

1 Wall Section - Typical One-Story Section
A-4.100 SCALE: 1" = 1'-0"

2 Wall Section - Typ. Two-Story Section
A-4.100 SCALE: 1" = 1'-0"

H

HARRISON DESIGN

24 Tenth Street South
Naples, FL 34102
phone: 239-206-6909
harrisonsdesign.com

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1285 NORTH OCEAN BLVD
PALM BEACH, FLORIDA

stamps

STATE OF FLORIDA
COUNTY OF PALM BEACH
REGISTERED ARCHITECT
149724
[Signature]

issue

SECOND SUBMITTAL
2024-10-23 ARCOM MEETING
ARC-24-0040

date

2024-08-26

scale

1"=1'-0"

drawn

SD

checked

GLP

project no.

235732

title

WALL SECTIONS
TYPICAL WALL SECTIONS

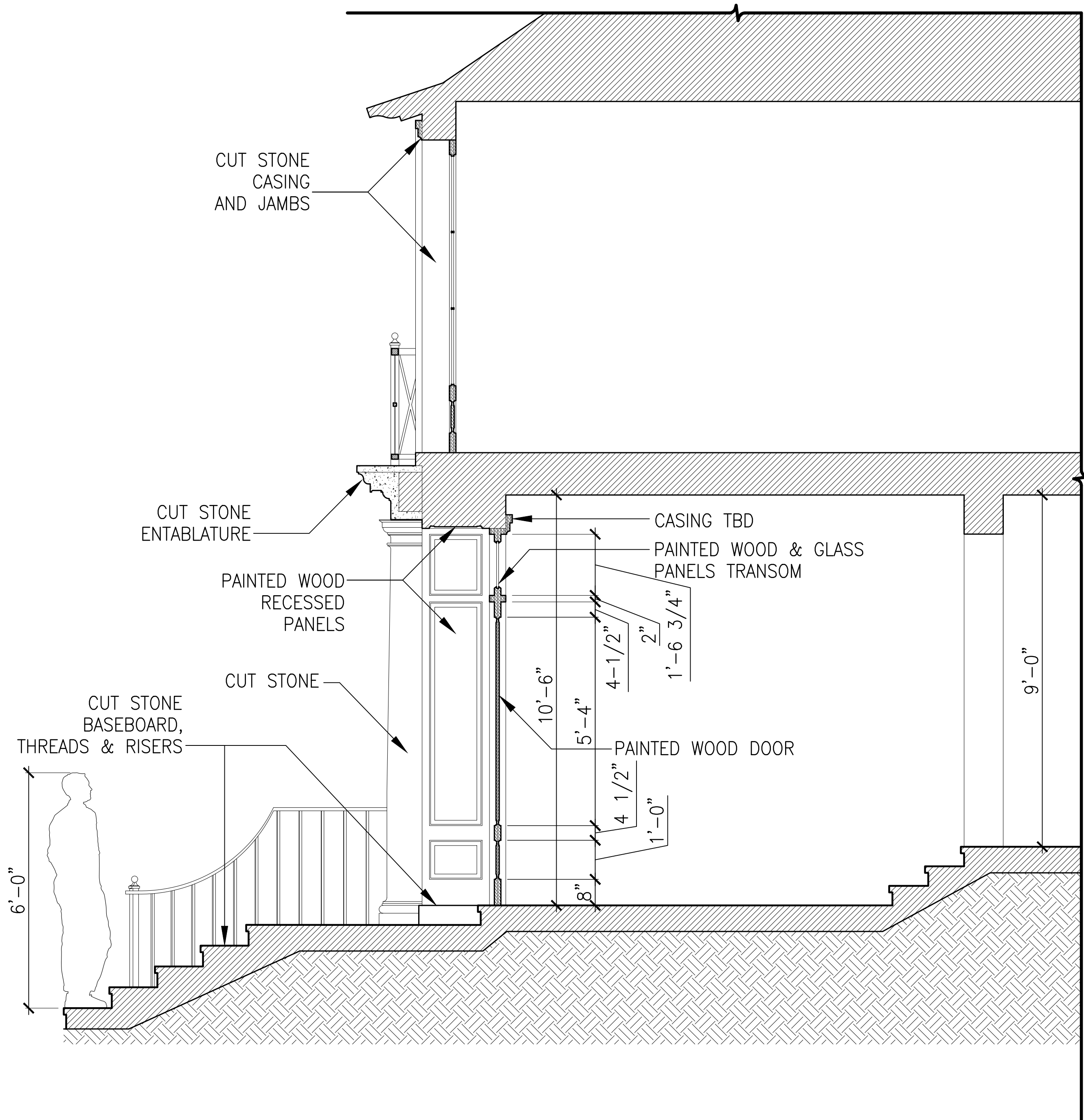
sheet number

A-4.100

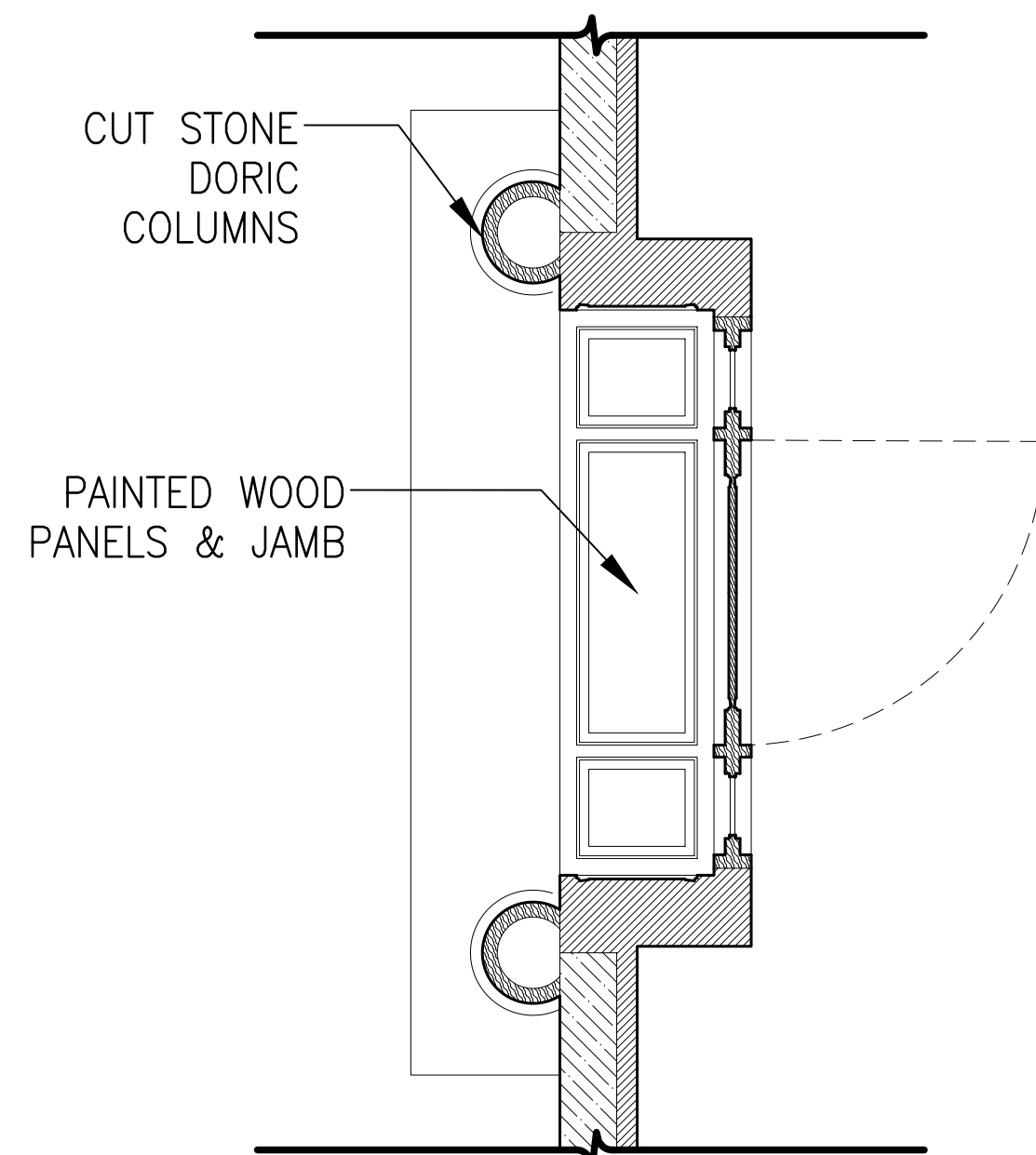
NOT RELEASED FOR CONSTRUCTION

© Project 1285 N Ocean Blvd 235732-A4 1-Wall Sections.dwg Sep 05, 2024 - 12:52pm

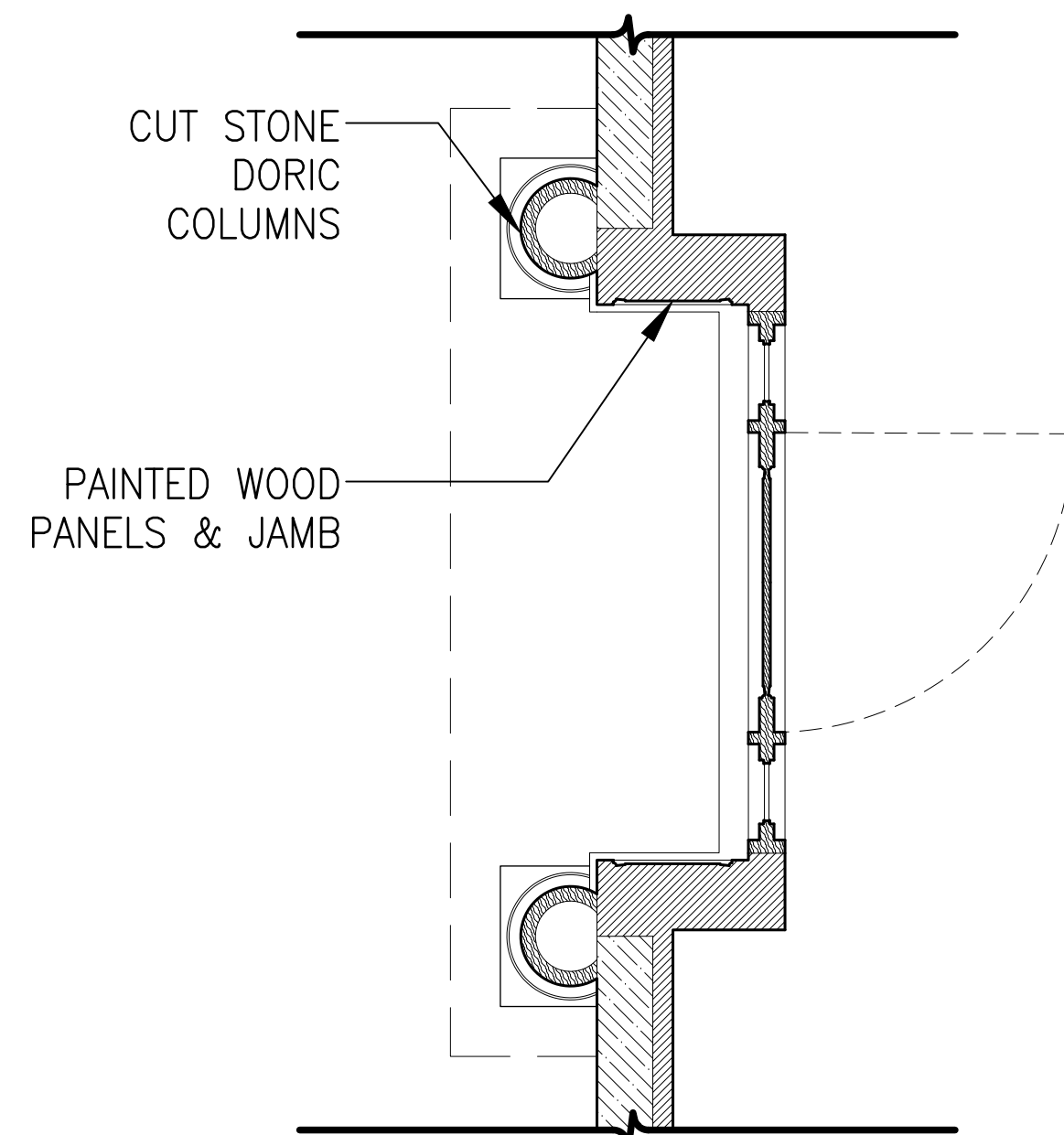
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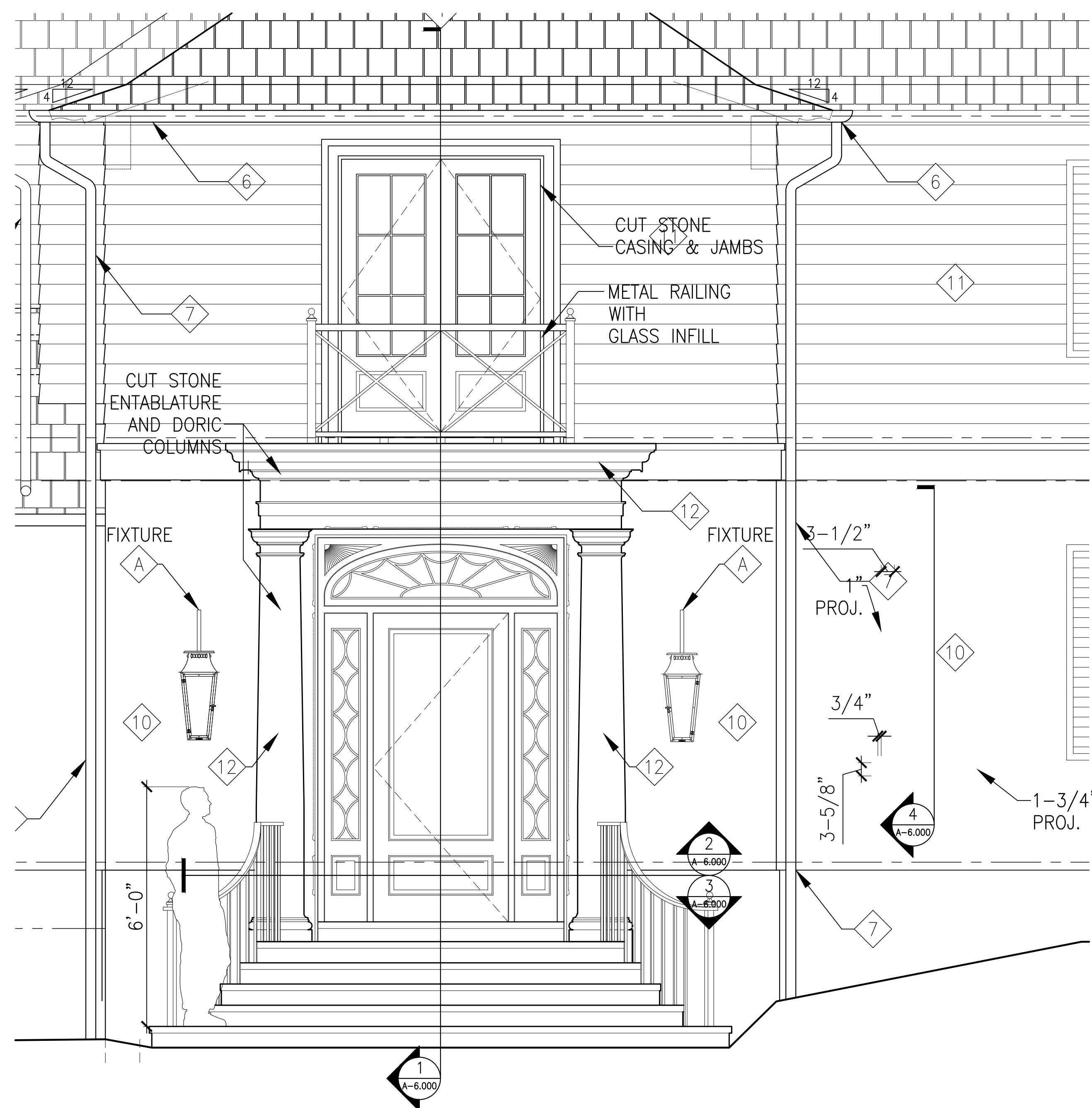
1 MAIN DOOR AND UPPER LEVEL DOOR DETAIL
SCALE: 1/2" = 1'-0"



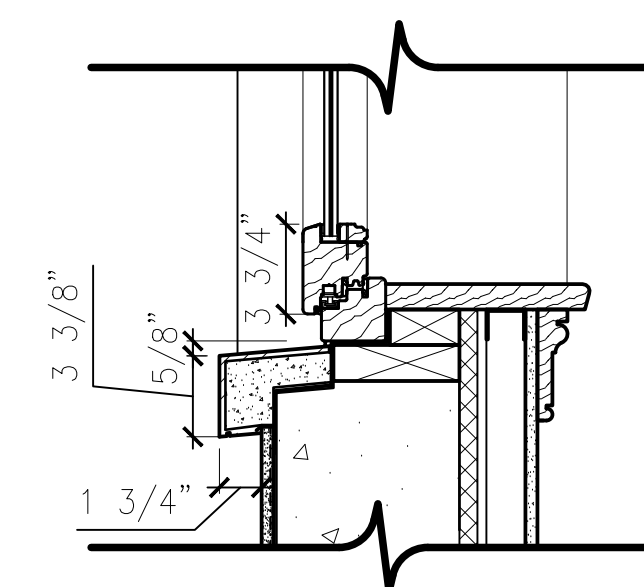
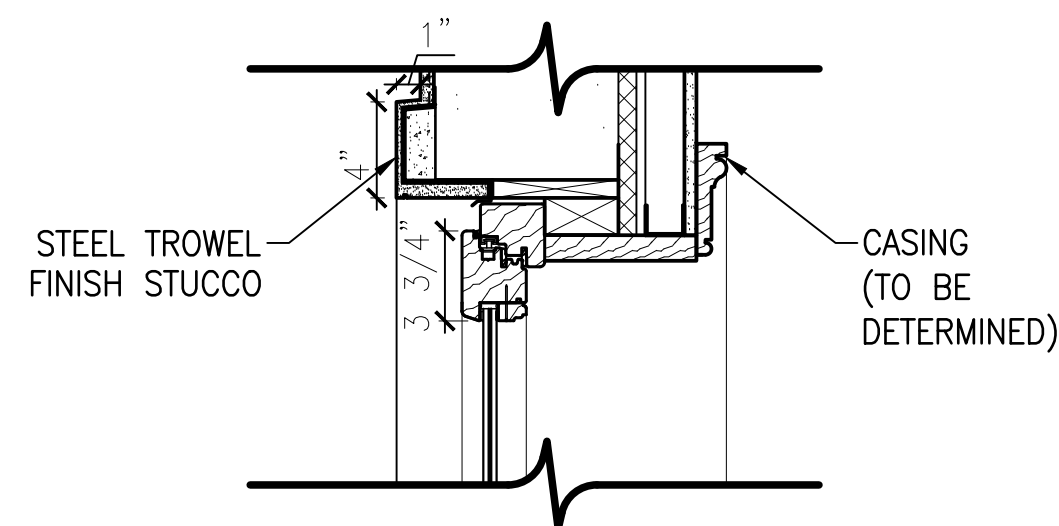
2 CROSS SECTION THROUGH MAIN ENTRY DOOR (RCP)
SCALE: 1/2" = 1'-0"



3 CROSS SECTION THROUGH MAIN ENTRY DOOR
SCALE: 1/2" = 1'-0"



DOORS' DETAILS REFERENCE ELEVATION
SCALE: 1/2" = 1'-0"



4 TYPICAL WINDOW DETAIL (CAOBA)
SCALE: 1 1/2" = 1'-0"



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1285 NORTH OCEAN BLVD

PALM BEACH, FLORIDA

S



SECOND SUBMITTAL

-10-23 ARCOM MEETING

ARC-24-0040

2024-08-26

N.T.S.

SD	checked	GLP
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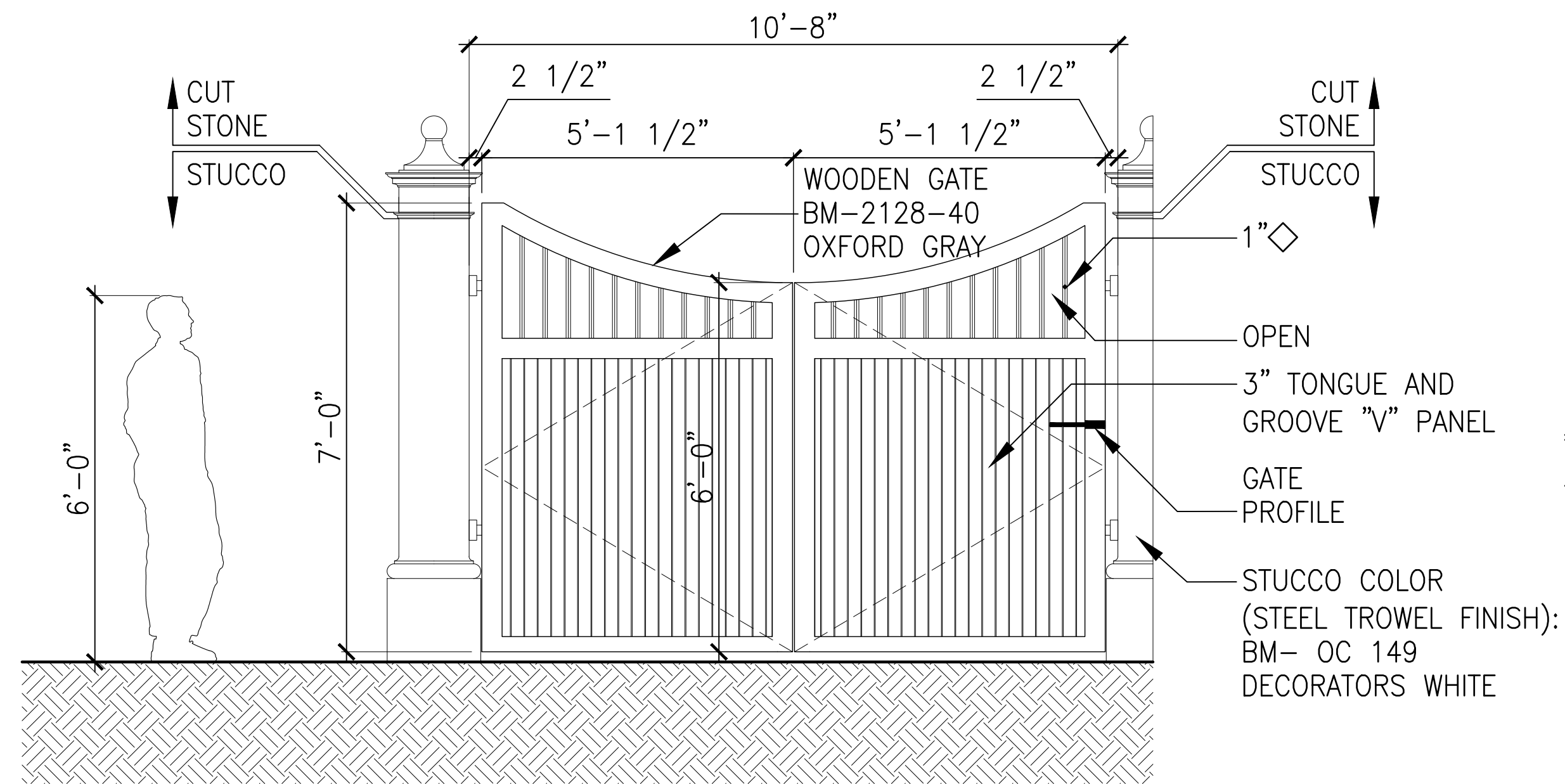
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235732

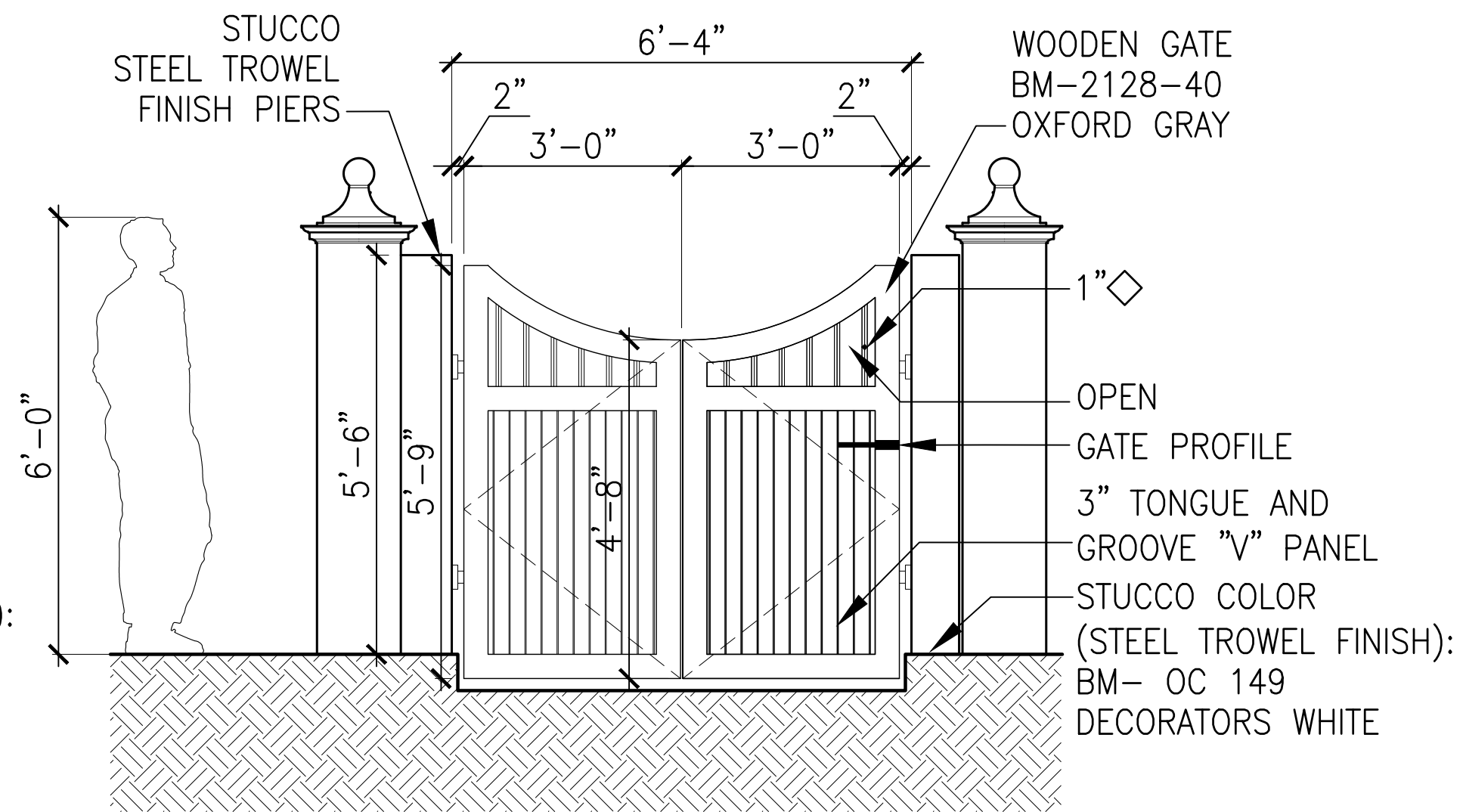
STAIRS' DETAILED ELEVATION

WINGS DETAILS SHEET
number

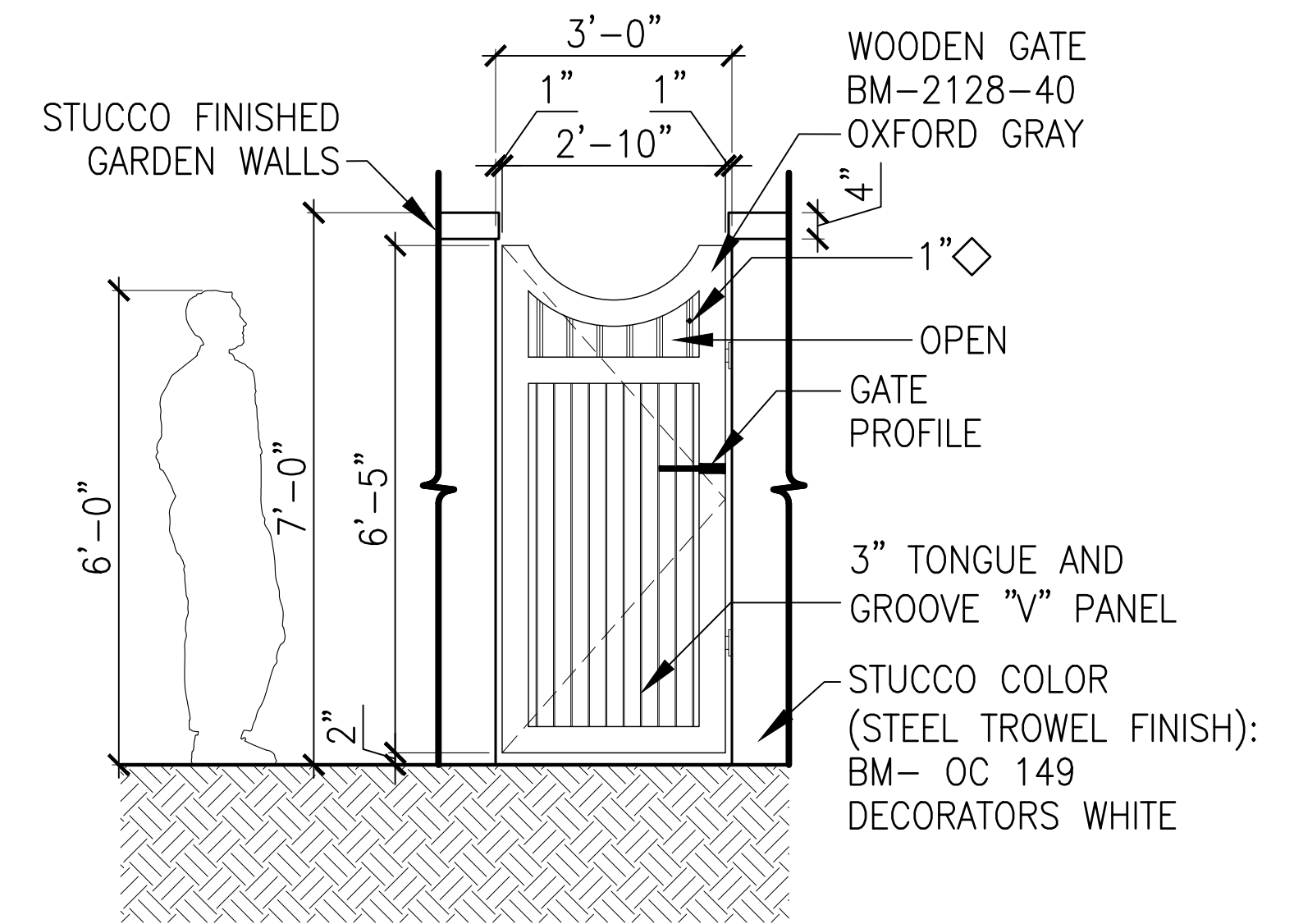
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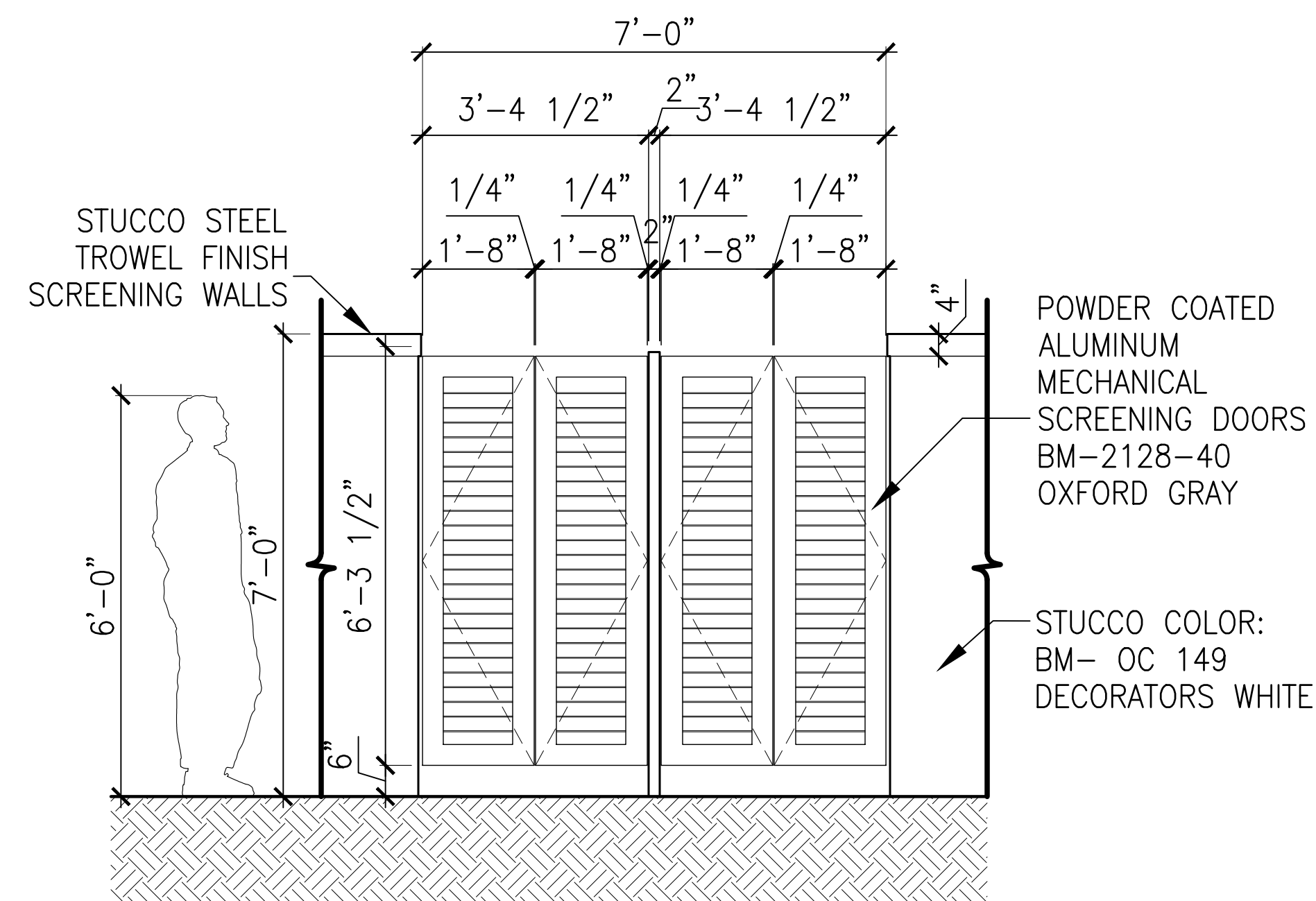
1 DRIVEWAY GATE ELEVATION DETAIL
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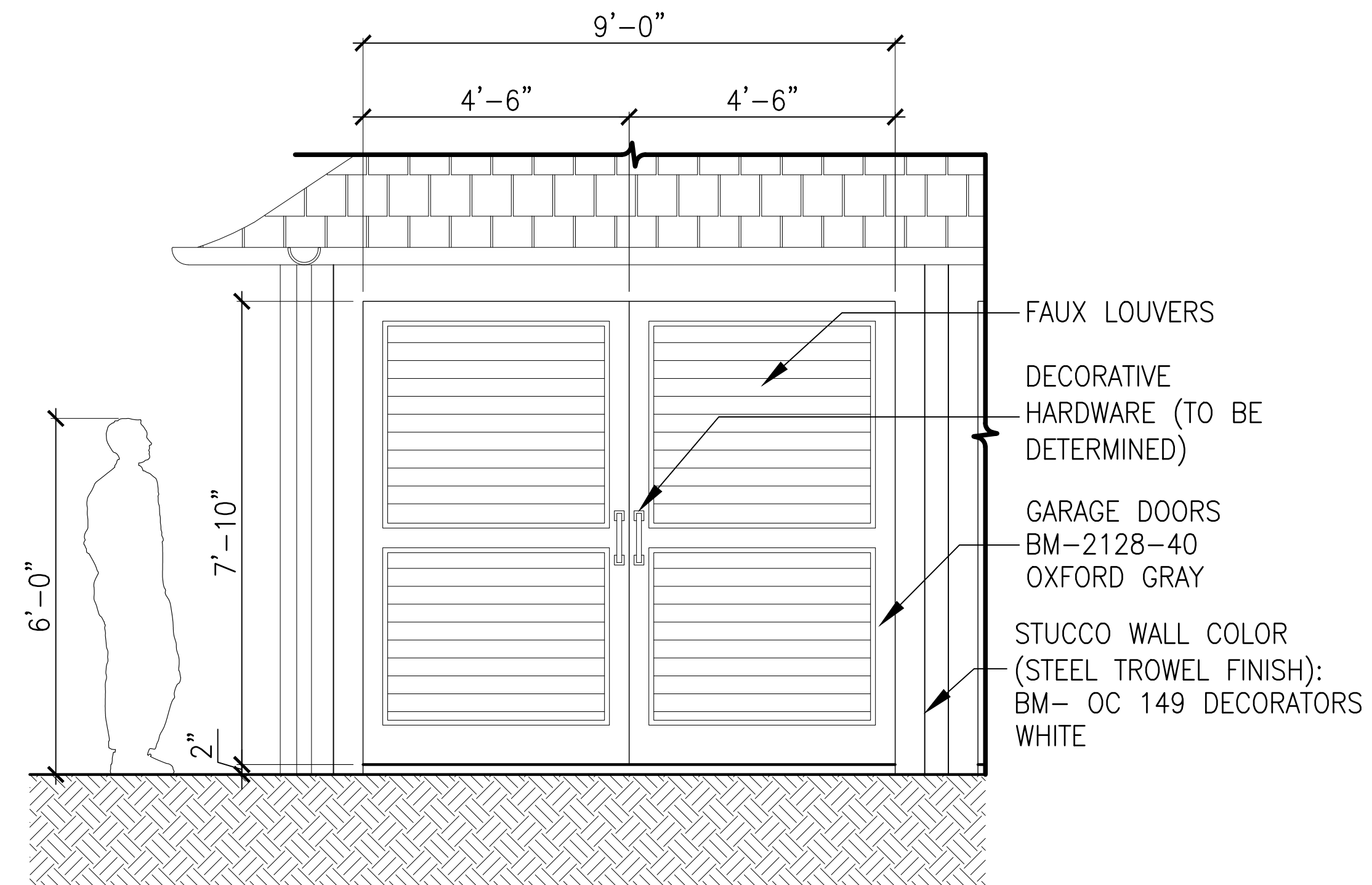
2 SOUTH GARDEN GATE ELEVATION DETAIL
SCALE: 1/2" = 1'-0"



3 OUTDOOR SHOWER GATE ELEVATION DETAIL
SCALE: 1/2" = 1'-0"



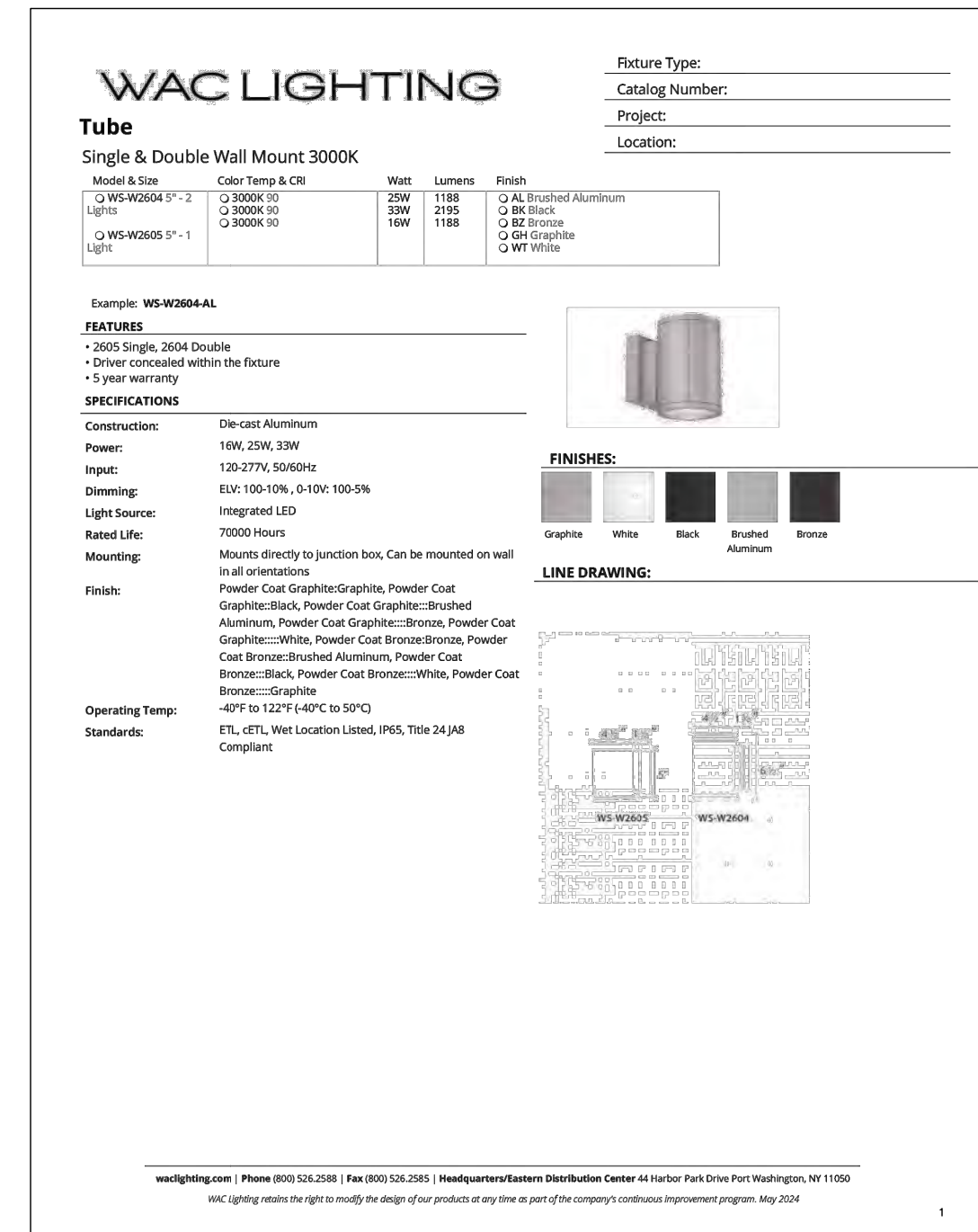
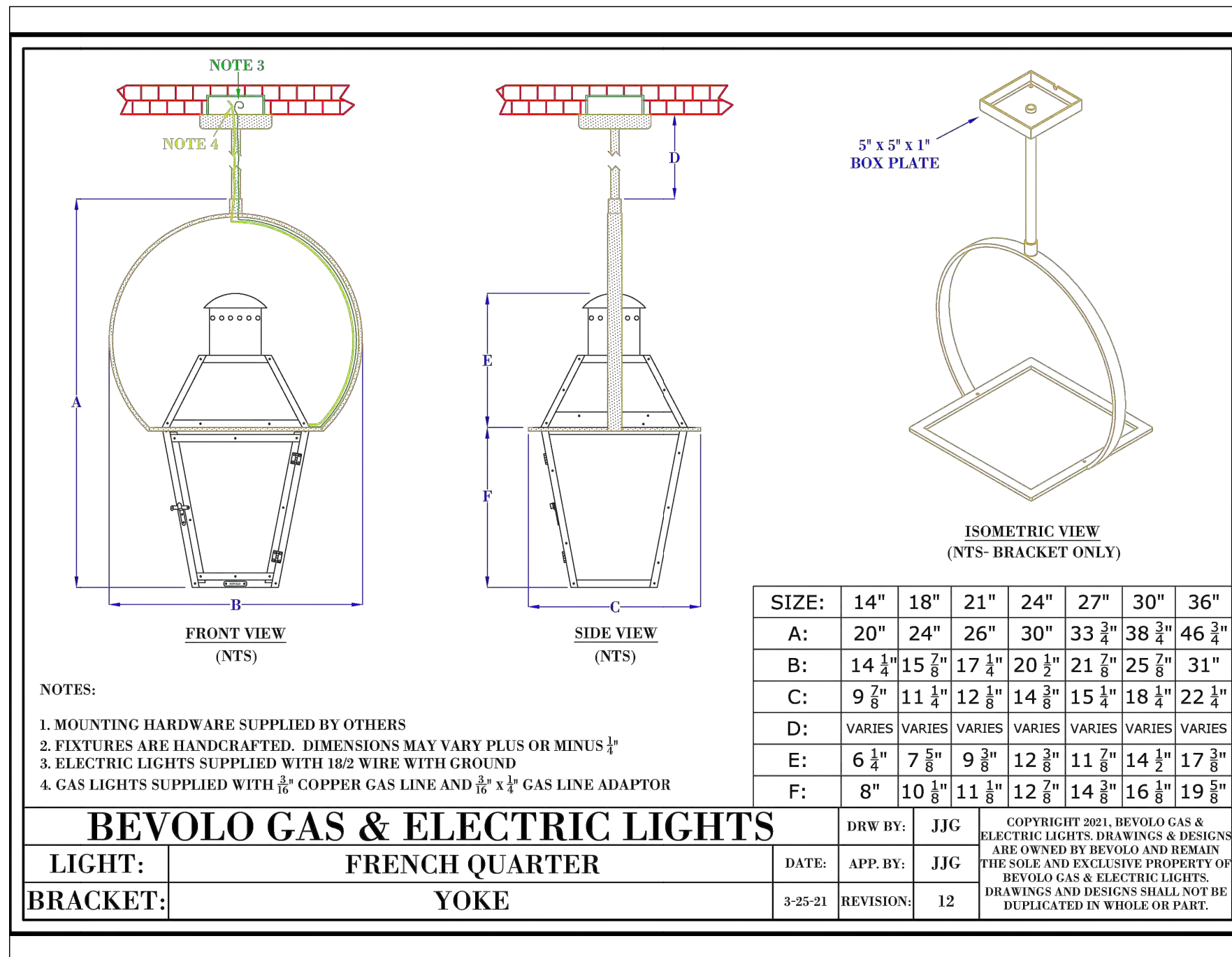
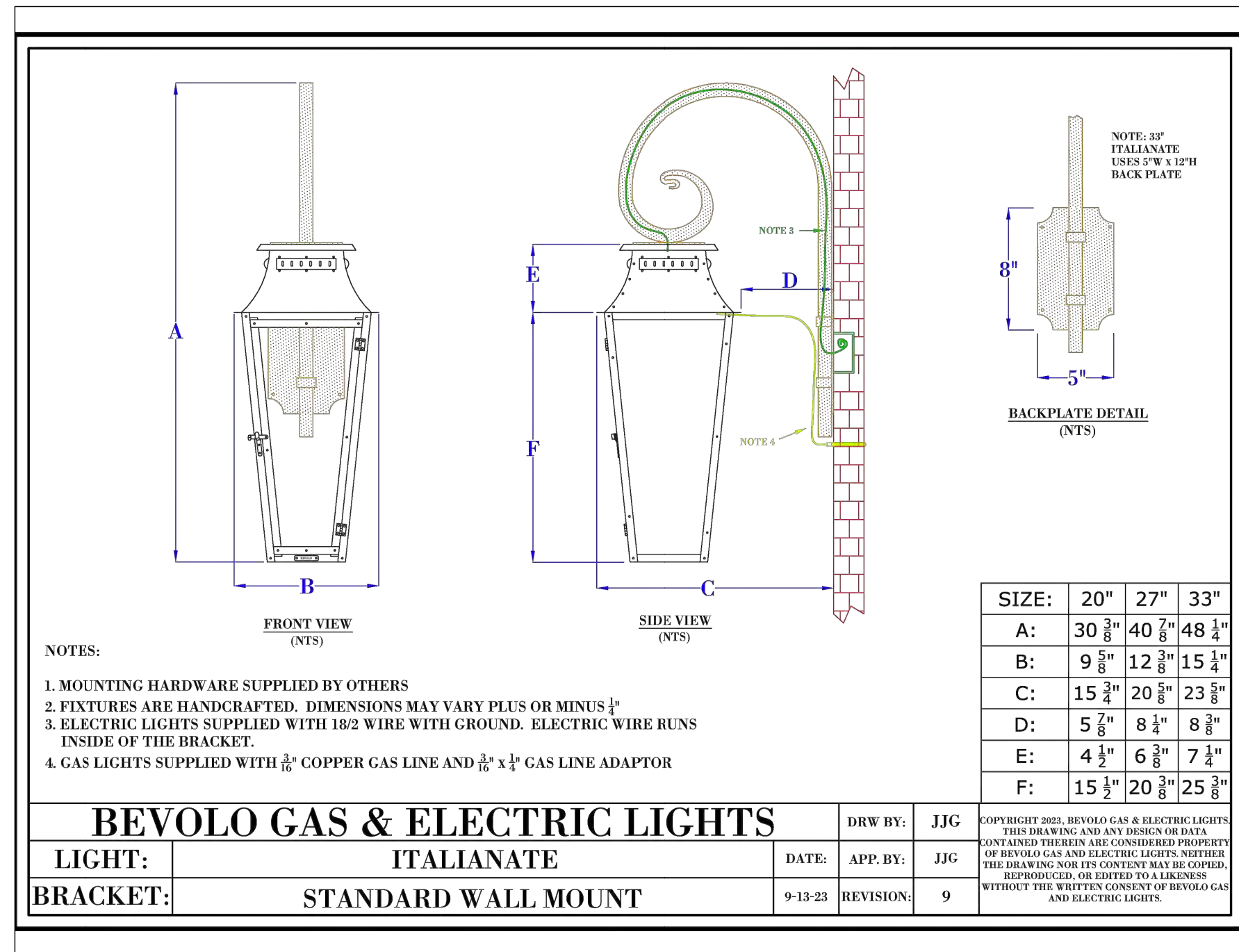
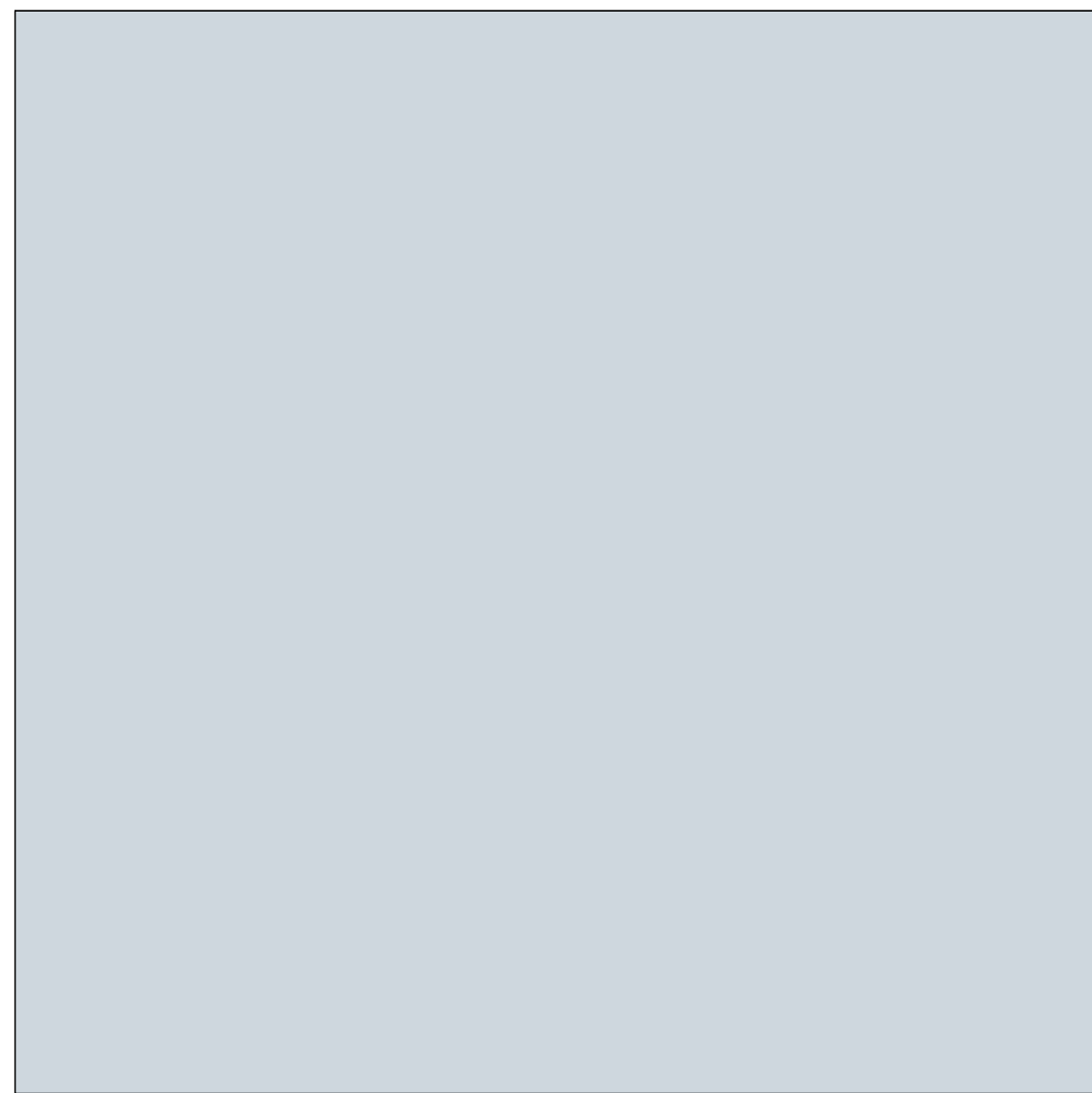
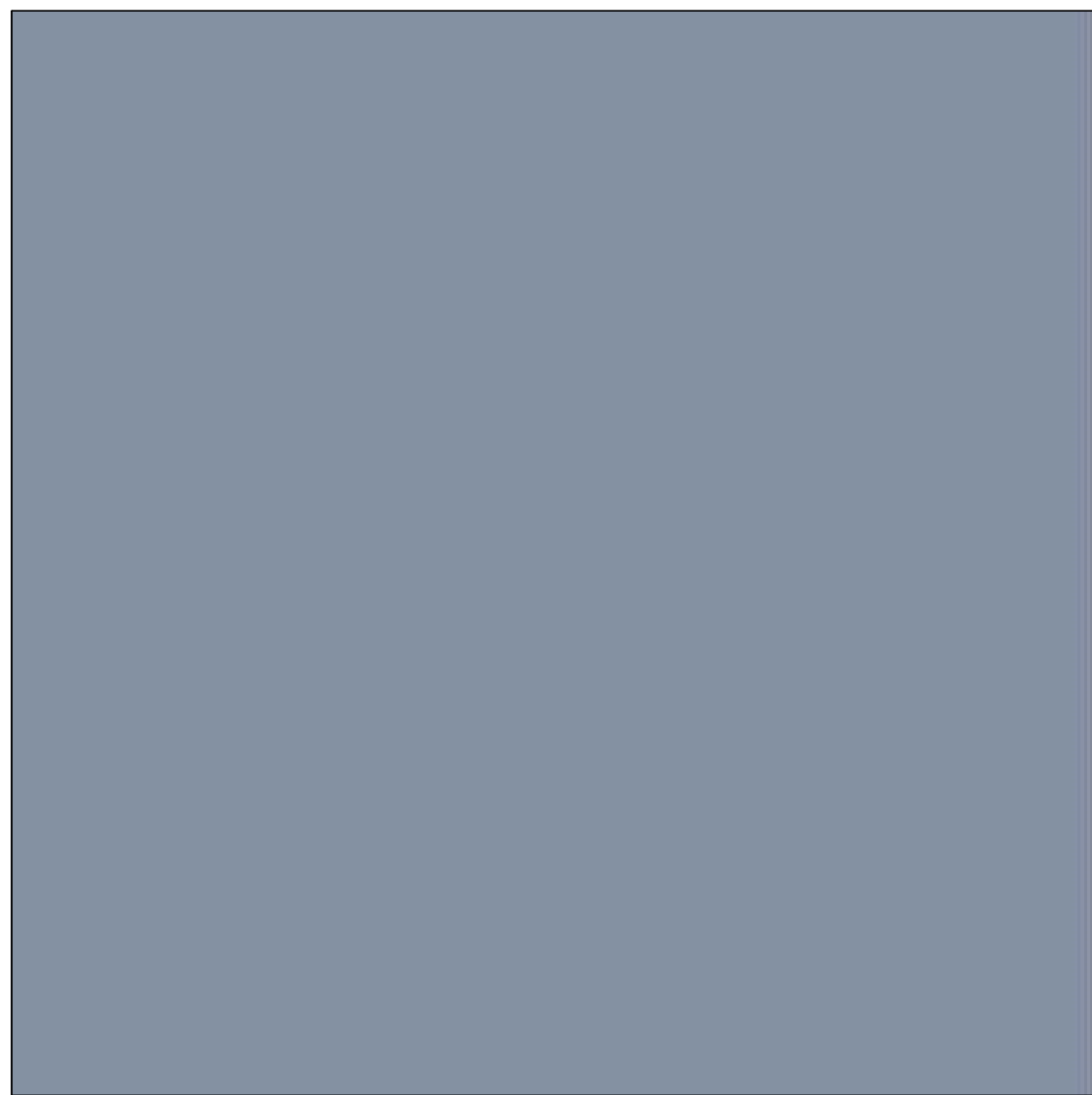
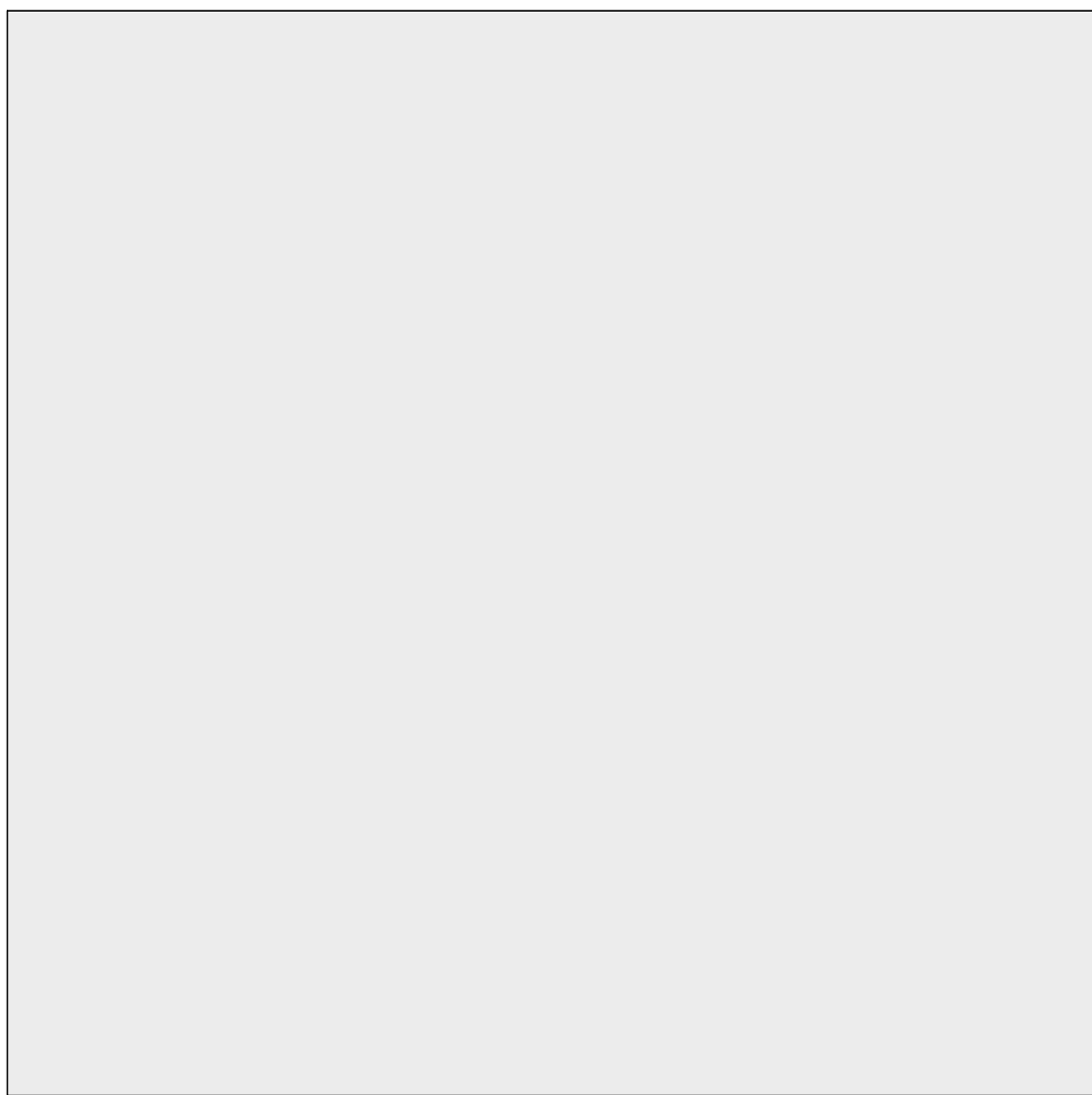
4 TYP. GENERATOR SCREEN GATES ELEVATION DETAIL
SCALE: 1/2" = 1'-0"



5 TYP. GARAGE DOORS ELEVATION DETAIL
SCALE: 1/2" = 1'-0"

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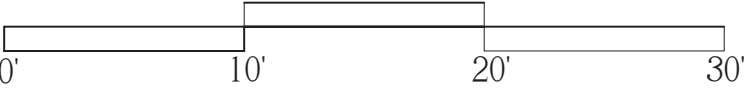
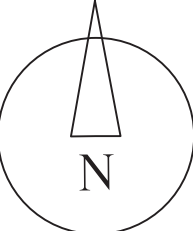


Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com			
Line #	Landscape Legend		
1	Property Address:	1285 North Ocean Blvd	
2	Lot Area (sq. ft.):	14,498 (sq. ft. does not include area in roadway)	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,524 sf (45%)	6,562 (45.26%)
5	LOS to be altered (Sq Ft and %)		100%
6	Perimeter LOS (Sq Ft and %)	3,262 (50%)	3,642 (55.8%)
7	Front Yard LOS (Sq Ft and %)	970 (40%)	1,271.4 (52.5%)
8	Native Trees %	30% (number of trees)	33.3% (8)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	33% (258)
10	Native Groundcover %	30% (groundcover area)	N/A
To determine qualifying native vegetation use either: the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List OR the Florida Native Plant Society Native Plants for Your Area List			
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This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.			
See Ord. 003-2023		REV BF 20230727	

Landscape Sheet List


- L1.0 Site Illustration / Title Sheet
- IL1.1 Landscape Elevations
- IL1.2 Landscape Elevations
- OS1 Openspace Diagrams
- EP1.0 Tree Survey
- EP1.1 Tree Disposition and Existing Landscape Plan
- EP1.2 Tree Disposition Chart
- EP1.3 Existing Landscape Photos
- L1.1 Site Plan / Materials Sheet
- L1.2 Dimension Plan
- L2.2 Pool Details
- L3.1 Planting Plan
- L4.1 Plant List and Legend
- CS1.1 Construction Screening Plan
- SS1.1 Site Sections
- TR1.1 Truck Logistics Plan






VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#: LA6666691 NY LIC: 002927

DATE:		
1	01/29/2024	Pre-App Submittal
2	05/09/2024	First Submittal
3	07/26/2024	Second Submittal
4	08/23/2024	Final Submittal



SCALE

1/8" = 1'-0"



SHEET

Site Illustration / Title Sheet

L1.0







South Elevation

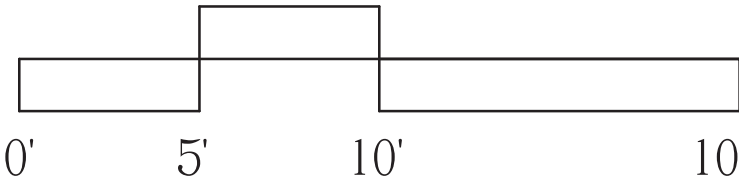


North Elevation

1285 North Ocean Blvd.

Palm Beach, Florida

ARC-24-0040 FINAL SUBMITTAL



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SCALE
3/16" = 1'-0"

SHEET
Landscape
Elevations

IL1.1



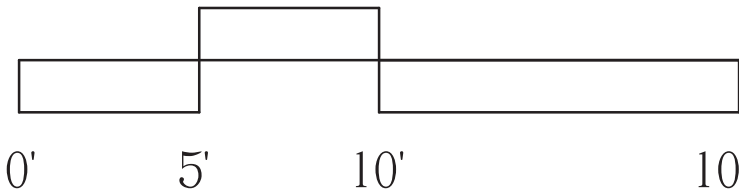


East Elevation



West Elevation

1285 North Ocean Blvd.
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3 07/26/2024	Second Submittal
4 08/23/2024	Final Submittal

SCALE
3/16" = 1'-0"

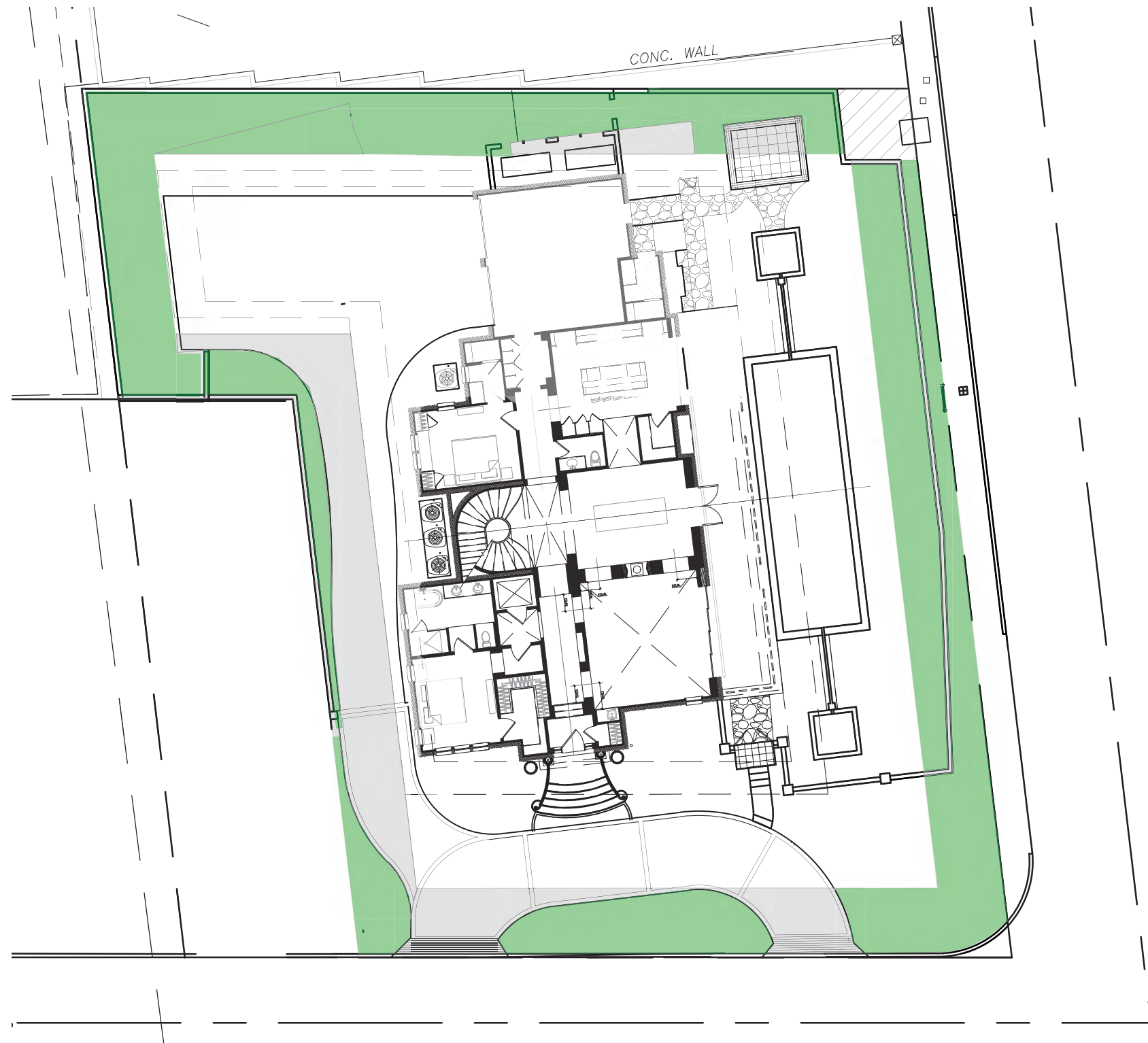
SHEET
Landscape
Elevations

IL1.2

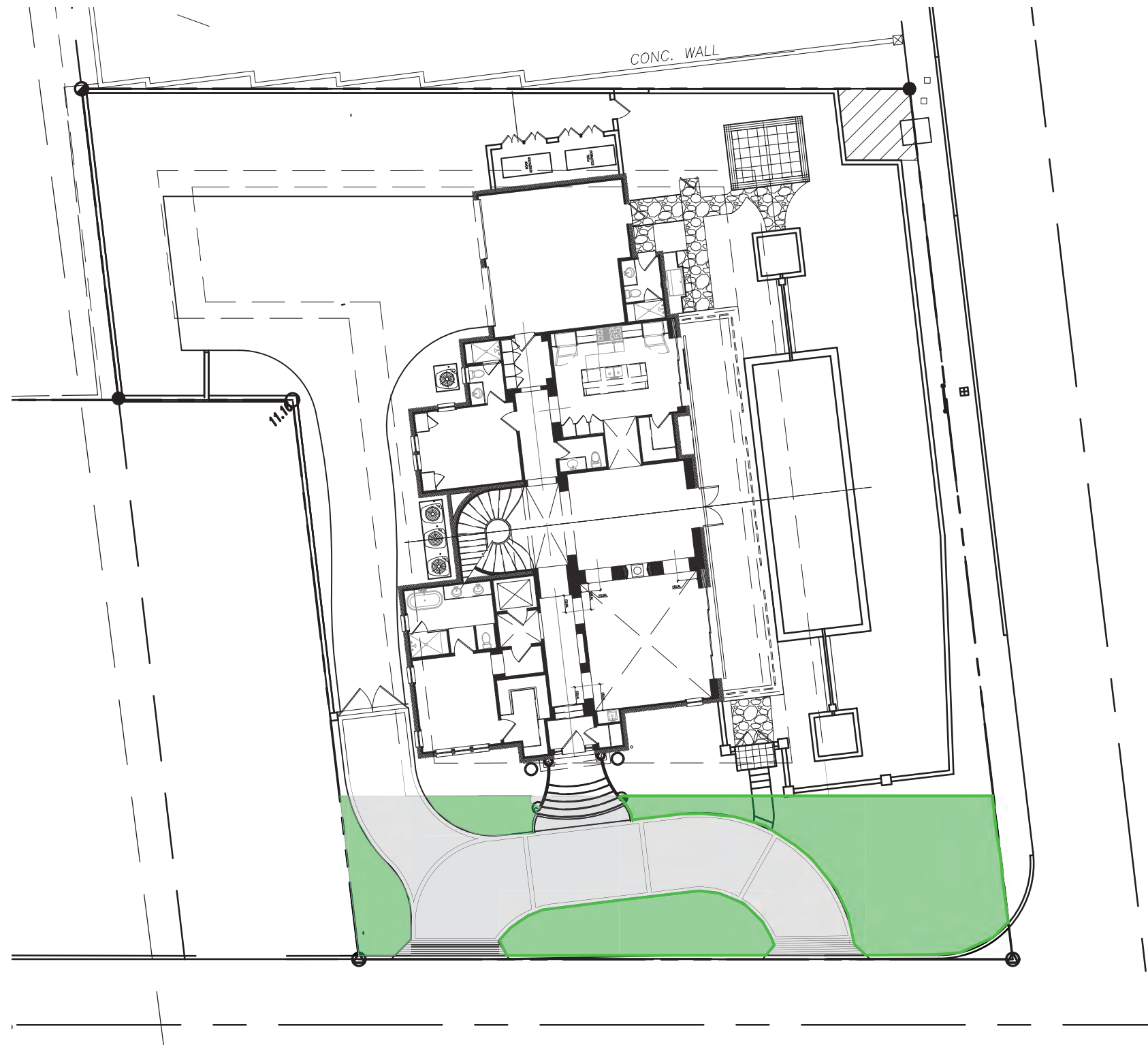




Overall Landscape
Openspace

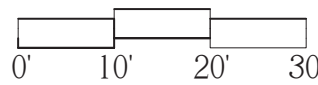
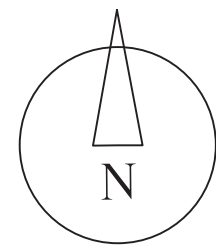


Perimeter Landscape
Openspace



Front Yard Landscape
Openspace

Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com			
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See Ord. 003-2023		REV BF 20230727	



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SCALE

1" = 20'-0"

SHEET

Open Space Diagrams

OS 1



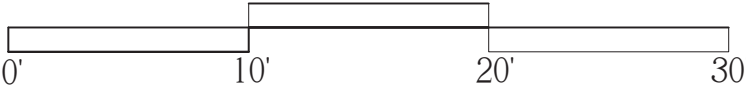
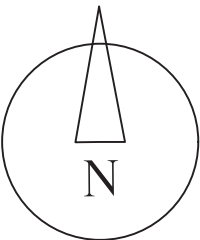


See Sheet EP1.1 for Existing Tree/Palm Disposition Plan
See Sheet EP1.2 for Existing Tree/Palm Disposition Table

1285 North Ocean Blvd.

Palm Beach, Florida

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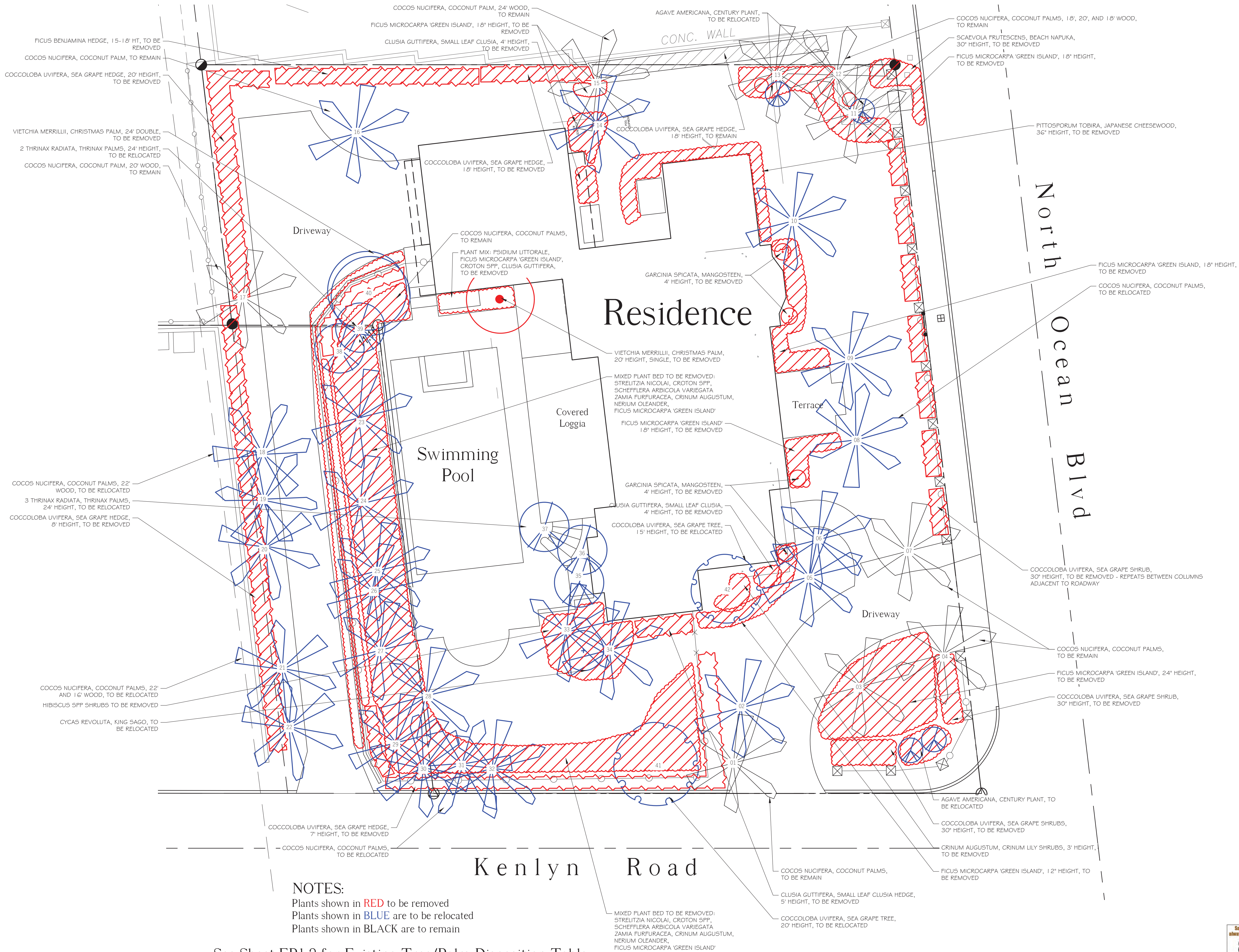
SCALE
1/8" = 1'-0"

SHEET

Tree Survey

EP1.0





1285 North Ocean Blvd.

Palm Beach, Florida
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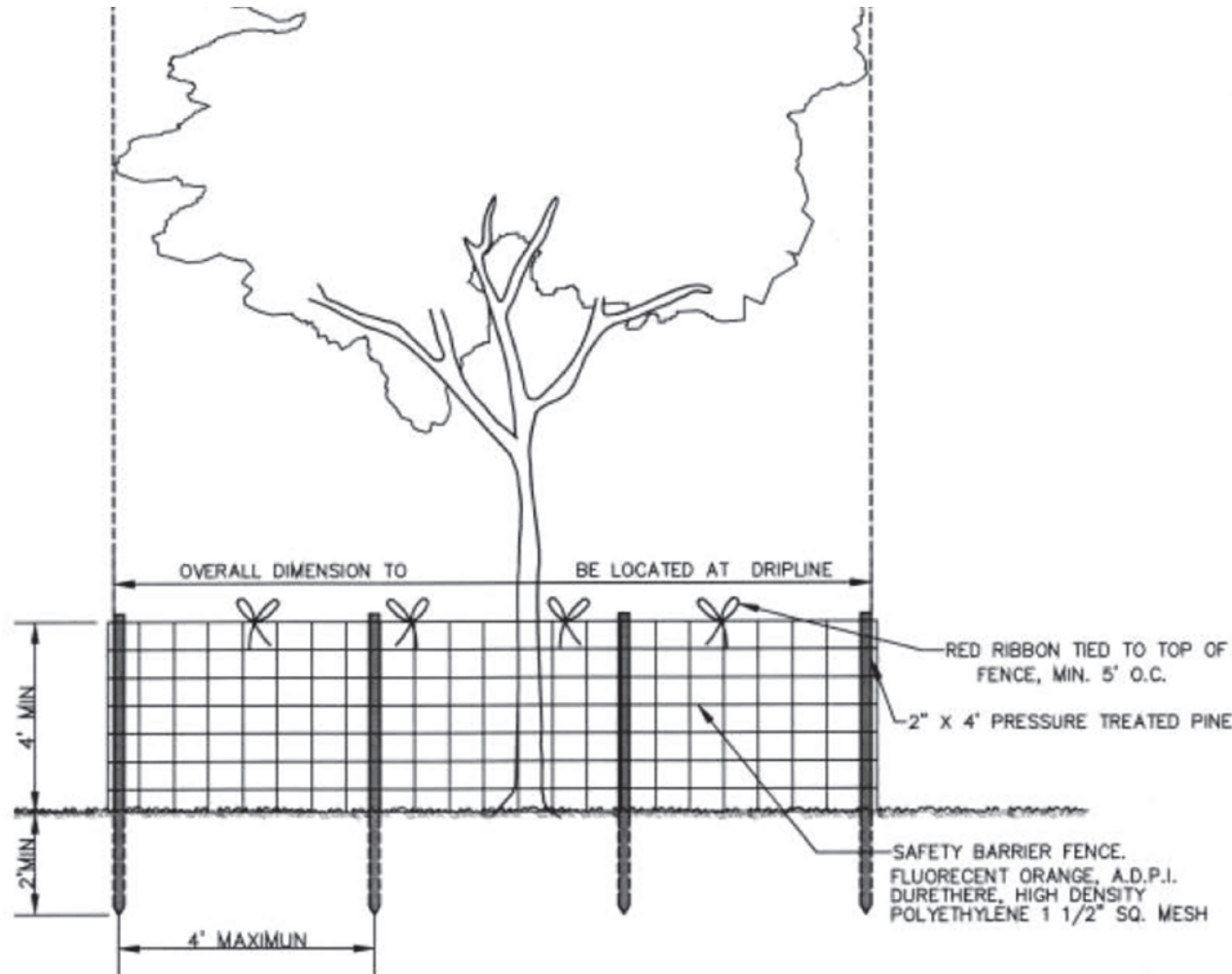
SCALE
1/8" = 1'-0"

SHEET
Existing Planting/
Tree Disposition Plan

EP1.1



Item #	Scientific Name	Common Name	Height	Condition	Disposition
1	Cocos nucifera	Coconut Palm	23'	Good	Remain
2	Cocos nucifera	Coconut Palm	23'	Good	Relocate
3	Cocos nucifera	Coconut Palm	23'	Good	Remain
4	Cocos nucifera	Coconut Palm	23'	Good	Remain
5	Cocos nucifera	Coconut Palm	23'	Good	Relocate
6	Cocos nucifera	Coconut Palm	23'	Good	Relocate
7	Cocos nucifera	Coconut Palm	23'	Good	Remain
8	Cocos nucifera	Coconut Palm	23'	Good	Relocate
9	Cocos nucifera	Coconut Palm	23'	Good	Relocate
10	Cocos nucifera	Coconut Palm	23'	Good	Relocate
11	Cocos nucifera	Coconut Palm	23'	Good	Remain
12	Cocos nucifera	Coconut Palm	23'	Good	Remain
13	Cocos nucifera	Coconut Palm	23'	Good	Remain
14	Cocos nucifera	Coconut Palm	23'	Good	Relocate
15	Cocos nucifera	Coconut Palm	23'	Good	Remain
16	Cocos nucifera	Coconut Palm	23'	Good	Remain
17	Cocos nucifera	Coconut Palm	23'	Good	Remain
18	Cocos nucifera	Coconut Palm	23'	Good	Relocate
19	Cocos nucifera	Coconut Palm	23'	Good	Relocate
20	Cocos nucifera	Coconut Palm	23'	Good	Relocate
21	Cocos nucifera	Coconut Palm	23'	Good	Relocate
22	Cocos nucifera	Coconut Palm	23'	Good	Relocate
23	Cocos nucifera	Coconut Palm	23'	Good	Relocate
24	Cocos nucifera	Coconut Palm	23'	Good	Relocate
25	Cocos nucifera	Coconut Palm	23'	Good	Relocate
26	Cocos nucifera	Coconut Palm	23'	Good	Relocate
27	Cocos nucifera	Coconut Palm	23'	Good	Relocate
28	Cocos nucifera	Coconut Palm	23'	Good	Relocate
29	Cocos nucifera	Coconut Palm	23'	Good	Relocate
30	Cocos nucifera	Coconut Palm	23'	Good	Relocate
31	Cocos nucifera	Coconut Palm	23'	Good	Relocate
32	Cocos nucifera	Coconut Palm	23'	Good	Relocate
33	Cocos nucifera	Coconut Palm	23'	Good	Relocate
34	Cocos nucifera	Coconut Palm	23'	Good	Relocate
35	Thrinax radiata	Florida Thatch Palm	28'	Good	Relocate
36	Thrinax radiata	Florida Thatch Palm	28'	Fair	Relocate
37	Thrinax radiata	Florida Thatch Palm	28'	Fair	Relocate
38	Thrinax radiata	Florida Thatch Palm	28'	Fair	Relocate
39	Thrinax radiata	Florida Thatch Palm	28'	Fair	Relocate
40	Vietchia merrillii	Christmas Palm	23'	Fair	Relocate
41	Coccoloba uvifera	Sea Grape Tree	24'	Good	Relocate
42	Coccoloba uvifera	Sea Grape Tree	24'	Good	Relocate
43	Vietchia merrillii	Chrntmas Palm	22'	Fair	Remove



Tree Protection Detail

Not To Scale

1285 North Ocean Blvd.

Palm Beach, Florida

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SCALE

Not To Scale

SHEET

Existing Tree/Palm
Disposition Table

EP1.2





View from North Ocean
Blvd looking south



View from North Ocean
Blvd looking north



View from corner of North
Ocean and Kenlyn Road
looking north



View from corner of North
Ocean and Kenlyn Road
looking west



View from Kenlyn Road looking
north into rear drive



Interior view from northwest
corner of property



Interior view of rear garden
looking north



Interior view of rear garden
looking south

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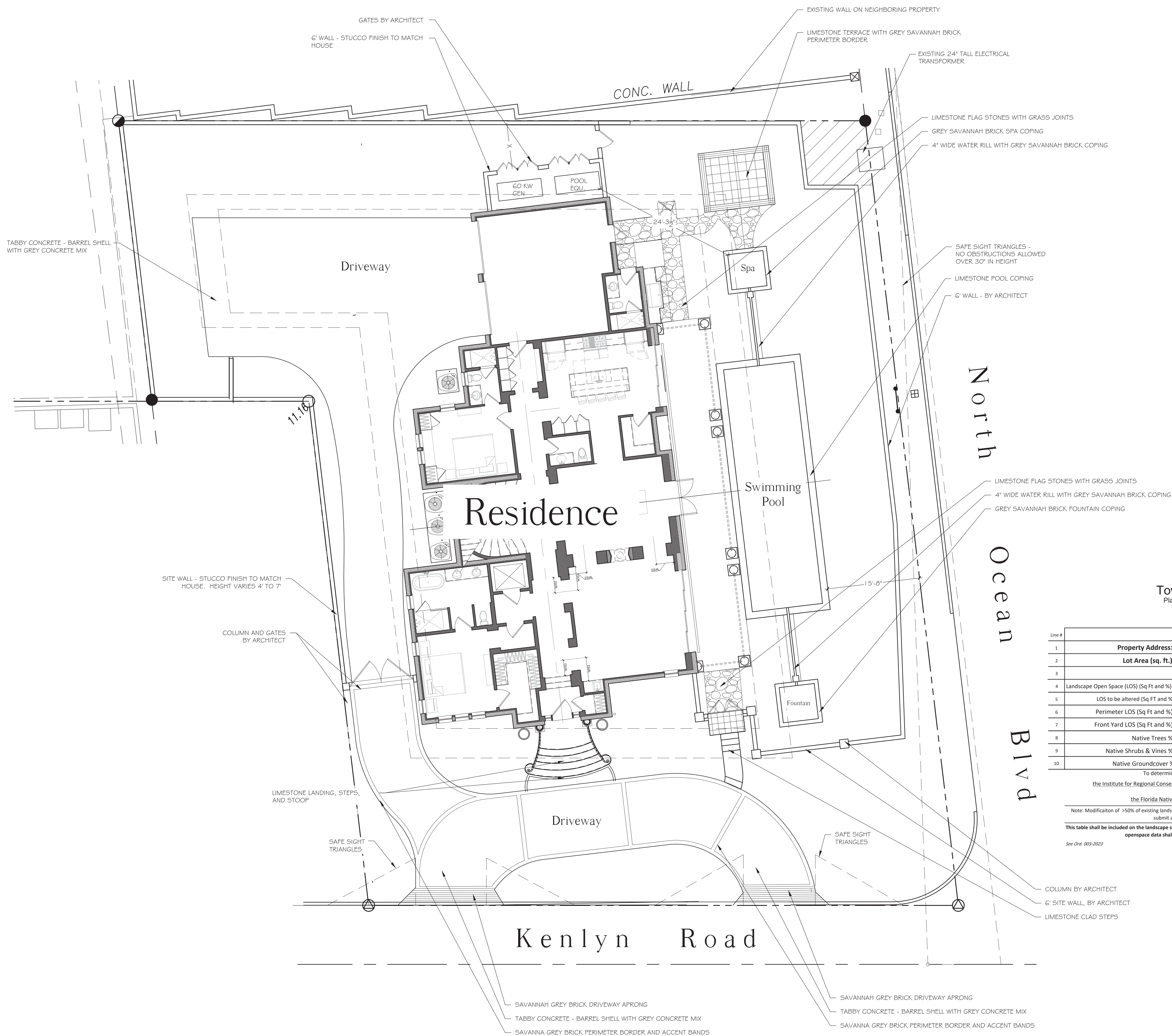
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SCALE
Not to scale

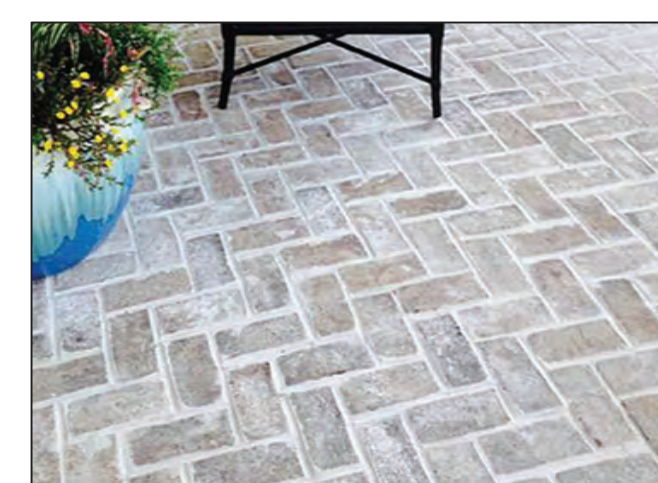
SHEET
Existing Conditions/
Photographs

EP1.3





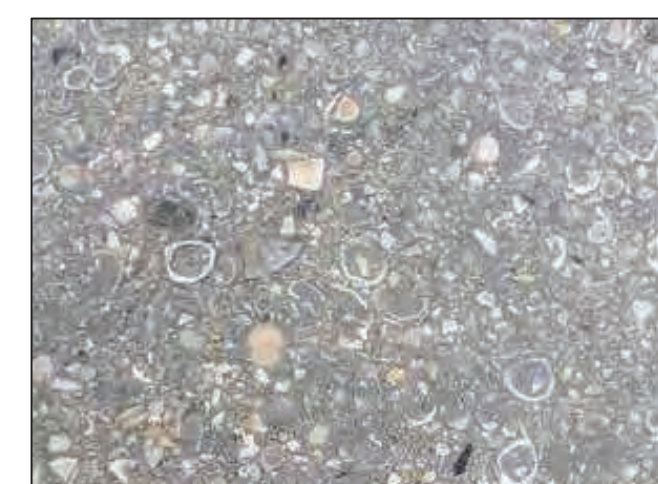
MATERIALS
(LANDSCAPE)



Savannah Grey Brick
DRIVEWAY-APRON, PERIMETER, AND ACCENT BORDERS
TERRACES, FOUNTAIN AND SPA COPING



Buff Limestone
POOL COPING, STEPS, AND WALKWAYS



Tabby Shell Concrete
DRIVEWAY

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

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0' 10' 20' 30'

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SCALE

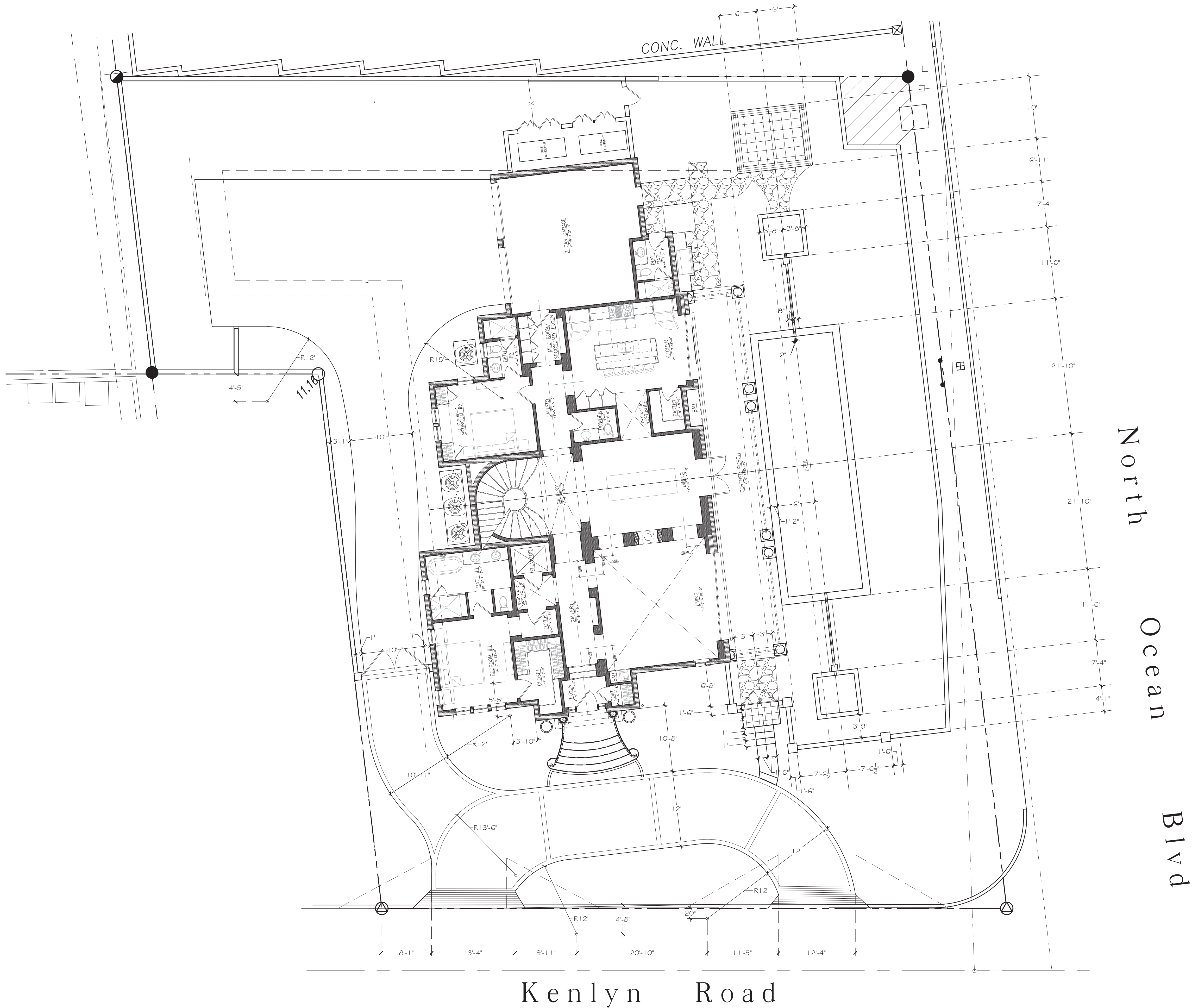
1/8" = 1'-0"

SHEET

Site Plan

L1.1

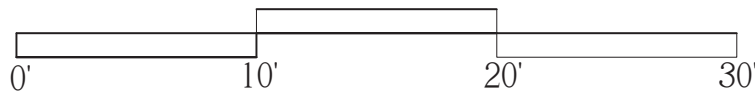
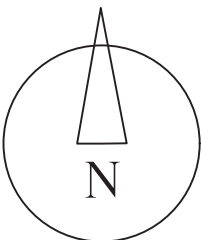




1285 North Ocean Blvd.

Palm Beach, Florida

ARC-24-0040 FINAL SUBMITTAL



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6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
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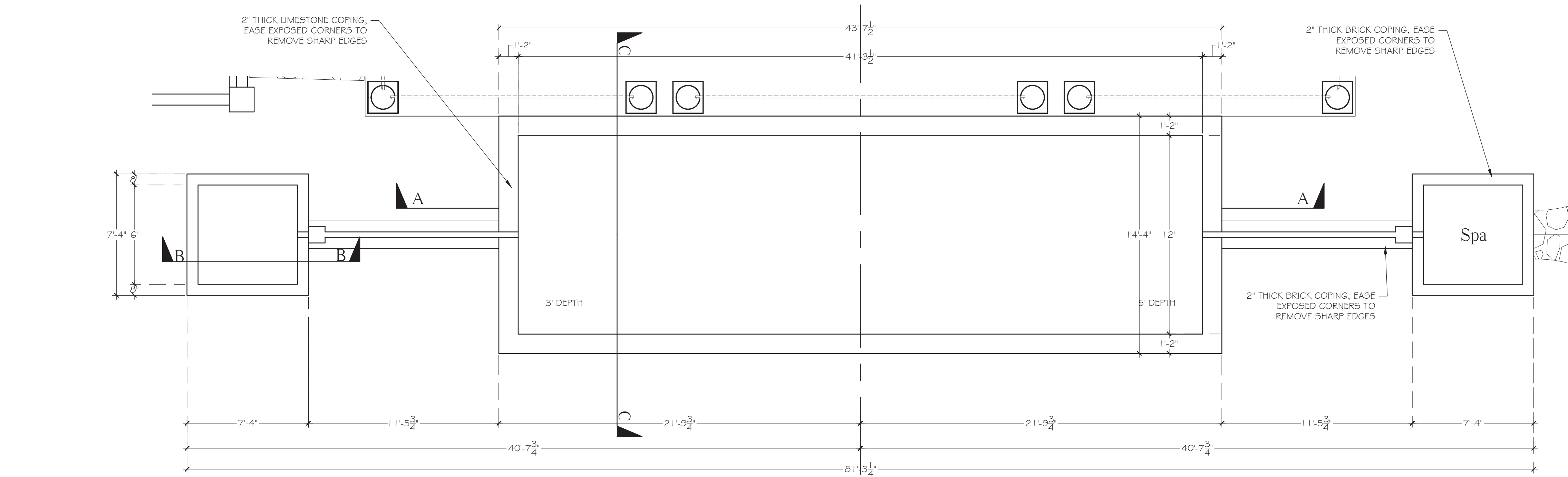
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SCALE
1/8" = 1'-0"

SHEET
Site Plan

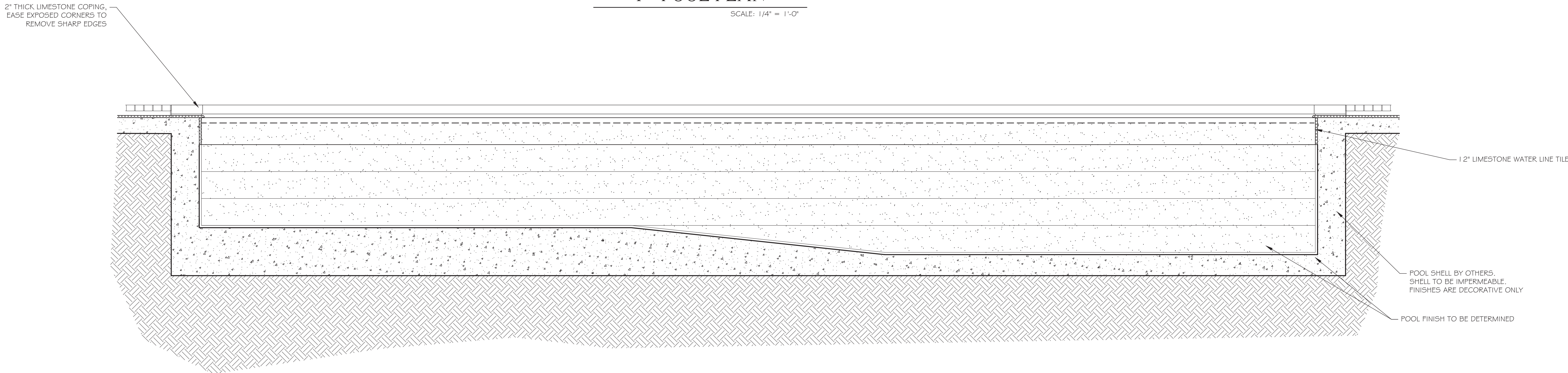
L1.2





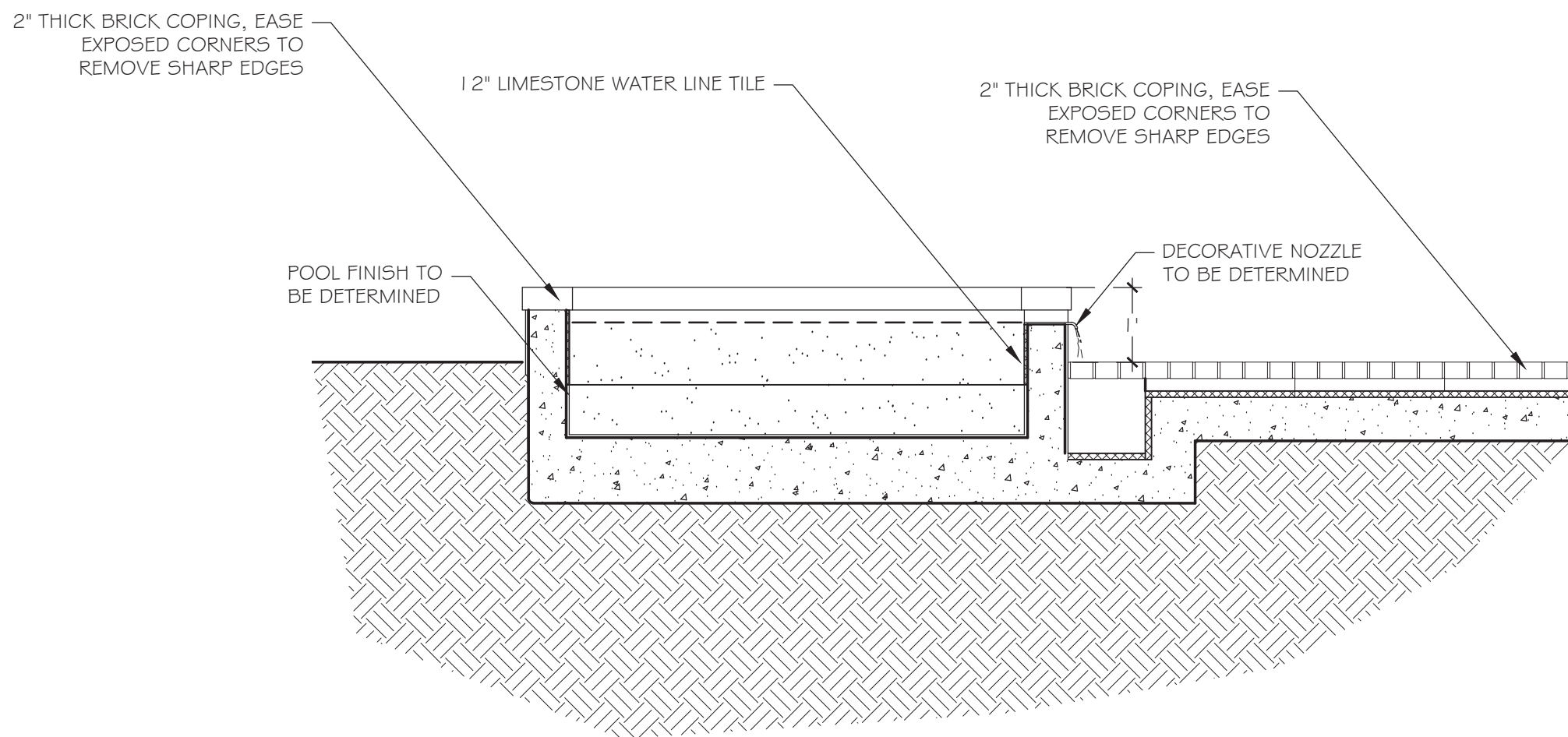
1 - POOL PLAN

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



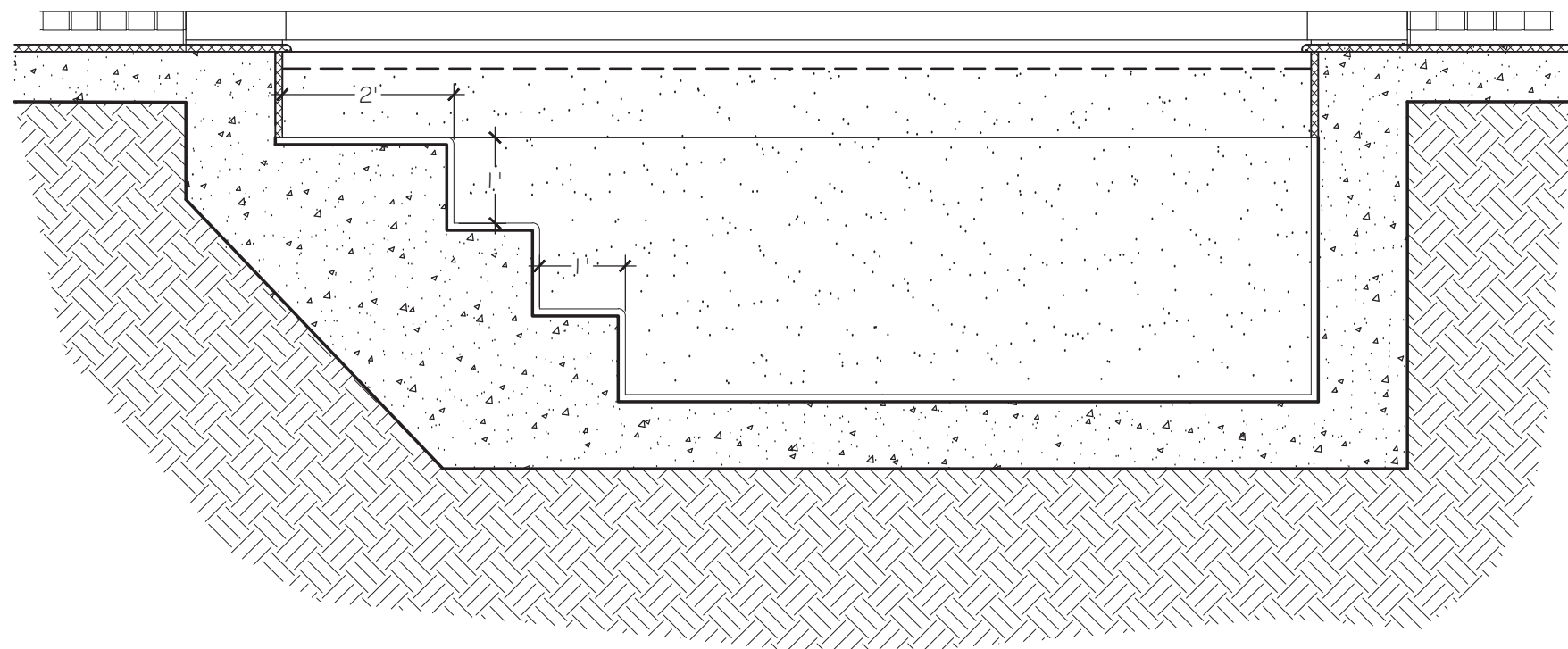
2 - POOL SECTION A

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



3 - POOL SECTION B

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



4 - POOL SECTION C

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

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SCALE

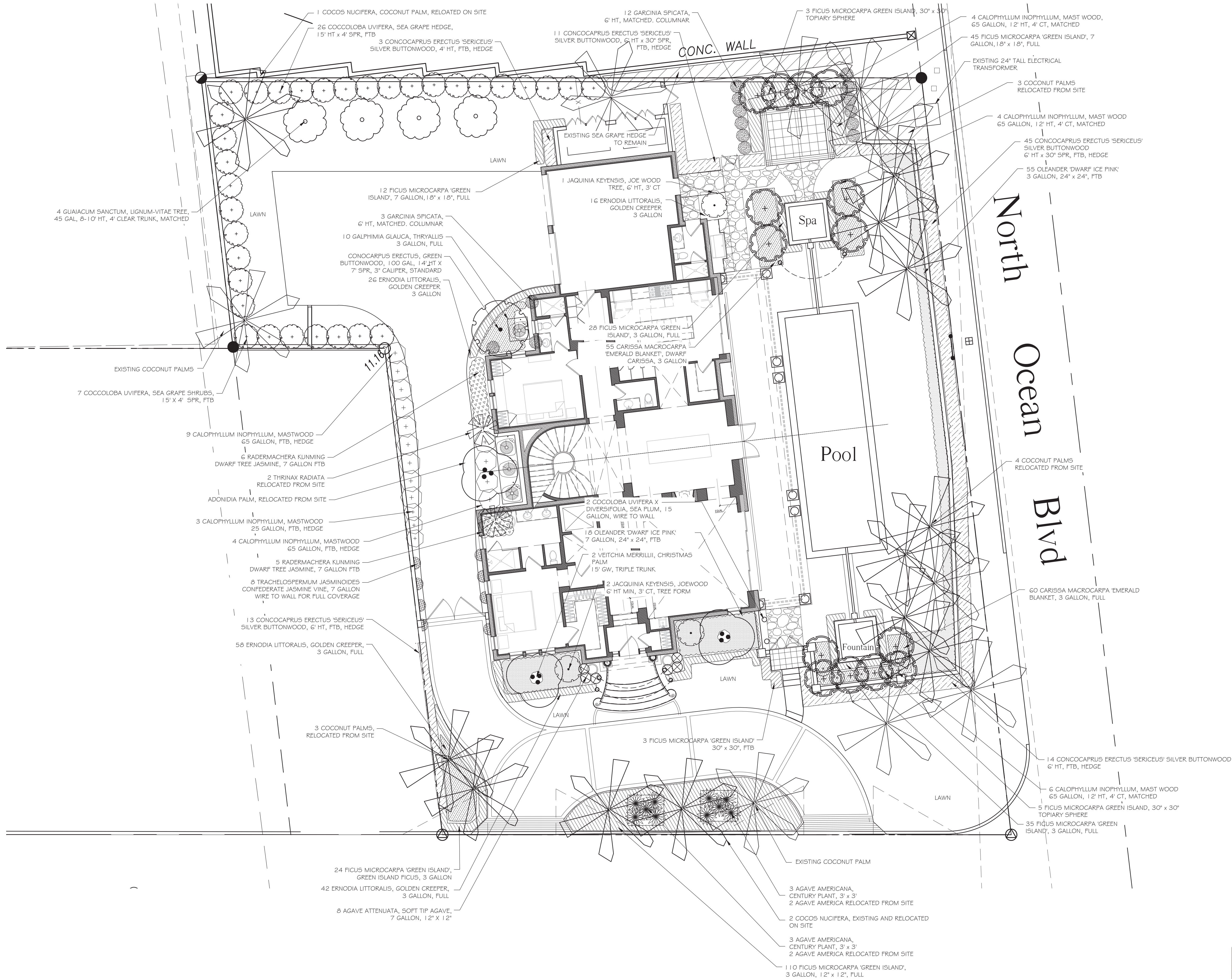
As Noted

SHEET

Pool Details

L2.2

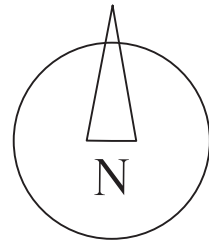




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SCALE

1/8" = 1'-0"

SHEET

Planting Plan

L3.1



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend		
1	Property Address:	1285 North Ocean Blvd	
2	Lot Area (sq. ft.):	14,498 (sq. ft. does not include area in roadway)	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,524 sf (45%)	6,562 (45.26%)
5	LOS to be altered (Sq Ft and %)		100%
6	Perimeter LOS (Sq Ft and %)	3,262 (50%)	3,642 (55.8%)
7	Front Yard LOS (Sq Ft and %)	970 (40%)	1,271.4 (52.5%)
8	Native Trees %	30% (number of trees)	33.3% (8)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	33% (258)
10	Native Groundcover %	30% (groundcover area)	N/A

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023

REV BF 20230727

Plant Lists

Trees and Palms

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
1	Conocarpus erectus	Green Buttonwood	100 gal, 14' x 7', 3" cal	Standard	Y
14	Calophyllum inophyllum	Mastwood	65 gallon, 12' height	4' clear trunk, matched	N
4	Guaiacum sanctum	Lignum-Vitae Tree	8-10' ht, 45 gallon	4' clear trunk, matched	Y
3	Jaquinia keyensis	Joewood	6' height, 3' clear trunk	Matched	Y
2	Vietchia menillii	Christmas Palm	15' grey wood	Tripple trunk, matched	N

Shrubs and Vines

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
6	Agave amencana	Century Plant	3' x 3'	Full	Y
8	Agave attenuata	Spineless Agave	3 gallon, 2' x 2'	Full	N
3	Calophyllum inophyllum	Mastwood	25 gallon	Full to base hedge	N
13	Calophyllum inophyllum	Mastwood	65 gallon	Full to base hedge	N
115	Canssa macrocarpa 'Emerald Blanket'	Dwarf Canssa	3 gallon	Full	N
7	Cocoloba uvifera	Sea Grape Tree	10' ht x 4' spread	Full to base hedge	Y
26	Cocoloba uvifera	Sea Grape Tree	15' ht x 4' spread	Full to base hedge	Y
2	Cocoloba uvifera x diversifolia	Sea Plum	15 gallon	Wire to wall	Y
86	Conocarpus erectus 'Sericeus'	Silver Buttonwood	6' ht x 30' spread	Full to base hedge	Y
142	Emodia littoralis	Golden Creeper	3 gallon	Full	Y
197	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gallon	Full	N
57	Ficus microcarpa 'Green Island'	Green Island Ficus	7 gallon, 18"x18"	Full	N
8	Ficus microcarpa 'Green Island'	Green Island Ficus	30" x 30" ball, 12" ct max	Matched	N
3	Ficus microcarpa 'Green Island'	Green Island Ficus	30" x 30"	full to base	N
10	Galphimia gracilis	Thryallis	24" x 24", 3 gallon	Full to base	N
15	Garcinia spicata	Mangosteen	6' ht x 30" spr, cone	Low branching,matched	N
18	Nenum oleander 'Dwarf Ice Pink'	Dwarf Oleander	7 gallon, 24" x 24"	Full to base	N
55	Nenum oleander 'Dwarf Ice Pink'	Dwarf Oleander	3 gallon	Full to base	N
11	Radermachera 'Kunming'	Dwarf Tree Jasmine	7 gallon	Full to base	N
8	Trachelospermum jasminoides	Confederate Jasmine	7 gallon	Wired to wall	N

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SCALE

SHEET
Plant List
and Legend

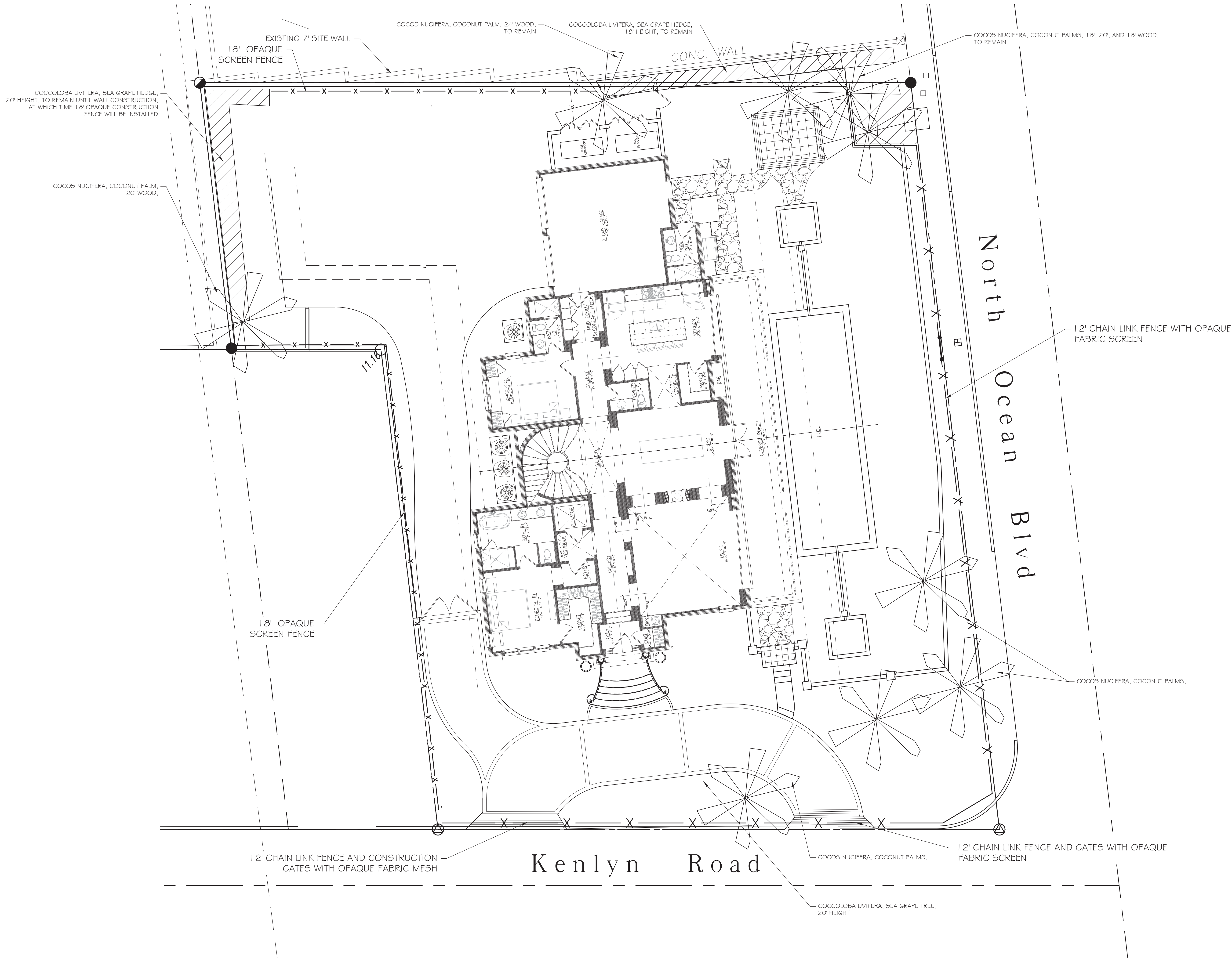
L4.1



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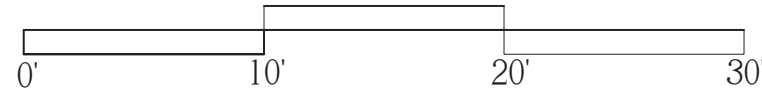
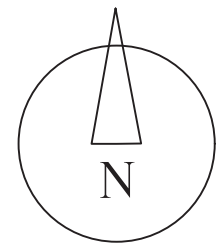
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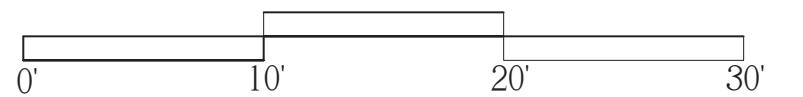
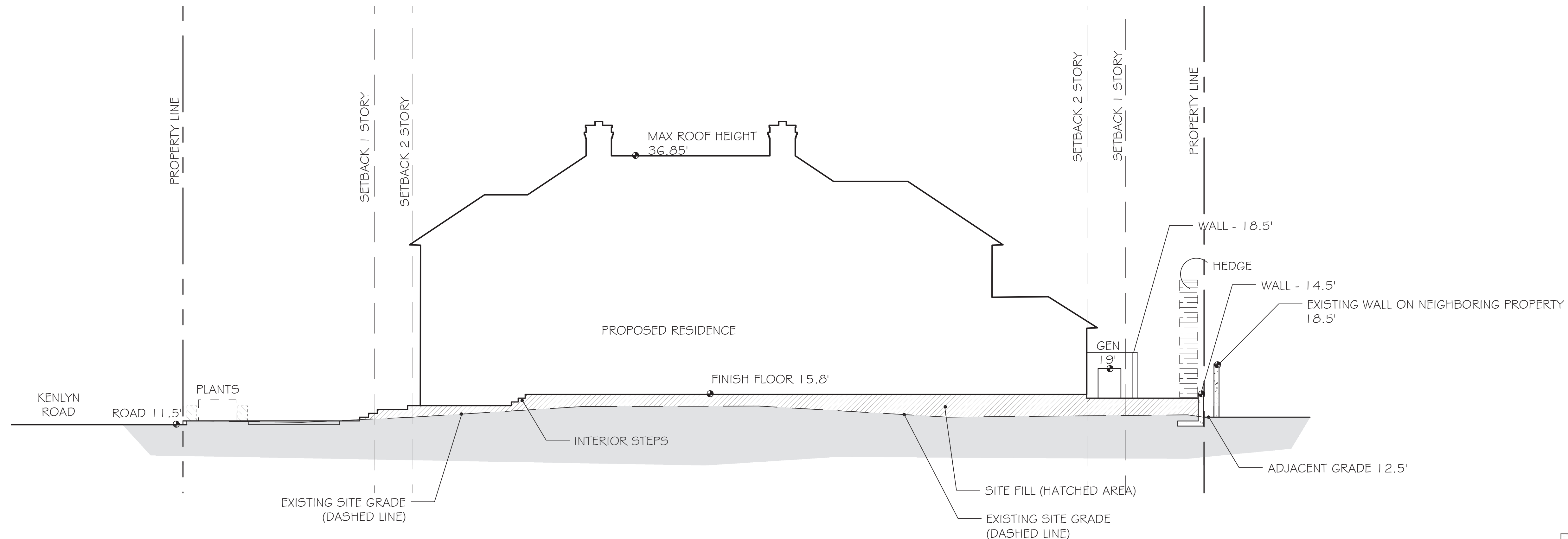
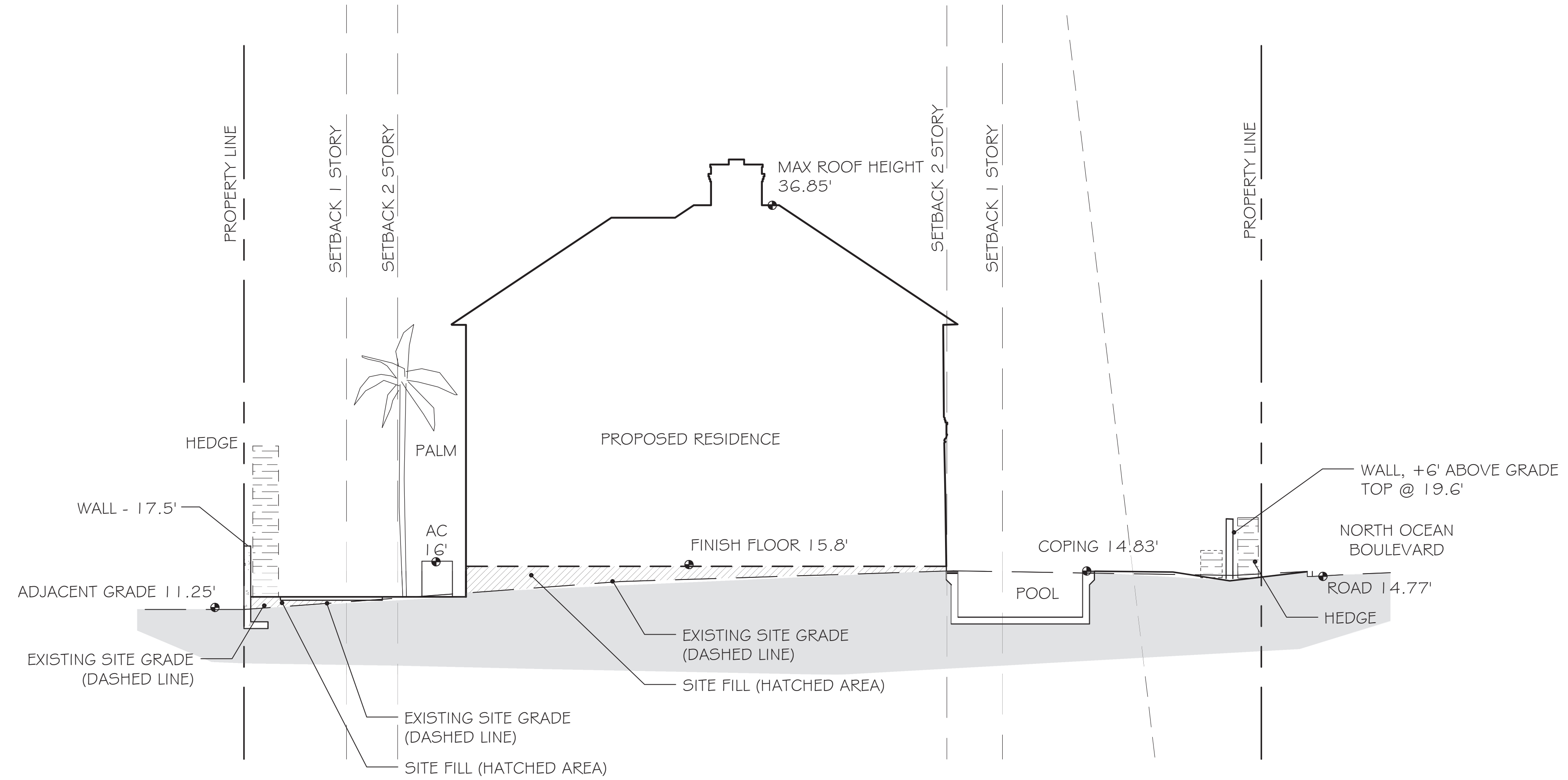
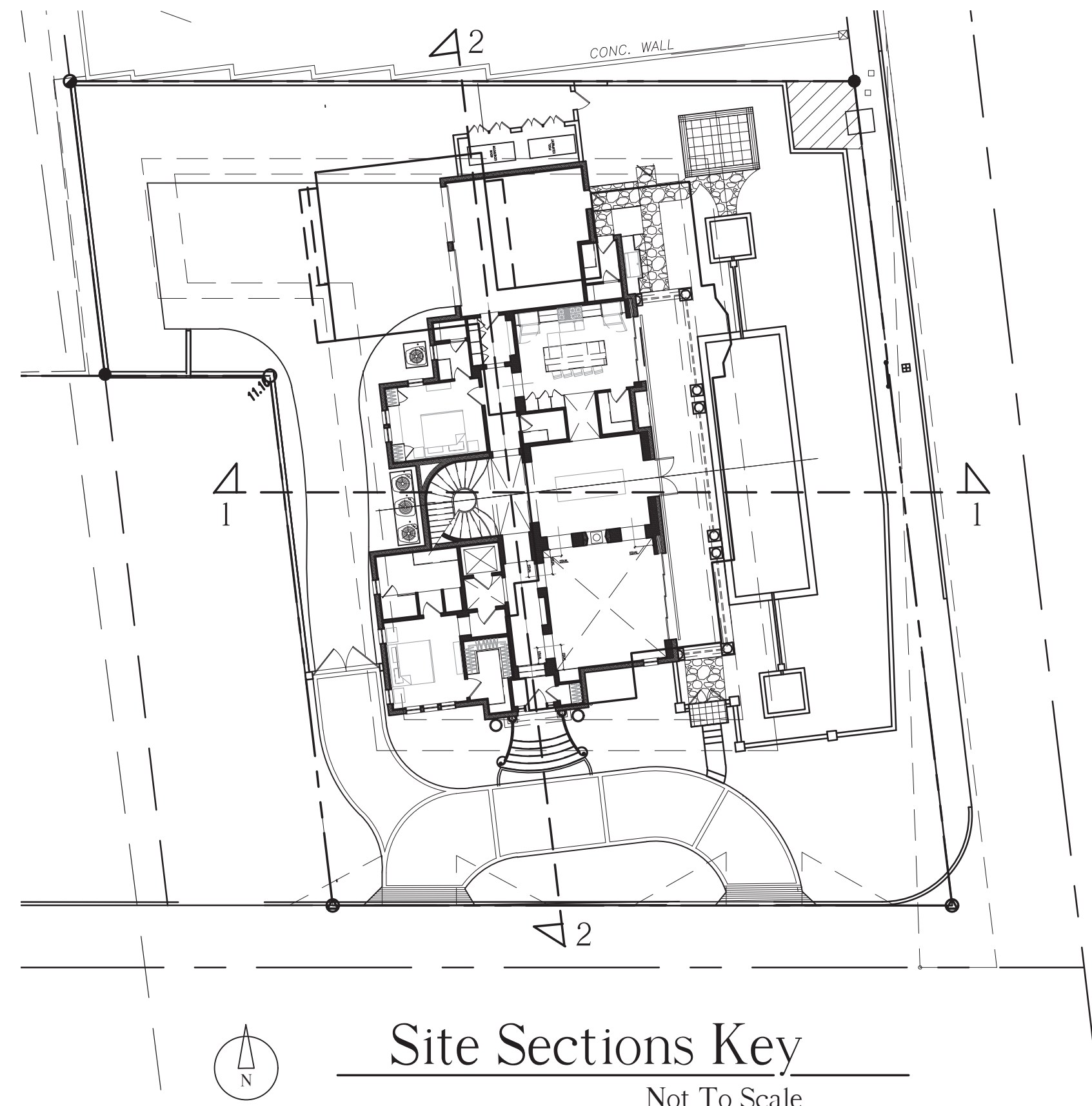
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SCALE
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SHEET
Construction Screening
Plan

CS 1





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SHEET
Site Sections

SS1.1



1285 North Ocean Blvd.
Palm Beach, Florida
ARC-24-0040 FINAL SUBMITTAL



CONCEPTUAL CONSTRUCTION SCHEDULE		
September 25, 2024	-	ARCOM
October, 2024	-	Submit for building permit
1 Month - October/November	-	Permitting, Mobilization
2 Months	-	Site/Building Preparation
1.5 Months	-	Foundation
2.5 Months	-	Block deliveries and concrete 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 Month	-	Rough in
.5 Months	-	Dry wall
6 Month	-	Finishes
2 Months	-	Landscape and hardscape installation
2 Months	-	Inspections
Total construction +/- 24 months following building permit		

- Proposed Truck Ingress
- Proposed Truck Egress

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SCALE

Not to scale

SHEET

Truck Logistic Plan

TR1.1



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