

PROPOSED NEW CONSTRUCTION AT:

325 VIA LINDA

FINAL: 04.10.2023

RECEIVED
By yfigueroa at 1:20 pm, Apr 10, 2023

TOWN OF PALM BEACH

ARC-23-014 ARCOM MEETING: 04.26.2023
ZON-23-029 TOWN COUNCIL MEETING: 05.10.2023

PALM BEACH COUNTY, FLORIDA

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LOCATION MAP
325 VIA LINDA
PALM BEACH, FL
N.T.S.

PROJECT TEAM:

LANDSCAPE ARCHITECT:
NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE
SUITE 150
PALM BEACH, FL 33480
561-659-2820

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

SCOPE OF WORK

- DEMOLISH EXISTING 2-STORY RESIDENCE, POOL, LANDSCAPE + ASSOCIATED HARDSCAPE
- CONSTRUCT NEW 2-STORY RESIDENCE W/ GARAGE AND BASEMENT.
- CONSTRUCT NEW DETACHED 2-STORY GUEST HOUSE, WITH GARAGE AND BASEMENT
- CONSTRUCT NEW DETACHED POOL PERGOLA/TRELLIS STRUCTURE (CABANA FOLLY) WITH CANVAS AWNING
- NEW HARDSCAPE INCLUDING POOL/ WATER FEATURES(S), ENTRY GATES AND SITE WALLS
- NEW LANDSCAPE
- FIRE PROTECTION - FULL SPRINKLER SYSTEM
- CIVIL - STORM WATER MANAGEMENT PLAN
- PROPOSED DOCK + SEAWALL ALTERATIONS (PER SEPARATE PERMIT)

PROPOSED RESIDENCE AT:

325 VIA LINDA

PALM BEACH COUNTY, FLORIDA

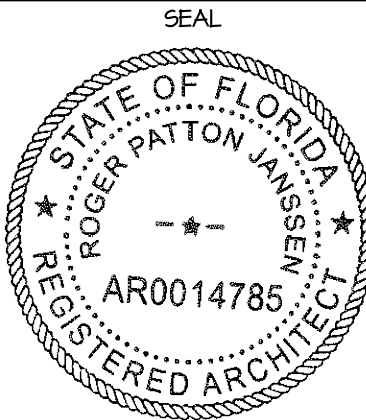
DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-CO01914

DATE: 10-24-2022 PRE-APP
DRAWN: MLM

REVISIONS:
• 11-07-2022 FIRST SUBMITTAL
• 11-28-2022 SECOND SUBMITTAL
• 12-15-2022 THIRD SUBMITTAL
• 01-12-2023 FINAL DROP OFF
• 02-15-2023 PRESENTATION
• 03-06-2023 FINAL DROP OFF
• 03-24-2023 PRESENTATION WITH SUPPLEMENTAL MATERIAL
• 04-10-2023 FINAL DROP OFF

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-014
TC # ZON-23-029

DRAWING NO.

A-0.00

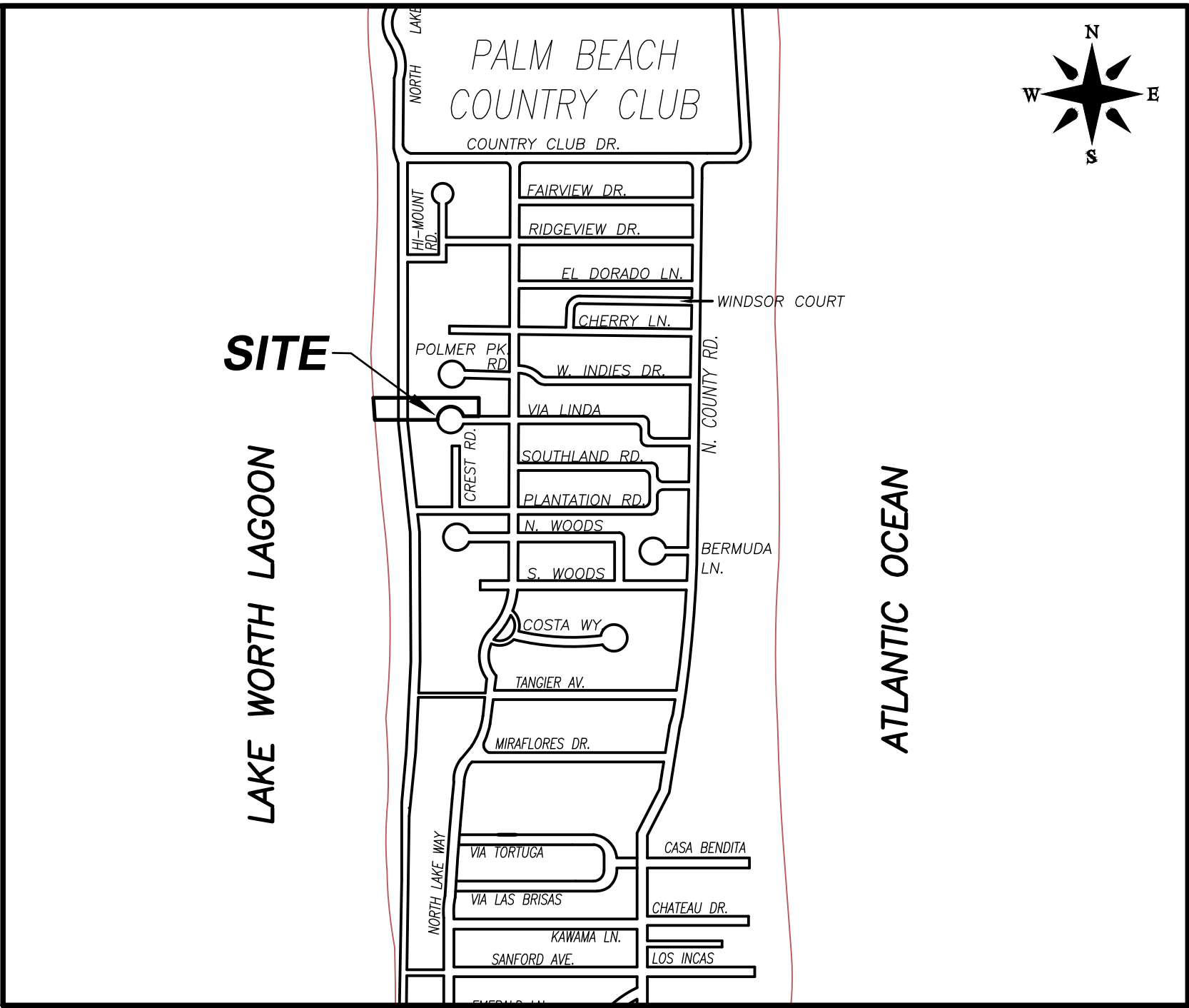
JOB NUMBER: 22-126

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
B.F.P. = BACKFLOW PREVENTOR
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.D.C. = FIRE DEPARTMENT CONNECTION
FFE = FINISHED FLOOR ELEVATION
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
MIN. = MINIMUM
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
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.C.P. = PERMANENT CONTROL POINT
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
R.GE. = RANGE
R.P.B. = ROAD PLAT BOOK
R.P.Z. = REDUCED PRESSURE ZONE
R/W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
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
YD. = YARD DRAIN
B = BASELINE
C = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" IRON ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
● = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND (AS NOTED)
▲ = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #4569)
P = PROPERTY LINE
P = UTILITY POLE
Q = FIRE HYDRANT
M = WATER METER
V = WATER VALVE
X = LIGHT POLE
TV = CABLE TV RISER
E = ELECTRIC BOX
M = GAS METER
S = SANITARY MANHOLE

Boundary Survey For:
Three Palm Trees, LLC

TITLE COMMITMENT REVIEW						
CLIENT: Three Palm Trees, LLC, a Florida limited liability company		COMMITMENT NO. : 22068977	DATE: 04/19/22			
REVIEWED BY: Craig Wallace		JOB NO. : 21-1633.5				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-6	N/A	Standard Exception				●
7	PB 23, PG 186	Dedications and Easements contained on the Plat of Allard Subdivision	●			
8	DB 22, PG 126 DB 66, PG 469	Easement granted to West Palm Beach Telephone Company. (Use Modified by Quit-Claim Deed.			●	
8a	DB 118, PG 345	Restrictive covenants, conditions and stipulations as contained in that certain Deed.	●			
9	DB 208, PG 221	Terms, provisions, restrictive covenants, conditions, reservations and easements.	●			
10	DB 974, PG 378 DB 1141, PG 675	Removal Agreement in favor of Town of Palm Beach.	●			
11	ORB 4745, PG 1751	Easement for underground utilities across and under the North 5 feet of the East 15 feet of Lot 12 as set forth in Quit-Claim Deed.	●			
12	ORB 6572, PG 1927	Easement for underground utilities across and under the North 5 feet of the East 15 feet of Lot 12 as set forth in Warranty Deed.	●			
13	ORB 6572, PG 1930	Unity of Title. (Affects Lots 11 & 12)		●		
14	ORB 9289, PG 1289	Removal Agreement in favor of Town of Palm Beach.	●			
15	ORB 14916, PG 198	Riparian and littoral rights are not insured.				●
16	N/A	Those portions of the property herein described being artificially filled in land in what was formerly navigable waters.		●		
17	N/A	Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.		●		
18	N/A	This policy does not insure any portion of the insured parcel lying waterward of the mean-high water line of Lake Worth.	●			
19	N/A					



VICINITY SKETCH
(NOT TO SCALE)

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

Three Palm Trees, LLC, a Florida limited liability company
UBS Bank USA, ISAOA, ATIMA
Old Republic National Tide Insurance Company
Shutts & Bowen LLP

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

PROPERTY ADDRESS:
325 Via Linda
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 11, 12 & 12A, ALLARD SUBDIVISION, according to the Plat thereof, recorded in Plat Book 23, Page 186, Public Records of Palm Beach County, Florida.

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

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 22068977, issued by American Land Title Association Commitment, dated April 19, 2022. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 02/07/2022



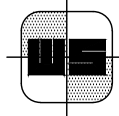
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:

07/28/22 SPOT ELEVATIONS & ROOF PEAKS J.D./S.W. 21-1633.5 PB337.24
TITLE REVIEW & RECERTIFY S.W. 21-1633.3

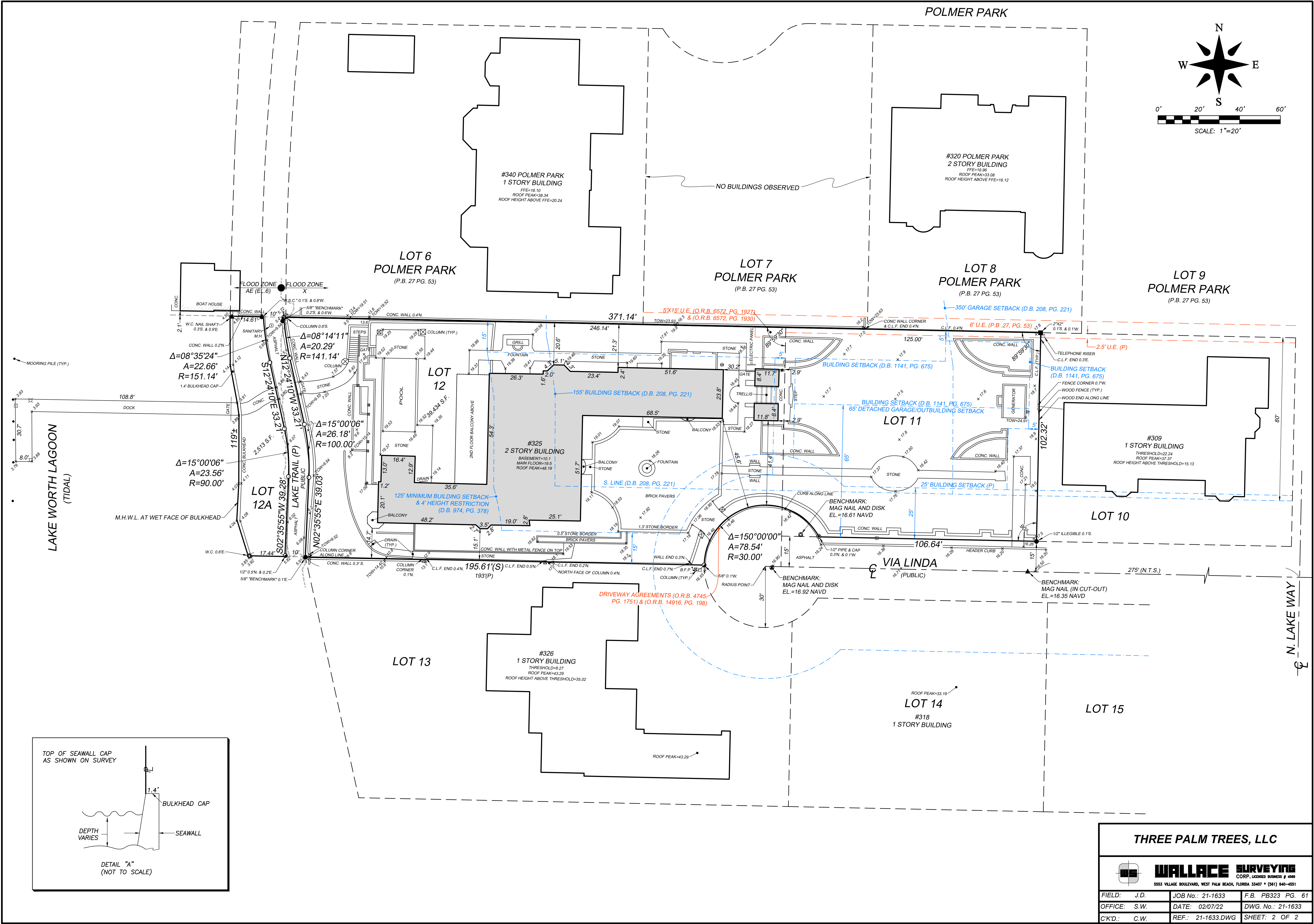
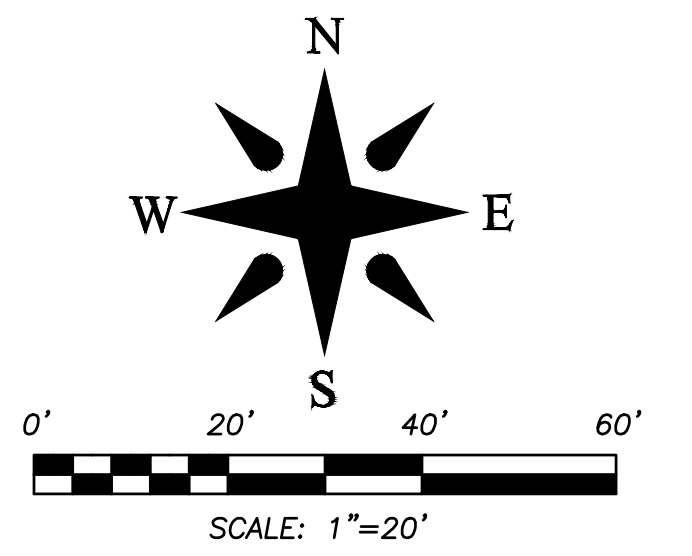
Boundary Survey For:

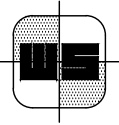
THREE PALM TREES, LLC

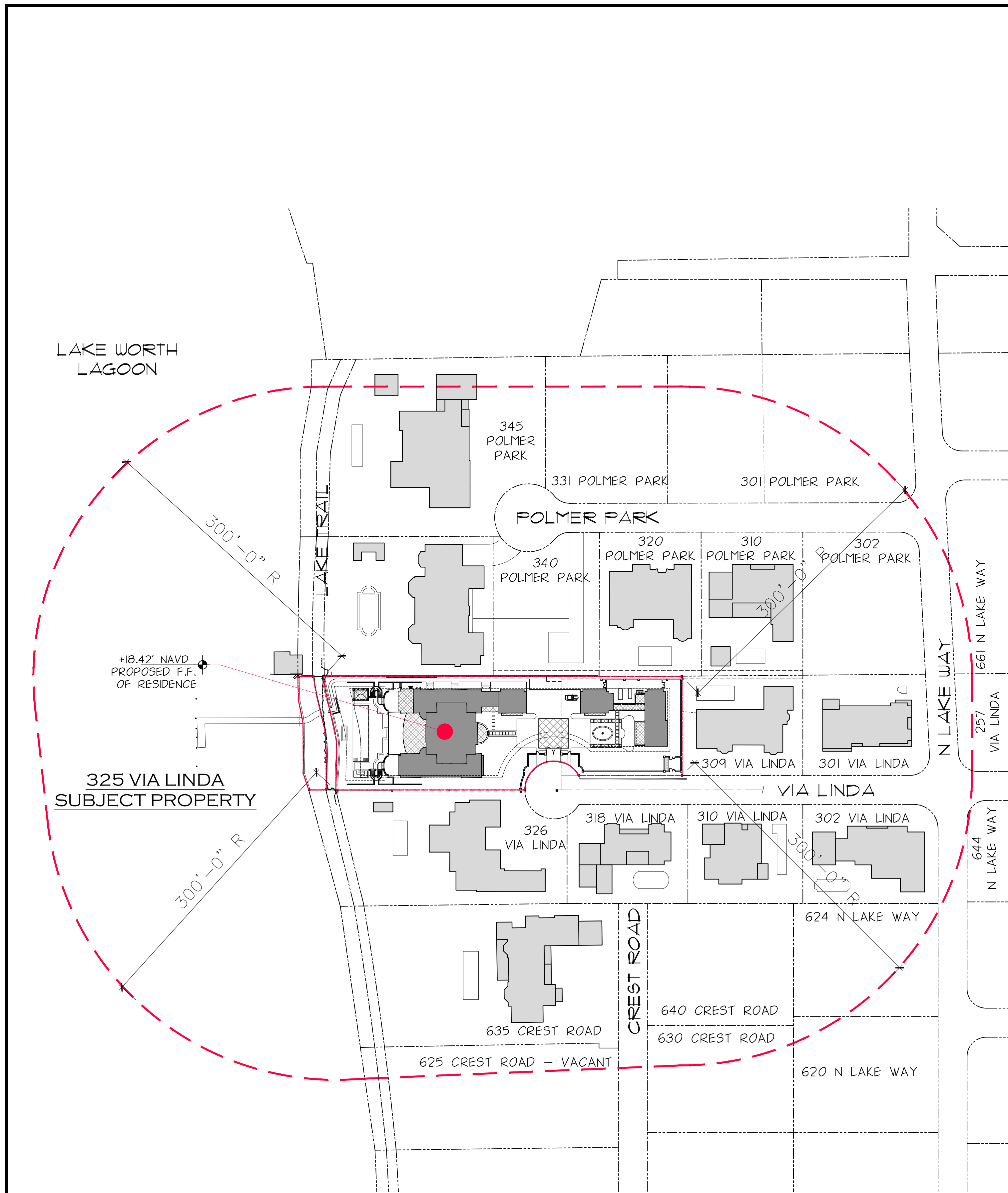


WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4589
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

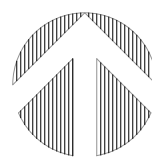
FIELD:	J.D.	JOB No.: 21-1633	F.B. PB323 PG. 61
OFFICE:	S.W.	DATE: 02/07/22	DWG. No.: 21-1633
C'K'D.:	C.W.	REF.: 21-1633.DWG	SHEET: 1 OF 2



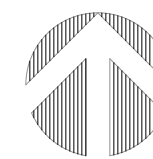
THREE PALM TREES, LLC			
 WALLACE SURVEYING CORP. LICENSED BUSINESS # 4589			
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551			
FIELD: J.D.	JOB No.: 21-1633	F.B. PB323	PG. 61
OFFICE: S.W.	DATE: 02/07/22	DWG. No.: 21-1633	
C'KD.: C.W.	REF.: 21-1633.DWG	SHEET: 2 OF 2	



LOCATION PLAN
N.T.S.



AERIAL MAP
N.T.S.



PROPOSED RESIDENCE AT:

325 VIA LINDA

PALM BEACH COUNTY, FLORIDA

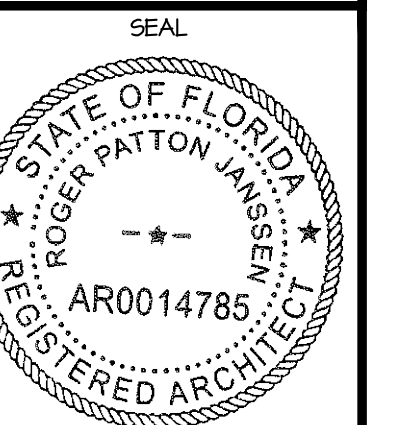
DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001914

DATE: 10-24-2022 PRE-APP
DRAWN: MLM

REVISIONS:
• 11-01-2022 FIRST SUBMITTAL
• 11-28-2022 SECOND SUBMITTAL
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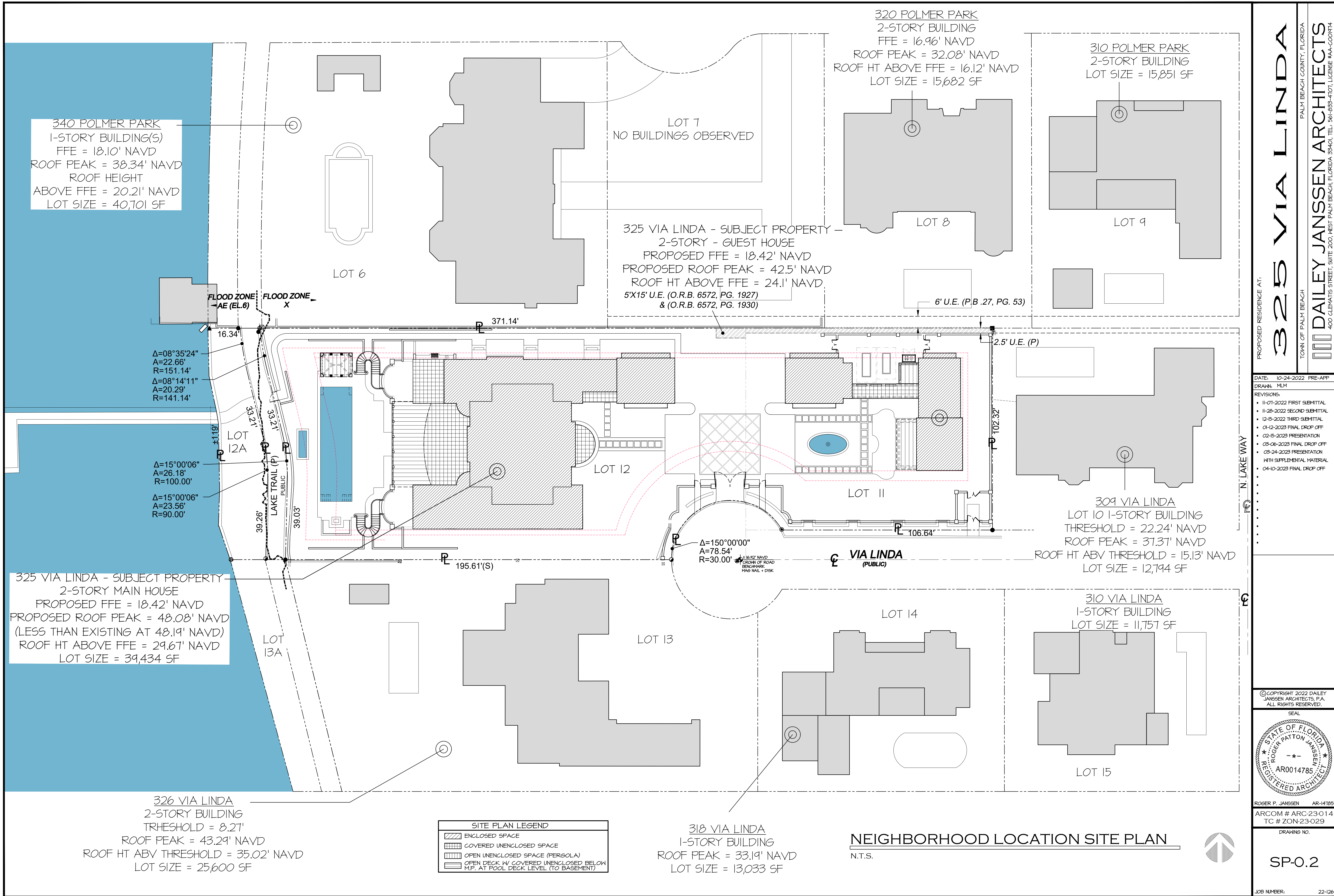


ROGER P. JANSSEN AR-14185
ARCOM # ARC-23-014
TC # ZON-23-029

DRAWING NO.

SP-0.1

JOB NUMBER: 22-126



LAKE WORTH LAGOON
(TIDAL)

DOCK AND
SEAWALL
MODIFICATIONS
(UNDER
SEPARATE
PERMIT)

$\Delta=08^{\circ}35'24"$
 $A=22.66'$
 $R=151.14'$
 $\Delta=08^{\circ}14'11"$
 $A=20.29'$
 $R=141.14'$

$\Delta=15^{\circ}00'06"$
 $A=26.18'$
 $R=100.00'$

$\Delta=15^{\circ}00'06"$
 $A=23.56'$
 $R=90.00'$

LOT AREA 2,513 SF
HATCHED AREA NOT
INCLUDED IN CALCS

INDICATES EXTENT
OF SECOND FLOOR

5'X15' U.E. (O.R.B. 6572, PG. 1927)
& (O.R.B. 6572, PG. 1930)

6' U.E. (P.B. 27, PG. 53)

2.5' U.E. (P)

15'-14"
PROPOSED
SIDE
SETBACK
2-STORY
EXISTING
SETBACK

12'-1"
SIDE SETBACK
1-STORY
15'-0"
SIDE SETBACK
2-STORY

ENTRY GATES
& SITE WALLS
(PER LA)

$\Delta=150^{\circ}00'00"$
 $A=78.54'$
 $R=30.00'$

TYPICAL NOTE:
SITE TRIANGLES
PER LA DWGS

HATCH INDICATES
FOOTPRINT OF PROPOSED

VIA LINDA
(PUBLIC)

REFUSE +
BRUSH BIN
(PER LA)

CURRENT REVISIONS

- REVISE CALCULATIONS AND SIDE SETBACKS
- REDUCTION OF MASSING ALONG NORTH AND SOUTH ELEVATIONS OF THE MAIN HOUSE, BOTH AT 1ST FLOOR AND 2ND FLOORS (AND BASEMENT AS REQUIRED).
- ELIMINATE 1-STORY BAY AT THE EAST ENTRY ELEVATION (MAIN HOUSE).

PERGOLA(S)
655 SF < 3% CREDIT
1.7% OF LOT AREA

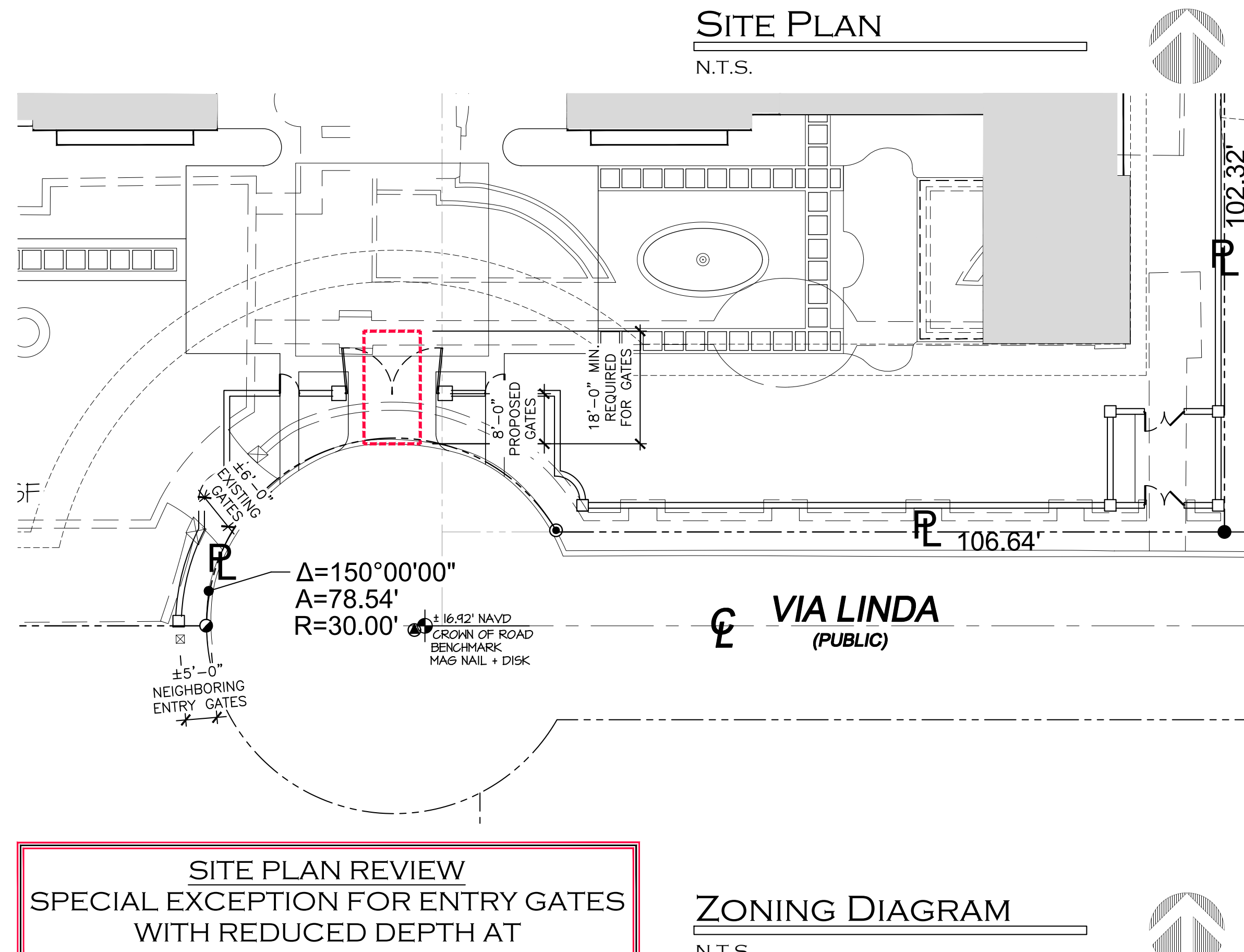
LOT COVERAGE
11,762 SF 11,455 SF
29.8% 29%

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	39,434 SF
ENCLOSED AIR-CONDITIONED SPACE:	
1ST FLOOR MAIN-HOUSE:	6,441 SF 6,046 SF
1ST FLOOR GUEST-HOUSE:	1,311 SF
2ND FLOOR MAIN-HOUSE:	2,849 + 665 3,514 SF
2ND FLOOR GUEST-HOUSE:	1,262 + 746 2,008 SF
TOTAL A/C:	13,222 SF 12,819 SF
ENCLOSED NON-HABITABLE SPACE:	
A/C GARAGE(S):	736 + 814 1,552 SF 1,555 SF
1ST FLR COVERED NON-A/C SPACE:	
COVERED AREA AT MAIN-HOUSE:	1,443 SF 1,443 SF
COVERED BREEZEWAY GUEST-HOUSE:	244 SF 252 SF
TOTAL COVERED NON-A/C SPACE:	1,737 SF 1,695 SF
BASEMENT MAIN-HOUSE (REAR COVERED):	
TOTAL BASEMENT FOR FOOTPRINT CALCS: (416)	848 SF
PERGOLA/TRELLIS/AWNING STRUCTURE (AT 1ST FLOOR):	
51 SF + 51 SF + 104 SF + 251 SF + 192 SF	= 655 SF
655 SF < ALLOWABLE 3% CREDIT	= 1,183 SF
GRAND TOTAL ENCLOSED (ABV GRADE):	
14,754 + 14,434 SF	
W/ COVERED UNENCLOSED (ABV GRADE):	16,441 16,124 SF
BASEMENT A/C MAIN-HOUSE:	
8,665 SF	8,210 SF
BASEMENT A/C G. HOUSE + GARAGE:	
2,360 SF	2,441 SF
BASEMENT NON-A/C COV. LOGGIA:	
786 SF	732 SF
BASEMENT TOTAL:	
11,761 SF	11,434 SF
2ND FLR UNCOVERED NON-A/C SPACE:	
REAR TERRACE MAIN-HOUSE:	904 SF 868 SF
2ND 2ND FLR UNCOV. NON-A/C SPACE:	904 SF 868 SF
PROPOSED LOT COVERAGE / FOOTPRINT:	
6,046 + 1,311 + 1,555 + 1,695 + 848 = 11,455 SF	< 11,830 MAX
REFER TO LANDSCAPE AND HARDSCAPE PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION	

BASEMENT CALCULATIONS	
134-2 BASEMENT DEFINITION	
"FLOOR AREA HAVING EXTERIOR PERIMETER WALLS HAVING A FLOOR LEVEL TWO OR MORE FEET BELOW THE LEVEL OF CONTIGUOUS GROUND OUTSIDE OF BUILDING AND HAVING ONE-HALF OR MORE OF ITS FLOOR TO CEILING HEIGHT BELOW AVERAGE LEVEL OF ALL THE EXTERIOR GROUND OF THE LOT COMPRISING THE SUBJECT BUILDING DEVELOPMENT SITE."	
HIGHEST CONTIGUOUS PROPOSED GRADE = 11.0' NAVD.	
LOWEST CONTIGUOUS PROPOSED GRADE = 8.0' NAVD.	
AVG. CONTIGUOUS PROPOSED GRADE = 12.5' NAVD.	
FINISH BASEMENT FLOOR ELEVATION = 7.0' NAVD.	
FINISH BASEMENT CEILING ELEVATION = 16.42' NAVD.	
BASEMENT MIDPOINT ELEVATION = 11.71' NAVD.	
BASEMENT MIDPOINT ELEVATION 11.71' NAVD IS BELOW AVERAGE CONTIGUOUS EXTERIOR GRADE OF 12.5' NAVD AND MEETS THE BASEMENT DEFINITION	
SCOPE OF WORK	
- DEMOLISH EXISTING 2-STORY RESIDENCE, POOL, LANDSCAPE & ASSOCIATED HARDSCAPE - CONSTRUCT NEW 2-STORY RESIDENCE W/ GARAGE AND BASEMENT - POOL PERGOLA/TRELLIS STRUCTURE WITH CANVAS AWNING (POOL FOLLY) - CONSTRUCT NEW DETACHED 2-STORY GUEST HOUSE, WITH GARAGE AND BASEMENT - NEW HARDSCAPE INCLUDING POOL/ WATER FEATURES(S), ENTRY GATES AND SITE WALLS - NEW LANDSCAPE - FIRE PROTECTION - FULL SPRINKLER SYSTEM - CIVIL - STORM WATER MANAGEMENT PLAN - PROPOSED DOCK & SEAWALL ALTERATIONS	
GENERAL NOTES	
- REFER TO PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION. - REFER TO PLANS BY CIVIL ENGINEER FOR ALL DRAINAGE & GRADING INFORMATION. - REFER TO PLANS BY COASTAL ENGINEER FOR ALL DOCK & SEAWALL INFO, PER SEPARATE PERMIT	

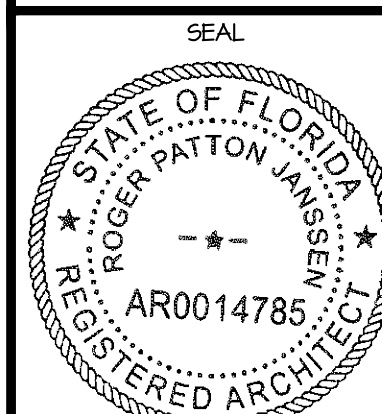
LOT INFORMATION	
PROPERTY ADDRESS: 325 VIA LINDA PALM BEACH, FL 33480	
ZONING DATA: R-B	
FLOOD ZONES: X & AE (EL. 6) F.I.R.M. 10/05/2017 TOWN DETERMINED AE (EL. 6), BFE = 7.0' NAVD MIN.	
ALL SURVEY INFORMATION BASED ON SURVEY BY WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD, WEST PALM BEACH 33401 PHONE: (561) 640-4551 BUSINESS #4564 CRAIG L. WALLACE FLORIDA CERTIFICATE NO. 3351 DATE OF FIELD SURVEY: 02 / 01 / 2022	
LEGAL DESCRIPTION	
PER SURVEY	
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION	
STYLE AND DESCRIPTION	
STYLE: PALM BEACH REGENCY	
DESCRIPTION:	
NUMBER OF STORIES:	2-STORY WITH BASEMENT
ROOF MATERIAL:	CLAY TILE
CONSTRUCTION TYPE:	SINGLE FAMILY
CBS:	YES
FRAME:	NO
COLORS:	
ROOF TYPE 1:	CLAY TILE - MATT WHITE
ROOF TYPE 2:	COPPER STANDING SEAM, LEAD COATED
BUILDING:	WHITE - BM SIMPLY WHITE 2143-70 (WHITE TO MATCH VILLA ARTEMIS)
TRIM:	WHITE TO MATCH BODY
SHUTTERS:	GRAY - BM GRAY CASHMERE 2138-60
GUARDRAILS:	GRAY - LIGHT GRAY TO MATCH SHUTTERS
DOORS / WIN:	ALUMINUM GLAD WOOD - BRONZE

TOWN COUNCIL - SITE PLAN REVIEW	
PER SECTION 134-1668 - GATEPOSTS AND GATES LOCATED IN FRONT YARD AREAS... FOR A PROPERTY WITH A DRIVEWAY LOCATED ON A CUL-DE-SAC OR DEAD-END STREET, THE REQUIRED SETBACK MAY BE REDUCED PROVIDED IT IS APPROVED AS A SPECIAL EXCEPTION BY THE TOWN COUNCIL UNDER THE STANDARDS OF THE SECTIONS 134-221 THROUGH 134-233.	
WE HAVE 8'-0", LESS THAN THE REQUIRED 18' OF DEPTH OF DRIVEWAY BEFORE THE ENTRY GATES AND ARE LOCATED ON A DEAD-END STREET/ CUL-DE-SAC, PER PLAN.	
ADDITIONAL SQUARE FOOTAGE DATA	
TOTAL SF OF NEW CONSTRUCTION:	
TOTAL ENCLOSED W/ COVERED:	16,441 SF 16,124 SF
TOTAL BASEMENT W/ COVERED:	11,761 SF 11,434 SF
TOTAL SF OF NEW CONSTRUCTION:	28,202 SF 27,568 SF
GROSS SF OF NEW CONSTRUCTION: (INCLUDING PARKING AND ALL USABLE AREA)	
TOTAL SF OF NEW CONSTRUCTION:	27,568 SF
HARDSCAPE 653+115+5,751+3,244+286+163 = 10,810 SF	
GROSS SF	= 38,378 SF 38,368 SF
SYMBOL LEGEND	
$\times 0.00'$ EXISTING ELEVATIONS	
$\bullet 0.00'$ PROPOSED ELEVATIONS	



- DATE: 10-24-2022 PRE-APP
DRAWN: MLM
- REVISIONS:
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 - 11-28-2022 SECOND SUBMITTAL
 - 12-15-2022 THIRD SUBMITTAL
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 - 03-24-2023 PRESENTATION WITH SUPPLEMENTAL MATERIAL
 - 04-10-2023 FINAL DROP OFF

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ROGER P. JANSEN AR-14785
ARCOM # ARC-23-014
TC # ZON-23-029

DRAWING NO.

SP-1.01

JOB NUMBER: 22-126

PROPOSED RESIDENCE AT:

325 VIA LINDA
PALM BEACH COUNTY, FLORIDA
DAILEY JANSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-COOR14



325 VIA LINDA - SUBJECT PROPERTY
PROPOSED ENTRY GATES SETBACK 8'-0"



325 VIA LINDA - SUBJECT PROPERTY
EXISTING ENTRY GATES SETBACK ± 6'-0"



326 VIA LINDA - NEIGHBORING PROPERTY
EXISTING ENTRY GATES SETBACK ± 5'-0"



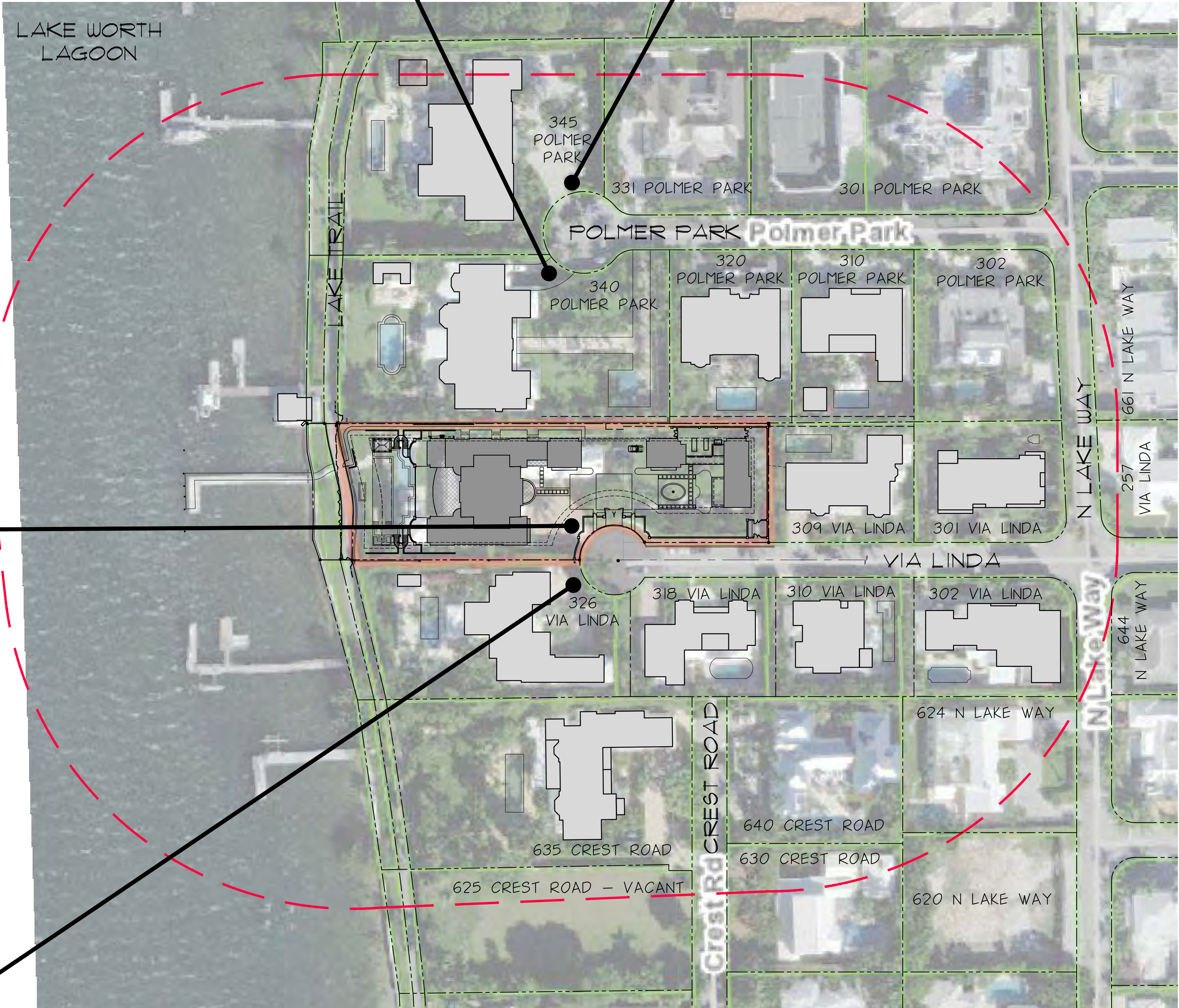
326 VIA LINDA - 325 VIA LINDA



340 POLMER PARK
EXISTING SERVICE GATE



345 POLMER PARK
EXISTING ENTRY GATES SETBACK ± 5'-0"



SITE PLAN REVIEW
SPECIAL EXCEPTION FOR ENTRY GATES
WITH REDUCED DEPTH AT
DEAD-END STREET/ CUL-DE-SAC

SIMILAR ENTRY GATE SETBACKS
LESS THAN 18'-0"
PHOTO LOCATION MAP - ZONING
N.T.S. 300' RADIUS



PROPOSED RESIDENCE AT:

325 VIA LINDA

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

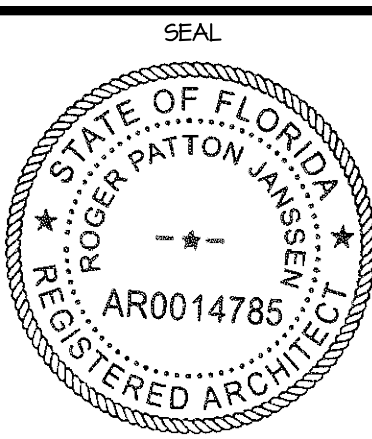
DATE: 10-24-2022 PRE-APP

DRAWN: MLM

REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-014
TC # ZON-23-029

DRAWING NO.

SP-1.01A

JOB NUMBER: 22-126

CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE FOR CCR:	AREA-SQ FT	HEIGHT	VOLUME-CUBIC FEET
A- ENCLOSED 2-STORY MH:	2,844 SF	22'-0"	62,678 CF
B- ENCLOSED 1-STORY MH+GARAGE:	3,385 SF	12'-6"	42,313 CF
C- ENCLOSED 2-STORY GARAGE(S):	1,420 SF	19'-1"	27,094 CF
D- ENCLOSED GH (BUNK WING):	641 SF	19'-1"	12,345 CF
E- ENCLOSED 2-STORY GH:	622 SF	20'-1"	12,490 CF
ENCLOSED TOTAL:			156,920 CF
F- UNENCLOSED ENTRY MH:	151 SF	12'-6"	1,963 CF
G- UNENCLOSED SIDE ENTRY MH:	90 SF	12'-2"	1,095 CF
H- UNENCLOSED COV. LOGGIA MH:	353 SF	12'-6"	4,413 CF
I- UNENCLOSED COVERED LOGGIA MH:	820 SF	12'-0"	9,840 CF
J- UNENCLOSED BREEZEWAY:	252 SF	9'-8"	2,431 CF
UNENCLOSED TOTAL:			19,748 CF
MINUS 5% CREDIT:			-8,812 CF
UNENCLOSED TOTAL W/ CREDIT:			10,936 CF
K- UNENCLOSED COLONADE:	102 SF	13'-0"	
L- GRILL PERGOLA AT (G.HOUSE):	104 SF	9'-8"	
M- GUEST HOUSE PERGOLA:	257 SF	11'-0"	
N- POOL PERGOLA WITH AWNING:	192 SF	10'-0"	
PERGOLA TOTAL W/ CREDIT:	655 SF		< 11,83 SF N/A
TOTAL PROPOSED:			167,196 CF
POINT OF MEASUREMENT FOR CUBIC CONTENT TAKEN FROM 18.42' N.A.V.D.			
MAX. ALLOWABLE CCR = 4.50 LAKE WORTH, LAKE TRAIL			
= 171,300 CF			
TOTAL ALLOWABLE FOR UNENCLOSED COVERED 1ST FLR = 5.0% OF CCR			
= 8,812 CF			
PERGOLA /AWNING ALLOWABLE (3%) BEYOND FOOTPRINT = 11,83 SF CREDIT			

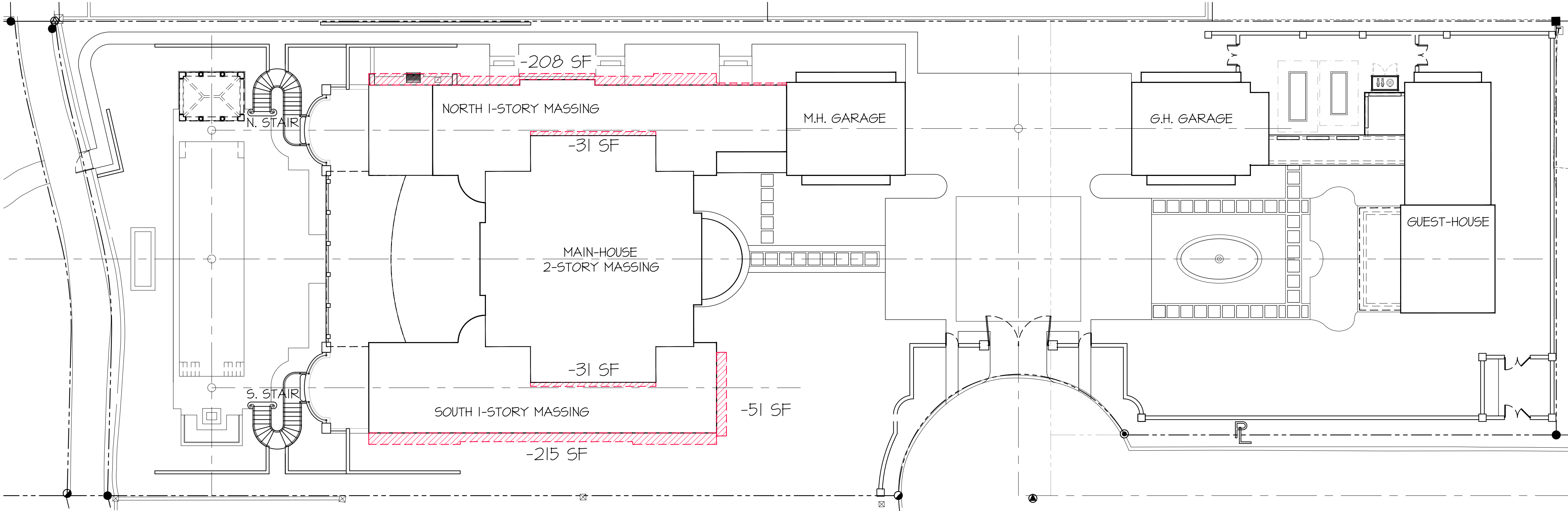
CUBIC CONTENT RATIO
= 167,196 CF OR 4.26%

CURRENT REVISIONS

- REDUCTION OF MASSING ALONG NORTH AND SOUTH ELEVATIONS OF THE MAIN HOUSE, BOTH AT 1ST FLOOR AND 2ND FLOORS (AND BASEMENT AS REQUIRED). ELIMINATE 1-STORY BAY AT THE EAST ENTRY ELEVATION (MAIN HOUSE).
- SHIFT NORTH AND SOUTH REAR EXTERIOR STAIRS INWARDS, TO REVISED CENTERLINES OF REDUCED 1-STORY WINGS
- REVISE THE CUBIC CONTENT CALCULATIONS

SITE PLAN LEGEND	
	ENCLOSED SPACE
	COVERED UNENCLOSED SPACE
	OPEN UNENCLOSED SPACE (PERGOLA)
	OPEN DECK W/ COVERED UNENCLOSED BELOW M.P. AT POOL DECK LEVEL (TO BASEMENT)

SITE PLAN FOR CUBIC CONTENT
N.T.S.



SITE PLAN - PLAN REDUCTIONS
N.T.S.

PROPOSED RESIDENCE AT:

325 VIA LINDA

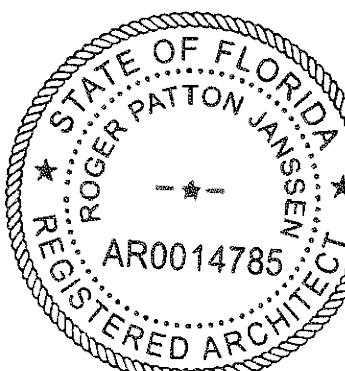
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

DATE: 10-24-2022 PRE-APP
DRAWN: MLM
REVISIONS:
• 11-07-2022 FIRST SUBMITTAL
• 11-28-2022 SECOND SUBMITTAL
• 12-15-2022 THIRD SUBMITTAL
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• 03-24-2023 PRESENTATION WITH SUPPLEMENTAL MATERIAL
• 04-10-2023 FINAL DROP OFF

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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-014
TC # ZON-23-029

DRAWING NO.

SP-1.02

JOB NUMBER: 22-126



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:	325 VIA LINDA		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	2 STORY CMU RESIDENCE + ACCESSORY STRUCTURE(S)		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SF	39,434 SF	N/C
6	Lot Depth	100' MIN.	+/- 360'	N/C
7	Lot Width	100' MIN	+/- 117'	N/C
8	Lot Coverage (Sq Ft and %)	11,830 SF/30%	N/A	11,762SF/29.8%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)		N/A	28,227 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	177,300 SF/4.5	N/A	170,813 CF/4.33
11	*Front Yard Setback (Ft.)	25' (1) & 30' (2)	N/A	30'-2" (S)
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	12'-7 1/2" (N)
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-1 3/4" (E)
14	*Rear Yard Setback (Ft.)	25'-0" > 4'H	N/A	25'-6" (W)
15	Angle of Vision (Deg.)	N/A	N/A	N/A CUL-DE-SAC
16	Building Height (Ft.)	14' (1) & 22' (2)	N/A	13' (1) & 22' (2)
17	Overall Building Height (Ft.)	22' (1) & 30' (2)	N/A	16'-7"(1) 29'-8"(2)
18	Crown of Road (COR) (NAVD)	N/A	16.92' NAVD	N/C
19	Max. Amount of Fill Added to Site (Ft.)		N/A	LESS THAN EXIST
20	Finished Floor Elev. (FFE)(NAVD)	7.0' NAVD MIN	N/A	7.0' NAVD
21	Zero Datum for point of meas. (NAVD)	C.O.R. + 18"	N/A	18.42' NAVD
22	FEMA Flood Zone Designation	ZONE 'AE' + 'X'	N/A	N/C
23	Base Flood Elevation (BFE)(NAVD)	6.0' NAVD +1.0'	N/A	7.0' NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	17,745SF/45%	22,518 SF/57%	18,452 SF/46%
25	Perimeter LOS (Sq Ft and %)	5,097SF/40%		N/A
26	Front Yard LOS (Sq Ft and %)	2,038/SF40%	3,800SF/74%	4,214 SF/82%
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

If value is not applicable, enter N/A

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

If value is not changing, enter N/C

REV BF 20220304

PROPOSED RESIDENCE AT:

325 VIA LINDA

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 10-24-2022 PRE-APP

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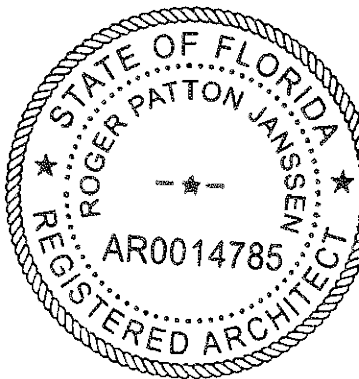
REVISIONS:

- 11-07-2022 FIRST SUBMITTAL
- 11-28-2022 SECOND SUBMITTAL
- 12-15-2022 THIRD SUBMITTAL
- 01-12-2023 FINAL DROP OFF
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SEAL



ROGER P. JANSSEN AR-14785

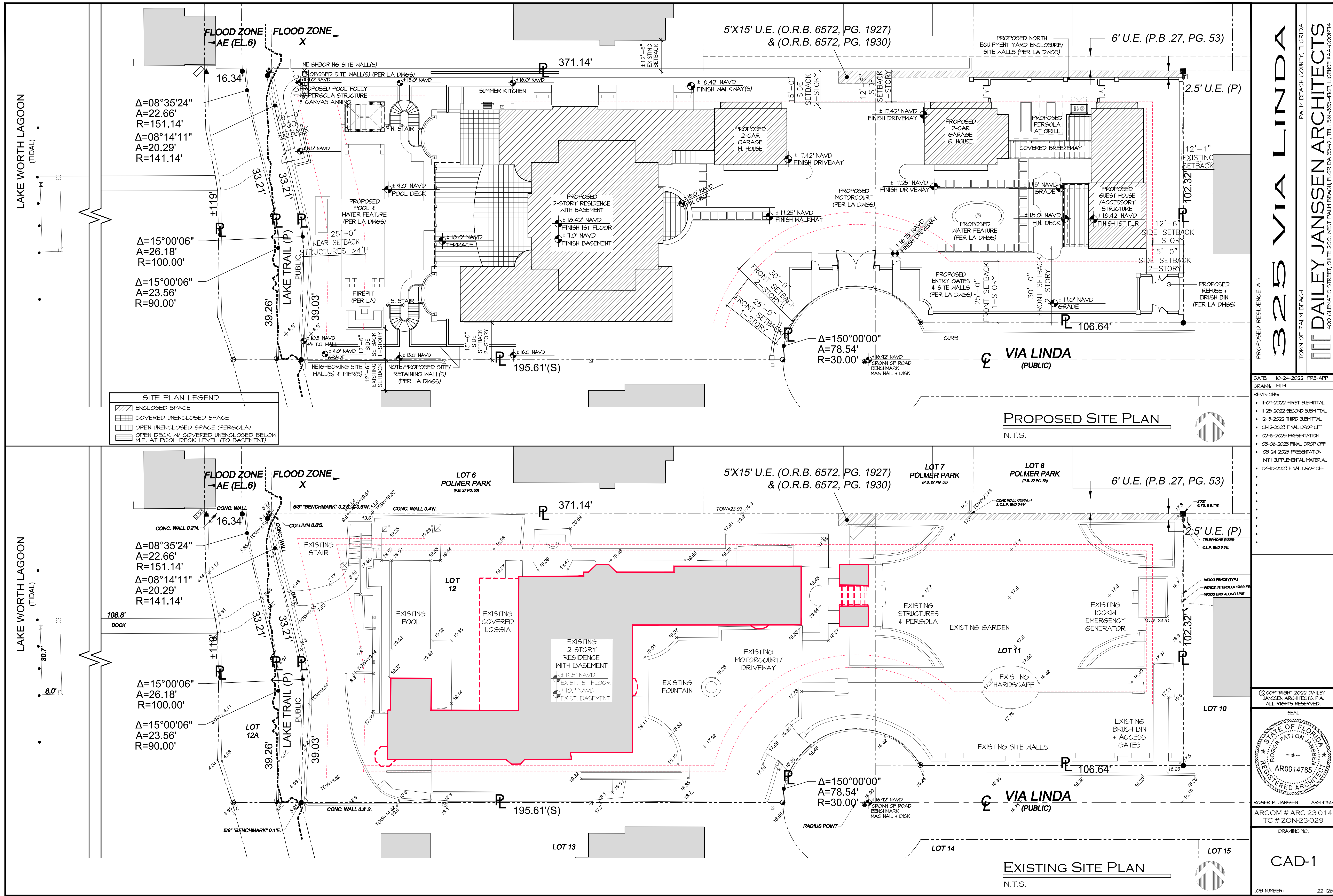
ARCOM # ARC-23-014
TC # ZON-23-029

DRAWING NO.

SP-1.03

JOB NUMBER:

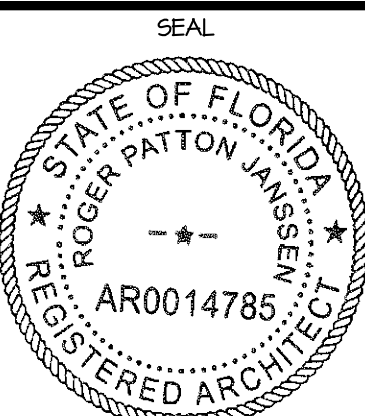
22-126



PROPOSED RESIDENCE AT:

- DATE: 10-24-2022 PRE-APP
DRAWN: MLM
- REVISIONS:
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ROGER P. JANSEN AR-14785
ARCOM # ARC-23-014
TC # ZON-23-029

DRAWING NO.

JOB NUMBER: 22-126

325 VIA LINDA
PALM BEACH COUNTY, FLORIDA
DAILEY JANSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C001414

CAD-1

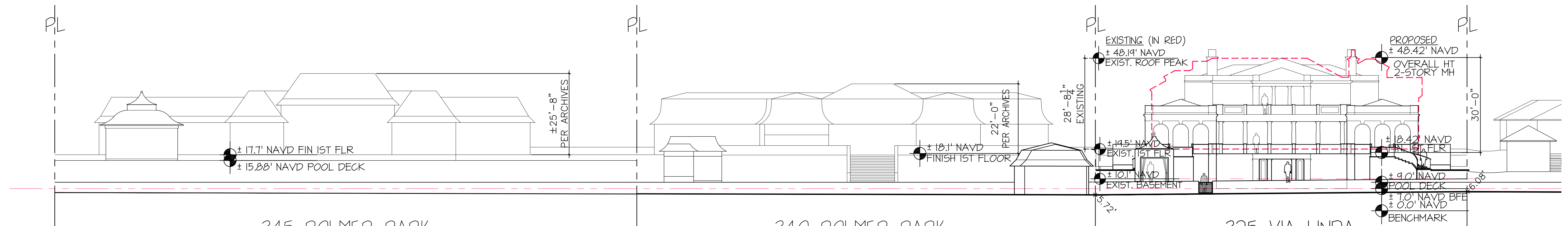
345 POLMER PARK



340 POLMER PARK



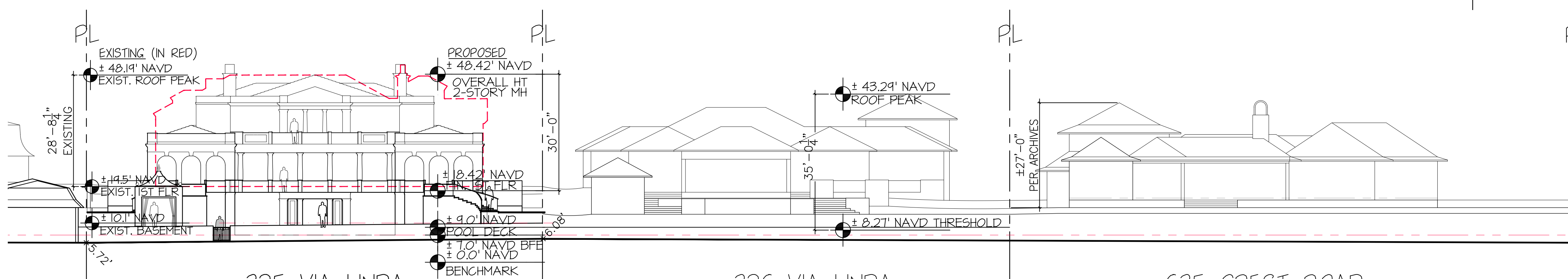
340 POLMER PARK - 325 VIA LINDA - 326 VIA LINDA



345 POLMER PARK
2-STORY RESIDENCE
AND 1-STORY PAGODA

340 POLMER PARK
1-STORY RESIDENCE, POOL HOUSE
AND 1-STORY BOAT HOUSE

325 VIA LINDA
2-STORY RESIDENCE & GUEST HOUSE
SUBJECT PROPERTY



325 VIA LINDA
2-STORY RESIDENCE & GUEST HOUSE
SUBJECT PROPERTY

326 VIA LINDA
2-STORY RESIDENCE
AND 1-STORY POOL HOUSE

635 CREST ROAD
2-STORY RESIDENCE

STREETSCAPE ELEVATIONS
N.T.S. VIEW FROM LAKE TRAIL



326 VIA LINDA



615 CREST ROAD



635 CREST ROAD



615 CREST ROAD



324 PLANTATION ROAD

PROPOSED RESIDENCE AT:

325 VIA LINDA

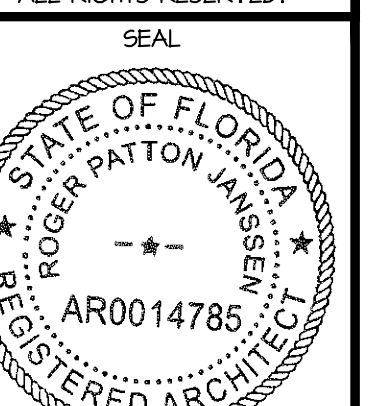
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C00114

- DATE: 10-24-2022 PRE-APP
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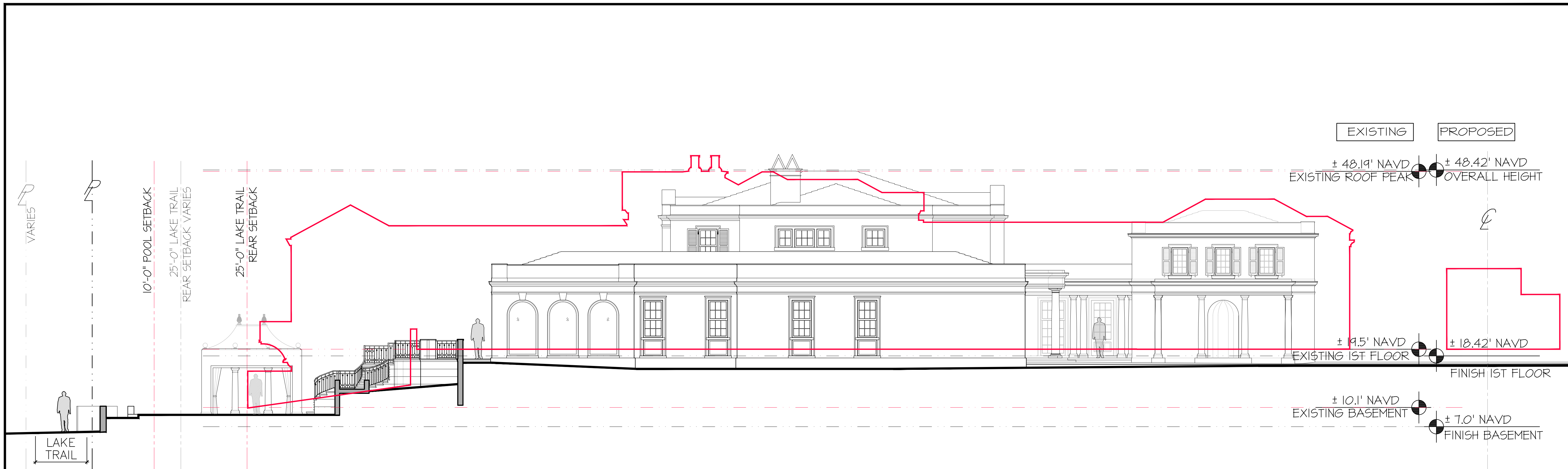


ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-014
TC # ZON-23-029

DRAWING NO.

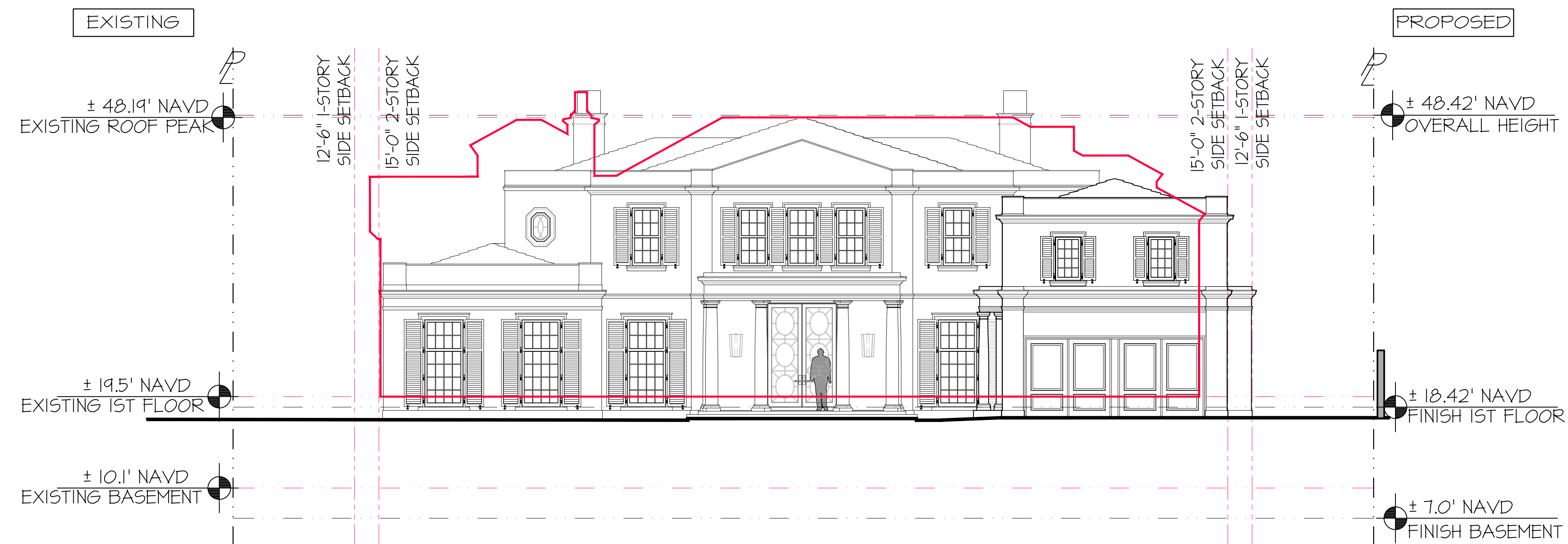
CAD-2

JOB NUMBER: 22-126



PARTIAL PROPOSED
SOUTH ELEVATION - MAIN HOUSE
MASSING COMPARISON
WITH EXISTING STRUCTURE IN RED

N.T.S.



PROPOSED EAST ELEVATION - M.H.
MASSING COMPARISON
WITH EXISTING STRUCTURE IN RED

N.T.S.

PROPOSED RESIDENCE AT:

325 VIA LINDA

PALM BEACH COUNTY, FLORIDA

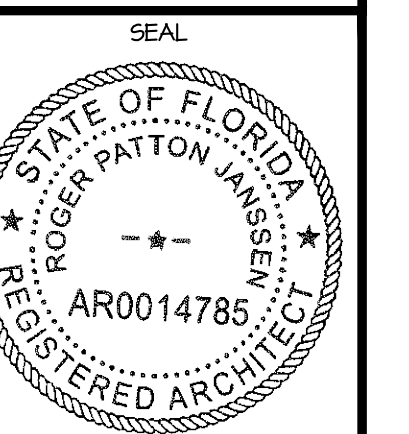
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DATE: 10-24-2022 PRE-APP
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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-014
TC # ZON-23-029

DRAWING NO.

CAD-3

JOB NUMBER: 22-126