



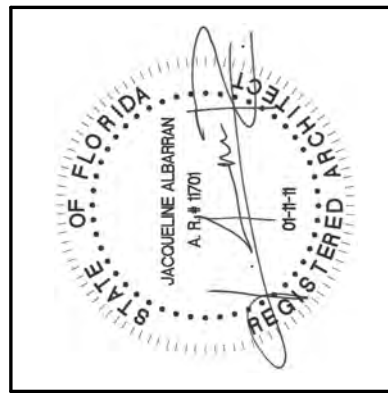
1 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION W/ PAVILION  
SCALE: 1/8" = 1'-0"

GENERAL NOTE:  
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PALM BEACH, FLORIDA

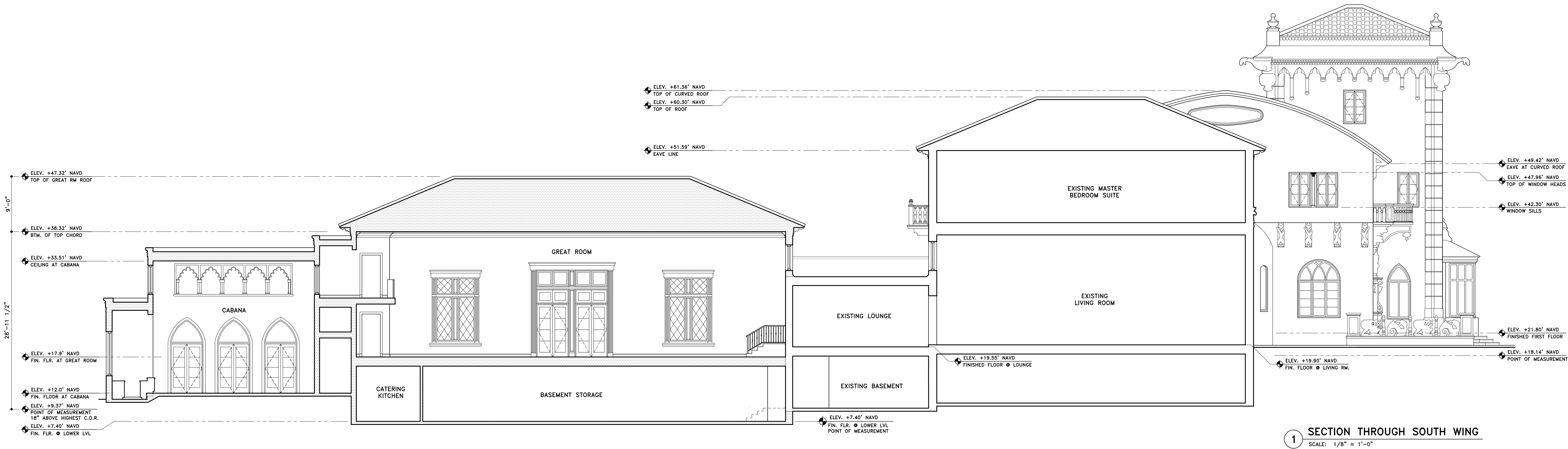


JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

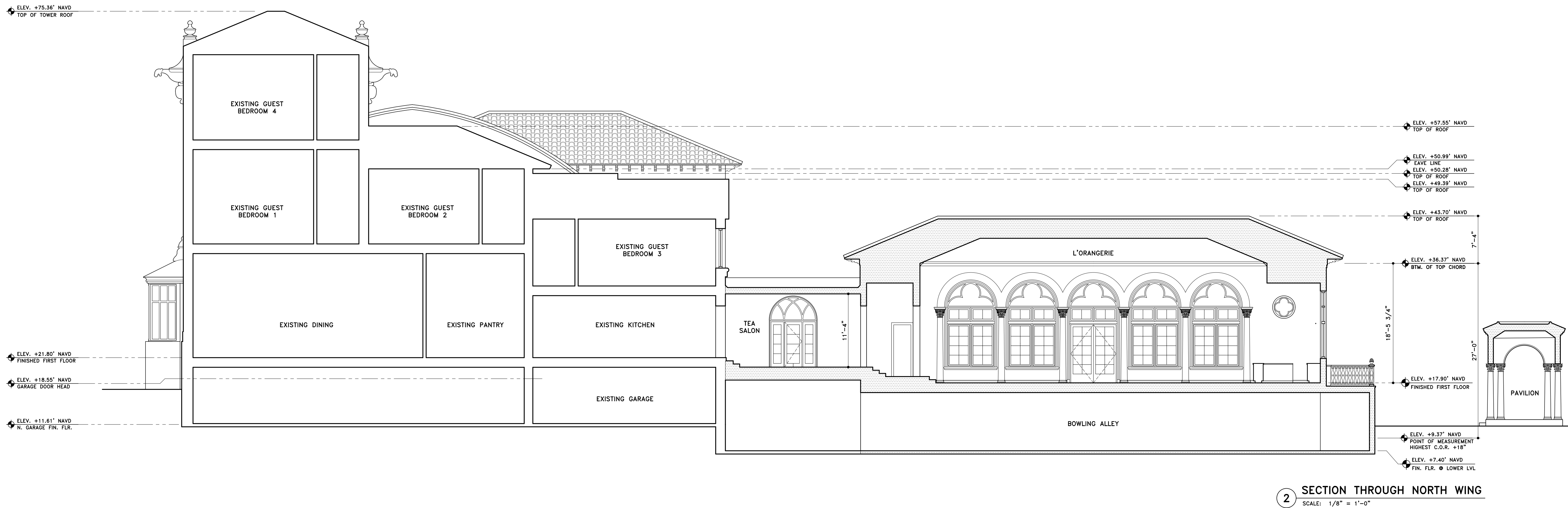
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SHEET NUMBER:	
A14.2	
DATE:	07-29-24
JOB #	0494

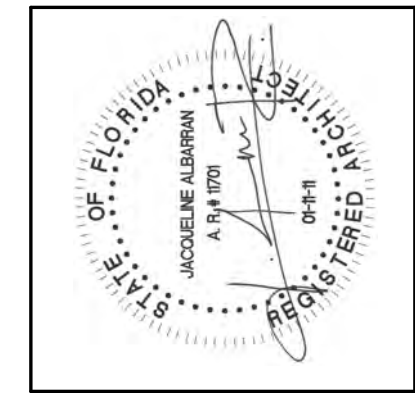
GENERAL NOTE:  
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ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 8th EDITION (2023).



1 SECTION THROUGH SOUTH WING  
SCALE: 1/8" = 1'-0"



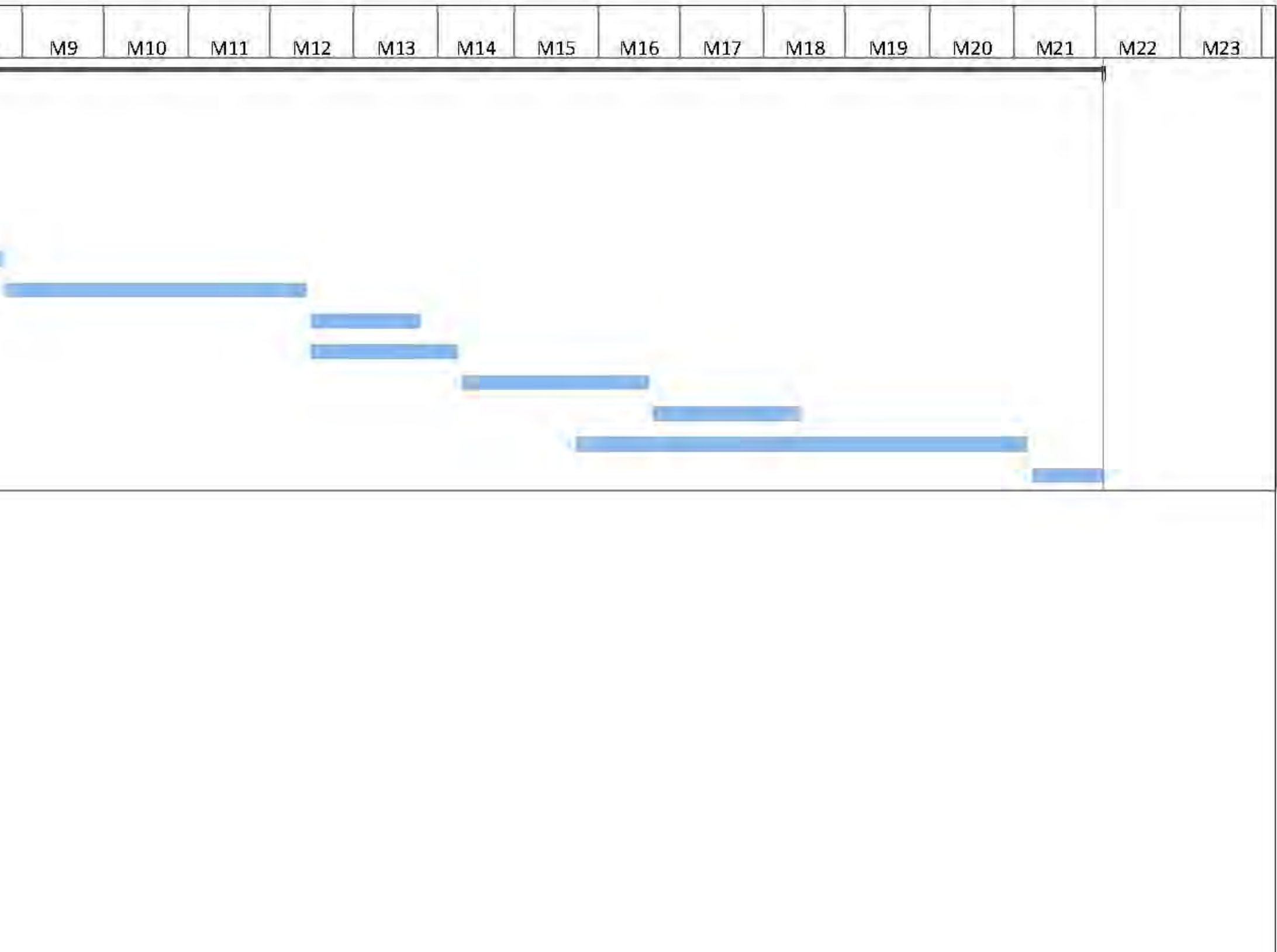
2 SECTION THROUGH NORTH WING  
SCALE: 1/8" = 1'-0"



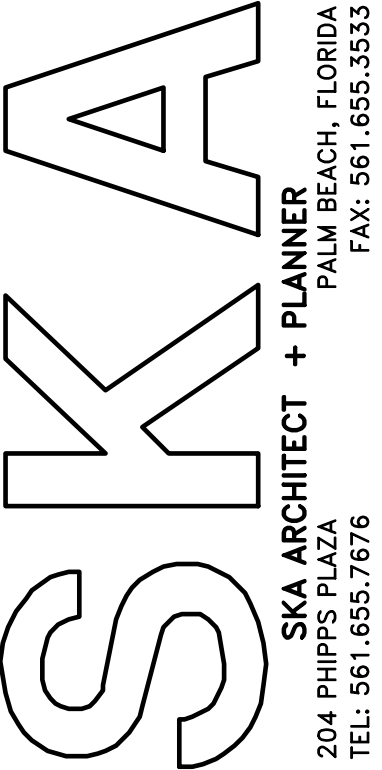
JACQUELINE ALBARRAN, PA  
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SHEET NUMBER:	
A15	
DATE:	07-29-24
JOB #	0494



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CAFARO RESIDENCE  
860 SOUTH OCEAN BOULEVARD  
PALM BEACH, FL



REVISIONS:	
1	

LOGISTICS PLAN AND CONSTRUCTION TIMELINE  
NO SCALE

SHEET NUMBER:	
LP1	
DATE:	07-29-24
JOB #	0494





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561.312.2041  
office@gruberengineers.com

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Conceptual Overall Site Grading & Drainage Plan For:

**CAFARO RESIDENCE**

860 South Ocean Boulevard  
Palm Beach, Florida

### PROJECT INFORMATION:

Project No.	2024-0059
Issue Date	07/29/2024
Scale	1" = 20'

### REVISIONS:

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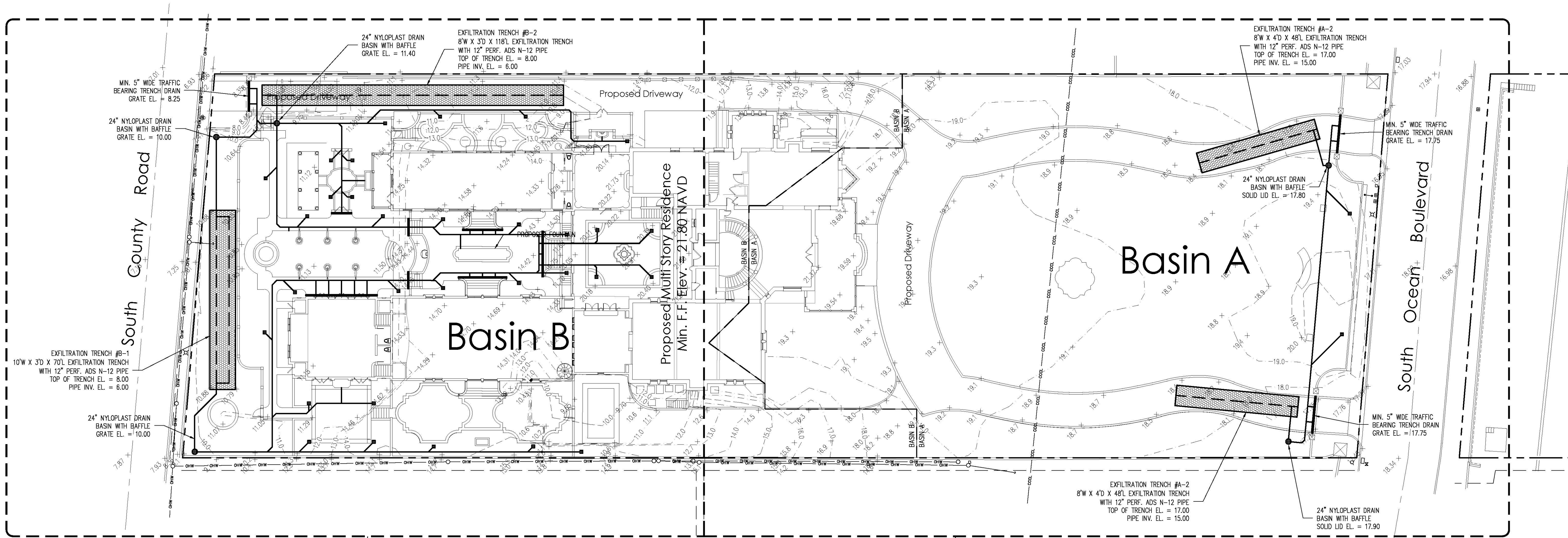
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FLORIDA P.E. NO. 57466

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### SHEET NUMBER:

**C-1**

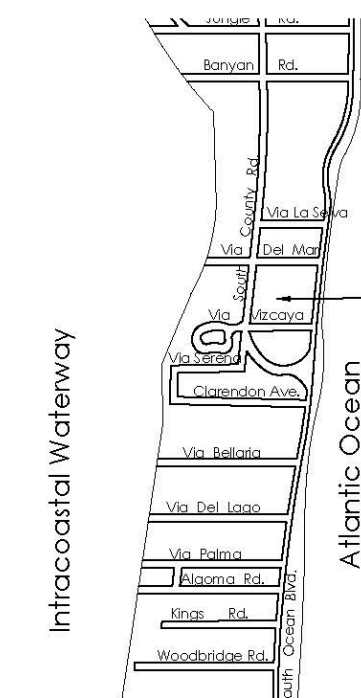
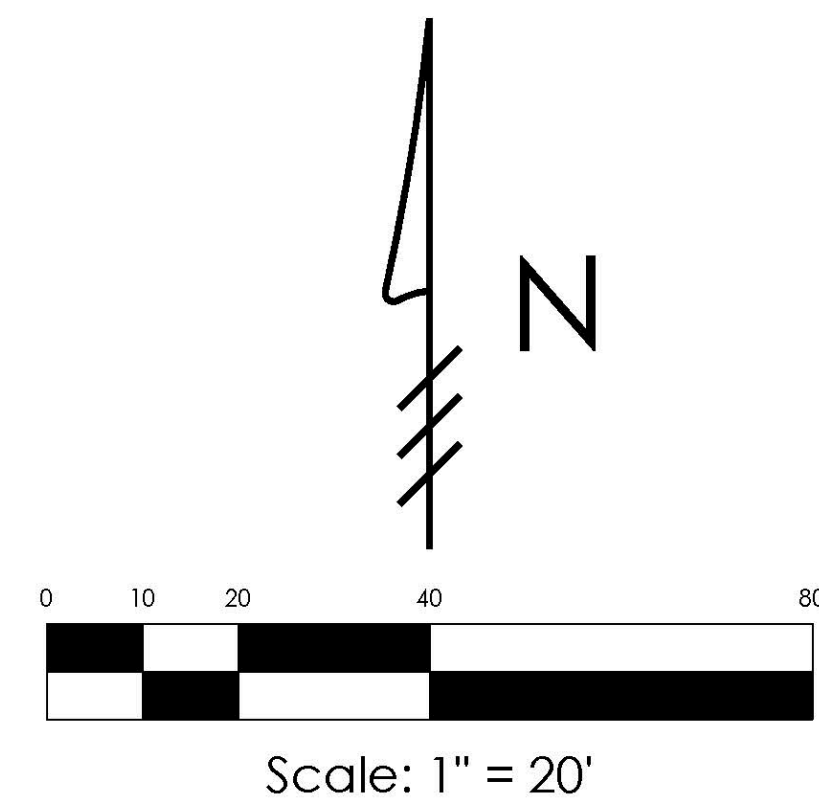


See Plan Enlargement  
(Sheet C-2)

See Plan Enlargement  
(Sheet C-3)

### 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



Location Map  
N.T.S.

### STORMWATER RETENTION CALCULATIONS Basin A

#### A. SITE INFORMATION

Total Property Area = 68,907 sq.ft.  
Proposed Basin Area = 33,259 sq.ft.  
Drainage Area Impervious Surface = 9,936 sq.ft.  
Drainage Area Pervious Surface = 23,323 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:  
 $1.0 \times 2 \text{ in/hr} \times 9,936 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 1,656 \text{ cu.ft.}$

Pervious Runoff Volume:  
 $0.2 \times 2 \text{ in/hr} \times 23,323 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 777 \text{ cu.ft.}$

Total Volume to be Retained = 2,433 cu.ft.

#### C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	96 ft
W	=	Trench Width	=	8 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00 ft
DU	=	Un-Saturated Trench Depth	=	4.00 ft
DS	=	Saturated Trench Depth	=	0.00 ft
V	=	Volume Treated	=	2,943 cu.ft.

### STORMWATER RETENTION CALCULATIONS Basin B

#### A. SITE INFORMATION

Total Property Area = 68,907 sq.ft.  
Proposed Basin Area = 35,648 sq.ft.  
Drainage Area Impervious Surface = 23,523 sq.ft.  
Drainage Area Pervious Surface = 12,125 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:  
 $1.0 \times 2 \text{ in/hr} \times 23,523 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 3,921 \text{ cu.ft.}$

Pervious Runoff Volume:  
 $0.2 \times 2 \text{ in/hr} \times 12,125 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 404 \text{ cu.ft.}$

Total Volume to be Retained = 4,325 cu.ft.

#### C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	70 ft
W	=	Trench Width	=	10 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00 ft
DU	=	Un-Saturated Trench Depth	=	3.00 ft
DS	=	Saturated Trench Depth	=	0.00 ft
V	=	Volume Treated	=	2,164 cu.ft.

L	=	Total Length of Trench Provided	=	118 ft
W	=	Trench Width	=	18 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00 ft
DU	=	Un-Saturated Trench Depth	=	3.00 ft
DS	=	Saturated Trench Depth	=	0.00 ft
V	=	Volume Treated	=	3,035 cu.ft.
Total Volume Retained	=		=	5,199 cu.ft.

### Notes:

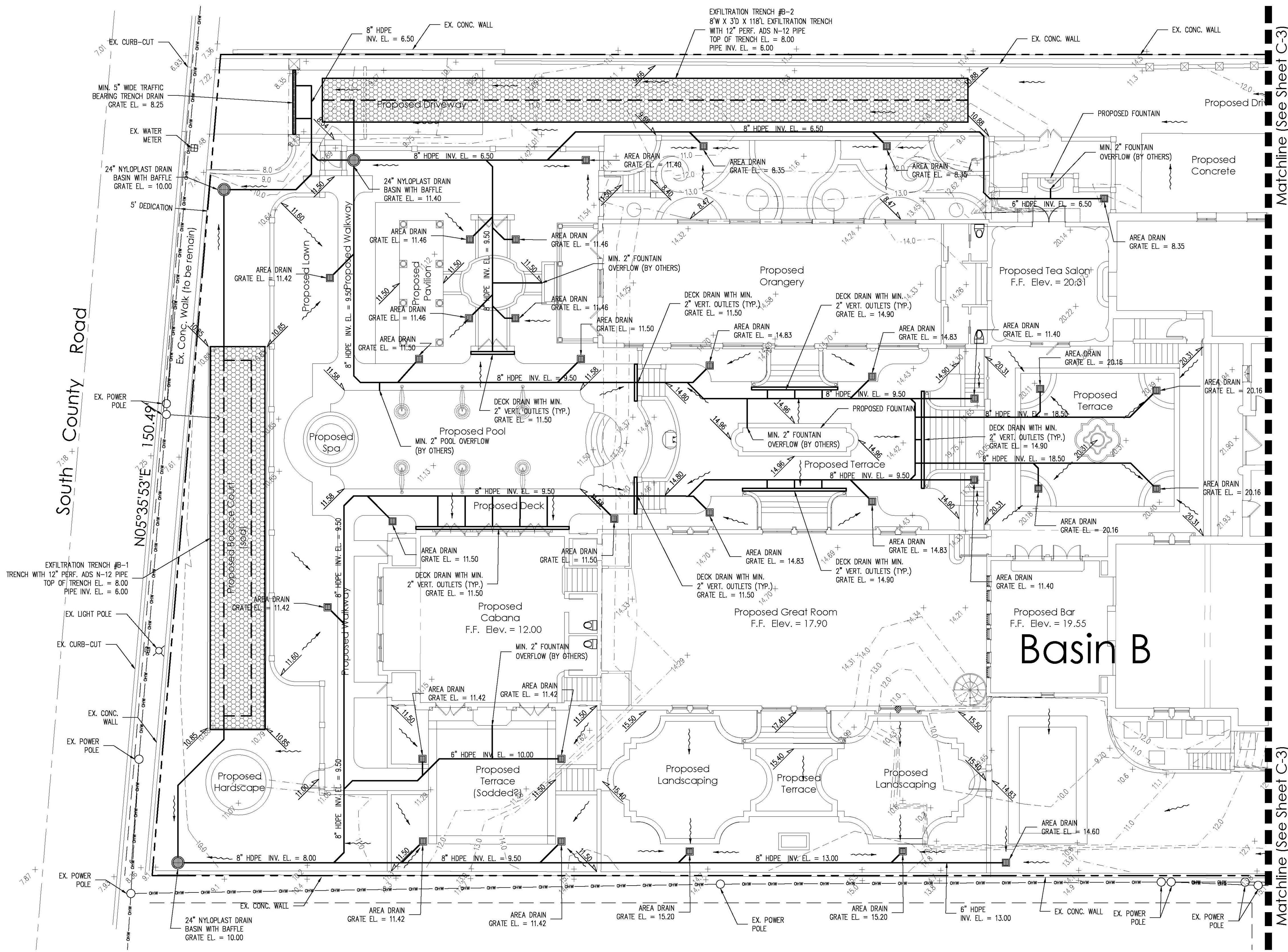
- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- 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.

Plan Background from Hardscape Plan by  
Environment Design Group Received 6/24/24

COA-24-0014

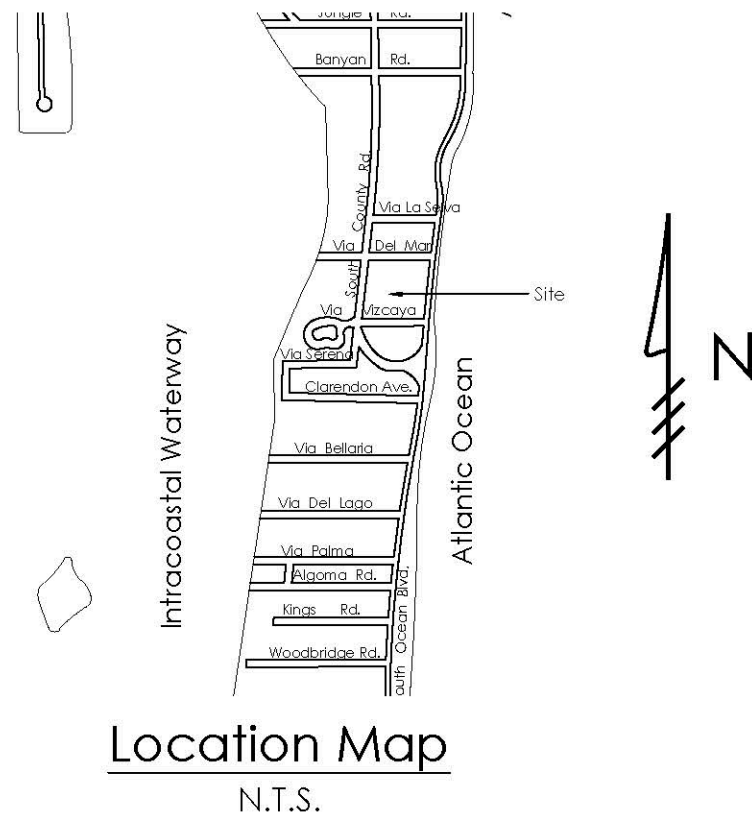
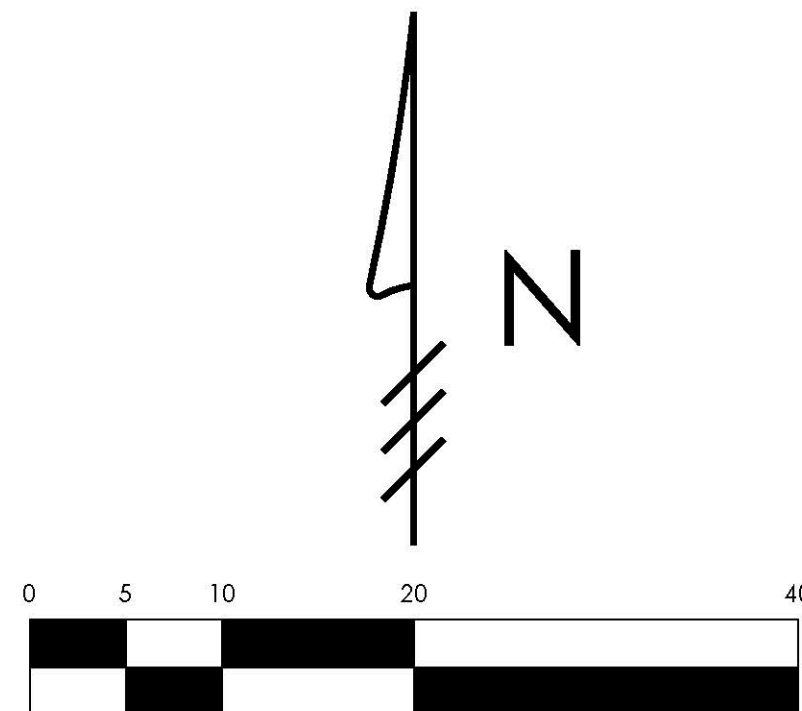
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### Legend

- 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



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Conceptual Site Grading & Drainage Plan Enlargement:

**CAFARO RESIDENCE**

860 South Ocean Boulevard  
Palm Beach, Florida

**PROJECT INFORMATION:**  
Project No. 2024-0059  
Issue Date 07/29/2024  
Scale 1" = 10'

REVISIONS:	
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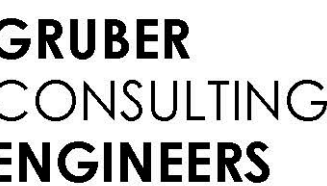
**C-2**

Plan Background from Hardscape Plan by  
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COA-24-0014

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## Conceptual Site Grading & Drainage Plan Enlargement:

# CAFARO RESIDENCE

360 South Ocean Boulevard  
Palm Beach, Florida

### PROJECT INFORMATION:

Project No.	2024-0059
Issue Date	07/29/2024
Scale	1" = 10'

**REVISIONS:**

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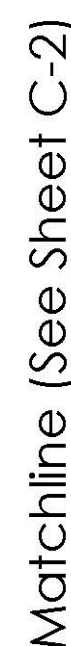
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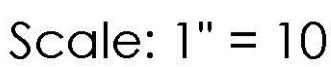


Matchline (See Sheet C-2)



### Legend

- 5.7' +  
EXISTING ELEVATION PER  
PROJECT REPRESENTATIVES (NAVD-88)
- 6.00'  
PROPOSED ELEVATION (NAVD-88)
- 7.00' - - -  
PROPOSED ELEVATION CONTOUR (NAVD-88)
- ~~~~~  
FLOW DIRECTION
-  EXFILTRATION TRENCH
-  AREA DRAIN
-  24" NYLOPLAST DRAIN BASIN  
WITH BAFFLE

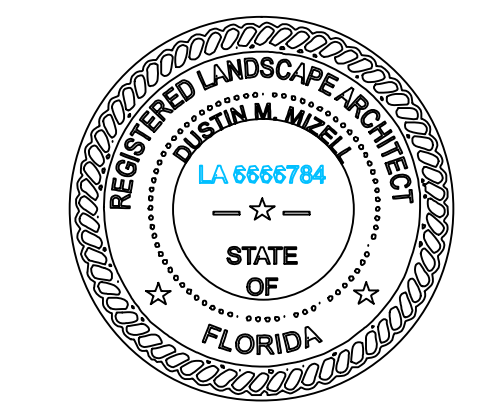


Plan Background from Hardscape Plan by  
Environment Design Group Received 6/24/24

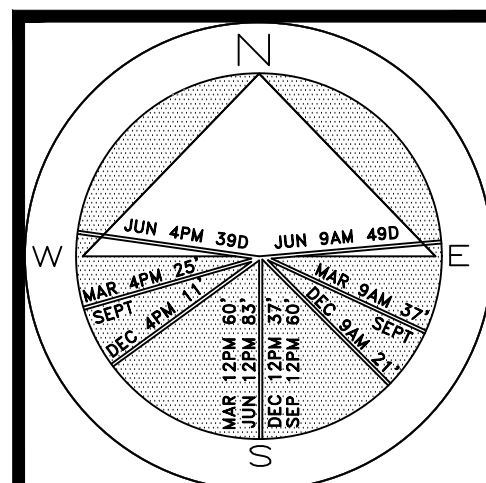
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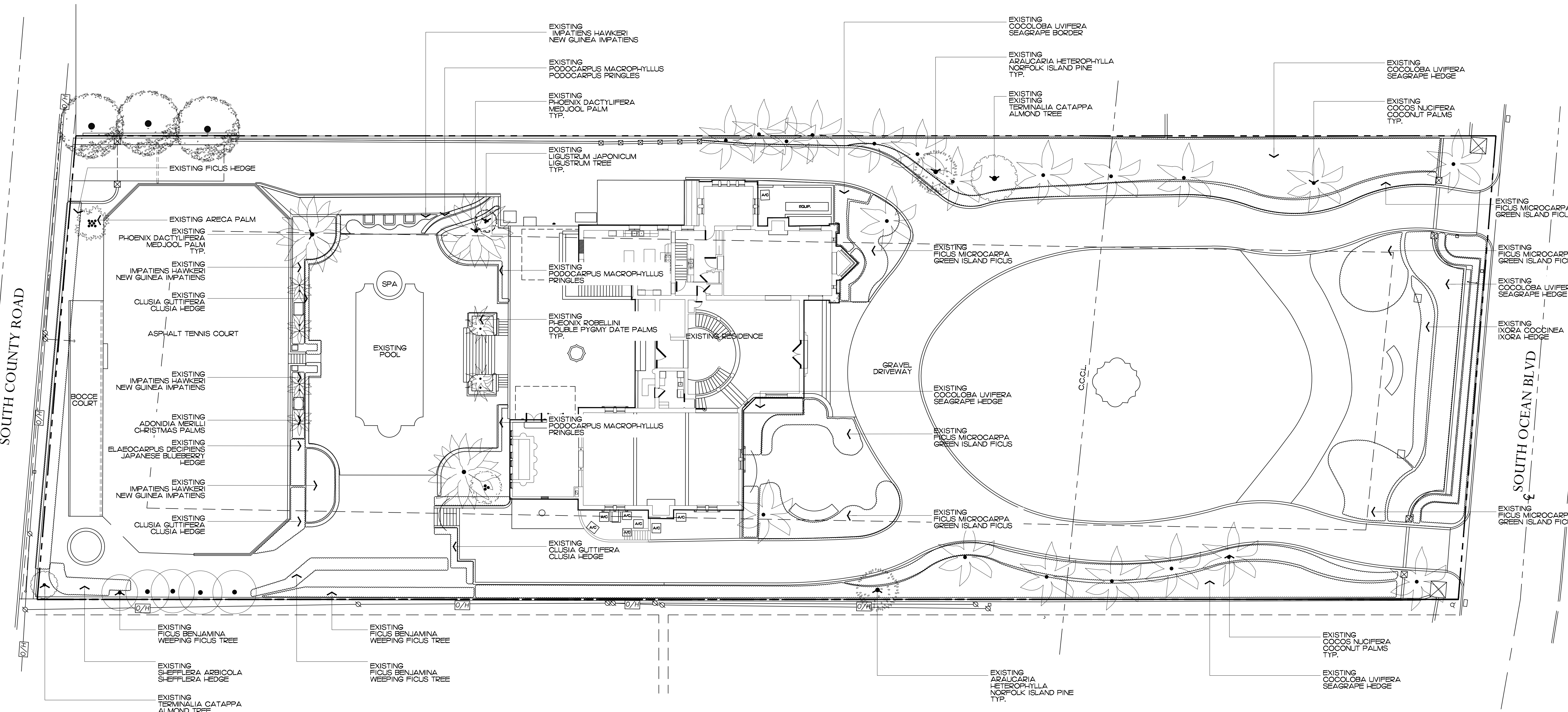


Private Residence  
860 South Ocean  
Town of Palm Beach



JOB NUMBER: # 24088.00 LA  
DRAWN BY: Allison Padilla  
DATE: 07.11.2024  
07.29.2024

SHEET L1.0



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Existing Vegetation Inventory  
SCALE IN FEET 0' 16' 32' 48'

COA-24-0014

64 sf.

AREA IN SQ.FT.





① Existing East Elevation  
(Front Yard)



② Existing North Garage



③ Existing North Garage



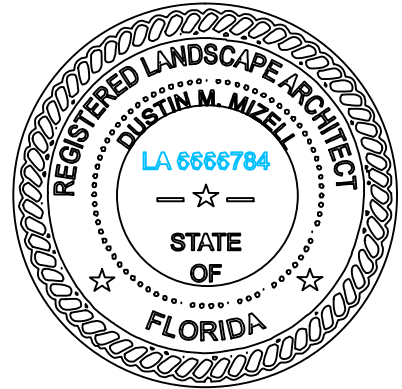
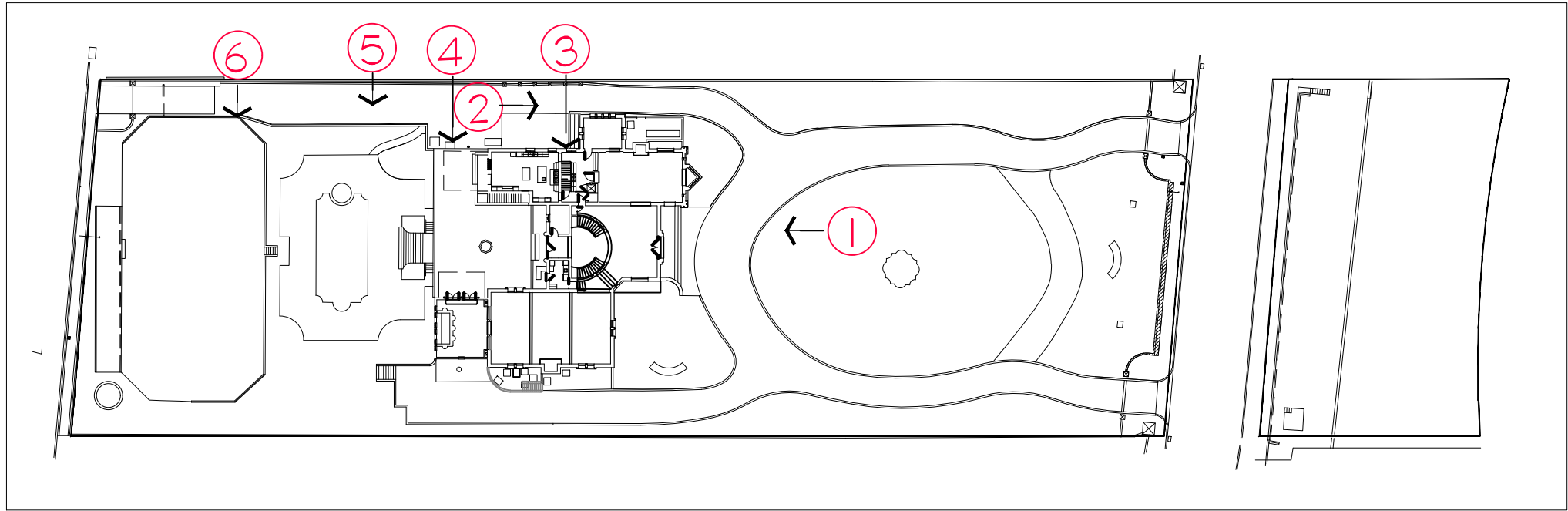
④ Existing North Pool Entrance



⑤ Existing North Pool Screening  
(View From Driveway)



⑥ Tennis Court Screening  
(NW Corner)



Private Residence  
860 South Ocean  
Town of Palm Beach

JOB NUMBER: # 24088.00 LA  
DRAWN BY: Allison Padilla  
DATE: 07.11.2024  
07.29.2024

SHEET L1.1

COA-24-0014

Existing Site Photos





① Existing Rear Yard -Pool



② Existing Pool Deck



③ Existing Pool Deck



④ Existing Pool Area



⑤ Existing South West Area



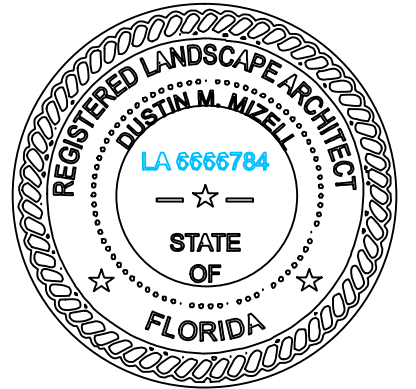
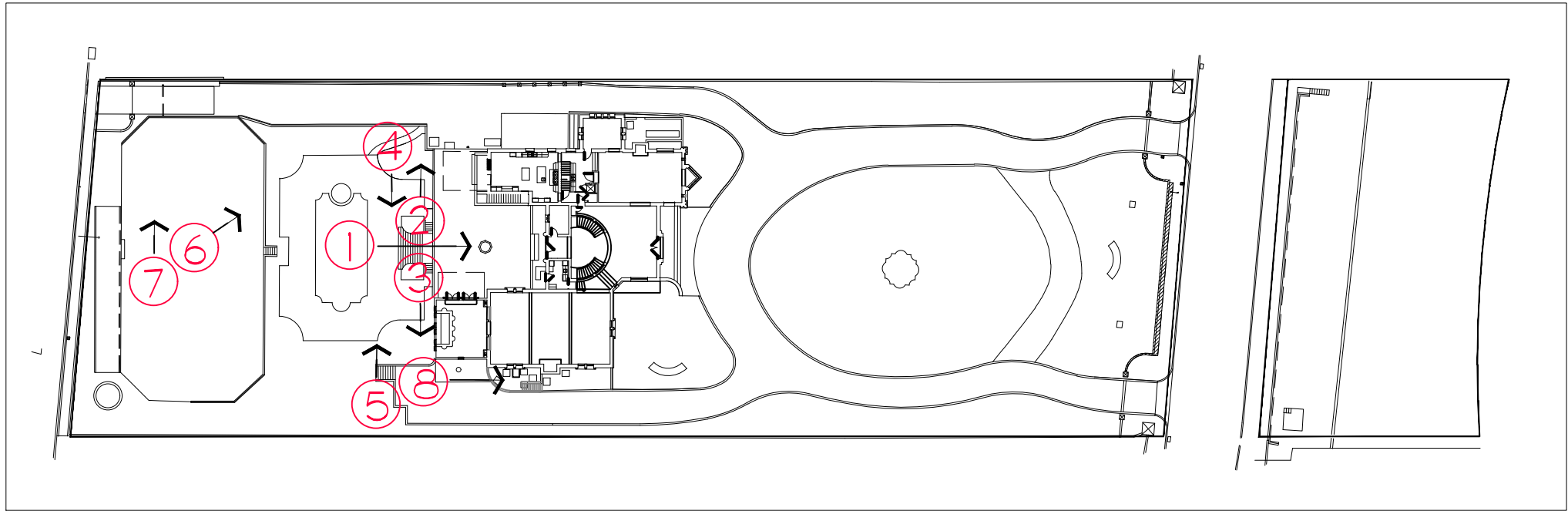
⑥ Existing Tennis Court



⑦ Existing Bocce Court



⑧ Existing South Garage



Private Residence  
860 South Ocean  
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DATE: 07.11.2024  
07.29.2024

SHEET L1.2

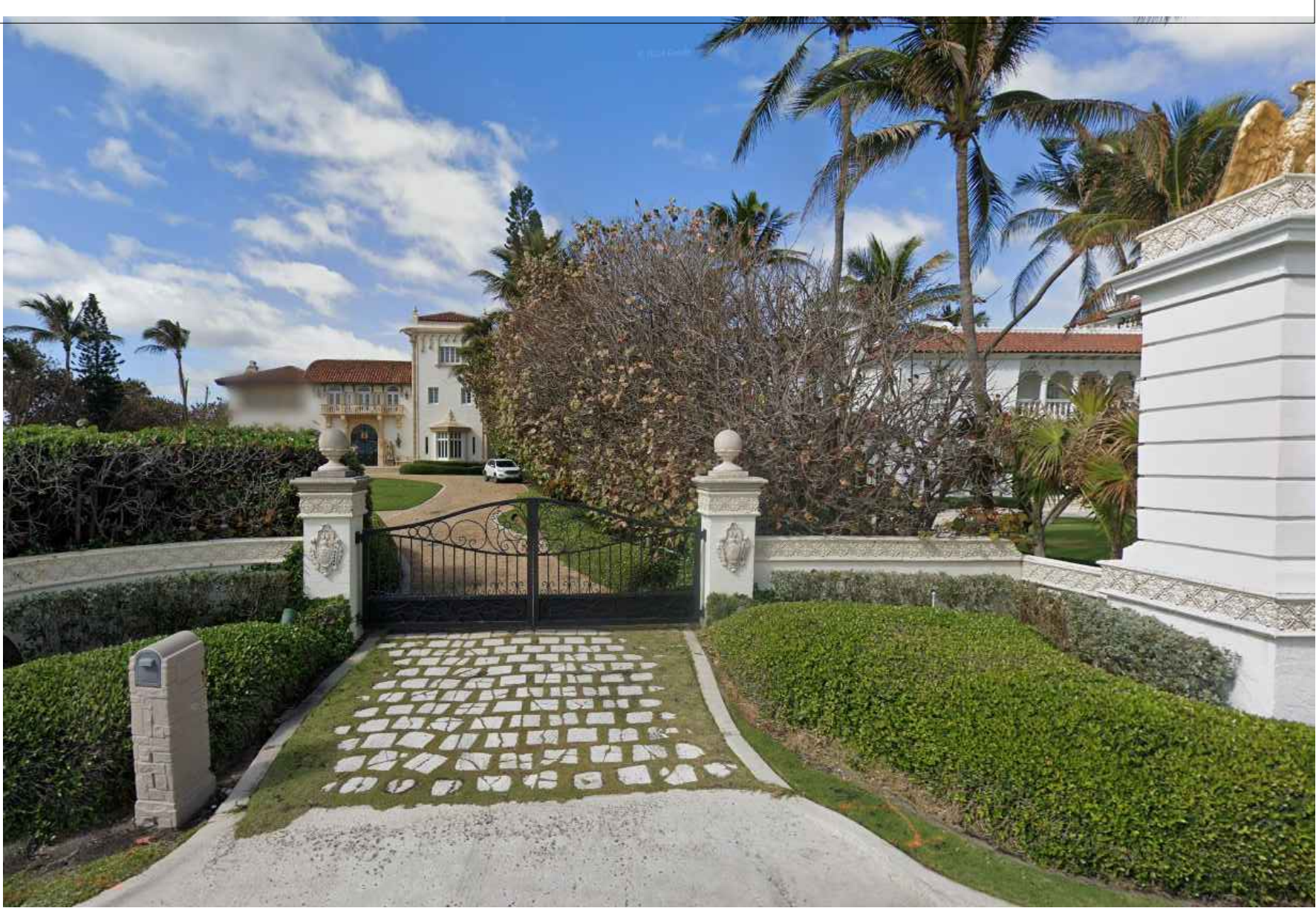




① Existing East Elevation  
View From South Ocean Blvd



② Existing East Elevation



③ Existing East Buffer Elevation



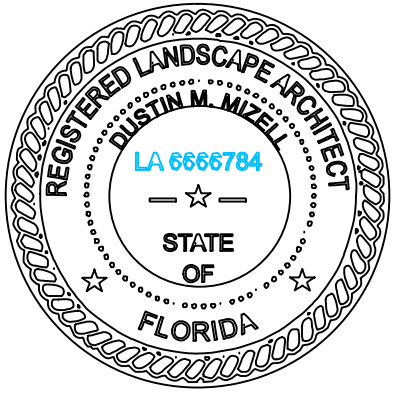
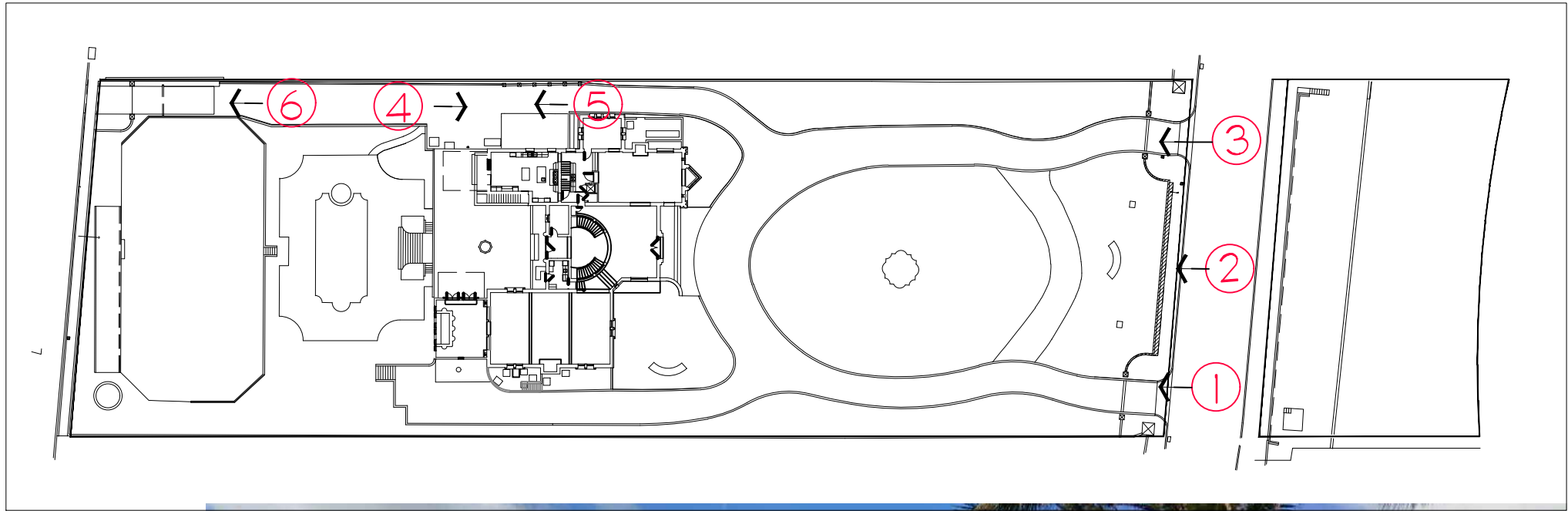
④ Existing North Buffer



⑤ Existing North Buffer



⑥ Existing North Buffer

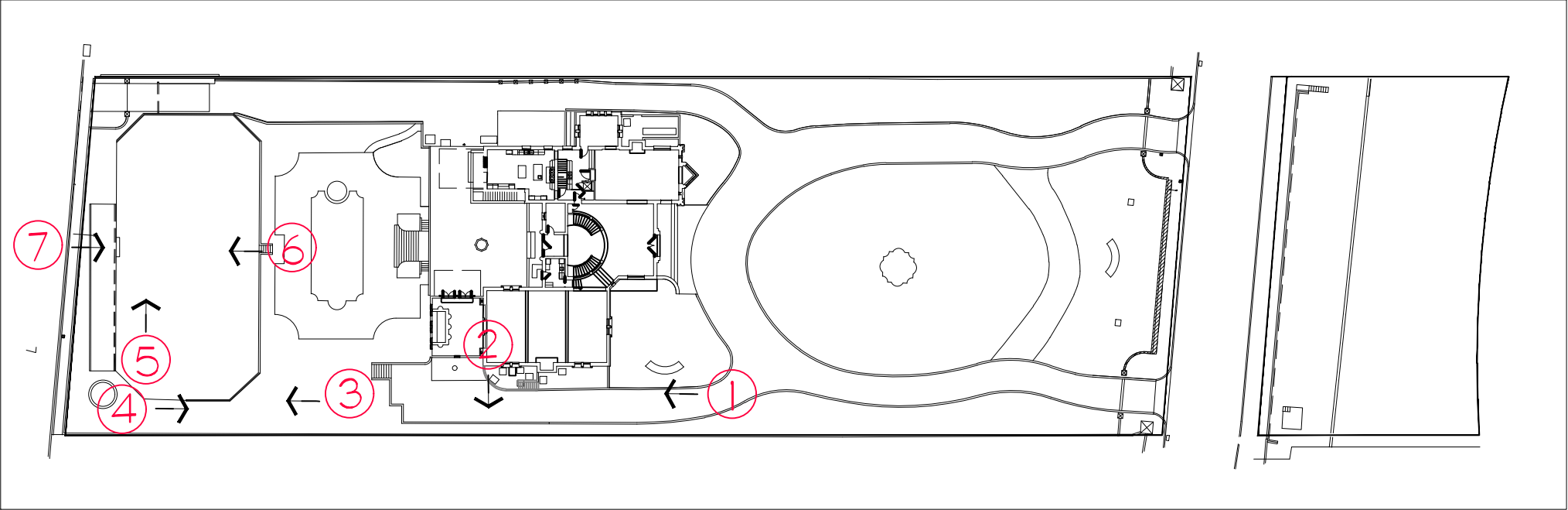


Private Residence  
860 South Ocean  
Town of Palm Beach

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DRAWN BY: Allison Padilla  
DATE: 07.11.2024  
07.29.2024

SHEET L1.3

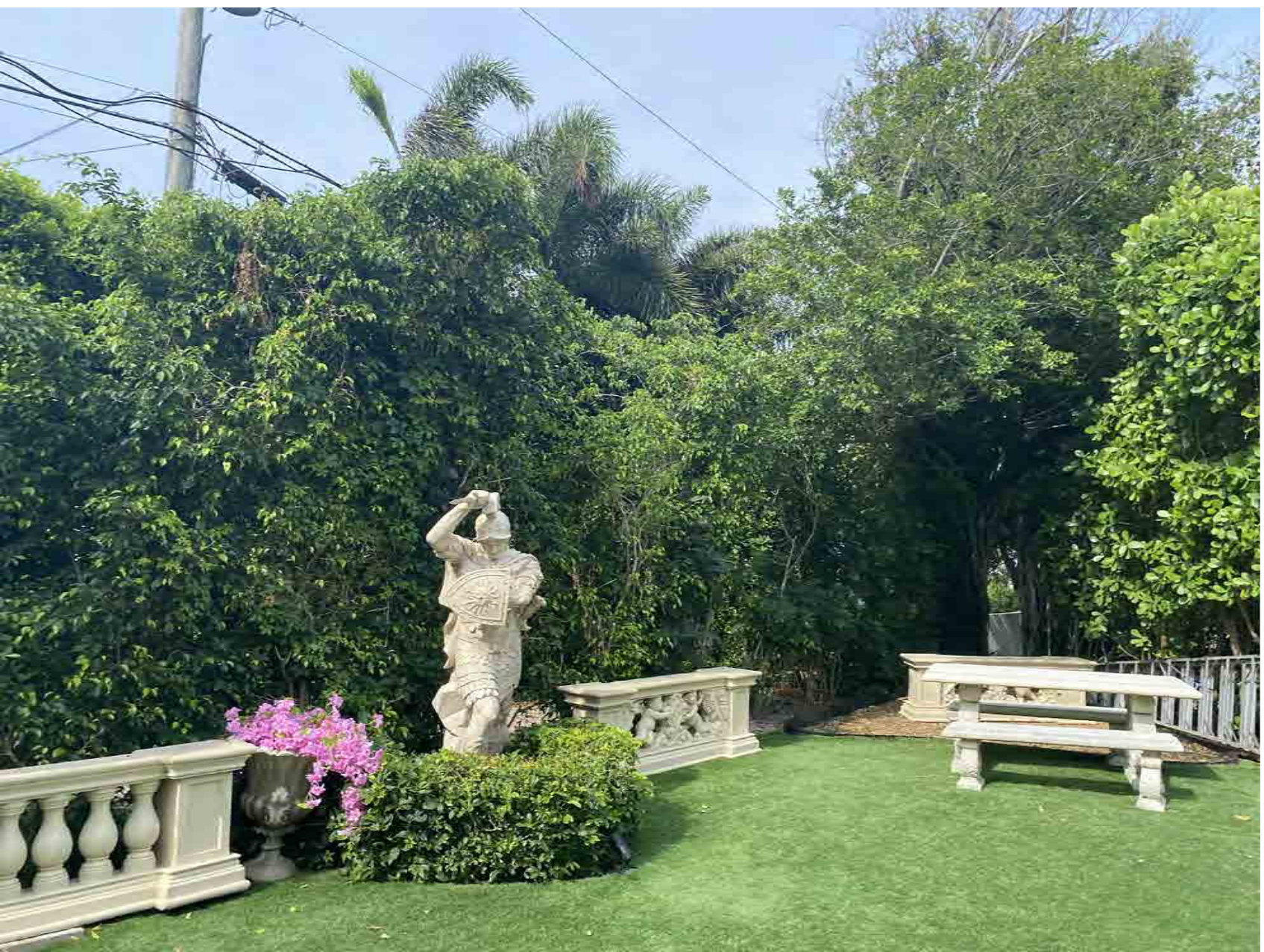




① Existing South Buffer



② Existing South Buffer



③ Existing South Buffer



④ Existing South Buffer



⑤ Existing West Buffer



⑥ Existing West Buffer



⑦ Existing West Buffer

ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5020-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

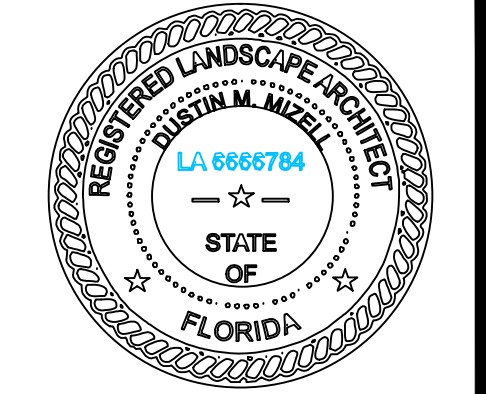
Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784

Dustin@environmentdesigngroup.com



Private Residence  
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SHEET L1.4

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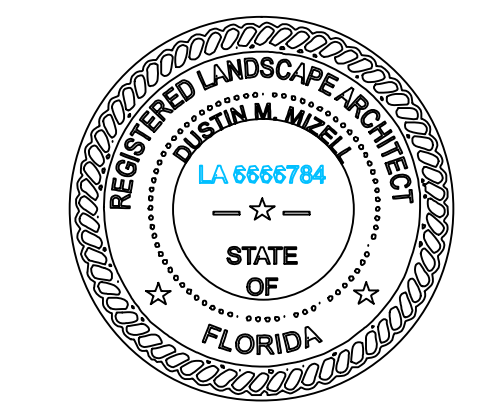
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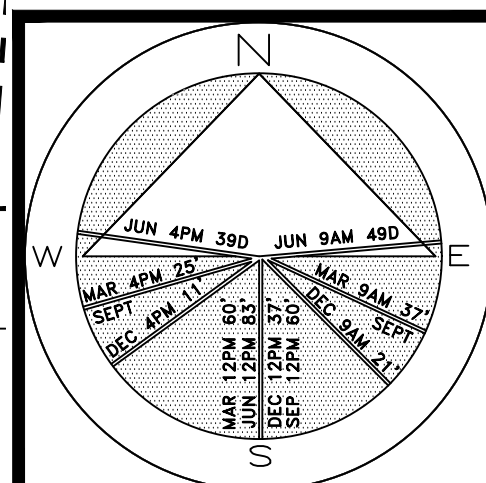
COA-24-0014

Existing Landscape Buffer Images



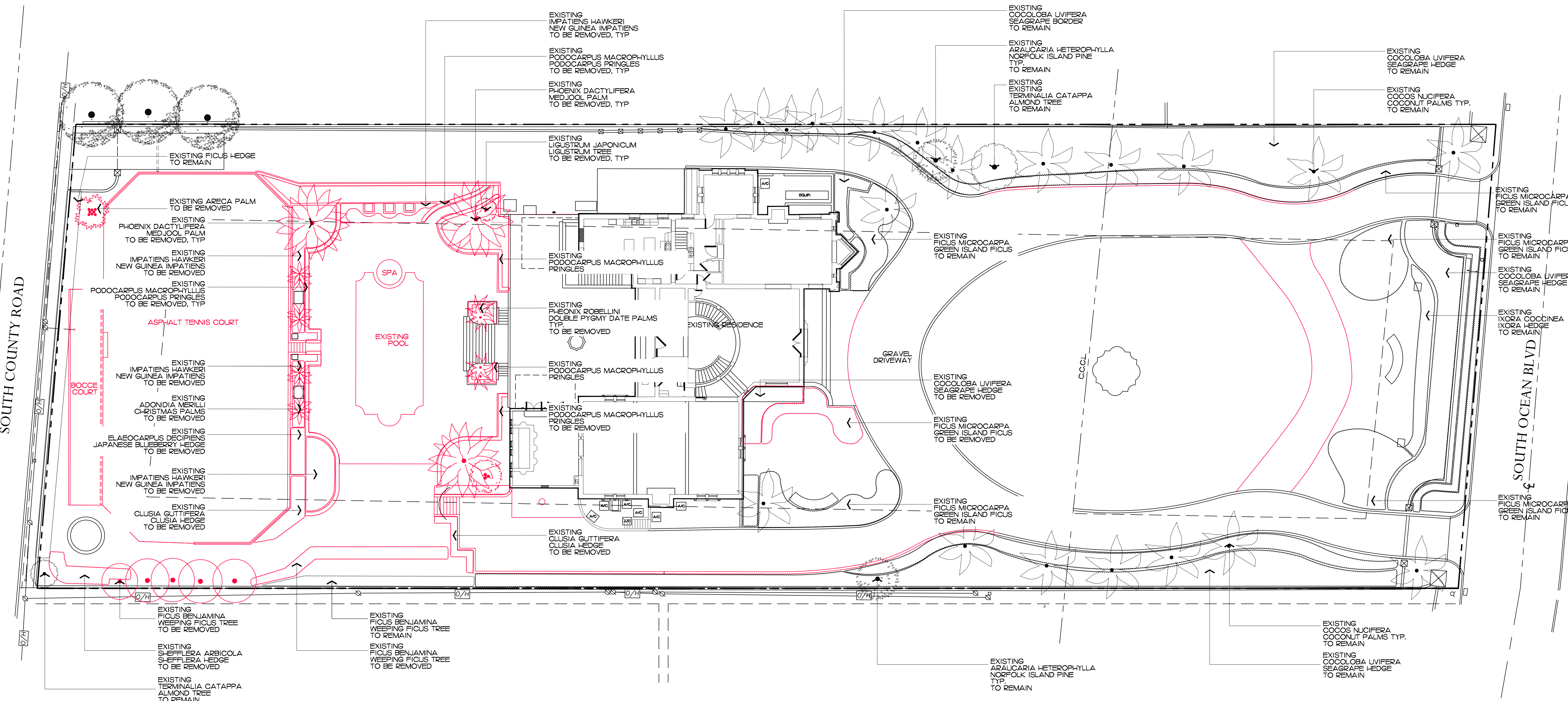


Private Residence  
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Town of Palm Beach



JOB NUMBER: # 24088.00 LA  
DRAWN BY: Allison Padilla  
DATE: 07.11.2024  
07.29.2024

SHEET L2.0



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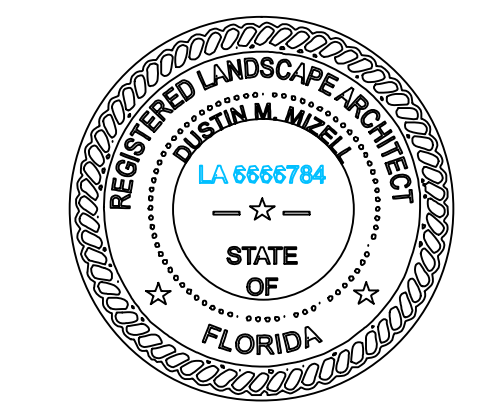
Demolition and Vegetation Action Plan  
SCALE IN FEET 0' 16' 32' 48'

COA-24-0014

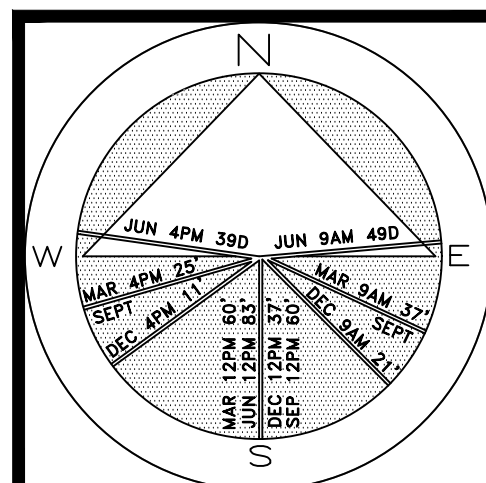
64 sf.

AREA IN SQ.FT.



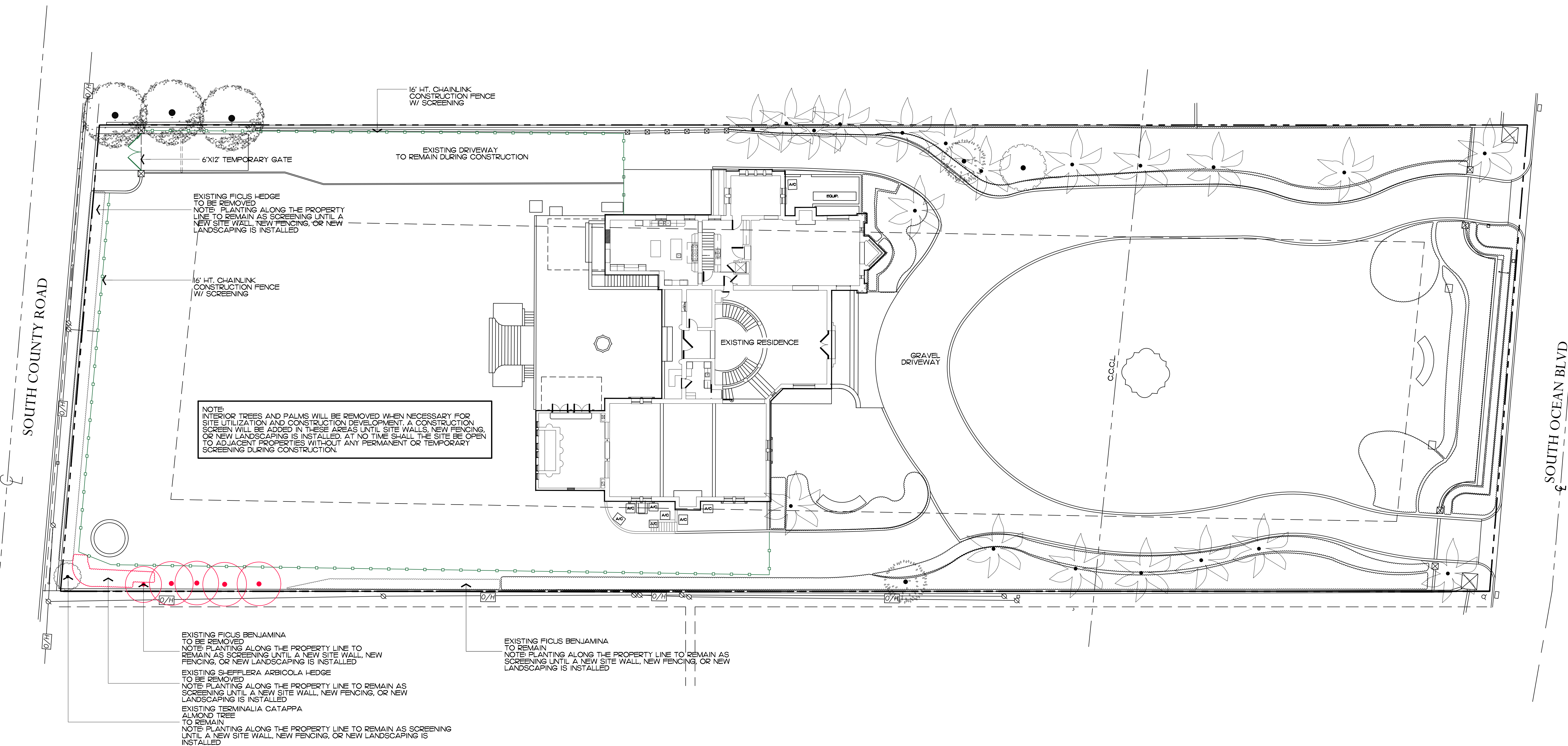


Private Residence  
860 South Ocean  
Town of Palm Beach



JOB NUMBER: # 24088.00 LA  
DRAWN BY: Grace Walton  
DATE: 07.11.2024  
07.29.2024

SHEET L3.0



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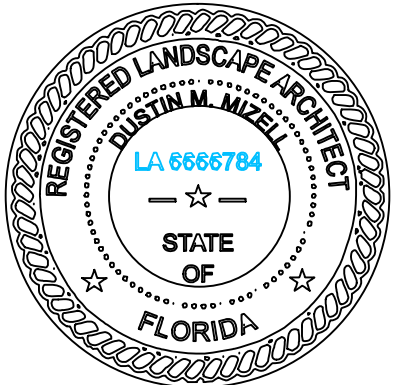
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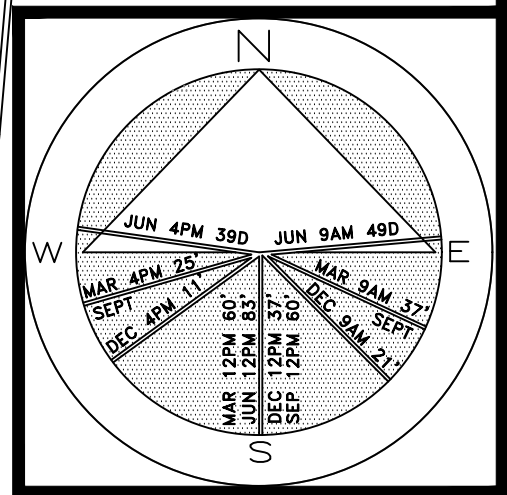
COA-24-0014  
**Construction Screening Plan**  
SCALE IN FEET 0' 16' 32' 48'

64 sf.  
AREA IN SQ.FT.





Private Residence  
860 South Ocean  
Town of Palm Beach

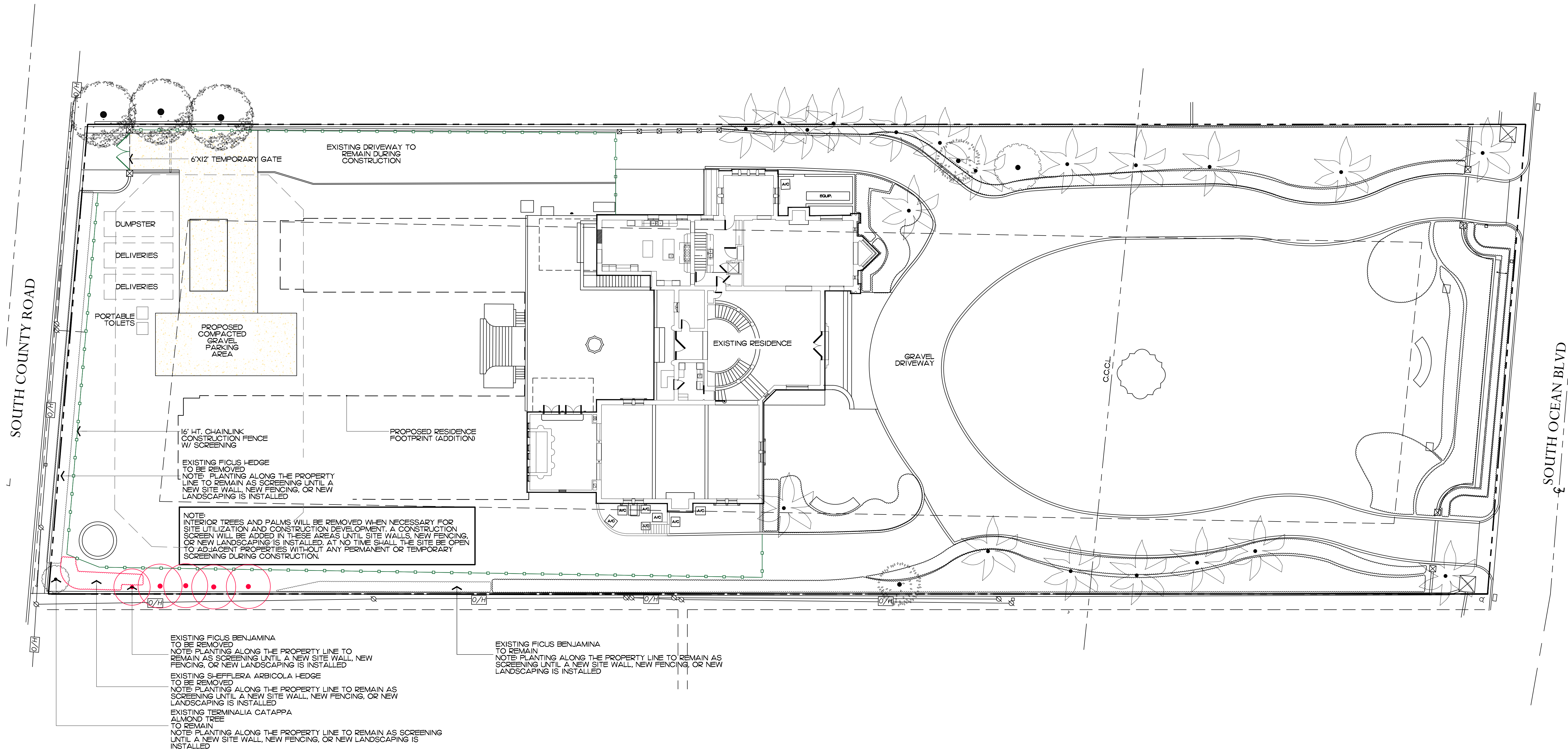


JOB NUMBER: # 24088.00 LA  
DRAWN BY: Dustin Mizell  
DATE: 07.11.2024  
07.29.2024

SHEET L4.0

64 sf.

AREA IN SQ.FT.



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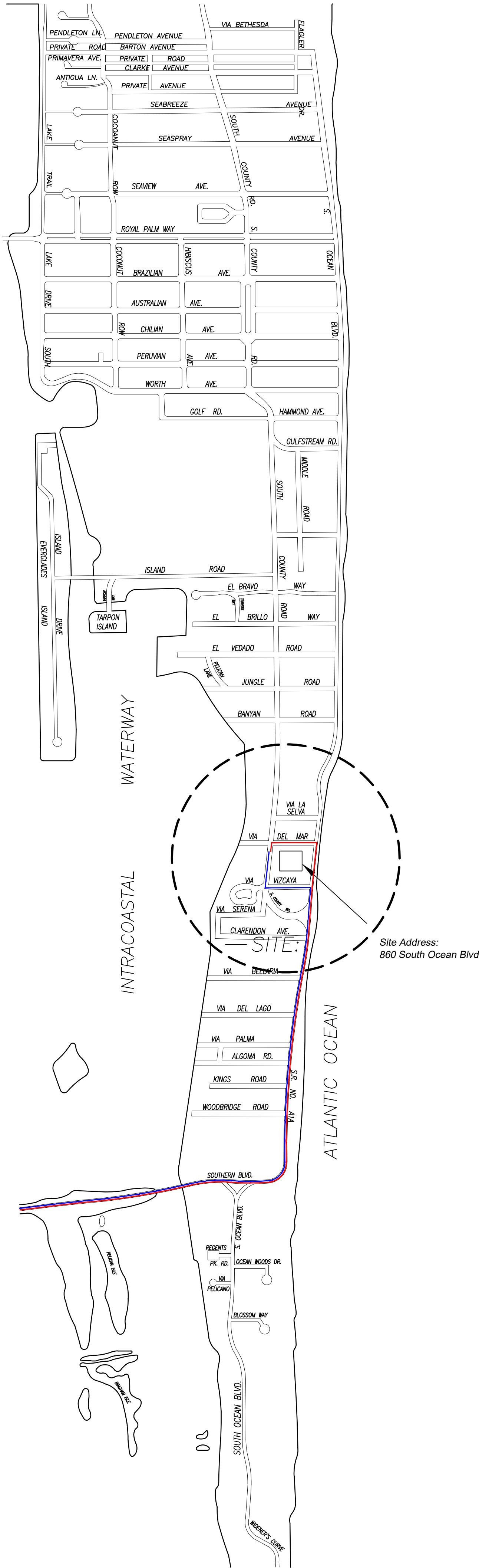
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COA-24-0014

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'





CONCEPTUAL CONSTRUCTION SCHEDULE		
• SEP 1TH 2024	- ARCOM MEETING	
• SEP 15TH 2024	- TOWN COUNCIL	
• OCT-NOV 2024	- SUBMIT FOR PERMIT	
• 1 MONTH -DEC 2024	- MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES	
• 2 MONTHS	- SITE/BUILDING PREPARATION	
• 1.5 MONTHS	- FOUNDATION	
• 2.5 MONTHS	- BLOCK DELIVERIES & CONC. POURS	
• 1 MONTH	- ROOF TRUSS DELIVERY AND SET TRUSSES	
• 1.5 MONTHS	- WINDOW/DOOR DELIVERIES AND INSTALLATION	
• .5 MONTH	- DRY-IN	
• 1.5 MONTHS	- INTERIOR FRAMING	
• 2 MONTHS	- ROUGH-IN	
• .5 MONTH	- DRY WALL	
• 6 MONTHS	- FINISHES	
• 2 MONTHS	- LANDSCAPE & HARDSCAPE INSTALLATION	
• 2 MONTHS	- FINAL INSPECTIONS	
• +/-24 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.

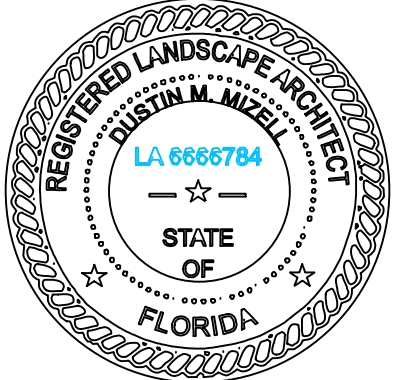
- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

ENVIRONMENT  
DESIGN  
GROUP

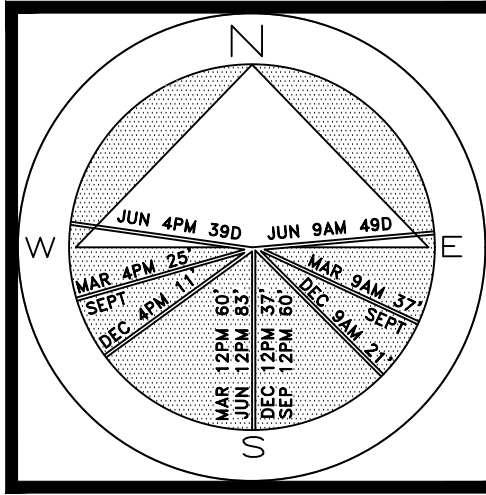
139 North County Road 5020-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

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



Private Residence  
860 South Ocean  
Town of Palm Beach



JOB NUMBER: # 24088.00 LA  
DRAWN BY: Alex Bugrii

DATE: 07.11.2024  
07.29.2024

SHEET L5.0

COA-24-0014

Truck Logistics Plan

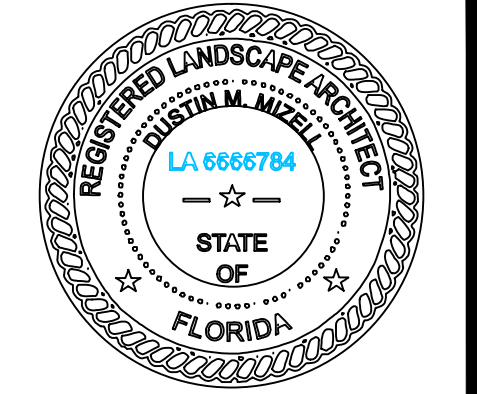
SCALE: NOT TO SCALE

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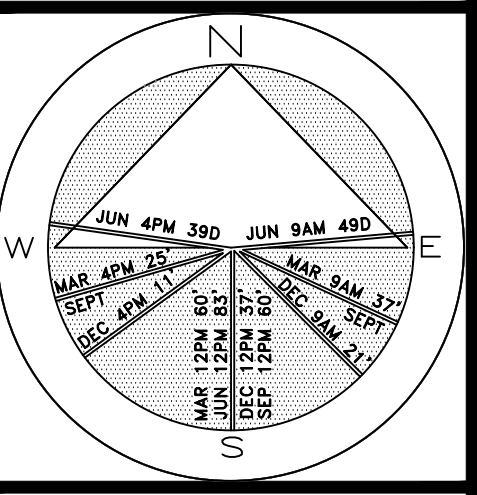
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Private Residence  
860 South Ocean  
Town of Palm Beach



JOB NUMBER: # 24088.00 LA  
DRAWN BY: Grace Walton  
Allison Padilla  
DATE: 07.11.2024  
07.29.2024

Proposed Site Data

LOT ZONE	R-A ZONING DISTRICT				
LOT AREA	68,907.5 S.F.				
DESCRIPTION	REQUIRED	EXISTING		PROPOSED	
LOT COVERAGE	MAXIMUM 25%	17,226.89 S.F.	12.63%	8,704.72 S.F.	20.75%
LANDSCAPE	MINIMUM 50%	34,453.78 S.F.	44.52%	30,674.29 S.F.	51.0%
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 4510.3 S.F.	2,029.6 S.F.	79.99%	3,604.26 S.F.	79.99%

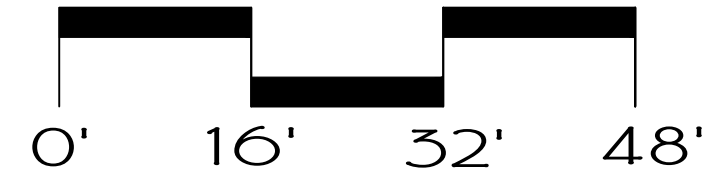
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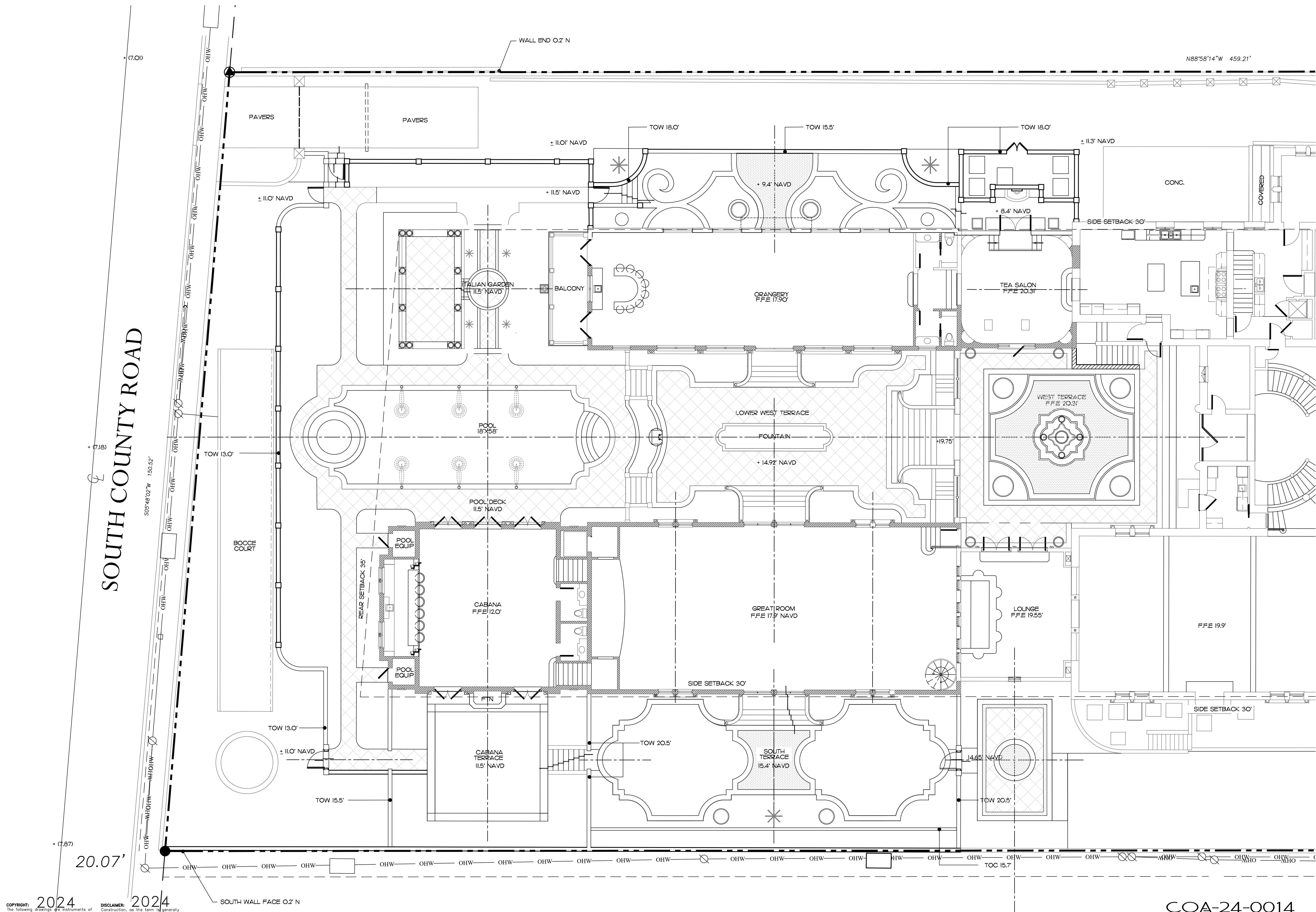
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COA-24-0014

Overall Site Plan







SOUTH COUNTY ROAD

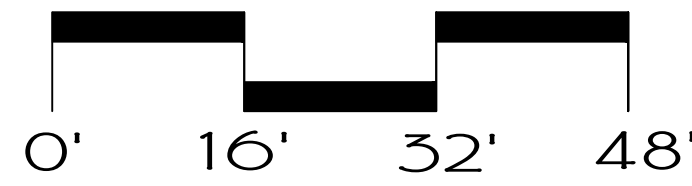
2024  
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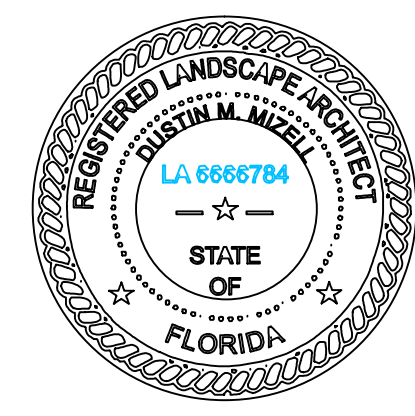
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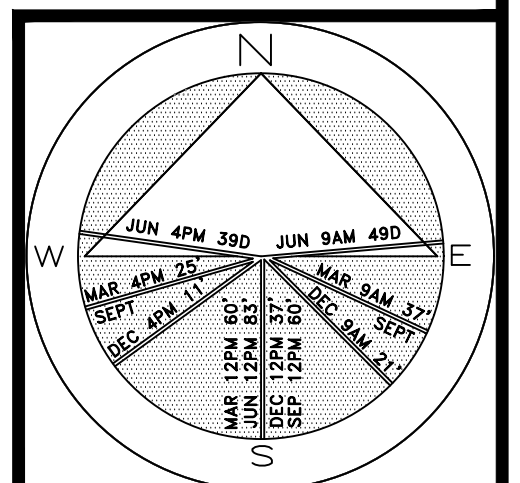
Partial Site Plan



ENVIRONMENT  
DESIGN  
GROUP  
139 North County Road 5920-8 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



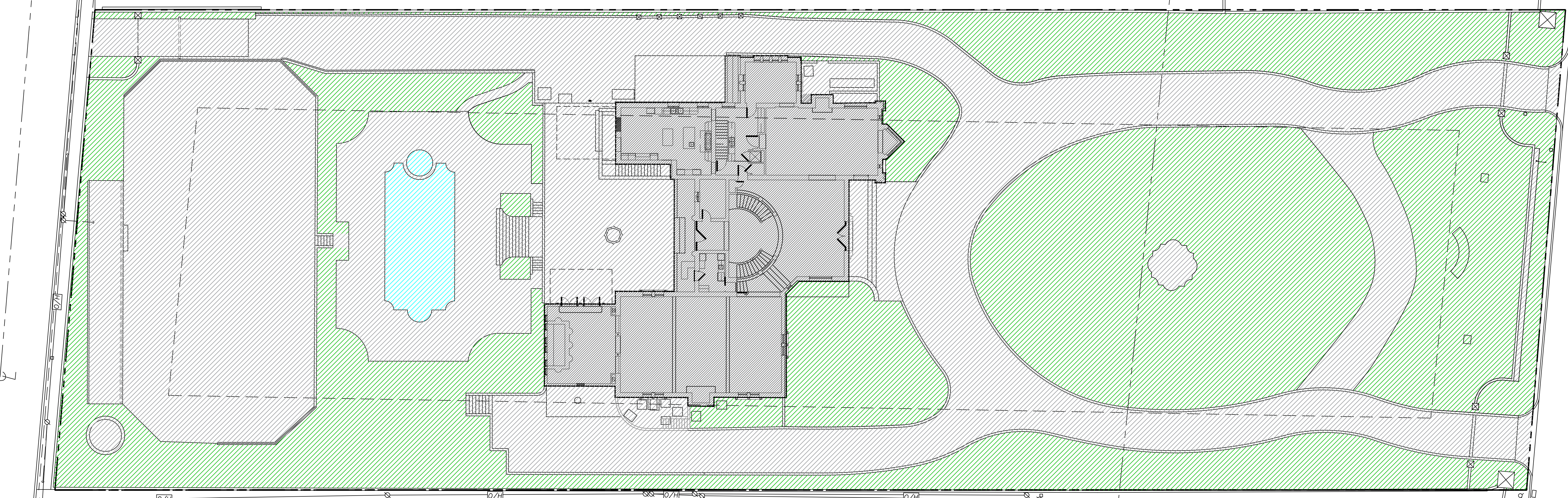
Private Residence  
860 South Ocean  
Town of Palm Beach



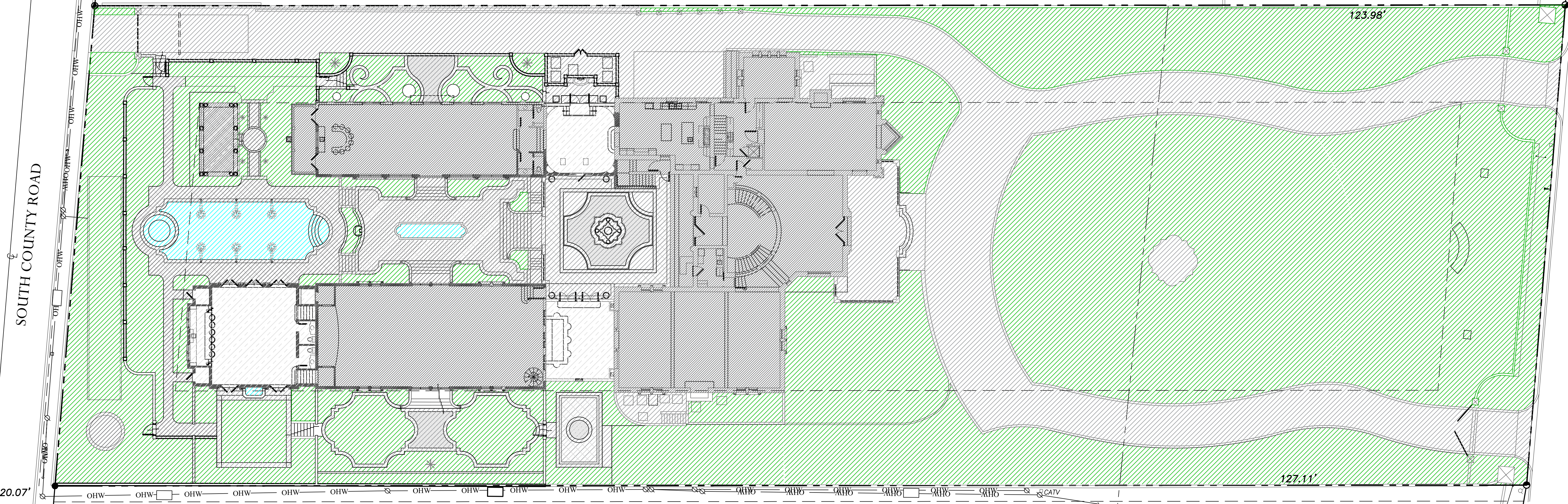
JOB NUMBER: # 24088.00 LA  
DRAWN BY: Grace Walton  
Allison Padilla  
DATE: 07.11.2024  
07.29.2024

SHEET L6.1





Existing Lot Coverage Graphics



Proposed Lot Coverage Graphics

Proposed Site Data

LOT ZONE	R-A ZONING DISTRICT					
LOT AREA	68,907.5 SF.					
DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT COVERAGE	MAXIMUM 25%	17,226.89 SF.	12.63%	8,704.72 SF.	20.75%	14,298.79 SF.
LANDSCAPE	MINIMUM 50%	34,453.78 SF.	44.52%	30,674.29 SF.	51.01%	35,182 SF.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	2,029.6 SF.	79.99%	3,604.26 SF.	79.99%	3,604.26 SF.
	4510.3 SF.					

Legend

- STRUCTURE
- LANDSCAPE
- HARDCAPE
- WATER FEATURE

Site Calculation /LotCoverage Graphics

COA-24-0014

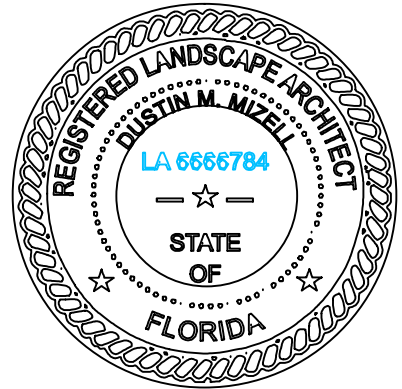
SCALE IN FEET 0' 16' 32' 48'

ENVIRONMENT  
DESIGN  
GROUP

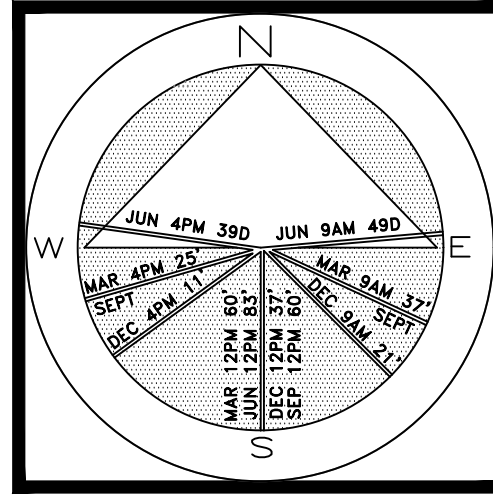
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Landscape Architecture  
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Landscape Management

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Private Residence  
860 South Ocean  
Town of Palm Beach



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DRAWN BY: Grace Walton  
Allison Padilla  
DATE: 07.11.2024  
07.29.2024

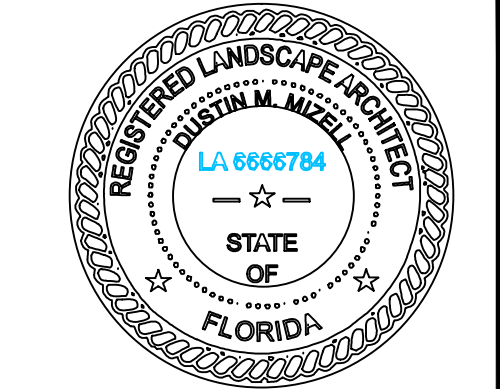
SHEET L6.2

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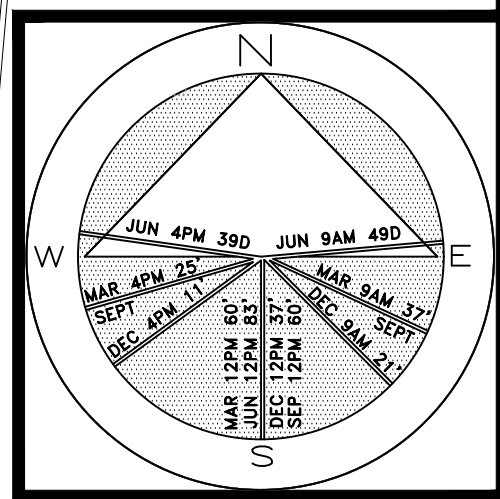
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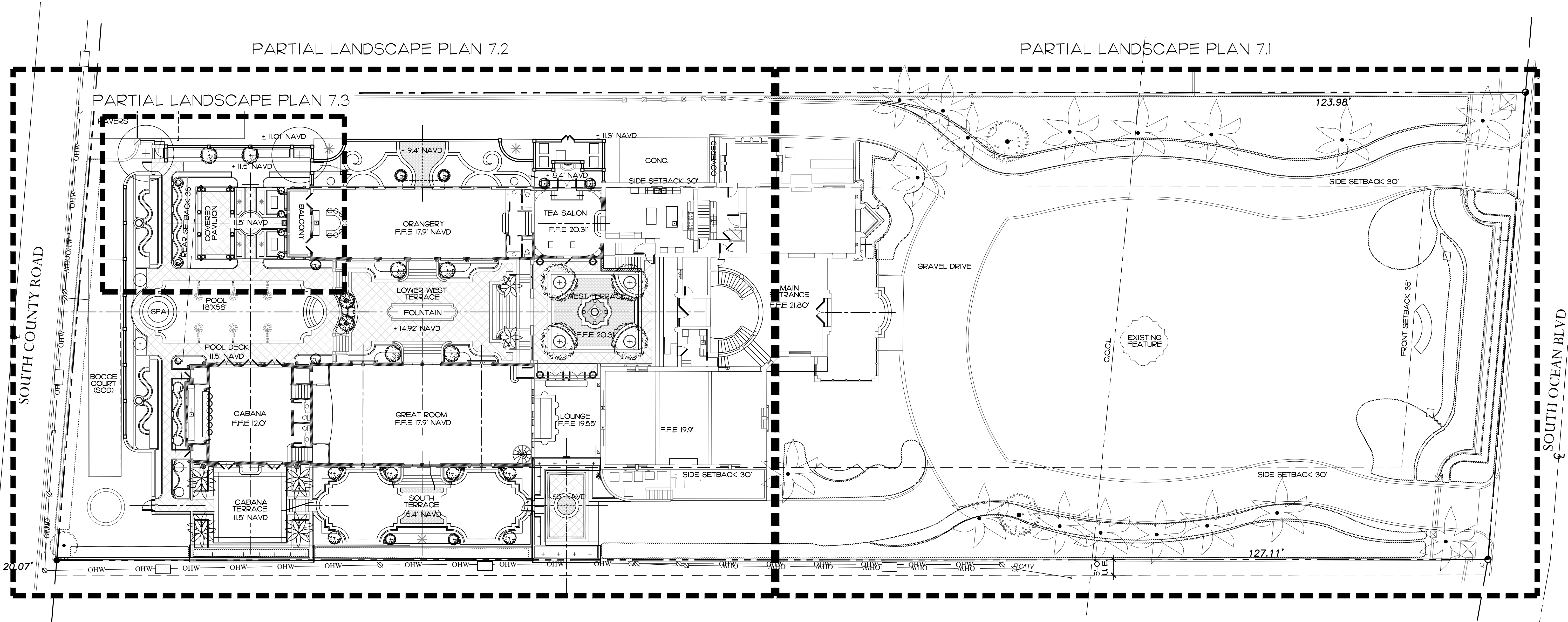




Private Residence  
860 South Ocean  
Town of Palm Beach



JOB NUMBER: # 24088.00 LA  
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Allison Padilla  
DATE: 07.11.2024  
07.29.2024



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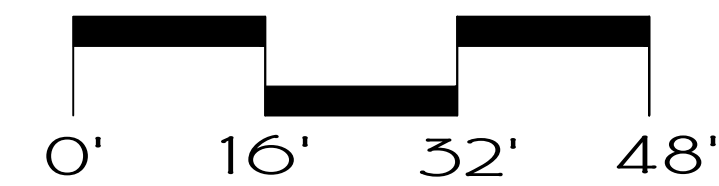
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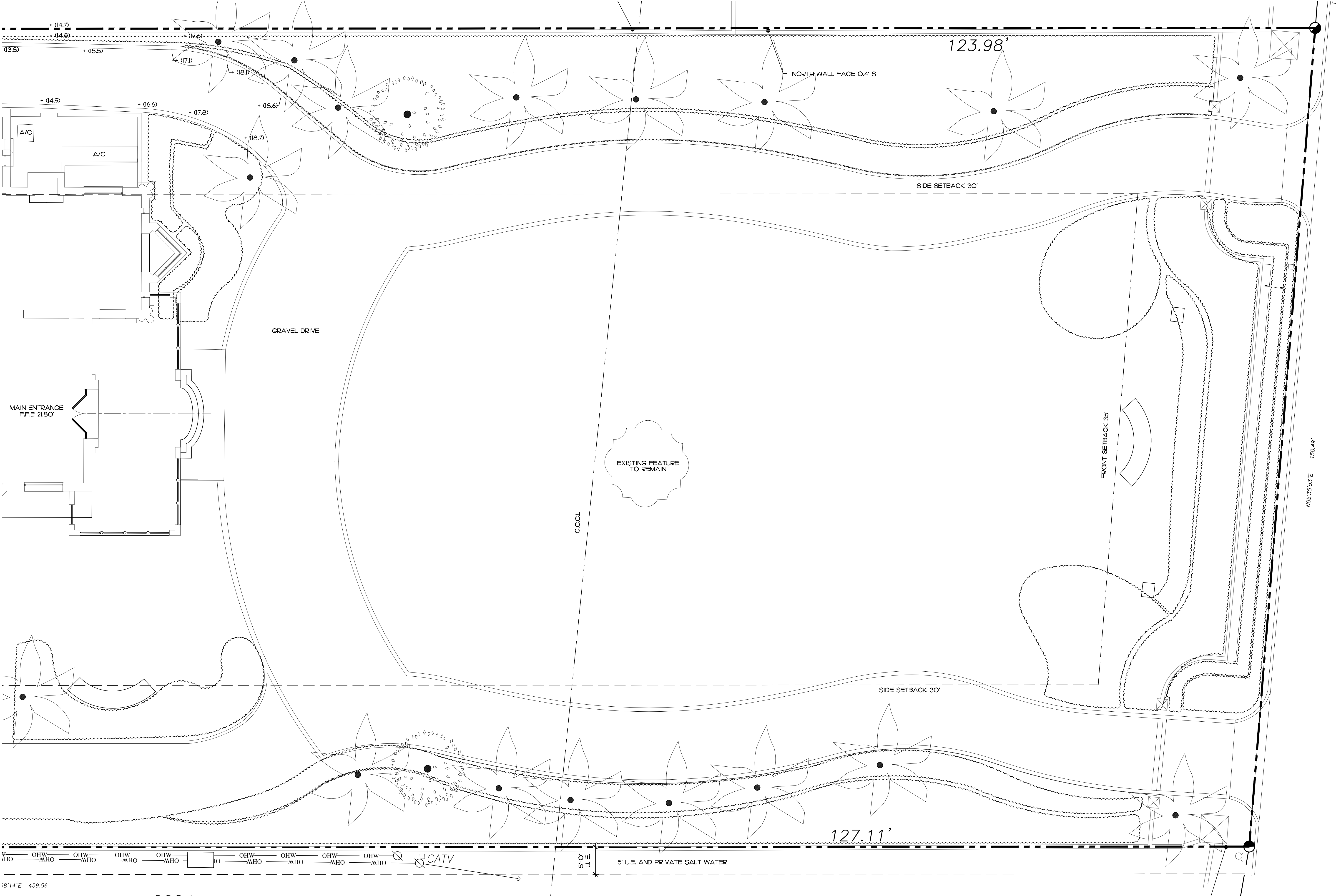
Overall Landscape Plan

COA-24-0014

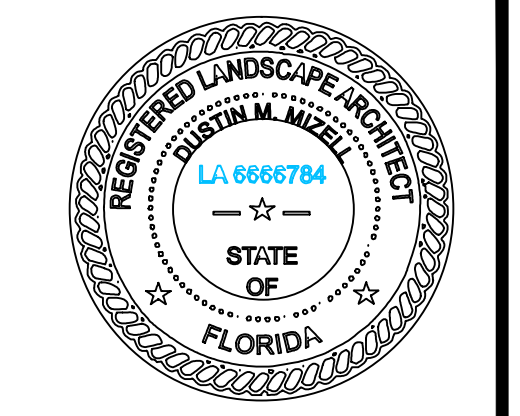


SHEET L7.0

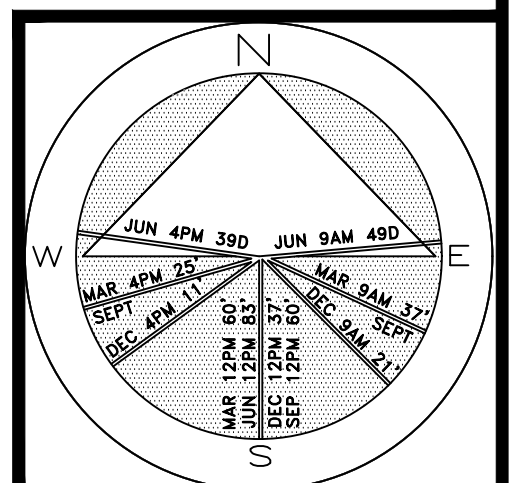




**ENVIRONMENT  
DESIGN  
GROUP**  
139 North County Road 5020-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, M.L.A. P.L.A. #6666784  
Dustin@environmentdesigngroup.com



Private Residence  
860 South Ocean  
Town of Palm Beach  
F L O R I D A



JOB NUMBER: # 24088.00 LA  
DRAWN BY: Grace Walton  
Allison Padilla  
DATE: 07.11.2024  
07.29.2024

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SUNSHINE STATE ONE CALL  
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Partial Landscape Plan

SCALE IN FEET 0' 16' 32' 48'

COA-24-0014

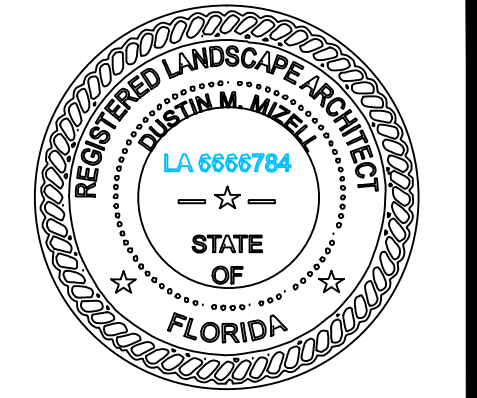
64 sf.

AREA IN SQ.FT.

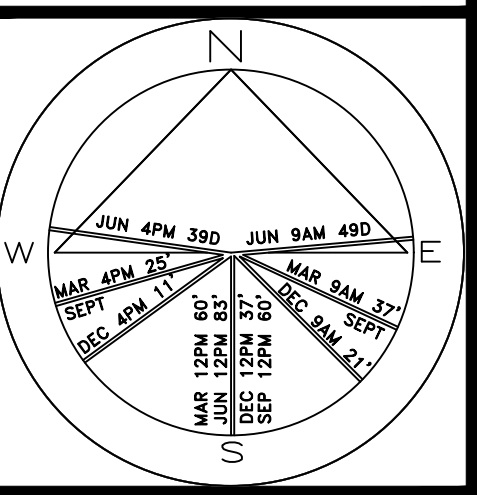






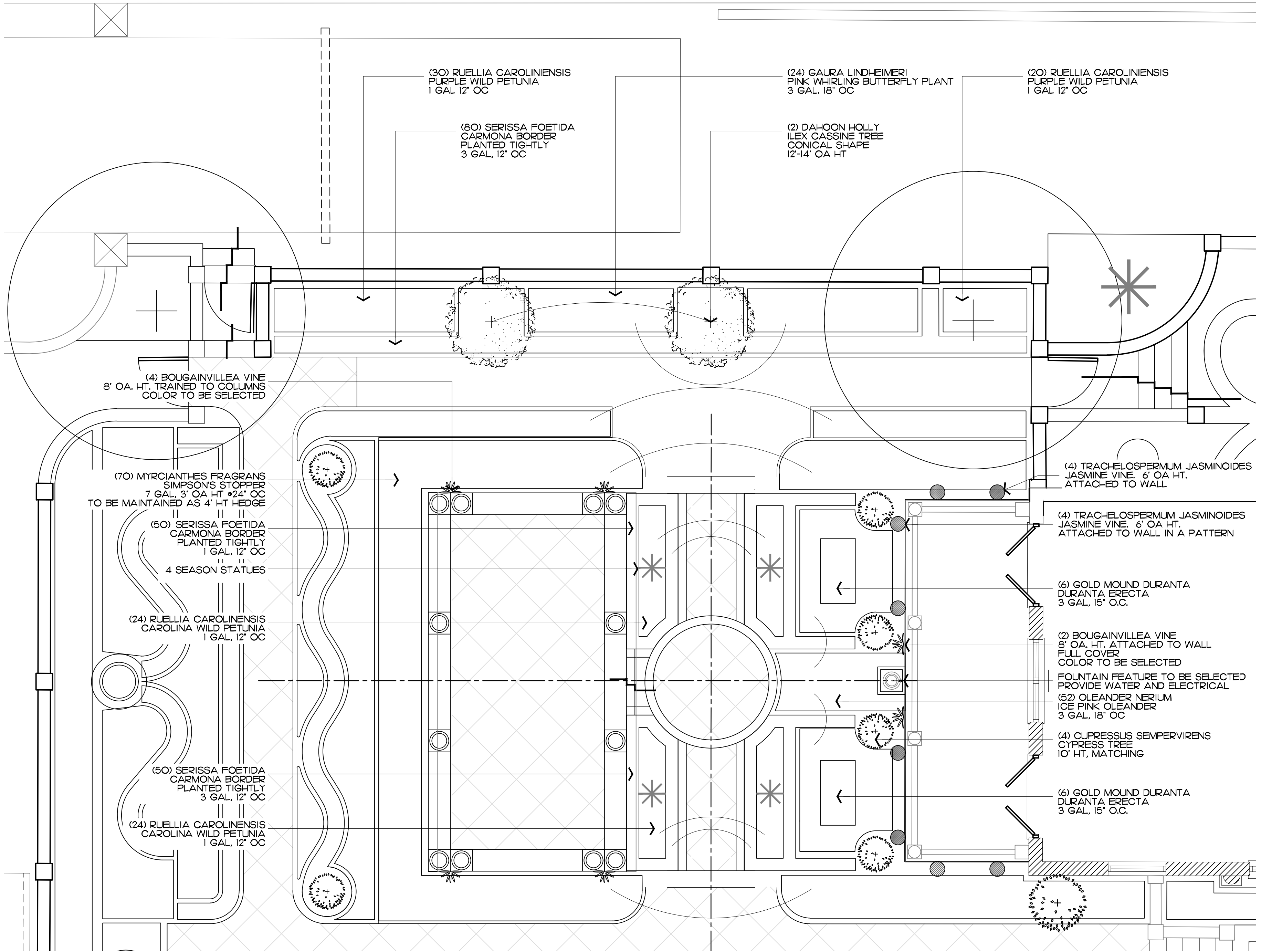


Private Residence  
860 South Ocean  
Town of Palm Beach



JOB NUMBER: # xxxxx.00 LA  
DRAWN BY: Grace Walton  
Allison Padilla  
DATE: 07.11.2024  
07.29.2024

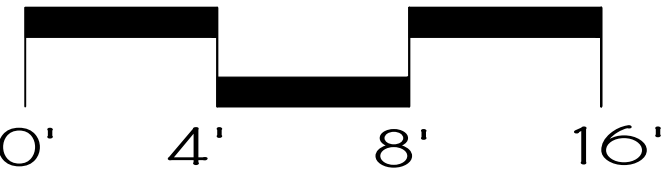
SHEET L7.3



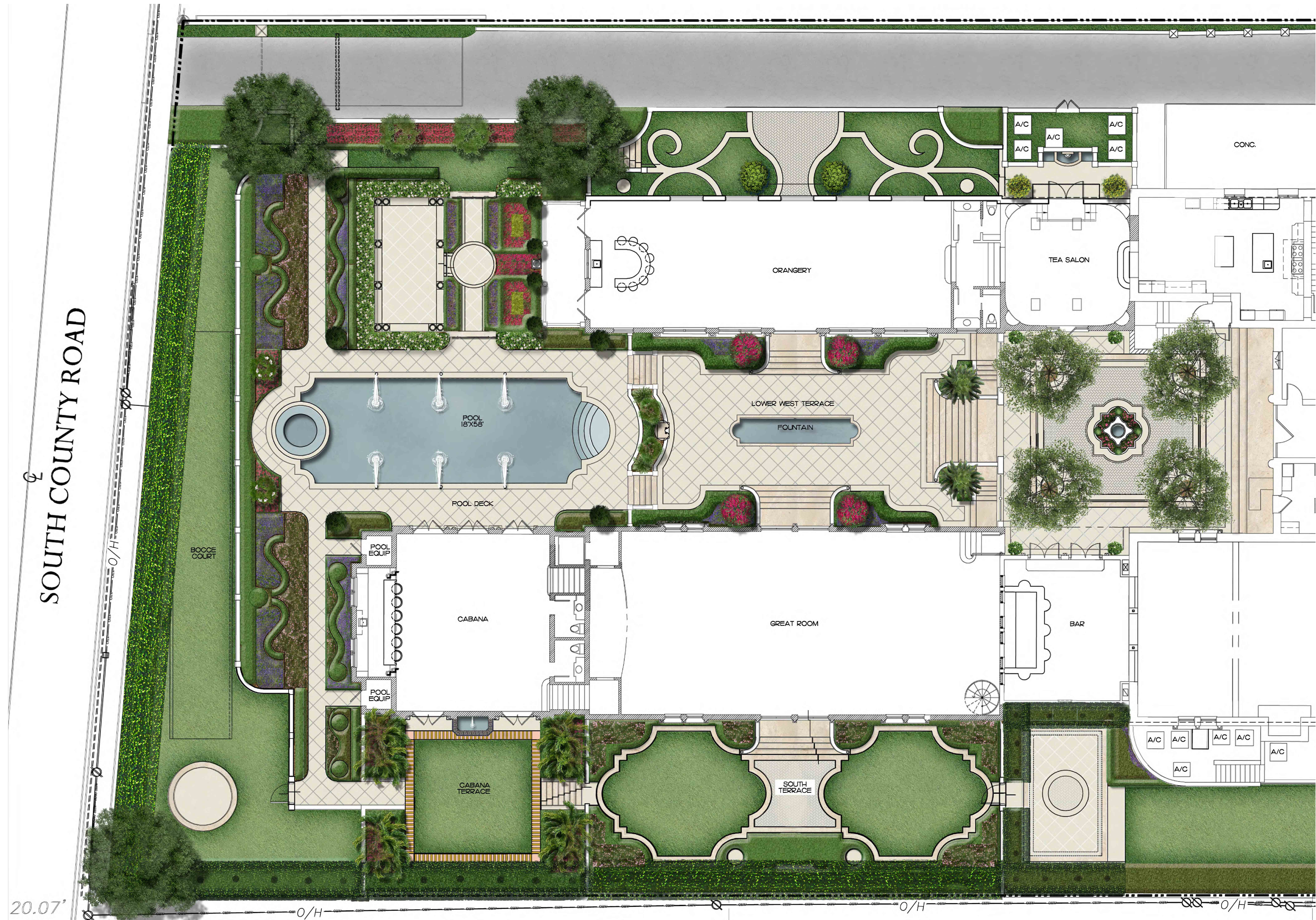
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Partial Landscape Plan - Italian Garden

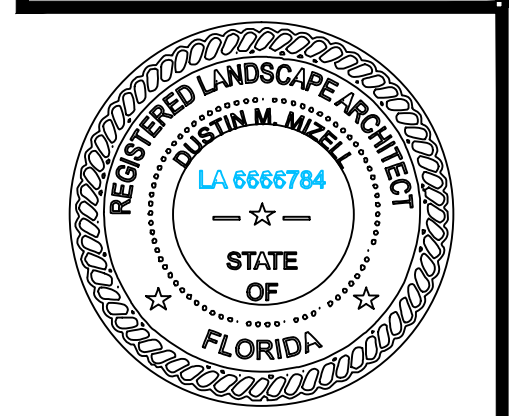
COA-24-0014



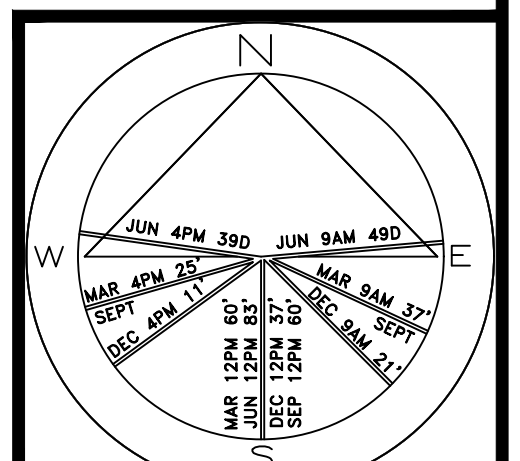




**ENVIRONMENT  
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860 South Ocean  
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DRAWN BY: Grace Walton  
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DATE: 07.11.2024  
07.29.2024

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Rendered Landscape Plan (Partial)

COA-24-0014

0' 8' 16' 24'



Trees & Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA ROSEA LARGE LEAF CLUSIA	2	18' X18' SPECIMEN	YES
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	2	16'-18' OA HT	YES
	CALOPHYLLUM BRASILIENSIS CALOPHYLLUM TREES	8	6' CT, 16'-18' OA HT, 6' WIDE PLEACHED CANOPY	NO
	ADONIDIA MERRILLII TRIPLE ADONIDIA PALM	4	12'-14' OA HT TRIPLE PALM	NO
	ILEX CASSINE DAHOON HOLLY	6	5'-6' OA HT, CONICAL SHAPE. MATCHING	YES
		2	12'-14' OA HT, CONICAL SHAPE. MATCHING	YES
	RAPANEA PUNCTATA MYRSINE CUBANA TREE	14	16'-18' OA HT	YES
	CYPRESS SEMPERVIRENS CYPRESS TREE	7	10' HT	NO
		2	16' HT. MATCHING	
	PHOENIX ROEBELENI PALM SINGLE PYGMY DATE PALM	2	12'-14' OA HT SINGLE TRUNK	NO
TOTAL TREES:		49		
NATIVE SPECIES:		26 (53%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	SQ. FT.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM ASIATICA JASMINE MINIMA	550	205 SQ FT	6" PLUGS	NO
	MIMOSA STRIGILLOSA SUNSHINE MIMOSA	50	50 SQ FT	1 GAL, 12" O.C.	YES
	RUELIA CAROLINIENSIS PURPLE WILD PETUNIA	158	160 SQ FT	1 GAL, 12" O.C.	YES
TOTAL:		758 / 415 SQ FT			
NATIVE SPECIES:		208 / 210 SQ FT - 50.60%			

Pots

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS GREEN BUTTOWOOD TREE	4	12'-14' OA HT	YES
	GARDENIA SPP.	2	7 GAL.	NO
	CITRUS SPP. CITRUS TREES	2	5' OA HT	NO
	JASMINE 'NETTY'	4	7 GAL.	NO
	CANANGA ODORA VAR. FRUTICOSA DWARF YLANG YLANG TREE	2	5' OA HT	NO

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ERNODEA LITTORALIS BEACH CREEPER	30	3 GAL, 18" O.C.	YES
	ILEX GLABRA INKBERRY	26	3' OA HT, 36" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	130	3 GAL, 15" O.C.	NO
	BOUGAINVILLEA SPP BOUGAINVILLEA SPHERE	4	4'X4' SPHERE	NO
	BOUGAINVILLEA VINE COLOR TO BE DETERMINED COLOR TO BE DETERMINED	4 6	6' OA HT 8' OA HT COLOR TO BE DETERMINED ATTACHED TO WALL	NO NO
	BEGONIA X HYBRIDACOMMON PINK DRAGON WING BEGONIA	80	3 GAL, 18" O.C.	NO
	NERIUM OLEANDER ICE PINK OLEANDER	167	3 GAL, 18" O.C.	NO
	CYPERUS PAPYRUS EGYPTIAN PAPER REED	2	6'-7' OA HT	NO
	RHAPHIDOPHORA TETRASPERMA MONSTERA MINIMA	3	7 GAL	NO
	SEPHRYANTHES ATAMASCO ATAMASCO LILY	3	3 GAL	YES
	CEPHALANTHUS OCCIDENTALIS BUTTON BUSH	2	7 GAL	YES
	RAPHIS EXCELSA LADY PALM	20	3' OA HT. 24" O.C.	NO
	ALOCASIA ODORA 'CALIFORNIA' ELEPHANT EAR	8	7 GAL	NO
	CHRYSOBALANUS ICACO GREEN COCOPLUM	50	7 GAL, 24" O.C.	YES
	CHRYSOBALANUS ICACO COCOPLUM HORIZONTALIS	80	3 GAL, 15" O.C.	YES
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	8 8	8' OA HT 6' OA HT ATTACHED TO WALL VARIOUS PATTERNS	NO
	LANTANA INVOLUCRATA WHITE LANTANA	124 12	3 GAL, 18" O.C. 7 GAL, 24" O.C.	YES YES
	HYDRANGEA QUERCIFOLIA OAK-LEAF HYDRANGEA	44	3 GAL, 18" O.C.	YES
	PINK 'MAUI' IXORA PINK IXORA	100	3 GAL, 15" O.C.	NO
	SERISSA FOETIDA CARMONA BORDER	600	1 GAL, 12" O.C. TIGHTLY PLANTED	NO
	MYRCIANTHES FRAGRANS SIMPSON STOPPER	30 70	3 GAL, 18" O.C. 7 GAL, 3' OA HT, 24" O.C.	YES YES
	GAURA LINDHEIMERI PINK LINDHEIMERI BUTTERFLY PLANT	24	3 GAL, 18" O.C.	YES
	PHILODENDRON MONSTERA PHILODENDRON SPP.	20	7 GAL, 24" O.C.	NO
	DURANTA ERECTA GOLD DURANTA	12	3 GAL, 15" O.C.	NO
	THUNBERGIA GRANDIFLORA PURPLE SKY VINE	1	7 GAL. ATTACHED TO WALL	NO
TOTAL:		1,644		
NATIVE SPECIES:		495 (30%)		

ENVIRONMENT  
DESIGN  
GROUP

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Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784

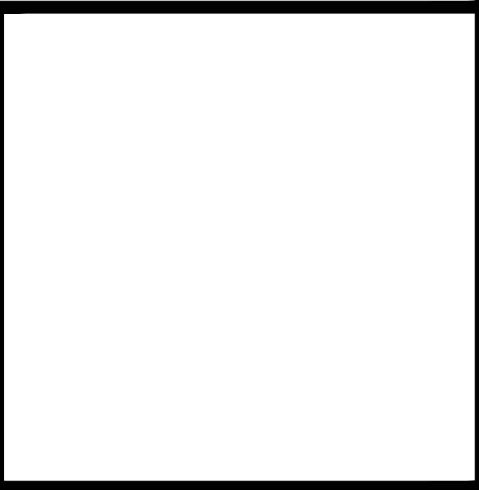
Dustin@environmentdesigngroup.com



Private Residence

860 South Ocean

Town of Palm Beach



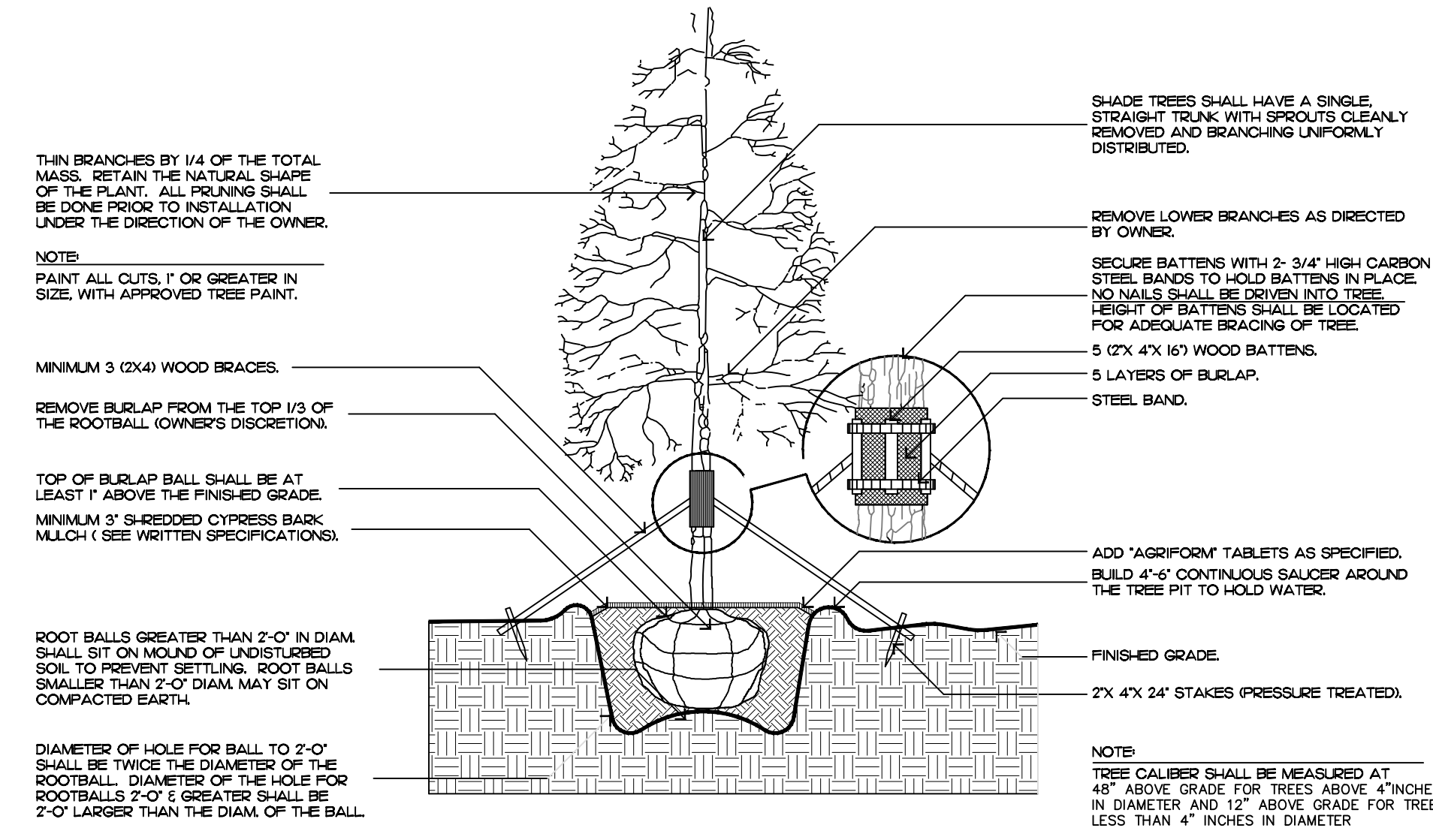
JOB NUMBER: # 24088.00 LA

DRAWN BY: Grace Walton

DATE: 07.11.2024

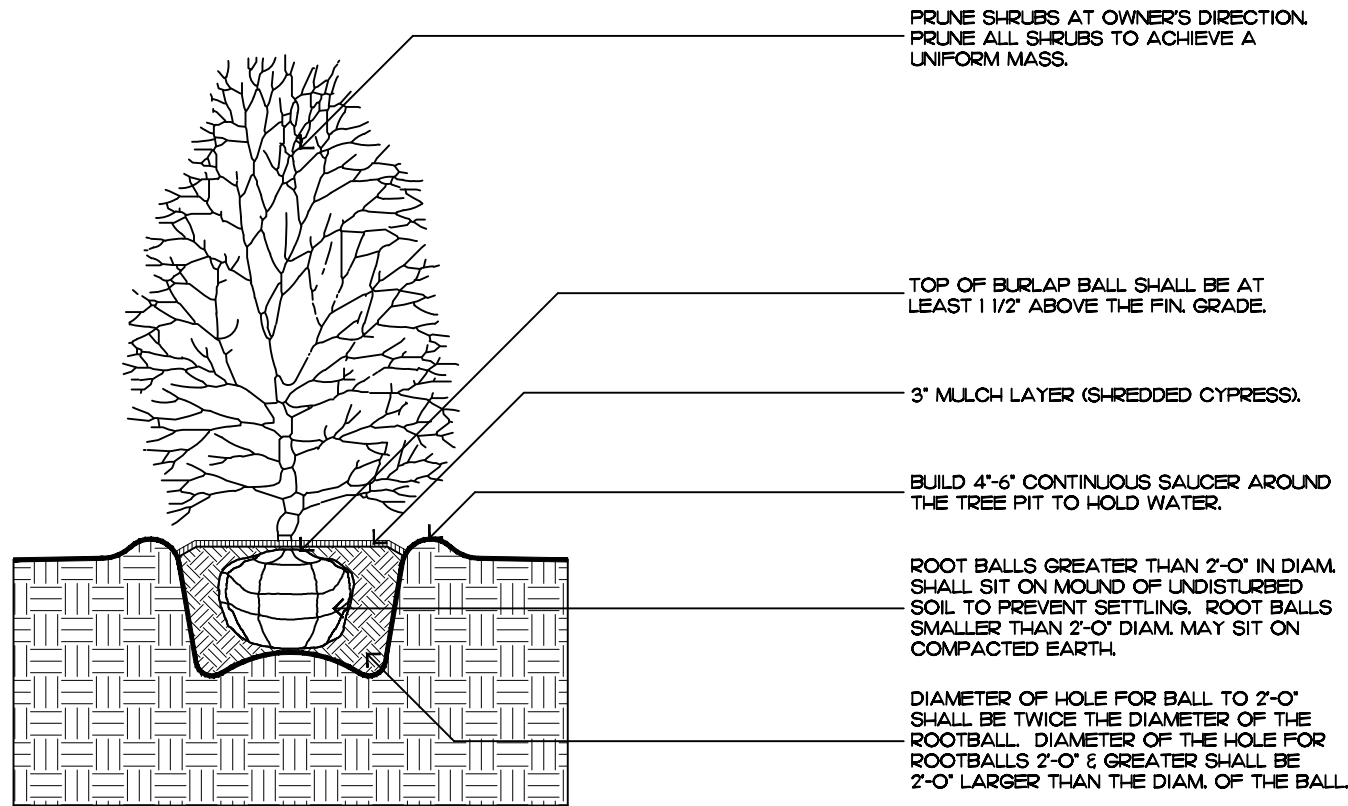
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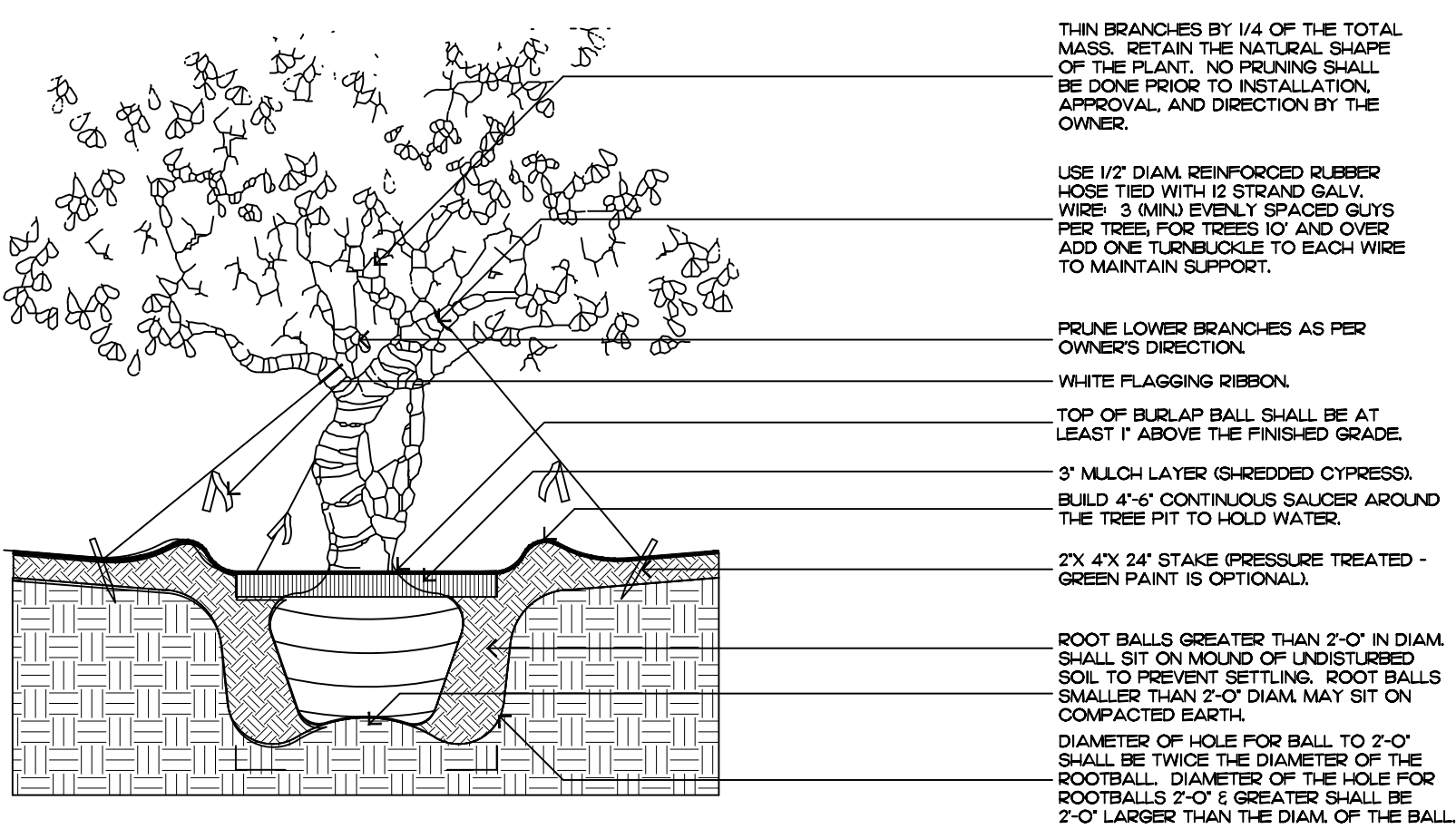
tree planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



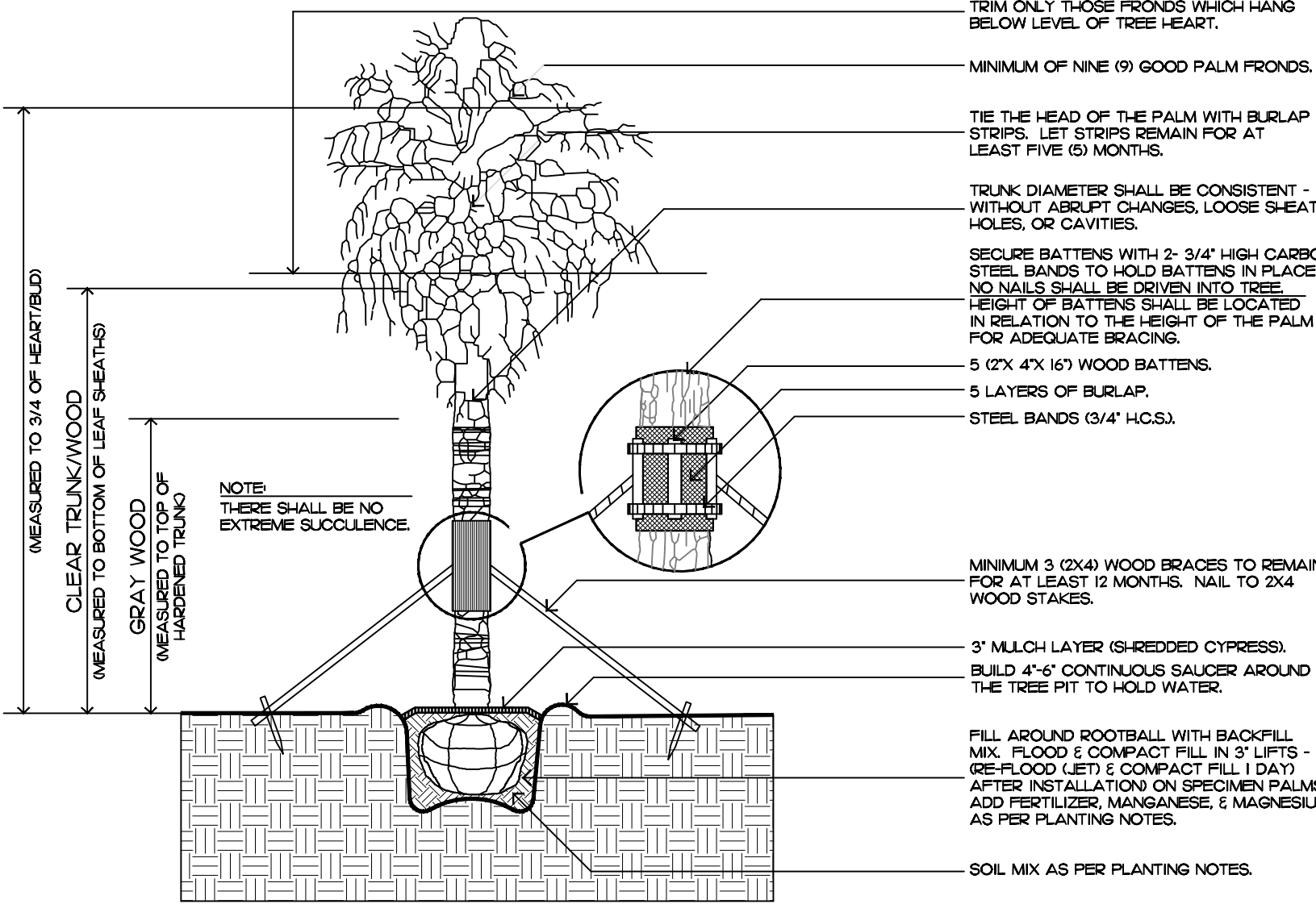
shrub planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



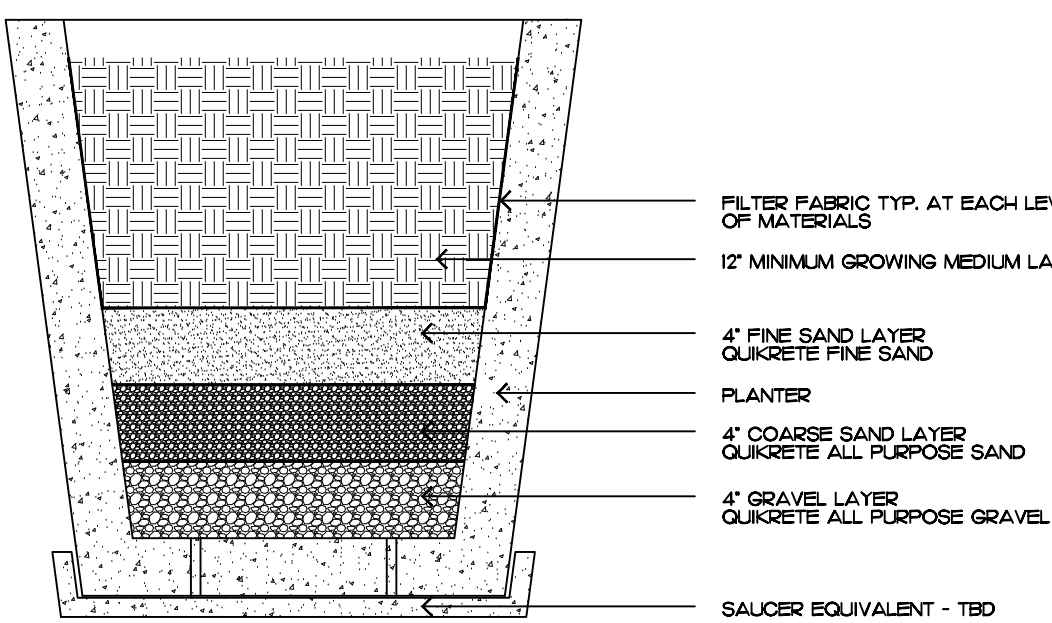
irregular and multi-stem tree

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

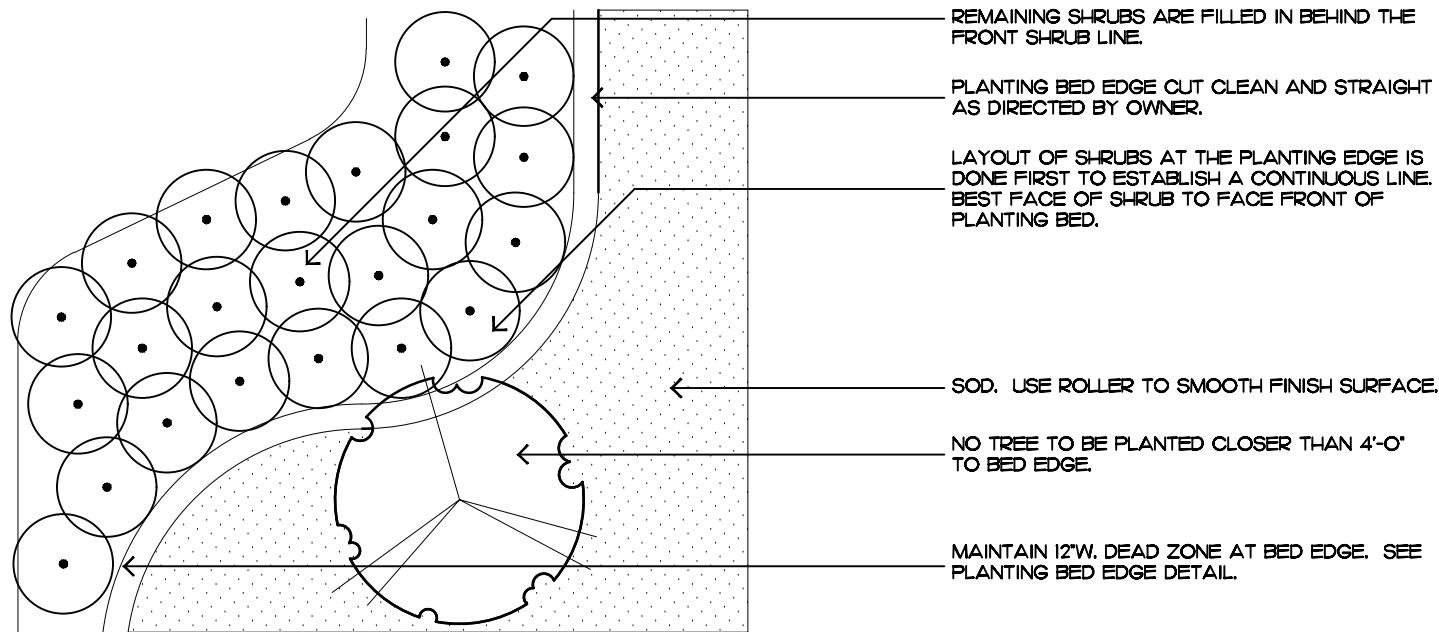


palm tree planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



Typical Planter / Sediment Filtration Detail



shrub & ground cover 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 GALL. POT, 1/4 LB. PER 1 GALL. 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 2 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GALL. PLANTS, 2 WITH 3 GALL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). 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 CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

## MULCH:

MULCH MATERIAL SHALL BE SHREDED 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 B&B 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 STOPS. 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 NUT 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 "GRADE" AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 11, 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 ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE APPROVED 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 UNHEALTHY 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:

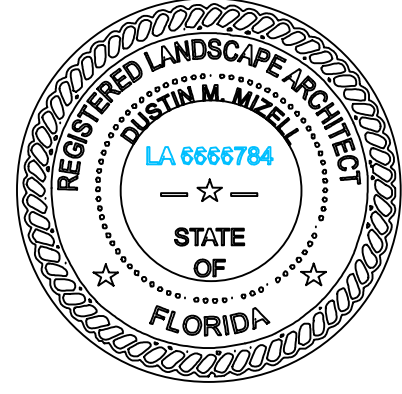
MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE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

ENVIRONMENTAL DESIGN GROUP

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Town of Palm Beach

JOB NUMBER: # 24088.00 LA  
DRAWN BY: Dustin Mizell  
DATE: 07.11.2024  
07.29.2024

SHEET L8.4

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# Planting Details & Specifications

COA-24-0014





North Elevation (Partial)



South Elevation (Partial)

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# Rendered Landscape Elevations (Interior)

COA-24-0014

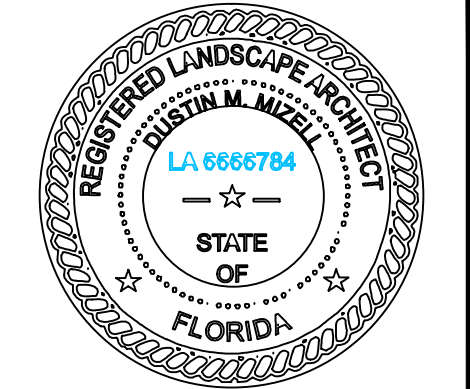
SCALE IN' FEET: 3/16"=1'-0"

ENVIRONMENT  
DESIGN  
GROUP

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Town of Palm Beach

JOB NUMBER: # 24088.00 LA  
DRAWN BY: Grace Walton  
Allison Padilla  
DATE: 07.11.2024  
07.29.2024

SHEET L10.1





SOUTH COUNTY RD

North Elevation View from Neighboring Property (Partial)



SOUTH COUNTY RD

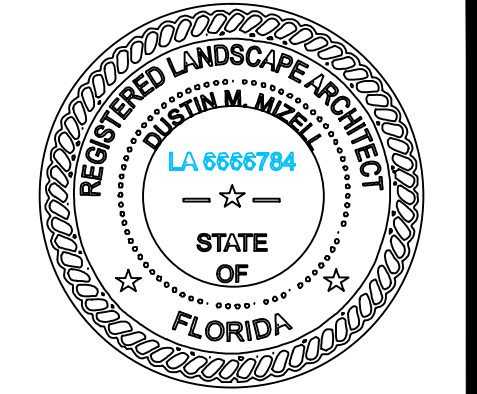
South Elevation View from Neighboring Property (Partial)

ENVIRONMENT  
DESIGN  
GROUP

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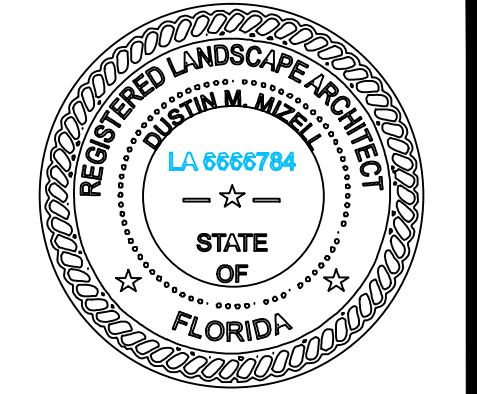
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COA-24-0014  
Rendered Landscape Elevations  
SCALE IN' FEET: 3/16"=1'-0"

SHEET L10.1





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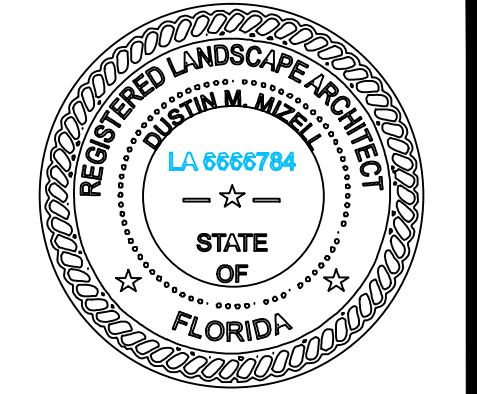


West Elevation

JOB NUMBER: # 24088.00 LA  
DRAWN BY: Grace Walton  
Allison Padilla  
DATE: 07.11.2024  
07.29.2024

SHEET L10.2





Private Residence  
860 South Ocean  
Town of Palm Beach

JOB NUMBER: # 24088.00 LA  
DRAWN BY: Grace Walton  
Allison Padilla  
DATE: 07.11.2024  
07.29.2024

SHEET L10.2



West Elevation From South County Road





EXISTING RESIDENCE

Section/Elevation  
Southern View



EXISTING RESIDENCE

Section/Elevation  
Northern View

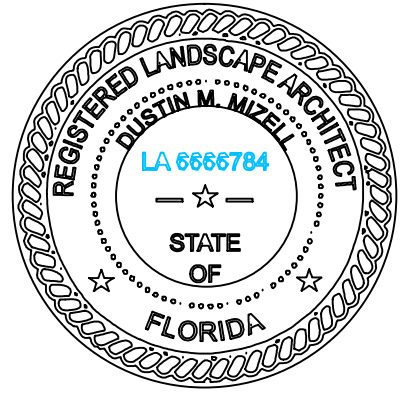
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COA-24-0014  
Rendered Landscape Elevations  
SCALE IN' FEET: 3/8"=1'-0"

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SHEET L10.3



LEGEND

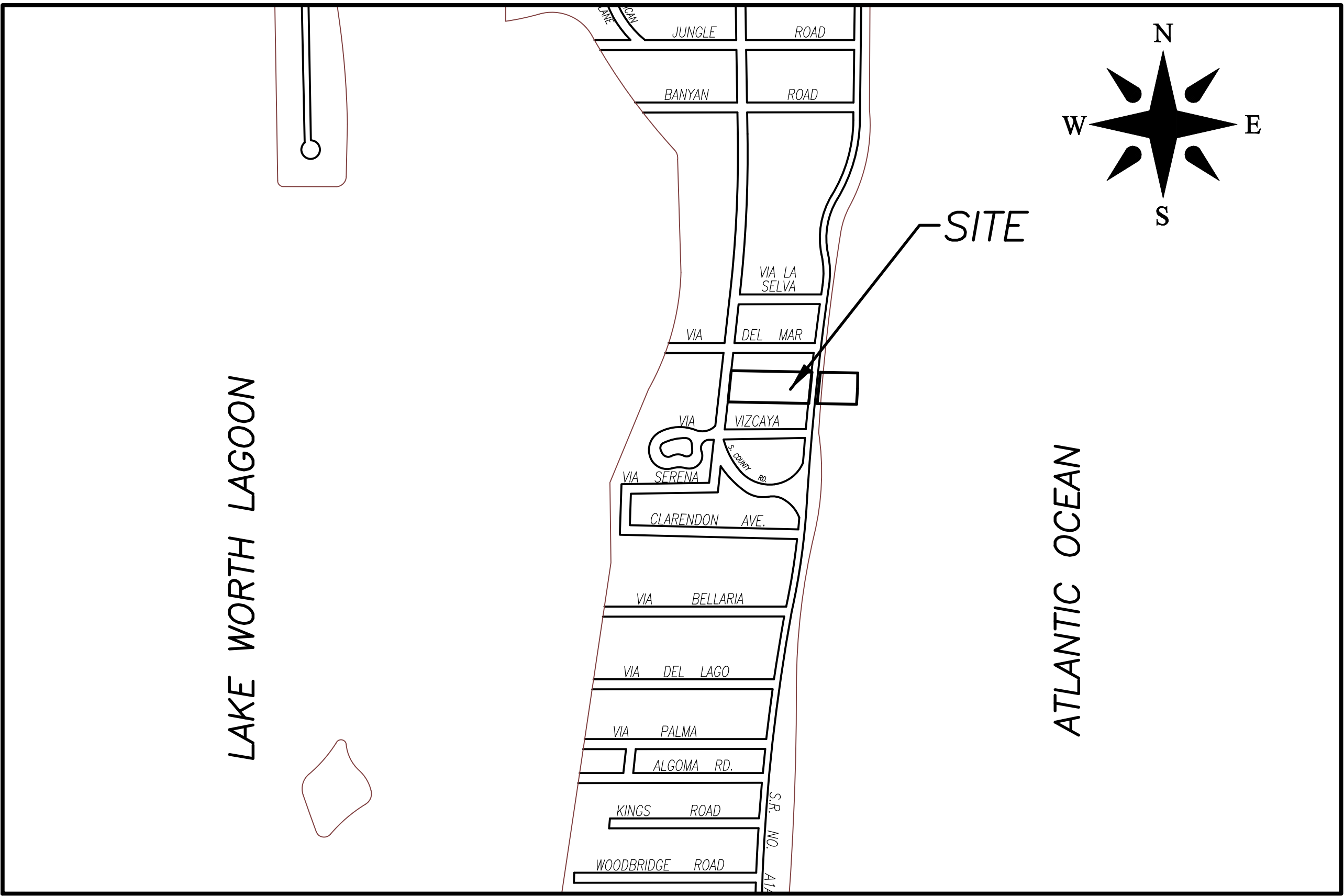
- A = ARC LENGTH  
A/C = AIR CONDITIONING  
A.E. = ACCESS EASEMENT  
A.K.A. = ALSO KNOWN AS  
B.F.P. = BACKFLOW PREVENTER  
BLDG. = BUILDING  
B.M. = BENCHMARK  
B.O.C. = BACK OF CURB  
B.O.W. = BACK OF WALK  
(C) = CALCULATED  
CATV = CABLE ANTENNA TELEVISION  
C.B. = CHORD BEARING  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE  
CH = CHORD  
C.L.F. = CHAIN LINK FENCE  
CLR. = CLEAR  
C.M.P. = CORRUGATED METAL PIPE  
CONC. = CONCRETE  
(D) = DESCRIPTION DATUM  
D.B. = DEED BOOK  
D.E. = DRAINAGE EASEMENT  
D.H. = DRILL HOLE  
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  
FTN. = FOUNTAIN  
G.M. = GAS METER  
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  
TOW. = TOP OF WALL ELEVATIONS  
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.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT  
W.M.T. = WATER MANAGEMENT TRACT  
ℓ = BASELINE  
℄ = CENTERLINE  
Δ = 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)  
ℓ = PROPERTY LINE  
℄ = UTILITY POLE  
⊠ = FIRE HYDRANT  
⊞ = WATER METER  
⊞ = WATER VALVE  
⊞ = LIGHT POLE

BOUNDARY SURVEY FOR:  
JOHN J. CAFARO, AS TRUSTEE OF THE JOHN J. CAFARO  
REVOCABLE FAMILY TRUST U/A/D 11/1/95  
THE WILLIAM M. CAFARO TRUST U/A/D 10/17/1957

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

John J. Cafaro, as Trustee of The John J. Cafaro Revocable Family Trust u/a/d 11/1/95  
The William M. Cafaro Trust u/a/d 10/17/1957  
Alley, Maass, Rogers & Lindsay, P.A.  
Chicago Title Insurance Company

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



VICINITY SKETCH N.T.S.

PROPERTY ADDRESS:  
880 S. Ocean Boulevard  
Palm Beach, FL 33480

LEGAL DESCRIPTION:  
The South 50 feet of the North 1291.52 feet of Government Lot 1, East of County Road, and the South 100 feet of the North 1391.52 feet of Government Lot 1, East of County Road, in Section 35, Township 43 South, Range 43 East, more particularly described as follows:  
**BEGINNING** at a point on the waters marking the East shore of Lake Worth which is 1046.3 feet North at right angles from the South line of the property of E. Clarence Jones, known as Vita Serena;  
thence East on a line parallel with the said South line of the property of E. Clarence Jones to the Atlantic Ocean;  
thence South along the waters of the Atlantic Ocean to a point which is 150 feet at right angles from the last mentioned course;  
thence West on a line parallel with the said South line of the property of E. Clarence Jones 634.42 feet to the center of County Road;  
thence in a Northerly direction 100.36 feet at an angle of 85 degrees 02' 30" to right to a point in the center of County Road;  
thence West on a line parallel with the said South line of the property of E. Clarence Jones to the waters of Lake Worth;  
thence Northerly at an angle of 83 degrees 33" to right along the waters of Lake Worth to the **POINT OF BEGINNING**. Being a strip of land in Section 35, Township 43 South, Range 43 East, excepting therefrom that certain real property conveyed by Marthas A. Kolb and Edward O. Kolb, her husband, to Edward J. Schellentrager by Warranty Deed dated May 2, 1945 and recorded in Deed Book 720, page 154, Palm Beach County, Florida, Public Records.

**SUBJECT**, however, to an easement for the Ocean Boulevard and the County Road as each is laid out and in use.

**BEING** part of the same premises deeded to Broadstairs Development, Incorporated, a Florida corporation, as Grantee, by John Seger, as Grantor, by Deed dated May 1, 1926, and recorded in Deed Book 379, Page 449, of the Public Records of Palm Beach County, Florida.

TITLE COMMITMENT REVIEW						
CLIENT:	ANTHONY M. CAFARO, WILLIAM A. CAFARO, ALYCE CAFARO MARTIN, ANTHONY M. CAFARO, JR., TIMOTHY MATLINE AND MARK J. BECK, AS TRUSTEES	COMMITMENT NO. :	8681346	DATE: JULY 23, 2020		
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. :	97-1009.9			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 5	N/A	Standard Exceptions				•
6	DB 109, PG 35	Easement granted to West Palm Beach Telephone Company by right-of-way granted dated February 28, 1918 (not defined, believed to be within S. County Road right-of-way)		•		
7	DB 788, PG 272	Dedication to the Town of Palm Beach	•			
8	ORB 6767, PG 1355	Certificate of Notification of Designation of Certain Properties as Landmarks		•		
9	N/A	Right-of-Way of Ocean Blvd.	•			
10	N/A	Riparian Rights				•
11	N/A	No insurance to any land lying below the mean or ordinary high water line	•			
12	N/A	Rights of the Public to use the land				•
13	N/A	No insurance to any portion of the land lying seaward of the Erosion Control Line (no Erosion Control Line provided)			•	
14	ORB 22265, PG 1700 ORB 31419, PG 659	Mortgage and as modified				•

FLOOD ZONE:

This property is located in Flood Zone X & VE (EL. 10 & 12), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591F, dated 10/05/2017.

- 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 8681346, issued by Chicago Title Insurance Company, dated July 23, 2020. 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'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets 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: 07/31/2020



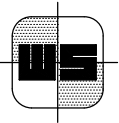
James G. Peden, Jr.  
Professional Surveyor and Mapper  
Florida Certificate No. 6122

REVISIONS:

07/30/24 ROAD ELEVATIONS AS SHOWN NOT UPDATED ON 7/11/24 B.H.  
07/11/24 ADD TOW ELEVATIONS J.M.S.W. 215481  
07/31/20 SURVEY & TIE-IN UPDATE L.E./S.W. 97-1009.9 PB298/49

BOUNDARY SURVEY FOR:

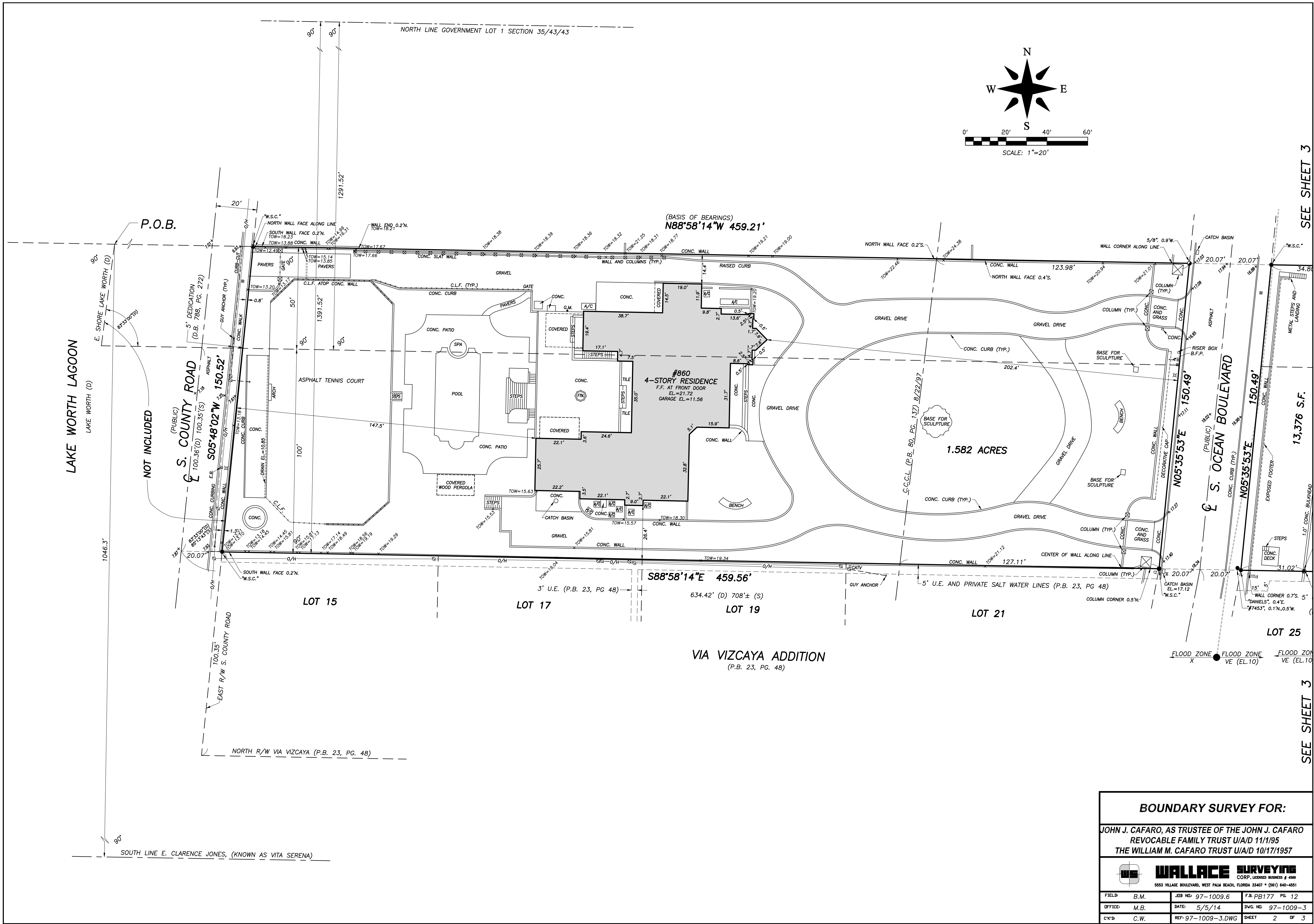
JOHN J. CAFARO, AS TRUSTEE OF THE JOHN J. CAFARO  
REVOCABLE FAMILY TRUST U/A/D 11/1/95  
THE WILLIAM M. CAFARO TRUST U/A/D 10/17/1957




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

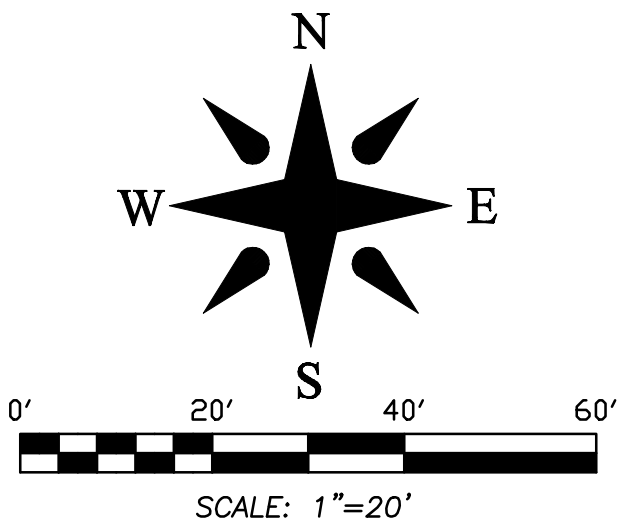
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OFFICE#	M.B.	DATE	5/5/14	DWG. NO.	97-1009-3		
C/K'D	C.W.	REF.	97-1009-3.DWG	SHEET	1	OF	3





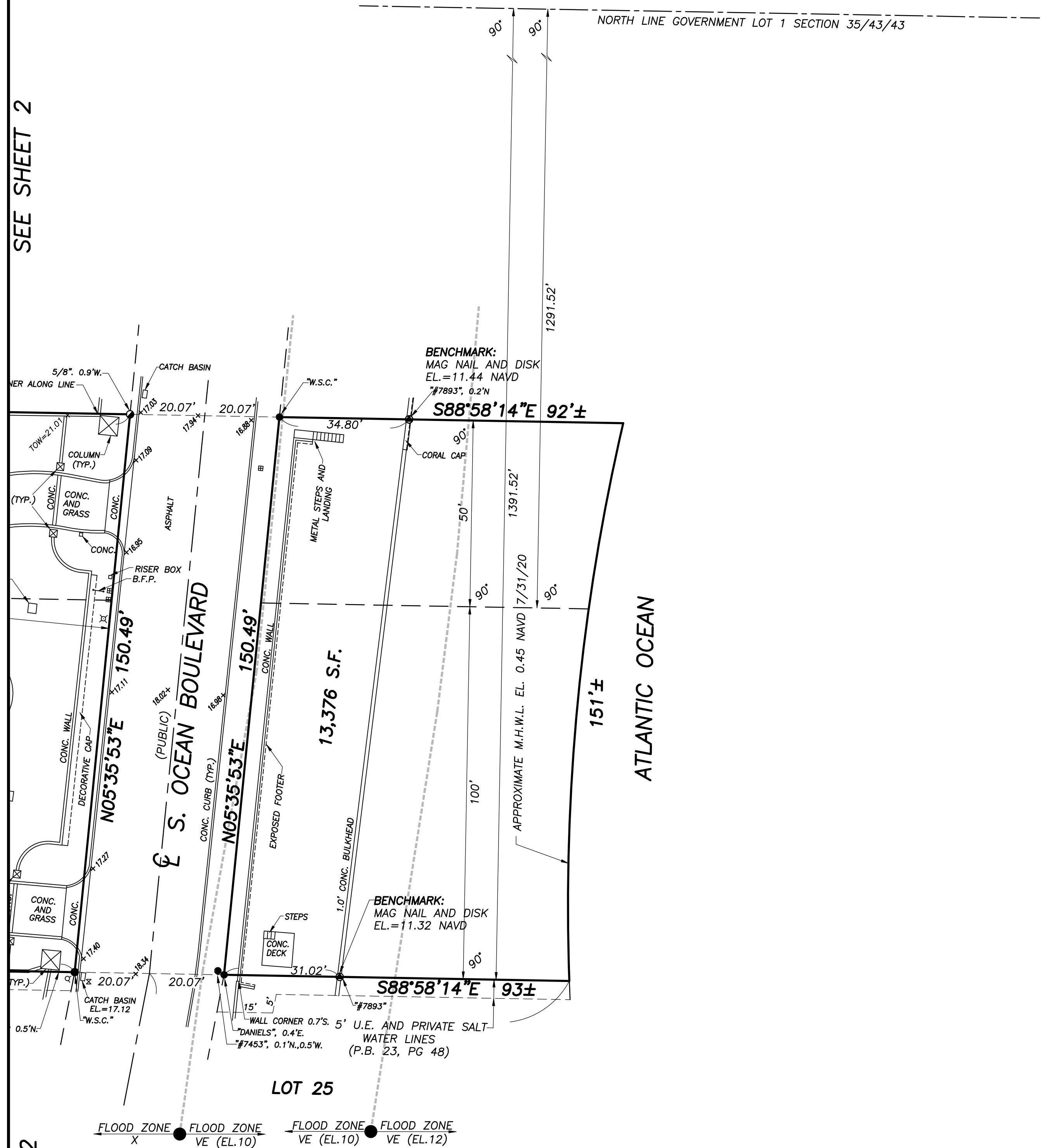
BOUNDARY SURVEY FOR:			
JOHN J. CAFARO, AS TRUSTEE OF THE JOHN J. CAFARO REVOCABLE FAMILY TRUST U/A/D 11/1/95 THE WILLIAM M. CAFARO TRUST U/A/D 10/17/1957			
 <b>WALLACE SURVEYING</b> CORP. LICENSED BUSINESS # 4589 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551			
FIELD	B.M.	JOB NO.	97-1009.6
OFFICE	M.B.	DATE	5/5/14
C/K'D	C.W.	REF.	97-1009-3.DWG
F.B.	PB177	PG.	12
DWG. NO.	97-1009-3	SHEET	2
OF	3		

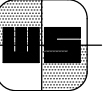




SEE SHEET 2

SEE SHEET 2



BOUNDARY SURVEY FOR:					
JOHN J. CAFARO, AS TRUSTEE OF THE JOHN J. CAFARO REVOCABLE FAMILY TRUST U/A/D 11/1/95 THE WILLIAM M. CAFARO TRUST U/A/D 10/17/1957					
<div><div></div><div><b>WALLACE SURVEYING</b> <small>CORP., LICENSED BUSINESS # 4588 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551</small></div></div>					
FIELD:	B.M.	JOB NO.:	97-1009.6	F.B.:	PB177 PG. 12
OFFICE:	M.B.	DATE:	5/5/14	DWG. NO.:	97-1009-3
C/K'D:	C.W.	REF:	97-1009-3.DWG	SHEET	3 OF 3