

1340 S. OCEAN BLVD.
ARC-23-138
FINAL SUBMITTAL

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PROJECT TEAM
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SCHULKE, BITTLE & STODDARD, L.L.C.
1717 INDIAN RIVER BLVD., SUITE 201
VERO BEACH, FL 32960
PHONE: 772-770-9622 FAX: 772-770-9496

LANDSCAPE ARCHITECT
PARKER YANNETTE DESIGN GROUP, INC.
825 SOUTH U.S. HIGHWAY ONE, SUITE 330
JUPITER, FL 33477
PHONE: 561-747-5069 FAX: 561-747-2041

SCOPE OF WORK
-REVISION OF RAILING DESIGN AT EXISTING BOAT HOUSE
-REMOVAL OF RAILING PIERS AT CARRIAGE HOUSE
-ADDITION OF RETRACTABLE AWNING AT CARRAIGE HOUSE
(TO MATCH APPROVED TENNIS PAVILION AWNING)

SUBMITTAL DATE
9/12/2023

PROJECTED DATE OF HEARING
10/25/2023

- SHEET INDEX
- A0.0 COVER SHEET
 - A0.1 VICINITY MAP
 - A0.2 LOCATION MAP
 - A0.3 PHOTOSHEET - EXISTING CONDITIONS @ BOAT HOUSE
 - A1.0 SITE PLAN & CALCULATIONS
 - A2.0 BOAT HOUSE - FLOOR PLAN
 - A2.1 BOAT HOUSE - ELEVATIONS - NORTH
 - A2.2 BOAT HOUSE - ELEVATIONS - WEST
 - A2.3 BOAT HOUSE - RENDERINGS
 - A2.4 BOAT HOUSE - EXTERIOR DETAIL, MATERIAL & FINISHES
 - A3.0 CARRIAGE HOUSE - FLOOR PLAN
 - A3.1 CARRIAGE HOUSE - ELEVATIONS - NORTH & WEST
 - A3.2 CARRIAGE HOUSE - ELEVATIONS - SOUTH
 - A3.3 CARRIAGE HOUSE - RENDERINGS
 - L-9 STAGING & TRUCK LOGISTICS PLAN
 - SURVEY

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PREVIOUSLY APPROVED BOAT HOUSE - REAR

SCALE:

N.T.S.



PROPOSED BOAT HOUSE - REAR

SCALE:

N.T.S.

Project Number:
19040

1340 SOUTH OCEAN BLVD.
PALM BEACH, FLORIDA

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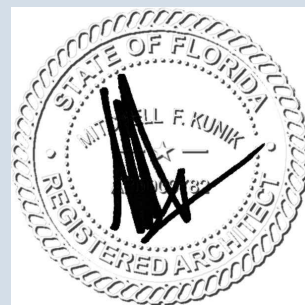
7383 BRIELLA DRIVE
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954.560.9064

Revisions

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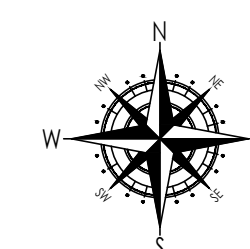
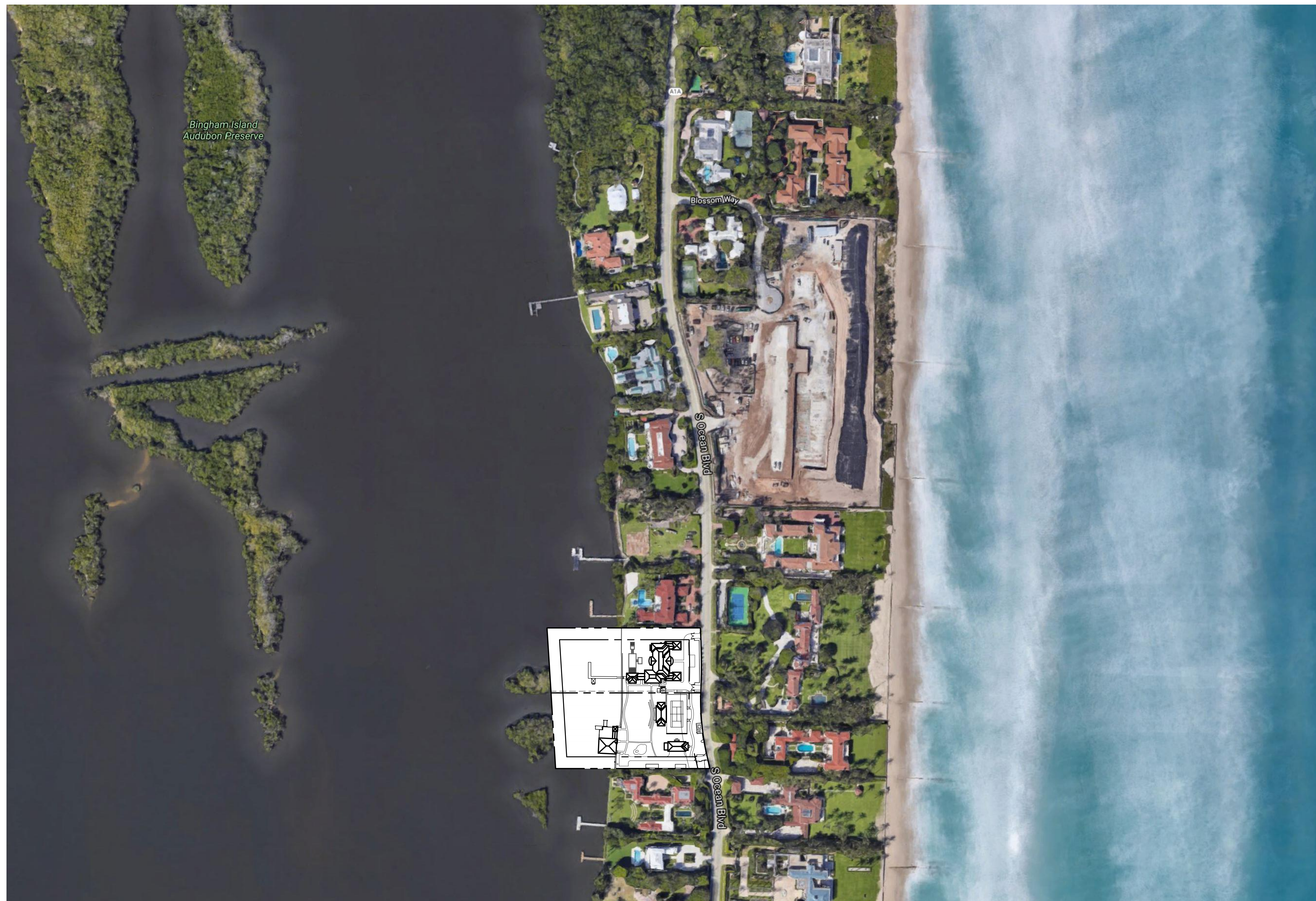
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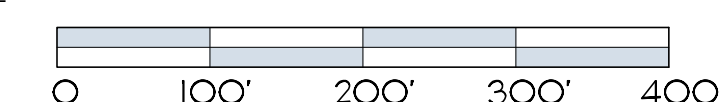


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GRAPHIC SCALE (FT.)

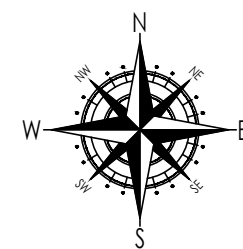


VICINITY MAP

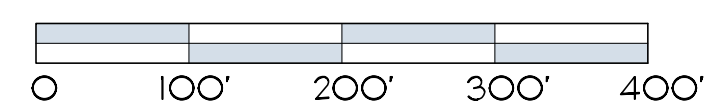
SCALE:

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GRAPHIC SCALE (FT.)



LOCATION PLAN - FIGURE GROUND

SCALE:

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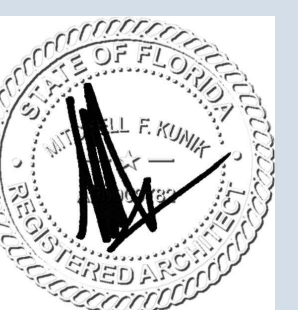
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1. EXISTING BOAT HOUSE
LOOKING WEST



2. EXISTING BOAT HOUSE
LOOKING SOUTH



3. EXISTING BOAT HOUSE
LOOKING EAST



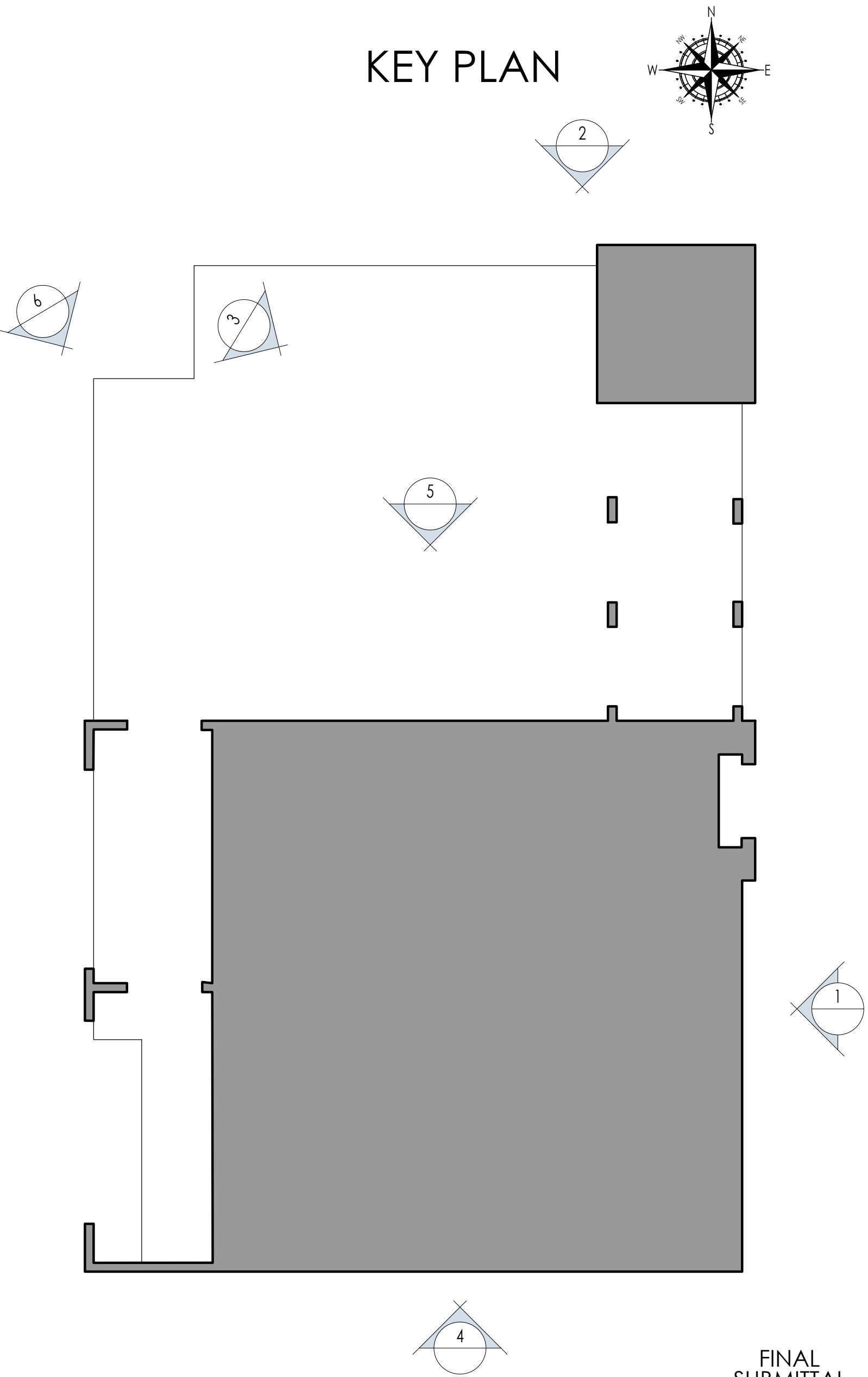
4. EXISTING BOAT HOUSE
LOOKING NORTH



5. EXISTING BOAT HOUSE
LOOKING SOUTH



6. EXISTING BOAT HOUSE
LOOKING SOUTHEAST



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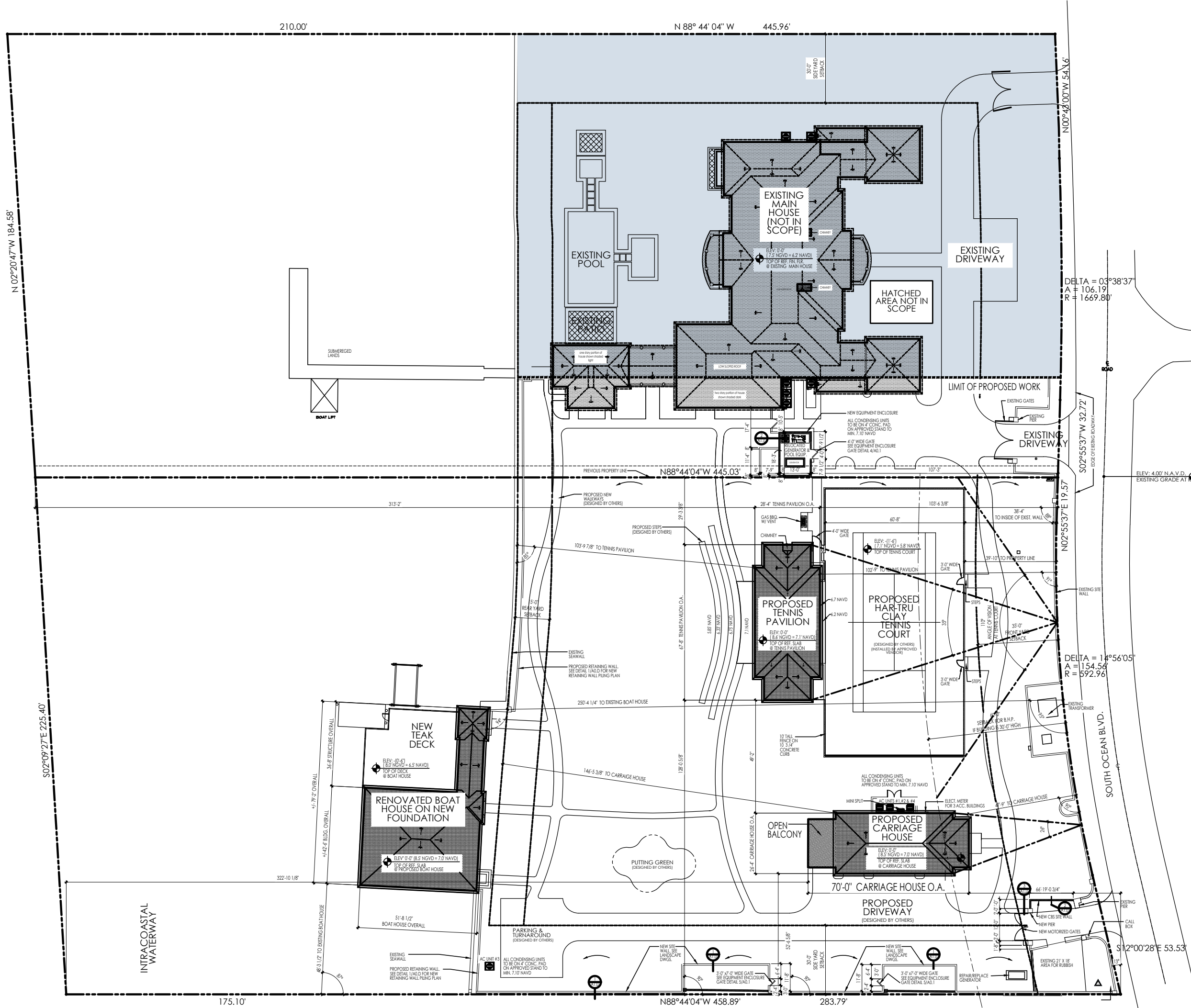
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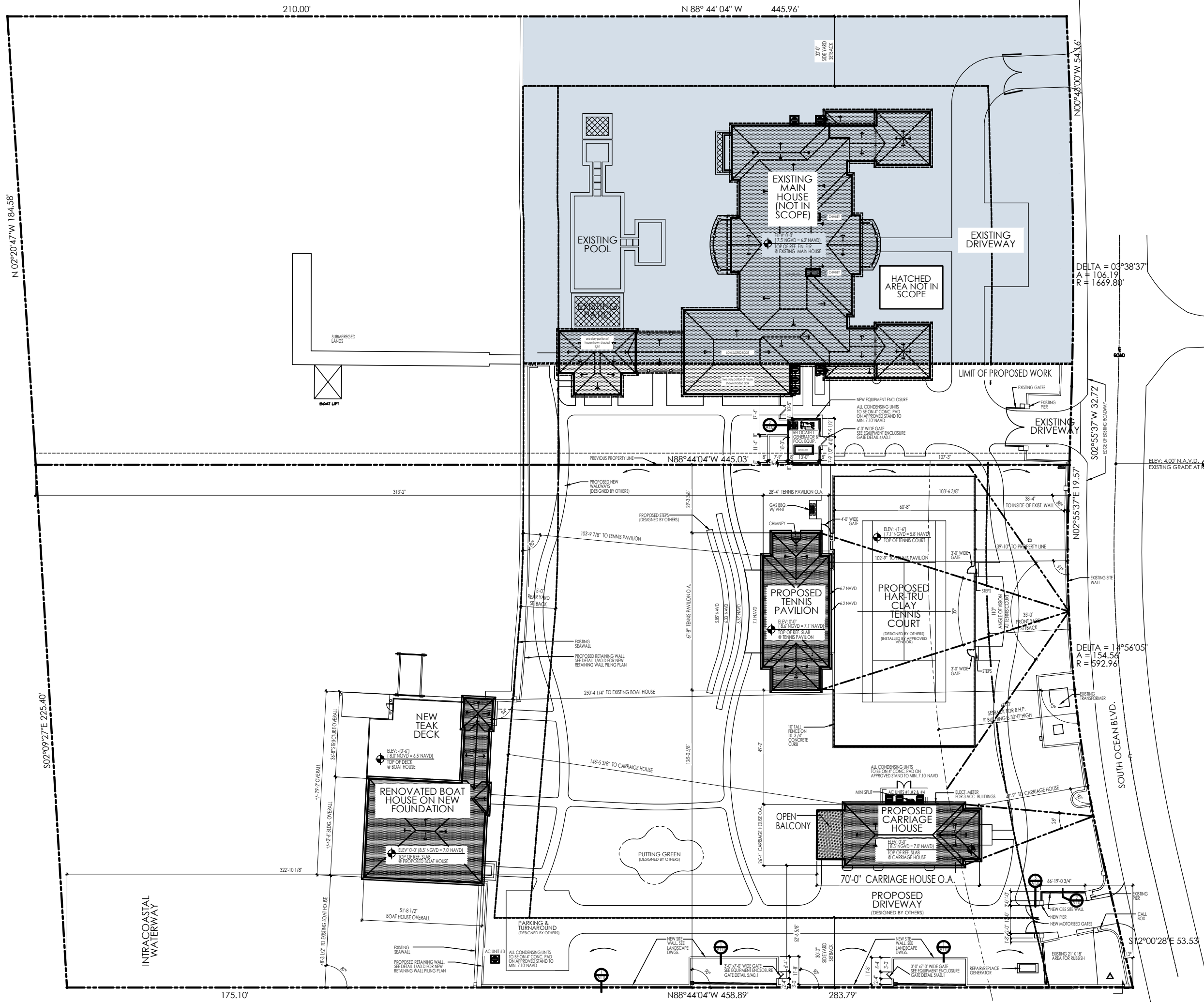
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ZONING INFORMATION		AREA CALCULATIONS	
ZONING ITEM	REQUIRED/ALLOWED	PROVIDED/EXISTING	
ZONING DISTRICT	R-AA LARGE ESTATE RESIDENTIAL		
LOT AREA:	60,000 S.F.	45,762 S.F. (1340)	57,581 S.F. (1350 - AREA EAST OF "SUBMERGED LANDS")
		103,343 S.F. (TOTAL)	
LOT WIDTH:	150' MINIMUM	193'-0" (1340)	225'-0" (1350)
		418'-0" (TOTAL)	
LOT DEPTH:	150' MINIMUM	233'-10" (NORTH SIDE), 235'-0" (SOUTH SIDE) (1340)	236'-5" (NORTH SIDE), 284'-1" (SOUTH SIDE) (1350)
FRONT YARD SETBACK:	35' (AND 60'-0" FOR 30' HIGH PORTION OF BLDG.)	102'-9" TO TENNIS PAVILION	47'-9" TO CARRIAGE HOUSE
		62'-8" TO BOAT HOUSE (EXISTING)	250'-4 1/4" TO MAIN HOUSE (EXISTING)
SIDE YARD SETBACK:	30'	222'-3 3/8" TO NORTH SIDE OF TENNIS PAVILION	128'-0 5/8" TO SOUTH SIDE OF TENNIS PAVILION
		339'-1 1/2" TO NORTH SIDE OF CARRIAGE HOUSE	52'-4 5/8" TO SOUTH SIDE OF CARRIAGE HOUSE
		293'-11 7/8" TO NORTH SIDE OF BOAT HOUSE (EXISTING)	45'-0" TO SOUTH SIDE OF BOAT HOUSE (EXISTING)
		41'-0" TO NORTH SIDE OF MAIN HOUSE (EXISTING)	255'-4" TO SOUTH SIDE OF MAIN HOUSE (EXISTING)
REAR YARD SETBACK:	15'	103'-9 7/8" TO TENNIS PAVILION	146'-5 3/8" TO TENNIS CARRIAGE HOUSE
		N.A. TO BOAT HOUSE (EXISTING)	15'-0 1/8" TO MAIN HOUSE (EXISTING)
ANGLE OF VISION	100 DEGREES	110 DEGREES	
ALLOWABLE BUILDING HEIGHT	30', NOT TO EXCEED 2 STORIES (PLUS 5' FOR PARAPET ON FLAT ROOF, AND 10' FOR ALL OTHER ROOF STYLES)	26'-0 1/2" TENNIS PAVILION	32'-10 5/8" CARRIAGE HOUSE
		21'-9 1/4" BOAT HOUSE (PROPOSED)	37'-8" MAIN HOUSE (EXISTING)
LOT COVERAGE:	25,835 S.F. (25% OF GROSS LOT)	2,083 S.F. TENNIS PAVILION	1,781 S.F. CARRIAGE HOUSE
		3,904 S.F. BOAT HOUSE (EXISTING)	9,433 S.F. MAIN HOUSE (EXISTING)
		17,201 S.F. TOTAL (16.64% OF GROSS LOT)	

AREA CALCULATIONS		EXISTING MAIN HOUSE	
MAIN HOUSE A.C.	14,363 S.F.	LEVEL ONE A.C.	6,954 S.F.
		LEVEL TWO A.C.	7,351 S.F.
		CABANA A.C.	38 S.F.
		TOTAL A.C. MAIN HOUSE	14,363 S.F.
		COVERED ENTRY	141 S.F.
		COVERED LOGGIA	1,076 S.F.
		COVERED LIVING ROOM PORCH	164 S.F.
		4 CAR GARAGE	1,043 S.F.
		TOTAL MAIN HOUSE	16,787 S.F.
PROPOSED TENNIS PAVILION		PROPOSED CARRIAGE HOUSE	
TENNIS PAVILION A.C.	1,662 S.F.	LEVEL ONE A.C. (INCLUDING GARAGE)	1,741 S.F.
		LEVEL TWO A.C.	1,379 S.F.
		TOTAL A.C. CARRIAGE HOUSE	3,120 S.F.
		COVERED ENTRY	40 S.F.
		TOTAL CARRIAGE HOUSE	3,160 S.F.
EXISTING BOAT HOUSE		PROJECT DESCRIPTION	
BOAT HOUSE A.C.	1,728 S.F.	PROJECT:	NEW ACCESSORY STRUCTURES INCLUDING TENNIS COURT & RENOVATION OF EXISTING BOAT HOUSE
		NUMBER OF STORIES:	ONE & TWO STORY
		ROOF MATERIAL:	CONCRETE ROOF TILE
		CONSTRUCTION TYPE:	METAL ROOF
			CBS CONSTRUCTION
		COLORS:	
		BUILDING	WHITE
		ROOF	RED CONCRETE TILE & COPPER
			HOME SHALL HAVE IMPACT RATED WINDOWS, NO HURRICANE SHUTTERS

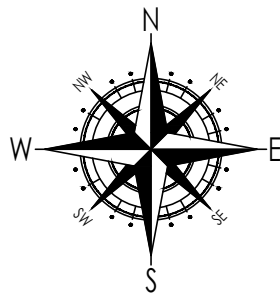
PREVIOUSLY APPROVED (A-21-01621 4/26/2021) - SITE PLAN



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		BUILDING	WHITE
		ROOF	RED CONCRETE TILE & COPPER
			HOME SHALL HAVE IMPACT RATED WINDOWS, NO HURRICANE SHUTTERS

CURRENTLY PROPOSED (NO ALTERATIONS PROPOSED) - SITE PLAN



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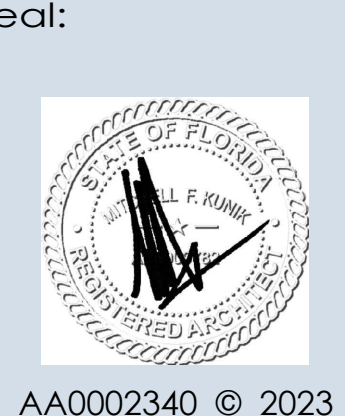
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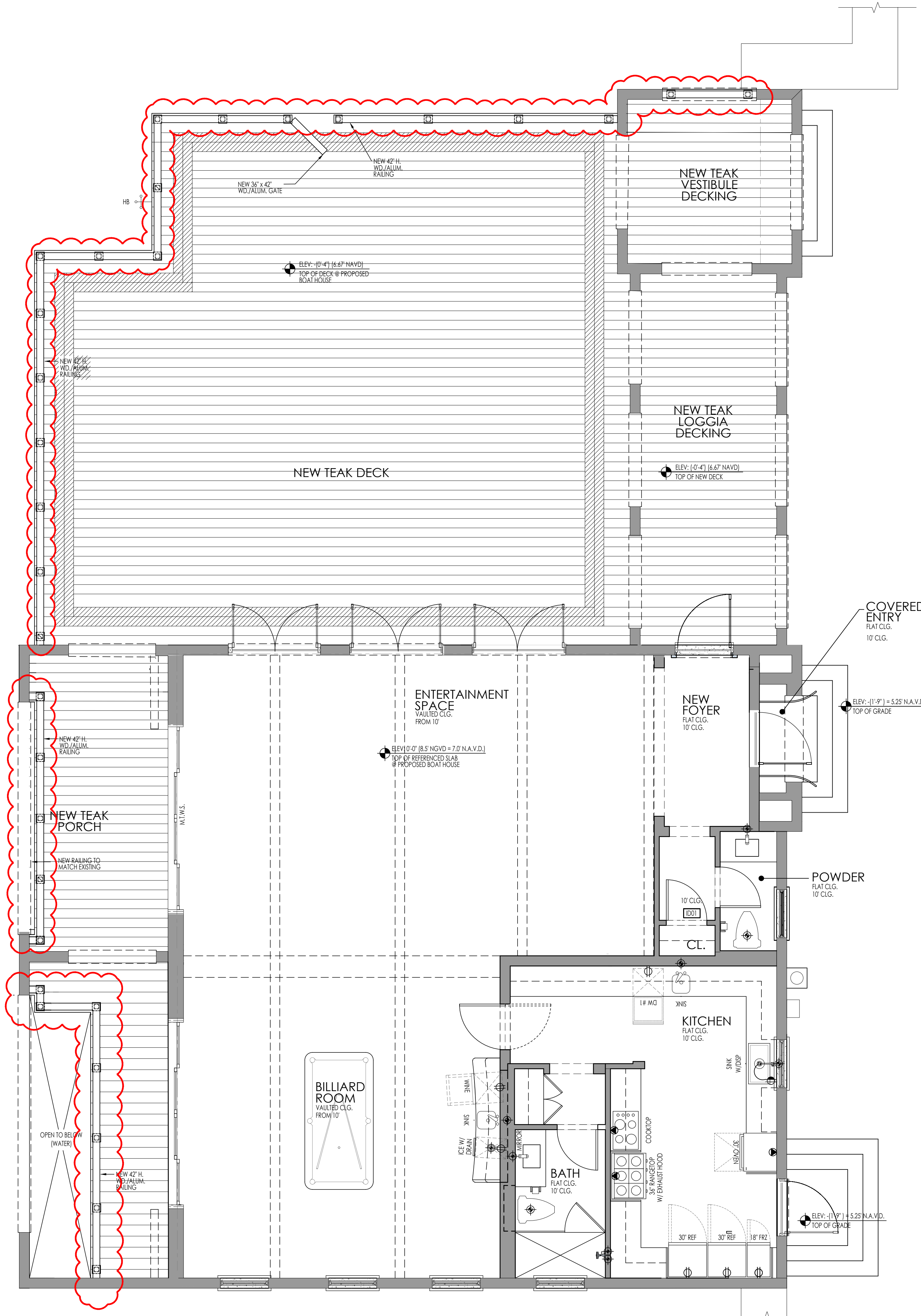
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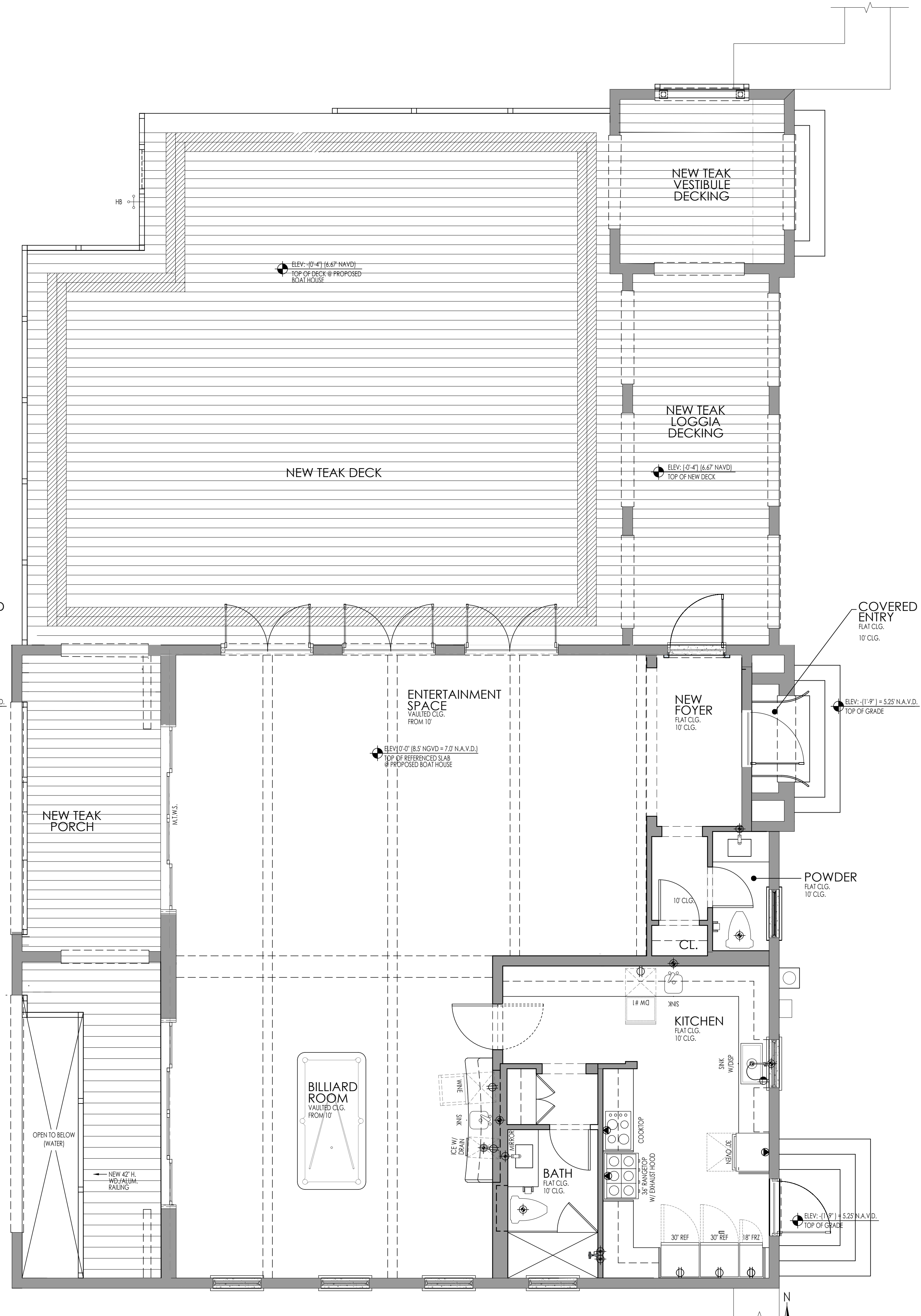
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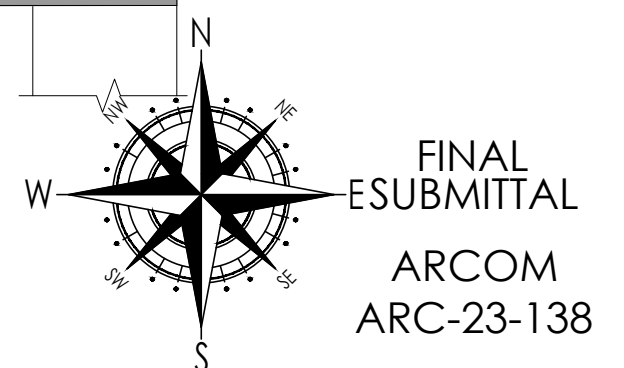
PROPOSED BOAT HOUSE - FLOOR PLAN

SCALE: N.T.S.



PREVIOUSLY APPROVED BOAT HOUSE (B-030-2020 4/21/2020) - FLOOR PLAN

SCALE: N.T.S.



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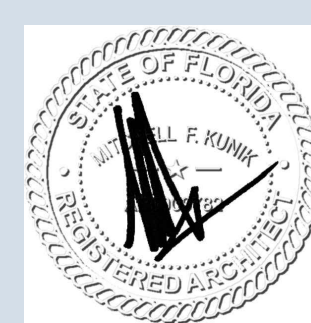
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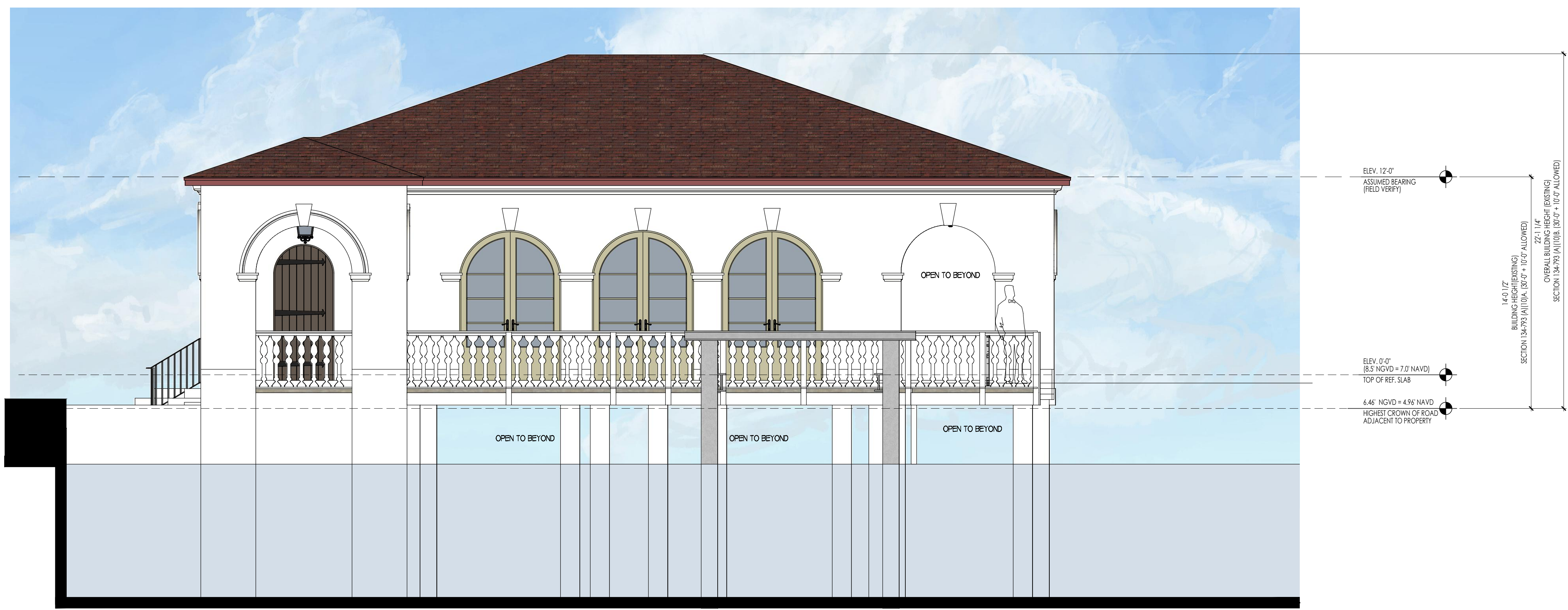
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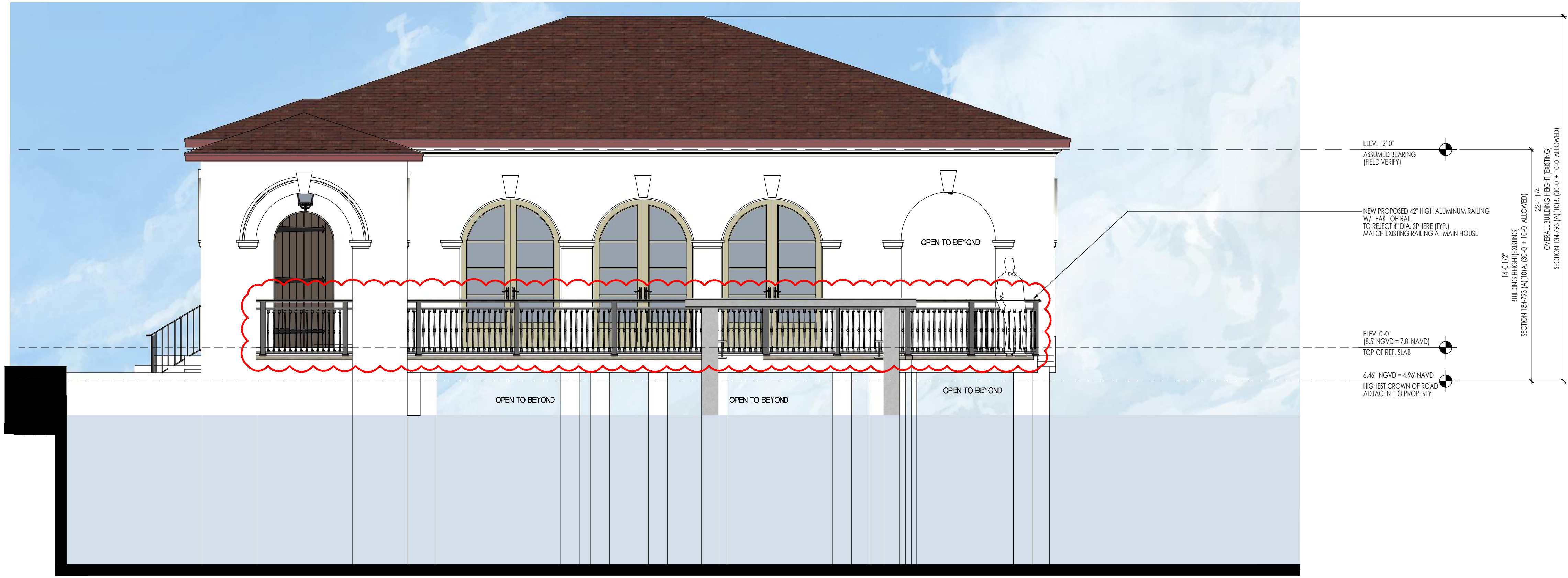


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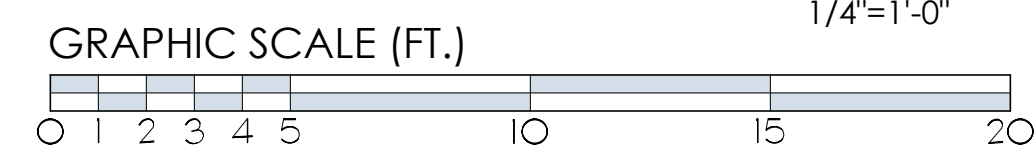
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PREVIOUSLY APPROVED BOAT HOUSE (B-030-2020 1/5/2021) - NORTH ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED BOAT HOUSE - NORTH ELEVATION
SCALE: 1/4"=1'-0"



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PREVIOUSLY APPROVED BOAT HOUSE (B-030-2020 1/5/2021 - WEST ELEVATION)

SCALE:

1/4"=1'-0"



PROPOSED BOAT HOUSE - WEST ELEVATION

SCALE:

1/4"=1'-0"

GRAPHIC SCALE (FT.)



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PREVIOUSLY APPROVED BOAT HOUSE (B-030-2020 4/21/2020) - REAR

SCALE:

N.T.S.



PROPOSED BOAT HOUSE - REAR

SCALE:

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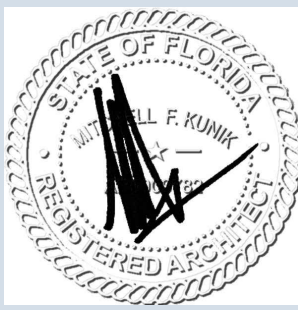
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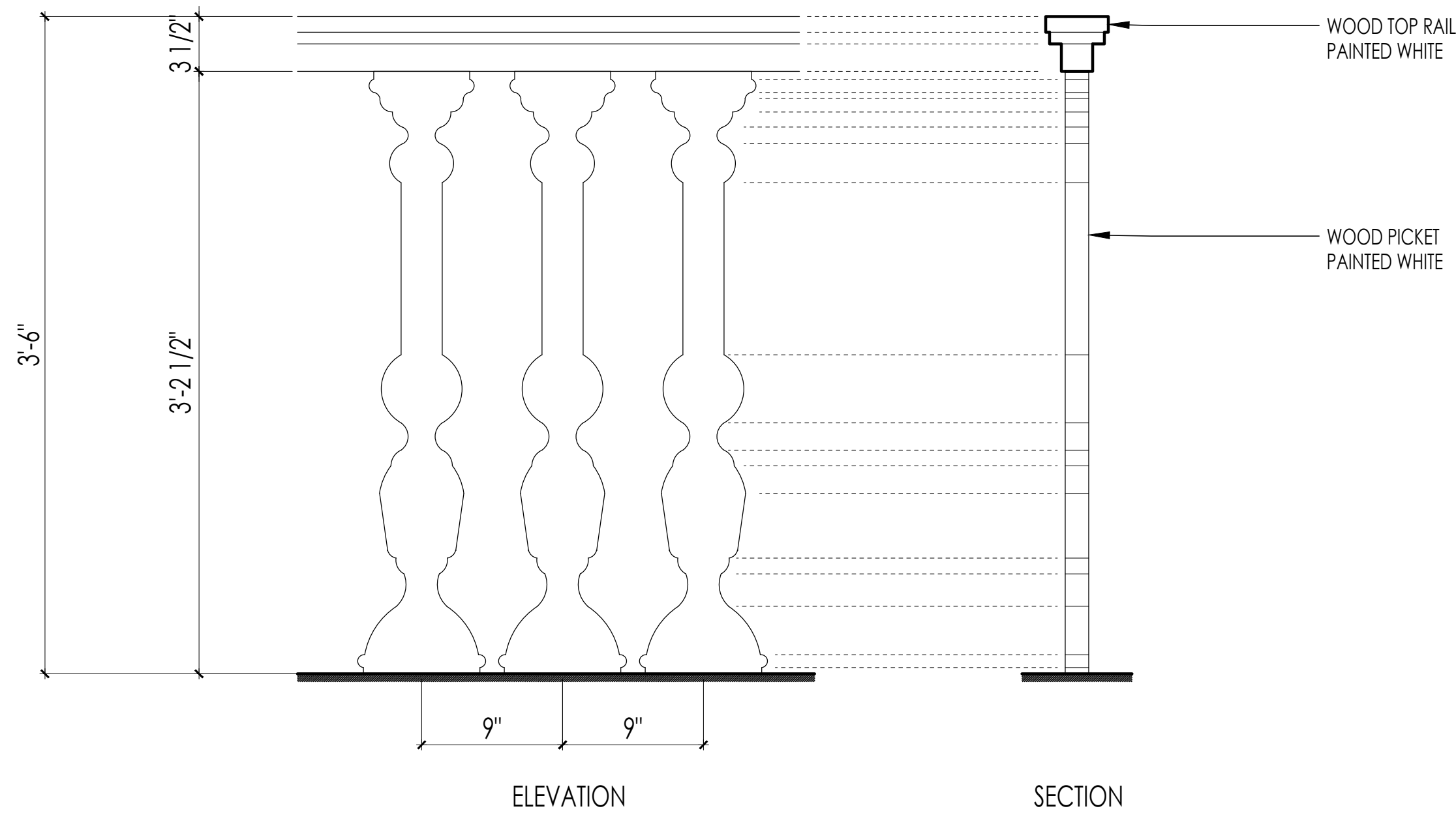
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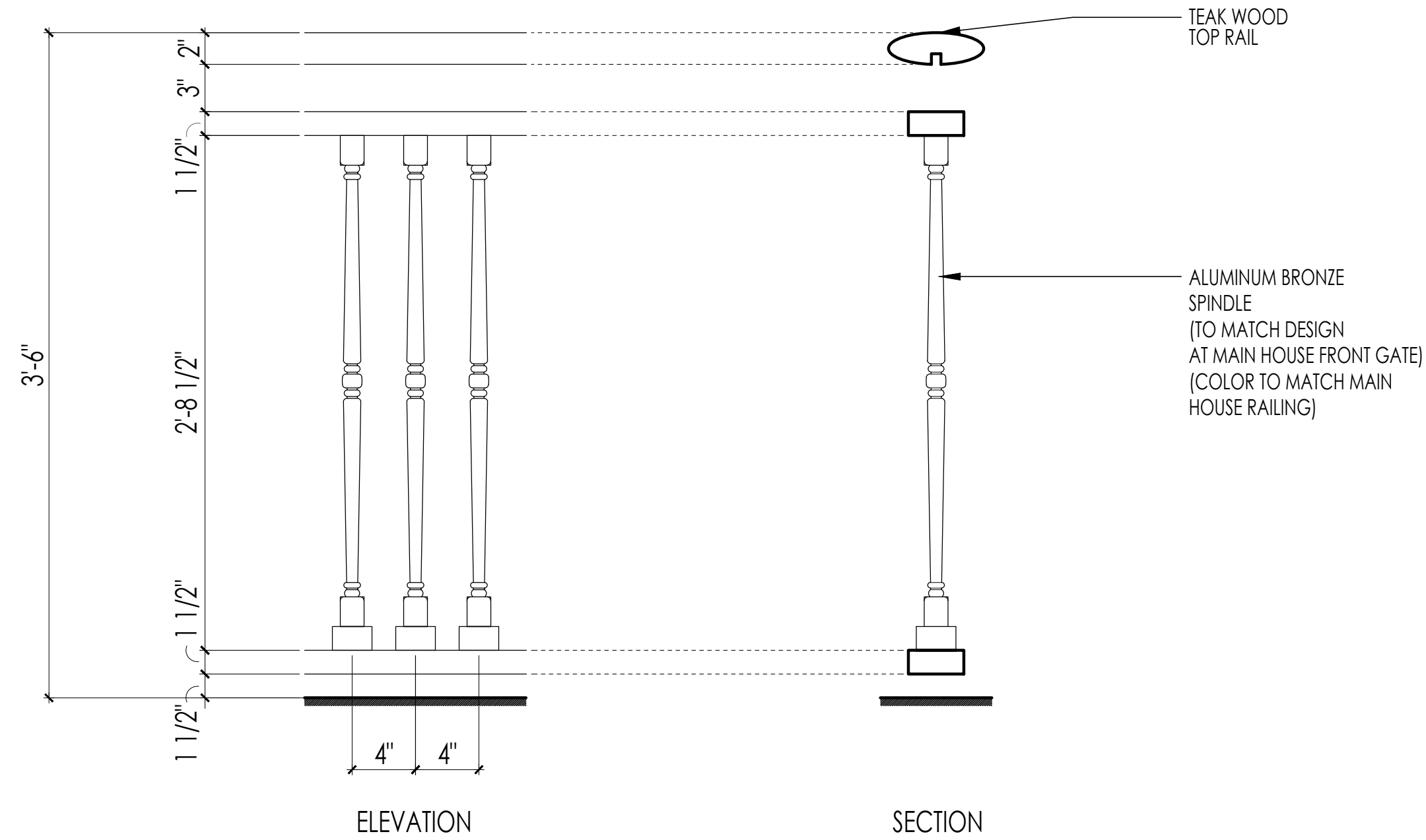


EXISTING RAILING

EXISTING BOAT HOUSE RAILING

SCALE:

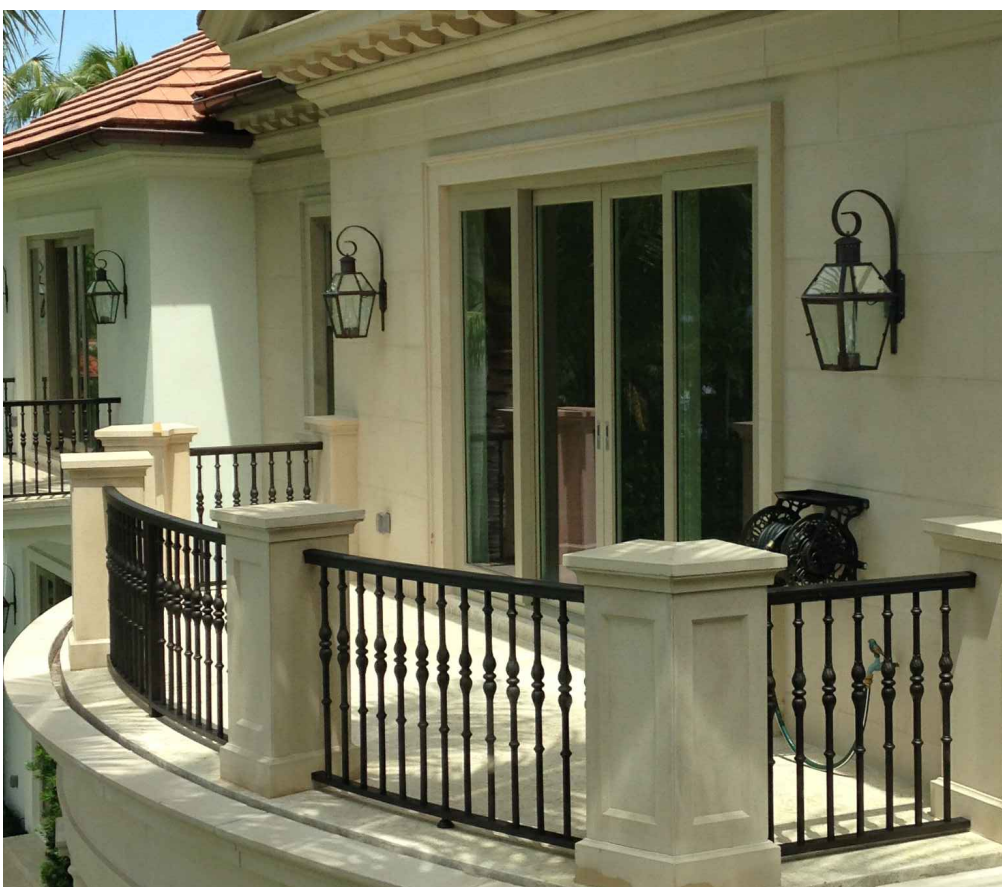
N.T.S.



TEAK WOOD



EXISTING GATE AT MAIN HOUSE



EXISTING BRONZE RAILING AT MAIN HOUSE

PROPOSED BOAT HOUSE RAILING

SCALE:

N.T.S.

EXTERIOR DETAIL, MATERIAL & FINISHES @ BOAT HOUSE

SCALE:

N.T.S.

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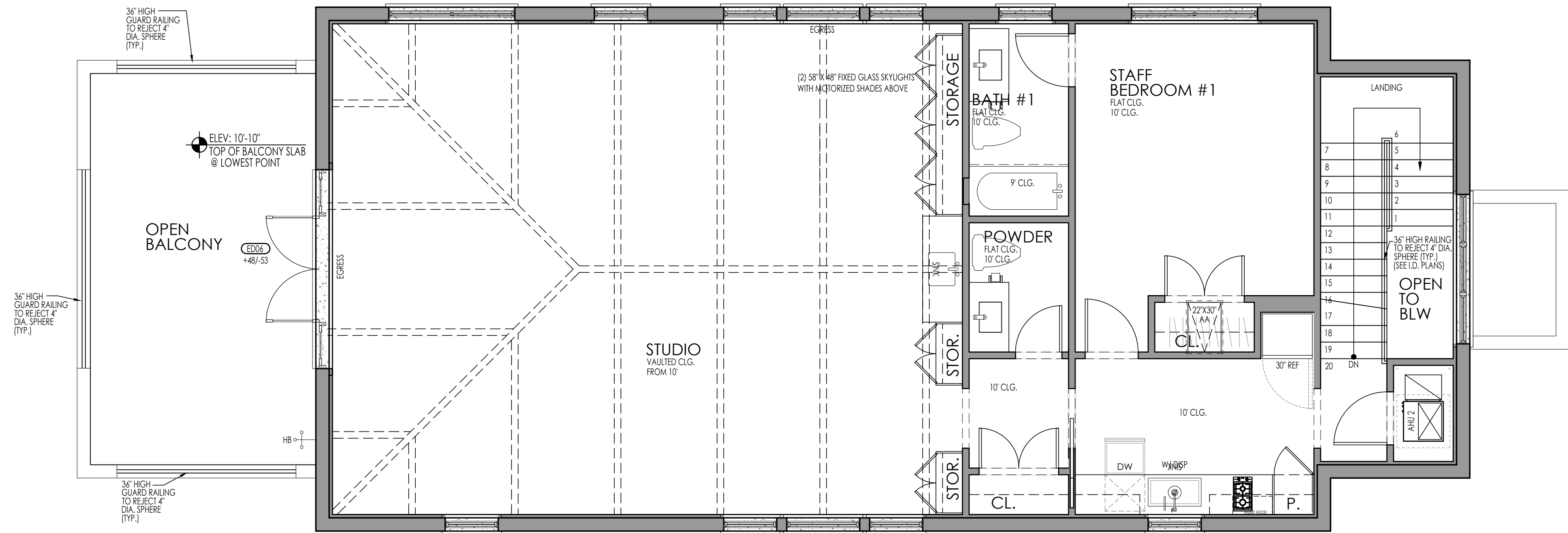
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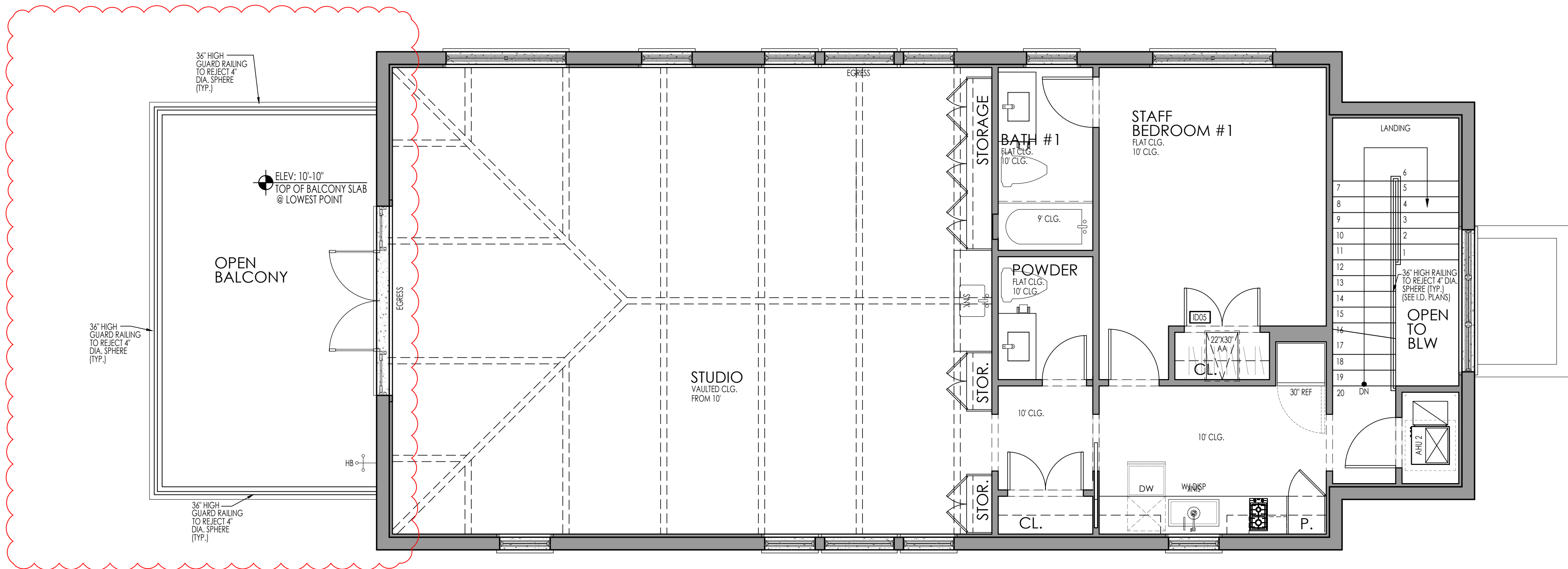
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CARRIAGE HOUSE - SECOND FLOOR PLAN - PREVIOUSLY APPROVED (B-030-202 4/26/2021)

SCALE:

1/4"=1'-0"

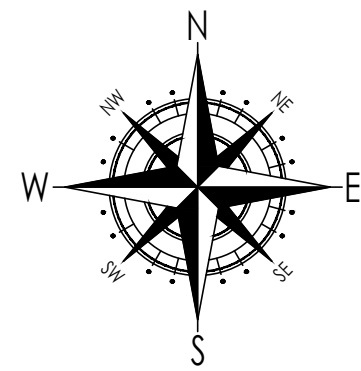


CARRIAGE HOUSE - SECOND FLOOR PLAN - PROPOSED

SCALE:

1/4"=1'-0"

GRAPHIC SCALE (FT.)



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Date 10/28/2023

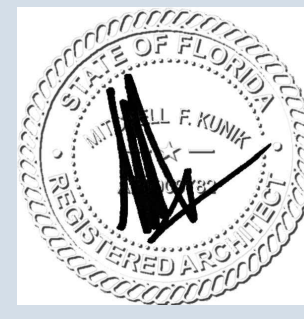
Drawn | Checked LT | BMS

Date | Approval -

Date | Permit -

Date | Construction -

Seal:



AA0002340 © 2021

A3.0



CARRIAGE HOUSE - WEST ELEVATION - PREVIOUSLY APPROVED (B-030-2020 4/26/2021)

SCALE:

1/4"=1'-0"



CARRIAGE HOUSE - NORTH ELEVATION - PREVIOUSLY APPROVED (B-030-2020 4/26/2021)

SCALE:

1/4"=1'-0"



CARRIAGE HOUSE - WEST ELEVATION - PROPOSED

SCALE:

1/4"=1'-0"



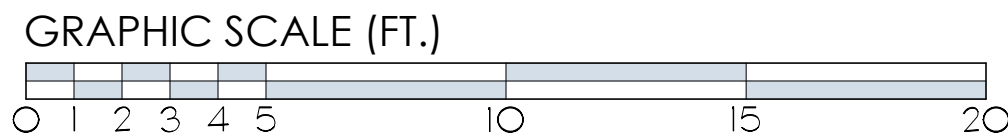
CARRIAGE HOUSE - NORTH ELEVATION - PROPOSED

SCALE:

1/4"=1'-0"



AWNING COLOR:
SUNBRELLA SOLID SKY BLUE



Project Number:
19040

CARRIAGE HOUSE
1340 SOUTH OCEAN BLVD.
PALM BEACH, FLORIDA

A F F I N I T I
architects

6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487

561.750.0445 AFFINITIARCHITECTS.COM

Revisions

ARCOM - MINOR

Date	10/28/2023
Drawn Checked	LT BMS
Date Approval	-
Date Permit	-
Date Construction	-

Seal:



A3.1



CARRIAGE HOUSE - SOUTH ELEVATION - PREVIOUSLY APPROVED (B-030-2020 4/26/2021)

SCALE:

$$1/4'' = 1'-0''$$


AWNING COLOR:
SUNBRELLA SOLID SKY BLUE

CARRIAGE HOUSE - SOUTH ELEVATION - PROPOSED

SCALE:

1/4"=1'-0"



FINAL
SUBMITTAL
ARCOM
ARC-23-138

Revisions

ARCOM - MINOR

Date	10/28/2023
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Drawn | Checked LT | BMS

Date	Approval	-
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Date	Permit	-
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Date	Construction	-
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Seal:

secr.



RECEIVED



440002240 © 2021

AA0002340 © 2021

100

A32

A5.2

710.2



PREVIOUSLY APPROVED CARRIAGE HOUSE (B-030-2020 4/26/2021) - REAR

SCALE:

N.T.S.



PROPOSED CARRIAGE HOUSE - REAR

SCALE:

N.T.S.

Project Number:
19040

CARRIAGE HOUSE
1340 SOUTH OCEAN BLVD.
PALM BEACH, FLORIDA

A F F I N I T I
a r c h i t e c t s

6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487

561.750.0445 AFFINITIARCHITECTS.COM

Revisions			
ARCOM - MINOR			
Date	10/28/2023		
Drawn	Checked	LT	BMS
Date	Approval	-	-
Date	Permit	-	-
Date	Construction	-	-



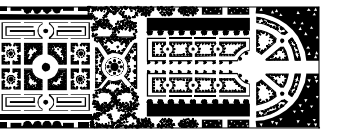
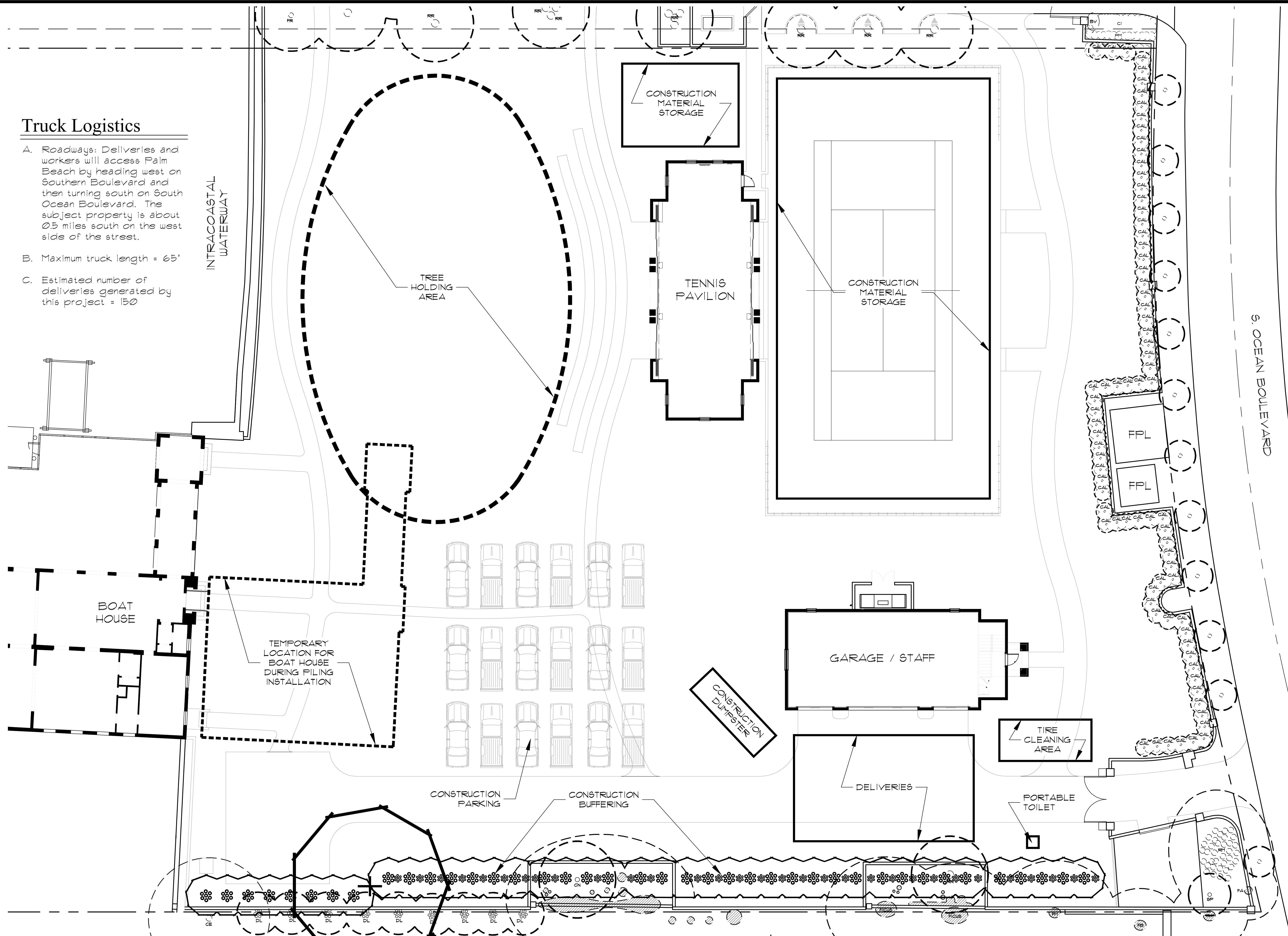
AA0002340 © 2021

FINAL
SUBMITTAL
ARCOM
ARC-23-138

A3.3

Truck Logistics

- A. Roadways: Deliveries and workers will access Palm Beach by heading west on Southern Boulevard and then turning south on South Ocean Boulevard. The subject property is about 0.5 miles south on the west side of the street.
- B. Maximum truck length = 65'
- C. Estimated number of deliveries generated by this project = 150



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

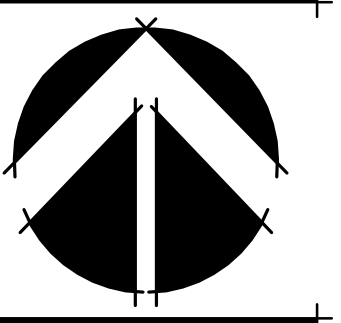
1350 S OCEAN BOULEVARD

1350 S OCEAN BOULEVARD
PALM BEACH, FLORIDA

CONSTRUCTION STAGING AND TRUCK LOGISTICS PLAN

DATE: 2013.6
DRAWN BY: SU
JOB NO.: 13-053
SCALE: 3/32"=1'-0"
FILENAME: 1350 22

REVISIONS:
4/1/20 ARCOM



STEPHEN J. WEST
LICENSE #LA6667145
APRIL 17, 2020

SHEET:

1-9

ARCOM #

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
B.F.P. = BACKFLOW PREVENTOR
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.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FID. = FOUND
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
MIN. = MINIMUM
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 DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
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
RGE. = 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
SW. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
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
YD. = YARD DRAIN
± = BASELINE
± = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
□ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" IRON ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
● = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND (AS NOTED)
● = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #4569)
P. = PROPERTY LINE
P. = UTILITY POLE
⊗ = FIRE HYDRANT
⊗ = WATER METER
⊗ = WATER VALVE
⊗ = LIGHT POLE
—E— = UNDERGROUND FLORIDA POWER AND LIGHT LINE MARKED BY OTHERS
—P— = UNDERGROUND AT&T LINE MARKED BY OTHERS
—W— = UNDERGROUND WATER LINE MARKED BY OTHERS
—C— = UNDERGROUND CABLE ANTENNA TELEVISION LINE MARKED BY OTHERS
—T— = UNDERGROUND TELECOMMUNICATIONS LINE MARKED BY OTHERS

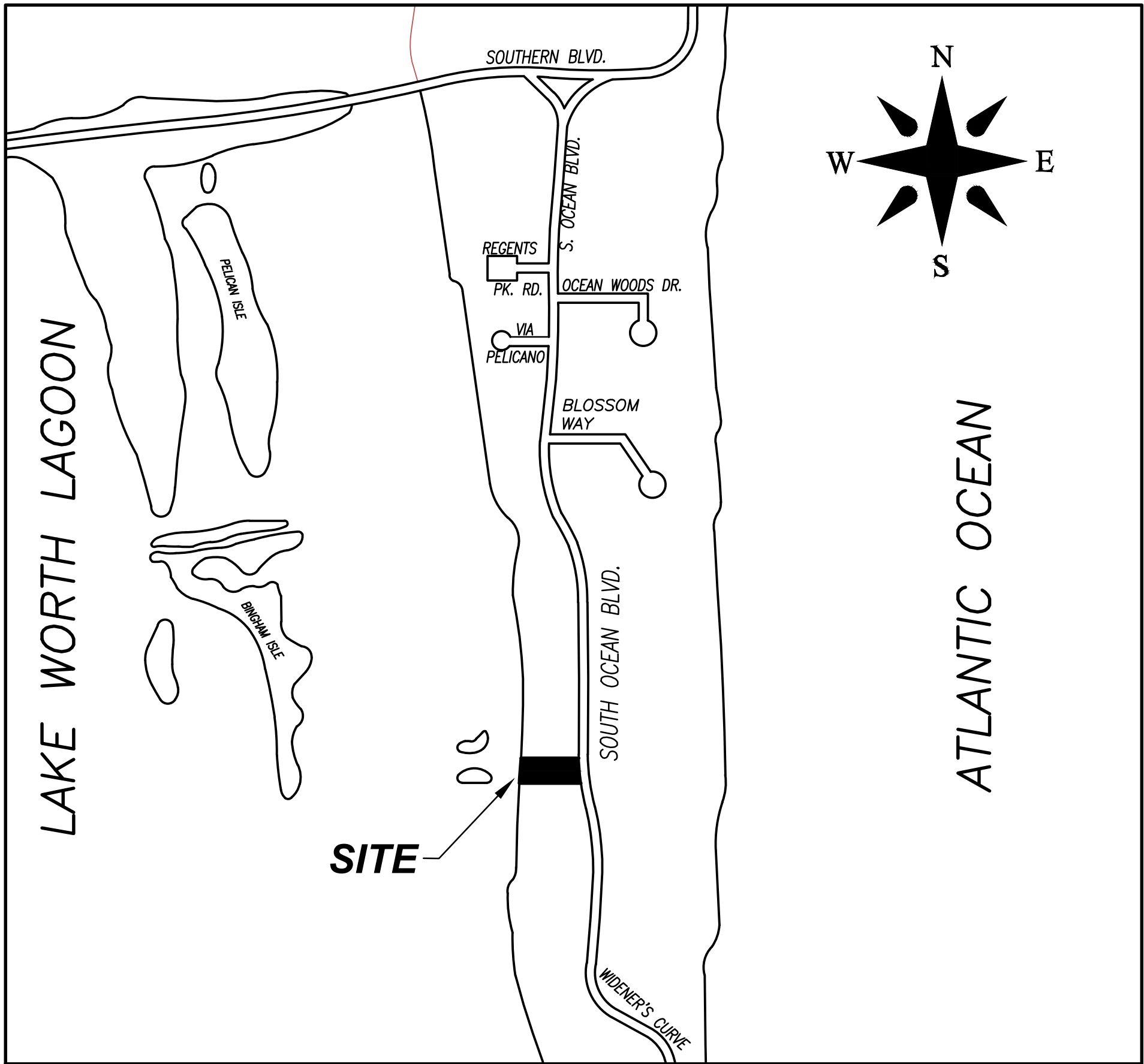
Boundary Survey For:

1350 S. OCEAN BLVD., PALM BEACH, FLORIDA 33480

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

RTE TITLE COMPANY
RITTER ZARETSKY LIEBER & JAIME LLP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FIRST REPUBLIC BANK, IT'S SUCCESSORS AND OR ASSIGNS
1350 SOUTH OCEAN BLVD LAND TRUST

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



VICINITY SKETCH

(NOT TO SCALE)

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 18050031, issued by Old Republic National Title Insurance Company, dated April 10, 2018. 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 and 0.1' 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 as-built 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'. Distances shown hereon are in U.S. Survey Feet as measured on horizontal plane.
- Property benefitted by a five (5) foot wide pedestrian access easement to the Atlantic Ocean over the North 5 feet of Lot 5, as shown on said plat of Casa Apava, per Amendment to Dedication of Plat of Casa Apava recorded in Official Record Book 7271, Page 1104.

PROPERTY ADDRESS:

1350 South Ocean Blvd
Palm Beach, FI 33480

LEGAL DESCRIPTION:

Lot 4, of CASA APAVA, according to the Plat thereof recorded in Plat Book 62, Pages 191 and 192, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591F, dated 10/05/2017.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets 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: 05/21/2018

Robert J Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266

TITLE COMMITMENT REVIEW

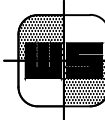
CLIENT:	MANTA RAY HOLDINGS LLC	COMMITMENT NO. : 18050031	DATE: APRIL 10, 2018			
REVIEWED BY:	ROBERT J. CAJAL	JOB NO. : 04-1400.4				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 6	N/A	Standard Exceptions				•
7a	PB 62, PG 191	Plat of CASA APAVA	•			
7b	ORB 7271, PG 1104	Amendment to Dedication of Plat of CASA APAVA (See note #15)		•		•
8	DB 425, PG 472	Reservations in deed from the Trustees of the Internal Improvement Fund (Document supplied is illegible) Same deed reservations are referenced on plat cover sheet.		•		•
9	ORB 6091, PG 1820	Agreement between E. F. Hansen, Jr. and G. Eileen Hansen and Town of Palm Beach setting conditions for the approval of the plat of Casa Apava.		•		•
10	ORB 7434, PG 941	Agreement with the Town of Palm Beach regarding secondary kitchen.		•		•
11	ORB 8190, PG 1682	Agreement between Peter W. May and Leni F. May and Town of Palm Beach. RE: Variance #46-92		•		•
12	ORB 24593, PG 678	Resolution No. 19-11, preservation of historic and specimen trees. Tree locations not specified. May or may not affect surveyed property.		•		•
13	ORB 25894, PG 400	Landscape maintenance agreement with the Town of Palm Beach within r/w of South Ocean Boulevard.		•		•
14	N/A	Right of United States Government to artificially filled lands		•		•
15	N/A	Title to submerged land not insured		•		•
16 TO 18	N/A	Standard Exceptions				•

REVISIONS:

08/05/19, SPOT ELEVATIONS AND TREE LOCATIONS 8.M/M.B. REVISE SOUTH P/L W/AN DETAILS, CALCULATED BULKHEAD CAP CENTERLINE SOUTH OF BOAT HOUSE AND AFFECTED AREA TABULATIONS, 04-1400.7 PB280/54
05/11/19, ADD FLAGGED UTILITY LOCATIONS IN ROAD R/W J.C./M.B. 04-1400.5
06/12/18, CHANGE PROPERTY ADDRESS NUMBER FROM "1375" TO "1350"
05/21/18, SVY/UD T-I/UD F/F EL, TITLE REVIEW E.G./R.C. PB261/40 04-1400.4
05/21/14, SVY/UD, T-I/UD, F/F EL., ADD SHEET No. 2, REV RECORD INFO FOR ADJACENT PLAT, J.O./R.C., PB178/43, 04-1400.2
12/10/04, REVISE O/S TIES FOR N&D #4190 IN BULKHEAD @ N. P/L, R.C.

Boundary Survey For:

1350 S. OCEAN BLVD.,
PALM BEACH, FLORIDA 33480



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4994
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 840-4551

FIELD: B.M.	JOB No.: 04-1400	F.B. PB66 PG. 18
OFFICE: M.B.	DATE: 10/27/04	DWG. No.: 04-1400
C'K'D.:	REF.: 04-1400.DWG	SHEET: 1 OF 2

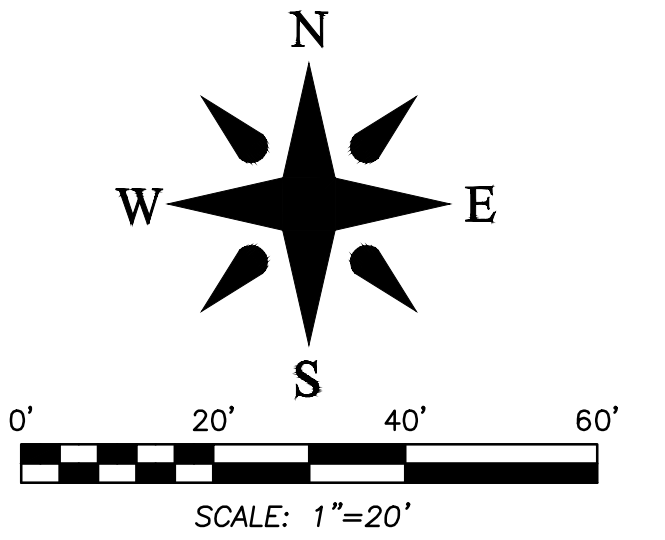
BURIED UTILITY LINE LEGEND:

—C—C—C— = BURIED TV CABLE

—P—P—P— = BURIED TELEPHONE CABLE (AT&T)

—T—T—T— = BURIED TELECOM CABLE

—W—W—W— = BURIED WATER LINE



TREE LEGEND

TREE NUMBER	SPECIES	CALIPER (DBH)
No. 1	SABAL PALM (SABAL PALMETTO)	14"
No. 2	BANYAN (FICUS BENGHALENSIS)	30"
No. 3	TRAVELLERS PALM (RAVENALA MADAGASCARIENSIS)	CLUSTER
No. 4	ROYAL PALM (ROYSTONIA REGIA)	18"
No. 5	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 6	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 7	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 8	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 9	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 10	FICUS (FICUS BENJAMINA)	SEE DRAWING
No. 11	ARECA PALM (DYPHIS LUTESCENS)	72"
No. 12	ARECA PALM (DYPHIS LUTESCENS)	18"
No. 13	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 14	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 15	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 16	ARECA PALM (DYPHIS LUTESCENS)	40"
No. 17	MELALEUCA (MELALEUCA QUINQUENERVIA)	24"
No. 18	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 19	ARECA PALM (DYPHIS LUTESCENS)	36"
No. 20	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 21	ROYAL PALM (ROYSTONIA REGIA)	15"
No. 22	ROYAL PALM (ROYSTONIA REGIA)	15"
No. 23	SCHIFFLERIA (SCHIFFLERIA ARBORICOLA)	15"
No. 24	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 25	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 26	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 27	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 28	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 29	FICUS (FICUS BENJAMINA)	SEE DRAWING
No. 30	COCONUT PALM (COCOS NUCIFERA)	7"
No. 31	ROYAL PALM (ROYSTONIA REGIA)	16"
No. 32	ARECA PALM (DYPHIS LUTESCENS)	19"
No. 33	FICUS (FICUS BENJAMINA)	SEE DRAWING
No. 34	CHRISTMAS PALM (ADONIDIA MERRILLII)	5"
No. 35	CHRISTMAS PALM (ADONIDIA MERRILLII)	5"
No. 36	SOLITAIRE PALM (PTYCHOSPERMA ELEGANS)	4"
No. 37	SOLITAIRE PALM (PTYCHOSPERMA ELEGANS)	4"
No. 38	ARECA PALM (DYPHIS LUTESCENS)	48"
No. 39	ARECA PALM (DYPHIS LUTESCENS)	36"
No. 40	ARECA PALM (DYPHIS LUTESCENS)	24"
No. 41	CHRISTMAS PALM (ADONIDIA MERRILLII) TRIPLE	6"

LAKE WORTH LAGOON

S.02°09'27"E. 225.40'

AREA = 0.981 ACRE ±
(AS SHOWN ON P.B. 62, PG. 191)

SUBMERGED LANDS

(AS SHOWN ON P.B. 62, PG. 191)



WOOD DECK

1-STORY BOAT HOUSE
F.F. EL. = 4.10

CATCH BASIN
EL.=1.45
(FILLED WITH DIRT & WATER, INVERTS NOT VISIBLE)

CATCH BASIN
EL.=1.66
(FILLED WITH DIRT & WATER, INVERTS NOT VISIBLE)

CATCH BASIN
EL.=1.35
(FILLED WITH DIRT & WATER, INVERTS NOT VISIBLE)

CATCH BASIN
EL.=1.82
(FILLED WITH DIRT & WATER, INVERTS NOT VISIBLE)

CATCH BASIN
EL.=1.4
(FILLED WITH DIRT & WATER, INVERTS NOT VISIBLE)

CATCH BASIN
EL.=1.35
(FILLED WITH DIRT & WATER, INVERTS NOT VISIBLE)

CATCH BASIN
EL.=1.82
(FILLED WITH DIRT & WATER, INVERTS NOT VISIBLE)

CATCH BASIN
EL.=1.4
(FILLED WITH DIRT & WATER, INVERTS NOT VISIBLE)

CATCH BASIN
EL.=1.35
(FILLED WITH DIRT & WATER, INVERTS NOT VISIBLE)

CATCH BASIN
EL.=1.82
(FILLED WITH DIRT & WATER, INVERTS NOT VISIBLE)

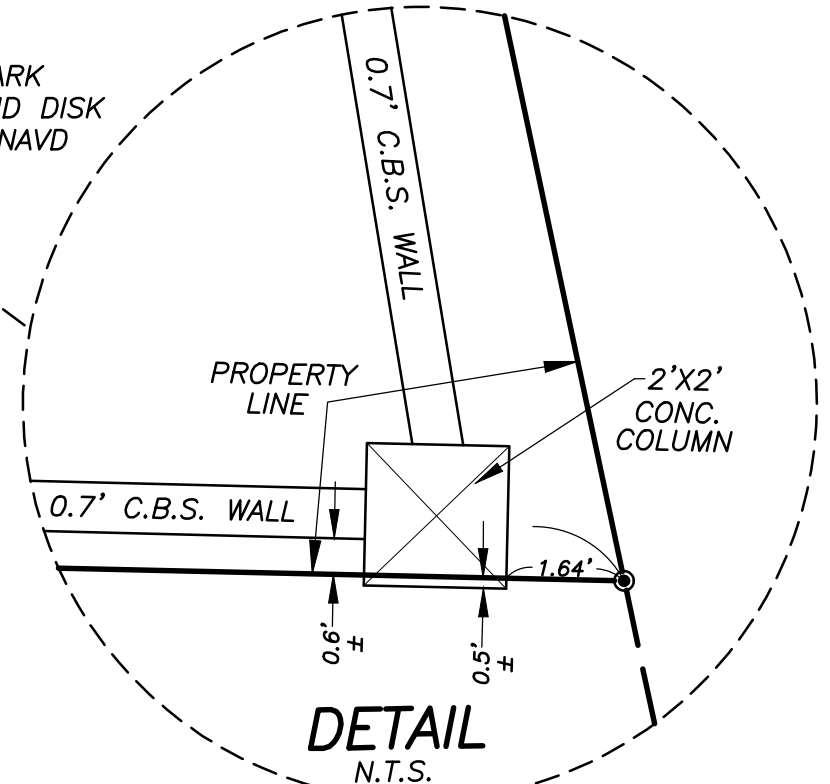
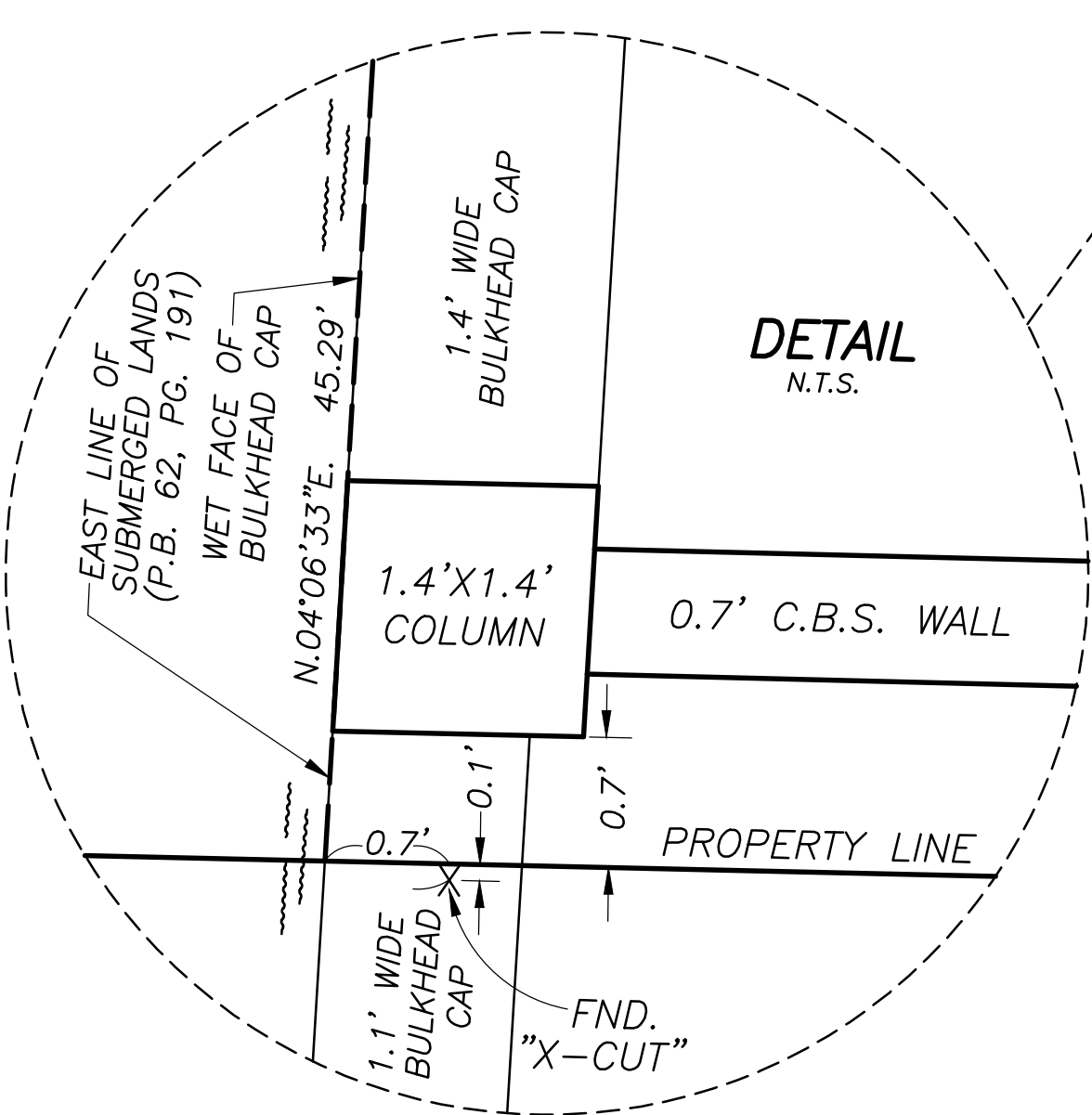
TOTAL AREA = 2.303 ACRES, ±
(100,305.368 S.F.)

Δ=14°56'05"
A=154.56'
R=592.96'

NOTE:
CONC. WALL & 1.4' X 1.4' COLUMNS ALONG SOUTH PROPERTY LINE IN DISREPAIR, LEANING NORTH & ARE NORTH OF PROPERTY LINE (TYP.)

AREA TABULATIONS:

AREA EAST OF PLATTED EAST LINE OF "SUBMERGED LANDS" (UPLAND PROPERTY)	57,581.951 S.F. (1.322 ACRES)
AREA WEST OF PLATTED EAST LINE OF "SUBMERGED LANDS" (SUBMERGED PROPERTY)	42,723.417 S.F. (0.981 ACRES)
TOTAL AREA	100,305.368 S.F. (2.303 ACRES)
AREA EAST OF CALCULATED CENTERLINE OF BULKHEAD CAP (UPLAND PROPERTY)	57,038.377 S.F. (1.310 ACRES)
AREA WEST OF CALCULATED CENTERLINE OF BULKHEAD CAP (SUBMERGED PROPERTY)	43,266.991 S.F. (0.993 ACRES)
TOTAL AREA	100,305.368 S.F. (2.303 ACRES)



Boundary Survey For:

1350 S. OCEAN BLVD.,
PALM BEACH, FLORIDA 33480

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4994
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB No.: 04-1400	F.B. PB66 PG. 18
OFFICE: M.B.	DATE: 10/27/04	DWG. No.: 04-1400
C'K'D.:	REF.: 04-1400.DWG	SHEET: 2 OF 2