

PROPOSED ADDITION AT:

# 235 BANYAN ROAD

PALM BEACH, FL 33480  
TOWN OF PALM BEACH, FLORIDA

RECEIVED  
By yfigueroa at 2:28 pm, Mar 11, 2024

COA: 23-043 ZON: 23-117  
"FINAL SUBMITTAL"

FINAL SUBMITTAL DATE: 03-11-2024  
LANDMARKS DATE OF HEARING: 04-17-2024  
TOWN COUNCIL DATE OF HEARING: 05-15-2024

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## SCOPE OF WORK

- PROPOSED 1,147 S.F. TWO STORY ADDITION
- PROPOSED 132 S.F. TRELLIS
- LANDSCAPE
- HARDSCAPE

## VARIANCE RELIEF

- a) VARIANCE #1: SEC. 134-843(5) A VARIANCE REQUEST FOR A FRONT YARD SETBACK OF 30'-3 <sup>3</sup>/<sub>4</sub>" IN LIEU OF THE 35'-0" REQUIRED.
- b) VARIANCE #2: SEC.134-843 (8) A VARIANCE REQUEST FOR A SIDE YARD SETBACK OF 12' IN LIEU OF THE 15' REQUIRED.
- c) VARIANCE #3: SEC. 134-843(7) A VARIANCE REQUEST TO EXEMPT THE BUILDING HEIGHT PLANE INCREASE OF TWO FEET OF FRONT SETBACK FOR EACH ONE FOOT OF BUILDING HEIGHT PER THE R-A ZONING DISTRICT.

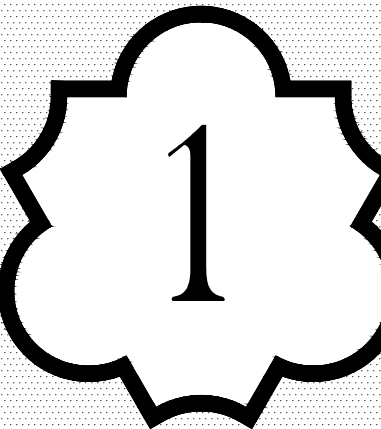


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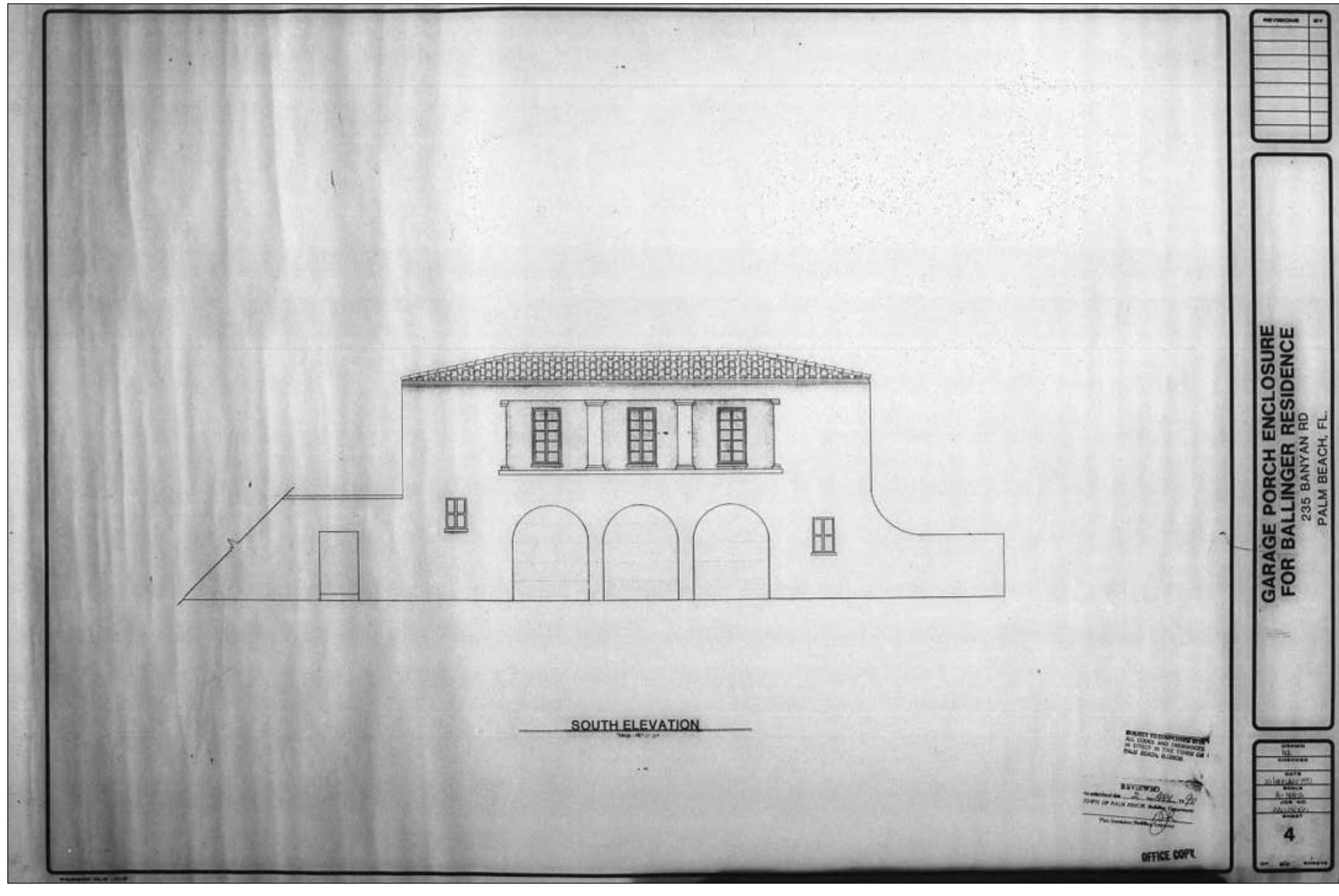
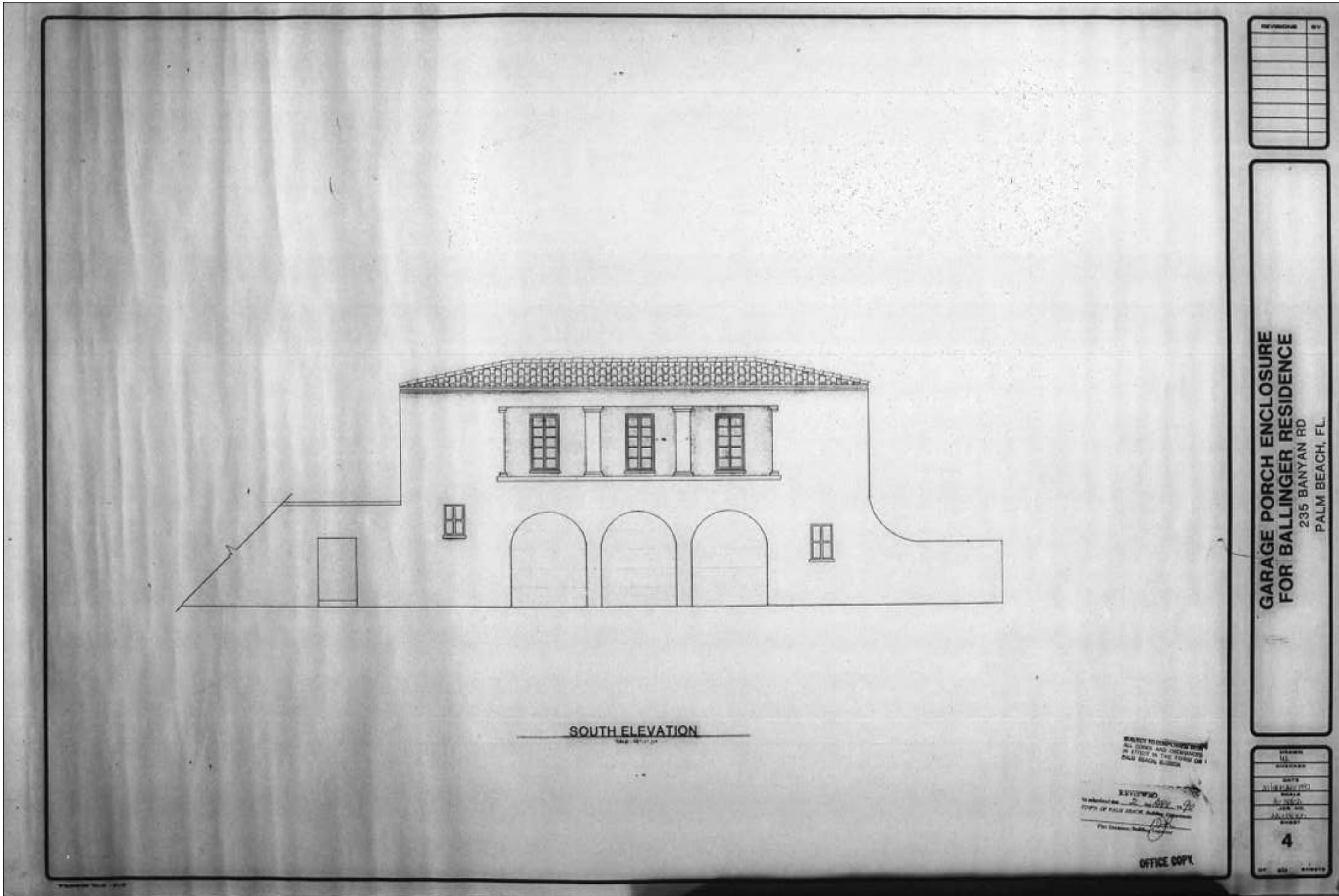
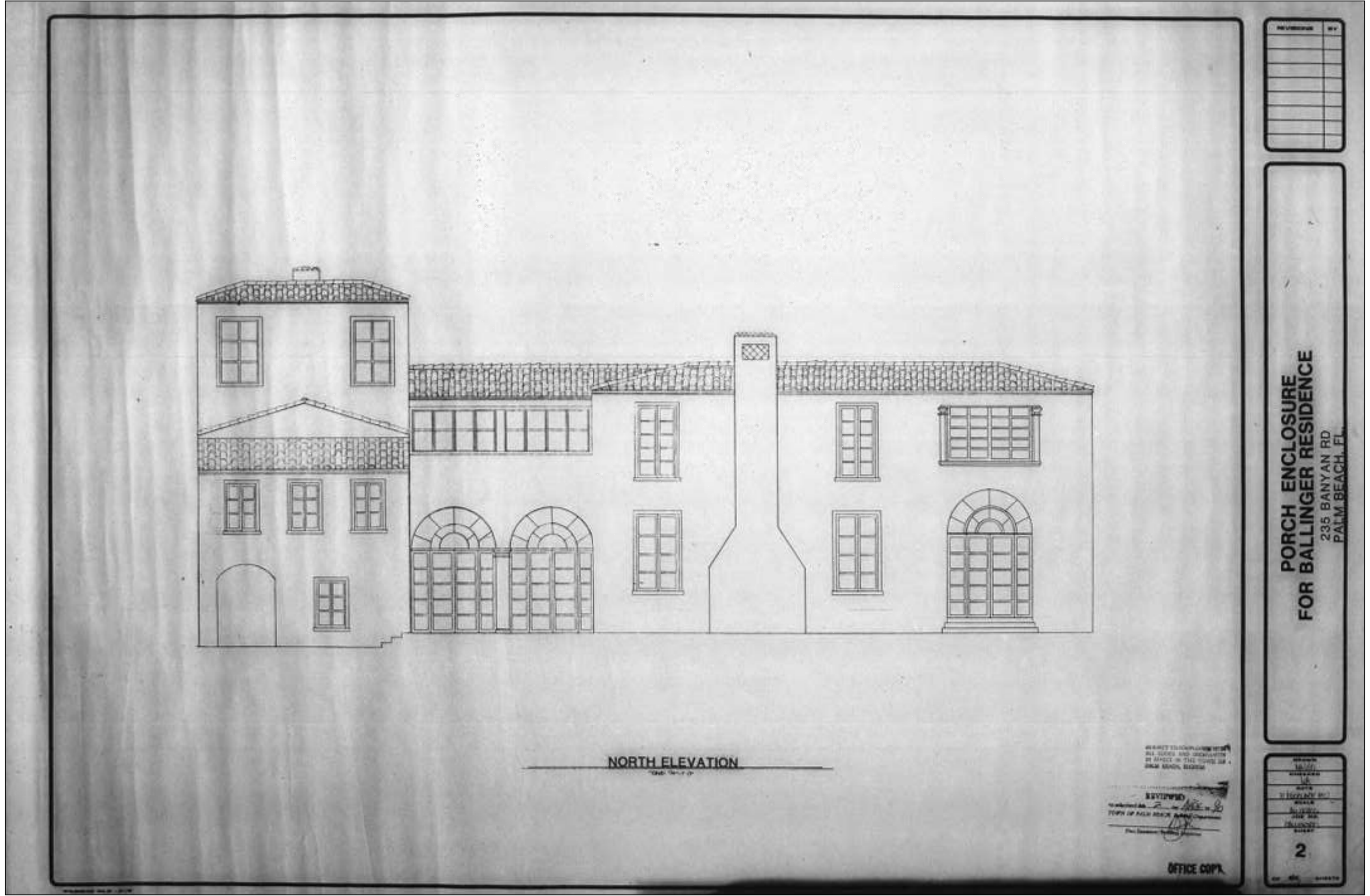
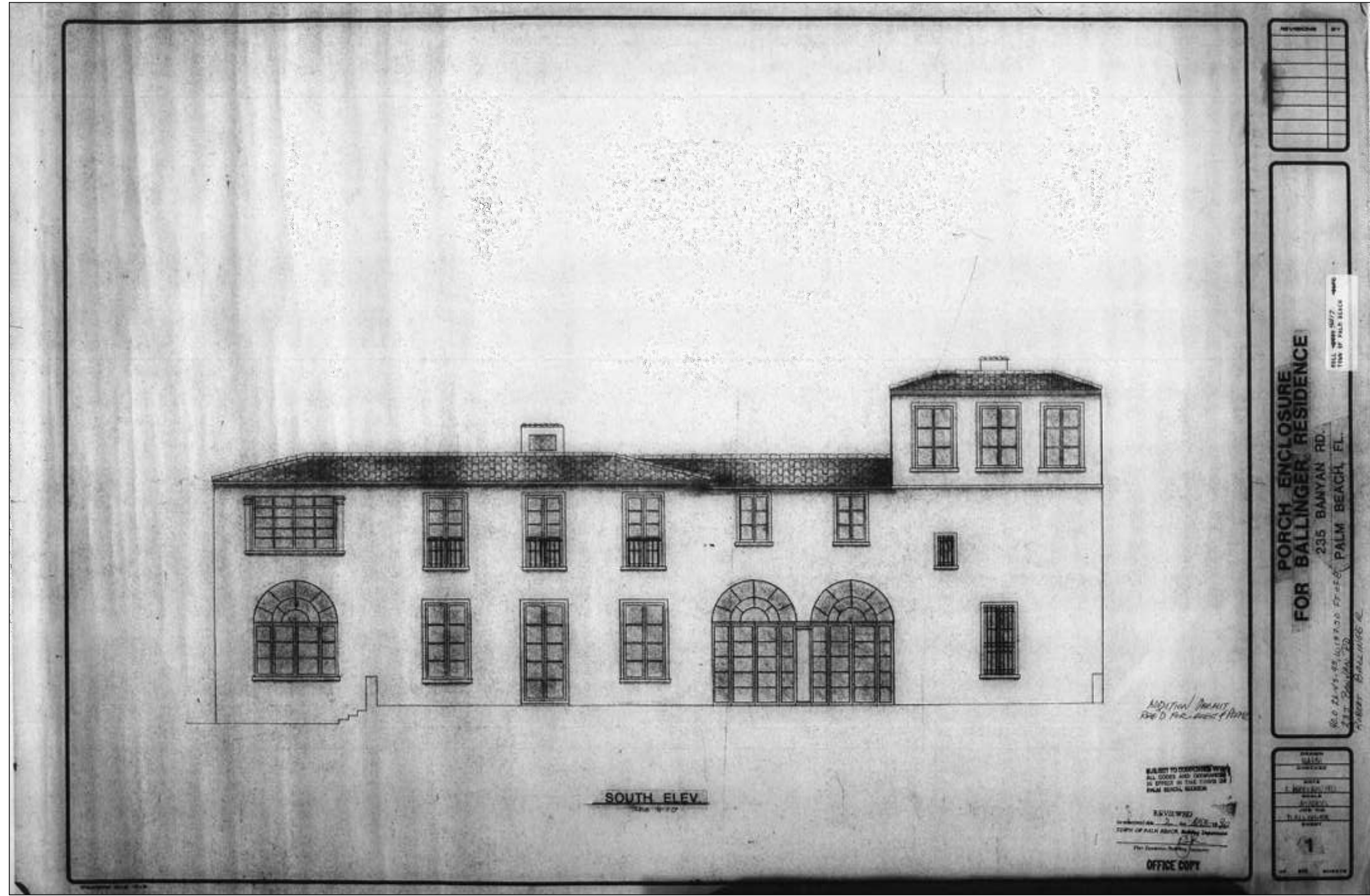
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ARCHITECT:	SURVEYOR:	LANDSCAPE ARCHITECT:
PATRICK RYAN O'CONNELL ARCHITECT 400 ROYAL PALM WAY, SUITE 206 PALM BEACH, FL 33480	WALLACE SURVEYING CORP. 5553 VILLAGE BLVD. WEST PALM BEACH, FL 33407 561-640-4551	ENVIRONMENT DESIGN GROUP 139 NORTH COUNTY ROAD, SUITE 20-B PALM BEACH, FL 33480 561-832-4600



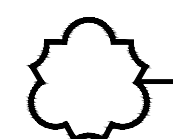


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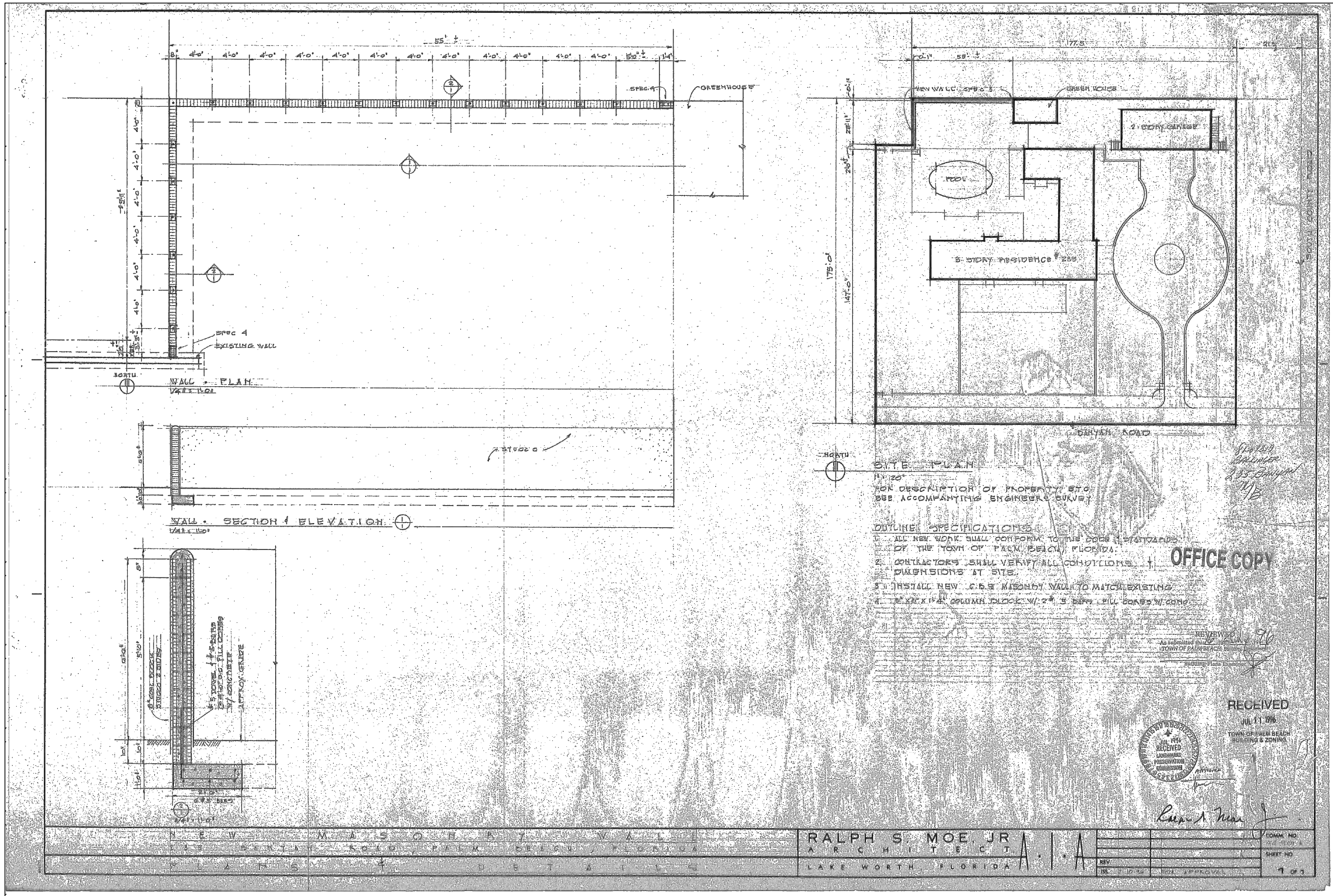
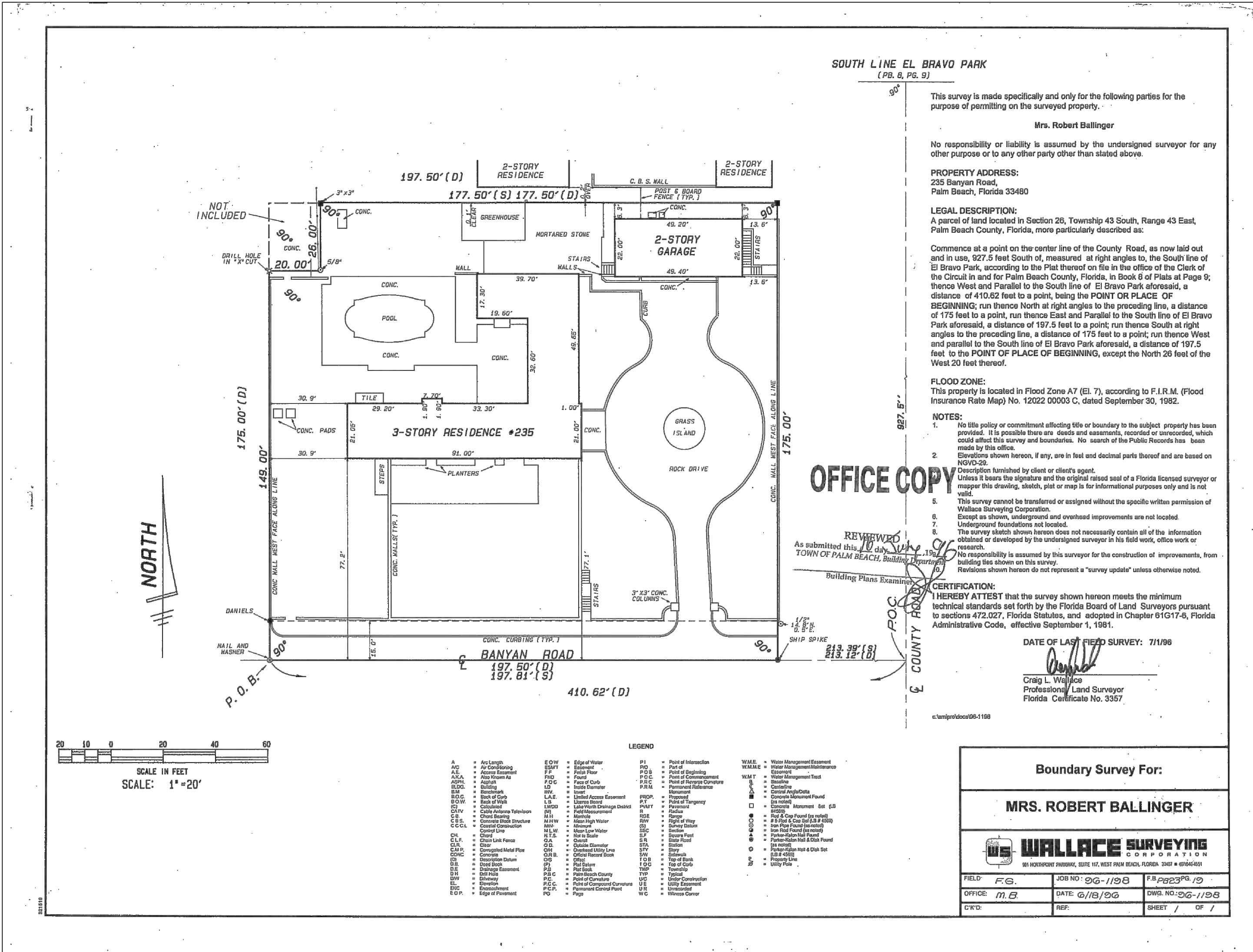
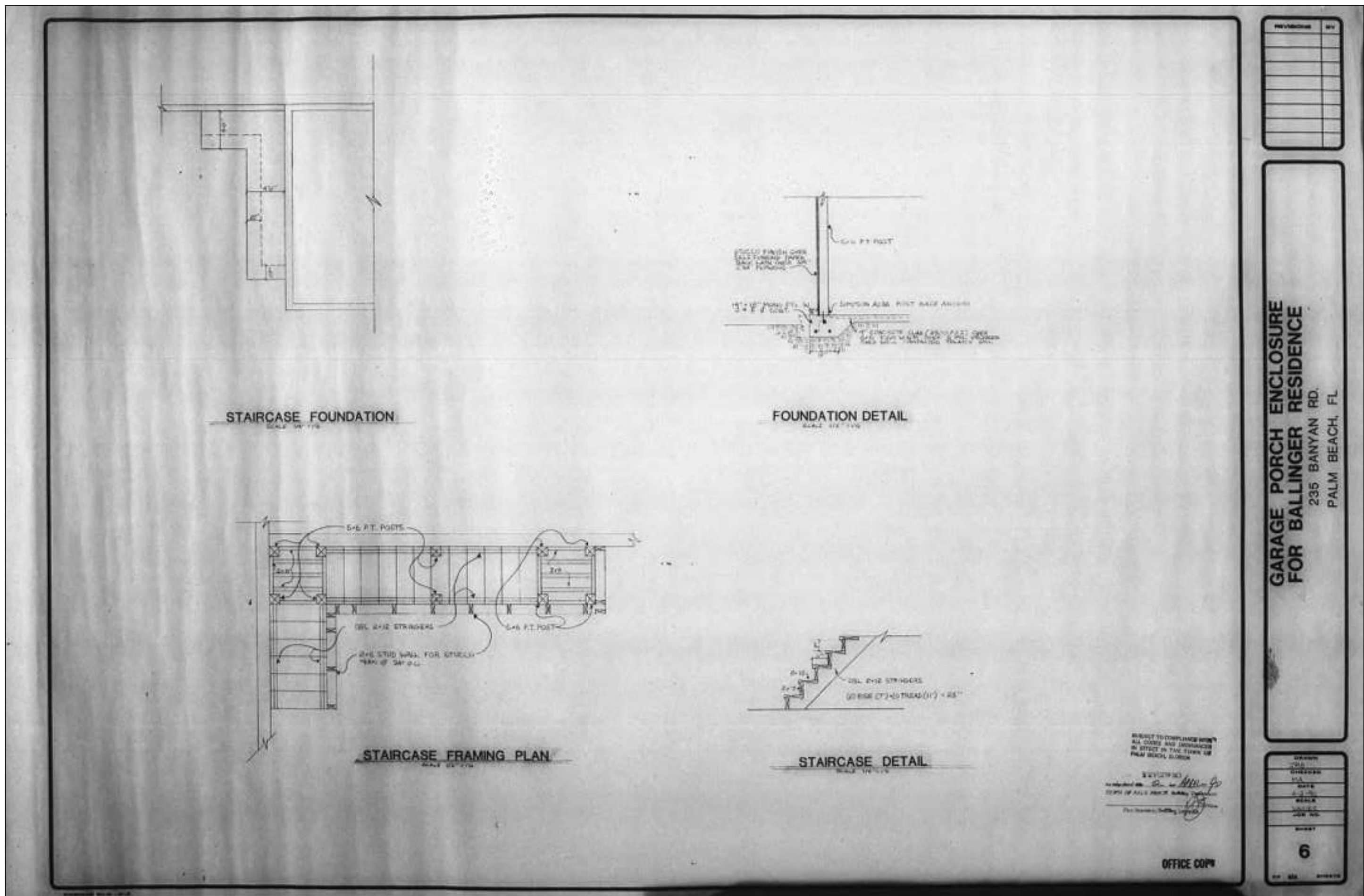
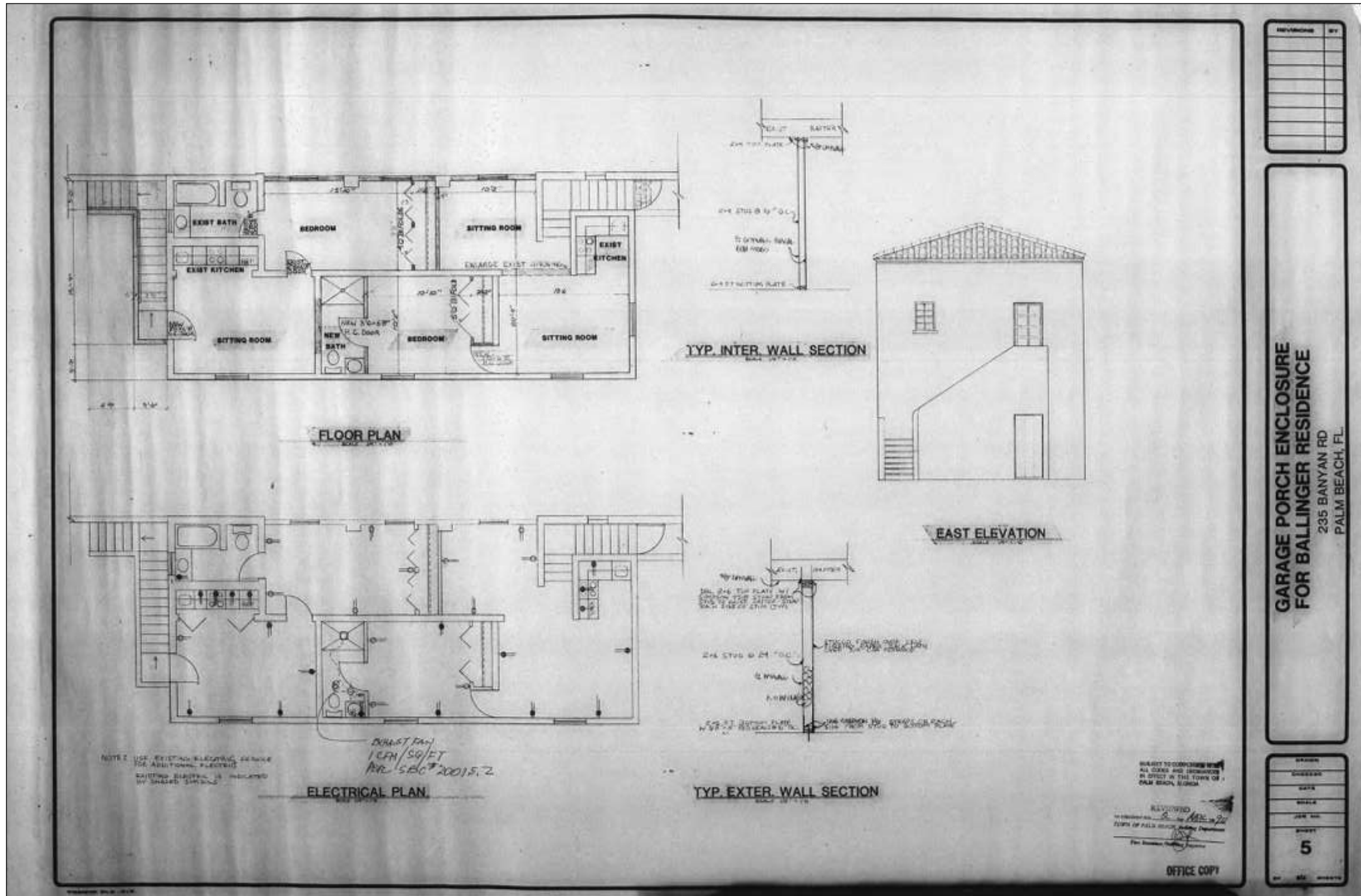
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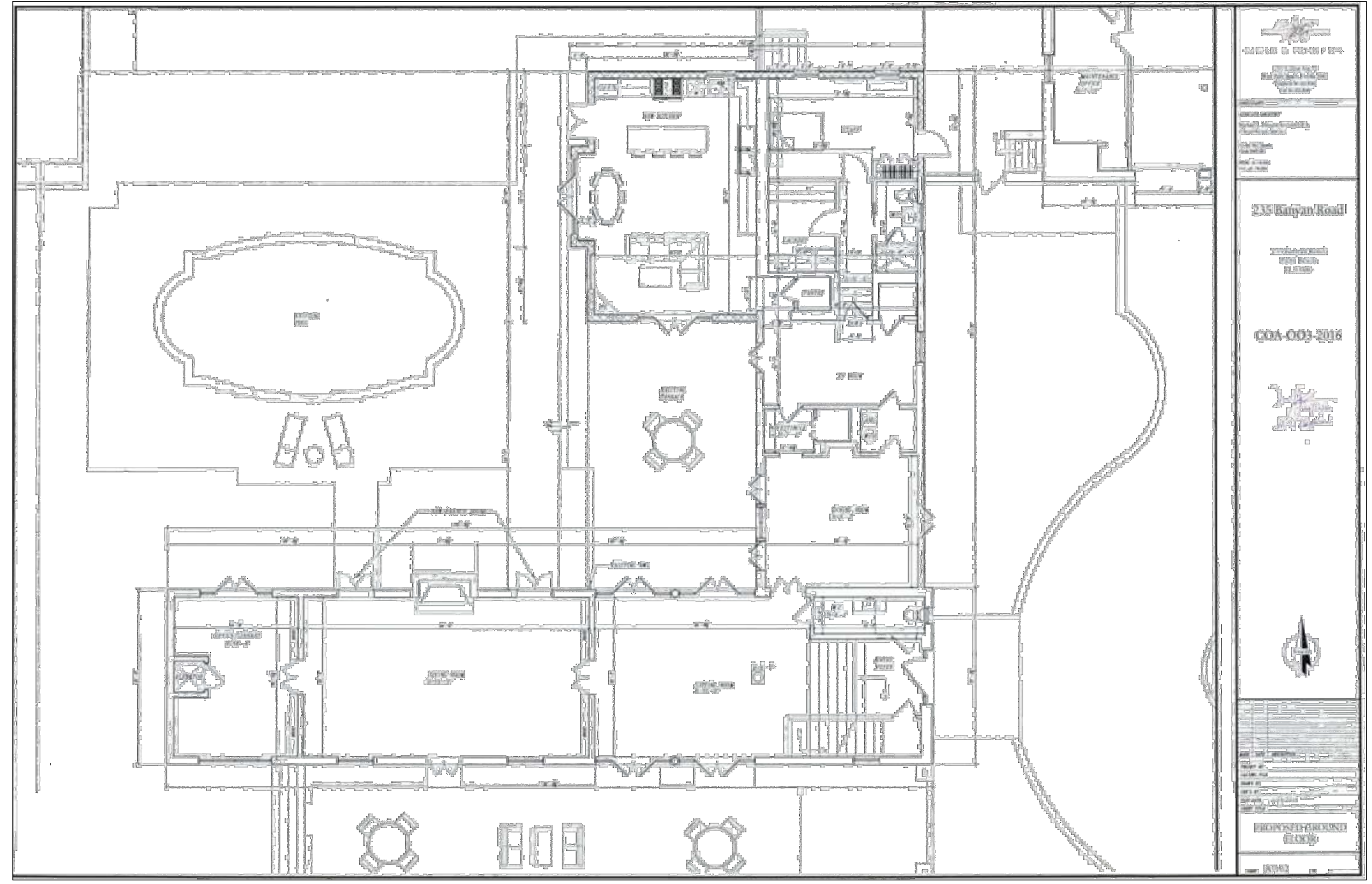
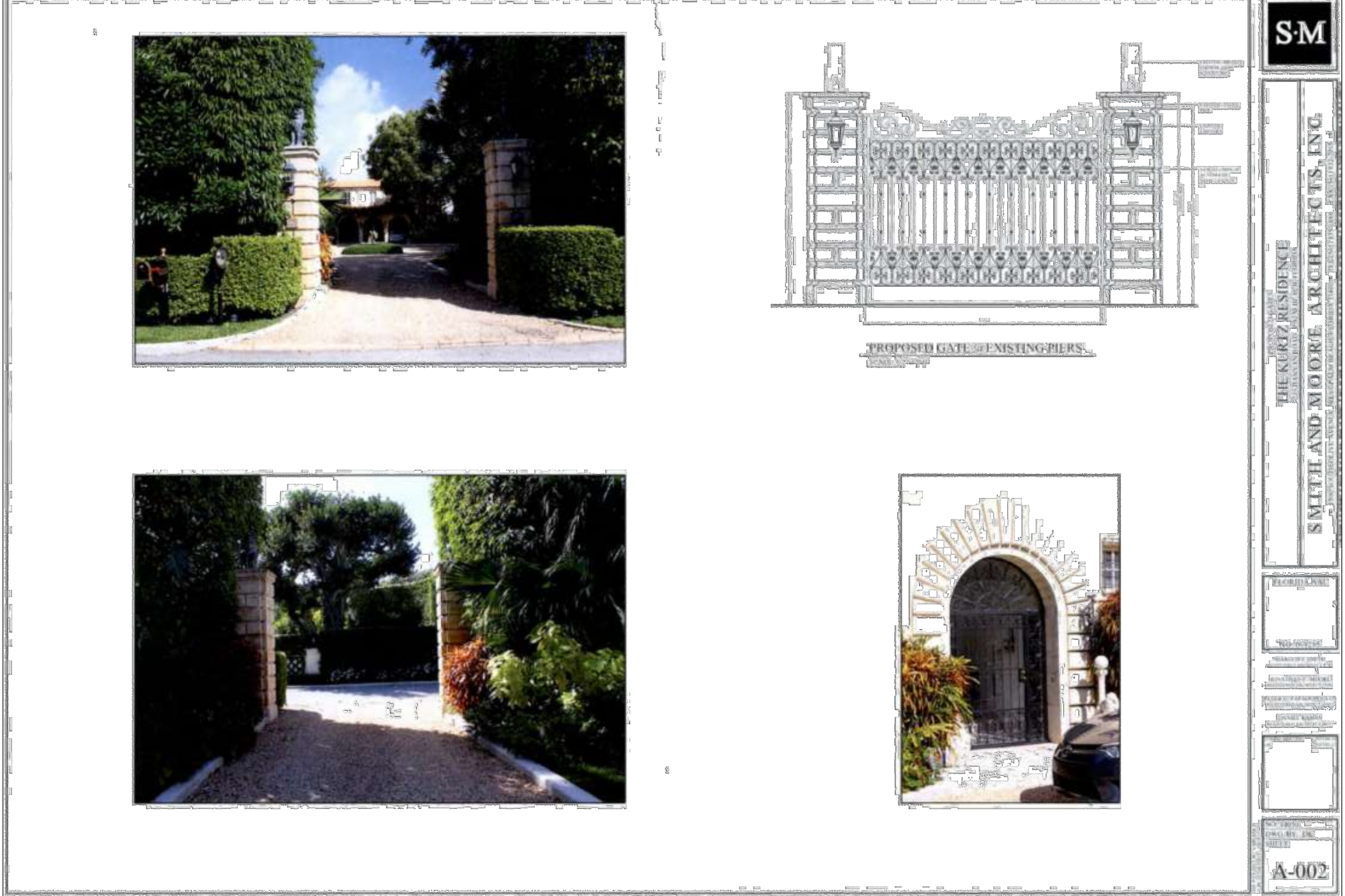
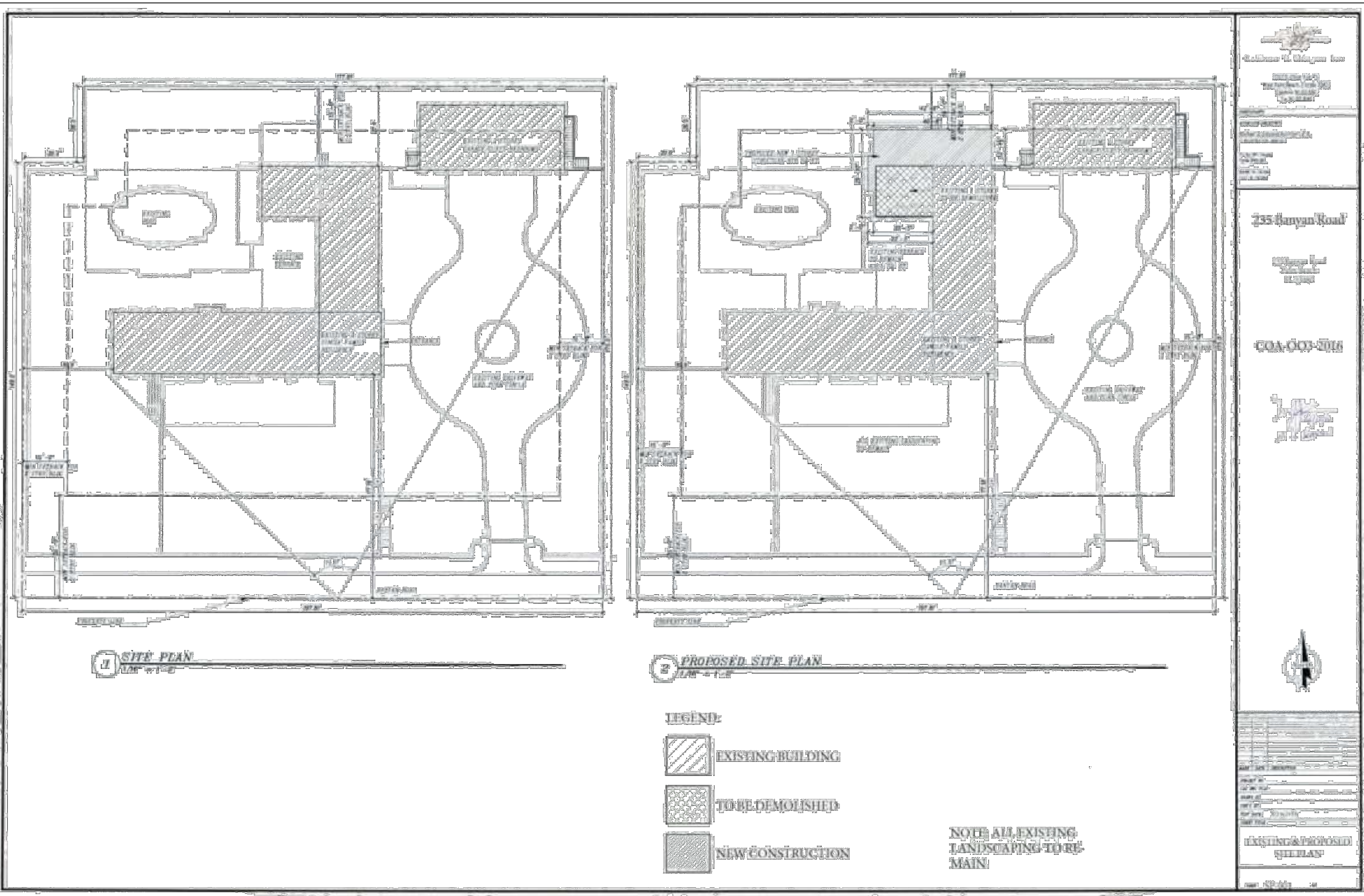
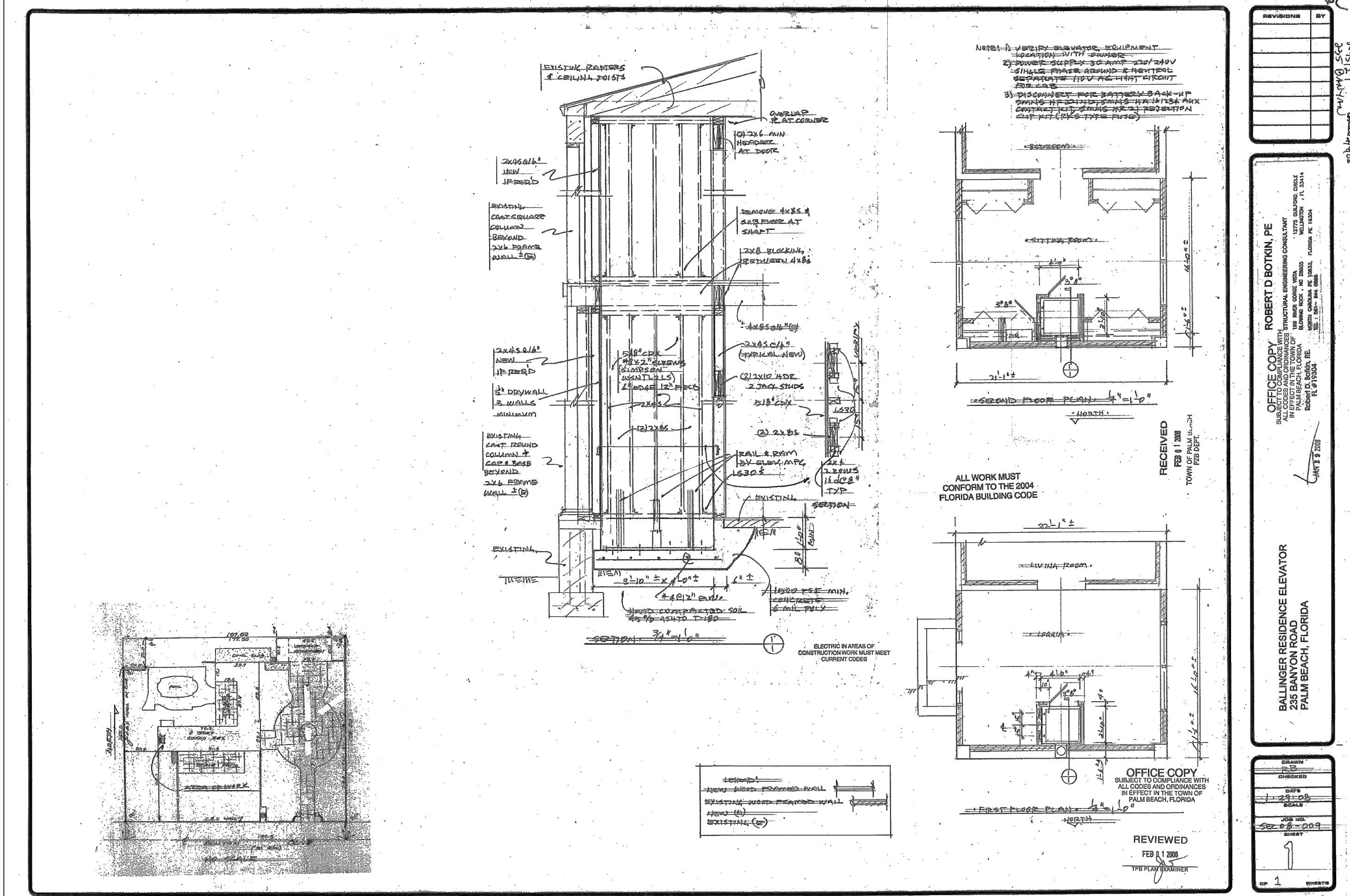
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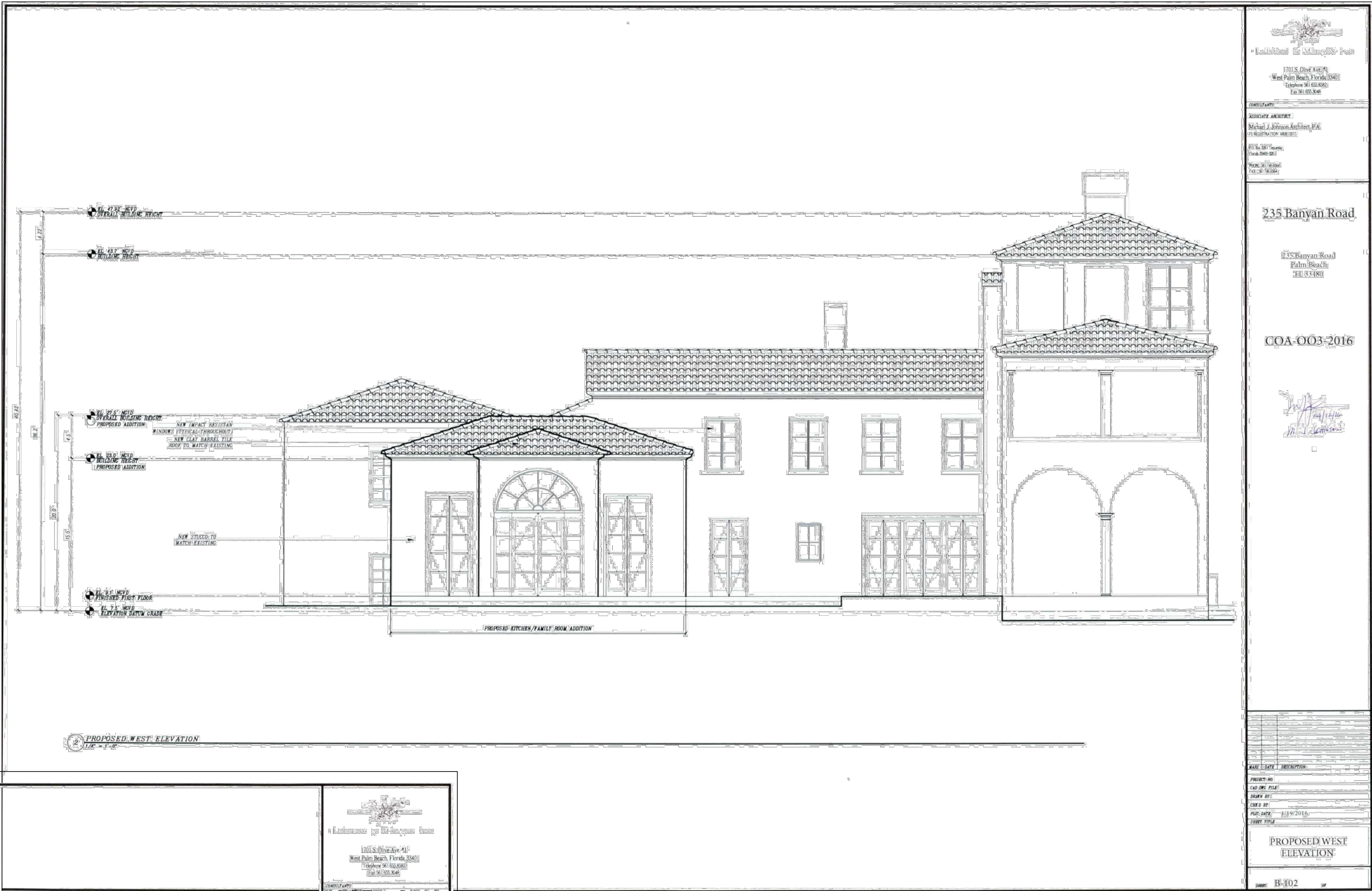
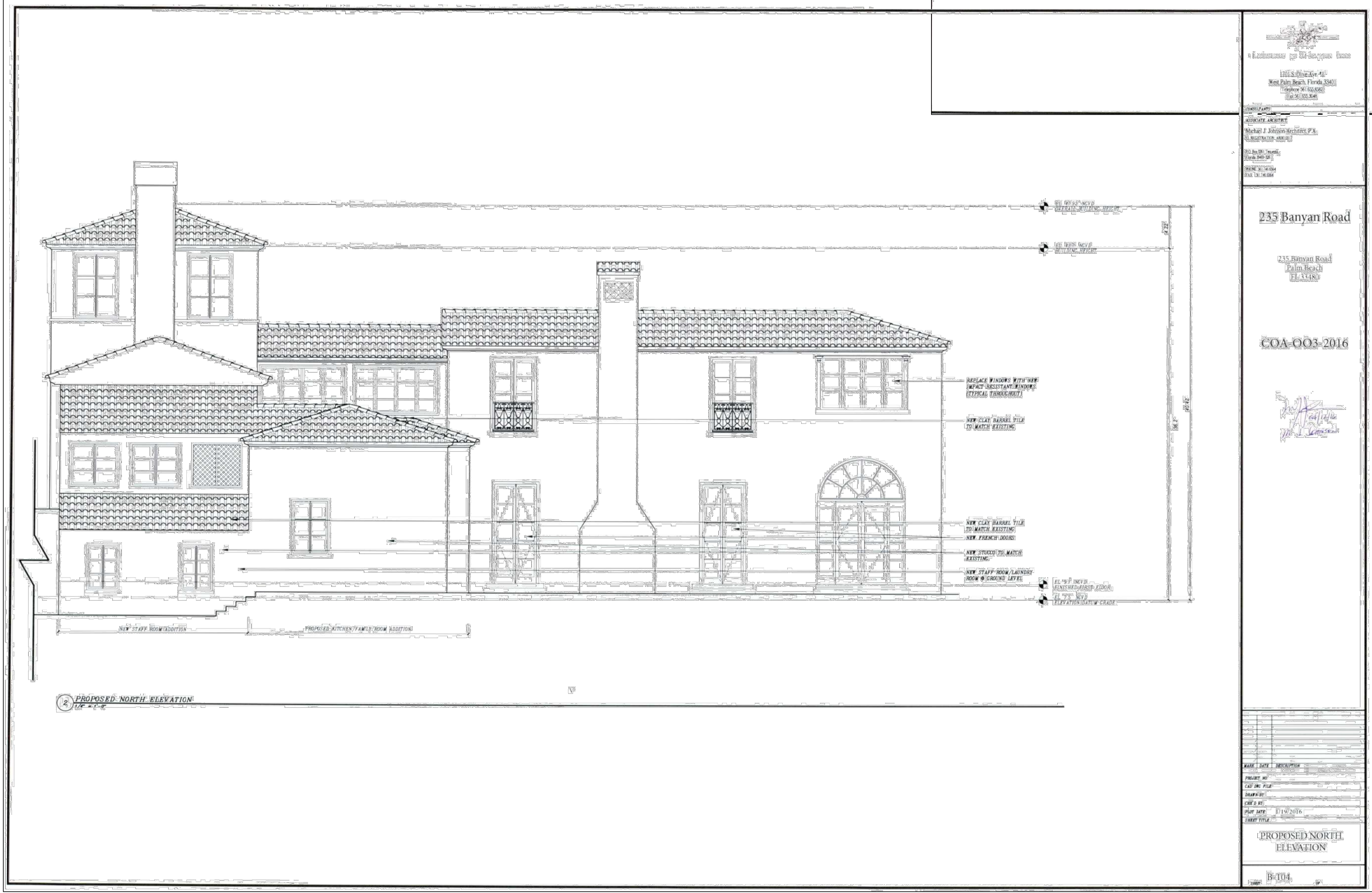
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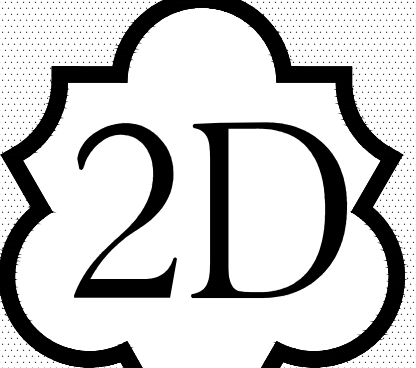
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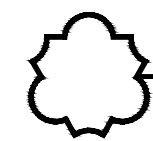
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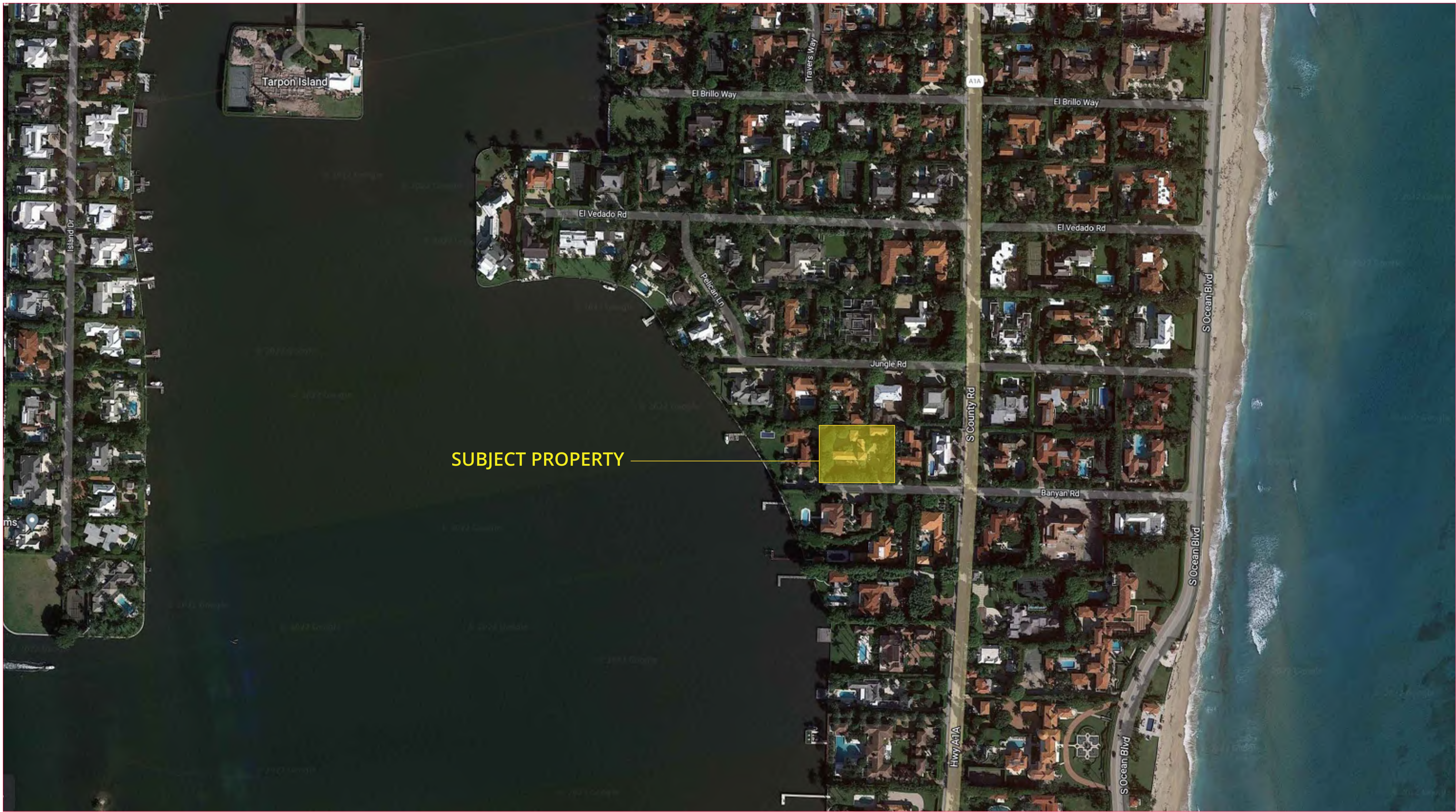
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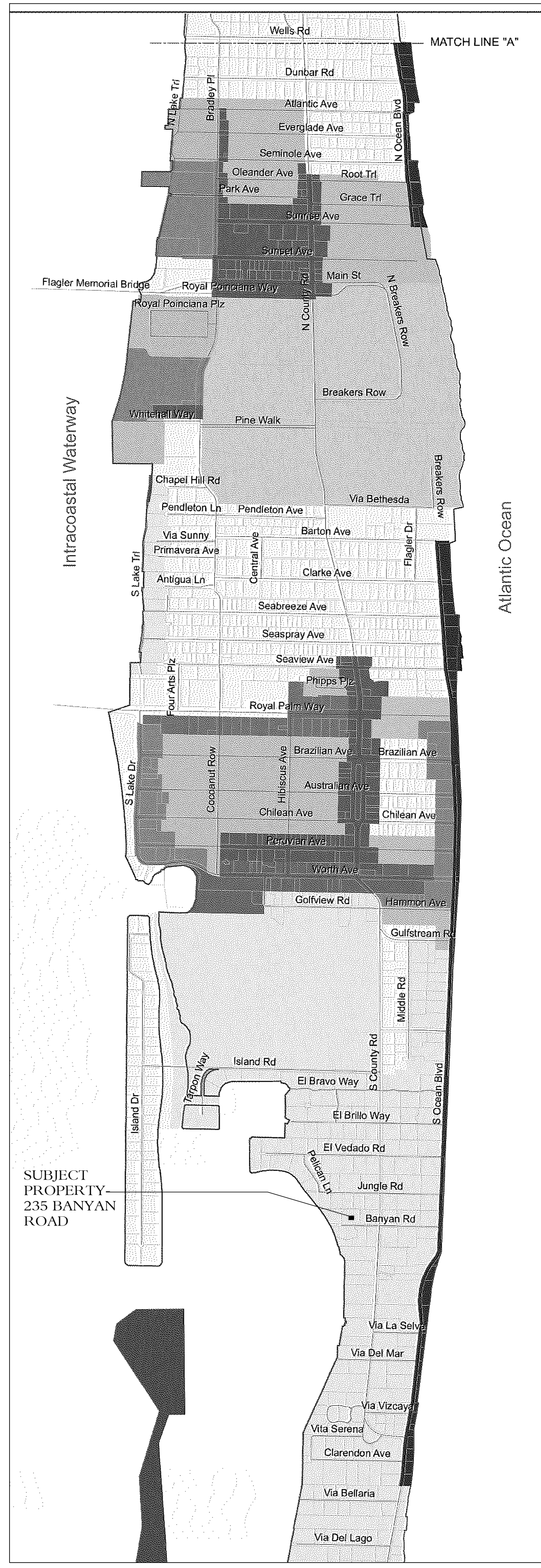
VICINITY LOCATION MAP  
N.T.S.



AERIAL VIEW LOOKING NORTHEAST  
N.T.S.



AERIAL VIEW LOOKING SOUTHWEST  
N.T.S.



TOWN OF PALM BEACH MAP  
N.T.S.

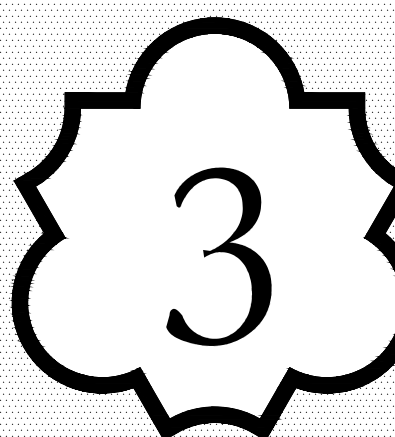


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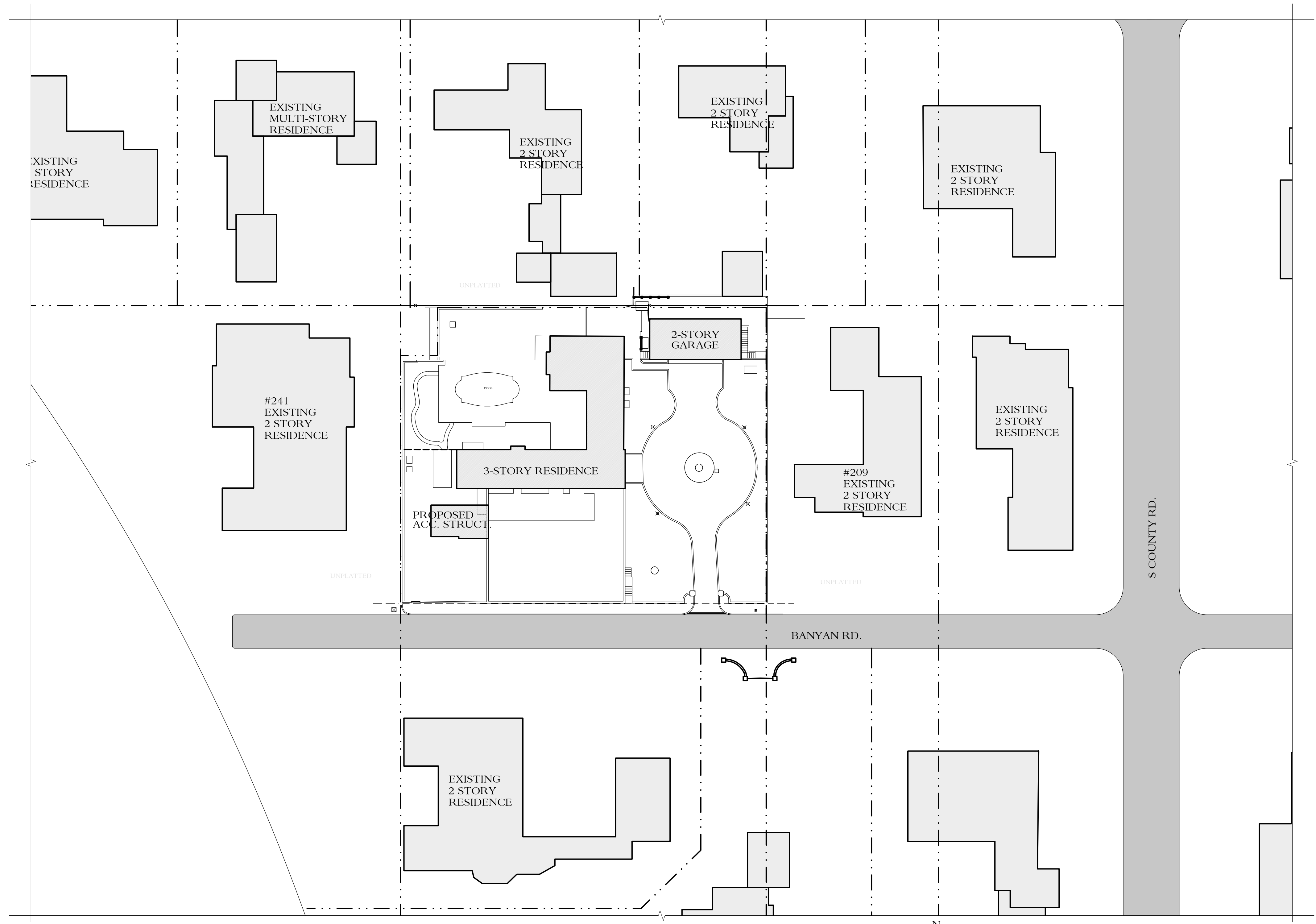
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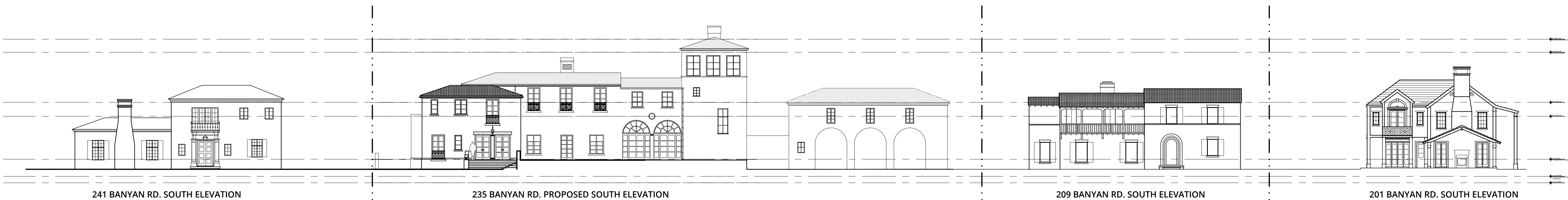
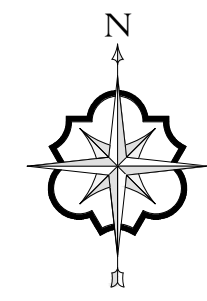




1

PROPOSED LOCATION PLAN

1/32" = 1'-0"



2

STREETSCAPE ELEVATION

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4





A - 240 BANYAN RD (SOUTH NEIGHBOR)



B - 240 BANYAN RD (SOUTH NEIGHBOR)

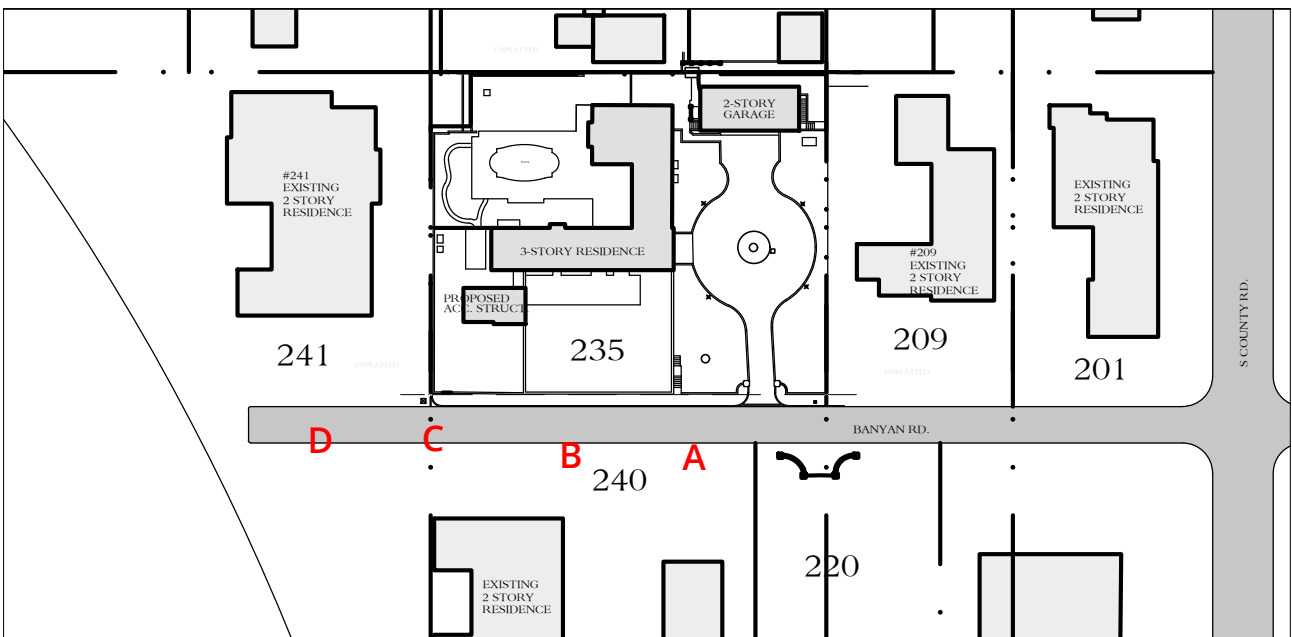


C - 241 BANYAN RD (WEST NEIGHBOR)



D - 241 BANYAN RD (WEST NEIGHBOR)

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



KEY PLAN



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A - 220 BANYAN RD LOOKING SOUTHEAST



B - 209 BANYAN RD (EAST NEIGHBOR)



C - 235 BANYAN RD ACROSS THE STREET

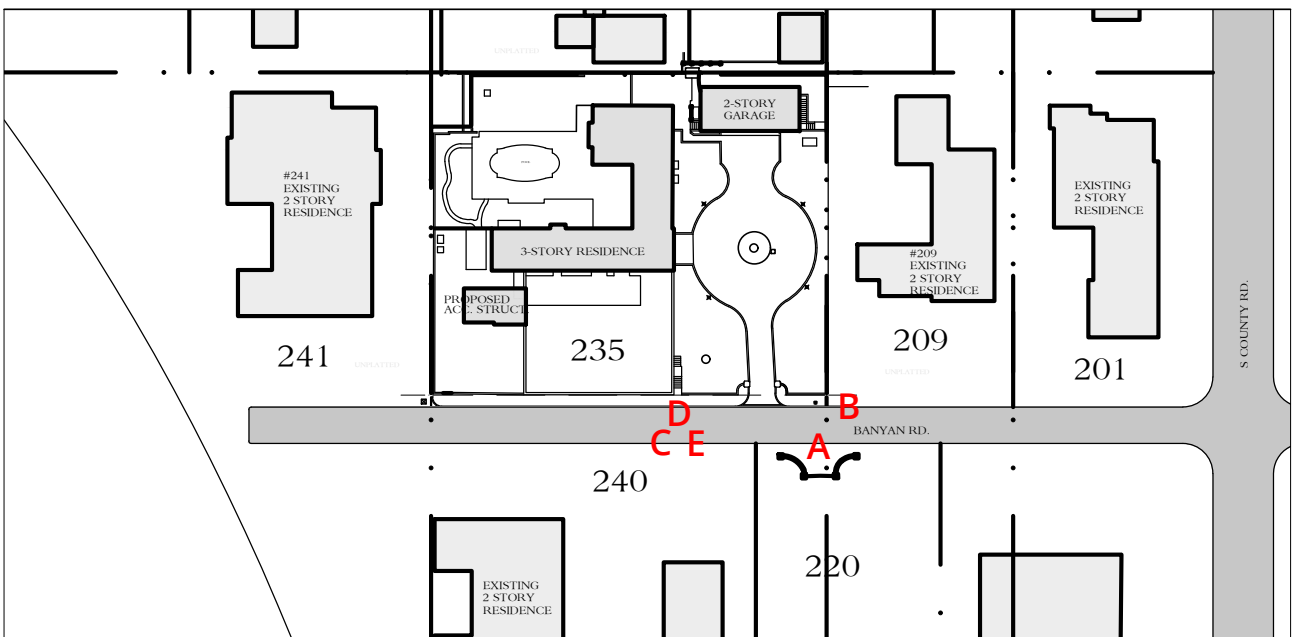


D - 235 BANYAN RD (ACCESS STAIRS)



E - 235 BANYAN RD ACROSS THE STREET

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



KEY PLAN



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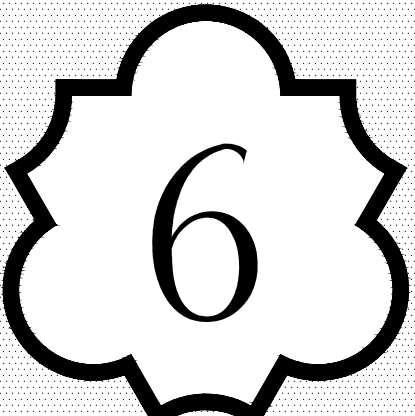
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A - 235 BANYAN RD ENTRY



B - GARAGE (SOUTH ELEVATION)



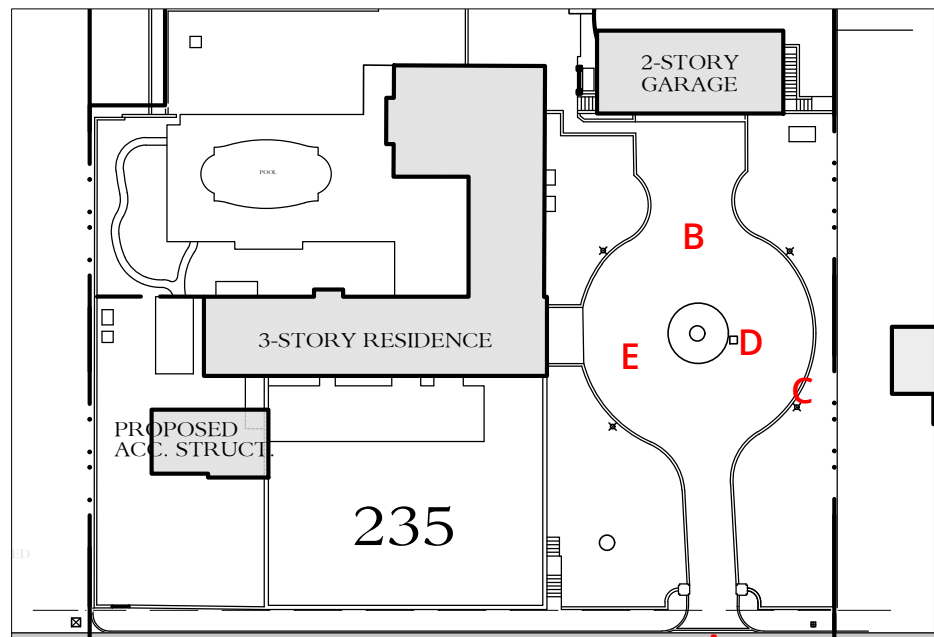
C - EXISTING EAST ELEVATION/GARAGE



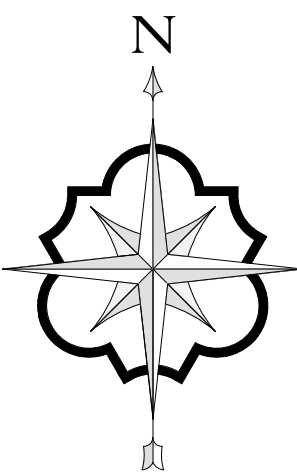
D - EXISTING EAST ELEVATION



E - TOWER (EAST ELEVATION)



KEY PLAN



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A - EXISTING SOUTH ELEVATION



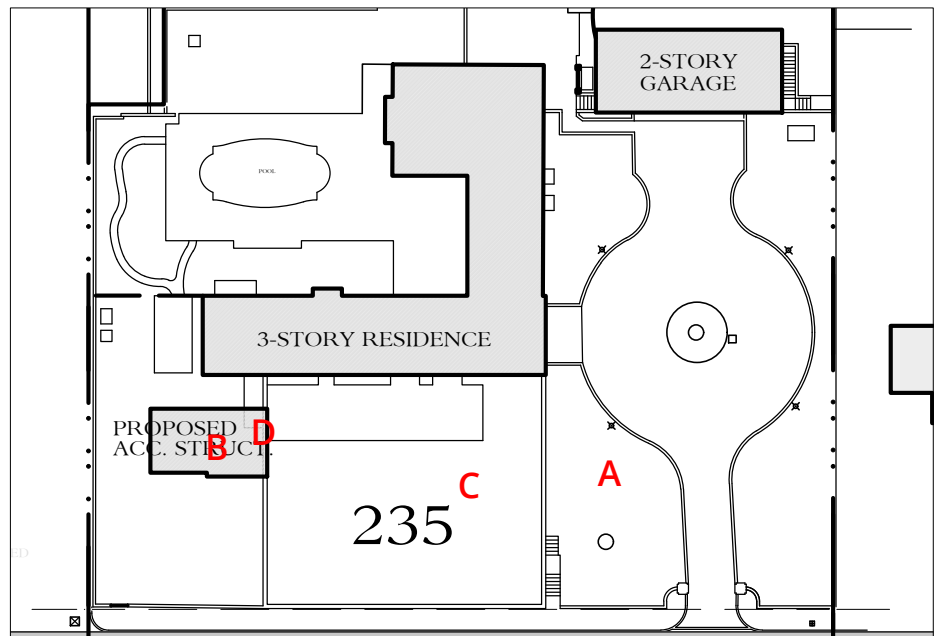
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C - EXISTING SOUTH ELEVATION



D - EXISTING SOUTH ELEVATION



KEY PLAN



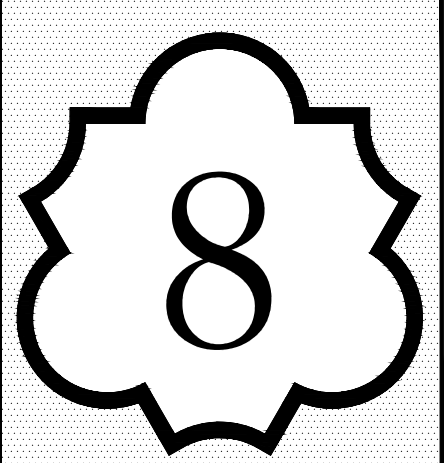
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EXISTING EXTERIOR PHOTOS





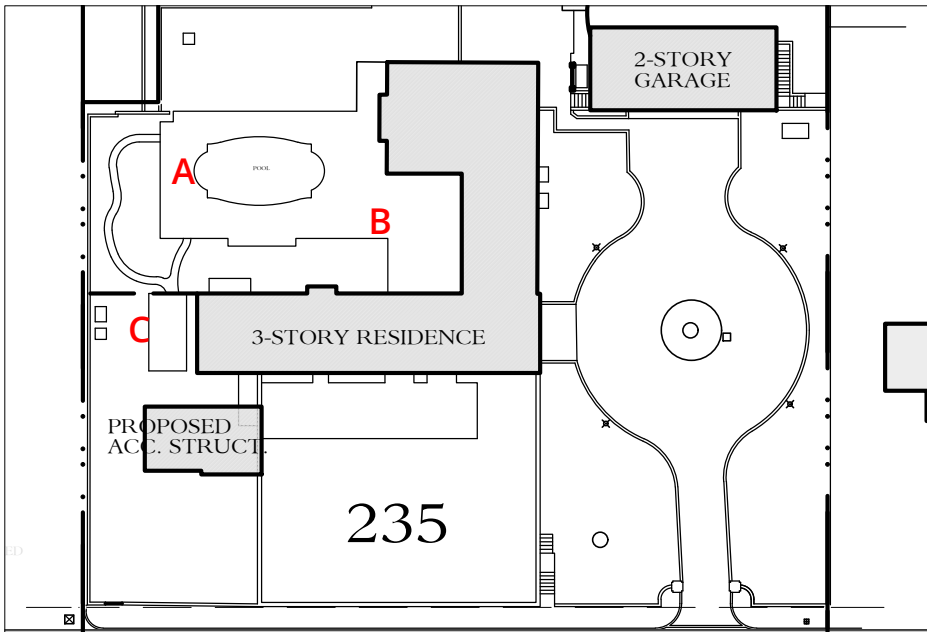
A - EXISTING WEST ELEVATION



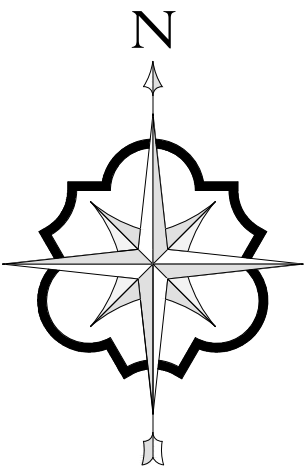
B - EXISTING WEST ELEVATION



C - EXISTING WEST ELEVATION



KEY PLAN







A - EXISTING NORTH ELEVATION



B - EXISTING NORTH ELEVATION



C - EXISTING NORTH ELEVATION

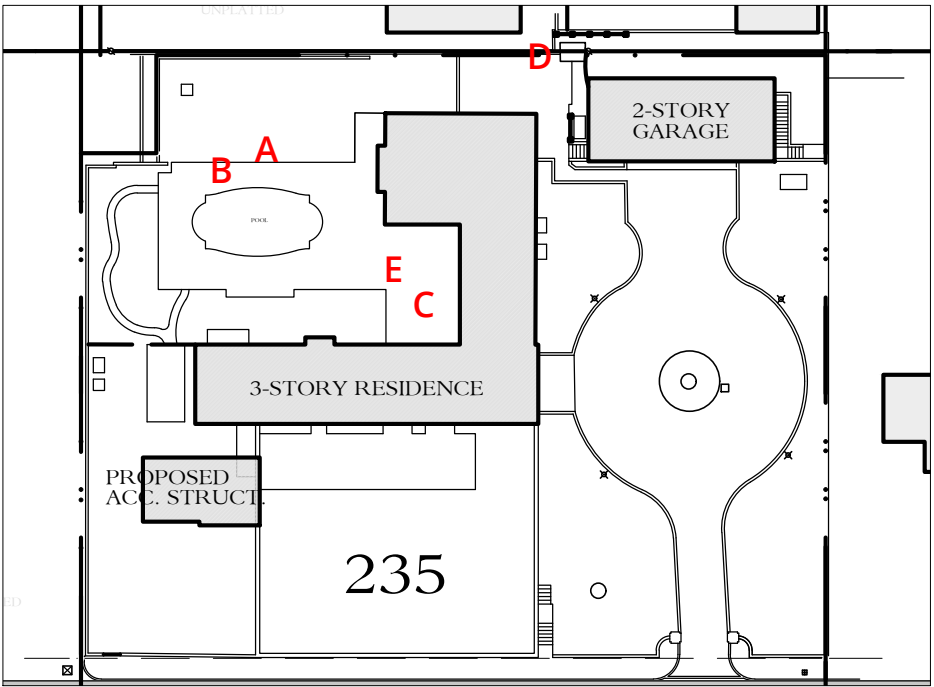


D - EXISTING NORTH ELEVATION

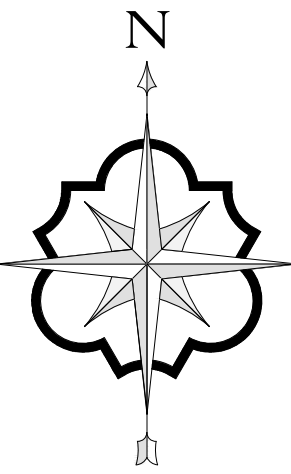


E - EXISTING NORTH ELEVATION

EXISTING EXTERIOR PHOTOS



KEY PLAN



  
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**PROPOSED ADDITION :**  
**235 BANYAN ROAD**  
Palm Beach, FL 33480

Project #: 23-009
Drawn by: PRO,AR
Date(s):
28 AUG. 2023 - PRE APP MEETING
05 OCT. 2023 - FIRST SUBMITTAL
20 NOV. 2023 - SECOND SUBMITTAL
07 DEC. 2023 - FINAL SUBMITTAL
26 FEB. 2024 - SECOND SUBMITTAL

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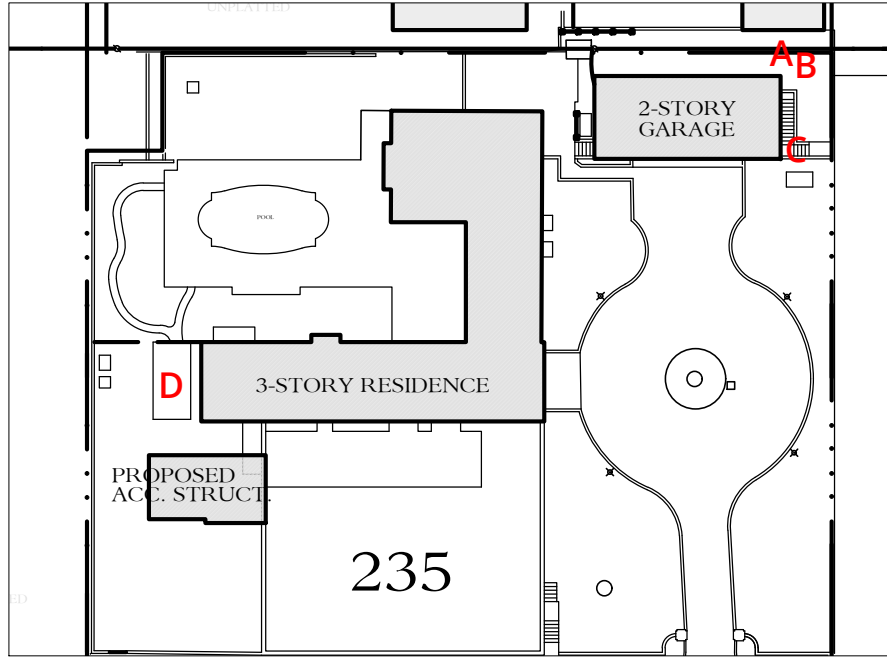
A - EXISTING NORTH ELEVATION - GARAGE



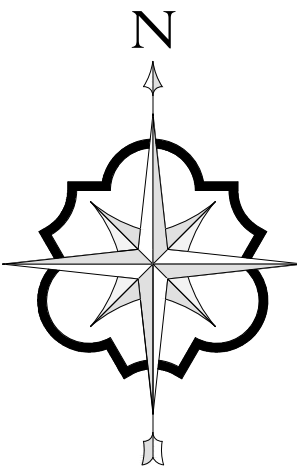
B/C - EXISTING EAST ELEVATION (GARAGE)



D - A.C. EQUIPMENT  
(WEST SIDE OF THE HOUSE)

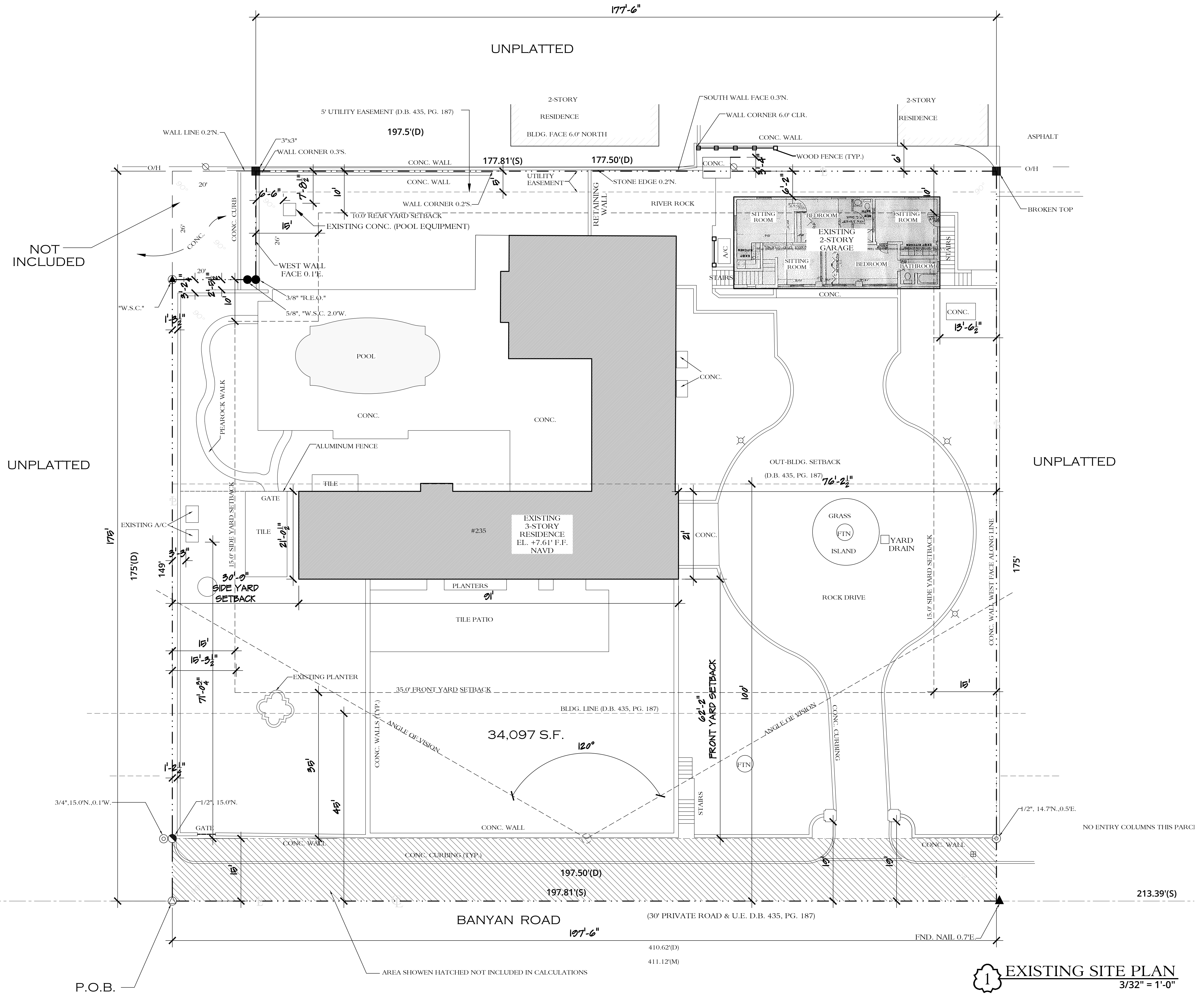


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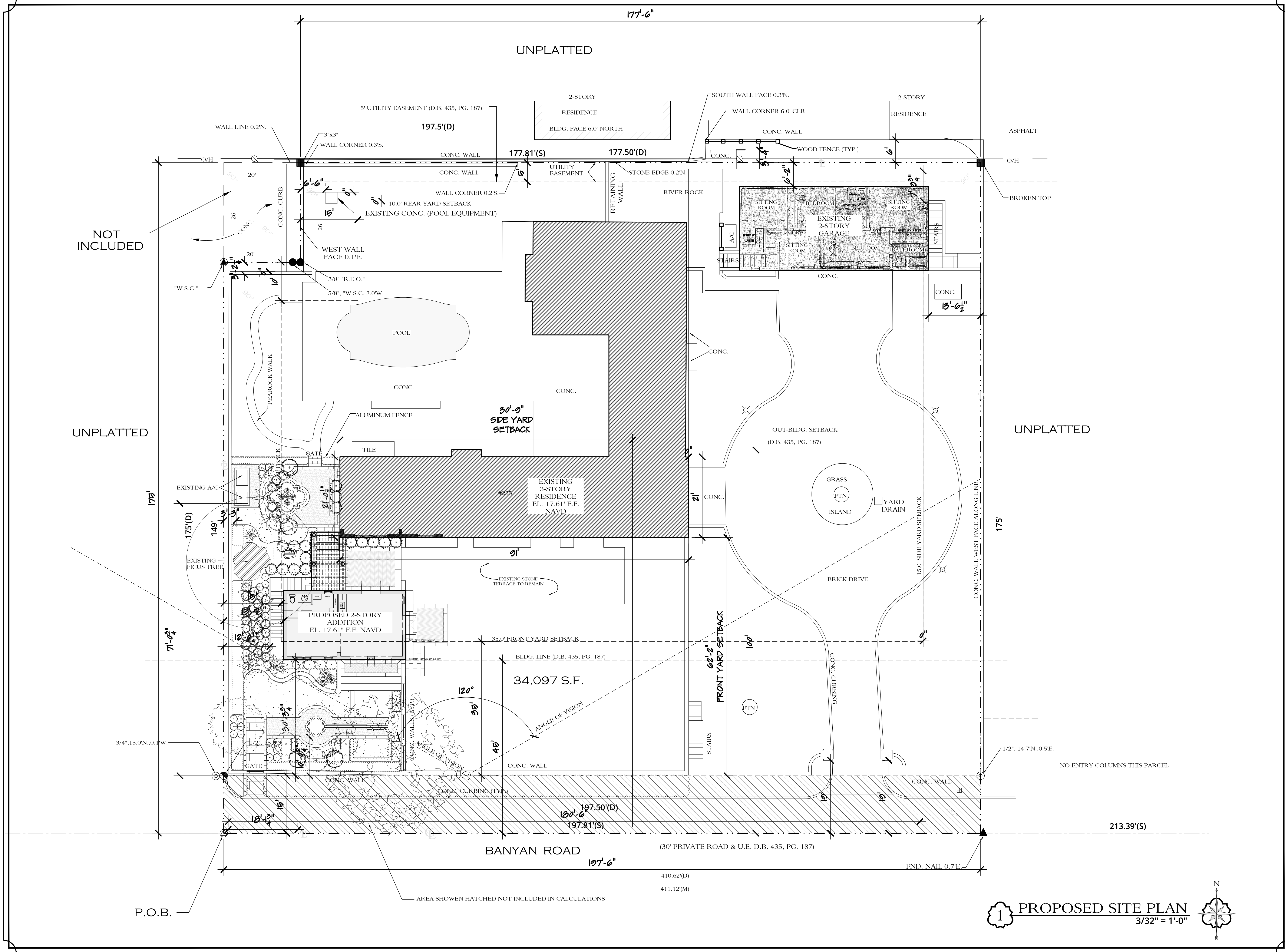


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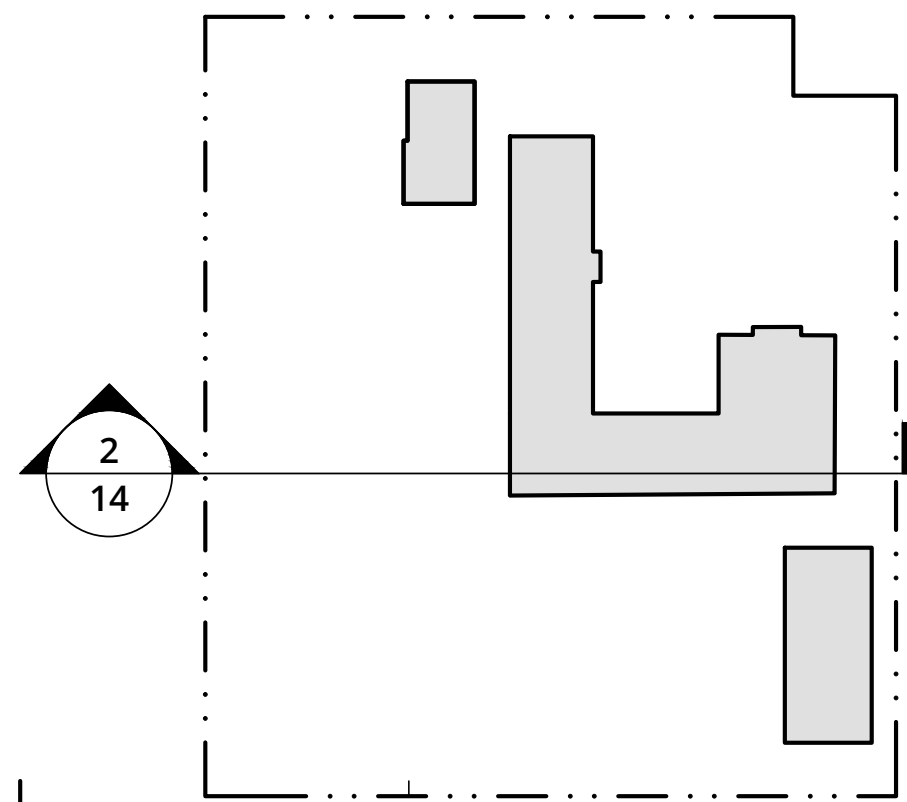
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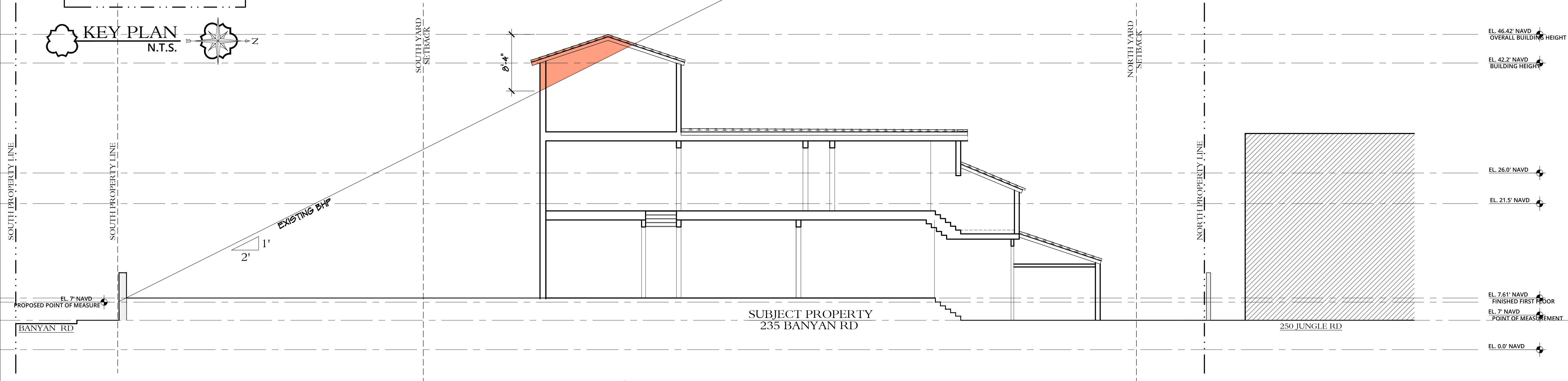
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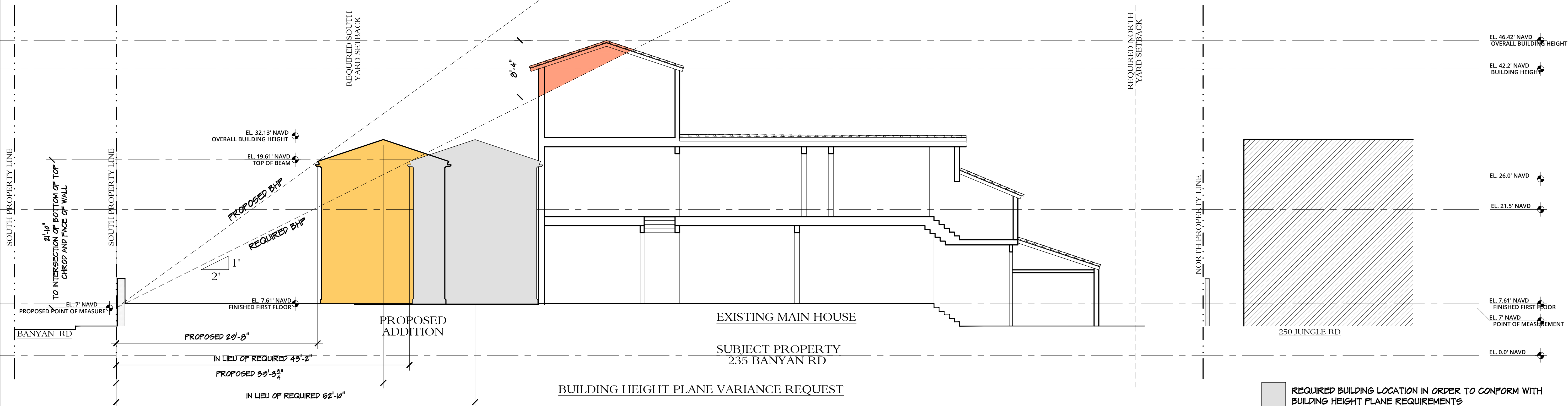




KEY PLAN  
N.T.S.



1 EXISTING YARD SECTION  
N.T.S.



2 PROPOSED YARD SECTION  
N.T.S.

- REQUIRED BUILDING LOCATION IN ORDER TO CONFORM WITH BUILDING HEIGHT PLANE REQUIREMENTS
- CURRENT PROPOSED BUILDING
- EXISTING BUILDING



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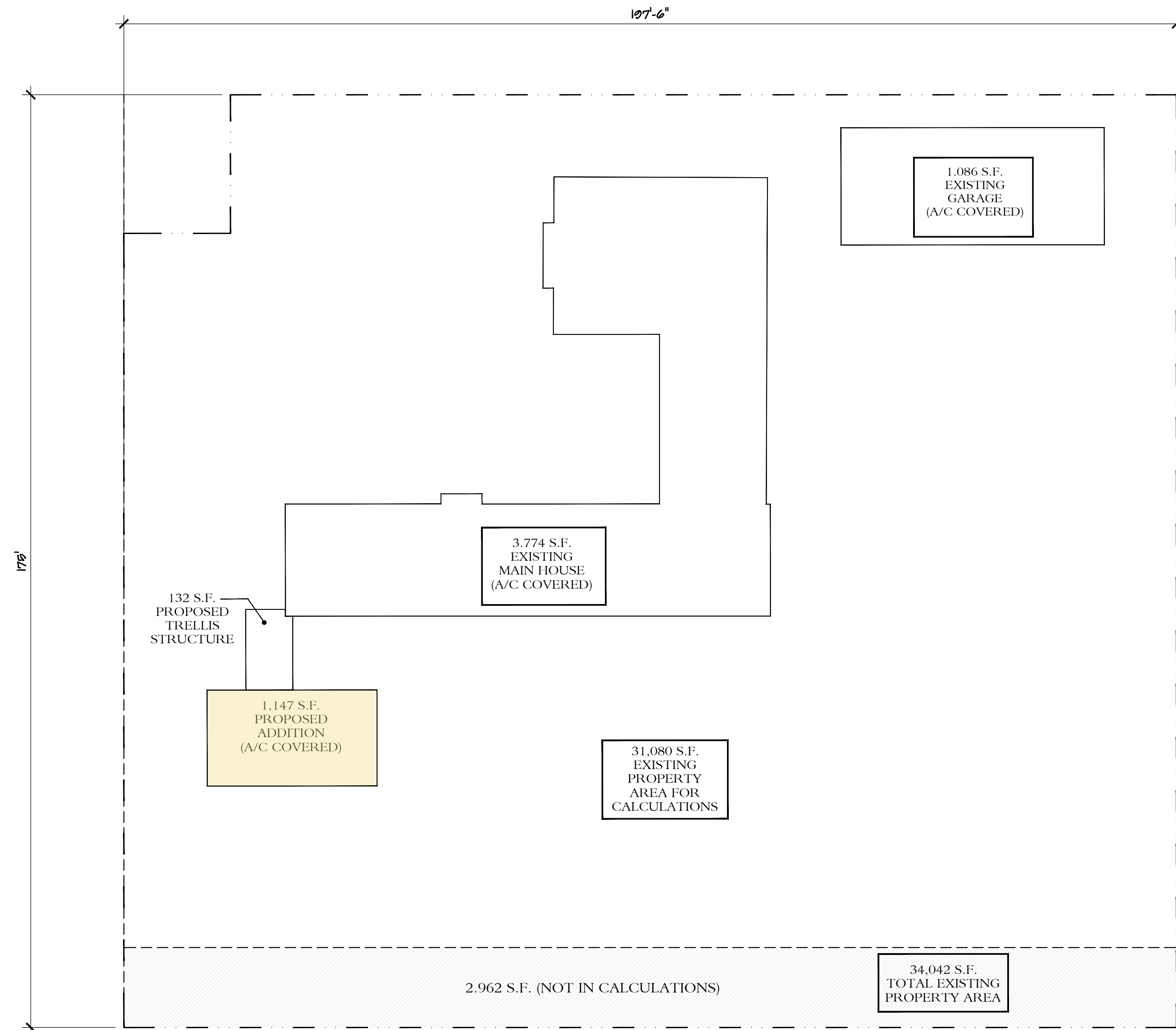
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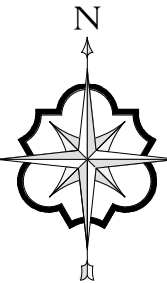
14





5,433 S.F. (LOT COVERAGE) / 31,080 S.F. (SITE AREA) = 17.4% LOT COVERAGE

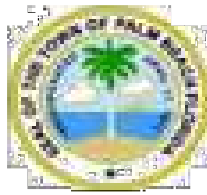
1 ZONING DIAGRAM - LOT COVERAGE  
1/16" = 1'-0"



LOT INFORMATION	
PROPERTY ADDRESS: 235 BANYAN ROAD PALM BEACH, 33480	
ZONING DATA:	
R-A ESTATE RESIDENTIAL DISTRICT	
FLOOD ZONE:	
THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 6), ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C0583F, DATED OCTOBER 5TH, 2017.	
SURVEY INFO:	
ALL SURVEY INFORMATION BASED ON SURVEY BY: WALLACE SURVEYING CORP. 8883 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561)-640-4551 CRAIG L. WALLACE FLORIDA CERTIFICATE #3357	
DATE OF FIELD SURVEY: 7.15.2022	
LEGAL DESCRIPTION:	
A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA	

SQUARE FOOT DATA			
LOT AREA (ENTIRE PROPERTY): 34,042 S.F.			
LOT AREA FOR CALCULATIONS: 31,080 S.F.			
LOT COVERAGE:			
ALLOWABLE:	25%		7,770 S.F.
EXISTING:	15.6%	MAIN HOUSE	3,774 S.F.
		GARAGE	1,086 S.F.
		TOTAL	4,860 S.F.
PROPOSED:	17.4%	ADDITION	5,433 S.F.
SQUARE FOOTAGE BREAKDOWN:			
AIR CONDITIONED SPACE			
MAIN HOUSE	EXISTING GROUND FLOOR		4,801 S.F.
	EXISTING 2nd FLOOR		3,946 S.F.
	EXISTING 3rd FLOOR		437 S.F.
GARAGE:	EXISTING GROUND FLOOR		1,082 S.F.
	EXISTING 2nd FLOOR		1,082 S.F.
	PROPOSED ACCESSORY STRUCTURE:		
	PROPOSED GROUND FLOOR		573.5 S.F.
	PROPOSED 2nd FLOOR		573.5 S.F.
TOTAL			12,495 S.F.

ZONING TABULATION			
ZONING DISTRICT	R-A ESTATE RESIDENTIAL		
ZONING ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	31,080 S.F.	NO CHANGE
LOT WIDTH	125'	197'-6"	NO CHANGE
LOT DEPTH	150'	175'	NO CHANGE
FRONT YARD SETBACK (S)	35'	62'-2"	30'-3 3/4"
SIDE YARD SETBACK (E)	15'	13'-6 1/2"	NO CHANGE
SIDE YARD SETBACK (W)	15'	30'-0"	15'-7 1/2"
REAR YARD SETBACK (N)	15'	6'-2"	NO CHANGE
MAX. BUILDING HEIGHT	25'-0"	34'-8"	NO CHANGE
MAX. OVERALL HEIGHT	35'-0"	38'-11"	NO CHANGE
MAX. LOT COVERAGE	25%	15.6%	17.4%



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

Zoning Legend			
1	Property Address:	235 BANYAN ROAD	
2	Zoning District:	R-A ESTATE RESIDENTIAL DISTRICT	
3	Structure Type:	SINGLE FAMILY RESIDENCE	
4		Required/Allowed	Existing
5	Lot Size (sq ft)	20,000 S.F.	31,080 S.F.
6	Lot Depth	150'	175'
7	Lot Width	125'	197'-6"
8	Lot Coverage (Sq Ft and %)	7,770 S.F. (25%)	4,860 S.F. (15.6%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	N/A	11,348 S.F.
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
11	*Front Yard Setback (Ft.)	45' (SOUTH)	62'-2"
12	*Side Yard Setback (1st Story) (Ft.)	15' (E) 15' (W)	13'-6 1/2" (E) 30'-0" (W)
13	*Side Yard Setback (2nd Story) (Ft.)	15' (E) 15' (W)	13'-6 1/2" (E) 30'-0" (W)
14	*Rear Yard Setback (Ft.)	15' (NORTH)	6'-2" (NORTH)
15	Angle of Vision (Deg.)	120°	81°
16	Building Height (Ft.)	25'-0"	34'-8 1/2"
17	Overall Building Height (Ft.)	35'-0"	38'-11 1/4"
18	Crown of Road (CDR) (NAVD)	N/A	2.08'
19	Max. Amount of Fill Added to Site (Ft.)	N/A	NO CHANGE
20	Finished Floor Elev. (FFE)(NAVD)	7.5'	7.61'
21	Zero Datum for point of meas. (NAVD)	7'	NO CHANGE
22	FEMA Flood Zone Designation	AE (EL-6)	NO CHANGE
23	Base Flood Elevation (BFE)(NAVD)	7.5'	NO CHANGE
24	Landscape Open Space (LOS) (Sq Ft and %)	NO CHANGE	SEE LANDSCAPE
25	Perimeter LOS (Sq Ft and %)	NO CHANGE	SEE LANDSCAPE
26	Front Yard LOS (Sq Ft and %)	NO CHANGE	SEE LANDSCAPE
27	**Native Plant Species %	Please refer to separate landscape legend.	

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

If value is not applicable, enter N/A

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

If value is not changing, enter N/C

REV BF 20220304



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# DEMOLITION REPORT

1925 - HOWARD MAJOR

ORIGINAL ARCHITECT FOR THE HOUSE, LA TORRE BIANCA.

1974 - JAMES D. CARLTON, INC.

POOL CONSTRUCTION;  
NEW AIR CONDITIONING.

1990-1992 - NO ARCHITECT INFO

GARAGE AND BATHROOM RENOVATIONS;  
PORCH ENCLOSURE;  
REPLACEMENT OF RUBBLE STONE FOR TERRACOTA TILES ON TERRACE'S SLAB;  
ELECTRIC AND PLUMBING CHANGES;  
DOORS/WINDOWS REPLACEMENTS.

1996 - RALPH S. MOE JR ARCHITECT

NEW C.B.S SITE WALL AT REAR PROPERTY LINE.

2004 - RALPH S. MOE JR ARCHITECT

GARAGE BUILDING - NEW OPENINGS, WALL REMOVAL. DESIGN NOT REALIZED.

2008 - ROBERT D. BOTKIN - STRUCTURAL ENGINEER

ELEVATOR INSTALLED IN MAIN HOUSE.

2015 - SMITH AND MOORE ARCHITECTS

NEW AUTOMATIC VEHICLE GATE INSTALLED WITHIN EXISTING LANDMARKED DRIVEWAY PIERS.

2016 - LABERGE & MENARD

NEW WOOD IMPACT RATED WINDOWS THROUGHOUT EXISTING STRUCTURE;  
NEW ADDITION AT NORTHWESTAND NORTH SIDE OF EXISTING HOUSE (CHANGE ON NORTH/WEST/EAST ELEVATIONS);  
EXISTING LIVING ROOM WINDOWS AT NORTH ELEVATION BECAME FRENCH DOORS;  
INTERIOR MODIFICATION TO MASTER BATHROOM AND SITTING ROOM AREA.

2017 - NO ARCHITECT INFO

REMOVAL AND DISPOSAL EXISTING NON-IMPACT WINDOWS;  
INSTALLMENT OF NEW IMPACT WINDOWS & DOORS. (NO CHANGE IN EXISTING OPENINGS.)



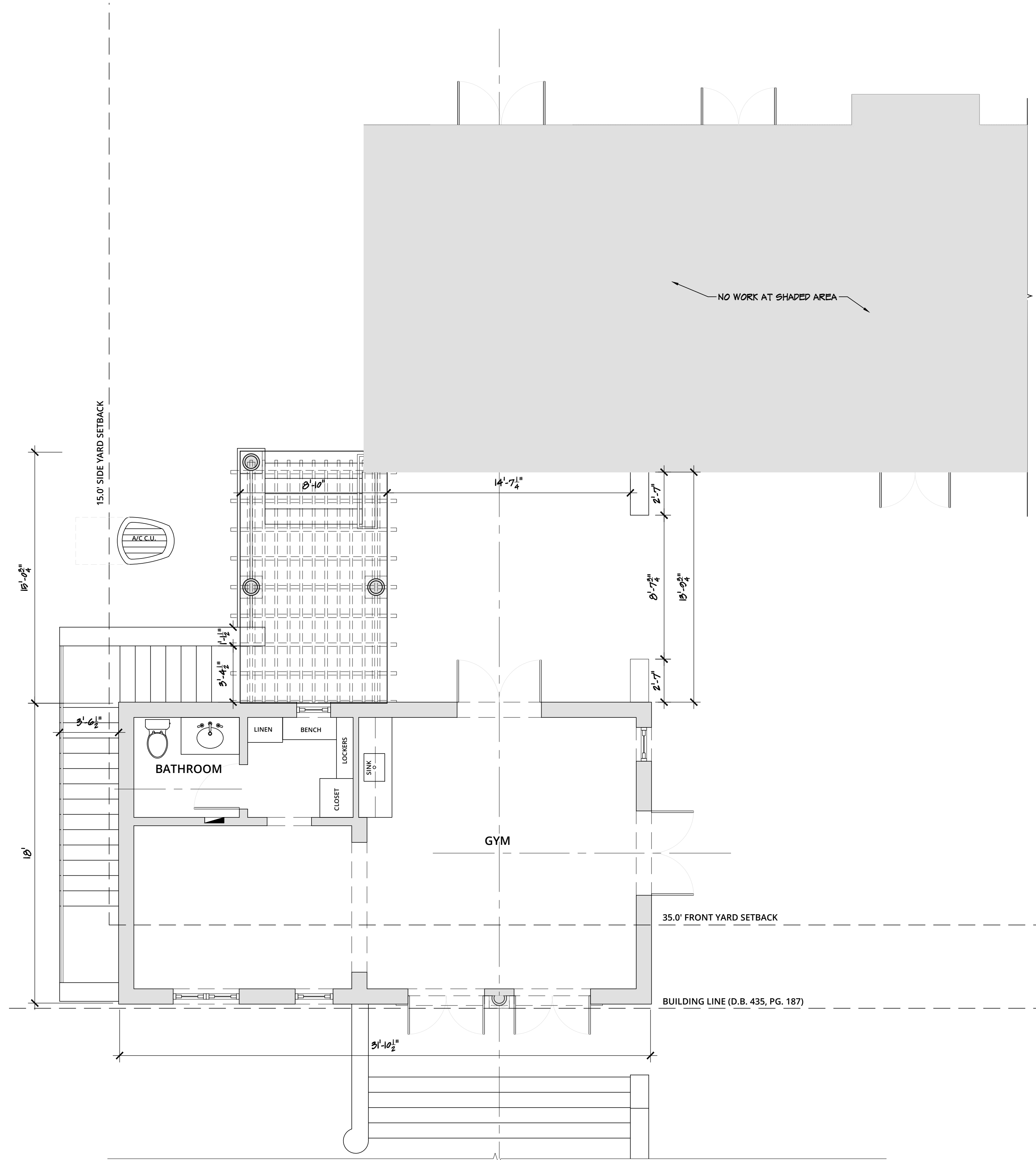
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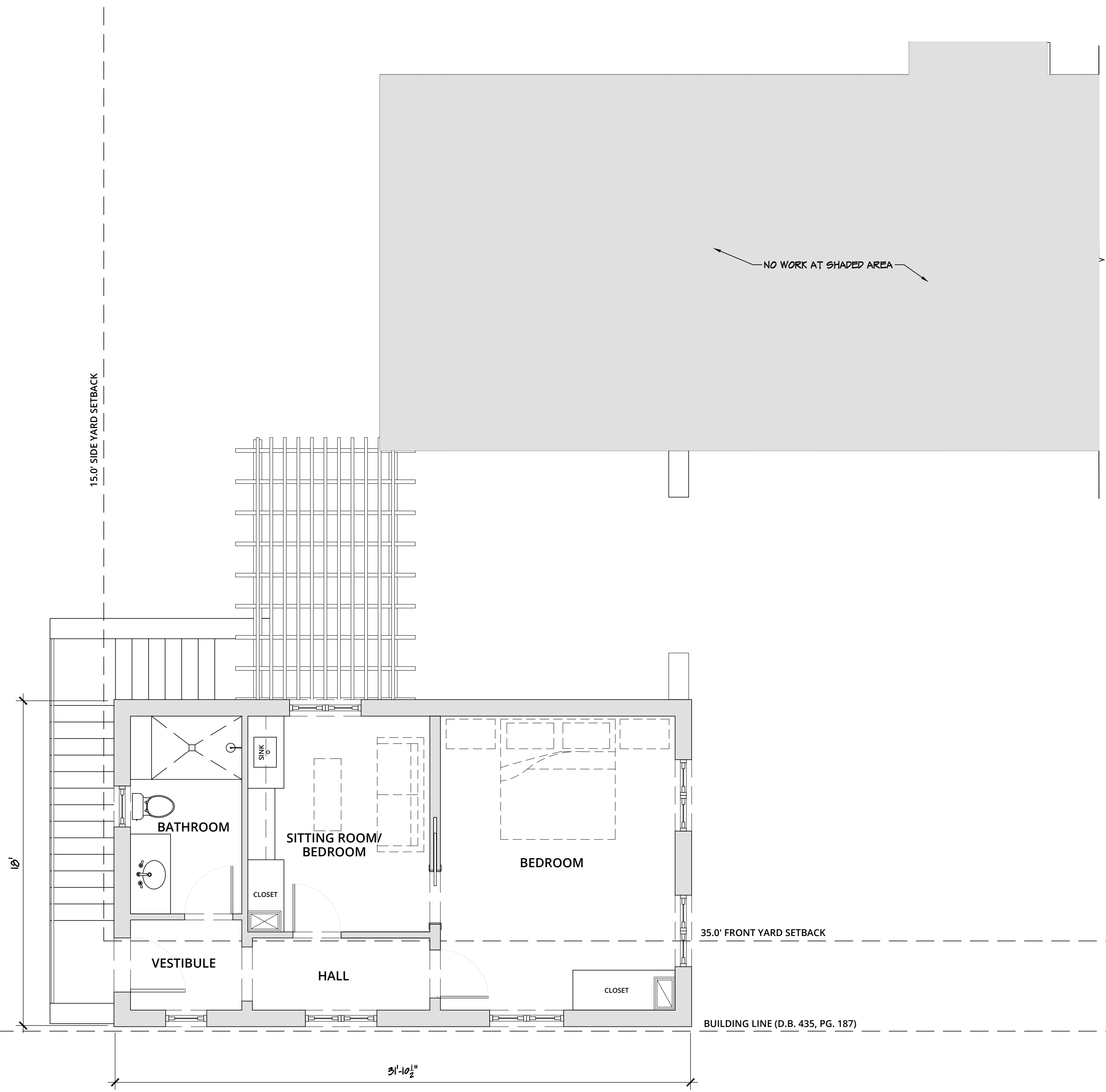
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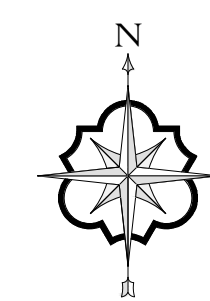




1 PROPOSED ADDITION MAIN FLOOR PLAN  
1/4" = 1'-0"



2 PROPOSED ADDITION SECOND FLOOR PLAN  
1/4" = 1'-0"





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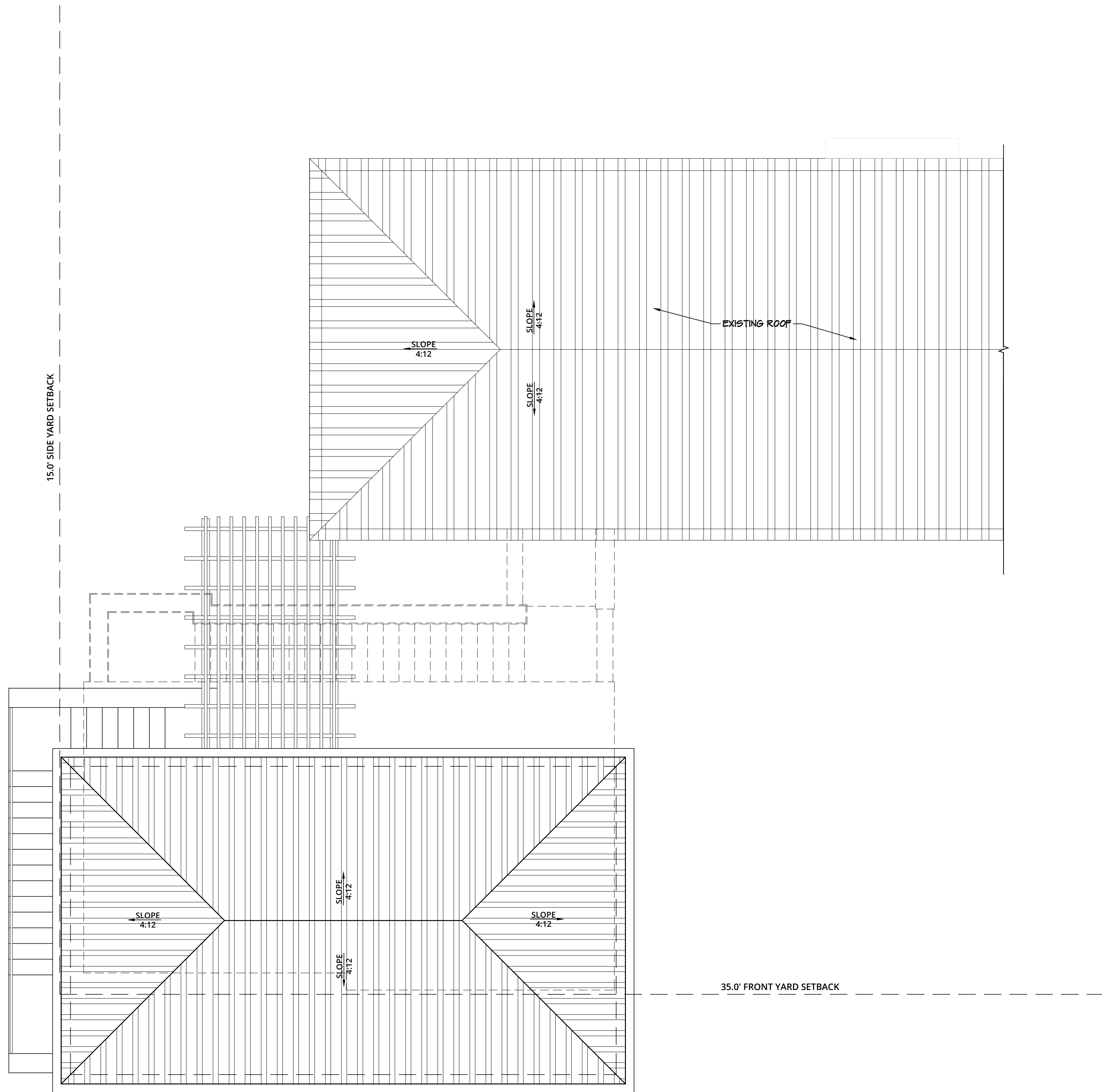
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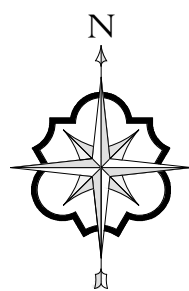
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1

PROPOSED ROOF PLAN  
1/4" = 1'-0"





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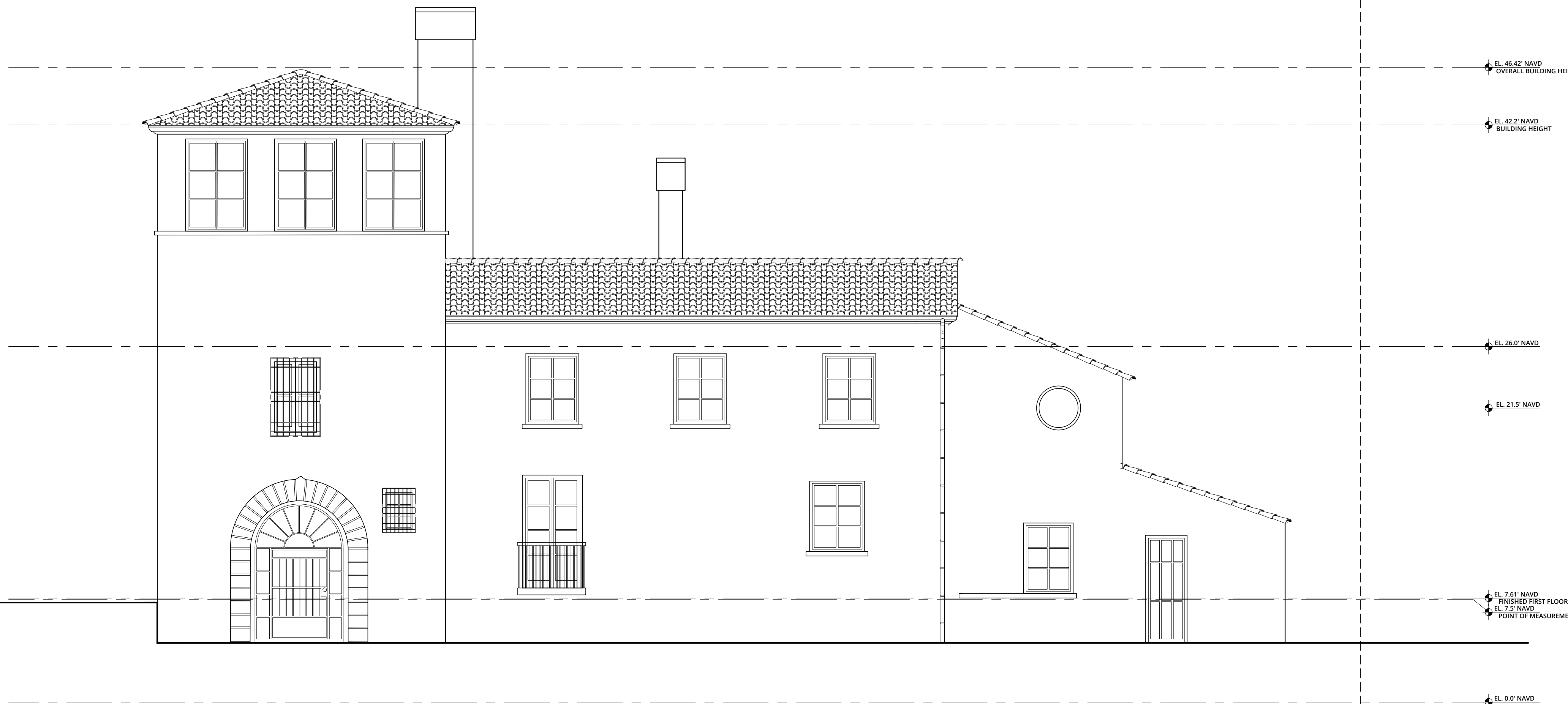
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1

EXISTING EAST OVERALL ELEVATION  
3/16" = 1'-0"



2

PROPOSED EAST OVERALL ELEVATION  
3/16" = 1'-0"



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1 EXISTING NORTH OVERALL ELEVATION  
3/16" = 1'-0"



2 PROPOSED NORTH OVERALL ELEVATION  
3/16" = 1'-0"





1

EXISTING WEST OVERALL ELEVATION

3/16" = 1'-0"



2

PROPOSED WEST OVERALL ELEVATION

3/16" = 1'-0"



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1

EXISTING SOUTH OVERALL ELEVATION

3/16" = 1'-0"



2

PROPOSED SOUTH OVERALL ELEVATION

3/16" = 1'-0"



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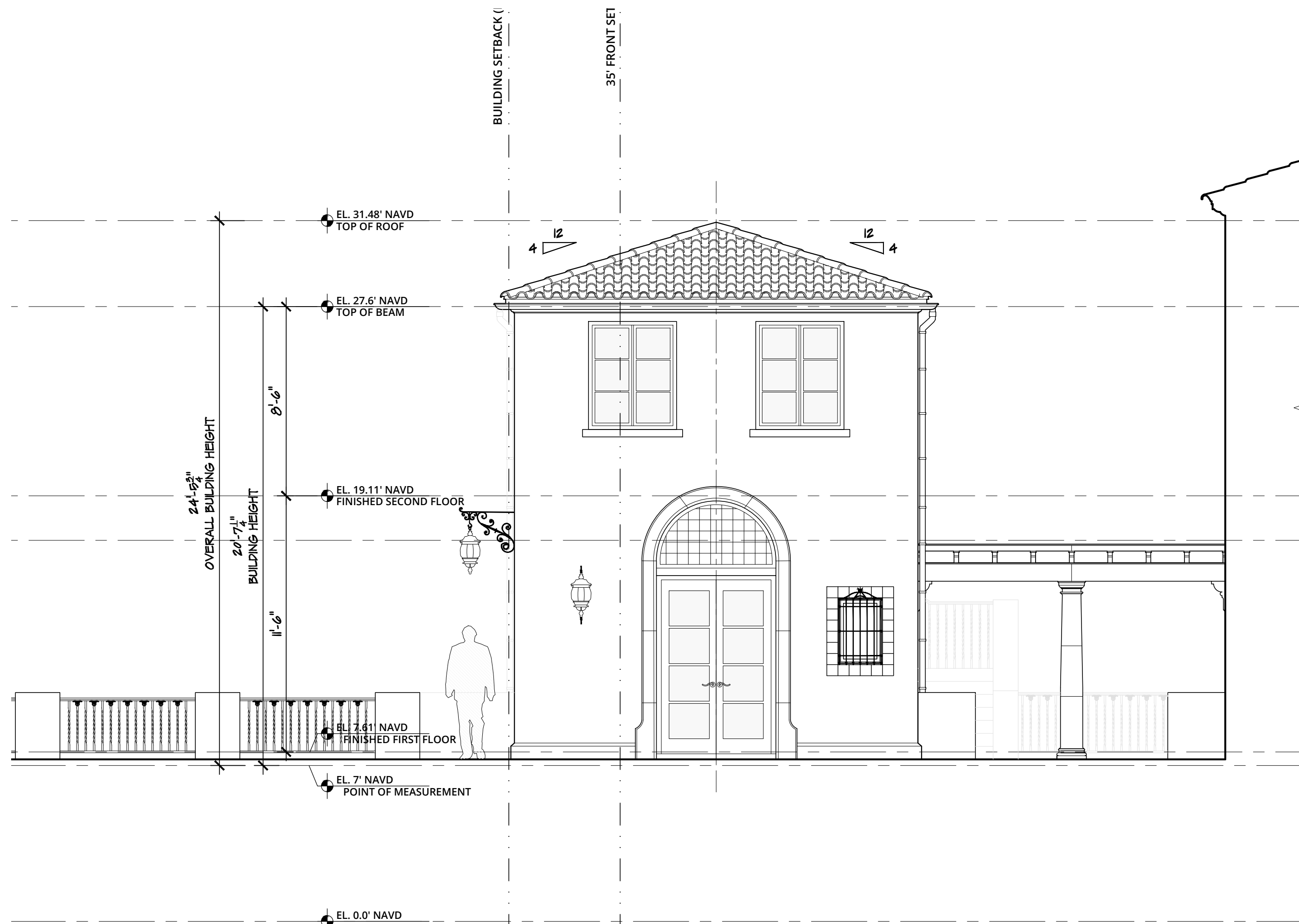
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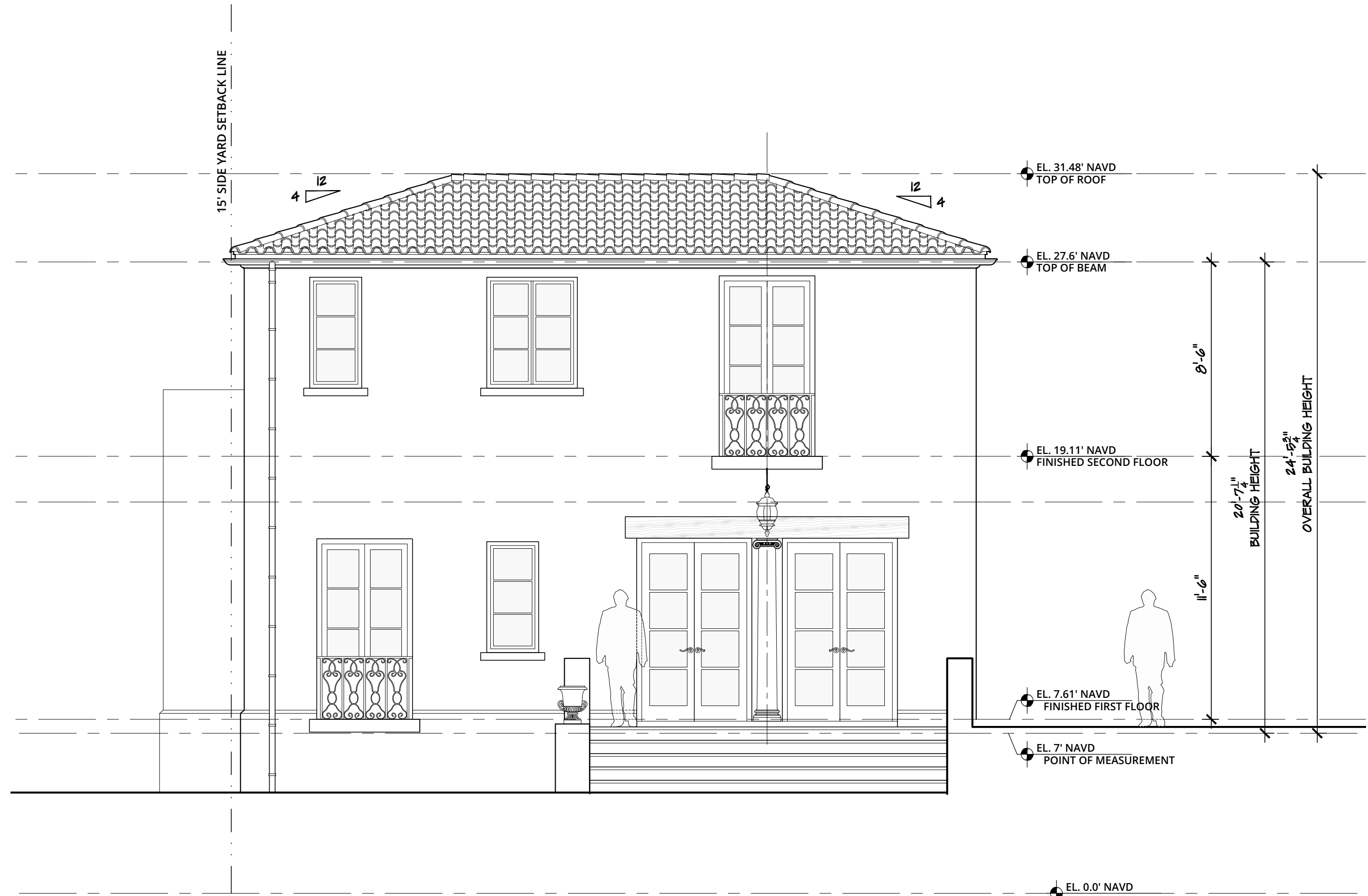
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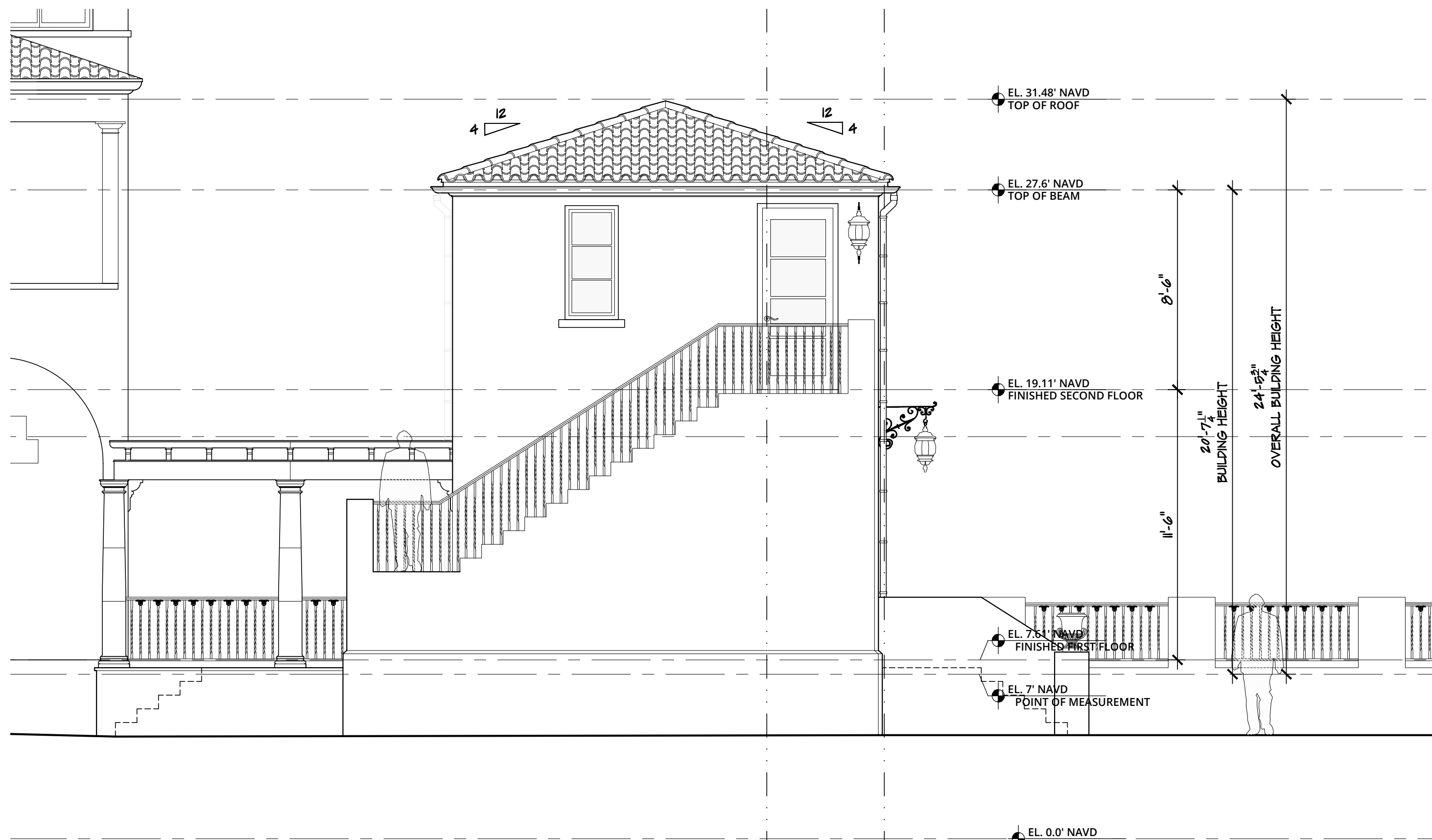




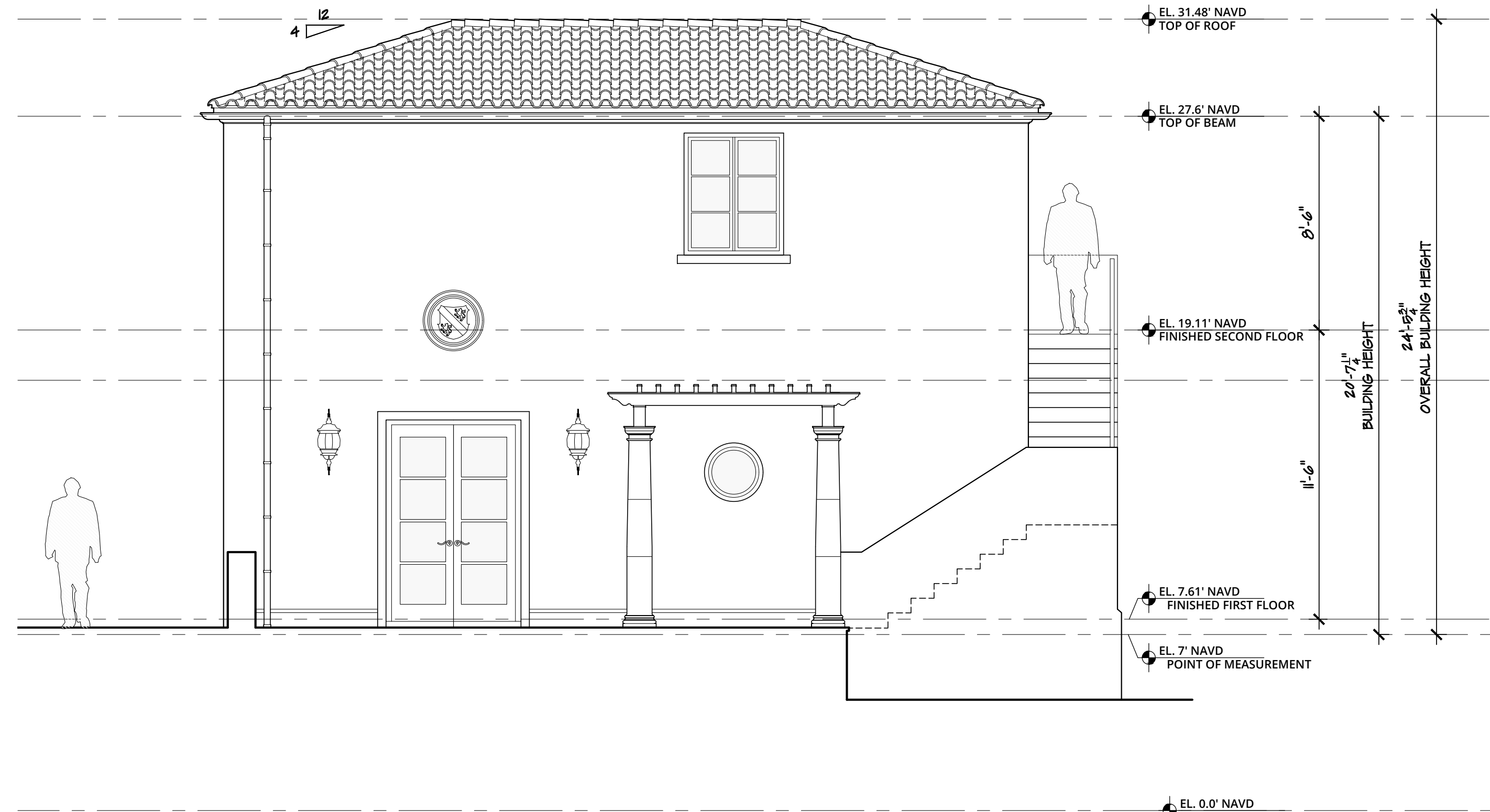
1 PROPOSED EAST ELEVATION  
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



3 PROPOSED WEST ELEVATION  
1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



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O'CONNELL  
ARCHITECT

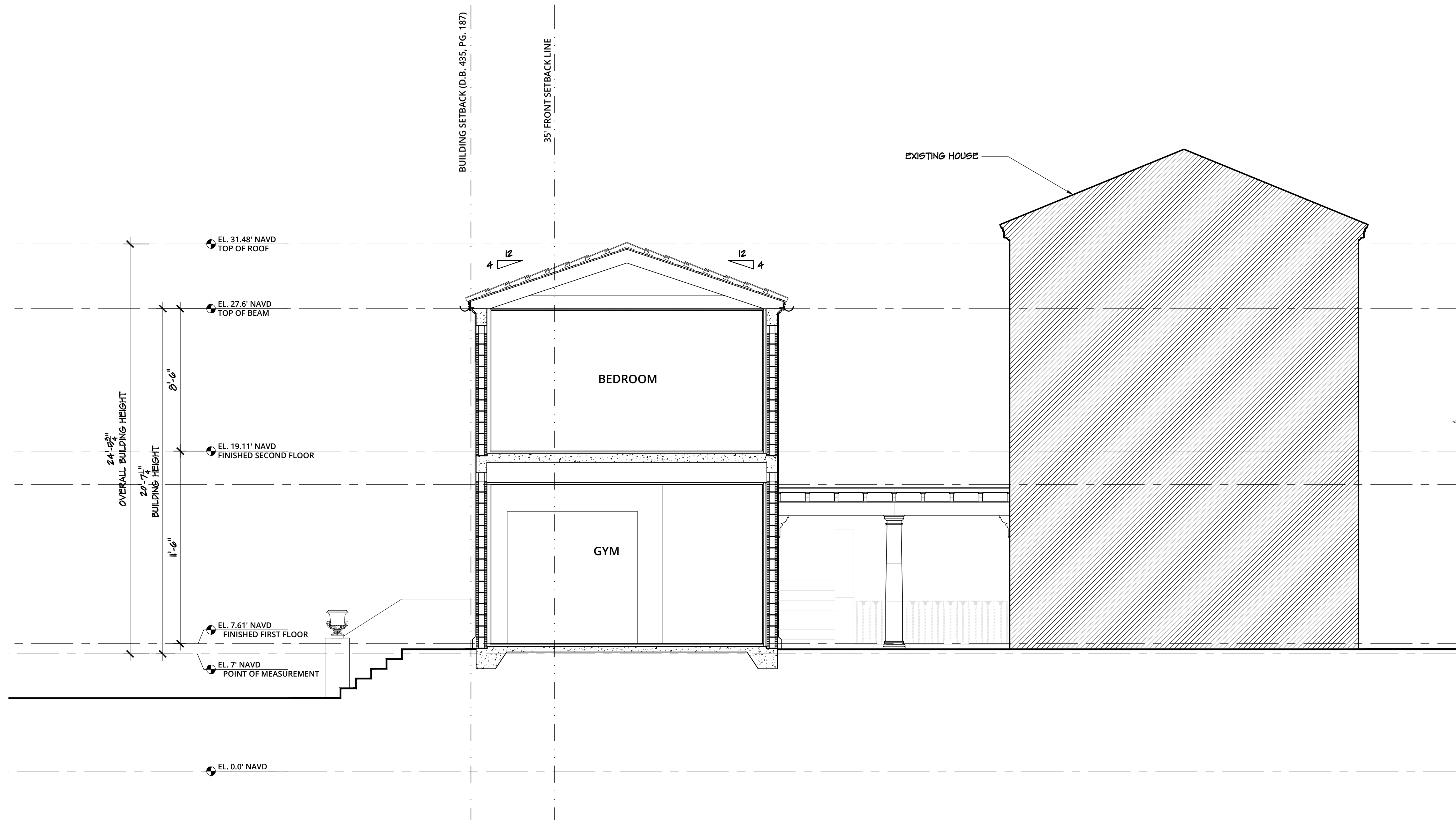
PATRICK RYAN O'CONNELL  
ARCHITECT, LLC.  
400 ROYAL PALM WAY, SUITE 206  
PALM BEACH FL 33480  
FL LIC #: AA26003685  
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED ADDITION :  
235 BANYAN ROAD  
Palm Beach, FL 33480

Project #: 23-009  
Drawn by: PRO,AR  
Date(s):  
28 AUG. 2023 - PRE APP MEETING  
05 OCT. 2023 - FIRST SUBMITTAL  
20 NOV. 2023 - SECOND SUBMITTAL  
07 DEC. 2023 - FINAL SUBMITTAL  
26 FEB. 2024 - SECOND SUBMITTAL  
11 MARCH. 2024 - FINAL SUBMITTAL

SEAL  
PATRICK RYAN O'CONNELL  
PROFESSIONAL CERTIFICATION:  
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or approved by me, and that I am a duly  
licensed architect under the laws of the State  
of Florida, license #A98861,  
exp. date 28 February 2025."





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PALM BEACH FL 33480  
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PROPOSED ADDITION :  
**235 BANYAN ROAD**  
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Project #: 23-009
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of Florida, license #A998461,  
exp. date 28 February 2025."





EXTERIOR STUCCO & COLOR

- STUCCO TO MATCH EXISTING TEXTURE AND COLOR.



ROOF TILE

- BARREL TILE ROOF: MATCH EXISTING MATERIAL, STYLE, COLOR AND INSTALLATION DETAILS.



LIMESTONE

- COLUMNS AND EXTERIOR FRONT DOOR CASING



EXTERIOR LIGHT FIXTURE

- TO MATCH EXISTING STYLE, COLOR AND MATERIAL



WINDOW RAILING

- TO MATCH EXISTING STYLE, COLOR AND MATERIAL



WINDOWS

- WHITE ALUMINUM CASEMENT WINDOWS TO MATCH EXISTING STYLE, COLOR AND DETAILS



FRENCH DOORS

- WHITE ALUMINUM FRENCH DOORS TO MATCH EXISTING STYLE, COLOR AND DETAILS



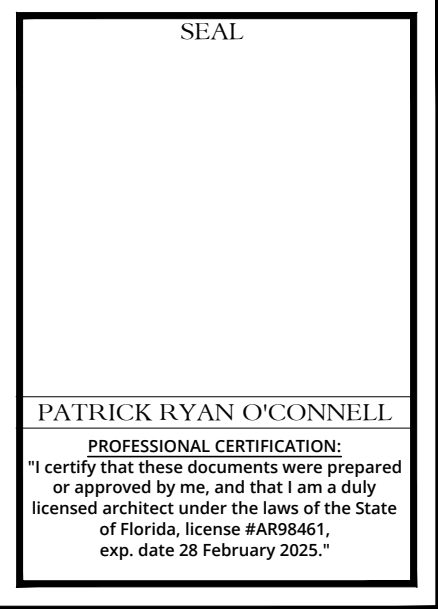
PROPOSED BUILDING MATERIALS AND DETAILS



PATRICK RYAN O'CONNELL  
ARCHITECT, LLC.  
400 ROYAL PALM WAY, SUITE 206  
PALM BEACH FL 33480  
FL LIC #: AA26003685  
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED ADDITION :  
**235 BANYAN ROAD**  
Palm Beach, FL 33480

Project #: 23-009
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Date(s):
28 AUG. 2023 - PRE APP MEETING
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07 DEC. 2023 - FINAL SUBMITTAL
26 FEB. 2024 - SECOND SUBMITTAL
11 MARCH. 2024 - FINAL SUBMITTAL







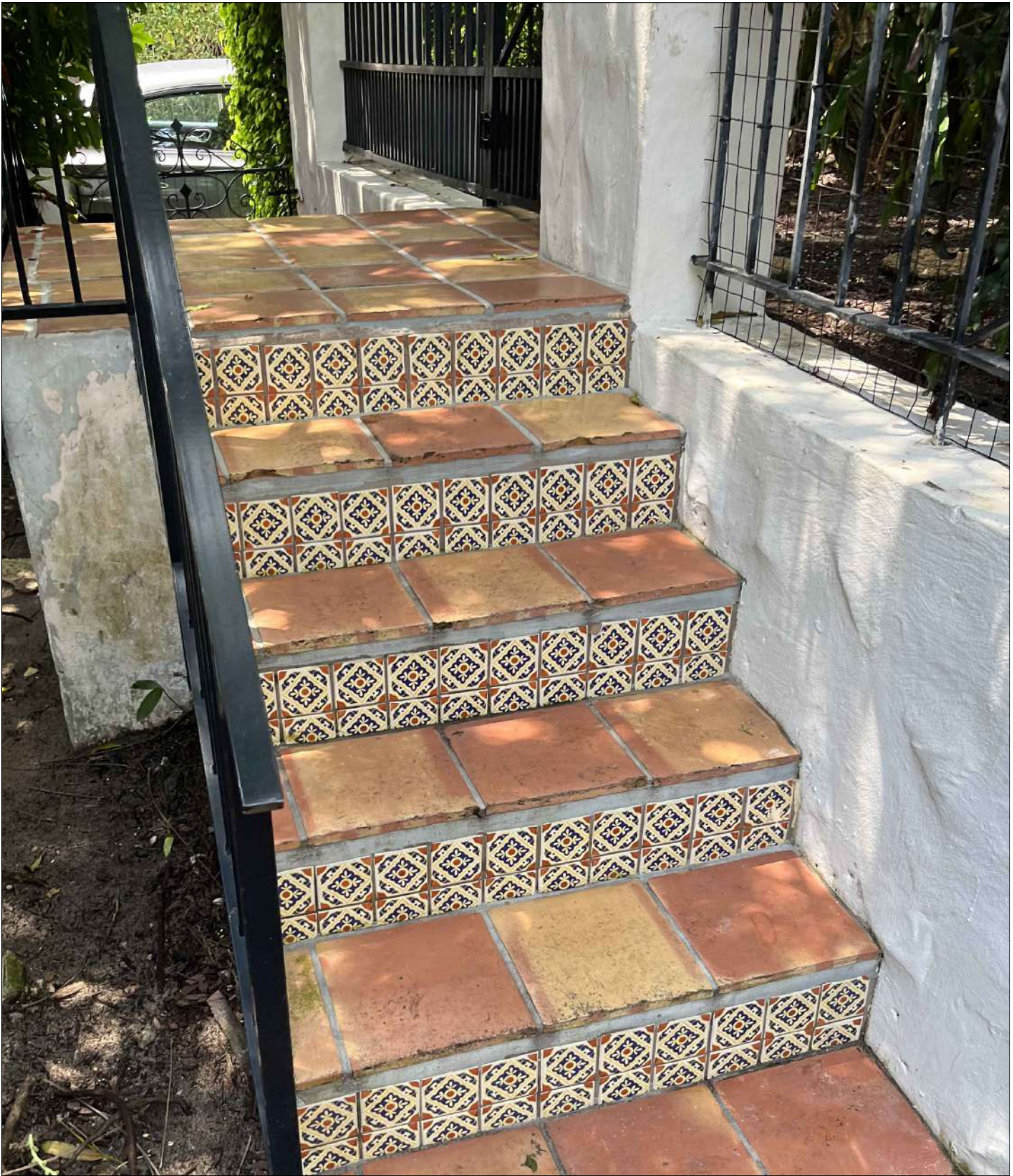
GUTTERS AND DOWNSPOUTS

- COPPER GUTTERS AND DOWNSPOUTS TO MATCH EXISTING RESIDENCE
- COPPER FLASHINGS



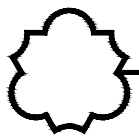
CYPRESS WOOD

- PERGOLA AND BEAM HEADER DETAIL TO MATCH EXIST. FINISH AND COLOR



STAIR RISERS

- HAND PAINTED TILE: SIMILAR IN STYLE AND COLOR TO MATCH THE EXISTING TILE ON PROPERTY



PROPOSED BUILDING MATERIALS AND DETAILS



PATRICK RYAN  
O'CONNELL  
ARCHITECT

PATRICK RYAN O'CONNELL  
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206  
PALM BEACH FL 33480  
FL LIC #: AA26003685  
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED ADDITION :

235 BANYAN ROAD

Palm Beach, FL 33480

Project #: 23-009
Drawn by: PRO,AR
Date(s):
28 AUG. 2023 - PRE APP MEETING
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11 MARCH. 2024 - FINAL SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL

PROFESSIONAL CERTIFICATION:  
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license #A998461, exp. date 28 February 2025."





STORMWATER RETENTION CALCULATIONS  
(Previously Redeveloped Area)

A. SITE INFORMATION

Total Property Area = 34,043 sq.ft.

Existing Redeveloped Area = 10,094 sq.ft.

Drainage Area Impervious Surface = 4,370 sq.ft.

Drainage Area Pervious Surface = 5,724 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:

$1.0 \times 2 \text{ in/hr} \times 4,370 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 728 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 5,724 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 191 \text{ cu.ft.}$

Total Volume to be Retained = 919 cu.ft.

C. EXISTING EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

$L =$  Total Length of Trench Provided = 45 ft

$W =$  Trench Width = 20 ft

$K =$  Hydraulic Conductivity = 0.000232 cfs/sq.ft./ft. of head

$H_2 =$  Depth to Water Table = 1.25 ft

$DU =$  Un-Saturated Trench Depth = 0.50 ft

$DS =$  Saturated Trench Depth = 0.50 ft

$V =$  Volume Treated = 1,259 cu.ft.

STORMWATER RETENTION CALCULATIONS  
(Current Redeveloped Area)

A. SITE INFORMATION

Total Property Area = 34,043 sq.ft.

Proposed Redeveloped Area = 3,365 sq.ft.

Drainage Area Impervious Surface = 1,857 sq.ft.

Drainage Area Pervious Surface = 1,508 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:

$1.0 \times 2 \text{ in/hr} \times 1,857 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 310 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 1,508 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 50 \text{ cu.ft.}$

Total Volume to be Retained = 360 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #2

$L =$  Total Length of Trench Provided = 21 ft

$W =$  Trench Width = 12 ft

$K =$  Hydraulic Conductivity = 0.000232 cfs/sq.ft./ft. of head

$H_2 =$  Depth to Water Table = 0.90 ft

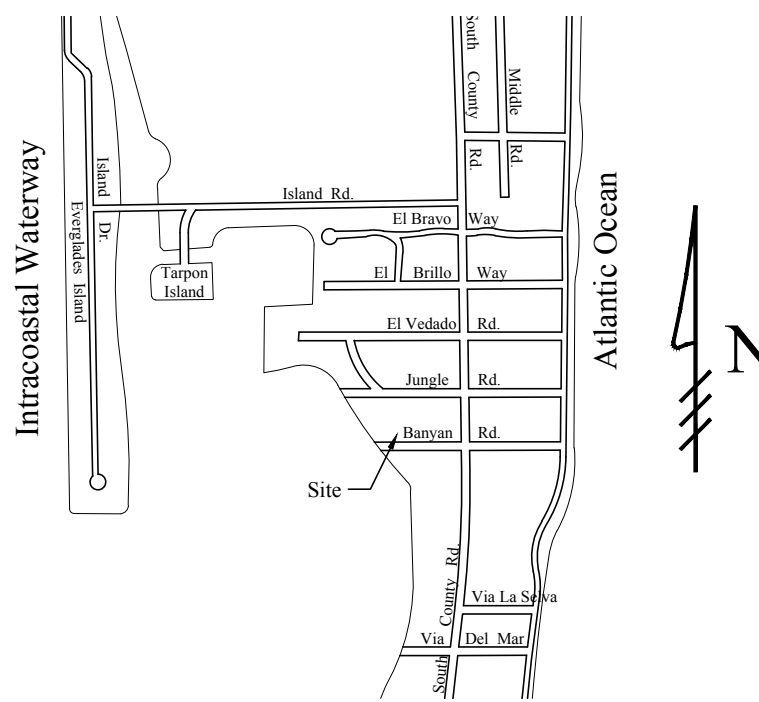
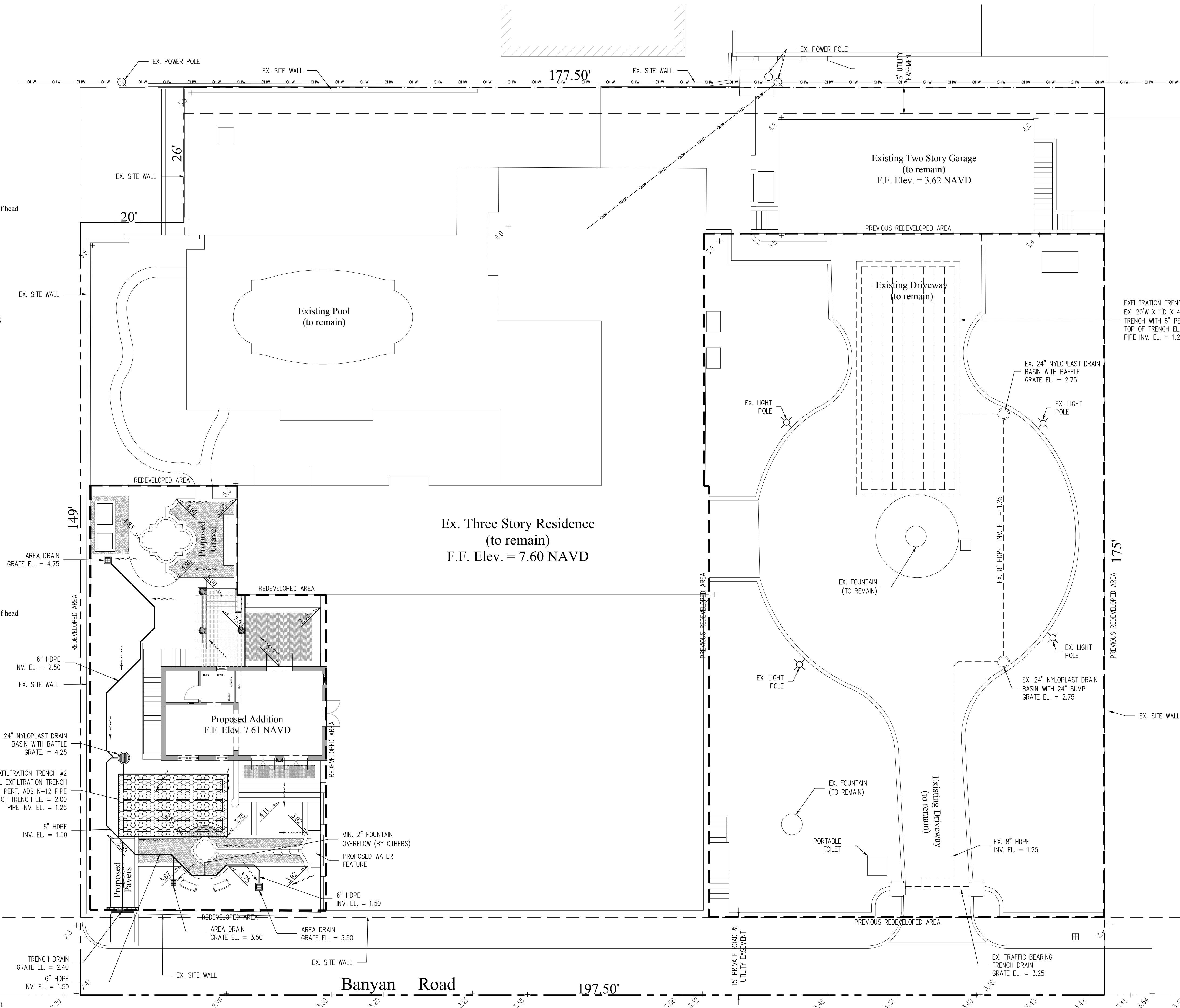
$DU =$  Un-Saturated Trench Depth = 0.50 ft

$DS =$  Saturated Trench Depth = 0.50 ft

$V =$  Volume Treated = 282 cu.ft.

Notes:

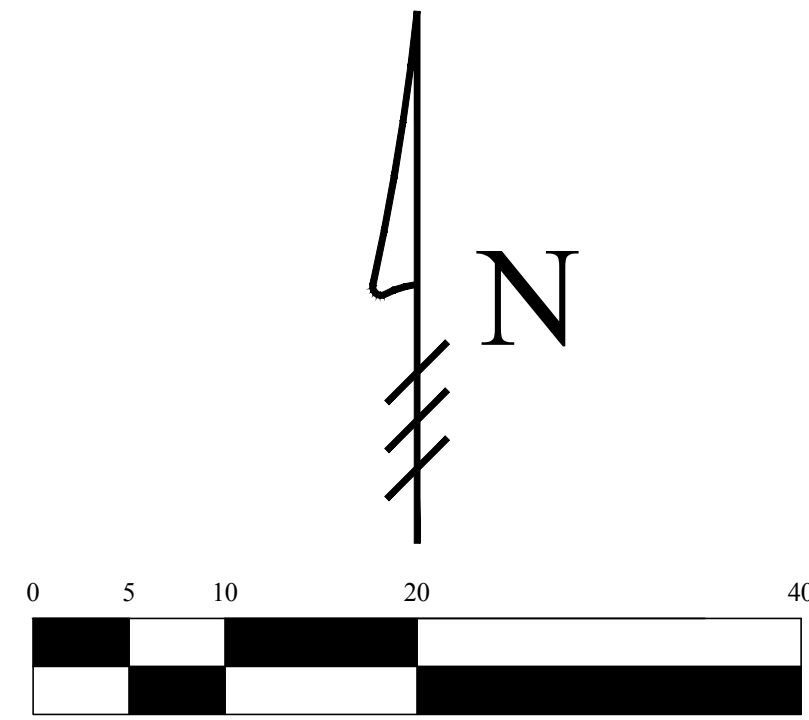
- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Contractor shall mill and overlay all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



Location Map  
N.T.S.

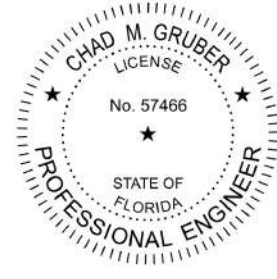
Legend

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



Scale: 1" = 10'

- 12/05/23 ADD GRADING & DRAINAGE FOR PROPOSED ADDITION
- 03/11/24 UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING & DRAINAGE



Digitally signed  
by Chad M Gruber  
Date: 2024.03.11  
09:51:44 -04'00'

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 Hardscape Plan by  
Environment Design Group Received 3/4/24

COA-23-043  
ZON-23-117

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Gruber Consulting  
Engineers, Inc.  
5754 MERCER AVE., SUITE 305  
WEST PALM BEACH, FL 33401  
PHONE: 863.312.2841  
office@gruberengineers.com

Project Information				
Project No.	2021-0151	Issue Date	11/12/2021	Scale
Scale	1" = 10'	Drawn By	KM	Checked By
			CG	

Site Grading & Drainage Plan For:  
**Proposed Renovation**  
Palm Beach, Florida  
235 Banyan Road

Revisions	
1	12/05/2023
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber  
FL P.E. No. 57466

Sheet No.  
**C-1**



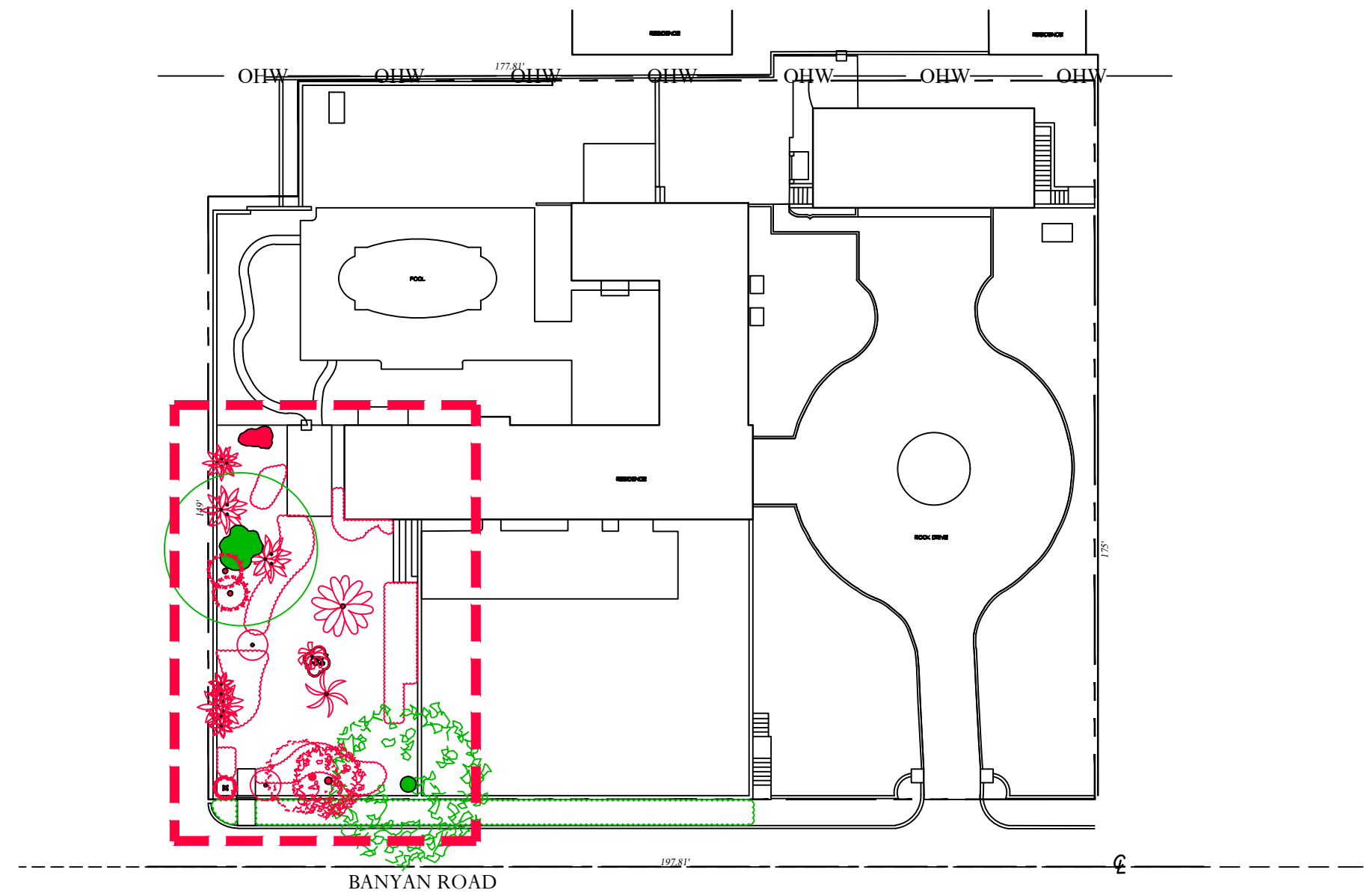
RECEIVED  
By yfigueroa at 2:27 pm, Mar 11, 2024

ENVIRONMENT  
DESIGN  
GROUP

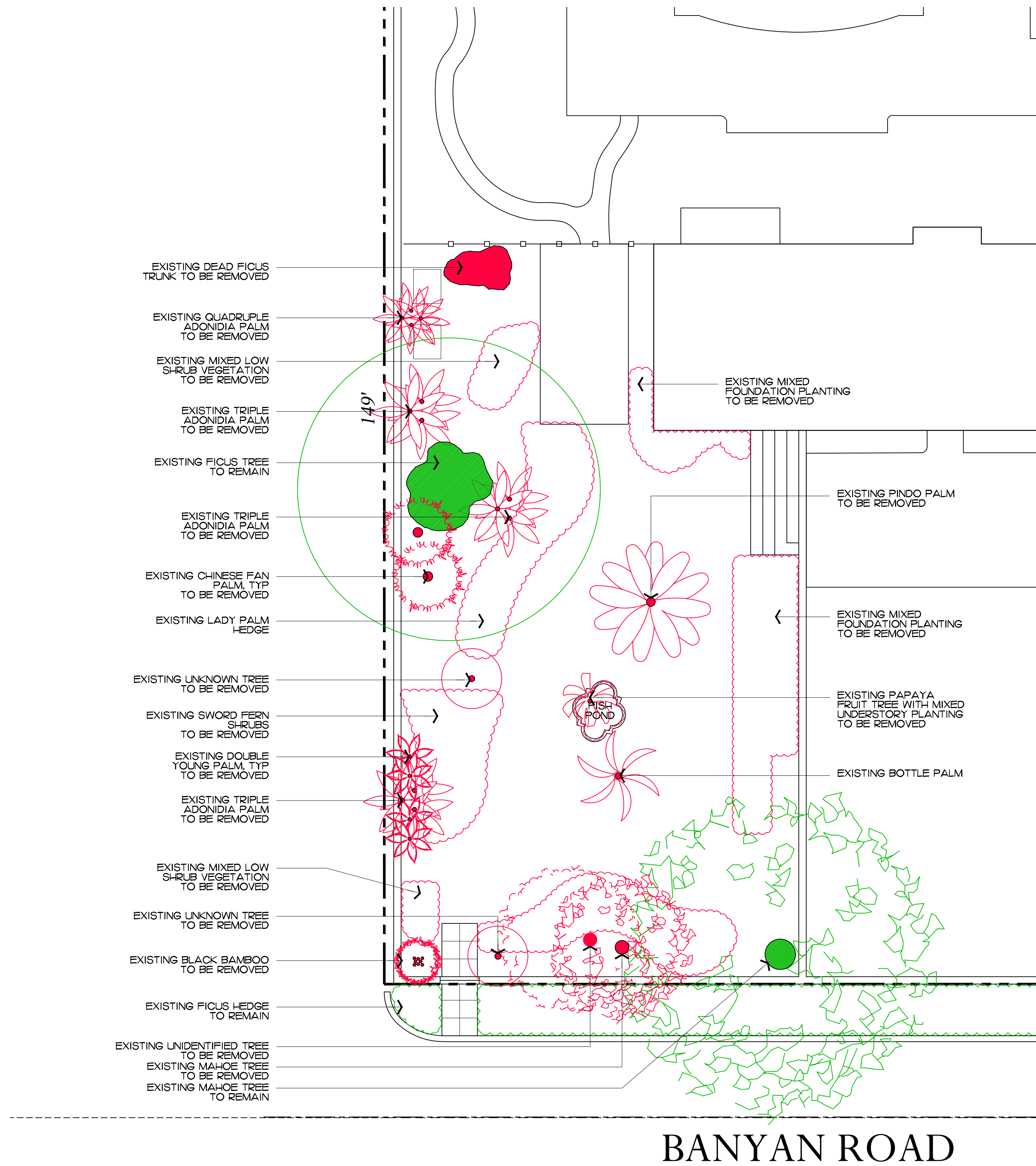
139 North County Road 5020-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

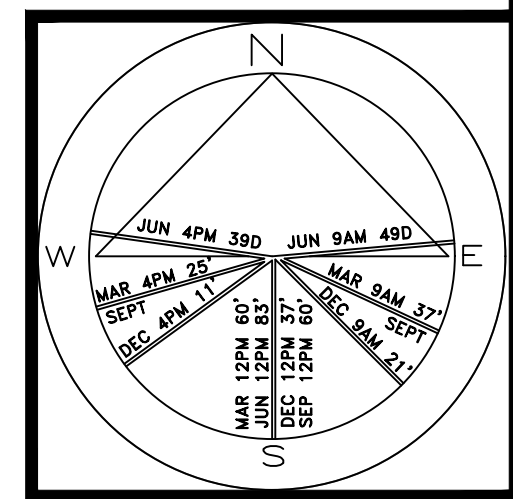
Dustin M. Mizell, M.L.A. R.L.A. #6666784  
Dustin@environmentdesigngroup.com



Site Plan-Limits of Work  
SCALE: 1/32" = 1'



Private Residence  
235 Banyan Road  
Town of Palm Beach



JOB NUMBER: # 23107.00 LA  
DRAWN BY: Nick Pastor  
DATE: 10.05.2023  
11.20.2023  
01.12.2024  
02.26.2024  
03.11.2024

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1-800-432-4770  
SUNSHINE STATE ONE CALL  
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COA 23-43  
ZON-23-117

Existing Vegetation Inventory & Action Plan

SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.  
AREA IN SQ.FT.





Existing Pedestrian Entry



Existing West Buffer



Existing West Buffer



Existing West Buffer



Existing South Buffer



Existing Garden Buffer

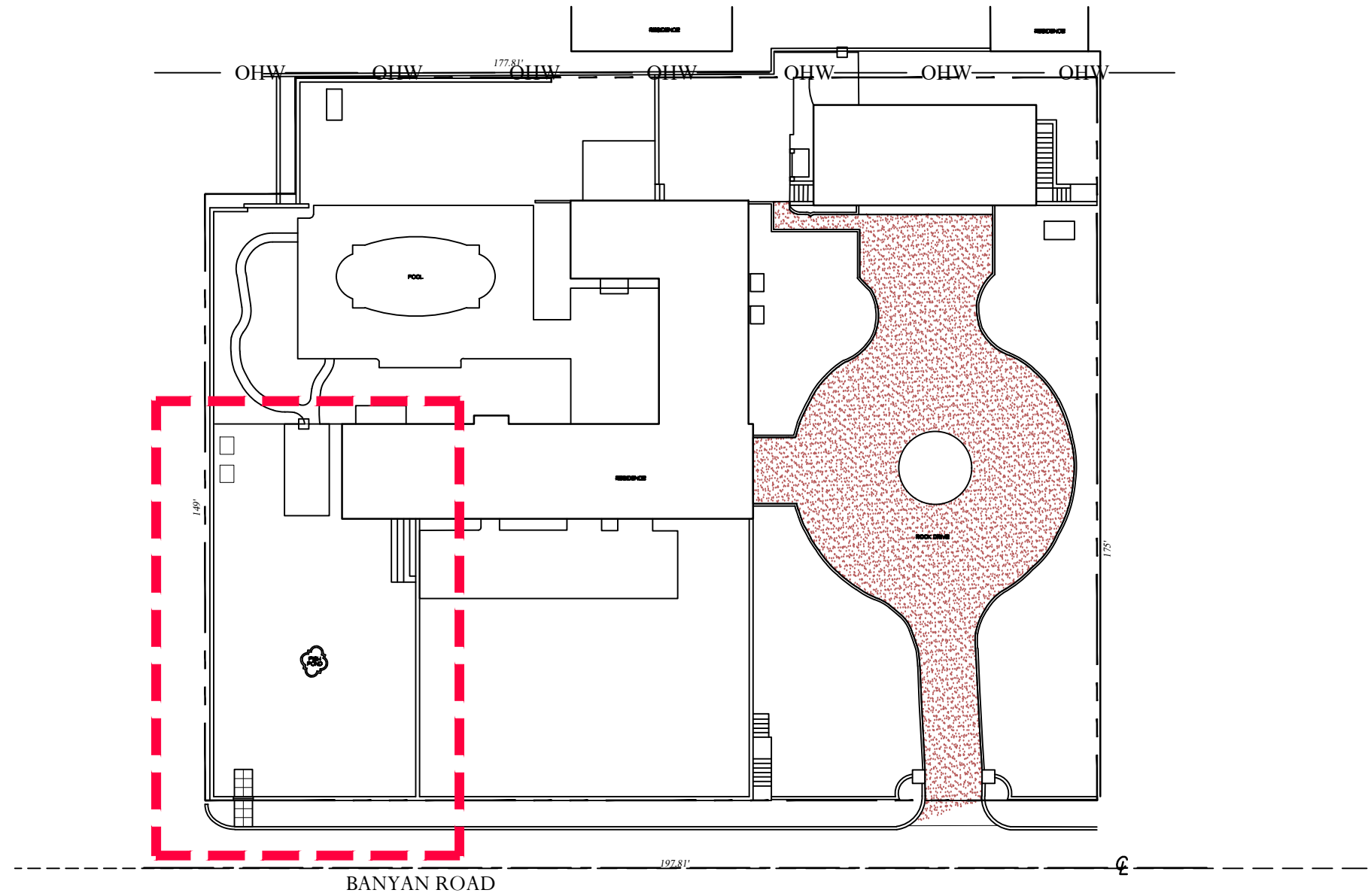


Existing Garden Buffer



Existing Garden Entry





## Site Plan-Limits of Work

SCALE: 1/32" = 1'

NOTE:  
IF ANY INTERIOR SHRUBS, TREES AND PALMS ARE REMOVED FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT, A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.



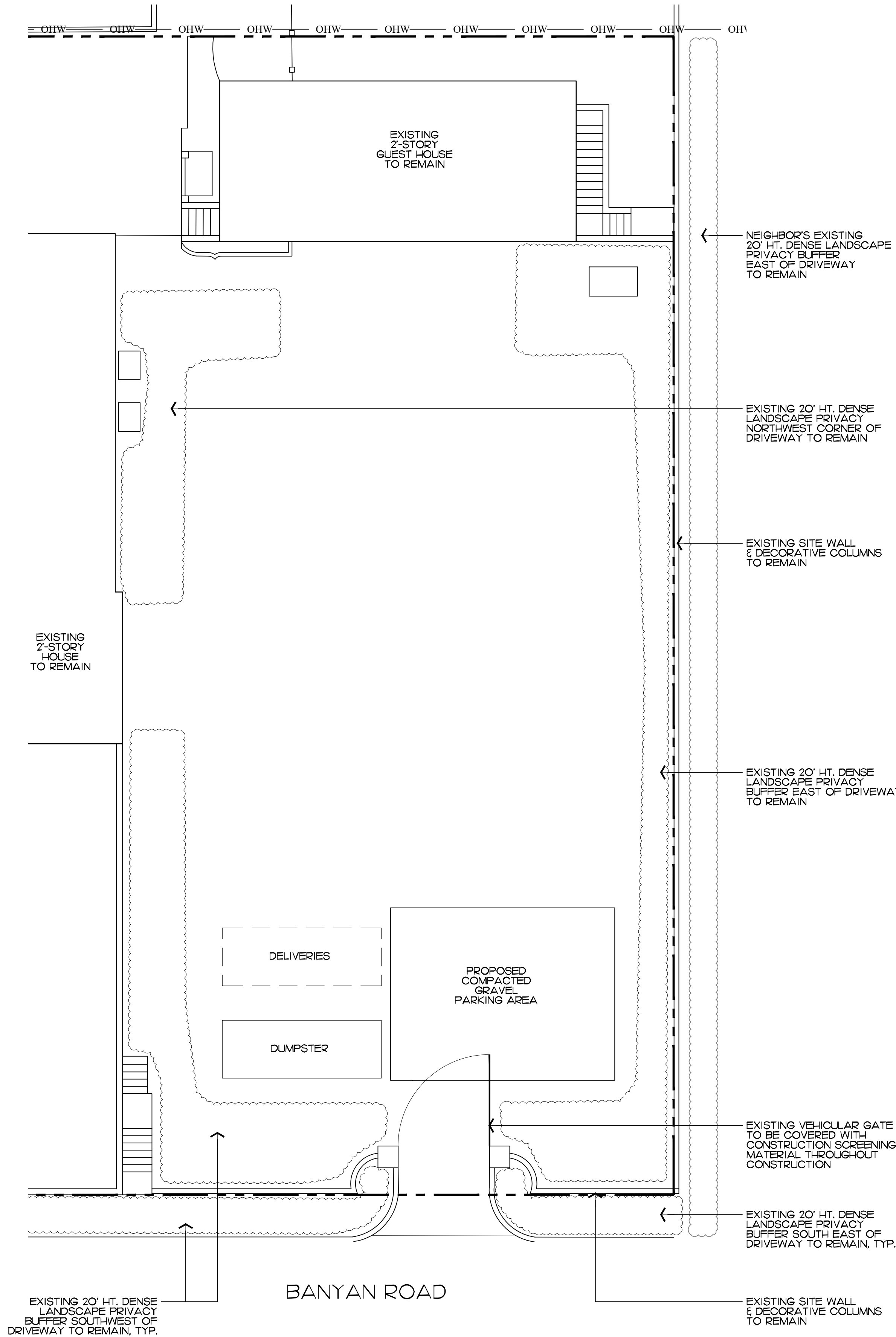
EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER NORTH-WEST OF DRIVEWAY TO REMAIN



EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER NORTHWEST OF DRIVEWAY TO REMAIN



EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER SOUTH-WEST OF DRIVEWAY TO REMAIN



EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER EAST OF DRIVEWAY TO REMAIN



EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER NORTH-WEST CORNER OF DRIVEWAY TO REMAIN



EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER EAST OF DRIVEWAY TO REMAIN

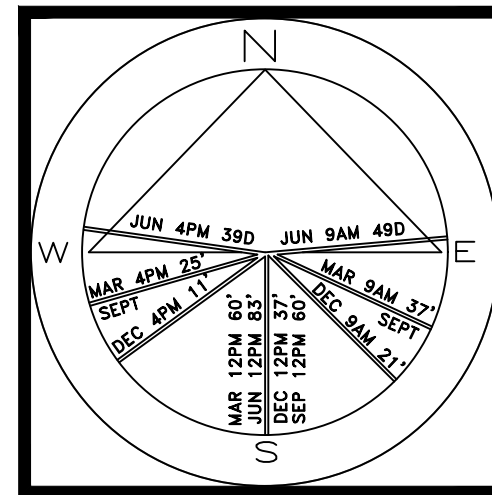


EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER SOUTH-EAST OF DRIVEWAY TO REMAIN



EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER SOUTH-EAST OF DRIVEWAY TO REMAIN

## Private Residence 2355 Banyan Road Palm Beach



JOB NUMBER: # 23107.00 LA  
DRAWN BY: Sean Twomey  
DATE: 11.20.2023  
12.07.2023  
01.12.2024  
02.26.2024  
03.11.2024

SHEET L3.0

**2024**  
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**2024**  
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**1-800-432-4770**  
SUNSHINE STATE ONE CALL  
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## Construction Screening & Staging Plan

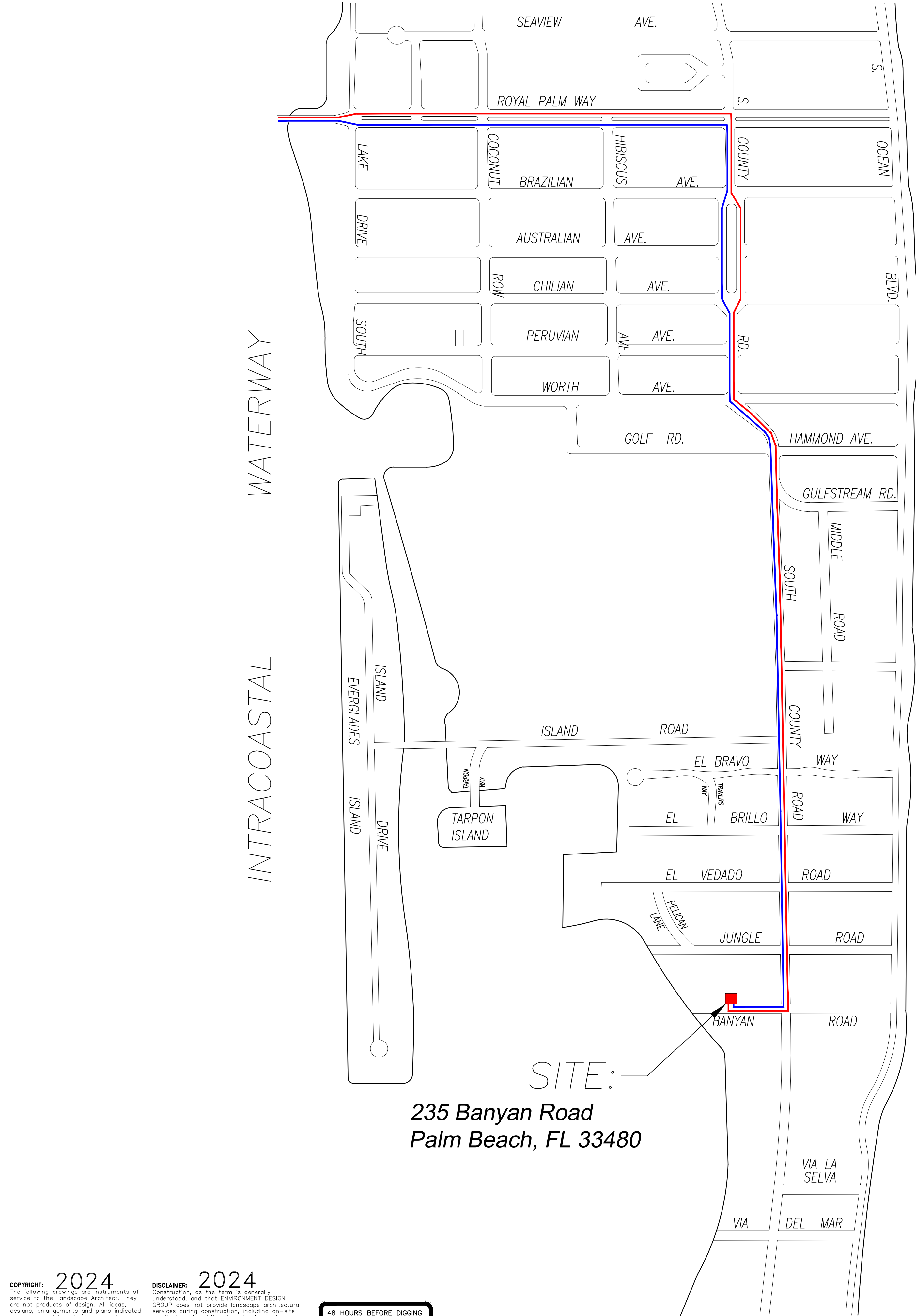
**COA 23-43  
ZON-23-117**

SCALE IN FEET 0' 10' 20' 30'

256 sf.

AREA IN SQ.FT.





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SUNSHINE STATE ONE CALL  
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CONCEPTUAL CONSTRUCTION SCHEDULE	
• APRIL 17, 2024 – LANDMARKS MEETING	
• APRIL–MAY 2024 – SUBMIT FOR PERMIT	
• 1 MONTH –MAY 2024	– MOBILIZATION & DEMOLITION
• 1–2 MONTHS	– SITE/BUILDING PREPARATION
• 4 MONTHS	– FRONT FACADE IMPROVEMENTS
• 1–2 MONTHS	– FINISHES
• 2 MONTHS	– LANDSCAPE & HARDSCAPE INSTALLATION
• 1–2 MONTHS	– FINAL INSPECTIONS
• +/-10 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP  
(3 - 5 DAYS)

LARGEST TRUCK ->  
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL  
TRAILER FOR EXCAVATOR / DEMOLITION  
LANDSCAPE TRUCKS ->  
SOD  
IRRIGATION

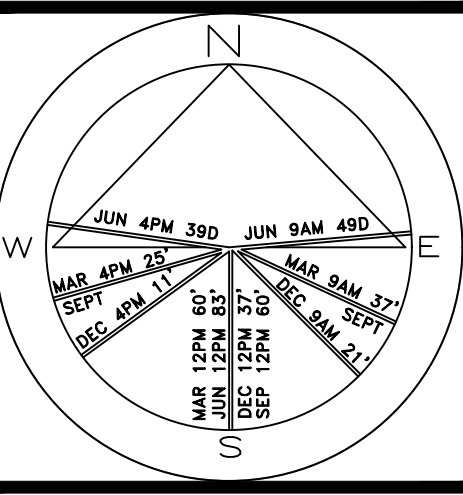
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

COA 23-43  
ZON-23-117  
Truck Logistics Plan

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

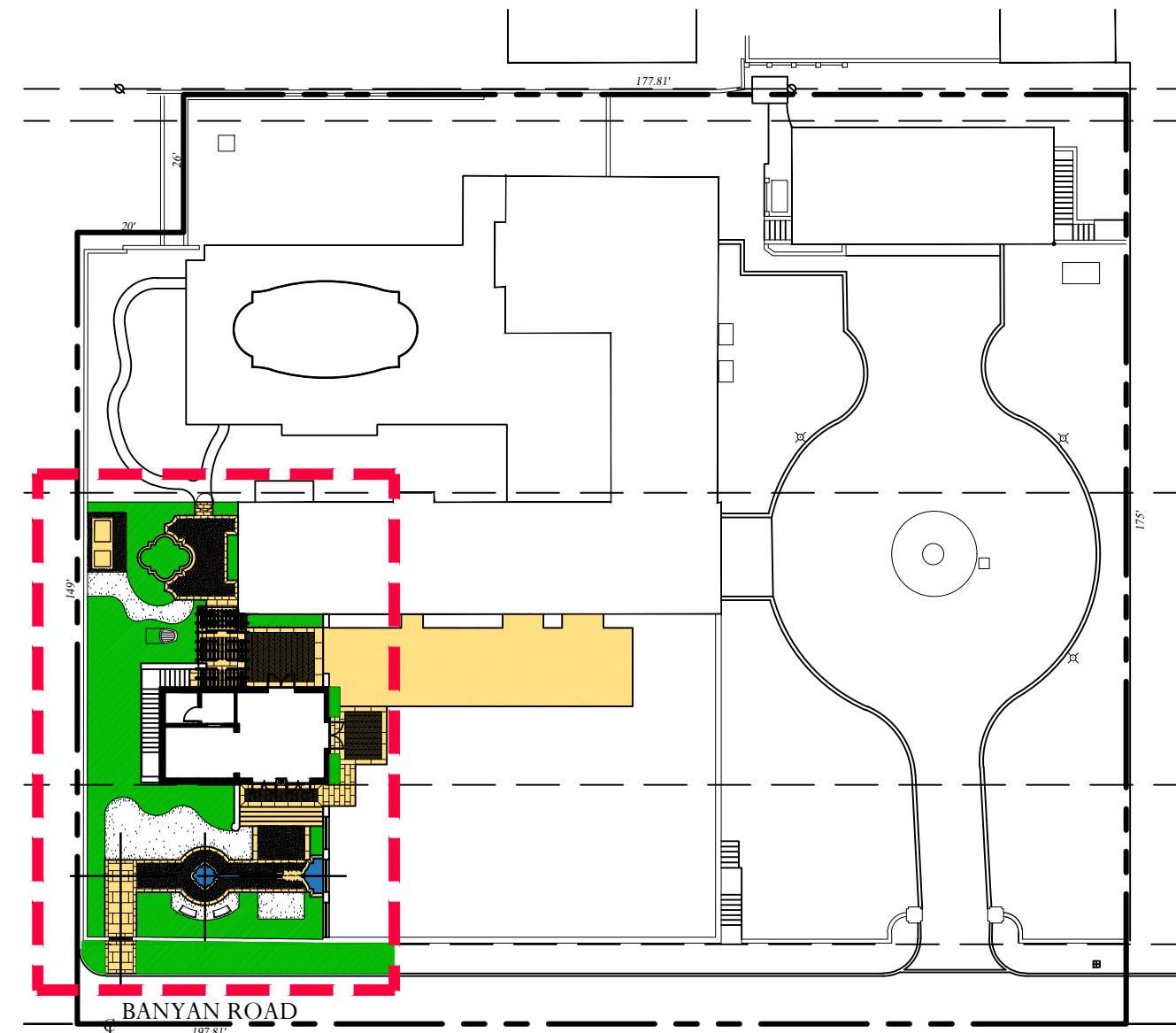
Private Residence  
235 Banyan Road  
Palm Beach



JOB NUMBER: # 23107.00 LA  
DRAWN BY: Nick Pastor  
DATE: 11.20.2023  
12.07.2023  
01.12.2024  
02.26.2024  
03.11.2024

SHEET L4.0





Site Plan-Limits of Work

SCALE: 1/32" = 1'



HAND PAINTED TILE TROUGH BORDER



FOUNTAIN BUBBLER



EXISTING PLANTER - TO BE RELOCATED



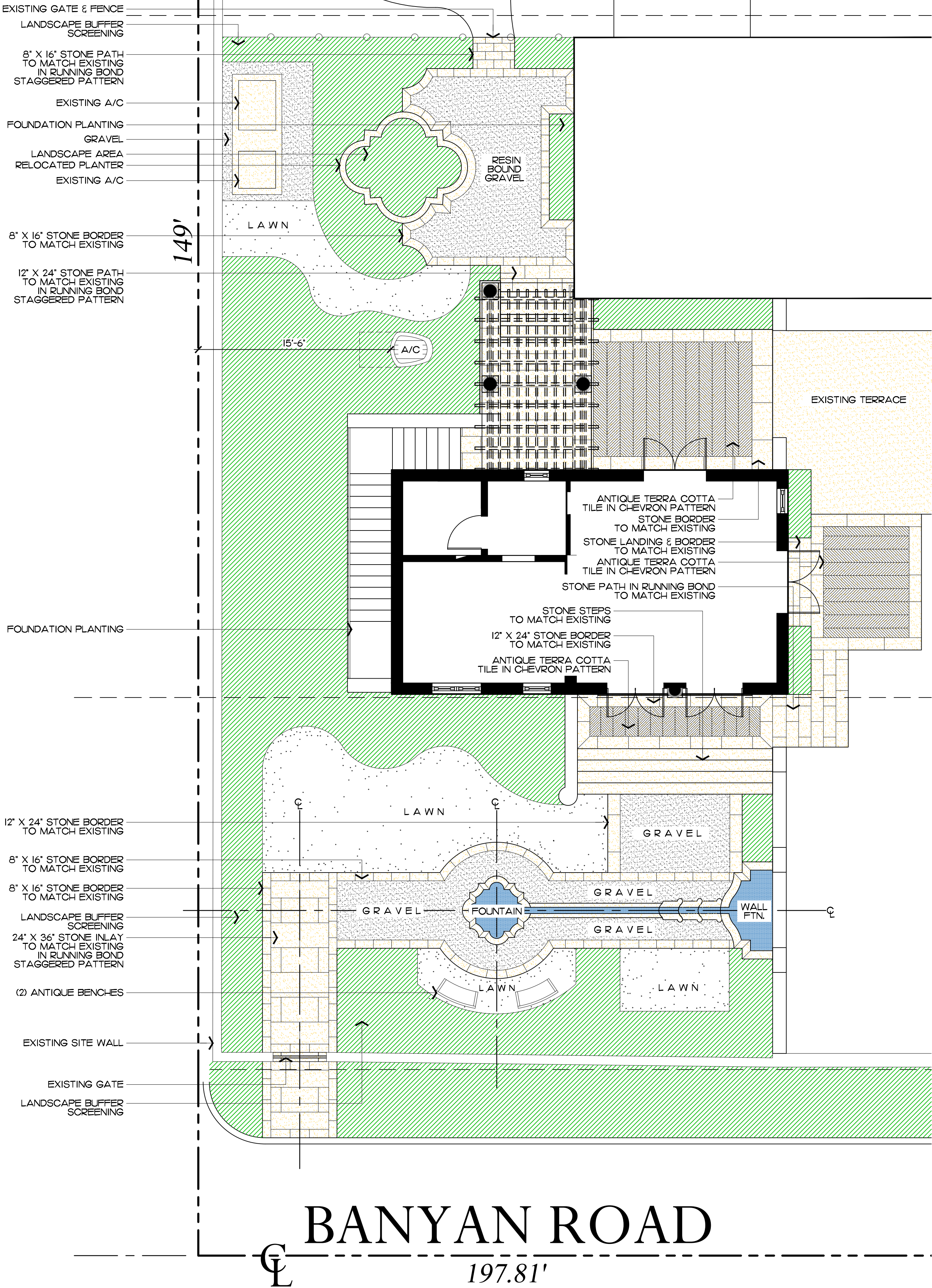
CENTRAL FOUNTAIN INSPIRATION



WALL FOUNTAIN INSPIRATION



ANTIQUE TERRA COTTA TILE



BANYAN ROAD

197.81'

Proposed Site Data

DESCRIPTION	REQUIRED	PROPOSED
LOT ZONE		R-A - ESTATE RESIDENTIAL
LOT AREA	20,000 S.F. MINIMUM	31,119.66 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 15,559.83 S.F.	50.3% 15,655 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 3,802.45 S.F.	76% 5,471 S.F.

COA 23-43  
ZON-23-117

Site Plan

SCALE IN FEET: 3/16"=1'-0"

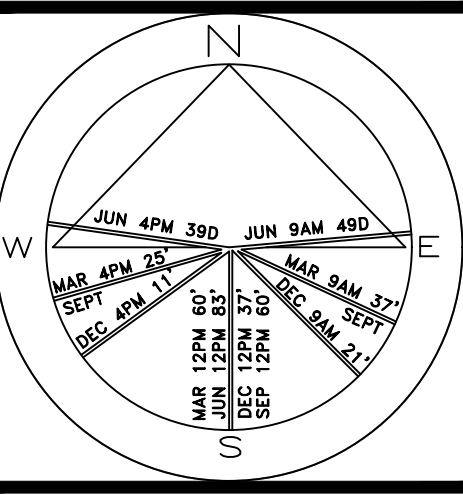
ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5020-8 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  
235 Banyan Road  
Palm Beach



JOB NUMBER: # 23107.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 10.05.2023  
11.20.2023  
12.07.2023  
01.17.2024  
02.26.2024  
03.11.2024

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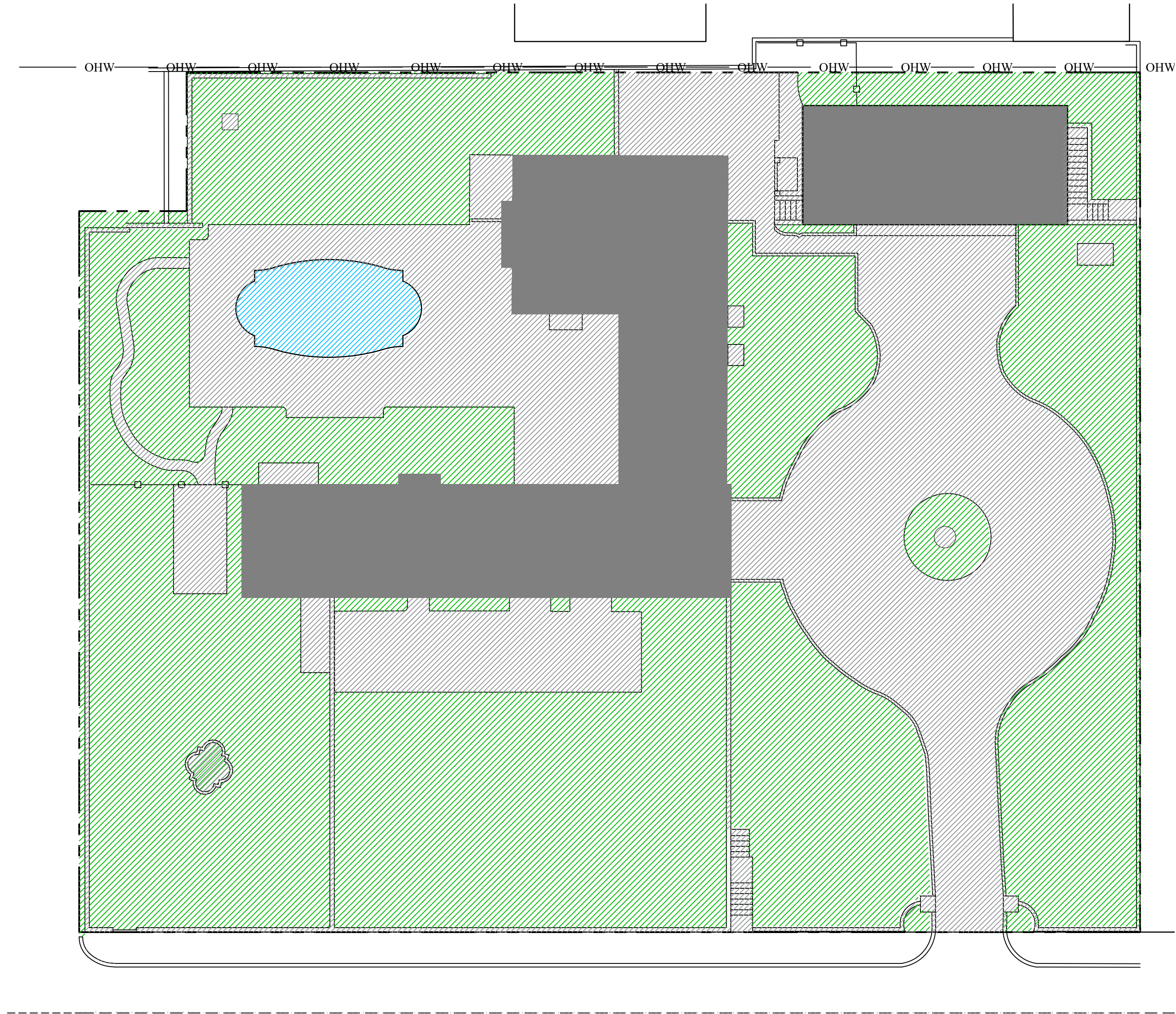
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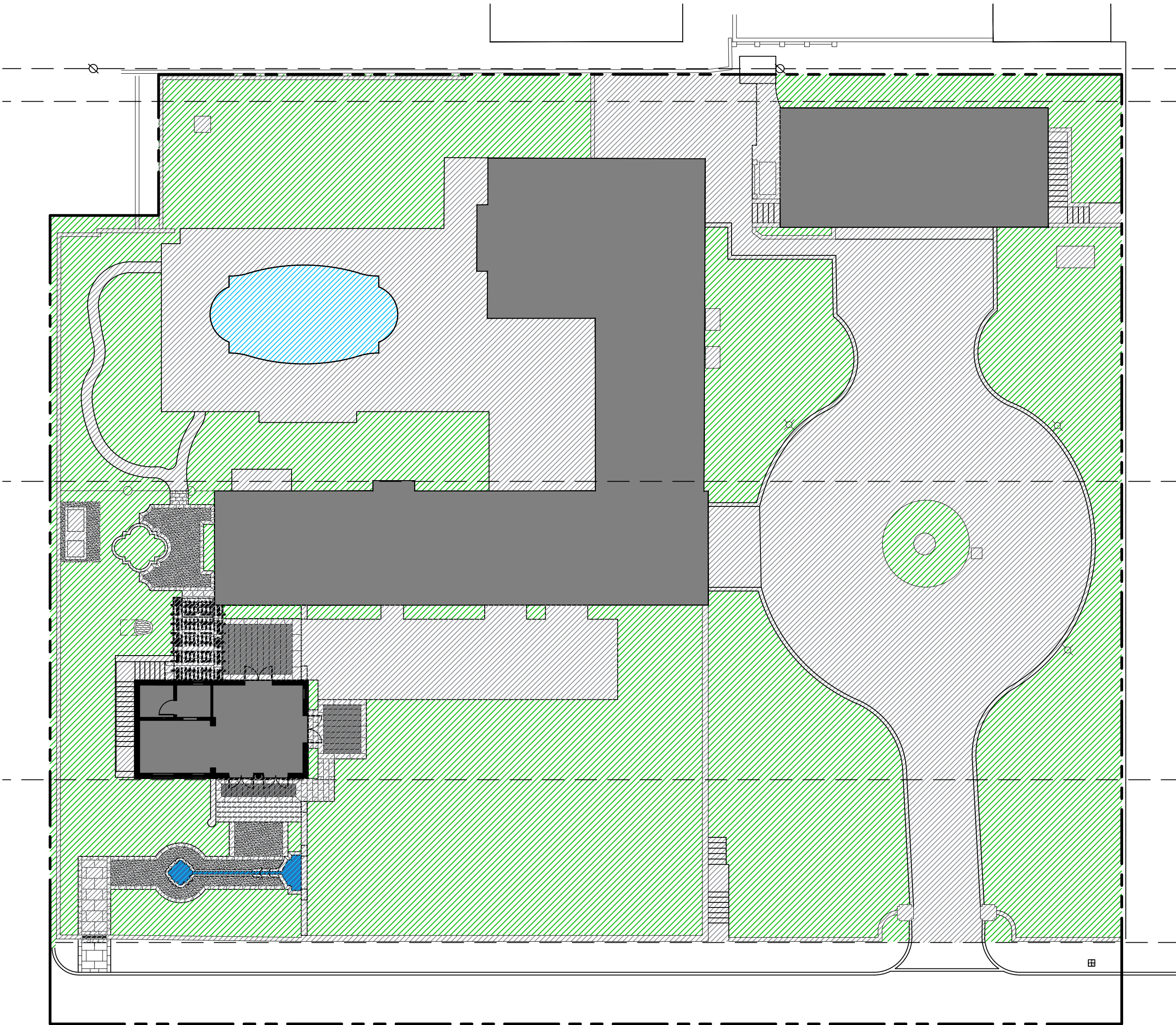
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Existing Open Space Graphic



Proposed Open Space Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-A - ESTATE RESIDENTIAL	
LOT AREA	20,000 S.F. MINIMUM		31,119.66 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	15,559.83 S.F.	52.93%	16,471.87 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	3,802.45 S.F.	87.81%	6,071.15 S.F.

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-A - ESTATE RESIDENTIAL	
LOT AREA	20,000 S.F. MINIMUM		31,119.66 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	15,559.83 S.F.	50.3%	15,655 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	3,802.45 S.F.	76%	5,471 S.F.

Legend

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

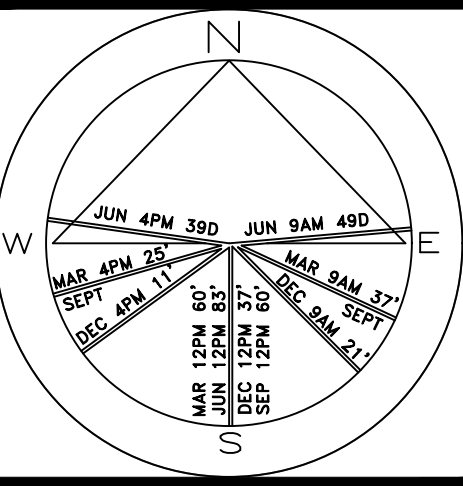
ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5920-8 Palm Beach, FL 33480  
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Landscape Architecture  
Land Planning  
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784  
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Private Residence  
235 Banyan Road  
Palm Beach



JOB NUMBER: # 23107.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 03.11.2024

SHEET L5.1

COA 23-43  
ZON-23-117

Site Calculation / Open Space Graphics

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

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(11) MYRICA CERIFERA  
WAX MYRTLE HEDGE - 5' HT., 36" O.C.  
(3) ZAMIA INTEGRIFOLIA  
COONTIE - 7 GAL., UNDERPLANT WITH  
(25) MICROSORUM SCOLOPENDRIUM  
WART FERN - 1 GAL., 8" O.C.

(6) PSYCHOTRIA NERVOSA  
WILD COFFEE - 7 GAL.

(4) ANTHURIUM HOOKERI 'RUFFLES'  
BIRDS NEST FERN - 7 GAL.

(10) MYRICA CERIFERA  
WAX MYRTLE HEDGE - 4' HT., 24" O.C.

(3) PTYCHOSPERMA ELEGANS  
ALEXANDER PALMS - 8' C.T., MATCHING

(50) MICROSORUM SCOLOPENDRIUM  
WART FERN - 1 GAL., 8" O.C.  
(1) DIOON SPINULOSUM  
GIANT DIOON - 15 GAL.

(2) MYRICA CERIFERA  
WAX MYRTLE HEDGE - 6' HT., 36" O.C.

EXISTING FICUS TREE

(8) RHAPIS EXCELSA  
LADY PALMS - 6' HT.

(19) ZAMIA INTEGRIFOLIA  
COONTIE - 7 GAL.

(8) PTYCHOSPERMA ELEGANS  
ALEXANDER PALMS - 8'-16' C.T.

(18) PSYCHOTRIA NERVOSA  
WILD COFFEE - 7 GAL.

(II) MYRICA CERIFERA  
WAX MYRTLE HEDGE - 6' HT., 36" O.C.

(5) *HAMELIA PATENS*  
FIREBUSH - 15 GAL.

(1) LIGUSTRUM JAPONICUM  
LIGUSTRUM TREE - 6' HT.

(9) THYALLIS GRACILLIS  
YELLOW THYRALLIS - 7 GAL.

(300) HELIANTHUS DEBILIS  
BEACH SUNFLOWER - 1 GAL., 8 O.C.

(35) EICLIS MICROCARPA

(20) CHRYSOBALANUS ICACO

(2) *PTYCHOSPERMA ELEGANS*  
ALEXANDER PALMS - 8' G.T. MATCHING

(1) BURSERA SIMARUBA  
GUMBO LIMBO TREE - 15' X 15', SPECIMEN

(6) ZAMIA INTEGRIFOLIA  
COONTIE - 7 GAL.

(3) COCCOLOBA DIVERSIFOLIA  
PIGEON PLUM TREES - 16' HT.  
(6) ZAMIA INTEGRIFOLIA

COONTIE - 7 GAL.

(14) MYRICA CERIFERA  
WAX MYRTLE HEDGE - 6' HT., 36" O.C.

EXISTING FICUS HEDGE

(2) CORDIA SEBESTENA  
ORANGE GEIGER TREE - 8' HT.

(35) ALOCASIA 'CALIFORNIA'  
DWARF ALOCASIA - 3 GAL.

(20) ASCLEPIAS TUBEROSA  
BUTTERFLY MILKWEED - 3 GAL., 12" O.C.

EXISTING MAHOE TREE

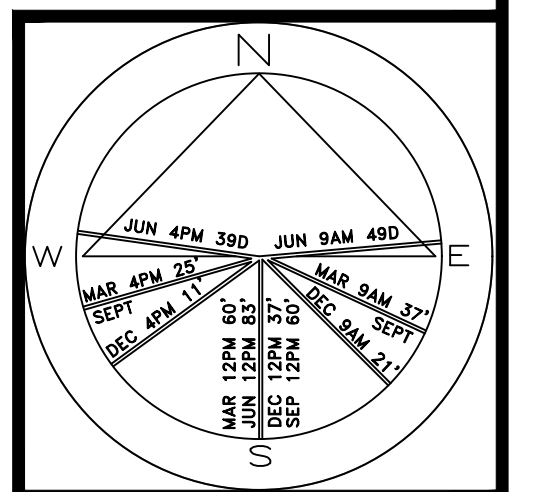
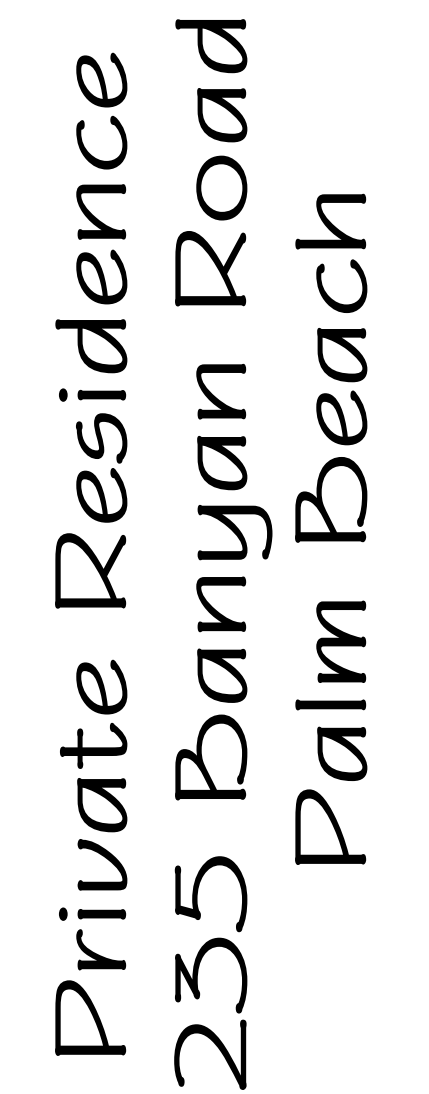
# BANYAN ROAD

197.81'

COA 23-43  
ZON-23-117

# Landscape Plan

SCALE IN FEET:  $3/16" = 1'-0"$



JOB NUMBER: # 23107.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 11.20.2023  
12.07.2023  
01.12.2024  
02.26.2024  
03.11.2024

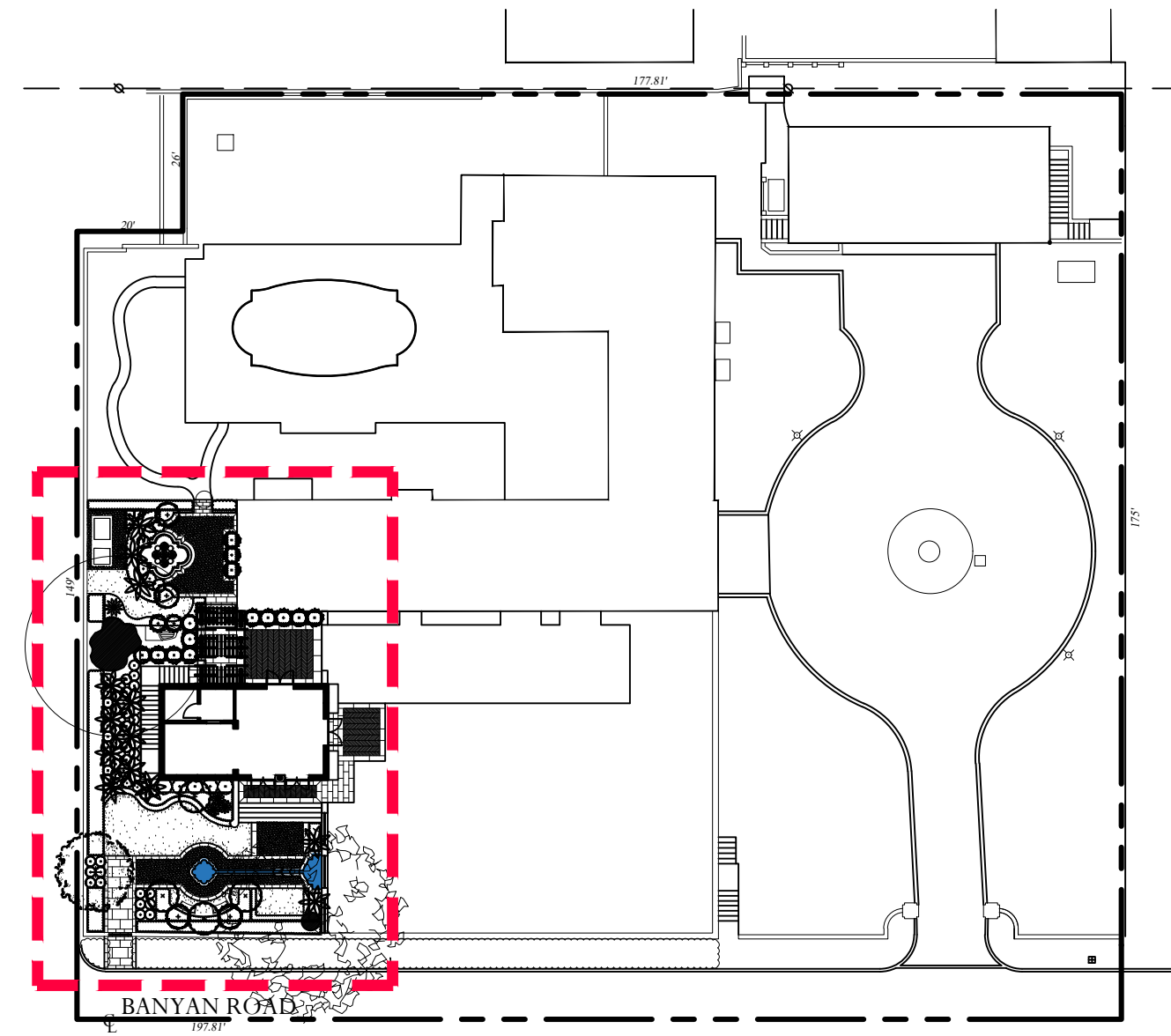
SHEET L6.0

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Site Plan-Limits of Work

SCALE: 1/32" = 1'



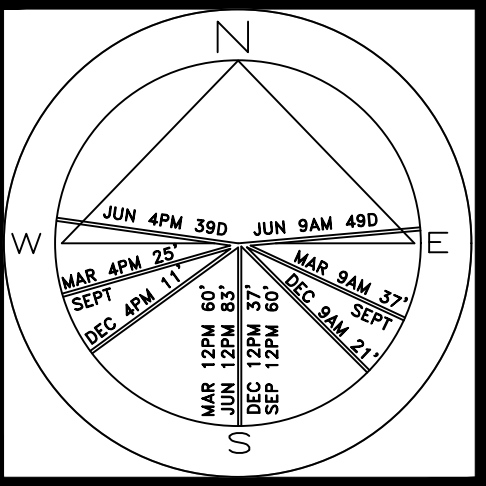
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Palm Beach



JOB NUMBER: # 23107.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 12.07.2023  
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03.11.2024

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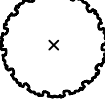

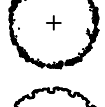
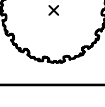
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COA 23-43  
ZON-23-117  
Rendered Site Plan  
SCALE IN FEET: 3/16"=1'-0"

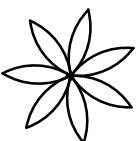

SHEET L6.1



Trees


SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA GUMBO LIMBO TREE	1	15' X 15' - SPECIMEN	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREES	3	16' HT.	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREES	2	12' HT., MATCHING	YES
	CORDIA SEBESTENA ORANGE GEIGER TREE	2	8' HT.	NO
	LIGUSTRUM JAPONICUM LIGUSTRUM TREES	1	6'- HT.	NO
TOTAL NATIVE SPECIES		9 6 (66.7%)		

Palms




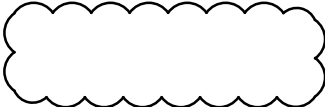





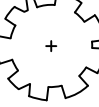
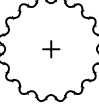

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PTYCHOSPERMA ELEGANS ALEXANDER PALMS	8 5	8'-16' C.T. 8' C.T. MATCHING	NO
	RHAPIS EXCELSA LADY PALM	8 8	25 GAL. 6' HT.	NO

Lawn & Mulch

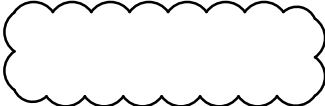


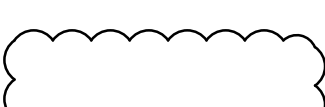
AREA	PLANT NAME	QTY.	DESCRIPTION
LAWN	EMPIRE ZOYSIA LAWN	AS NEEDED	SOD PALLETS
MULCH	EUCALYPTUS MULCH	AS NEEDED	3" MIN. DEPTH

 <b>Town of Palm Beach</b> Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com		
Landscape Legend		
Property Address:	235 Banyan Road	
Lot Area (sq. ft.):	31,119.66 S.F.	
	REQUIRED	PROPOSED
Landscape Open Space (LOS) (Sq Ft and %)	15,559.83 S.F. (50%)	15,655 S.F. (50.3%)
LOS to be altered (Sq FT and %)	N/A	2,020 S.F. (6.5%)
Perimeter LOS (Sq Ft and %)	N/A	N/A
Front Yard LOS (Sq Ft and %)	3,802.45 S.F. (45%)	5,471 S.F. (76%)
Native Trees %	30%	67%
Native Shrubs & Vines %	30%	72.60%
Native Groundcover %	30%	42.70%

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ANTHURIUM HOOKERI 'RUFFLES' BIRDS NEST FERN	4	7 GAL.	NO
	ASCLEPIAS TUBEROSA BUFFERFLY MILKWEED	20	3 GAL., 12" O.C.	YES
	ALOCASIA 'CALIFORNIA' DWARF ELEPHANT EAR	35	3 GAL.	NO
	CHRYSOBALANUS ICACO GREEN COCOPLUM	20	3 GAL., 12" O.C.	YES
	DIOON SPINULOSUM GIANT DIOON	1	15 GAL.	NO
	FARFUGIUM JAPONICUM 'GIGANTEA' GIANT LEOPARD PLANT	5	7 GAL.	NO
	HAMELIA PATENS FIREBUSH	5	15 GAL.	YES
	MYRICA CERIFERA WAX MYRTLE HEDGE	48	4'-6' HT., 36" O.C.	YES
	PSYCHOTRIA NERVOSA WILD COFFEE	24	7 GAL.	YES
	STRELITZIA REGINAE ORANGE BIRD OF PARADISE	3	7 GAL.	NO
	THRYALLIS GRACILLIS YELLOW THRYALLIS	9	7 GAL.	NO
	ZAMIA INTEGRIFOLIA COONTIE	34	7 GAL.	YES
TOTAL NATIVE SPECIES		208 151 (72.6%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	35	3 GAL., 12" O.C.	NO
	HELIANTHUS DEBILIS DUNE SUNFLOWER	300	1 GAL., 8" O.C.	YES
	MICROSORUM SCOLOPENDRIUM WART FERN	225	1 GAL., 8" O.C.	NO
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	75	4" LINERS, 8" O.C.	NO
TOTAL NATIVE SPECIES		635 300 (47.2%)		

ENVIRONMENT  
DESIGN  
GROUP

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Land Planning

Landscape Management

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JOB NUMBER: 21089.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 11.20.2023  
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01.12.2024  
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SHEET L6.2

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COA 23-43  
ZON-23-117  
Landscape Schedule





Coccoloba diversifolia  
PIGEON PLUM TREE



Cordia sebestena  
ORANGE GEIGER TREE



Alocasia 'California'  
DWARF ELEPHANT EAR



Asclepias tuberosa  
BUTTERFLY MILKWEED



Hamelia patens  
FIREBUSH



Helianthus debilis  
DUNE SUNFLOWER



Thryallis gracillis  
YELLOW THRYALLIS



Chrysobalanus icaco  
GREEN COCOPLUM

Private Residence  
235 Banyan Road  
Palm Beach





*Bursera simaruba*  
GUMBO LIMBO TREE



*Zamia integrifolia*  
COONTIE



*Ptychosperma elegans*  
ALEXANDER PALMS



*Ficus microcarpa & Jasmine*  
GREEN ISLAND FICUS & JASMINE MINIMA



*Farfugium japonicum 'Giganteum'*  
GIANT LEOPARD PLANT



*Conocarpus erectus*  
GREEN BUTTONWOOD TREES



*Psychotria nervosa*  
WILD COFFEE



*Myrica cerifera*  
WAX MYRTLE HEDGE

ENVIRONMENT  
DESIGN  
GROUP

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Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

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JOB NUMBER: 21089.00 LA  
DRAWN BY: Lauren Freeman  
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COA 23-43  
ZON-23-117  
Proposed Plant Images





Microsorium scolopendrium  
WART FERN



Ligustrum japonicum  
LIGUSTRUM TREE



Anthurium hookeri 'Ruffles'  
BIRDS NEST FERN



Dioon spinulosum  
GIANT DIOON

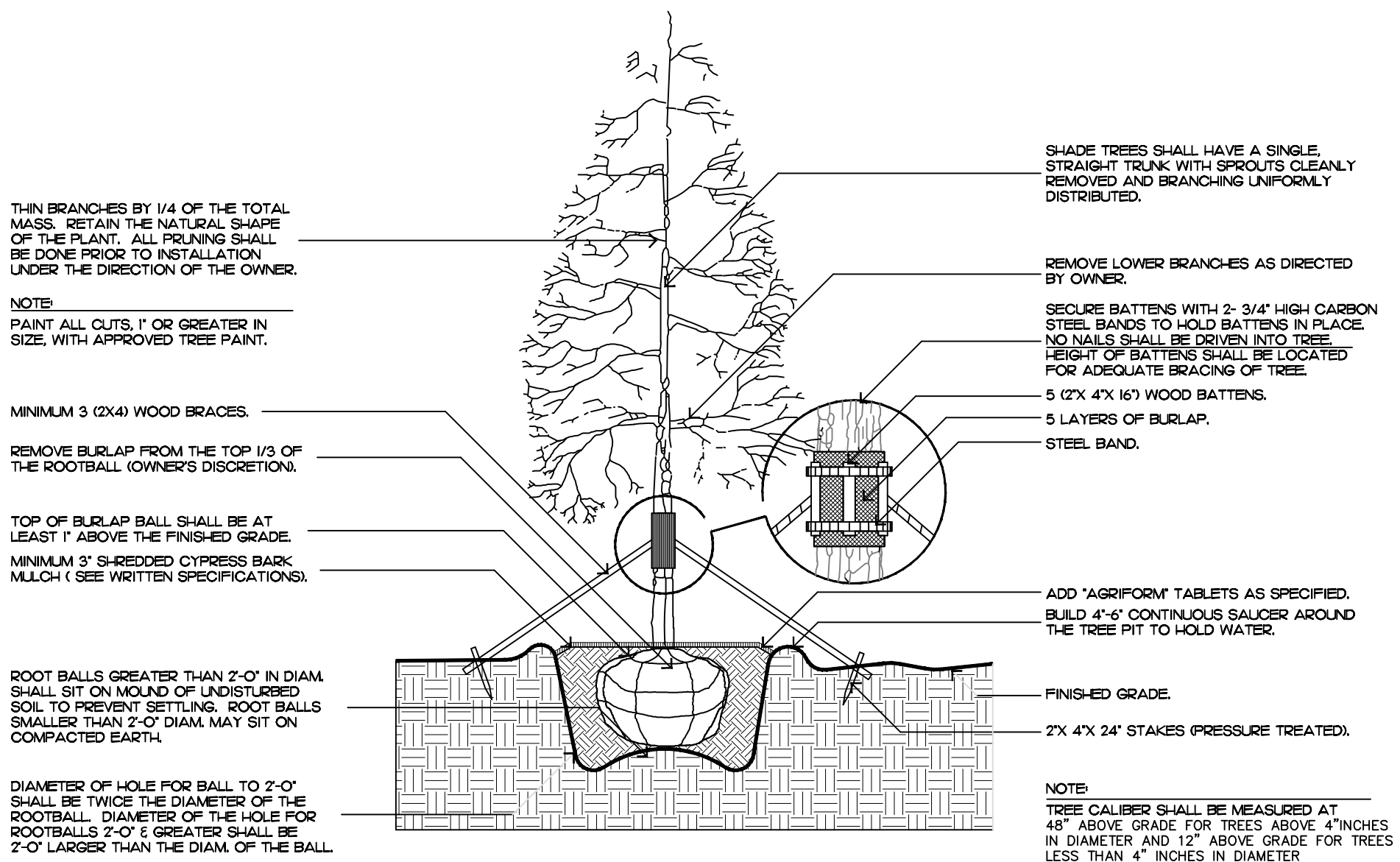


Strelitzia reginae  
ORANGE BIRD OF PARADISE

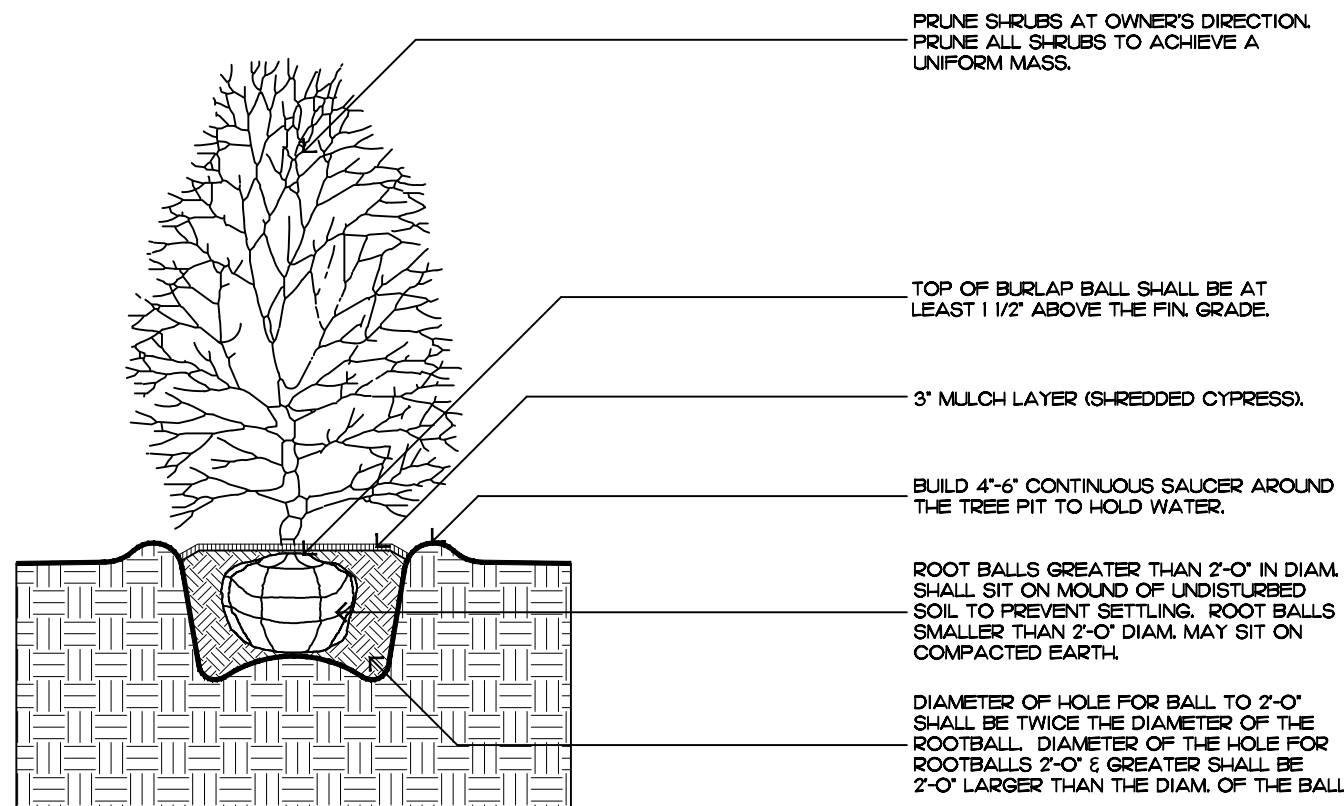


Rhapis excelsa  
LADY PALMS

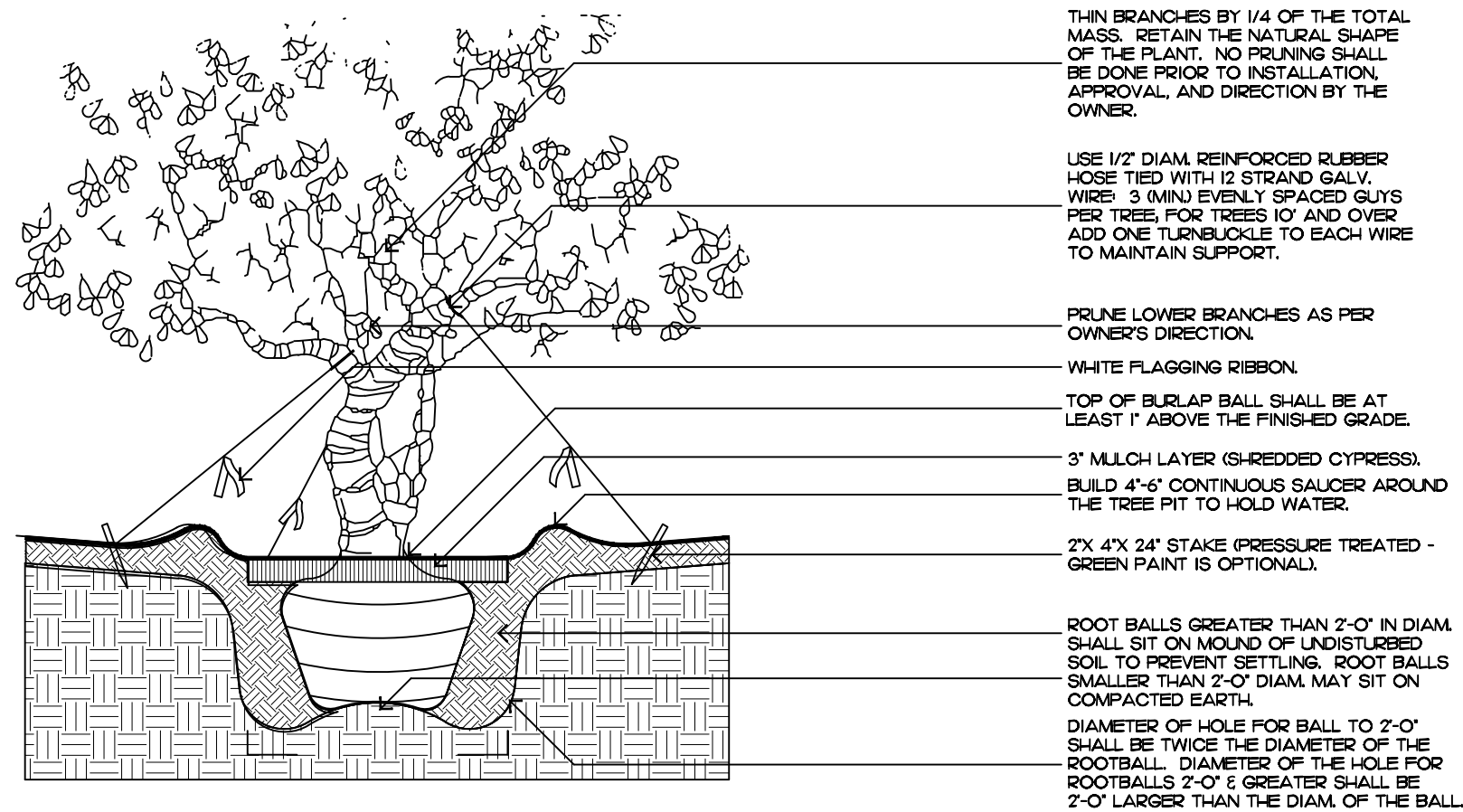




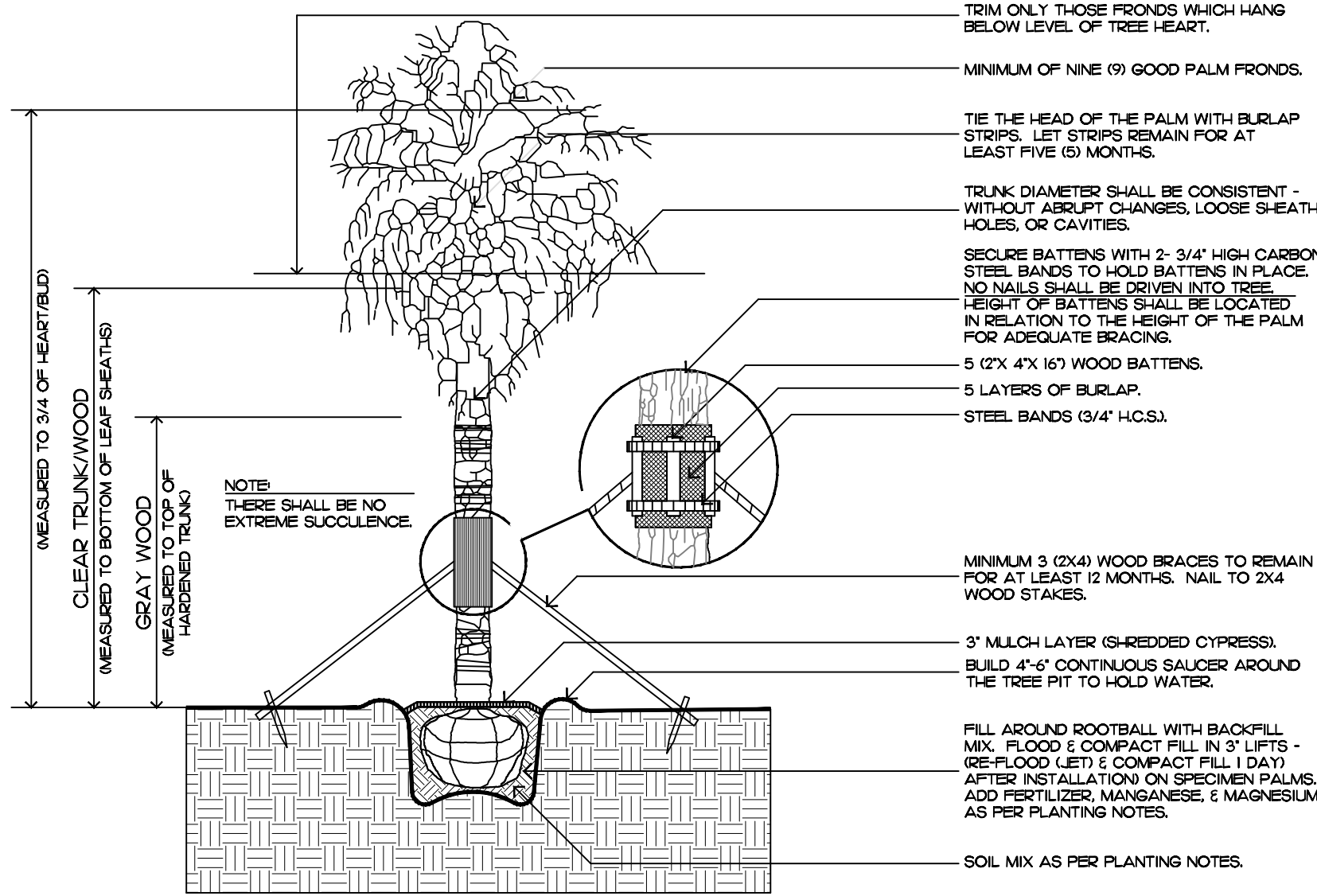
Tree Planting



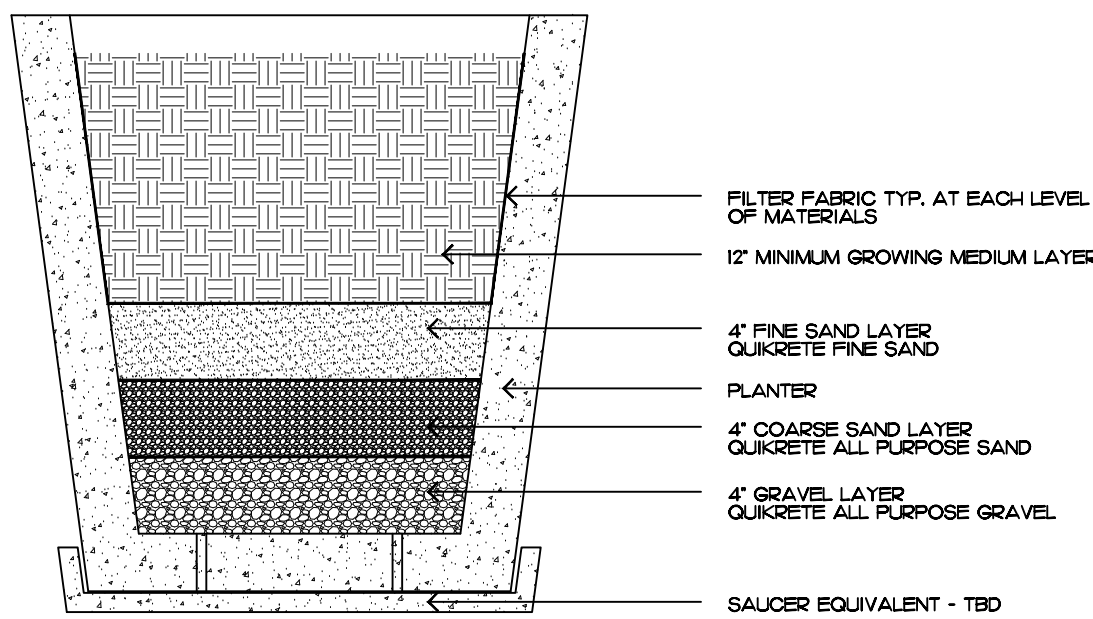
Shrub Planting



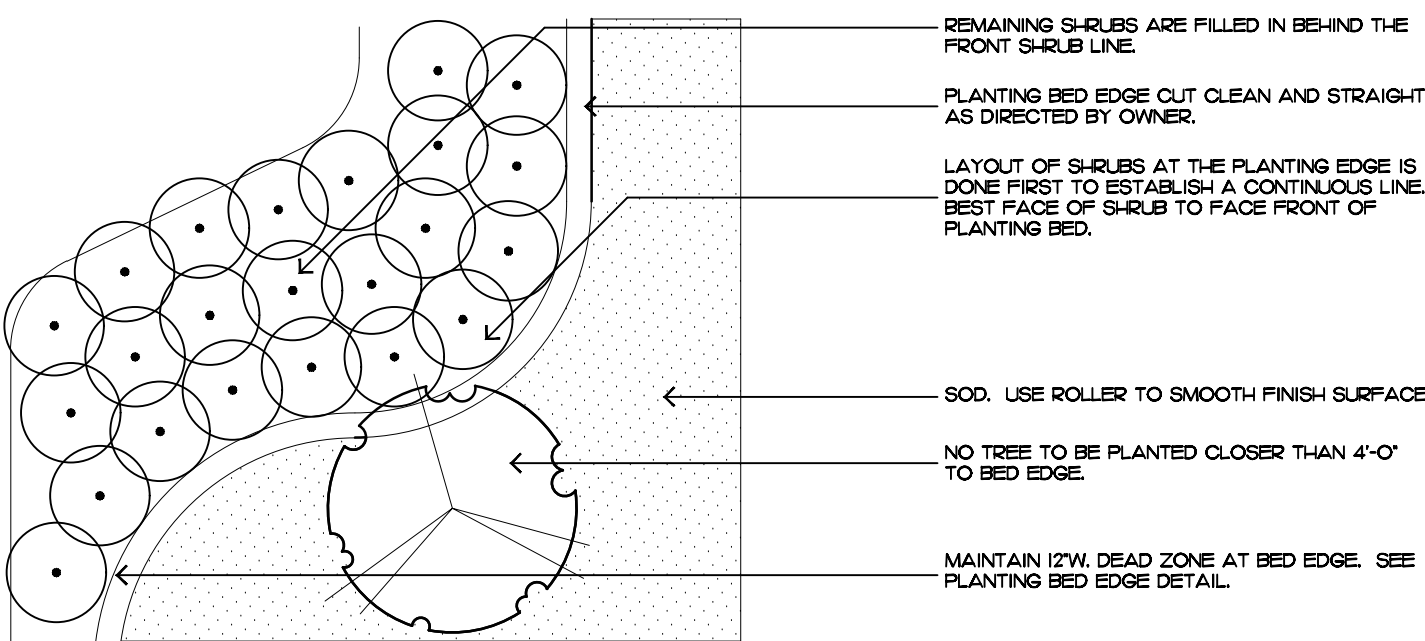
Irregular and Multi-Stem Tree



Palm Tree Planting



Typical Planter Sediment Filtration Detail



Shrub & Groundcover Layout

# Planting Notes

## COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

- SIX PERCENT (6%) NITROGEN
- SIX PERCENT (6%) PHOSPHOROUS
- SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIBER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIBER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

## MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

## SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

## SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR BED MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

## MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STRIPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

## PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR INLET GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

## PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING POVIS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

## CONTAINER GROWN STOCK:

- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

## WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES & PALMS FOR ONE YEAR (1) AGAINST UN-HEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

## MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR, INCLUDING WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.





South Interior Elevation



South Exterior Elevation



West Exterior Elevation

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The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

**DISCLAIMER:** 2024  
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

**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. R.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
235 Banyan Road  
Palm Beach

A  
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JOB NUMBER: 21089.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 01.12.2024  
03.11.2024

SHEET L8.0

COA 23-43  
ZON-23-117

Rendered Elevations

SCALE IN FEET: 1/4"=1'-0"





North Exterior Elevation

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COA 23-43  
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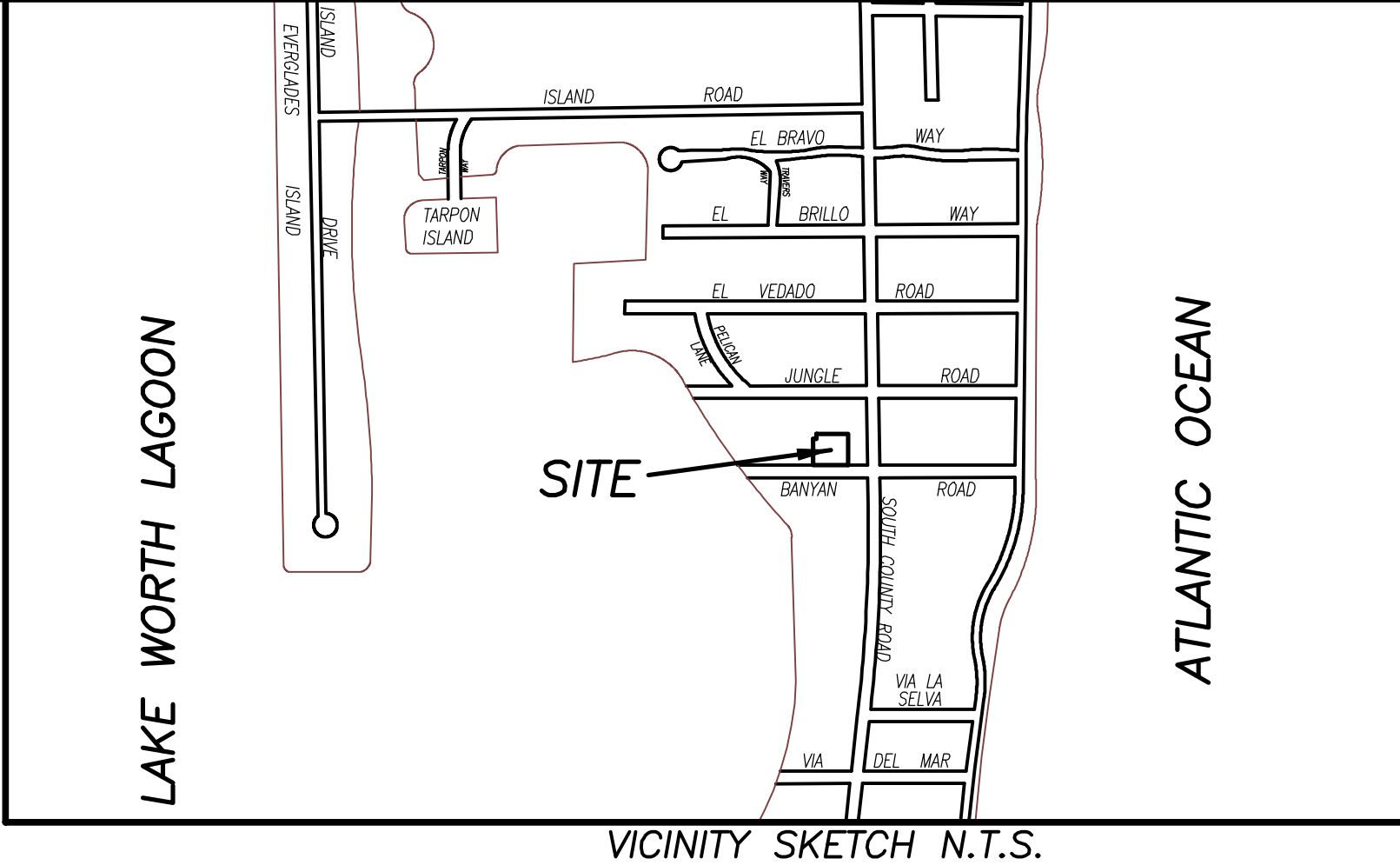
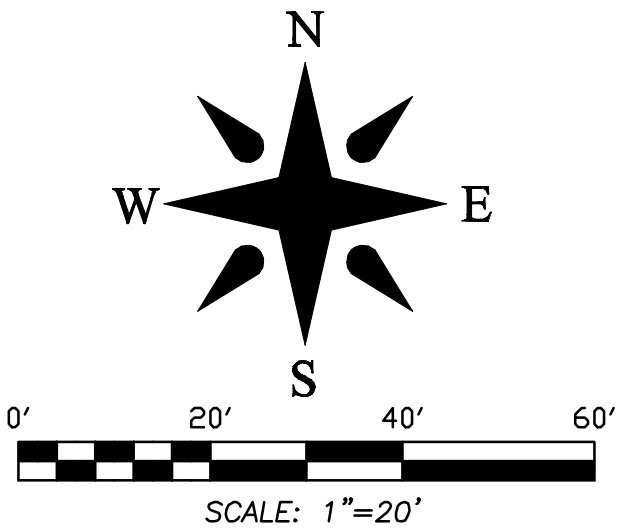
SHEET L8.1



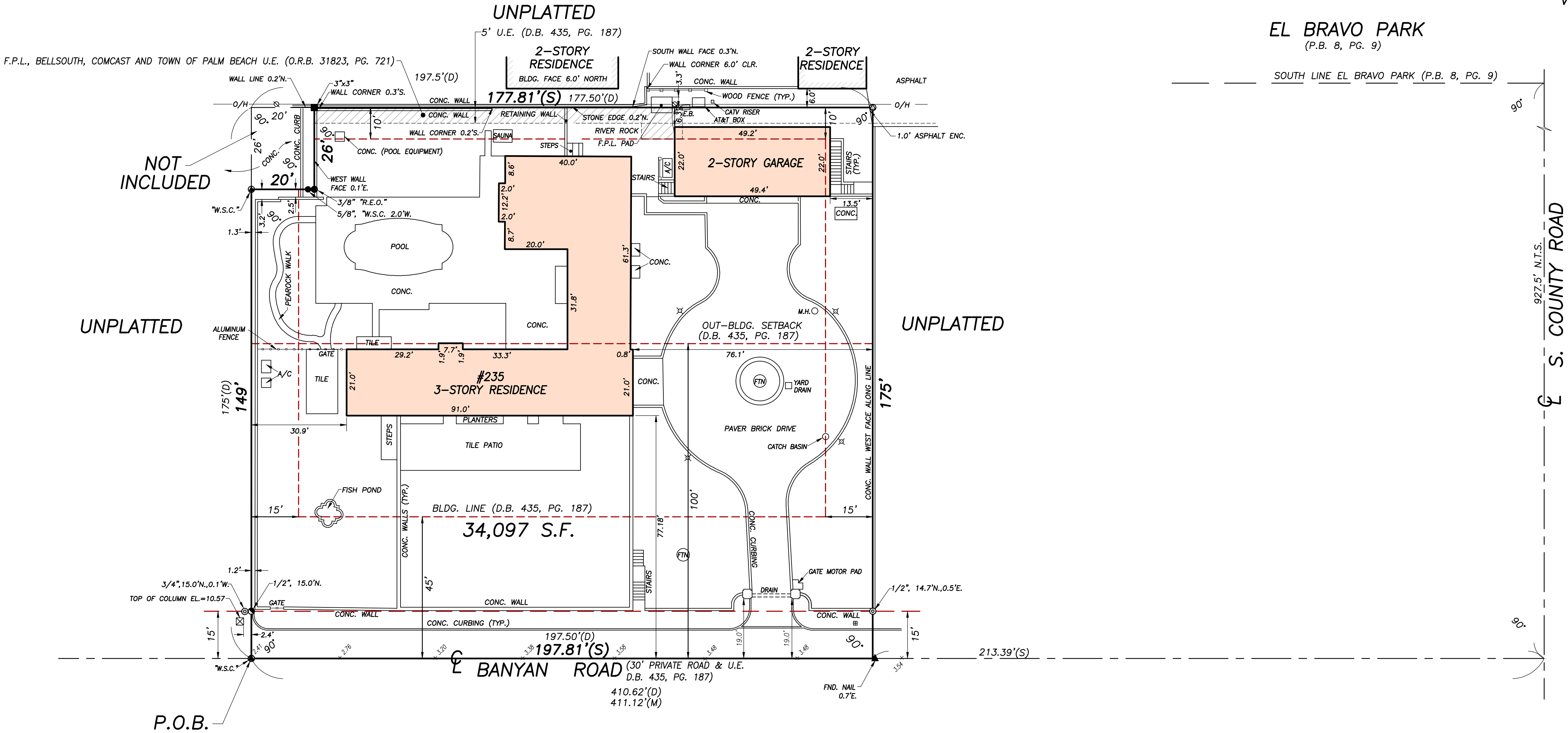
LEGEND

- A = ARC LENGTH  
A/C = AIR CONDITIONING  
A.E. = ACCESS EASEMENT  
A.K.A. = ALSO KNOWN AS  
ASPH. = ASPHALT  
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  
ESMT = EASEMENT  
F.F. = FINISH FLOOR  
FND. = FOUND  
F.O.C. = FACE OF CURB  
FTN = FOUNTAIN  
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.D. = OUTSIDE DIAMETER  
O/H = OVERHEAD UTILITY LINE  
O.R.B. = OFFICIAL RECORD BOOK  
O/S = OFFSET  
(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  
P.V.M.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  
S/W = SIDEWALK  
T.O.B. = TOP OF BANK  
T.O.C. = TOP OF CURB  
TWP. = TOWNSHIP  
TYP. = TYPICAL  
U/C = UNDER CONSTRUCTION  
U.E. = UTILITY EASEMENT  
U.R. = UNRECORDED  
W.C. = WITNESS CORNER  
☐ = 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  
☐ = BANYAN TREE  
☐ = BISMARCK PALM  
☐ = FICUS TREE  
☐ = FRANGIPANI TREE  
☐ = UNKNOWN TREE

TITLE COMMITMENT REVIEW					
CLIENT: To be determined		COMMITMENT NO. : 1457938		DATE: 10/17/23	
REVIEWED BY: Craig Wallace		JOB NO. : 96-1198.11			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-4	N/A	Standard Exception.			•
5	D.B. 435, PG. 187	Reparations of easement for ingress, egress, and laying and maintaining of underground electric light and power transmission, telephone, water, gas and sewer lines.	•		
6	ORB 31823, PG. 721	Underground Easement (Individuals) in favor of Florida Power and Light Company, BellSouth Telecommunications, LLC, Comcast Corporation, and the Town of Palm Beach.	•		
7	ORB 4458, PG. 402	Certificate of Notification of Designation of Certain Properties as Landmarks.		•	
8	N/A	Subject to the Right-of-Way of Banyan Road as now laid out and in use.	•		



EL BRAVO PARK  
(P.B. 8, PG. 9)



BOUNDARY SURVEY FOR:  
RICHARD KURTZ

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

Richard Kurtz  
Title Matters, LLC  
Stewart Title Guaranty Company  
Northern Trust, NA, its successors and/or assigns  
Guy Rabideau, Esquire

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

PROPERTY ADDRESS:  
235 Banyan Road  
Palm Beach, FL 33480

LEGAL DESCRIPTION:  
A parcel of land located in Section 26, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

COMMENCE at a point on the center line of the County Road, as now laid out and in use, 927.5 feet South of, measured at right angles to, the South line of EL BRAVO PARK, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Book 8 of Plats, at Page 9; thence West and parallel to the South line of EL BRAVO PARK aforesaid, a distance of 410.62 feet to a point, being the POINT OR PLACE OF BEGINNING; run thence North at right angles to the preceding line, a distance of 175 feet to a point; run thence East and parallel to the South line of EL BRAVO PARK aforesaid, a distance of 197.5 feet to a point; run thence South at right angles to the preceding line, a distance of 175 feet to a point; run thence West and parallel to the South line of EL BRAVO PARK aforesaid, a distance of 197.5 feet to the POINT OR PLACE OF BEGINNING, except the North 26 feet of the West 20 feet thereof.

FLOOD ZONE:

This property is located in Flood Zone AE (El. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated October 5th, 2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1457938, issued by Old Republic National Title Insurance Company, dated October 17, 2023. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless 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.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

Craig L. Wallace  
Digitally signed by Craig L. Wallace  
Date: 2023.12.05 11:19:53 -05'00'

CERTIFICATION:  
I HEREBY ATTEST that the survey shown hereon conforms with 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: 11/3/2023

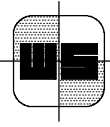
Craig L. Wallace  
Professional Surveyor and Mapper  
Florida Certificate No. 3357

REVISIONS:

11/03/23 SURVEY AND TIE-IN UPDATE JPS/M.B. 96-1198.11 PB356/22  
12/22/22 CONVERT 2014 CROWN ELEVATIONS TO NAVD88 C.W. 96-1198.10  
07/15/22 SURVEY AND TIE-IN UPDATE C.E./M.B. 96-1198.9 PB335/43  
05/08/17 SURVEY AND TIE-IN UPDATE E.G./M.B. 96-1198.7 PB241/41  
10/22/15 ADDITIONAL SPOT ELEVATIONS S.W./N.I. 96-1198.6 PB210/23  
12/17/14 ADDITIONAL SPOT ELEVATIONS T.S./N.I. 96-1198.5 PB91/41  
12/03/14 SURVEY AND TIE-IN UPDATE, FINISH FLOOR AND COLUMN ELEVATIONS AND TREE LOCATIONS B.M./M.B. 96-1198.4 PB186/65

BOUNDARY SURVEY FOR:

RICHARD KURTZ



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

FIELD	R.C.	JOB NO.	96-1198	F.B.	PB113 PG. 73
OFFICE	M.B.	DATE:	11/11/09	DWG. NO.	96-1198-1
C'K'D	C.W.	REF.	96-1198-1.DWG	SHEET	1 OF 1