

PRESENTATION
RENOVATIONS TO RESIDENCE FOR
146 AUSTRALIAN AVENUE
PALM BEACH, FLORIDA

RECEIVED
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SCOPE OF WORK

- ALTERATION TO EXISTING 3-STORY RESIDENCE
- HARDSCAPE, LANDSCAPE & POOL
- SITE WALLS AND GATES

MEETING DATES:

PROJECT TYPE: Private Residence
Second Submittal: January 22, 2024
ARCOM Hearing: April 27, 2024

PROJECT TEAM:

ARCHITECT

BRIDGES, MARSH & ASSOCIATES, INC.
18 VIA MIZNER
PALM BEACH, FL. 33480
PHONE: (561) 832-1533

LANDSCAPE ARCHITECT

ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD
THE PARAMOUNT BUILDING
PALM BEACH, FL. 33480
PHONE: (561) 832-4600

CIVIL ENGINEER

GRUBER CONSULTING ENGINEERS, INC
2475 MERCER AVE. SUITE 305
WEST PALM BEACH, FL. 33401
PHONE: (561) 312-2041
FAX: (561) 537-7229

ARC-24-037

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CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

JOB
146 AUSTRALIAN AVE
PALM BEACH, FLORIDA

DRAWING

JOB NO.

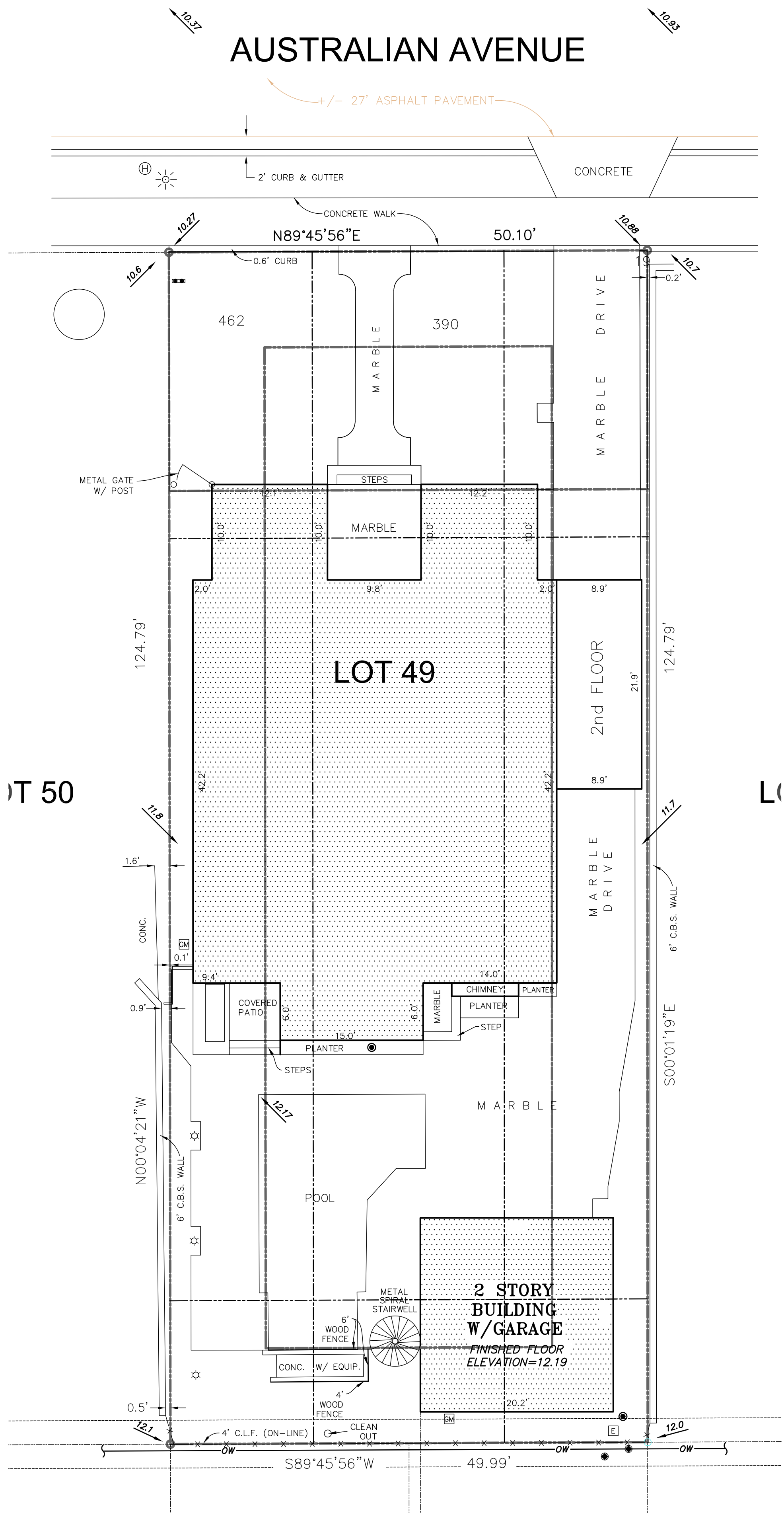
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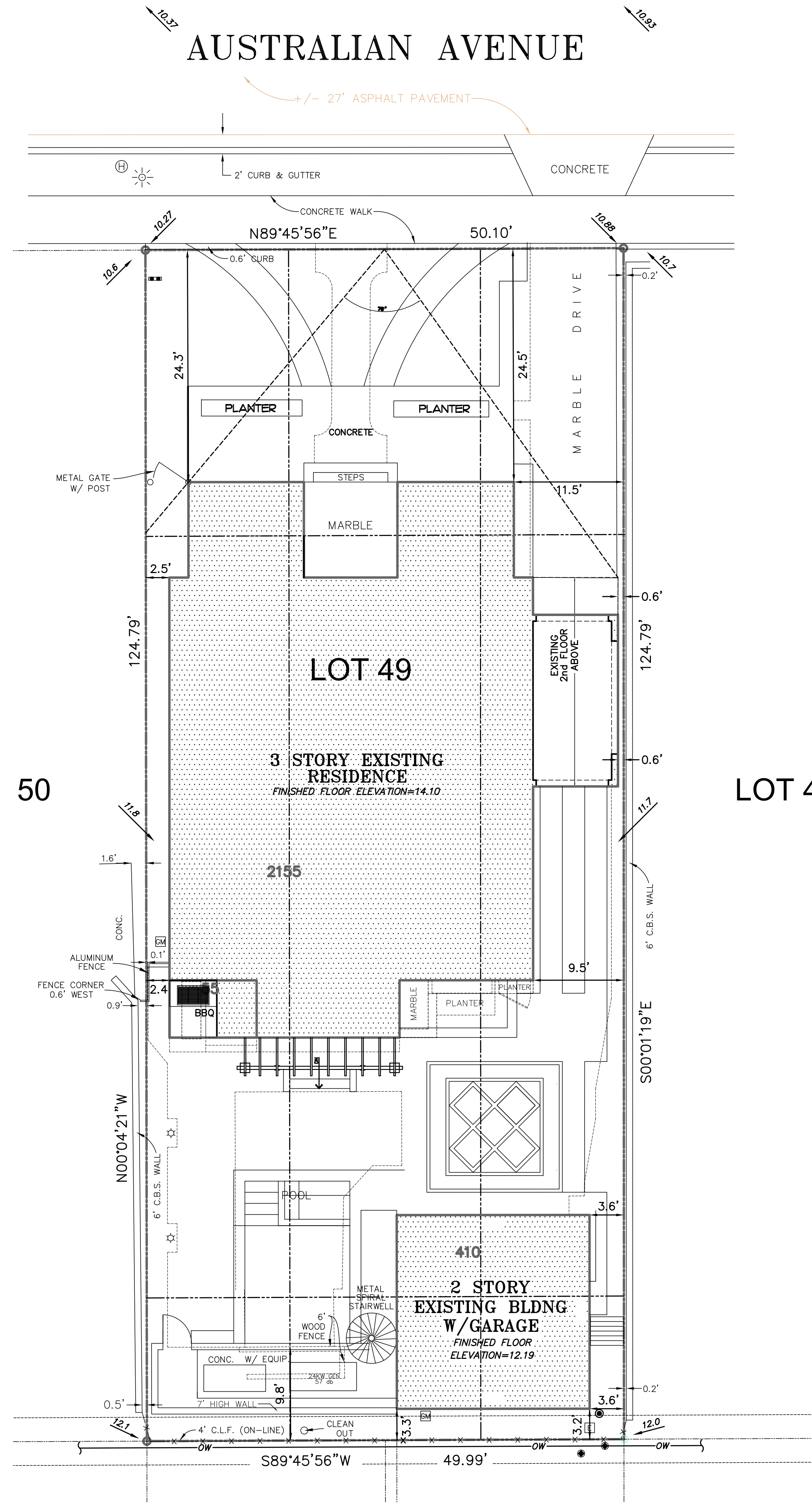
SCALE

DATE: 1/03/24
HCT3/gp
M.M.
CHK: gpm

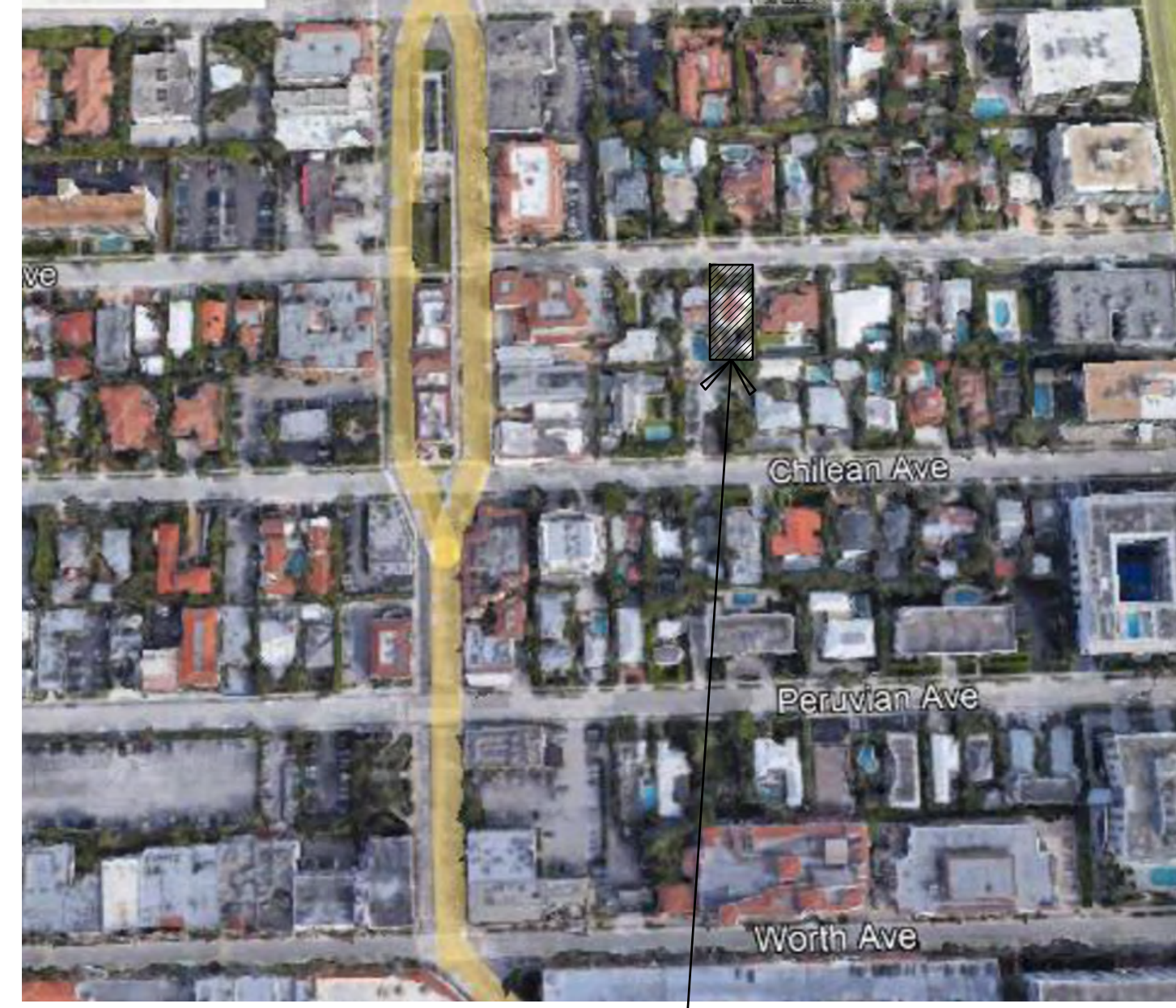
COVER
DWS. NO.



EXISTING SITE PLAN



PROPOSED SITE PLAN



AERIAL LOCATION



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:	146 Australian Ave		
2	Zoning District:	RB		
3	Lot Area (sq. ft.):	6245		
4	Lot Width (W) & Depth (D) (ft.):	50.10 x 124.79		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	FEMA Flood Zone Designation:			
7	Zero Datum for point of meas. (NAVD)	12.43'		
8	Crown of Road (COR) (NAVD)	10.93'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	1874 - 30%	2752 - 44%	2752 - 44%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Access, Structures, etc.)		4800	4800
12	*Front Yard Setback (Ft.)	30'	24.5'	no change
13	*Side Yard Setback (1st Story) (Ft.)	15'		
14	*Side Yard Setback (2nd Story) (Ft.)	15'	2.4	no change
15	*Rear Yard Setback (Ft.)	15'	3.2	no change
16	Angle of Vision (Deg.)	100	76	76
17	Building Height (Ft.)	22	28.83	no change
18	Overall Building Height (Ft.)	30	32.16	no change
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.38	9.42	9.42
20	** Max. Fill Added to Site (Ft.)	n/a	n/a	n/a
21	Finished Floor Elev. (FFE)(NAVD)		14.10	no change
22	Base Flood Elevation (BFE)(NAVD)		awaiting	awaiting
23	Landscape Open Space (LOS) (Sq Ft and %)			
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)			
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill ([Sec. 134-1600](#))

*** Provide Native plant species info per category as required by [Ord. 083-2023](#) on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF- 20230626

ZONING TABLE



BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

RENOVATION TO:
EXISTING RESIDENCE
JOB NO.
146 AUSTRALIAN PALM BEACH, FL

SITE PLAN
DRAWING

201011
JOB NO.

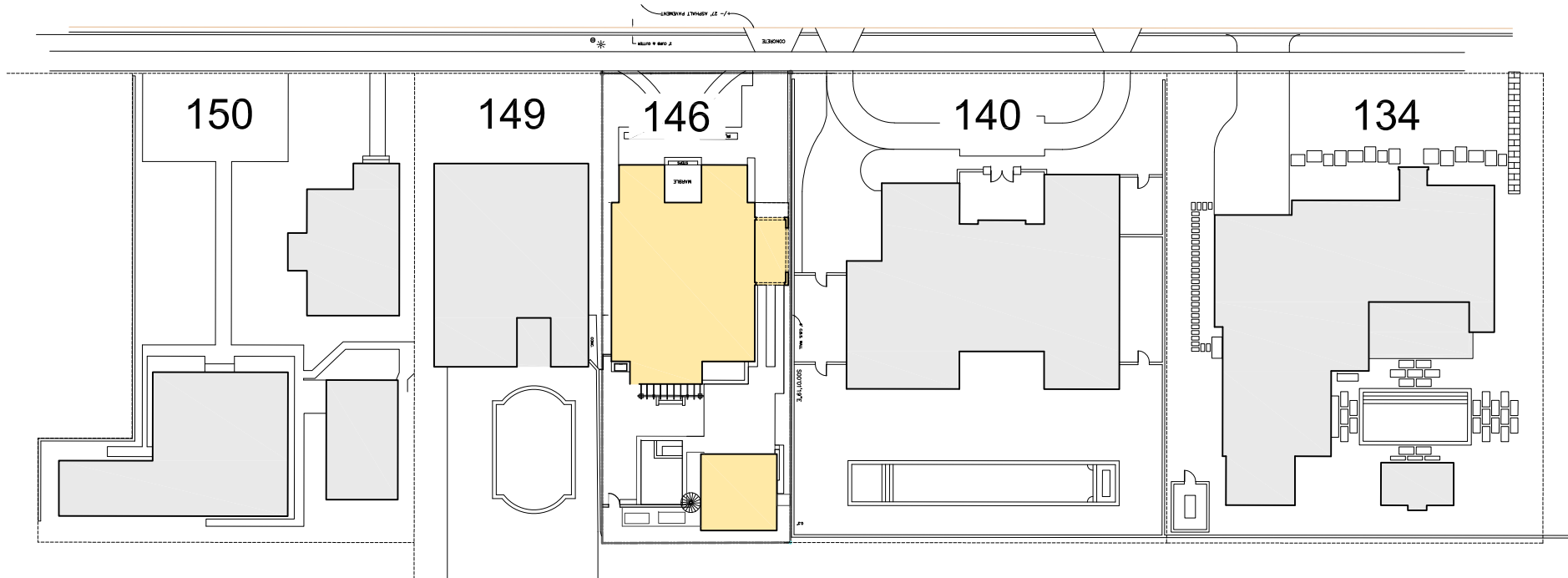
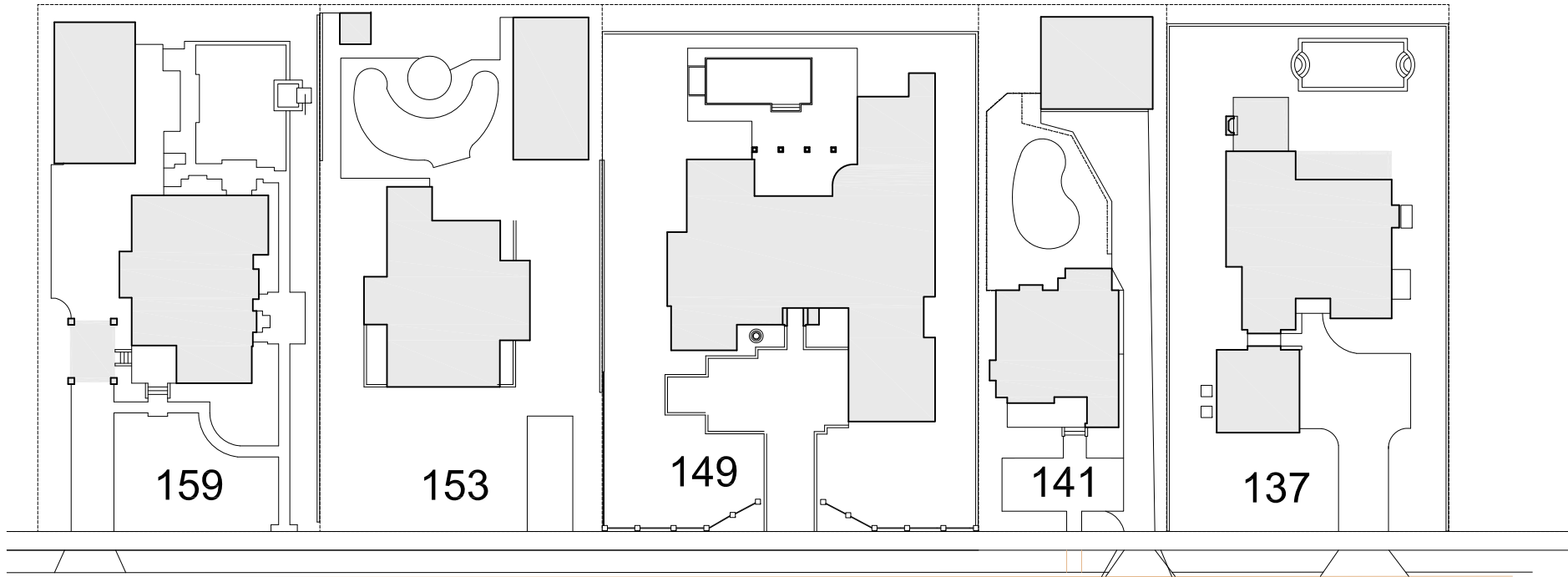
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REVISONS	
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1/8"=1'-0"
SCALE

DATE: 01/03/24
BY: T.M. PINKSTON
M.M.M.
CHK: DRW

A1.1
DWG. NO.



LOCATION MAP

PROPERTY OWNER

Elizabeth Hubbell
146 Australian Avenue
Palm Beach, FL 33480

1"=20'

ARC-24-037

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146 AUSTRALIAN AVE
PALM BEACH, FLORIDA

SITE PLANS

DRAWING

JOB NO.

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AS NOTED

SCALE

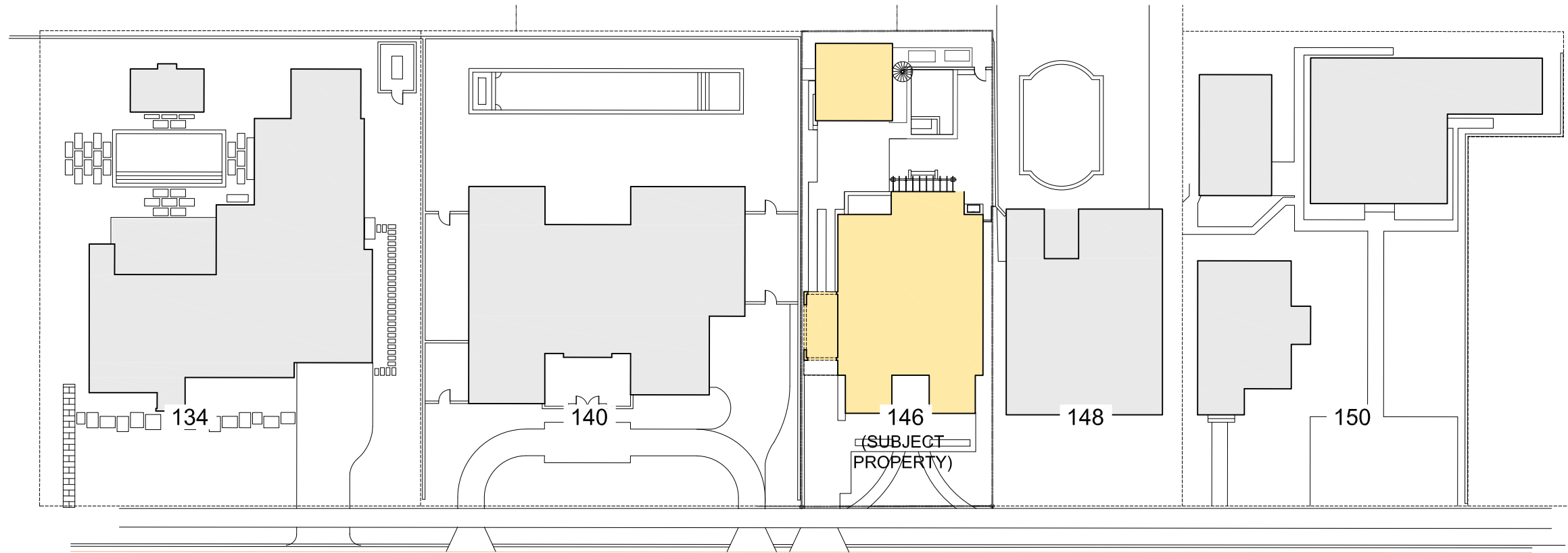
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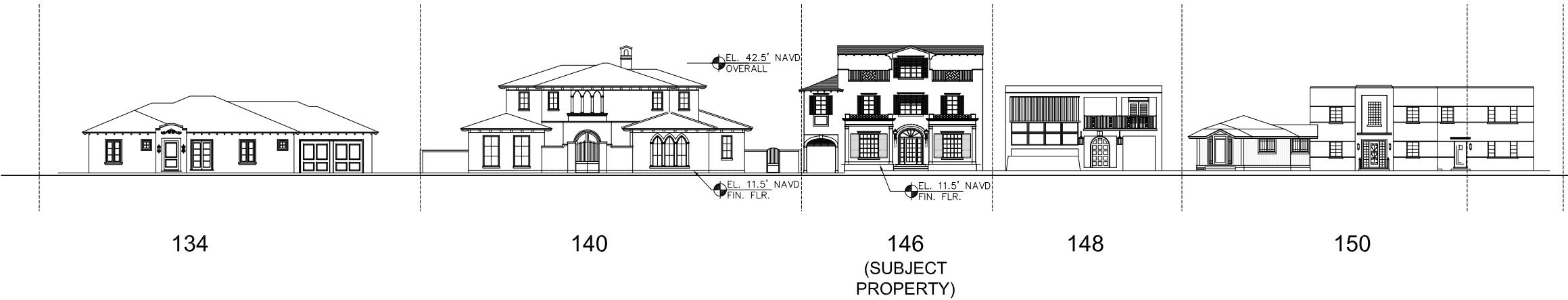
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DRWN

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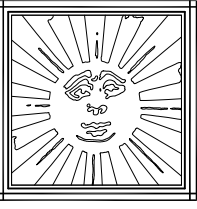


AUSTRALIAN AVENUE



STREETSCAPE ELEVATIONS

1" = 30'



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146 AUSTRALIAN AVE
PALM BEACH, FLORIDA

STREETSCAPE
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AS NOTED
SCALE

DATE 1/10/24
HCT3/sv
M.M.
CHK DRWN

DWG. NO.
A1.3

ARC-24-037



134 AUSTRALIAN



140 AUSTRALIAN



148 AUSTRALIAN



151 CHILEAN



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Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

RENOVATION TO:
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RESIDENCE**
JOB
**146 AUSTRALIAN
PALM BEACH, FL**

NEIGHBORING
PROPERTIES
DRAWING

201011
JOB NO.

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REVISIONS

1	6
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1/8"=1'-0"
SCALE

01/03/24 DATE
FOR PINKSTON
M.M.M. CHK. DRWIN

A1.4
DWG. NO.

ARC-24-037



159 AUSTRALIAN



153 AUSTRALIAN



149 AUSTRALIAN



141 AUSTRALIAN



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RENOVATION TO:
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JOB
**146 AUSTRALIAN
PALM BEACH, FL**

NEIGHBORING
PROPERTIES
DRAWING

201011
JOB NO.

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1/8"=1'-0"
SCALE

01/03/24
DATE
JON PINESTON
M.M.M.
CHK. DRIVING

A1.5
DWG. NO.

ARC-24-037



NORTH ELEVATION FROM WEST



NORTH ELEVATION FROM EAST



REAR ELEVATION



REAR ELEVATION



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CONSULTANT

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RENOVATION TO:
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JOB
**146 AUSTRALIAN
PALM BEACH, FL**

EXISTING EXT
PHOTOS
DRAWING

201011
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1/8"=1'-0"
SCALE

01/03/24
DATE
FOR PINESTON
M.M.M.
CHK'D BY

A1.6
DWG. NO.

ARC-24-037



EXISTING ACCESSORY STRUCTURE



EAST ELEVATION LOOKING NORTH



EAST ELEVATION LOOKING NORTH



EXISTING SITE PLAN



EAST ELEVATION LOOKING SOUTH



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RENOVATION TO:
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PALM BEACH, FL**

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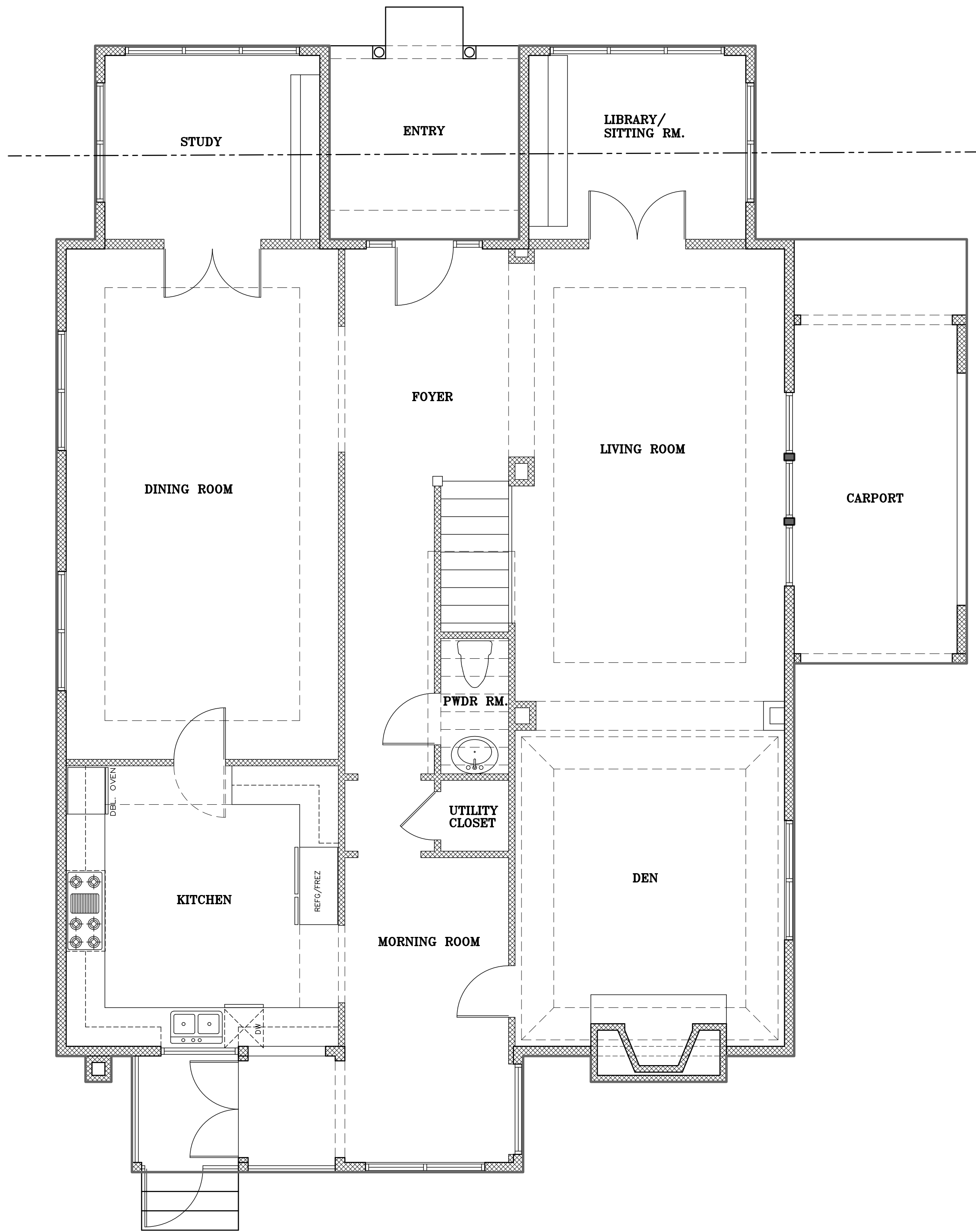
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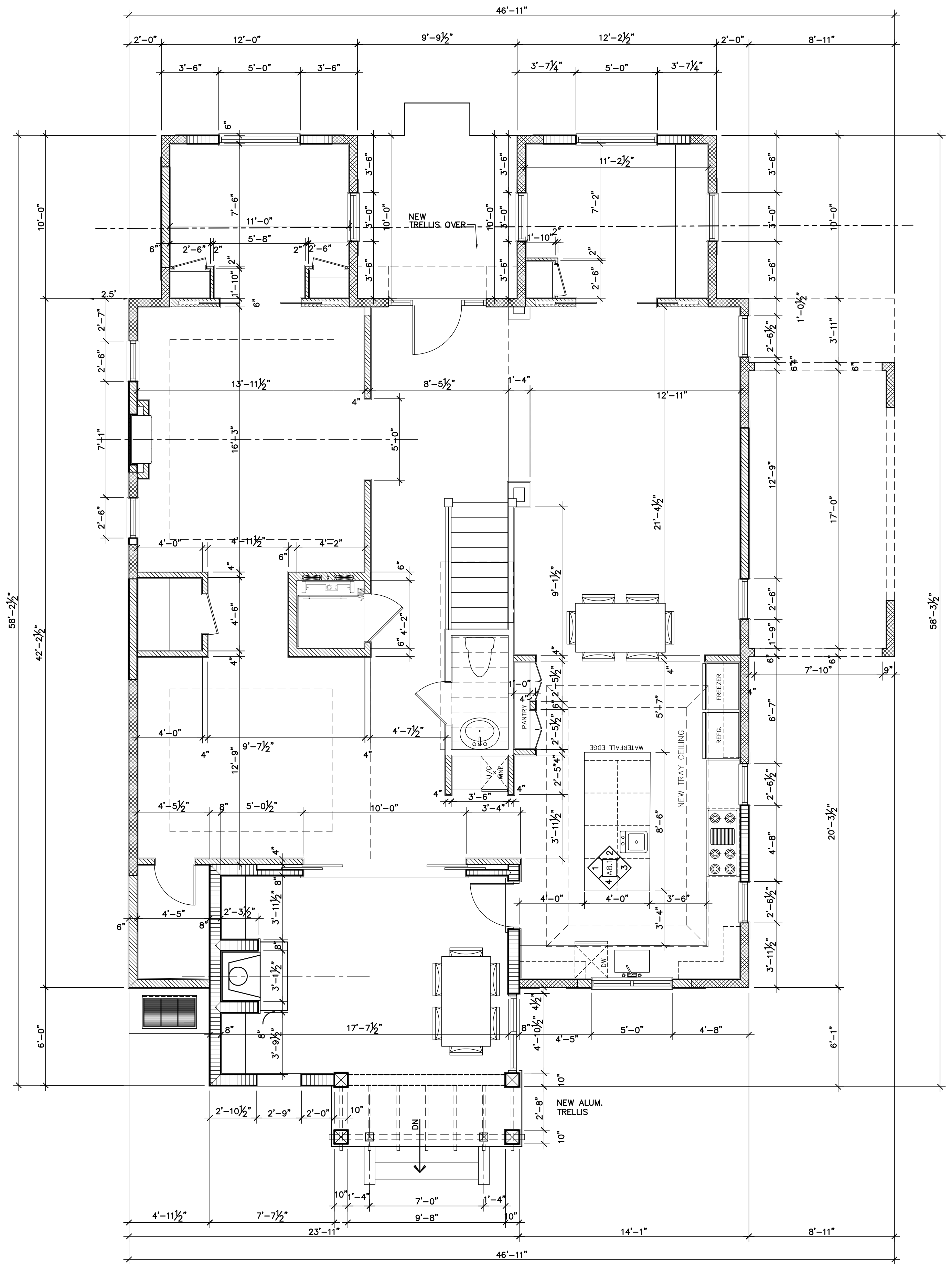
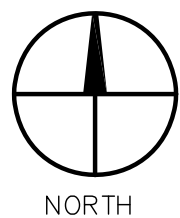
01/03/24 DATE
M.M.M. CHK'D BY
FOR PINKSTON

A1.7
DWG. NO.

ARC-24-037



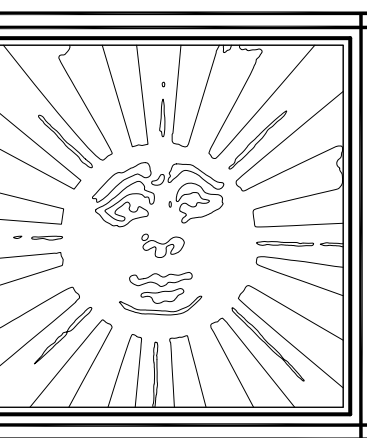
EXISTING GROUND FLOOR PLAN



LEGEND

- INDICATES EXISTING MASONRY WALL TO REMAIN
- INDICATES NEW MASONRY WALL
- INDICATES EXISTING FRAMED WALL TO REMAIN
- INDICATES NEW FRAMED WALL

PROPOSED GROUND FLOOR PLAN



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CONSULTANT

SEAL

RENOVATION TO:
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RESIDENCE**
JOB
**146 AUSTRALIAN
PALM BEACH, FL**

**GROUND
FLOOR
PLAN**
DRAWING

201011
JOB NO.

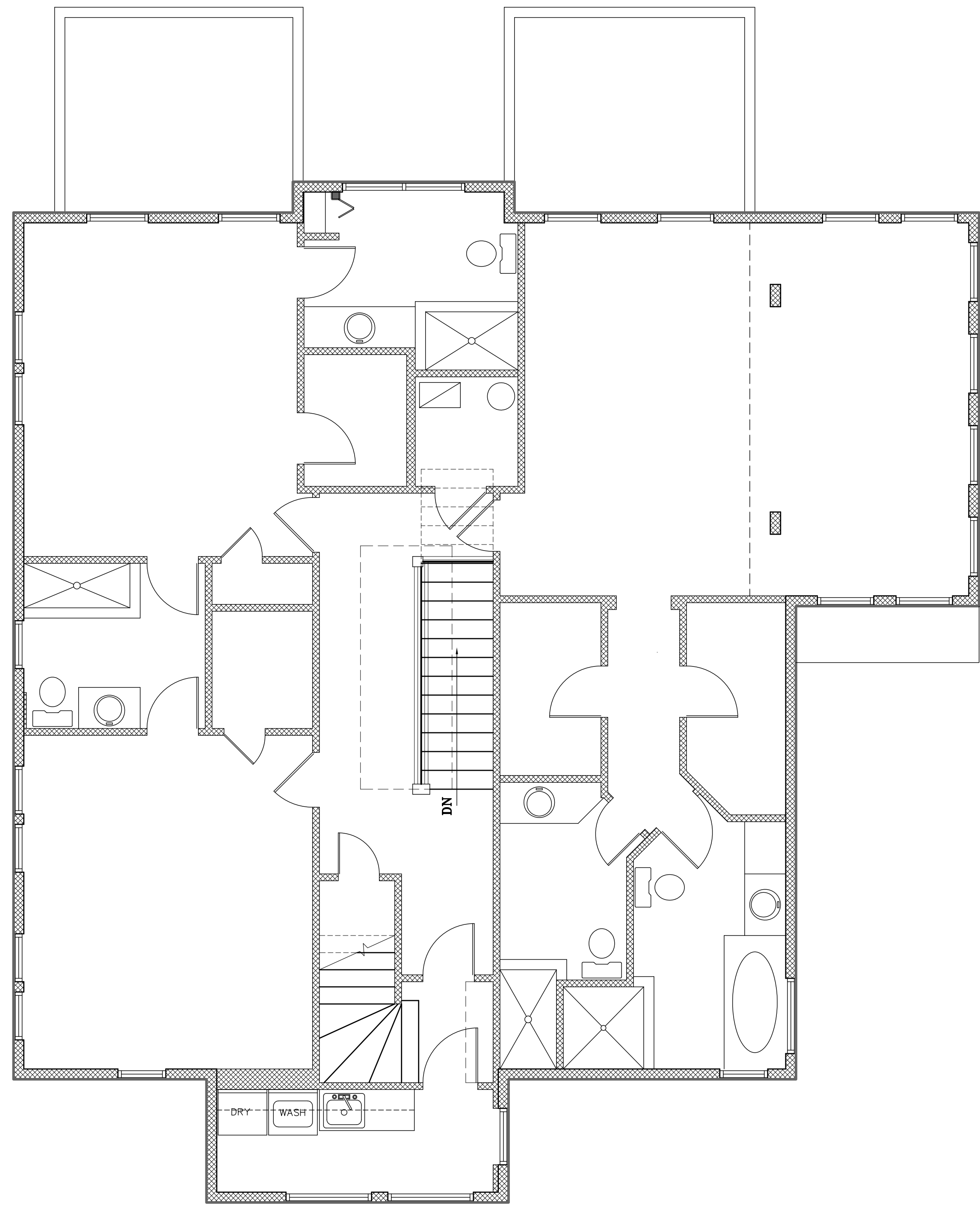
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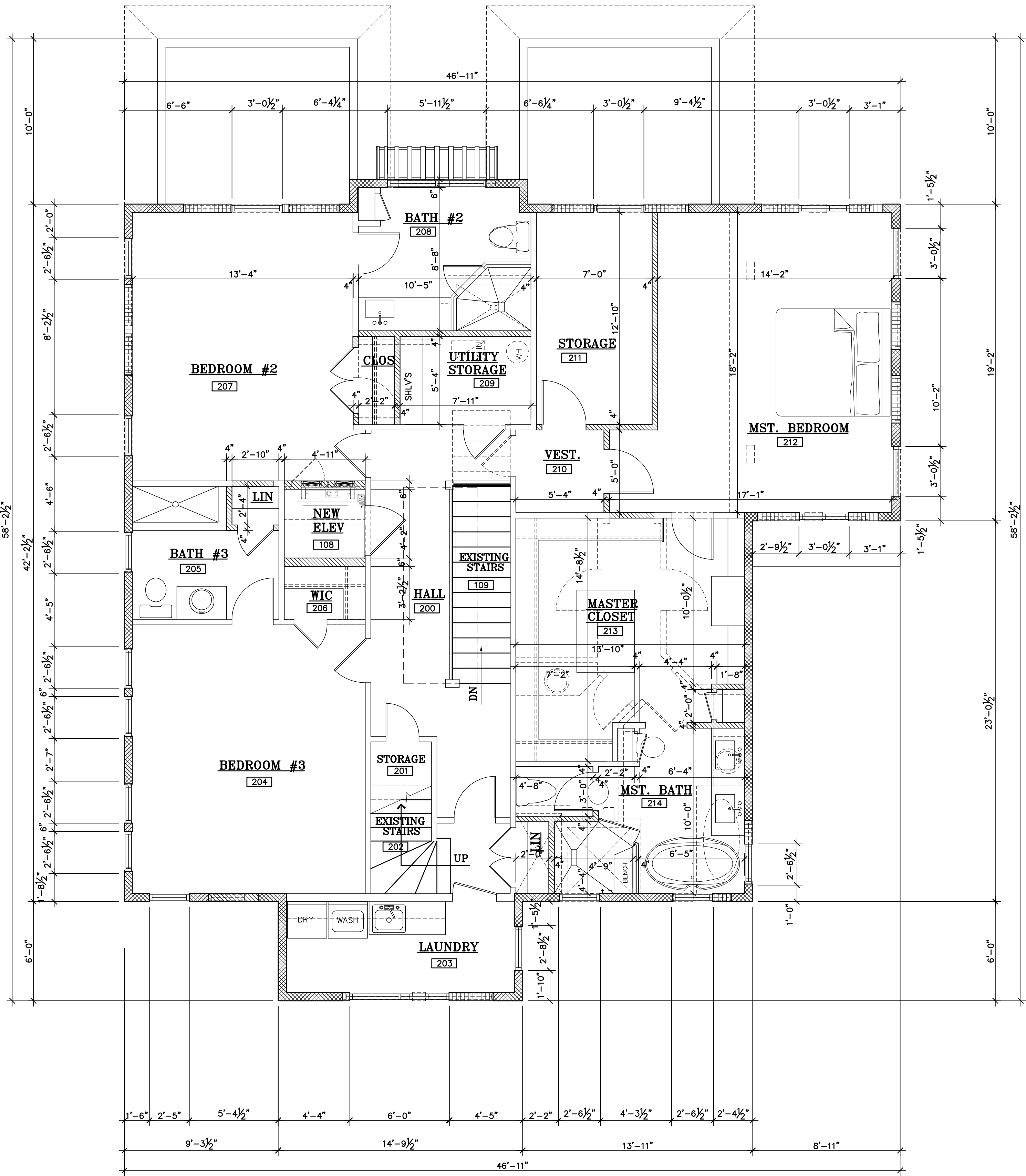
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SCALE

01/03/24 DATE
T.M. PINKSTON
M.M.M. CHK. DRWN

A2.1
DWG. NO.



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



**BRIDGES MARSH
& ASSOCIATES, INC.**
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

RENOVATION TO:
**EXISTING
RESIDENCE**
JOB
**146 AUSTRALIAN
PALM BEACH, FL**

**SECOND
FLOOR
PLAN**
DRAWING

22003
JOB NO.

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1/4"=1'-0"
SCALE

01/03/24 DATE
T.M. PINKSTON
M.M. CHK. DRWN

A2.2
DWG. NO.



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& ASSOCIATES, INC.**
CHARTERED ARCHITECTS

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Palm Beach, Florida 33480

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CONSULTANT

SEAL

RENOVATION TO:
**EXISTING
RESIDENCE**

146 AUSTRALIAN
PALM BEACH, FL

**THIRD
FLOOR
PLAN**

22003

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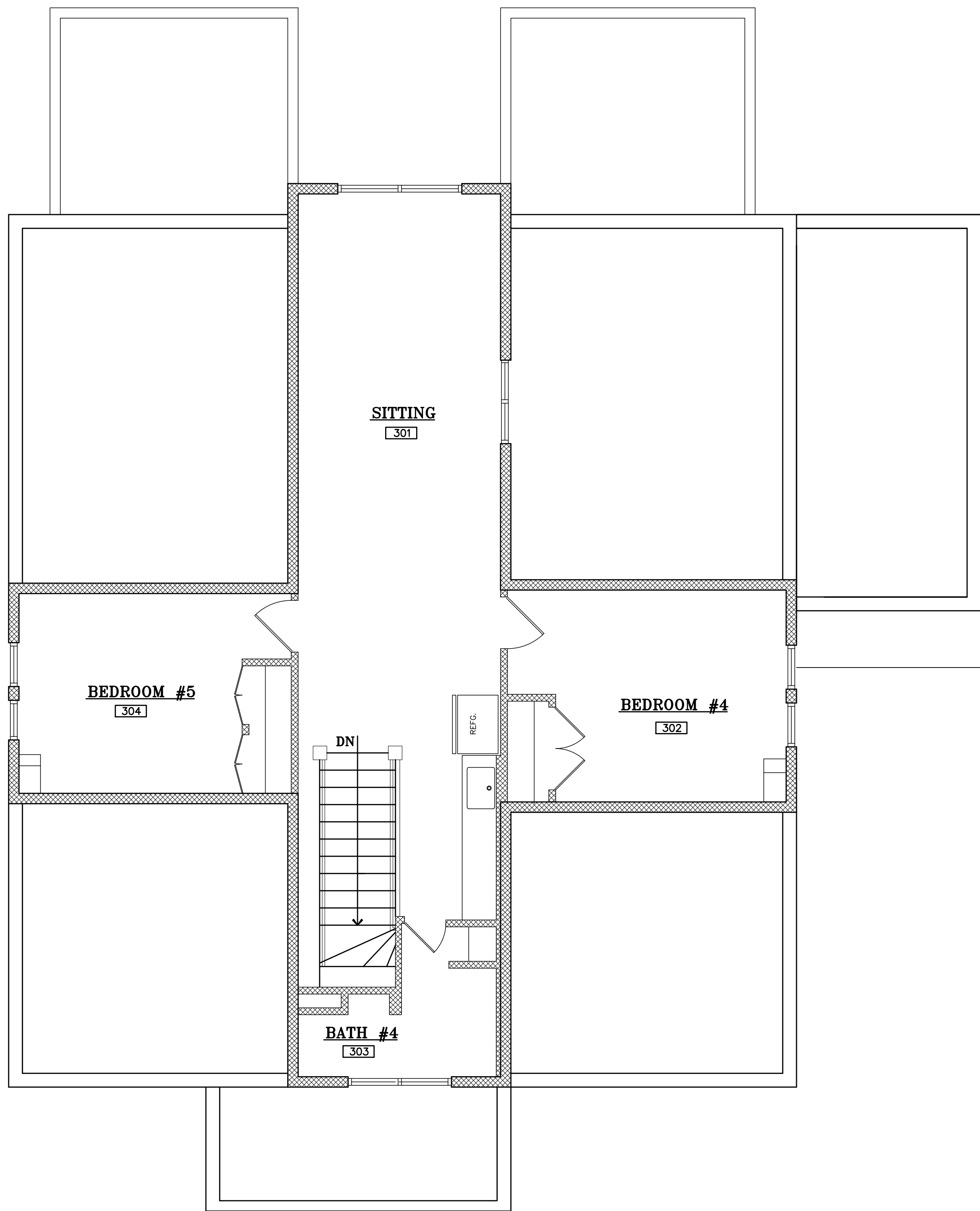
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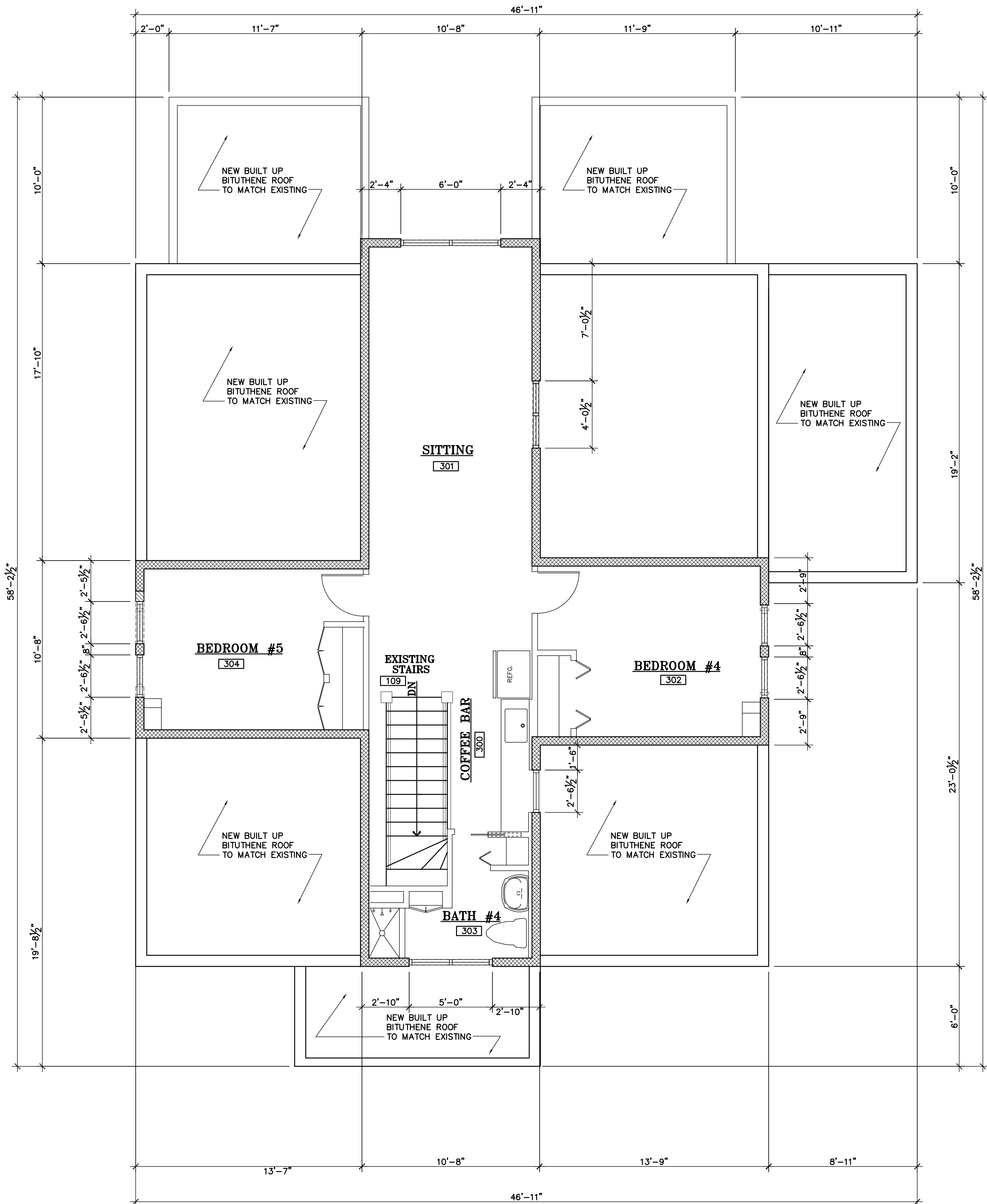
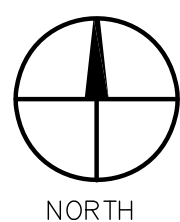
1/4"=1'-0"

01/03/24 DATE
T.M. PINKSTON
M.M. CHK. DRWG.

A2.3



EXISTING THIRD FLOOR PLAN

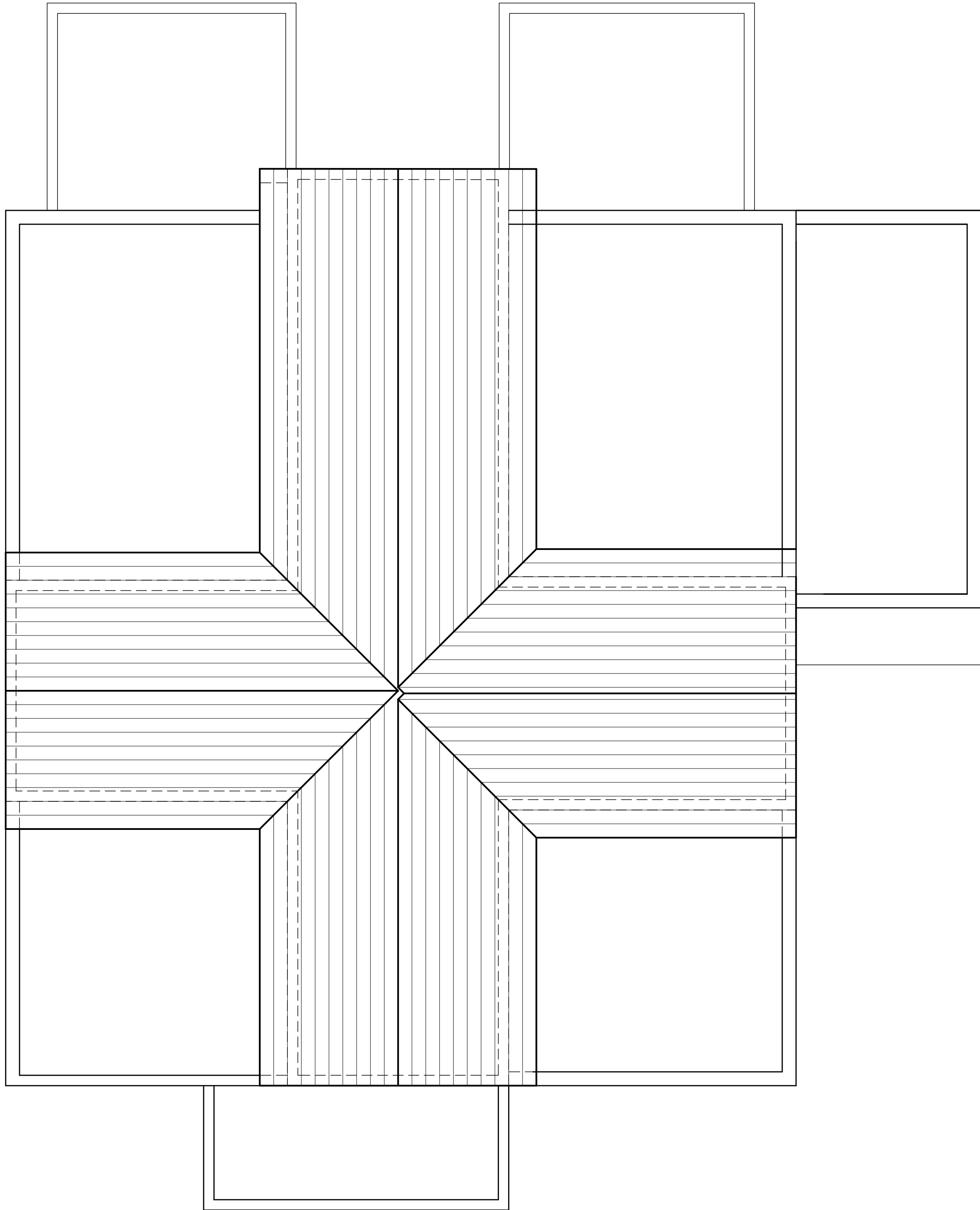


LEGEND

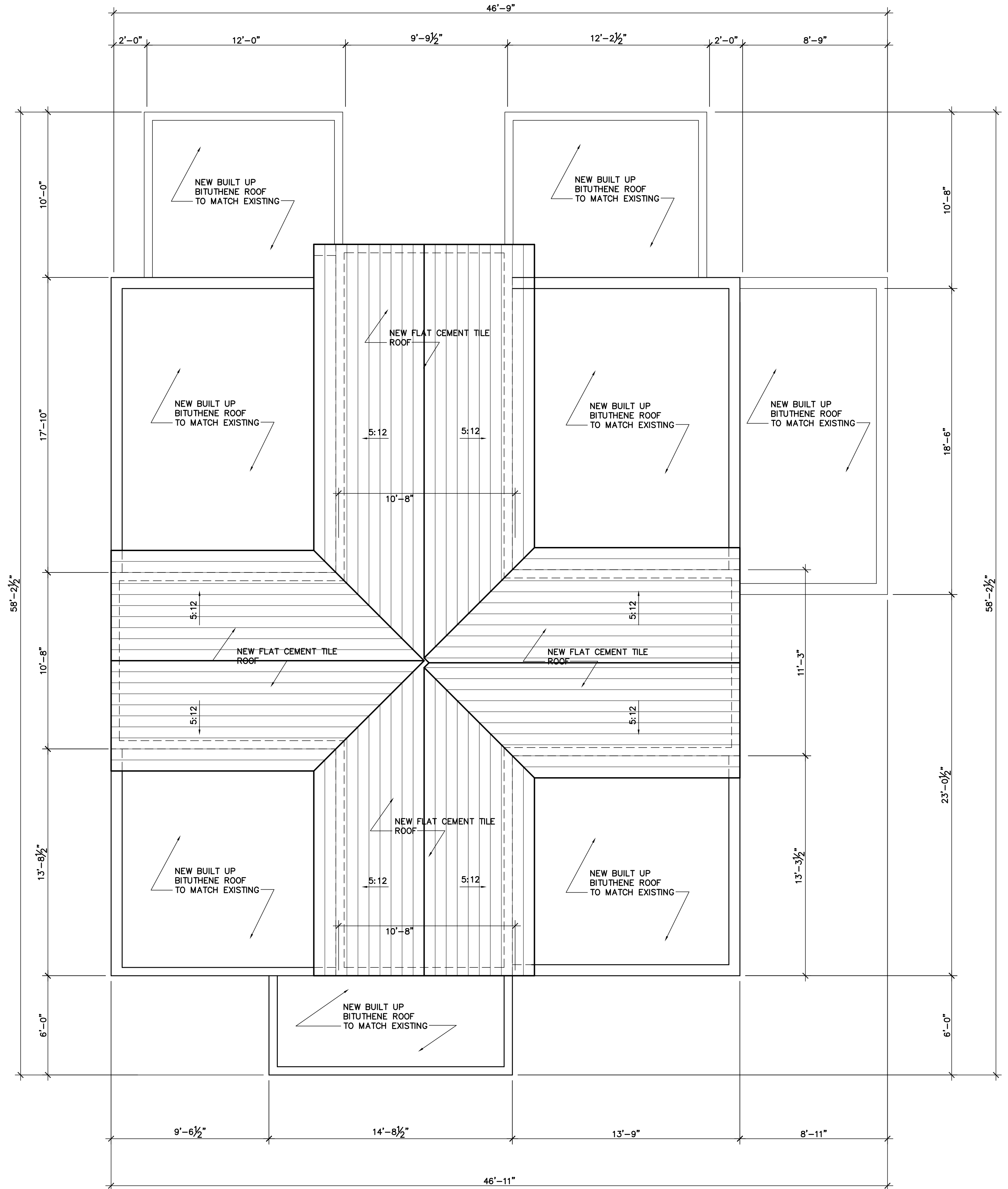
- INDICATES EXISTING MASONRY WALL TO REMAIN
- INDICATES EXISTING FRAMED WALL TO REMAIN
- INDICATES NEW FRAMED WALL
- INDICATES EXISTING TO BE DEMOLISHED

PROPOSED THIRD FLOOR PLAN

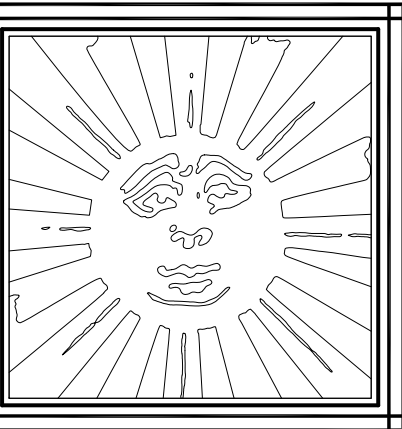
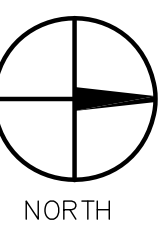




EXISTING ROOF PLAN



PROPOSED ROOF PLAN



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Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

RENOVATION TO:
**EXISTING
RESIDENCE**
JOB
**146 AUSTRALIAN
PALM BEACH, FL**

**ROOF
PLAN**
DRAWING

22003
JOB NO.

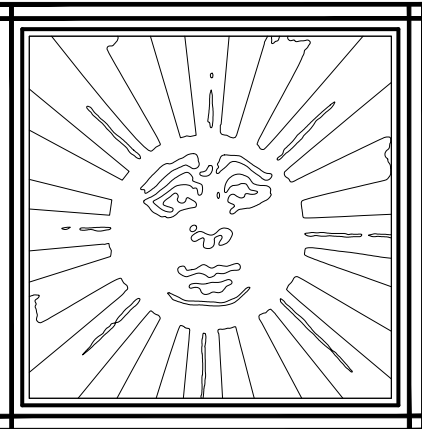
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REVISIONS	1	6
	2	7
	3	8
	4	9
	5	10

1/4"=1'-0"
SCALE

10/25/23 DATE
TIM PINKSTON
M.M. CHK. DRWG.

A3.1
DWG. NO.



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**146 AUSTRALIAN
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EXTERIOR
ELEVATIONS
DRAWING

22003
JOB NO.

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1	6
2	7
3	8
4	9
5	10

1/4"=1'-0"
SCALE

01/03/24
DATE
FOR PROJECT
M.M.
CHK. DRWG

A4.1
DWG. NO.

NEW FLAT CEMENT TILE
(WHITE)
EXISTING OUTLOOKERS
TO REMAIN
EXISTING STUCCO FINISH
TO REMAIN (PAINTED)

NEW WOOD OUTLOOKERS
TO MATCH EXIST.
RAISED STUCCO MOULDING
NEW ALUM. BAHAMA
SHUTTERS
NEW IMPACT RATED
SINGLE HUNG WINDOWS
NEW RAISED STUCCO PANELS
(PAINTED)

NEW RAISED STUCCO
BAND
NEW ALUMINUM LOUVERS
(POWDER COATED)
DECORATIVE RAISED STUCCO
COLUMNS

+42.93' BUILDING HGT
+42.93' BUILDING HGT

NEW ALUM. BAHAMA
SHUTTERS
NEW IMPACT RATED
SINGLE HUNG WINDOWS
RAISED STUCCO SILL
NEW ALUMINUM RAILING
POWDER COATED
+34.93' NAVD
3rd FIN.FLR.
NEW ALUMINUM RAILING
POWDER COATED

COPPER GUTTER
NEW IMPACT RATED
SINGLE HUNG WINDOWS

NEW ALUMINUM RAILING
POWDER COATED
+25.10' NAVD
2nd FIN.FLR.
NEW STUCCO ENTABLATURE
DECORATIVE RAISED STUCCO
COLUMNS

NEW IMPACT RATED FIXED
WINDOW W/ TRANSOM
NEW DECORATIVE ALUMINUM
SHUTTERS

NEW RAISED STUCCO BANDS

+14.10' NAVD
FIN.FLR.

+12.43' NAVD
POINT OF MEASUREMENT

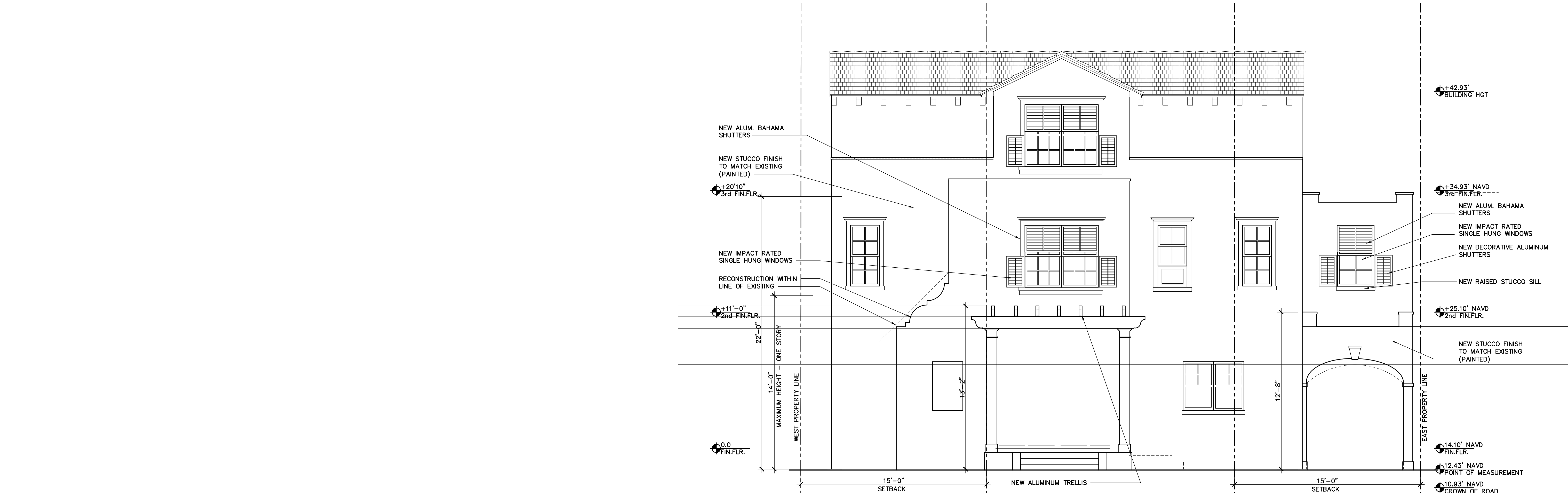
+10.93' NAVD
CROWN OF ROAD

PROPOSED NORTH ELEVATION

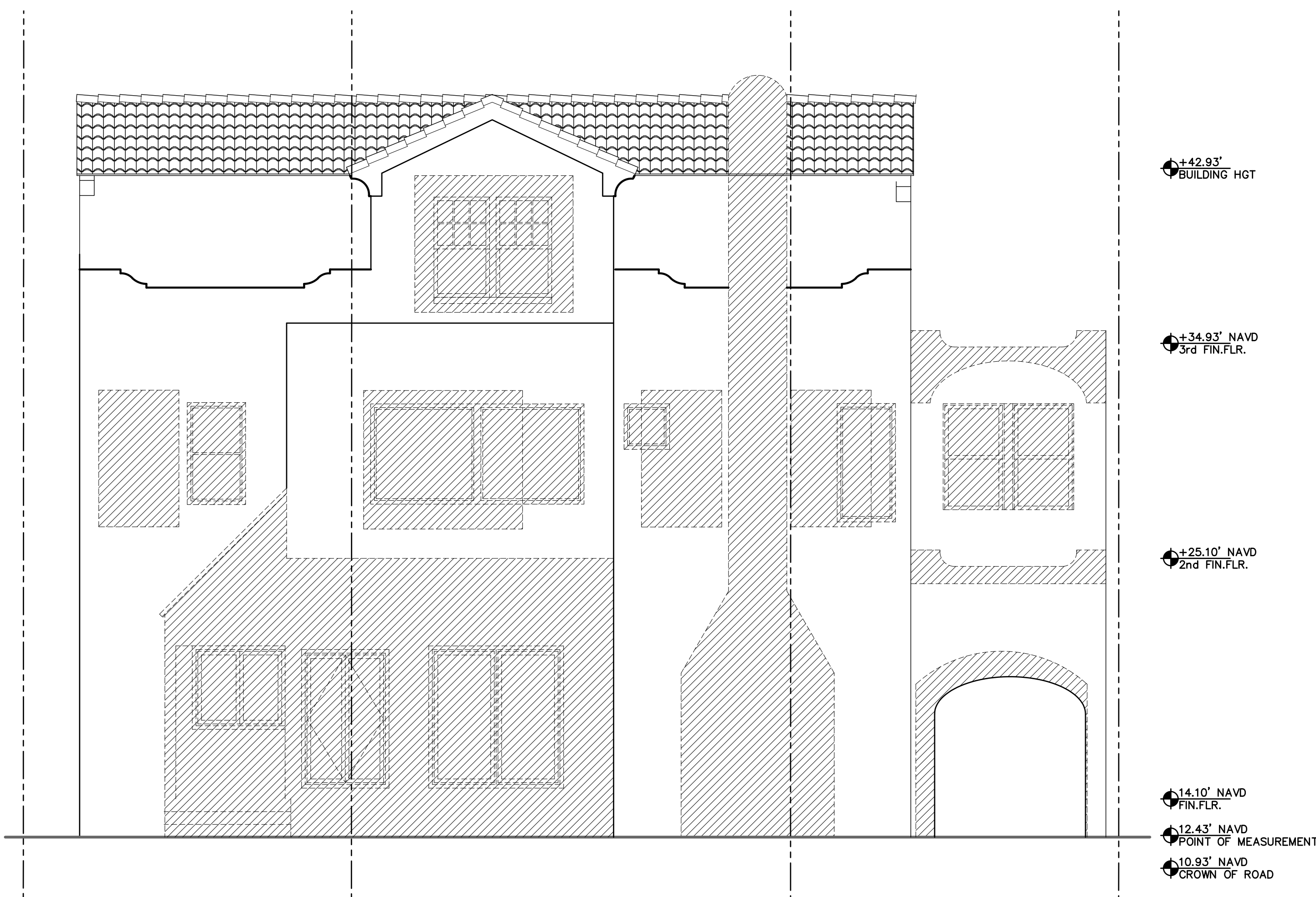
EXISTING NORTH ELEVATION

DEMOLITION

505/1291 = 39.1%



PROPOSED SOUTH ELEVATION



DEMOLITION

665/1375 = 48.3%



SOUTH ELEVATION DEMO



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RENOVATION TO:
**EXISTING
RESIDENCE**
JOB
**146 AUSTRALIAN
PALM BEACH, FL**

**EXTERIOR
ELEVATIONS**
DRAWING

22003
JOB NO.

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1	6
2	7
3	8
4	9
5	10

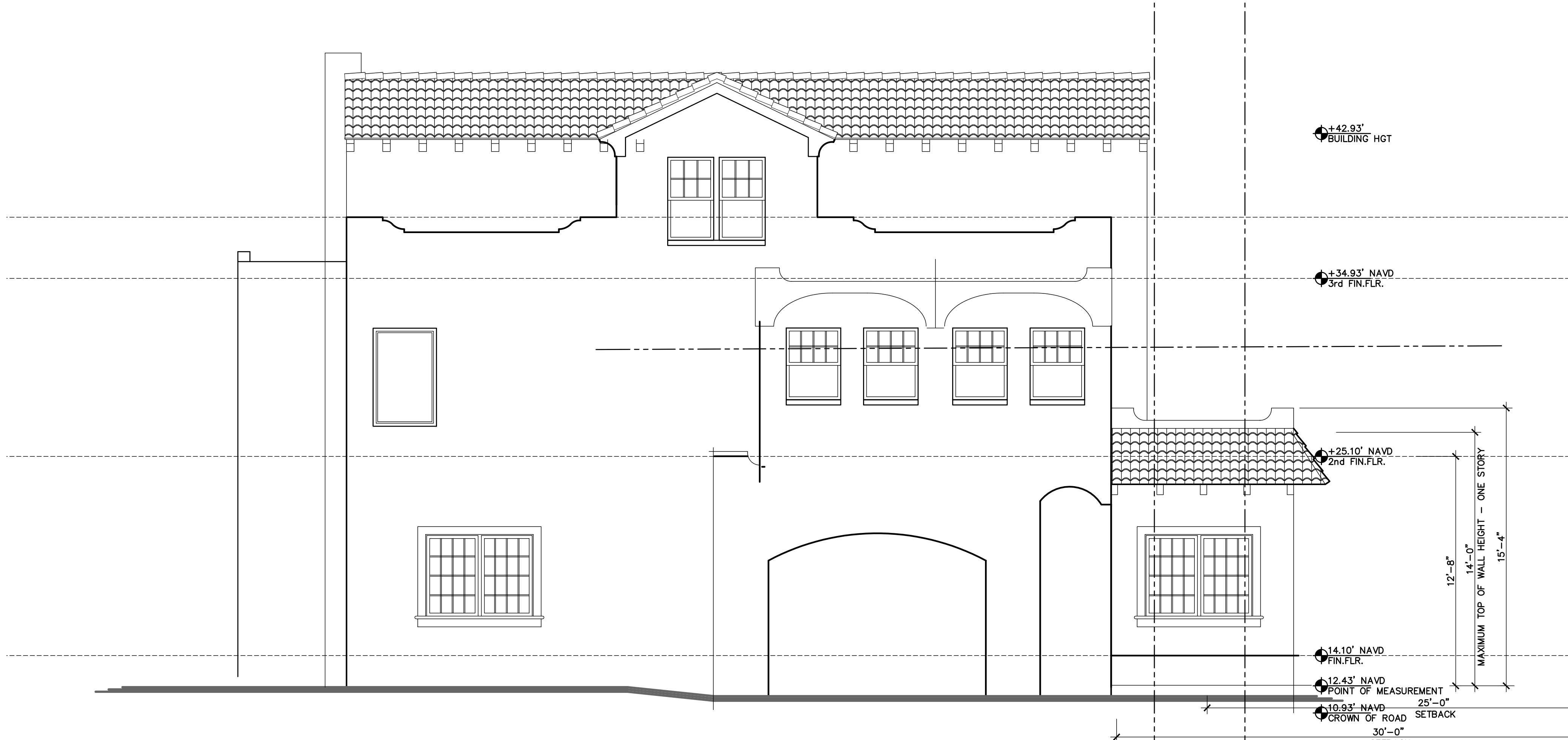
1/4"=1'-0"
SCALE

01/03/24 DATE
TOM PINESTON
M.M. CHK. DRW.

A4.2
DWG. NO.



PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION



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JOB
**146 AUSTRALIAN
PALM BEACH, FL**

**EXTERIOR
ELEVATIONS**
DRAWING

22003
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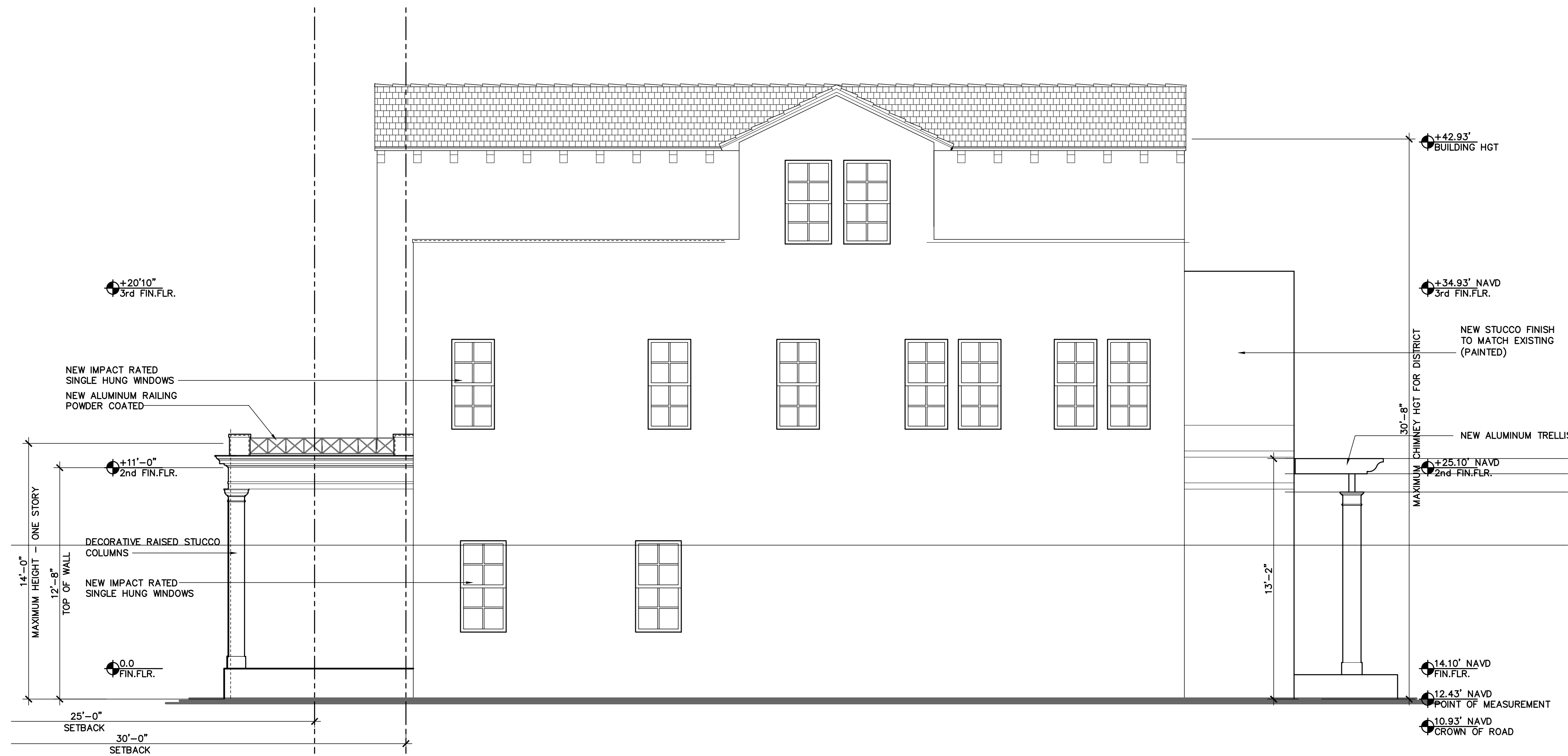
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REVISONS	1	6
	2	7
	3	8
	4	9
	5	10

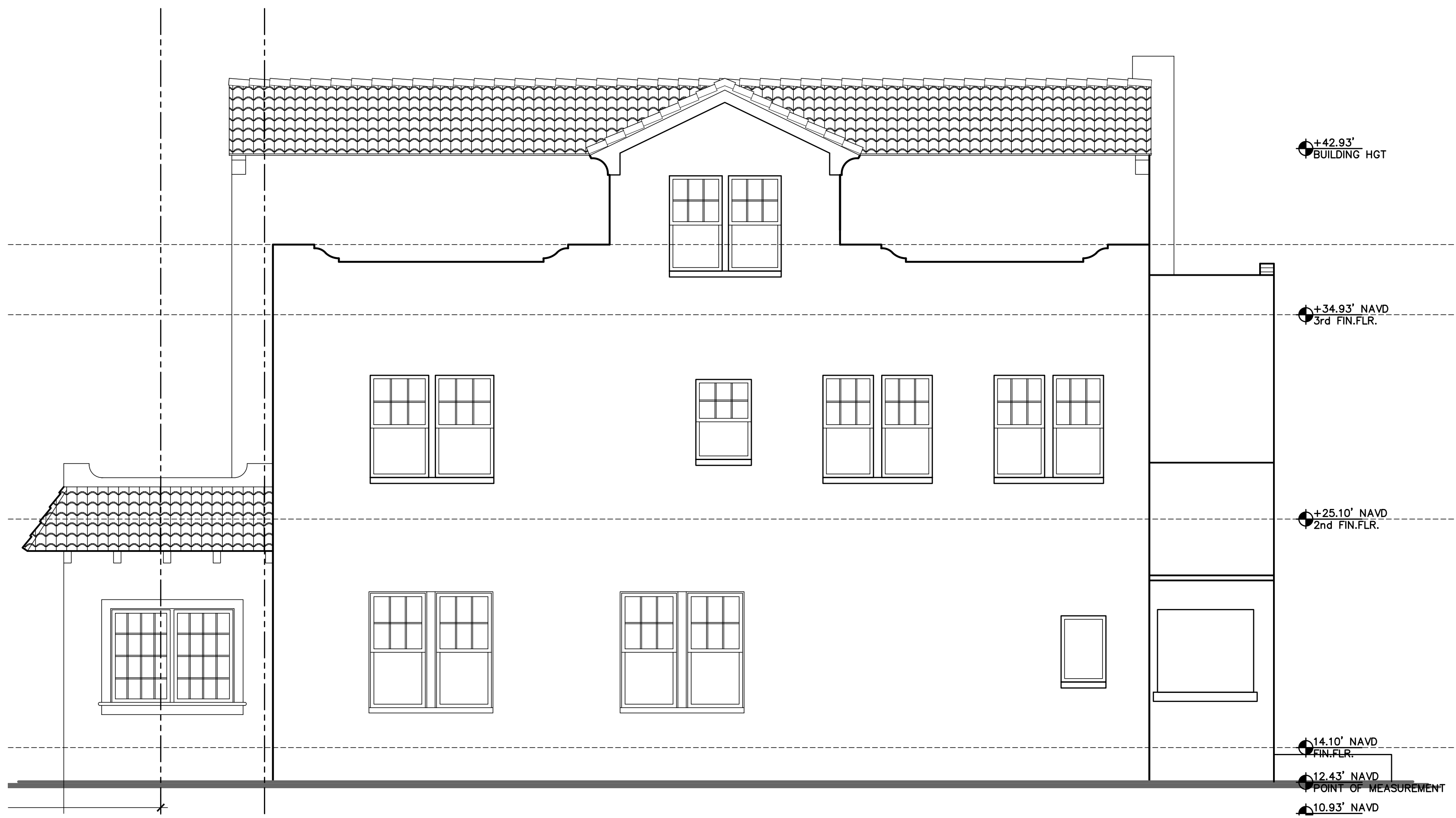
1/4"=1'-0"
SCALE

01/03/24 DATE
TOM PINESTON
M.M. CHK. DRWN

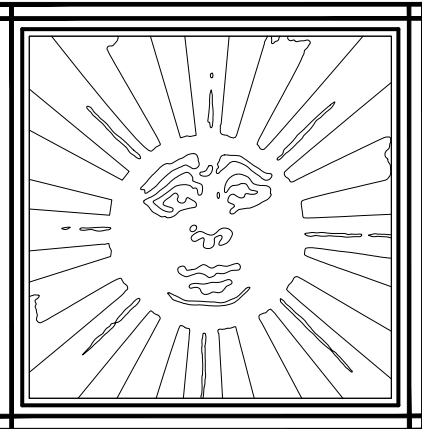
A4.3
DWG. NO.



PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION



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RENOVATION TO:
**EXISTING
RESIDENCE**
JOB
**146 AUSTRALIAN
PALM BEACH, FL**

EXTERIOR
ELEVATIONS
DRAWING

22003
JOB NO.

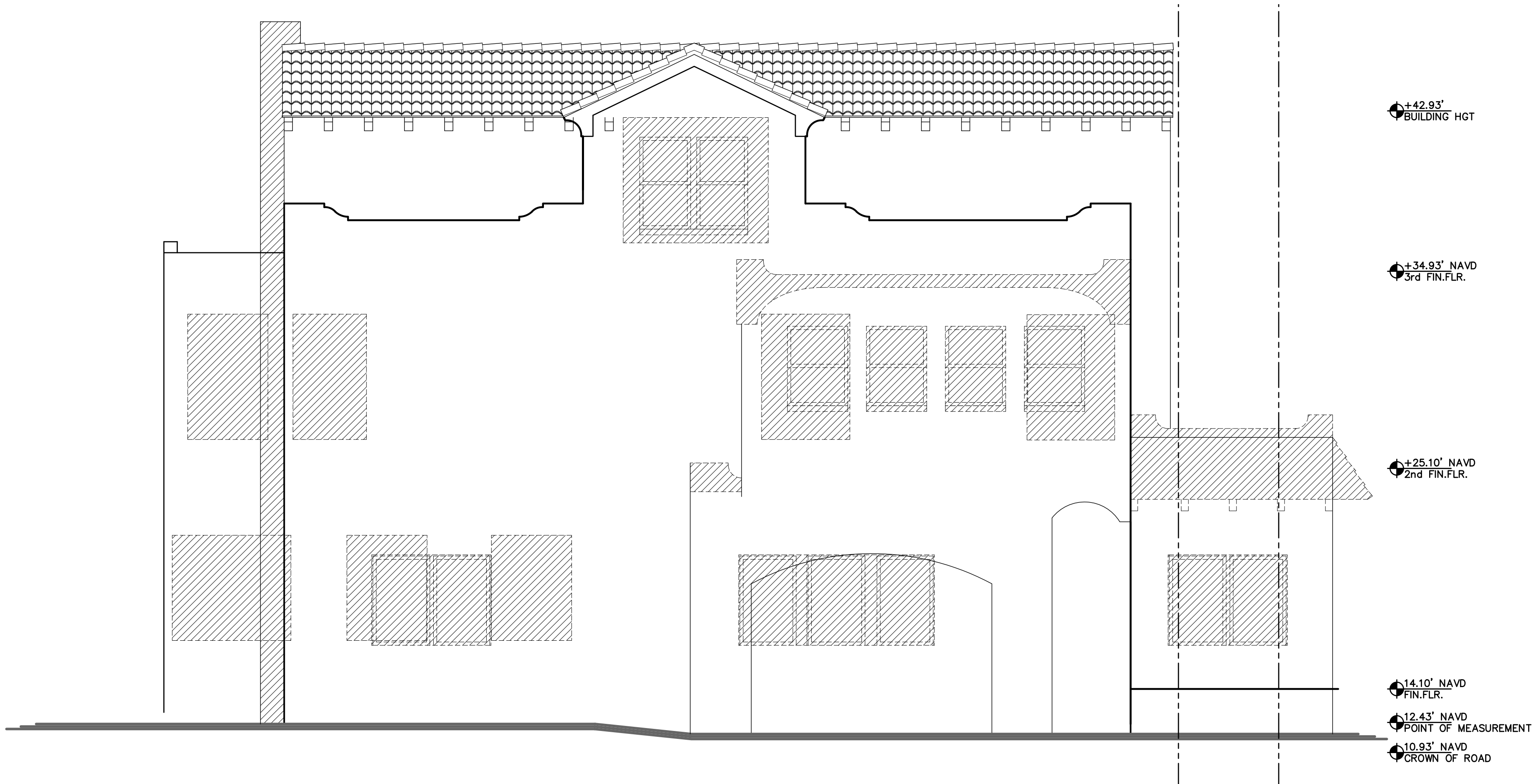
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REVISIONS	1	6
	2	7
	3	8
	4	9
	5	10

1/4"=1'-0"
SCALE

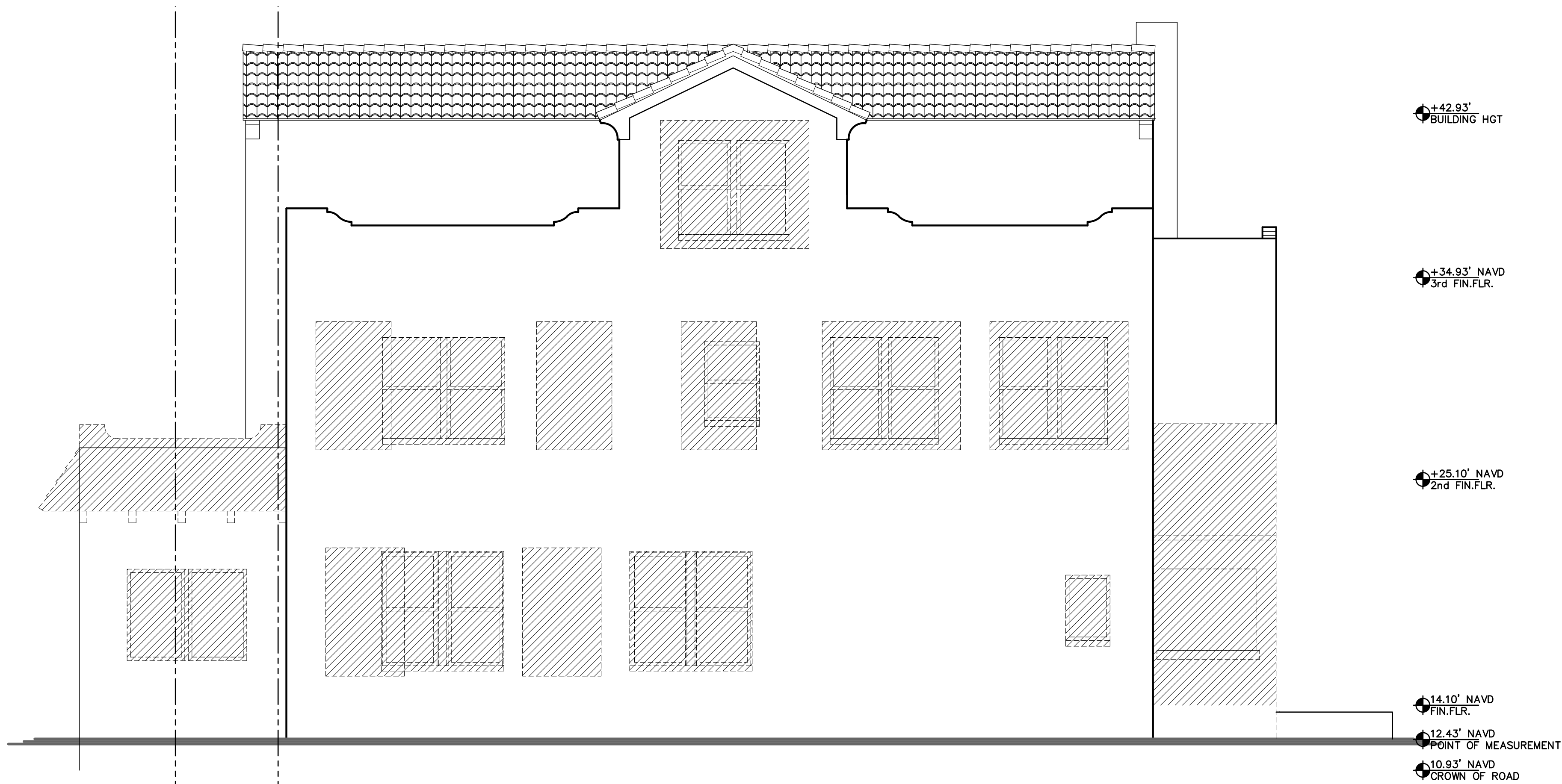
01/03/24 DATE
TOM PINESTON
M.M. CHK. DRWN

A4.4
DWG. NO.



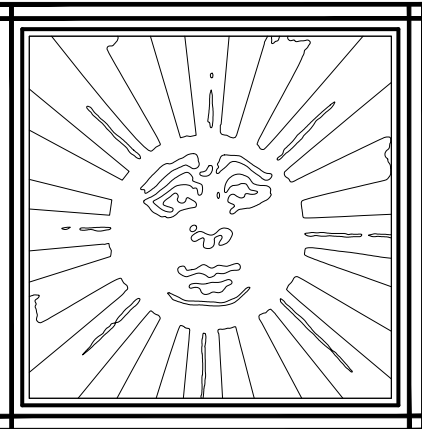
EAST ELEVATION DEMO

431/1777 = 24.3%



WEST ELEVATION DEMO

504/1777 = 28.3%



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JOB
**146 AUSTRALIAN
PALM BEACH, FL**

**EXTERIOR
ELEVATIONS
DEMOLITION**
DRAWING

22003
JOB NO.

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	4	9
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1/4"=1'-0"
SCALE

01/03/24 DATE **TOM PINESTON**
M.M. CHK. DRWN

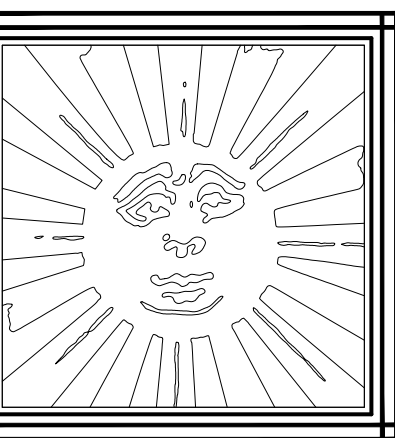
A4.5
DWG. NO.



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION



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RENOVATION TO:
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JOB
**146 AUSTRALIAN
PALM BEACH, FL**

**EXTERIOR
ELEVATIONS**
DRAWING

22003
JOB NO.

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REVISIONS	1	6
	2	7
	3	8
	4	9
	5	10

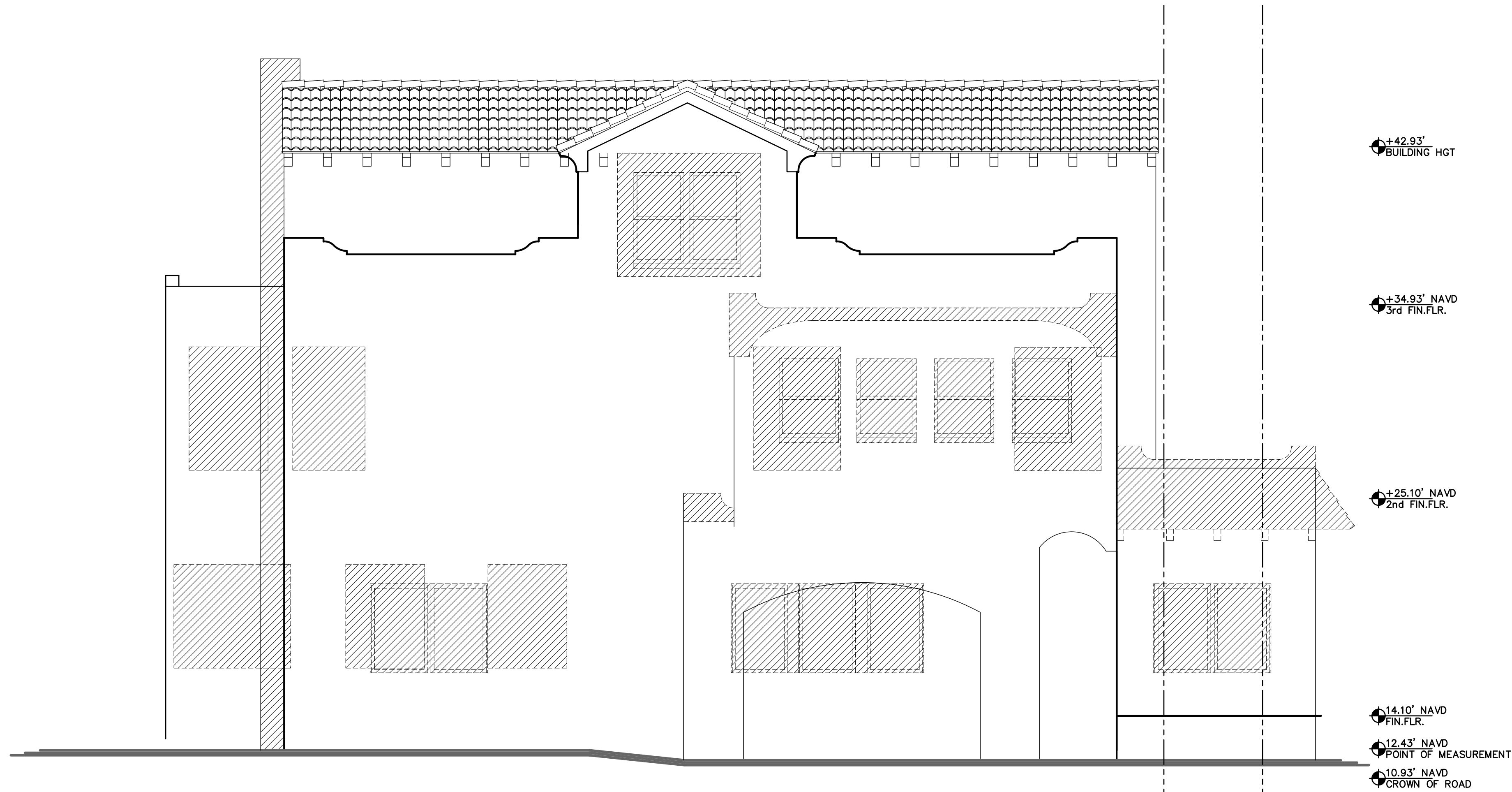
1/4"=1'-0"
SCALE

01/03/24 DATE **TOM PINESTON**
M.M. CHK. DRWN

A4.6
DWG. NO.



PROPOSED EAST ELEVATION



EAST ELEVATION DEMO



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RENOVATION TO:
**EXISTING
RESIDENCE**
JOB
**146 AUSTRALIAN
PALM BEACH, FL**

**EXTERIOR
ELEVATIONS**
DRAWING

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JOB NO.

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REVIEWS	1	6
	2	7
	3	8
	4	9
	5	10

1/4"=1'-0"
SCALE

01/03/24 DATE **TOM PINESTON**
M.M. CHK. DRWN

A4.7
DWG. NO.



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RENOVATION TO:
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RESIDENCE**
JOB
**146 AUSTRALIAN
PALM BEACH, FL**

**EXTERIOR
ELEVATIONS
COLORED**
DRAWING

22003
JOB NO.

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REVISIONS	1	2
	3	4
	5	6
	7	8
	9	10

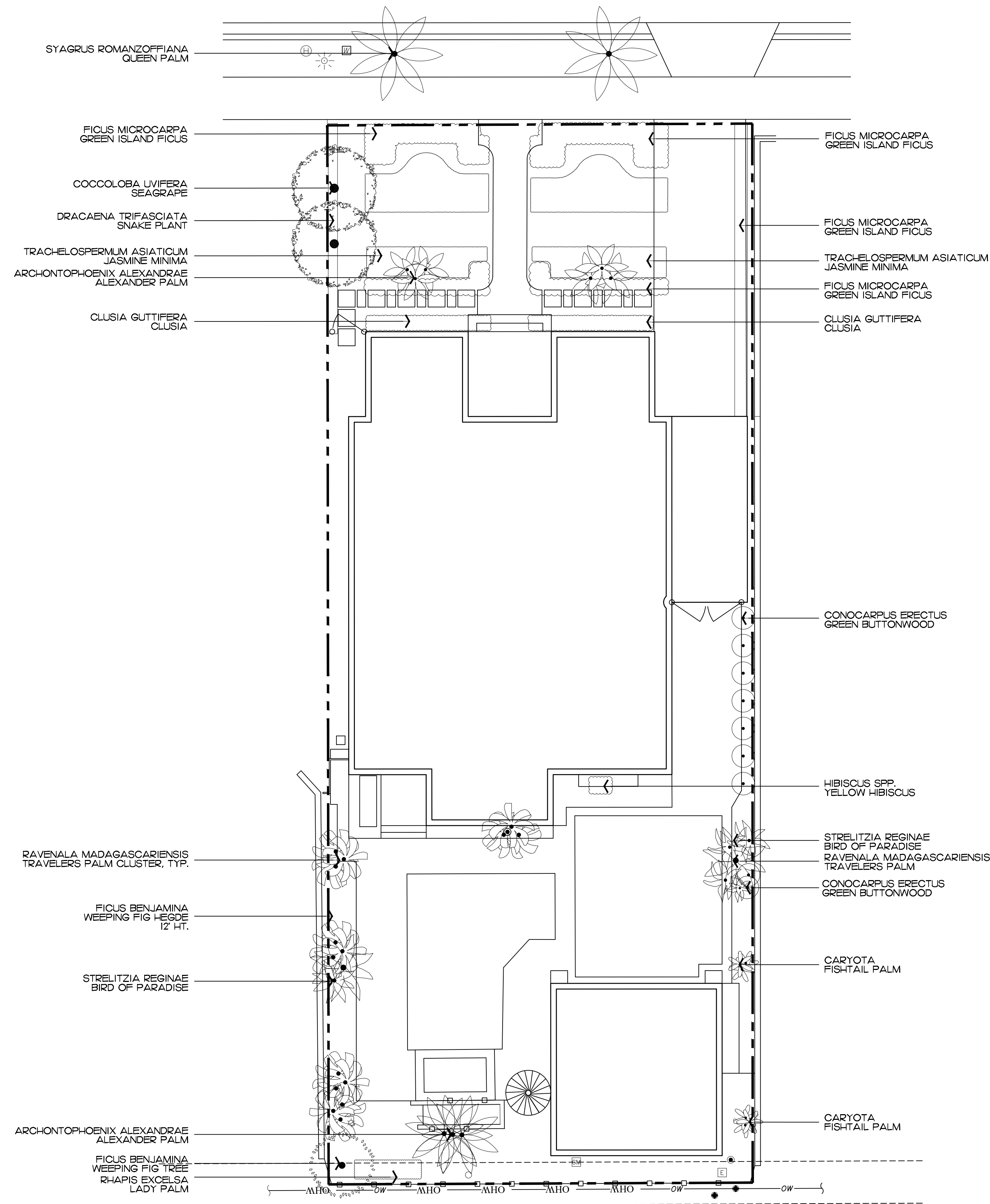
1/4"=1'-0"
SCALE

01/03/24 DATE
T.M. PINKSTON CHK'D
M.M. DRWN

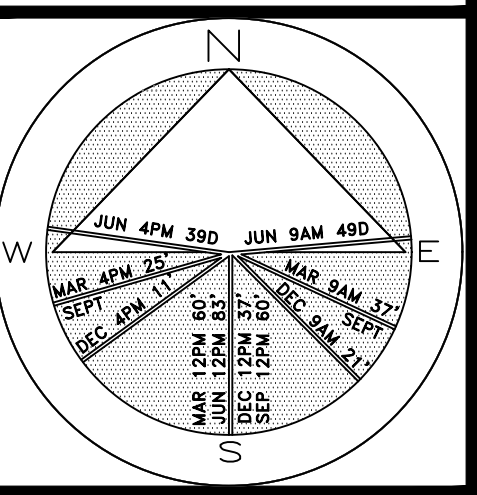
A4.8
DWG. NO.



COLORED NORTH ELEVATION



Private Residence
146 Australian
Palm Beach



JOB NUMBER: # 24001.00 LA
DRAWN BY: Kerlinaelle Dorinut

DATE: 02.12.2024

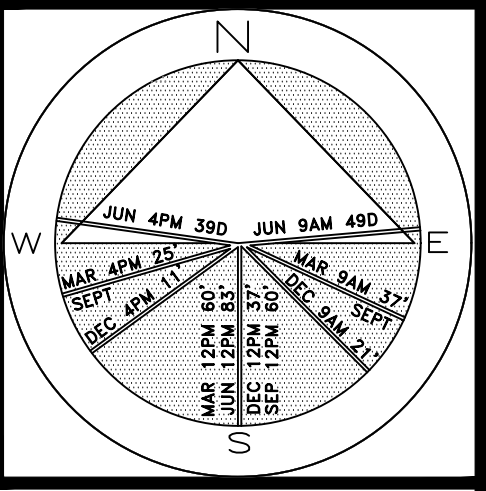
SHEET L1.0



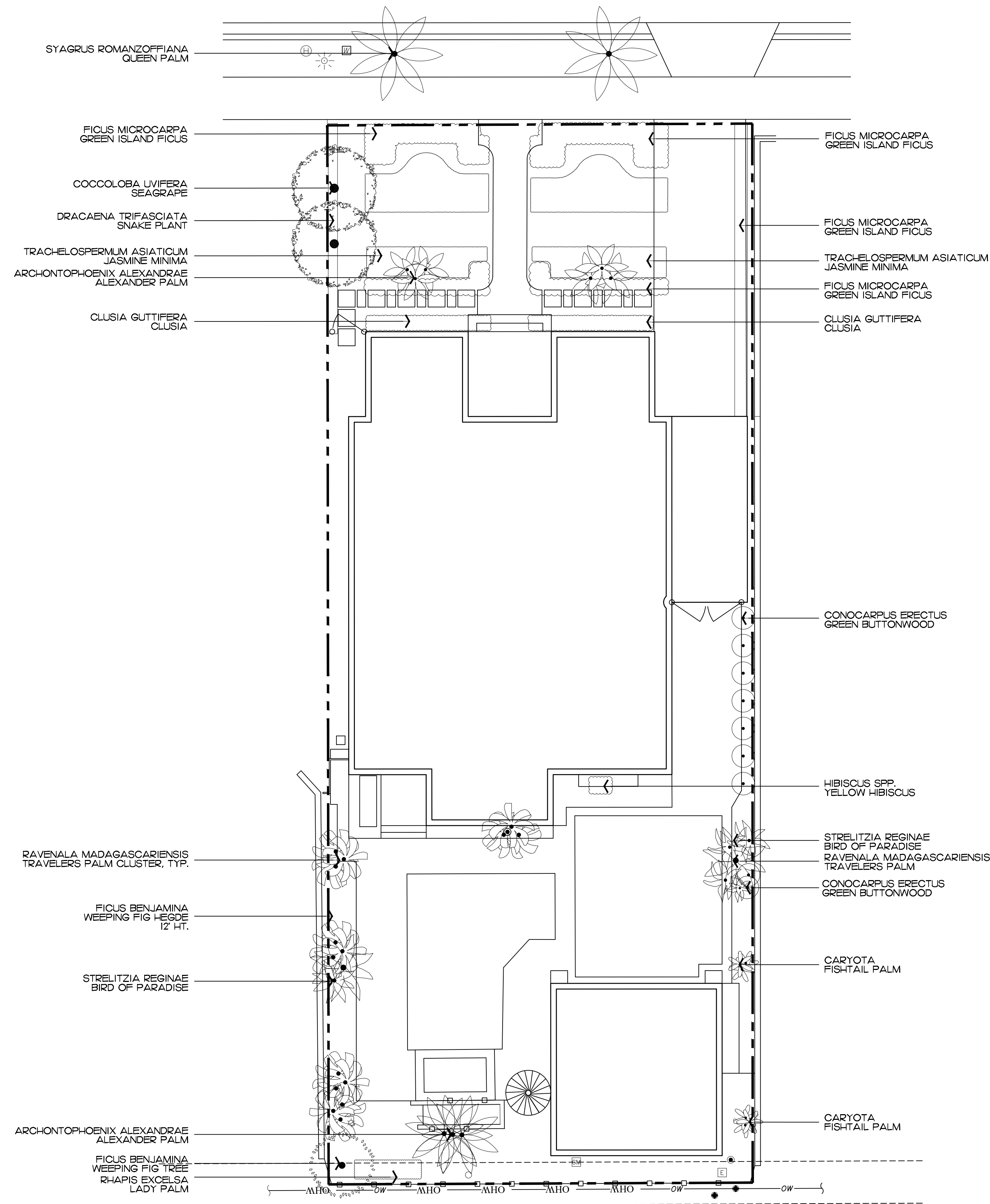
Aerial View



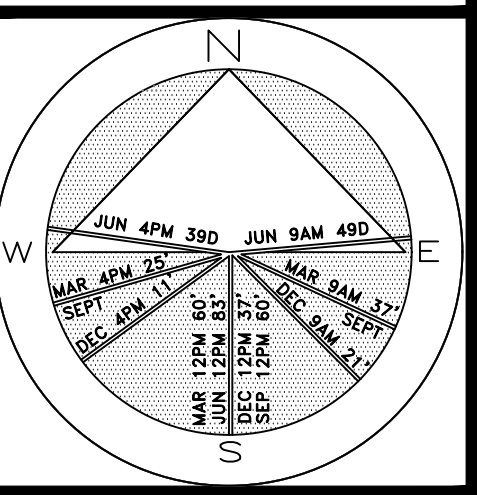
Private Residence
146 Australian Ave
Palm Beach



JOB NUMBER: # 24001.00 LA
DRAWN BY: Kerinaelle Dorinut
DATE: 02.12.2024

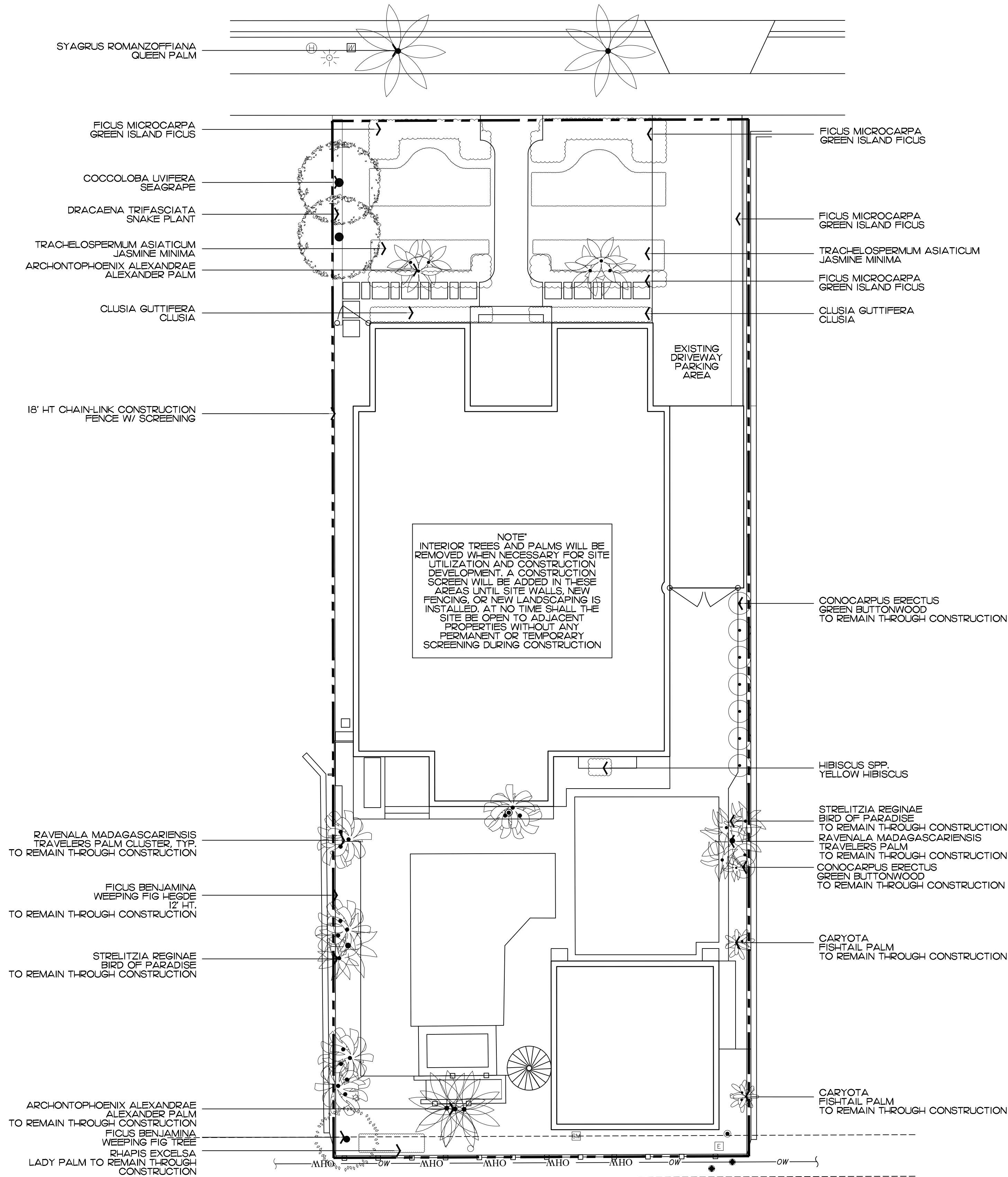


Private Residence
146 Australian
Palm Beach

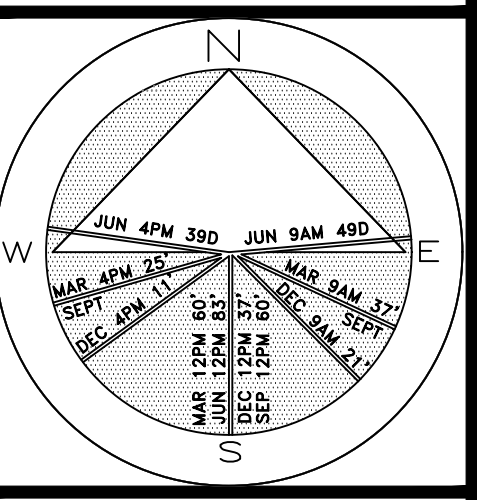


JOB NUMBER: # 24001.00 LA
DRAWN BY: Kerlinaelle Dorinut
DATE: 02.12.2024

SHEET L2.0



Private Residence
146 Australian
Palm Beach



JOB NUMBER: # 24001.00 LA
DRAWN BY: Valeria Quintanilla

DATE: 02.12.2024

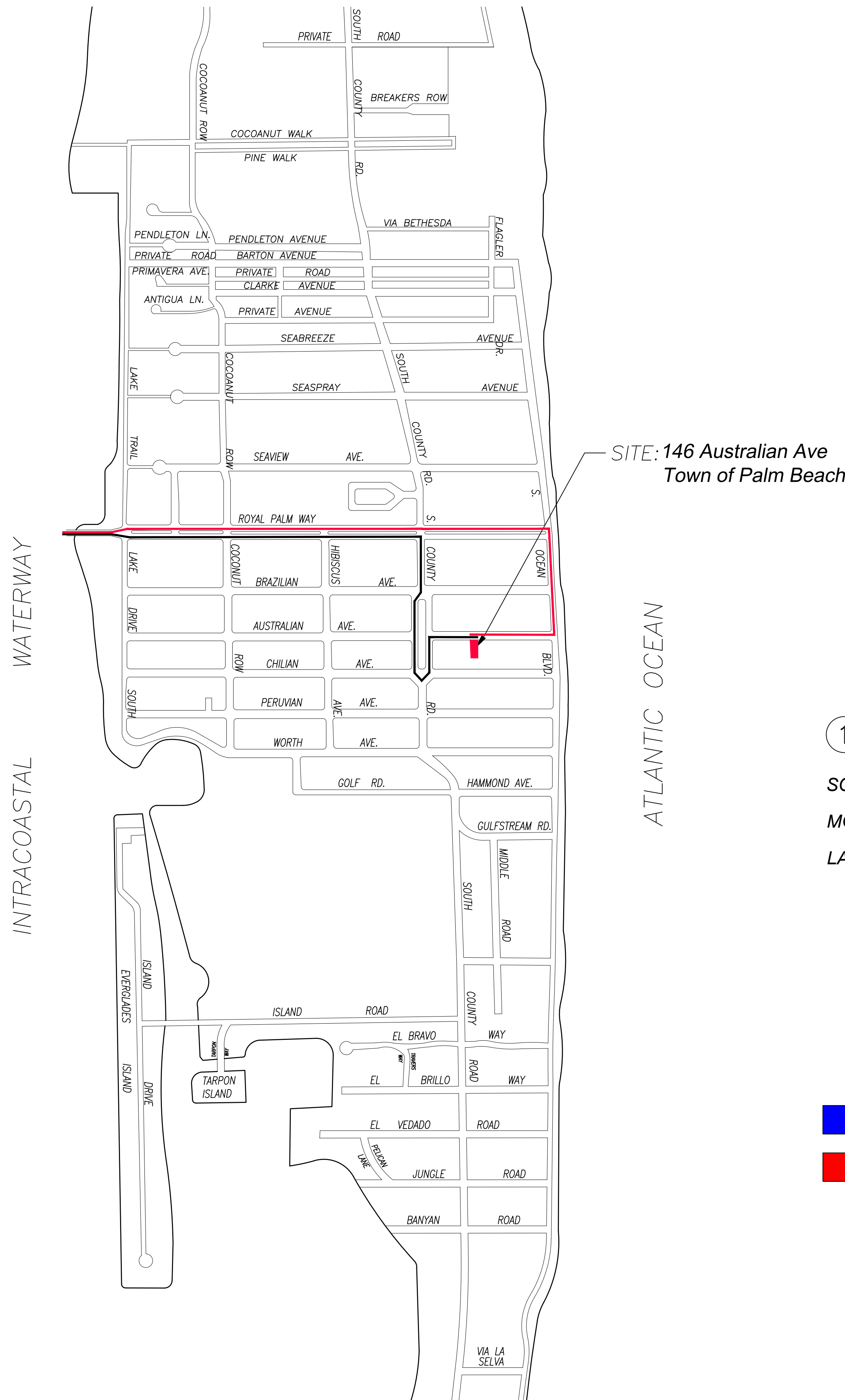
SHEET L3.0

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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

Construction Staging & Screening Plan
SCALE IN FEET 0' 8' 16' 24'

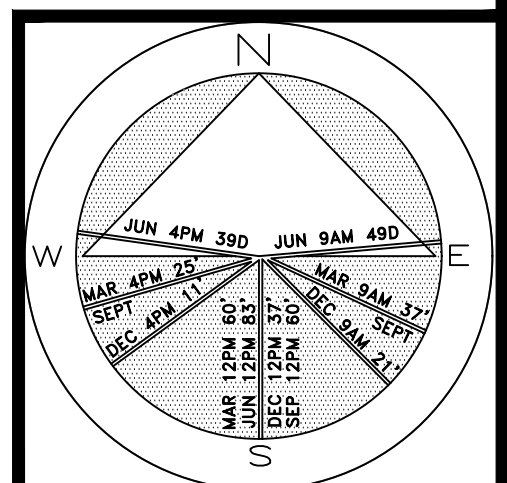


1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:
MONTH 1: LANDSCAPE INSTALLATION
LARGEST TRUCK ->
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

Private Residence
146 Australian Ave
Palm Beach



JOB NUMBER: # 24001.00 LA
DRAWN BY: Kerlinsaele Dorival
DATE: 02.12.2024

SHEET L4.0

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Site Plan

NEW GATES MOUNTED ON OUTSIDE OF ARCHED ENTRY

PRIVACY HEDGE

PROPOSED RIBBON DRIVEWAY

FOUNDATION PLANTING

LAWN

PROPOSED PAVING 14' X 14' STONE PAVING

NEW TERRACE

STEPS

FOUNDATION PLANTING

STEPS

LAWN

CHAISE LOUNGE CHAIRS

PRIVACY HEDGE
NOTE:
EXISTING BUFFER TO ALLOW FOR SUN EXPOSURE TO NEW LAWN AREA

STEPS

BRIMMING SPA

KNIFE-EDGE POOL 17' X 12'

POOL COPING

EXISTING 6' HT. SITE WALL

10'-0" POOL SETBACK

POOL FLOAT

FLOWERING VINES

NEW GATE

NEW 7' HT. POOL WALL WITH WATER WALL FEATURE

48 KW GENERATOR

POOL EGP.

EXISTING 2 STORY BUILDING WITH GARAGE

EXISTING SPIRAL STAIRCASE TO REMAIN

OUTDOOR SHOWER

10' X 10' DINING TERRACE

FIRE PLACE

BRICK BANDING

GRASS BORDER

BRICK AND STONE INLAY WITH BRICK BANDING

FLOWERING VINES

5'-0" EASEMENT

5'-0" GENERATOR SETBACK

10'-0" POOL SETBACK

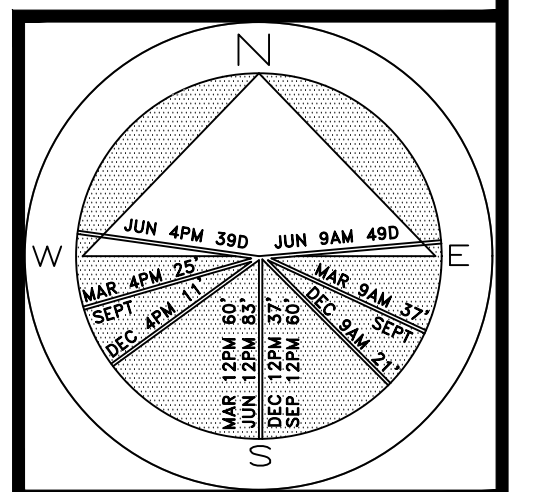
6' HT. WATER-WALL

6' HT. EQUIPMENT SCREENING WALL

Hardscape Plan

— OUTDOOR SHOWER

Private Residence
146 Australian Ave
Palm Beach
O R I D



DATE: 02.12.2024

DATE: 02.12.2024

SHEET L5.0

2024
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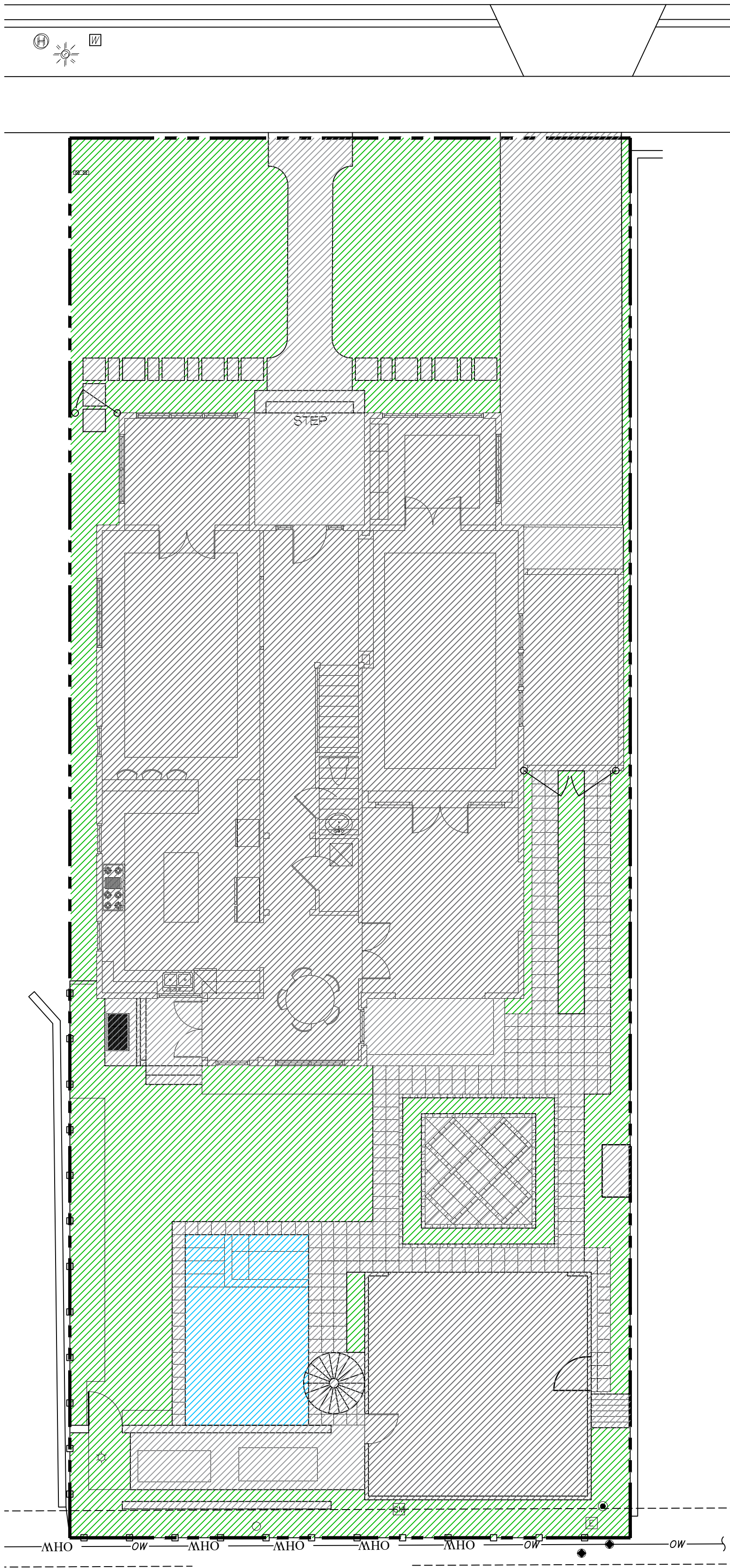
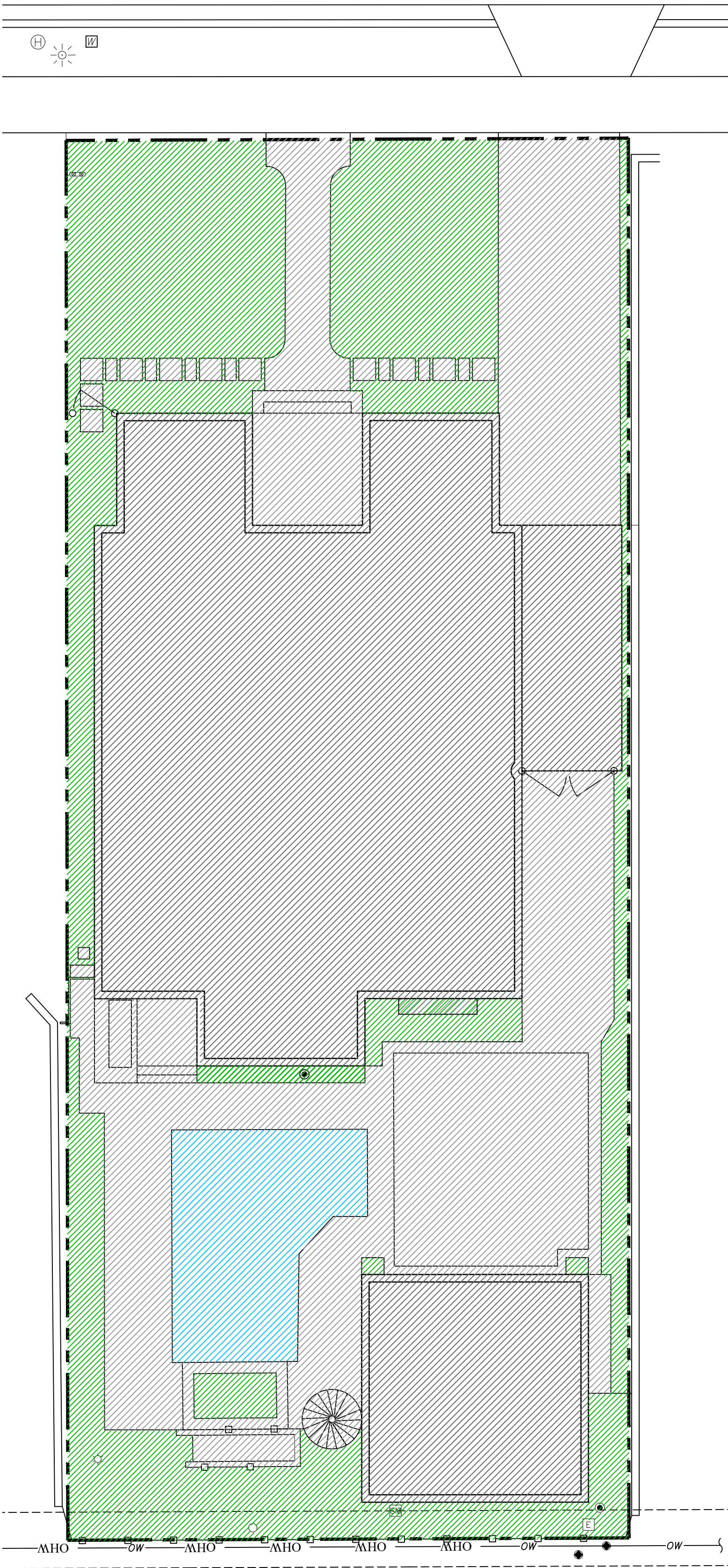
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Hardscape Plan

SCALE IN FEET 0' 4' 8' 12'

AUSTRALIAN AVENUE

AUSTRALIAN AVENUE

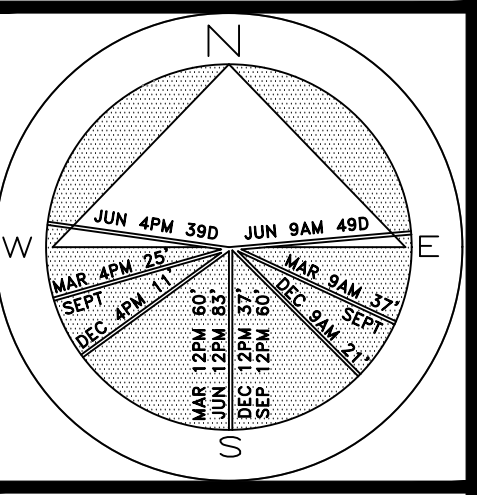


Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		6,245 S.F.		6,245 S.F.	
LOT WIDTH	100 FT. MINIMUM		50.01 FT.		50.01 FT.	
LOT DEPTH	100 FT. MINIMUM		124.79 FT.		124.79 FT.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,810.25 S.F.	24.8%	1,548 S.F.	31.65%	1,977 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	41.4%	518 S.F.	41.4%	518 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQD OPEN SPACE	1,405 S.F.	42.8%	1,204 S.F.	50%	1,406 S.F.

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA / WATER FEATURE



JOB NUMBER: # 24001.00 LA
DRAWN BY: Kerlinaelle Dorival
DATE: 02.12.2024

Existing Conditions

Currently Proposed

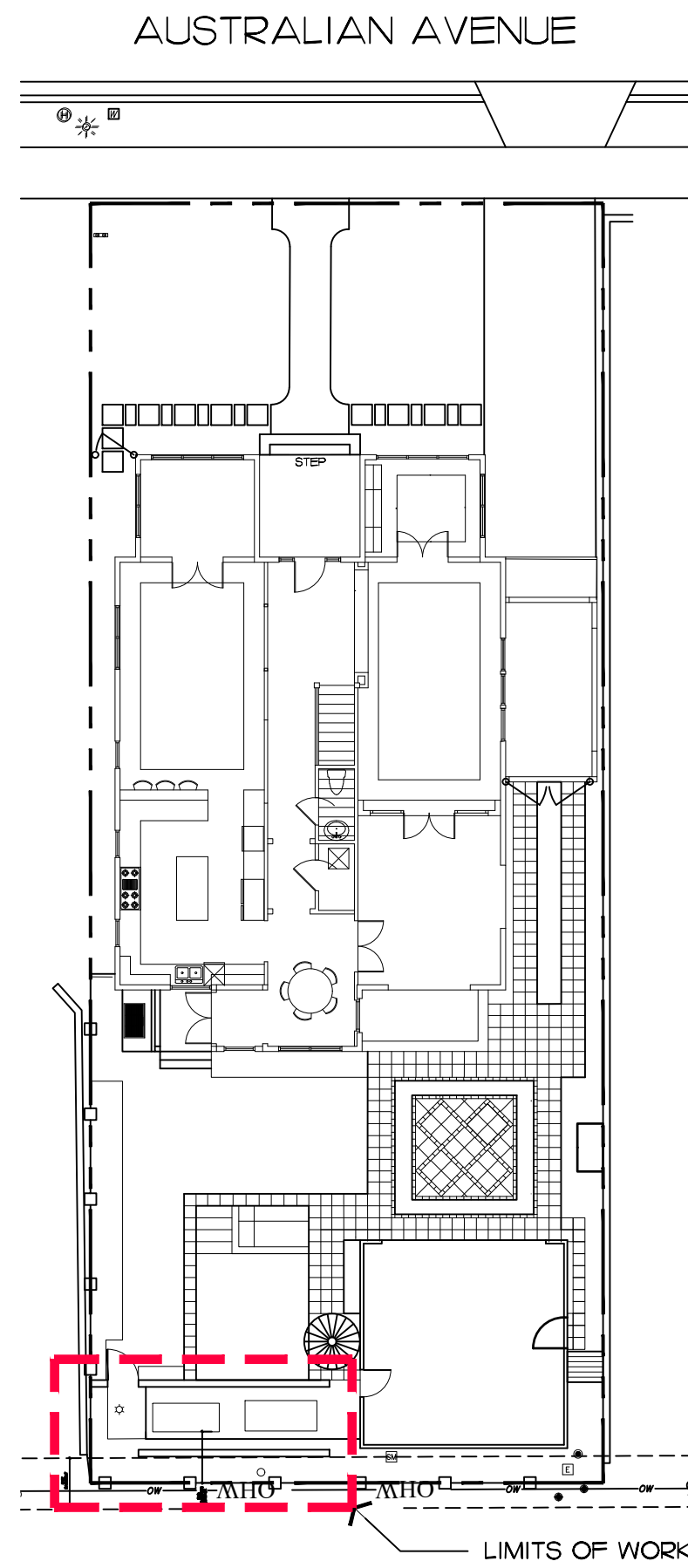
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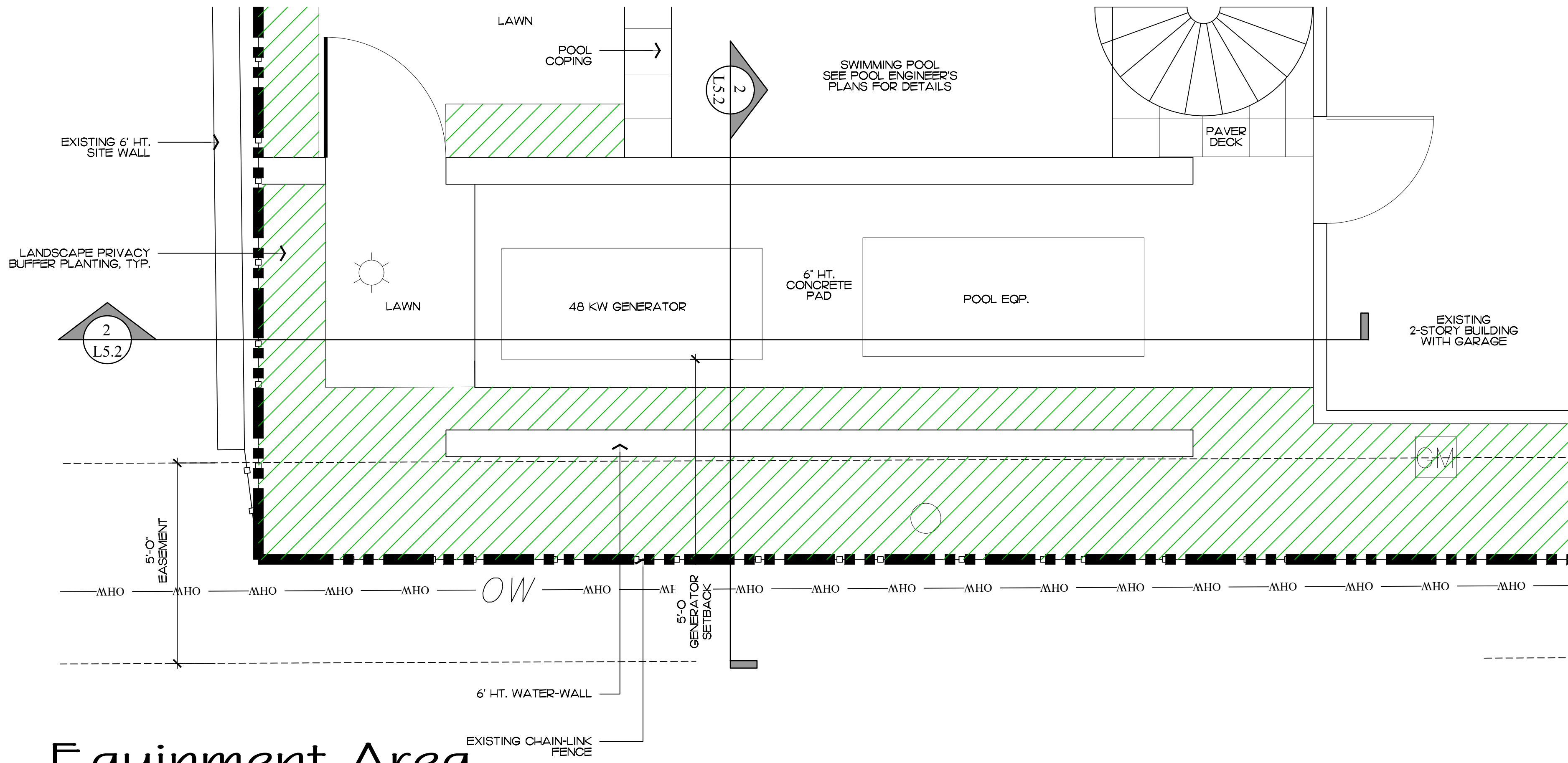
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Site Plan
SCALE IN FEET 0' 8' 16' 24'

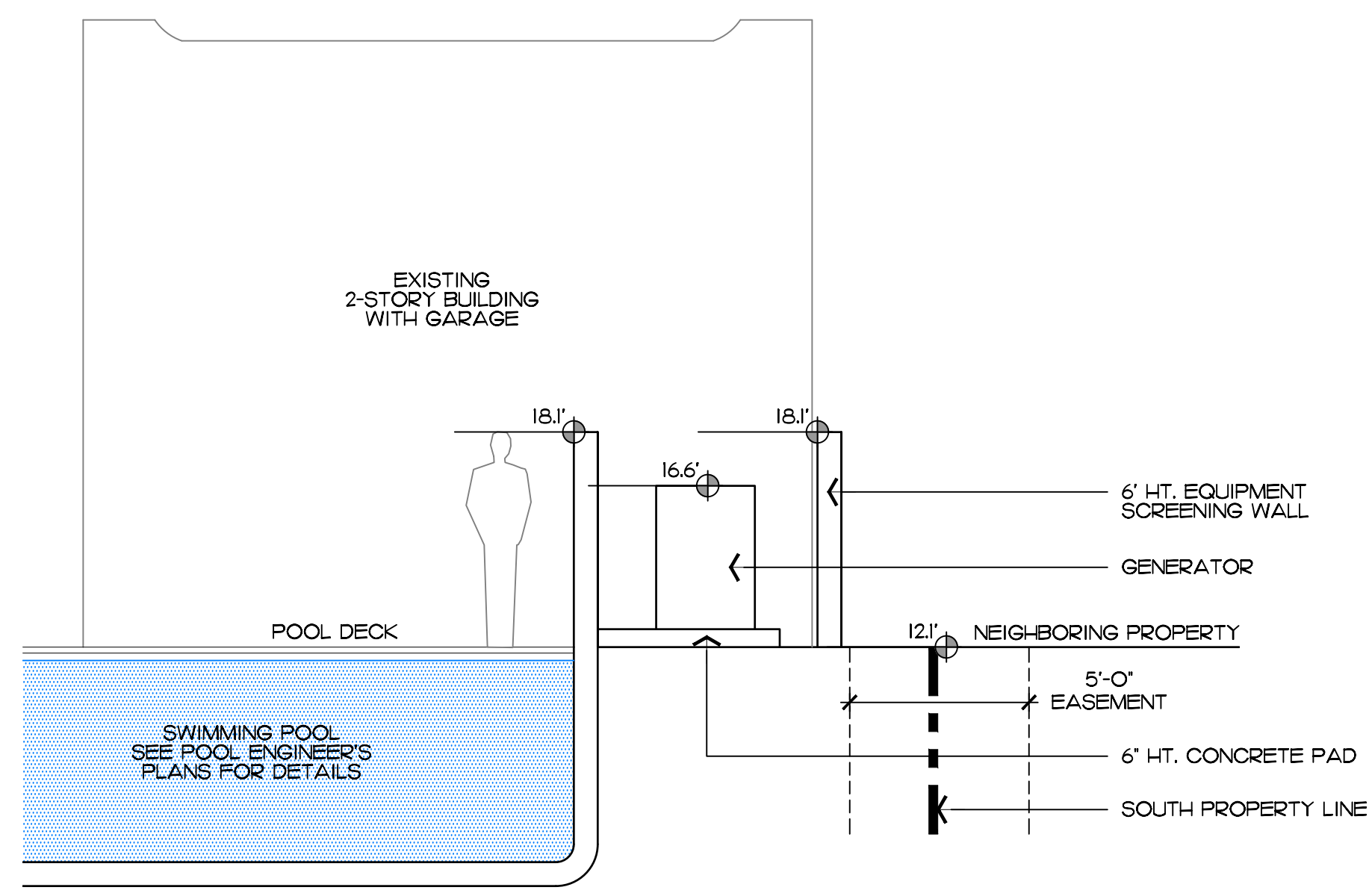
SHEET L5.1



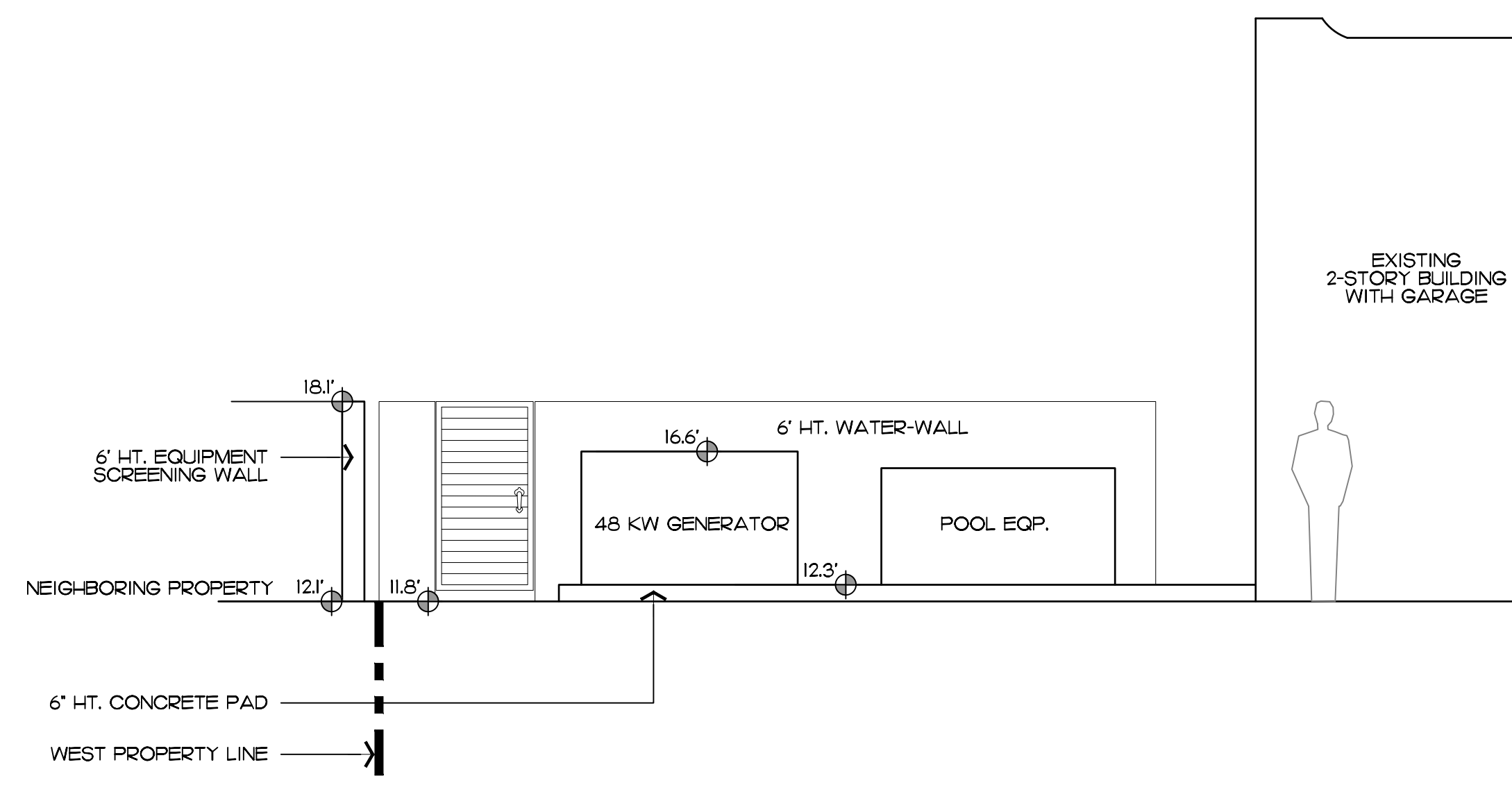
Site Plan
SCALE: 1/16" = 1'-0"



Equipment Area



Equipment Section
SCALE: 1/4" = 1'-0"

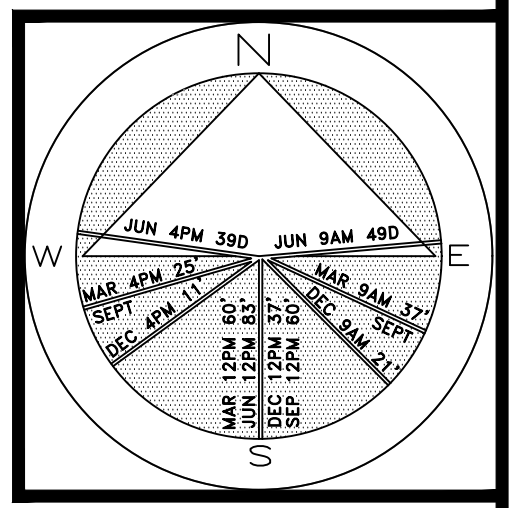


Equipment Section
SCALE: 1/4" = 1'-0"



**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
146 Australian Ave
Palm Beach



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DRAWN BY: Kerlinsaele Dorival
DATE: 02.12.2024

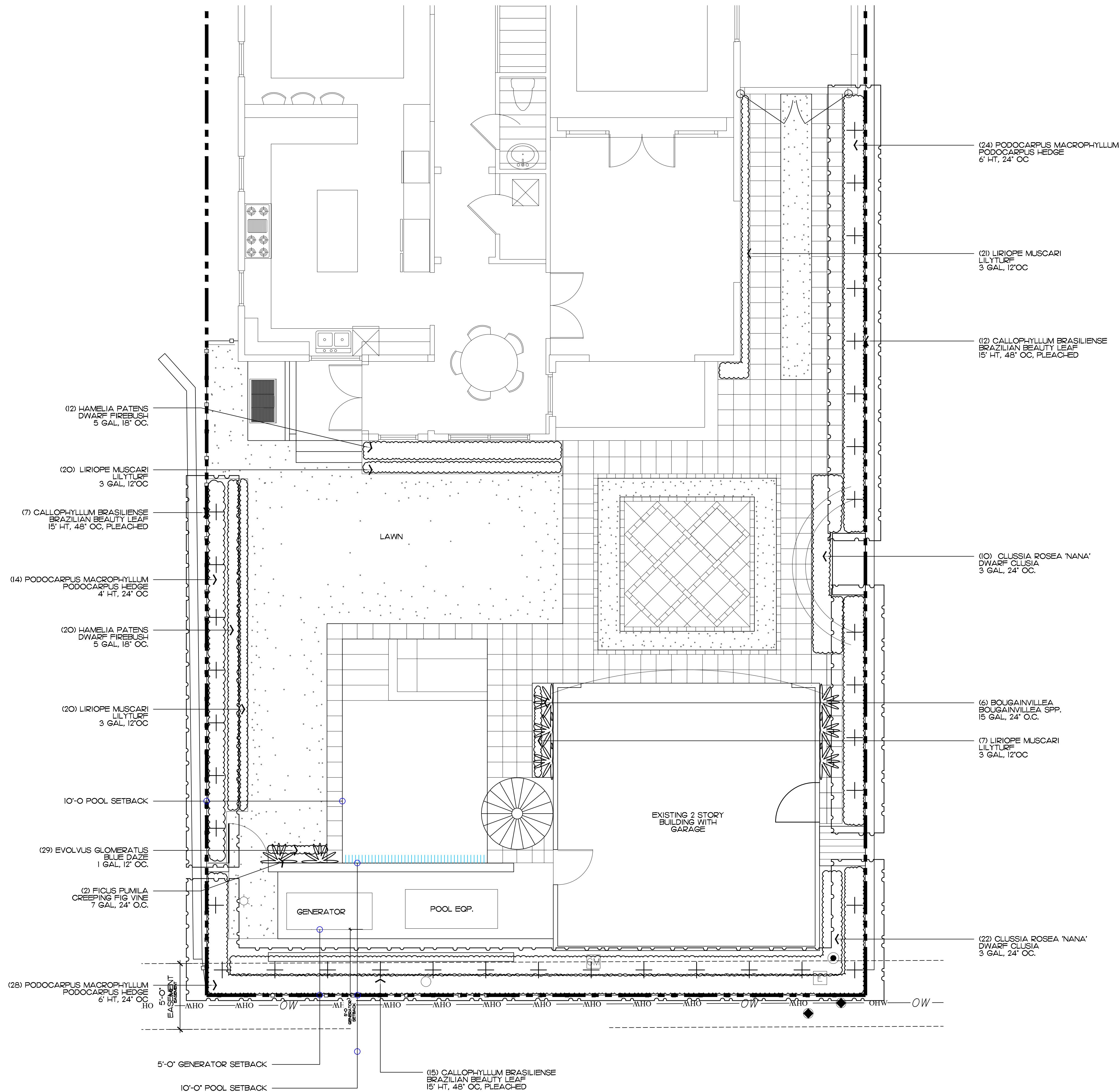
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SCALE: 1/16" = 1'-0"



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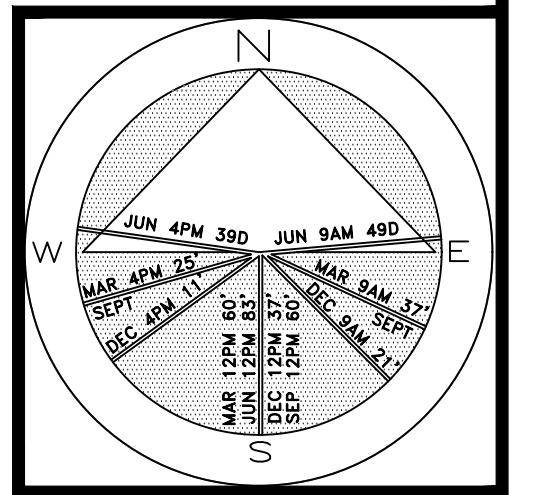
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Landscape Plan

SCALE IN FEET 0' 4' 8' 12'

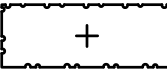
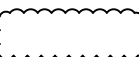
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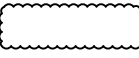
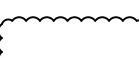
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DRAWN BY: Valeria Quintanilla
Allison Padilla
DATE: 02.12.2024

SHEET L6.0

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CALLOPHYLLUM BRASILIENSE BRAZILIAN BEAUTY LEAF	34	15' HT, 48" OC, PLEACHED	NO
	HAMELIA PATENS DWARF FIREBUSH	32	5 GAL, 18" OC	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	14 52	4' HT, 24" OC 6' HT, 24" OC	NO
	FICUS PUMILA CREEPING FIG VINE	2	7 GAL 24" OC	NO
	BOUGAINVILLEA BOUGAINVILLEA SPP.	6	15 GAL, 24" O.C.	NO
	CLUSIA ROSEA 'NANA' DWARF CLUSIA	32	3 GAL, 24" OC	YES
TOTAL: NATIVE SPECIES:		172 64 (37.2%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	LANTANA INVOLUCRATA WHITE NATIVE LANTANA	29	1 GAL, 12" OC	YES
	LIRIOPE MUSCARI LILYTURF	68	3 GAL, 12" OC	NO
TOTAL: NATIVE SPECIES:		97 29 (30.0%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Landscape Legend

PROPERTY ADDRESS:	146 AUSTRALIAN AVE	
LOT AREA (SQ FT)	6,245 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	MIN. 45% 2,810.25 S.F.	31.8% 1,989 S.F.
LOS TO BE ALTERED (SQ FT AND %)	NA	
PERIMTETER LOS (SQ FT AND %)		
FRONT YARD LOS (SQ FT AND %)		
NATIVE TREES %	30% (NUMBER OF TREES)	--
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	37.2% (172)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	30% (96 SQFT)

ENVIRONMENT
DESIGN
GROUP

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Palm Beach, FL 33480
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JOB NUMBER: # 24001.00 LA
DRAWN BY: Valeria Gaultinanilla
Allison Padilla
DATE: 02.12.2024

SHEET L6.1

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 6,245 sq.ft.

Drainage Area Impervious Surface = 4,661 sq.ft.

Drainage Area Pervious Surface = 1,584 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 4,661 sq.ft. x 1 ft./12 in. = 777 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 1,584 sq.ft. x 1 ft./12 in. = 53 cu.ft.

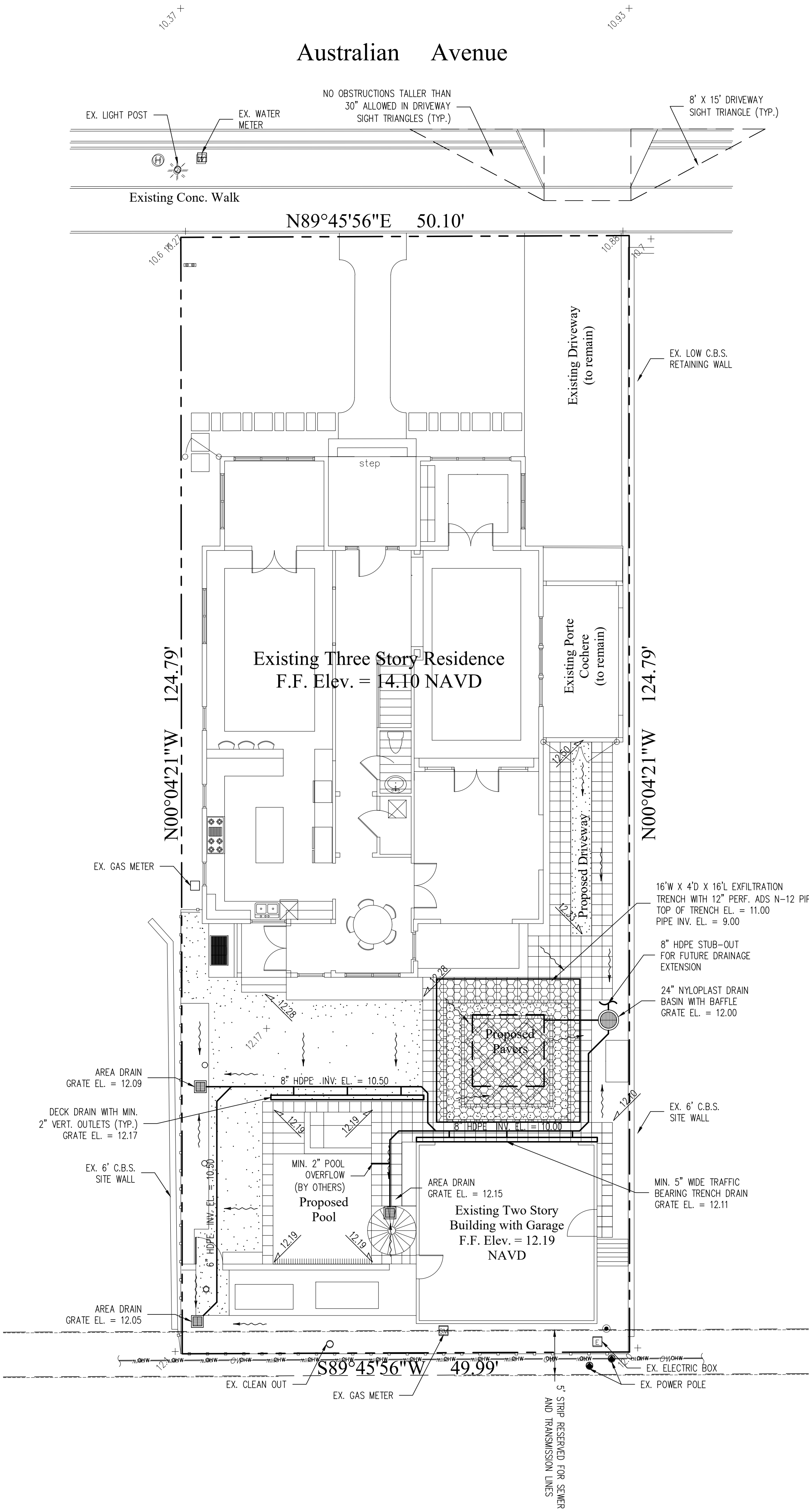
Total Volume to be Retained = 830 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	16	ft
W	=	Trench Width	=	16	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	4.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	888	cu.ft.

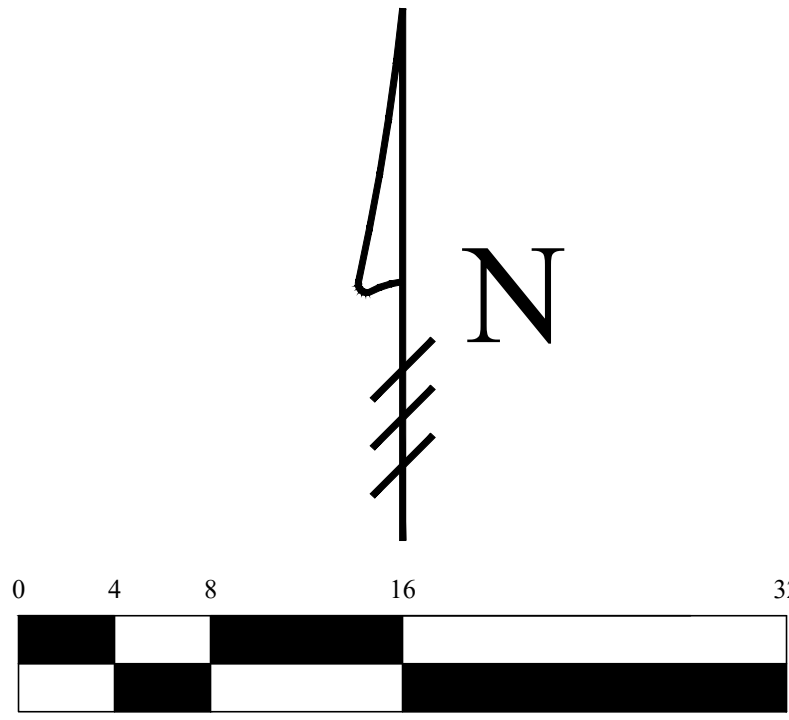
Notes:

- 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) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- 4) 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.
- 5) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 6) Video inspection of storm drainage system required prior to installation of sod.



Legend

- EXISTING ELEVATION PER AVIROM & ASSOCIATES INC. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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Plan Background from Hardscape Plan by Environment Design Group Received 1/22/24

ARC-24-037

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Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



Gruber Consulting
Engineers, Inc.
5474 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

Project Information				
Project No.	2024-0005	Issue Date	07/29/2024	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
CG				

Conceptual Site Grading & Drainage Plan For:
Proposed Renovation
146 Australian Avenue
Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1