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# Mr. & Mrs. Forsyth Williams Guest House

288 Sandpiper Drive, Palm Beach, FL 33480

DESIGN & ARCHITECTURE

ARCHITECURE

MP DESIGN & ARCHITECURE

Scope of Work

Variance Request for an existing Non-Conforming area encroaching into rear-yard setback,
to be enclosed into ac space for an increase of 603 CC (0.02 CCR)
A 135 SF addition at existing planter.
New doors and windows to match existing door and window type.
Guest House colors and materials to match existing Main Residence.

ARC-23-159
ZON-24-005

| | |
|---|---|
| Second Submittal | 10-23-2023 |
| Final Submittal | 11-09-2023 |
| ARCOM | 12-15-2023 |
| Town Council | 01-10-2024 |

MP Design & Architecture, Inc.
217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480
AA#26001667
T: 561833.7575 INFO@MPDAINC.COM F: 561833.0575

Town of Pam Beach
360 S. County Rd.
Palm Beach, FL 33480

November 9th, 2023

## Letter of Intent

**288 Sandpiper Drive Palm Beach, FL 33480**
**ARC-23-159 / ZON 24-005**

Please find attached drawings for 288 Sandpiper Drive, Palm Beach FL 33480. The scope of work includes the following:

1. Addition and enclosure of existing areas to air conditioned space.
2. Existing doors and windows to be replaced white in color to match existing Main House
3. Paint of trims and Guest House color to match existing Main house.
4. Removal of Glass Block wall replaced with a pair of French Doors with Side Lites at the Gym.

Please note the following:

A. ARCHITECTURAL REVIEW – Section 18-205
Project includes an addition and enclosure of existing open covered to air conditioned space. New doors and windows to match existing type. Guest House colors to match existing main residence.

B. VARIANCE – Section 134-201
Section 134-893(b)(1 )(c): Variance request for the new additions to have a rear yard setback of 10.4 feet in lieu of the 15.0 foot minimum required for lots over 20,000 SF.

Respectfully,

Michael Perry

# INDEX OF DRAWINGS

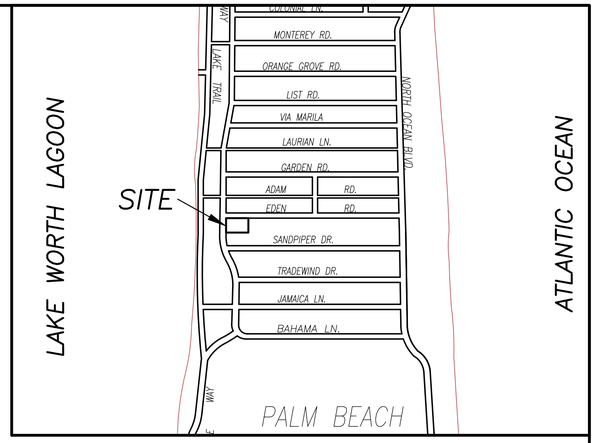

| | |
|---|---|
| COVER | PROJECT INFORMATION, DEADLINES AND MEETINGS<br>INDEX<br>SURVEY |
| | VICINITY LOCATION MAP |
| | LOCATION PLAN |
| | ZONING LEGEND |
| A000 | EXISTING SITE PLAN |
| A001 | PROPOSED SITE PLAN |
| A001.1 | STREETSCAPE, SITESCAPE |
| A001.2 | PROPOSED REAR HEIGHT DIAGRAM |
| A003 | CONSTRUCTION SCREENING PLAN |
| A004 | TRUCK LOGISTICS PLAN |
| A005 | EXISTING FIRST & SECOND FLOOR CUBIC CONTENT RATIO PLAN.<br>PROPOSED GUEST HOUSE CUBIC CONTENT RATIO PLAN. |
| A006 | EXISTING AND PROPOSED CUBIC CONTENT RATIO AXONOMETTRIC. |
| A007 | PROPOSED & EXISTING ZONING DIAGRAM |
| PHOTO-1 | SURROUNDING PROPERTY PHOTOS |
| PHOTO-2 | SURROUNDING PROPERTY PHOTOS |
| PHOTO-3 | SURROUNDING PROPERTY PHOTOS |
| PHOTO-4 | SUBJECT PROPERTY PHOTOS |
| PHOTO-5 | SUBJECT PROPERTY PHOTOS |
| PHOTO-6 | SUBJECT PROPERTY PHOTOS |
| A100 | EXISTING & DEMOLITION FIRST FLOOR PLAN |
| A101 | PROPOSED FIRST FLOOR PLAN |
| A102 | EXISTING & PROPOSED ROOF FLOOR PLAN |
| R1 | WEST RENDERING |
| R2 | EAST RENDERING |
| R3 | NORTH RENDERING |
| R4 | SOUTH RENDERING |
| A200 | EXISTING & PROPOSED ELEVATIONS |
| A300 | BUILDING SECTION DIAGRAMS |
| A301 | BUILDING SECTION DIAGRAMS |
| C1 | CONCEPTUAL SITE GRADING & DRAINAGE PLAN |

# BOUNDARY SURVEY FOR:
# KELLY M. WILLIAMS

*This survey is made specifically and only for the following party for the purpose of design on the surveyed property.*

***Kelly M. Williams***

*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. | = 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 |
| ESM'T | = EASEMENT |
| FFE | = FINISH FLOOR ELEVATION |
| FND. | = 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 |
| 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.R.C. | = POINT OF REVERSE CURVATURE |
| P.R.M. | = PERMANENT REFERENCE MONUMENT |
| PROP. | = PROPOSED |
| P.T. | = POINT OF TANGENCY |
| PVM'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 |
| TH | = THRESHOLD ELEVATION |
| TOC | = TOP OF CURB ELEVATION |
| TOW | = 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 |
| ℄ | = CENTERLINE |
| △ | = CENTRAL ANGLE/DELTA |
| ■ | = CONCRETE MONUMENT FOUND (AS NOTED) |
| □ | = CONCRETE MONUMENT SET (LB #4569) |
| ● | = ROD & CAP FOUND (AS NOTED) |
| ○ | = 5/8" ROD & CAP SET (LB #4569) |
| ⊙ | = 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 |

***PROPERTY ADDRESS:***
*288 Sandpiper Drive*
*Palm Beach, FL 33480*

***LEGAL DESCRIPTION:***
*Lots 14 and 15,* ***DODGE ESTATES****, according to the plat thereof recorded in Plat Book 27, Page 119, 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 0851 F, dated 10-5-17.*

***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 it bears 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. Certificate of Authorization Number LB4569.*
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 conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

***DATE OF LAST FIELD SURVEY: 6/16/2022***

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

*REVISIONS:*

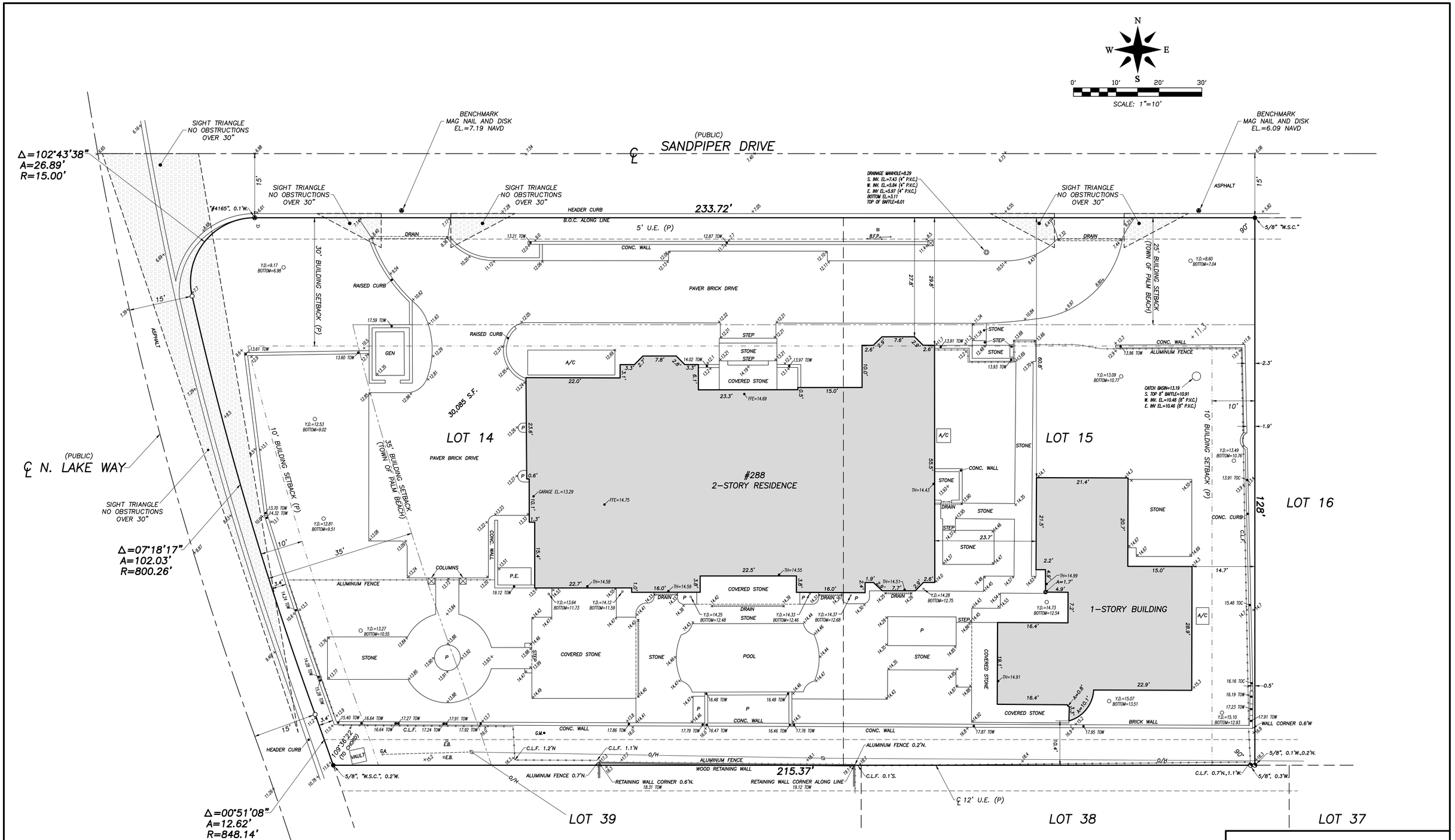
*06/16/22 SURVEY AND TIE-IN UPDATE B.M./M.B. 18-1215.16 PB333/32*
*05/16/22 SITE WALL TIE-IN B.M./M.B. 18-1215.17 PB333/6*
*05/06/22 FORMBOARD TIE & EL. B.M./J.P. 18-1215.15 PB331/76*
*03/07/22 SPOT ELEVATIONS J.C./S.W. 18-1215.14 PB325/78*
*07/31/21 SITE WALL TIE-IN J.P./M.B. 18-1215.11 PB314/68*
*07/19/21 ADD SAFE SITE TRIANGLE S.W. 18-1215.10*
*07/14/21 TIE-IN ON ADJUSTED FOOTER FORMS B.M./M.B. 18-1215.9 PB316/21*
*05/29/21 FORMBOARD TIE-IN B.M./S.W. 18-1215.7 PB311/65*
*09/22/20 TIE BEAM ELEVATIONS B.M./S.W. 18-1215.6 PB301/9*
*09/02/20 FORMBOARD TIE-IN B.M./S.W. 18-1215.5 PB296/75*
*07/10/20 FORMBOARD TIE-IN C.E./S.W. 18-1215.4 PB297/10*
*06/03/20 FORMBOARD TIE-IN B.M./S.W. 18-1215.3 PB295/47*

***BOUNDARY SURVEY FOR:***

***KELLY M. WILLIAMS***

**WALLACE SURVEYING CORP.** LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

| | | | | | |
|---|---|---|---|---|---|
| FIELD: | B.M. | JOB NO.: | 18-1215 | F.B. PB259 | PG. 56 |
| OFFICE: | M.B. | DATE: | 4/26/18 | DWG. NO. | 18-1215 |
| C'K'D: | C.W. | REF: | 18-1215.DWG | SHEET | 1 OF 2 |

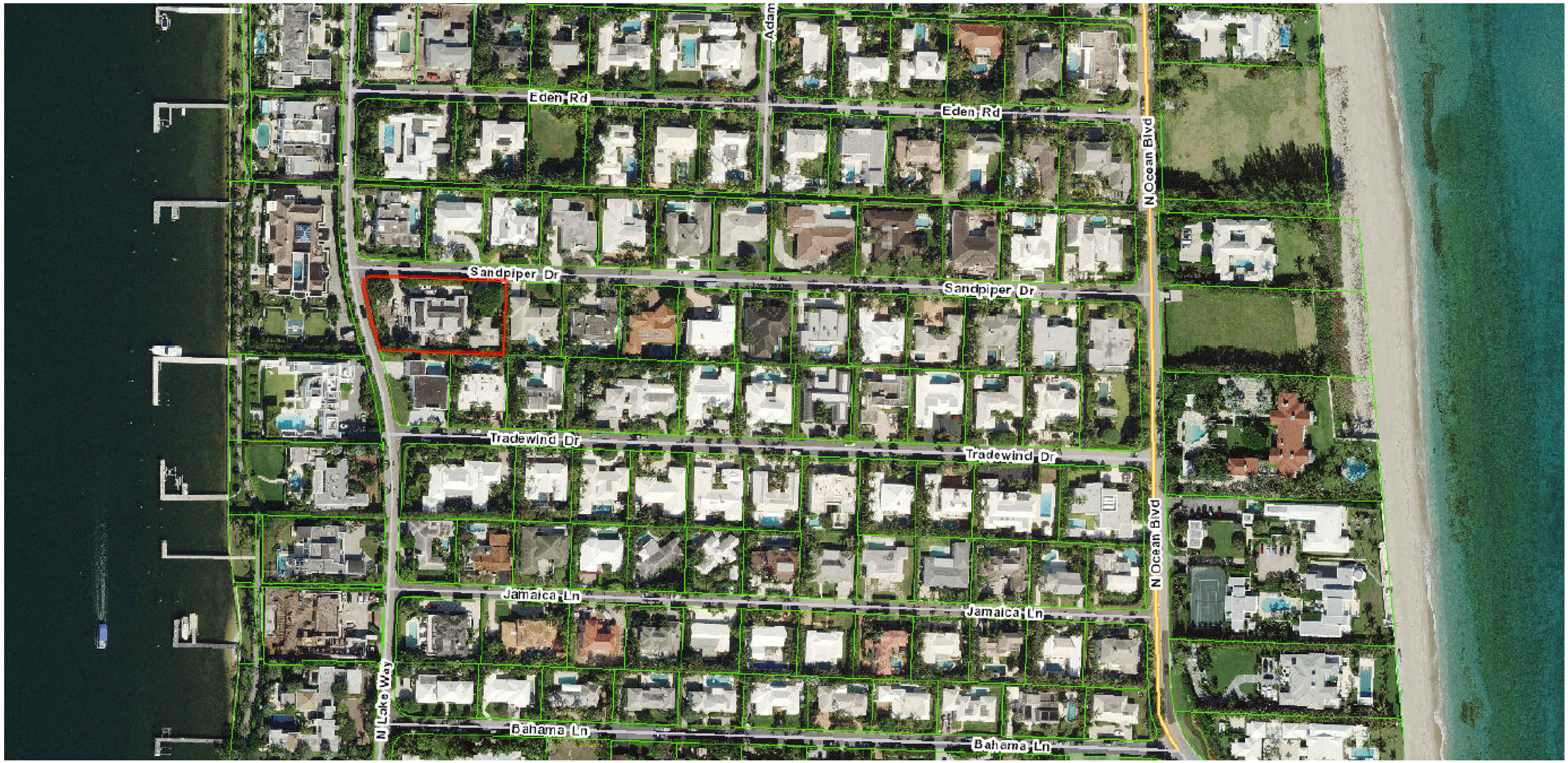



**BOUNDARY SURVEY FOR:**

**KELLY M. WILLIAMS**

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

| | | | | | |
|---|---|---|---|---|---|
| FIELD: | B.M. | JOB NO.: | 18-1215 | F.B. | PB259 PG. 56 |
| OFFICE: | M.B. | DATE: | 4/26/18 | DWG. NO. | 18-1215 |
| CK'D: | C.W. | REF: | 18-1215.DWG | SHEET | 2 OF 2 |




Vicinity Location Map

Scale n.t.s.

ARC-23-159
ZON-24-005

COMM NO.
1703

DATE
11-09-2023

REVISIONS

Additions and Renovations to the
Forsyth Williams Guest House
288 Sandpiper Drive
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

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

SHEET NO.
Vicinity
Map


## Location Map

Scale n.t.s.

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SHEET NO.
Location Map

# 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:** | 288 Sandpiper Drive Palm Beach FL 33480 | | |
| 2 | **Zoning District:** | RB | | |
| 3 | **Structure Type:** | CMU | | |
| 4 | | Required/Allowed | Existing | Proposed |
| 5 | Lot Size (sq ft) | 20,000 | 30,074 | 30,074 |
| 6 | Lot Depth | 150' | 128' | 128' |
| 7 | Lot Width | 125' | 233' | 233' |
| 8 | Lot Coverage (Sq Ft and %) | 7,518.5 (25%) | 7,105 (23.6%) | 7,441 (24.74%) |
| 9 | Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc) | - | 7,846 | 8,182 |
| 10 | Cubic Content Ratio (CCR) (R-B ONLY) | 3.8 | 2.63 | 2.68 |
| 11 | *Front Yard Setback (Ft.) | 35' North | 27.8' | 27.8' |
| 12 | * Side Yard Setback (1st Story) (Ft.) | 15' East | 14.7' | 14.7' |
| 13 | * Side Yard Setback (2nd Story) (Ft.) | 35' West | 49.9' | 49.9' |
| 14 | *Rear Yard Setback (Ft.) | 15' South | 10.4' | 10.4' |
| 15 | Angle of Vision (Deg.) | 100° | 104° | 104° |
| 16 | Building Height (Ft.) | 25' | 19'-3" | 19'-3" |
| 17 | Overall Building Height (Ft.) | 30' | 26'-3" | 26'-3" |
| 18 | Crown of Road (COR) (NAVD) | - | 7.4' | 7.4' |
| 19 | Max. Amount of Fill Added to Site (Ft.) | N/A | N/A | N/A |
| 20 | Finished Floor Elev. (FFE)(NAVD) | - | 14.92' | 14.92' |
| 21 | Zero Datum for point of meas. (NAVD) | - | 14.92' | 14.92' |
| 22 | FEMA Flood Zone Designation | - | ZONE X | ZONE X |
| 23 | Base Flood Elevation (BFE)(NAVD) | - | - | - |
| 24 | Landscape Open Space (LOS) (Sq Ft and %) | 50%(15,037 SF) | N/A | N/A |
| 25 | Perimeter LOS (Sq Ft and %) | - | N/A | N/A |
| 26 | Front Yard LOS (Sq Ft and %) | 45%(3,857SF) | N/A | N/A |
| 27 | **Native Plant Species % | *Please refer to separate landscape legend.* | | |

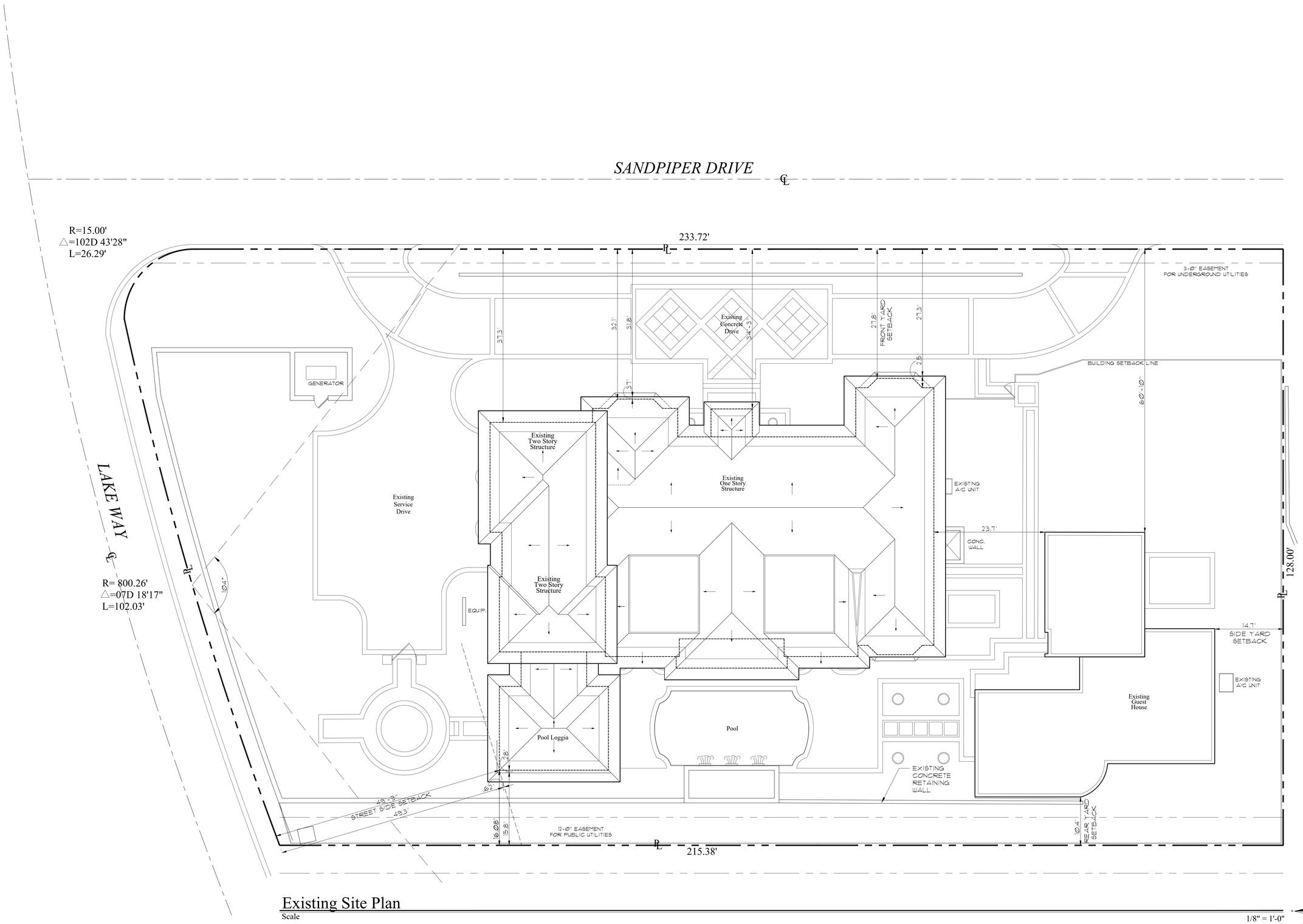
** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Provide Native plant species calculation per category as requited by Ord. 24-2021 on separate table*

**If value is not applicable, enter N/A**

**If value is not changing, enter N/C**

*REV BF 20220616*




## Existing Site Plan

Scale 1/8" = 1'-0"

ARC-23-159
ZON-24-005

COMM NO.
1703

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Forsyth Williams Guest House
288 Sandpiper Drive
Palm Beach FL 33480

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

SHEET NO.
A000

## LEGAL DESCRIPTION

Lots 14 and 15, DODGE ESTATES, according to the plat thereof in Plat Book 27, Page 119, of the Public Records of Palm Beach County, Florida


Location Map

Scale n.t.s.

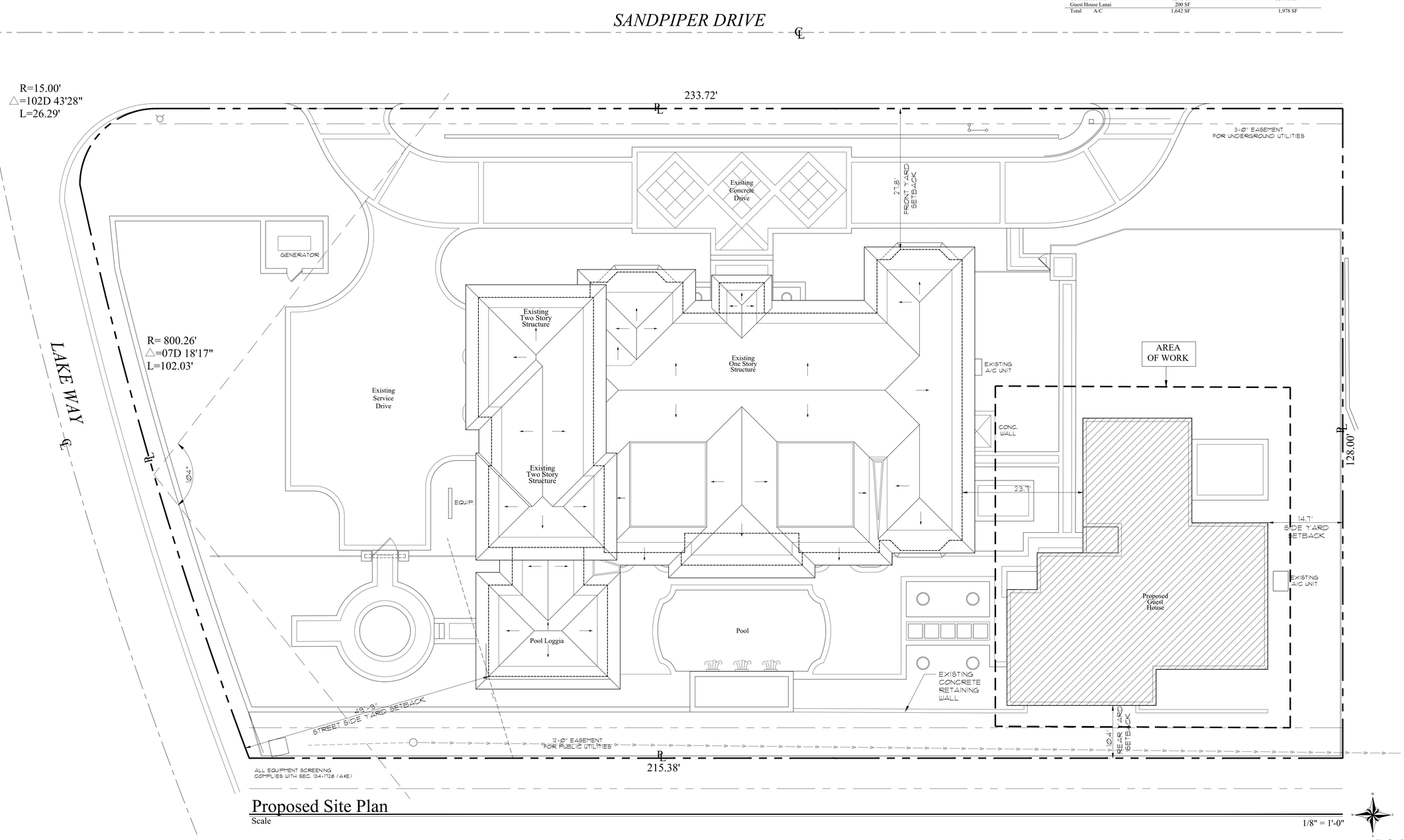
## ZONING & SITE CALCULATIONS

| Zoning Item | Required/Allowed | Existing | Proposed |
|---|---|---|---|
| Zoning District | RB | RB | RB |
| Lot Area | 20,000 SF | 30,074 SF | 30,074 SF |
| Lot Width | 125' | 233' | 233' |
| Lot Depth | 150' | 128' | 128' |
| Front Yard Setback | 35' | *27'-9" | *27'-9" |
| Street Side Yard Setback | 35' | 49'-11" | 49'-11" |
| Side Yard Setback | 15' | *14'-7" | 14'-7" |
| Rear Yard Setback | 15' | *10'-4" | *10'-4" |
| Maximum Building Height | 25' 1 or 2-Story | 19'-3" | 19'-3" |
| Maximum Overall Height | 30' | 26'-3" | 26'-3" |
| Lot Coverage | 25% 2 Story (7,518.5 SF) | 23.6% (7,105 SF ) | 24.74% (7,441) |
| Landscape Open Space | 50% (15,037 SF) | 55.6% (15,833 SF) | 55.6% (15,833 SF) |
| Required Front Yard | 45% (3,875 SF) | 56.4% (4,857 SF) | 56.4% (4,857 SF) |
| Cubic Content Ratio | 3.80 (114,000 CF) | 2.63 (79,171 CF) | 2.68 (80,558 CF) |
| Angle of Vision | 100 Degrees | 104 Degrees | 104 Degrees |

*Indicates Existing Non-Conformity to Remain

## AREAS MAIN HOUSE AND GUEST HOUSE

| | Existing | Proposed |
|---|---|---|
| 1st Floor A/C | 4,033 SF | 4,033 SF |
| 2nd Floor A/C | 762 SF | 762 SF |
| Loggia | 670 SF | 670 SF |
| Garage | 739 SF | 739 SF |
| Total A/C | 6,204 SF | 6,204 SF |
| Guest House AC | 1,642 SF | 336.18 SF |
| Guest House Lanai | 200 SF | |
| Total A/C | 1,642 SF | 1,978 SF |




Proposed Site Plan

Scale 1/8" = 1'-0"

ARC-23-159
ZON-24-005

MP DESIGN & ARCHITECTURE

COMM NO.
1703

DATE
11-09-2023

REVISIONS

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Palm Beach FL 33480

STATE OF FLORIDA
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LICENSED
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ANGELO DAVILA, R.A.
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PALM BEACH, FLORIDA 33480
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AA26001667

SHEET NO.
A001


## Streetscape

Scale 1/32" = 1'-0"

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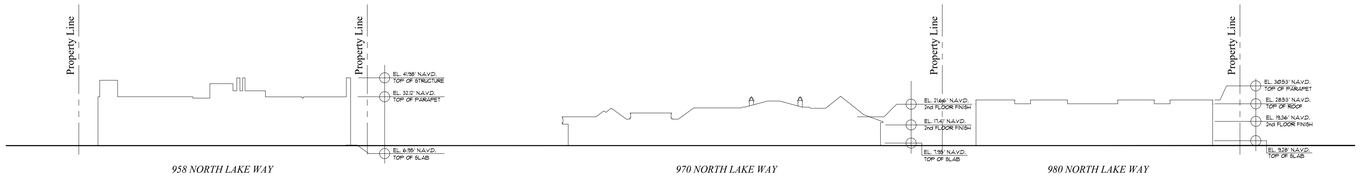
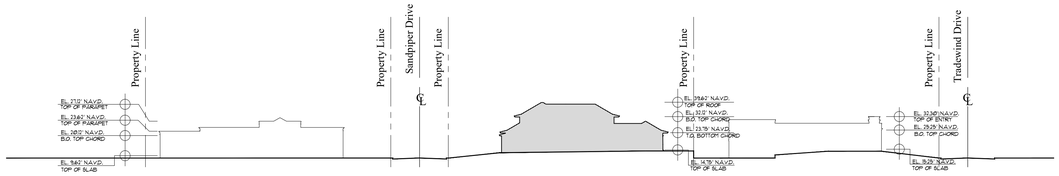
SHEET NO.
A001.1




958 NORTH LAKE WAY

970 NORTH LAKE WAY

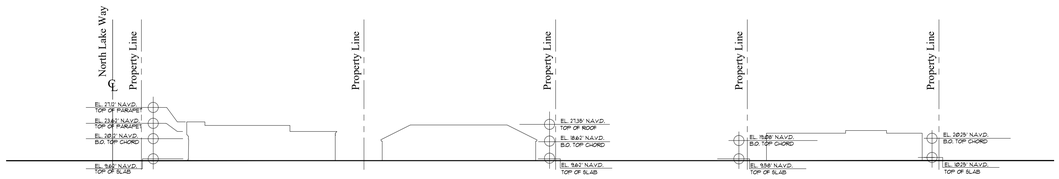
980 NORTH LAKE WAY




975 NORTH LAKE WAY

288 SANDPIPER DRIVE
(SUBJECT PROPERTY)

299 TRADEWIND DRIVE

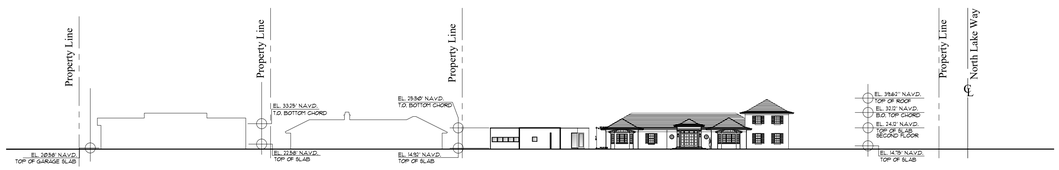



975 NORTH LAKE WAY

289 SANDPIPER DRIVE

281 SANDPIPER DRIVE

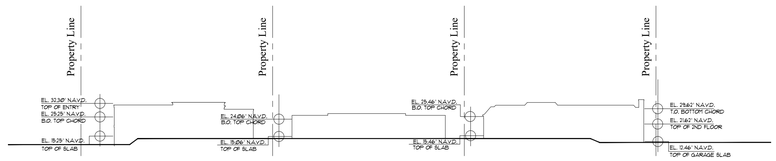
273 SANDPIPER DRIVE




272 SANDPIPER DRIVE

280 SANDPIPER DRIVE

288 SANDPIPER DRIVE
(SUBJECT PROPERTY)




299 TRADEWIND DRIVE

297 TRADEWIND DRIVE

2975 TRADEWIND DRIVE

ARC-23-159
ZON-24-005

COMM NO.
1703

DATE
11-09-2023

REVISIONS

Additions and Renovations to the

Forsyth Williams Guest House

288 Sandpiper Drive

Palm Beach FL 33480

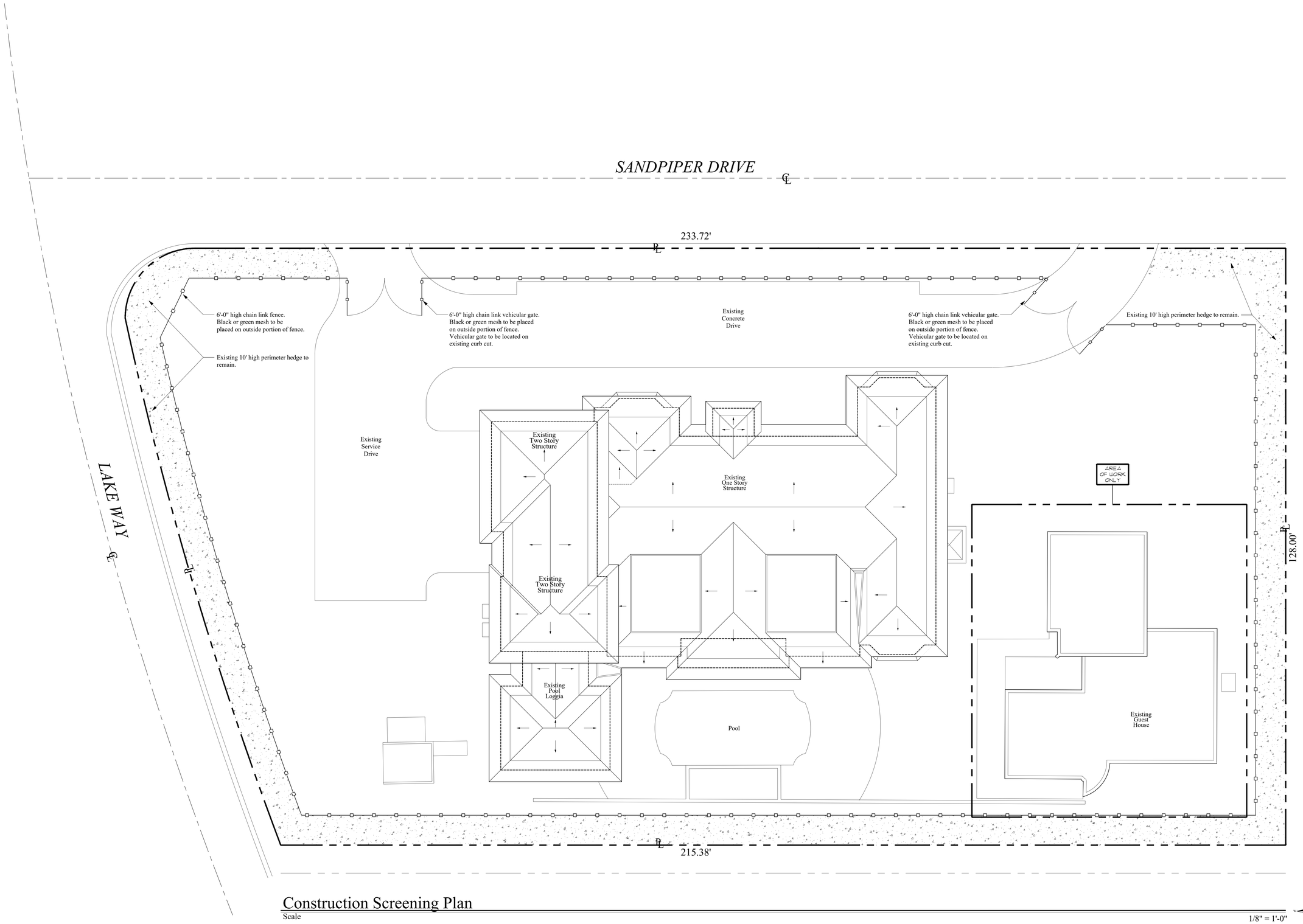
STATE OF FLORIDA
ANGELO DAVILA
LICENSED
ARCHITECT
AR0016639

ANGELO DAVILA, R.A.
FLORIDA REG. ARCH.
#AR0016639

MP Design &
Architecture, Inc
217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480
561.833.7575
AA26001667

SHEET NO.

A001.2




## Construction Screening Plan

Scale 1/8" = 1'-0"

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REVISIONS

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A003

## Route To Property:

Enter the Town of Palm Beach thru Royal Ponciana Way over the Flagler Memorial Bridge. Turn left on N County Road heading north. Turn right with Country Club Road heading east. Turn Left with N. Ocean Boulevard heading north. turn left on Sandpiper Drive heading west until reaching subject property.

## Max. Number Of Trips to Subject Property:

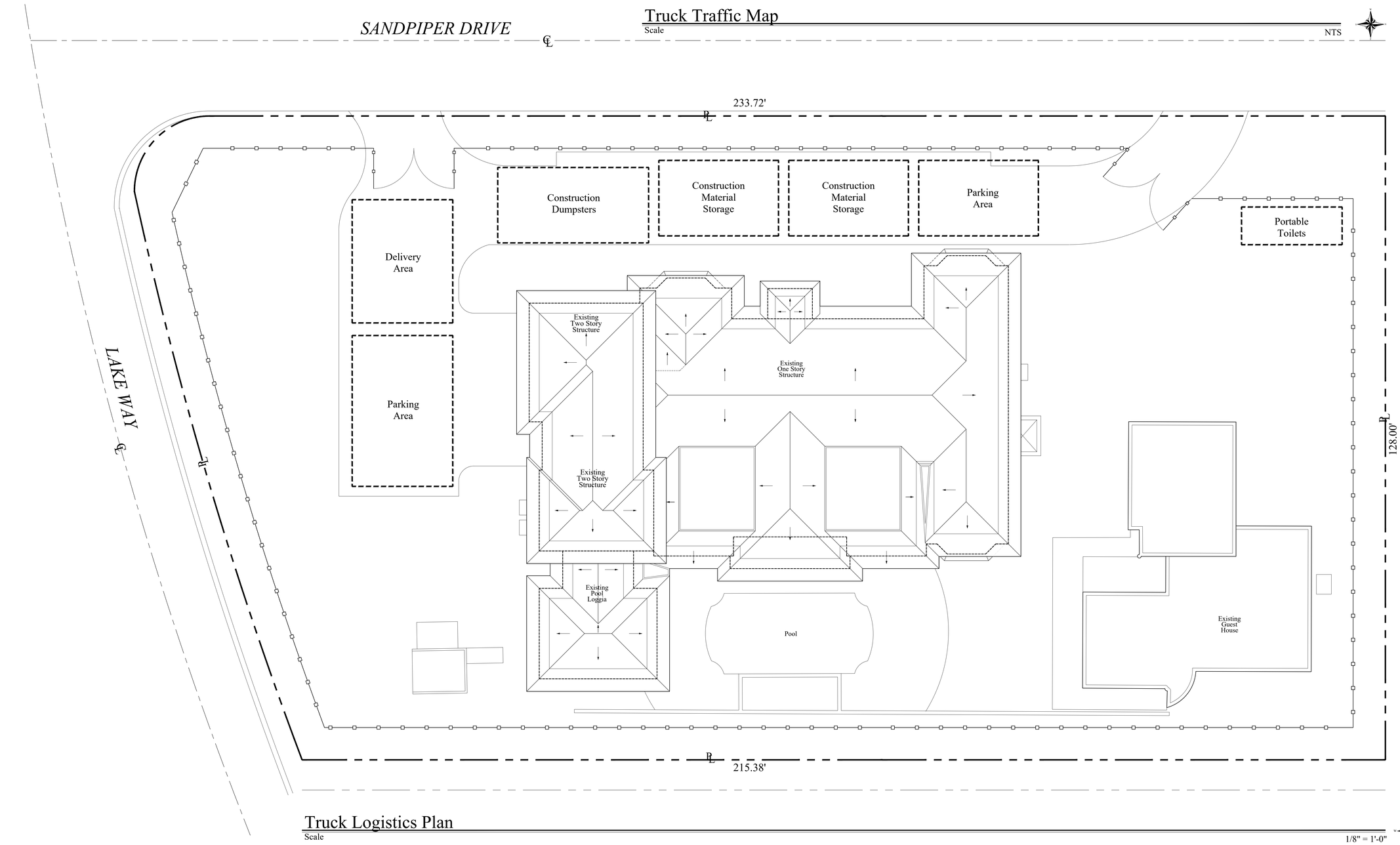
60 Building material and dumpster trucks

## Maximum Truck Length:

40'


## Truck Traffic Map

Scale NTS




## Truck Logistics Plan

Scale 1/8" = 1'-0"

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1703

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REVISIONS

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Forsyth Williams Guest House
288 Sandpiper Drive
Palm Beach FL 33480

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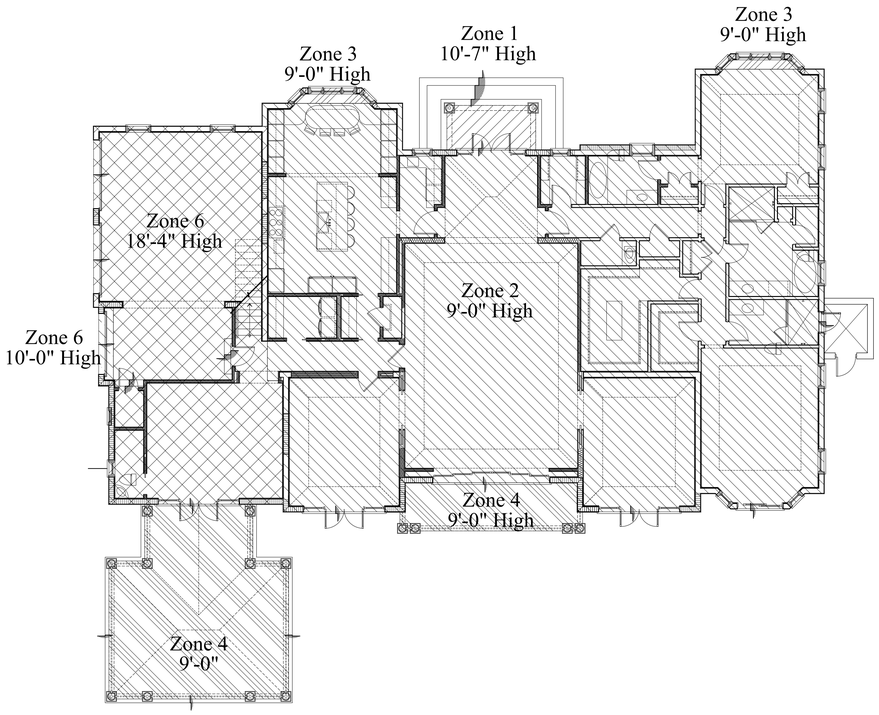
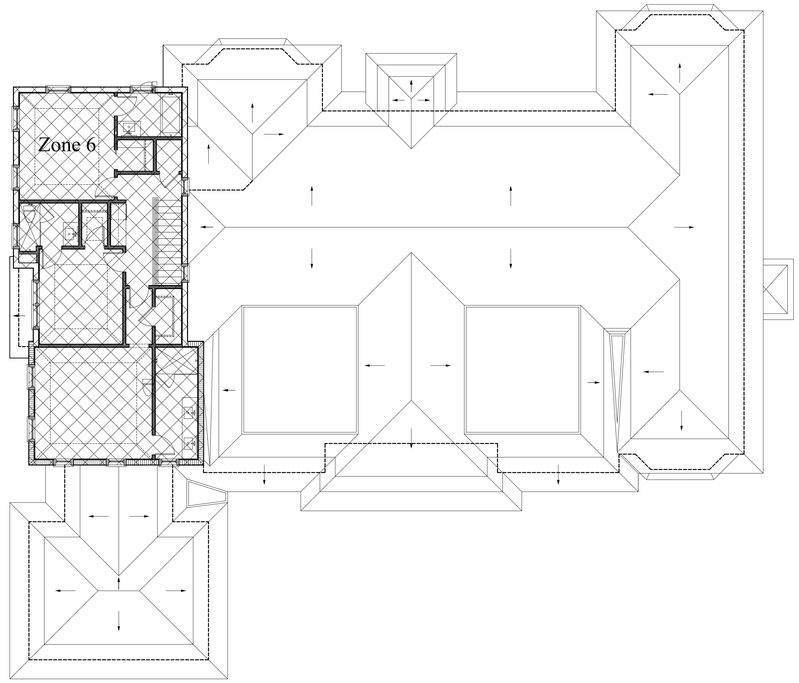



## Existing - First Floor Cubic Content Ratio Plan

Scale 1/8" = 1'-0"




## Existing - Second Floor Cubic Content Ratio Plan

Scale 1/8" = 1'-0"

### CCR Calculations

| ZONE | CUBIC FEET |
|---|---|
| 1 | 720 CU.FT |
| 2 | 32,220 CU.FT |
| 3 | 351 CU.FT |
| 4 | 6,039 CU.FT |
| 5 | 191 CU.FT |
| 6 | 20,102 CU.FT |
| | |
| GUEST HOUSE | 20,935.63 CU.FT |
| | TOTAL =80,558.63 CU.FT |

### Legend

ZONE 1
ONE STORY AREA

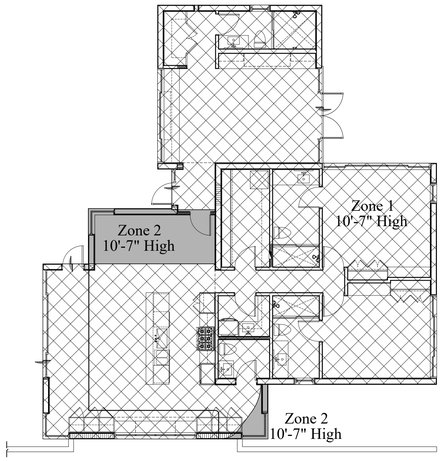
ZONE 4
ONE STORY AREA

ZONE 2
ONE STORY AREA

ZONE 5
ONE STORY AREA

ZONE 3
ONE STORY AREA

ZONE 6
ONE STORY AREA




## Proposed Guest House Cubic Content Ratio

Scale 1/8" = 1'-0"

### Proposed CCR Calculations

| ZONE | CUBIC FEET |
|---|---|
| 1 | 19,496.41 CU.FT |
| 2 | 1439.22 CU.FT |
| TOTAL | TOTAL =20,935.63 CU.FT |

### Legend

ZONE 1
EXISTING AREA

ZONE 2
ADDITION AREA

ARC-23-159
ZON-24-005

COMM NO.
1703

DATE
11-09-2023

REVISIONS

Additions and Renovations to the
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288 Sandpiper Drive
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO DAVILA R.A.
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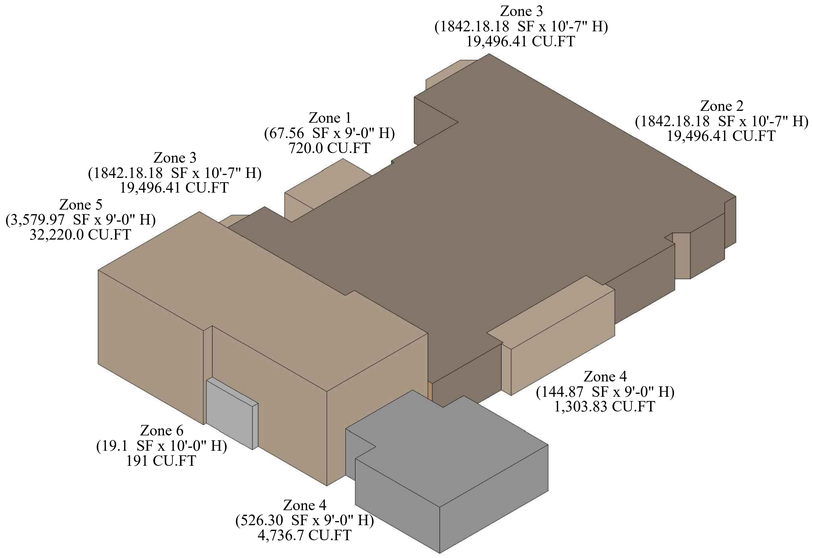
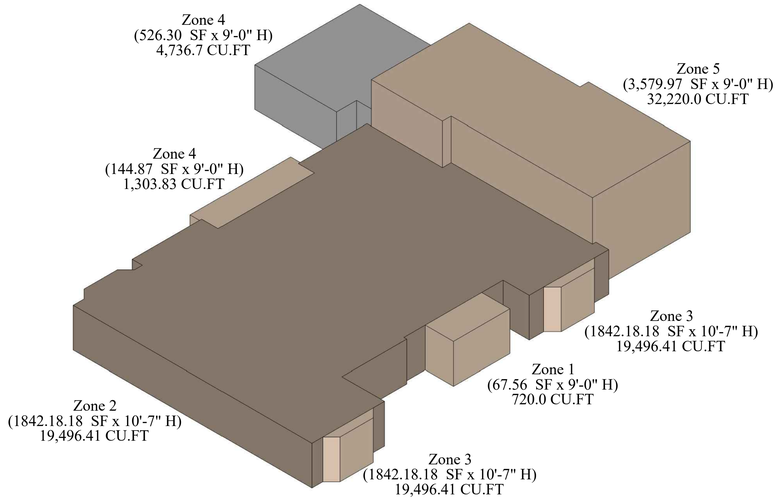
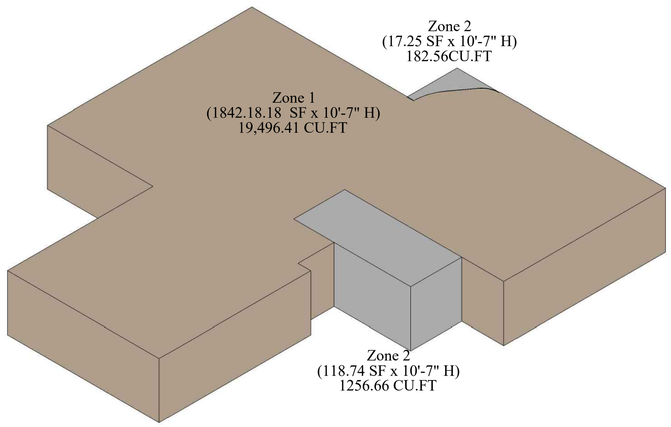
A005



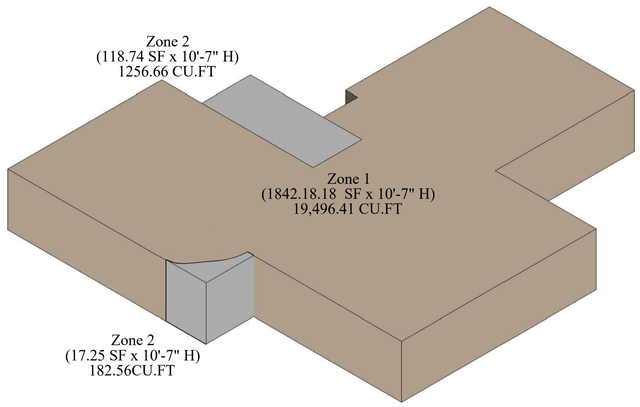

Existing Cubic Content Ratio Axonometric - Main House
Scale n.t.s.




Existing Cubic Content Ratio Axonometric - Main House
Scale n.t.s.




Proposed Cubic Content Ratio Axonometric - Guest House
Scale n.t.s.




Proposed Cubic Content Ratio Axonometric - Guest House
Scale n.t.s.

ARC-23-159
ZON-24-005

COMM NO.
1703

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REVISIONS

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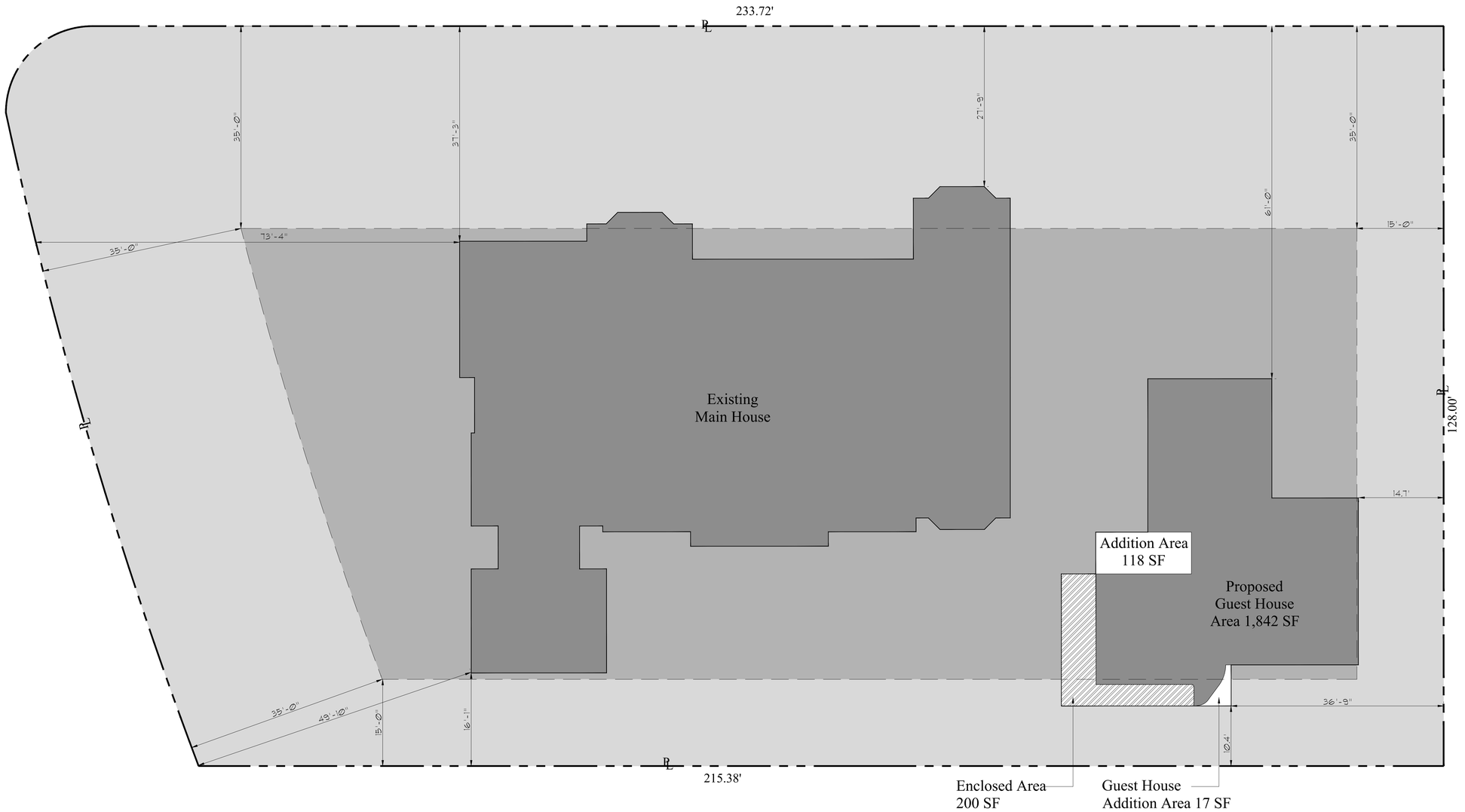
SHEET NO.
A006




## Proposed & Existing Zoning Diagram

Scale 1/8" = 1'-0"

### Legend

- PROPERTY SETBACK LINE
- BUILDABLE AREA
- EXISTING AREAS
- PROPOSED GUEST HOUSE ADDITION
- ENCLOSED AREA

ARC-23-159
ZON-24-005

COMM NO.
1703

DATE
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REVISIONS

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Forsyth Williams Guest House
288 Sandpiper Drive
Palm Beach FL 33480

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A007


## Proposed Variance Diagram

Scale 1/8" = 1'-0"

### Legend

- PROPERTY SETBACK AREA
- BUILDABLE AREA
- EXISTING AREAS
- PROPOSED GUEST HOUSE ADDITION
- ENCLOSED AREA ENCROACHING INTO REAR YARD SETBACK

ARC-23-159
ZON-24-005

COMM NO.
1703

DATE
11-09-2023

REVISIONS

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A008

281 Sandpiper Drive

281 Sandpiper Drive

289 Sandpiper Drive

289 Sandpiper Drive

975 N Lake Way

975 N Lake Way

ARC-23-159
ZON-24-005

COMM NO.
1703

DATE
11-09-2023

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SHEET NO.
Photos
1

970 N Lake Way

970 N Lake Way

958 N Lake Way

958 N Lake Way

299 Tradewind Drive

299 Tradewind Drive

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REVISIONS

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SHEET NO.
Photos
2


288 Sandpiper Drive
Subject Property

288 Sandpiper Drive
Subject Property

288 Sandpiper Drive
Subject Property

288 Sandpiper Drive
Subject Property

280 Sandpiper Drive

280 Sandpiper Drive

ARC-23-159
ZON-24-005

COMM NO.
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Photos
3

288 Sandpiper Drive
Subject Property

288 Sandpiper Drive
Subject Property

288 Sandpiper Drive
Subject Property

288 Sandpiper Drive
Subject Property

288 Sandpiper Drive
Subject Property

288 Sandpiper Drive
Subject Property

ARC-23-159
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SHEET NO.
Photos
4

288 Sandpiper Drive
West Elevation
Subject Property

288 Sandpiper Drive
West Elevation
Subject Property

288 Sandpiper Drive
North Elevation
Subject Property

288 Sandpiper Drive
East Elevation
Subject Property

ARC-23-159
ZON-24-005

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288 Sandpiper Drive
Palm Beach FL 33480

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Photos
5

288 Sandpiper Drive
East Elevation
Subject Property

288 Sandpiper Drive
West Elevation
Subject Property

288 Sandpiper Drive
West Elevation
Subject Property

288 Sandpiper Drive
North Elevation
Subject Property

ARC-23-159
ZON-24-005

COMM NO.
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DATE
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REVISIONS

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288 Sandpiper Drive
Palm Beach FL 33480

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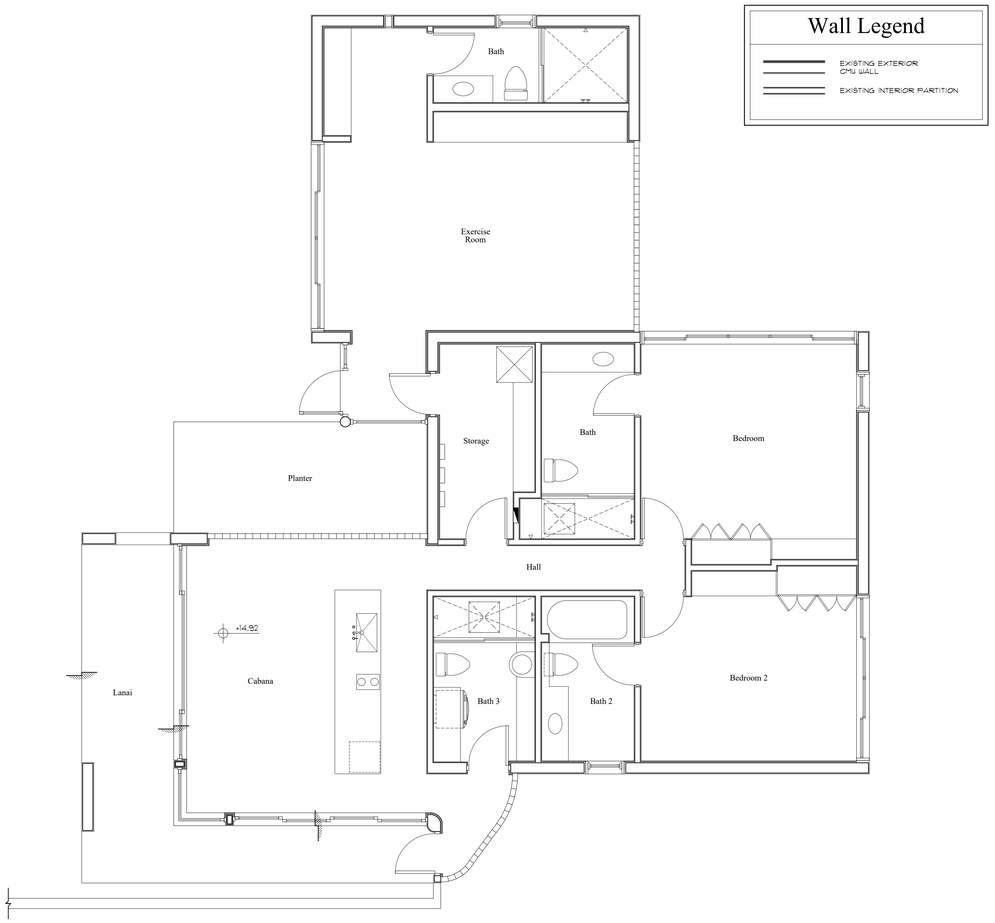
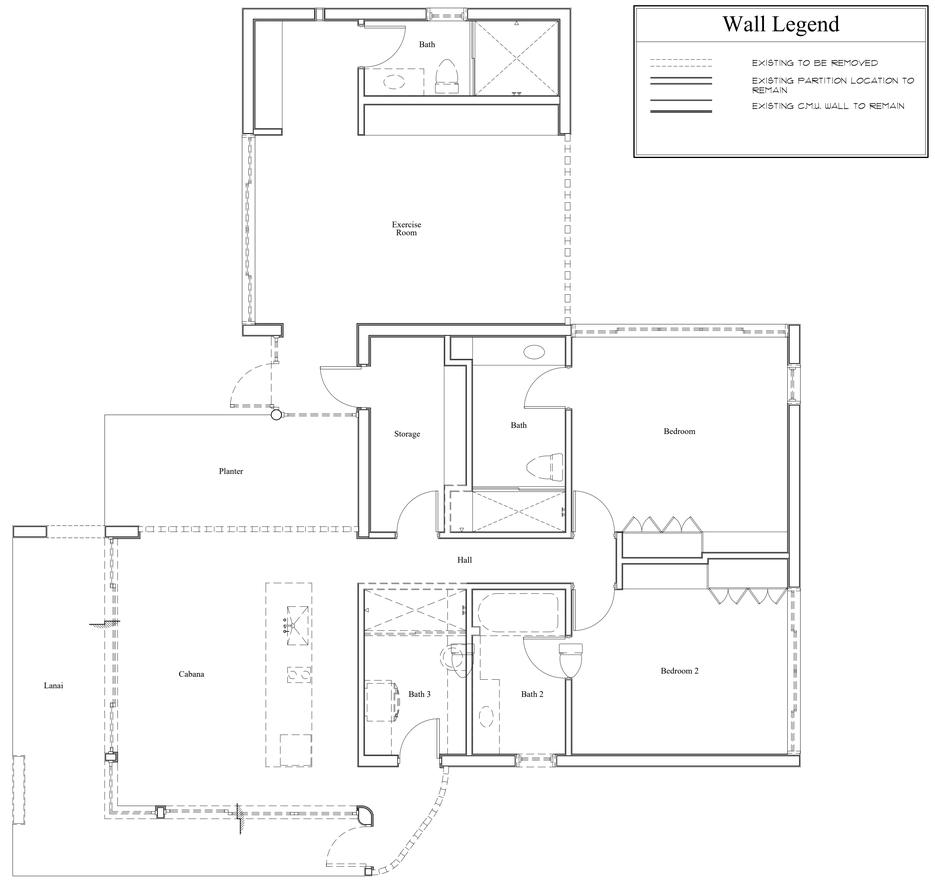
Photos
6




## Existing Floor Plan

Scale 1/4" = 1'-0"




## Demolition Floor Plan

Scale 1/4" = 1'-0"

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ZON-24-005

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DATE
11-09-2023

REVISIONS

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288 Sandpiper Drive
Palm Beach FL 33480

STATE OF FLORIDA
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ANGELO DAVILA R.A.
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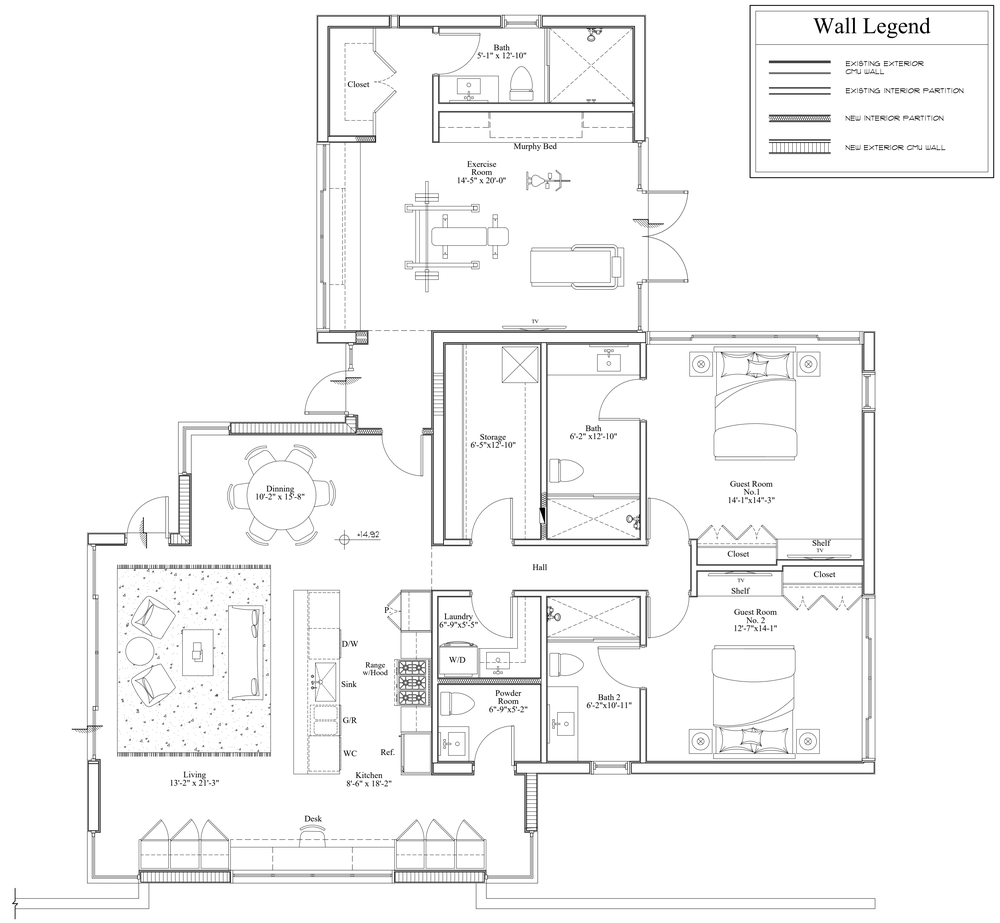
A100




# Proposed Floor Plan

Scale 1/4" = 1'-0"

ARC-23-159
ZON-24-005

MP DESIGN & ARCHITECTURE

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DATE
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REVISIONS

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STATE OF FLORIDA
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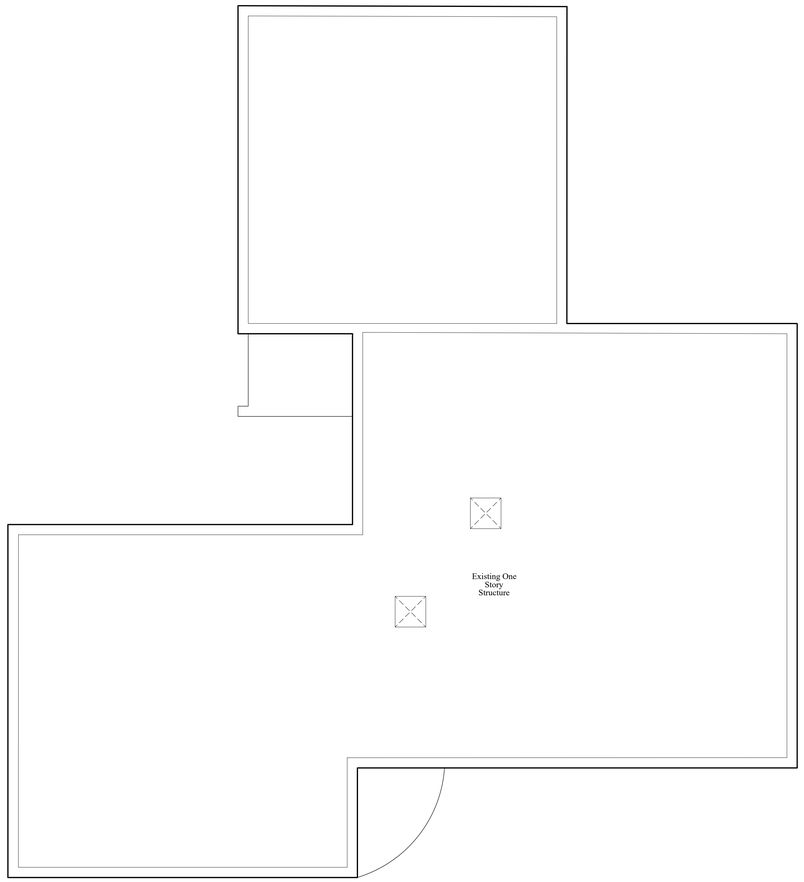
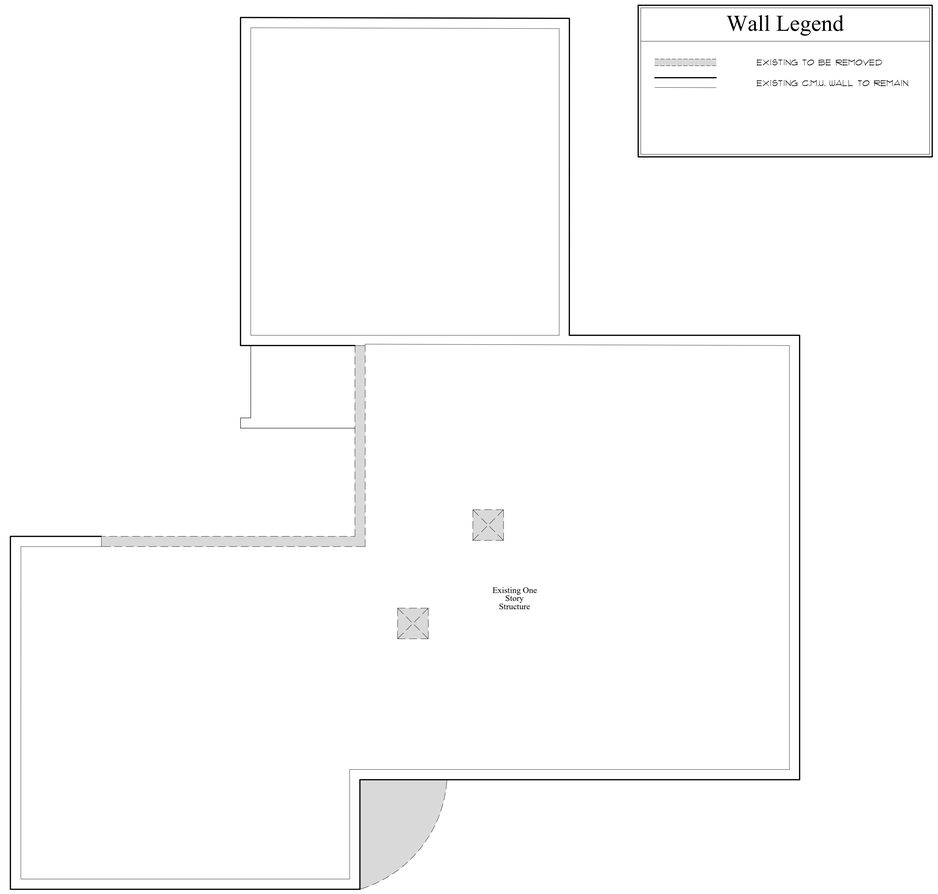



## Existing Roof Plan

Scale 1/4" = 1'-0"


## Demolition Roof Plan

Scale 1/4" = 1'-0"


### Wall Legend

EXISTING TO BE REMOVED

EXISTING C.M.U. WALL TO REMAIN

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ZON-24-005

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1703

DATE
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REVISIONS

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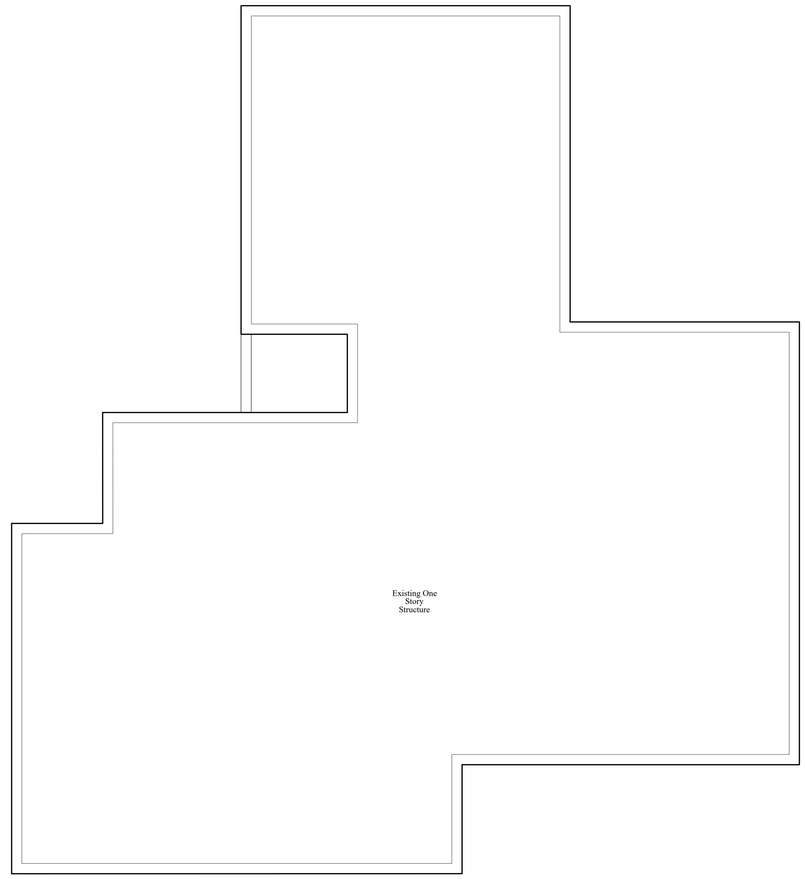
A102




## Proposed Roof Plan

Scale 1/4" = 1'-0"


ARC-23-159
ZON-24-005

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1703

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SHEET NO.
A103

West Elevation

ARC-23-159
ZON-24-005

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REVISIONS

Additions and Renovations to the
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ARCHITECT
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FLORIDA REG. ARCH.
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SHEET NO.
R1

East Elevation

ARC-23-159
ZON-24-005

COMM NO.
1703

DATE
11-09-2023

REVISIONS

Additions and Renovations to the
Forsyth Williams Guest House
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Palm Beach FL 33480

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FLORIDA REG. ARCH.
#AR0016639

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AA26001667

SHEET NO.
R2

North Elevation

ARC-23-159
ZON-24-005

COMM NO.
1703

DATE
11-09-2023

REVISIONS

Additions and Renovations to the
Forsyth Williams Guest House
288 Sandpiper Drive
Palm Beach FL 33480

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ARC0156639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#ARC0156639

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561.833.7575
AA26001667

SHEET NO.
R3

South Elevation

ARC-23-159
ZON-24-005

COMM NO.
1703

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REVISIONS

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STATE OF FLORIDA
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LICENSE NO. AR0016639
ANGELO DAVILA, R.A.
FLORIDA REG. ARCH.
#AR0016639

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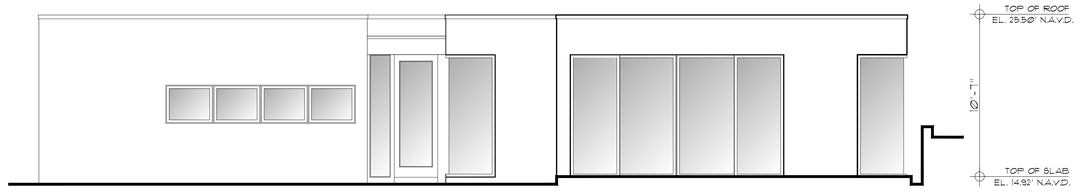
561.833.7575
AA26001667

SHEET NO.
R4

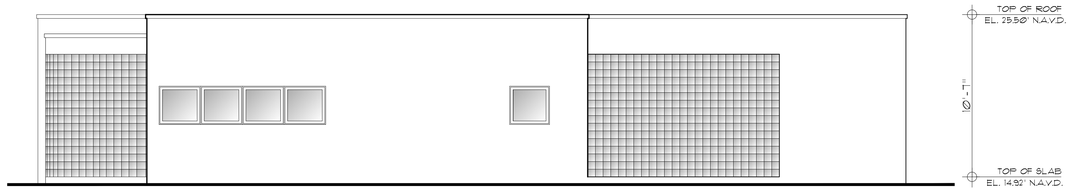

## Existing West Elevation

Scale 1/4" = 1'-0"



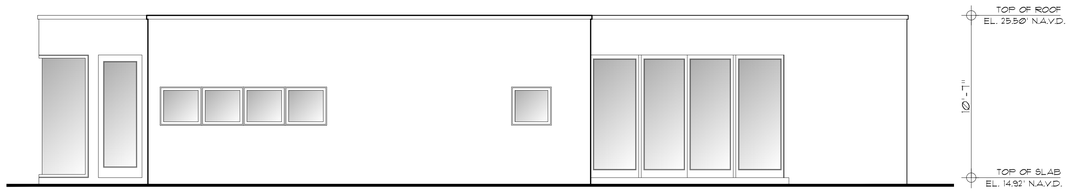

## Proposed West Elevation

Scale 1/4" = 1'-0"



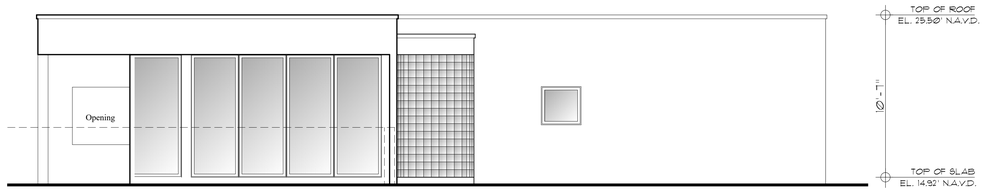

## Existing East Elevation

Scale 1/4" = 1'-0"



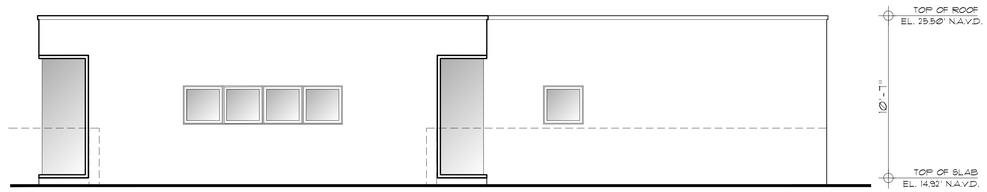

## Proposed East Elevation

1/4" = 1'-0"



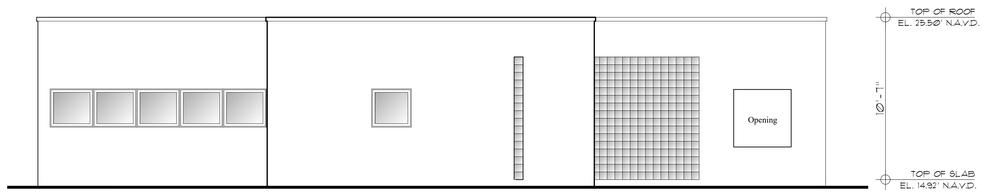

## Existing South Elevation

Scale 1/4" = 1'-0"



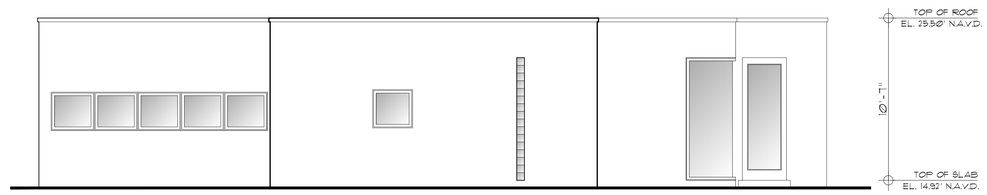

## Proposed South Elevation

Scale 1/4" = 1'-0"




## Existing North Elevation

Scale 1/4" = 1'-0"




## Proposed North Elevation

Scale 1/4" = 1'-0"

ARC-23-159
ZON-24-005

COMM NO.
1703

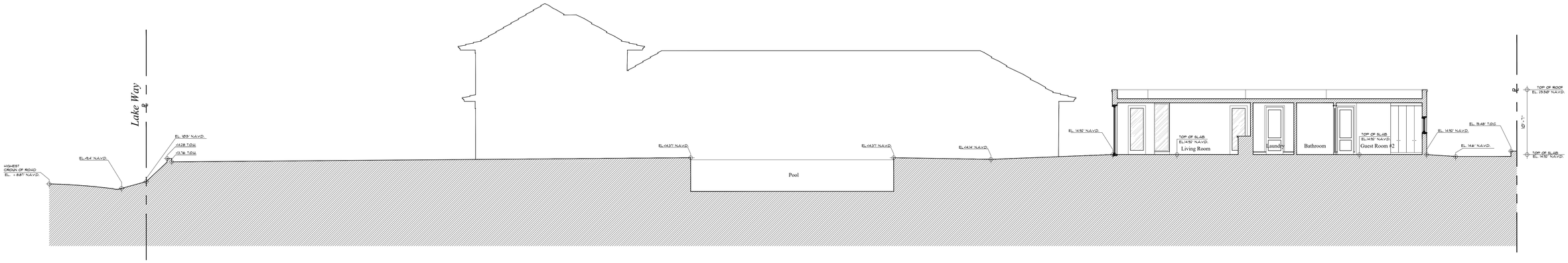
DATE
11-09-2023

REVISIONS

Additions and Renovations to the
Forsyth Williams Guest House
288 Sandpiper Drive
Palm Beach FL 33480

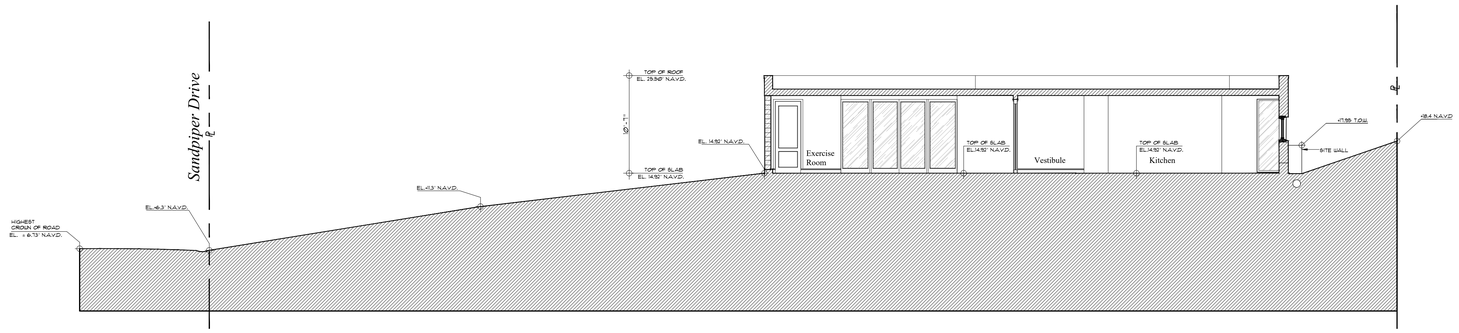
MP Design &
Architecture, INC
217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480
561.833.7575
AA26001667

SHEET NO.
A200




## Proposed Building Section

Scale N.T.S.




## Proposed Building Section

Scale N.T.S.

ARC-23-159
ZON-24-005

COMM NO.
1703

DATE
11-09-2023

REVISIONS

Additions and Renovations to the
Forsyth Williams Guest House
288 Sandpiper Drive
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO DAVILA, R.A.
FLORIDA REG. ARCH.
#AR0016639

MP Design &
Architecture, INC
217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480
561.833.7575
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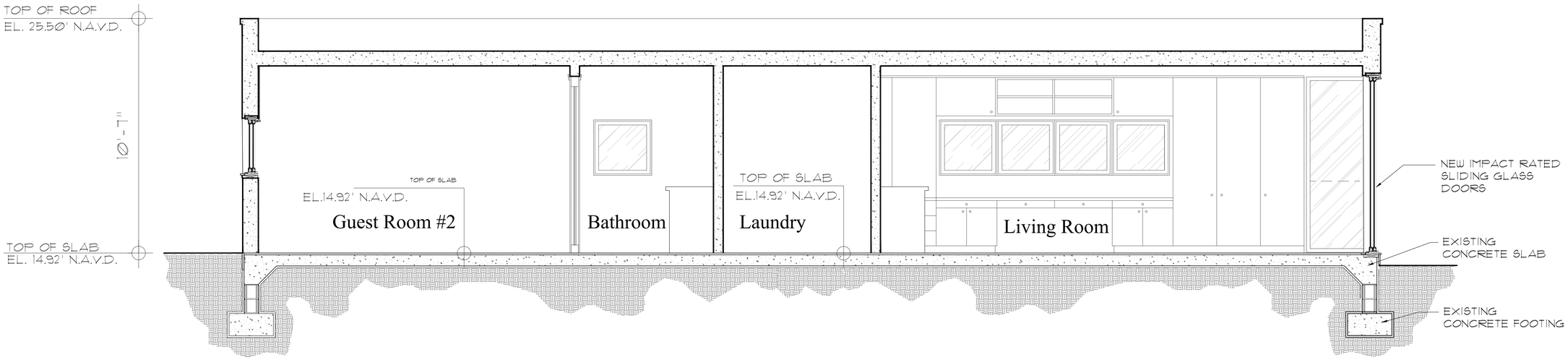
SHEET NO.
A300




## Proposed Building Section

Scale 1/2"=1'-0"

ARC-23-159
ZON-24-005

MP DESIGN & ARCHITECTURE

COMM NO.
1703

DATE
11-09-2023

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288 Sandpiper Drive
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO DAVILA
LICENSED
ARCHITECT
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

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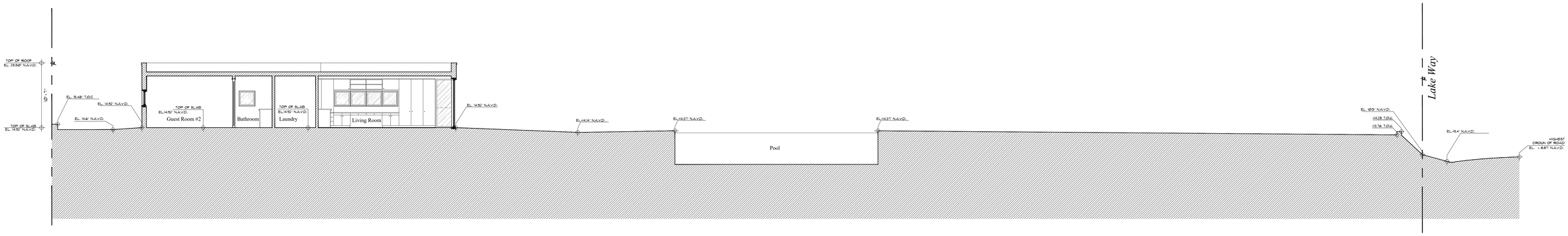
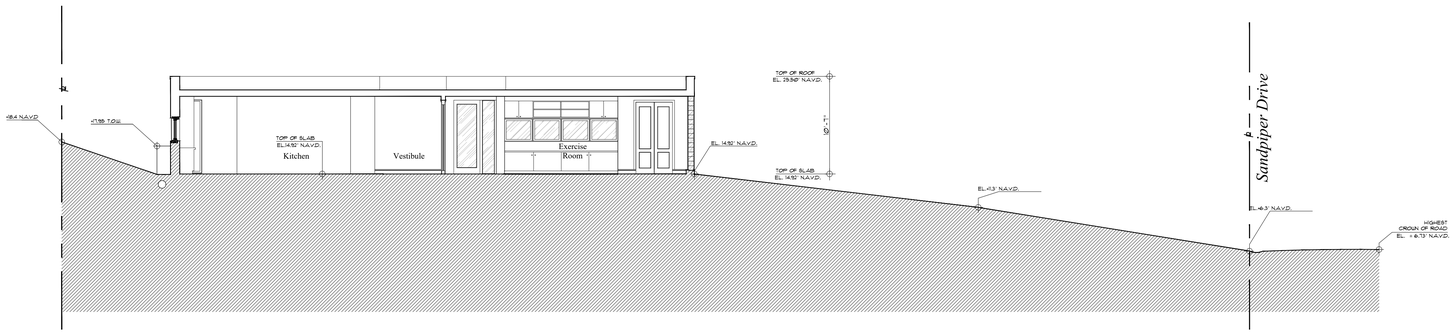
561.833.7575
AA26001667

SHEET NO.
A302




Proposed Building Section

Scale N.T.S.




Proposed Building Section

Scale N.T.S.

ARC-23-159
ZON-24-005

DESIGN & ARCHITECTURE

COMM NO.
1703

DATE
11-09-2023

REVISIONS

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Palm Beach FL 33480

STATE OF FLORIDA
ANGELO DAVILA R.A.
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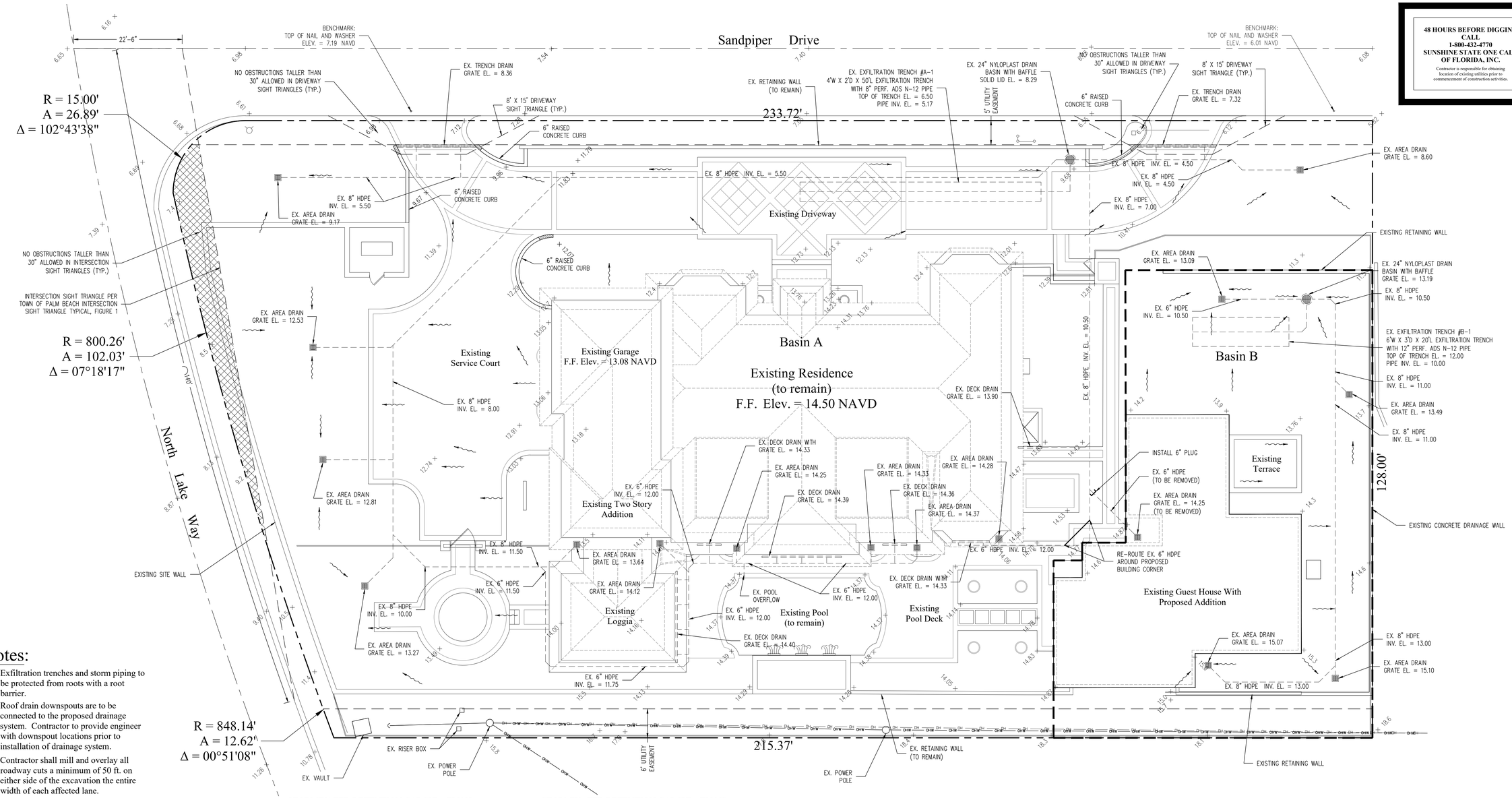
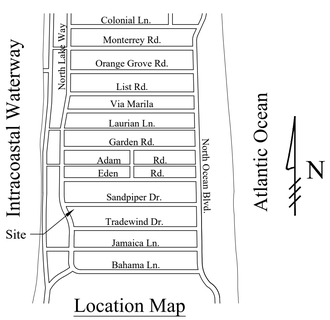
AA26001667

SHEET NO.
A301




## Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
4) Contractor is responsible for installing and maintaining erosion control measures during construction.
5) Video inspection of storm drainage system required prior to installation of sod.




Location Map
N.T.S.

### STORMWATER RETENTION CALCULATIONS (Basin A)

A. SITE INFORMATION

Total Property Area = 30,074 sq.ft.

Drainage Basin A Area = 24,526 sq.ft.

Drainage Area Impervious Surface
(existing residence, pool, driveway, proposed addition, loggia, deck) = 12,906 sq.ft.

Drainage Area Pervious Surface = 11,620 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 12,906 sq.ft. x 1 ft./12 in. = 2,151 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 11,602 sq.ft. x 1 ft./12 in. = 387 cu.ft.

Total Volume to be Retained = 2,538 cu.ft.

C. ~~PROPOSED~~ EXFILTRATION TRENCH SIZING

| | | | | | |
|---|---|---|---|---|---|
| L | = | Total Length of Trench Provided | = | 50 | ft |
| W | = | Trench Width | = | 4 | ft |
| K | = | Hydraulic Conductivity | = | 0.00053 | cfs/sq.ft./ft. of head |
| H2 | = | Depth to Water Table | = | 5.82 | ft |
| DU | = | Un-Saturated Trench Depth | = | 2.00 | ft |
| DS | = | Saturated Trench Depth | = | 0.00 | ft |
| V | = | Volume Treated | = | 4,295 | cu.ft. |

### STORMWATER RETENTION CALCULATIONS (Basin B)

A. SITE INFORMATION

Total Property Area = 30,074 sq.ft.

Drainage Basin B Area = 5,548 sq.ft.

Drainage Area Impervious Surface
(existing guest house, proposed patio) = 2,217 sq.ft.

Drainage Area Pervious Surface = 3,331 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 2,217 sq.ft. x 1 ft./12 in. = 370 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 3,331 sq.ft. x 1 ft./12 in. = 111 cu.ft.

Total Volume to be Retained = 481cu.ft.

C. ~~PROPOSED~~ EXFILTRATION TRENCH SIZING

| | | | | | |
|---|---|---|---|---|---|
| L | = | Total Length of Trench Provided | = | 20 | ft |
| W | = | Trench Width | = | 6 | ft |
| K | = | Hydraulic Conductivity | = | 0.00053 | cfs/sq.ft./ft. of head |
| H2 | = | Depth to Water Table | = | 6.00 | ft |
| DU | = | Un-Saturated Trench Depth | = | 3.00 | ft |
| DS | = | Saturated Trench Depth | = | 0.00 | ft |
| V | = | Volume Treated | = | 2,605 | cu.ft. |

## Legend

- 5.7 + — EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- 7.00 — PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

**48 HOURS BEFORE DIGGING CALL**
**1-800-432-4770**
**SUNSHINE STATE ONE CALL OF FLORIDA, INC.**
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.


**Gruber Consulting Engineers, Inc.**
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com


| Project Information | |
|---|---|
| Project No. | 2017-0045 |
| Issue Date | 10/31/2023 |
| Scale | 1" = 10' |
| Drawn By | CG |
| Checked By | CG |

Site Grading & Drainage Plan For:

# Proposed Addition

288 Sandpiper Drive

Palm Beach, Florida

| Revisions | |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

Chad M. Gruber

FL P.E. No. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Site Plan by MP Design & Architecture Received 10/6/23

ARC-23-159
ZON-24-005



Sheet No.
C-1