

# De GUARDIOLA RESIDENCE

3 0 1 P L A N T A T I O N R O A D  
P A L M B E A C H , F L O R I D A

MAJOR PROJECT WITH NOTICE  
(COMBO PROJECT WITH VARIANCE(S) REQUEST)

DRC FINAL SUBMITTAL

APRIL 11, 2023

ARCOM MEETING DATE: MAY 24, 2023

TOWN COUNCIL MEETING DATE: JUNE 14, 2023



DOCUMENT ISSUE	ISSUED TO:
02/20/23 DRC PRE-APP SUBMITTAL	TOWN OF PALM BEACH
03/09/23 DRC FIRST SUBMITTAL	TOWN OF PALM BEACH
03/27/23 DRC SECOND SUBMITTAL	TOWN OF PALM BEACH
04/11/23 DRC FINAL SUBMITTAL	TOWN OF PALM BEACH

ISSUED TO:
TOWN OF PALM BEACH
TOWN OF PALM BEACH
TOWN OF PALM BEACH
TOWN OF PALM BEACH

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

ARCHITECT  
FAIRFAX & SAMMONS ARCHITECTS  
214 BRAZILIAN AVENUE, SUITE 100  
PALM BEACH, FL 33480  
561-805-8591

LANDSCAPE ARCHITECT  
NIEVERA WILLIAMS DESIGN  
625 N. FLAGLER DRIVE - SUITE 502  
WEST PALM BEACH, FL 33401  
561-659-2820

RECEIVED

By yfigueroa at 2:28 pm, Apr 11, 2023

DRC FINAL SUBMITTAL	04/11/2023
DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
COVER SHEET

DATE  
FEBRUARY 01, 2023

SHEET NO  
A-000

SCALE  
AS NOTED

BY  
MC, MM, MS

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214 BRAZILIAN AVENUE, PALM BEACH 33480  
TELEPHONE (888) 808-8881  
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LICENSE NO. AA28000846

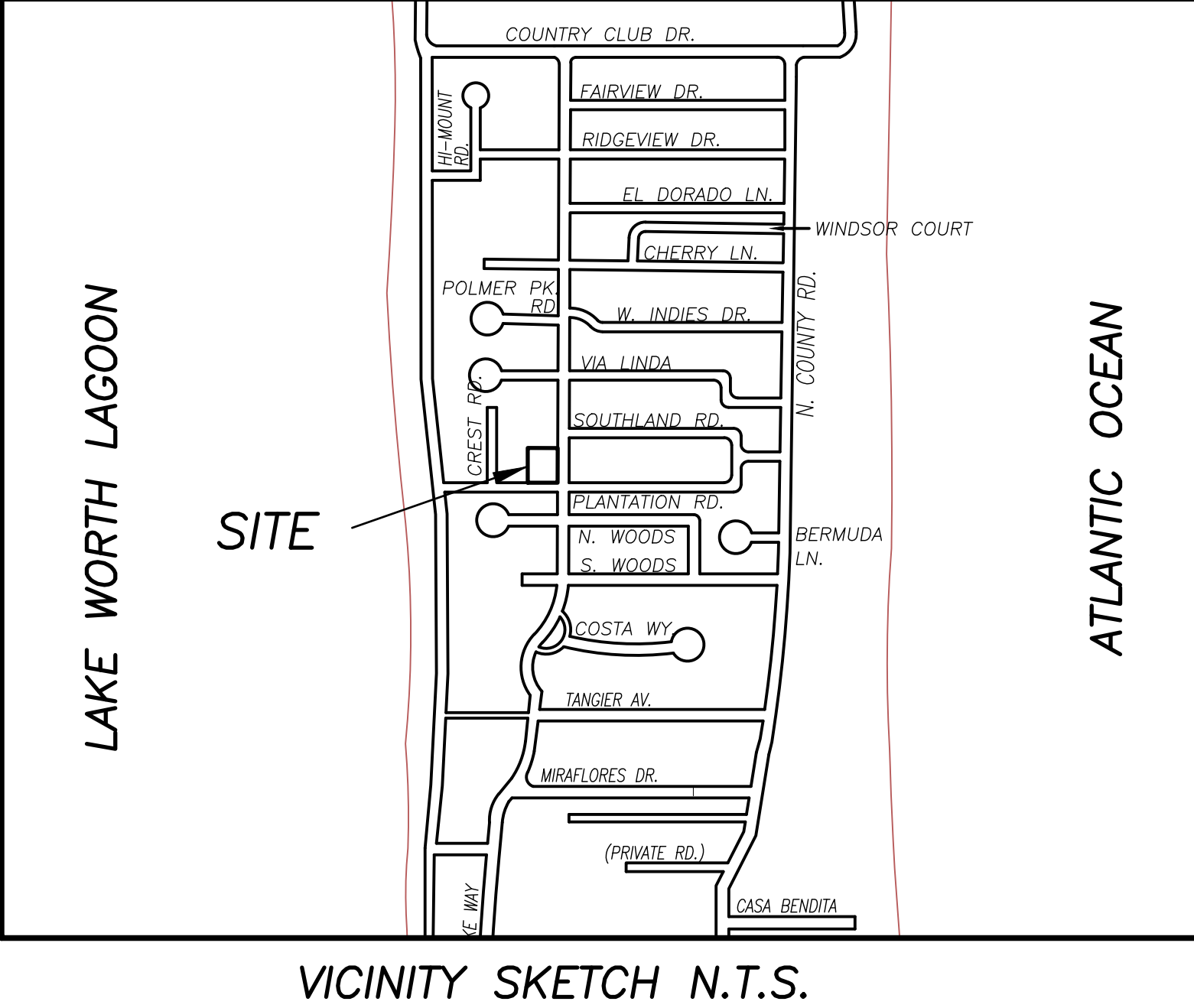
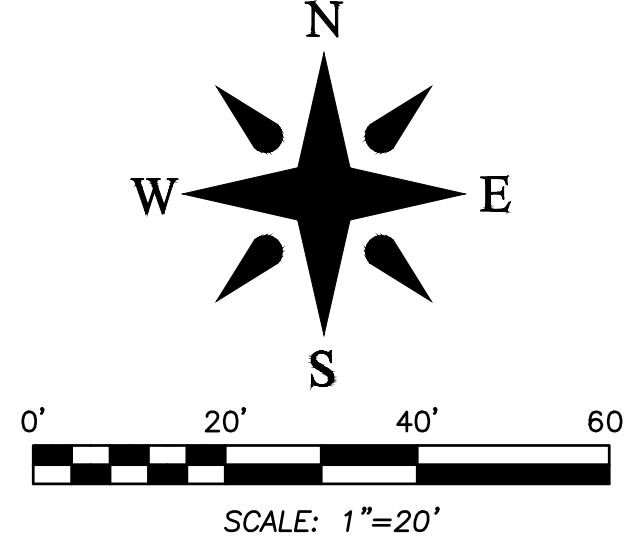
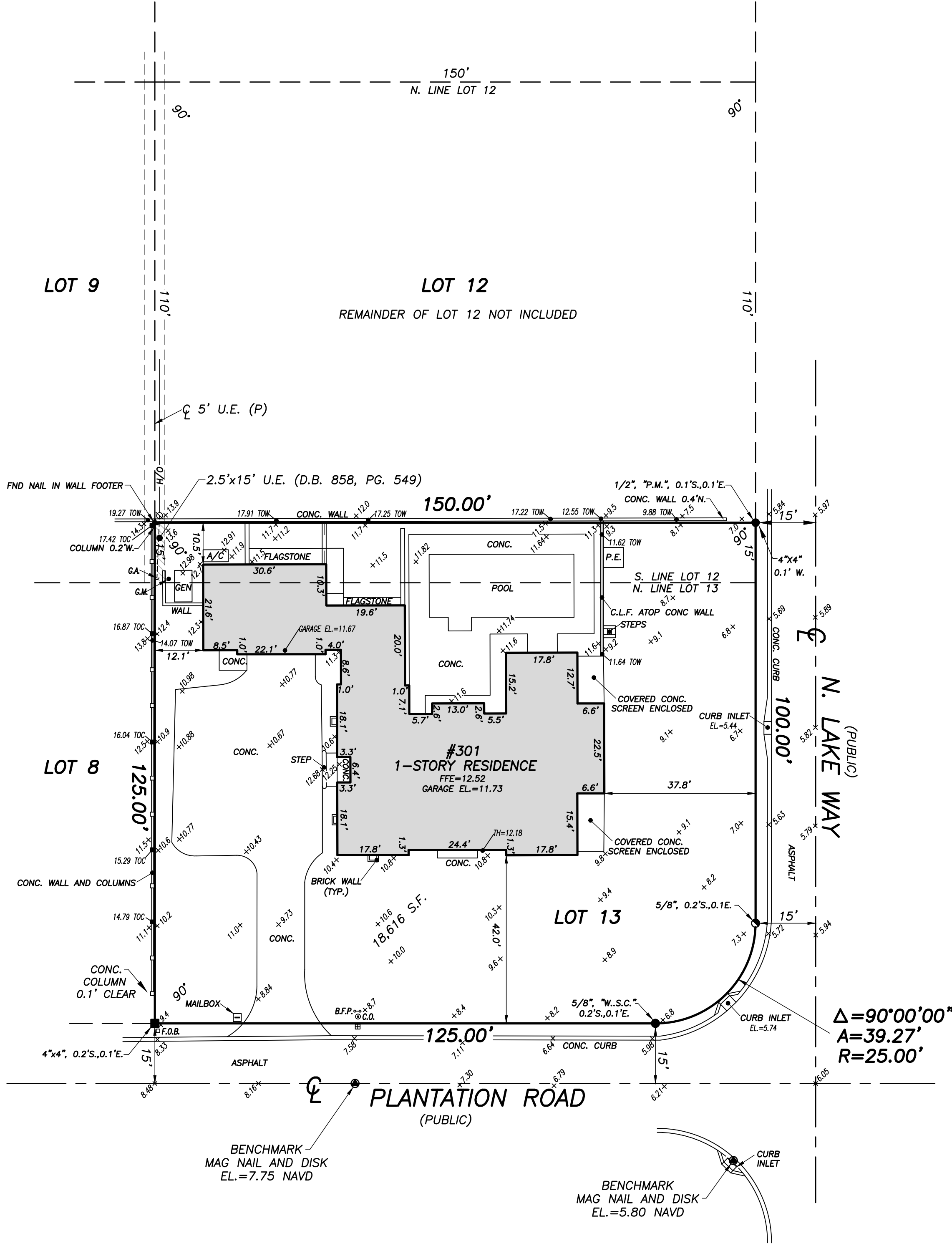
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LEGEND

- A = ARC LENGTH  
A/C = AIR CONDITIONING  
A.E. = ACCESS EASEMENT  
A.K.A. = ALSO KNOWN AS  
B.F.P. = BACKFLOW PREVENTER  
BLDG. = BUILDING  
B.M. = BENCHMARK  
B.O.C. = BACK OF CURB  
B.O.W. = BACK OF WALK  
(C) = CALCULATED  
CATV = CABLE ANTENNA TELEVISION  
C.B. = CHORD BEARING  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE  
CH = CHORD  
C.L.F. = CHAIN LINK FENCE  
CLR. = CLEAR  
C.O. = CLEAN-OUT  
CONC. = CONCRETE  
(D) = DESCRIPTION DATUM  
D.B. = DEED BOOK  
D.E. = DRAINAGE EASEMENT  
D.H. = DRILL HOLE  
DW. = DRIVEWAY  
EL. = ELEVATION  
ENC. = ENCROACHMENT  
E.O.P. = EDGE OF PAVEMENT  
E.O.W. = EDGE OF WATER  
FFE = FINISH FLOOR ELEVATION  
FND. = FOUND  
F.O.B. = FIBER OPTIC BOX  
G.A. = GUY ANCHOR  
GEN. = GENERATOR  
G.M. = GAS METER  
INV. = INVERT  
L.A.E. = LIMITED ACCESS EASEMENT  
L.B. = LICENSE BOARD  
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT  
(M) = FIELD MEASUREMENT  
M.H. = MANHOLE  
M.H.W.L. = MEAN HIGH WATER LINE  
M.L.W.L. = MEAN LOW WATER LINE  
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM  
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
N.T.S. = NOT TO SCALE  
O.A. = OVERALL  
O.D. = OUTSIDE DIAMETER  
O/H. = OVERHEAD UTILITY LINE  
O.R.B. = OFFICIAL RECORD BOOK  
O/S. = OFFSET  
(P) = PLAT BOOK 12, PAGE 14  
P.B. = PLAT BOOK  
P.B.C. = PALM BEACH COUNTY  
P.C. = POINT OF CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.E. = POOL EQUIPMENT  
PG. = PAGE  
P.I. = POINT OF INTERSECTION  
P/O. = PART OF  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.R.C. = POINT OF REVERSE CURVATURE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
PROP. = PROPOSED  
P.T. = POINT OF TANGENCY  
P.V.M.T. = PAVEMENT  
(R) = RADIAL  
R. = RADIUS  
R.GE. = RANGE  
R.P.B. = ROAD PLAT BOOK  
R/W. = RIGHT OF WAY  
(S) = SURVEY DATUM  
S.B. = SETBACK  
SEC. = SECTION  
S/D. = SUBDIVISION  
S.F. = SQUARE FEET  
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT  
S.R. = STATE ROAD  
STA. = STATION  
STY. = STORY  
TH. = THRESHOLD ELEVATION  
TOC. = TOP OF COLUMN ELEVATION  
TOW. = TOP OF WALL ELEVATION  
TWP. = TOWNSHIP  
TYP. = TYPICAL  
U/C. = UNDER CONSTRUCTION  
U.E. = UTILITY EASEMENT  
U.R. = UNRECORDED  
W.C. = WITNESS CORNER  
W.M.E. = WATER MANAGEMENT EASEMENT  
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT  
W.M.T. = WATER MANAGEMENT TRACT  
℄ = BASELINE  
℄ = CENTERLINE  
Δ = CENTRAL ANGLE/Delta  
■ = CONCRETE MONUMENT FOUND (AS NOTED)  
□ = CONCRETE MONUMENT SET (LB #4569)  
○ = ROD & CAP FOUND (AS NOTED)  
● = 5/8" ROD & CAP SET (LB #4569)  
○ = IRON PIPE FOUND (AS NOTED)  
● = IRON ROD FOUND (AS NOTED)  
● = NAIL FOUND  
● = NAIL & DISK FOUND (AS NOTED)  
● = MAG NAIL & DISK SET (LB #4569)  
○ = PROPERTY LINE  
○ = UTILITY POLE  
○ = FIRE HYDRANT  
○ = WATER METER  
○ = WATER VALVE  
○ = LIGHT POLE  
☼ = PINE TREE  
☼ = SABAL PALM



**BOUNDARY SURVEY FOR:**  
**301 PLANTATION LLC,**  
**A FLORIDA LIMITED LIABILITY COMPANY**

This survey is made specifically and only for the following party for the purpose of design on the surveyed property.

301 Plantation LLC, a Florida limited liability company  
Old Republic National Title Insurance Company  
Sniffen & Spellman, P.A.  
Kochman & Ziska PLC

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

**PROPERTY ADDRESS:**  
301 Plantation Road  
Palm Beach, FL 33480

**LEGAL DESCRIPTION:**  
Lot 13 and the South 15 feet of Lot 12, **EAST SHORE ADDITION**, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 21, Page 14.

TITLE COMMITMENT REVIEW						
CLIENT: 301 Plantation LLC, a Florida limited liability company		COMMITMENT NO. : 1359990	DATE: 01/20/23			
REVIEWED BY: Craig Wallace		JOB NO. : 05-1244.3				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-5	N/A	Standard Exceptions.				•
6	PB 21, PG 14	All matters contained on the Plat of East Shore Addition.	•			
7	D.B. 858, PG 549	Utility Easement contained in Warranty Deed.	•			
8	D.B. 22, PG 138	Easement to West Palm Beach Telephone Company. Residence referred to in 1911 & poles supplying telephone service not remaining on surveyed property & presumed to no longer exist.		•		
8a	D.B. 124, PG 430	As conveyed to Southern Bell Telephone and Telegraph Company.				•
9	D.B. 43, PG 331	Easement for existing water pipes in favor of West Palm Beach Water Company. Really a bill of sale.				•
10	N/A	Standard Exceptions.				•

**FLOOD ZONE:**  
This property is located in Flood X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581F, dated 10/5/2017.

- NOTES:**
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1359990, issued by Old Republic National Title Insurance Company, dated January 20, 2023. This office has made no search of the Public Records.
  - Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
  - Description furnished by client or client's agent.
  - Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
  - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
  - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
  - The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
  - No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
  - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
  - All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
  - In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
  - It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
  - The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
  - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

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

**DATE OF LAST FIELD SURVEY:** 1/16/2023

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

REVISIONS

03/04/23 SPOT ELEVATIONS J.P./M.B. 05-1244.4 PB345/42  
01/16/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 05-1244.3 PB341/69  
09/01/22 ROAD CROWN ELEVATIONS J.D./M.B. 05-1244.1 PB336/31

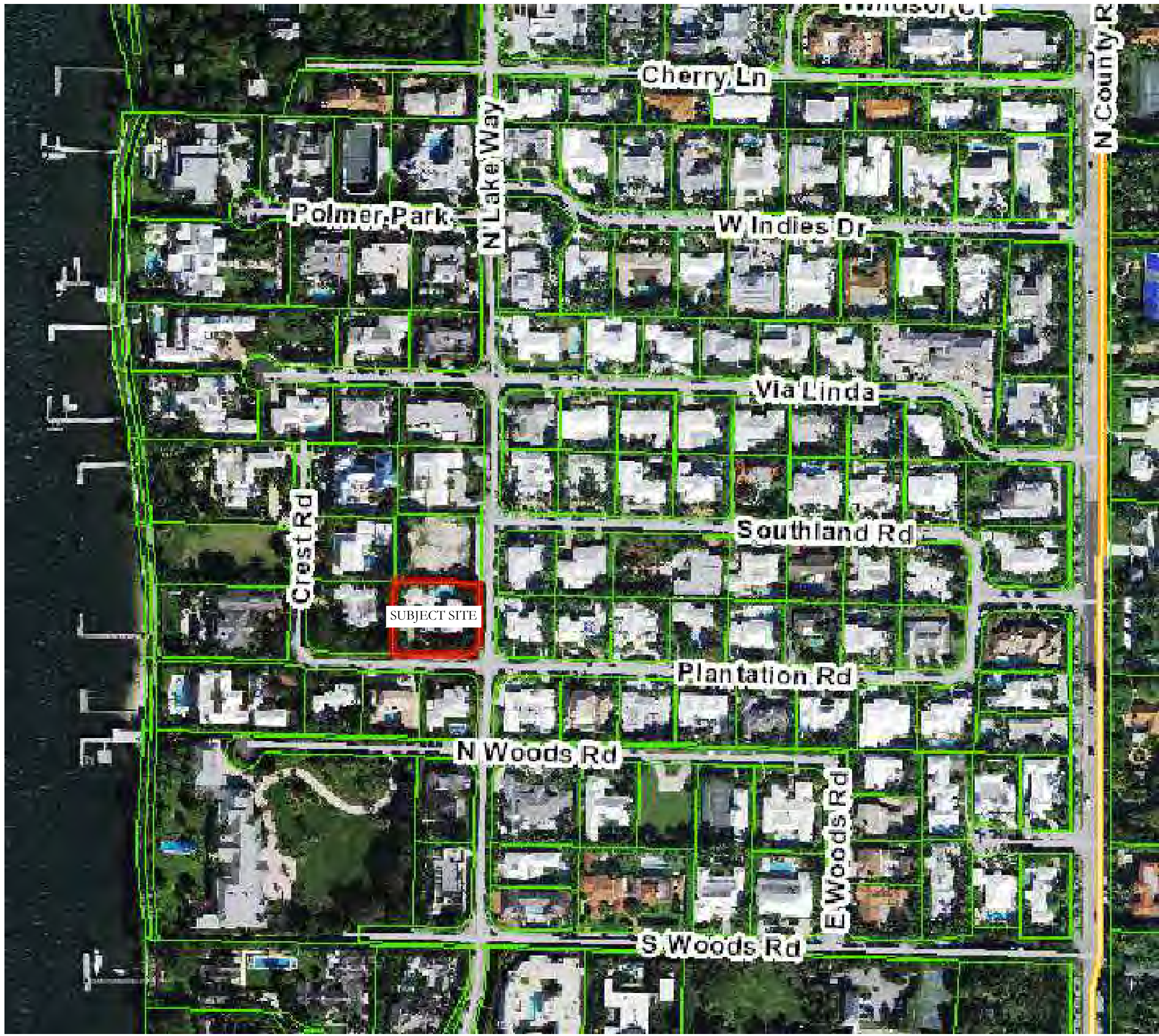
**BOUNDARY SURVEY FOR:**

**301 PLANTATION LLC,**  
**A FLORIDA LIMITED LIABILITY COMPANY**

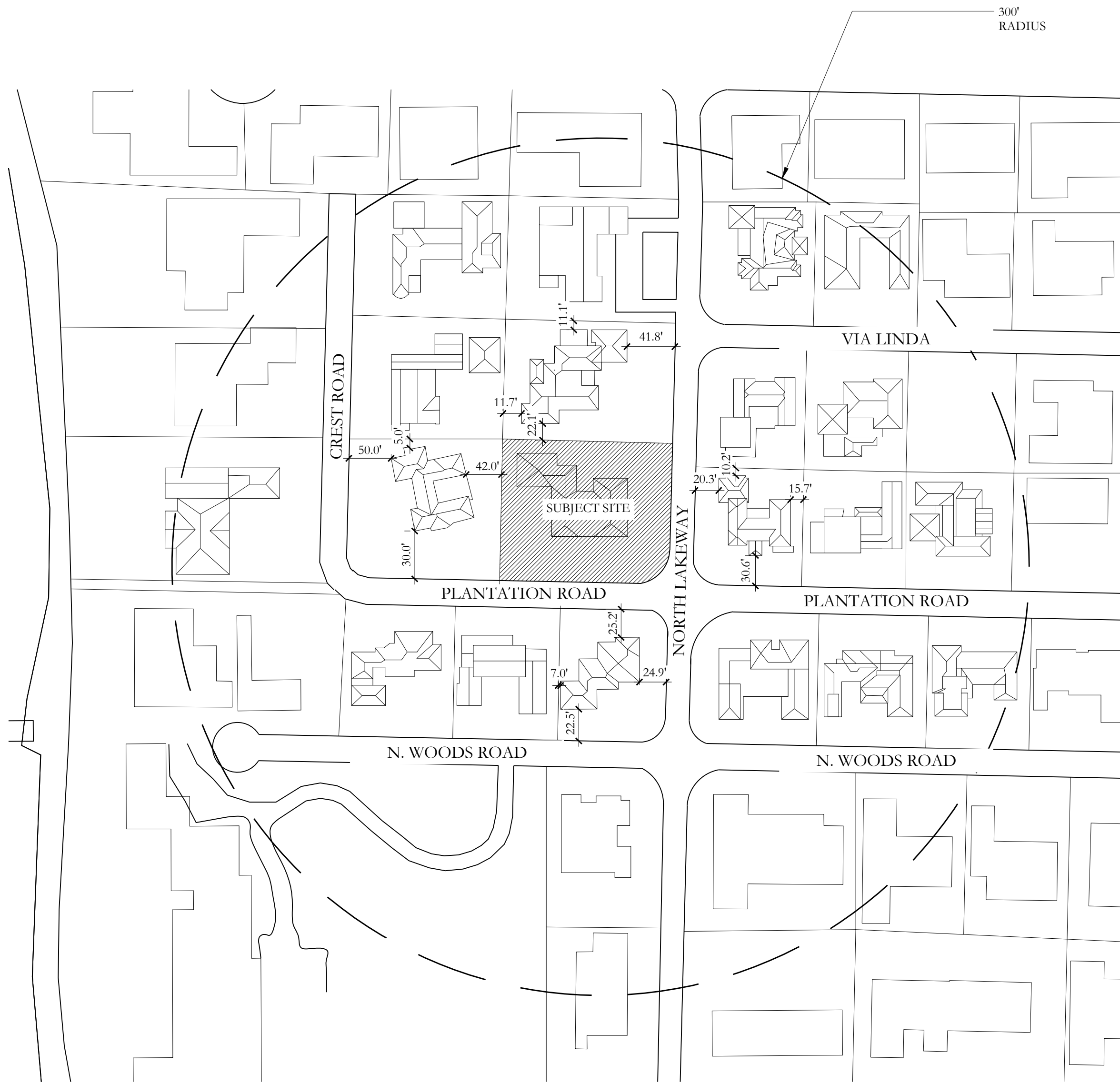
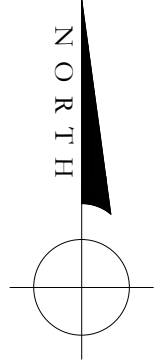
**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4089  
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-6551

FIELD: G.C.	JOB NO.: 05-1244	F.B. PB71 PG. 21
OFFICE: K.S.	DATE: 6/27/05	DWG. NO. 05-1244-1
CK'D: C.W.	REF: 05-1244-1.DWG	SHEET 1 OF 1

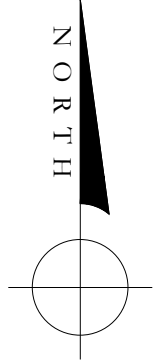




1 LOCATION SITE MAP  
N.T.S



2 CONTEXT SITE PLAN - 300 FT RADIUS  
N.T.S



DRC FINAL SUBMITTAL	04/11/2023
DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

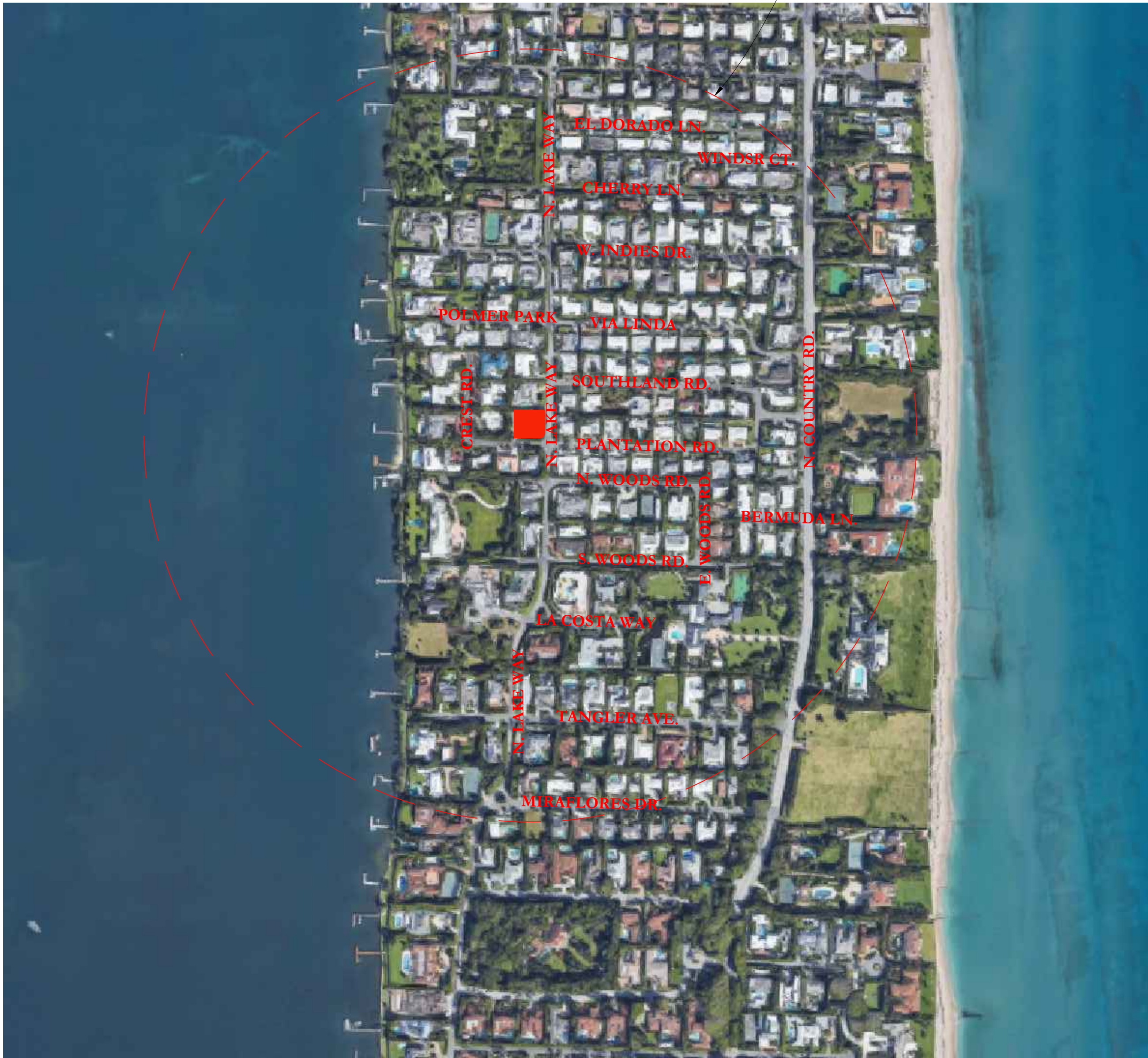
SHEET TITLE  
LOCATION SITE MAP  
CONTEXT SITE PLAN

DATE FEBRUARY 01, 2023	SHEET NO G-001
SCALE AS NOTED	
BY MM, MC	

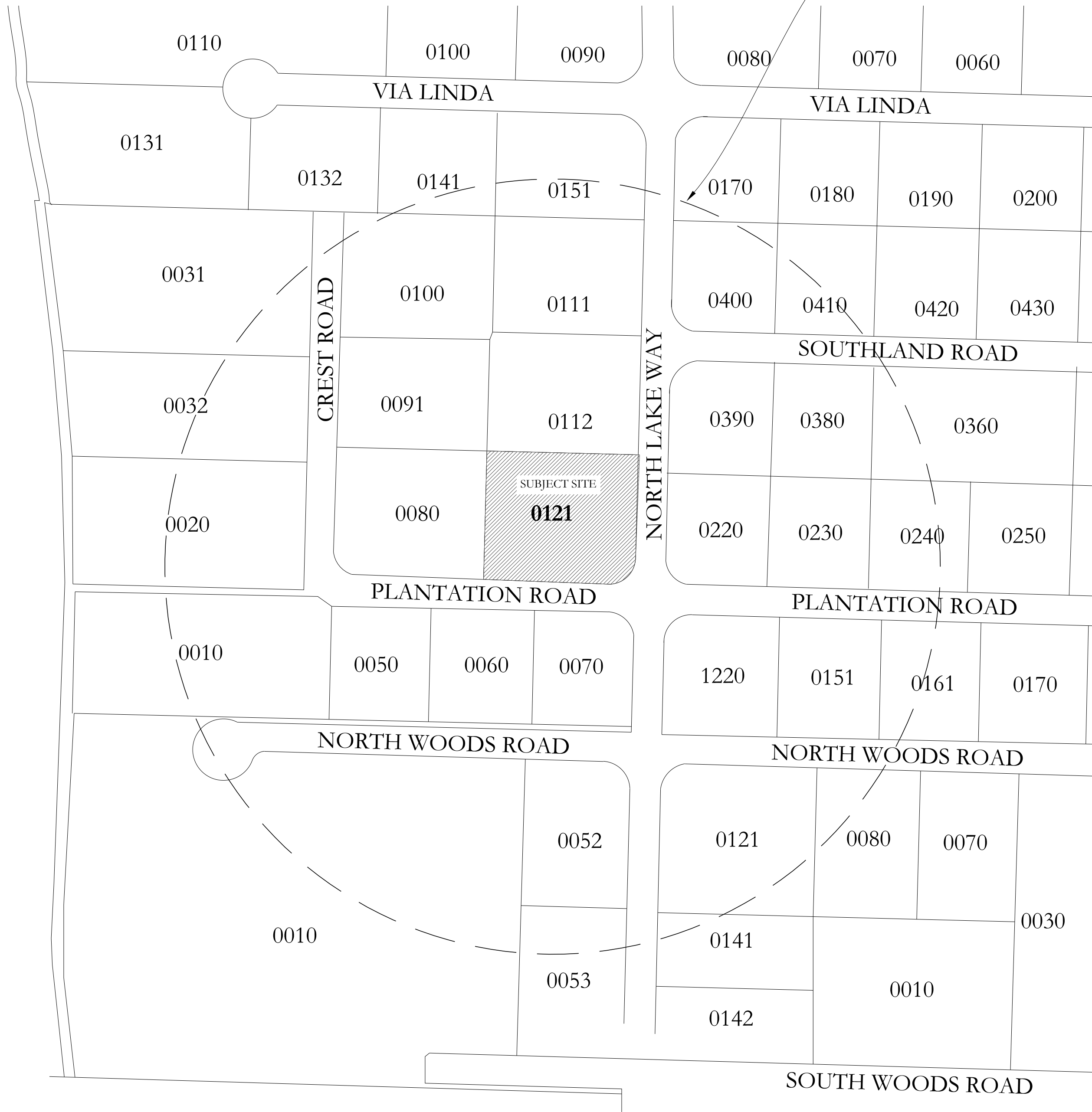
  
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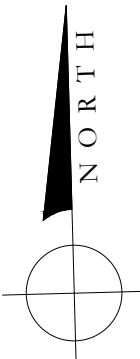




1 AERIAL VICINTY MAP - 1/4 MILE RADIUS  
N.T.S



2 LOCATION/ VICINTY MAP - 300 FT. RADIUS  
N.T.S



DRC FINAL SUBMITTAL	04/11/2023
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301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
LOCATION & VICINITY MAP

DATE FEBRUARY 01, 2023	SHEET NO  G-002
SCALE AS NOTED	
BY HM	



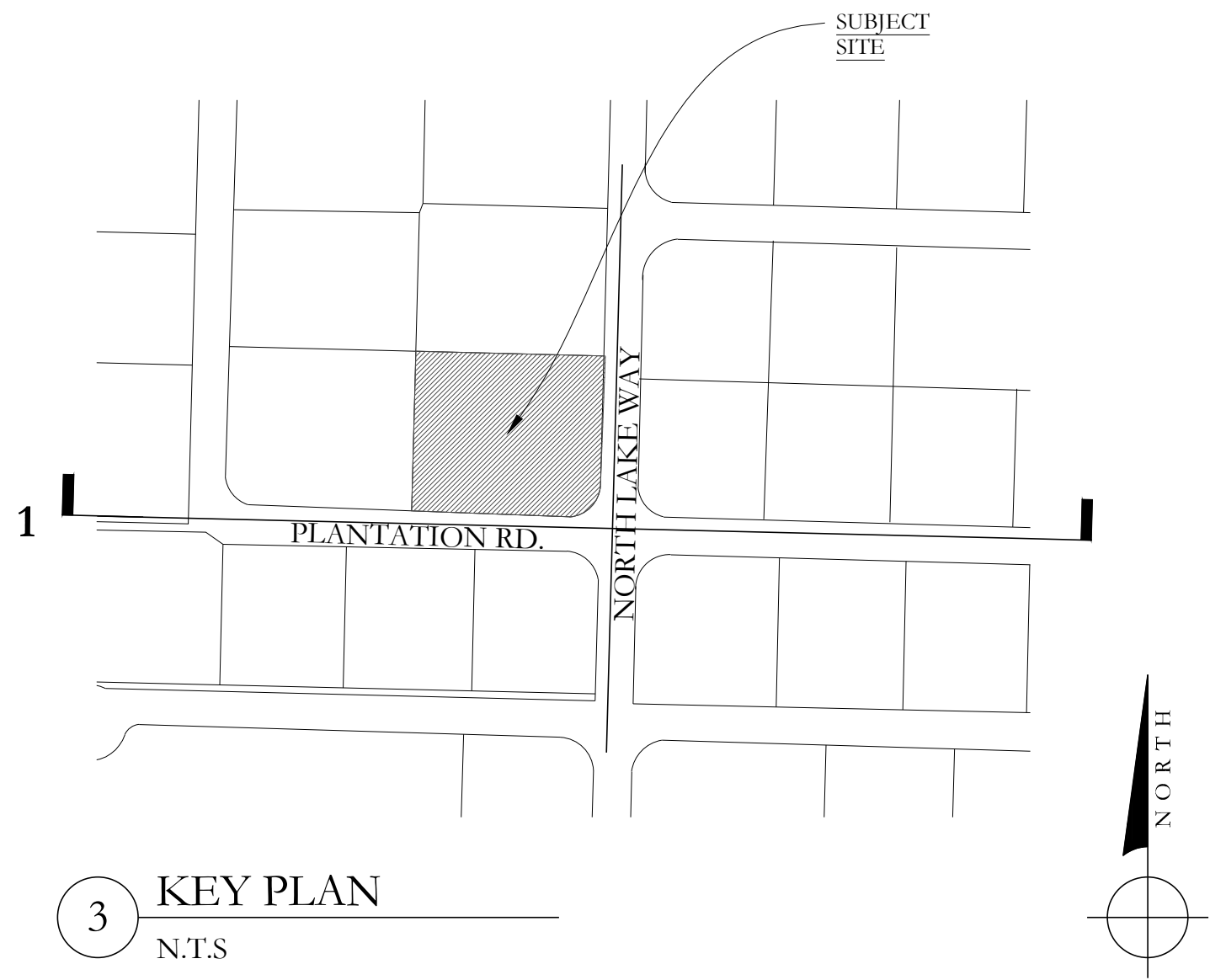
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301 PLANTATION RD.  
SUBJECT SITE



3 KEY PLAN  
N.T.S.



CREST RD. 620 CREST RD. 301 PLANTATION RD. N. LAKE WAY  
SUBJECT SITE

1 EXISTING STREETSCAPE PHOTOS - PLANTATION RD  
N.T.S.



2 PROPOSED STREETSCAPE ELEVATION - PLANTATION RD.  
1"=20'-0"

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ARC-23-061

301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
EXISTING STREETSCAPE PHOTOS  
PROPOSED STREETSCAPE ELEV.

DATE  
FEBRUARY 01, 2023

SCALE  
AS NOTED

BY  
MC, MM

SHEET NO

G-003

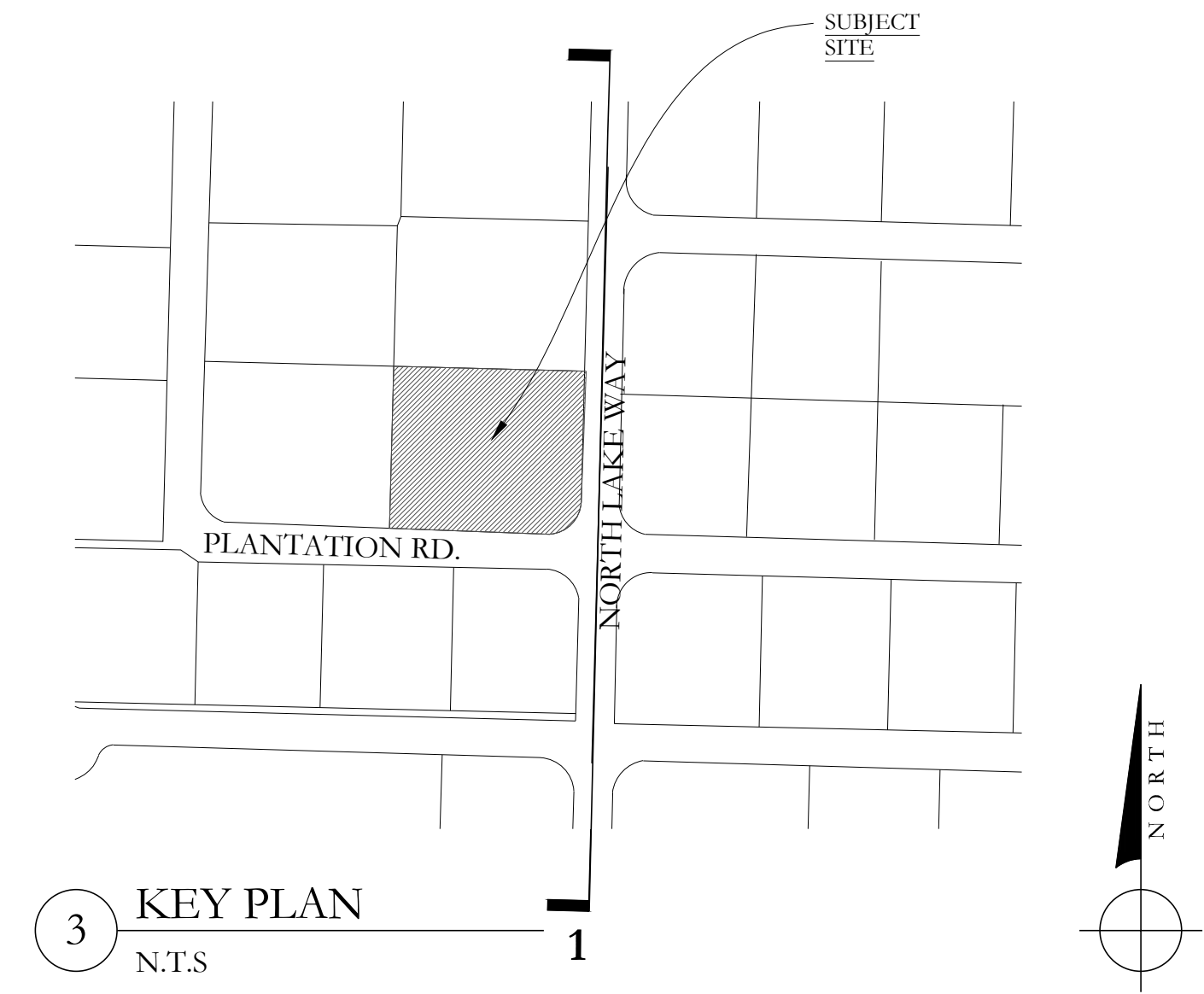


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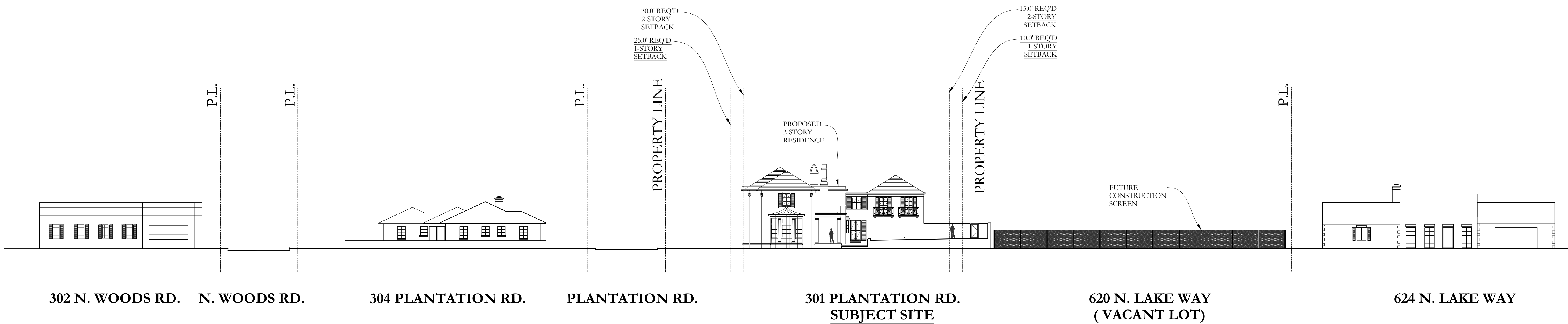
PLANTATION RD.

301 PLANTATION RD.  
SUBJECT SITE

620 N. LAKE WAY  
(VACANT LOT)

624 N. LAKE WAY

1 EXISTING STREETSCAPE PHOTOS - N. LAKE WAY  
N.T.S.



2 PROPOSED STREETSCAPE ELEVATION - N. LAKE WAY  
1"=20'-0"

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SHEET TITLE  
EXISTING STREETSCAPE PHOTOS  
PROPOSED STREETSCAPE ELEV.

DATE FEBRUARY 01, 2023	SHEET NO G-004
SCALE AS NOTED	
BY MC, MM	

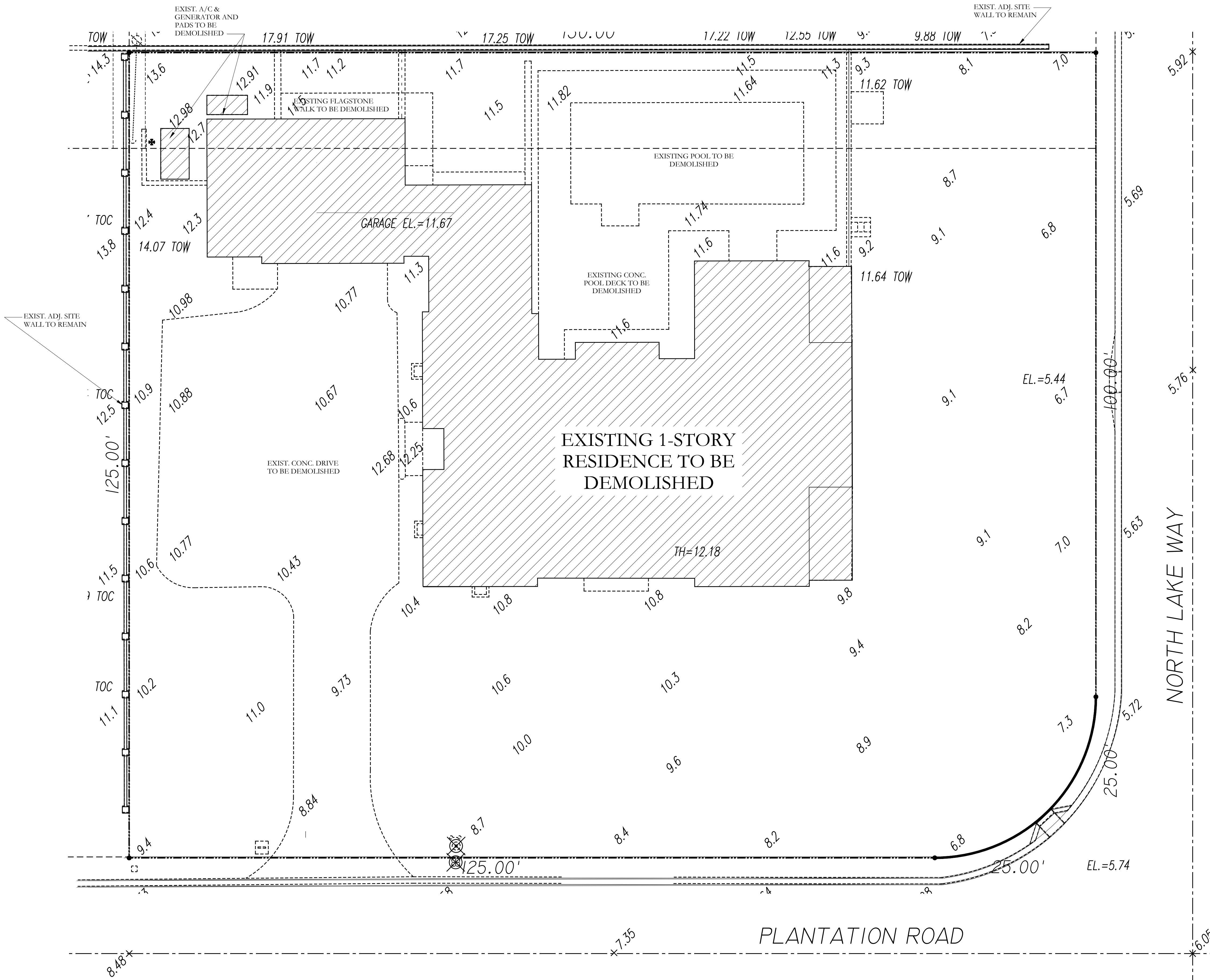
  
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DEMOLITION GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF THE PROJECT AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE.
2. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR AND/OR OWNER SHALL PERFORM SURVEY(S) AND, IF NECESSARY, REMEDIATION OF EXISTING MATERIALS PER APPLICABLE CODES AND REGULATIONS.
3. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL DISCONNECT & CAP ALL ELECTRICAL, WATER, GAS, OR ANY OTHER UTILITY SERVICES AS REQUIRED.
4. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS TO BE SAVED. THESE ITEMS SHALL BE REMOVED AND STORED PER OWNER'S INDICATION.
5. THE CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT **BEFORE** PROCEEDING WITH THE WORK.
6. THE CONTRACTOR SHALL SECURE THE NECESSARY DEMOLITION, REMEDIATION, AND/OR OTHER PERMITS AS REQUIRED BY CITY, COUNTY, AND STATE GOVERNMENT AGENCIES TO PERFORM DEMOLITION AND/ OR REMEDIATION WORK.
7. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS IN SUCH A MANNER AS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. HE SHALL MITIGATE THE AMOUNT OF DUST, DEBRIS, AND NOISE RESULTING FROM DEMOLITION OPERATIONS AND SUBSEQUENT WORK, AND SHALL LEAVE THE JOBSITE DAILY IN A CLEAN AND ACCEPTABLE MANNER.



1 DEMOLITION SITE PLAN  
1/8"=1'-0"

DRC FINAL SUBMITTAL	04/11/2023
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301 PLANTATION ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
EXISTING SITE PLAN  
DEMOLITION PLAN

DATE FEBRUARY 01, 2023	SHEET NO DM-001
SCALE 1/8" = 1'-0"	
BY MC	



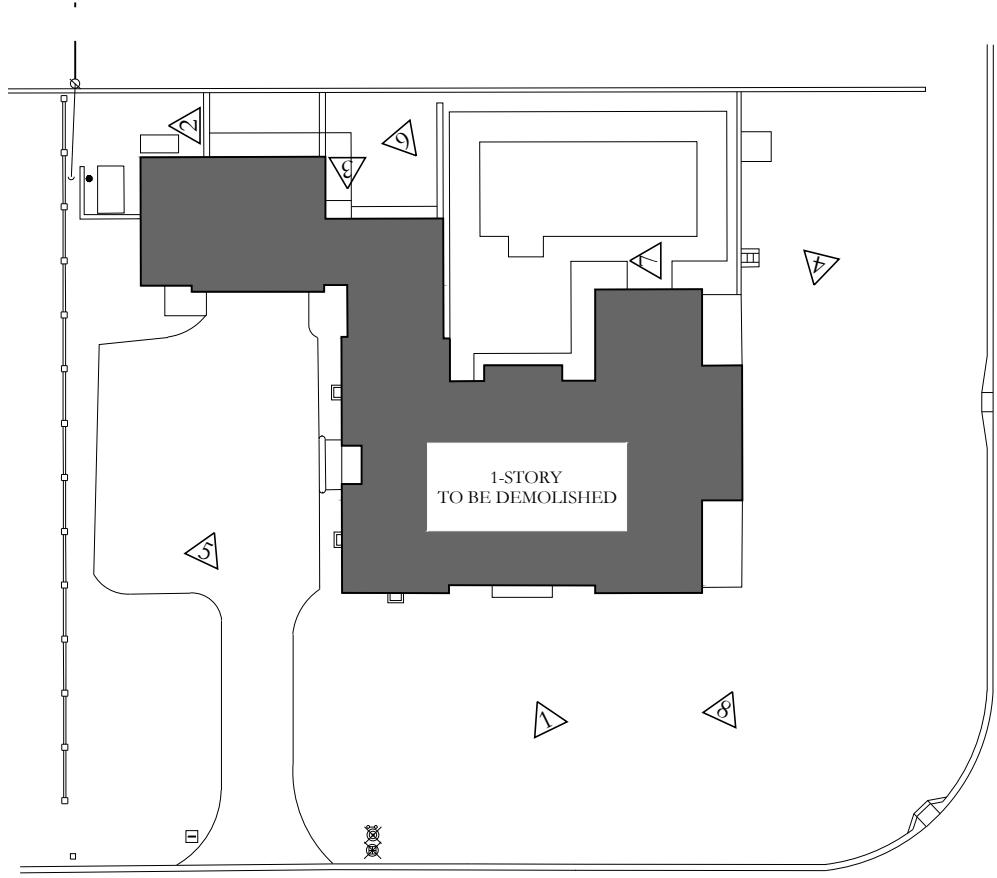
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2 KEY PLAN  
1/32" = 1'-0"



1 EXISTING SITE PHOTOS  
N.T.S. EXISTING HOUSE TO BE DEMOLISHED

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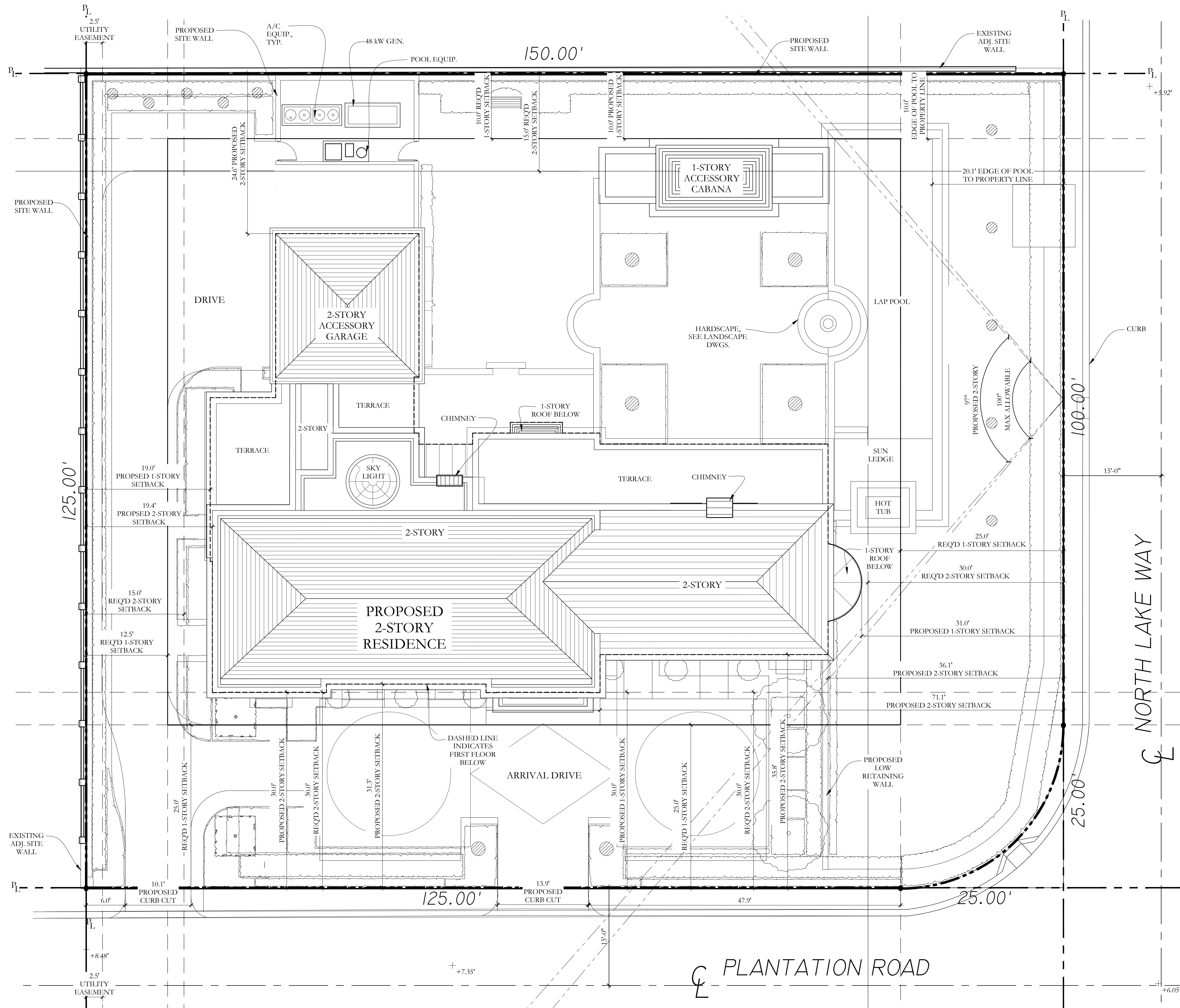
SHEET TITLE  
EXISTING SITE  
PHOTOS

DATE FEBRUARY 01, 2023	SHEET NO DM-002
SCALE AS NOTED	
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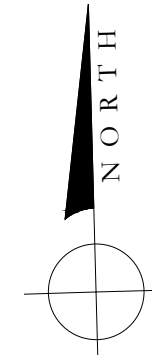




1 PROPOSED SITE PLAN - 301 PLANTATION RD.  
1/8"=1'-0"



LEGEND:  
+5.50' EXISTING SPOT ELEVATION



DRC FINAL SUBMITTAL	04/11/2023
DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
PROPOSED SITE PLAN

DATE FEBRUARY 01, 2023	SHEET NO A-001
SCALE 1/8"=1'-0"	
BY MC, MM	

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Line #	Zoning Legend			
	Property Address:	301 PLANTATION, Palm Beach, FL 33480		
1	Zoning District:	R-B Low Density Residential		
2	Structure Type:	CBS		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	18,649 SQ.FT min.	18,649 SQ.FT	N/C
6	Lot Depth (West)	125.0 FT. min.	125.0 FT.	N/C
7	Lot Depth (East)	100.0 FT. min.	100.0 FT. min.	N/C
8	Lot Width	150.0 FT. min.	150.0 FT.	N/C
9	Lot Coverage (2-story) (Sq Ft and %)	5,594.7 SF.(30%) max.	N/A	4,671.21 SQ.FT (25.04%)
10	Enclosed Square Footage (1st Fl., 2nd Fl., Pool Cabana, etc.)	N/A	N/A	7,063 SQ.FF.
11	Cubic Content Ratio (CCR) (R-B ONLY)	3.92 (72,975 c.f.) max.	N/A	3.91 (72,721.16 c.f.)
12	*Front Yard (South) Setback (1st Story) (Ft.)	25.0' min.	N/A	30.0'
13	*Front Yard (South) Setback (2nd Story) (Ft.)	30.0' min.	N/A	30.0'
14	* Street Side Yard (East) Setback (1st Story) (Ft.)	25.0' min.	N/A	31.0'
15	* Street Side Yard (East) Setback (2nd Story) (Ft.)	30.0' min.	N/A	36.1'
16	* Side Yard (West) Setback (1st Story) (Ft.)	12.5' min.	N/A	19.0'
17	* Side Yard (West) Setback (2nd Story) (Ft.)	15.0' min.	N/A	19.4'
18	*Rear Yard (North) Setback (1st Story) (Ft.)	10.0' min.	N/A	10.0'
19	*Rear Yard (North) Setback (2nd Story) (Ft.)	15.0' min.	N/A	24.6'
20	Swimming Pool (Street Side Yard) Setback (Ft.)	25.0' min.	N/A	25.0'
21	Angle of Vision (Deg.)	110 deg. max.	N/A	97 deg.
22	Building Height (1-story) (Ft.)	14' max.	N/A	10'-0"
23	Building Height (2-story) (Ft.)	22' max.	N/A	20'-4"
24	Overall Building Height (1-story) (Ft.)	22' max. (Flat Roof)	N/A	11'-5"
25	Overall Building Height (2-story) (Ft.)	30' max. (Style Roof)	N/A	29'-2"
26	Site Wall in Front/Street Side Yard Setback	6.0' max.	N/A	6.0'
27	Crown of Road (COR) (N Lake Way) (NAVD)	N/A	+6.05' NAVD (avg.)	N/C
28	Crown of Road (COR) (Plantation Rd.) (NAVD)	N/A	+8.48' NAVD (avg.)	N/C
29	Max. Amount of Fill Added to Site (Ft.)	0.75	N/A	0.75
30	Finished Floor Elev. (FFE)(NAVD)	N/A	+12.52' NAVD	+10.40' NAVD
31	Zero Datum for point of meas. (NAVD)	N/A	N/A	8.13' (Variance Requested)
32	FEMA Flood Zone Designation	Flood Zone X	Flood Zone X	Flood Zone X
33	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
34	Landscape Open Space (LOS) (Sq Ft and %)	8,377 (45%)	N/A	8,410 (45.17%)
35	Perimeter LOS (Sq Ft and %)	4,188 (50%)	N/A	4,221 (84.18%)
36	Front Yard LOS (1-story) (Sq Ft and %)	1,446 (40%)	N/A	1,793 (49.5)
37	**Native Plant Species %			
				Please refer to separate landscape legend.
* Indicate each yard area with cardinal direction (N,S,E,W)				If value is not applicable, enter N/A
** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table.				If value is not changing, enter N/C

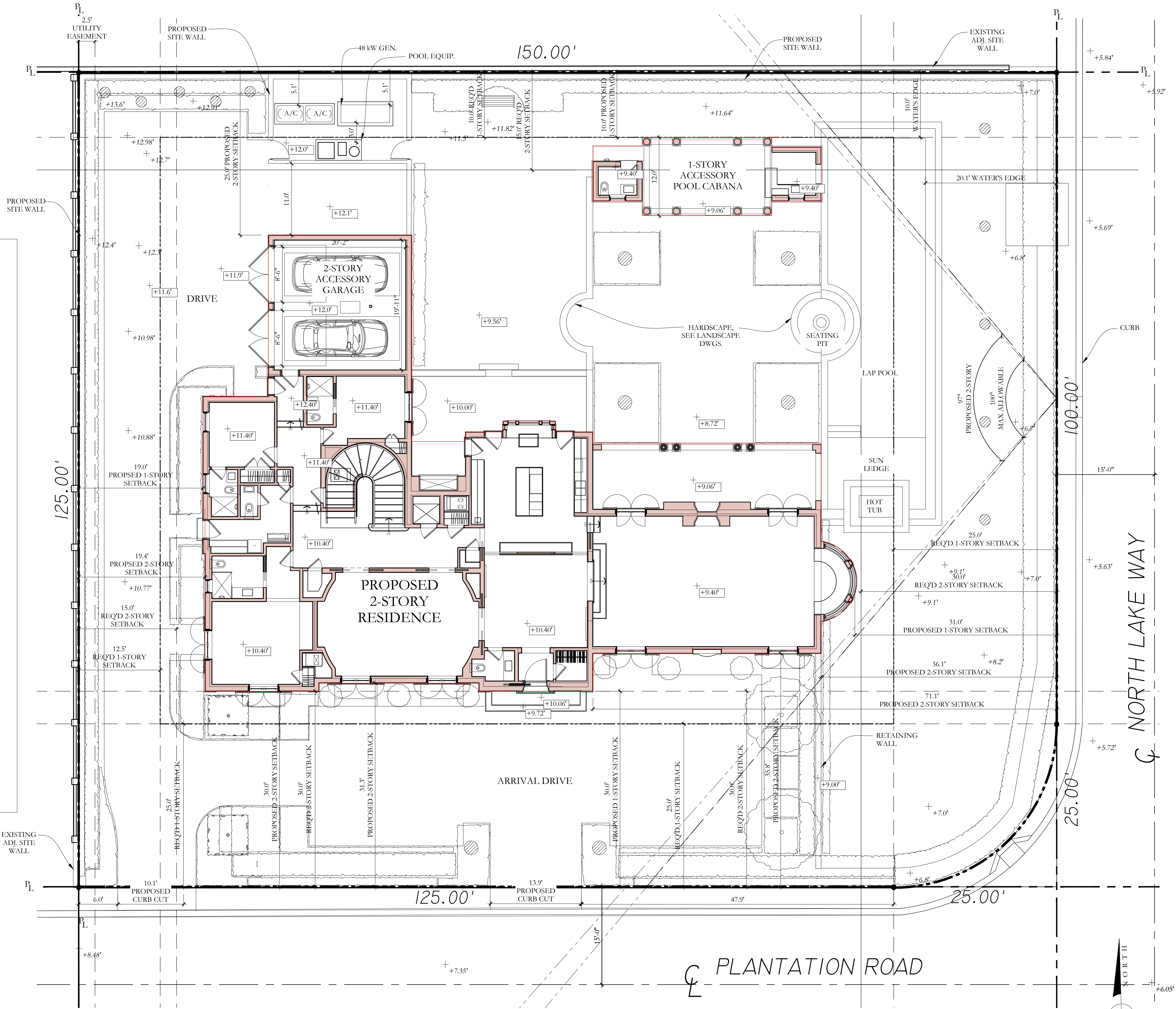
REV BF 20220304

## 1 ZONING LEGEND

N.T.S

## 2 PROPOSED SITE PLAN W/ FIRST FLOOR PLAN

1/8"=1'-0"



LEGEND:  
+5.50' EXISTING SPOT ELEVATION  
+0.0' PROPOSED SPOT ELEVATION

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL 04/11/2023  
DRC FIRST SUBMITTAL 03/09/2023  
DRC PRE-APPLICATION 02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
PROPOSED SITE PLAN  
ZONING LEGEND

DATE  
FEBRUARY 01, 2023  
SCALE  
1/8"=1'-0"  
BY  
HM, MC

SHEET NO  
A-002



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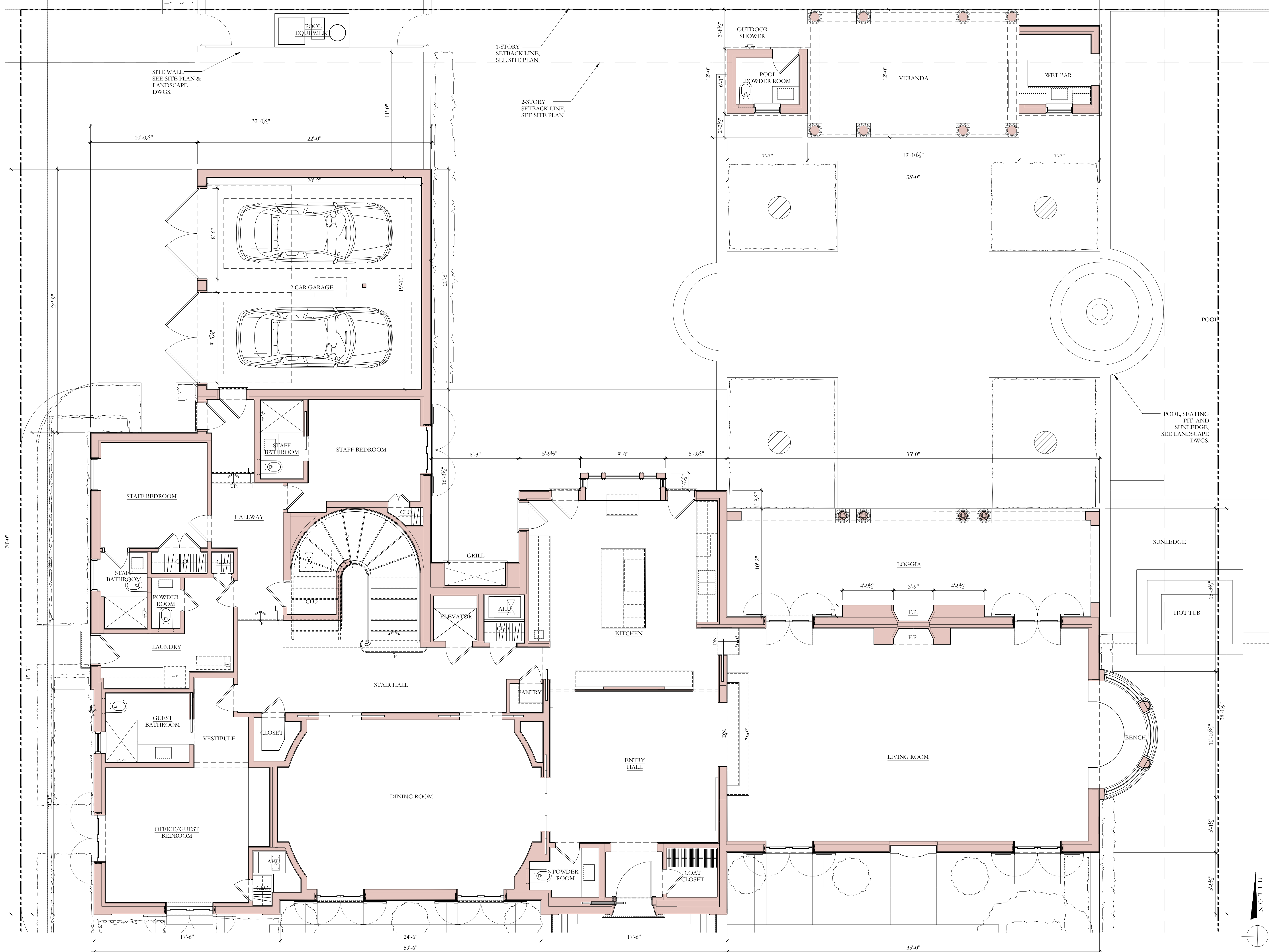




PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

1



NOTE: ELEVATIONS  
REFERENCED TO NAVD  
SURVEY ELEVATIONS

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DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
FIRST FLOOR PLAN

DATE FEBRUARY 01, 2023	SHEET NO A-100
SCALE AS NOTED	
BY MM, MC	

  
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PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"

1

1-STORY  
SETBACK

2-STORY  
SETBACK

ONE STORY  
POOL CABANA,  
SEE FIRST FLOOR  
PLAN

NOTE: ELEVATIONS  
REFERENCED TO NAVD  
SURVEY ELEVATIONS

DRC FINAL SUBMITTAL 04/11/2023  
DRC FIRST SUBMITTAL 03/09/2023  
DRC PRE-APPLICATION 02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
SECOND FLOOR PLAN

DATE  
FEBRUARY 01, 2023

SCALE  
AS NOTED

BY  
MC, MM

SHEET NO

A-101



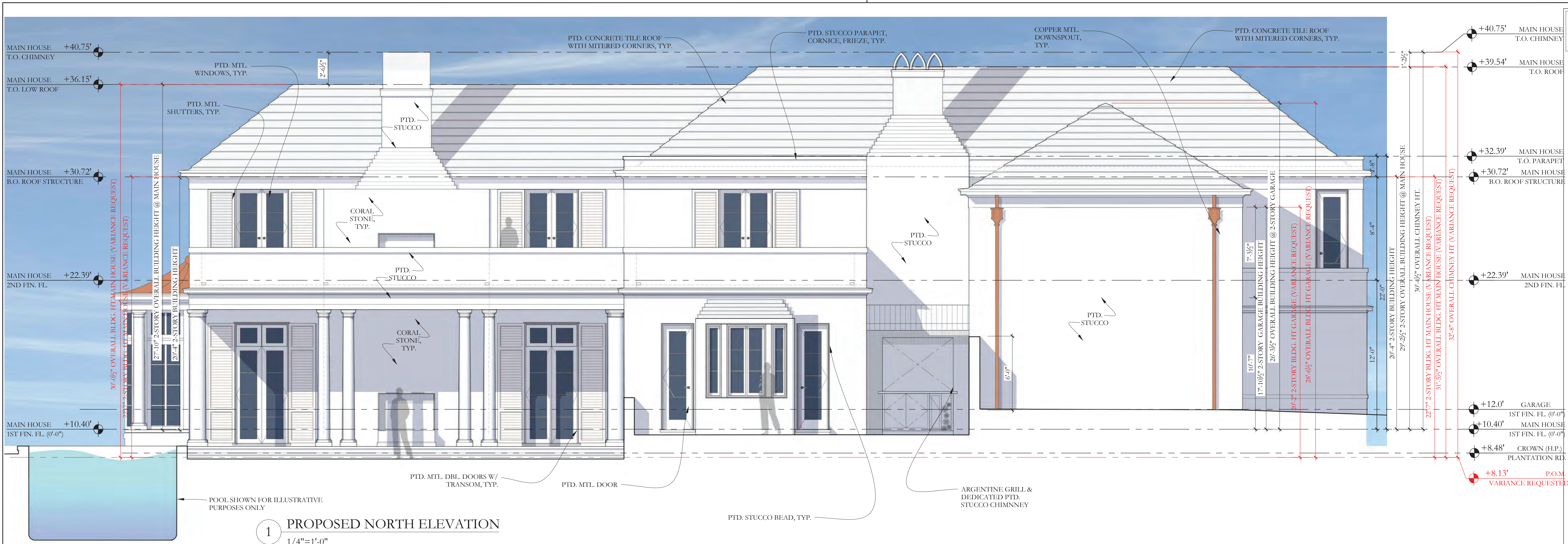
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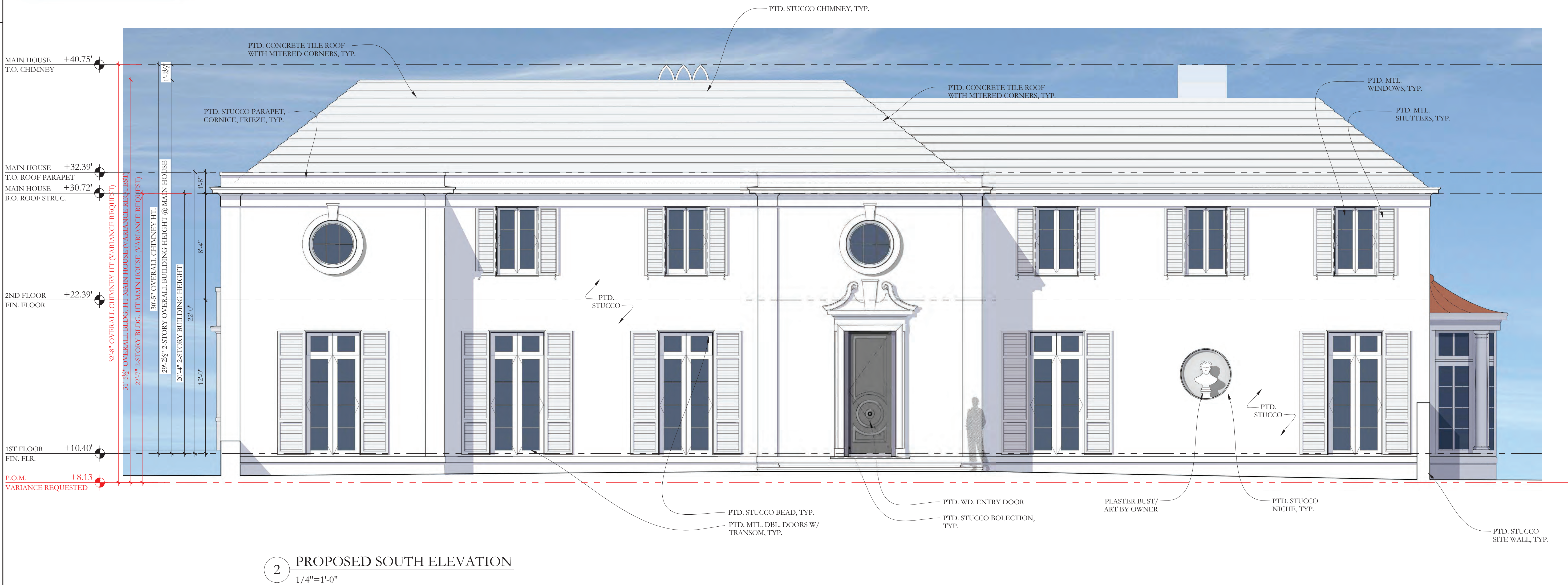
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1 PROPOSED NORTH ELEVATION  
1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION  
1/4"=1'-0"

NOTE: ELEVATIONS  
REFERENCED TO NAVD  
SURVEY ELEVATIONS

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DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

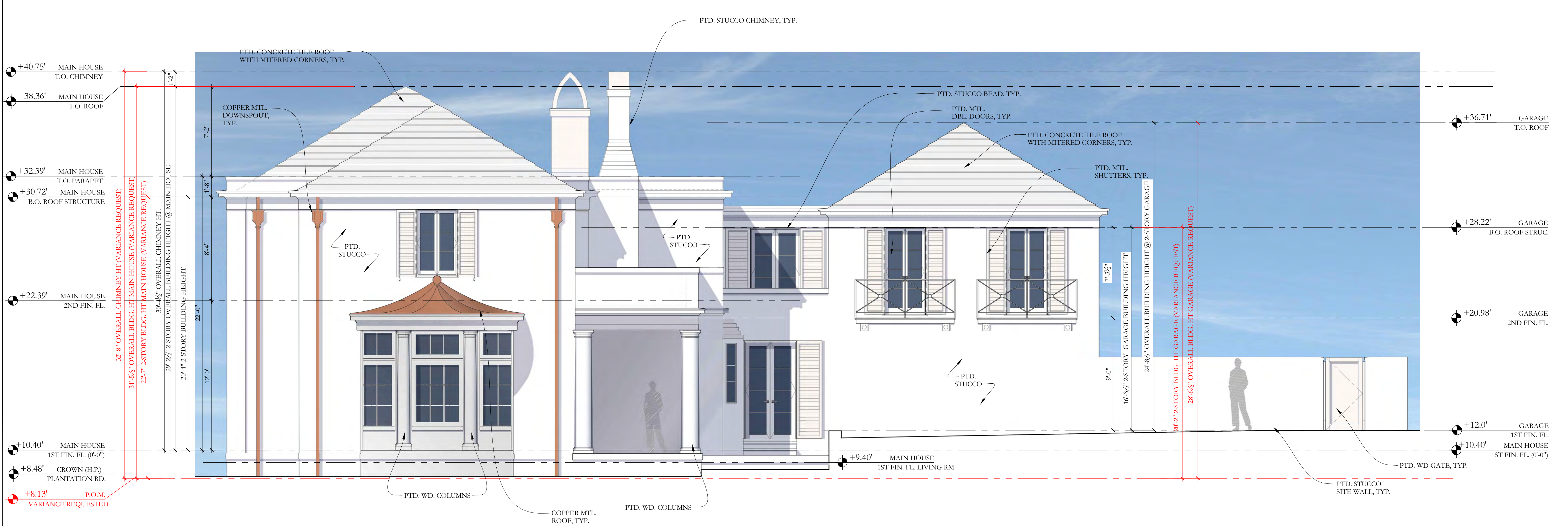
SHEET TITLE  
NORTH & SOUTH  
ELEVATIONS

DATE FEBRUARY 01, 2023	SHEET NO. A-110
SCALE AS NOTED	
BY CM, MC, MS	

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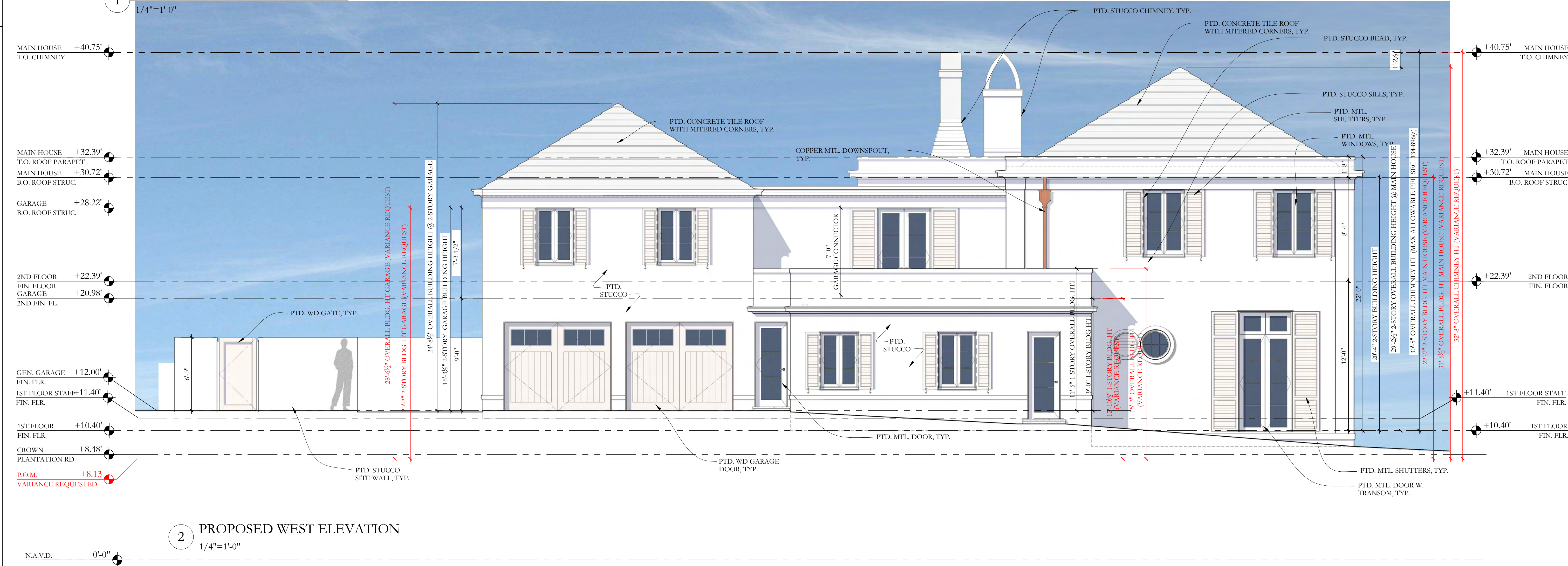
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1 PROPOSED EAST ELEVATION

1/4"=1'-0"



2 PROPOSED WEST ELEVATION

1/4"=1'-0"

N.A.V.D. 0'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

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DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
EAST & WEST ELEVATIONS

DATE  
FEBRUARY 01, 2023

SCALE  
AS NOTED

BY  
MC,CM,MS

SHEET NO  
A-111

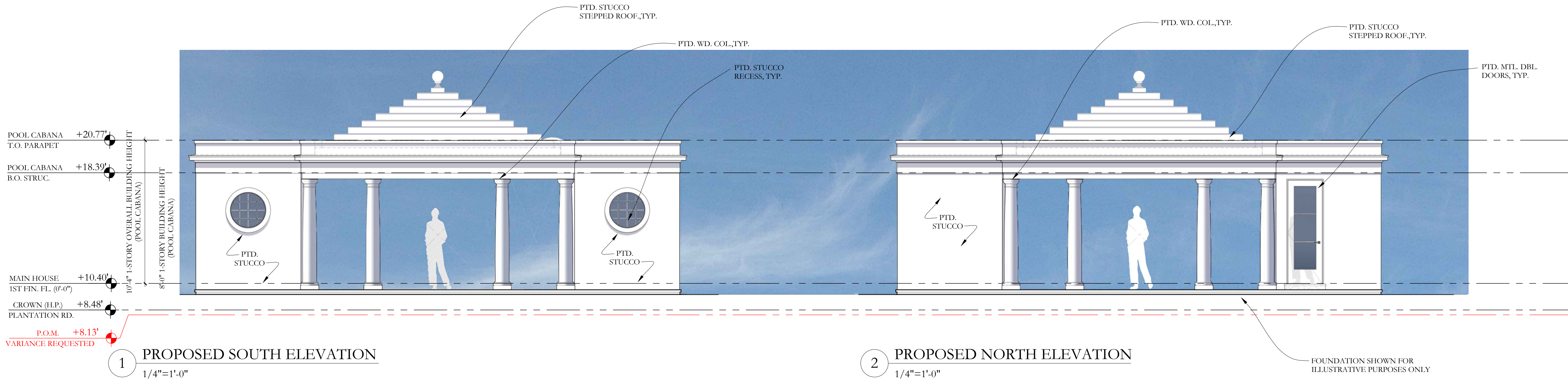
  
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NOTE: ELEVATIONS  
REFERENCED TO NAVD  
SURVEY ELEVATIONS



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ZON-23-062

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ARC-23-061

301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

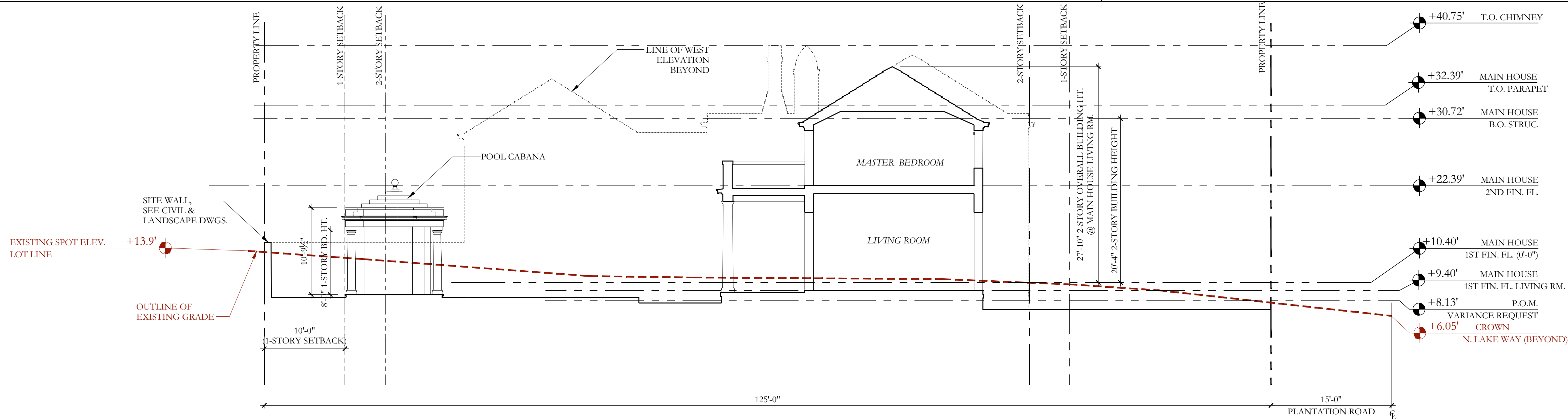
SHEET TITLE  
POOL CABANA  
ELEVATIONS

DATE FEBRUARY 01, 2023	SHEET NO A-112
SCALE AS NOTED	
BY MC	

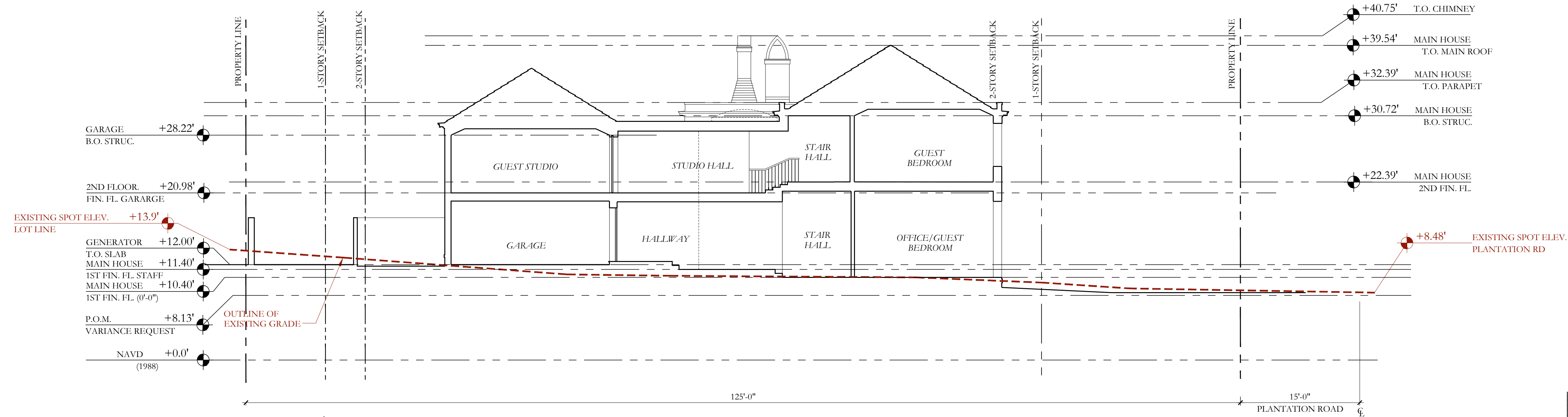
  
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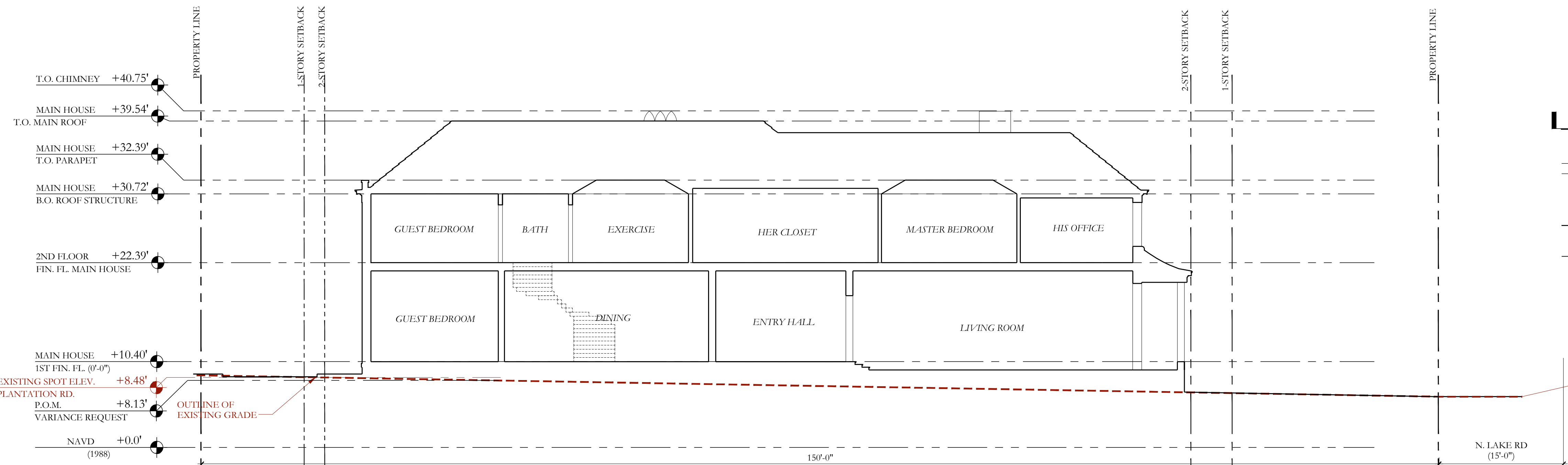




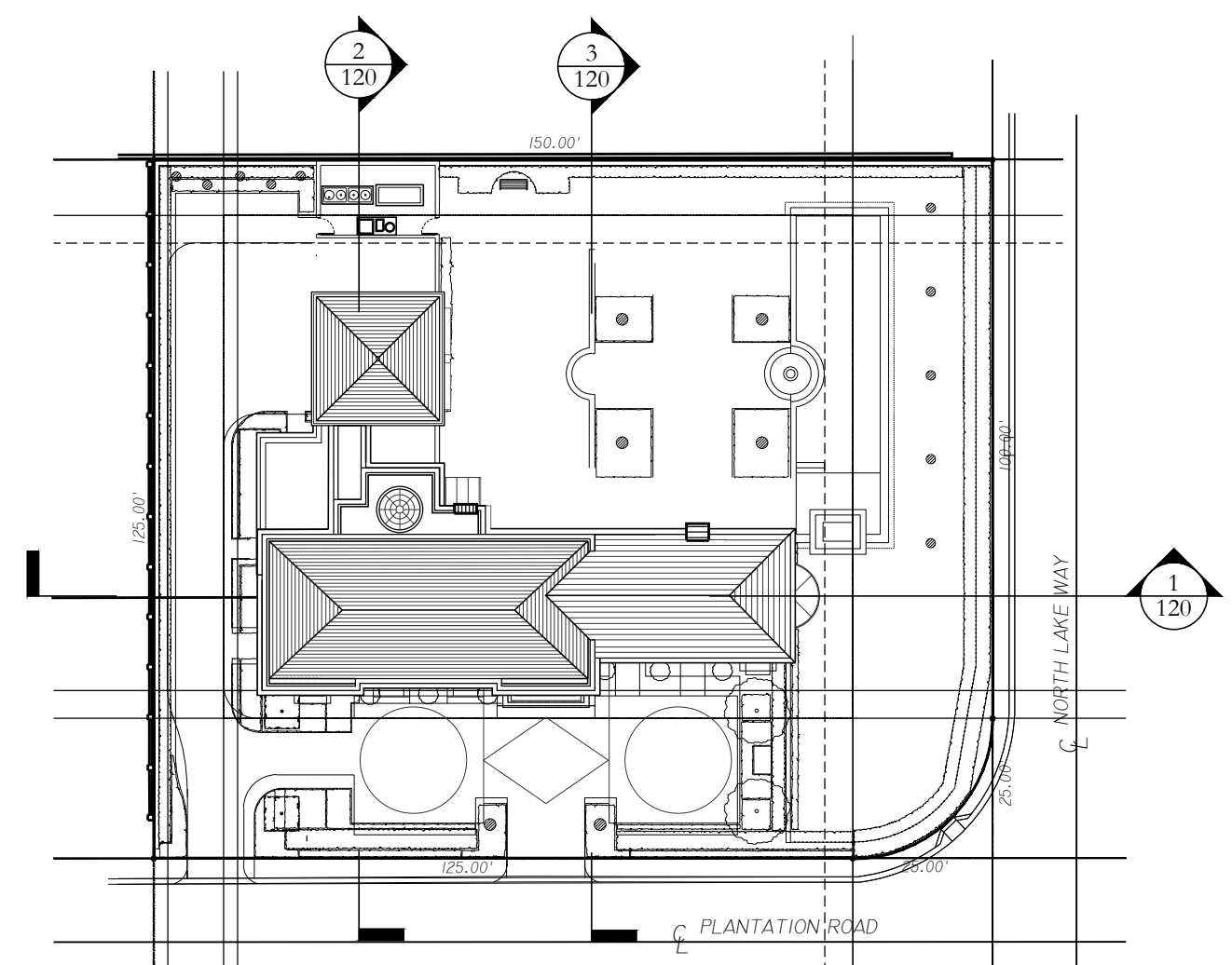
3 PROPOSED E/W SITE SECTION  
1/8"=1'-0"



2 PROPOSED E/W SITE SECTION  
1/8"=1'-0"



1 PROPOSED N/S SITE SECTION  
1/8"=1'-0"



4 SECTION KEY PLAN  
1/32"=1'-0"

DRC FINAL SUBMITTAL	04/11/2023
DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
PROPOSED  
SITE SECTIONS

DATE  
FEBRUARY 01, 2023  
SCALE  
AS NOTED  
BY  
MC

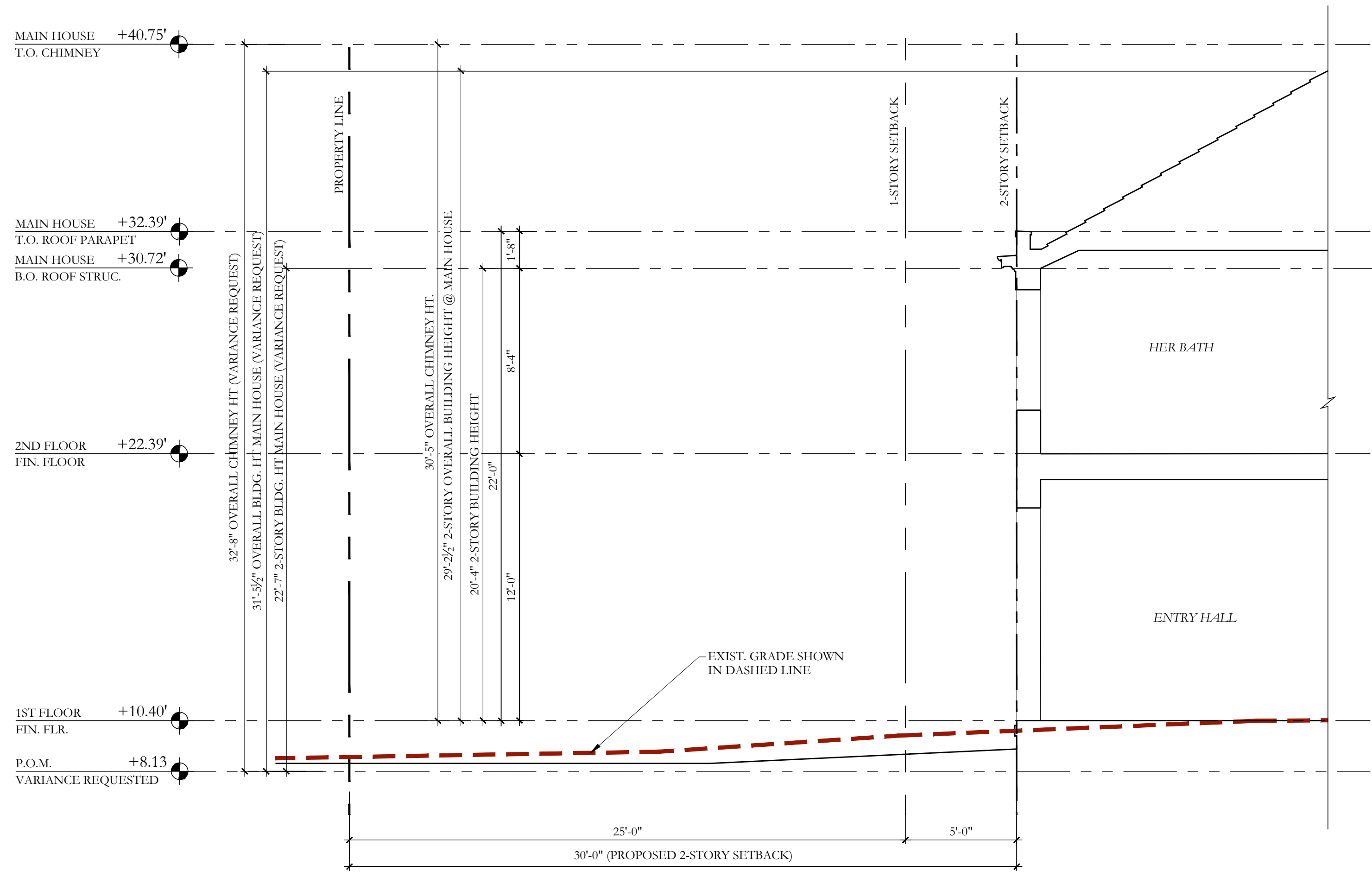
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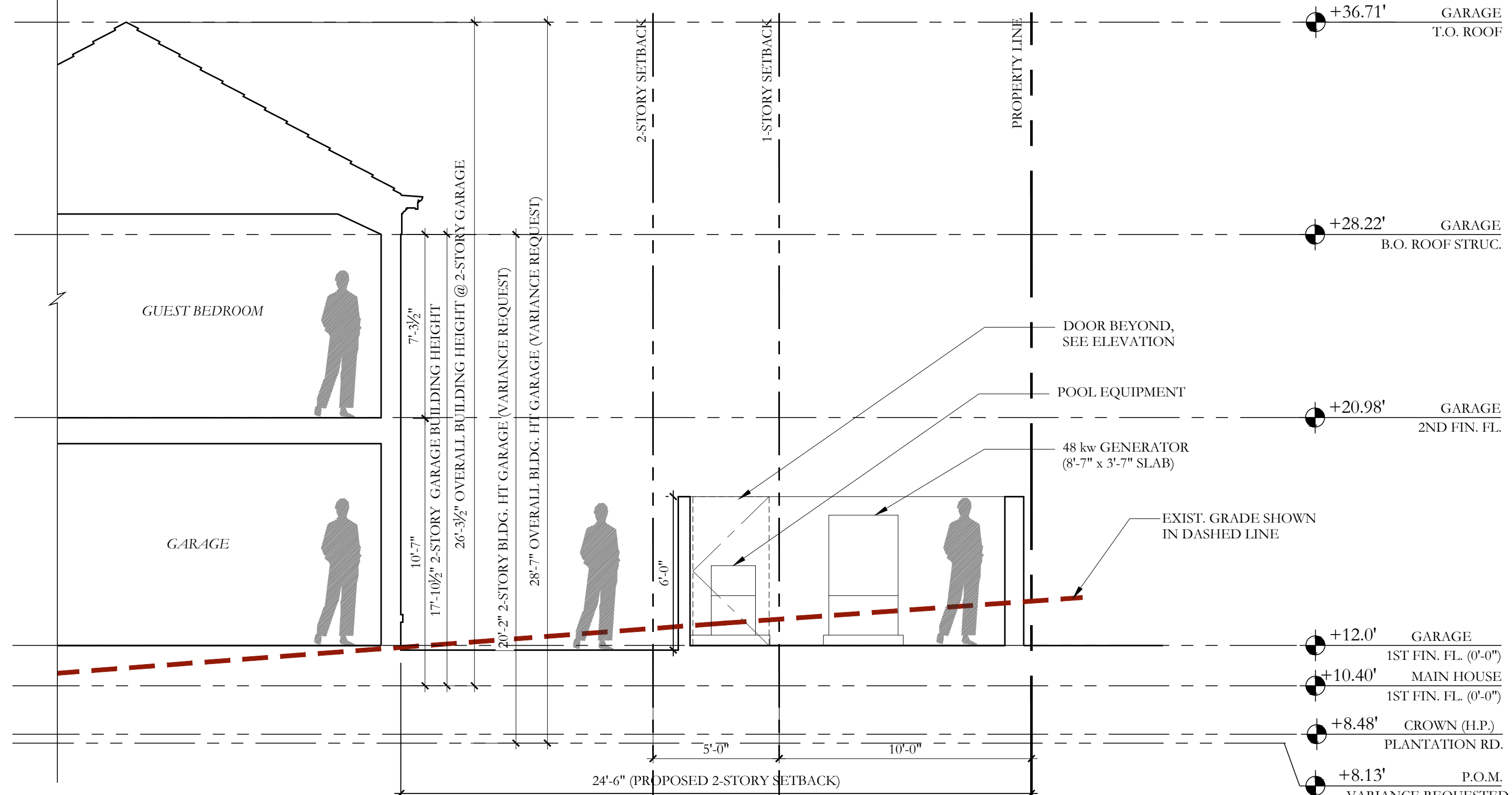
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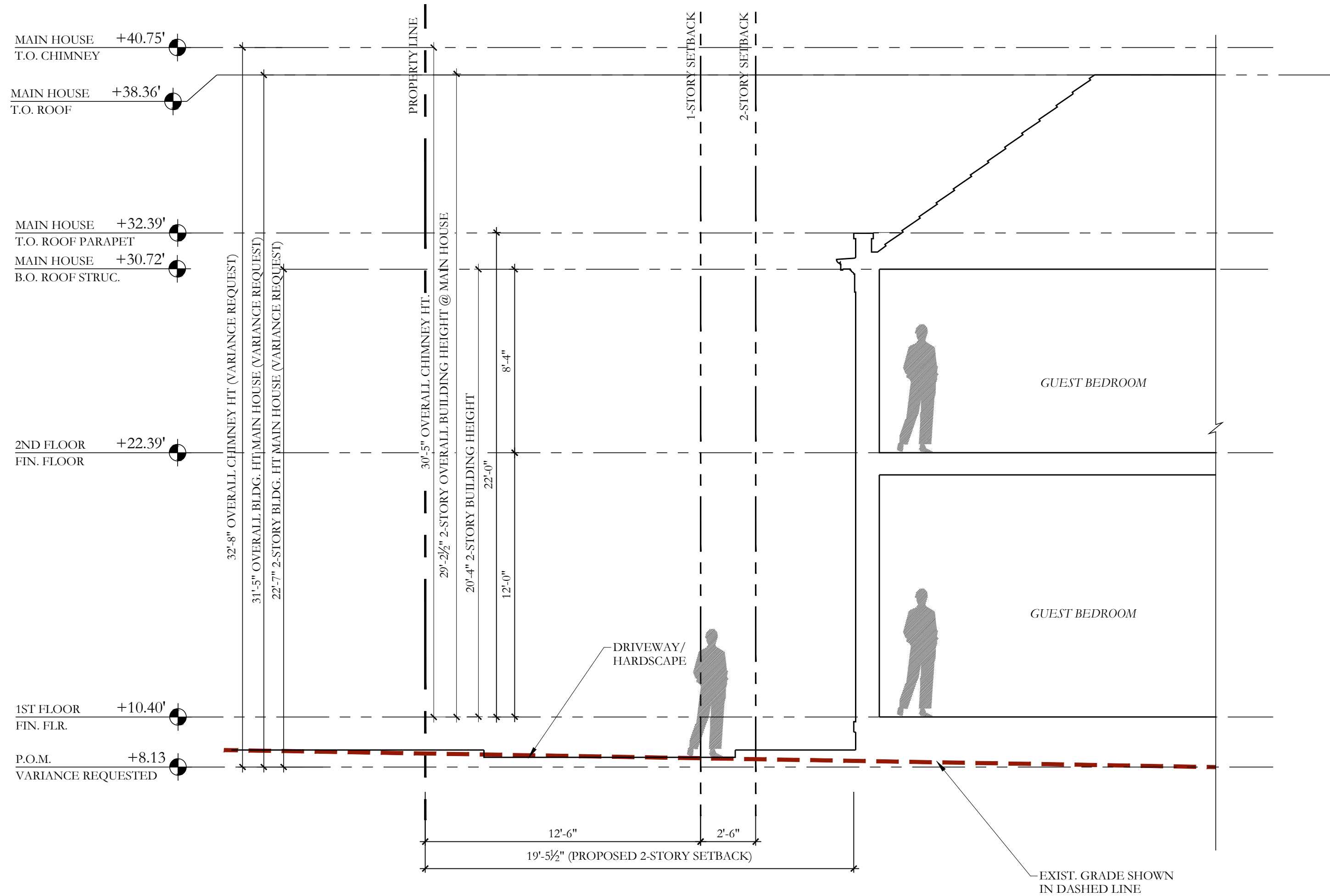




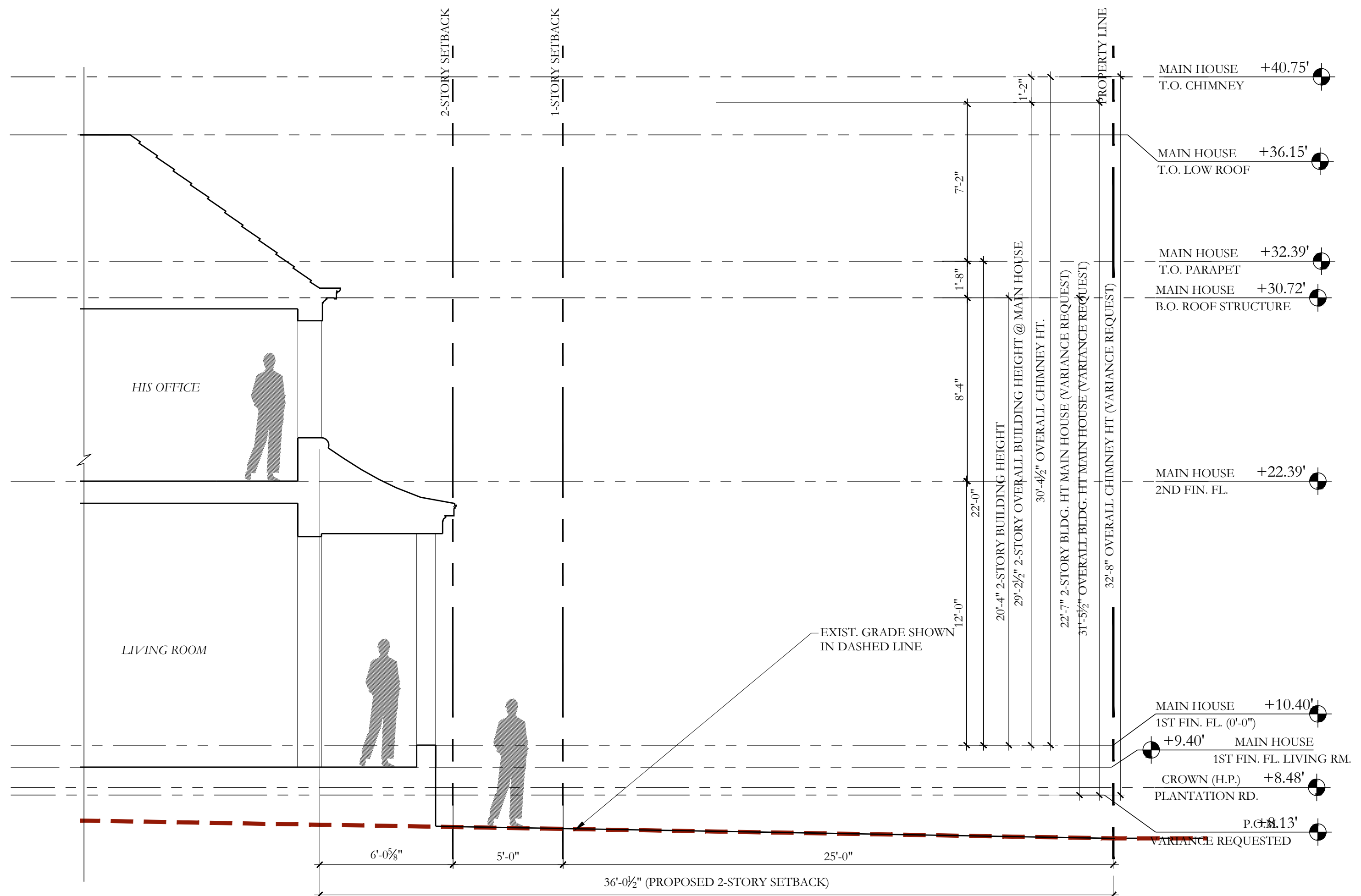
1 FRONT (SOUTH) YARD SETBACK DIAGRAM  
1/4"=1'-0"



2 REAR (NORTH) YARD SETBACK DIAGRAM  
1/4"=1'-0"



3 SIDE (WEST) YARD SETBACK DIAGRAM  
1/4"=1'-0"



4 SIDE (EAST) YARD SETBACK DIAGRAM  
1/4"=1'-0"

DRC FINAL SUBMITTAL	04/11/2023
DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:
ZON-23-062
FILE NUMBER:
ARC-23-061

301 PLANTATION ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
PROPOSED  
YARD SECTIONS

DATE FEBRUARY 01, 2023	SHEET NO A-121
SCALE AS NOTED	
BY MC, CM	

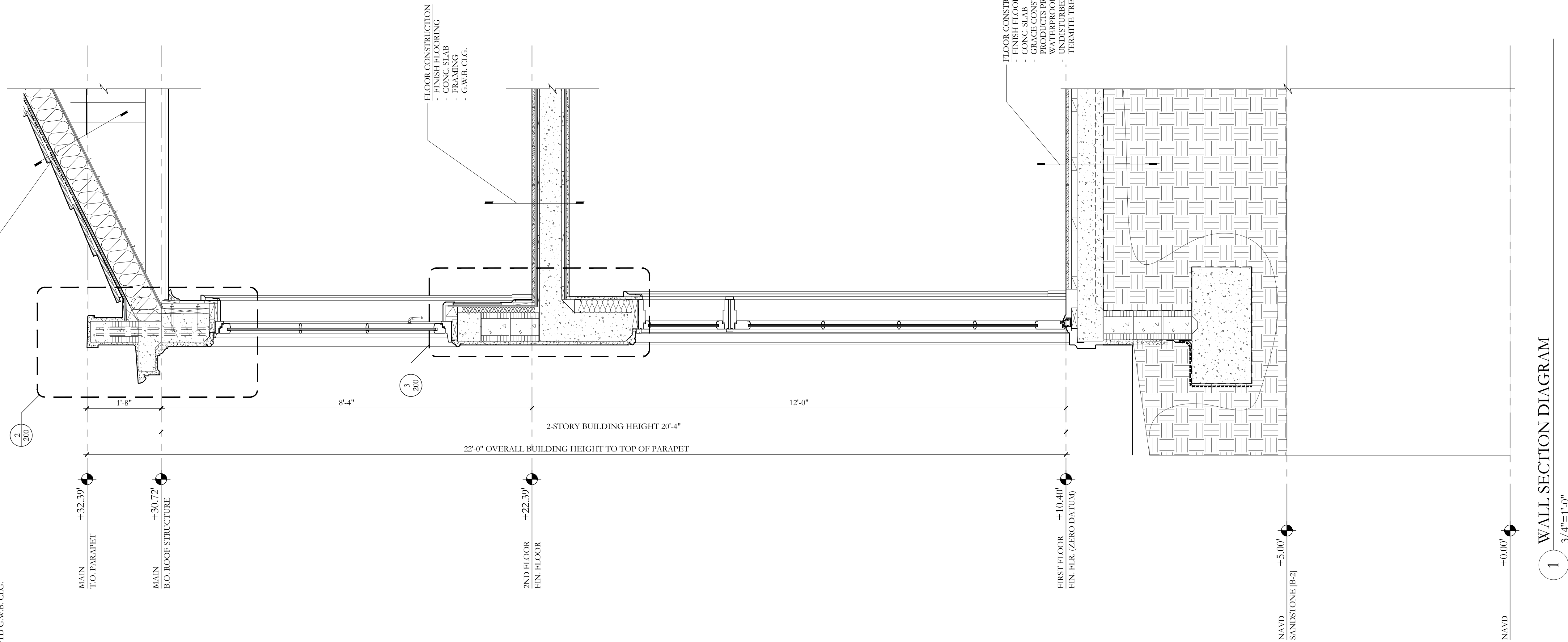


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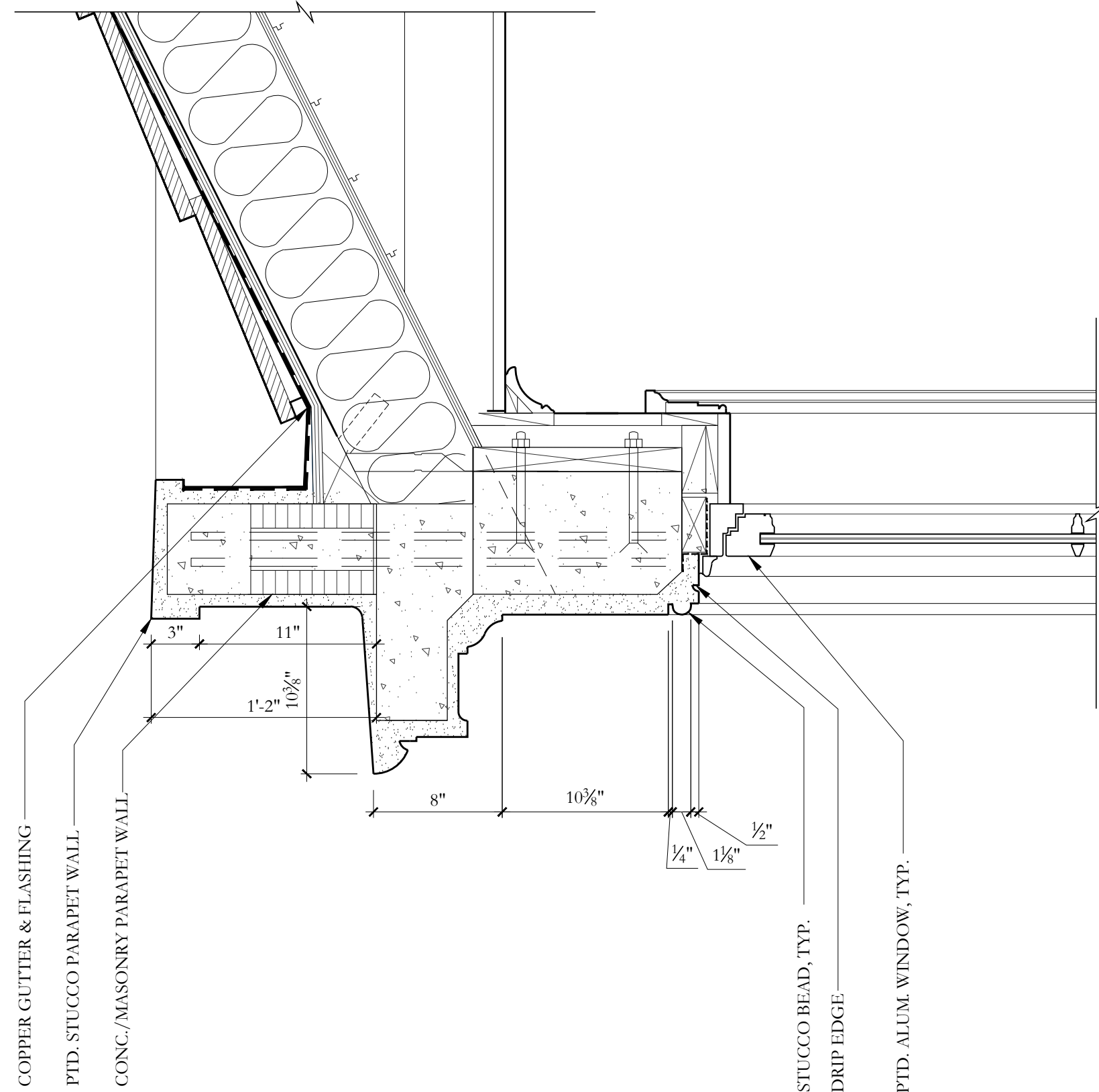
ROOF CONSTRUCTION  
- THICKBUTT CONCRETE TILE ROOF W/ SLURRY COAT  
- 2" MIN. THICK POLYURETHANE FOAM ROOFING HOT MORTED TO 3# FELT  
- CDX PLYWOOD SHEATHING  
- WOOD RAFTERS/TRUSSES W/ ICYNENE INSULATION  
- PTD G.W.B. CLG.



1 WALL SECTION DIAGRAM

3/4"=1'-0"

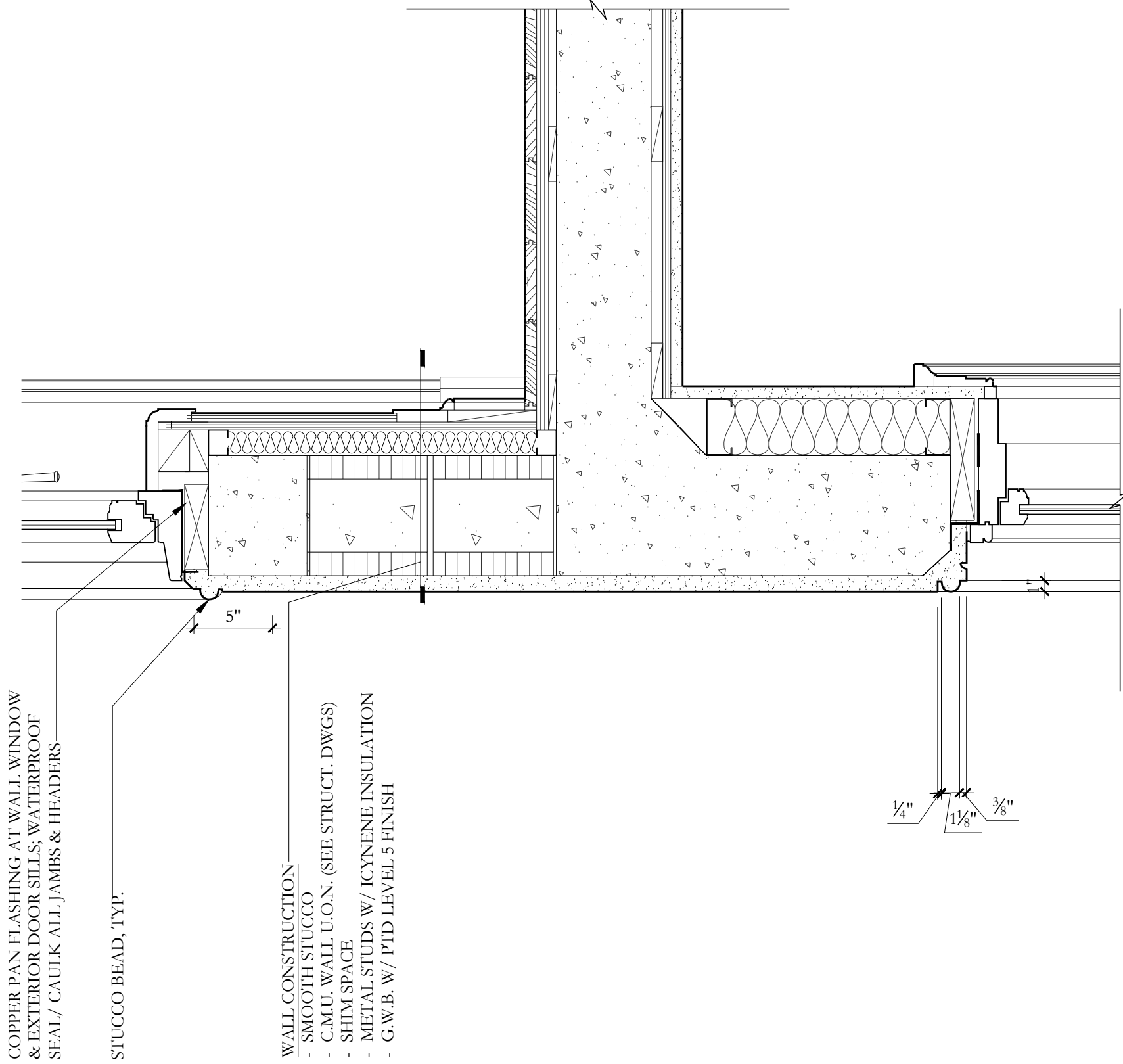
NOTE: STRUCTURE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



2 PARAPET SECTION DIAGRAM

1 1/2"=1'-0"

NOTE: STRUCTURE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



3 TYP. WINDOW SILL & BEAD DTL. DIAGRAM

1 1/2"=1'-0"

NOTE: STRUCTURE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	04/11/2023
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FILE NUMBER:  
ARC-23-061

301 PLANTATION ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
PROPOSED WALL SECTION DIAGRAM

DATE  
FEBRUARY 01, 2023

SCALE  
AS NOTED

BY  
CM, SW, SC, MC

SHEET NO

A-200

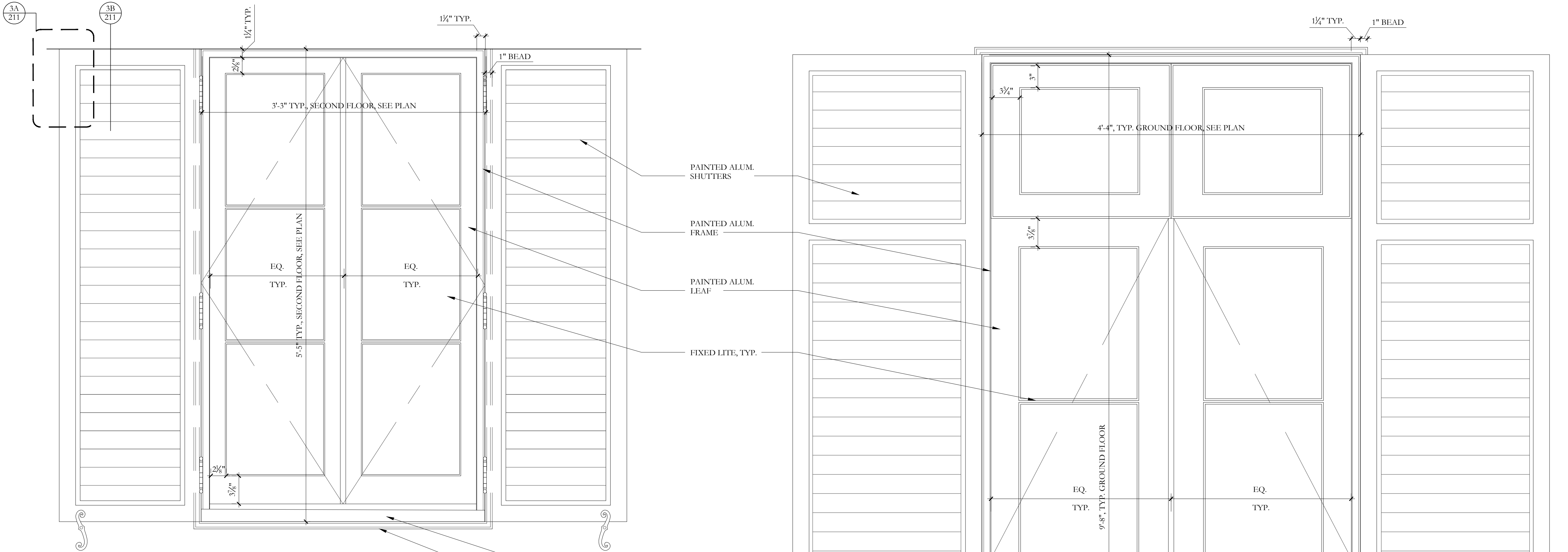


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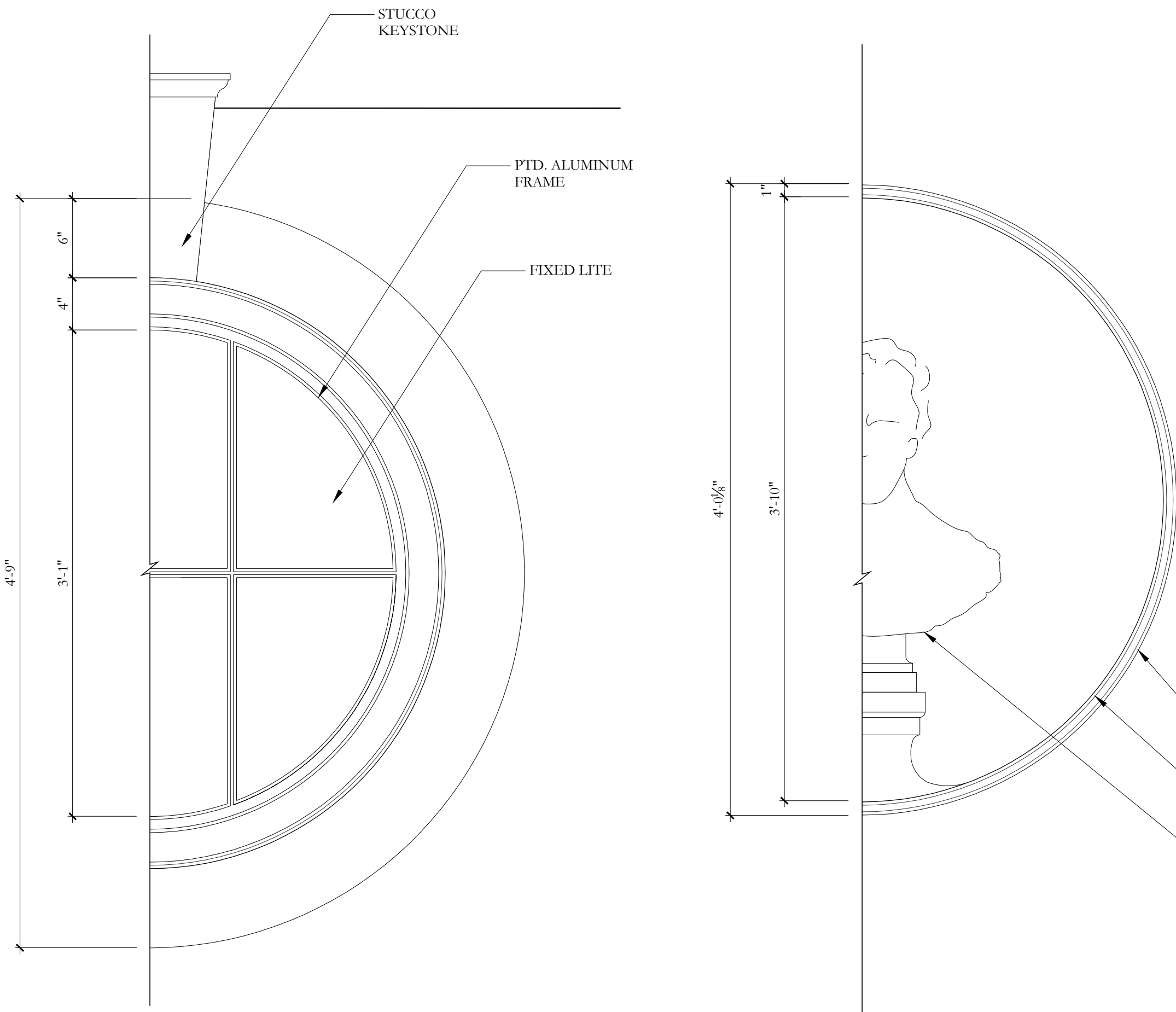
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2 TYPICAL DOUBLE HUNG WINDOW & SHUTTERS  
1'-1/2"=1'-0"

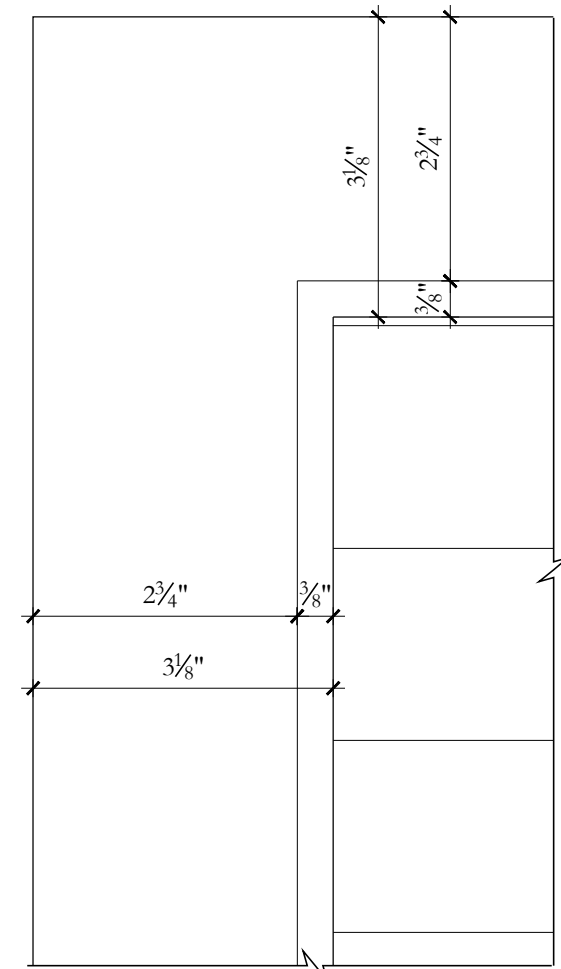


4 TYPICAL ROUND WINDOW DTL.  
1'-1/2"=1'-0"

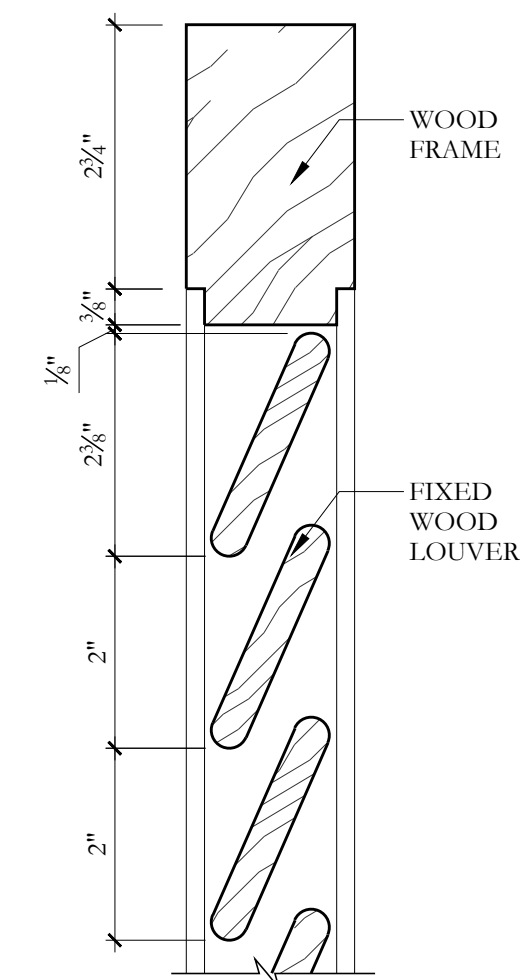
5 ROUND NICHE DTL.  
1'-1/2"=1'-0"

1 TYPICAL ALUM. DOUBLE DOOR W/ TRANSOM & SHUTTERS  
1'-1/2"=1'-0"

STUCCO SURROUND BEAD, TYP.  
STUCCO NICHE  
OWNER PROVIDED BUST/ART



A ELEVATION



B SECTION

3 SHUTTER DTL.  
6" = 1'-0"

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301 PLANTATION ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
PROPOSED  
EXTERIOR DETAILS

<b>DATE</b> FEBRUARY 01, 2023	<b>SHEET NO</b>  A-211
<b>SCALE</b> AS NOTED	
<b>BY</b> MM	

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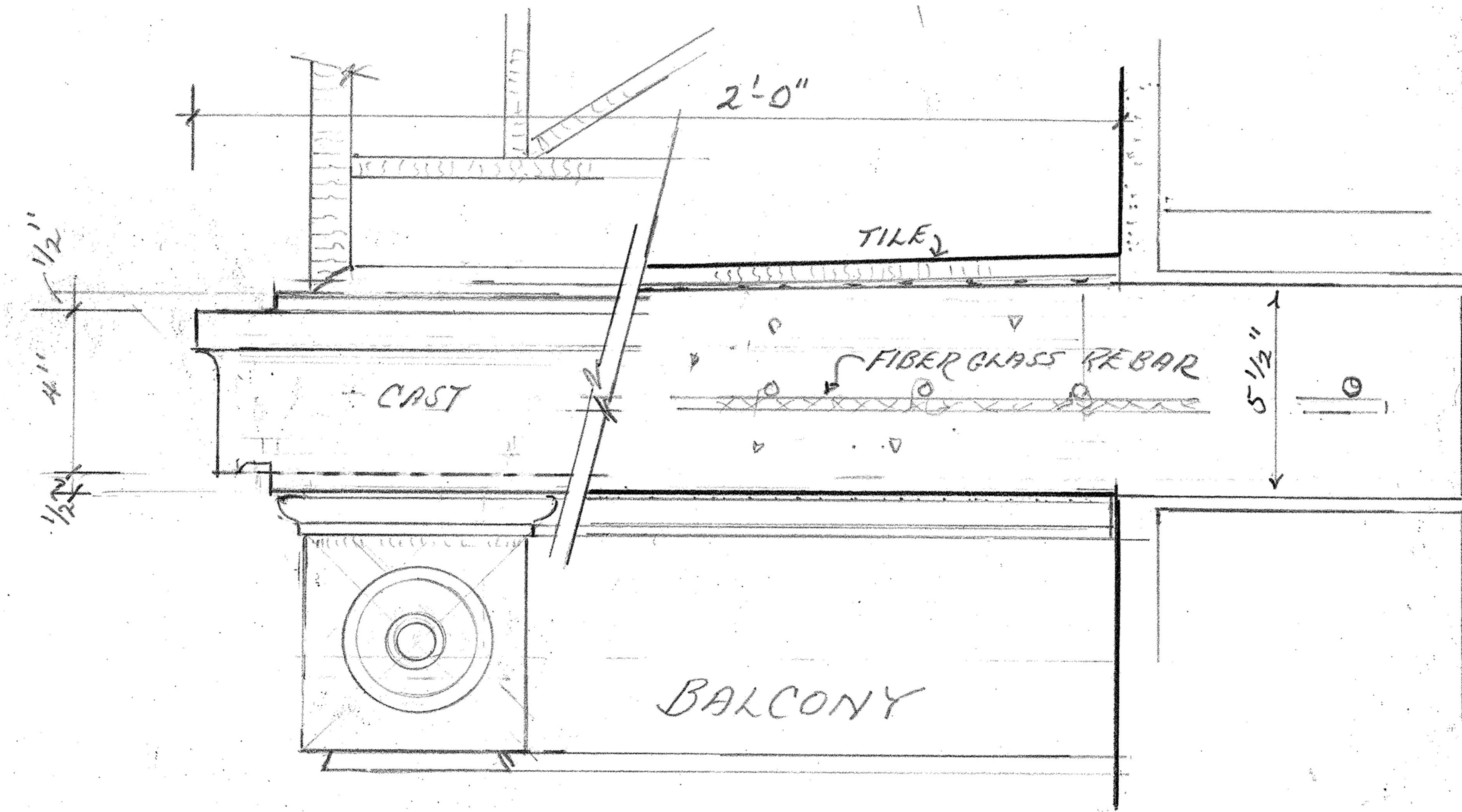




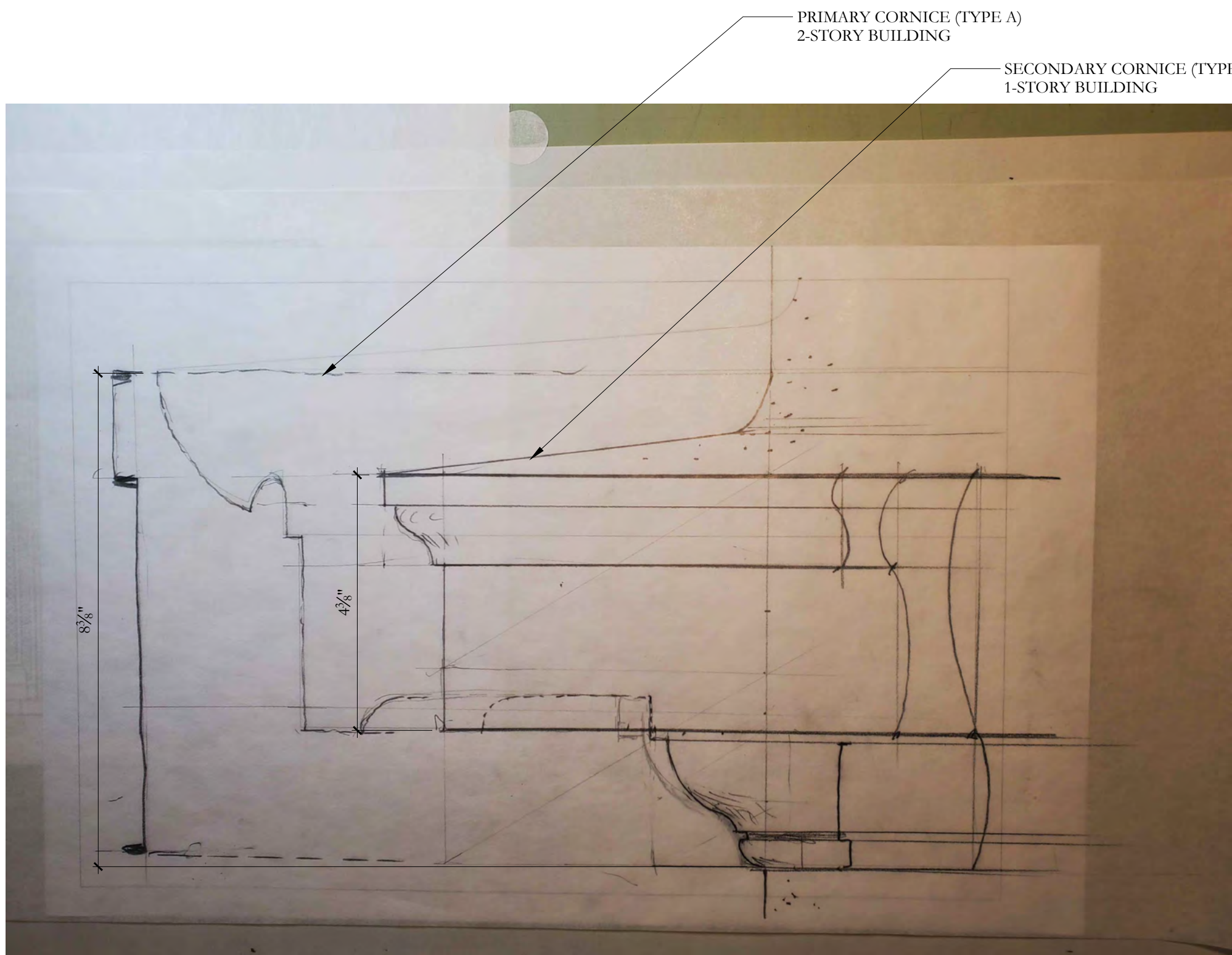
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2 TYP. GARAGE BALCONY DTL.  
6"=1'-0"



1 TYP. CORNICE TYPE (A) & (B)  
6"=1'-0"

DRC FINAL SUBMITTAL	04/11/2023
DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
PROPOSED  
EXTERIOR DETAILS

DATE FEBRUARY 01, 2023	SHEET NO  A-213
SCALE AS NOTED	
BY MC	



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PAINTED STUCCO WALLS

FARROW & BALL - WIMBORNE WHITE 239



ALUMINUM DOORS

WHITE- TO MATCH F&B WIMBORNE WHITE 239



ALUMINUM WINDOWS

WHITE- TO MATCH F&B WIMBORNE WHITE 239



ALUMINUM SHUTTERS

WHITE- TO MATCH F&B WIMBORNE WHITE 239



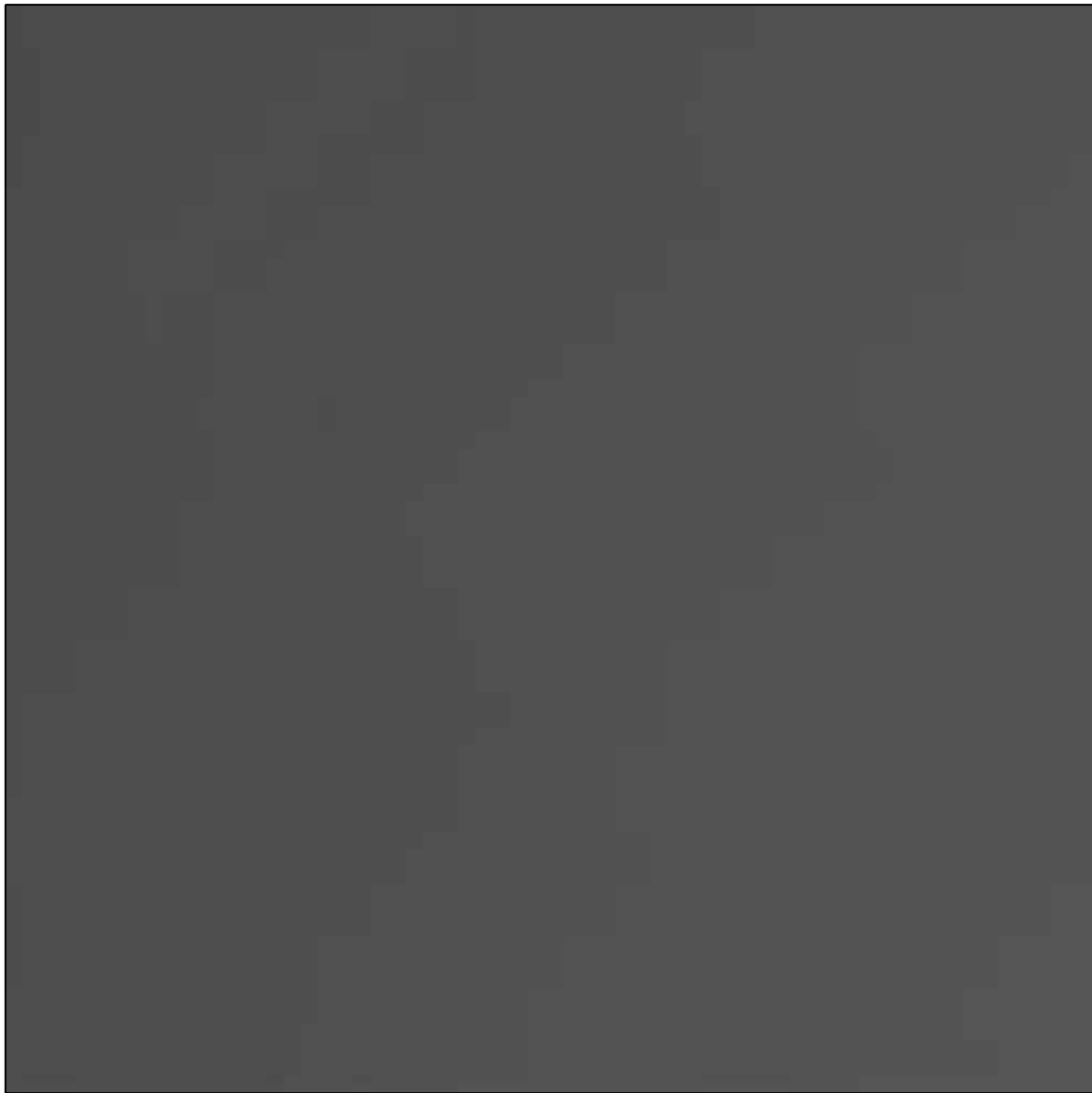
SITE WALL @ ARRIVAL DRIVE

PAINTED STUCCO - FARROW & BALL - POINTING



CONCRETE TILE ROOF W/ COPPER GUTTERS

WHITE



PAINTED ENTRY DOOR

FARROW & BALL - OFF-BLACK NO. 57 - GLOSS



CORAL STONE PAVERS

ARRIVAL DRIVE, SITE PATHS, TERRACE PAVERS



BRISA MAR LIMESTONE

ARCHITECTURAL SITE STONework



ARCHITECTURAL LIGHTING

POWDER COATED BLACK/ DARK BRONZE

DRC FINAL SUBMITTAL	04/11/2023
DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
MATERIALS & COLORS  
PALETTE

DATE FEBRUARY 01, 2023	SHEET NO A-220
SCALE AS NOTED	
BY MC	

  
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1 PLANTATION ROAD NORTHWEST VIEW  
NOT TO SCALE



2 PLANTATION RD NORTH EAST VIEW  
NOT TO SCALE

NOTE: LANDSCAPE  
CROPPED FOR  
ILLUSTRATIVE PURPOSES;  
REFER TO LANDSCAPE  
DRAWINGS FOR PLANTING  
AND HARDSCAPE

DRC FINAL SUBMITTAL	04/11/2023
DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
BUILDING RENDERS

DATE FEBRUARY 01, 2023	SHEET NO V-01
SCALE AS NOTED	
BY MS	

  
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1 N LAKE WAY SOUTHWEST VIEW  
NOT TO SCALE

NOTE: LANDSCAPE  
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DRAWINGS FOR PLANTING  
AND HARDSCAPE

DRC FINAL SUBMITTAL	04/11/2023
DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE  
BUILDING RENDERS

DATE FEBRUARY 01, 2023	SHEET NO V-02
SCALE AS NOTED	
BY MS	



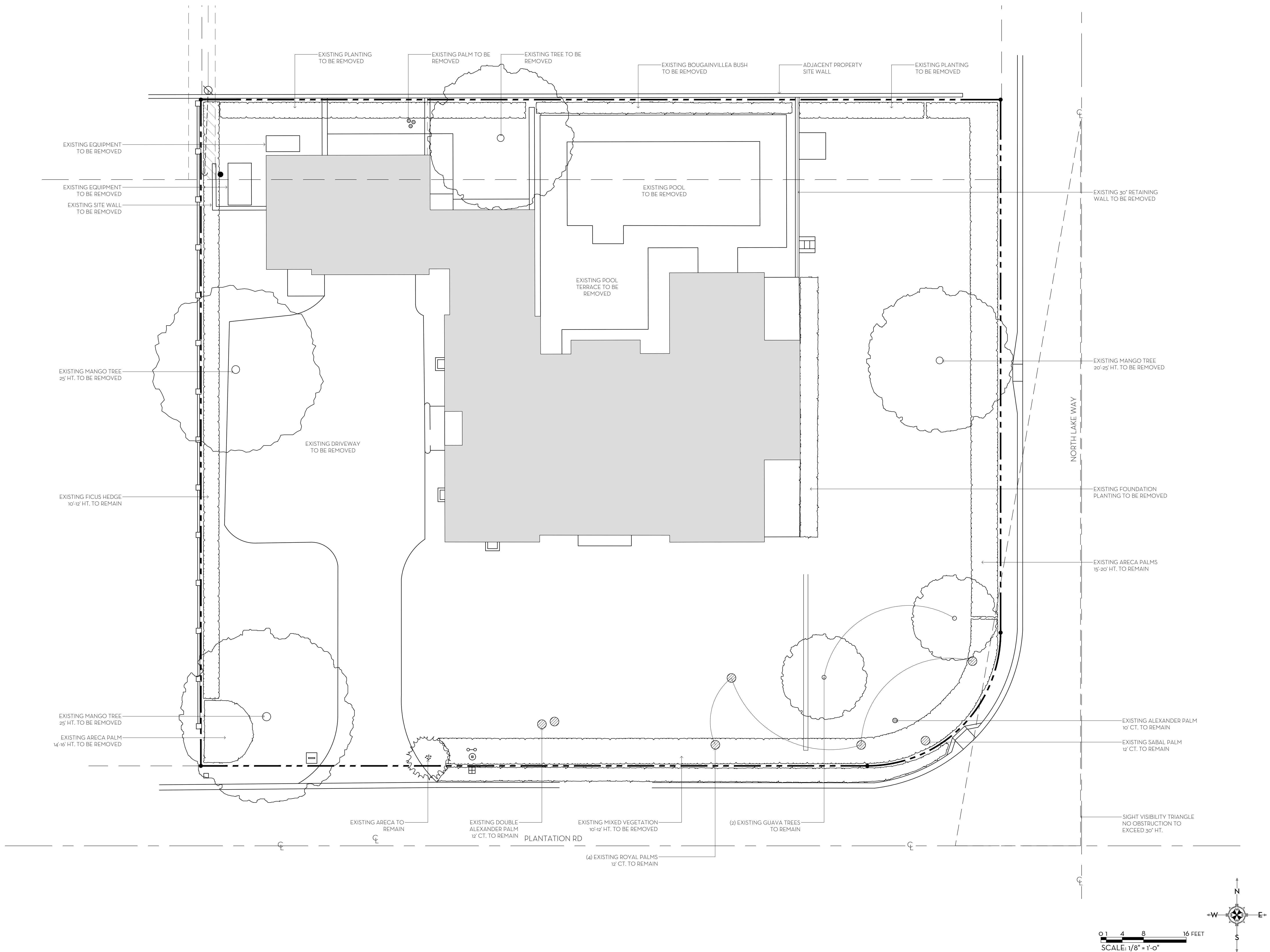
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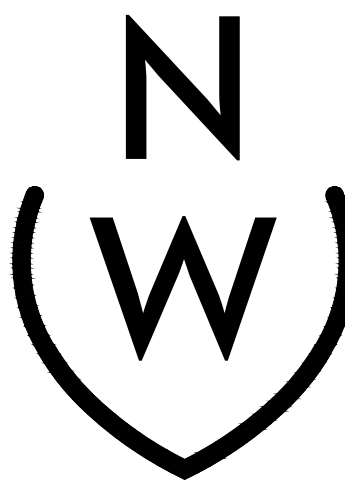
State of Florida  
Landscape Architect  
Registration No.  
6666856

EXISTING CONDITIONS  
**301 PLANTATION ROAD**

PALM BEACH, FLORIDA

27 MARCH 2023 - FINAL SUBMITTAL  
09 MARCH 2023 - FIRST SUBMITTAL

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



NIEVERA WILLIAMS  
DESIGN

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

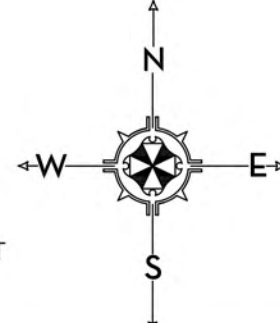
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EX





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



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Landscape Architect  
Registration No.  
6666856

OVERALL SITE PLAN  
**301 PLANTATION ROAD**  
PALM BEACH, FLORIDA

27 MARCH 2023 - FINAL SUBMITTAL  
09 MARCH 2023 - FIRST SUBMITTAL

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



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**Lo**





0 1 2 4 8 12 FEET  
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

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Landscape Architect  
Registration No.  
6666856

SOUTH ELEVATION  
**301 PLANTATION ROAD**  
PALM BEACH, FLORIDA

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

11 APRIL 2023



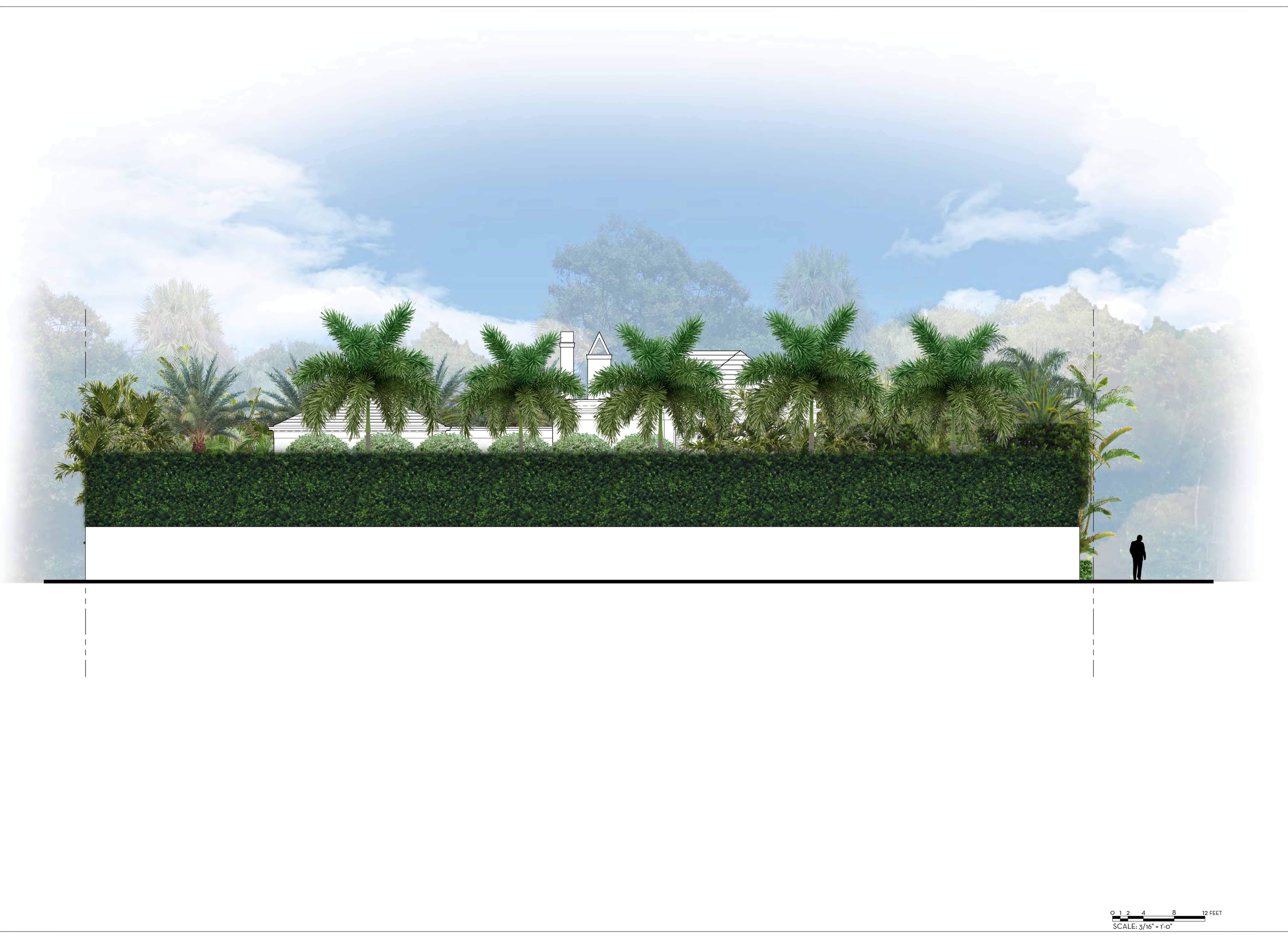
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**EL1**





0 1 2 4 8 12 FEET  
SCALE: 3/16" = 1'-0"

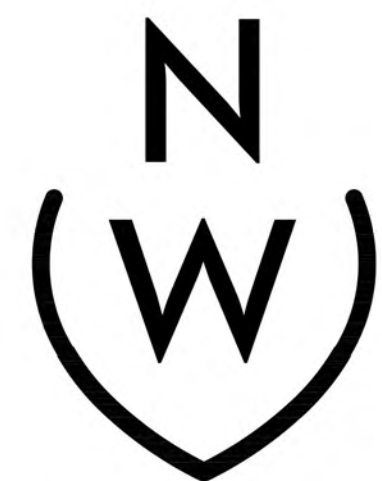
MARIO F. NIEVERA

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Landscape Architect  
Registration No.  
6666856

WEST ELEVATION  
301 PLANTATION ROAD  
PALM BEACH, FLORIDA

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

27 MARCH 2023 - FINAL SUBMITTAL  
09 MARCH 2023 - FIRST SUBMITTAL



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EL2





0 1 2 4 8 12 FEET  
SCALE: 3/16" = 1'-0"

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Landscape Architect  
Registration No.  
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NORTH ELEVATION  
**301 PLANTATION ROAD**

PALM BEACH, FLORIDA

11 APRIL 2023 - FINAL DROP OFF  
27 MARCH 2023 - FINAL SUBMITTAL  
09 MARCH 2023 - FIRST SUBMITTAL

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



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**EL3**





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

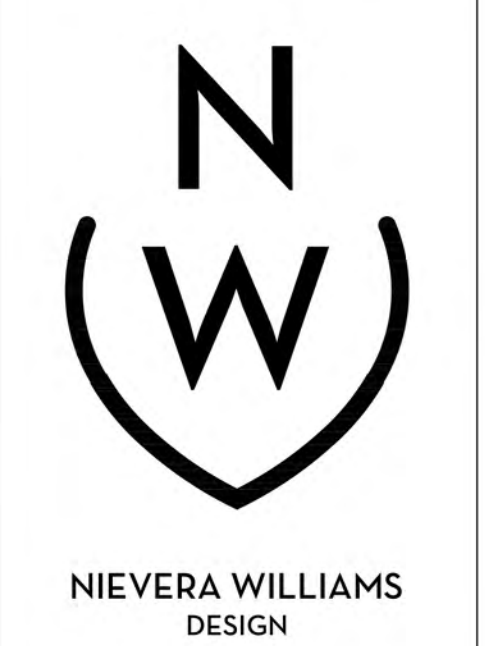
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Registration No.  
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ELEVATION  
301 PLANTATION ROAD

PALM BEACH, FLORIDA

11 APRIL 2023 - FINAL DROP OFF  
27 MARCH 2023 - FINAL SUBMITTAL  
09 MARCH 2023 - FIRST SUBMITTAL

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

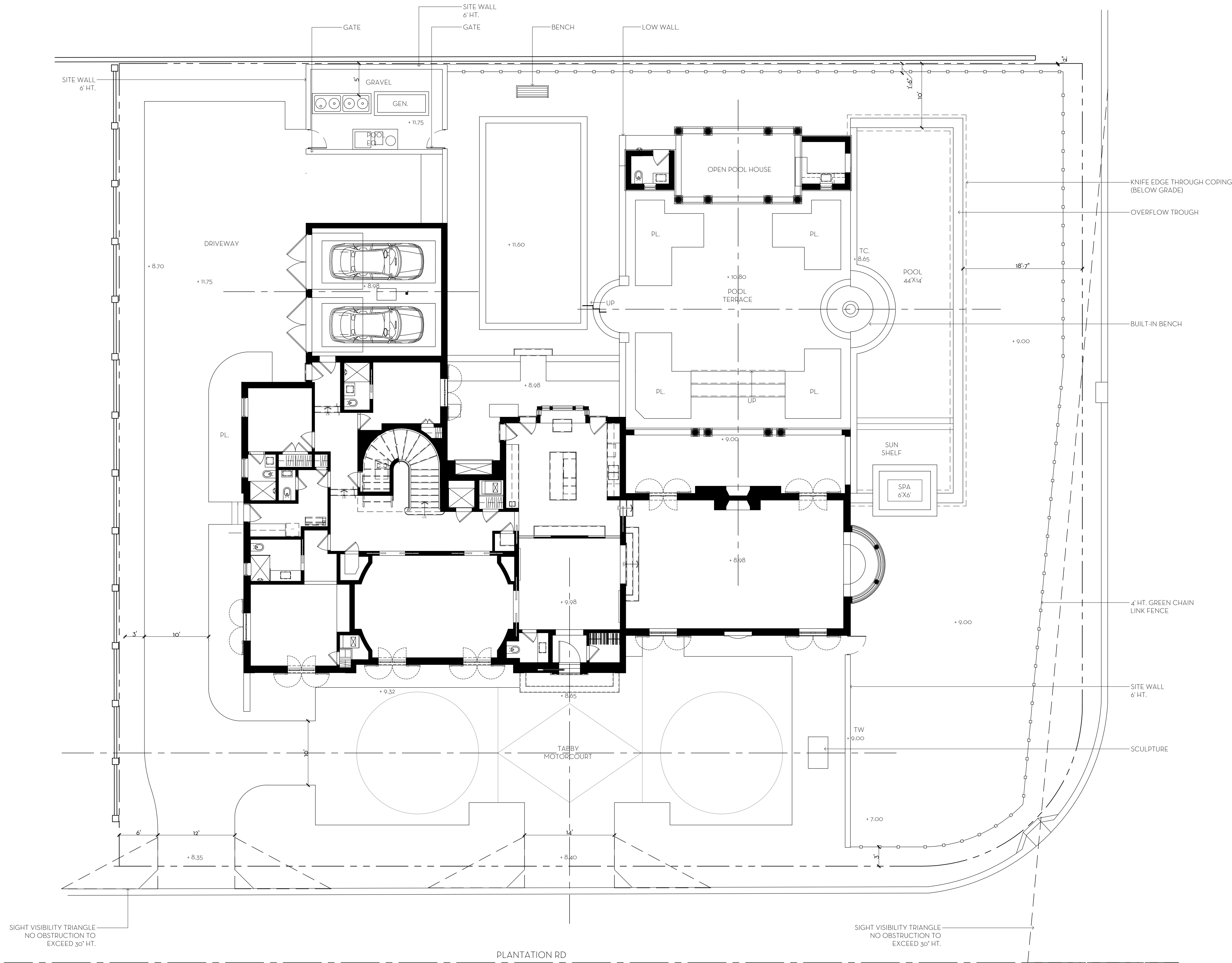


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EL4





OVERALL R-B SITE CALCULATIONS:

SITE AREA =	18,616	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,377	SQ FT	45%
PROPOSED =	8,546	SQ FT	45.9%

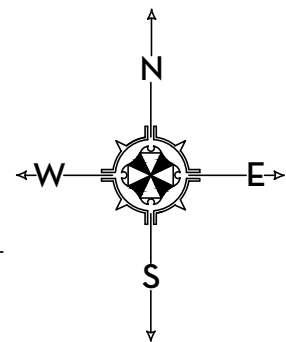
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,615	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,446	SQ FT	40%
PROPOSED =	1,793	SQ FT	49.5%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,014	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 8,377 SF) = 4,188 REQUIRED			
PROPOSED =	4,221	SQ FT	

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



MARIO F. NIEVERA

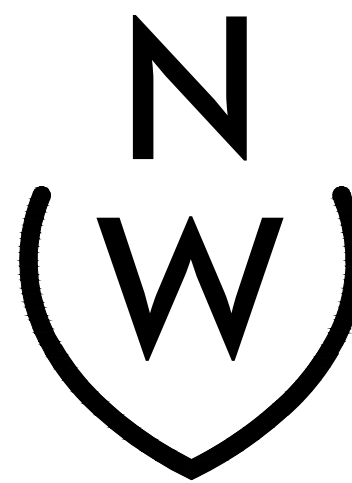
State of Florida  
Landscape Architect  
Registration No.  
6666856

HARDSCAPE PLAN  
301 PLANTATION ROAD

PALM BEACH, FLORIDA

11 APRIL 2023 - FINAL DROP OFF  
27 MARCH 2023 - FINAL SUBMITTAL  
09 MARCH 2023 - FIRST SUBMITTAL

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



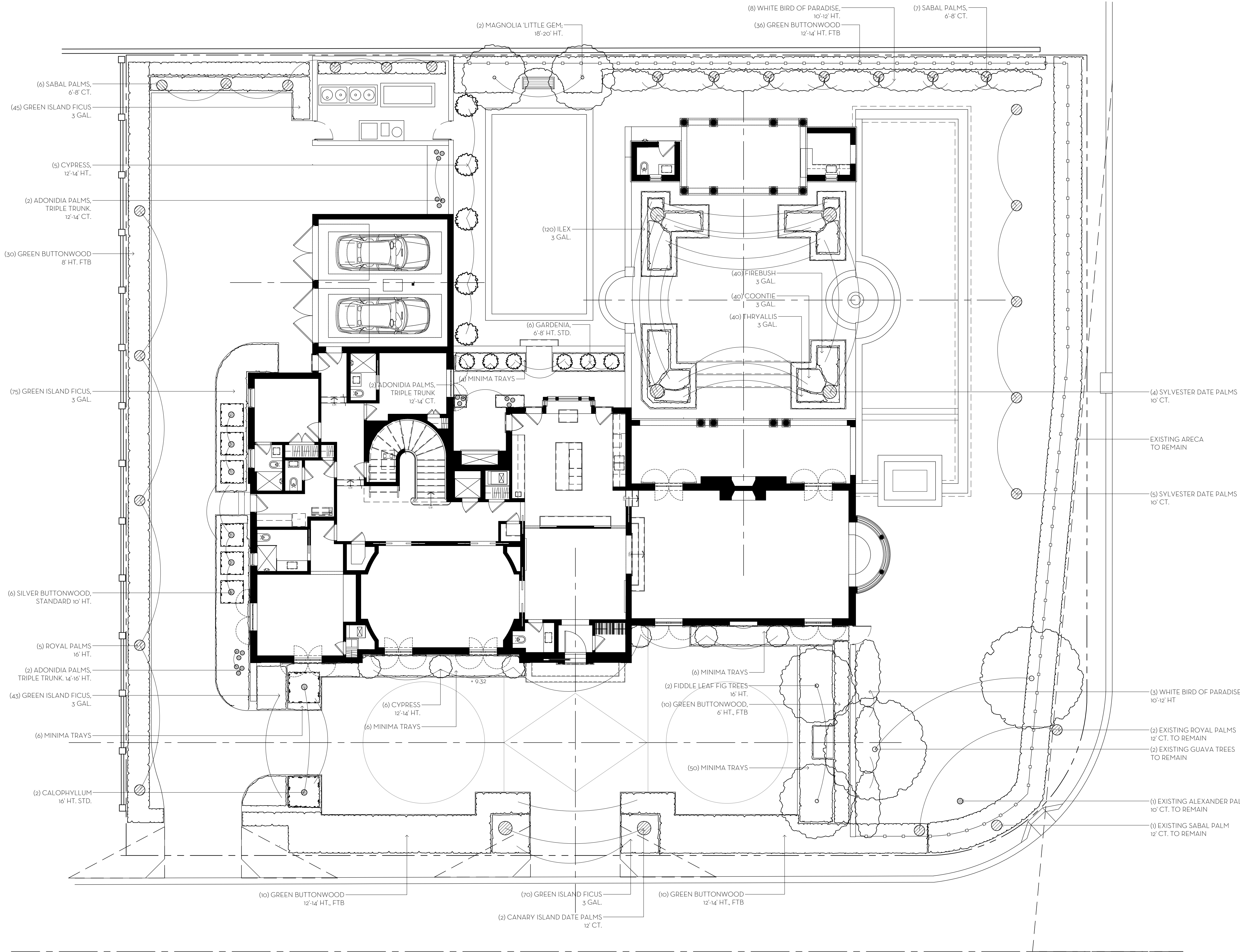
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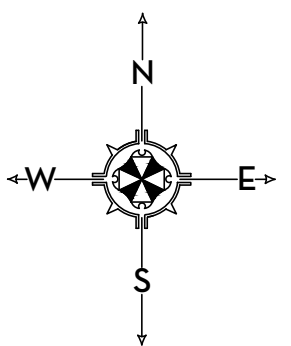
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L1





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



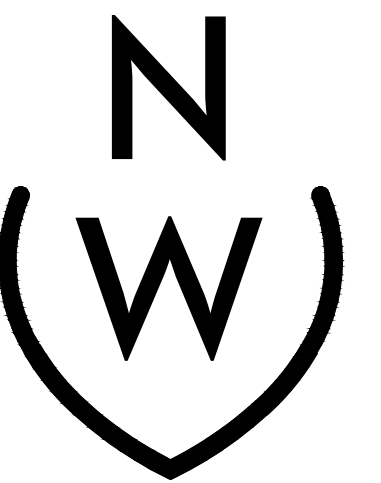
MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

LANDSCAPE PLAN  
**301 PLANTATION ROAD**  
PALM BEACH, FLORIDA

11 APRIL 2023 - FINAL DROP OFF  
27 MARCH 2023 - FINAL SUBMITTAL  
09 MARCH 2023 - FIRST SUBMITTAL

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



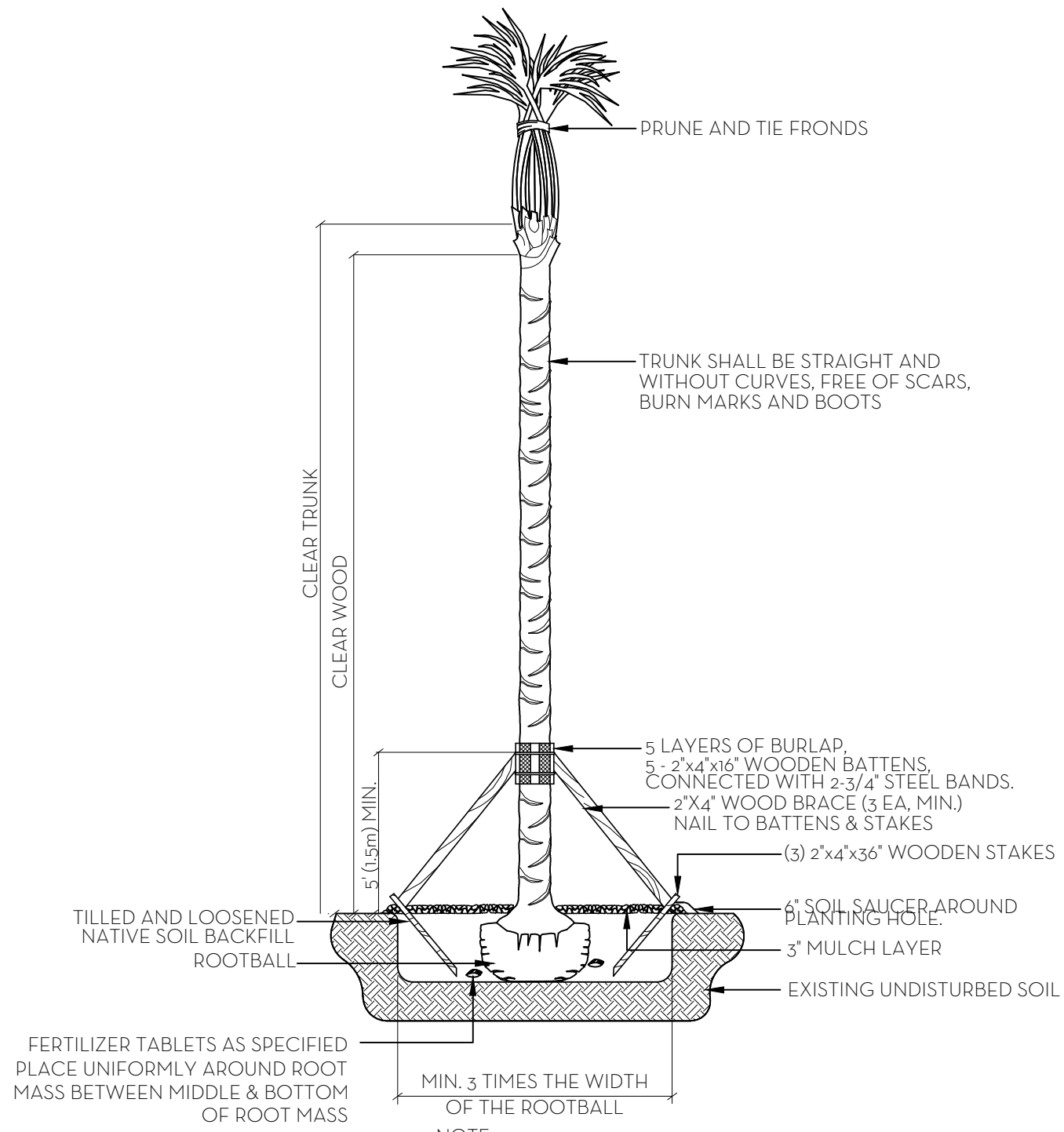
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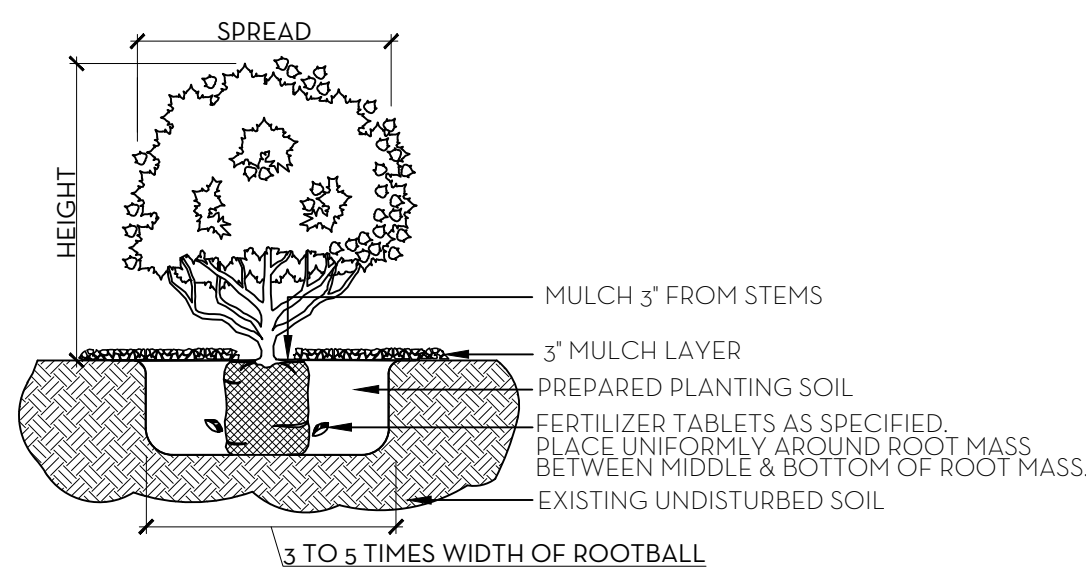
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**LP1**





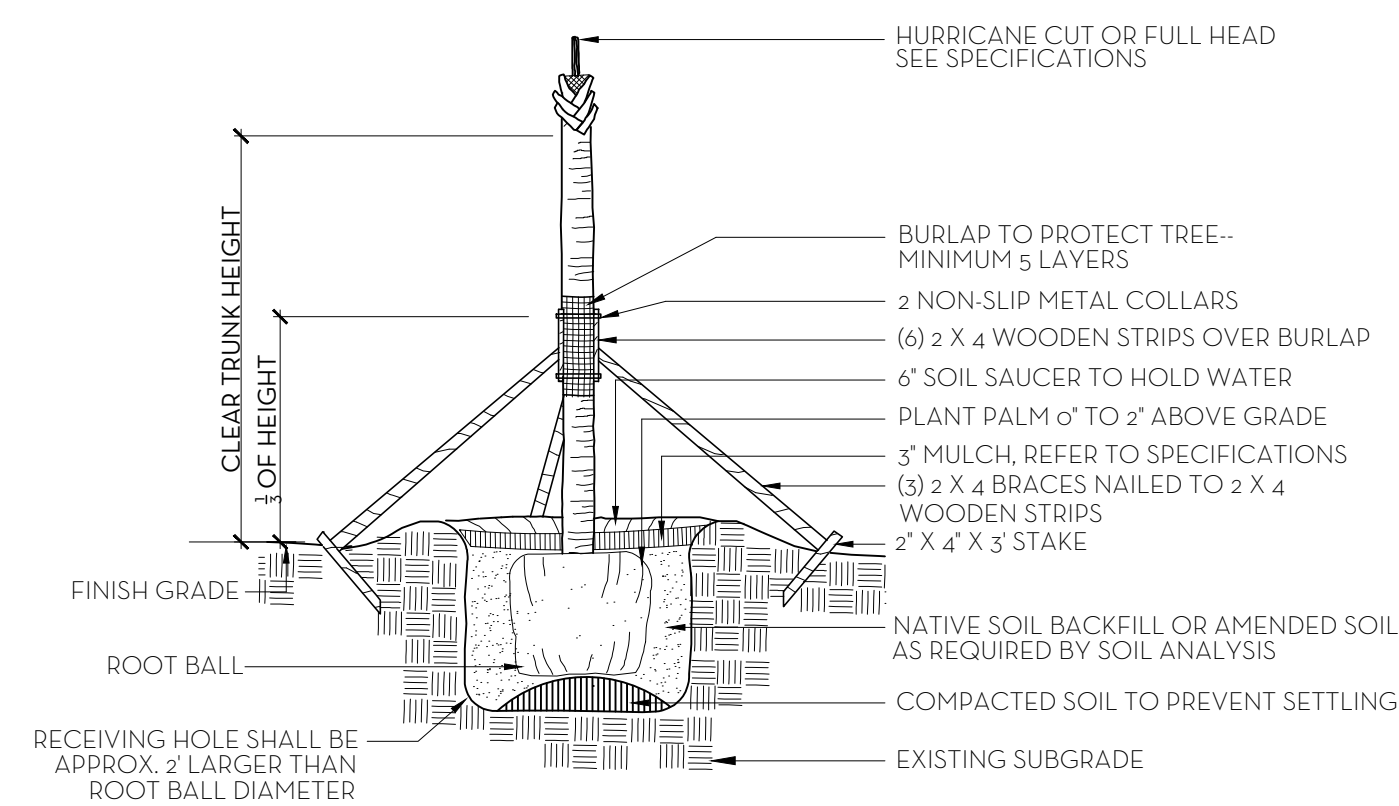
PALM PLANTING DETAIL  
N.T.S.



NOTE:  
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER 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.

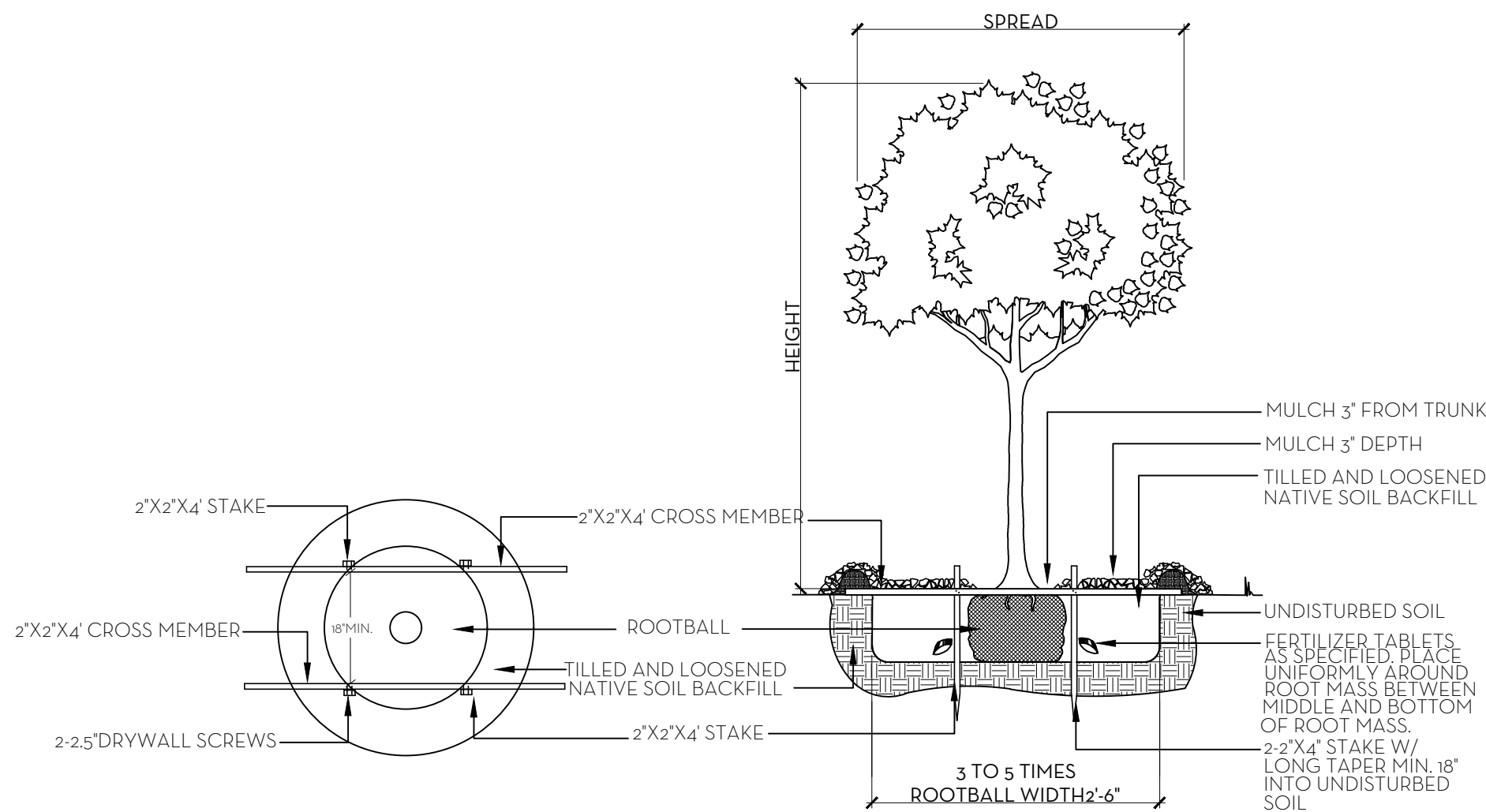


NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.  
ALL PLANT TO BE FLORIDA #1 OR BETTER

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

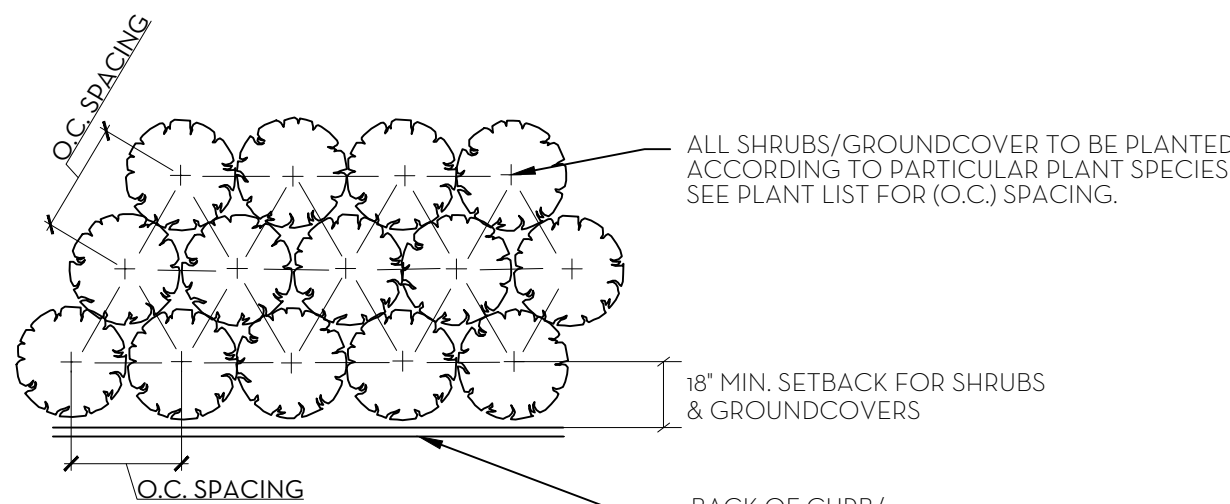
**FERTILIZATION**  
SHRUBS AND TREES  
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT 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  
GROUND COVER AREAS  
ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

**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

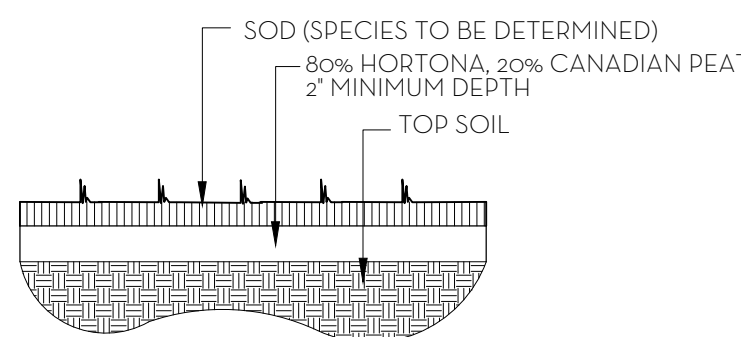
TREE PLANTING DETAIL  
N.T.S.



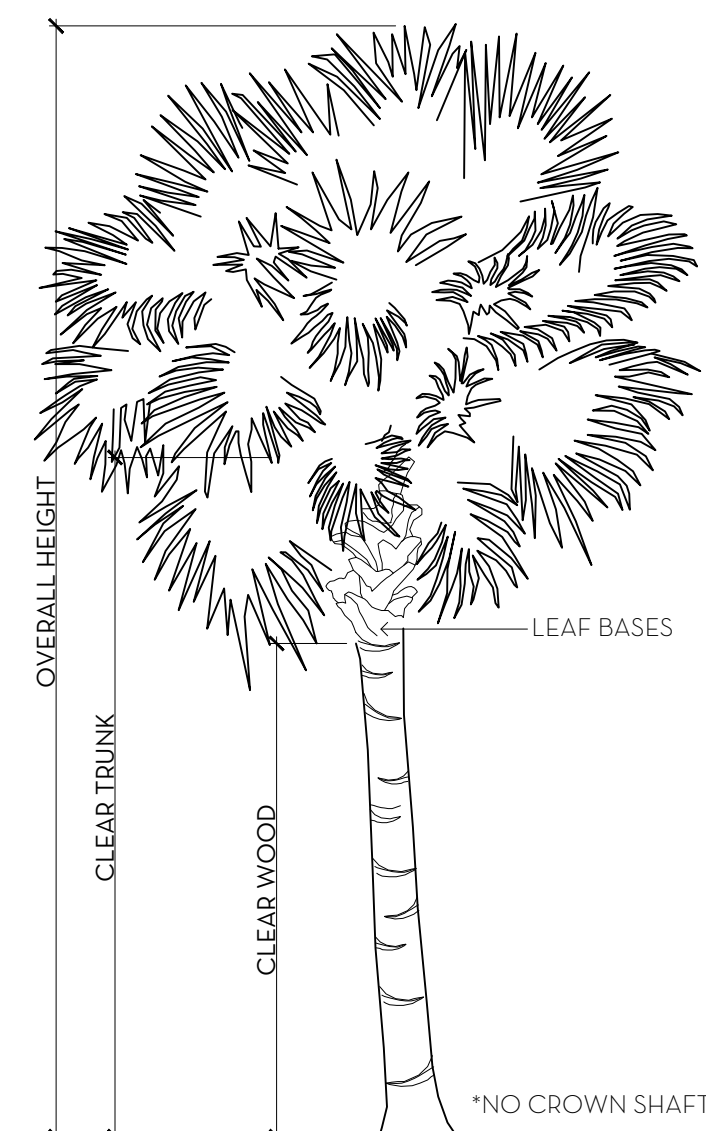
NOTE:  
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL  
N.T.S.

**SOD NOTES:**  
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE  
2. BAKE 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.



PALM SPECIFICATION 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.



NIEVERA WILLIAMS  
DESIGN

301 PLANTATION RD, PALM BEACH, FL

April 10, 2023

**Landscape Material Schedule**

Item No.	Common Name	Botanical Name	Qty	Native	Specification
<b>TREES</b>					
1	CALOPHYLLUM	Calophyllum antillarum	2		16' HT. STD
2	FIDDLE LEAF FIG TREE	Ficus lyrata	2	✓	16' HT.
3	SILVER BUTTONWOOD	Conocarpus erectus	6	✓	10' HT.
4	MAGNOLIA "LITTLE GEM"	Magnolia grandiflora	2		18'-20' HT.
			12	67%	
<b>PALMS</b>					
5	FOXTAIL PALM	Wodyetia bifurcata	5		16' GW.
5	SABAL PALM	Sabal palmetto	13	✓	6'-8' CT.
6	CANARY DATE PALM	Phoenix canariensis	2		12' CT.
7	SYLVESTER DATE PALM	Phoenix sylvestris	9		10' CT.
	ADONIDIA PALM	Veitchia merrillii	4		12'-14' CT
	ADONIDIA PALM	Veitchia merrillii	2		14'-16' CT
			35	37%	
<b>HEDGE/SHRUB</b>					
	WHITE BIRDS OF PARADISE	Strelitzia nicolai	11		10'-12' HT.
8	GREEN BUTTONWOOD	Conocarpus erectus	56	✓	12'-14' HT., FTB
9	GREEN BUTTONWOOD	Conocarpus erectus	30	✓	8' HT., FTB
10	GREEN BUTTONWOOD	Conocarpus erectus	10	✓	6' HT., FTB
11	GARDENIA	Gardenia jasminoides	6		6'-8' HT. STD
13	CYPRESS	Taxodium distichum	11		12'-14' HT.
			124	77%	
<b>GROUND COVER/VINES</b>					
14	GREEN ISLAND FIGUS	Ficus microcarpa	233		3 GAL.
18	ILEX	Ilex cassine	120	✓	3 GAL.
19	MINIMA	Trachelospermum asiaticum	72		TRAYS
21	FIREBUSH	HAMELIA PATENS	40	✓	3 GAL.
22	COONTIE	ZAMIA PUMILLA	40	✓	3 GAL.
23	THRYVALLIS	GALPHIMIA GRACILIS	40	✓	3 GAL.
			545	44%	
<b>SOD</b>					
24	ZOYSIA		Contractor to (VIF)		



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

Line #	<b>Landscape Legend</b>		
	Property Address:	301Plantation Rd	
4		Required	Proposed
5	Lot Size (sq ft)		18,616
6	Landscape Open Space (LOS) (Sq Ft and %)	8,377 (45%)	8,410 (45.17%)
7	Perimeter LOS (Sq Ft and %)	4,188 (50%)	4,221 (84.18%)
8	Front Yard LOS (Sq Ft and %)	1,446 (40%)	1,793 (49.5%)
9	Native* Trees %	35%	67%
10	Native* Palms %	35%	37%
11	Native* Shrubs %	35%	77%
12	Native* Vines / Ground Cover %	35%	44%

*\*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

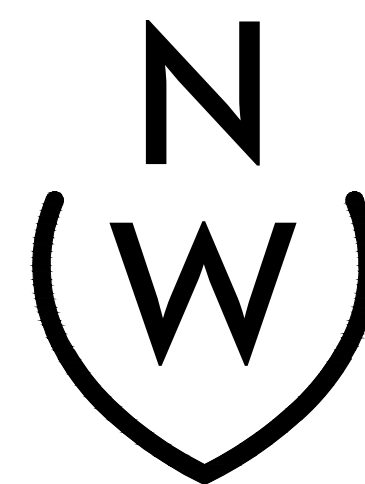
REV BF 20220304

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

PLANT LIST AND DETAILS  
**301 PLANTATION ROAD**  
PALM BEACH, FLORIDA

11 APRIL 2023 - FINAL DROP OFF  
27 MARCH 2023 - FINAL SUBMITTAL  
09 MARCH 2023 - FIRST SUBMITTAL



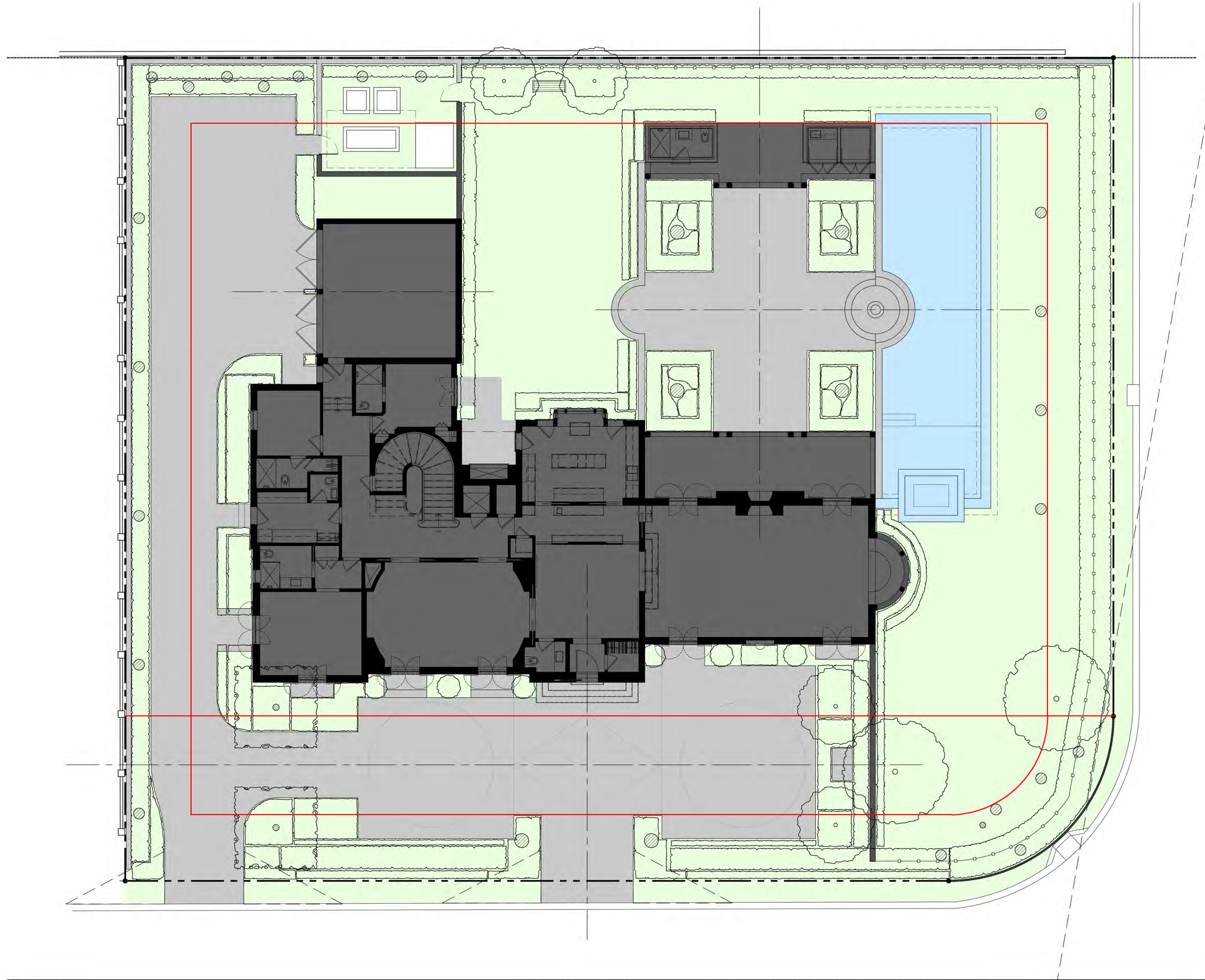
NIEVERA WILLIAMS  
DESIGN

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

NIEVERAWILLIAMS.COM

**LP2**





**OVERALL R-B SITE CALCULATIONS:**

SITE AREA =	18,616	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,377	SQ FT	45%
PROPOSED =	8,546	SQ FT	45.9%

**FRONT SETBACK SITE CALCULATIONS:**

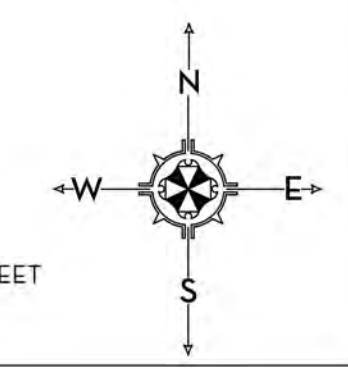
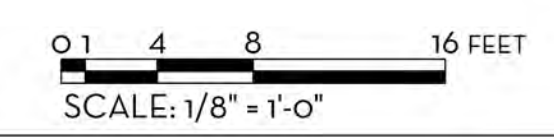
25' SETBACK AREA =	3,615	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,446	SQ FT	40%
PROPOSED =	1,793	SQ FT	49.5%

**10' PERIMETER SITE CALCULATIONS:**

PERIMETER AREA =	5,014	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 8,377 SF) = 4,188 REQUIRED			
PROPOSED =	4,221	SQ FT	

**LANDSCAPE TOPO LEGEND:**

- WATER
- HARDSCAPE
- LANDSCAPE
- BUILDING



MARIO F. NIEVERA  
State of Florida  
Landscape Architect  
Registration No.  
6666856

OPEN SPACE DIAGRAM  
**301 PLANTATION ROAD**  
PALM BEACH, FLORIDA

27 MARCH 2023 - FINAL SUBMITTAL  
09 MARCH 2023 - FIRST SUBMITTAL

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

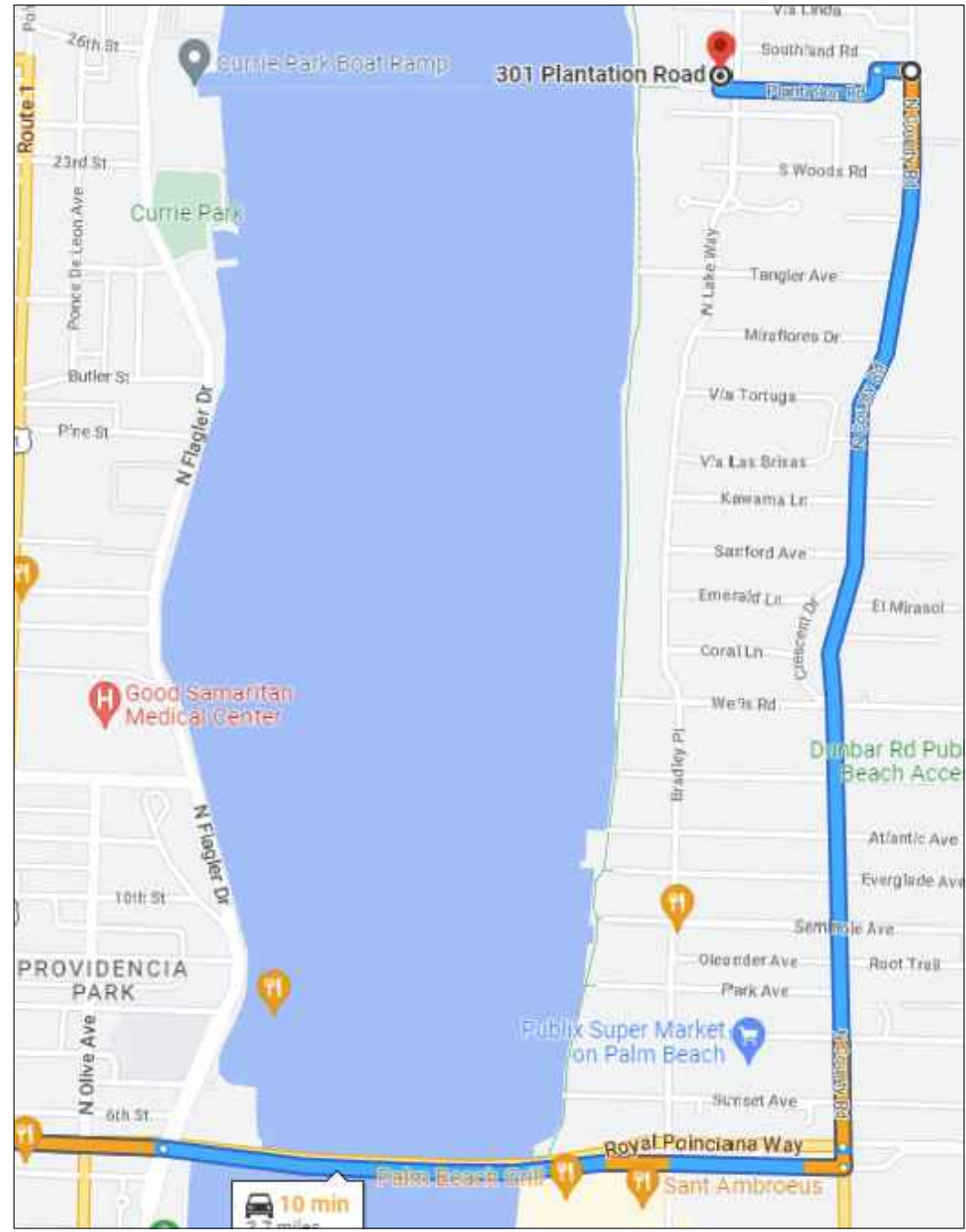
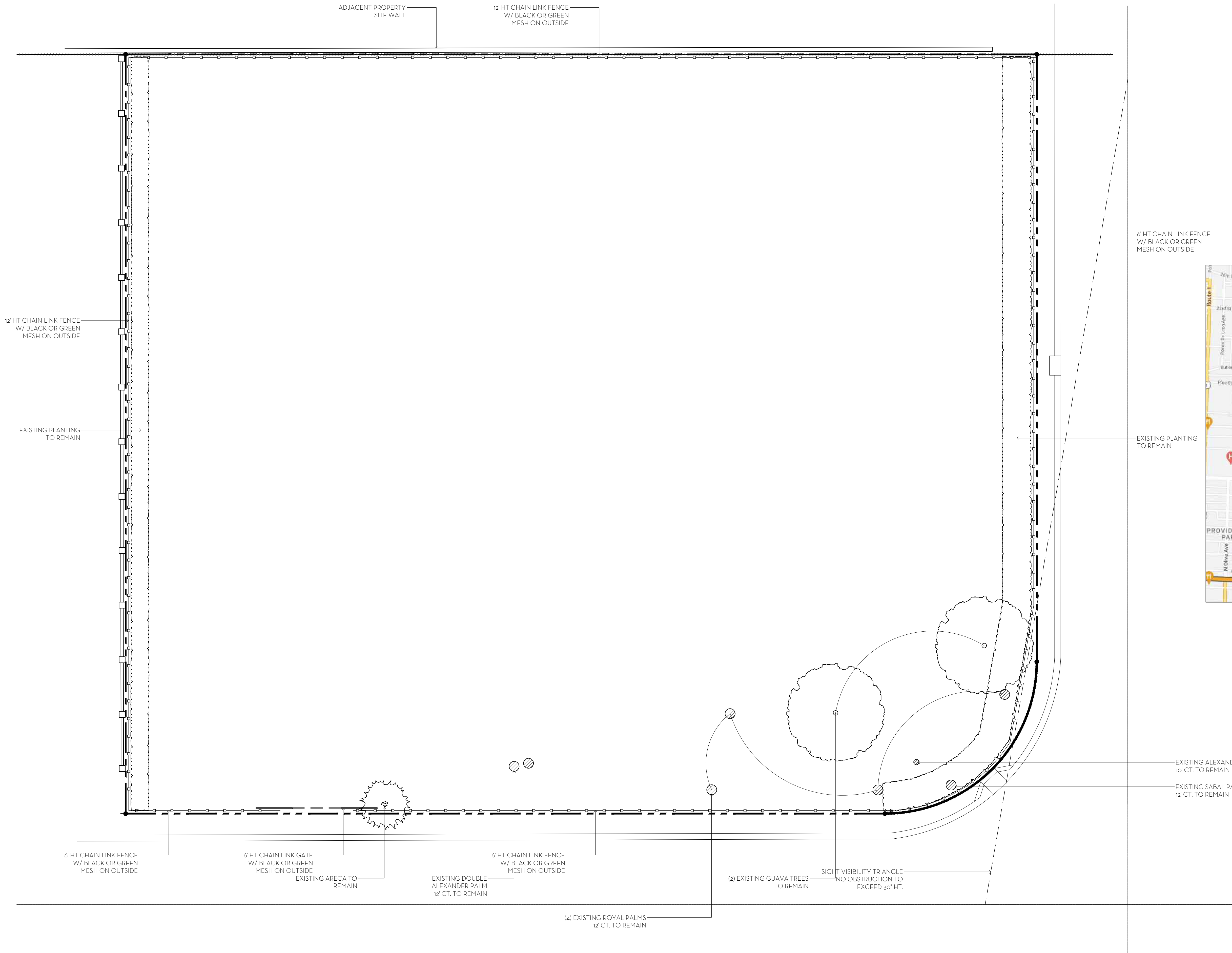


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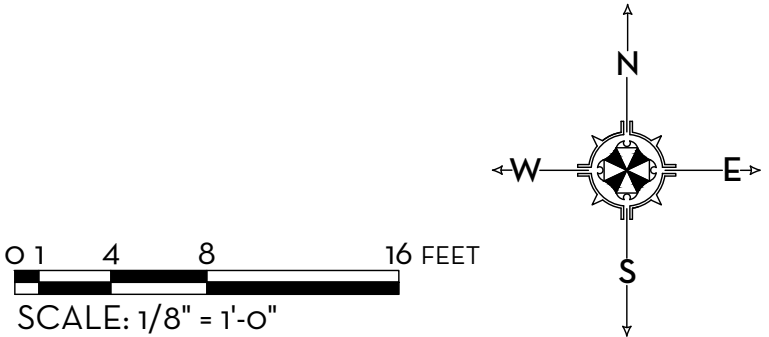
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**OS1**





**TRUCK LOGISTICS PLAN**  
MAX TRUCK LENGTH = 30 FEET  
ACCESS VIA FLAGLER MEMORIAL BRIDGE > N. COUNTY ROAD > PLANTATION ROAD.  
ESTIMATED NUMBER OF TRIPS FOR LARGE TRUCKS = 25



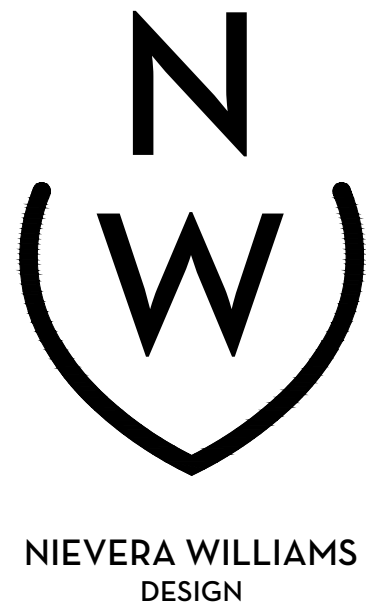
MARIO F. NIEVERA  
State of Florida  
Landscape Architect  
Registration No.  
6666856

CONSTRUCTION SCREENING PLAN  
**301 PLANTATION ROAD**

PALM BEACH, FLORIDA

27 MARCH 2023 - FINAL SUBMITTAL  
09 MARCH 2023 - FIRST SUBMITTAL

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



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**CSP**



STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 18,615 sq.ft.  
Drainage Area Impervious Surface = 10,238 sq.ft.  
Drainage Area Pervious Surface = 8,377 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method ( $Q=C1i$ )  
where:  
 $C = 1.0$  (impervious surface)  
 $C = 0.2$  (pervious surface)  
 $i = 2$  in/hr

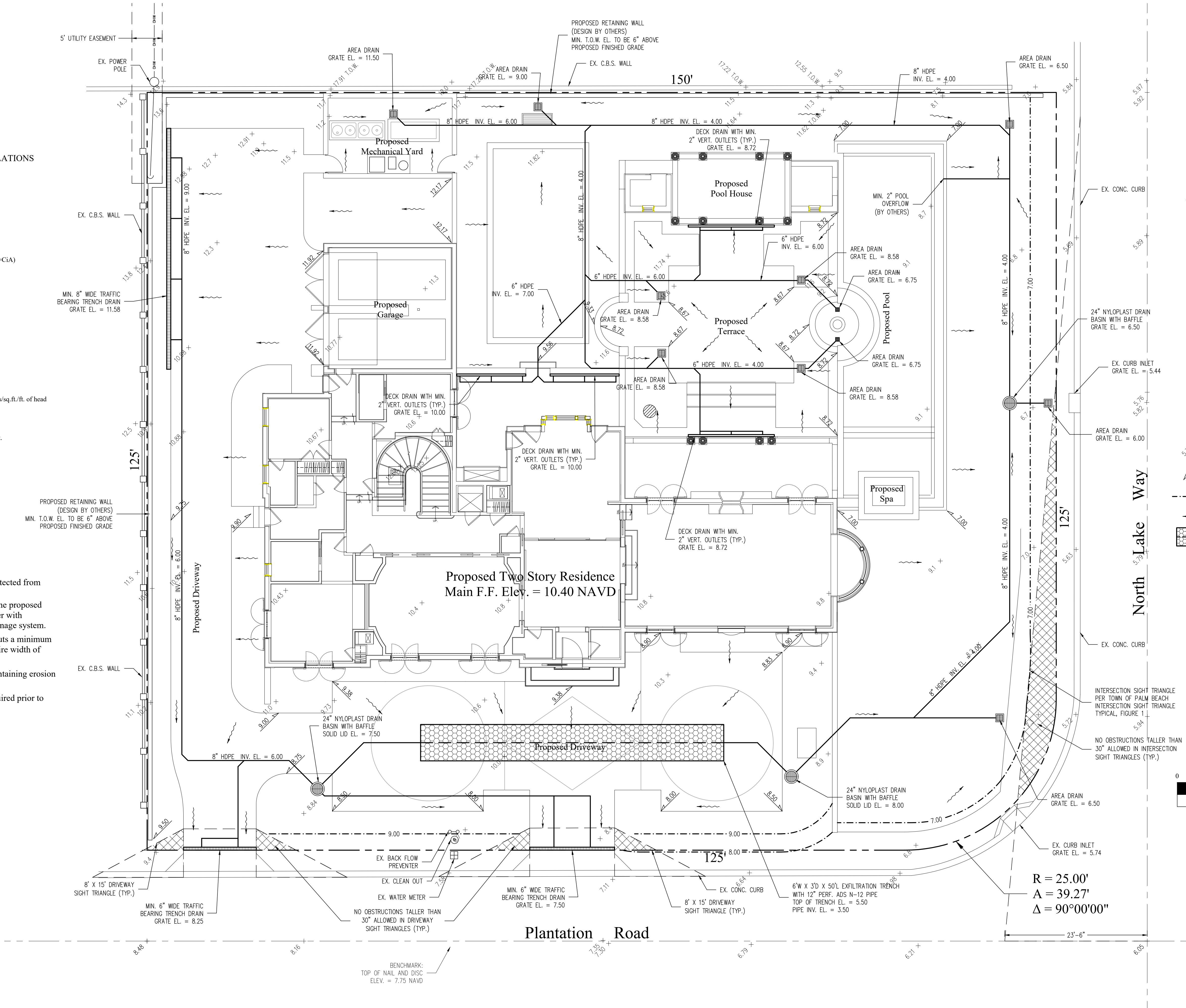
Impervious Surface Runoff Volume:  
 $1.0 \times 2 \text{ in/hr} \times 10,238 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 1,707 \text{ cu.ft.}$   
Pervious Runoff Volume:  
 $0.2 \times 2 \text{ in/hr} \times 8,377 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 280 \text{ cu.ft.}$   
Total Volume to be Retained = 1,987 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

$L$  = Total Length of Trench Provided = 50 ft  
 $W$  = Trench Width = 6 ft  
 $K$  = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head  
 $H_2$  = Depth to Water Table = 4.50 ft  
 $DU$  = Un-Saturated Trench Depth = 3.00 ft  
 $DS$  = Saturated Trench Depth = 0.00 ft  
 $V$  = Volume Treated = 2,928 cu.ft.

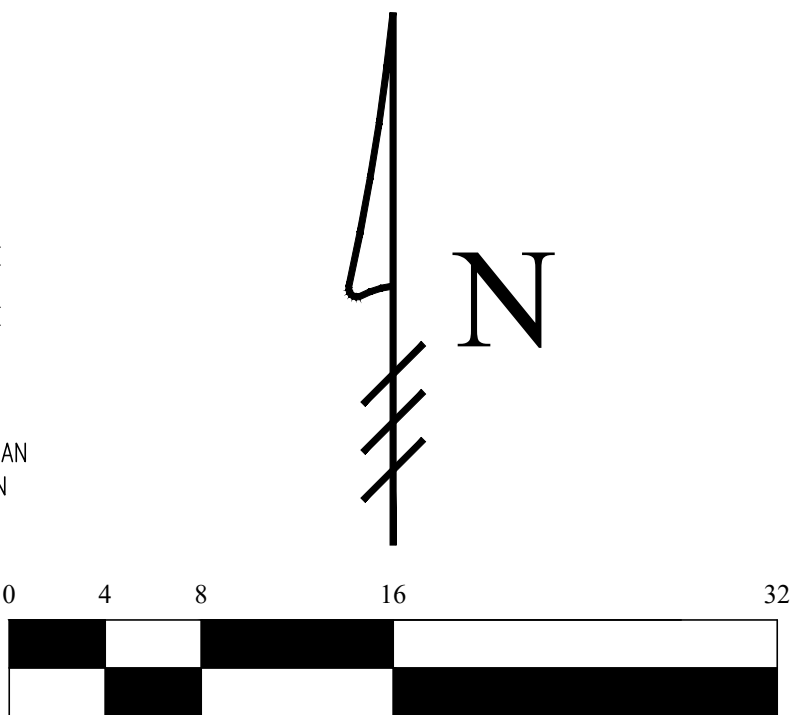
Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 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.
- 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.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.



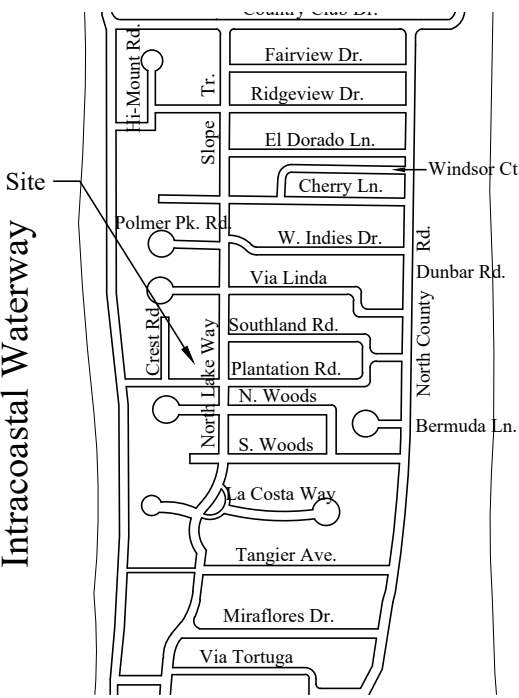
Legend

- 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



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.



Location Map  
N.T.S.



Gruber Consulting  
Engineers, Inc.

SUNSHINE AVE., SUITE 305  
WEST PALM BEACH, FL 33401  
PHONE: 561.312.2841  
office@gruberengineers.com

Project Information				
Project No.	2023-0015	Issue Date	04/06/2023	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
Checked By	CG			

Conceptual Site Grading & Drainage Plan For:

Proposed Residence

301 Plantation Road

Palm Beach, Florida

Revisions

1	
2	
3	
4	
5	
6	
7	
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 4/6/23

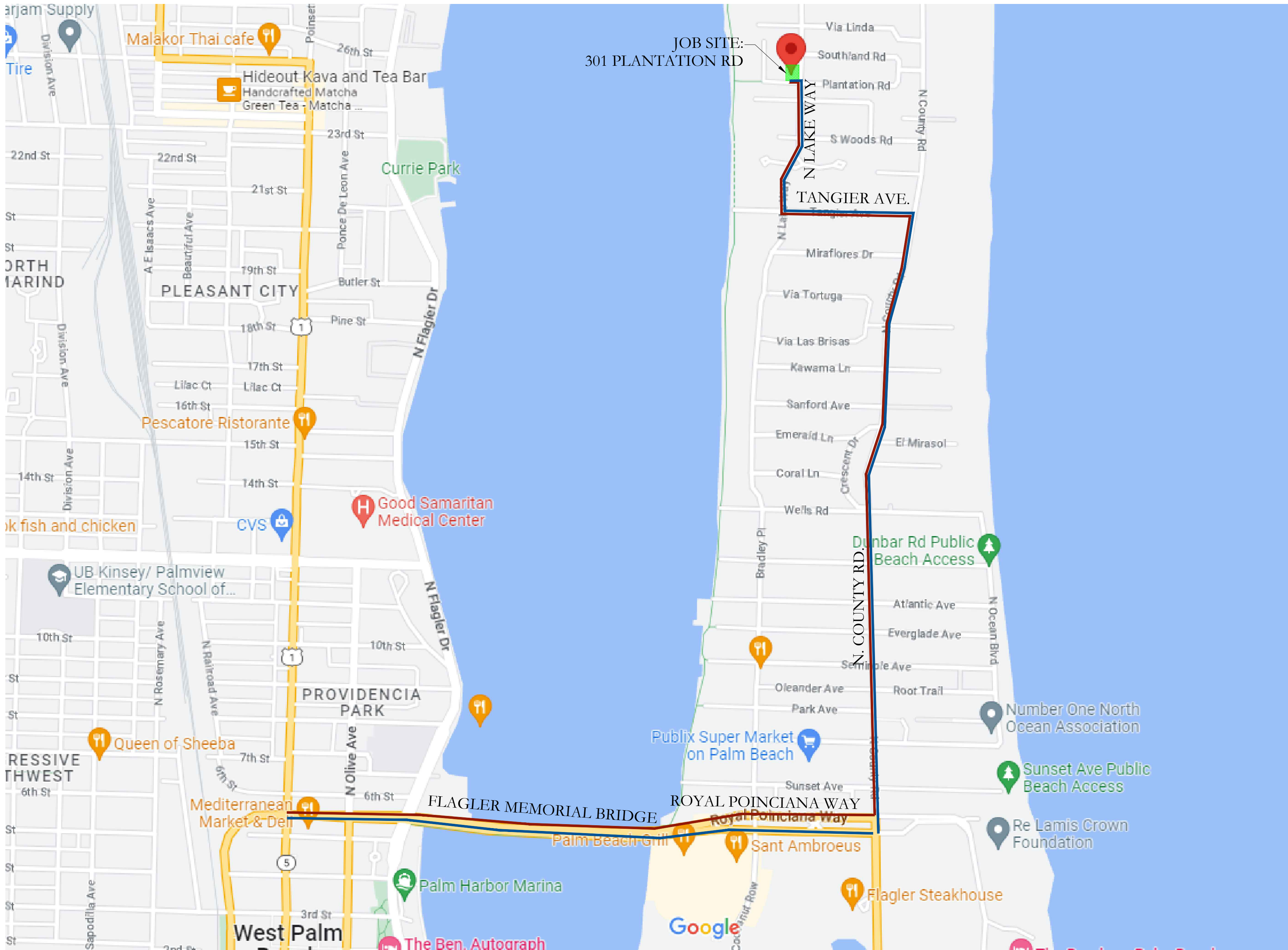
ARC-23-061

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1 PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP  
N.T.S.

\*NOTE: SEE SEPARATE CSP SHEET IN  
LANDSCAPE DRAWINGS FOR  
ADDITIONAL INFORMATION

CONSTRUCTION SCREENING NOTES:

HEIGHTS OF PERIMETER 90% OPAQUE  
SCREENING NEEDS TO BE SUFFICIENT  
TO SHIELD ADJACENT RESIDENTS  
FROM CONSTRUCTION, INCLUDING  
ONES ACROSS THE STREET.  
(SUGGESTIVE TO ONE'S LINE OF SIGHT  
AND CANNOT OBSTRUCT SAFE SIGHT  
TRIANGLE ACCESS.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

MAXIMUM VEHICLE SIZE ABLE TO BE  
ACCOMMODATED ON SITE:  
  
FULL SEMI-TRUCK W/53-FOOT TRAILER  
(I.E. FULL RANGE OF TRUCK SIZES)

ALL DURATIONS ARE APPROXIMATE BASED  
ON PROJECTS OF SIMILAR SCALE AND SCOPE

REVISED SCHEDULE TO BE PROVIDED IN  
FINAL SUBMISSION

ESTIMATE OF NUMBER OF TRUCKS VISITING  
JOBSITE OVER LIFE OF PROJECT:

5 WORKING DAYS/WEEK (AVG.)  
x 50 WORK WEEKS/YEAR (AVG.)  
x 1.5 YEAR (18-MO.) SCHEDULE (PROPOSED)  
= 375 TOTAL WORK DAYS (PROPOSED)  
  
7 TRUCKS/DAY (AVG.)  
x 2 TRIPS/DAY (INGRESS & EGRESS)  
= 14 TRUCK TRIPS/DAY (AVG.)  
  
375 TOTAL WORK DAYS (PROP.)  
x 14 TRUCK TRIPS/DAY (AVG.)  
= 5,250 TOTAL TRUCK TRIPS OVER  
LIFE OF PROJECT (EST.)

ROUGH SCHEDULE OF CONSTRUCTION  
W/MAJOR CONSTRUCTION BENCHMARKS:

TASK:	DURATION (IN MONTHS):
SITE PREPARATION:	1
FOUNDATION:	1
BLOCK DELIVERIES & CONCRETE POURS:	2
ROOF TRUSS DELIVERIES & TRUSS SETTING:	1
WINDOW/DOOR DELIVERIES & INSTALLATION:	0.5
DRY-IN:	0.5
INTERIOR FRAMING:	1
ROUGH-IN:	2
DRY WALL:	2
FINISHES:	4
LANDSCAPE/HARDSCAPE INSTALLATION:	2
FINAL INSPECTIONS:	1
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	18 mos.

DRC FINAL SUBMITTAL	04/11/2023
DRC FIRST SUBMITTAL	03/09/2023
DRC PRE-APPLICATION	02/20/2023

ZONING CASE NUMBER:  
ZON-23-062

FILE NUMBER:  
ARC-23-061

301 PLANTATION  
ROAD  
PALM BEACH, FLORIDA 33480

SHEET TITLE

TRUCK LOGISTICS PLAN &  
CONSTRUCTION SCHEDULE  
SCREENING NOTES

DATE

FEBRUARY 01, 2023

SCALE

AS NOTED

BY

MC, MM

SHEET NO

T-1

  
FAIRFAX & SAMMONS  
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214 BRAZILIAN AVENUE, PALM BEACH 33480  
TELEPHONE (561) 808-8891  
FAIRFAXANDSAMMONS.COM  
LICENSE NO. AA28000846

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