



Zoning Legend

PROPERTY ADDRESS	324 PLANTATION RD		
ZONING DISTRICT	R-B LOW DENSITY		
LOT AREA (SQ. FT.)	30,511 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	SEE SURVEY		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
FEMA FLOOD ZONE DESIGNATION:	FLOOD ZONE AE (EL. 6)		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A		
CROWN OF ROAD (COR) (NAVD)			
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	SEE L6.3		
ENCLOSED SQUARE FOOTAGE	N/A	6,728	6,728
FRONT YARD SETBACK (FT.)	25'	25'	25'
SIDE YARD SETBACK (NORTH) (FT.)	12'-6"	18'-2"	18'-2"
SIDE YARD SETBACK (SOUTH) (FT.)	15'	16'-4"	16'-4"
REAR YARD SETBACK (FT.)	10'	63'-3"	63'-3"
ANGLE OF VISION (DEG.)	100	100	100
BUILDING HEIGHT (FT.)	22'	N/A	N/A
OVERALL BUILDING HEIGHT (FT.)	23.5'	N/A	N/A
CUBIC CONTENT RATIO (CCR) (R-B ONLY)	4.50	3.80	** SEE BELOW
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	N/A	N/A
BASE FLOOD ELEVATION (FFE) (NAVD)	N/A	N/A	N/A

Landscape Legend

	REQ'D / PERMITTED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 13,730 S.F.	37.6% 11,475 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	N/A
PERIMETER LOS (SQ. FT. AND %)	N/A	N/A
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 1,000 S.F.	64.4% 1,455 S.F.
NATIVE TREES %	30%	N/A
NATIVE SHRUBS & VINES %	30%	100%
NATIVE GROUNDCOVER %	30%	100%

SEE OPEN SPACE CALCULATIONS PLAN FOR MORE INFORMATION

PROPOSED SITE IMPROVEMENTS ARE LESS THAN 25% OF THE OVERALL SITE. THEREFORE DO NOT REQUIRE A CIVIL ENGINEERING DRAINAGE PLAN OR STRATEGY

**SEE L6.3 FOR CCR DIAGRAM AND DATA TO SUPPORT THE PROPOSED IMPROVEMENTS.

Private Residence
324 Plantation Ave
Palm Beach

F L O R I D A

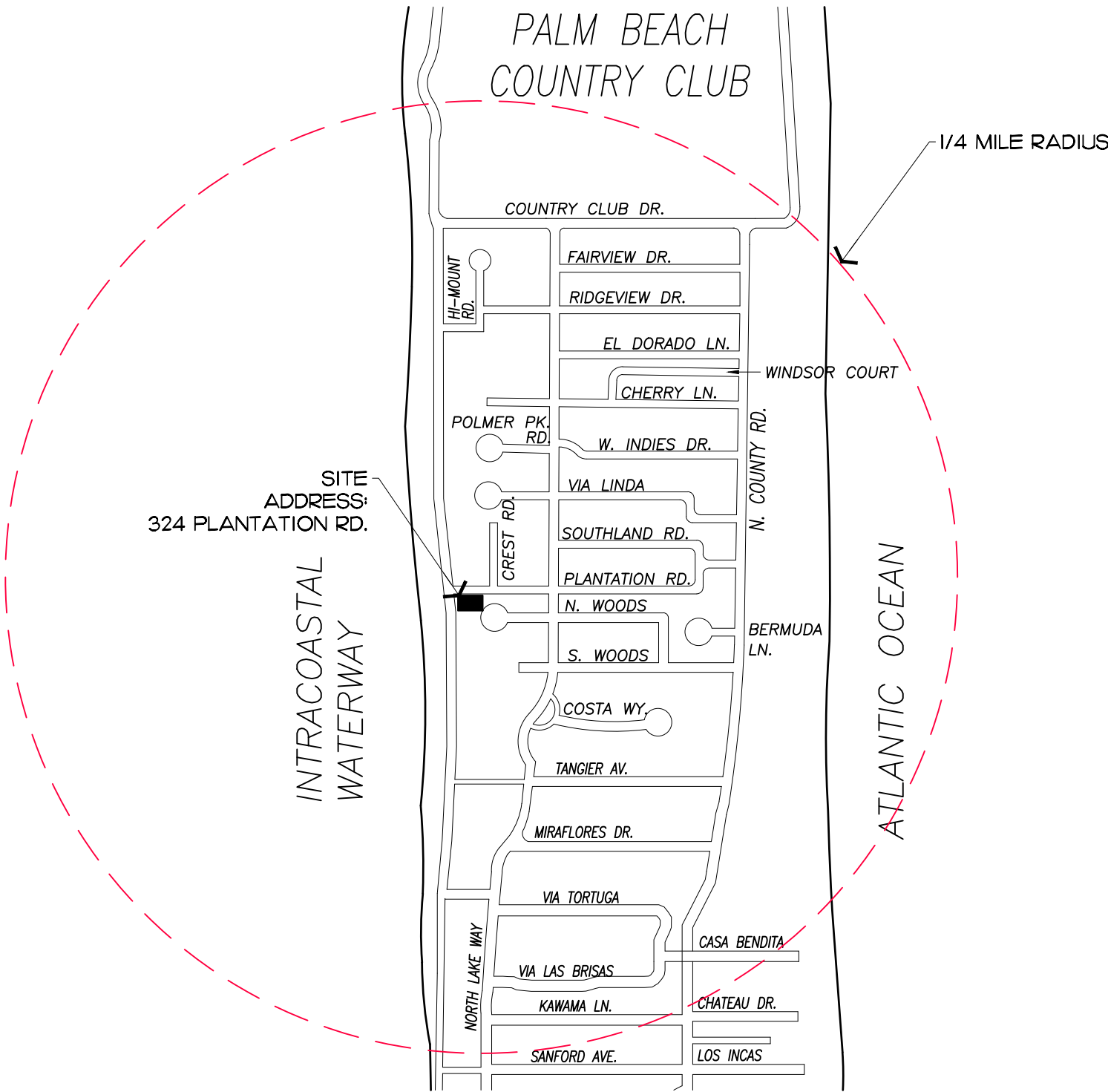
Application #:
ARC-24-0066
First Submittal
Date of Presentation: 09.25.24
Sheet Index

Cover Sheet
Survey

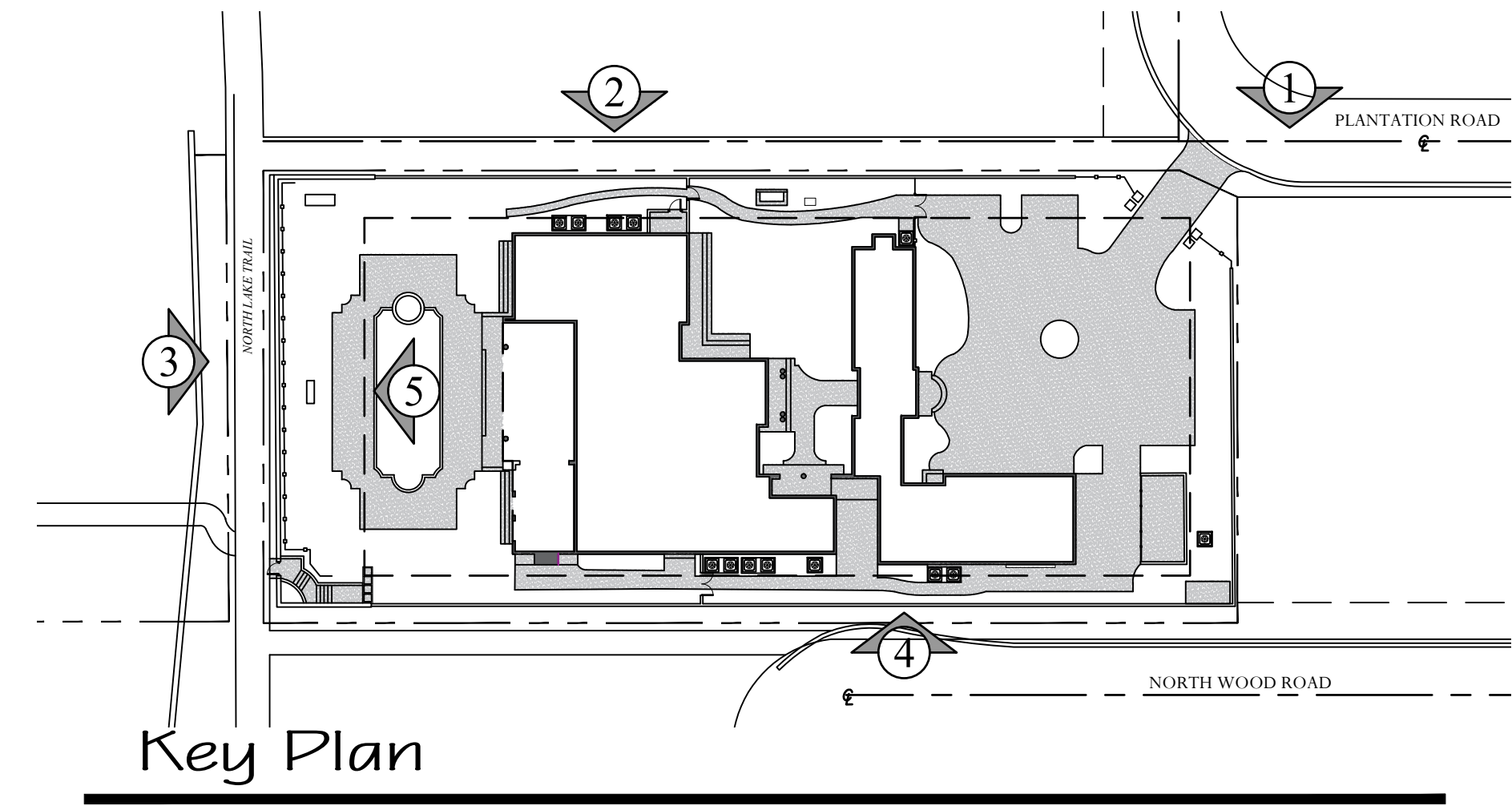
- L1.0 - Existing General Site Photos
- L2.0 - Existing Vegetation Inventory & Action Plan
- L3.0 - Demolition and Vegetation Action Plan
- L4.0 - Construction Screening & Staging Plan
- L5.0 - Truck Logistics Plan
- L6.0 - Site Plan
- L6.1 - Overall Site Plan
- L6.2 - Site Plan Enlargement
- L6.3 - Open Space Diagram
- L7.0 - Details
- L8.0 - Landscape Plan
- L8.1 - Plant Schedule

Design Team/Consultants

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



Vicinity/Location Map



1 Existing Front View



2 Existing North Buffer



3 Existing West Buffer



4 Existing South Buffer



4 Existing Pool View

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-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. P.L.A. #6666784

Dustin@environmentdesigngroup.com

Private Residence
324 Plantation Road
Palm Beach

JOB NUMBER: # 24043.00 LA
DRAWN BY: Matt Jackman

DATE: 06.24.2024

SHEET L1.0

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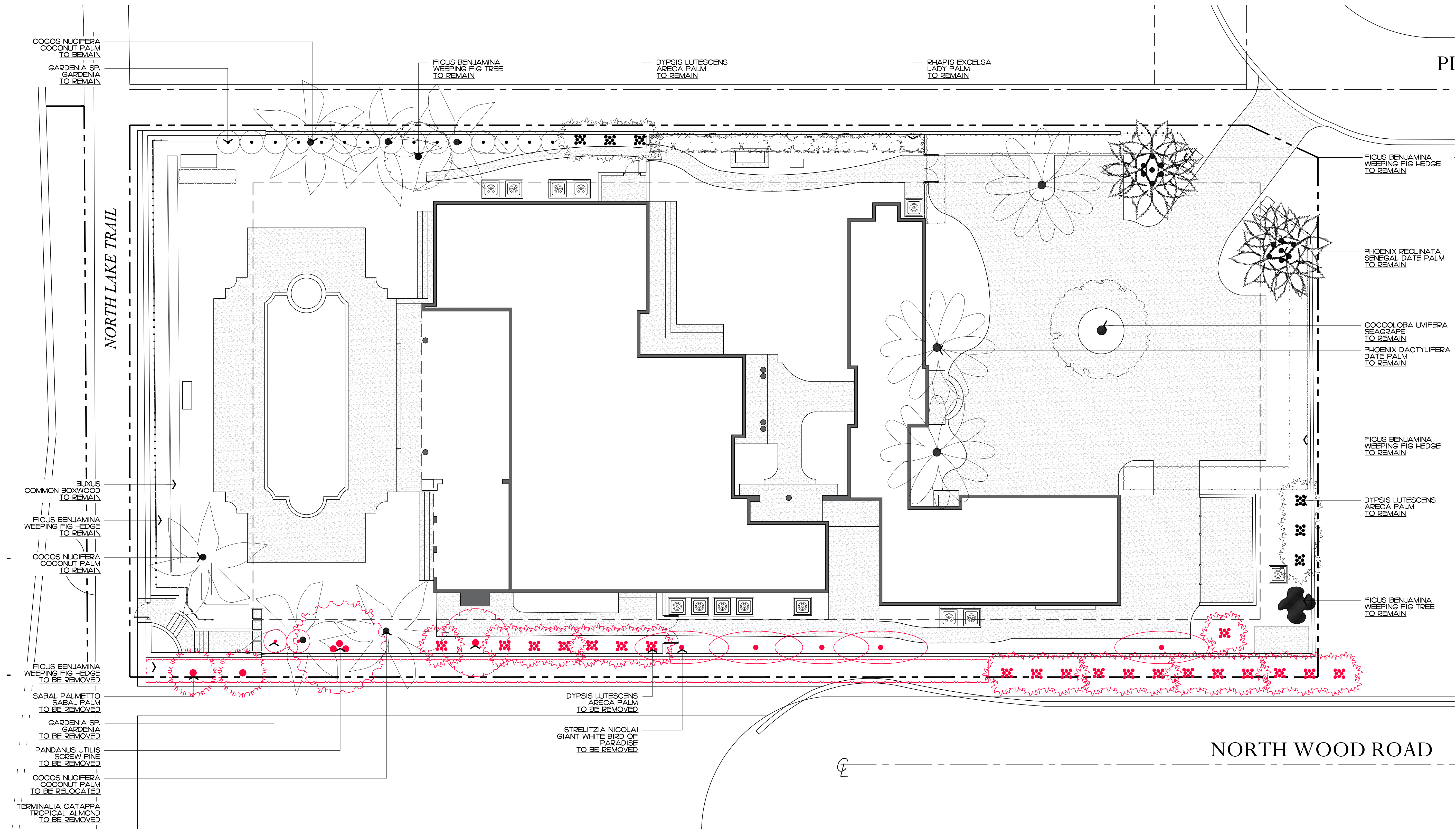
DISCLAIMER:

2024

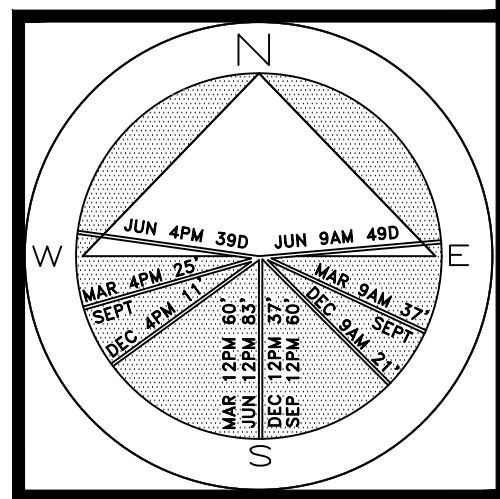
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Existing Site Photos



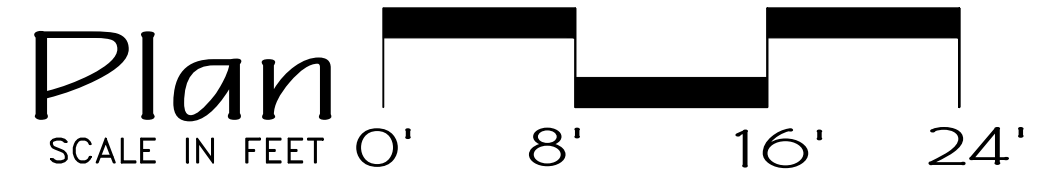
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SHEET L2.0

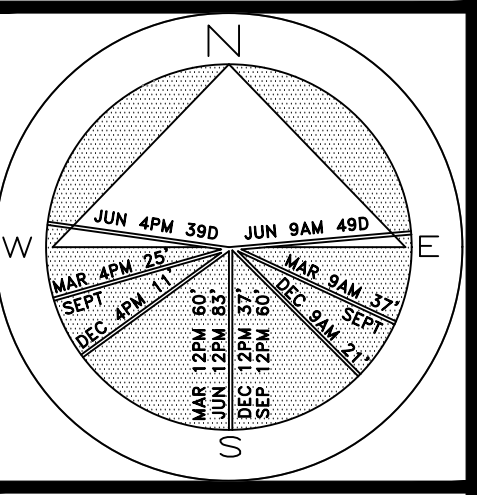
Existing Vegetation Inventory & Action Plan



64 sf.

AREA IN SQ.FT.

Private Residence
324 Plantation Road
Palm Beach



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DRAWN BY: Dustin Mizell
DATE: 06.24.2024

SHEET L4.0



NORTH LAKE TRAIL

NORTH WOOD RD

NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR
SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION
SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW
FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE
SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT
OR TEMPORARY SCREENING DURING CONSTRUCTION.

12' HT. CHAIN-LINK
CONSTRUCTION FENCE
W/ SCREENING

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Construction Screening & Staging Plan

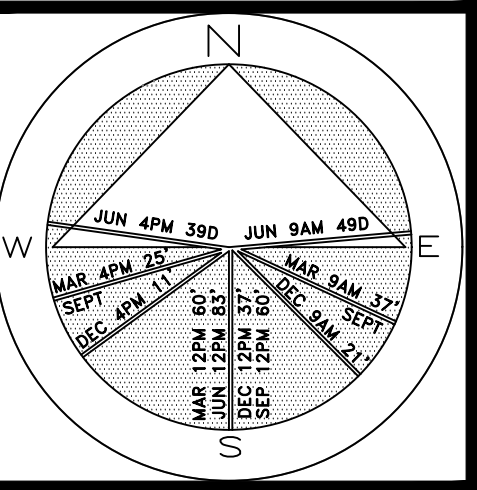
SCALE IN FEET 0' 8' 16' 24'

AREA IN SQ.FT.

Private Residence

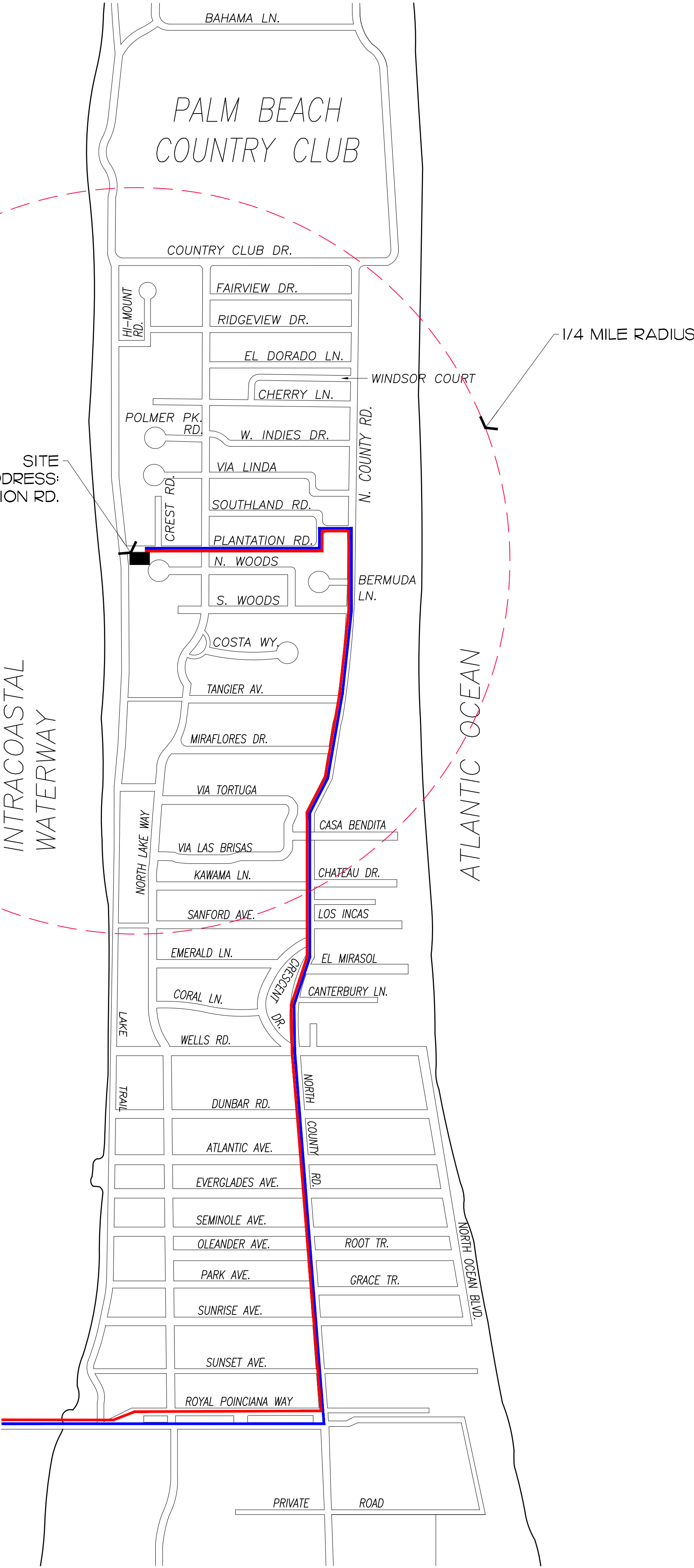
324 Plantation Road

Palm Beach



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SHEET L5.0



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

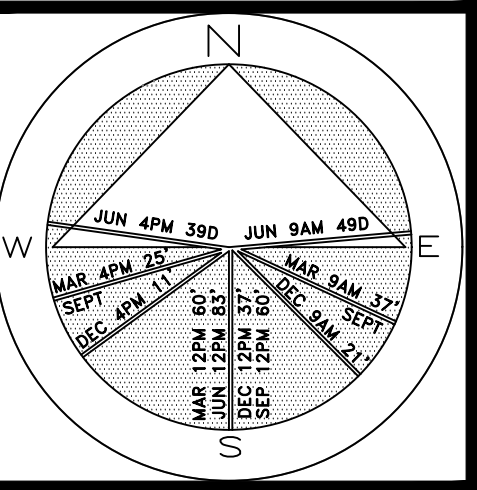
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

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.

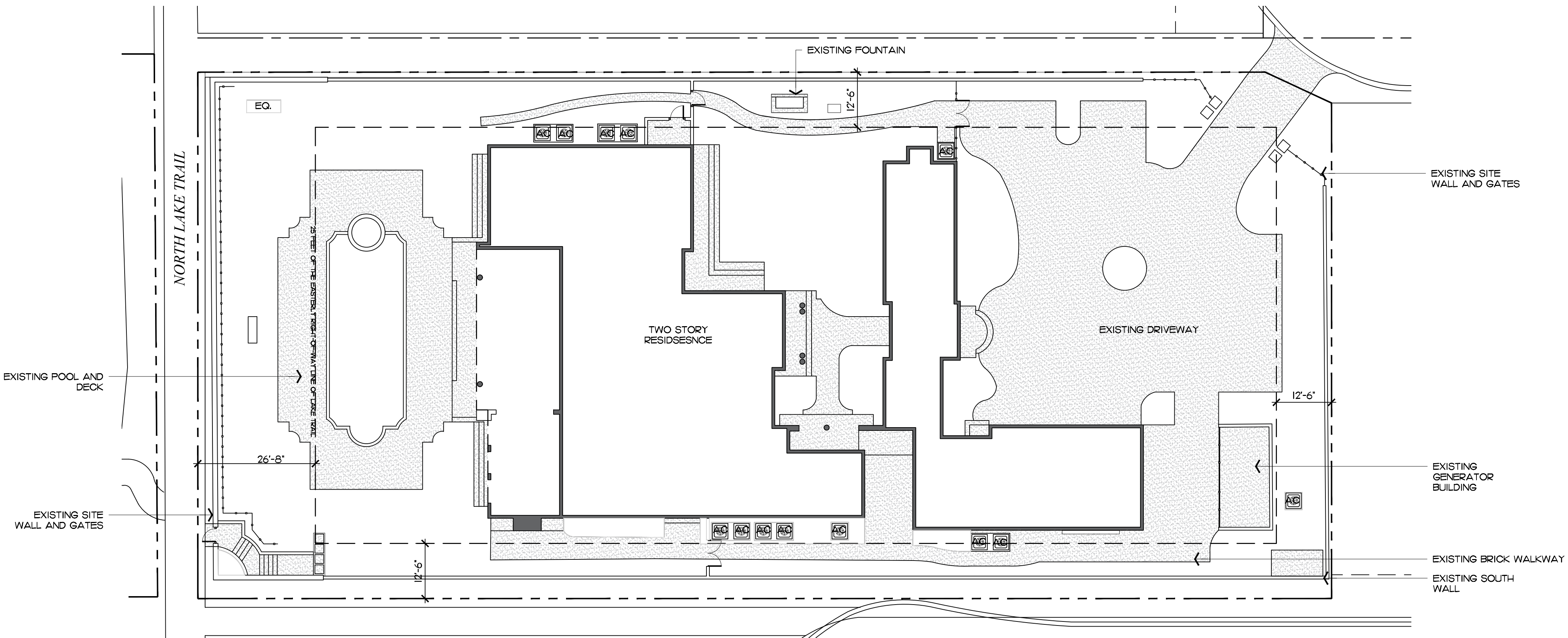
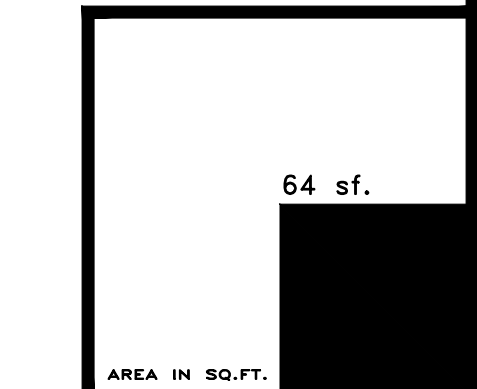
- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

Private Residence
324 Plantation Road
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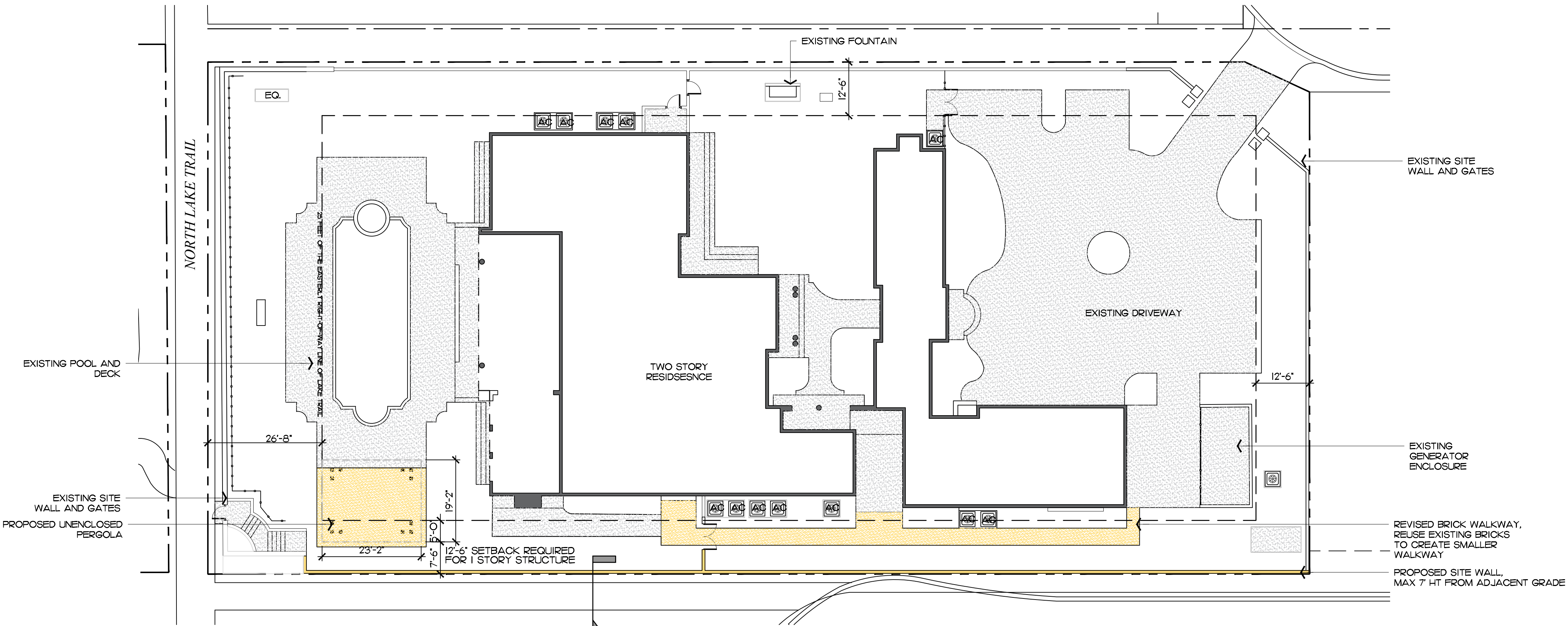


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SHEET L6.0



Existing Site Plan



Proposed Site Plan

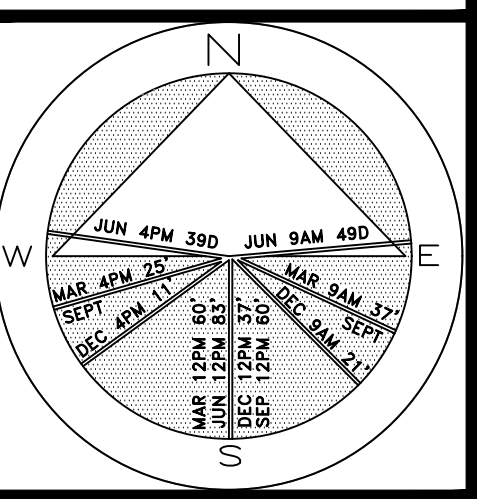
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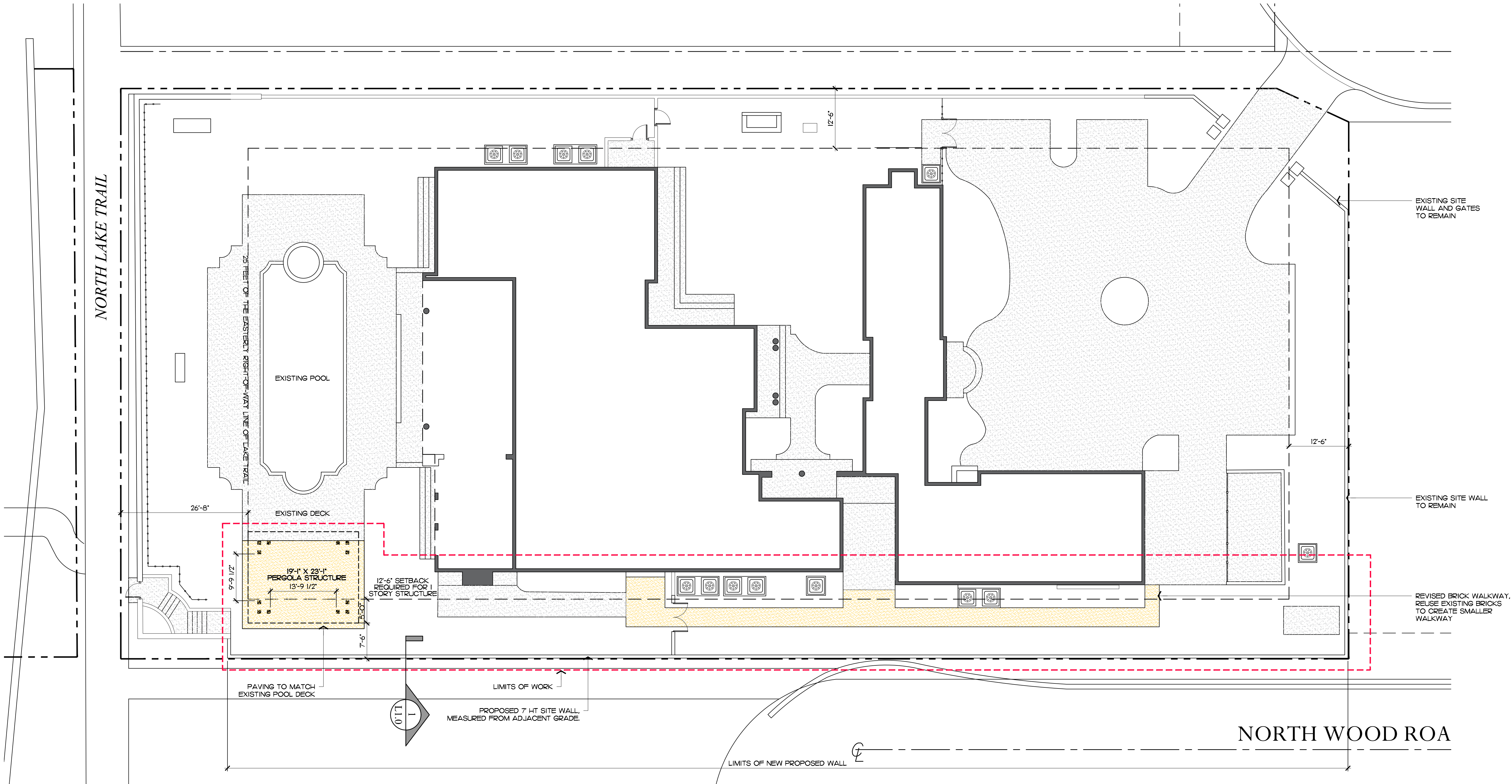
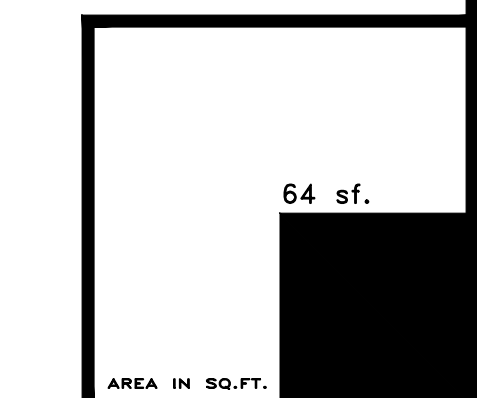
Site Plan
SCALE IN FEET 0' 16' 32' 48'

Private Residence
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Palm Beach



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DATE: 06.24.2024

SHEET L6.1



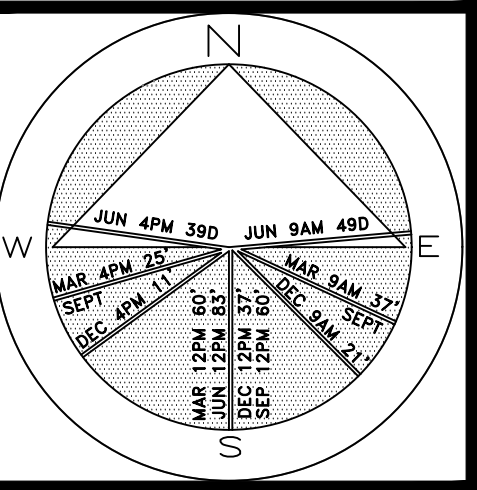
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Overall Site Plan
SCALE IN FEET 0' 8' 16' 24'

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Palm Beach

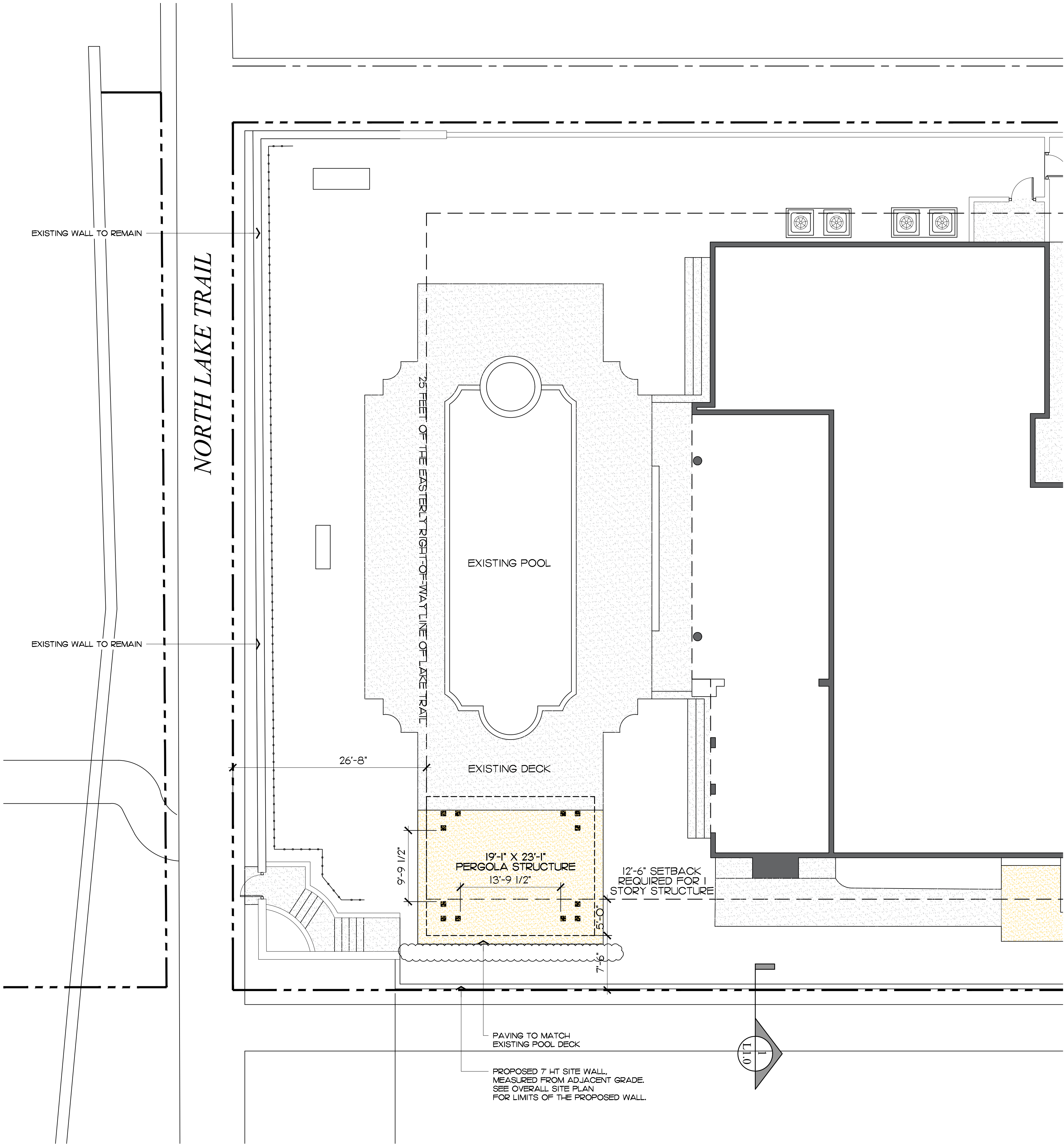


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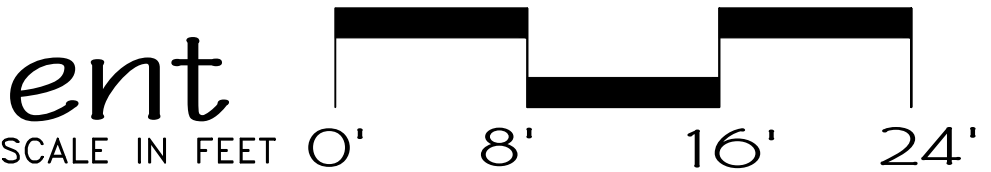
SHEET L6.2

64 sf.

AREA IN SQ.FT.



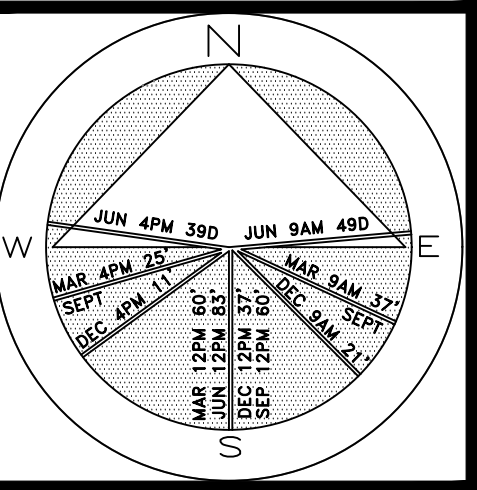
Site Plan Enlargement



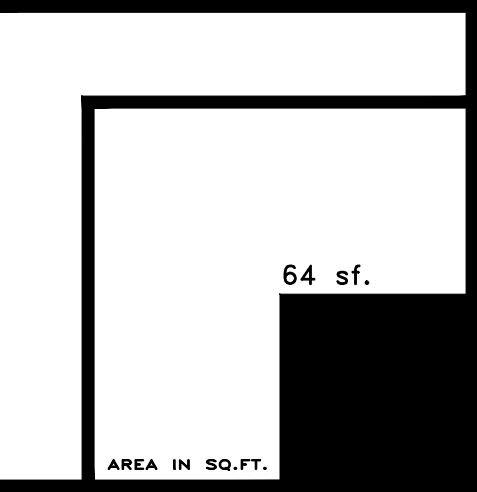
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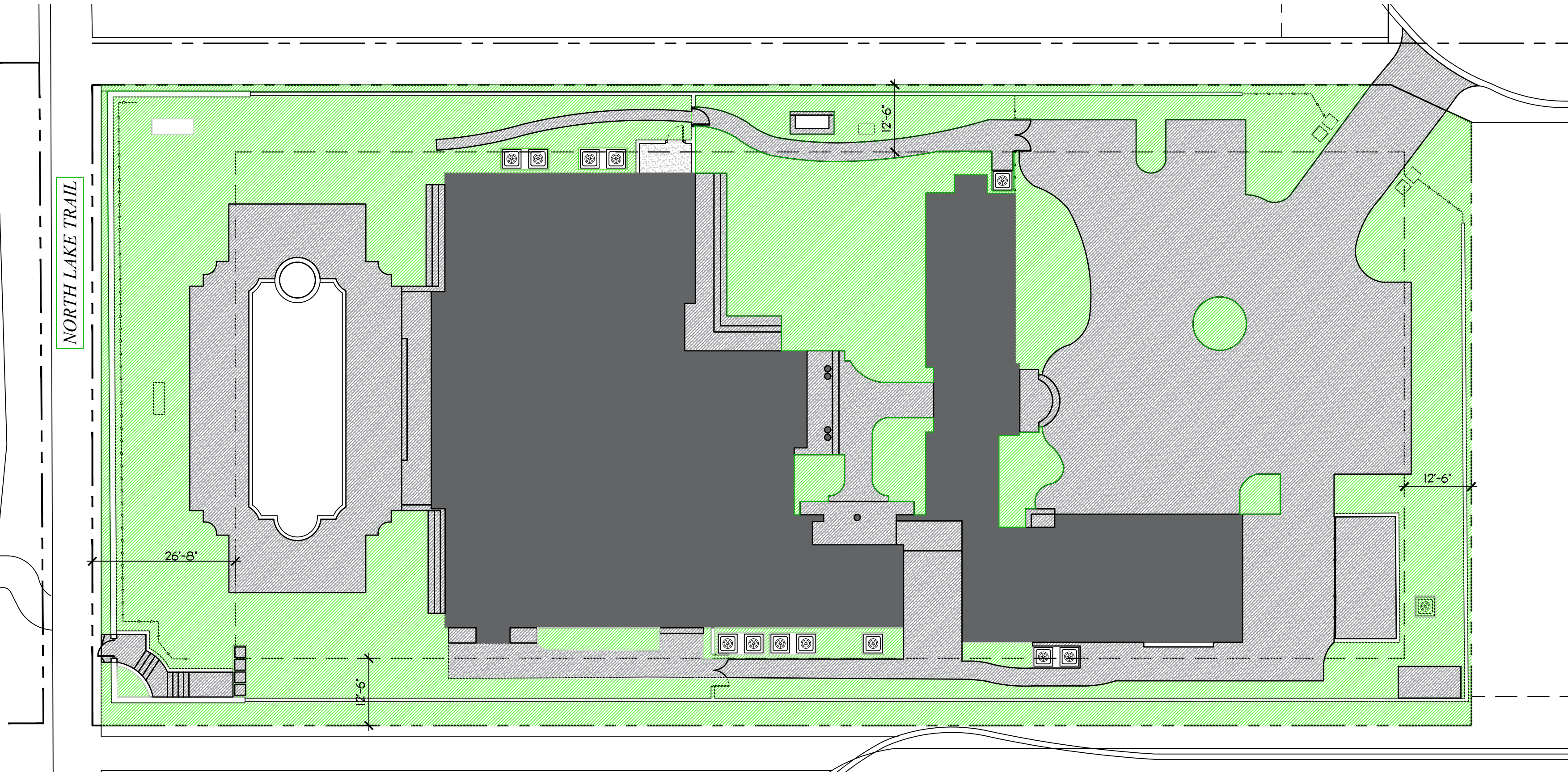


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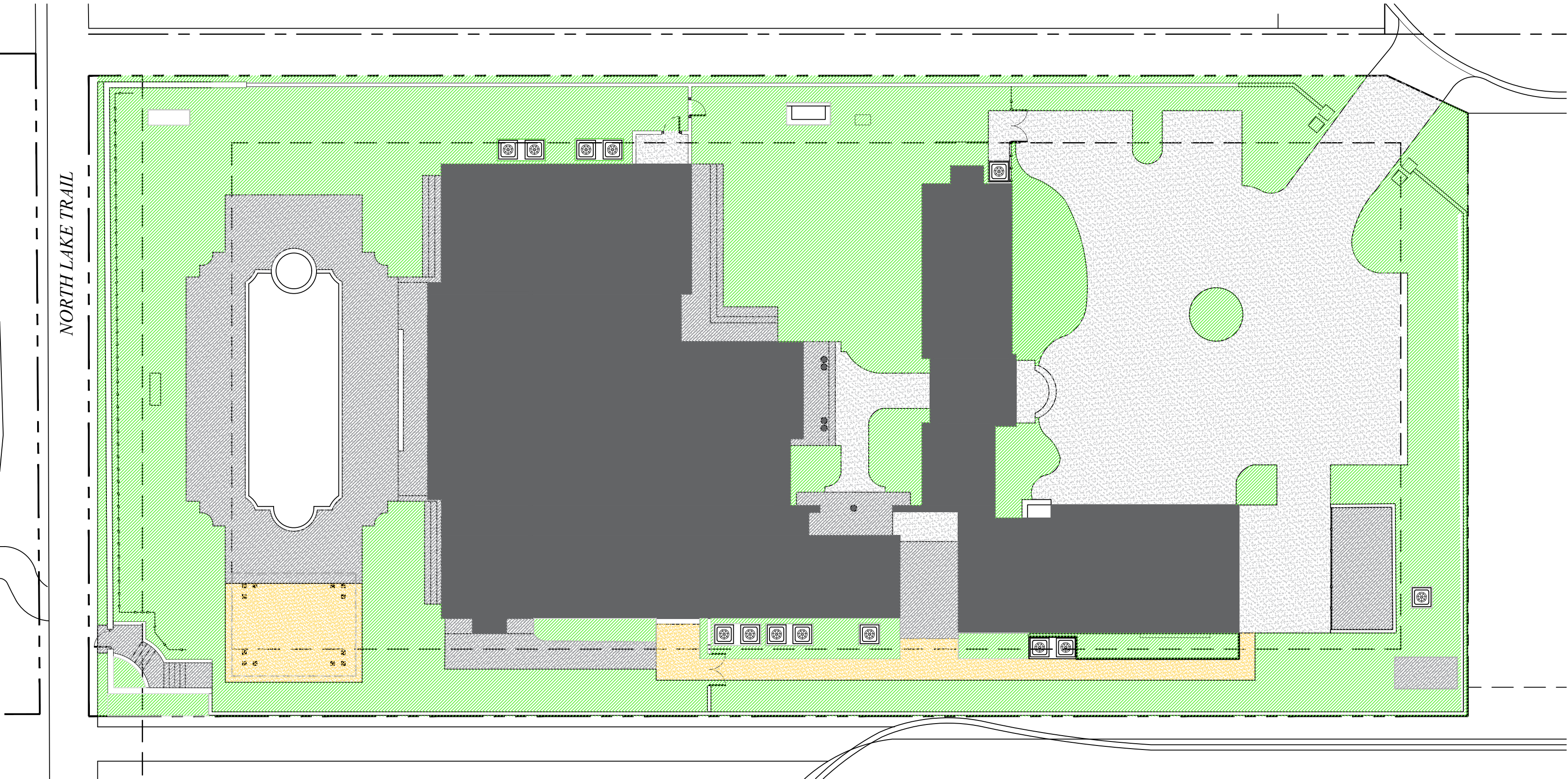


Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE



Existing Lot Coverage Graphic



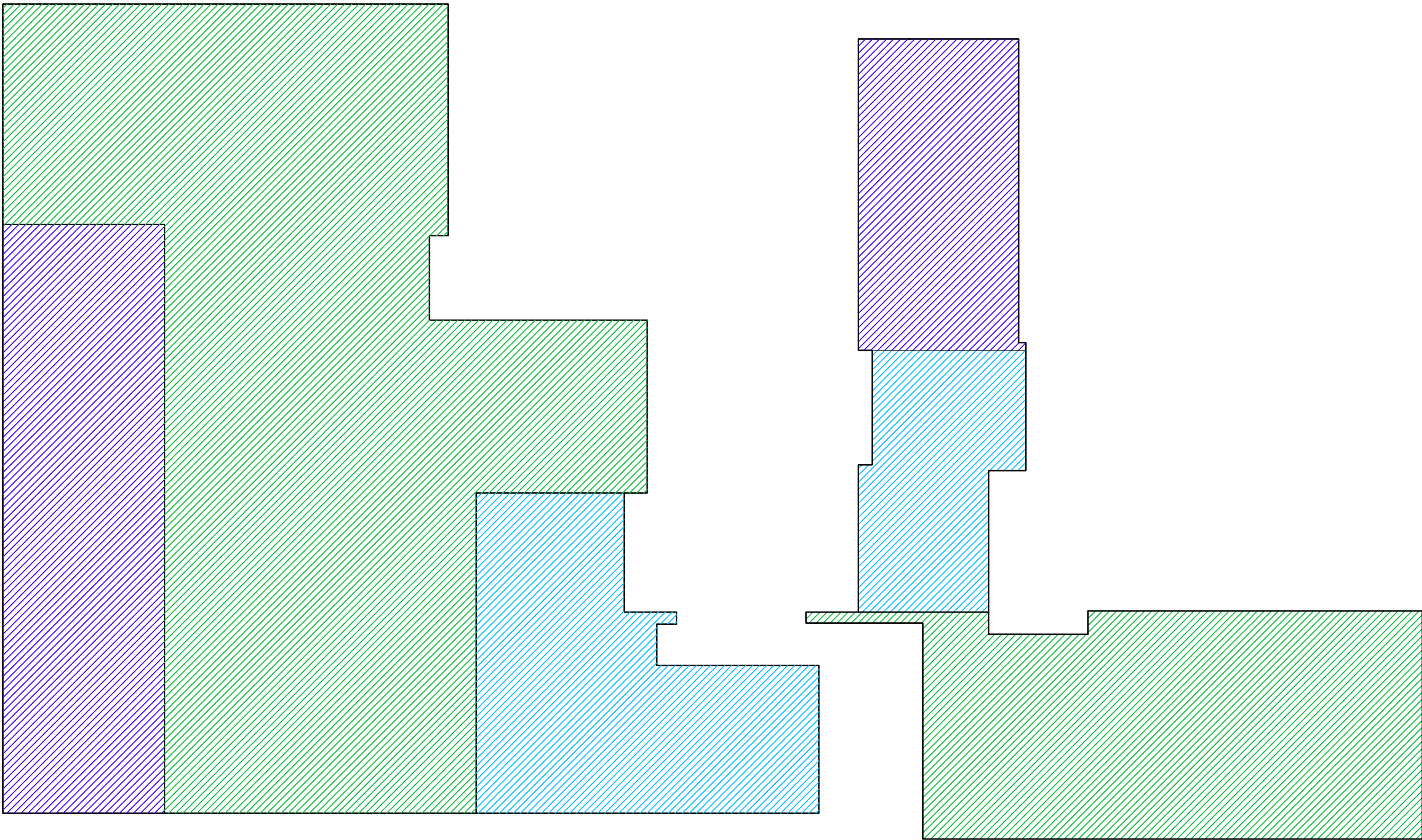
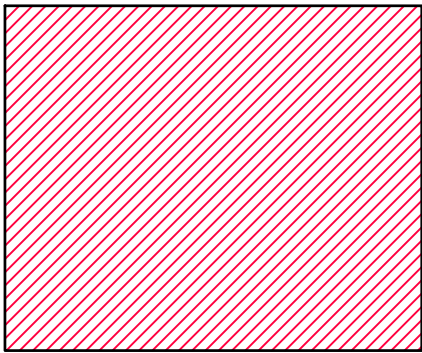
Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE		R-B - LOW DENSITY RESIDENTIAL	R-B - LOW DENSITY RESIDENTIAL
LOT AREA	10,000 SF. MINIMUM	30,511 SF.	30,511 SF.
OPEN / PERMEABLE SPACE	MINIMUM 45%	13,730 SF.	11,475 SF.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,204 SF.	1,695 SF.
LOT COVERAGE	MAX 40% ONE STORY MAX 50% TWO STORY	12,204 SF. 9.5% 2,853 SF. 29.9%	10,711 SF. 3.5% 3,295 SF. 10.8%

Cubic Content Ratio Data

DESCRIPTION		
LOT AREA:		
		30,511 SF
ALLOWABLE CCR = 3.5 + [(60,000 - 30,511) / 50,000] X 0.5] + 3.80 PER 134-893 B-13 2.		115,941.80 CU. FT.
ALLOWABLE CCR = INCREASED TO 4.5 PER 134-893 B-13 4.		137,299.50 CU. FT.
EXISTING:		122,072.46 CU. FT.
PROPOSED: INCLUDES PERGOLA		137,299.50 CU. FT.
MAIN HOME		
1ST FLOOR: 1,262.23 SF • 8.50		10,728.96 CU. FT.
2ND FLOOR: 4,603.31 SF • 21.25		97,820.34 CU. FT.
LOGGIA: 1590.96 SF • 21.25		13,523.16 CU. FT.
PERGOLA: 442 SF • 9.00		3,978 CU. FT.
TOTAL PROPOSED CUBIC CONTENT RATIO WITH LOGGIA CREDIT: 137,229.50-1590.96 SF=		135,638.54 CU. FT.



Cubic Content Diagram

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CCR Calculation and Data

ENVIRONMENT
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139 North County Road 5420-B Palm Beach, FL 33480

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Landscape Architecture

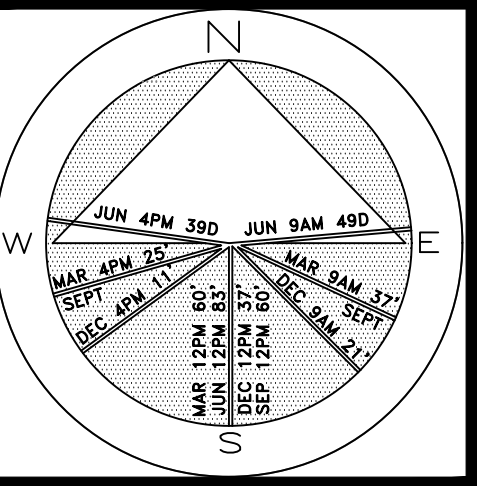
Land Planning

Landscape Management

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

Dustin@environmentdesigngroup.com

Private Residence
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Palm Beach



JOB NUMBER: # 24043.00 LA
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SHEET L6.4

64 sf.
AREA IN SQ.FT.

Private Residence

324 Plantation Road

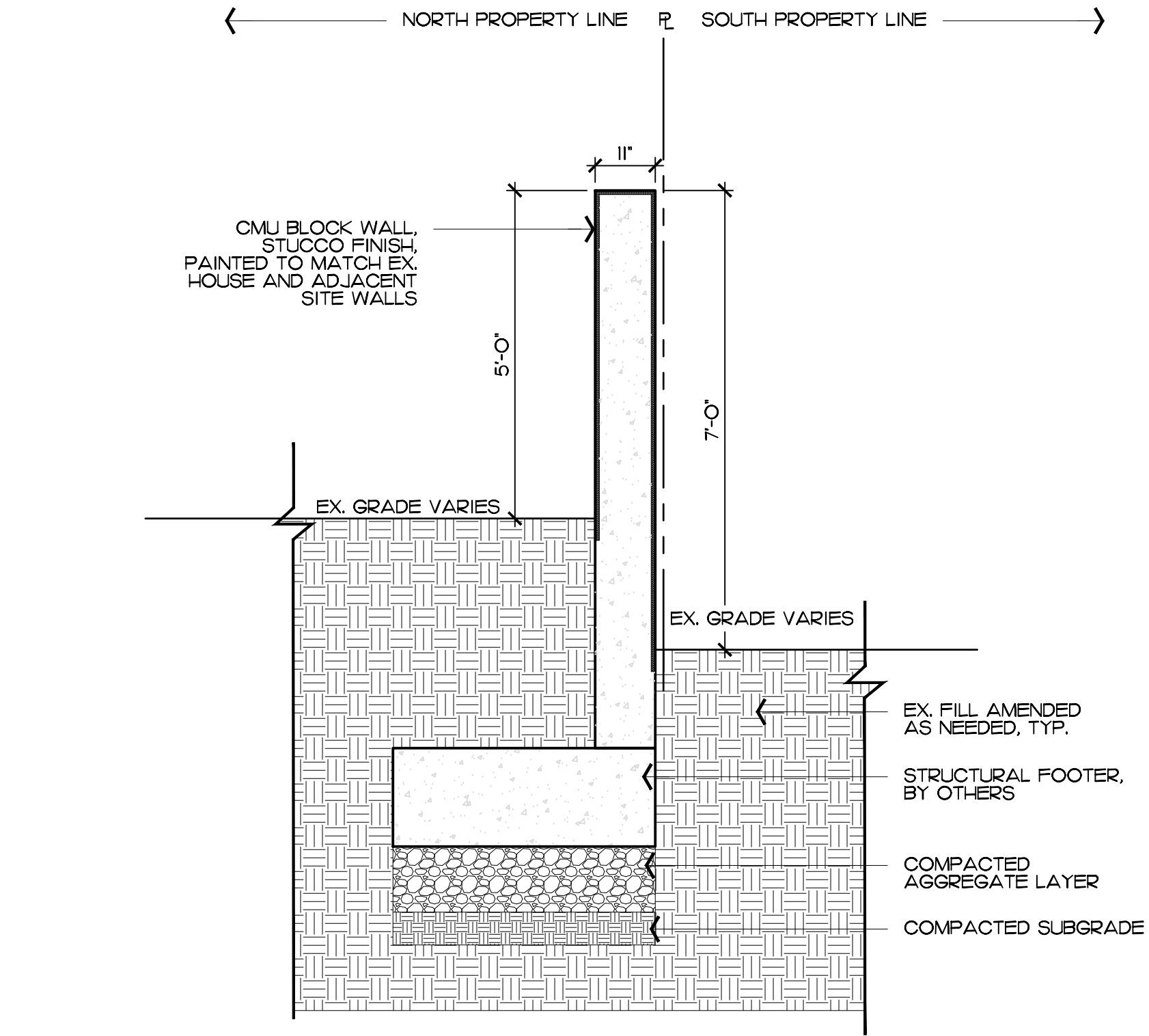
Palm Beach

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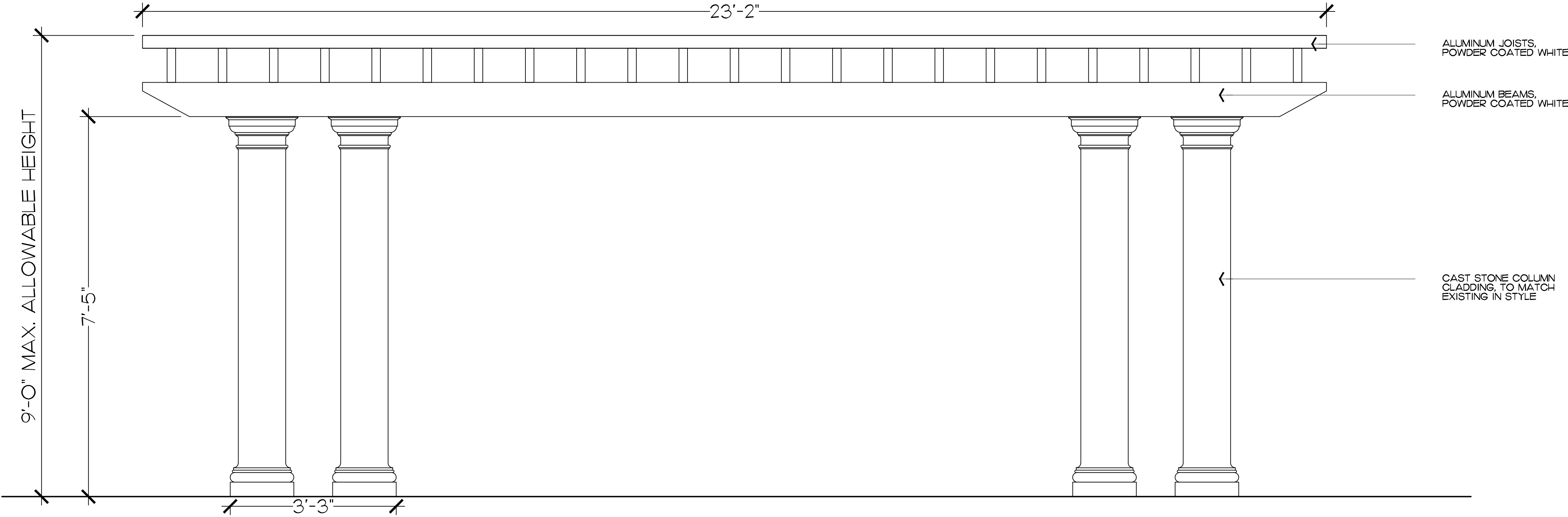
DATE: 06.24.2024

SHEET L7.0



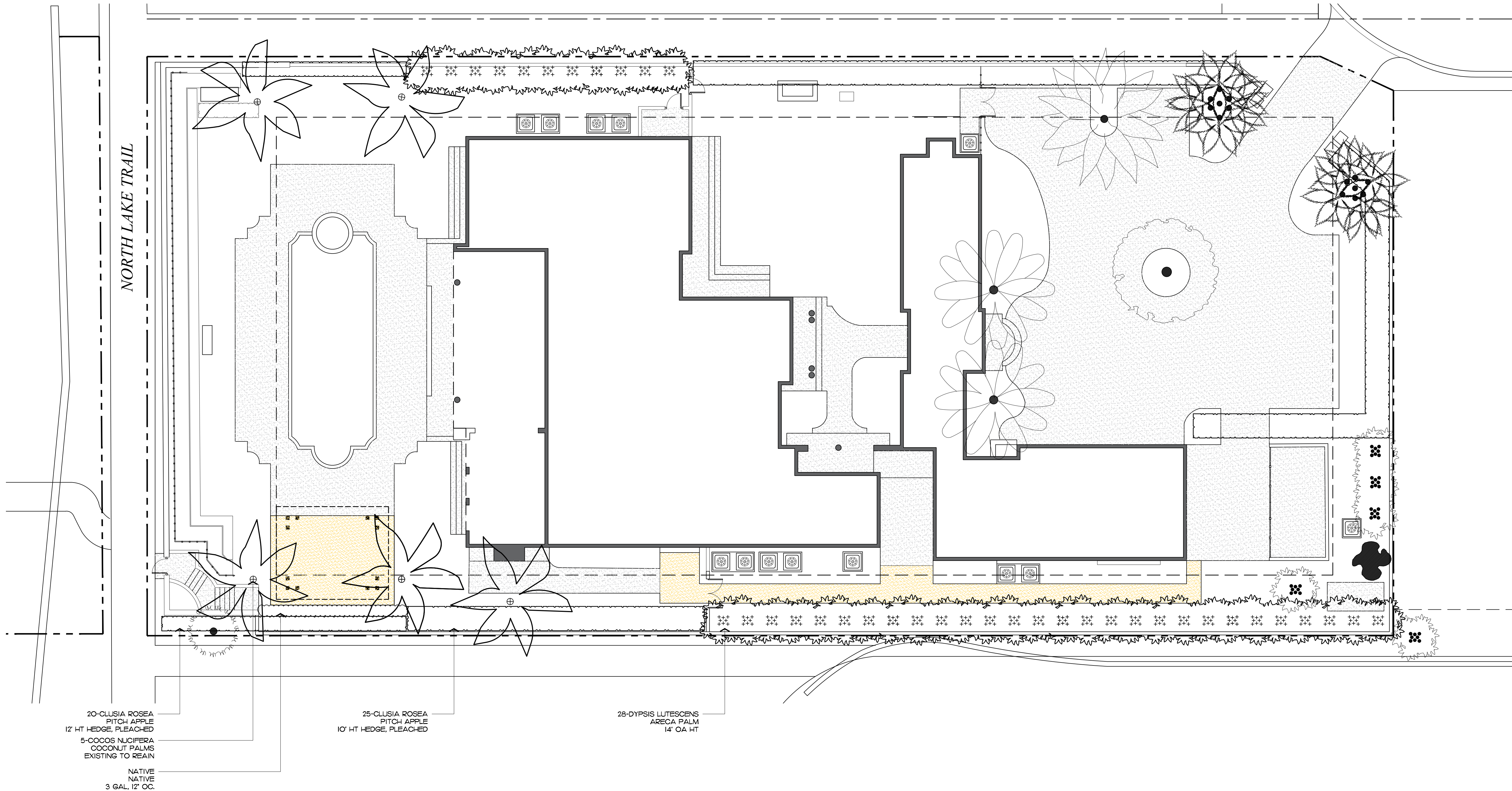
Site Wall Section

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


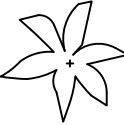


Pergola Elevation - North

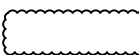
SCALE: 3/4"=1'-0"



Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	DYPsis LUTESCENS ARECA PALMS	28	20'-22' OA. HT.	NO
	COCOS NUCIFERA COCONUT PALM	5	RELOCATED FROM ONSITE	NO
TOTAL TREES:		32		
NATIVE SPECIES:		0		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROGFRUIT	50	4" PLUGS	YES
TOTAL:		50		
NATIVE SPECIES:		50 (100%)		

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA ROSEA CLUSIA HEDGE	25	10' HT, PLEACHED HEDGE	YES
	CLUSIA ROSEA CLUSIA HEDGE	20	12' HT, PLEACHED HEDGE	YES
TOTAL:		45		
NATIVE SPECIES:		45 (100%)		

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5920-8
Phone: 561.832.4600

Palm Beach, FL 33480
Mobile: 561.313.4424

Landscape Architecture
Land Planning
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SHEET L8.1