

SECOND SUBMITTAL FOR NEW RESIDENCE

1440 SOUTH OCEAN BLVD. PALM BEACH, FLORIDA



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SURVEY

SHEET	TITLE
1 of 2	COVER SHEET
2 of 2	PROPERTY SURVEY

SCOPE OF WORK

- NEW 2-STORY RESIDENCE
- HARDSCAPE, LANDSCAPE & POOL
- SITE WALLS AND GATES

MEETING DATES:

PROJECT TYPE:

Private Residence	
Pre-App Submittal:	December 20, 2022
Pre-App Meeting:	December 27, 2022
First Submittal:	January 5, 2023
Second Submittal:	March 27, 2023
ARCOM Hearing:	May 24, 2023

PROJECT TEAM:

ARCHITECT

BRIDGES, MARSH & ASSOCIATES, INC.
18 VIA MIZNER
PALM BEACH, FL. 33480
PHONE: (561) 832-1533

LANDSCAPE ARCHITECT

ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD
THE PARAMOUNT BUILDING
PALM BEACH, FL. 33480
PHONE: (561) 832-4600

CIVIL ENGINEER

GRUBER CONSULTING ENGINEERS, INC
2475 MERCER AVE. SUITE 305
WEST PALM BEACH, FL. 33401
PHONE: (561) 312-2041
FAX: (561) 537-7229

ARC-23-033



BRIDGES MARSH
& ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33460
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030

SEAL

NEW RESIDENCE FOR:

JOB

1440 S OCEAN BLVD
PALM BEACH, FLORIDA

DRAWING

JOB NO.

NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE
TO BE READ IN CONJUNCTION WITH
THESE INCLUDE: ARCHITECTURAL,
SURVEY, STRUCTURAL, CIVIL,
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REVISIONS

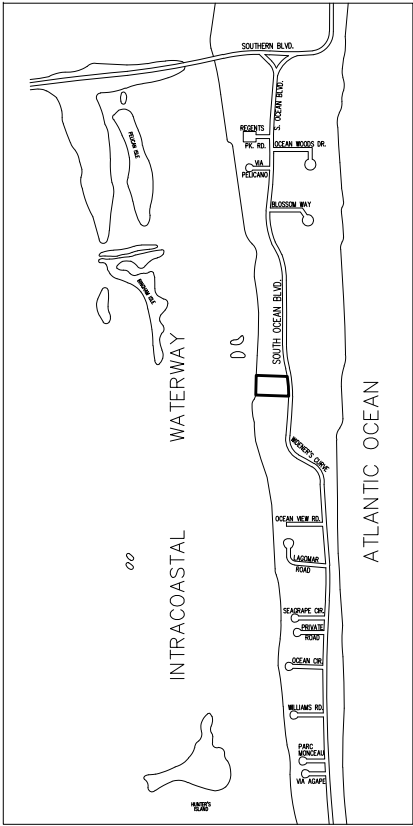
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SCALE

3/27/23	DATE	HCT3/27/23	CHK	DRW
		M.M.		

COVER

DWG. NO.



VICINITY MAP



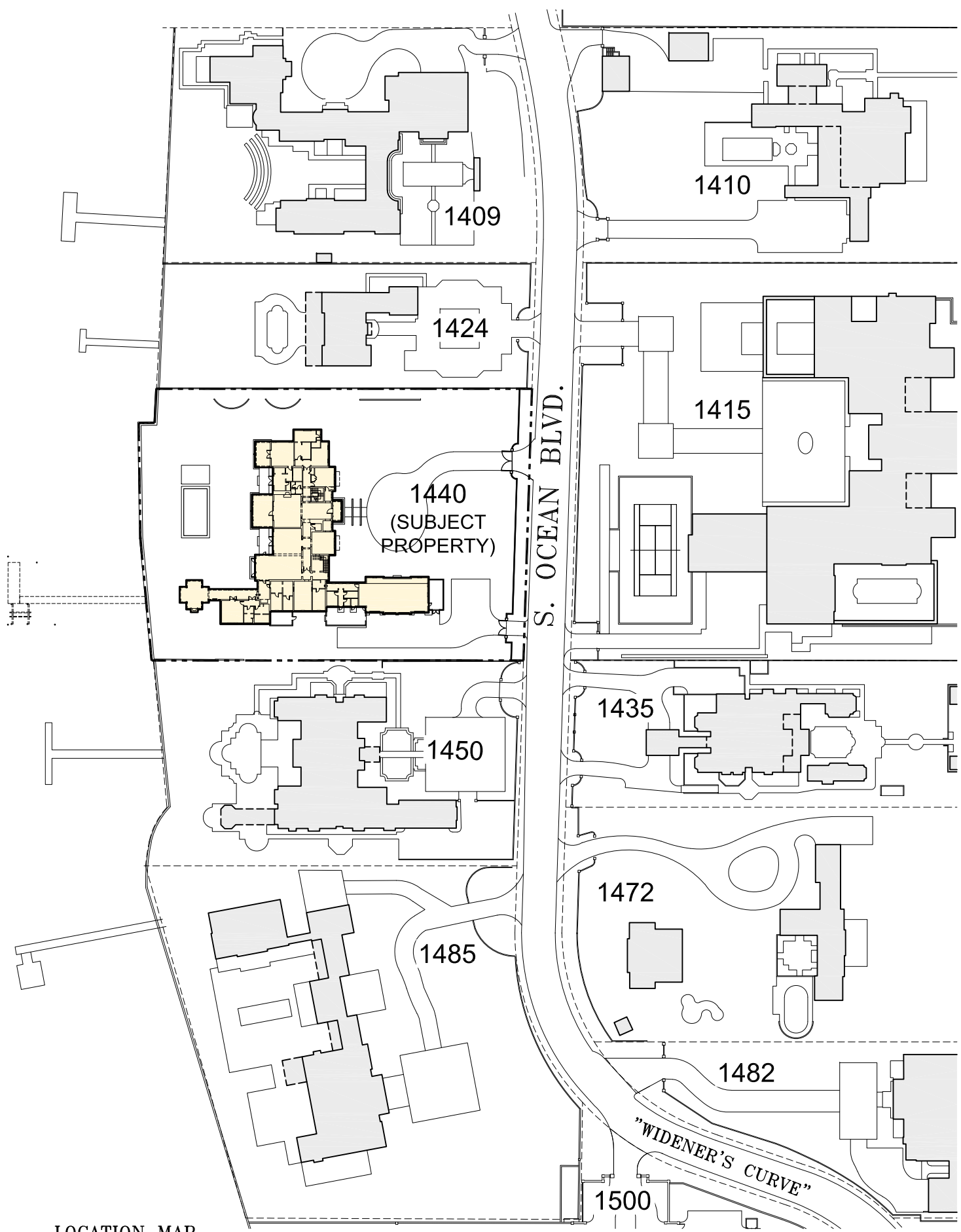
AERIAL VICINITY MAP

1/4 MILE RADIUS



AERIAL LOCATION MAP

300' RADIUS



LOCATION MAP

1"=50'

PROPERTY OWNER

1440 South Ocean Trust, Kochman Ronald Trustee
222 Lakeview Avenue
West Palm Beach, FL 33401

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SITE PLANS

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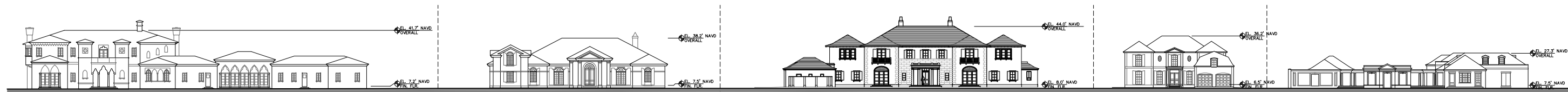
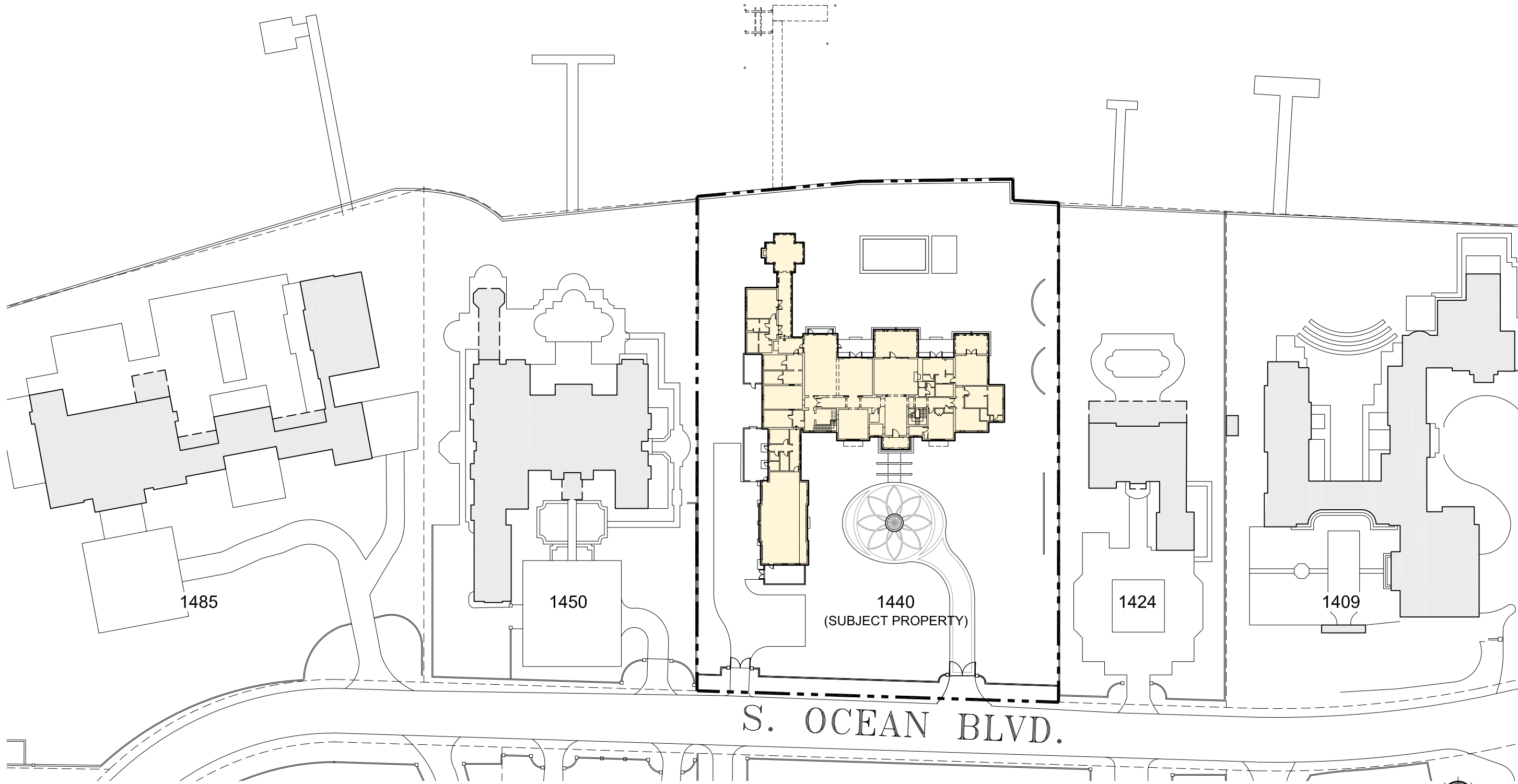
HCT3/2023

M.M.

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DWG. NO.

A1.0.1



STREETSCAPE

1" = 30'

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ZONING DATA
STREETSCAPE

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CHK: JMW

DWG. NO.
A1.0.2



1409 S Ocean Blvd



1440 S Ocean Blvd – Subject Property



1485 S Ocean Blvd – "Villa Venezia"



1424 S Ocean Blvd



1450 S Ocean Blvd



LOCATION MAP



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		M.M.		

A1.0.3	DWG. NO.
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1410 S Ocean Blvd



1415 S Ocean Blvd



1415 S Ocean Blvd



1415 S Ocean Blvd



1435 S Ocean Blvd



LOCATION MAP



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A1.0.4



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SITE PLAN
DRAWING

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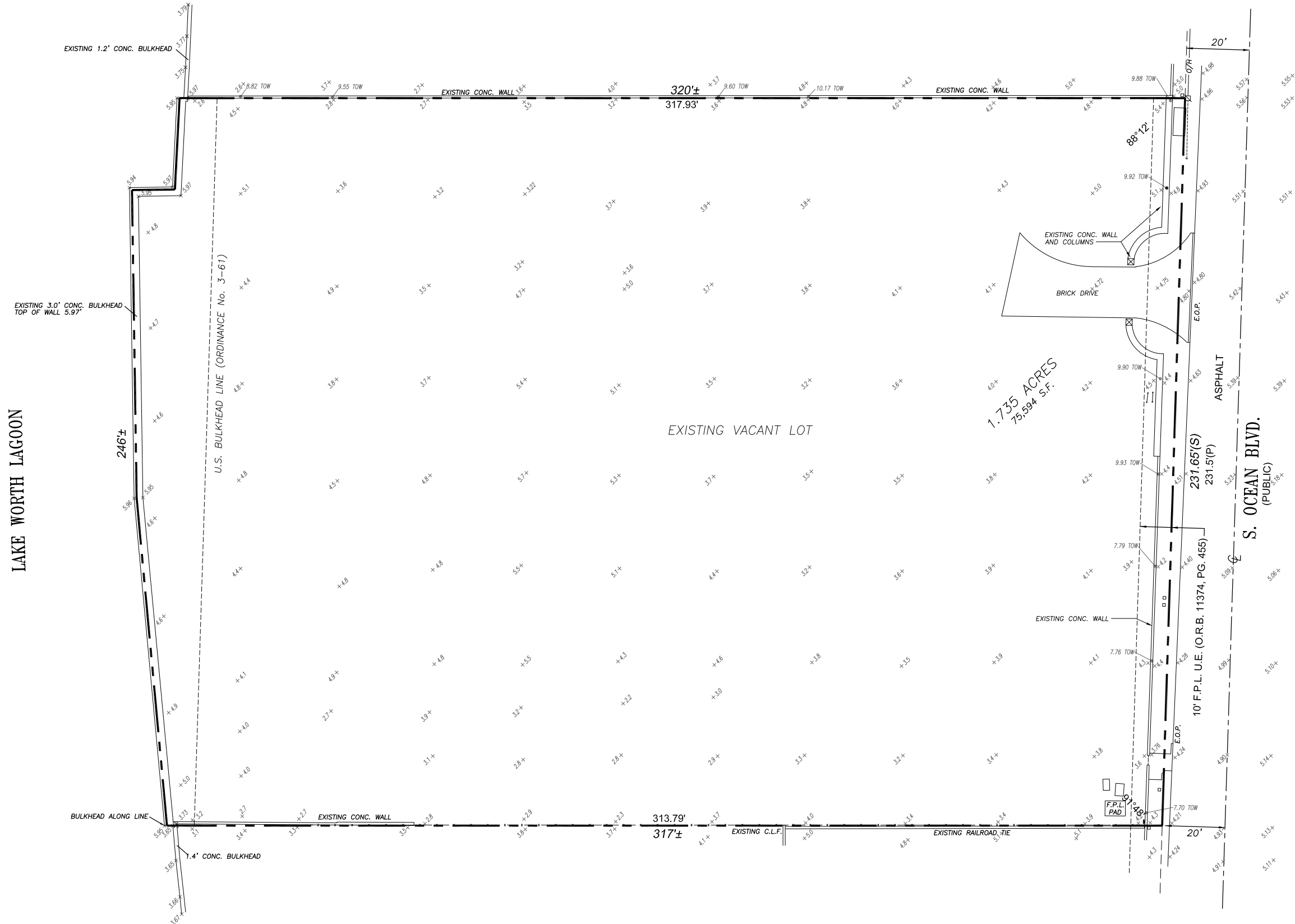
1/16" = 1'-0"
SCALE

3/27/23
DATE

CHK
M.M.

DWG. NO.

A1.1.1
DWG. NO.



EXISTING SITE PLAN

1/16" = 1'-0"

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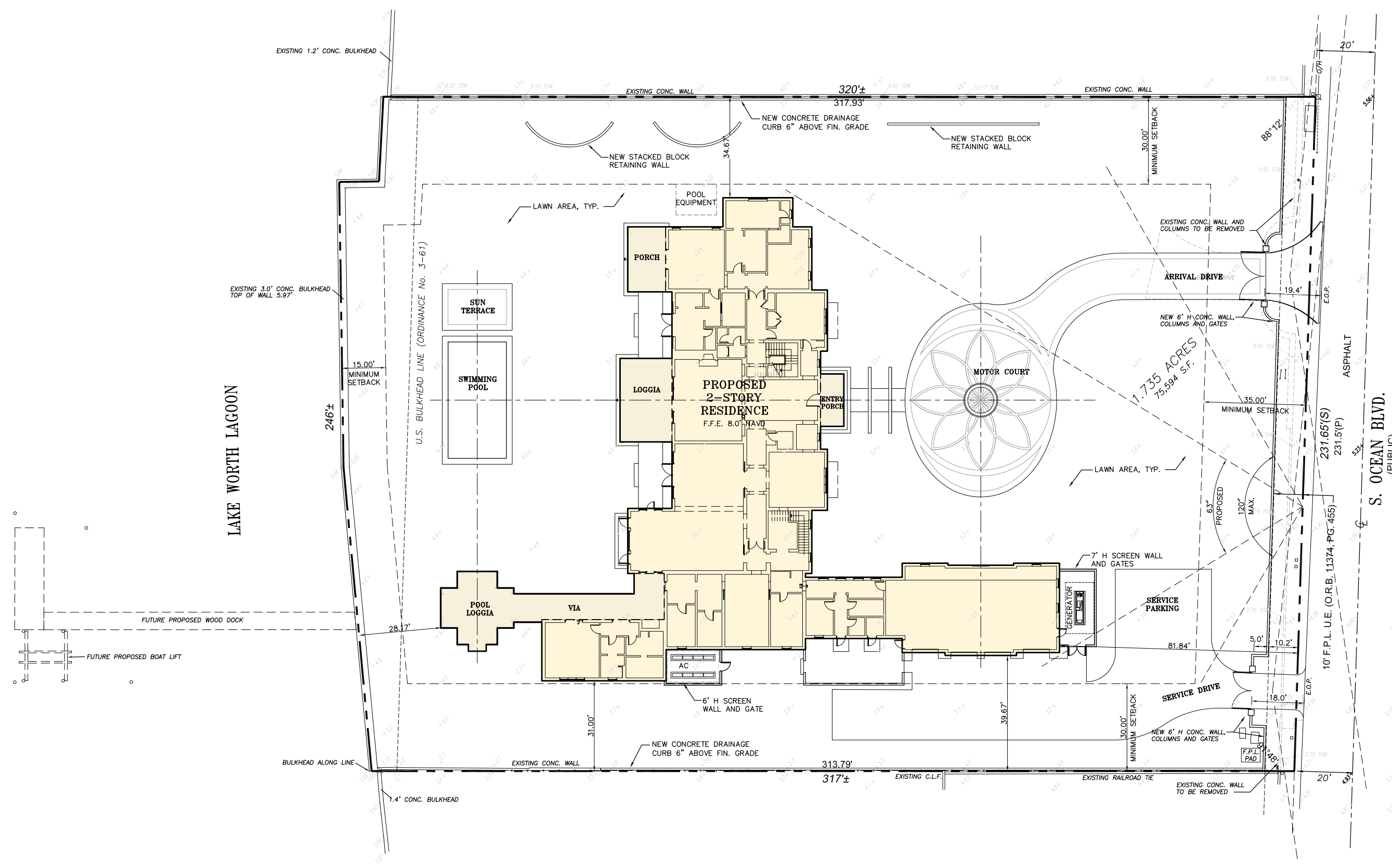
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1/16" = 1'-0" SCALE

3/27/23	DATE	HCT3/27/23	CHK
		M.M.	DRW

A1.1.2

DWG. NO.

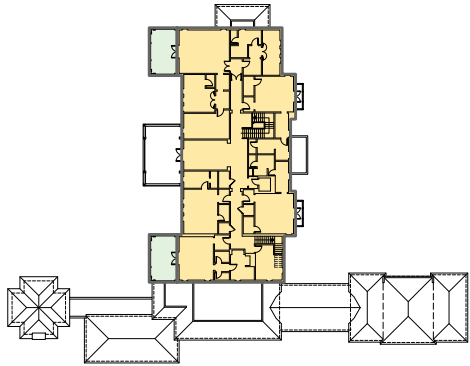


SITE PLAN

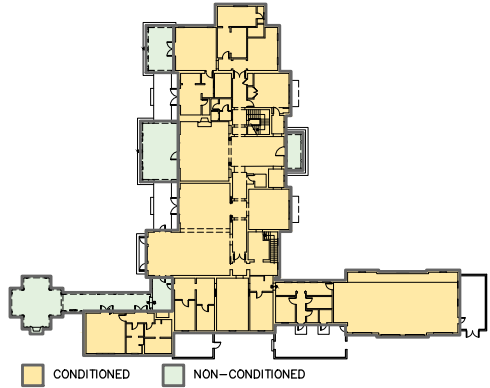
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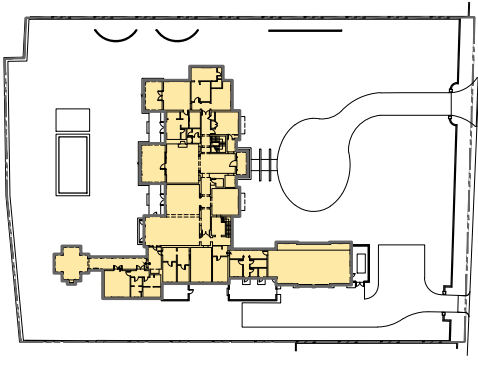


PROPOSED SECOND FLOOR AREA DIAGRAM
N.T.S.

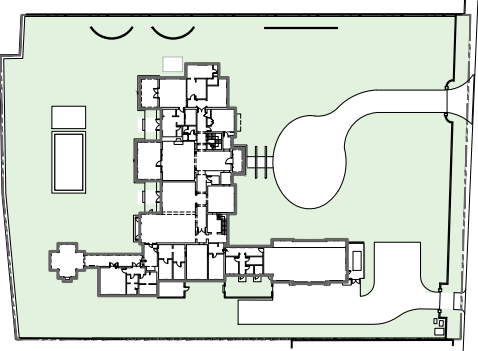


PROPOSED FIRST FLOOR AREA DIAGRAM
N.T.S.

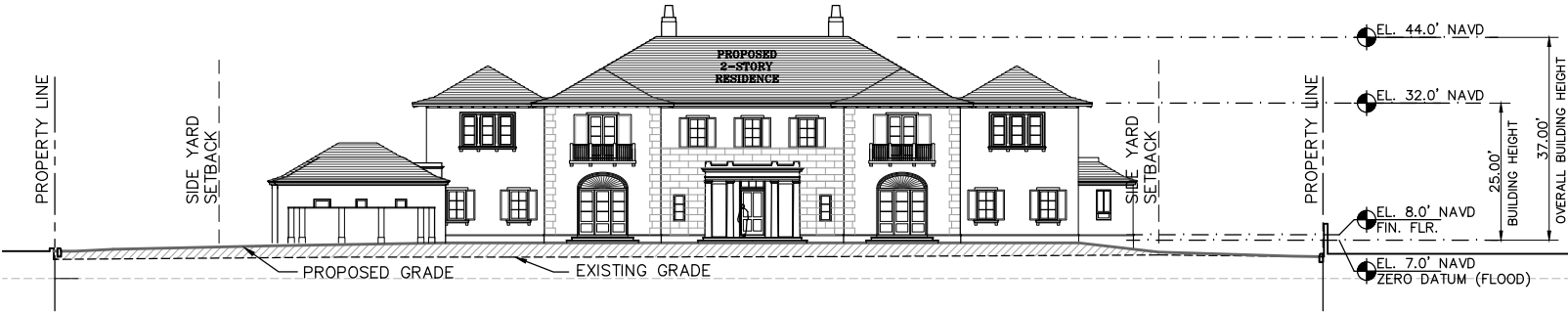
Area Tabulation	FIRST FLOOR	SECOND FLOOR	TOTAL
INTERIOR (UNDER AIR)	9,377 sq.ft.	6,134 sq.ft.	15,511 sq.ft.
GARAGE	1,784 sq.ft.		1,784 sq.ft.
EXTERIOR COVERED	2,016 sq.ft.	580 sq.ft.	2,596 sq.ft.
TOTAL GROSS	13,177 sq.ft.	6,714 sq.ft.	19,891 sq.ft.



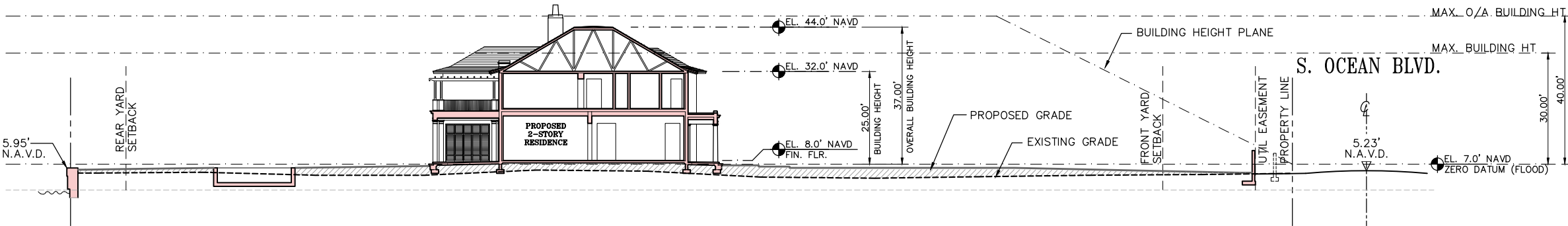
LOT AREA 75,594 SQ. FT.
BUILDING AREA 13,309 SQ. FT. = 17.6%
LOT COVERAGE DIAGRAM
N.T.S.



LOT AREA 75,594 SQ. FT.
OPEN LANDSCAPE AREA 49,173 SQ. FT. = 65.0%
OPEN LANDSCAPE DIAGRAM
N.T.S.



2 PROPOSED SITE SECTION DIAGRAM
A1.1 1/16" = 1'-0"



1 PROPOSED SITE SECTION DIAGRAM
A1.1 1/16" = 1'-0"

Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	1440 S Ocean Blvd		
2	Zoning District:	R-AA		
3	Structure Type:	CBS		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	60,000 sq ft	75,594 sq ft	N/C
6	Lot Depth	150 ft	320 ft	N/C
7	Lot Width	150 ft	231 ft	N/C
8	Lot Coverage (Sq Ft and %)	25%	N/A	13,177 sq ft / 17.4%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	N/A	N/A	17,295 sq ft
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	35 ft	N/A	81.8 ft N
12	*Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
13	*Side Yard Setback (2nd Story) (Ft.)	30 ft	N/A	31.0 ft S, 34.7 ft N
14	*Rear Yard Setback (Ft.)	15 ft	N/A	28.2 W
15	Angle of Vision (Deg.)	120 deg	N/A	63 deg
16	Building Height (Ft.)	30 ft	N/A	25.0 ft
17	Overall Building Height (Ft.)	40 ft	N/A	37.0 ft
18	Crown of Road (COR) (NAVD)	N/A	5.23 NAVD	N/C
19	Max. Amount of Fill Added to Site (Ft.)	8 - 5.56) / 2 = 1.22 ft	N/A	1.2 ft
20	Finished Floor Elev. (FFE)(NAVD)	7.0 NAVD	N/A	8.0 NAVD
21	Zero Datum for point of meas. (NAVD)	7.0 NAVD	N/A	N/C
22	FEMA Flood Zone Designation	N/A	AE	N/C
23	Base Flood Elevation (BFE)(NAVD)	6.0 NAVD	N/A	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	55%	N/A	51,000 sq ft / 67%
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	45%	N/A	6,700 sq ft / 83%
27	**Native Plant Species %	Please refer to separate landscape legend.		

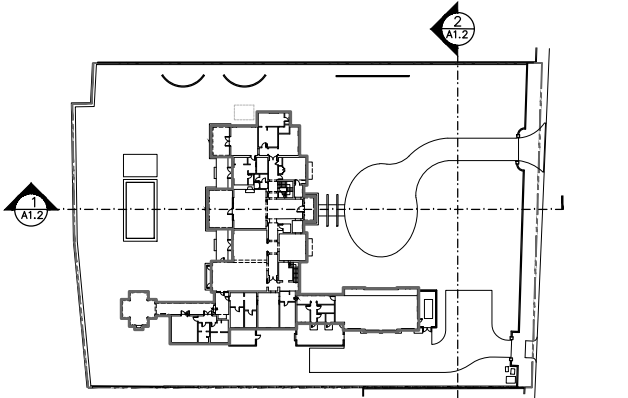
* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304



SITE SECTION KEY PLAN
N.T.S.

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CONSULTANT

SEAL

JOB NO.

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AS NOTED

SCALE

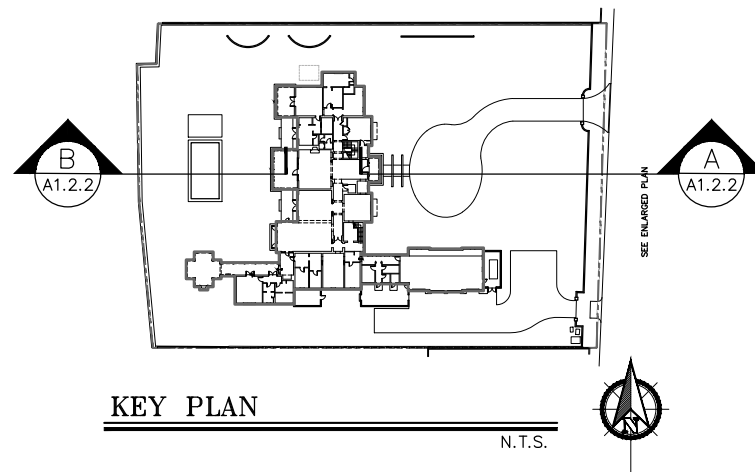
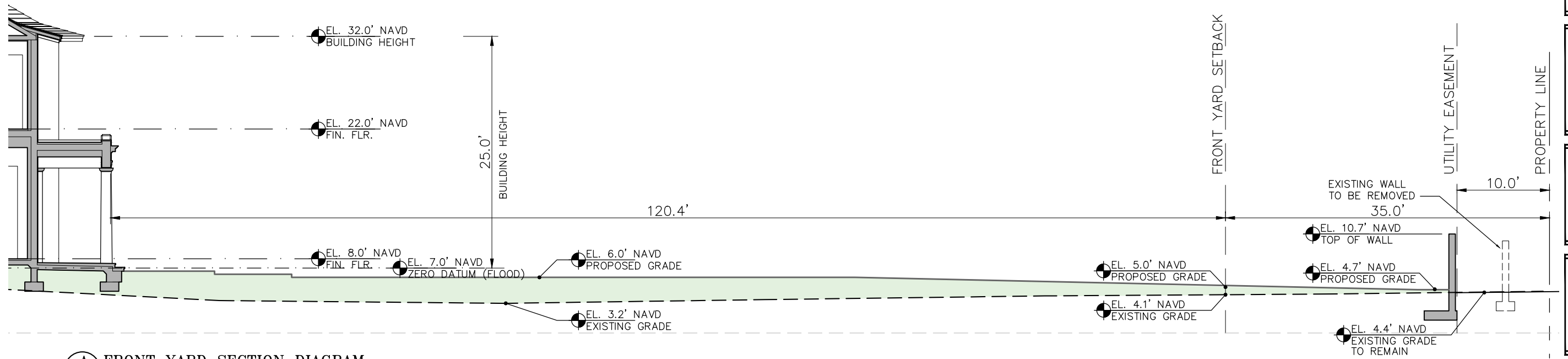
DATE 3/27/23

CHK'D HCT3

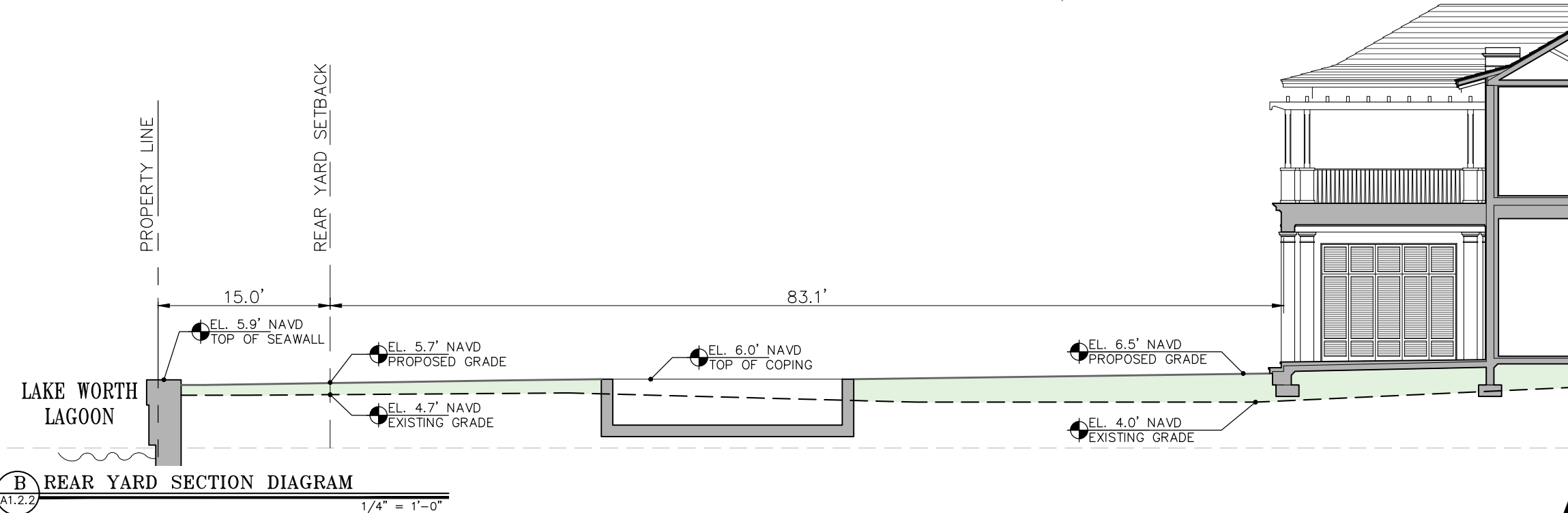
DATE 3/27/23

CHK'D M.M.

DWG. NO. A1.2.1



MAX. GRADE HEIGHT
Per Sec. 134-1600. Maximum lot fill allowed.
HIGHEST C.O.R. = 5.56'
FIN FLOOR = 8.0'
MAX GRADE = 6.78'



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MICHAEL MARK MARSH
AR9030
SEAL

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PERIMETER
BARRIER DETAILS
DRAWING

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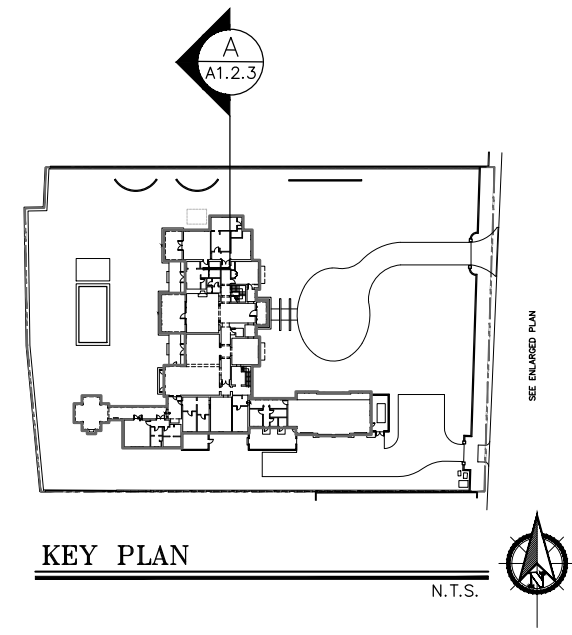
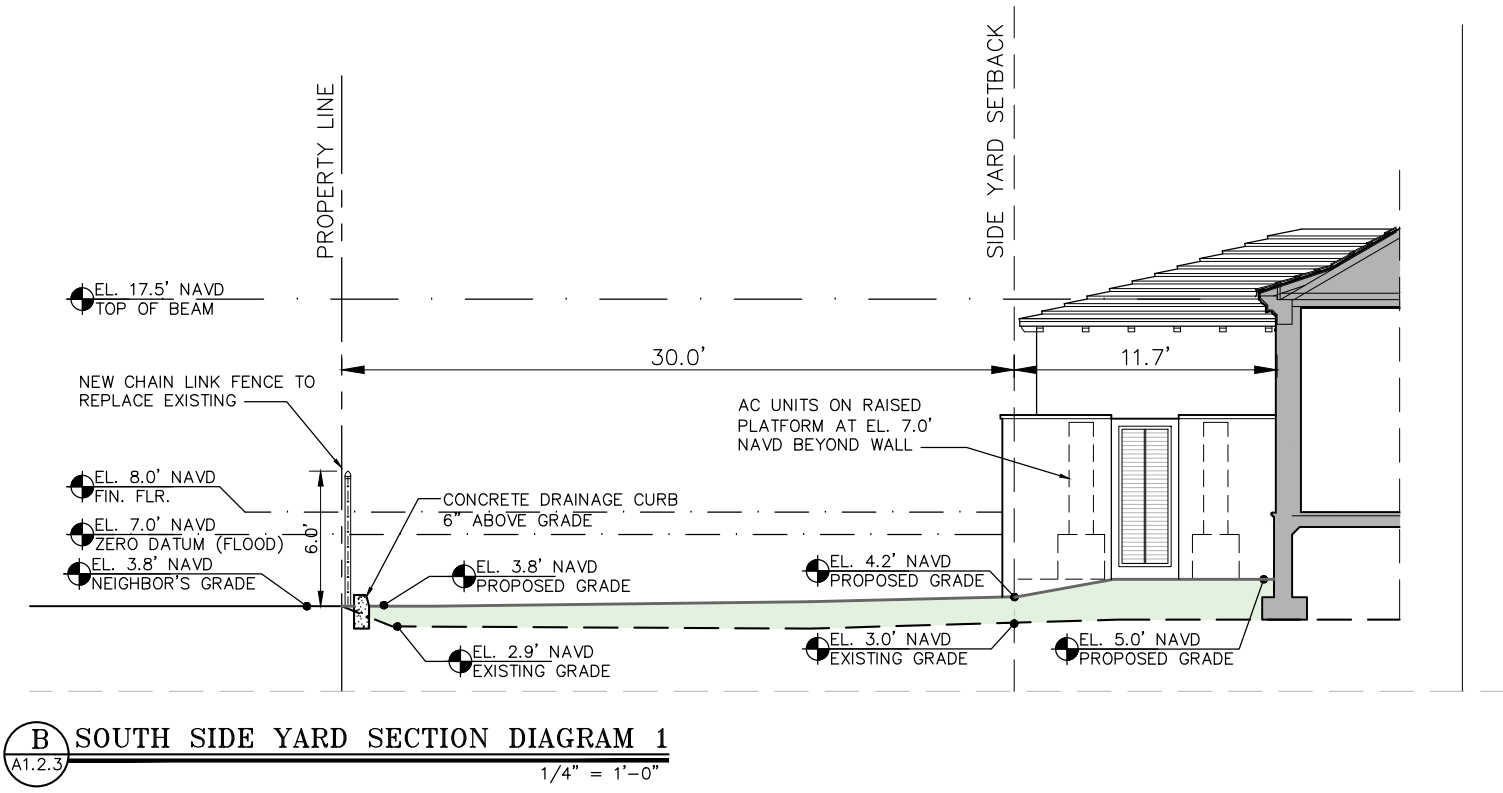
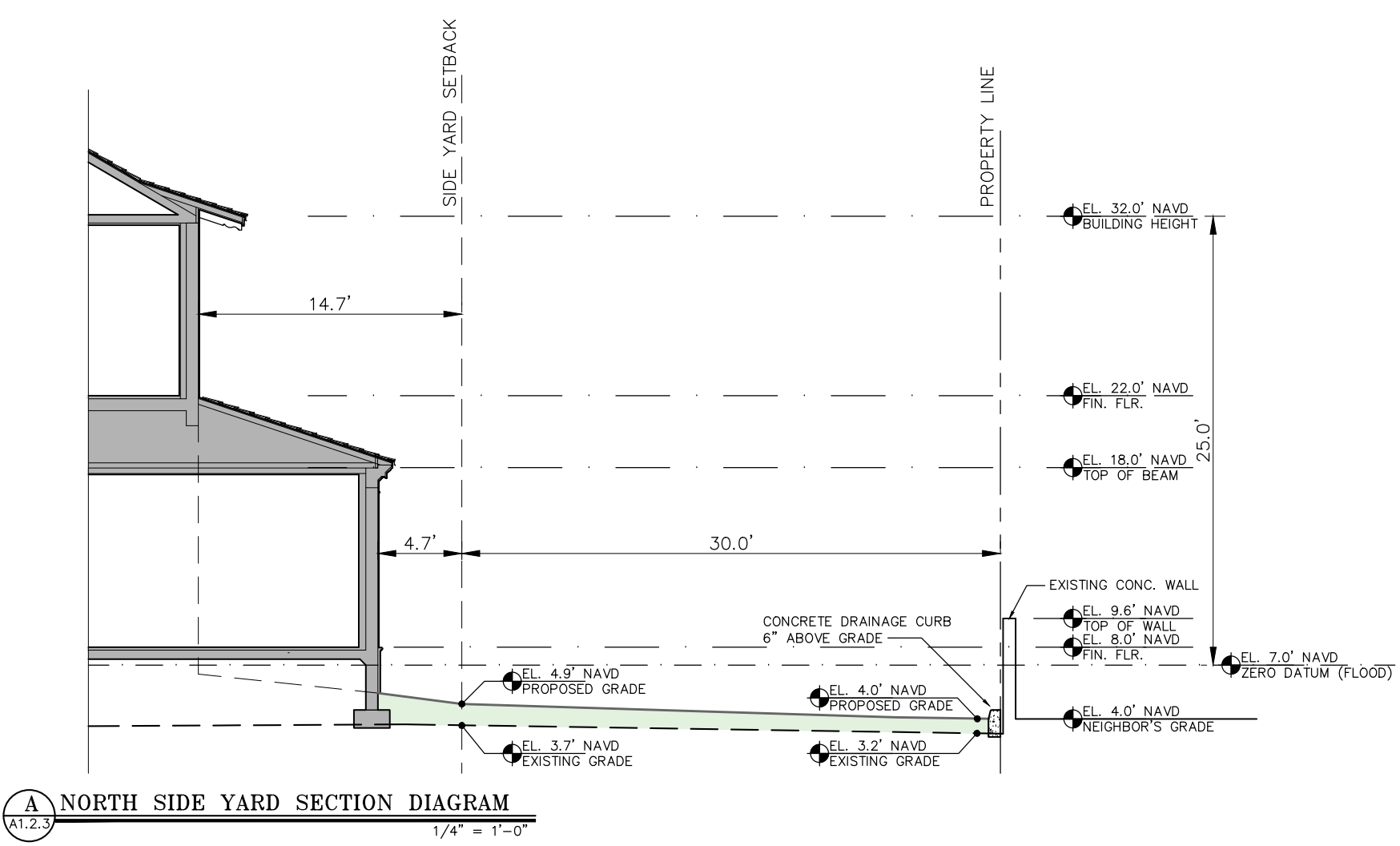
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4	9
5	10

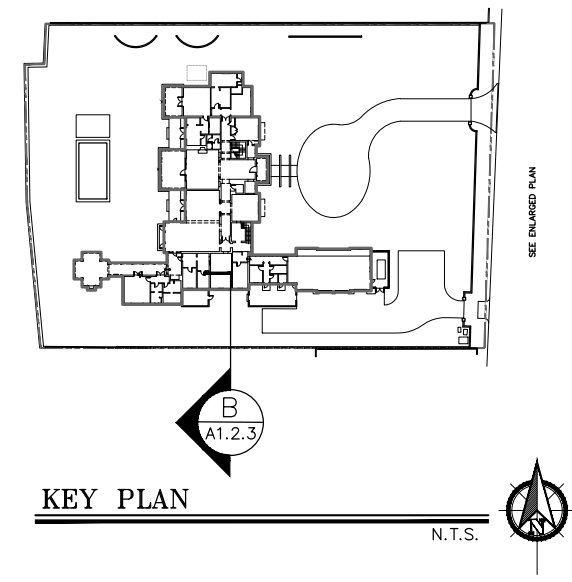
AS NOTED
SCALE

DATE 3/27/23
HCT3/23
M.M.
CHK. DRW.

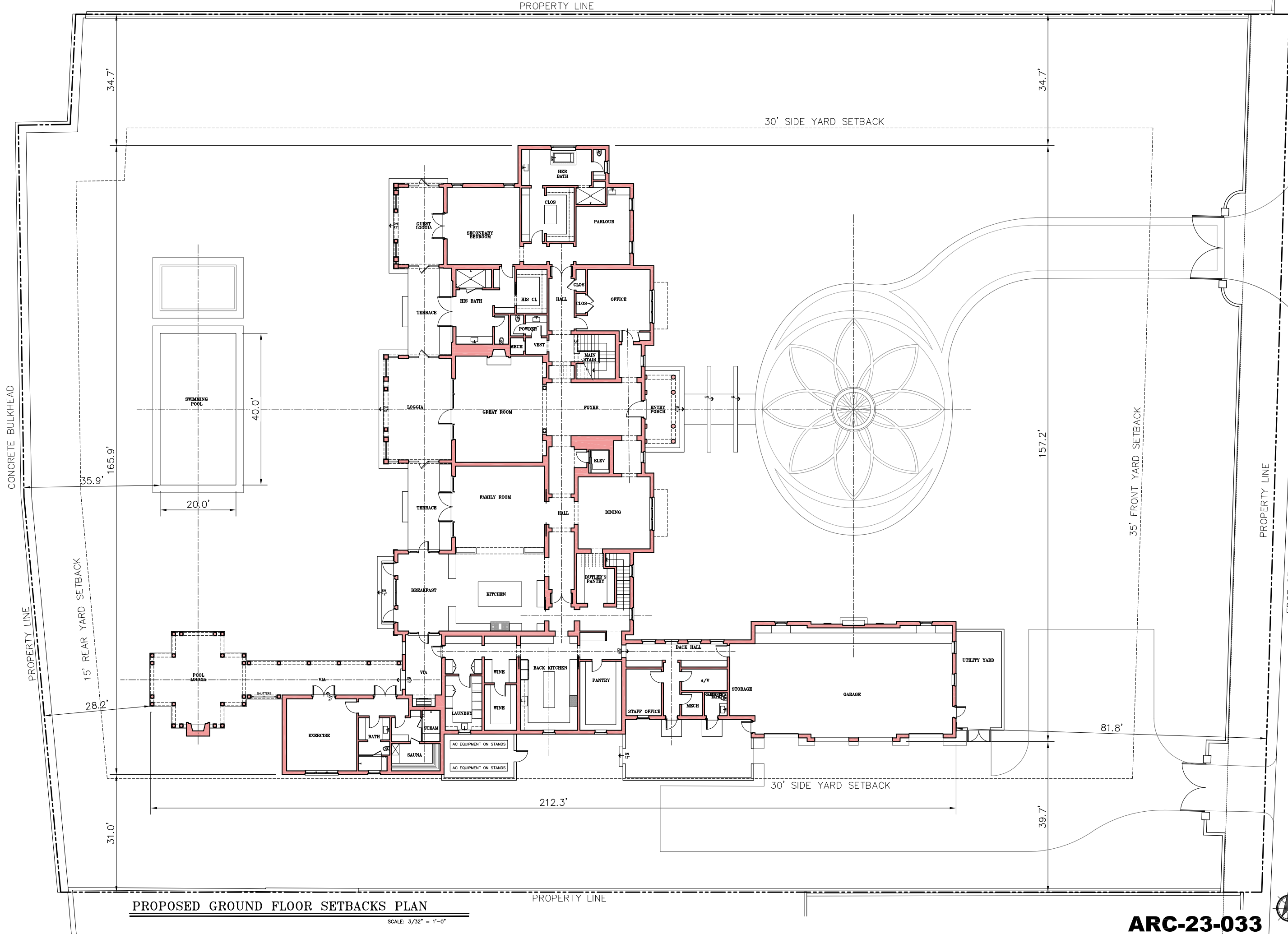
A1.2.3
DWG. NO.



MAX. GRADE HEIGHT
Per Sec. 134-1600. Maximum lot fill allowed.
HIGHEST C.O.R. = 5.56'
FIN FLOOR = 8.0'
MAX GRADE = 6.78'



ARC-23-033



PROPOSED GROUND FLOOR SETBACKS PLAN

SCALE: 3/32" = 1'-0"



BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33460
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030

SEAL

NEW RESIDENCE FOR:

JOB

1440 S OCEAN BLVD
PALM BEACH, FLORIDA

FLOOR PLAN

DRAWING

JOB NO.

NOTE:
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1	6
2	7
3	8
4	9
5	10

REVISIONS

3/32"=1'-0"

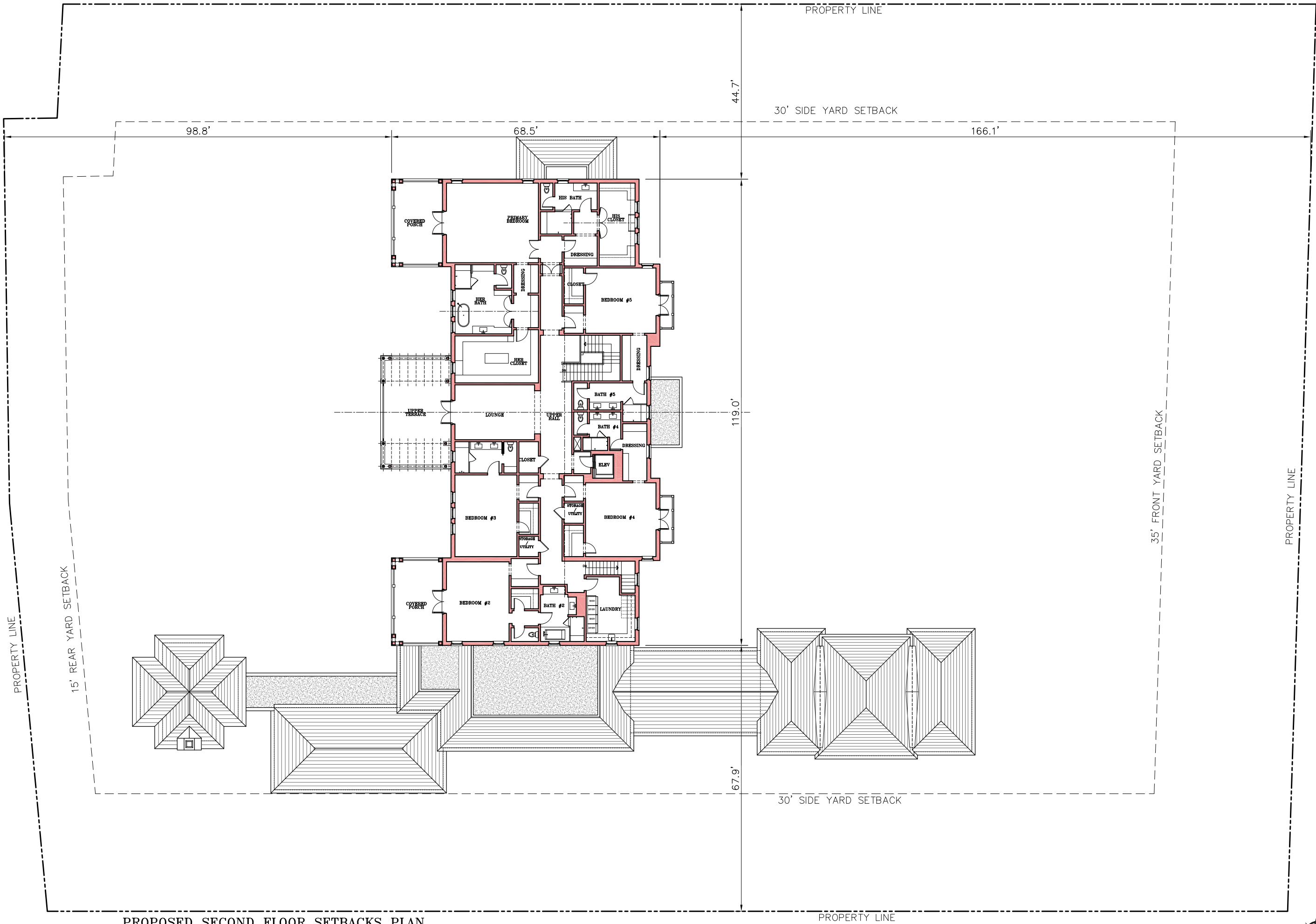
SCALE

3/27/23	DATE	HCT3/31	CHK
		M.M.	DRW

A2.0.1

DWG. NO.

ARC-23-033



PROPOSED SECOND FLOOR SETBACKS PLAN

SCALE: 3/32" = 1'-0"

PROPERTY LINE

ARC-23-033



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FLOOR PLAN

DRAWING

JOB NO.

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1	6
2	7
3	8
4	9
5	10

REVISIONS

3/32"=1'-0"

SCALE

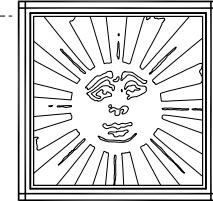
3/27/23	DATE	HCT3/31	CHK
		M.M.	DRW

A2.0.2

DWG. NO.



30' SIDE YARD SETBACK



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Palm Beach, Florida 33460
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030
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PALM BEACH, FLORIDA

FLOOR PLAN
DRAWING

JOB NO.

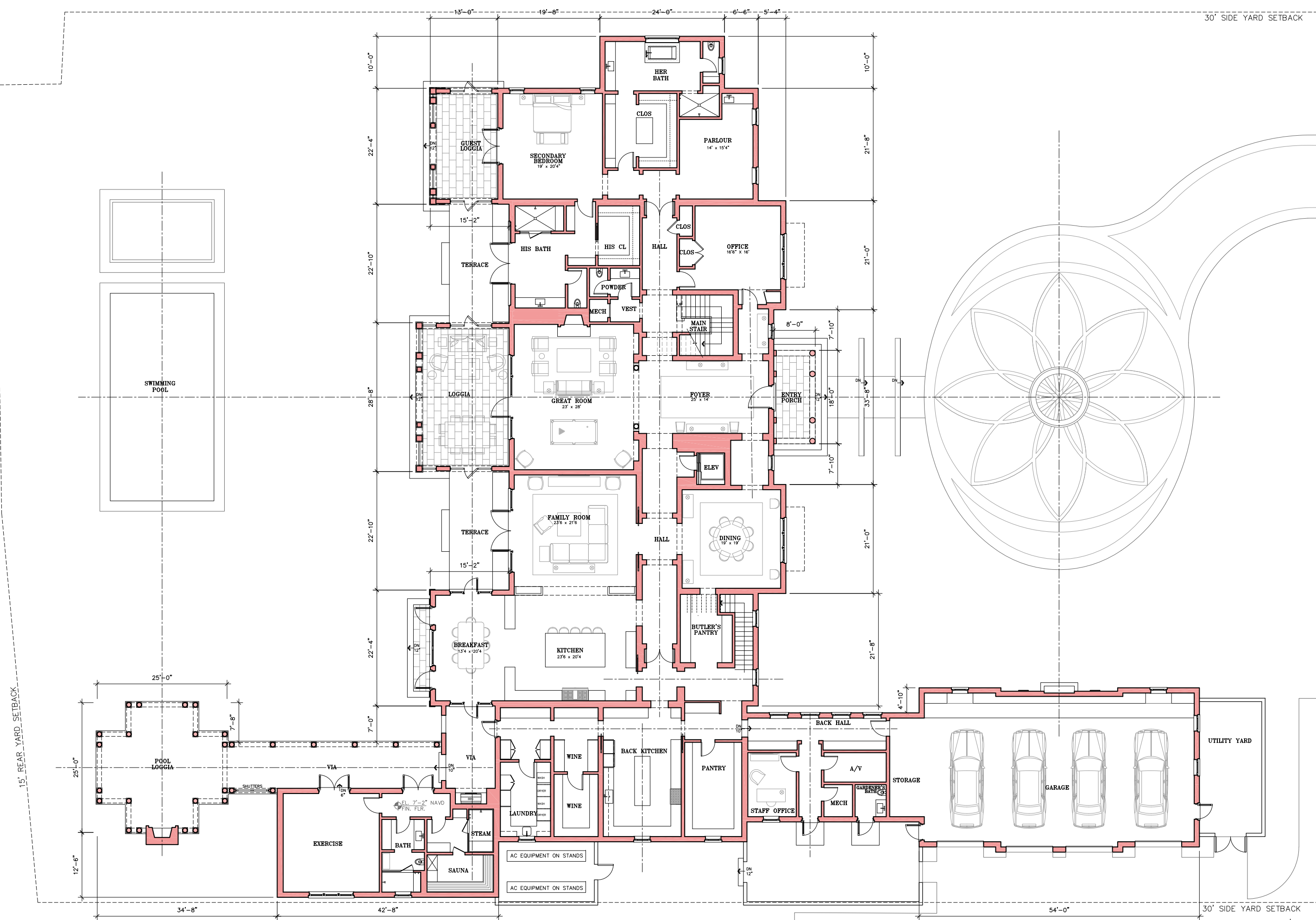
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1	6
2	7
3	8
4	9
5	10

1/8"=1'-0"
SCALE

DATE 3/27/23
HCT3/31
M.M.
CHK'D

A2.1
DWG. NO.

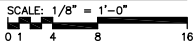


ARC-23-033





PROPOSED SECOND FLOOR FLOOR PLAN



ARC-23-033

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 PALM BEACH, FLORIDA

FLOOR PLAN

DRAWING

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REVISIONS

1	6
2	7
3	8
4	9
5	10

1/8"=1'-0"

SCALE

3/27/23	DATE	HCT3/31	CHK
		M.M.	DRW

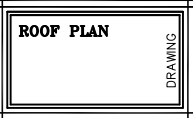
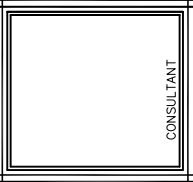
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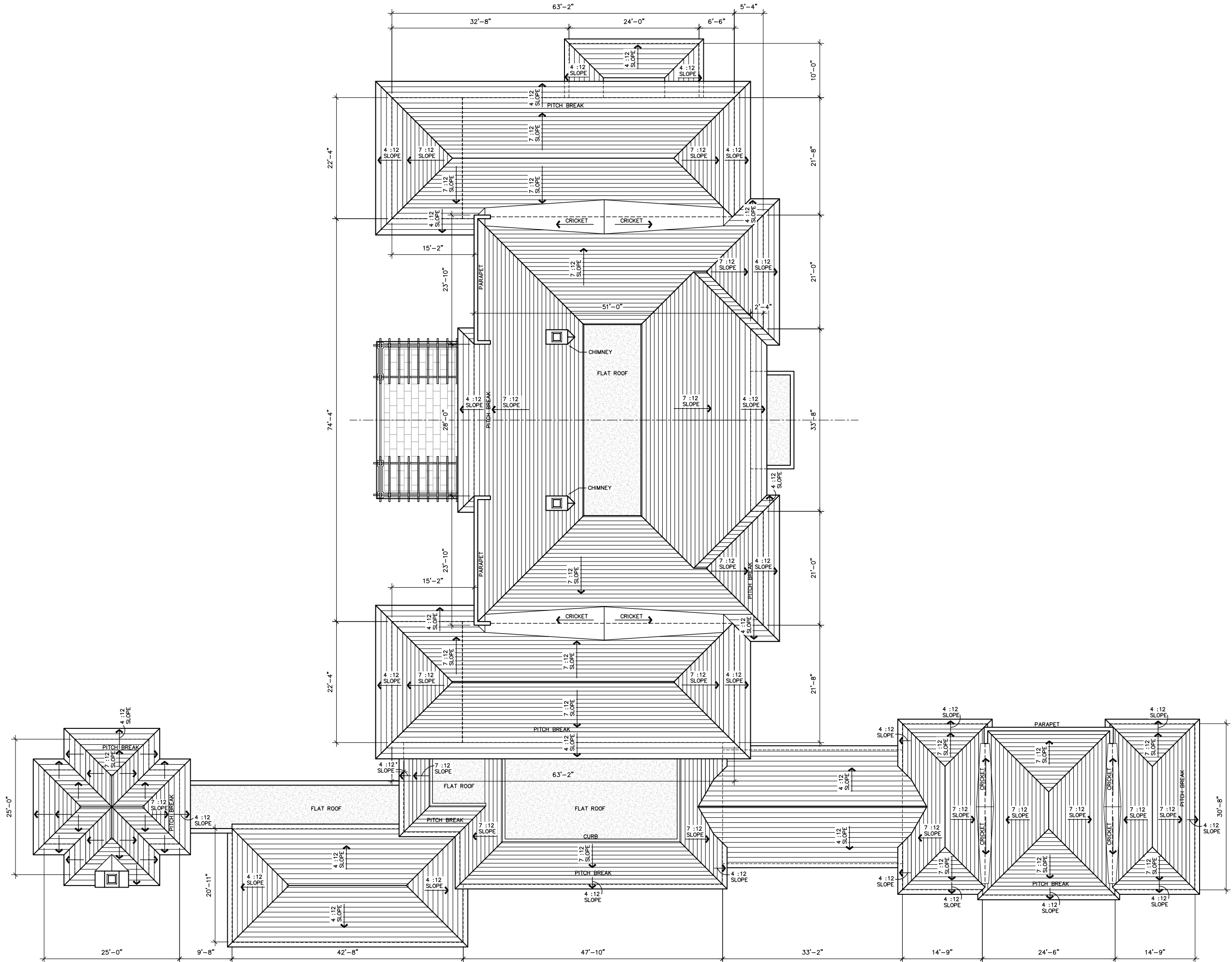
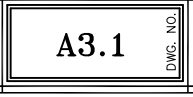
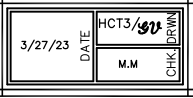
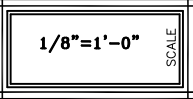


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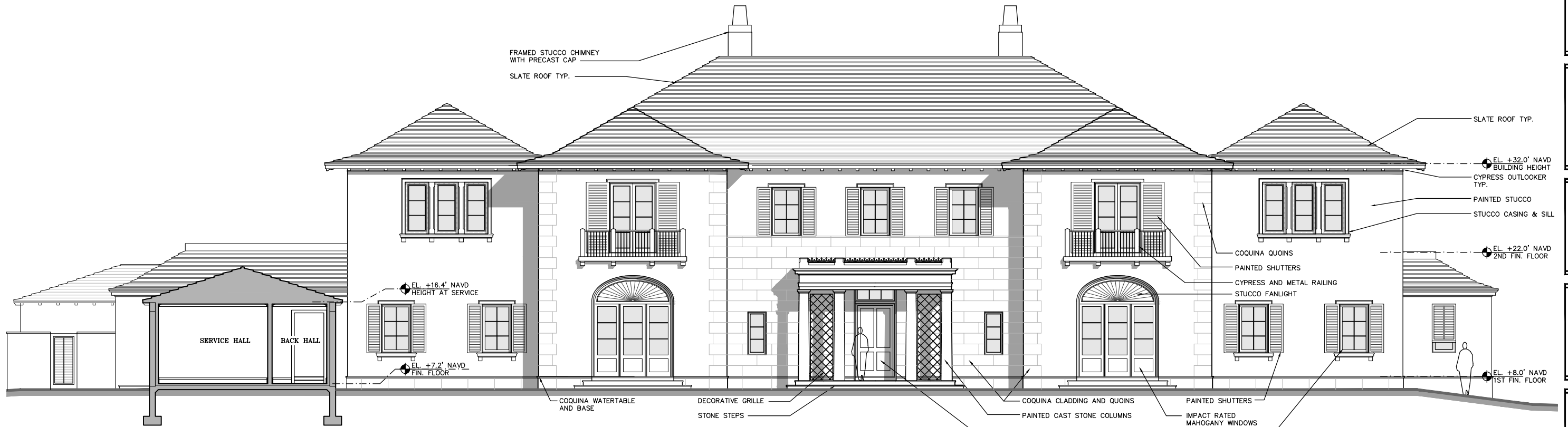
1	6
2	7
3	8
4	9
5	10



ROOF PLAN

ARC-23-033





EAST ELEVATION

SCALE: 3/16" = 1'-0"



EASTERNMOST ELEVATION

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

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CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33460
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

JOE

NEW RESIDENCE FOR:

1440 S OCEAN BLVD
PALM BEACH, FLORIDA

EAST ELEVATIONS

22115

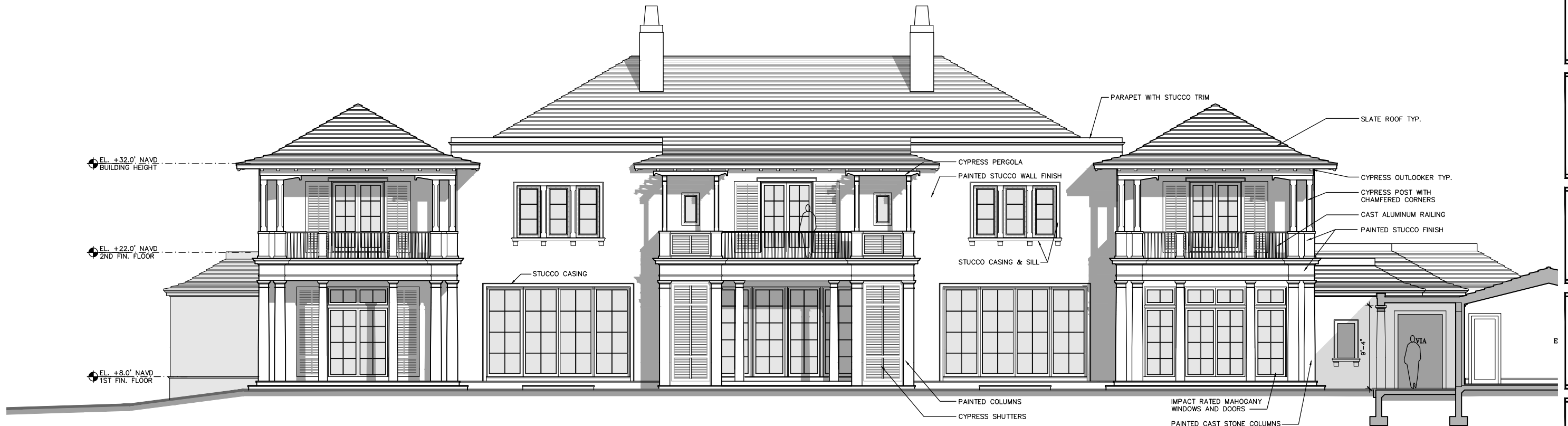
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1	6
2	7
3	8
4	9
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VARIES

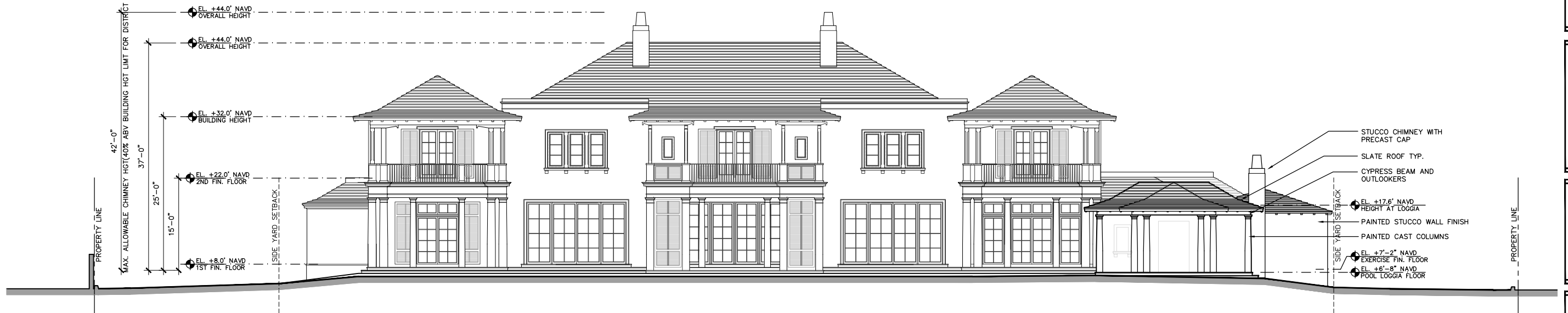
3/27/23	DATE	HCT3/31	CHK
		M.M.	DRW

A4.1



WEST ELEVATION

SCALE: 3/16" = 1'-0"



WESTERNMOST ELEVATION

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



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Phone: (561) 832 1533
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CONSULTANT

MICHAEL MARK MARSH
AR9030

SEAL

NEW RESIDENCE FOR:

JOB

1440 S OCEAN BLVD
PALM BEACH, FLORIDA

WEST ELEVATIONS

DRAWING

22115

JOB NO.

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1	6
2	7
3	8
4	9
5	10

REVISIONS

VARIES

SCALE

3/27/23	DATE	HCT3/21	CHK	DRW
		M.M.		

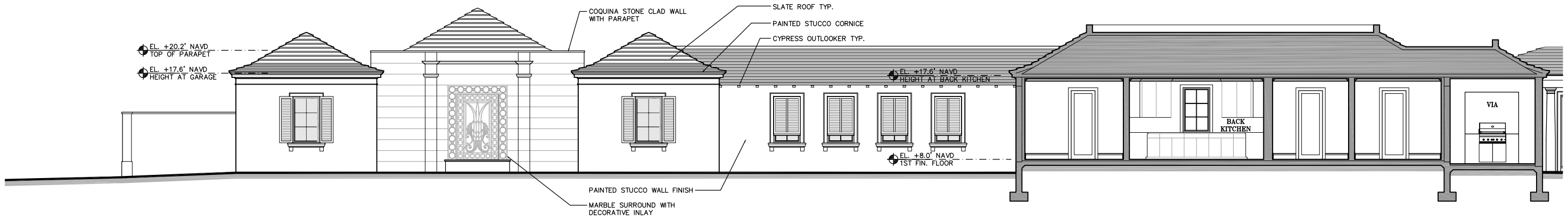
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DWG. NO.



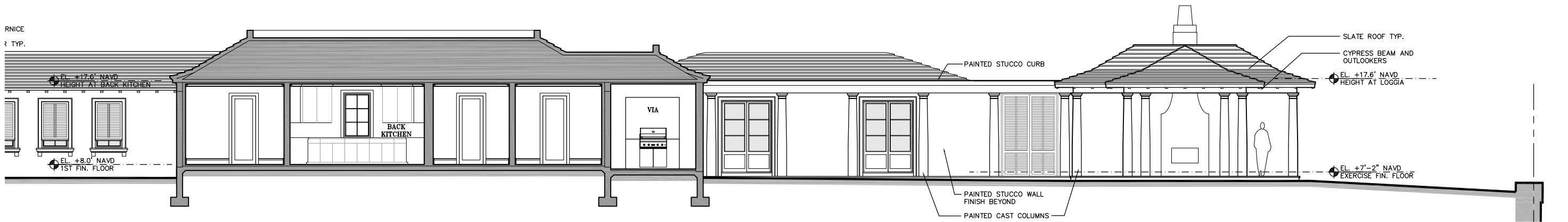
NORTHERNMOST ELEVATION

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



NORTH ELEVATION AT GARAGE WING

SCALE: 3/16" = 1'-0"



NORTH ELEVATION AT EXERCISE WING

SCALE: 3/16" = 1'-0"

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Eighteen Via Mizner
Palm Beach, Florida 33460

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CONSULTANT

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AR9030

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1440 S OCEAN BLVD
PALM BEACH, FLORIDA

NORTH ELEVATIONS

DRAWING

22115

JOB NO.

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1	6
2	7
3	8
4	9
5	10

VARIES

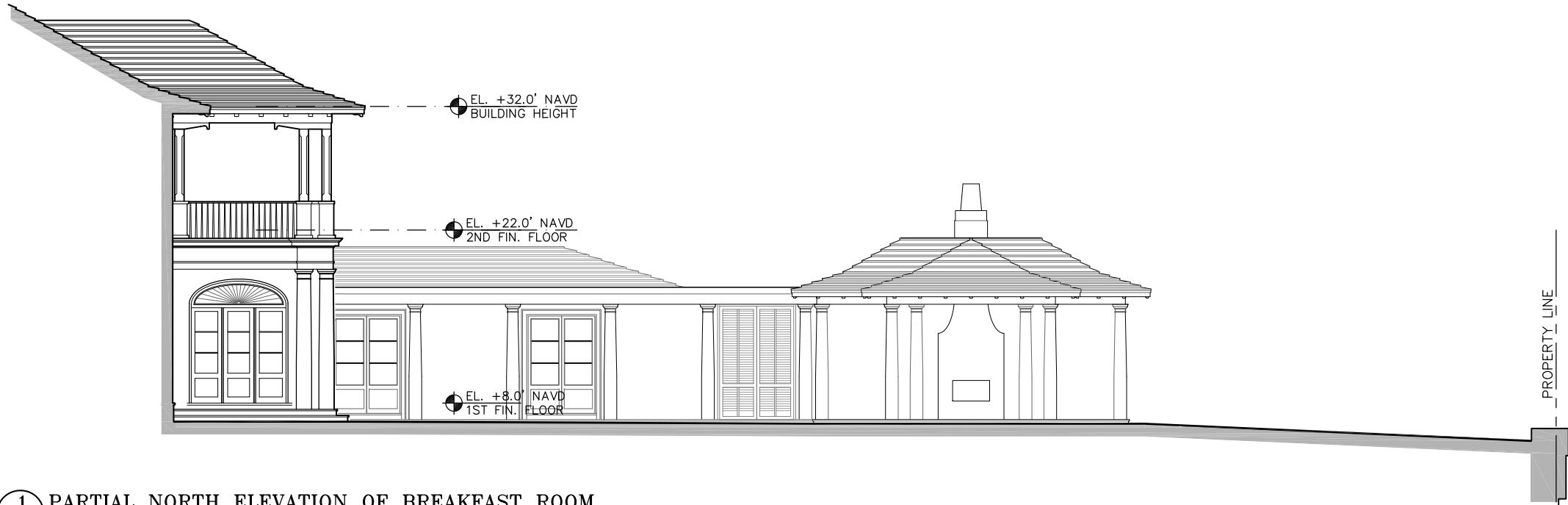
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3/27/23 DATE HCT3/27/23
M.M. CHK/DEW

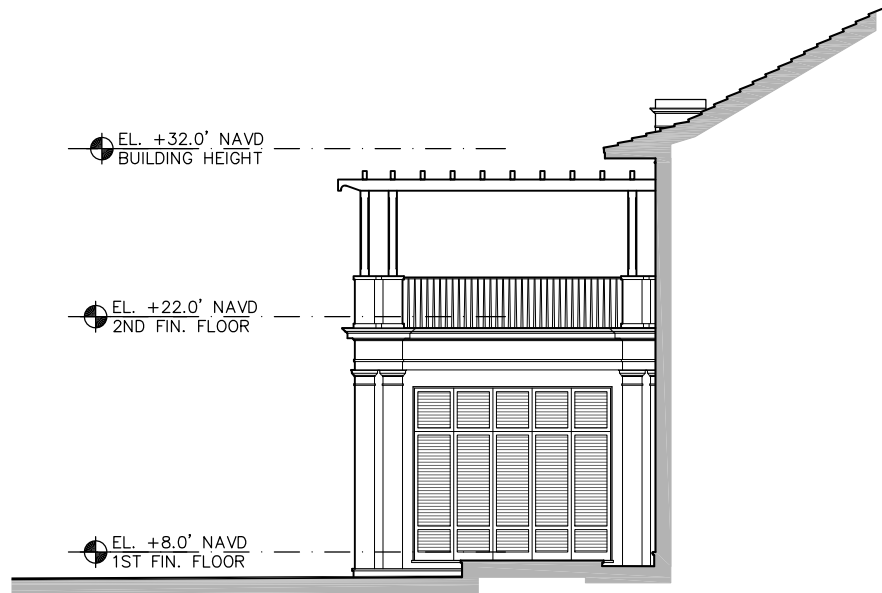
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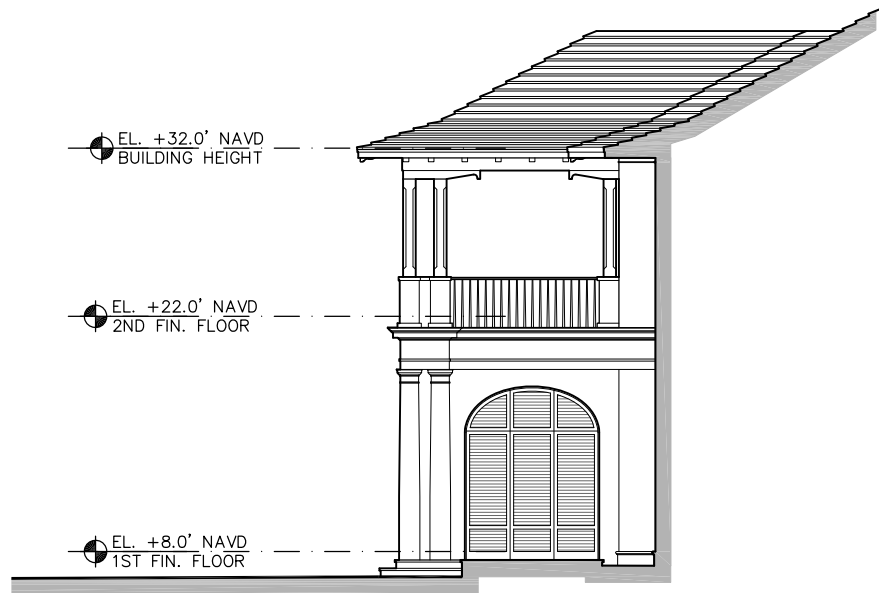
ARC-23-033



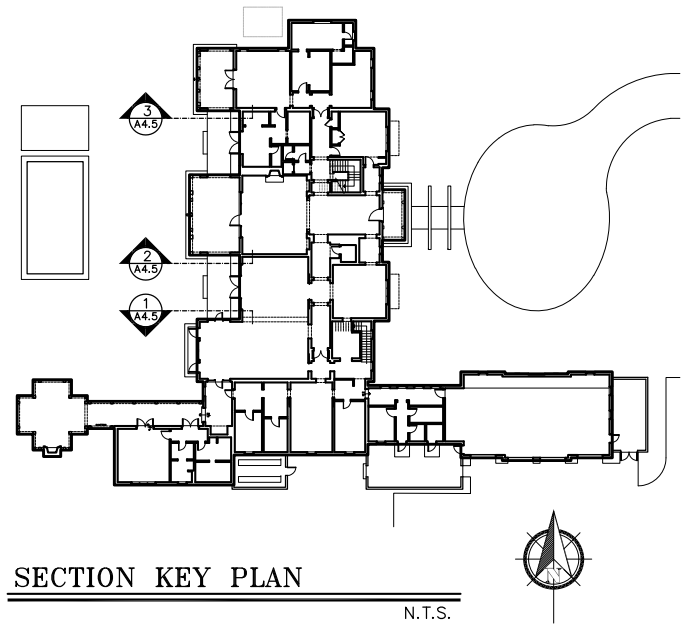
1 PARTIAL NORTH ELEVATION OF BREAKFAST ROOM
A4.5 SCALE: 3/16" = 1'-0"



2 PARTIAL SOUTH ELEVATION OF MAIN LOGGIA
A4.5 SCALE: 3/16" = 1'-0"



3 PARTIAL SOUTH ELEVATION OF GUEST LOGGIA
A4.5 SCALE: 3/16" = 1'-0"



ARC-23-033

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PARTIAL ELEVATIONS

DRAWING

22115

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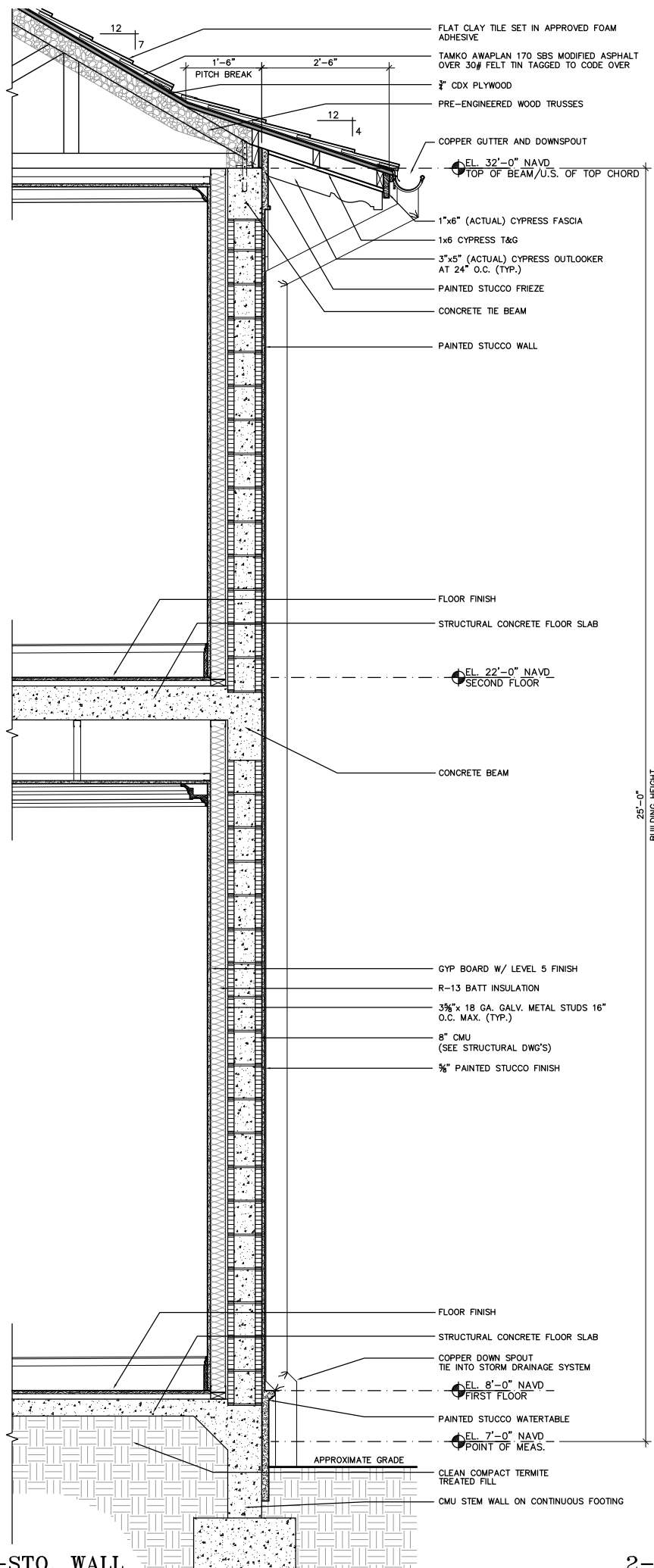
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SCALE

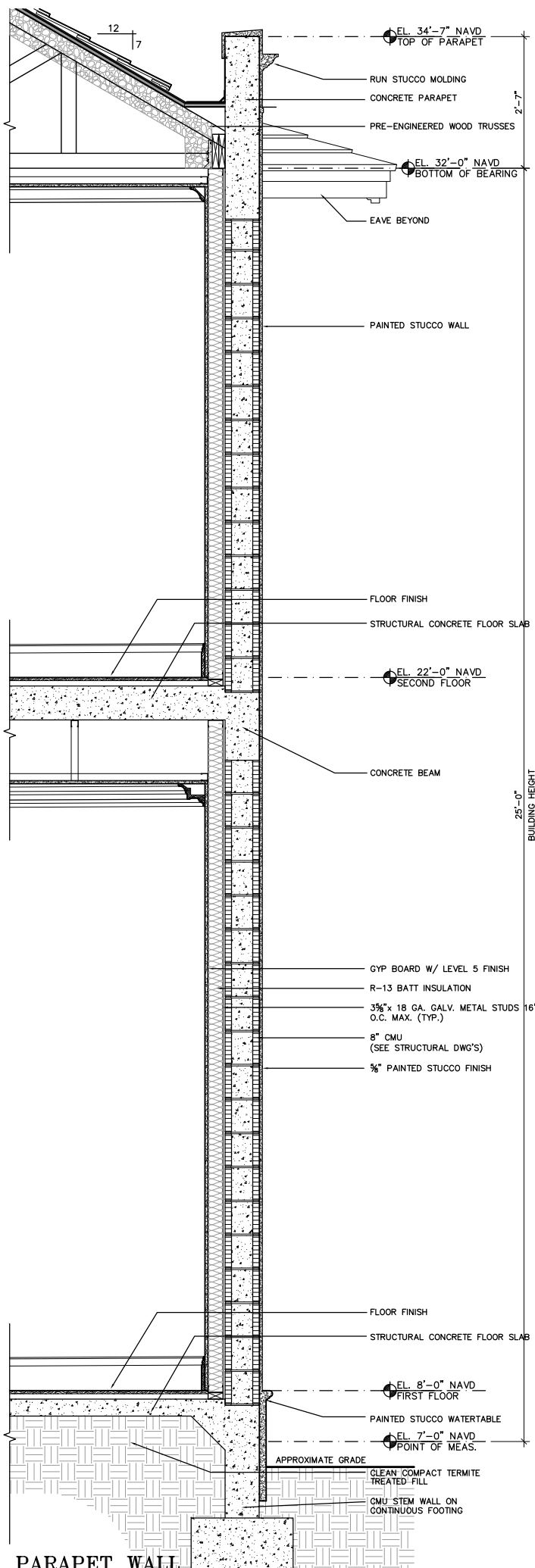
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		M.M.	DRW

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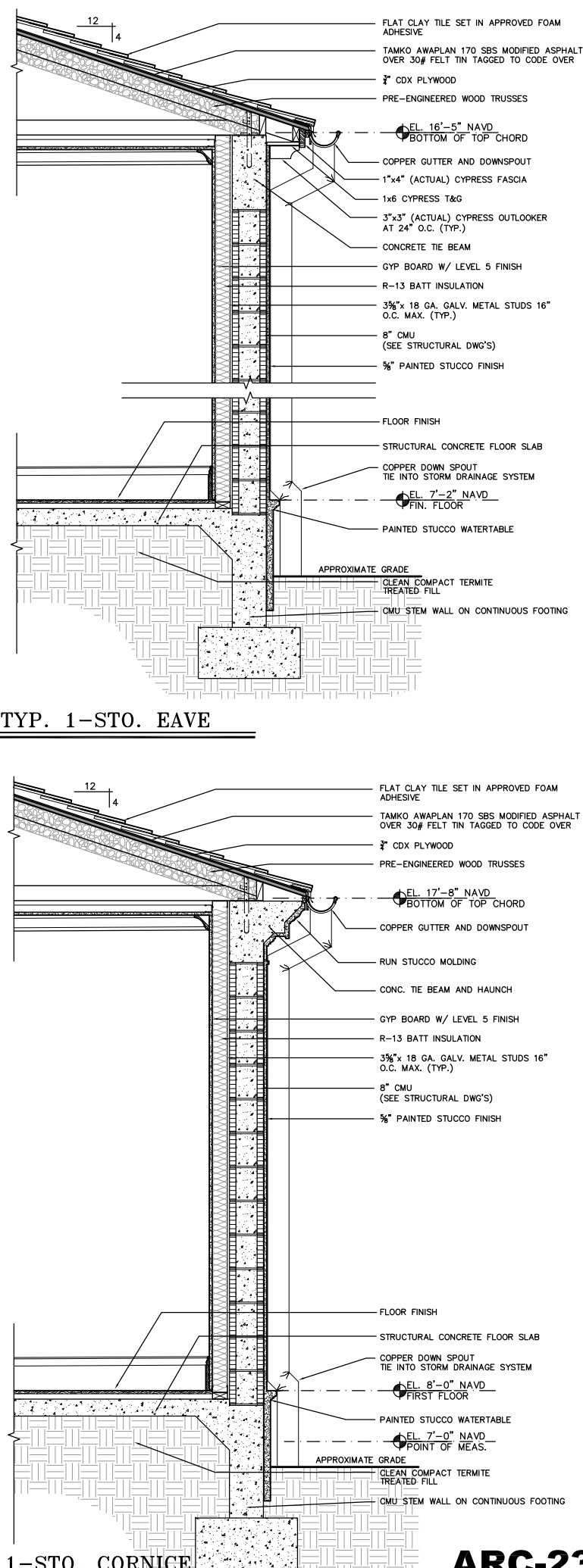
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TYP. 2-STO. WALL



2-STO. PARAPET WALL

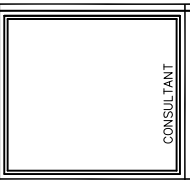


TYP. 1-STO. CORNICE

ARC-23-033



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PALM BEACH, FLORIDA



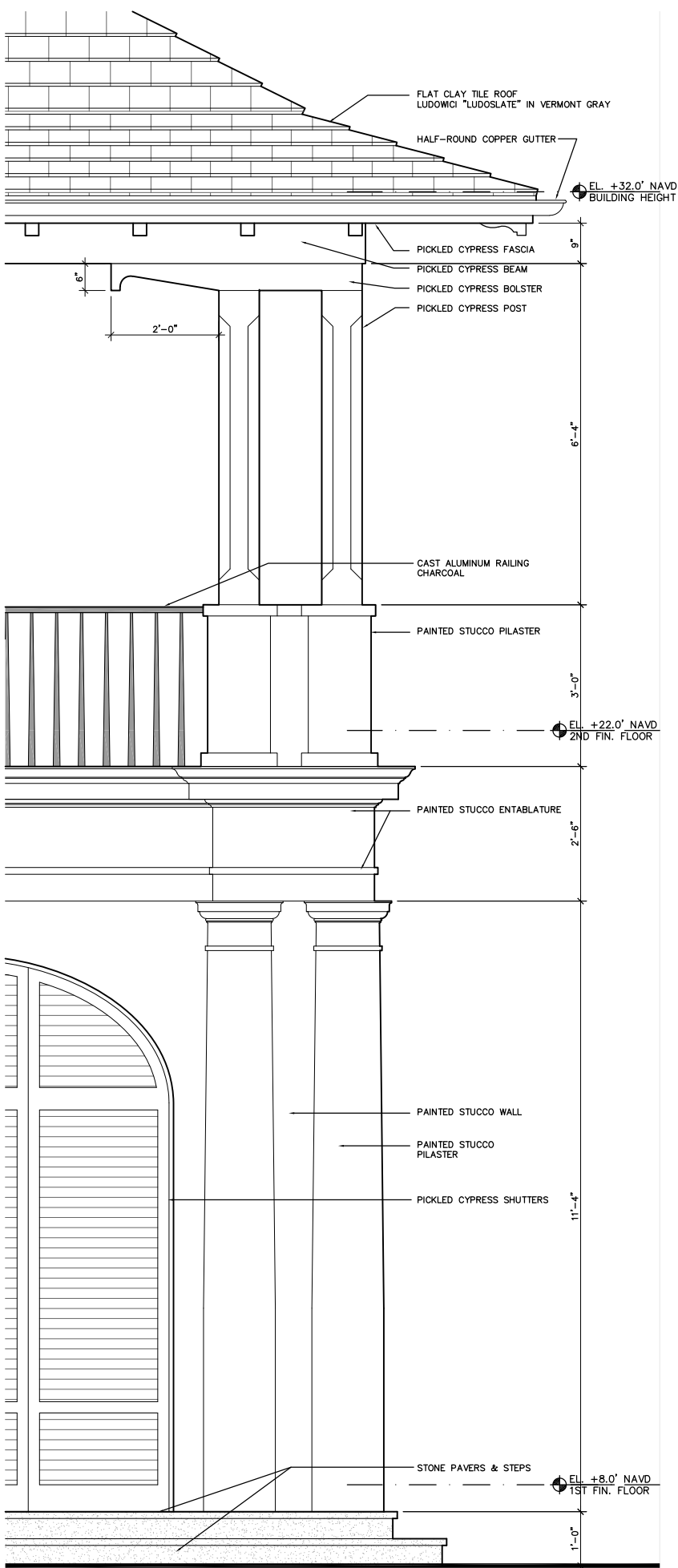
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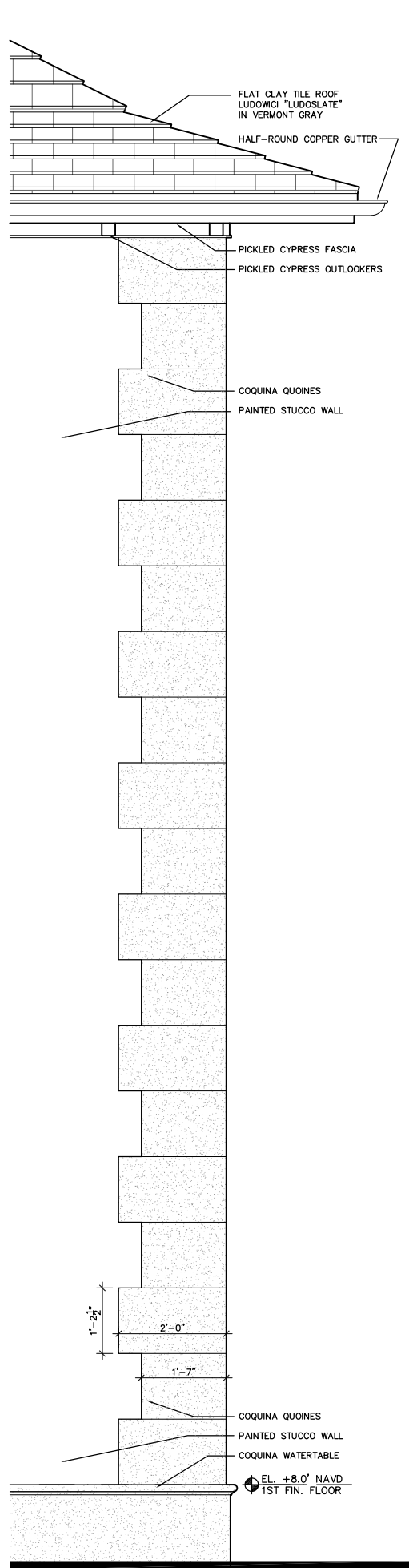
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SCALE

3/27/23 DATE HCT3/21/23
M.M. CHK. DRW.

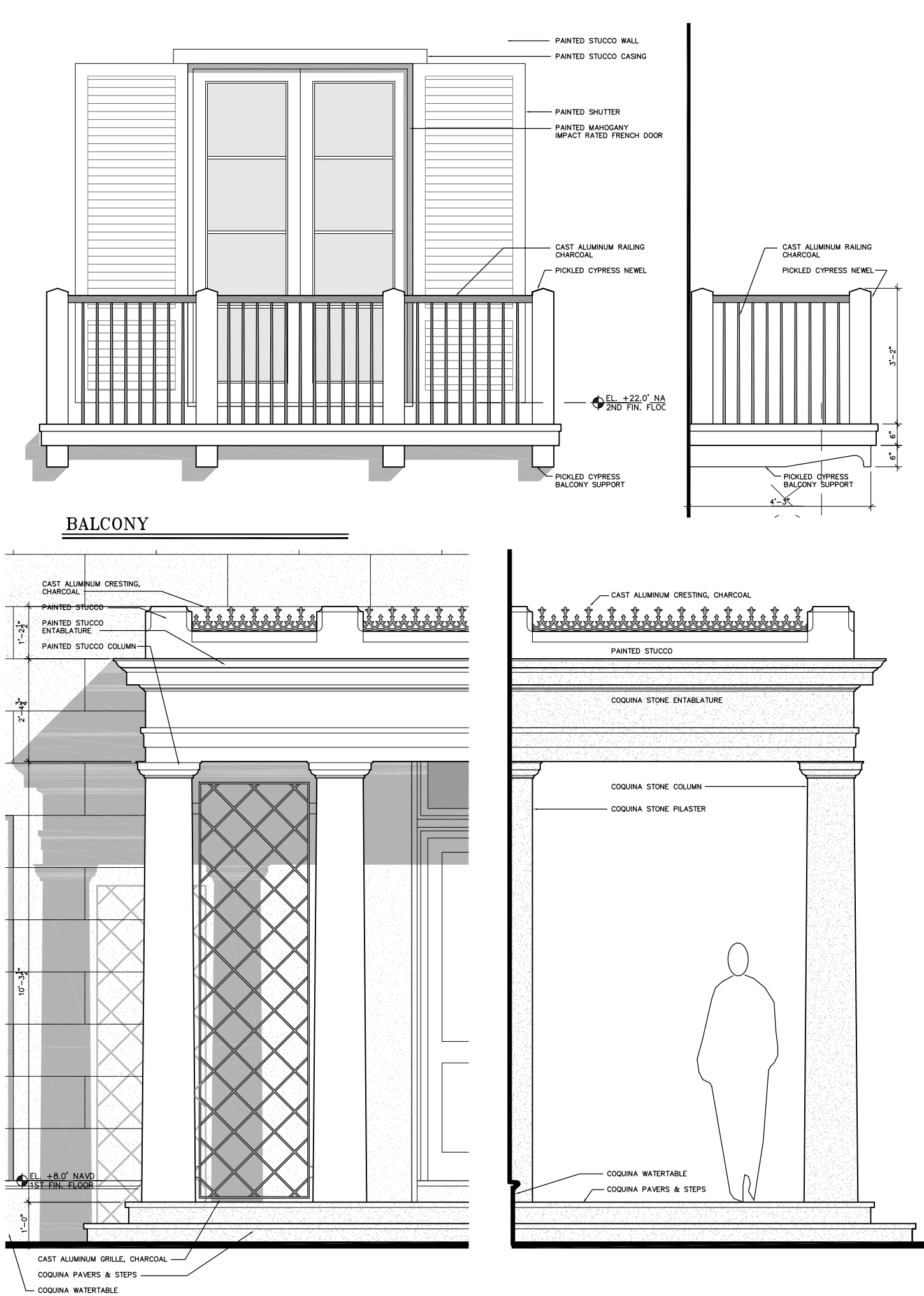
A4.6
DWG. NO.



WEST LOGGIA AND PORCH



CORNER WITH QUOINS



ENTRY PORCH

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CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33460
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030

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DRAWING

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2	7
3	8
4	9
5	10

REVISIONS

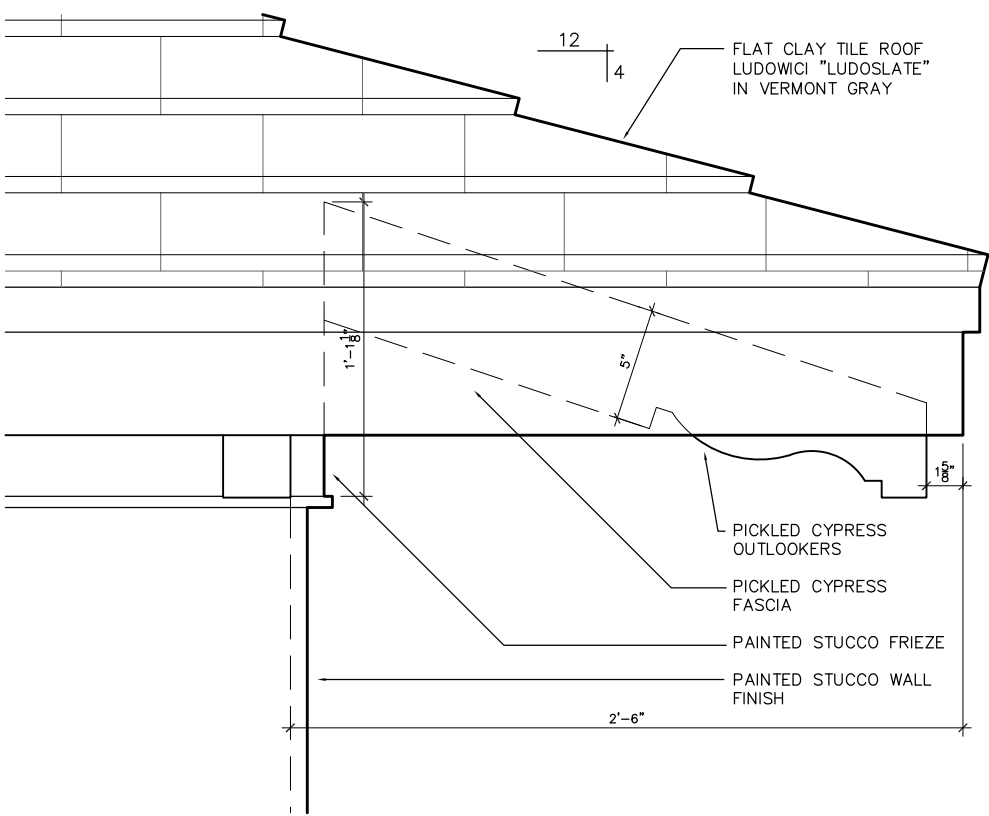
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SCALE

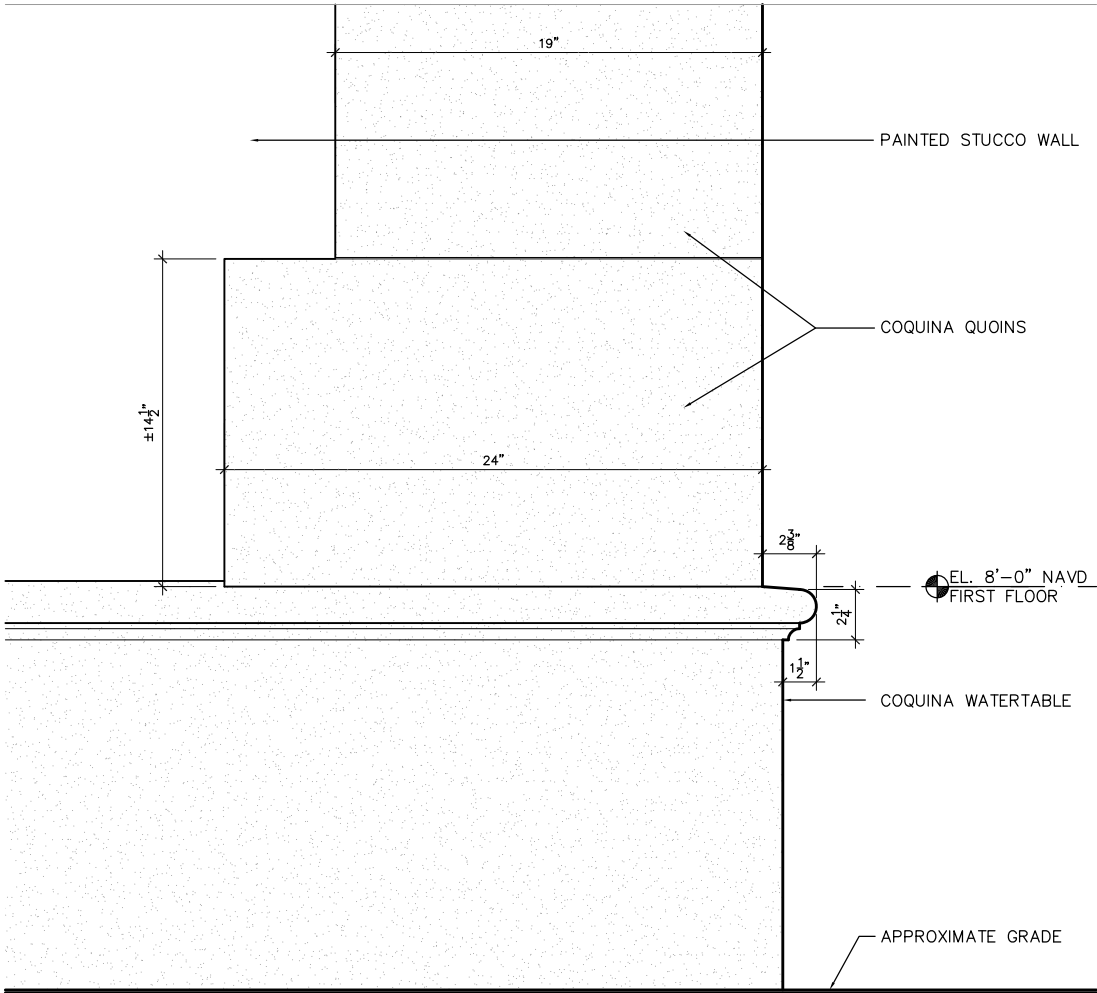
3/27/23	DATE	HCT3/3/23	CHK	DEW
		M.M.		

A4.7

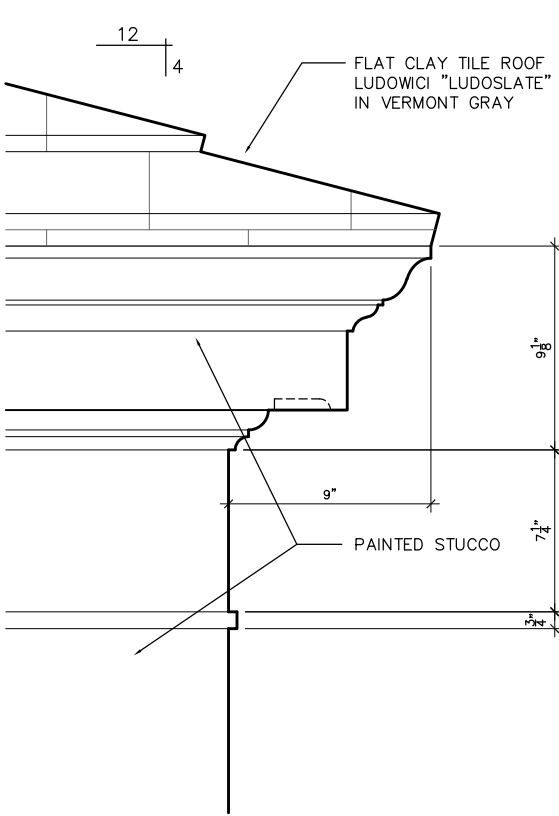
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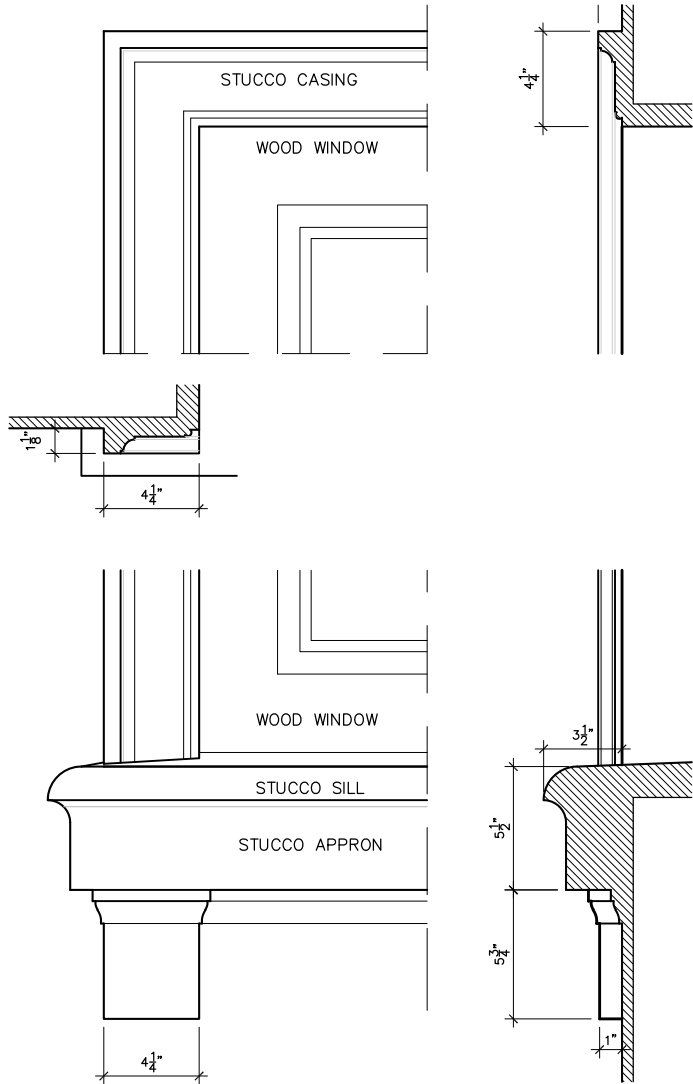
SECOND STORY EAVE



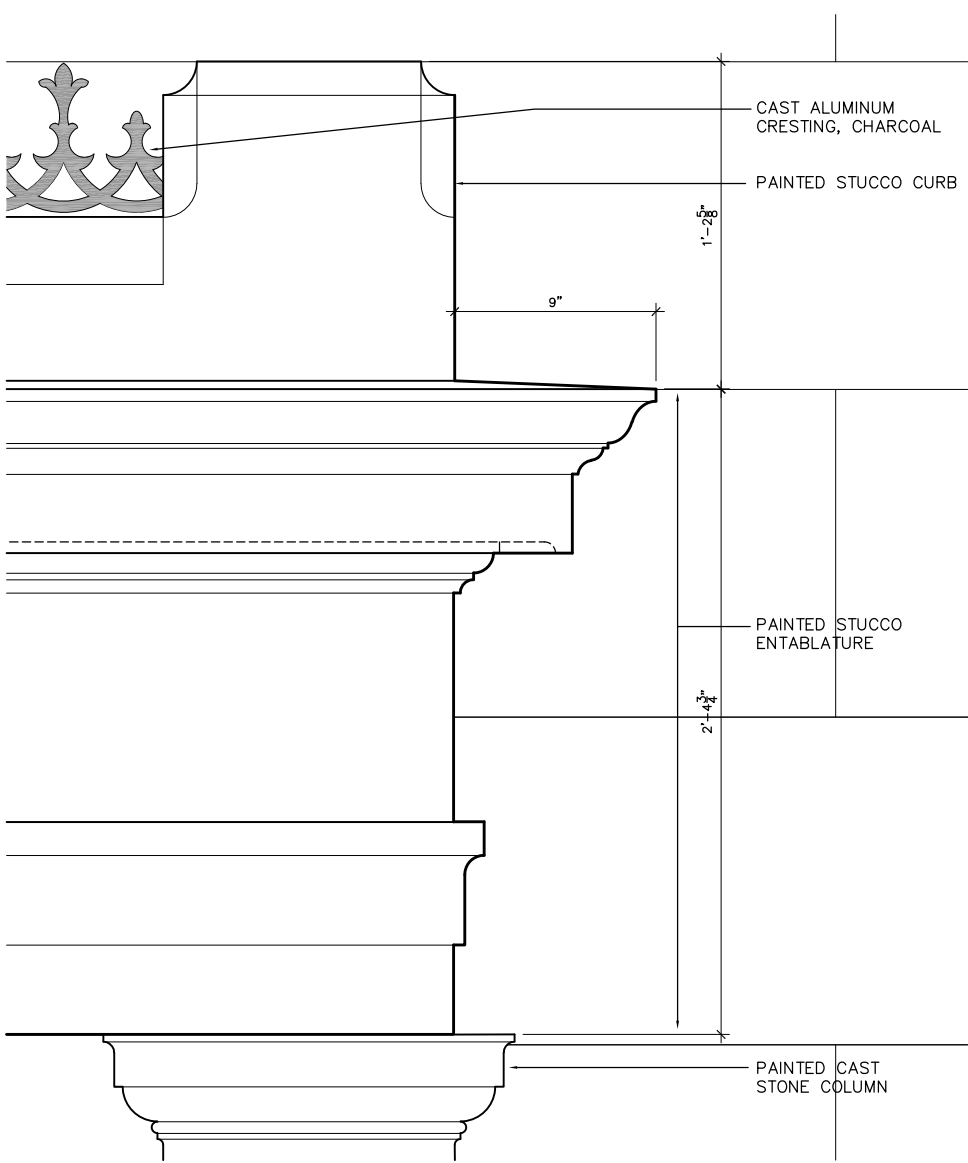
SECOND STORY EAVE



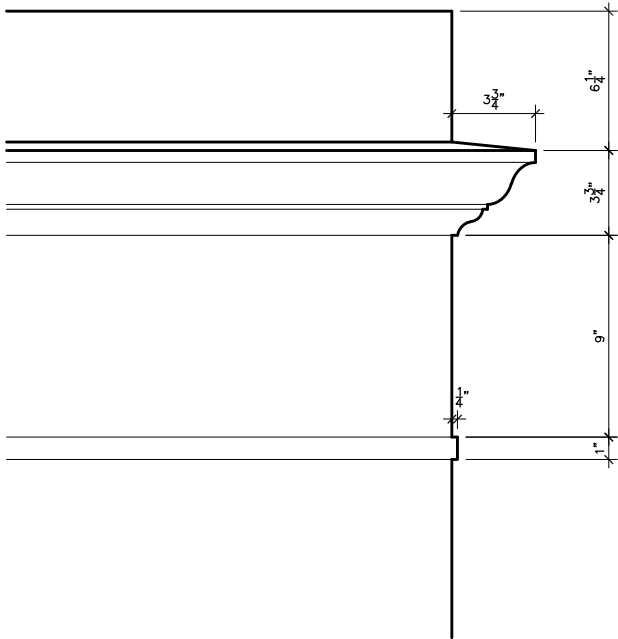
FIRST STORY EAVE



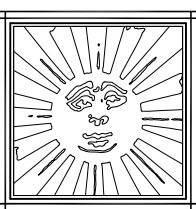
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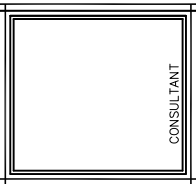
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FIRST STORY PARAPET

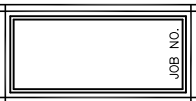


**BRIDGES MARSH
& ASSOCIATES, INC.**
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33460
Phone: (561) 832 1533
Fax: (561) 832 1520



NEW RESIDENCE FOR:

1440 S OCEAN BLVD
PALM BEACH, FLORIDA



NOTE:
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TO BE READ IN CONJUNCTION WITH
ANY OTHERS. THESE INCLUDE, BUT
ARE NOT LIMITED TO: ARCHITECTURAL,
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IFICATIONS.
CONTRACTOR TO VERIFY ALL EXISTING
SITE CONDITIONS AND THOROUGHLY
CHECK ELEVATIONS AND DIMENSIONS
BEFORE COMMENCING WORK.
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CONDITIONS THAT WILL ALTER
CONSTRUCTION AS INTENDED BY
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NOT RESPONSIBLE FOR ANY WORK
AND/OR MATERIALS FURNISHED
ON THE JOB.

1	6
2	7
3	8
4	9
5	10

3"=1'-0"
SCALE

3/27/23 DATE HCT3/27/23
M.M. CHK. DRW.

A4.8
DWG. NO.

ARC-23-033



SLAT ROOF



COQUINA CORAL STONE



SHUTTER COLOR
BENJAMIN MOORE 2035-50
Spruce Green



BODY COLOR
BENJAMIN MOORE OC-68
DISTANT GREY



BLACK RAILING TYPICAL

SECTION KEY PLAN



WEST ELEVATION - COLORED



EAST ELEVATION - COLORED

ARC-23-033

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Palm Beach, Florida 33460
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Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030

SEAL

NEW RESIDENCE FOR:

JOB

1440 S OCEAN BLVD
PALM BEACH, FLORIDA

MATERIALS
DESIGN INTENT

DRAWING

22115

JOB NO.

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REVISIONS

1	6
2	7
3	8
4	9
5	10

VARIES

SCALE

4/10/23

DATE

HCT3/21

M.M.

CHK: DWM

A4.9

DWG. NO.



NORTH ELEVATION – COLORED



SOUTH ELEVATION – COLORED



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Palm Beach, Florida 33460
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

NEW RESIDENCE FOR:
JOB
1440 S OCEAN BLVD
PALM BEACH, FLORIDA

MATERIALS
DESIGN INTENT
DRAWING

22115
JOB NO.

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ON THE JOB.

1	6
2	7
3	8
4	9
5	10

REVISIONS

VARIABLESCALE

4/10/23	DATE	HCT3/2023	CHK	DRW
		M.M.		

A4.10
DWG. NO.



RENDERING FROM NORTH EAST



RENDERING FROM NORTH EAST



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Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

NEW RESIDENCE FOR:
JOB
1440 S OCEAN BLVD
PALM BEACH, FLORIDA

RENDERING
DRAWING

22115
JOB NO.

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REVISIONS

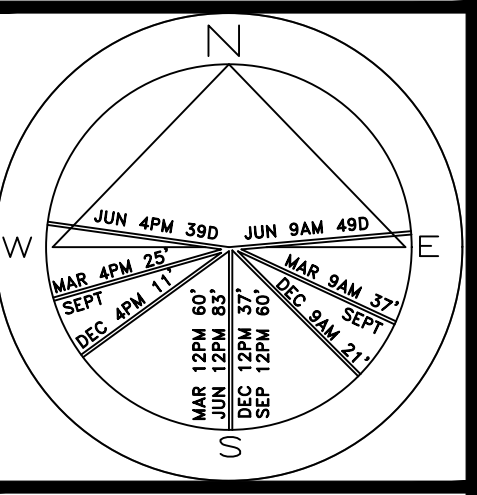
1	6
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4	9
5	10

VARIES
SCALE

4/10/23
DATE
HCT3/201
M.M.
CHK: DWN

A4.11
DWG. NO.

1440 South Ocean Boulevard
Town of Palm Beach



JOB NUMBER: # 21057.00 LA
DRAWN BY: Aleksandra Bugrii
DATE: 01.05.23

SHEET L1.0

400 sf.

AREA IN SQ.FT.

LAKE WORTH LAGOON

S. OCEAN BLVD.

EXISTING FRONT SITE
WALL & GATE
TO BE REMOVED AND REPLACED

EXISTING FRONT SITE
WALL & GATE
TO BE REMOVED
AND REPLACED

TREE LEGEND (TREE DESIGNATION SHOWN THUS: ●1154)

TREE NUMBER	SPECIES	CALIPER (DBH)	TREE NUMBER	SPECIES	CALIPER (DBH)
967	BOTTLE PALM (HYOPHORBE LAGENICAILIS)	12"	1154	SABAL PALM (SABAL PALMETTO)	14"
968	BOTTLE PALM (HYOPHORBE LAGENICAILIS)	12"	1155	SABAL PALM (SABAL PALMETTO)	14"
1126	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	120" CLUSTER	1156	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	8"
1127	FICUS TREE (FICUS BENJAMINA)	24"	1157	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	8"
1128	SABAL PALM (SABAL PALMETTO)	11"	1158	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	8"
1129	SABAL PALM (SABAL PALMETTO)	11"	1159	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	8"
1130	SABAL PALM (SABAL PALMETTO)	12"	1160	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	8"
1131	SABAL PALM (SABAL PALMETTO)	11"	1161	MAHOE TREE (HIBISCUS TILIACEUS)	5"
1132	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	36" CLUSTER	1162	MAHOE TREE (HIBISCUS TILIACEUS)	6"
1133	FICUS TREE (FICUS BENJAMINA)	36"	1163	MAHOE TREE (HIBISCUS TILIACEUS)	7"
1134	COCONUT PALM (COCOS NUCIFERA)	9"	1164	SABAL PALM (SABAL PALMETTO)	10"
1135	SABAL PALM (SABAL PALMETTO)	14"	1165	SABAL PALM (SABAL PALMETTO)	14"
1136	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	144" CLUSTER	1166	COCONUT PALM (COCOS NUCIFERA)	9"
1137	BANYAN TREE (FICUS BENGHALENSIS)	80"	1167	COCONUT PALM (COCOS NUCIFERA)	10"
1138	BANYAN TREE (FICUS BENGHALENSIS)	54"	1168	BANYAN TREE (FICUS BENGHALENSIS)	72"
1139	BANYAN TREE (FICUS BENGHALENSIS)	36"	1169	BANYAN TREE (FICUS BENGHALENSIS)	85"
1140	BANYAN TREE (FICUS BENGHALENSIS)	50"	1170	BANYAN TREE (FICUS BENGHALENSIS)	36"
1141	BANYAN TREE (FICUS BENGHALENSIS)	60"	1171	BUTTONWOOD (CONOCARPUS ERECTUS)	20"
1142	SABAL PALM (SABAL PALMETTO)	11"	1172	BUTTONWOOD (CONOCARPUS ERECTUS)	48"
1143	FICUS TREE (FICUS BENJAMINA)	24"	1173	GUMBO LIMBO (BURSERA SIMARUBA)	18"
1144	FICUS TREE (FICUS BENJAMINA)	18"	1174	BOTTLE PALM (HYOPHORBE LAGENICAILIS)	11"
1145	FICUS TREE (FICUS BENJAMINA)	30"	1175	FICUS TREE (FICUS BENJAMINA)	20"
1146	UNKNOWN	16"	1176	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	9"
1147	UNKNOWN	15"	1177	FICUS TREE (FICUS BENJAMINA)	24"
1148	UNKNOWN	15"	1178	FICUS TREE (FICUS BENJAMINA)	24"
1149	MAHOE TREE (HIBISCUS TILIACEUS)	10"	1179	FICUS TREE (FICUS BENJAMINA)	18"
1150	MAHOE TREE (HIBISCUS TILIACEUS)	10"	1180	MAGNOLIA (MAGNOLIA GRANDIFLORA)	5"
1151	MAHOE TREE (HIBISCUS TILIACEUS)	6"	1181	MAGNOLIA (MAGNOLIA GRANDIFLORA)	5"
1152	SABAL PALM (SABAL PALMETTO)	14"	1182	MAGNOLIA (MAGNOLIA GRANDIFLORA)	5"
1153	SABAL PALM (SABAL PALMETTO)	14"	1183	MAGNOLIA (MAGNOLIA GRANDIFLORA)	4"

Tree Legend

- TREES TO REMAIN
- TREES TO BE REMOVED/RELOCATED

Existing Vegetation / Conditions Plan

ARC-23-033

SCALE IN FEET 0' 20' 40' 60'

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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.



East Property Line



West Property Line



West Property Line



South Property Line

NOTE:
ALL EXISTING VEGETATION TO REMAIN.
LOT TO BE SODDED AND IRRIGATED AFTER
DEMOLITION.

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ARC-23-033
Existing Landscape Buffer

ENVIRONMENT
DESIGN
GROUP

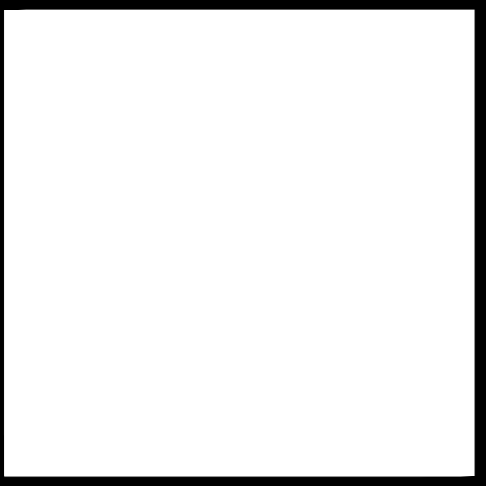
139 North County Road 5420-B Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

1440 South Ocean Boulevard
Town of Palm Beach

F L O R I D A



JOB NUMBER: # 21057.00 LA
DRAWN BY: Aleksandra Bugrii
DATE: 01.05.23

SHEET 1.1

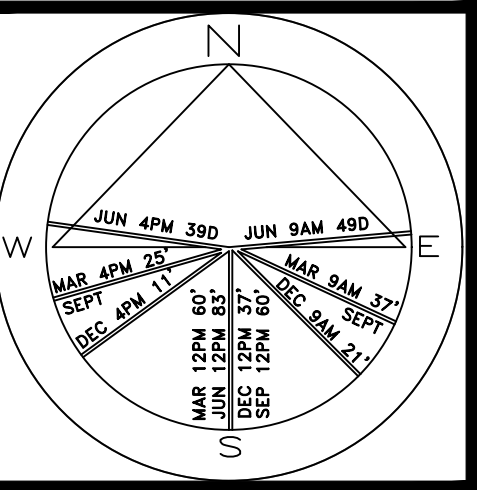


NOTE:
ALL EXISTING VEGETATION TO REMAIN.

LOT TO BE SODDED AND IRRIGATED AFTER
DEMOLITION.

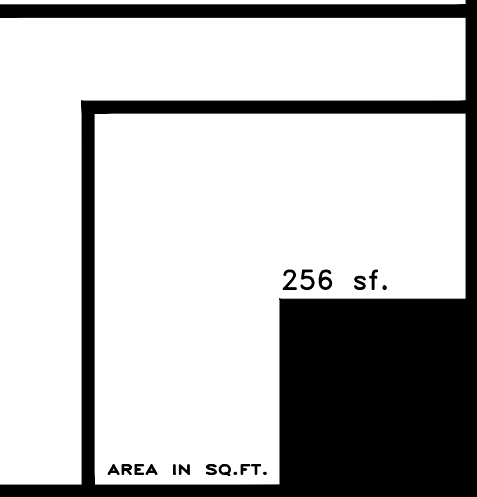
JOB NUMBER: # 21057.00 LA
DRAWN BY: Aleksandra Bugrii
DATE: 01.05.23

1440 South Ocean Boulevard
Town of Palm Beach



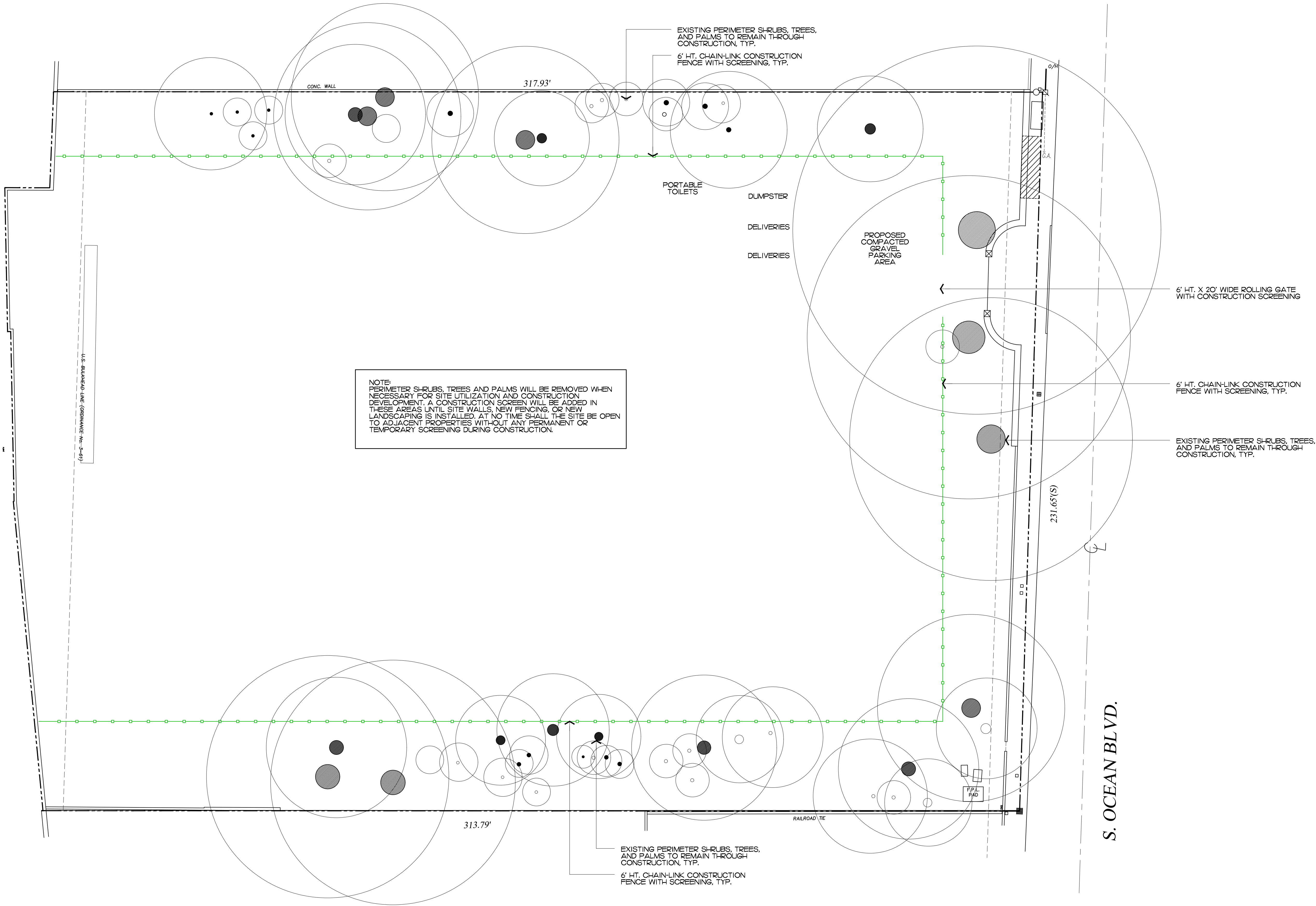
JOB NUMBER: # 21057.00 LA
DRAWN BY: Jean Twomey
DATE: 01.05.2023

SHEET L1.3



256 sf.

AREA IN SQ. FT.



LAKE WORTH LAGOON

2023

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2023

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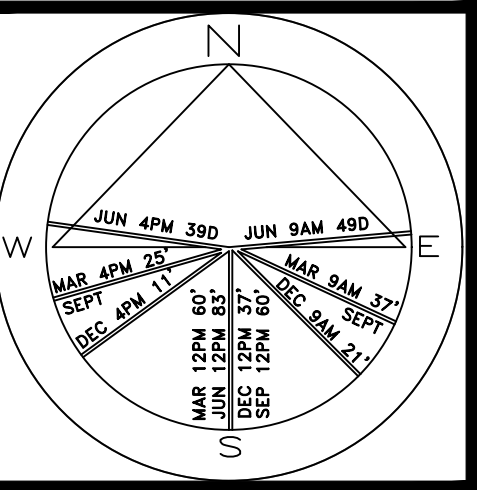
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CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
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ARC-23-033

Construction Screening Plan

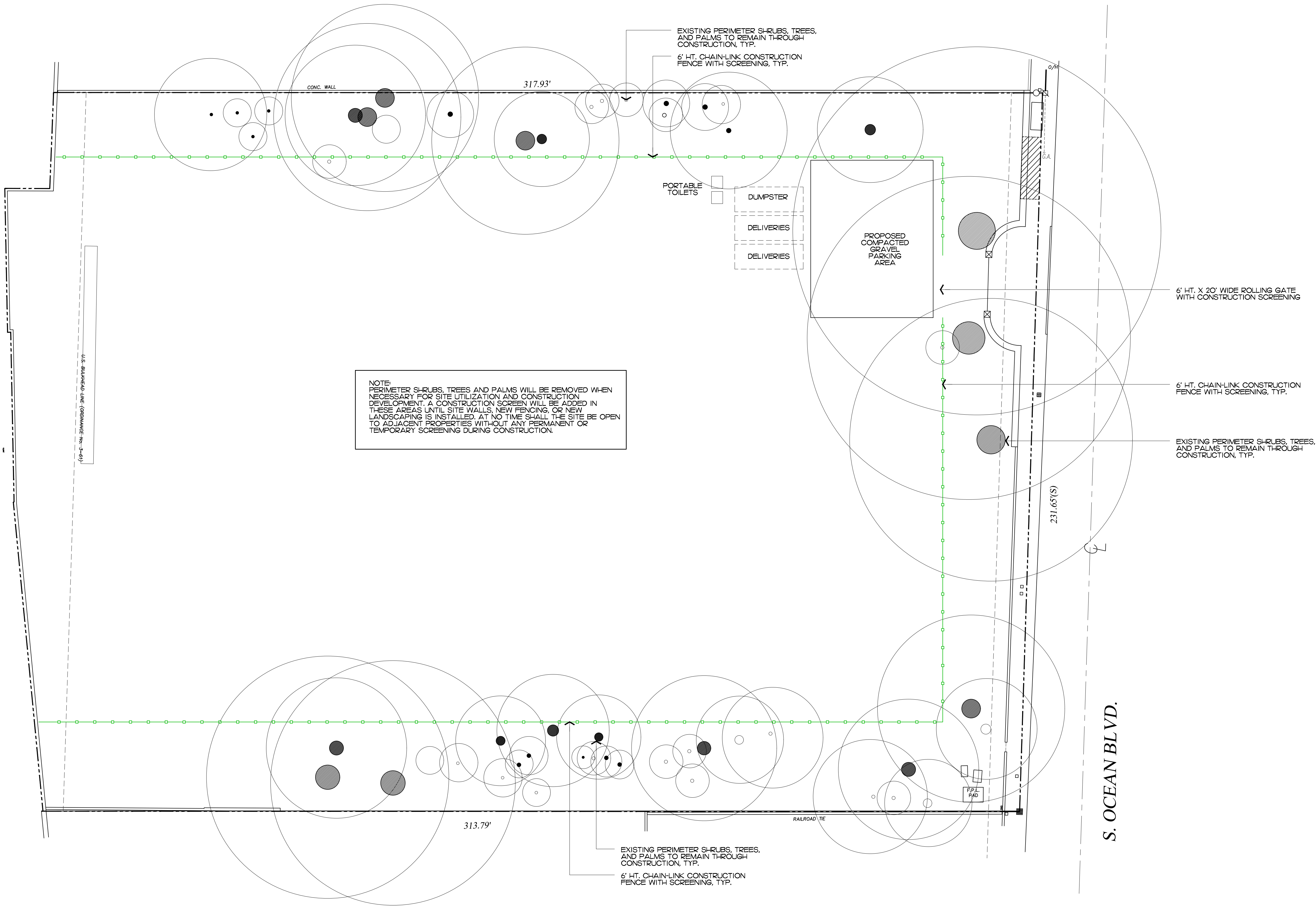
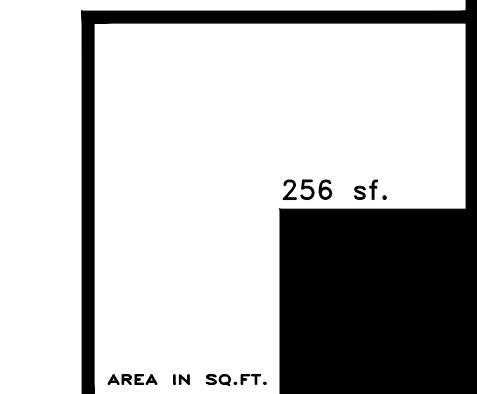
SCALE IN FEET 0' 16' 32' 48'

1440 South Ocean Boulevard
Town of Palm Beach



JOB NUMBER: # 21057.00 LA
DRAWN BY: Sean Twomey
DATE: 01.05.2023

SHEET L1.4

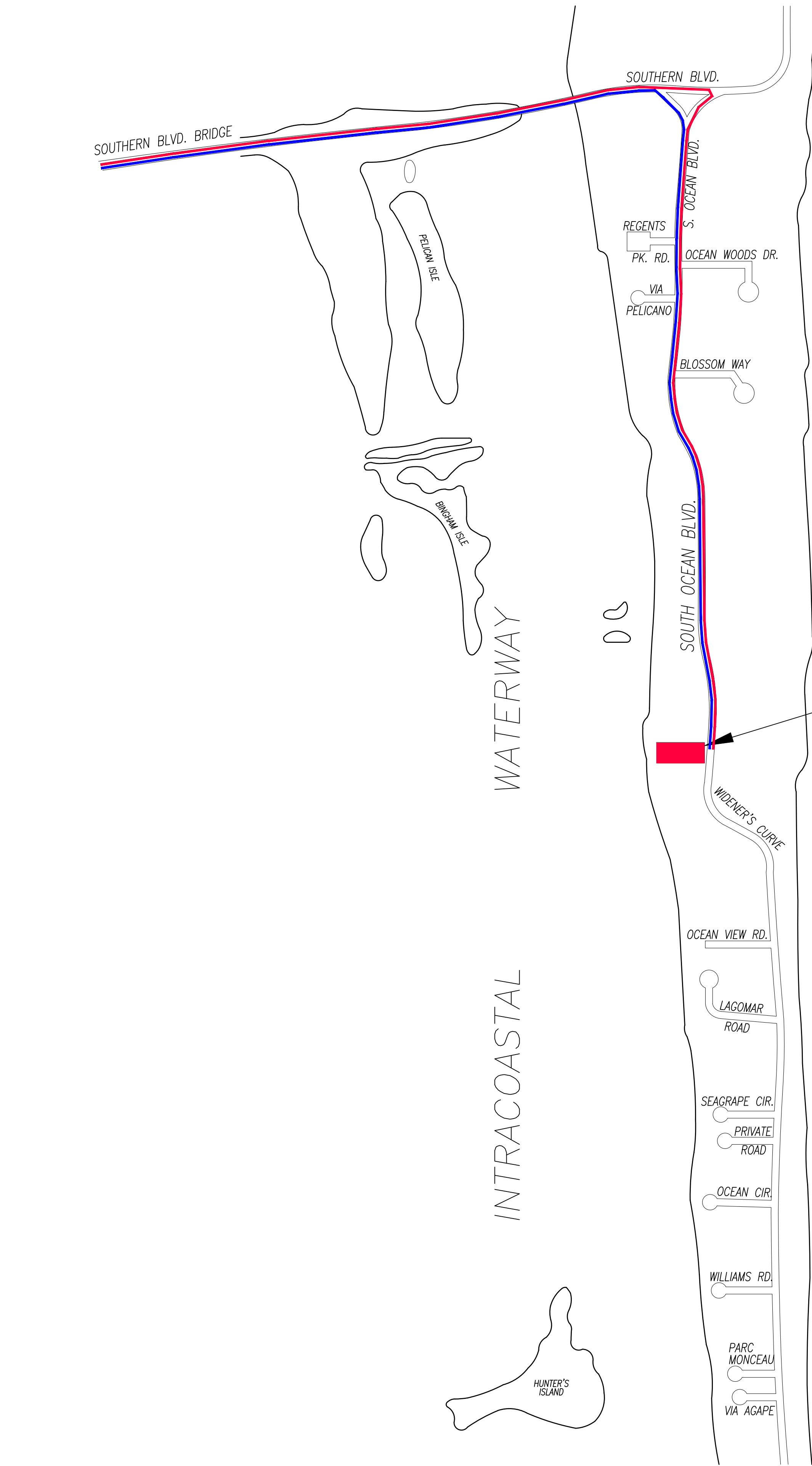


NOTE:
PERIMETER SHRUBS, TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT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

2023
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ARC-23-033
Construction Staging Plan
SCALE IN FEET 0' 16' 32' 48'



SITE:
1440 SOUTH OCEAN BLVD
PALM BEACH, 33480

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

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

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.

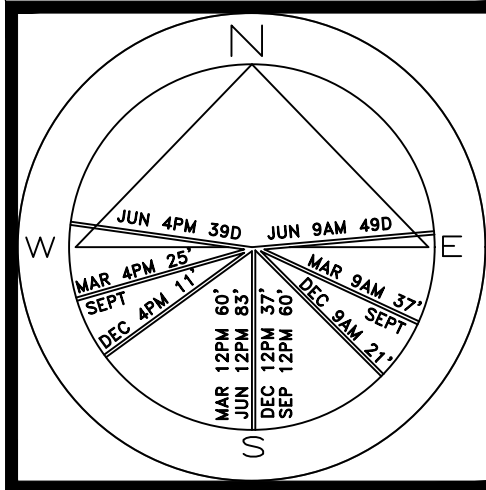
ENVIRONMENT
DESIGN
GROUP

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. R.L.A. #6666784
Dustin@environmentdesigngroup.com

1440 South Ocean Boulevard
Town of Palm Beach



JOB NUMBER: # 21057.00 LA
DRAWN BY: Jean Twomey
DATE: 01.05.23

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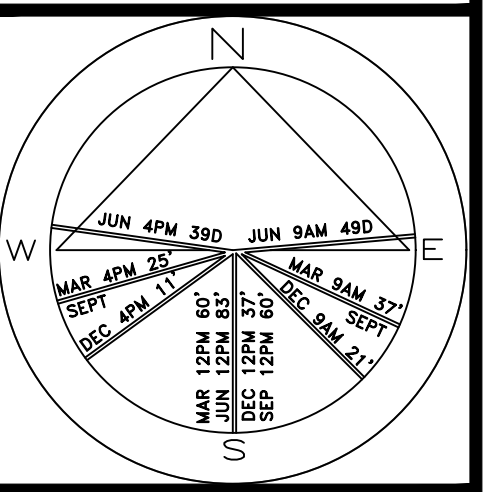
ARC-23-033
Truck Logistics Plan

SHEET L1.5

400 sf.

AREA IN SQ.FT.

1440 South Ocean Boulevard
Town of Palm Beach

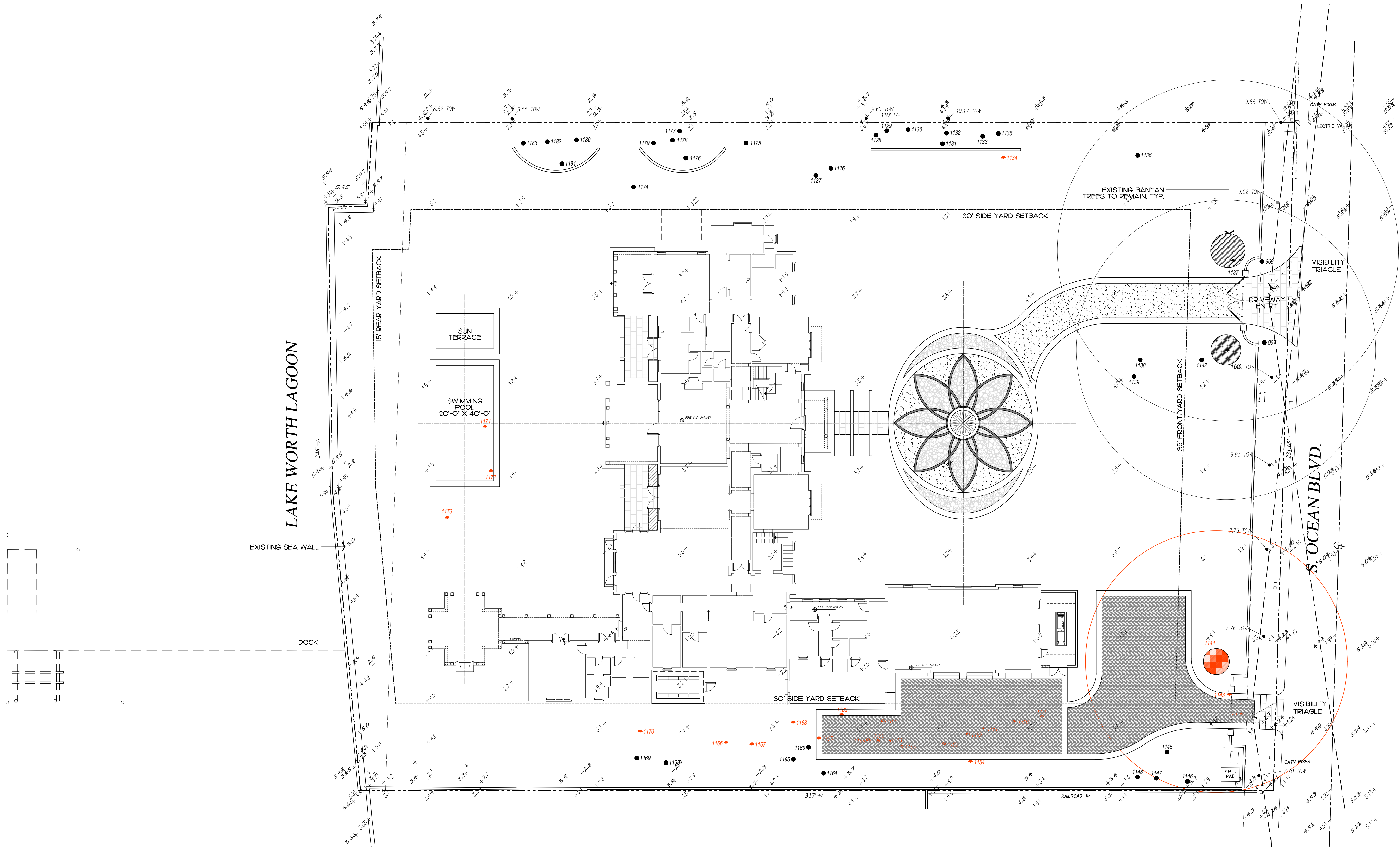


JOB NUMBER: # 21057.00 LA
DRAWN BY: Grace Walton
DATE: 01.05.23

SHEET L2.0

ARC-23-033 Site Plan

SCALE IN FEET: 1/16"=1'-0"



Site Requirements

DESCRIPTION	REQUIRED	PROPOSED
LOT ZONE	RA - (50 - PALM BEACH-I)	RA - (50 - PALM BEACH-I)
LOT AREA	20,000 S.F. MINIMUM	75,595 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 37,797 S.F.	66.81% 50,510 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 3,648 S.F.	86.62% 5,014 S.F.

Tree Legend

- TREES TO REMAIN
- TREES TO BE REMOVED/RELOCATED

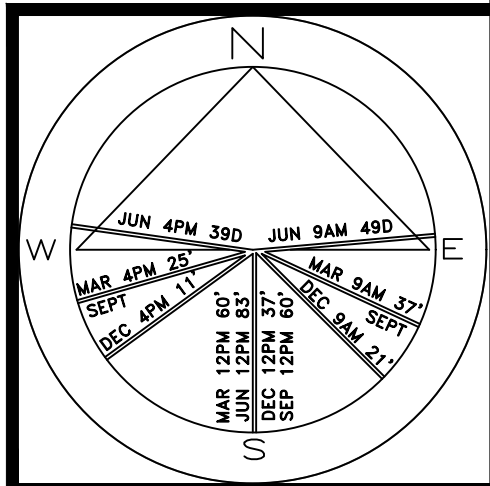
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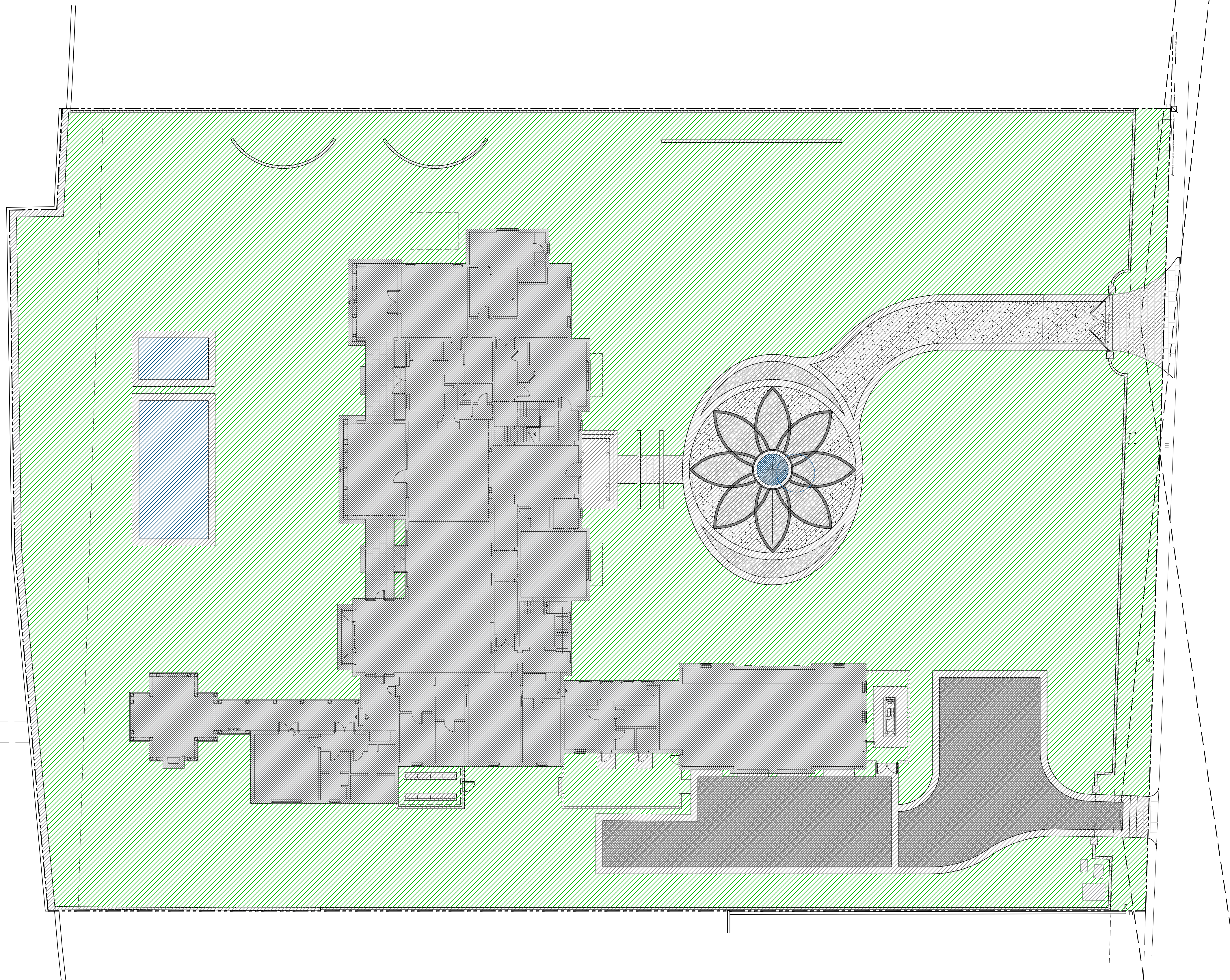
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1440 South Ocean Boulevard
Town of Palm Beach
F L O R I D A



JOB NUMBER: # 21057.00 LA
DRAWN BY: Cordice Walton
DATE: 12.15.2022

SHEET L2.1



Legend

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

Site Requirements

DESCRIPTION	REQUIRED	PROPOSED
LOT ZONE	RA - (50 - PALM BEACH)	RA - (50 - PALM BEACH)
LOT AREA	20,000 S.F. MINIMUM	75,595 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50%	37,797 S.F. 66.81%
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	3,648 S.F. 86.62%
		5,014 S.F.

ARC-23-033
Open Space Diagram

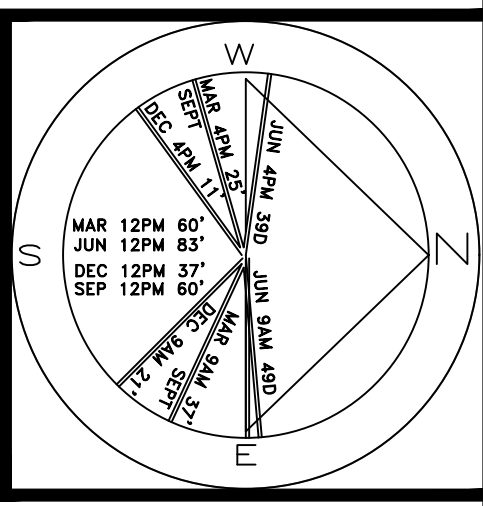
SCALE IN FEET: 1/16"=1'-0"

2022
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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

1440 South Ocean Boulevard
Town of Palm Beach



JOB NUMBER: # 21057.00 LA
DRAWN BY: Grace Walton
James Aparicio
DATE: 01.05.2023

SHEET L3.0

MATCH LINE
MATCH LINE

- (1976) PHYLLODENDRON
FROG FRUIT GROUNDCOVER
6" PLUGS
(2) PYGMY DATE PALM
PHOENIX ROEBELII
6'-8" OA. HT.
(166) BEGONIA 'ODORATA'
WHITE BEGONIA
3 GAL 12" OC
(2) THINAX RADIATA
FLORIDA THATCH PALM
12" OA. HT.
(20) ALPINIA ZERUMBET
GREEN SHELL GINGER
7 GAL 24" OC

- (4) PODOCARPUS MACROPHYLLUS
'MAKI'
PODOCARPUS COLUMN
12" OA. HT.

- (80) TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS
3 GAL 24" OC

- (2) PHOENIX CANARIENSIS DATE PALM
CANARY DATE PALM
12" CT. MATCHING

- (600) SERISSA FOETIDA
COTTON EASTER
3 GAL 12" OC

- (315) HIBISCUS SPP.
WHITE HIBISCUS
3 GAL 18" OC

- EXISTING BUFFER TO REMAIN
FILL IN WITH:
(30) COCCOLOVA UVIFERA
SEAGRAPE BUSH, 4' HT.
(15) TALIPARITI ELATUM TREE
MAHOE HIBISCUS TREE, 8' OA. HT.
(20) ALPINIA ZERUMBET
GREEN SHELL GINGER, 7 GAL.
(30) SERENOA REPENS
SAW PALMETTO, 7 GAL.
HAND PLACED ON SITE

- (200) FICUS MICROCAPA
GREEN ISLAND FICUS
3 GAL 12" OC

- (450) STACHYTARPHETA JAMAICENSIS
BLUE PORTERWEED
3 GAL 12" OC

- (5) RAVENALA MADAGASCARIENSIS
TRAVELERS PALM
14" OA. HT.

- (170) PSYCHOTRIA NERVOSA
COFFEE PLANT
3 GAL 12" OC

- (83) FICUS MICROCAPA
GREEN ISLAND FICUS
3 GAL 12" OC

- (2) FICUS BENGHALENSIS
EXISTING BANYAN TREE

- (10) ILEX GLABRA
GLOBUS SPHERES
2'X2'
(40) ALPINIA ZERUMBET
GREEN SHELL GINGER
7 GAL 24" OC
(100) TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS
3 GAL 24" OC
(3) PYGMY DATE PALM
PHOENIX ROEBELII
6'-8" OA. HT.
(2) MYRICA CERIFERA
WAX MYRTLE
14" OA. HT.

- (2) ALOCASIA PORTADORA
UPRIGHT ELEPHANT EAR
4" OA. HT.
(8) GARDENIA SPHERES
3'X3'

- (53) FICUS MICROCAPA
GREEN ISLAND FICUS
3 GAL 12" OC

- (4) BOUGAINVILLEA VINE
6" OA. HT.
ATTACHED TO WALL

- (175) FICUS MICROCAPA
GREEN ISLAND FICUS
3 GAL 12" OC

- EXISTING BUFFER TO REMAIN
FILL IN WITH:
(35) COCCOLOVA UVIFERA
SEAGRAPE BUSH, 4' HT.
HAND PLACED ON SITE

- (6) THINAX RADIATA
FLORIDA THATCH PALM
5'-10" OA. HT.

- (1) COCCOLOVA UVIFERA
SEAGRAPE BUSH, 4' HT.
CHARACTER TREE
(1) ACOELORRHAPHES WRIGHTII
PALMOTIS PALM
14'-18" OA. HT.

- (14) TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS
3 GAL 12" OC

- (10) TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS
3 GAL 12" OC

- (500) FICUS MICROCAPA
GREEN ISLAND FICUS
3 GAL 12" OC

- (60) ALPINIA ZERUMBET
GREEN SHELL GINGER
7 GAL 24" OC

- (1) FICUS BENGHALENSIS
RELOCATED BANYAN TREE

- (55) FICUS MICROCAPA
GREEN ISLAND FICUS
3 GAL 12" OC

- (26) LANTANA INVOLUCRATA
WHITE LANTANA
3 GAL 12" OC

- (150) PODOCARPUS MACROPHYLLUS
PODOCARPUS LEDGE
6' HT. FTB.
(60) CHAMAEDOREA COSTARICANA
BAMBOO PALM
6" OA. HT.

- (228) FICUS MICROCAPA
GREEN ISLAND FICUS
3 GAL 12" OC

- (24) RAPIS EXCELSA
LADY PALM
4" OA. HT.

- (1) CONOCARPUS ERECTUS
GREEN BUTTWOOD TREE
14" OA. HT.

- (25) TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS
3 GAL 12" OC

- (32) LANTANA INVOLUCRATA
WHITE LANTANA
3 GAL 12" OC

- (65) ALPINIA ZERUMBET
GREEN SHELL GINGER
7 GAL 24" OC

- (25) TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS
3 GAL 12" OC

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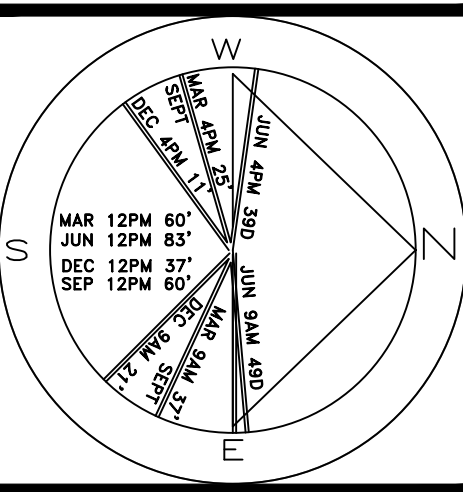
2022

Tree Legend

- TREES TO REMAIN
- TREES TO BE REMOVED/RELOCATED

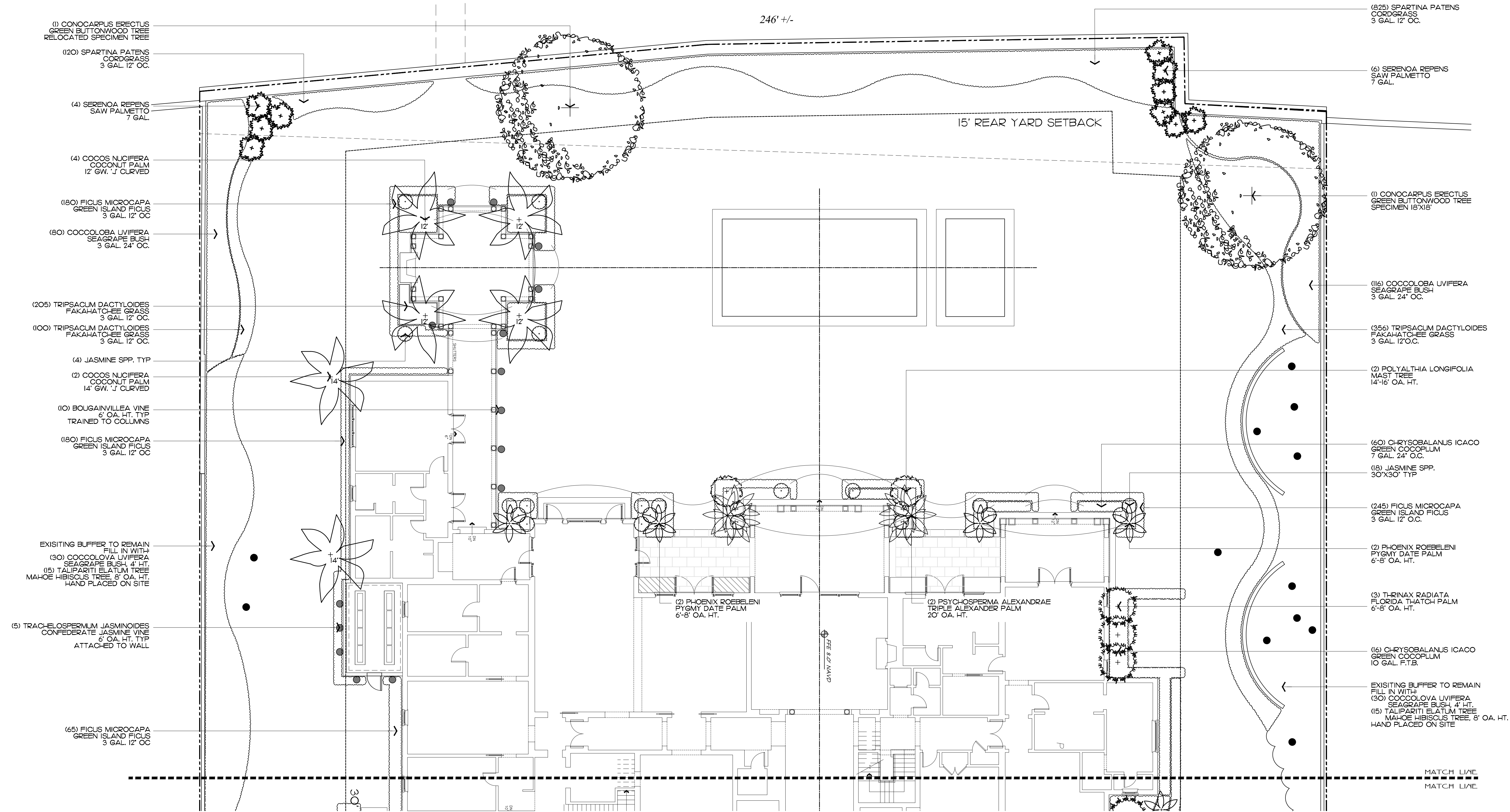
ARC-23-033
Partial Landscape Plan

SCALE IN FEET: 1"=10'



JOB NUMBER: # 21057.00 LA
DRAWN BY: Grace Walton
James Aparicio
DATE: 01.05.2023

LAKE WORTH LAGOON



2022
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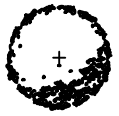
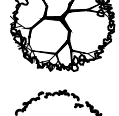
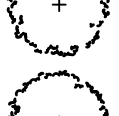
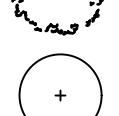
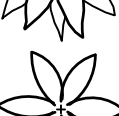
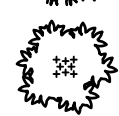
Tree Legend

- TREES TO REMAIN
- TREES TO BE REMOVED/RELOCATED

ARC-23-033
Partial Landscape Plan

SCALE IN FEET: 1"=10'

Trees & Palm

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	2	18' X 18' SPECIMEN	YES
	MYRCA CERIFERA WAX MYRTLE	2	14' OA HT	
	COCCOLOBA UVIFERA SEAGRAPE TREE	1	18' OA. HT.	YES
	POLYALTHIA LONGIFOLIA MAST TREE	2	14'-16' OA. HT.	
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	1	14' OA. HT.	YES
	TALIPARITI ELATUM MAHOE HIBISCUS TREE	45	8' OA. HT. HAND PLACED ON SITE	YES
	PHOENIX CANARIENSIS DATE PALM CANARY DATE PALM	2	12' CT.	
	PHOENIX ROEBELENII PIGMY DATE PALM - SINGLE	9	6'-8' OA. HT.	
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM - TRIPLE	2	20' OA. HT.	
	THRINAX RADIATA FLORIDA THATCH PALM	9 2	6'-8' OA. HT. 12' OA. HT.	YES
	ACOELORRHAPHE WRIGHTII PALMETTO	1	14'-18' OA. HT.	YES
TOTAL: NATIVE SPECIES:		78 61 (78%)		

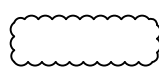
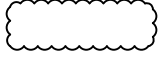
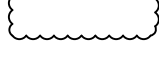
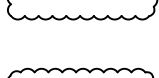
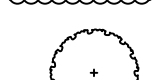
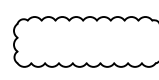
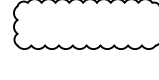
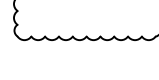
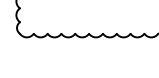
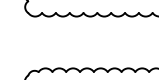
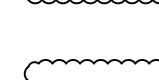
Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROG FRUIT GROUNDCOVER	1,976	6" PLUGS	YES
TOTAL: NATIVE SPECIES:		1,976 1,976 (100%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	SPARTINA PATENS CORDGRASS	945	3 GAL 12" OC	YES
	SERENOA REPENS SAW PALMETTO	40	7 GAL	YES
	FICUS MICROCAPA GREEN ISLAND FICUS	1,964	3 GAL 12" OC	
	COCCOLOVA UVIFERA SEAGRAPE BUSH	116 125	3 GAL 24" OC 4' OA HT	YES
	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	915	3 GAL 12" OC	YES
	JASMINE SPP.	22	30"X30"	
	CHRYSOBALANUS ICACO GREEN COCOPLUM	100	7 GAL 24" OC	YES
	GARDENIA SPHERES	8	36"X36"	
	ILEX GLABRA GLOBUS SPERES	10	24"X24"	
	ALPINIA ZERUMBET GREEN SHELL GINGER	205	7 GAL 24"	
	ALOCASIA PORTADORA ELEPHANT EAR	2	4' OA HT	
	LANTANA INVOLUCRATA WHITE LANTANA	58	3 GAL 12" OC	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	54	VARIES	
	CHAMAEDOREA COSTARICANA BAMBOO PALM	60	6' HT. FTB.	
	RAPHIS EXCELSA LADY PALM	24	4' OA. HT.	
	RAVENALA MADAGASCARIENSIS TRAVELERS PALM	5	14' OA. HT.	
	SERISSA FOETIDA COTTON EASTER	600	3 GAL.	
	STACHYTARPHETA JAMAICENSIS BLUE PORTERWEED	450	3 GAL.	YES
	PSYCHOTRIA NERVOSA COFFEE PLANT	170	3 GAL.	YES
	HIBISCUS SPP. WHITE HIBISCUS	315	3 GAL 18" OC	
	BOUGAINVILLEA VINE	14	6' OA HT TRAINED TO COLUMNS	
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	5	6' OA HT ATTACH TO WALL	
TOTAL: NATIVE SPECIES:		6,207 2,919 (47%)		

ENVIRONMENT
DESIGN
GROUP

139 North County Road 520-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

1440 South Ocean Boulevard
Town of Palm Beach

A
D
I
R
O
L
F

JOB NUMBER: # 21057.00 LA
DRAWN BY: Grace Walton
DATE: 12.19.2022
12.19.2022

SHEET L3.2

ARC-23-033
Plant List

2022
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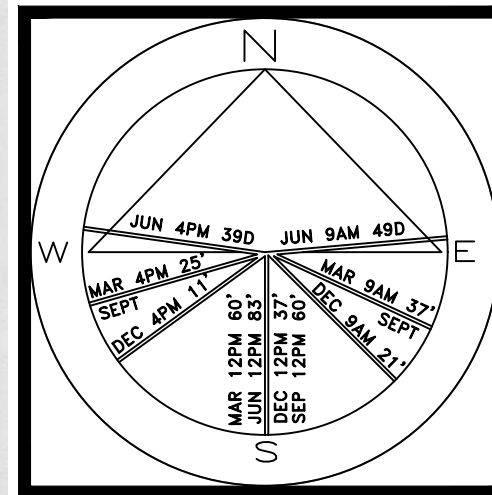
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F L O R I D A

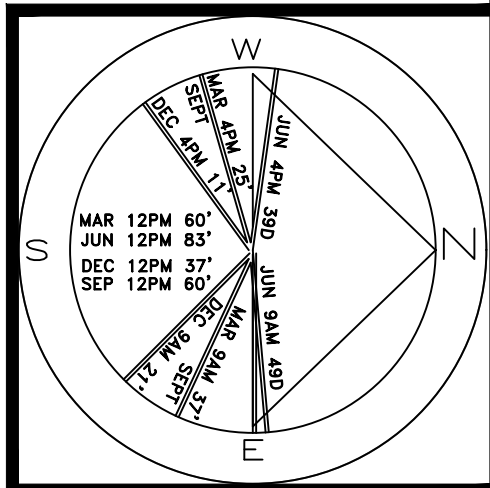


JOB NUMBER: # 21057.00 LA
DRAWN BY: Jean Twomey
DATE: 03.24.2023

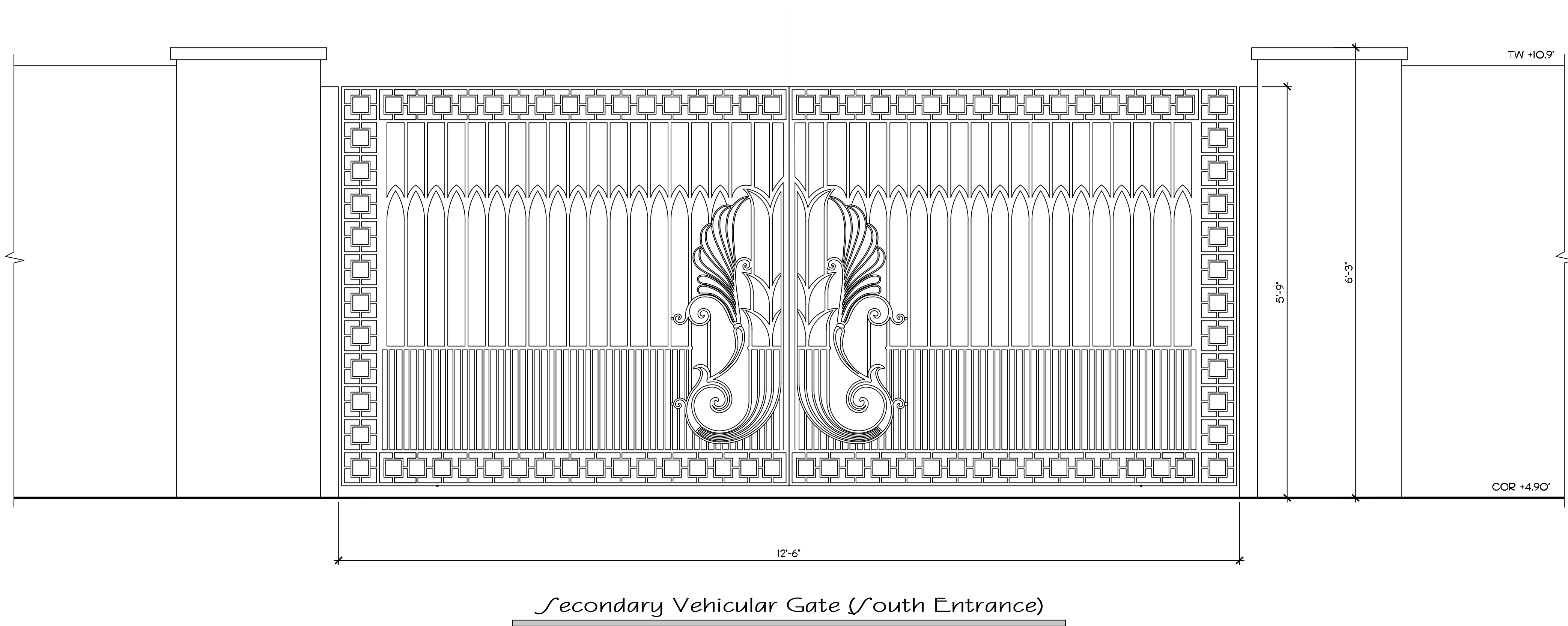
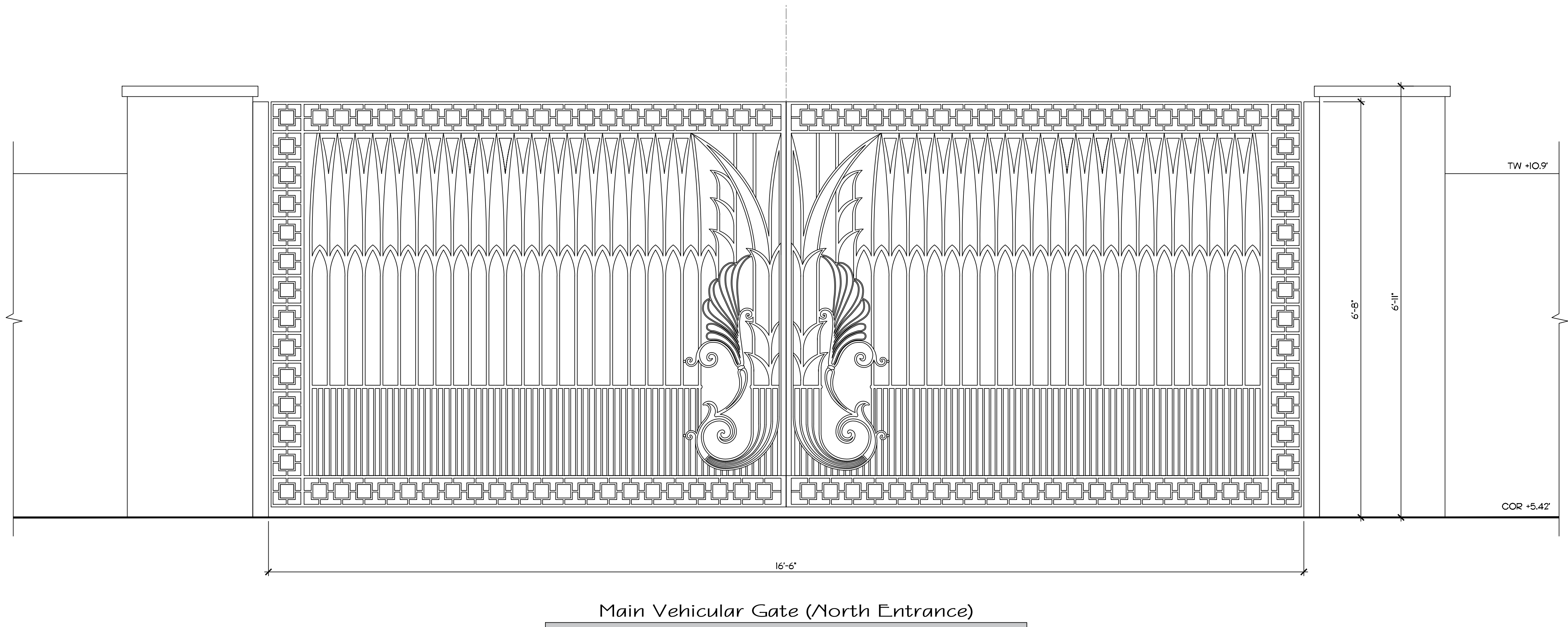
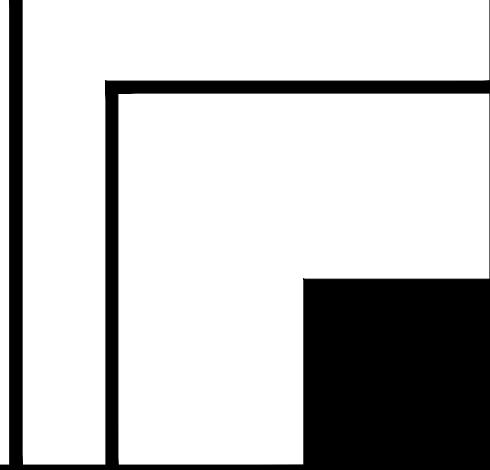
SHEET L3.3

Rendered Site Plan

NOT TO SCALE



JOB NUMBER: # 21057.00 LA
DRAWN BY: Grace Walton
James Aparicio
DATE: 01.05.2023



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ARC-23-033
Gates Details
SCALE IN FEET: 1"=1'-0"

BOUNDARY SURVEY FOR:
RONALD KOCHMAN AS TRUSTEE OF THE 1440 SOUTH
OCEAN TRUST DATED FEBRUARY 12, 2021

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

Ronald Kochman as Trustee of the 1440 South Ocean Trust dated February 12, 2021
First American Title Insurance Company
Kochman & Ziska PLC

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

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.B.H. = DIAMETER AT BREAST HEIGHT
D.E. = DRAINAGE EASEMENT
DW = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
FTN = FOUNTAIN
G.A. = GUY ANCHOR
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
P = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
PVM/T = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
RW = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW = SIDEWALK
T.O.B. = TOP OF BANK
TOW = TOP OF WALL ELEVATION
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
E = BASELINE
C = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
⊙ = IRON PIPE FOUND (AS NOTED)
⦿ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
⊙ = MAG NAIL & DISK SET (LB #4569)
P = PROPERTY LINE
P = UTILITY POLE
⊙ = FIRE HYDRANT
⊙ = WATER METER
⊙ = WATER VALVE
⊙ = LIGHT POLE

PROPERTY ADDRESS:

1440 South Ocean Blvd,
Palm Beach, FL 33480.

LEGAL DESCRIPTION:

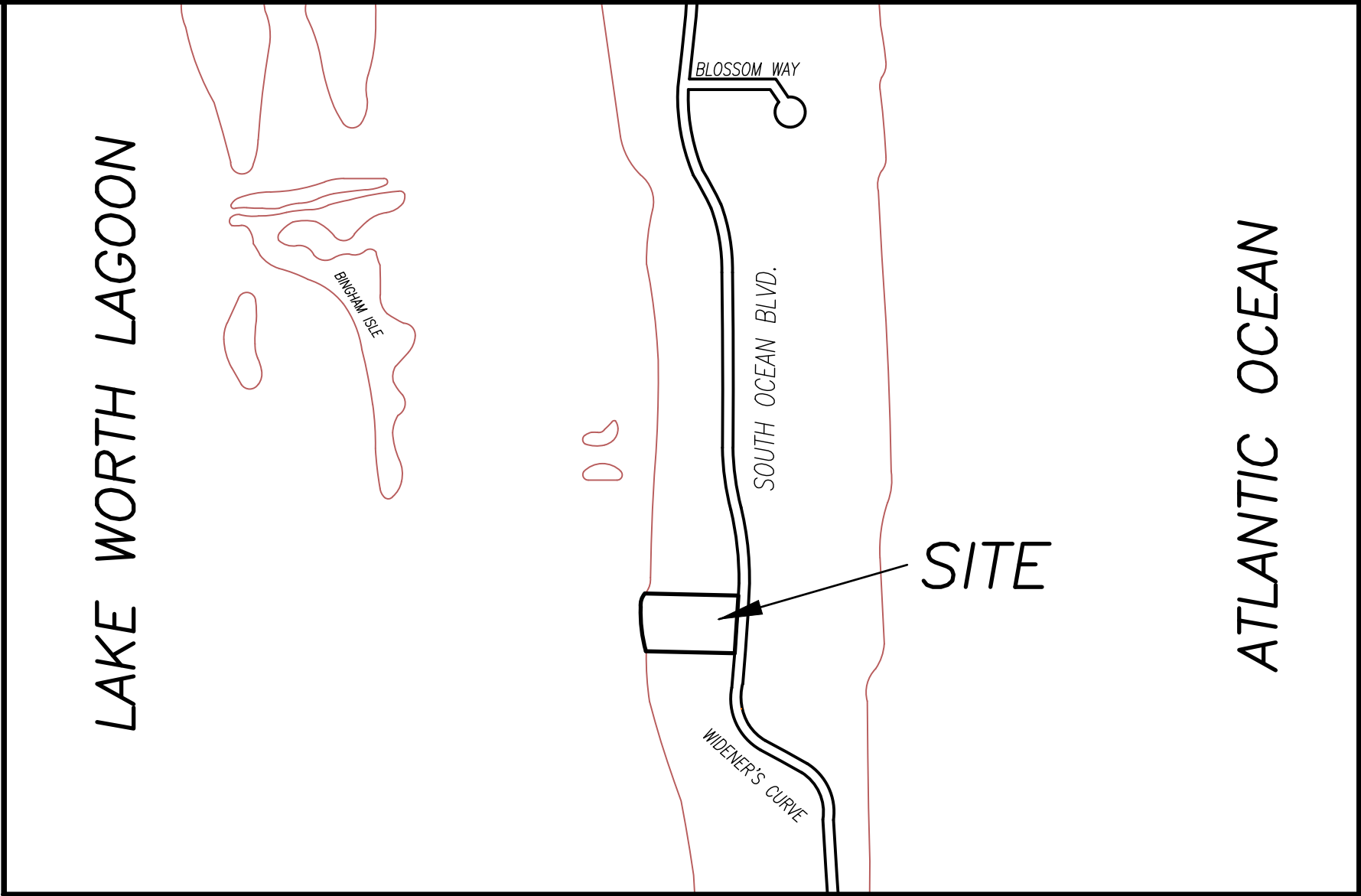
Lots 32 through 39, Lot 39 1/2, and the South 17 1/2 feet of Lot 40, OCEAN VISTA, according to the Plat thereof recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 6, Page 81.

FLOOD ZONE:

This property is located in Flood Zone AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-5075281, issued by First American Title Insurance Company, dated November 6, 2020. 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 (shown thus x 0.00) and 0.1' (shown thus x 0.0) 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 presented in digital form with electronic seal and electronic signature this survey must bear 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'.
- Building areas as shown are based on wall perimeters at ground level.



VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW

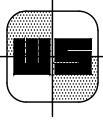
CLIENT: Maura Ziska	COMMITMENT NO. : 1062-5075281	DATE: 11/06/2020				
REVIEWED BY: Craig Wallace	JOB NO. : 88-1458					
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-8	N/A	Standard Exceptions				•
9	PB 6 PG 81	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Ocean Vista	•			
10	ORB 6443 PG 37	Driveway agreement set forth in instrument	•			
11	ORB 7477 PG 1421	Driveway agreement set forth in instrument	•			
12	ORB 11374 PG 455	Easement granted to Florida Power & Light Company				
13	ORB 17123 PG 1050	Historic Tree Resolution No. 18-04			•	
14	ORB 21067 PG 1854	Historic Tree Resolution No. 31-06			•	
15	ORB 30095 PG 742	Easement granted to Florida Power & Light Company	•			

REVISIONS:

11/29/22 SURVEY, TOPO, AND TREE TIE-IN UPDATE L.E./M.B. 88-1458.9 LW146/37
07/25/22 TIE-IN SEAWALL & BULKHEAD WITH ELEVATIONS C.E./S.W. 88-1458.9 PB338/5
05/04/22 TIE-IN DEADMAN ANCHORS & CONC. PADS C.E./S.W. 88-1458.7 PB331/75
08/27/21 TIE-IN SEAWALL & BULKHEAD WITH ELEVATIONS J.D./S.W. 88-1458.5 PB318/14
03/22/21 SPOT ELEVATIONS AND TREE LOCATIONS J.C./M.B. 88-1458.3 PB307/73
RECERTIFY M.B. 88-1458.2

BOUNDARY SURVEY FOR:

RONALD KOCHMAN AS TRUSTEE OF THE 1440 SOUTH
OCEAN TRUST DATED FEBRUARY 12, 2021



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4081
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

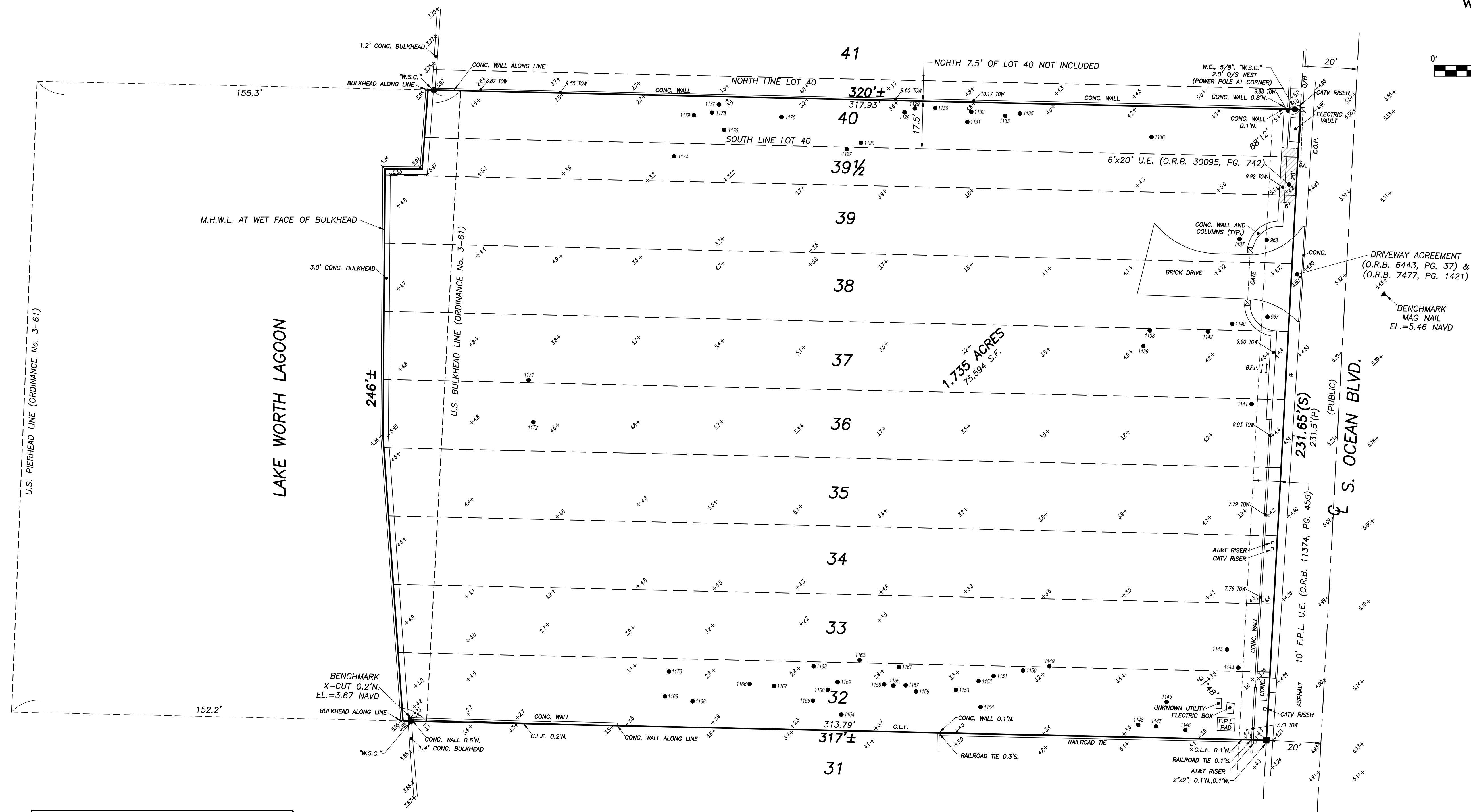
FIELD	B.M.	JOB NO.	88-1458.1	F.B.	PB303	PG.	43
OFFICE	M.B.	DATE	12/1/20	DWG. NO.	88-1458-1		
C.W.	C.W.	REF.	88-1458-1.DWG	SHEET	1	OF	2

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: 11/29/2022

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



TREE NUMBER	SPECIES	CALIPER (DBH)	TREE NUMBER	SPECIES	CALIPER (DBH)
967	BOTTLE PALM (HYOPHORBE LAGENICAILUS)	12"	1154	SABAL PALM (SABAL PALMETTO)	14"
968	BOTTLE PALM (HYOPHORBE LAGENICAILUS)	12"	1155	SABAL PALM (SABAL PALMETTO)	14"
1126	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	120" CLUSTER	1156	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	8"
1127	FICUS TREE (FICUS BENJAMINA)	24"	1157	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	8"
1128	SABAL PALM (SABAL PALMETTO)	11"	1158	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	8"
1129	SABAL PALM (SABAL PALMETTO)	11"	1159	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	8"
1130	SABAL PALM (SABAL PALMETTO)	12"	1160	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	8"
1131	SABAL PALM (SABAL PALMETTO)	11"	1161	MAHOE TREE (HIBISCUS TILIACEUS)	5"
1132	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	36" CLUSTER	1162	MAHOE TREE (HIBISCUS TILIACEUS)	6"
1133	FICUS TREE (FICUS BENJAMINA)	36"	1163	MAHOE TREE (HIBISCUS TILIACEUS)	7"
1135	SABAL PALM (SABAL PALMETTO)	14"	1164	SABAL PALM (SABAL PALMETTO)	10"
1136	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	144" CLUSTER	1165	SABAL PALM (SABAL PALMETTO)	14"
1137	BANYAN TREE (FICUS BENGHALENSIS)	80"	1166	COCONUT PALM (COCOS NUCIFERA)	9"
1138	BANYAN TREE (FICUS BENGHALENSIS)	54"	1167	COCONUT PALM (COCOS NUCIFERA)	10"
1139	BANYAN TREE (FICUS BENGHALENSIS)	36"	1168	BANYAN TREE (FICUS BENGHALENSIS)	72"
1140	BANYAN TREE (FICUS BENGHALENSIS)	50"	1169	BANYAN TREE (FICUS BENGHALENSIS)	85"
1141	BANYAN TREE (FICUS BENGHALENSIS)	60"	1170	BANYAN TREE (FICUS BENGHALENSIS)	36"
1142	SABAL PALM (SABAL PALMETTO)	11"	1171	BUTTONWOOD (CONOCARPUS ERECTUS)	20"
1143	FICUS TREE (FICUS BENJAMINA)	24"	1172	BUTTONWOOD (CONOCARPUS ERECTUS)	28"
1144	FICUS TREE (FICUS BENJAMINA)	18"	1174	BOTTLE PALM (HYOPHORBE LAGENICAILUS)	11"
1145	FICUS TREE (FICUS BENJAMINA)	30"	1175	FICUS TREE (FICUS BENJAMINA)	21"
1146	UNKNOWN	16"	1176	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	9"
1147	UNKNOWN	15"	1177	FICUS TREE (FICUS BENJAMINA)	24"
1148	UNKNOWN	13"	1178	FICUS TREE (FICUS BENJAMINA)	24"
1149	MAHOE TREE (HIBISCUS TILIACEUS)	10"	1179	FICUS TREE (FICUS BENJAMINA)	18"
1150	MAHOE TREE (HIBISCUS TILIACEUS)	10"			
1151	MAHOE TREE (HIBISCUS TILIACEUS)	6"			
1152	SABAL PALM (SABAL PALMETTO)	14"			
1153	SABAL PALM (SABAL PALMETTO)	14"			

BOUNDARY SURVEY FOR:

 **WALLACE SURVEYING**
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB NO.: 88-1458.1	F.B. PB303 PG. 43
OFFICE: M.B.	DATE: 12/1/20	DWG. NO. 88-1458-1
C/K'D: C.W.	REF: 88-1458-1.DWG	SHEET 2 OF 2