

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

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

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  
5 12/03/2024 Revisions for ARCOM

SCALE  
1/8" = 1'-0"

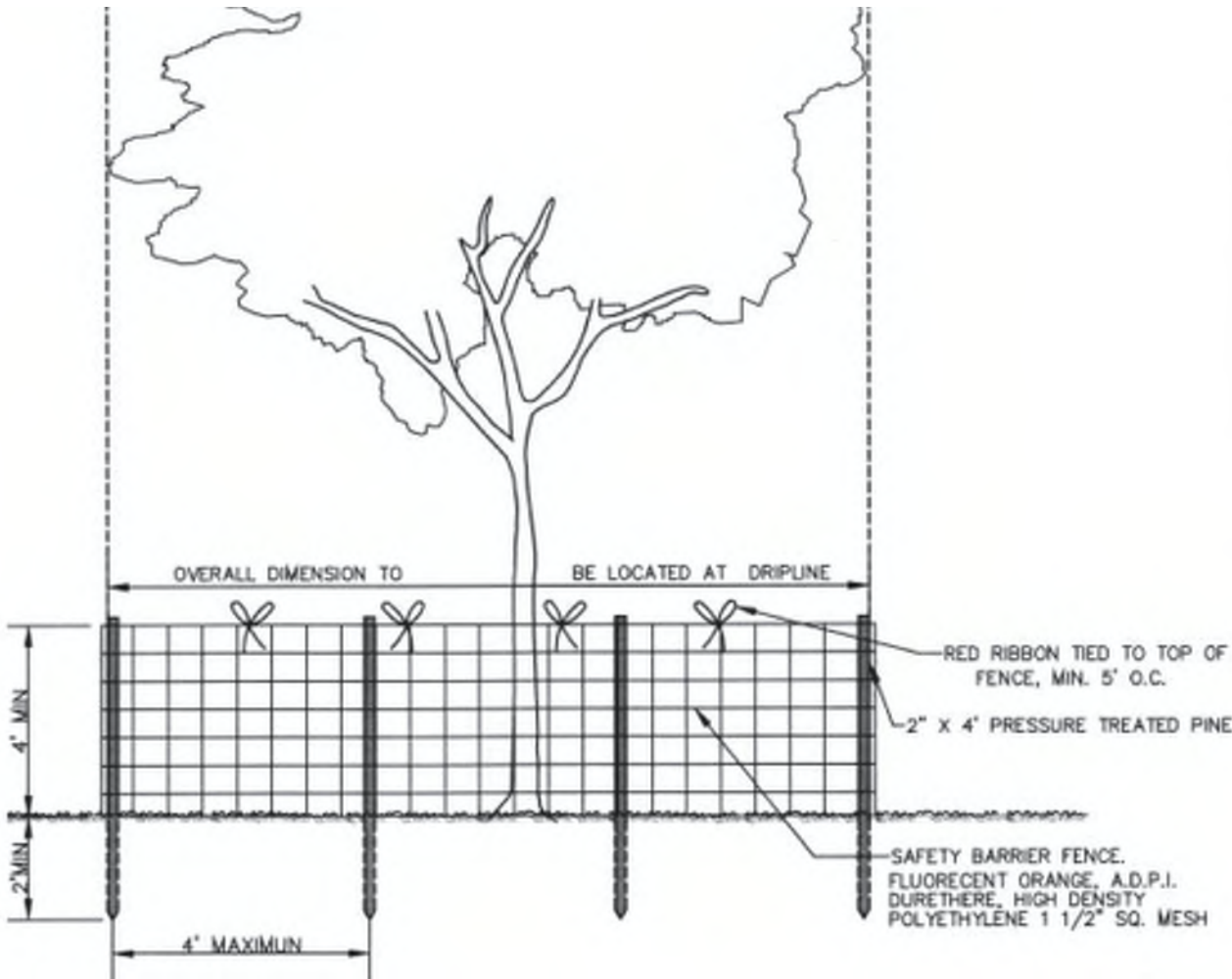
SHEET  
Existing Planting/  
Tree Disposition Plan

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	Relocate
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

1285 North Ocean Blvd.

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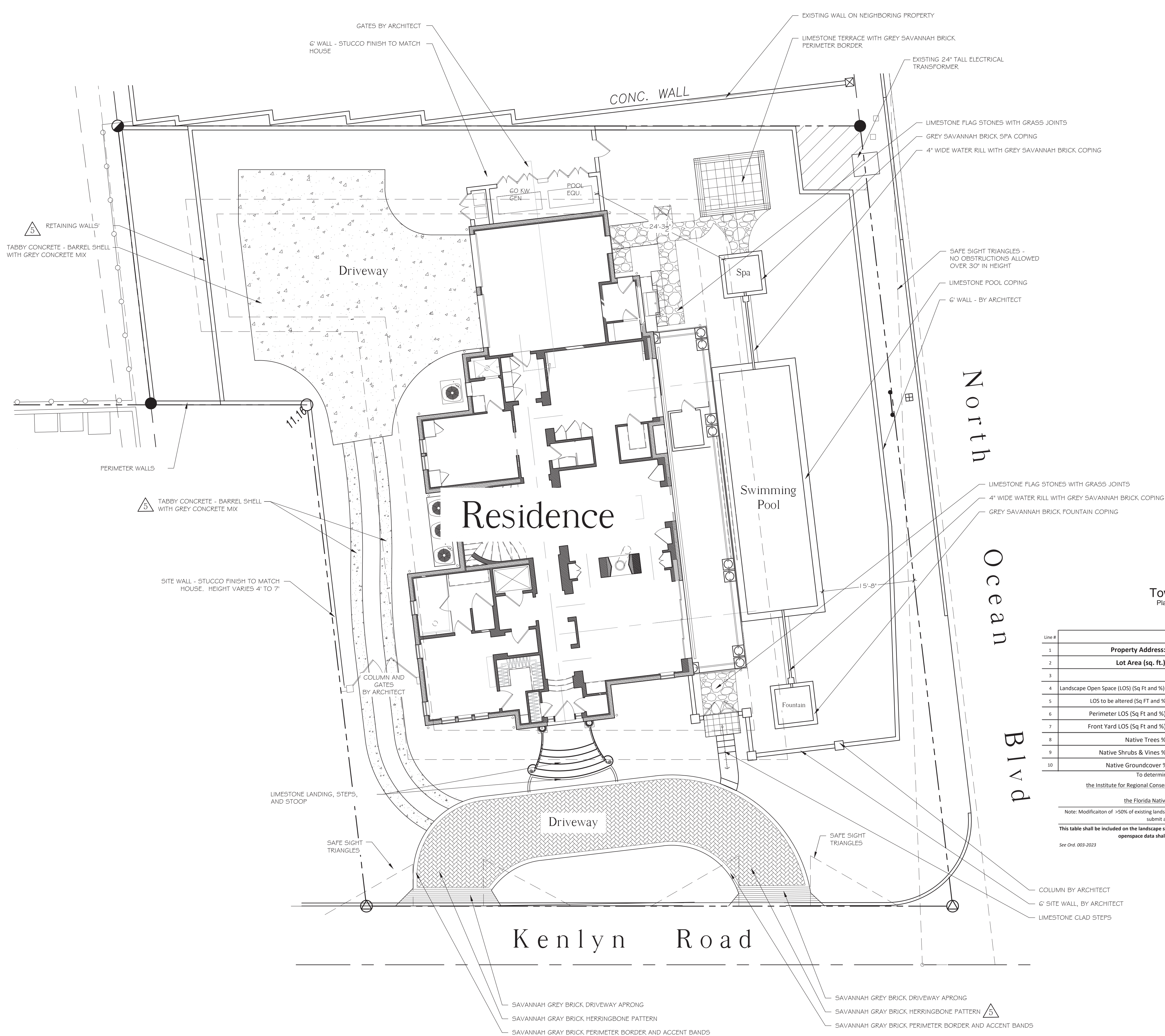
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Not to scale

SHEET  
Existing Conditions/  
Photographs

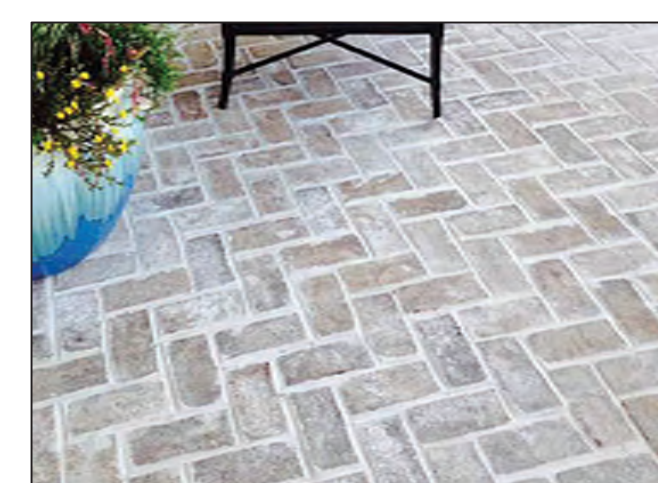
EP1.3







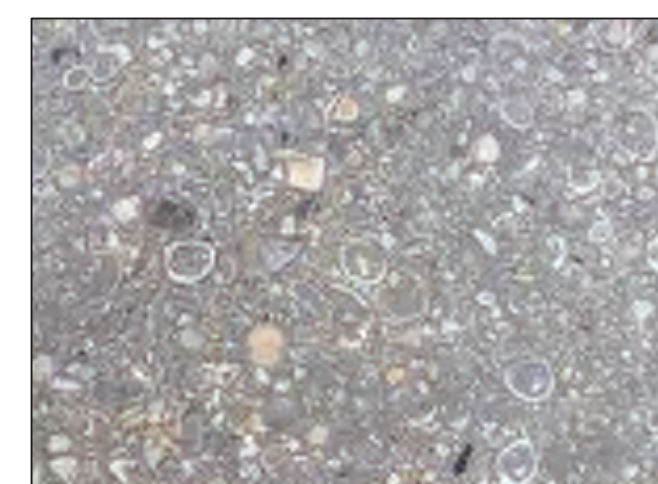
# MATERIALS (LANDSCAPE)



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

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%)	6,662 (46%)
5	LOS to be altered (Sq Ft and %)		100%
6	Perimeter LOS (Sq Ft and %)	3,262 (50%)	3,665 (56.2%)
7	Front Yard LOS (Sq Ft and %)	970 (40%)	1,271.4 (52.5%)
8	Native Trees %	30% (number of trees)	40% (12)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	41% (364)
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: Modification 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

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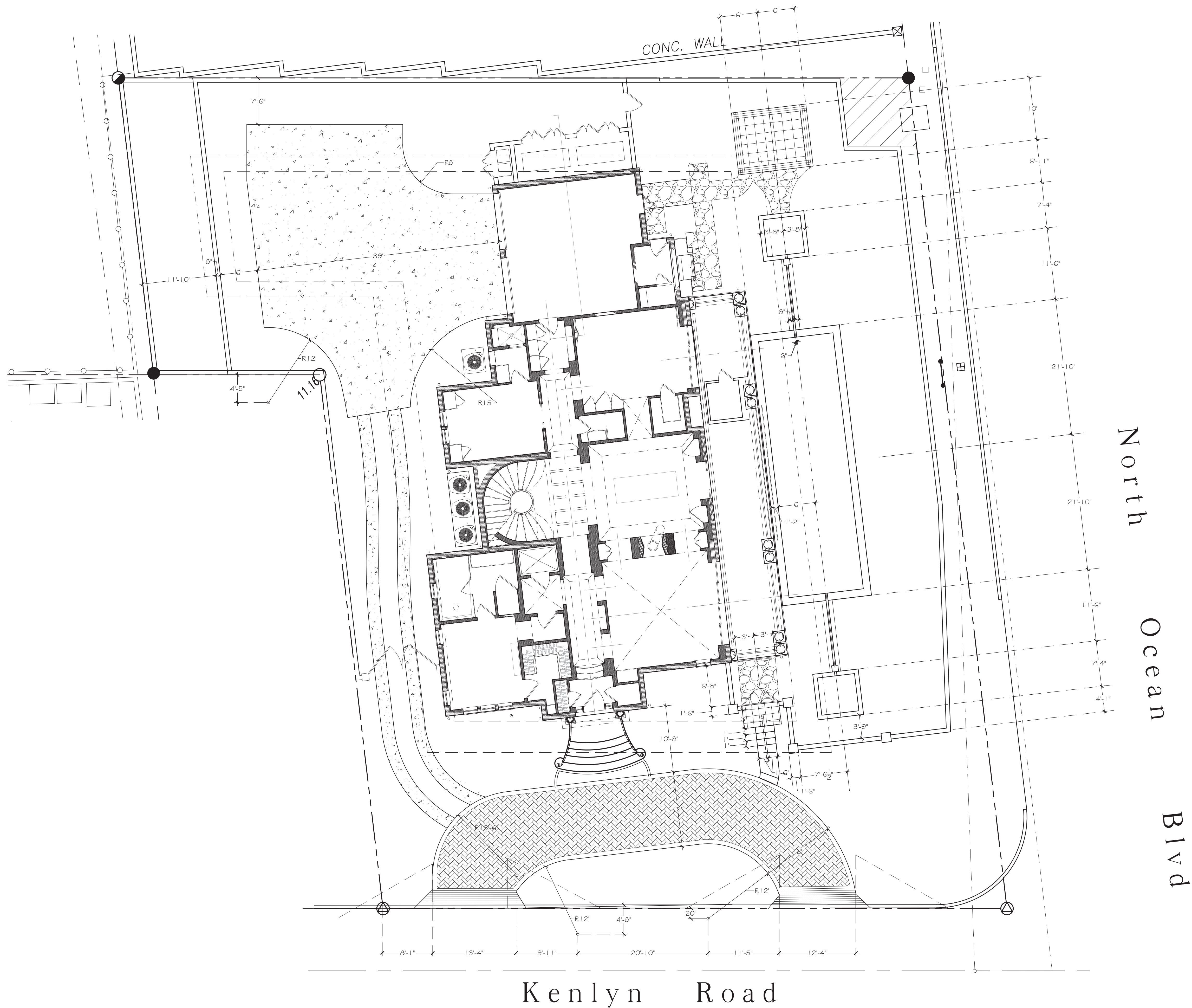
SHEET  
Site Plan

L1.1

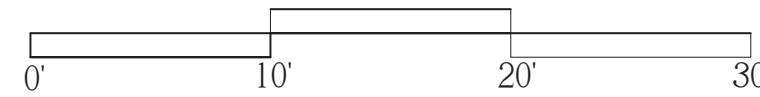
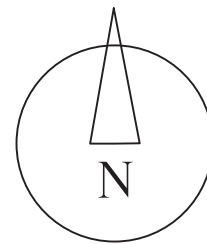


1285 North Ocean Blvd.  
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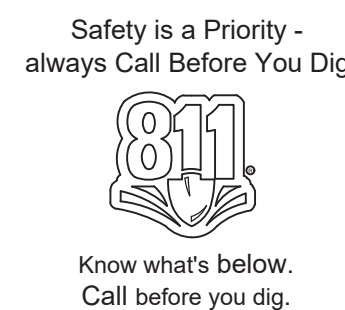
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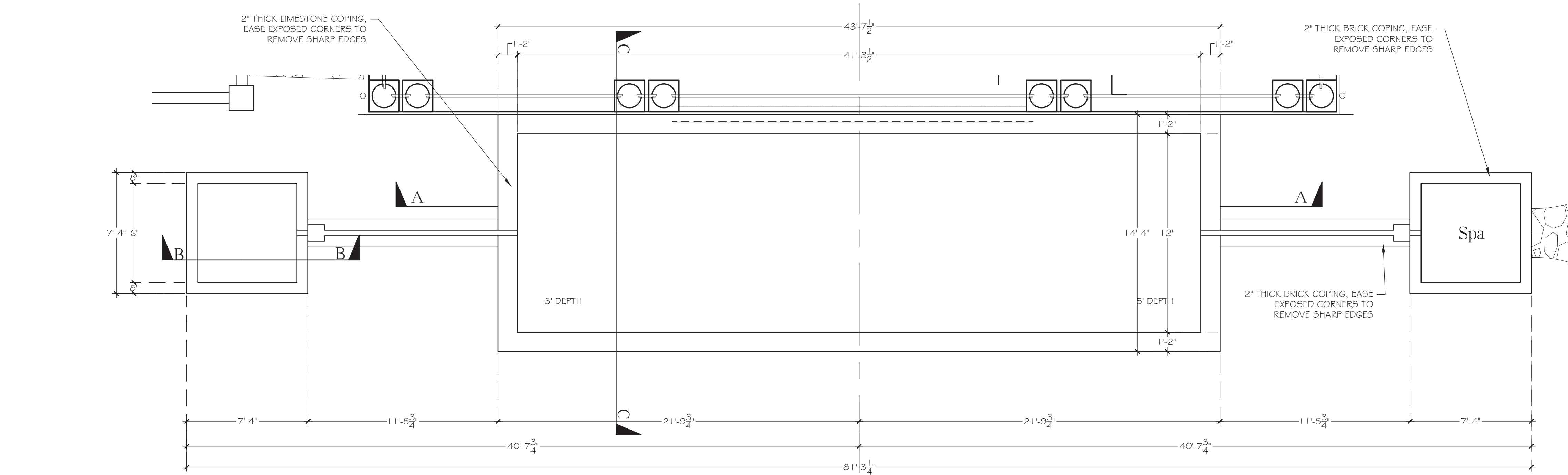
SHEET  
Site Plan

L1.2



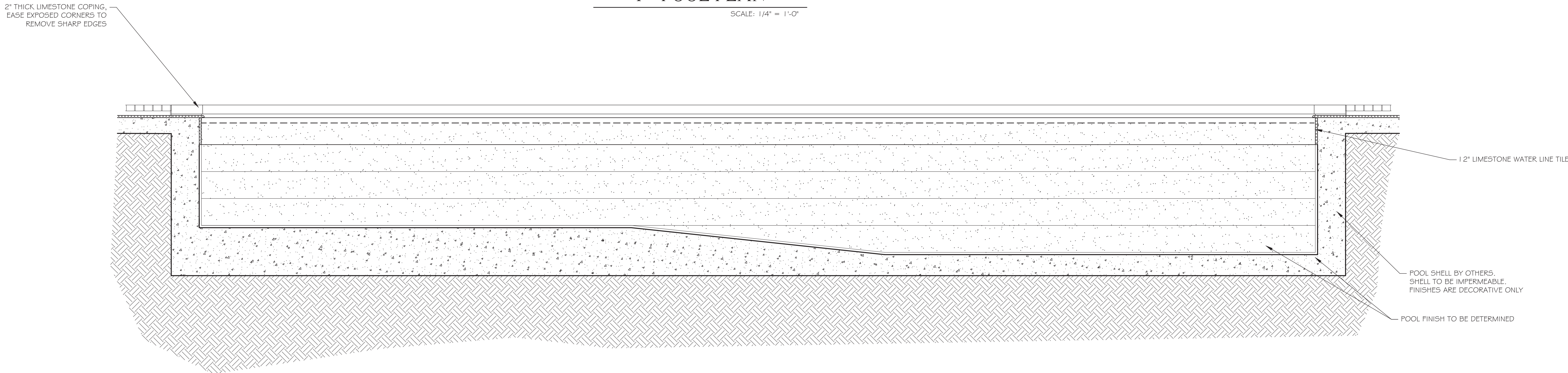


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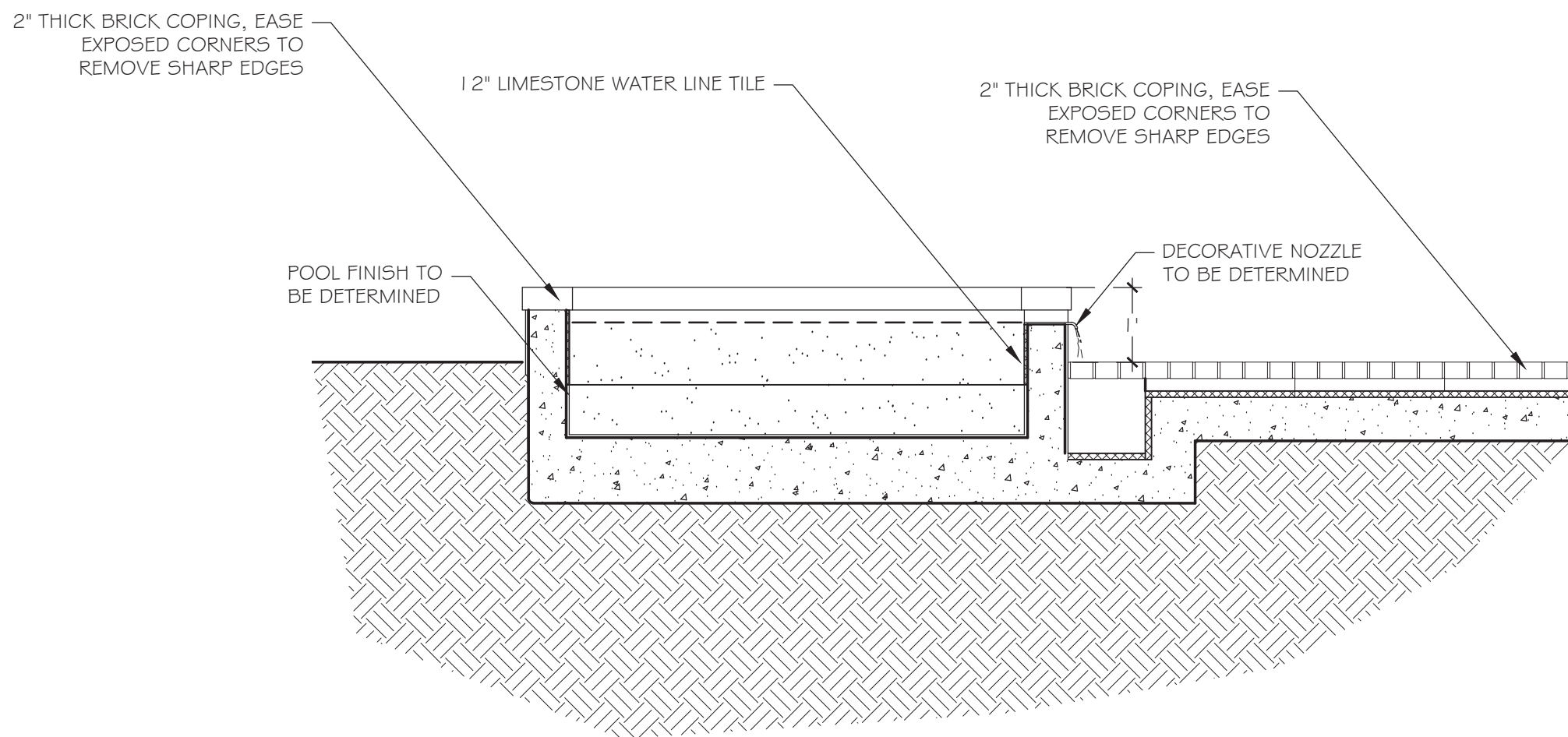
1 - POOL PLAN

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



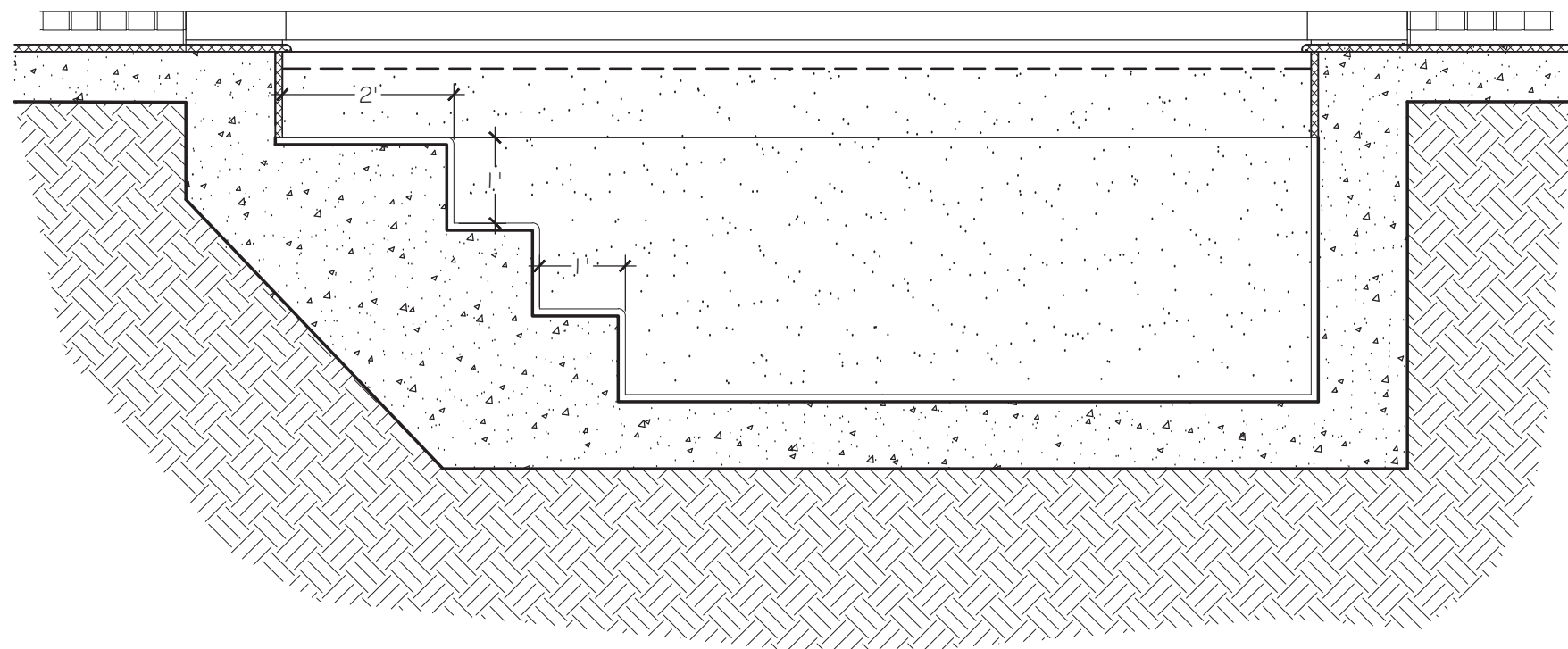
2 - POOL SECTION A

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

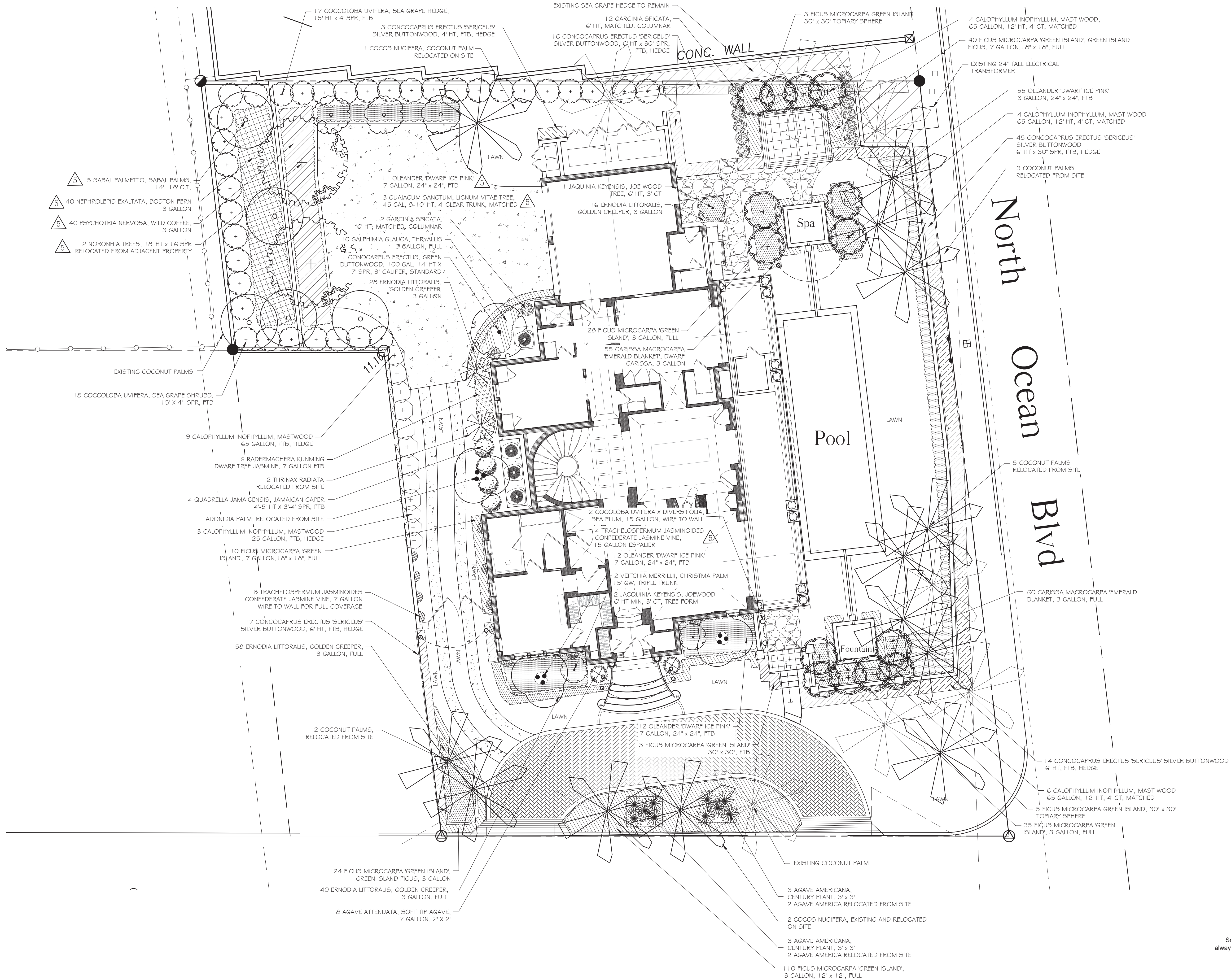
L2.2

Safety is a Priority -  
always Call Before You Dig

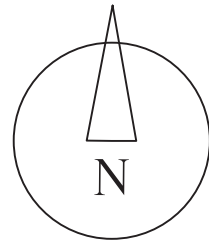


Know what's below.  
Call before you dig.





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SHEET  
Planting Plan

L3.1

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Know what's below.  
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Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

Line #	Landscape Legend		
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See Ord. 003-2023REV 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
3	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	Noronha emarginata	Madagascar Olive	18' ht x 16' sprd	Relocated from adjacent prop	N
5	Sabal Palmetto	Cabbage Palm	14"-18' clear trunk	Slick, full head	Y
2	Vietchia menilli	Chrstmas Palm	15' grey wood	Triple 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	7 gallon, 2' x 2'	Full	N
3	Calophyllum inophyllum	Mastwood	25 gallon	Full to base hedge	N
9	Calophyllum inophyllum	Mastwood	65 gallon	Full to base hedge	N
115	Canssa macrocarpa 'Emerald Blanket'	Dwarf Canssa	3 gallon	Full	N
35	Cocoloba uvifera	Sea Grape	15' ht x 4' spread	Full to base hedge	Y
2	Cocoloba uvifera x diversifolia	Sea Plum	15 gallon	Wire to wall	Y
95	Conocarpus erectus 'Senceus'	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
50	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
14	Garcima spicata	Mangosteen	6' ht x 30" spr, cone	Low branching,matched	N
40	Nephrolepis exalta	Boston Fern	3 gallon	Full	Y
35	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
40	Psychotna nervosa	Wild Coffee	3 gallon	Full to base	Y
4	Quadrella jamaicensis	Jamaican Caper	4'-5' ht x 3'-4' sprd	Full to base	Y
6	Radermachera 'Kunming'	Dwarf Tree Jasmine	7 gallon	Full to base	N
8	Trachelospermum jasminoides	Confederate Jasmine	7 gallon	Wired to wall	N
4	Trachelospermum jasminoides	Confederate Jasmine	15 gallon	Wired to wall	N

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SCALE

SHEET  
Plant List  
and Legend

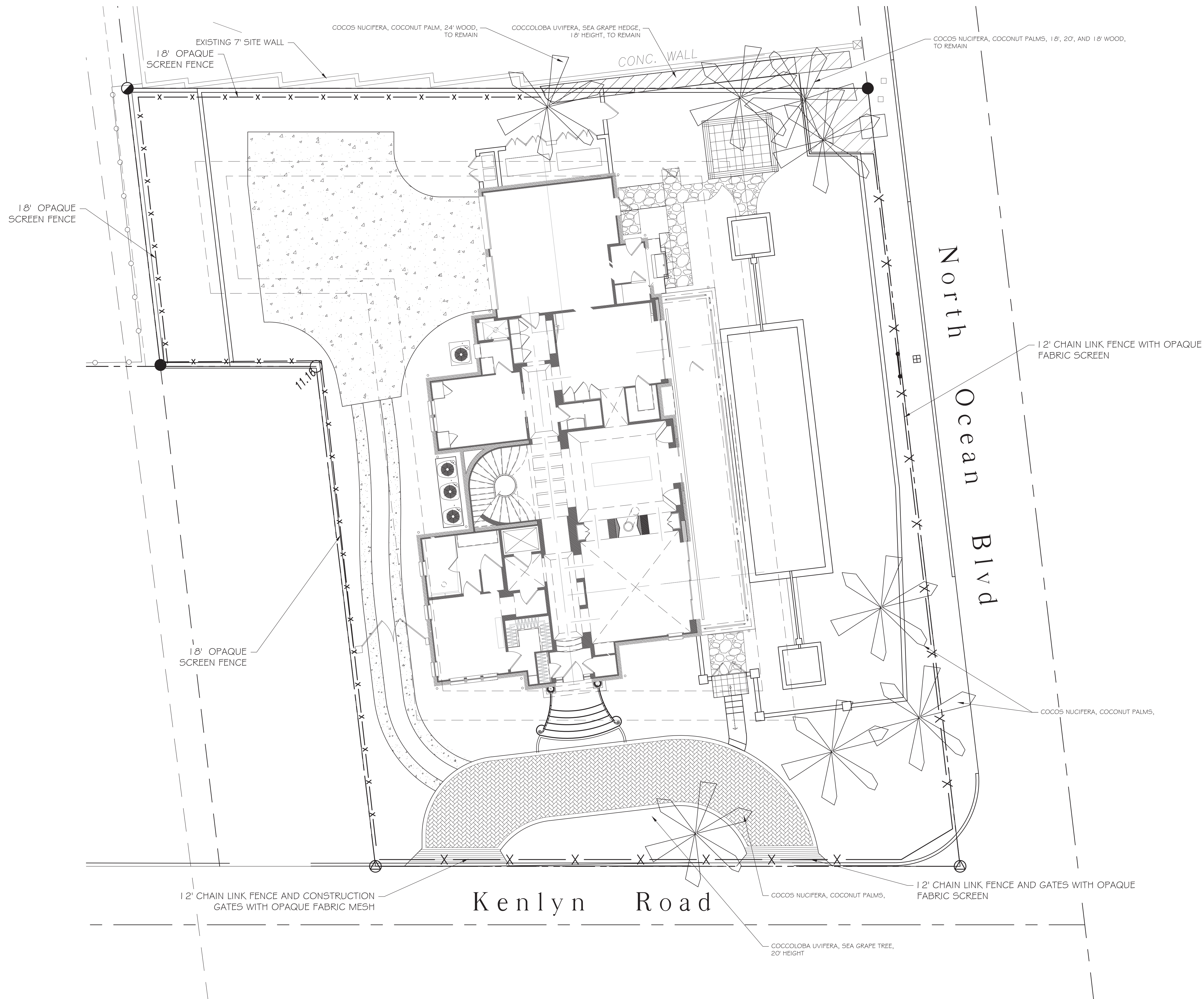
L4.1

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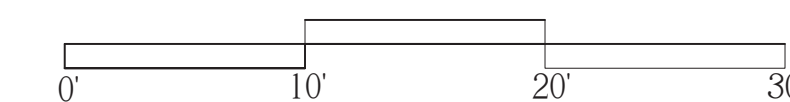
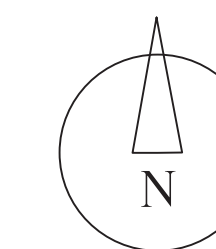




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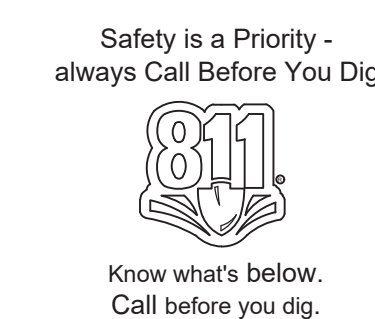
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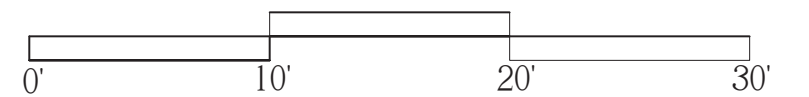
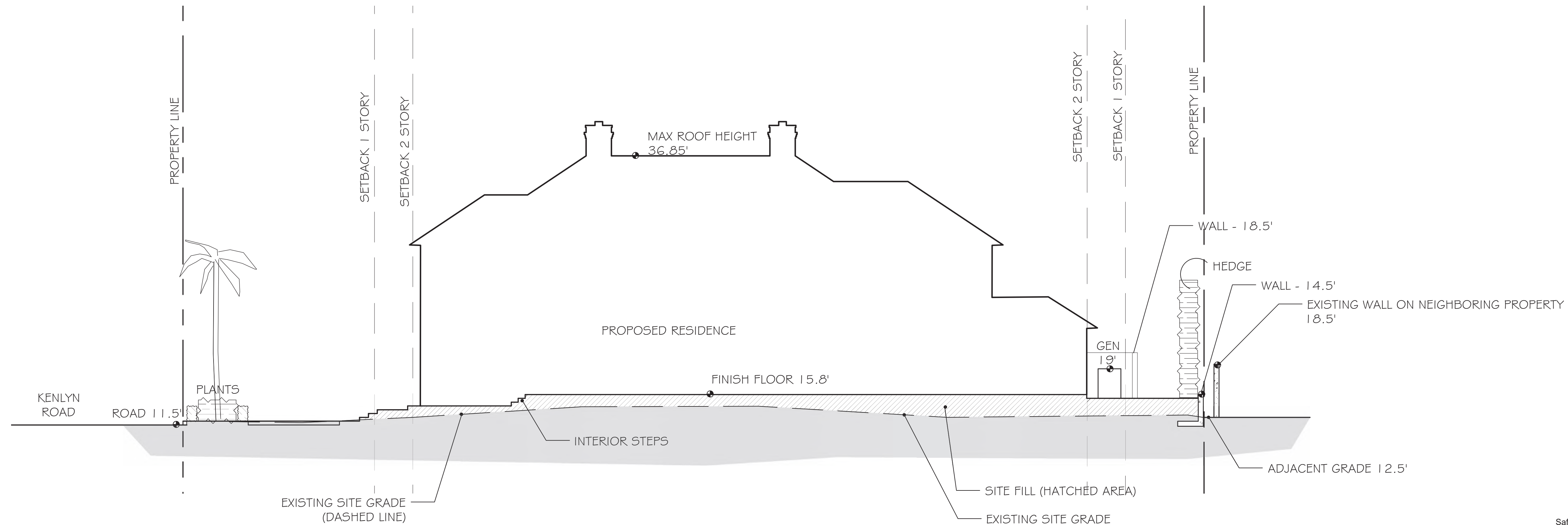
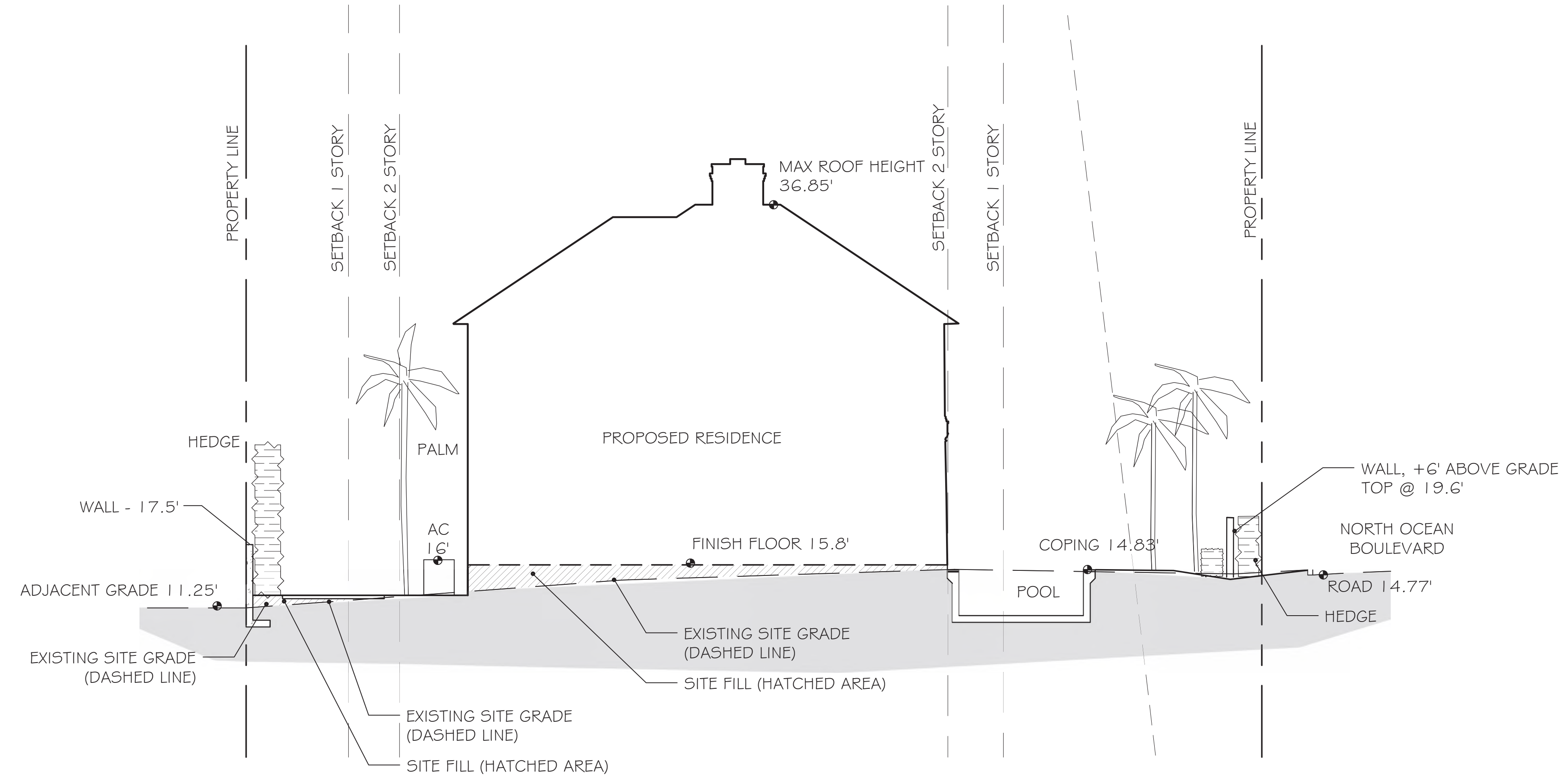
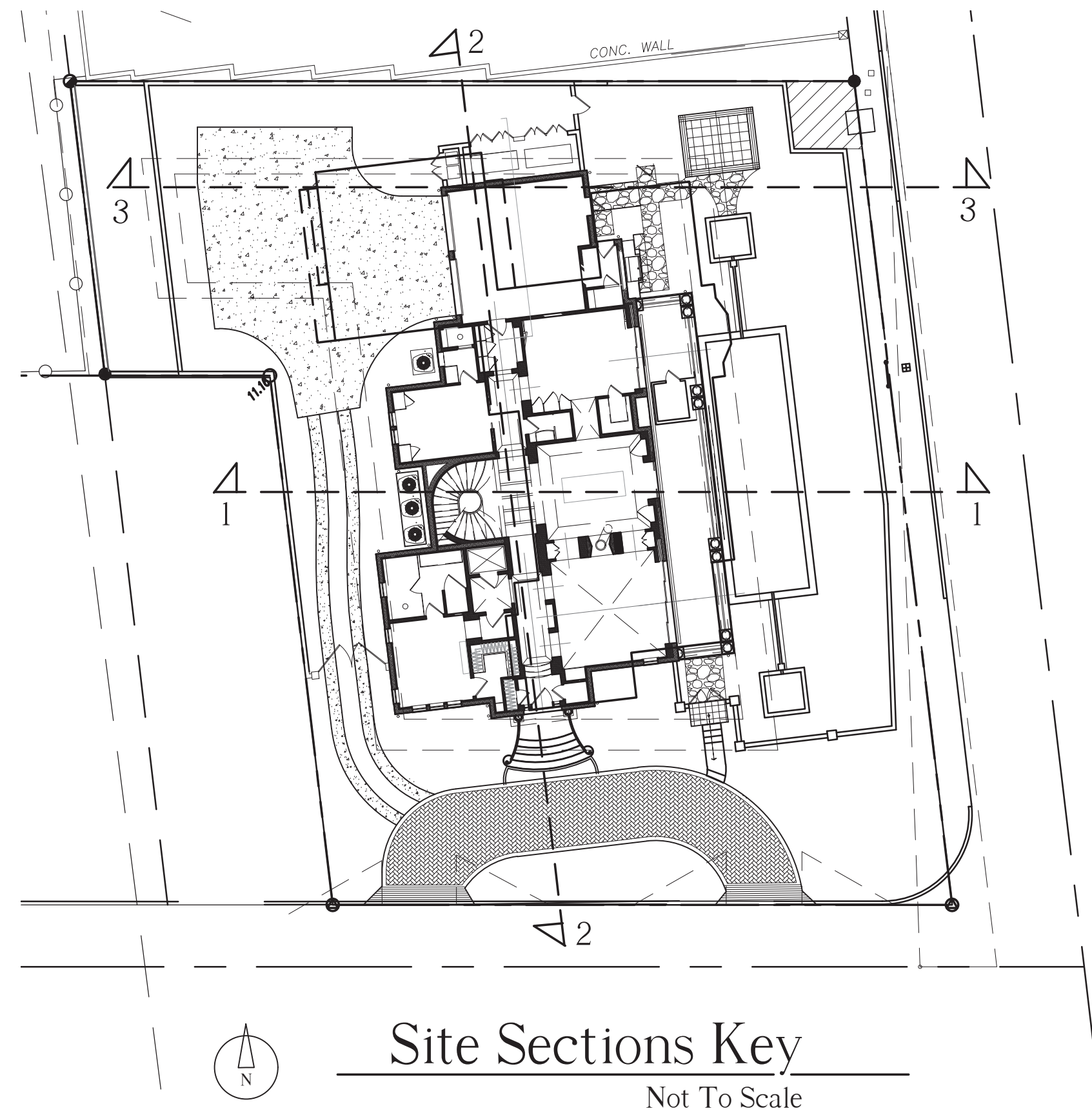
SHEET

Construction Screening  
Plan

CS 1







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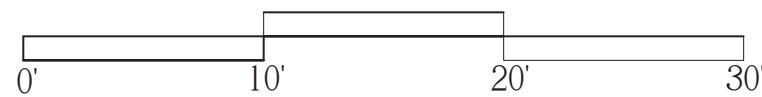
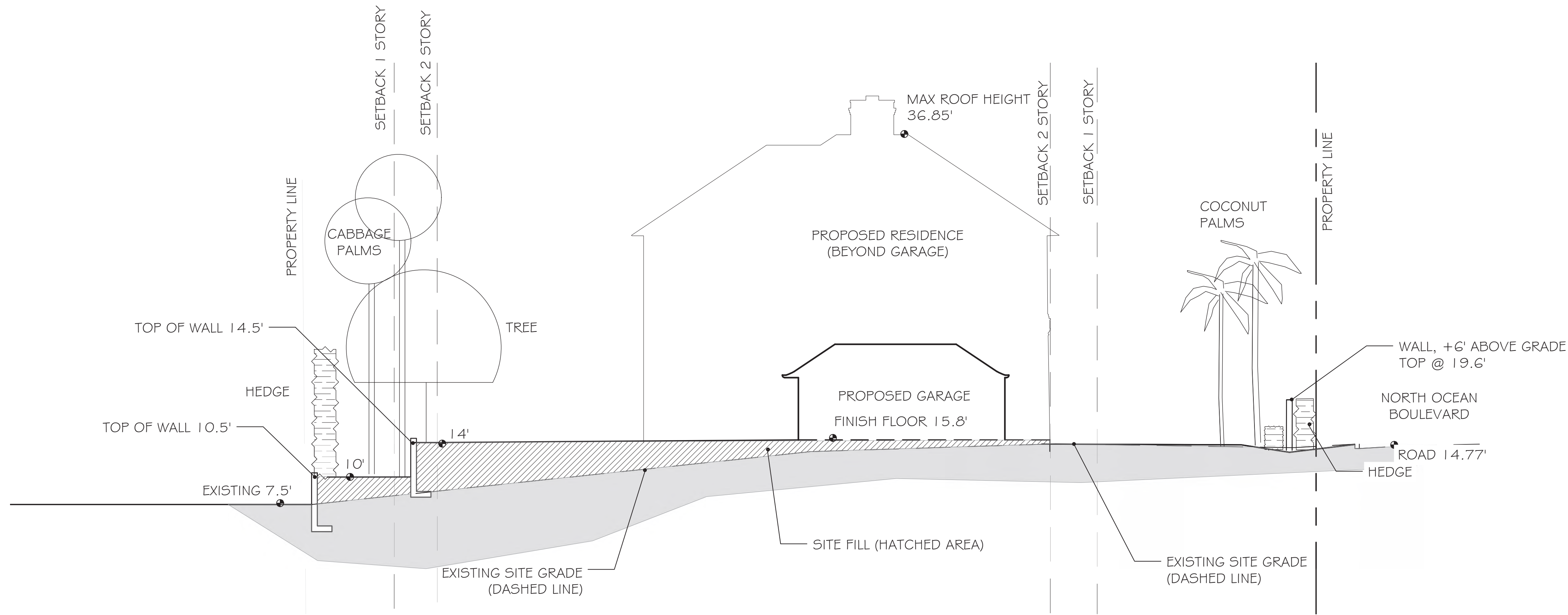
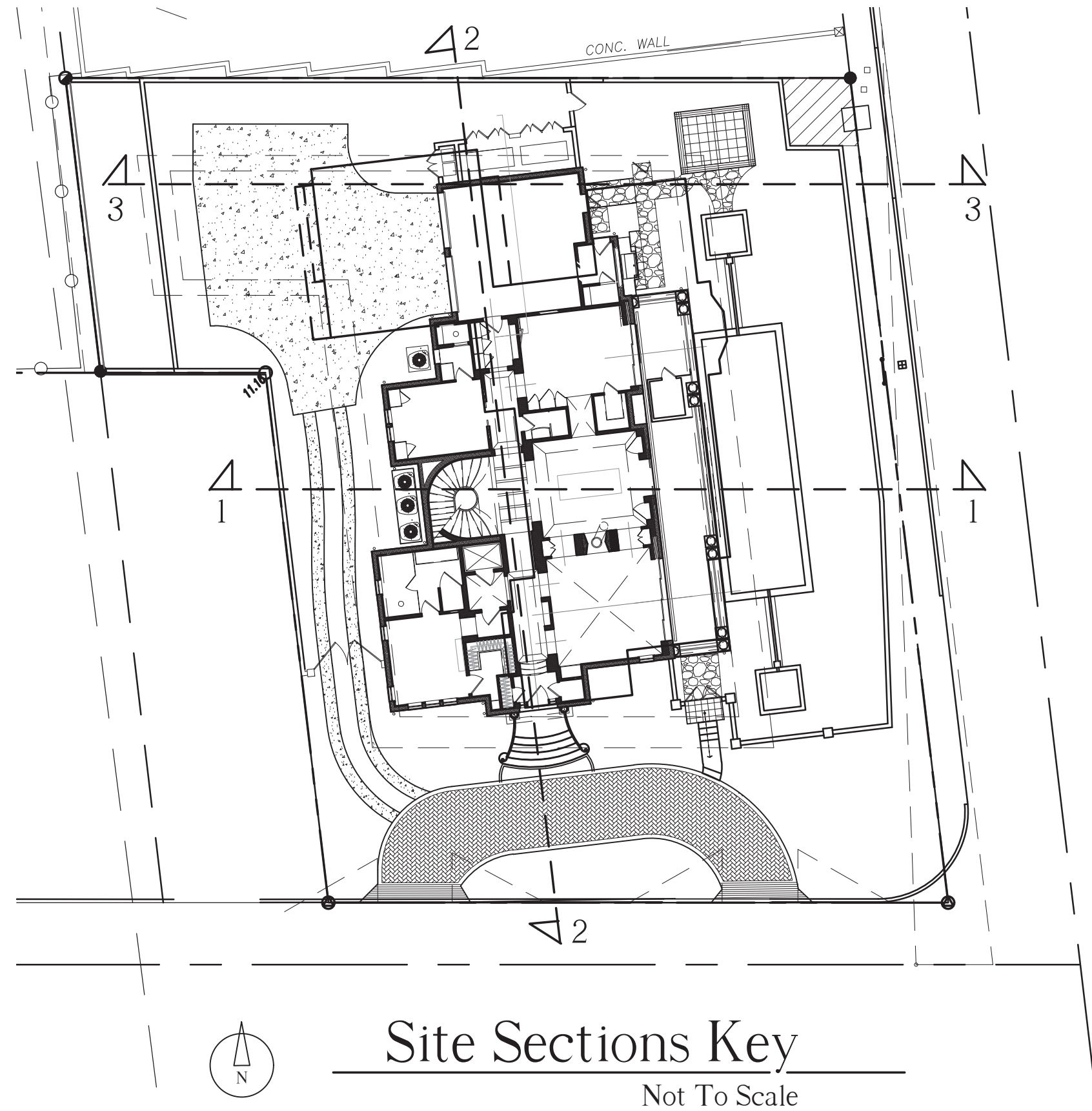
SHEET  
Site Sections

SS1.1



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SHEET		
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Site Sections

SS1.2







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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Truck Logistic Plan

TR1.1



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