

PROPOSED RESIDENCE AT:
153 AUSTRALIAN AVE

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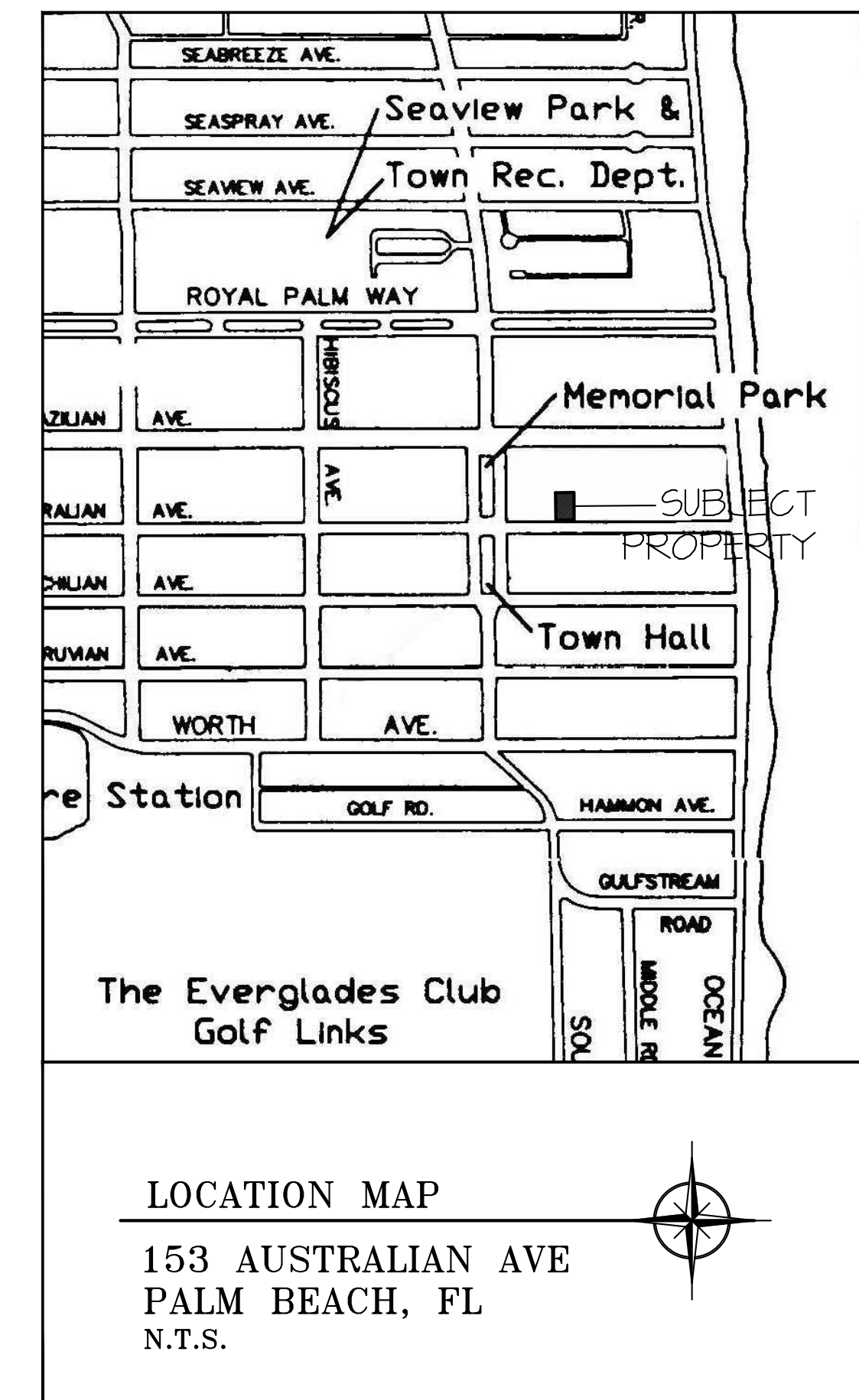
TOWN OF PALM BEACH

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

PALM BEACH COUNTY, FLORIDA

SECOND RESUBMITTAL - 05.28.2024
HEARING DATE: 07.24.2024 ARCOM / 08.14.2024 TC

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C1-C2	SITE GRADING & DRAINAGE SURVEY
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

DAILEY JANSSEN ARCHITECTS

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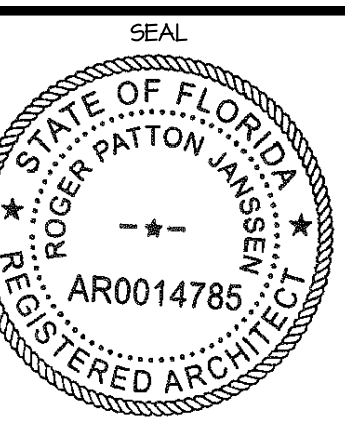
DATE, FIRST SUB: 12.14.2023

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REVISIONS:

- SECOND SUB: 01.03.2024
- FINAL DROP OFF: 01.16.2024
- MARCH II RESUBMITTAL
- APRIL RESUBMITTAL: 04.08.2024
- SECOND RESUB: 05.28.2024
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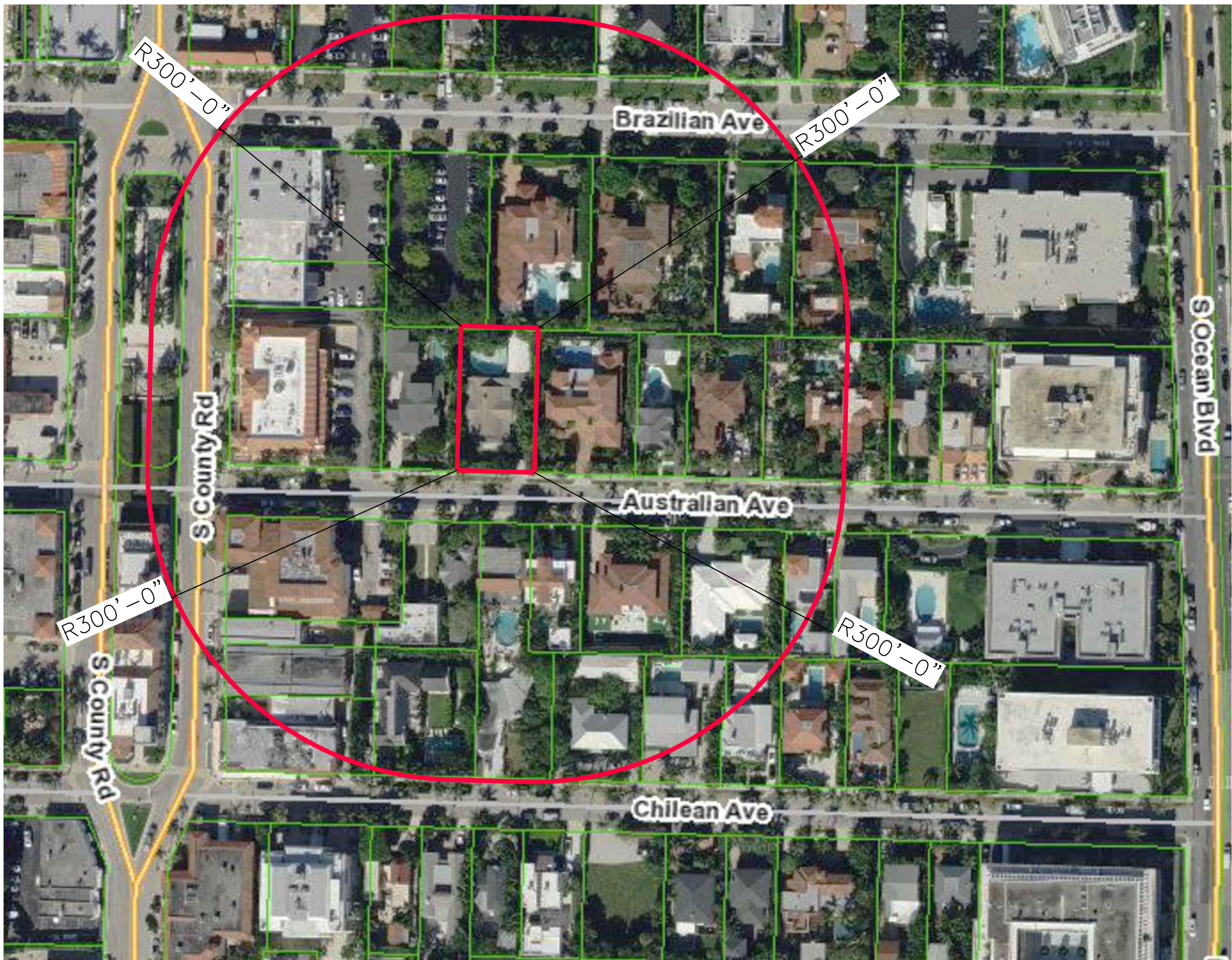
ROGER P. JANSSEN AR-14785

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

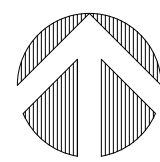
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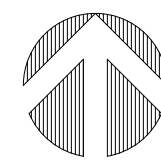
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AERIAL PLAN



LOCATION PLAN



STREET SCOPE

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

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

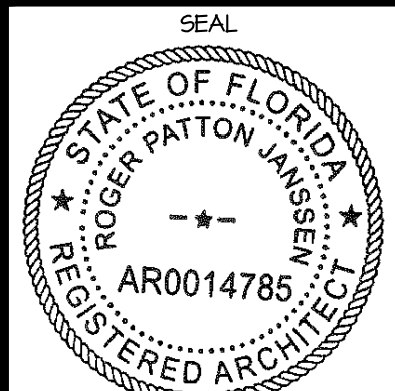
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SOUTH ELEVATION



EAST ELEVATION



ACCESSORY BLDG.— SOUTH ELEVATION



NORTH ELEVATION



NORTH ELEVATION



FRONT ENTRANCE

EXISTING SITE PHOTOS

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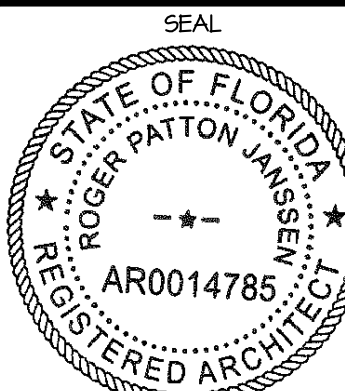
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345 S COUNTY RD



159 AUSTRALIAN AVE



149 AUSTRALIAN AVE



141 AUSTRALIAN AVE



137 AUSTRALIAN AVE



125 AUSTRALIAN AVE

EXISTING SITE PHOTOS

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PALM BEACH COUNTY, FLORIDA

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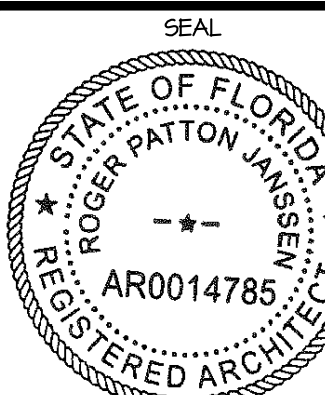
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A0.04



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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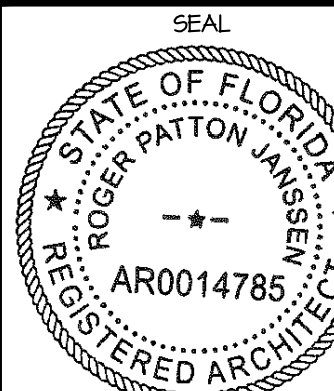
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359 S COUNTY RD



360 S COUNTY RD



361 S COUNTY RD



365 S COUNTY RD



151 CHILEAN AVE



149 CHILEAN RD

EXISTING SITE PHOTOS

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153 AUSTRALIAN AVE

TOWN OF PALM BEACH

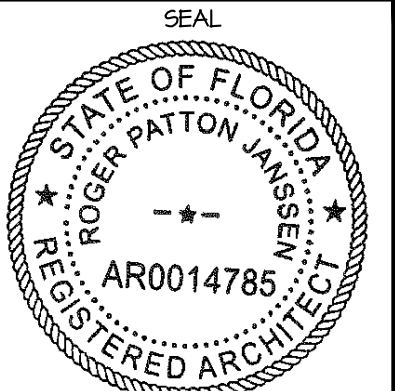
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145 CHILEAN AVE



141 CHILEAN AVE



135 CHILEAN AVE



335 S COUNTY RD



331 S COUNTY RD



159 BRAZILIAN RD

EXISTING SITE PHOTOS

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153 AUSTRALIAN AVE

PALM BEACH COUNTY, FLORIDA

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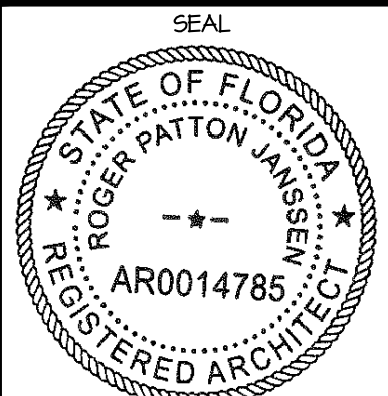
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155 BRAZILIAN AVE



149 BRAZILIAN AVE



141 BRAZILIAN AVE



133 BRAZILIAN AVE



124 BRAZILIAN AVE



130 BRAZILIAN AVE

EXISTING SITE PHOTOS

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PALM BEACH COUNTY, FLORIDA

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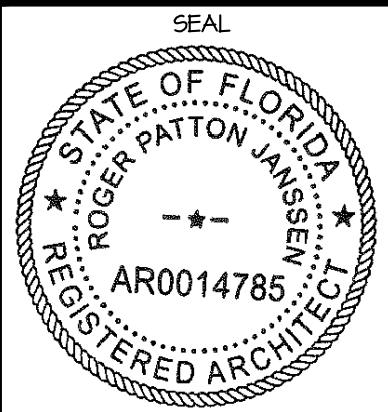
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140 BRAZILIAN AVE



150 BRAZILIAN AVE



160 BRAZILIAN AVE

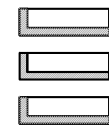
EXISTING SITE PHOTOS

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153 AUSTRALIAN AVE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA



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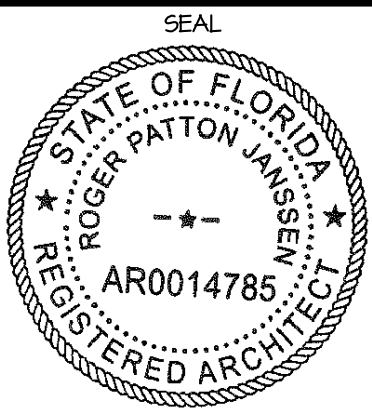
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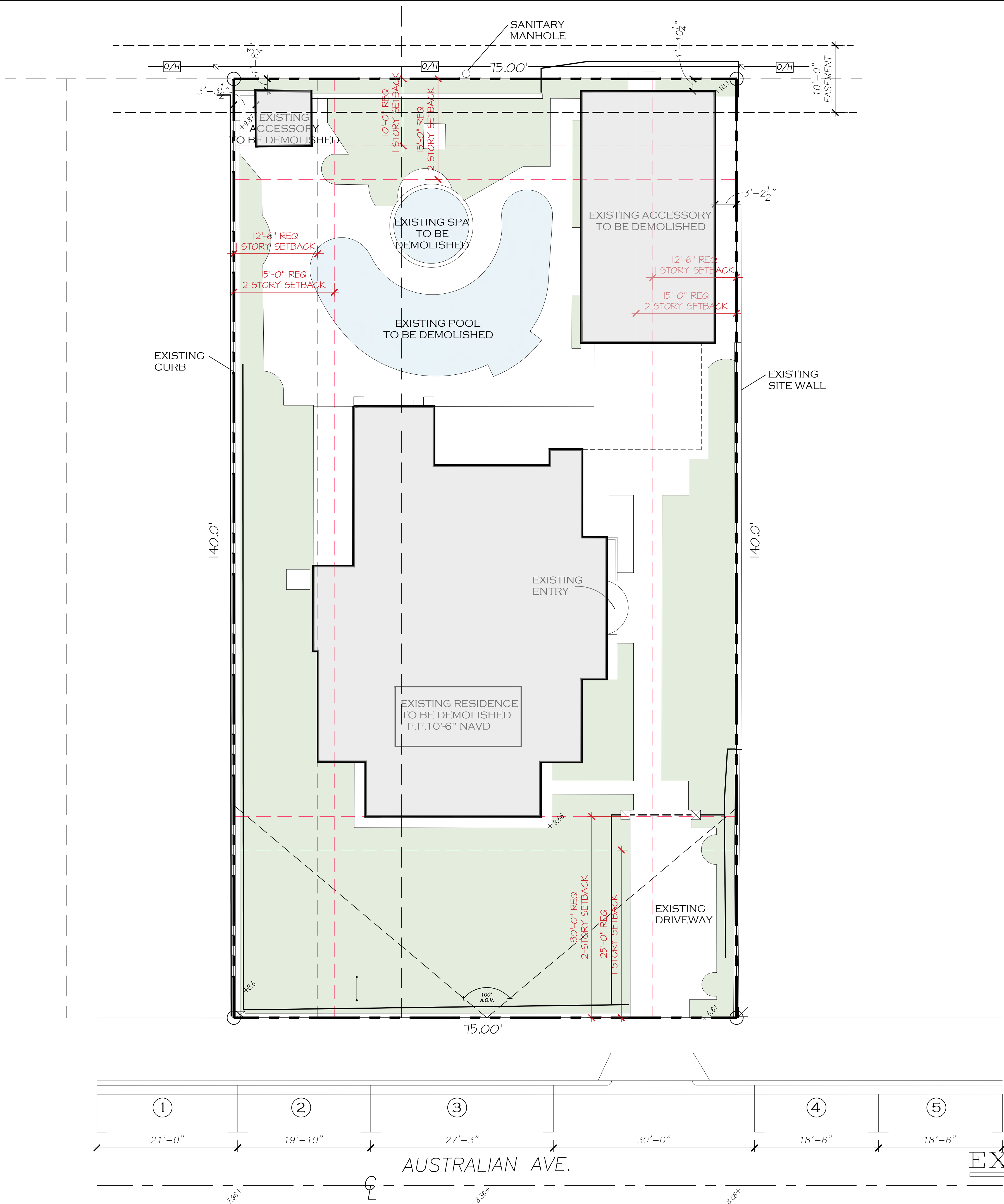
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153 AUSTRALIAN AVE

TOWN OF PALM BEACH

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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER P. JANSSEN

AR0014785

ROGER P. JANSSEN

AR-14785

ARCOM #

ARC-24-15

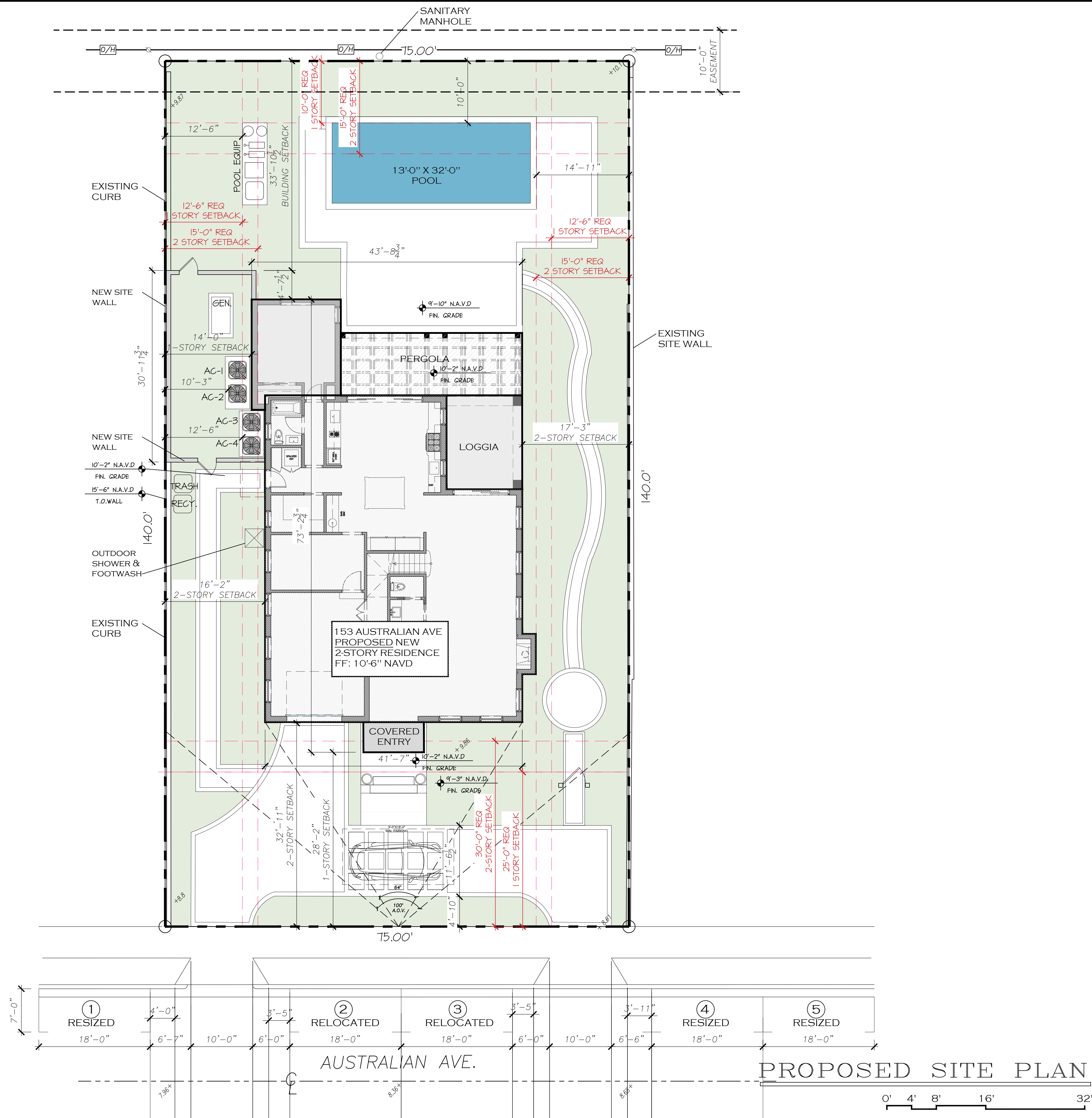
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SP1.01

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23-124



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PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

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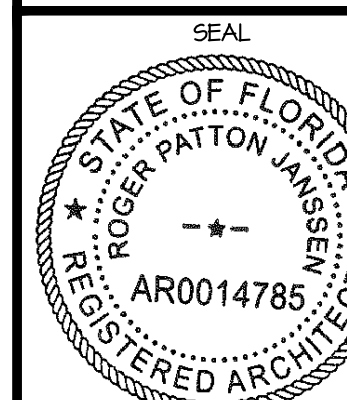
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(ZON-24-025)

DRAWING NO.

SP1-02

JOB NUMBER: 23-124



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

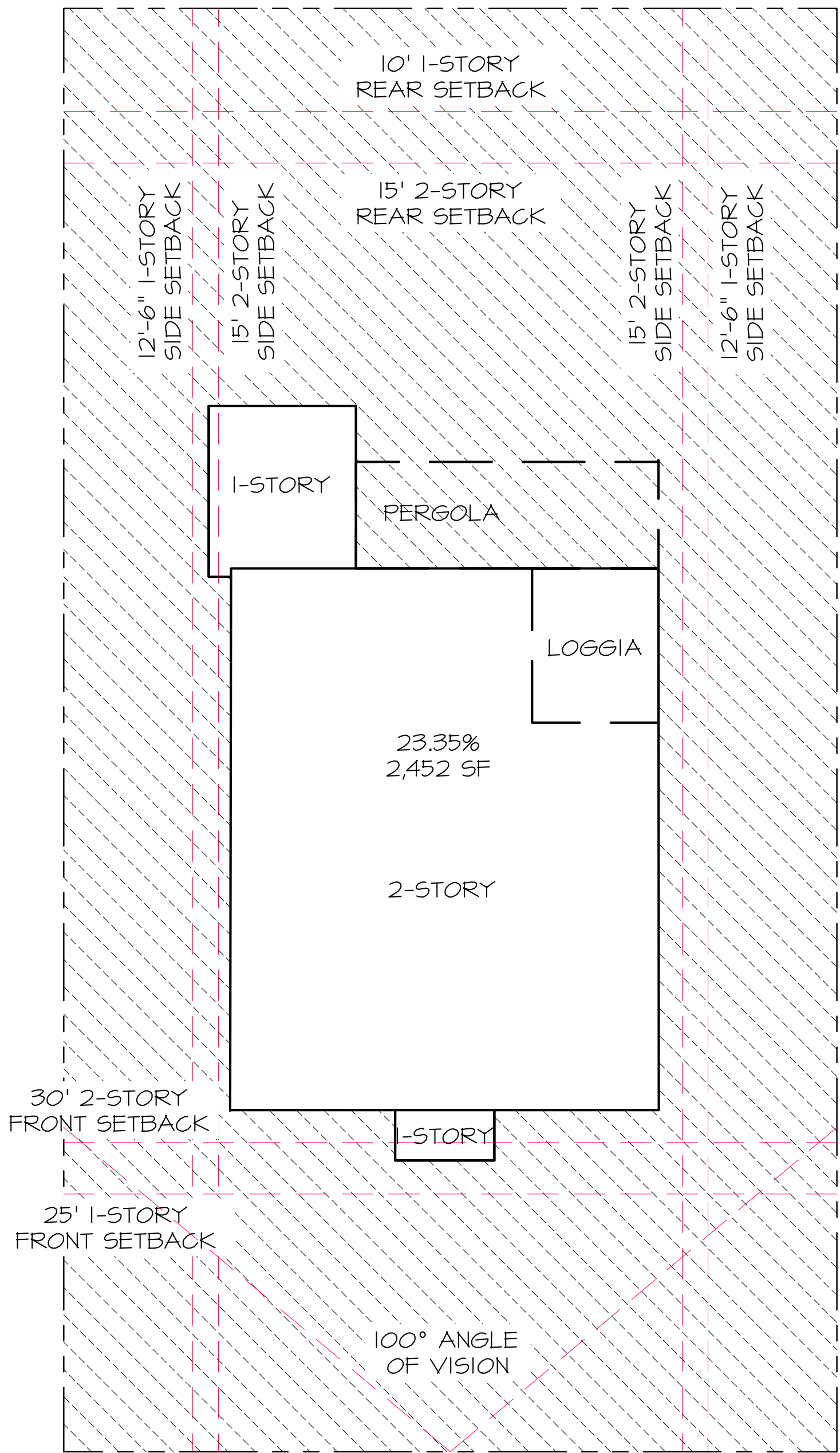
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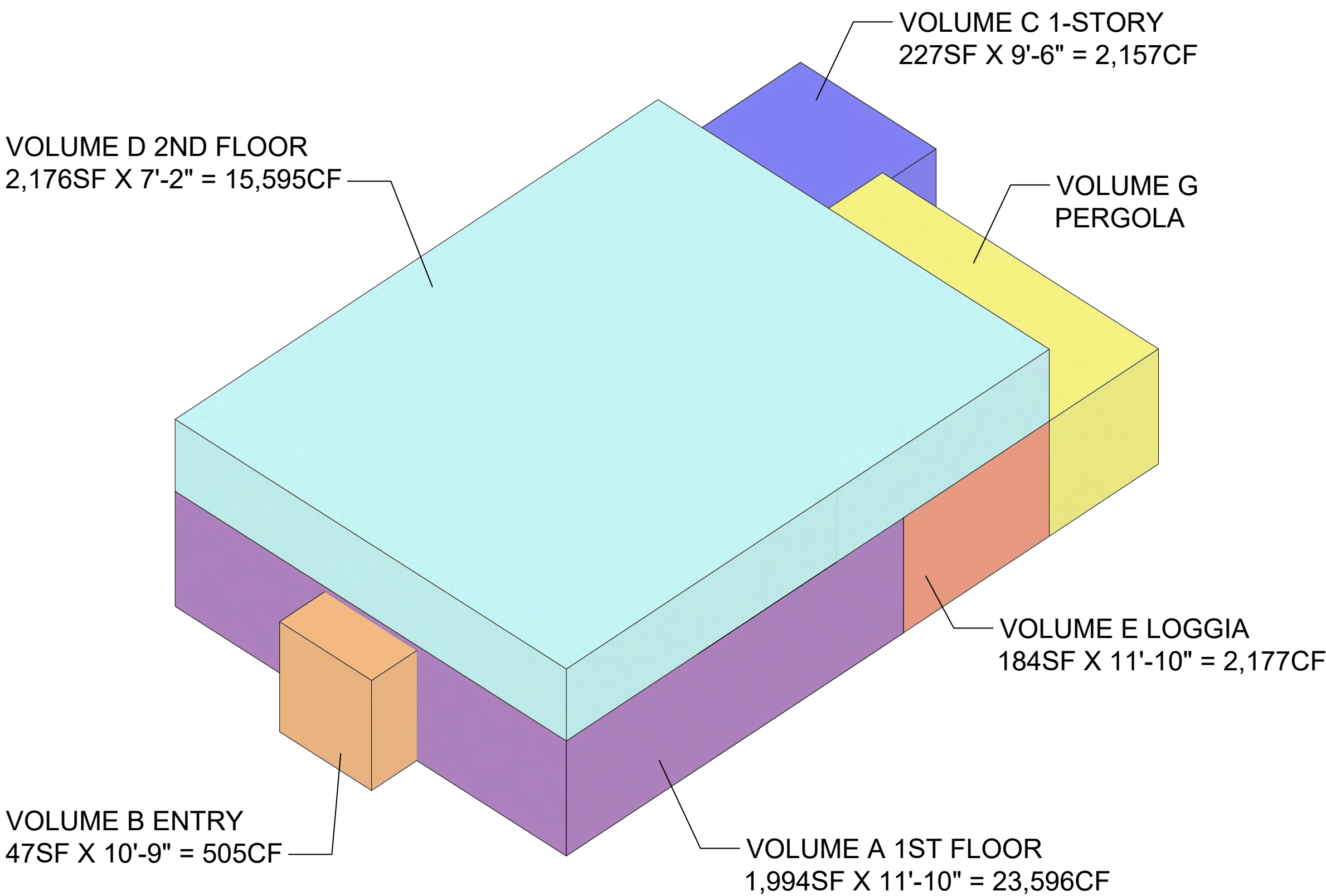
CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 10,500 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
ENCLOSED SPACE			
A- ENCLOSED FIRST FLOOR	1,944 SF	11'-10"	23,596 CF
B- ENCLOSED ENTRY	47 SF	10'-9"	505 CF
C- ENCLOSED REAR ONE STORY	221 SF	9'-6"	2,151 CF
D- ENCLOSED SECOND FLOOR	2,176 SF	11'-2"	15,545 CF
TOTAL ENCLOSED:			41,853 CF
UNENCLOSED SPACE:			
E- 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:	2,176 S.F.
TOTAL A/C:	4,444 S.F.
COVERED UNENCLOSED LOGGIA:	
	184 S.F.
TOTAL COVERED UNENCLOSED:	184 S.F.
GRAND TOTAL:	4,628 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



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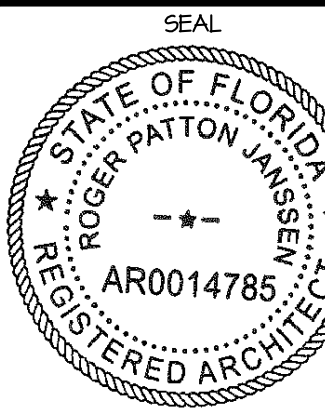
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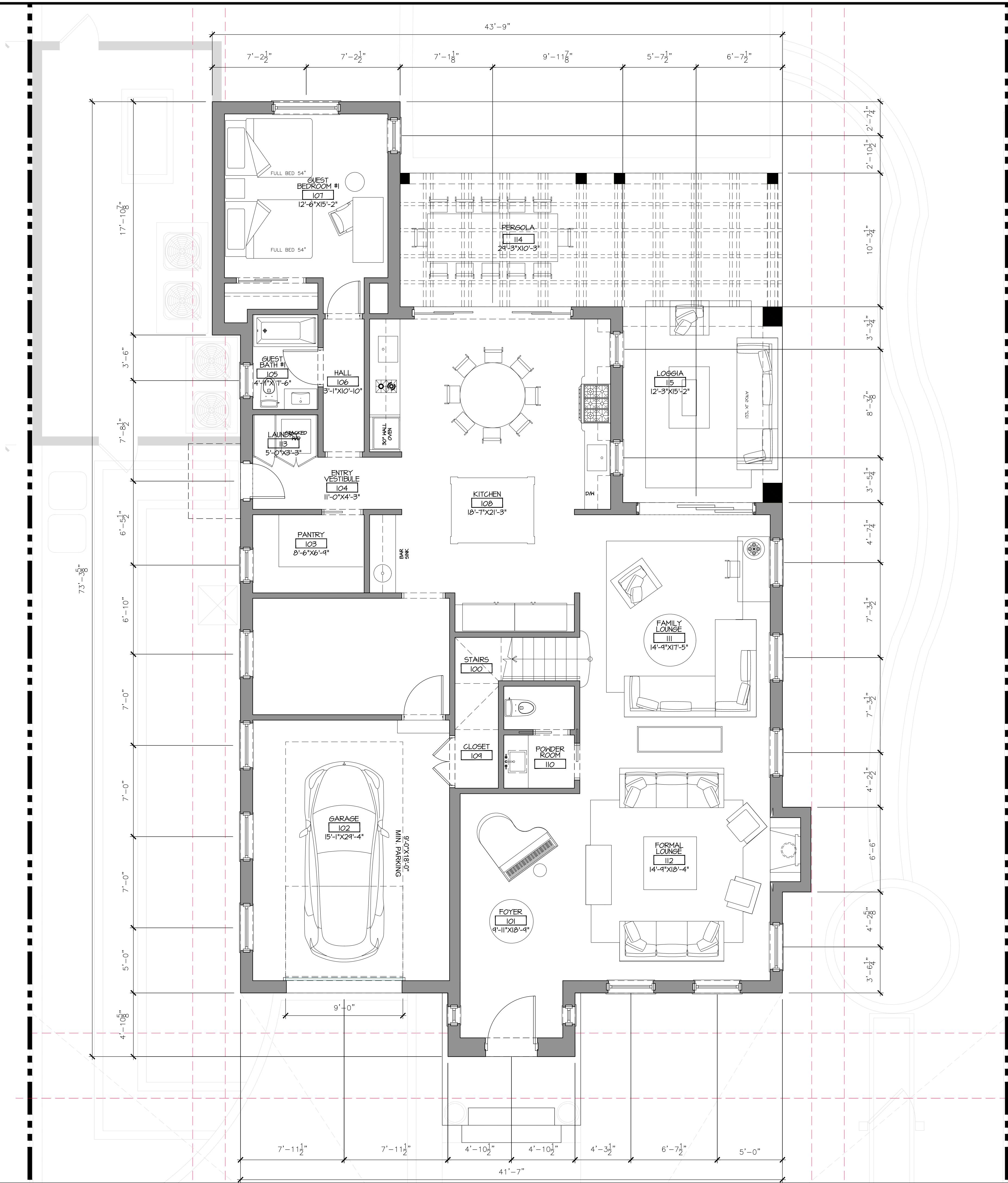
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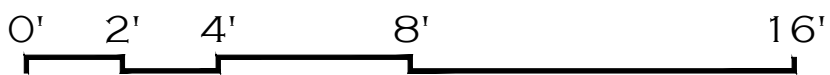
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FIRST FLOOR PLAN

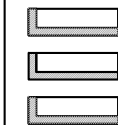


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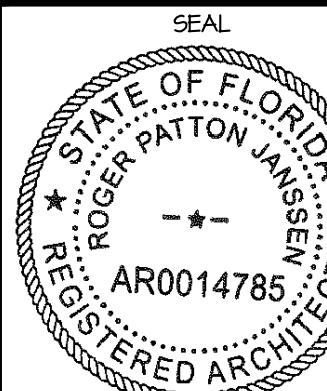
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ROGER P. JANSSEN AR-14785

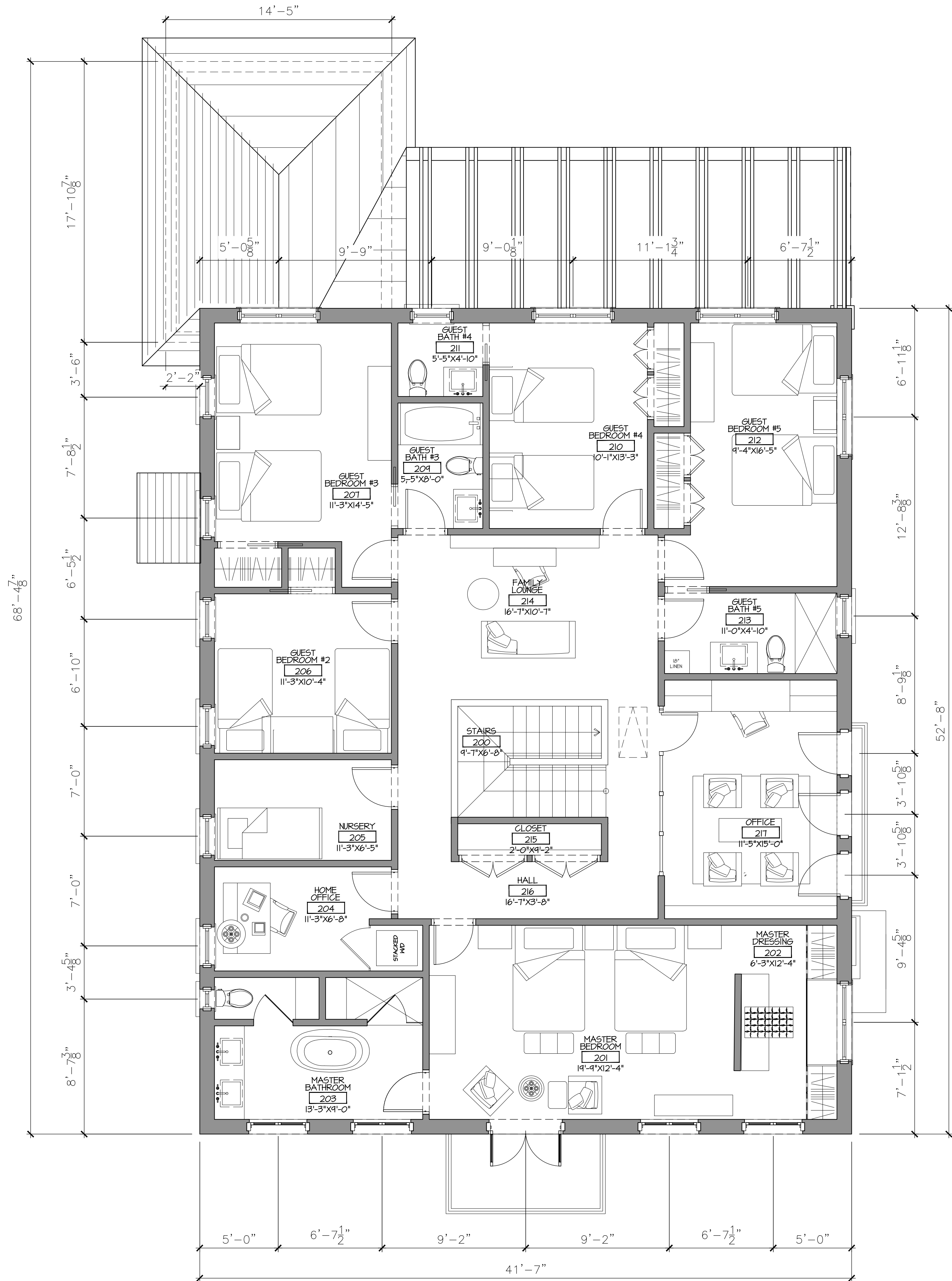
ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

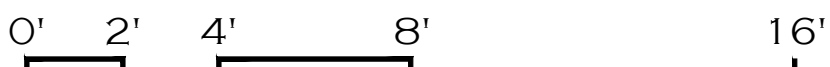
JOB NUMBER:

23-124

A1.01



SECOND FLOOR PLAN

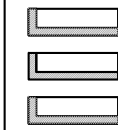


PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA



DAILEY JANSSEN ARCHITECTS

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

DATE, FIRST SUB. 12.14.2023

DRAWN: ZHB

REVISIONS:

- SECOND SUB. 01.03.2024
- FINAL DROP OFF 01.16.2024
- MARCH II RESUBMITTAL
- APRIL RESUBMITTAL 04.08.2024
- SECOND RESUB. 05.28.2024
- FINAL DROPOFF 06.01.2024

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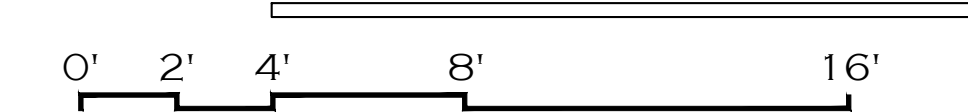
ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

JOB NUMBER:

23-124

A1.02



ROOF PLAN

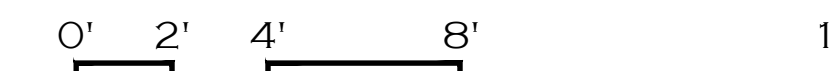
JOB NUMBER: 23-12



PREVIOUSLY PROPOSED SOUTH ELEVATION



CURRENTLY PROPOSED SOUTH ELEVATION

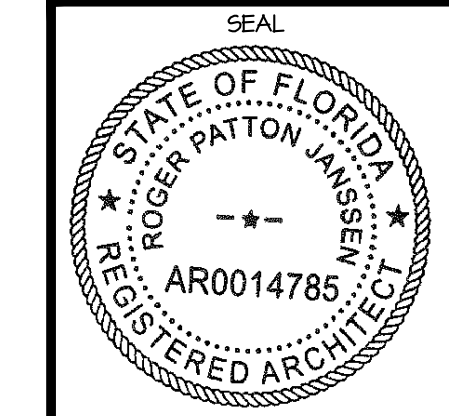


PROPOSED RESIDENCE AT:

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
REVISIONS:
• SECOND SUB. 01.03.2024
• FINAL DROP OFF 01.16.2024
• MARCH II RESUBMITTAL
• APRIL RESUBMITTAL 04.08.2024
• SECOND RESUB. 05.28.2024
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ARCOM #
ARC-24-15
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DRAWING NO.

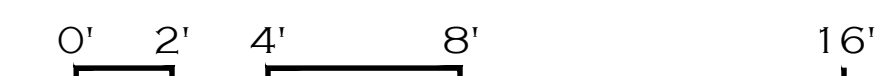
A2.01
JOB NUMBER: 23-124



PREVIOUSLY PROPOSED EAST ELEVATION



CURRENTLY PROPOSED EAST 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-C0014

DATE, FIRST SUB: 12.14.2023
DRAWN: ZHB
REVISIONS:
• SECOND SUB: 01.03.2024
• FINAL DROP OFF: 01.16.2024
• MARCH II RESUBMITTAL
• APRIL RESUBMITTAL: 04.08.2024
• SECOND RESUB: 05.28.2024
• FINAL DROPOFF: 06.01.2024

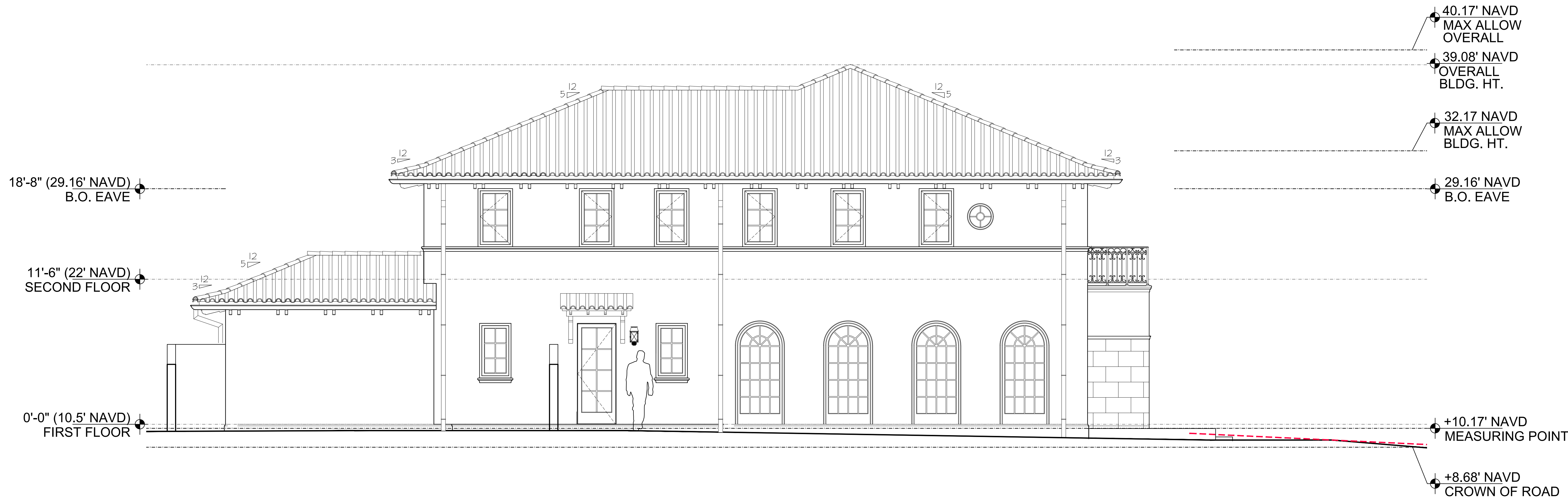
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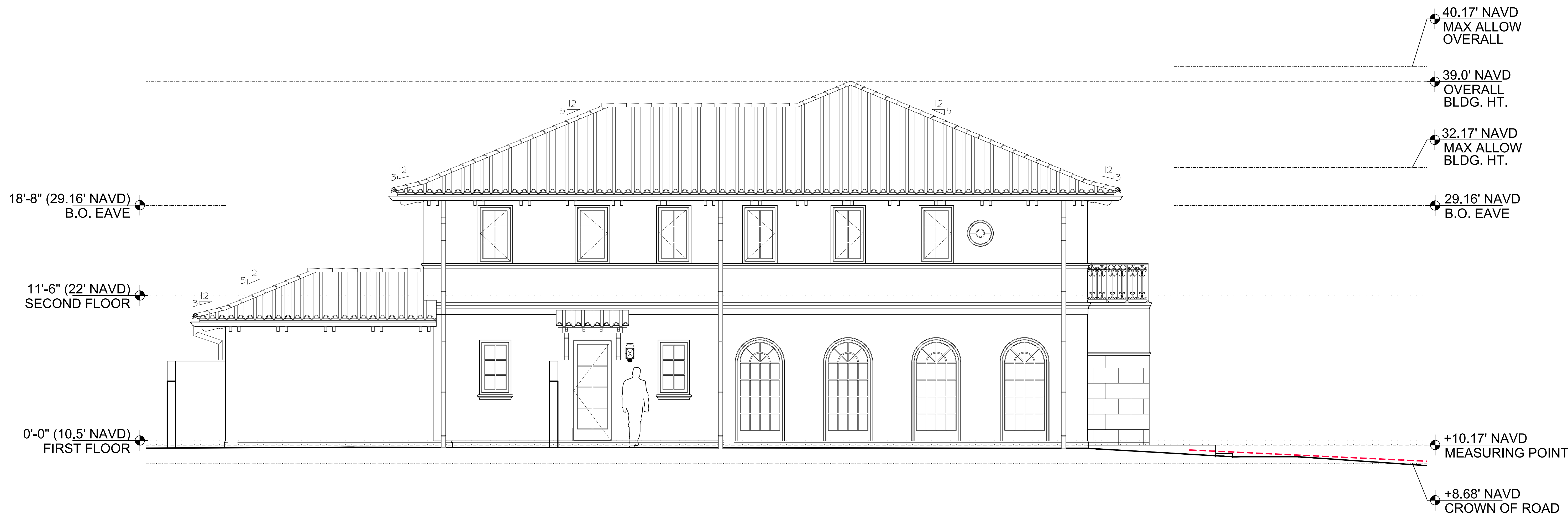
ARCOM #
ARC-24-15
(ZON-24-025)
DRAWING NO.

A2.02

JOB NUMBER: 23-124



PREVIOUSLY PROPOSED WEST ELEVATION



CURRENTLY PROPOSED WEST 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-C00174

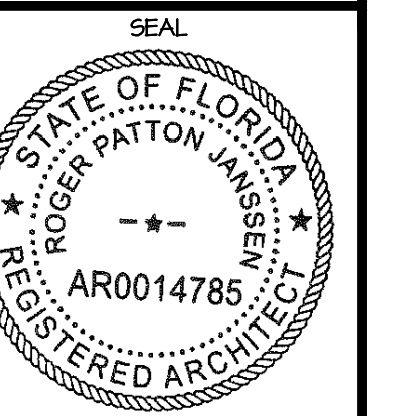
DATE, FIRST SUB. 12.14.2023

DRAWN: ZHB

REVISIONS:

- SECOND SUB. 01.03.2024
- 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.

A2.03

JOB NUMBER: 23-124

18'-8" (29.16' NAVD)
B.O. EAVE

11'-6" (22' NAVD)
SECOND FLOOR

0'-0" (10.5' NAVD)
FIRST FLOOR

EXISTING GRADE

PERGOLA W/ AWNING

PREVIOUSLY PROPOSED NORTH ELEVATION

18'-8" (29.16' NAVD)
B.O. EAVE

11'-6" (22' NAVD)
SECOND FLOOR

0'-0" (10.5' NAVD)
FIRST FLOOR

EXISTING GRADE

PERGOLA W/ AWNING

CURRENTLY PROPOSED NORTH ELEVATION

40.17' NAVD
MAX ALLOW
OVERALL

39.08' NAVD
OVERALL
BLDG. HT.

32.17 NAVD
MAX ALLOW
BLDG. HT.

29.16' NAVD
B.O. EAVE

+10.17' NAVD
MEASURING POINT

+8.68' NAVD
CROWN OF ROAD

40.17' NAVD
MAX ALLOW
OVERALL

39.0' NAVD
OVERALL
BLDG. HT.

32.17 NAVD
MAX ALLOW
BLDG. HT.

29.16' NAVD
B.O. EAVE

+10.17' NAVD
MEASURING POINT

+8.68' NAVD
CROWN OF ROAD

0' 2' 4' 8' 16'

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-C0014

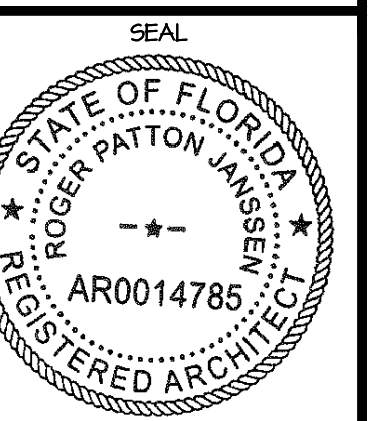
DATE, FIRST SUB. 12.14.2023

DRAWN: ZHB

REVISIONS:

- SECOND SUB. 01.03.2024
- FINAL DROP OFF 01.16.2024
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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

A2.04

JOB NUMBER: 23-124



STAINED CYPRUS

TYP. OUTLOOKER



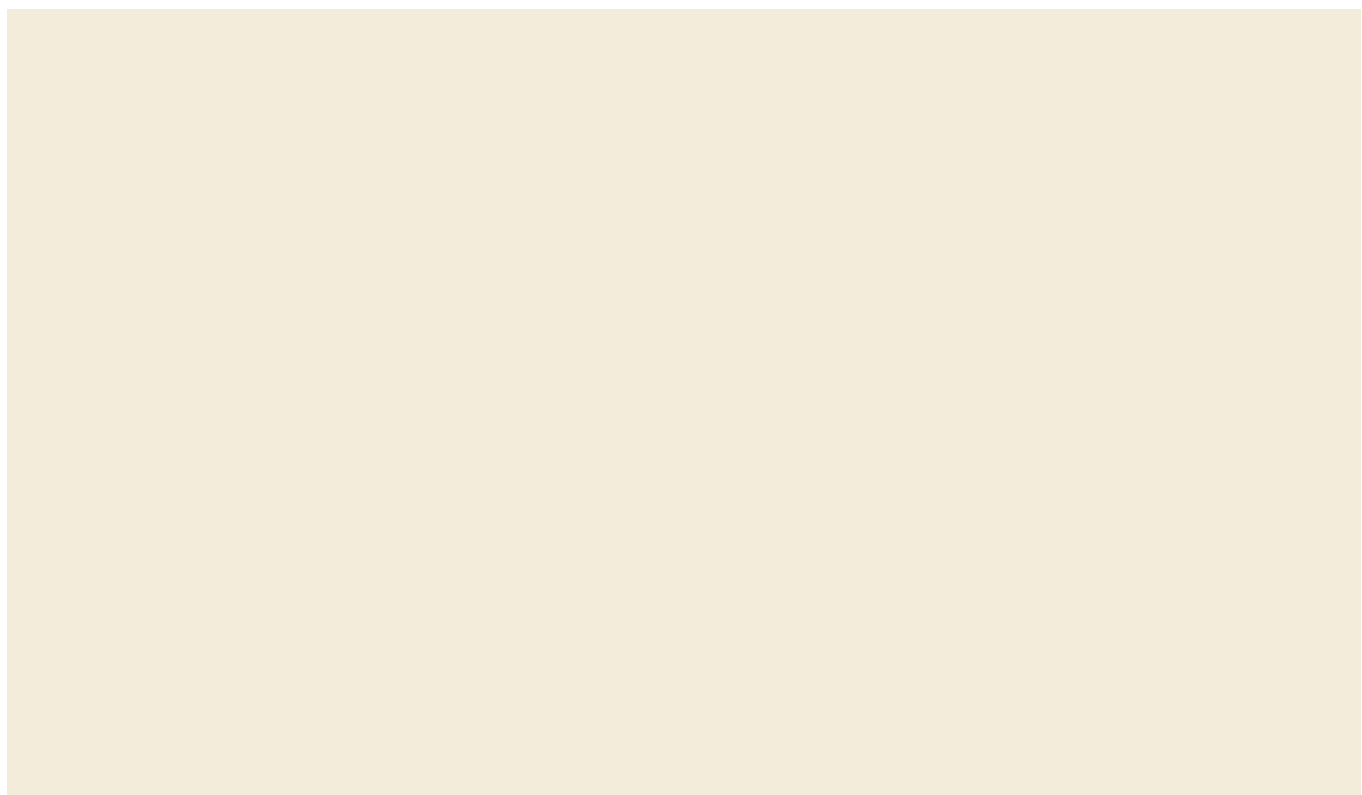
GREEN TEA LEAF

TYP. WINDOW CLAD COLOR



BLACK CAST IRON

TYP. CAST IRON



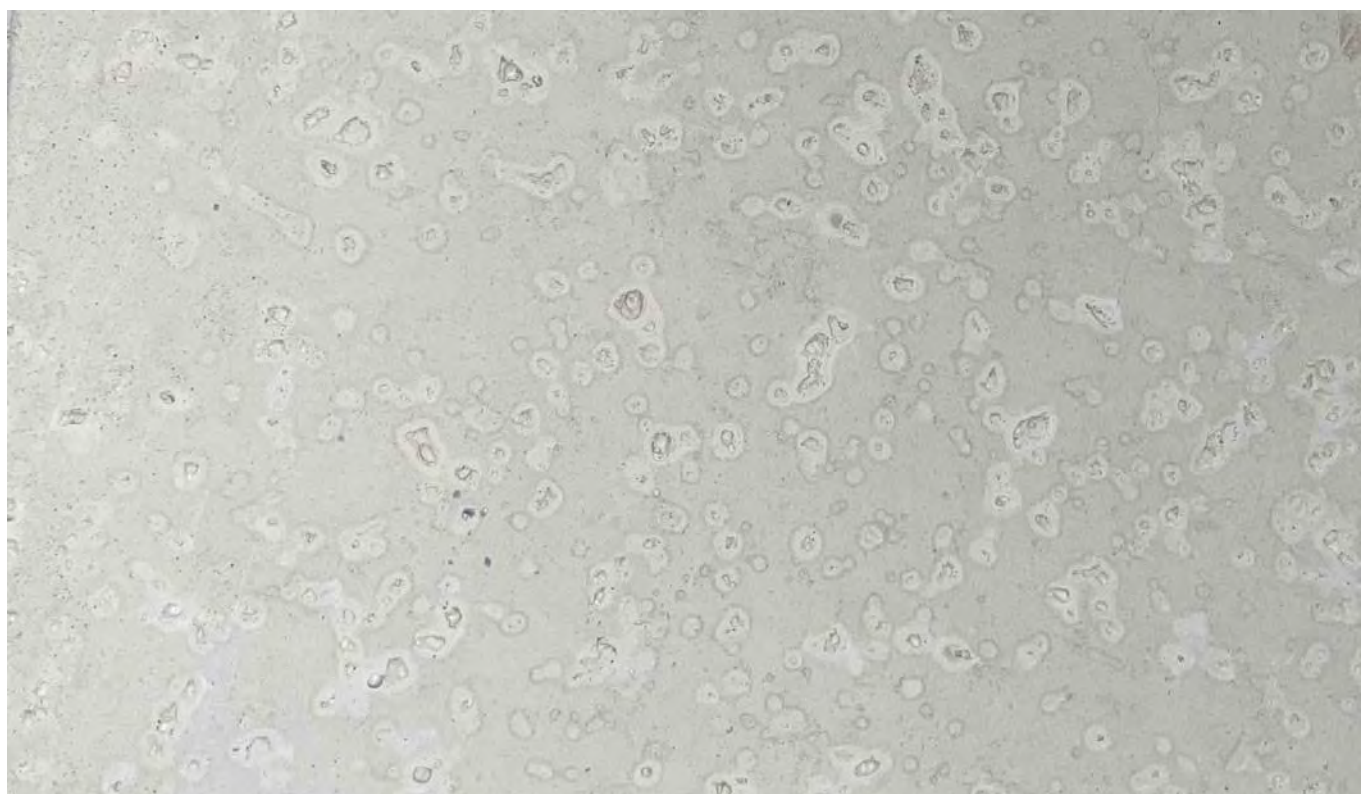
BENJAMIN MOORE - LINEN WHITE 912

TYP. STUCCO COLOR



STAINED CYPRUS

FRONT DOOR



CAST STONE

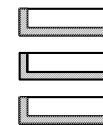
TYP. STONE CLADDING

PROPOSED RESIDENCE AT:

153 AUSTRALIAN AVE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA



DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C001414

DATE, FIRST SUB. 12.14.2023

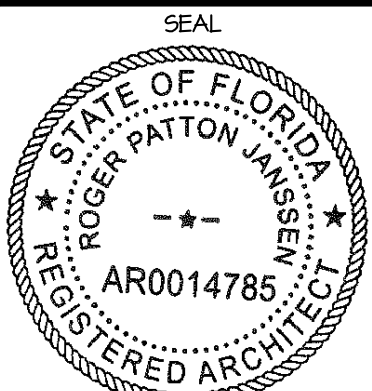
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REVISIONS:

- SECOND SUB. 01.03.2024
- FINAL DROP OFF 01.16.2024
- MARCH II RESUBMITTAL
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ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

A2.05

JOB NUMBER:

23-124



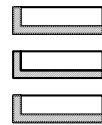
SOUTH ELEVATION

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-C001714

DATE: FIRST SUB. 12.14.2023

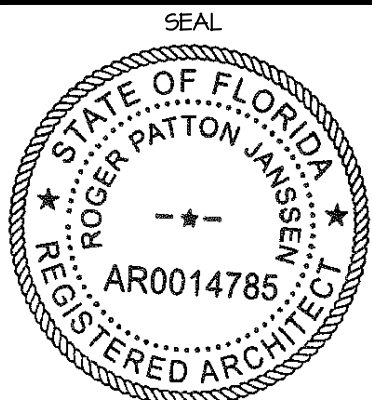
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REVISIONS:

- SECOND SUB. 01.03.2024
- FINAL DROP OFF 01.16.2024
- MARCH II RESUBMITTAL
- APRIL RESUBMITTAL 04.08.2024
- SECOND RESUB. 05.28.2024
- FINAL DROP OFF 06.01.2024

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DRAWING NO.

A2.10

JOB NUMBER:

23-124



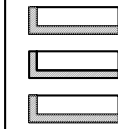
EAST ELEVATION

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 #AA-C00174

DATE: FIRST SUB. 12/14/2023

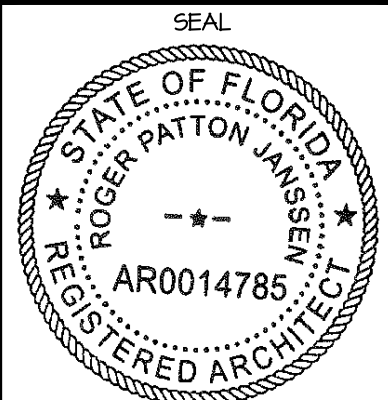
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REVISIONS:

- SECOND SUB. 01/03/2024
- FINAL DROP OFF 01/16/2024
- MARCH II RESUBMITTAL
- APRIL RESUBMITTAL 04/08/2024
- SECOND RESUB. 05/28/2024
- FINAL DROP OFF 06/01/2024

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

DRAWING NO.

A2.11

JOB NUMBER:

23-124



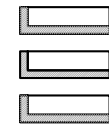
WEST ELEVATION

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 #AA-C00174

DATE: FIRST SUB. 12.14.2023

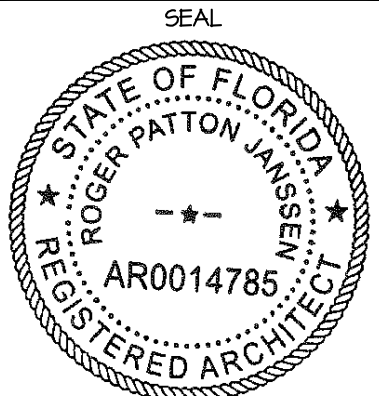
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REVISIONS:

- SECOND SUB. 01.03.2024
- FINAL DROP OFF 01.16.2024
- MARCH II RESUBMITTAL
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- SECOND RESUB. 05.28.2024
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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

A2.12

JOB NUMBER:

23-124



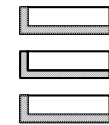
NORTH ELEVATION

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: 561-833-4101, LICENSE #AA-C00174

DATE: FIRST SUB. 12.14.2023

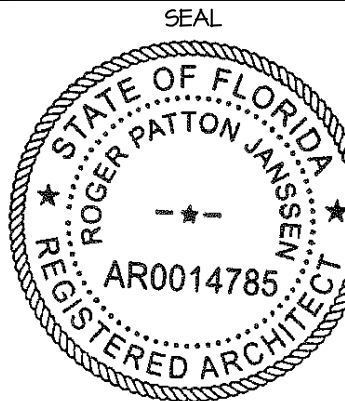
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REVISIONS:

- SECOND SUB. 01.03.2024
- FINAL DROP OFF 01.16.2024
- MARCH II RESUBMITTAL
- APRIL RESUBMITTAL 04.08.2024
- SECOND RESUB. 05.28.2024
- FINAL DROP OFF 06.01.2024

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ARCOM #
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DRAWING NO.

A2.13

JOB NUMBER:

23-124



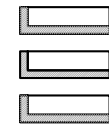
WEST PERSPECTIVE

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: 561-833-4101, LICENSE #AA-C00174

DATE: FIRST SUB. 12.14.2023

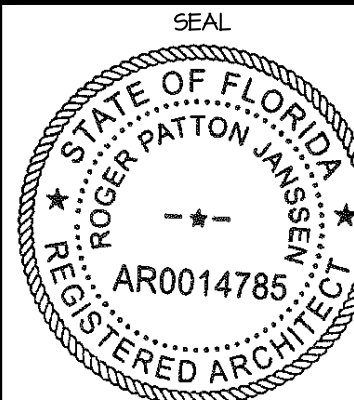
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REVISIONS:

- SECOND SUB. 01.03.2024
- FINAL DROP OFF 01.16.2024
- MARCH II RESUBMITTAL
- APRIL RESUBMITTAL 04.08.2024
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ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

A2.14

JOB NUMBER:

23-124



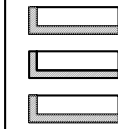
EAST PERSPECTIVE

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

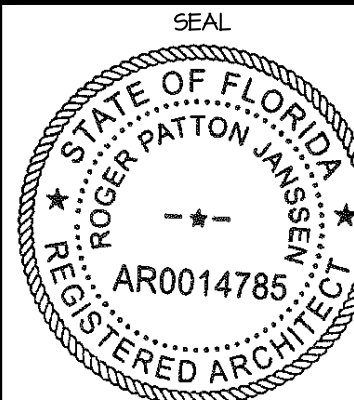
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REVISIONS:

- SECOND SUB. 01.03.2024
- FINAL DROP OFF 01.16.2024
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ARCOM #
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DRAWING NO.

A2.15

JOB NUMBER:

23-124



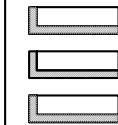
FRONT PERSPECTIVE

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-C001714

DATE: FIRST SUB. 12.14.2023

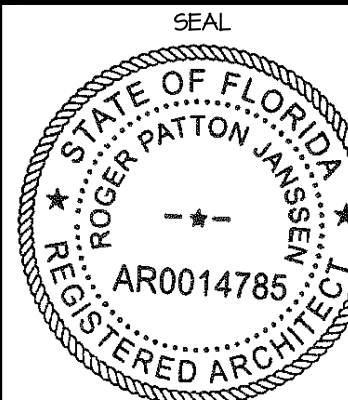
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REVISIONS:

- SECOND SUB. 01.03.2024
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- MARCH II RESUBMITTAL
- APRIL RESUBMITTAL 04.08.2024
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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

A2.16

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

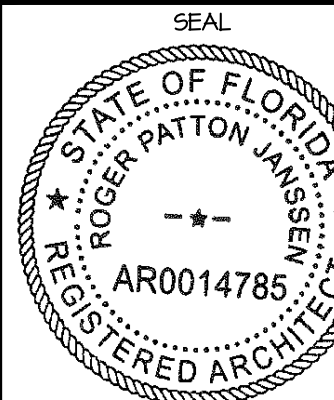
DATE: FIRST SUB. 12.14.2023

DRAWN: ZHB

REVISIONS:

- SECOND SUB. 01.03.2024
- FINAL DROP OFF 01.16.2024
- MARCH II RESUBMITTAL
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- SECOND RESUB. 05.28.2024
- FINAL DROP OFF 06.01.2024

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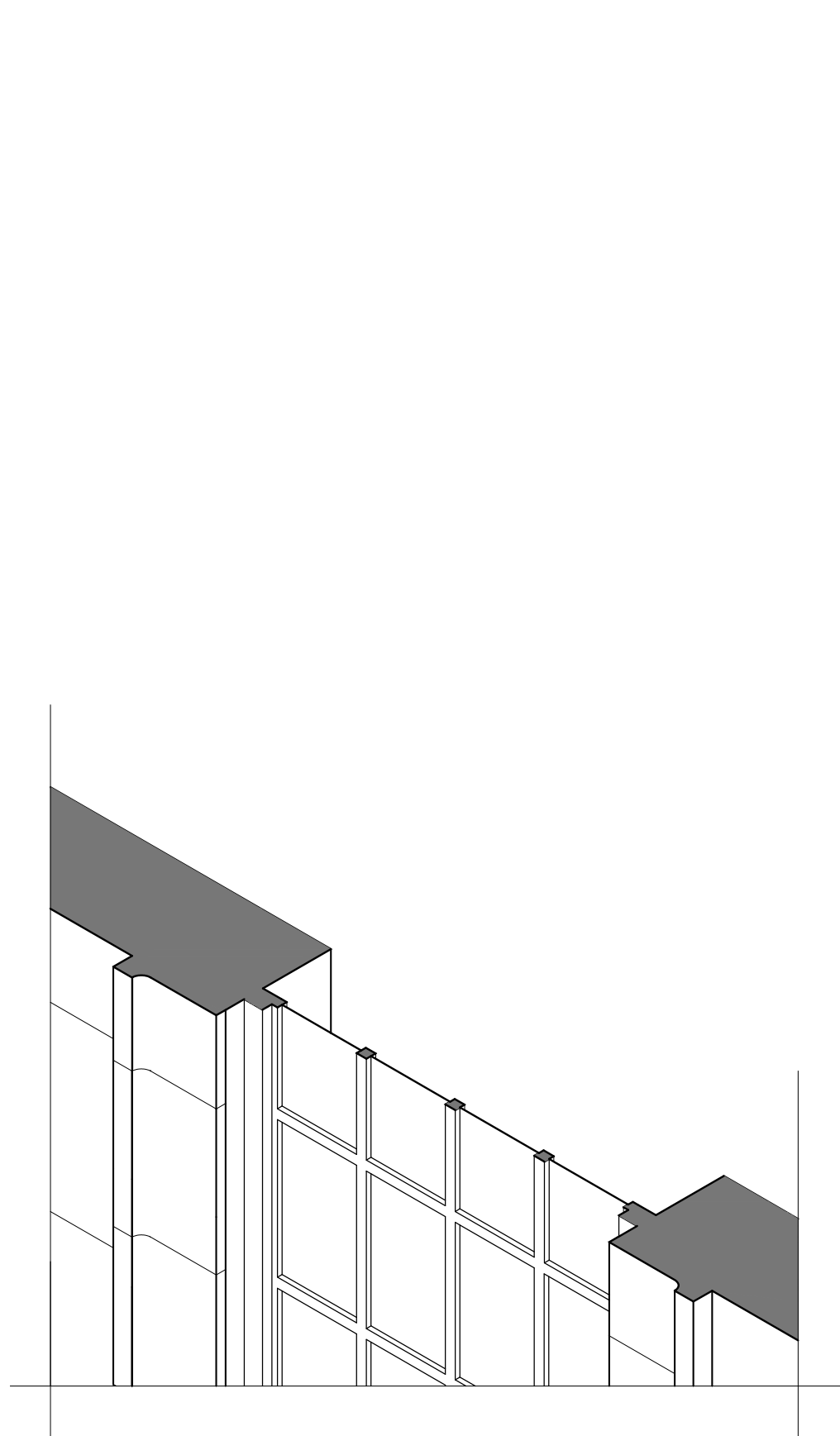
ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

A2.17

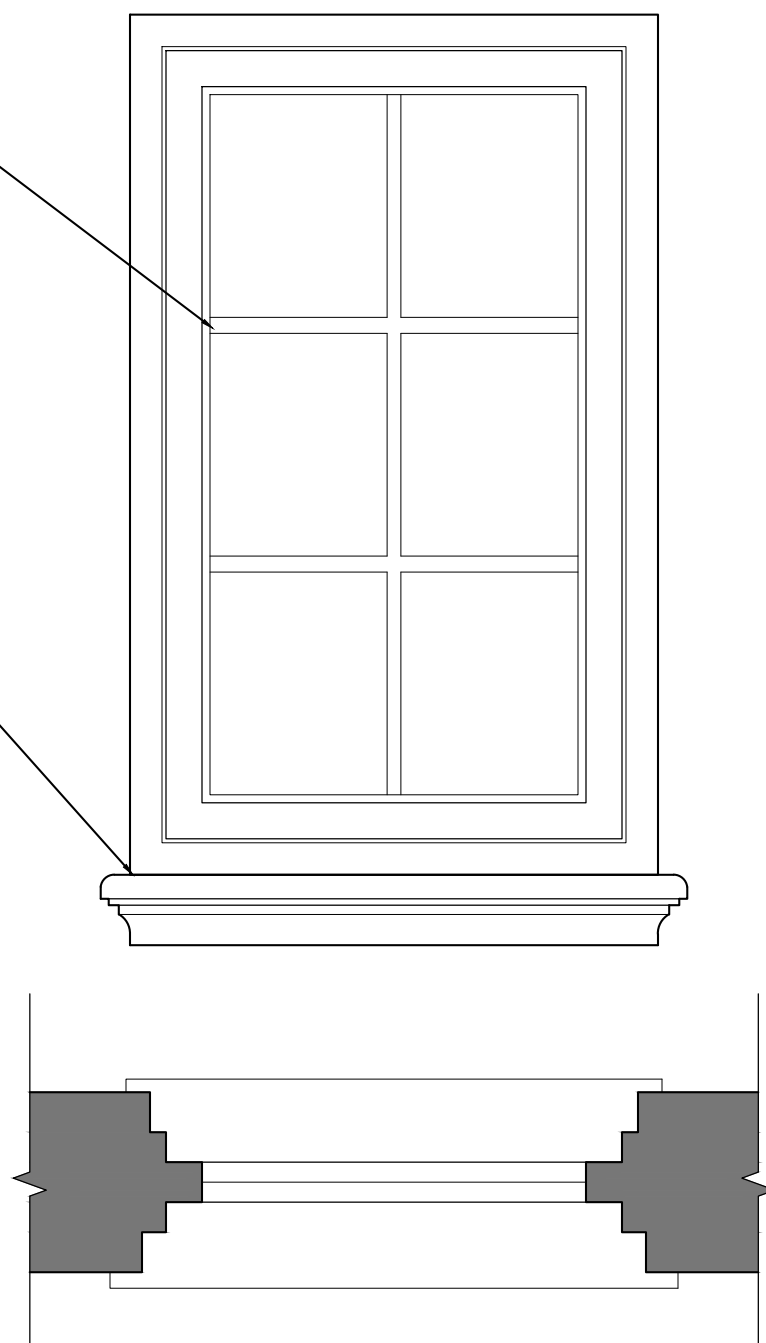
JOB NUMBER:

23-124



IMPACT RESISTANT ALUMINUM
CASEMENT WINDOW
COLOR: GREEN TEA LEAF

CAST STONE SILL



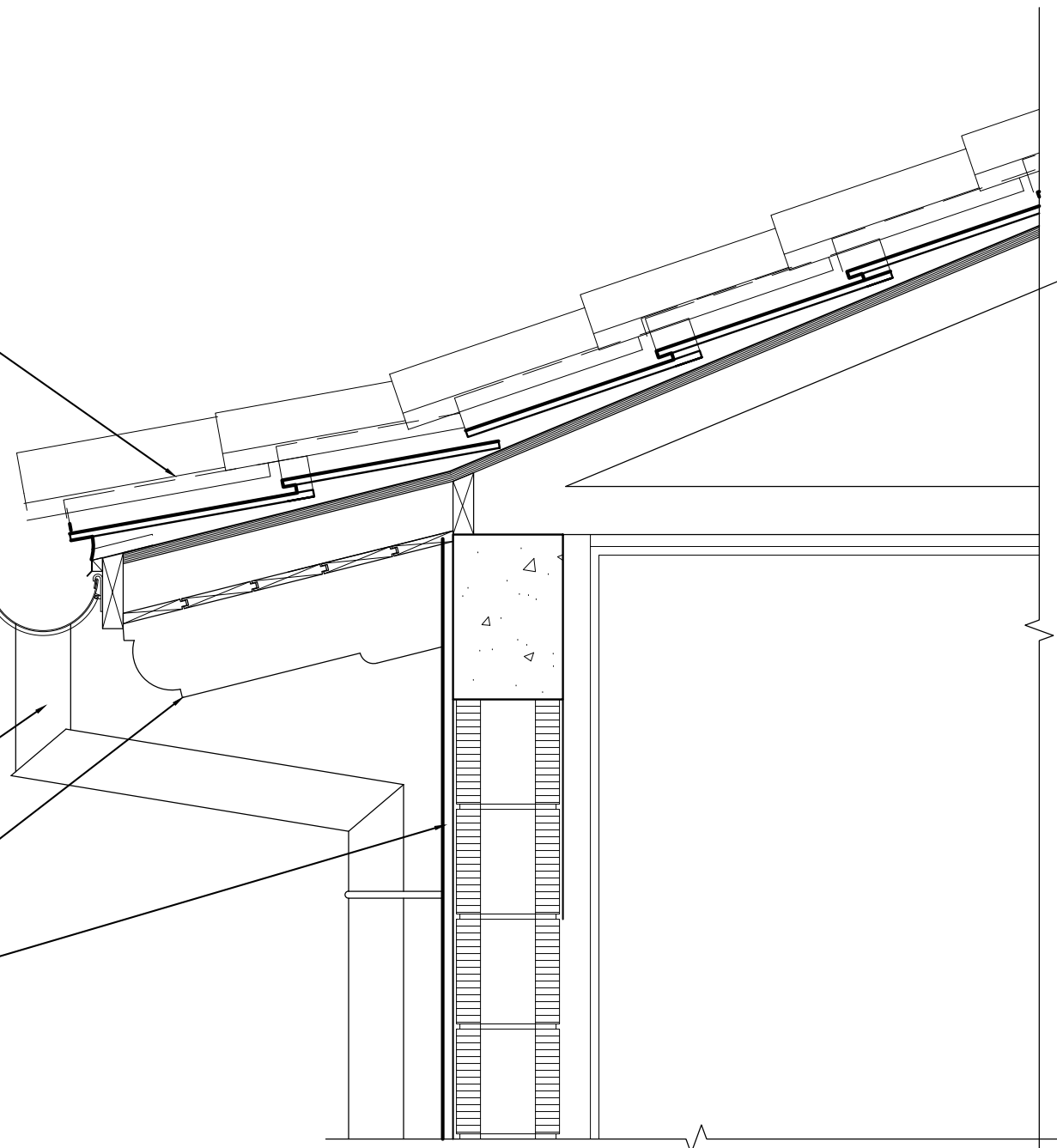
TYPICAL WINDOW DETAIL

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

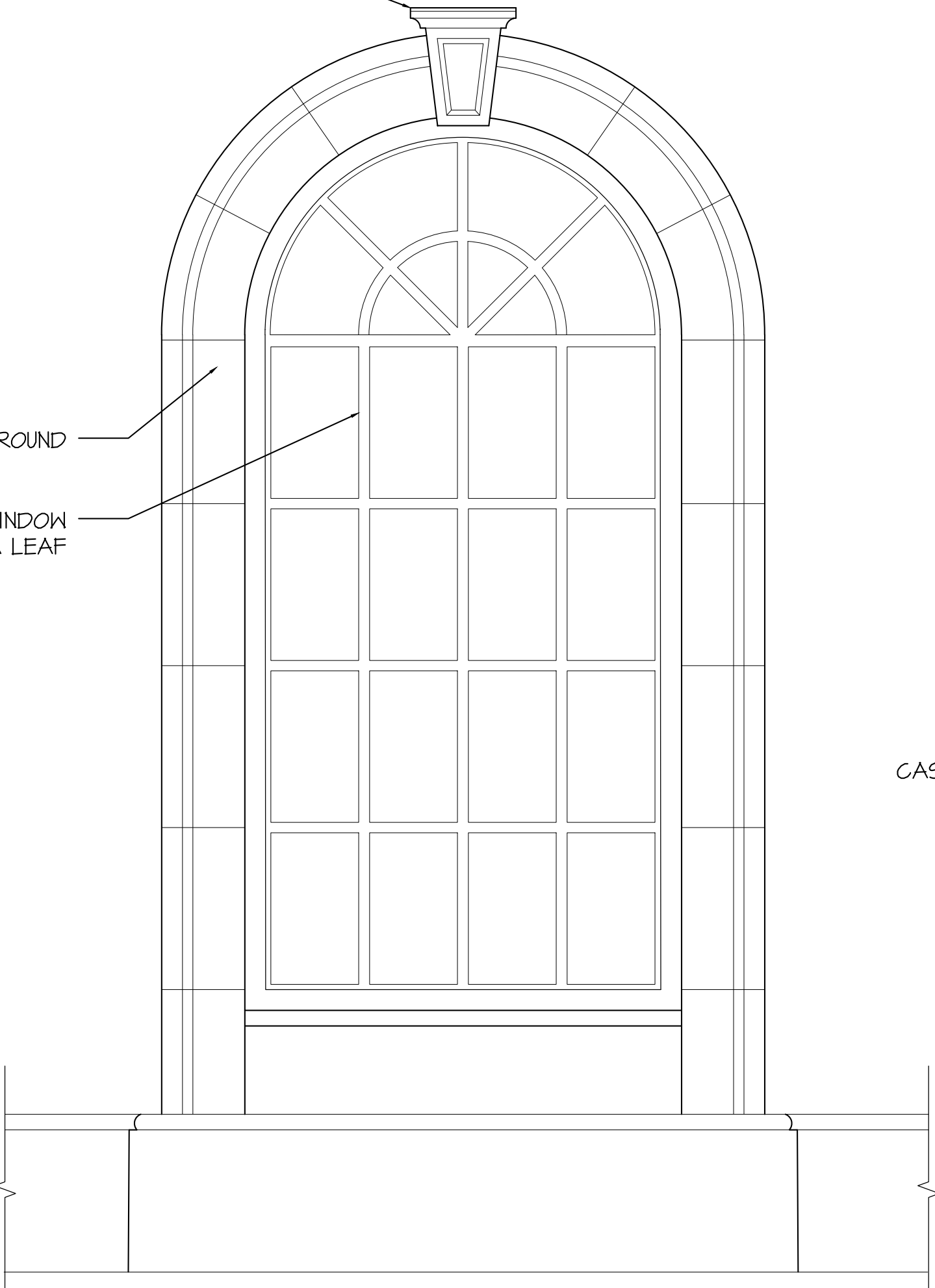


EAVE DETAIL

KEYSTONE

CAST STONE SURROUND

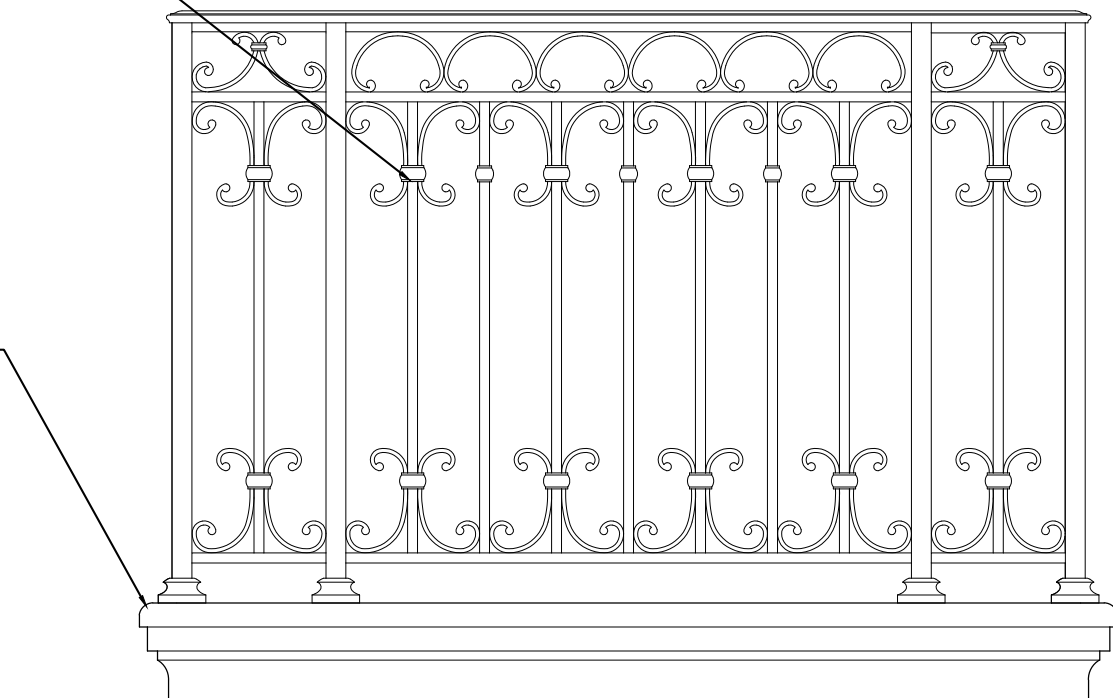
IMPACT RESISTANT ALUMINUM WINDOW
COLOR: GREEN TEA LEAF



ARCHED WINDOW DETAIL

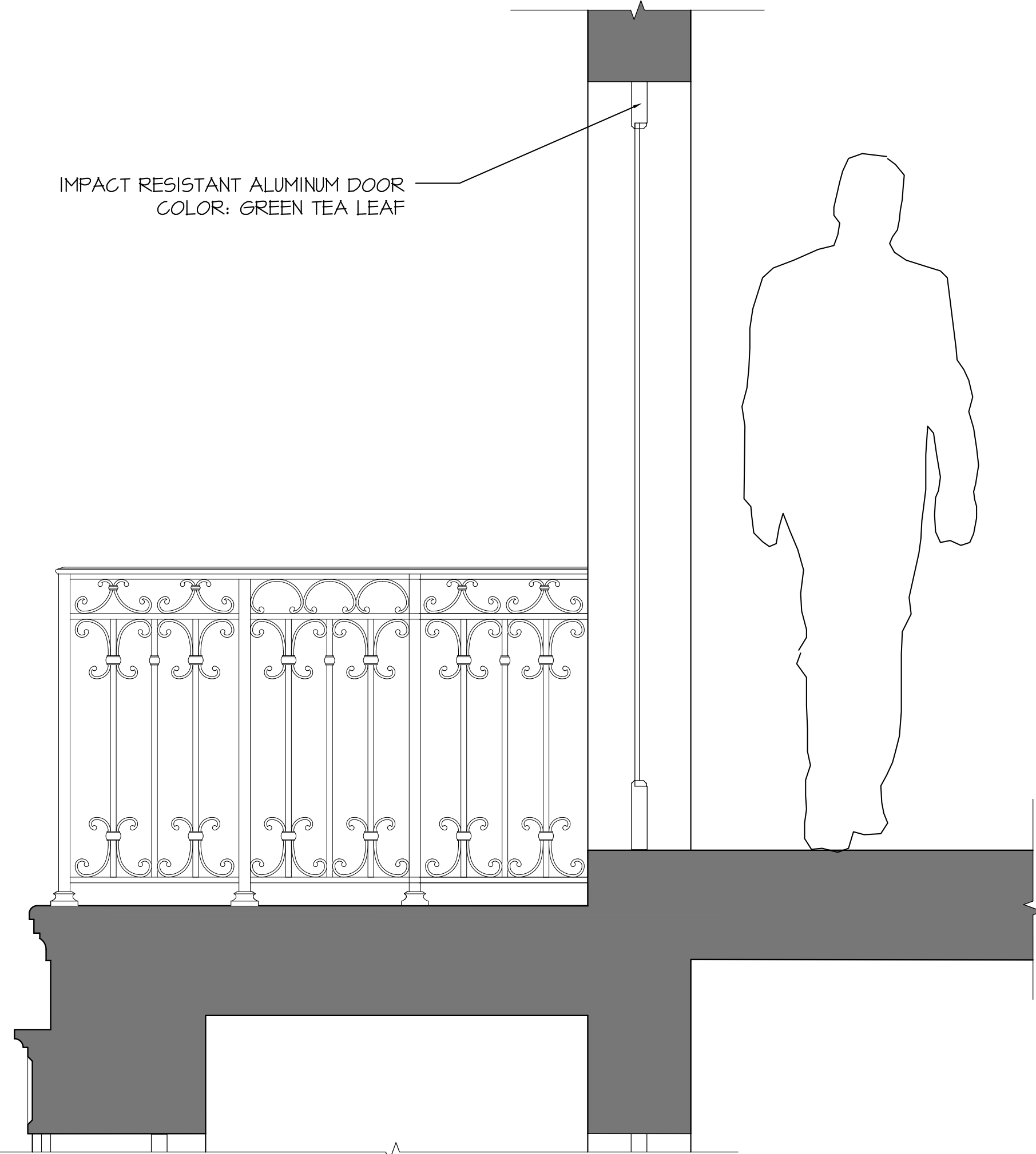
BLACK ALUMINUM RAILING

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

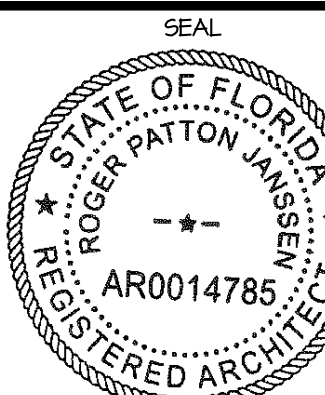
DATE, FIRST SUB: 12.14.2023

DRAWN: ZHB

REVISIONS:

- SECOND SUB: 01.03.2024
- FINAL DROP OFF: 01.16.2024
- MARCH II RESUBMITTAL
- APRIL RESUBMITTAL: 04.08.2024
- SECOND RESUB: 05.28.2024
- FINAL DROP OFF: 06.01.2024

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ROGER P. JANSSEN AR-14785

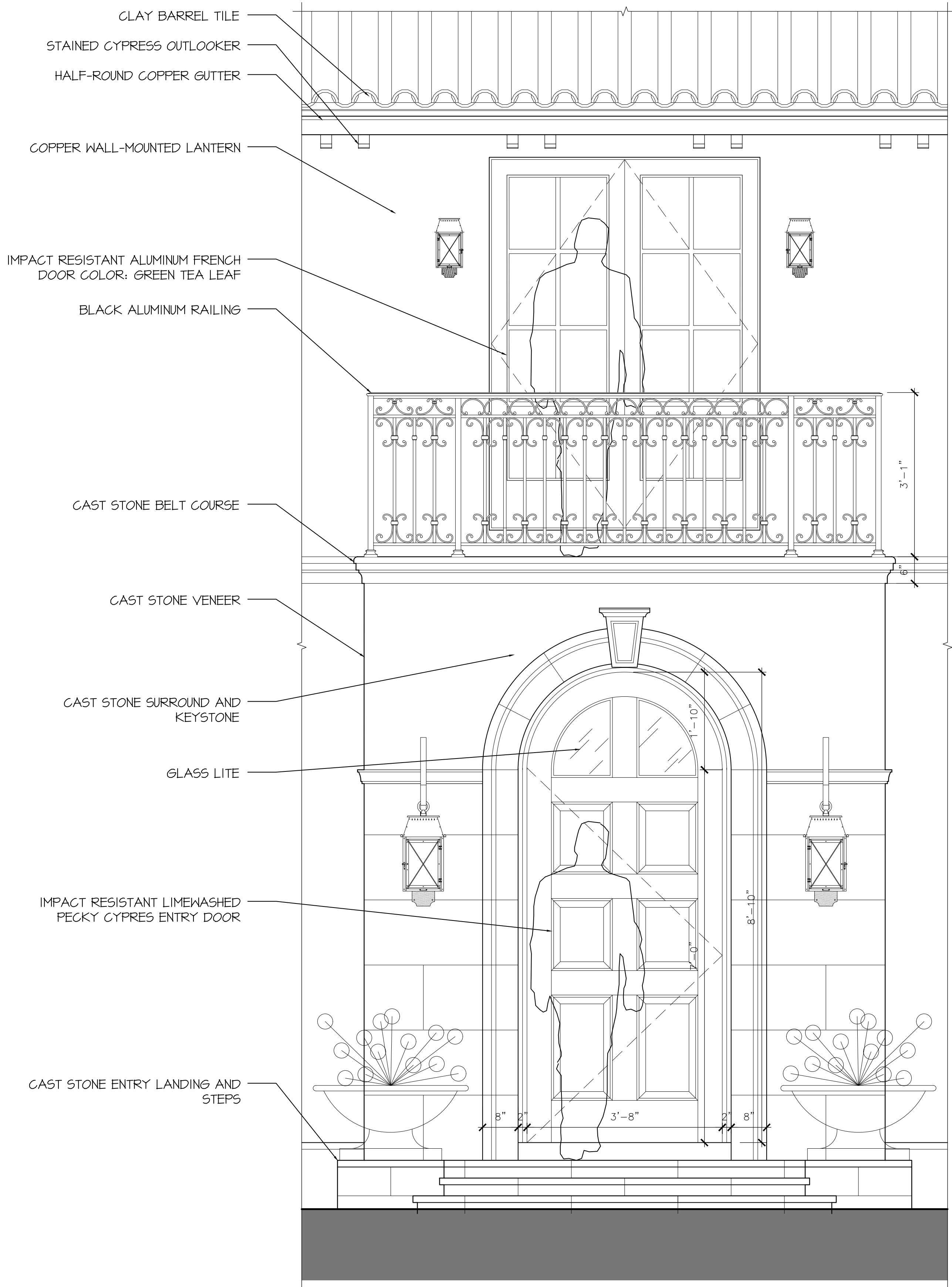
ARCOM #
ARC-24-15
(ZON-24-025)

DRAWING NO.

A2.18

JOB NUMBER:

23-124



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

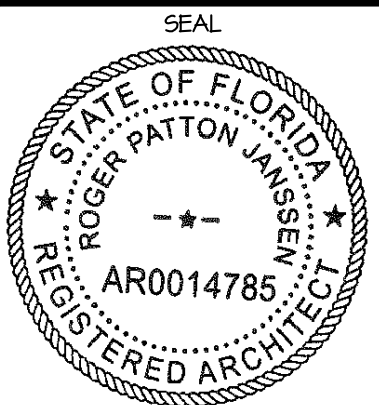
DRAWN: ZHB

REVISIONS:

- SECOND SUB. 01.03.2024
- FINAL DROP OFF 01.16.2024
- MARCH II RESUBMITTAL
- APRIL RESUBMITTAL 04.08.2024
- SECOND RESUB. 05.28.2024
- FINAL DROPOFF 06.01.2024

.....

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ROGER P. JANSSEN AR-14785

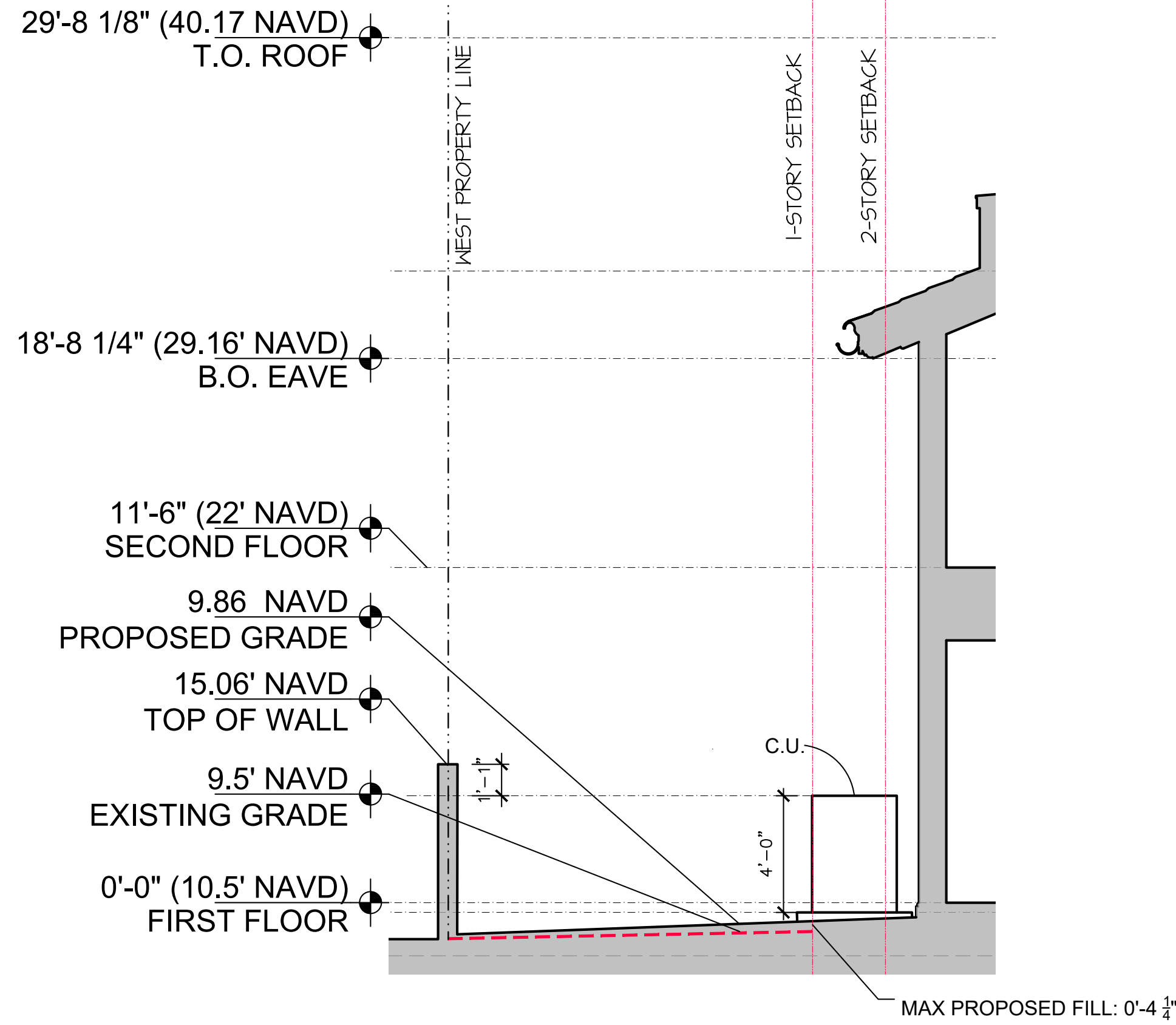
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ARC-24-15
(ZON-24-025)

DRAWING NO.

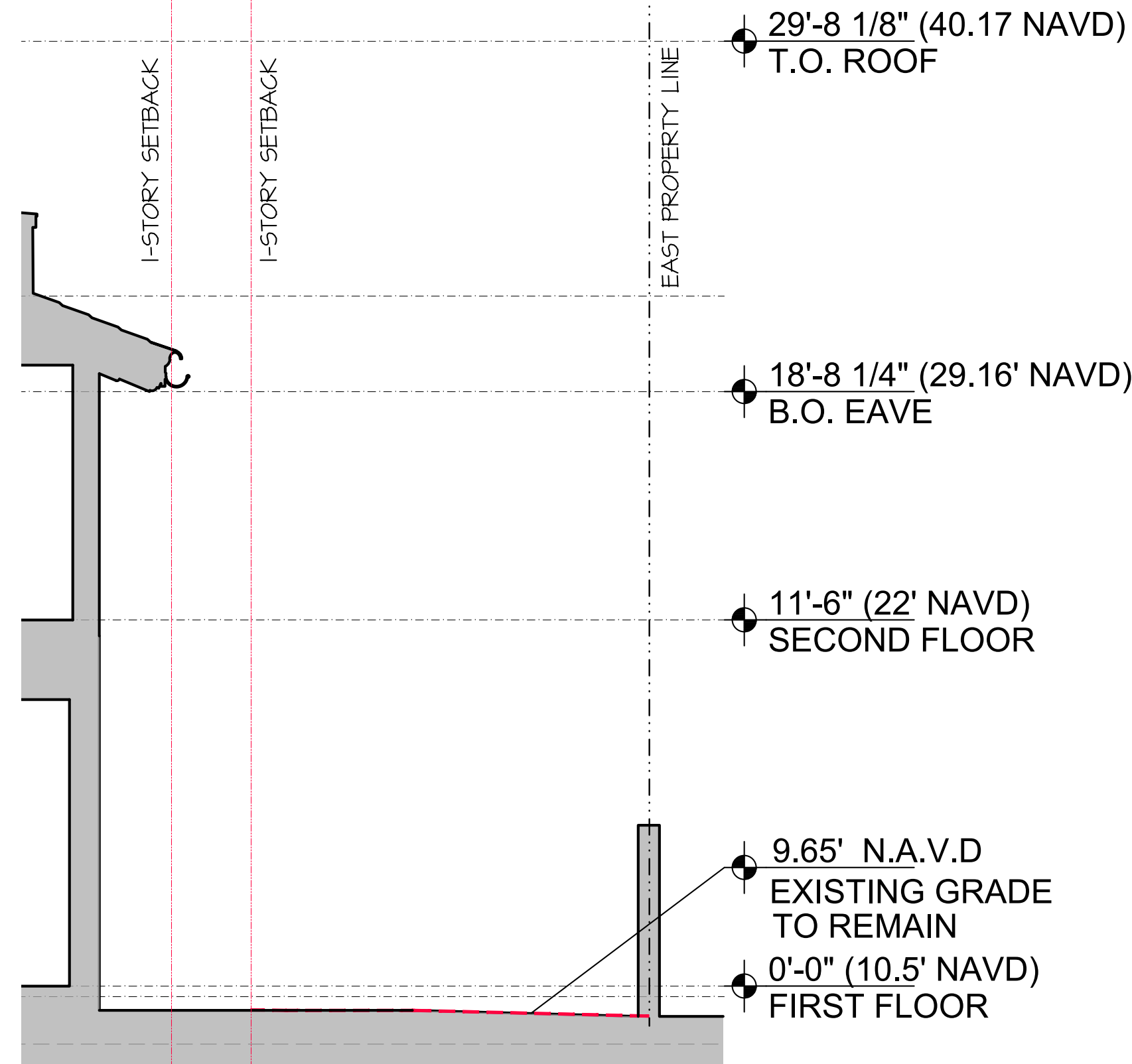
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JOB NUMBER:

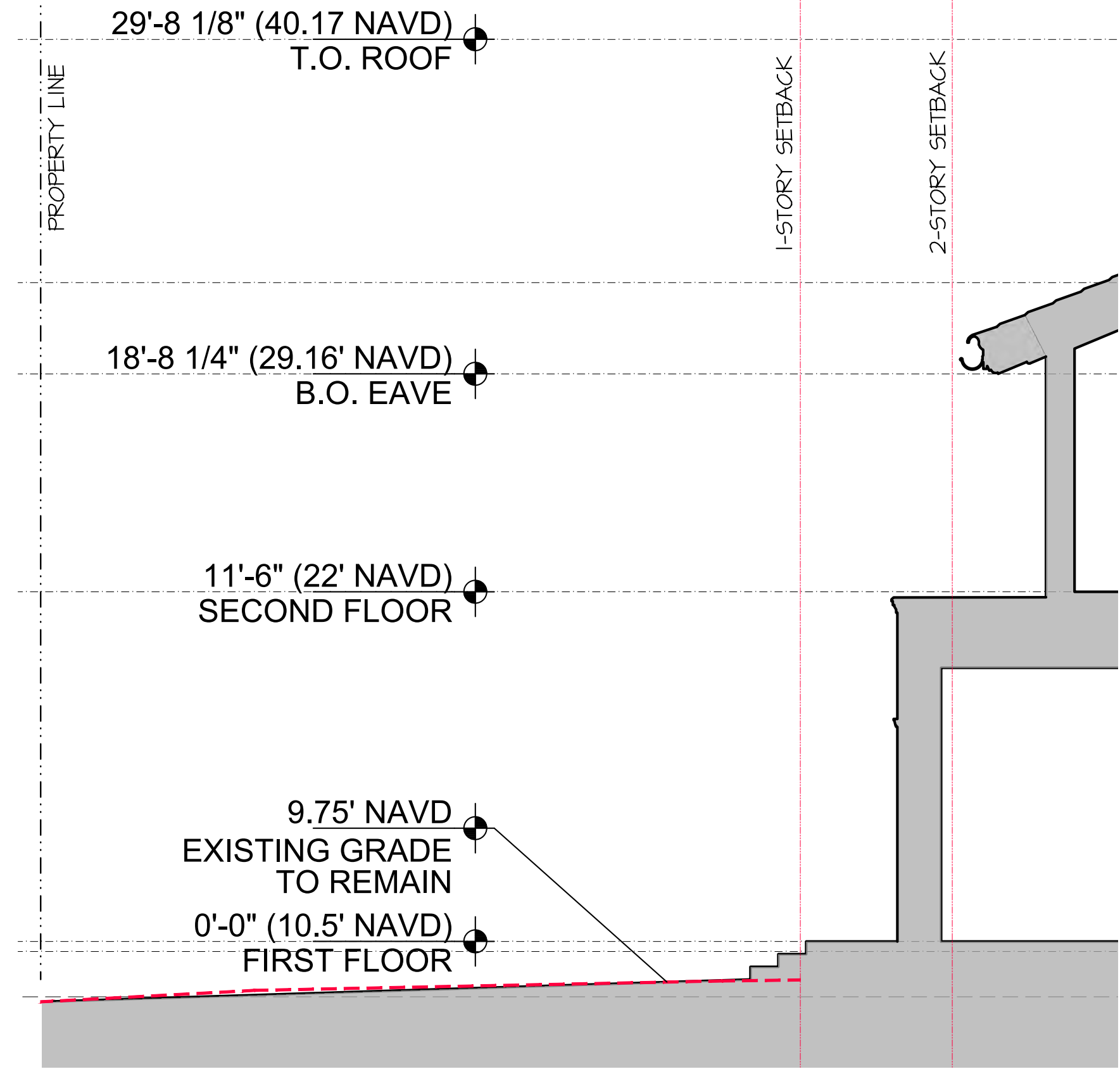
23-124



YARD SECTION A

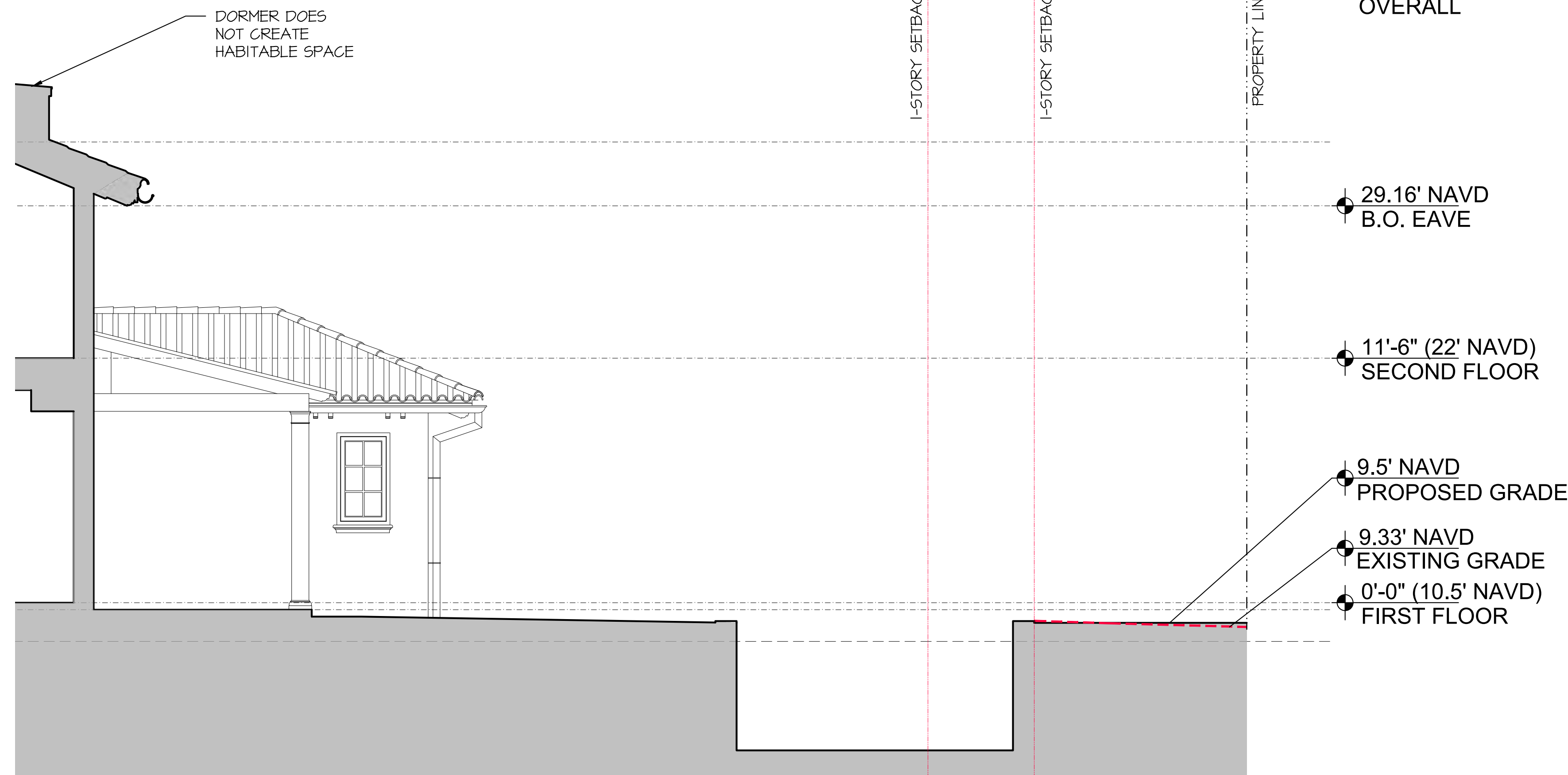


YARD SECTION B

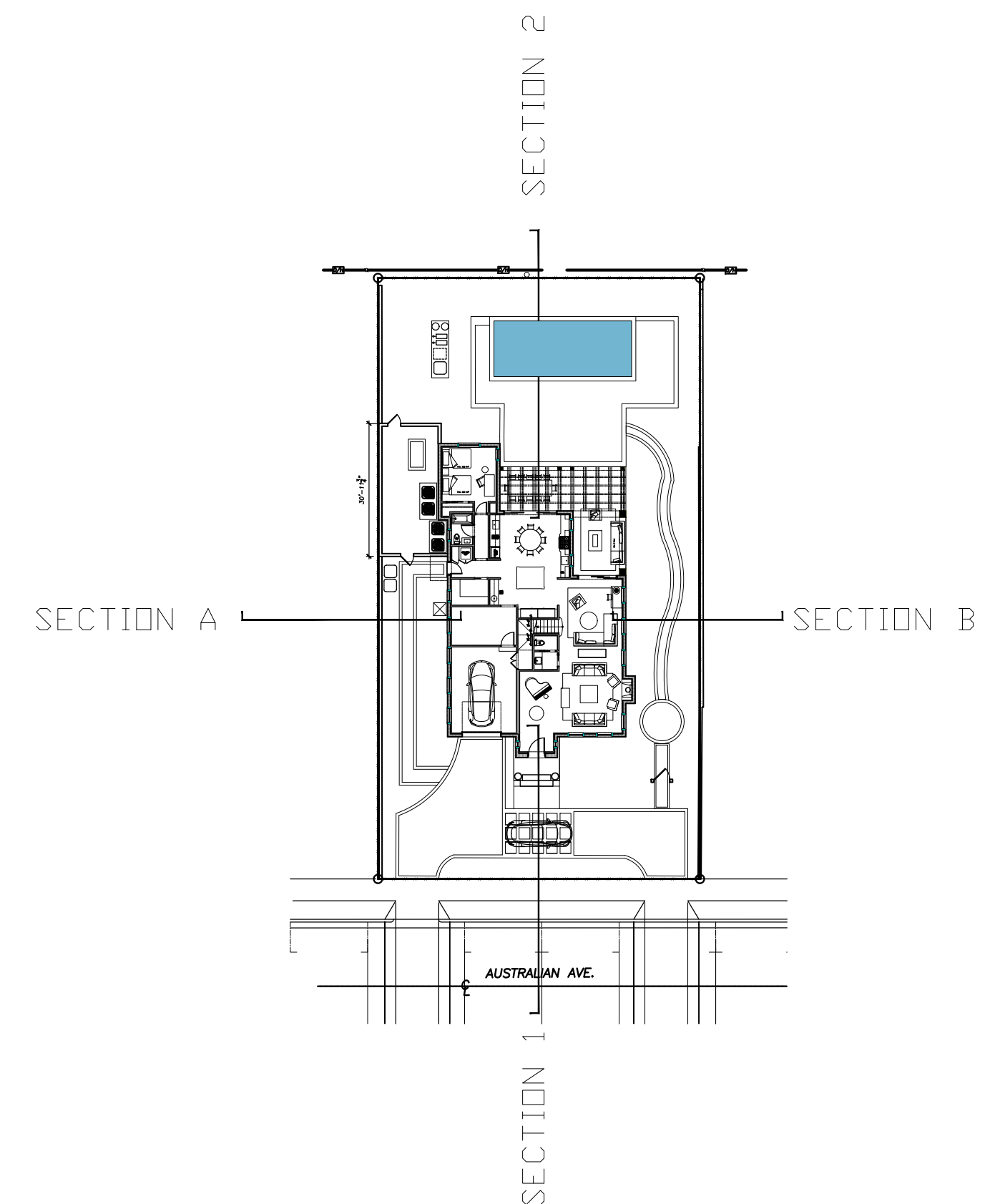


YARD SECTION 1

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



YARD SECTION 2



0' 2' 4' 8' 16'

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

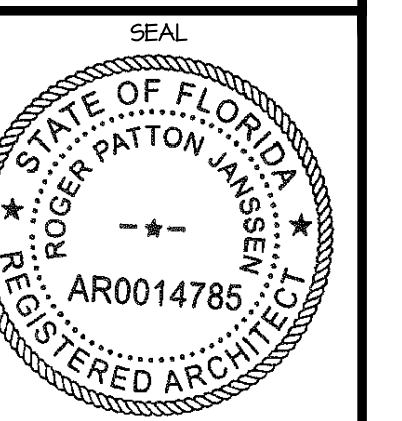
DATE, FIRST SUB. 12/14/2023

DRAWN: ZHB

REVISIONS:

- SECOND SUB. 01/03/2024
- FINAL DROP OFF 01/16/2024
- MARCH II RESUBMITTAL
- APRIL RESUBMITTAL 04/08/2024
- SECOND RESUB. 05/28/2024
- FINAL DROP OFF 06/01/2024

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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

4th Submittal JUL24
Final Submittal MAR24
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

05/28/24

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

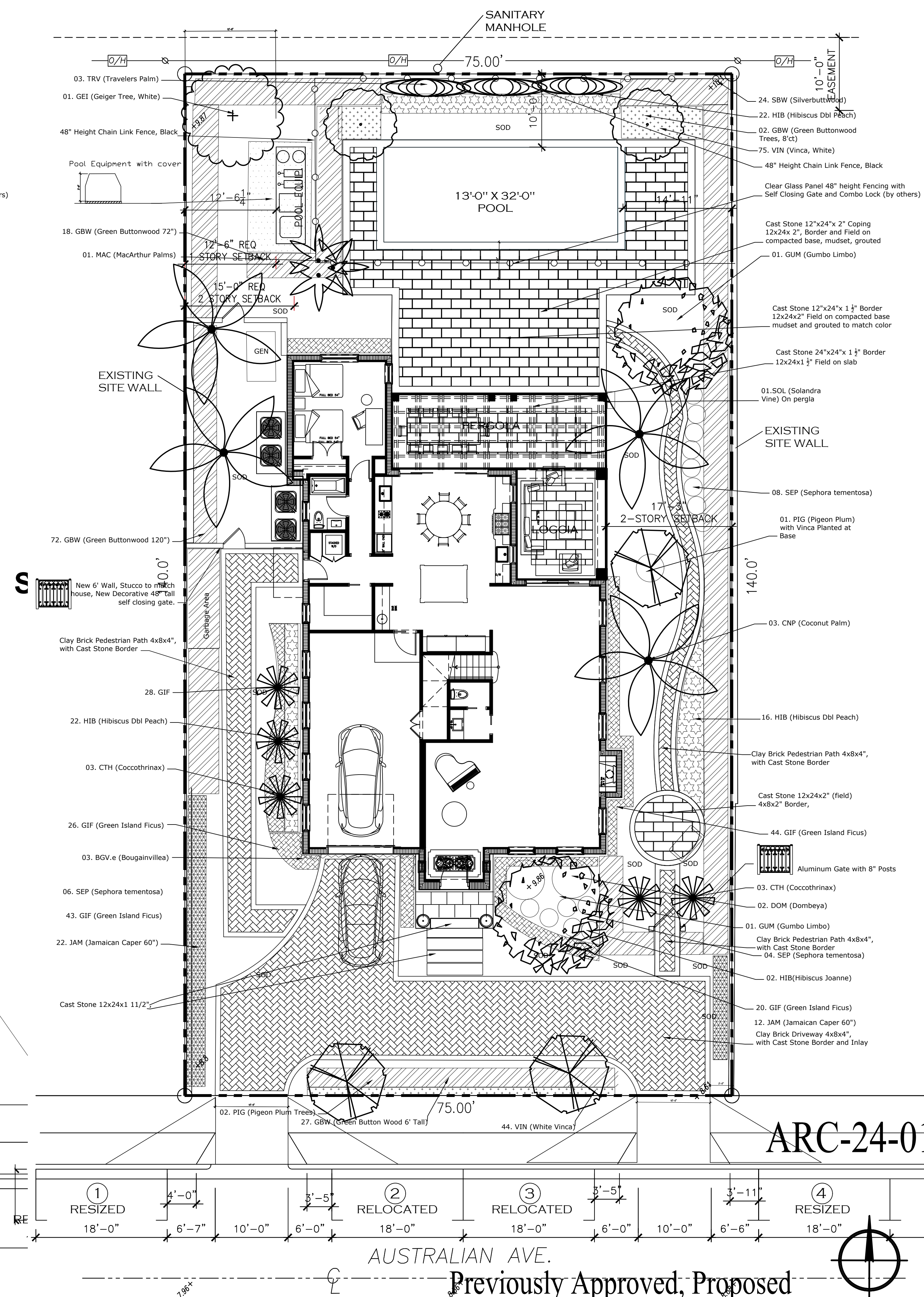
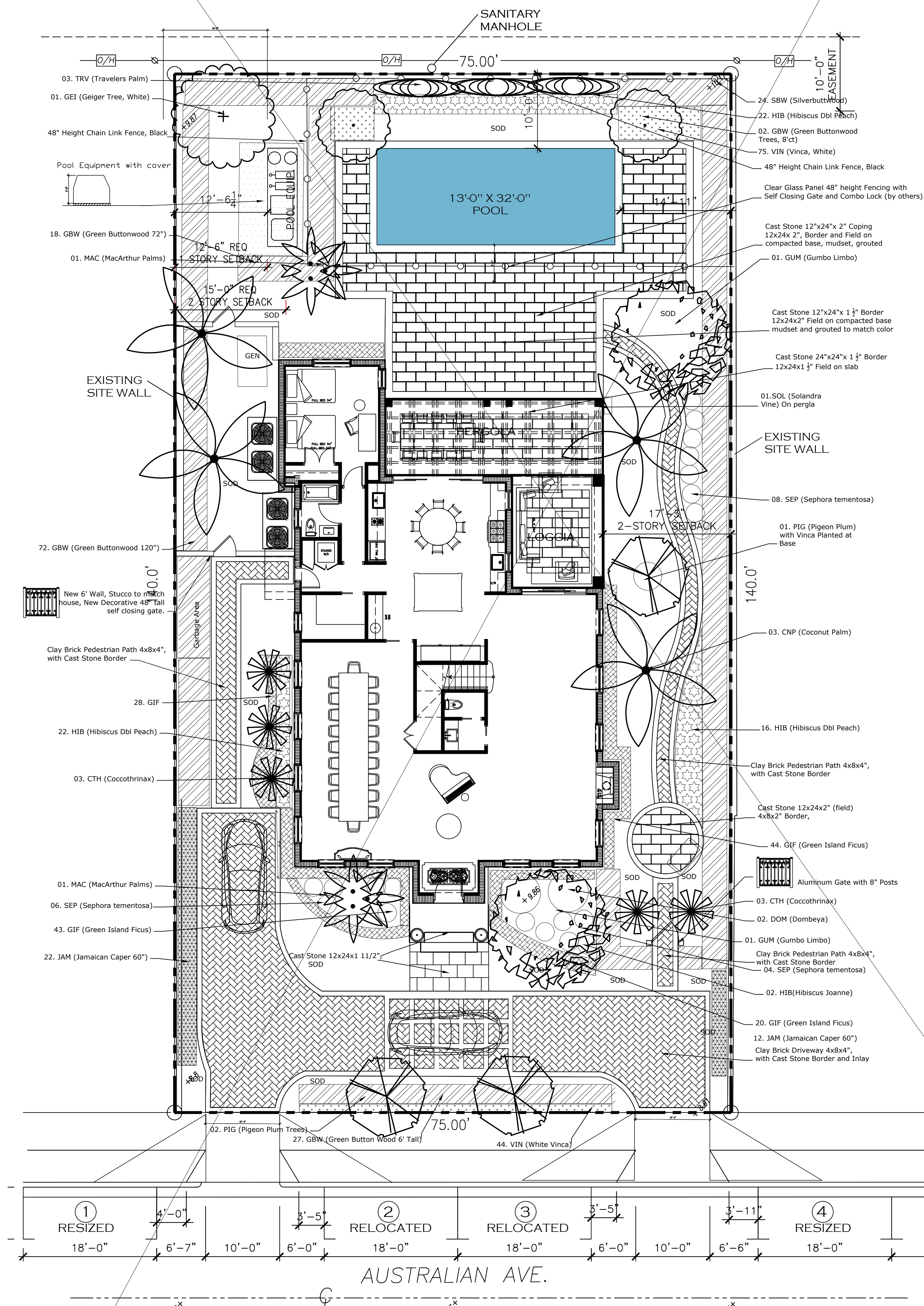
Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

05/24/24

Landscape Plan

LP-1



ATA TODD MACLEAN
OUTDOORS

(561) 310-2333

[illegible]

EAL

Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

05/24/24

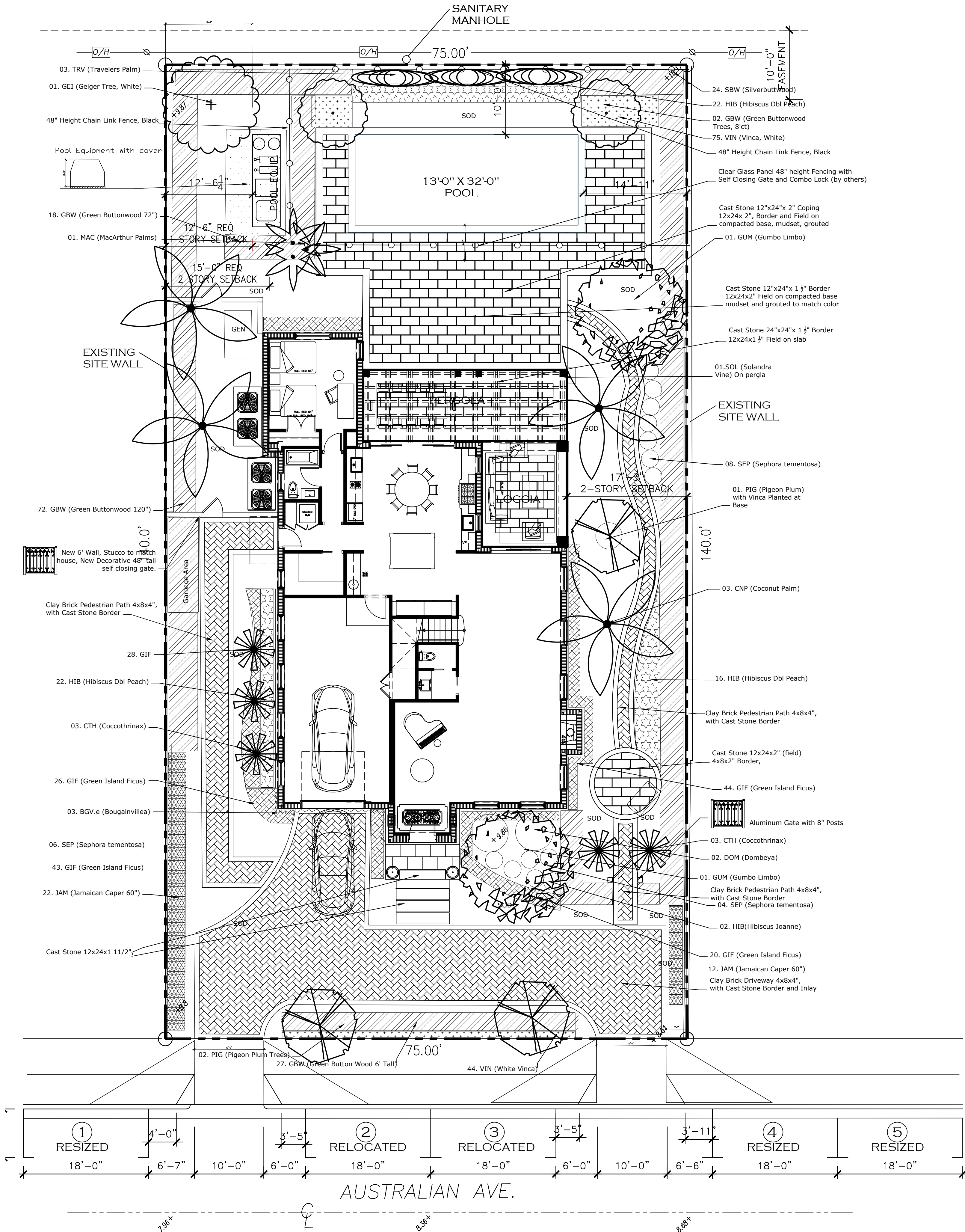
Landscape Plan

LP-2

~~ARC-24-015~~

~~Previously Approved, Proposed~~

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



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)	65% (20)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	34% (576)
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: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

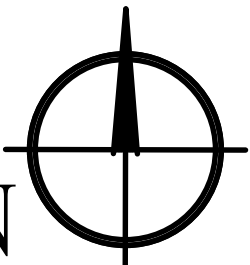
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023

REV BF 20230727

ARC-24-015

PROPOSED LANDSCAPE PLAN



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



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

05/24/24

Landscape Plan

LP3

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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9	Native Shrubs & Vines %	30% (number of shrubs & vines)	34% (576)
10	Native Groundcover %	30% (groundcover area)	None

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

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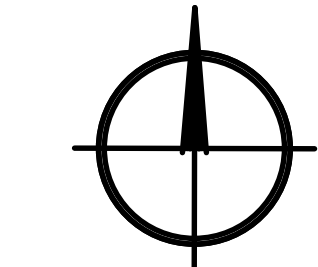
Tree

PROPOSED KEY					FF- FLORIDA FRIENDLY N- NATIVE SPECIES
KEY	DESCRIPTION	SPECIFICATION	QTY		
CNP	Coconut Palm	12' CT,	03	FF	
CCT	Cocothrinax Palm	9' CT minimum as per Plan	05	N	
GUM	Gumbo Limbo	9' c.t., 16' o.a.h., specimen	02	N	
GBW	Conocarpus Erectus,Green Buttonwood	16' o.a.h, straight trunk	02	N	
GEI	Cordia sebestena, Geiger Tree, White	9' c.t., straight trunk, specimen	01	N	
MAC	Ptychosperma macarthurii MacArthur Palm	16' o.a.h, multi cane, varied	01	FF	
PIG	Cocolobo diversifolia, Pigeon Plum	9' c.t., straight trunk, specimen	03	N	
TRV	Travelers Palm, Multi	Multi, Full to Pot	03	FF	
			20		

Shrub

PROPOSED KEY					FF- FLORIDA FRIENDLY N- NATIVE SPECIES
KEY	DESCRIPTION	SPECIFICATION	QTY		
BGV-e	Bougainville, espale, orange	15g, Full to Pot 48" h.	03	FF	
DOM	Dombeya, seminole	15g, Full to Pot 48" h. straight trunk	02	N	
GIF	Green Island Ficus	3g, full to pot, planted 16" o.c.	187	FF	
GBW	Conocarpus Erectus,Green Buttonwood	72" height	127	N	
HIB	Hibiscus, Dbl Peach	3g, full to pot, planted 18" o.c.	60	FF	
JAM	Jamaican Caper	60" h., planted 24" o.c.	34	N	
SEP	Sephora tomentosa, Spanish Necklace	3g, full to pot, planted 18" o.c.	12	N	
SBW	Conocarpus Erectus,Silver Buttonwood	48" tall planted 24" o.c. to grow into 120"	24	N	
VIN	Vinca, periwinkle, white	6" Pots, Planted 12" o.c.	127	FF	
			576		

LANDSCAPE PLANT SCHEDULE



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

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

05/24/24

Landscape Details
LP4

TODD MACLEAN
OUTDOORS

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

SEAL

Michael J. Phillips
FL LA 0001540

Landscape Details



ARC-24-015

Proposed Landscape Plan

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

05/28/24

Landscape Details

LP5

SEAL

Michael J. Phillips
FL LA 0001540

REV	DESCRIPTION	DATE

ATA 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

Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

05/28/24

Landscape Details

LP6



South Elevation



North Elevation

ARC-24-015

Landscape Elevations



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

05/28/24

Landscape Details

LP7



East Elevation



West Elevation

ARC-24-015

Landscape Elevations

ATA

TODD MACLEAN
OUTDOORS

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

REV	DESCRIPTION	DATE

SEAL

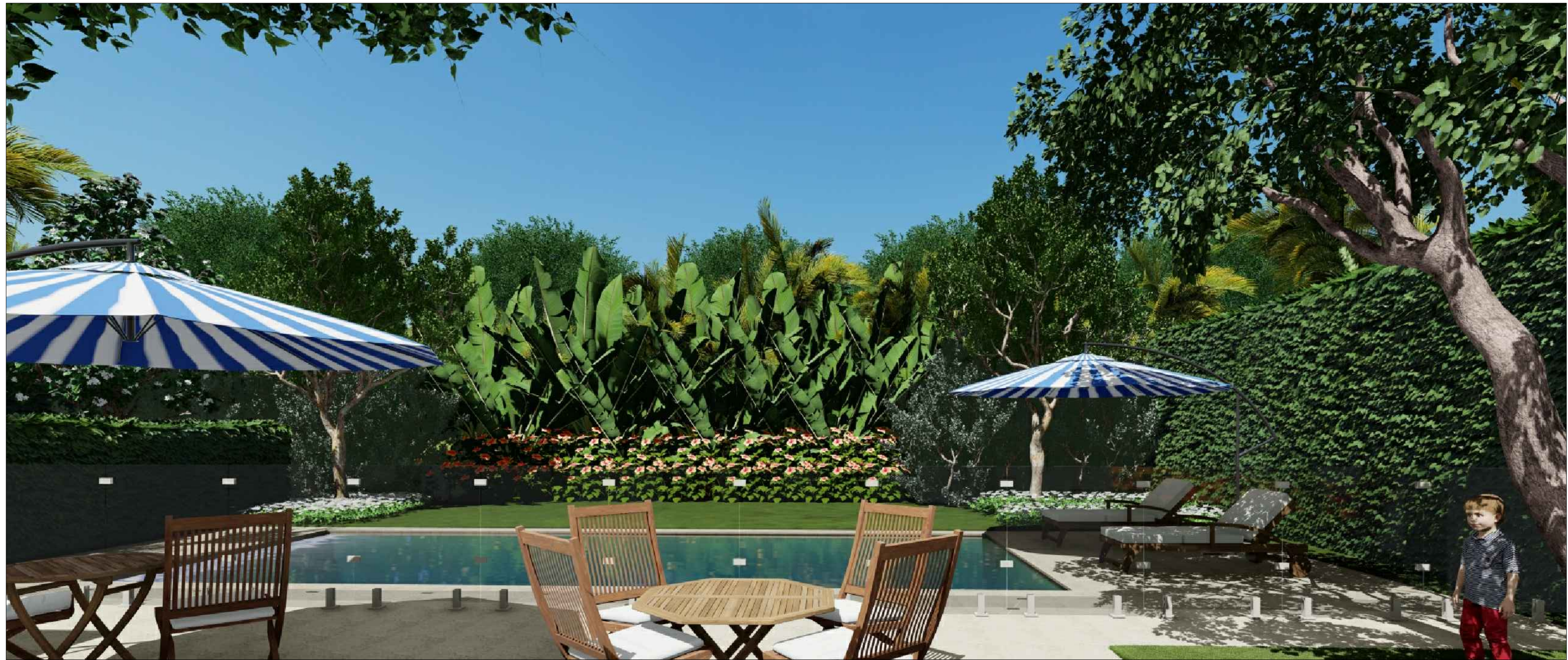
Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

05/28/24

Landscape Details

LP8



ARC-24-015

Landscape Perspectives



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

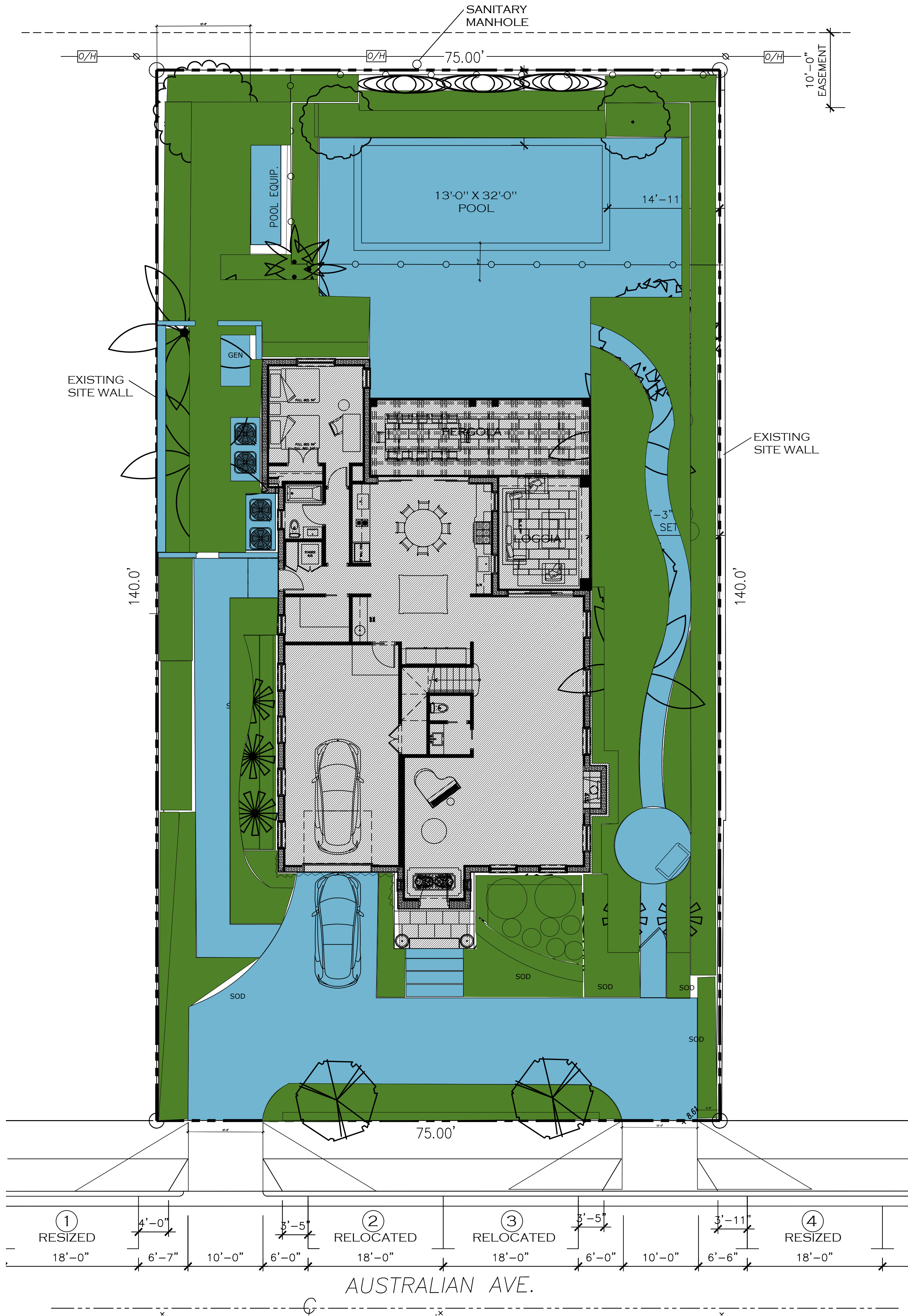
153 Australian Avenue

Palm Beach, Florida 33480

05/28/24

Landscape Details

LP8b



Town of Palm Beach

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

Line #	Landscape Legend		
	Property Address:	153 Australian	
1	Lot Area (sq. ft.):	10,500 sqft	
2			
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](#)
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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

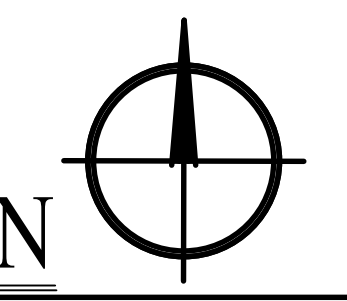
Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

05/24/24

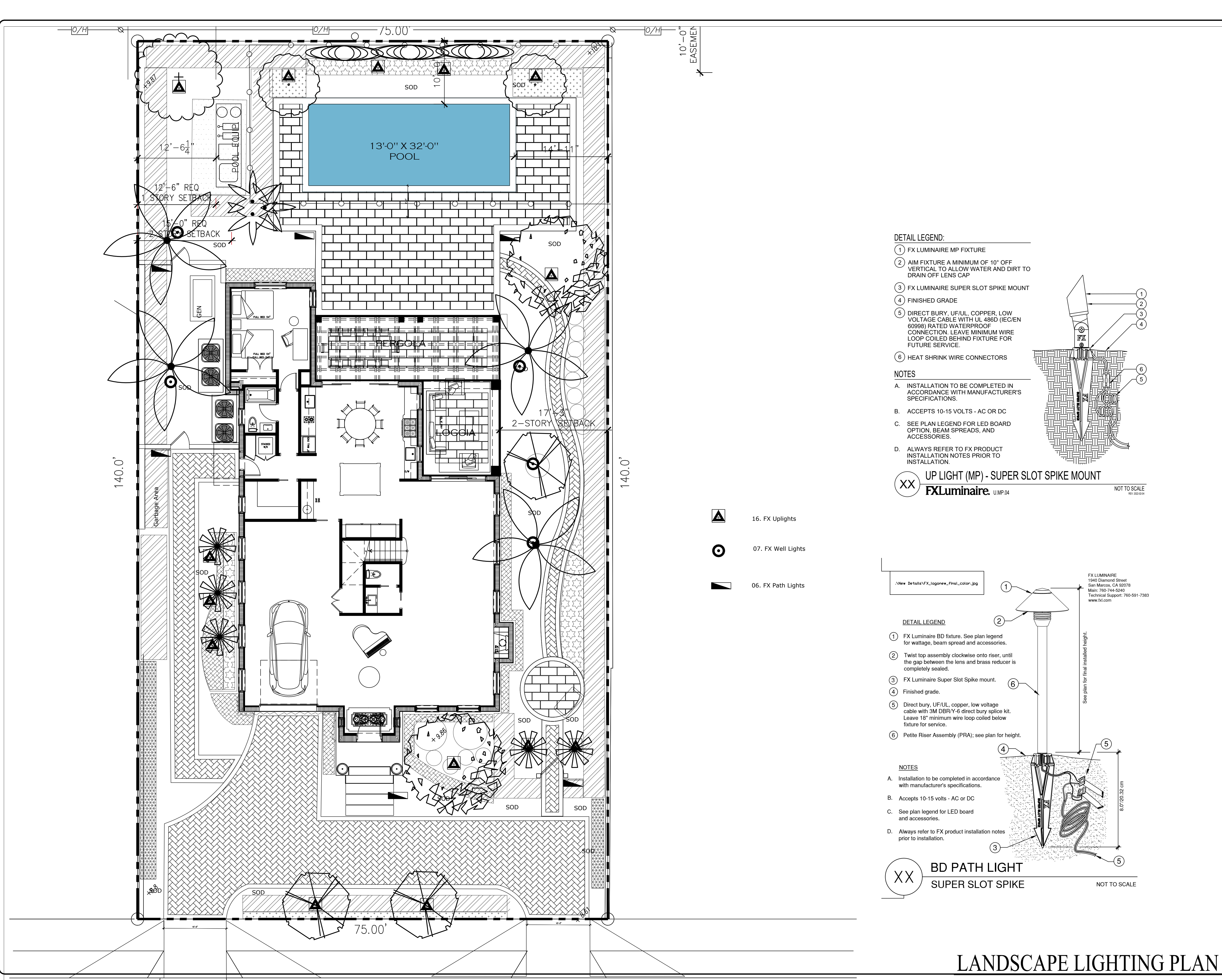
Landscape Plan
Zoning
LP9

PROPOSED LANDSCAPE ZONING PLAN



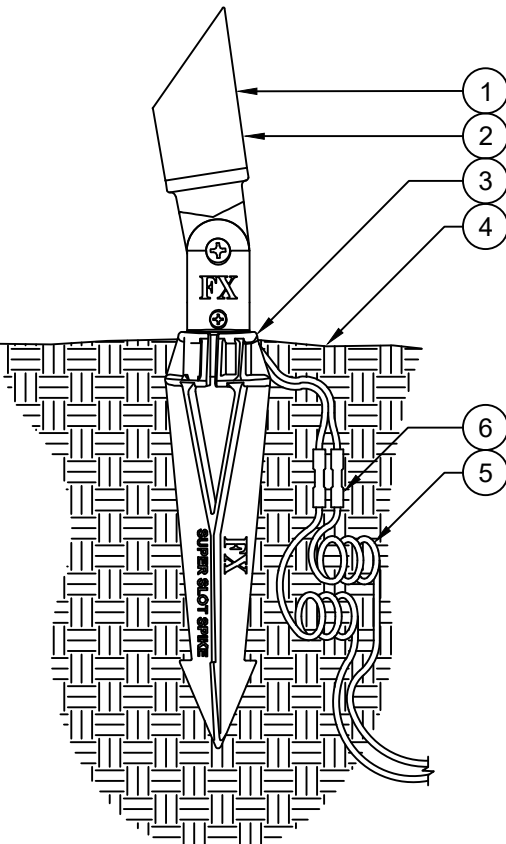
scale: 1/8"=1'-0"

ARC-24-015



- 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

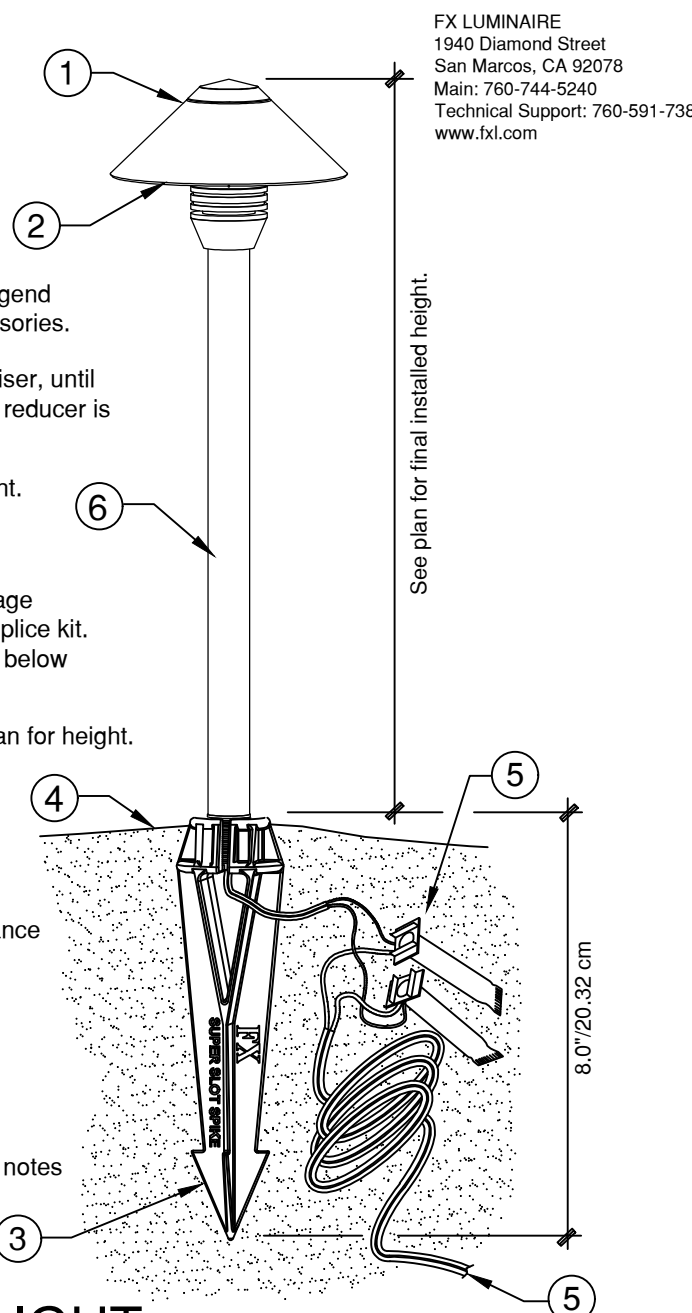
- NOTES
- A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - B. ACCEPTS 10-15 VOLTS - AC OR DC
 - C. SEE PLAN LEGEND FOR LED BOARD OPTION, BEAM SPREADS, AND ACCESSORIES.
 - D. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.



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

TODD MACLEAN
OUTDOORS

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

REV	DESCRIPTION	DATE

SEAL

Michael J. Phillips
FL LA 0001540

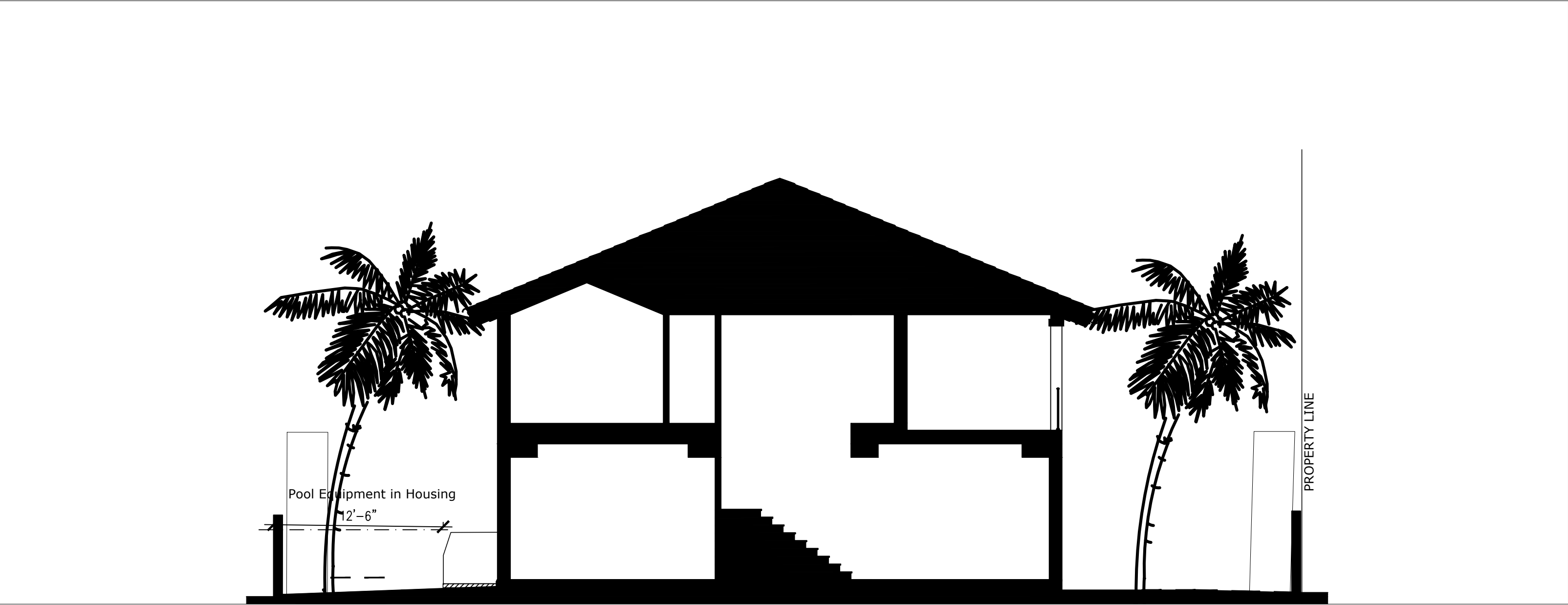
Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

05/24/24

Landscape Lighting

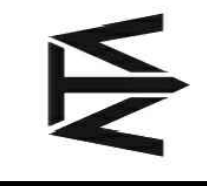
LP10

ARC-24-015



ARC-24-015

LANDSCAPE CROSS SECTION



TODD MACLEAN
OUTDOORS

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

REV	DESCRIPTION	DATE

SEAL

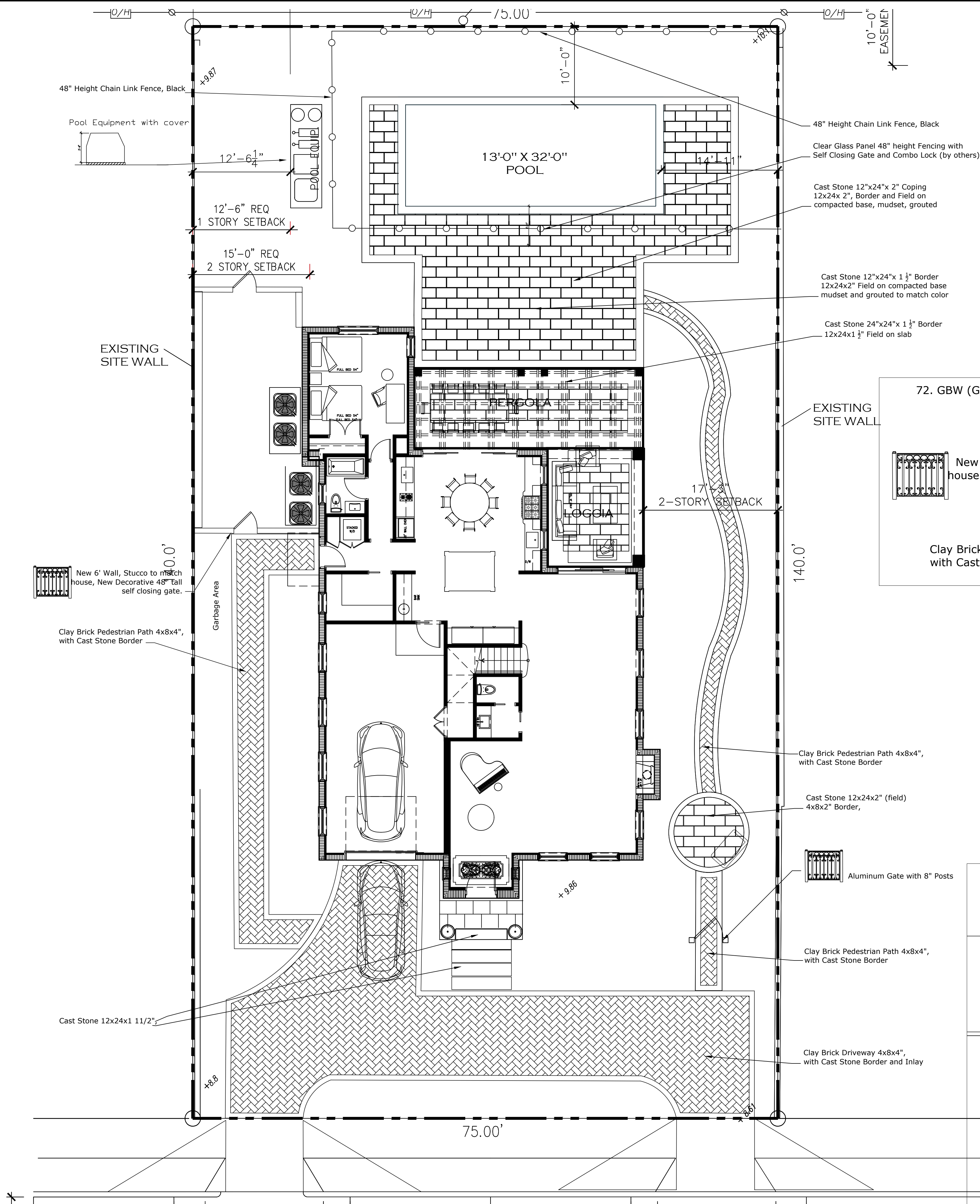
Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

05/24/24

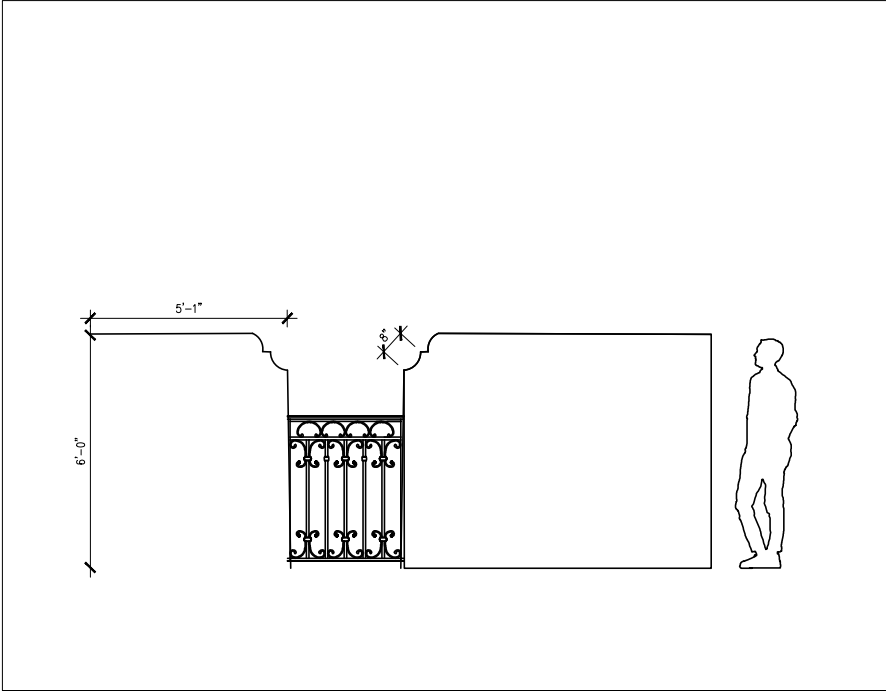
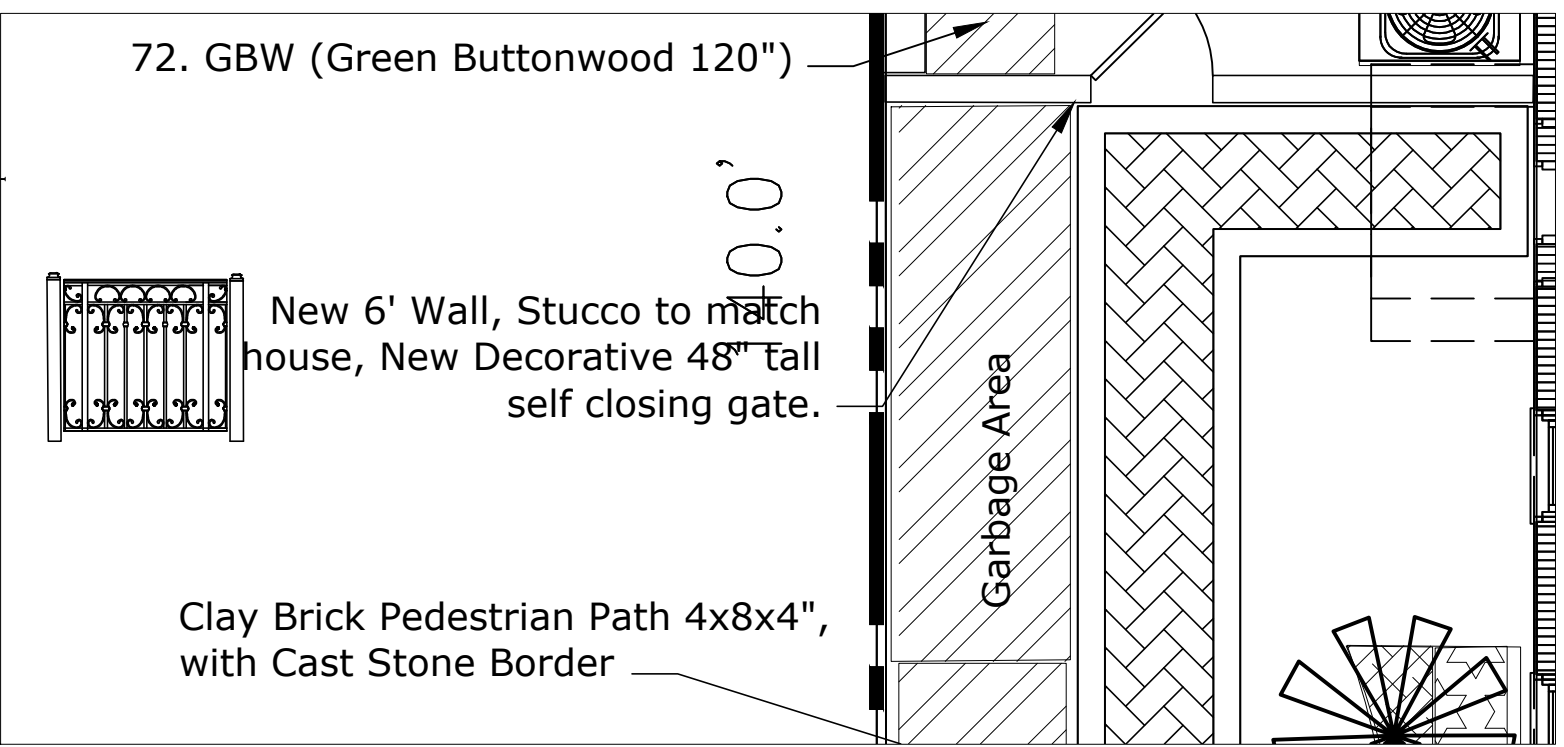
Cross Section

LP11

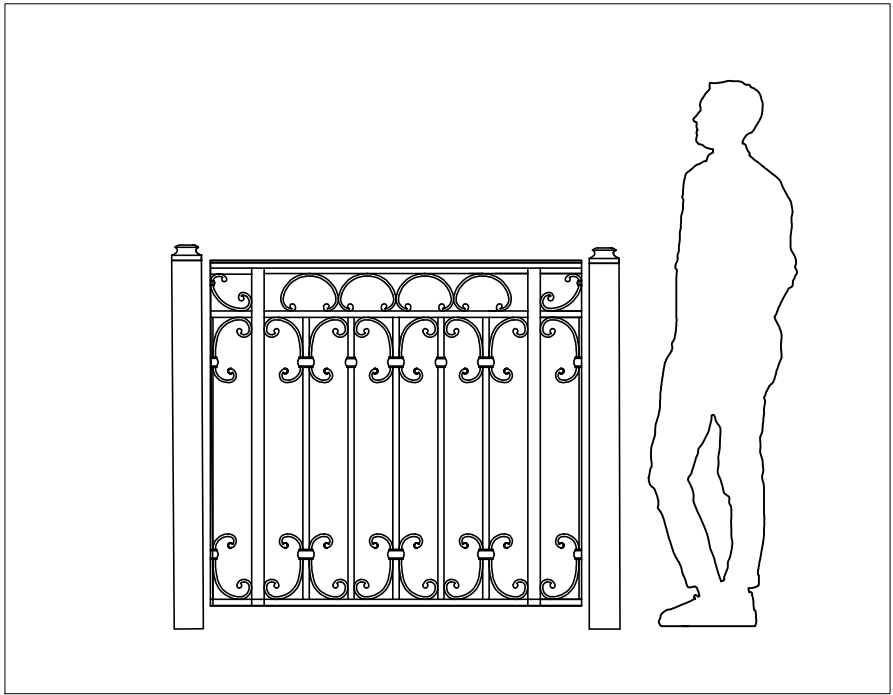


HARDSCAPE MATERIALS LIST		
DESCRIPTION	LOCATION	QTY
Brick American, Crimson 4"x8"x3 1/8"	Driveway and Pedestrian Path	1432 sqft
Cast Stone, 12"x24"x2"	Covered Entry and Steps	130 sqft
Cast Stone, 26"x26"x2"	Front Entry Pads	84 sqft
Cast Stone, 12"x24"x2"	Covered Entry and Steps	130 sqft
Cast Stone, 24"x24"x1 1/2"	Covered Loggia and Pergola Area Border	237 sqft
Cast Stone, 12"x24"x1 1/2"	Covered Loggia and Pergola Area Field	252 sqft
Cast Stone, 12"x24"x2"	Pool Deck, Border and Field and Coping	961 sqft
Cast Stone, 4"x8"x2"	East Pathway Border and Field	276 sqft
Cast Stone, 12"x24"x2"	East Pathway Bench Area Field	63 sqft

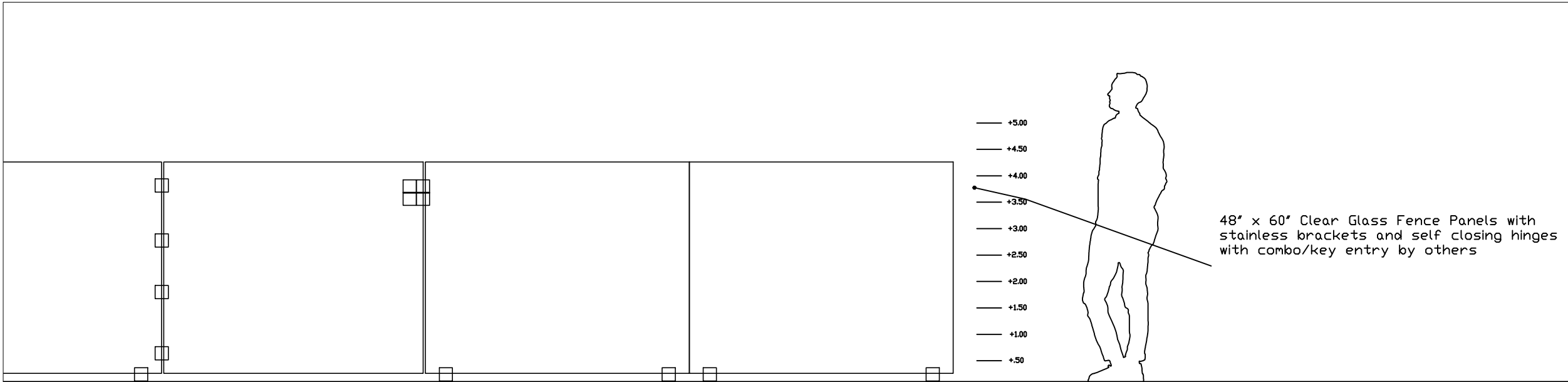
Black Decorative Metal Fencing with Self Closing Gate	Pool Area	173 LF
Black Decorative Gates with 4" Posts	West and East Pedestrian Gates	8 LF



New 6' Wall on West Side with Decorative Gate



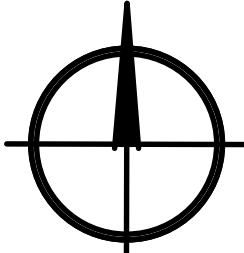
New 48" tall, Pedestrian Gate , East side



New 48" tall, Pool Fence/Gate

ARC-24-015

PROPOSED HARDSCAPE PLAN



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

TODD MACLEAN
OUTDOORS

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

REV	DESCRIPTION	DATE

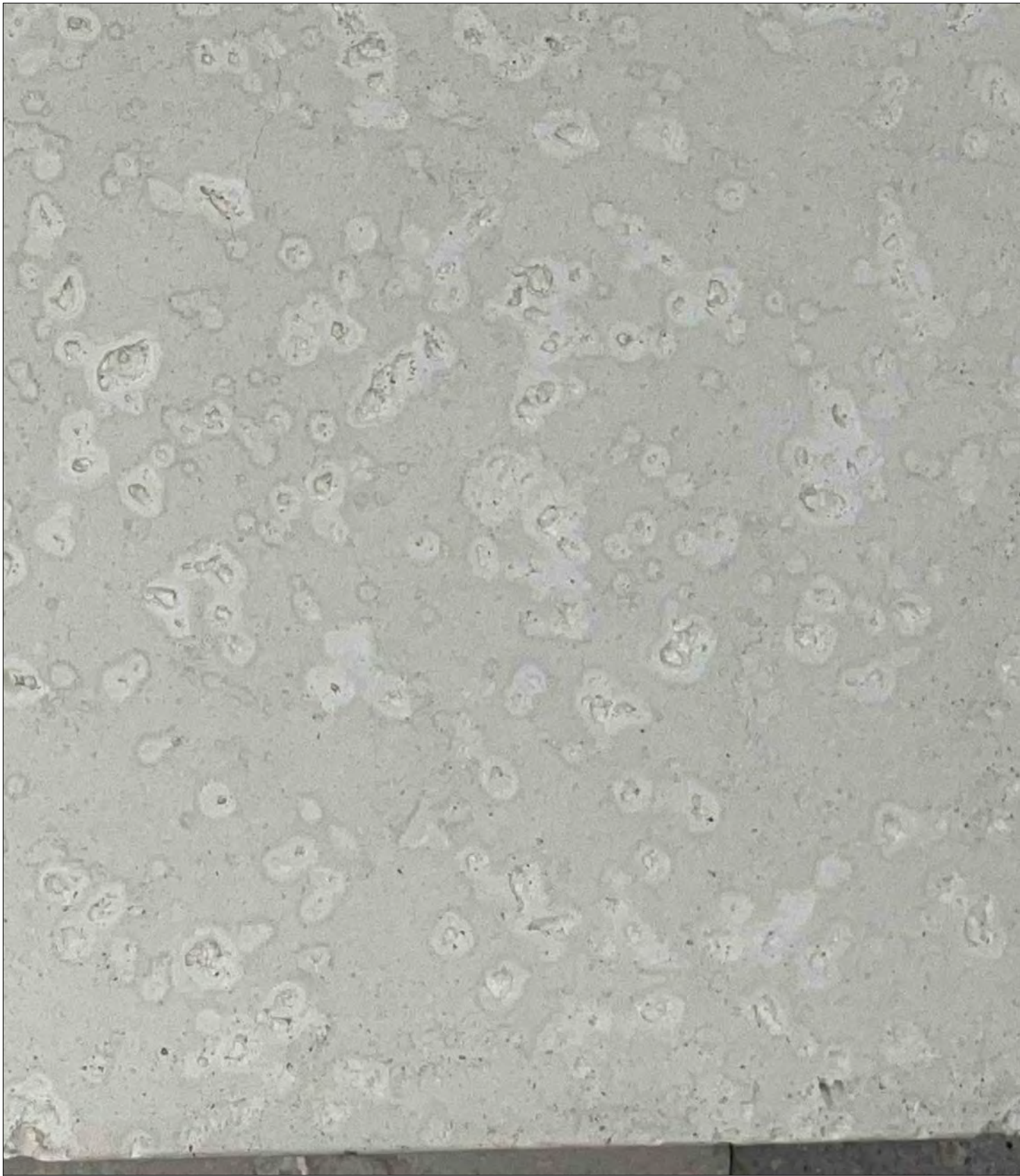
SEAL

Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

05/24/24

Hardscape Plan
HP1



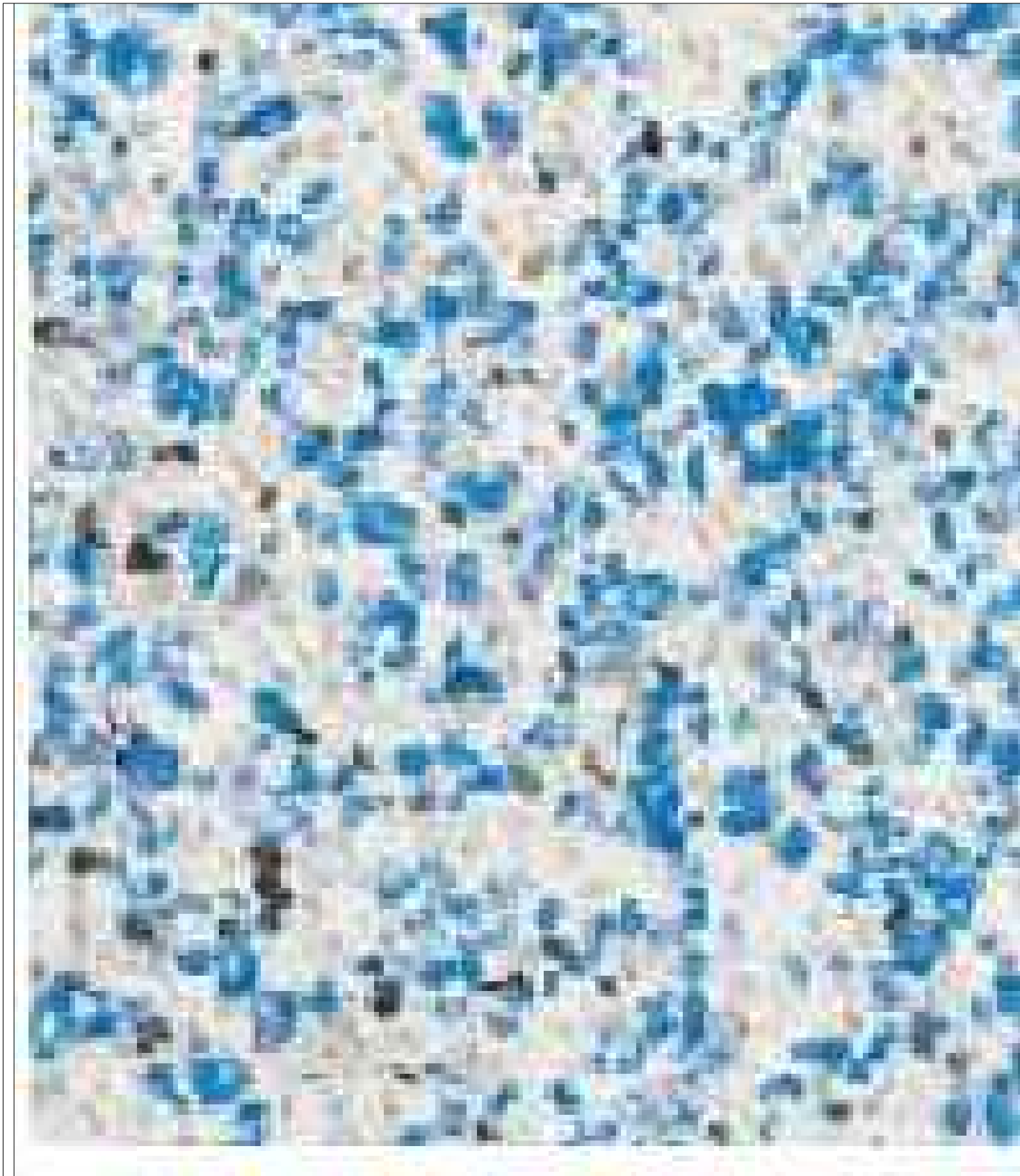
Cast Stone, Florida Key Stone light Soda Texture



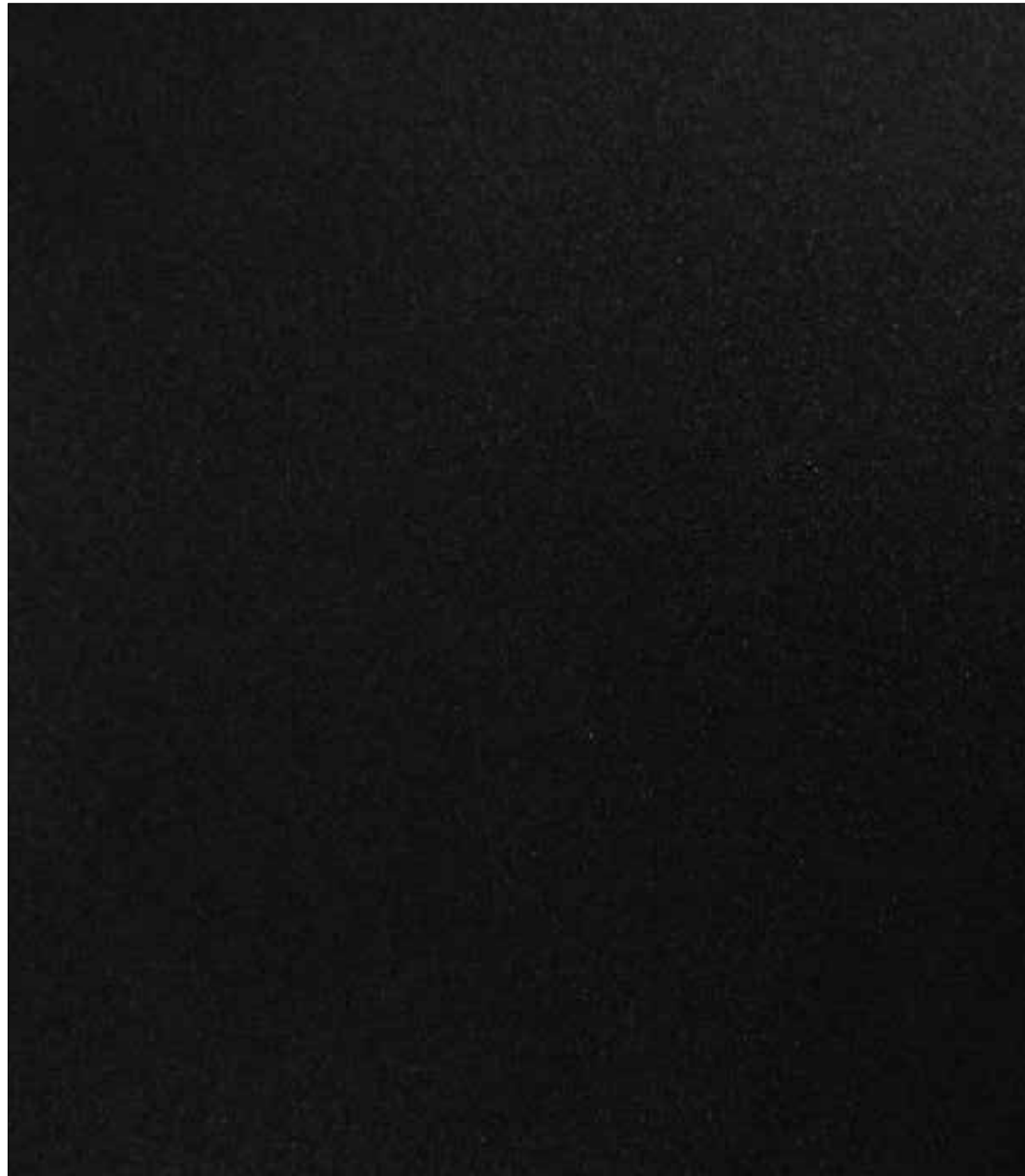
Brick America, Crimson



Pool Tile, 7 Seas



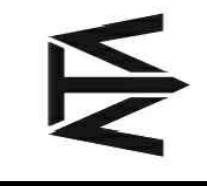
Pool Finish, Double Sky Blue



Gate and Fencing Color, Black, Satin

Exterior Details

ARC-24-015

**TODD MACLEAN**
OUTDOORS

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

REV	DESCRIPTION	DATE

SEAL

Michael J. Phillips
FL LA 0001540

Private Residence
153 Australian Avenue
Palm Beach, Florida 33480

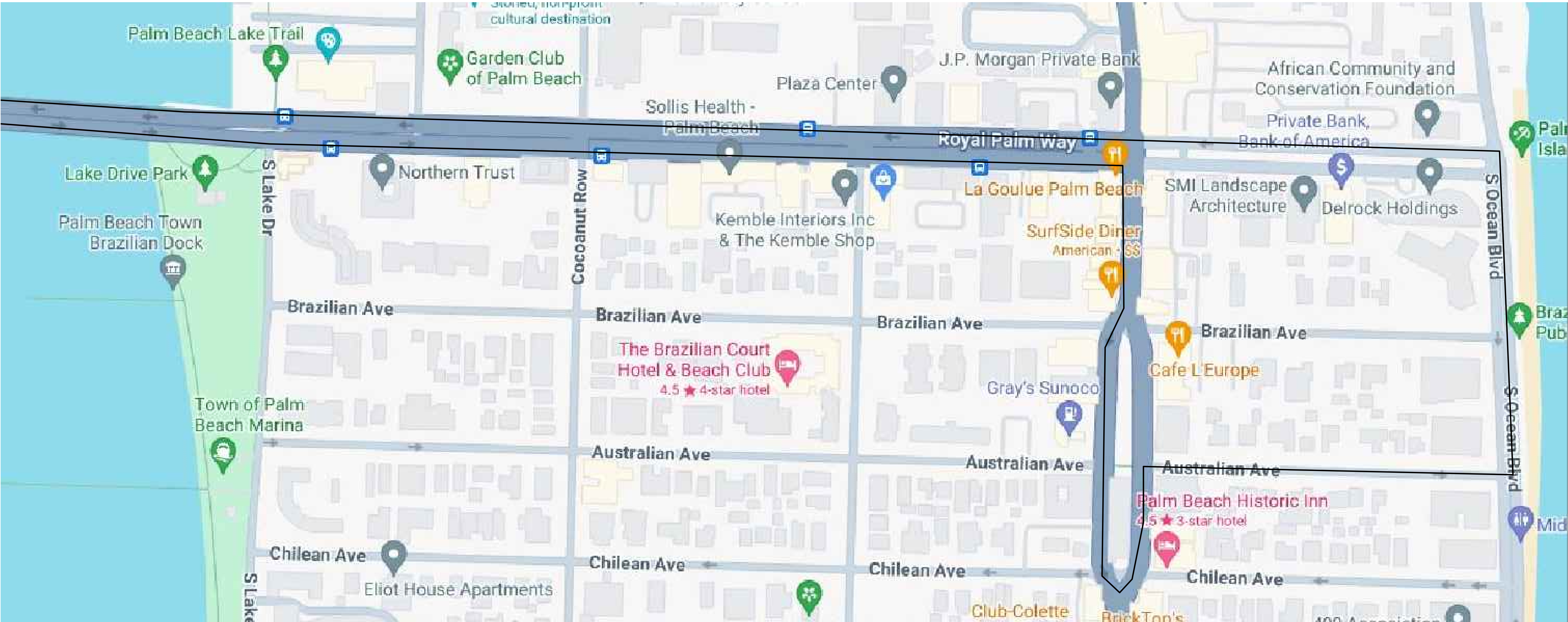
05/24/24

Hardscape Schedule

HP-2



Construction Screening Plan CS1



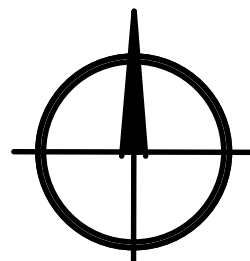
CONSTRUCTION SCHEDULE

- 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

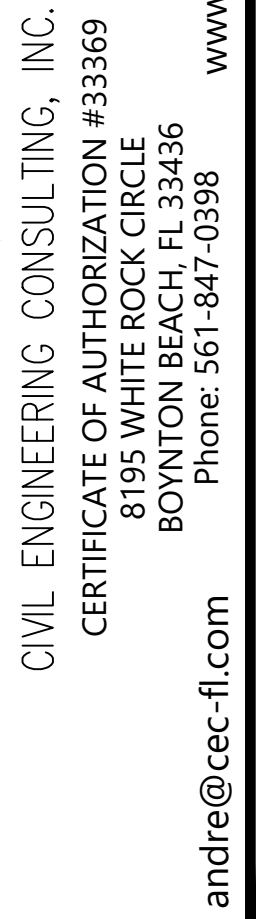
05/24/24

Truck Logistics Plan

TLP

BLOCK "H"

BLOCK "H"



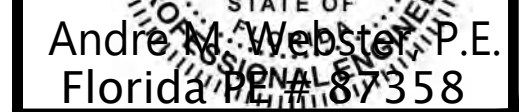
LEGEND

- NOTES:

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

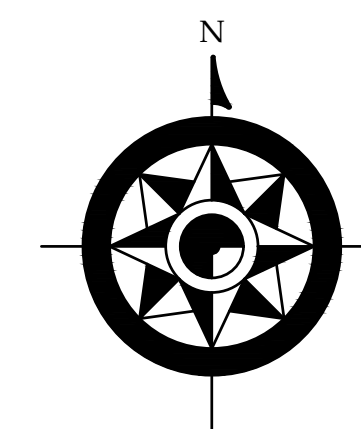
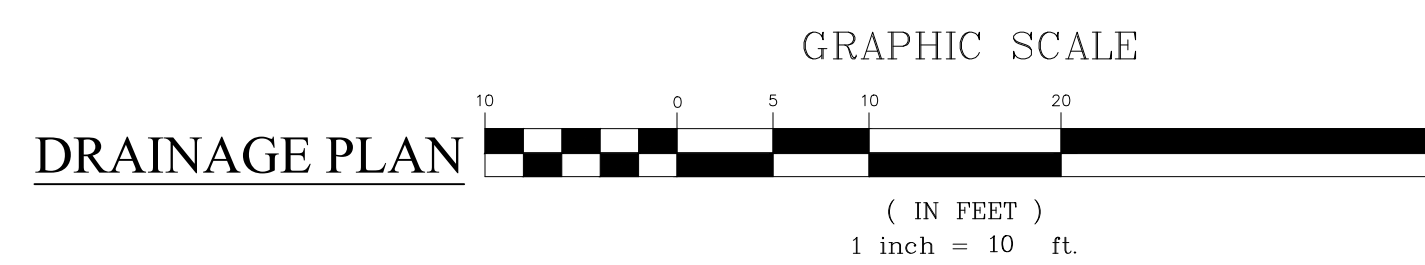
No:	Revisions:	Date:
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Project #:	23-167
Issue Date:	12/14/23
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown

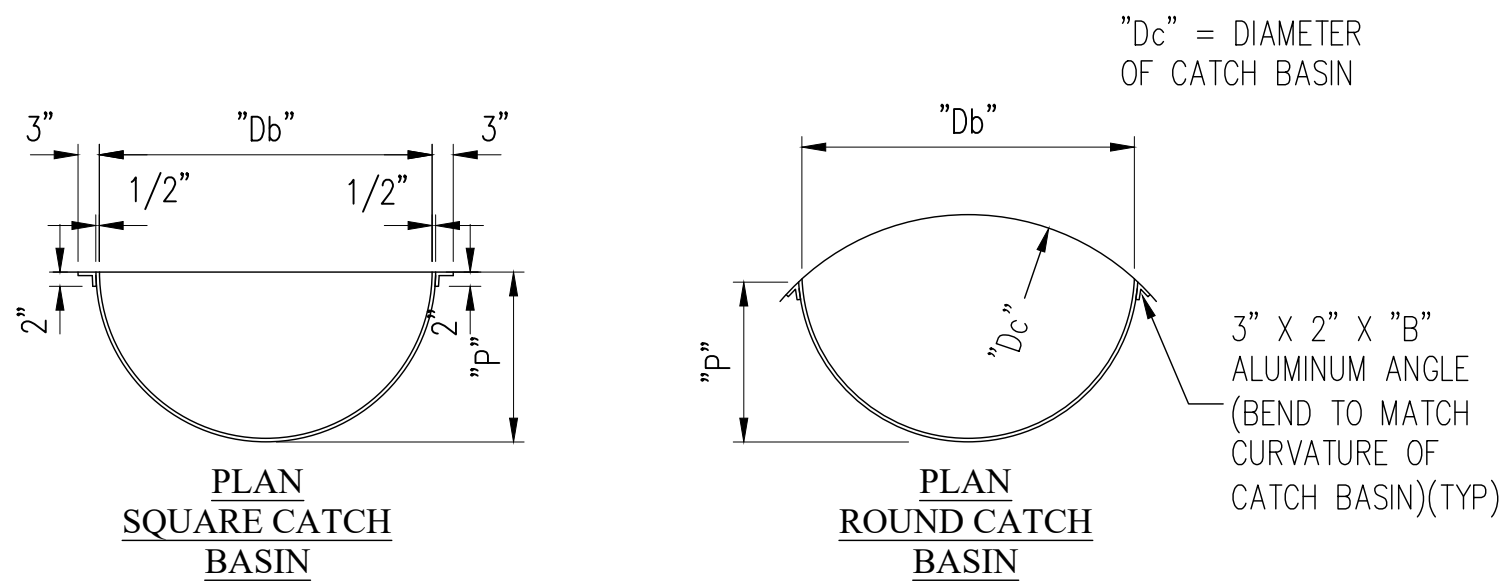


DRAINAGE & GRADING PLAN

C1

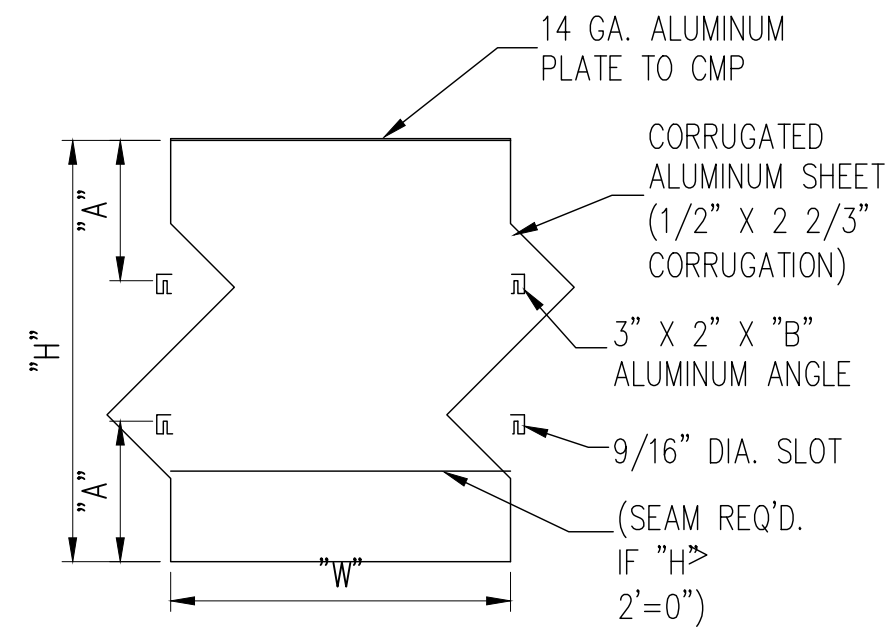


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THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



PIPE DIA.	BAFFLE DIA.	QUAGE	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

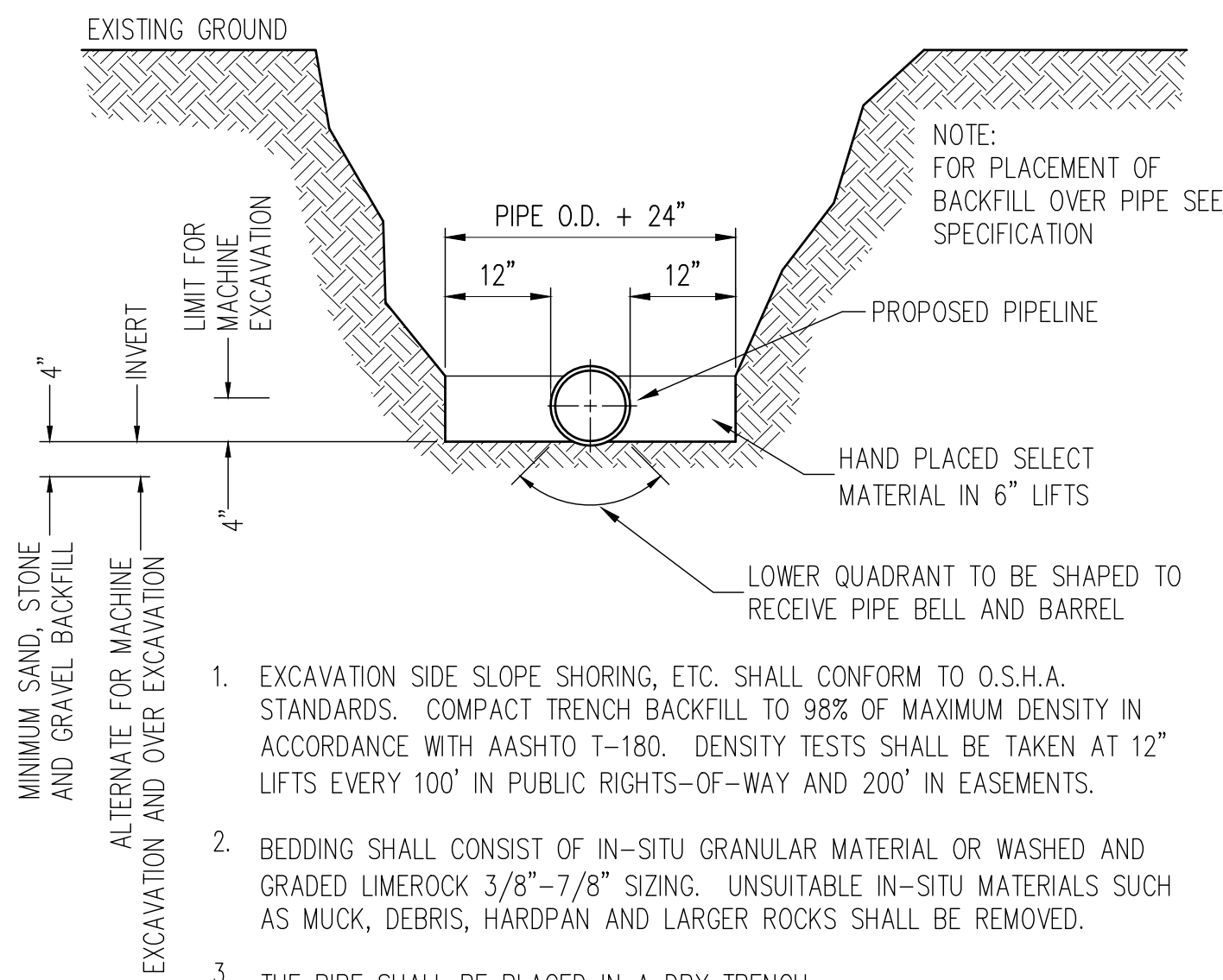
NOTE: ALL DIMENSIONS ARE IN INCHES.
CONTRACTOR TO CONFIRM THAT BAFFLE
WILL FIT STRUCTURE I.D.



ELEVATION

BAFFLE DETAIL

N.T.S.

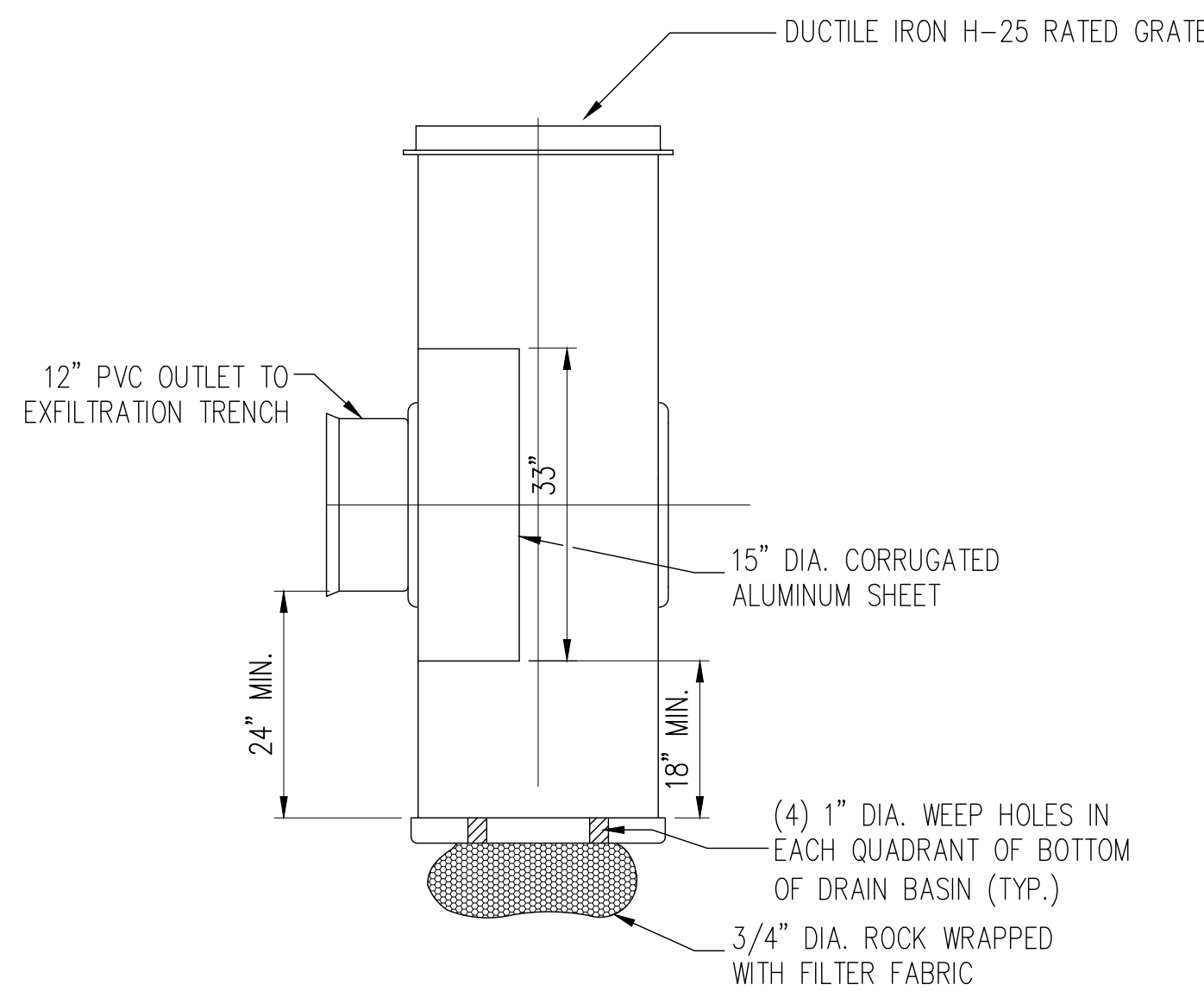


- EXCAVATION SIDE SLOPE SHORING, ETC. SHALL CONFORM TO O.S.H.A. STANDARDS. COMPACT TRENCH BACKFILL TO 98% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180. DENSITY TESTS SHALL BE TAKEN AT 12" LIFTS EVERY 100' IN PUBLIC RIGHTS-OF-WAY AND 200' IN EASEMENTS.
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR 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.

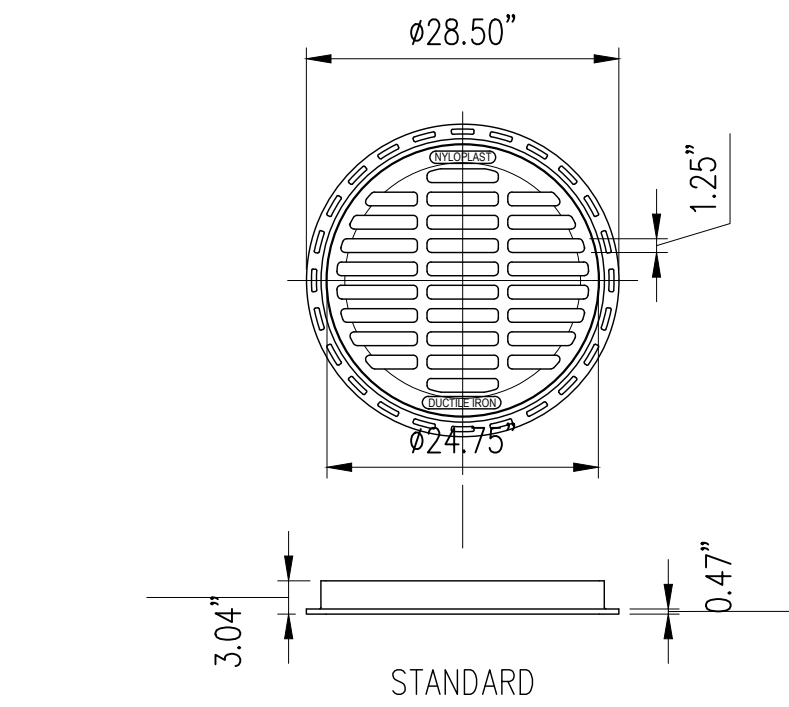
24" NYLOPLAST DRAIN BASIN



NOTE:

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

24" DUCTILE IRON GRATE



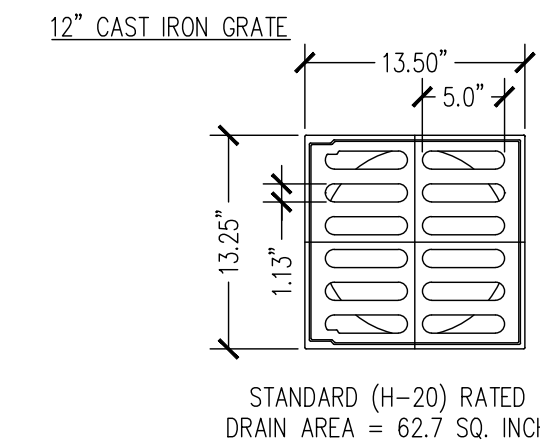
APPROX. DRAIN AREA = 194.60 SQ.IN.
APPROX. WEIGHT WITH FRAME = 124.00 LBS.

STANDARD GRATE HAS H-25 HEAVY DUTY RATING
SOLID COVER HAS H-25 HEAVY DUTY RATING
PEDESTRIAN GRATE HAS H-10 MEDIUM DUTY RATING

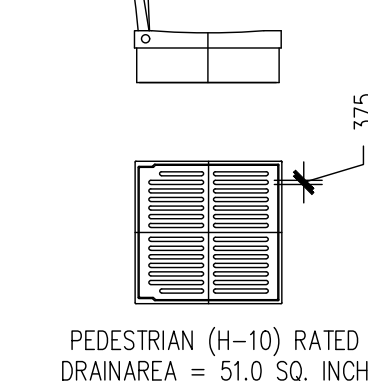
QUALITY: MATERIALS SHALL CONFORM TO ASTM
A536 GRADE 70-50-05

MATERIAL: DUCTILE IRON

PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST
PRICE INCLUDES FRAME & GRATE/COVER



HINGED GRATE COVER
FOR EASY ACCESS

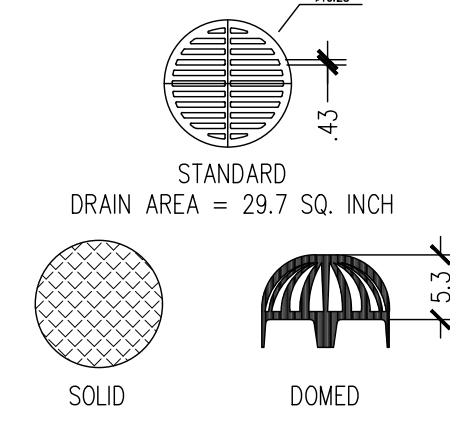


NOTE:

TYPE OF GRATES & INLETS TO BE COORDINATED WITH ENGINEER
& LANDSCAPE ARCHITECT

PIPE MATERIAL MAY BE PVC, ADS, NDS, OR APPROVED EQUAL

10" DUCTILE IRON GRATE



CASTINGS ARE RATED FOR LIGHT
WHEEL LOAD TRAFFIC
QUALITY: MATERIAL SHALL CONFORM TO
ASTM A48 - CLASS 30B
PAINT: CASTINGS ARE FURNISHED WITH
A BLACK PAINT

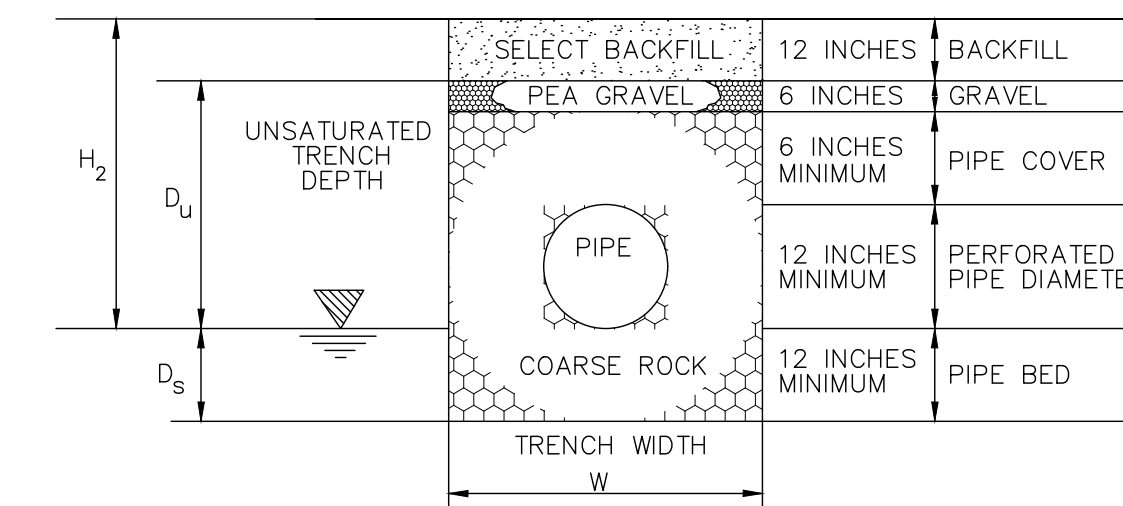
MATERIAL: CAST IRON

QUALITY: MATERIAL SHALL CONFORM TO
ASTM A48 - CLASS 30B

PAINT: CASTINGS ARE FURNISHED WITH
A BLACK PAINT

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)

PROPOSED RESIDENCE
153 AUSTRALIAN AVE.
PALM BEACH, FLORIDA

STORMWATER MANAGEMENT CALCULATIONS

SITE PLAN DATA

Total Basin Area = 10,500 sq.ft. ±

Impervious Area = 5,198 sq.ft. ±

Pervious Area = 5,302 sq.ft. ±

ESTIMATED RUNOFF VOLUME

Impervious Runoff Volume:
2" x 5,198 sq.ft. x 1 ft./12 in. = 866 cu.ft.

Pervious Runoff Volume:
0.4" x 5,302 sq.ft. x 1 ft./12 in. = 177 cu.ft.

Total Basin Volume to be Retained = 1,043 cu.ft.

EXFILTRATION TRENCH CALCULATIONS (SFWM ANALYSIS)

Exfiltration Trench	
L = Total Length of Trench Provided	= 60 ft
W = Trench Width	= 8.00 ft
K = Hydraulic Conductivity	= 0.00005 cfs/sq.ft. per ft. of head
H ₂ = Depth to Water Table	= 4.00 ft
D _u = Non-Saturated Trench Depth	= 4.00 ft
D _s = Saturated Trench Depth	= 0.00 ft

V = Volume Treated = 1,491 cu.ft.

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.
Florida License # 87358
SHEET TITLE

DRAINAGE &
GRADING DETAILS

SHEET NUMBER:

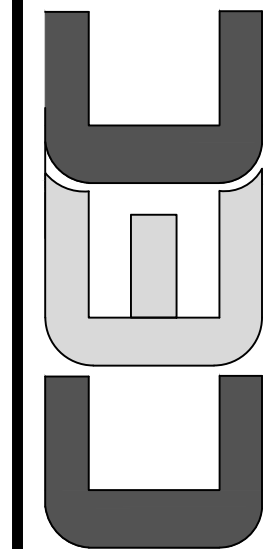
C2

ARC-24-015

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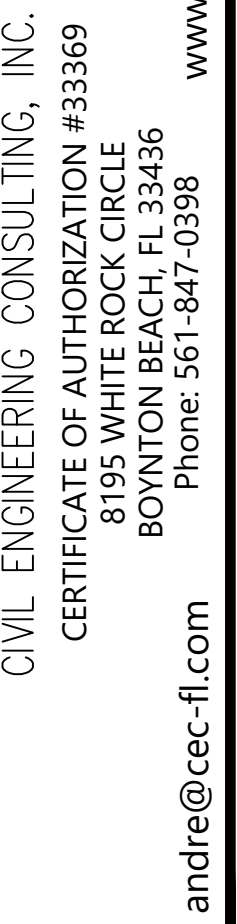
Know what's below.
Call before you dig.



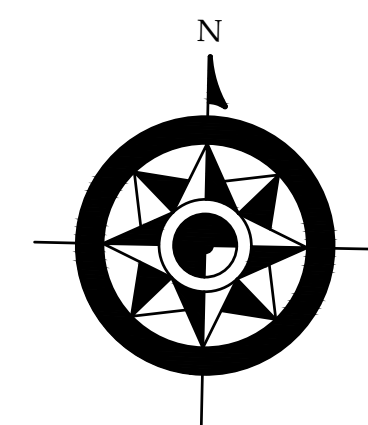
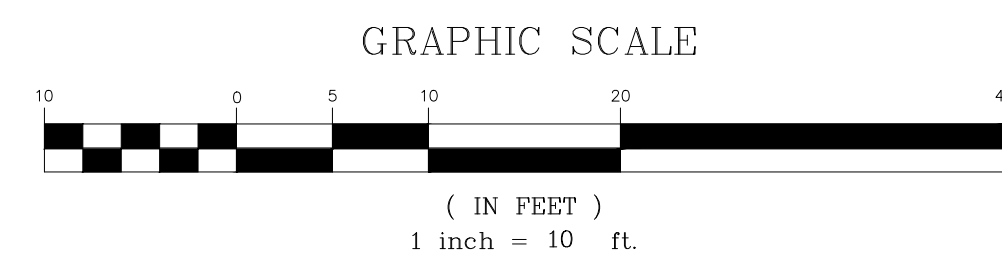
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398

andre@cec-fl.com www.cec-fl.com

LOT 25
BLOCK "H"




 EXISTING ELEVATION PER
WALLACE SURVEYING (NAVD)
CONSTRUCTION STAGING AREA
SILT FENCE



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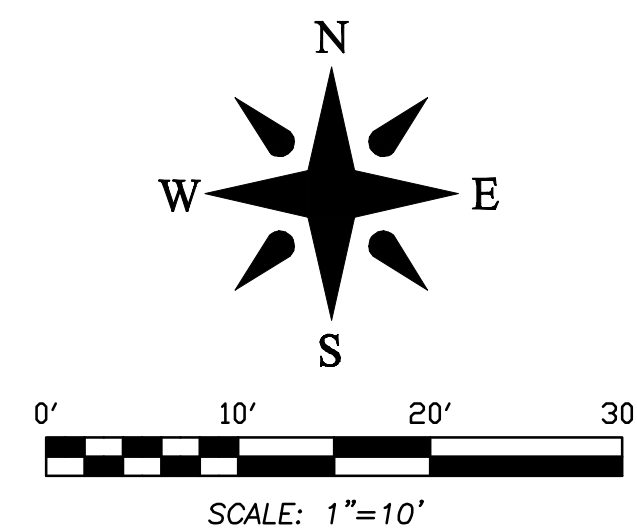
Project #:	23-167
Issue Date:	01/03/24
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown



SHEET NUMBER:

EC1

A/C	= 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
I.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.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	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.P.	= POINT OF COMPOUND CURVATURE
P.C.	= PERMANENT CONTROL POINT
P.G.	= 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
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
TH	= THRESHOLD ELEVATION
TOC	= TOP OF CURB ELEVATION
TOW	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
±	= BASELINE
Δ	= CENTERLINE
△	= 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)
ℙ	= PROPERTY LINE
⚡	= UTILITY POLE
⚡	= FIRE HYDRANT
⚡	= WATER METER
⚡	= WATER VALVE
⚡	= LIGHT POLE
⚡	= PINE TREE
⚡	= SABAL PALM



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.

PROPERTY ADDRESS:
153 Australian Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
 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.

FLOOD ZONE:
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 19578-38696		DATE: 08/22/22		
REVIEWED BY: Craig Wallace		JOB NO.: 12-1260.5				
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	PS 4, PG 1	Restrictions, dedications, conditions, 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 6/28/22, Job. No. 12-1260.	●			
10	ORB 33785, PG 347	That certain Mortgage in the amount of \$ 4,606,200.00 from Casa Laganm Inc., a Florida non-profit corporation to BayCoast Bank dated August 17, 2022.				●

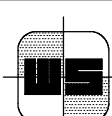
NOTES:

1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown herein 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 herein, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown herein is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown herein 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 assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown herein 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 herein do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block herein are for interface 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 are to the location of the improvement or the location of the scaled position.
12. It is a violation of Rule SJ-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
13. The ownership of fences, perimeter walls and/or hedges shown herein 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 herein is +/- 0.10'.

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

DATE OF LAST FIELD SURVEY: 6/29/2023

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 B.M./M.B. 12-1260.4 PB349/72 06/28/22 SURVEY AND TIE-IN UPDATE J.C./M.B. 12-1260.2 PB355/18			
BOUNDARY SURVEY FOR: CASA LAGAN, INC., A FLORIDA NON-PROFIT CORPORATION			
 WALLACE SURVEYING CORP. LICENSED BUSINESS # 4068 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551			
FIELD#	B.M.	JOB NO: 12-1260	F.B. PB143 PG. 6
OFFICE#	M.B.	DATE: 9/20/12	INV. NO. 12-1260-1
CK'D#	C.W.	REF: 12-1260-1.DWG	SHEET 1 OF