

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

RECEIVED
By yfigueroa at 1:26 pm, Mar 11, 2024

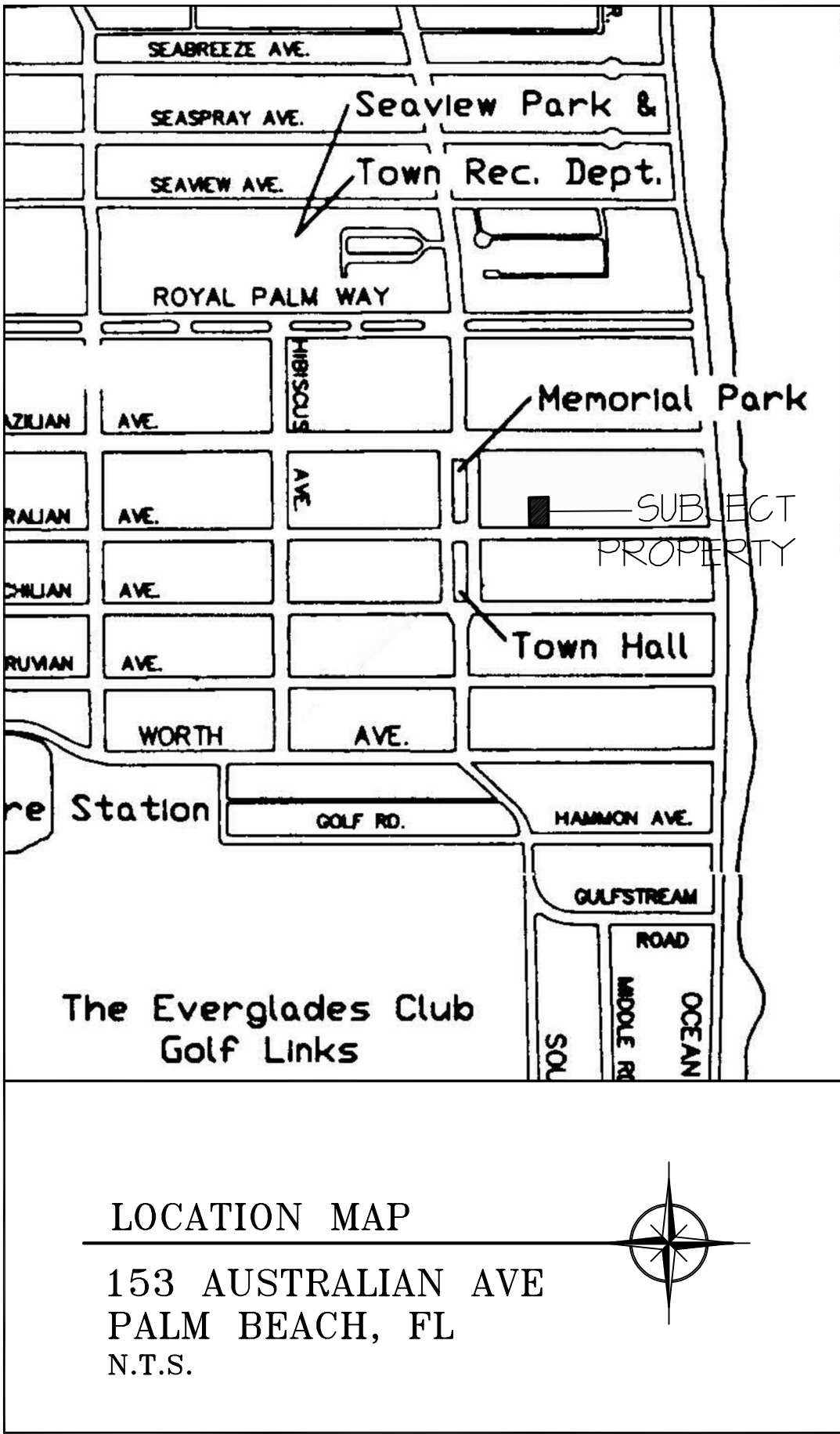
TOWN OF PALM BEACH

ARC - 24 - 15
(ZON - 24 - 025)

PALM BEACH COUNTY, FLORIDA

MARCH RESUBMITTAL - 03.11.2024
HEARING DATE: 02.28.2024 ARCOM / 03.13.2024 TC

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EC1	EROSION CONTROL PLAN
1 OF 1	SURVEY



CONSULTANTS AND ENGINEERS:			
LANDSCAPE ARCHITECT:	SURVEYOR:	CIVIL:	SCOPE OF WORK:
TODD MACLEAN TODDMACLEANOUTDOORS.COM TODD.MACLEAN@YAHOO.COM 561.310.2333	WALLACE SURVEYING 5553 VILLAGE BOULEVARD WEST PALM BEACH FL, 33407 561.640.4551	CIVIL ENGINEERING CONSULTING 8195 WHITE ROCK CIRCLE BOYTON BEACH FL, 33436 561.847.0398	• THIS PROJECT CONSISTS OF A NEW 2 STORY RESIDENCE, LANDSCAPE, HARDSCAPE, AND POOL. THE EXISTING RESIDENCE IS TO BE DEMOLISHED.

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833.4707

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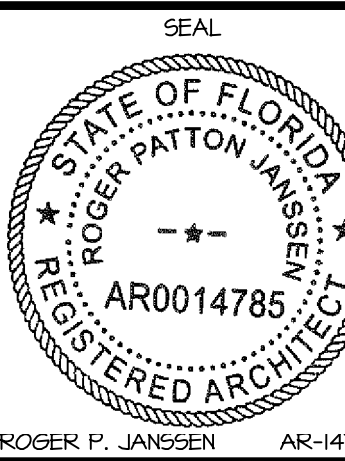
153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

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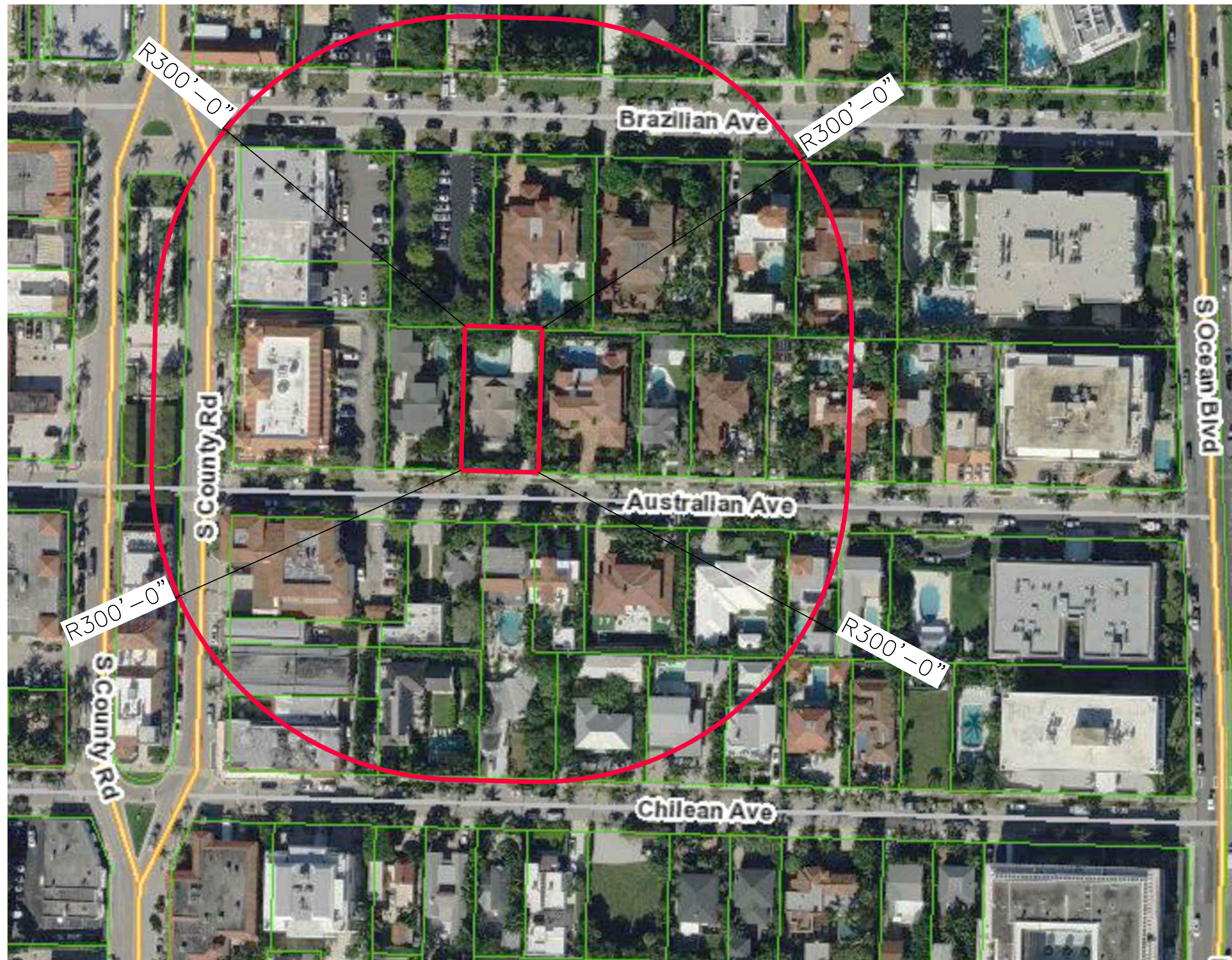


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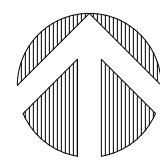
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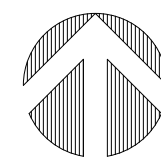
JOB NUMBER: 23-124



AERIAL PLAN



LOCATION PLAN



STREET SCOPE

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

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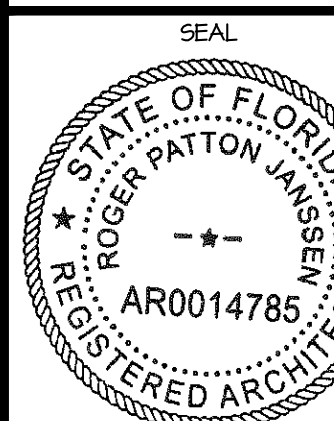
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-15 (ZON-24-025)

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SOUTH ELEVATION



EAST ELEVATION



ACCESSORY BLDG.— SOUTH ELEVATION



NORTH ELEVATION



NORTH ELEVATION



FRONT ENTRANCE

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

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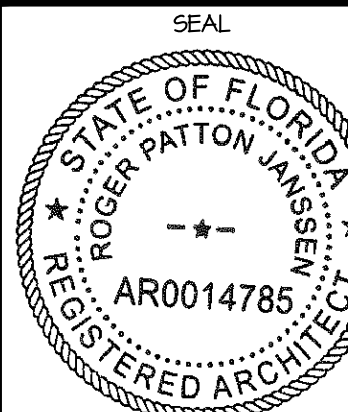
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A0.03



345 S COUNTY RD



159 AUSTRALIAN AVE



149 AUSTRALIAN AVE



141 AUSTRALIAN AVE



137 AUSTRALIAN AVE



125 AUSTRALIAN AVE

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

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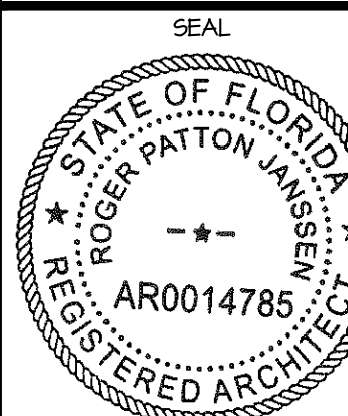
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355 S COUNTY RD



150 AUSTRALIAN AVE



146 AUSTRALIAN AVE



140 AUSTRALIAN AVE



134 AUSTRALIAN AVE



128 AUSTRALIAN AVE

EXISTING SITE PHOTOS

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153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

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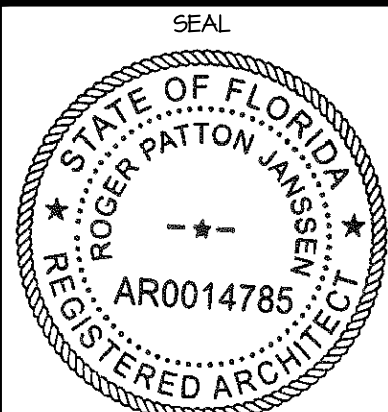
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359 S COUNTY RD



360 S COUNTY RD



361 S COUNTY RD



365 S COUNTY RD



151 CHILEAN AVE



149 CHILEAN RD

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

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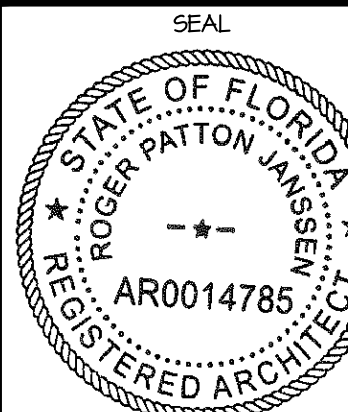
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145 CHILEAN AVE



141 CHILEAN AVE



135 CHILEAN AVE



335 S COUNTY RD



331 S COUNTY RD



159 BRAZILIAN RD

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

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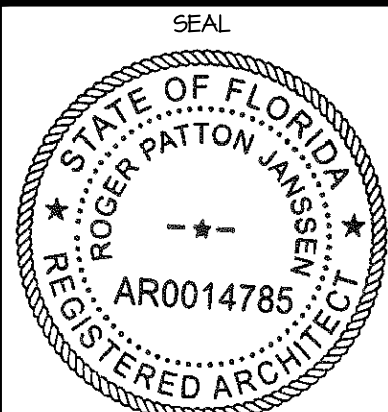
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155 BRAZILIAN AVE



149 BRAZILIAN AVE



141 BRAZILIAN AVE



133 BRAZILIAN AVE



124 BRAZILIAN AVE



130 BRAZILIAN AVE

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

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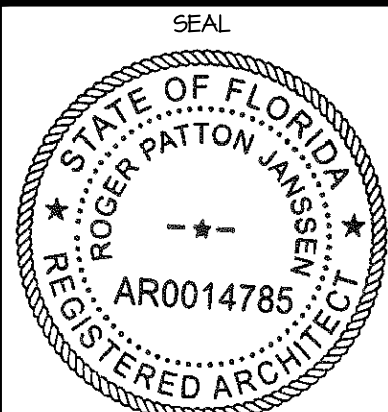
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140 BRAZILIAN AVE



150 BRAZILIAN AVE



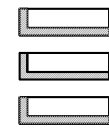
160 BRAZILIAN AVE

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

TOWN OF PALM BEACH



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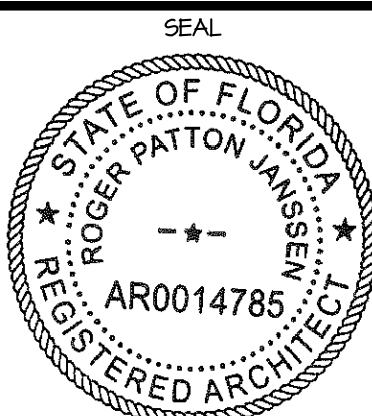
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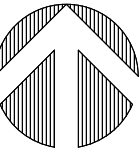
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23-124

A0.09



23-124

SP1-02



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend			
1	Property Address:	153 Australian Ave	
2	Zoning District:	R-B Low Density Residential	
3	Lot Area (sq. ft.):	10,500	
4	Lot Width (W) & Depth (D) (ft.):	75' W x 140' D	
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Residence	
6	FEMA Flood Zone Designation:	X	
7	Zero Datum for point of meas. (NAVD)	10.18'	
8	Crown of Road (COR) (NAVD)	8.68'	
9		REQ'D / PERMITTED	EXISTING PROPOSED
10	Lot Coverage (Sq Ft and %)	3,150 (30%)	N/A 2,452 SF (23.35%)
11	Enclosed Square Footage (1st & 2nd Fl, Basement, Accs, Structure, etc)	N/A	N/A 4,281 SF
12	*Front Yard Setback (Ft.)	25'-0"/30'-0"	N/A 28'-2"/32'-11"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A 14'-0"W/17'-3"E
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A 16'-2"W/17'-3"E
15	*Rear Yard Setback (Ft.)	10'-0"/15'-0"	N/A 38'-6 3/4"
16	Angle of Vision (Deg.)	<100	NA 64 DEGREES
17	Building Height (Ft.)	14'-0"/22'-0"	N/A 19'-0 1/8"
18	Overall Building Height (Ft.)	30'-0"	N/A 29'-10 3/8"
19	Cubic Content Ratio (CCR) (R-B ONLY)	42,000 CF (100%)	N/A 41,930 CF (99%)
20	** Max. Fill Added to Site (Ft.)	.91'	N/A .91'
21	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A 10'-6"
22	Base Flood Elevation (BFE)(NAVD)	X	X X
23	Landscape Open Space (LOS) (Sq Ft and %)	4,725 SF (45%)	N/A 4,800 SF (46%)
24	Perimeter LOS (Sq Ft and %)	2,362 SF (50%)	N/A 2,362 SF (50%)
25	Front Yard LOS (Sq Ft and %)	750 SF (40%)	N/A 875 SF (46%)
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. 003-2023 on separate TOPB Landscape Legend

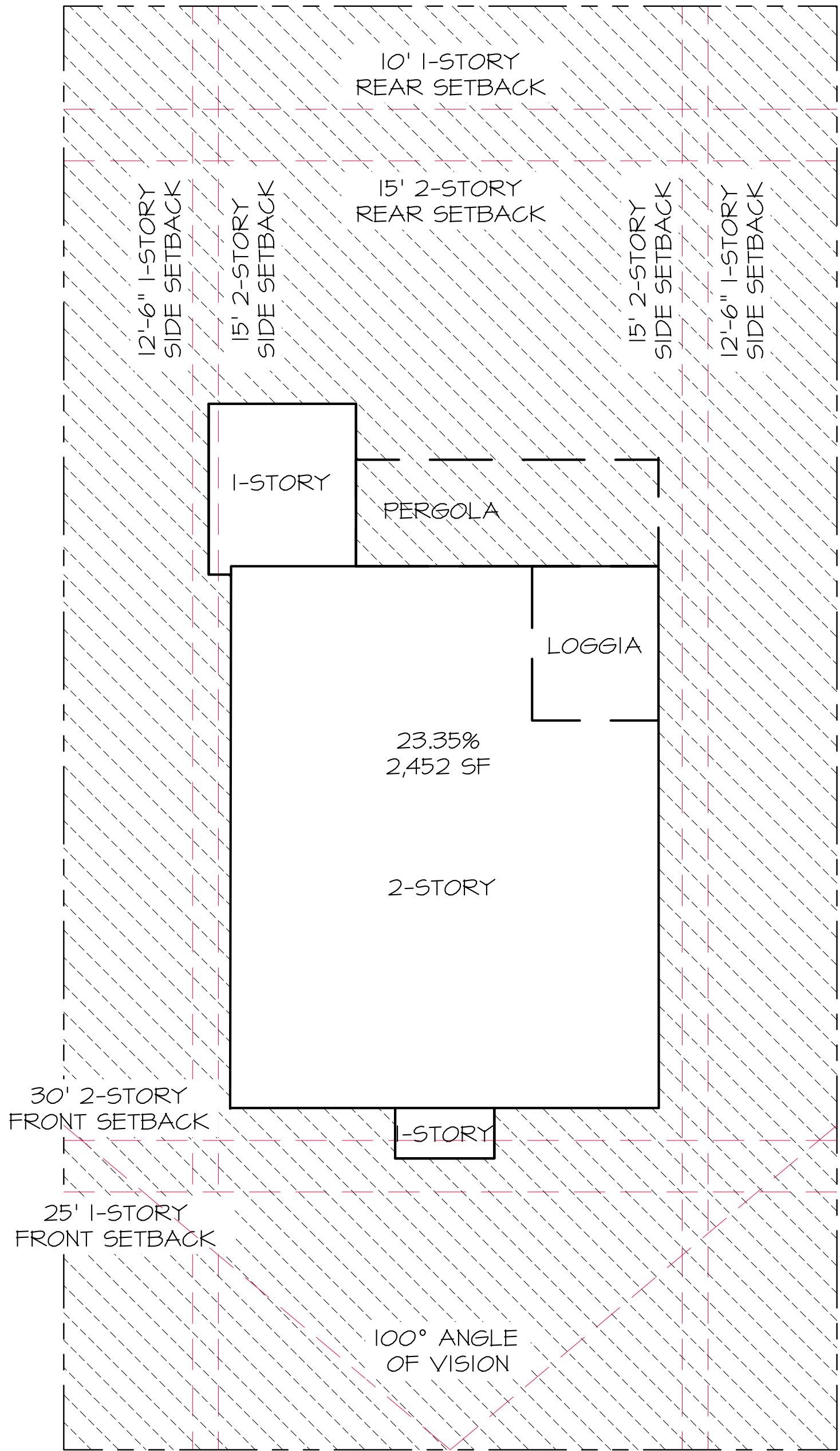
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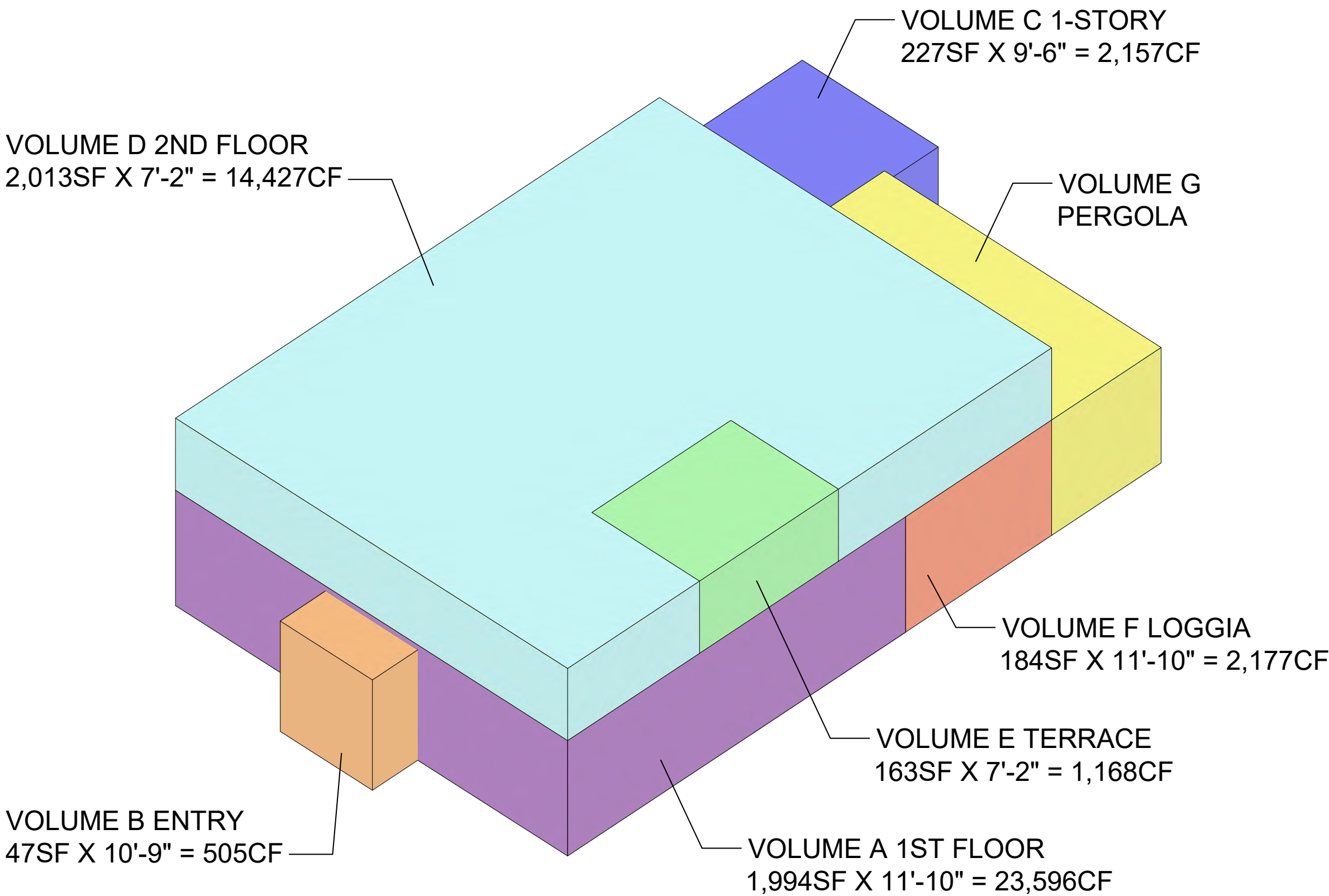
CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 10,500 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
ENCLOSED SPACE			
A- ENCLOSED FIRST FLOOR	1,944 SF	11'-10"	23,546 CF
B- ENCLOSED ENTRY	47 SF	10'-9"	505 CF
C- ENCLOSED REAR ONE STORY	221 SF	9'-6"	2,151 CF
D- ENCLOSED SECOND FLOOR	2,013 SF	7'-2"	14,421 CF
E- TERRACE	163 SF	7'-2"	1,168 CF
TOTAL ENCLOSED:			41,853 CF
UNENCLOSED SPACE:			
F- LOGGIA	184 SF	11'-10"	2,171 CF
			2,171 CF
ALLOWABLE CREDIT FOR UNENCLOSED COVERED = 5.0% OF CC OR 2,100 CF MAX			
TOTAL UNENCLOSED:		2,171 CF - 2,100 CF CREDIT =	71 CF
TOTAL CC:			41,930 CF
MAX. ALLOWABLE CC = 42,000 CF			
ALLOWABLE CREDIT FOR UNENCLOSED COVERED = 5.0% OF CC OR 2,100 CF MAX			

SQUARE FOOT DATA	
LOTS	
LOT AREA FOR CALCULATIONS:	10,500 S.F.
A/C:	
1ST FLOOR:	2,268 S.F.
2ND FLOOR:	2,013 S.F.
TOTAL A/C:	4,281 S.F.
COVERED UNENCLOSED:	
LOGGIA:	184 S.F.
TERRACE:	163 S.F.
TOTAL COVERED UNENCLOSED:	347 S.F.
OPEN BALCONY:	
REAR BALCONY:	221 S.F.
GRAND TOTAL:	4,855 S.F.
FOOTPRINT:	2,452 S.F.
PERGOLA:	303 S.F. (2.89%)
REFER TO LANDSCAPE AND HARDSCAPE PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION	

LOT COVERAGE AND SETBACK DIAGRAM



CUBIC CONTENT DIAGRAM



PROPOSED RESIDENCE AT:

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PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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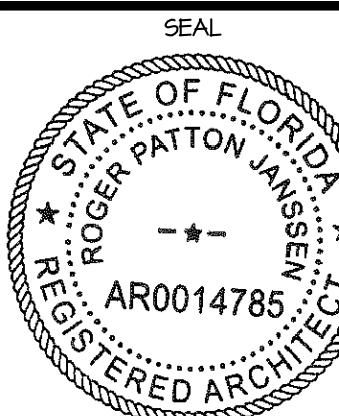
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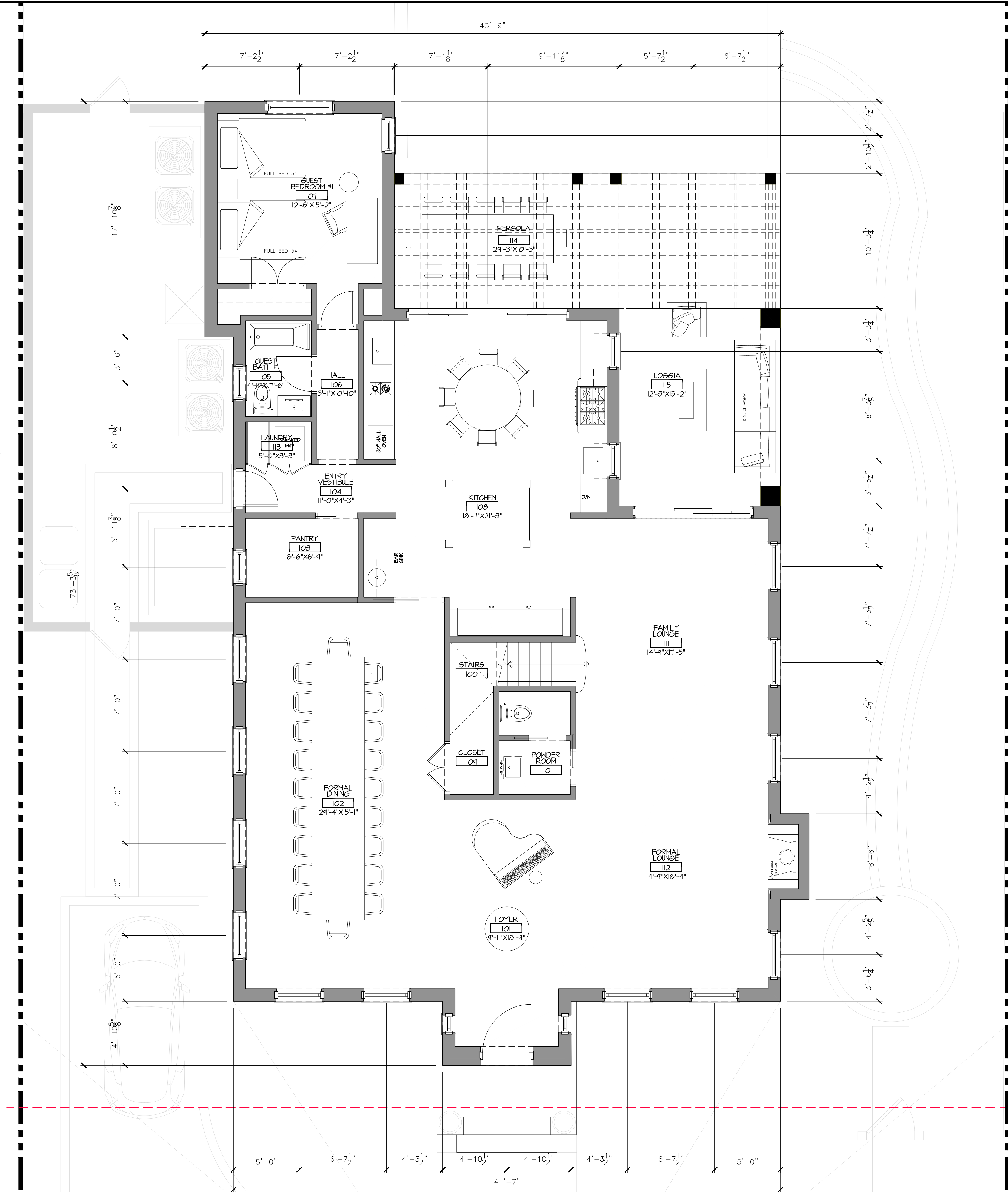
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FIRST FLOOR PLAN



PROPOSED RESIDENCE AT:

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TOWN OF PALM BEACH

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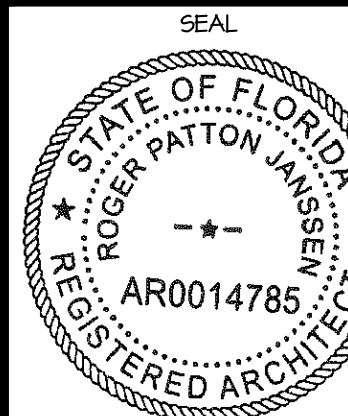
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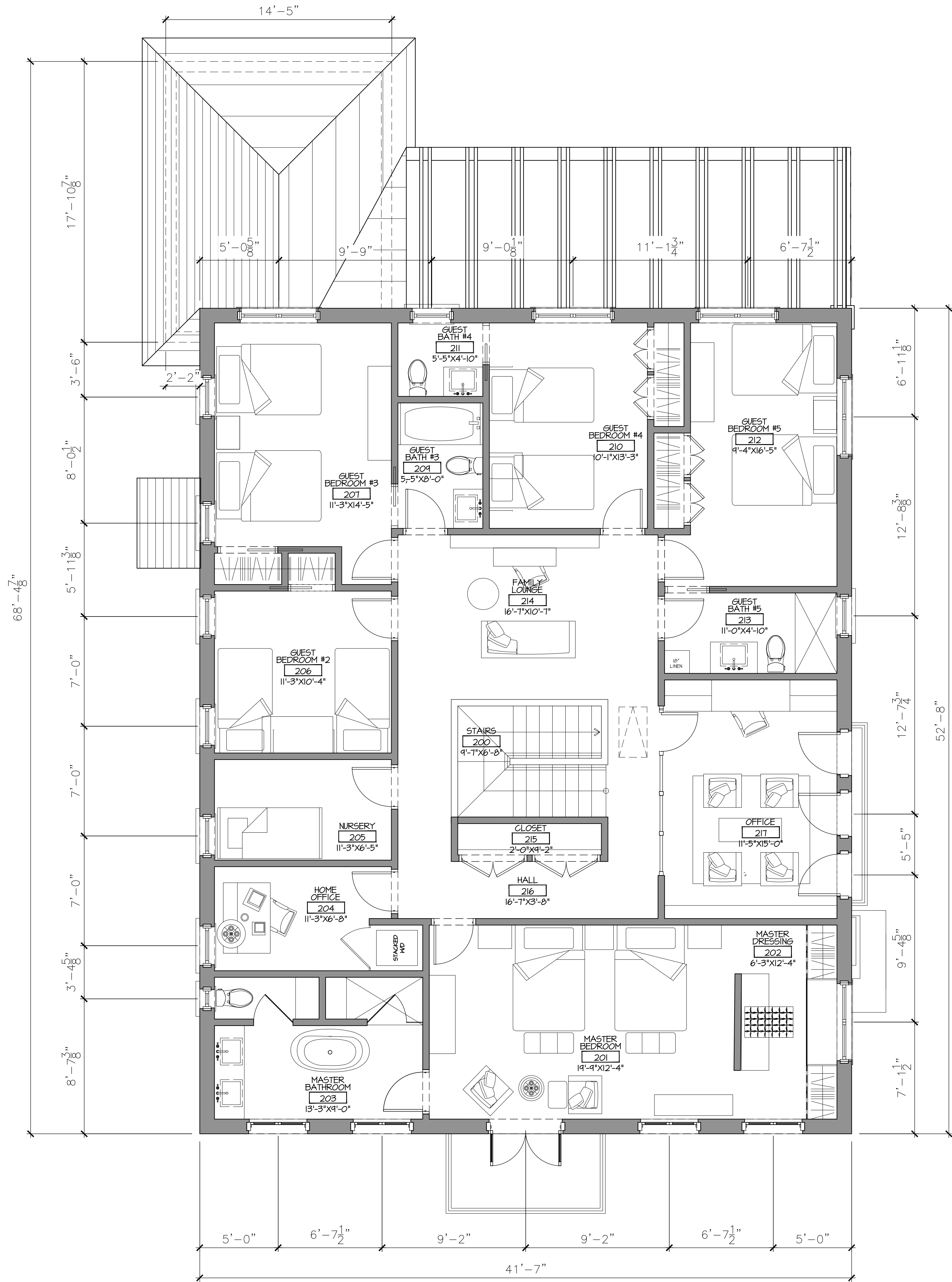
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SECOND FLOOR PLAN

0' 2' 4' .. 16'

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SEAL

STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

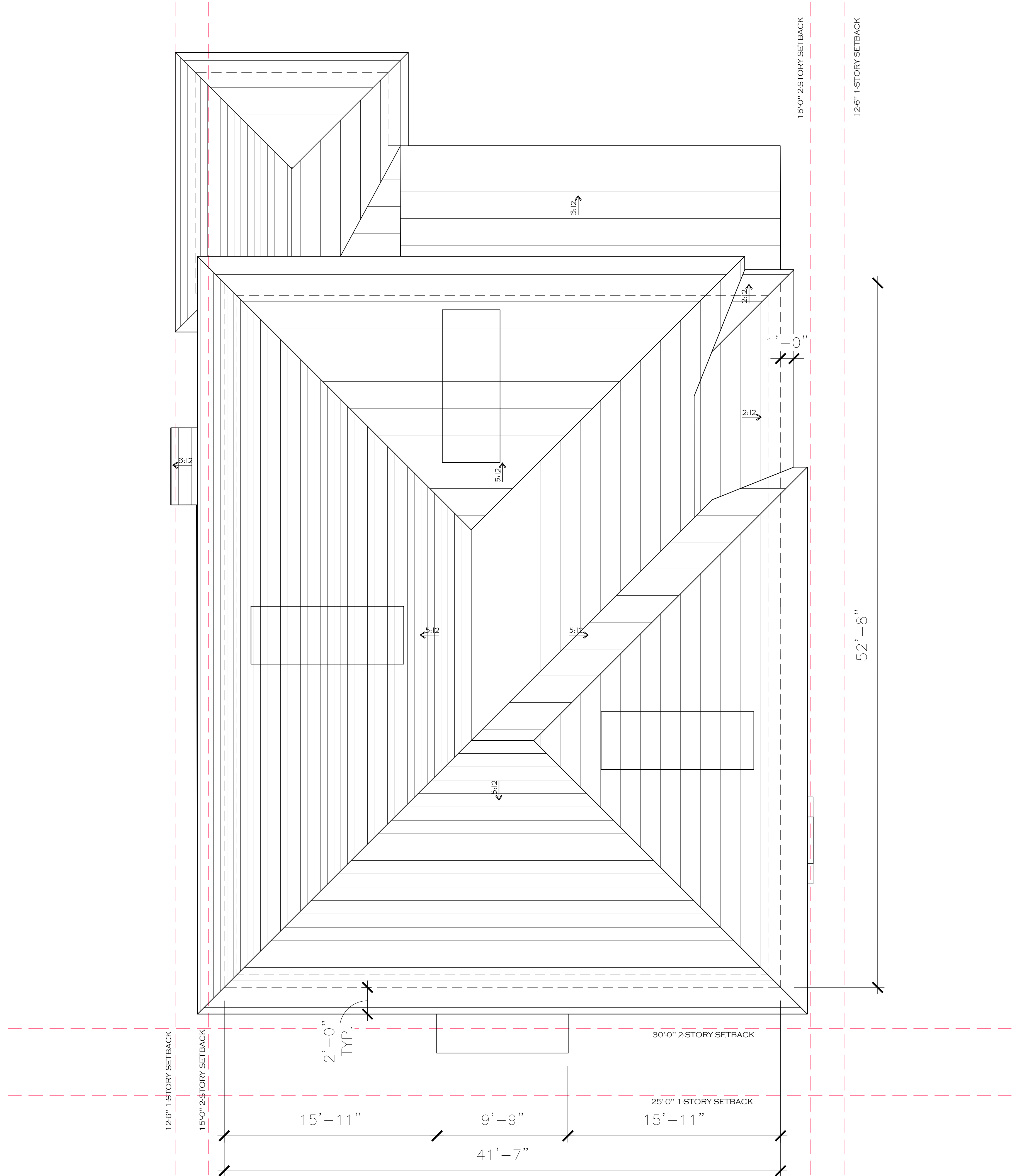
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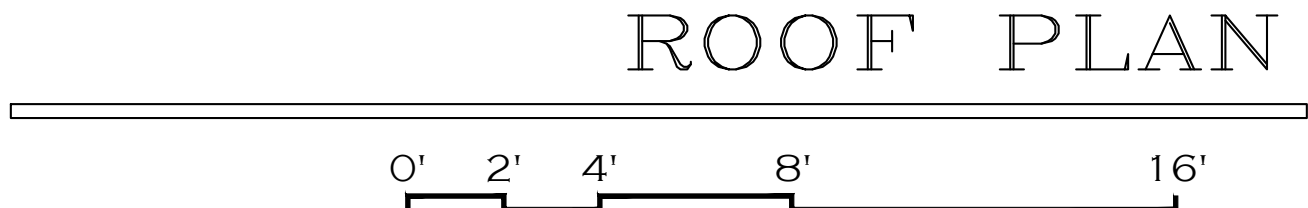
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ROOF NOTES:
1. ROOF TILE TO BE CLAY BARREL TILE.
2. CONTINUOUS GUTTERS TO BE 8" HALF ROUND COPPER CONNECTED TO 4"Ø DOWNSPOUTS.
3. TYPICAL ROOF OVERHANGING 2'-0".



ROOF PLAN

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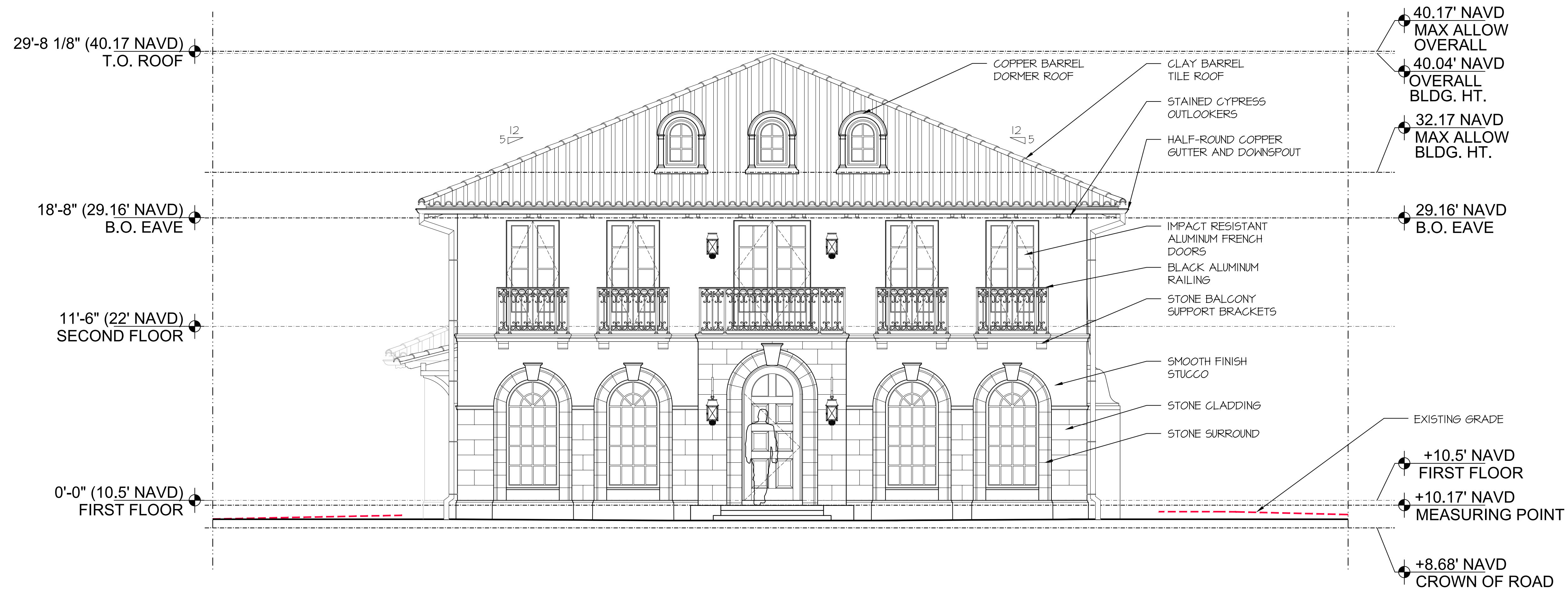
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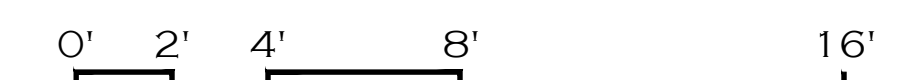
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PREVIOUS SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



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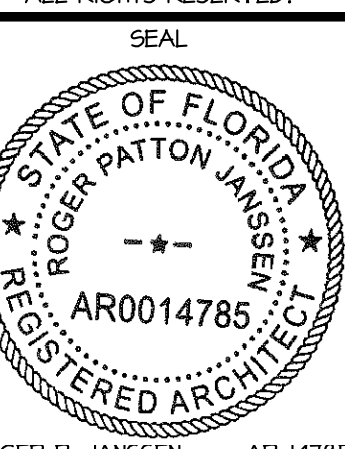
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• MARCH 11 RESUBMITTAL

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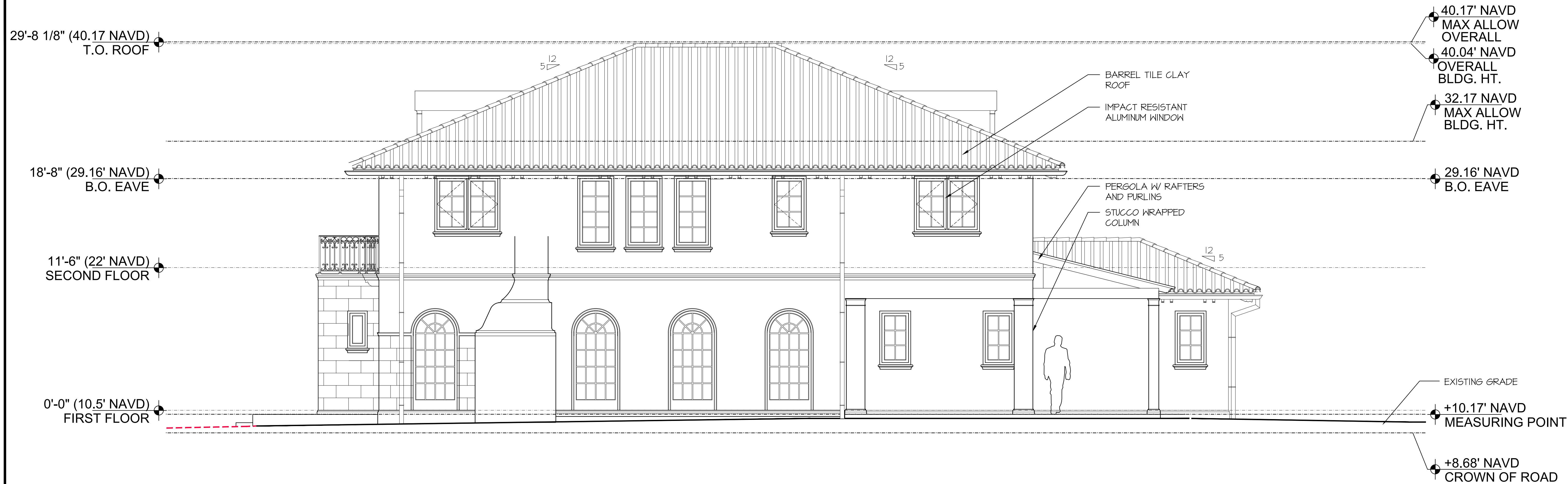
ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-15 (ZON-24-025)

DRAWING NO.

A2.01

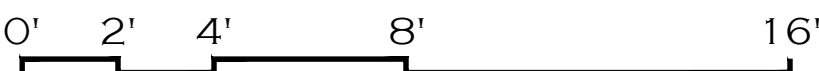
JOB NUMBER: 23-124



PREVIOUS EAST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C0014

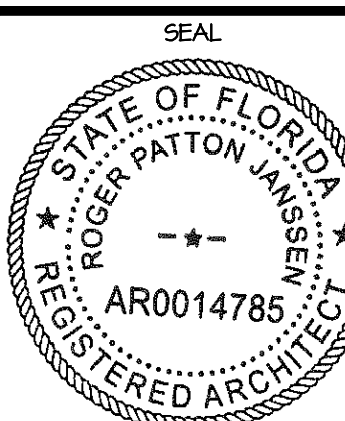
DATE, FIRST SUB. 12.14.2023

DRAWN: ZHB

REVISIONS:

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- FINAL DROP OFF 01.16.2024
- MARCH II RESUBMITTAL

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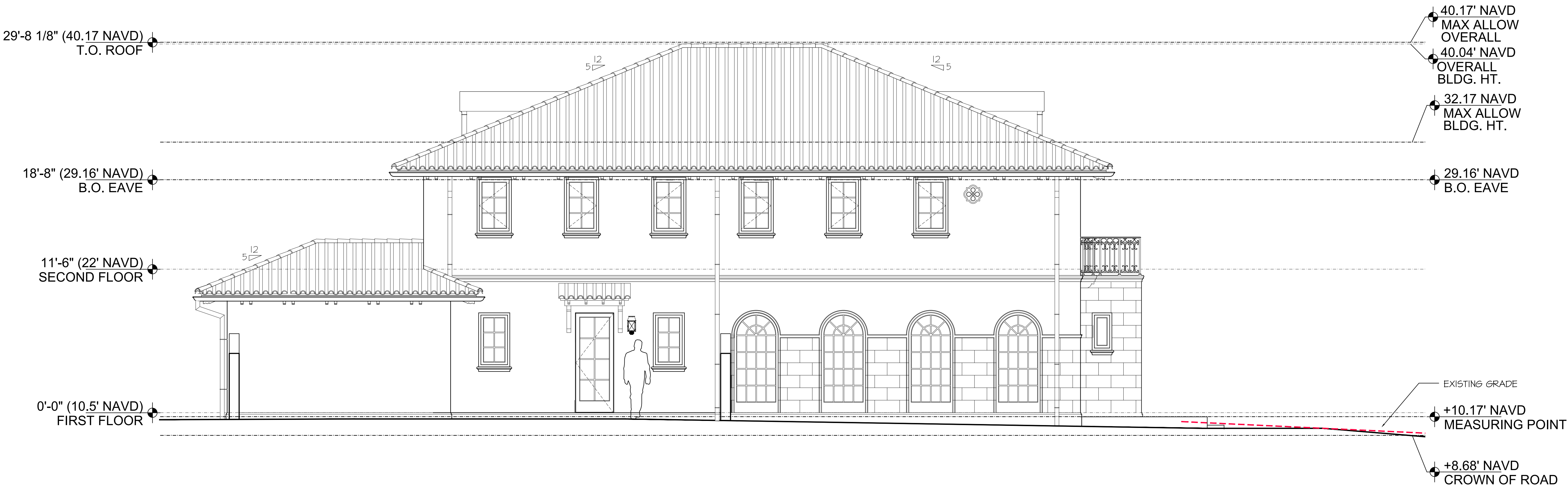
ROGER P. JANSSEN AR-14785

ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

A2.02

JOB NUMBER: 23-124



PREVIOUS WEST ELEVATION



PROPOSED WEST ELEVATION

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C001914

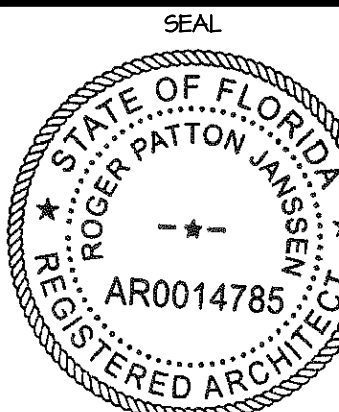
DATE, FIRST SUB. 12/14/2023

DRAWN: ZHB

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ROGER P. JANSSEN AR-14785

ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

JOB NUMBER: 23-124

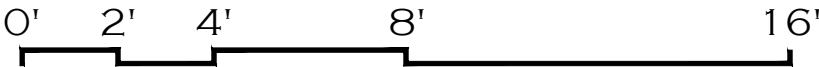
A2.03



PREVIOUS NORTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C0014

DATE, FIRST SUB. 12.14.2023
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SEAL

STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

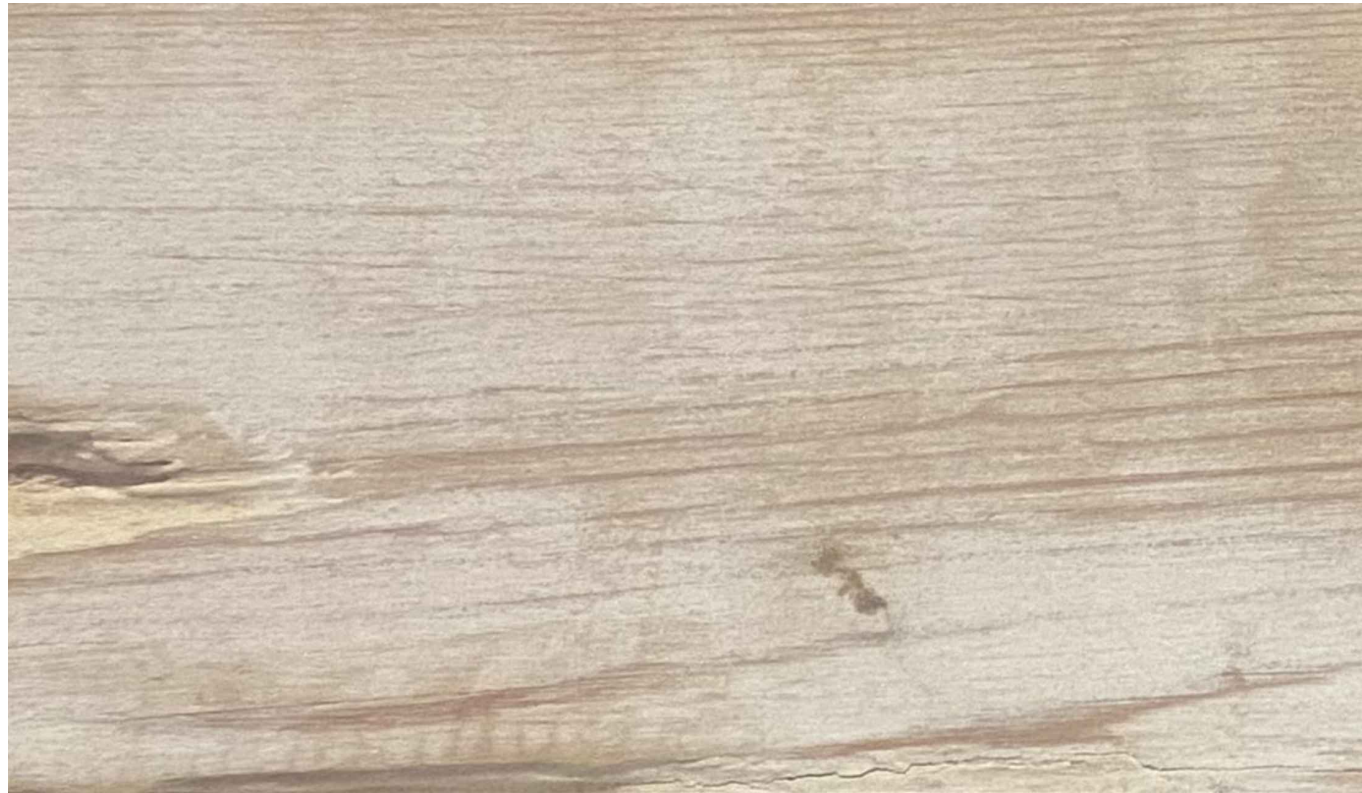
ROGER P. JANSSEN AR-14785

ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

A2.04

JOB NUMBER: 23-124



STAINED CYPRUS

TYP. OUTLOOKER



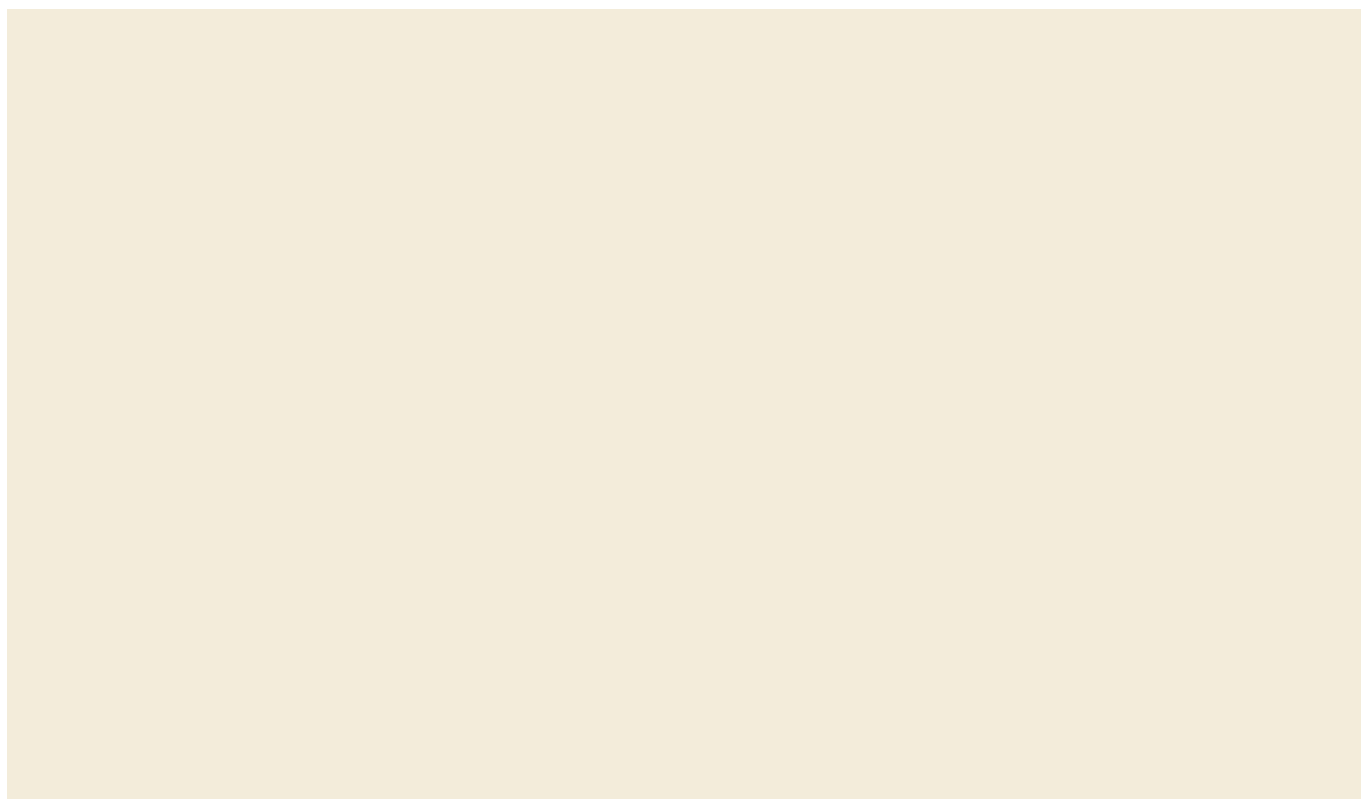
GREEN TEA LEAF

TYP. WINDOW CLAD COLOR



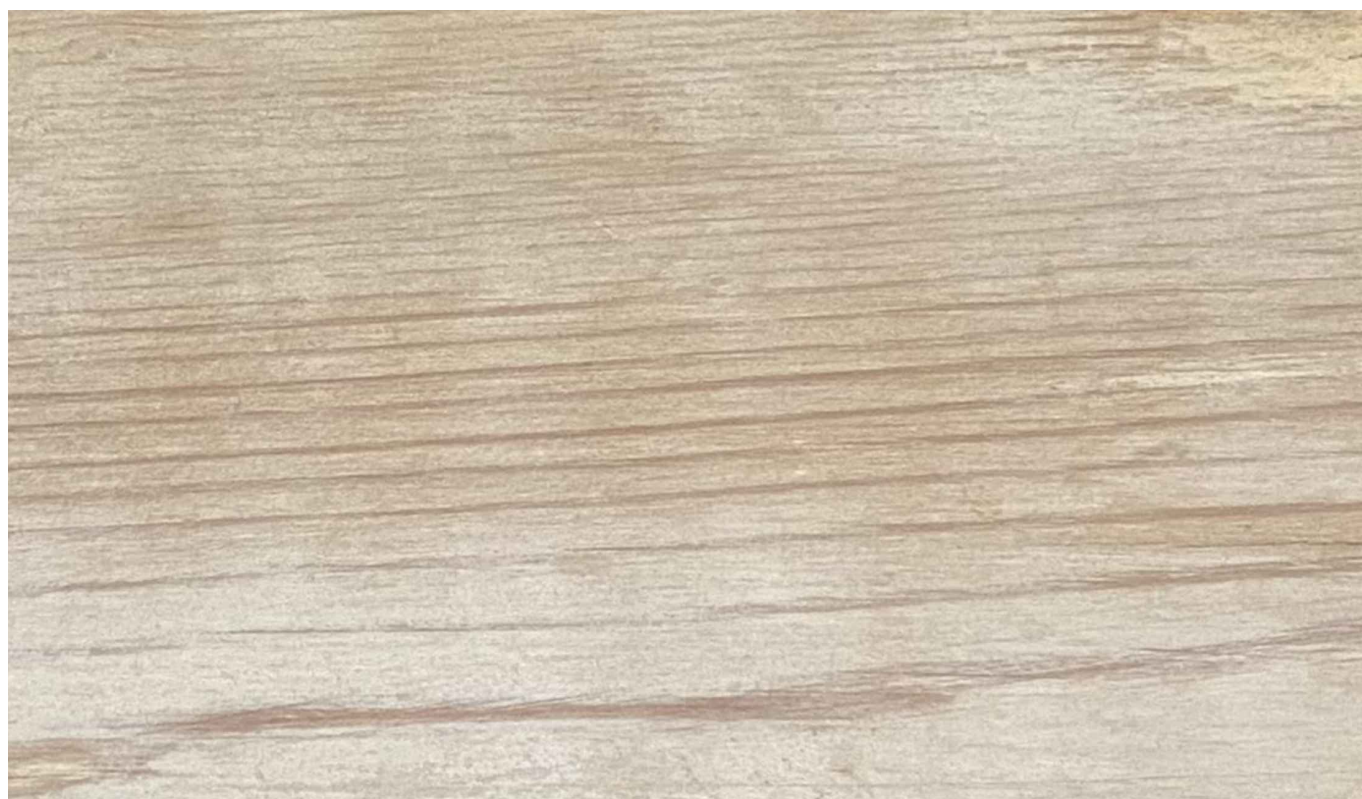
BLACK CAST IRON

TYP. CAST IRON



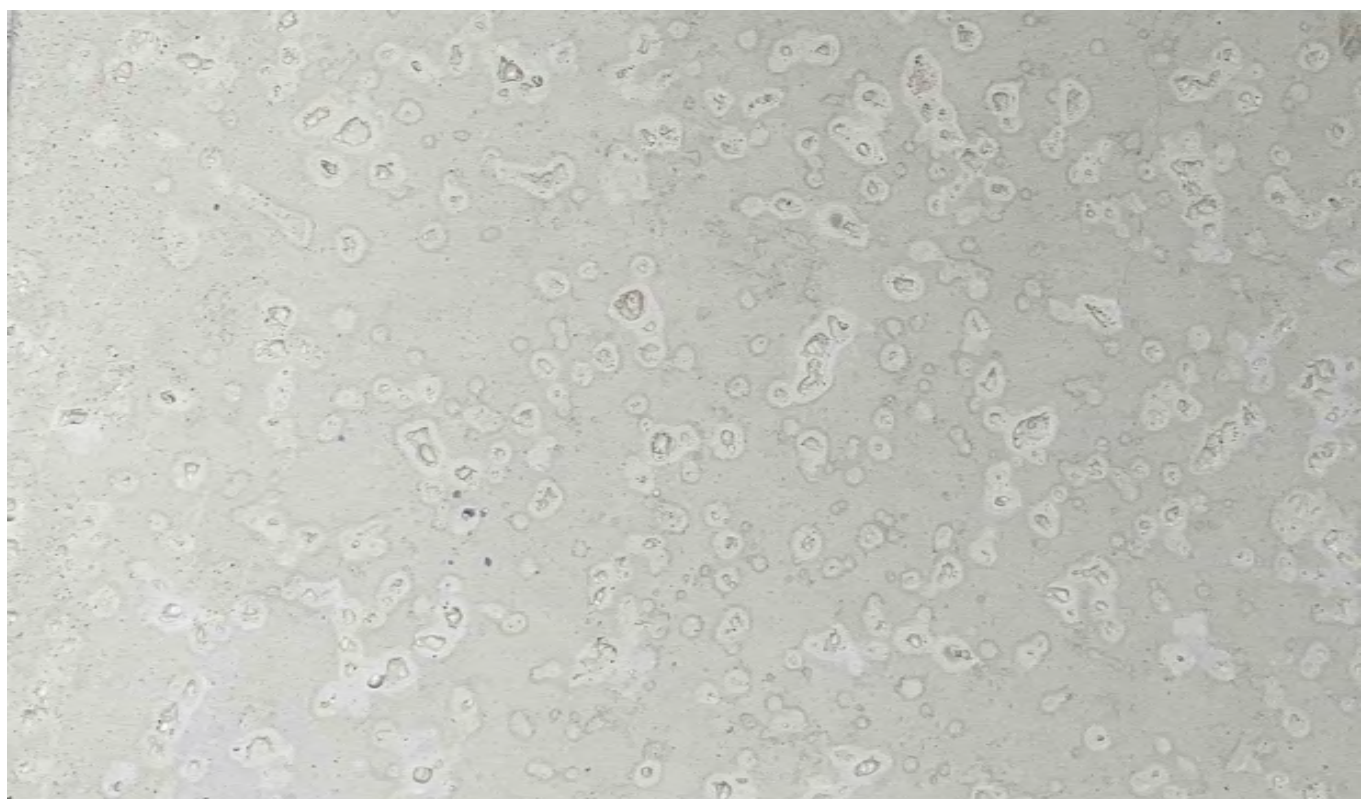
BENJAMIN MOORE - LINEN WHITE 912

TYP. STUCCO COLOR



STAINED CYPRUS

FRONT DOOR



CAST STONE

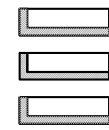
TYP. STONE CLADDING

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA



DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C001914

DATE, FIRST SUB. 12.14.2023

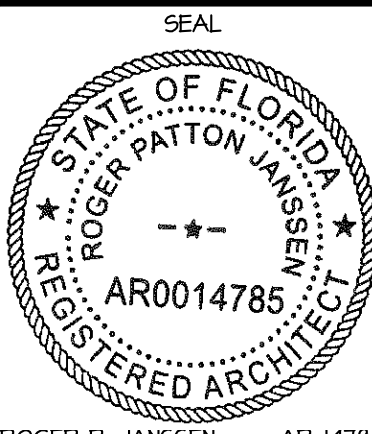
DRAWN: ZHB

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ROGER P. JANSSEN AR-14785

ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

A2.05

JOB NUMBER:

23-124



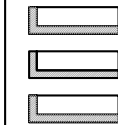
SOUTH ELEVATION

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA



DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174

DATE: FIRST SUB. 12.14.2023

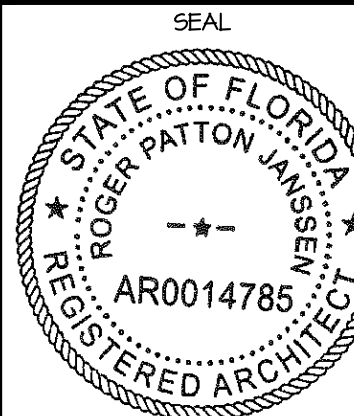
DRAWN: ZMB

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ROGER P. JANSSEN AR-14785

ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

A2.10

JOB NUMBER:

23-124



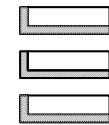
WEST ELEVATION

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA



DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE WAA-C00174

DATE: FIRST SUB. 12.14.2023

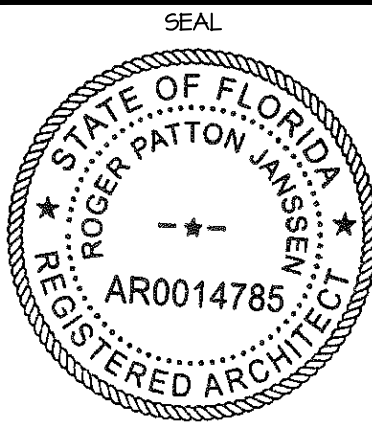
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ROGER P. JANSSEN AR-14785

ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

A2.12

JOB NUMBER:

23-124



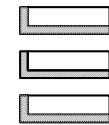
NORTH ELEVATION

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA



DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174

DATE: FIRST SUB. 12.14.2023

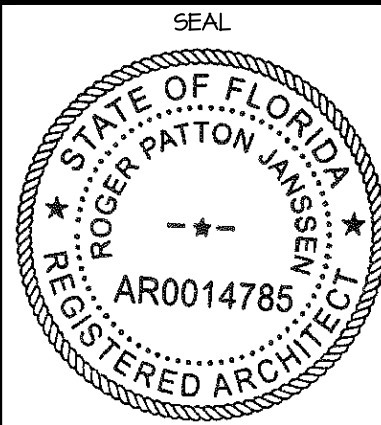
DRAWN: ZHB

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ARC-24-15
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DRAWING NO.

A2.13

JOB NUMBER:

23-124



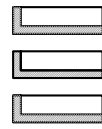
WEST PERSPECTIVE

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA



DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174

DATE, FIRST SUB, 12/14/2023

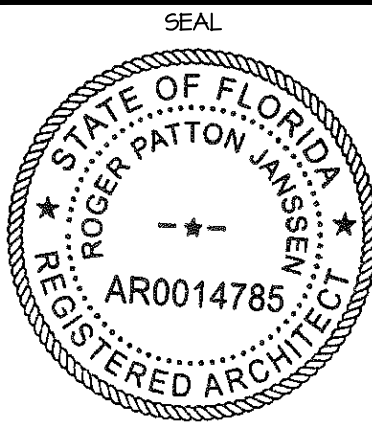
DRAWN: ZHB

REVISIONS:

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DRAWING NO.

A2.14

JOB NUMBER:

23-124



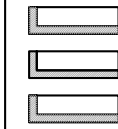
EAST PERSPECTIVE

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA



DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C00174

DATE, FIRST SUB. 12.14.2023

DRAWN: ZHB

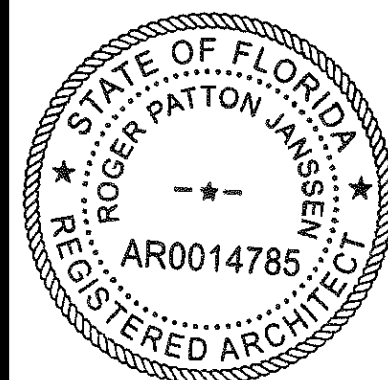
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SEAL



ROGER P. JANSSEN AR-14785

ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

A2.15

JOB NUMBER:

23-124



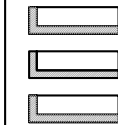
REAR PERSPECTIVE

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA



DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174

DATE: FIRST SUB. 12.14.2023

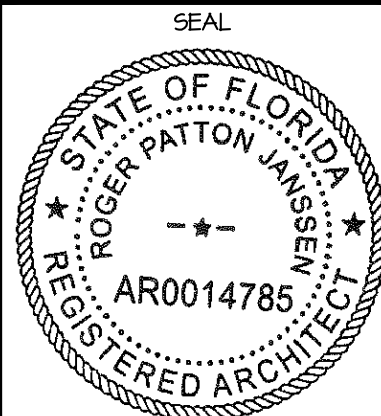
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ROGER P. JANSSEN AR-14785

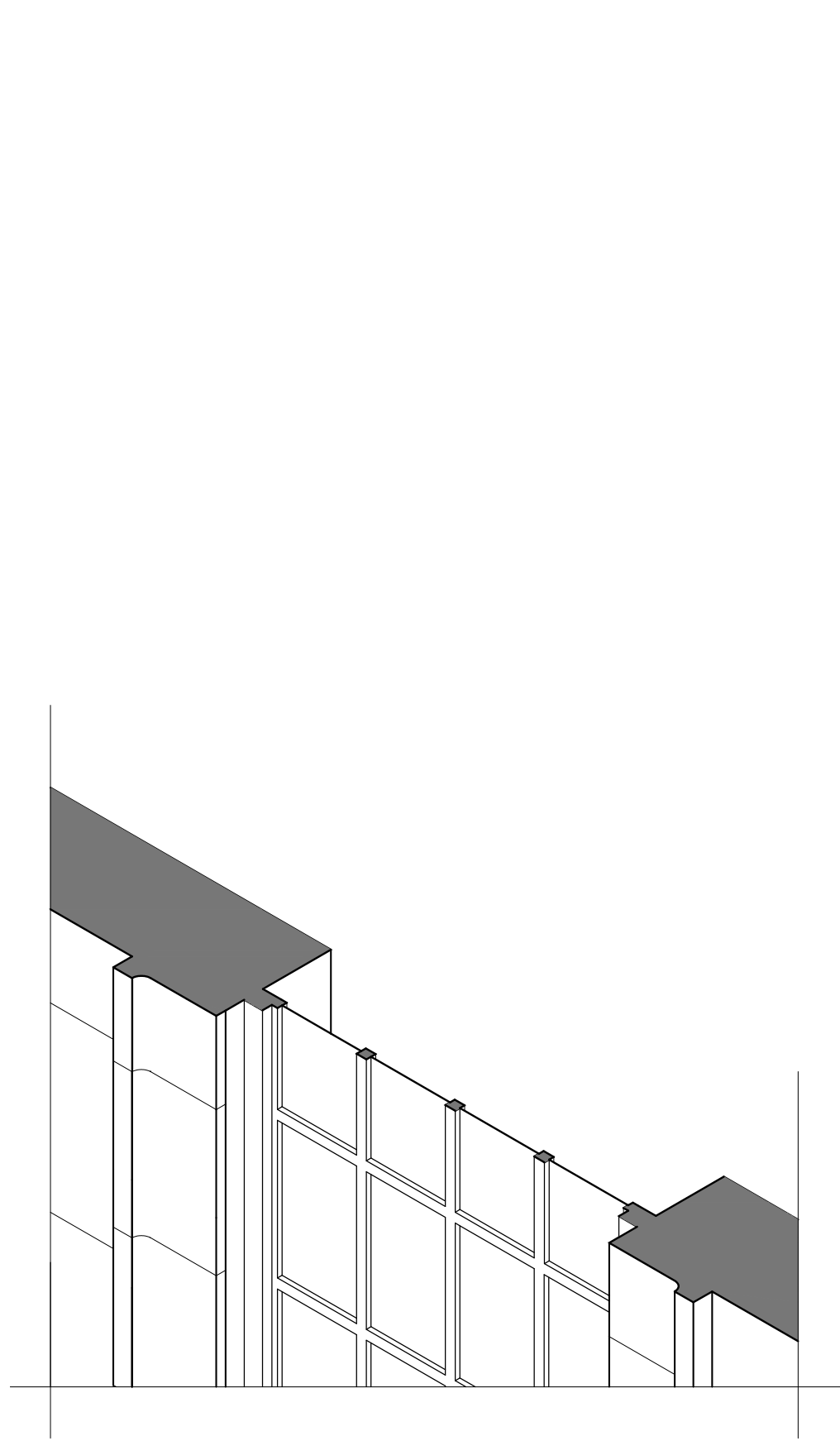
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ARC-24-15
(ZON-24-025)

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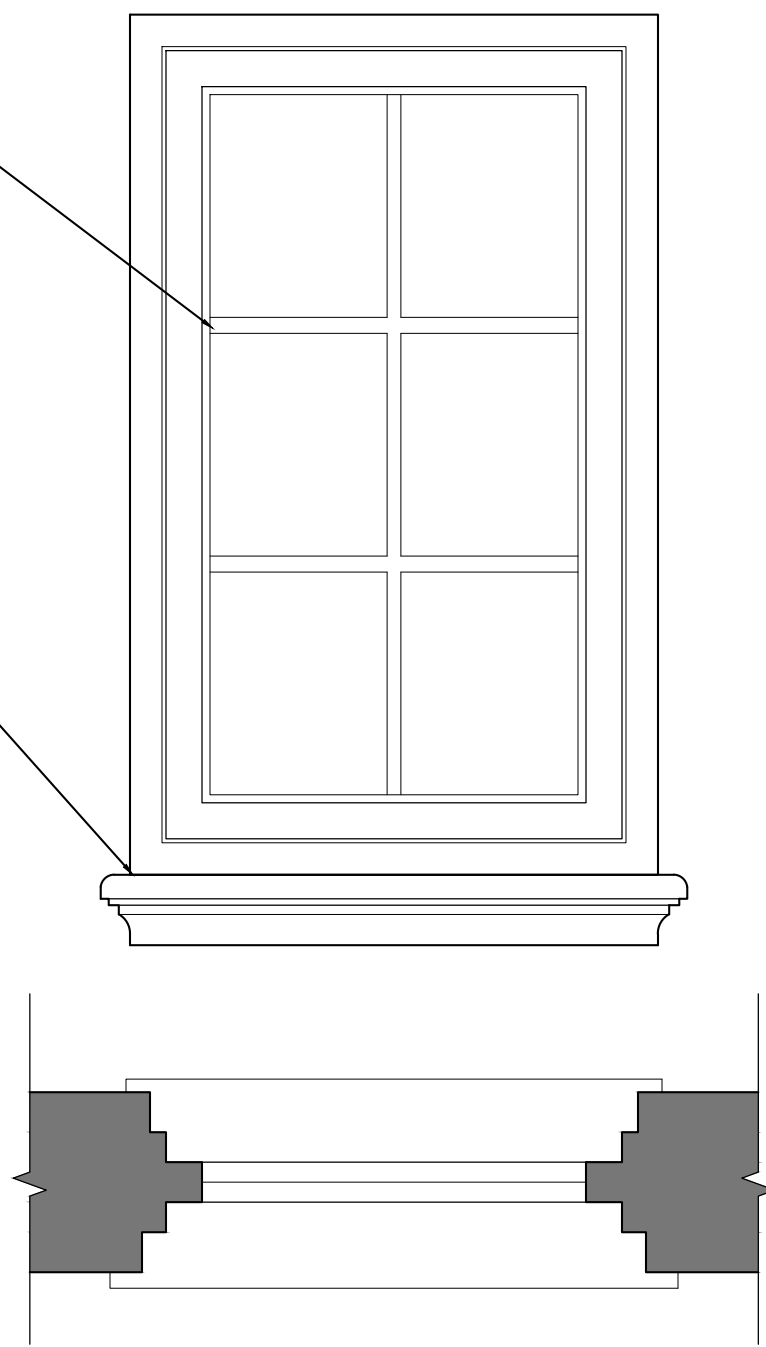
JOB NUMBER:

23-124



IMPACT RESISTANT ALUMINUM
CASEMENT WINDOW
COLOR: GREEN TEA LEAF

CAST STONE SILL



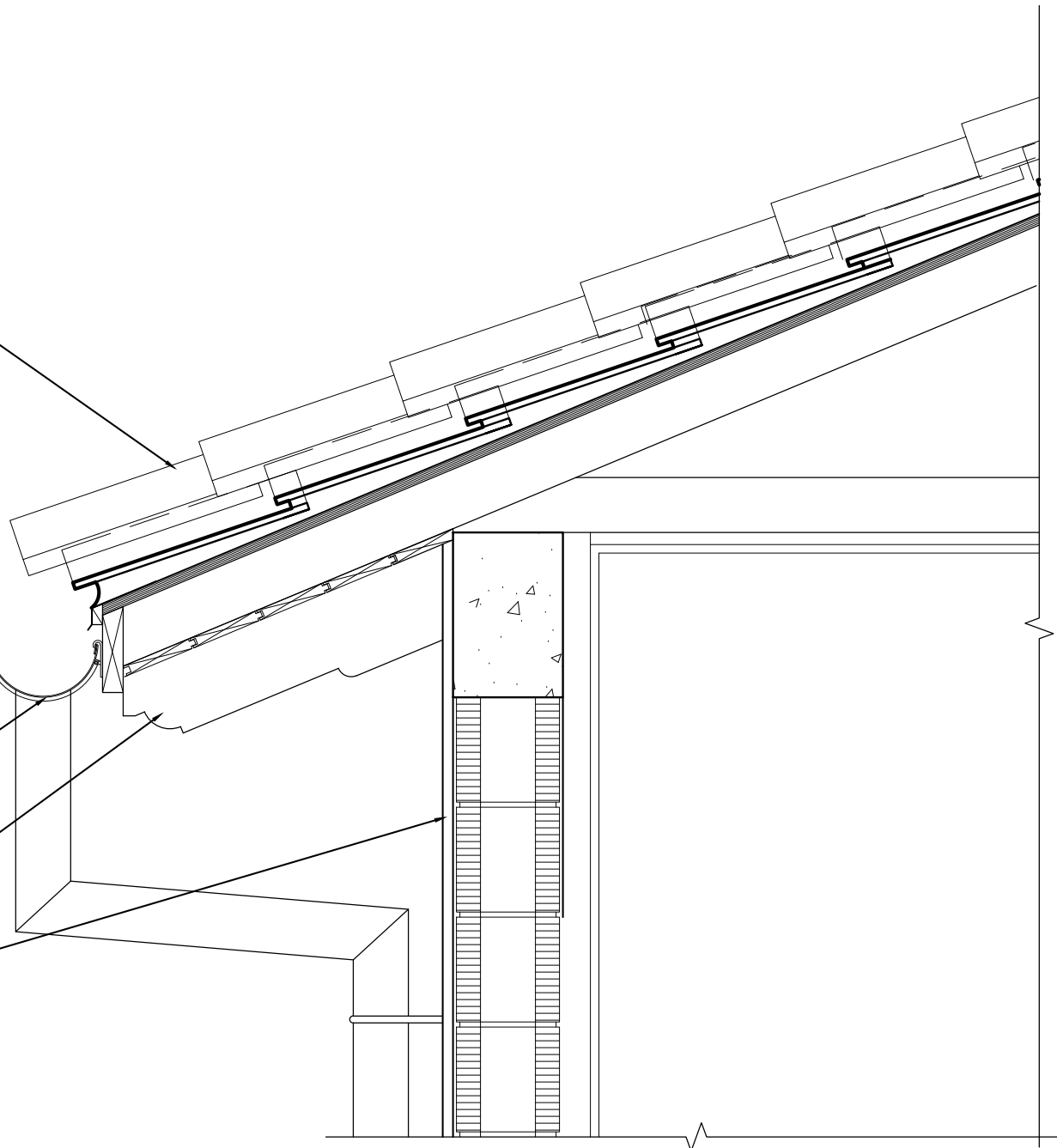
TYPICAL WINDOW DETAIL

CLAY BARREL TILE WITH
DOUBLE STARTER COURSE

HALF-ROUND COPPER
GUTTER AND DOWNSPOUT

STAINED CYPRESS OUTLOOKER
AND 1X6 T&G SOFFIT

STUCCO FINISH O/ REINFORCED CMU

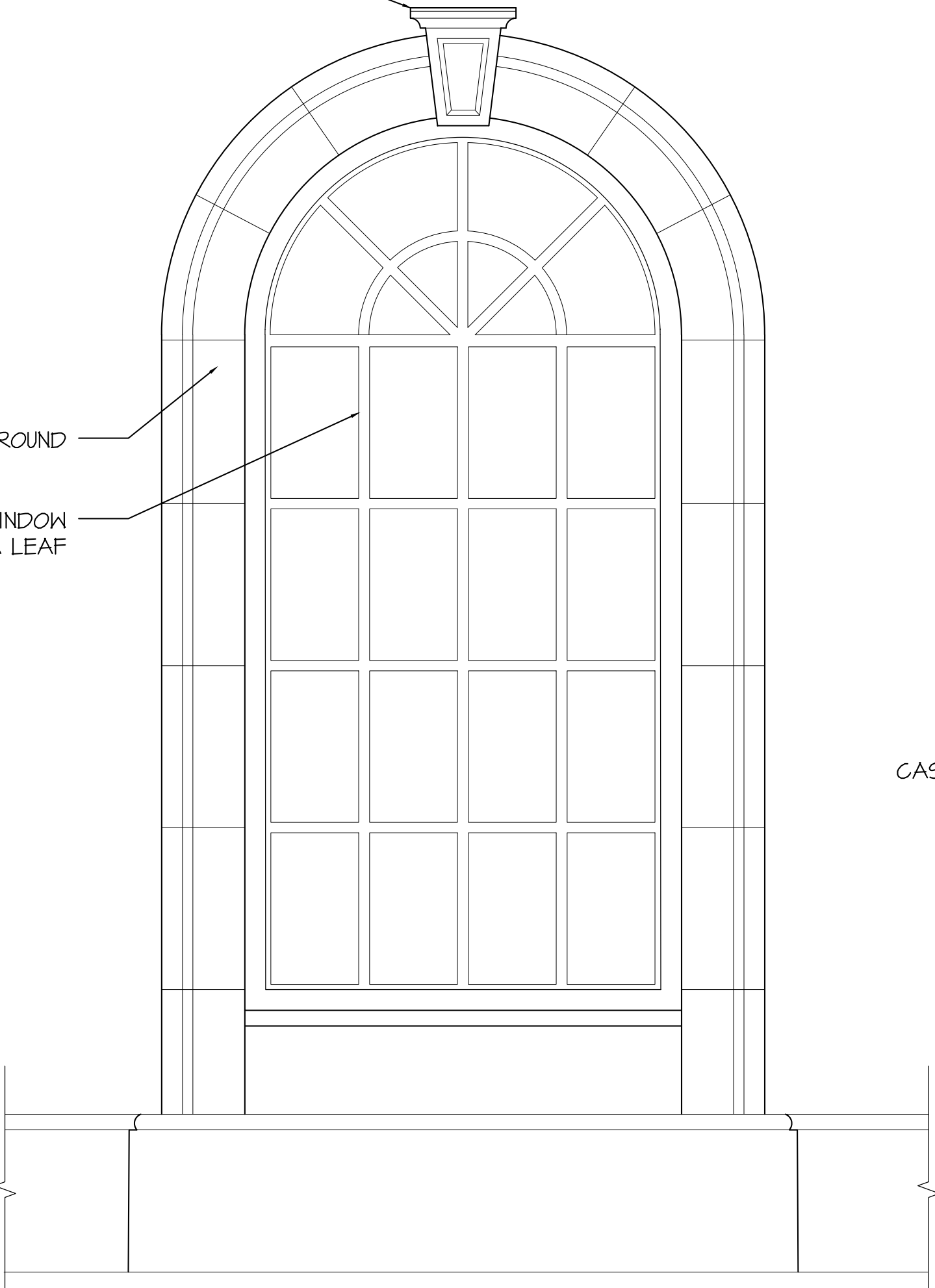


EAVE DETAIL

KEYSTONE

CAST STONE SURROUND

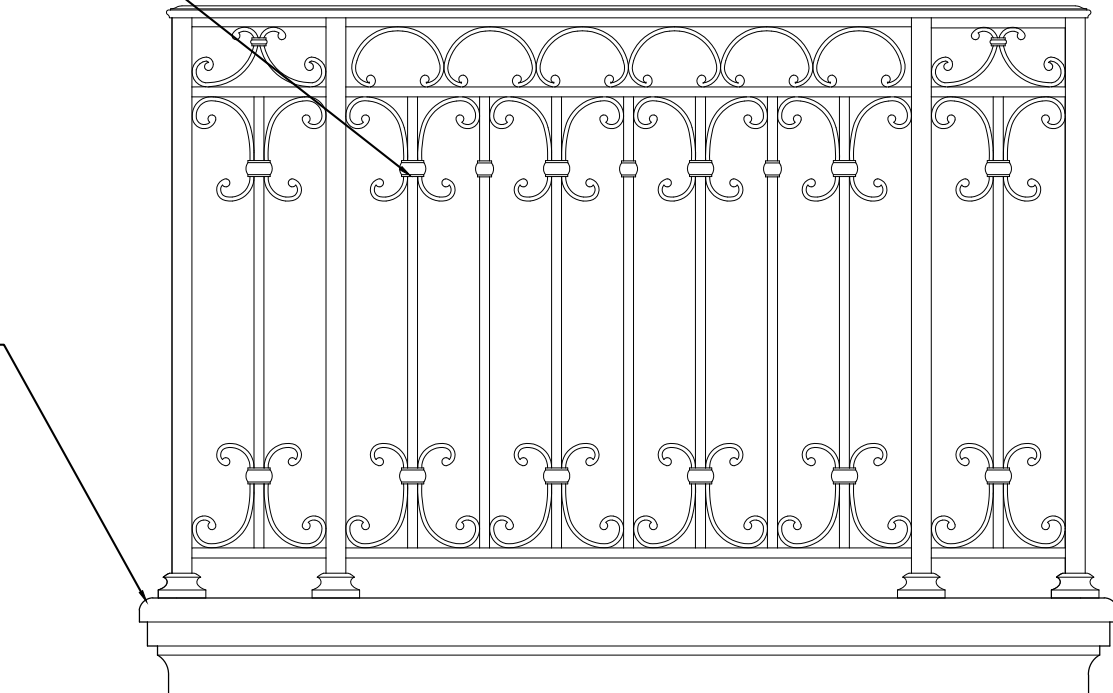
IMPACT RESISTANT ALUMINUM WINDOW
COLOR: GREEN TEA LEAF



ARCHED WINDOW DETAIL

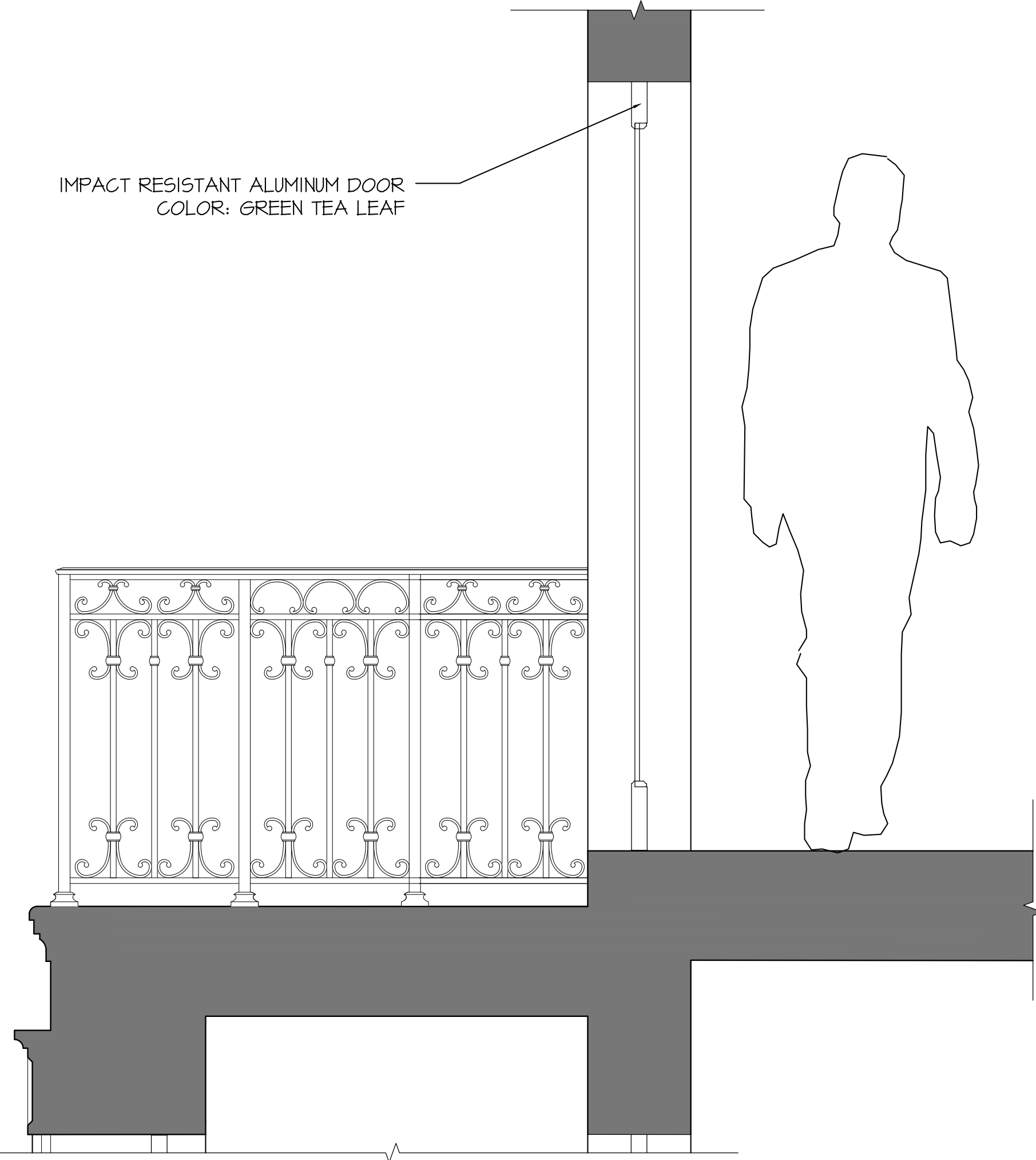
BLACK ALUMINUM RAILING

CAST STONE NOSING AND BALCONY
EDGE



BALCONY DETAIL

IMPACT RESISTANT ALUMINUM DOOR
COLOR: GREEN TEA LEAF



PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C001914

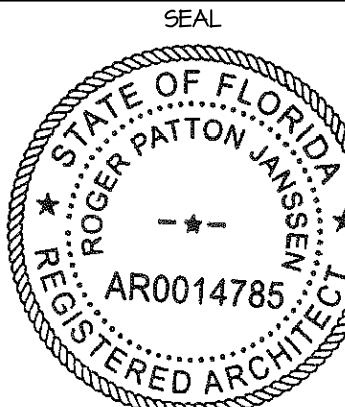
DATE, FIRST SUB. 12.14.2023

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ROGER P. JANSSEN AR-14785

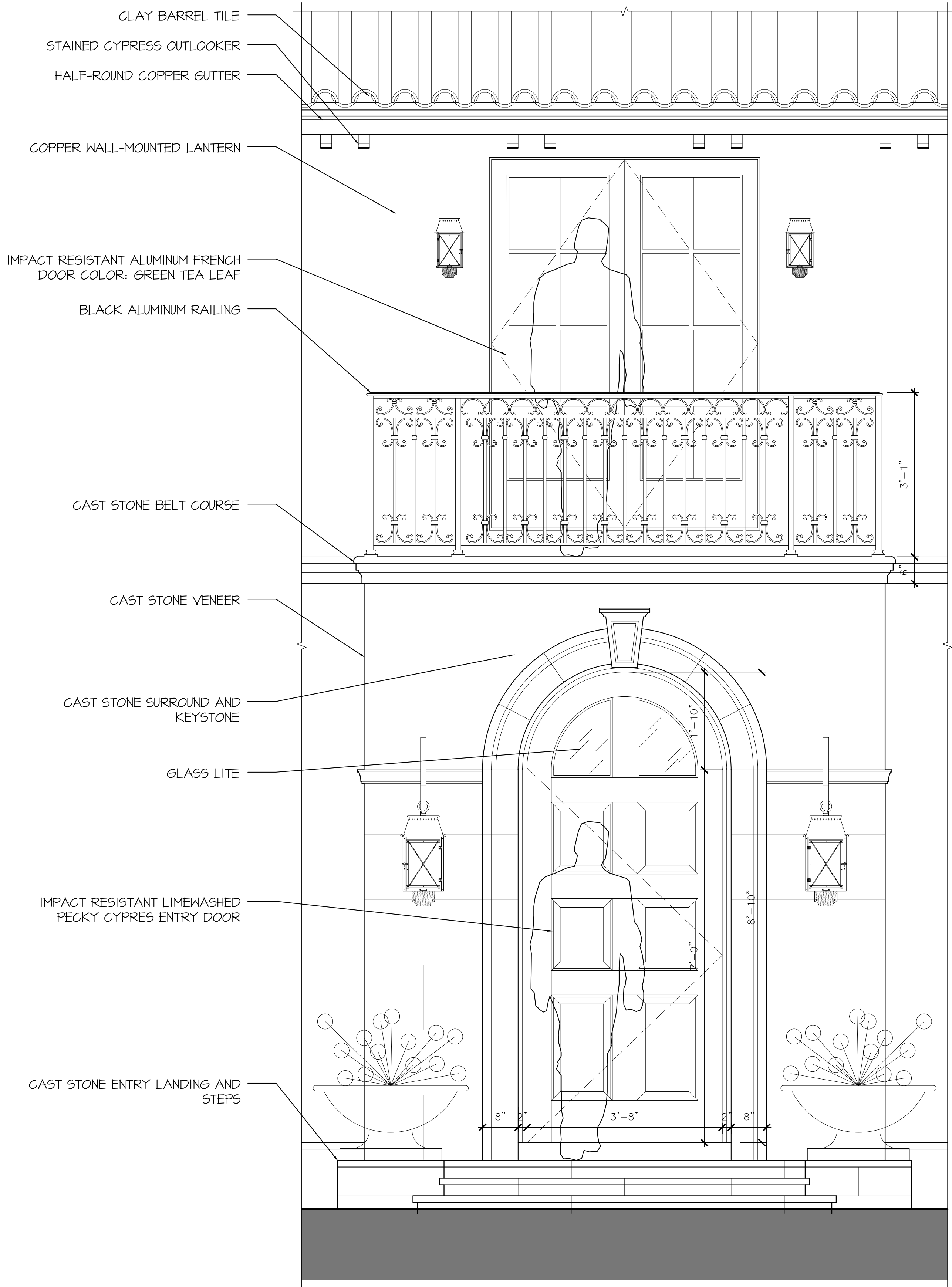
ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

JOB NUMBER:

23-124

A2.17



ENTRY DETAIL

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C00174

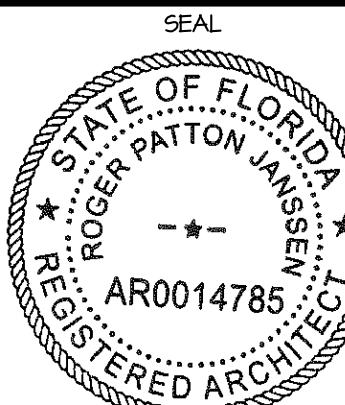
DATE, FIRST SUB. 12.14.2023

DRAWN: ZHB

REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

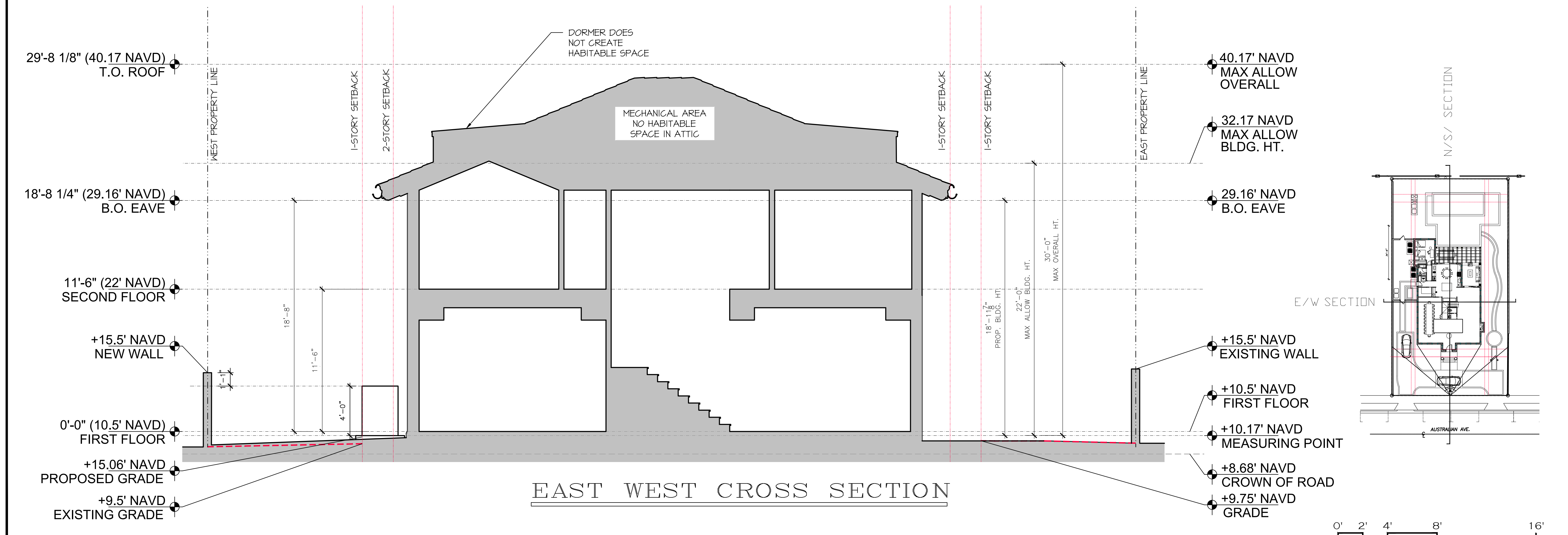
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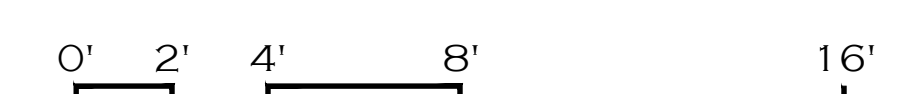
23-124



NORTH SOUTH CROSS SECTION



EAST WEST CROSS SECTION



PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4707, LICENSE #AA-C00174

DATE, FIRST SUB. 12/4/2023

DRAWN: ZHB

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SEAL

STATE OF FLORIDA

ROGER PATTON JANSSEN

AR0014785

REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM #

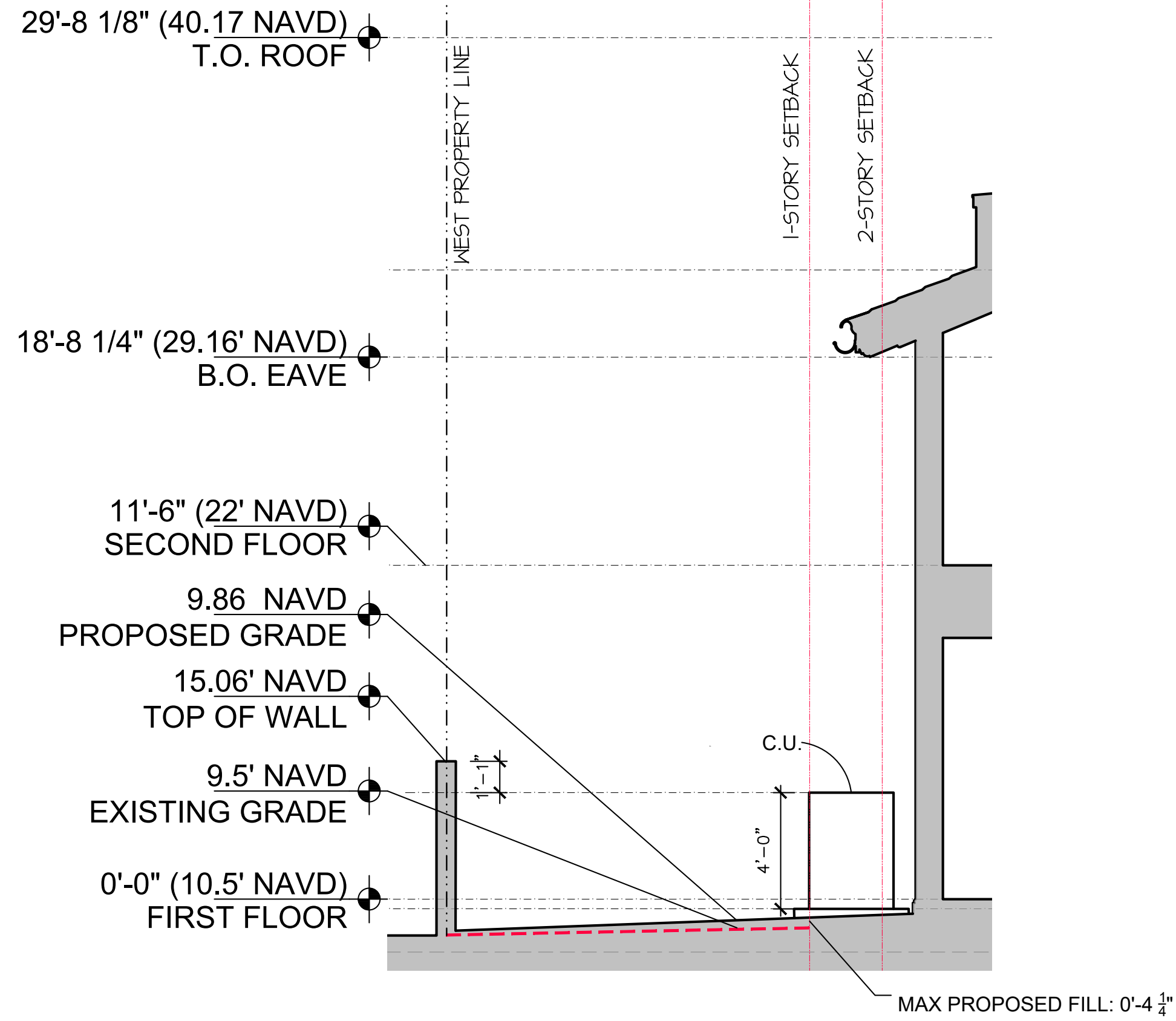
ARC-24-15

(ZON-24-025)

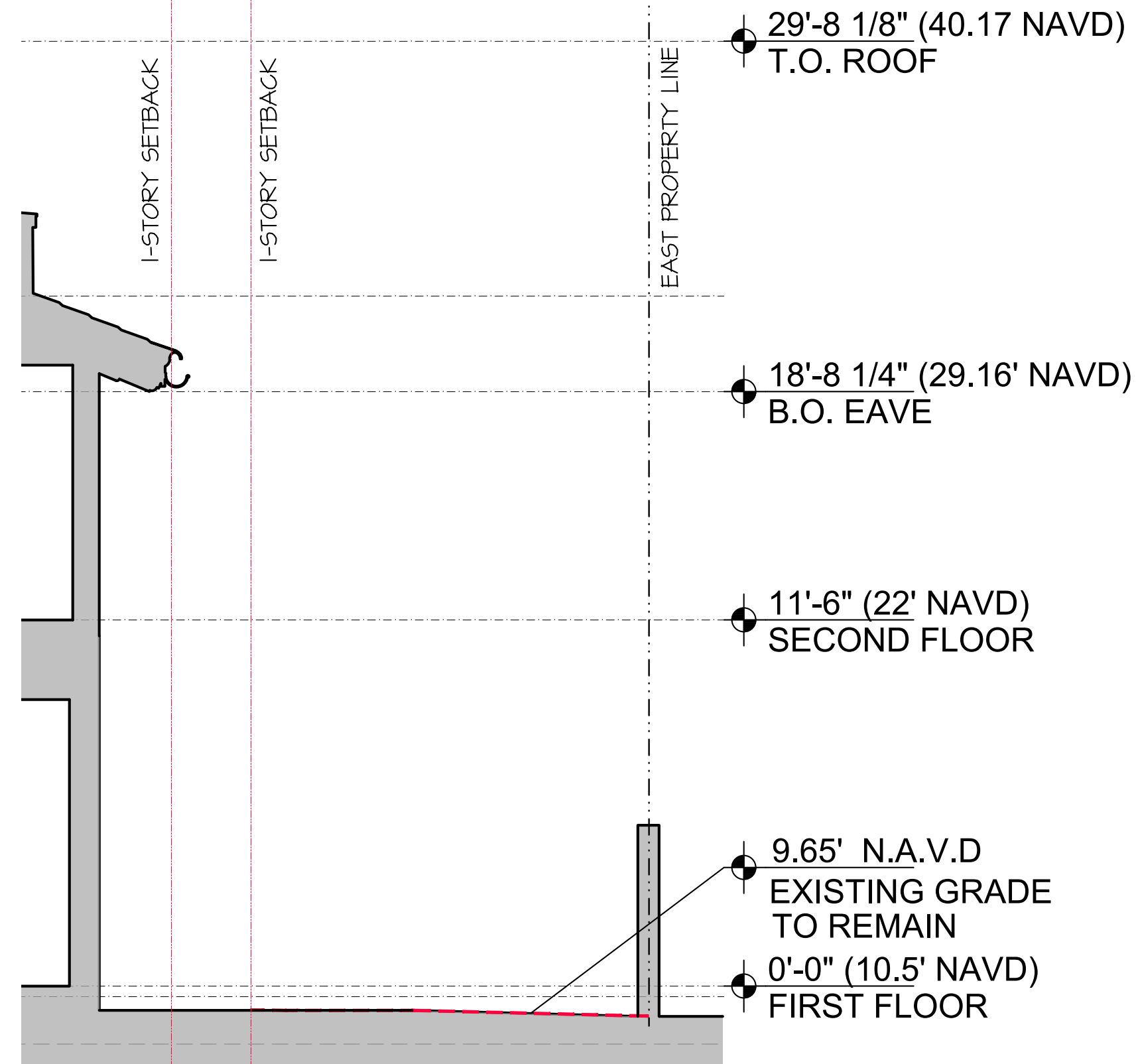
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A3.01

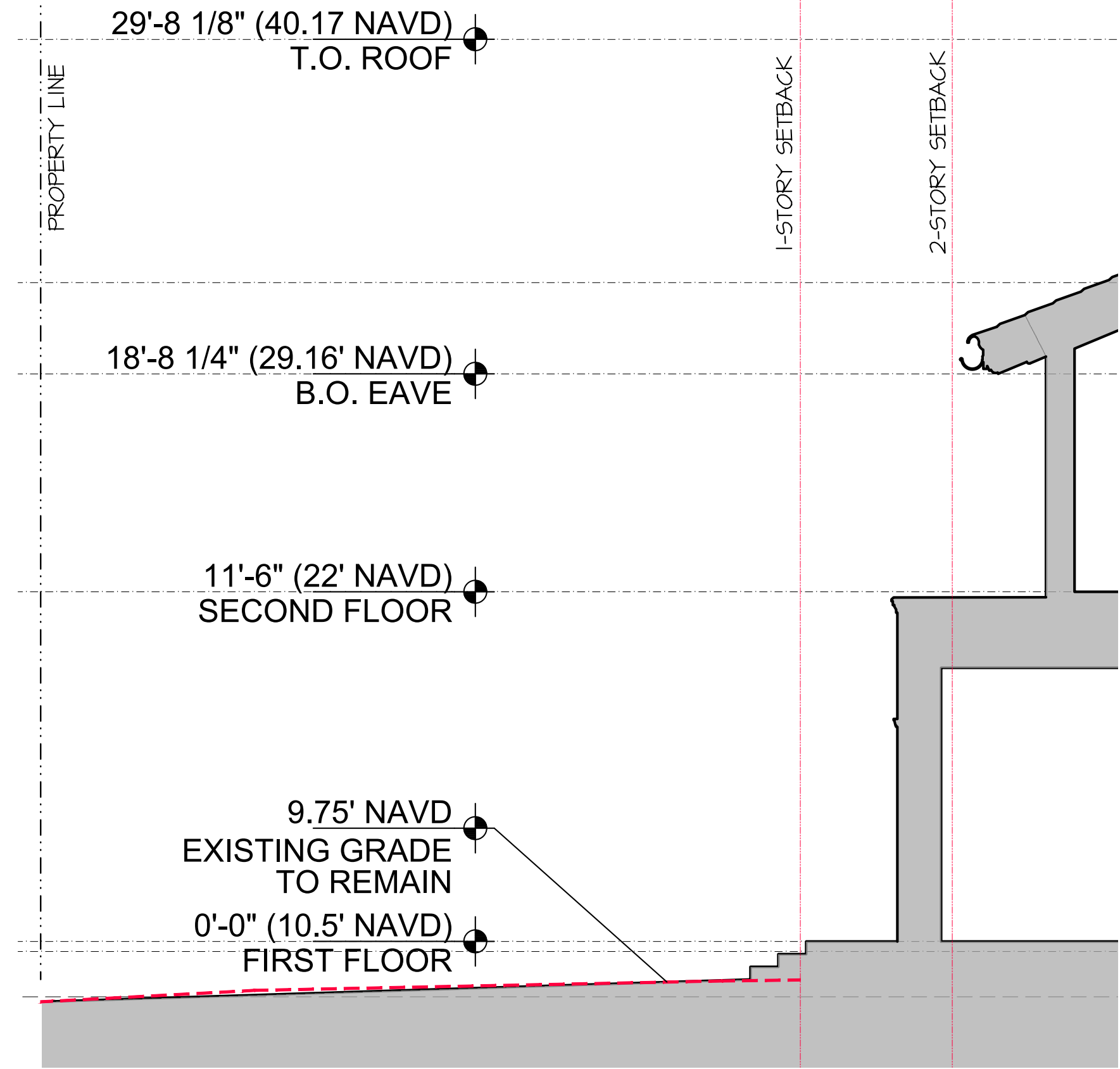
JOB NUMBER: 23-124



YARD SECTION A

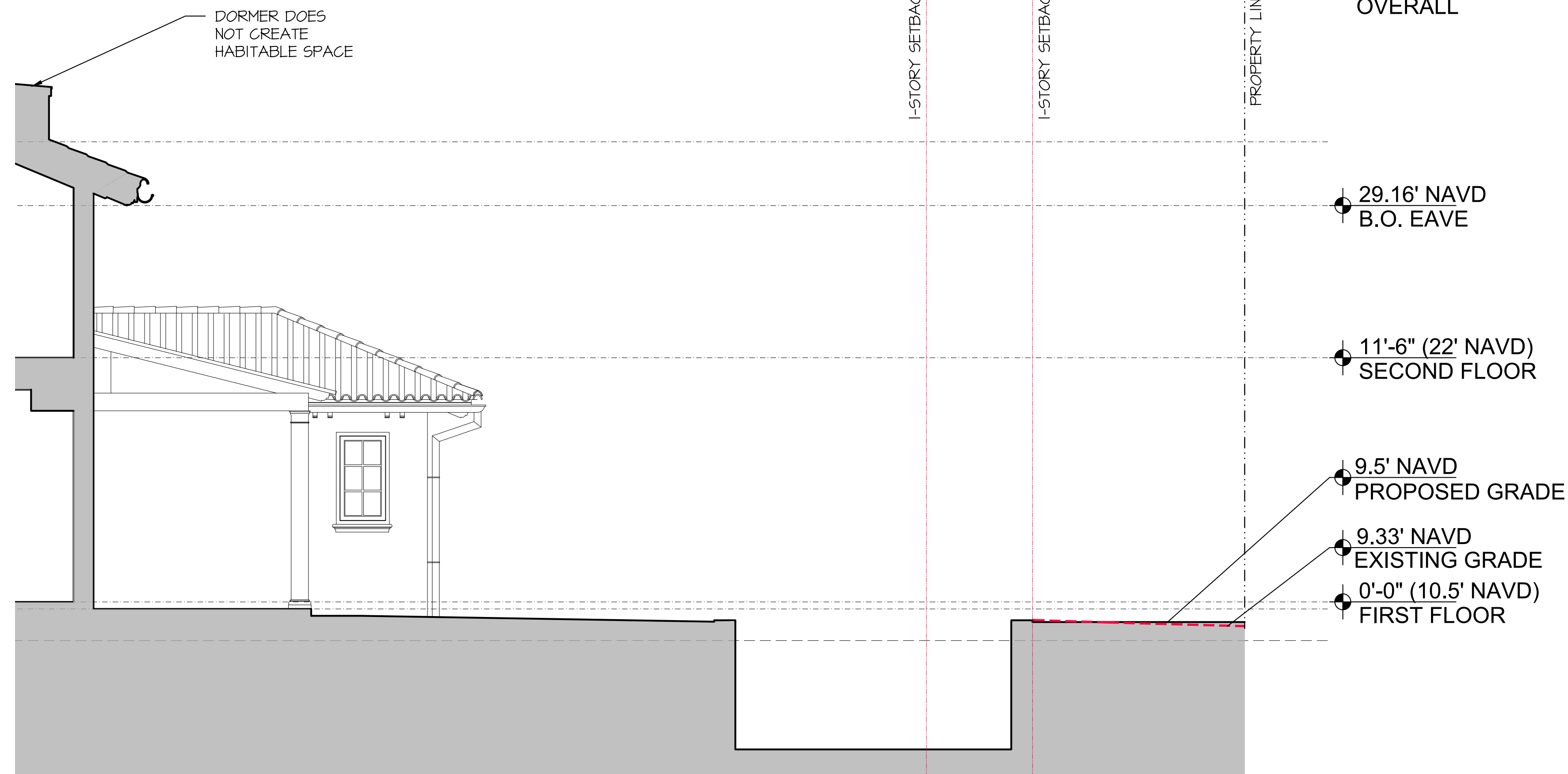


YARD SECTION B

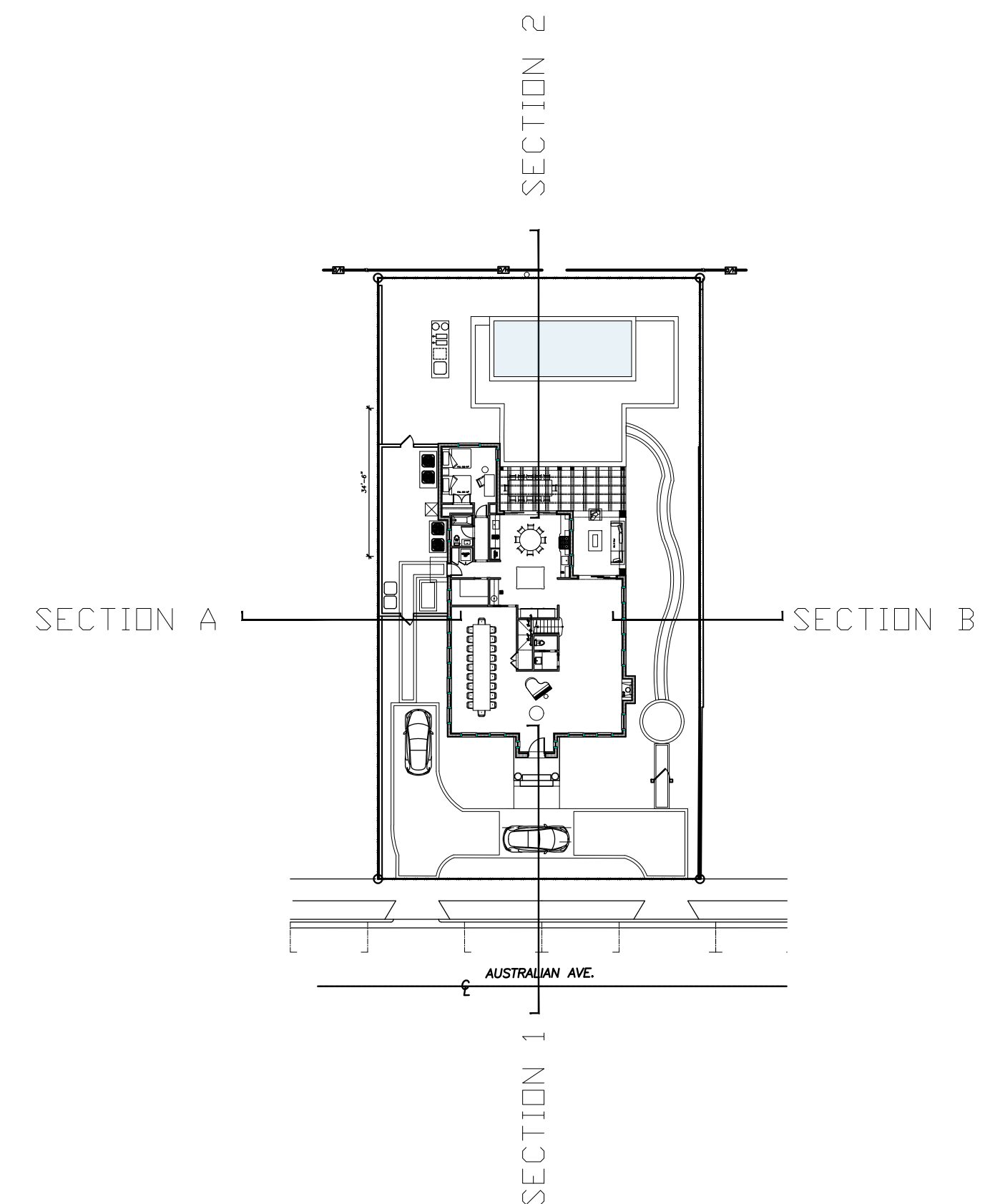


YARD SECTION 1

MAX ALLOWABLE FILL: 0'-10 ⁷/₈"
MAX FILL PROPOSED ON SITE: 0'-4 ¹/₄"



YARD SECTION 2



PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C0014

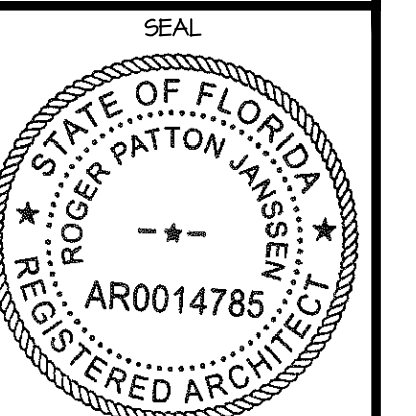
DATE, FIRST SUB. 12/14/2023

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-15 (ZON-24-025)

DRAWING NO.

A3.02

JOB NUMBER: 23-124



153 Australian Ave, Palm Beach, Florida

Final Submittal FEB24
Second Submittal FEB24
First Submittal FEB24
ARC-24-015

COVER

ATA

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

SEAL

Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

Cover



Existing South



Existing North



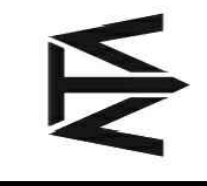
Existing West



Existing East

ARC-24-015

EXISTING LANDSCAPE



TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

SEAL

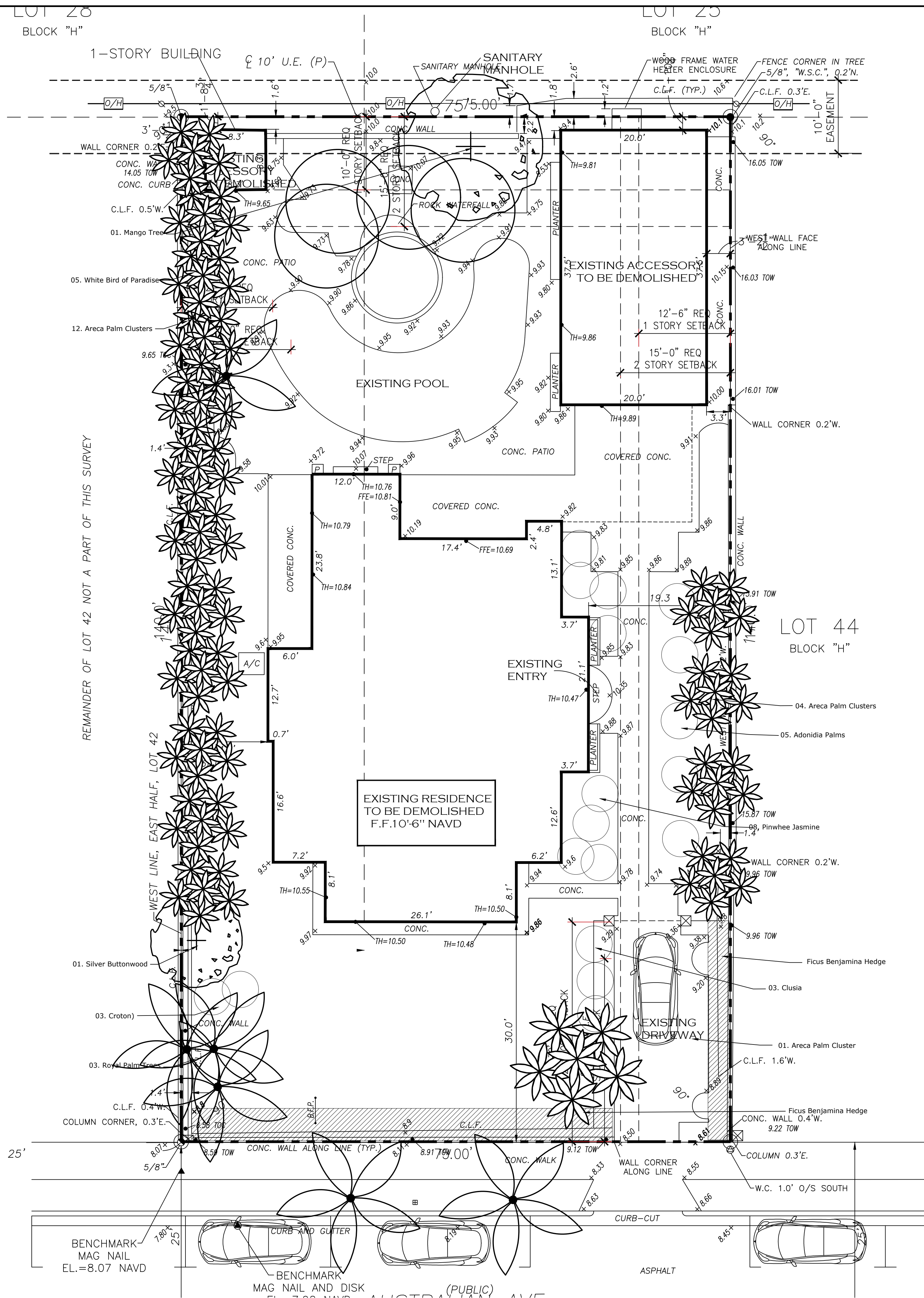
Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

Landscape Plan

LP-1

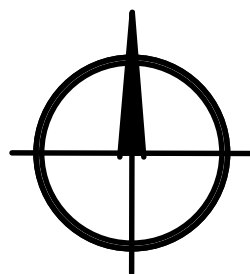


Existing Landscape Inventory

- 05. Adonidia Palms
- 04. Areca Palm Clusters
- 03. Clusia
- 03. Croton)
- Ficus Benjamina Hedge
- 01. Mango Tree
- 08. Pinwheel Jasmine
- 03. Royal Palm Trees
- 01. Silver Buttonwood
- 05. White Bird of Paradise

ARC-24-015

EXISTING LANDSCAPE PLAN



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



TODD MACLEAN
OUTDOORS
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(561) 310-2333

REV	DESCRIPTION	DATE

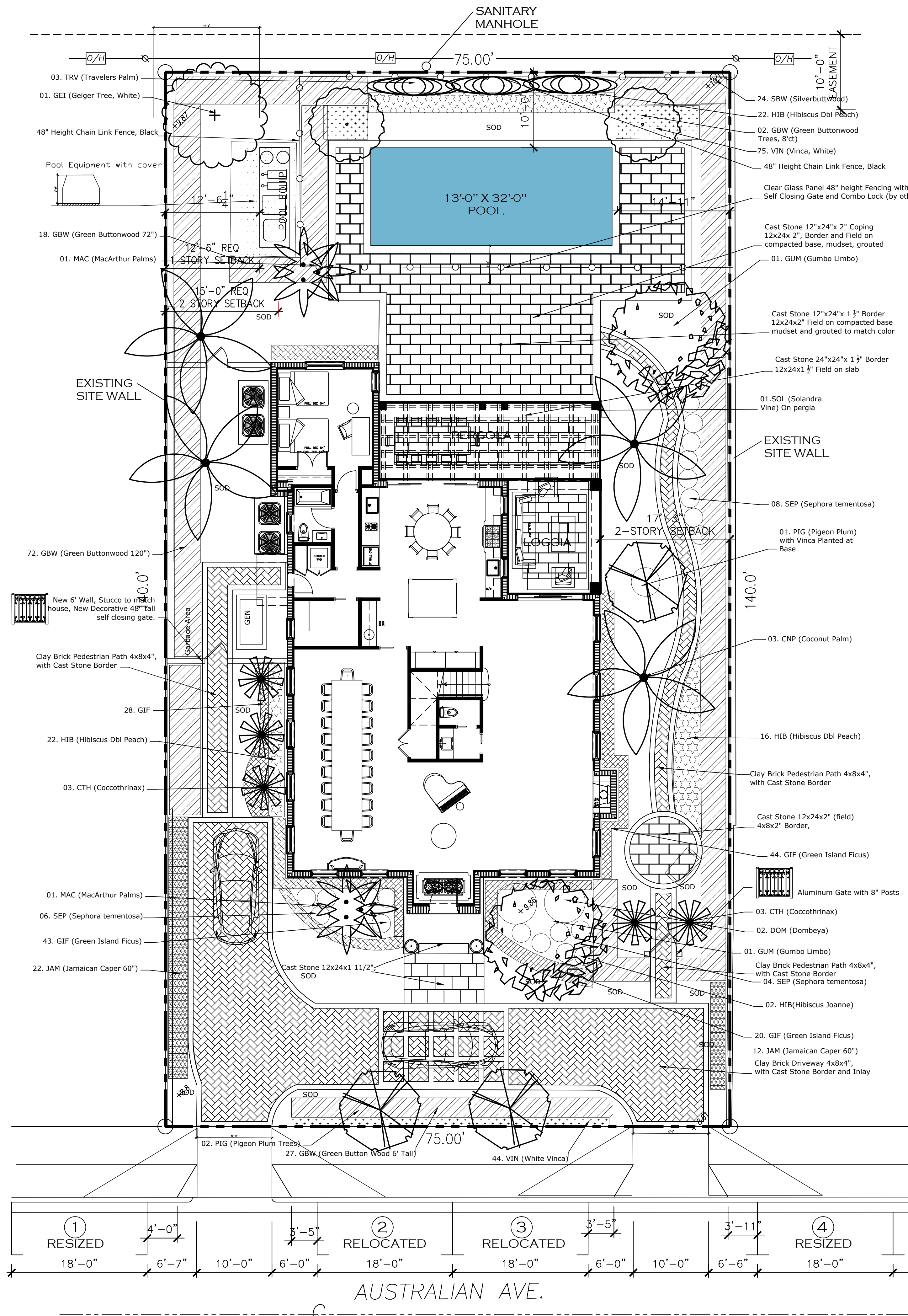
SEAL

Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

Landscape Plan
LP-2



Town of Palm Beach			
Planning Zoning and Building			
360 S County Rd			
Palm Beach, FL 33480			
www.townofpalmbeach.com			
Line #	Landscape Legend		
1	Property Address:	153 Australian	
2	Lot Area (sq. ft.):	10,500 sqft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	4725 sqft 45%	4800 sqft 46%
5	LOS to be altered (Sq FT and %)	4725 sqft 45%	4800 sqft 46%
6	Perimeter LOS (Sq Ft and %)	2362sqft 50%of 45%	2362 50%
7	Front Yard LOS (Sq Ft and %)	750 sqft 40%	875 sqft 46%
8	Native Trees %	30% (number of trees)	61% (21)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30% (596)
10	Native Groundcover %	30% (groundcover area)	None

To determine qualifying native vegetation use either:
[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)
OR
[the Florida Native Plant Society Native Plants for Your Area List](#)

Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 REV BF 20230727

TODD MACLEAN
OUTDOORS
P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

SEAL
Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

Landscape Plan
LP3

PROPOSED LANDSCAPE PLAN
scale: 1/8"=1'-0"

LP4

(561) 310-2333



ARC-24-015

Proposed Landscape Plan

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

Landscape Details
LP5

REV	DESCRIPTION	DATE

SEAL

Michael J. Phillips
FL LA 0001540

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333



South Elevation



South Elevation

Landscape Elevations

ARC-24-015

ATA

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

SEAL

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Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

Landscape Details

LP6



South Elevation



North Elevation

ARC-24-015

Landscape Elevations

TM

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

SEAL

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Landscape Details

LP7



ARC-24-015

Landscape Perspectives

ATA

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

SEAL

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Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

Landscape Details

LP8b



East Elevation



West Elevation

ARC-24-015

ATA

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

SEAL

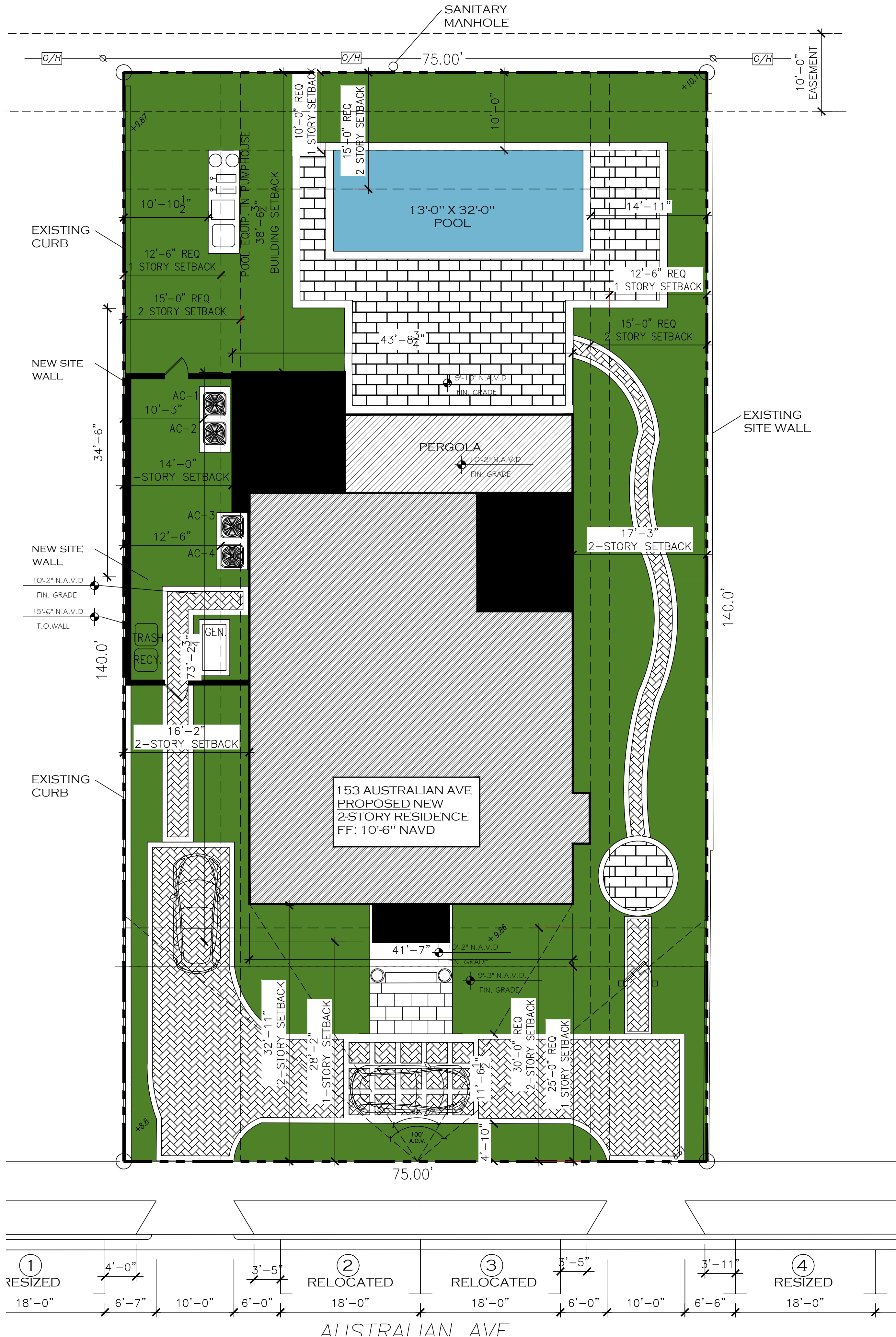
Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

Landscape Details

LP8



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

Line #	Landscape Legend		
1	Property Address:	153 Australian	
2	Lot Area (sq. ft.):	10,500 sqft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	4725 sqft 45%	4800 sqft 46%
5	LOS to be altered (Sq Ft and %)	4725 sqft 45%	4800 sqft 46%
6	Perimeter LOS (Sq Ft and %)	2362sqft 50%of 45%	2362 50%
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OR

[the Florida Native Plant Society Native Plants for Your Area List](#)

Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023

REV BF 20230727

PROPOSED LANDSCAPE ZONING PLAN



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

ARC-24-015

TODD MACLEAN

OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480

(561) 310-2333

REV	DESCRIPTION	DATE

SEAL

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Private Residence

153 Australian Avenue

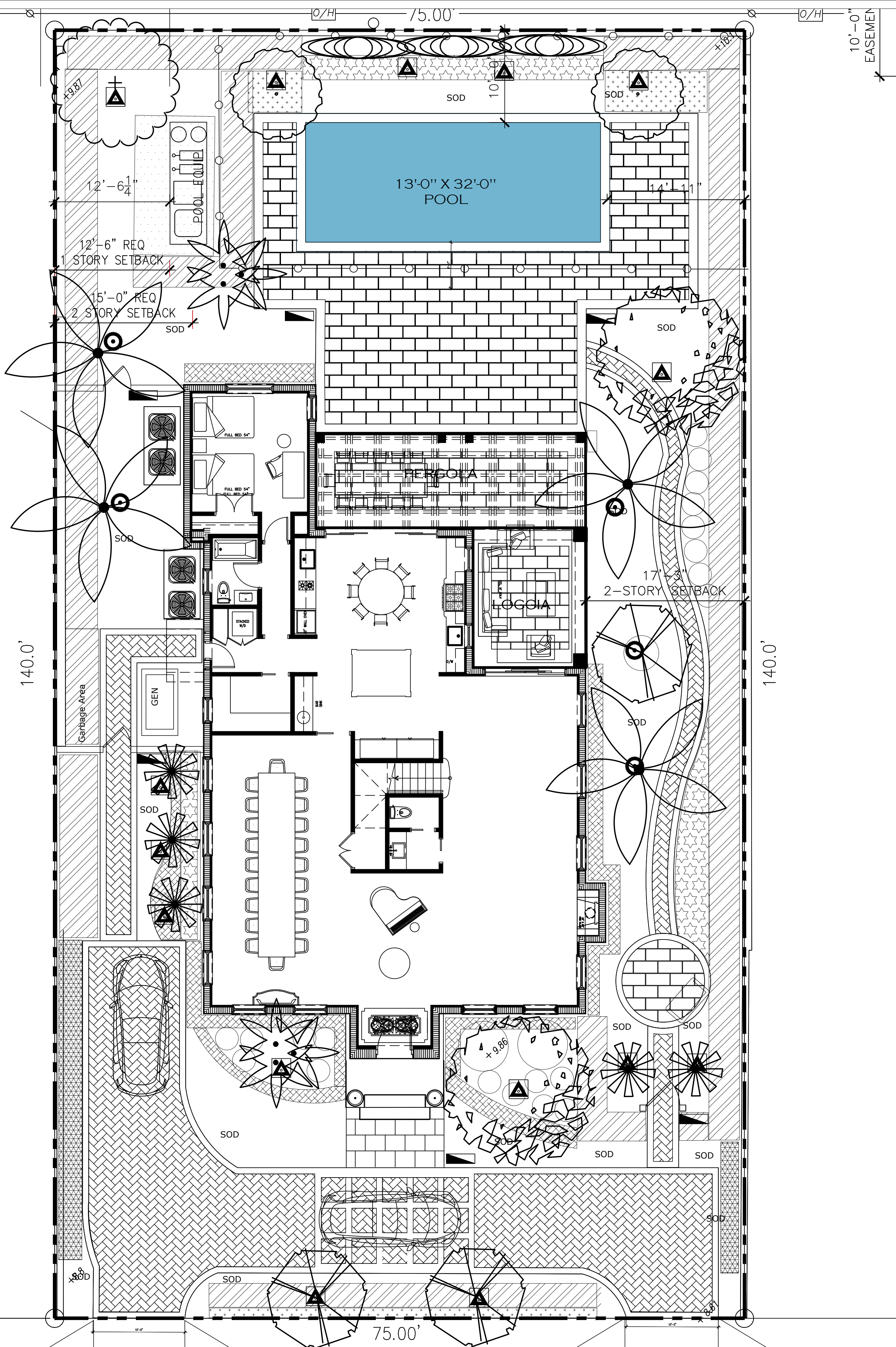
Palm Beach, Florida 33480

03/08/24

Landscape Plan

Zoning

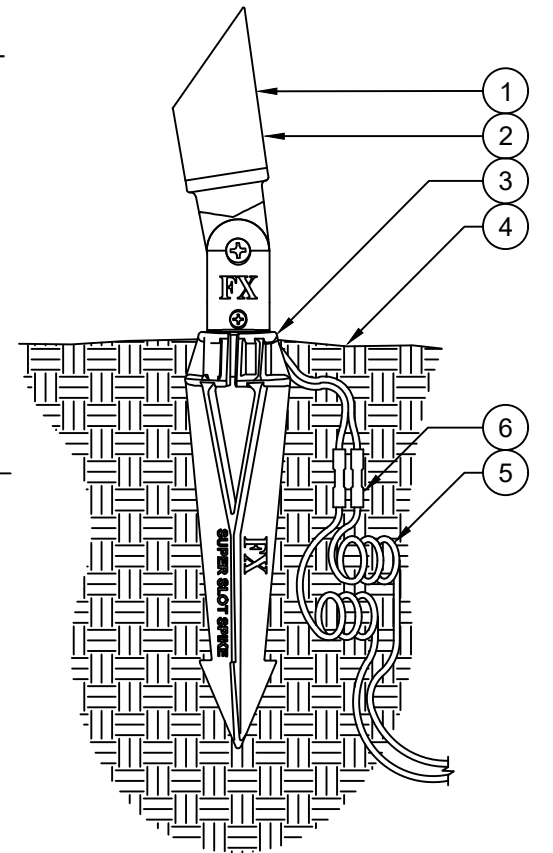
LP9



- 16. FX Uplights
- 07. FX Well Lights
- 06. FX Path Lights

- DETAIL LEGEND:
- 1 FX LUMINAIRE MP FIXTURE
 - 2 AIM FIXTURE A MINIMUM OF 10" OFF VERTICAL TO ALLOW WATER AND DIRT TO DRAIN OFF LENS CAP
 - 3 FX LUMINAIRE SUPER SLOT SPIKE MOUNT
 - 4 FINISHED GRADE
 - 5 DIRECT BURY, UF/UL, COPPER, LOW VOLTAGE CABLE WITH UL 486D (IEC/EN 60998) RATED WATERPROOF CONNECTION. LEAVE MINIMUM WIRE LOOP COILED BEHIND FIXTURE FOR FUTURE SERVICE.
 - 6 HEAT SHRINK WIRE CONNECTORS

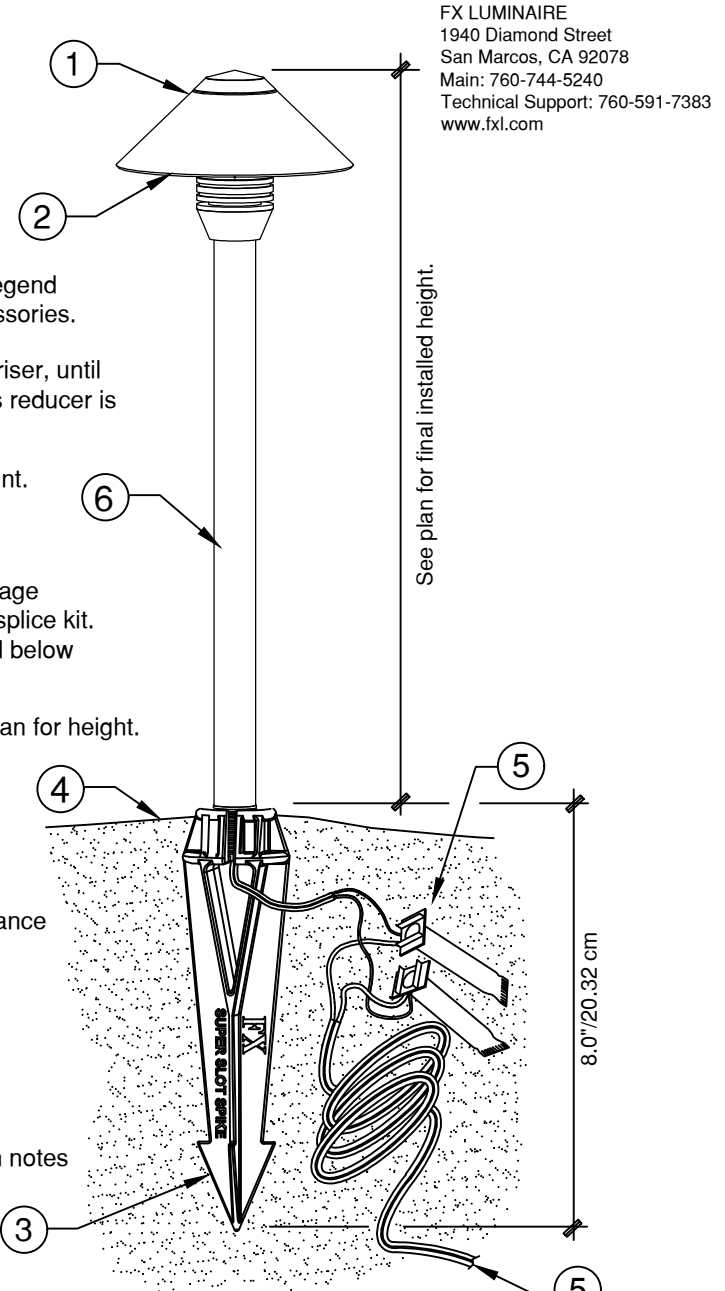
- NOTES
- A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - B. ACCEPTS 10-15 VOLTS - AC OR DC
 - C. SEE PLAN LEGEND FOR LED BOARD OPTION, BEAM SPREADS, AND ACCESSORIES.
 - D. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.



XX UP LIGHT (MP) - SUPER SLOT SPIKE MOUNT
FXLuminaire. U.MP.04 NOT TO SCALE

- DETAIL LEGEND
- 1 FX Luminaire BD fixture. See plan legend for wattage, beam spread and accessories.
 - 2 Twist top assembly clockwise onto riser, until the gap between the lens and brass reducer is completely sealed.
 - 3 FX Luminaire Super Slot Spike mount.
 - 4 Finished grade.
 - 5 Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.
 - 6 Petite Riser Assembly (PRA); see plan for height.

- NOTES
- A. Installation to be completed in accordance with manufacturer's specifications.
 - B. Accepts 10-15 volts - AC or DC
 - C. See plan legend for LED board and accessories.
 - D. Always refer to FX product installation notes prior to installation.



XX BD PATH LIGHT
SUPER SLOT SPIKE NOT TO SCALE

LANDSCAPE LIGHTING PLAN

ARC-24-015

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

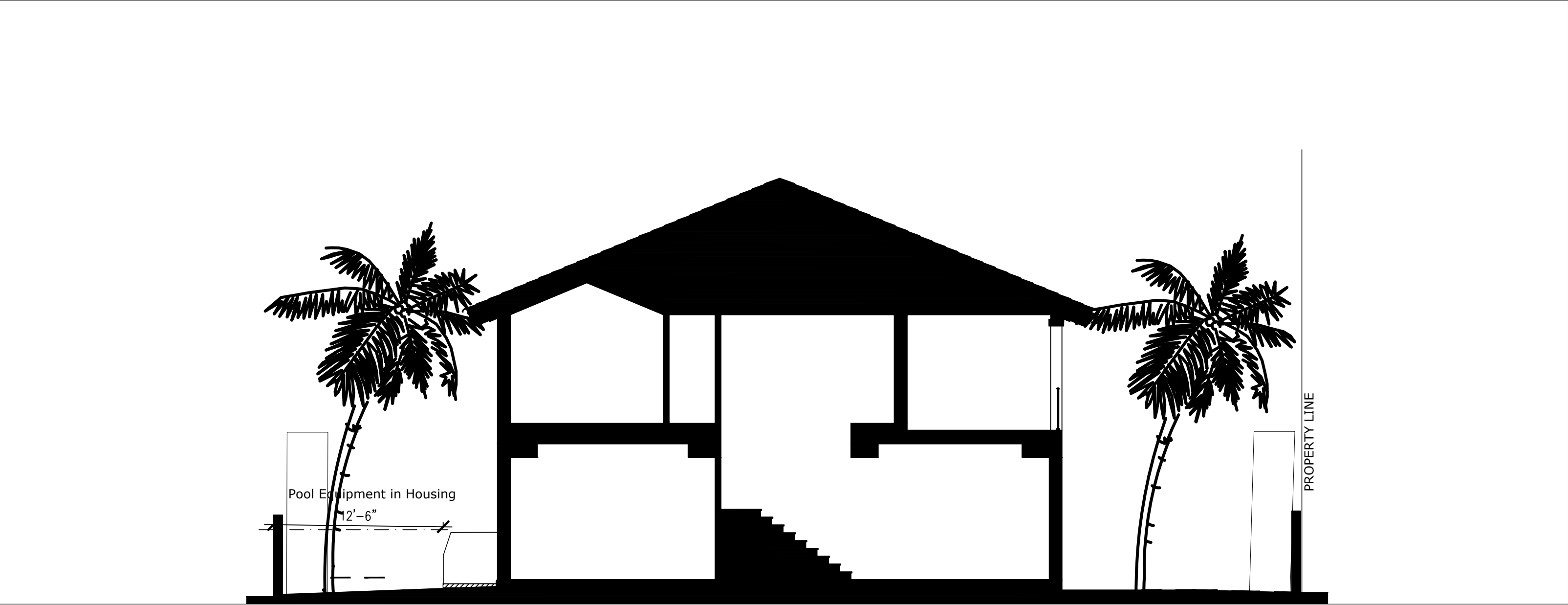
SEAL

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FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

Landscape Lighting
LP10



ARC-24-015

LANDSCAPE CROSS SECTION

TODD MACCLEAN

OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480

(561) 310-2333

REV	DESCRIPTION	DATE

SEAL

Michael J. Phillips

FL LA 0001540

Private Residence

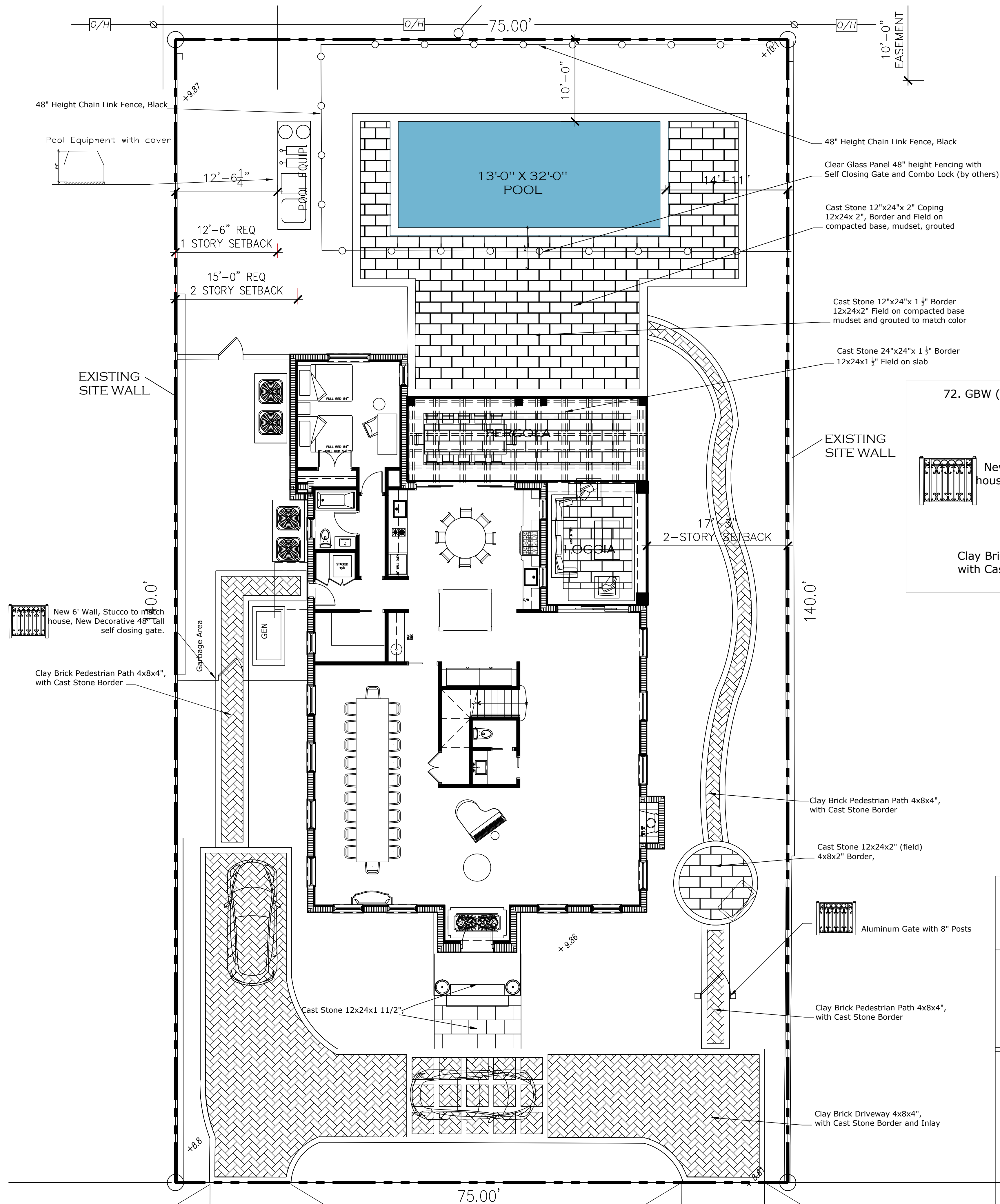
153 Australian Avenue

Palm Beach, Florida 33480

03/08/24

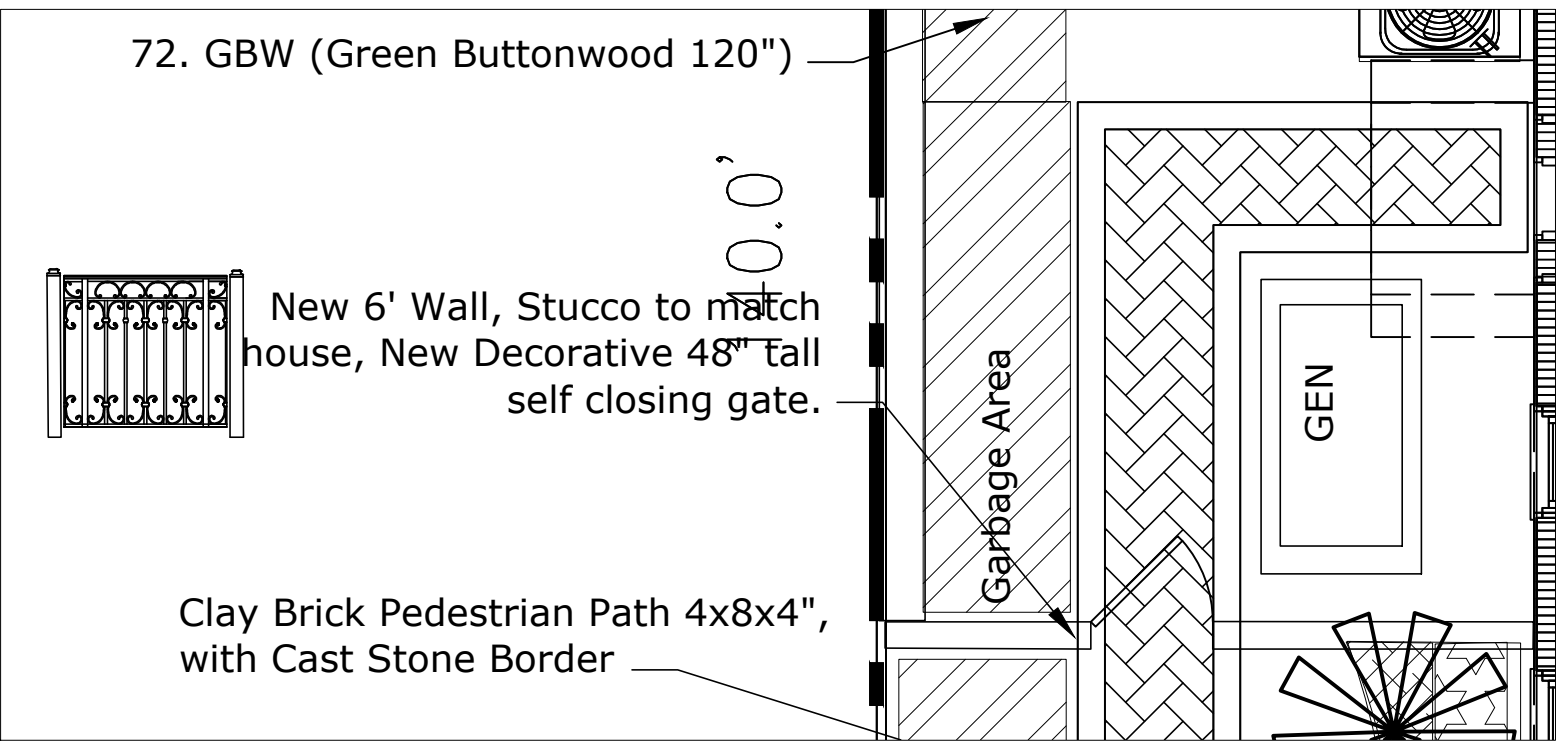
Cross Section

LP11

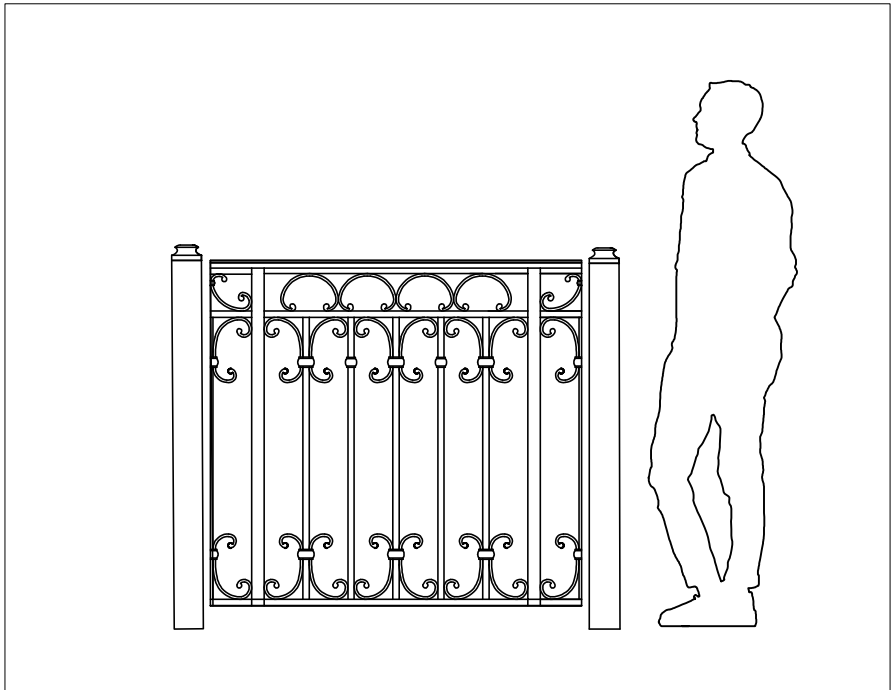


HARDSCAPE MATERIALS LIST		
DESCRIPTION	LOCATION	QTY
Brick American, Crimson 4"x8"x3 1/8", Driveway and Pedestrian Path	Covered Entry and Steps	1354 sqft
Cast Stone, 12"x24"x2"		130 sqft
Cast Stone, 26"x26"x2"	Front Entry Pads	84 sqft
Cast Stone, 12"x24"x2"		130 sqft
Cast Stone, 24"x24"x1 1/2"	Covered Loggia and Pergola Area Border	237 sqft
Cast Stone, 12"x24"x1 1/2"		252 sqft
Cast Stone, 12"x24"x2"	Pool Deck, Border and Field and Coping	961 sqft
Cast Stone, 4"x8"x2"		276 sqft
Cast Stone, 12"x24"x2"	East Pathway Border and Field	63 sqft
Cast Stone, 12"x24"x2"		63 sqft

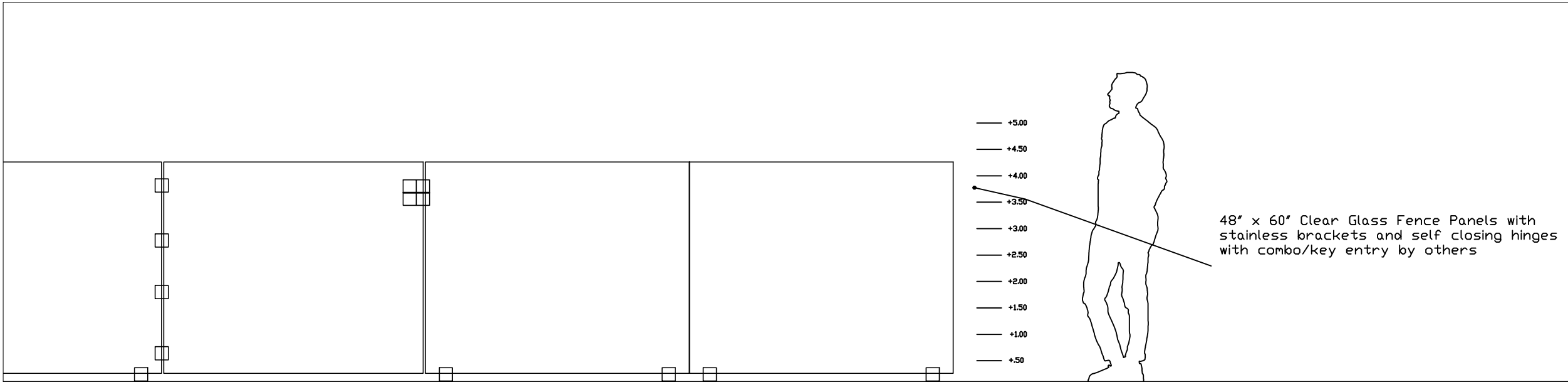
Black Decorative Metal Fencing with Self Closing Gate	Pool Area	173 LF
Black Decorative Gates with 4" Posts	West and East Pedestrian Gates	8 LF



New 6' Wall on West Side with Decorative Gate



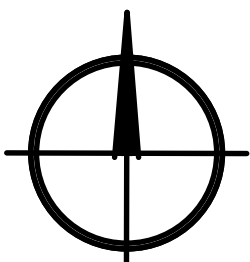
New 48" tall, Pedestrian Gate , East side



New 48" tall, Pool Fence/Gate

ARC-24-015

PROPOSED HARDSCAPE PLAN



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

TODD MACLEAN
OUTDOORS

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REV	DESCRIPTION	DATE

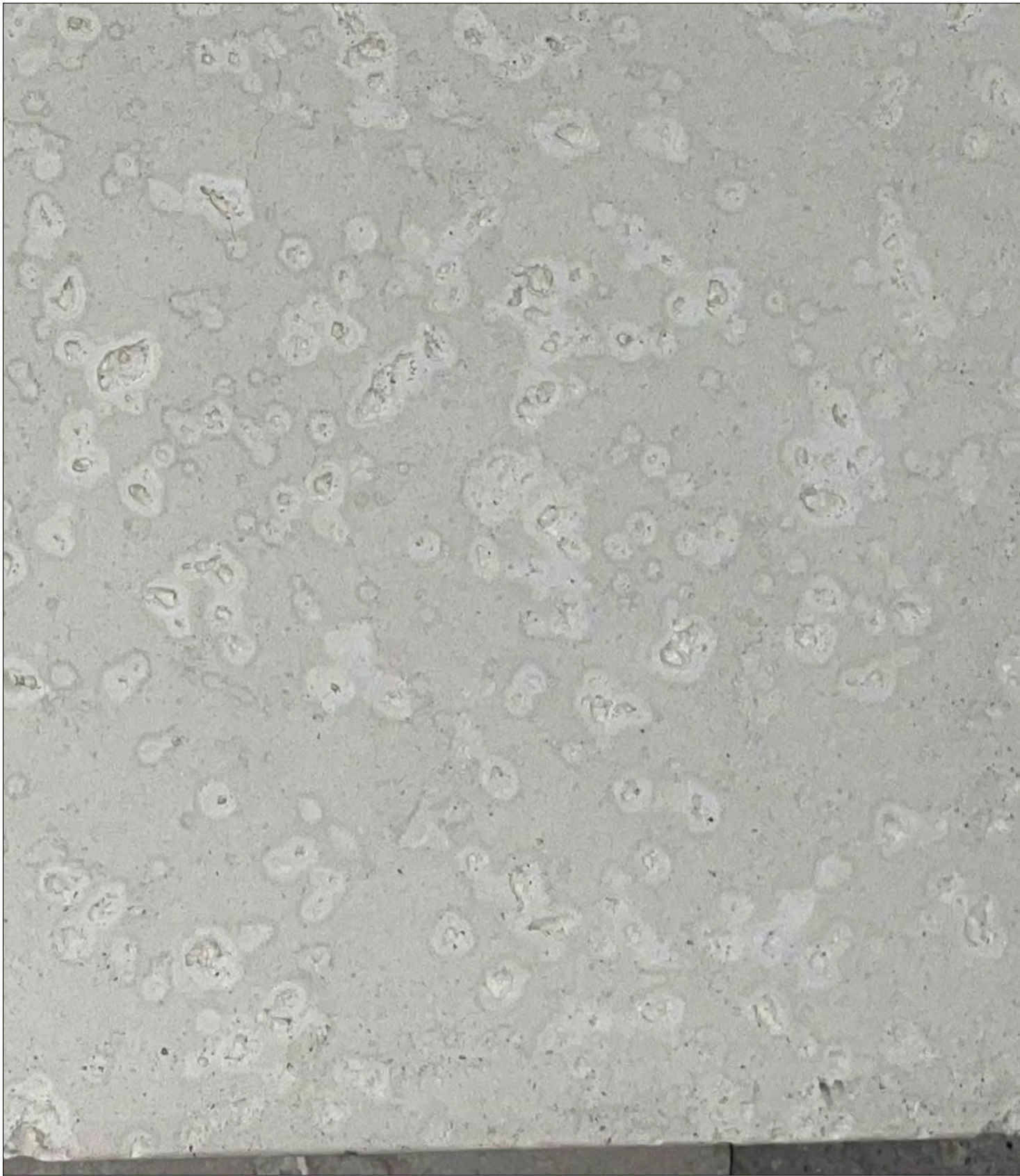
SEAL

Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

Hardscape Plan
HP1



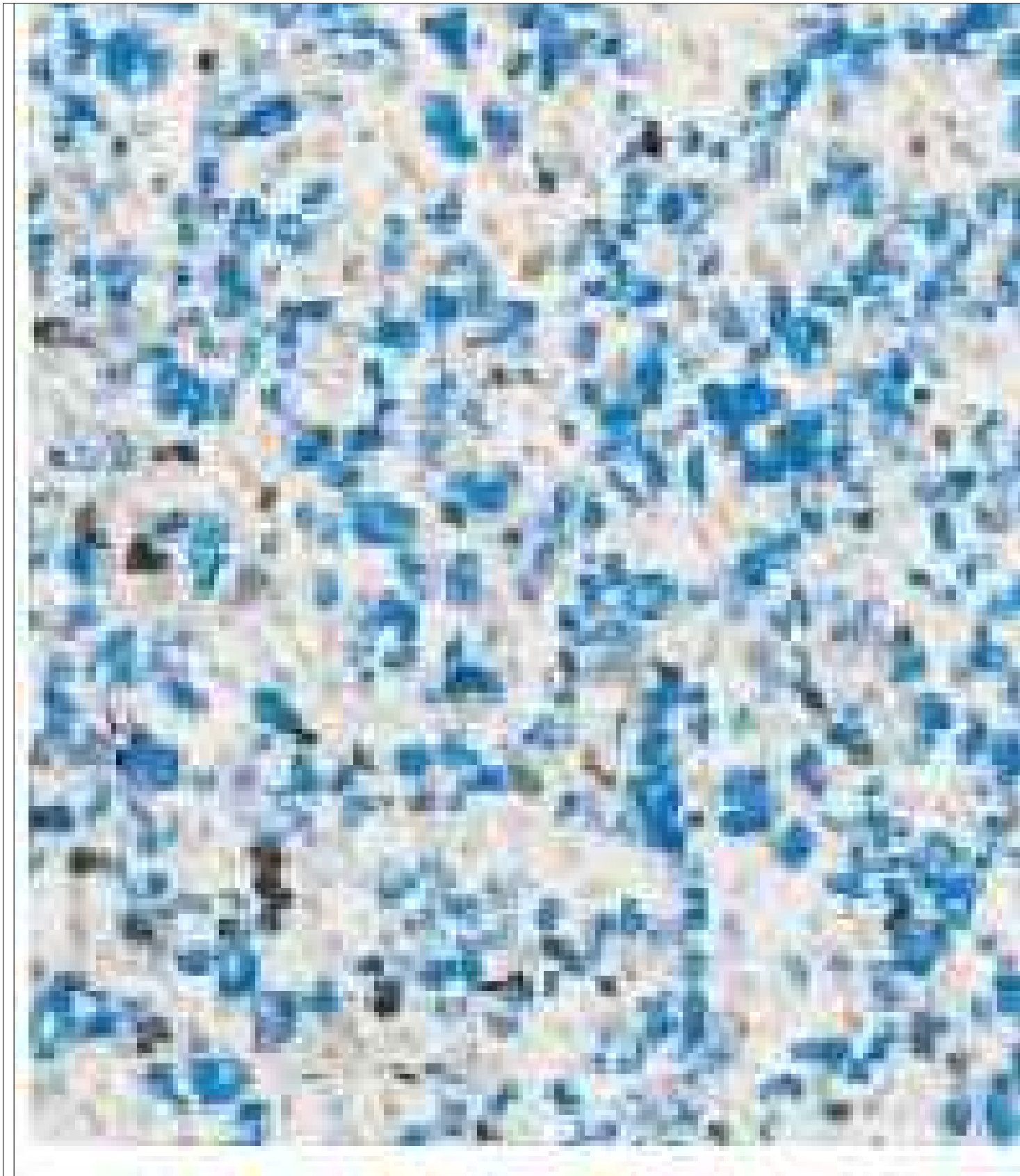
Cast Stone, Florida Key Stone light Soda Texture



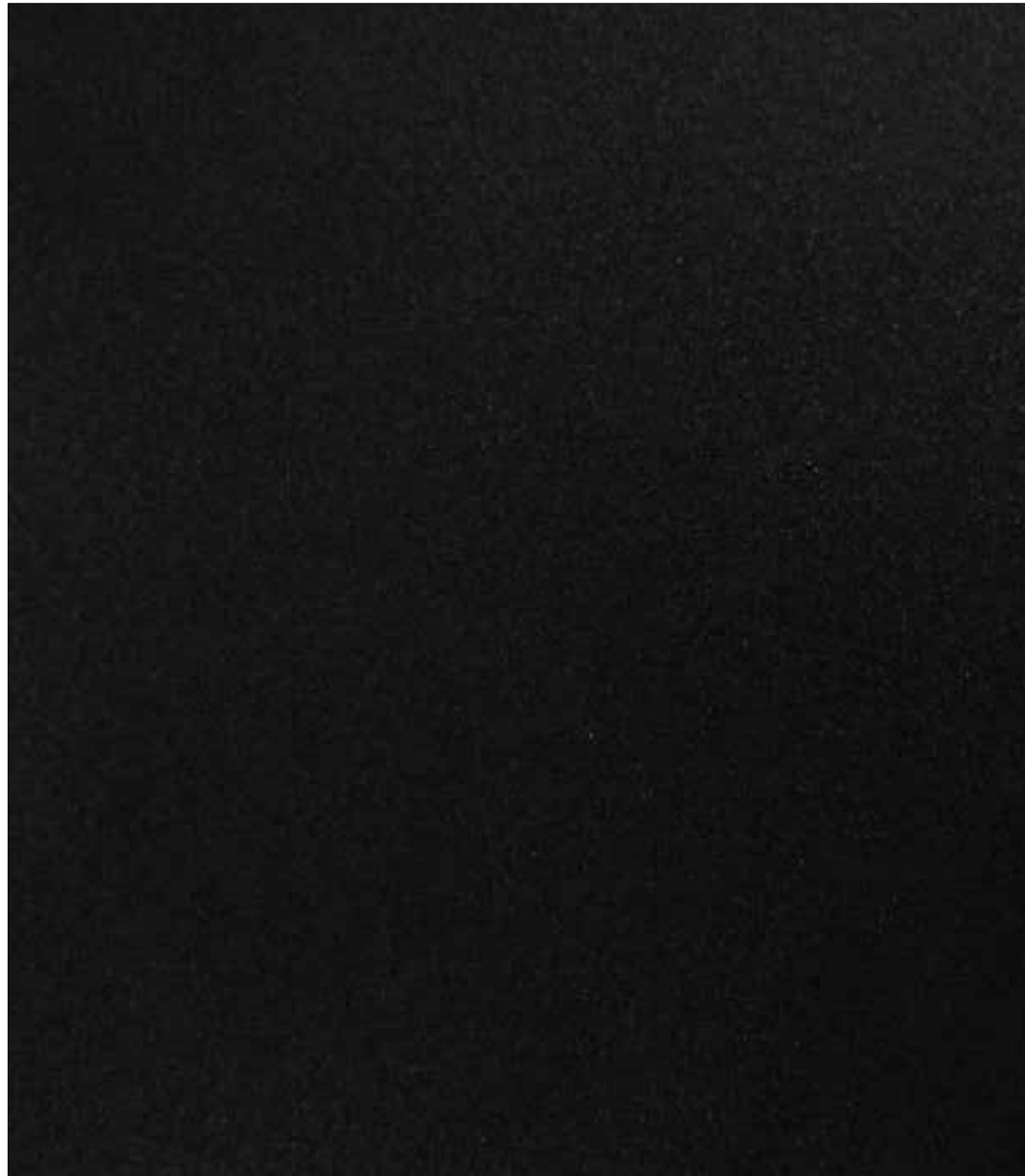
Brick America, Crimson



Pool Tile, 7 Seas



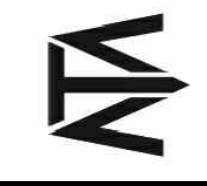
Pool Finish, Double Sky Blue



Gate and Fencing Color, Black, Satin

Exterior Details

ARC-24-015



TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
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REV	DESCRIPTION	DATE

SEAL

Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

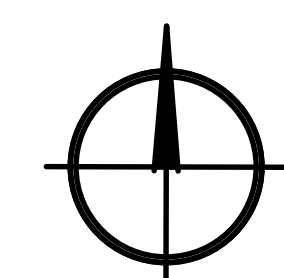
Hardscape Schedule

HP-2

DP1



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



Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

Construction Screening Plan CS1

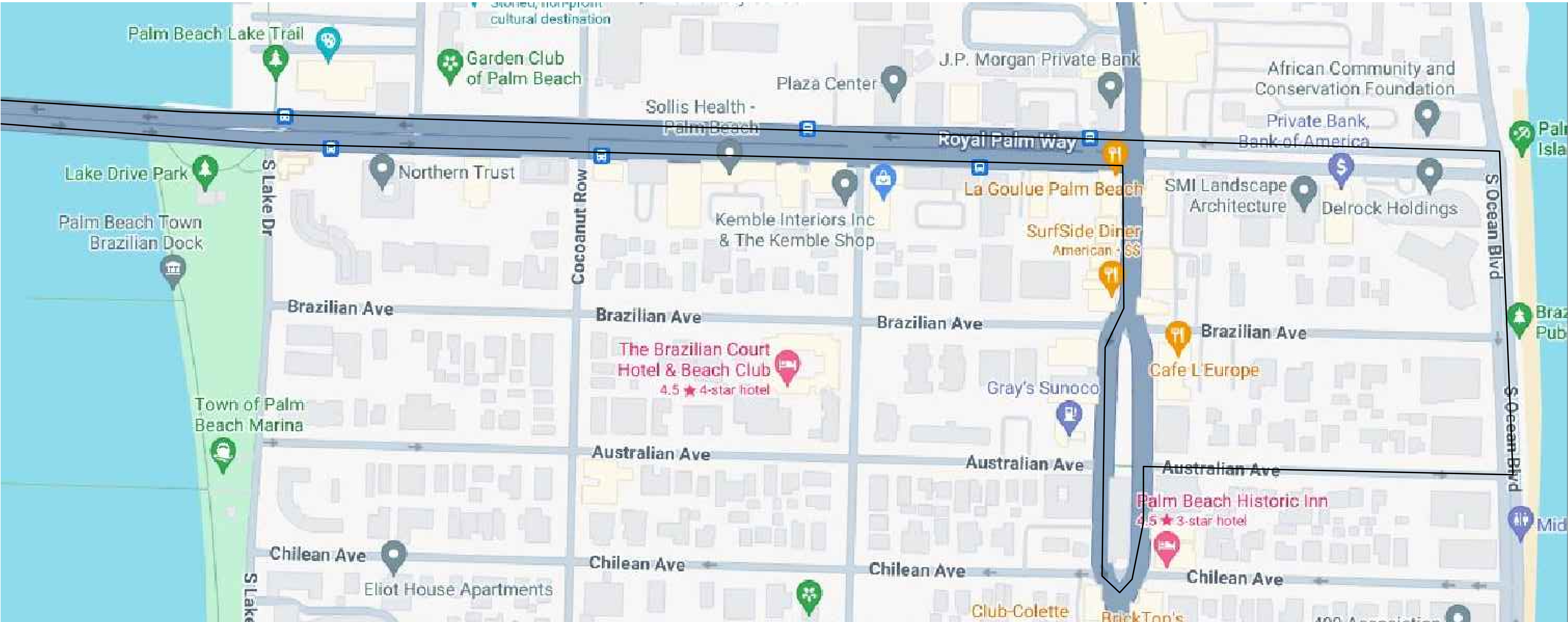
ATA TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

SEAL

Michael J. Phillips
FL LA 0001540

[illegible]



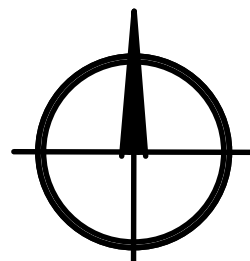
CONSTRUCTION SCHEDULE

- MONTH 1 - SITE WORK & FOUNDATION
- MONTH 2-4 - SHELL ROUGH WORK
- MONTH 5 - FINISH CDX PLYWOOD ROOF SHEATHING & DRY IN
- MONTH 6 - START ROUGH TRADES AND EXTERIOR OPENING INSTALLS
- MONTH 7 - INSULATION & DRYWALL WORK
- MONTH 8 - FINISH DRYWALL WORK
- MONTH 9 - START INTERIOR FINISHES
- MONTH 10 - FINISH INTERIOR FINISHES
- MONTH 11 - SET ELECTRIC AND PLUMBING FIXTURES
- MONTH 12 - DRIVEWAY AND POOL
- MONTH 13 - LANDSCAPE, IRRIGATION AND FINAL INSPECTION

TRUCK SIZES & TYPES

- LARGEST TRUCK TO BE A TRUSS FLATBED, APPROX 50' LONG
- 20 DUMPTRUCKS
- 60 DELIVERY TRUCKS
- 28 DUMPSTER TRUCKS
- 50 SUBCONTRACTOR VANS
- 1 GUNNITE TRUCK
- 1 PLASTER TRUCK

Truck Logistics Plan



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

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

SEAL

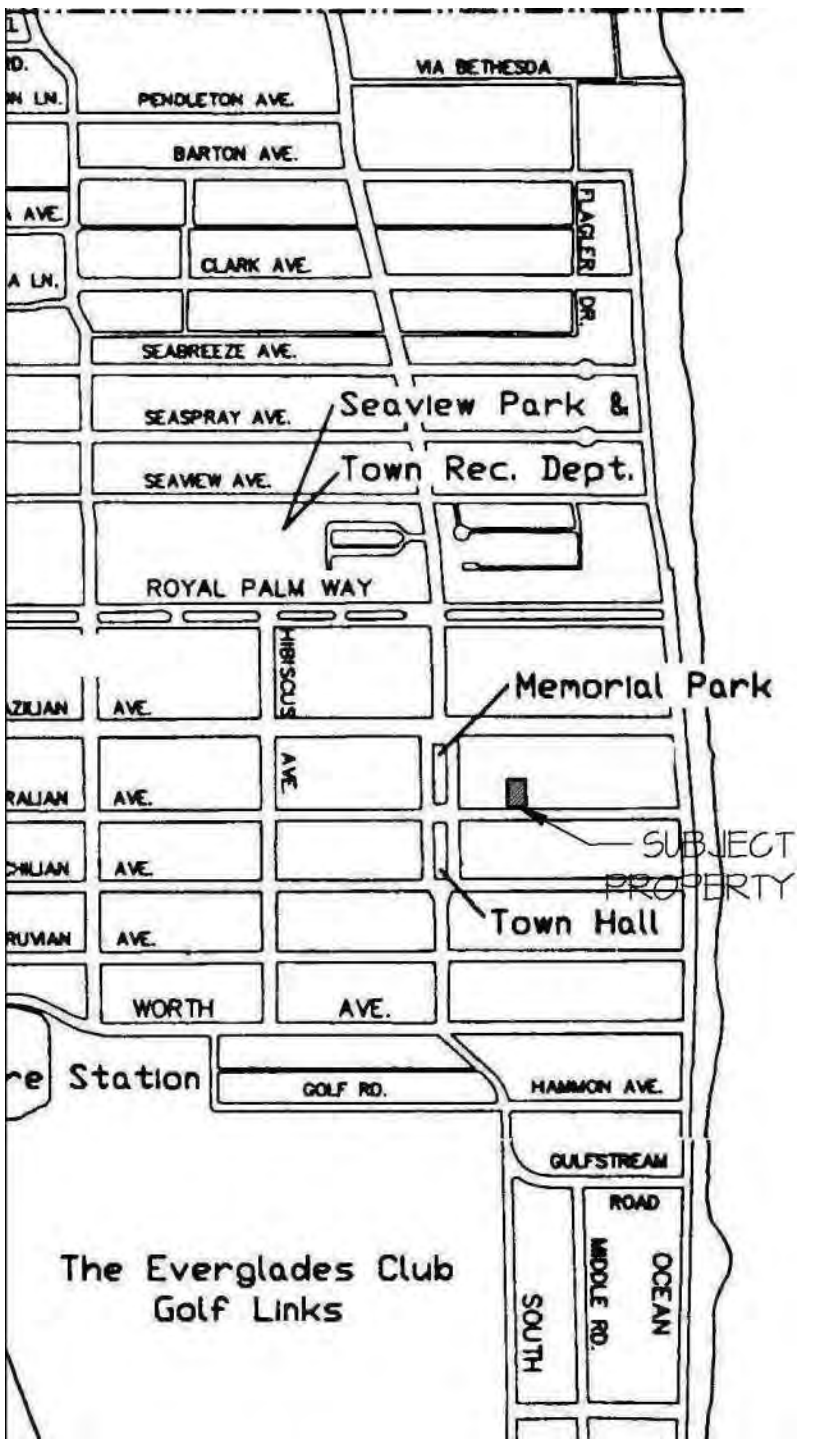
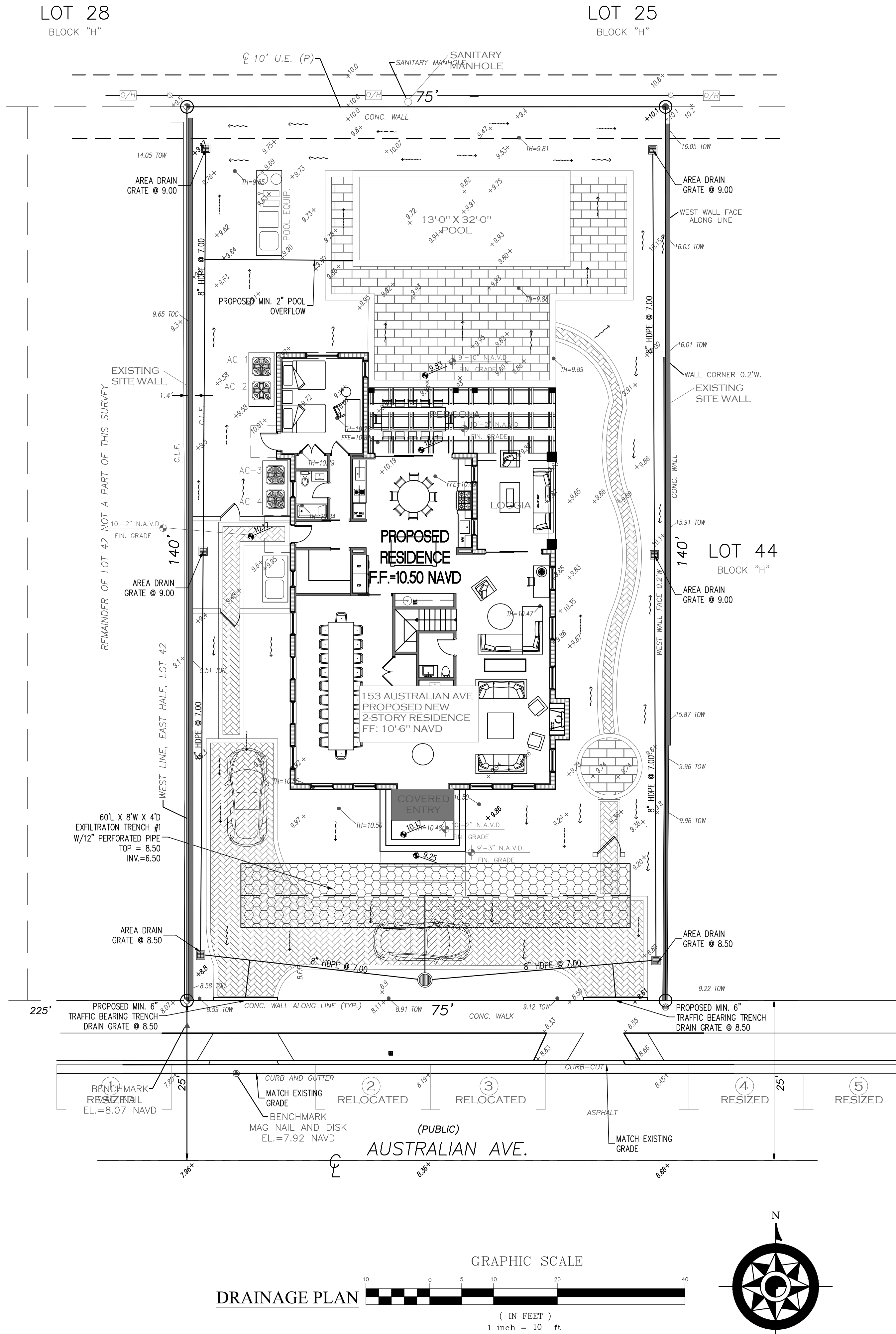
Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

03/08/24

Truck Logistics Plan

TLP



LOCATION MAP
N.T.S.

- LEGEND
- EXISTING ELEVATION PER WALLACE SURVEYING (NAVD)
 - FLOW DIRECTION
 - EXFILTRATION TRENCH
 - AREA DRAIN W/STORM PIPING
 - 24" NYLOPLAST DRAIN BASIN WITH BAFFLE
 - PROPOSED FINISH GRADES

- NOTES:
- ALL NEW DRAINAGE TO BE INSTALLED PER PLANS AND EXACT ELEVATIONS WILL BE FIELD DETERMINED PER FIELD CONDITIONS.
 - ALL EXISTING DRAINAGE TO REMAIN AND BE CLEANED AFTER NEW INSTALLATION OF PROPOSED CONCRETE.
 - IMPERVIOUS AND PERVIOUS AREAS ARE EXACTLY THE SAME. NO CHANGE IN NET TOTAL.

CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398
andre@cec-fl.com
www.cec-fl.com

No:	Revisions:	Date:

DRAINAGE PLAN FOR:
PROPOSED RESIDENCE
153 AUSTRALIAN AVE.
PALM BEACH, FL

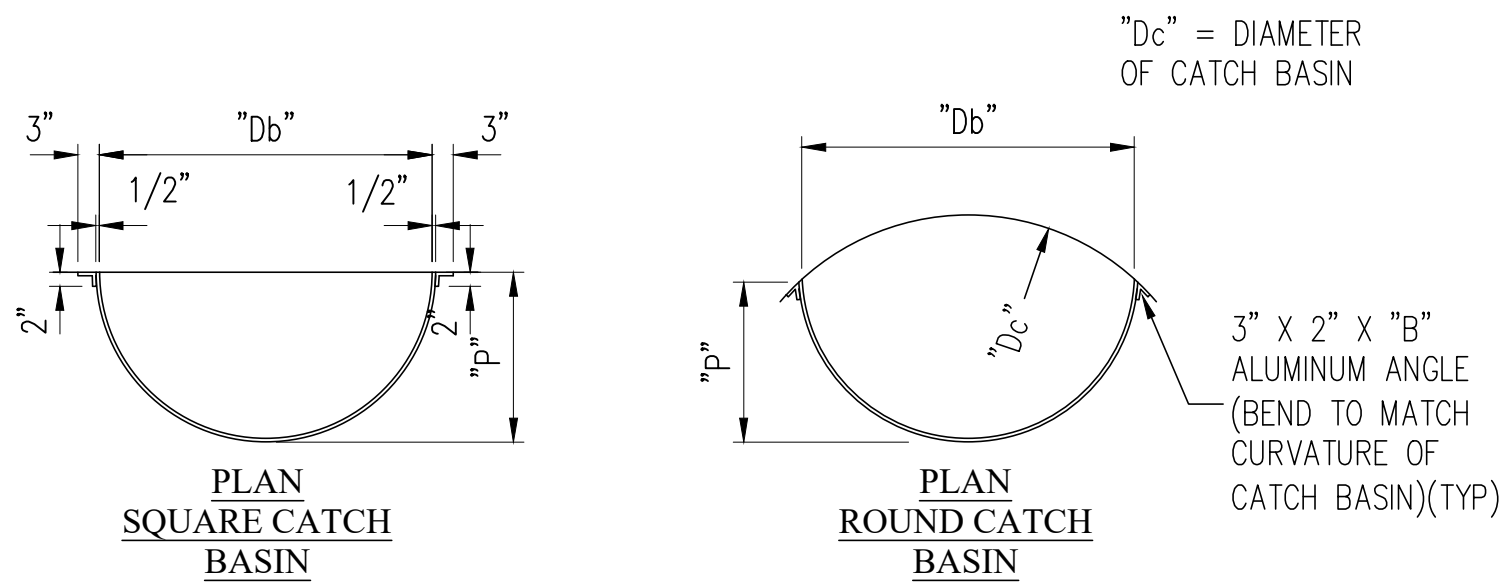
Project #:	23-167
Issue Date:	12/14/23
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown

ANDRE M. WEBSTER
P.E.
No. 87358
STATE OF FLORIDA
Professional Engineer License

SHEET TITLE
DRAINAGE & GRADING PLAN

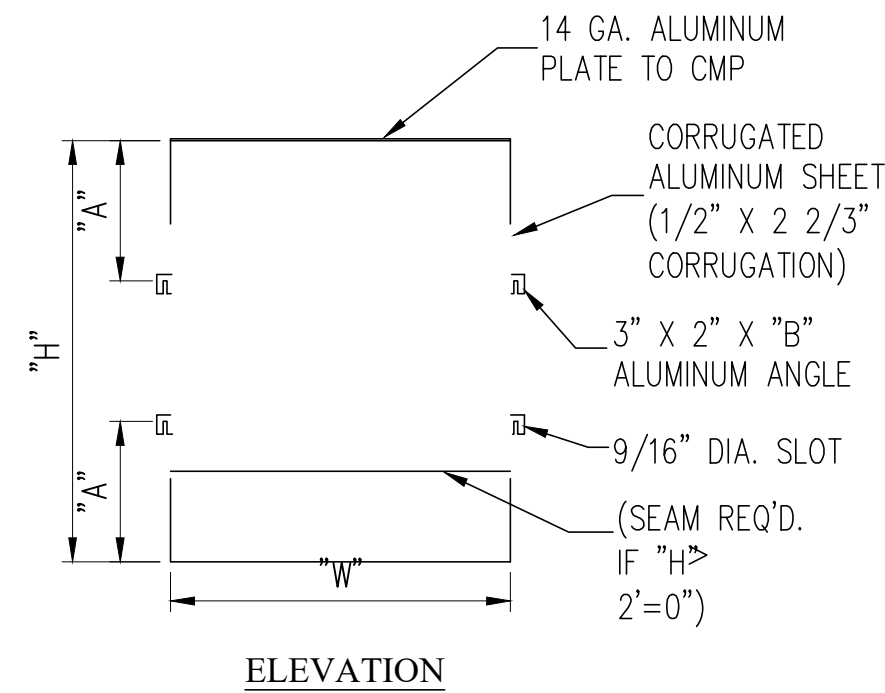
SHEET NUMBER:
C1

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

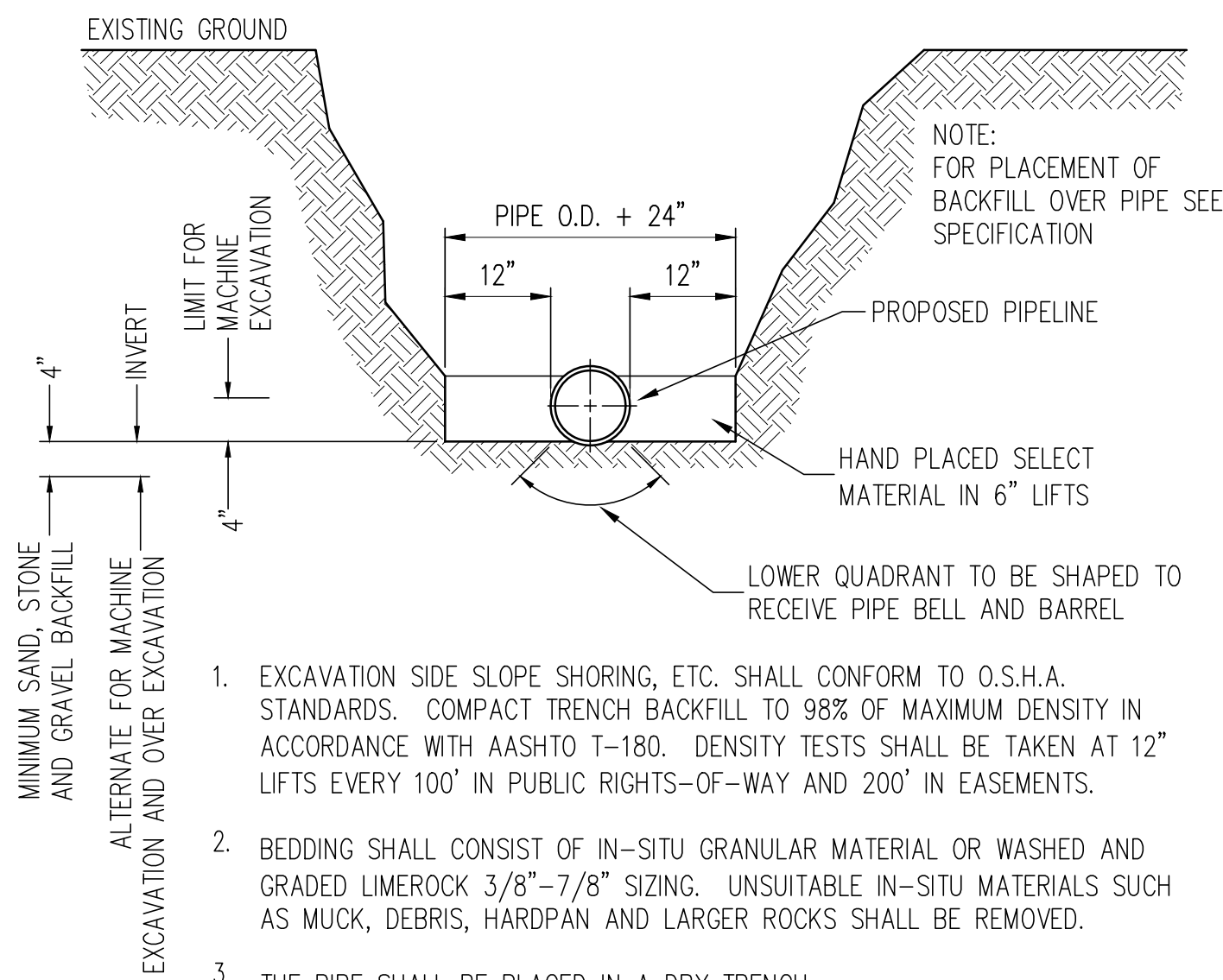


PIPE DIA.	BAFFLE DIA.	GAUGE	HEIGHT	WIDTH	DEPTH	EAR LENGTH	PERCENT OF PIPE AREA
12	24	16	33	31	12.5	8	65.3
15	24	16	33	31	12.5	8	65.3
18	24	16	33	31	12.5	8	65.3
21	24	16	33	31	12.5	8	65.3
24	30	16	36	37	15.5	9	78.1
27	36	16	39	43	18.5	10	88.9
30	36	16	42	43	18.5	11	72.0
36	42	16	48	49	21.5	12	68.1
42	48	16	54	55	24.5	14	65.3
48	54	14	60	61	27.5	15	63.3
54	60	14	66	67	30.5	17	61.7
60	66	14	72	73	33.5	18	60.5
66	72	14	78	79	36.5	20	59.5
72	84	14	84	91	42.5	21	68.1

NOTE: ALL DIMENSIONS ARE IN INCHES. CONTRACTOR TO CONFIRM THAT BAFFLE WILL FIT STRUCTURE I.D.



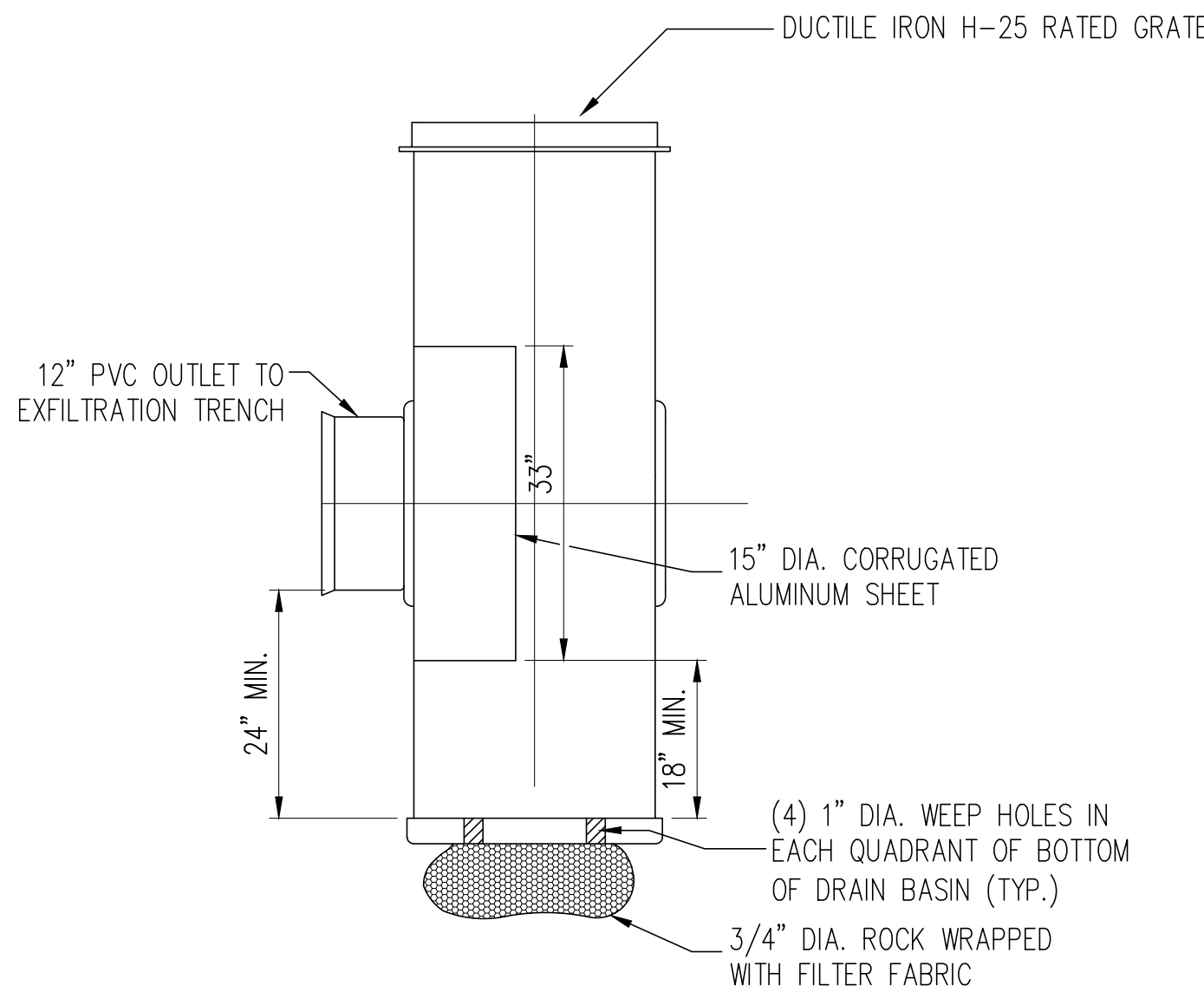
BAFFLE DETAIL
N.T.S.



- EXCAVATION SIDE SLOPE SHORING, ETC. SHALL CONFORM TO O.S.H.A. STANDARDS. COMPACT TRENCH BACKFILL TO 98% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180. DENSITY TESTS SHALL BE TAKEN AT 12" LIFTS EVERY 100' IN PUBLIC RIGHTS-OF-WAY AND 200' IN EASEMENTS.
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS, HARDPAN AND LARGER ROCKS SHALL BE REMOVED.
- THE PIPE SHALL BE PLACED IN A DRY TRENCH.
- BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, HARDPAN AND DEBRIS.
- SEE SEPARATE DETAIL FOR "PIPE INSTALLATION UNDER EXISTING PAVEMENT-OPEN CUT.
- THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.

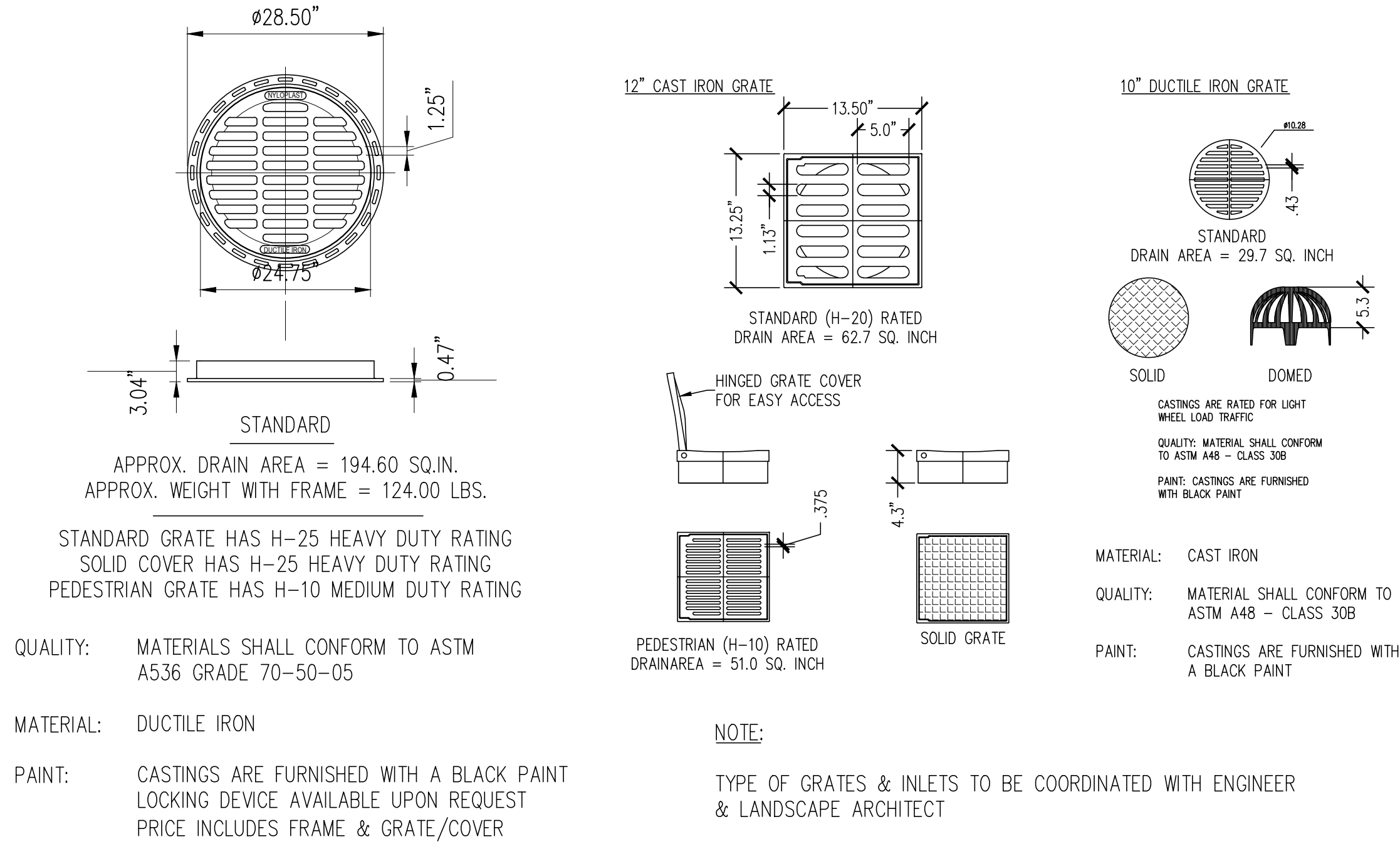
TRENCH AND BACKFILL DETAIL
N.T.S.

24" NYLOPLAST DRAIN BASIN



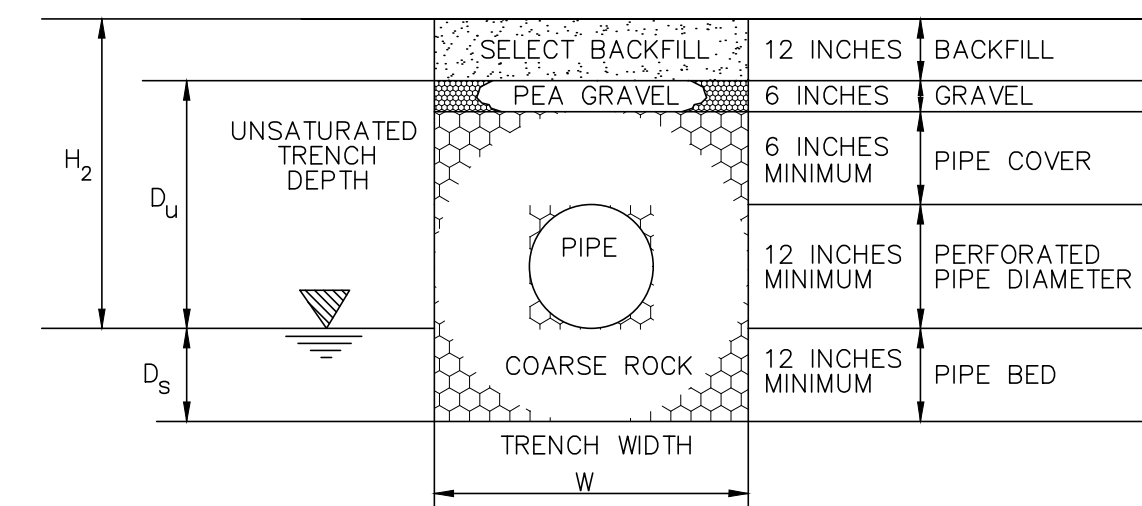
NOTE:
INLET TO HAVE MIN. 24" SUMP AND MIN. 18" CLEARANCE BETWEEN BOTTOM OF BAFFLE AND BOTTOM OF INLET

24" DUCTILE IRON GRATE



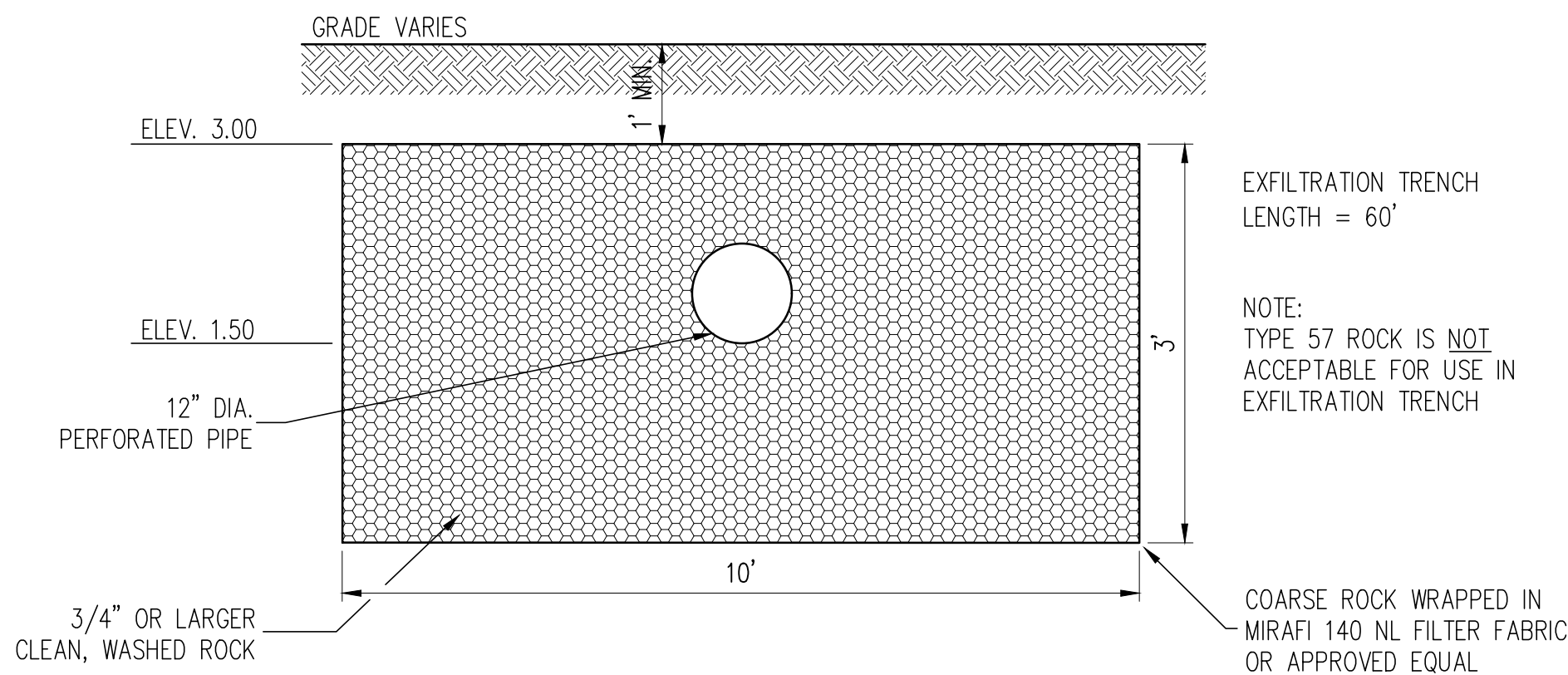
AREA DRAIN DETAIL

TYPICAL EXFILTRATION TRENCH

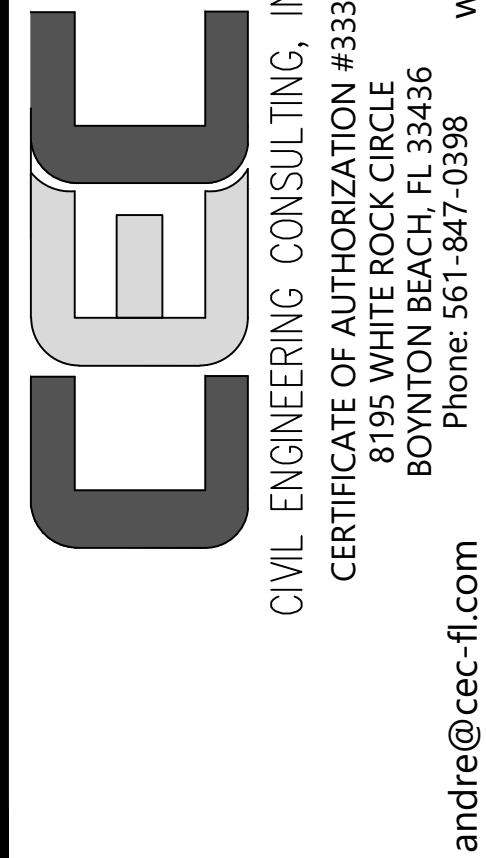


$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

L = LENGTH OF TRENCH REQUIRED (FEET)
V = VOLUME TREATED (ACRE-INCHES)
W = TRENCH WIDTH (FEET)
K = HYDRAULIC CONDUCTIVITY (CFS/FT.² - FT.HEAD)
H₂ = DEPTH TO WATER TABLE (FEET)
D_u = NON-SATURATED TRENCH DEPTH (FEET)
D_s = SATURATED TRENCH DEPTH (FEET)



EXFILTRATION TRENCH DETAIL
N.T.S.



No:	Revisions:	Date:

DRAINAGE PLAN FOR:
PROPOSED RESIDENCE
153 AUSTRALIAN AVE.
PALM BEACH, FL

STORMWATER MANAGEMENT CALCULATIONS	
SITE PLAN DATA	
Total Basin Area = 12,662 sq.ft. ±	
Impervious Area = 6,708 sq.ft. ±	
Pervious Area = 5,954 sq.ft. ±	
ESTIMATED RUNOFF VOLUME	
Impervious Runoff Volume: 2" x 6,708 sq.ft. x 1 ft./12 in. = 1,118 cu.ft.	
Pervious Runoff Volume: 0.4" x 5,954 sq.ft. x 1 ft./12 in. = 198 cu.ft.	
Total Basin Volume to be Retained = 1,316 cu.ft.	
EXFILTRATION TRENCH CALCULATIONS (SFWM ANALYSIS)	
Exfiltration Trench	
L = Total Length of Trench Provided = 60 ft	
W = Trench Width = 10.00 ft	
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft. per ft. of head	
H ₂ = Depth to Water Table = 1.50 ft	
D _u = Non-Saturated Trench Depth = 1.50 ft	
D _s = Saturated Trench Depth = 1.50 ft	
V = Volume Treated = 691 cu.ft.	

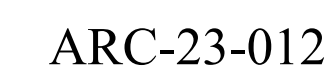
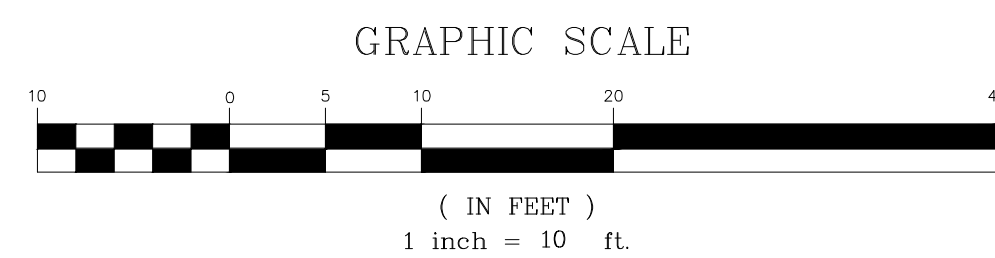
Project #:	23-167
Issue Date:	12/14/23
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown



SHEET TITLE
DRAINAGE &
GRADING DETAILS
SHEET NUMBER:
C2

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

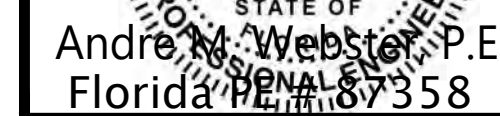
LOT 25
BLOCK "H"



SILT FENCE DETAIL
N.T.S.

EROSION CONTROL PLAN FOR:
PROPOSED RESIDENCE
153 AUSTRALIAN AVE.
PALM BEACH, FL

Project #:	23-167
Issue Date:	01/03/24
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown

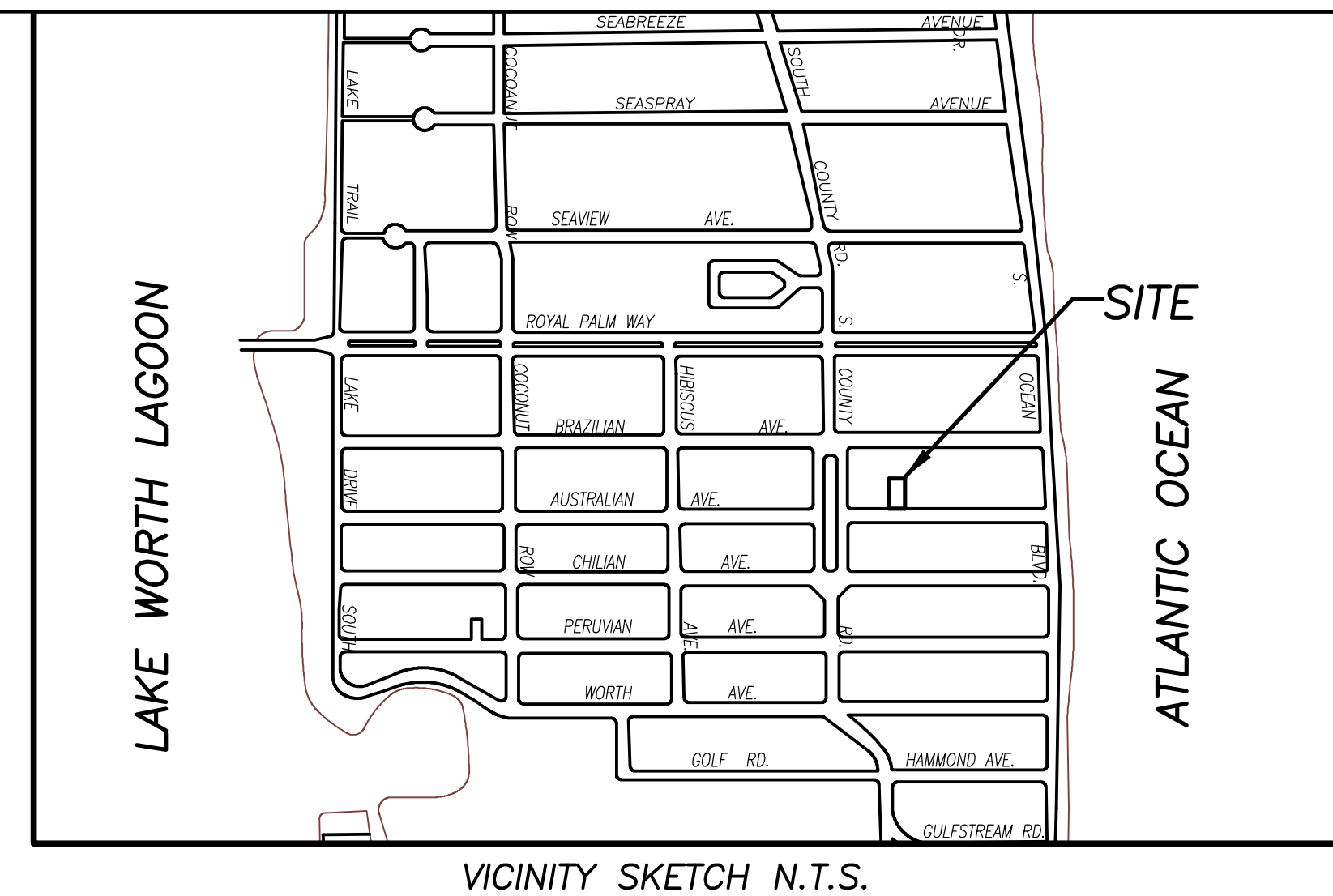
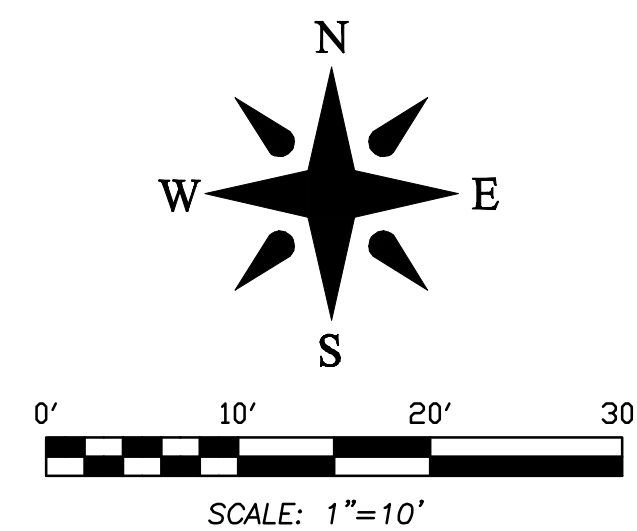


SHEET NUMBER:

EC1

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
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
FFE	= FINISH FLOOR ELEVATION
FND.	= FOUND
F.O.C.	= FACE OF CURB
F.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
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/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
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.A.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
⤿	= CENTERLINE
Δ	= CENTRAL ANGLE/Delta
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= #5 ROD & CAP SET (LB #4569)
◉	= IRON PIPE FOUND (AS NOTED)
◐	= IRON ROD FOUND (AS NOTED)
▲	= PARKER-KALON NAIL FOUND
◆	= PARKER-KALON NAIL & DISK FOUND (AS NOTED)
⦿	= PARKER-KALON NAIL & DISK SET (LB #4569)
⌘	= PROPERTY LINE
⚡	= UTILITY POLE
🔥	= FIRE HYDRANT
💧	= WATER METER
⛑	= WATER VALVE
☀	= LIGHT POLE
🌲	= PINE TREE
🌴	= SABAL PALM

1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from Order Number MTH 19578-38696, issued by First American Title Insurance Company, dated August 22, 2022. 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 (shown thus x.00) and 0.1' (shown thus x.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or used 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 the opinion of the Surveyor that this survey complies with the provisions of Rule 61C-7.0 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'.



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

Casa Lagan, Inc., a Florida non-profit corporation
Alley, Maass, Rogers & Lindsay, P.A.
First American Title Insurance Company
Palm Beach Jewish Center, Inc.
Casa Lagan, Inc., a Florida corporation
Bay Coast Bank

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

153 Australian Avenue
Palm Beach, FL 33480

Lot 43 and the East ½ of Lot 42, Block H, **REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA**, according to the Plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.

This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/5/2017.

TITLE COMMITMENT REVIEW						
CLIENT: Casa Lagan, Inc., a Florida non-profit corporation		COMMITMENT NO. : MTH 19579-38696		DATE: 08/22/22		
REVIEWED BY: Craig Wallace		JOB NO. : 12-1288.5				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-7	N/A	Standard Exception.				●
8	PB 4, PG 1	Restrictions, dedications, covenants, reservations, easements and other matters shown on the Plat of REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA.	●			
9	n/a	Subject to matters shown on the Survey by Wallace Surveying Corp. dated 9/20/12, updated 9/28/22, Job No. 12-1280.	●			
10	ORB 33785, PG 347	That certain Mortgage in the amount of \$ 4,606,200.00 from Casa Lagarm Inc., a Florida non-profit corporation to BayCoast Bank, dated August 17, 2022.				●

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: 6/29/2023

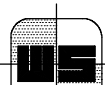
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS			
01/04/24	TITLE REVIEW	M.B. 12-1260.5	
06/29/23	SURVEY AND TIE-IN UPDATE	M.B./M.B. 12-1260.4 PB349/72	
05/28/22	SURVEY AND TIE-IN UPDATE	J.C./M.B. 12-1260.2 PB335/18	

BOUNDARY SURVEY FOR:

CASA LAGAN, INC.,

A FLORIDA NON-PROFIT CORPORATION



WALLACE

SURVEYING

CORP., LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4051

FIELD	B.M.	JOB NO. 12-1260	F.B. PB143 PG. 6
OFFICE:	M.B.	DATE: 9/20/12	DWG. NO. 12-1260-1
C.K'D	C.W.	REF. 12-1260-1.DWG	SHEET 1 OF 1