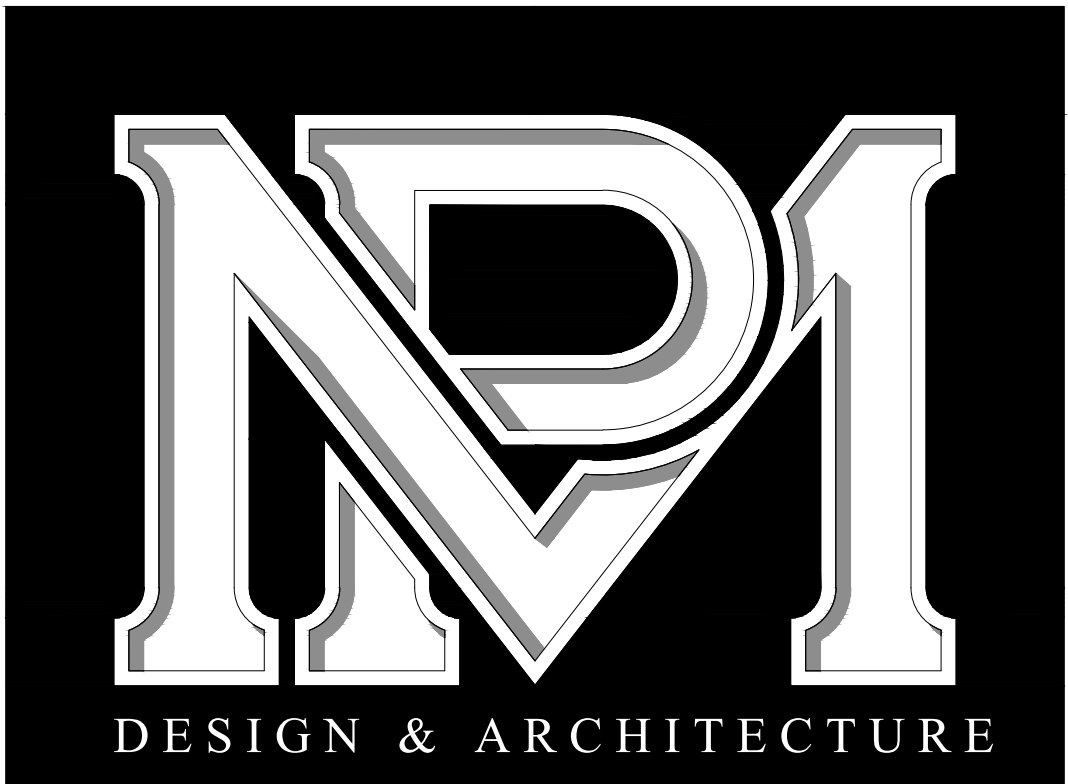


Mr. & Mrs. John Sculley Residence
1214 N Ocean Blvd. Palm Beach, FL 33480

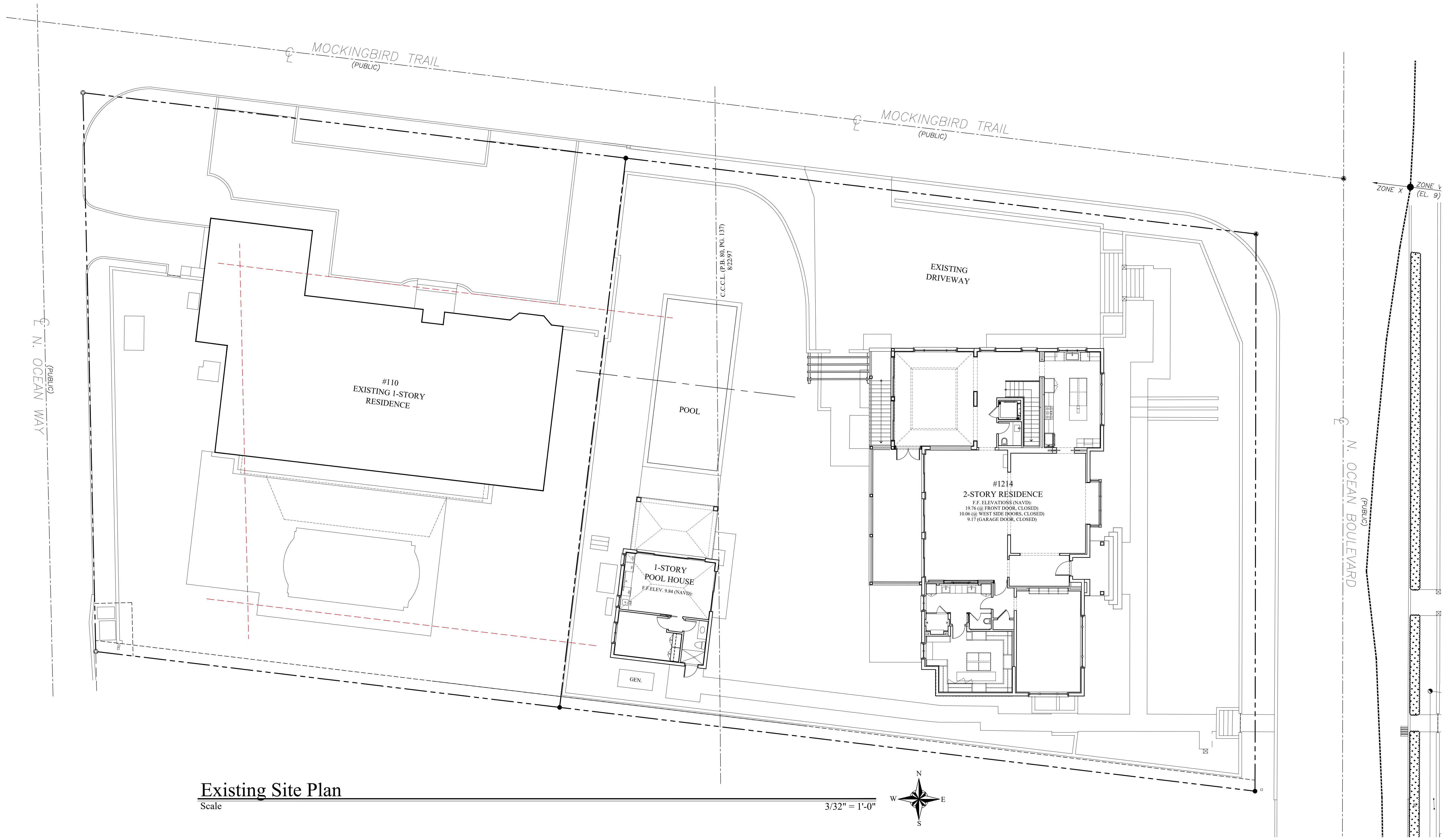
ARC-24-072
06/26/2024 ARCOM Meeting
Final Submittal - 04/29/2024



MP DESIGN
& ARCHITECTURE

SCOPE OF WORK:
PROPOSED NEW 2,725 SF ADDITION TO EXISTING HOUSE.
PROPOSED NEW 1,797 SF NEW GUEST HOUSE.
PROPOSED NEW POOL, NEW LANDSCAPE AND HARDSCAPE.

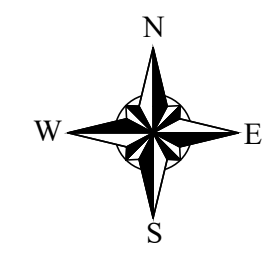
INDEX OF DRAWINGS			
COVER	SCOPE OF WORK & DRAWING INDEX		
A000	EXISTING SITE PLAN	AP01	PHOTOS
D000	DEMOLITION SITE PLAN	AP02	PHOTOS
A001	PROPOSED SITE PLAN	AP03	PHOTOS
A001.1	SITE WALL DETAILS	AP04	PHOTOS
A002	ZONING LEGEND	A006	VICINITY LOCATION MAP
A003	CCR CALCULATIONS	A007	TRUCK LOGISTIC & STAGING PLAN
A004	LOT COVERAGE DIAGRAM	EX	EXISTING CONDITIONS PLAN
A005	SITESCAPE PLAN	DM	DEMOLITION PLAN
A005.1	STREET SCAPE & SITE SECTION	SITE	OVERALL SITE PLAN
EX100	EXISTING LOWER LEVEL FLOOR PLAN	LP1	LANDSCAPE PLAN
A100	PROPOSED LOWER LEVEL FLOOR PLAN (EAST)	EL1	NORTH ELEVATION
A101	PROPOSED LOWER LEVEL FLOOR PLAN (WEST)	1 of 2	SURVEY
EX102	EXISTING ENTRY LEVEL FLOOR PLAN		
A102	PROPOSED ENTRY LEVEL FLOOR PLAN		
A200	PROPOSED ELEVATIONS		
A201	PROPOSED NORTH & SOUTH ELEVATIONS		
A202	PROPOSED WEST & COURTYARD ELEVATIONS		
A300	PROPOSED BUILDING SECTION		



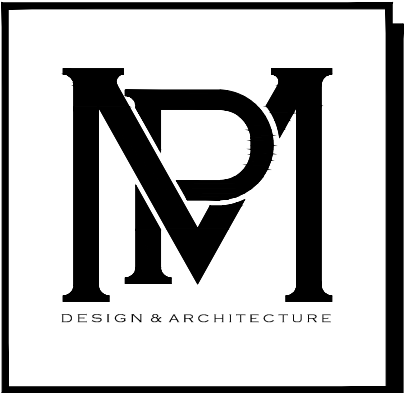
Existing Site Plan

Scale

3/32" = 1'-0"



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Additions & Renovation for the
Sculley Residence
1214 North Ocean Boulevard
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561.833.7575
AA26001667

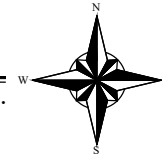
SHEET NO.
A000



Location Map

Scale

N.T.S.



Applicable Codes

1. ALL DEMOLITION WORK BY CONTRACTOR SHALL FOLLOW FLORIDA BUILDING CODES 2023 B/C EDITION AND ALL APPLICABLE AMENDMENTS, AS ADOPTED BY THE TOWN OF PALM BEACH.
2. FLORIDA FIRE PREVENTION CODE 2014 EDITION NFPA 101 2014 EDITION.
3. NEC 2011 EDITION

Wall Legend

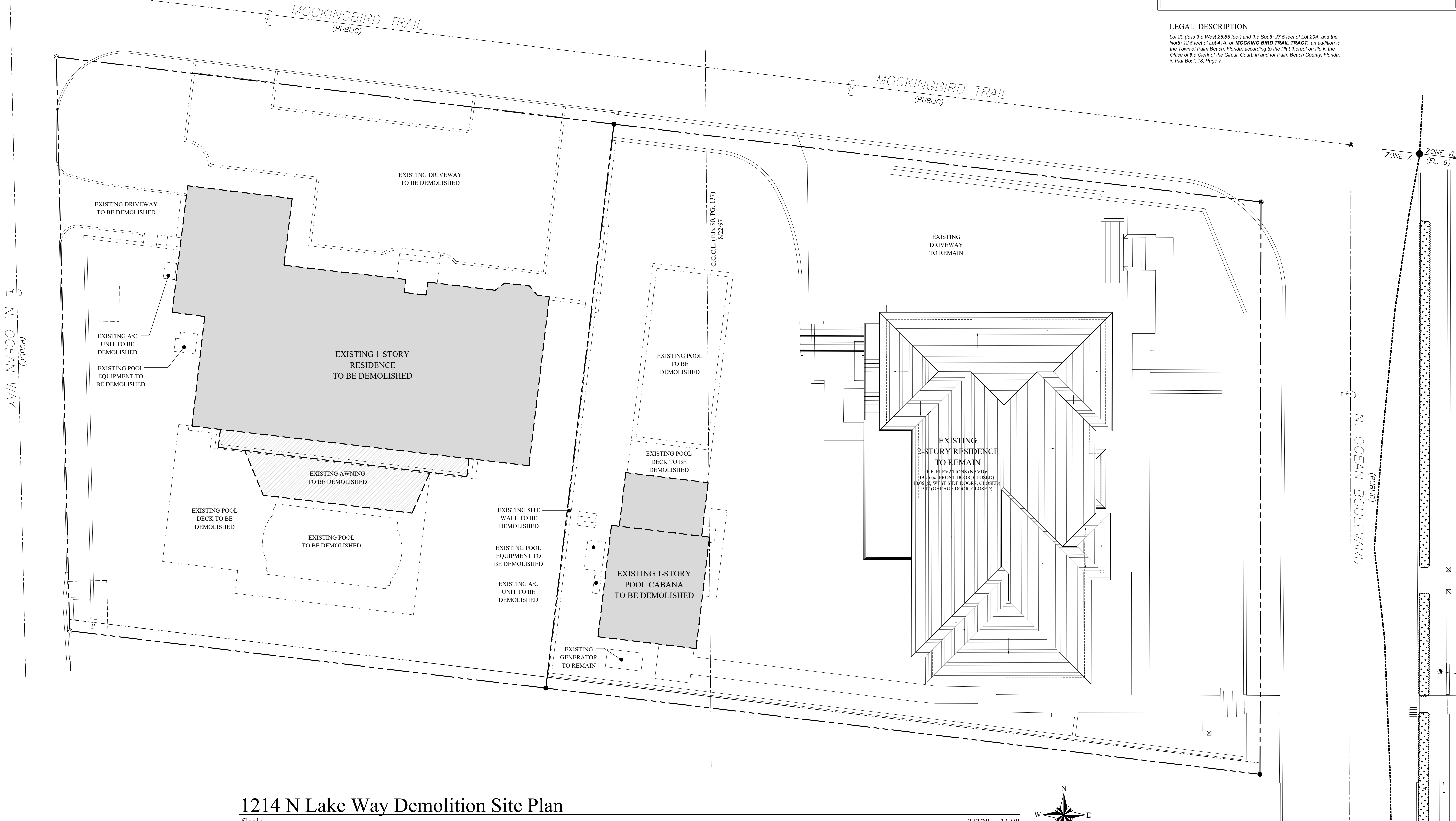
- EXISTING BUILDING TO BE REMOVED
- EXISTING HARDSCAPE AND EQUIPMENT TO BE REMOVED

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC., WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.
3. MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS AND BRACING AND SHORES SHALL BE USED WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.
4. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED. THOSE ITEMS SHALL BE REMOVED AND STORED WHERE THE OWNER REQUESTS.
5. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.
6. EXISTING PLUMBING LINES TO BE CARRIED OFF BELOW FLOOR LEVEL. PLUMBING LINES TO BE REWORKED TO SUIT NEW PLAN PLUMBING LAYOUTS. PLUMBER TO NOTIFY ARCHITECT AS TO THE LOCATIONS OF ALL WASTE AND VENT STACKS AFTER REMOVAL OF INTERIOR PARTITIONS.
7. EXISTING FLOOR FINISHES TO BE REMOVED AND DISPOSED OF PROPERLY.
8. ALL REMOVED DOORS SHALL BE STOCKPILED FOR POSSIBLE RE-USE AT NEW LAYOUT.

LEGAL DESCRIPTION

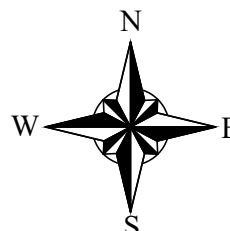
Lot 20 (less the West 25.85 feet) and the South 27.5 feet of Lot 20A, and the North 12.5 feet of Lot 41A, of **MOCKINGBIRD TRAIL TRACT**, an addition to the Town of Palm Beach, Florida, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 18, Page 7.



1214 N Lake Way Demolition Site Plan

Scale

3/32" = 1'-0"



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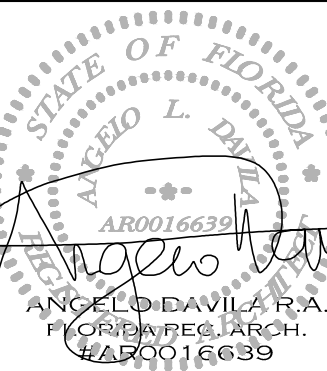
REVISIONS

Additions & Renovation for the

Sculley Residence

Palm Beach, FL 33480

1214 North Ocean Boulevard

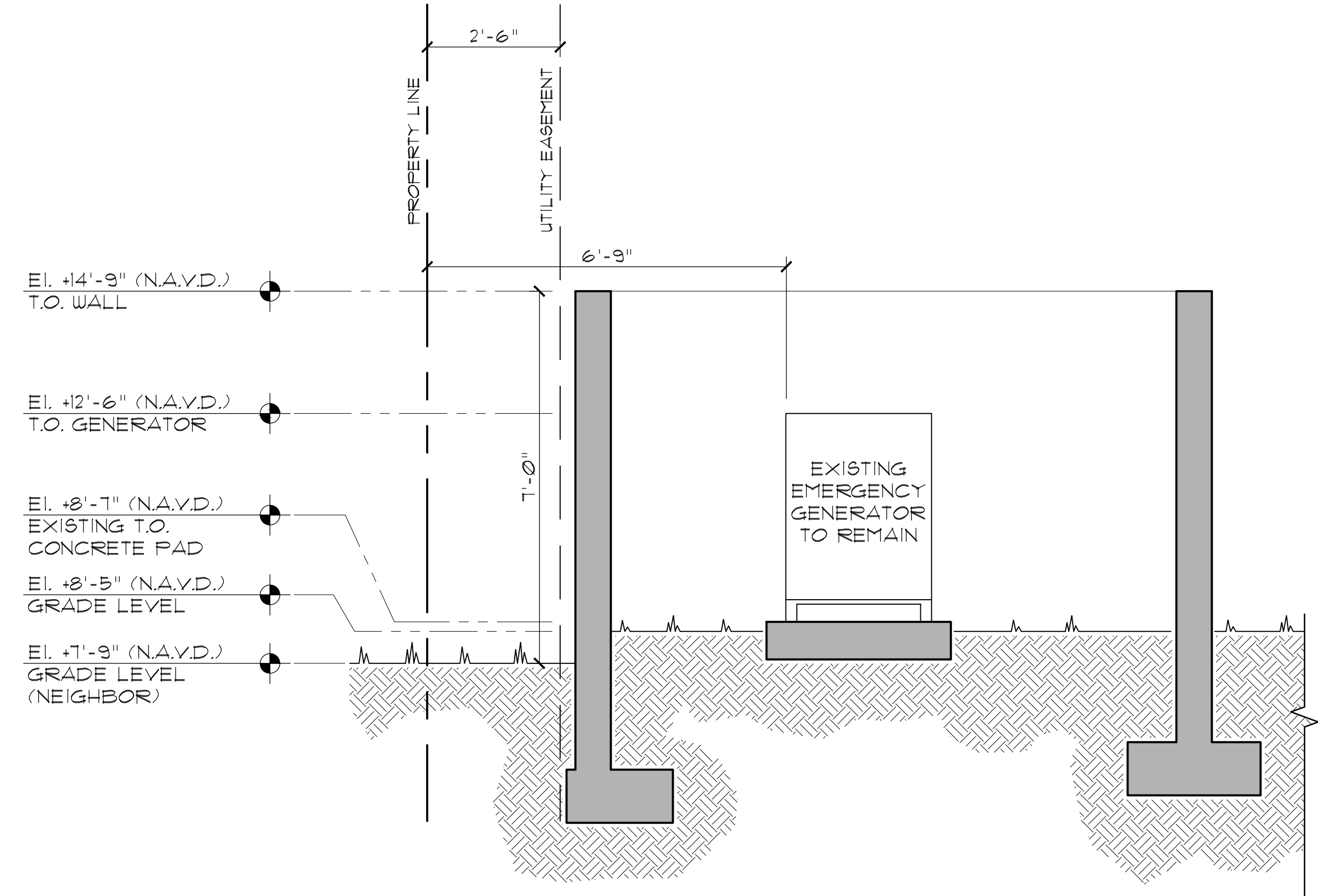


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SHEET NO.

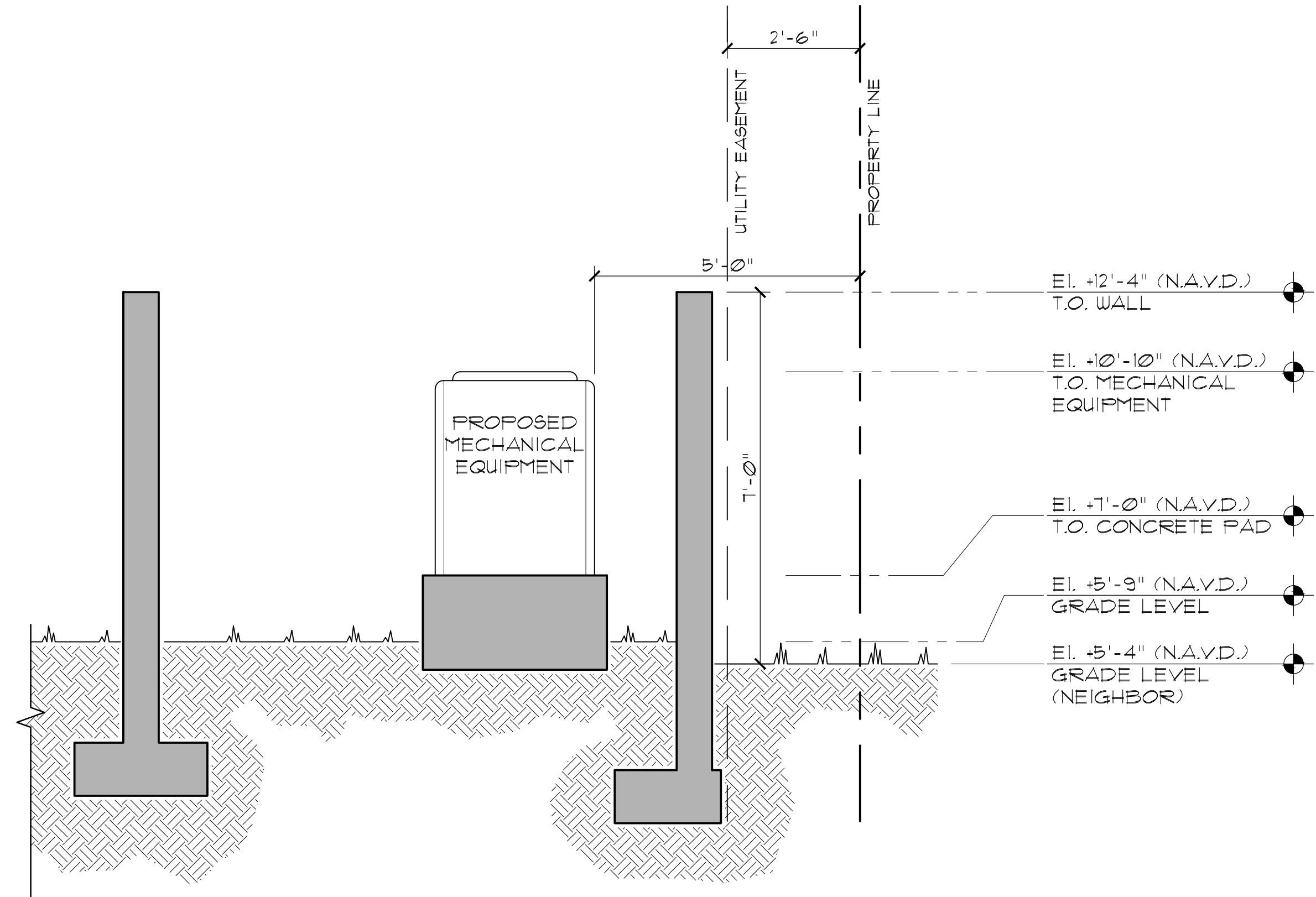
D000

ARC-24-072



Equipment Enclosure Section "A"

Scale 1/2" = 1'-0"



Equipment Enclosure Section "B"

Scale 1/2" = 1'-0"



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A001.1

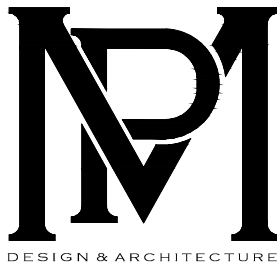
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Town of Palm Beach

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

Line #	Zoning Legend			
1	Property Address:	1214 N Ocean Blvd.		
2	Zoning District:	RB		
3	Lot Area (sq. ft.):	33,967		
4	Lot Width (W) & Depth (D) (ft.):	126.50' (W) & 270' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	Zone X		
7	Zero Datum for point of meas. (NAVD)	11.90' NAVD		
8	Crown of Road (COR) (NAVD)	15.18' NAVD (N Ocean Blvd.)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25% (8,492 SF)	23.2% (7,889SF)	22.2% (7,555 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		10,389 SF	10,355 SF
12	*Front Yard Setback (Ft.)	35'	34.8'	34.8'(Exist.)
13	* Side Yard Setback (1st Story) (Ft.)	25'	30.2'	30.2' (Exist.)
14	* Side Yard Setback (2nd Story) (Ft.)	35'	30.2'	30.2' (Exist.)
15	*Rear Yard Setback (Ft.)	35'	24.5'	35'
16	Angle of Vision (Deg.)	100	100	100
17	Building Height (Ft.)	22'	20'	20'
18	Overall Building Height (Ft.)	30'	27.5'	27.5'
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.76	3.11	3.19
20	** Max. Fill Added to Site (Ft.)	---	---	2.31 FT.
21	Finished Floor Elev. (FFE)(NAVD)	7.00' NAVD	7.00' NAVD	7.00' NAVD
22	Base Flood Elevation (BFE)(NAVD)	7.00' NAVD	7.00' NAVD	7.00' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	15,285 (45%)	15,441 (45.5%)	16,777 (49.4%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	2,698 (40%)	2,393 (35.5%)	3,748 (55.6%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		
* Indicate each yard area with cardinal direction (N,S,E,W) ** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600) *** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend Enter N/A if value is not applicable. Enter N/C if value is not changing. REV BF 20230626				



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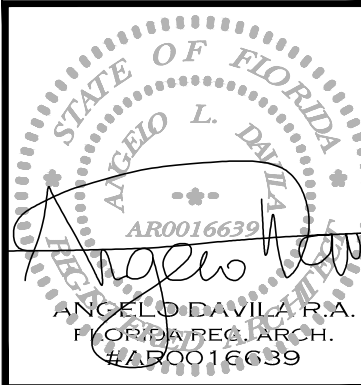
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Additions & Renovation for the

Sculley Residence

Palm Beach, FL 33480

1214 North Ocean Boulevard

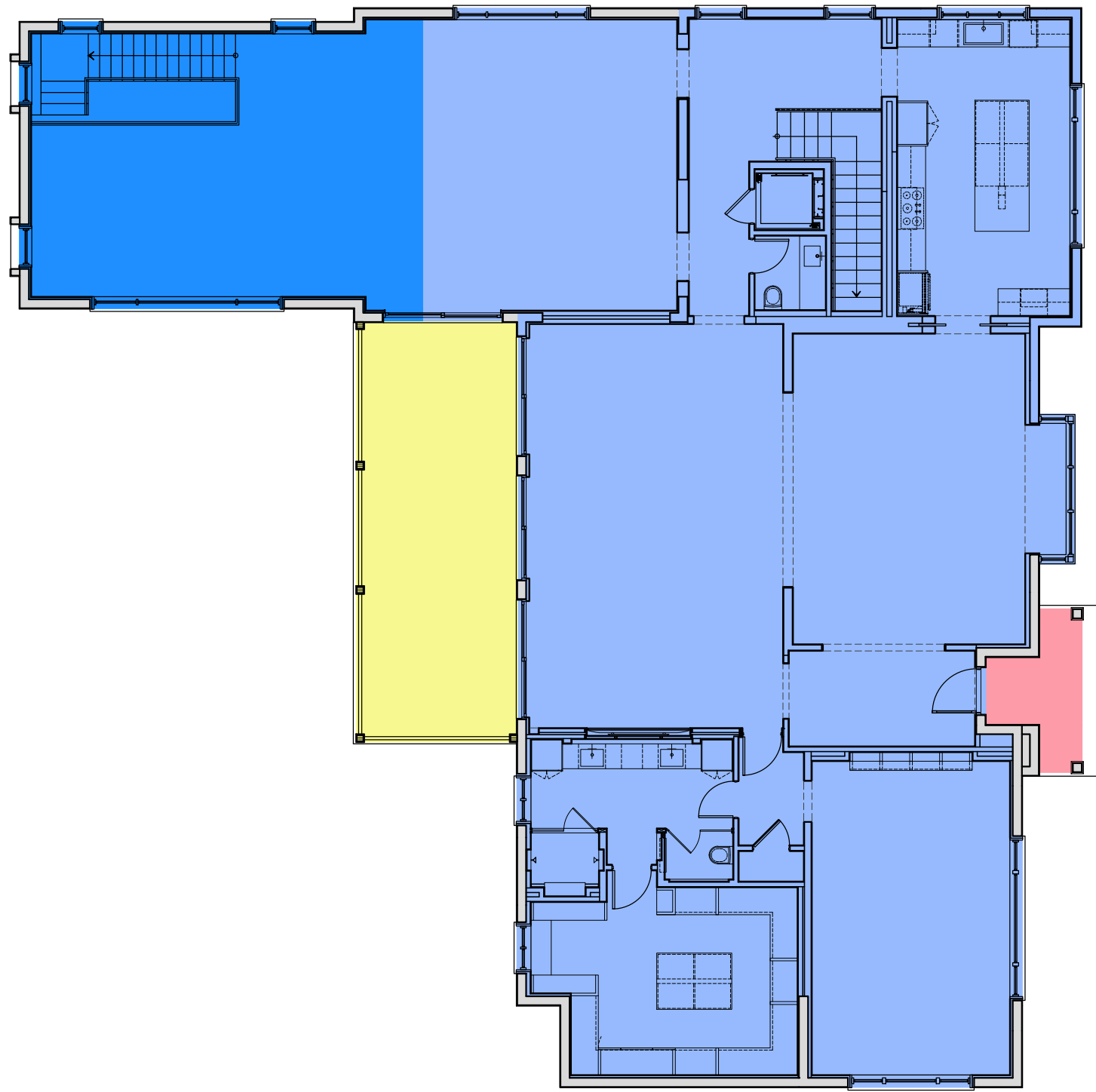


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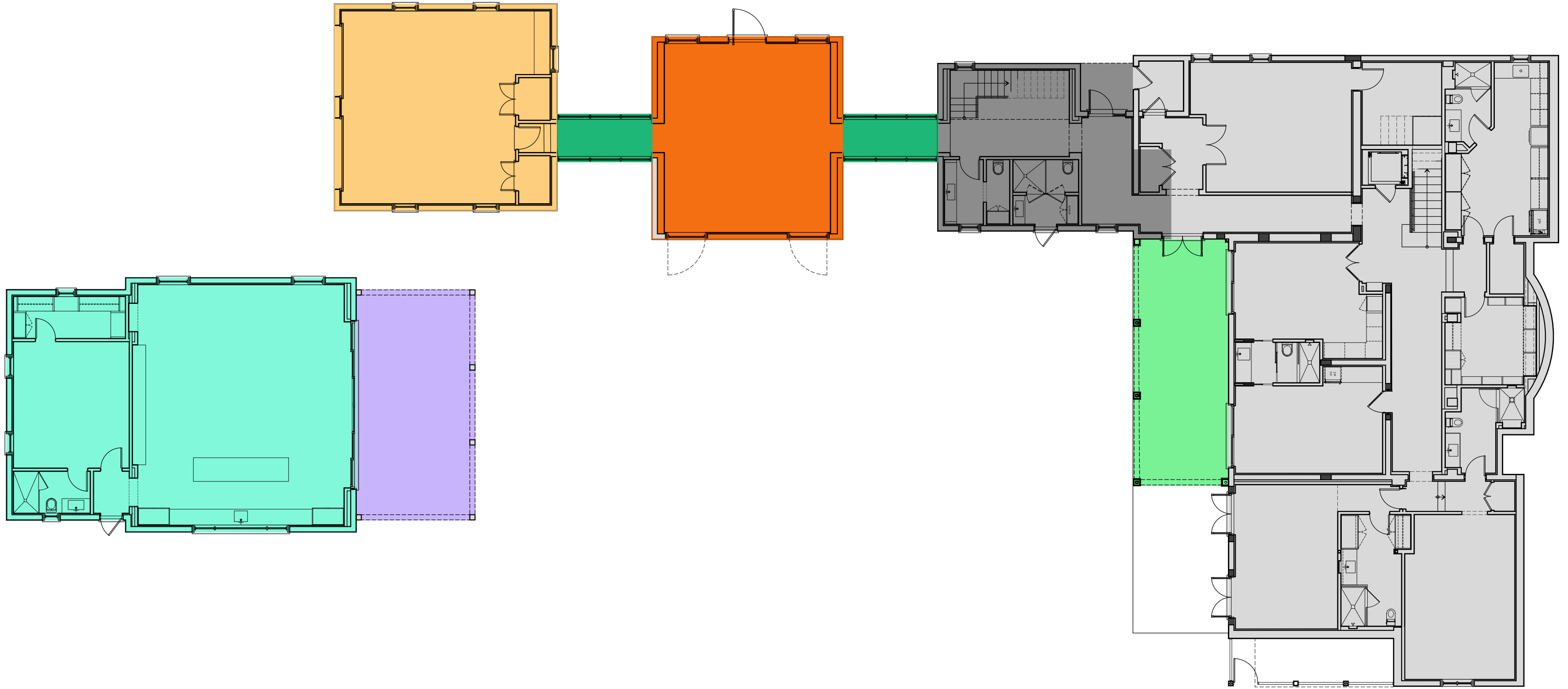
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ARC-24-072



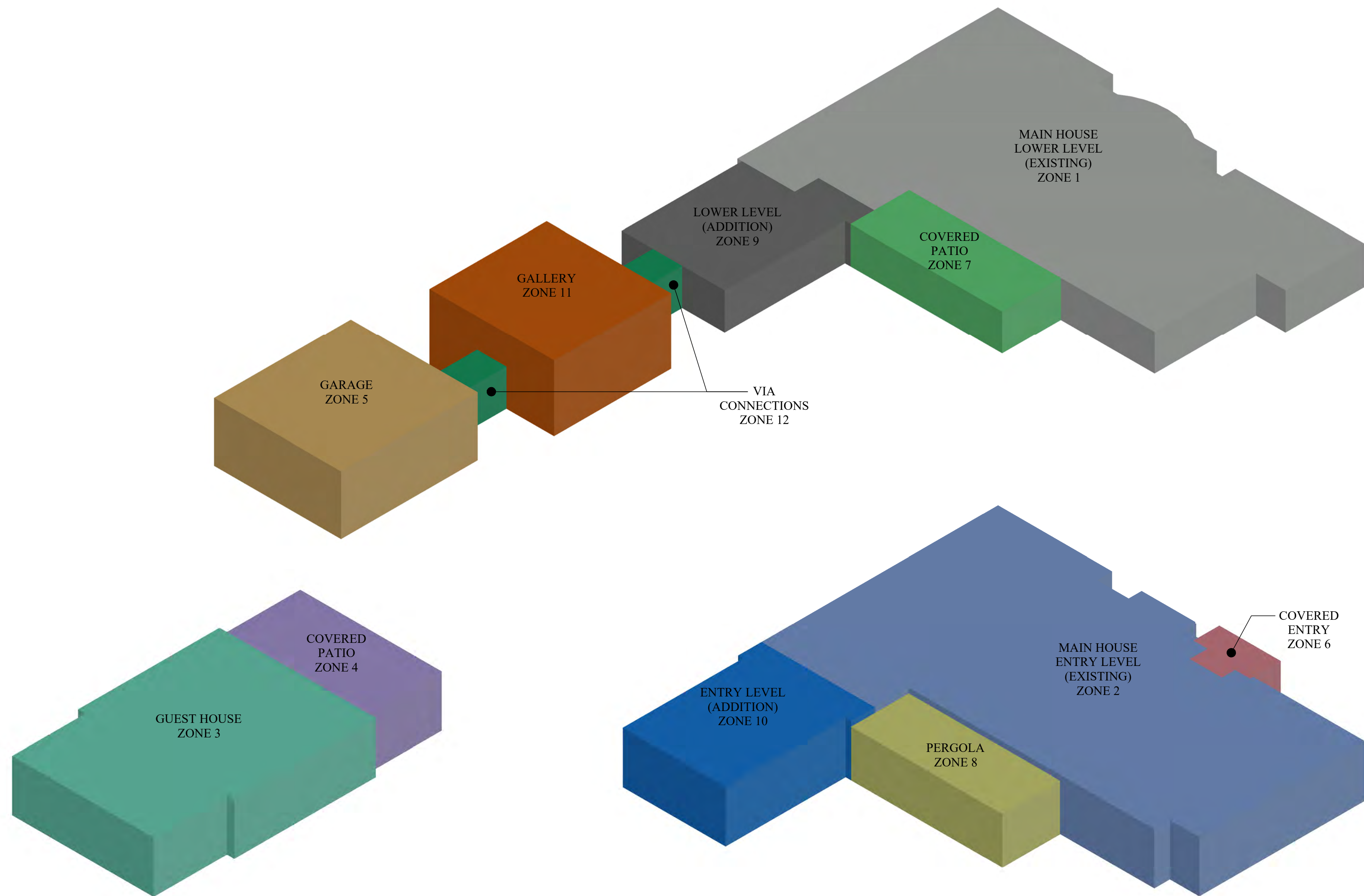
Proposed 2nd Floor CCR Diagram

Scale 3/32" = 1'-0"



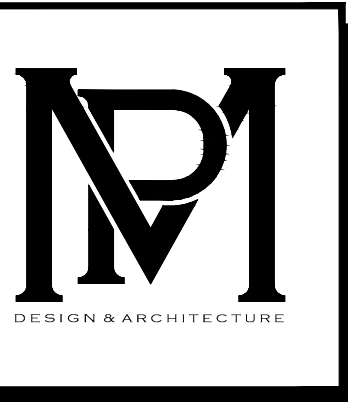
Proposed 1st Floor CCR Diagram

Scale 3/32" = 1'-0"



LEGEND			
ZONE 1 LOWER LEVEL	ZONE 2 ENTRY LEVEL	ZONE 3 GUEST HOUSE	ZONE 4 COVERED PATIO GUEST HOUSE
ZONE 5 GARAGE	ZONE 6 COVERED ENTRY	ZONE 7 COVERED PATIO	ZONE 8 PERGOLA
ZONE 9 LOWER LEVEL ADDITION	ZONE 10 ENTRY LEVEL ADDITION	ZONE 11 NEW GALLERY	ZONE 12 VIA CONNECTIONS

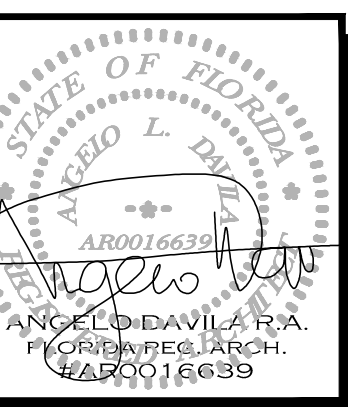
CCR CALCULATIONS			
	ZONE	PROPOSED	
MAIN HOUSE LOWER LEVEL (EXISTING)	ZONE 1	2,601 SF x 7.5'	= 19,507 CU. FT.
MAIN HOUSE ENTRY LEVEL (EXISTING)	ZONE 2	3,218 SF x 10.5'	= 33,789 CU. FT.
GUEST HOUSE	ZONE 3	1,363 SF x 10.5'	= 14,312 CU. FT.
COVERED PATIO GUEST HOUSE	ZONE 4	435 SF x 10.5'	= 4,568 CU. FT.
GARAGE	ZONE 5	728 SF x 12'	= 8,736 CU. FT.
COVERED ENTRY	ZONE 6	58 SF x 10.5'	= 609 CU. FT.
COVERED PATIO	ZONE 7	373 SF x 7.5'	= 2,798 CU. FT.
PERGOLA	ZONE 8	366 SF x 9.5'	= 3,477 CU. FT.
MAIN HOUSE LOWER LEVEL (ADDITION)	ZONE 9	574 SF x 7.5'	= 4,305 CU. FT.
MAIN HOUSE ENTRY LEVEL (ADDITION)	ZONE 10	635 SF x 10.5'	= 6,668 CU. FT.
GALLERY	ZONE 11	612 SF x 13.5'	= 8,262 CU. FT.
VIA CONNECTIONS	ZONE 12	144 SF x 9'	= 1,296 CU. FT.
TOTAL			108,336 CU. FT.
LOT AREA		33,967 SF	
MAX ALLOWED CCR		3.76	127,716 CU. FT.
TOTAL PROPOSED CCR		3.19	108,336 CU. FT.



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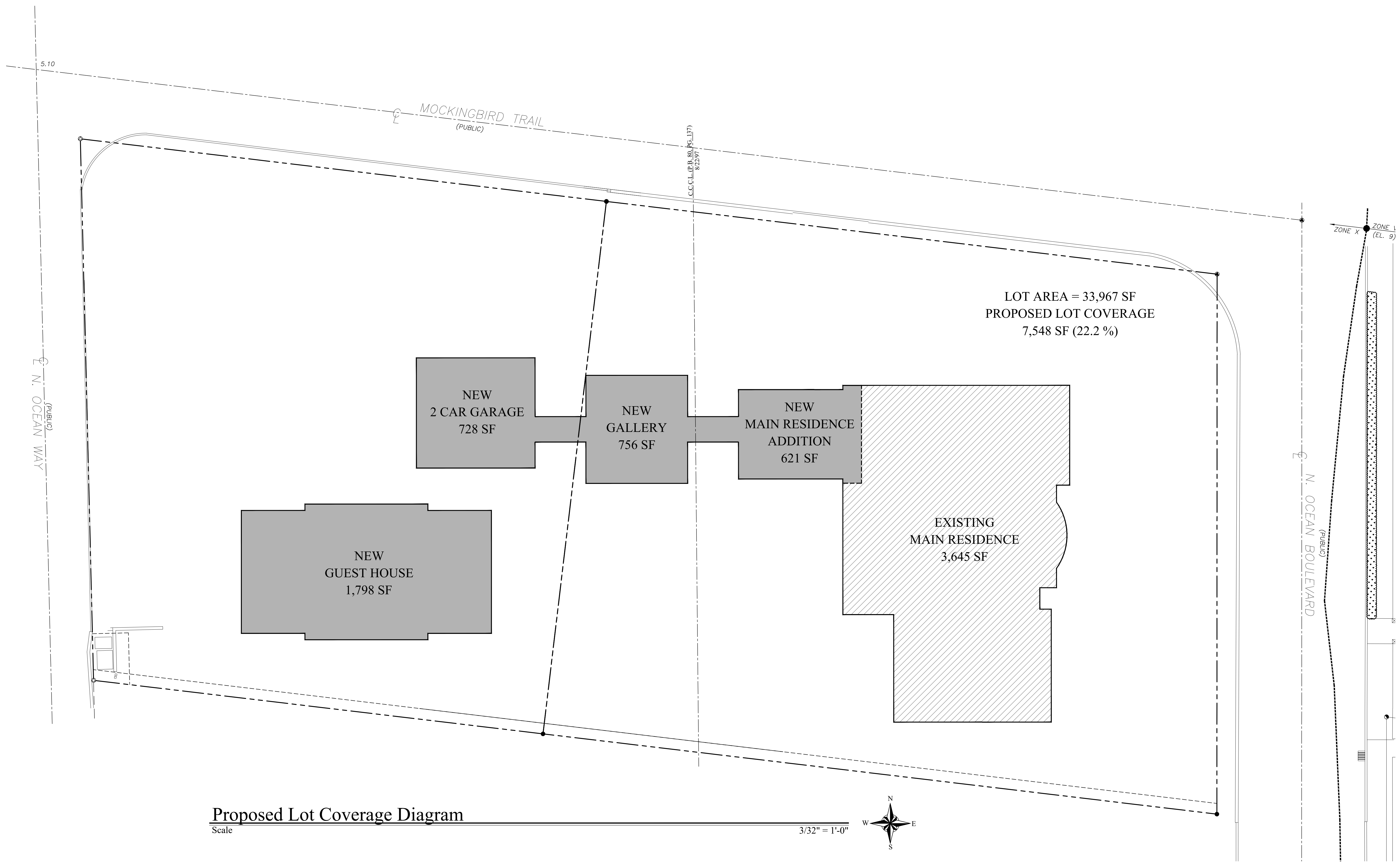
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SHEET NO.
A003

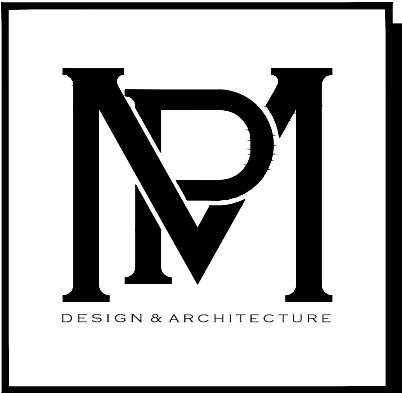
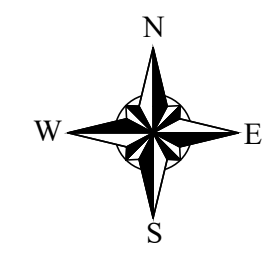
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Proposed Lot Coverage Diagram

Scale

3/32" = 1'-0"



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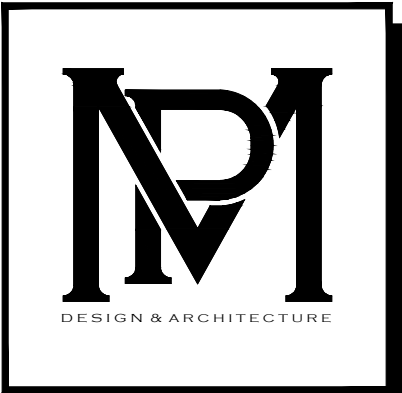
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A004

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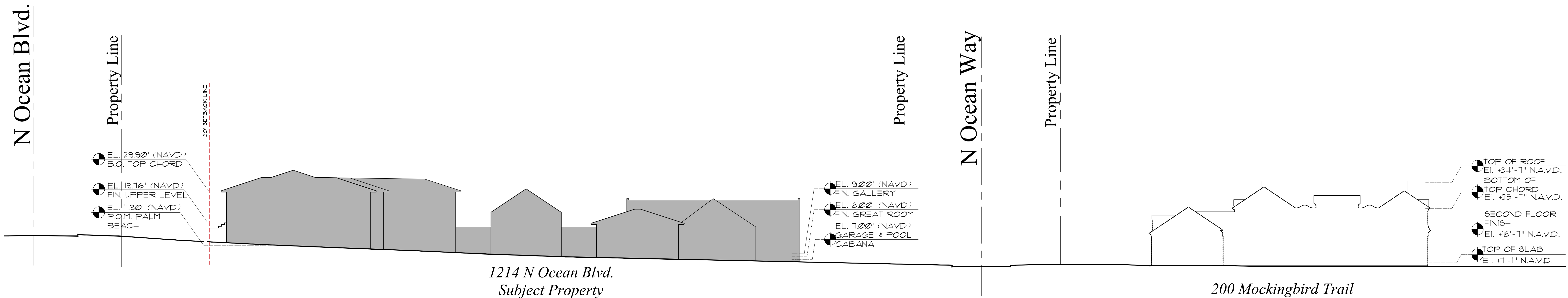
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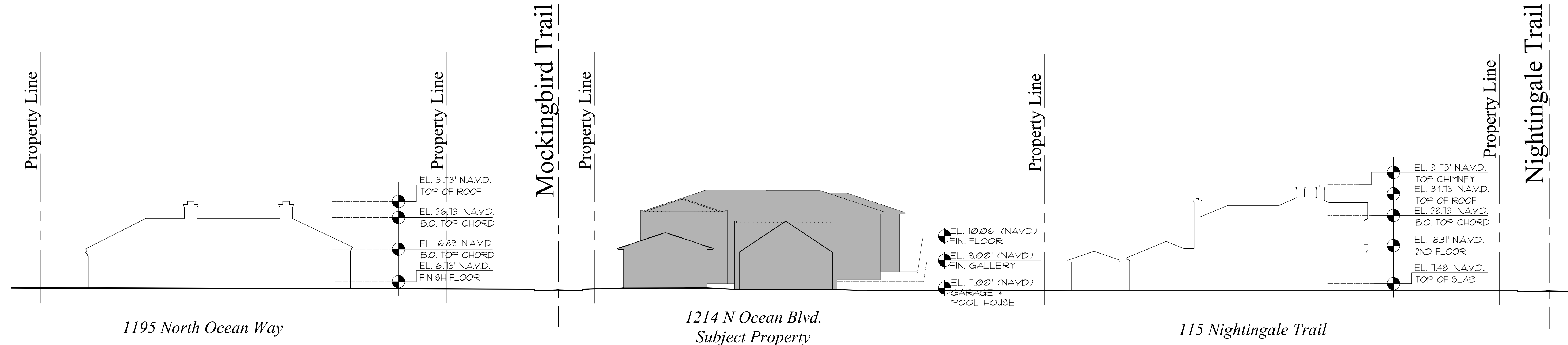
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ARC-24-072



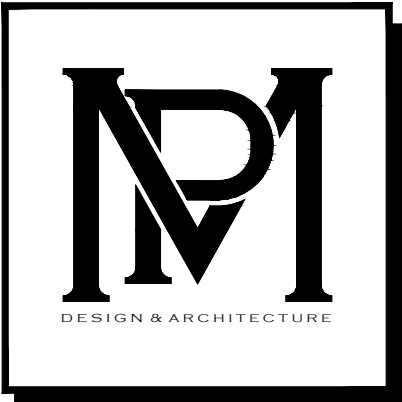
Streetscape (South Side) Mocking Bird Trail

Scale 1/16" = 1'-0"



Streetscape (East Side) North Ocean Way

Scale 1/16" = 1'-0"



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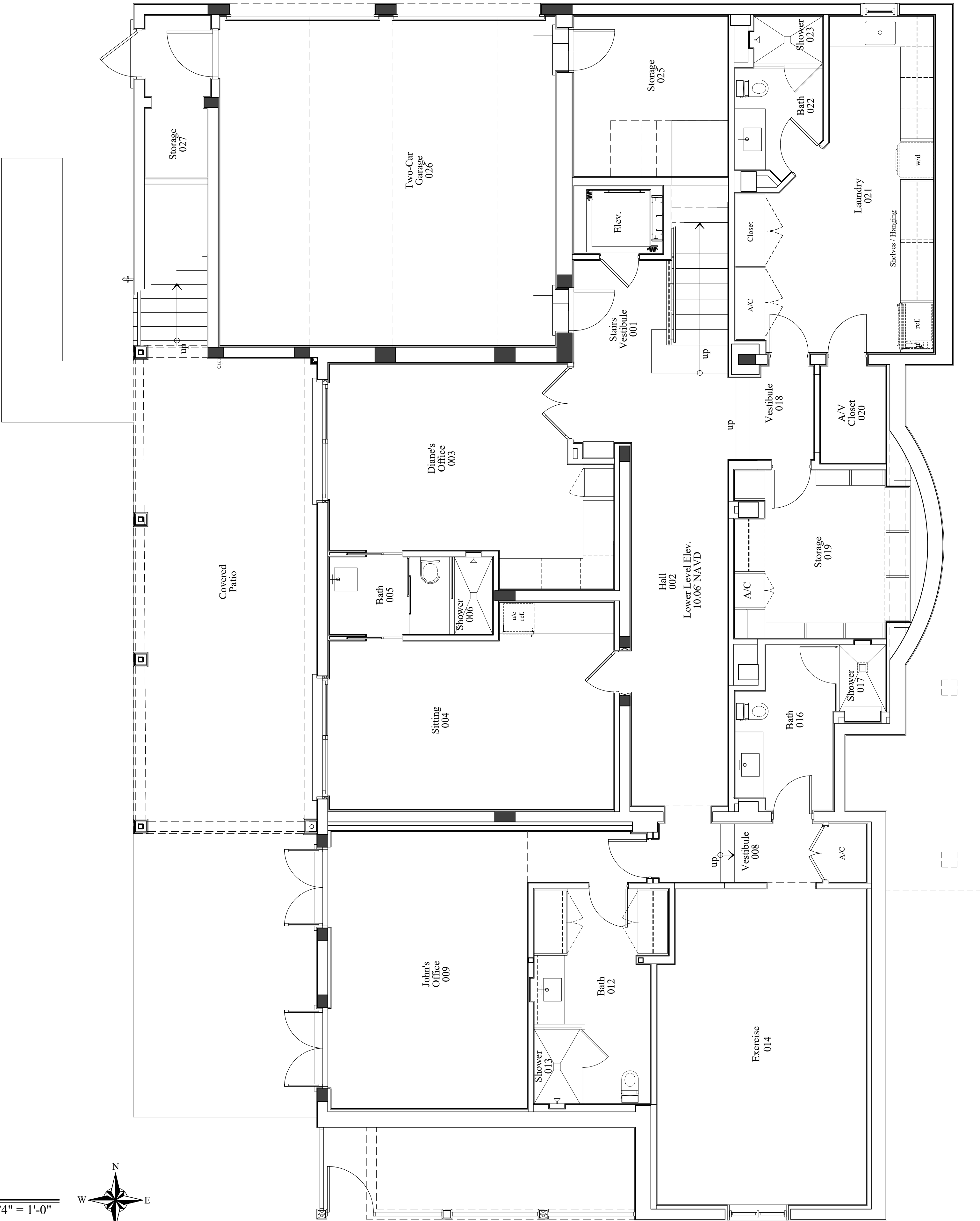
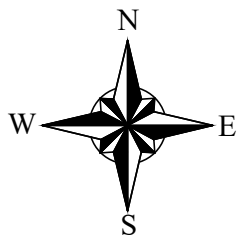
ARC-24-072

SHEET NO.
A005.1

Existing Lower Level Floor Plan

Scale

1/4" = 1'-0"



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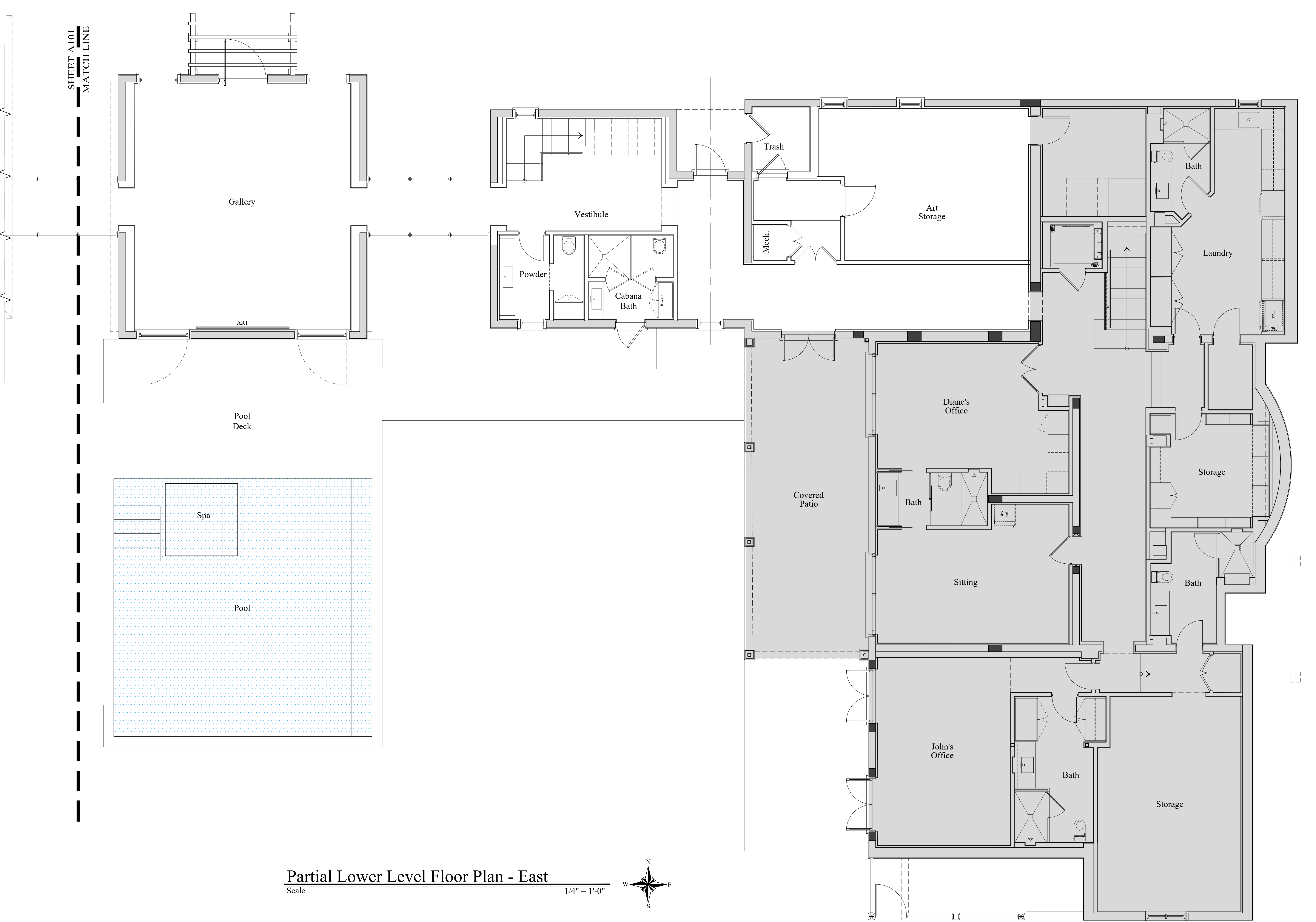
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4/29/2024



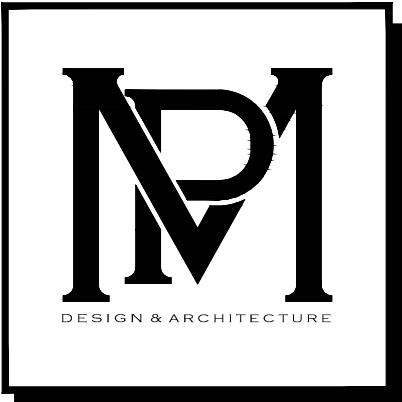
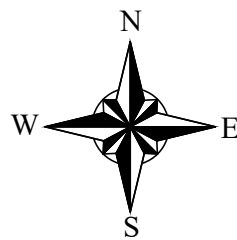
SHEET NO.
EX100



Partial Lower Level Floor Plan - East

Scale

1/4" = 1'-0"



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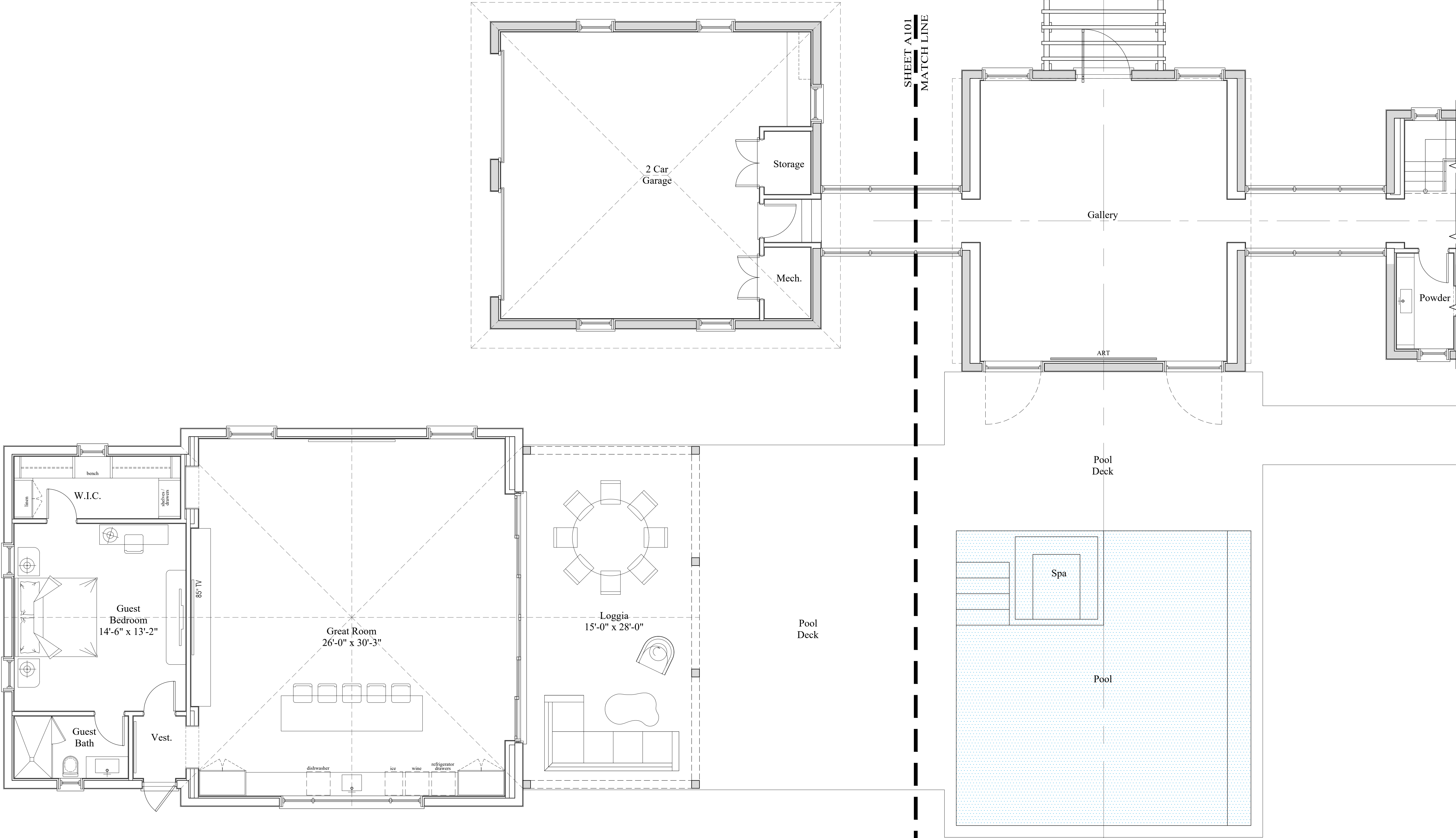
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SHEET NO.
A100

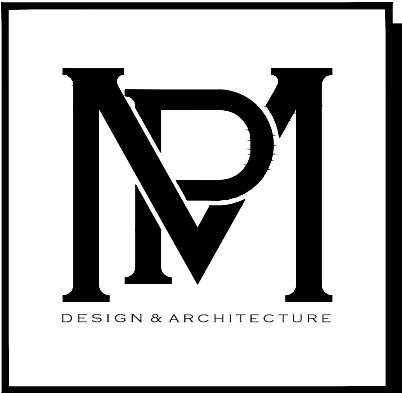
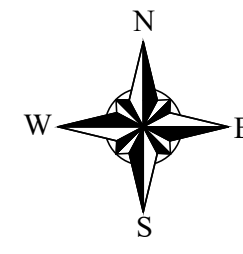
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Partial Lower Level Floor Plan - West

Scale

1/4" = 1'-0"



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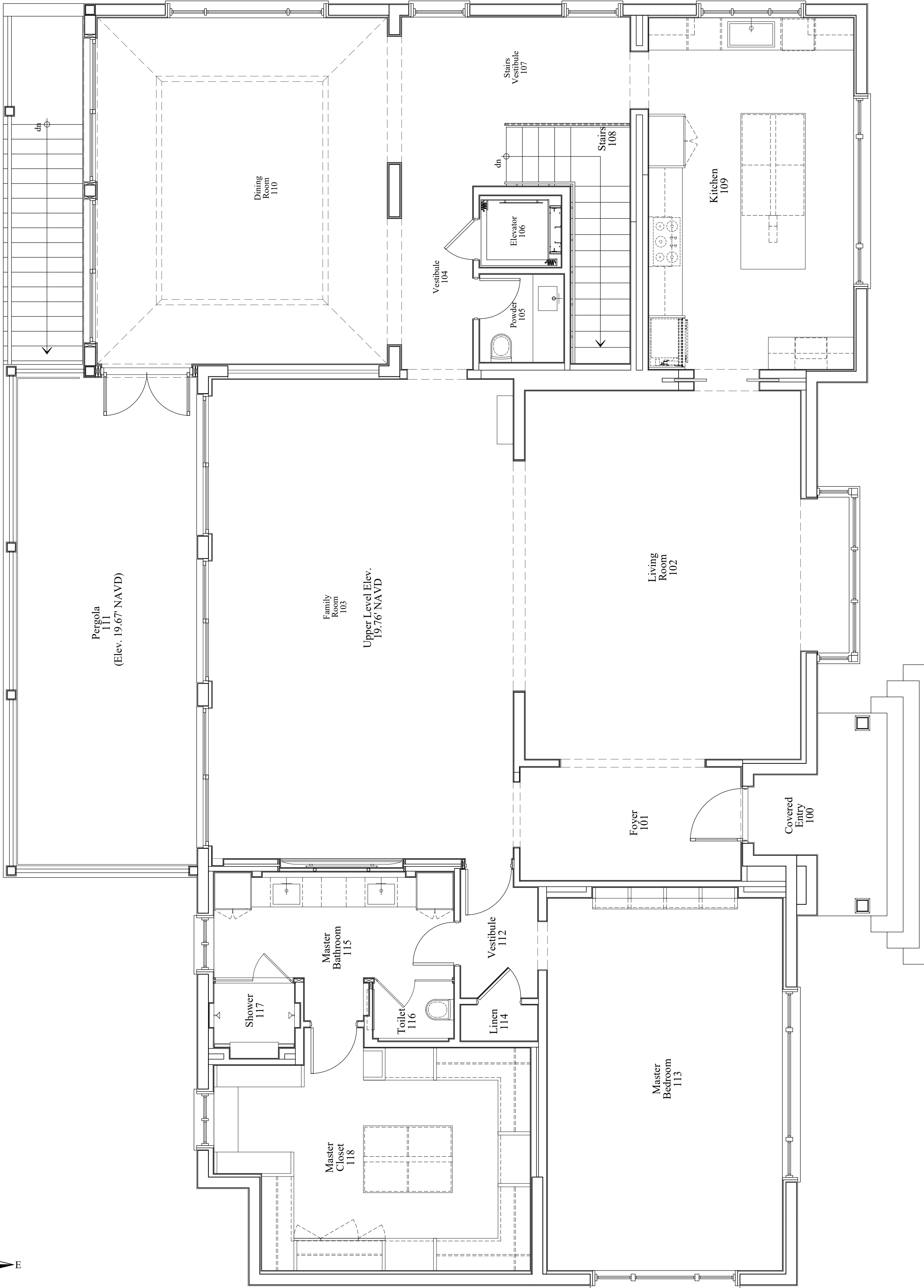
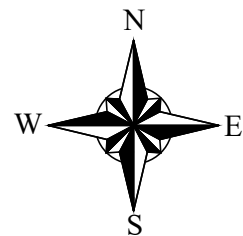
SHEET NO.
A101

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Existing Upper Level Floor Plan

Scale

1/4" = 1'-0"



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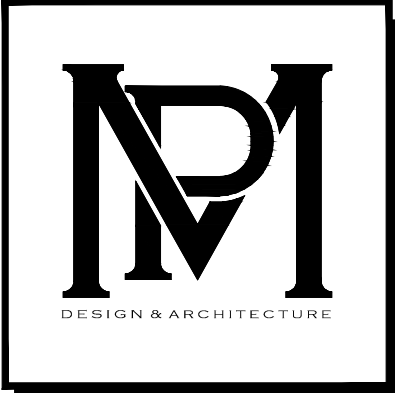
MP DESIGN &
ARCHITECTURE, INC
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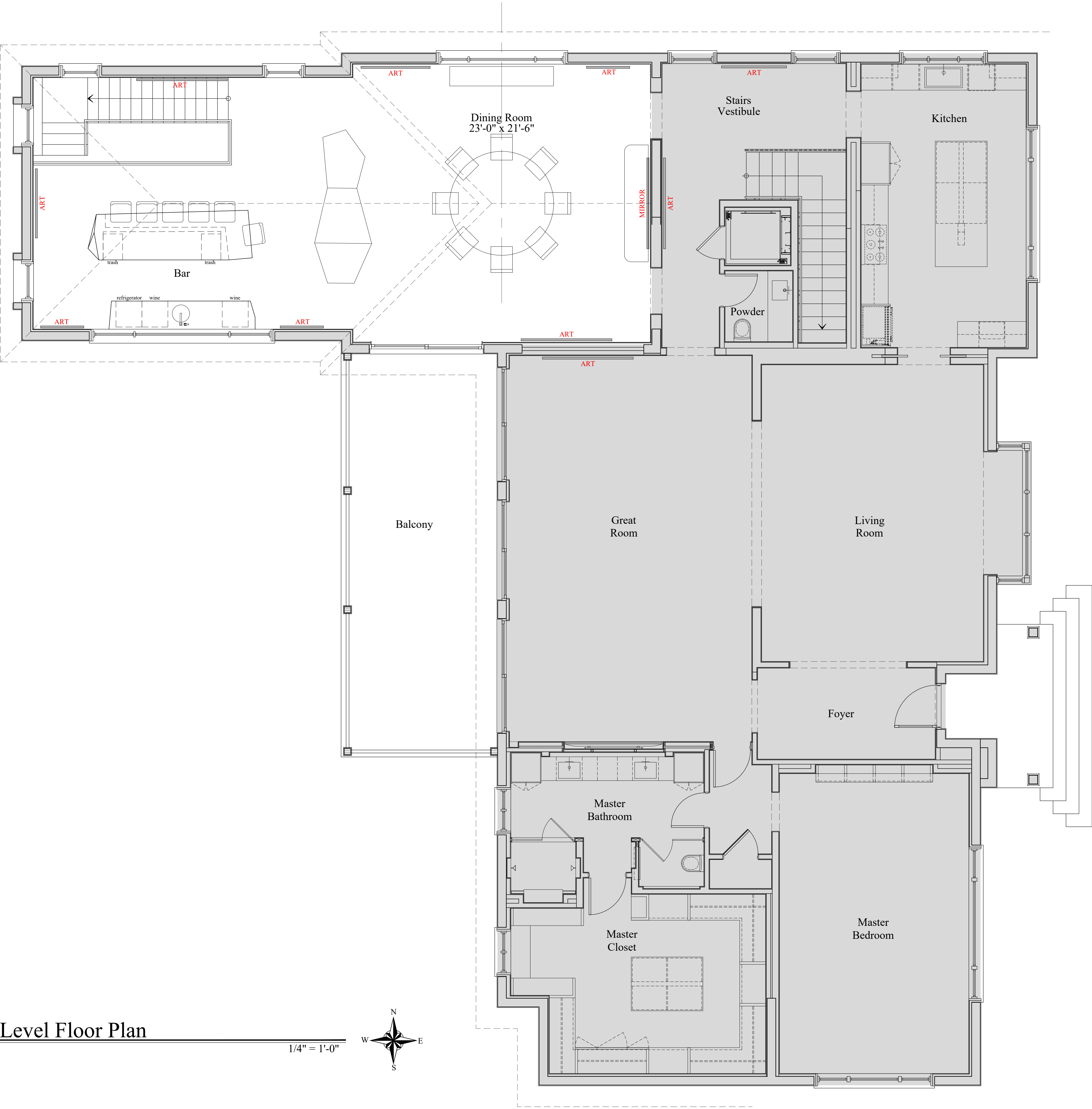


Additions & Renovation for the
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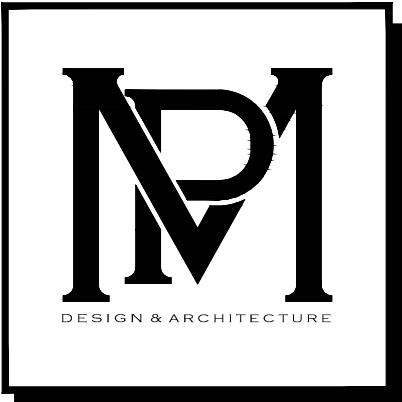
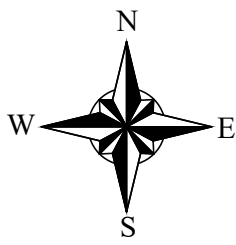




Upper Level Floor Plan

Scale

1/4" = 1'-0"



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SHEET NO.
A102

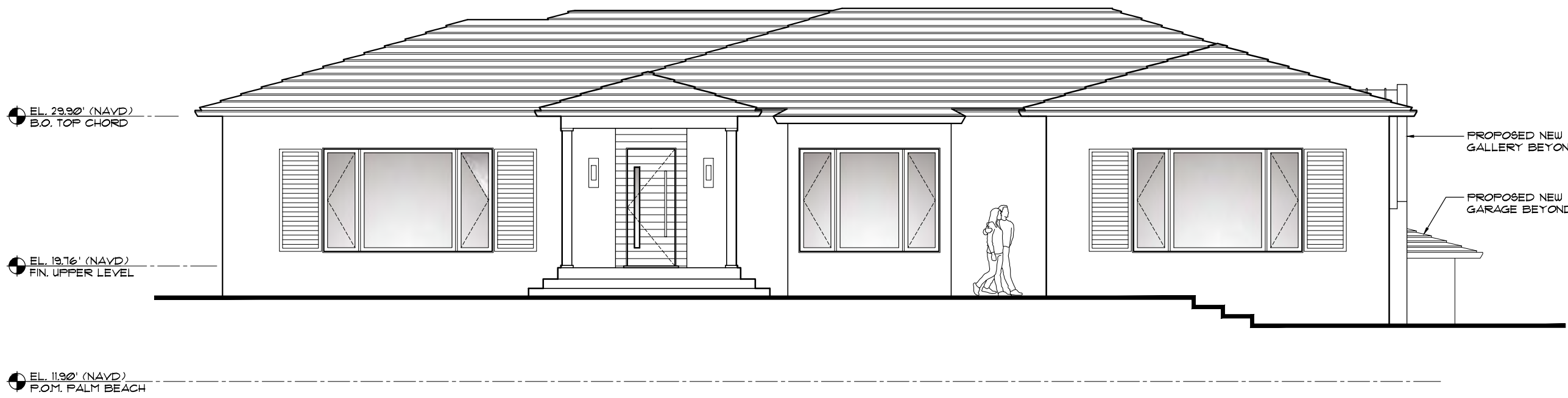
ARC-24-072



Proposed West Elevation

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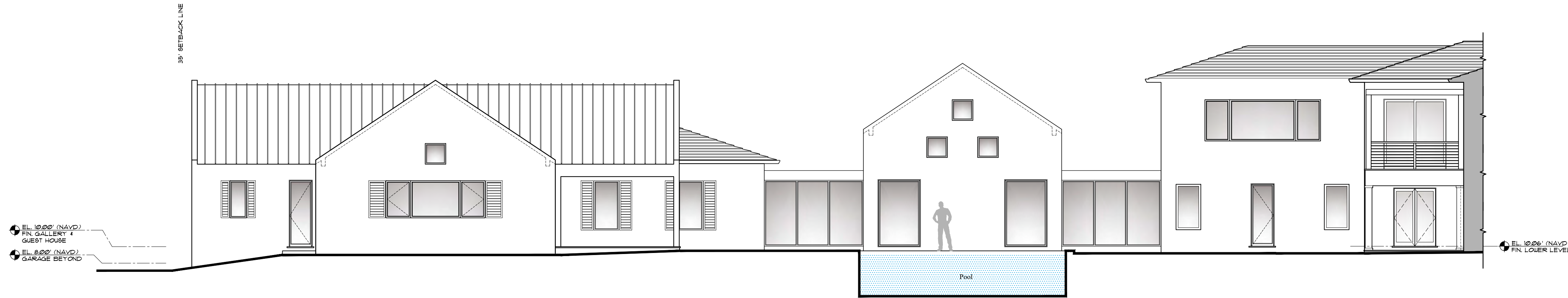
1/8" = 1'-0"



Proposed East Elevation (No Change on Existing Front Portion of House)

Scale

1/8" = 1'-0"



Proposed South Elevation

Scale

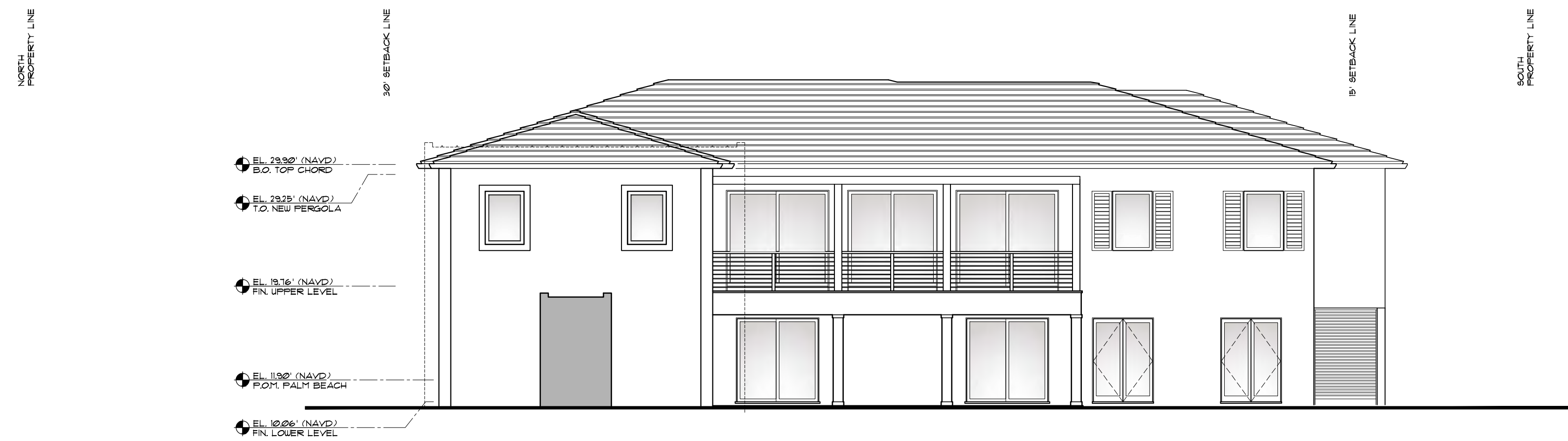
1/8" = 1'-0"



Proposed North Elevation

Scale

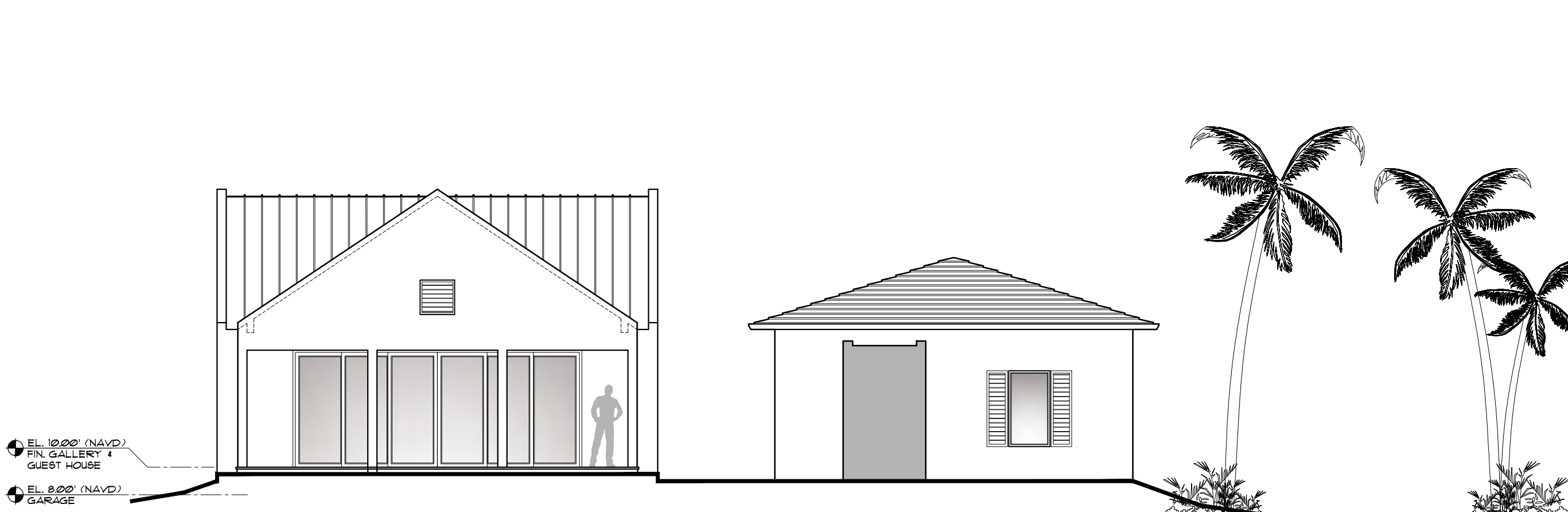
1/8" = 1'-0"



Proposed West Elevation (Courtyard)

Scale

1/8" = 1'-0"



Proposed East Elevation (Courtyard)

Scale

1/8" = 1'-0"



COMM NO.
2404
DATE
4/29/2024

REVISIONS

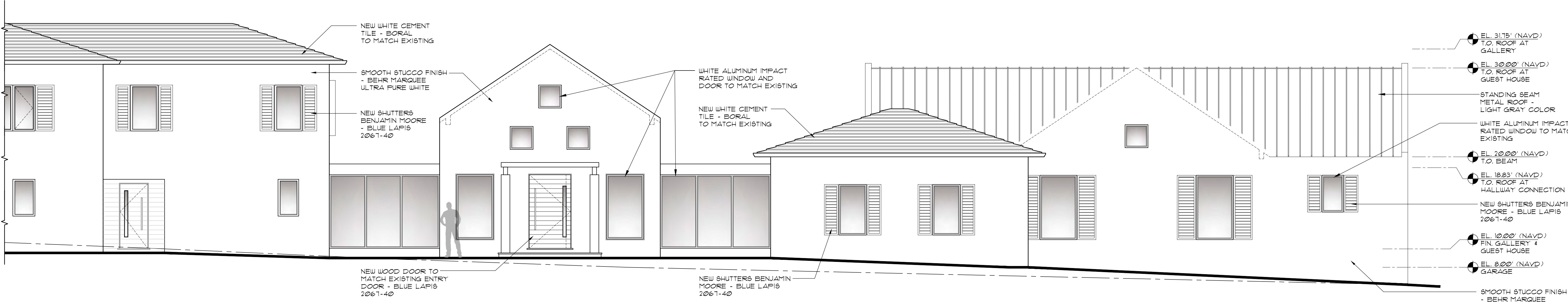
Additions & Renovation for the
Sculley Residence
1214 North Ocean Boulevard
Palm Beach, FL 33480



MP DESIGN & ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
A200

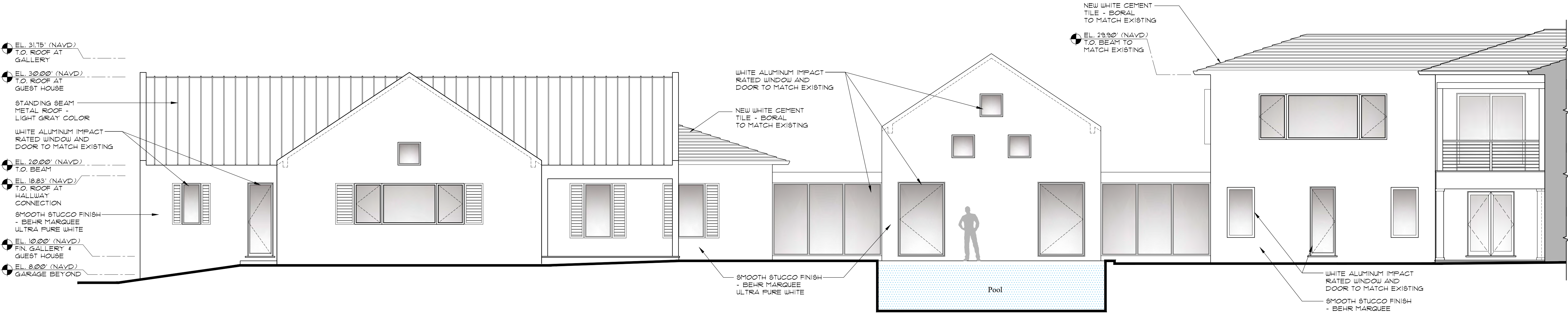
ARC-24-072



Proposed North Elevation

Scale

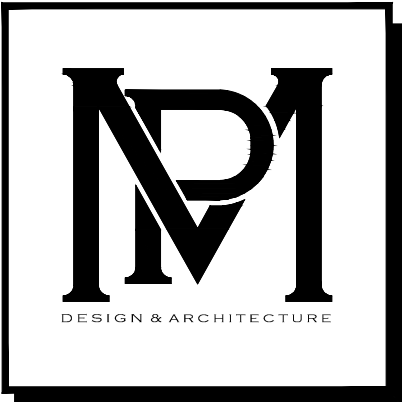
3/16" = 1'-0"



Proposed South Elevation

Scale

3/16" = 1'-0"



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2404
DATE
4/29/2024

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Additions & Renovation for the
Sculley Residence
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SHEET NO.
A201

ARC-24-072



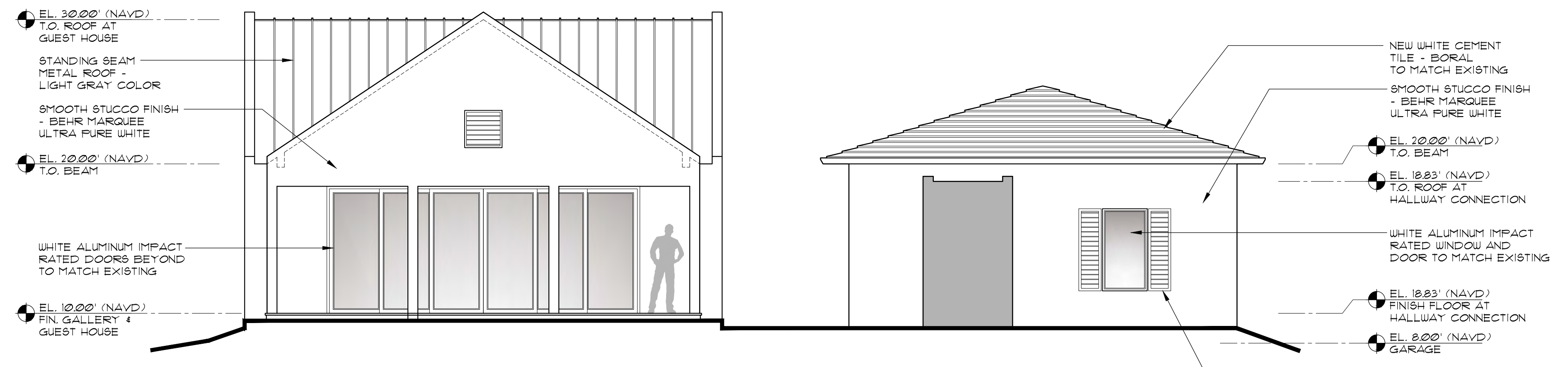




Proposed West Elevation

Scale

3/16" = 1'-0"



Proposed West Courtyard Elevation

Scale

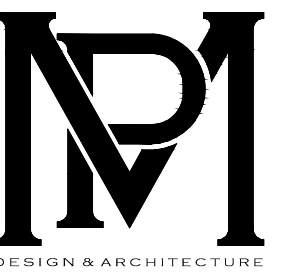
3/16" = 1'-0"



Proposed East Courtyard Elevation

Scale

3/16" = 1'-0"



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2404

DATE
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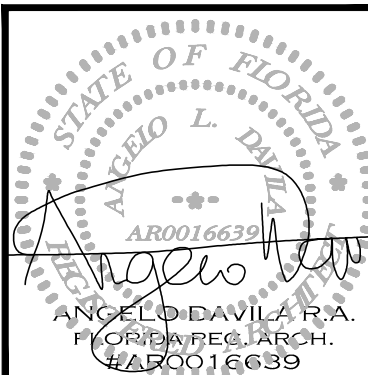
REVISIONS

Additions & Renovation for the

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Palm Beach, FL 33480

1214 North Ocean Boulevard



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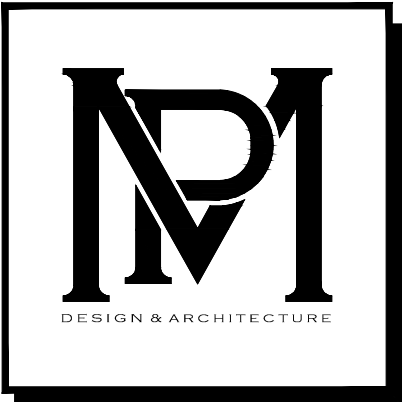
SHEET NO.

A202

ARC-24-072







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2404

DATE
4/29/2024

REVISIONS

Additions & Renovation for the
Sculley Residence

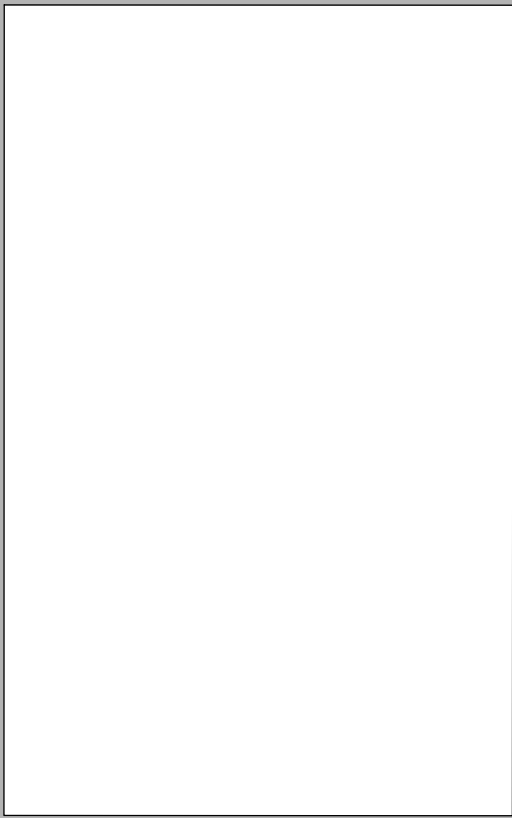
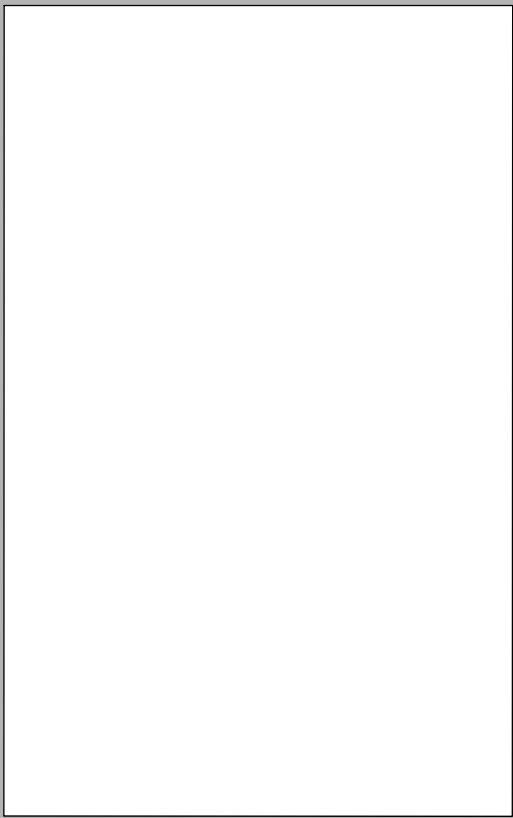
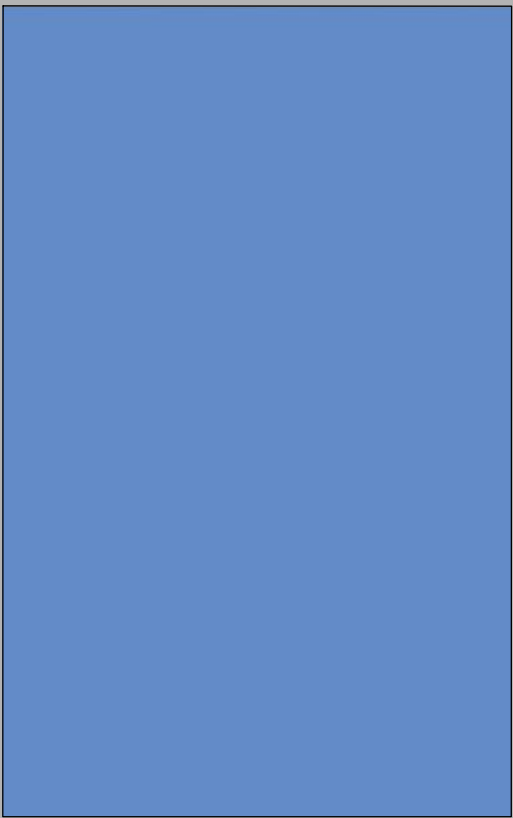
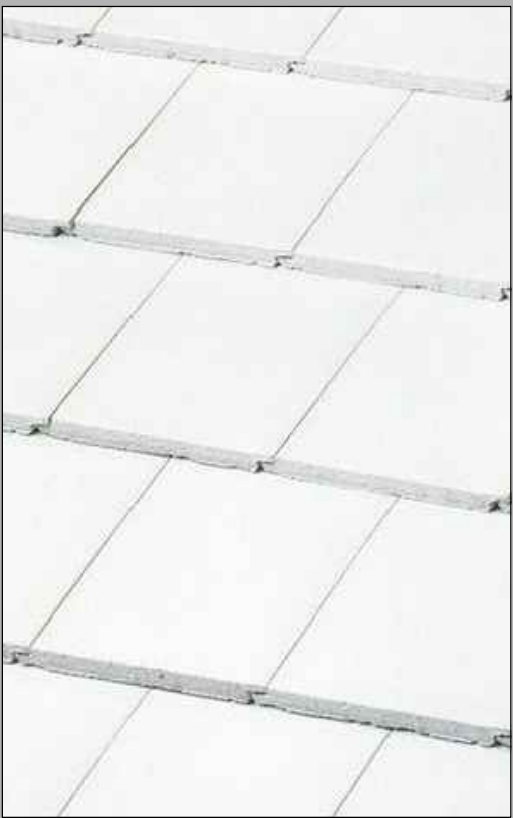
1214 North Ocean Boulevard
Palm Beach, FL 33480

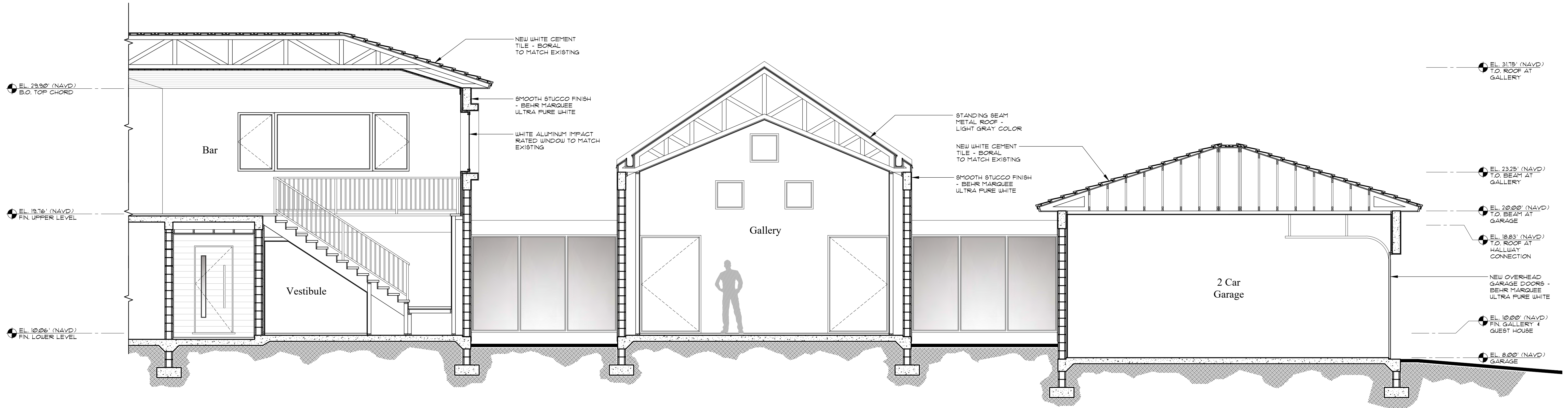


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SHEET NO.
A203

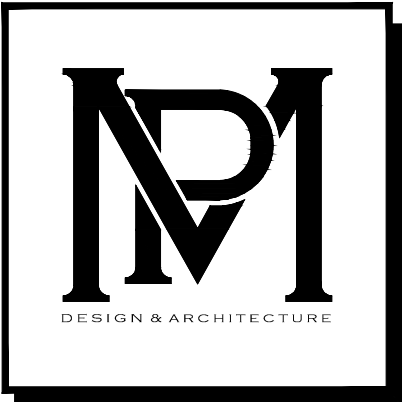
ARC-24-072

				
<u>White Powder Coat</u>	<u>Ultra Pure White</u>	<u>Blue Lapis</u>	<u>White</u>	<u>Light Gray</u>
Windows & Doors	Behr Marquee Existing Building Color	Benjamin Moore 2067 - 40 New & Existing Shutters	Existing Cement Tile Boral (New to Match Existing)	New Standing Seam Metal Roof



Proposed Building Section
Scale

1/4" = 1'-0"



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Additions & Renovation for the
Sculley Residence
1214 North Ocean Boulevard
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SHEET NO.
A300

ARC-24-072



1214 N Ocean Blvd.
(Subject Property)



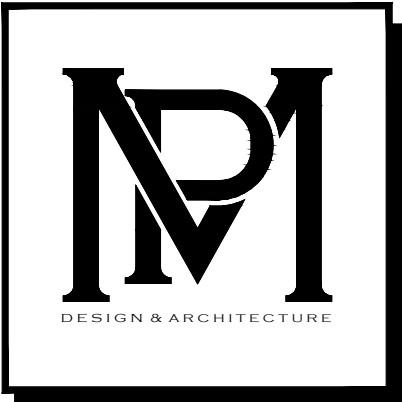
1214 N Ocean Blvd.
(Subject Property)



1214 N Ocean Way
(Subject Property)



1214 N Ocean Way
(Subject Property)



COMM NO.
2404
DATE
4/29/2024

REVISIONS

Additions & Renovation for the
Sculley Residence
1214 North Ocean Boulevard
Palm Beach, FL 33480



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SHEET NO.
AP001

ARC-24-072



1220 N Ocean Blvd.



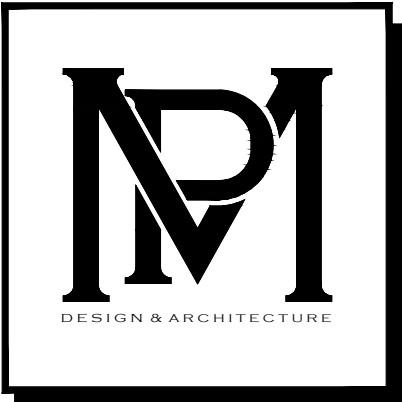
1220 N Ocean Blvd.



101 Nightingale Trail



101 Nightingale Trail



COMM NO.
2404
DATE
4/29/2024

REVISIONS

Additions & Renovation for the
Sculley Residence
1214 North Ocean Boulevard
Palm Beach, FL 33480



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SHEET NO.
AP002

ARC-24-072



1198 N Ocean Way



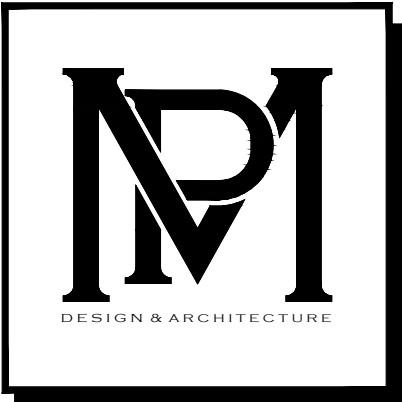
1195 N Ocean Way



200 Mocking Trail



200 Mocking Trail



COMM NO.
2404
DATE
4/29/2024

REVISIONS

Additions & Renovation for the
Sculley Residence
1214 North Ocean Boulevard
Palm Beach, FL 33480



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SHEET NO.
AP003

ARC-24-072



205 N Ocean Way



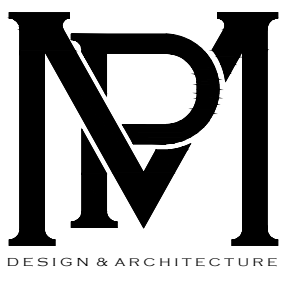
205 N Ocean Way



115 Nightingale Trail



115 Nightingale Trail



COMM NO.
2404

DATE
4/29/2024

REVISIONS

Additions & Renovation for the

Sculley Residence

Palm Beach, FL 33480

1214 North Ocean Boulevard

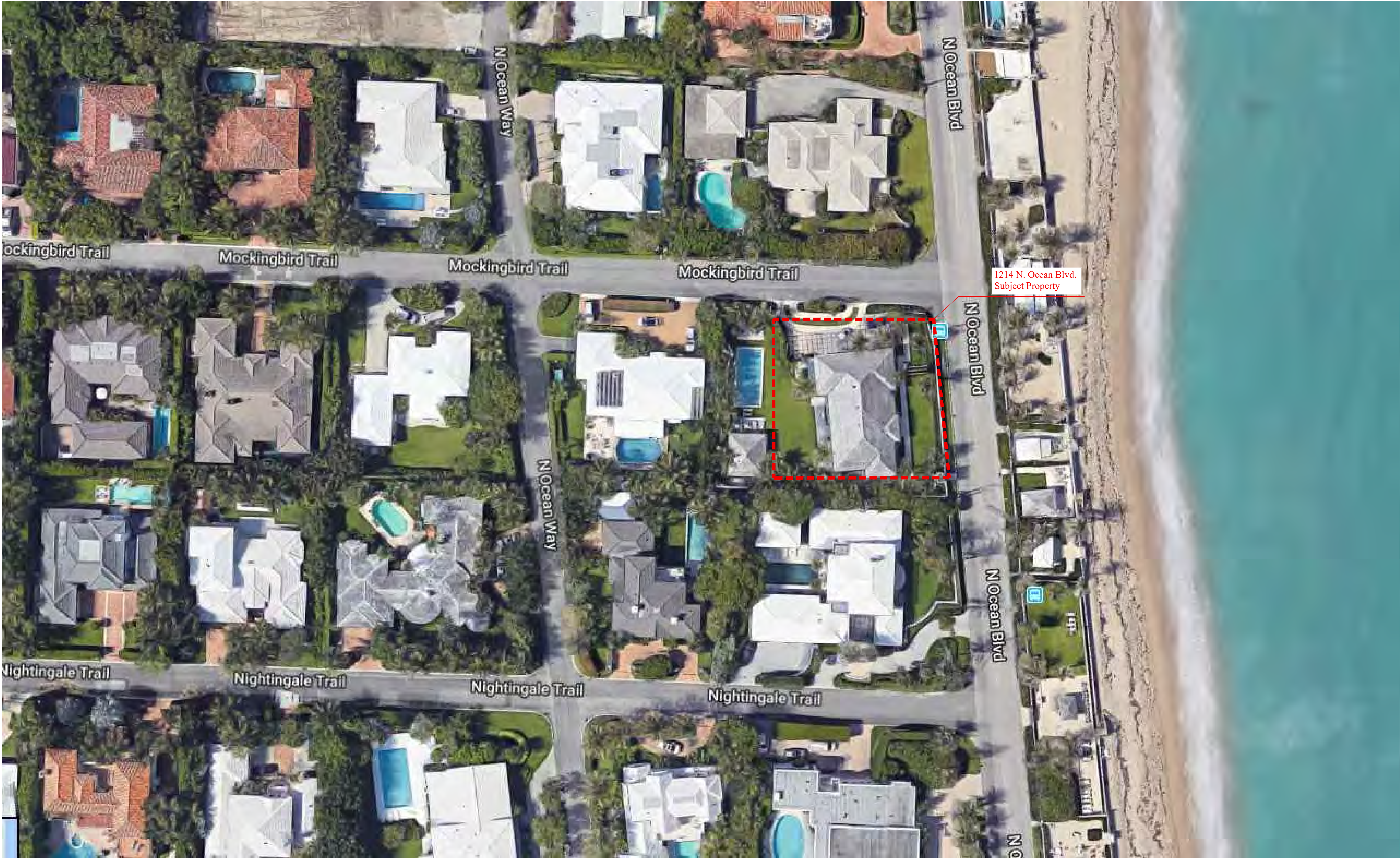


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ARCHITECTURE, INC
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561.833.7575
AA26001667

SHEET NO.

AP004

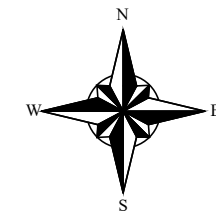
ARC-24-072



Vicinity Location Map

Scale

NTS



ARC-24-072

SHEET NO.
A006

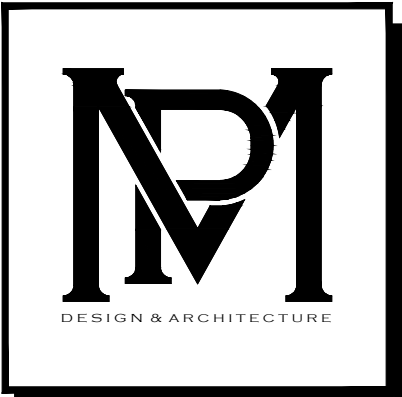
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ARCHITECTURE, INC
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Additions & Renovation for the
Sculley Residence
1214 North Ocean Boulevard
Palm Beach, FL 33480

REVISIONS

COMM NO.
2404
DATE
4/29/2024





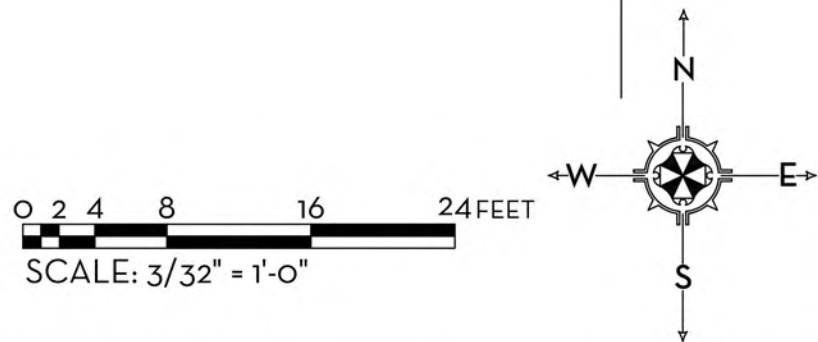
ARC-24-072

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	33,967	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	15,285	SQ FT	45%
EXISTING =	15,441	SQ FT	45.5%
PROPOSED =	16,777	SQ FT	49.4%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	6,745	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,698	SQ FT	40%
EXISTING =	2,393	SQ FT	35.5%
PROPOSED =	3,748	SQ FT	55.6%



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN
SCULLEY RESIDENCE

1214 NORTH OCEAN BLVD. PALM BEACH, FL.

29 APRIL 2024

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

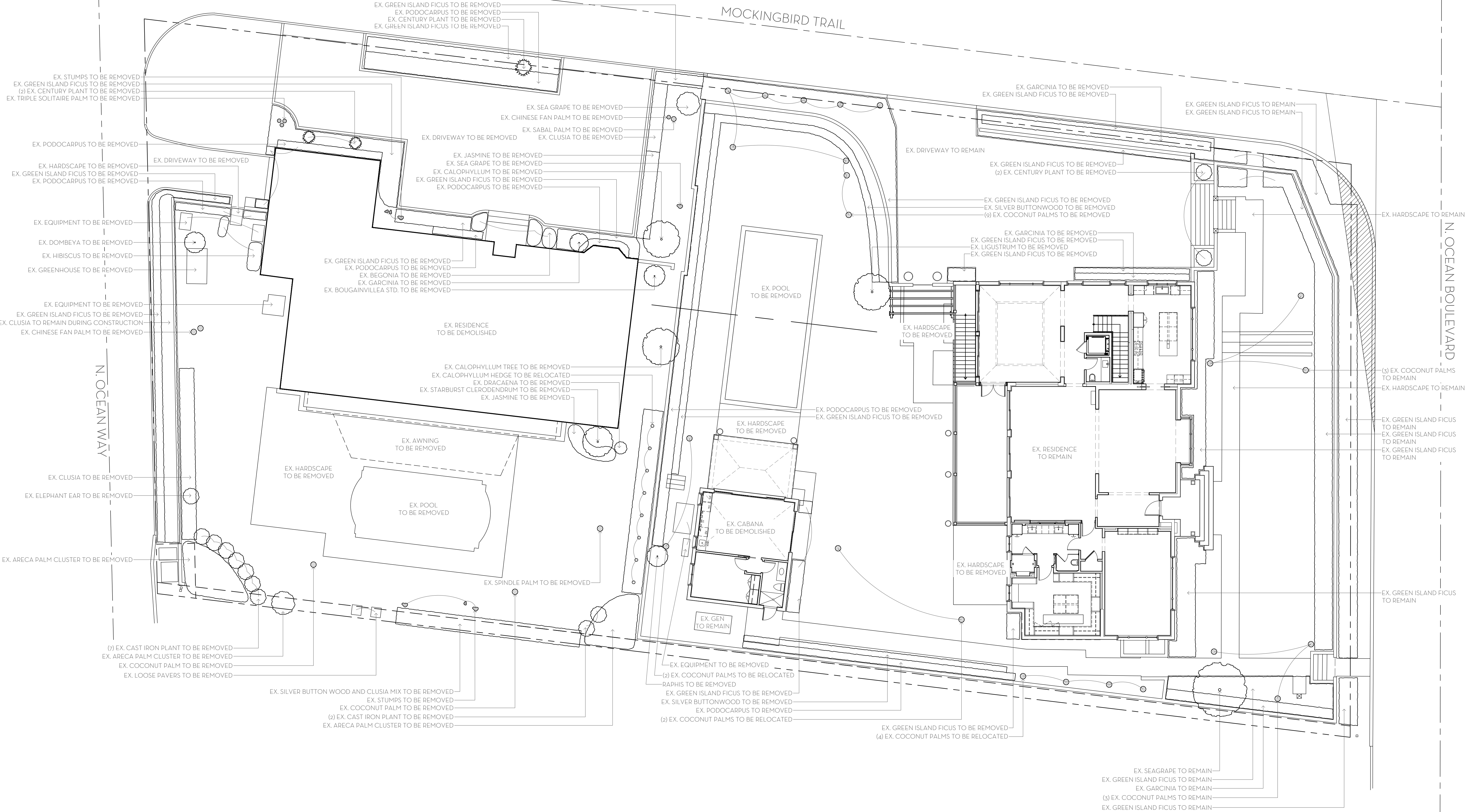


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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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SITE



DEMOLITION NOTES:

1. ALL LANDSCAPE MATERIAL SHALL BE CLEARED/GRUBBED AND REMOVED, UNLESS OTHERWISE NOTED.
2. ALL HARDSCAPE MATERIAL SHALL REMAIN/BE PROTECTED, UNLESS OTHERWISE NOTED.
3. ANY DAMAGE TO EITHER HARDSCAPE OR LANDSCAPE MATERIAL NOT DENOTED AS TO BE REMOVED SHALL BE RESTORED/REPLACED/REPAIRED IN-KIND TO THE EXISTING CONDITION.

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

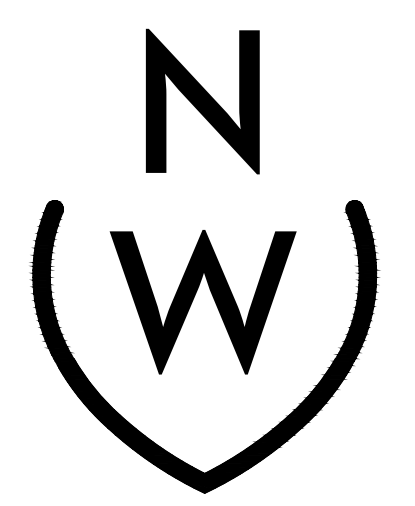
EXISTING CONDITIONS PLAN

SCULLEY RESIDENCE

1214 NORTH OCEAN BLVD. PALM BEACH, FL.

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

29 APRIL 2024



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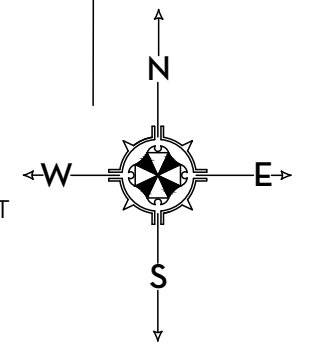
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EX

0 2 4 8 16 24 FEET

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



State of Florida
Landscape Architect
Registration No.
6666856

214 NORTH OCEAN BLVD. PALM BEACH, FL.

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

20 APRIL 2024



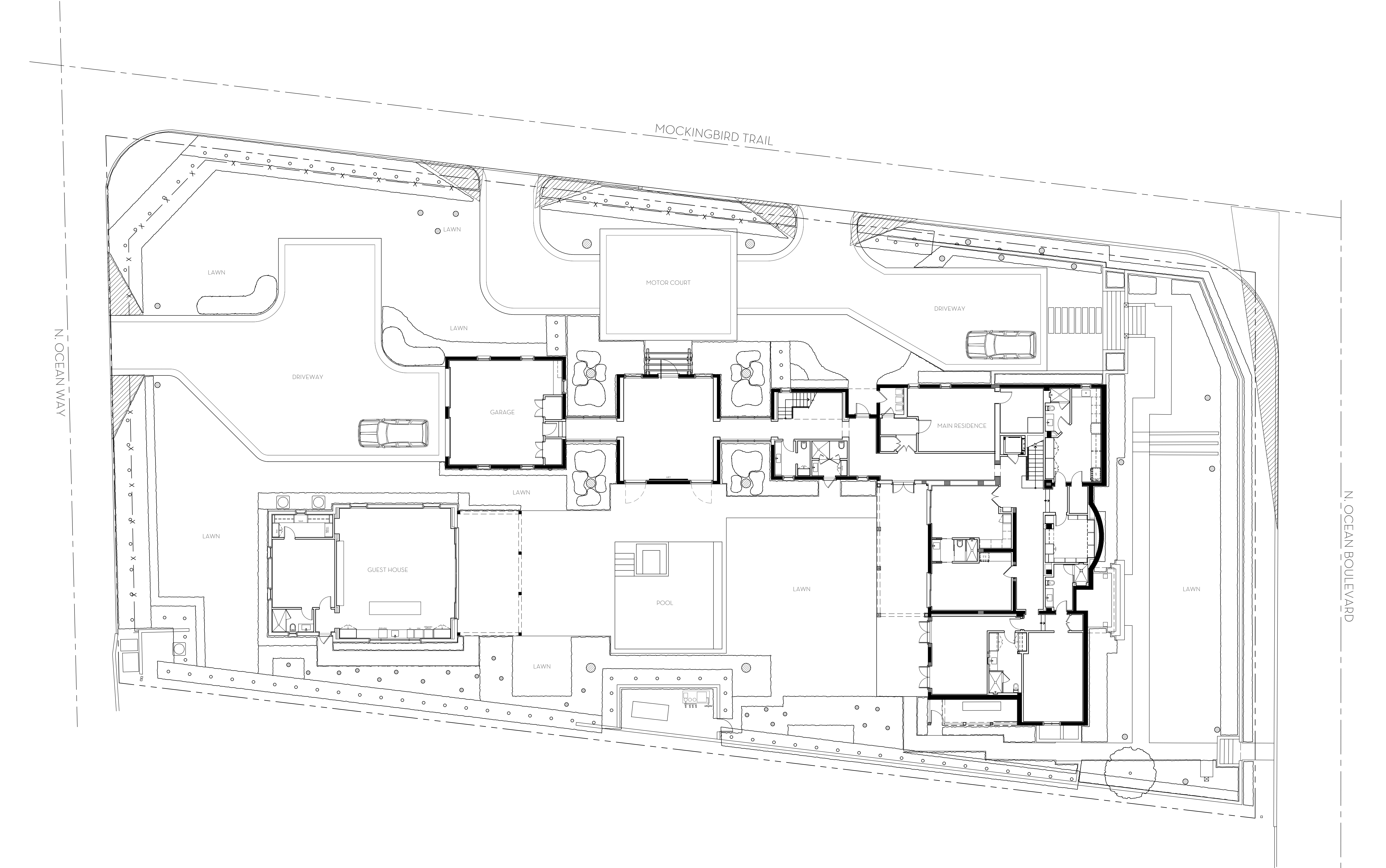
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DM



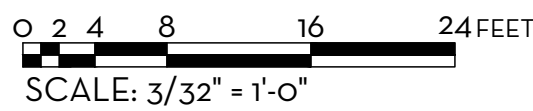


OVERALL R-B SITE CALCULATIONS:

SITE AREA =	33,967	SQ FT	100%
MINIMUM LANDSCAPE:			
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EXISTING =	2,393	SQ FT	35.5%
PROPOSED =	3,748	SQ FT	55.6%



MARIO F. NIEVERA

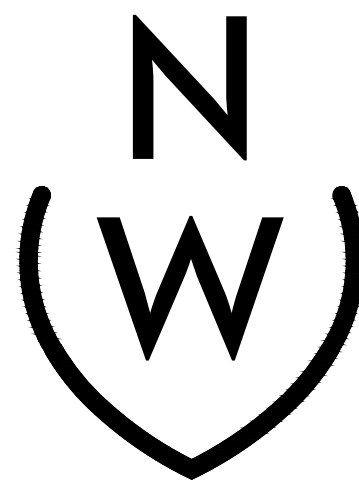
State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN
SCULLEY RESIDENCE

1214 NORTH OCEAN BLVD. PALM BEACH, FL.

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

29 APRIL 2024



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SITE



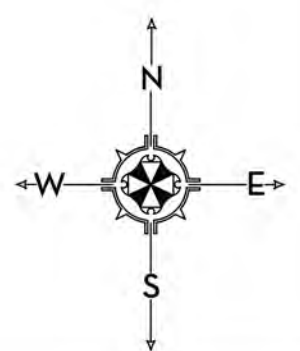
EXISTING



PROPOSED

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	33,967	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	15,285	SQ FT	45%
EXISTING =	15,441	SQ FT	45.5%
PROPOSED =	16,777	SQ FT	49.4%



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL OPEN SPACE DIAGRAM
SCULLEY RESIDENCE
1214 NORTH OCEAN BLVD. PALM BEACH, FL.

SCALE: NTS

29 APRIL 2024



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OS1

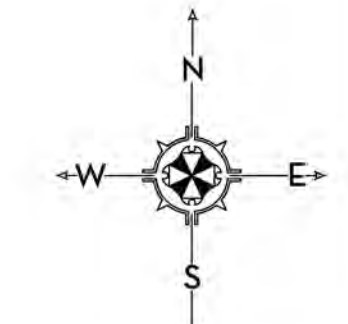


EXISTING

PROPOSED

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	6,745 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	2,698 SQ FT	40%
EXISTING =	2,393 SQ FT	35.5%
PROPOSED =	3,748 SQ FT	55.6%



MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

FRONT YARD OPEN SPACE DIAGRAM
SCULLEY RESIDENCE
1214 NORTH OCEAN BLVD. PALM BEACH, FL.



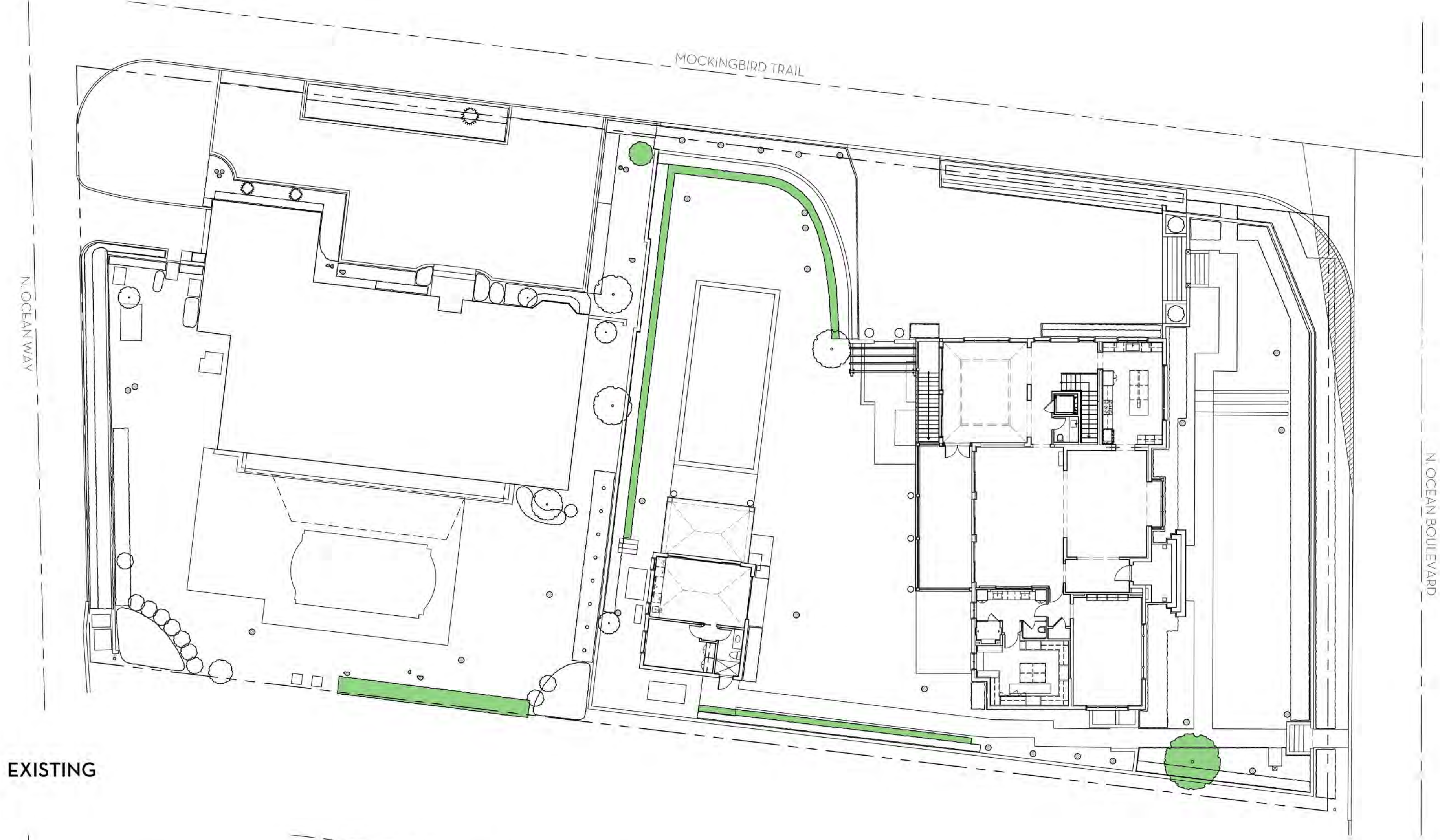
625 N. Flagler Drive
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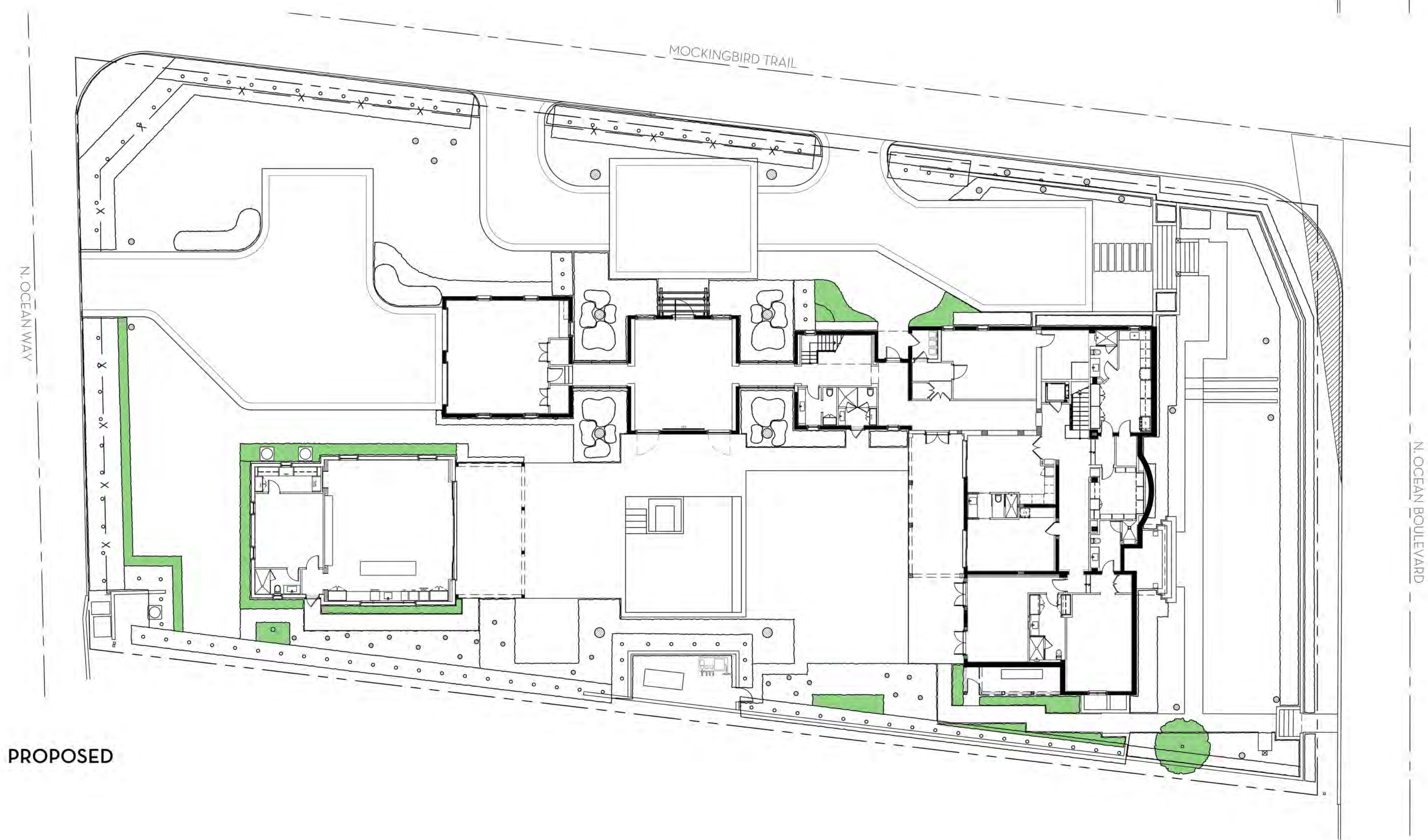
OS2

SCALE: NTS

29 APRIL 2024



EXISTING



PROPOSED

Town of Palm Beach

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

Landscape Legend			
1	Property Address:	1214 N. Ocean Blvd.	
2	Lot Area (sq. ft.):	33,967 sqft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	15,285 (45%)	16,777 (49.4%)
5	LOS to be altered (Sq Ft and %)	N/A	>50%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,698 (40%)	3,748 (55.6%)
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	136 (42%)
10	Native Groundcover %	30% (groundcover area)	464 sqft (12%)
To determine qualifying native vegetation use either: The Landscape for Regional Landscapes System for the State of Florida or The Florida Native Plant Society's Native Plant Checklist			

[The Landscape for Regional Landscapes System for the State of Florida](#)

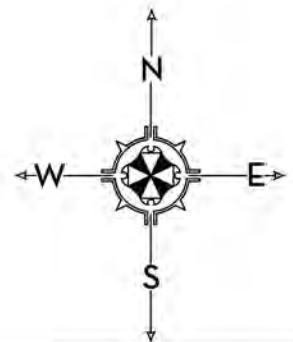
[The Florida Native Plant Society's Native Plant Checklist](#)

Note: Modification of 100% of existing landscape/groundcover are subject to removal rather 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 engineer data shall be incorporated on the corresponding zoning legend.

See Ord. 100-2022

REV 01/2023/23



MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

NATIVE PLANT DIAGRAM
SCULLEY RESIDENCE
1214 NORTH OCEAN BLVD. PALM BEACH, FL.

SCALE: NTS

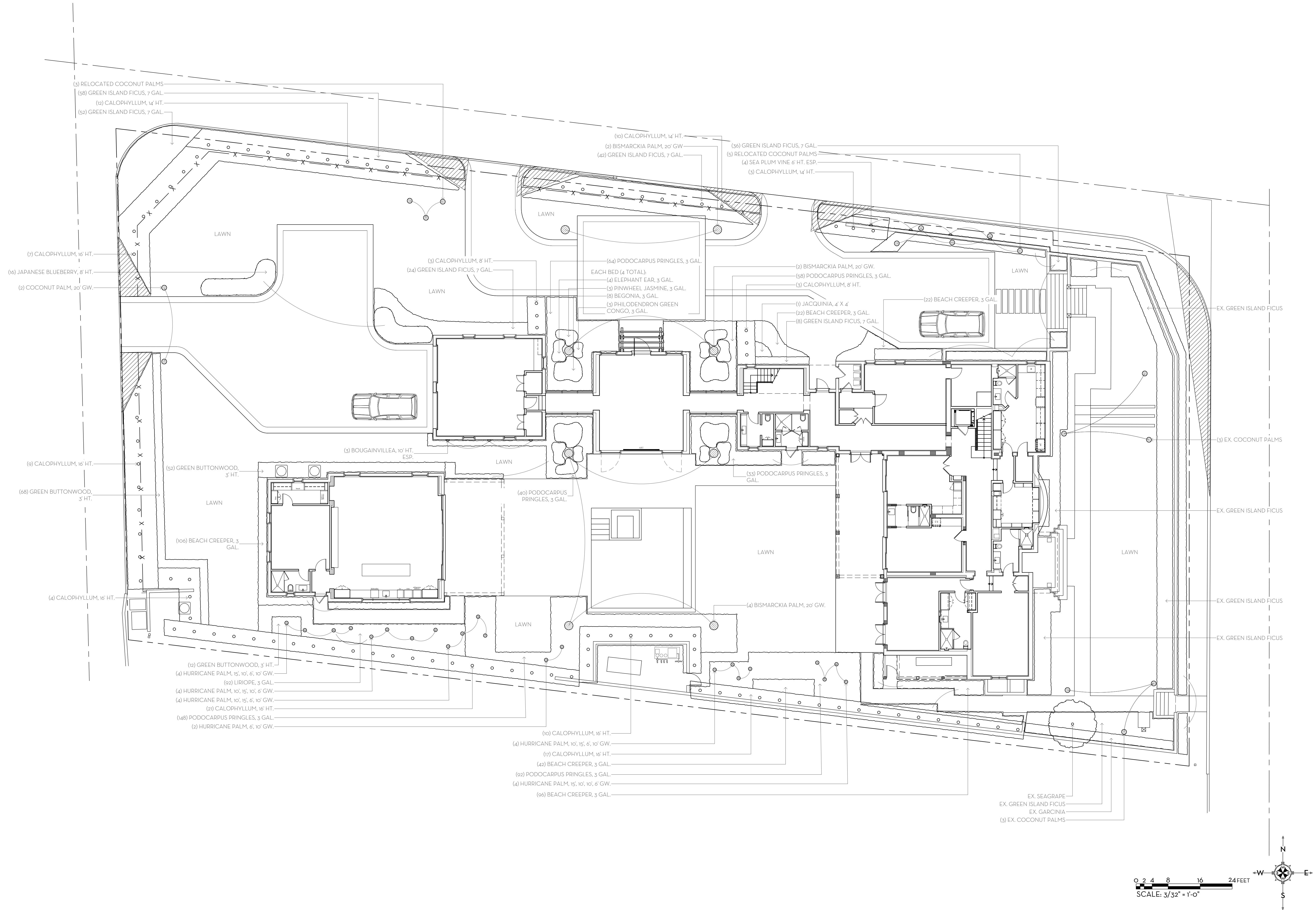
29 APRIL 2024



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OS3



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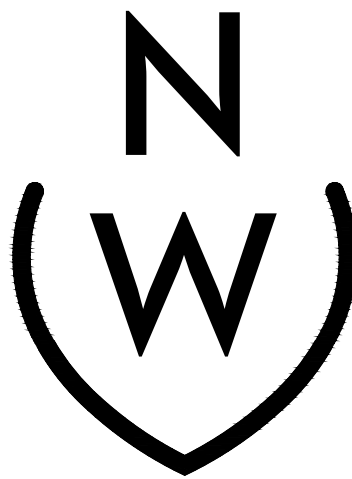
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
SCULLEY RESIDENCE

1214 NORTH OCEAN BLVD. PALM BEACH, FL.

29 APRIL 2024

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

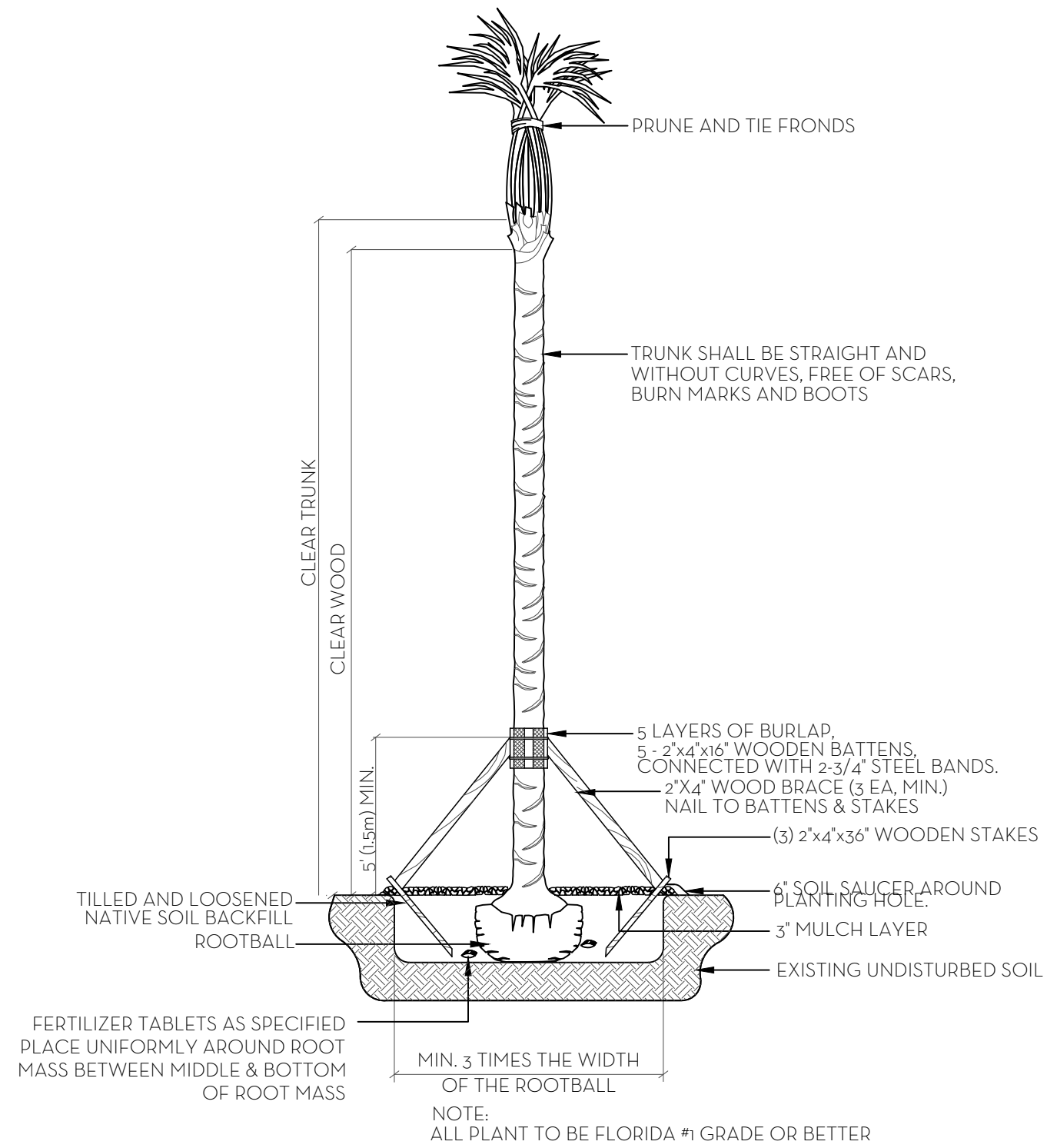


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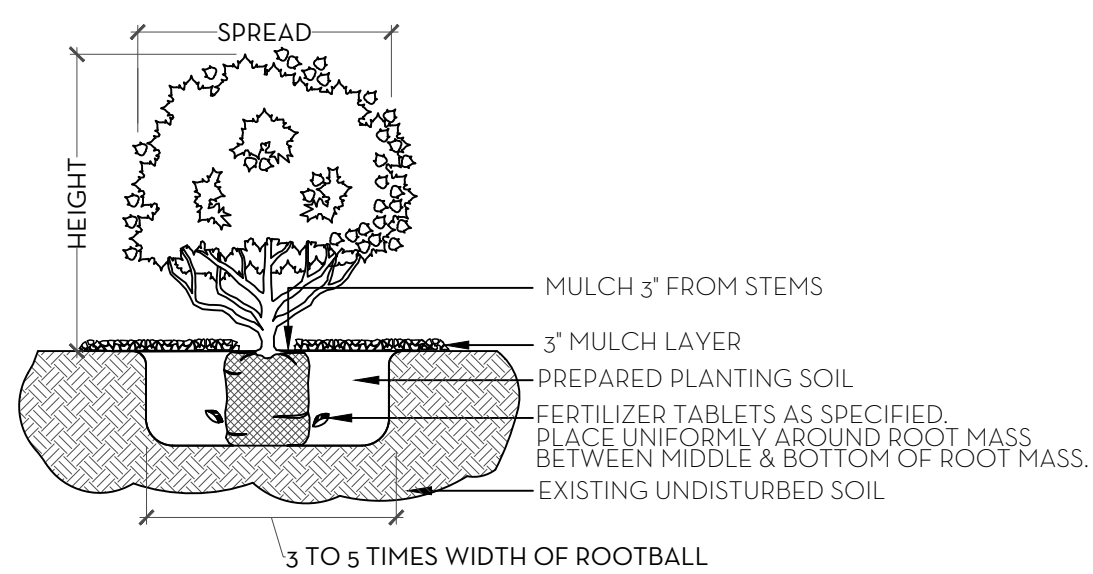
625 N. Flagler Drive
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West Palm Beach, FL 33401
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LP1

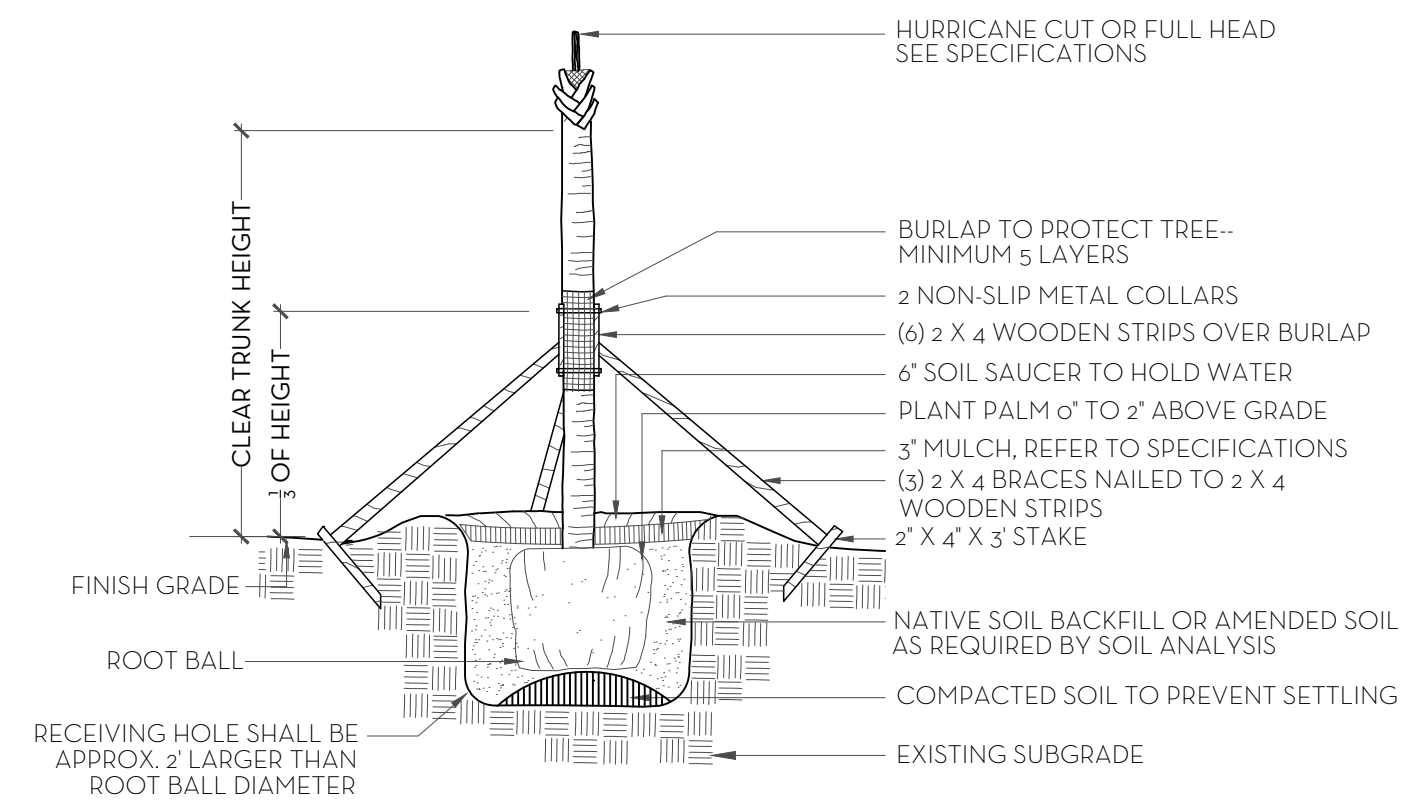


PALM PLANTING DETAIL
NT.S.



SHRUB & GROUNDCOVER PLANTING DETAIL
NT.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



PALM TREE PLANTING AND STAKING DETAIL
NT.S.

FERTILIZATION

SHRUBS AND TREES

ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

1 GALLON CAN: 1 - 21 GRAM TABLET

3 GALLON CAN: 2 - 21 GRAM TABLETS

5 GALLON CAN: 3 - 21 GRAM TABLETS

7 GALLON CAN: 4 - 21 GRAM TABLETS

TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER

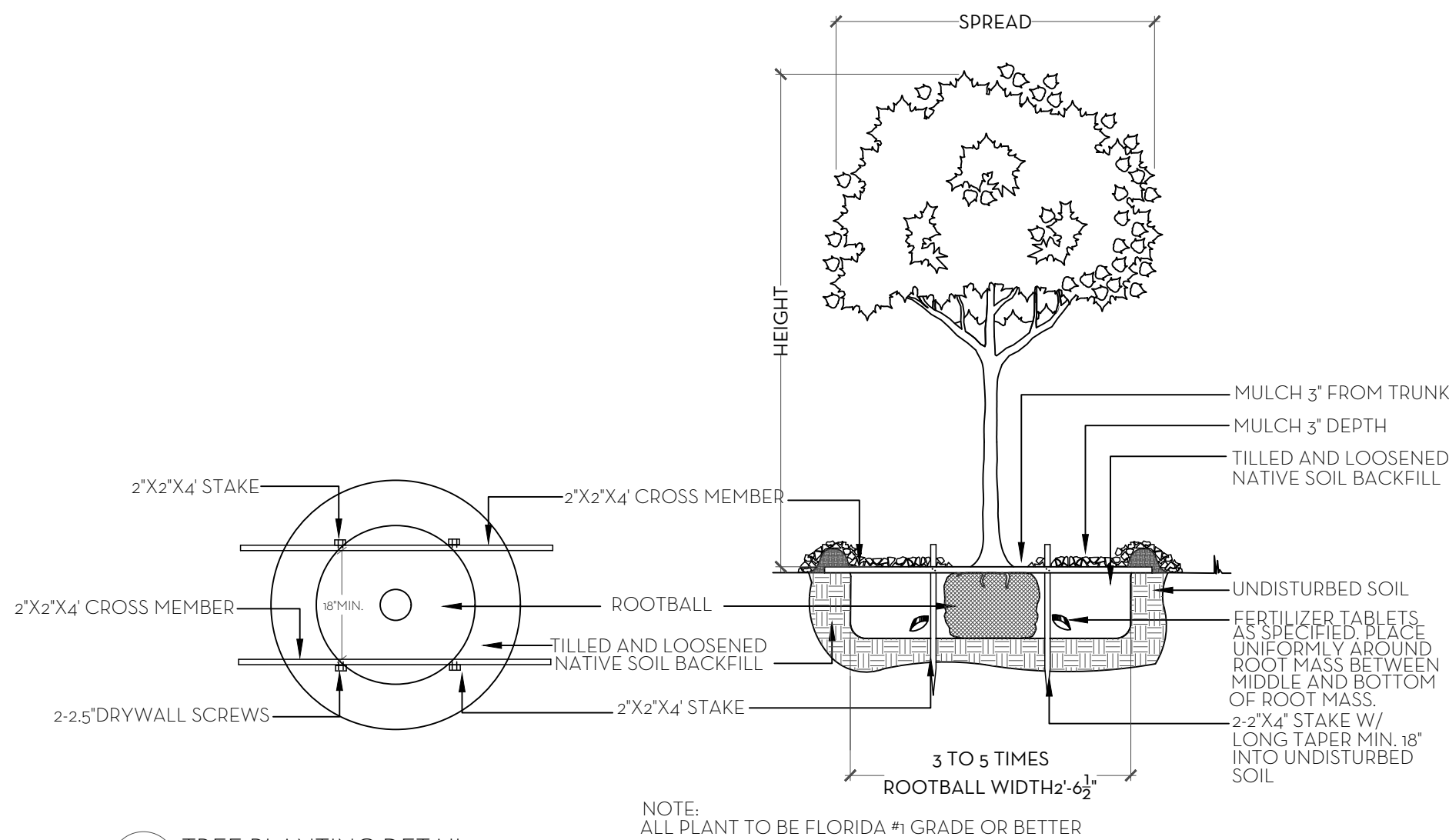
PALMS: 7 - 21 GRAM TABLETS

GROUND COVER AREAS

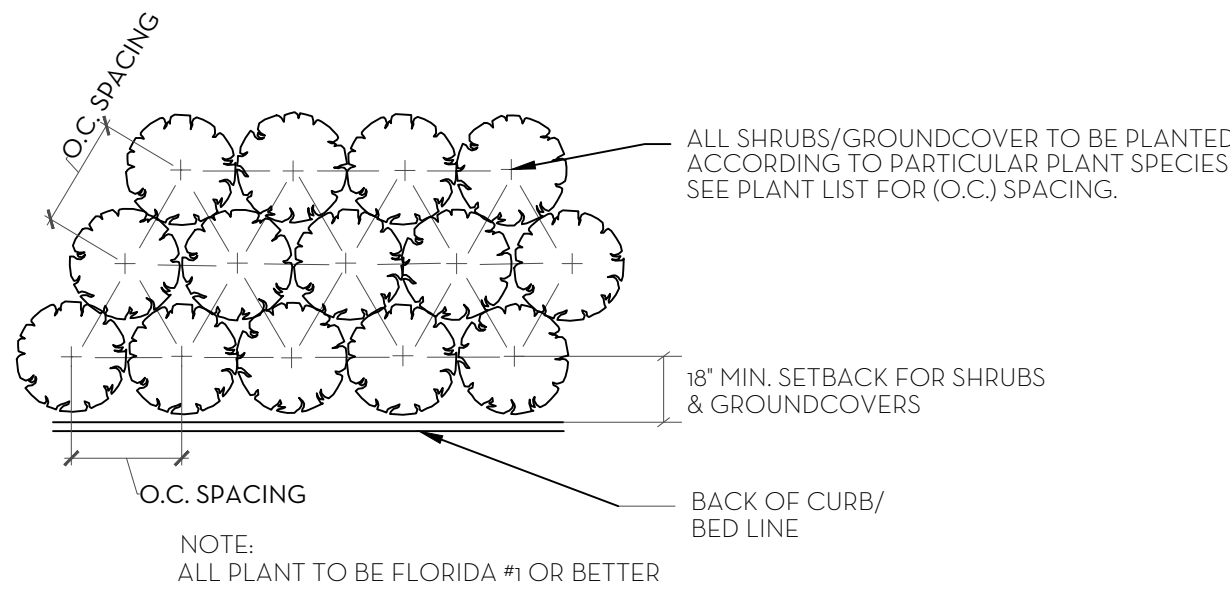
ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

NOTES:

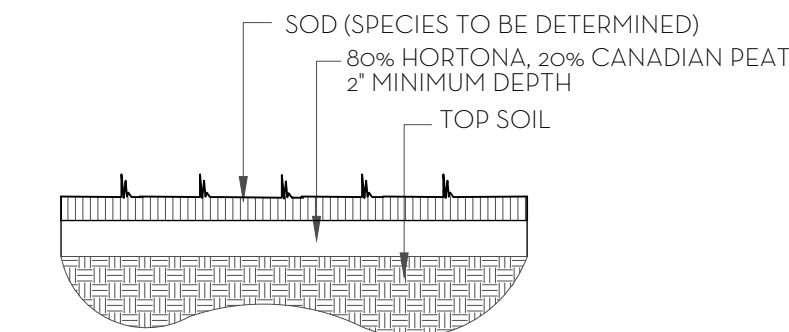
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



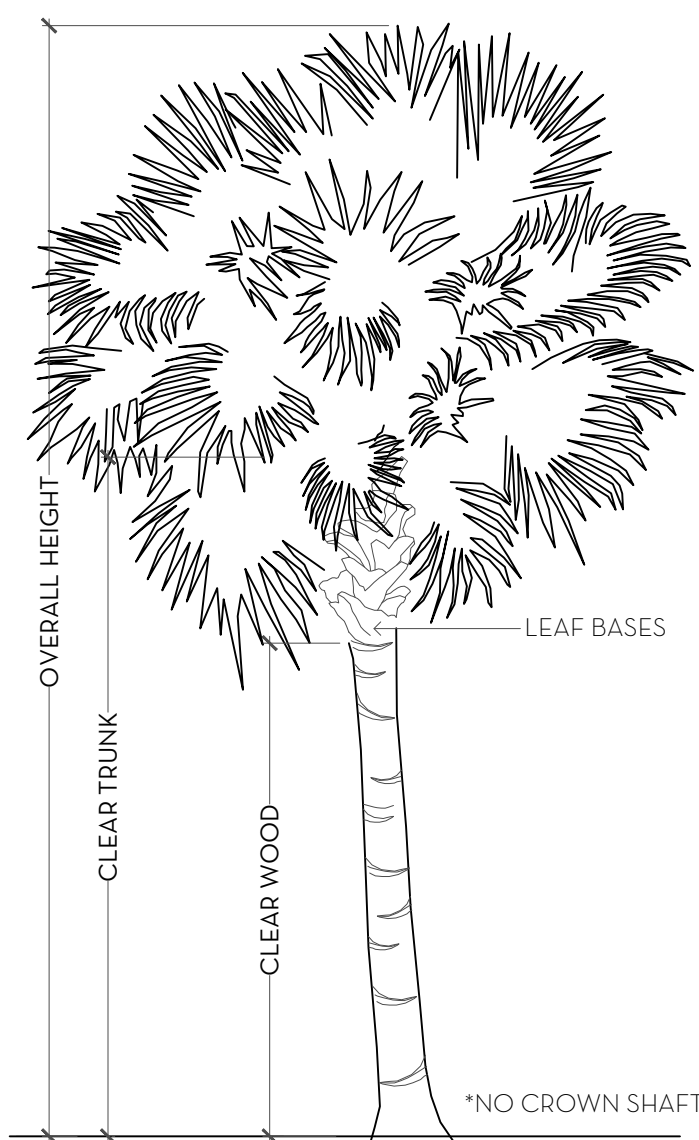
TREE PLANTING DETAIL
NT.S.



PLANT SPACING DETAIL
NT.S.



SOD PLANTING DETAIL
NT.S.



PALM SPECIFICATION DETAIL
NT.S.

TREE ROOT PRUNING DETAIL
NT.S.

NOTE:

1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER



PLANT MATERIAL SCHEDULE

Common Name	Botanical Name	Quantity	Install Specification	Native
PALMS				
BISMARCKIA PALM	Bismarckia nobilis	8	20' GW.	
COCONUT PALM	Cocos nucifera	2	20' GW.	
HURRICANE PALM	Dictyosperma album	5	15' GW.	
HURRICANE PALM	Dictyosperma album	11	10' GW.	
HURRICANE PALM	Dictyosperma album	6	6' GW.	
HEDGE/SHRUB AND VINES				
BEGONIA	Begonia odorata 'Alba'	32	3 GAL	
BOUGAINVILLEA	Bougainvillea	3	10' HT. ESP.	
CALOPHYLLUM	Calophyllum inophyllum	68	16' HT.	
CALOPHYLLUM	Calophyllum inophyllum	25	14' HT.	
CALOPHYLLUM	Calophyllum inophyllum	6	8' HT.	
DWARF ELEPHANT EAR	Alcacia 'Calidora'	16	3 GAL	
GREEN BUTTONWOOD	Conocarpus erectus	132	3 HT.	*
JACQUINIA	Jacquinia arborea	1	4'x4'	*
JAPANESE BLUEBERRY	Elaeocarpus decipiens	16	8' HT.	
PHILODENDRON GREEN CONGO	Philodendron 'Congo'	12	3 GAL	
PINWHEEL JASMINE	Tabernaemontana divaricata 'Pinwheel Jasmine'	12	3 GAL	
SEA PLUM VINE	Coccoloba 'Sea Plum'	3	6' HT. ESP.	*
GROUND COVER				
BEACH CREEPER	Ernodea littoralis	288	3 GAL	*
GREEN ISLAND FICUS	Ficus microcarpa 'Green Island'	220	7 GAL	
LIRIOPE	Liriope muscari	92	3 GAL	
PODOCARPUS	Podocarpus macrophyllus 'Pringles'	435	3 GAL	
SOD				

Town of Palm Beach Planning Zoning and Building 360 S. County Rd. Palm Beach, FL 33480 www.townofpalmbeach.com			
Landscape Legend			
1	Property Address	1214 N. Ocean Blvd.	
2	Lot Area (sq. ft.)	33,967 sqft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOOS) (sq ft and %)	15,285 (45%)	16,777 (49.4%)
5	LOOS to be altered (sq ft and %)	N/A	>50%
6	Perimeter LOS (sq ft and %)	N/A	N/A
7	Front Yard LOS (sq ft and %)	7,698 (40%)	3,748 (55.6%)
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	136 (42%)
10	Native Groundcover %	30% (groundcover area)	464 sqft (32%)
To determine qualifying native vegetation use either: the Guidelines for Regional Conservation Practices for "True" Subtropical Forests OR the Florida Native Plant Society Native Plants for True Subtropical Forest Note: Modification of >50% of existing landscape/groundcover 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 plan and shall be signed by a licensed landscape architect and landscape engineer data shall be incorporated on to the corresponding zoning legend.			
Rev. Dec. 08B-2022		REV. 07-2020/2021	

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

Sculley Residence

1214 North Ocean Blvd.

Palm Beach, FL

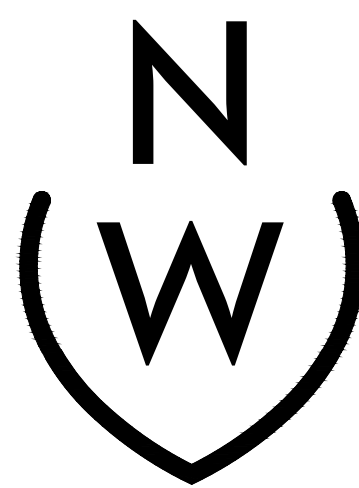
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PLANT LIST AND DETAILS

SCULLEY RESIDENCE

1214 NORTH OCEAN BLVD. PALM BEACH, FL.

29 APRIL 2024



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP2

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NORTH ELEVATION
SCULLEY RESIDENCE

1214 NORTH OCEAN BLVD. PALM BEACH, FL.

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

29 APRIL 2024



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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F: 561-659-2113

NIEVERAWILLIAMS.COM

EL1



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



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SOUTH ELEVATION
SCULLEY RESIDENCE

1214 NORTH OCEAN BLVD. PALM BEACH, FL.

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

29 APRIL 2024



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EL2



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EAST & WEST ELEVATION
SCULLEY RESIDENCE

1214 NORTH OCEAN BLVD. PALM BEACH, FL.

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

29 APRIL 2024



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EL3



GRUBER CONSULTING ENGINEERS

2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
☎ 561.312.2041
✉ office@gruberengineers.com

48 HOURS BEFORE DIGGING,
CALL 1-800-432-4770
SUNSHINE STATE ONE
CALL OF FLORIDA, INC.

Contractor is responsible for
obtaining location of existing
utilities prior to commencement
of construction activities.

Conceptual Site Grading & Drainage Plan For:

SCULLEY RESIDENCE

1214 North Ocean Boulevard
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2013-0050
Issue Date	04/29/2024
Scale	1" = 10'

REVISIONS:

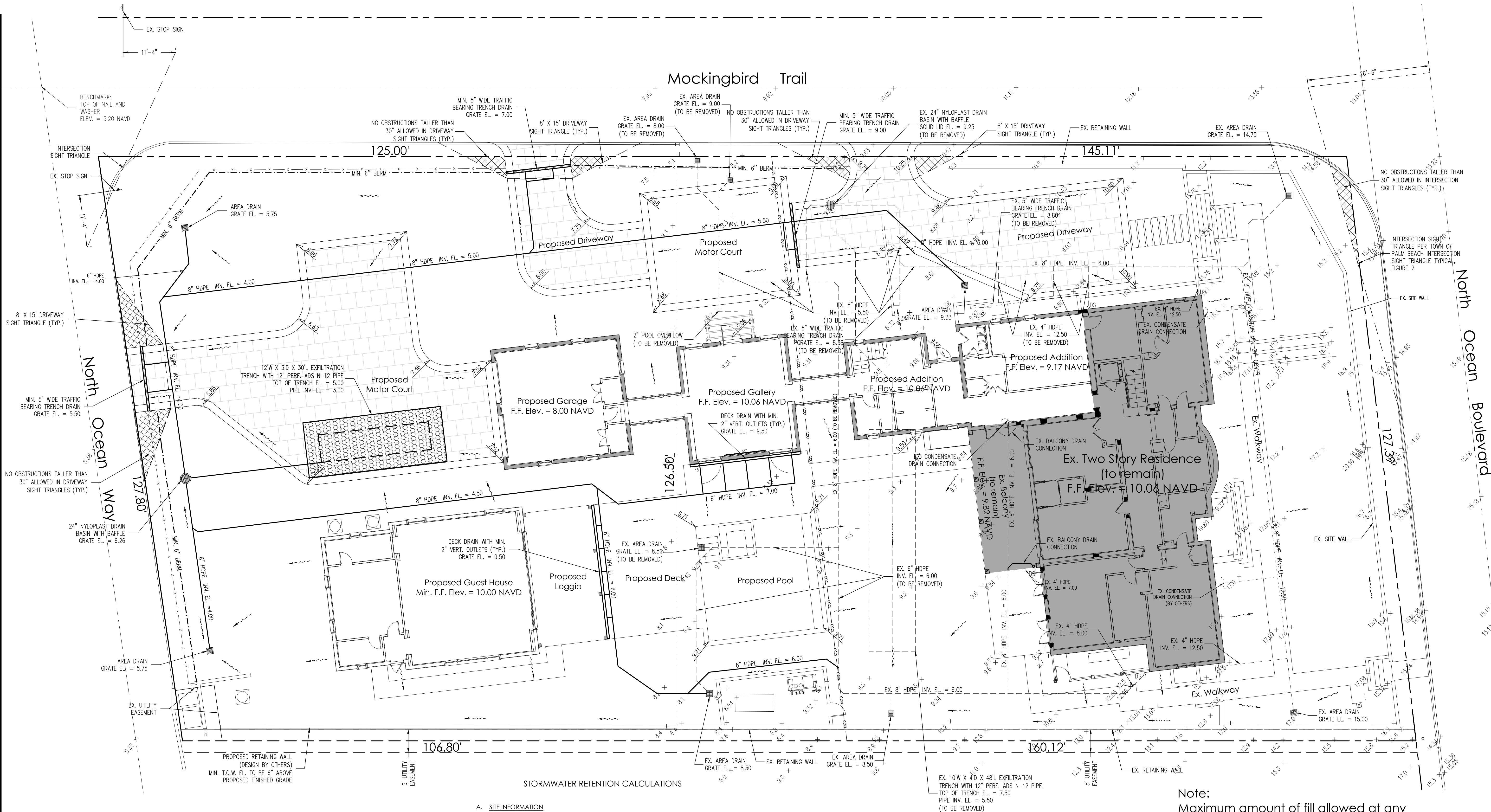
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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

This item has been electronically
signed and sealed by Chad M. Gruber
on the date adjacent to the seal using
a SRA authentication code.
Printed copies of this document are
not considered signed and sealed and
the SRA authentication code must be
verified on any electronic copies.

SHEET NUMBER:

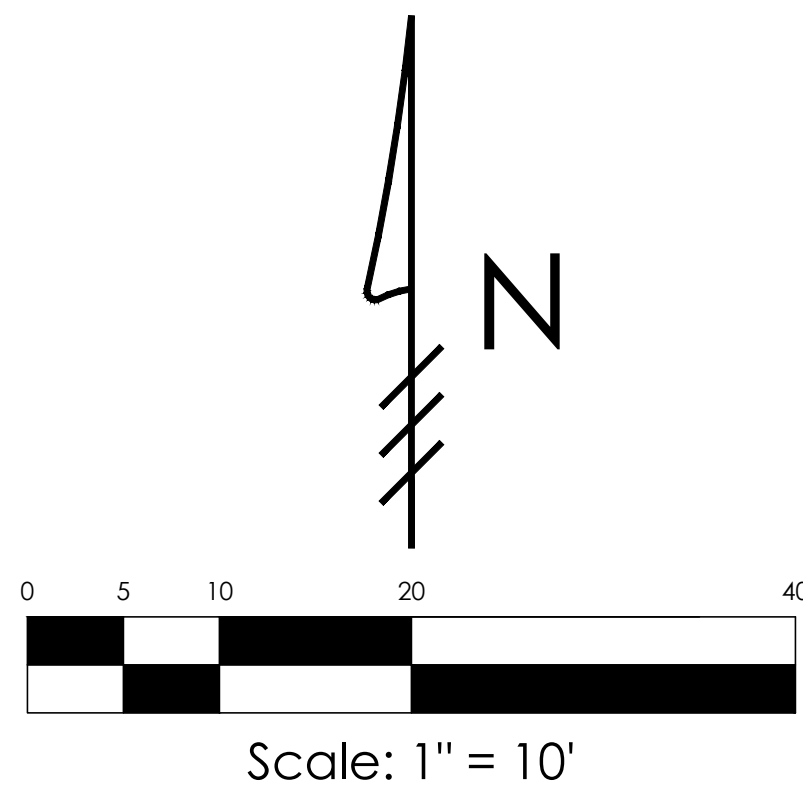
C-1



Note:
Maximum amount of fill allowed at any
one location within the setbacks is 2.31 ft.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.
- Existing site drainage to be cleaned, video inspected and re-certified prior to completion of project.

Intracoastal Waterway



Location Map
N.T.S.



GRUBER CONSULTING ENGINEERS

LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT

To: Planning Administrator
Town of Palm Beach

From: Chad M. Gruber, P.E.

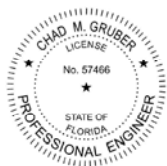
Re: Sculley Residence
1214 North Ocean Blvd.
Palm Beach, FL

Date: April 29, 2024

I have reviewed the landscape plan prepared by Nievera Williams Design for the referenced project received 4/25/24 and compared it with the latest conceptual drainage plan prepared by this office dated 4/29/24. There do not appear to be any conflicts between the proposed landscape material and the storm piping and exfiltration trenches.

Please feel free to contact me if you have any questions.

Sincerely,



Digitally signed by
Chad M Gruber
Date: 2024.04.29
10:23:11 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Chad M. Gruber, P.E.
Florida P.E. No. 57466

Cc: File