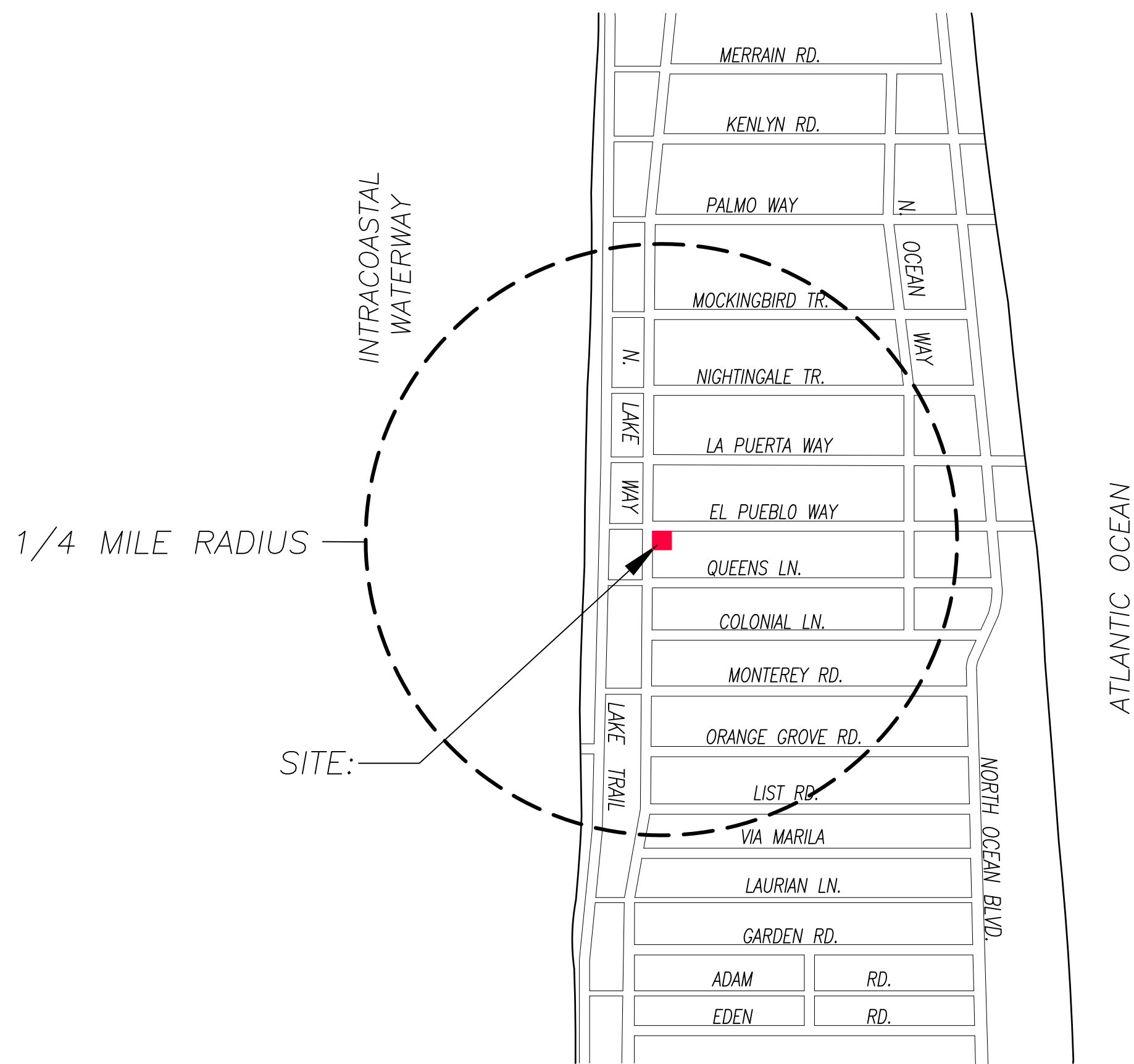




Vicinity Location Map



Private Residence
280 El Pueblo Way
Town of Palm Beach
Final Submittal: 02/10/25
Projected Hearing Date: 02/26/25
ARC-24-0142

Sheet Index

Cover Sheet

- L1.0 Existing Conditions
- L1.1 Existing Conditions (photo)
- L2.0 Demolition Plan
- L3.0 Site Plan / Materials & Finishes
- L3.1 Landscape Open Space Diagram
- L3.2 Landscape Alteration Diagram

Survey

Scope of Work

- Proposed 670 S.F. Artificial Turf Putting Green
 - Will not be visible from the street or neighboring properties.
- 235 S.F. of Existing Pavers will be demolished and removed to meet Town of Palm Beach Landscape Open Space Requirements

Design Team/Consultants

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

Zoning Legend

PROPERTY ADDRESS	280 EL PUEBLO WAY		
ZONING DISTRICT	R-B LOW DENSITY RESIDENTIAL		
LOT AREA (SQ. FT.)	25,024 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	200' (W) X 125' (D)		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
FEMA FLOOD ZONE DESIGNATION:	N/A		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A		
CROWN OF ROAD (COR) (NAVD)	N/A		
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	N/A*	N/A*	N/A*
ENCLOSED SQUARE FOOTAGE	N/A*	N/A*	N/A*
FRONT YARD SETBACK (FT.)	N/A*	N/A*	N/A*
SIDE YARD SETBACK (1ST STORY) (FT.)	N/A*	N/A*	N/A*
SIDE YARD SETBACK (2ND STORY) (FT.)	N/A*	N/A*	N/A*
REAR YARD SETBACK (FT.)	N/A*	N/A*	N/A*
ANGLE OF VISION (DEG.)	N/A*	N/A*	N/A*
BUILDING HEIGHT (FT.)	N/A*	N/A*	N/A*
OVERALL BUILDING HEIGHT (FT.)	N/A*	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*

*NOTE: WILL NOT BE AFFECTED BY PROPOSED IMPROVEMENTS
(SEE PREVIOUSLY APPROVED PLANT SCHEDULE)

Landscape Legend

LOT AREA: 25,024 S.F.	REQ'D / PERMITTED	EXISTING /APPROVED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 11,260 S.F.	50.83% 12,720 S.F.	49.1% 12,285 S.F.
LOS TO BE ALTERED	N/A	N/A	3.6 % 905 S.F.
PERIMETER LOS (SQ. FT. AND %)	N/A - LOT GREATER THAN 20,000 S.F.	N/A	N/A
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 2,004 S.F.	46% 2,306 S.F.	46% 2,306 S.F.
NATIVE TREES %	N/A*	N/A*	N/A*
NATIVE SHRUBS & VINES %	N/A*	N/A*	N/A*
NATIVE GROUNDCOVER %	N/A*	N/A*	N/A*

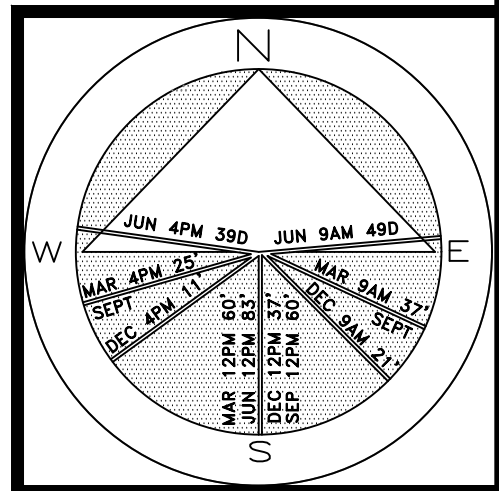
SEE LANDSCAPE OPEN SPACE DIAGRAM ON SHEET L3.1 FOR DETAILS.

*NOTE: WILL NOT BE AFFECTED BY PROPOSED IMPROVEMENTS
(SEE PREVIOUSLY APPROVED PLANT SCHEDULE)



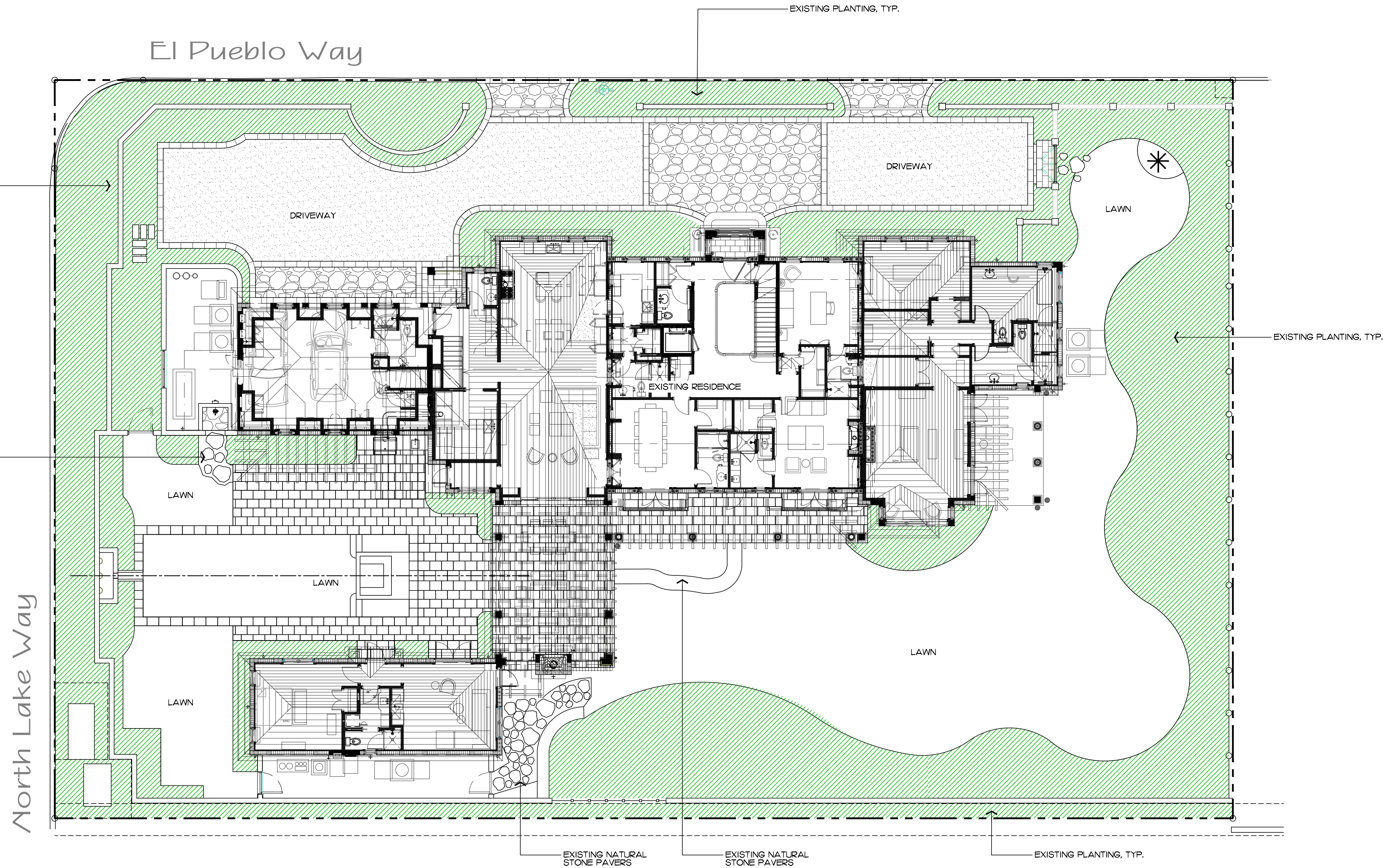
Aerial View

Private Residence
280 El Pueblo Way
Palm Beach



JOB NUMBER: # 22071.00 LA
DRAWN BY: Jean Twomey
DATE: 02.04.2025

SHEET L 1.0



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



Aerial View



POOL GARDEN - PUTTING GREEN SOUTH OF POOL



POOL GARDEN - ARTIFICIAL TURF CHIPPING GREEN ON NORTH SIDE OF POOL



POOL GARDEN - ARTIFICIAL TURF CHIPPING GREEN ON NORTH SIDE OF POOL



POOL GARDEN - ARTIFICIAL TURF CHIPPING GREEN ON NORTH SIDE OF POOL



POOL GARDEN - PUTTING GREEN SOUTH OF POOL

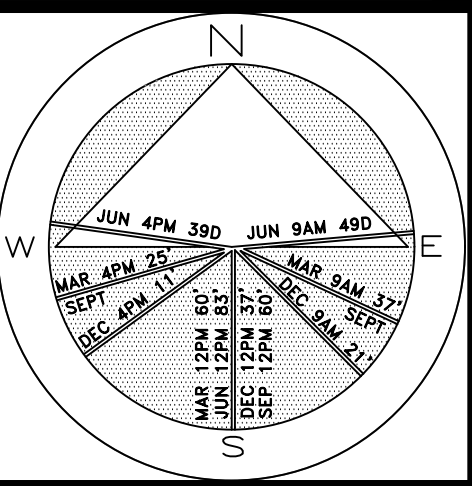
ENVIRONMENT
DESIGN
GROUP

139 North County Road 5820-B Palm Beach, FL 33480
Phone 561.832.4600 Mobile 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

Private Residence
280 El Pueblo Way
Palm Beach



JOB NUMBER: # 22071.00 LA
DRAWN BY: Jean Twomey
DATE: 02.04.2025

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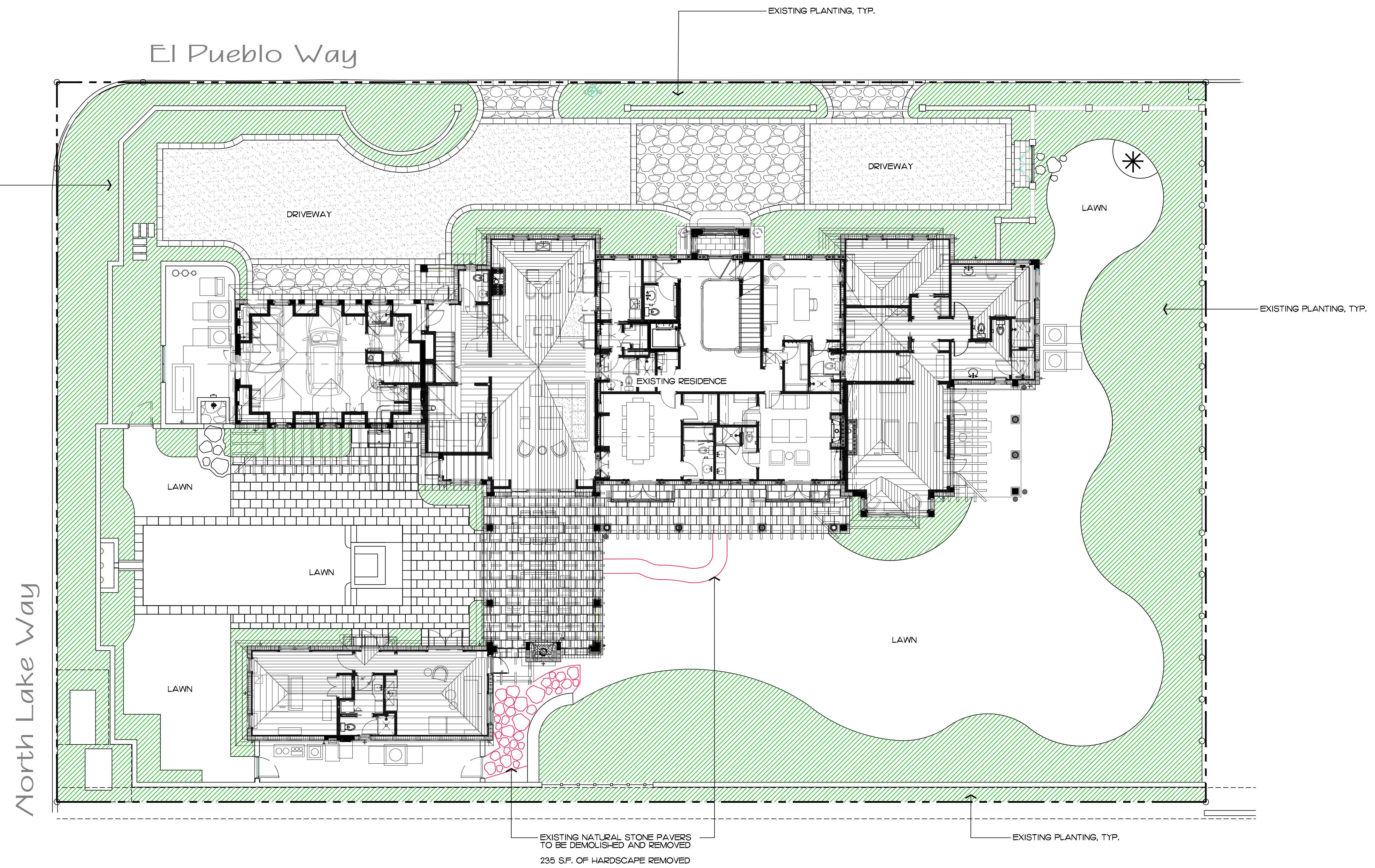
ARC-24-0142
Existing Conditions - Images

SHEET L 1.1

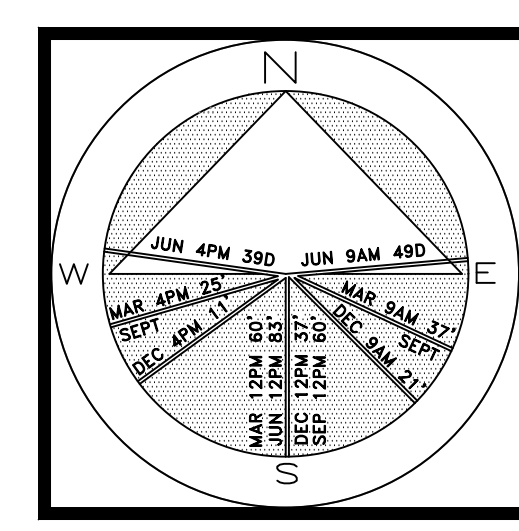
100' sf.
AREA IN SQ. FT.

NOTES:
EXISTING LANDSCAPING WILL NOT BE AFFECTED
BY PROPOSED HARDSCAPE DEMOLITION

DEMOLITION WILL NOT BE VISIBLE FROM THE
ROADWAYS OR NEIGHBORING PROPERTIES



Private Residence
280 El Pueblo Way
Palm Beach



JOB NUMBER: # 22071.00 LA
DRAWN BY: Sean Twomey
DATE: 02.05.2025

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Materials & Finishes



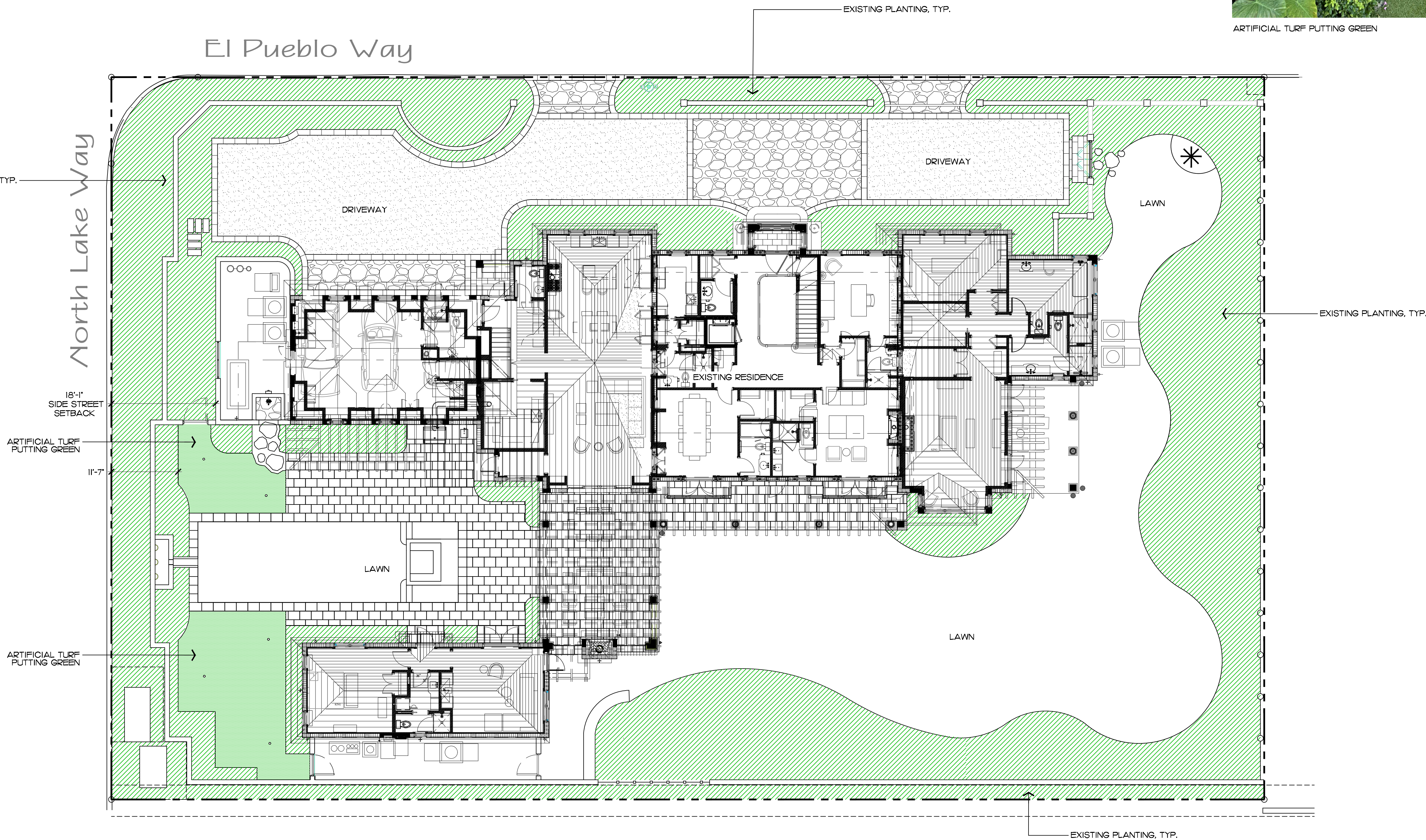
ARTIFICIAL TURF PUTTING GREEN

ENVIRONMENT
DESIGN
GROUP

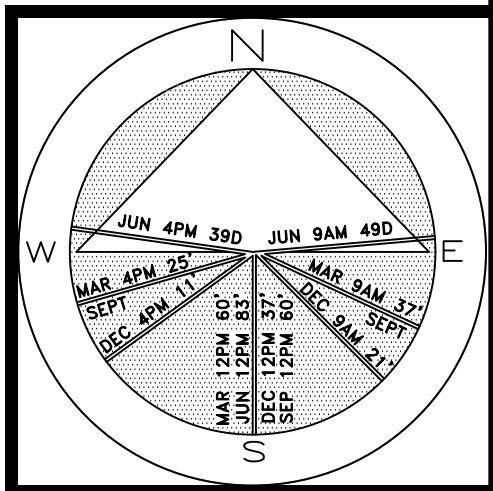
139 North County Road 580-B Palm Beach, FL 33480
Phone 561.832.4600 Mobile 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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



Private Residence
280 El Pueblo Way
Palm Beach



JOB NUMBER: # 22071.00 LA
DRAWN BY: Sean Twomey
DATE: 02.04.2024

NOTE:
EXISTING LANDSCAPING WILL NOT
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SITE PLAN IMPROVEMENTS.

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ARC-24-0142

Site Plan / Materials & Finishes

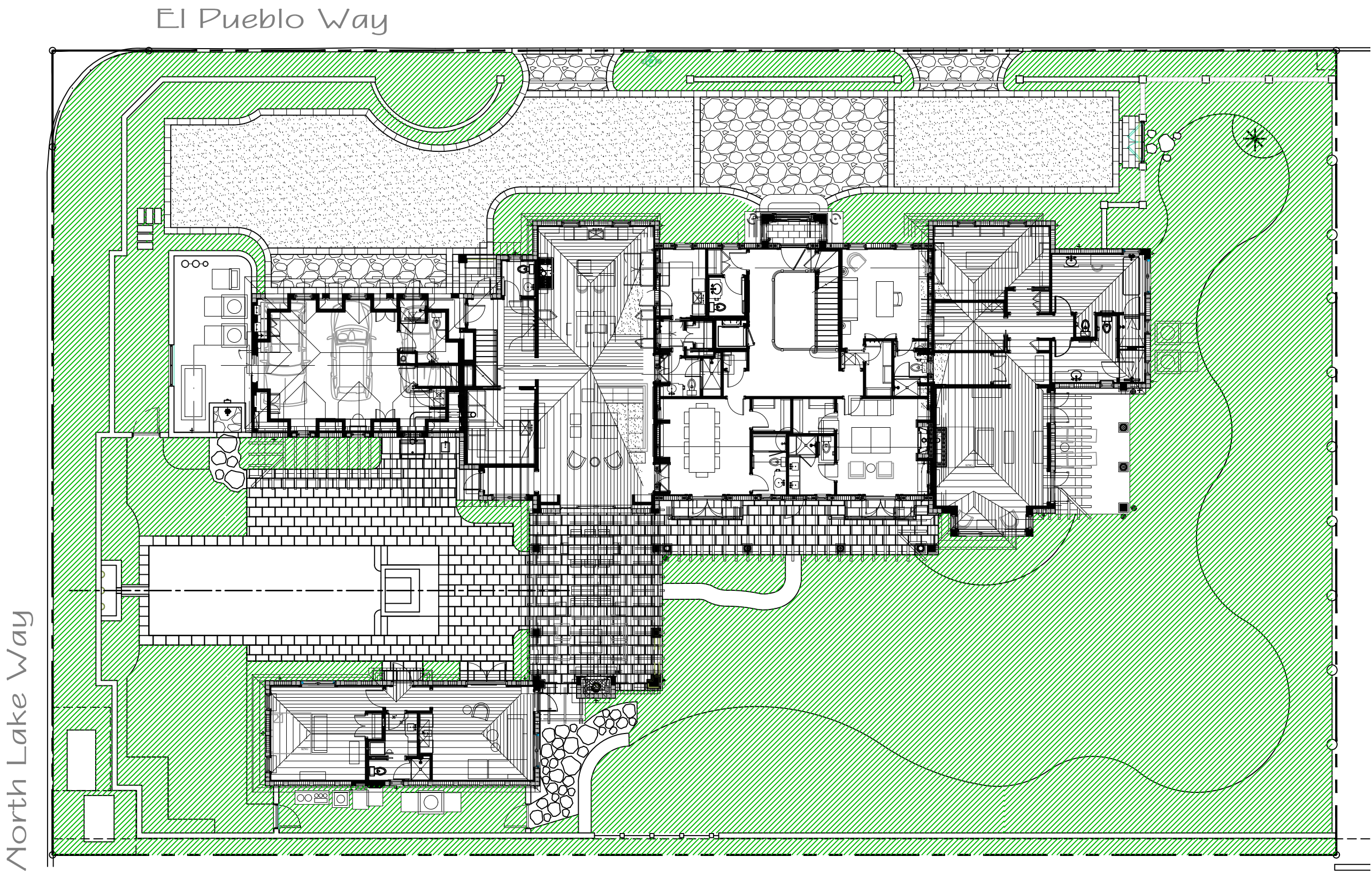
SCALE IN FEET 0' 10' 20' 30'

100' sf.
AREA IN SQ.FT.

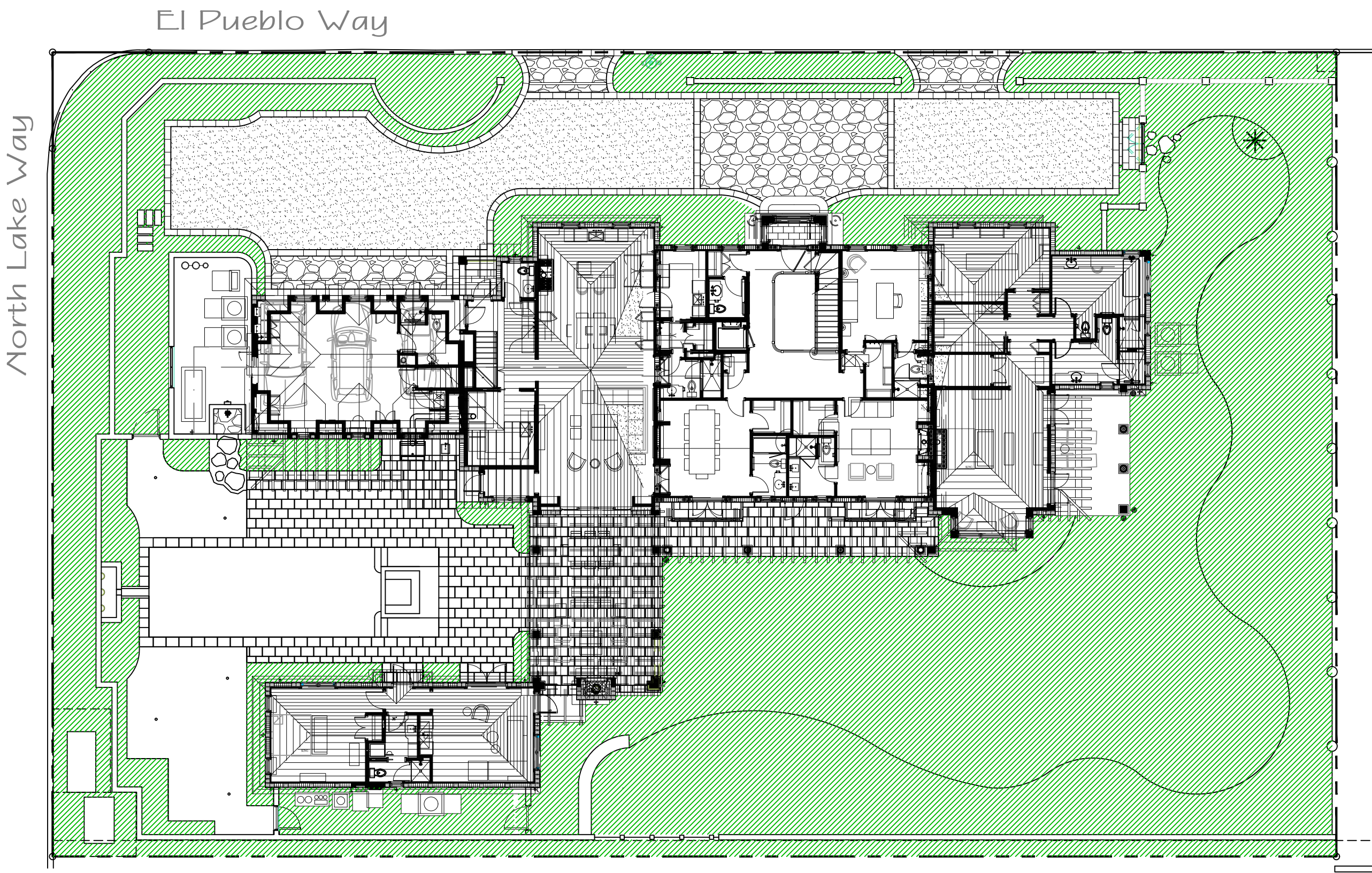
Landscape Legend

LOT AREA: 25,024 S.F.	REQ'D / PERMITTED	EXISTING /APPROVED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 11,260 S.F.	50.83% 12,720 S.F.	49.1% 12,285 S.F.
LOS TO BE ALTERED	N/A	N/A	3.6 % 905 S.F.
PERIMETER LOS (SQ. FT. AND %)	N/A - LOT GREATER THAN 20,000 S.F.	N/A	N/A
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 2,004 S.F.	46% 2,306 S.F.	46% 2,306 S.F.
NATIVE TREES %	N/A*	N/A*	N/A*
NATIVE SHRUBS & VINES %	N/A*	N/A*	N/A*
NATIVE GROUNDCOVER %	N/A*	N/A*	N/A*

*NOTE: LANDSCAPE WILL NOT BE AFFECTED BY PROPOSED IMPROVEMENTS (SEE PREVIOUSLY APPROVED PLANT SCHEDULE)



Existing Conditions



Currently Proposed

Landscape Open Space Diagram

ARC-24-0142



ENVIRONMENT
DESIGN
GROUP

139 North County Road 5820-B Palm Beach, FL 33480

Phone 561.832.4600 Mobile 561.313.4424

Landscape Architecture

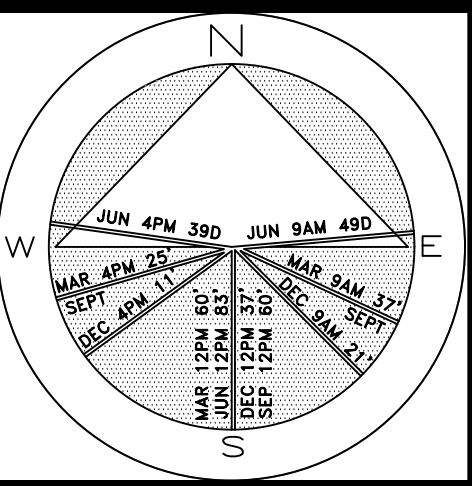
Land Planning

Landscape Management

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

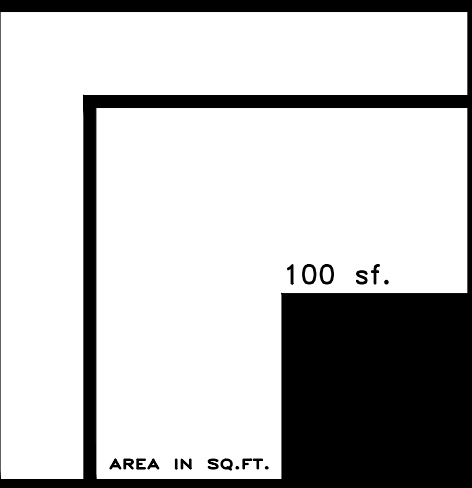
dustin@environmentdesigngroup.com

Private Residence
280 El Pueblo Way
Palm Beach



JOB NUMBER: # 22071.00 LA
DRAWN BY: Sean Twomey
DATE: 02.04.2025

SHEET 3.0



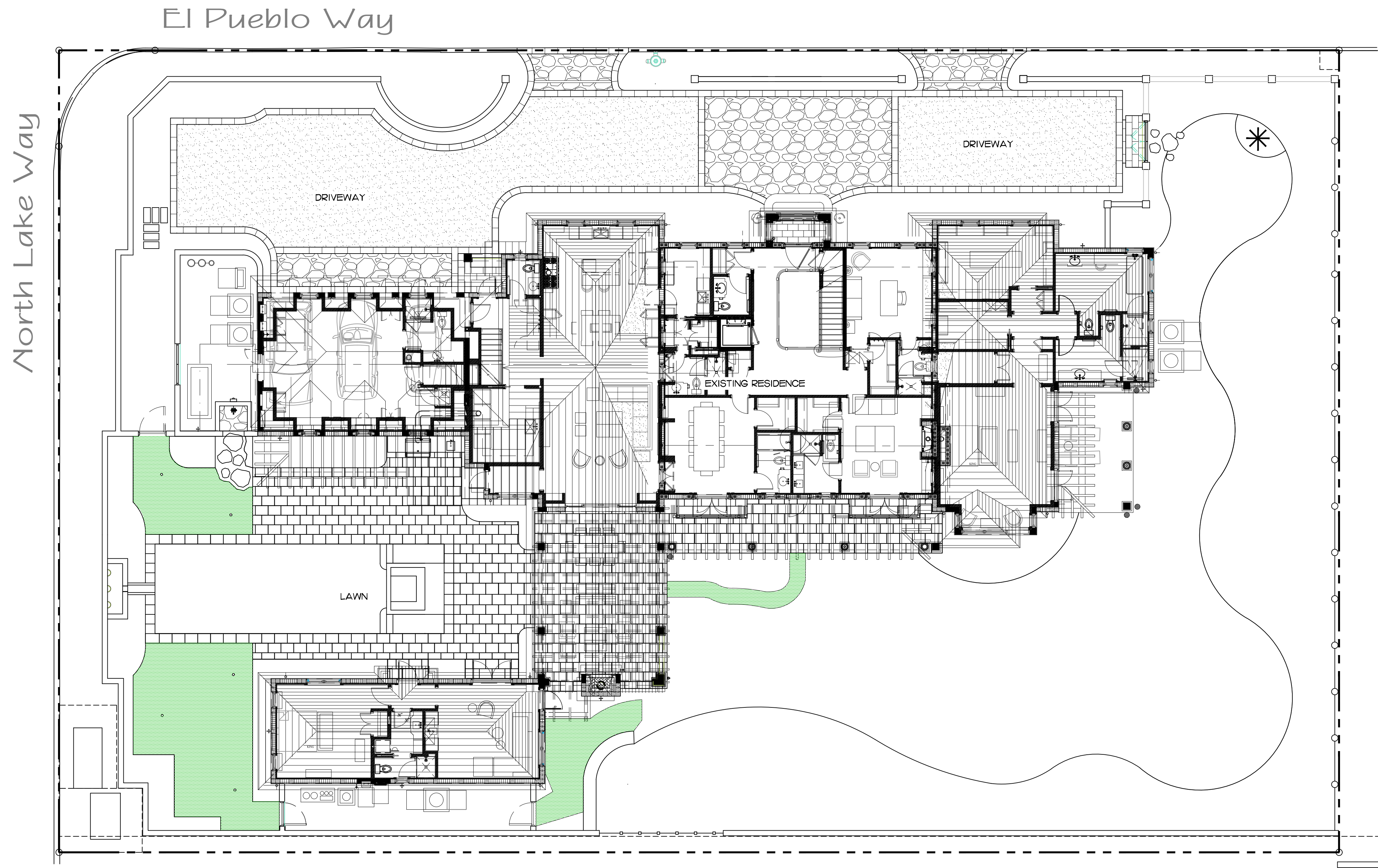
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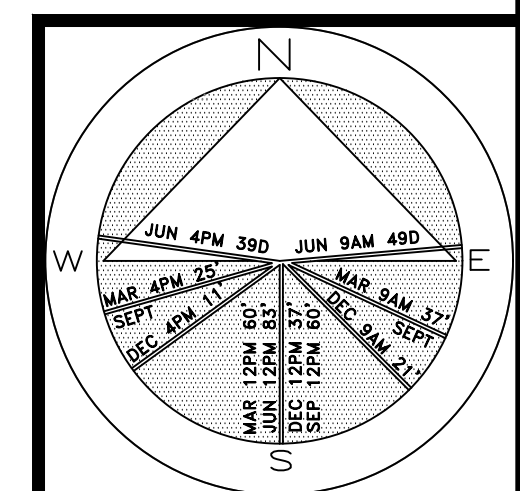
LOT AREA: 25,024 S.F.

	LANDSCAPE ALTERATION TOTAL AREA	905 S.F. 3.6% OF TOTAL SITE

ARC-24-0142

Landscape Alteration Diagram

SCALE IN FEET 0' 10' 20' 30'



JOB NUMBER: # 22071.00 LA
DRAWN BY: Sean Twomey
DATE: 02.04.2025

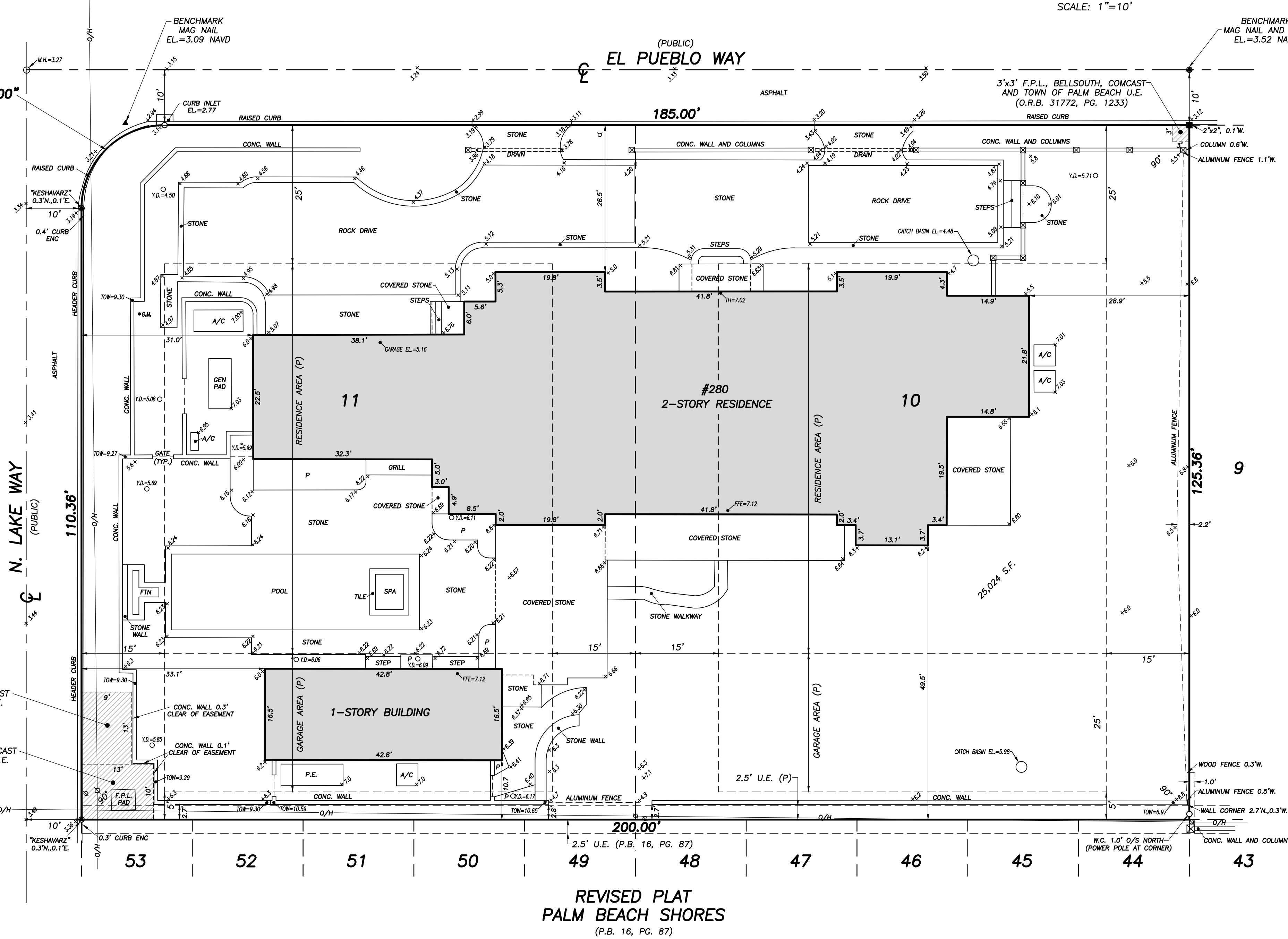
SHEET 3.2

100' sf.
AREA IN SQ. FT.

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
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
FTN = FOUNTAIN
GEN = GENERATOR
G.M. = GAS METER
INV. = INVERT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
P = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
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
TH = THRESHOLD ELEVATION
T.O.B. = TOP OF BANK
TOW = TOP OF WALL
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
Y.D. = YARD DRAIN
CL = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #8598)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #8598)
○ = IRON PIPE FOUND (AS NOTED)
● = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #8598)
● = PROPERTY LINE
● = UTILITY POLE
● = FIRE HYDRANT
● = WATER METER
● = WATER VALVE
● = LIGHT POLE

Δ=90°00'00"
A=23.56'
R=15.00'



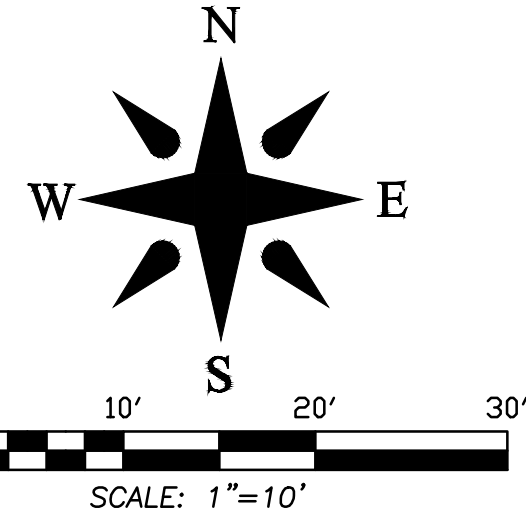
REVISED PLAT
PALM BEACH SHORES
(P.B. 16, PG. 87)

FLOOD ZONE:

This property is located in Flood Zone X, AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393G, dated 12/20/2024.

NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. 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 (shown thus x 0.00) and 0.1' (shown thus x 0.0) 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 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.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.
- 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'.



SCALE: 1"=10'

SITE

VICINITY SKETCH N.T.S.

Boundary Survey For:
DANIELLE GANEK & DAVID GANEK

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

Danielle Ganek & David Ganek

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

PROPERTY ADDRESS:

280 El Pueblo Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lot 10 & 11 of EL CANTO, A SUBDIVISION OF THE Town of Palm Beach, Florida, according to the Plat thereof as recorded in Plat Book 11, Page 53, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:

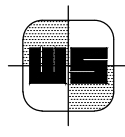
This property is located in Flood Zone X, AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393G, dated 12/20/2024.

REVISIONS

01/27/25 SURVEY UPDATE J.M./D.P.S./J.P.
12/08/21 REMOVE ABANDONED EASEMENT BY ORB 32015, PG 416, C.W.
11/17/21 SURVEY AND FINAL TIE-IN WITH SPOT ELEVATIONS B.M.M.B. 20-1531.16 PB32339
03/22/21 WEST SITE WALL LOCATION J.C./S.W. 20-1531.13 PB30774
02/20/21 2ND FLOOR TIE-BEAM ELEVATIONS J.O./S.W. 20-1531.10 PB30489
02/04/21 SLAB AND TIE-BEAM ELEVATIONS AND SITE WALL LOCATION B.M.M.B. 20-1531.9 PB30716
01/13/21 FORMBOARD TIE-IN J.C./M.B. 20-1531.8 PB30528
12/22/20 FORMBOARD TIE-IN J.C./S.W. 20-1531.6 PB30077
12/16/20 UNDER CONSTRUCTION TIE-IN B.M.M.B. 20-1531.5 PB30378

BOUNDARY SURVEY FOR:

DAVID GANEK AND DANIELLE GANEK



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 8996
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

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

FIELD	J.O.	JOB NO.	20-1531.3	F.B.	PB303	PG.	62
OFFICE	M.B.	DATE	12/9/20	DWG. NO.	20-1531		
C.W.	C.W.	REF.	20-1531.DWG	SHEET	1	OF	1