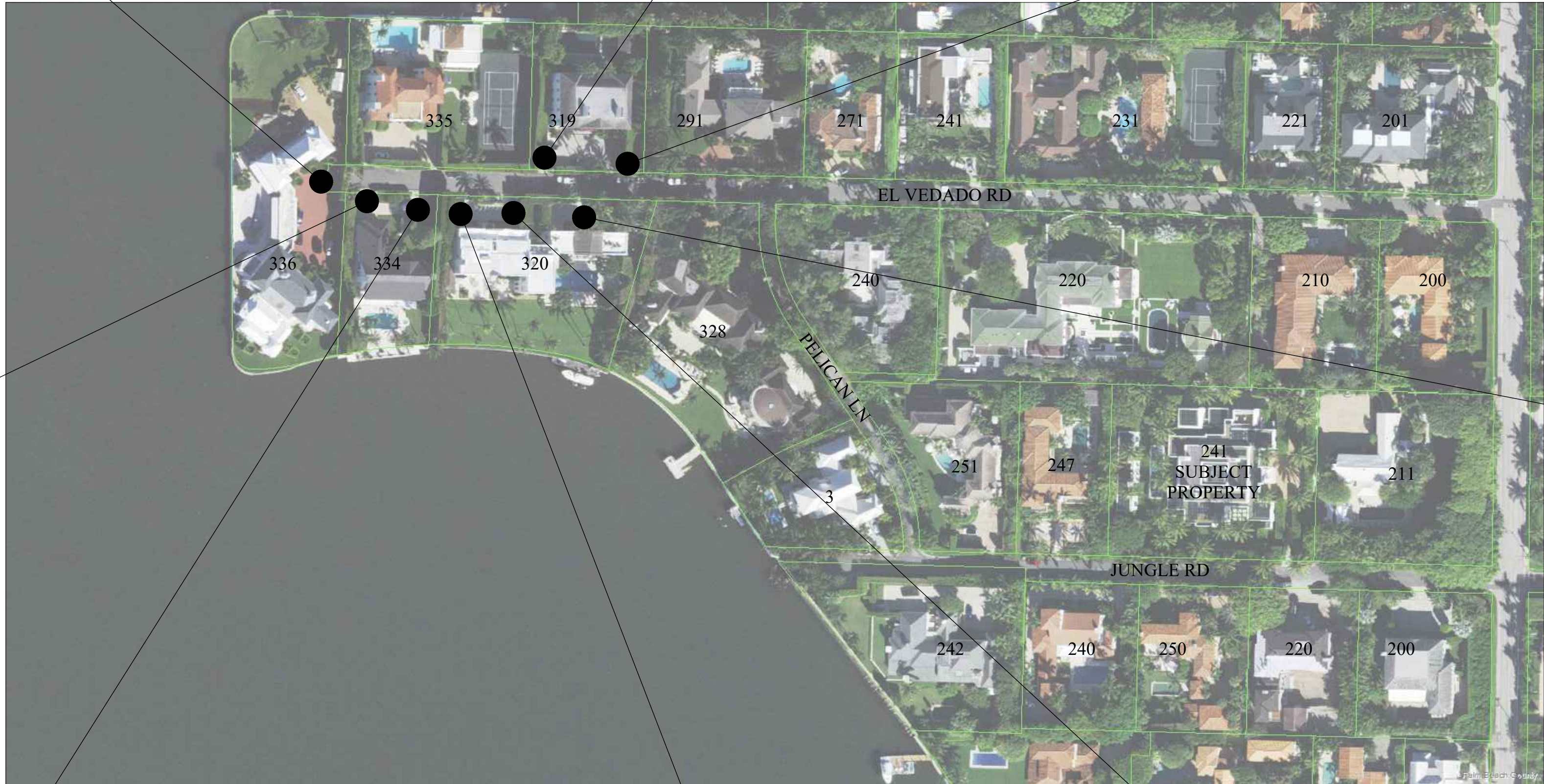
319 EL VEDADO



319 EL VEDADO



324 EL VEDADO



320 EL VEDADO



334 EL VEDADO

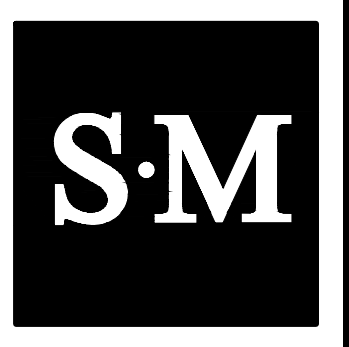


320 EL VEDADO

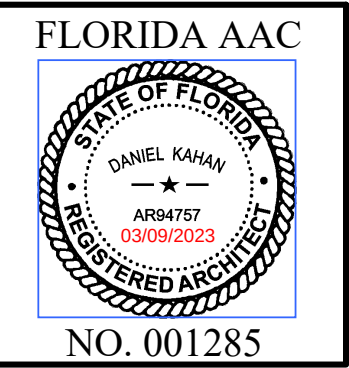


320 EL VEDADO

JUNGLE ROAD - SURROUNDING GATES



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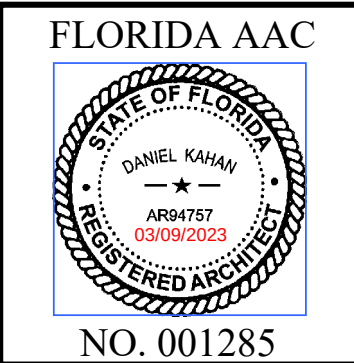
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FROM PROPERTY



LEFT SIDE



FRONT CENTER

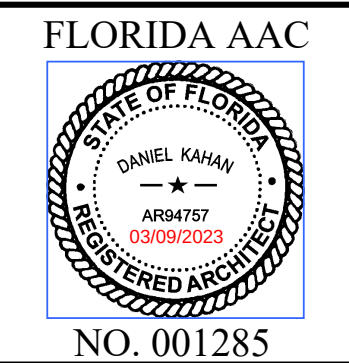


RIGHT SIDE



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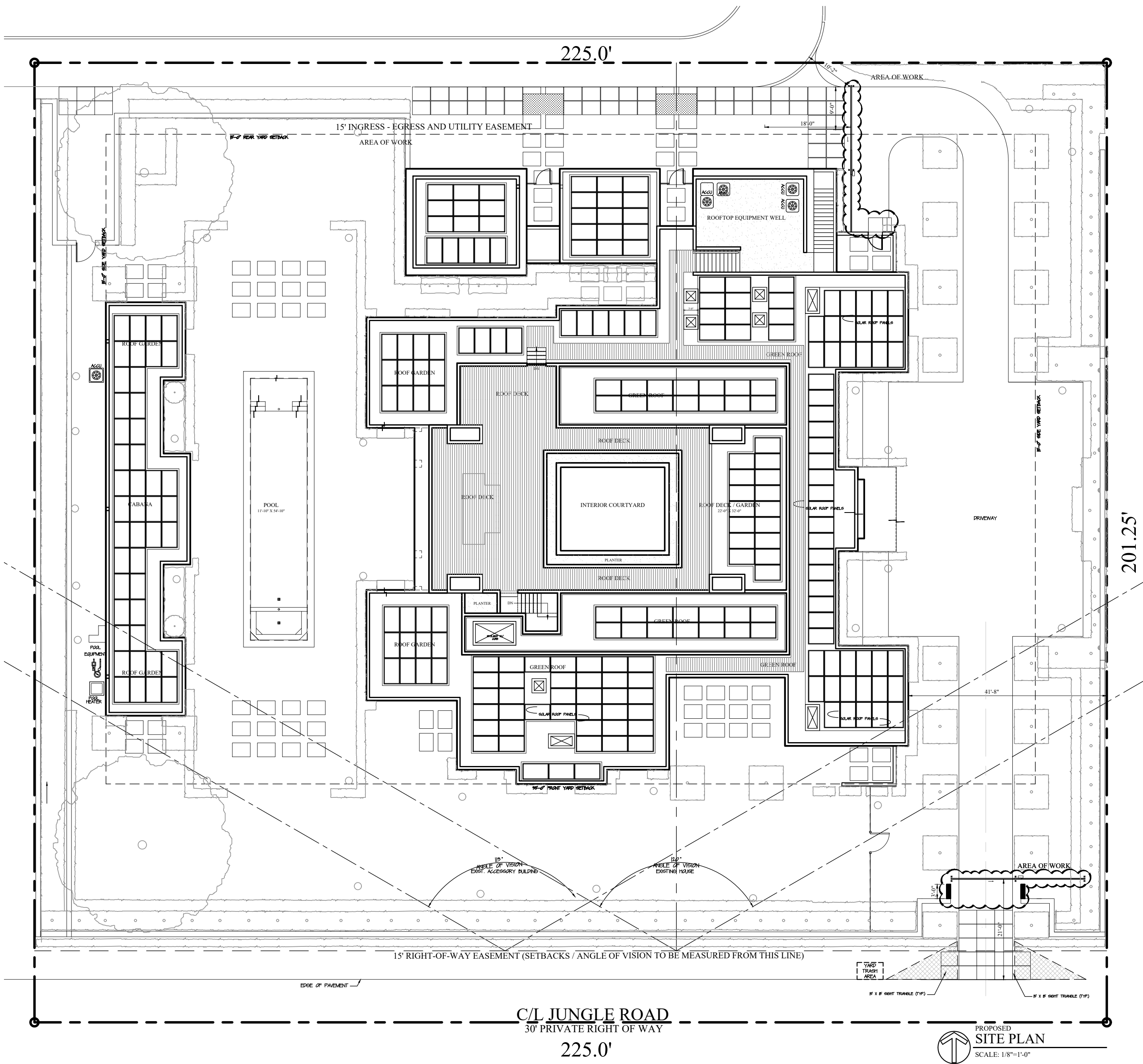
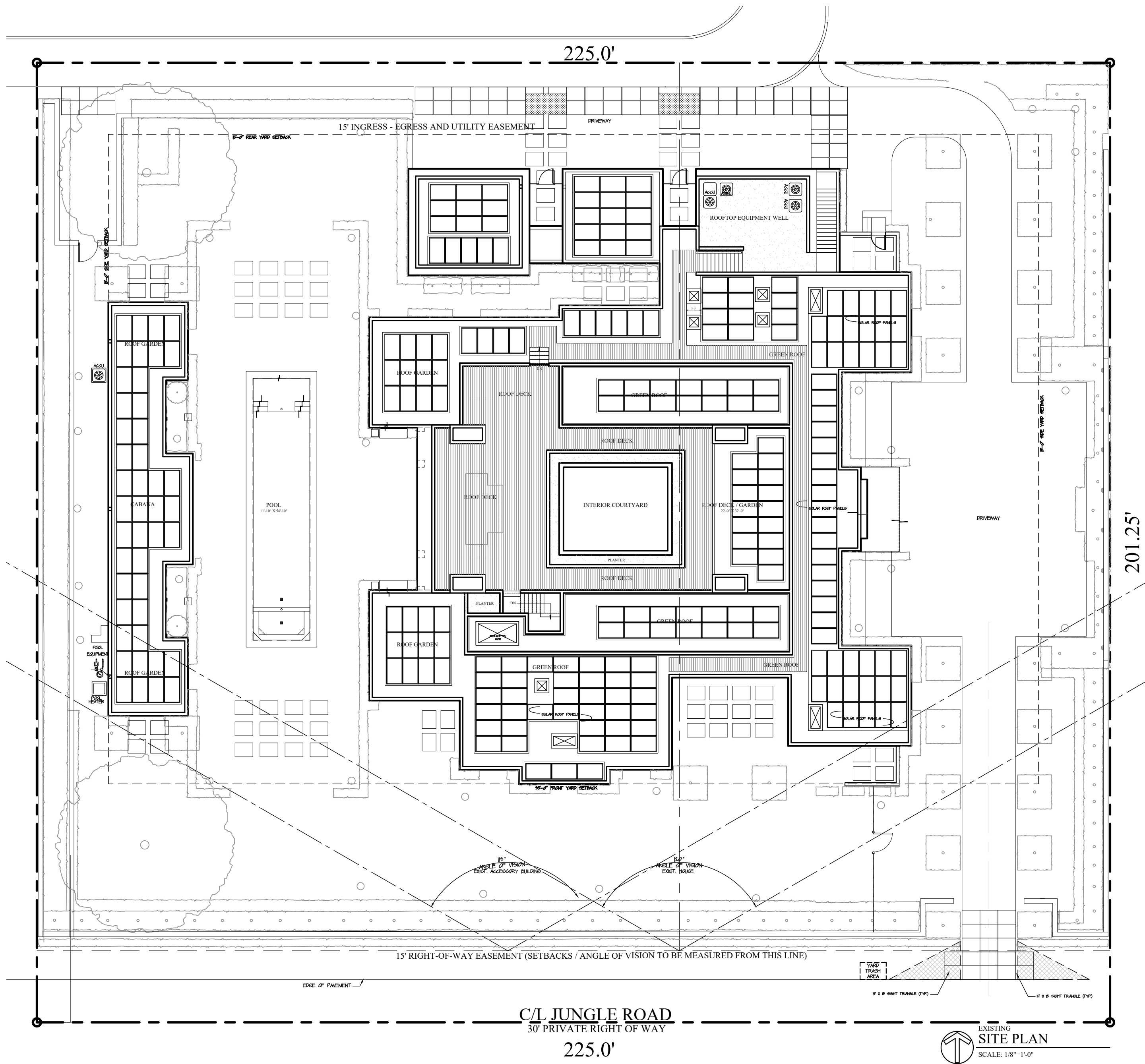
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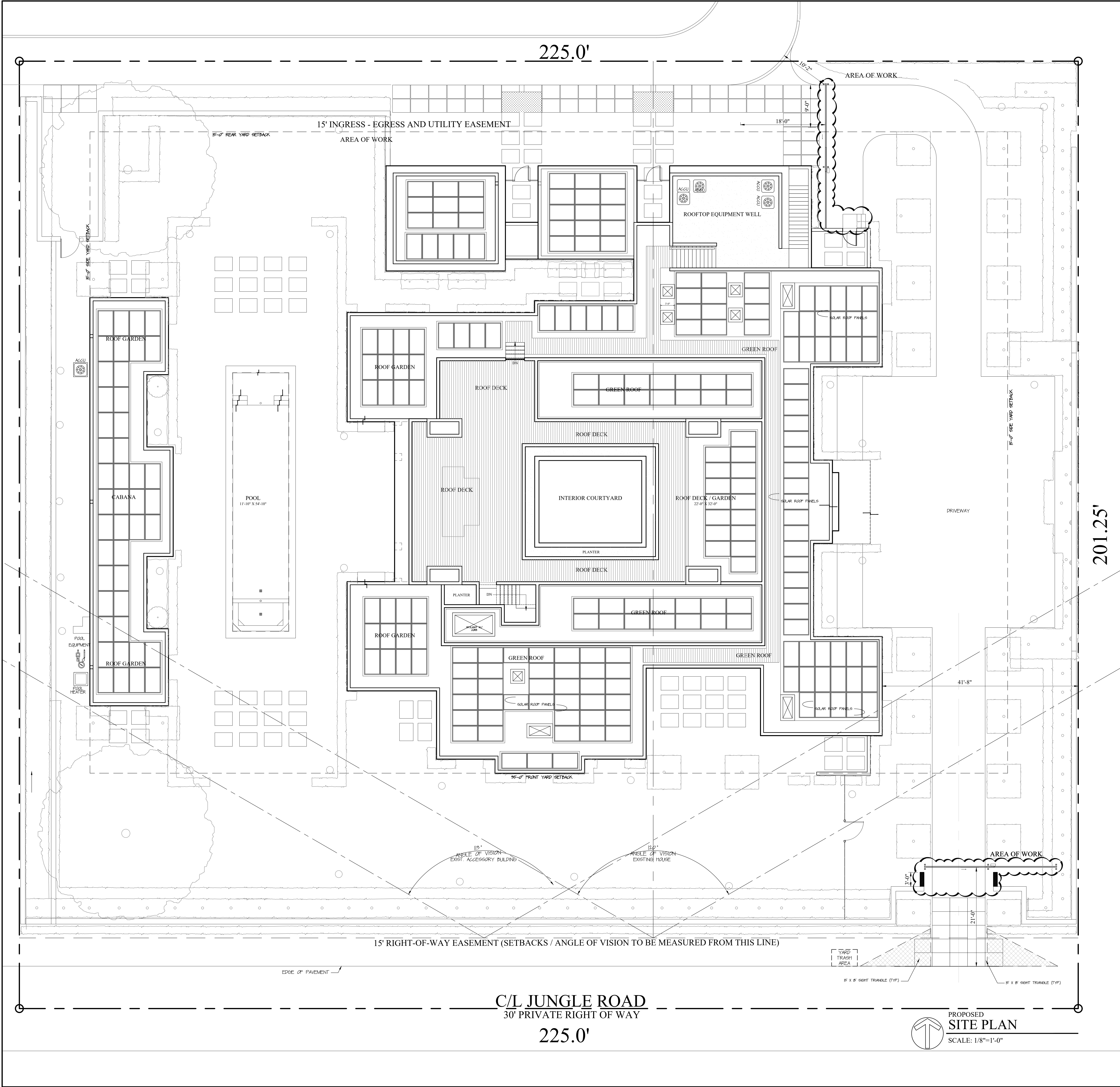
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Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

Line #	Zoning Legend		
1	Property Address:	241 JUNGLE RD	
2	Zoning District:	R-A	
3	Structure Type:	SINGLE FAMILY RESIDENTIAL	
4		Required/Allowed	Existing
5			Proposed
6	Lot Size (sq ft)	20,000 sqft min	45,281 sqft
7	Lot Depth	150 ft	201.25 ft
8	Lot Width	125 ft	225.00 ft
9	Lot Coverage (Sq Ft and %)	11,320 sqft 25.0%	11,259 sqft 24.8%
10	Enclosed Square Footage	No Min or Max	9,714 sqft
11	(Basement, 1st fl, 2nd fl, Accessory Structures, etc)		
12	Cubic Content Ratio (CCR) (R-B ONLY)		
13	*Front Yard Setback (FL)	35 ft	35 ft
14	*Side Yard Setback (1st Story) (FL)	15 ft	15 ft
15	*Side Yard Setback (2nd Story) (FL)	15 ft	N/A
16	*Rear Yard Setback (FL)	15 ft	15 ft
17	Angle of Vision (Deg.)	120	120 MS, 113 AS
18	Building Height (FL)	25 ft	23 ft 4in
19	Overall Building Height (FL)	30 ft	23 ft 4in
20	Crown of Road (COR) (NAVD)	2.58 NAVD	2.58 NAVD
21	Max. Amount of Fill Added to Site (FL)	N/A	0 FT
22	Finished Floor Elev. (FFE)(NAVD)	7.00 NAVD	7.50 NAVD
23	Zero Datum for point of meas. (NAVD)	7.00 NAVD	7.00 NAVD
24	FEMA Flood Zone Designation	AE	AE
25	Base Flood Elevation (BFE)(NAVD)	6.00 NAVD	6.00 NAVD
26	Landscape Open Space (LOS) (Sq Ft and %)	22,640 sqft 50.0%	25,964 sqft 57.3%
27	Perimeter LOS (Sq Ft and %)	N/A	N/A
28	Front Yard LOS (Sq Ft and %)	3,543 sqft 45.0%	7,410 sqft 94.0%
29	**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. 24-2022 on separate table

If value is not changing, enter N/C

REV 01/2023/04

SM

INTERIOR ALTERATIONS TO
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FLORIDA AAC
STATE OF FLORIDA
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PRE-REVIEW SUB
2023-01-23

NO:
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SHEET:
9

AKC-23-043



EXISTING
EAST ELEVATION
SCALE: 1/4"=1'-0"



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

AREA OF WORK - SEE
PAGE 12

SM

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PRE-REVIEW SUB 2023-01-23

NO:
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10

ARC-23-003



EXISTING
NORTH ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED
NORTH ELEVATION
SCALE: 1/4"=1'-0"

SM

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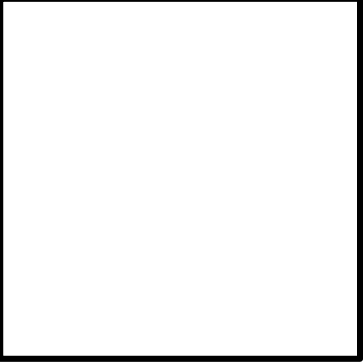
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AKC-23-003

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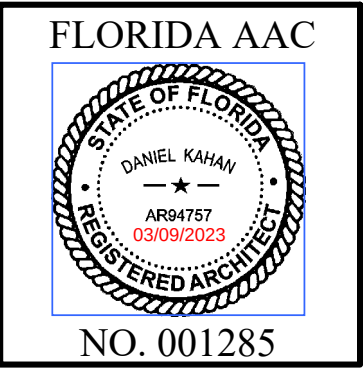


ARTISTIC RENDERING - FRONT GATE



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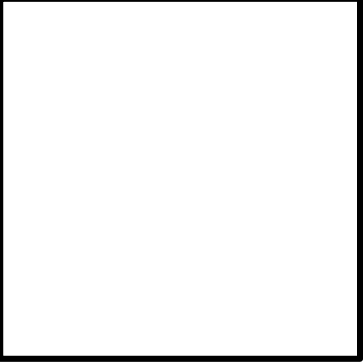
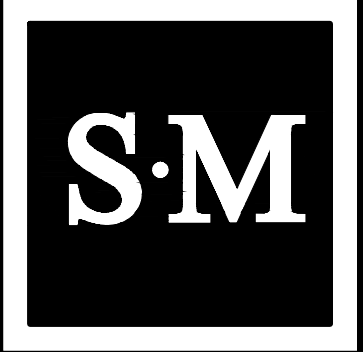
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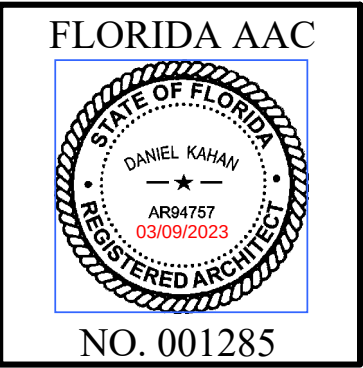


ARTISTIC RENDERING - GARAGE GATE



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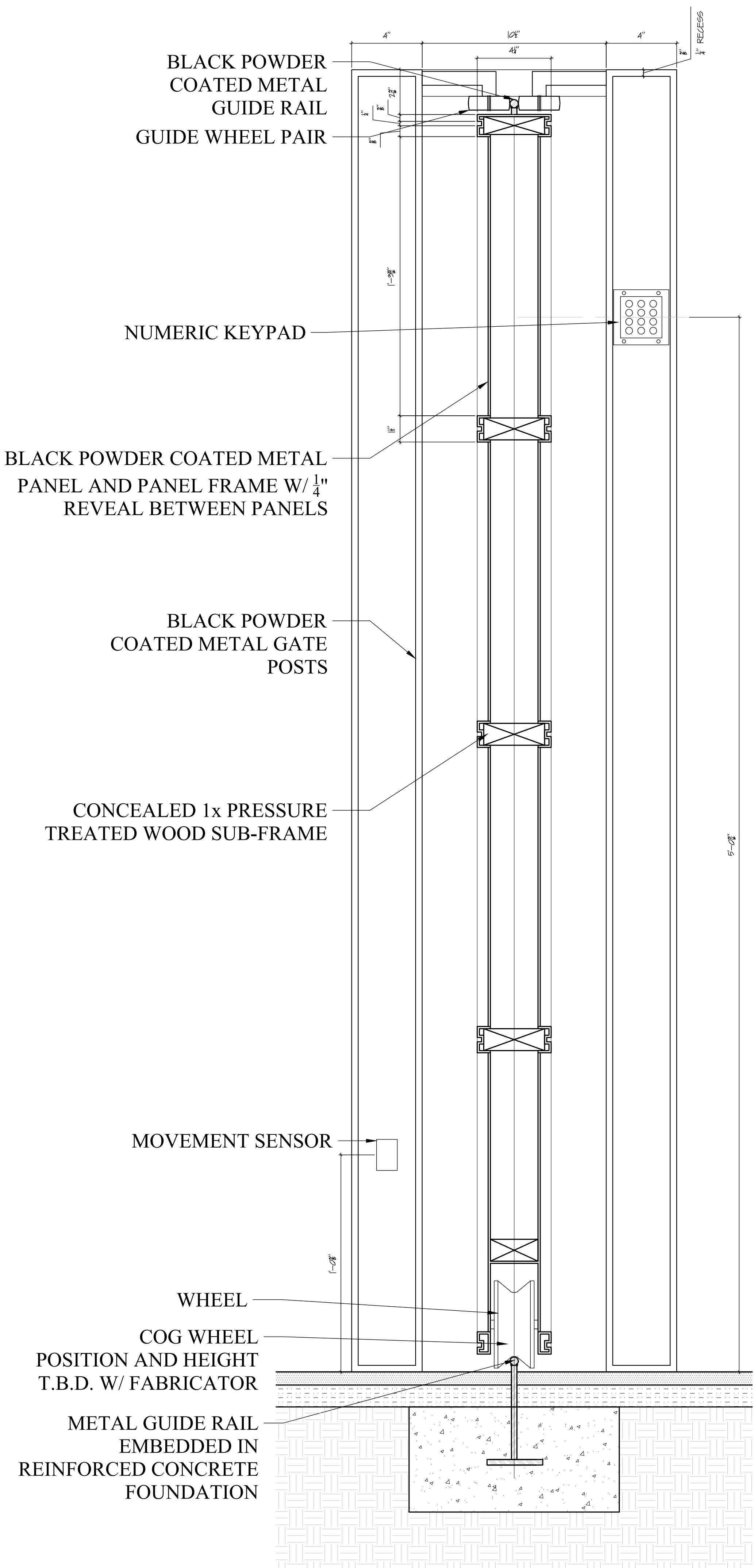
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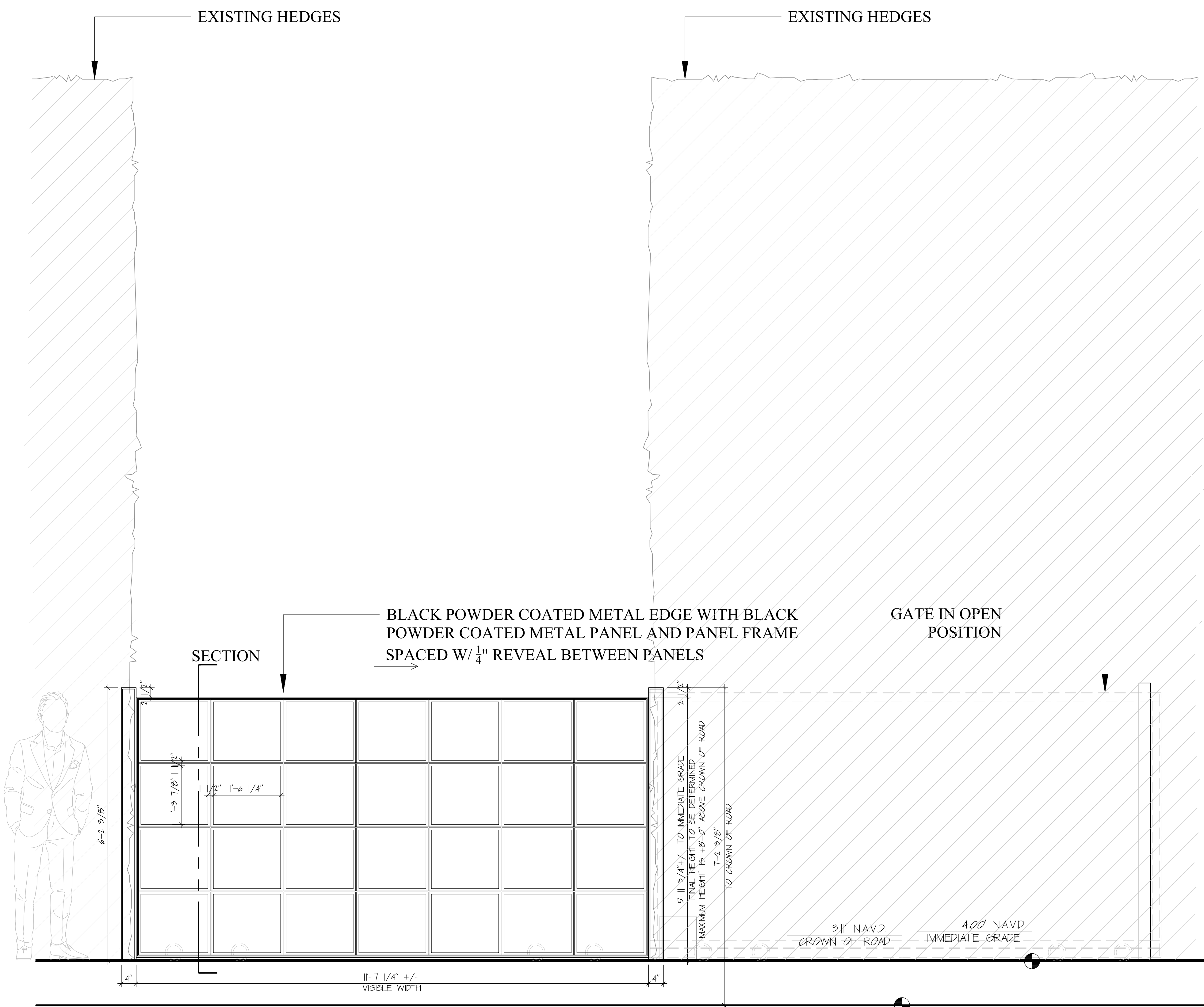


BLACK POWDER COATED METAL TO MATCH HOUSE DOORS



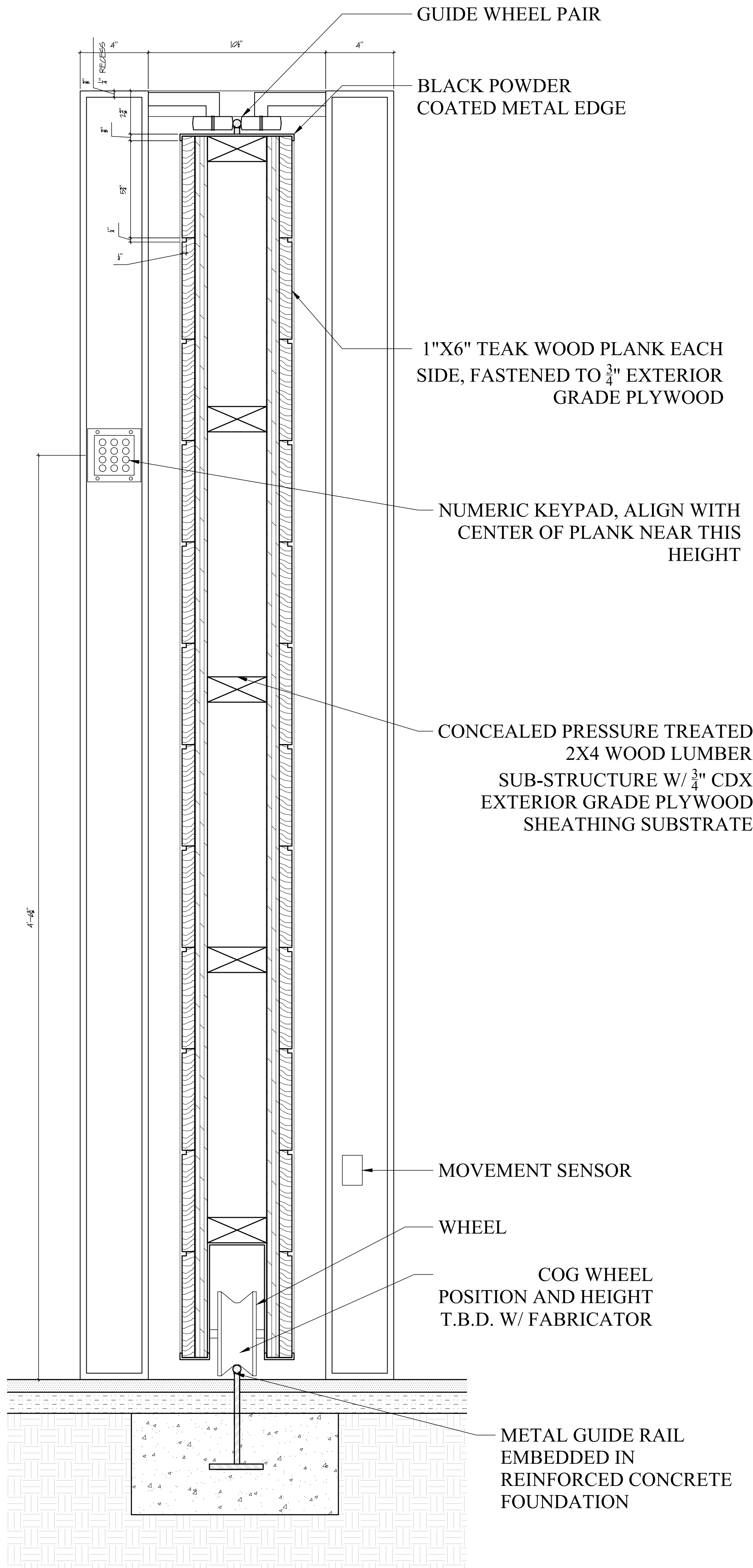
GATE DETAIL AT FRONT

SCALE: 3/4"=1'-0"



GATE ELEVATION AT FRONT DRIVEWAY

SCALE: 3/4"=1'-0"

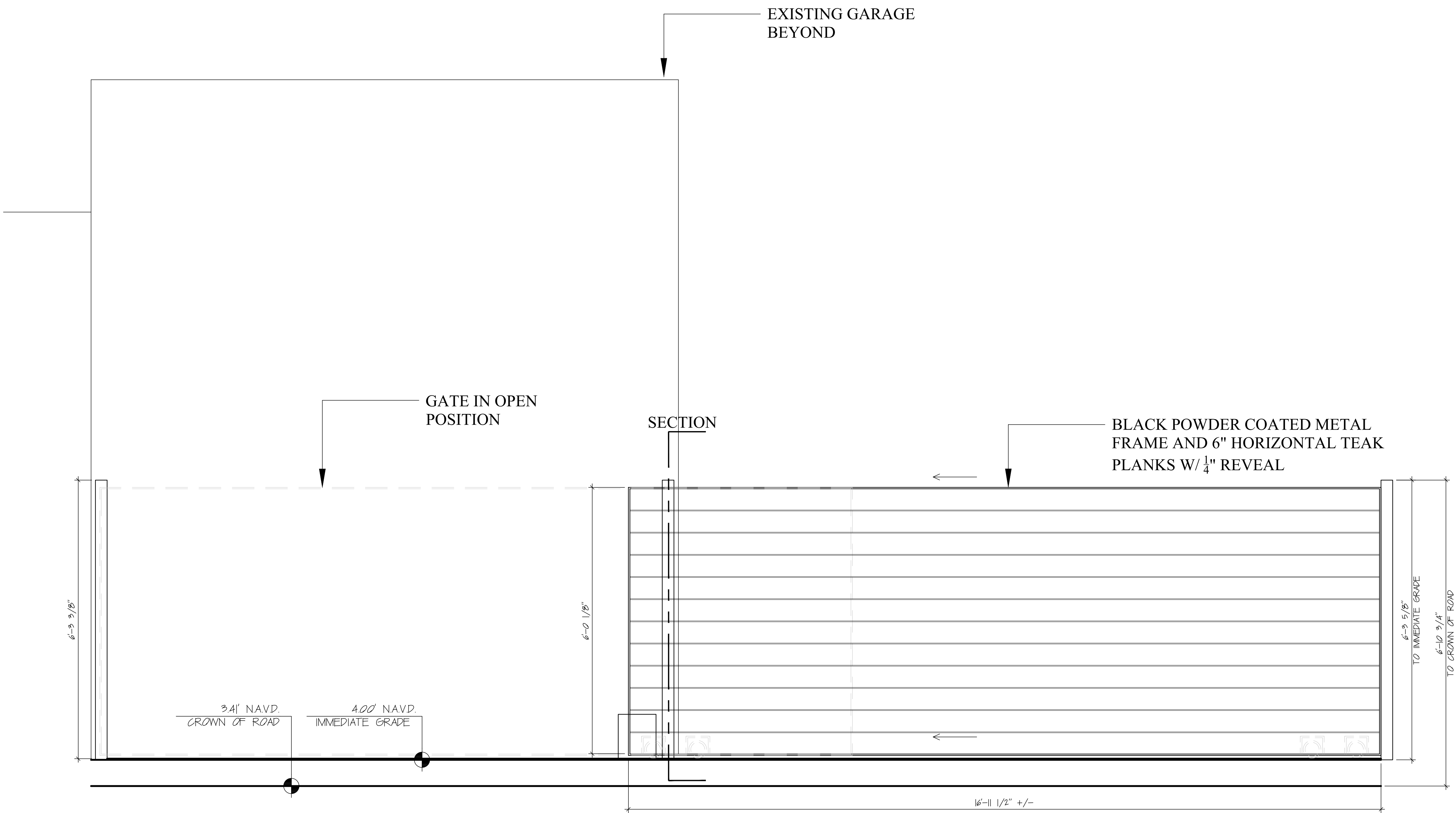


GATE DETAIL AT GARAGE

SCALE: 3"=1'-0"



WOOD PLANKS TO MATCH EXISTING GARAGE DOOR FINISH



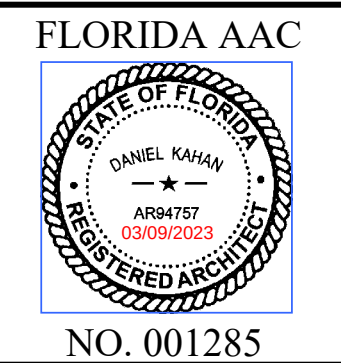
GATE ELEVATION AT GARAGE

SCALE: 3/4"=1'-0"



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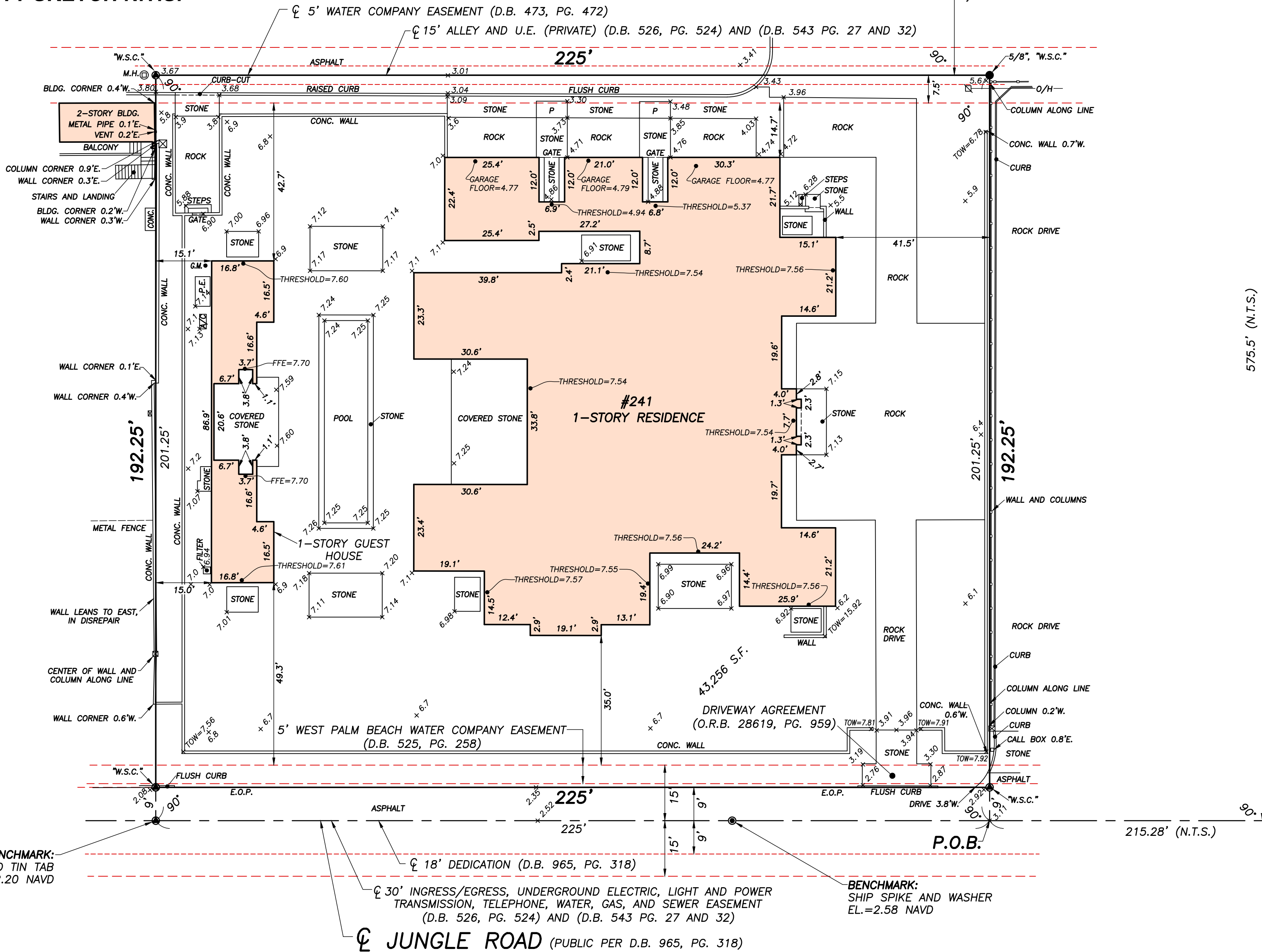
LAKE WORTH LAGOON

ATLANTIC OCEAN

VICINITY SKETCH N.T.S.

LEGEND

- A = ARC LENGTH
A.C. = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
C. = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH. = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D.W. = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT. = EASEMENT
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
F.O.C. = FACE OF CURB
G.M. = GAS METER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O.H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
P. = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P.O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R.W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
SD. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW. = SIDEWALK
T.O.B. = TOP OF BANK
TOW. = TOP OF WALL ELEVATION
TWP. = TOWNSHIP
TYP. = TYPICAL
U.C. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
@ = BASELINE
Δ = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
□ = CONCRETE MONUMENT FOUND (AS NOTED)
■ = CONCRETE MONUMENT SET (LB #4589)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4589)
○ = IRON PIPE FOUND (AS NOTED)
○ = IRON ROD FOUND (AS NOTED)
● = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #4589)
— = PROPERTY LINE
— = UTILITY POLE
— = FIRE HYDRANT
— = WATER METER
— = WATER VALVE
— = LIGHT POLE



BOUNDARY SURVEY FOR:

JOEL PATRICK ERB, ESQ., AS TRUSTEE OF THE 241 AURORA TRUST U/A/D DECEMBER 7, 2022

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

Joel Patrick Erb, Esq., as Trustee of The 241 Aurora Trust U/A/D December 7, 2022
First American Title Insurance Company
Alley, Maass, Rogers & Lindsay, P.A.
Rabideau Klein

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

PROPERTY ADDRESS:
241 Jungle Rd
Palm Beach, Florida 33480

LEGAL DESCRIPTION:
A tract of land in Government Lot 2, Section 26, Township 43 South, Range 43 East, Palm Beach County, Florida, and more particularly described as follows, to wit:
For a **POINT OF BEGINNING**, commence at a point in the center line of the County Road, so called a road now established, laid out and in use within the Town of Palm Beach, Florida, at a distance of 577.5 feet South of, measured at right angles to the South line of **EL BRAVO PARK**, a subdivision within the Town of Palm Beach, Florida, plat of which is on file in the Office of the Clerk of Circuit Court in and for Palm Beach County, Florida, in Plat Book 8, Page 9; thence Westerly parallel with the South line of **EL BRAVO PARK**, a distance of 215.28 feet to the **POINT OF BEGINNING** and the Southeast corner of the tract of land herein described; thence continue Westerly on the same course a distance of 225 feet to a point; thence Northerly at right angles to the preceding course a distance of 201.25 feet to a point 376.25 feet South of the South line of said El Bravo Park; thence Easterly parallel to the South of the South line of said El Bravo Park, a distance of 225 feet to a point; thence Southerly at right angles to the preceding course a distance of 201.25 feet to the **POINT OF BEGINNING**.

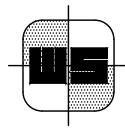
TITLE COMMITMENT REVIEW					
CLIENT: Guy Rabideau, as Trustee of the Trust, dated		COMMITMENT NO. : 1062-6265199	DATE: 10/29/22		
REVIEWED BY: Craig Wallace		JOB NO. : 21-1356.1			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-9	N/A	Standard Exceptions			
10	D.B. 526, PG 524	Easements recorded in Deed between Palm Beach Company, a Delaware corporation and Clarence Mack, dated May 25, 1924.	•		•
10a	D.B. 543, PG 27 D.B. 543, PG 32	Deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent of such covenants, conditions or restrictions violate 42 USC 3604 (c)	•		
11	ORB 28619, PG 959	Terms and conditions of Agreement between Peter S. Broberg, as Trustee of the 241 Jungle Road Trust and the Town of Palm Beach, Florida, allowing for the installation of a power driveway to encroach upon the utility easement.	•		
12	ORB 28856, PG 157	Terms and conditions contained in that Stormwater Management Agreement by and between Peter S. Broberg, as Trustee of the 241 Jungle Road Trust and the Town of Palm Beach, Florida, providing for the construction and maintenance of a storm drainage system.	•		
13	D.B. 473, PG 472	Easement Agreement by and between Palm Beach Company and the West Palm Beach Water Company for the construction and maintenance of a potable water system.	•		
13a	D.B. 525, PG 258	A supplemental Agreement amending the legal description.	•		
13b	D.B. 1117, PG 1	As conveyed to City of West Palm Beach.			•
14	N/A	Standard Exception.			•
15	D.B. 525, PG 259	Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the Survey prepared by Wallace Surveying Corp., dated June 25, 2021, bearing Job No. 21-1356.	•		
15a	D.B. 526, PG 524	Concrete curb over the ingress-egress and utility easement.	•		
15b	D.B. 473, PG 472 D.B. 543, PG 27 D.B. 543, PG 32	The watermain easement.	•		
15c	D.B. 526, PG 524 D.B. 543, PG 27 D.B. 543, PG 32	Along the Northerly boundary of the subject property, Stone walkway and planter encroaching over the ingress-egress and utility easement.	•		

REVISIONS

01/27/23 SPOT ELEVATIONS J.D./S.W. 21-1356.2 PB345/11
12/02/22 SURVEY AND TIE-IN UPDATE J.O./M.B. 21-1356.1 PB344/6

BOUNDARY SURVEY FOR:

JOEL PATRICK



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4089
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4051

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

DATE OF LAST FIELD SURVEY: 12/2/2022

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



FIELD	B.M.	JOB NO.	21-1356	F.B.	PB314 PG. 39
OFFICE	M.B.	DATE	6/29/21	DWG. NO.	21-1356
C'D	C.W.	REF.	21-1356.DWG	SHEET	1 OF 1