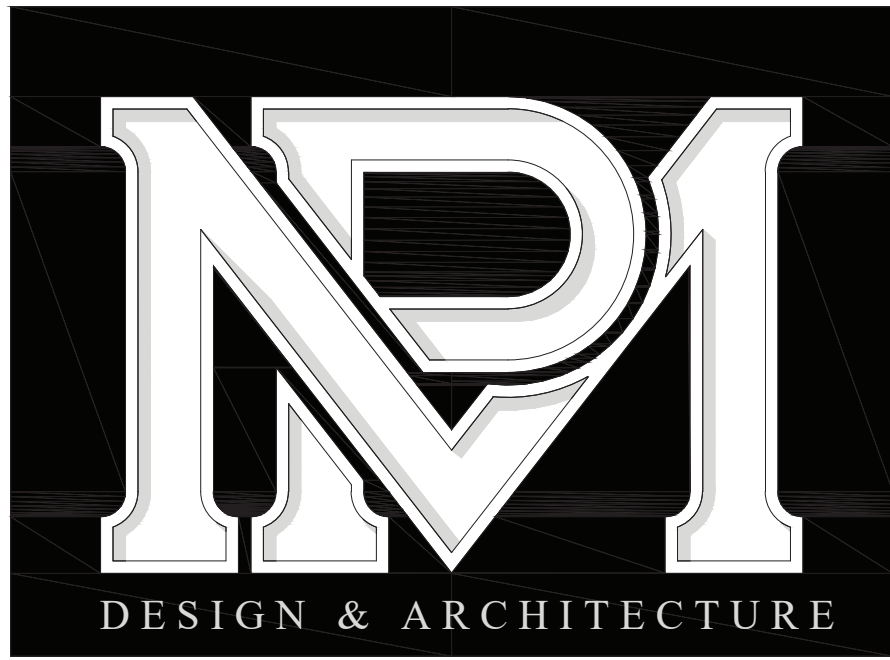


MODIFICATIONS TO PREVIOUSLY
APPROVED NEW RESIDENCE @
310 CLARKE AVENUE
PALM BEACH, FL 33480
ARC-23-137
ZON-23-104

08/28/2023 SECOND SUBMITTAL
09/25/2023 SECOND RE-SUBMITTAL
10/12/2023 FINAL SUBMITTAL
11/20/2023 ARCOM MEETING
12/13/2023 TOWN COUNCIL MEETING



MP DESIGN & ARCHITECTURE

SCOPE OF WORK

- DOCUMENT ARCHITECTURAL, HARDSCAPE, & LANDSCAPE CHANGES FROM PREVIOUSLY APPROVED ARCOM SUBMITTAL.
- APPLY FOR 6 ZONING VARIANCES AS FOLLOWS:
 - VARIANCE 1:SEC. 134-1669. A VARIANCE FOR AN EQUIPMENT YARD SCREENING WALL HEIGHT OF 7'-8",IN LIEU OF THE 7' MAX PERMITTED, IN THE WEST EQUIPMENT YARD.
 - VARIANCE 2:SEC. 134-1669. A VARIANCE FOR AN EQUIPMENT YARD SCREENING WALL HEIGHT OF 8'-0",IN LIEU OF THE 7' MAX PERMITTED, IN THE EAST EQUIPMENT YARD.
 - VARIANCE 3:SEC. 134-1728(a)(3). A VARIANCE TO PERMIT THREE PIECES OF A/C EQUIPMENT IN THE WEST SIDE YARD SETBACK, IN LIEU OF THE MAX. PERMITTED 2 PIECES OF EQUIPMENT.
 - VARIANCE 4:SEC. 134-1728(a)(1). A VARIANCE TO PERMIT TWO PIECES OF A/C EQUIPMENT WITH A 2'-3" WEST SIDE-YARD SETBACK, IN LIEU OF THE 5' SETBACK REQUIRED.
 - VARIANCE 5:SEC. 134-1728(a)(1). A VARIANCE TO PERMIT TWO PIECES OF A/C EQUIPMENT WITH A 2'-1" EAST SIDE-YARD SETBACK, IN LIEU OF THE 5' SETBACK REQUIRED.
 - VARIANCE 6:SEC. 134-1728(c)(2). A VARIANCE TO PERMIT POOL HEATER EQUIPMENT WITH WITH A 8'-6" EAST SIDE-YARD SETBACK, IN LIEU OF THE 10' SETBACK REQUIRED.

SHEET INDEX

	COVER
	ZONING LEGEND
	VINICITY LOCATION MAP
A000	PREVIOUSLY APPROVED ARCOM SITE PLAN
A001	CURRENTLY PROPOSED SITE PLAN
A002	SITE STUDY
A003	YARD SECTION DIAGRAMS
A004	YARD PLAN DIAGRAMS
Photos-1	EAST & WEST YARD EQUIPMENT AREA
A201	PREVIOUSLY & CURRENTLY EAST ELEVATION
A203	PREVIOUSLY & CURRENTLY WEST ELEVATION
	YARD SECTION DIAGRAM
A003	TRUCK LOGISTICS/ROUTE
	SURVEY

ARC-23-137
ZON-23-104

RECEIVED
By yfigueroa at 2:11 pm, Oct 12, 2023

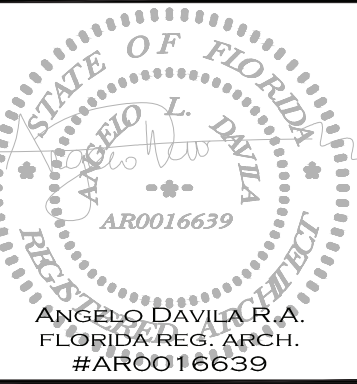


COMM NO.
2020

DATE
09-25-2023

REVISIONS

A New Residence for
Mr. & Mrs. Mark Davies
Palm Beach FL 33480
310 Clarke Avenue



MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.

Cover



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

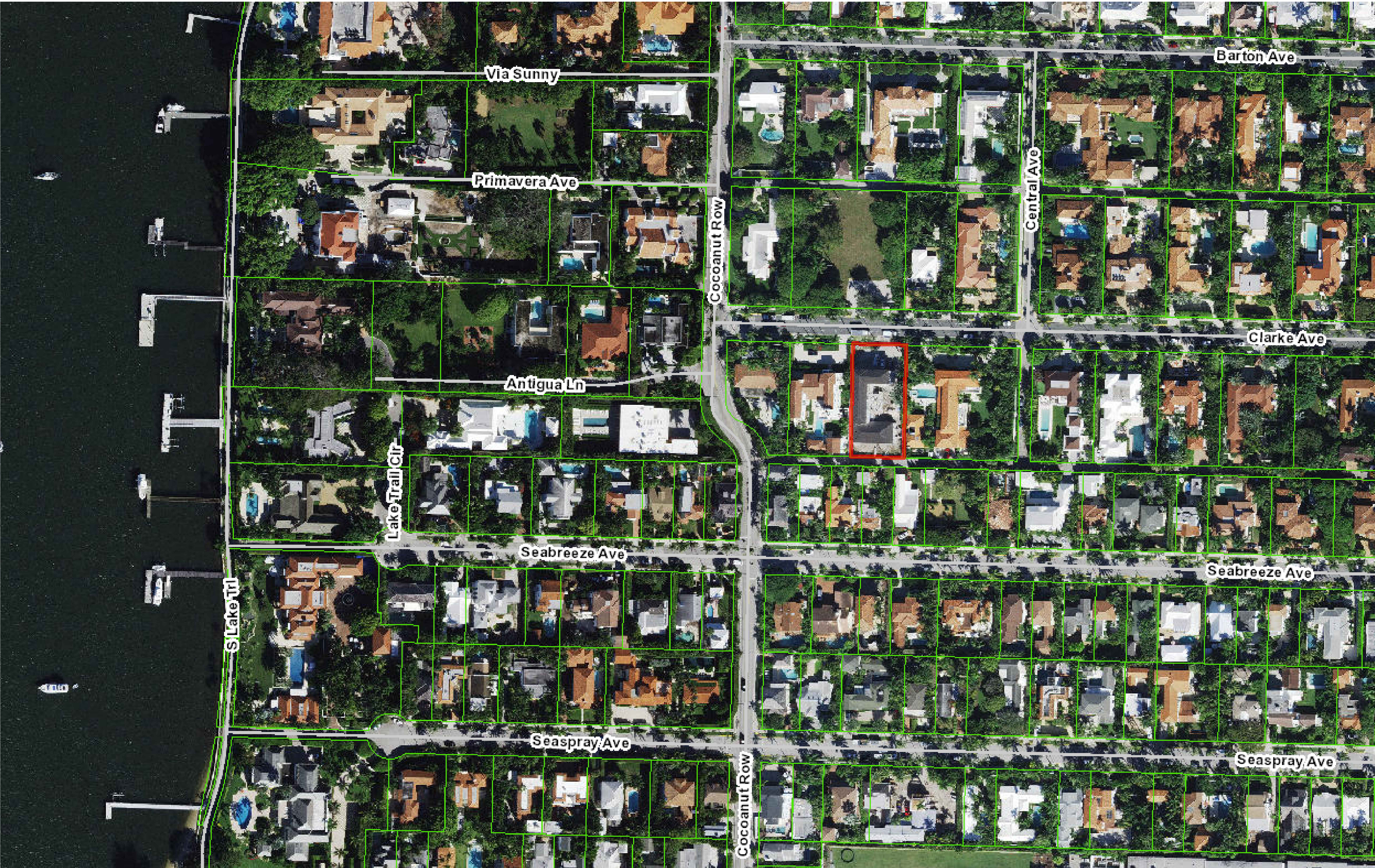
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	310 Clarke Avenue, Palm Beach, FL 33480		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	Residential		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SF	15,198 SF	15,198 SF
6	Lot Depth	100'	178.62'	178.62'
7	Lot Width	100'	85.08'	85.08'
8	Lot Coverage	30%	30% (4,588 SF)	30% (4,588 SF)
9	Front Yard Setback	30'	40.63'	40.63'
10	* Side Yard Setback (1st Story)	12'-6"	12.50'	12.50'
11	* Side Yard Setback (2nd Story)	15'	15.5'	15.5'
12	Rear Yard Setback	10'	24.00'	24.00'
13	Angle of Vision	100	100	100
14	Building Height	22'	20'-6"	20'-6"
15	Overall Building Height	30'	26'-6"	26'-6"
16	Finished Floor Elev. (FFE)(NAVD)	-	7.00'	7.00'
17	Zero Datum for pt. of Meas. (NAVD)	-	-	-
18	Base Flood Elevation (BFE)(NAVD)	-	-	-
19	Landscape Open Space (LOS)	45%	45%(6,839 SF)	45%(6,847 SF)
20	Perimeter LOS	-	-	-
21	Front Yard LOS	40%	40%(850 SF)	48.5%(1,031 SF)
22	Native Plant Species %	-	-	-

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

If value is not applicable, enter N/A

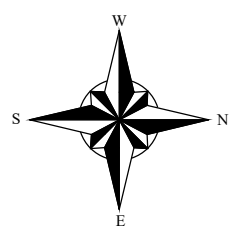
If value is not changing, enter N/C



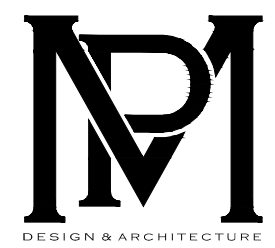
Vicinity Location Map

Scale

n.t.s.



ARC-23-137
ZON-23-104



COMM NO.
2020

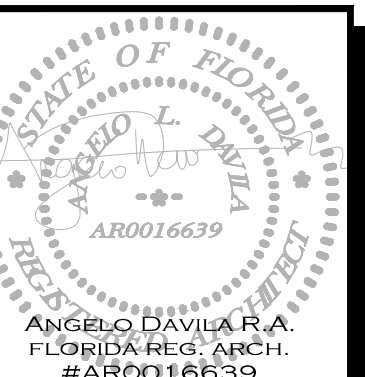
DATE
09-25-2023

REVISIONS

A New Residence for
Mr. & Mrs. Mark Davics

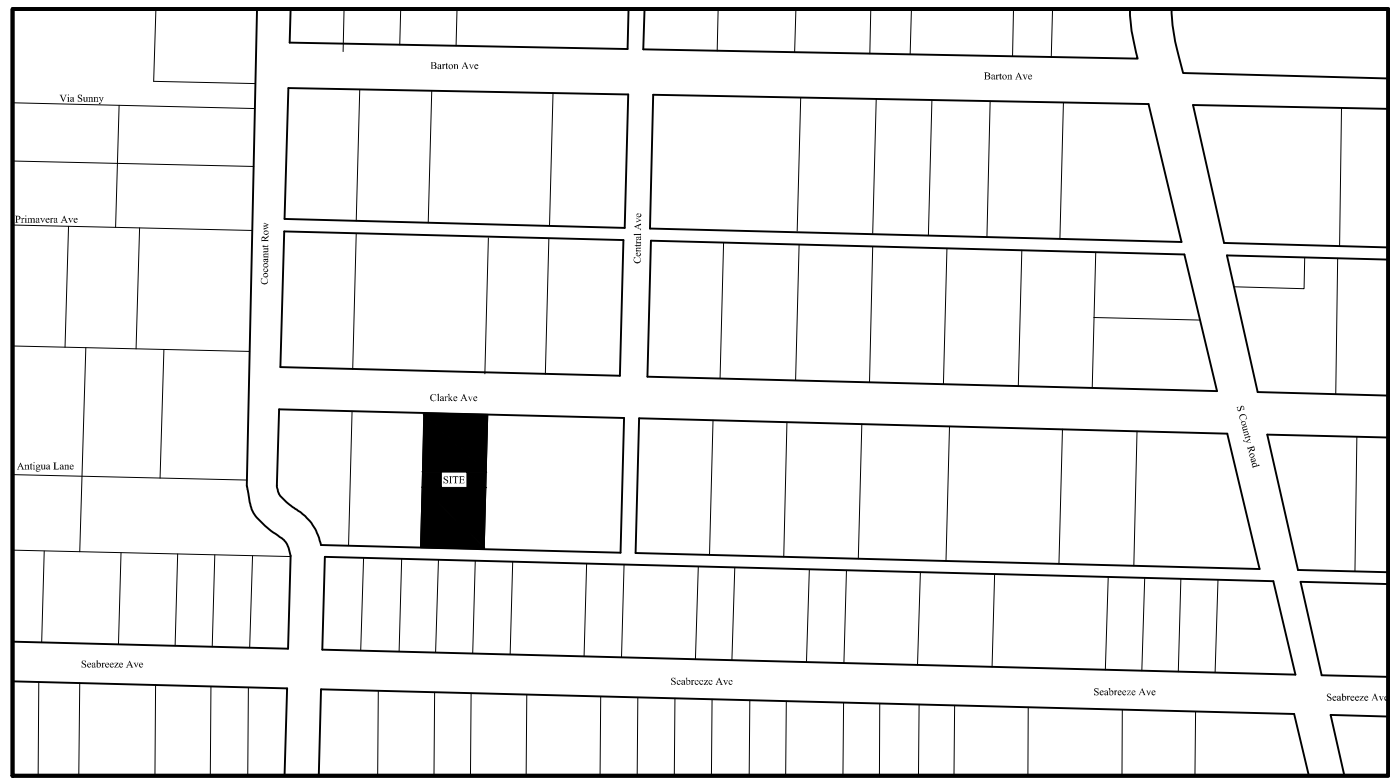
Palm Beach FL 33480

310 Clarke Avenue



MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
Vicinity
Location
Map



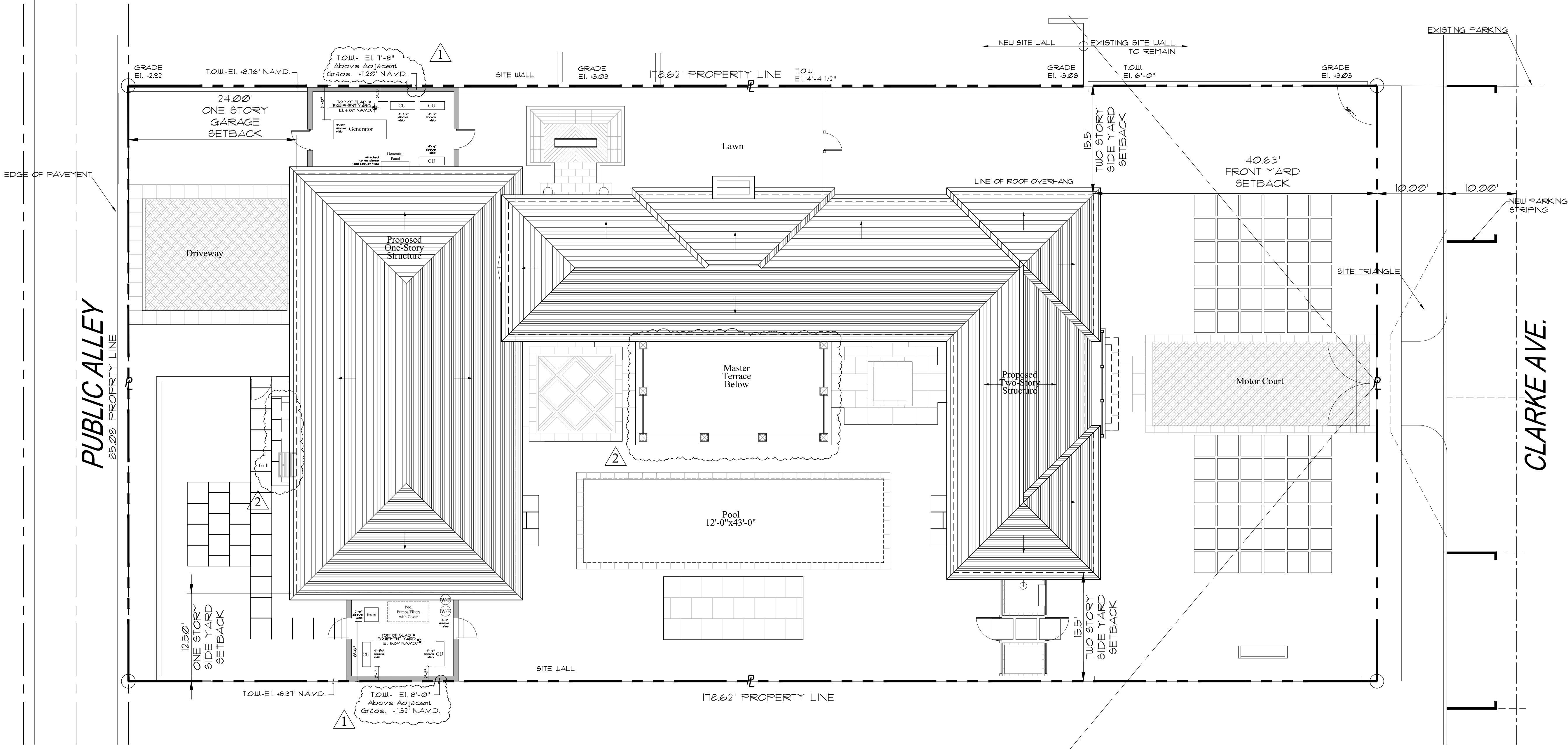
Location Map

Scale n.t.s.

LEGAL DESCRIPTION
Lot 69 of PRIMAVERA ESTATES (Middle Section), according to the
Plan thereof as recorded in Plat Book 7, page(s) 35, of the Public Records
of Palm Beach County, Florida.

AREAS			Proposed
1st Floor	A/C	3,384	SF
2nd Floor	A/C	2,297	SF
Total	A/C	5,681	SF
Garage		679	SF
Loggia		384	SF

ZONING & SITE CALCULATIONS		
Zoning Item	Required/Allowed	Proposed
Zoning District	RB	RB
Lot Area	10,000 SF	15,198 SF
Lot Width	100'	85.08'
Lot Depth	100'	178.62'
Front Yard Setback	30' 2-Story	40.63'
Side Yard Setback - East	12'-6" 1-Story 15'-0" 2-Story	12.50' 15.50'
Side Yard Setback - West	12'-6" 1-Story 15' 2-Story	12.50' 15.50'
Rear Yard Setback	10' 1-Story	24.0'
Maximum Building Height	14' 1-Story 22' 2-Story	10'-0" 20'-6"
Maximum Overall Height	30'	26'-6"
Lot Coverage	30% 2-Story (4,559 SF)	30% (4,588 SF)
Landscape Open Space	45% (6,839 SF)	45% (6,847 SF)
Required Front Yard	40% (850 SF)	48.5% (1,031 SF)
Cubic Content Ratio	3.95 + (5% Bonus) 62,627 CF	4.14 (62,619 CF)
Angle of Vision	100 °	100 °



Currently Proposed Site Plan

Scale 1/8" = 1'-0"

COMM NO.
2020

DATE
09-25-2023

REVISIONS
1 Variance Request 011323
2 Staff Approval Request 011323

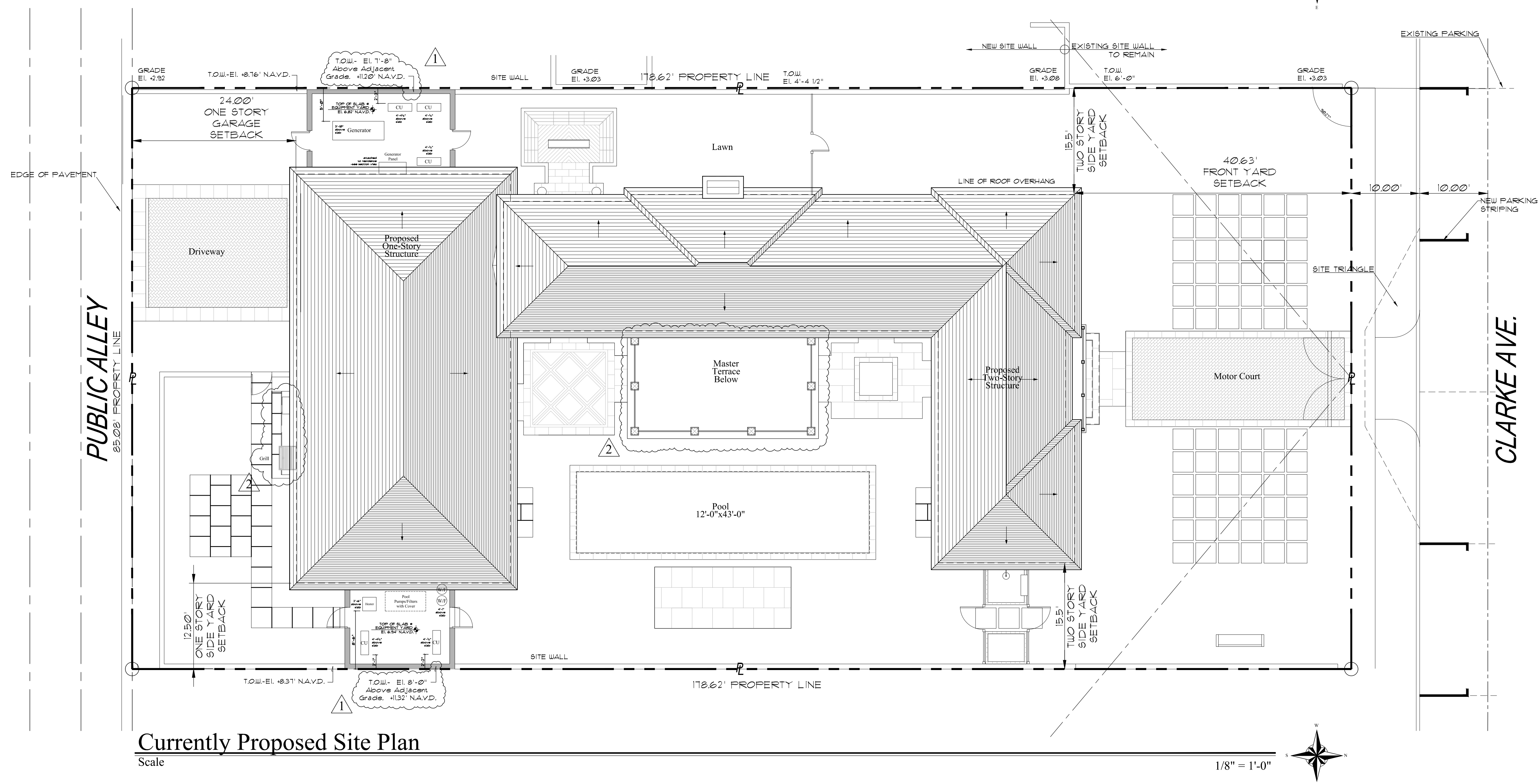
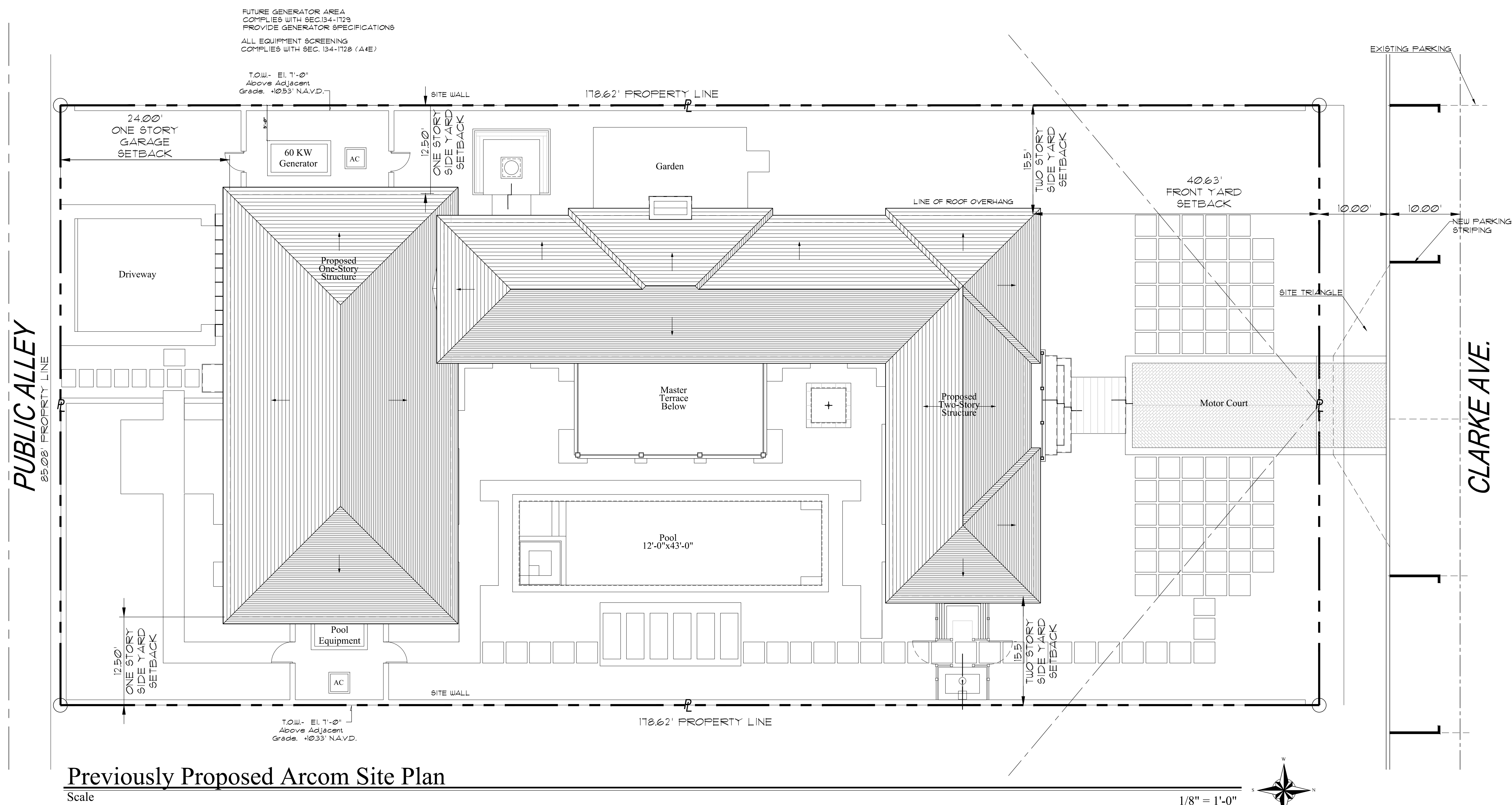
A New Residence for
Mr. & Mrs. Mark Davies

310 Clarke Avenue
Palm Beach FL 33480

ANGULO DAVILA R.A.
FLORIDA ARCHITECT
#AR0016639

MP DESIGN & ARCHITECTURE, INC.
2117 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
A001



COMM NO.
2020

DATE
09-25-2023

REVISIONS

1	Variance Request	01/13/23
2	Staff Approval Request	01/13/23

A New Residence for
Mr. & Mrs. Mark Davies

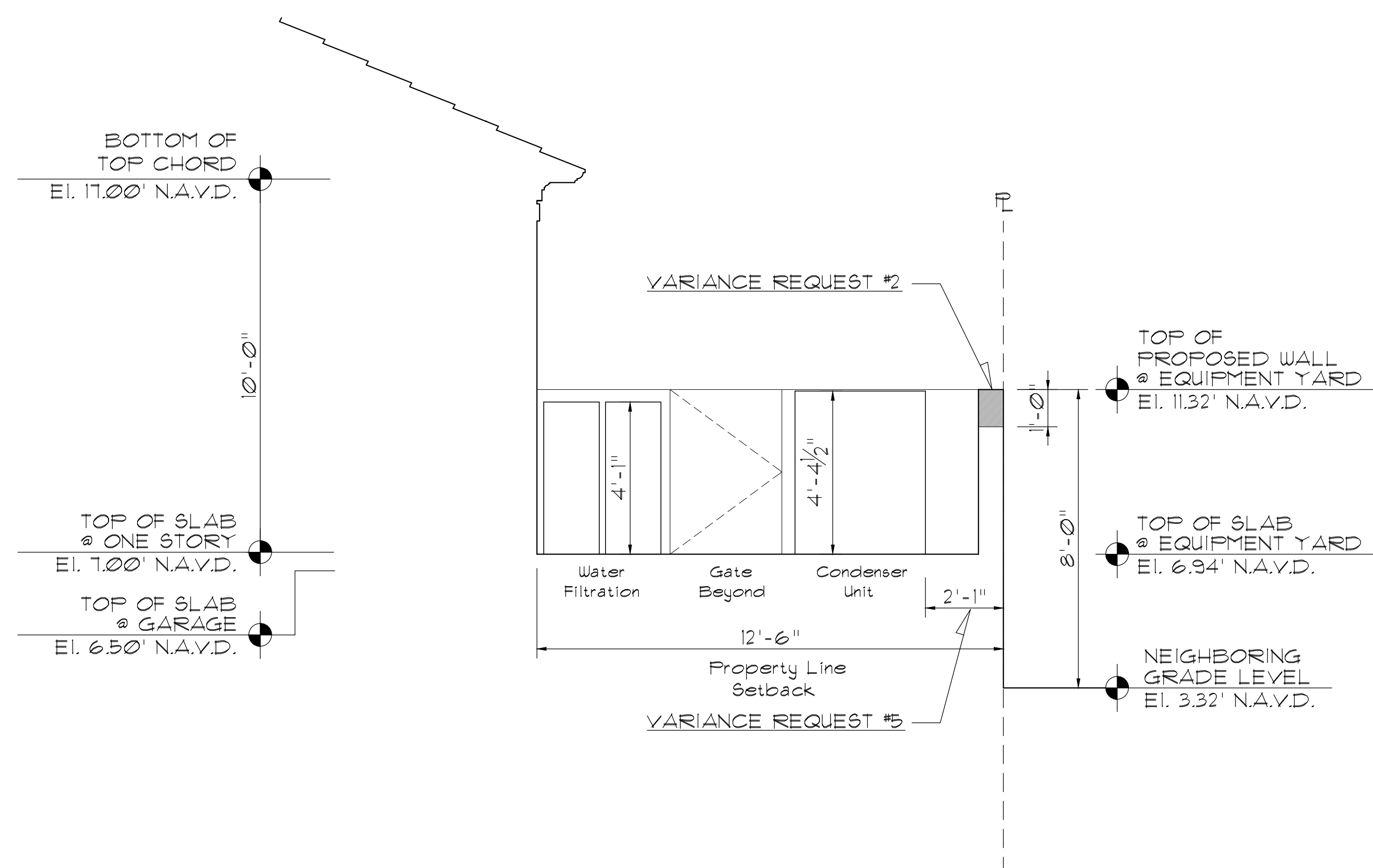
310 Clarke Avenue
Palm Beach, FL 33480

STATE OF FLORIDA
ANGEL DAVILA R.A.
FLORIDA ARCHITECT
#AR0016639

MP DESIGN & ARCHITECTURE, INC.
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

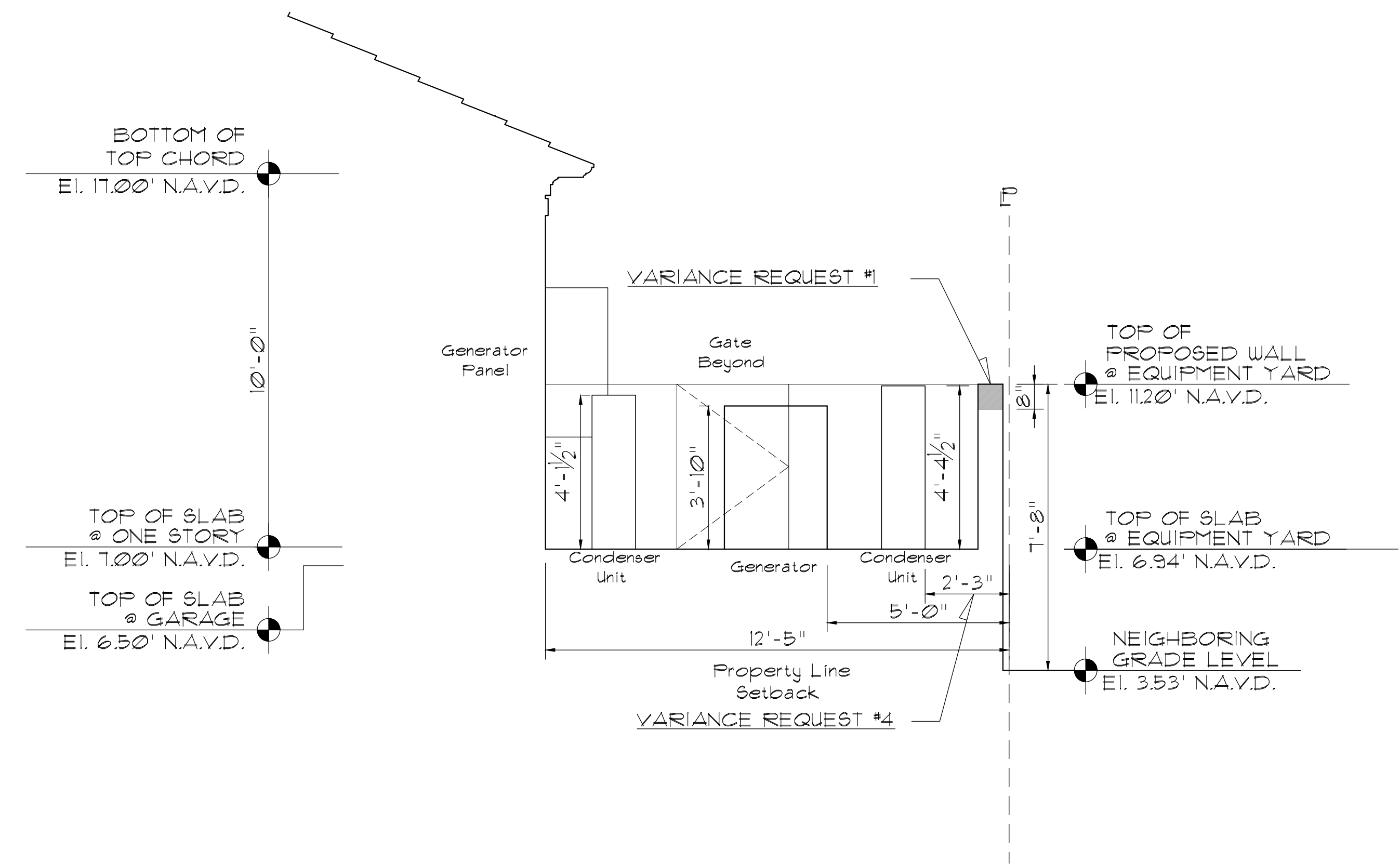
SHEET NO.
A002
Site Study

ARC-23-137
ZON-23-104



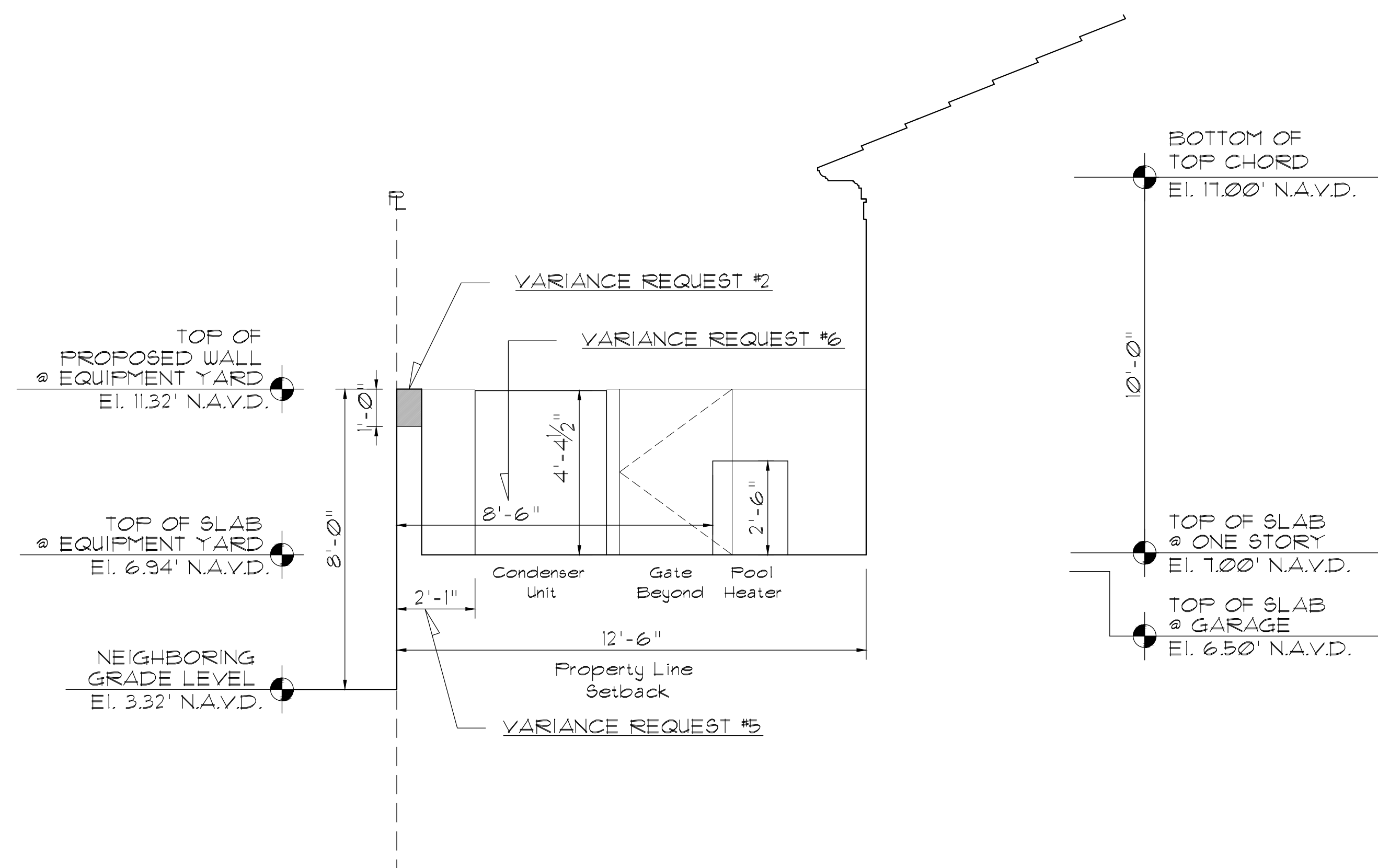
Eastern Equipment Yard-Looking North

Scale $\frac{3}{8}'' = 1'-0''$



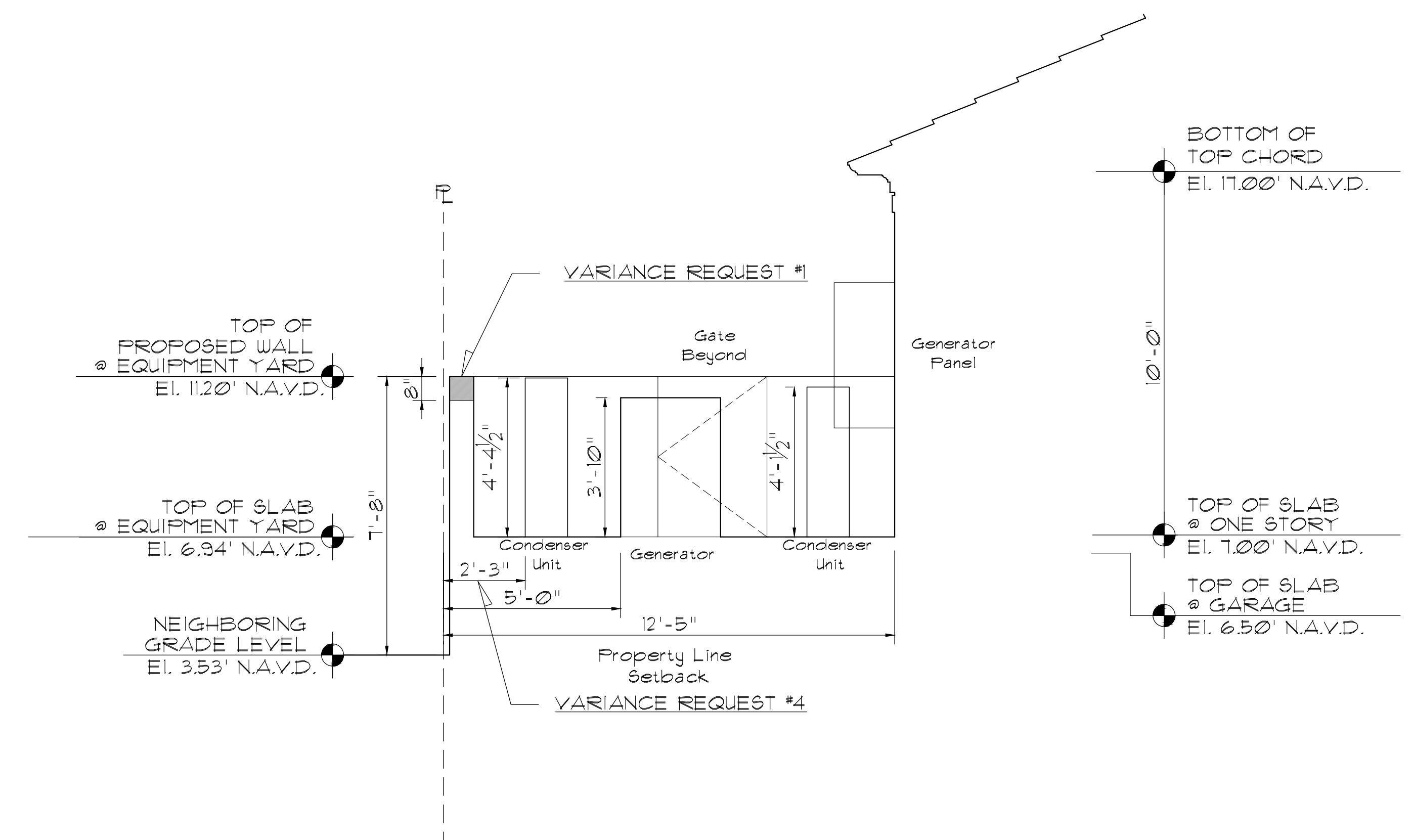
Western Equipment Yard-Looking South

Scale $\frac{3}{8}'' = 1'-0''$



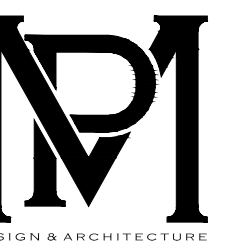
Eastern Equipment Yard-Looking South

Scale $\frac{3}{8}'' = 1'-0''$



Western Equipment Yard-Looking North

Scale $\frac{3}{8}'' = 1'-0''$



COMM NO.
2020

DATE
09-25-2023

REVISIONS
Variance Request
09-25-23

A New Residence for
Mr. & Mrs. Mark Davies
Palm Beach FL 33480

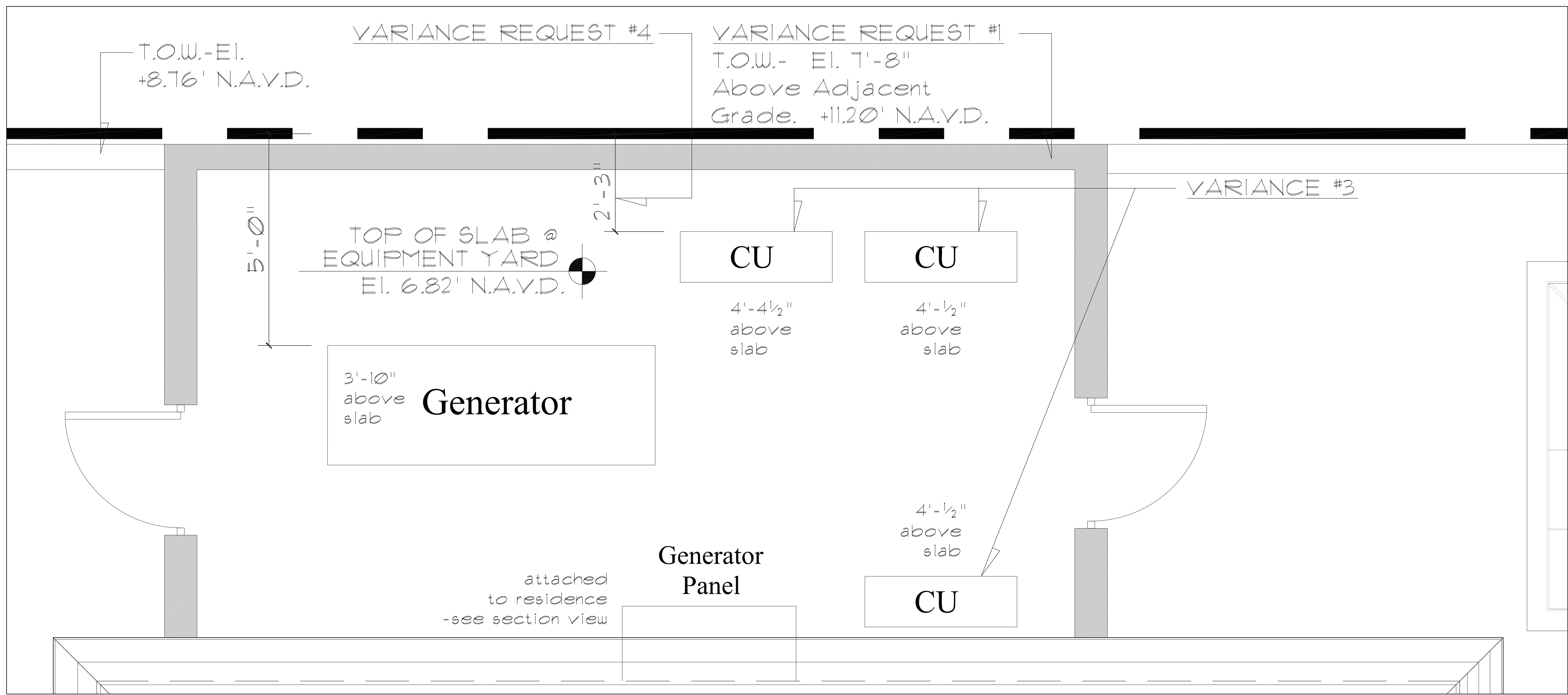
310 Clarke Avenue



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PALM BEACH, FLORIDA 33480
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SHEET NO.
A003
Yard
Section
Diagram

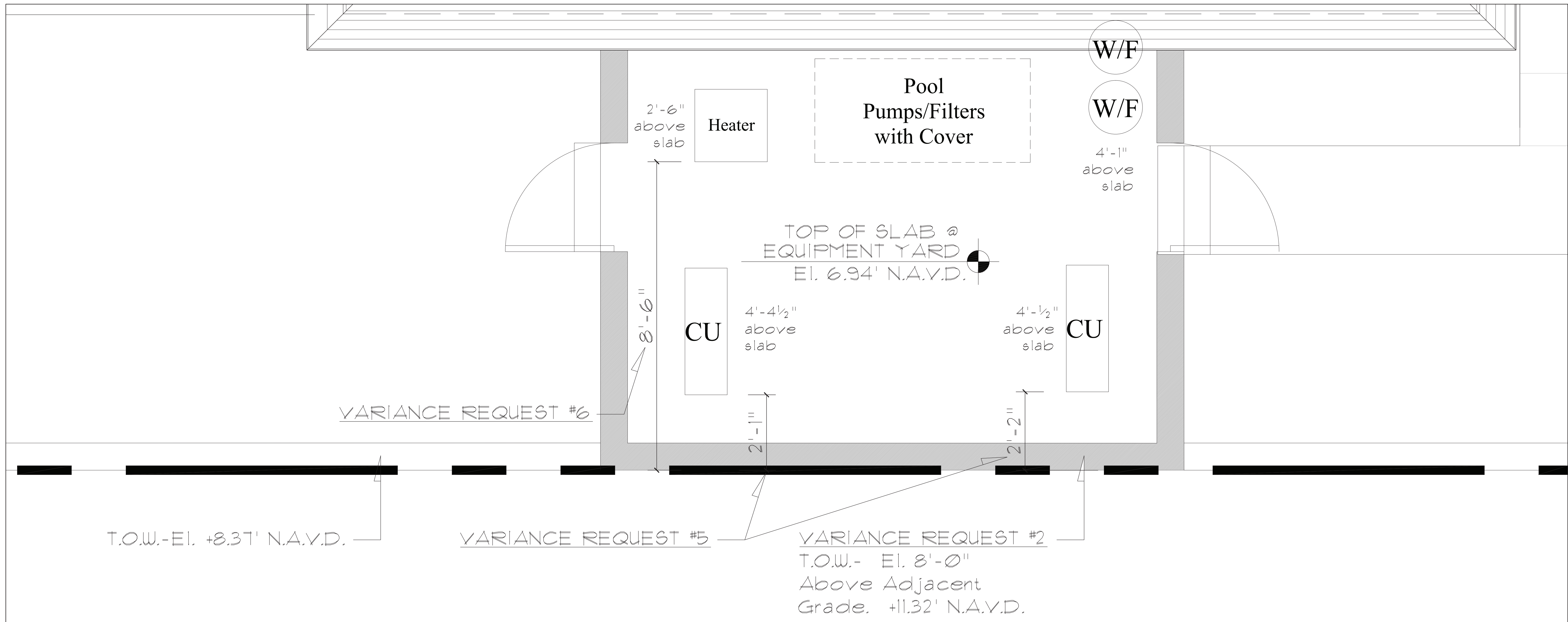
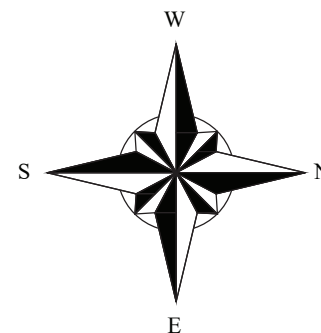
ARC-23-137
ZON-23-104



Western Equipment Yard Plan Diagram

Scale

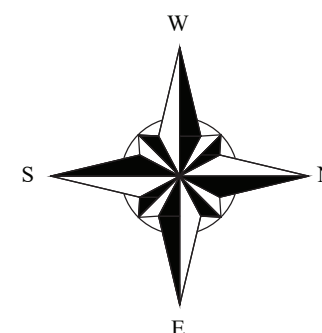
3/4" = 1'-0"



Eastern Equipment Yard Plan Diagram

Scale

3/4" = 1'-0"



ARC-23-137
ZON-23-104



COMM NO.
2020

DATE
09-25-2023

REVISIONS

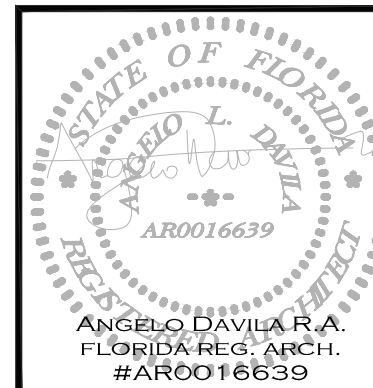
△ Variance Request 09/13/23

A New Residence for

Mr. & Mrs. Mark Davies

Palm Beach FL 33480

310 Clarke Avenue



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AA26001667

SHEET NO.

A004
Yard Plan Diagram



310 Clarke Avenue
(Eastern Yard Equipment Area)



310 Clarke Avenue
(Western Yard Equipment Area)

ARC-23-137
ZON-23-104



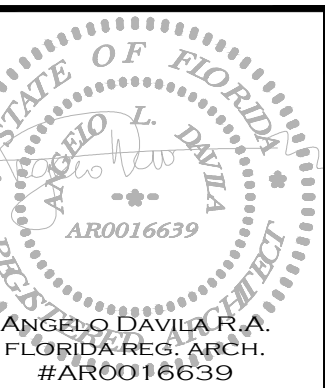
COMM NO.
2020

DATE
09-25-2023

REVISIONS

A New Residence for
Mr. & Mrs. Mark Davics
Palm Beach FL 33480

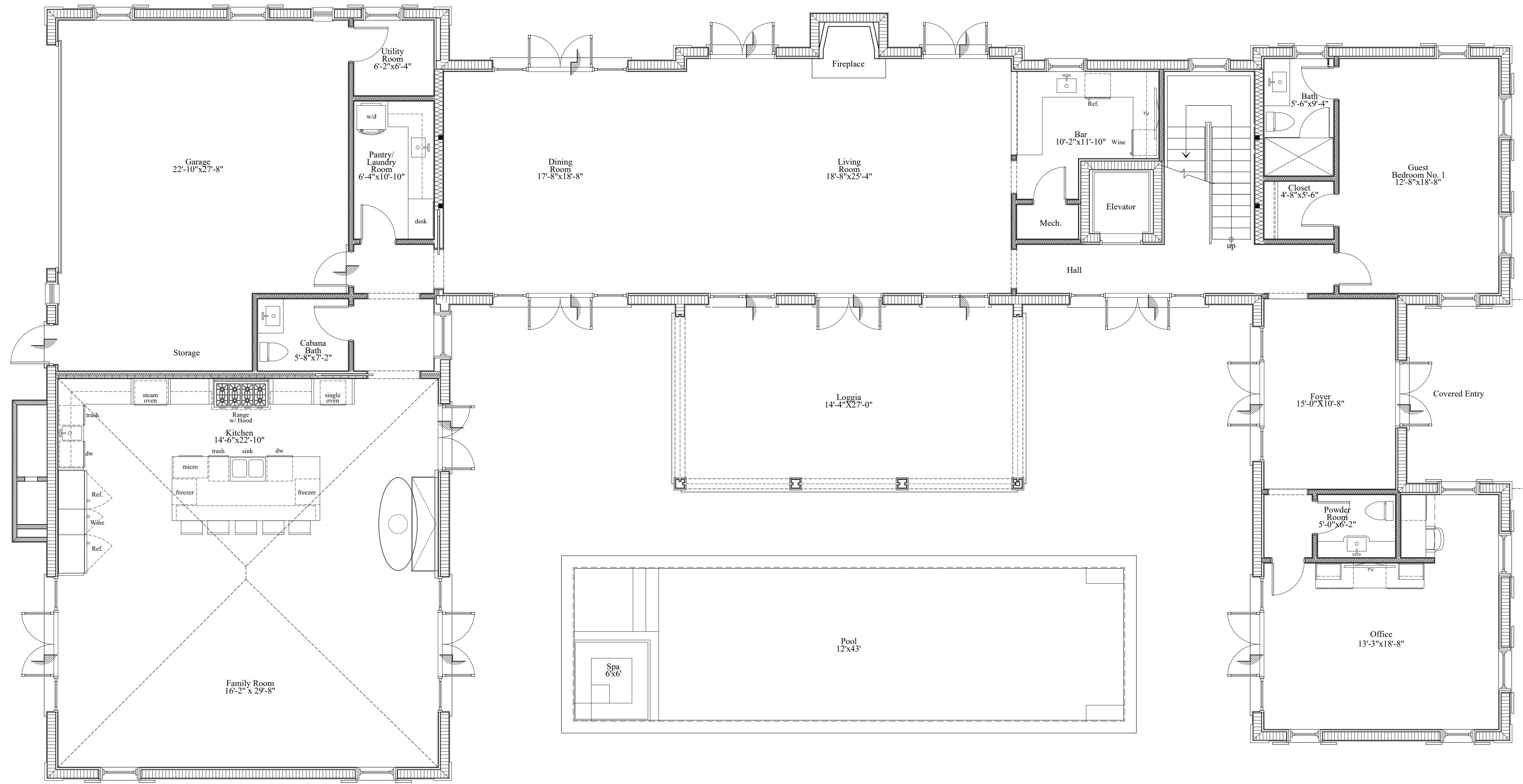
310 Clarke Avenue



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PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.

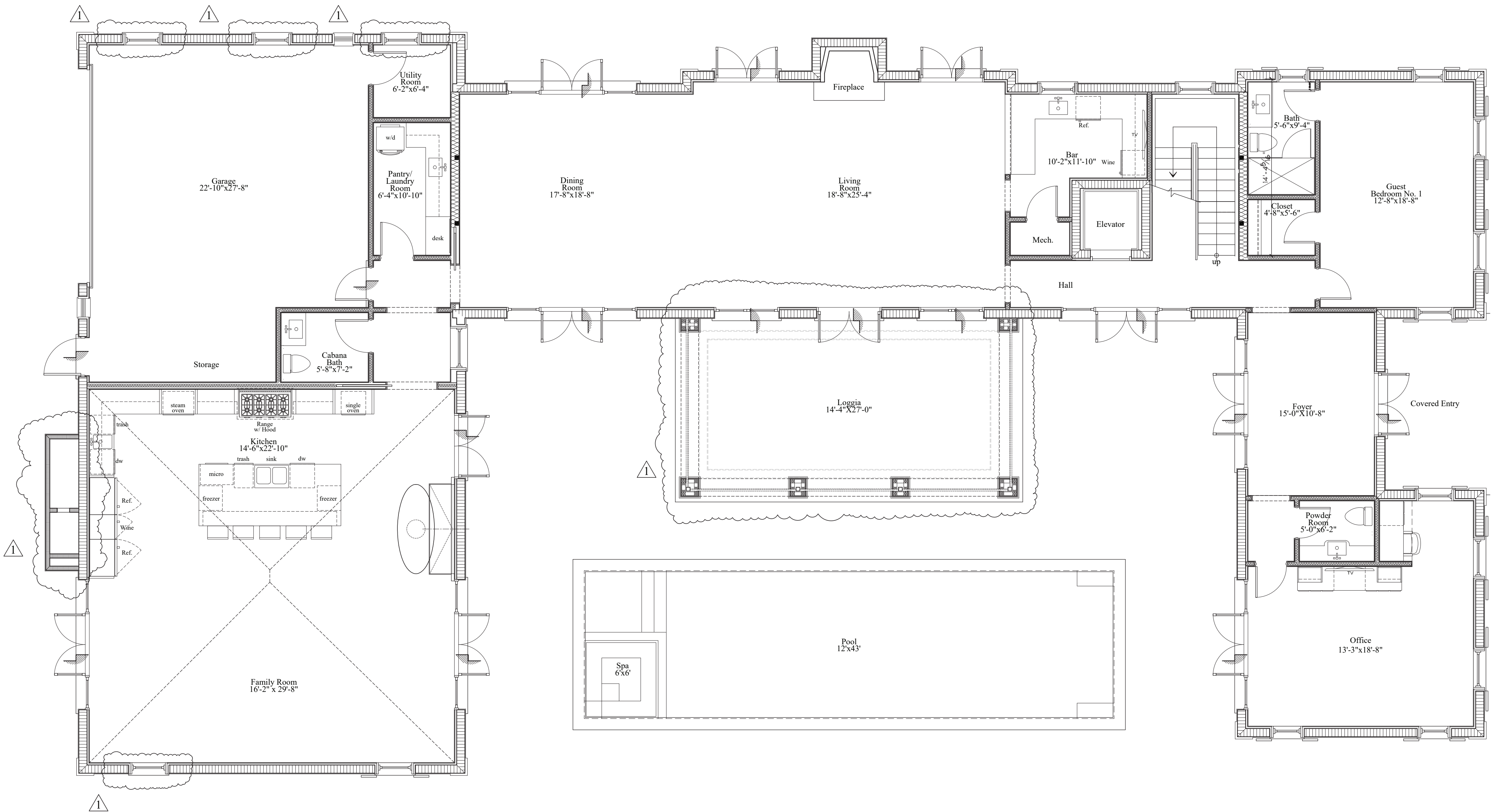
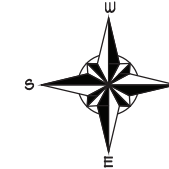
Photos
1



Previously Approved Arcom First Floor Plan

Scale

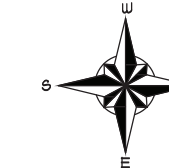
3/16" = 1'-0"



Currently Proposed First Floor Plan

Scale

3/16" = 1'-0"



ARC-23-137
ZON-23-104



COMM NO.
2020

DATE
09-13-2023

REVISIONS

As-Built	Revisions
08/21/23	

A New Residence for
Mr. & Mrs. Mark Davies
Palm Beach FL 33480

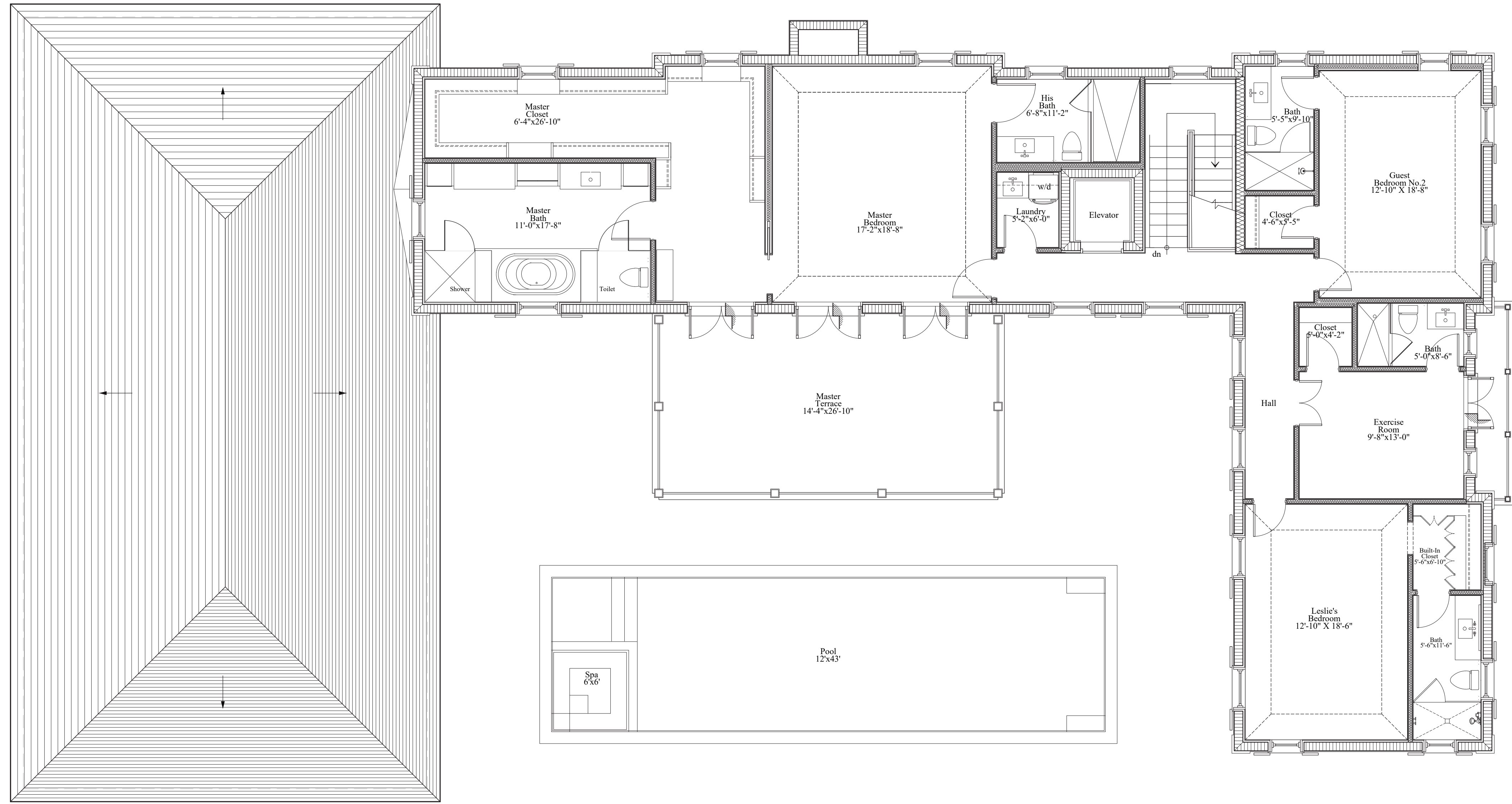
310 Clarke Avenue



ANGLO L. DAVIS
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

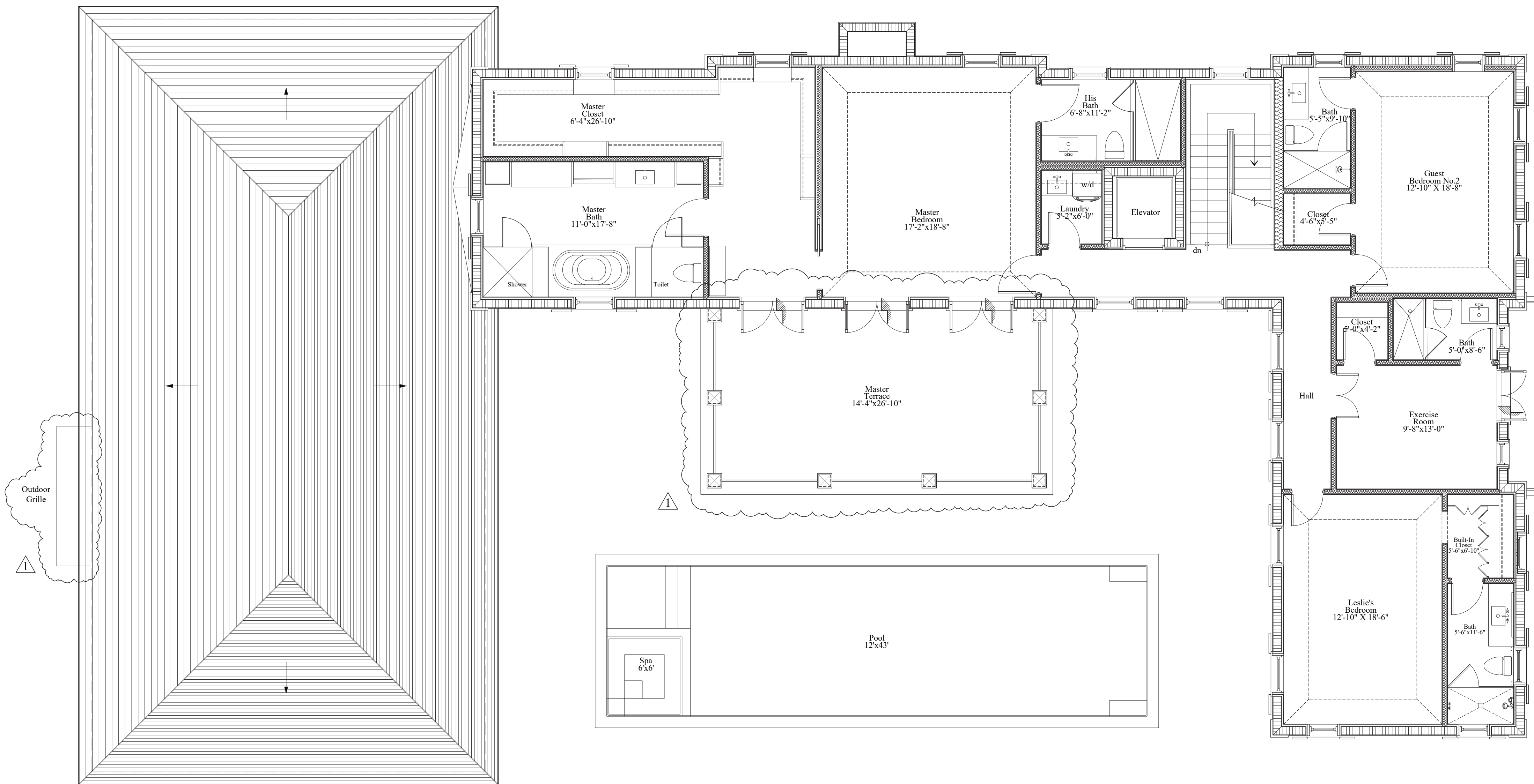
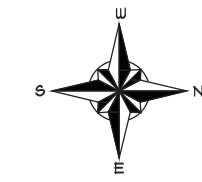
SHEET NO.
A100



Previously Approved Arcom Second Floor Plan

Scale

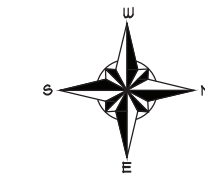
3/16" = 1'-0"



Currently Proposed Second Floor Plan

Scale

3/16" = 1'-0"



ARC-23-137
ZON-23-104



COMM NO.
2020

DATE
09-13-2023

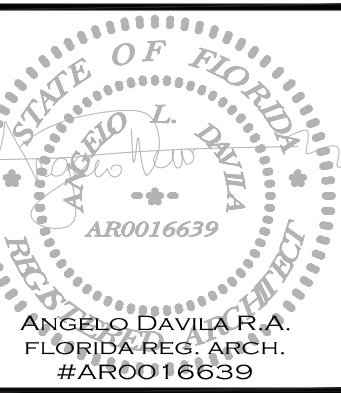
REVISIONS

Staff Approval
Request
09/13/23

A New Residence for
Mr. & Mrs. Mark Davies

Palm Beach FL 33480

310 Clarke Avenue



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PALM BEACH, FLORIDA 33480
561.833.7575
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SHEET NO.

A101



Previously Approved Arcom North Elevation

Scale

1/4" = 1'-0"



Currently Proposed North Elevation

Scale

1/4" = 1'-0"

ARC-23-137
ZON-23-104



COMM NO.
2020

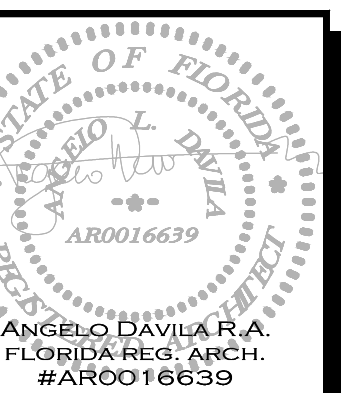
DATE
09-25-2023

REVISIONS
△ Staff Approval Request
09-25-23

A New Residence for
Mr. & Mrs. Mark Davics

Palm Beach FL 33480

310 Clarke Avenue



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SHEET NO.

A200



Previously Approved Arcom East Elevation

Scale

1/4" = 1'-0"



Currently Proposed East Elevation

Scale

1/4" = 1'-0"



COMM NO.
2020

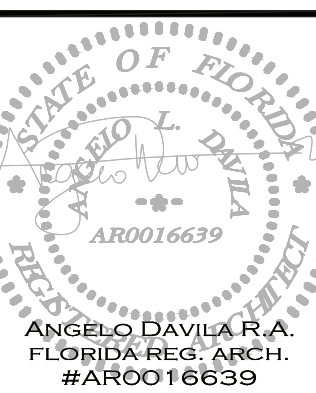
DATE
09-13-2023

REVISIONS
 1. Variance Request 09/13/23
 2. Staff Approval Request 09/13/23

A New Residence for
Mr. & Mrs. Mark Davics

Palm Beach FL 33480

310 Clarke Avenue



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SHEET NO.

A201

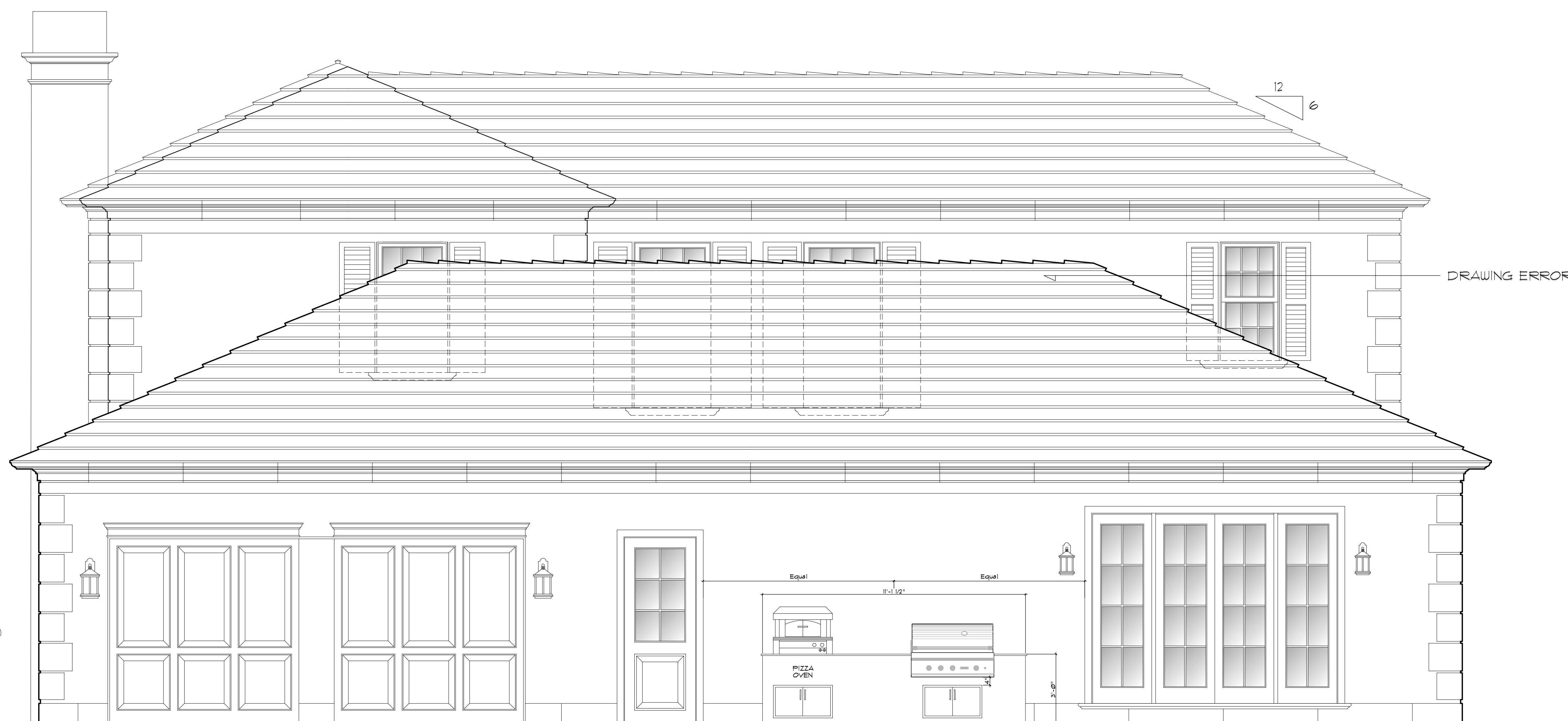
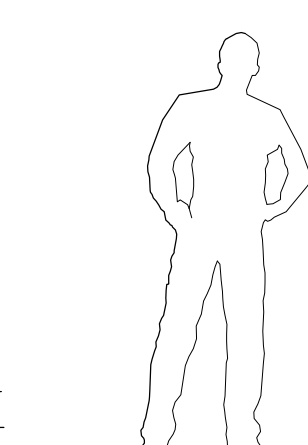
ARC-23-137
 ZON-23-104

BOTTOM OF
TOP CHORD
EL. 17.00' N.A.V.D.

TOP OF SLAB
@ ONE STORY
EL. 7.00' N.A.V.D.

TOP OF SLAB
@ GARAGE
EL. 6.50' N.A.V.D.

10'-0"



TOP OF ROOF
EL. 34.02' N.A.V.D.

TOP OF BOTTOM CHORD
EL. 28.0' N.A.V.D.

SECOND
FLOOR FINISH
EL. 19.00' N.A.V.D.

TOP OF SLAB
TOP.B. P.O.M.
EL. 7.00' N.A.V.D.
TOP.B. P.O.M.

12'-0"

Previously Approved Arcom South Elevation

Scale

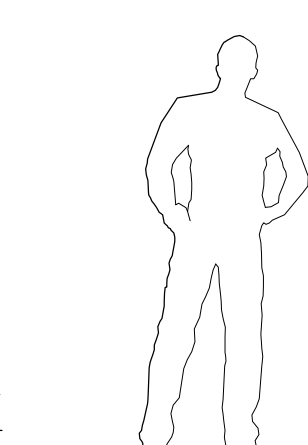
1/4" = 1'-0"

BOTTOM OF
TOP CHORD
EL. 17.00' N.A.V.D.

TOP OF SLAB
@ ONE STORY
EL. 7.00' N.A.V.D.

TOP OF SLAB
@ GARAGE
EL. 6.50' N.A.V.D.

10'-0"



TOP OF ROOF
EL. 34.02' N.A.V.D.

TOP OF BOTTOM CHORD
EL. 28.0' N.A.V.D.

SECOND
FLOOR FINISH
EL. 19.00' N.A.V.D.

TOP OF SLAB
TOP.B. P.O.M.
EL. 7.00' N.A.V.D.
TOP.B. P.O.M.

12'-0"

Currently Proposed South Elevation

Scale

1/4" = 1'-0"

ARC-23-137
ZON-23-104



COMM NO.
2020

DATE
09-25-2023

REVISIONS

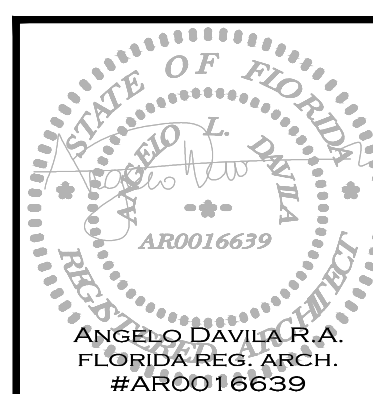
- Variance Request 09-25-23
- Staff Approval Request 09-25-23

A New Residence for

Mr. & Mrs. Mark Davics

Palm Beach FL 33480

310 Clarke Avenue



MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
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SHEET NO.

A203



Previously Approved Arcom West Elevation

Scale

1/4" = 1'-0"



Currently Proposed West Elevation

Scale

1/4" = 1'-0"

ARC-23-137
ZON-23-104



To: Town of Palm Beach
September 14, 2023

Project: 310 Clarke Ave.

Response to Comments 7/28/23

1. Provide a landscape open space diagram. Confirm that the landscape open space is correct, Hardscape is being added (south terrace, west lounge area, and north motorcourt seem to be increasing in size). *Landscape open space diagrams provided showing the required landscape open space being met. Hardscape removed from plan. North and east walkway removed. Terraces in pool courtyard removed. South walkway and west landings removed.*
2. Dimension from the west A/C units to the property line (they are moving from previously approved. *Refer to architect's plan.*
3. Provide detail of outdoor shower. *Details of outdoor shower provided on sheet D3.*
4. Materials and patterns are changing at the west lounge area and outdoor shower. Provide photo example of material and color. Provide depiction of pattern. *Material and patterns provided on sheet D3. Depiction of pattern provided.*

Regards,
Sean Allen
Project Manager

PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

NEW YORK
39 Fifth Avenue
Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

nieverawilliams.com

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	15,198	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,839	SQ FT	45%
EXISTING =	-	SQ FT	- %
PROPOSED =	6,852	SQ FT	45.1%

FRONT SETBACK SITE CALCULATIONS:

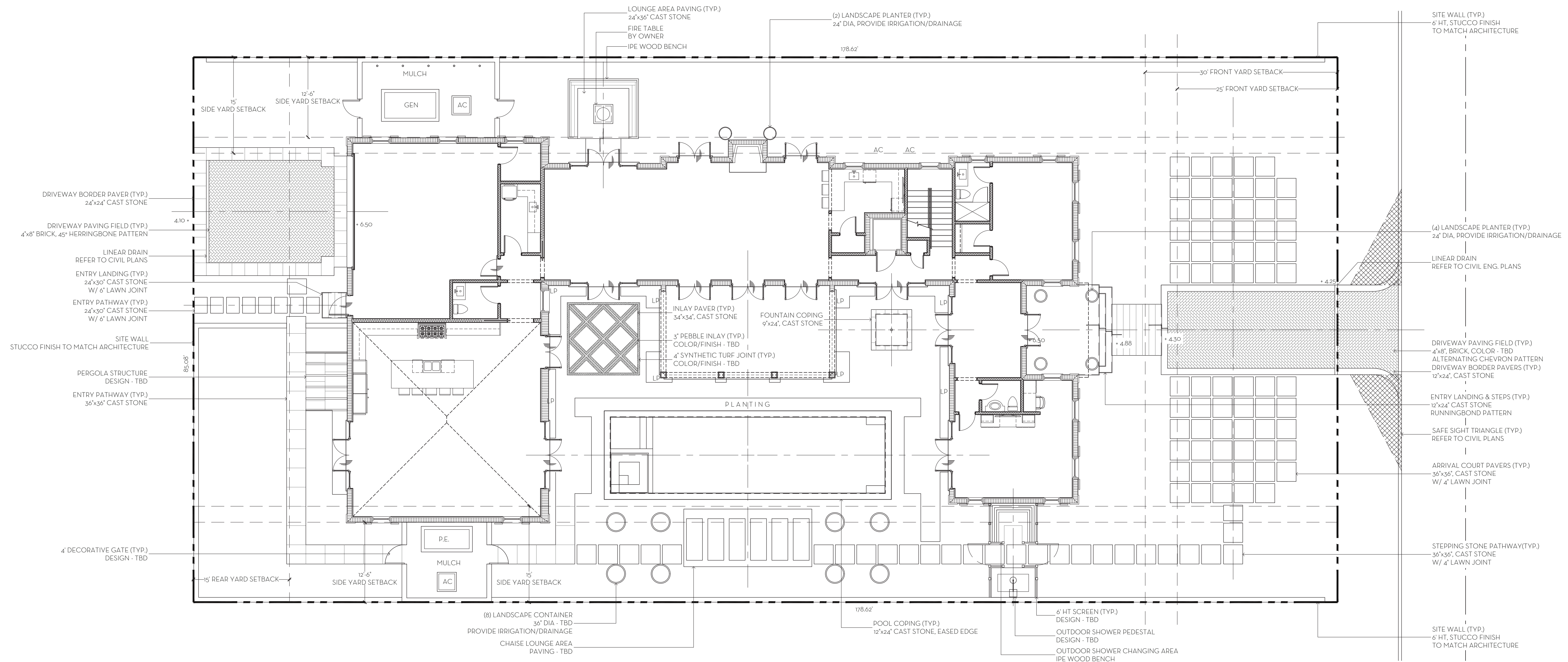
25' SETBACK AREA =	2,127	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	850	SQ FT	40%
EXISTING =	-	SQ FT	- %
PROPOSED =	1,144	SQ FT	53.8%

10' PERIMETER SITE CALCULATIONS:

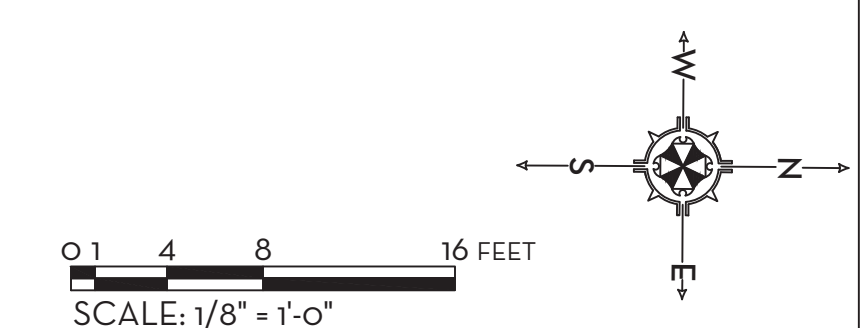
PERIMETER AREA = 4,873 SQ FT

MINIMUM LANDSCAPE:
(50% OF 6,839 SF) = 3,420 REQUIRED

EXISTING =	-	SQ FT
PROPOSED =	3,443	SQ FT



PREVIOUSLY APPROVED



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN

DAVIES RESIDENCE

310 CLARKE AVENUE, PALM BEACH, FLORIDA

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

12 NOV 2020



NIEVERA WILLIAMS
DESIGN

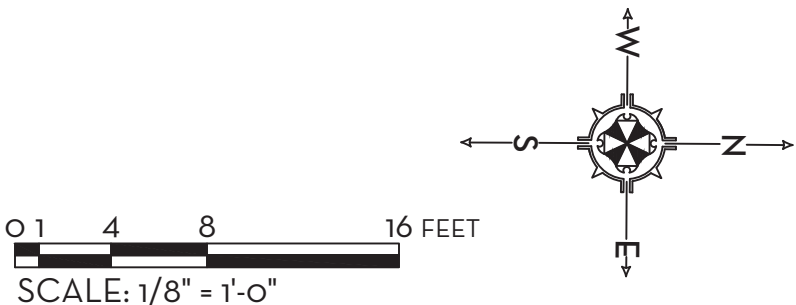
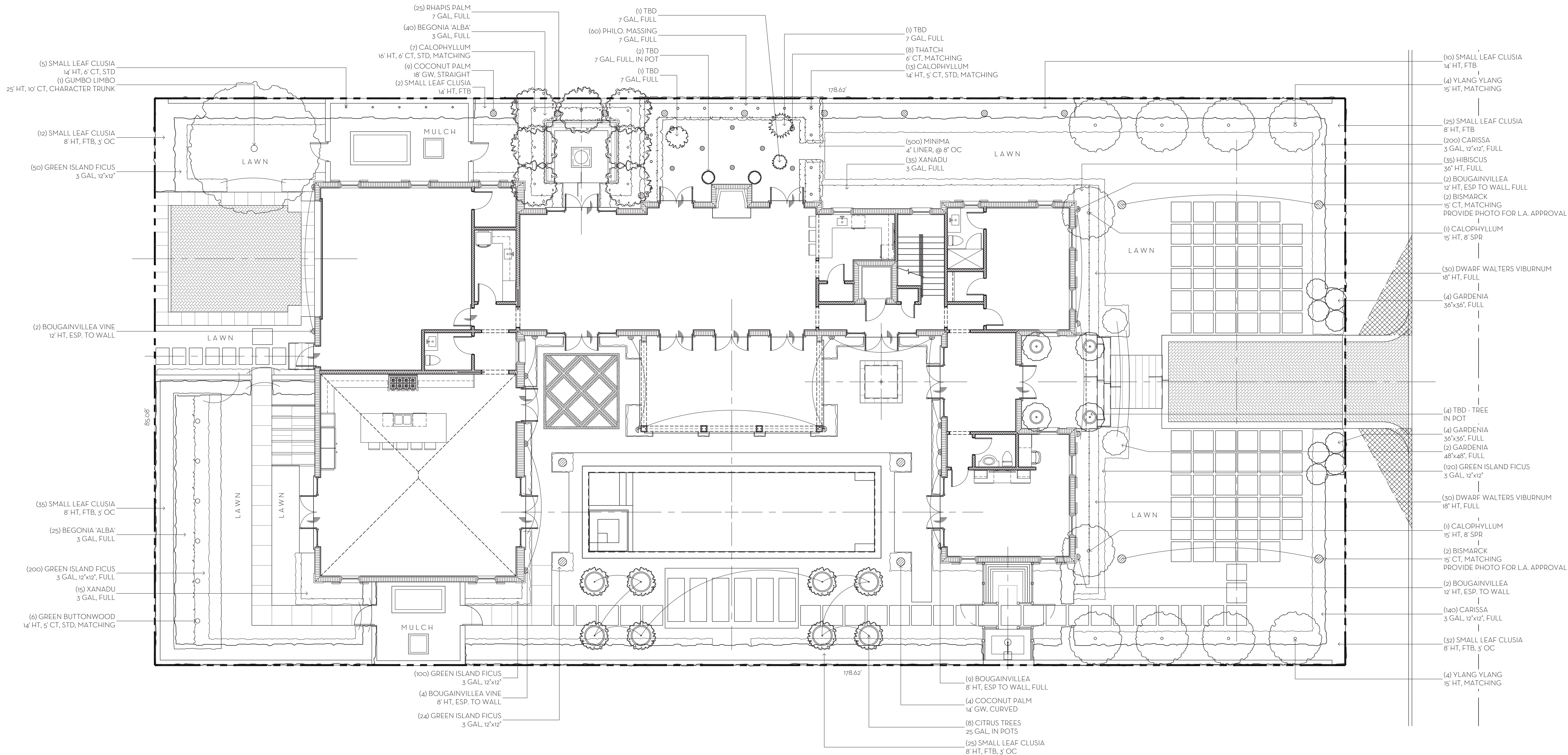
223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM



ARCOM #B-079-2020
SP REVIEW Z-20-00305

PREVIOUSLY APPROVED



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
DAVIES RESIDENCE

310 CLARKE AVENUE, PALM BEACH, FLORIDA

09 DEC 2020
12 NOV 2020



NIEVERA WILLIAMS
DESIGN

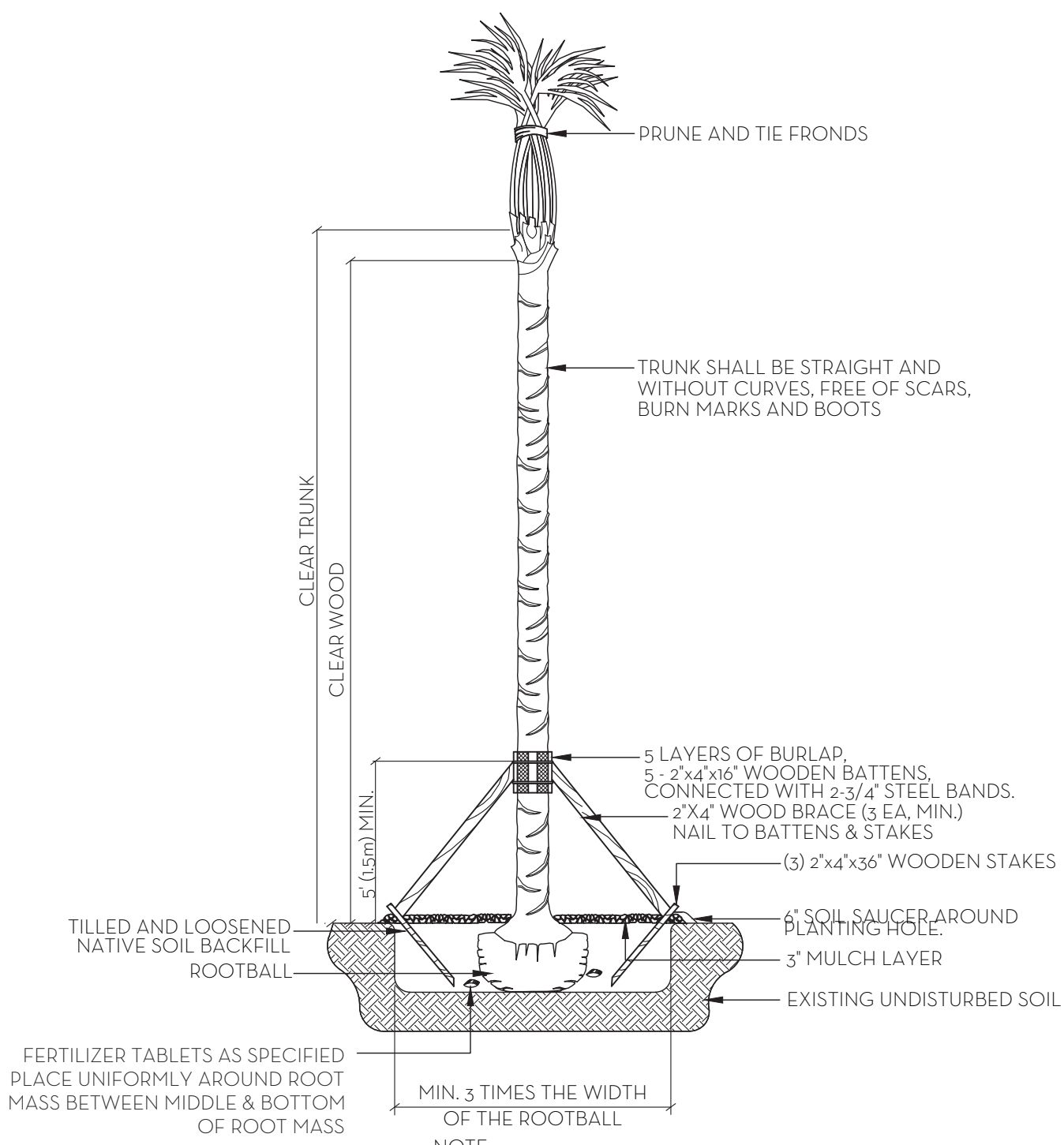
223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

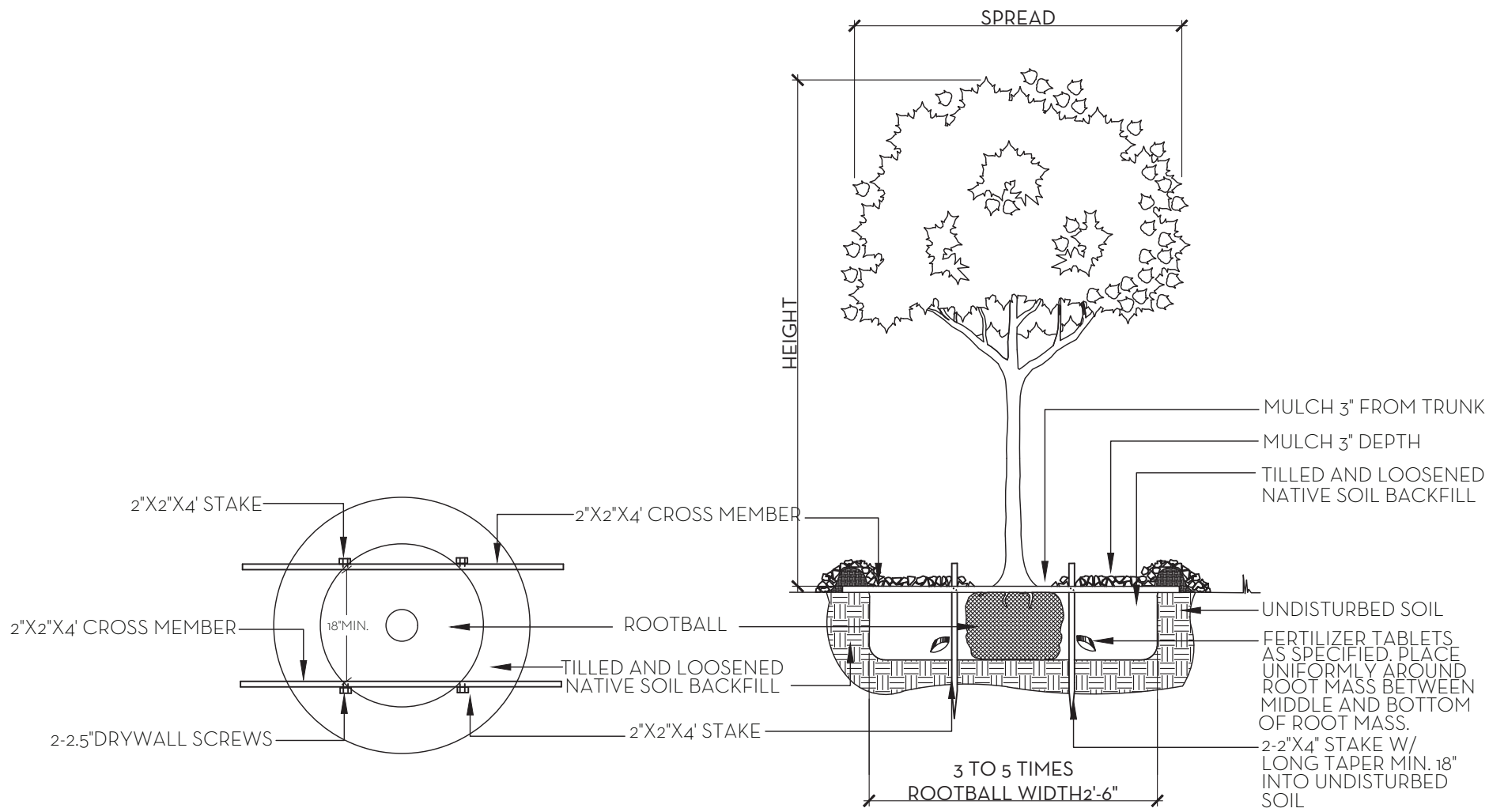
LP1

ARCOM #B-079-2020
SP REVIEW Z-20-00305

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

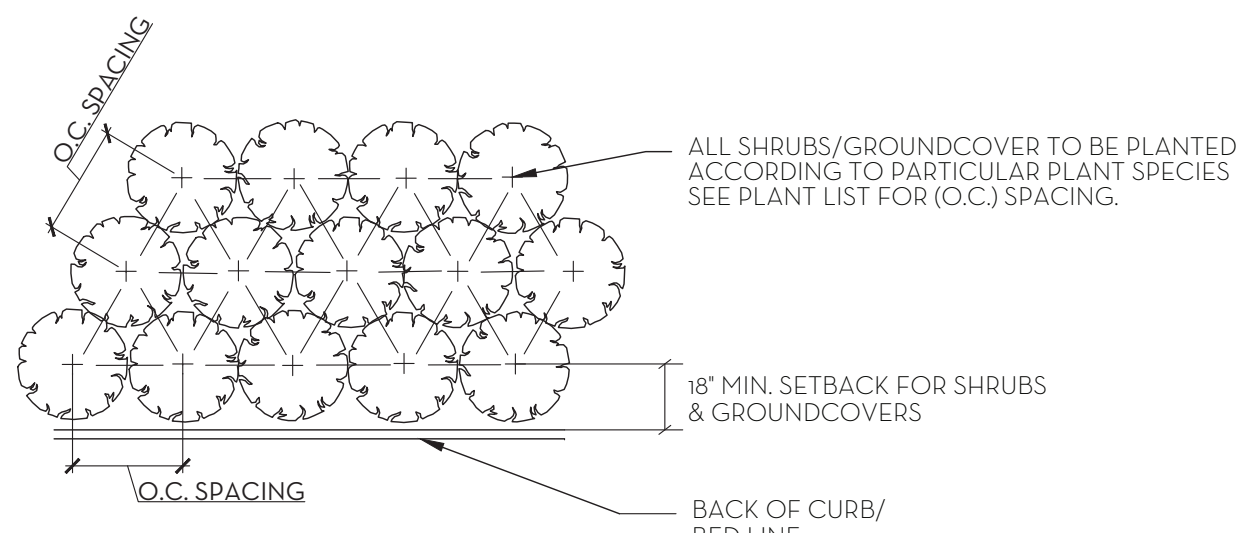
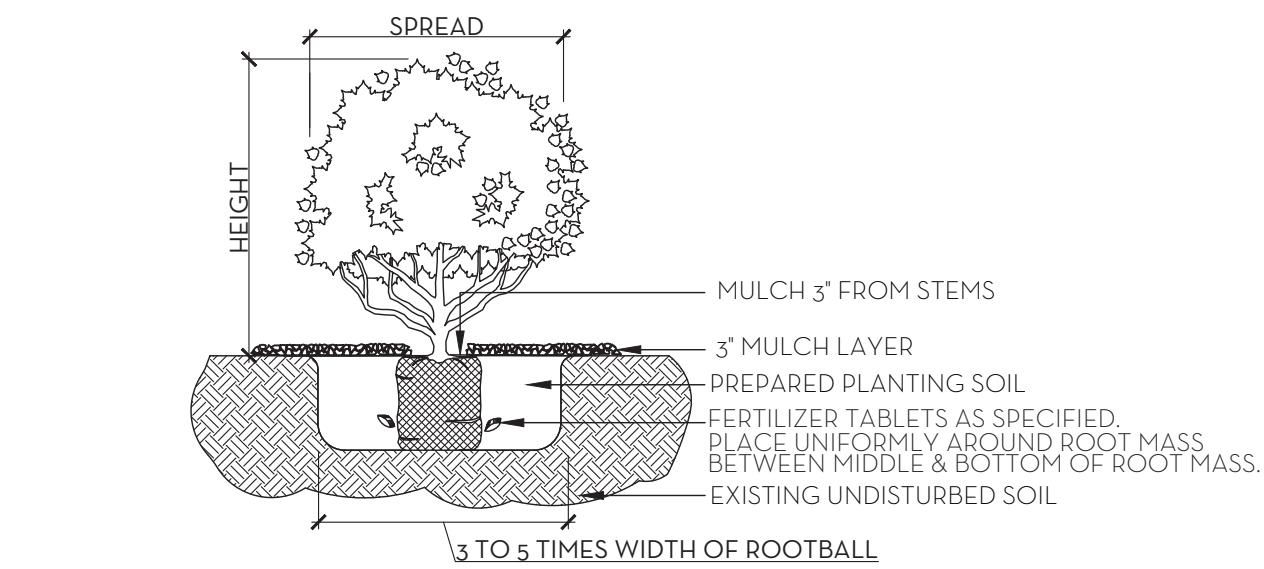


- NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
 2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
 3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
 4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
 5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
 6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



PALM PLANTING DETAIL
NTS

TREE PLANTING DETAIL
NTS



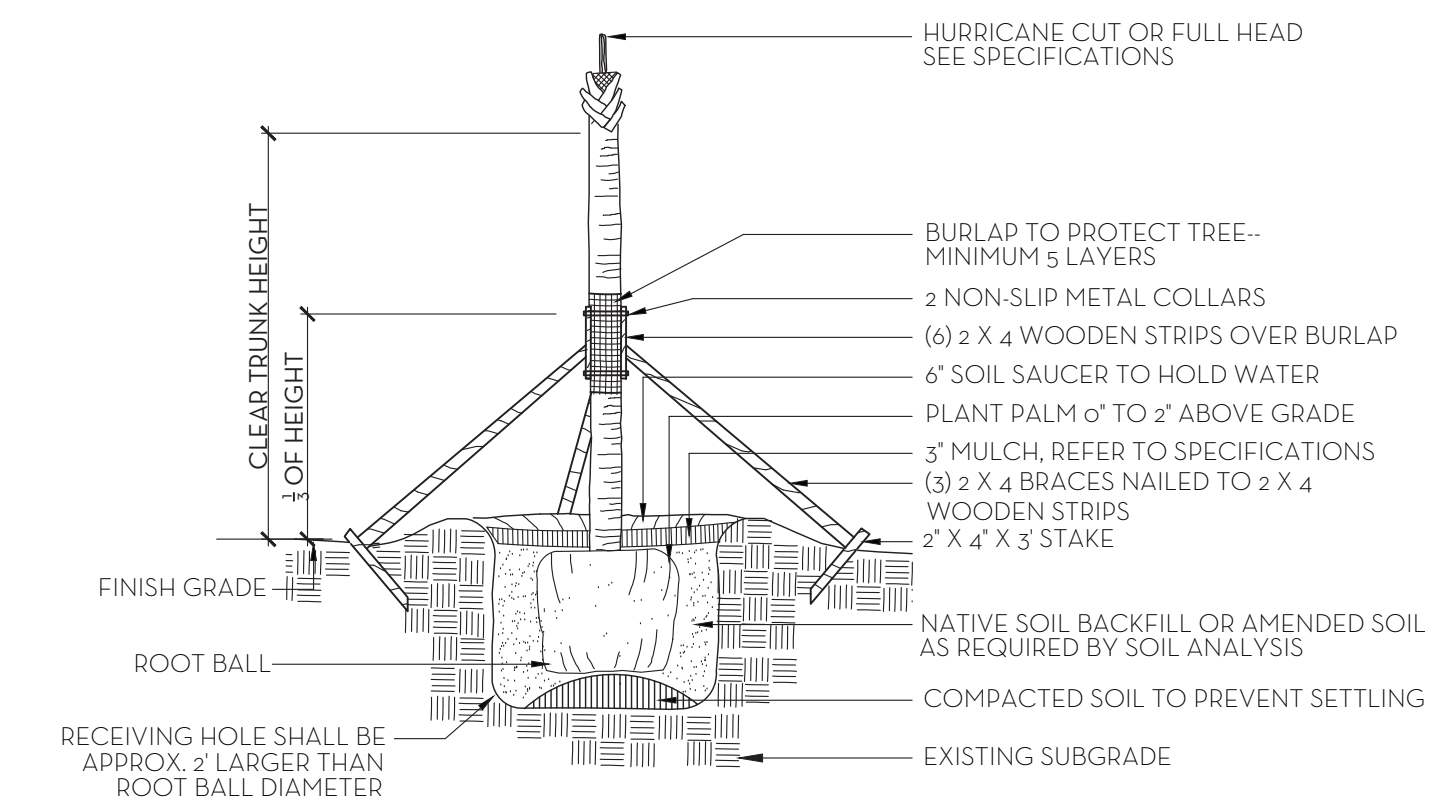
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
NTS

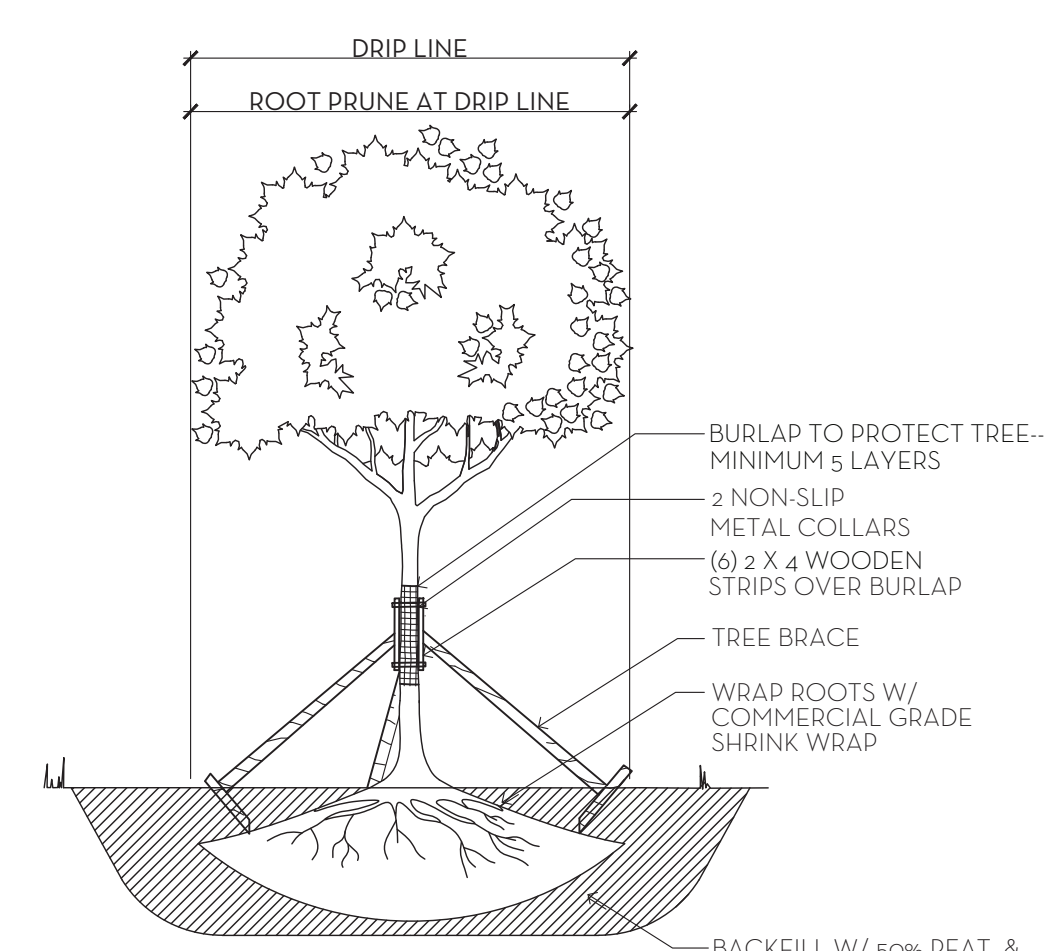
PLANT SPACING DETAIL
NTS

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



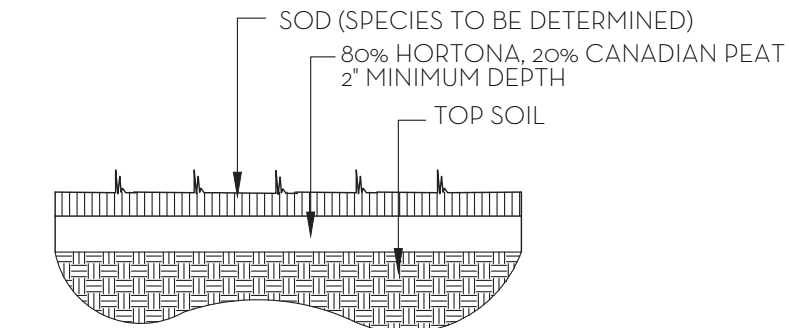
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
NTS

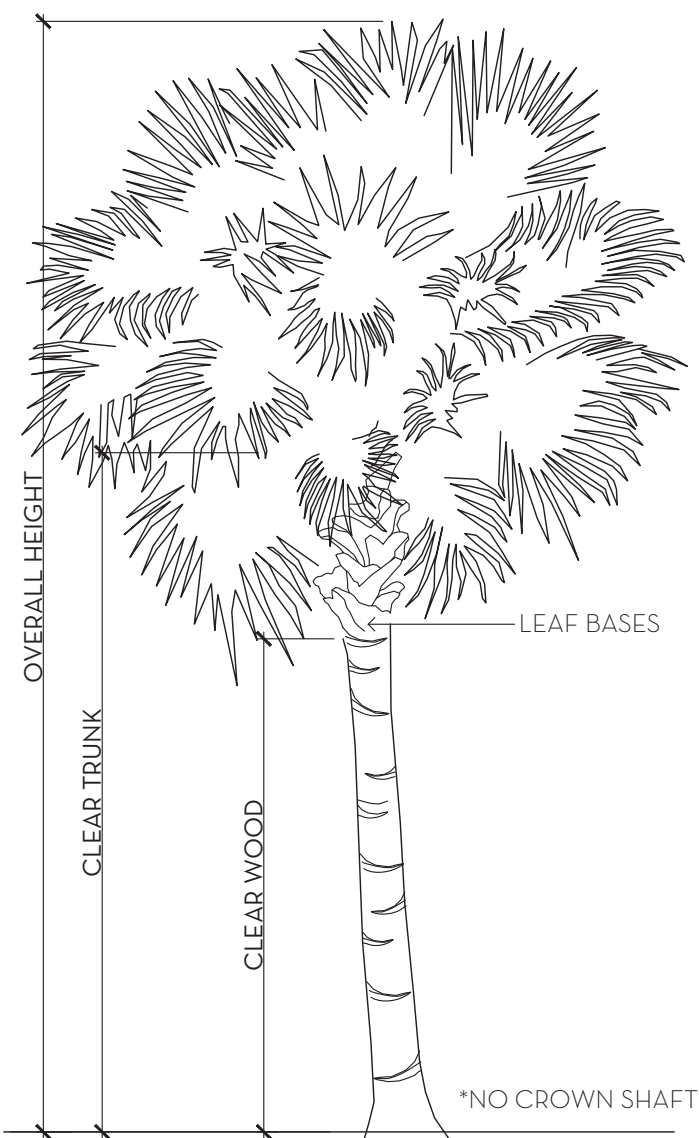


NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
NTS



SOD PLANTING DETAIL
NTS



PALM SPECIFICATION DETAIL
NTS

Landscape Material Schedule						
ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	NATIVE AREA	SPECIFICATION
PALMS						
1	Bismarck	Bismarckia nobilis	4			15' CT, Matching, to be approved by LA
2	Coconut Palm	Cocos nucifera	4			14' GW, curved
3	Coconut Palm	Cocos nucifera	9			15' GW, Straight
4	Thrinax Palm	Thrinax radiata	8	Y	904	6' CT, Matching
TREES						
5	Calophyllum	Calophyllum brasiliense	2			15' HT, 8" SPB
6	Calophyllum	Calophyllum brasiliense	13			14' HT, 5' CT, STD. Matching
7	Calophyllum	Calophyllum brasiliense	7			15' HT, 6' CT, STD. Matching
8	Citrus	Citrus spp	8			25 Gal, In pots
9	Green Buttonwood	Conocarpus erectus	6	Y	500	14' HT, 5' CT, STD. Matching
10	Cumcdo Limoo	Bursera americana	1	Y	700	25' HT, 10' CT, Character trunk
11	TBD	TBD	4			TBD
12	Small Leaf Cusia	Clusia guttifera	5			14' HT, 6' CT, STD
13	Ylang Ylang	Cananga odorata	8			15' HT, Matching
HEDGE/SHRUB						
14	Begonia Alba	Begonia odorata alba	65			3 Gal, Full
15	Carissa	Carissa macrocarpa	340			3 Gal, 2"x12"
16	Dwarf Walters Viburnum	Viburnum obovatum Sch. lons dwarf	60	Y	90	18" I.T. Full
17	Gardenia 'Miami Supreme'	Gardenia	2			28"x48", Sphere
18	Gardenia 'Miami Supreme'	Gardenia	8			36"x36", Sphere
19	Green Island Ficus	Ficus microcarpa Green Island	494	Y	494	3 Gal, 2"x12"
20	Hibiscus	Hibiscus spp.	35			36" HT, Full
21	Philodendron massing	TBD	60			7 Gal, Full
22	Rhapis	Rhapis excelsa	25			7 Gal, Full
23	Small Leaf Cusia	Clusia guttifera	129			8 HT, FTB
24	Small Leaf Cusia	Clusia guttifera	12			14' HT, FTB
25	TBD	TBD	5			7 Gal, Full
26	Xanadu	Philodendron Xanadu	50			3 Gal, Full
GROUND COVER/VINES						
27	Bougainvillea 'Barbara Karst'	Bougainvillea	6			12 HT, Esp to wall, Full coverage
28	Bougainvillea 'Barbara Karst'	Bougainvillea	13			8 HT, Esp to wall, Full coverage
29	Minima	Trachelospermum asiaticum 'minima'	500			8 HT, FTB
SOD						
30	Zoysia Sod	Zoysia - Review w/LA				Solid sod, 2" 80/20 base soil mix, roll, top dress, stig joints, qty tbfv by contractor

NATIVE LANDSCAPE CALCULATIONS

LANDSCAPE OPEN SPACE: (6,890 SF)
REQUIRED = 1,723 SQ FT 25%
PROPOSED = 2,728 SQ FT 40%

FERTILIZATION
SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES:
PALMS: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
7 - 21 GRAM TABLETS
GROUND COVER AREAS
ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

PREVIOUSLY APPROVED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS
DAVIES RESIDENCE

310 CLARKE AVENUE, PALM BEACH, FLORIDA



NIEVERA WILLIAMS
DESIGN

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

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LP2

ARCOM #B-079-2020
SP REVIEW Z-20-00305

09 DEC 2020
12 NOV 2020

OVERALL R-B SITE CALCULATIONS:

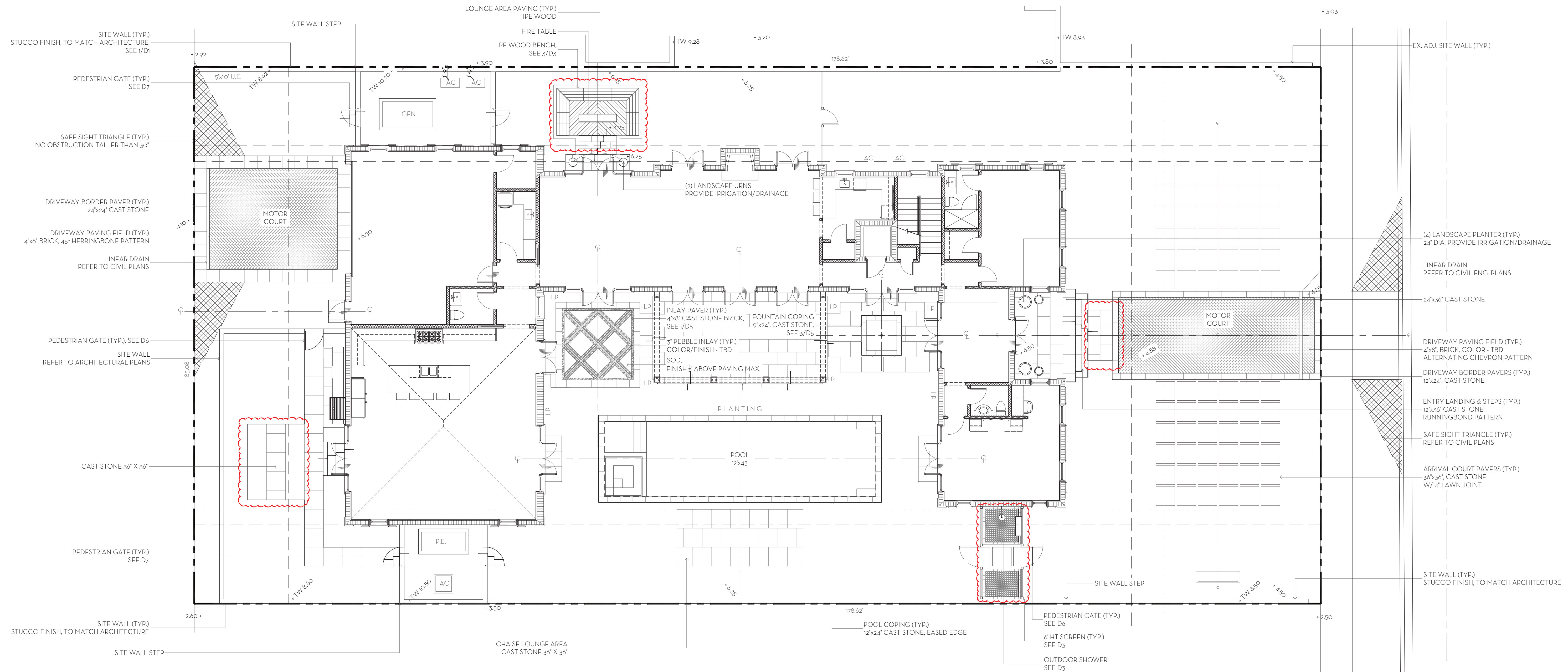
SITE AREA =	15,198	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,839	SQ FT	45%
EXISTING =	-	SQ FT	- %
PROPOSED =	6,847	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

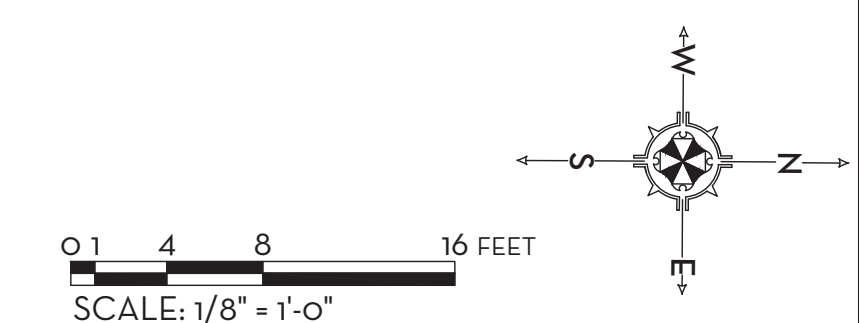
25' SETBACK AREA =	2,127	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	850	SQ FT	40%
EXISTING =	-	SQ FT	- %
PROPOSED =	1,031	SQ FT	48.5%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,873	SQ FT 100%
MINIMUM LANDSCAPE:		
(50% OF 4,873 SF) = 2,436 REQUIRED		
EXISTING =	-	SQ FT
PROPOSED =	3,613	SQ FT 74.1%



CURRENTLY PROPOSED



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN

DAVIES RESIDENCE

310 CLARKE AVENUE, PALM BEACH, FLORIDA

14 SEPT 2023	06 SEPT 2023	12 JULY 2023	27 APR 2023	27 FEB 2023	12 JAN 2023	28 DEC 2022	09 DEC 2022	06 DEC 2022	14 NOV 2022	07 NOV 2022	13 SEPT 2022	18 AUG 2022	12 AUG 2022	22 JUL 2022	31 MAR 2022	12 JAN 2022	08 JUL 2021	09 DEC 2020	12 NOV 2020
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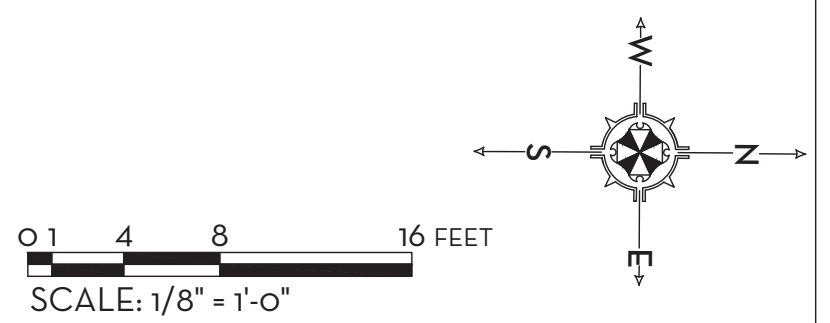
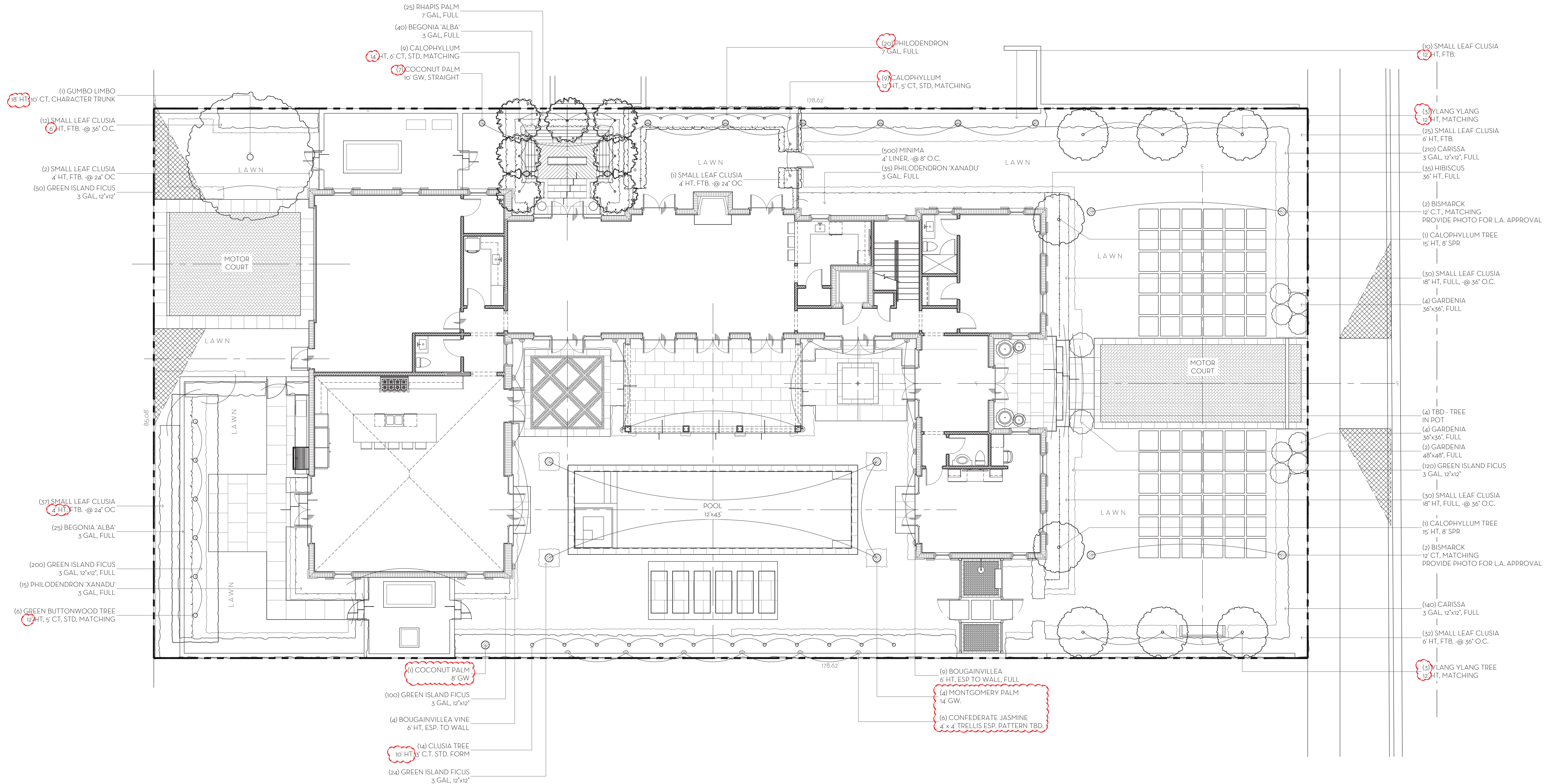
NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
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L1
ARCOM #B-079-2020
SP REVIEW Z-20-00305

CURRENTLY PROPOSED



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

LANDSCAPE PLAN
DAVIES RESIDENCE
310 CLARKE AVENUE, PALM BEACH, FLORIDA

14 SEPT 2023
15 JUL 2023
27 APR 2023
12 JULY 2022
12 JAN 2023
28 DEC 2022
06 DEC 2022
14 NOV 2022
14 NOV 2022
13 SEPT 2022
15 AUG 2022
22 JUL 2022
17 JAN 2022
08 JUL 2021
06 JUL 2020
12 NOV 2020

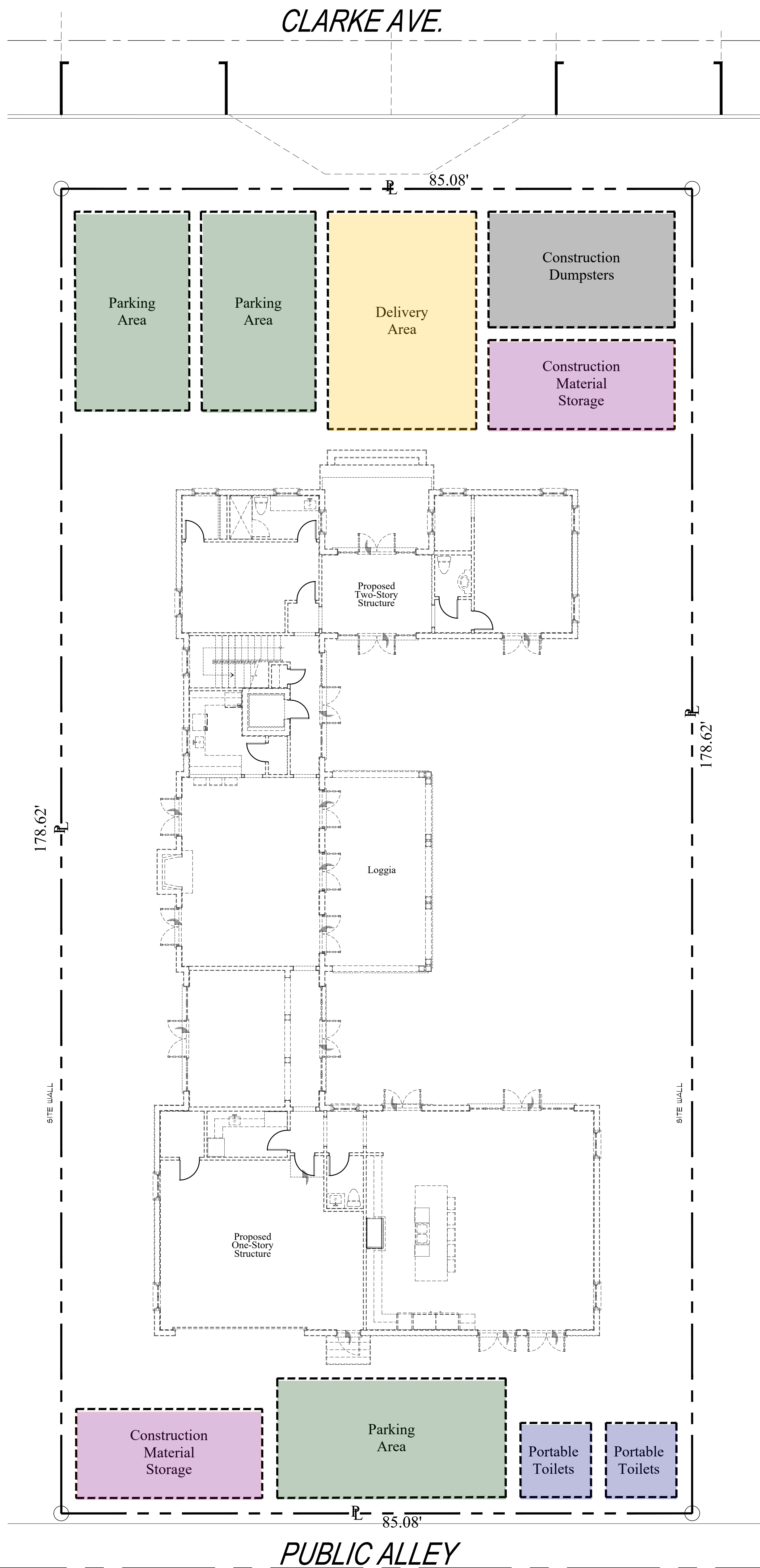


223 Sunset Avenue
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LP1
ARCOM #B-079-2020
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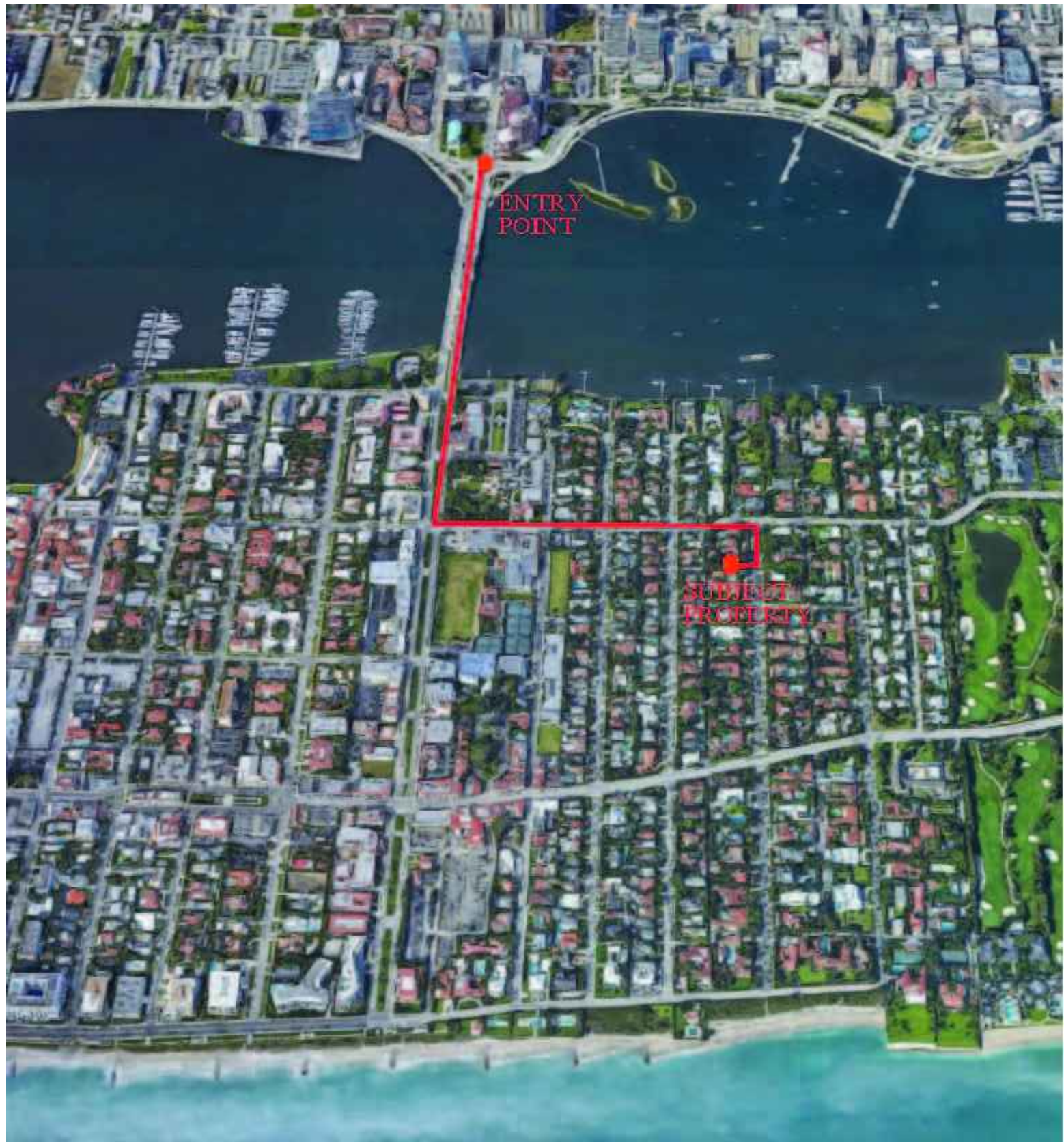
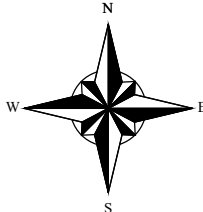
SCALE: 1/8" = 1'-0"



Truck Logistics Plan

Scale

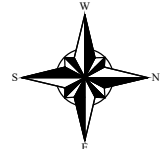
1/8" = 1'-0"



Truck Traffic Map

Scale

NTS



Route To Property:

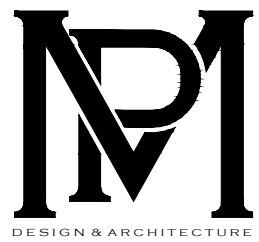
Enter the Town of Palm Beach thru Lakeview Avenue over the Royal Palm Way Bridge. Turn left on Cocoanut Row heading north. Continue straight to stay on Cocoanut Row. Turn right on Clarke Avenue until reaching subject property.

Max. Number Of Trips to Subject Property:

60 Building material and dumpster trucks

Maximum Truck Length:

60'



COMM NO.
2020

DATE
09-25-2023

REVISIONS

A New Residence for
Mr. & Mrs. Mark Davies

Palm Beach FL 33480

310 Clarke Avenue



MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.

A005

ARC-23-137
ZON-23-104

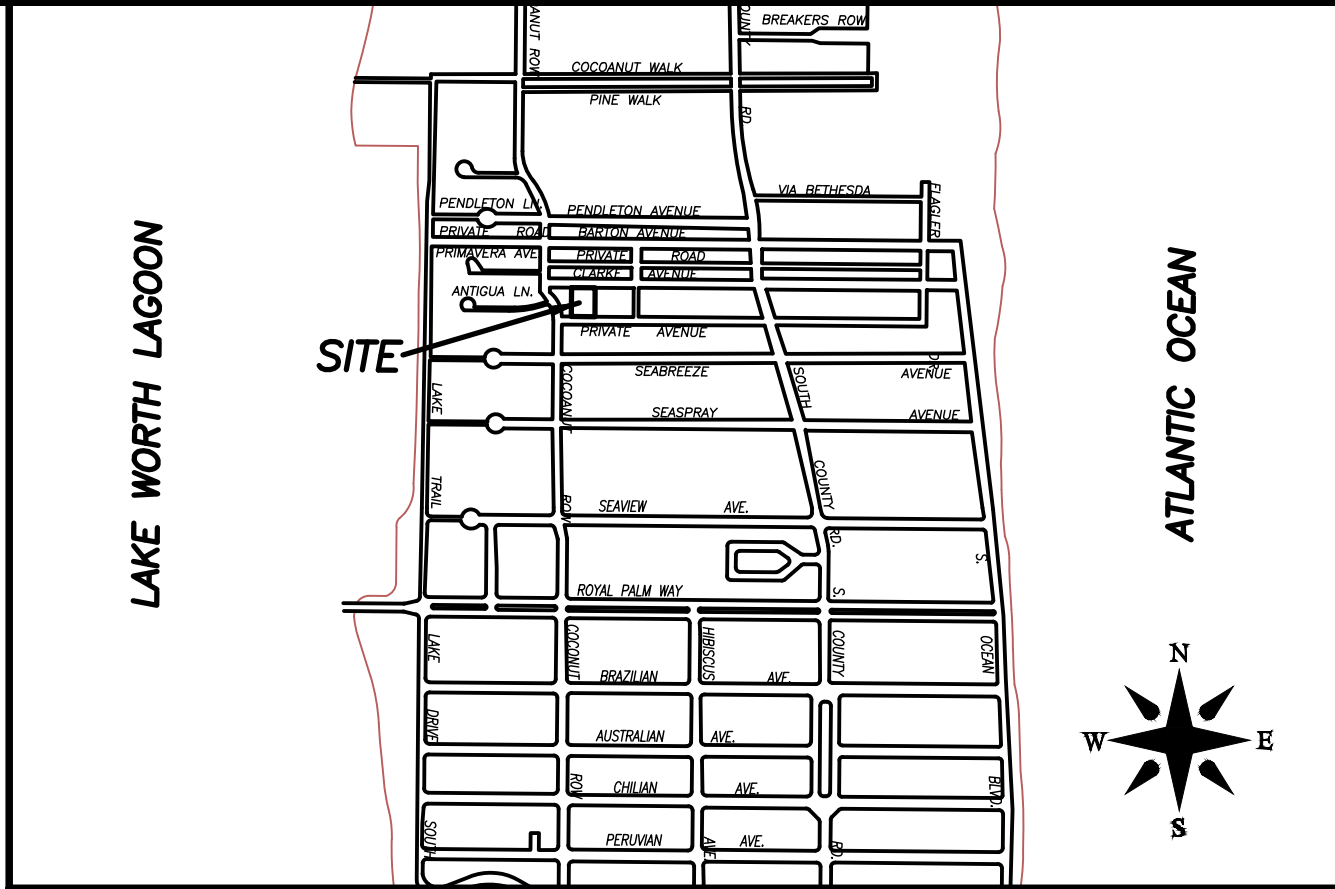
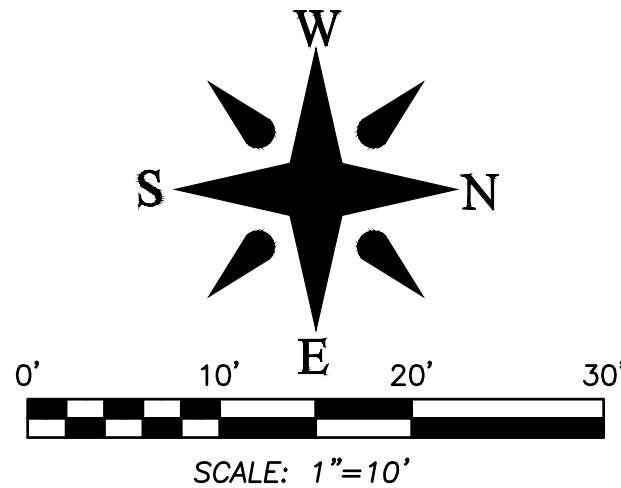
TITLE COMMITMENT REVIEW						
CLIENT:	MARK J. DAVIES AND PATRICIA L. DAVIES	COMMITMENT NO.: 1062- 4904337	DATE: JULY 24, 2020			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO.: 01-1076.18				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 8	N/A	Standard Exemptions				•
9	N/A	Any Lien				•
10	PB 7, PG 39	Plat of Primavera Estates (Middle Section)	•			
11	ORB 16703, PG 862	Designation of Landmarks				•
12	ORB 29585, PG 592	Affidavit regarding Application for Lot Split	•			
13	ORB 29747, PG 693	Restrictive Covenant		•		
14	ORB 31045, PG 542	Underground easement granted to Florida Power & Light Company, BellSouth Telecommunications, LLC, Comcast Corp. and the Town of Palm Beach	•			

BOUNDARY SURVEY FOR: MARK J. DAVIES & PATRICIA L. DAVIES

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

Mark J. Davies & Patricia L. Davies

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

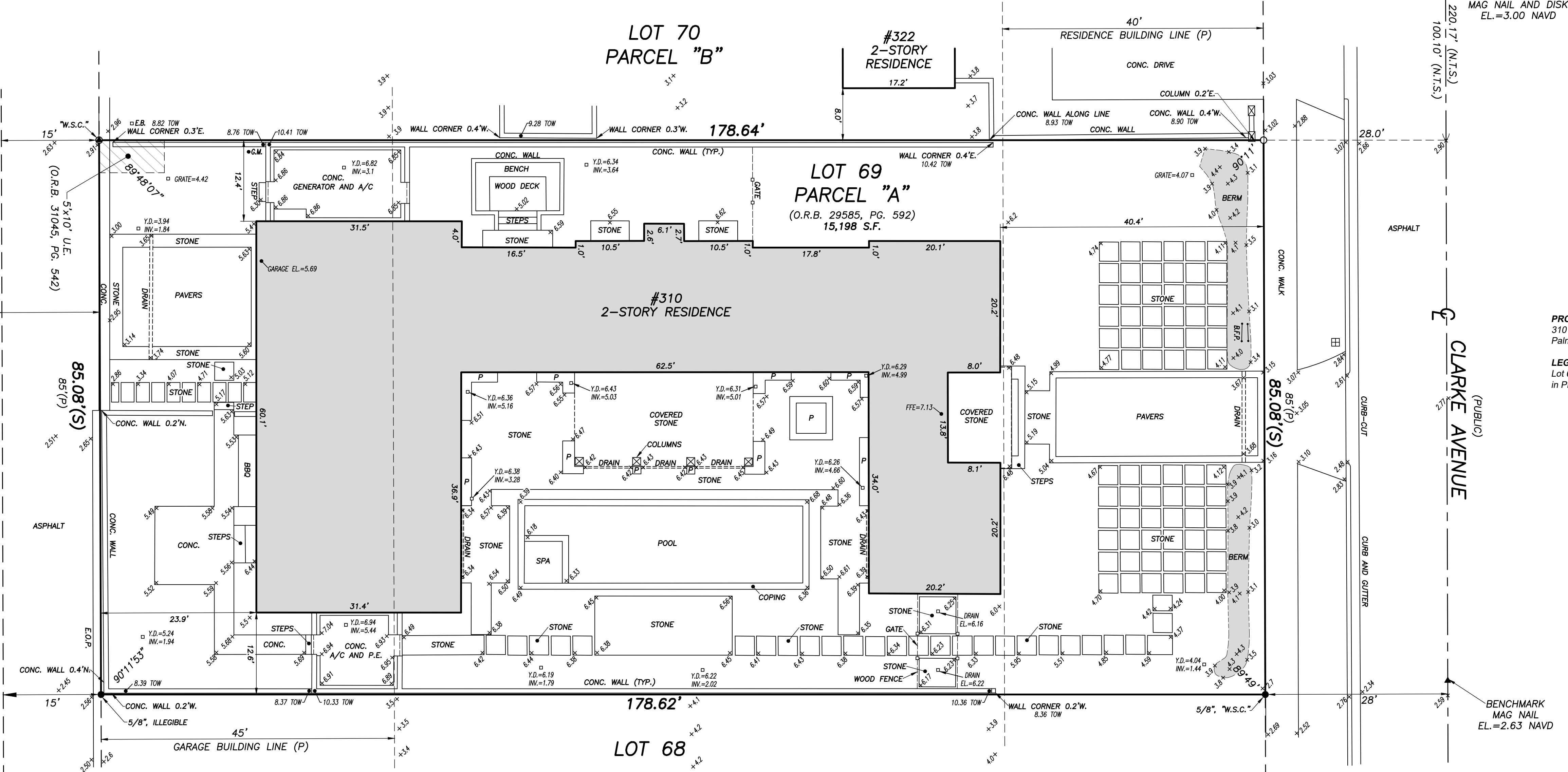


VICINITY SKETCH N.T.S.

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B.S. = CHORD BEARING
C.C.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.O. = CLEAN-OUT
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D.W. = DRIVEWAY
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F.E. = FINISH FLOOR ELEVATION
FND. = FOUND
F.O.C. = FACE OF CURB
G.M. = GAS METER
INV. = INVERT
I.T.I.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
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
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. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P.O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.R. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
R.GE. = RANGE
R.P.B. = ROAD PLAT BOOK
R.W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S.D. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.W. = TOP OF WALL ELEVATION
TWP. = TOWNSHIP
TYP. = TYPICAL
U.C. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
Y.D. = YARD DRAIN
Z. = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4669)
○ = IRON PIPE FOUND (AS NOTED)
○ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
○ = MAG NAIL & DISK SET (LB #4569)
○ = PROPERTY LINE
⊙ = UTILITY POLE
⊙ = FIRE HYDRANT
⊙ = WATER METER
⊙ = WATER VALVE
⊙ = LIGHT POLE

15' PUBLIC ALLEY



FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-4904337, issued by First American Title Insurance Company, dated July 24, 2020. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

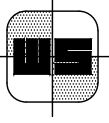
I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 4/13/2023

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

BOUNDARY SURVEY FOR:

MARK J. DAVIES &
PATRICIA L. DAVIES



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4069
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	G.W.	JOB NO.:	01-1076	F.B.:	PB42 PG. 55
OFFICE:	M.B.	DATE:	3/29/01	DWG. NO.:	01-1076-1
CK'D:	C.W.	REF:	01-1076-1.DWG	SHEET	1 OF 1