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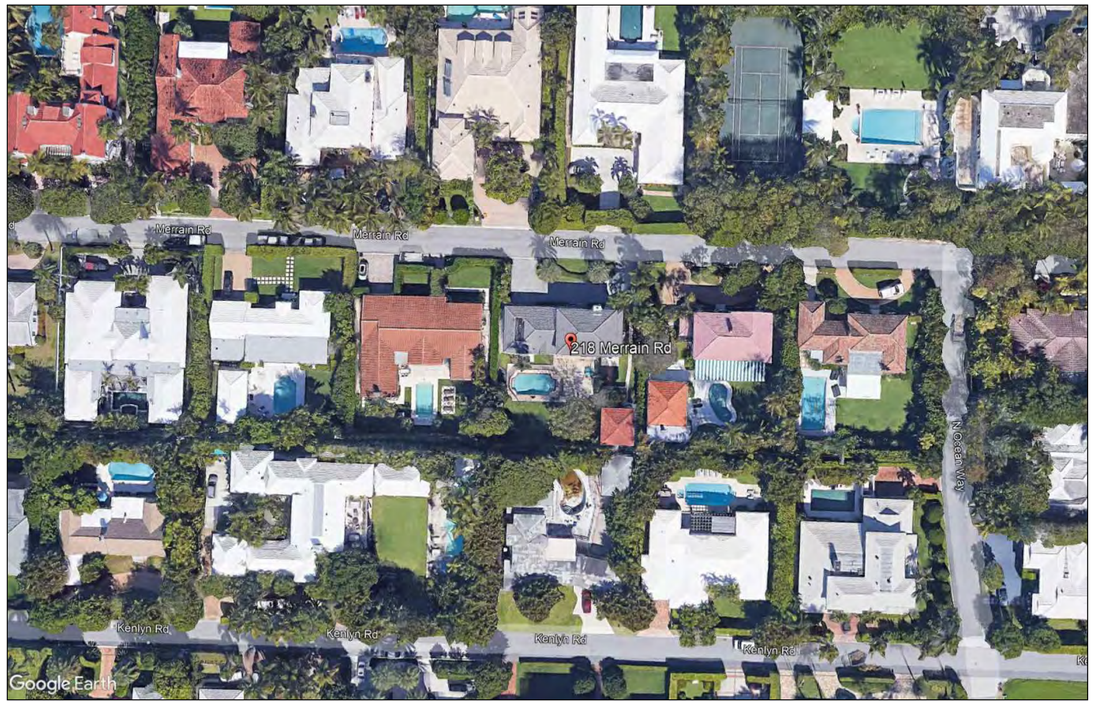
ARCOM CASE #
ARC-23-038

MERRAIN ROAD RESIDENCE

218 MERRAIN ROAD - PALM BEACH - FLORIDA - 33480



LOCATION MAP

PROJECT DIRECTORY

OWNER

1. ROBERT KEITH
218 MERRAIN ROAD
PALM BEACH, FL, 33480

ARCHITECT

2. PORTUONDO PEROTTI ARCHITECTS
5717 SW 8th STREET
MIAMI, FLORIDA. 33144
PHONE (305) 260-9331 FAX (305) 260 9318
LICENSE # AAC001407

LANDSCAPE ARCHITECT

3. NIEVERA WILLIAMS DESIGN
625 N. FLAGLER DRIVE STE. 502
WEST PALM BEACH, FL 33401
PHONE (561) 659 2820 FAX (561) 659 2113
REGISTRATION # 6666856

CIVIL ENGINEER

4. GRUBER CONSULTING ENGINEERS, INC.
2475 MERCER AVE., STE. 305
WEST PALM BEACH, FL 33401
PHONE (561) 312 2041

SURVEYOR

5. WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
PHONE (561) 640 4551

BUILDING DEPARTMENT

5. TOWN OF PALM BEACH BUILDING DEPARTMENT
360 SOUTH COUNTY ROAD
PALM BEACH, FL. 33480
PH: (561) 838-5400

SCOPE OF WORK

NEW 2 STORY SINGLE FAMILY RESIDENCE WITH RELATED LANDSCAPE, HARDSCAPE & CIVIL WORK

INDEX OF DRAWINGS

ARCHITECTURE		PRE-APP SUBMITTAL	REV-01	REV-02
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A-001.2	CUBIC CONTENT DIAGRAM	X	X	X
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PRESENTATION SUBMITTAL

04/23/2023
PROJECT NO.: 2022-21
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

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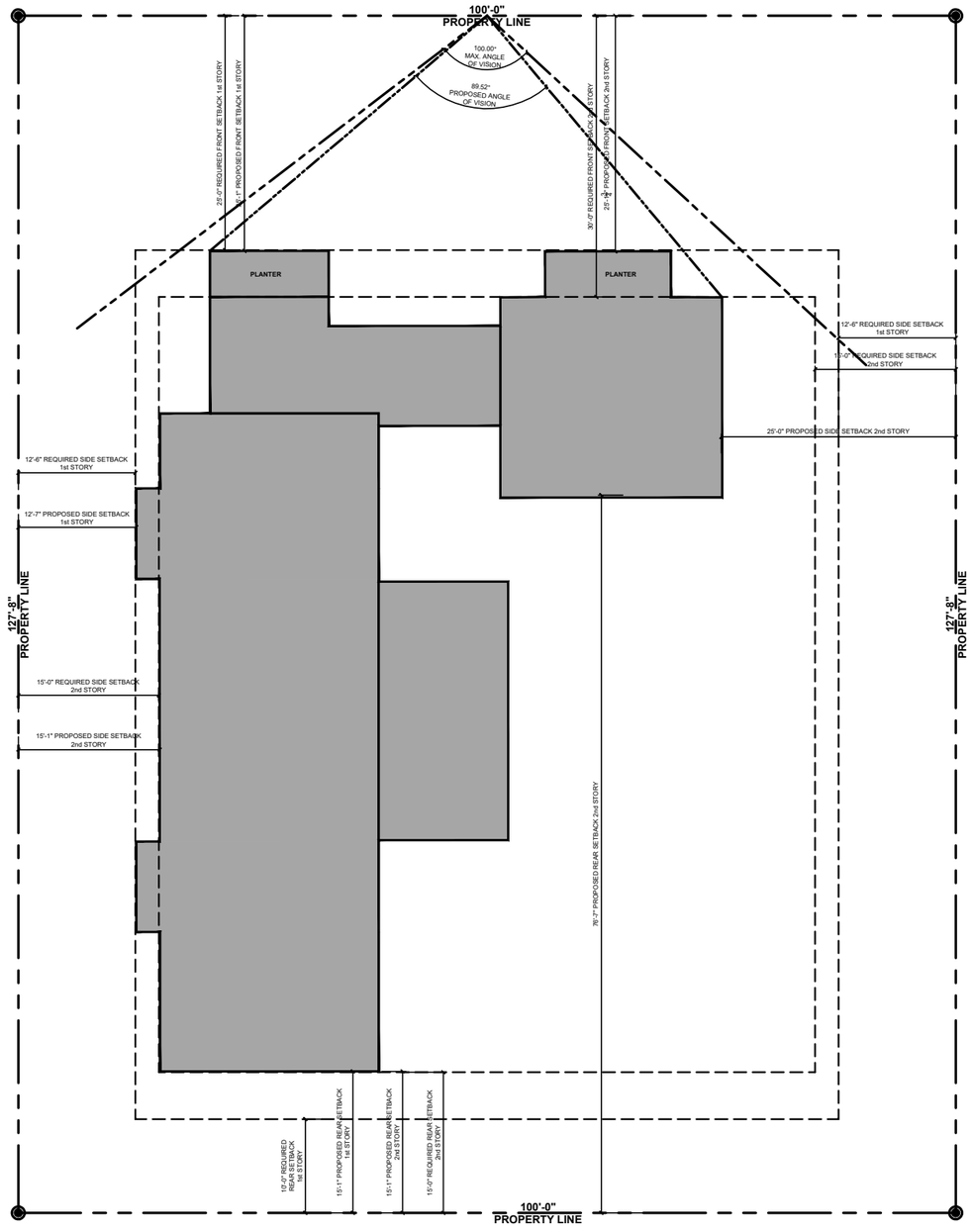

N

01 SITE SETBACK DIAGRAM

SCALE 1/16" = 1'-0"

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: SITE DIAGRAM
SCALE:

SHEET: A-001
OF

ARCOM CASE #
ARC-23-038

LEGAL DESCRIPTION

Lot 29 of BELLO LIDO, a Subdivision in the Town of Palm Beach, Florida, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 11, Page 37.

PROPERTY ADDRESS

218 MERRAIN ROAD, PALM BEACH, FLORIDA

ZONING CLASSIFICATION

R B LOW DENSITY RESIDENTIAL

FLOOD CRITERIA

FLOOD ZONE:	AE 6	
BASE FLOOD ELEVATION:	7.0'	NGVD
PROPOSED MAIN LEVEL T.O. SLAB ELEVATION (P.O.M):	7.0'	NGVD

LOT AREA

GROSS LOT AREA =	12,765.00	SQ.FT.

LANDSCAPE OPEN SPACE

MINIMUM REQUIRED:		45% OF LOT AREA	5,744.25	SQ.FT.
PROVIDED:		51.25% OF LOT AREA=	6,542.00	SQ.FT.
FRONT YARD AREA:	4,156.00 SQ. FT	50% OF FRONT YARD =	2,078.00	SQ.FT.
		80.27% PROVIDED:	3,336.00	SQ.FT.

LOT COVERAGE AREA

2 STORY BUILDINGS	30% ALLOWED:	**3,829.50**	SQ.FT.
PROPOSED			
	24% PROPOSED	**3,045.75**	SQ.FT.

BUILDING SETBACKS	**GROUND FLOOR**		**SECOND FLOOR**	
MAIN HOUSE	REQUIRED	PROPOSED	REQUIRED	PROPOSED
FRONT:	25' 0"	25' 1"	30' 0"	
SIDE:	12' 6"	12' 7"	15' 0"	
SIDE:	12' 6"	24' 1"	15' 0"	24' 10"
REAR:	10' 0"	15' 1"	15' 0"	15'1"

BUILDING HEIGHT

BUILDING HEIGHT :	
MAXIMUM OVERALL HEIGHT ALLOWED	22' 0"
PROPOSED:	20' 0"

AREA TABULATION				**LOT COVERAGE 30% =**
FIRST LEVEL	A/C	NON A/C	TOTAL AREA	**23,952.60 SQ.FT.**
MAIN HOUSE	2,093.70 SQ. FT.		2,093.70 SQ. FT.	2,093.70 SQ. FT.
REAR LOGGIA		381.05 SQ. FT.	381.05 SQ. FT.	381.05 SQ. FT.
GARAGE		571 SQ. FT.	571.00 SQ. FT.	571.00 SQ. FT.
SECOND LEVEL				
MAIN HOUSE	1,638.23 SQ. FT.		1,638.23 SQ. FT.	
GARAGE/GUEST	505.22 SQ. FT.		505.22 SQ. FT.	
TOTALS	4,237.15 SQ. FT.	952.05 SQ. FT.	5,189.20 SQ. FT.	3,045.75 SQ. FT.

REVISIONS:

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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: ZONING DATA
SCALE:

SHEET A-001.1
OF

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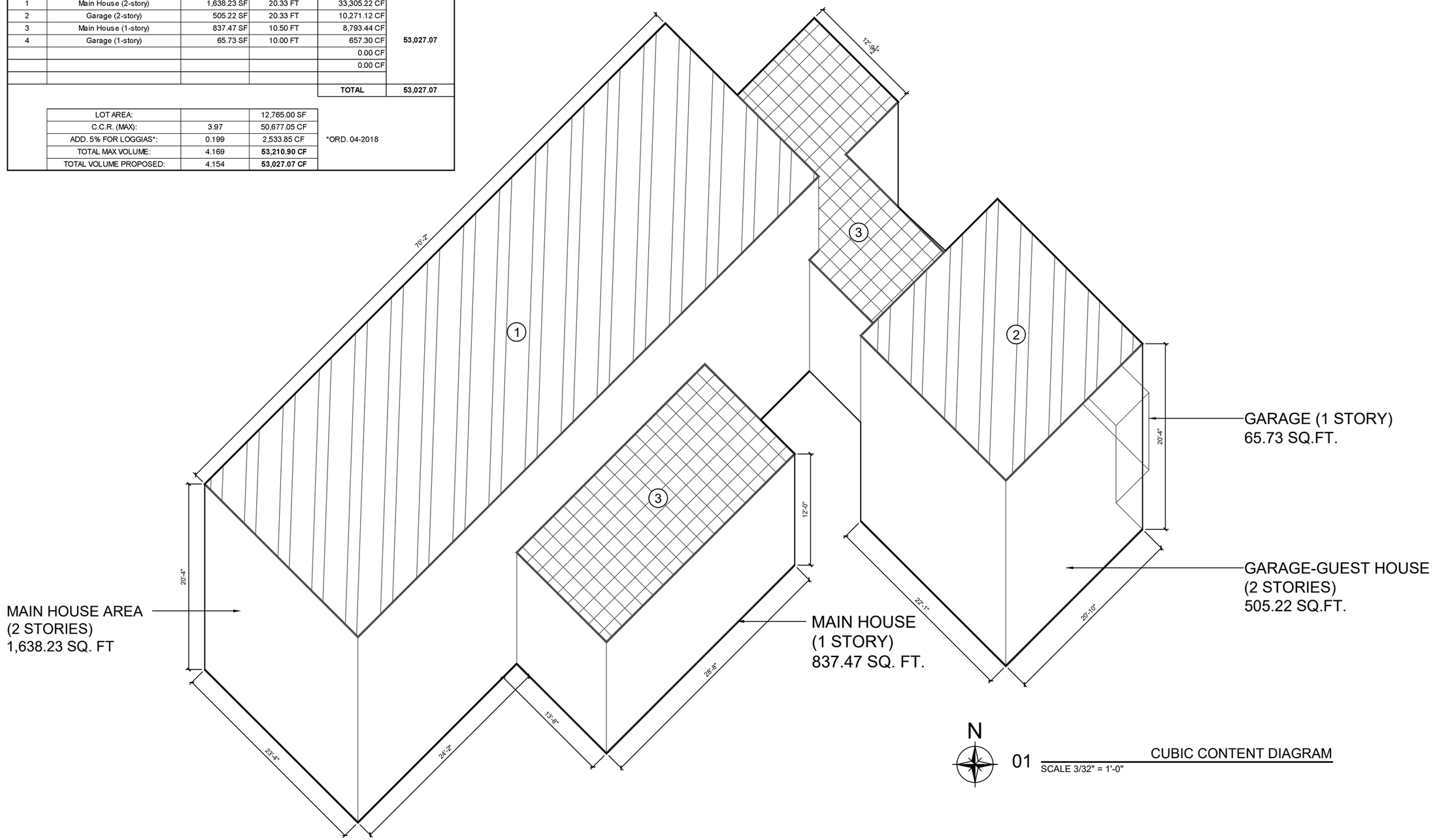
ARC-23-038

218 MERRAIN ROAD

CUBIC CONTENT CALCULATION (PER SURVEY)

ZONE	DESCRIPTION	AREA	BLDG HT. (From TOPB POM)	VOLUME	TOTAL
1	Main House (2-story)	1,638.23 SF	20.33 FT	33,305.22 CF	
2	Garage (2-story)	505.22 SF	20.33 FT	10,271.12 CF	
3	Main House (1-story)	837.47 SF	10.50 FT	8,793.44 CF	
4	Garage (1-story)	65.73 SF	10.00 FT	657.30 CF	**53,027.07**
				0.00 CF	
				0.00 CF	
				TOTAL	**53,027.07**

LOT AREA:		12,765.00 SF	
C.C.R. (MAX):	3.97	50,677.05 CF	
ADD. 5% FOR LOGGIAS*:	0.199	2,533.85 CF	*ORD. 04-2018
TOTAL MAX VOLUME:	4.169	**53,210.90 CF**	
TOTAL VOLUME PROPOSED:	4.154	**53,027.07 CF**	



01 CUBIC CONTENT DIAGRAM
SCALE 3/32" = 1'-0"

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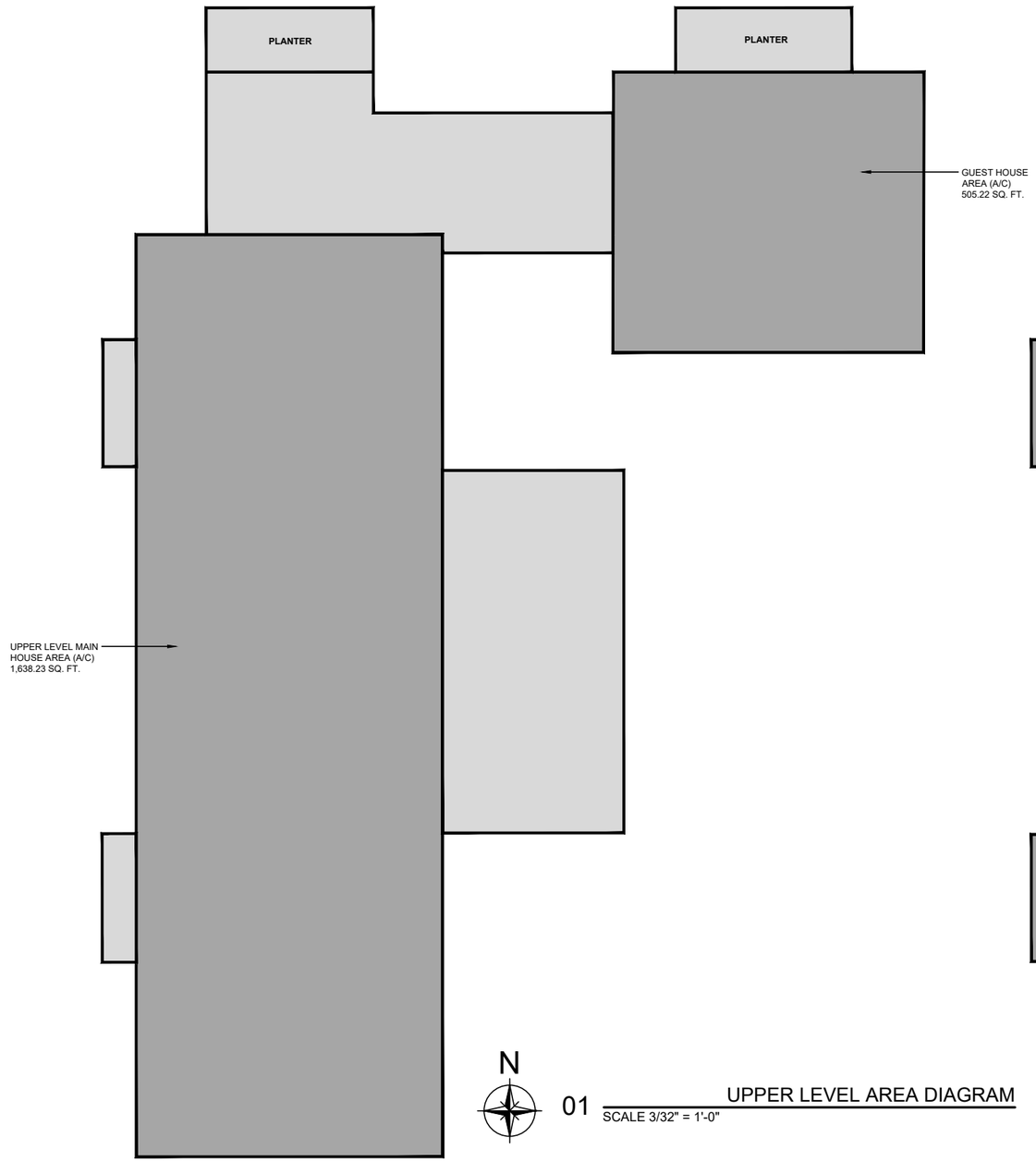
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

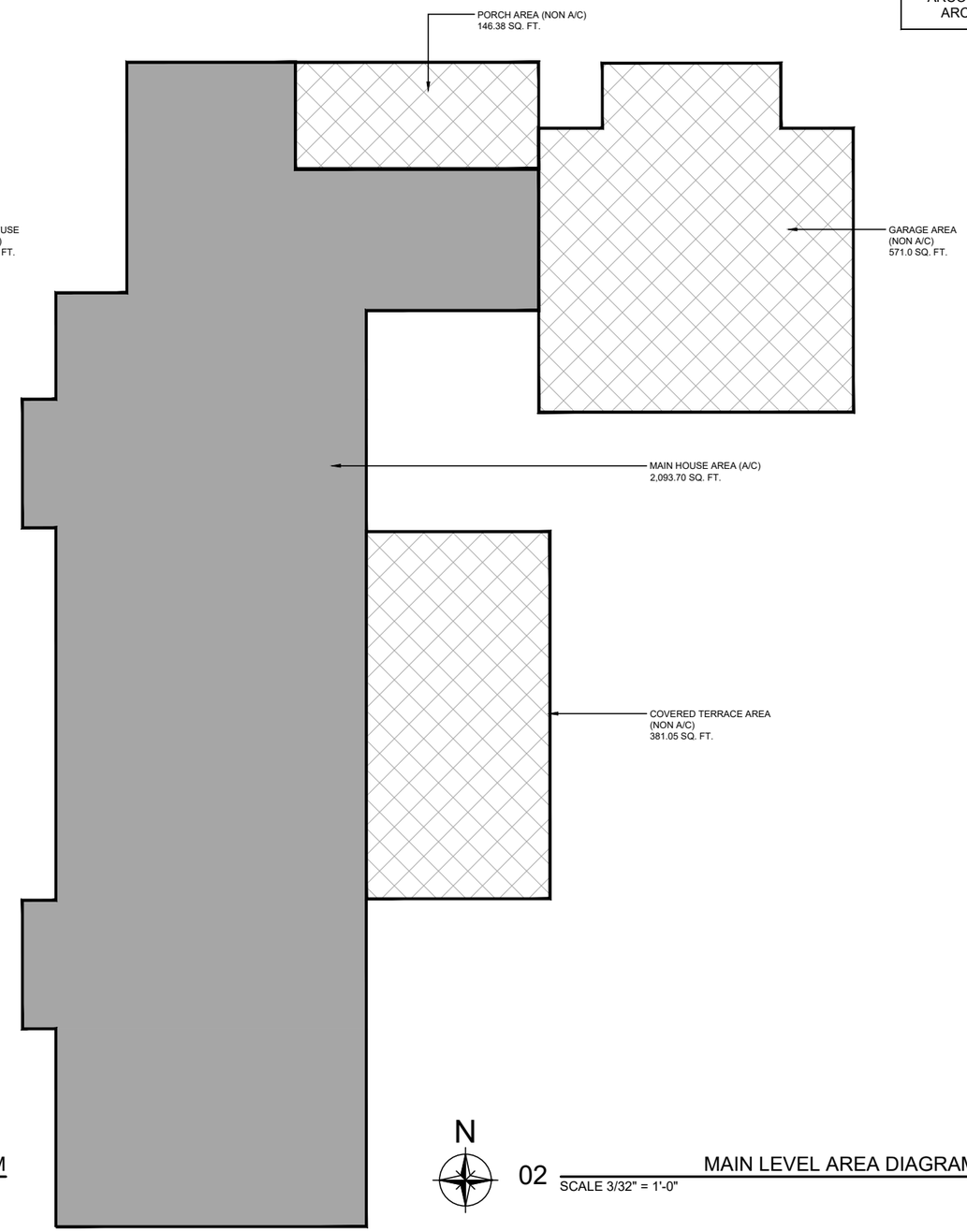
TITLE: CUBIC CONTENT DIAGRAM
SCALE: SHOWN

SHEET: A-001.2
OF:

ARCOM CASE #
ARC-23-038



01 UPPER LEVEL AREA DIAGRAM
SCALE 3/32" = 1'-0"



02 MAIN LEVEL AREA DIAGRAM
SCALE 3/32" = 1'-0"

REVISIONS:

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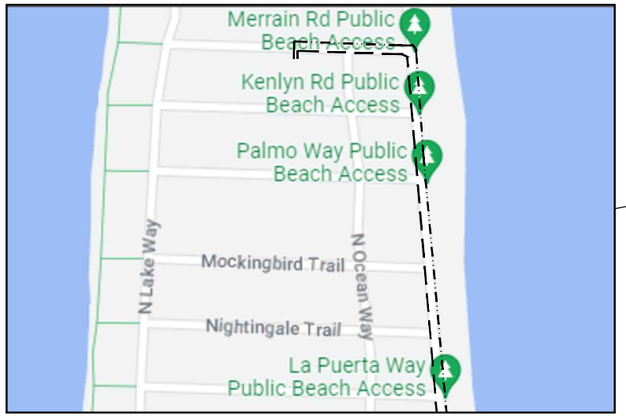
PALM BEACH, FLORIDA 33480

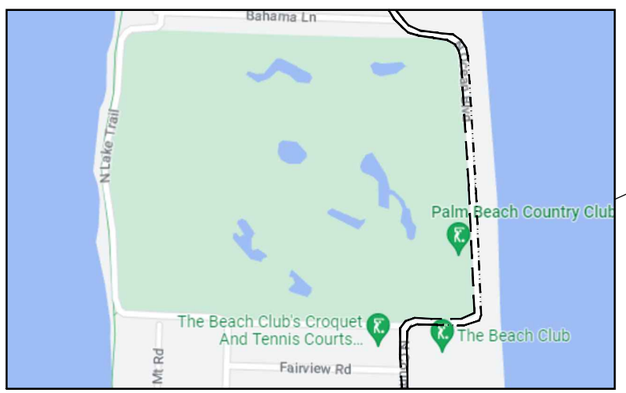
OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

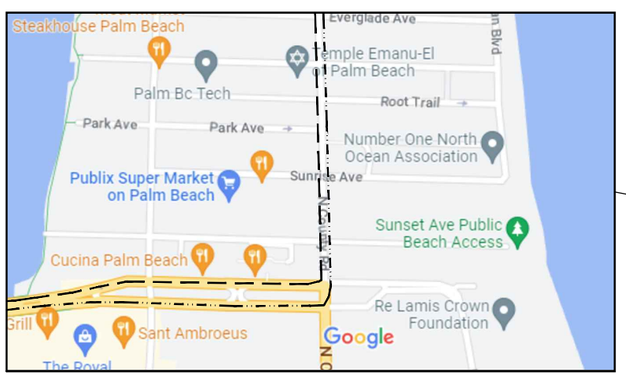
TITLE: AREA DIAGRAMS
SCALE: SHOWN

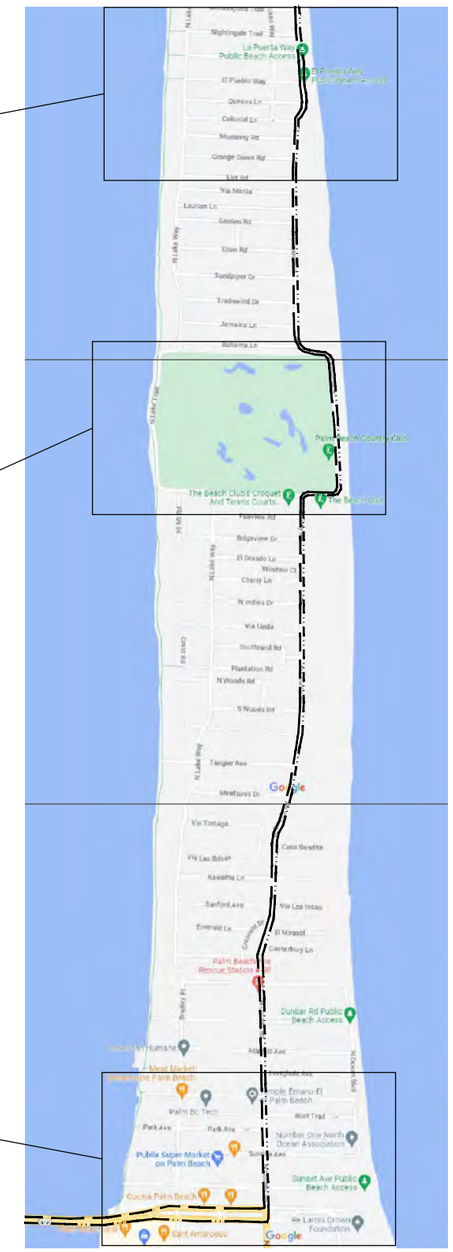
SHEET A-001.3
OF

ARCOM CASE #
ARC-23-038









INGRESS
EGRESS

N 01 PROPOSED TRUCK LOGISTICS PLAN

ROUGH SCHEDULE OF CONSTRUCTION	
TASK:	DURATION (MONTHS)
SITE/BUILDING PREPARATION:	1
REINFORCING FOUNDATION:	2
BLOCK / STEEL DELIVERIES & CONCRETE POURS:	2
ROOF TRUSS DELIVERIES & TRUSS SETTING:	1
WINDOW/DOOR DELIVERIES & INSTALLATION:	1
DRY-IN:	2
INTERIOR FRAMING:	3
ROUGH-IN:	1
DRY WALL:	2
FINISHES:	4
LANDSCAPE/HARDSCAPE INSTALLATION:	2
FINAL INSPECTIONS:	1
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	22

PROJECT NUMBER:
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REVISIONS:

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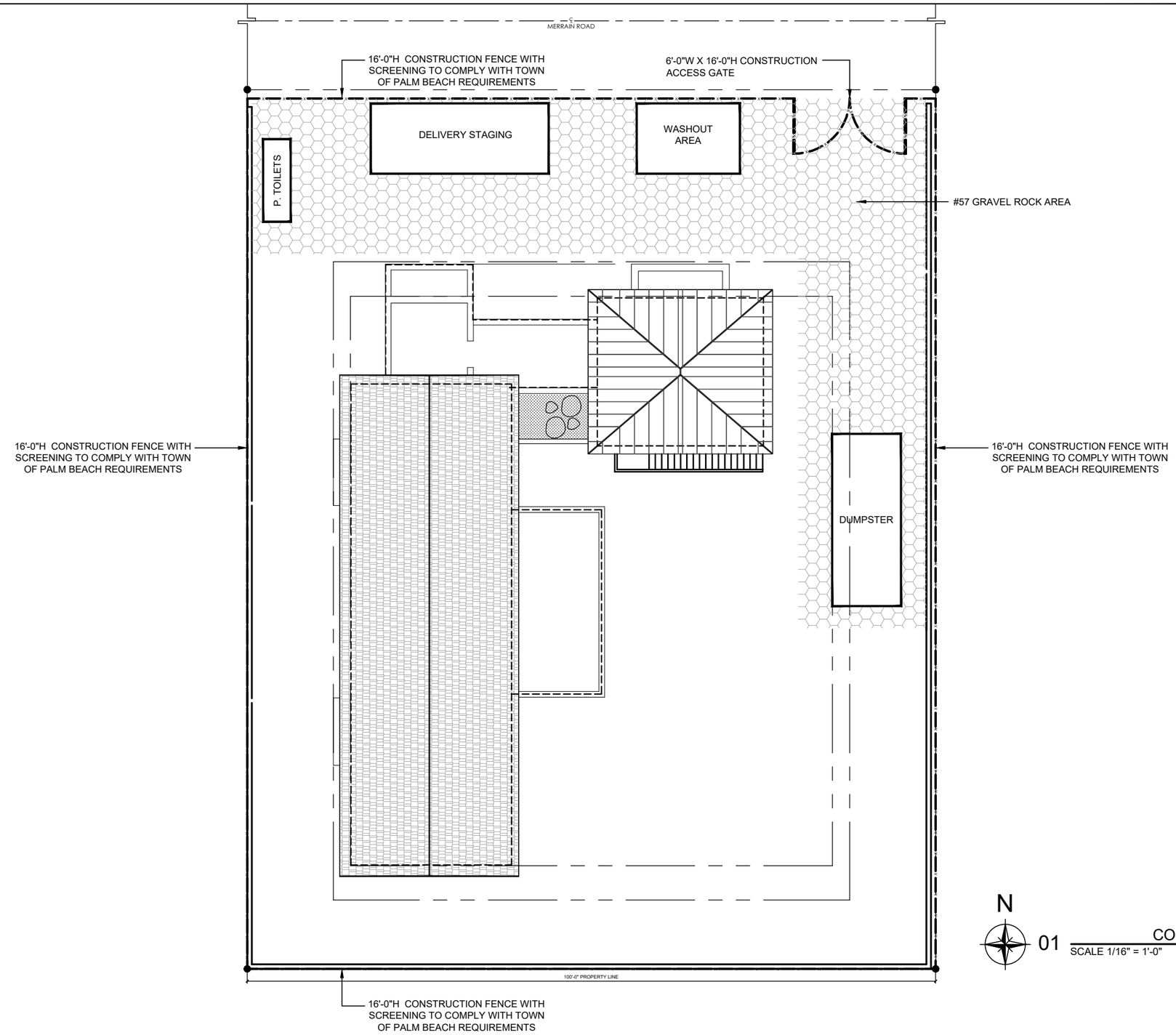
MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: TRUCK ROUTING PLAN
SCALE:

SHEET A-001.5
OF

ARCOM CASE #
ARC-23-038



01 CONSTRUCTION STAGING PLAN
SCALE 1/16" = 1'-0"

REVISIONS:

PROJECT NUMBER:
DATE:
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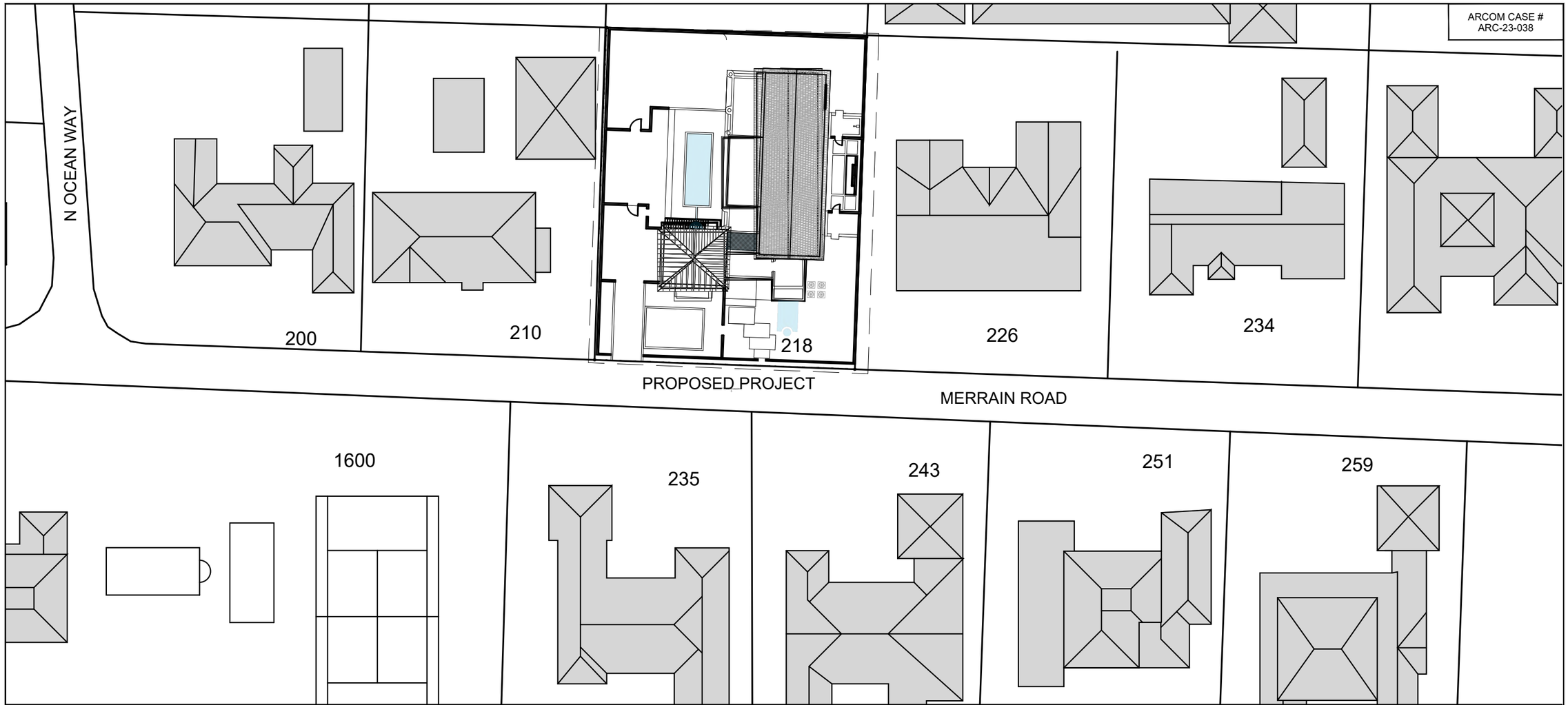
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

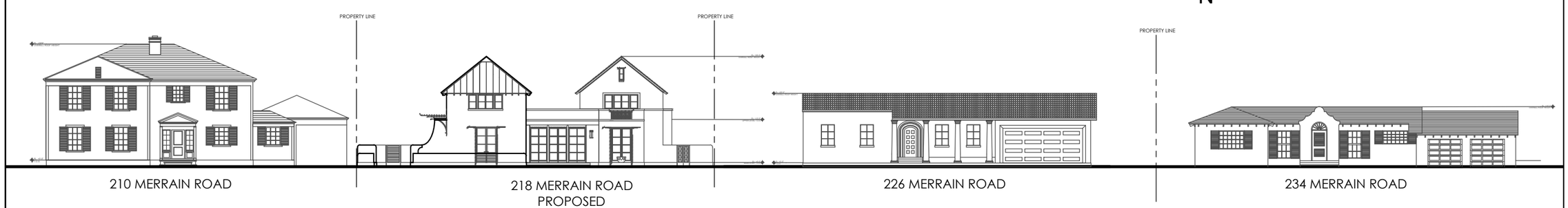
TITLE: CONSTRUCTION STAGING PLAN
SCALE:

SHEET: A-001.6
OF

ARCOM CASE #
ARC-23-038



01 LOCATION PLAN
SCALE 1/64" = 1'-0"



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MERRAIN ROAD RESIDENCE
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PALM BEACH, FLORIDA 33480

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ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: LOCATION PLAN
SCALE: 1/64" = 1'-0"

SHEET A-002
OF

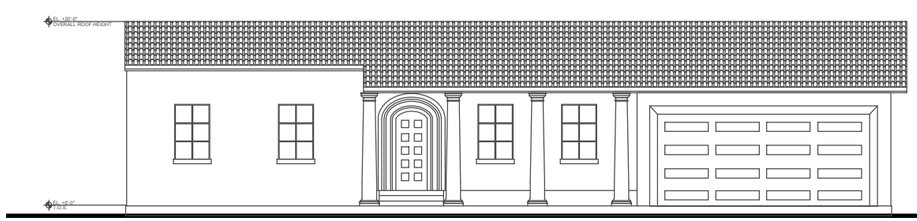
ARCOM CASE #
ARC-23-038

210 MERRAIN ROAD

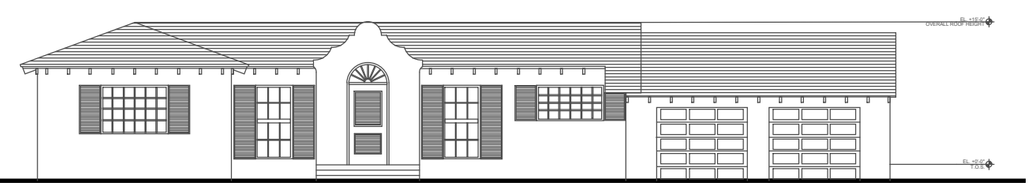
PROPERTY LINE

218 MERRAIN ROAD
PROPOSED

PROPERTY LINE



226 MERRAIN ROAD



234 MERRAIN ROAD

REVISIONS:

PROJECT NUMBER:
DATE:
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

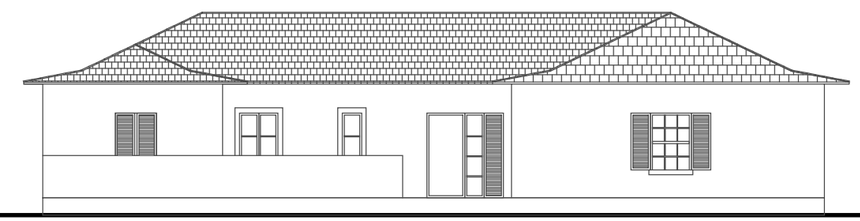
TITLE: NEIGHBORHOOD STREET ELEVATIONS
SCALE:

SHEET A-002.1
OF

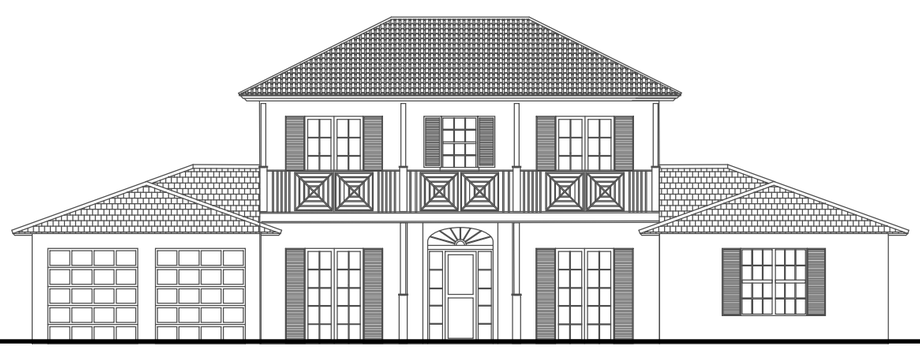
ARCOM CASE #
ARC-23-038

PROPERTY LINE

243 MERRAIN ROAD



235 MERRAIN ROAD



251 MERRAIN ROAD

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:
REVISIONS:

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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

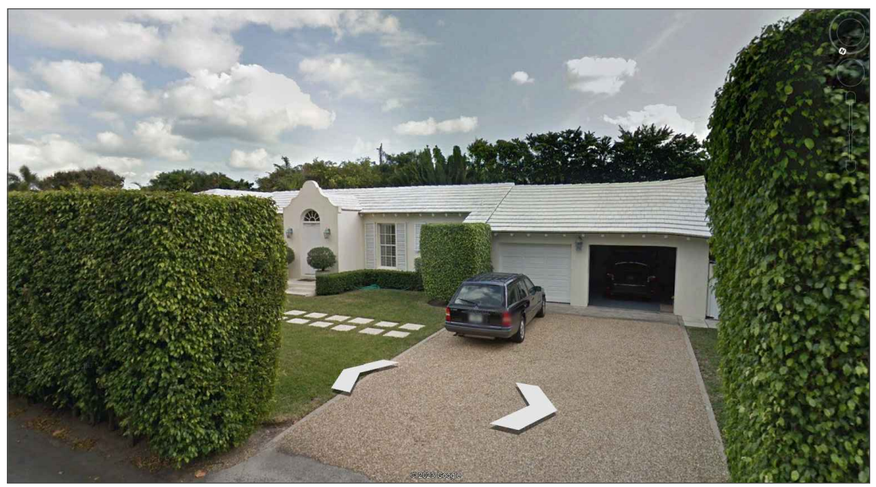
TITLE: NEIGHBORHOOD STREET ELEVATIONS
SCALE:

SHEET: A-002.2
OF

ARCOM CASE #
ARC-23-038

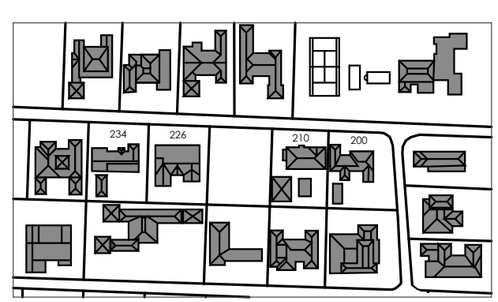
210 MERRAIN ROAD

226 MERRAIN ROAD



234 MERRAIN ROAD

200 MERRAIN ROAD



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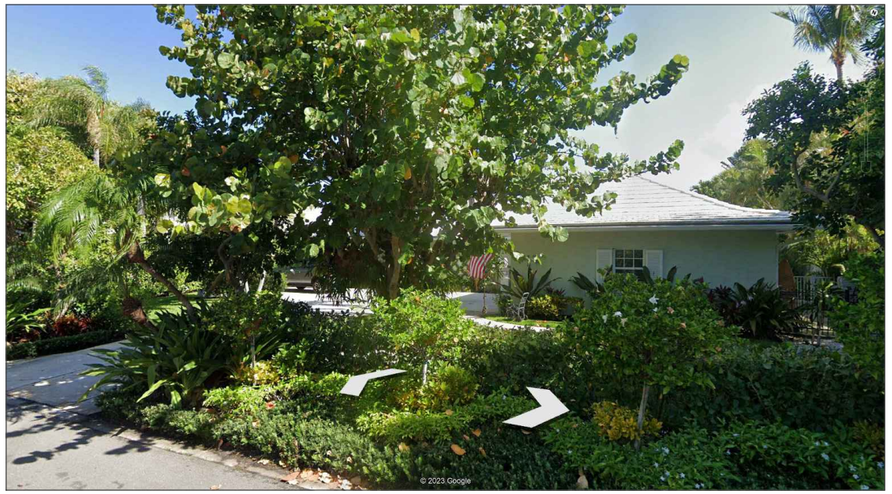
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: NEIGHBORHOOD STREET PICTURES
SCALE:

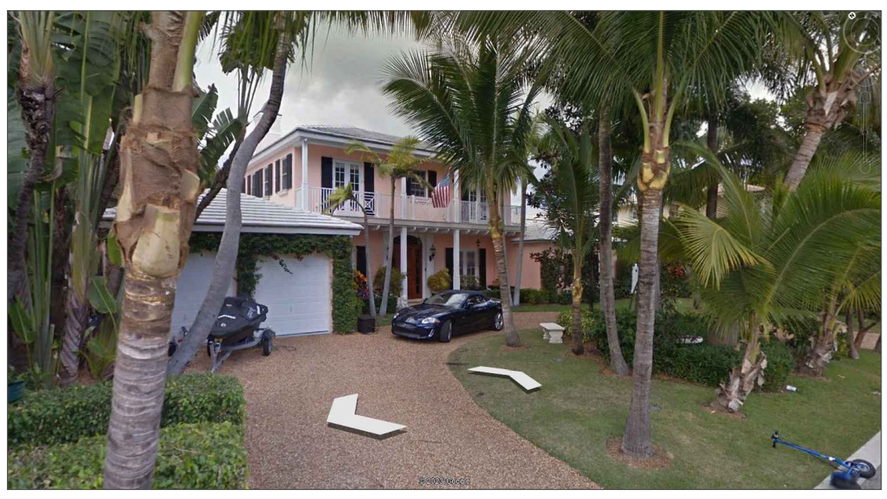
SHEET: A-002.3
OF

ARCOM CASE #
ARC-23-038

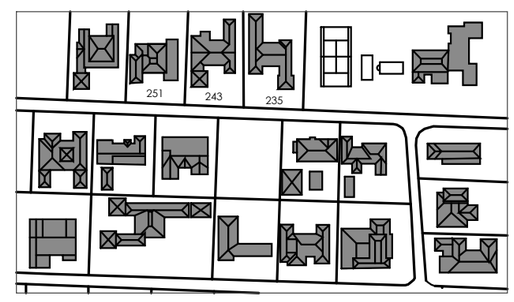


235 MERRAIN ROAD

243 MERRAIN ROAD



251 MERRAIN ROAD



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OWNER
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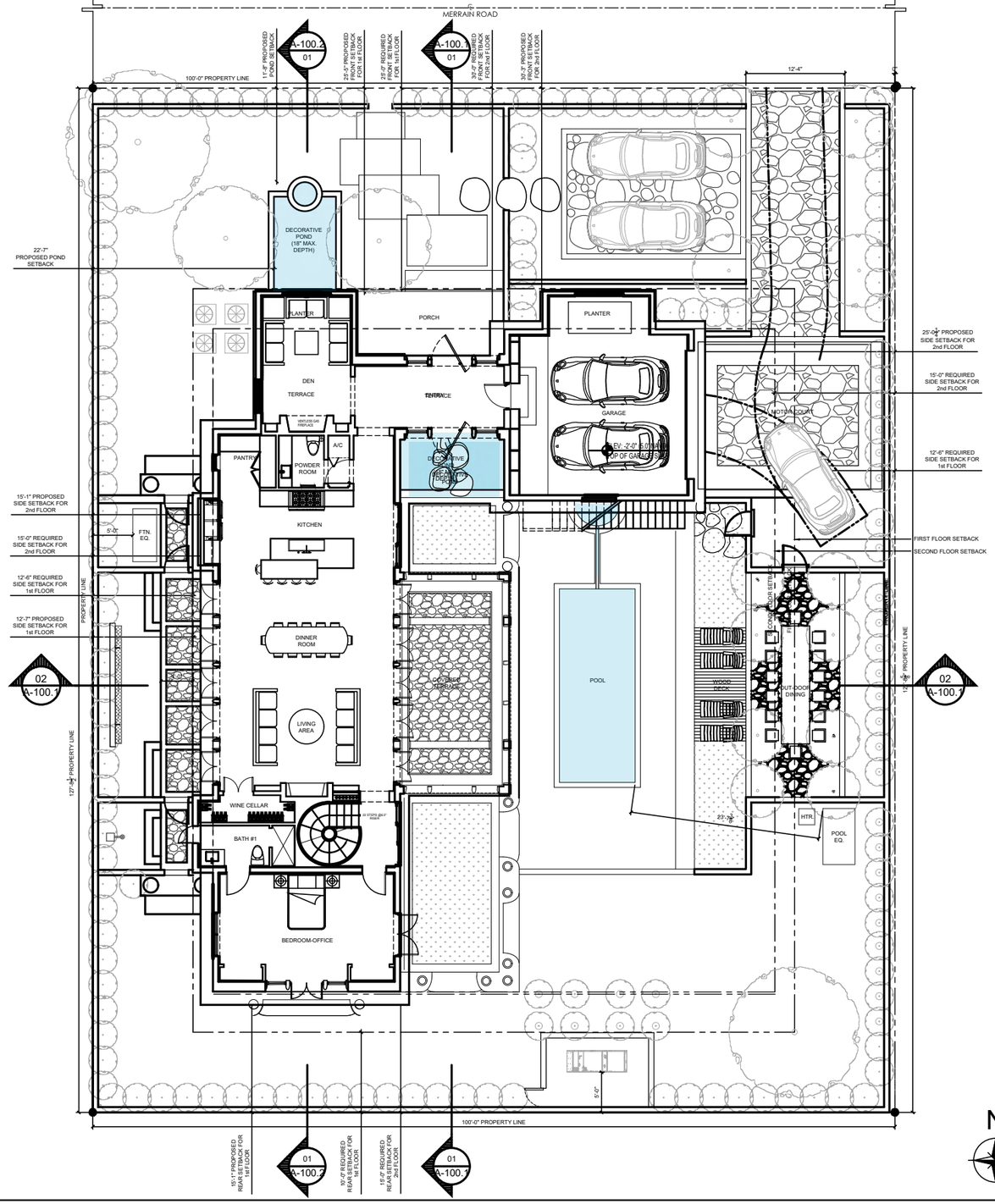
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: NEIGHBORHOOD STREET PICTURES

SCALE:

SHEET A-002.4
OF

ARCOM CASE #
ARC-23-038



N

01 SITE PLAN
SCALE 1/16" = 1'-0"

Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend

Line #				
1	**Property Address:**	218 Merrain Road, Palm Beach, Florida 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)		12,765.00 SQ.FT.	-
6	Lot Depth	100'-0"	127'-8"	-
7	Lot Width	100'-0"	100'-0"	-
8	Lot Coverage (Sq Ft and %)	30% = 3,830.0 SQ.FT.	-	24.3% = 3,045.75 SQ.FT.
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accesory Structues, etc)		-	5,189.20 SQ.FT.
10	Cubic Content Ratio (CCR) (R-B ONLY)	377,253.45 SQ.FT.	-	53,027.07 CU.FT.
11	*Front Yard Setback (Ft.)	25'-0"	-	25'-1"
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	-	12'-7"
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	-	24'-0"
14	*Rear Yard Setback (Ft.)	10'-0"	-	15'-1"
15	Angle of Vision (Deg.)	100°	-	89.5°
16	Building Height (Ft.)	22'-0"	-	20'-0"
17	Overall Building Height (Ft.)	30'-0"	-	30'-0"
18	Crown of Road (COR) (NAVD)	3.36'	- NAVD	-
19	Max. Amount of Fill Added to Site (Ft.)	1.82'	-	1.64'
20	Finished Floor Elev. (FFE)(NAVD)	7'-0"	-	7.00' NAVD
21	Zero Datum for point of meas. (NAVD)		7.00' NAVD	
22	FEMA Flood Zone Designation	-	AE-6	-
23	Base Flood Elevation (BFE)(NAVD)	-	7.00' NAVD	-
24	Landscape Open Space (LOS) (Sq Ft and %)	45% = 5,748 SQ.FT.		51% = 6,542.00 SQ.FT.
25	Perimeter LOS (Sq Ft and %)	50% = 2,078.00 SQ.FT.		80% = 3,336.00 SQ.FT.
26	Front Yard LOS (Sq Ft and %)	40% = 1,000.00 SQ.FT.		63% = 1,591.00 SQ.FT.
27	**Native Plant Species %	*Please refer to separate landscape legend.*		

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

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

If value is not applicable, enter N/A

If value is not changing, enter N/C

REV BF 20220304

REVISIONS:

PROJECT NUMBER:
DATE:
DRAWN BY:
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ARCHITECTS
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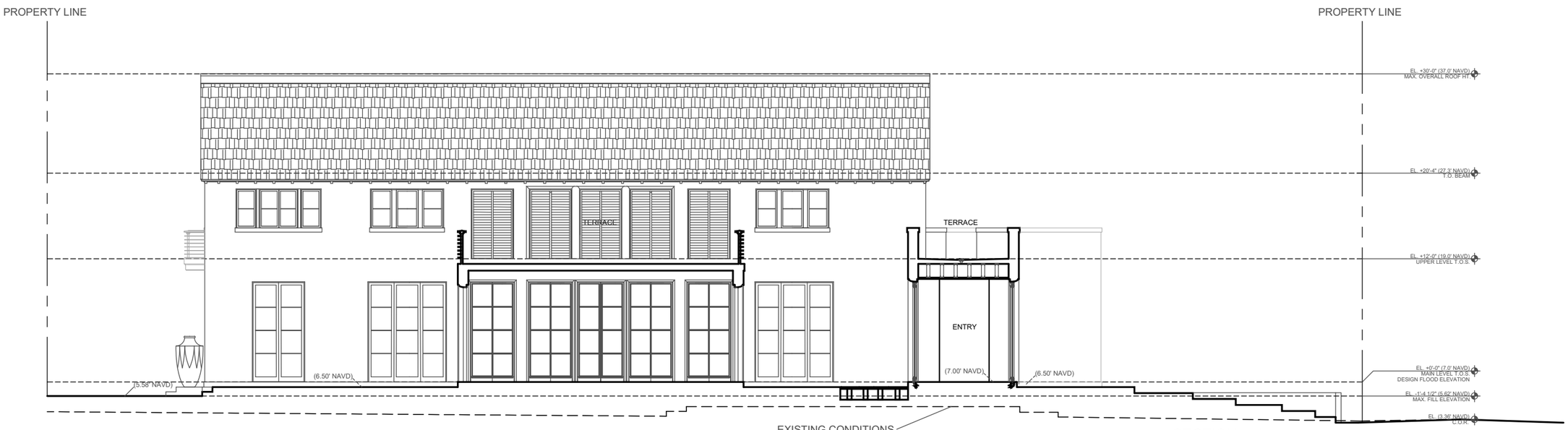
MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

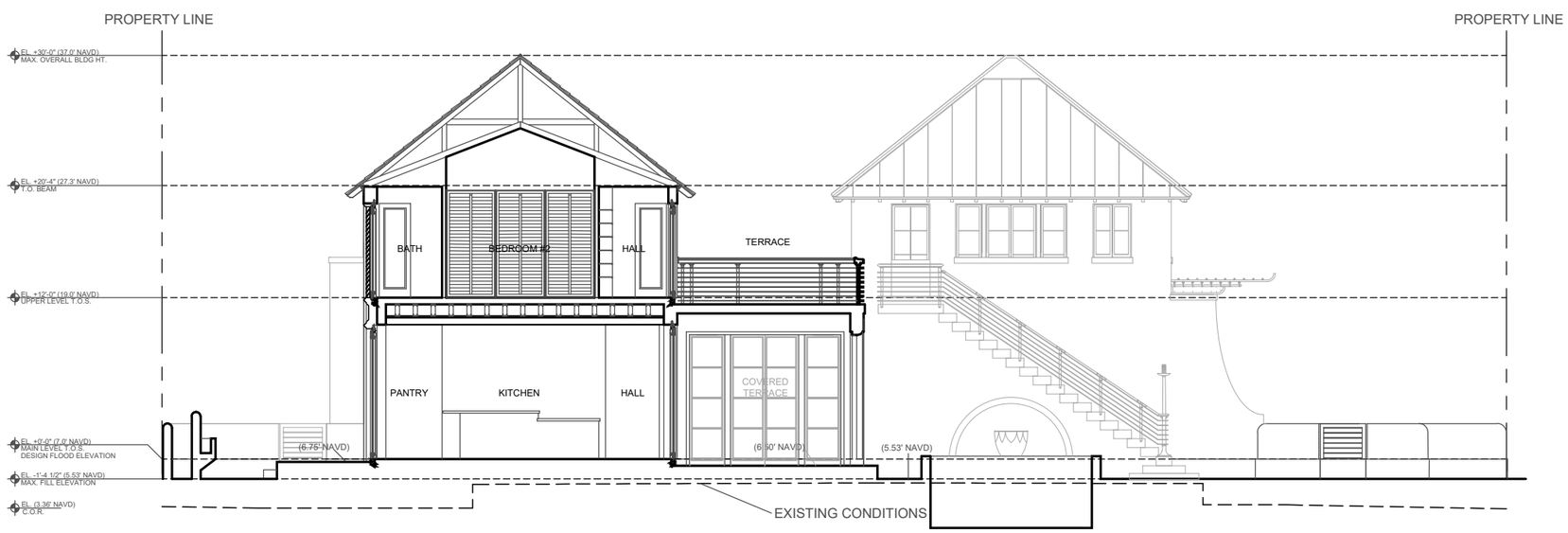
TITLE: SITE PLAN
SCALE: SCALE: 3/16" = 1'-0"

SHEET A-100
OF

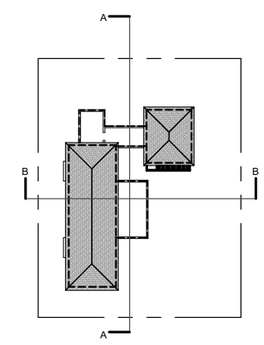
ARCOM CASE #
ARC-23-038



01 SECTION A-A
SCALE 3/32" = 1'-0"



02 SECTION B-B
SCALE 3/32" = 1'-0"



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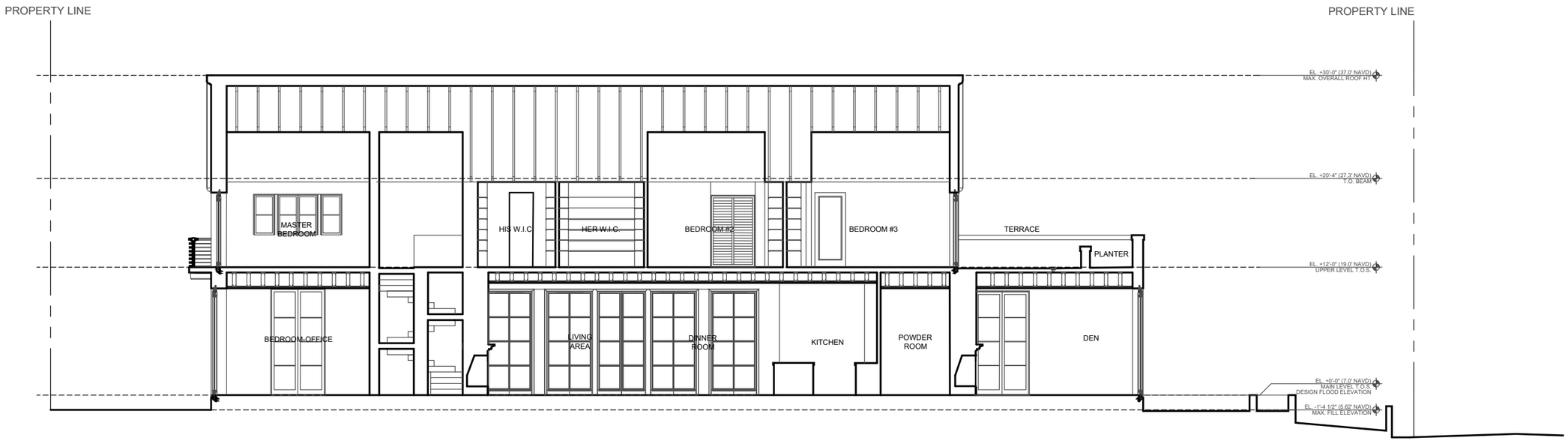
MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

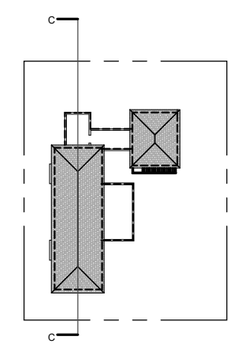
TITLE: SITE SECTIONS
SCALE: 3/32" = 1'-0"

SHEET A-100.1
OF

ARCOM CASE #
ARC-23-038



01 SECTION C-C
SCALE 3/32" = 1'-0"



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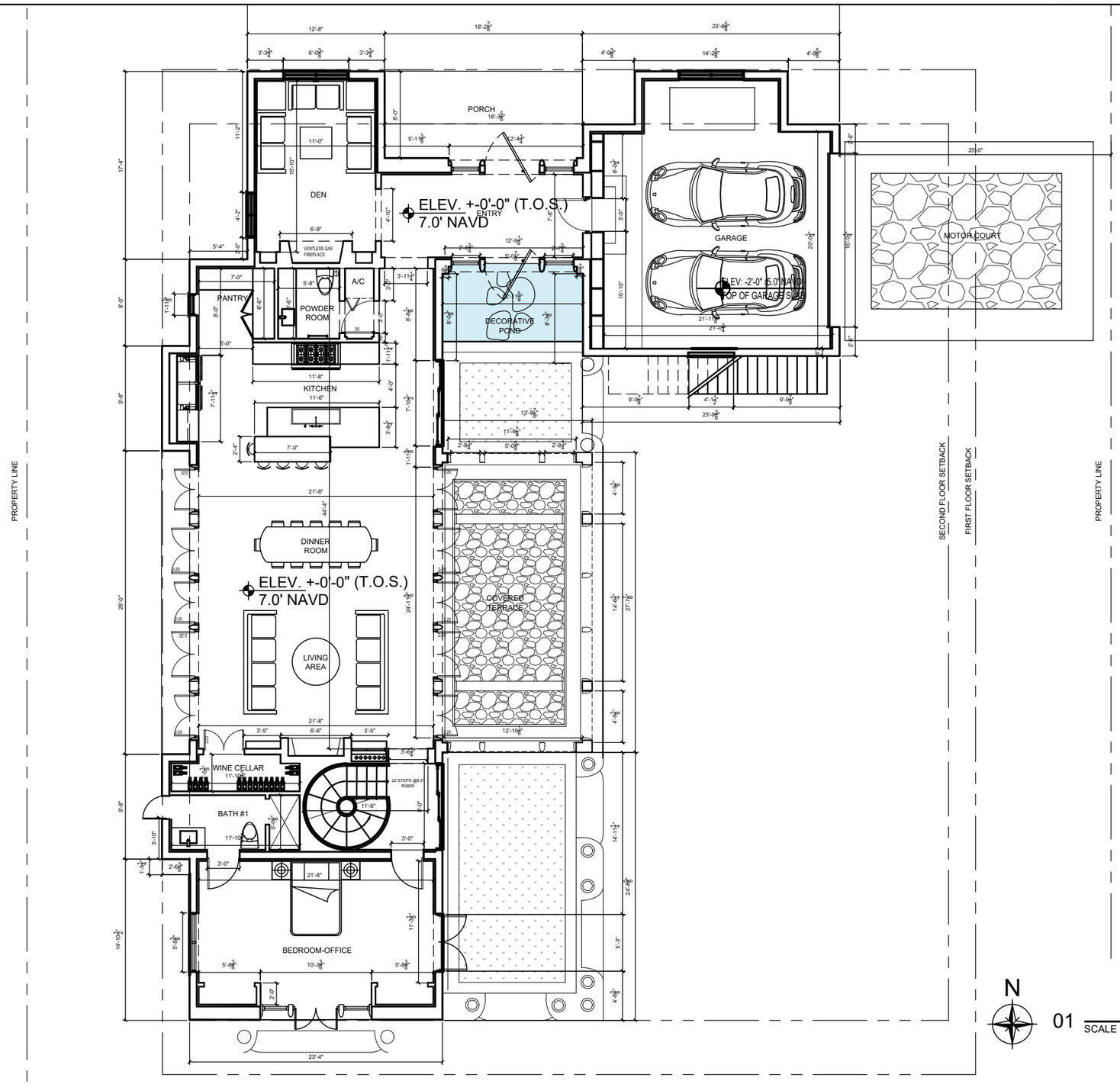
MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: SITE SECTIONS
SCALE: 3/32" = 1'-0"

SHEET A-100.2
OF

ARCOM CASE #
ARC-23-038



N

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

REVISIONS:

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:

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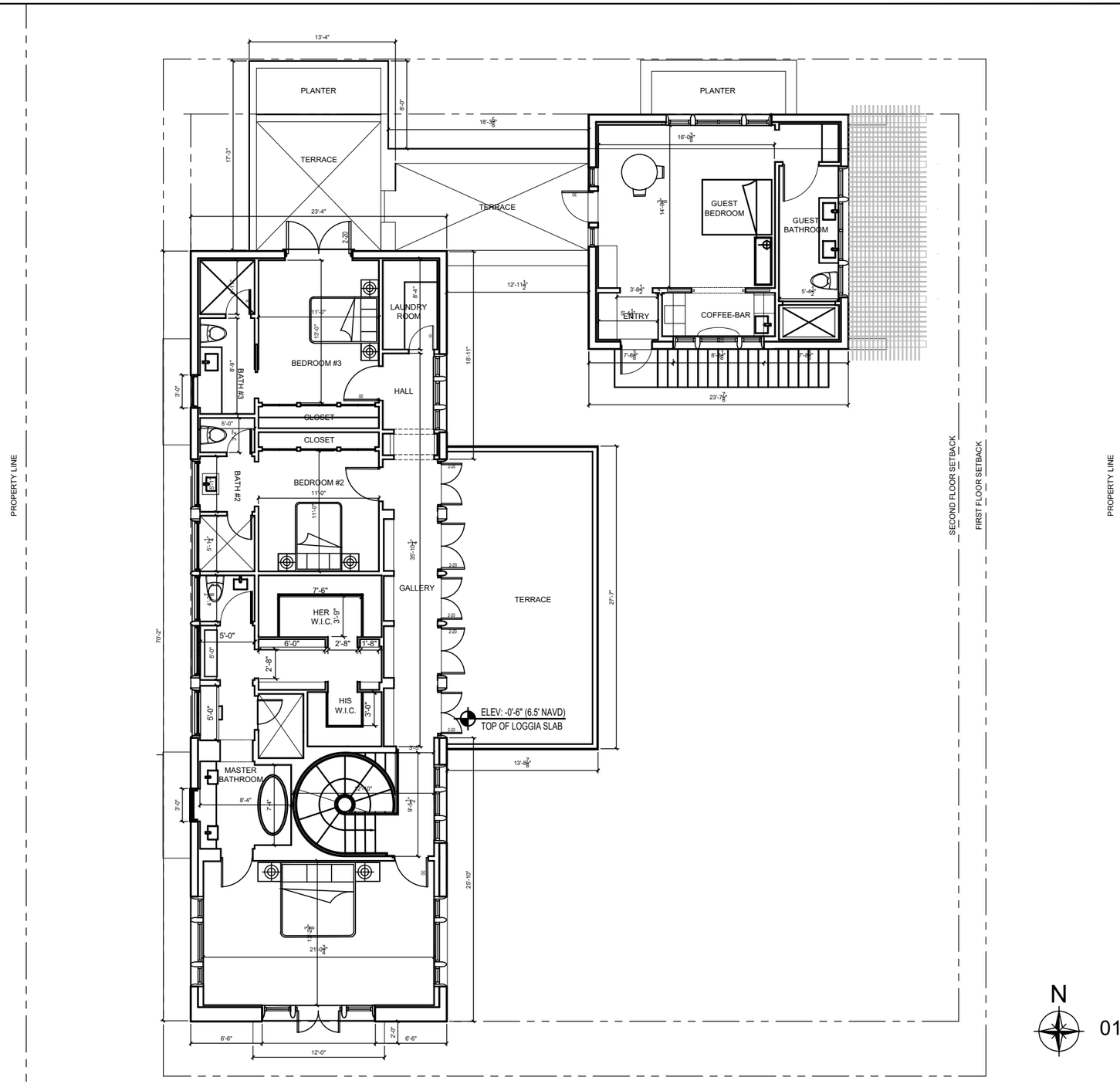
MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: MAIN LEVEL FLOOR PLAN
SCALE: SCALE: 3/32" = 1'-0"

SHEET: A-101
OF

ARCOM CASE #
ARC-23-038



N

01 UPPER LEVEL FLOOR PLAN

SCALE 3/32" = 1'-0"

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:
REVISIONS:

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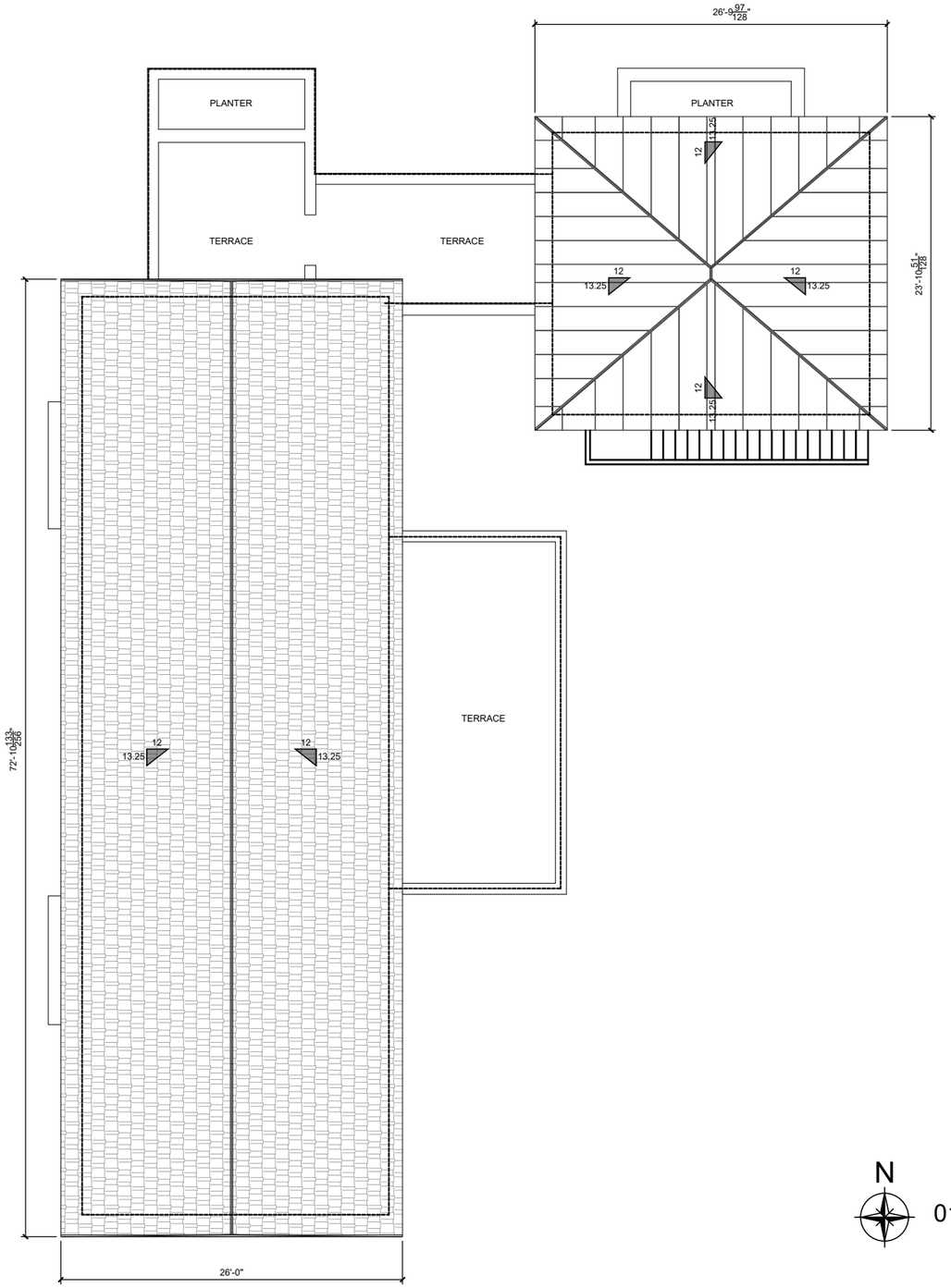
MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

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

SHEET: A-102
OF

ARCOM CASE #
ARC-23-038



N

01 ROOF PLAN
SCALE 3/32" = 1'-0"

PROJECT NUMBER:
DATE:
DRAWN BY:
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: ROOF PLAN
SCALE: SCALE: 3/32" = 1'-0"

SHEET: A-103
OF

ARCOM CASE #
ARC-23-038

01 FRONT ELEVATION (NORTH)
SCALE 3/32" = 1'-0"

01 FRONT ELEVATION LOW WALL (NORTH)
SCALE 3/32" = 1'-0"

REVISIONS:

PROJECT NUMBER:
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD , PALM BEACH, FL. 33480

TITLE: ELEVATIONS
SCALE:

SHEET: A-200
OF

ARCOM CASE #
ARC-23-038

02 SIDE ELEVATION (EAST)
SCALE 3/32" = 1'-0"

REVISIONS:

PROJECT NUMBER:
DATE:
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218 MERRAIN ROAD,
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ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: ELEVATIONS
SCALE:

SHEET: A-201
OF

ARCOM CASE #
ARC-23-038

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

02 SIDE ELEVATION (WEST)
SCALE 3/32" = 1'-0"

REVISIONS:

PROJECT NUMBER:
DATE:
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218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

ELEVATIONS
TITLE:
SCALE:

SHEET: A-202
OF

ARCOM CASE #
ARC-23-038

01 MATERIAL SELECTION ELEVATION (NORTH)
SCALE 3/32" = 1'-0"

02 MATERIAL SELECTION ELEVATION (EAST)
SCALE 3/32" = 1'-0"

REVISIONS: 1
2
PROJECT NUMBER:
DATE:
DRAWN BY:
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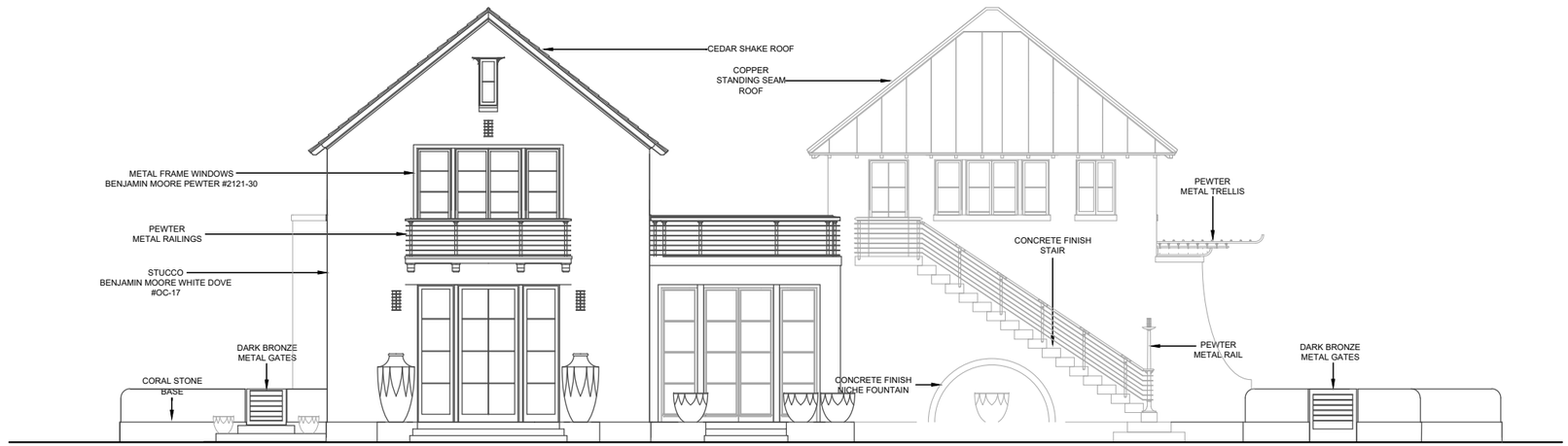
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL, 33480

TITLE: MATERIAL SELECTION ELEVATIONS
SCALE:

SHEET: A-203
OF

ARCOM CASE #
ARC-23-038



01 MATERIAL SELECTION ELEVATION (SOUTH)
SCALE 3/32" = 1'-0"

02 MATERIAL SELECTION ELEVATION (WEST)
SCALE 3/32" = 1'-0"

REVISIONS:

PROJECT NUMBER:
DATE:
DRAWN BY:
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218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: MATERIAL SELECTION ELEVATIONS
SCALE:

SHEET: A-204
OF

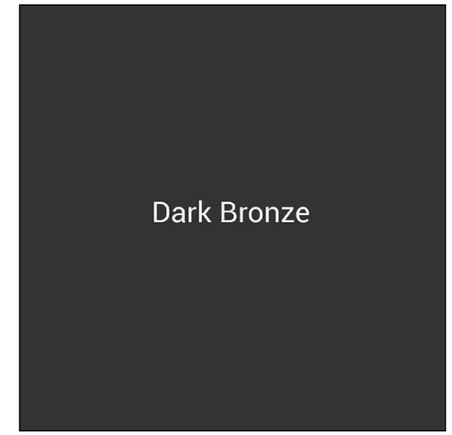
ARCOM CASE #
ARC-23-038

BENJAMIN MOORE WHITE DOVE #OC-17

STUCCO WALLS

CORAL STONE

WATER TABLE



DARK BRONZE METAL

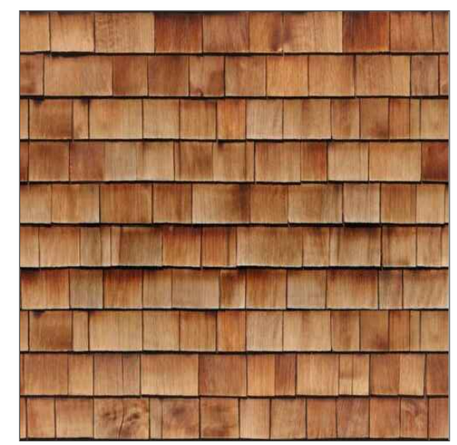
GARDEN GATES

COPPER

GARAGE ROOF AND RIDGE CAPS

BENJAMIN MOORE PEWTER #2121-30

WINDOW FRAMES, RAILINGS, GARAGE DOOR



CEDAR SHAKE

ROOF

PROJECT NUMBER:
DATE:
DRAWN BY:
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REVISIONS:

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218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: MATERIALS AND COLORS
SCALE: N.T.S.

SHEET: A-205
OF

ARCOM CASE #
ARC-23-038

01 COLOR RENDERING (NORTH)

PROJECT NUMBER:
DATE:
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218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: COLOR RENDER ELEVATIONS
SCALE:

SHEET: A-400
OF

ARCOM CASE #
ARC-23-038

01 COLOR RENDERING (NORTH)

PROJECT NUMBER:
DATE:
DRAWN BY:
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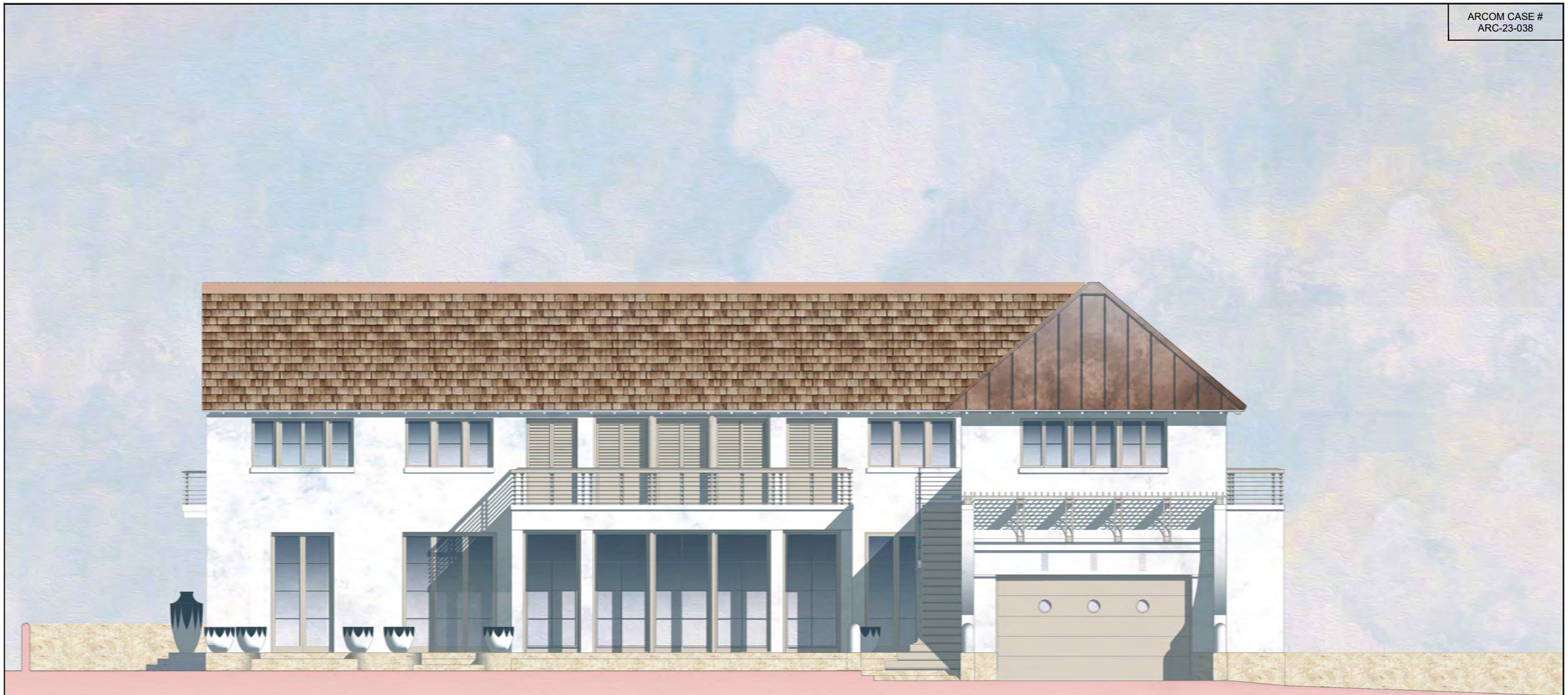
MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
219 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE COLOR RENDER
ELEVATIONS
SCALE:

SHEET A-400.1
OF

ARCOM CASE #
ARC-23-038



01 COLOR RENDERING (EAST)

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:
REVISIONS:

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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: COLOR RENDER ELEVATIONS
SCALE:

SHEET: A-401
OF

ARCOM CASE #
ARC-23-038

01 COLOR RENDERING (EAST)

REVISIONS:

PROJECT NUMBER:
DATE:
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE COLOR RENDER
ELEVATIONS
SCALE:

SHEET A-401.1
OF

ARCOM CASE #
ARC-23-038

01 COLOR RENDERING (SOUTH)

REVISIONS: 1 02.23.2023
FIRST SUBMITTAL COMMENTS

PROJECT NUMBER:
DATE:
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CHECKED BY:

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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: COLOR RENDER ELEVATIONS
SCALE:

SHEET: A-402
OF

ARCOM CASE #
ARC-23-038

01 COLOR RENDERING (SOUTH)

REVISIONS: 1 02.23.2023
FIRST SUBMITTAL COMMENTS

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:

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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: COLOR RENDER
ELEVATIONS
SCALE:

SHEET: A-402.1
OF

ARCOM CASE #
ARC-23-038

01 COLOR RENDERING (WEST)

PROJECT NUMBER:
DATE:
DRAWN BY:
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ARCHITECTS
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: COLOR RENDER ELEVATIONS
SCALE:

SHEET: A-403
OF

ARCOM CASE #
ARC-23-038

01 ARCHITECTURAL RENDER (NORTH)

PROJECT NUMBER:
DATE:
DRAWN BY:
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REVISIONS:

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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: ARCHITECTURAL RENDER
SCALE:

SHEET: A-404
OF:

ARCOM CASE #
ARC-23-038

01 ARCHITECTURAL RENDER (EAST)

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: ARCHITECTURAL RENDER
SCALE:

SHEET: A-405
OF

ARCOM CASE #
ARC-23-038

01 ARCHITECTURAL RENDER (SOUTH)

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:
REVISIONS:

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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: ARCHITECTURAL RENDER
SCALE:

SHEET A-406
OF

ARCOM CASE #
ARC-23-038

01 ARCHITECTURAL RENDER (WEST)

PROJECT NUMBER:
DATE:
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PORTUONDO PEROTTI ARCHITECTS INC.
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: ARCHITECTURAL RENDER
SCALE:

SHEET A-407
OF

ARCOM CASE #
ARC-23-038

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:

REVISION: 02.23.2023
FIRST SUBMITTAL COMMENTS

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture . Planning . Interior Design
5717 S.W. 8th Street . Miami . Florida . 33144 . USA
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http://www.portuondoperotti.com

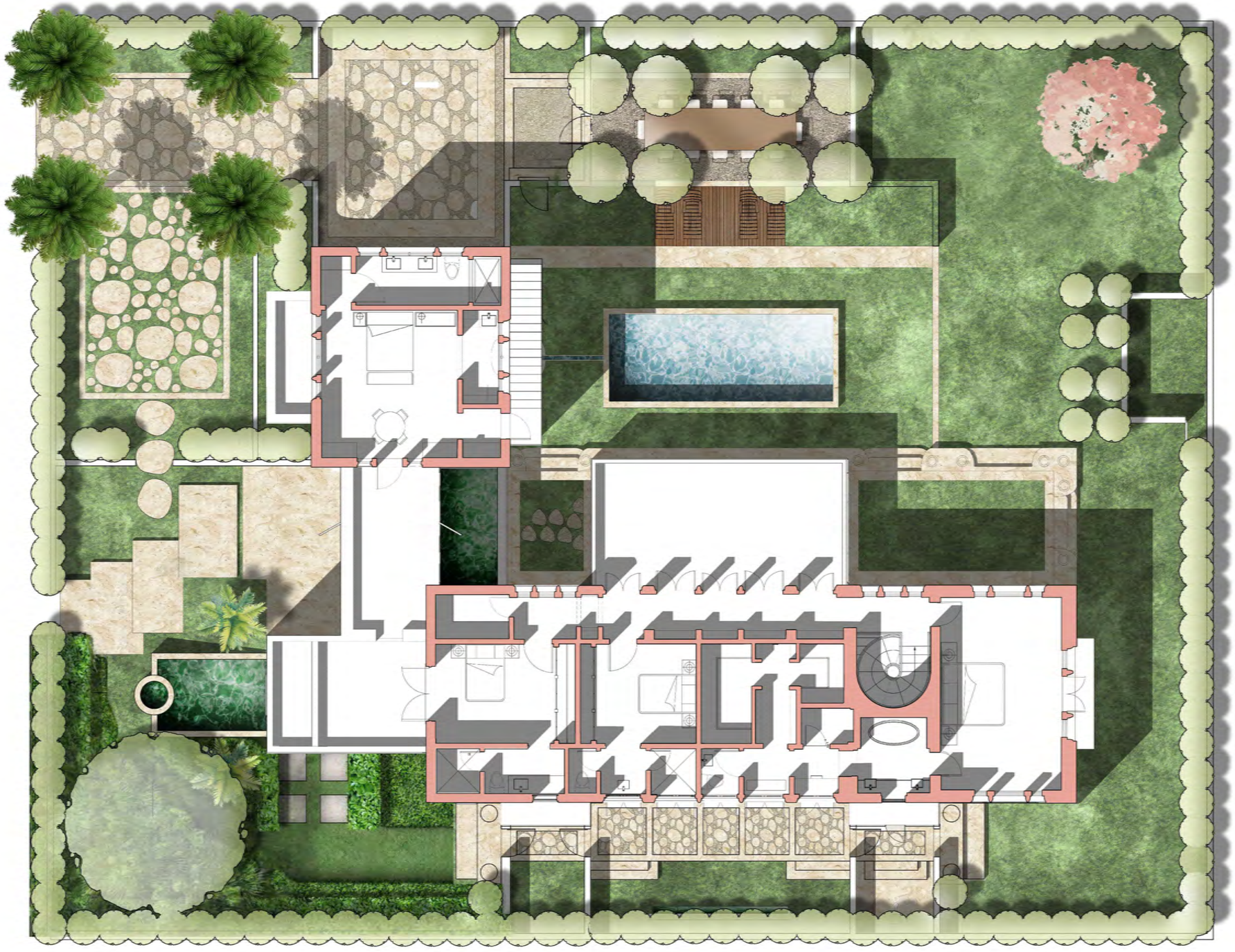
MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: INTERIOR - EXTERIOR DIALOGUE
SCALE:

SHEET: A-408
OF

ARCOM CASE #
ARC-23-038



PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:

REVISIONS: 02.23.2023
FIRST SUBMITTAL COMMENTS

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
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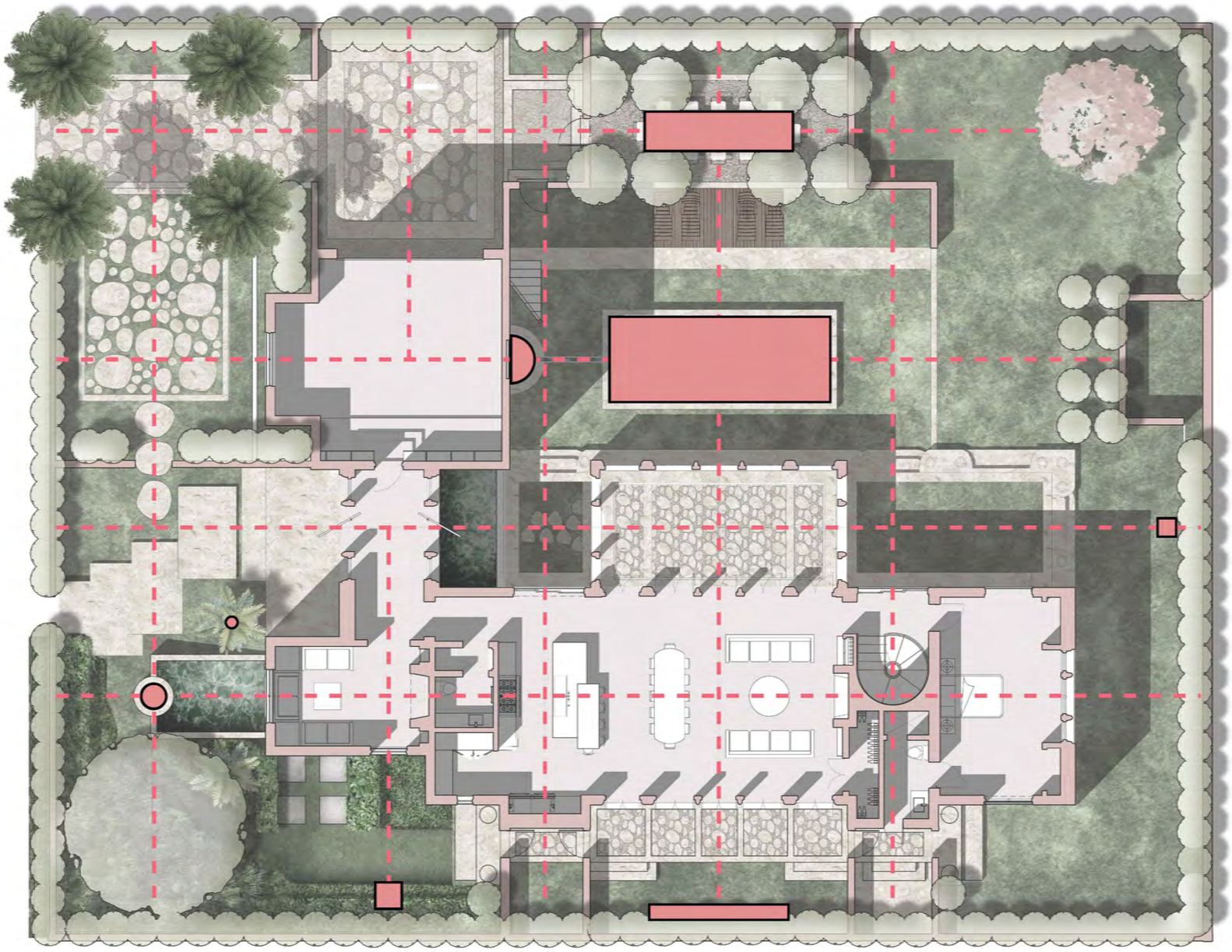
MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: INTERIOR - EXTERIOR DIALOGUE
SCALE:

SHEET: A-409
OF

ARCOM CASE #
ARC-23-038



N 01 GARDENS FRAMING ART AND ARCHITECTURE

REVISIONS:

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture . Planning . Interior Design
5 1 7 S.W. 6th Street, Miami, Florida, 33144 - USA
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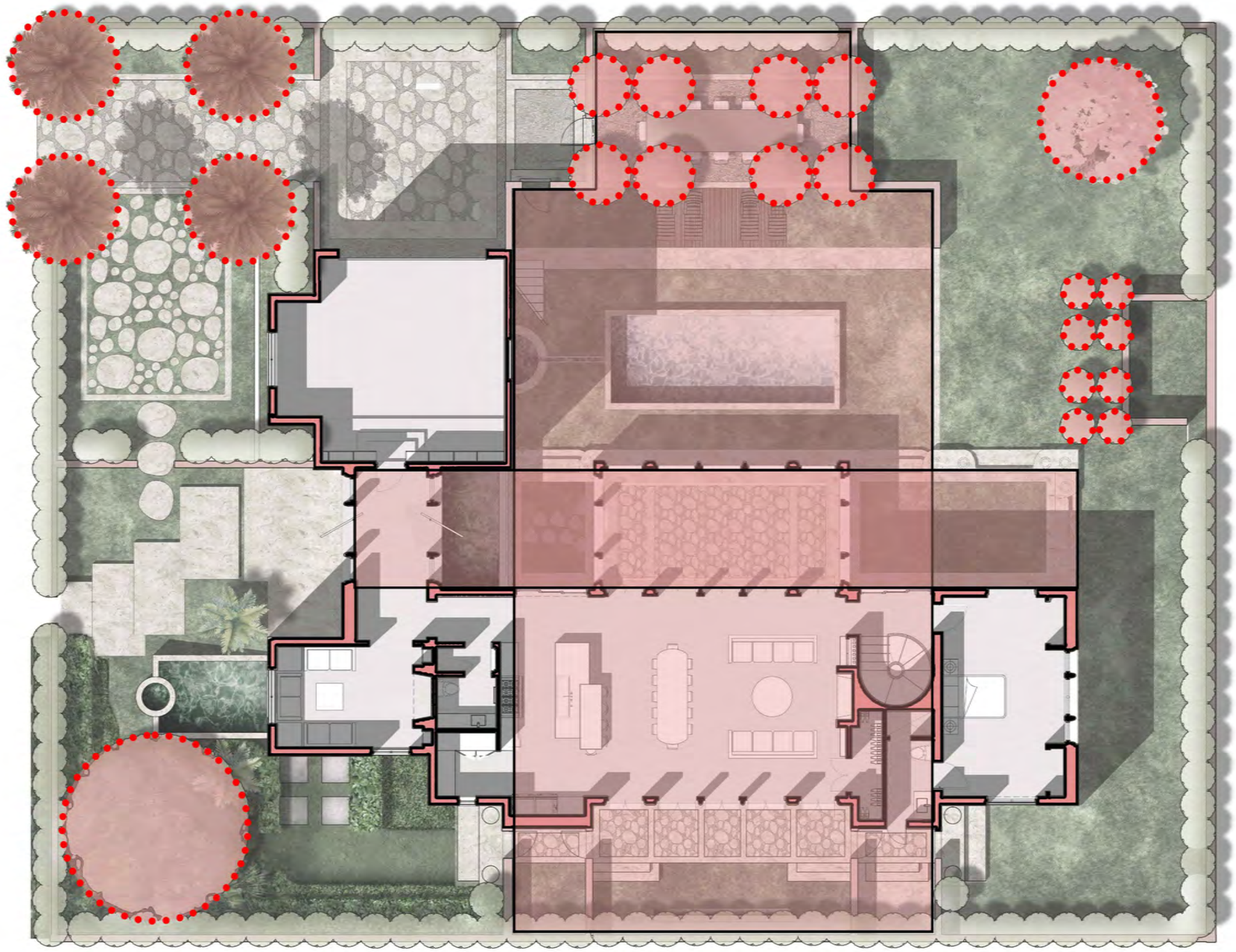
MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: SITE DIAGRAMS
SCALE:

SHEET A-409.1
OF

ARCOM CASE #
ARC-23-038



N 01 GARDEN ROOMS

REVISIONS:

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture . Planning . Interior Design
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: SITE DIAGRAMS
SCALE:

SHEET: A-409.2
OF

ARCOM CASE #
ARC-23-038

REVISIONS:

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:

ARCHITECTS
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: 3-D FRONT RENDER
SCALE: N.T.S.

SHEET A-410
OF

ARCOM CASE #
ARC-23-038

PROJECT NUMBER:
DATE:
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CHECKED BY:
REVISIONS:

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MERRAIN ROAD RESIDENCE

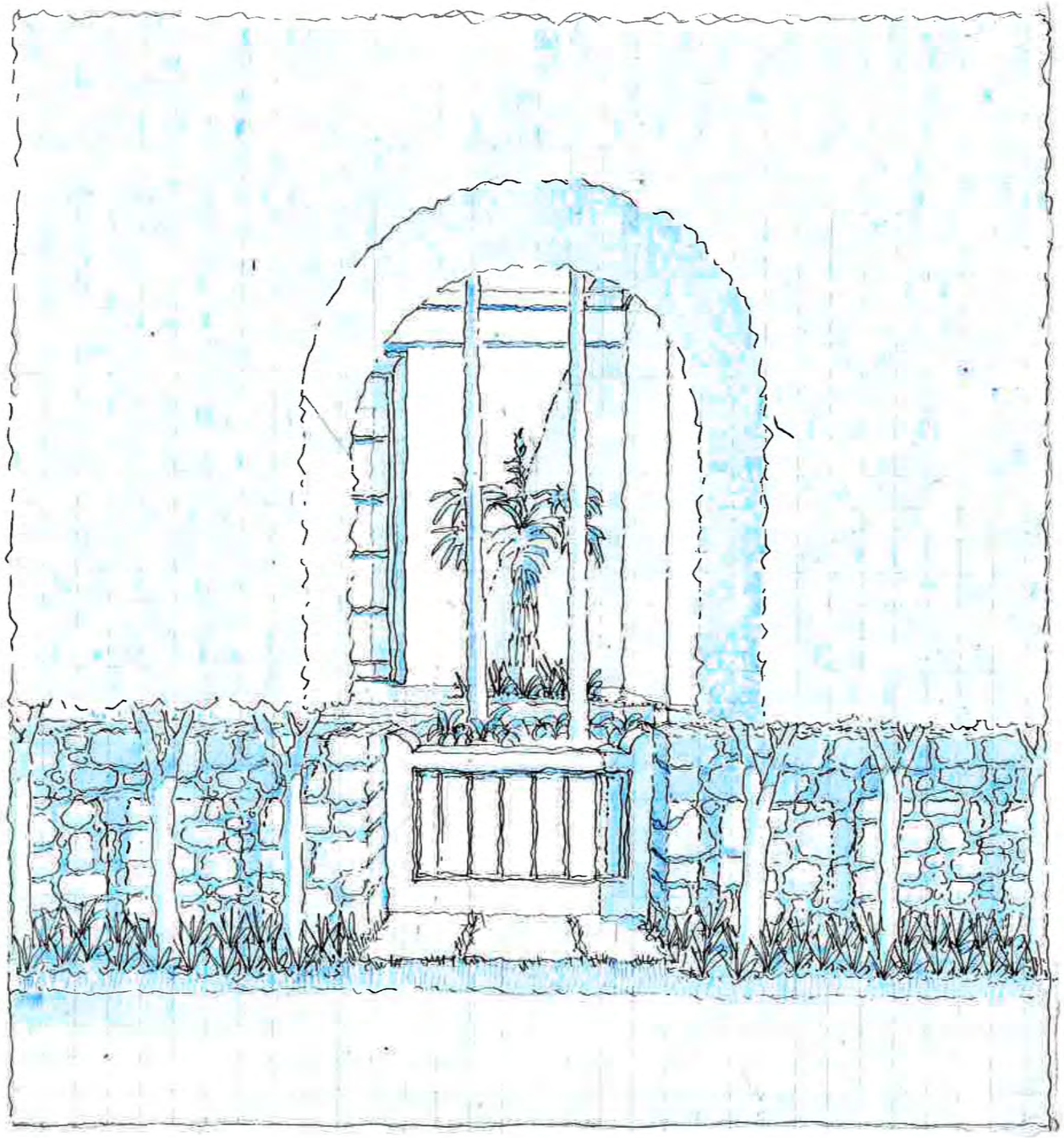
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: 3-D REAR RENDER
SCALE: N.T.S.

SHEET A-411
OF

ARCOM CASE #
ARC-23-038



PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
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5 17 S.W. 8th Street, Miami, Florida 33144 USA
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL 33480

TITLE: RENDERED SKETCHES
FRONT GATE
SCALE:

SHEET: A-412
OF

COM CASE #
RC-23-038

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture . Planning . Interior Design
5 7 7 S.W. 8th Street . Miami . Florida . 33144 . USA
Tel. (305) 285-9 5 1 1 . Fax (305) 285-9516
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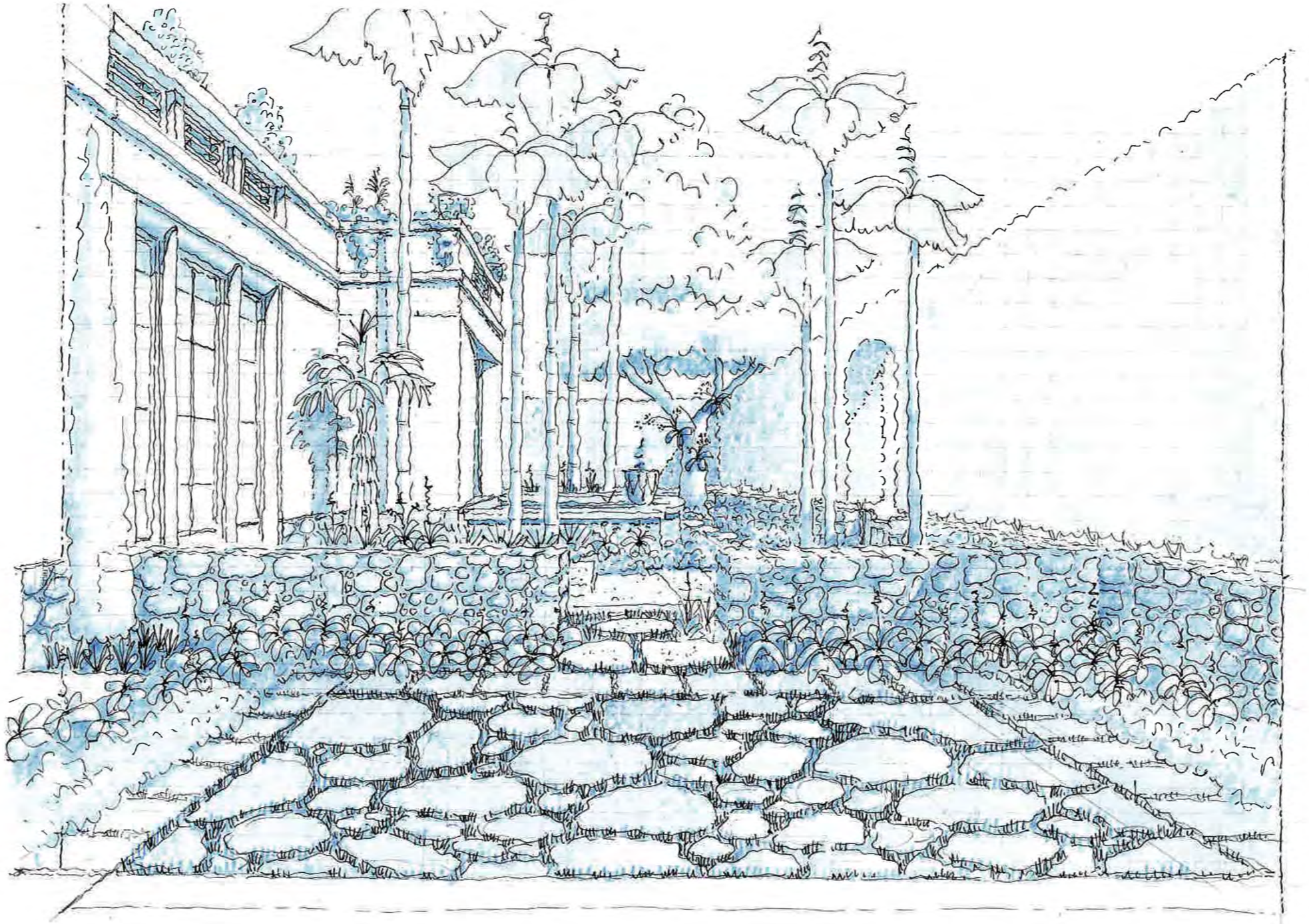
MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL 33480

TITLE: RENDERED SKETCHES
FRONT YARD
SCALE:

SHEET A-413
OF



COM CASE #
ARC-23-038

REVISIONS:

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
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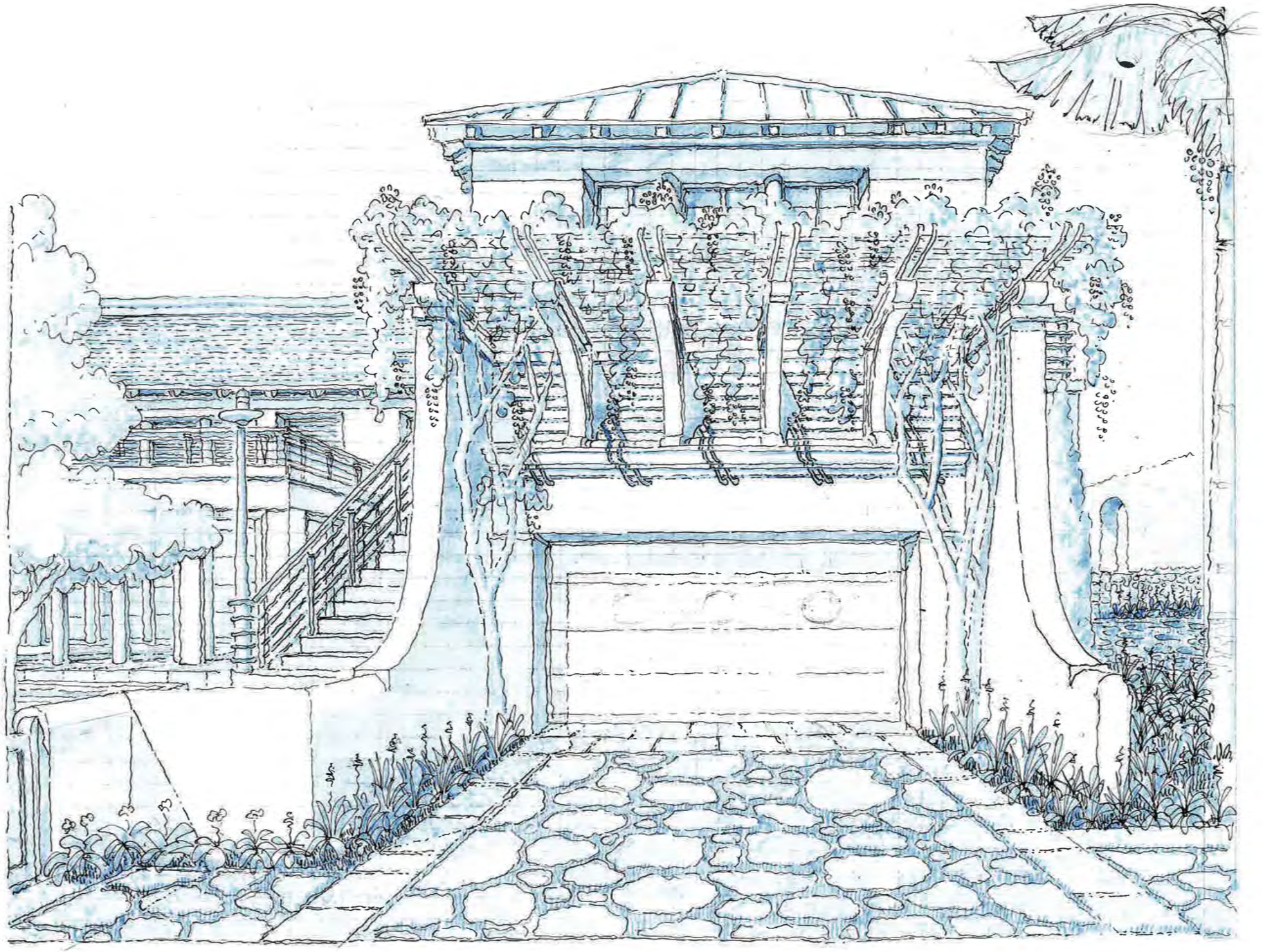
MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL 33480

TITLE: RENDERED SKETCHES
GUEST COURT
SCALE:

SHEET: A-414
OF

OM CASE #
RC-23-038



REVISIONS:

PROJECT NUMBER:
DATE:
DRAWN BY:
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ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture. Planning. Interior Design
5717 SW 8th Street, Miami, Florida 33144 USA
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

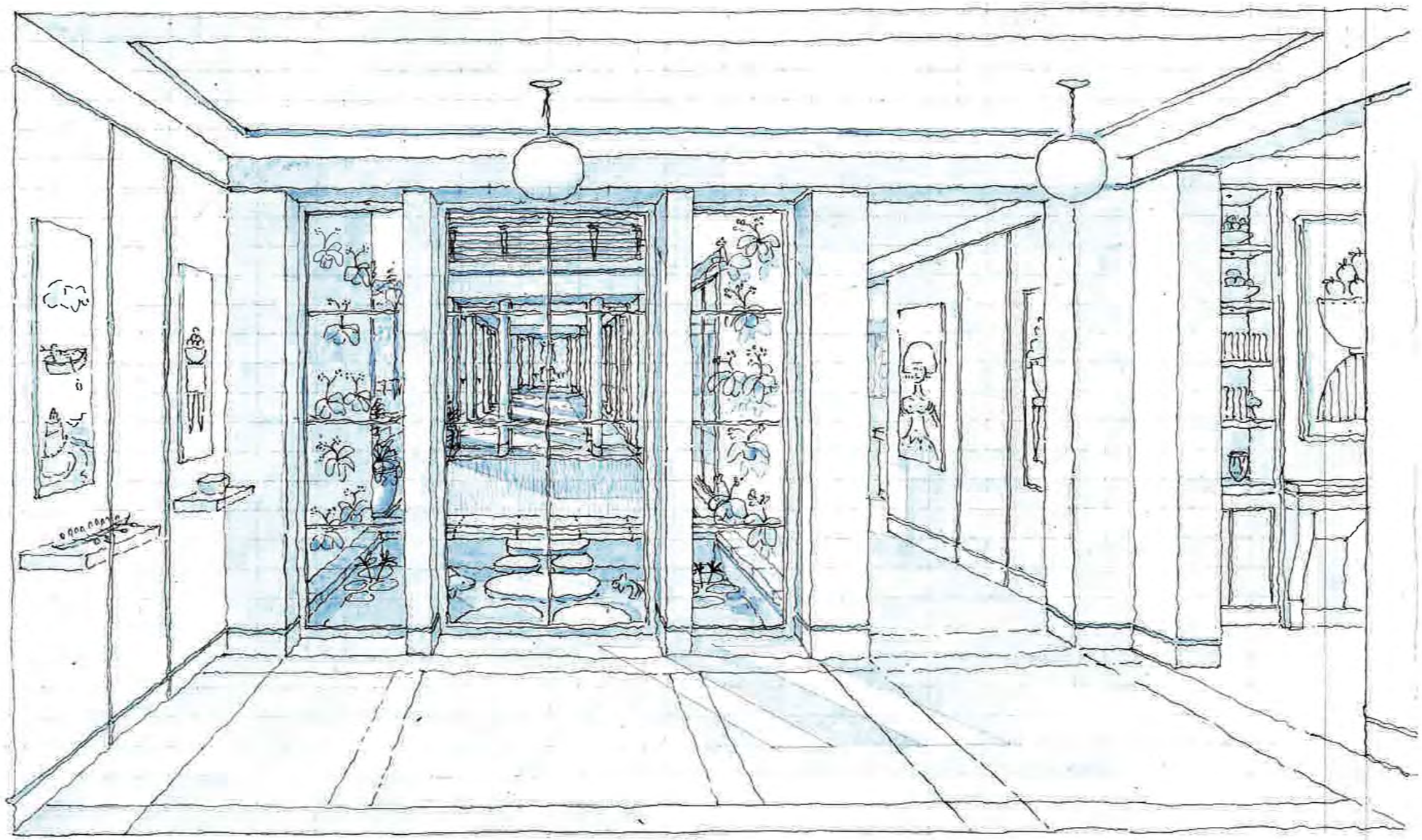
OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL 33480

TITLE RENDERED SKETCHES
GARAGE DOOR AND TRELLIS

SCALE:

SHEET A-415
OF

COM CASE #
RC-23-038



REVISIONS:

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DATE:
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CHECKED BY:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture. Planning. Interior Design
5 1 7 S.W. 8th Street, Miami, Florida, 33144, USA
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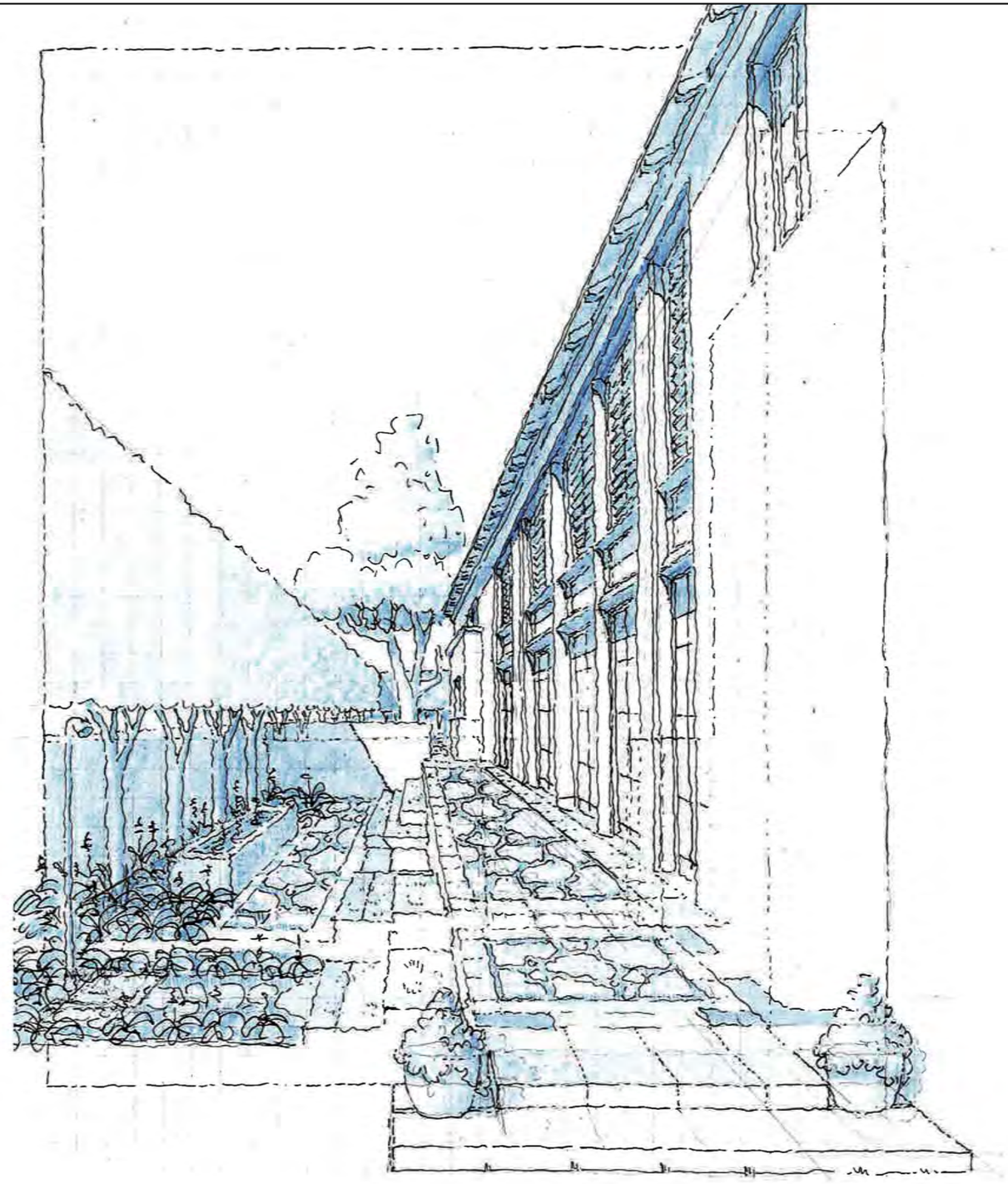
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: RENDERED SKETCHES
FOYER
SCALE:

SHEET A-416
OF



COM CASE #
RC-23-038

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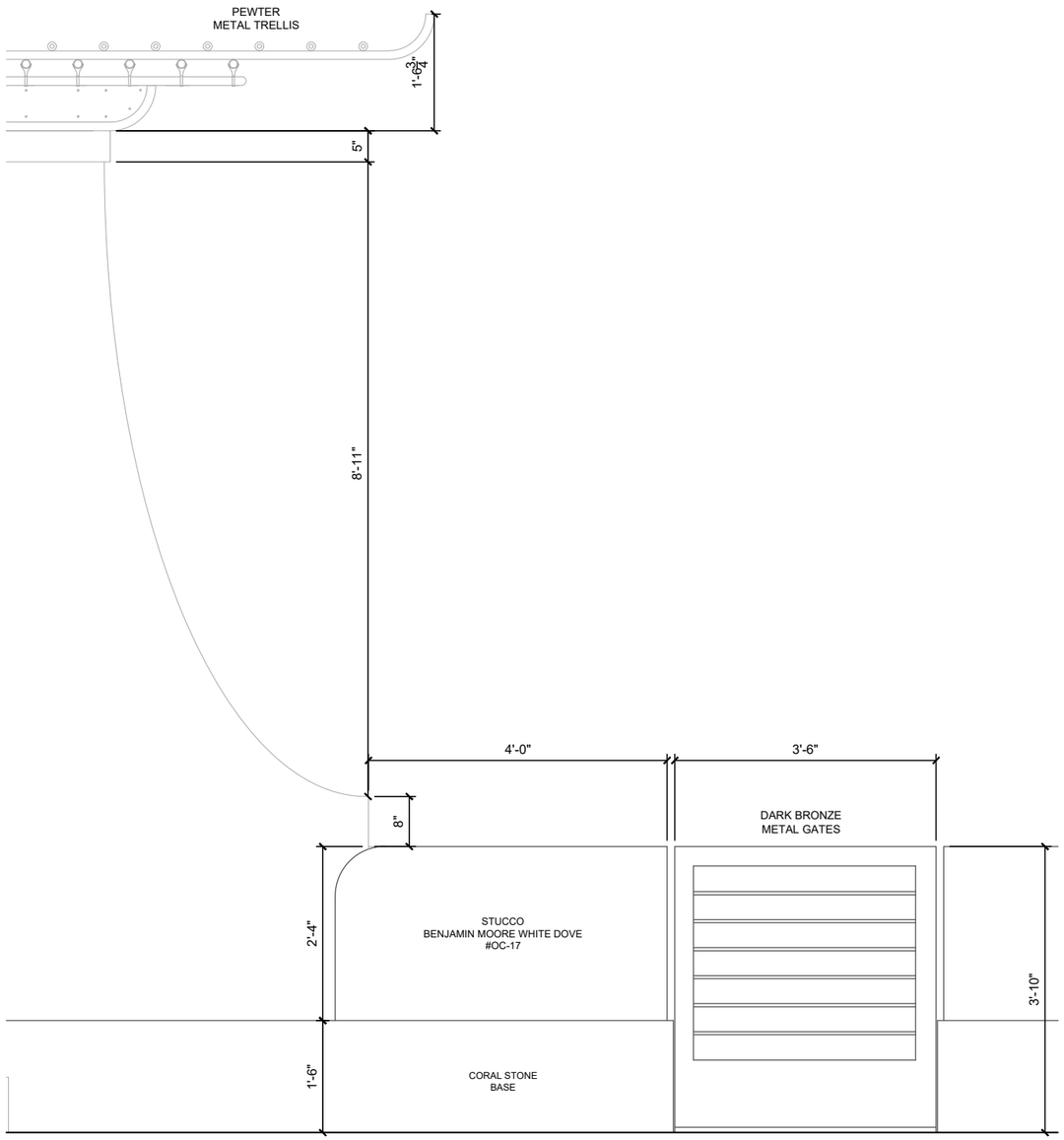
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

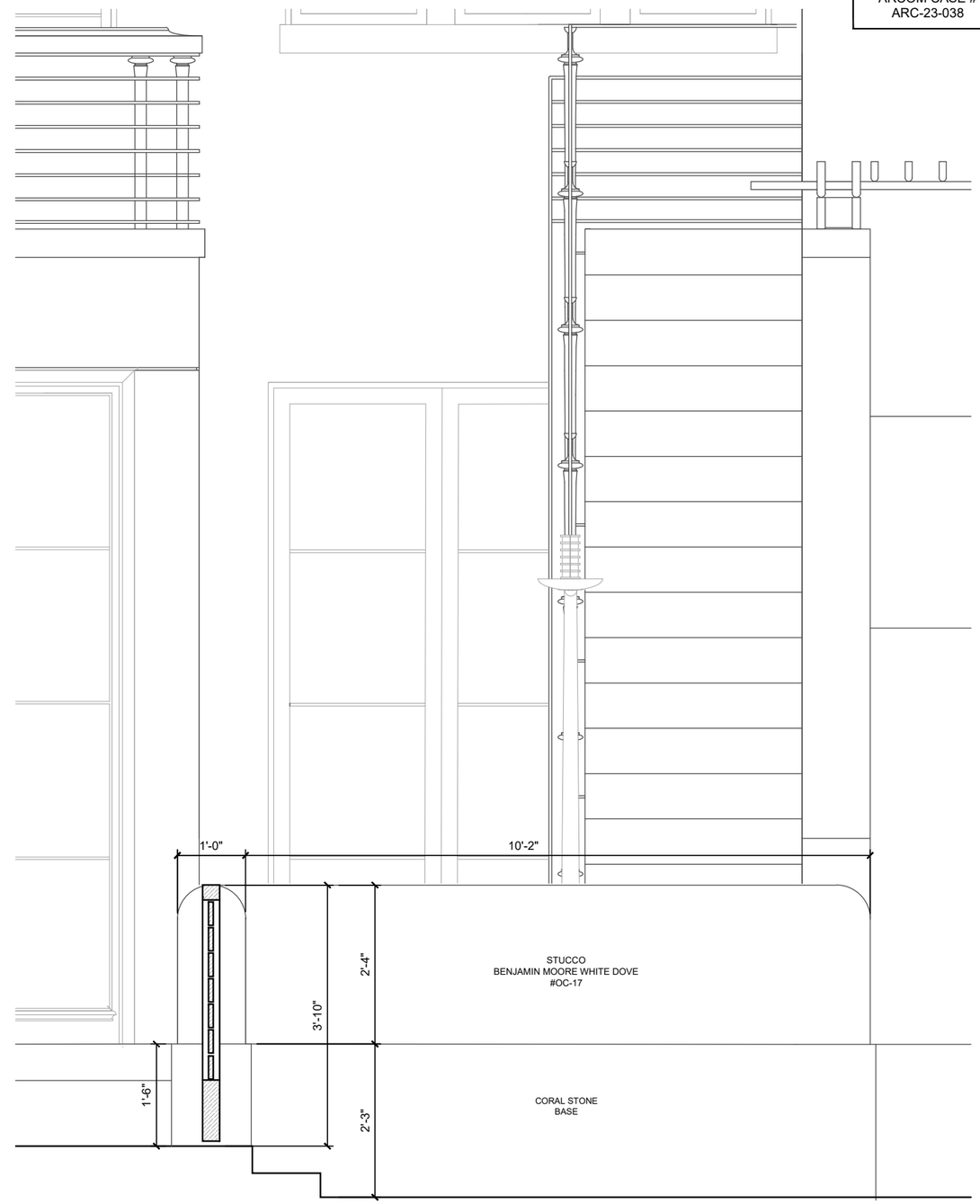
TITLE: RENDERED SKETCHES
SIDE YARD
SCALE:

SHEET: A-417
OF

ARCOM CASE #
ARC-23-038



01 SIDE WALLS AND GATE ELEVATION
SCALE 1/4" = 1'-0"



02 SIDE WALLS AND GATE SECTION
SCALE 1/4" = 1'-0"

REVISIONS:

PROJECT NUMBER:
DATE:
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CHECKED BY:

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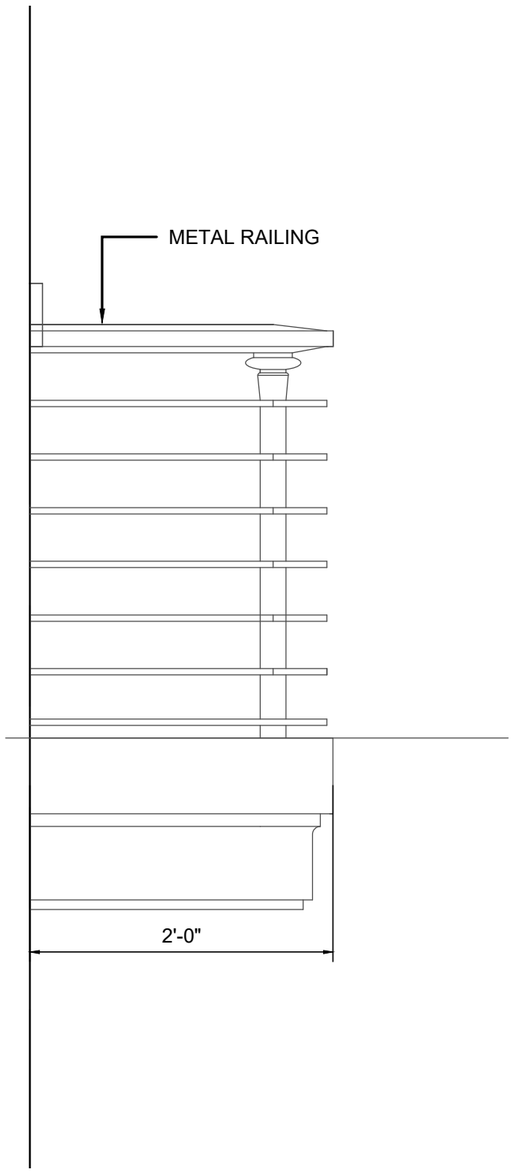
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

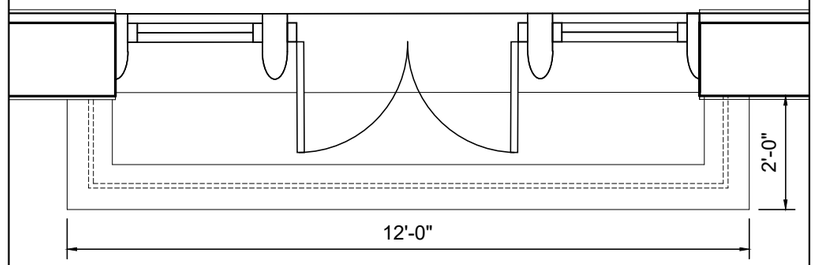
TITLE: DETAILS
SCALE: SHOWN

SHEET A-500
OF

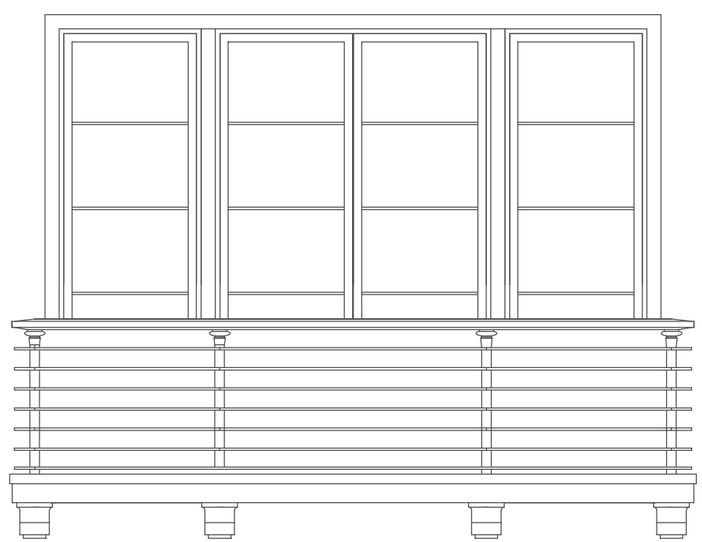
ARCOM CASE #
ARC-23-038



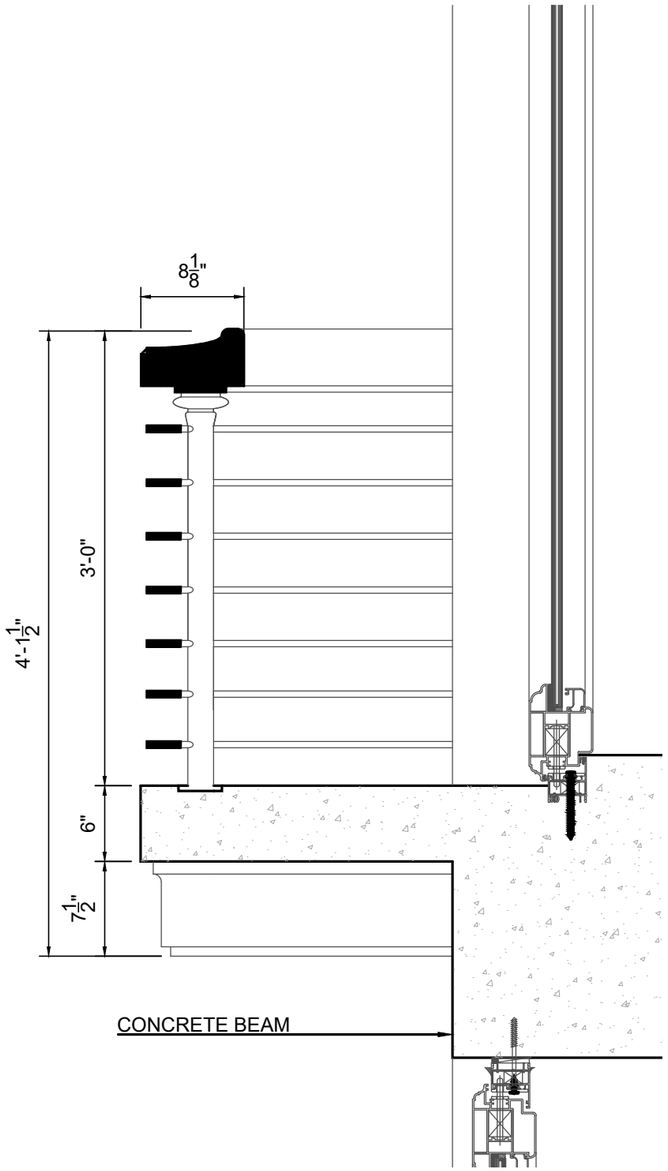
01 BALCONY ELEVATION (SIDE)
SCALE 1" = 1'-0"



02 BALCONY PLAN
SCALE 3/8" = 1'-0"



03 BALCONY ELEVATION (FRONT)
SCALE 3/8" = 1'-0"



04 BALCONY SECTION
SCALE 1" = 1'-0"

REVISIONS:

PROJECT NUMBER:
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218 MERRAIN ROAD,
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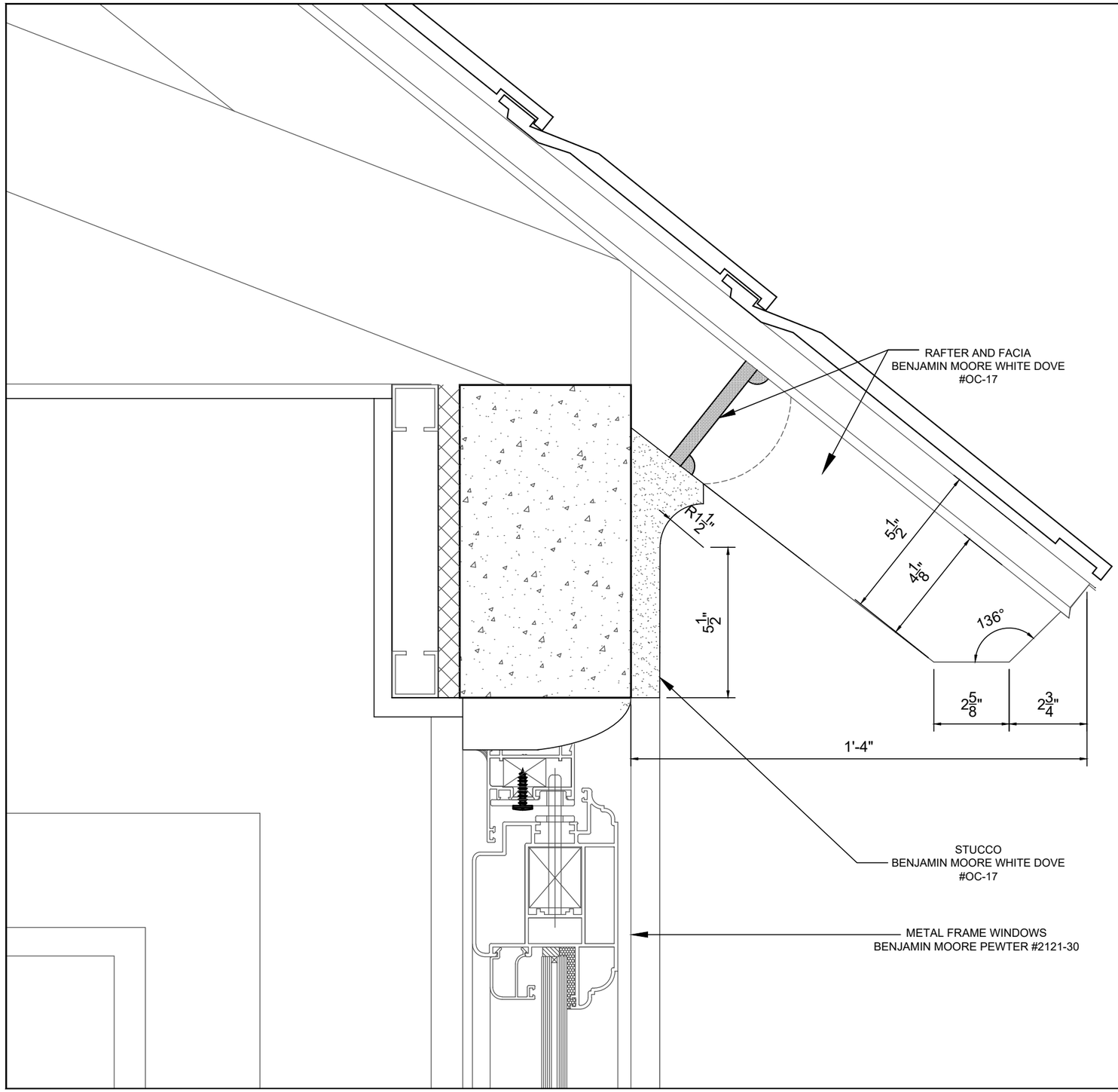
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: DETAILS
SCALE: SHOWN

SHEET: A-501
OF

ARCOM CASE #
ARC-23-038



01 EAVE DETAIL
SCALE 3" = 1'-0"

REVISIONS:

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:

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218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

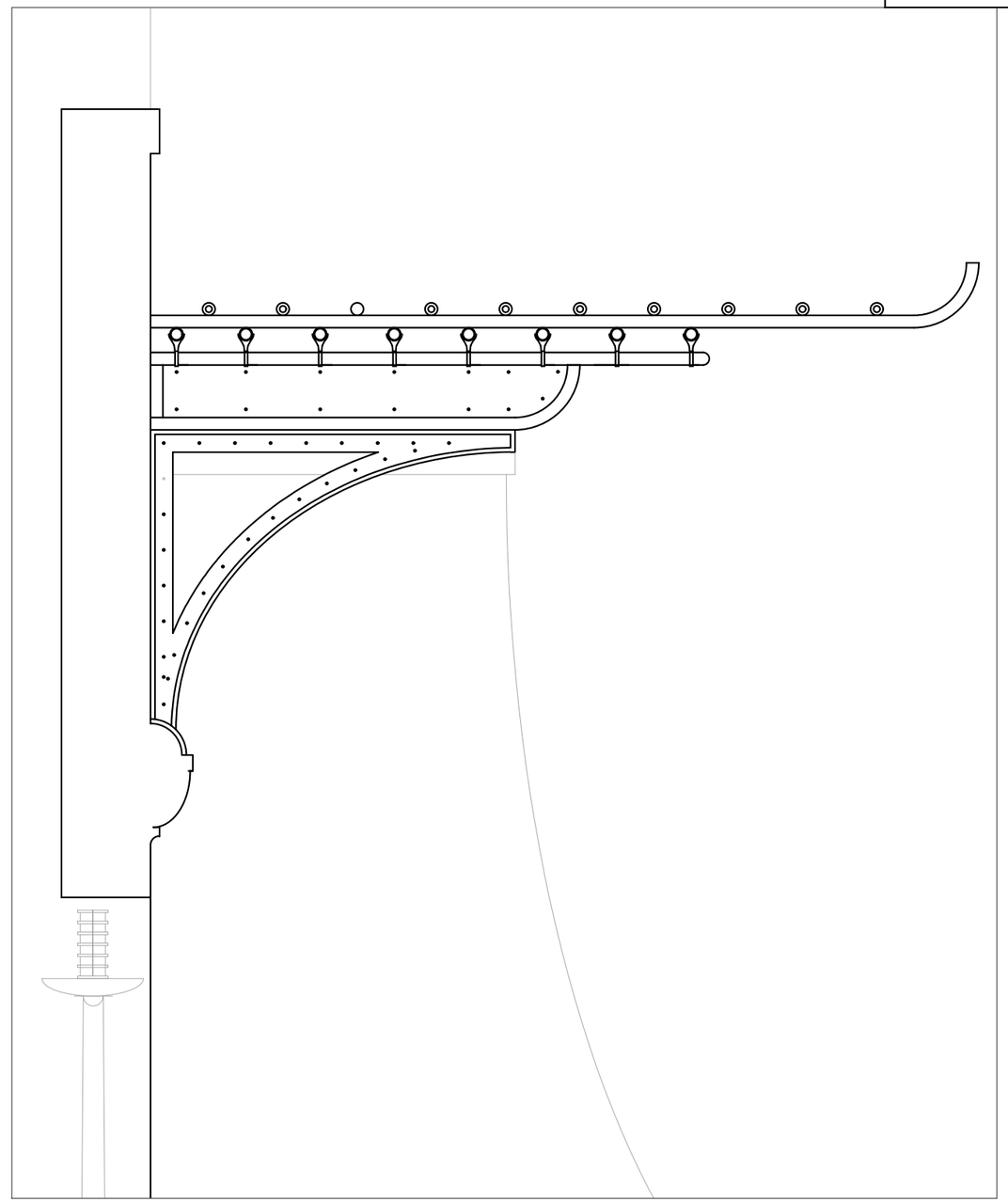
OWNER:
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: EAVE DETAIL
SCALE: SHOWN

SHEET: A-502
OF

ARCOM CASE #
ARC-23-038

01 ENLARGED ELEVATION @ GARAGE
SCALE 1" = 1'-0"



02 ENLARGED METAL TRELLIS DETAIL
SCALE 1" = 1'-0"

PROJECT NUMBER:
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DRAWN BY:
CHECKED BY:
REVISIONS:

ARCHITECTS
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MERRAIN ROAD RESIDENCE
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

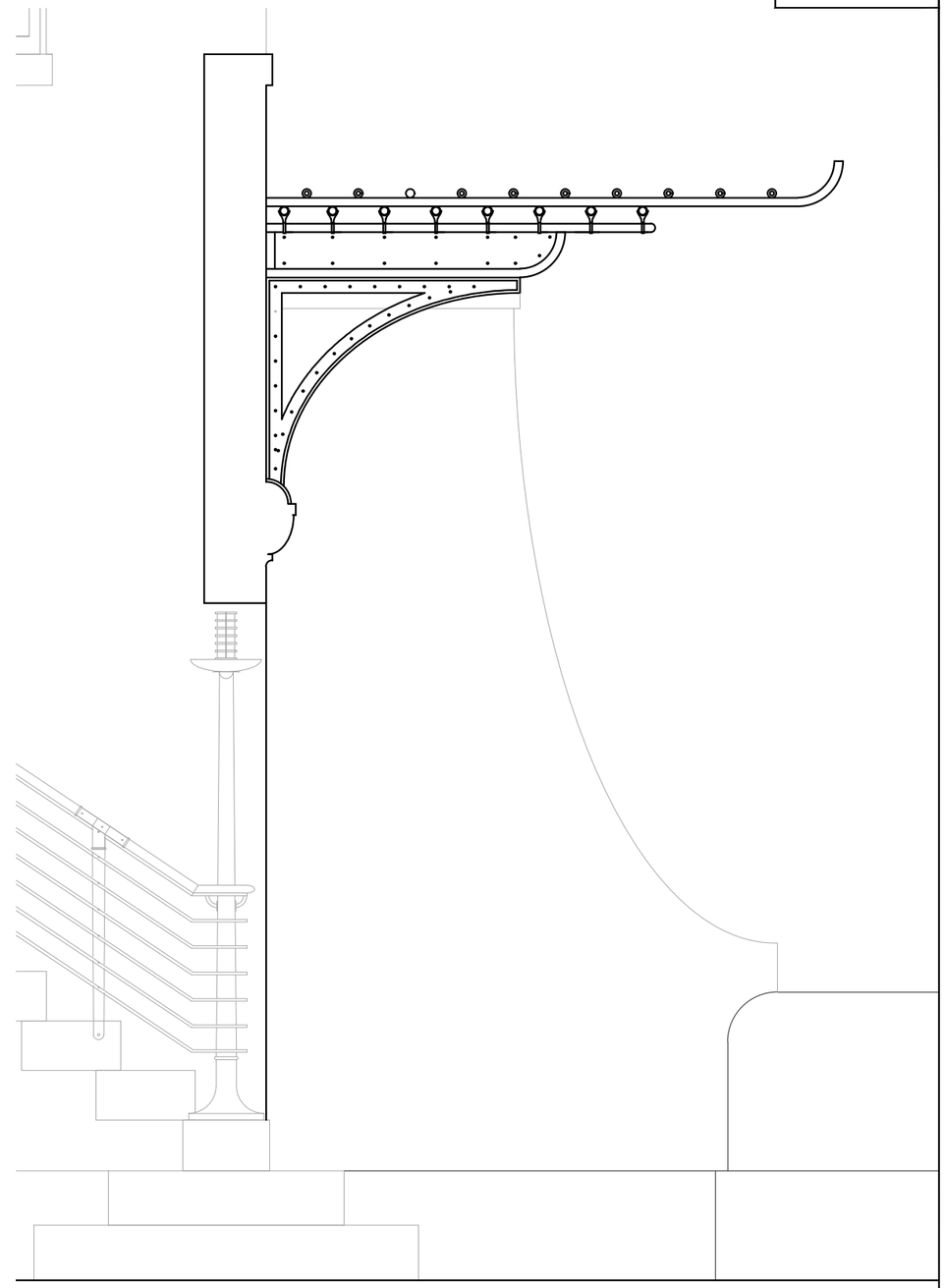
OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: GARAGE TRELLIS DETAIL
SCALE: SHOWN

SHEET: A-503
OF

ARCOM CASE #
ARC-23-038

01 PARTIAL ELEVATION @ GARAGE
SCALE 1/4" = 1'-0"



02 ENLARGED SECTION @ GARAGE
SCALE 1/2" = 1'-0"

REVISIONS:

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:

ARCHITECTS
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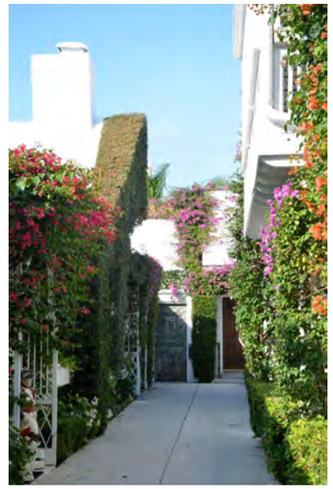
218 MERRAIN ROAD,
PALM BEACH, FLORIDA 33480

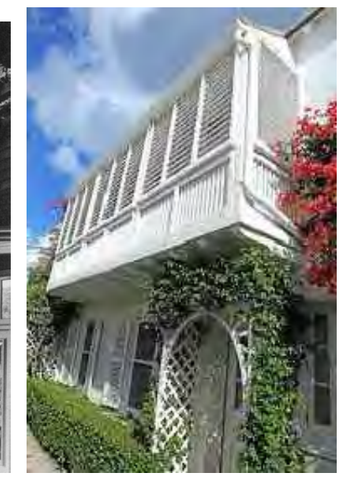
OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: GARAGE TRELLIS DETAIL
SCALE: SHOWN

SHEET: A-504
OF

ARCOM CASE #
ARC-23-038





INSPIRATION IMAGES

REVISIONS:

PROJECT NUMBER:
DATE:
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ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL 33480

TITLE INSPIRATION IMAGES
SCALE N.T.S.

SHEET A-600
OF

ARCOM CASE #
ARC-23-038

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OWNER
ROBERT KEITH
218 MERRAIN ROAD, PALM BEACH, FL. 33480

TITLE: END PAGE
SCALE:

SHEET A-800
OF

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

KEITH RESIDENCE

218 MERRAIN ROAD, PALM BEACH, FL.

27 MARCH 2023-FINAL SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

Lo

NORTH ELEVATION

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

ELEVATION PLAN

KEITH RESIDENCE

218 MERRAIN RD, PALM BEACH, FLORIDA

27 MARCH 2023

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL1

REVISION SUMMARY:		
REV. NO.	DATE	DESC.
		PLAN DEVELOPMENT

SOUTH ELEVATION

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

ELEVATION PLAN

KEITH RESIDENCE

218 MERRAIN RD, PALM BEACH, FLORIDA

27 MARCH 2023

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL2

REVISION SUMMARY:	
DATE	DESC.
3/23/17	CONCEPTUAL PLAN DEVELOPMENT

EAST ELEVATION

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

ELEVATION PLAN

KEITH RESIDENCE

218 MERRAIN RD, PALM BEACH, FLORIDA

27 MARCH 2023

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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F: 561-659-2113

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EL3

WEST ELEVATION

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

ELEVATION PLAN

KEITH RESIDENCE

318 MERRAIN RD, PALM BEACH, FLORIDA

27 MARCH 2023

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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P: 561-659-2820
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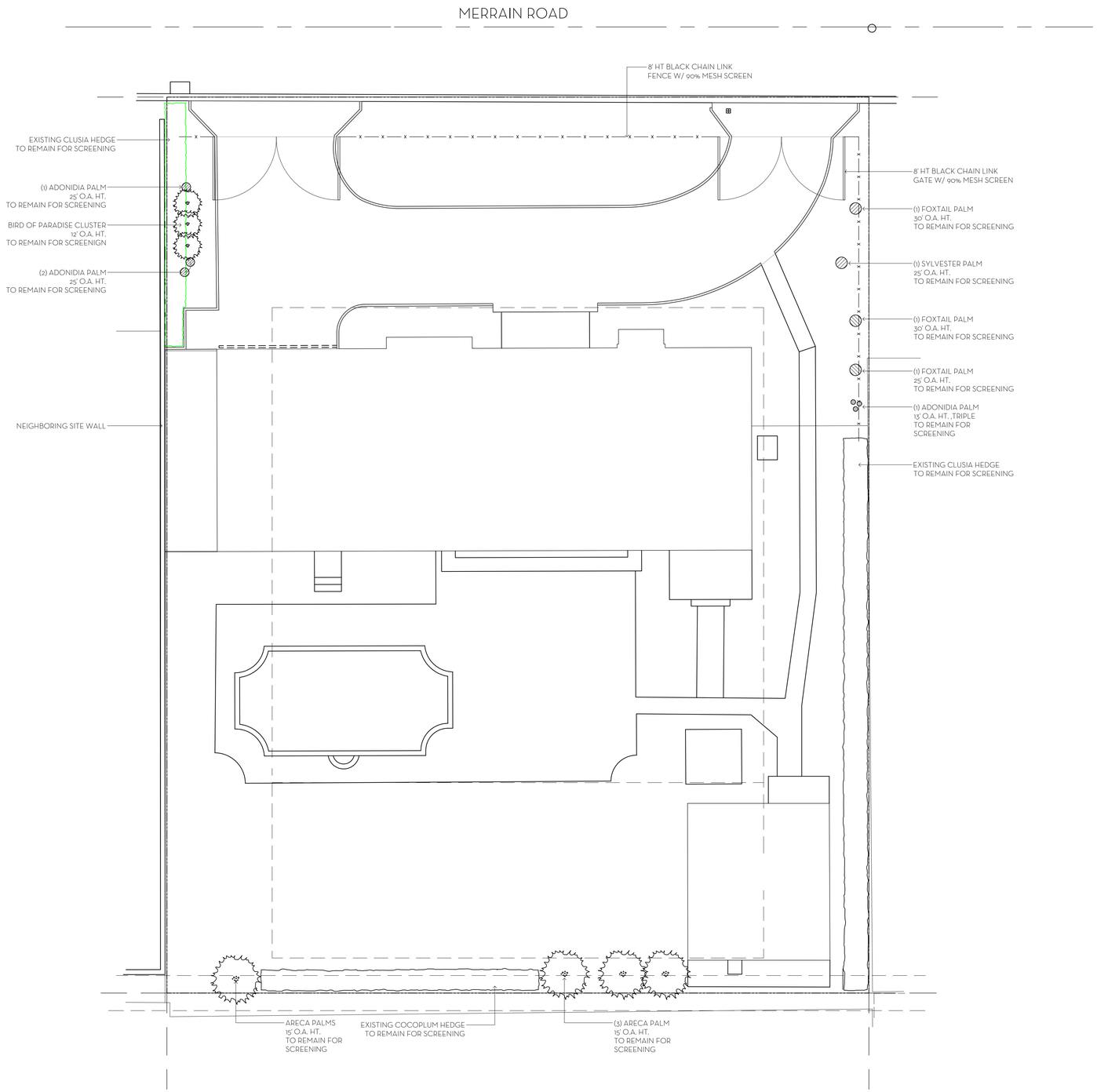
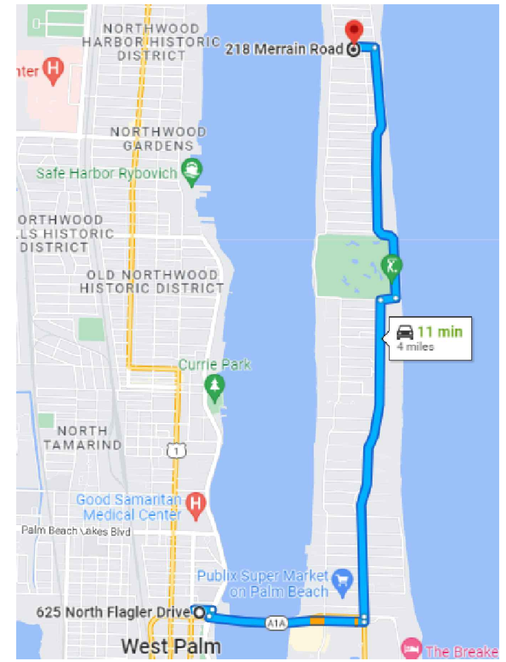
EL4





TRUCK LOGISTICS:

MAX. TRUCK LENGTH = 30 FEET

ACCESS SITE VIA FLAGLER MEMORIAL BRIDGE TO NORTH COUNTY ROAD / MERRIAN ROAD

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING / TRUCK LOGISTICS PLAN

KEITH RESIDENCE

218 MERRIAN ROAD, PALM BEACH, FL.

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

27 MARCH 2023-FINAL SUBMITTAL

NIEVERA WILLIAMS DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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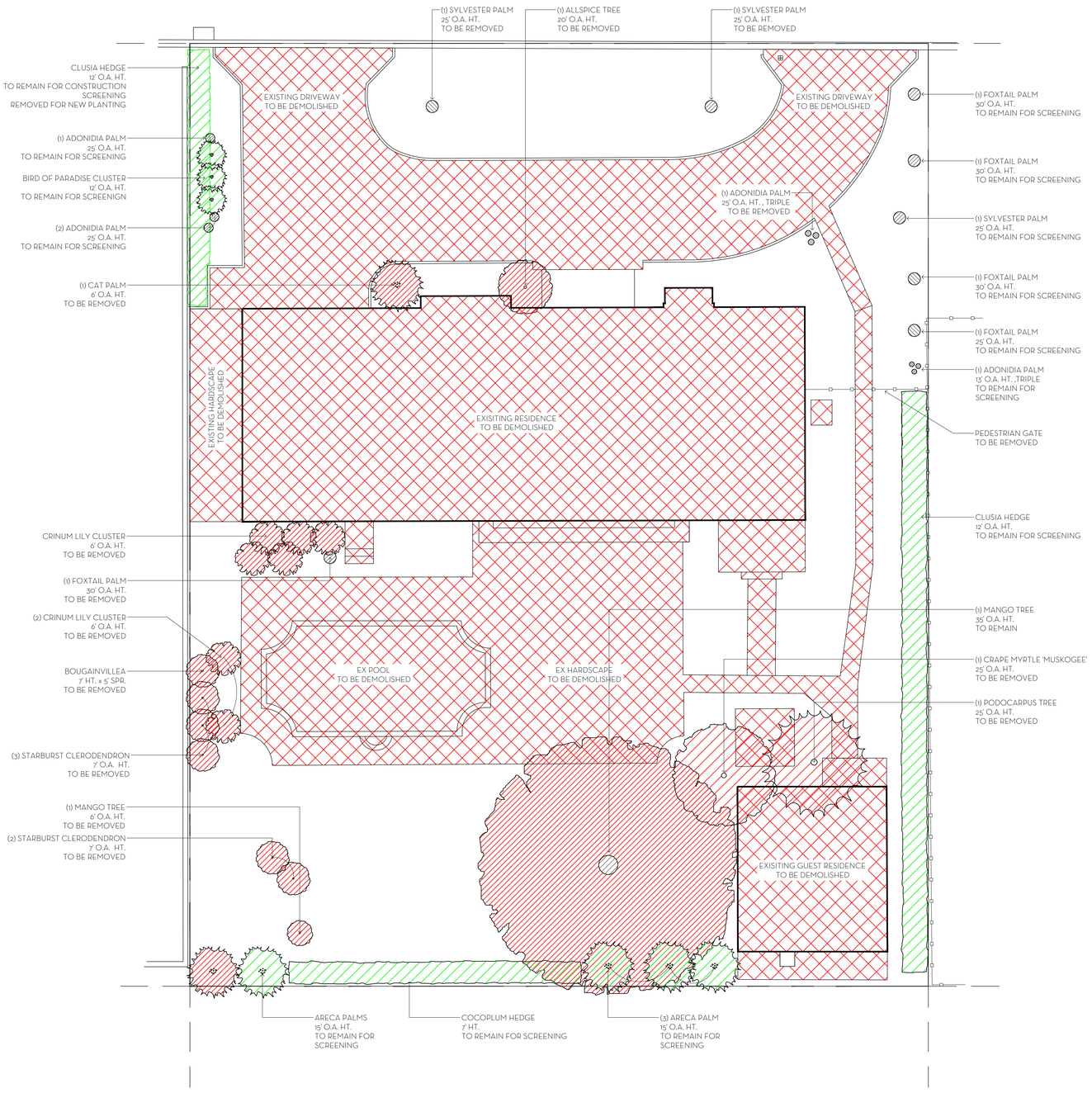
CSP



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS & DEMOLITION PLAN

KEITH RESIDENCE

218 MERRIAN ROAD, PALM BEACH, FL.

27 MARCH 2023-FINAL SUBMITTAL

NIEVERA WILLIAMS
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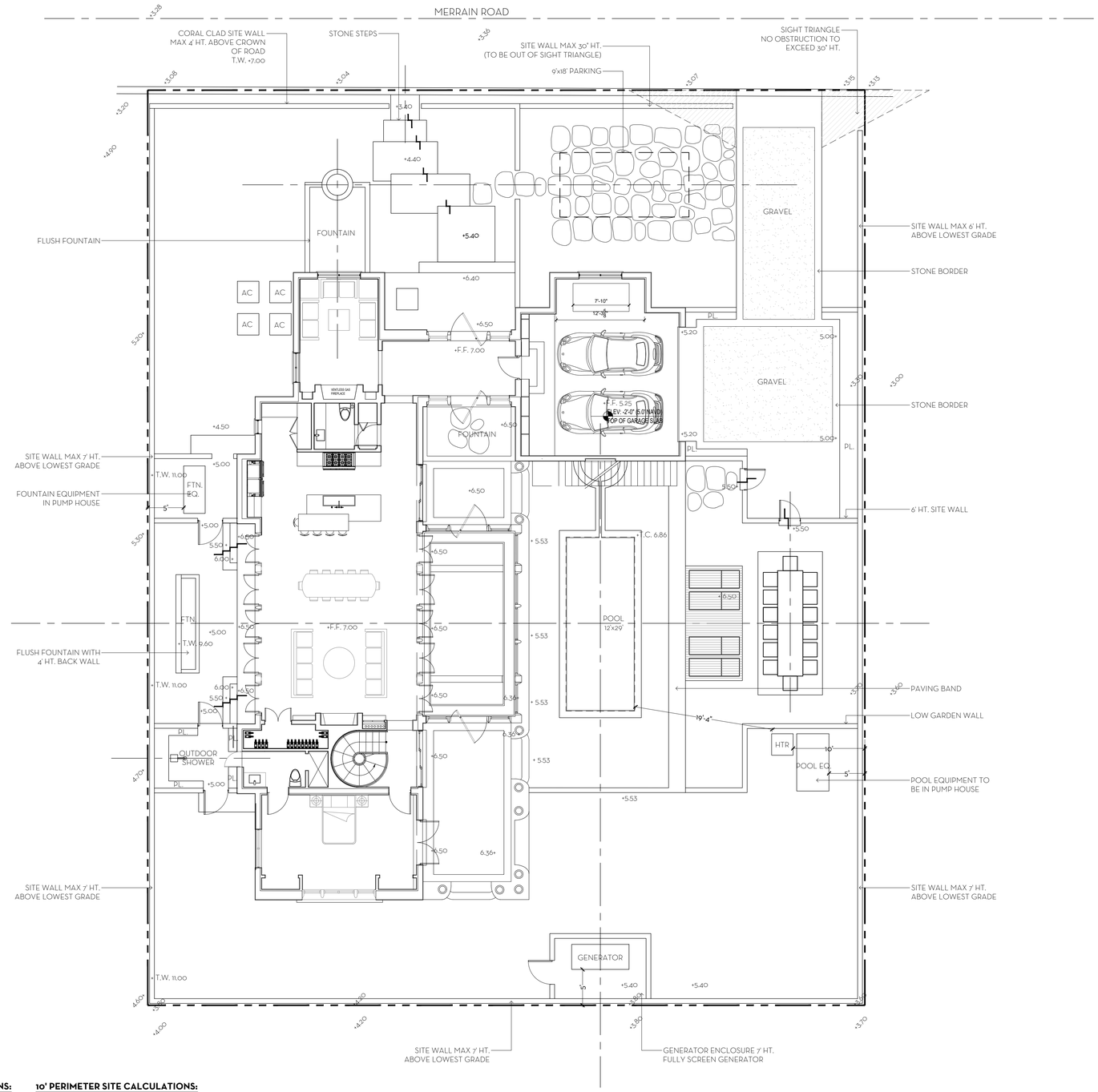
EX



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,774	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,748	SQ FT	45%
PROPOSED =	6,542	SQ FT	51%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
PROPOSED =	1,591	SQ FT	63%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,156	SQ FT
MINIMUM LANDSCAPE: (50% OF 4,156 SF) = 2,078 REQUIRED		
PROPOSED =	3,336	SQ FT

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N E S W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

KEITH RESIDENCE

218 MERRAIN ROAD, PALM BEACH, FL.

27 MARCH 2023-FINAL SUBMITTAL

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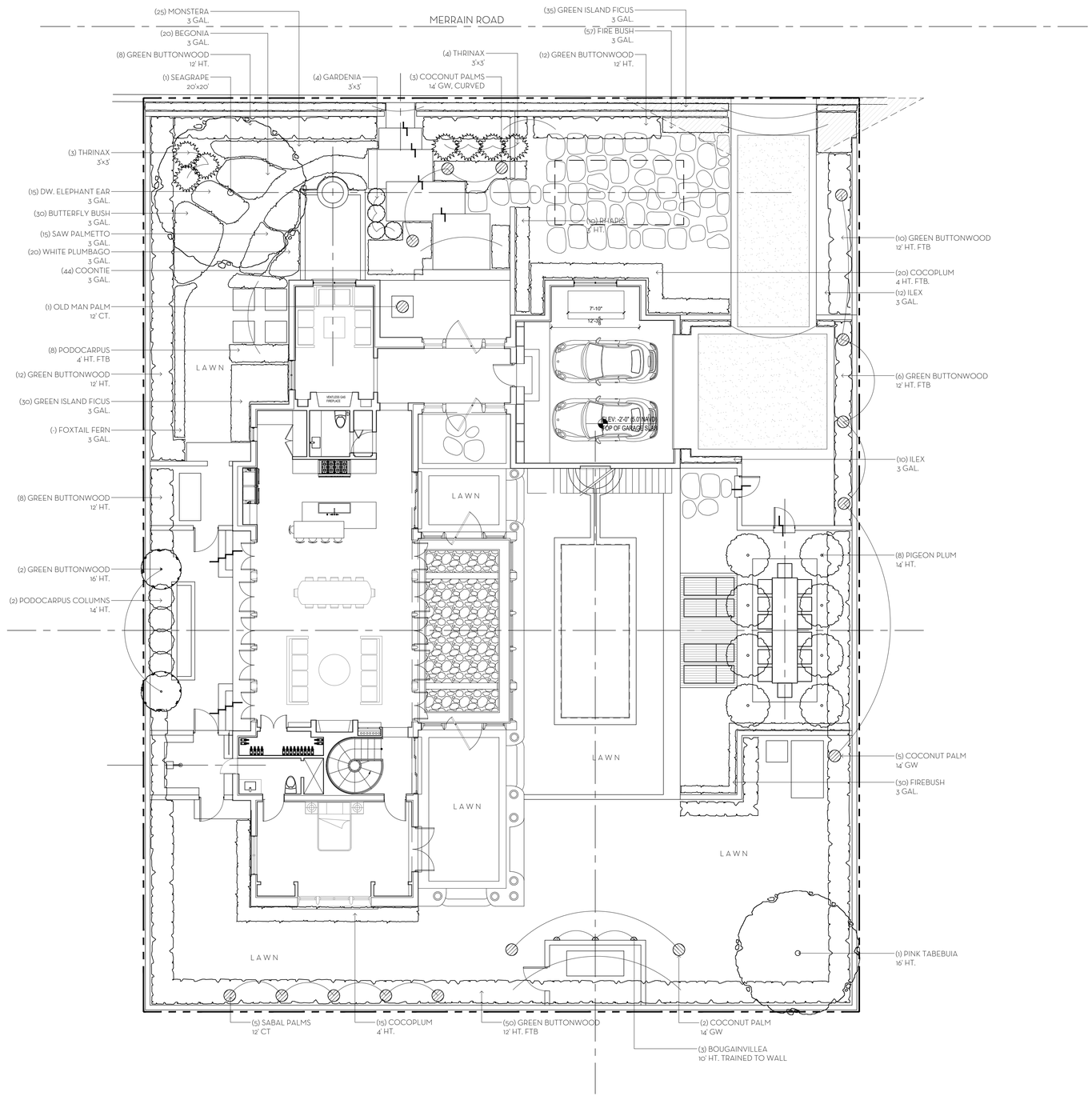
L1



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

KEITH RESIDENCE

218 MERRAIN ROAD, PALM BEACH, FL.

27 MARCH 2023-FINAL SUBMITTAL

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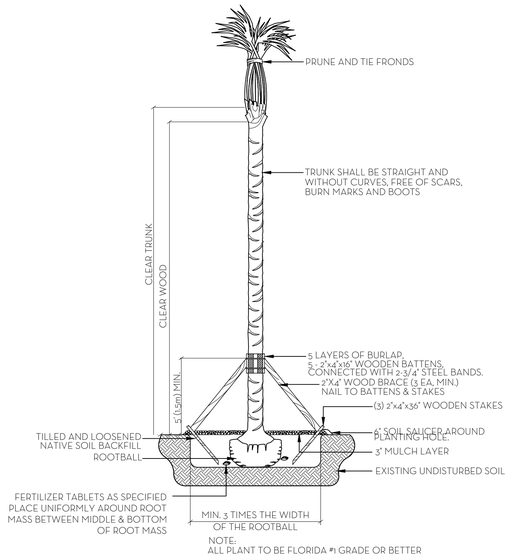
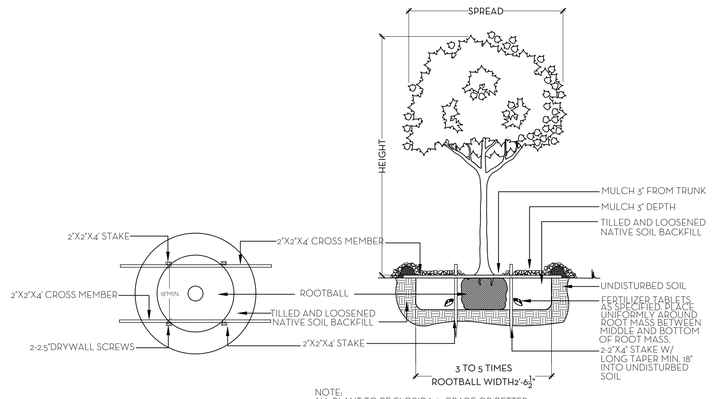
LP1



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

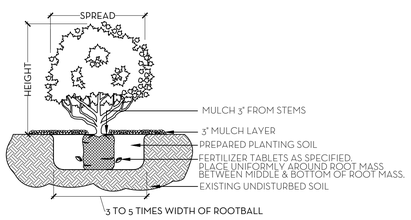
PALM PLANTING DETAIL
N.T.S.

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



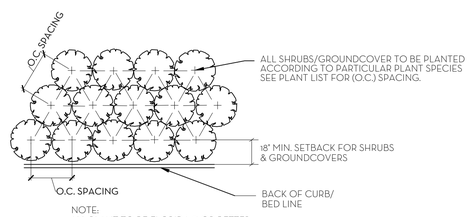
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

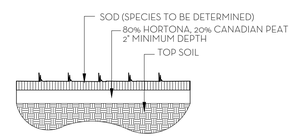
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

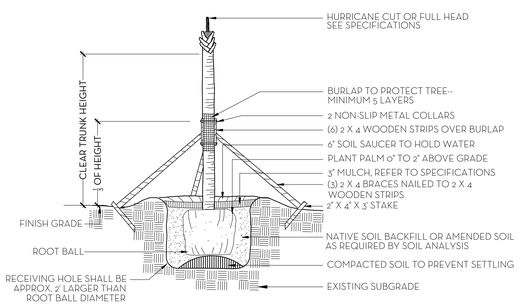
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



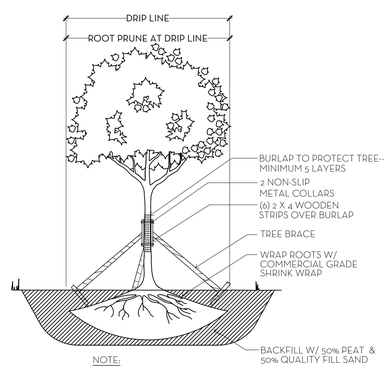
SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



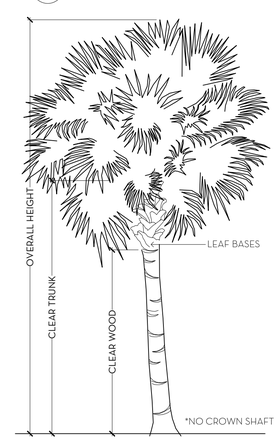
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

NIEVERA WILLIAMS DESIGN

218 Merrain Rd
3/27/2023

Landscape Material Schedule

ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION
	TREES				
1	SEAGRAPE	Coccoloba uvifera	1	X	20'x20'
2	PIGEON PLUM	Coccoloba diversifolia	8	X	14' HT.
3	PINK TABEBUIA	Tabebuia caraiba	1		16' HT.
4	GREEN BUTTONWOOD	Cococarpus erectus	2	X	14' HT.
			12	92%	
	PALMS				
4	COCONUT PALM	Cocos nucifera	7		14' GW.
5	COCONUT PALM	Cocos nucifera	3		14' GW. CURVED
6	THRINAX PALM	Coccothrinax argentata	7	X	3' x 3'
7	TRAVELER PALM	Ravenala madagascariensis	3		10' HT.
8	ALEXANDER PALM	Ptychosperma elegans	2		12' CT.
9	SABAL PALM	Sabal palmetto	5	X	12' CT.
10	FISHTAIL PALM	Caryota mitis	2		12' HT.
11	OLD MAN PALM	Coccothrinax crinita	1		12' CT.
			30	40%	
	HEDGE/SHRUB				
12	GREEN BUTTONWOOD	Conocarpus erectus	106	X	12' HT. FTB.
13	RHAPIS PALM	Rhapis excelsa	10		3' HT.
15	COCOPLUM	Chrysobalanus icsco	45	X	4' HT.
			161	94%	
	GROUND COVERS/VINES				
16	DWARF ELEPHANT EAR	Alocasia 'Amazonica' - Dwarf	24		3 GAL. 12" O.C.
17	SAW PALMETTO	Serenoa repens	40	X	3 GAL.
18	BEGONIA	Begonia odorata 'Alba'	39		3 GAL. 18" O.C.
19	COONTIE	Zamia pumila	44	X	3 GAL.
20	GARDENIA	Gardenia	3		3' x 3'
21	MONSTERA	Monstera deliciosa	25		3 GAL.
22	ILEX	Ilex cassine	22	X	3 GAL.
14	FIRE BUSH	Hamelia patens var. patens	57	X	3 GAL.
23	BOUGAINVILLEA	Bougainvillea	4		10' HT. TRAINED TO COLUMN
			258	63%	
	SOD				
	Diamond Zoysia				

Line #	Landscape Legend		
1	Property Address:	218 MERRAIN	
4		Required	Proposed
5	Lot Size (sq ft)	10,000	12,774
6	ndscape Open Space (LOS) (Sq Ft and %)	5,748 (45%)	6,542 (51%)
7	Perimeter LOS (Sq Ft and %)	2,078 SF	3,336 SF
8	Front Yard LOS (Sq Ft and %)	1,000 (40%)	1,591 (63%)
9	Native* Trees %	35%	92%
10	Native* Palms %	35%	40%
11	Native* Shrubs %	35%	94%
12	Native* Vines / Ground Cover %	35%	63%

*To determine appropriate native vegetation, the Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

REV BF 20220304

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

KEITH RESIDENCE

218 MERRAIN ROAD, PALM BEACH, FL.

27 MARCH 2023-FINAL SUBMITTAL

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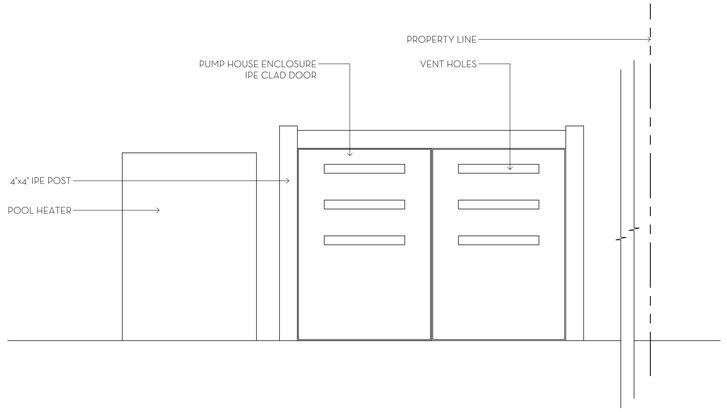
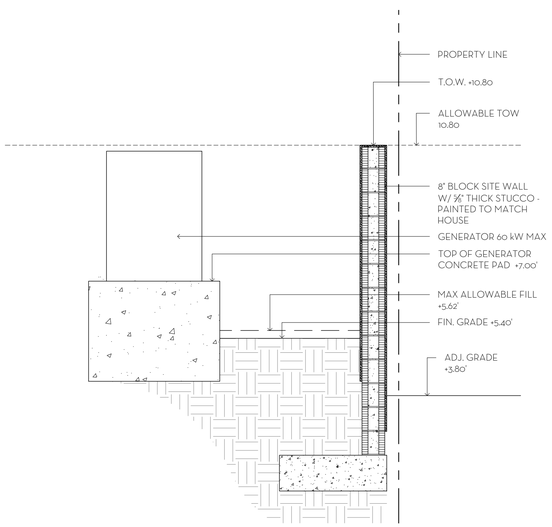
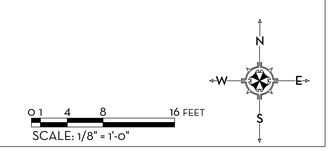
LP2



1 D1 **POOL EQ. PUMP HOUSE**
SCALE: 3/4" = 1'-0"



2 D1 **SECTION AT GENERATOR**
SCALE: 1/2" = 1'-0"



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE DETAILS

KEITH RESIDENCE

218 MERRAIN ROAD, PALM BEACH, FL.

27 MARCH 2023-FINAL SUBMITTAL

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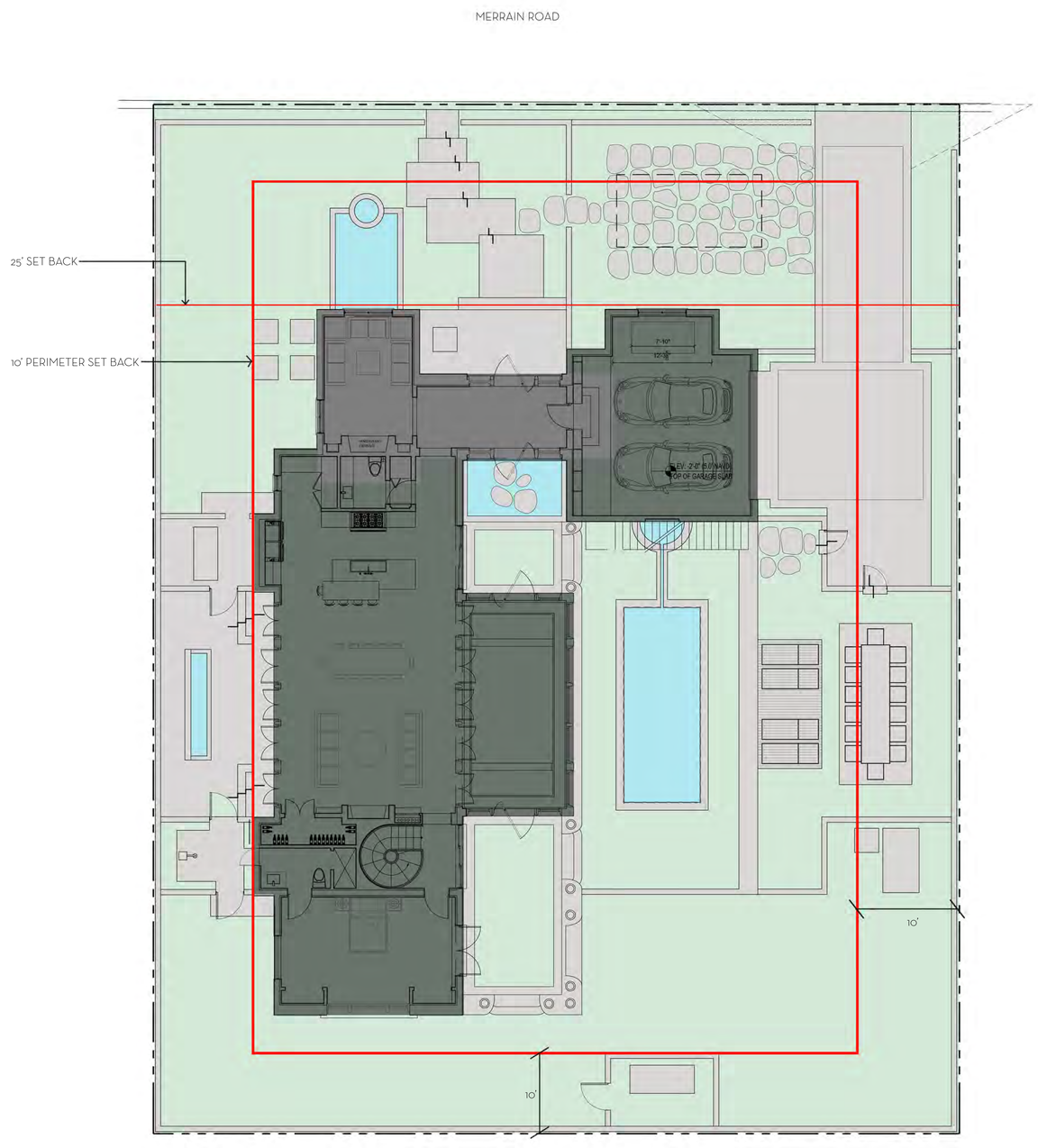

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,774	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,748	SQ FT	45%
PROPOSED =	6,542	SQ FT	51%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
PROPOSED =	1,591	SQ FT	63%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,156	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,156 SF) = 2,078 REQUIRED		
PROPOSED =	3,336	SQ FT

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM

KEITH RESIDENCE

218 MERRAIN ROAD, PALM BEACH, FL.

27 MARCH 2023-FINAL SUBMTITAL

NIEVERA WILLIAMS
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OS

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 12,771 sq.ft.

Drainage Area Impervious Surface = 7,024 sq.ft.

Drainage Area Pervious Surface = 5,747 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 7,024 sq.ft. x 1 ft./12 in. = 1,171 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 5,797 sq.ft. x 1 ft./12 in. = 192 cu.ft.

Total Volume to be Retained = 1,363 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L	=	Total Length of Trench Provided	=	17	ft
W	=	Trench Width	=	15	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.75	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	294	cu.ft.

Exfiltration Trench #2

L	=	Total Length of Trench Provided	=	20	ft
W	=	Trench Width	=	15	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.75	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	345	cu.ft.

Exfiltration Trench #3

L	=	Total Length of Trench Provided	=	20	ft
W	=	Trench Width	=	8	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.75	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	195	cu.ft.

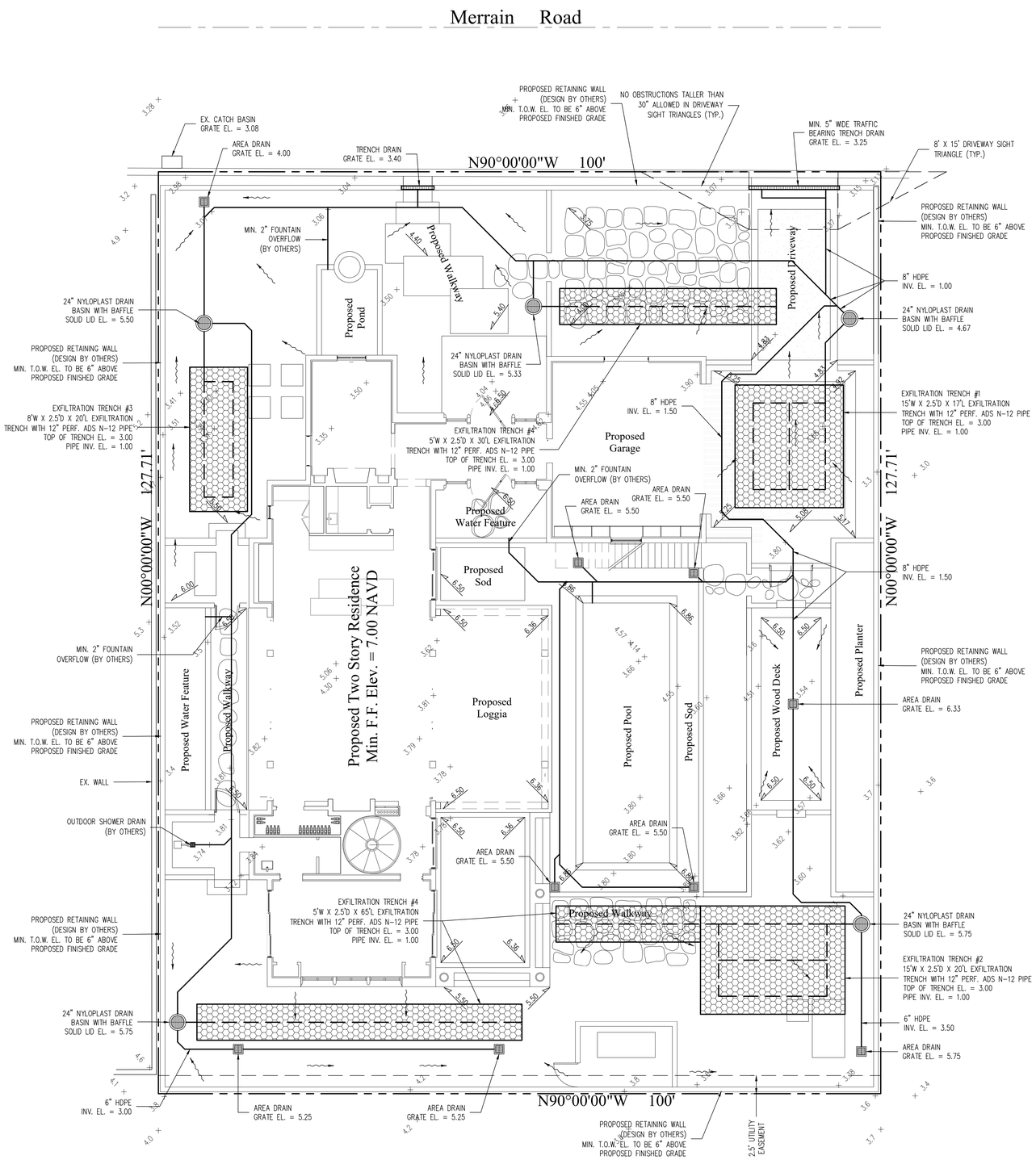
Exfiltration Trench #4

L	=	Total Length of Trench Provided	=	95	ft
W	=	Trench Width	=	5	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.75	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	622	cu.ft.

Total Volume Retained in Exfiltration Trenches = 1,456 cu.ft.

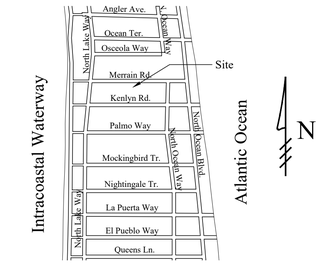
Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.



48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com



Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 4 8 16 32

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

Project Information	
Project No.	2023-0003
Issue Date	00/00/2023
Scale	1/8"=1'-0"
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan For:

Proposed Residence

218 Merrain Road

Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
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8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

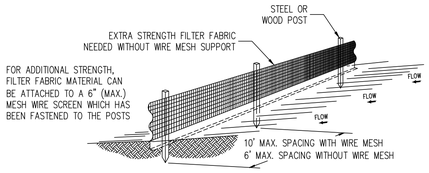
Sheet No.

C-1

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by Nievera Williams Design Received 2/22/23

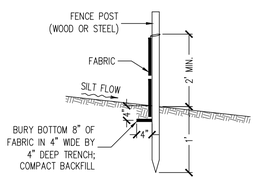
ARC-23-038



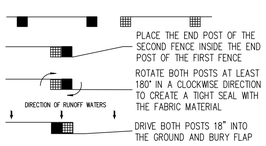
Notes:

1) The height of a silt fence shall not exceed 36".
2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
7) The trench shall be backfilled and the soil compacted over the filter fabric.

SILT FENCE DETAIL
N.T.S.



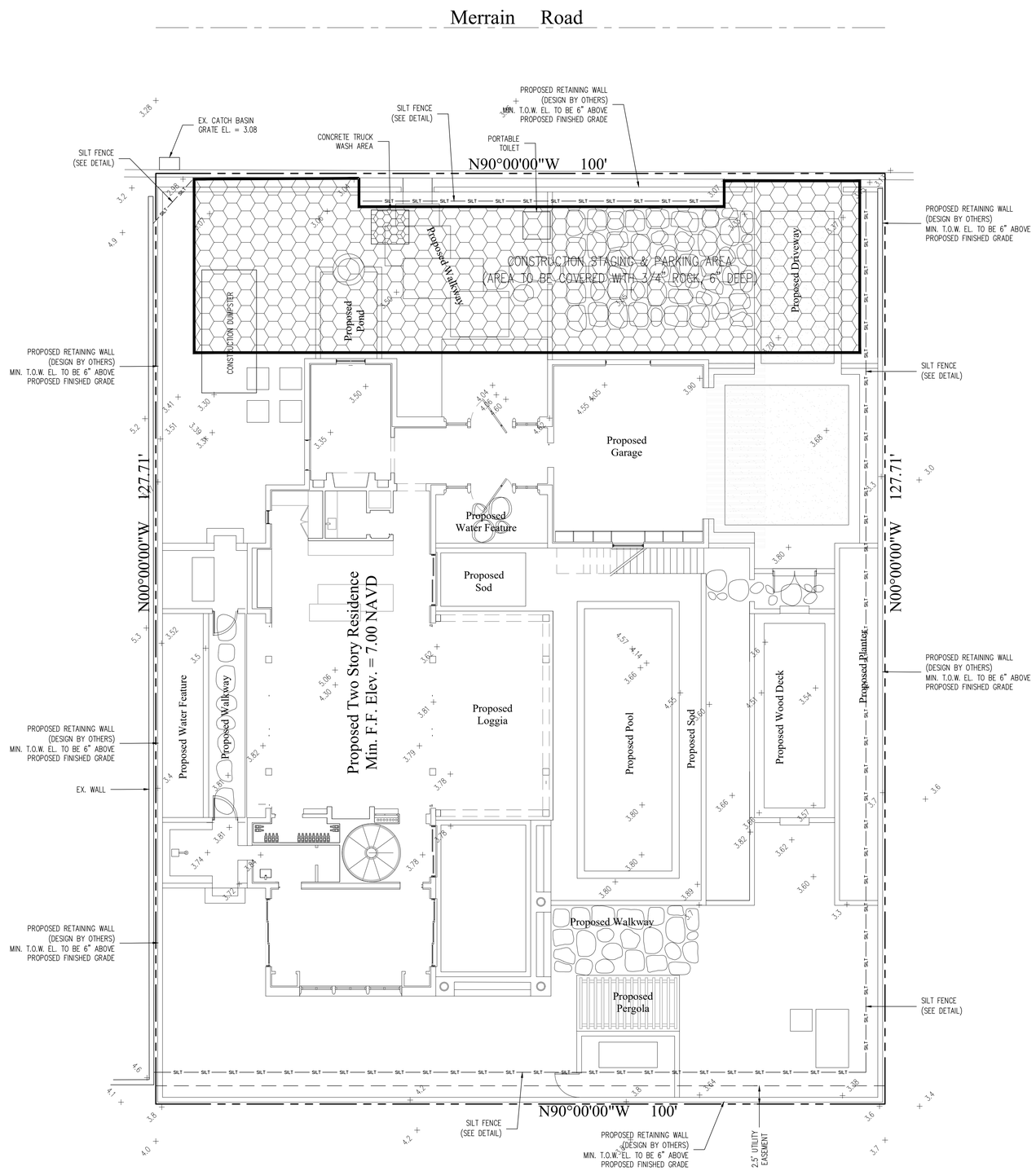
SILT FENCE SECTION
N.T.S.

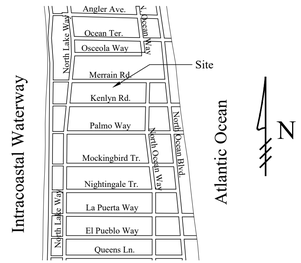


ATTACHING TWO SILT FENCES
N.T.S.

Notes:

1) Contractor is responsible for installing and maintaining erosion control measures during construction.
2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per Town of Palm Beach standards.





Location Map
N.T.S.

Legend

CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

N

0 4 8 16 32

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

48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information	
Project No.	2023-0003
Issue Date	02/25/2023
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Conceptual Construction Staging & Parking and Erosion Control Plan For:

Proposed Residence

218 Merrain Road

Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
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9	
10	

Chad M. Gruber

FL P.E. No. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by Nievera Williams Design Received 2/22/23

ARC-23-038

Sheet No.
EC-1