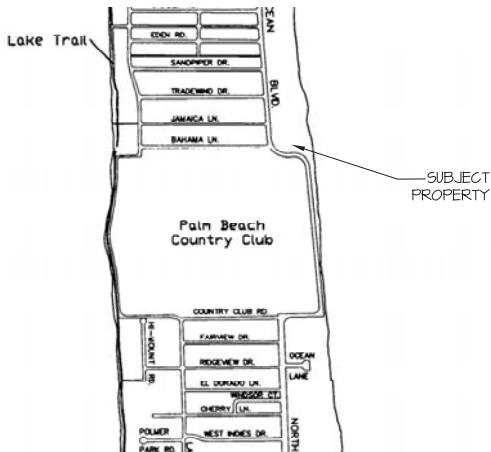


PROPOSED NEW RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA

ARCOM PRESENTATION B-034-2018
MARCH 28, 2018, APRIL 25, 2018, MAY 23, 2018, SEPTEMBER 26, 2018



ZONING TABULATION		
ZONING ITEM	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	RA	RA
LOT AREA	20,000 SF MIN.	50,020 S.F.
LOT WIDTH	25' MIN.	175'-4"
LOT DEPTH	50' MIN.	344'-11"
DENSITY	2 DU./ACRE	
FRONT YARD SETBACK	35'-0"	35'-3"
SIDE YARD SETBACK	15'-0"	15'-2"
REAR YARD SETBACK	15'-0"	48'-10"
MAX. BUILDING HEIGHT	25'-0" / 2 STORIES	22'-8"
MAX. OVERALL HEIGHT	35'-0"	32'-0"
LOT COVERAGE (FOOTPRINT)	25%	18.5%
	(12,505/14 S.F. MAX.)	9,263 S.F.
LANDSCAPE OPEN SPACE	50% MIN.	60%
	25,010 S.F.	30,333 S.F.
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	45% MIN.	55%
	11,254.63 S.F.	14,528 S.F.

SQUARE FOOT DATA		Proposed
LOT AREA FOR CALCULATIONS:		
ALLOWABLE LOT COVERAGE:	(25%)	12,505 S.F.
PROPOSED LOT COVERAGE:	(18.5%)	9,263 S.F.
AIR CONDITIONED SPACE:		
1ST FLOOR:		5,580 S.F.
2ND FLOOR:		3,432 S.F.
MAIN HOUSE A/C TOTAL:		9,012 S.F.
GUEST HOUSE A/C TOTAL:		1,253 S.F.
COVERED NON A/C SPACE:		
MAIN - BALCONIES, COV. TERRACE, PAVILION:		1,041 S.F.
GUEST - COVERED PORCH:		51 S.F.
GARAGES: EAST:		516 S.F.
WEST:		788 S.F.
BASEMENT:		3,671 S.F.
TOTAL ABOVE GRADE SQ.FT.:		13,571 SQ.FT.

STYLE AND DESCRIPTION:	
STYLE:	ISLAND COLONIAL
DESCRIPTION:	
NUMBER OF STORIES:	TWO
ROOF MATERIAL:	WHITE FLAT TILE
CBS:	YES
FRAME:	NO
COLORS:	
BUILDING:	BENJAMIN MOORE WHITE - SUPER WHITE - OC-152
RAILINGS:	WHITE
ROOF:	WHITE FLAT TILE
TRIM:	WHITE - PAINTED STUCCO
SHUTTERS:	PAINTED LOUVER - BM - HC-123 KENNEBUNKPORT GREEN
WINDOWS:	PAINTED IMPACT SINGLE HUNG GREEN TEA LEAF WHITE BRICKMOLD
DOORS:	PAINTED WOOD IMPACT-WHITE

LOCATION MAP
PALM BEACH, FL
N.T.S.



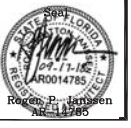
ARCOM B-034-2017
TOWN COUNCIL VAR Z-18-2018

D J A DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAACOO1974
TEL: 561-833-4707

PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR # Z-18-00084 / ARCOM # B-034-2018
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Date: 02.21.18
Revised: MS
03.10.18 ARCOM SUBMITTAL REV 01
04.16.18 ARCOM SUBMITTAL REV 02
05.14.18 ARCOM SUBMITTAL REV 03
09.17.18 ARCOM SUBMITTAL REV 04

Job No.
17-119

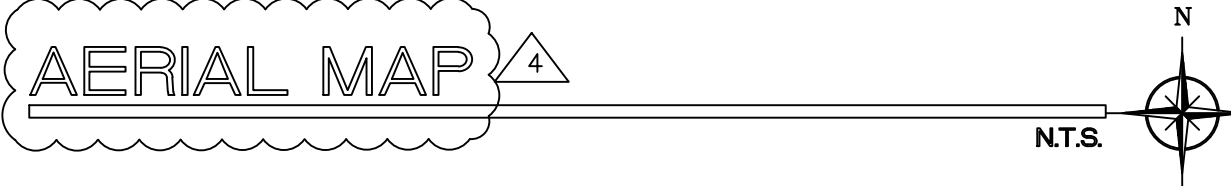
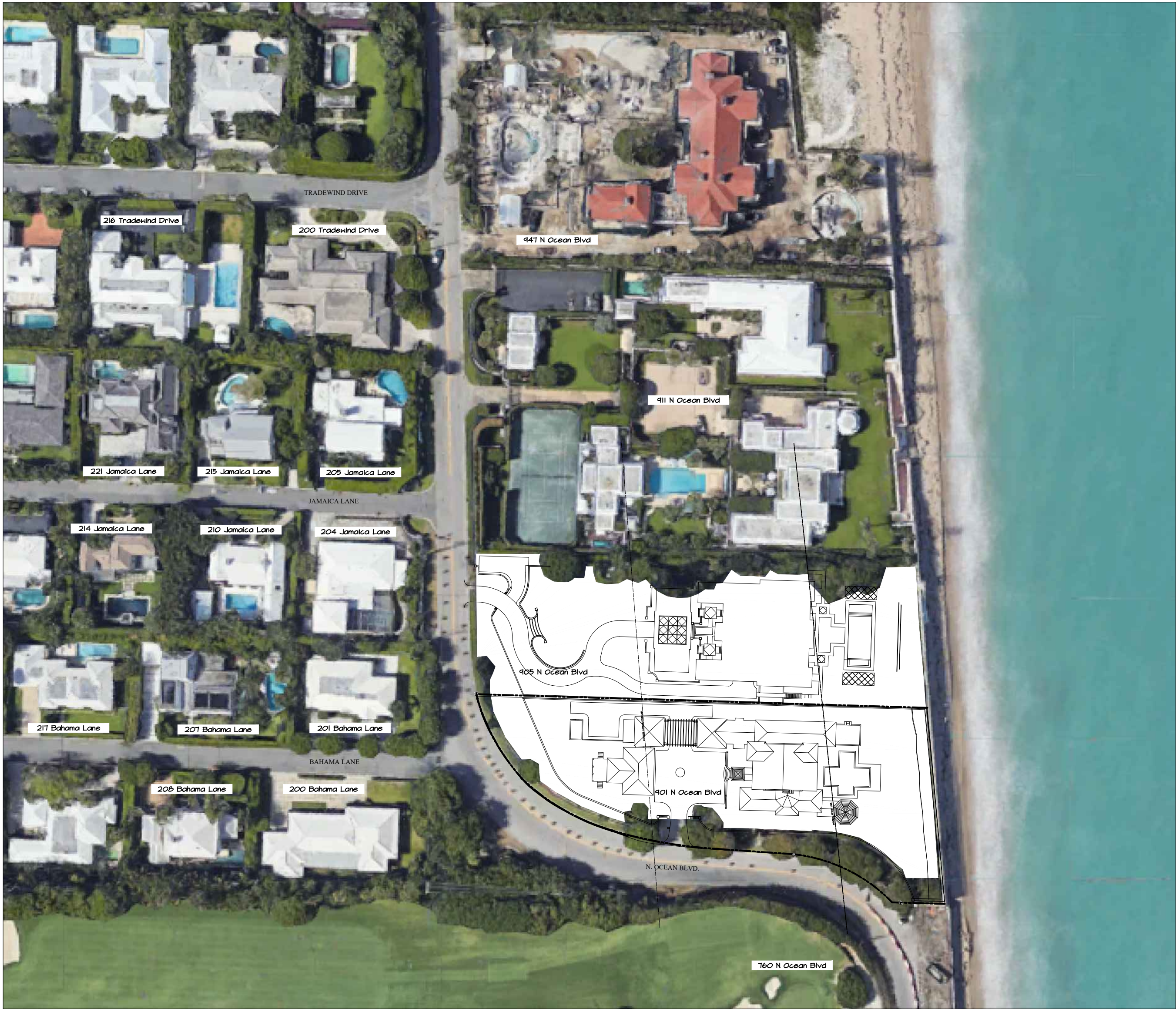


Drawing No.

A-0.00

DATA TABLE					
* PROPOSED RESIDENCE					
- ALL PROPERTY INFORMATION TAKEN FROM PALM BEACH COUNTY PROPERTY APPRAISER, ZILLOW, TRULIA AND CORCORAN GROUP.					
200 Tradewind Dr. LOT SIZE=±19,349 SF 1-STORY RESIDENCE TOTAL = 6,375 SF FOOTPRINT=6,375 SF LOT COVERAGE=32.9%	216 Tradewind Dr. LOT SIZE=±19,880 SF 2-STORY RESIDENCE TOTAL = 8,013 SF FOOTPRINT=5,234 SF LOT COVERAGE=26.3%	204 Jamaica Lane LOT SIZE=±12,196 SF 2-STORY RESIDENCE TOTAL = 5,616 SF FOOTPRINT=3,120 SF LOT COVERAGE=25.5%	205 Jamaica Lane LOT SIZE=±11,325 SF 2-STORY RESIDENCE TOTAL =3,944 SF FOOTPRINT=2,930 SF LOT COVERAGE=25.8%	210 Jamaica Lane LOT SIZE=±11,325 SF 1-STORY RESIDENCE TOTAL = 3,270 SF FOOTPRINT=3,270 SF LOT COVERAGE=28.8%	214 Jamaica Lane LOT SIZE=±11,325 SF 2-STORY RESIDENCE TOTAL = 3,368 SF FOOTPRINT=1,834 SF LOT COVERAGE=16.1%
215 Jamaica Lane LOT SIZE=±11,325 SF 2-STORY RESIDENCE TOTAL = 3,720 SF FOOTPRINT=2,040 SF LOT COVERAGE=18.0%	221Jamaica Lane LOT SIZE=±11,216 SF 2-STORY RESIDENCE TOTAL = 5,756 SF FOOTPRINT=3,476 SF LOT COVERAGE=31.0%	200 Bahama Lane LOT SIZE=±13,939 SF 1-STORY RESIDENCE TOTAL = 5,224 SF FOOTPRINT=5,224 SF LOT COVERAGE=37.4%	201 Bahama Lane LOT SIZE=±10,454 SF 1-STORY RESIDENCE TOTAL = 3,229 SF FOOTPRINT=3,229 SF LOT COVERAGE=30.8%	207 Bahama Lane LOT SIZE=13,068 SF 2-STORY RESIDENCE TOTAL = 4,360 FOOTPRINT=3,353 SF LOT COVERAGE=25.6%	208 Bahama Lane LOT SIZE=10,018 SF 2-STORY RESIDENCE TOTAL = 4,566 SF FOOTPRINT=2,828 SF LOT COVERAGE=28.2%
217 Bahama Lane LOT SIZE=±10,454 SF 1-STORY RESIDENCE TOTAL = 3,033 SF FOOTPRINT=3,033 SF LOT COVERAGE=29.0%	760 N Ocean Blvd LOT SIZE=3,659,475 SF GOLF COURSE TOTAL = NA FOOTPRINT=NA LOT COVERAGE=NA%	901 N Ocean Blvd LOTSIZE=±50,020.58SF 2-STORY RESIDENCE TOTAL = 20,359 SF FOOTPRINT=9,580 SF LOT COVERAGE=19%	911 N Ocean Blvd LOT SIZE=±96,267 SF 2-STORY RESIDENCE TOTAL = 23,956 SF FOOTPRINT=21,337 SF LOT COVERAGE=22.1%	947 N Ocean Blvd LOT SIZE=±79,279 SF 2-STORY RESIDENCE TOTAL = 25,390 SF FOOTPRINT=8,819 SF LOT COVERAGE=11.1%	1029 N Ocean Blvd LOT SIZE=±52,272 SF 2-STORY RESIDENCE TOTAL = 16,334 SF FOOTPRINT=7,969 SF LOT COVERAGE=15.2%
260 Jamaica Lane LOT SIZE=±11,264 SF 1-STORY RESIDENCE TOTAL = 2,921 SF FOOTPRINT=2,921 SF LOT COVERAGE=25.9%	291 Jamaica Lane LOT SIZE=±11,264 SF 1-STORY RESIDENCE TOTAL = 4,516 SF FOOTPRINT=4,516 SF LOT COVERAGE=40.0%				

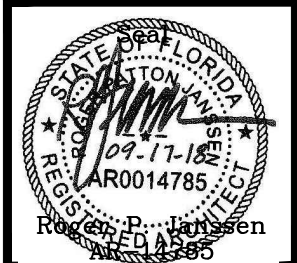
NEIGHBORING PROPERTY DATA



PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
Town Council: VAR# 2-18-00084/ ARCOM# B-034-2018
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Date: 02.21.18 TOWN COUNCIL ARCOM SUBMITTAL
Drawn: MS
Revised: 03.19.18 ARCOM SUBMITTAL REV 01
04.16.18 ARCOM SUBMITTAL REV 02
05.14.18 ARCOM SUBMITTAL REV 03
09.17.18 ARCOM SUBMITTAL REV 04

Job No.
17-119



Drawing No.

SP-1.02

DJA DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
LICENSE #AA-COO1974
TEL: 561-833-4707



200 Tradewind Drive



216 Tradewind Drive



204 Jamaica Lane



205 Jamaica Lane



210 Jamaica Lane



214 Jamaica Lane

NEIGHBORHOOD COMPARISON

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401

LICENSE #AAAC001974
TEL: 561-833-4707

PROPOSED RESIDENCE AT:

901 NORTH OCEAN BOULEVARD

TOWN OF PALM BEACH

Town Council: VAR# 2-18-00084 / ARCON# B-034-2018

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02-21-18 TOWN COUNCIL ARCON SUBMITTAL

Drawn: MS

Revised:

Job No.

17-119

Roger P. Janssen

AR-14785

Drawing No.

SP-1.03



215 Jamaica Lane



221 Jamaica Lane



200 Bahama Lane



201 Bahama Lane



207 Bahama Lane



208 Bahama Lane

NEIGHBORHOOD COMPARISON

PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
Town Council: VAR# 2-18-00084/ ARCON# B-034-2018
PALM BEACH COUNTY, FLORIDA
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400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAACOO1974
TEL: 561-833-4707

Scale: 02.21.18 TOWN COUNCIL ARCON SUBMITTAL.
Drawn: MS
Revised:

Job No.
17-119

STATE OF FLORIDA
ROGER P. JANSSEN
AR-14785

Drawing No.

SP-1.04



NEIGHBORHOOD COMPARISON

D J A DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-COO1974
TEL #61-8833-4707

LICENSE #AA-COO1974
TEL: 561-833-4707

400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401

400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401

PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
HOUSTON, TEXAS 77058-1201

PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD

301 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR# Z-18-00084 / ARCOM# R-034-2018


301 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR# Z-18-00084 / ARCOM# R-034-2018

301 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR# Z-18-00084 / ARCOM# R-034-2018

301 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR# Z-18-00084 / ARCOM# R-034-2018

Date: 02.21.18 TOWN COUNCIL ARCOM SUBMITTAL

Job No. 17-118



Roger P. Janss
AR-14785

Roger P. Janss
AR-14785

Drawing No.

SP-1.05



NORTH OCEAN BOULEVARD



ENTRY - SOUTH



SOUTH

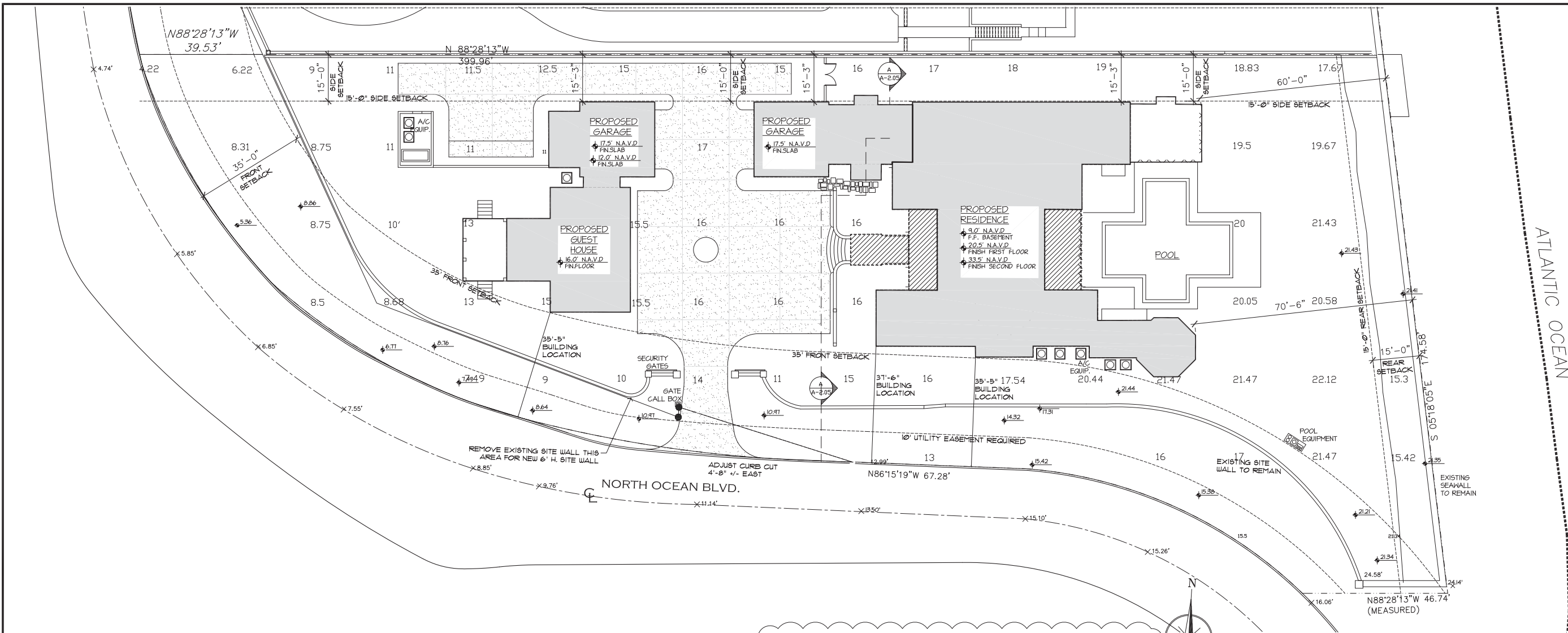


SOUTHEAST
SUBJECT PROPERTY

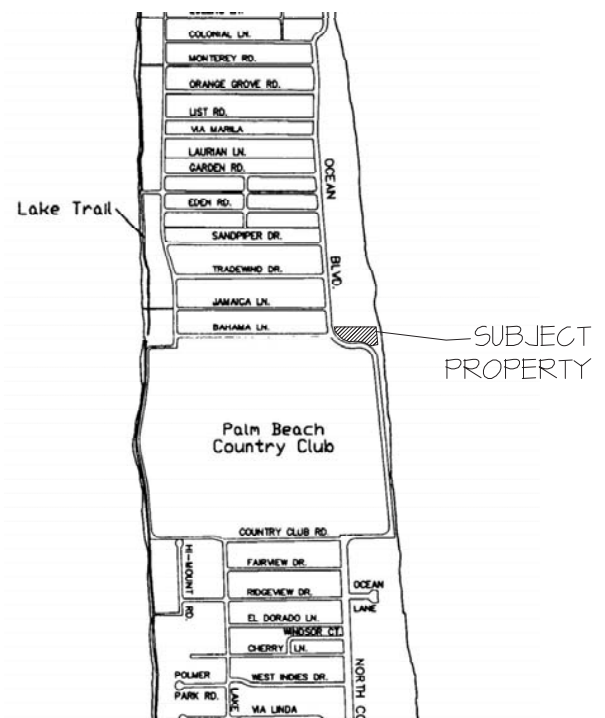
901 NORTH OCEAN BOULEVARD



NORTHEAST - ADJACENT LOT



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



3 LOCATION MAP
N.T.S.

VARIANCE REQUESTS APPROVED 04.25.18

1. Variances to allow the construction of a new 16,087 square foot two story main residence with a point of measurement of 22.5 foot North American Vertical Datum ("NAVD") in lieu of the 15.9 foot NAVD maximum allowed for the following:

- a. Overall Building Height
- b. Building Height
- c. Building Height Plane

2. A variance to allow a 6 foot tall wall along the edge of the site triangle easement and within the front yard setback that would not have a 36 inch continuous hedge as required for a wall exceeding 4 feet in height.

BASEMENT CALCULATIONS

134-2 BASEMENT DEFINITION
"...FLOOR AREA HAVING EXTERIOR PERIMETER WALLS HAVING A FLOOR LEVEL TWO OR MORE FEET BELOW THE LEVEL OF CONTIGUOUS GROUND OUTSIDE OF BUILDING AND HAVING ONE-HALF OR MORE OF ITS FLOOR TO CEILING HEIGHT BELOW AVERAGE LEVEL OF ALL THE EXTERIOR GROUND OF THE LOT COMPRISING THE SUBJECT BUILDING DEVELOPMENT SITE."

HIGHEST CONTIGUOUS PROPOSED GRADE = 22.2' NAVD.
LOWEST CONTIGUOUS PROPOSED GRADE = 4.22' NAVD.
AVG. CONTIGUOUS PROPOSED GRADE = 14.98' NAVD.

FINISH BASEMENT FLOOR ELEVATION = 9' NAVD.
FINISH BASEMENT CEILING ELEVATION = 18.5' NAVD.
BASEMENT MIDPOINT ELEVATION = 13.75' NAVD.

ZONING TABULATION		
ZONING ITEM	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	RA	RA
LOT AREA	20,000 SF MIN.	50,020.58 S.F.
LOT WIDTH	125' MIN.	173'-4"
LOT DEPTH	150' MIN.	349'-11"
DENSITY	2 D.U./ACRE	
FRONT YARD SETBACK	35'-0"	35'-3"
SIDE YARD SETBACK	15'-0"	15'-2"
REAR YARD SETBACK	15'-0"	48'-10"
MAX. BUILDING HEIGHT	25'-0" / 2 STORIES	22'-8"
MAX. OVERALL HEIGHT	35'-0"	32'-0"
LOT COVERAGE (FOOTPRINT)	25% (12,505.14 S.F. MAX.)	18.5% 9,263 S.F.
LANDSCAPE OPEN SPACE (50% OF WHICH HAS TO BE PERIMETER LA WITHIN 10' OF PLJ)	50% MIN.	60% 30,333 S.F.
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	45% MIN. 11,254.63 S.F.	58% 14,528 S.F.

SCOPE OF WORK

1. NEW CONSTRUCTION OF 2 STORY RESIDENCE, 1 STORY GUEST HOUSE, 2-1 STORY GARAGES.
2. NEW POOL, POOL DECK
3. NEW HARDSCAPE, LANDSCAPE
4. CIVIL - STORM WATER MANAGEMENT

GENERAL NOTES

1. REFER TO PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION.
2. REFER TO PLANS BY CIVIL ENGINEER FOR ALL DRAINAGE INFORMATION

SYMBOL LEGEND

+ 0.0 EXISTING ELEVATIONS
+ 0'-0" PROPOSED ELEVATIONS

LOT INFORMATION

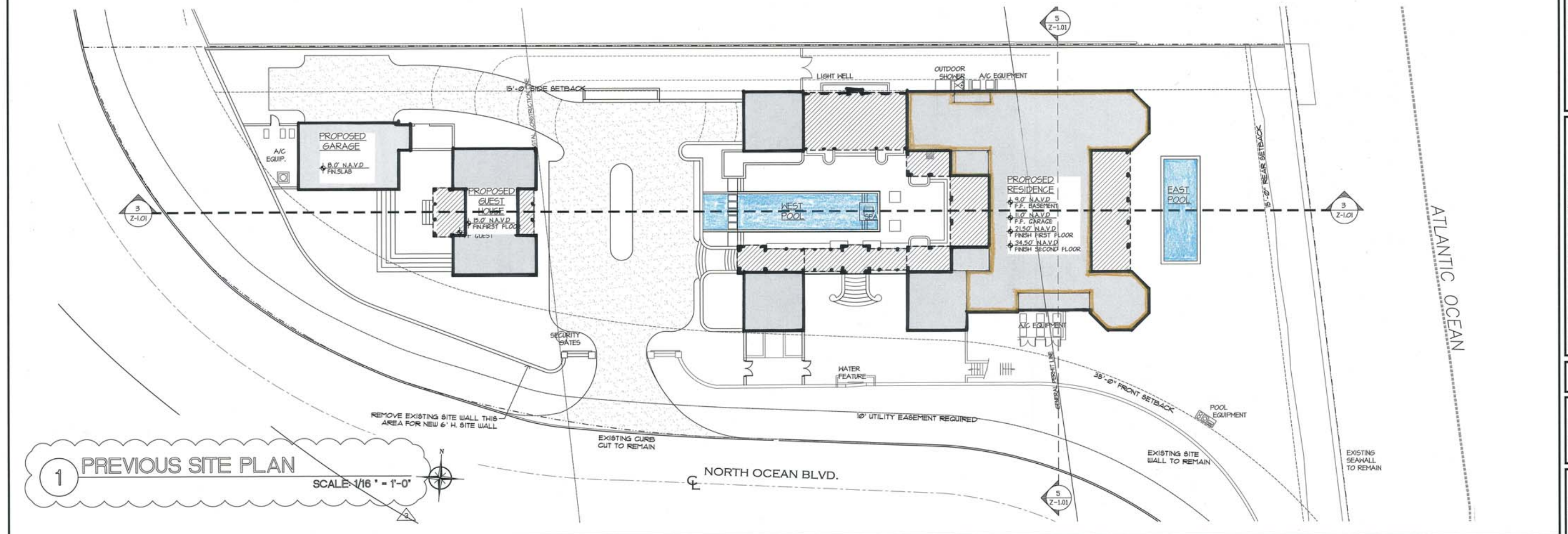
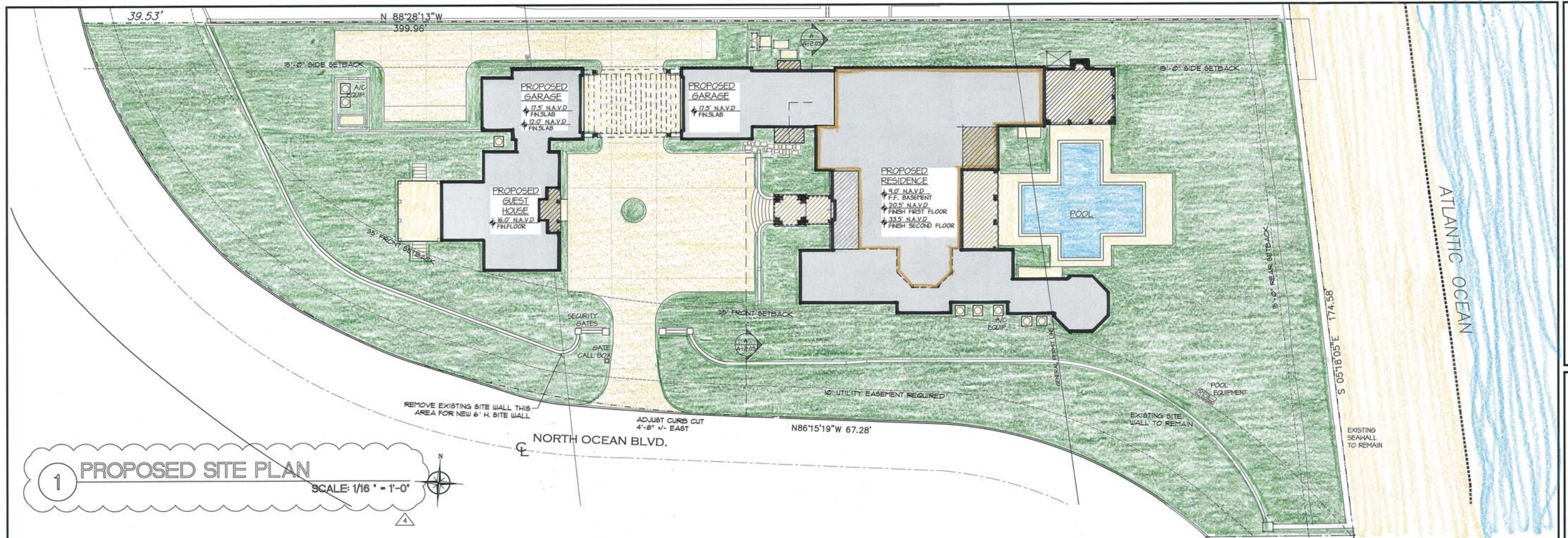
PROPERTY ADDRESS: 901 NORTH OCEAN BLVD.
PALM BEACH, FL 33480

ZONING DISTRICT: R-A ESTATE RESIDENTIAL DISTRICT
FLOOD ZONE: C (EL. 9)

ALL SURVEY INFORMATION BASED ON SURVEY BY: MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FL 32960 LB#6405
PH. 772-744-1213, EMAIL: LB6405@BELLSOUTH.NET
DATE OF SURVEY: 06.12.17

SQUARE FOOT DATA Proposed	
LOT AREA FOR CALCULATIONS: 50,020 S.F.	
ALLOWABLE LOT COVERAGE: (25%) 12,505 S.F.	
PROPOSED LOT COVERAGE: (18.5%) 9,263 S.F.	
AIR CONDITIONED SPACE:	
1ST FLOOR:	5,580 S.F.
2ND FLOOR:	3,432 S.F.
MAIN HOUSE A/C TOTAL:	9,012 S.F.
GUEST HOUSE A/C TOTAL:	
1,253 S.F.	
COVERED NON A/C SPACE	
MAIN - BALCONIES, COV. TERRACE, PAVILION:	1,897 S.F.
GUEST - COVERED PORCH	51 S.F.
GARAGES: EAST	
576 S.F.	
WEST	
788 S.F.	
BASEMENT:	
3,671 S.F.	
TOTAL ABOVE GRADE SQ.FT.	
13,571 SQ.FT.	

2 PROPOSED SITE DATA
N.T.S.



D J A DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAC001974
TEL: 561-833-4707

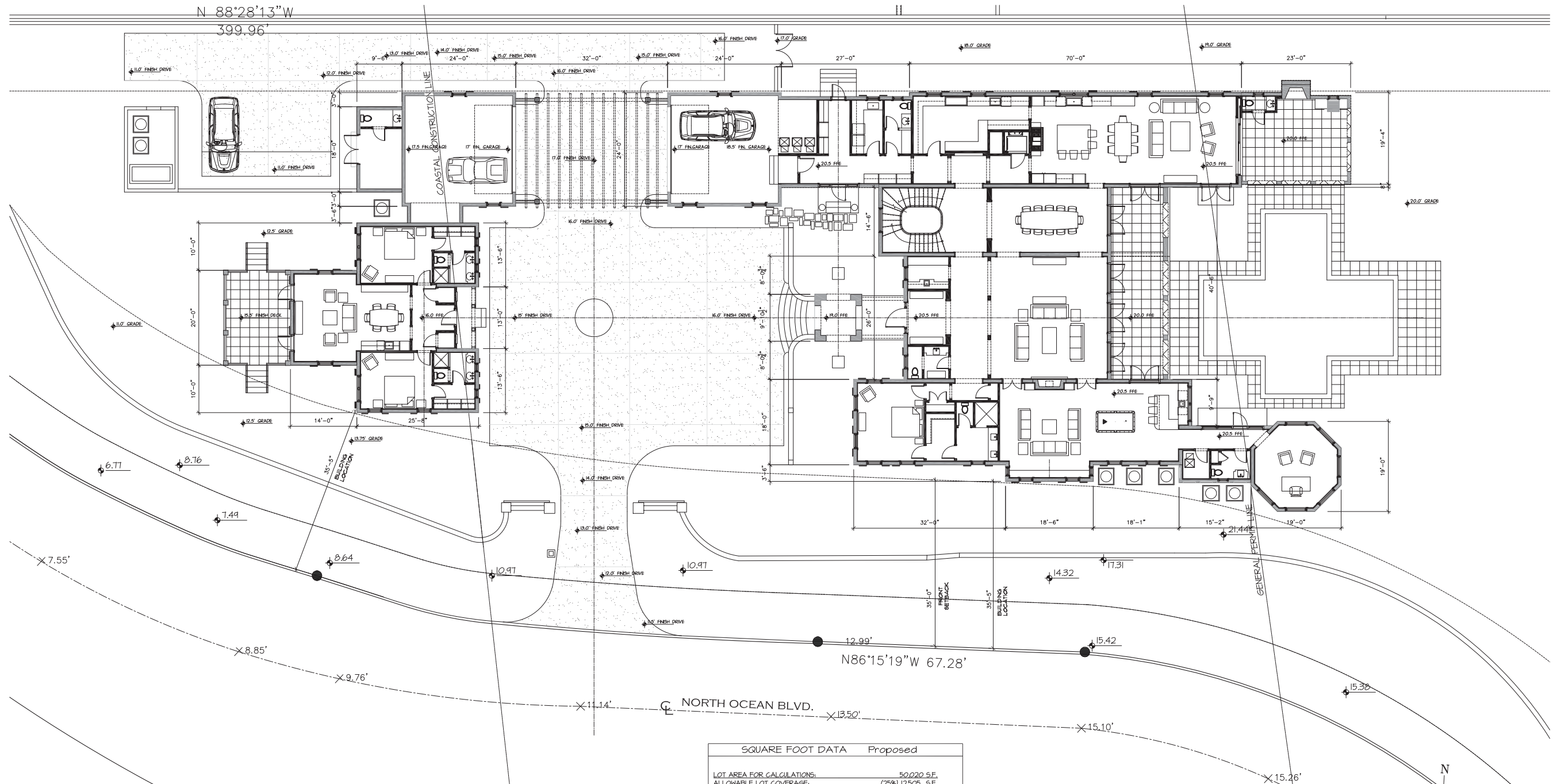
PROPOSED RESIDENCE AT:
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PALM BEACH COUNTY, FLORIDA
Town Council: VAR# 2-18-00084 / ARCOM# B-034-2018
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Date: 02.21.18 TOWN COUNCIL ARCOM SUBMITTAL
Revised: MS
03.19.18 ARCOM SUBMITTAL REV 01
04.16.18 ARCOM SUBMITTAL REV 02
05.14.18 ARCOM SUBMITTAL REV 03
09.17.18 ARCOM SUBMITTAL REV 04

Job No.
17-119



Drawing No.
SP-1.01A

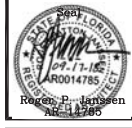


SQUARE FOOT DATA Proposed	
LOT AREA FOR CALCULATIONS:	50,020 S.F.
ALLOWABLE LOT COVERAGE: (25%)	12,505 S.F.
PROPOSED LOT COVERAGE: (18.5%)	9,263 S.F.
AIR CONDITIONED SPACE:	
1ST FLOOR:	5,580 S.F.
2ND FLOOR:	3,432 S.F.
MAIN HOUSE A/C TOTAL:	9,012 S.F.
GUEST HOUSE A/C TOTAL:	1,253 S.F.
COVERED NON A/C SPACE:	
MAIN - BALCONIES, COV. TERRACE, PAVILION:	1,841 S.F.
GUEST - COVERED PORCH:	51 S.F.
GARAGES: EAST	516 S.F.
WEST	788 S.F.
BASEMENT:	3,671 S.F.
TOTAL ABOVE GRADE SQ.FT.	13,571 SQ.FT.

1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

Date: 02.21.18 TOWN COUNCIL ARCOM SUBMITTAL
Revised: 03.19.18 ARCOM SUBMITTAL REV 01
04.16.18 ARCOM SUBMITTAL REV 02
05.14.18 ARCOM SUBMITTAL REV 03
09.17.18 ARCOM SUBMITTAL REV 04

Job No.
17-119

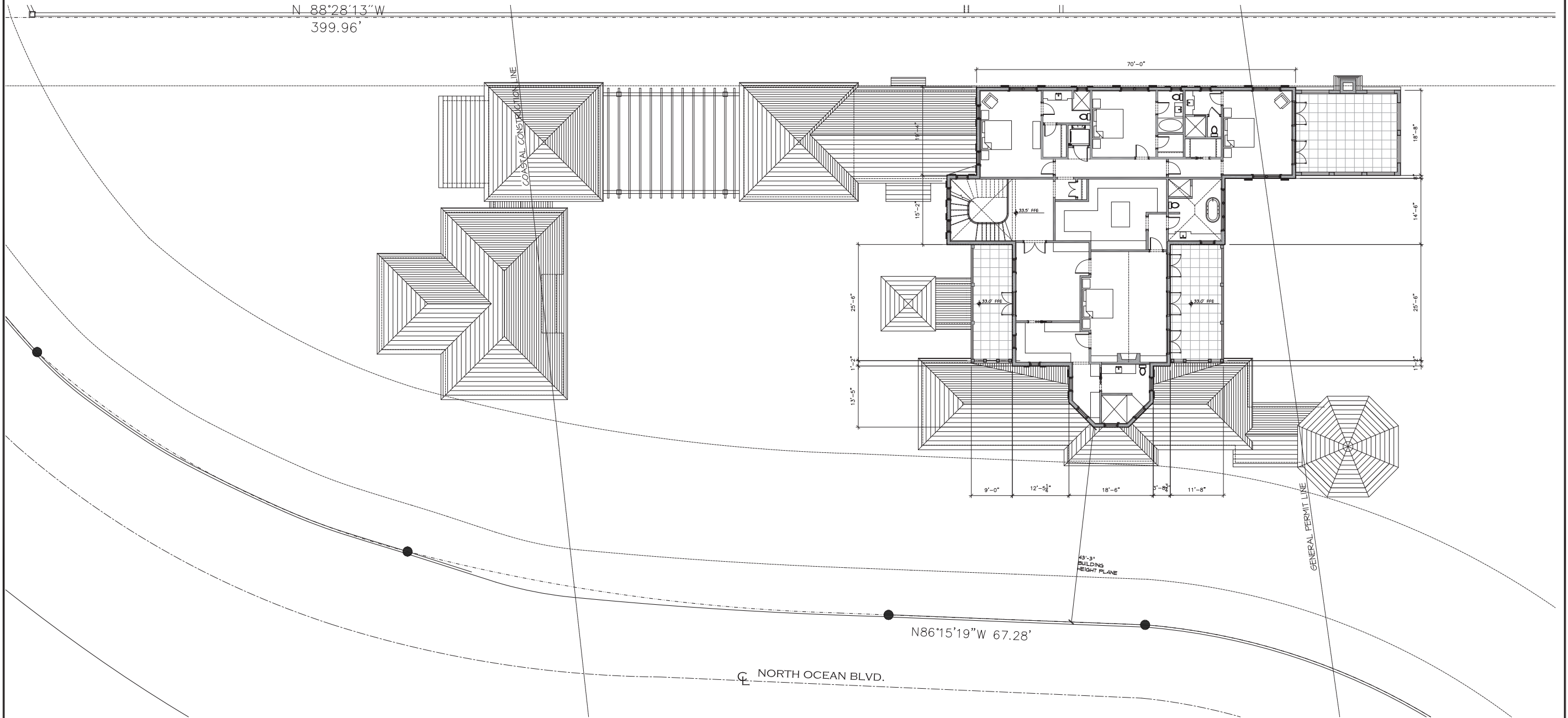


Drawing No.

A-1.01

PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
Town Council: VAR# 7-18-00084/ ARCOM# B-034-2018
PALM BEACH COUNTY, FLORIDA
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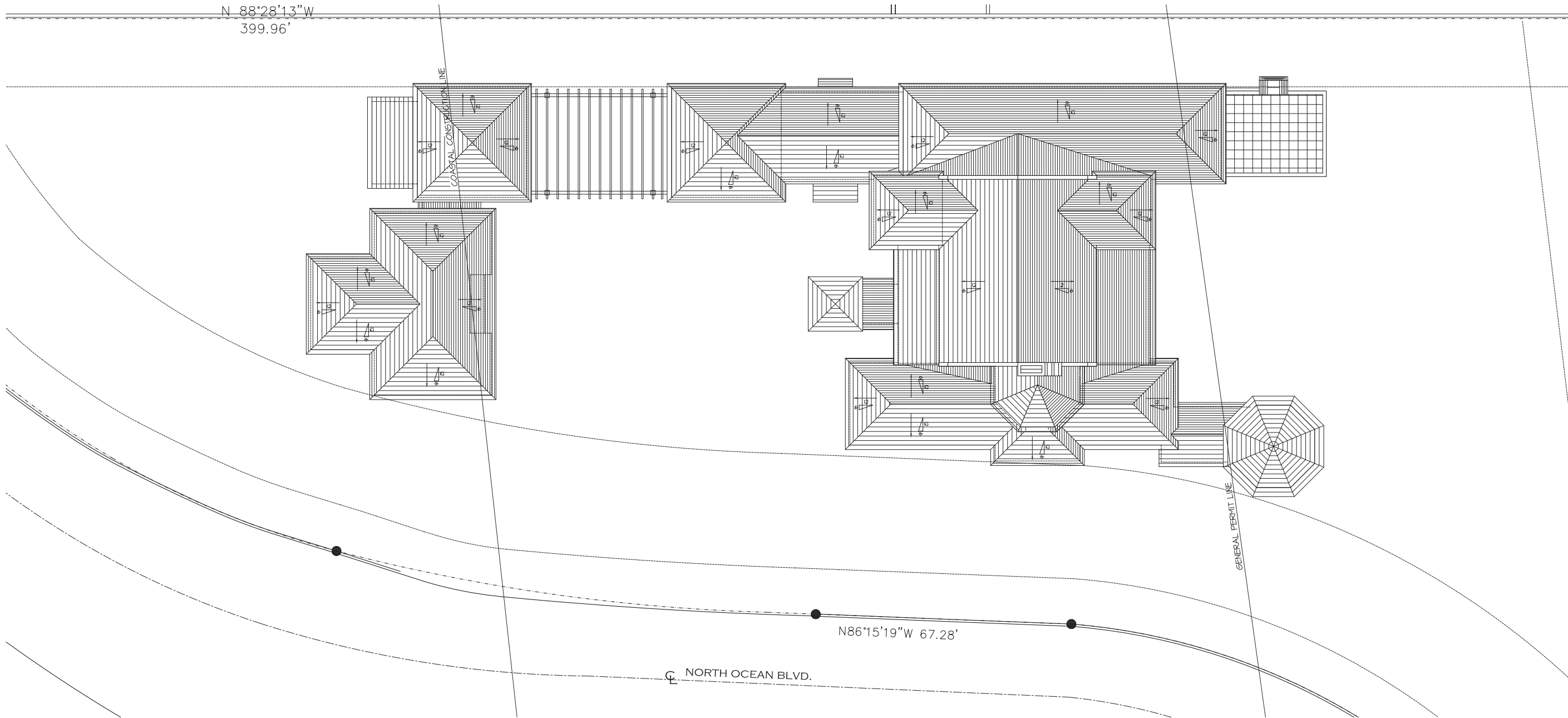
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400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAACOO1974
TEL: 561-833-4707



SQUARE FOOT DATA Proposed	
LOT AREA FOR CALCULATIONS:	50,020 S.F.
ALLOWABLE LOT COVERAGE: (25%)	12,505 S.F.
PROPOSED LOT COVERAGE: (18.5%)	9,263 S.F.
AIR CONDITIONED SPACE:	
1ST FLOOR:	5,580 S.F.
2ND FLOOR:	3,432 S.F.
MAIN HOUSE A/C TOTAL:	9,012 S.F.
GUEST HOUSE A/C TOTAL:	1,253 S.F.
COVERED NON A/C SPACE:	
MAIN - BALCONIES, COV. TERRACE, PAVILION:	1,247 S.F.
GUEST - COVERED PORCH:	51 S.F.
GARAGES: EAST:	516 S.F.
WEST:	788 S.F.
BASEMENT:	3,671 S.F.
TOTAL ABOVE GRADE SQ.FT.	13,571 SQ.FT.

2 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"





SQUARE FOOT DATA	Proposed
LOT AREA FOR CALCULATIONS:	50,020 S.F.
ALLOWABLE LOT COVERAGE: (25%)	12,505 S.F.
PROPOSED LOT COVERAGE: (10.5%)	5,263 S.F.
AIR-CONDITIONED SPACE:	
1ST FLOOR:	5,580 S.F.
2ND FLOOR:	3,432 S.F.
MAIN HOUSE A/C TOTAL:	9,012 S.F.
GUEST HOUSE A/C TOTAL:	1,253 S.F.
COVERED NON-A/C SPACE:	
MAIN - BALCONIES, COV. TERRACE, PAVILION:	1,841 S.F.
GUEST - COVERED PORCH:	51 S.F.
GARAGES: EAST	576 S.F.
WEST	700 S.F.
BASEMENT:	3,671 S.F.
TOTAL ABOVE GRADE SQ.FT.	13,571 SQ.FT.

3 PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"



Date: 02.21.18
Revised: MS
03.10.18 ARCOM SUBMITTAL REV 01
04.16.18 ARCOM SUBMITTAL REV 02
05.14.18 ARCOM SUBMITTAL REV 03
09.17.18 ARCOM SUBMITTAL REV 04

Job No.
17-119

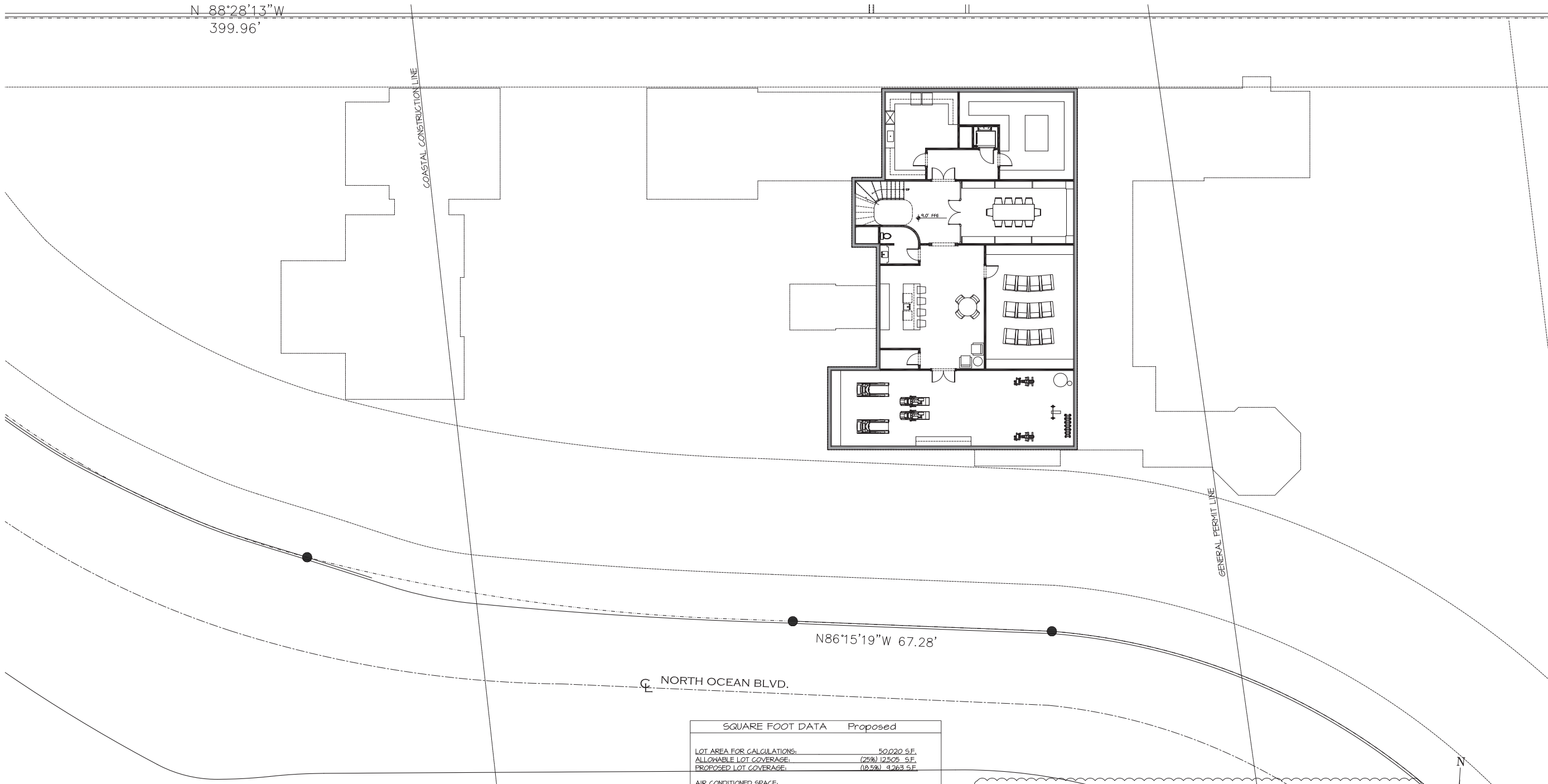


Drawing No.

A-1.03

PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR# 2-18-00084 / ARCOM# B-034-2018
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400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAACOO1974
TEL: 561-833-4707



SQUARE FOOT DATA Proposed	
LOT AREA FOR CALCULATIONS:	
ALLOWABLE LOT COVERAGE:	50,020 S.F.
PROPOSED LOT COVERAGE:	(75%) 12,505 S.F.
AIR CONDITIONED SPACE:	
1ST FLOOR:	5,580 S.F.
2ND FLOOR:	3,432 S.F.
MAIN HOUSE A/C TOTAL:	9,012 S.F.
GUEST HOUSE A/C TOTAL:	1,253 S.F.
COVERED NON A/C SPACE	
MAIN - BALCONIES, COV. TERRACE, PAVILION:	1,891 S.F.
GUEST - COVERED PORCH:	51 S.F.
GARAGES: EAST	516 S.F.
WEST	788 S.F.
BASEMENT:	3,671 S.F.
TOTAL ABOVE GRADE SQ.FT.	13,571 SQ.FT.

4 PROPOSED BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"



Date: 02.21.18 TOWN COUNCIL ARCOM SUBMITTAL
Drawn: MS
Revised:
ARCOM SUBMITTAL REV 01
04.18.18 ARCOM SUBMITTAL REV 02
05.14.18 ARCOM SUBMITTAL REV 03
09.17.18 ARCOM SUBMITTAL REV 04

Job No.
17-119



Drawing No.

A-1.04

PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR# 2-18-00084 / ARCOM# B-034-2018
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D J A DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAC001974
TEL: 561-933-4707



PROPOSED NORTH-SOUTH SECTION - WEST ELEVATION

SCALE 3/16" = 1'-0"

Date: 02.21.18 TOWN COUNCIL ARCOM SUBMITTAL
Drawn: MS
Revised:
03.19.18 ARCOM SUBMITTAL REV 01
04.16.18 ARCOM SUBMITTAL REV 02
05.14.18 ARCOM SUBMITTAL REV 03
09.17.18 ARCOM SUBMITTAL REV 04

Job No.
17-119



Drawing No.

PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
Town Council: VAR# Z-18-00084/ ARCOM# B-034-2018
PALM BEACH COUNTY, FLORIDA
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TEL: 561-933-4707



PROPOSED SOUTH ELEVATION - MAIN HOUSE

SCALE 3/16" = 1'-0"



PROPOSED EAST ELEVATION - MAIN HOUSE

SCALE 3/16" = 1'-0"

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400 CLEMATIS STREET, SUITE 200
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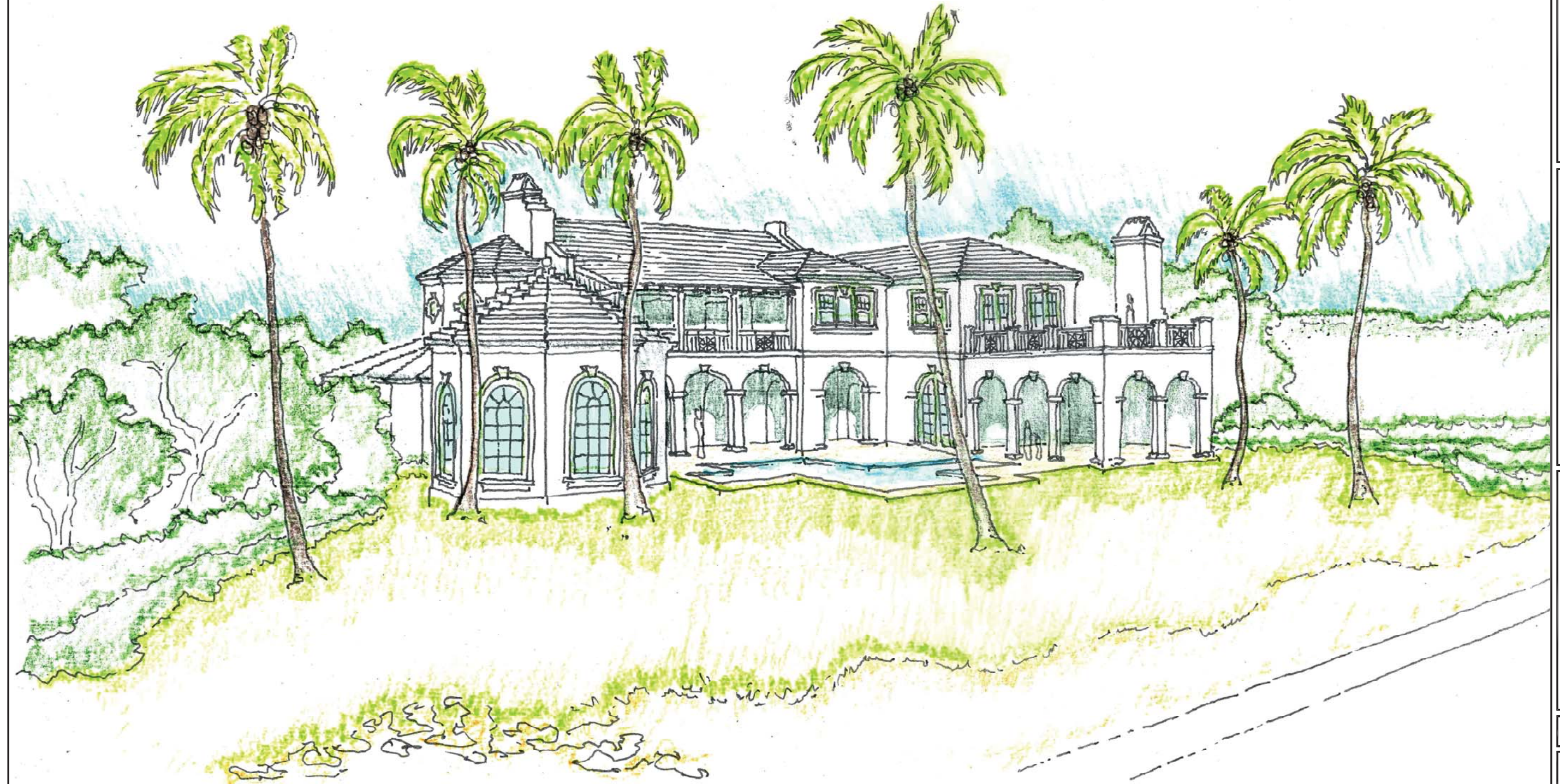
PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR# 2-16-00064/ ARCOM/ B-034-2018
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Date: 02.21.18 TOWN COUNCIL ARCOM SUBMITTAL
Drawn: NS
Revised:
03.19.18 ARCOM SUBMITTAL REV 01
04.16.18 ARCOM SUBMITTAL REV 02
05.14.18 ARCOM SUBMITTAL REV 03
09.17.18 ARCOM SUBMITTAL REV 04

Job No.
17-119



Drawing No.



PROPOSED EAST ELEVATION - MAIN HOUSE

NTS.



PROPOSED AERIAL VIEW

NTS.

Date: 06.21.18 TOWN COUNCIL ARCOM SUBMITTAL
Drawn: MS
Revised:
03.19.18 ARCOM SUBMITTAL REV 01
03.19.18 ARCOM SUBMITTAL REV 02
05.14.18 ARCOM SUBMITTAL REV 03
09.17.18 ARCOM SUBMITTAL REV 04

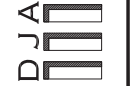
Job No.
17-119



Drawing No.

R-1.02

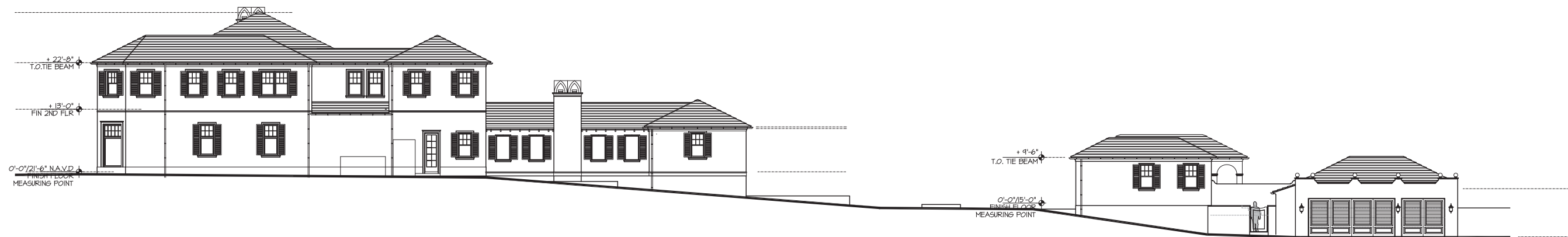
PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR# 2-18-00084 / ARCOM# B-034-2018
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PROPOSED NORTH ELEVATION
SCALE 3/32"= 1'-0" 4



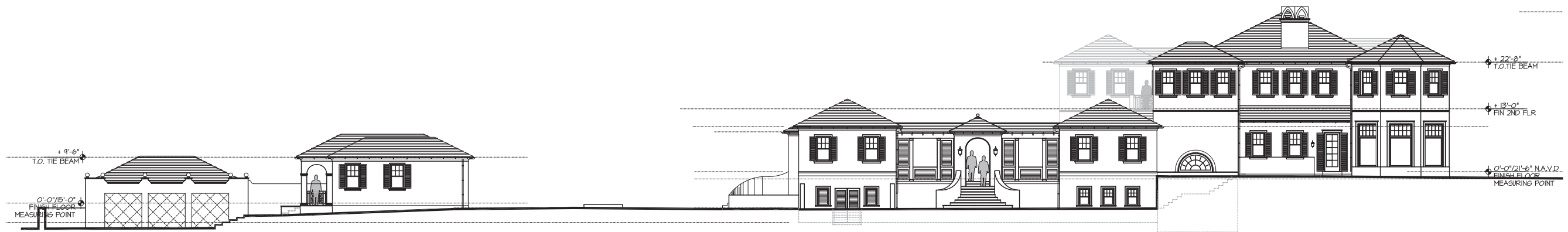
PREVIOUS NORTH ELEVATION
SCALE 3/32"= 1'-0" 3

<p><u>COLORS:</u></p> <p>BUILDING: BENJAMIN MOORE SUPER WHITE - OC-152</p> <p>RAILINGS: WHITE</p> <p>ROOF: WHITE FLAT TILE, COPPER</p> <p>TRIM: WHITE - PAINTED STUCCO</p> <p>SHUTTERS: PAINTED LOUVER - HC 123 - KENNEBUNKPORT GREEN</p> <p>WINDOWS: GREEN TEA LEAF - IMPACT SINGLE HUNG W/ WHITE BRICKMOLD</p> <p>DOORS: WHITE - IMPACT WOOD</p>		<ul style="list-style-type: none">• FLAT TILE ROOF - WHITE• COPPER HALF ROUND GUTTERS• SMOOTH SPONGE FINISH STUCCO WALLS PAINTED WHITE• STRUCTURAL OUTLOOKERS - PAINTED WHITE• STUCCO TRIM, SILL - PAINTED WHITE• PAINTED WOOD IMPACT RATED SINGLE HUNG WINDOWS- WHITE• PAINTED WOOD IMPACT RATED FRENCH DOORS- WHITE• PAINTED WOOD IMPACT RATED SLIDING DOORS - WHITE• PAINTED RAILS - WHITE• OPERABLE LOUVER SHUTTERS -HC 123 - KENNEBUNKPORT GREEN	
--	--	--	--



PROPOSED SOUTH ELEVATION

SCALE 3/32" = 1'-0"



PREVIOUS SOUTH ELEVATION

SCALE 3/32" = 1'-0"



COLORS:

BUILDING: BENJAMIN MOORE
SUPER WHITE - OC-152

RAILINGS: WHITE

ROOF: WHITE FLAT TILE, COPPER

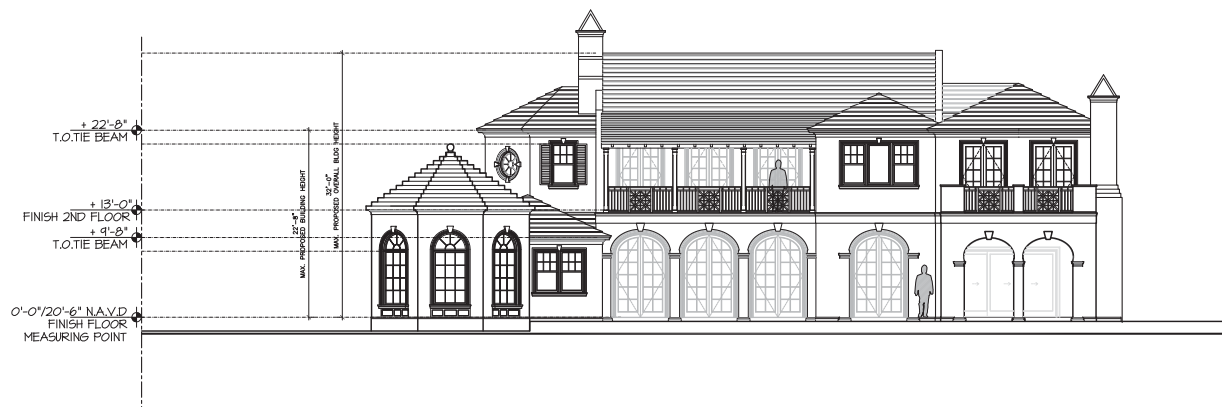
TRIM: WHITE - PAINTED STUCCO

SHUTTERS: PAINTED LOUVER - HC 123
- KENNEBUNKPORT GREEN

WINDOWS: GREEN TEA LEAF
- IMPACT SINGLE HUNG W/
WHITE BRICKMOLD

DOORS: WHITE - IMPACT WOOD

- FLAT TILE ROOF - WHITE
- COPPER HALF ROUND GUTTERS
- SMOOTH SPONGE FINISH STUCCO WALLS
PAINTED WHITE
- STRUCTURAL OUTLOOKERS - PAINTED WHITE
- STUCCO TRIM, SILL - PAINTED WHITE
- PAINTED WOOD IMPACT RATED
SINGLE HUNG WINDOWS- WHITE
- PAINTED WOOD IMPACT RATED
FRENCH DOORS- WHITE
- PAINTED WOOD IMPACT RATED SLIDING
DOORS - WHITE
- PAINTED RAILS - WHITE
- OPERABLE LOUVER SHUTTERS - HC 123
- KENNEBUNKPORT GREEN



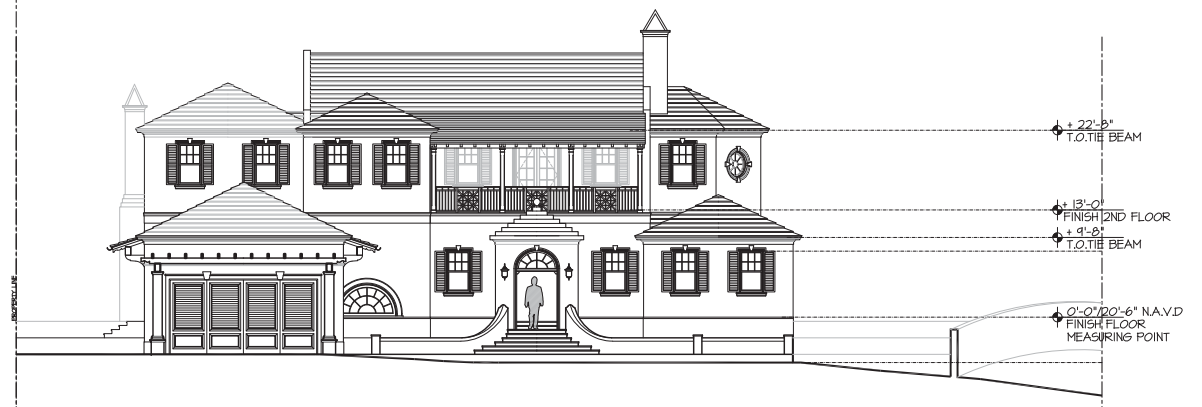
PROPOSED EAST ELEVATION - MAIN HOUSE

SCALE 3/32" = 1'-0"



PREVIOUS EAST ELEVATION - MAIN HOUSE

SCALE 3/32" = 1'-0"



PROPOSED WEST ELEVATION - MAIN HOUSE

SCALE 3/32" = 1'-0"



PREVIOUS WEST ELEVATION - MAIN HOUSE

SCALE 3/32" = 1'-0"

COLORS:

BUILDING: BENJAMIN MOORE
SUPER WHITE - OC-152

RAILINGS: WHITE

ROOF: WHITE FLAT TILE, COPPER

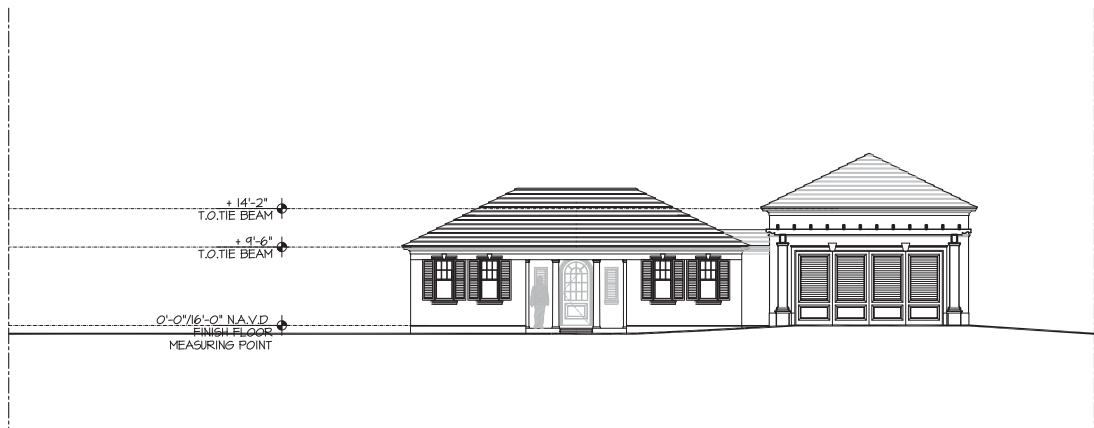
TRIM: WHITE - PAINTED STUCCO

SHUTTERS: PAINTED LOUVER - HC 123
- KENNEBUNKPORT GREEN

WINDOWS: GREEN TEA LEAF
- IMPACT SINGLE HUNG W/
WHITE BRICKMOLD

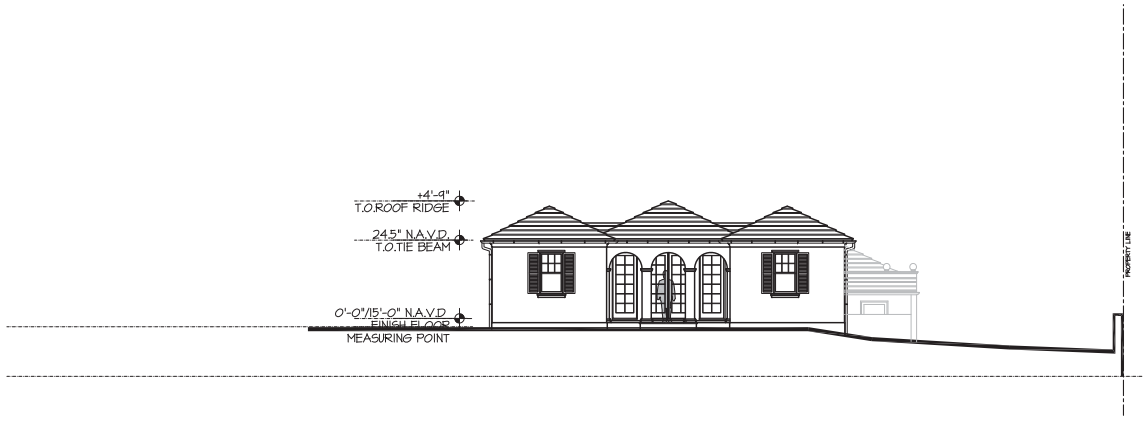
DOORS: WHITE - IMPACT WOOD

- FLAT TILE ROOF - WHITE
- COPPER HALF ROUND GUTTERS
- SMOOTH SPONGE FINISH STUCCO WALLS
PAINTED WHITE
- STRUCTURAL OUTLOOKERS - PAINTED WHITE
- STUCCO TRIM, SILL - PAINTED WHITE
- PAINTED WOOD IMPACT RATED
SINGLE HUNG WINDOWS- WHITE
- PAINTED WOOD IMPACT RATED
FRENCH DOORS- WHITE
- PAINTED WOOD IMPACT RATED SLIDING
DOORS - WHITE
- PAINTED RAILS - WHITE
- OPERABLE LOUVER SHUTTERS - HC 123
- KENNEBUNKPORT GREEN



PROPOSED EAST ELEVATION - GUEST HOUSE

SCALE 3/32"= 1'-0"



PREVIOUS EAST ELEVATION - GUEST HOUSE

SCALE 3/32"= 1'-0"



PROPOSED WEST ELEVATION - GUEST HOUSE

SCALE 3/32"= 1'-0"



PREVIOUS WEST ELEVATION - GUEST HOUSE

SCALE 3/32"= 1'-0"

COLORS:

BUILDING: BENJAMIN MOORE
SUPER WHITE - OC-152

RAILINGS: WHITE

ROOF: WHITE FLAT TILE, COPPER

TRIM: WHITE - PAINTED STUCCO

SHUTTERS: PAINTED LOUVER - HC 123
- KENNEBUNKPORT GREEN

WINDOWS: GREEN TEA LEAF
- IMPACT WOOD SINGLE HUNG

DOORS: WHITE - IMPACT WOOD

- FLAT TILE ROOF - WHITE
- COPPER HALF ROUND GUTTERS
- SMOOTH SPONGE FINISH STUCCO WALLS
PAINTED WHITE
- STRUCTURAL OUTLOOKERS - PAINTED WHITE
- STUCCO TRIM, SILL - PAINTED WHITE
- PAINTED WOOD IMPACT RATED
SINGLE HUNG WINDOWS- WHITE
- PAINTED WOOD IMPACT RATED
FRENCH DOORS- WHITE
- PAINTED WOOD IMPACT RATED SLIDING
DOORS - WHITE
- PAINTED RAILS - WHITE
- OPERABLE LOUVER SHUTTERS -HC 123
- KENNEBUNKPORT GREEN

Date: 02.21.18 TOWN COUNCIL ARCOM SUBMITTAL

Drawn: MS
Revised:
03.19.18 ARCOM SUBMITTAL REV 01
05.14.18 ARCOM SUBMITTAL REV 02
05.14.18 ARCOM SUBMITTAL REV 03
09.17.18 ARCOM SUBMITTAL REV 04

Job No.
17-119



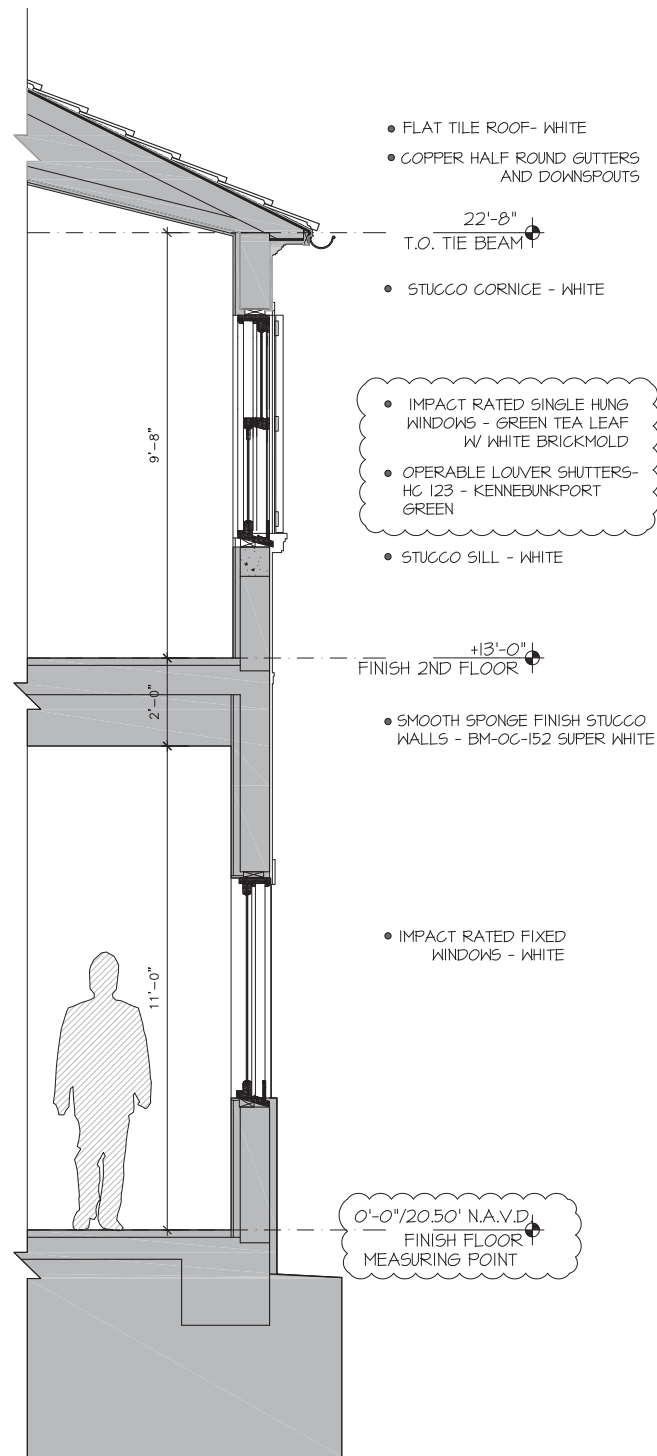
Drawing No.

A-2.04

D J A DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAAC001974
TEL: 561-833-4707

PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR# 2-18-00084 / ARCOM# B-034-2018

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- FLAT TILE ROOF - WHITE
- COPPER HALF ROUND GUTTERS AND DOWNSPOUTS

22'-8"
T.O. TIE BEAM

- STUCCO CORNICE - WHITE

- IMPACT RATED SINGLE HUNG WINDOWS - GREEN TEA LEAF W/ WHITE BRICKMOLD
- OPERABLE LOUVER SHUTTERS - HC 123 - KENNEBUNKPORT GREEN

- STUCCO SILL - WHITE

+13'-0"
FINISH 2ND FLOOR

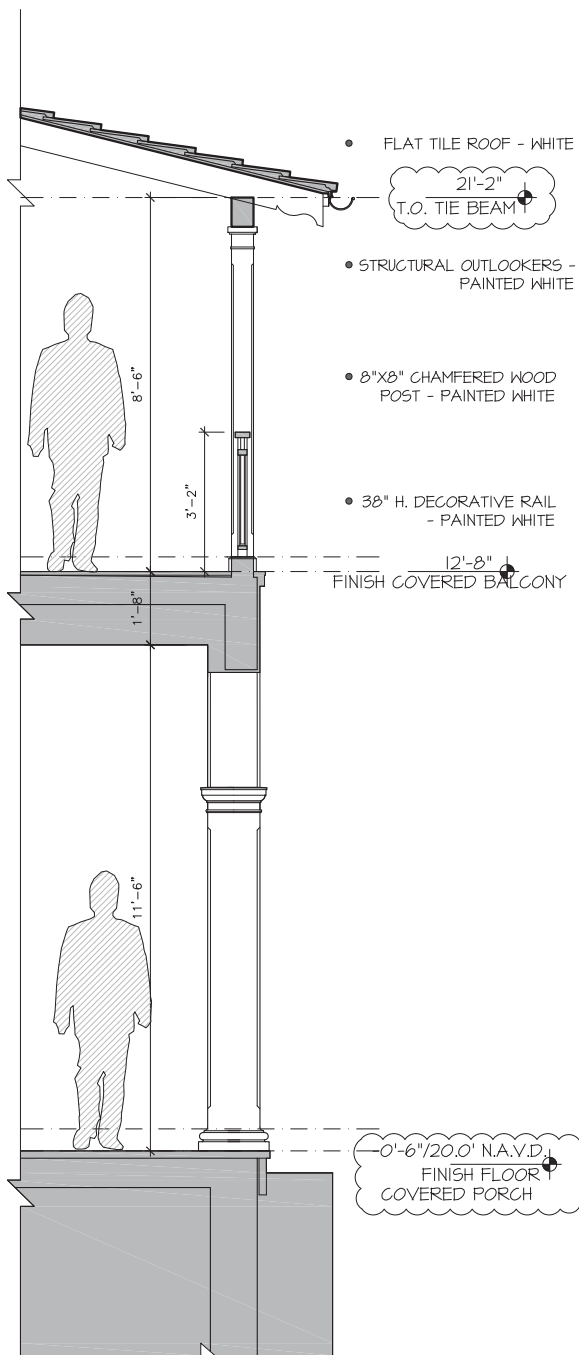
- SMOOTH SPONGE FINISH STUCCO WALLS - BM-OC-152 SUPER WHITE

- IMPACT RATED FIXED WINDOWS - WHITE

0'-0"/20.50' N.A.V.D.
FINISH FLOOR
MEASURING POINT

WALL, EAVE, SECTION

SCALE 1/2" = 1'-0"



- FLAT TILE ROOF - WHITE

21'-2"
T.O. TIE BEAM

- STRUCTURAL OUTLOOKERS - PAINTED WHITE

- 8"X8" CHAMFERED WOOD POST - PAINTED WHITE

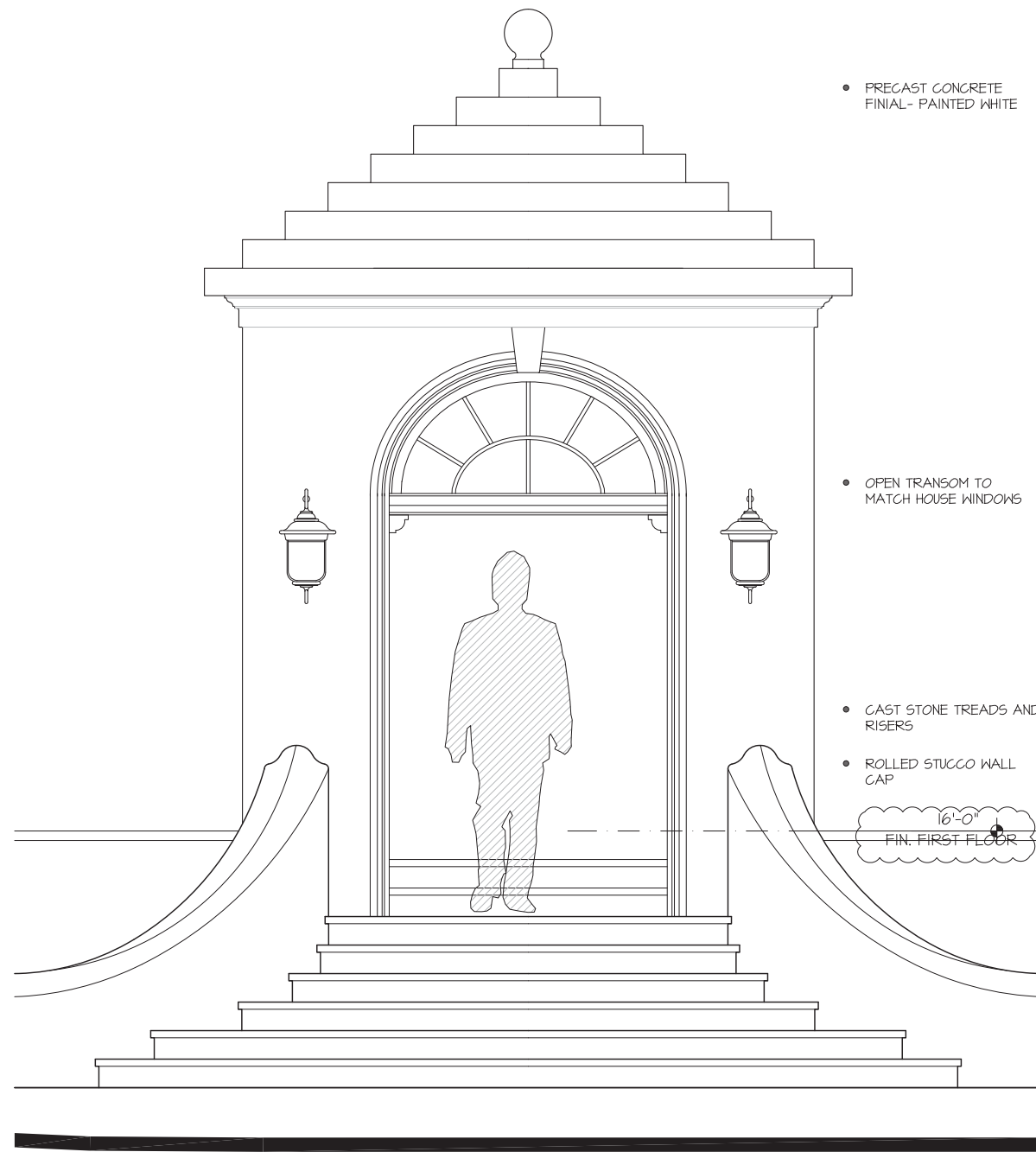
- 38" H. DECORATIVE RAIL - PAINTED WHITE

12'-8"
FINISH COVERED BALCONY

0'-6"/20.0' N.A.V.D.
FINISH FLOOR
COVERED PORCH

WALL, EAVE, SECTION- EAST BALCONY

SCALE 1/2" = 1'-0"



- PRECAST CONCRETE FINIAL - PAINTED WHITE

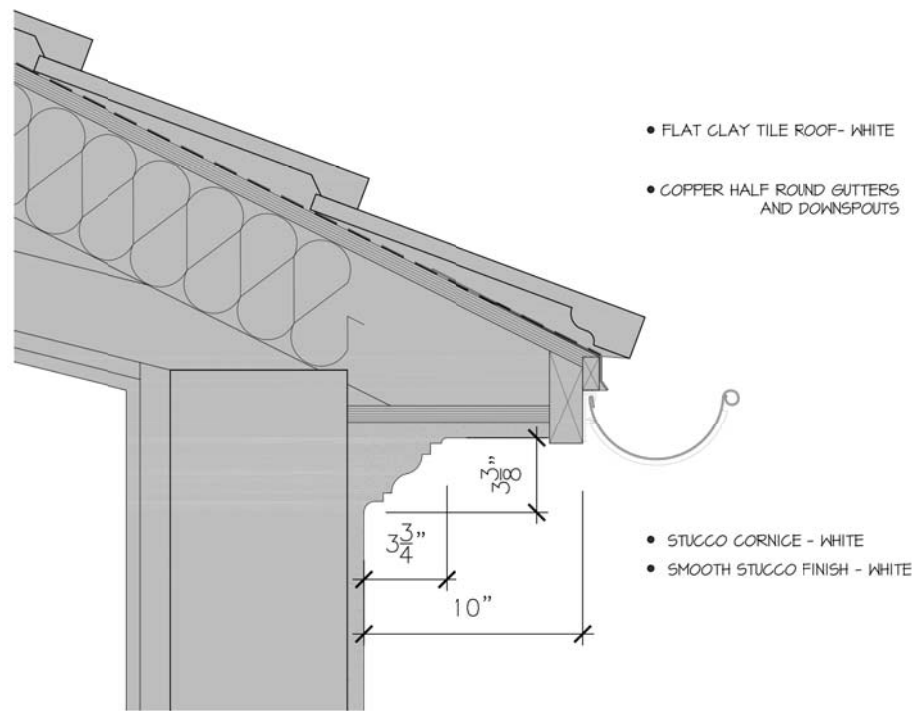
- OPEN TRANSOM TO MATCH HOUSE WINDOWS

- CAST STONE TREADS AND RISERS
- ROLLED STUCCO WALL CAP

16'-0"
FIN. FIRST FLOOR

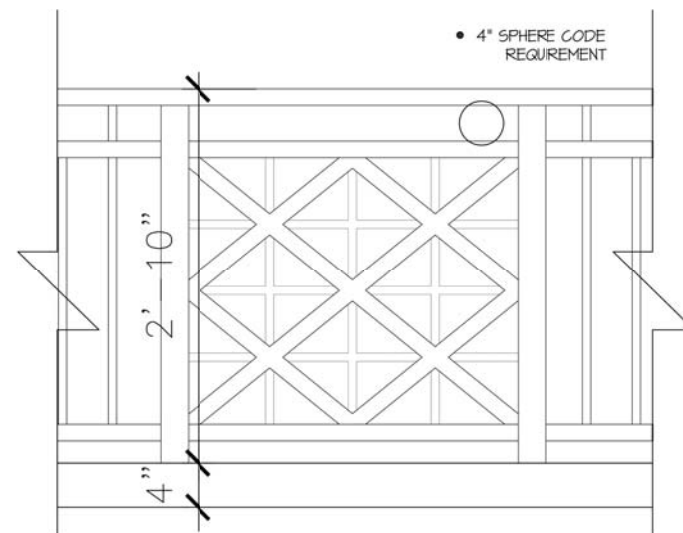
ENTRY DETAIL

SCALE 3/4" = 1'-0"



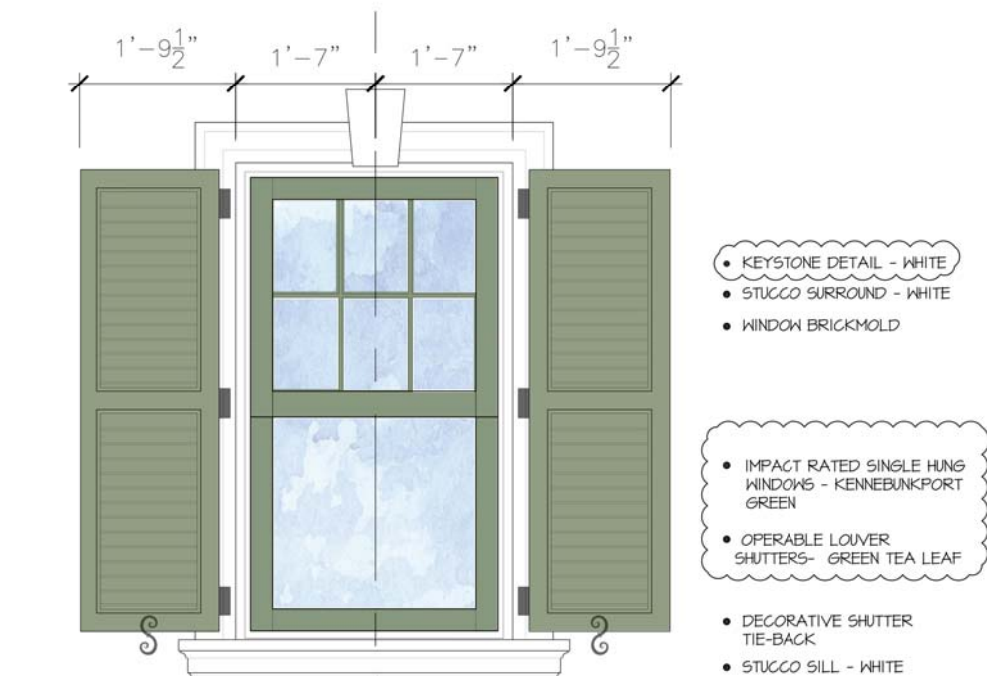
TYPICAL EAVE DETAIL

SCALE 3"= 1'-0"



RAIL DETAIL

SCALE 1 1/2"= 1'-0"



WINDOW, SHUTTER DETAIL

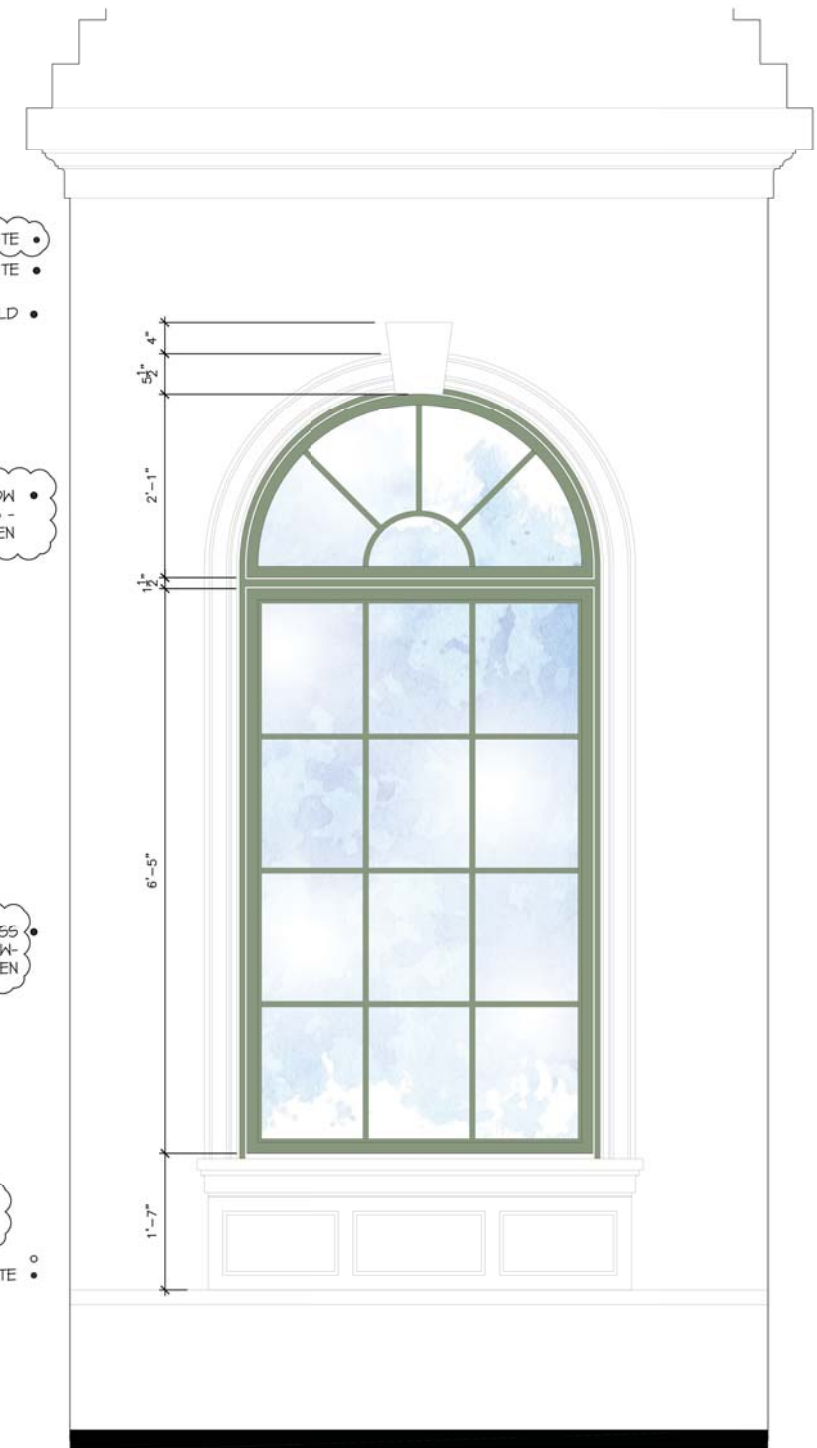
SCALE 1"= 1'-0"

KEYSTONE DETAIL - WHITE
STUCCO SURROUND - WHITE
WINDOW BRICKMOLD

IMPACT RATED WINDOW DIVIDED LITES - KENNEBUNKPORT GREEN

IMPACT RATED FIXED GLASS WOOD PICTURE WINDOW- KENNEBUNKPORT GREEN

0'-0" / 20.50' NAVD.
FINISH FLOOR MEASURING POINT
STUCCO WATERTABLE - WHITE



EAST WINDOW DETAIL

SCALE 1"= 1'-0"



ARCHITECTURAL INSPIRATION

Date:	02.21.18	TOWN COUNCIL	ARCOM	SUBMITTAL
Drawn:	MS			
Revised:				
03.19.18	ARCOM	SUBMITTAL	REV 01	
04.11.18	ARCOM	SUBMITTAL	REV 02	
05.14.18	ARCOM	SUBMITTAL	REV 03	
09.17.18	ARCOM	SUBMITTAL	REV 04	

Job No.
17-119



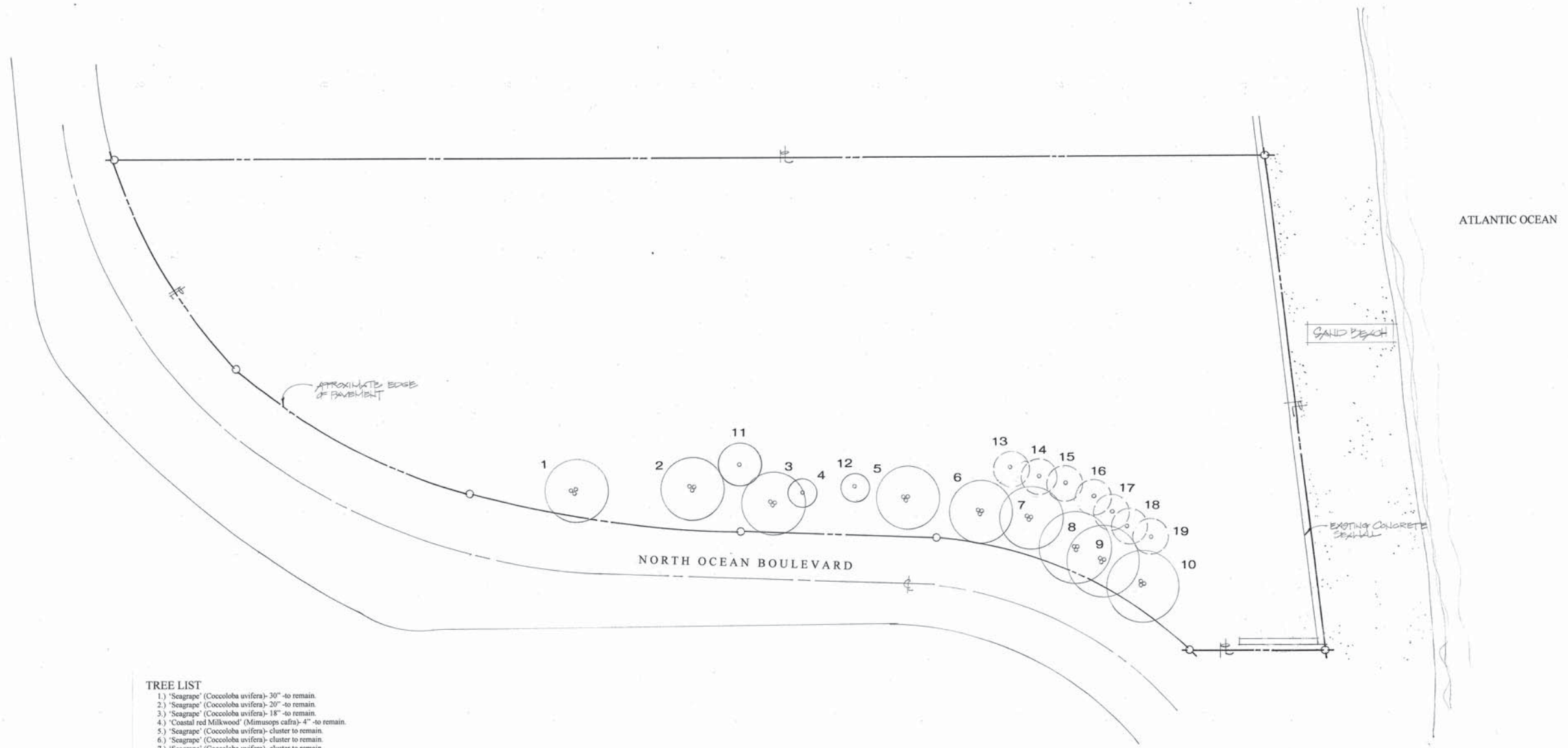
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REF-1

PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR# 2-18-00084 / ARCOM# B-034-2018
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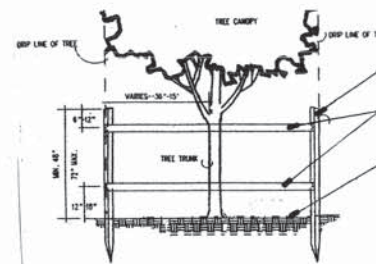


D J A DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAACOO1974
TEL: 561-839-4707



TREE LIST

- 1.) 'Seagrape' (Coccoloba uvifera)- 30" -to remain.
- 2.) 'Seagrape' (Coccoloba uvifera)- 30" -to remain.
- 3.) 'Seagrape' (Coccoloba uvifera)- 18" -to remain.
- 4.) 'Coastal red Milkwood' (Mimusops cafra)- 4" -to remain.
- 5.) 'Seagrape' (Coccoloba uvifera)- cluster to remain.
- 6.) 'Seagrape' (Coccoloba uvifera)- cluster to remain.
- 7.) 'Seagrape' (Coccoloba uvifera)- cluster to remain.
- 8.) 'Seagrape' (Coccoloba uvifera)- cluster to remain.
- 9.) 'Seagrape' (Coccoloba uvifera)- cluster to remain.
- 10.) 'Seagrape' (Coccoloba uvifera)- cluster to remain.
- 11.) 'Madagascar Olive' (Noroahia emarginata)- 8" -to remain.
- 12.) 'Garcinia' (Garcinia spp.)- 8" -to remain.
- 13.) 'Madagascar Olive' (Noroahia emarginata)- 8" -to be removed.
- 14.) 'Madagascar Olive' (Noroahia emarginata)- 8" -to be removed.
- 15.) 'Madagascar Olive' (Noroahia emarginata)- 8" -to be removed.
- 16.) 'Madagascar Olive' (Noroahia emarginata)- 8" -to be removed.
- 17.) 'Madagascar Olive' (Noroahia emarginata)- 8" -to be removed.
- 18.) 'Madagascar Olive' (Noroahia emarginata)- 8" -to be removed.
- 19.) 'Madagascar Olive' (Noroahia emarginata)- 8" -to be removed.



TREE PROTECTION DETAIL

BARRICADES AS SHOWN ON THIS DETAIL FOR EXISTING TREES WITH OVER A 30" DIA CANOPY, SHALL HAVE THE VERTICAL STAKES PLACED AT LEAST 15' FROM THE TRUNK OF THE TREE.

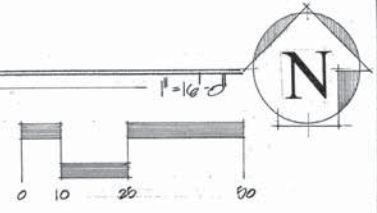
SEE TREE RELOCATION AND PROTECTION NOTES FOR ADDITIONAL REQUIREMENTS RELATED TO THIS DETAIL.

TREE RELOCATION AND PROTECTION NOTES:

1. All trees retained on site shall be barricaded before and during construction activities. Barricades shall be constructed around individual or groups of trees that are susceptible to mechanical damage. Barricades can be wooden fences constructed of 2x4 or 4x4 dimension stock or any equivalent material. The following should be observed in the installation of barricades. Barricades must be conspicuous and high enough (minimum 4 feet in height) to be seen by equipment operators. The barricades shall be far enough away from the tree to prevent compaction and puddling over the root system. The barricade should be large enough to accommodate the drip line of the tree.
2. Any trees to be relocated shall be tagged in field with orange surveyor ribbon.
3. Underground utility lines shall be routed around existing trees to the outside of the drip line where possible. If it is not possible, a tunnel made by a power driven soil auger may be used under the tree.
4. Tree relocation areas are to be selectively cleared and set at final design grade prior to general site clearing and grading.
5. Installation of fences and walls shall take into consideration the root system of existing trees. Post holes and trenches close to trees shall be dug by hand and adjusted as necessary to avoid damage to major roots. Continuous footers for masonry walls shall be ended at the point where major large roots are encountered.
6. No excavation or other subsurface disturbance may be undertaken, excluding the maintenance of an existing utility facility within the drip line of a tree designated to remain. No impervious surface (including, but not limited to paving or buildings) may be located within six feet (measured from the outside diameter of the trunk or 20' drip line, whichever is greater) of any tree.
7. If possible, all tree relocations to be done by 90° tree spade. If relocation by tree spade is not feasible, the relocation by hand digging will be required.
8. Tree relocation to be coordinated with general contractor on site to determine scheduling.
9. Temporary automatic watering system to be in place prior to commencement of root pruning process. This temporary irrigation system is to be provided for all relocated trees until automatic system has been fully installed. Irrigation system is to be inspected by contractor on a daily basis.
10. Relocated trees to be set at final design grade.
11. All relocated trees to be watered on a daily basis so as to maintain a permanently moist root ball.
12. Trees are to be "top" pruned prior to relocation so as not to destroy character of tree. Trees are not to be hat raked.
13. All newly planted trees shall be properly guyed and staked at the time of planting to insure establishment and erect growth. Trees shall be re-staked in the event of "blow-overs" or other failure of the staking and guying.
14. Root pruning of existing trees to start a minimum of two weeks prior to relocation.
15. Relocated trees are to be inspected and monitored on a weekly basis by a certified arborist. He is to submit a written report documenting this information to the city environmental officer on a weekly basis.
16. The contractor is to locate and identify all underground utilities prior to relocating trees.

EXISTING TREE PLAN

SCALE



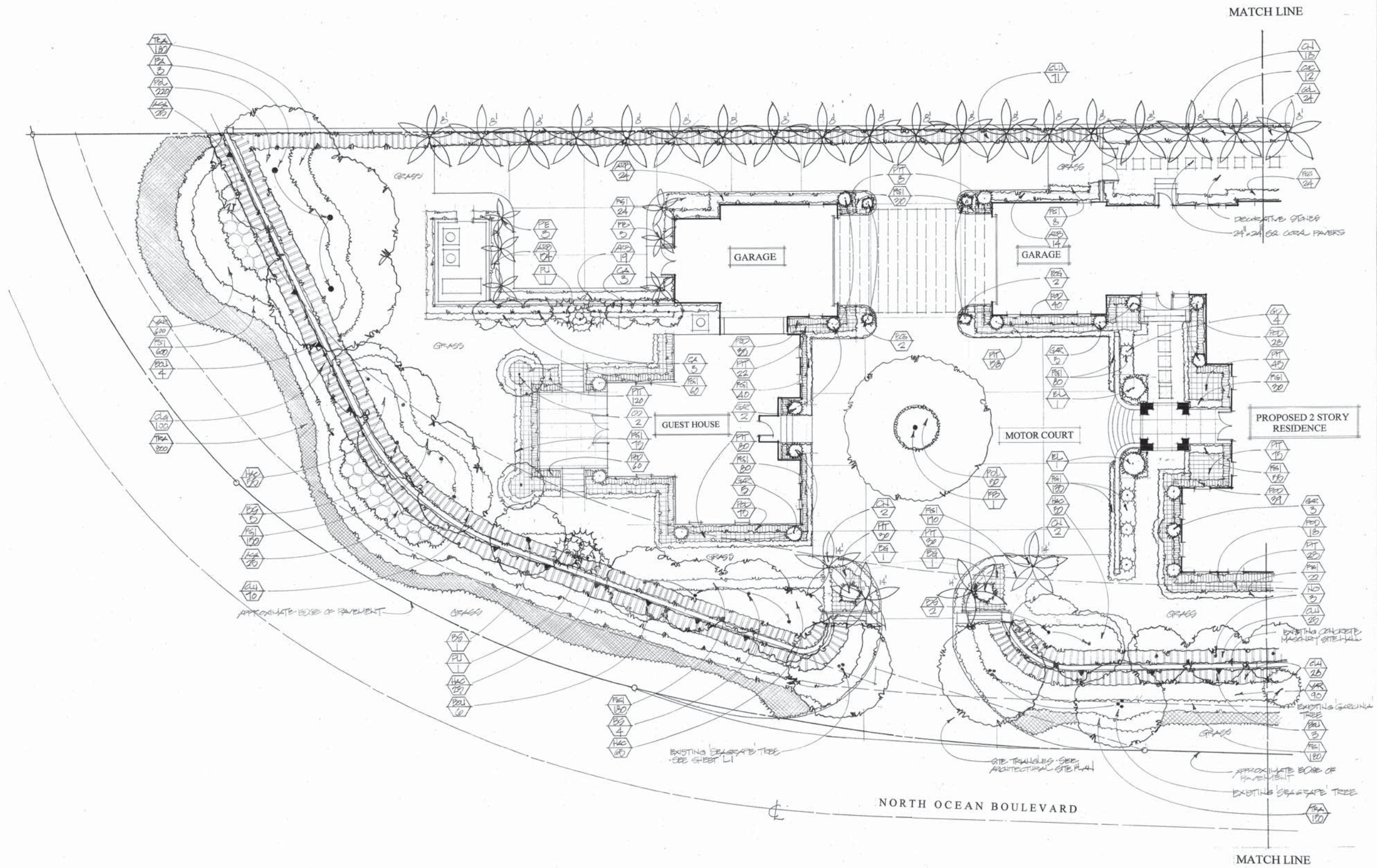


LANDSCAPE CALCULATIONS

ZONED.....	RA
TOTAL SITE AREA.....	50,020 SQ.FT.
REQUIRED LANDSCAPE AREA.....(50%):	25,010 SQ.FT.
LANDSCAPE AREA PROVIDED.....(58%):	29,223 SQ.FT.
FRONT YARD AREA.....	25,210 SQ.FT.
FRONT LANDSCAPE SPACE REQUIRED.....(45%):	11,255 SQ.FT.
FRONT LANDSCAPE SPACE PROVIDED.....(52%):	13174 SQ.FT.

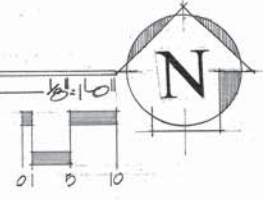
LANDSCAPE PLAN





LANDSCAPE PLAN

SCALE



PROPOSED NEW RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH, FLORIDA

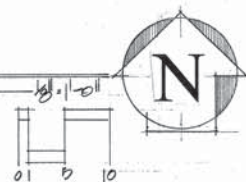
PROJECT #1156
9/17/18

L3

Peterson
Design
Professionals

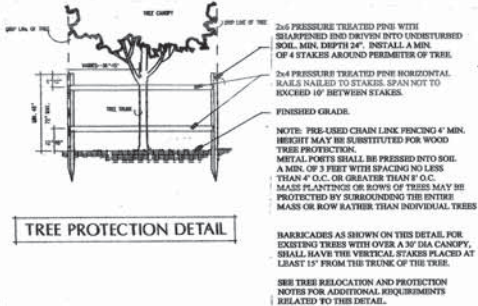
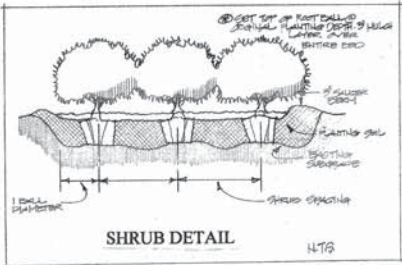
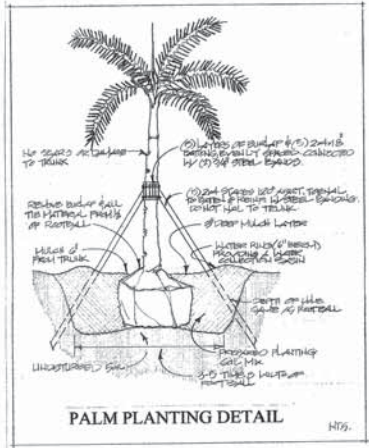
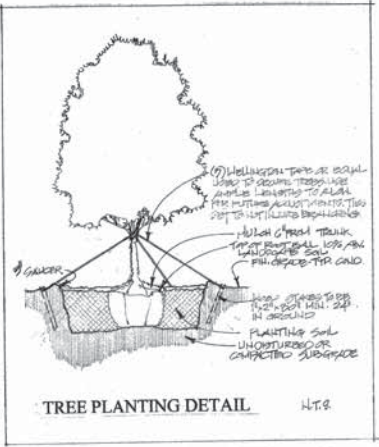
Landscaping Architects
Phone (561) 702-0136
Fax (561) 702-0136
j.peterson@petersondesign.com

151 S.W. 7th Terrace
Boca Raton, Florida 33486



PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	QUAN
FA	FICUS AUREUS-	"STRANGLER FIG"	24' o.a. hgt.....	3
FB	FICUS BENGHALENSIS-	"BANYAN TREE"	20' x16'.....	1
BS	BURSEKA SIMARUBA-	"GUMBO LIMBO"	16' min. hgt, 14' min. spr.....	12
CN	COCOS NUCIFERA-	"COCONUT PALM"	curved trunks. Trunk hghts on plan.....	51
CA	CALOPHYLLUM BRASILIENSIS-	"BEAUTY LEAF"	12' hgt.....	6
CD	COCCOLOBA DIVERSIFOLIA-	"PIGEON PLUM"	14' hgt, 6' spr.....	2
PE	PTYCHOSPERMA ELEGANS-	"ALEXANDER PALM"	6' grey wood.....	6
NO	NORONHIA EMARGINATA-	"MADAGASCAR OLIVE"	14' hgt.....	9
PU	PANDANUS UTILIS-	"SCREW PINE"	12' hgt.....	2
CS	CONOCARPUS ERECTUS-'SER'-	"SILVER BUTTONWOOD"	12' o.a. hgt, 8' spr.....	5
GD	GARDENIA JASMINOIDES-	"GARDENIA"	15 gal.....	4
BG	BOUGANVILLEA GLABRA-	"BOUGANVILLEA"	45gal 5' std. red.....	2
BOU	BOUGANVILLEA GLABRA-	"BOUGANVILLEA"	vine-trailers. 10' min 3.....	4
ACA	ACALYPHA WILKESIANA-	"COPPER LEAF"	7 gal. 24" hgt. Louisiana red.....	13
EL	ELAEOCARPUS DECIPENS-	"JAPANESE BLUEBERRY"	10' narrow.....	2
POD	PODOCARPUS MACROPHYLLUS-	"MAKI"	40" hgt, 7 gal.....	330
COC	COCCOLOBA UVIFERA-	"SEAGRAPE"	8' hgt. full to base.....	112
COL	COCCOLOBA UVIFERA-	"SEAGRAPE"	7 gal. 3' hgt.....	219
GAR	GARCINIA-	5' hgt. column.....		28
CLU	CLUSIA GUTTIFERA-	"SMALL LEAF CLUSIA"	5' hgt. 25 gal.....	260
CLG	CLUSIA GUTTIFERA-	"SMALL LEAF CLUSIA"	30" hgt.....	118
SER	SERENIOA REPENS-	"SAW PALMETTO"	7 gal. 30" x 30".....	55
ARB	ARBORICOLA BRASSIFLORA-	"ARBORICOLA"	7 gal. 30" hgt.....	111
VAR	ARBORICOLA BRASSIFLORA-'VAR'-	"VAR. ARBORICOLA"	3 gal. 16" hgt.....	1090
PIT	PITTIOSPORUM TOBIRA-'VAR'-	"VARIEGATED PITTIOSPORUM"	3 gal.....	540
HAC	HAMELIA PATENS COMPACTA-	"DWARF FIREBUSH"	3 gal.....	195
FGI	FICUS 'GREEN ISLAND'-	"GREEN ISLAND FICUS"	3 gal. 12" hgt.....	2282
FGH	FICUS 'GREEN ISLAND'-	"GREEN ISLAND FICUS"	7 gal. 18" hgt.....	74
POL	POLYSORUM SCOLOPENDRIUM-	"WART FERN"	1 gal.....	270
TRA	TRACHELOSPERMUM ASIATICUM-	"DWARF JASMINE"	1 gal.....	1330
HEL	HELIANTHUS DIBILIS-	"BEACH SUNFLOWER"	1 gal.....	1720



- NOTES:
1. ALL LANDSCAPING AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED IN THE PLANT LIST AND THE TOWN OF PALM BEACH LANDSCAPE CODE.
 2. ALL PLANTING MATERIAL SHALL MEET OR EXCEED FLORIDA GRADE #1 AS SPECIFIED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS', AND PART 2 'PALMS AND TREES', CURRENT EDITION. TREES TO BE INSTALLED SHALL NOT BE TIPPED, TOPPED, OR SHAPED PRIOR TO INSTALLATION.
 3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY OR ALL FACILITIES DAMAGED AND IS TO COORDINATE WITH ALL OTHER CONTRACTORS ON SITE.
 4. PLANTING SOIL IS TO BE WEED FREE MIXTURE OF MUCK AND SAND (30/70) WITH 50 LBS OF MILORGANITE PER 6 CU. YDS.
 5. APPLY 3" 'GOLD' CYPRESS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
 6. ALL SODDED AREAS ARE TO BE COVERED WITH 'EMPIRE ZOYSIA' SOD, EXCEPT WHERE NOTED. SOD TO HAVE GOOD COMPACT GROWTH AND ROOT SYSTEM LAY WITH TIGHT JOINTS.
 7. GUYING/ STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES, ETC. TO PENETRATE OUTER SURFACES OF TREES, PALMS, OR OTHER PLANT MATERIAL. TREES, PALMS, AND PLANT MATERIAL REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED WITH THE INSPECTOR ON SITE.
 8. BURLAP MATERIAL, WIRE CAGES, PLASTIC CANVAS STRAPS, ETC. MUST BE CUT AND REMOVED FROM THE TOP ONE HALF DEPTH OF THE ROOT BALL. TREES AND SHRUBS GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE SUCH MATERIAL REMOVED ENTIRELY PRIOR TO PLANTING THE TREE OR SHRUB.
 9. ALL PLANT MATERIAL SHALL BE FREE OF PESTS, INSECTS, DISEASE, WEEDS, ETC.
 10. ALL PLANT MATERIAL SHALL BE PLANTED AT THE PROPER DEPTH AS ORIGINALLY GROWN AND/OR SO THE TOP OF THE ROOT BALL IS FLUSH OR SLIGHTLY ABOVE FINISHED GRADE IMMEDIATELY AFTER PLANTING. ALL TREES SHOULD PROVIDE TRUNK TAPER WHEN PROPERLY PLANTED AT THE CORRECT PLANTING DEPTH.
 11. ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING TO ELIMINATE AIR POCKETS IN THE ROOT ZONE AREA.
 12. TREES AND PALMS ARE TO BE STAKED AS NECESSARY AND IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
 13. LANDSCAPING SHALL BE PLACED TO EDGE OF ABUTTING STREETS OR OTHER LANDS.
 14. SITE DISTANCE CONCERNS MUST BE MAINTAINED FOR CLEAR SITE VISIBILITY FROM THIRTY INCHES TO SEVENTY-TWO INCHES, TREE TRUNKS EXCLUDED. MEASUREMENT SHALL BE MADE FROM TOP OF ROOT BALL PLANTED AT PROPER ELEVATION.
 15. UPON COMPLETION OF WORK, THE SITE SHALL BE CLEARED OF ALL DEBRIS, SUPERFLUOUS MATERIALS, AND EQUIPMENT CAUSED BY THIS PERMIT TO THE SATISFACTION OF THE INSPECTOR.
 16. SEE PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
 17. LANDSCAPE CONTRACTOR TO PROVIDE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, AS SHOWN ON PLANS. SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED. THERE SHALL BE NO OVERSPRAY ON SIDEWALKS OR ON ROADWAYS. SYSTEM TO PROVIDE 100% COVERAGE.
 18. ALL CONSTRUCTION MATERIAL AND FOREIGN MATTER SHALL BE REMOVED FROM THE PLANTING AREAS AND REPLACED WITH 50/50 MIX FILL SOIL OR AS PER SPECIFICATIONS.
 19. THE LANDSCAPE ARCHITECT AND THE TOWN OF PALM BEACH SHALL BE INFORMED OF ANY CHANGES FOR APPROVAL IN PLANT MATERIAL PRIOR TO INSTALLATION.
 20. ALL LANDSCAPE MATERIAL SHALL BE FERTILIZED UPON INSTALLATION.
 21. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE COUNTY, TOWN, AND/OR UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES AND/OR CONSTRUCTION CAUSED AT NO COST TO THE OWNER.
 22. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
 23. IN ADDITION TO THESE REQUIREMENTS, ALL LOCAL LANDSCAPE CODES SHALL BE MET IN ORDER TO SATISFY THE REVIEW AND APPROVAL OF THE GOVERNING MUNICIPALITY.
 24. CO-ORDINATE WITH ALL TRADES, ESPECIALLY THE IRRIGATION CONTRACTOR.

PROPOSED NEW RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH, FLORIDA



Phone (561) 702-0136
Fax (561) 338-3543
j.peterson2006@gmail.com

151 S.W. 7th Terrace
Boca Raton, Florida 33486

PROJECT #1192
9/17/18



L5



PROJECT #1136
9/17/18

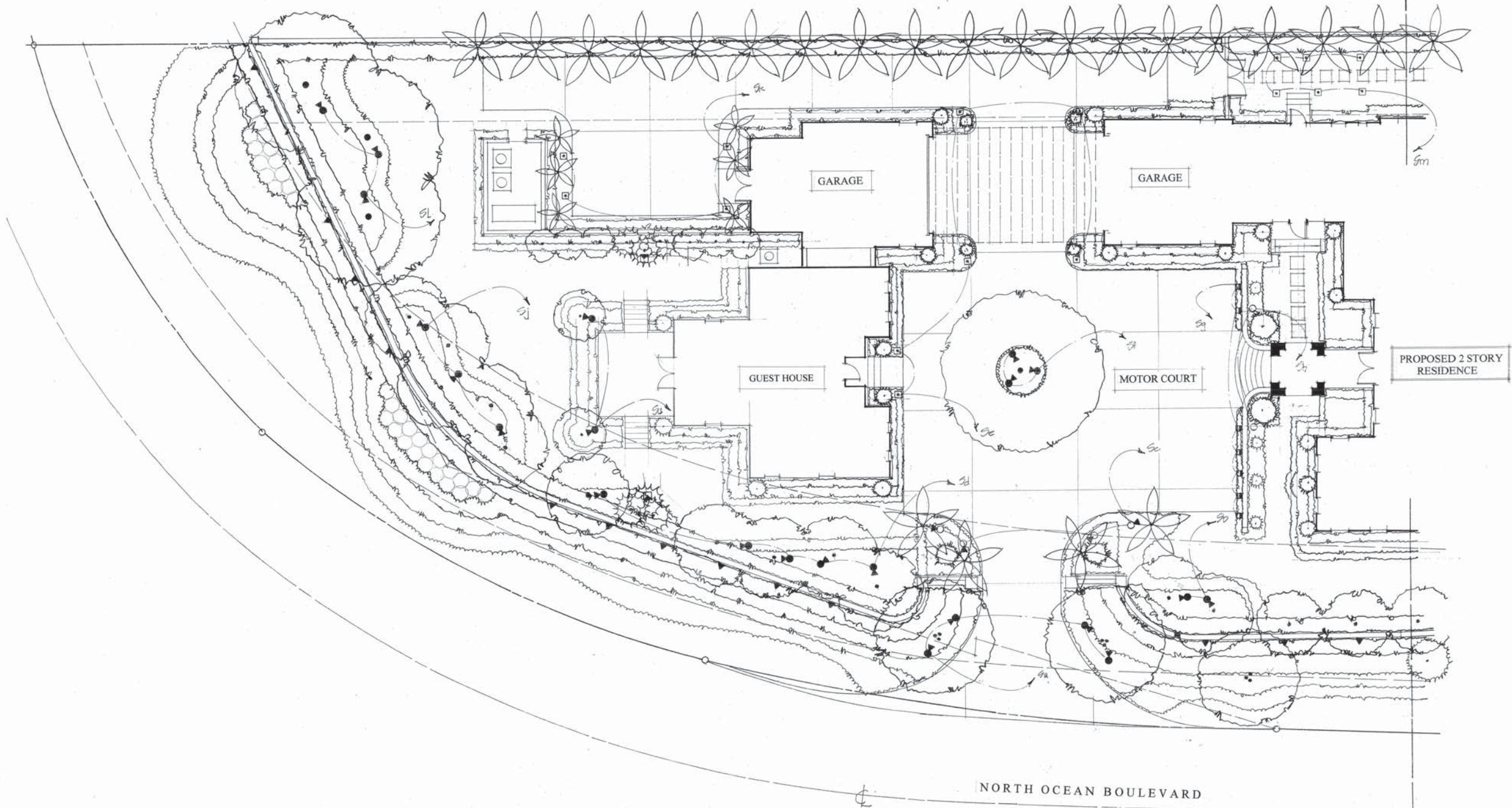
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L6



MATCH LINE

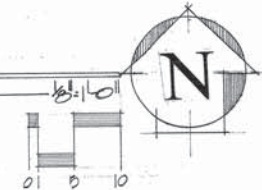


LIGHTING LEGEND

SYMBOL	FIXTURE	QUANTITY	BULB	MOUNT
	BK Lighting Denali series	15	LED	ground
	BK Lighting DE-LED-X50	26	LED	ground
	BK Lighting Denali series	7	LED	ground
	BK Lighting	28	LED	bollard
	BK Lighting	11	LED	inground
	MFG: Jandy CPLV LEDS100	4	40 watt amber led	recessed

LIGHTING PLAN

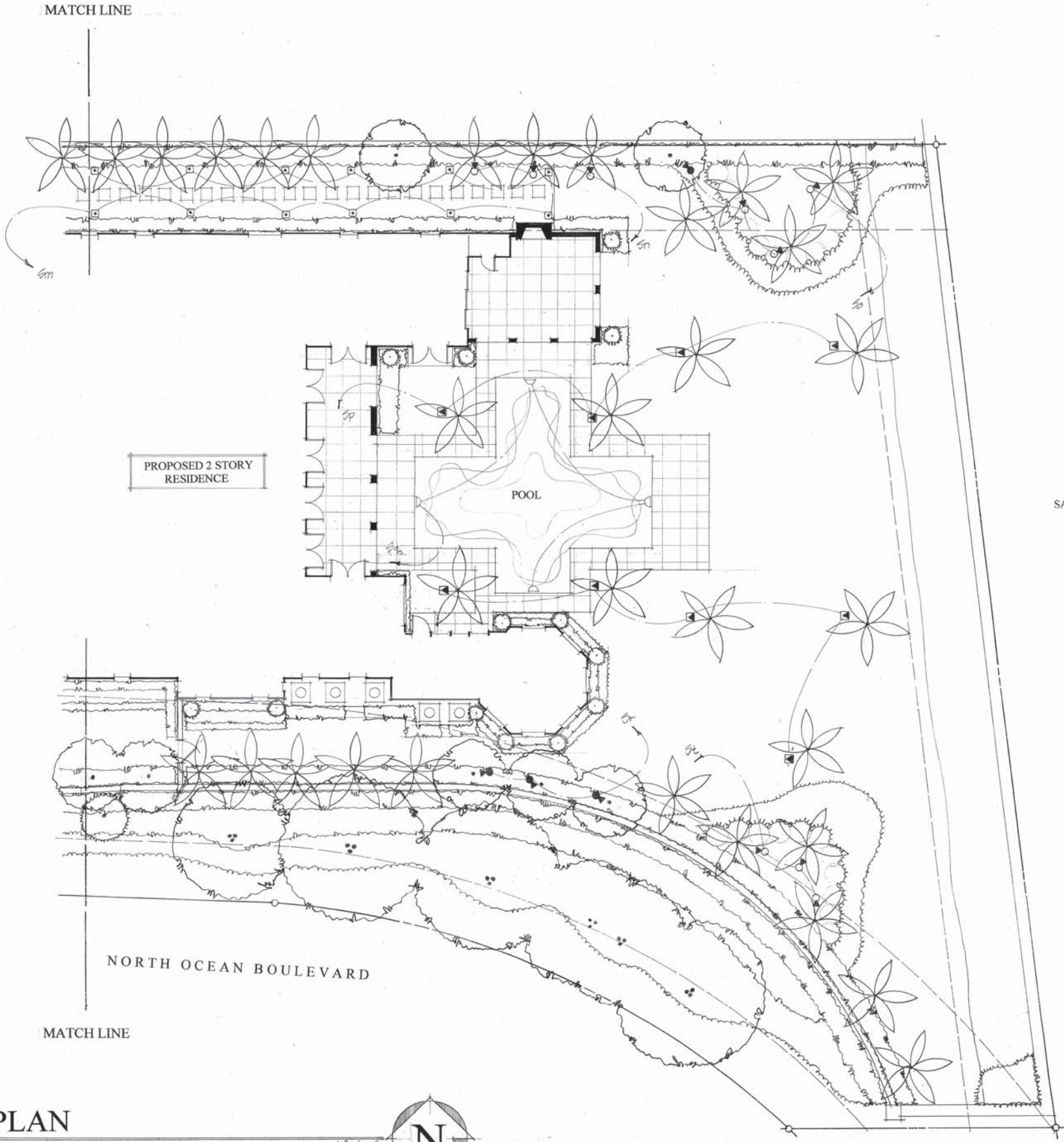
SCALE



PROPOSED NEW RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH, FLORIDA

PROJECT #1156
9/17/18

L8

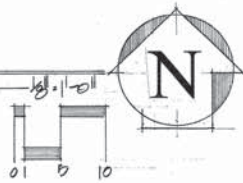


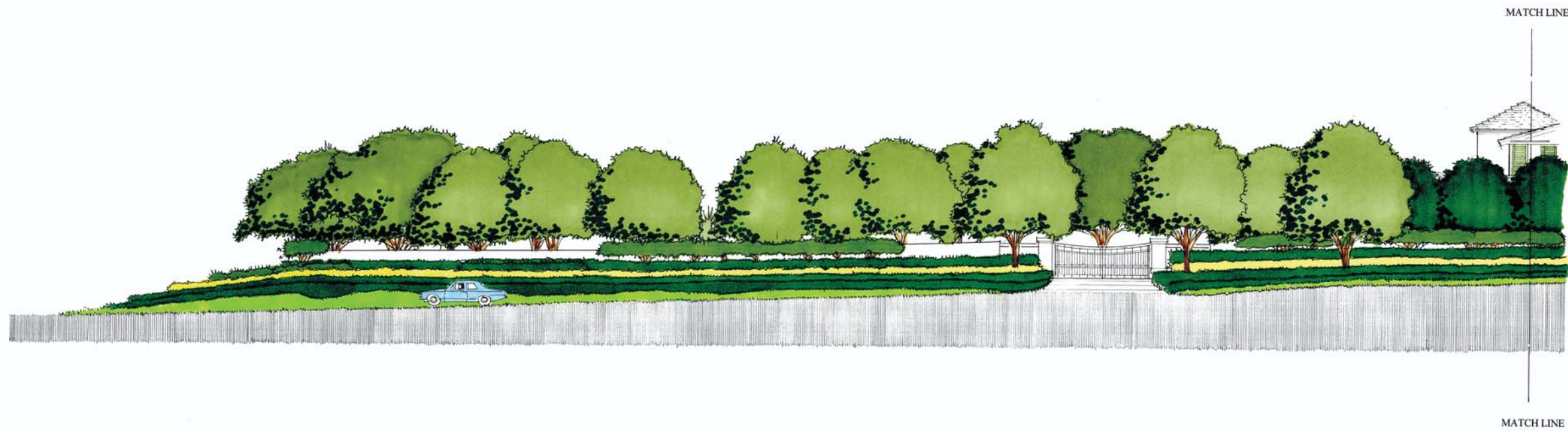
LIGHTING LEGEND

SYMBOL	FIXTURE	QUANTITY	BULB	MOUNT
	BK Lighting Denali series	15	LED	ground
	BK Lighting DE-LED-X50	26	LED	ground
	BK Lighting Denali series	7	LED	ground
	BK Lighting	28	LED	bollard
	BK Lighting	11	LED	inground
	MFG: Jandy CPLV LED5100	4	40 watt amber led	recessed

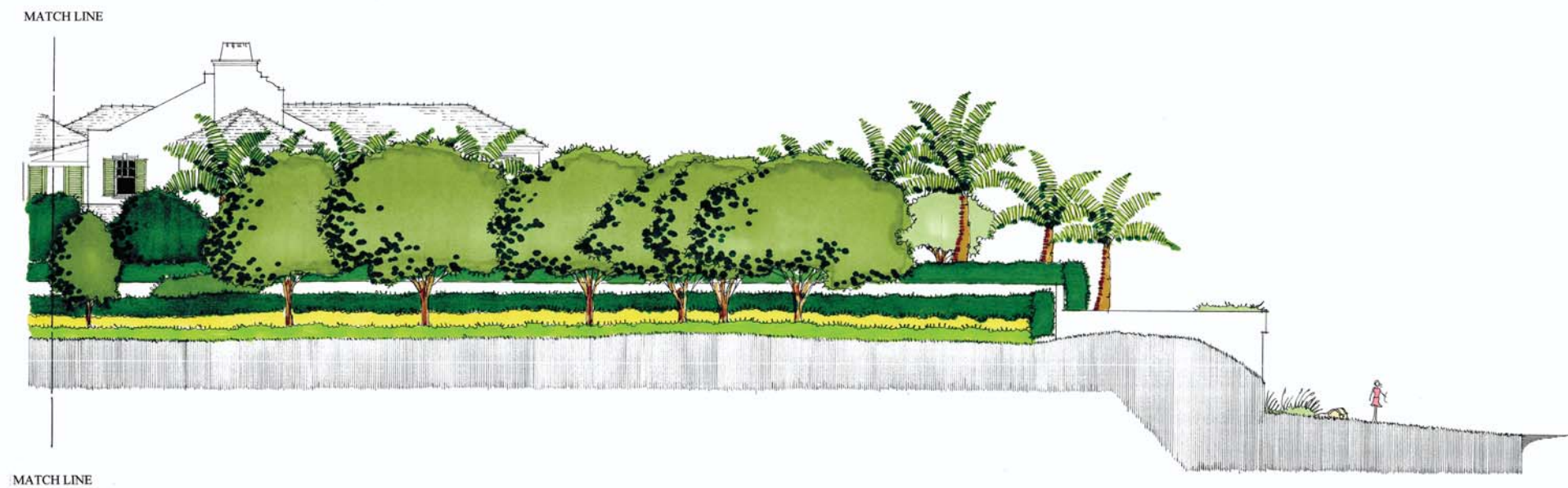
LIGHTING PLAN

SCALE

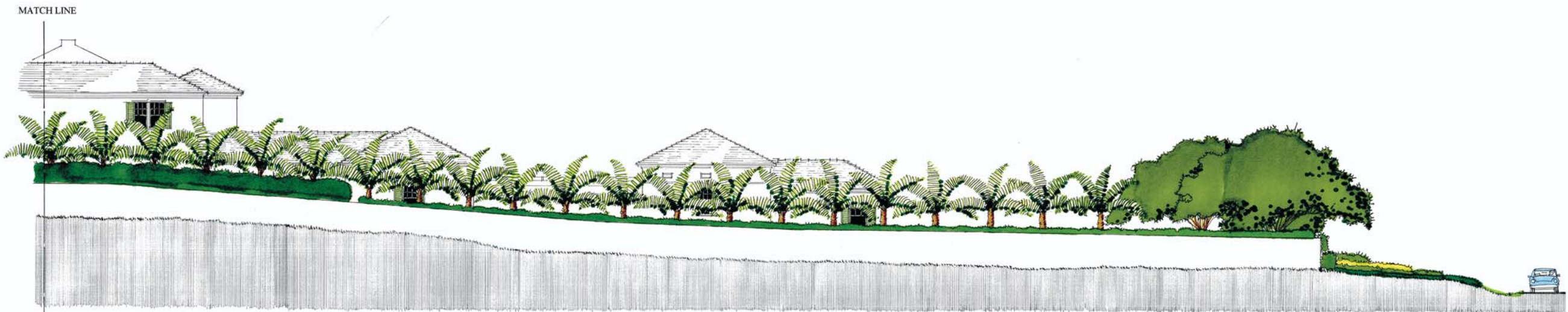




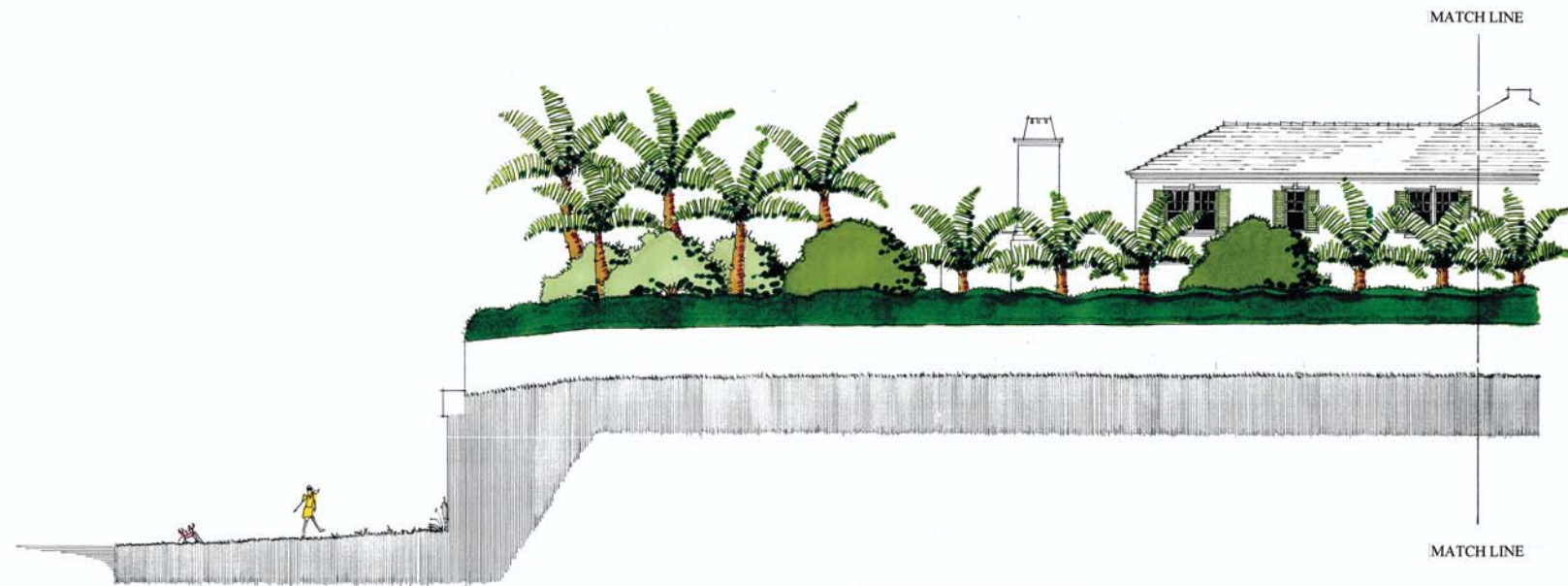
SOUTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

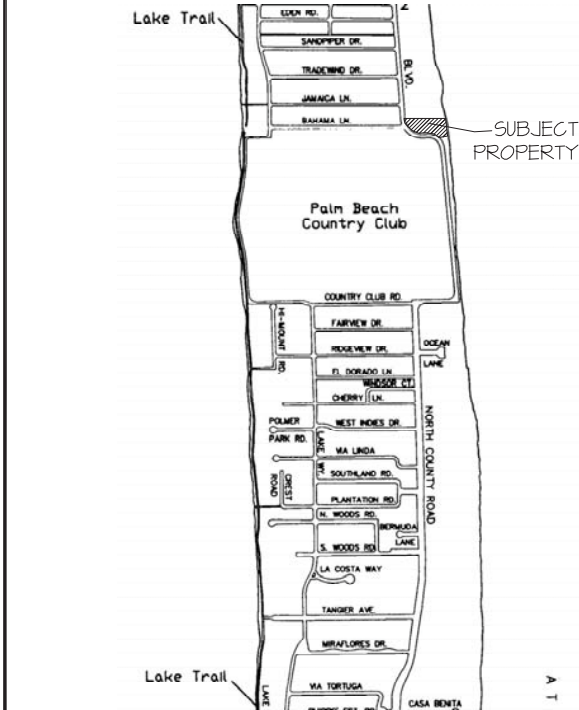
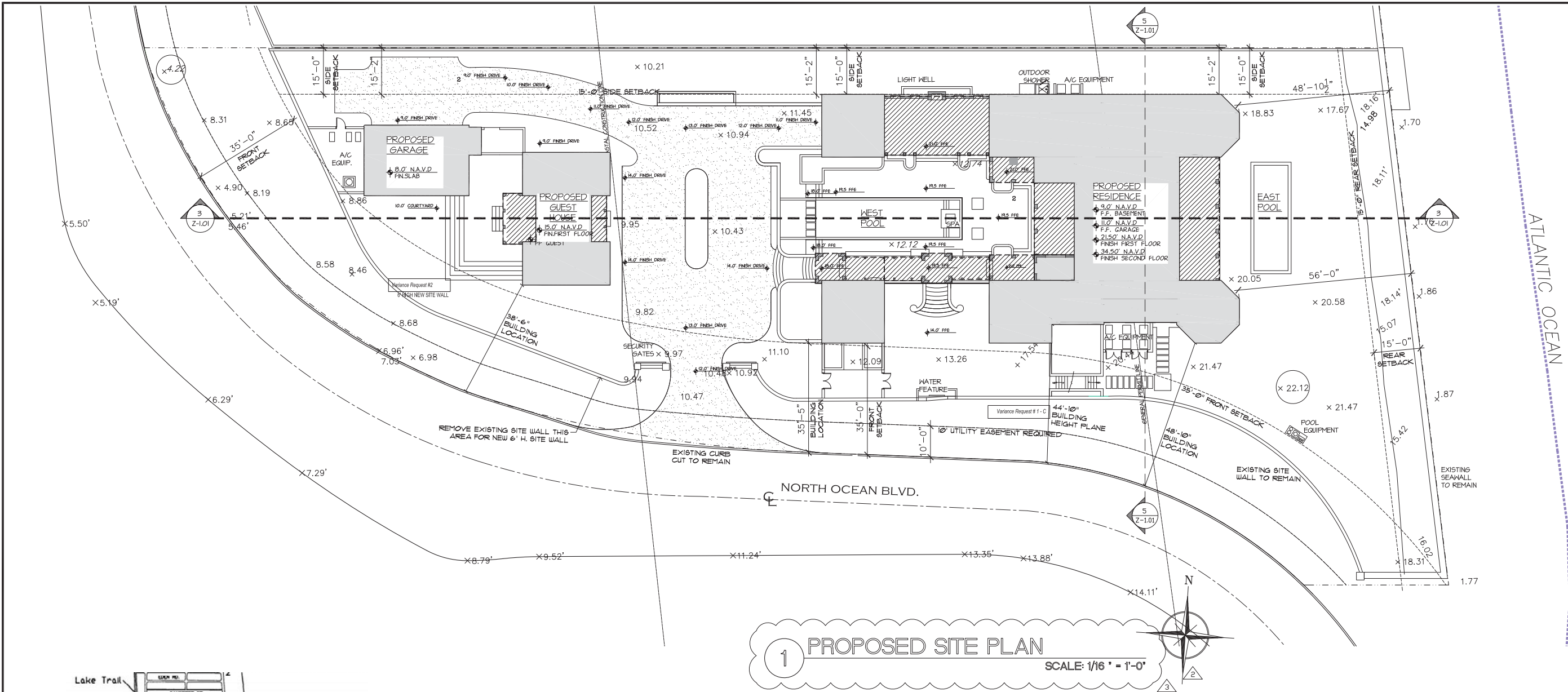


NORTH ELEVATION

Peterson
Design
Professionals
Landscape Architects
Phone (561) 702-0136
Fax (561) 338-3543
j.peterson2006@hotmail.com
151 S.W. 7th Terrace
Boca Raton, Florida 33486

PROPOSED NEW RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH, FLORIDA

PROJECT #1130
9/17/18



VARIANCE REQUESTS

1. Variances to allow the construction of a new 16,087 square foot two story main residence with a point of measurement of 22.5 foot North American Vertical Datum ("NAVD") in lieu of the 15.9 foot NAVD maximum allowed for the following:

- a. Overall Building Height
- b. Building Height
- c. Building Height Plane

2. A variance to allow a 6 foot tall wall along the edge of the site triangle easement and within the front yard setback that would not have a 36 inch continuous hedge as required for a wall exceeding 4 feet in height.

BASEMENT CALCULATIONS

134-2 BASEMENT DEFINITION
".FLOOR AREA HAVING EXTERIOR PERIMETER WALLS HAVING A FLOOR LEVEL TWO OR MORE FEET BELOW THE LEVEL OF CONTIGUOUS GROUND OUTSIDE OF BUILDING AND HAVING ONE-HALF OR MORE OF ITS FLOOR TO CEILING HEIGHT BELOW AVERAGE LEVEL OF ALL THE EXTERIOR GROUND OF THE LOT COMPRISING THE SUBJECT BUILDING DEVELOPMENT SITE."

HIGH POINT OF CONTIGUOUS GRADE = 22.12'
LOW POINT OF CONTIGUOUS GRADE = 4.22'
AVERAGE CONTIGUOUS GRADE = 9'

ZONING TABULATION		
ZONING ITEM	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	RA	RA
LOT AREA	20,000 SF MIN.	50,020.58 S.F.
LOT WIDTH	125' MIN.	173'-4"
LOT DEPTH	150' MIN.	349'-11"
DENSITY	2 DU/ACRE	
FRONT YARD SETBACK	35'-0"	35'-2" (38'-6")
SIDE YARD SETBACK	15'-0"	15'-2"
REAR YARD SETBACK	15'-0"	48'-10"
MAX. BUILDING HEIGHT	25'-0" / 2 STORIES	22'-8"
MAX. OVERALL HEIGHT	35'-0"	33'-1"
LOT COVERAGE (FOOTPRINT)	25% (12,505.14 S.F. MAX.)	14% (9,526 S.F.)
LANDSCAPE OPEN SPACE (50% OF WHICH HAS TO BE PERIMETER LA WITHIN 10' OF PL)	50% MIN.	58%
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	25,010 S.F.	24,223 S.F.
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	11,254.63 S.F.	13,174 S.F.
MOTORCOURT, DRIVE, APRON		
POOLS (2)		
POOL DECK		
HARDSCAPE, STEPS, SITE WALLS		
WATER FEATURE		
6,020 SQ.FT.		
1,255 SQ.FT.		
1,160 SQ.FT.		
2,301 SQ.FT.		
34 SQ. FT.		

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS: 50,020.58 S.F.	
MAIN HOUSE:	
1ST FLOOR:	5,240 S.F.
2ND FLOOR:	3,768 S.F.
BASEMENT GARAGE:	2,501 S.F.
TOTAL A/C:	11,515 S.F.
COVERED NON-A/C SPACE:	
UTILITY LOGGIA:	400 S.F.
BALCONIES:	684 S.F.
PAVILION, WALK PORCH:	578 S.F.
	711 S.F.
	815 S.F.
GUEST HOUSE	
FIRST FLOOR TOTAL A/C PORCHES:	1,038 S.F.
	244 S.F.
GARAGE	
	744 S.F.
LOT COVERAGE/FOOTPRINT: (GRADE)	
	9,526 S.F.
REFER TO LANDSCAPE AND HARDSCAPE PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION	

SCOPE OF WORK

1. NEW CONSTRUCTION OF 2 STORY RESIDENCE, 1 STORY GUEST HOUSE, 1 STORY UTILITY GARAGE.
2. NEW POOLS (2) POOL DECK
3. NEW HARDSCAPE, LANDSCAPE
4. CIVIL - STORM WATER MANAGEMENT

GENERAL NOTES

1. REFER TO PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION.
2. REFER TO PLANS BY CIVIL ENGINEER FOR ALL DRAINAGE INFORMATION

SYMBOL LEGEND

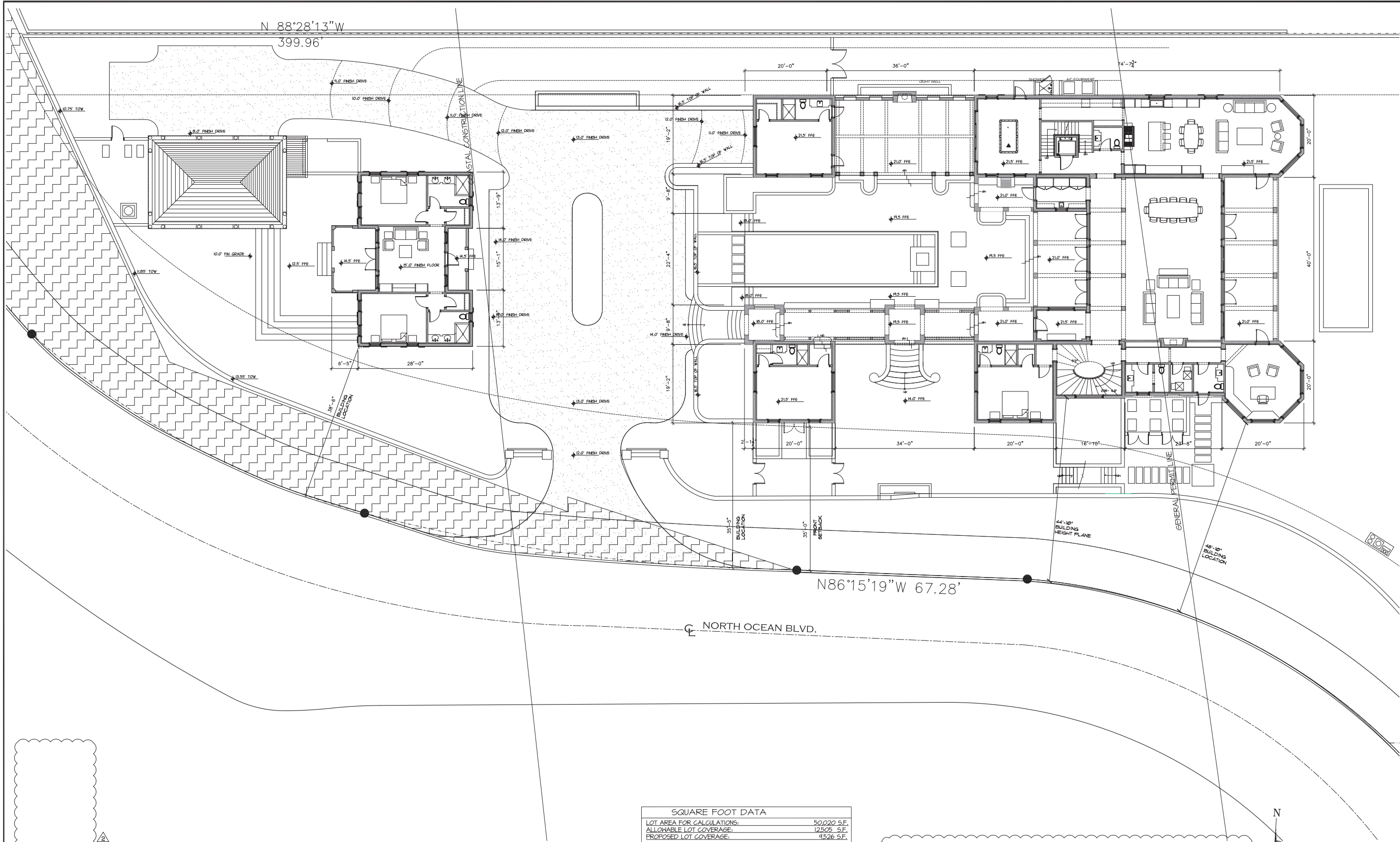
+ 0.0 EXISTING ELEVATIONS
0'-0" PROPOSED ELEVATIONS

LOT INFORMATION

PROPERTY ADDRESS: 901 NORTH OCEAN BLVD. PALM BEACH, FL 33480

ZONING DISTRICT: R-A ESTATE RESIDENTIAL DISTRICT
FLOOD ZONE: C (EL. 4)

ALL SURVEY INFORMATION BASED ON SURVEY BY MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 LB#6405 PH. 772-744-1213, EMAIL: LB6405@BELLSOUTH.NET
DATE OF SURVEY: 06.12.17



SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	50,020 S.F.
ALLOWABLE LOT COVERAGE:	12,505 S.F.
PROPOSED LOT COVERAGE:	4,526 S.F.
AIR CONDITIONED SPACE:	
1ST FLOOR:	5,240 S.F.
2ND FLOOR:	3,168 S.F.
BASEMENT:	2,501 S.F.
GUEST HOUSE:	1,038 S.F.
TOTAL A/C:	12,553 S.F.
COVERED NON A/C SPACE	
LOGGIA, BALCONY, PAVILION, WALK:	3,432 S.F.
GARAGES:	2,471 S.F.
TOTAL COVERED NON A/C:	5,903 S.F.

1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
Town Council: VAR# 2-18-00084 / ARCOM# B-034-2018
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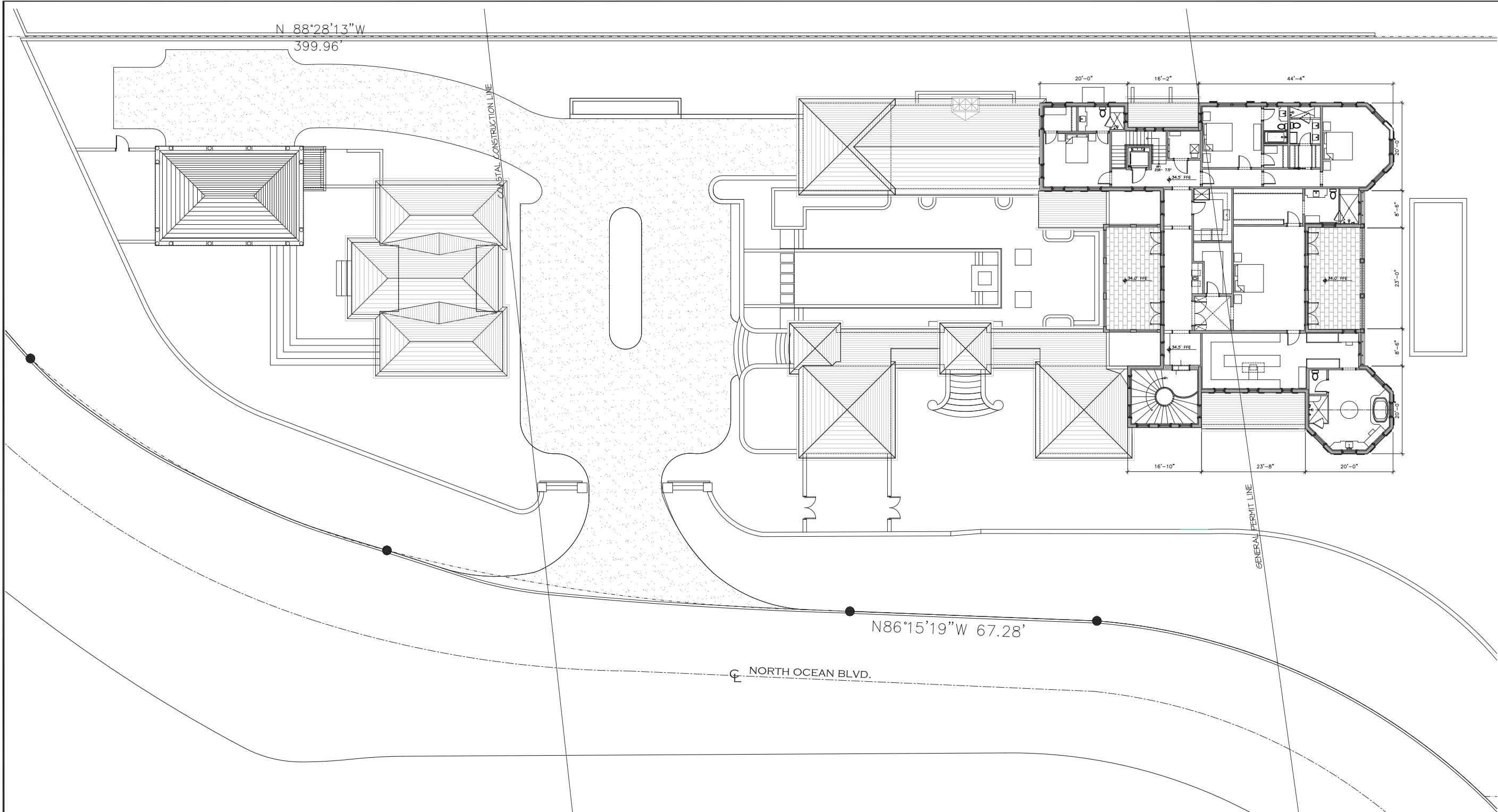
DJA DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAAC001974
TEL: 561-933-4707

DATE: 02.21.18 TOWN COUNCIL ARCOM SUBMITTAL
DRAWN: MS
REVISED:
03.19.18 ARCOM SUBMITTAL REV 01
04.16.18 ARCOM SUBMITTAL REV 02
05.14.18 ARCOM SUBMITTAL REV 03

Job No.
17-119

Roger P. Janssen
AR-14785

Drawing No.
A-1.01



SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	50,020 S.F.
ALLOWABLE LOT COVERAGE:	12,525 S.F.
PROPOSED LOT COVERAGE:	4,526 S.F.
AIR CONDITIONED SPACE:	
1ST FLOOR:	5,240 S.F.
2ND FLOOR:	3,168 S.F.
BASEMENT:	2,501 S.F.
GUEST HOUSE:	1,038 S.F.
TOTAL A/C:	12,553 S.F.
COVERED NON A/C SPACE:	
LOBBY, BALCONY, PAVILION, WALK:	3,432 S.F.
GARAGES:	2,411 S.F.
TOTAL COVERED NON A/C:	5,843 S.F.

2 PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



D J A DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AACO01974
TEL: 561-833-4707

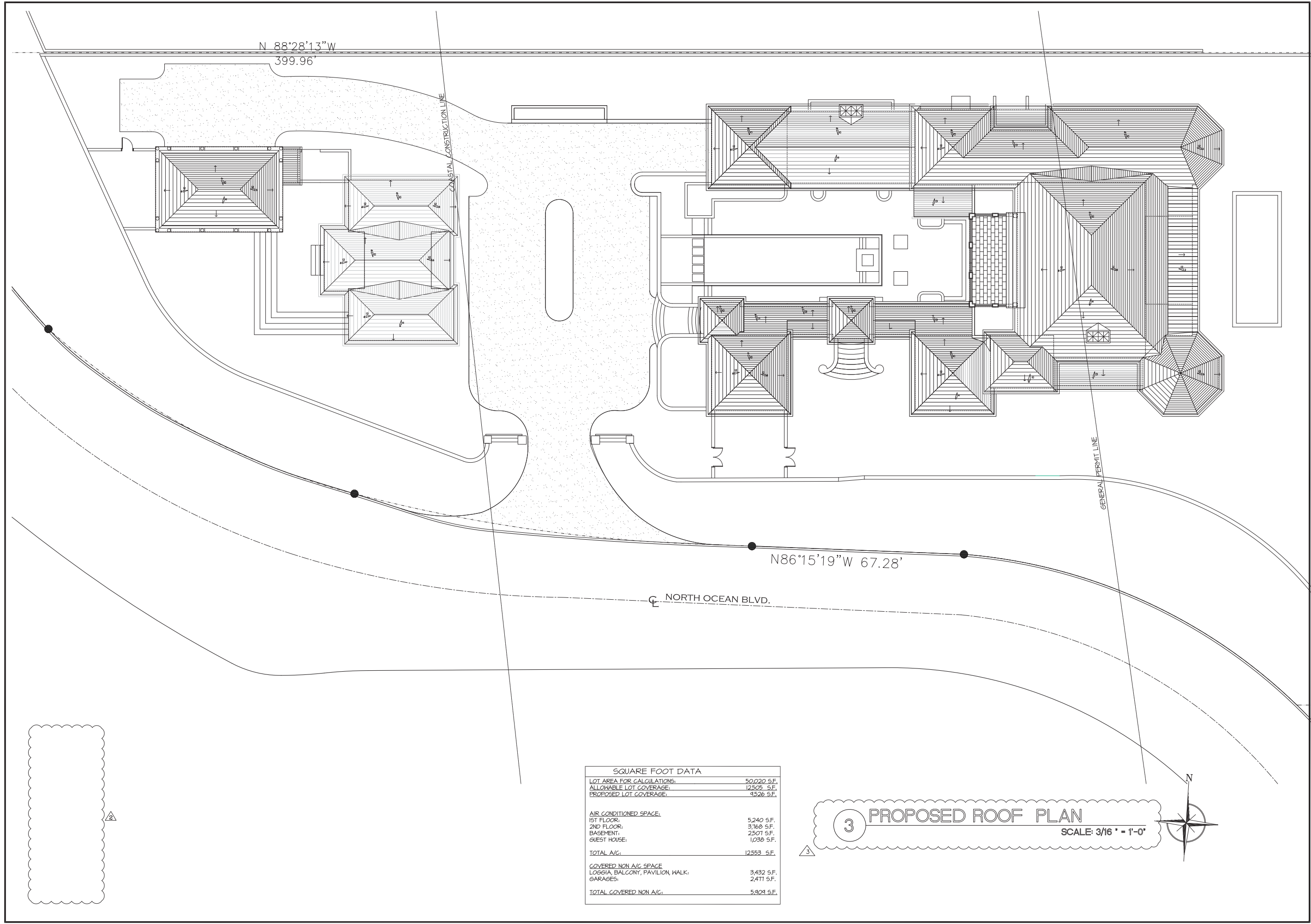
PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR# 2-18-00084 / ARCOM# B-034-2018
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Date: 02/21/18 TOWN COUNCIL ARCOM SUBMITTAL
Revised: 03/19/18 ARCOM SUBMITTAL REV 01
04/16/18 ARCOM SUBMITTAL REV 02
05/14/18 ARCOM SUBMITTAL REV 03

Job No.
17-119



Drawing No.
A-1.02



N 88°28'13"W
399.96'

COASTAL CONSTRUCTION LINE

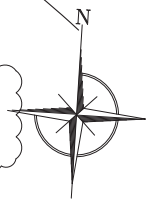
N86°15'19"W 67.28'

NORTH OCEAN BLVD.

GENERAL PERMIT LINE

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	50,020 S.F.
ALLOWABLE LOT COVERAGE:	12,502 S.F.
PROPOSED LOT COVERAGE:	9,526 S.F.
AIR CONDITIONED SPACE:	
1ST FLOOR:	5,240 S.F.
2ND FLOOR:	3,768 S.F.
BASEMENT:	2,501 S.F.
GUEST HOUSE:	1,038 S.F.
TOTAL A/C:	12,553 S.F.
COVERED NON A/C SPACE:	
LOGGIA, BALCONY, PAVILION, WALK:	3,432 S.F.
GARAGES:	2,477 S.F.
TOTAL COVERED NON A/C:	5,909 S.F.

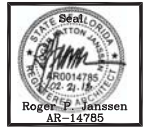
3 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
Town Council: VAR# Z-18-00084 / ARCOM# B-034-2018
PALM BEACH COUNTY, FLORIDA
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DATE: 02-21-18 TOWN COUNCIL ARCOM SUBMITTAL
Drawn: NS
Revised:
03-19-18 ARCOM SUBMITTAL REV 01
04-16-18 ARCOM SUBMITTAL REV 02
05-14-18 ARCOM SUBMITTAL REV 03

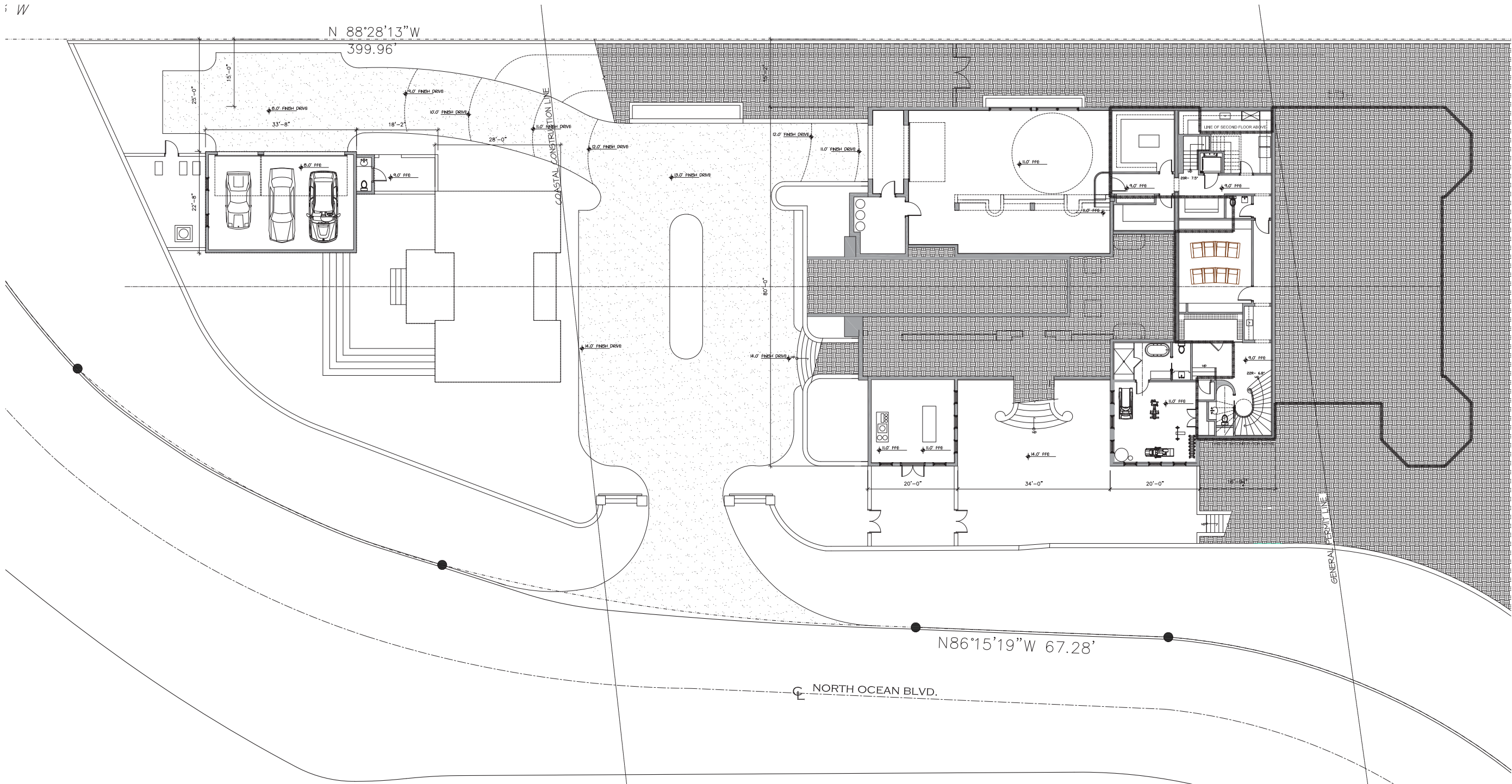
Job No.
17-119



Drawing No.

A-1.03

D J A DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAAC001974
TEL: 561-833-4707



SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	50,020 S.F.
ALLOWABLE LOT COVERAGE:	12,505 S.F.
PROPOSED LOT COVERAGE:	4,526 S.F.
AIR CONDITIONED SPACE:	
1ST FLOOR:	5,240 S.F.
2ND FLOOR:	3,768 S.F.
BASEMENT:	2,507 S.F.
GUEST HOUSE:	1,038 S.F.
TOTAL A/C:	12,553 S.F.
COVERED NON A/C SPACE	
LOGGIA, BALCONY, PAVILION, WALK:	3,432 S.F.
GARAGES:	2,411 S.F.
TOTAL COVERED NON A/C:	5,843 S.F.

4 PROPOSED BASEMENT FLOOR PLAN

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



D J A DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-COO1974
TEL: 561-833-4707

PROPOSED RESIDENCE AT:
901 NORTH OCEAN BOULEVARD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
Town Council: VAR# 2-18-00094 / ARCOM# B-034-2018
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Date: 02.21.18 TOWN COUNCIL ARCOM SUBMITTAL
Revised: AS
03.19.18 ARCOM SUBMITTAL REV 01
04.16.18 ARCOM SUBMITTAL REV 02
05.14.18 ARCOM SUBMITTAL REV 03

Job No.
17-119



Drawing No.

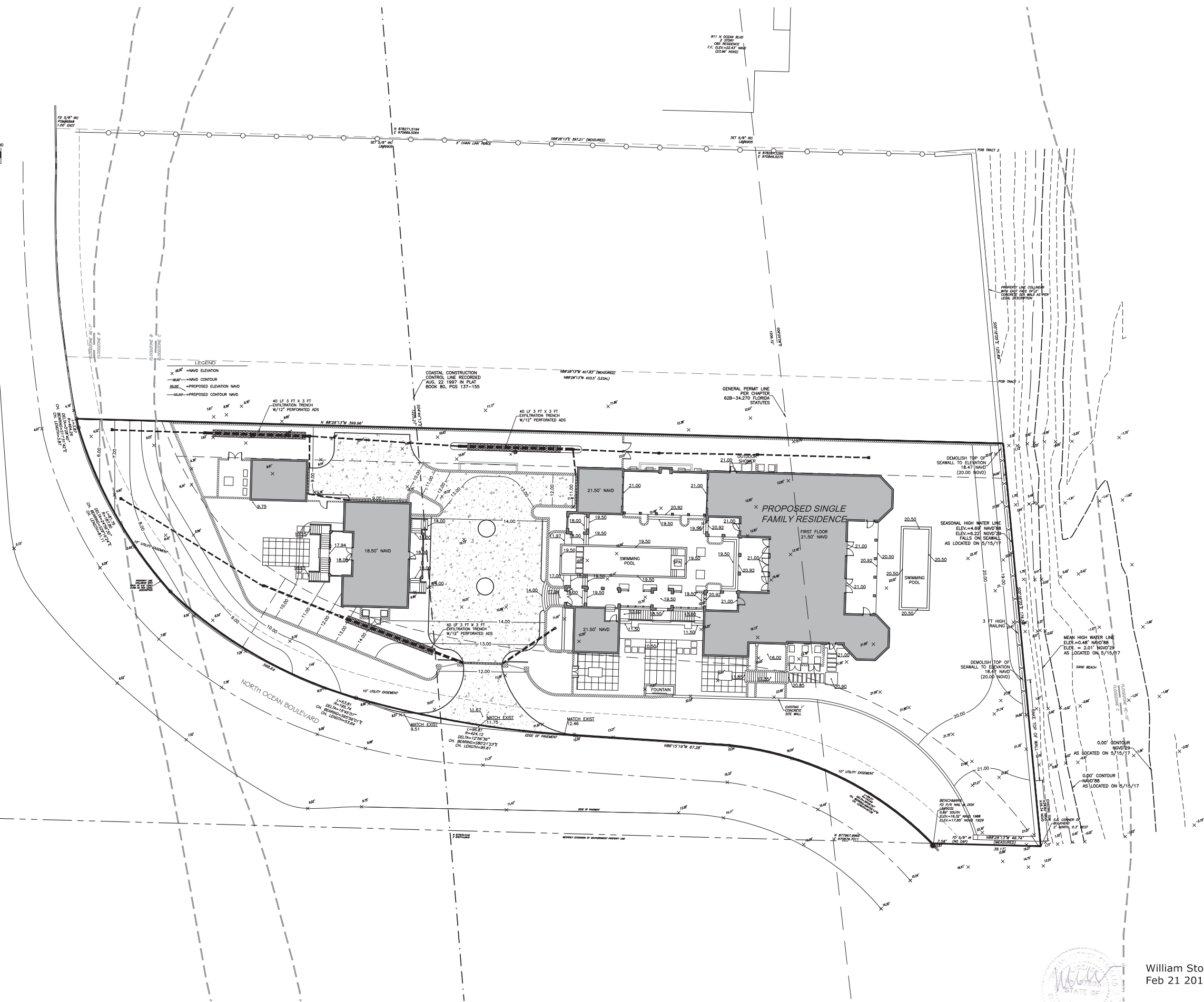
A-1.04



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 000084668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@stsiengineers.com

SITE PLAN	#ARIANCE # Z-18-00084 ARCOM # B-034-2018
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PROPOSED OCEANFRONT RESIDENCE FOR:
9901 N OCEAN BLVD. (SOUTH PORTION)
PALM BEACH, FLORIDA

ENGINEER CERTIFICATION

☐ JOSEPH W. SCHULKE
FL. REG. NO. 47048

☐ JODAH B. BITTLE
FL. REG. NO. 57396

☐ WILLIAM P. STODDARD
FL. REG. NO. 57605

DATE:
SHEET C1
PROJECT NO. 17-119

William Stoddard
Feb 21 2018 8:50 AM

LEGAL DESCRIPTION: PARCEL 2

A TRACT OF LAND LYING AND BEING IN SECTION 10 AND 11, TOWNSHIP 43 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 28125, PAGE 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THENCE RUN SOUTH 05°18'05" EAST (BASIS OF BEARINGS) ALONG THE EAST FACE OF AN EXISTING SEAWALL, A DISTANCE OF 125.89 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°18'05" EAST, A DISTANCE OF 174.58 FEET; THENCE LEAVING SAID FACE OF WALL, RUN NORTH 88°28'13" WEST, A DISTANCE OF 46.74 FEET MORE OR LESS TO THE EAST FACE OF CURB AS NOW LAID OUT, SAID LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF OCEAN BOULEVARD, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE RADIUS OF WHICH BEARS SOUTH 45°38'31" WEST, A DISTANCE OF 143.64 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND BACK OF CURB THROUGH A CENTRAL ANGLE OF 39°29'30", AN ARC DISTANCE OF 99.01 FEET; THENCE RUN ON A NON-TANGENT LINE NORTH 86°15'19" WEST, A DISTANCE OF 67.28 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE RADIUS OF WHICH BEARS NORTH 03°10'19" EAST, A DISTANCE OF 424.12 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND BACK OF CURB THROUGH A CENTRAL ANGLE OF 12°56'36", AN ARC DISTANCE OF 95.81 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THE RADIUS OF WHICH BEARS NORTH 16°11'25" EAST, A DISTANCE OF 195.74 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°16'46", AN ARC DISTANCE OF 93.19 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THE RADIUS OF WHICH BEARS NORTH 48°15'21" EAST, A DISTANCE OF 187.80 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°56'30", AN ARC DISTANCE OF 81.75 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, THE RADIUS OF WHICH BEARS NORTH 78°13'58" EAST, A DISTANCE OF 464.26 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'40", AN ARC DISTANCE OF 3.87 FEET; THENCE LEAVING SAID CURVE AND BACK OF CURB RUN SOUTH 88°28'13" EAST, A DISTANCE OF 399.96 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 50020.58 SQUARE FEET MORE OR LESS.

DEDICATION:

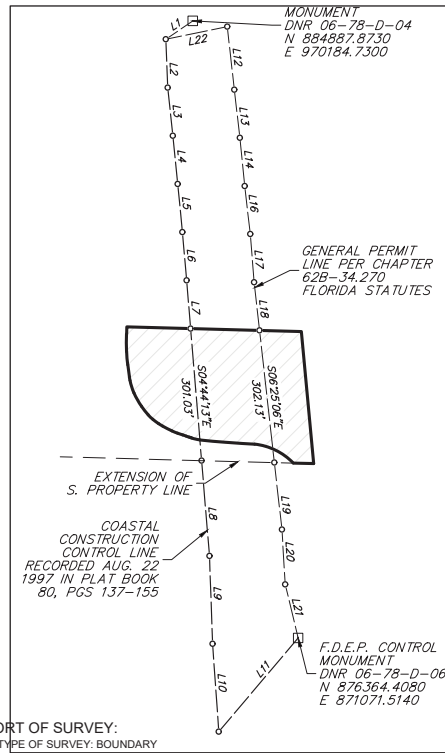
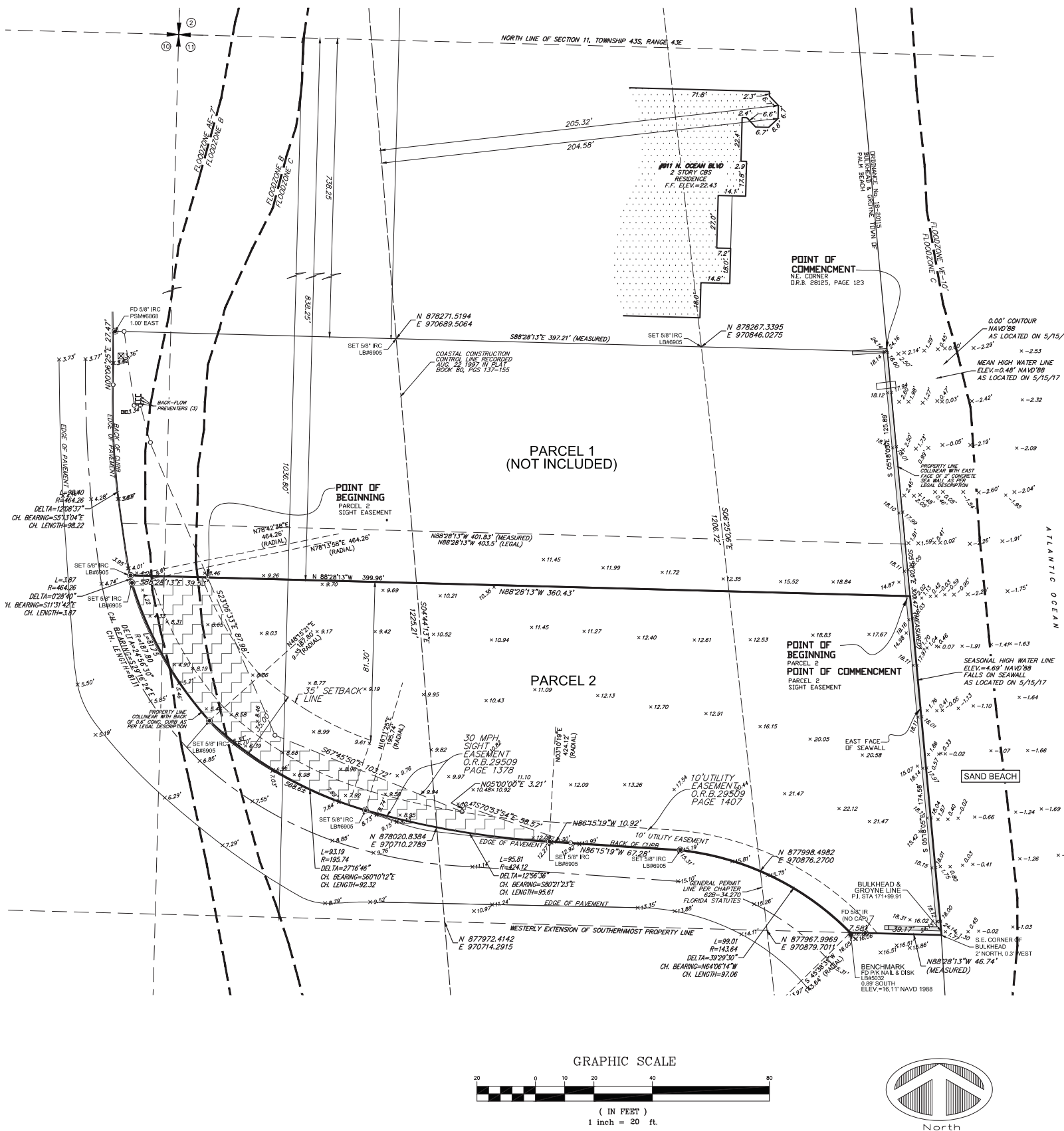
ALL OF THE ABOVE SUBJECT TO THAT PERPETUAL SITE TRIANGLE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 29509, PAGE 1378 AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 29509, PAGE 1407 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Legend & Abbreviations:

(symbols not scaleable for size)

- PLS - PROFESSIONAL LAND SURVEYOR
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- LB - LAND SURVEYING BUSINESS
- C - CENTERLINE
- R - RADIUS
- L - LENGTH
- Δ - DELTA ANGLE
- E/P - EDGE OF PAVEMENT
- B/C - BACK OF CURB
- B.M. - BENCHMARK
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- o - (PCP) PERMANENT CONTROL POINT
- - (PRM) PERMANENT REFERENCE MONUMENT
- ⊙ - (IP) IRON PIPE
- ⊙ - (IRC) IRON ROD & CAP
- ⊙ - (CM) CONCRETE MONUMENT
- FD - FOUND
- (M) - MEASURED
- (P) - PLAT
- (C) - CALCULATED
- (OA) - OVERALL
- R/W - RIGHT OF WAY
- I.D. - IDENTIFICATION
- SEA GRAPE CLUSTER W/ DIA.
- BEACH DAISY CLUSTER W/ DIA.
- GLY WIRE
- WOOD UTILITY POLE
- TELEPHONE SERVICE
- CABLE T.V. BOX
- ELECTRIC BOX
- LIGHT POST
- WELL
- HYDRANT
- GATE VALVE
- IRRIGATION VALVE
- WATERMETER
- SANITARY MANHOLE
- SANITARY SERVICE
- SEPTIC TANK
- DRAINAGE MANHOLE
- CURB INLET
- SURFACE INLET
- MITERED END SECTION
- CONCEPTUAL DRAINAGE
- STREET SIGN
- PROPOSED GRADE
- NAVD - NORTH AMERICAN VERTICAL DATUM
- 25.5 - TYPICAL NAVD ELEVATION
- A/C - AIR CONDITIONER
- CONC. - CONCRETE
- F.F. - FINISH FLOOR
- BSB - BUILDING SETBACK LINE
- EL./ELEV. - ELEVATION
- R/W - RIGHT OF WAY
- AB - AS-BUILT
- P/K - PARKER-KALON

- (R) - RADIAL
- (NR) - NON-RADIAL
- ☼ - PINE TREE W/ DIAMETER
- ☼ - MANGROVE TREE W/ DIAMETER
- ☼ - PALM TREE W/ DIAMETER
- 25.5 - TYPICAL NGVD ELEVATION
- NGVD - NATIONAL GEODETIC VERTICAL DATUM



Line Table		
LINE	LENGTH	BEARING
L1	74.12	S65°38'25\"W
L2	1093.59'	S2°18'12\"E
L3	994.62'	S5°59'14\"E
L4	1131.94'	S5°50'23\"E
L5	1369.08'	S5°31'02\"E
L6	1304.21'	S4°58'27\"E
L7	706.93'	S4°44'13\"E
L8	217.25'	S4°44'13\"E
L9	992.43'	S2°02'26\"E
L10	814.50'	S4°04'05\"E
L11	481.30'	N30°45'33\"E
L12	1082.60'	S6°25'43\"E
L13	1010.80'	S6°36'07\"E
L14	1121.84'	S5°39'50\"E
L16	1344.13'	S6°35'07\"E
L17	1311.24'	S4°34'08\"E
L18	751.39'	S6°25'06\"E
L19	153.20'	S6°25'06\"E
L20	972.17'	S3°26'30\"E
L21	493.97'	S13°36'58\"E
L22	32.42'	N78°18'38\"E

REPORT OF SURVEY:

- TYPE OF SURVEY: BOUNDARY
- THIS SURVEY PERFORMED BY: MERIDIAN LAND SURVEYORS LB#6905 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE: CHARLES H. BLANCHARD P.S.M. #5755
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17, FLORIDA ADMINISTRATIVE CODE) IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 01/09/18
- BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF N88°28'13\"W ALONG THE NORTH LINE OF SECTIONS 10 AND 11.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION, IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONES AE-7, B, C, & VE-10' PER FLOOD INSURANCE RATE MAP #120220 0001 C, DATED SEP. 30TH, 1982.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS NGS CONTROL MONUMENT '872 2607 B TIDAL' ELEVATION = 3.59' NAVD88.
- THE CONVERSION FACTOR BETWEEN NAVD 1988 AND NGVD 1929 IS +1.53' THIS WAS DETERMINED USING CORPSCON FOR WINDOWS, VER.5.11.08.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY HAS BEEN ABSTRACTED FOR EASEMENTS AND ENCUMBRANCES AND SAID EASEMENTS AND ENCUMBRANCES ARE SHOWN HEREON.

NAVD 1988
VAR #218-00084
ARCOM B-034-2018



MERIDIAN

LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: LB6905@BELLSOUTH.NET



TYPE: BOUNDARY				REVISIONS			
PROJECT# 17-027-SP				4.	01/10/18	UPDATE TOPO WEST OF SEAWALL	CHB
DATE: 6/12/17	F.B.	PG.		3.	12/14/17	ADD ORB PAGE'S	CHB
DRAWN BY: S.P.T.				2.	12/07/17	ADD DEDICATION	CHB
CHECKED BY: C.H.B.				1.	08/10/17	REVISE PER TC	CHB
SCALE: 1:30				NO.	DATE	DESCRIPTION	BY

PLAT OF SURVEY FOR:
CLAREMONT PROPERTIES
901 NORTH OCEAN BOULEVARD

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

CHARLES H. BLANCHARD P.S.M. #5755