

FINAL SUBMITTAL FOR
PROPOSED VEHICULAR GATES AT:

OCTOBER 12th, 2023
COA-23-042

127 DUNBAR RD
PALM BEACH, FLORIDA

RECEIVED
By yfigueroa at 2:38 pm, Oct 12, 2023



TRALONGO & TAYLOR - ARCHITECTURE + DESIGN

435 SOUTHERN BLVD.

WEST PALM BEACH, FLORIDA 33405

TEL: 561-659-3134

INDEX

CONTEXT:

- 1. COVER PAGE
- 2. INDEX & PROJECT DESCRIPTION
- 3. SUBJECT PROPERTY LOCATION MAP
- 4. NEIGHBORING PROPERTY PHOTOS
- 5. SOUTH EXISTING PHOTOS

PLANS:

- 6. EXISTING SITE PLAN
- 7. PROPOSED SITE PLAN

ELEVATIONS:

- 8. PROPOSED GATE ELEVATIONS
- 9. PROPOSED SECTION & MATERIAL FINISHES
- 10. GATE AND COLUMN INSPIRATION
- 11. GATE AND COLUMN PICTURES

SURVEY:

- 12. BUILDING SURVEY

LANDSCAPE AND HARDSCAPE:

- 13. HARDSCAPE PLAN

STAGING AND LOGISTICS PLAN:

- 14. PROPOSED LOGISTICS PLAN

PROJECT DESCRIPTION

We are pleased to present the accompanying drawings for the addition of vehicular gates at 127 Dunbar Road. Our proposed design maintains the existing approved site wall and column layout with the addition of vehicular gates.

The proposed gate design is visually compatible, appropriate, and in keeping with the landmarked residence. The residence at 127 Dunbar was built in 1920-1921 and was renovated by Treanor and Fatio in two phases. The first phase in 1928 consisted of a second story addition on the south façade, connecting the east and west wings of the original U-shaped structure. Fatio was hired for the second phase in 1930 to add onto the property to the west with a new loggia, pavilion, patio and garden. Fatio's addition also consisted of coral columns in the garden and metal gates in the loggia and motor court. Our proposed column and gate design incorporates details found in Fatio's original drawings, some of which can also still be seen on the property.

The proposed vehicular gates at the property entrance do not require a variance, meet code and zoning requirements, and are compatible with the street landscape. There are 15 residences on the ocean block of Dunbar, five of which have vehicular gates at the property entrance (1/3 of the residences).

The owner is a very private person and security is of utmost importance. We believe that given the increasing number of vehicular thefts in Palm Beach and elsewhere, along with the owner's request for security, warrants the addition of vehicular gates at the property's entrance.

CERTIFICATE OF APPROPRIATENESS IN ACCORDANCE WITH SECTION 54-122

TRALONGO & TAYLOR
435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

FINAL SUBMITTAL FOR
VEHICULAR GATES
127 DUNBAR RD.
PALM BEACH, FLORIDA

SHEET TITLE
DRAWING INDEX
SCALE
AS NOTED
DATE
October 12th, 2023
DRAWN BY
MEGHAN FORD

PAGE NO.

2



MAP OF PALM BEACH



AREA OF DETAIL MAP

FINAL SUBMITTAL FOR
VEHICULAR GATES
127 DUNBAR RD.
PALM BEACH, FLORIDA

TRALONGO & TAYLOR
435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

LOCATION MAP

SCALE AS NOTED
DATE October 12th, 2023
DRAWN BY MEGHAN FORD

PAGE NO.

3



101 DUNBAR RD.



111 DUNBAR RD.



136 DUNBAR RD.



137 DUNBAR RD.



146 DUNBAR RD.



147 DUNBAR RD.



150 DUNBAR RD.



159 DUNBAR RD.



160 DUNBAR RD.



167 DUNBAR RD.



170 DUNBAR RD.



171 DUNBAR RD.

TRALONGO & TAYLOR
435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

FINAL SUBMITTAL FOR
VEHICULAR GATES
127 DUNBAR RD.
PALM BEACH, FLORIDA

SHEET TITLE
**NEIGHBORING PROPERTY
PHOTOS**
SCALE
AS NOTED
DATE
October 12th, 2023
DRAWN BY
MEGHAN FORD

PAGE NO.

4

SOUTH ELEVATION



SHEET TITLE
**SOUTH
EXISTING ELEVATIONS**

DRAWN BY
MEGHAN FORD

DATE
October 12th, 2023

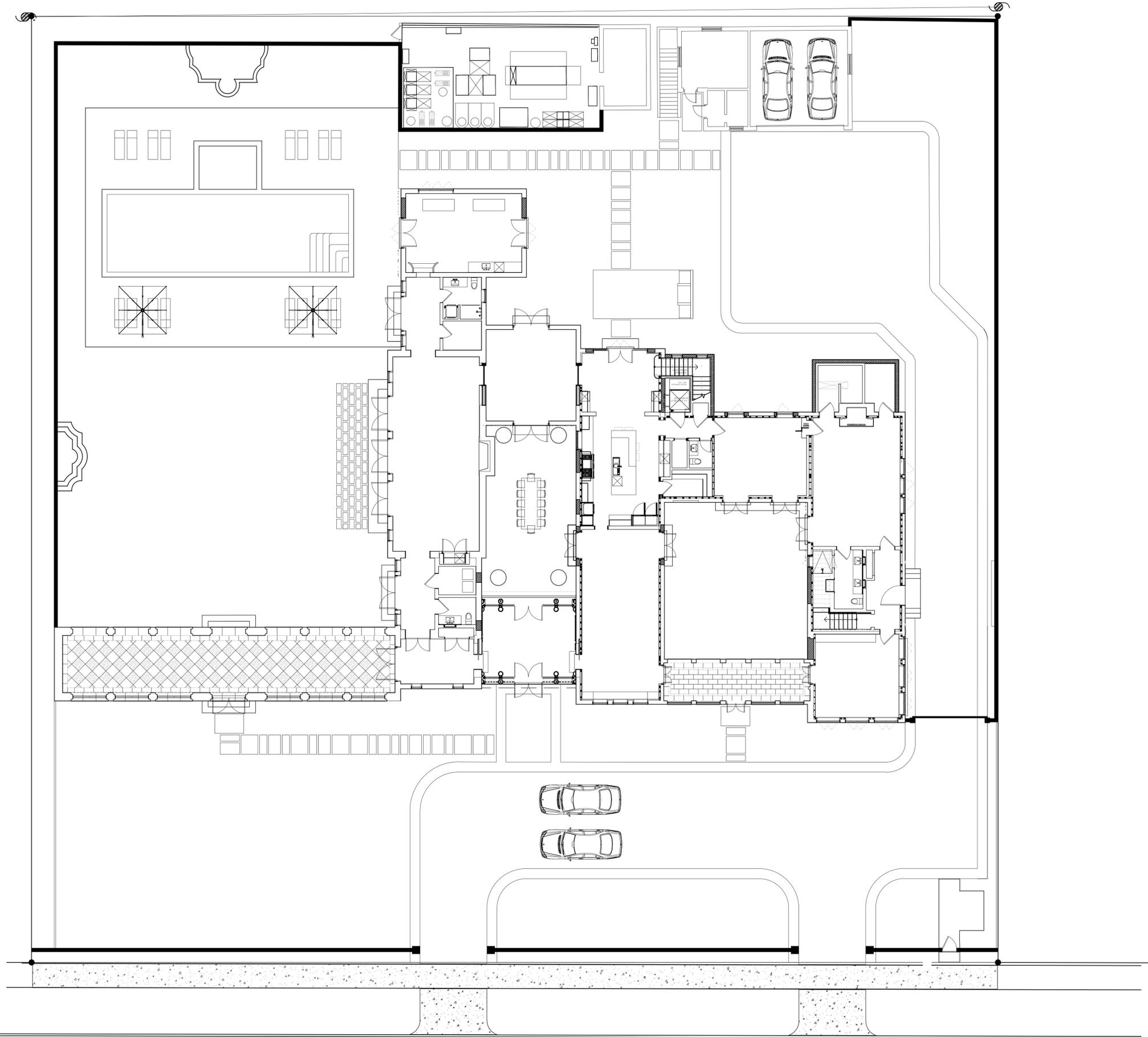
SCALE
AS NOTED

FINAL SUBMITTAL FOR
VEHICULAR GATES
127 DUNBAR RD.
PALM BEACH, FLORIDA

TRALONGO & TAYLOR
435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

PAGE NO.

5



1 Existing Site Plan
 6 SCALE: 1"=10'-0"



DUNBAR ROAD

TRALONGO & TAYLOR
 435 SOUTHERN BLVD.
 WEST PALM BEACH, FLORIDA 33405

FINAL SUBMITTAL FOR
 VEHICULAR GATES
 127 DUNBAR RD.
 PALM BEACH, FLORIDA

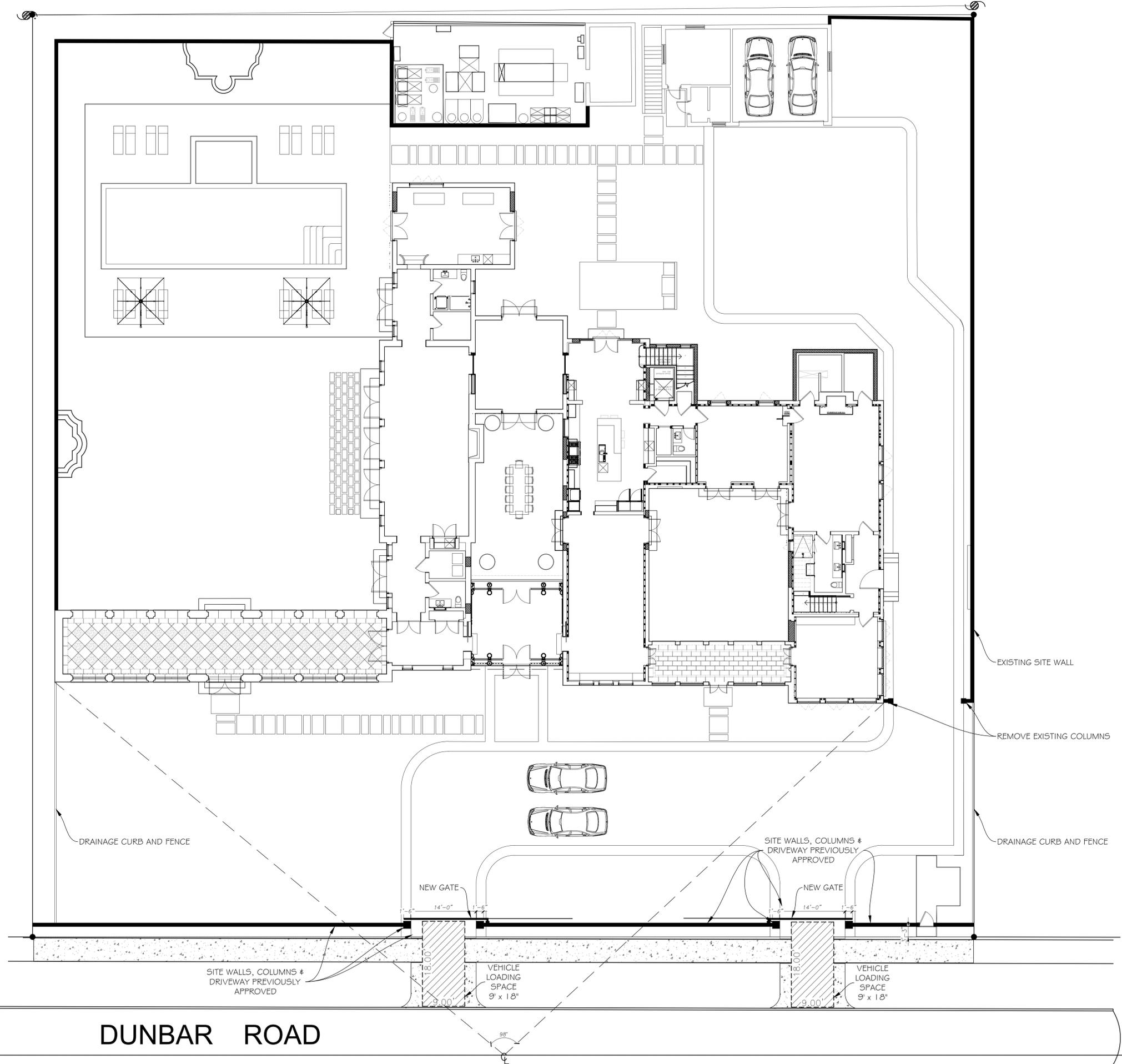
SHEET TITLE
EXISTING SITE PLAN
 SCALE AS NOTED
 DATE October 12th, 2023
 DRAWN BY MEGHAN FORD

PAGE NO.
6

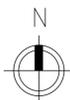
127 DUNBAR RD RESIDENCE ZONING LEGEND & SITE CALCULATIONS

Property Address:	127 DUNBAR RD, Palm Beach, FL 33480
Zoning District:	RB
Lot Area (Sq. Ft.):	39,000.0 Sq. Ft.
Lot Width (W) & Depth (D) (Ft.):	(W) 200.00 Ft. x (D) 195.00 Ft.
Structure Type:	Single-Family
FEMA Flood Zone:	Zone X
Zero Datum for Point of Measure (NAVD):	11.46' NAVD
Crown of Road (COR) (NAVD):	11.29' NAVD

Zoning Item	Required/Allowed	Existing	Proposed
Lot Coverage (Sq.Ft. and %)	30% 2-Story	22.85% (8,913 SF)	NO CHANGE
Enclosed Square Footage		12,337 SF	NO CHANGE
Front Yard Setback (1st Story)(Ft.)	25'	49'-4"	NO CHANGE
Front Yard Setback (2nd Story)(Ft.)	30'	49'-4"	NO CHANGE
Side Yard Setback (1st Story)(Ft.)	12.5'	4'-1"	NO CHANGE
Side Yard Setback (2nd Story)(Ft.)	15'	19'-1"	NO CHANGE
Rear Yard Setback (1st Story)(Ft.)	10'	2'-2"	NO CHANGE
Rear Yard Setback (2nd Story)(Ft.)	15'	2'-2"	NO CHANGE
Angle of Vision (Deg.)	100°	98°	NO CHANGE
Building Height (Ft.)	1 STORY, 14' MAX	1 STORY, 14'-0"	NO CHANGE
	2 STORY, 22' MAX	2 STORY, 22'-0"	NO CHANGE
Overall Building Height (Ft.)	1 STORY, 22' MAX	1 STORY, 18'-2"	NO CHANGE
	2 STORY, 30' MAX	2 STORY, 26'-6"	NO CHANGE
Cubic Content Ratio (CCR) (R-B ONLY)	3.71 CCR = $3.5 + \frac{[(60,000 - 39,000)]}{50,000} \times 0.5$	C.C.R. = 3.7 (3.71 x 39,000 = 144,690 C.F. +5% (7,234) = 151,924)	NO CHANGE
Max. Fill Added to Site (Ft.)	COR=11.29' FFE=11.46' $(11.46' - 11.29')/2 = .085'$	N/A	NO CHANGE
Finished Floor Elev. (FFE)(NAVD)		10.24' NAVD	NO CHANGE
Landscape Open Space (LOS)(Sq.Ft. and %)	17,550 SQ.FT. / 45%	N/A	NO CHANGE
Perimeter LOS (Sq.Ft. and %)	N/A	N/A	NO CHANGE
Front Yard LOS (Sq.Ft. and %)	2,400 SQ.FT. / 40%	N/A	NO CHANGE
Native Plant Species %	SEE LANDSCAPE PLAN		



1 Proposed Site Plan
7 SCALE: 1"=10'-0"



DUNBAR ROAD

TRALONGO & TAYLOR
435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

FINAL SUBMITTAL FOR
VEHICULAR GATES
127 DUNBAR RD.
PALM BEACH, FLORIDA

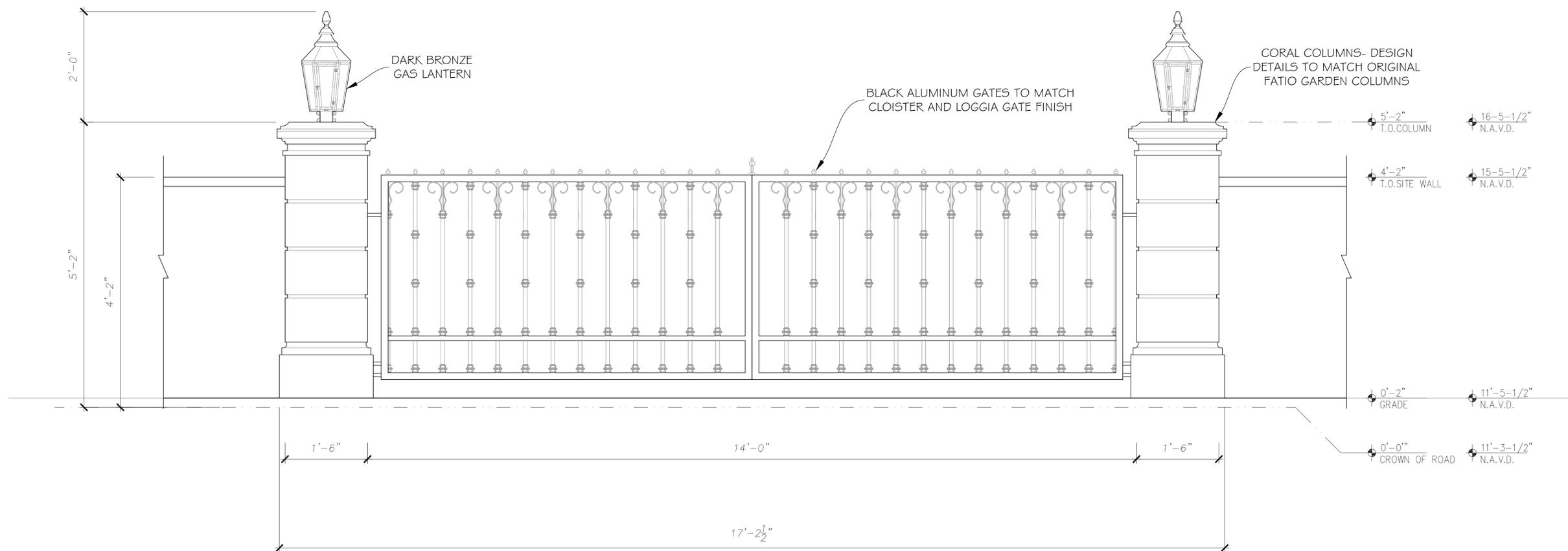
PROPOSED SITE PLAN
DRAWN BY: MEGHAN FORD
DATE: October 12th, 2023
SCALE: AS NOTED

PAGE NO.

7

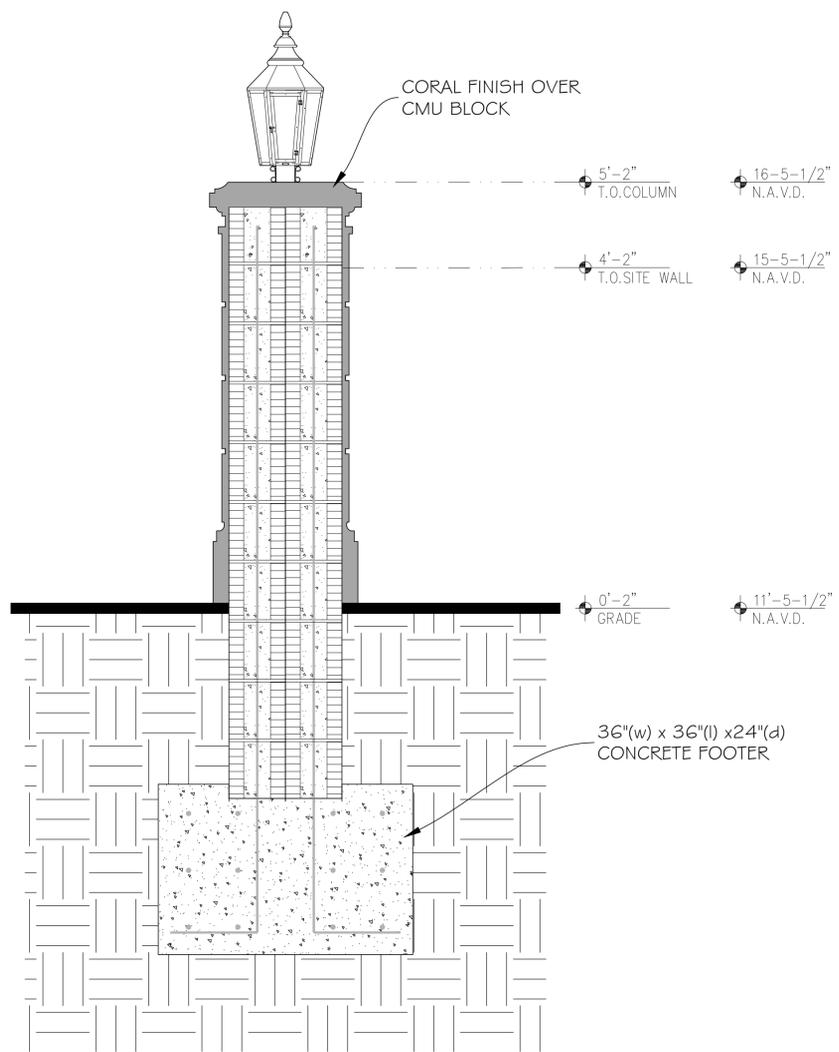


1
8 **Proposed South Elevation**
SCALE: 1/8"=1'-0"



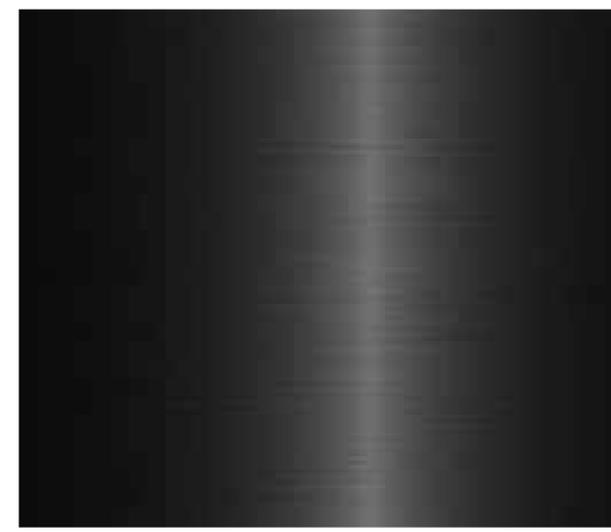
2
8 **Proposed Gate Elevation**
SCALE: 1"=1'-0"





1 Proposed Column Section
9 SCALE: 1"=1'-0"

BLACK ALUMINUM (GATE)



DARK BRONZE (LANTERN)



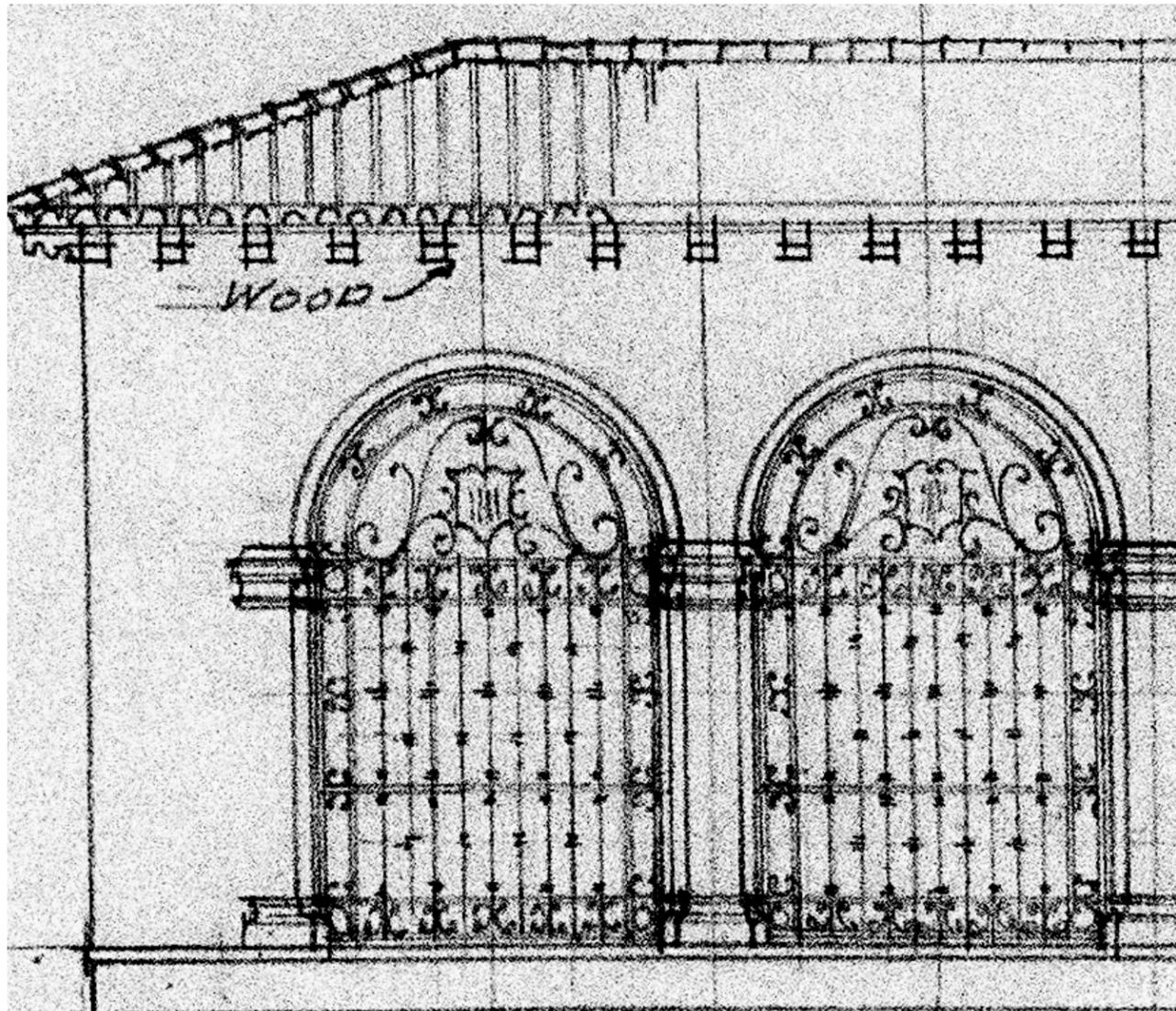
CORAL (COLUMN)



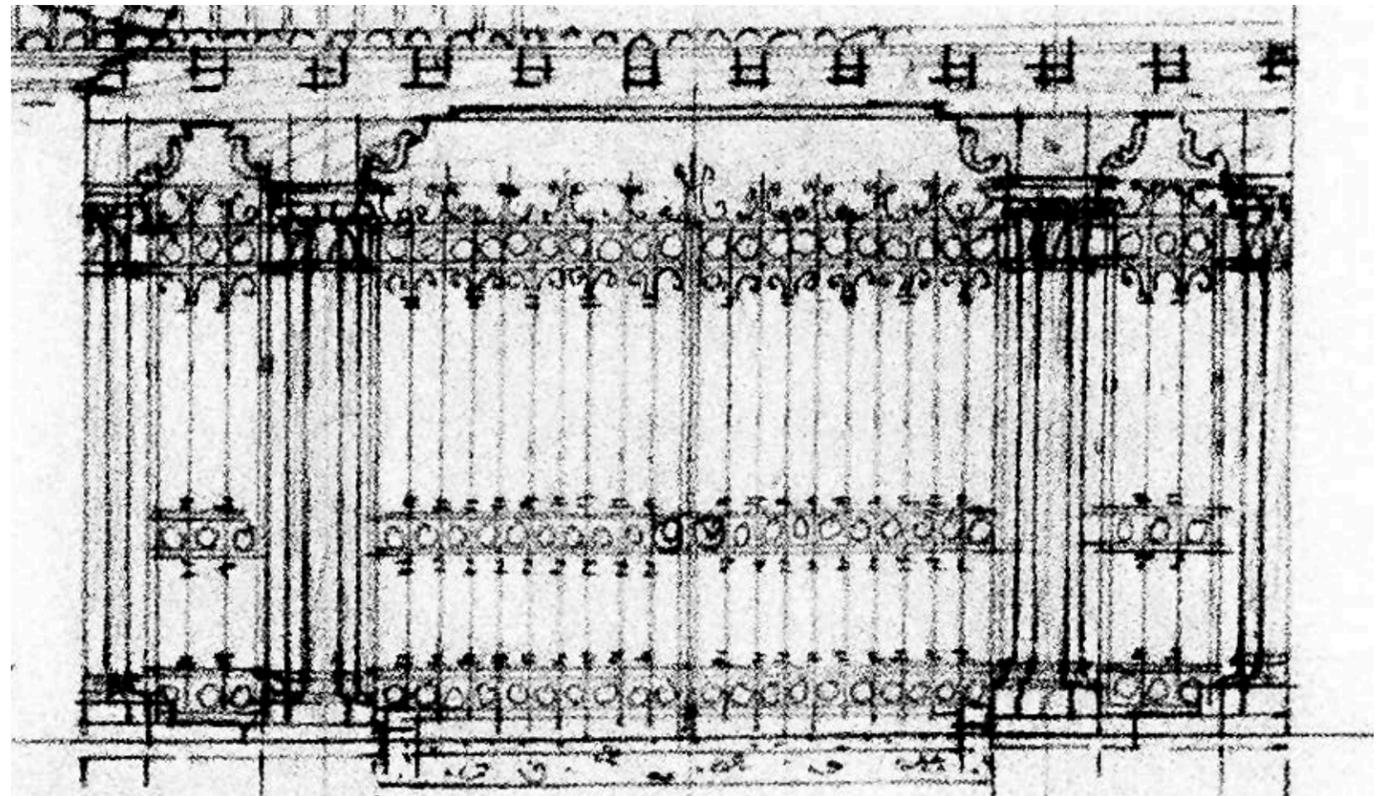
TRALONGO & TAYLOR
435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

FINAL SUBMITTAL FOR
VEHICULAR GATES
127 DUNBAR RD.
PALM BEACH, FLORIDA

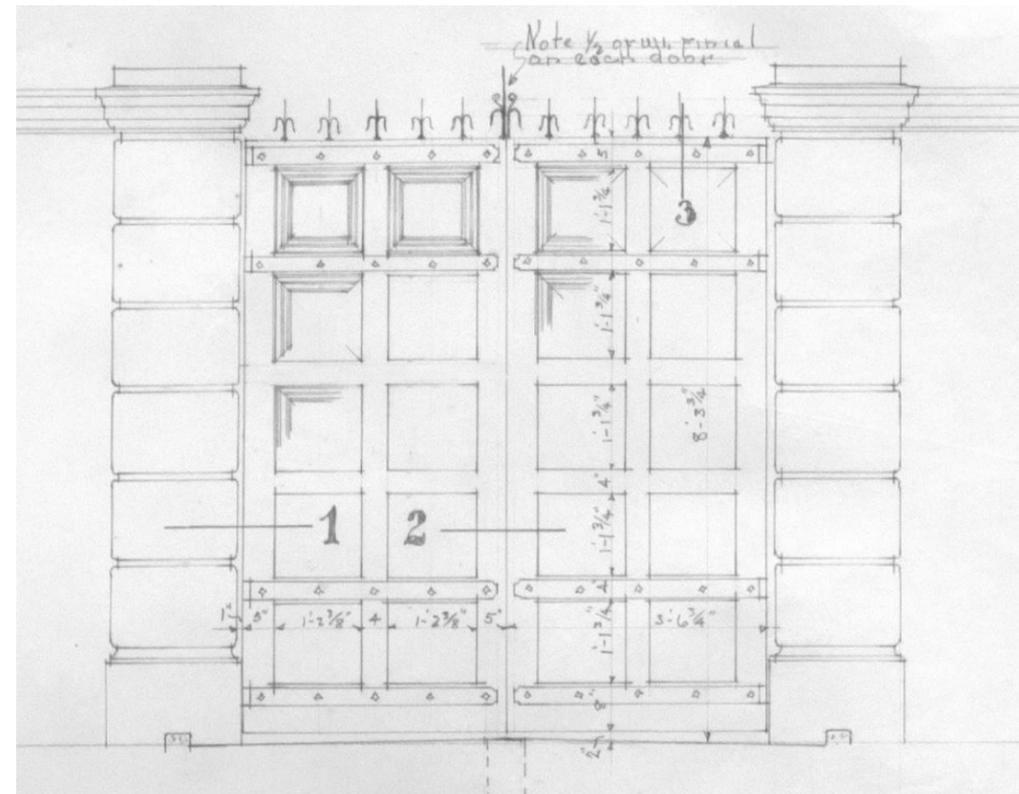
SHEET TITLE
**PROPOSED SECTION
& MATERIAL FINISHES**
SCALE AS NOTED
DATE October 12th, 2023
DRAWN BY MEGHAN FORD



FATIO'S LOGGIA GATE DRAWING



FATIO'S FOYER GATE DRAWING



FATIO'S GARDEN COLUMN DRAWING



CURRENT LOGGIA GATES



CURRENT GARDEN COLUMNS

SHEET TITLE
**GATE AND
 COLUMN PICTURES**
SCALE
 AS NOTED
DATE
 October 20th, 2023
DRAWN BY
 MEGHAN FORD

FINAL SUBMITTAL
 FOR VEHICULAR GATES
 127 DUNBAR RD.
 PALM BEACH, FLORIDA

TRALONGO & TAYLOR
 435 SOUTHERN BLVD.
 WEST PALM BEACH, FLORIDA 33405



SITE CALCULATIONS

ZONE R-B | LOW DENSITY DISTRICT

OVERALL SITE CALCULATIONS:

LOT AREA = 39,008 SQ. FT. 100%

MINIMUM LANDSCAPE:

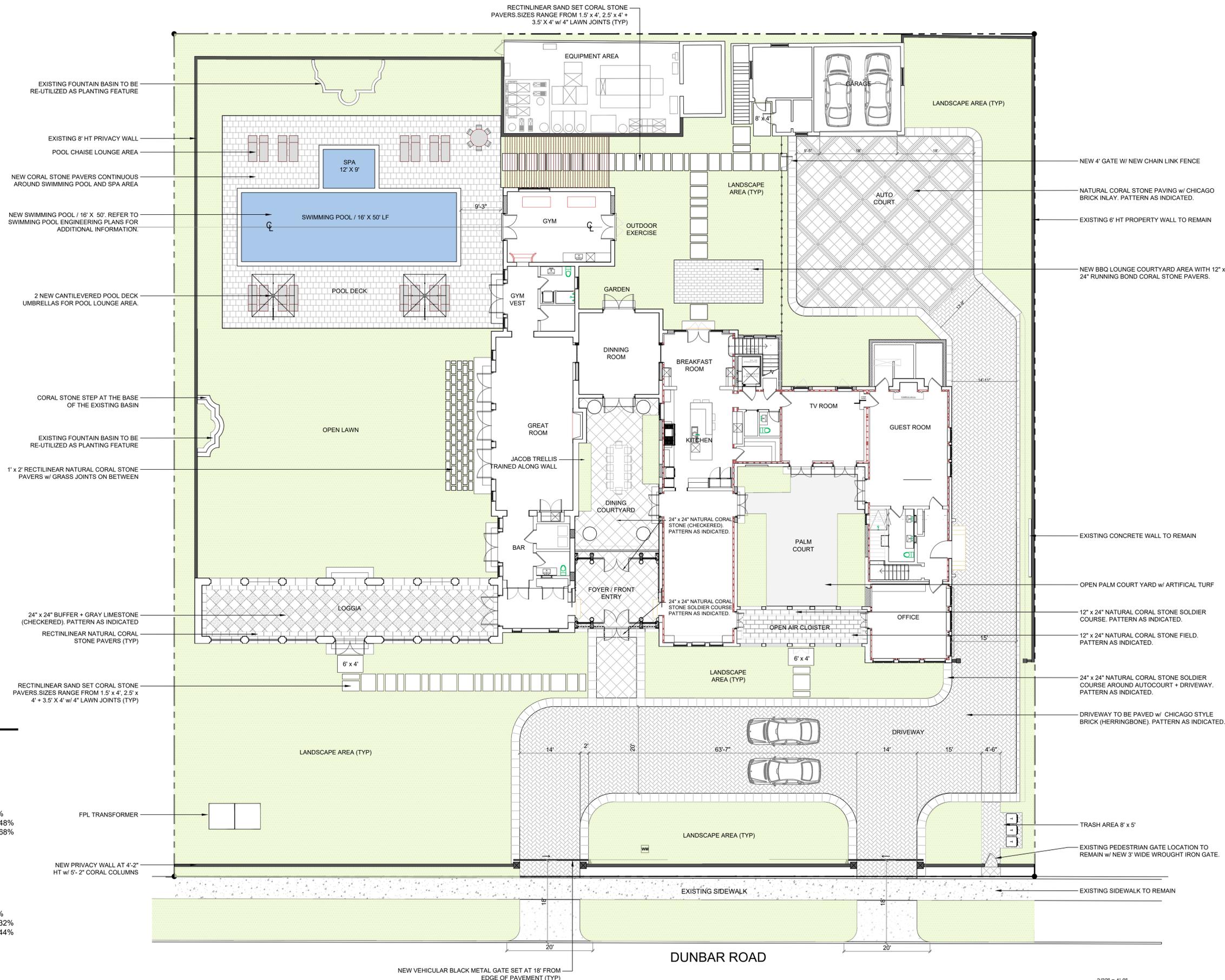
REQUIRED =	17,554 SQ. FT.	45%
EXISTING =	17,352 SQ. FT.	44.48%
PROPOSED =	17,795 SQ. FT.	45.68%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 5,000 SQ. FT.

MINIMUM LANDSCAPE:

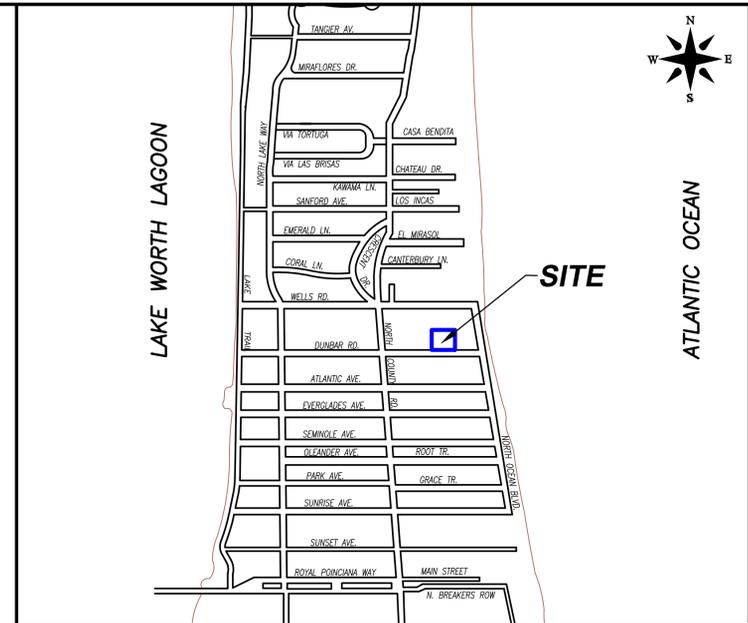
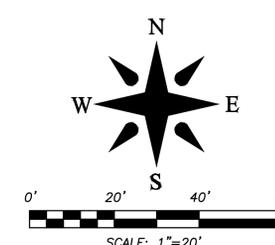
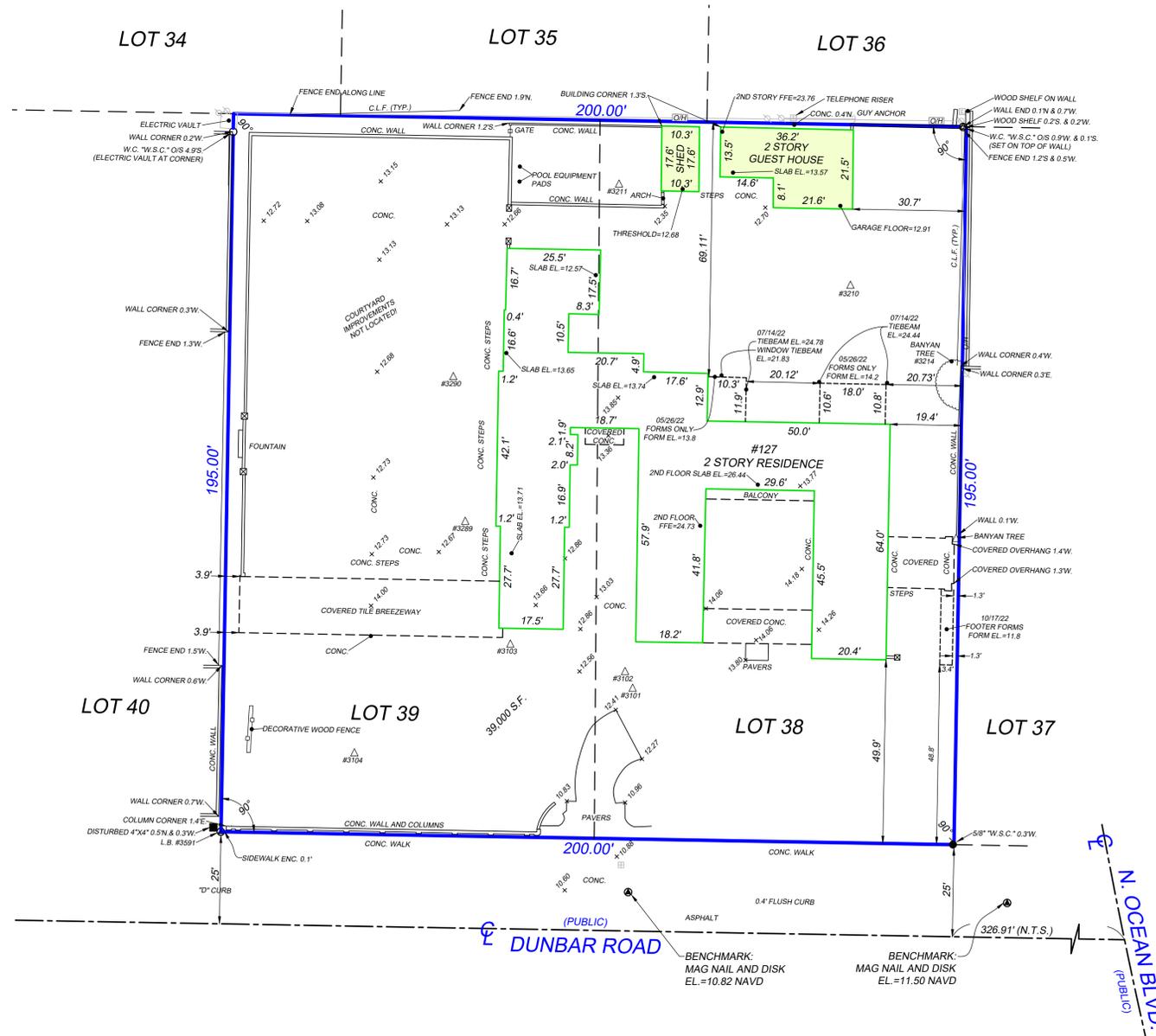
REQUIRED =	2,000 SQ. FT.	40%
EXISTING =	3,816 SQ. FT.	76.32%
PROPOSED =	3,272 SQ. FT.	65.44%



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.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
- D.E. = DRAINAGE EASEMENT
- D.H. = DRILL HOLE
- D/W = DRIVEWAY
- EL. = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMT = EASEMENT
- F.D.C. = FIRE DEPARTMENT CONNECTION
- FFE = FINISHED FLOOR ELEVATION
- FND. = FOUND
- F.O.C. = FACE OF CURB
- I.D. = INSIDE DIAMETER
- INV. = INVERT
- I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
- 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 RECORDS BOOK
- O/S = OFFSET
- P. = PLANTER
- (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.E. = PAGE
- P.G. = 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
- PVMT = PAVEMENT
- (R) = RADIAL
- R. = RADIUS
- RGE. = RANGE
- R.P.B. = ROAD PLAT BOOK
- R.P.Z. = REDUCED PRESSURE ZONE
- 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
- T.O.W. = TOP OF WALL
- 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)
- ⊕ = PROPERTY LINE
- ⊕ = UTILITY POLE
- ⊕ = FIRE HYDRANT
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = LIGHT POLE
- ⊕ = CABLE TV RISER
- ⊕ = ELECTRIC BOX
- ⊕ = GAS METER
- ⊕ = SANITARY MANHOLE

Boundary Survey For: 127 DUNBAR TRUST



VICINITY SKETCH
(NOT TO SCALE)

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

127 Dunbar Trust

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

PROPERTY ADDRESS:
127 Dunbar Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 38 and 39 of ADAMS ADDITION, according to the Plat thereof as recorded in Plat Book 7, Page 68, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581F, dated 10/05/2017.

TREE TABLE				
TREE #	DBH	COMMON NAME	BOTANICAL NAME	CLUSTER
3101	18"	GUMBO LIMBO	BURSERIA SIMARUBA	
3102	24"	GUMBO LIMBO	BURSERIA SIMARUBA	
3103	9"	GUMBO LIMBO	BURSERIA SIMARUBA	
3104	84"	BANYAN	FICUS BENGHALENSIS	
3210	30"	GUMBO LIMBO	BURSERIA SIMARUBA	
3211	16"	GUMBO LIMBO	BURSERIA SIMARUBA	
3214	SEE DRAWING	BANYAN	FICUS BENGHALENSIS	
3289	30"	UNKNOWN		
3290	18"	UNKNOWN		DOUBLE

- NOTES:**
1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. 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 and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
 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.
 5. 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.
 7. 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 survey invalid.
 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 boundary.
 14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

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: 03/23/2022

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

REVISIONS:
10/17/22 FOOTER FORM TIE-IN J.C./M.B. 21-1373.5 PB338/75
07/14/22 TIEBEAM & WINDOW TIEBEAM ELEV. J.O./S.W. 21-1373.3 PB333/57
05/26/22 FORMBOARD TIE-IN B.M./S.W. 21-1373.2 PB333/17

Boundary Survey For:

127 DUNBAR TRUST

WALLACE SURVEYING

CORP. LICENSED BUSINESS # 44561
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 940-4551

FIELD: B.M.	JOB No.: 21-1373.1	F.B. PB331	PG. 25
OFFICE: S.W.	DATE: 03/23/22	DWG. No.: 21-1373	
C/K'D.: C.W.	REF.: 21-1373.DWG	SHEET: 1	OF 1