



Scope of Work

- \* Proposed Site Wall & Columns
- \* Update Site Data Calculations

Private Residence  
1080 South Ocean Blvd  
Palm Beach

F L O R I D A

Application #:  
ARCS-24-0341  
Final Submittal

Date of Presentation: 12.20.24

Sheet Index

- Cover Sheet
- Survey
- L1.0 - Zoning Legend
- L1.1 - Existing General Site Photos
- L2.0 - Existing Vegetation Inventory & Action Plan
- L3.0 - Demolition and Vegetation Action Plan
- L4.0 - Construction Screening Plan
- L5.0 - Construction Staging Plan
- L6.0 - Truck Logistics Plan
- L7.0 - Site Plan
- L7.1 - Site Calculation/Lot Coverage Graphics
- L8.0 - Landscape Plan
- L9.0 - Site Wall Details
- L9.1 - Rendered Site Wall Details

Design Team/Consultants

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

Landscape Legend

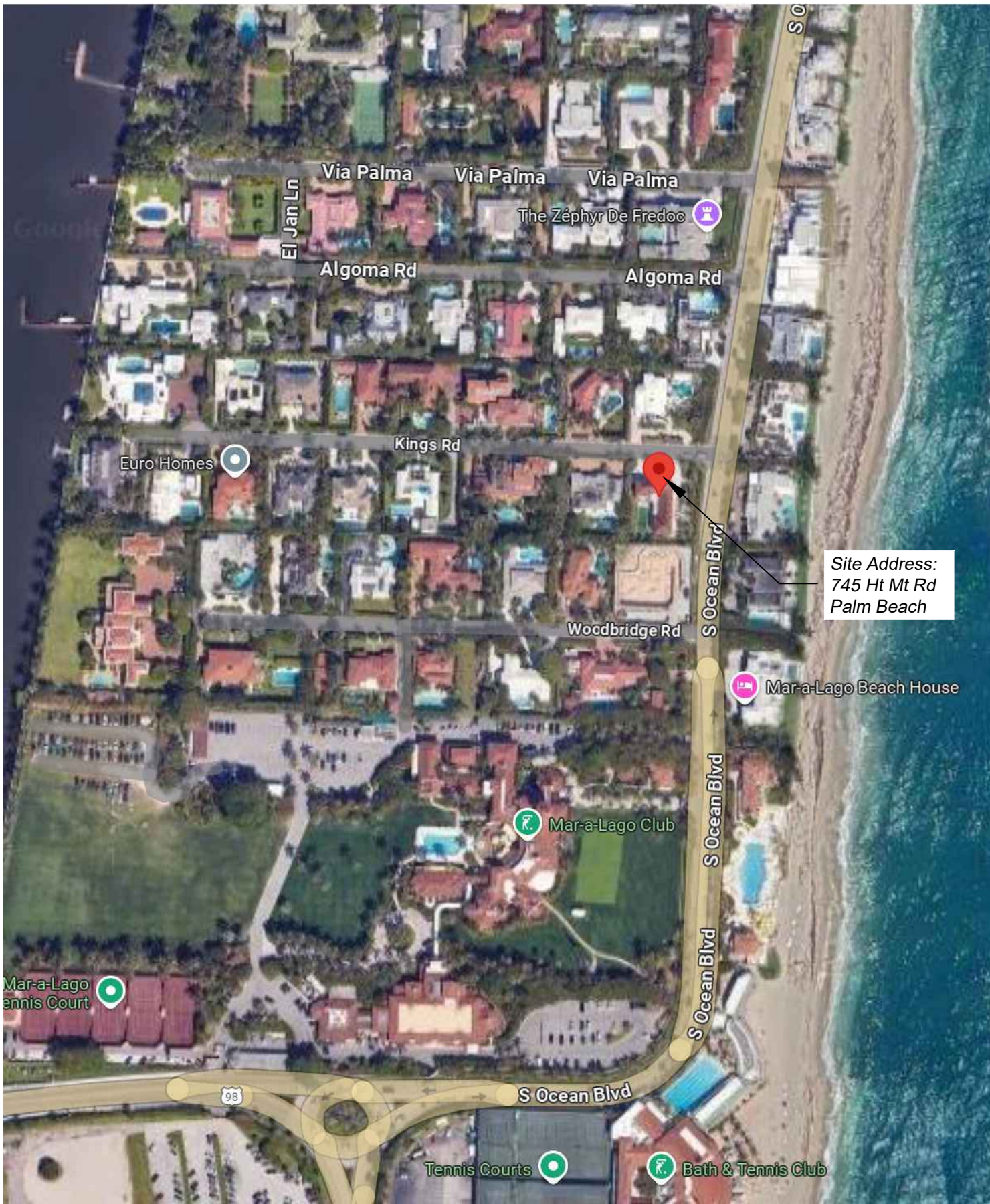
PROPERTY ADDRESS:	1080 SOUTH OCEAN BLVD	
LOT AREA (SQ FT)	17,626 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	8,813 (50%)	9,312 (52.83)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	NA	NA
FRONT YARD LOS (SQ FT AND %)	1,972 (45%)	2,538 (57.9%)
NATIVE TREES %	NA	NA
NATIVE SHRUBS & VINES %	NA	NA
NATIVE GROUNDCOVER %	NA	NA





Private Residence  
1080 South Ocean Blvd  
Palm Beach

Vicinity/Location Map



Zoning Legend

Property Address:	1080 South Ocean Blvd		
Zoning District:	RA - 50 - Palm Beach		
Structure Type:	Private Residence		
	Required/Allowed	Existing	Proposed
Lot Size:	17,626 SF		
Lot Depth:	N/A	FT	FT
Lot Width:	N/A	FT	FT
Lot Coverage:	%	%	%
Front Yard Setback:	N/A	N/A	N/A
Side Yard Setback (1st story):	N/A	N/A	N/A
Side Yard Setback (2nd story):	N/A	N/A	N/A
Rear Yard Setback:	N/A	N/A	N/A
Angle of Vision:	N/A	N/A	N/A
Building Height:	N/A	N/A	N/A
Overall Building Height:	N/A	N/A	N/A
Finish Floor Elevation (FFE) (NAVD):	N/A	N/A	N/A
Zero Datum for Pt of Measurement:	N/A	N/A	N/A
Base Flood Elevation (BFE) (NAVD)	NAVD	NAVD	NAVD
Landscape Open Space (LOS):	8,813 SF	9,443 SF	9,312 SF
Perimeter LOS:	N/A	N/A	N/A
Front Yard LOS:	1,972 SF	2,593 SF	2,538 SF
Native Plant Species Percentage:	N/A	N/A	N/A





NORTHWEST CORNER



NORTHWEST CORNER



EAST SIDE



WEST SIDE



WEST SIDE



NORTH SIDE

ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

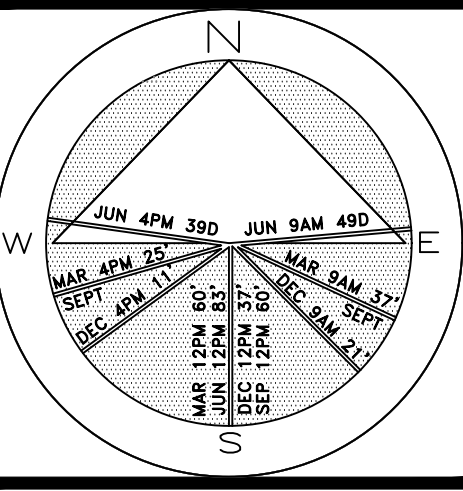
Land Planning

Landscape Management

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

Dustin@environmentdesigngroup.com

Private Residence  
1080 South Ocean Blvd.  
Town of Palm Beach



JOB NUMBER: # 24060.00 LA  
DRAWN BY: Sean Twomey  
DATE: 09.26.2024  
07.08.2024  
09.13.2024

SHEET L1.0

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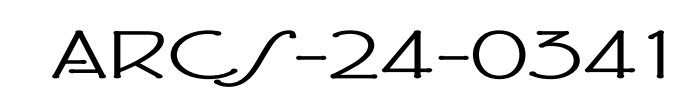
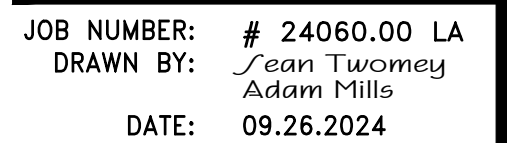
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ARC/-24-0341

Existing Site Photos

SCALE IN FEET 0' 8' 16' 24'





SCALE IN FEET 0' 8' 16' 24'

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EXISTING CONOCARPUS ERECTUS  
GREEN BUTTONWOOD HEDGE  
TO BE REMOVED

EXISTING PSYCHOTRIA NERVOSA  
WILD COFFEE  
TO BE REMOVED

EXISTING CONOCARPUS ERECTUS  
GREEN BUTTONWOOD HEDGE TO REMAIN

EXISTING ZAMIA INTEGRIFOLIA  
TO REMAIN

EXISTING FICUS MICROCARPA  
GREEN ISLAND FICUS  
TO REMAIN

EXISTING CONOCARPUS ERECTUS  
GREEN BUTTONWOOD HEDGE  
TO REMAIN

EXISTING DRIVEWAY  
TO REMAIN

EXISTING TWO-STORY  
HOUSE  
TO REMAIN

EXISTING POOL  
TO REMAIN

EXISTING SPA  
TO REMAIN

EXISTING TERRACE  
TO REMAIN

ROAD

EXISTING FICUS MICROCARPA  
GREEN ISLAND FICUS  
TO BE REMOVED

EXISTING DATE PALM  
PHOENIX SYLVESTRIS TYP  
TO REMAIN

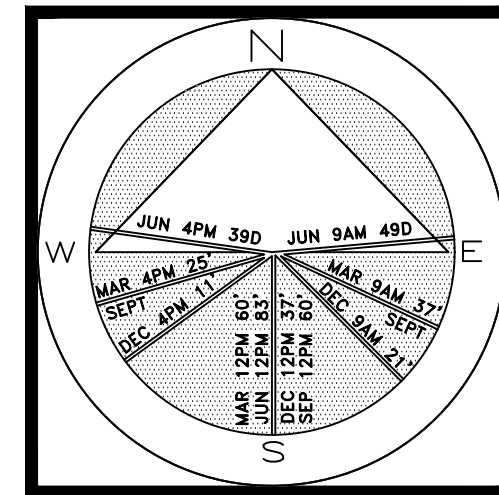
EXISTING CONOCARPUS ERECTUS  
GREEN BUTTONWOOD HEDGE  
TO REMAIN

EXISTING COCOS NUCIFERA  
COCONUT PALM TYP  
TO REMAIN

SOUTH OCEAN BLVD

**ENVIRONMENT  
DESIGN  
GROUP**  
139 North County Road 5920-8 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  
1080 South Ocean Blvd.  
Town of Palm Beach



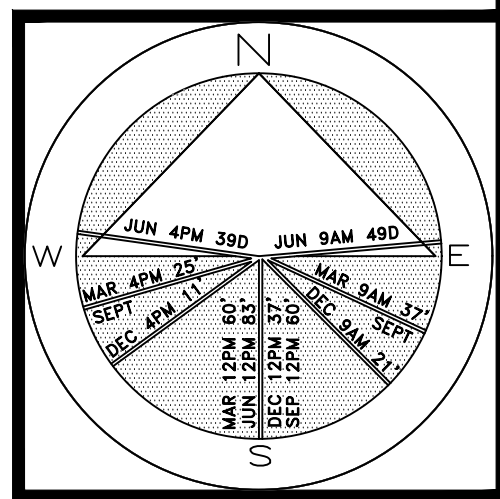
JOB NUMBER: # 24060.00 LA  
DRAWN BY: Jean Twomey  
Adam Mills  
DATE: 09.26.2024

SHEET L3.0

ARC-24-0341  
Demolition Plan  
SCALE IN FEET 0' 8' 16' 24'

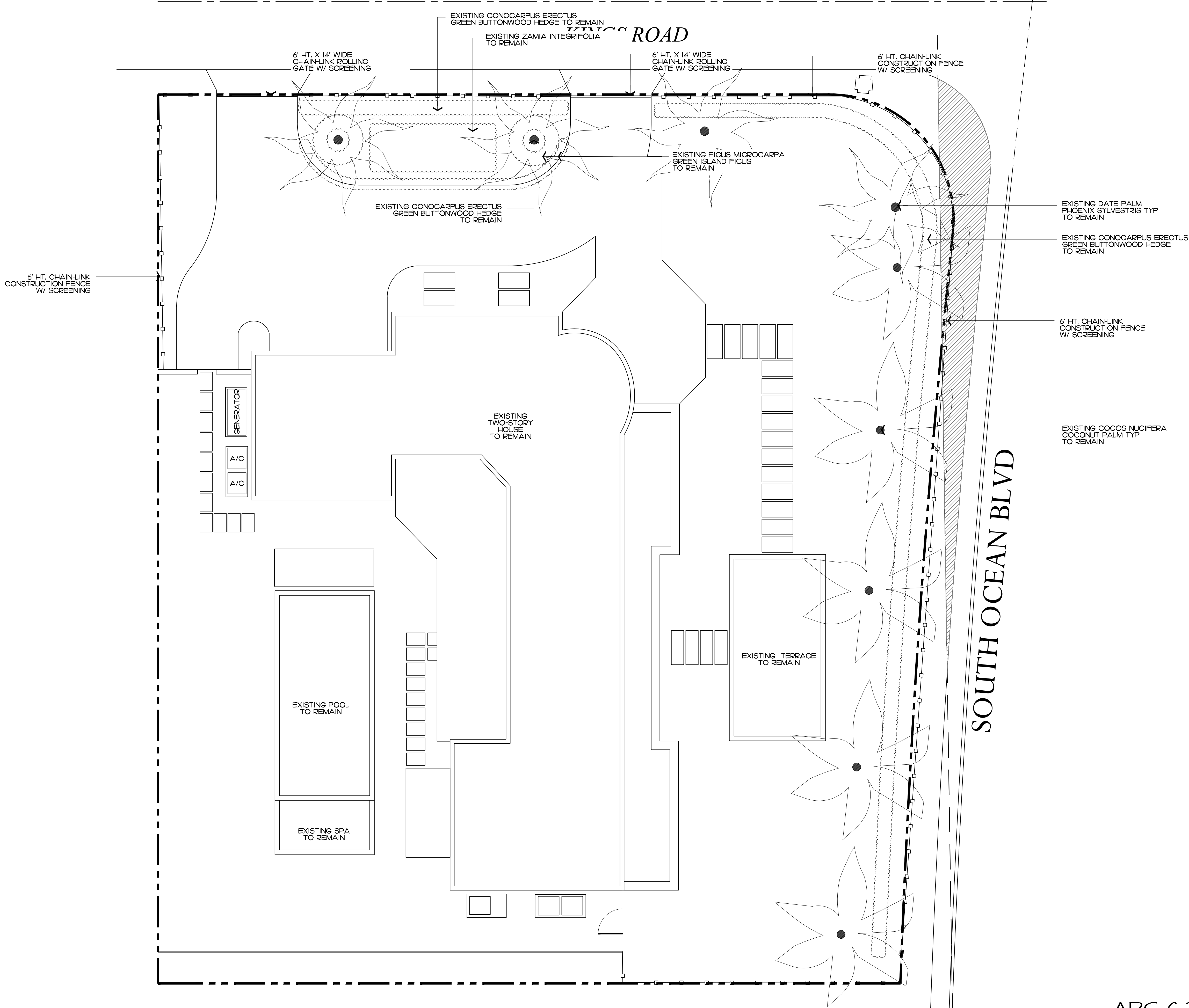


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SHEET L4.0



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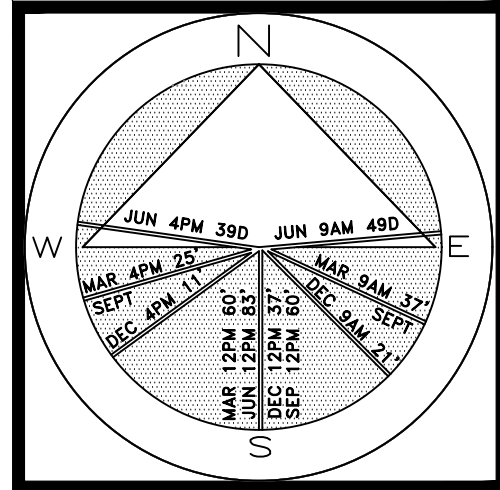
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ARC-24-0341  
Construction Screening Plan  
SCALE IN FEET 0' 8' 16' 24'

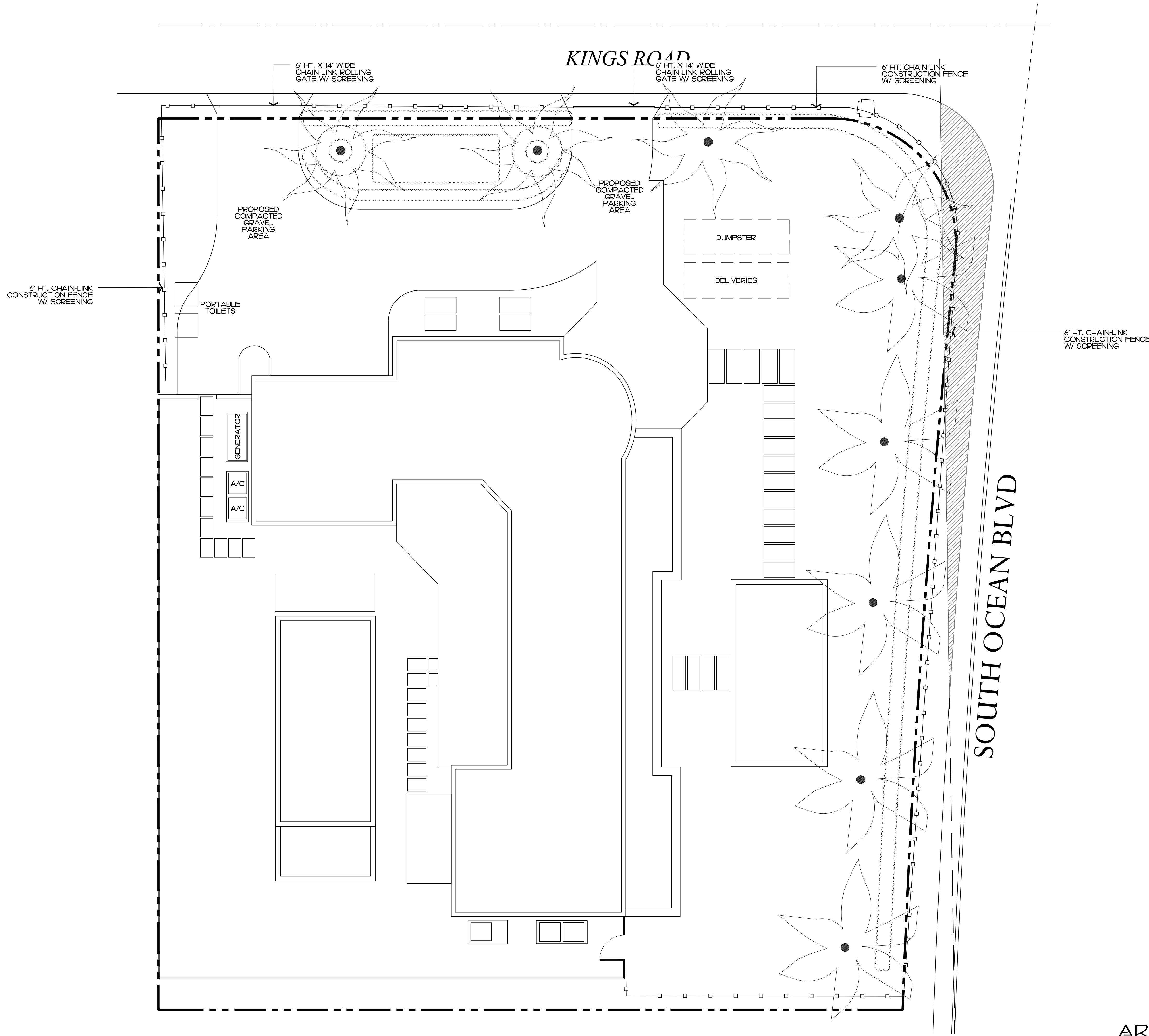


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Adam Mills  
DATE: 09.26.2024

SHEET L5.0



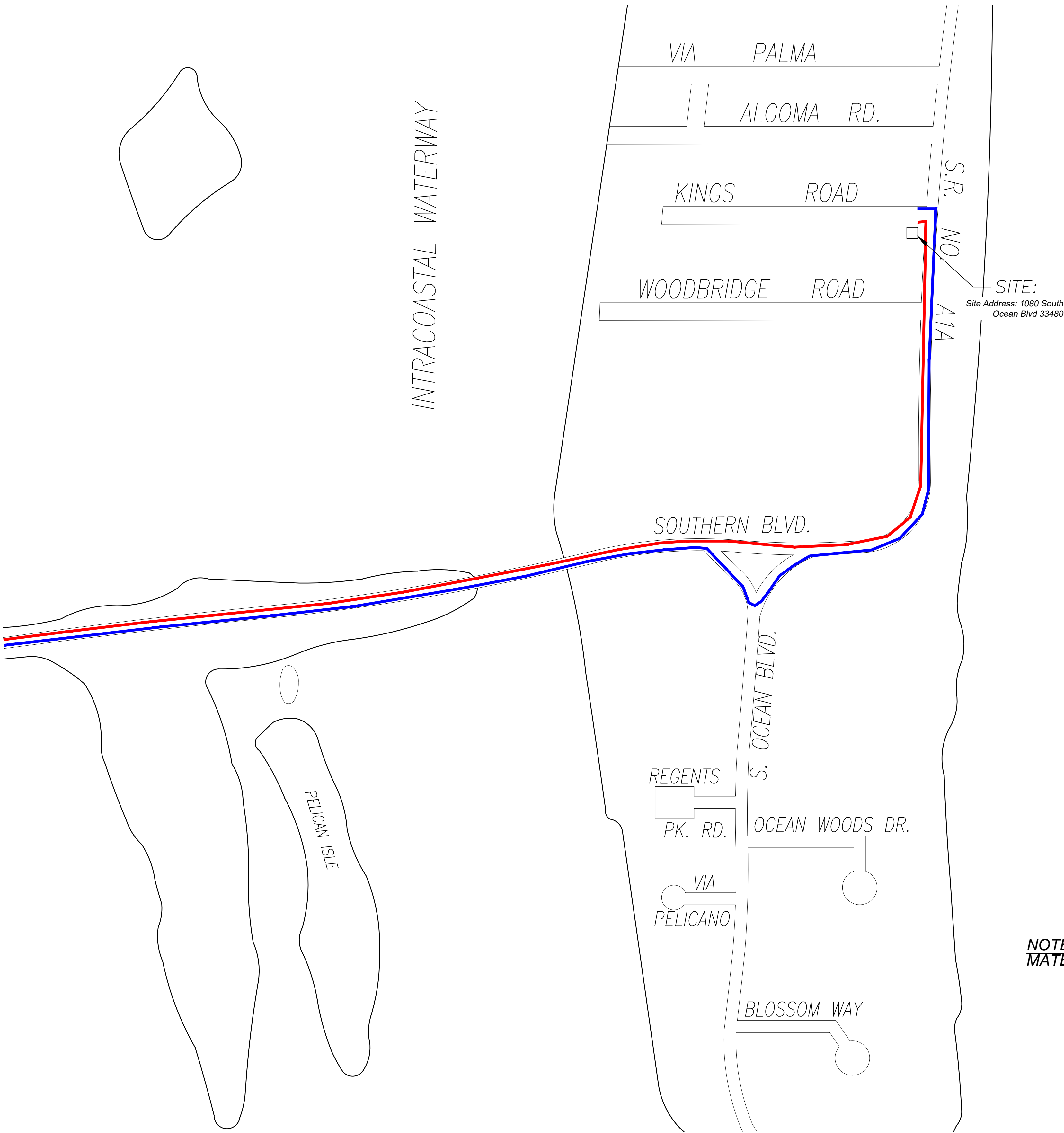
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ARC-24-0341  
Construction Staging Plan  
SCALE IN FEET 0' 8' 16' 24'





CONCEPTUAL CONSTRUCTION SCHEDULE		
• DEC 20TH 2024	-	ARCOM MEETING
• JAN 15TH 2025	-	TOWN COUNCIL
• MAR-APR 2025	-	SUBMIT FOR PERMIT
• 1 MONTH -MAY 2025	-	MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
• 1 MONTHS	-	SITE/BUILDING PREPARATION
• 1.5 MONTHS	-	FOUNDATION
• 1.5 MONTHS	-	BLOCK DELIVERIES & CONC. POURS
• 1 MONTHS	-	LANDSCAPE & HARDSCAPE INSTALLATION
• 2 MONTHS	-	FINAL INSPECTIONS
• +/-8 MONTHS	-	PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

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

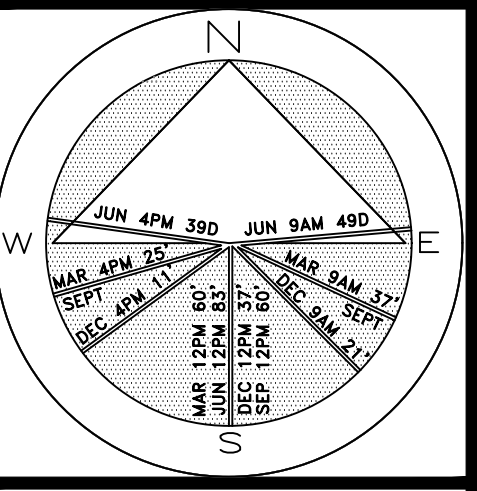
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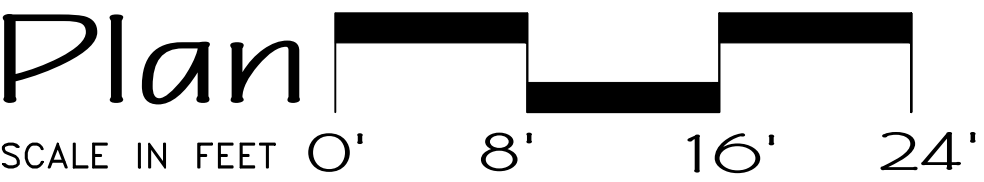
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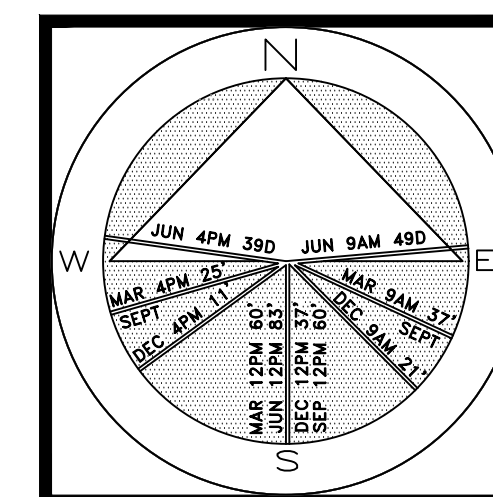
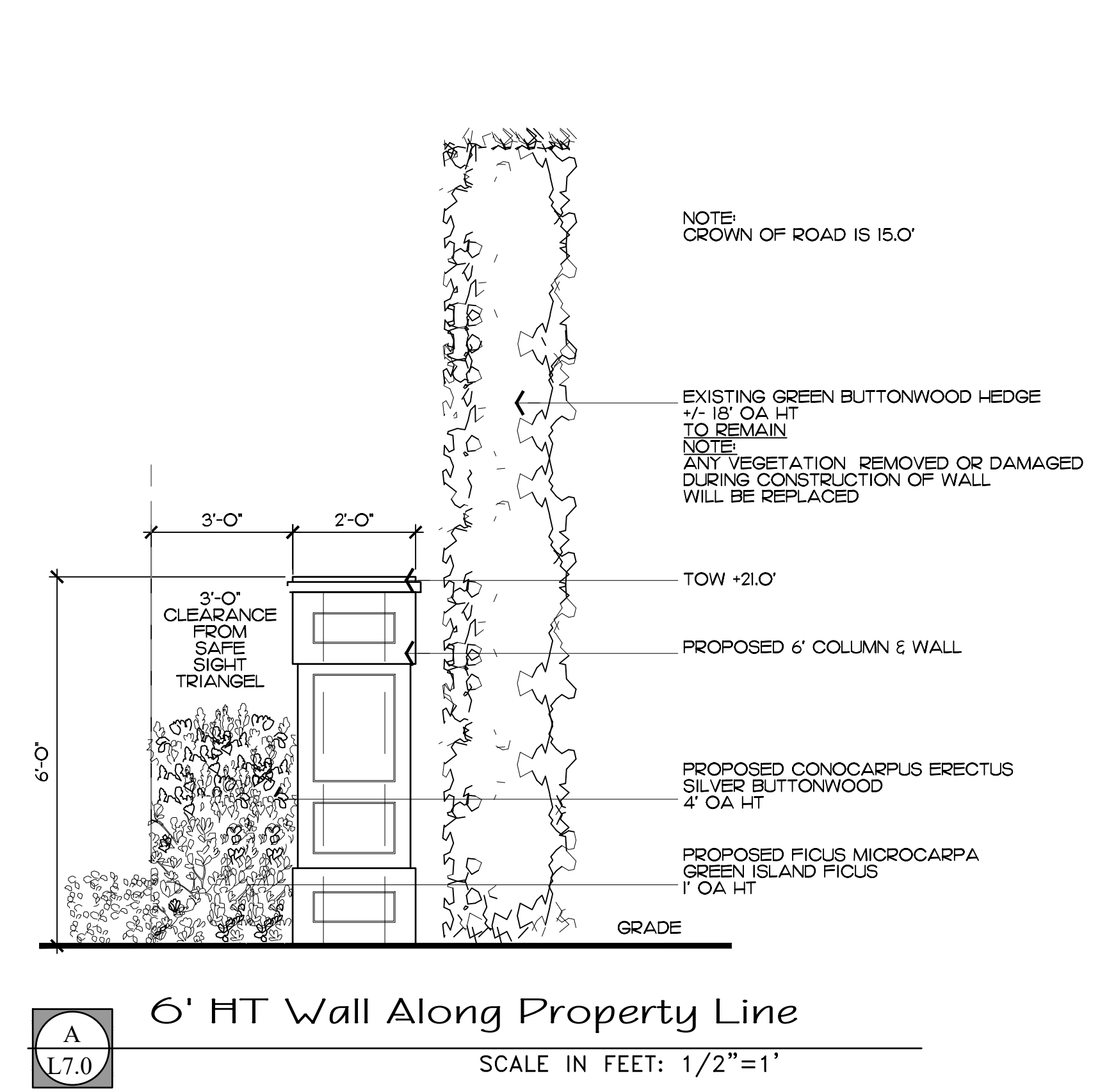
ARC/-24-0341

# Truck Logistics Plan



SHEET L6.0





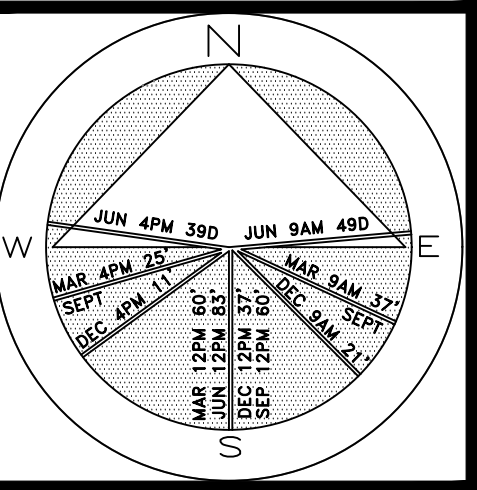
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Private Residence

1080 South Ocean Blvd.

Town of Palm Beach



JOB NUMBER: # 24060.00 LA

DRAWN BY: Alex Bugrli

DATE: 09.26.2024

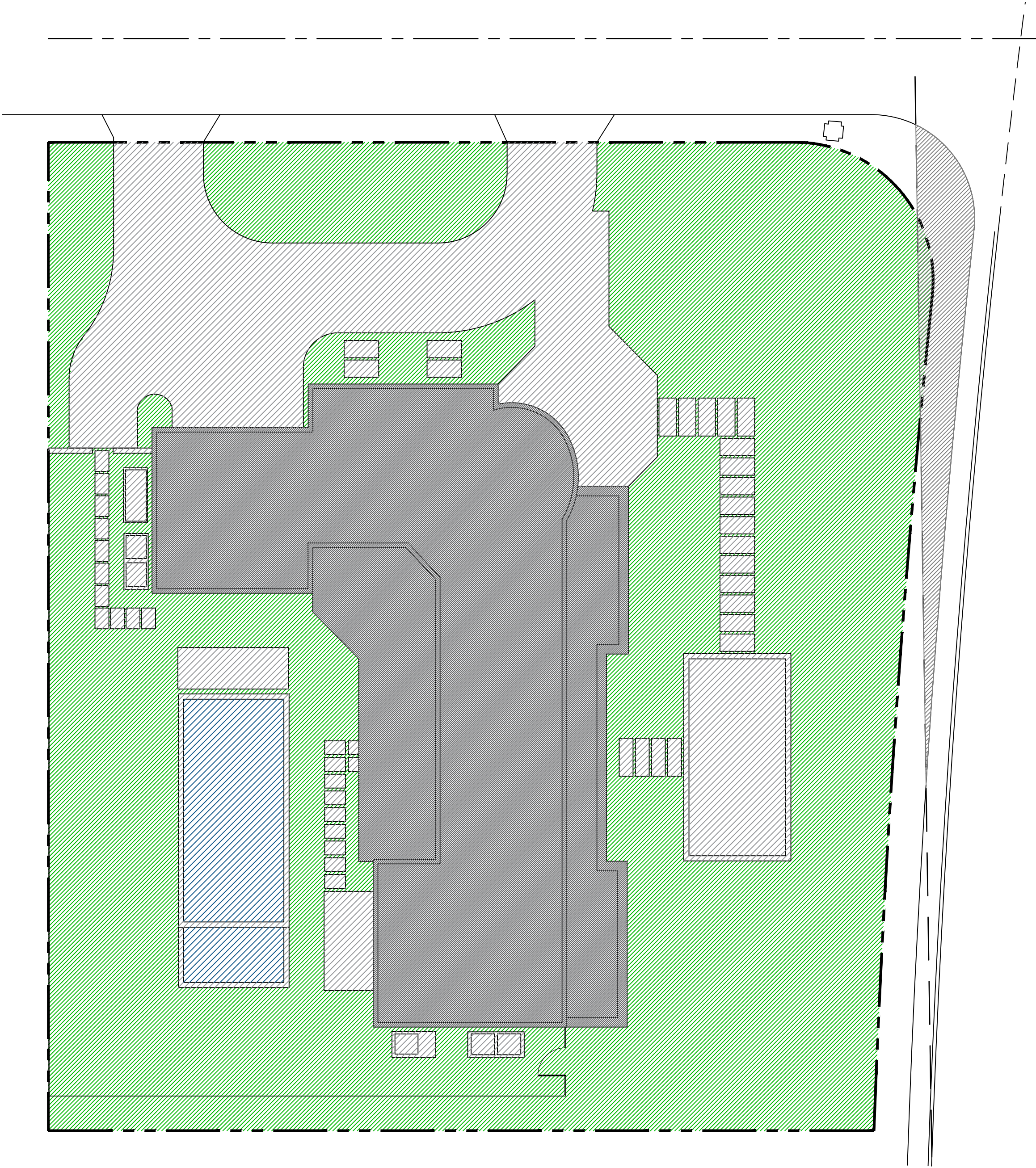
SHEET L7.1

64 sf.

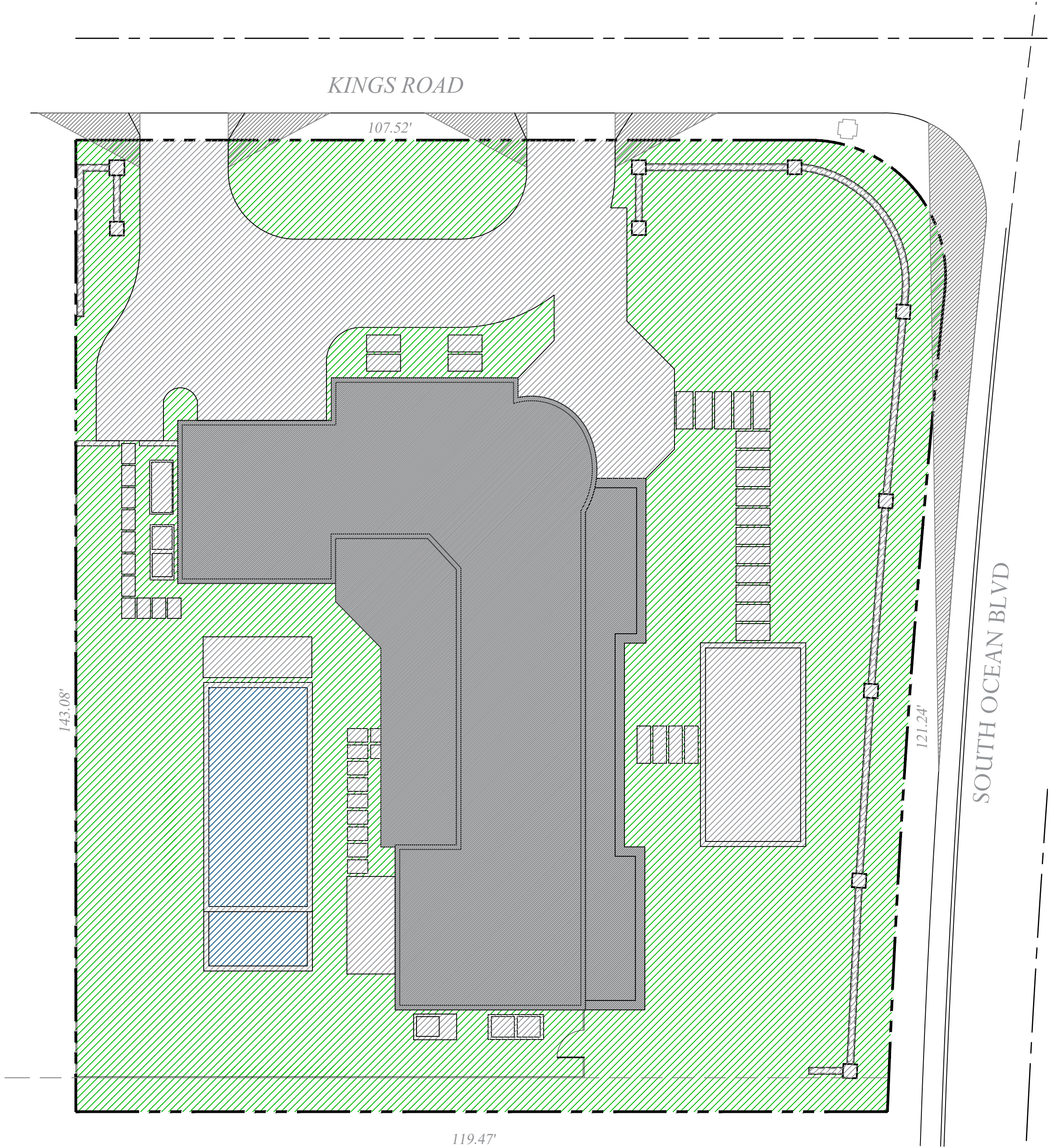
AREA IN SQ.FT.

Legend

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



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RA - ESTATE RESIDENTIAL		RA - ESTATE RESIDENTIAL		RA - ESTATE RESIDENTIAL	
LOT AREA	20,000 S.F. MINIMUM		17,626 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 50%	8,813 S.F.	53.57%	9,443 S.F.	52.83%	9,312 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,972 S.F.	59.15%	2,593 S.F.	57.9%	2,538 S.F.

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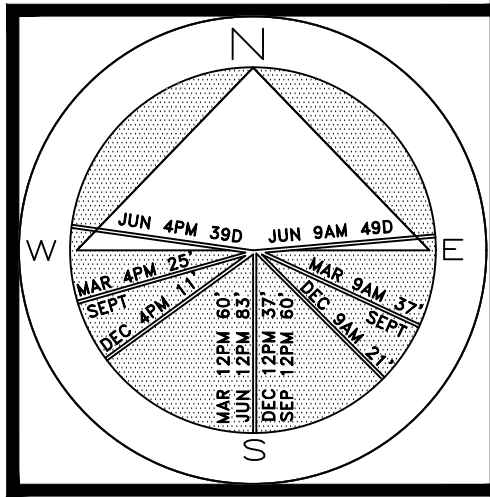
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Open Space Diagram

SCALE IN FEET: NTS

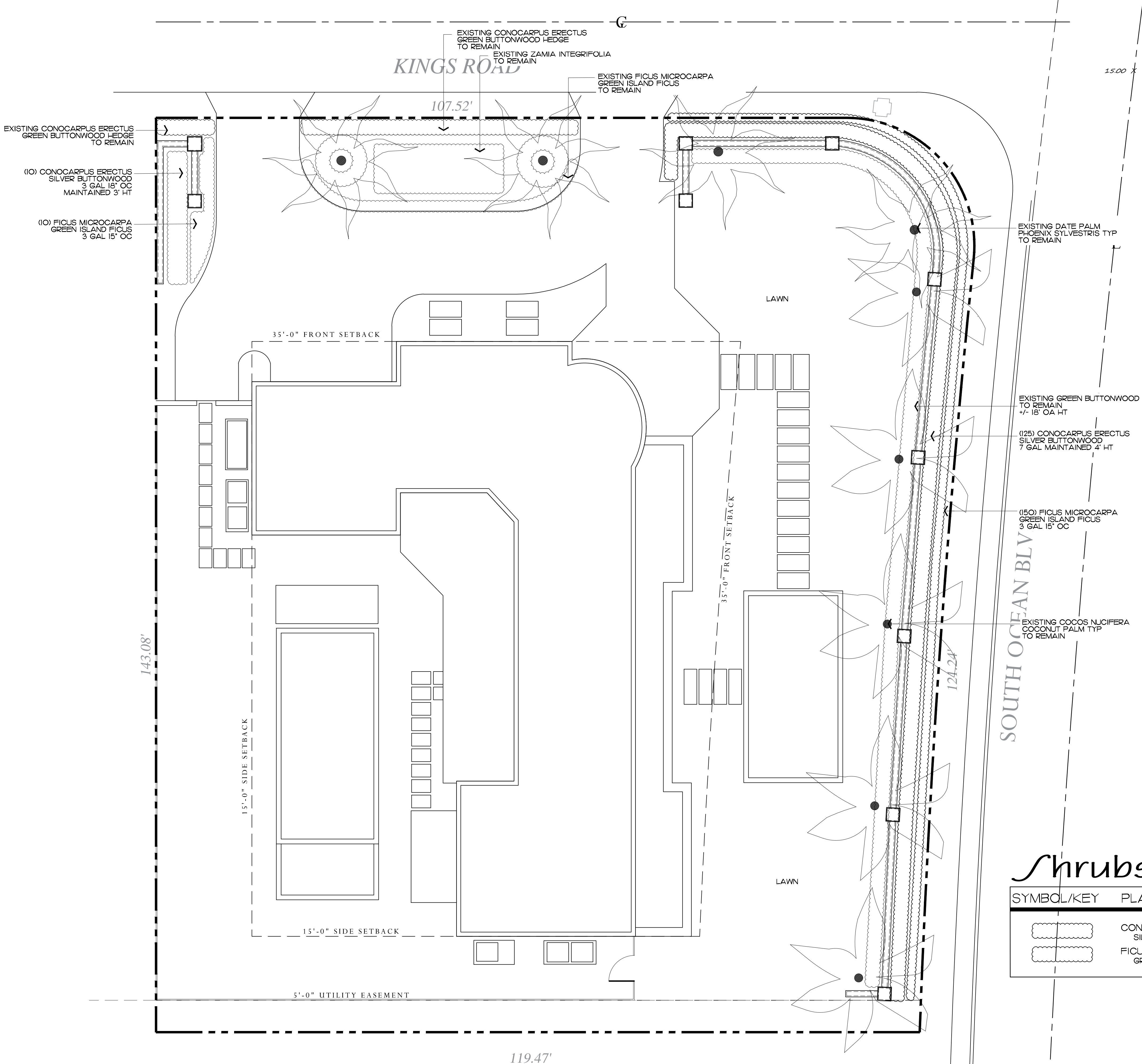


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07.08.2024  
09.13.2024

SHEET L8.0



## Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS SILVER BUTTWOOD	135	7 GAL 4' OA HT	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	160	3 GAL 15" OC	NO
TOTAL:		295		
NATIVE SPECIES:		135 (45%)		

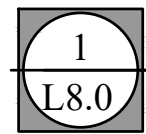
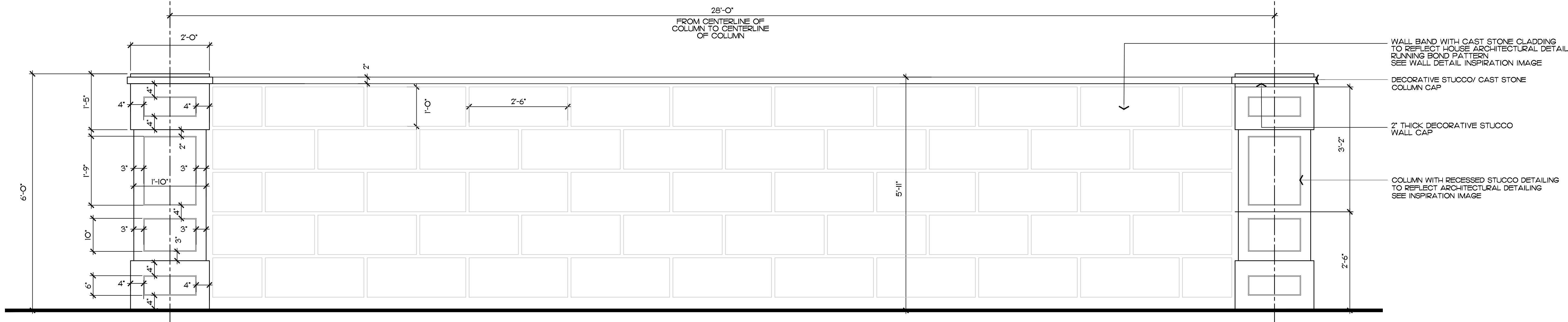
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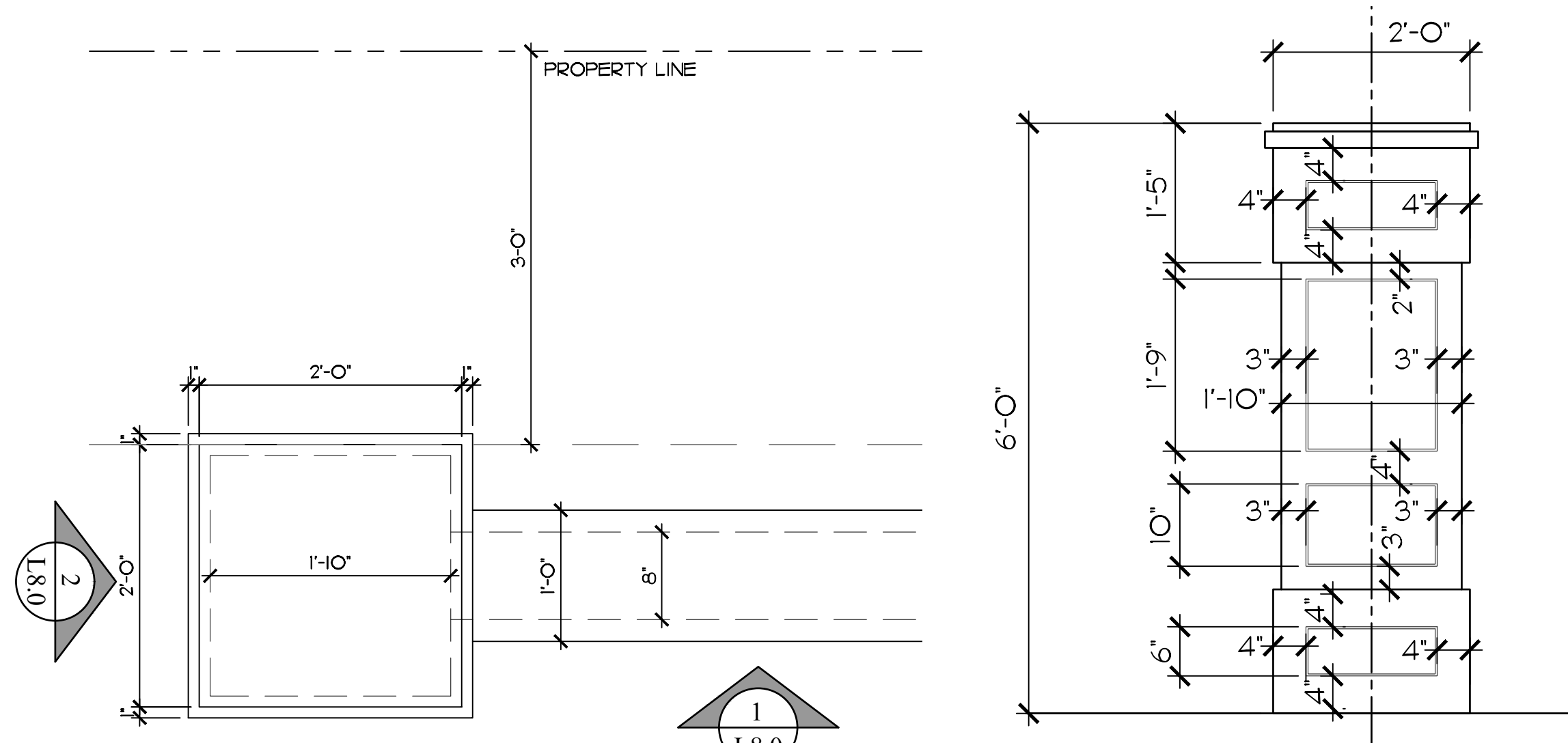
ARC-24-0341  
Landscape Plan  
SCALE IN FEET 0' 8' 16' 24'





Revised Wall Elevation

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



Column Detail - Plan

SCALE: 1" = 1' - 0"

Side Elevation

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

Wall Materials



COLUMN WITH CAST STONE CLADDING TO MATCH THE EXISTING STRUCTURE

Private Residence  
1080 South Ocean Blvd.  
Town of Palm Beach

A  
D  
I  
R  
O  
L  
F

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DRAWN BY: Jean Twomey  
Adam Mills  
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SHEET L9.0



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F L O R I D A

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SHEET L9.1



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Rendered Wall Details

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