

INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 • FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB:	2023-06-26

NO:
DWG. BY: DK/VB
SHEET:

ARC-23-122

RECEIVED

By yfigueroa at 11:02 am, Aug 14, 2023

ARCHITECT

DANIEL KAHAN
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

CONTRACTOR

JOSH PERTNOY
SHAPIRO | PERTNOY CONSTRUCTION GROUP
3222 COMMERCE PLACE, SUITE C
WEST PALM BEACH, FLORIDA 33407
(561) 793-5852

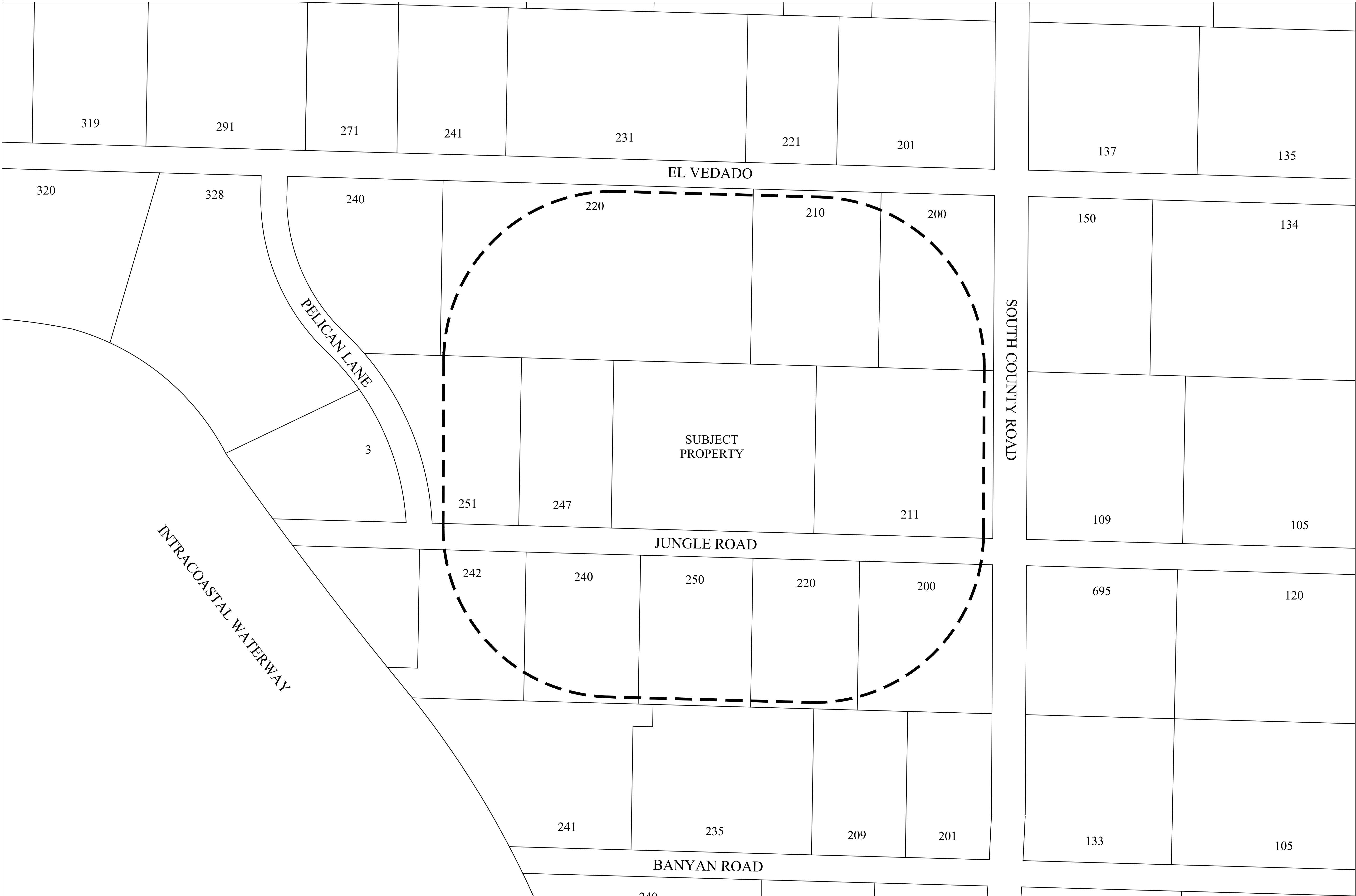
FINAL SUBMITTAL 2023/08/15

SCOPE OF WORK:

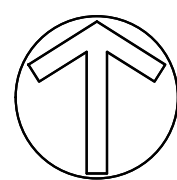
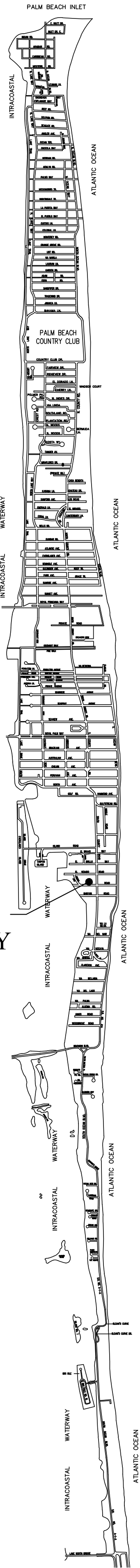
- Designed in accordance with Florida Building Code Existing 2020, Seventh Edition
- New generator and associated site walls and gate.

241 JUNGLE ROAD, PALM BEACH, FLORIDA

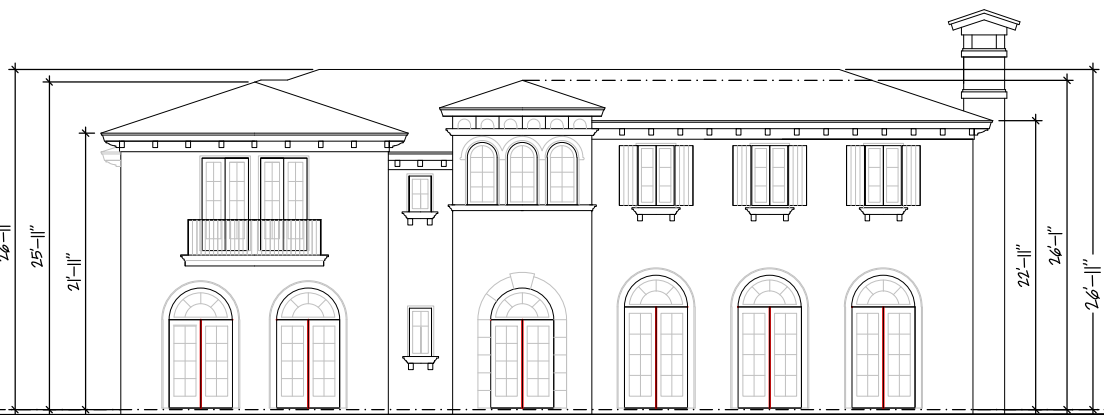
SHEET INDEX							
Page	Sheet Title	Page	Sheet Title	Page	Sheet Title	Page	Sheet Title
2	Streetscape, Vicinity Map						
3	Photoboard Surrounding Prop 1						
4	Photoboard Surrounding Prop 2						
5	Photoboard Surrounding Prop 3						
6	Photoboard Ally Surrounding Prop 1						
7	Photoboard Ally Surrounding Prop 2						
8	Photoboard Ally Surrounding Prop 3						
9	Photoboard Adjacent Walls and Gates						
10	Photoboard Proposed Gate Location						
11	Site Plan - Existing and Proposed						
12	Proposed Site Plan						
13	Proposed Site Plan - Enlarged						
14	Generator Gate Rendering -(omitted from this submittal)						
15	Proposed Generator Gate Details						
16	Gate and Wall Details						
17	Variance Diagrams						
18	LP1						
19	Property Survey						



SUBJECT
PROPERTY



VICINITY MAP
NOT TO SCALE



247 JUNGLE ROAD



SUBJECT PROPERTY
241 JUNGLE ROAD



200 JUNGLE ROAD

SOUTH ELEVATION W/ NEIGHBORING PROPERTIES
NOT TO SCALE

S·M

INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB 2023-06-26

NO:
DWG. BY: DK/VB
SHEET:



200 JUNGLE ROAD



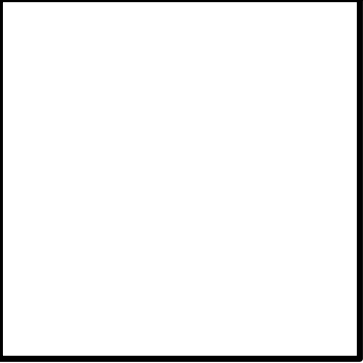
220 JUNGLE ROAD



250 JUNGLE ROAD



250 JUNGLE ROAD



INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT #742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT #2952

DANIEL KAHAN
REGISTERED ARCHITECT #4757

PRE-REVIEW SUB	2023-06-20

NO:
DWG. BY: DK/VB
SHEET:



INTERIOR ALTERATIONS TO

241 JUNGLE ROAD

PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.

• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT #742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT #2952

DANIEL KAHAN
REGISTERED ARCHITECT #4757

PRE-REVIEW SUB	2023-06-20

NO:
DWG. BY: DK/VB
SHEET:



240 JUNGLE ROAD



242 JUNGLE ROAD



242 JUNGLE ROAD



3 PELICAN LANE



251 JUNGLE ROAD



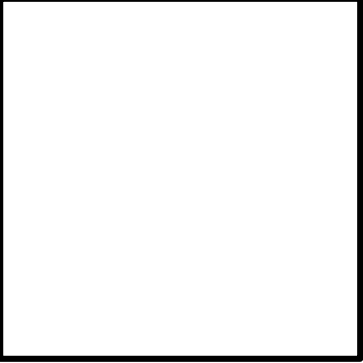
247 JUNGLE ROAD



241 JUNGLE ROAD
SUBJECT PROPERTY



211 JUNGLE ROAD



INTERIOR ALTERATIONS TO

241 JUNGLE ROAD

PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.

• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB	2023-06-20

NO.

DWG. BY: DK/VB

SHEET:



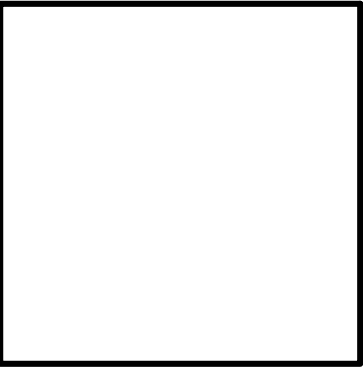
ENTRY TO ALLEYWAY FROM PELICAN LANE



240 EL VEDADO RD



251 JUNGLE RD



INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB	2023-06-20

NO.
DWG. BY: DK/VB
SHEET:

6

ARC-23-122 (ZON-23-093)



220 EL VEDADO RD

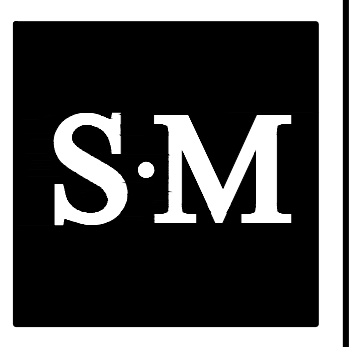


247 JUNGLE RD



SITE - 241 JUNGLE RD

JUNGLE RD ALLEY - SURROUNDING PROPERTIES (2 of 3)



INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT #742
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB	2023-06-20

NO.
DWG. BY: DK/VB
SHEET:



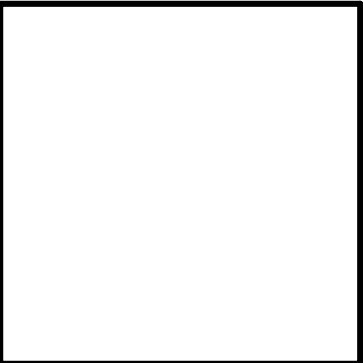
SITE - 241 JUNGLE RD



LOOKING DOWN ALLEYWAY



210 EL VEDADO RD



INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

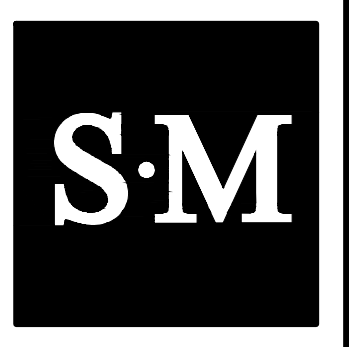
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB	2023-06-20

NO.
DWG. BY: DK/VB
SHEET:

8



INTERIOR ALTERATIONS TO

241 JUNGLE ROAD

PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.

• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB	2023-06-20

NO:
DWG. BY: DK/VB
SHEET:

ARC-23-122 (ZON-23-093)



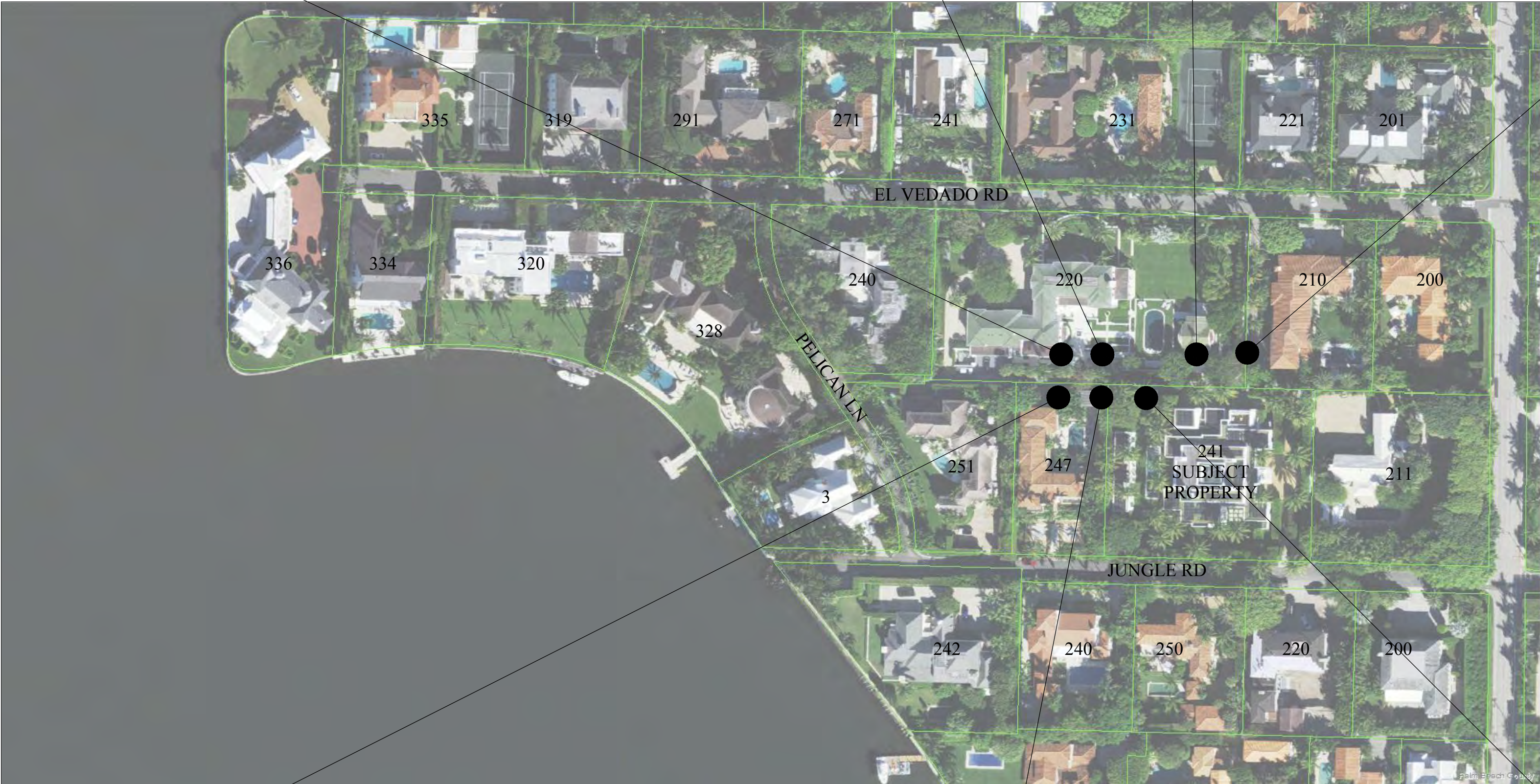
220 EI VEDADO



220 EI VEDADO



220 EI VEDADO



247 JUNGLE RD



247 JUNGLE RD



247 JUNGLE RD



JUNGLE ROAD - SURROUNDING WALLS AND GATES OVER 8'-0" ABOVE CROWN OF ROAD



INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB	2023-06-20

NO:
DWG. BY: DK/VB
SHEET:



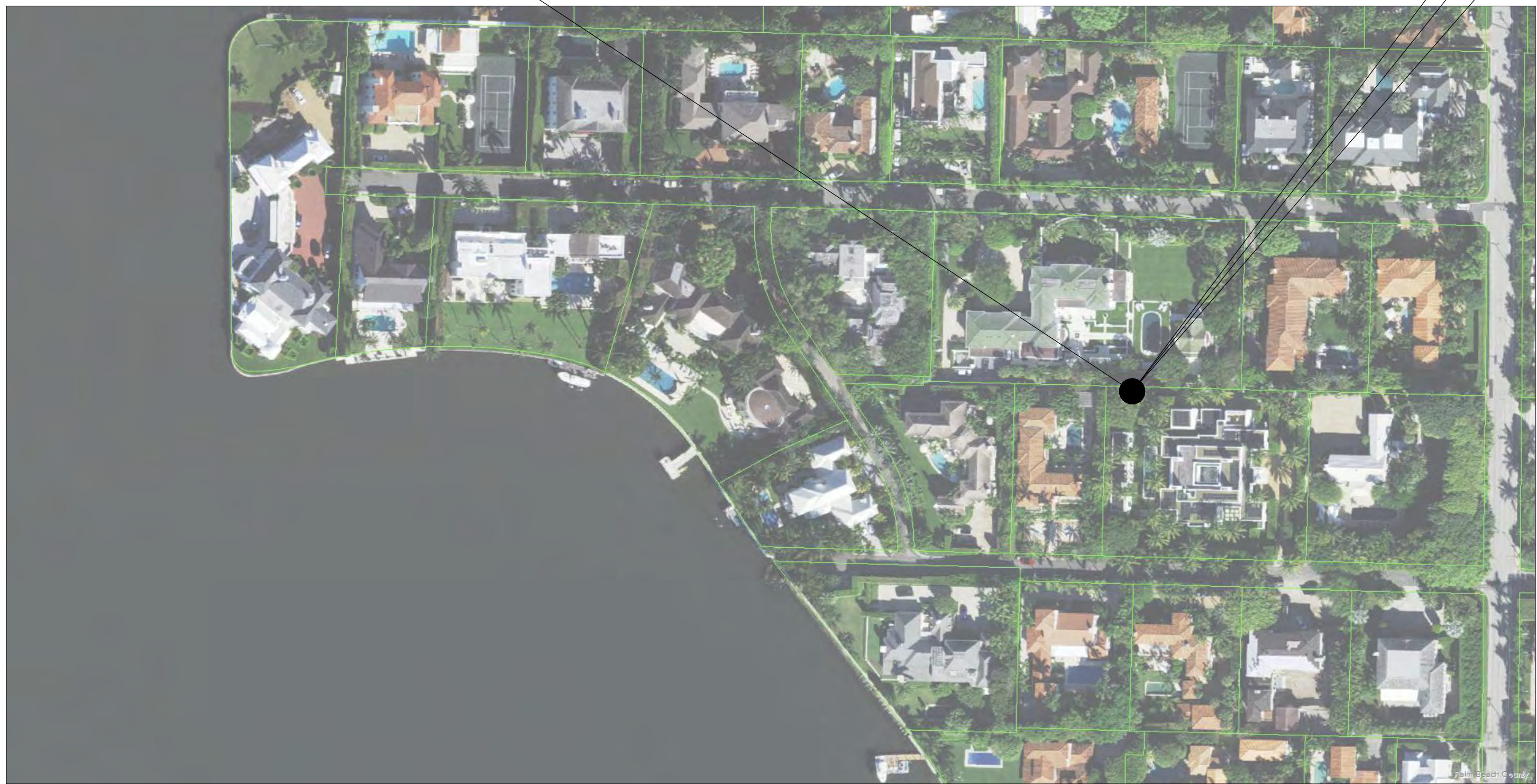
AREA OF WORK FROM ALLY



EAST ADJACENT



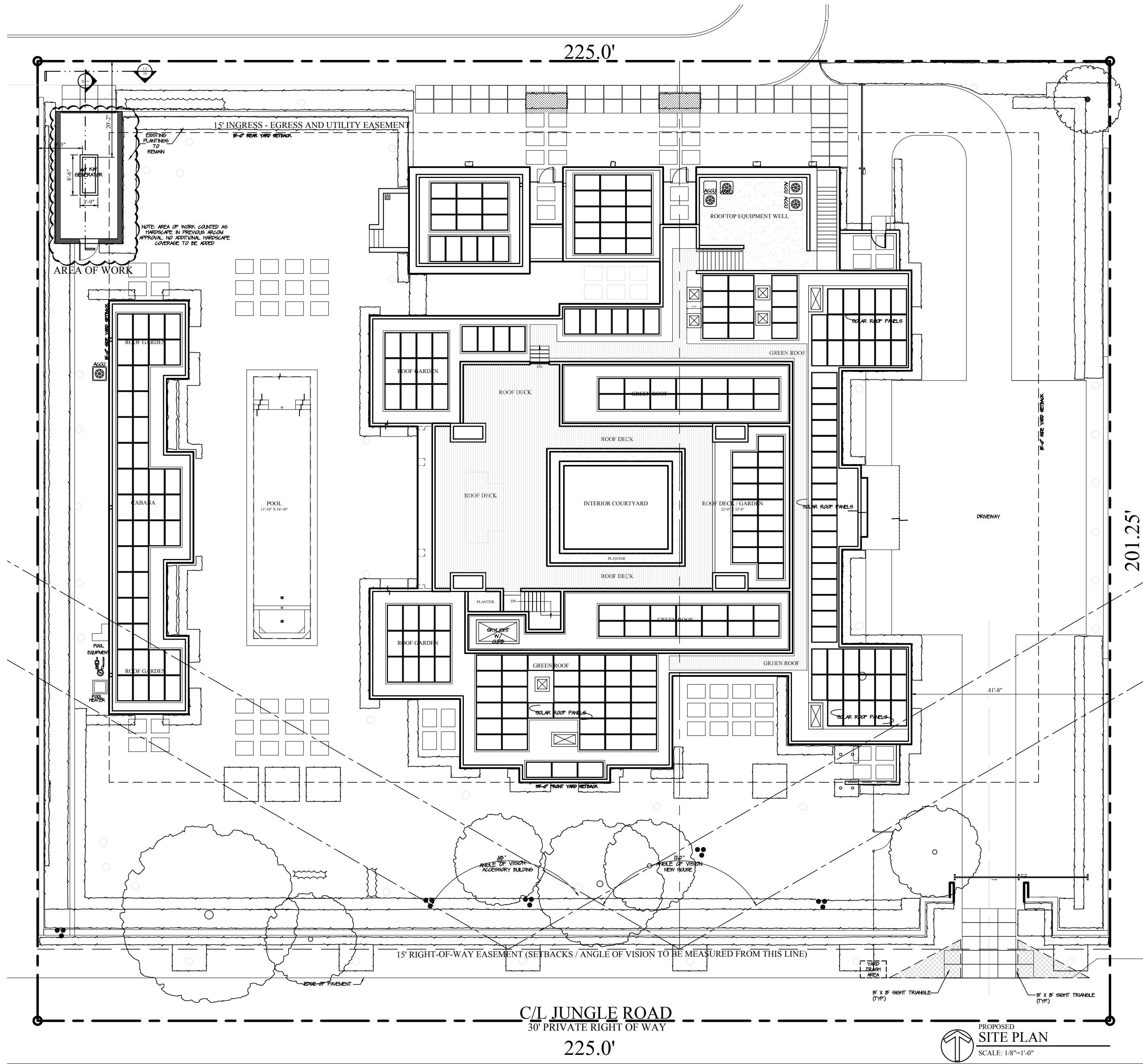
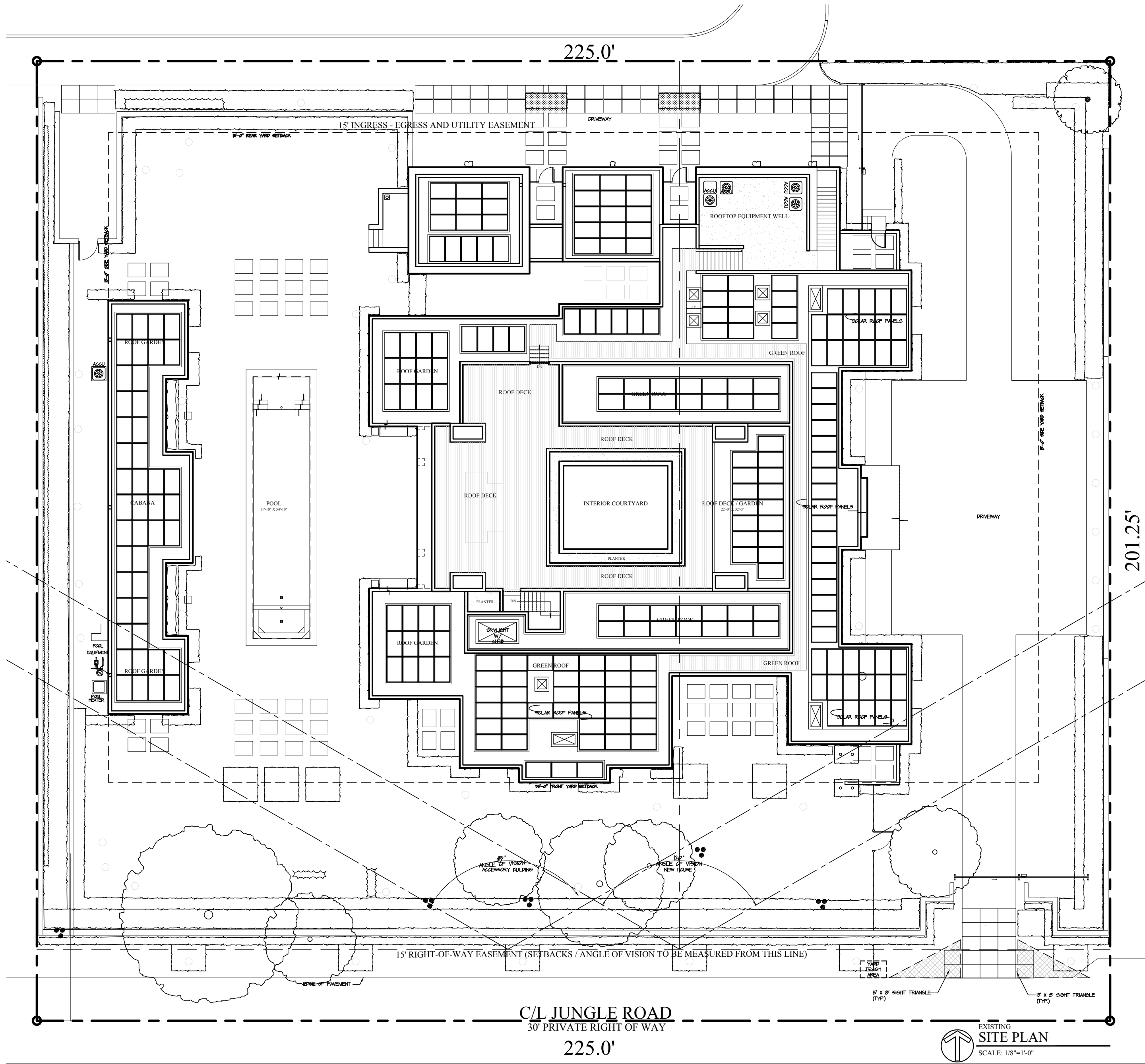
AREA OF WORK



ADJACENT TO AREA OF WORK



WEST ADJACENT

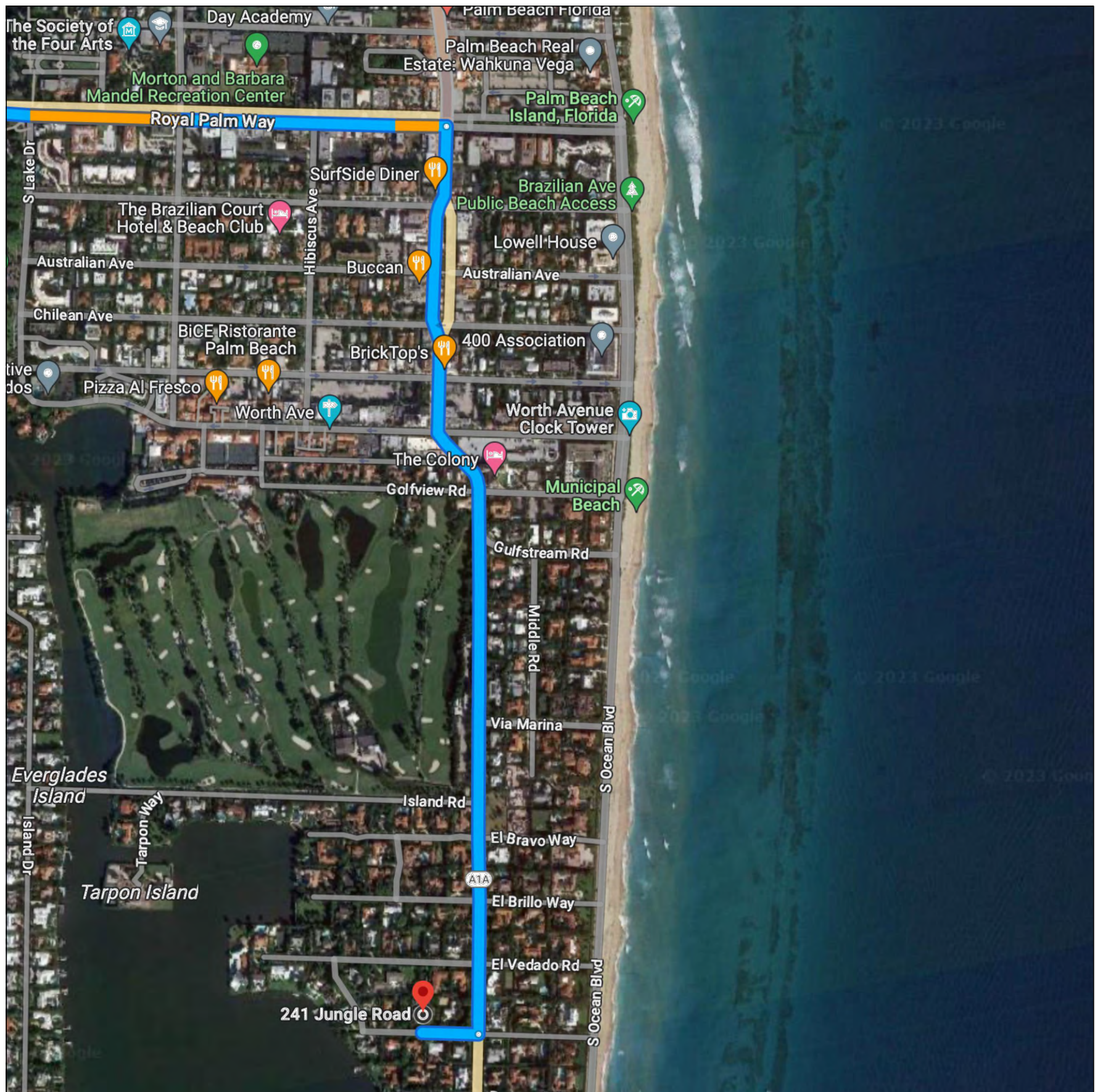


Town of Palm Beach				
Planning Zoning and Building				
360 S County Rd				
Palm Beach, FL 33480				
www.townofpalmbeach.com				
Zoning Legend				
Line #	Property Address:	241 JUNGLE RD		
1	Zoning District:	R-A		
2	Structure Type:	SINGLE FAMILY RESIDENTIAL		
3		Required/Allowed	Existing	Proposed
4	Lot Size (sq ft)	20,000 sqft min	45,281 sqft	45,281 sqft
5	Lot Depth	150 ft	201.25 ft	201.25 ft
6	Lot Width	125 ft	225.00 ft	225.00 ft
7	Lot Coverage (Sq Ft and %)	11,320 sqft 25.0%	11,259 sqft 24.8%	11,259 sqft 24.8%
8	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	No Min or Max	9,714 sqft	9,714 sqft
9	Cubic Content Ratio (CCR) (R-B ONLY)			
10	*Front Yard Setback (Ft.)	35 ft	35 ft	35 ft
11	*Side Yard Setback (1st Story) (Ft.)	15 ft	15 ft	15 ft
12	*Side Yard Setback (2nd Story) (Ft.)	15 ft	N/A	N/A
13	*Rear Yard Setback (Ft.)	15 ft	15 ft	15 ft
14	Angle of Vision (Deg.)	120	120 MS, 113 AS	120 MS, 113 AS
15	Building Height (Ft.)	25 ft	23 ft 4in	23 ft 4in
16	Overall Building Height (Ft.)	30 ft	23 ft 4in	23 ft 4in
17	Crown of Road (COR) (NAVD)	2.58 NAVD	2.58 NAVD	2.58 NAVD
18	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	0 FT
19	Finished Floor Elev. (FFE)(NAVD)	7.00 NAVD	7.50 NAVD	7.50 NAVD
20	Zero Datum for point of meas. (NAVD)	7.00 NAVD	7.00 NAVD	7.00 NAVD
21	FEMA Flood Zone Designation	AE	AE	AE
22	Base Flood Elevation (BFE)(NAVD)	6.00 NAVD	6.00 NAVD	6.00 NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	22,640 sqft 50.0%	23,579 sqft 52.1%	23,579 sqft 52.1%
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	3,543 sqft 45.0%	7,137 sqft 90.7%	7,137 sqft 90.7%
26	*Native Plant Species %			
27				

* 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

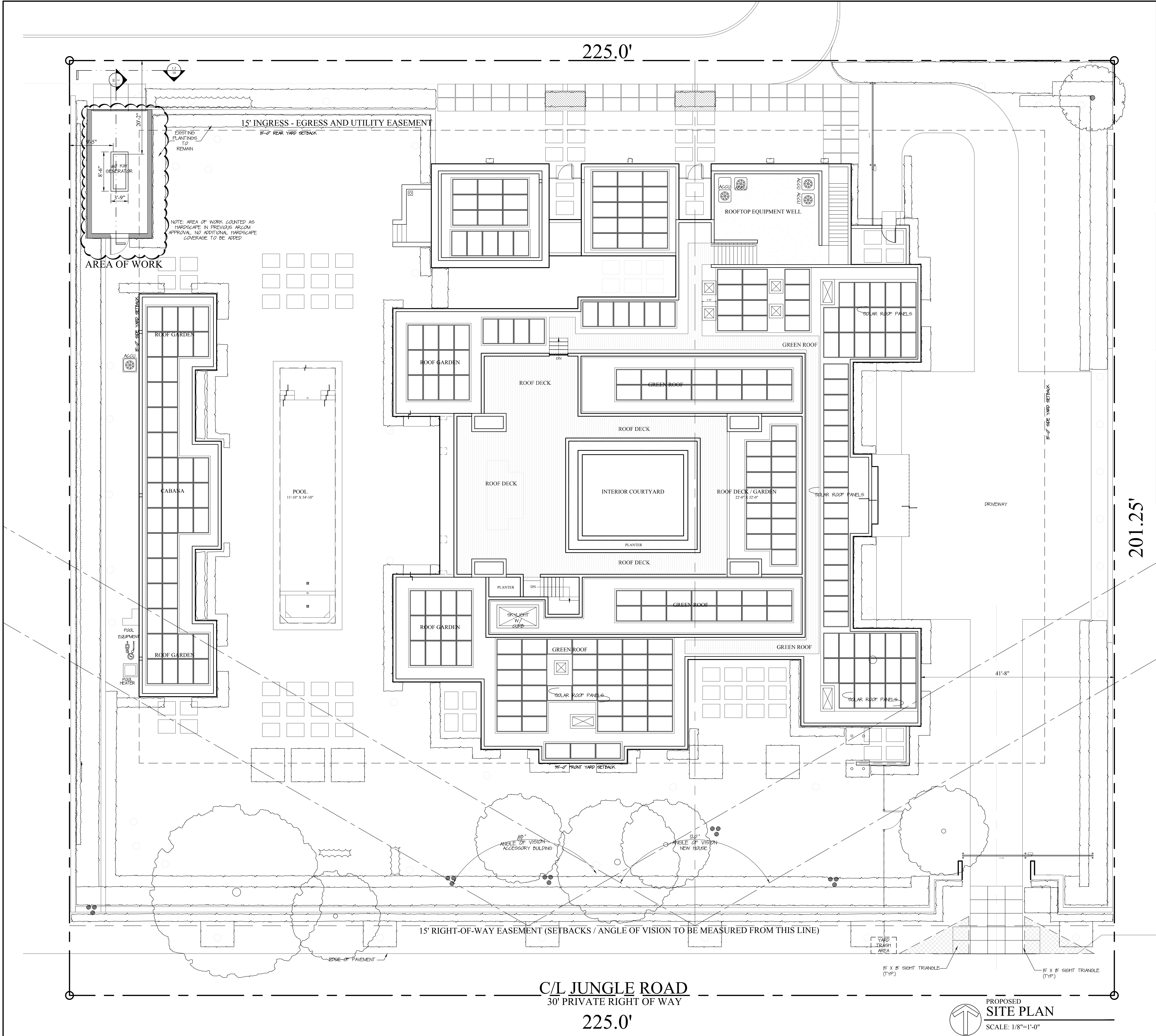
REV BF 20220304



TRUCK LOGISTICS:

MAX. TRUCK LENGTH = 30 FEET

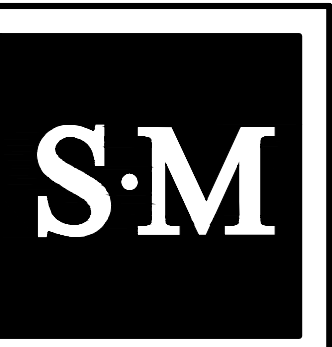
ACCESS SITE VIA ROYAL POINCIANA WAY BRIDGE TO NORTH COUNTY RD



SITE DATA		
ZONING DISTRICT:	R-A	
LOT AREA:	45,281 SQ. FT.	
LOT COVERAGE BY BUILDING:		
ALLOWABLE:	11,920 SQ. FT.	= 25.0%
EXISTING (BLDG):	11,259 SQ. FT.	= 24.8%
PROPOSED (BLDG):	11,259 SQ. FT.	= 24.8%
LANDSCAPED AREA:		
REQUIRED:	22,640 SQ. FT.	= 50%
FRONT YARD LANDSCAPE AREA:	789 SQ. FT.	= 0.0%
PERIMETER LANDSCAPE AREA:	506 SQ. FT.	= 0.0%
*SEE L/S DWGS FOR CALC.		

SOLAR PANEL CALCULATION		
MAIN HOUSE ROOF AREA:	9,536 SQ. FT.	= 30.0%
MAIN HOUSE PANEL AREA ALLOWABLE:	9,536 SQ. FT.	= 30.0%
MAIN HOUSE PANEL AREA PROPOSED:	9,219 SQ. FT.	= 29.7%
PROPOSED MAIN HOUSE SOLAR PANELS:	181 PANELS	
GUEST HOUSE ROOF AREA:	1,286 SQ. FT.	= 30.0%
GUEST HOUSE PANEL AREA ALLOWABLE:	1,286 SQ. FT.	= 30.0%
GUEST HOUSE PANEL AREA PROPOSED:	789 SQ. FT.	= 60.7%
PROPOSED GUEST HOUSE SOLAR PANELS:	44 PANELS	
GARAGE ROOF AREA:	301 SQ. FT.	= 30.0%
GARAGE PANEL AREA ALLOWABLE:	301 SQ. FT.	= 30.0%
GARAGE PANEL AREA PROPOSED:	506 SQ. FT.	= 56.1%
PROPOSED GARAGE SOLAR PANELS:	26 PANELS	
TOTAL ROOF AREA:	11,723 SQ. FT.	= 30.0%
TOTAL PANEL AREA ALLOWABLE:	11,723 SQ. FT.	= 30.0%
TOTAL PANEL AREA PROPOSED:	4,500 SQ. FT.	= 38.4%
PROPOSED TOTAL SOLAR PANELS:	231 PANELS	

GREEN ROOF CALCULATION		
MAIN HOUSE ROOF AREA:	9,536 SQ. FT.	= 30.0%
MAIN HOUSE PANEL AREA PROPOSED:	9,219 SQ. FT.	= 29.7%
MAIN HOUSE GREEN ROOF:	9,219 SQ. FT.	= 29.7%
GUEST HOUSE ROOF AREA:	1,286 SQ. FT.	= 30.0%
GUEST HOUSE PANEL AREA PROPOSED:	789 SQ. FT.	= 60.7%
GUEST HOUSE GREEN ROOF:	506 SQ. FT.	= 39.3%
GARAGE ROOF AREA:	301 SQ. FT.	= 30.0%
GARAGE PANEL AREA PROPOSED:	506 SQ. FT.	= 56.1%
GARAGE GREEN ROOF:	239 SQ. FT.	= 43.8%
TOTAL ROOF AREA:	11,723 SQ. FT.	= 30.0%
TOTAL PANEL AREA PROPOSED:	4,500 SQ. FT.	= 40.1%
TOTAL GREEN ROOF:	4,116 SQ. FT.	= 35.1%
TOTAL SUSTAINABLE ROOF:	8,616 SQ. FT.	= 75.9%



INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 855-1888 • FAX (561) 852-7015 •

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT #742

JONATHAN C. MOORE
REGISTERED ARCHITECT #1341

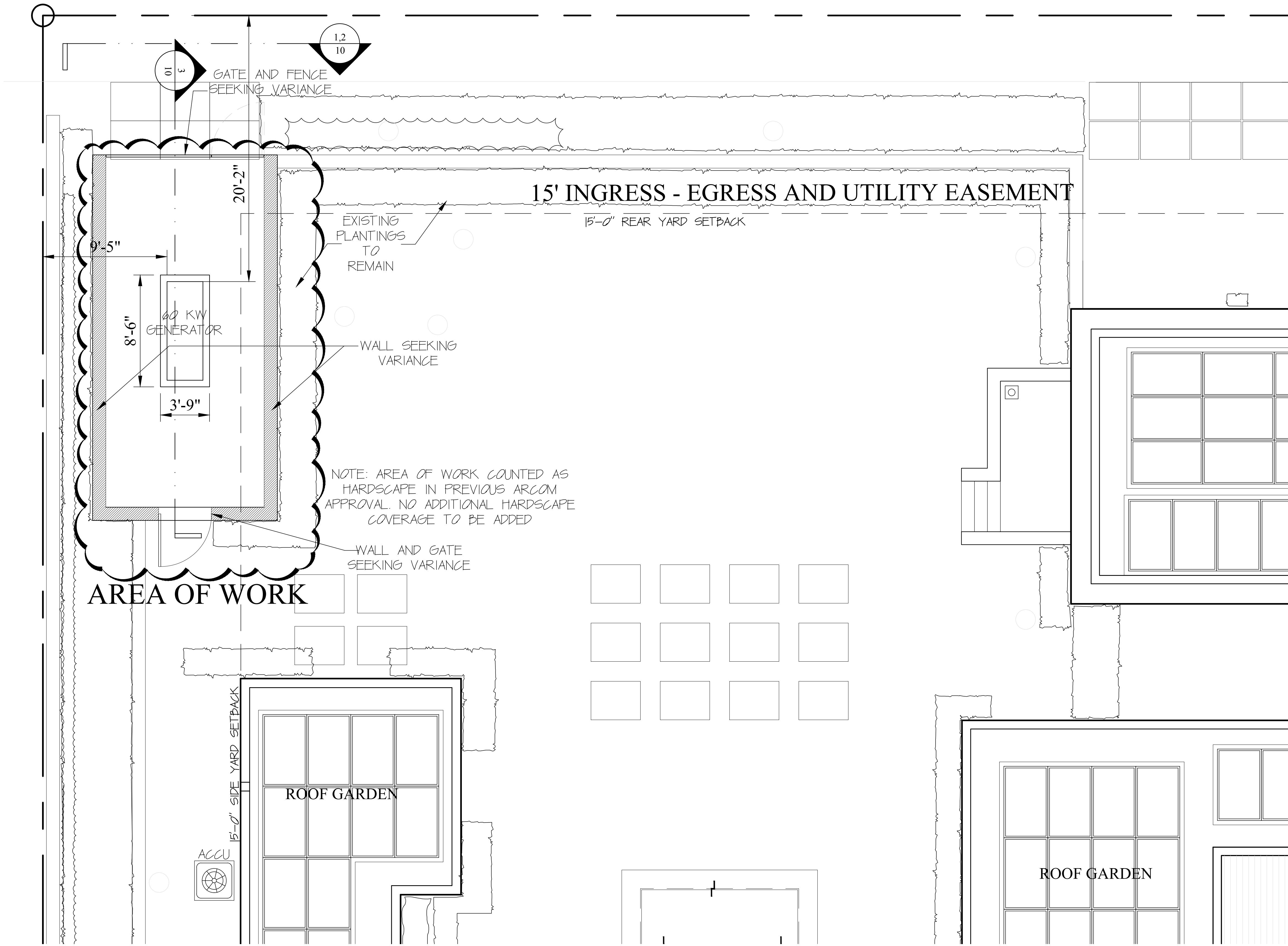
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT #2952

DANIEL KAHAN
REGISTERED ARCHITECT #4757

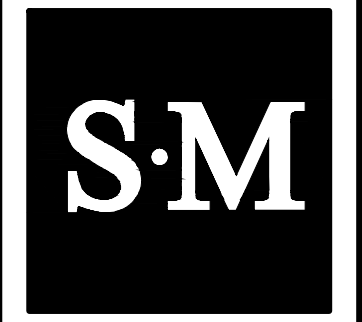
PRE-REVIEW SUB.	2023-06-26

NO.
DWG. BY: DK/VB
SHEET:

12



PROPOSED
SITE PLAN - ENLARGED
SCALE: 1/4"=1'-0"



INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 855-1888 • FAX (561) 852-7015 •

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT #742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB.	2023-06-26

NO:
DWG. BY: DK/VB
SHEET:



ARTISTIC RENDERING - GENERATOR GATE



INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

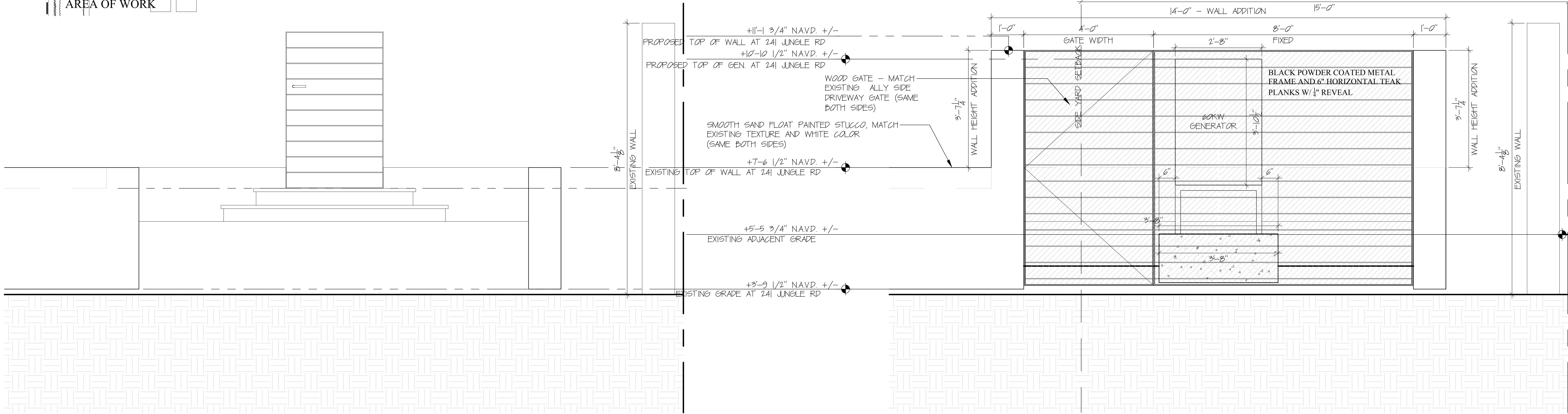
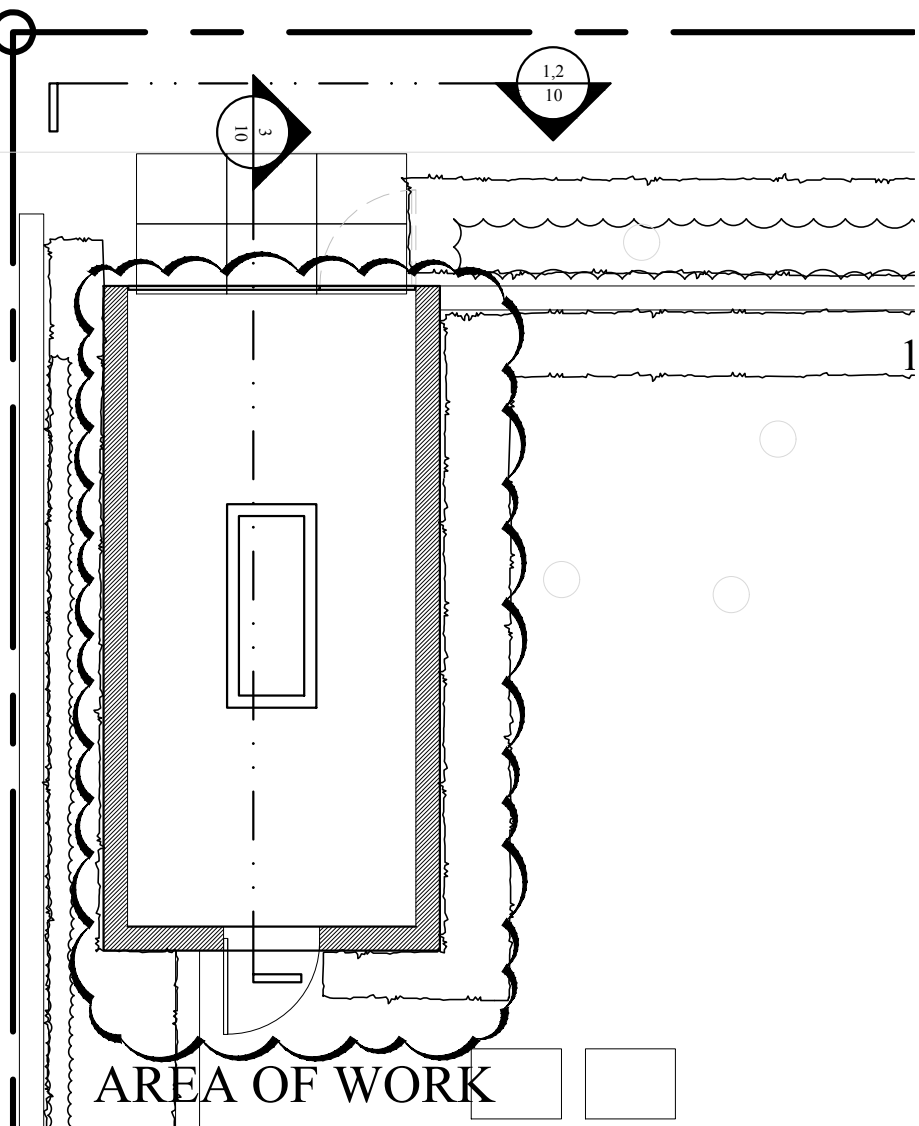
PRE-REVIEW SUB	2023-06-20

NO.
DWG. BY: DK/VB
SHEET:

14

ARC-23-122 (ZON-23-003)

KEY PLAN

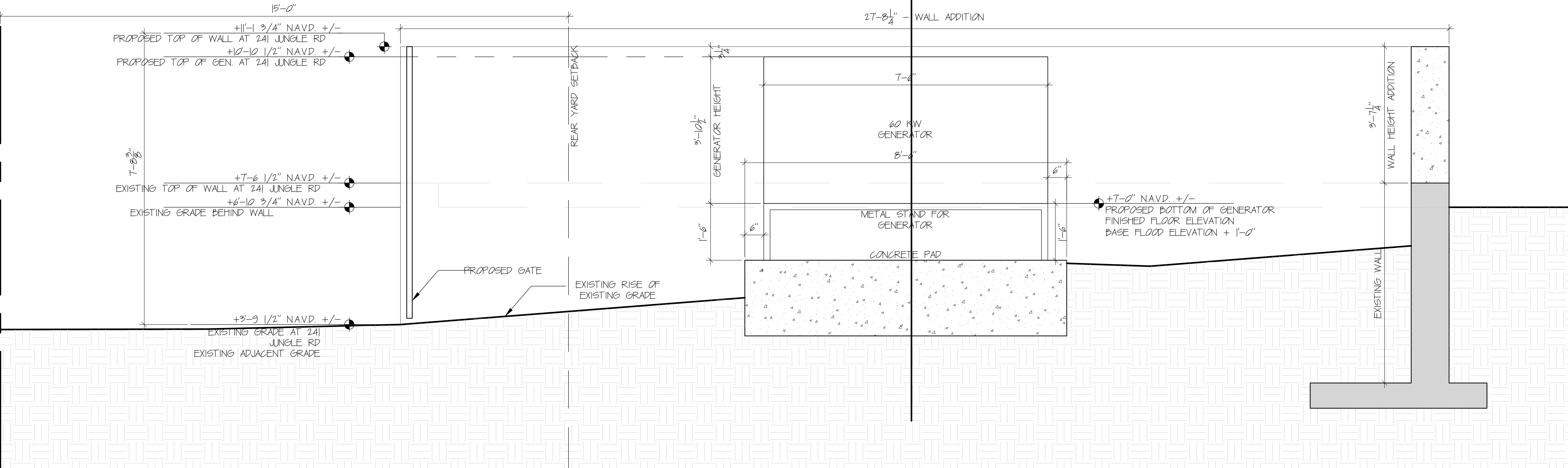


EXISTING ELEVATION FROM ALLY - 1

SCALE: 3/4"=1'-0"

PROPOSED ELEVATION FROM ALLY - 2

SCALE: 3/4"=1'-0"



SECTION AT AREA OF WORK - 3

SCALE: 3/4"=1'-0"

S·M

INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA
SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 855-1888 • FAX (561) 852-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT #742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

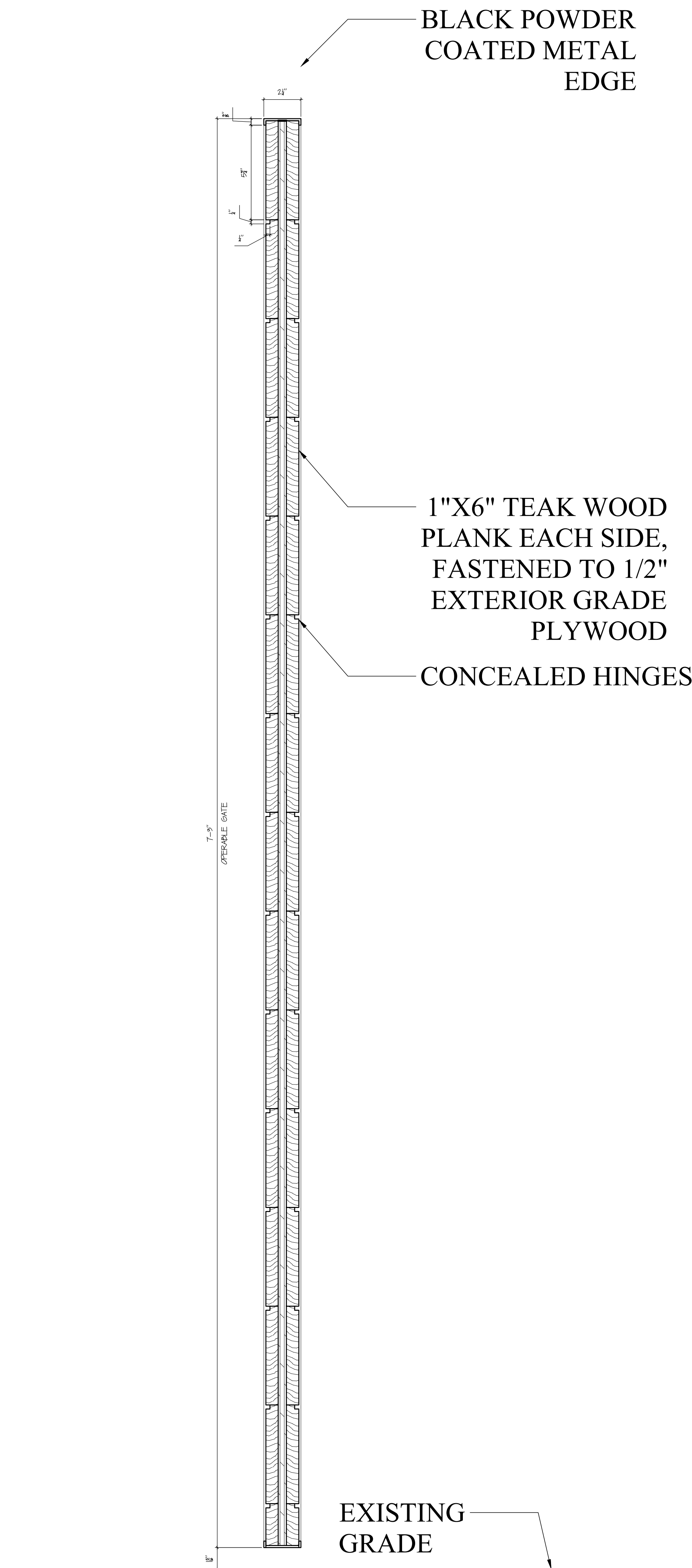
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB 2023-06-26

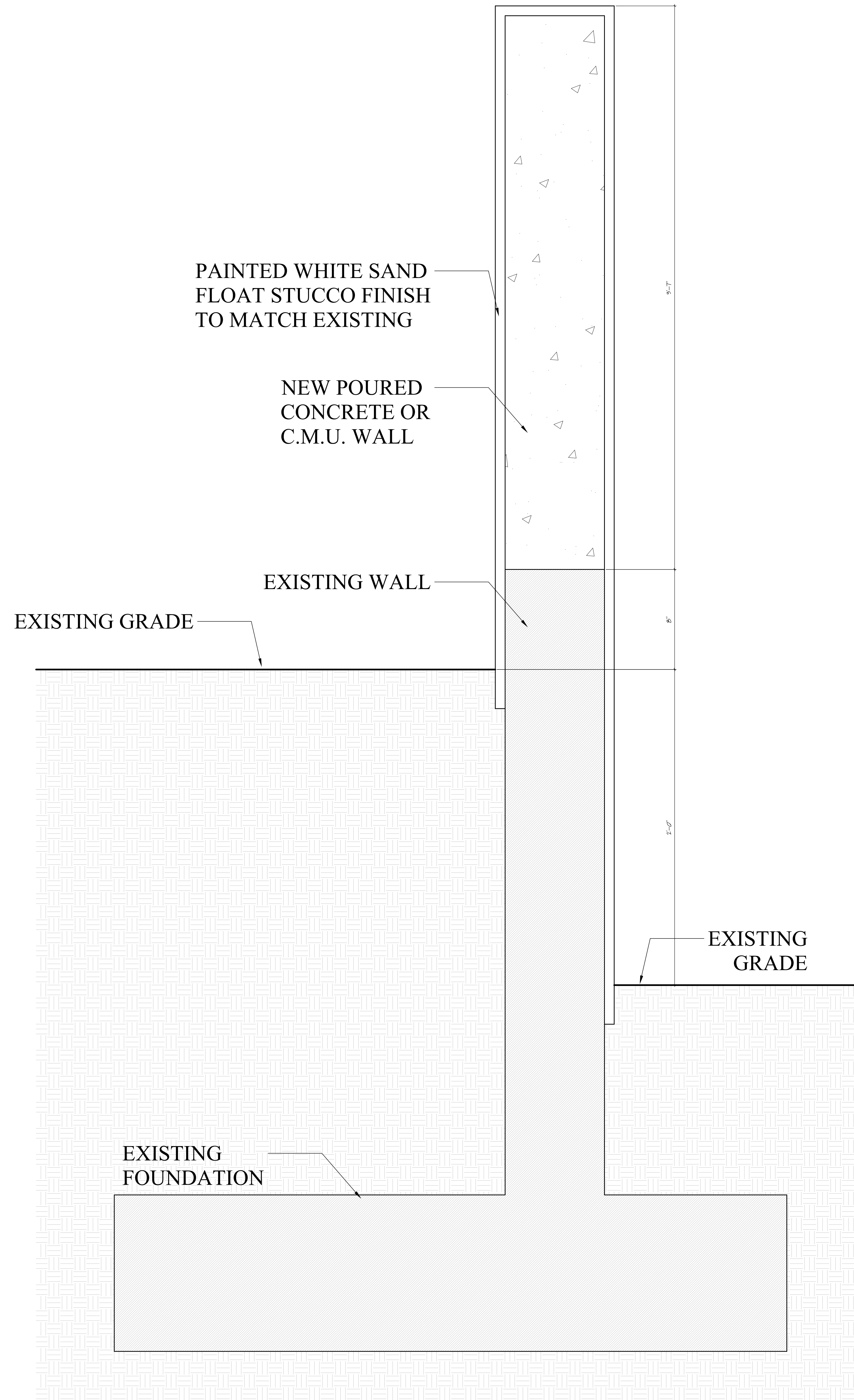
NO:
DWG. BY: DK/VB
SHEET:

15



GATE DETAIL AT GENERATOR

SCALE: 3"=1'-0"



WALL DETAIL AT GENERATOR

SCALE: 3"=1'-0"

S·M

INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 855-1888 • FAX (561) 852-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT #742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

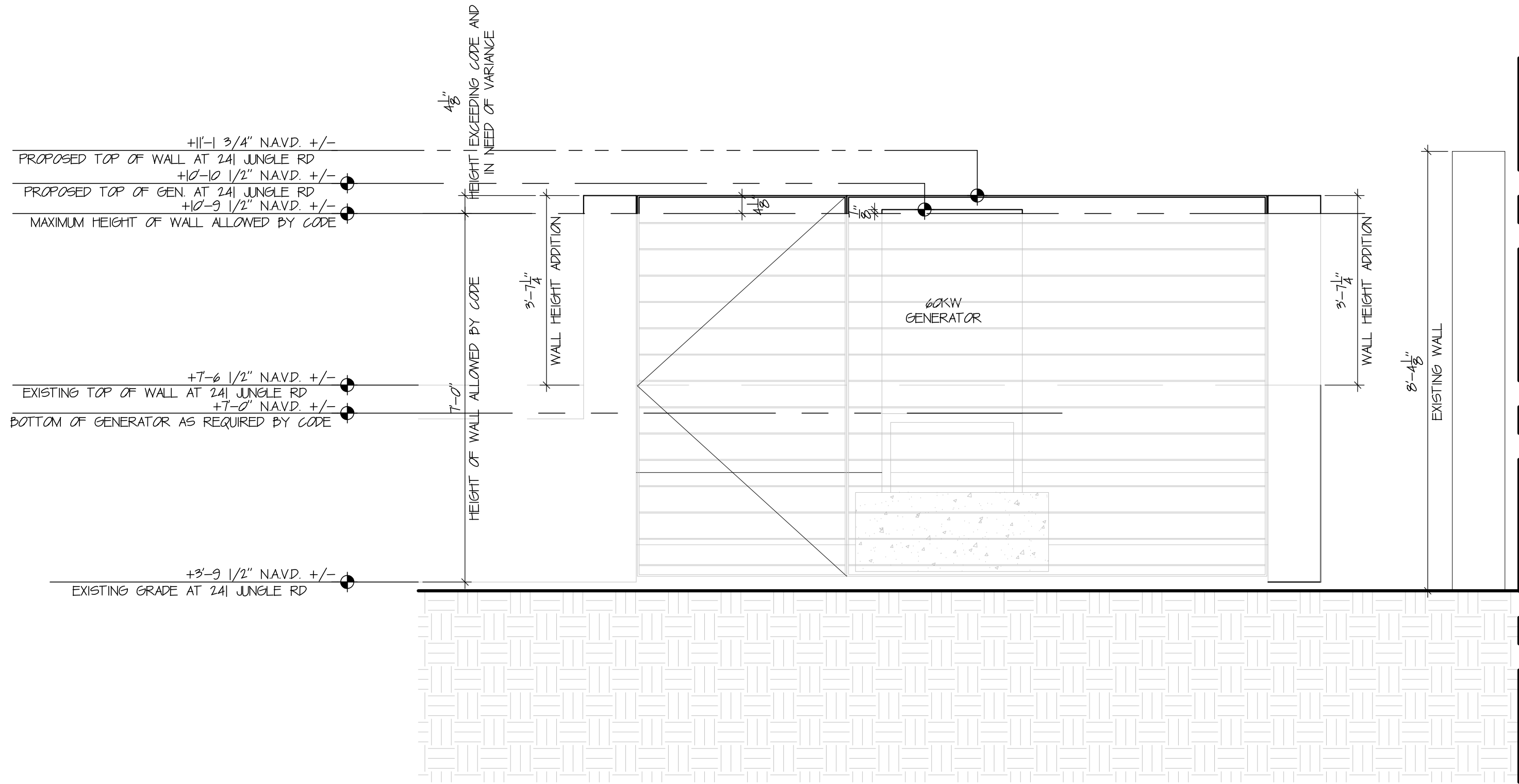
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB. 2023-06-26

NO:
DWG. BY: DK/VB
SHEET:

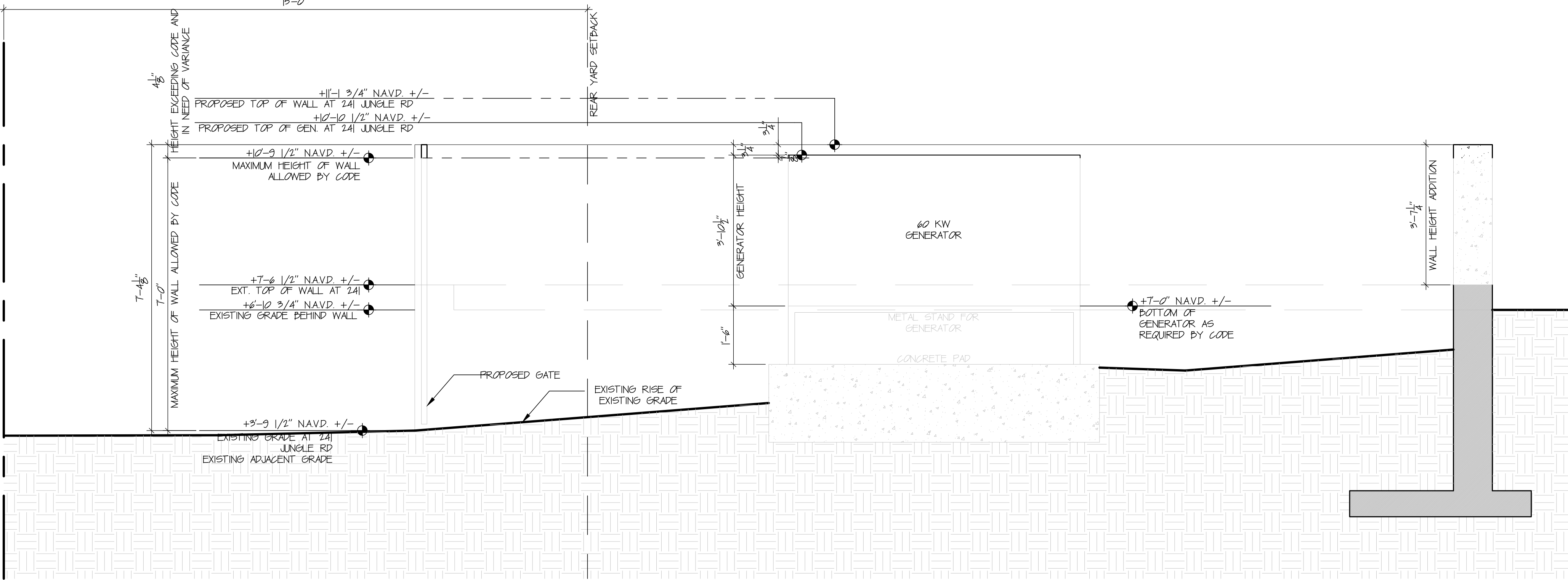
16

ARC-23-122 (JON-23-093)



VARIANCE DIAGRAM ELEVATION VIEW

SCALE: 3/4"=1'-0"



VARIANCE DIAGRAM SECTION VIEW

SCALE: 3/4"=1'-0"



INTERIOR ALTERATIONS TO
241 JUNGLE ROAD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 855-1888 • FAX (561) 852-7015 •

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT #742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-REVIEW SUB.	2023-06-26

NO:
DWG. BY: DK/VB
SHEET:

17

AEC-23-122 (JUN-23-093)

EXISTING FICUS NITIDA, 12' HT TO REMAIN
EXISTING COCONUT PALMS, 25' HT TO REMAIN
EXISTING GREEN ISLAND FICUS, 2' HT TO REMAIN

S87°55'38"E

A L L E Y

225.00'

EXISTING FICUS NITIDA, 12' HT TO REMAIN

AREA OF WORK

EXISTING FICUS NITIDA, 12' HT TO REMAIN

AREA OF WORK

POOL

OF DOOR

15x8' SIGHT TRIANGLE

N87°55'38"W

J U N G L E R O A D

225.00'

201.25'

SO2°04'24"W

201.25'

NO2°04'24"E

Town of Palm Beach Planning, Zoning and Building 1001 S County Rd. Palm Beach, FL 33480 www.townofpalmbeach.com			
Line #	Property Address:	Landscape Legend	
1	241 JUNGLE RD		
2	Lot Area (sq. ft.):	45,281 SQ FT	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	22,640 SQ FT	23,579 SQ FT
5	LOS to be retained (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	3,543 SQ FT	7,137 SQ FT
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	N/A
10	Native Groundcover %	30% (square cover area)	N/A

NOTE:
SCOPE OF WORK REQUIRES NO MODIFICATIONS TO
LANDSCAPE. ANY EXISTING MATERIAL THAT REQUIRES
REMOVAL OR IS DAMAGED SHALL BE REPLACED TO MATCH
EXISTING CONDITIONS. ANY NEW MATERIAL REQUIRED
SHALL BE OF FLORIDA #1 QUALITY STANDARD

OVERALL R-A SITE CALCULATIONS:

SITE AREA = 45,281 SQ FT 100%
MINIMUM LANDSCAPE:
REQUIRED = 22,640 SQ FT 50%
EXISTING = 23,579 SQ FT 52%
PROPOSED = 23,579 SQ FT 52%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA = 7,874 SQ FT 100%
MINIMUM LANDSCAPE:
REQUIRED = 3,543 SQ FT 45%
EXISTING = 7,137 SQ FT 57%
PROPOSED = 7,137 SQ FT 57%

MARIO F. NIEVERA

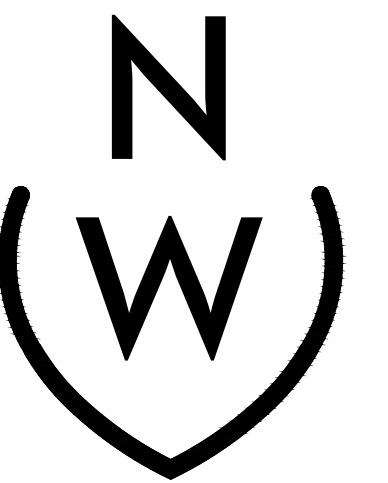
State of Florida
Landscape Architect
Registration No.
6666856



SCALE: 3/32" = 1'-0"

LANDSCAPE PLAN
241 JUNGLE ROAD
PALM BEACH, FL.

27 JULY 2023



NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP1
ARC-23-053