

SITE PLAN MODIFICATIONS TO:

· 870 SOUTH OCEAN BOULEVARD ·

PALM BEACH, FLORIDA

DEVELOPMENT REVIEW - FINAL SUBMITTAL

ARCHITECTURAL COMMISSION:

FILE NUMBER **MEETING DATE** ARC-23-095 JULY 26, 2023

APRIL 24, 2023

MAY 11, 2023

MAY 30, 2023

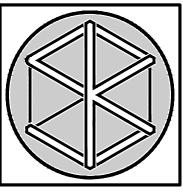
JUNE 13, 2023

PRE-APP SUBMITTAL FIRST SUBMITTAL SECOND SUBMITTAL FINAL SUBMITTAL

SCOPE OF WORK:

- MODIFICATIONS TO EXISTING EAST AND SOUTH YARD SITE WALLS.
- REMOVAL OF VEHICULAR GATES. ADDITION OF PEDESTRIAN GATE.
- PARTIAL DRIVEWAY RECONFIGURATION.
- ASSOCIATED HARDSCAPE AND LANDSCAPE IMPROVEMENTS.

SITE SMITH KELLOGG ARCHITECTURE, INC.	SCALE		
CVR SHEET INDEX AND SCOPE OF WORK		L203 EAST AND SOUTH PERIMETER SITE WALL, GATE, AND GENERATOR ENCLOSURE DETAILS	1/2" = 1'-0"
SURVEY	1" = 20'-0"	L204 HARDSCAPE MATERIALS	N.T.S.
Z-101 ZONING LEGEND	-	L205 PERSPECTIVE RENDERINGS	N.T.S.
SV-101 LOCATION MAP AND VICINITY SITE PLAN	VARIES	L206 PERSPECTIVE RENDERINGS	N.T.S.
SP-101 APPROVED SITE PLAN	1/8" = 1'-0"	L207 PERSPECTIVE RENDERINGS	N.T.S.
SP-102 PROPOSED SITE PLAN	1/8" = 1'-0"	L208 PERSPECTIVE RENDERINGS	N.T.S.
P-101 EXISTING CONDITIONS PHOTOBOARDS	1/8" = 1'-0"	L209 PERSPECTIVE RENDERINGS	N.T.S.
P-102 EXISTING CONDITIONS PHOTOBOARDS	N.T.S.	L300 LANDSCAPE PLAN	N.T.S.
P-103 EXISTING CONDITIONS PHOTOBOARDS	N.T.S.	L301 NATIVE LANDSCAPE PLAN AND CALCULATIONS	1/8" = 1'-0"
P-201 PHOTOBOARDS OF ADJACENT PROPERTIES	N.T.S.	L302 PLANT LIST. NATIVE LANDSCAPE CALCULATIONS	VARIES
P-202 PHOTOBOARDS OF ADJACENT PROPERTIES	N.T.S.	L303 LANDSCAPE DETAILS AND NOTES	VARIES
P-203 PHOTOBOARDS OF ADJACENT PROPERTIES	N.T.S.	L400 CONSTRUCTION SCREENING PLAN	1/8" = 1'-0"
P-204 PHOTOBOARDS OF ADJACENT PROPERTIES	N.T.S.	L500 EXISTING TREE SURVEY AND DEMOLITION PLAN	1/8" = 1'-0"
LANDSCAPE CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE	SCALE	CIVIL KIMLEY-HORN	SCALE
LOOO LANDSCAPE COVER, PROJECT SUMMARY AND SHEET INDEX	-	C1.01 DEMOLITION AND EROSION CONTROL PLANS	3/32" = 1'-0
L100 APPROVED ZONING DIAGRAM. PROPOSED ZONING DIAGRAM	3/32" = 1'-0"	C1.10 DEMOLITION AND EROSION CONTROL DETAILS	N.T.S.
L101 APPROVED LANDSCAPE PLAN. PROPOSED LANDSCAPE PLAN	1/16" = 1'-0"	C2.01 PROPOSED SITE CIVIL DRAINAGE PLAN/ STORM WATER MANAGEMENT PLAN	3/32" = 1'-0
L200 PROPOSED HARDSCAPE AND SITE DESIGN PLAN	1/8" = 1'-0"	C2.10 CIVIL ENGINEERING DETAILS	VARIES
L201 SOUTH STREETSCAPE ELEVATIONS	3/16" = 1'-0"	C3.01 EARTHWORK EXHIBIT	3/32" = 1'-0
L202 EAST STREETSCAPE ELEVATIONS	1/4" = 1'-0"	CSP CONSTRUCTION STAGING AND TRUCK LOGISTICS PLAN	3/32" = 1'-0



NS TO: BOULEVARD

2023-06-13

NO. 26003858 TAYLOR R. SMITH REGISTERED ARCHITECT 98276 KRISTIN H. KELLOGG

FIRST SUBMITTAL FINAL SUBMITTAL

REGISTERED ARCHITECT 98094

ARC-23-095

NO: 230320 DWG. BY: KHK/TRS



Town of Palm Beach

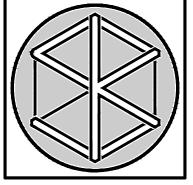
Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com

Line #	Zoning Legend							
1	Property Address:	Property Address: 870 S OCEAN BOULEVARD						
2	Zoning District: R-A ESTATE RESIDENTIAL							
3	Structure Type: SINGLE FAMILY RESIDENCE							
4		Required/Allowed	Existing	Proposed				
5	Lot Size (sq ft)	20,000	14,342	N/C				
6	Lot Depth	150'	153.47'	N/C				
7	Lot Width	125'	101.53'	N/C				
8	Lot Coverage	25%	24.9%	N/C				
9	Front Yard Setback	35'	30'	N/C				
10	* Side Yard Setback (1st Story)	W 15', E 35'	N/A	N/C				
11	* Side Yard Setback (2nd Story)	W 15', E 35'	W 14.83', E 39.75'	W N/C, E N/C				
12	Rear Yard Setback	15'	14.83'	N/C				
13	Angle of Vision	100°	63°	N/C				
14	Building Height	25'	20.50'	N/C				
15	Overall Building Height	30'	26.25'	N/C				
16	Finished Floor Elev. (FFE)(NAVD)	+17.7'	+17.7'	N/C				
17	Zero Datum for pt. of Meas. (NAVD)	+17.7'	+17.7'	N/C				
18	Base Flood Elevation (BFE)(NAVD)	ZONE X, BFE N/A	N/A	N/A				
19	Landscape Open Space (LOS)	7,172 SQ. FT. (50.0%)	7,173 SQ. FT. (50.0%)	7,273 SQ. FT. (50.7%)				
20	Perimeter LOS	N/A	N/A	N/A				
21	Front Yard LOS	3,171 SQ. FT. (45.0%)	3,994 SQ FT. (56.7%)	3,530 SQ. FT. (50.1%)				
22	Native Plant Species %	35.0%	17.9%	35.1%				

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

If value is not applicable, enter N/A

If value is not changing, enter N/C



- U R E, I N C.

SITE PLAN MODIFICATIONS TO:

870 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

FLORIDA AAC

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TAYLOR R. SMITH REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG REGISTERED ARCHITECT 98094

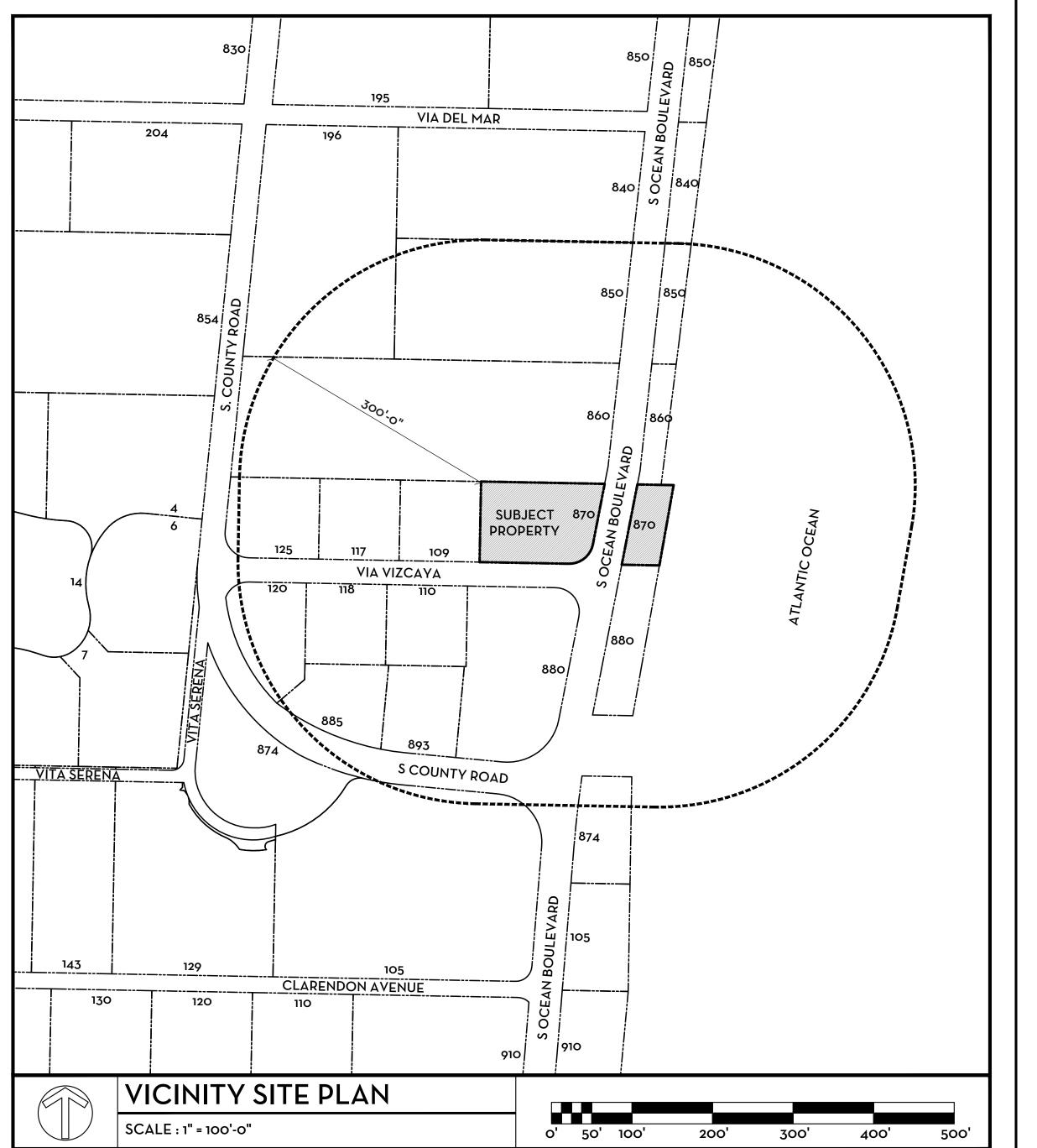
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FINAL SUBMITTAL 2023-06-13

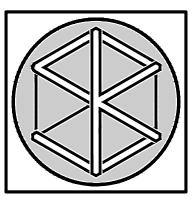
ARC-23-095

NO: 230320 DWG. BY: KHK/ TRS SHEET:

Z-101







870 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

FLORIDA AAC

OF FLORIDA

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ARS 200 PL

ARS 2

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TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

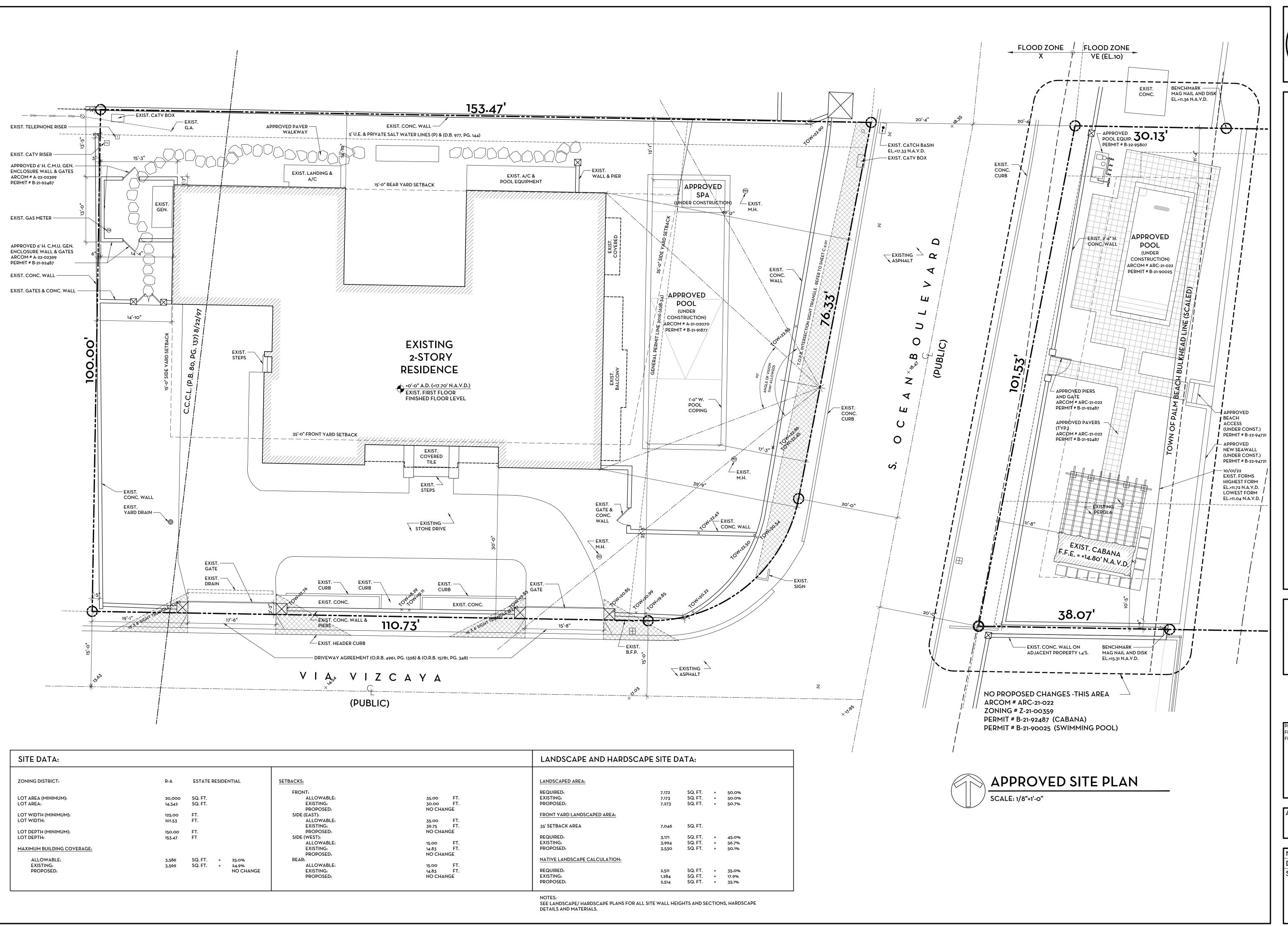
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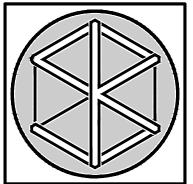
PRE-APP 2023-04-24
FIRST SUBMITTAL 2023-05-11
FINAL SUBMITTAL 2023-06-13

ARC-23-095

NO: 230320 DWG. BY: KHK/ TRS SHEET:

SV-101





SITE PLAN MODIFICATIONS TO:

870 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, IN



TAYLOR R. SMITH REGISTERED ARCHITECT 98276

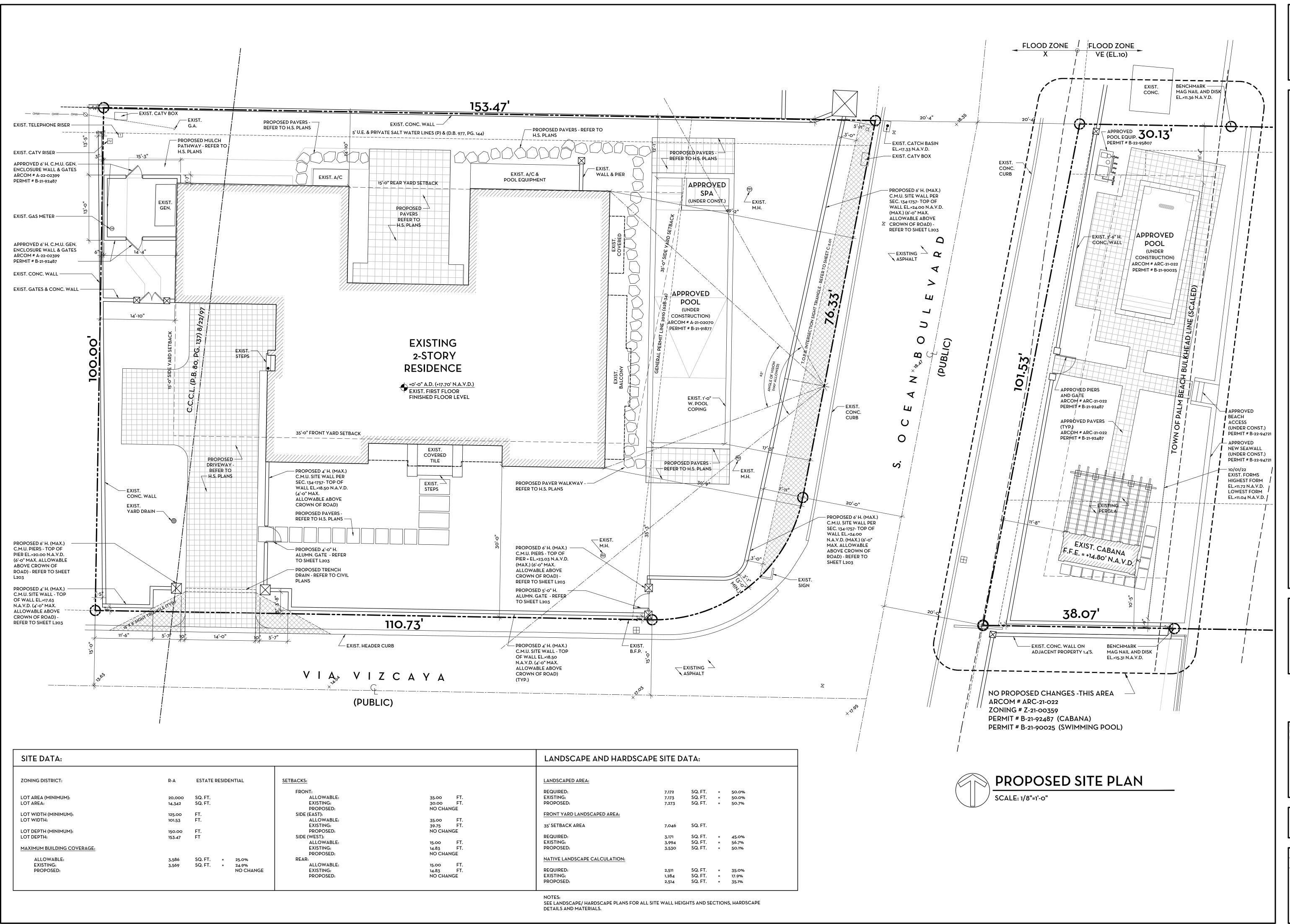
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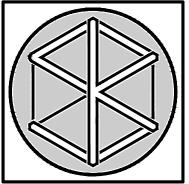
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FIRST SUBMITTAL 2023-05-11
FINAL SUBMITTAL 2023-06-13

ARC-23-095

NO: 230320 DWG. BY: KHK/ TRS SHEET:

SP-101





S70 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

S MITH KELLOGG ARCHITECTURE, IN

FLORIDA AAC

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TAYLOR R. SMITH REGISTERED ARCHITECT 98276

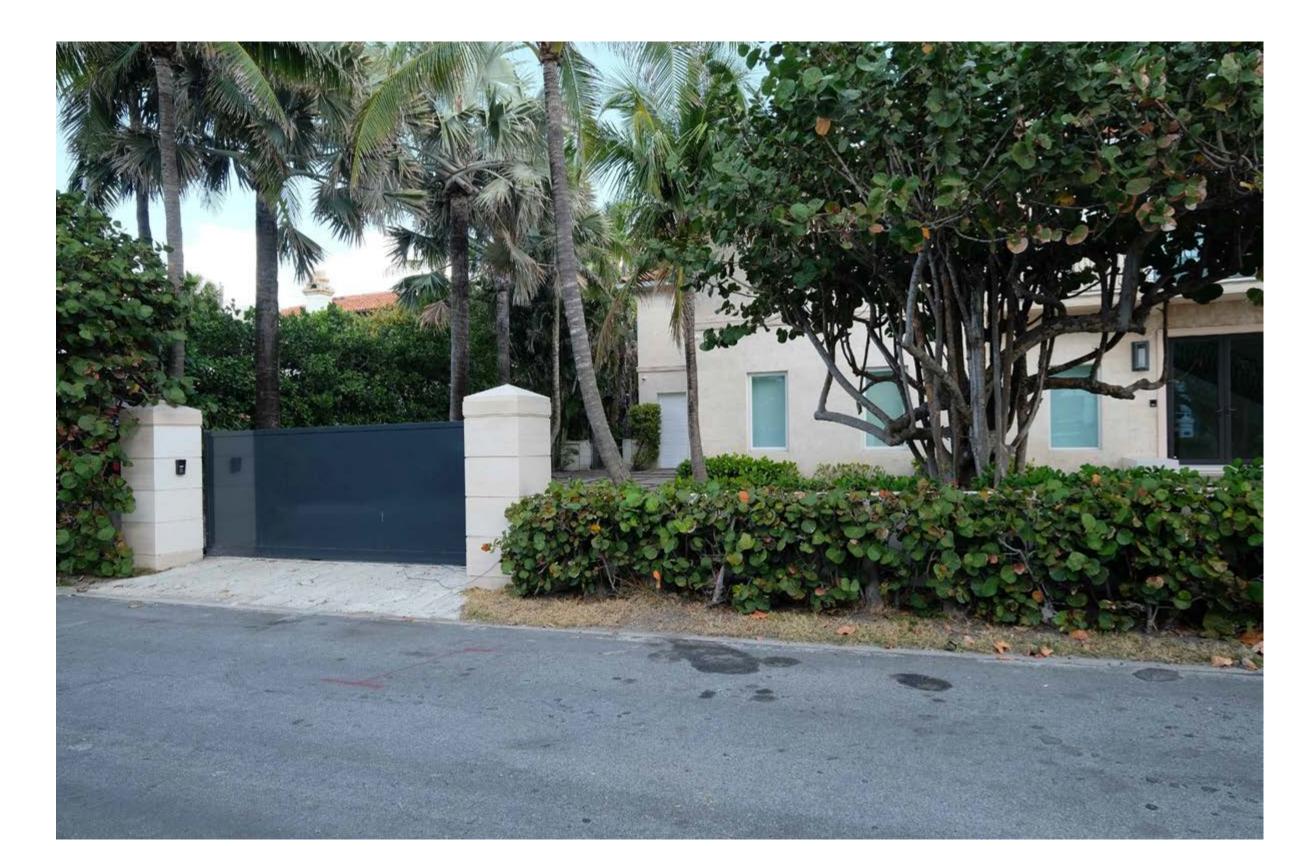
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PRE-APP 2023-04-24
FIRST SUBMITTAL 2023-05-11
FINAL SUBMITTAL 2023-06-13

ARC-23-095

NO: 230320 DWG. BY: KHK/ TRS SHEET:

SP-102

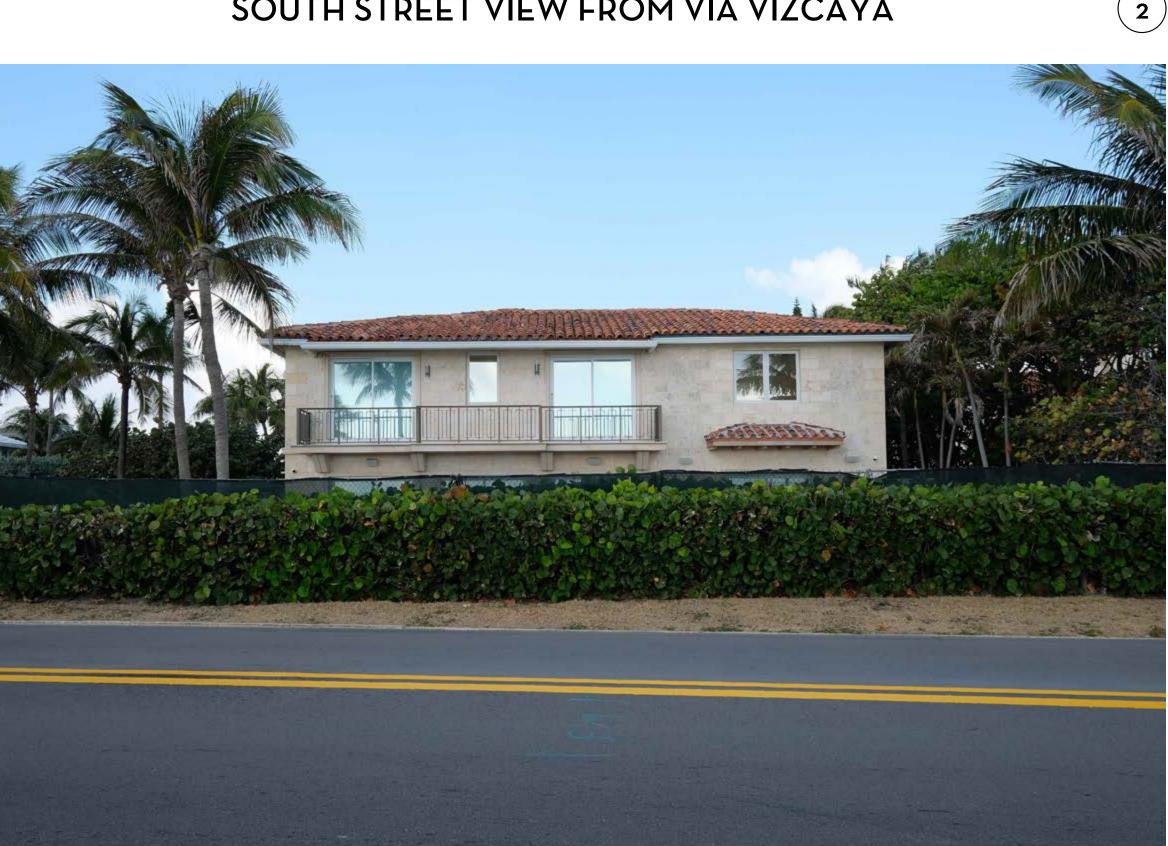


SOUTH STREET VIEW FROM VIA VIZCAYA

SOUTHEAST STREET VIEW FROM SOUTH OCEAN BOULEVARD

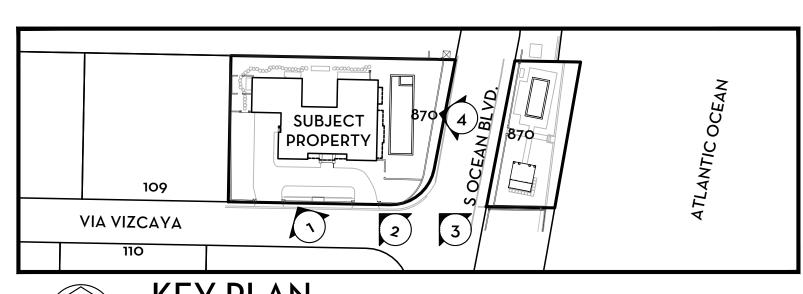


SOUTH STREET VIEW FROM VIA VIZCAYA





EAST STREET VIEW FROM SOUTH OCEAN BOULEVARD



KEY PLAN N.T.S.

870 SOUTH OCEAN BOULEVARD - EXISTING CONDITIONS

P-101

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ARC-23-095

NO: 230320

4



VIEW OF SOUTH YARD FROM WEST

VIEW OF EAST YARD FROM SOUTH

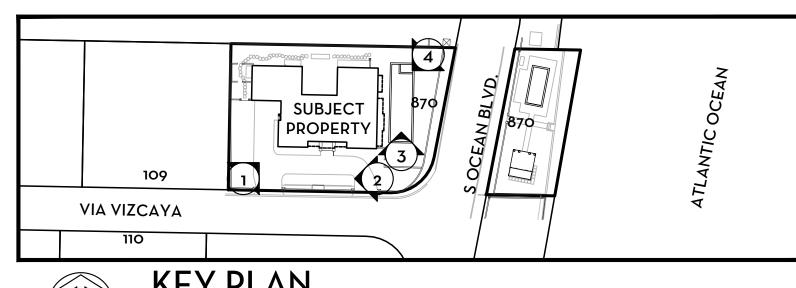


VIEW OF SOUTH YARD FROM EAST





VIEW OF EAST YARD FROM NORTH



KEY PLAN N.T.S.

870 SOUTH OCEAN BOULEVARD - EXISTING CONDITIONS

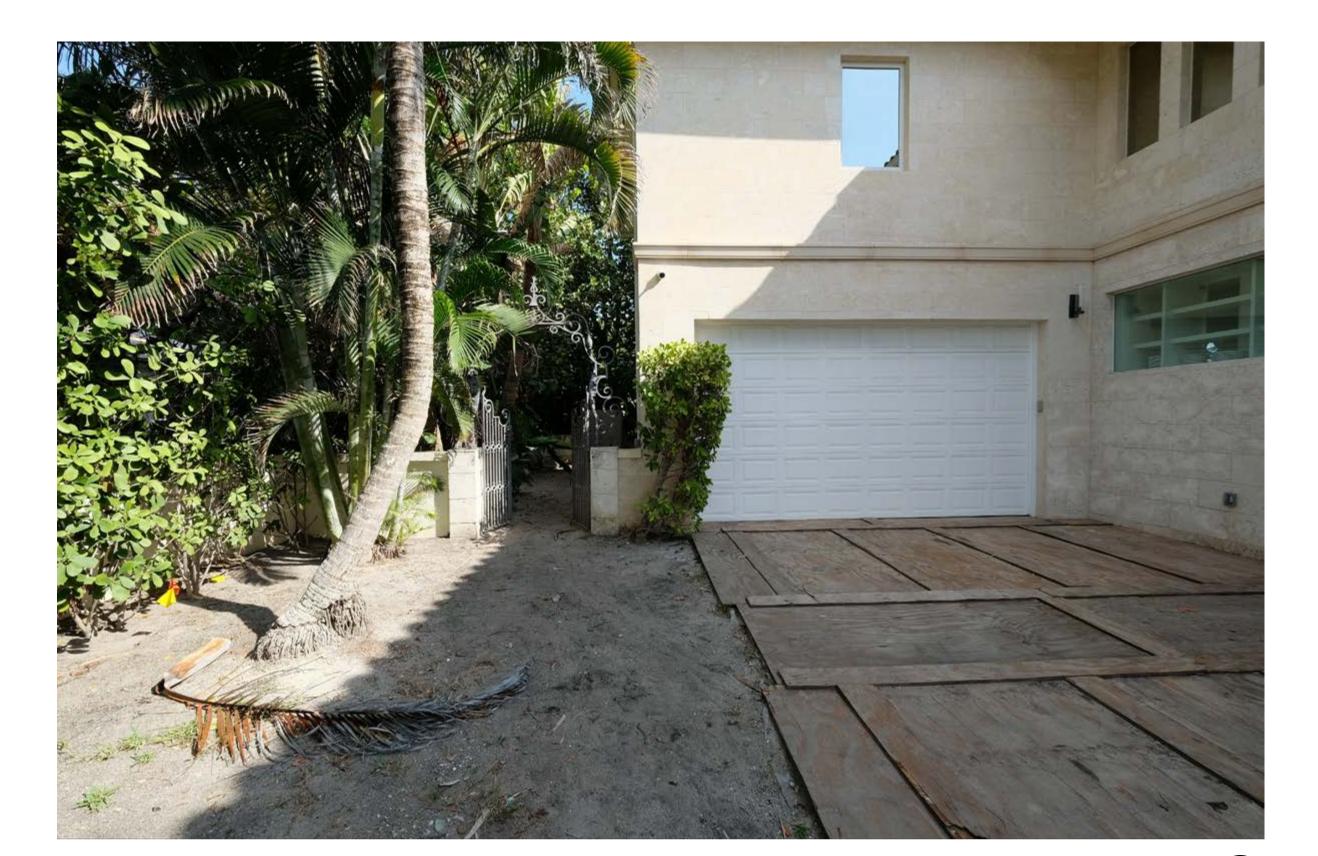
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TAYLOR R. SMITH REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG REGISTERED ARCHITECT 98094

ARC-23-095

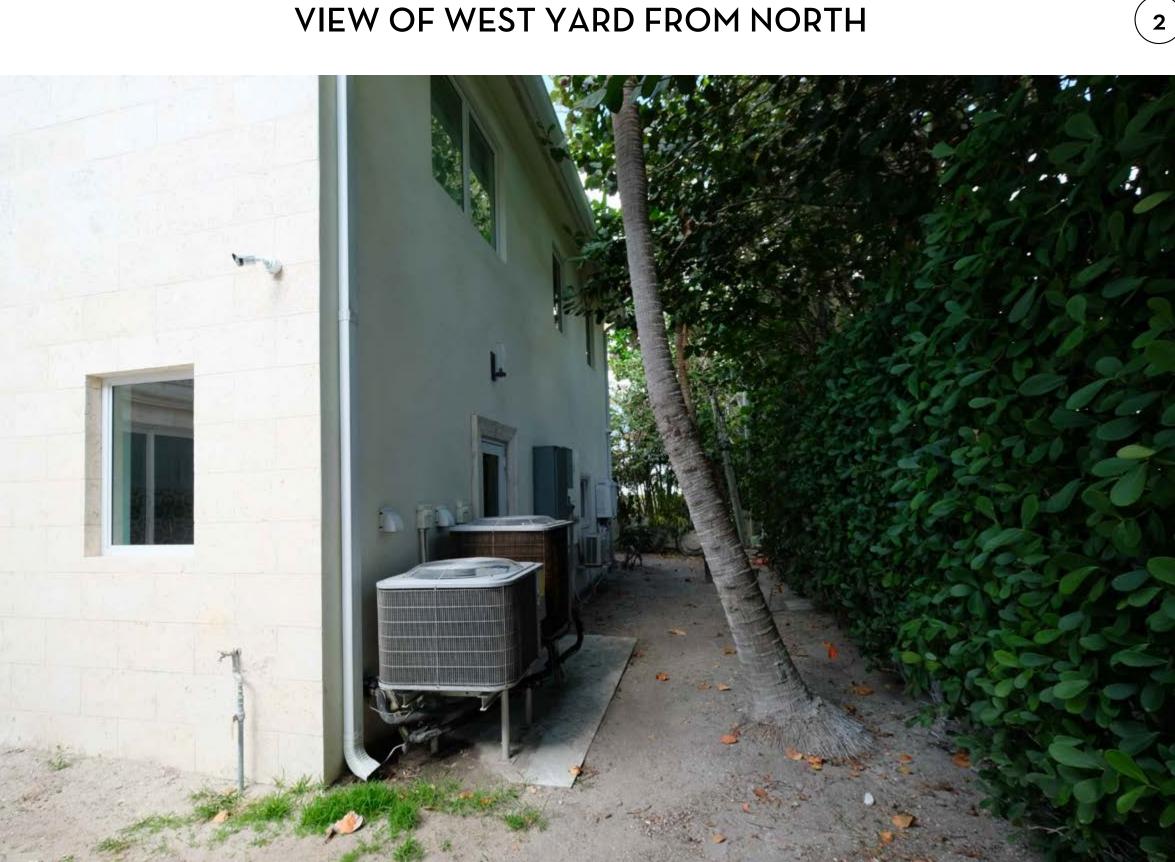
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VIEW OF WEST YARD FROM SOUTH

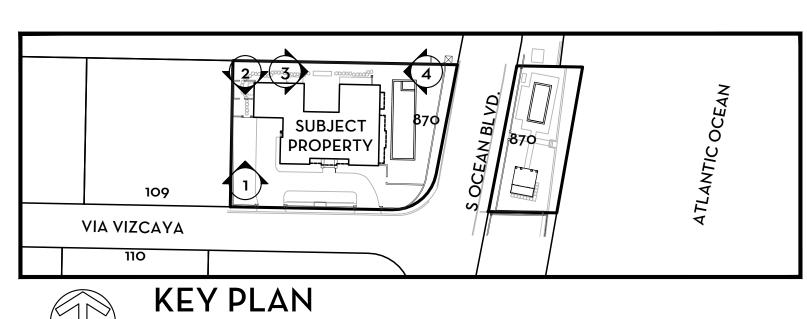
VIEW OF NORTH YARD FROM WEST







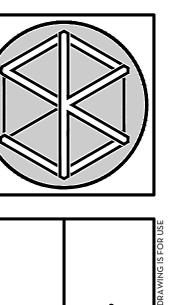
VIEW OF NORTH YARD FROM EAST



N.T.S.

870 SOUTH OCEAN BOULEVARD - EXISTING CONDITIONS

3



TAYLOR R. SMITH REGISTERED ARCHITECT 98276 KRISTIN H. KELLOGG REGISTERED ARCHITECT 98094

ARC-23-095

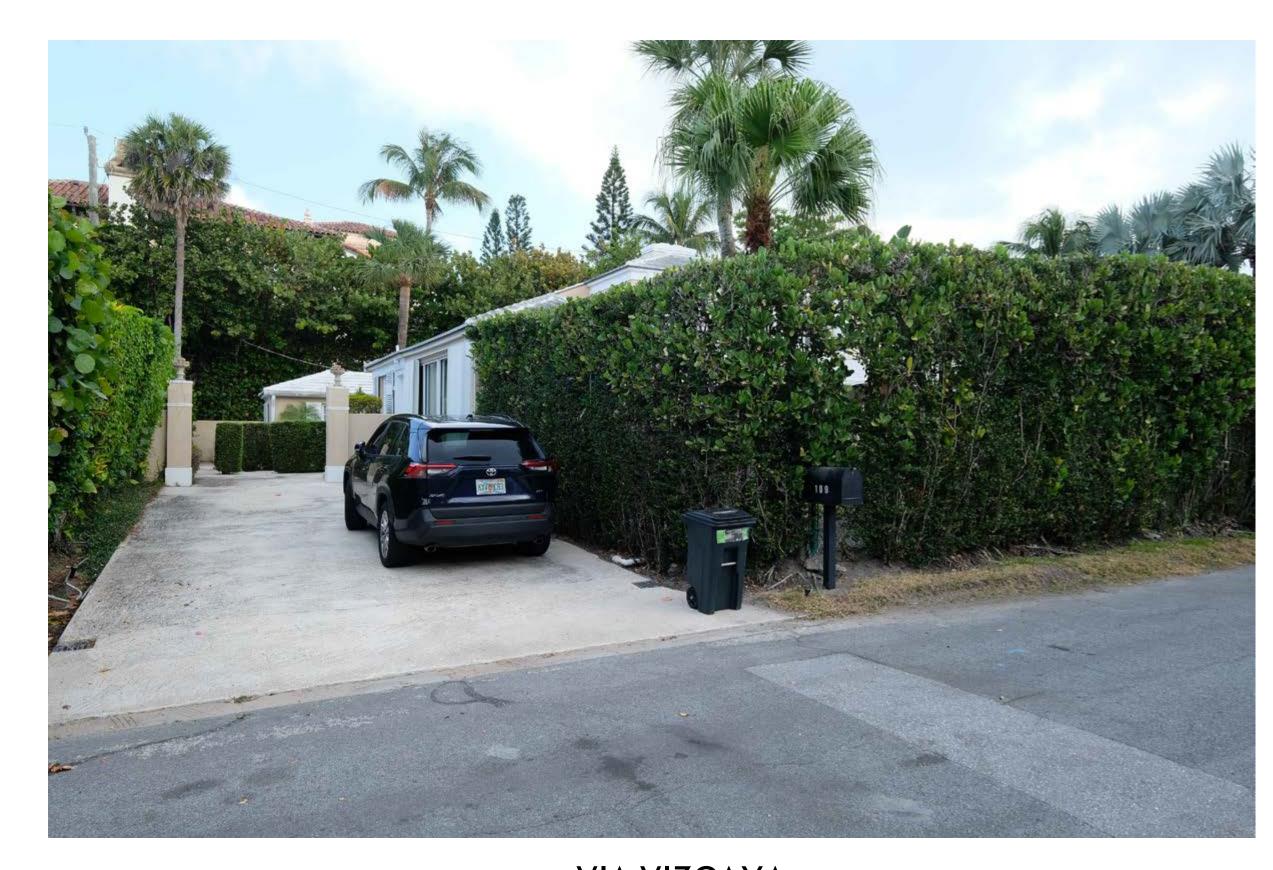
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125 VIA VIZCAYA



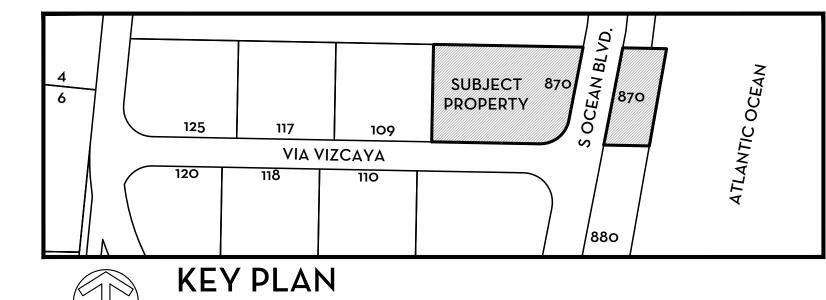
117 VIA VIZCAYA



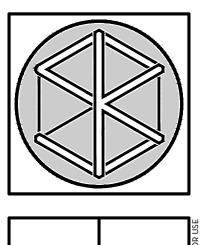
109 VIA VIZCAYA



870 SOUTH OCEAN BOULEVARD SUBJECT PROPERTY



VIA VIZCAYA (NORTH STREETSCAPE) - SURROUNDING PROPERTIES



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ARC-23-095

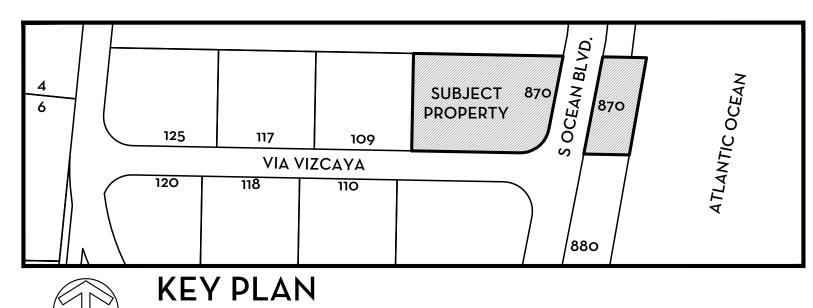
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880 SOUTH OCEAN BOULEVARD



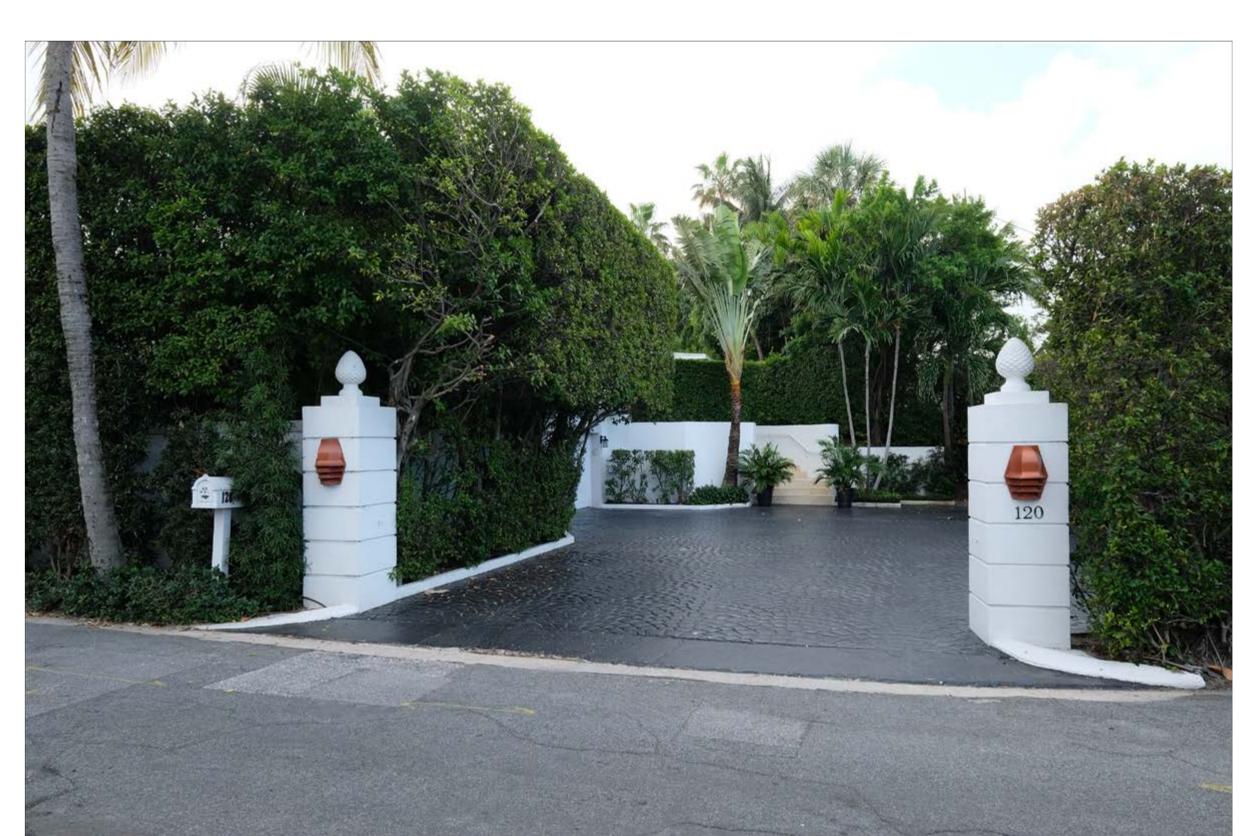
118 VIA VIZCAYA



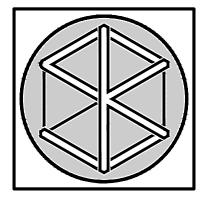
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110 VIA VIZCAYA



120 VIA VIZCAYA

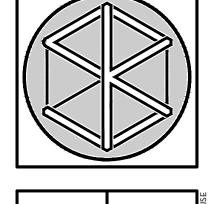


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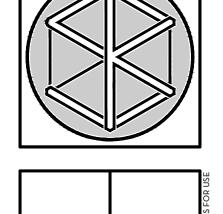
KRISTIN H. KELLOGG REGISTERED ARCHITECT 98094

ARC-23-095

NO: 230320 DWG. BY: KHK/ TRS









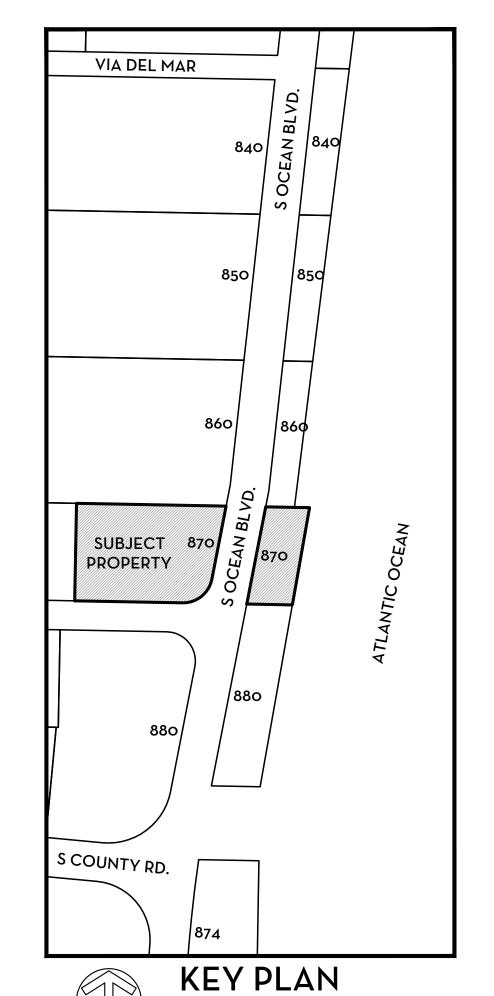
880 SOUTH OCEAN BOULEVARD



870 SOUTH OCEAN BOULEVARD SUBJECT PROPERTY



860 SOUTH OCEAN BOULEVARD



N.T.S.

850 SOUTH OCEAN BOULEVARD



840 SOUTH OCEAN BOULEVARD

ARC-23-095

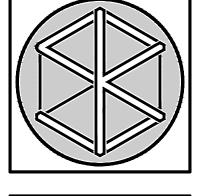
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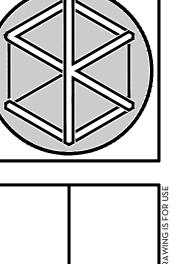
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KRISTIN H. KELLOGG

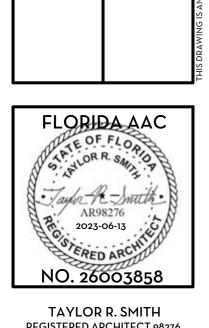
P-203

DWG. BY: KHK/TRS







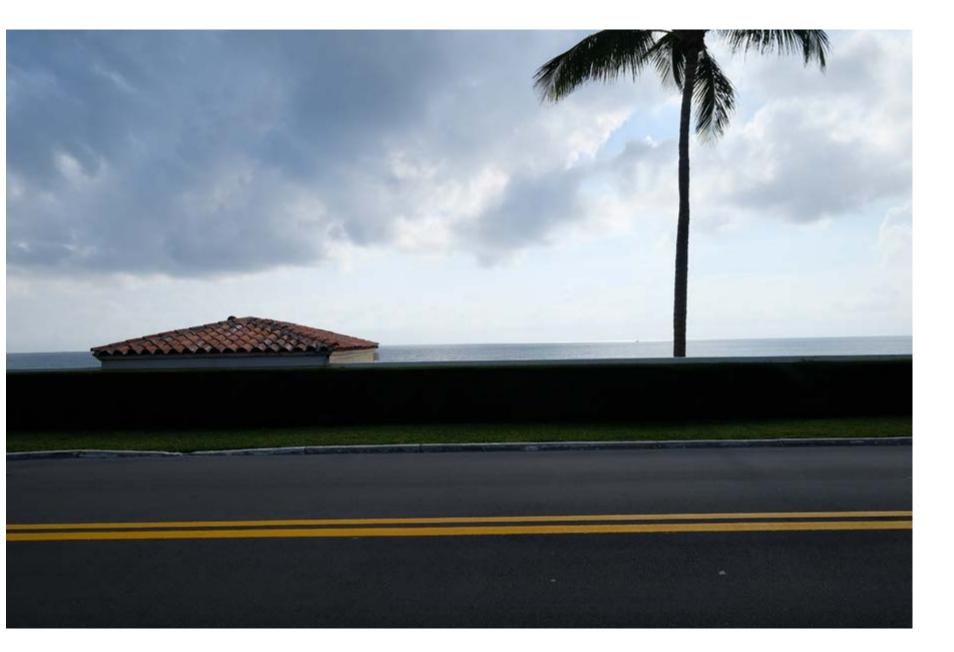






ARC-23-095

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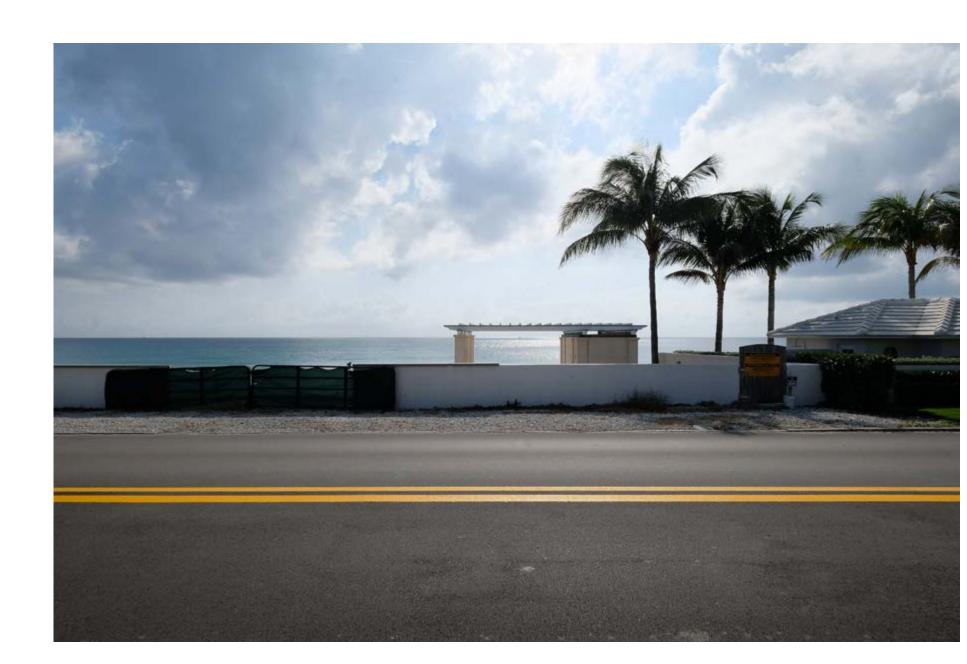
840 SOUTH OCEAN BOULEVARD



850 SOUTH OCEAN BOULEVARD



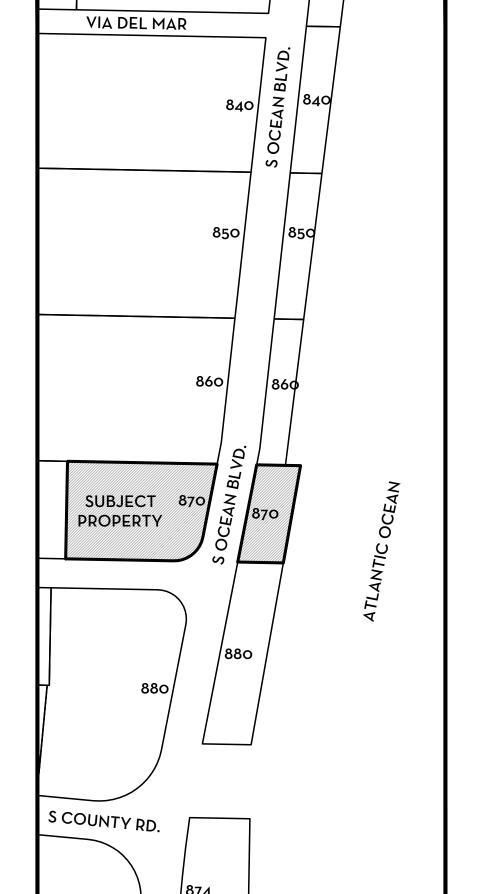
860 SOUTH OCEAN BOULEVARD



870 SOUTH OCEAN BOULEVARD SUBJECT PROPERTY



880 SOUTH OCEAN BOULEVARD





CHRISTOPHER

ARCOM LANDSCAPE SUBMITTAL - 05.11.23

870 SOUTH OCEAN BLVD | PALM BEACH, FLORIDA



PROJECT SUMMARY

 MODIFICATIONS TO THE CURRENTLY APPROVED SITE DESIGN + REMOVAL OF EXISTING U-SHAPED DRIVEWAY + GATE

ARCOM # ARC-23-095

- CONSTRUCTION OF PERIMETER WALL w/ VEHICULAR SWING GATE ALONG VIA VIZCAYA
- CONSTRUCTION OF NEW 6' HT PERIMETER WALL w/ PEDESTRIAN GATE FACING SOUTH OCEAN
- ASSOCIATED LANDSCAPE IMPROVEMENTS

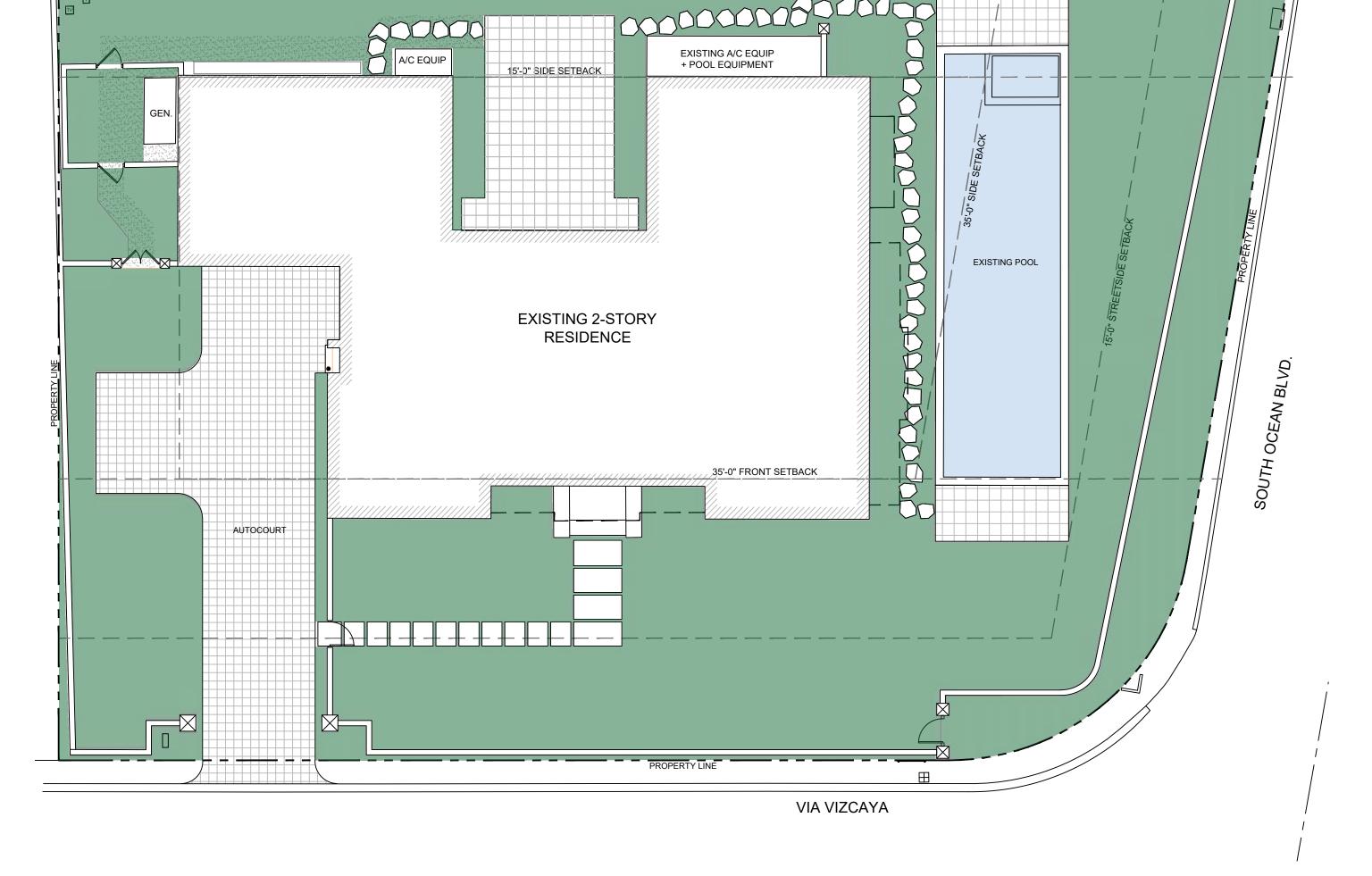
SHEET OF INDEX

- L000 LANDSCAPE COVER, PROJECT SUMMARY + SHEET INDEX
- L100 OPEN SPACE DIAGRAMS
- L101 LANDSCAPE DIAGRAMS
- L200 PROPOSED HARDSCAPE + SITE DESIGN PLAN
- L201 SOUTH ELEVATIONS
- L202 EAST ELEVATIONS
- L203 FRONT WALL, GATE + GENERATOR ENCLOSURE DETAILS
- L204 HARDSCAPE MATERIALS
- L205 PERSPECTIVE RENDERINGS
- L207 PERSPECTIVE RENDERINGS
- L208 PERSPECTIVE RENDERINGS
- L209 PERSPECTIVE RENDERINGS L300 LANDSCAPE PLAN
- L301 NATIVE LANDSCAPE PLAN
- L302 PLANT LIST
- L303 LANDSCAPE DETAILS + NOTES
- L400 CONSTRUCTION SCREENING PLAN
- L500 EXISTING TREE SURVEY + DISPOSITION PLAN

ARCOM CASE # ARC-23-095

CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

SHEET NO:



APPROVED: LANDSCAPE OPEN SPACE SITE CALCULATIONS

LANDSCAPE AREA (TYP)

15'-0" REAR YARD SETBACK

LANDSCAPE AREA (TYP)

EXISTING 2-STORY RESIDENCE

EXISTING NATURAL STONE
PAVED AUTOCOURT

LANDSCAPE AREA (TYP)

VIA VIZCAYA

ZONE R-A | ESTATE RESIDENTIAL DISTRICT

LANDSCAPE AREA

LANDSCAPE AREA

APPROVED - SITE PLAN

3/32" = 1'-0"

15'-0" SIDE SETBACK

OVERALL SITE CALCULATIONS:

35'-0" FRONT YARD SETBACK

LOT AREA = 14,343 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED =

PROPOSED =

EXISTING =

6,039 SQ. FT. 41.83%

7,171.50 SQ. FT. 50% 7,173 SQ. FT. 50.01%

REQUIRED = PROPOSED = EXISTING =

FRONT SETBACK SITE CALCULATIONS:

MINIMUM LANDSCAPE:

35' SETBACK AREA = 7,046 SQ FT

35'-0" FRONT SETBACK

4,036.10 SQ. FT. 57.28%

3,170.70 SQ. FT. 45% 3,994.40 SQ. FT. 56.69% LANDSCAPE AREA (TYP)

PROPOSED POOL (REFER TO POOL DRAWINGS FOR ADDITIONAL INFORMATION.)

LANDSCAPE AREA

PROPOSED - SITE PLAN

3/32" = 1'-0"

PROPOSED LANDSCAPE OPEN SPACE SITE CALCULATIONS

ZONE R-A | ESTATE RESIDENTIAL DISTRICT

OVERALL SITE CALCULATIONS:

LOT AREA = 14,343 SQ FT 100%

MINIMUM LANDSCAPE: REQUIRED =

PROPOSED = 7,173 SQ. FT. 50.01% EXISTING =

7,171.50 SQ. FT. 50% 7,273 SQ. FT. 50.70% MINIMUM LANDSCAPE:

REQUIRED = 3,170.70 SQ. FT. 45% PROPOSED = 3,550 SQ. FT. 50.38% EXISTING = 3,994.40 SQ. FT. 56.69%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA = 7,046 SQ FT

MAY 11, 2023

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Florida License LA 6666786

DATE:

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SHEET NO:

92 MIC - WART FERN-5 PSL - DWARF BAHAMA COFFEE-11 RX - LADY PALM-4 RX - LADY PALM 2 PSL - DWARF BAHAMA COFFEE-19 PEO - BABY RUBBER PLANT-1 PE - ALEXANDER PALM-30 PEO - BABY RUBBER PLANT-**EXISTING 2-STORY** RESIDENCE - 4 TRJ - CONFEDERATE JASMINE 51 PEO - BABY RUBBER PLANT --36 POD - PODOCARPUS 8 CD - PIGEON PLUM-1 CN - COCONUT PALM-190 PEO - BABY RUBBER PLANT ---EXISTING COCONUT PALMS (TYP) --27 CLG - SMALL LEAF CLUSIA L31 CLG - SMALL LEAF CLUSIA Left Pick Care Ping Fig

14 Lir - Lilyturf 'Big Blue'

ALL VEGETATION WITHIN SIGHT
TRIANGLE TO BE MAINTAINED

AT MAXIMUM 30" HT

Left Pick Creeping Fig

8' X 15' Sight Triangle (TYP)

ALL VEGETATION WITHIN SIGHT TRIANGLE

TO BE MAINTAINED AT MAXIMUM 30" HT -4 CW - WILD CINNAMON 31 NOE - MADAGASCAR OLIVE SCREENING HEDGE TO BE 188 LIR - LILYTURF 'BIG BLUE' -53 FGI - FICUS GREEN ISLAND 78 POP - DWARF PRINGLES PODOCARPUS

SCREENING HEDGE 19 MAINTAINED AT MINIMUM 6' HT

124 LIR - LILYTURF 'BIG BLUE'

-20 MOD - SWISS CHEESE PLANT

120 PEO - BABY RUBBER PLANT

—EXISTING CLUSIA SHRUB TO REMAIN ----1 CLG / SMALL —POOL EQUIPMENT LEAF CLUSIA —125 FGI / FICUS GREEN ISLAND r2 PE / ALEXANDER | r3 CLG / SMALL LEAF | -8 MOD / MONSTERA ┌2 RX / LADY PALM ┌55 CLG / SMALL LEAF CLUSIA SḤRUB @ 5' HT 170 PBM DELICIOSA PALMS CLUSIA SHRUB 60 LIR / LIRIOPE 4 RX / LADY PALMS -1 PE / ALEXANDER PALMS -- EXISTING COCONUT PALM TO REMAIN 2 RX / LADY PALMS — 4 PE / ALEXANDER -1 BOU / FUSCHIA -15 MOD / MONSTERA DELICIOSA -- DIAMOND ZOYSIA BOUGAINVILLEA @ 15 80 LIR / LIRIOPE w/ ORCHIDS LAWN - 1,458 SF GALLON, 6-7' HT MINIMUM 3 RX / LADY PALMS 20 BEG / BEGONIA -TRAINED ON WIRE TRELLIS 2 CLG / SMALL CLUSIA SHRUB @ 5' HT 140 LIR / LIRIOPE EXISTING SEA GRAPE EXISTING ALEXANDER + TRAVELERS BALCONY ABOVE (TYP) — SHRUB IN THE ROW PALMS TO REMAIN TO REMAIN 20 FGI / FIGUS GREEN ISLAND -2 CLG / SMALL CLUSIA SHRUB @ 5' HT 1 DOM / FLOWERING DOMBEYA -20 FGI / FIGUS GREEN ISLAND 3 RX / LADY PALMS -**EXISTING 2-STORY** EXISTING COCONUT PALM TO REMAIN -RESIDENCE — 2 BS / BOUGAINVILLEA 3 BOU / FUSCHIA BOUGAINVILLEA @ 15 -50 POD / PODOCARPUS STANDARD TREE FORM GALLON, 6-7' HT MINIMUM TRAINED ON EXISTING FICUS GREEN EXISTING FICUS GREEN ISLAND, TO BE FILLED IN ISLAND, TO BE FILLED IN EXISTING BISMARK PALMS TO REMAIN -AS NECESSARY AS NECESSARY EXISTING COCONUT 40 FGI / FIGUS GREEN ISLAND -PALM TO REMAIN 100 MOD / MONSTERA DELICIOSA -DIAMOND ZOYSIA LAWN 120 FGI / FIGUS GREEN ISLAND -EXISTING NATURAL STONE DIAMOND ZOYSIA LAWN - 432 SF -30 FGI / FICUS GREEN ISLAND 14 CLG / SMALL LEAF EXISTING CLUSIA SHRUB TO REMAIN -CLUSIA SHRUB @ 5' HT 3 CN / COCONUT PALMS @ 12' GRAYWOOD, LEANING TRUNK EXISITNG COCONUT + BISMARK -PALMS TO REMAIN DIAMOND ZOYSIA LAWN - 387 SF EXISTING SEA GRAPE SHRUB TO REMAIN -VIA VIZCAYA - 16 FGI / FICUS GREEN ISLAND -80 BEG / 50 FGI / FICUS GREEN ISLAND L 14 FGI / FICUS GREEN ISLAND 22 NOE / MADAGASCAR OLIVE SHRUB @ 5' HT BEGONIA - EXISTING COCONUT PALMS TO REMAIN -90 MOD / MONSTERA DELICIOSA - EXISTING SEAGRAPE TREES + COCONUT PALMS TO REMAIN EXISTING FICUS GREEN ISLAND, TO BE FILLED IN AS NECESSARY

APPROVED - LANDSCAPE PLAN

1/16" = 1'-0"

APPROVED: LANDSCAPE SITE CALCULATIONS

ZONE R-A | ESTATE RESIDENTIAL DISTRICT

OVERALL SITE CALCULATIONS: FRONT SETBACK SITE CALCULATIONS: NATIVE LANDSCAPE CALCULATIONS: 35' SETBACK AREA = 7,046 SQ FT TOTAL LANDSCAPE AREA = 7,173 SQ FT LOT AREA = 14,343 SQ FT 100% MINIMUM LANDSCAPE: MINIMUM LANDSCAPE: MINIMUM LANDSCAPE: REQUIRED = 7,171.50 SQ. FT. 50% REQUIRED = 3,170.70 SQ. FT. 45% REQUIRED = 1,793 SQ. FT. 25% 35% PROPOSED = 7,173 SQ. FT. 50.01% PROPOSED = 3,994.40 SQ. FT. 56.69% PROPOSED = 1,284 SQ. FT. EXISTING = EXISTING = 4,036.10 SQ. FT. 57.28% 6,039 SQ. FT. 41.83%

LANDSCAPE LEGEND

NATIVE VEGETATION

PROPOSED - LANDSCAPE PLAN

1/16" = 1'-0"

PROPOSED: LANDSCAPE SITE CALCULATIONS

ZONE R-A | ESTATE RESIDENTIAL DISTRICT FRONT SETBACK SITE CALCULATIONS: NATIVE LANDSCAPE CALCULATIONS: **OVERALL SITE CALCULATIONS:** 35' SETBACK AREA = 7,046 SQ FT TOTAL LANDSCAPE AREA = 7,173 SQ FT LOT AREA = 14,343 SQ FT 100% MINIMUM LANDSCAPE: MINIMUM LANDSCAPE: MINIMUM LANDSCAPE: 3,170.70 SQ. FT. 45% 2,511 SQ. FT. REQUIRED = REQUIRED = 35% REQUIRED = 7,171.50 SQ. FT. 50% PROPOSED = 3,530 SQ. FT. 50.09% PROPOSED = 2,514 SQ. FT. 35.05% PROPOSED = 7,273 SQ. FT. 50.70% EXISTING = 3,994.40 SQ. FT. 56.69% EXISTING = 1,284 SQ. FT. 17.9% EXISTING = 7,173 SQ. FT. 50.01%

LANDSCAPE LEGEND

NATIVE VEGETATION

-110 CHR - COCOPLUM 'RED TIP'

----34 LAD - LANTANA ' FLORIDANA'

-2 CN - COCONUT PALM

11 POP - DWARF PRINGLES PODOCARPUS

EXISTING =

1,284 SQ. FT. 17.9%

CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE

780 NE 69TH STREET SUITE 200 MIAMI, FL 33138 O 786.536.2961 C 305.979.1585 CHRISTOPHERCAWLEY.COM Florida Landscape Architecture Business LLC 26000460

REVISION SCHEDULE:

PROJECT INFO:

ARCOM SUBMITTAL 870 SOUTH OCEAN BLVD

ARCOM CASE # ARC-23-095

CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

MAY 11, 2023

DATE:

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RENDERED SOUTH ELEVATION 3/16" = 1'-0"

SOUTH ELEVATIONS

CHRISTOPHER CAWLEY LANDSCAPE **ARCHITECTURE**

> 780 NE 69TH STREET SUITE 200 MIAMI, FL 33138 O 786.536.2961 C 305.979.1585 CHRISTOPHERCAWLEY.COM Florida Landscape Architecture Business LLC 26000460

REVISION SCHEDULE:

PROJECT INFO:

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ALM BEACH, FL

ARCOM CASE # ARC-23-095

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RENDERED EAST ELEVATION
1/4" = 1'-0"

EAST ELEVATIONS

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REVISION SCHEDULE:

PROJECT INFO:

ARCOM SUBMITTAL
870 SOUTH OCEAN BLVD
PALM BEACH, FL

ARCOM CASE # ARC-23-095

CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

DATE:

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SHEET NO:

MAY 11, 2023 SHEET NO:

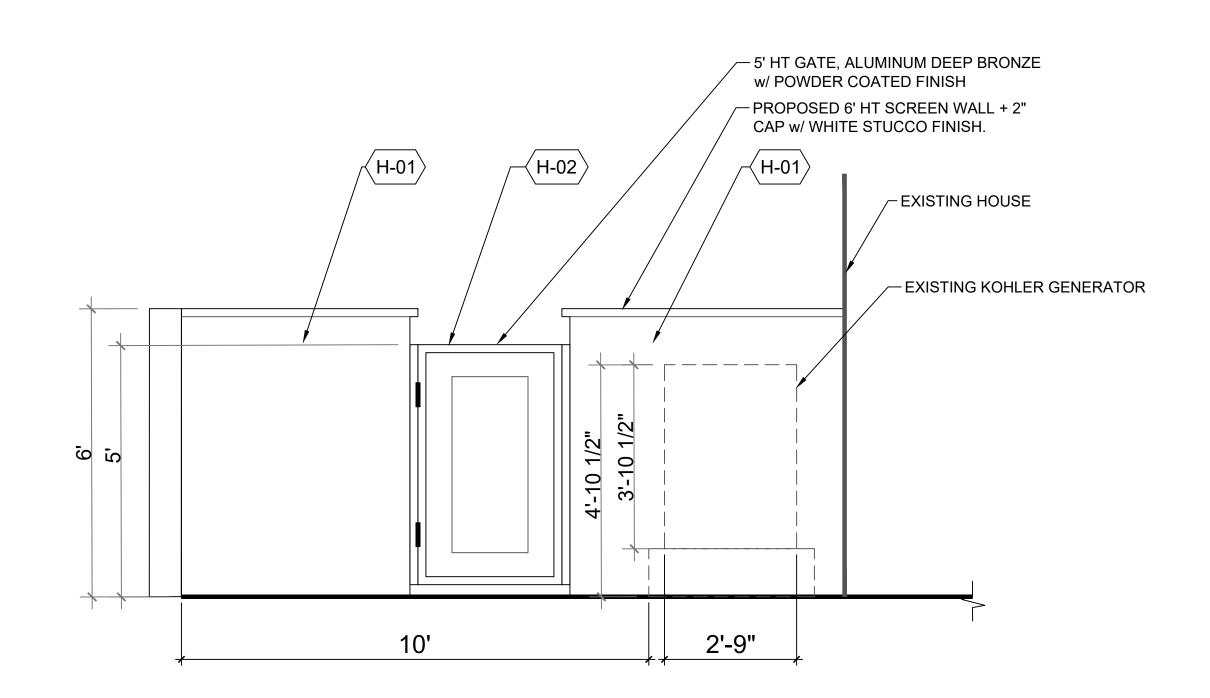
PROPOSED 2' W x 6' HT COLUMN + 2" CAP w/ WHITE STUCCO FINISH PROPOSED 4' HT SCREEN WALL + 2" CAP w/ WHITE STUCCO FINISH. \prec H-01angle870 4' HT SCREEN WALL COLUMN COLUMN 4' HT SCREEN WALL

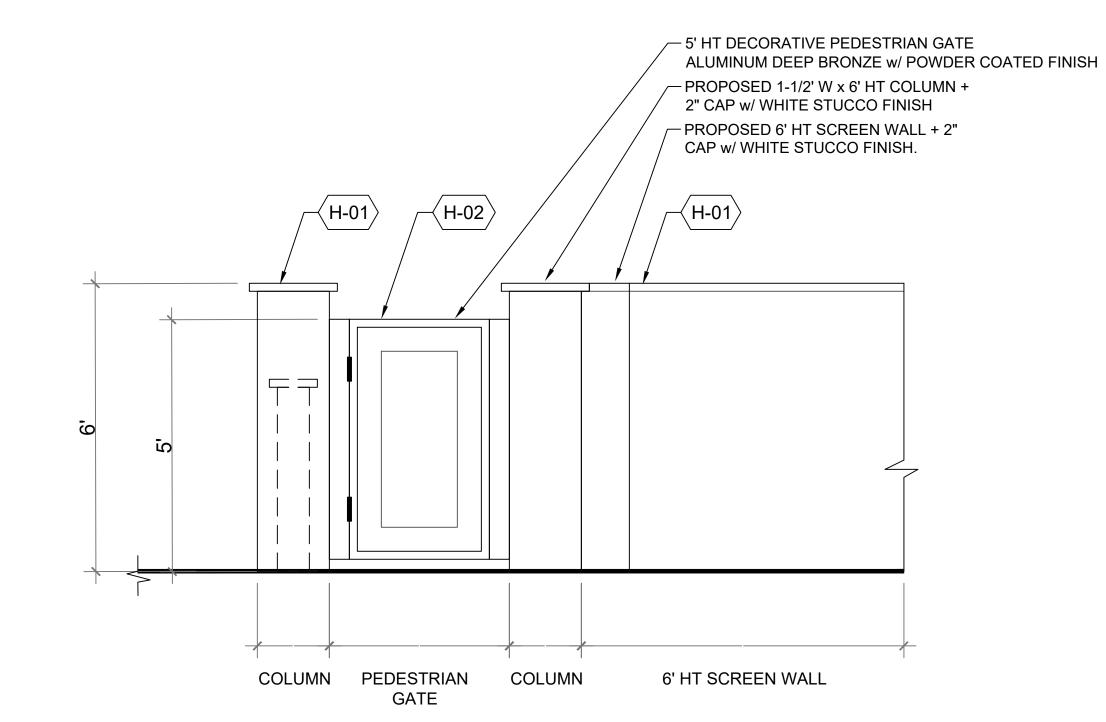
HARDSCAPE MATERIALS LEGEND

SYMBOL DESCRIPTION

(H-01) WHITE PAINTED STUCCO

 $\langle H-02 \rangle$ ALUMINUM DEEP BRONZE W/ POWDER COATED FINISH DRIVEWAY ENTRY GATE + COLUMN DETAIL



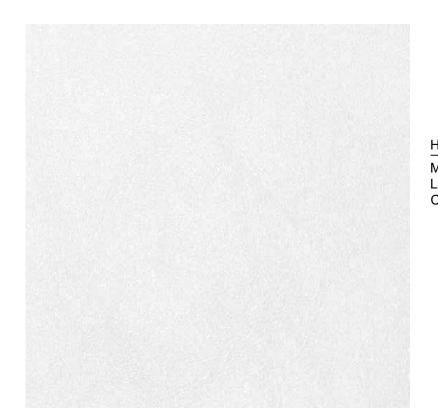


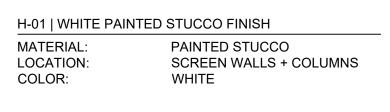
GENERATOR ENCLOSURE | SCREEN WALL + GATE DETAIL 3

PEDESTRIAN ENTRY GATE + COLUMN DETAIL

 \prec H-01angle

HARDSCAPE MATERIALS







H-02 | ALUMINUM POWDER COATED

MATERIAL: ALUMINUM

LOCATION: GATES

COLOR: DEEP BRONZE

FINISH: POWDER COATED FINISH

MANUFACTURER: TBD



H-03 | CAST STONE PAVERS

MATERIAL: CAST STONE
LOCATION: AUTOCOURT + WALKWAYS
COLOR: NATURAL
SIZE: 1' X 1'

REVISION SCHEDULE:

CHRISTOPHER

ARCHITECTURE

LANDSCAPE

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Florida Landscape Architecture Business LLC 26000460

CAWLEY

PROJECT INFO:

ARCOM SUBMITTAL
870 SOUTH OCEAN BLVD
PALM BEACH, FL

ARCOM CASE # ARC-23-095

CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

DATE:

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SHEET NO:



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L206



PERSPECTIVE RENDERINGS

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SHEET NO:



LANDSCAPE SITE CALCULATIONS

7,171.50 SQ. FT. 50%

3,170.70 SQ. FT. 45%

2,511 SQ. FT. 35%

2,514 SQ. FT. 35.05%

1,284 SQ. FT. 17.9%

3,530 SQ. FT. 50.09% 3,994.40 SQ. FT. 56.69%

7,273 SQ. FT. 50.70%

7,173 SQ. FT. 50.01%

ZONE R-A | ESTATE RESIDENTIAL DISTRICT

OVERALL SITE CALCULATIONS:

MINIMUM LANDSCAPE:

REQUIRED =

EXISTING =

MINIMUM LANDSCAPE:

REQUIRED = PROPOSED =

EXISTING =

MINIMUM LANDSCAPE:

REQUIRED = PROPOSED =

EXISTING =

PROPOSED =

LOT AREA = 14,343 SQ FT 100%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA = 7,046 SQ FT

NATIVE LANDSCAPE CALCULATIONS:

TOTAL LANDSCAPE AREA = 7,173 SQ FT

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REVISION SCHEDULE:

PROJECT INFO:

ARCOM SUBMITTAL
370 SOUTH OCEAN BLVD

ARCOM CASE # ARC-23-095

CHRISTOPHER CAWLEY, RLA

Florida License LA 6666786

DATE:
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LANDSCAPE PLAN

780 NE 69TH STREET SUITE 200 MIAMI, FL 33138 O 786.536.2961 C 305.979.1585 CHRISTOPHERCAWLEY.COM Florida Landscape Architecture Business LLC 26000460

REVISION SCHEDULE:

-

PROJECT INFO:

ARCOM SUBMITTAL
870 SOUTH OCEAN BLVD
PALM BEACH, FL

ARCOM CASE # ARC-23-095

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NATIVE LANDSCAPE PLAN

1/8" = 1'-0

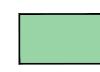
0'

8'

16'

24'





NATIVE VEGETATION

LANDSCAPE SITE CALCULATIONS

ZONE R-A | ESTATE RESIDENTIAL DISTRICT

OVERALL SITE CALCULATIONS:

LOT AREA = 14,343 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 7,171.50 SQ. FT. 50% PROPOSED = 7,273 SQ. FT. 50.70% EXISTING = 7,173 SQ. FT. 50.01%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA = 7,046 SQ FT

MINIMUM LANDSCAPE:

REQUIRED = 3,170.70 SQ. FT. 45% PROPOSED = 3,530 SQ. FT. 50.09% EXISTING = 3,994.40 SQ. FT. 56.69%

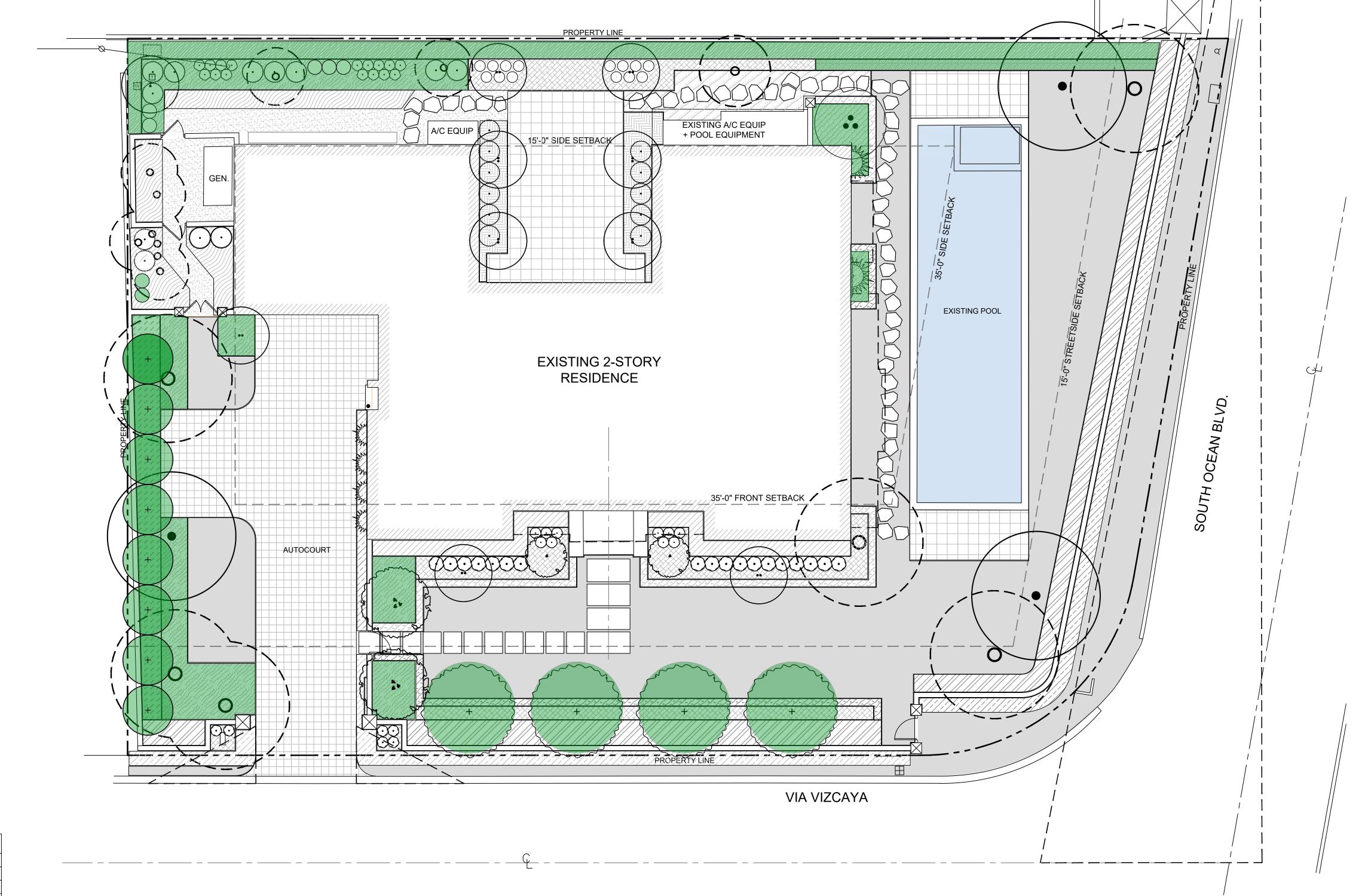
NATIVE LANDSCAPE CALCULATIONS:

TOTAL LANDSCAPE AREA = 7,173 SQ FT

MINIMUM LANDSCAPE:

REQUIRED = 2,511 SQ. FT. 35% PROPOSED = 2,514 SQ. FT. 35.05% EXISTING = 1,284 SQ. FT. 17.9%

NATIVE CALCULATIONS								
TOTAL TOTAL NATIVES PERCENTAGE PRO								
TREES	16	12	75 %					
SHRUBS	546	201	36.81 %					
VINES / GC	1,648	701	42.54 %					



	PLANT SCH	IEDULE					
*	TREES	CODE	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
کہ		BU	2	BOUGAINVILLEA STANDARD	BOUGAINVILLEA X 'NEW RIVER'	NO	5` HT, STANDARD TREE FORM, TO FLANK ENTRANCE
E Company		CS	2	PINK POWDERPUFF	CALLIANDRA SURINAMENSIS	NO	14` HT, 8-10` SP, 4" DBH
*	+	CW	4	WILD CINNAMON	CANELLA WINTERANA	YES	18` HT, 10` SP, 4-6" DBH
* (+	CD	8	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	YES	14` HT, 6` SP, 4" DBH, STANDARD
	PALMS	CODE	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
,	••	AA	1	KING ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	NO	18-20` HT, TRIPLE TRUNK, GRADE #1, FLORIDA FANCY
	•)	CN	3	COCONUT PALM	COCOS NUCIFERA	NO	10` - 12` GW, STANDARD, FLORIDA FANCY
		PE	10	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	NO	14-18` OA HT, #2 SLENDER TRUNK, TRIPLE TRUNK, FLORIDA FANCY
	•	RX	23	LADY PALM	RHAPIS EXCELSA	NO	7 GAL, 3-4` HT, 3` SP, FULL, SHADE GROWN
	<u>SHRUBS</u>	CODE	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	<u>NATIVE</u>	SPECIFICATIONS
	\odot	BEG	24	BEGONIA	BEGONIA ODORATA 'ALBA'	NO	3 GAL, 2` HT, 2` SP, 20" O.C.
*		PSL	7	DWARF BAHAMA COFFEE	PSYCHOTRIA LIGUSTRIFOLIA	YES	7 GAL, 2-3` HT, 3` SP, 24" O.C., FULL
	<u>ACCENTS</u>	CODE	QTY	COMMON NAME	BOTANICAL NAME	<u>NATIVE</u>	SPECIFICATIONS
	\odot	MOD	26	SWISS CHEESE PLANT	MONSTERA DELICIOSA	NO	3 GAL, 2` HT, 2` SP, 20" O.C.
	$\overline{}$	PBM	14	PHILODENDRON 'BURLE MARX'	PHILODENDRON X 'BURLE MARX'	NO	3 GAL, 18" O.C., FULL

BOTANICAL NAME

BOUGAINVILLEA X 'NEW RIVER'

TRACHELOSPERMUM JASMINOIDES NO

SPECIFICATIONS

15 GAL, 6` HT TRELLIS, FULL, TRAINED TO TRELLIS

7 GAL, 5-6` HT TRELLIS, TO BE TRAINED ON WIRE TRELLIS

COMMON NAME

BOUGAINVILLEA

CONFEDERATE JASMINE

SHRUB AREAS	CODE	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	NATIVE	<u>SPECIFICATIONS</u>
	CHR	110	COCOPLUM 'RED TIP'	CHRYSOBALANUS ICACO 'RED TIP'	YES	6` HT, 3` SP, FULL TO BASE
	CLG	62	SMALL LEAF CLUSIA	CLUSIA GUTTIFERA	NO	8` HT, 3` SP, FULL, GRADE #1
	FGI	78	FICUS GREEN ISLAND	FICUS MICROCARPA 'GREEN ISLAND'	NO	7 GAL, 3-4` HT, 2` SP, FULL
	NOE	31	MADAGASCAR OLIVE	NORONHIA EMARGINATA	NO	6` HT, 3` SP, FULL TO BASE
	POP	95	DWARF PRINGLES PODOCARPUS	PODOCARPUS MACROPHYLLUS	NO	3 GAL, 18" O.C., FULL TO BASE
	POD	36	PODOCARPUS	PODOCARPUS MACROPHYLLUS	NO	3 GAL, 3` HT, 2` SP, 18" O.C. FULL
	PSL2	84	DWARF BAHAMA COFFEE SHRUB	PSYCHOTRIA LIGUSTRIFOLIA	YES	7 GAL, 3` HT, 2` SP, FULL
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
	CAM	167	NATAL PLUM	CARISSA MACROCARPA 'EMERALD BLANKET'	NO	3 GAL, 12" O.C., FULL
	FIP	2	CREEPING FIG	FICUS PUMILA	NO	1 GAL, FULL, 10" ON CENTER
तिविविविविविवि विविविविविविविवि विविविवि	LAD	33	LANTANA ' FLORIDANA'	LANTANA DEPRESSA	YES	1 GAL, 12" O.C., FULL
	LIR	414	LILYTURF 'BIG BLUE'	LIRIOPE MUSCARI 'BIG BLUE'	NO	1 GAL, 12" O.C., FULL
	MIC	247	WART FERN	MICROSORUM SCOLOPENDRIA	NO	3 GAL, 12" O.C., FULL
	PEO	611	BABY RUBBER PLANT	PEPEROMIA OBTUSIFOLIA	YES	3 GAL, 12" O.C., FULL
	TRM	117	MINIMA	TRACHELOSPERMUM ASIATICUM 'MINIMA'	NO	1 GAL, 12" O.C., FULL

ZAMIA PUMILA

ZOYSIA X 'DIAMOND'

NATIVE CALCULATIONS						
TOTAL TOTAL NATIVES PERCENTAGE PROVIDED						
TREES	16	12	75 %			
SHRUBS	503	201	39.96 %			
VINES / GC	1,694	701	41.38 %			

COONTIE

3,480 SF DIAMOND ZOYSIA

ARCOM CASE # ARC-23-095

CHRISTOPHER

ARCHITECTURE

LANDSCAPE

CAWLEY

780 NE 69TH STREET SUITE 200 MIAMI, FL 33138 O 786.536.2961 C 305.979.1585 CHRISTOPHERCAWLEY.COM

Florida Landscape Architecture Business LLC 26000460

REVISION SCHEDULE:

PROJECT INFO:

SUBMITTAL OCEAN BLVD

ARCON 870 SOU

CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

DATE:

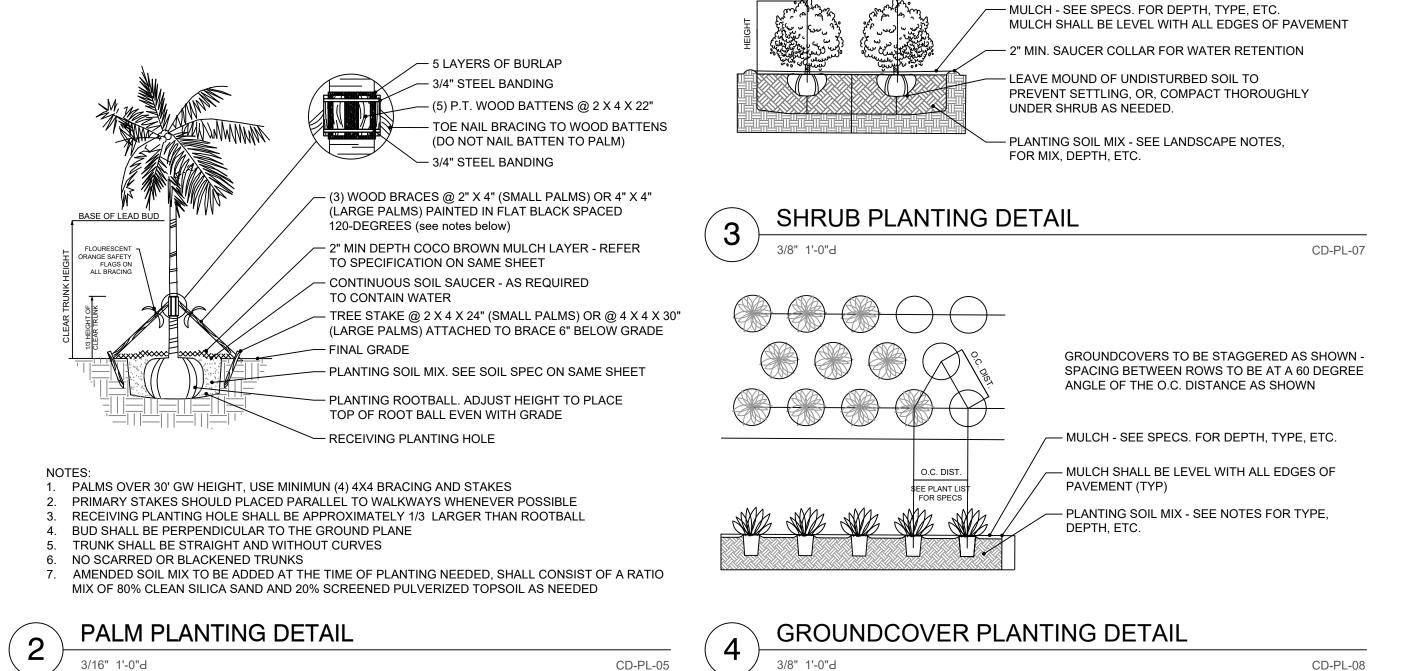
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1 GAL, 12" HT, 12" O.C.

YES



SHRUB SPACING

LANDSCAPE NOTES

CD-PL-01

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.

- 2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- 3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL: SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- 5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL: SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- 6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" w/ APPROVED NATURAL SHREDDED COCO BROWN MULCH MULCH FREE FROM WEEDS AND PESTS. NO 'NUGGETS', 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- 7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
- 8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- 9. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

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ARCHITECTURE

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REVISION SCHEDULE:

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870 SOUTH OCEAN BLVD

ARCOM CASE # ARC-23-095

CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

DATE:

SHEET NO:

1303

M A Y 11, 2023

PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT

THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

780 NE 69TH STREET SUITE 200 MIAMI, FL 33138 O 786.536.2961 C 305.979.1585 CHRISTOPHERCAWLEY.COM Florida Landscape Architecture Business LLC 26000460

REVISION SCHEDULE:

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ARCON 870 SOU

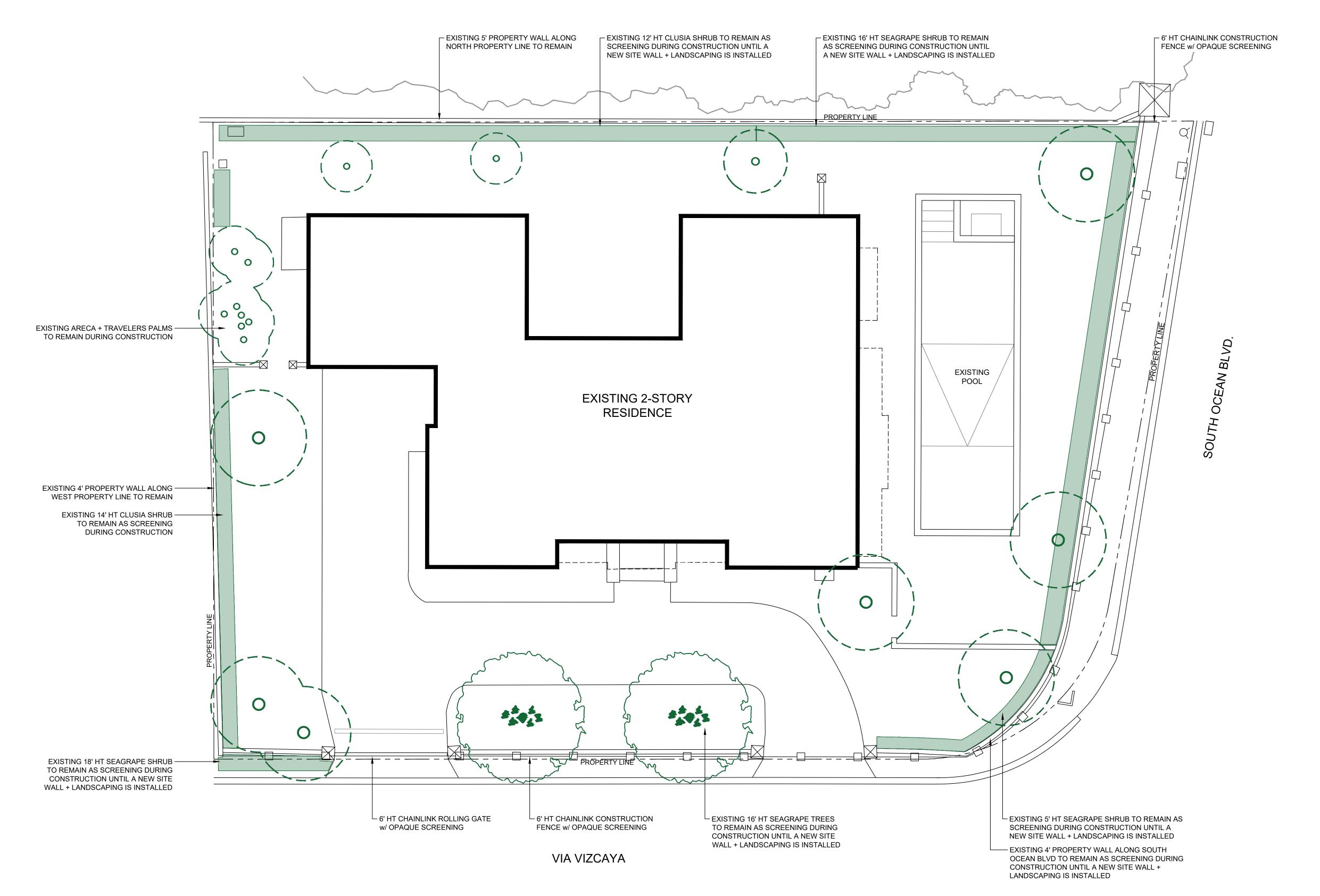
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NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL ALL SITE WALLS, NEW FENCING OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT

CONSTRUCTION SCREENING NOTE

CONSTRUCTION SCREENING LEGEND

SHRUBS TO REMAIN AS SCREENING DURING CONSTRUCTION UNTIL NEW

6' HT CHAINLINK CONSTRUCTION

FENCE w/ OPAQUE SCREENING

SITE WALL + LANDSCAPE IS INSTALLED

PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

TREES + PALMS LOCATED ON SITE WILL BE REMOVED WHEN

780 NE 69TH STREET SUITE 200 MIAMI, FL 33138 O 786.536.2961 C 305.979.1585 CHRISTOPHERCAWLEY.COM Florida Landscape Architecture Business LLC 26000460

REVISION SCHEDULE:

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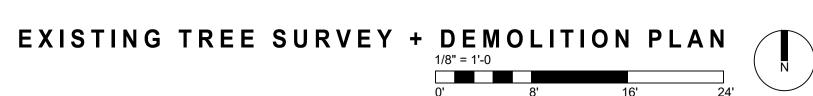
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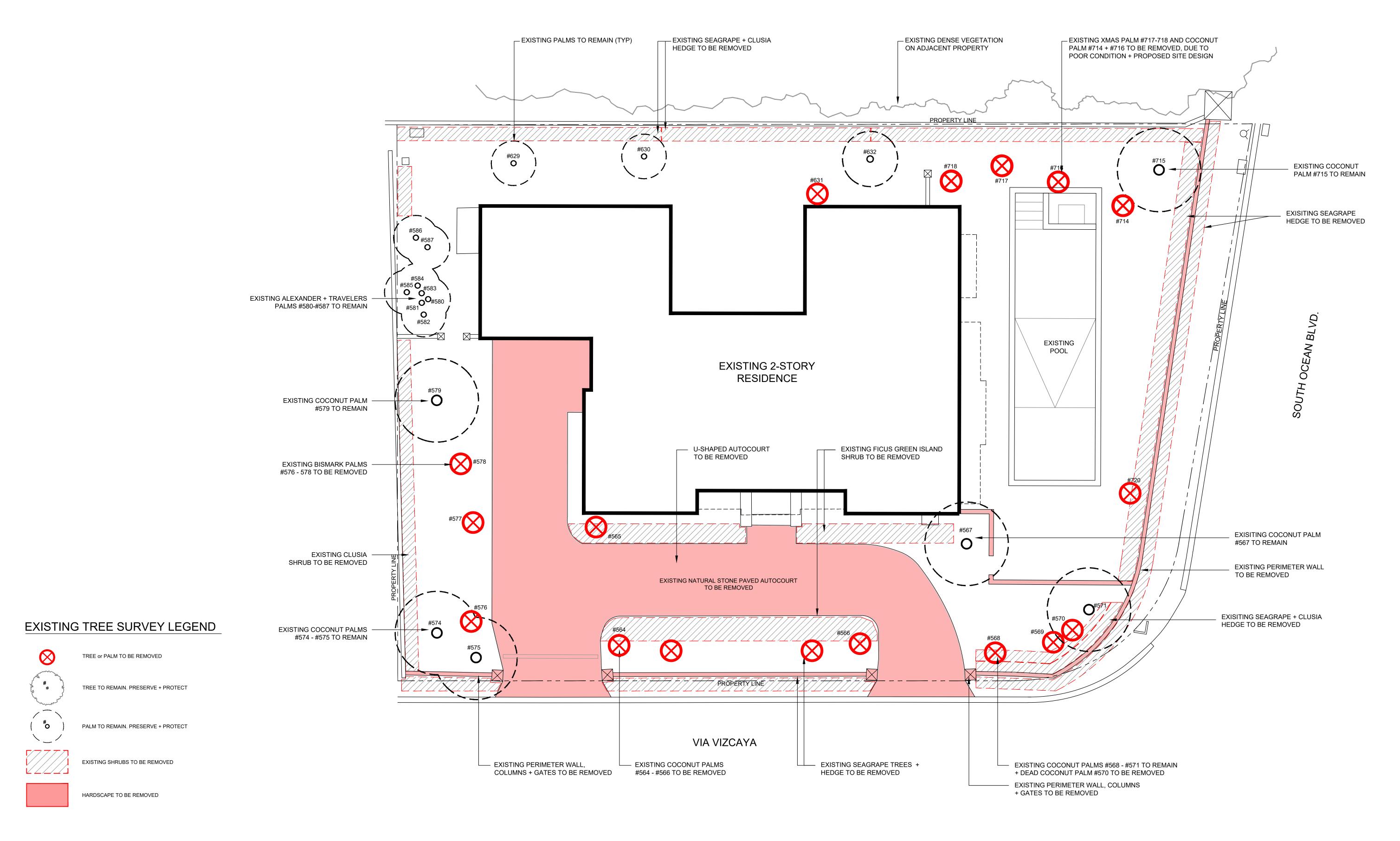
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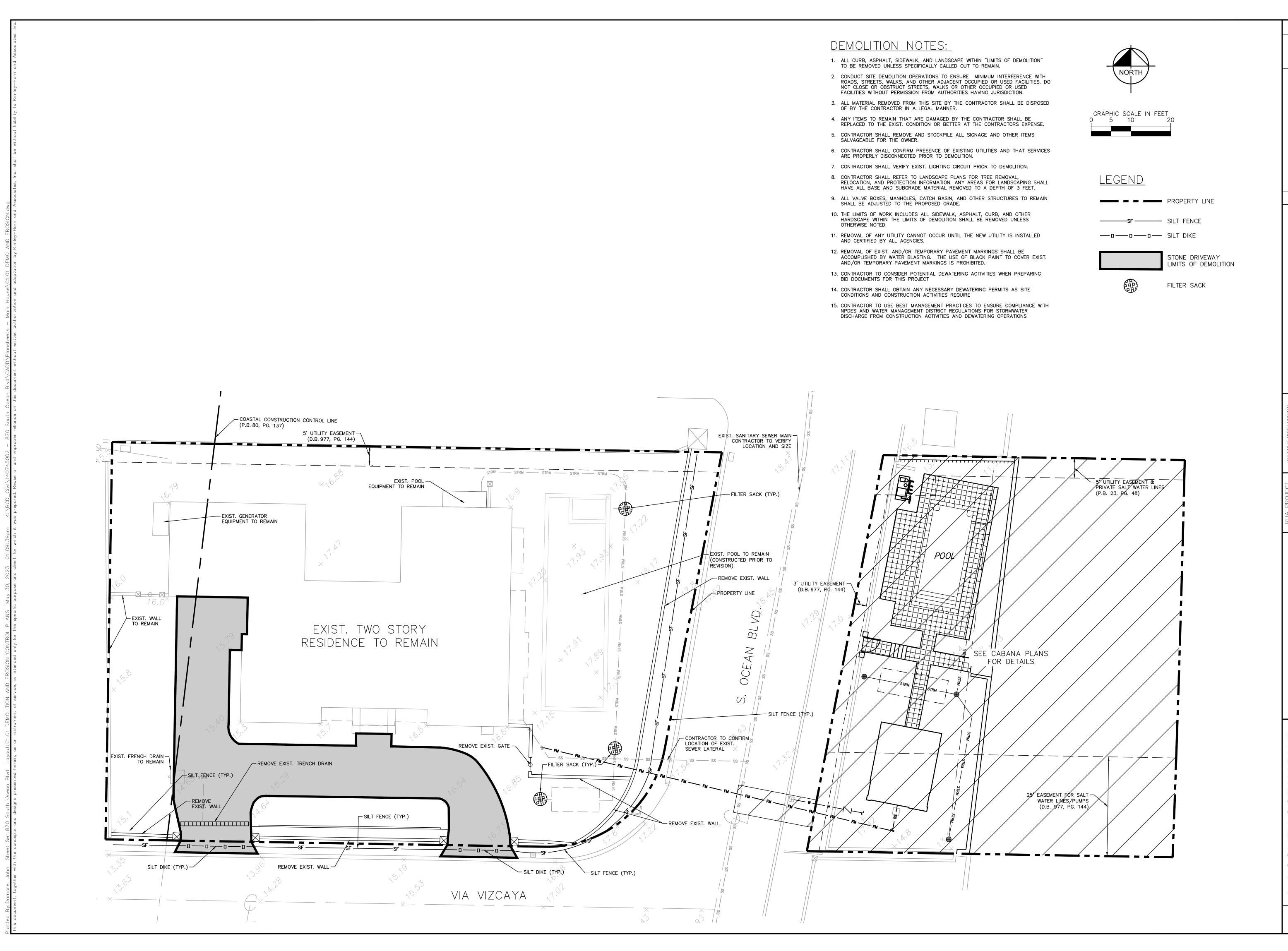
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SHEET NO:





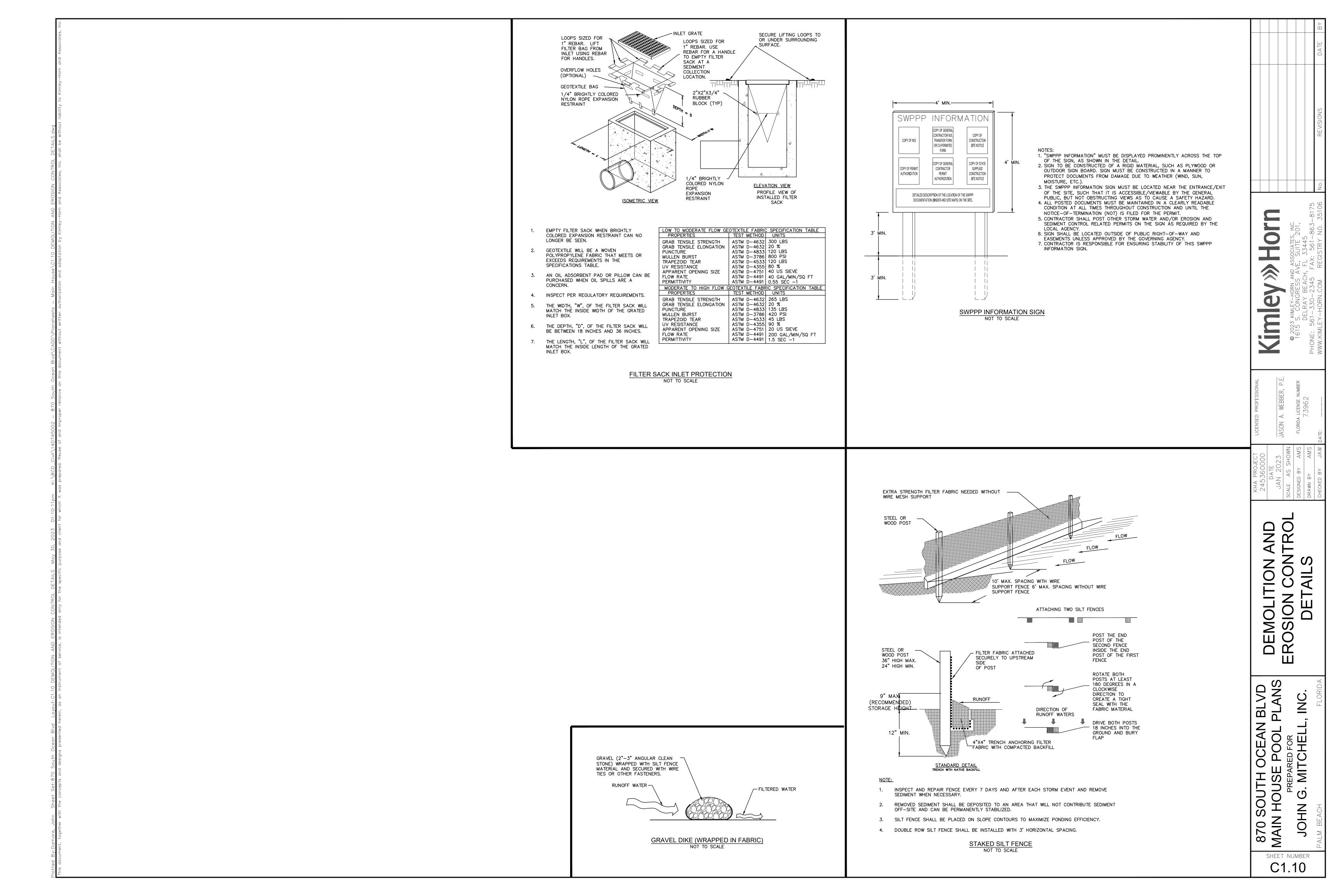


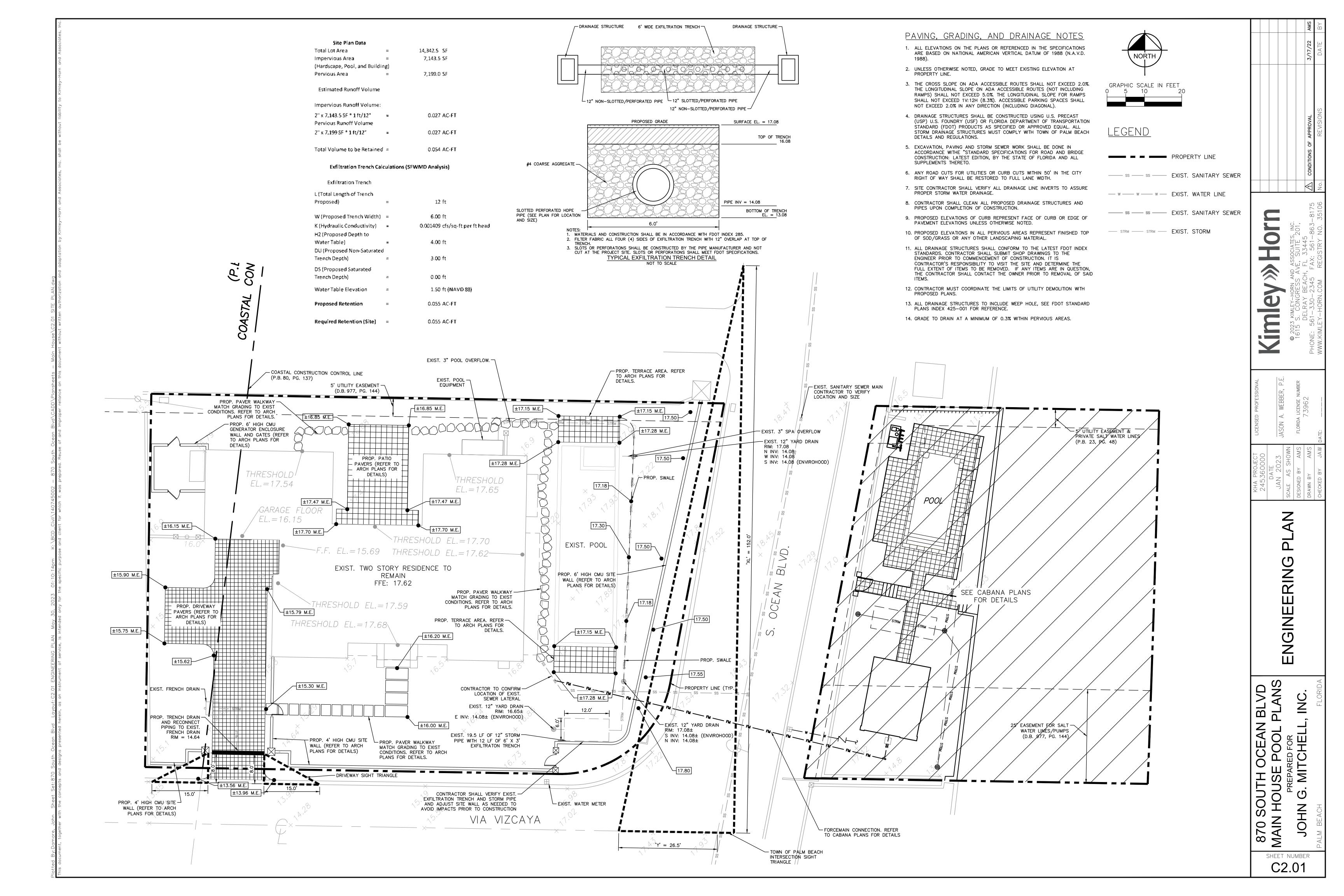
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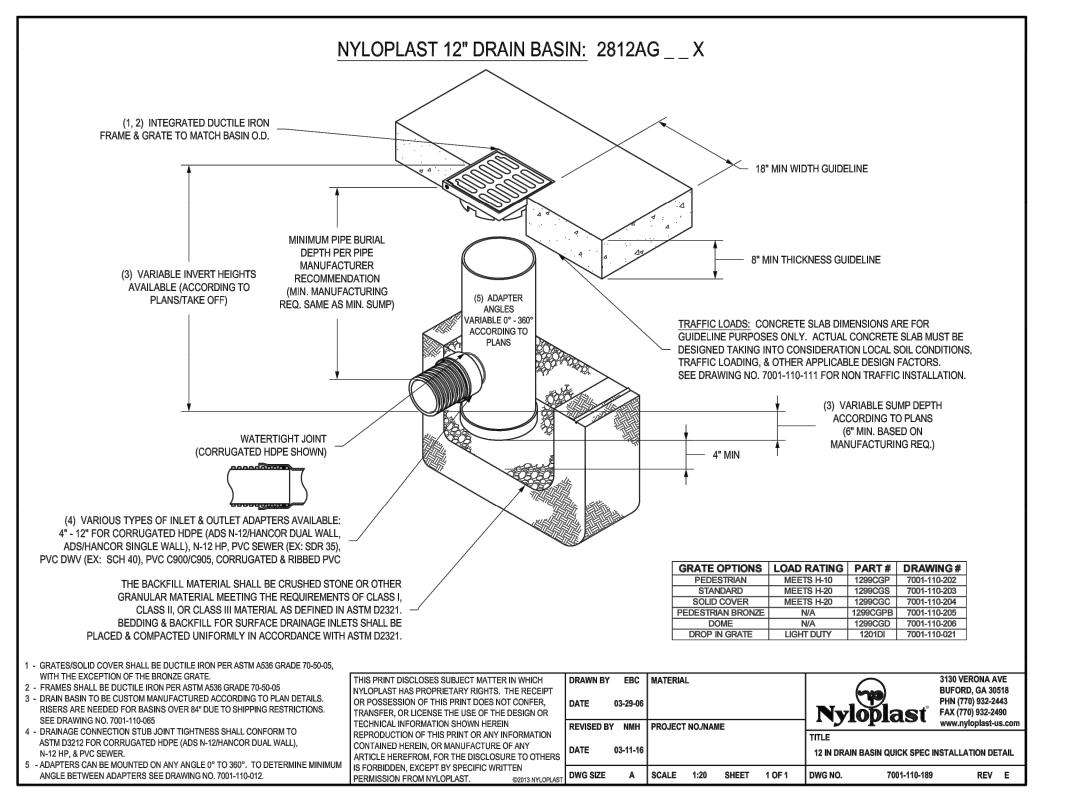
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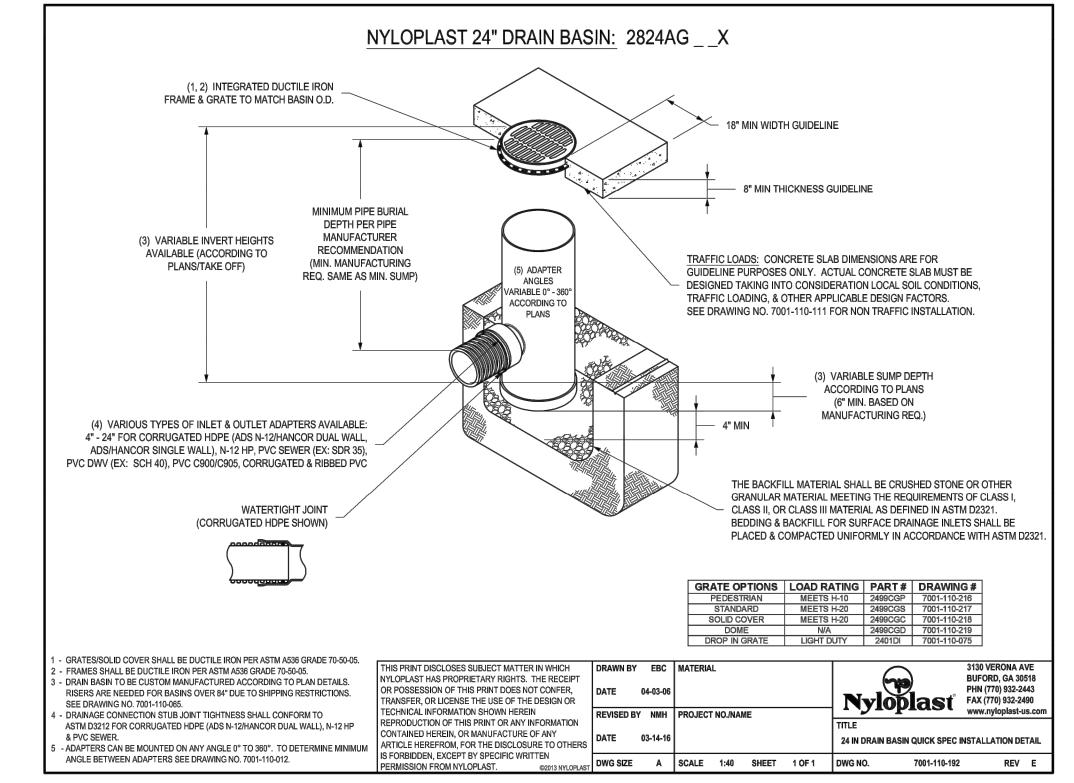
I OCEAN BLVD E POOL PLANS 870 SOUTH C MAIN HOUSE I JOHN

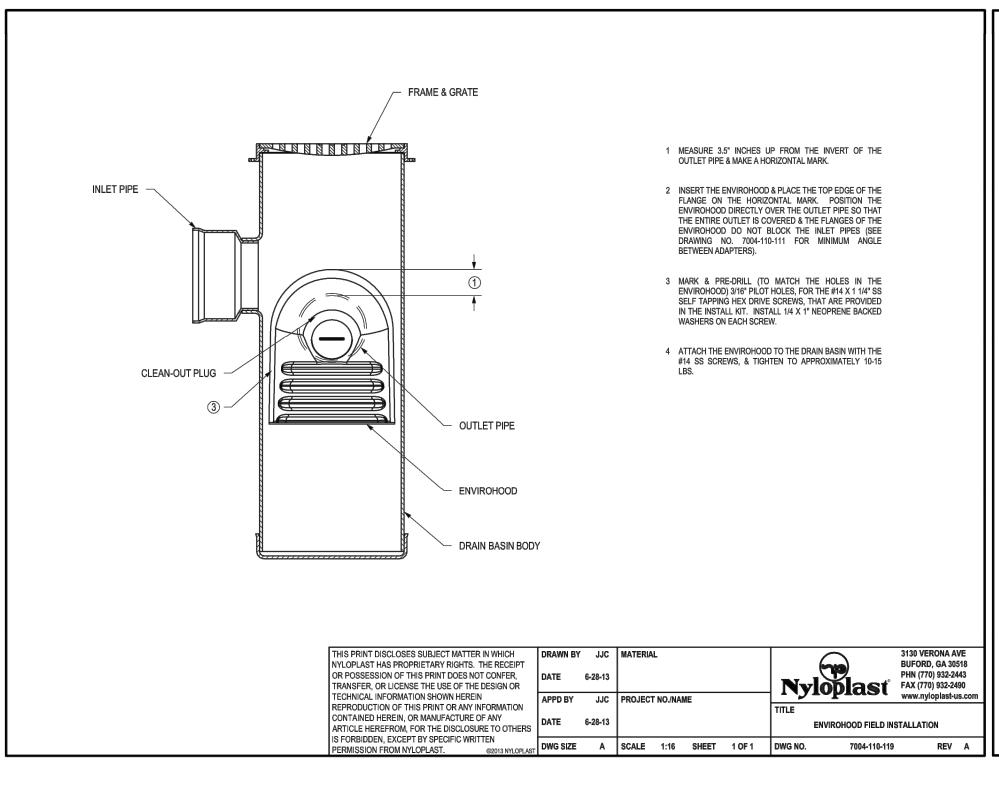
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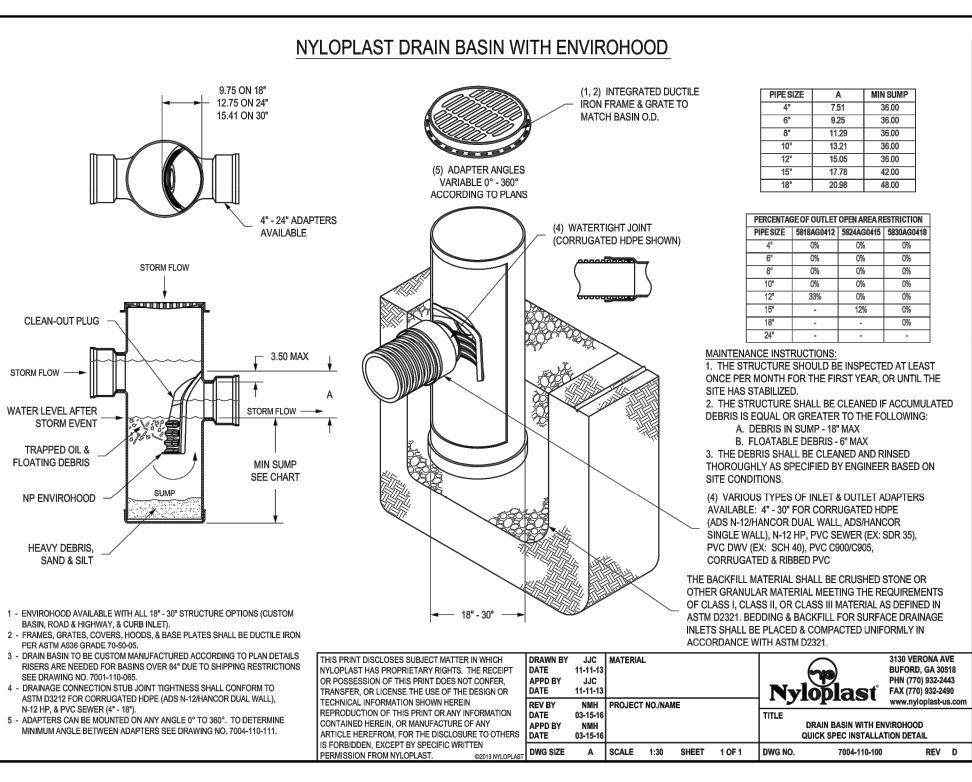


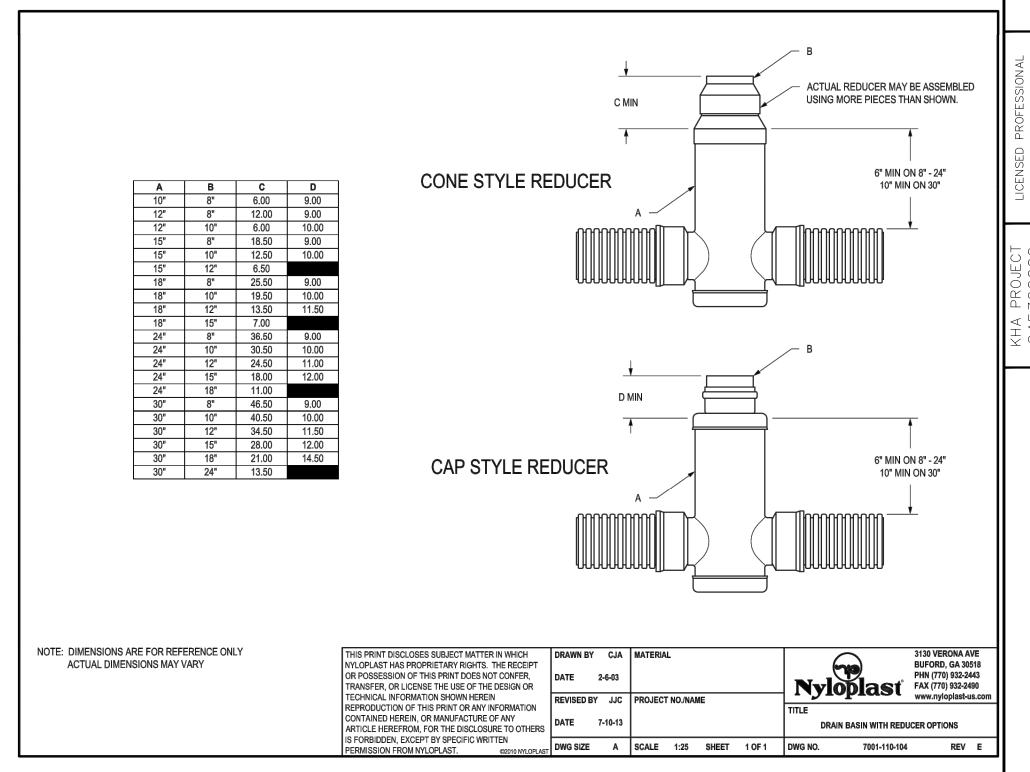












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OCEAN E POOL F 870 SOUTI MAIN HOUS OHN

SHEET NUMBER C2.10



LEY-HORN AND ASSOCIATES, INC.

© 2023 KIMLEY-HOR NUMBER 1615 S. CONGRE DELRAY BE PHONE: 561-330-23

ARTHWORK EXHIBIT

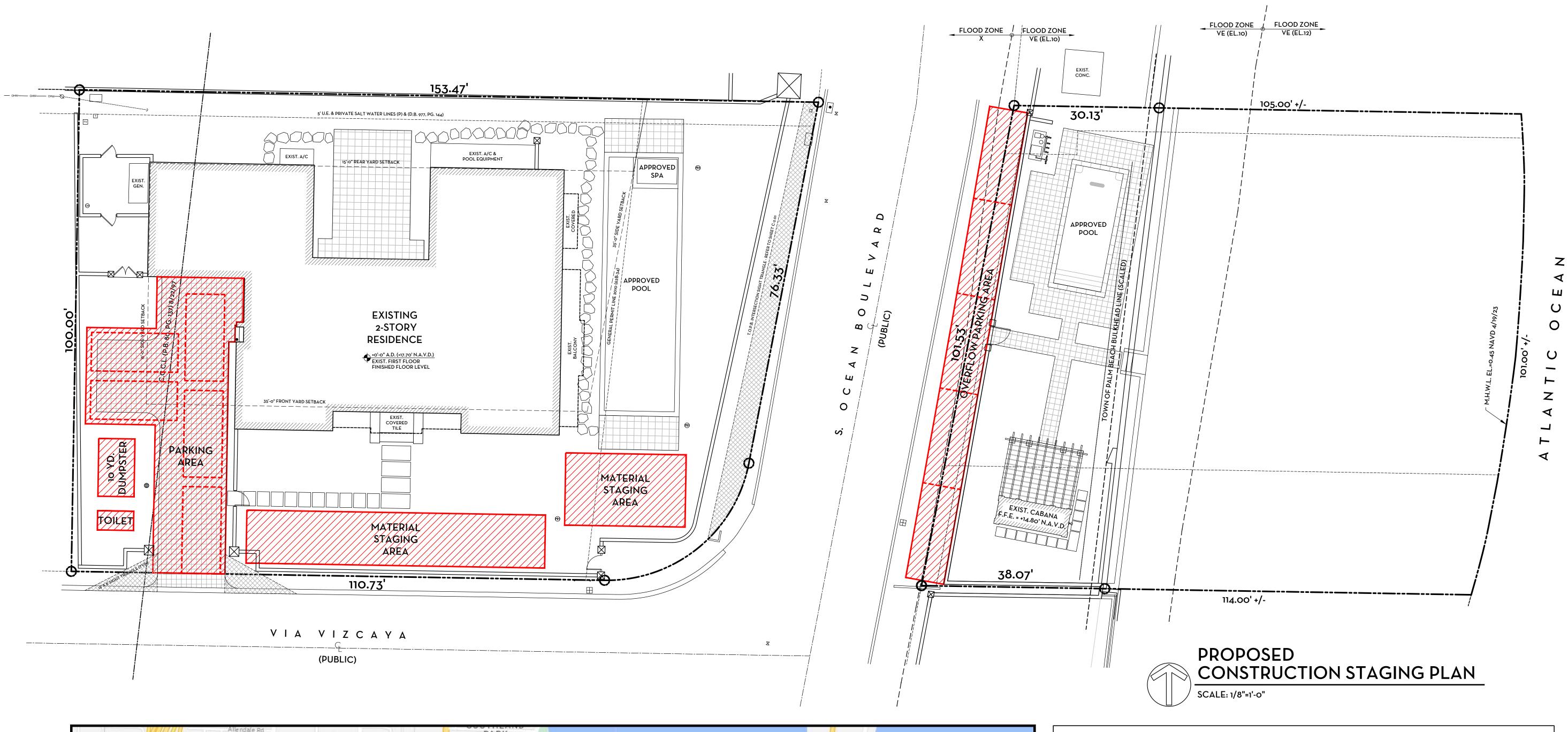
SCALE AS SHOW

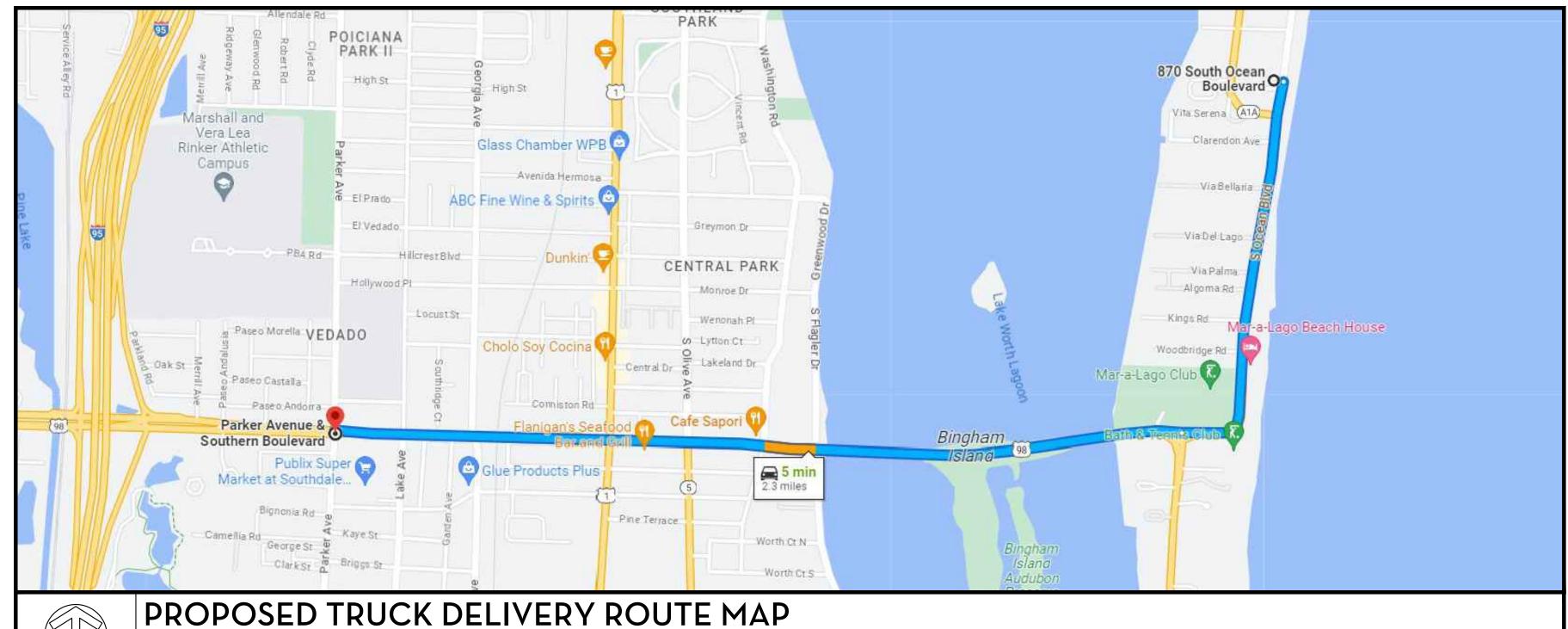
DESIGNED BY AN DRAWN BY AN

870 SOUTH OCEAN BLVD
MAIN HOUSE POOL PLANS
PREPARED FOR
JOHN G. MITCHELL, INC.

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SHEET NUMBER
C3.01

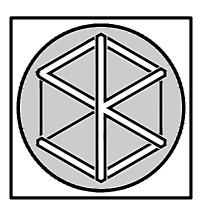




NOT TO SCALE

PROPOSED TRUCK LOGISTICS PLAN

- FROM WEST PALM BEACH, CONSTRUCTION MATERIAL DELIVERIES, DUMPSTER DELIVERIES AND WORKERS WILL BE USING THE BINGHAM ISLAND BRIDGE, LEFT ON SOUTH OCEAN BOULEVARD, LEFT ON VIA VIZCAYA
- GENERAL CONTRACTOR TO APPLY FOR RIGHT-OF-WAY PERMITS FOR DELIVERIES TO SITE
- MAXIMUM TRUCK LENGTH = 60 FEET
- ESTIMATED TOTAL NUMBER OF CONSTRUCTION DELIVERIES GENERATED BY THE PROJECT = 10
- ESTIMATED TOTAL NUMBER OF DUMPSTER DUMP & RETURNS GENERATED BY THE PROJECT = 5

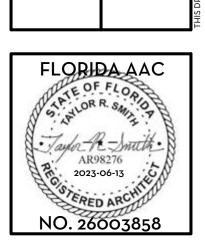


SITE PLAN MODIFICATIONS TO:

870 SOUTH OCEAN BOULEVARD

PALM BEACH, FLORIDA

MITH KEILOGG ARCHITECTURE INC



TAYLOR R. SMITH REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG REGISTERED ARCHITECT 98094

PRE-APP 2023-04-24
FIRST SUBMITTAL 2023-05-11
FINAL SUBMITTAL 2023-06-13

ARC-23-095

NO: 230320 DWG. BY: KHK/ TRS SHEET:

CSP

LEGEND = ARC LENGTH = AIR CONDITIONING = ACCESS EASEMENT = ALSO KNOWN AS = ASPHALT = BUILDING = BENCHMARK = BACK OF CURB B.O.W. = BACK OF WALK = CALCULATED = CABLE ANTENNA TELEVISION = CHORD BEARING = CONCRETE BLOCK STRUCTURE = COASTAL CONSTRUCTION CONTROL LINE = CHORD = CHAIN LINK FENCE = CLEAR = CORRUGATED METAL PIPE = CONCRETE CONC. = DESCRIPTION DATUM = DEED BOOK = DRAINAGE EASEMENT = DRILL HOLE = DRIVEWAY D/W = ELEVATION = ENCROACHMENT = EDGE OF PAVEMENT E.O.W. = EDGE OF WATER ESM'T = EASEMENT = FINISH FLOOR ELEVATION FND. = FOUND = GUY ANCHOR GEN = GENERATOR = INVERT I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT = LIMITED ACCESS EASEMENT = LICENSE BOARD = LAKE WORTH DRAINAGE DISTRICT = FIELD MEASUREMENT = MANHOLE M.H.W.L. = MEAN HIGH WATER LINEM.L.W.L. = MEAN LOW WATER LINEN.A.V.D. = NORTH AMERICAN VERTICAL DATUMN.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM N.P.B.C.I.D.= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT = NOT TO SCALE = OVERALL = OUTSIDE DIAMETER = OVERHEAD UTILITY LINE = OFFICIAL RECORD BOOK = OFFSET O/S = PLAT DATUM = PLAT BOOK = PALM BEACH COUNTY = POINT OF CURVATURE = POINT OF COMPOUND CURVATURE = POOL EQUIPMENT = PAGE = POINT OF INTERSECTION = PART OF = POINT OF BEGINNING = POINT OF COMMENCEMENT = POINT OF REVERSE CURVATURE = PERMANENT REFERENCE MONUMENT P.R.M. PROP. = PROPOSED = POINT OF TANGENCY PVM'T = PAVEMENT = RADIAL = RADIUS = RANGE RGE. R.P.B. = ROAD PLAT BOOK = RIGHT OF WAY

= SURVEY DATUM

S.I.R.W.C.D= SOUTH INDIAN RIVER WATER CONTROL DISTRICT

= STATE ROAD

= TOP OF BANK

= UNRECORDED

= BASELINE

= CENTERLINE

= NAIL FOUND

= PROPERTY LINE

= UTILITY POLE

= FIRE HYDRANT

= WATER METER

= WATER VALVE

= LIGHT POLE

= WITNESS CORNER

= TOWNSHIP

= TYPICAL

= STATION

= STORY

MANAGEMENT DISTRICT

= THRESHOLD ELEVATION

= TOP OF WALL ELEVATION

= UNDER CONSTRUCTION = UTILITY EASEMENT

= CENTRAL ANGLE/DELTA

= WATER MANAGEMENT EASEMENT

= WATER MANAGEMENT TRACT

= ROD & CAP FOUND (AS NOTED)

= 5/8" ROD & CAP SET (LB #4569)

= IRON PIPE FOUND (AS NOTED)

= IRON ROD FOUND (AS NOTED)

= NAIL & DISK FOUND (AS NOTED)

= MAG NAIL & DISK SET (LB #4569)

= WATER MANAGEMENT MAINTENANCE EASEMENT

= CONCRETE MONUMENT FOUND (AS NOTED)

= CONCRETE MONUMENT SET (LB #4569)

= SETBACK

= SECTION = SUBDIVISION = SQUARE FEET S.F.W.M.D. = SOUTH FLORIDA WATER

S.B. SEC.

STA.

STY.

TWP.

TYP.

U/C

W.C.

BOUNDARY SURVEY FOR: KEVIN DOUGLAS AND MICHELLE

DOUGLAS, TRUSTEES OF THE K&M DOUGLAS TRUST ESTABLISHED BY TRUST AGREEMENT DATED MARCH 23, 2006.

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

Kevin Douglas and Michelle Douglas, trustees of the K&M Douglas Trust established by trust agreement dated March 23, 2006

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

PROPERTY ADDRESS. 870 S. Ocean Blvd. Palm Beach, FL 33480

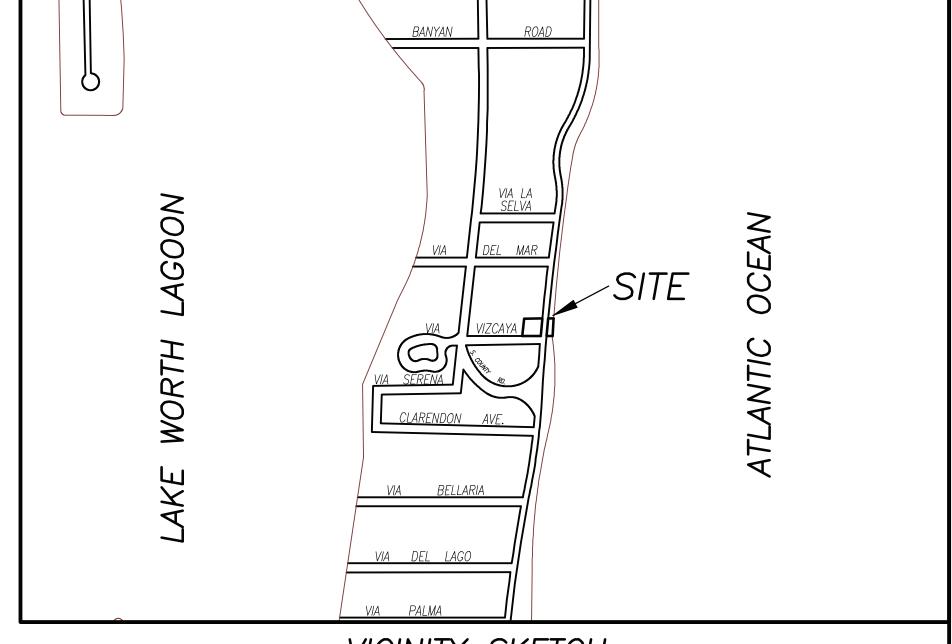
LEGAL DESCRIPTION

Lots 21 and 25 of VIA VIZCAYA ADDITION, according to the Plat thereof as recorded in Plat Book 23, Page(s) 48, of the Public Records of Palm Beach County, Florida.

FLOOD ZONES:

This property is located in Flood Zones X & VE (EL. 10 & 12), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591F, dated 10/05/2017.

- 1. 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 20177080, issued by American Land Title Association Commitment, dated November 10, 2020. This office has made no search of the Public Records.
- 2. 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 and are based upon N.A.V.D. 1988. 3. Description furnished by client or client's agent.
- 4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument. 6. 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.
- 8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- 9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- 10. 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.
- 11 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.
- 12. 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
- 13. 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
- 14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
- 15. Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.000052136.
- 16. Coordinates shown hereon are based upon Datum NAD 83 1999 adjustment. Zone Florida East, Linear Unit US Traverse Mercator Projection.
- 17. This survey falls within the suburban category as classified in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code. All field measurements exceeded the accuracy requirements for this classification. 18. The real-time GPS positional information shown hereon was collected with a Topcon Hiperlite System. The information was translated to conform to the Coastal Construction Control Line, permanent reference monuments as recorded in Plat Book 80, Page 137, Public Records of Palm Beach County, Florida. The horizontal positional accuracy was plus/minus 0.07 of a foot based upon the published information for the permanent reference monuments.



VICINITY SKETCH (NOT TO SCALE)

TITLE COMMITMENT REVIEW								
CLIENT: Todd Glaser		COMMITMENT NO.: 20177080	DATE: 11/10/202	0				
REVIEWED BY: Crai	ig Wallace	JOB NO. : 03-1015.2						
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER		
1-6	N/A	Standard Exceptions				•		
7	PB 23, PG 48	Restrictions, covenants, conditions, easements, and other matters as contained on the plat of VIA VIZCAYA ADDITION.	•					
8	D.B. 997, PG 144	Easements as set forth in that certain Warranty Deed.	•					
9	ORB 4961, PG 1328	Removal Agreement with the Town of Palm Beach as to driveway over existing right-of-way recorded August 5, 1986.	•					
10	, 	Agreement in favor of the Town of Palm Beach as set forth in instrument.	•					
11-16	N/A	Standard Exceptions				•		



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,

DATE OF LAST FIELD SURVEY: 3/31/2023

Florida Certificate No. 3357

Florida Statutes, effective September 1, 1981.



BOUNDARY SURVEY FOR:

4/22/21 SURVEY & TIE-IN UPDATE WITH 62B REQUIREMENTS B.M./M.B. 03-1015.6 PB310/26

N/23/20 SURVEY & TIE-IN UPDATE, SPOT ELEVATIONS, TREE TIE-IN B.M./S.W. 03-1015.2 PB302/22

3/31/23 SURVEY UPDATE TIE IN FINAL J.D./J.P. & S.W. 03-1015.18 PB345/71

01/22 FORMBOARD TIE-IN B.M./S.W. 03-1015.16 PB340/20

4/07/22 SLAB & TIE-BEAM EL. J.C./S.W. 03-1015.13 PB330/39

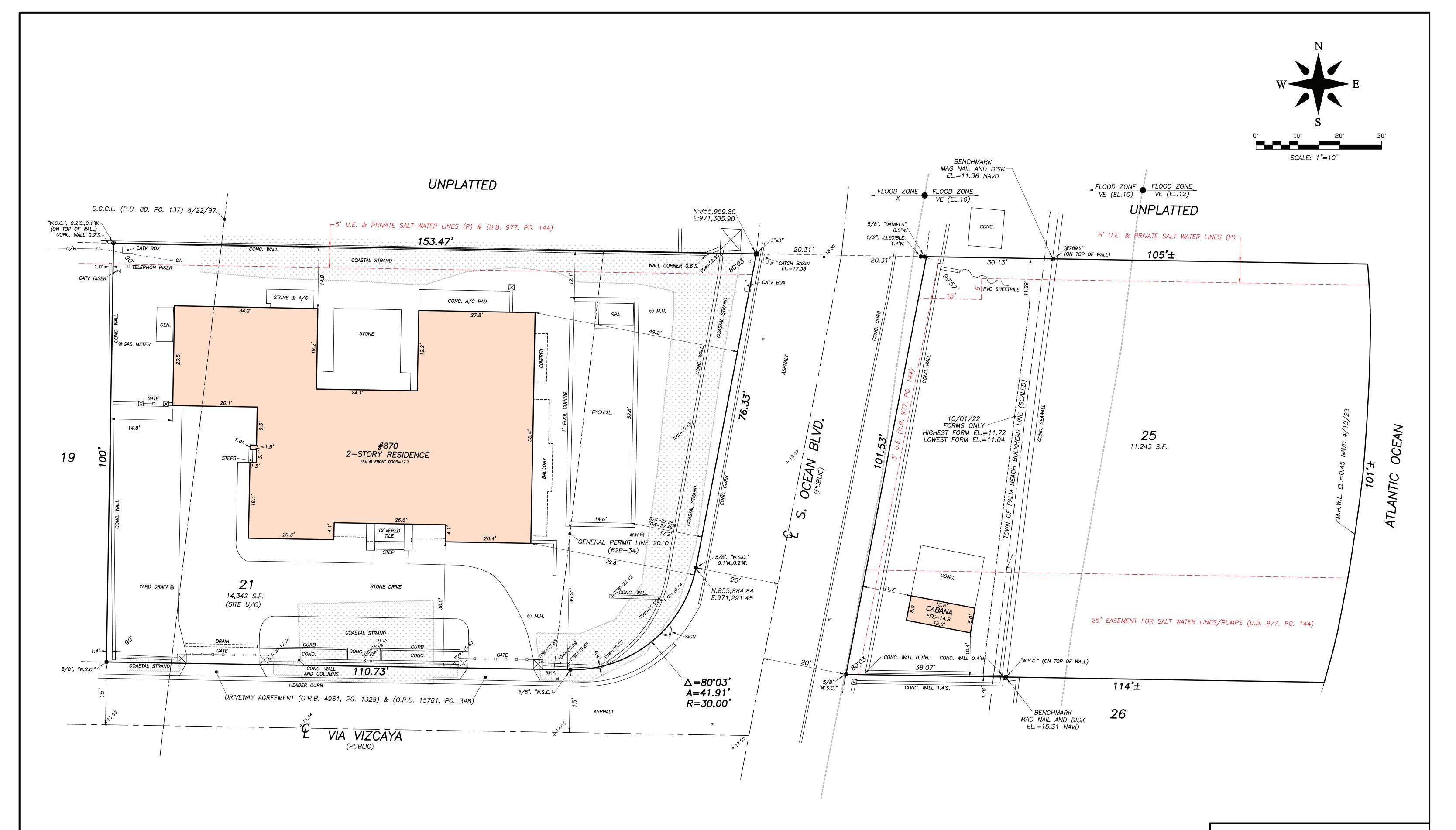
3/25/22 FORMBOARD TIE-IN J.C./S.W. 03-1015.12 PB330/22

2/15/20 RECERTIFY & TITLE REVIEW S.W. 03-1015.3

KEVIN DOUGLAS AND MICHELLE DOUGLAS, TRUSTEES OF THE K&M DOUGLAS TRUST ESTABLISHED BY TRUST AGREEMENT DATED MARCH 23, 2006.



JOB NO. 03-1015 F.B. PB51 PG. 52 DWG. NO. 03-1015-1 OFFICE: M.B. 2/3/03 REF: 03-1016-62B-1.DWG



BOUNDARY SURVEY FOR:

KEVIN DOUGLAS AND MICHELLE DOUGLAS, TRUSTEES OF THE K&M DOUGLAS TRUST ESTABLISHED BY TRUST AGREEMENT DATED MARCH 23, 2006.



FIELD:

r iee <i>b</i> .	G.W.	JUB NU	03-1015	г.Б.	PB51 FG.	52	
OFFICE:	М.В.	DATE	2/3/03	DWG. N	^{0.} 03–1	015-	- 1
C'K'Dı	C.W.	REF: 03-	-1016-62B-1.DWG	SHEET	2	OF .	2