

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

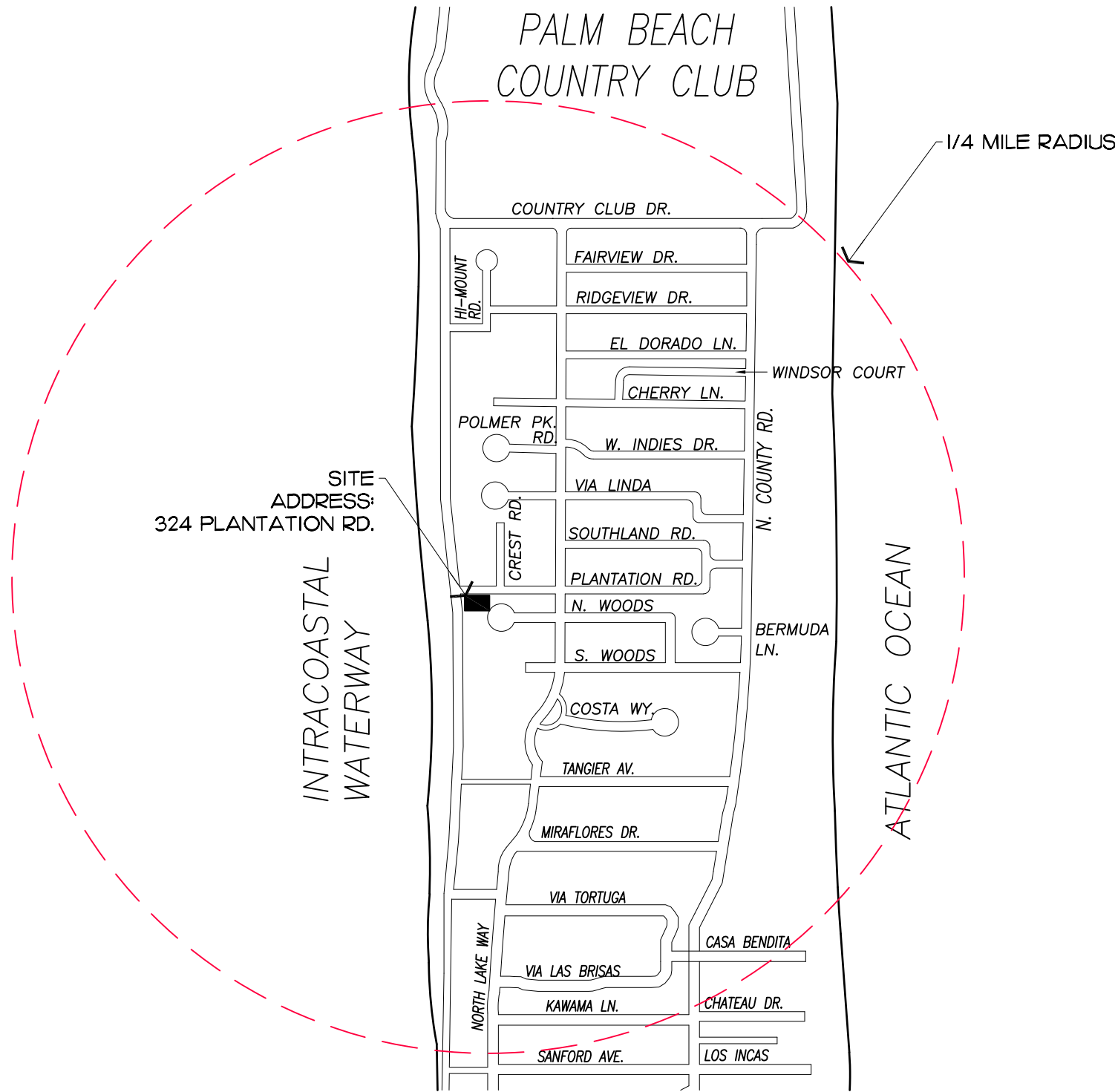
Application #:
ARC-24-0066
First Submittal
Date of Presentation: 09.25.24
Sheet Index

Cover Sheet
Survey

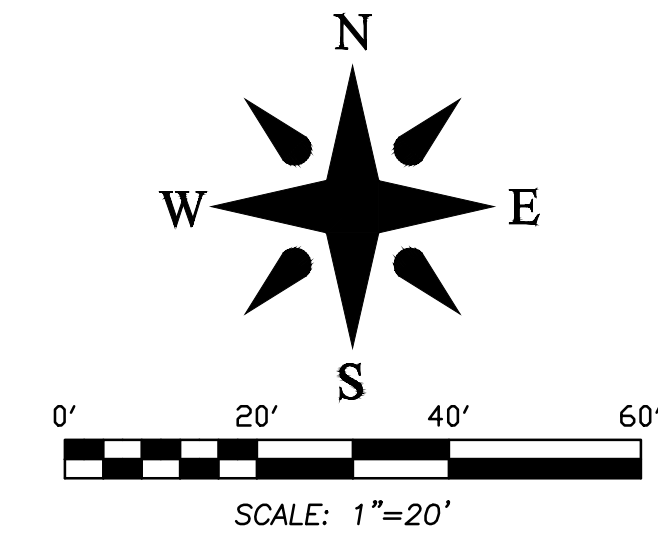
- L1.0 - Existing General Site Photos
- L2.0 - Existing Vegetation Inventory & Action Plan
- L3.0 - Demolition and Vegetation Action Plan
- L4.0 - Construction Screening & Staging Plan
- L5.0 - Truck Logistics Plan
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- L6.3 - Open Space Diagram
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- L8.0 - Landscape Plan
- L8.1 - Plant Schedule
- L9.0 Rendered Landscape Plan
- L9.1 Rear Perspective
- L9.2 Rendered Landscape Elevations

Design Team/Consultants

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

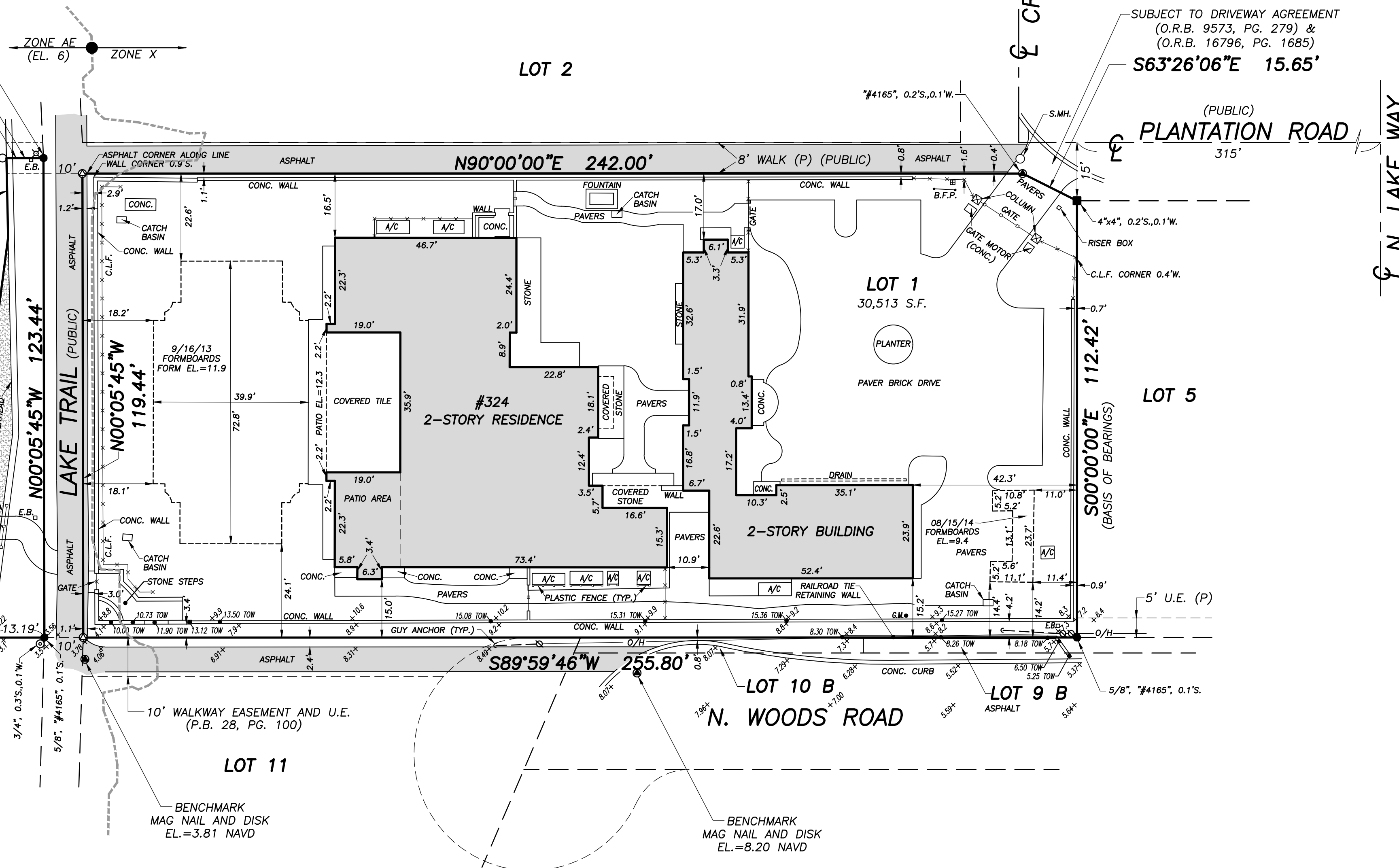


Vicinity/Location Map



LAKE WORTH LAGOON

5/8", #4165", 0.1"W.
N90°00'00"E 9.5'±
8' SEWER U.E. (P)
W.C. 0.3' O/S WEST
M.H.W.L. AT WET-
FACE OF BULKHEAD
SUBMERGED LEASE AREA
(O.R.B. 23380, PG. 56)
BOAT LIFT
WOOD DOCK
LOT 1A
1,834± S.F.
IMPLIED WEST LINE LOT 1A
PER PLAT AT BULKHEAD
5/8", #4165", 0.1"S.
S89°59'46"W 23'±
3/4", 0.3'S, 0.1"W.
5/8", #4165", 0.1"S.



PLAT No. 2 WOODS LANDING
(P.B. 26, PG. 100)

LEGEND

A	= ARC LENGTH	PG.	= PAGE
A/C	= AIR CONDITIONING	P.I.	= POINT OF INTERSECTION
A.E.	= ACCESS EASEMENT	P/O	= PART OF
A.K.A.	= ALSO KNOWN AS	P.O.B.	= POINT OF BEGINNING
B.F.P.	= BACKFLOW PREVENTER	P.O.C.	= POINT OF COMMENCEMENT
B.L.D.G.	= BUILDING	P.R.C.	= POINT OF REVERSE CURVATURE
B.M.	= BENCHMARK	P.R.M.	= PERMANENT REFERENCE MONUMENT
B.O.C.	= BACK OF CURB	PROP.	= PROPOSED
B.O.W.	= BACK OF WALK	P.T.	= POINT OF TANGENCY
(C)	= CALCULATED	P.V.M.T.	= PAVEMENT
CATV	= CABLE ANTENNA TELEVISION	(R)	= RADIAL
C.B.	= CHORD BEARING	R	= RADIUS
C.B.S.	= CONCRETE BLOCK STRUCTURE	R.G.E.	= RANGE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE	R.P.B.	= ROAD PLAT BOOK
CH	= CHORD	R/W	= RIGHT OF WAY
C.L.F.	= CHAIN LINK FENCE	(S)	= SURVEY DATUM
CL.R.	= CLEAR	S.B.	= SETBACK
C.M.P.	= CORRUGATED METAL PIPE	SEC.	= SECTION
CONC.	= CONCRETE	SID	= SUBDIVISION
(D)	= DESCRIPTION DATUM	S.F.	= SQUARE FEET
D.B.	= DEED BOOK	S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
D.E.	= DRAINAGE EASEMENT	S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
D.H.	= DRILL HOLE	S.M.H.	= SANITARY MANHOLE
E.B.	= ELECTRIC BOX	STA.	= STATION
EL.	= ELEVATION	STY.	= STORY
ENC.	= ENCROACHMENT	S/W	= SIDEWALK
E.O.P.	= EDGE OF PAVEMENT	T.O.B.	= TOP OF BANK
E.O.W.	= EDGE OF WATER	TOW	= TOP OF WALL ELEVATION
ESMT	= EASEMENT	TWP.	= TOWNSHIP
F.F.	= FINISH FLOOR	TYP.	= TYPICAL
FND.	= FOUND	U/C	= UNDER CONSTRUCTION
F.O.C.	= FACE OF CURB	U.E.	= UTILITY EASEMENT
G.M.	= GAS METER	U.R.	= UNRECORDED
INV.	= INVERT	W.C.	= WITNESS CORNER
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT	W.M.E.	= WATER MANAGEMENT EASEMENT
L.A.E.	= LIMITED ACCESS EASEMENT	W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
L.B.	= LICENSE BOARD	W.M.T.	= WATER MANAGEMENT TRACT
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT	W.M.T.	= WATER MANAGEMENT TRACT
(M)	= FIELD MEASUREMENT	W.M.T.	= WATER MANAGEMENT TRACT
M.H.	= MANHOLE	W.M.T.	= WATER MANAGEMENT TRACT
M.H.W.L.	= MEAN HIGH WATER LINE	W.M.T.	= WATER MANAGEMENT TRACT
M.L.W.L.	= MEAN LOW WATER LINE	W.M.T.	= WATER MANAGEMENT TRACT
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM	W.M.T.	= WATER MANAGEMENT TRACT
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	W.M.T.	= WATER MANAGEMENT TRACT
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	W.M.T.	= WATER MANAGEMENT TRACT
N.T.S.	= NOT TO SCALE	W.M.T.	= WATER MANAGEMENT TRACT
O.A.	= OVERALL	W.M.T.	= WATER MANAGEMENT TRACT
O.D.	= OUTSIDE DIAMETER	W.M.T.	= WATER MANAGEMENT TRACT
O/H	= OVERHEAD UTILITY LINE	W.M.T.	= WATER MANAGEMENT TRACT
O.R.B.	= OFFICIAL RECORD BOOK	W.M.T.	= WATER MANAGEMENT TRACT
O/S	= OFFSET	W.M.T.	= WATER MANAGEMENT TRACT
(P)	= PLAT DATUM	W.M.T.	= WATER MANAGEMENT TRACT
P.B.	= PLAT BOOK	W.M.T.	= WATER MANAGEMENT TRACT
P.B.C.	= PALM BEACH COUNTY	W.M.T.	= WATER MANAGEMENT TRACT
P.C.	= POINT OF CURVATURE	W.M.T.	= WATER MANAGEMENT TRACT
P.C.C.	= POINT OF COMPOUND CURVATURE	W.M.T.	= WATER MANAGEMENT TRACT
P.C.P.	= PERMANENT CONTROL POINT	W.M.T.	= WATER MANAGEMENT TRACT

NOTES:

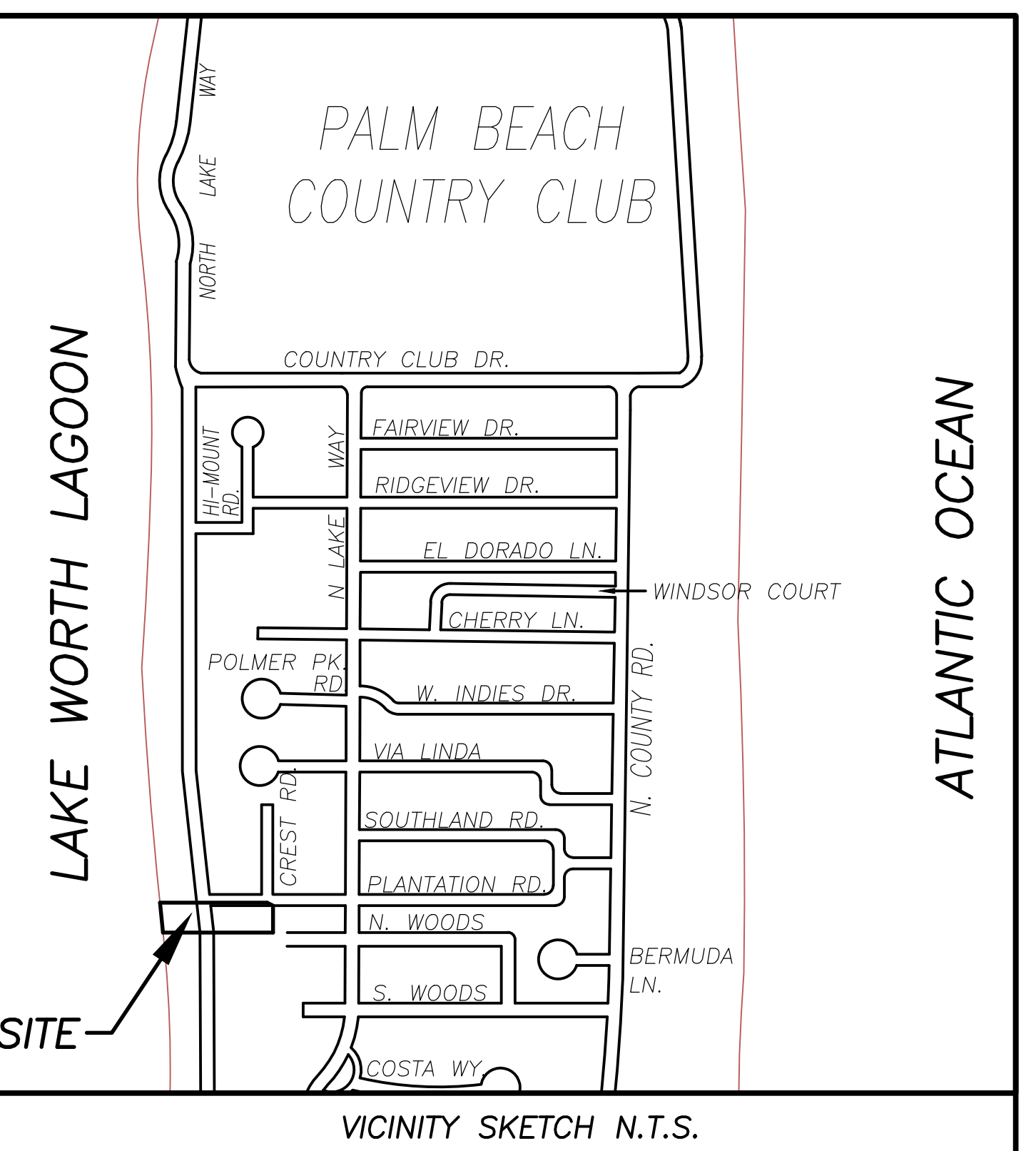
- All information regarding record easements, adjointers, and other documents that might affect the quality of title to tract shown hereon was gained from Agent file number 2868.02, issued by First American Title Insurance Company, dated 08/12/2012. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 9/21/2012

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357



BOUNDARY SURVEY FOR:
304 AND 324 PLANTATION ROAD LLC,
A DELAWARE LIMITED LIABILITY COMPANY

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

304 and 324 Plantation Road LLC, a Delaware limited liability company
Stuart T. Kapp, Trustee of the Plantation Road Revocable Trust dated October 22, 2012
Kochman & Ziska, PLLC
Proskauer Rose LLP
First American Title Insurance Company

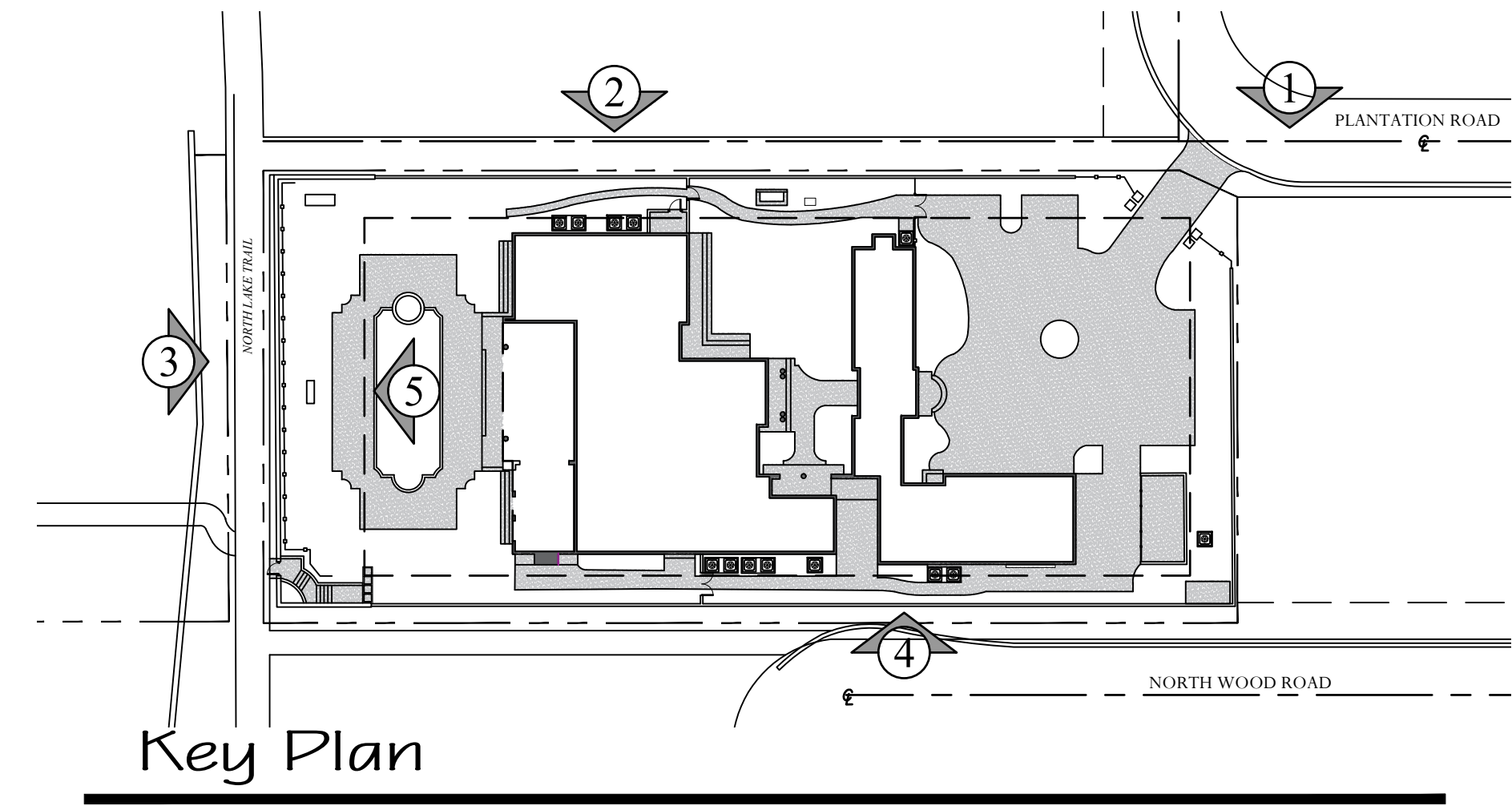
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
324 Plantation Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots One (1) and One-A (1-A), of EAST SHORE ADDITION, an addition to the Town of Palm Beach, Florida, according to the Plat thereof, on file in the Office of the Clerk of the Circuit court in and for Palm Beach County, Florida, recorded in Plat Book 21, Page 14.

FLOOD ZONES:
This property is located in Flood Zones AE (EL 6) & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581F, dated 10/5/2017.

REVISIONS:			
08/19/24 SPOT ELEVATIONS B.M./M.B. 213122 PB364/83 08/15/14 FORMBOARD TIE-IN & EL. U.S./L.P. 12-1267.2 PB179/71 08/16/13 FORMBOARD TIE-IN C.K./M.B. 12-1267.1 PB163/25			
BOUNDARY SURVEY FOR:			
304 AND 324 PLANTATION ROAD LLC, A DELAWARE LIMITED LIABILITY COMPANY			
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569 5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551			
FIELD	B.M.	JOB NO.	12-1267
OFFICE	M.B.	DATE	9/21/12
C.K.D.	C.W.	REF.	12-1267-1.DWG
		F.B.	PB143 PG. 10
		DWG. NO.	12-1267-1
		SHEET	1 OF 1



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 5420-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

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

Dustin@environmentdesigngroup.com

Private Residence
324 Plantation Road
Palm Beach

JOB NUMBER: # 24043.00 LA
DRAWN BY: Matt Jackman
DATE: 08.12.2024

SHEET L1.0

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2024

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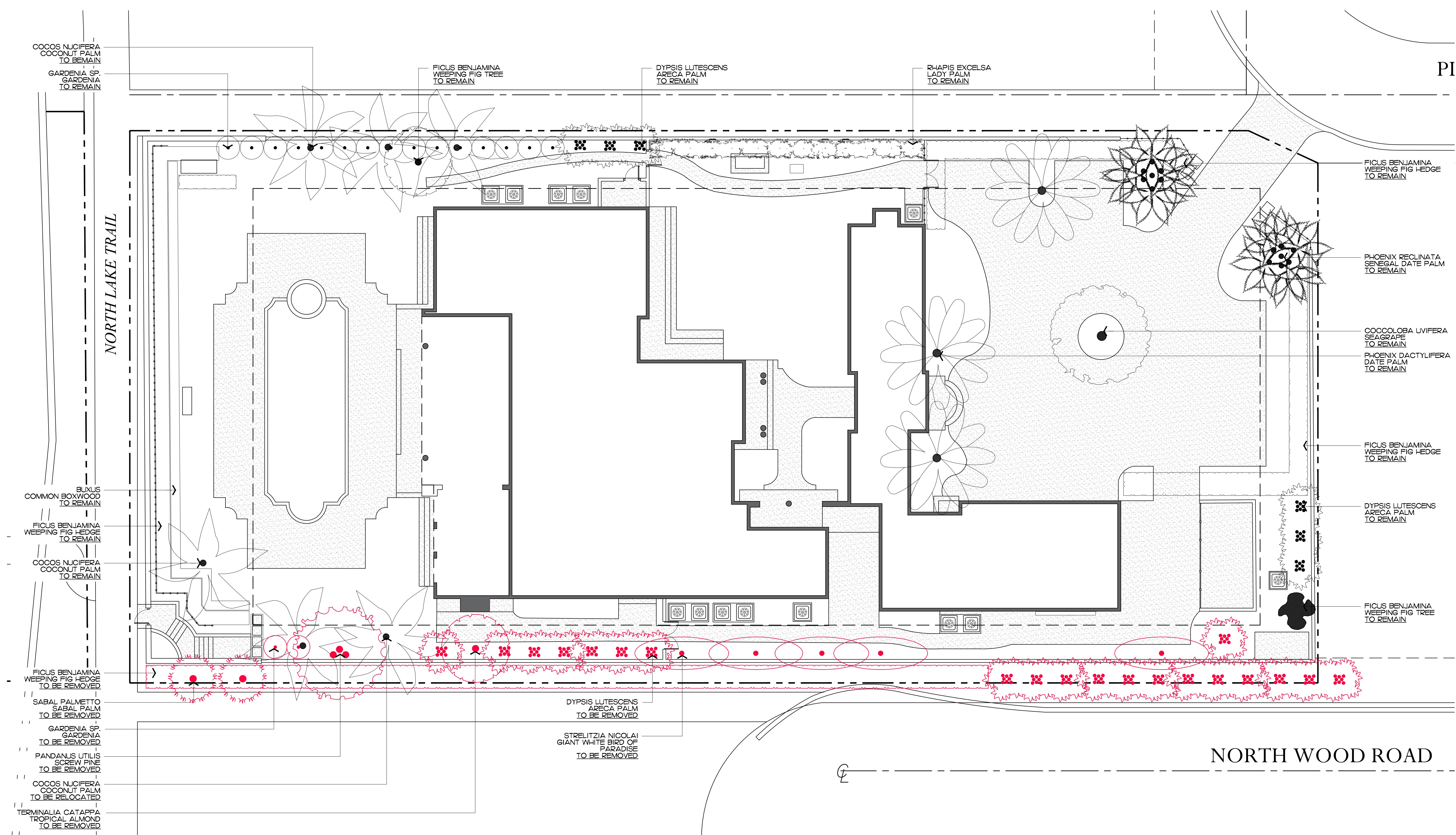
DISCLAIMER:

2024

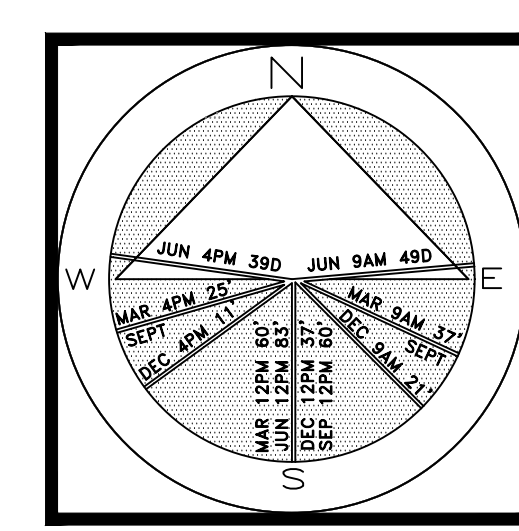
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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CALL TOLL FREE
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OF FLORIDA, INC.

Existing Site Photos



Private Residence
324 Plantation Road
Palm Beach
L O R I D



JOB NUMBER: # 24043.00 LA
DRAWN BY: Matt Jackman
DATE: 08.12.2024

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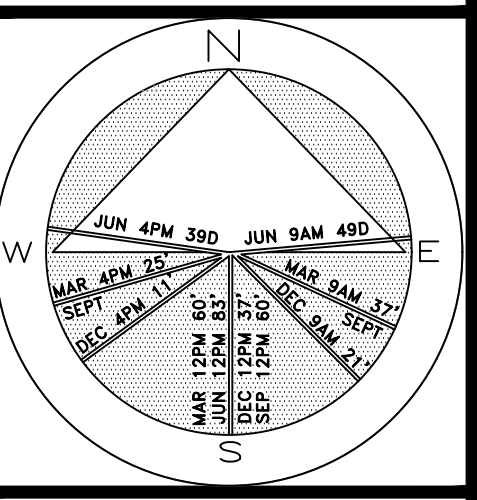
Existing Vegetation Inventory & Action Plan

SCALE IN FEET

64 sf.

AREA IN SQ.FT.

Private Residence
324 Plantation Road
Palm Beach



JOB NUMBER: # 24043.00 LA
DRAWN BY: Dustin Mizell
DATE: 08.12.2024

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

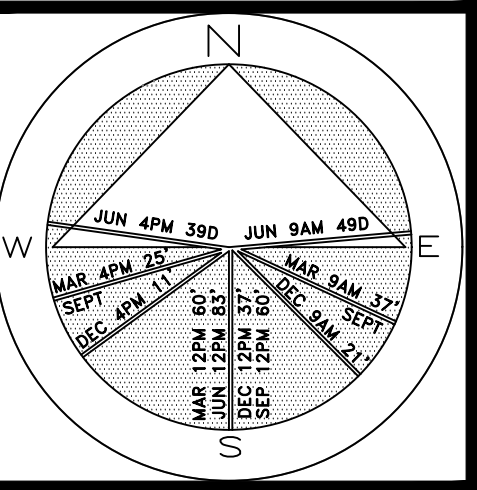
SCALE IN FEET 0' 11' 22' 33'

AREA IN SQ.FT.

Private Residence

324 Plantation Road

Palm Beach

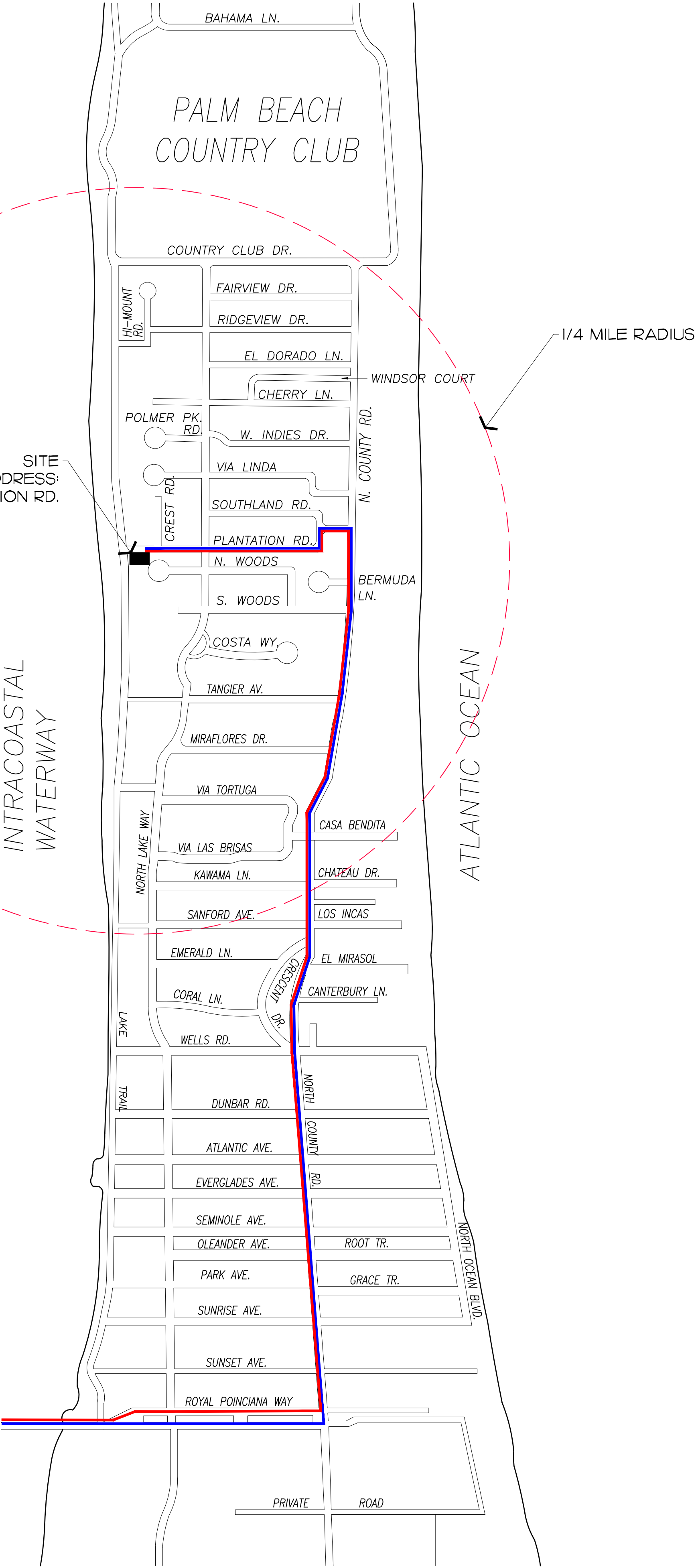


JOB NUMBER: # 24043.00 LA

DRAWN BY: Dustin Mizell

DATE: 08.12.2024

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

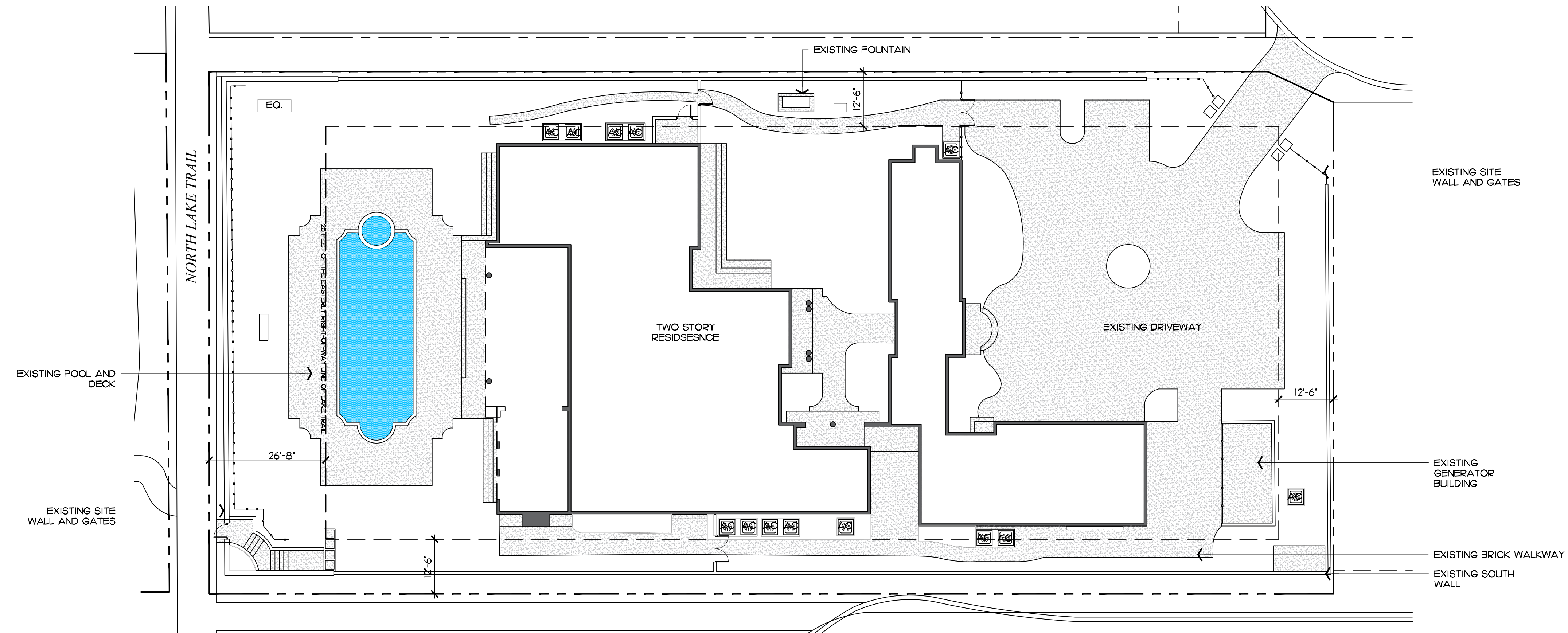
LANDSCAPE TRUCKS ->

SOD

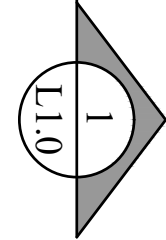
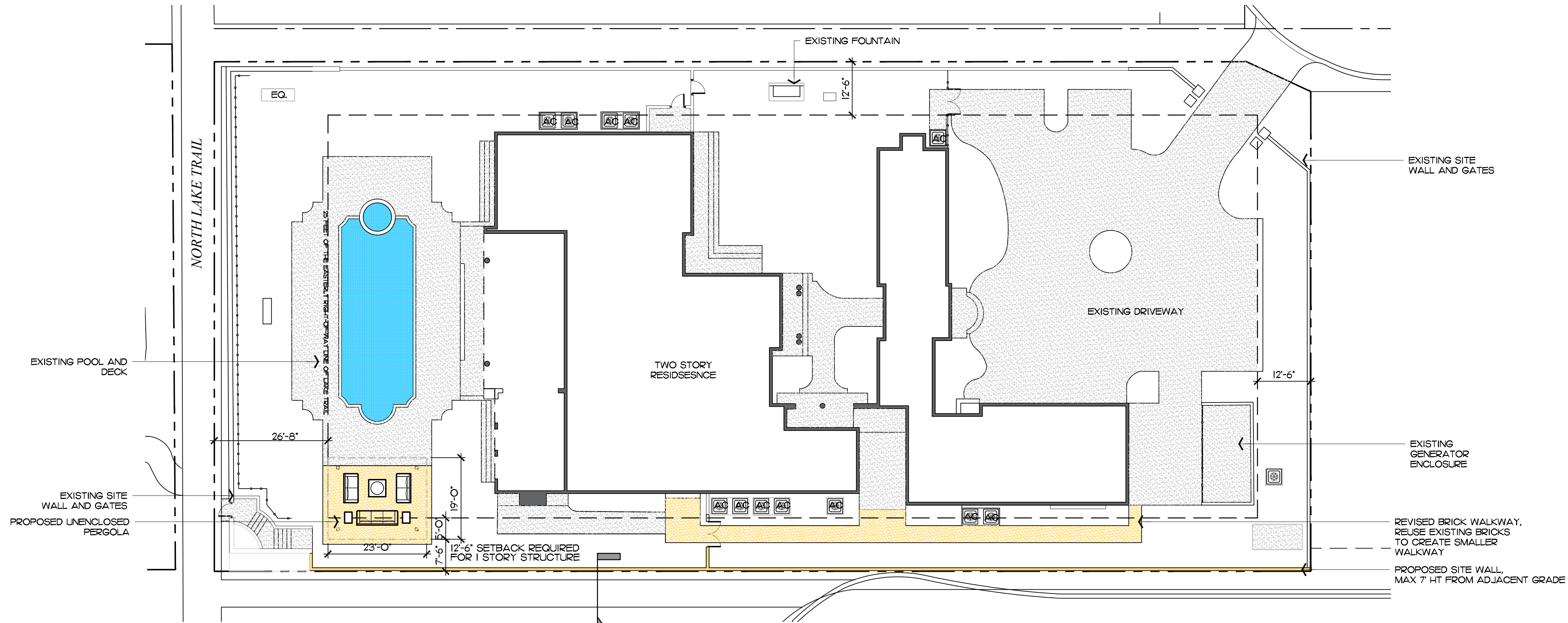
IRRIGATION

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

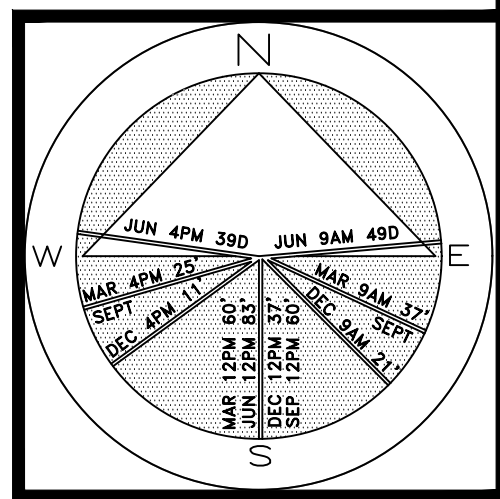


Existing Site Plan



Proposed Site Plan

Private Residence
324 Plantation Road
Palm Beach



JOB NUMBER: # 24043.00 LA
DRAWN BY: Matt Jackman
DATE: 08.12.2024

SHEET L6.0

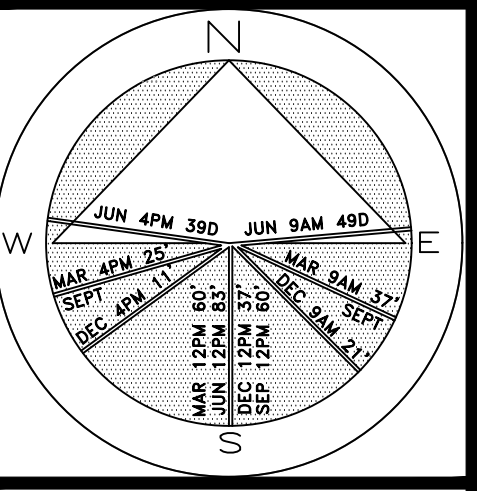
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Site Plan
SCALE IN FEET 0' 16' 32' 48'

64 sq.

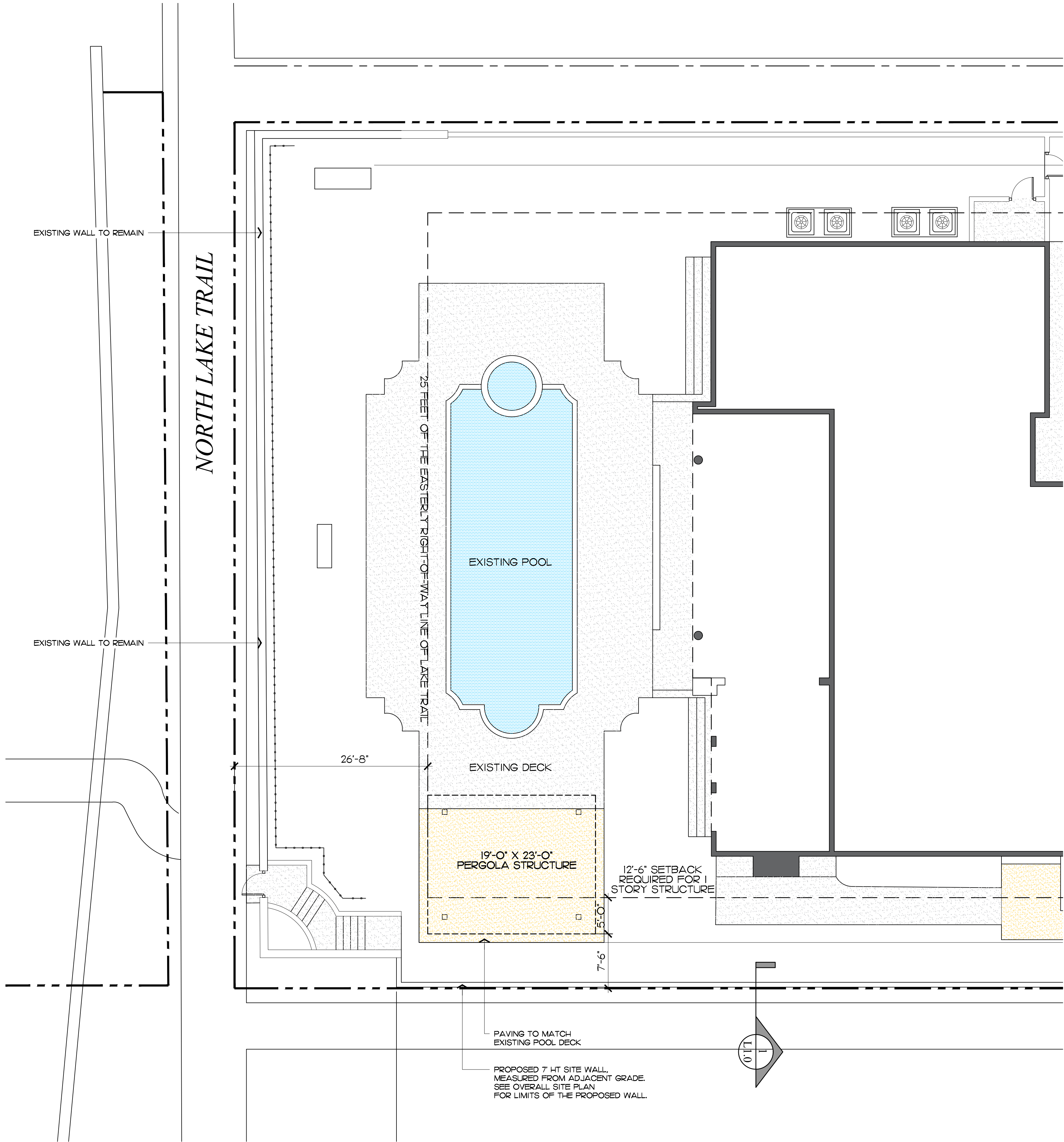
AREA IN SQ.FT.

Private Residence
324 Plantation Road
Palm Beach



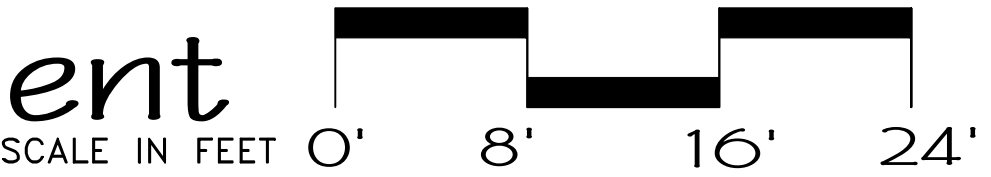
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DRAWN BY: Matt Jackman
DATE: 08.12.2024

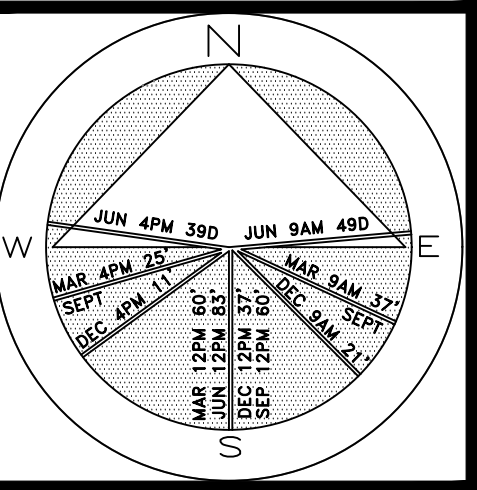
SHEET L6.2



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Site Plan Enlargement



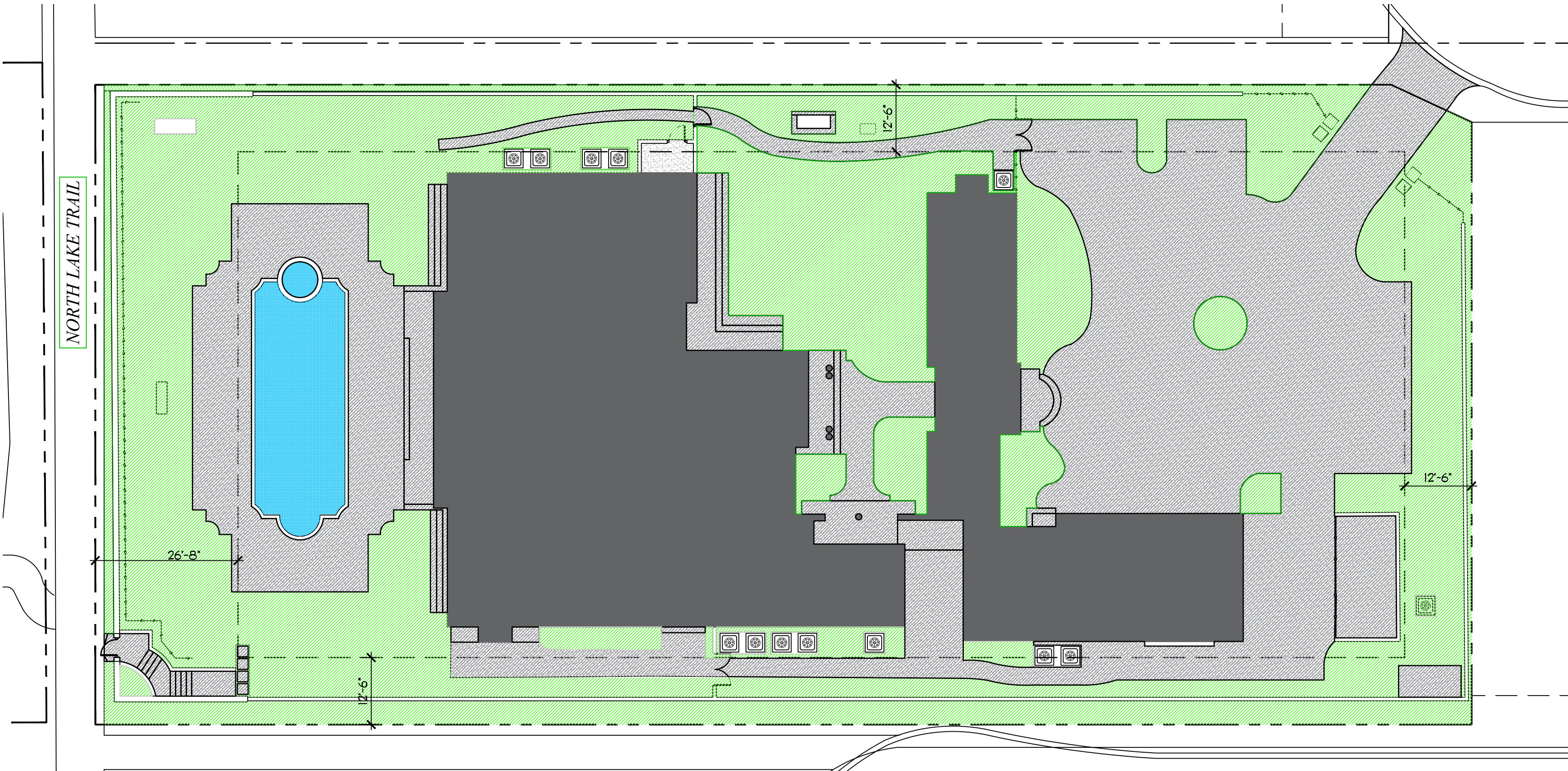


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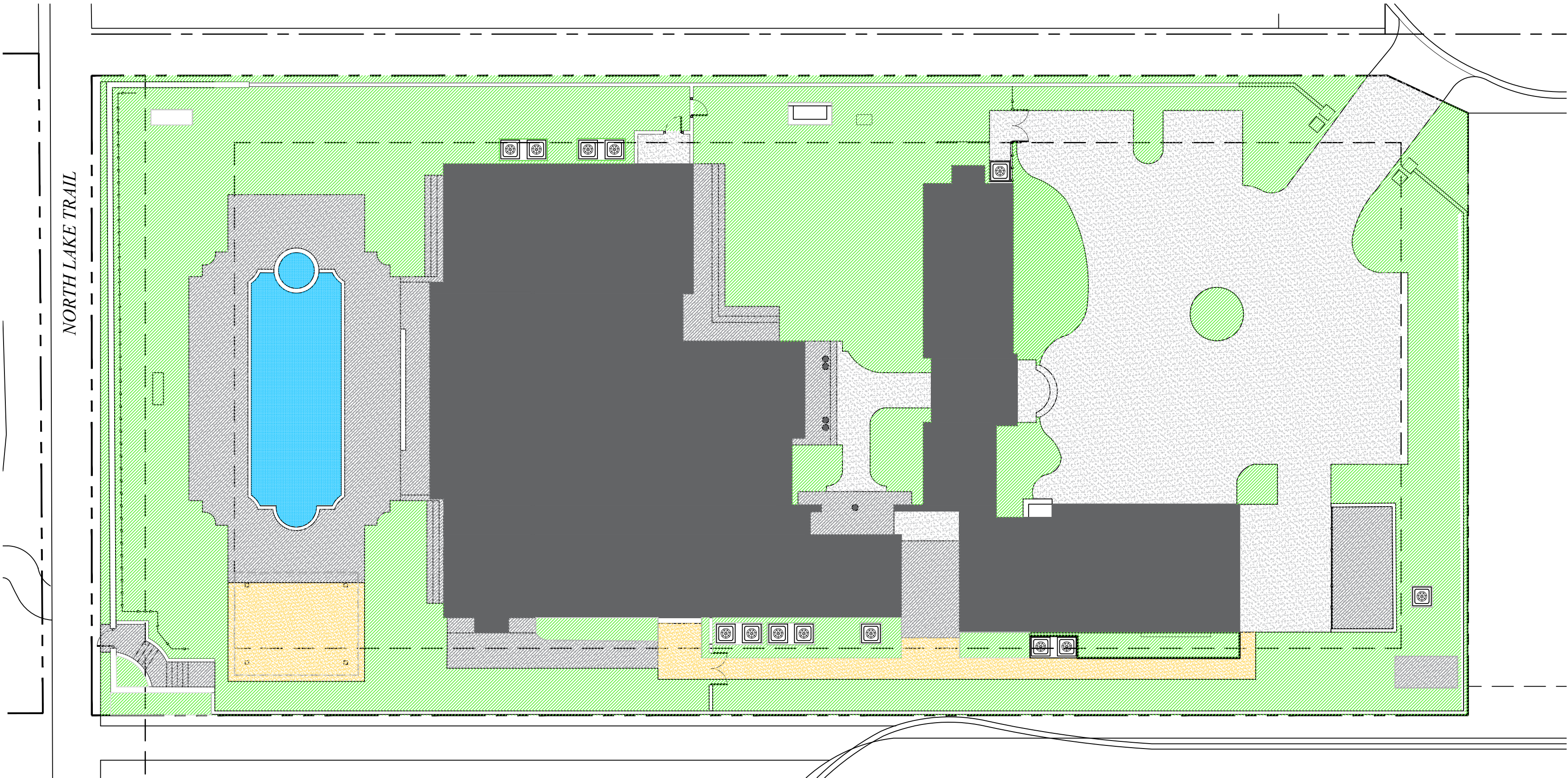


Legend

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



Existing Lot Coverage Graphic

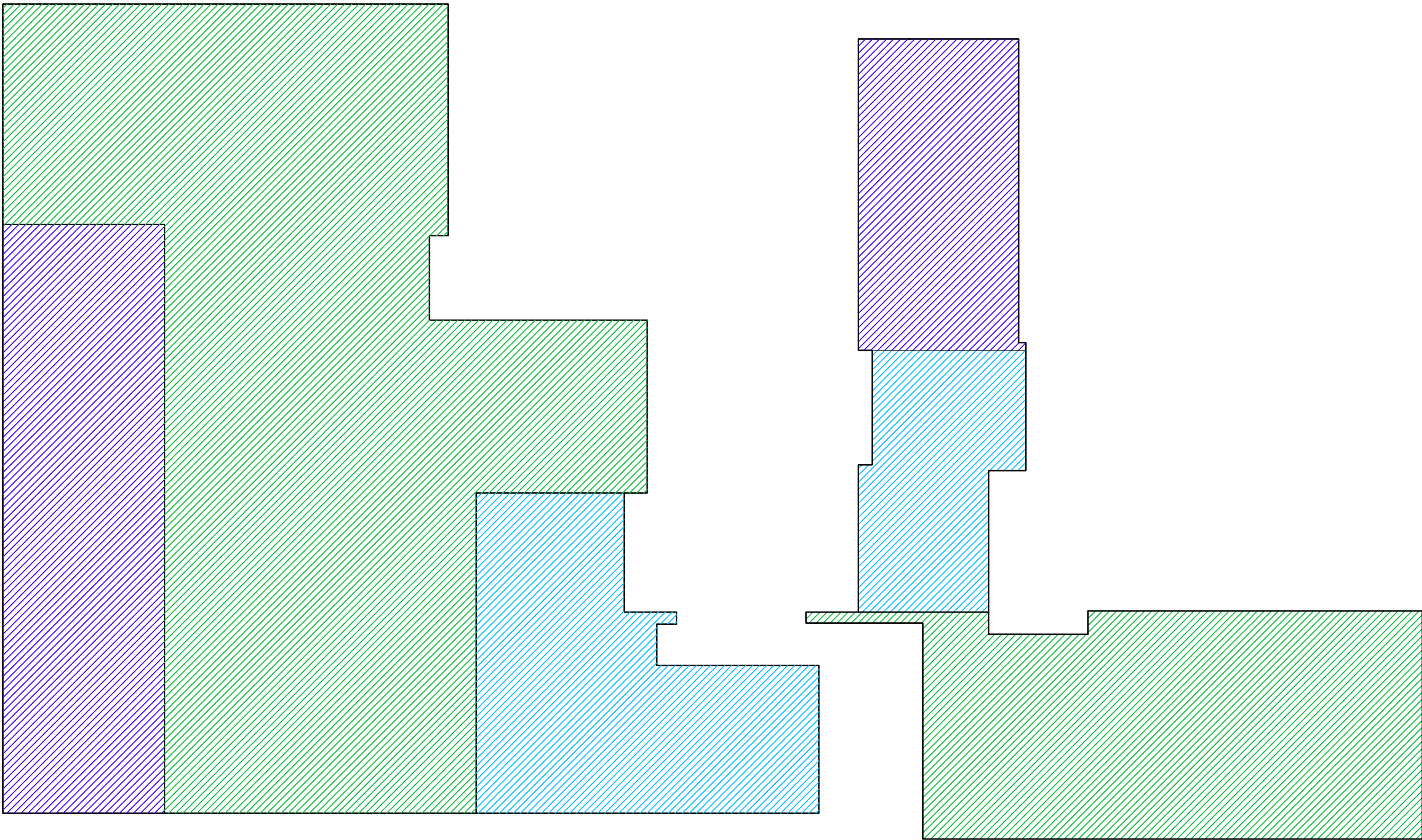
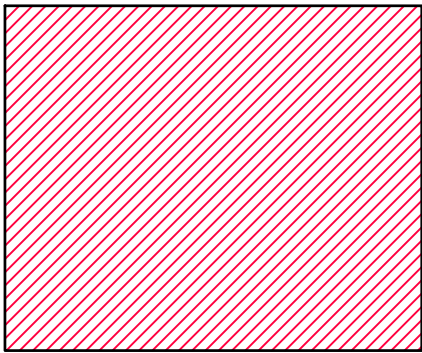


Proposed Lot Coverage Graphic

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% 13,750 SF.	37.5%	37.6%
FRONT YARD LANDSCAPE	MINIMUM 45% 13,750 SF.	60%	60%
LOT COVERAGE	MAX 40% ONE STORY 12,204 SF.	9.3%	10.7%
	MAX 50% TWO STORY 15,853 SF.	29.9%	29.9%

Cubic Content Ratio Data

DESCRIPTION		
LOT AREA:		30,511 SF
ALLOWABLE CCR = $3.5 + [(60,000 - 30,511) / 50,000] \times 0.5$ + 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
DESIGN
GROUP

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

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

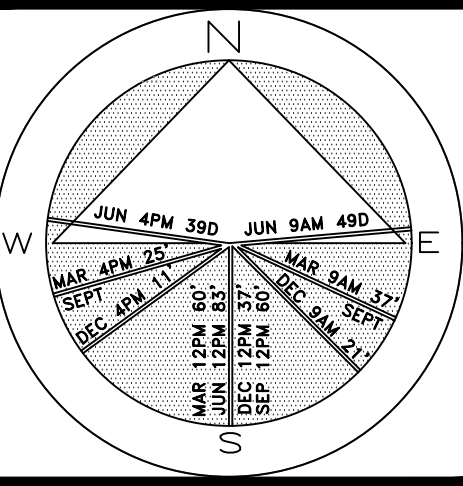
Land Planning

Landscape Management

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

Dustin@environmentdesigngroup.com

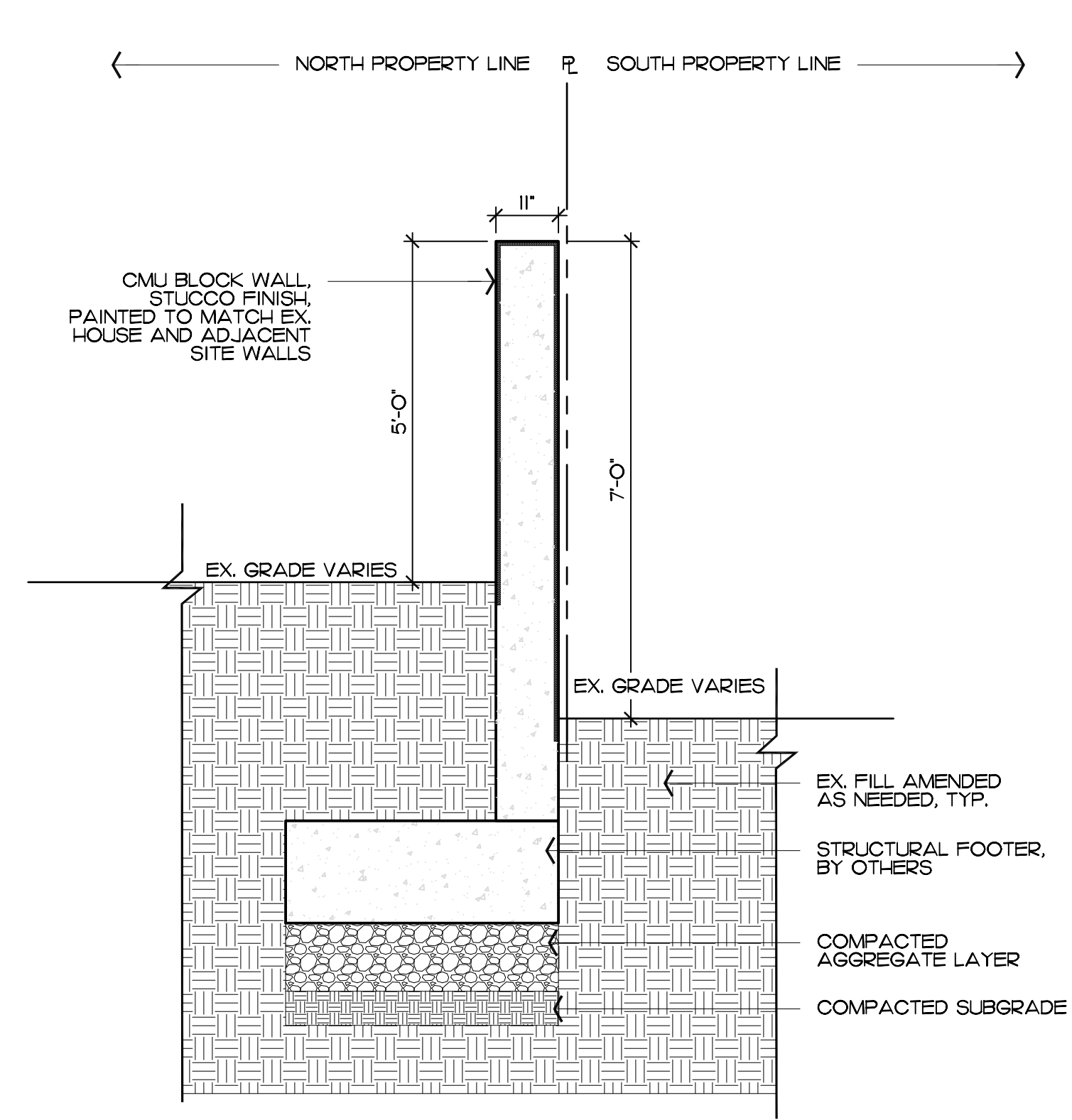
Private Residence
324 Plantation Road
Palm Beach



JOB NUMBER: # 24043.00 LA
DRAWN BY: Matt Jackman
DATE: 08.12.2024

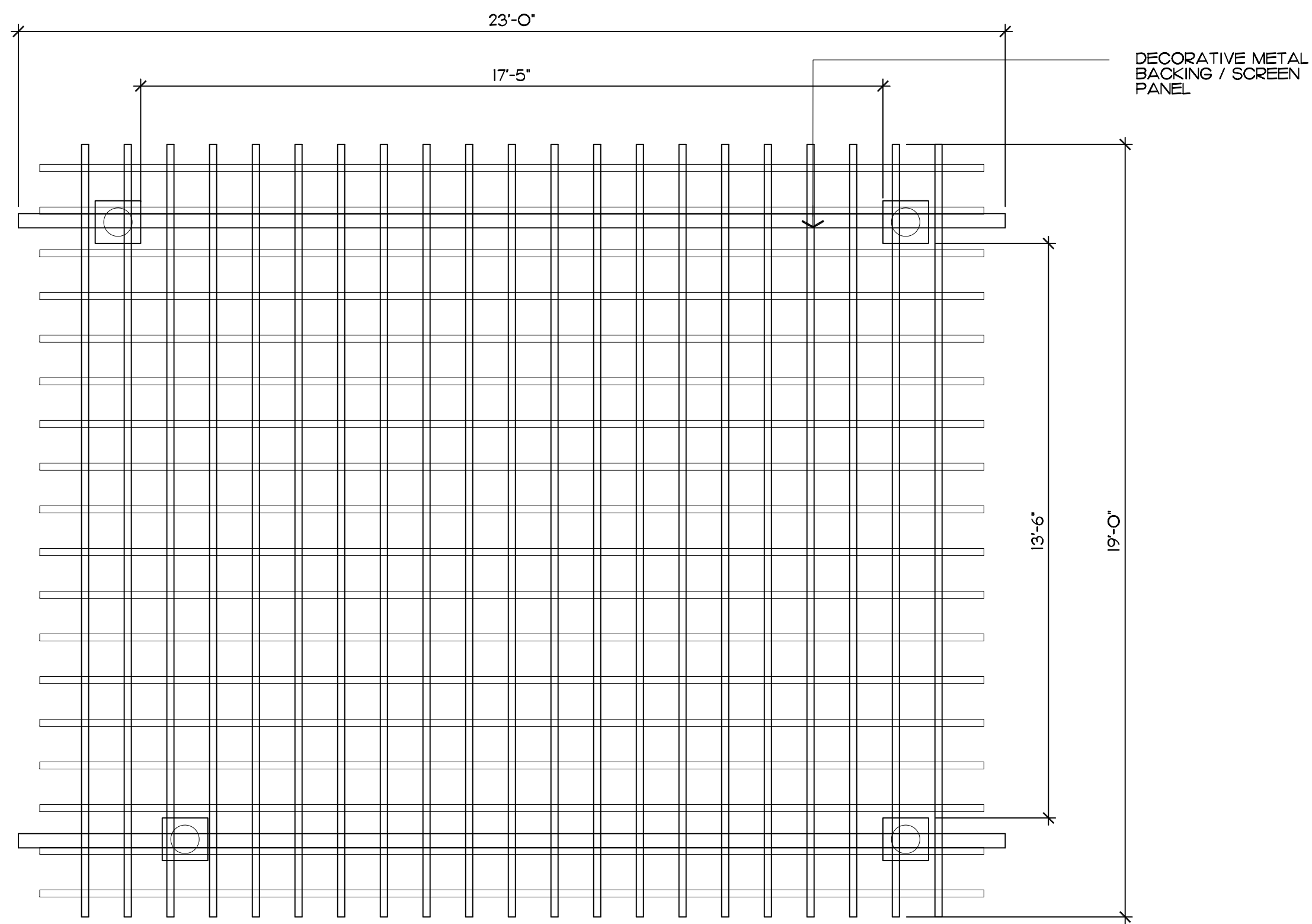
SHEET L6.4

64 sf.
AREA IN SQ.FT.



Site Wall Section

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

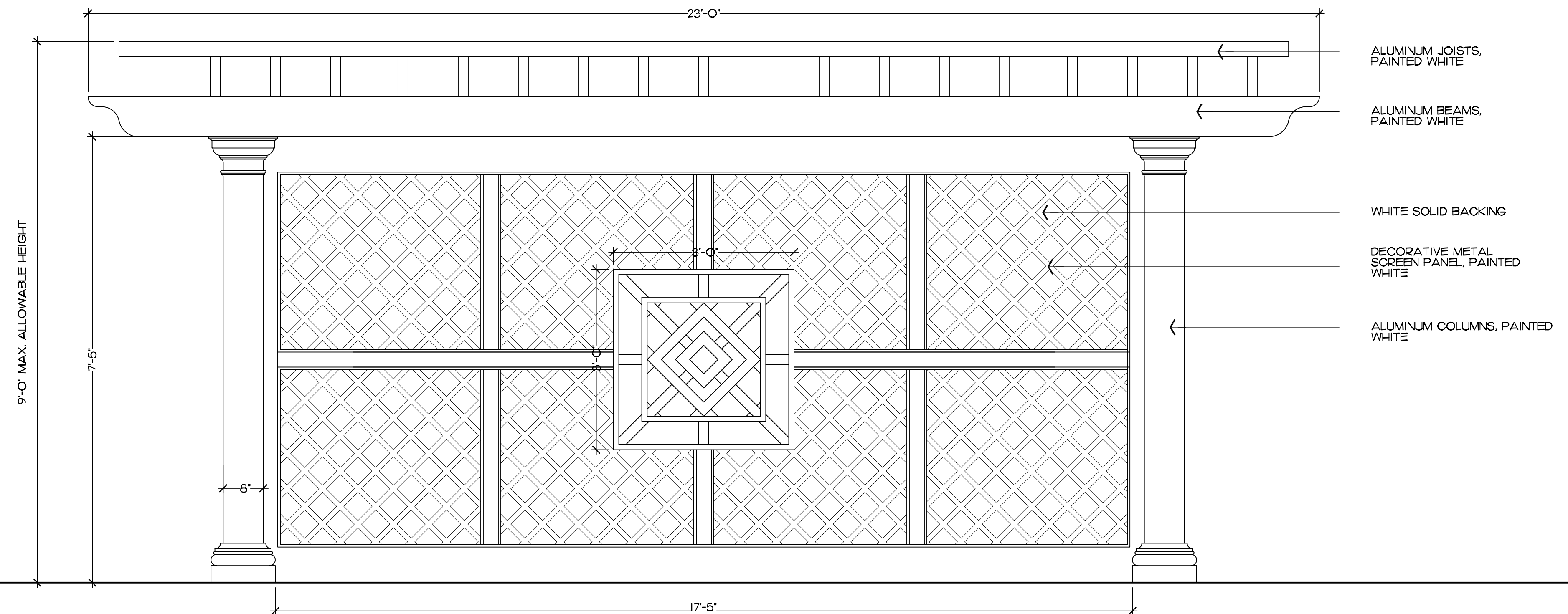


Pergola - Plan

SCALE: 3/8"=1'-0"



Existing Building Facade

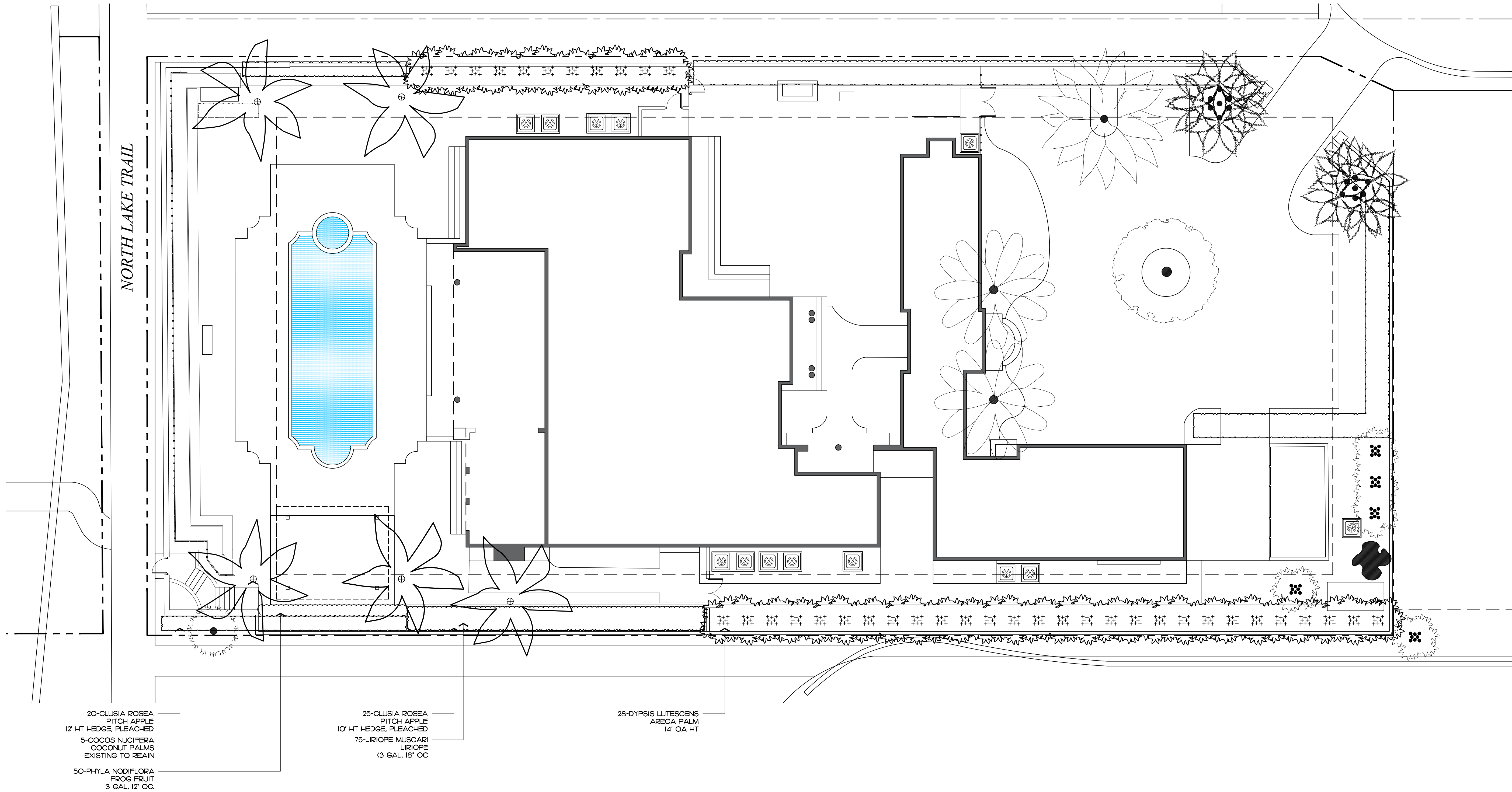


Pergola Elevation - North

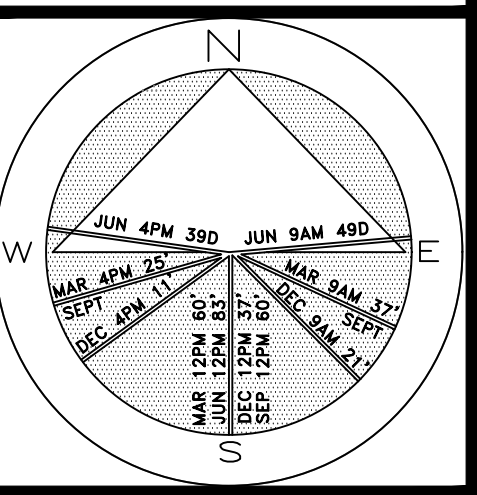
SCALE: 3/4"=1'-0"



Existing Rear Garden Gate



Private Residence
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Palm Beach



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SHEET L8.0

2024
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2024
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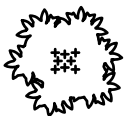
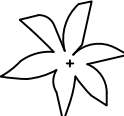
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Landscape Plan
SCALE IN FEET 0' 11' 22' 33'

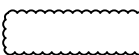
64 sf.

AREA IN SQ.FT.

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	3 GAL, 12" OC.	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
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Landscape Architecture
Land Planning
Landscape Management

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

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Palm Beach

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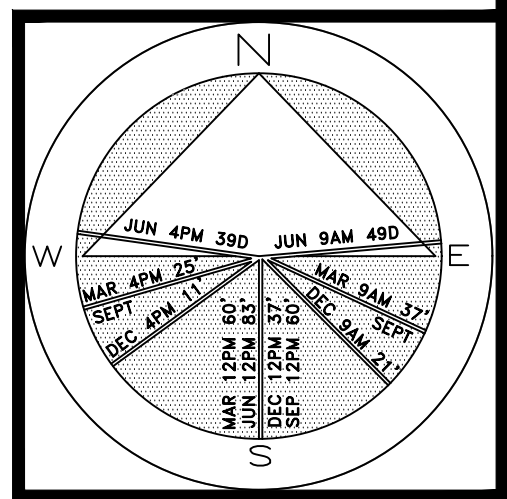


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DRAWN BY: Dustin Mizell
DATE: 08.12.2024

SHEET L8.1



Private Residence
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Palm Beach



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SHEET L9.0

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Rendered Landscape Plan

SCALE IN FEET 0' 11' 22' 33'

64 sf.

AREA IN SQ.FT.



South Elevation



West Elevation

Private Residence
324 Plantation Road
Palm Beach

A
D
I
R
O
L
F

JOB NUMBER: # 24043.00 LA
DRAWN BY: Matt Jackman
DATE: 08.12.2024

SHEET L9.2