



Zoning Legend

PROPERTY ADDRESS	154 ATLANTIC DRIVE		
ZONING DISTRICT	R-C MEDIUM DENSITY		
LOT AREA (SQ. FT.)	9,986 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	100.0' (W) X 100.0' (D)		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
FEMA FLOOD ZONE DESIGNATION:	FLOOD ZONE AE (EL 6)		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A		
CROWN OF ROAD (COR) (NAVD)			
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	30%	N/A	N/A
ENCLOSED SQUARE FOOTAGE	N/A	N/A	N/A
FRONT YARD SETBACK (FT.)	25'	25'	N/A
SIDE YARD SETBACK (1ST STORY) (FT.)	10'	16'	N/A
SIDE YARD SETBACK (2ND STORY) (FT.)	10'	16'	N/A
REAR YARD SETBACK (FT.)	15'	10'	N/A
ANGLE OF VISION (DEG.)	N/A	N/A	N/A
BUILDING HEIGHT (FT.)	22	N/A	N/A
OVERALL BUILDING HEIGHT (FT.)	23.5'	N/A	N/A
CUBIC CONTENT RATIO (CCR) (R-B ONLY)	N/A	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	N/A	N/A
BASE FLOOD ELEVATION (FFE) (NAVD)	N/A	N/A	N/A

Landscape Legend

	REQ'D / PERMITTED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 4,493.7 S.F.	42.3% 6,798 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	N/A
PERIMETER LOS (SQ. FT. AND %)	50% 2,250 S.F.	58.2% 2,537 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 1,000 S.F.	64.4% 1,455 S.F.
NATIVE TREES %	30%	TBD
NATIVE SHRUBS & VINES %	30%	TBD
NATIVE GROUNDCOVER %	30%	TBD

Private Residence
154 Atlantic Avenue
Town of Palm Beach

F L O R I D A

Application #:
ARC-24-0054
First Submittal
Date of Presentation: 08.28.24

Sheet Index

- Cover Sheet
Survey
L1.0 - Existing Site Photos
L2.0 - Existing Vegetation Inventory & Action Plan
L3.0 - Demolition
L4.0 - Construction Screening & Staging Plan
L5.0 - Truck Logistics Plan
L6.0 - Site Plan
L6.1 - Site Calculation/Lot Coverage Graphics
L7.0 - Landscape Plan
A-200 - Exterior Changes
A-201 - Exterior Changes
Existing Exterior
Exterior Changes
Exterior Details

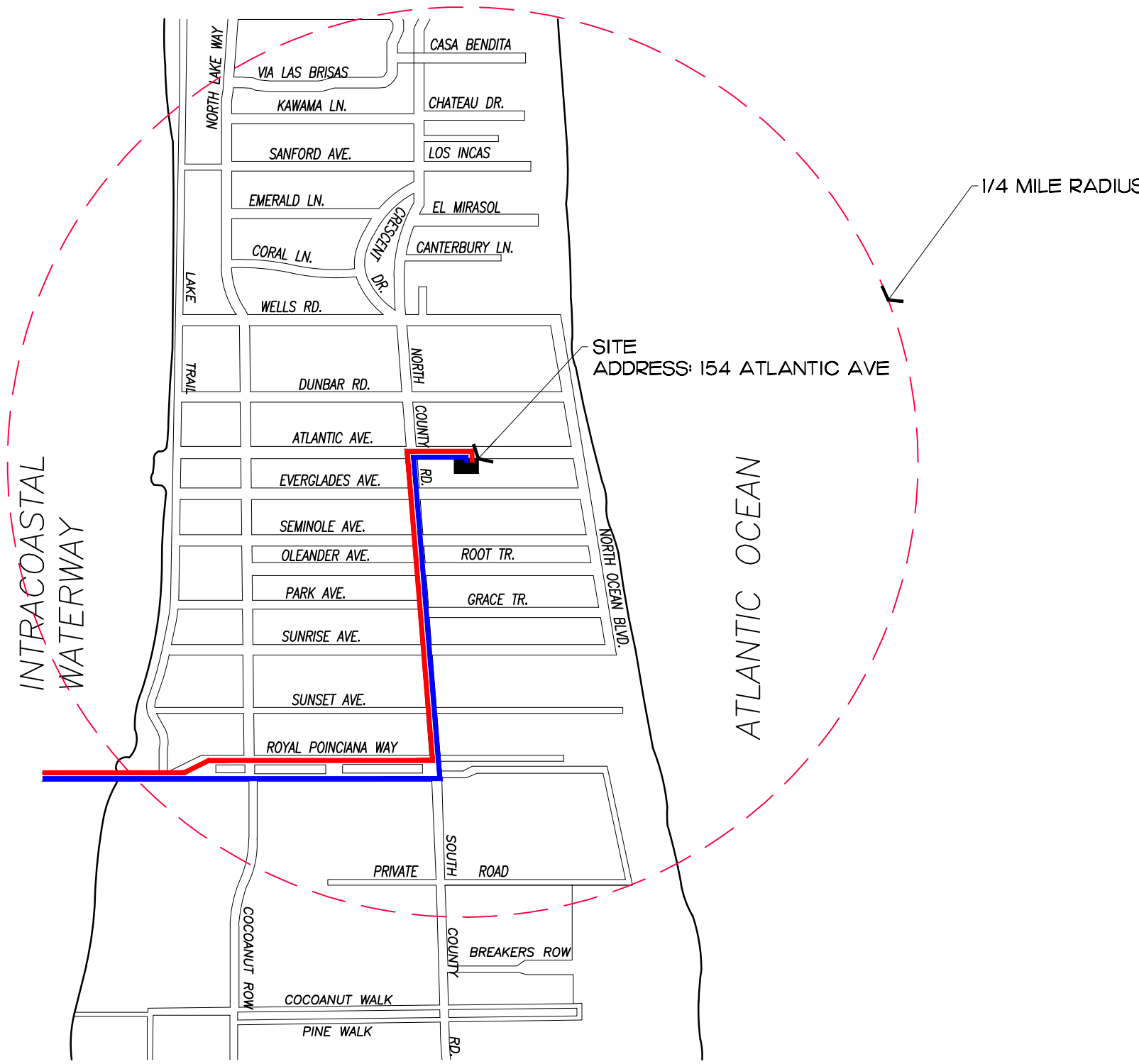
Scope of Work

- * Modifications to Driveway.
- * Modifications to Pool Deck
- * Modifications to Site Wall
- * Modification to Hardscape
- * New Front Door
- * New shutters on Second floor
- * Replacement of exterior light fixtures

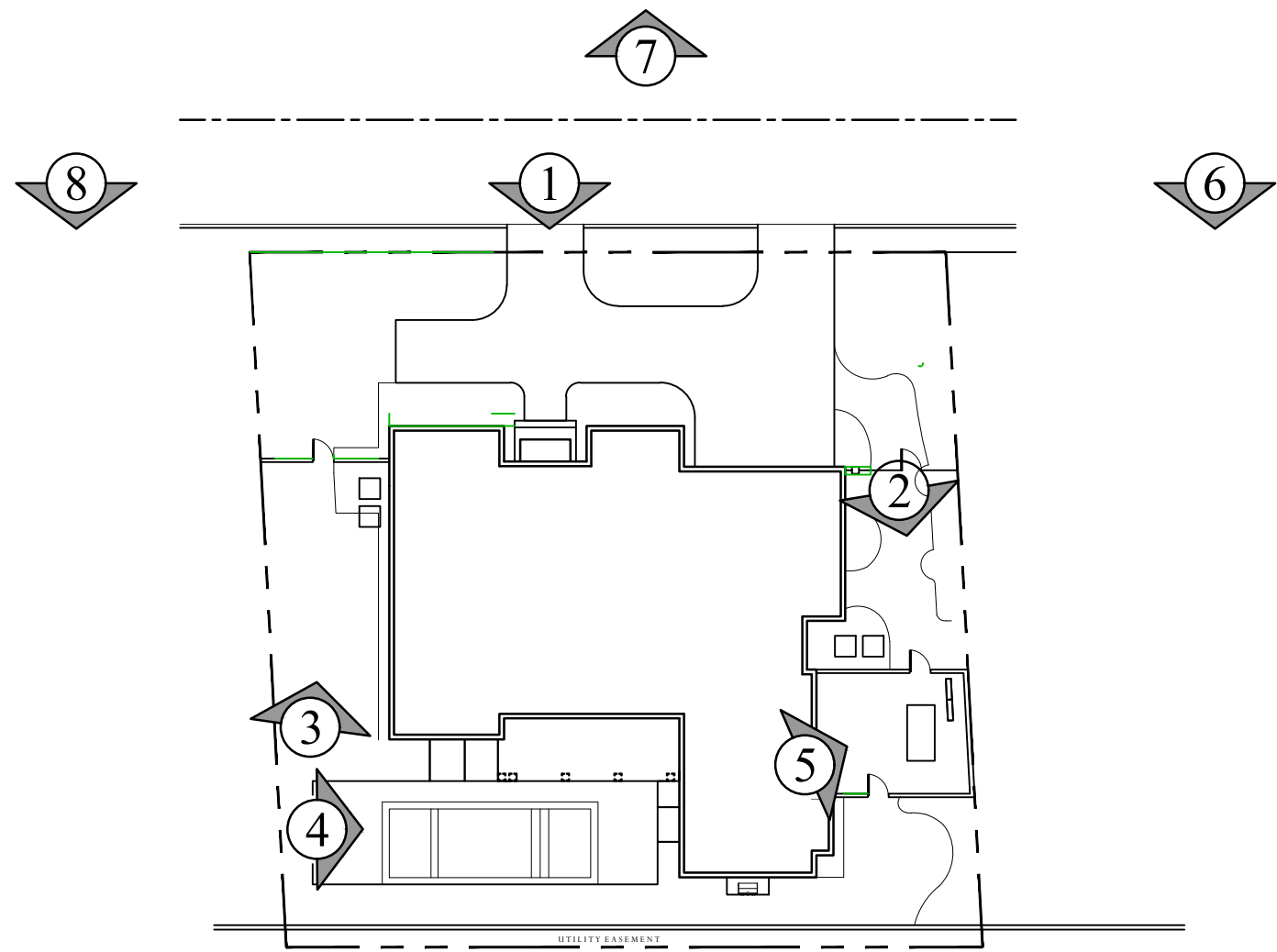
Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Architects
ASHE LEANDRO
611 BROADWAY, 722
NEW YORK, NY 100012
212.242.3642



Vicinity/Location Map



Key Plan



1 Existing Street View



2 Existing East Buffer



3 Existing North Buffer & Alley



4 Existing Pool Deck



5 Existing Generator Location



6 East Neighbor



7 Neighbor Across the Street



8 West Neighbor

ENVIRONMENT
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GROUP

139 North County Road 5420-8 Palm Beach, FL 33480
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Landscape Architecture
Land Planning
Landscape Management

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Private Residence
154 Atlantic Avenue
Town of Palm Beach

JOB NUMBER: # 24037.00 LA
DRAWN BY: Valeria Calvintanilla

DATE: 06.13.2024

SHEET L1.0

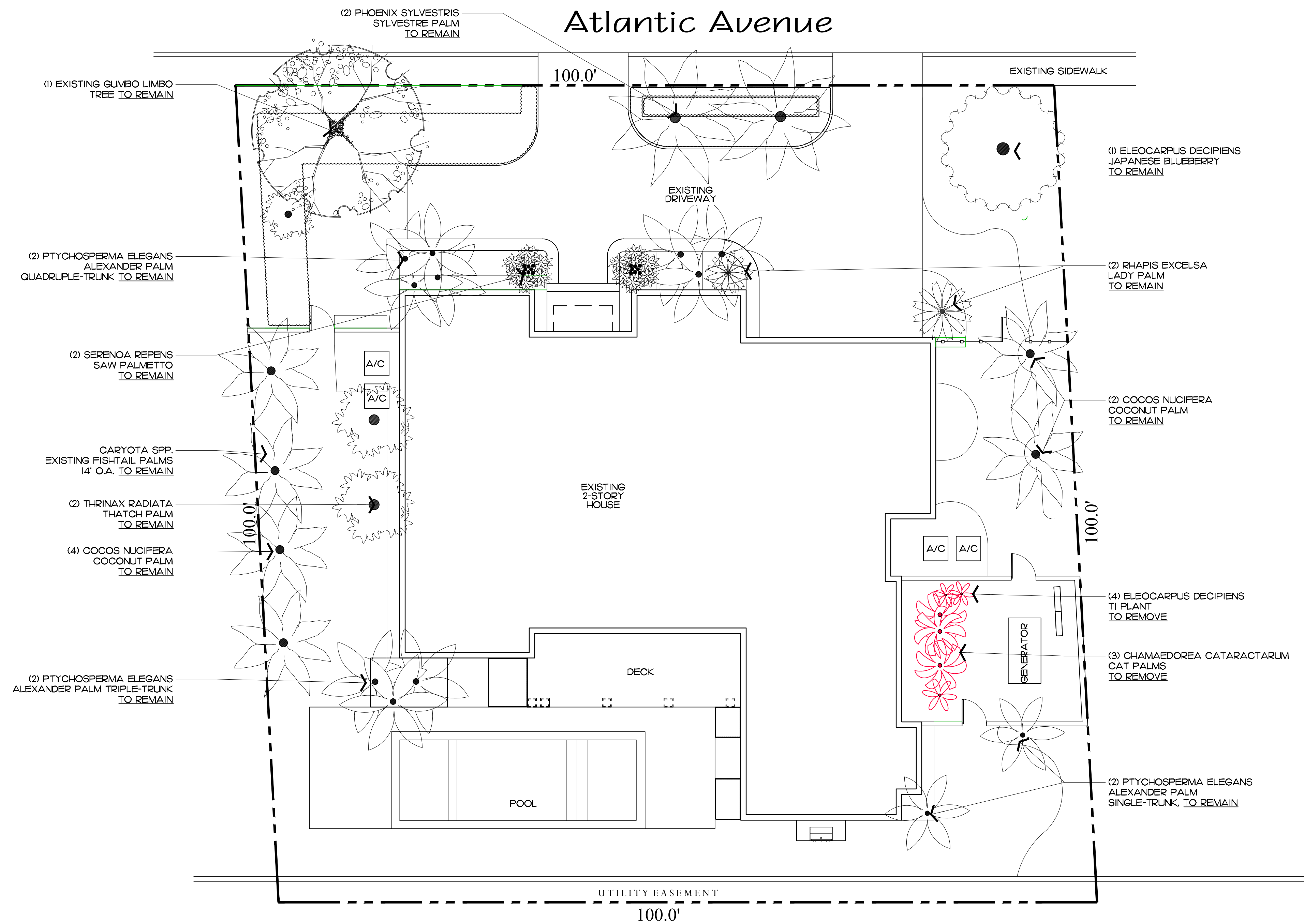
ARC-24-0054

Existing Site Photos

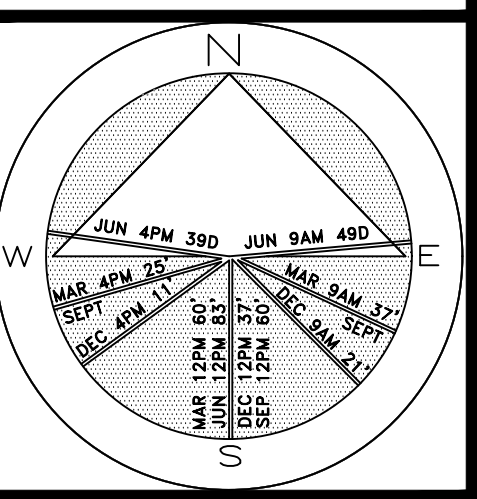
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SHEET L2.0

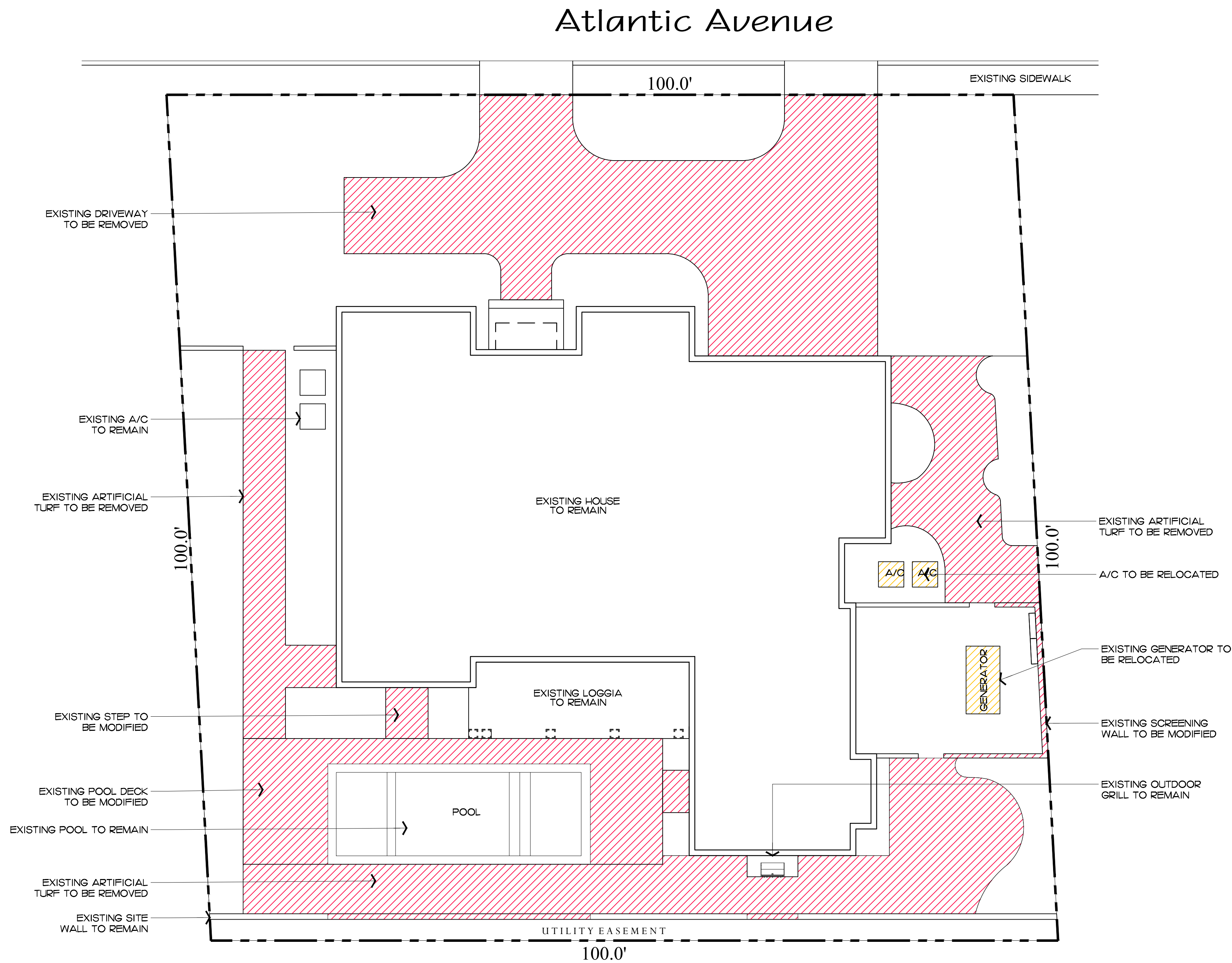
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Existing Vegetation Inventory & Action Plan

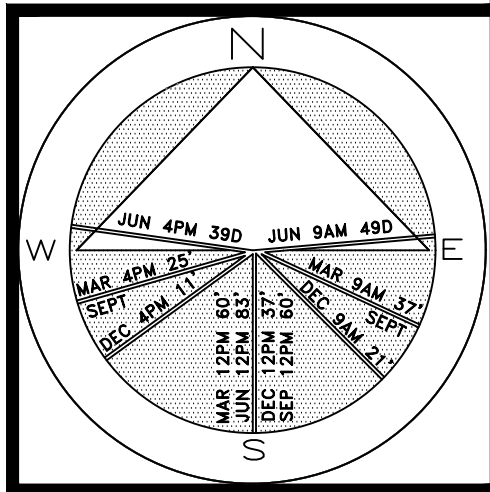
SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.



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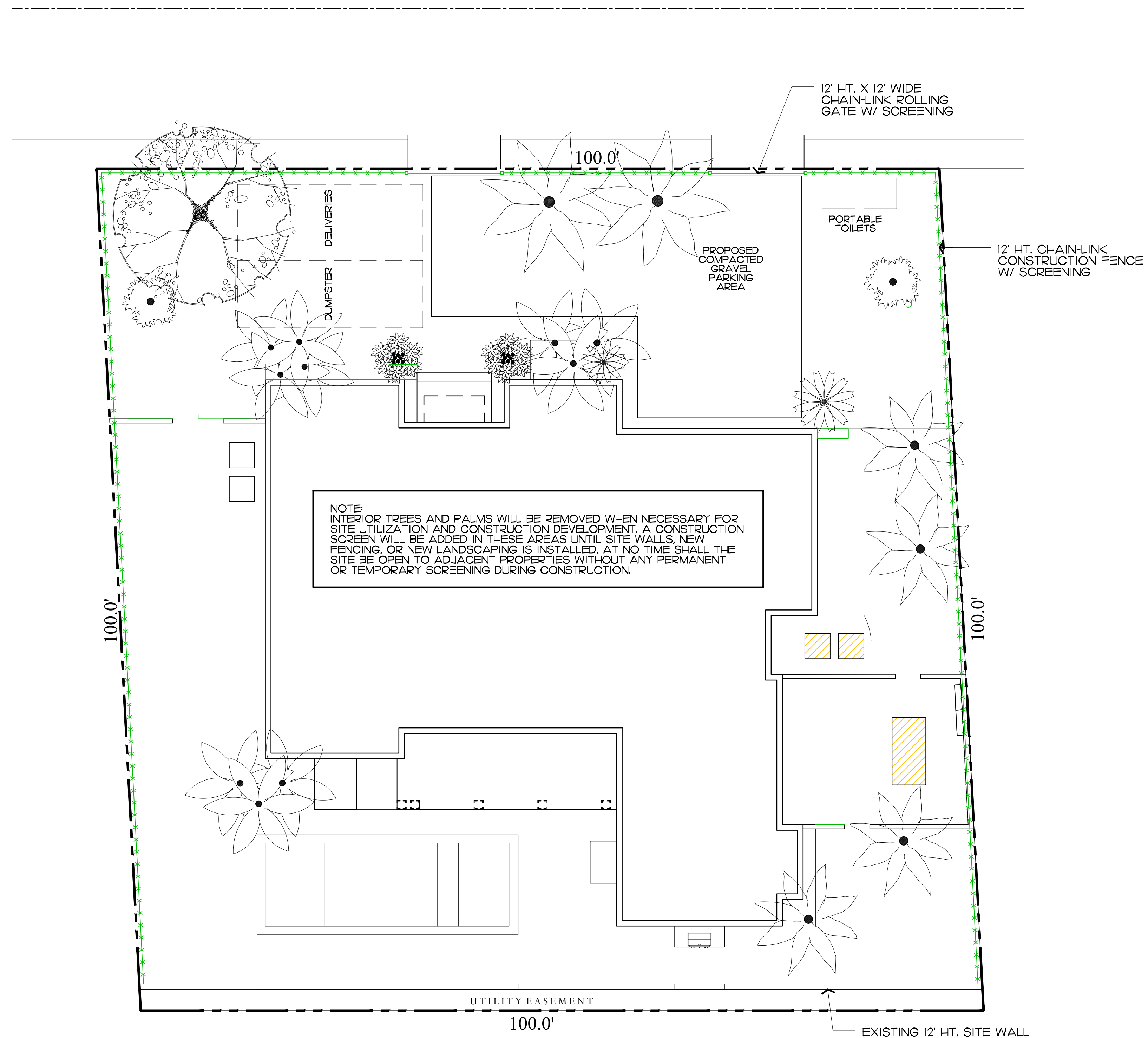
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Demolition Plan

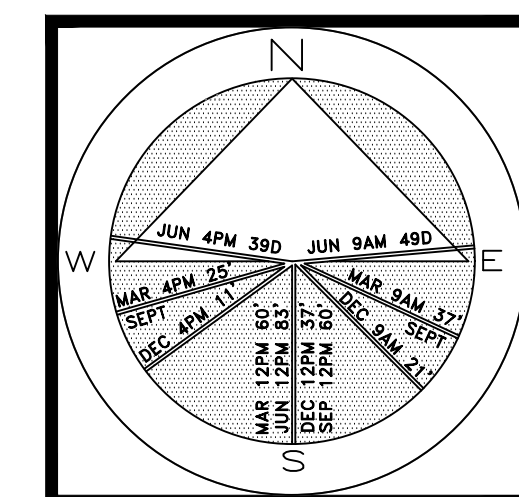
SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ. FT.



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DATE: 06.13.2024

SHEET L4.C

ARC-24-0054

Construction Screening & Staging Plan

SCALE IN FEET 0' 8' 16' 24'

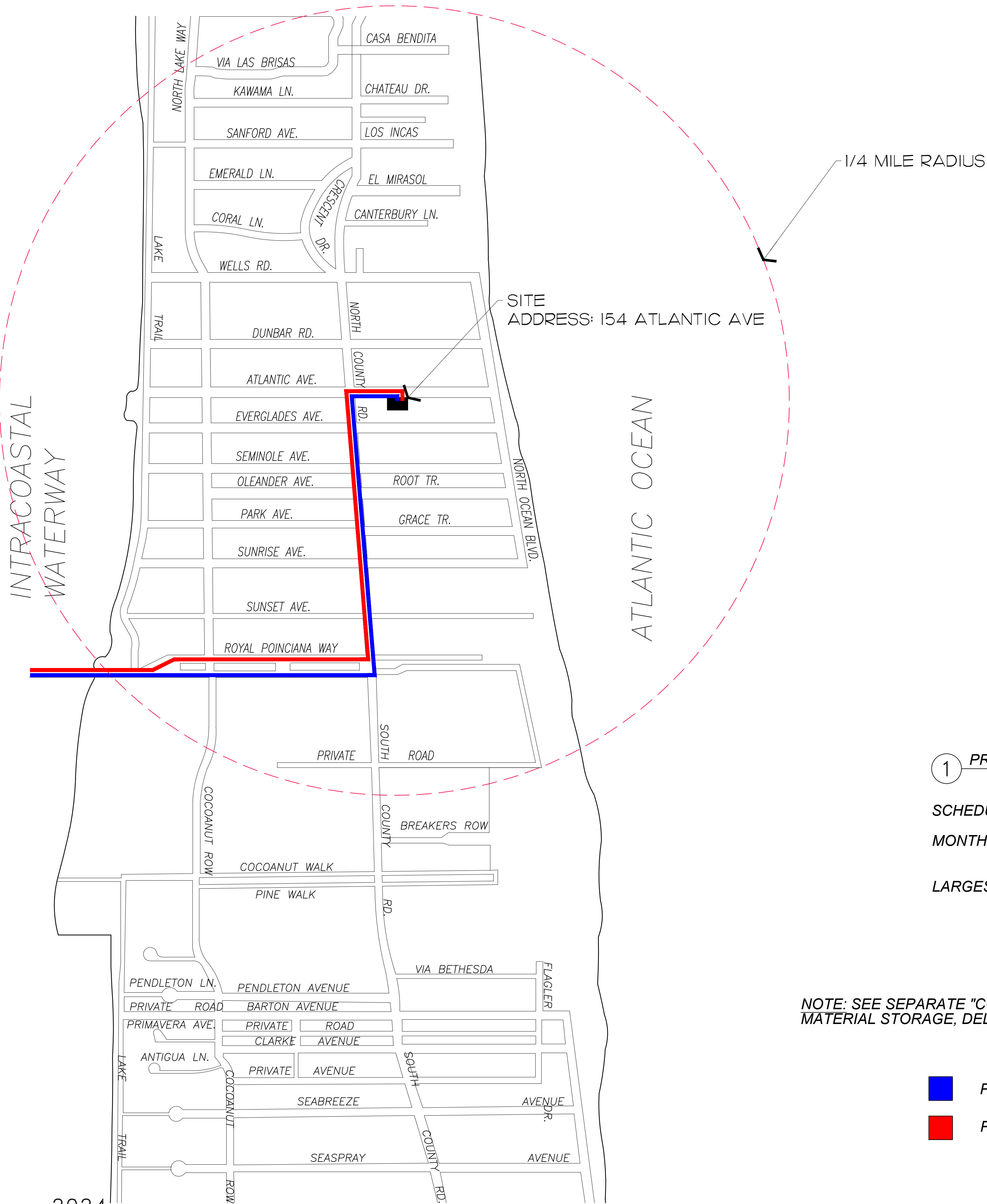
64 sf

AREA IN SQ.FT.

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1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

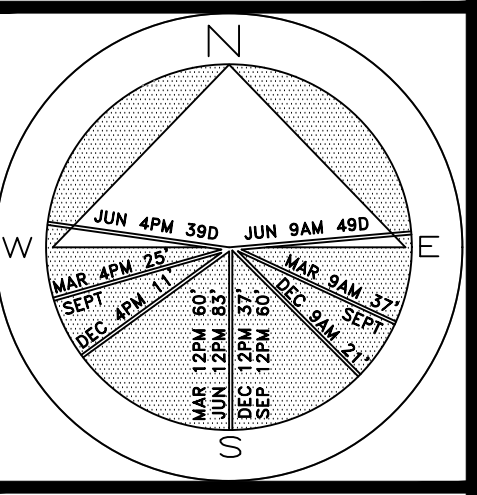
SCHEDULE:

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



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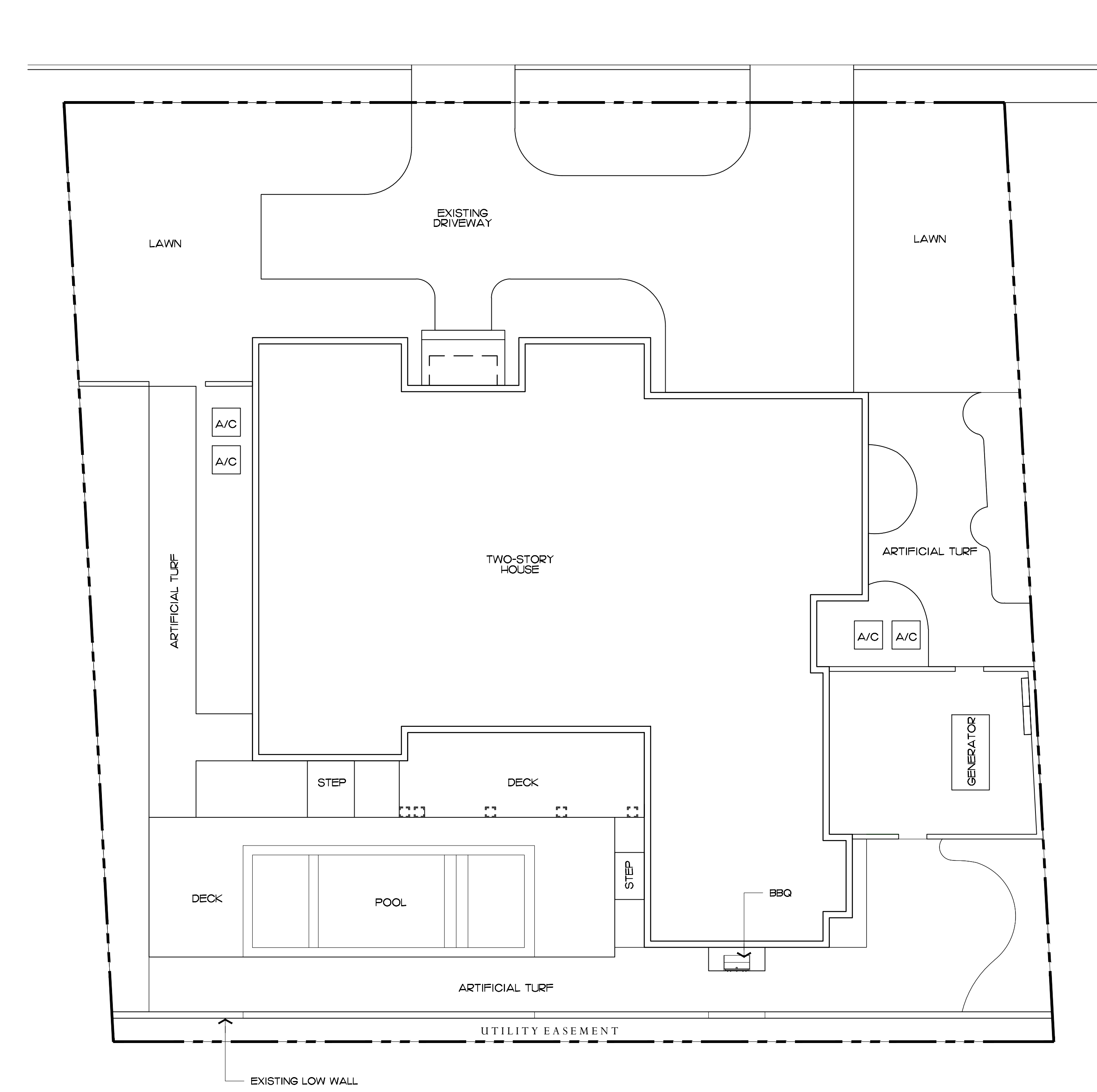
SHEET L5.0

ARC-24-0054

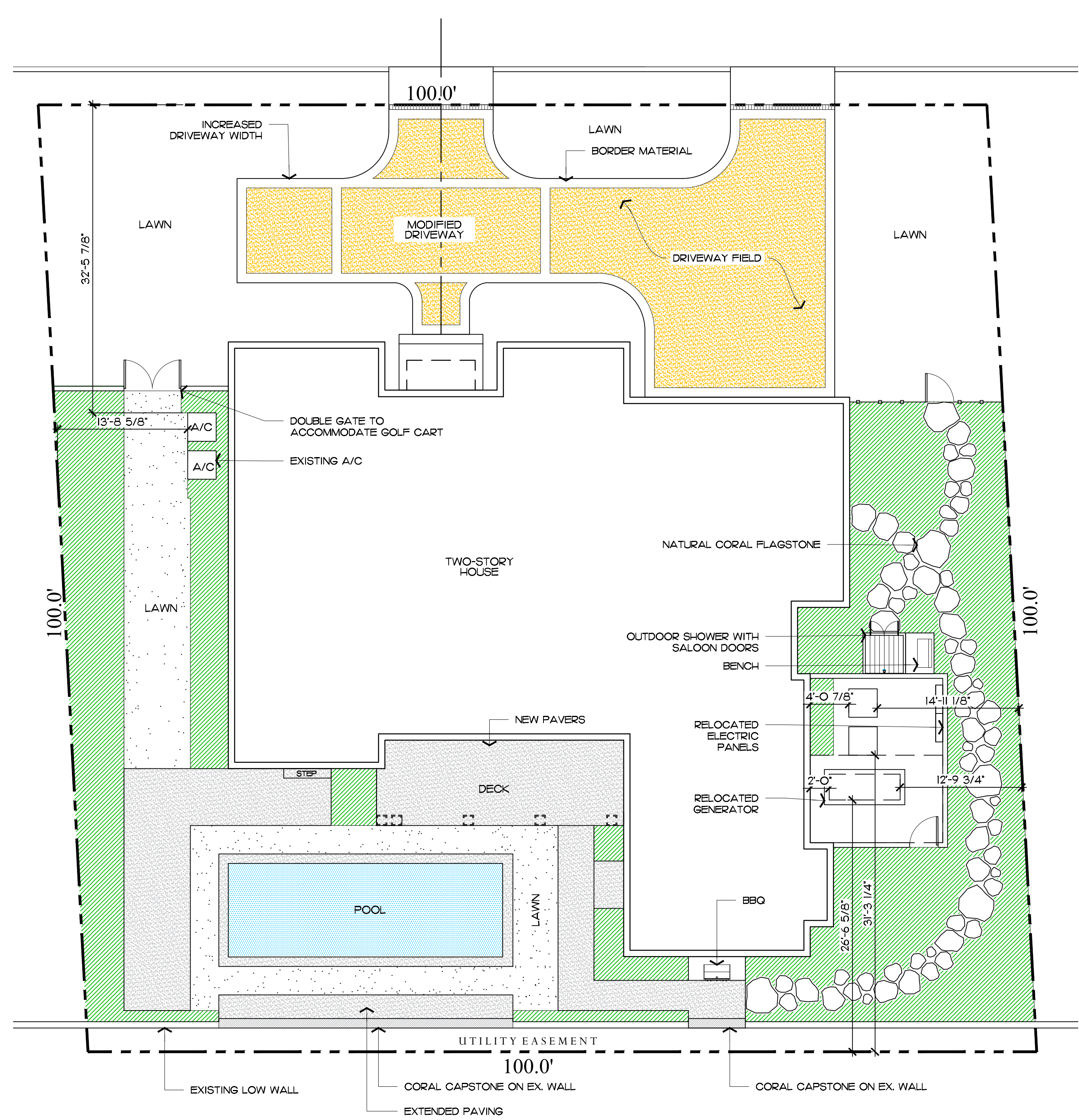
Truck Logistics Plan

SCALE: NOT TO SCALE

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Existing Conditions



Proposed Site Plan

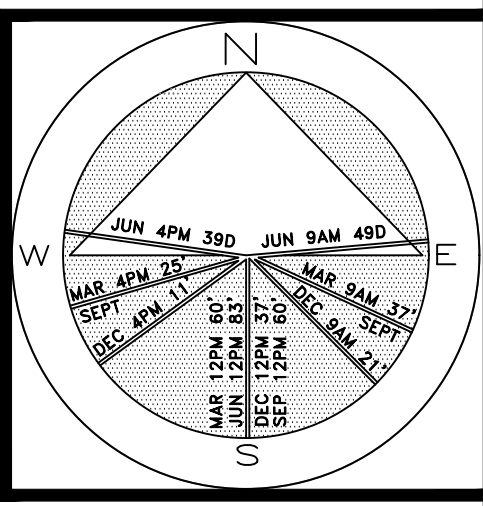
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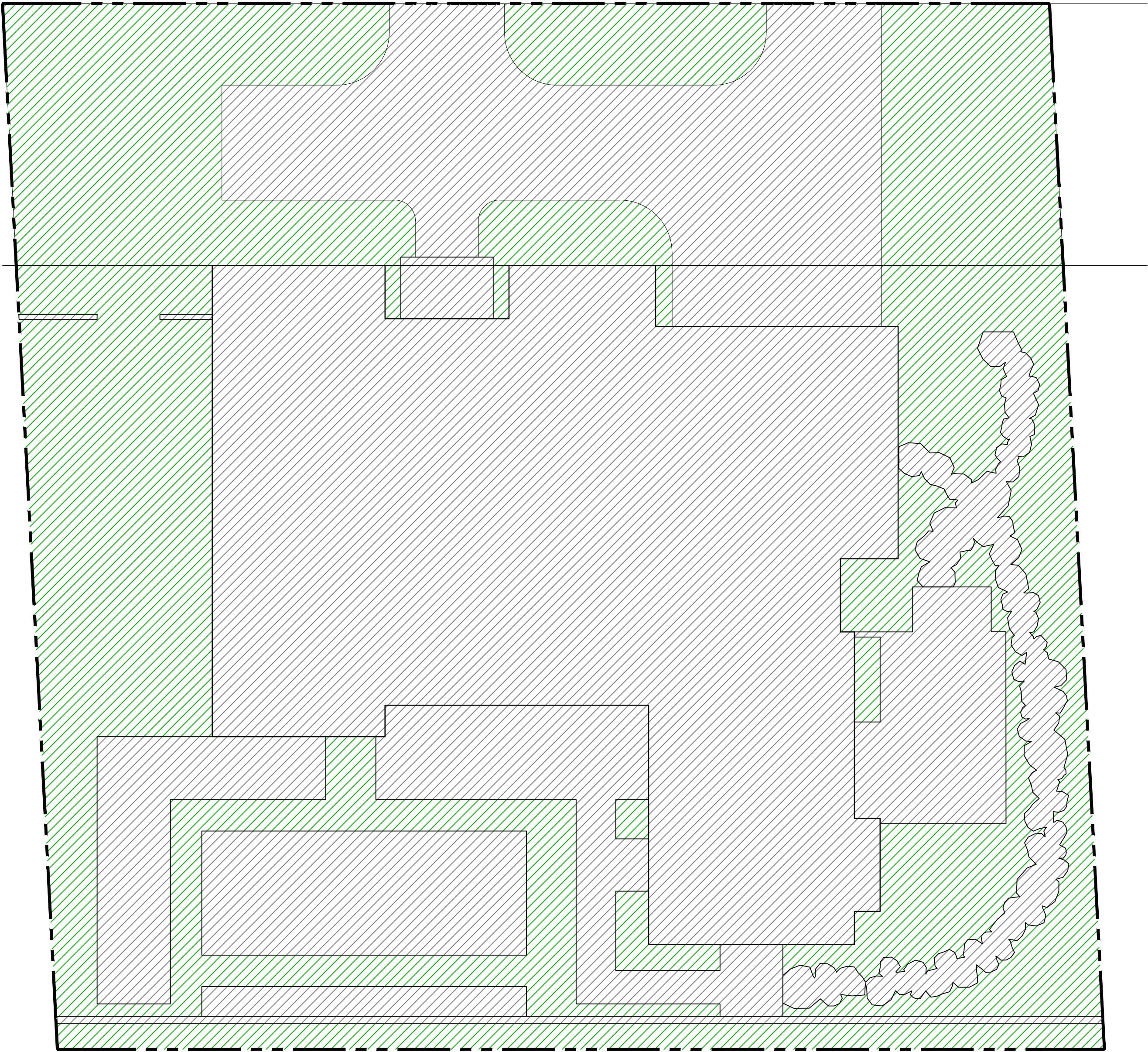
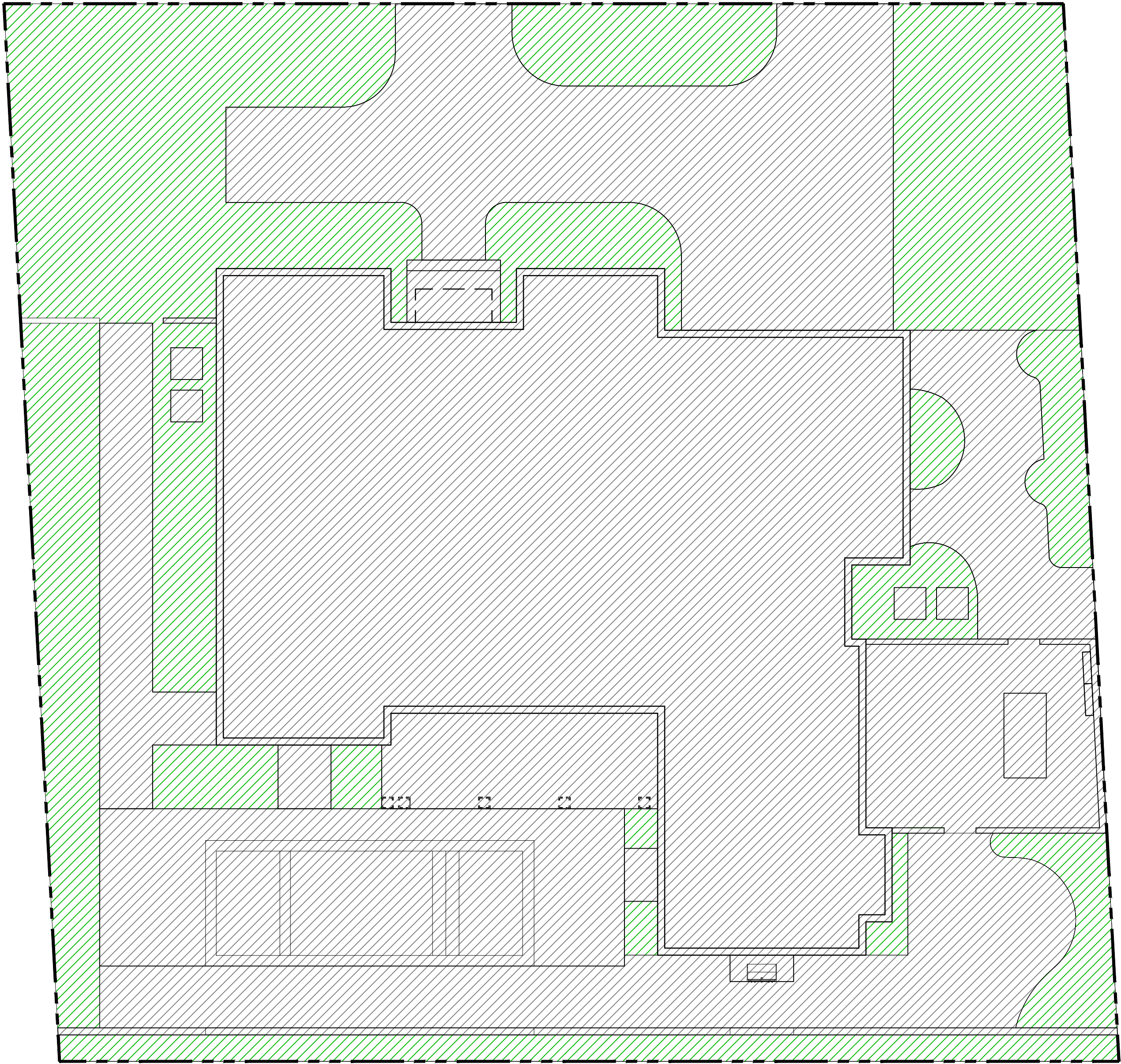
Site Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.

SHEET L6.0



Existing Conditions

Proposed Conditions

Legend

IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

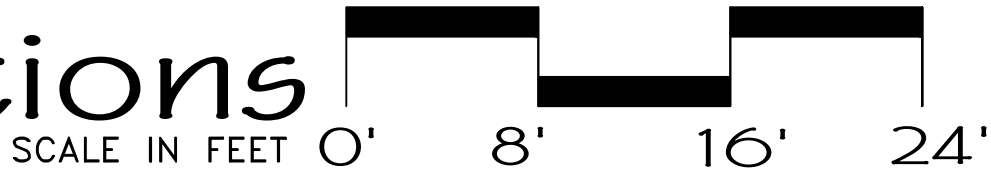
PERVIOUS AREA / OPEN SPACE

WATER FEATURE

Site Requirements

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE	RC-MEDIUM DENSITY		
LOT AREA	10,000 S.F. MINIMUM	9,986 S.F.	9,986 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 45% 4,500 S.F.	30% 3,003 S.F.	40.4% 4,036 S.F.
PERIMETER LANDSCAPE	MINIMUM 50% 2,250 S.F.	60.0% 1,927 S.F.	62.8% 2,537 S.F.

Open Space Calculations



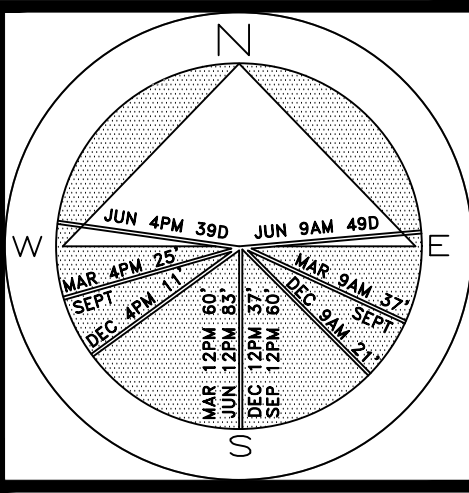
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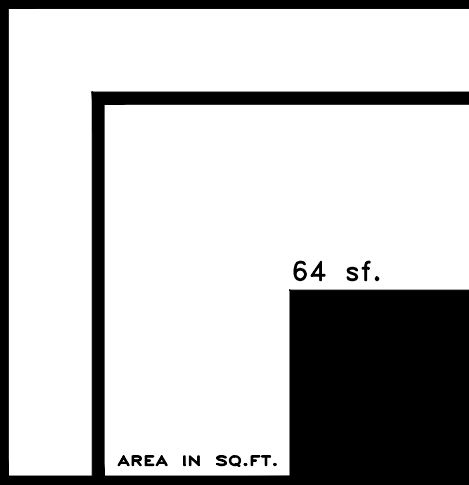
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SHEET L6.1



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CONSULTANT:

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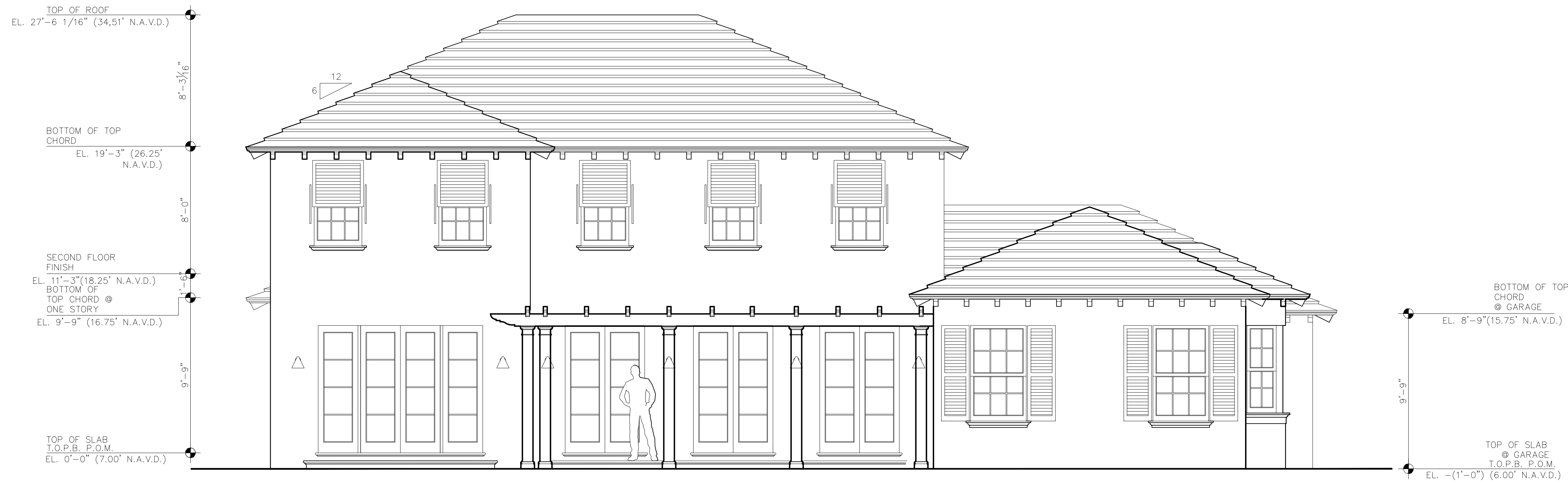
COMMENTS:

REVISIONS: # DATE: NOTES:

DRAWING TITLE: **EXTERIOR
CHANGES**

DATE: 06/10/24
SCALE: AS NOTED

DWG No: **A-200**



PROPOSED SOUTH ELEVATION

SCALE

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE

1/4" = 1'-0"

CONSISTANT:

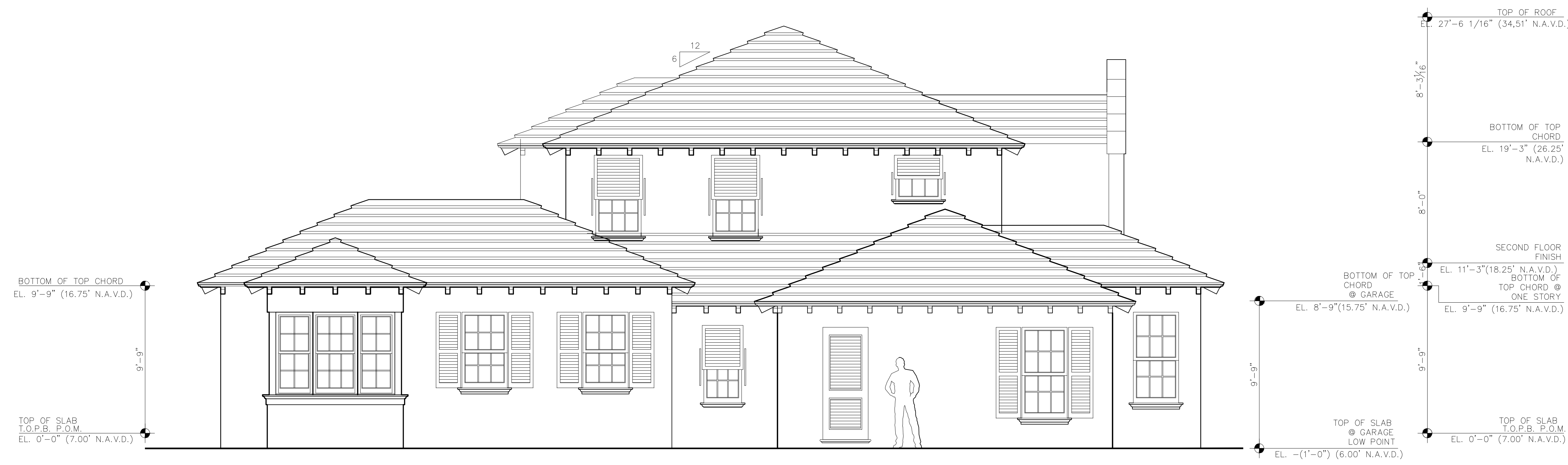
LANIER RESIDENCE
154 ATLANTIC AVE
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COMMENTS:

REVISIONS: # DATE: NOTES:

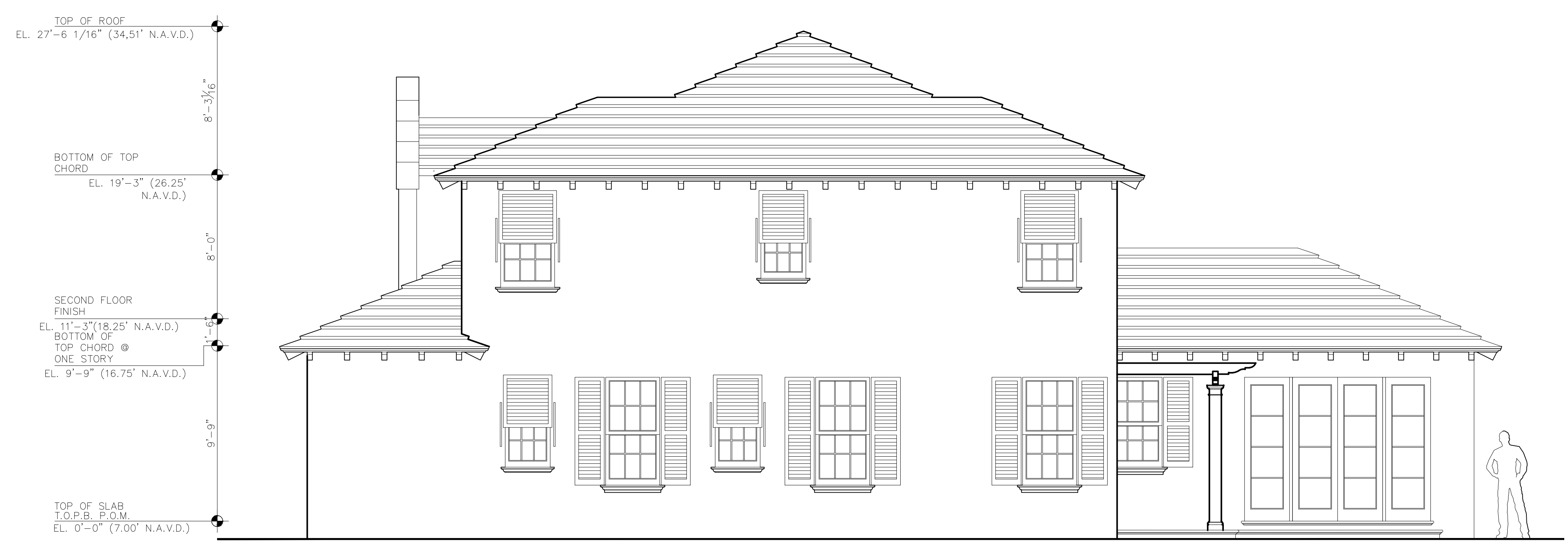
DRAWING TITLE: EXTERIOR CHANGES

DATE: 06/10/24
SCALE: AS NOTED
DWG No: A-201



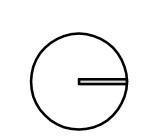
PROPOSED EAST ELEVATION
SCALE

1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE

1/4" = 1'-0"





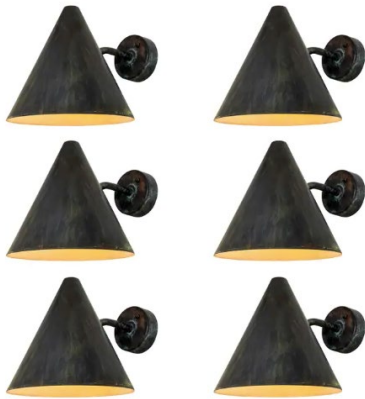




ENTRY CEILING FIXTURE



ENTRY AND BALCONY SCONCES



BACKYARD SCONCES



FRONT DOOR INSPIRATION



WINDOW SHUTTER COLOR INSPIRATION



OCEAN AIR



SMOKE



HARBOR HAZE

COLOR SUGGESTIONS