



April 11, 2023

Town of Palm Beach
Planning, Zoning & Building Dept.
360 South County Road
Palm Beach, FL 33480

RE: **ZON-23-063 Letter of Intent**
599 South County Rd

To whom it may concern,

Please find enclosed drawings illustrating proposed new 2-story residence landscape/hardscape and pool at the above referenced property. The property currently houses an existing single-family residence which will be demolished as part of the proposed project. The proposed residence is designed to be in keeping with the criteria outlined in section 18-205 of the Town of Palm Beach Code of Ordinances, and criteria listed as follows:

- (1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- (2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
- (3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- (4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.
- (5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
 - a. Apparently visibly identical front or side elevations.
 - b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or

c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

(7) (N/A; No accessory structure is proposed)

(8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

(9) The proposed development is requesting a variance for the *Overall Building Height* FROM 30' MAX PERMITTED TO 30.75'.

(10) The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

Respectfully,

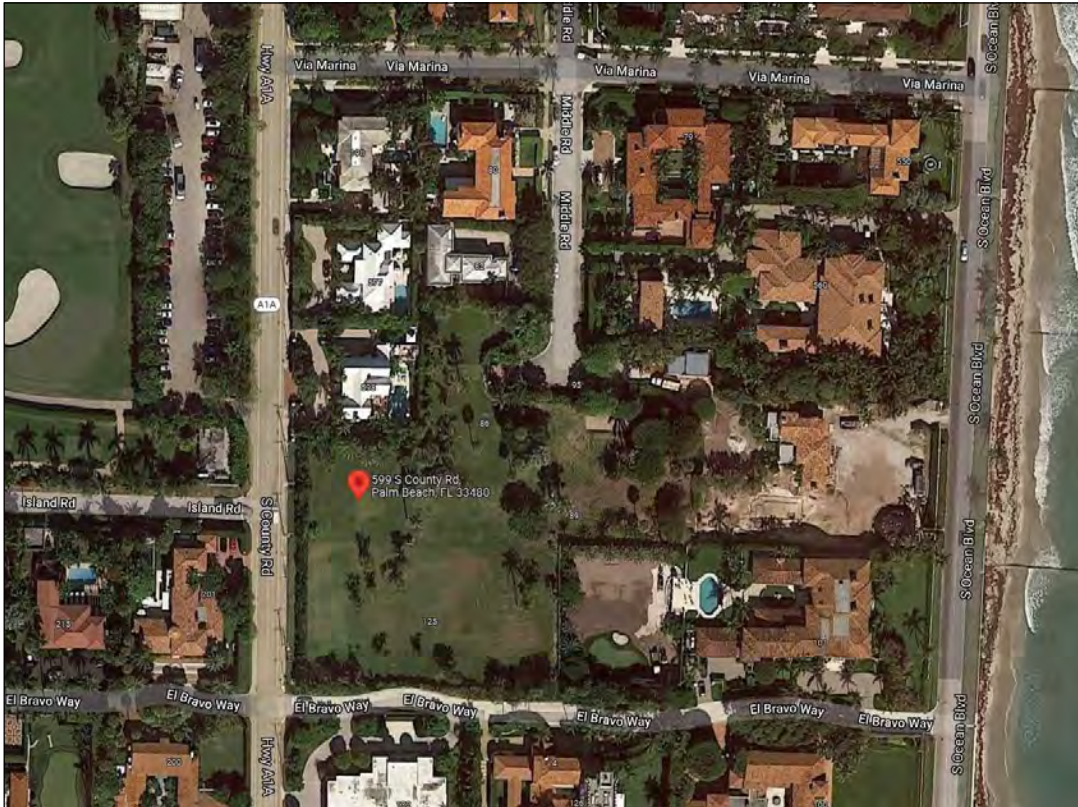


Raul Lima
Project Manager

599 S. COUNTY RESIDENCE

599 S. COUNTY ROAD - PALM BEACH - FLORIDA - 33480

ZONING CASE #
ZON-23-063

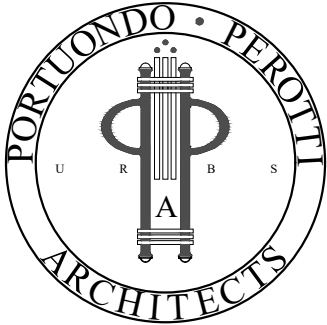


LOCATION MAP

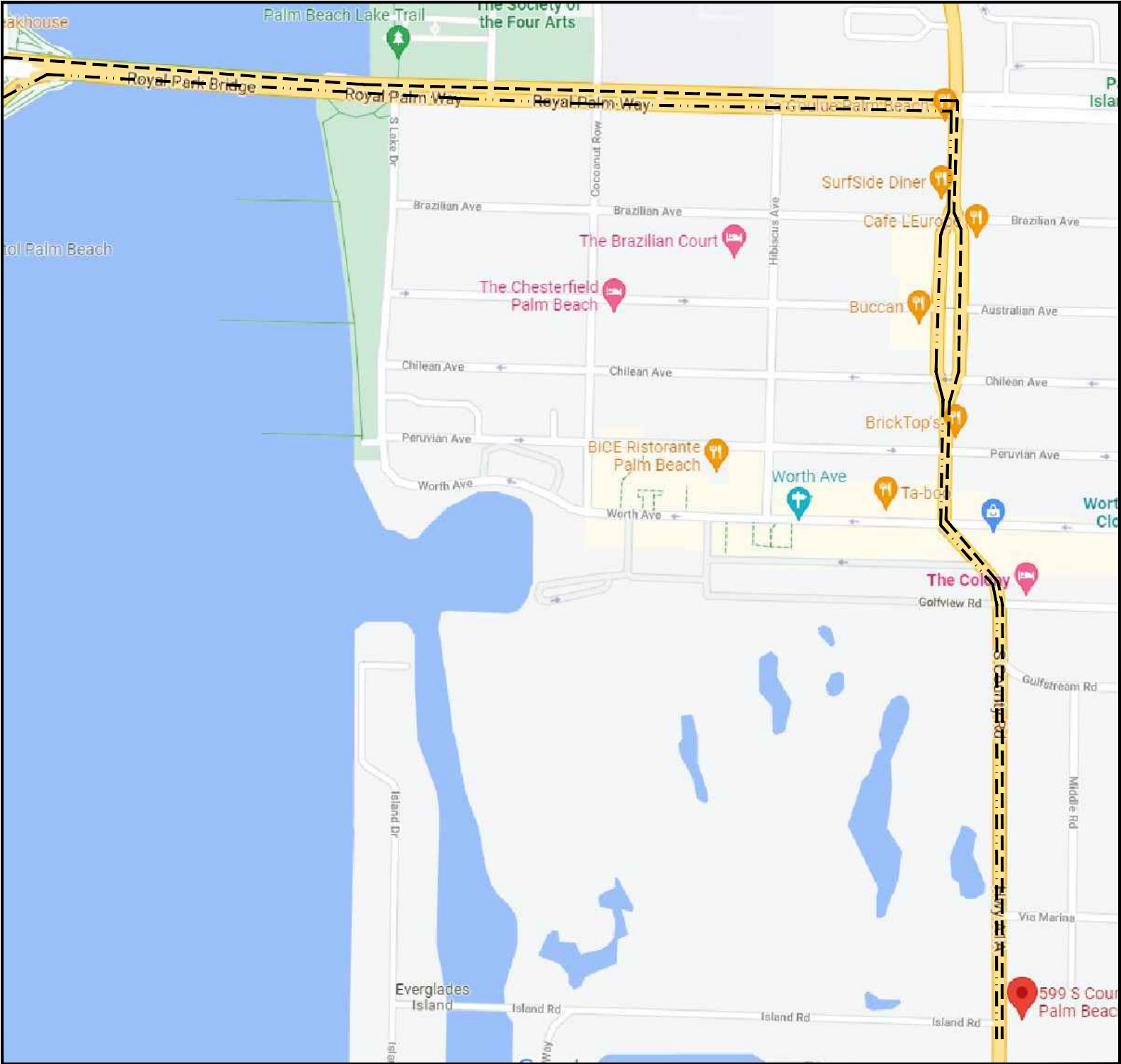
PROJECT DIRECTORY		INDEX OF DRAWINGS			
OWNER		ARCHITECTURE		FINAL SUBMITTAL	REV-01
1. SAS REALTY ENTERPRISES LLC 300 SKYLARK CT. PARAMUS NJ 07652 1500		SHEET NO.	TITLE	04/11/2023	REV-02
ARCHITECT		A-000	COVER SHEET	X	
2. PORTUONDO PEROTTI ARCHITECTS 5717 SW 8th STREET MIAMI, FLORIDA 33144 PHONE (305) 260-9331 FAX (305) 260 9318 LICENSE # AAC001407		A-002	TRUCK LOGISTIC MAP	X	
LANDSCAPE ARCHITECT		A-002.1	CONSTRUCTION SCREENING PLAN	X	
3. ENVIRONMENTAL DESIGN GROUP 139 NORTH COUNTY ROAD #20-B PALM BEACH, FL 33480 PH: (561) 832-4600 LICENSE # FLA 6666784		A-003	PROJECT INFO	X	
CIVIL ENGINEER		A-003.A	GROUND LEVEL SETBACK DIAGRAM	X	
4. SIMMONS & WHITE, INC. 2581 Metrocenter Blvd., Suite 3 WEST PALM BEACH, FL 33407 PH: (561) 478 7848 x 110		A-003.B	UPPER LEVEL SETBACK DIAGRAM	X	
SURVEYOR		A-003.C	ROOF LEVEL SETBACK DIAGRAM	X	
BUILDING DEPARTMENT		A-003.1	PROJECT DATA / INFORMATION	X	
5. TOWN OF PALM BEACH BUILDING DEPARTMENT 360 SOUTH COUNTY ROAD PALM BEACH, FL 33480 PH: (561) 838-5400		A-003.2	FLOOR PLAN DIAGRAM	X	
SCOPE OF WORK		A-003.3	CUBIC CONTENT DIAGRAM	X	
NEW 2 STORY SINGLE FAMILY RESIDENCE WITH RELATED LANDSCAPE, HARDSCAPE & CIVIL WORK		A-003.4	SITE SECTION	X	
		A-003.5	SITE SECTION	X	
		A-100	SITE PLAN	X	
		A-100.1	VICINITY LOCATION MAP (1/4 MILE)	X	
		A-100.2	NEIGHBORHOOD VICINITY PLAN	X	
		A-100.3	NEIGHBORHOOD STREET ELEVATIONS	X	
		A-100.4	ADJACENT RESIDENCE PHOTOS	X	
		A-100.5	SUBJECT PROPERTY EXISTING PHOTOS	X	
		A-101	FIRST LEVEL FLOOR PLAN	X	
		A-102	SECOND LEVEL FLOOR PLAN	X	
		A-103	ROOF PLAN	X	
		A-200	NORTH & SOUTH ELEVATIONS	X	
		A-201	EAST & WEST ELEVATIONS	X	
		A-201-A	PROJECTS MATERIALS	X	
		A-202	FRONT ELEVATION - WEST RENDER	X	
		A-203	REAR ELEVATION - EAST RENDER	X	
		A-204	SIDE ELEVATION - NORTH RENDER	X	
		A-205	SIDE ELEVATION - SOUTH RENDER	X	
		A-206	FRONT PERSPECTIVE - WEST RENDER	X	
		A-207	REAR PERSPECTIVE - EAST RENDER	X	
		A-300	BUILDING SECTIONS	X	
		A-400	WALL SECTIONS / DETAILS	X	
		A-400A	ELEVATION DETAIL	X	
		A-401	ELEVATION DETAIL	X	
		A-401A	ELEVATION DETAIL	X	
		A-402	WALL SECTIONS / DETAILS	X	
		A-403	WALL SECTIONS / DETAILS	X	
		A-404	WALL SECTIONS / DETAILS	X	
		A-900	END PAGE	X	

FINAL SUBMITTAL
04/11/2023

PROJECT No.: 2021-15
DATE OF HEARING: 05/24/2023



PORTUONDO PEROTTI ARCHITECTS, INC.
5717 S.W. 8th STREET
MIAMI, FLORIDA 33144
PH: (305) 260 -9331
FAX: (305) 260 -9318
E-MAIL: info@PORTUONDO-PEROTTI.COM



01

PROPOSED TRUCK LOGISTIC MAP

— — — — —	INGRESS
— — — — —	EGRESS

ROUGH SCHEDULE OF CONSTRUCTION	
TASK:	DURATION (MONTHS)
SITE/BUILDING PREPARATION:	
REINFORCING FOUNDATION:	
BLOCK / STEEL DELIVERIES & CONCRETE POURS:	
ROOF TRUSS DELIVERIES & TRUSS SETTING:	
WINDOW/DOOR DELIVERIES & INSTALLATION:	
DRY-IN:	
INTERIOR FRAMING:	
ROUGH-IN:	
DRY WALL:	
FINISHES:	
LANDSCAPE/HARDSCAPE INSTALLATION:	
FINAL INSPECTIONS:	
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	0

PROJECT NUMBER
DATE
DRAWN BY
CHECKED BY

REVISIONS:
04/11/2023
CCJN
RL

ARCHITECTS
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OWNER
SAS REALTY ENTERPRISES LLC
300 SKYLARK CT
PARAMUS, NJ 07652-1500

TITLE
TRUCK ROUTING PLAN
SCALE
N.T.S.

SHEET
A-002
OF
2

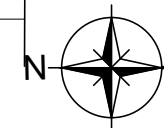
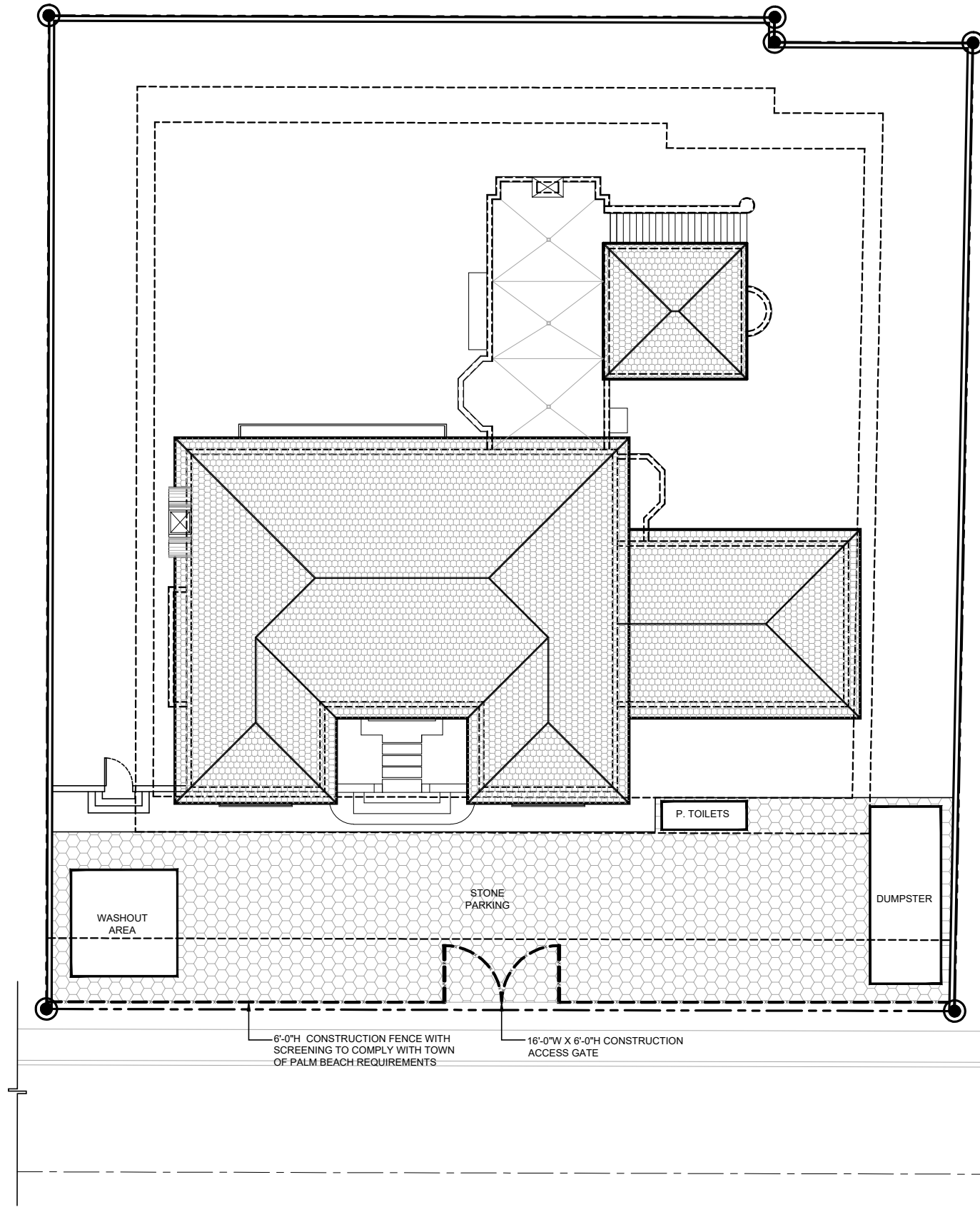
599 S COUNTY RD RESIDENCE
599 S COUNTY ROAD
PALM BEACH, FLORIDA 33480

599 S County Rd
Palm Beach

01

PROPOSED TRUCK LOGISTIC MAP

ZONING CASE #
ZON-23-063



01

CONST. STAGING AND SCREENING PLAN
SCALE: 1" = 20'-0"

SHEET
A-002.1
CF

TITLE
CONST STAGING AND
SCREENING PLAN
SCALE: 1" = 20'-0"

OWNER
SAS REALTY ENTERPRISES LLC
300 SKYLARK CT
PARAMUS, NJ 07652-1500

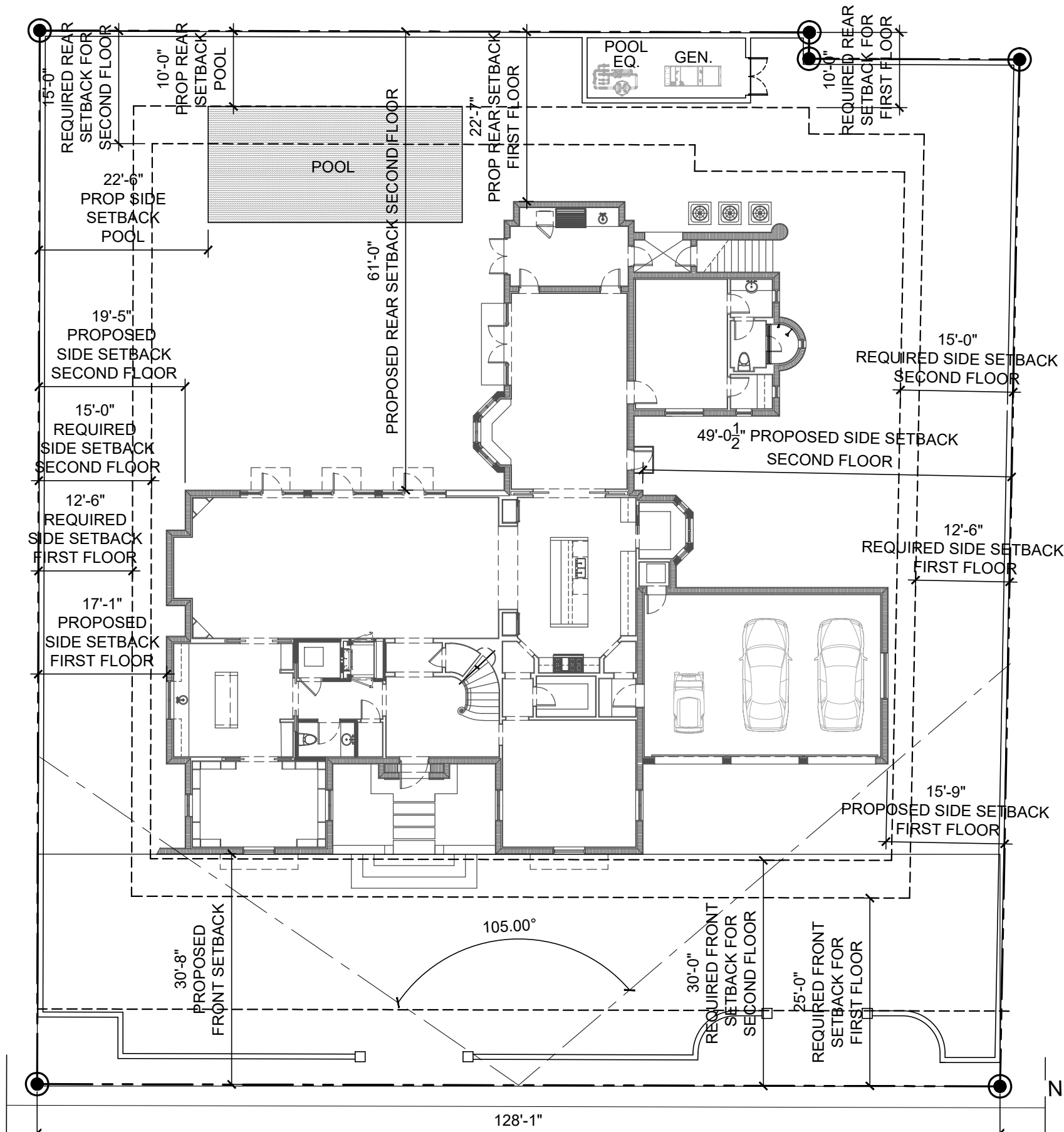
599 S COUNTY RD RESIDENCE
599 S COUNTY ROAD
PALM BEACH, FLORIDA 33480

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PROJECT NUMBER
DATE
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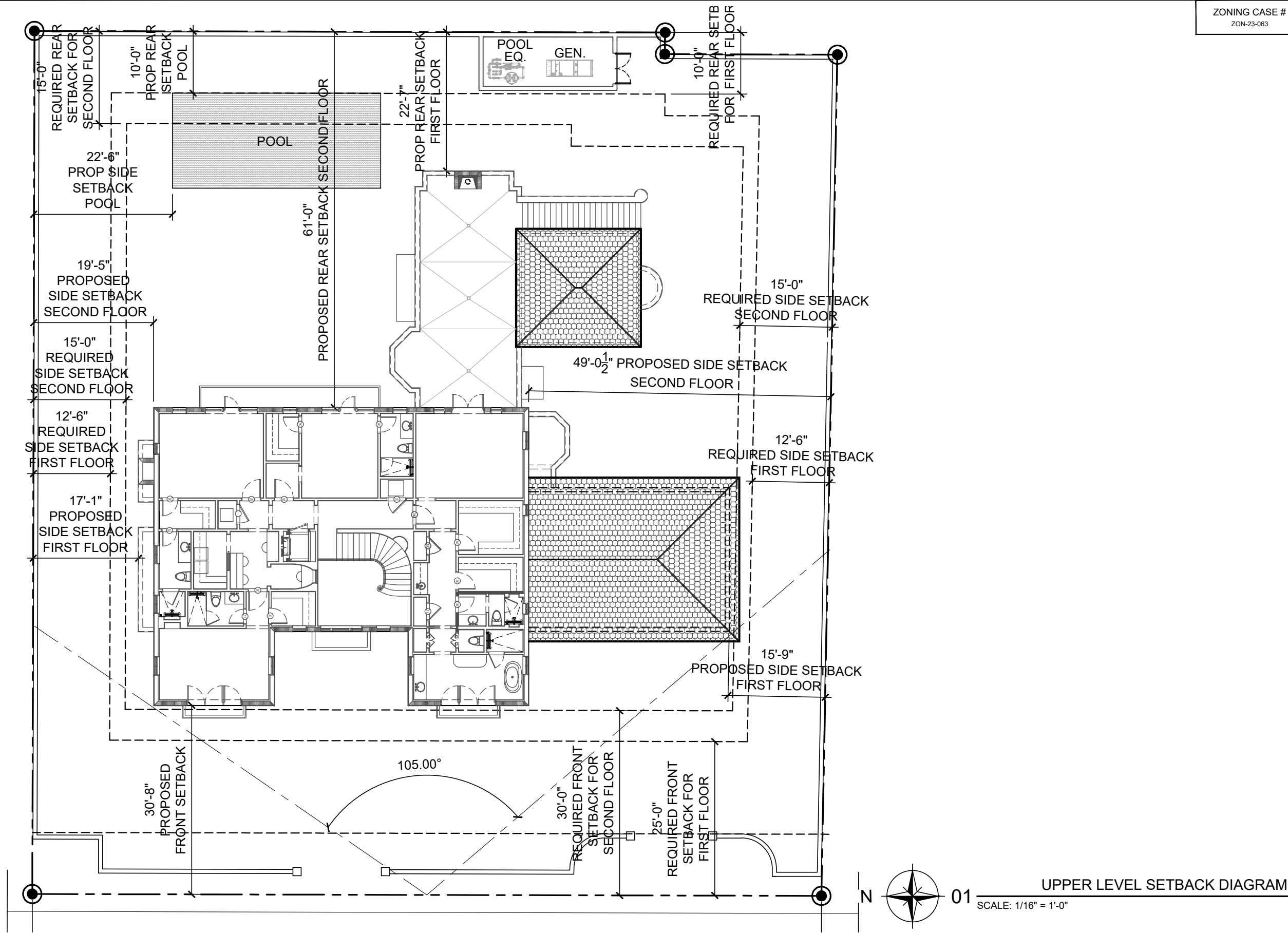
ZONING CASE #
ZON-23-063



01 GROUND LEVEL SETBACK DIAGRAM
SCALE: 1/16" = 1'-0"

PROJECT NUMBER DATE DRAWN BY CHECKED BY	REVISIONS: 04/11/2023 CCJN RL
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 154th Street, Suite 100, Fort Lauderdale, FL 33322 Tel: (305) 326-0331 Fax: (305) 326-1518 http://www.portuondo-perotti.com	
OWNER SAS REALTY ENTERPRISES LLC 300 SKYLARK CT PARAMUS, NJ 07652 1500	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480
TITLE GROUND LEVEL SETBACK DIAGRAM SCALE	
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OWNER SAS REALTY ENTERPRISES LLC 300 SKYLARK CT PARAMUS, NJ 07652 1500	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480
TITLE UPPER LEVEL SETBACK DIAGRAM SCALE	
SHEET A-003B OF	

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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:	599 S COUNTY ROAD, PALM BEACH, FL 33480		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	SINGLE FAMILY RESIDENCE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	18,000	N/C
6	Lot Depth	100'	140'	N/C
7	Lot Width	100'	128'	N/C
8	Lot Coverage (Sq Ft and %)	5,400 (30%)	N/A	4,701.87(26%)
9	Enclosed Square Footage (1st & 2nd Fl, Basement, Accs, Structure, etc.)	?	N/A	4,701.87
10	Cubic Content Ratio (CCR) (R-B ONLY)	70,560.00	N/A	73,907.78
11	*Front Yard Setback (Ft.)	25'-0" (W)	N/A	30'-8" (W)
12	* Side Yard Setback (1st Story) (Ft.)	12'-6" (N&S)	N/A	17'-1"(N) / 15'-9"(S)
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0" (N&S)	N/A	19'-5"(N) / 49'-0"(S)
14	*Rear Yard Setback (Ft.)	10'-0" (E)	N/A	22'-7" (E)
15	Angle of Vision (Deg.)	100	N/A	105
16	Building Height (Ft.)	22'-0"	N/A	19'-2"
17	Overall Building Height (Ft.)	30'-0"	N/A	28'-10"
18	Crown of Road (COR) (NAVD)	N/A	6.56' NAVD	N/A
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	0'
20	Finished Floor Elev. (FFE)(NAVD)	8.06'	N/A	10.0'
21	Zero Datum for point of meas. (NAVD)	8.06'	N/A	8.06'
22	FEMA Flood Zone Designation	N/A	ZONE X	N/C
23	Base Flood Elevation (BFE)(NAVD)	N/A	7.0	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)	8,100 (45%)	N/A	8,197 (45.41%)
25	Perimeter LOS (Sq Ft and %)	4,050 (50%)	N/A	4,050 (50%)
26	Front Yard LOS (Sq Ft and %)	1,295 (40%)	N/A	1,471 (45%)
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 20220616

ZONING CASE #
ZON-23-063

LEGAL DESCRIPTION					
PARCEL A, EL BRAVO - SINGER ANNEX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 116, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.					
PROPERTY ADDRESS					
599 S COUNTY ROAD, PALM BEAH, FL 33480					
ZONING CLASSIFICATION					
R-B- LOW DENSITY RESIDENTIAL					
FLOOD CRITERIA					
FLOOD ZONE:					
X					
BASE FLOOD ELEVATION:					
7.0 NAVD					
PROPOSED MAIN LEVEL T.O. SLAB ELEVATION (P.O.M):					
8.06' NAVD					
LOT AREA					
GROSS LOT AREA =					
18,000.00 SQ. FT.					
LANDSCAPE OPEN SPACE					
MINIMUM REQUIRED:					
45% OF LOT AREA=					
8,100.00 SQ. FT.					
PROVIDED:					
45.54% OF LOT AREA=					
8,197.00 SQ. FT.					
FRONT YARD AREA:					
2,877.00 SQ. FT					
40% OF FRONT YARD =					
1,295 SQ. FT.					
45.00% PROPOSED:					
1,471.00 SQ. FT.					
LOT COVERAGE AREA					
2 STORY BUILDINGS					
30% ALLOWED:					
5,400.00 SQ. FT.					
PROPOSED					
MAIN LEVEL					
26% PROPOSED :					
4,701.87 SQ. FT.					
BUILDING SETBACKS					
		GROUND FLOOR		SECOND FLOOR	
		REQUIRED	PROPOSED	REQUIRED	PROPOSED
FRONT:		25'-0"	30'-8"	30'-0"	30'-8"
SIDE:		12'-6"	15'-5"	15'-0"	15'-5"
SIDE:		12'-6"	17'-1"	15'-0"	17'-1"
REAR:		10'-0"	22'-7"	15'-0"	61'-1"
BUILDING HEIGHT					
BUILDING HEIGHT :		ALLOWED:		22'-0"	
		PROPOSED:		19'-2"	
MAXIMUM OVERALL HEIGHT ALLOWED		ALLOWED:	22'-0"+8'-0"=	30'-0"	
		PROPOSED:	19'-2"+8'-0"=	28'-10"	
AREA TABULATION					
	A/C	NON A/C		LOT COVERAGE	
MAIN LEVEL	2,793.56 SQ. FT.			2793.56 SQ. FT.	
COVERED ENTRY		27.96 SQ. FT.		27.96	
GARAGE		773.51 SQ. FT.		773.51 SQ. FT.	
BBQ AREA		229.73 SQ. FT.		229.73	
CABANA/ COVERED TERRACE	877.11 SQ. FT.			877.11 SQ. FT.	
UPPER LEVEL	2,670.19 SQ. FT.				
TOTALS	6,340.86 SQ. FT.	1,031.20 SQ. FT.		4,701.87 SQ. FT.	

PROJECT NUMBER: 04/11/2023
DATE: 04/11/2023
DRAWN BY: CCJN
CHECKED BY: RL

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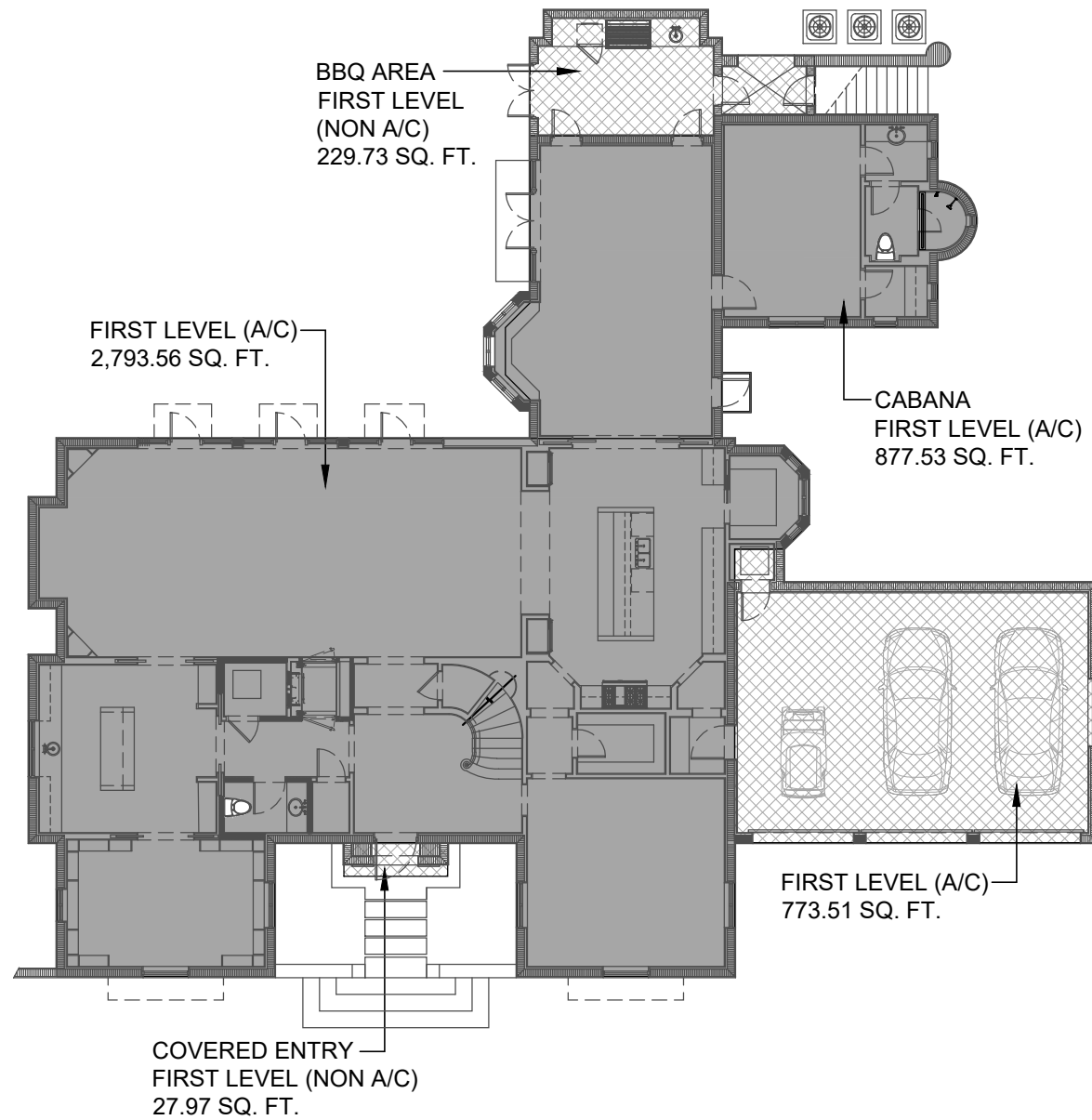
OWNER
SAS REALTY ENTERPRISES LLC
300 SKYLINE CT
PARAMUS, NJ 07652-1500

TITLE: ZONING DATA
SCALE

SHEET: A-003.1
OF 1
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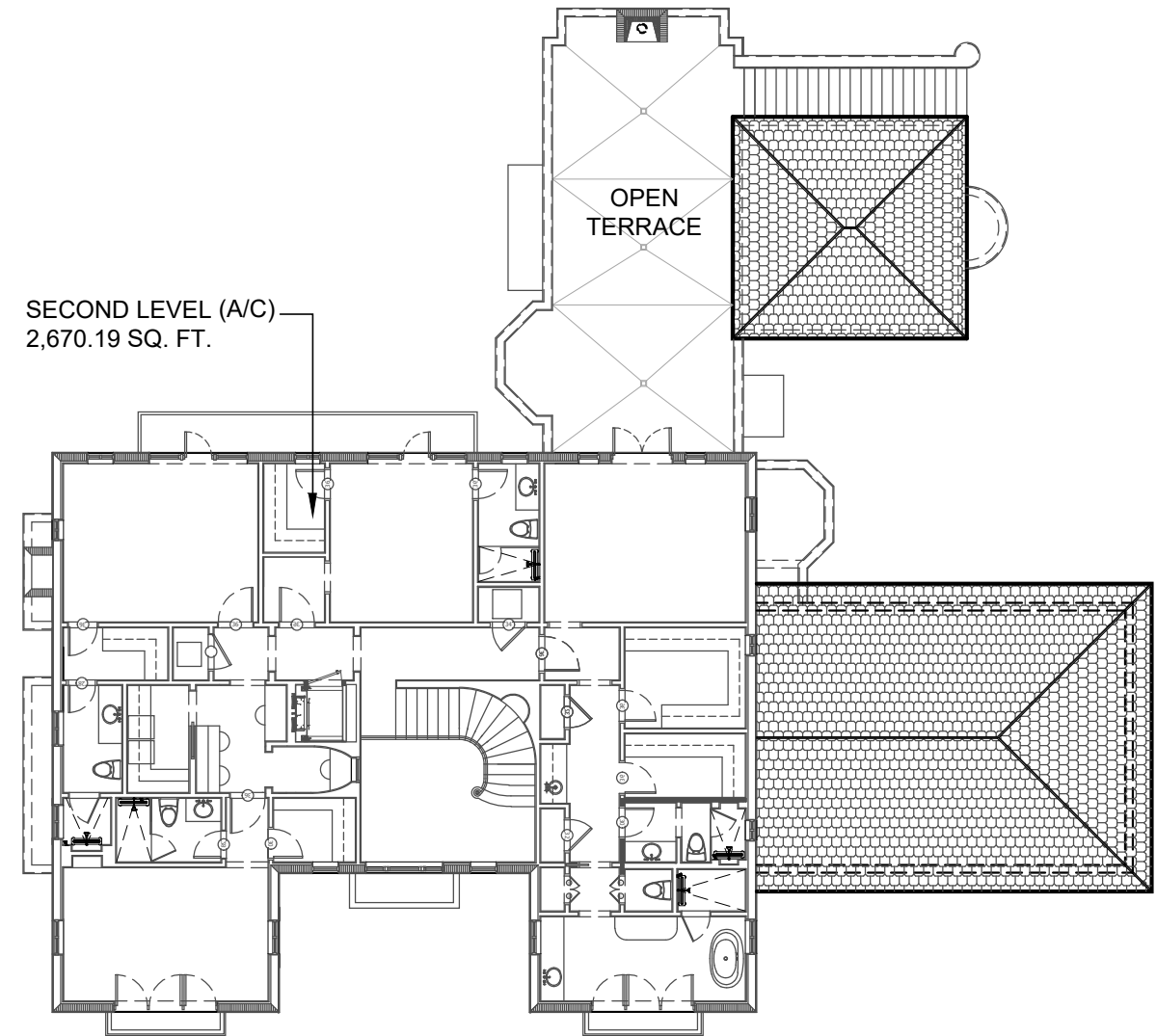
ZONING CASE #
ZON-23-063



01

MAIN LEVEL FLOOR PLAN DIAGRAM

SCALE: 1/16" = 1'-0"



02

UPPER LEVEL FLOOR PLAN DIAGRAM

SCALE: 1/16" = 1'-0"

SHEET:
A-003.2

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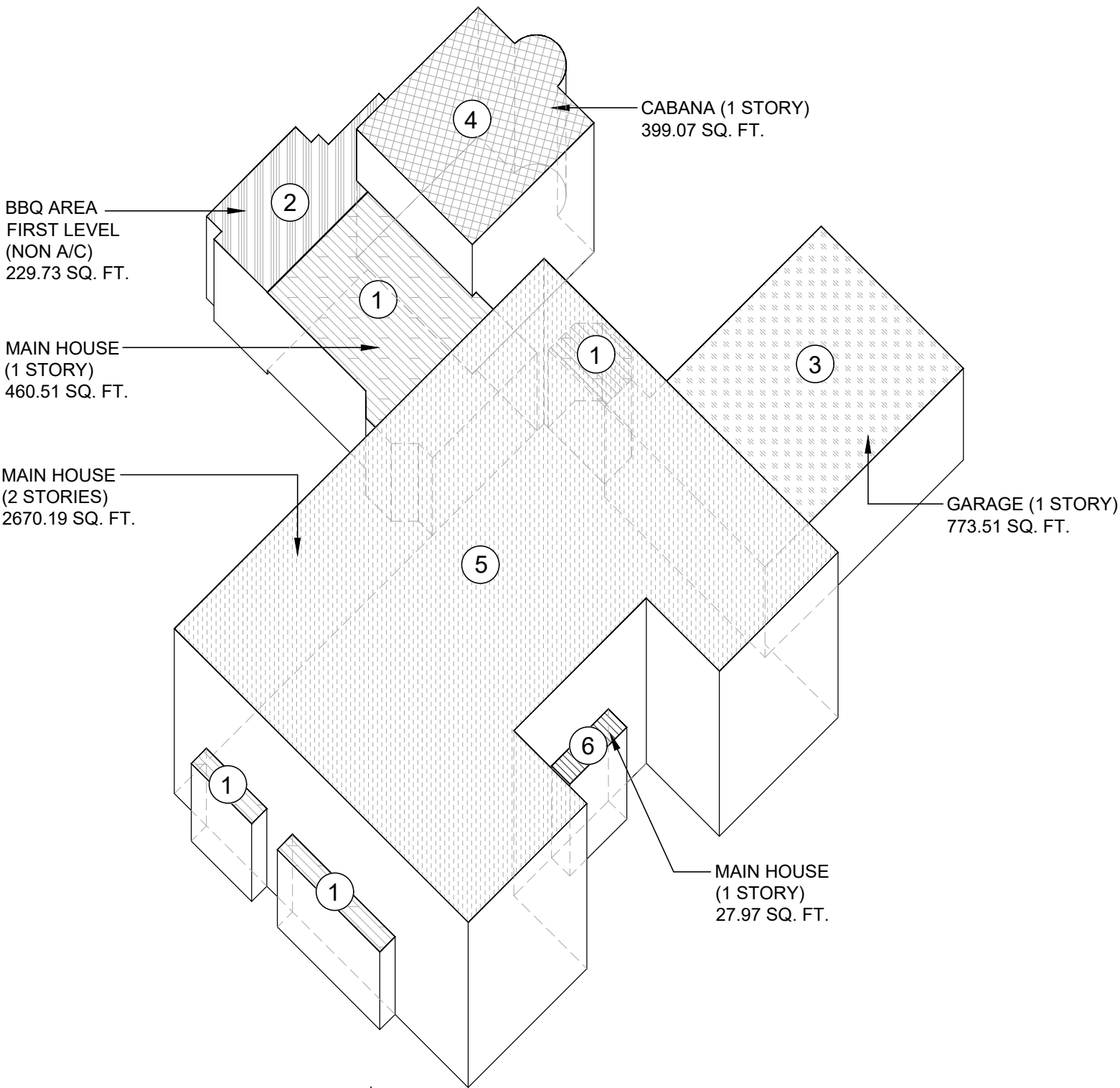
TITLE
FLOOR PLANS
DIAGRAMS
SCALE SHOWN

OWNER
SAS REALTY ENTERPRISES LLC
300 SKYLINE CT
PARANLUS NJ 07652 1500

599 S COUNTY RD RESIDENCE
599 S COUNTY ROAD
PALM BEACH, FLORIDA 33480

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REVISIONS:
PROJECT NUMBER
DATE 04/11/2023
DRAWN BY: CCJN
CHECKED BY: RL



01 CUBIC CONTENT DIAGRAM
SCALE: 1/16" = 1'-0"

2021-15 - 599 S COUNTY ROAD										
CUBIC CONTENT CALCULATION (PER SURVEY)										
ZONE	DESCRIPTION	AREA	BLDG HT. (From TOPB POM)	VOLUME	TOTAL					
1	Main House (1-Story)	460.51 SF	10.00 FT	4,605.10 CF	73,907.78					
2	BBQ Area (1-Story)	229.73 SF	10.00 FT	2,297.30 CF						
3	Garage (1-Story)	773.51 SF	10.00 FT	7,735.10 CF						
4	Cabana (1-Story)	399.07 SF	14.00 FT	5,586.98 CF						
5	Main House (2-story)	2,670.18 SF	20.00 FT	53,403.60 CF						
6	Main House (1 Story)	27.97 SF	10.00 FT	279.70 CF						
				TOTAL	73,907.78					
						LOT AREA:			18,000.00 SF	*ORD. 04-2018
						C.C.R. (MAX):		3.92	70,560.00 CF	
						ADD. 5% FOR LOGGIAS*:		0.196	3,528.00 CF	
						TOTAL MAX VOLUME:		4.116	74,088.00 CF	
						TOTAL VOLUME PROPOSED:		4.106	73,907.78 CF	

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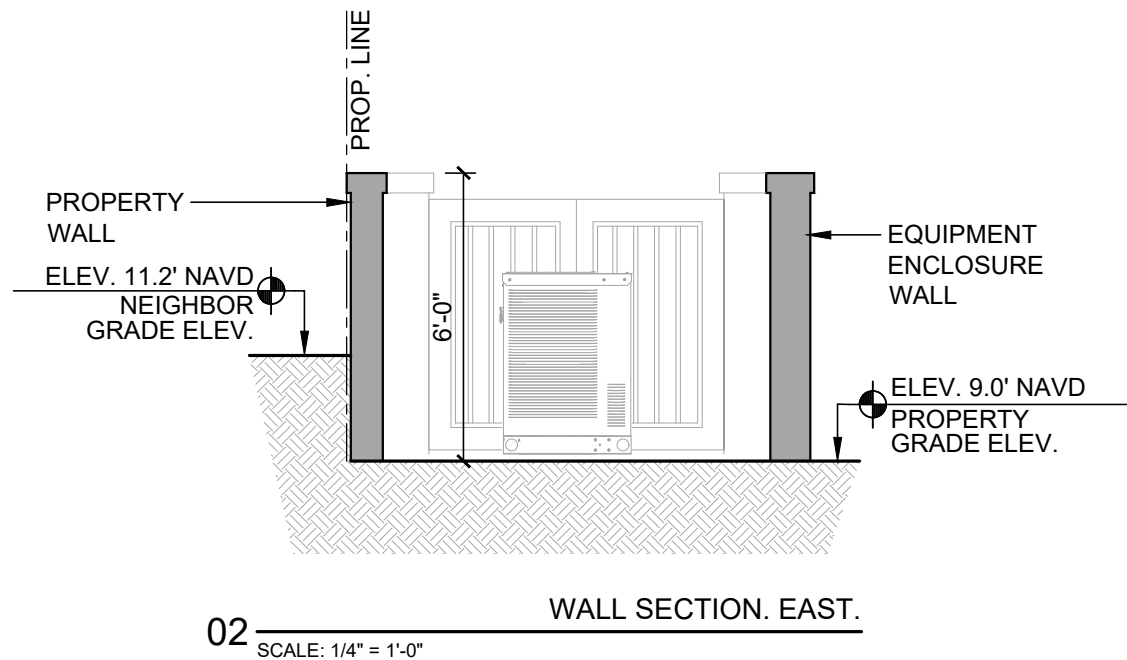
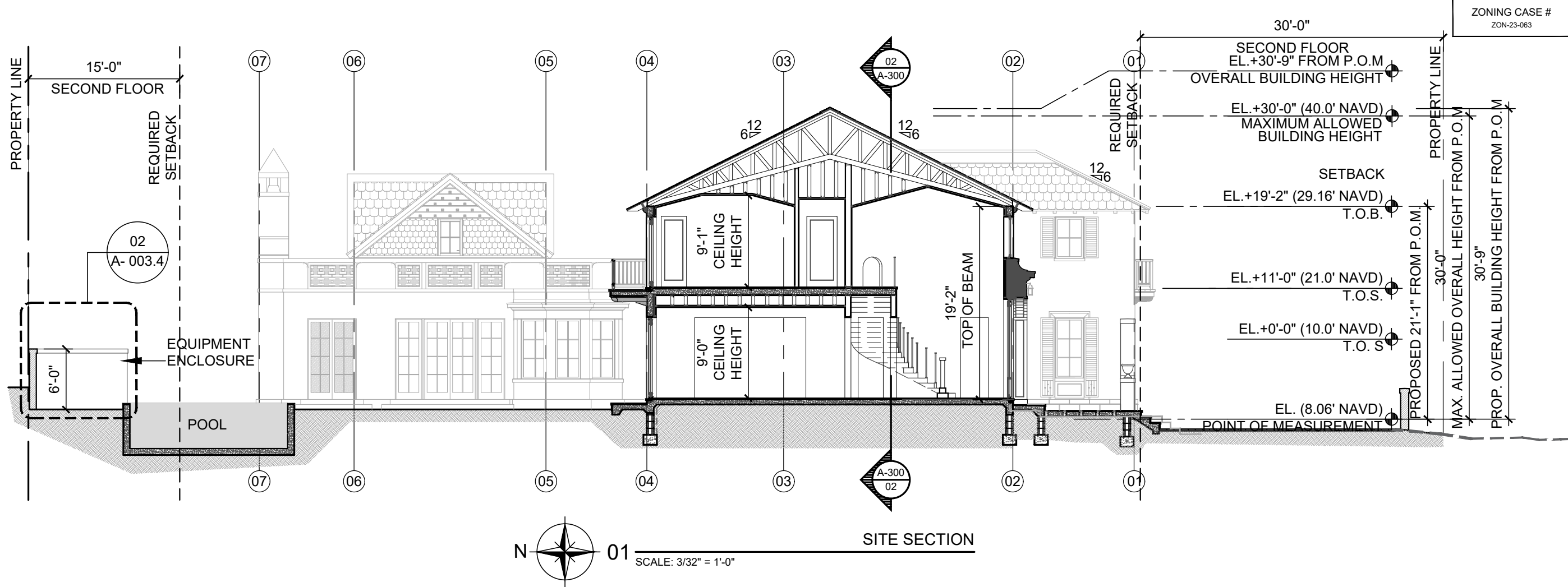
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599 S COUNTY RD RESIDENCE
599 S COUNTY ROAD
PALM BEACH, FLORIDA 33480

OWNER
SAS REALTY ENTERPRISES LLC
300 SKYLINE CT
PARAMUS, NJ 07652 1500

CUBIC CONTENT
DIAGRAM
AND CALCULATIONS
SCALE SHOWN

SHEET: A-003.3
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ZONING CASE #
ZON-23-063

SHEET: A-003.4
CF

TITLE: SITE SECTION
SCALE: SHOWN

OWNER:
SAS REALTY ENTERPRISES LLC
300 SKYLINE CT
PARAMUS, NJ 07652-1500

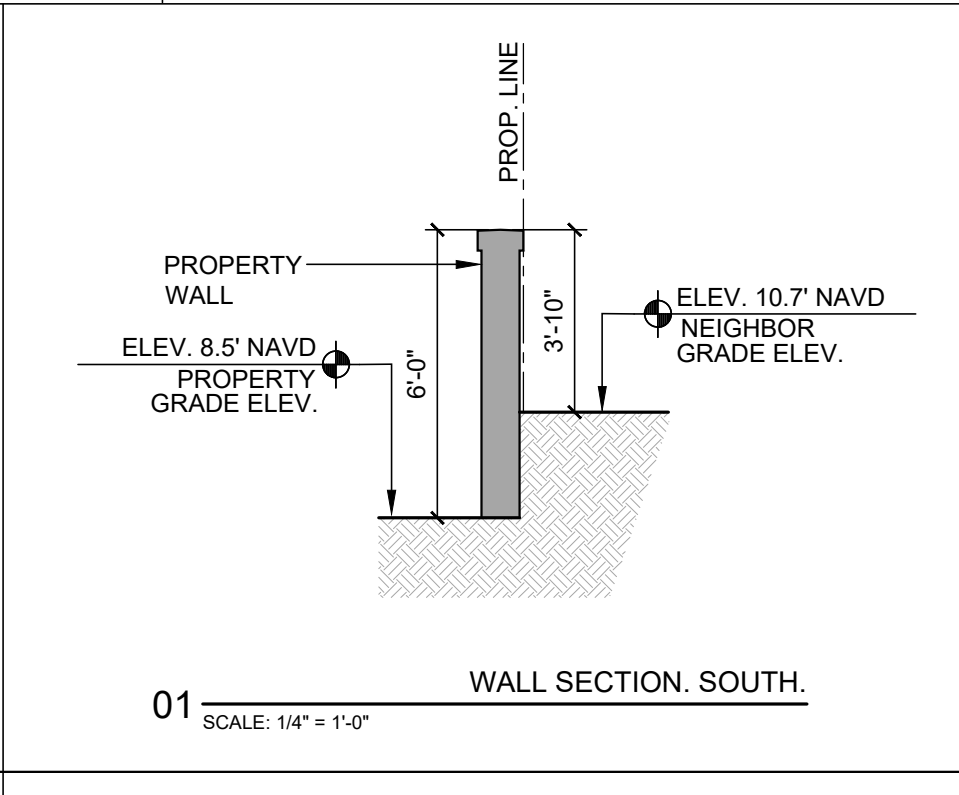
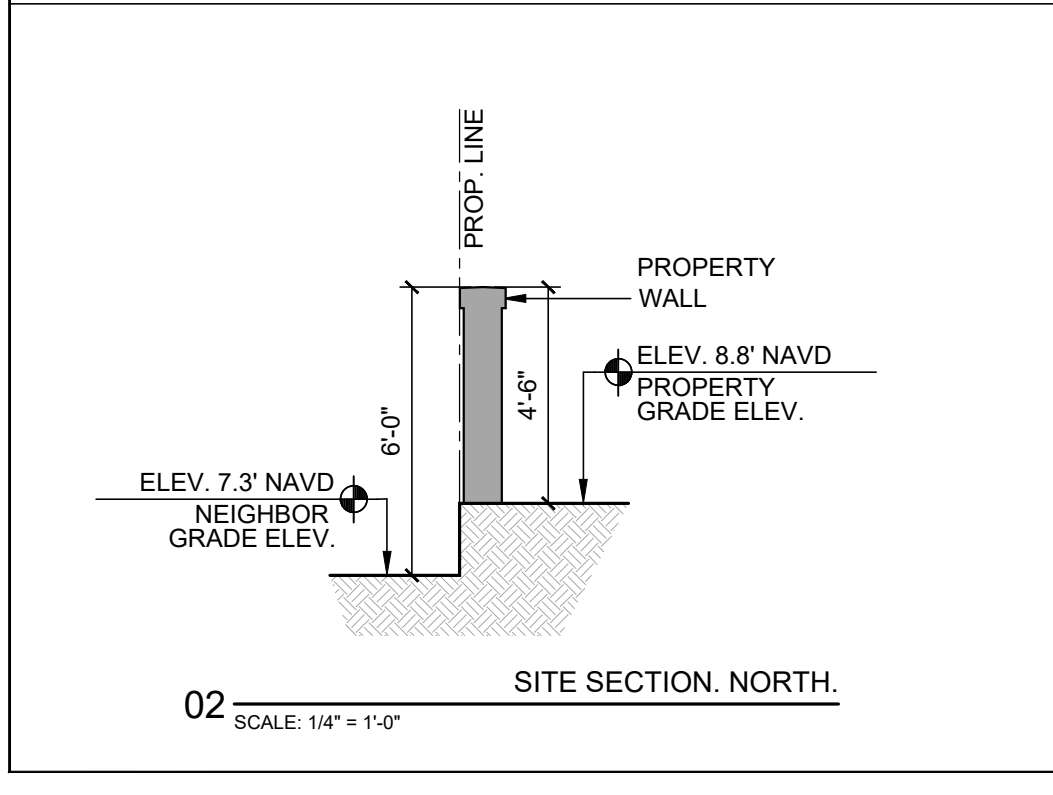
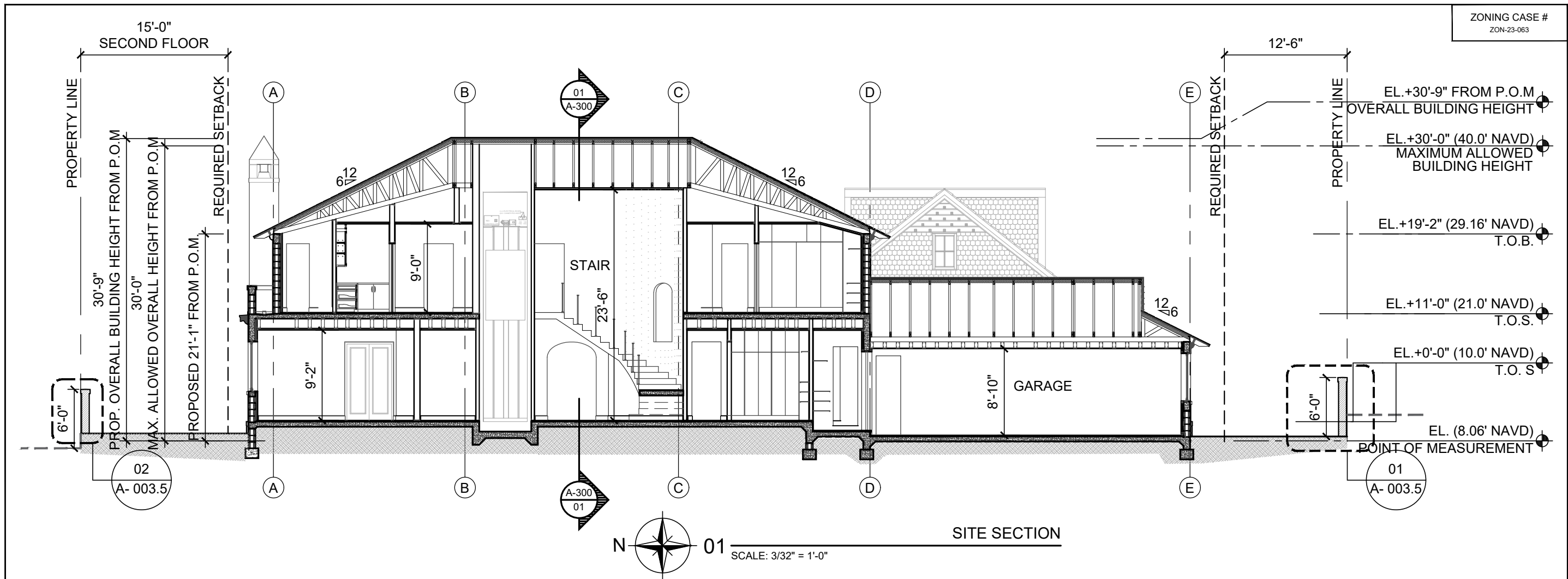
599 S COUNTY RD RESIDENCE
599 S COUNTY ROAD
PALM BEACH, FLORIDA 33480

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DATE: 04/11/2023
DRAWN BY: CCJN
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REVISIONS:	PROJECT NUMBER: 04/11/2023	DATE: 04/11/2023	DRAWN BY: CCJN	CHECKED BY: RL
ARCHITECTS	PORTUONDO PEROTTI ARCHITECTS INC.	Architects Planning Interior Design	5717 20th Street, Suite 100, Palm Beach, FL 33480	TEL: 305.326.1511 FAX: 305.326.1518
OWNER	SAS REALTY ENTERPRISES LLC	300 SKYLINE CT	PARAMUS, NJ 07652 1500	
TITLE	SITE SECTION	SCALE	SHOWN	
SHEET	A-003.5	OF		

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ZONING CASE #
ZON-23-063



01
N.T.S.

VICINITY LOCATION MAP (1/4 MILE)

SHEET
A-100.1
C/F
© COPYRIGHT 2009

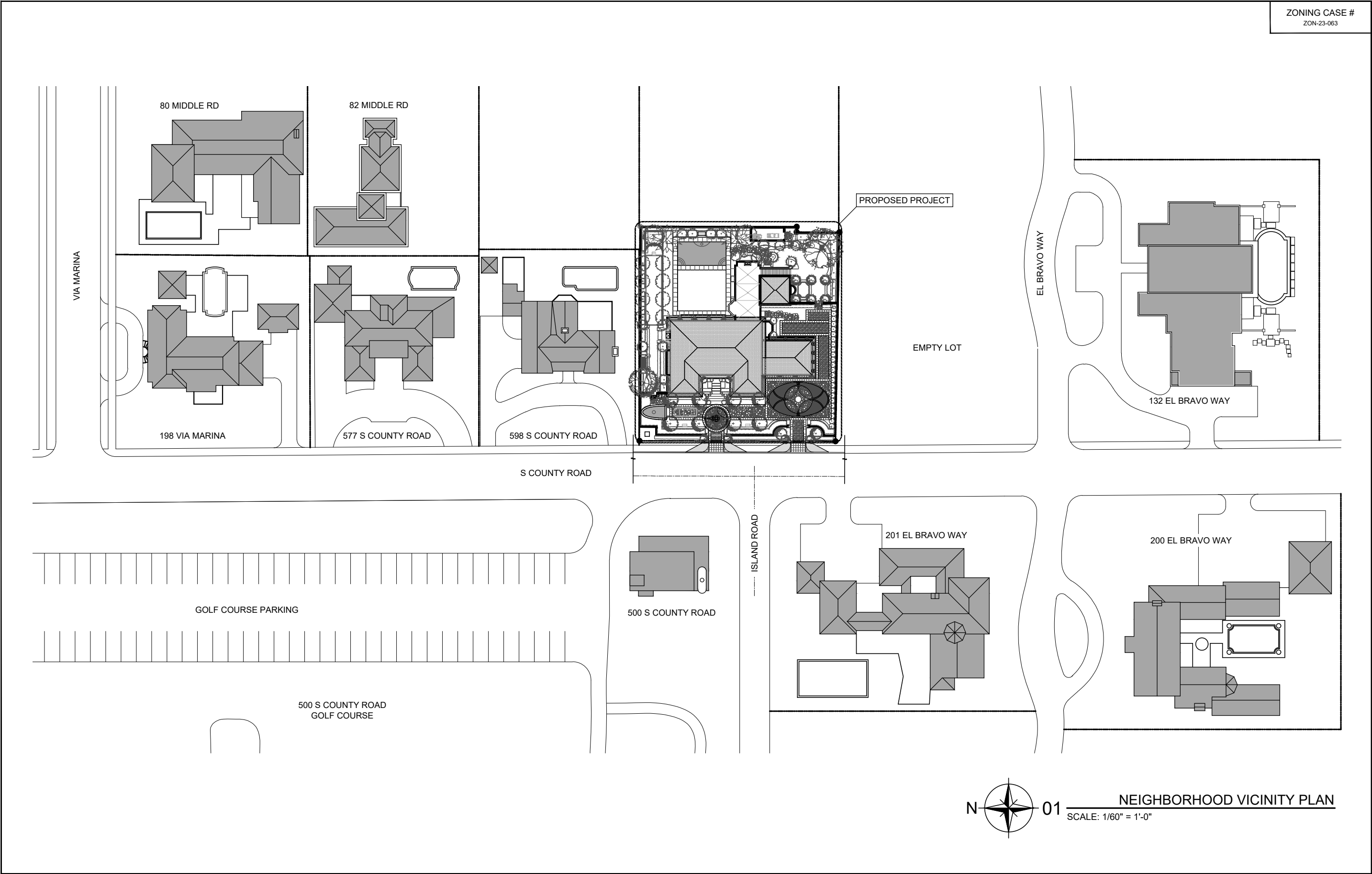
TITLE
VICINITY MAP
SCALE N.T.S.

OWNER
SAS REALTY ENTERPRISES LLC
300 SKYLARK CT
PARAMUS NJ 07652 1500

599 S COUNTY RD RESIDENCE
599 S COUNTY ROAD
PALM BEACH, FLORIDA 33480

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
5717 15th St Suite 100 Palm Beach, FL 33480 USA
Tel: (561) 838-0831 Fax: (561) 838-0831
http://www.portuondo-perotti.com

REVISIONS:
PROJECT NUMBER: 04/12/2023
DATE: CC/JN
DRAWN BY: RL
CHECKED BY:



ZONING CASE #
ZON-23-063



01

NEIGHBORHOOD VICINITY PLAN
SCALE: 1/60" = 1'-0"

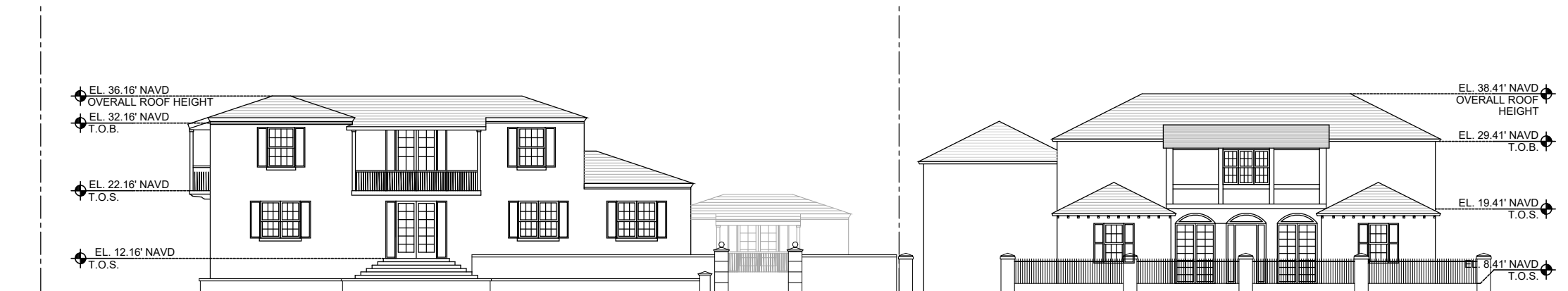
SHEET A-100.2 C/F © COPYRIGHT 2009	TITLE NEIGHBORHOOD VICINITY PLAN SCALE 1" = 70'-0"	OWNER SAS REALTY ENTERPRISES LLC 300 SKYLINE CT PARAMOUNT, NJ 07652-1500	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 128th Avenue, Suite 100, Fort Lauderdale, FL 33319 USA Tel: 305.326.0831 Fax: 305.326.1518 http://www.portuondo-perotti.com	PROJECT NUMBER: 04/11/2023 DATE: CC/JN DRAWN BY: CC/JN CHECKED BY: RL	REVISIONS:
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598 S COUNTY ROAD

599 S COUNTY ROAD



198 VIA MARINA

577 S COUNTY ROAD



132 EL BRAVO WAY

REVISIONS:

PROJECT NUMBER: 04112023
DATE: 04/11/2023
DRAWN BY: CCJ/IN
CHECKED BY: RL

ARCHITECTS
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Architecture Planning Interior Design
5717 SW 128th Street, Suite 200, USA
Tel: (305) 280-1811 Fax: (305) 280-1818
http://www.portuondo-perotti.com

599 S COUNTY RD RESIDENCE
599 S COUNTY ROAD
PALM BEACH, FLORIDA 33480

OWNER
SAS REALTY ENTERPRISES LLC
300 SKYLARK CT
PARAMUS NJ 07652 1500

TITLE
NEIGHBORHOOD STREET ELEVATIONS
SCALE 1/20" = 1'-0"

SHEET A-100.3
C/F
© COPYRIGHT 2009

ADJACENT RESIDENCES



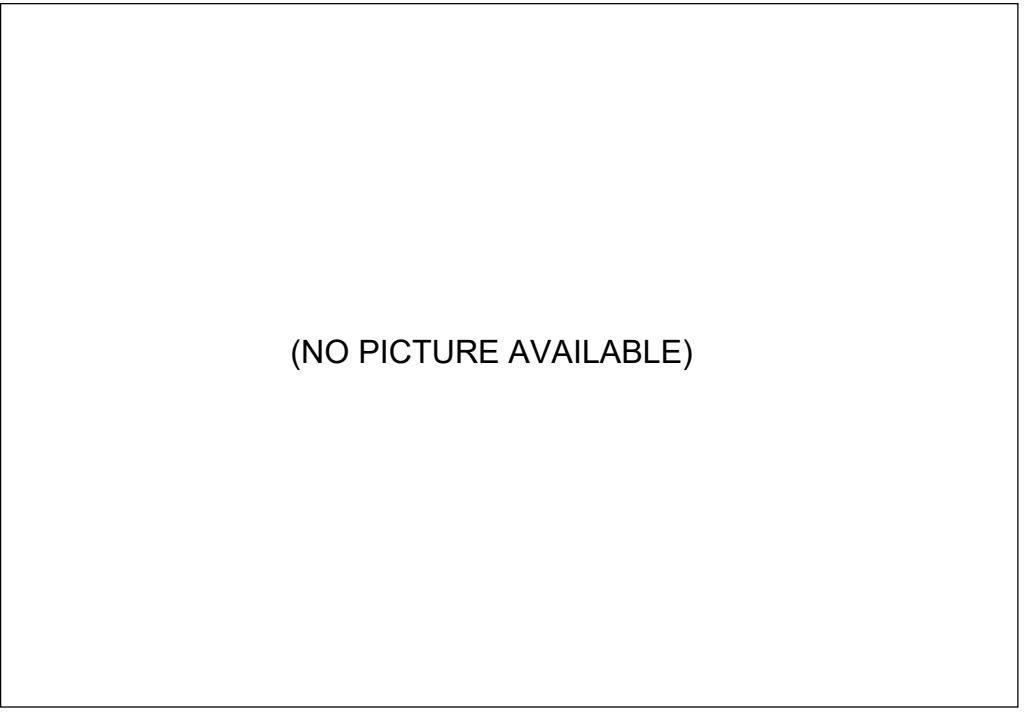
132 EL BRAVO WAY



198 VIA MARINA



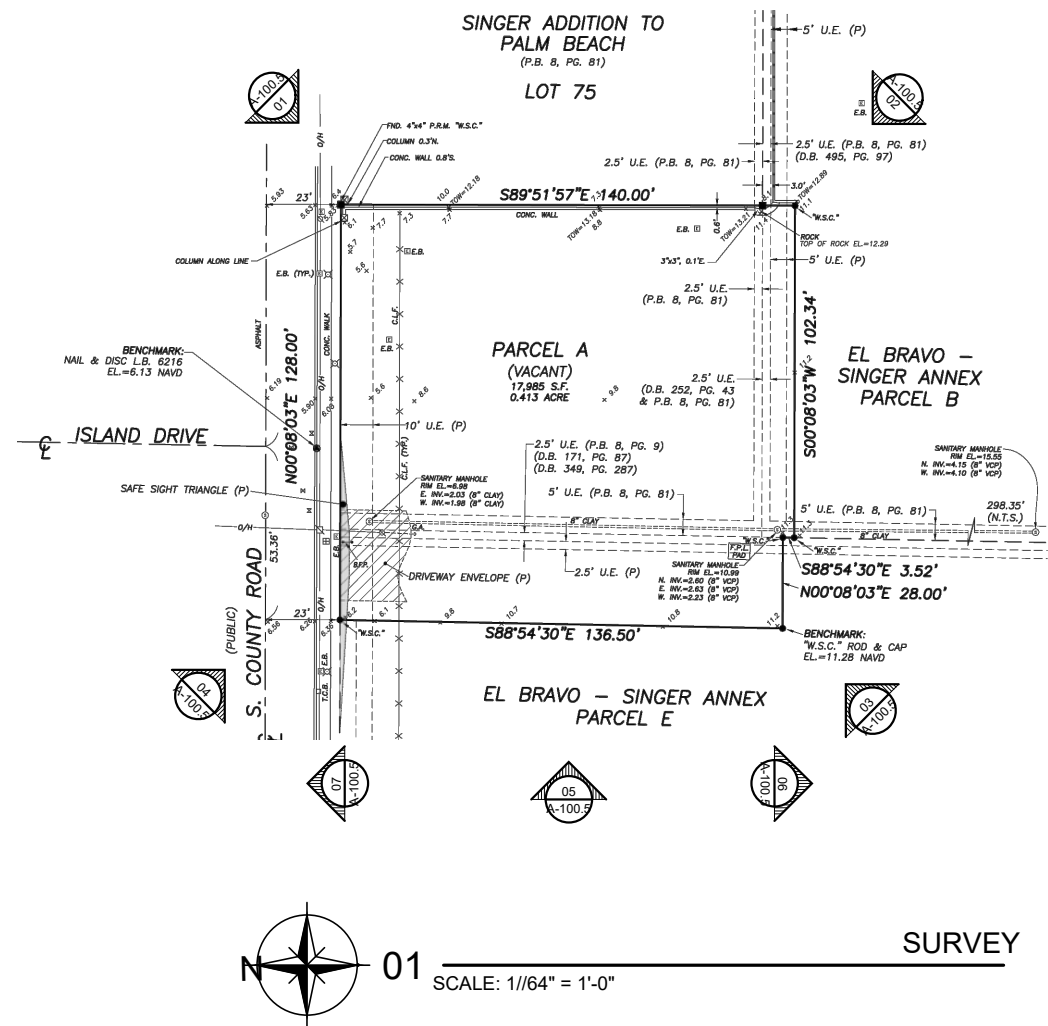
598 S COUNTY RD



577 S COUNTY RD

PROJECT NUMBER: DATE: 04/12/2023 DRAWN BY: CCJ/AN CHECKED BY: RL	REVISIONS:
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 134th Avenue NE, Suite 200, USA Tel: (206) 326-0831 Fax: (206) 326-1918 http://www.portuondo-perotti.com	
OWNER: SAS REALTY ENTERPRISES LLC 300 SKYLARK CT PARAMUS NJ 07652 1900	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480
TITLE: NEIGHBORHOOD RESIDENCES PICTURES SCALE:	
SHEET: A-100.4 C/F	

SUBJECT PROPERTY EXISTING PHOTOS

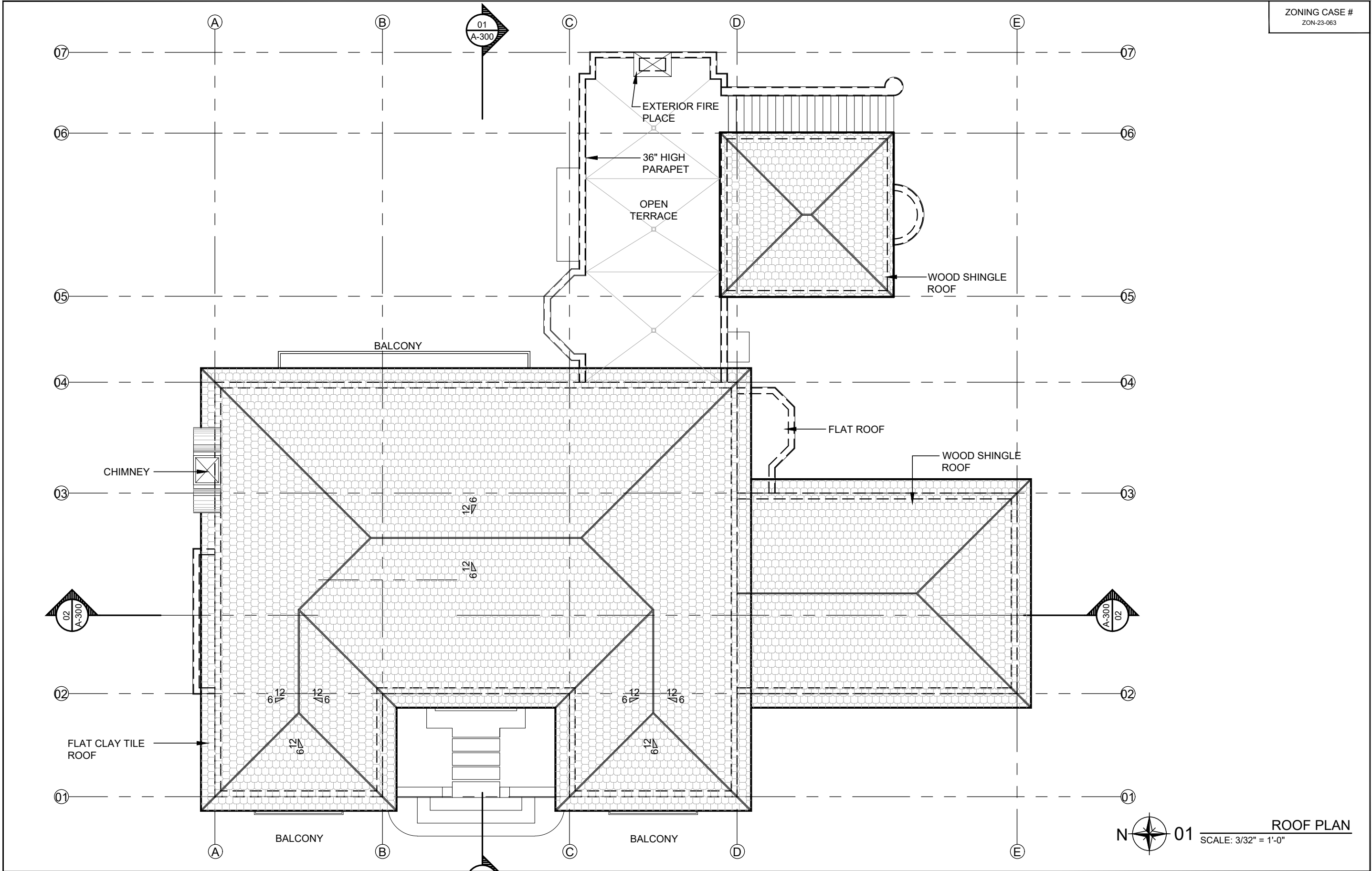




01 FLOOR PLAN UPPER LEVEL
SCALE: 3/32" = 1'-0"

SHEET A-102 OF		TITLE FLOOR PLAN UPPER LEVEL SCALE: 3/32 = 1'-0"		OWNER SAS REALTY ENTERPRISES LLC 300 SKYLINE CT PALM BEACH, FL 33480		599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480		ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. 5717 S.W. 13th Ave., Suite 100 Fort Lauderdale, FL 33315 Tel: 305.580.9666 Fax: 305.580.4346 http://www.portuondo-perotti.com		PROJECT NUMBER: DATE: 04/12/2023 DRAWN BY: CCJ:JA CHECKED BY: RL		REVISIONS:	
---------------------------------	--	--	--	--	--	---	--	---	--	---	--	------------	--

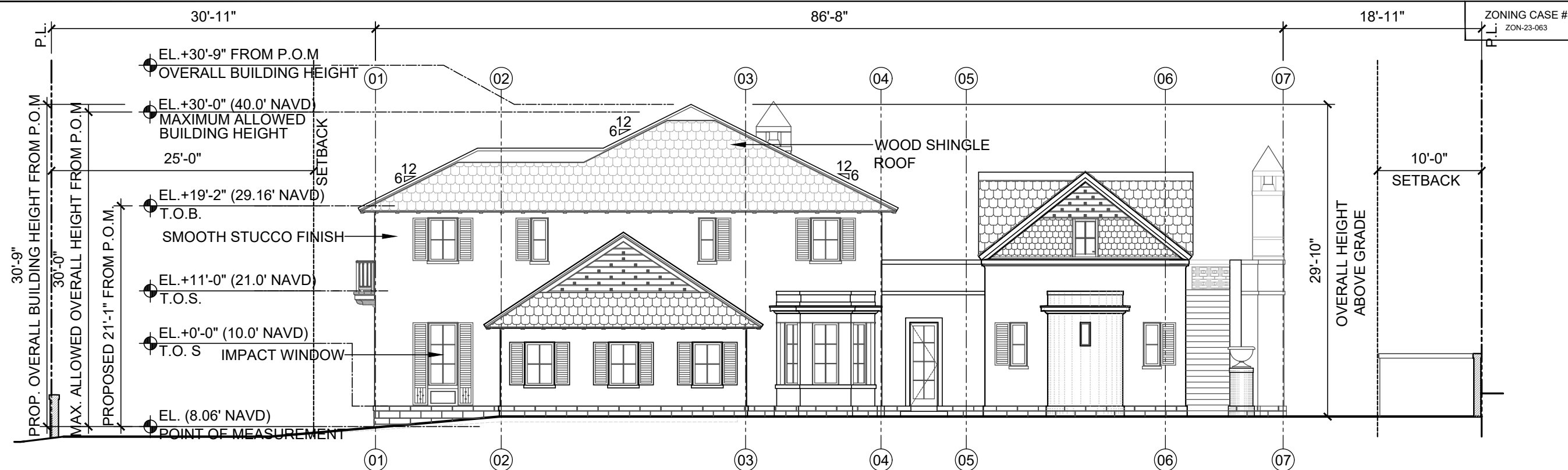
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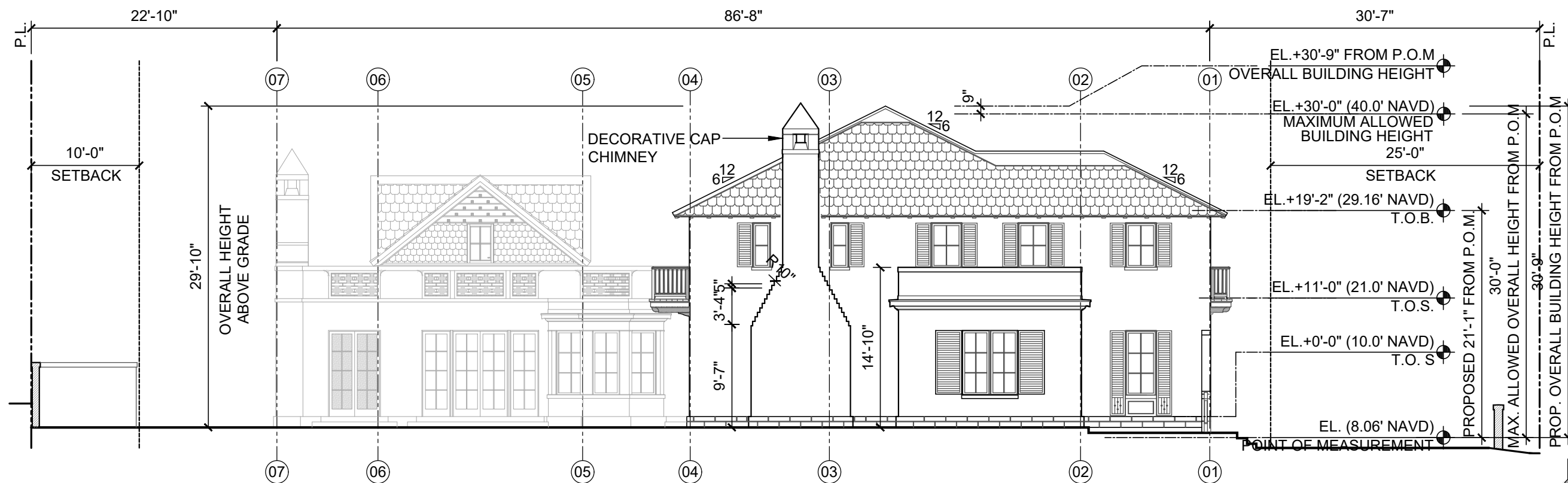
ZONING CASE #
ZON-23-063

PROJECT NUMBER DATE DRAWN BY CHECKED BY	REVISIONS: 04/11/2023 CCJN RL
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 204th Street, Suite 100, Palm Beach, FL 33480, USA Tel: (561) 993-0833 Fax: (561) 993-0833 http://www.portuondo-perotti.com	
OWNER SAS REALTY ENTERPRISES LLC 300 SKYLARK CT PARAMUS, NJ 07652 1500	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480
TITLE SHEET A-103 CF	ROOF PLAN SCALE: 3/32" = 1'-0"
© COPYRIGHT 2009	

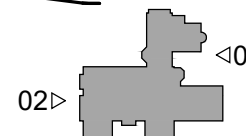
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01 RIGHT ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0"



02 LEFT ELEVATION (NORTH)
SCALE: 3/32" = 1'-0"



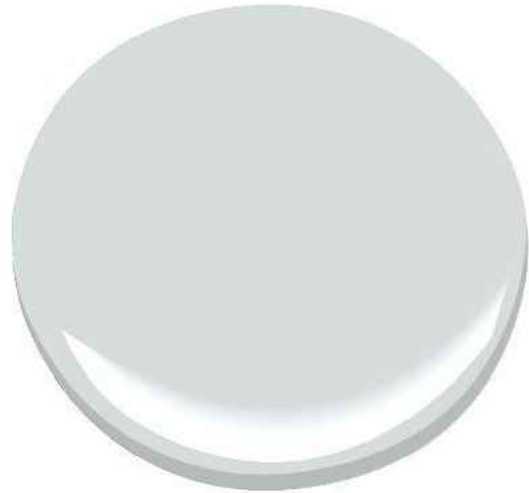
PROJECT NUMBER DATE DRAWN BY CHECKED BY	REVISIONS
PORTUONDO PEROTTI ARCHITECTS INC. Architectural Planning Interior Design 5717 SW 12th Street, Suite 100, Fort Lauderdale, FL 33304 Tel: 305.328.9333 Fax: 305.328.1518 http://www.portundo-perotti.com	
599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480	
SAS REALTY ENTERPRISES LLC 300 SKYLINE CT PARAMUS, NJ 07652 1500	
TITLE ELEVATIONS SCALE SHOWN	
SHEET A-201 OF	



PAINTED STUCCO
BENJAMIN MOORE CHINA WHITE



CORAL STONE
CORAL STONE BANDS, WALL CAPS, SILLS, WATER TABLE



LIGHT GRAY METAL
WINDOWS & EXT. DOORS, METALWORK



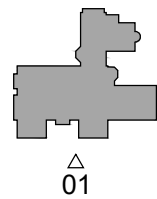
COPPER
ROOF RIDGES, RAIN GUTTERS



WOOD SHINGLE
SLOPED ROOFS



01 FRONT ELEVATION - WEST

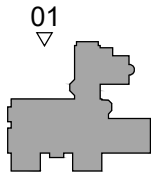


01

PROJECT NUMBER DATE 04/11/2023	REVISIONS:
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ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 204th Street, Suite 100, Fort Myers, FL 33905 Tel: (339) 328-0331 Fax: (339) 328-1518 http://www.portuondo-perotti.com	
OWNER SAS REALTY ENTERPRISES LLC 300 SKYLINE CT PARANURUS NJ 07652 1500	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480
TITLE ELEVATIONS SCALE SHOWN	
SHEET: A-202 OF	© COPYRIGHT 2009



01 REAR ELEVATION - EAST

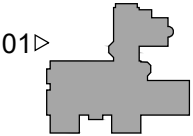


PROJECT NUMBER: DATE: 04/11/2023 DRAWN BY: CCJN CHECKED BY: RL	REVISIONS:
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 15th Street NW, Suite 100, Palm Beach, FL 33480 Tel: 305.328.3333 Fax: 305.328.1518 http://www.portundo-perotti.com	
OWNER: SAS REALTY ENTERPRISES LLC 300 SKYLINE CT PARAMUS, NJ 07652 1500	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480
TITLE: ELEVATIONS	SCALE: SHOWN
SHEET: A-203 C/F	© COPYRIGHT 2009

ZONING CASE #
ZON-23-063



01 SIDE ELEVATION - NORTH

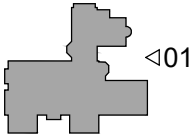


PROJECT NUMBER: 04112023 DATE: 04/11/2023 DRAWN BY: CCJN CHECKED BY: RL	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 154th Street, Suite 100, Fort Lauderdale, FL 33324, USA Tel: (305) 328-9333 Fax: (305) 261-1518 http://www.portuondo-perotti.com	OWNER SAS REALTY ENTERPRISES LLC 300 SKYLINE CT PARAMUS, NJ 07652 1500	TITLE: ELEVATIONS SCALE: SHOWN	SHEET: A-204 OF
REVISIONS:		599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480		

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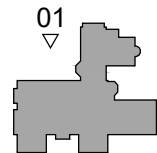
01 — SIDE ELEVATION - SOUTH



PROJECT NUMBER DATE 04/11/2023 DRAWN BY: CCJN CHECKED BY: RL	REVISIONS:
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 12th Street, Suite 100, Fort Lauderdale, FL 33304, USA Tel: (305) 328-0333 Fax: (305) 261-1518 http://www.portuondo-perotti.com	
OWNER SAS REALTY ENTERPRISES LLC 300 SKYLINE CT PARKLAND NJ 07652 1500	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480
TITLE ELEVATIONS SCALE SHOWN	
SHEET: A-205 OF	
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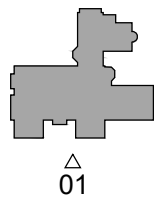
01 REAR PERSPECTIVE - EAST



PROJECT NUMBER: DATE: 04/11/2023 DRAWN BY: CCJN CHECKED BY: RL	REVISIONS:
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 204th Street, Suite 100, Fort Lauderdale, FL 33322, USA Tel: 305.326.3333 Fax: 305.326.1518 http://www.portuondo-perotti.com	
OWNER: SAS REALTY ENTERPRISES LLC 300 SKYLINE CT PARAMUS, NJ 07652 1500	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480
TITLE: 3D RENDERING SCALE: SHOWN	
SHEET: A-207 C/F	



01 FRONT PERSPECTIVE - WEST



SHEET:
A-206
C/F

TITLE: 3D RENDERING
SCALE: SHOWN

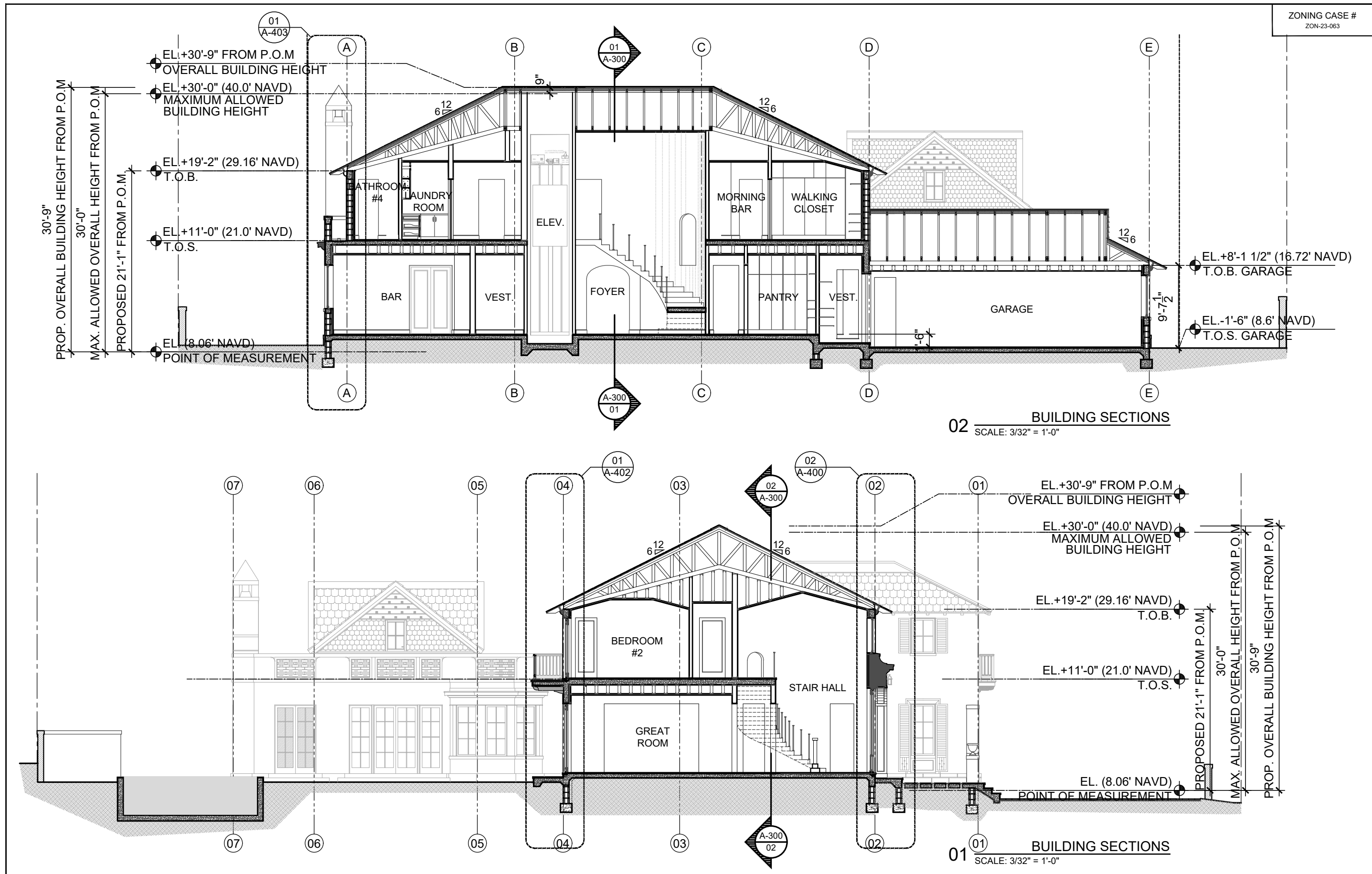
OWNER:
SAS REALTY ENTERPRISES LLC
300 SKYVIEW CT
PARAMUS, NJ 07652 1500

599 S COUNTY RD RESIDENCE
599 S COUNTY ROAD
PALM BEACH, FLORIDA 33480

ARCHITECTS:
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
5717 154th St Suite 100 Palm Beach, FL, USA
Tel: (305) 396-0331 Fax: (305) 261-1518
http://www.portuondo-perotti.com

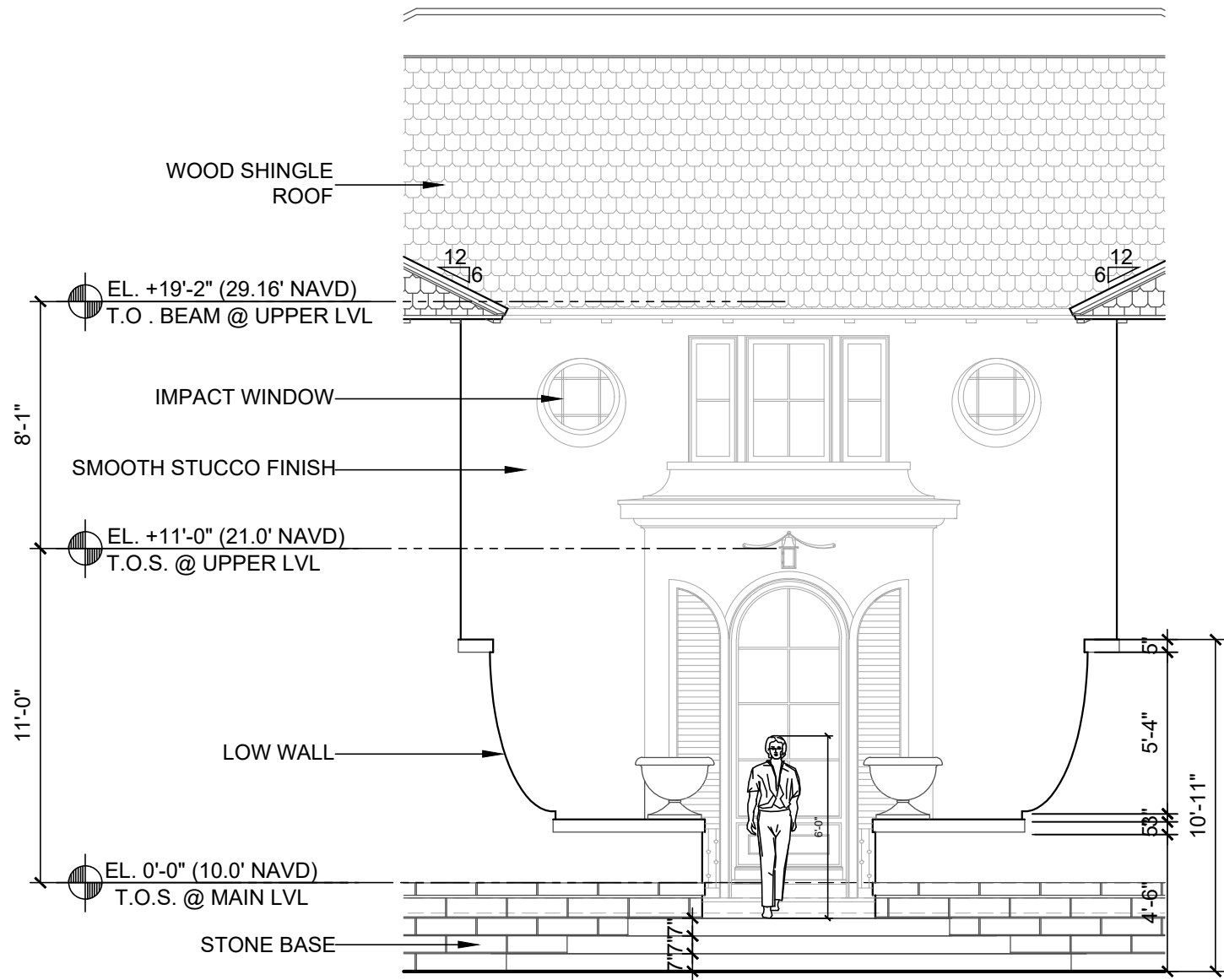
PROJECT NUMBER:
DATE: 04/11/2023
DRAWN BY: CCJN
CHECKED BY: RL

REVISIONS:

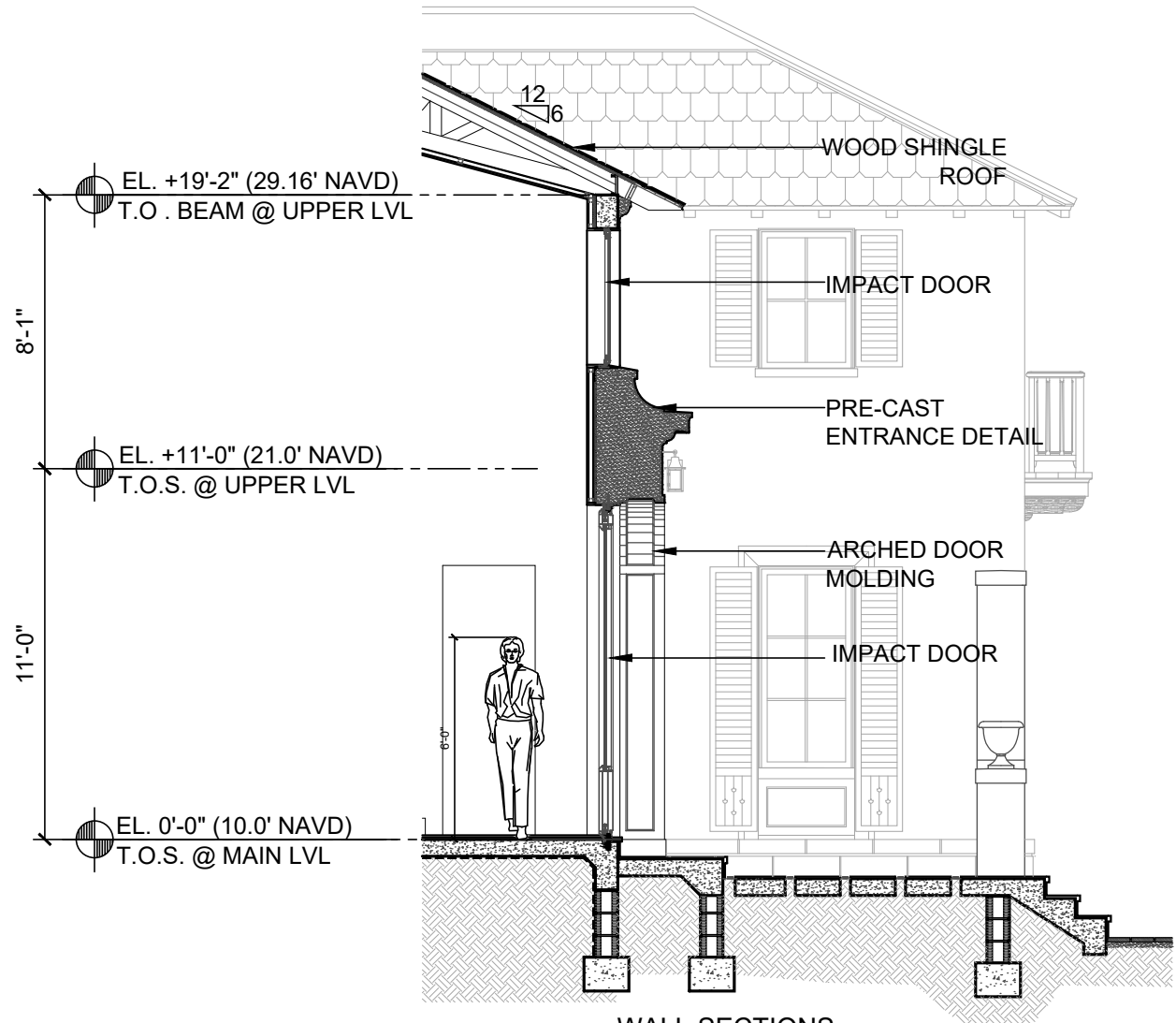


PROJECT NUMBER: DATE: DRAWN BY: CHECKED BY:	REVISIONS: 04/11/2023 CC/JN RL
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 28th Street, Suite 200, Fort Lauderdale, FL 33309 Tel: 305.326.1831 Fax: 305.326.1818 http://www.portundo-perotti.com	
OWNER SAS REALTY ENTERPRISES LLC 300 SKYLARK CT PARAMUS, NJ 07652-1500	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480
TITLE BUILDING SECTIONS SCALE: 1/16" = 1'-0"	
SHEET A-300 OF © COPYRIGHT 2009	

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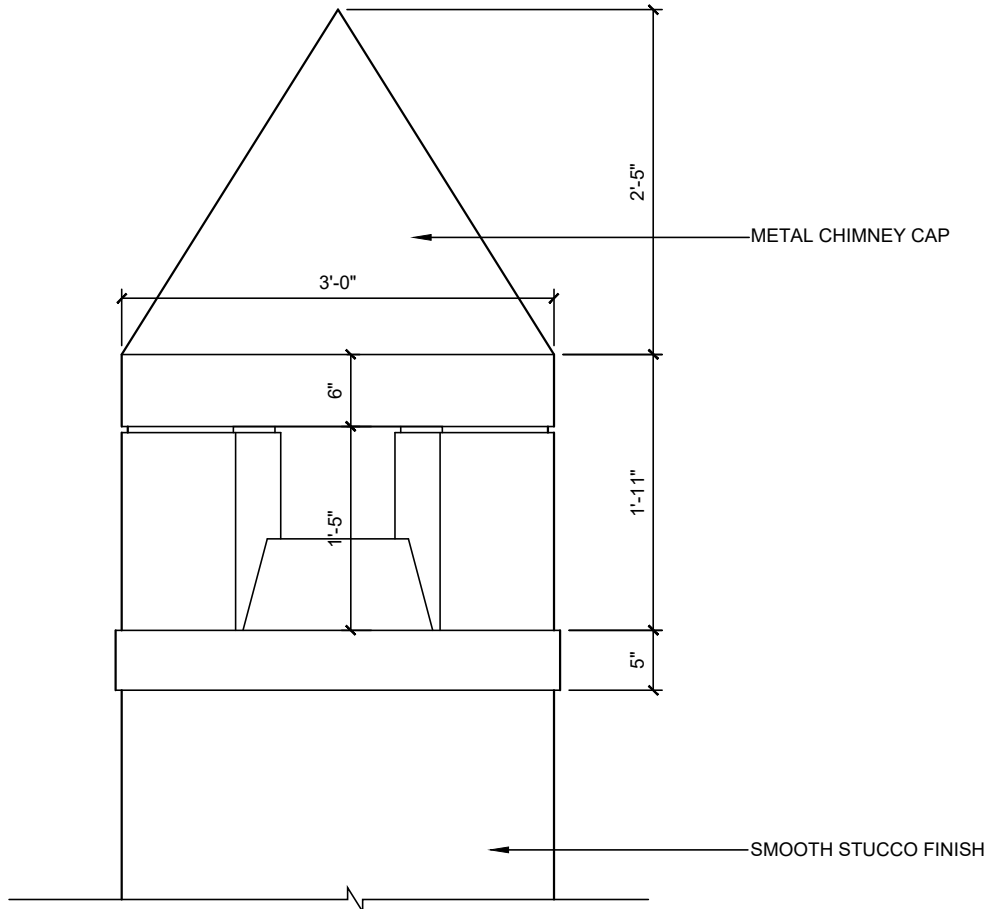
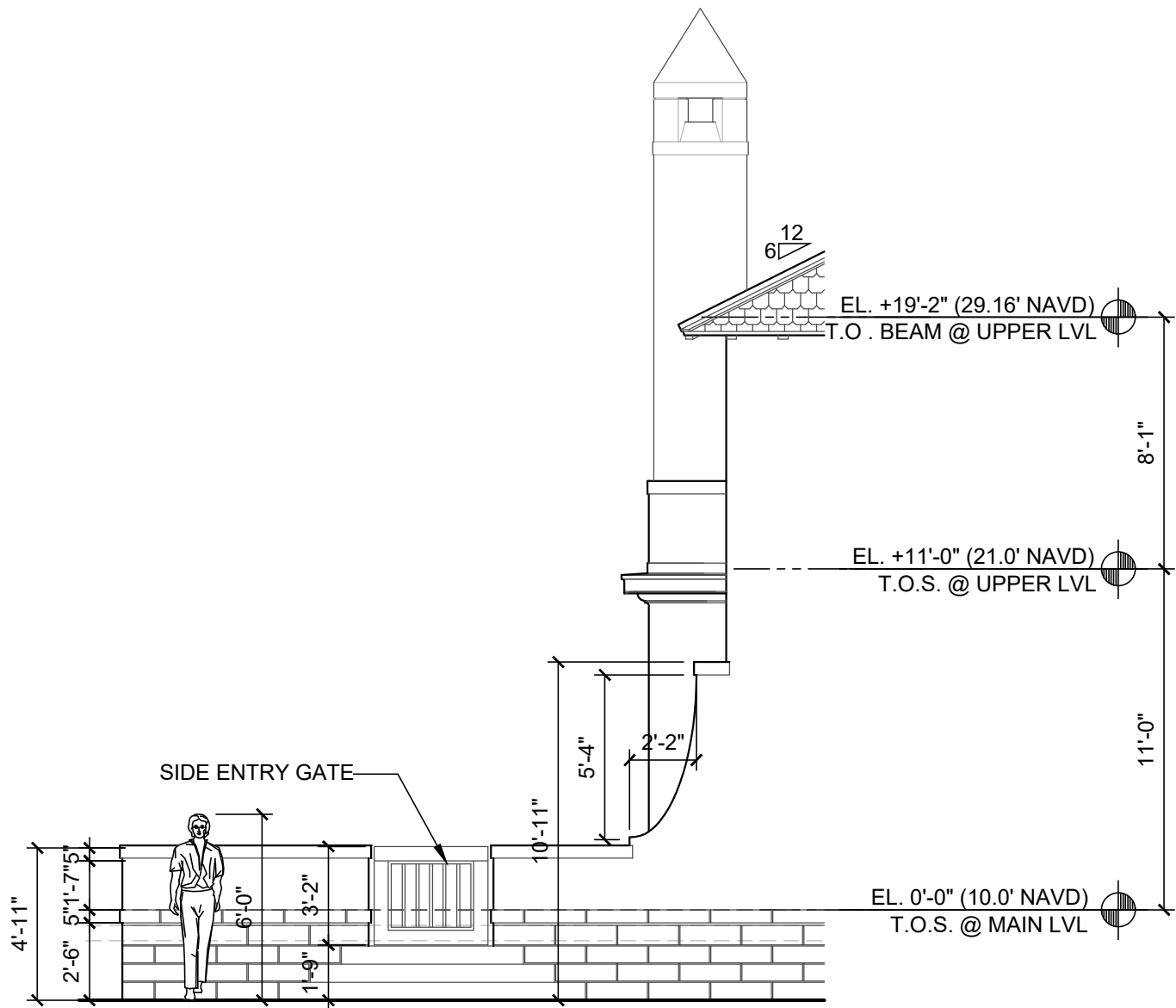


01 ELEVATION DETAIL
SCALE: 3/16" = 1'-0"



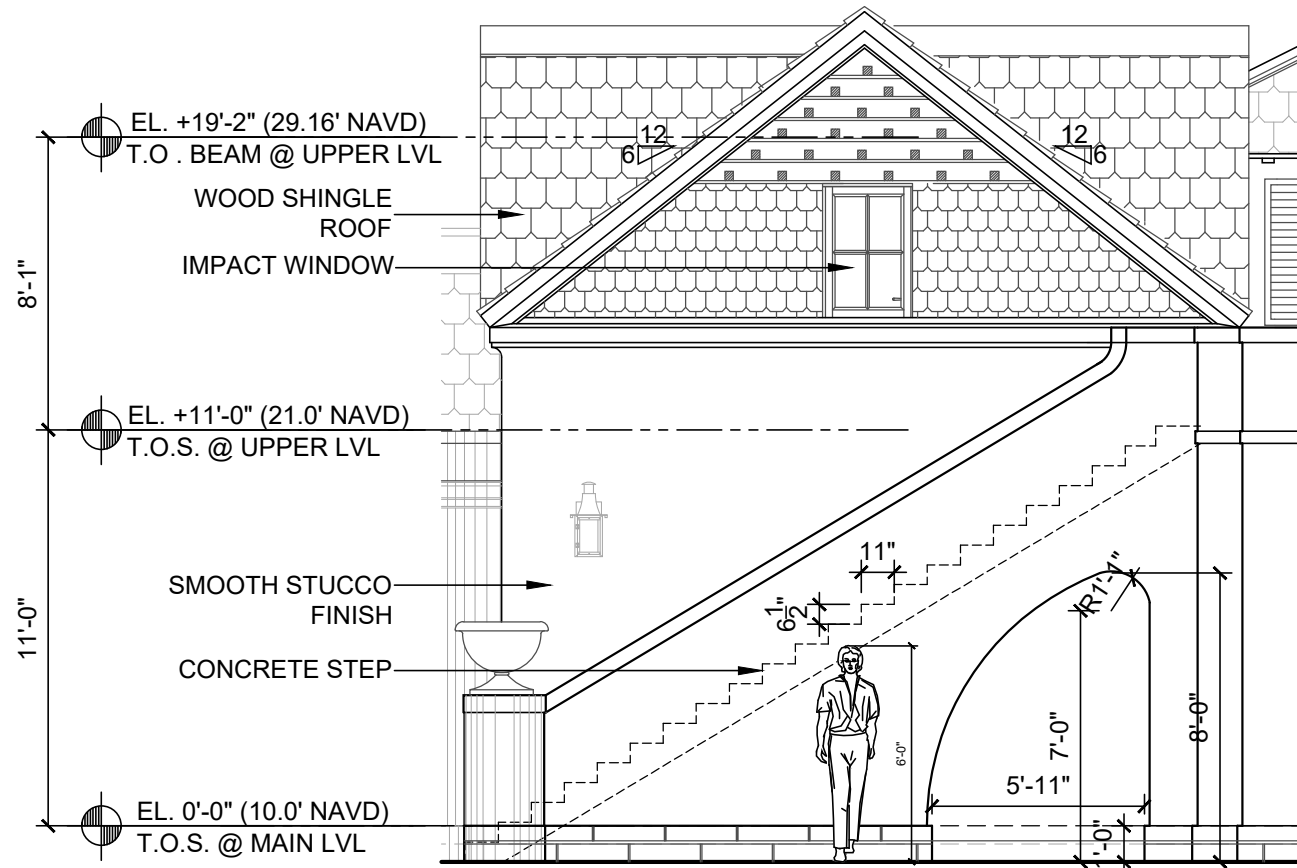
02 WALL SECTIONS
SCALE: 3/16" = 1'-0"

PROJECT NUMBER DATE 04/11/2023 DRAWN BY CCJAN CHECKED BY RL	REVISIONS:
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 12th Street, Suite 100, Fort Lauderdale, FL 33304 Tel: (305) 328-0833 Fax: (305) 261-1518 http://www.portuondo-perotti.com	
OWNER SAS REALTY ENTERPRISES LLC 300 SKYLINE CT PARRALUE, NJ 07662 1500	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480
TITLE WALL SECTIONS SCALE 3/16" = 1'-0"	
SHEET A-400 CJF	© COPYRIGHT 2009

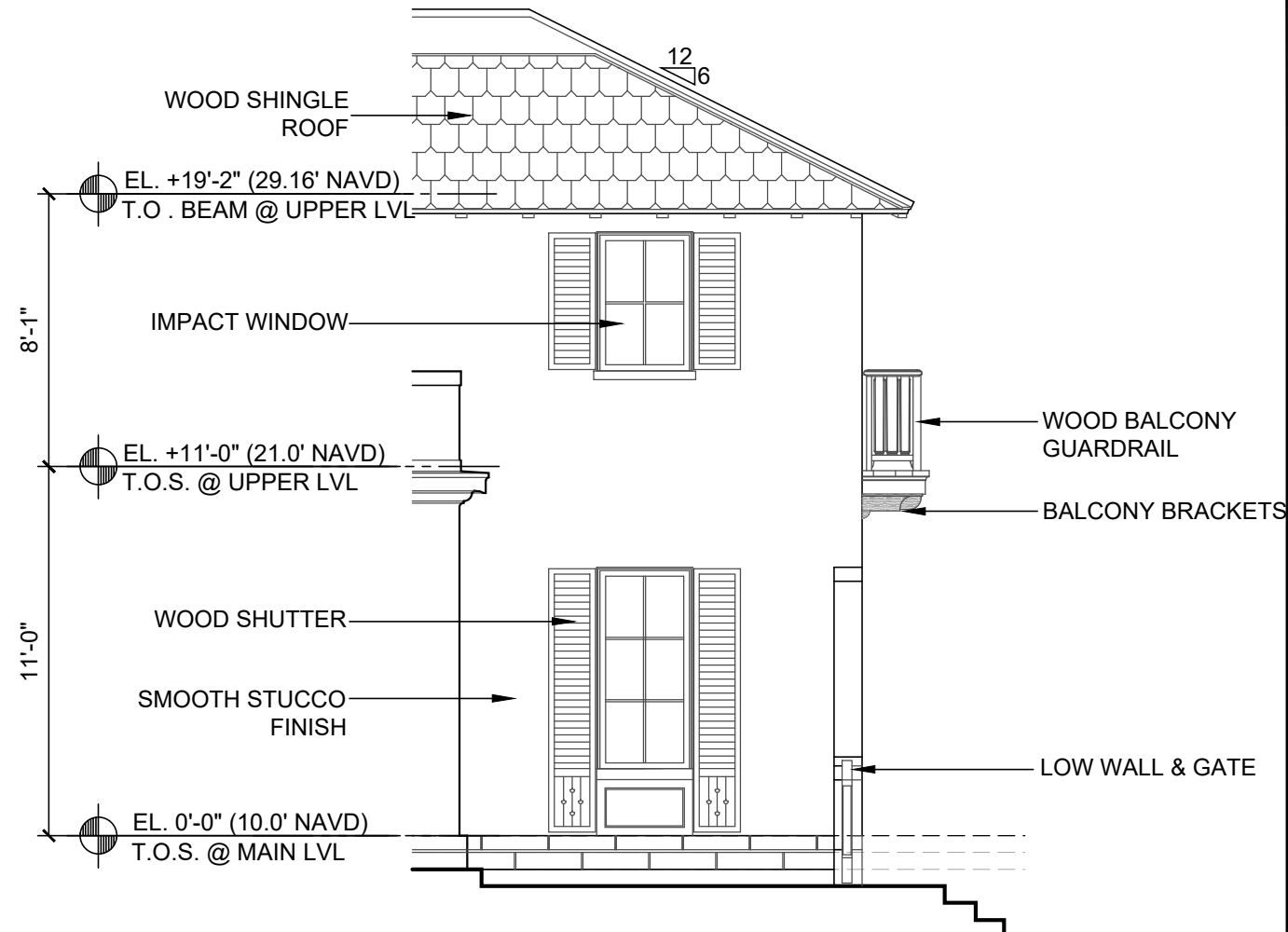


PROJECT NUMBER DATE 04/11/2023 DRAWN BY: CCJN CHECKED BY: RL	REVISIONS:
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 204th Street, Suite 100, Palm Beach, FL 33480, USA Tel: (561) 838-0331 Fax: (561) 838-1518 http://www.portuondo-perotti.com	
OWNER SAS REALTY ENTERPRISES LLC 300 SKYLINE CT PARAMUS, NJ 07652 1500	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480
TITLE WALL SECTIONS SCALE: 3/16" = 1'-0"	
SHEET A-400A CF	

ZONING CASE #
ZON-23-063



01 ELEVATION DETAIL
SCALE: 3/16" = 1'-0"



02 ELEVATION DETAIL
SCALE: 3/16" = 1'-0"

SHEET:
A-401

CF

TITLE: WALL SECTIONS

SCALE: 3/16" = 1'-0"

OWNER:

SAS REALTY ENTERPRISES LLC
300 SKYLINE CT
PARAMUS, NY 10765-1500

599 S COUNTY RD RESIDENCE
599 S COUNTY ROAD
PALM BEACH, FLORIDA 33480

ARCHITECTS:

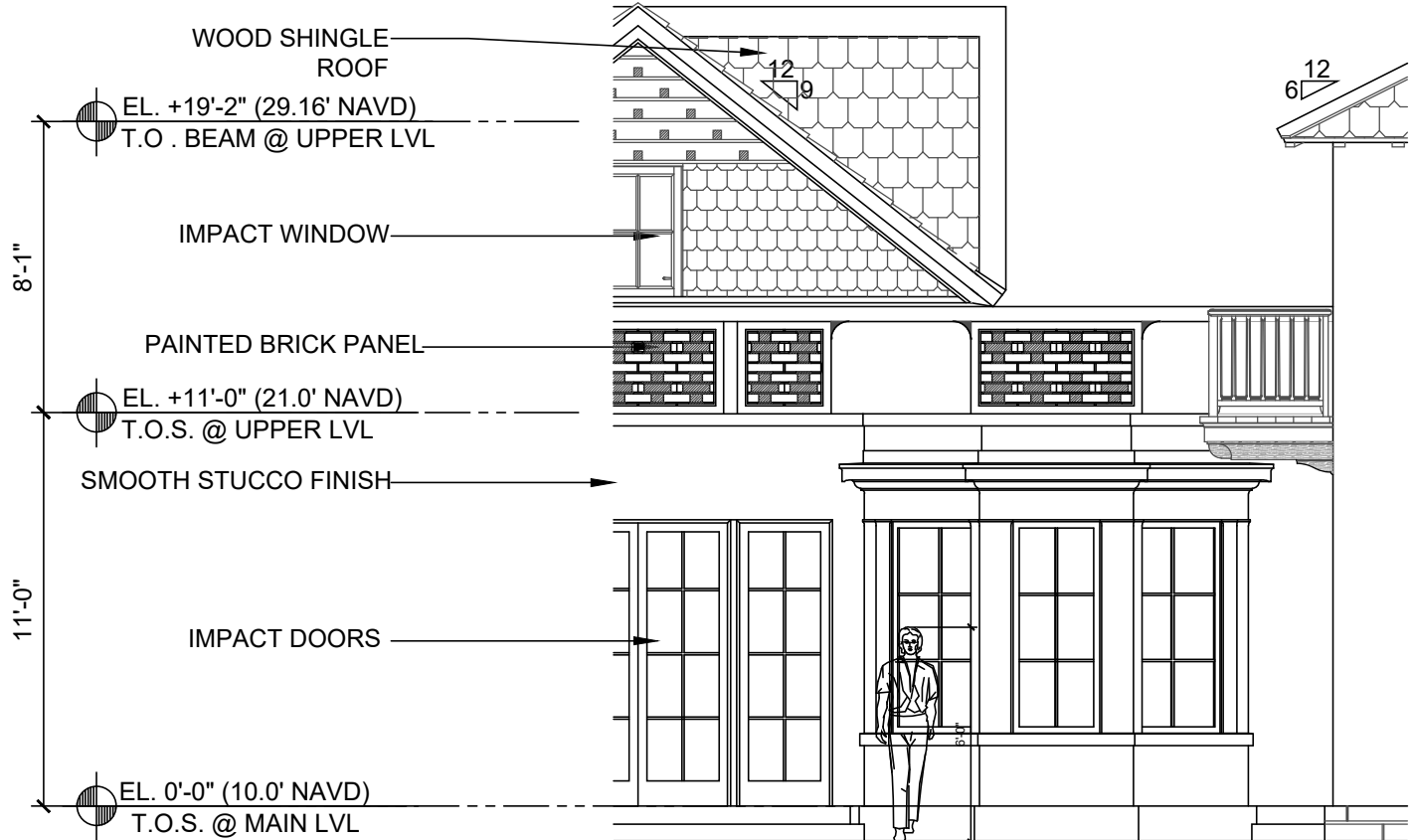
PORTUONDO PEROTI ARCHITECTS INC.
Architecture Planning Interior Design
5717 134th Street, Suite 100, Palm Beach, FL 33480
Tel: (561) 833-3333 Fax: (561) 261-1518
http://www.portuondo-peroti.com

REVISIONS:

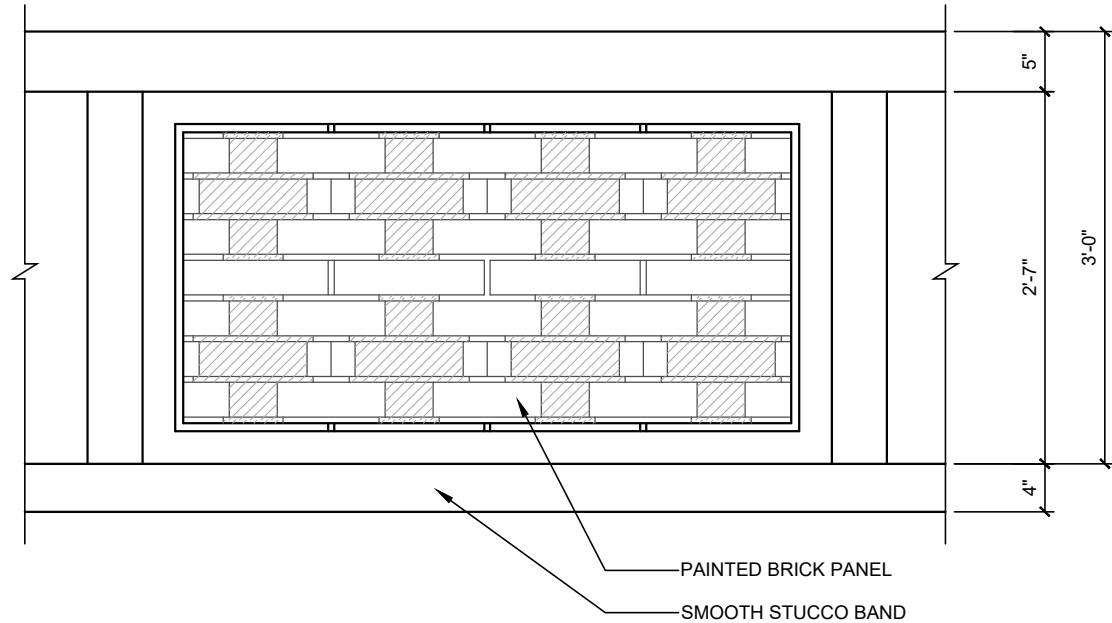
PROJECT NUMBER: 04112023
DATE: CCJN
DRAWN BY: RL
CHECKED BY: RL

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ZONING CASE #
ZON-23-063



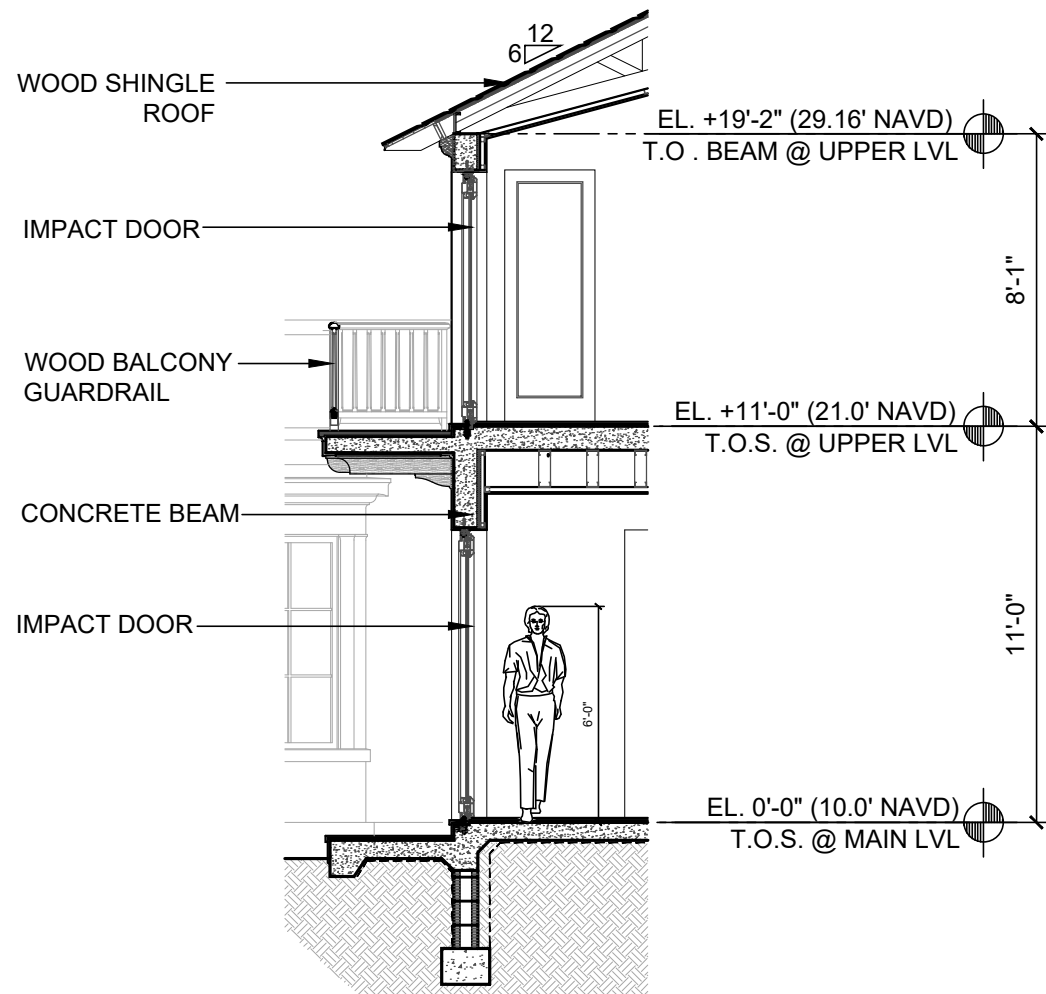
01 ELEVATION DETAIL
SCALE: 3/16" = 1'-0"



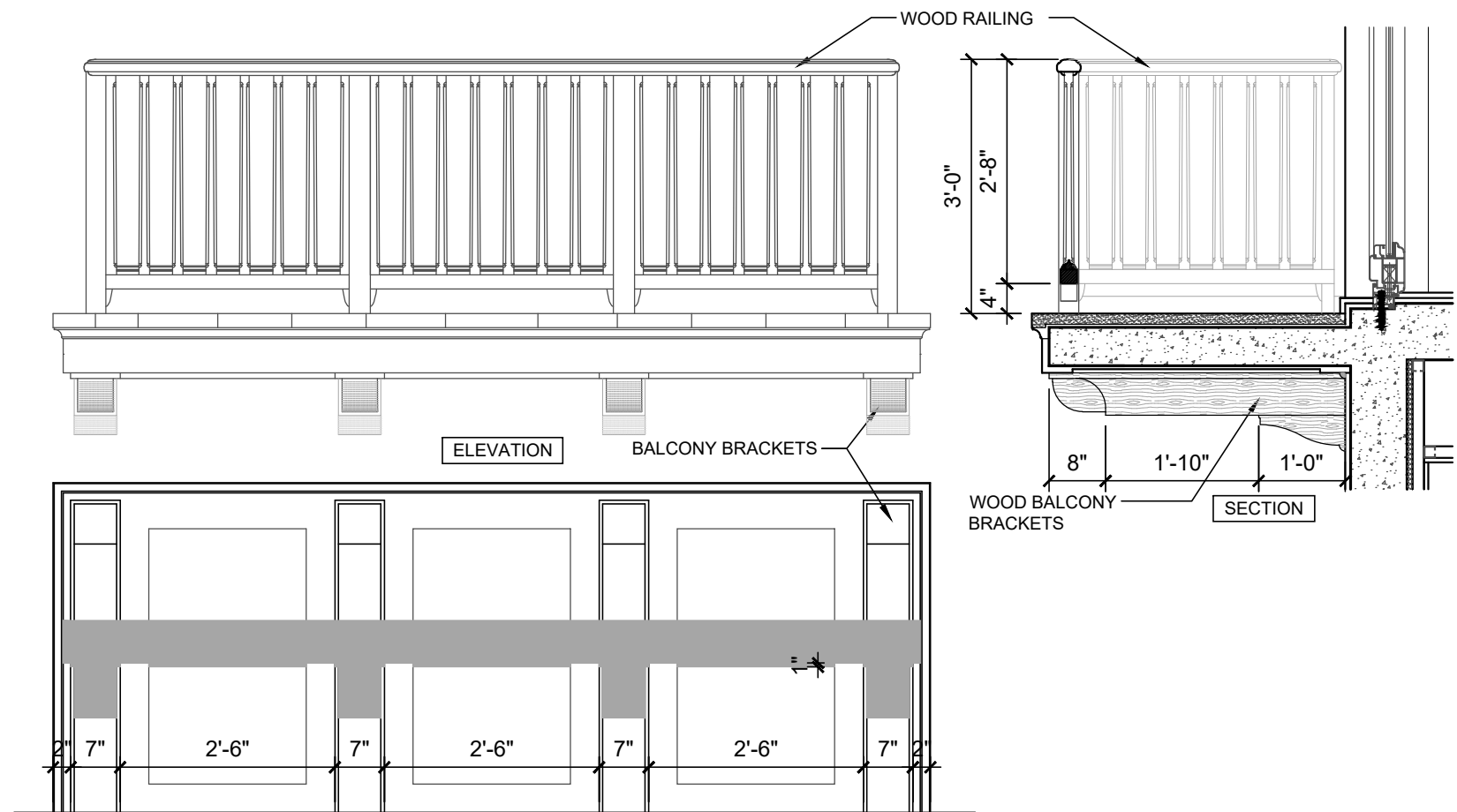
02 BRICK PANEL DETAIL
SCALE: 3/16" = 1'-0"

SHEET: A-401A C/F	TITLE: WALL SECTIONS SCALE: 3/16" = 1'-0"	OWNER: SAS REALTY ENTERPRISES LLC 300 SKYLINE CT PARAMUS, NJ 07652-1500	599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480	ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 134th Street, Suite 100, Palm Beach, FL 33480, USA Tel: 561.833.9333 Fax: 561.833.1518 http://www.portundo-perotti.com	REVISIONS: PROJECT NUMBER: 04112023 DATE: CCJN DRAWN BY: CCJN CHECKED BY: RL
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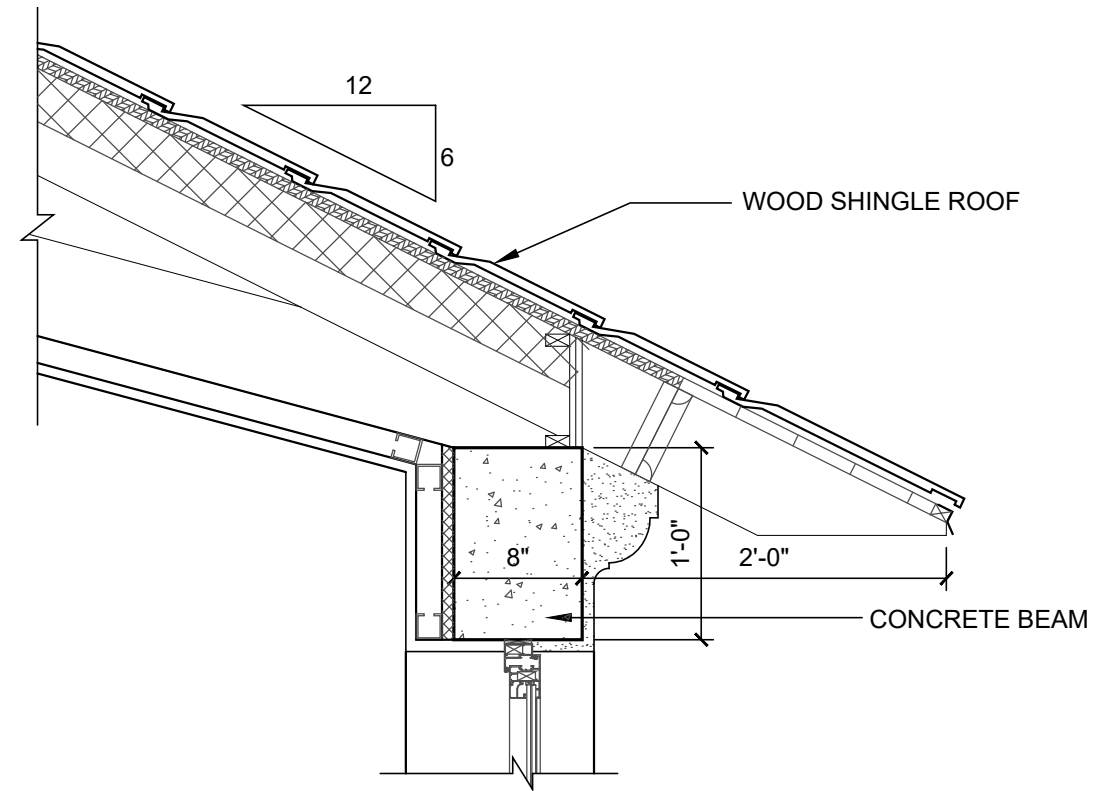
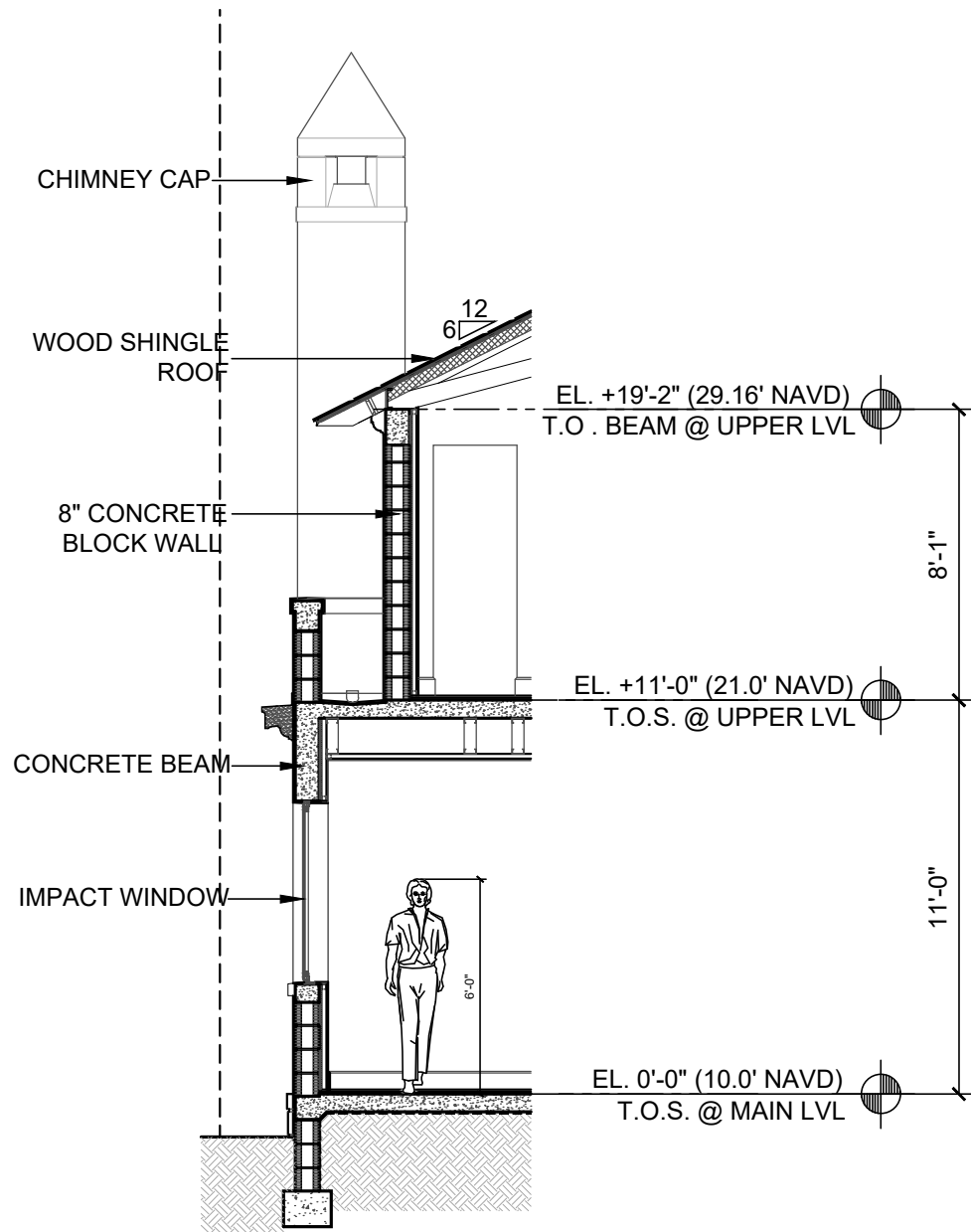


01 WALL SECTIONS
SCALE: 3/16" = 1'-0"



03 BALCONY DETAIL
SCALE: 1/2" = 1'-0"

SHEET: A-402 C/F	TITLE WALL SECTIONS SCALE: 3/16" = 1'-0"	OWNER SAS REALTY ENTERPRISES LLC 300 SKYLINE CT PARAMUS, NJ 07652-1500	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 57-17 254th Street, 4th Floor, Suite 404 Flushing, NY 11355-3831 Tel: 305-328-9333 Fax: 1-800-261-1518 http://www.portuondo-perotti.com	REVISIONS: PROJECT NUMBER: 04/11/2023 DATE: CCJN DRAWN BY: RL CHECKED BY:
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SHEET:
A-403
C/F

TITLE
DETAILS
SCALE: 1" = 1'-0"

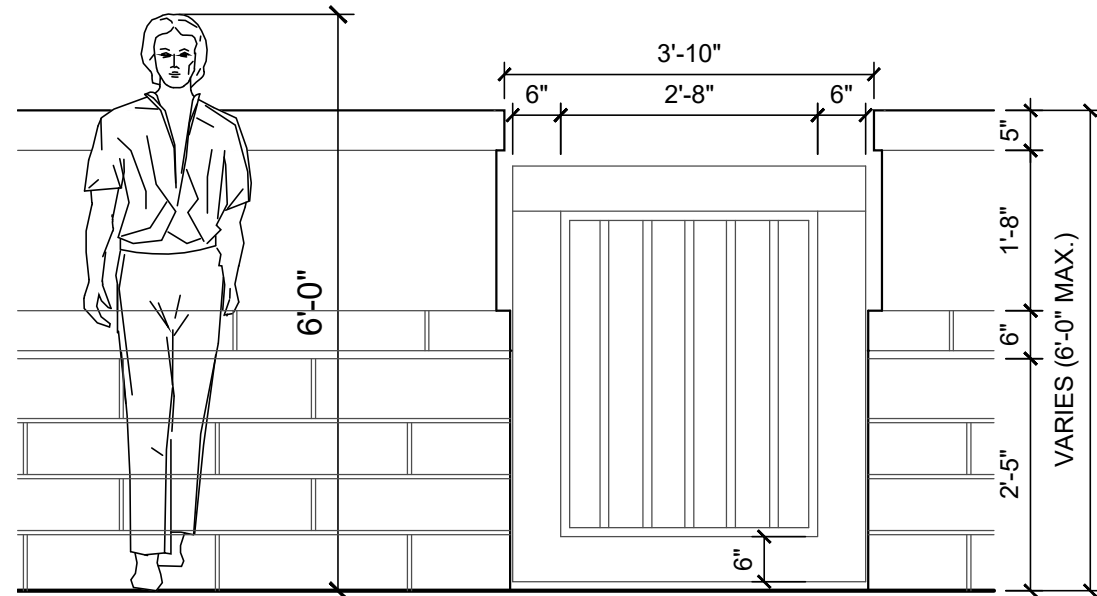
OWNER
SAS REALTY ENTERPRISES LLC
300 SKYLARK CT
PARAMUS, NJ 07652 1500

599 S COUNTY RD RESIDENCE
599 S COUNTY ROAD
PALM BEACH, FLORIDA 33480

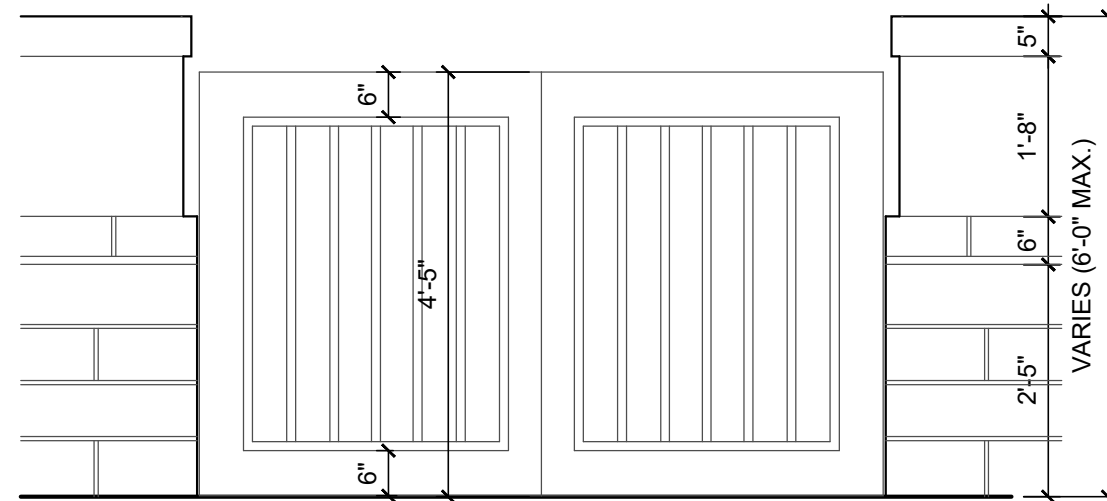
ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
5717 154th Street, Suite 100, Palm Beach, FL 33480 USA
Tel: (561) 838-1533 Fax: (561) 838-1518
http://www.portuondo-perotti.com

PROJECT NUMBER: 04/11/2023
DATE: CCJN
DRAWN BY: RL
CHECKED BY: RL

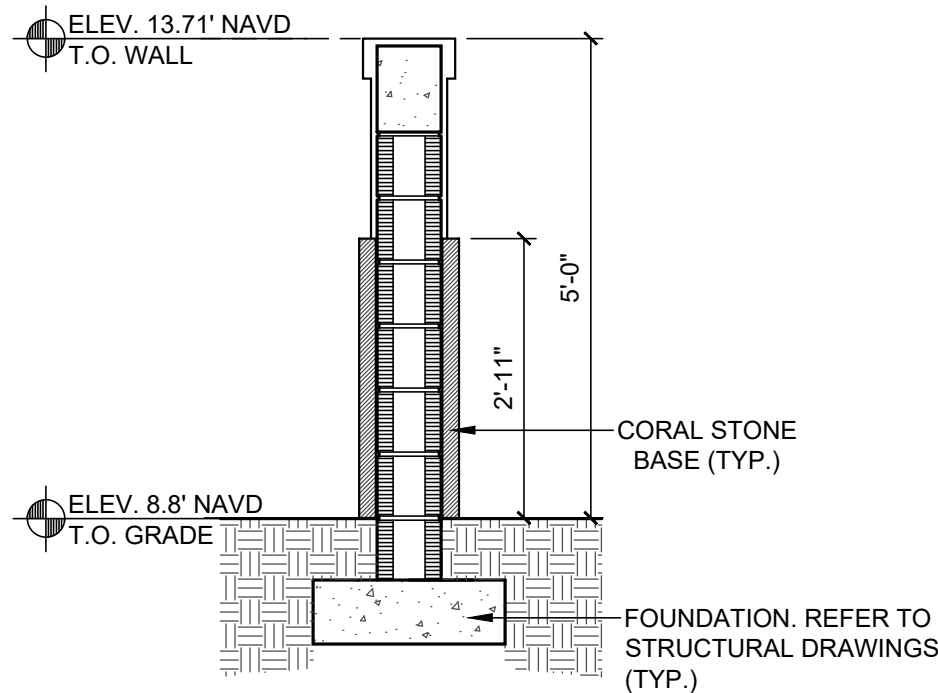
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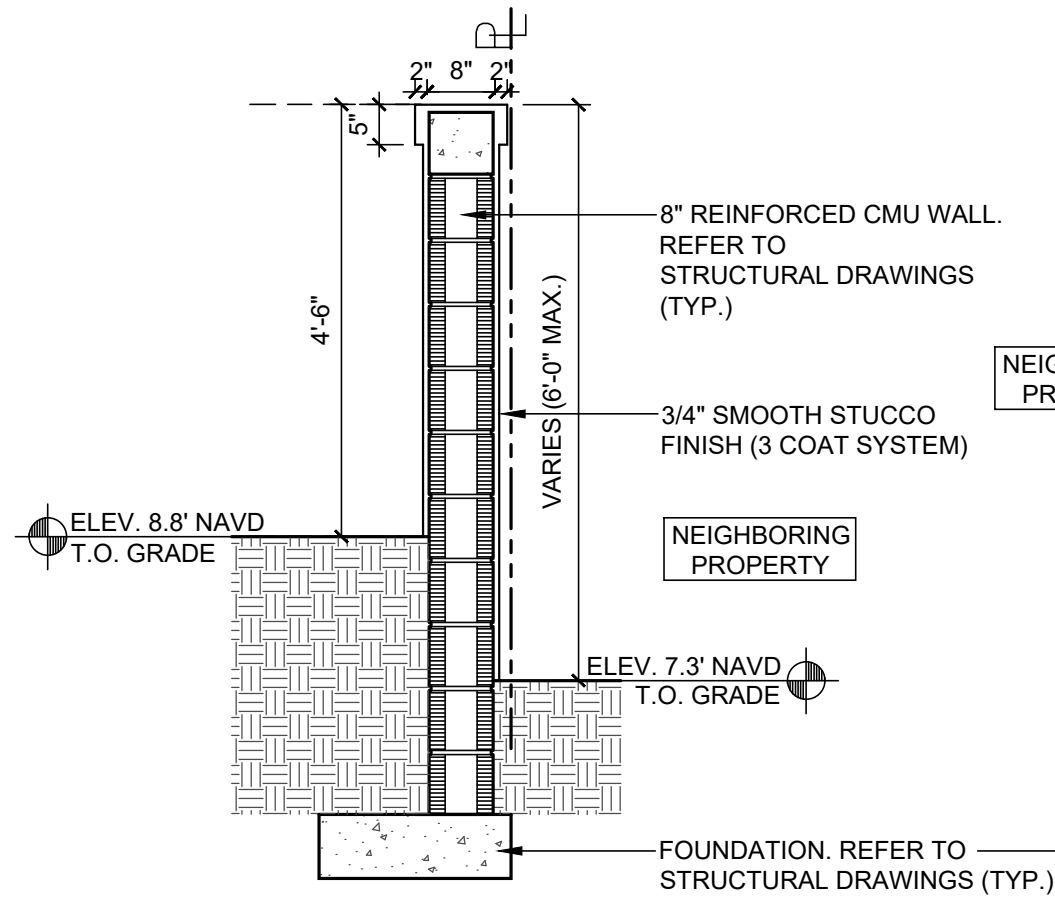
01 GATE DETAIL
SCALE: 1/2" = 1'-0"



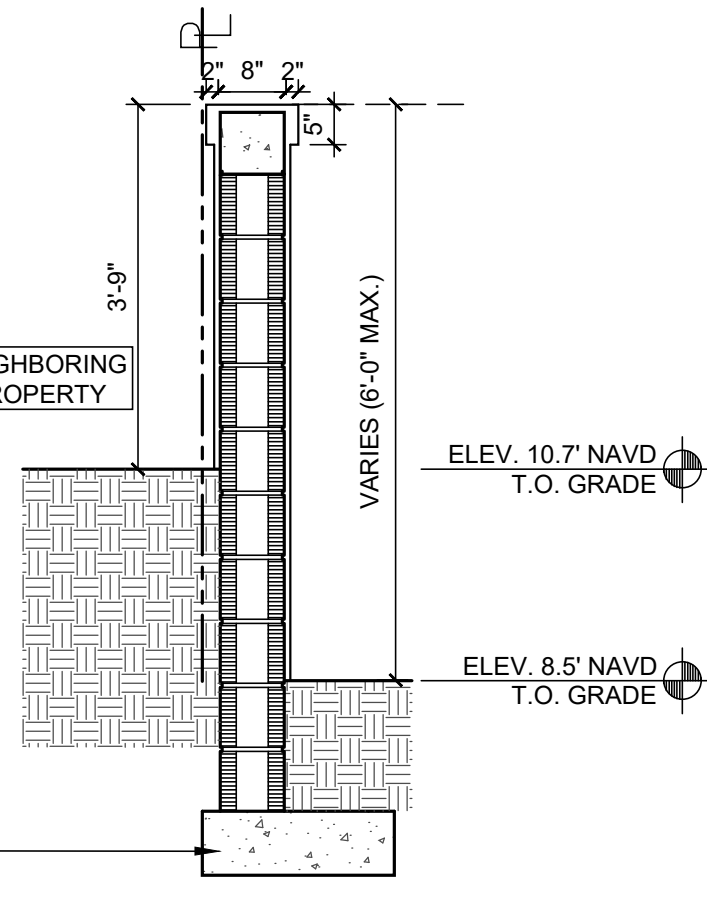
03 GATE DETAIL
SCALE: 1/2" = 1'-0"



02 LOW WALL/ GATE SECTION
SCALE: 1/2" = 1'-0"



04 LOW WALL SECTION (NORTH P/L)
SCALE: 1/2" = 1'-0"

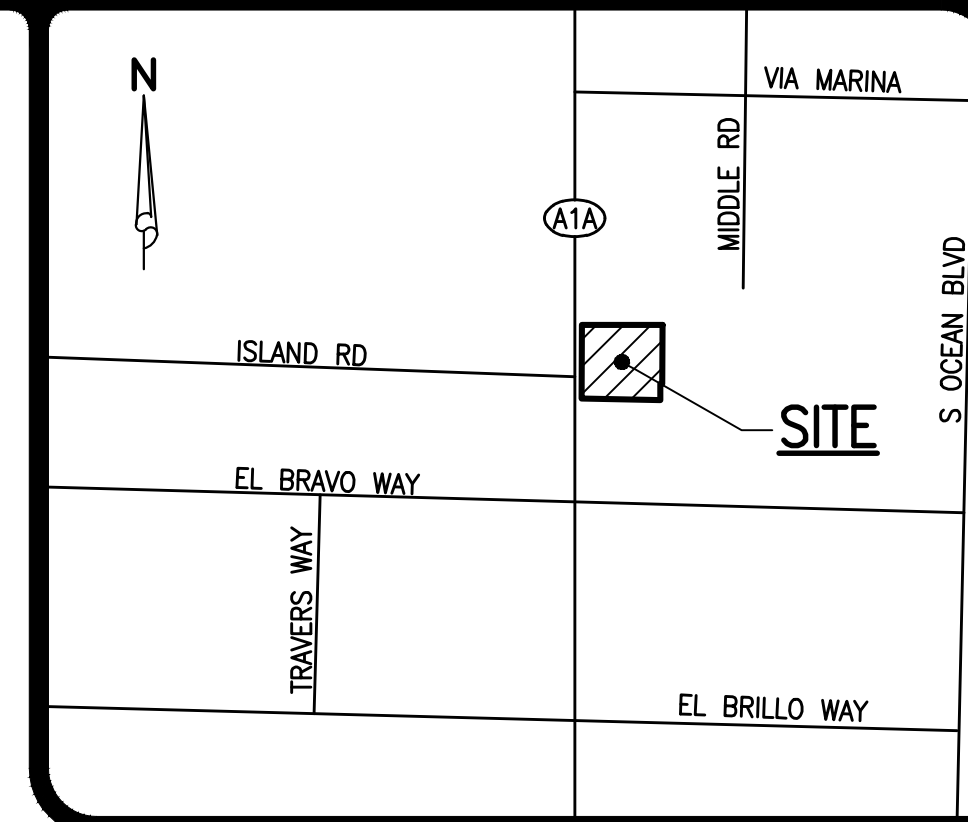


05 LOW WALL SECTION (SOUTH P/L)
SCALE: 1/2" = 1'-0"

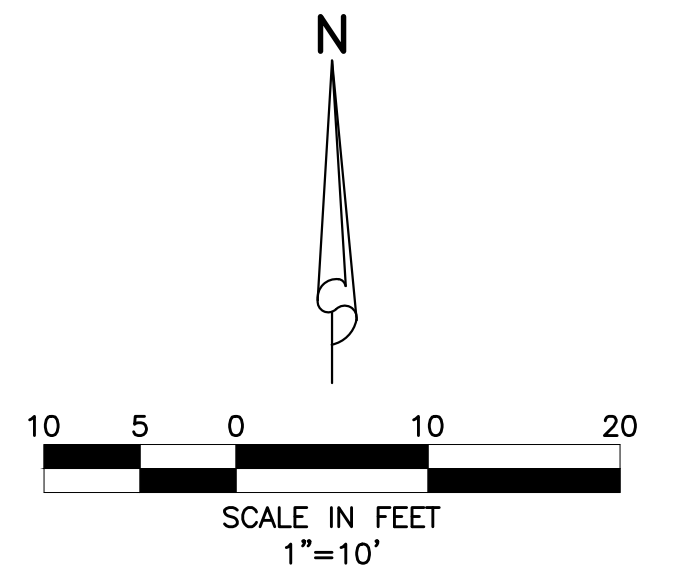
PROJECT NUMBER DATE DRAWN BY CHECKED BY	REVISIONS
PORTUONDO PEROTTI ARCHITECTS INC. Architects, Planning, Interior Design 5717 20th Street, Suite 100, Palm Beach, FL 33480 Tel: 561.833.1033 Fax: 561.833.1518 http://www.portuondo-perotti.com	CCJN RL
599 S COUNTY RD RESIDENCE 599 S COUNTY ROAD PALM BEACH, FLORIDA 33480	
SAS REALTY ENTERPRISES LLC OWNER 300 SKYLINE CT PARAMUS, NJ 07652 1500	
TITLE: DETAILS SCALE: AS SHOWN	
SHEET: A-404 OF	

NOTES:

- 1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- 2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WEST PALM BEACH, TOWN OF PALM BEACH, AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
- 4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
- 5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.



LOCATION MAP
NOT TO SCALE



LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- EXISTING GRADE ELEVATION
- PROPOSED EXFILTRATION TRENCH
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN
- DECORATIVE PAVERS REFER TO SITE PLAN FOR DETAILS

ISLAND DR

S COUNTY ROAD

PROPOSED TRAFFIC RATED TRENCH DRAIN

EXISTING CONCRETE SIDEWALK (TYP.)

EXISTING SEWER MH.
RIM 6.98
INV. 2.0'E, 1.98W

EXISTING ELECTRIC (TYP.)
(TO BE RELOCATED)
(TO BE COORDINATED W/ FPL)

EXISTING CONCRETE POWER POLE
(TO BE REMOVED/RELOCATED)
(TO BE COORDINATED W/ FPL)

EXISTING OVERHEAD WIRE (TYP.)

EXISTING WATER METER & BACKFLOW
PREVENTER (TO BE RELOCATED)
(COORDINATE W/ CITY OF W.P.B.)

EXISTING UTILITY POLE
(TO BE REMOVED/RELOCATED)
(TO BE COORDINATED W/ FPL)

PROPOSED RELOCATION OF WATER
METER & BACKFLOW PREVENTER
(ACTUAL LOCATION & SIZE TO BE
COORDINATED W/ CITY OF W.P.B.)

PROPOSED WALL-TYP. (BY OTHERS)

PROPOSED RELOCATION OF FPL LINE
(ACTUAL LOCATION TO BE COORDINATED W/ FPL)

PROPOSED RELOCATION OF GAS LINE
(ACTUAL LOCATION TO BE COORDINATED W/ FPU)

PROPOSED 10' FPL EASEMENT
(ACTUAL SIZE & LOCATION TO BE
COORDINATED W/ FPL)

PROPOSED BENCH (SEE SITE PLAN FOR DETAILS)

PROPOSED POOL OVERFLOW PIPE
(ACTUAL SIZE TO BE DETERMINED
DURING FINAL DESIGN)

EXISTING ELECTRIC (TYP.)
(TO BE REMOVED)
(TO BE COORDINATED W/ FPL)

PROPOSED FPL ELECTRIC PAD
(ACTUAL SIZE & LOCATION TO
BE COORDINATED W/ FPL)

10'X10' FPL EASEMENT
(ACTUAL SIZE & LOCATION TO
BE COORDINATED W/ FPL)

PROPOSED 5' FPU EASEMENT
(ACTUAL SIZE & LOCATION TO BE
COORDINATED W/ FPU)

EXISTING ELECTRIC (TYP.)
(TO BE REMOVED)
(TO BE COORDINATED W/ FPL)

PROPOSED TEE

PROPOSED BUILDING
F.F.E. T.B.D.

EXISTING FENCE
(TO BE REMOVED)

EXISTING 4" WATER MAIN
(TO BE REMOVED)

EXISTING SAN. SEWER MAIN
(TO BE RELOCATED)

EXISTING GAS MAIN
(TO BE RELOCATED)

EXISTING FPL LINE
(TO BE RELOCATED)

PROPOSED OPEN
TERRACE

PROPOSED YARD DRAIN (TYP.)

PROPOSED EXFILTRATION TRENCH (TYP.)
(ACTUAL LENGTH & SIZE TO BE DETERMINED
DURING FINAL DESIGN)

PROPOSED STORM DRAINAGE PIPE (TYP.)
(ACTUAL SIZE TO BE DETERMINED DURING
FINAL DESIGN)

5' U.E.

2.5' U.E.
(D.B. 252, PG. 43)
(P.B. 8, PG. 81)

2.5' U.E.
(P.B. 8, PG. 81)

EXISTING SEWER MH.
RIM 10.99
INV. 2.63E, 2.60N, 2.23W

2.5' U.E.
(P.B. 8, PG. 81)

2.5' U.E.
(D.B. 171, PG. 87)
(P.B. 349, PG. 287)

EXISTING WATER MAIN
TO BE CUT & PLUGGED
@ PROPERTY LINE

EXISTING SEWER MAIN (TYP.)

EXISTING FPL PAD
(TO BE RELOCATED)

2.5' U.E. (TO BE ABANDONED)

5' U.E.
(P.B. 8, PG. 81)
(TO BE ABANDONED)

2.5' U.E.
(D.B. 171, PG. 87)
(P.B. 349, PG. 287)
(TO BE ABANDONED)

PROPOSED 15'
SANITARY SEWER
EASEMENT
(ACTUAL SIZE &
LOCATION TO BE
COORDINATED W/
TOWN OF P.B.)

PROPOSED 10" GRAVITY SEWER MAIN (TYP.)
(ACTUAL SIZE TO BE DETERMINED DURING
FINAL DESIGN)

PROPOSED SANITARY SEWER MANHOLE (TYP.)

48 HOURS BEFORE DIGGING
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ST. LUCIE • MARTIN COUNTIES
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1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE
TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.)
OF 1988 BASED ON A SURVEY PREPARED BY
WALLACE SURVEYING, CORP. (561) 640-4551.

2/24/2023

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West • Suite 300 • West Palm Beach, Florida 33407 • (561) 478-7848

599 SOUTH COUNTY ROAD
SECTION 26, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER PLAN

REVISIONS

DESIGN DRAWN CHECKED APPROVED DATE

JOB NO. 21-083 DRAWING NO. 21083C01 SHEET 1 OF 1



Existing North West Corner View
(Along South County Rd)



Existing West View
(Along South County Rd)



Existing South West View
(Along South County Rd)

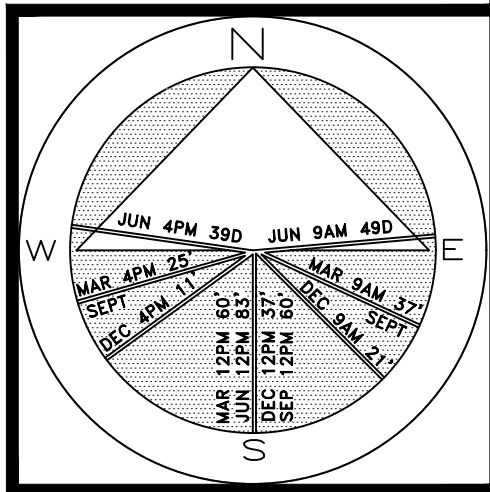


Existing Northeast View
(From Inside Property)



Existing East View
(From Inside Property)

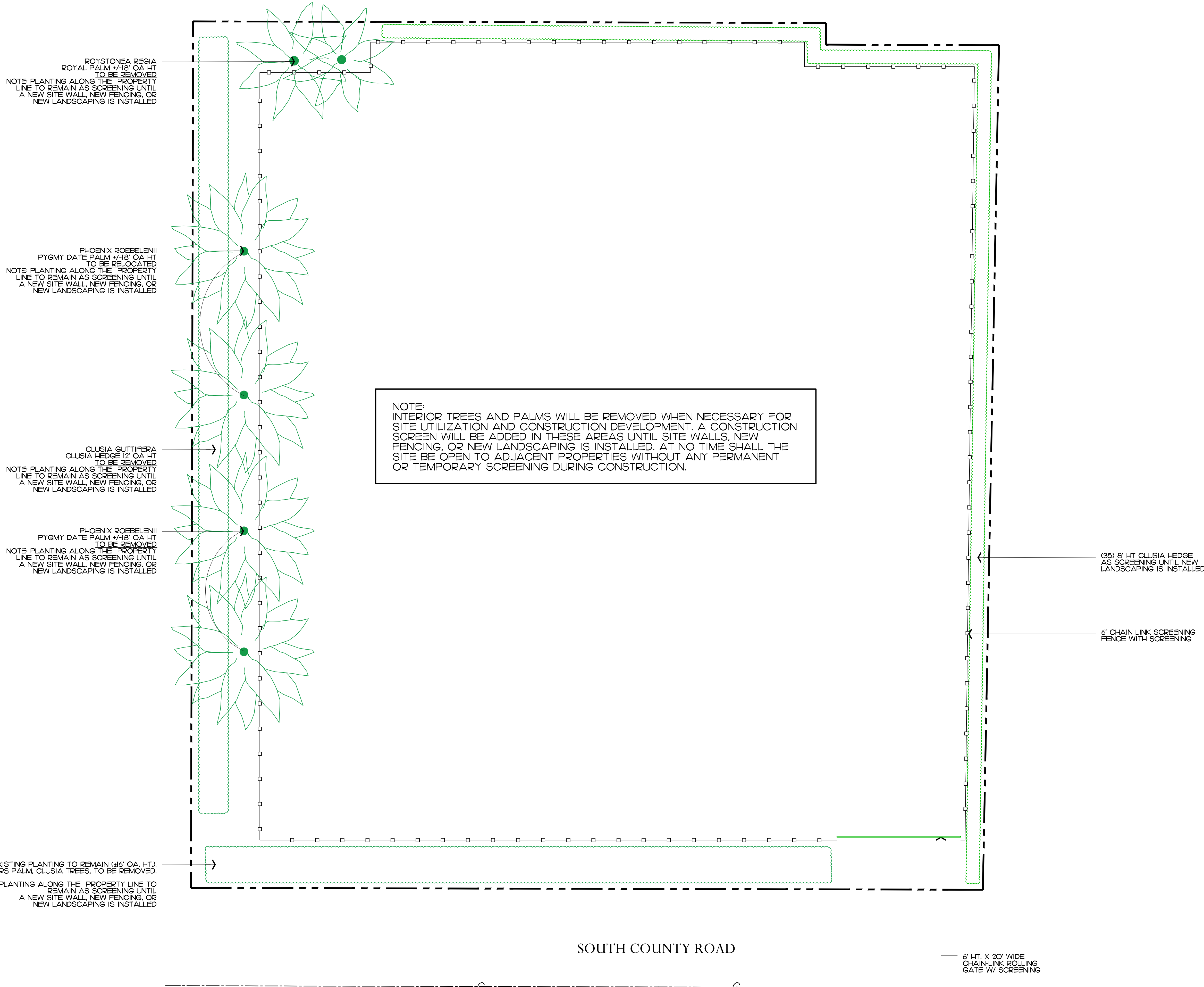
Private Residence
599 S County Road
Palm Beach



JOB NUMBER: 22163.00 LA
DRAWN BY: Alex Bugnii
Grace Walton
DATE:

SHEET L2.0

64 sf.
AREA IN SQ. FT.



ROYSTONEA REGIA
ROYAL PALM +/-18' OA HT
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

PHOENIX ROEBELENI
PYGMY DATE PALM +/-18' OA HT
TO BE RELOCATED
NOTE: PLANTING ALONG THE PROPERTY
LINE TO REMAIN AS SCREENING UNTIL
A NEW SITE WALL, NEW FENCING, OR
NEW LANDSCAPING IS INSTALLED

CLUSIA GUTTIFERA
CLUSIA HEDGE 12' OA HT
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

PHOENIX ROEBELENI
PYGMY DATE PALM +/-18' OA HT
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 PLANTING TO REMAIN (416' OA. HT.).
TRAVELERS PALM, CLUSIA TREES, 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

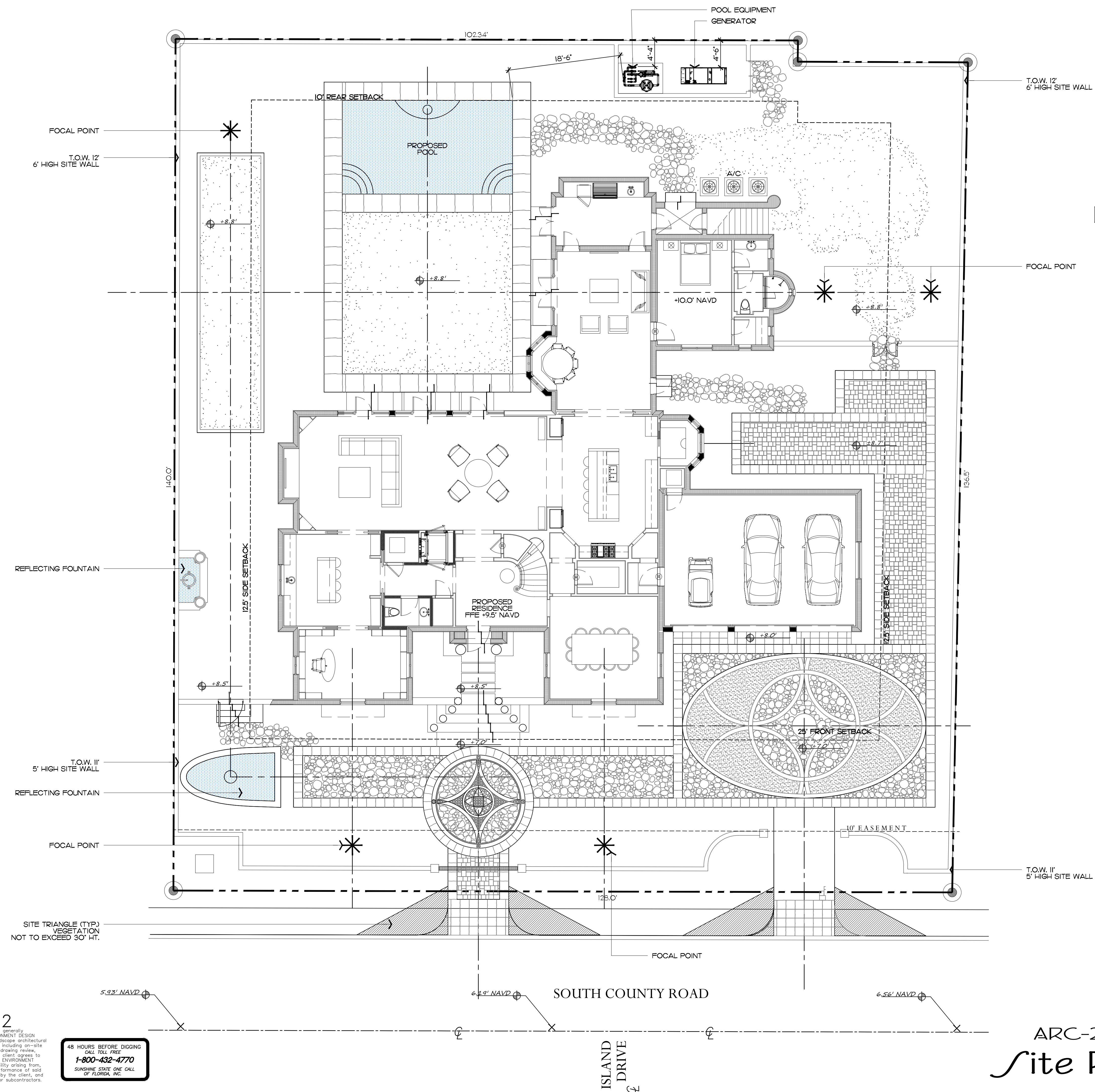
NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR
SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION
SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW
FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE
SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT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

(35) 8' HT CLUSIA HEDGE
AS SCREENING UNTIL NEW
LANDSCAPING IS INSTALLED

6' CHAIN LINK SCREENING
FENCE WITH SCREENING

6' HT. X 20' WIDE
CHAIN-LINK ROLLING
GATE W/ SCREENING

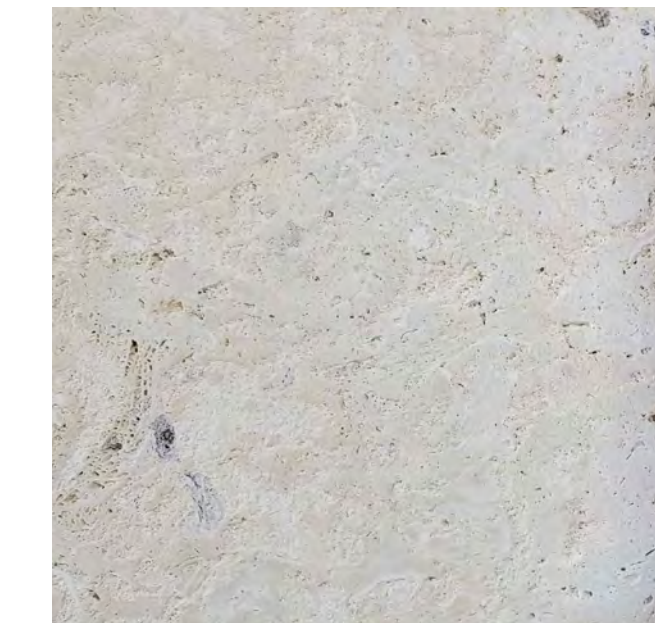
SOUTH COUNTY ROAD



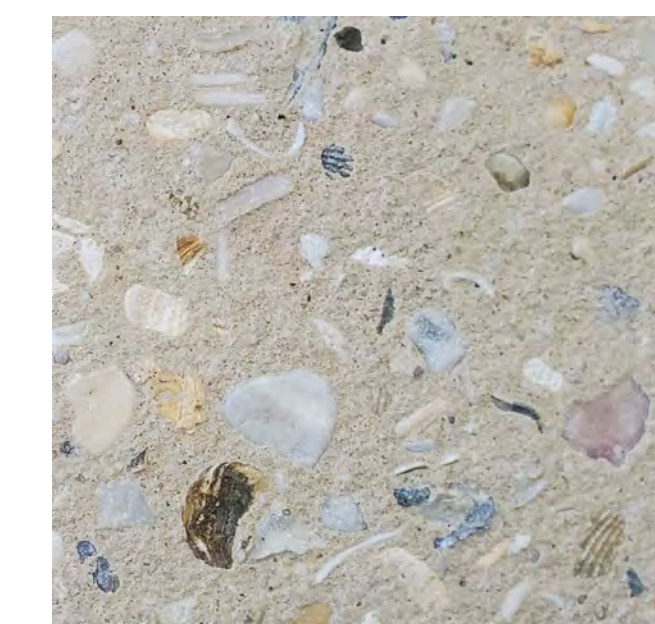
Hardscape Material



CONCRETE PAVERS
MEGA-BERGERAC
BY BELGARD

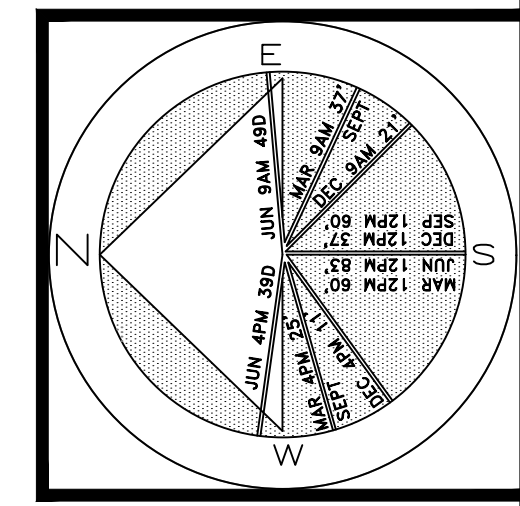


DOMINICAN CORAL STONE



TABBY CONCRETE

Private Residence
599 S County Road
Palm Beach



JOB NUMBER: 22163.00 LA
DRAWN BY: Grace Walton
DATE: James Aparicio

SHEET L3.0

2022
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CALL TOLL FREE
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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

ARC-23-039
Site Plan
SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.

AREA IN SQ. FT.

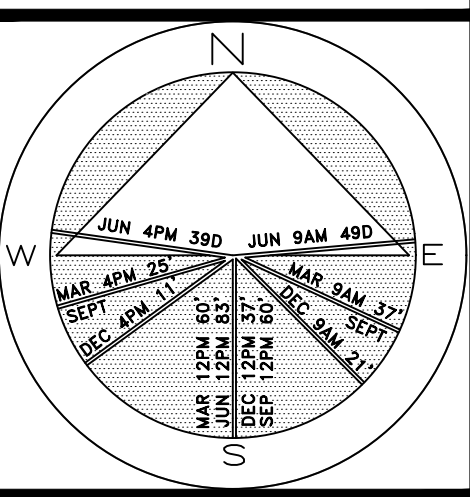
Legend

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

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		18,000 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	8,100 S.F.	46.17%	8,312 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,295 S.F.	45%	1,471 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	4,050 S.F.	61.54%	4,985 S.F.

Private Residence 599 S County Road Palm Beach



JOB NUMBER: 22163.00 LA
DRAWN BY: Alex Bugrii

DATE:

SHEET L4.0

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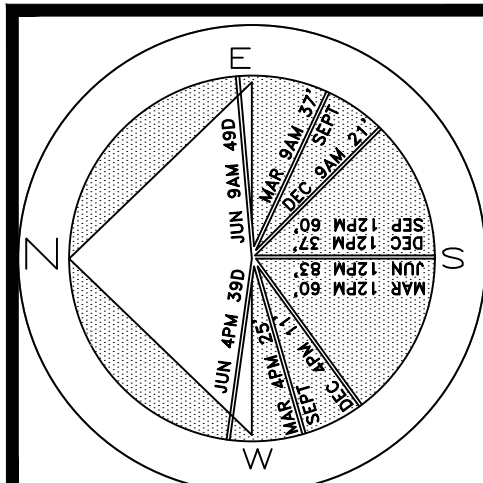
ARC-23-039
Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.

Private Residence
599 S County Road
Palm Beach



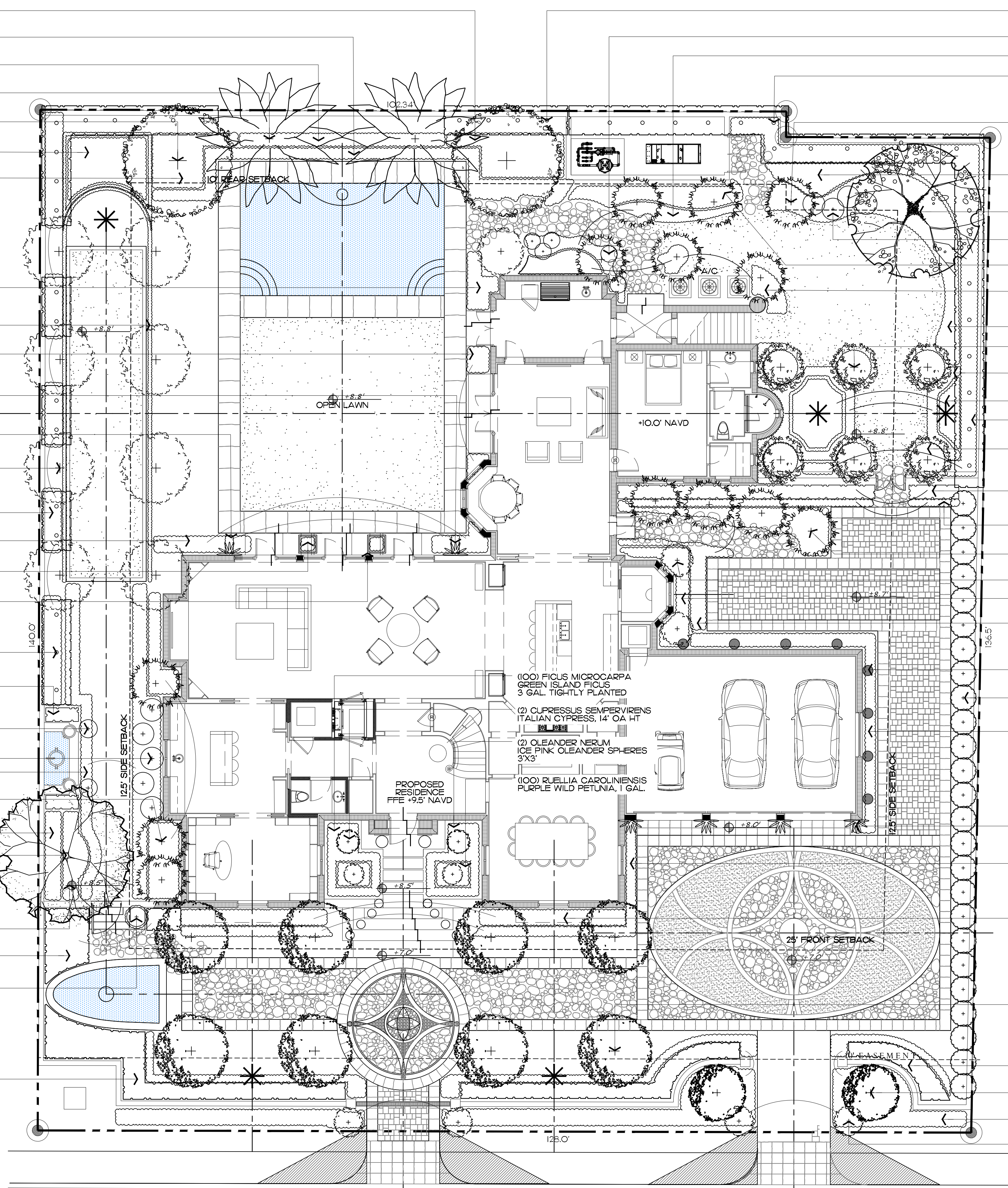
JOB NUMBER: 22163.00 LA
DRAWN BY: Grace Walton
James Aparicio
DATE:

SCALE 1"=5.0'

64 sf.
AREA IN SQ. FT.

- (20) ALOCASIA ODORA 'CALIFORNIA' ELEPHANT EAR 3 GAL 24" OC
(44) PHYLLODENDRON NODIFLORUM FROG FRUIT 6" PLUGS
(10) NEROLIUM OLEANDER ICE PINK OLEANDER 3 GAL 30" OC
EXISTING DATE PALMS TO BE RELOCATED 25' OA. HT.
(2) CONOCARPUS ERECTUS GREEN BUTTON WOOD 18" OA HT CHARACTER TREE
(11) GALPHIMIA GLAUCA THYLLIS 3 GAL 30" OC
(16) ALOCASIA ODORA 'CALIFORNIA' ELEPHANT EAR 3 GAL 24" OC
(6) ALOCASIA ODORA CALIFORNIA ELEPHANT EAR 3 GAL 24" OC
(264) RUELLIA CAROLINIENSIS PURPLE WILD PETUNIA 1 GAL 6" OC
(16) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL 12" OC
(2) BOUGAINVILLEA VINES 6' OA HT ATTACHED TO WALL
(24) RUELLIA CAROLINIENSIS PURPLE WILD PETUNIA 1 GAL 6" OC
(8) CAESALPINIA GRANADILLO BRIDAL VEIL TREE 6' CT. 14" OA HT
(150) NEROLEPIS EXALTATA BOSTON FERN 3 GAL 12" OC
(14) ALOCASIA ODORA 'CALIFORNIA' ELEPHANT EAR 3 GAL 24" OC
(2) CITRUS JAPONICA CITRUS KUMQUAT
(2) 30"X30" POTS
(18) CALOPHYLLUM BRASIENSE PLEACHED TREE 6' CT. 16-18" OA. HT.
(2) PODOCARPUS MACROPHYLLUS HEDGE FTB 5' OA. HT. 30" OC
(2) FICUS MICROCARPA GREEN ISLAND SPHERES 30"X30"
(5) FICUS MICROCARPA GREEN ISLAND SPHERES 36"X36"
(5) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL 12" OC
(3) THRINAX RADIATA FLORIDA THATCH PALM 8' OA HT
(4) CLUSIA GUTTIFERA 8' OA. HT.
(1) CLUSIA ROSEA LARGE LEAVE CLUSIA TREE 18'X18" SPECIMEN
(5) ALPINIA ZERUMBET SHELL GINGER 7 GAL 30" OC
(6) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE 10' OA. HT.
(3) PLUMBAGO ALRICULATA PLUMBAGO 7 GAL 24" OC
(20) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE 10' OA. HT.

- (6) CALOPHYLLUM BRASIENSE PLEACHED TREE 6' CT. 16-18" OA. HT.
(5) ZAMIA PUMILA COONTIE, 2X2
(6) CLUSIA ROSEA 'NANA' 3 GAL 12" OC
(2) CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE 6' CT. 16-18" OA. HT.
(6) THRINAX RADIATA FLORIDA THATCH PALM 8-12' OA HT.
(7) ACALYPHA WILKESIANA 'JAVA WHITE' WHITE COPPER LEAF PLANT 7 GAL 30" OC
(1) COCCOLOBA LIVIFERA SEAGRAPE TREE 20'X20" SPECIMEN TREE
(4) SILVER ALCANTERA IMPERIALIS BROMELIAD 15 GAL.
(20) CHRYSOBALANUS ICACO COCOPLUM 3 GAL 12" OC
(12) ACALYPHA WILKESIANA 'JAVA WHITE' WHITE COPPER LEAF PLANT 7 GAL 30" OC
(150) CLUSIA ROSEA 'NANA' 3 GAL 12" OC
(6) CITRUS TREE SPP 12" - 14" OA HT
(85) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL 12" OC TIGHTLY PLANTED BORDER
(12) LIGHT PINK HIBISCUS 3 GAL 30" OC
(24) RAPIS EXCELSA LADY PALM 5' OA. HT.
(100) PHYLLODENDRON NODIFLORUM FROG FRUIT 6" PLUGS
(20) CHRYSOBALANUS ICACO COCOPLUM HEDGE 4' HT. FTB
(44) CLUSIA ROSEA 'NANA' 3 GAL 12" OC
(4) THRINAX RADIATA FLORIDA THATCH PALM 8' OA HT
(2) BOUGAINVILLEA PATIO TREE 5' OA. HT.
(1) CHRYSOBALANUS ICACO COCOPLUM 7 GAL 24" OC
(495) PHYLLODENDRON NODIFLORUM FROG FRUIT 6" PLUGS
(8) TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE 6' HT. ATTACHED TO WALL
(25) POLYALTHIA LONGIFOLIA PENDULA MAST TREES 18-20' OA. HT.
(360) PHILA NODIFLORA FROG FRUIT 6" PLUGS
(4) BOUGAINVILLEA VINES 6' OA HT ATTACHED TO WALL
(60) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL 12" OC
(25) ILEX GLABRA HEDGE IRONWOOD HEDGE 7 GAL 30" OC
(8) ILEX ATTENUATA EAGLESTON HOLLY EAGLESTON TREE 6' CT. 18-20' OA. HT. MATCHING
(6) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE 10' OA. HT.
(2) MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA TREE. 14' OA. HT.
(160) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL 12" OC
(4) OLEANDER NERUM ICE PINK OLEANDER SPHERES 3'X3'



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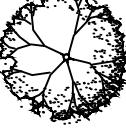
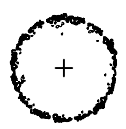
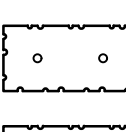
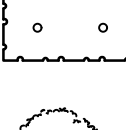
SOUTH COUNTY ROAD

ARC-23-039

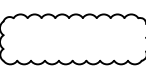
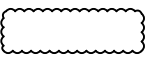
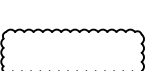
Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOLOBA UVIFERA SEAGRAPE TREE	1	20' X 20' SPECIMEN	YES
	ILEX ATTENUATA HOLLY EAGLESTON TREE	8	6' CT 18'-20' OA HT MATCHING	YES
	CLUSIA ROSEA LARGE LEAVE CLUSIA TREE	1	18' X 18' SPECIMEN	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	2	18' OA HT. CHARACTER	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	21	6' CT 16' - 18' OA HT	YES
	CALOPHYLLUM BRASILIENSE CALOPHYLLUM PLEACHED TREE	22	6' CT 16' - 18' OA HT	NO
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS TREE	2	14' OA HT	NO
	CAESALPINIA GRANADILLO BRIDAL VEIL TREE	8	6' CT 14' OA HT	NO
	THRINAX RADIATA FLORIDA THATCH PALM	6	8' - 12' THATCH PALM	YES
	PHOENIX DACTYLIFERA DATE PALM	7	8' OA HT	YES
	PHOENIX DACTYLIFERA DATE PALM	2	25' OA HT, RELOCATED	NO
	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA TREE	2	14' OA HT	YES
	POLYALTHIA LONGIFOLIA MAST TREE	25	18' - 20' OA HT	NO
TOTAL: NATIVE SPECIES:		107 48 (44.86%)		

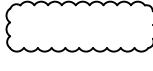
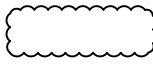
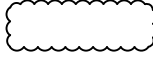
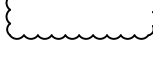
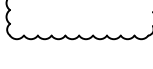
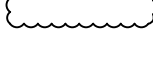
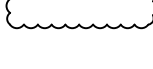
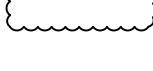
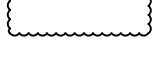
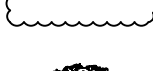
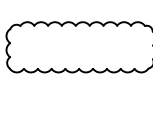
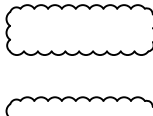
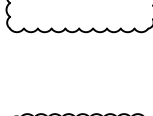
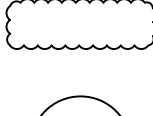
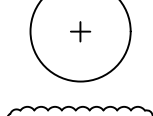
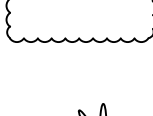
Groundcovers

SYMBOL/KEY	PLANT NAME	SQ. FT.	DESCRIPTION	NATIVE
	CLUSIA ROSEA 'NANA'	280	3 GAL., 12" O.C.	YES
	PHILA NODIFLORA FROG FRUIT	400	6" PLUGS	YES
	RUELIA CAROLINIENSIS PURPLE WILD RUELIA	80	1 GAL., 6" OC	YES
TOTAL: NATIVE SPECIES:		760 760 (100%)		

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CITRUS TREE SPP	6	12' - 14' OA HT	NO
	ZAMIA PUMILA COONTIE	5	2' X 2'	YES
	BOUGAINVILLEA SPP. BOUGAINVILLEA TREE	2	5' OA HT	NO
	SILVER ALCANTERA IMPERIALIS BROMELIAD	4	15 GAL	NO
	ACALYPHA WILKESIANA 'JAVA WHITE' WHITE COPPERLEAF	19	7 GAL 30" OC	NO
	CHRYSOBALANUS ICACO COCOPLUM HEDGE	20 20 11	3 GAL 12" OC 4' HT FTB 7 GAL 24" OC	YES
	LIGHT PINK HIBISCUS	12	3 GAL 30" OC	NO
	RAPHIS EXCELSA LADY PALM	24	5' OA HT	NO
	CLUSIA GUTTIFERA SMALL LEAVE CLUSIA HEDGE	4	8' OA HT	NO
	ILEX GLABRA IRONWOOD HEDGE	25	7 GAL 24" OC	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	472	3 GAL. 12" O.C.	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	32 2	10' OA HT 5' OA HT 30" OC	NO
	OLEANDER NERUM ICE PINK OLEANDER	6 10	3' X 3' SPHERE 3 GAL 30" OC	NO
	PLUMBAGO AURICULATA PLUMBAGO	3	7 GAL 24" OC	NO
	ALPINA ZERUMBET SHELL GINGER	5	7 GAL 30" OC	NO
	ALOCASIA ODORA 'CALIFORNIA' ELEPHANT EAR	56	3 GAL 24" OC	NO
	NEPHIOLEPIS EXALTATA BOSTON FERN	150	3 GAL 12" OC	YES
	GALPHIMIA GLAUCA THYALLIS	11	3 GAL 30" OC	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	2	30" X 30" SPHERES 36" X 36" SPHERES	NO
	CITRUS JAPONICA CITRUS KUMQUAT	2	PLANTED ON 30"X30" POTS	NO
	BOUGAINVILLEA VINE	6	6' OA HT ATTACHED TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	8	6' HT ATTACHED TO WALL	NO
TOTAL: NATIVE SPECIES:		917 226 (55.42%)		

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ARC-23-039
Plant Schedule

ENVIRONMENT
DESIGN
GROUP

139 North County Road 590-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. #6666784
Dustin@environmentdesigngroup.com

Private Residence
599 S County Road
Palm Beach

JOB NUMBER: 22163.00 LA
DRAWN BY: Alex Bugril
James Aparicio
DATE: 02.08.2023
02.22.2023

SHEET L5.1

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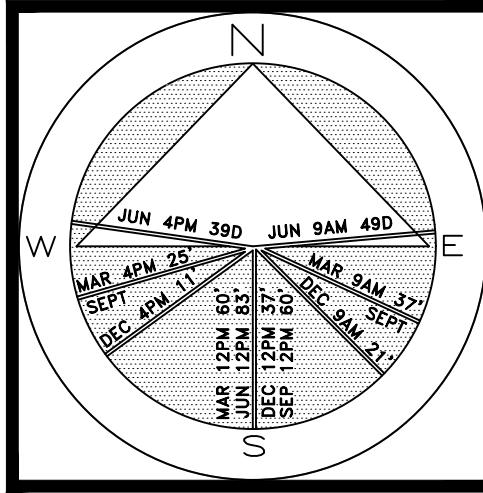


South County Road

ARC-23-039

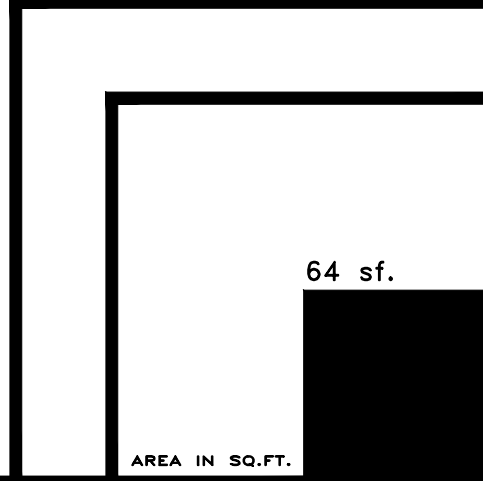
Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



JOB NUMBER: 22163.00 LA
DRAWN BY: Jean Twomey
DATE: 03.23.2023

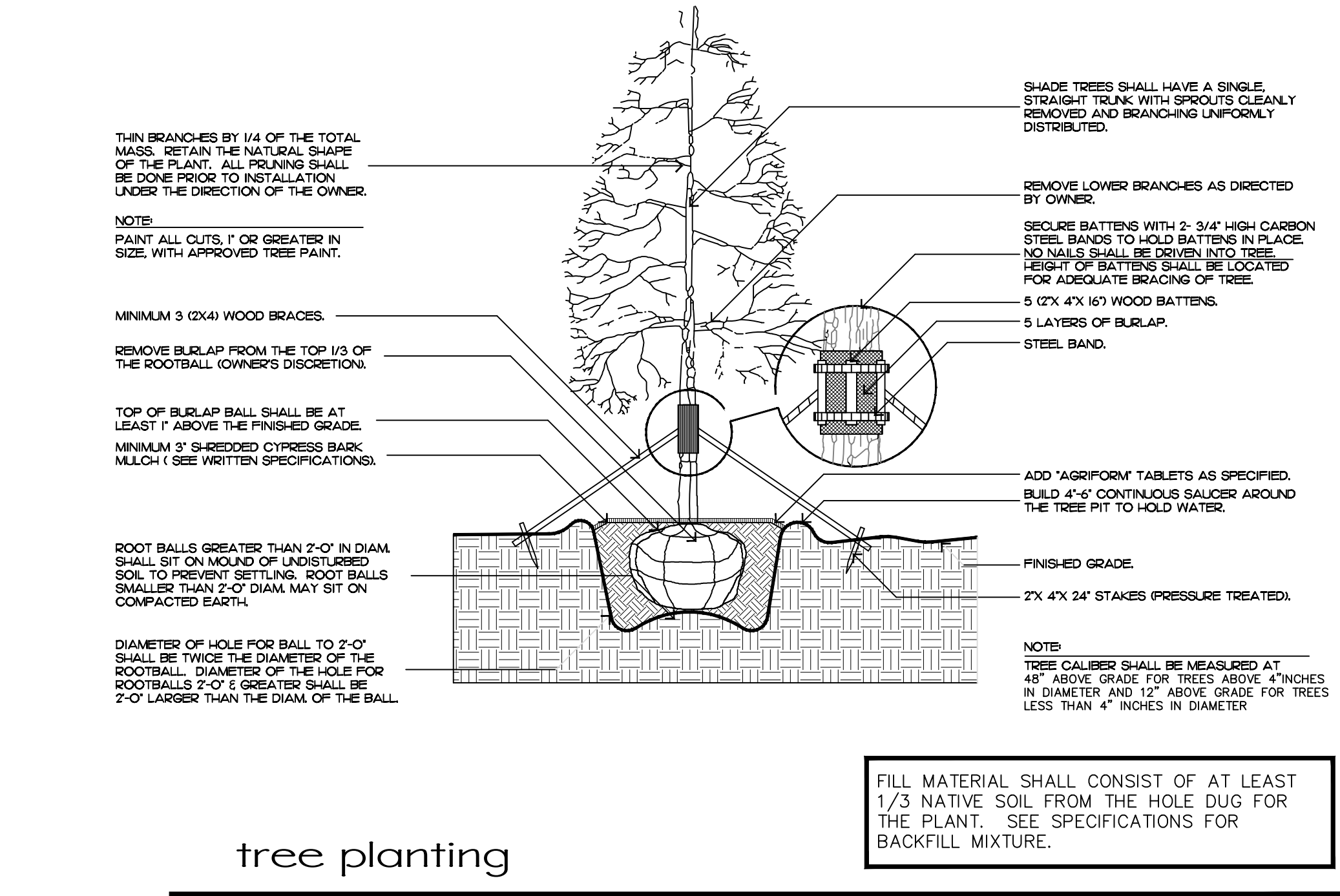
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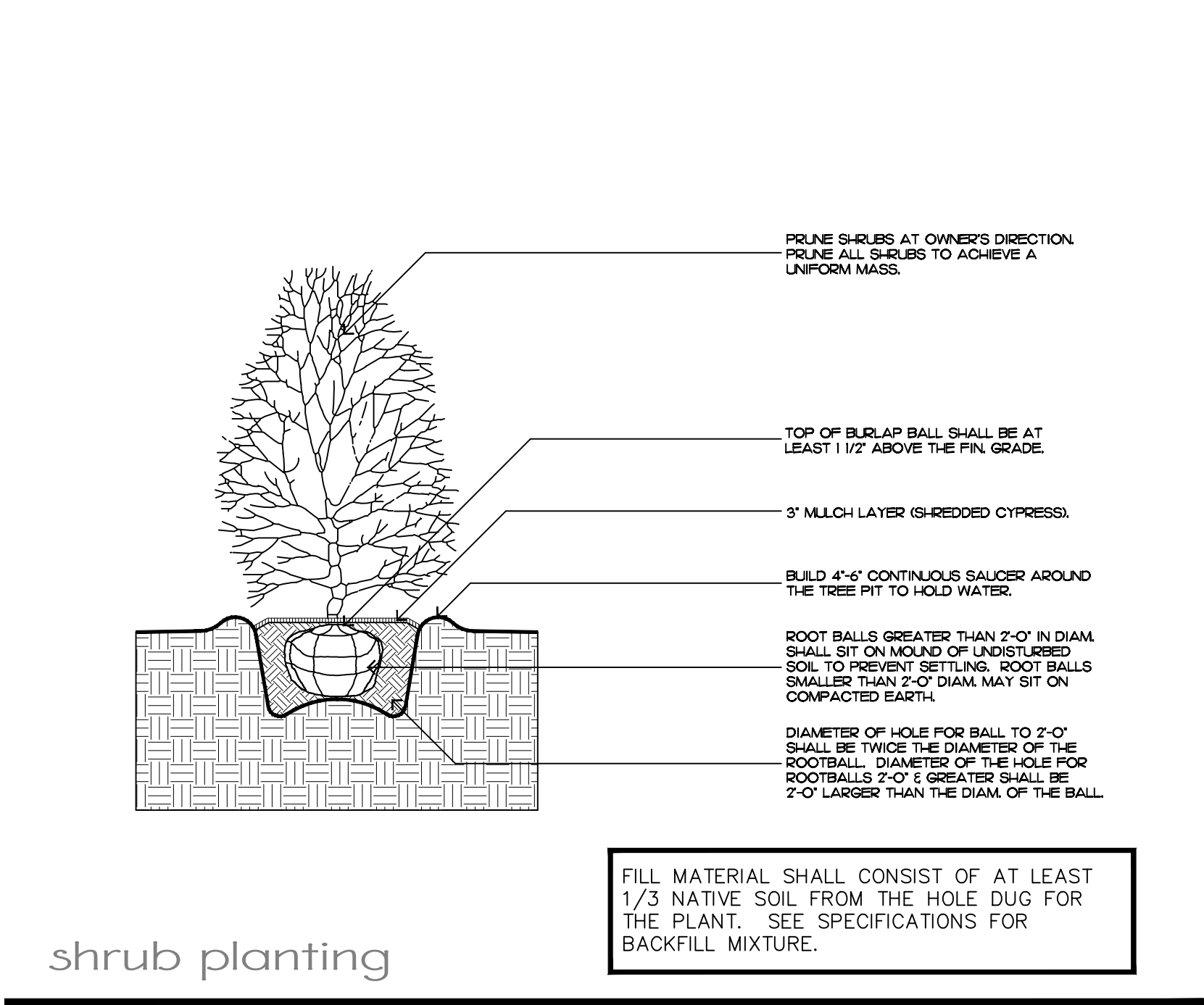
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DESIGN
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Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
599 S County Road
Palm Beach

F L O R I D A



tree planting



shrub planting

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 (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND SODS/COVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 16 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 2 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 CALIPER). 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 CALIPER. 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.

SUBSTITUTION:

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 BB 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, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA 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 "GRADE" AND "STANDARDS FOR NURSERY PLANTS PARTS 1 & 11" 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 MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT 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 ADEQUATE ROOT SYSTEMS. 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:

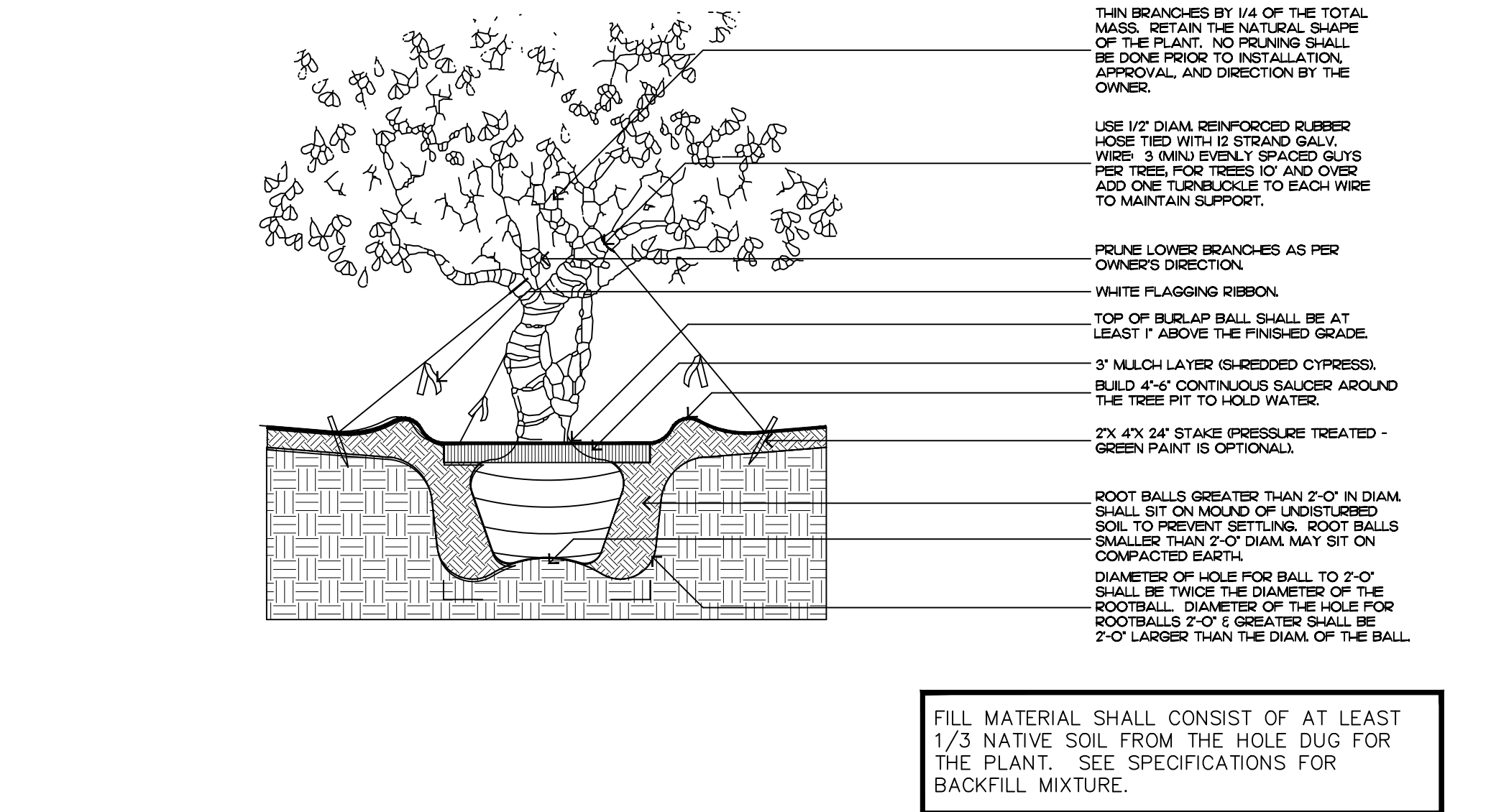
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN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

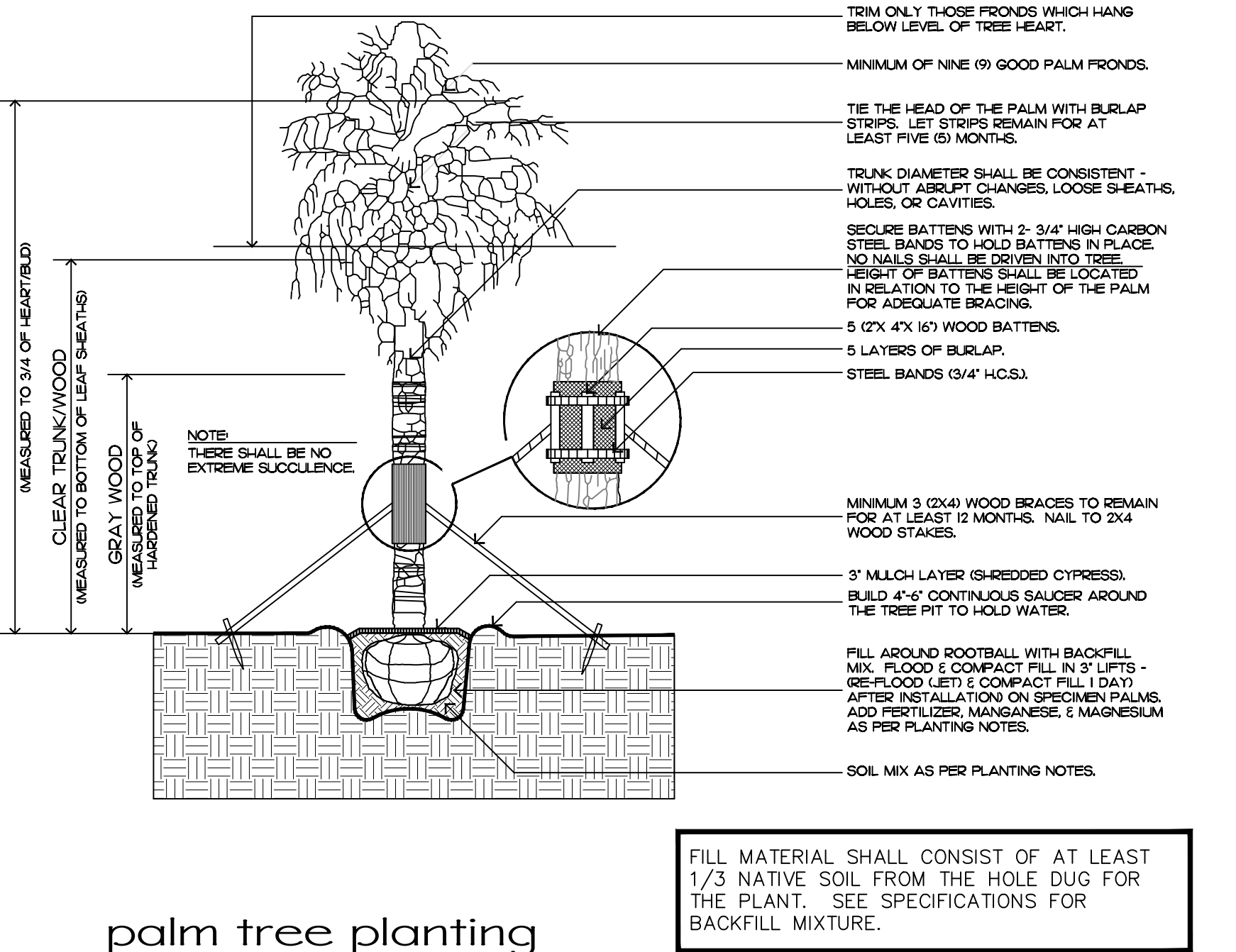
WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS. TREES & PALMS FOR ONE YEAR (1) AGAINST UN-HEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

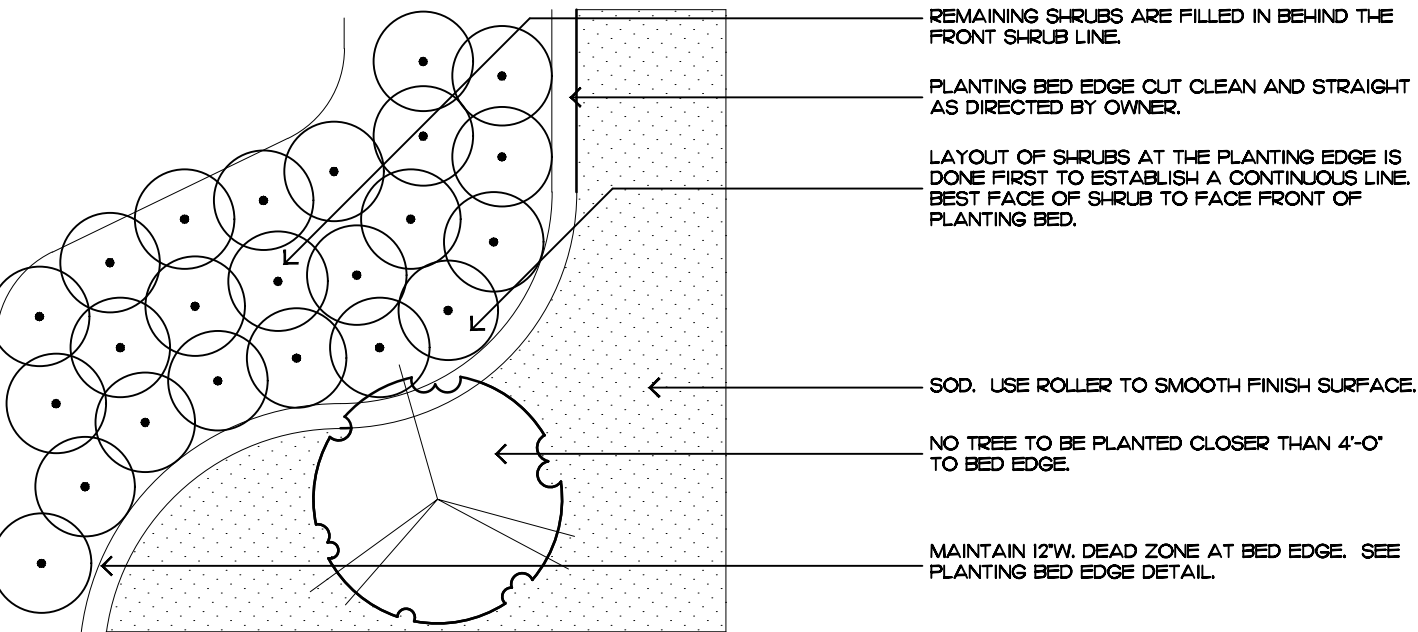
MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE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



irregular and multi-stem tree



palm tree planting



shrub & ground cover layout

Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 8 WATTS - LED 2700K	28
○ WL	WELL LIGHT - AURORALIGHT - LWL5 LIGH-THAUS BRASS FINISH - 9 WATTS - LED 2700K	30
└ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 2700K	10
○ WL-A	WELL LIGHT - AURORALIGHT - LMWL MICRO BRASS FINISH - 3 WATTS - LED 2700K	4



UP LIGHT



WELL LIGHT

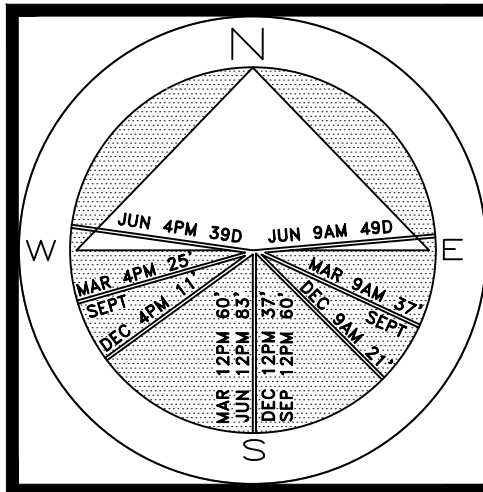


PATH LIGHT



WELL LIGHT - A

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599 S County Road
Palm Beach



JOB NUMBER: 22163.00 LA
DRAWN BY: Grace Walton
James Aparicio
DATE: 03.23.2023

SHEET L7.0

64 sf.

AREA IN SQ.FT.

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Landscape Lighting Plan
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END PAGE

ZONING CASE #
ZON-23-063

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A-900

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SCALE:

OWNER

SAS REALTY ENTERPRISES LLC
300 SKYLINE CT
PARAMUS, NJ 07652 1500

599 S COUNTY RD RESIDENCE
599 S COUNTY ROAD
PALM BEACH, FLORIDA 33480

ARCHITECTS

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http://www.portuondo-perotti.com

PROJECT NUMBER: 04112023

DATE: 04/11/2023

DRAWN BY: CCJN

CHECKED BY: RL

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