



Private Residence
315 Cocoanut Row
Palm Beach

F L O R I D A

Application #:
ARC-24-0105
Second Submittal
Date of Presentation: 12.20.24

Scope of Work

* Modified Driveway
*Minor modifications to Landscape Plan

Sheet Index

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L6.0 - Construction Screening and Staging Plan
L7.0 - Truck Logistics Plan

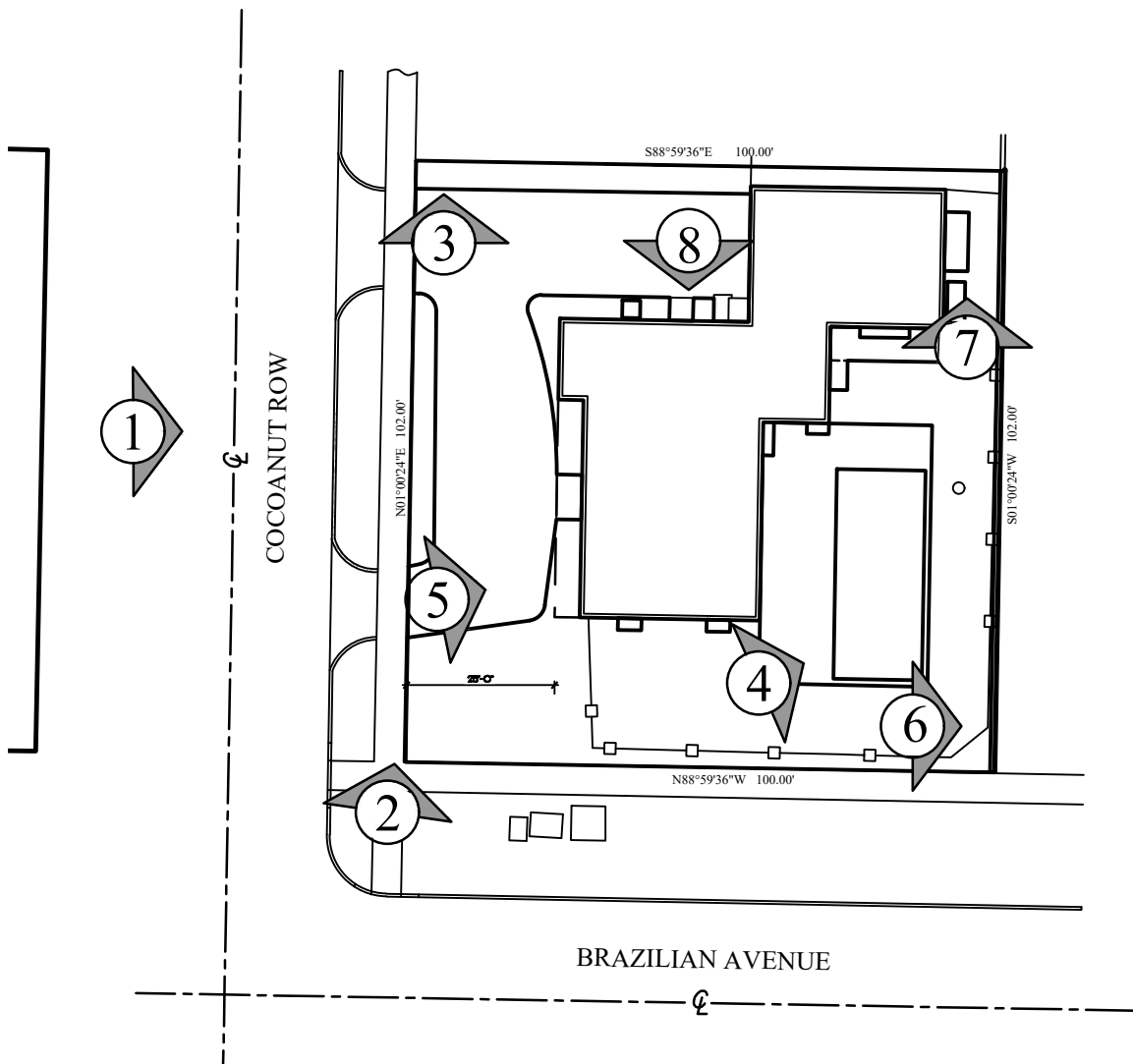
Design Team/Consultants

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

Civil Engineer
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041

Landscape Legend

PROPERTY ADDRESS:	315 COCOANUT ROW	
LOT AREA (SQ FT)	10,200 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	45% (4,590 S.F.)	38.8% (3,897 S.F.)
LOS TO BE ALTERED (SQ FT AND %)	NA	3.1% (320 S.F.)
PERIMTETER LOS (SQ FT AND %)	45% (1,147 S.F.)	49.0% (1,255 S.F.)
FRONT YARD LOS (SQ FT AND %)	50% (2,295 S.F.)	56.6% (2,524 S.F.)
NATIVE TREES %	30% (NUMBER OF TREES)	NA
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	37.6% (64 SHRUBS & VINES)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	NA



Key Plan



Existing Street View



Existing South Buffer



Existing North Buffer



Existing Pool Deck



Existing Driveway



Existing East Buffer



Existing North Buffer & Alley



Existing Driveway Equipment

ENVIRONMENT
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GROUP

139 North County Road 5020-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

Private Residence
315 Coconut Row
Town of Palm Beach

JOB NUMBER: # 24055.00 LA
DRAWN BY: Caleb Weigel

DATE: 10.17.2024

SHEET L1.1

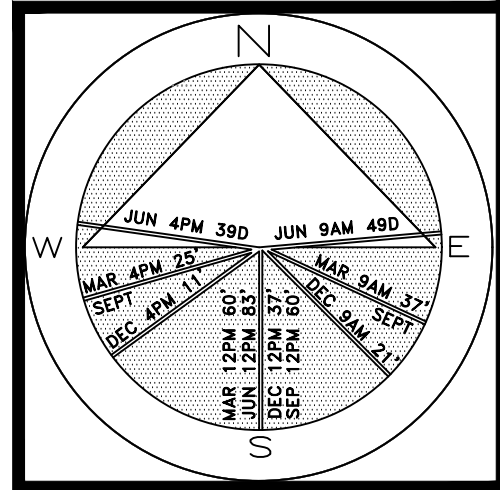
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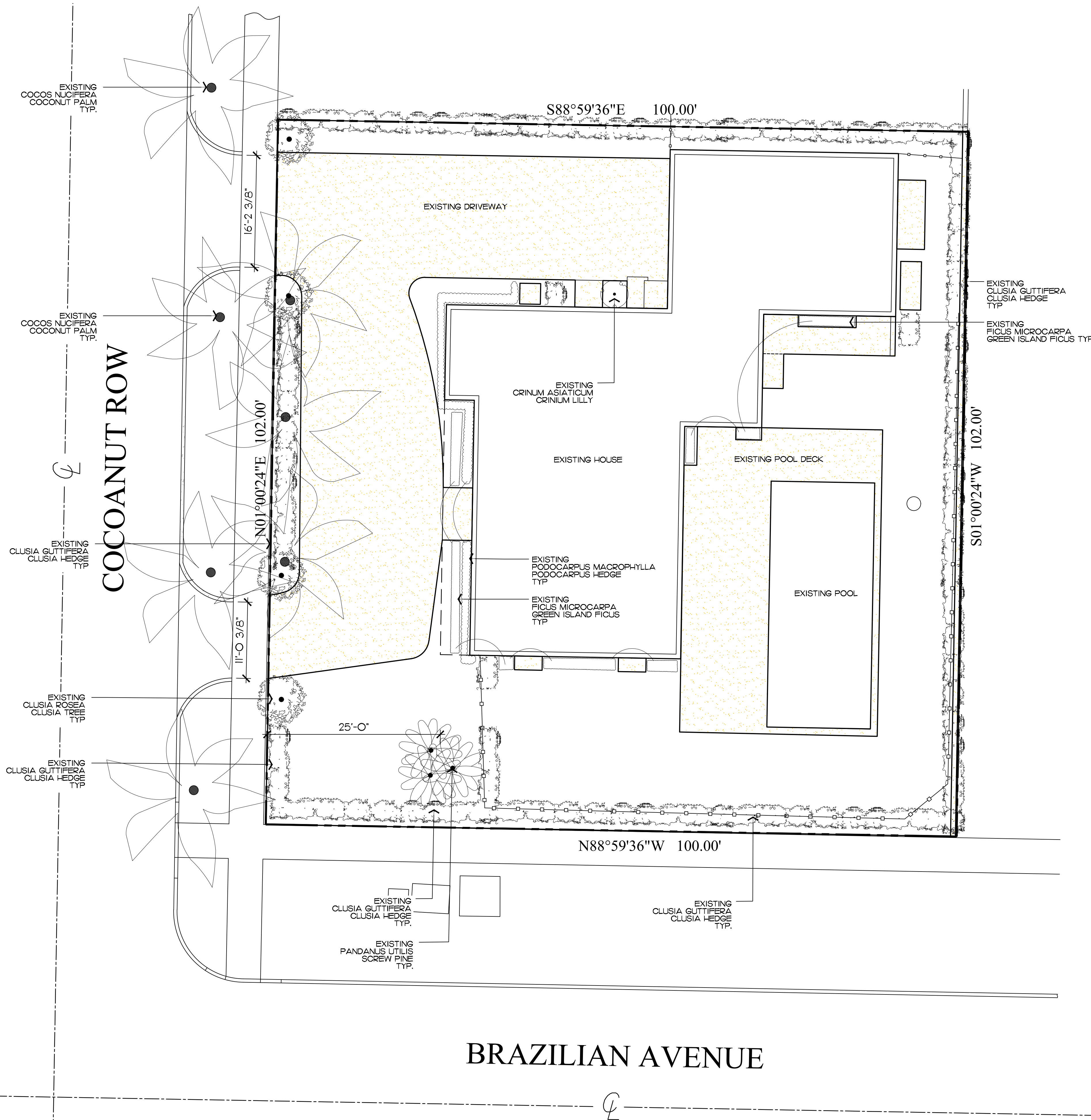
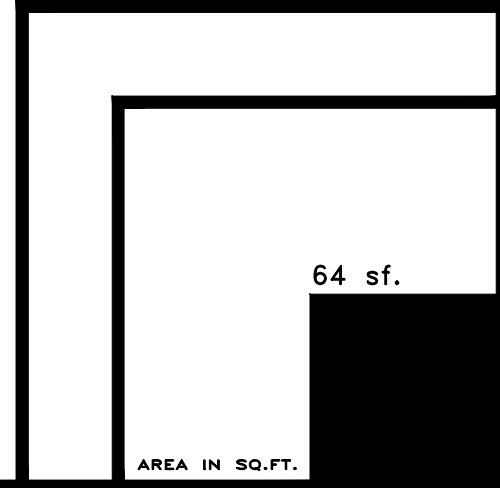
Existing Site Photos

Private Residence
315 Coconut Row
Town of Palm Beach



JOB NUMBER: # 24055.00 LA
DRAWN BY: Caleb Weigel
DATE: 10.17.2024

SHEET L2.0

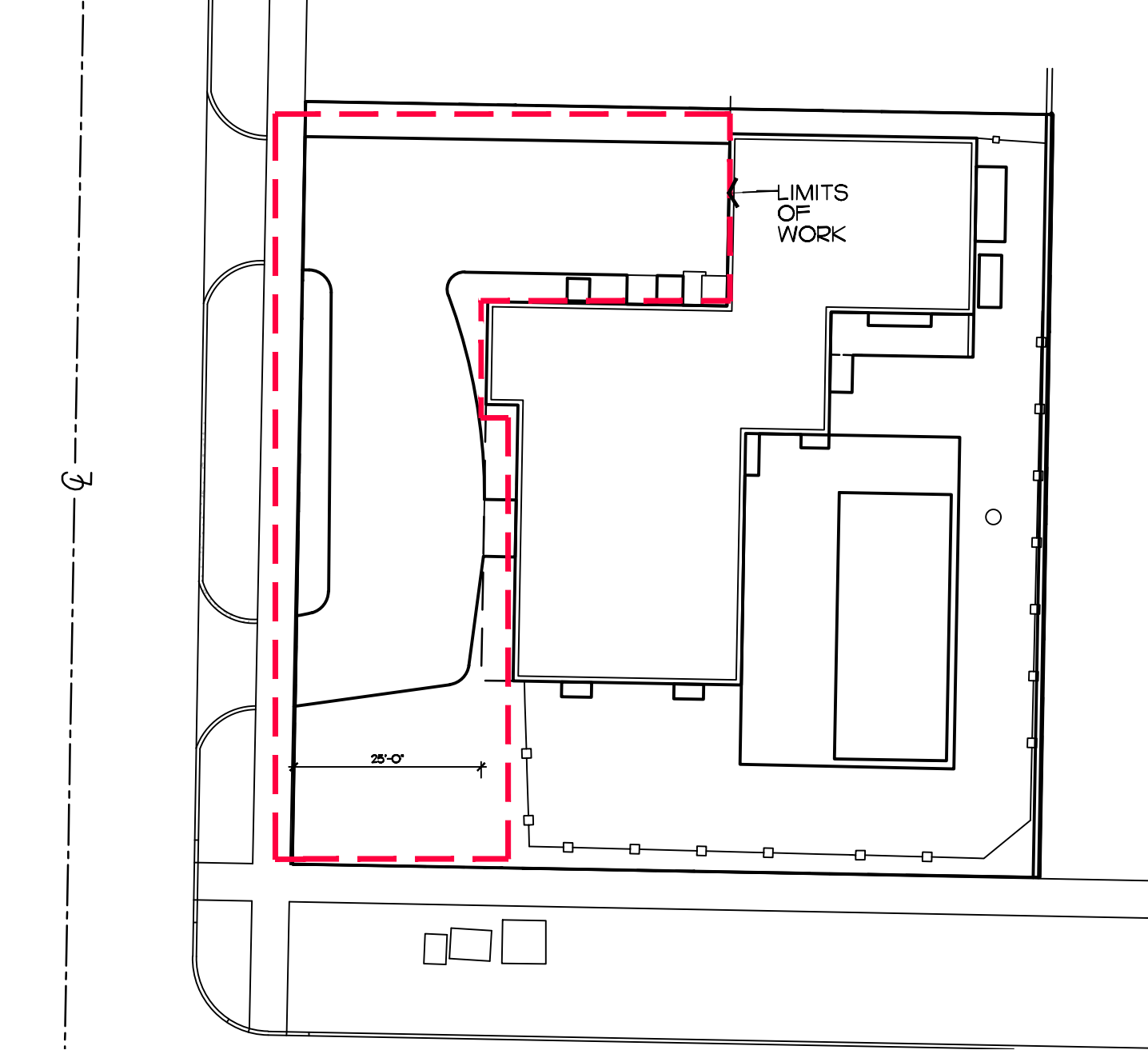


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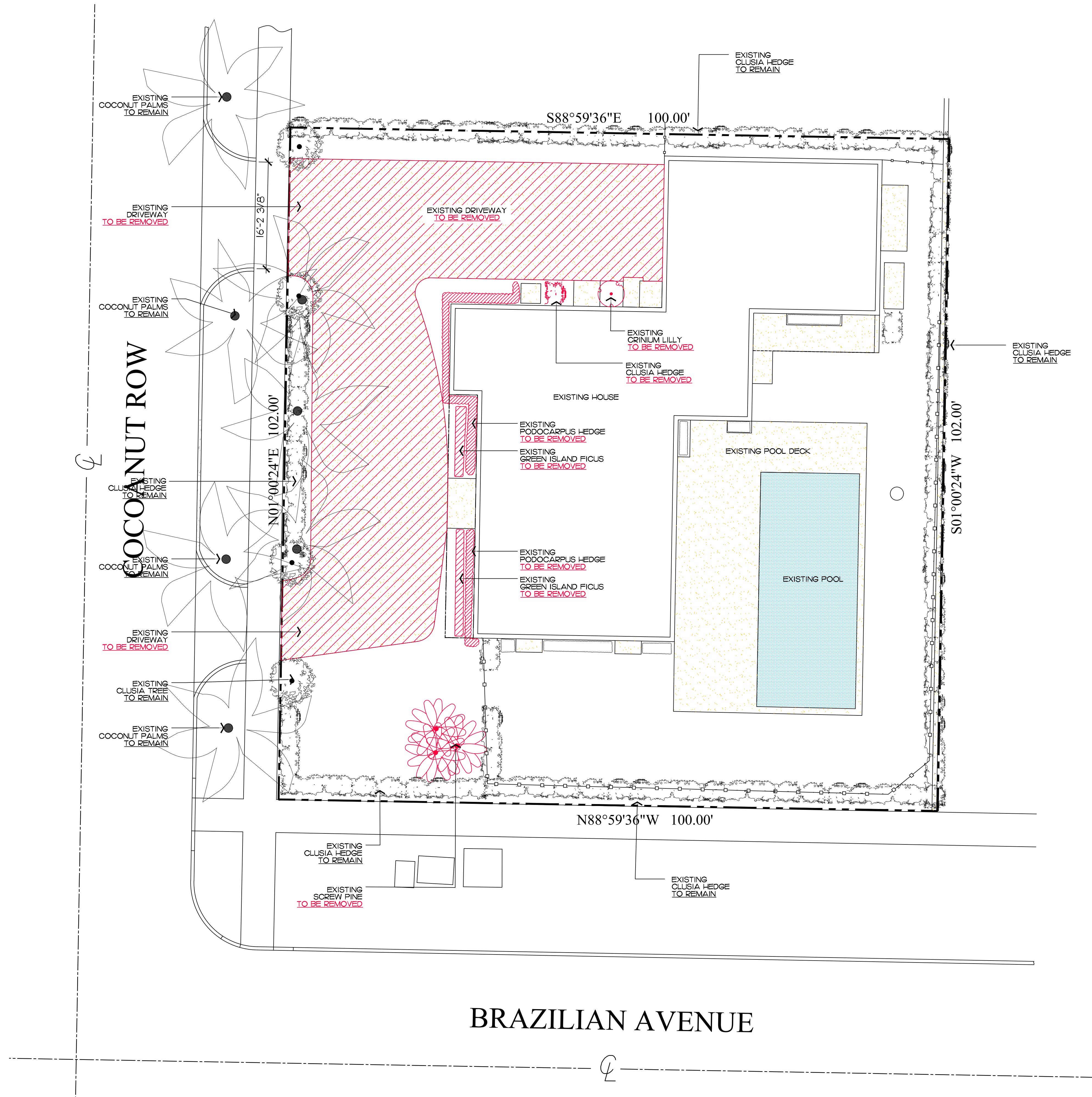
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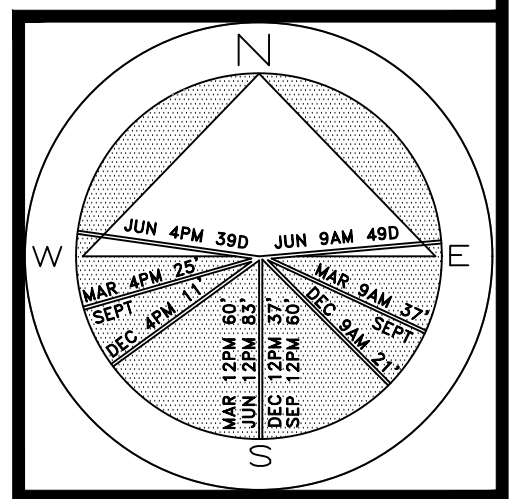
Existing Vegetation Inventory



Site Limits of Work



Private Residence
315 Coconut Row
Town of Palm Beach



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DRAWN BY: Caleb Weigel
DATE: 10.17.2024

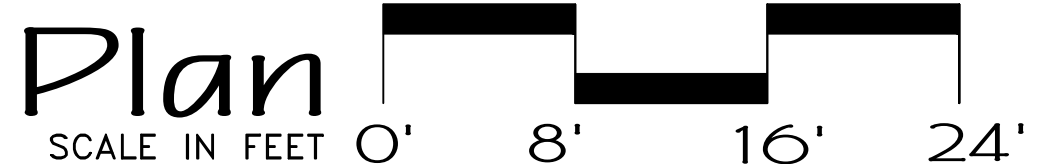
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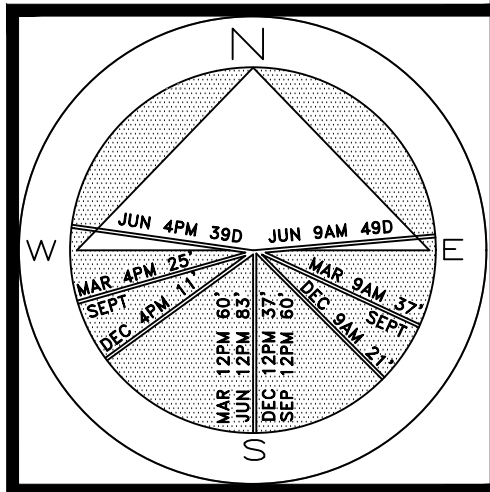
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Demolition and Vegetation Action Plan



64 sf.
AREA IN SQ. FT.

Private Residence
315 Coconut Row
Town of Palm Beach



JOB NUMBER: # 24055.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 10.17.2024

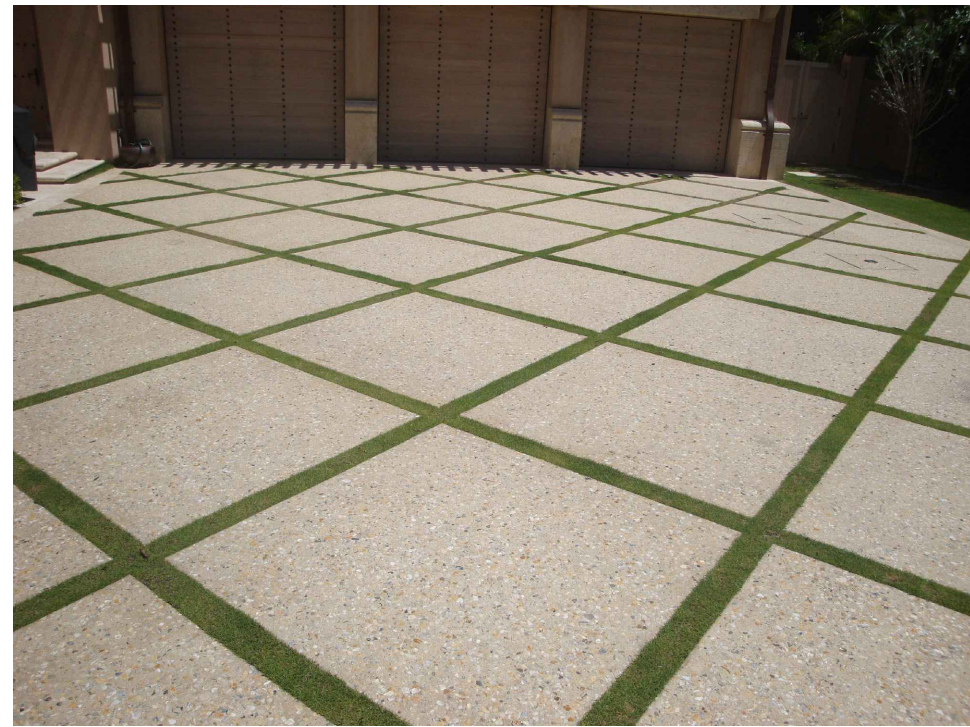
SHEET L4.0

113 sf.
AREA IN SQ.FT.

COCOANUT ROW

BRAZILIAN AVENUE

Existing Site Plan



MOTORCOURT DESIGN
POURED TABBY WITH LAWN JOINTS

COCOANUT ROW

BRAZILIAN AVENUE

Proposed Site Plan

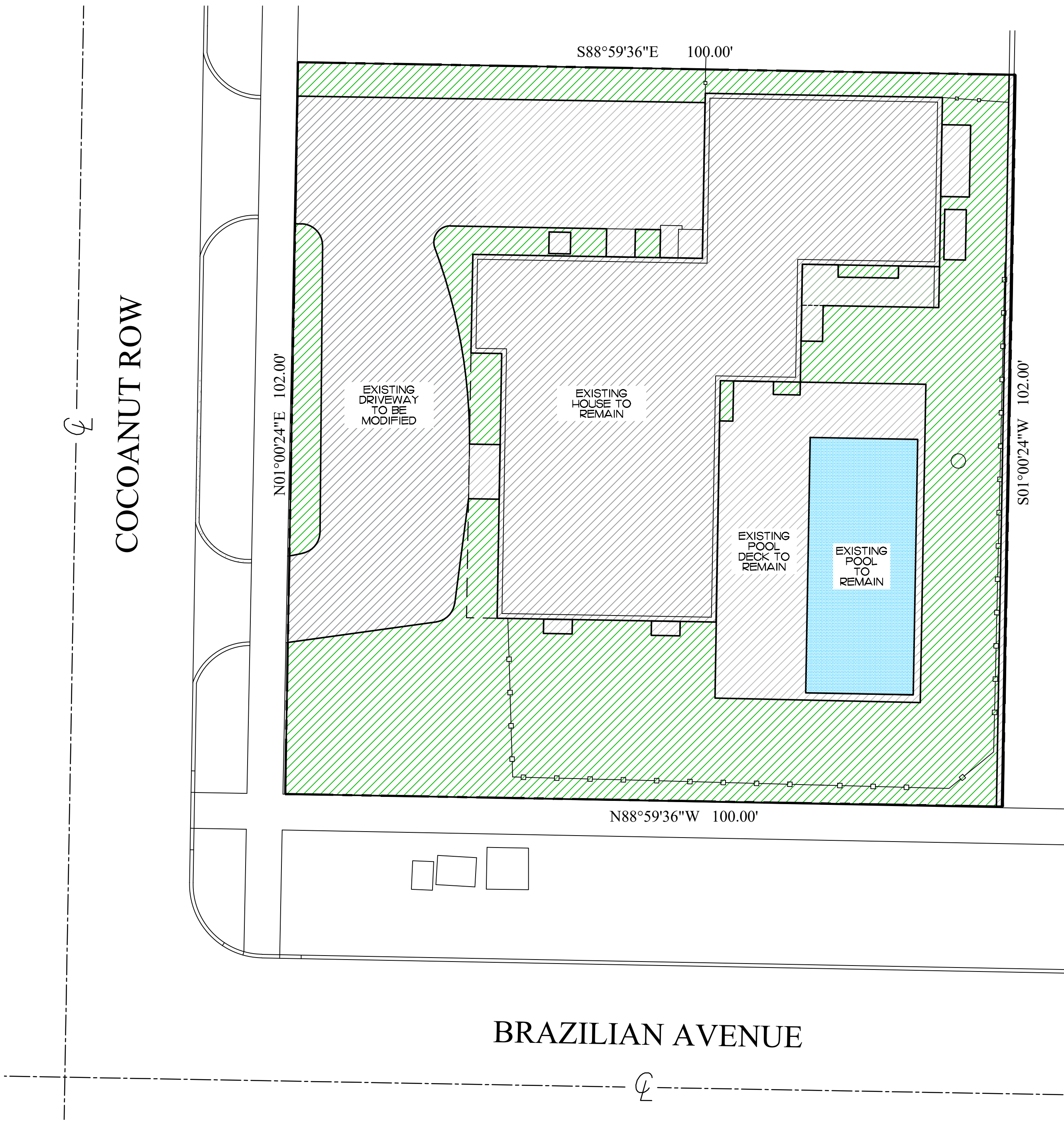
Site Plan

SCALE: 3/32" = 1'-0" 0' 10' 20' 30'

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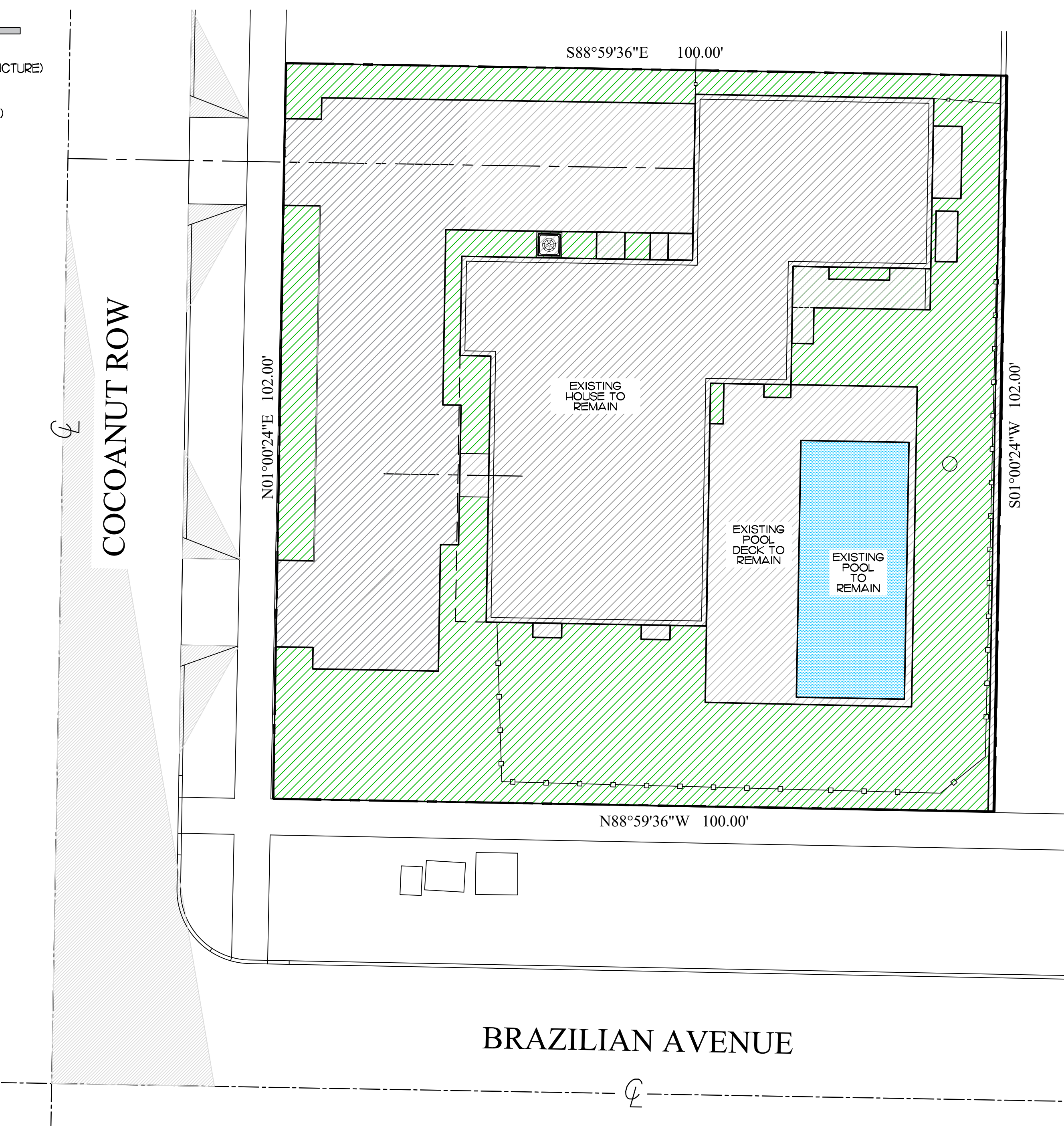
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Existing Lot Coverage Graphic

Legend

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



Proposed Lot Coverage Graphic

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RC - (MEDIUM RESIDENTIAL)					
LOT AREA	10,200 S.F.					
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,590 S.F.	38.2%	3,897 S.F.	38.8%	3,897 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,024 S.F.	36.8%	944 S.F.	37.0%	958 S.F.
PERIMETER LANDSCAPE	MINIMUM 50% WITHIN 10 FEET OF P.L.	2,295 S.F.	58.9%	2,448 S.F.	56.6%	2,524 S.F.

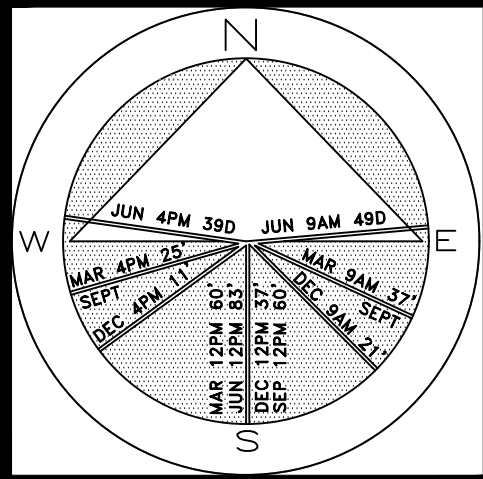
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Landscape Architecture
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SHEET L4.1

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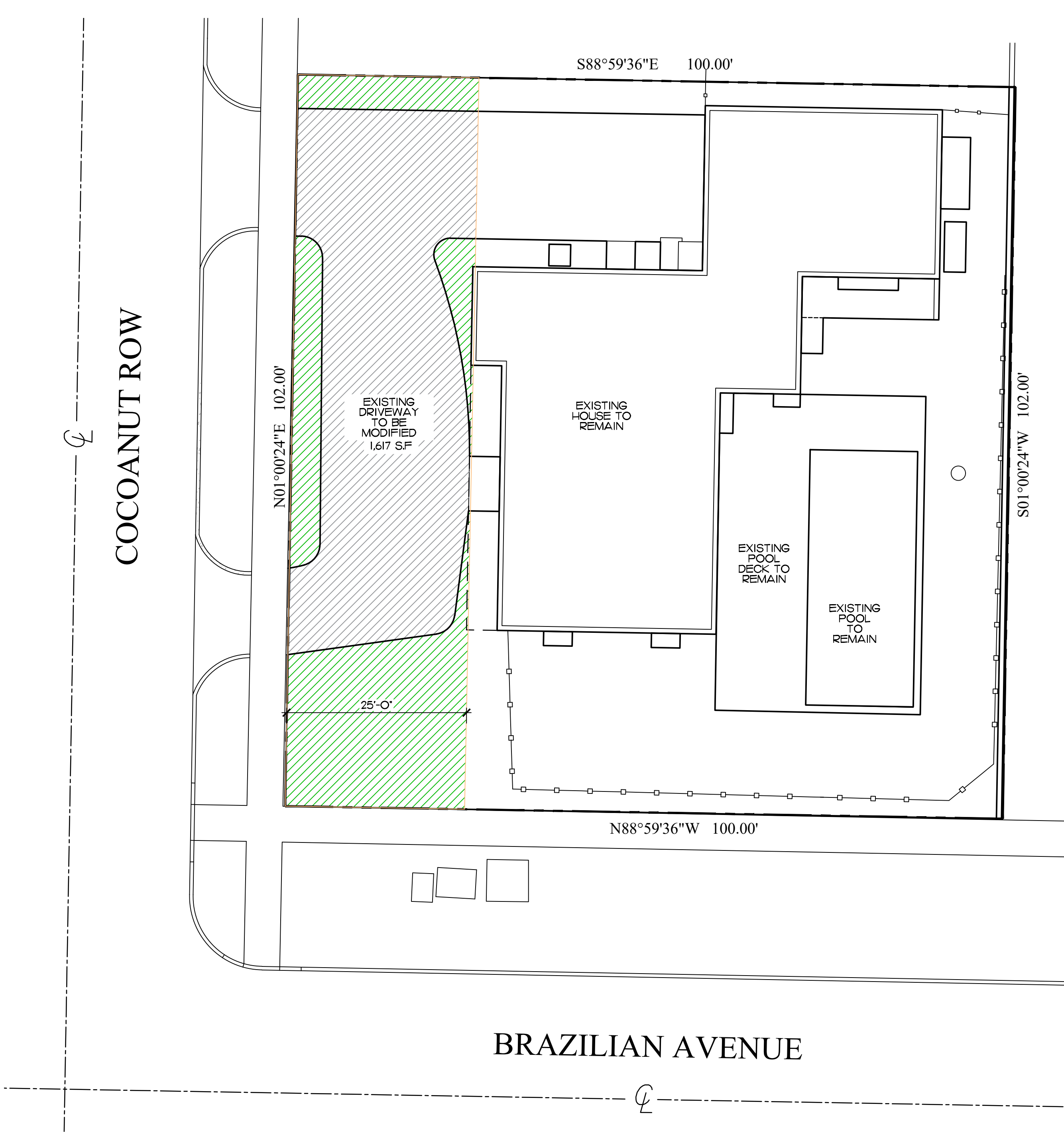
Open Space Calculations

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

0' 10' 20' 30'

113 sf.

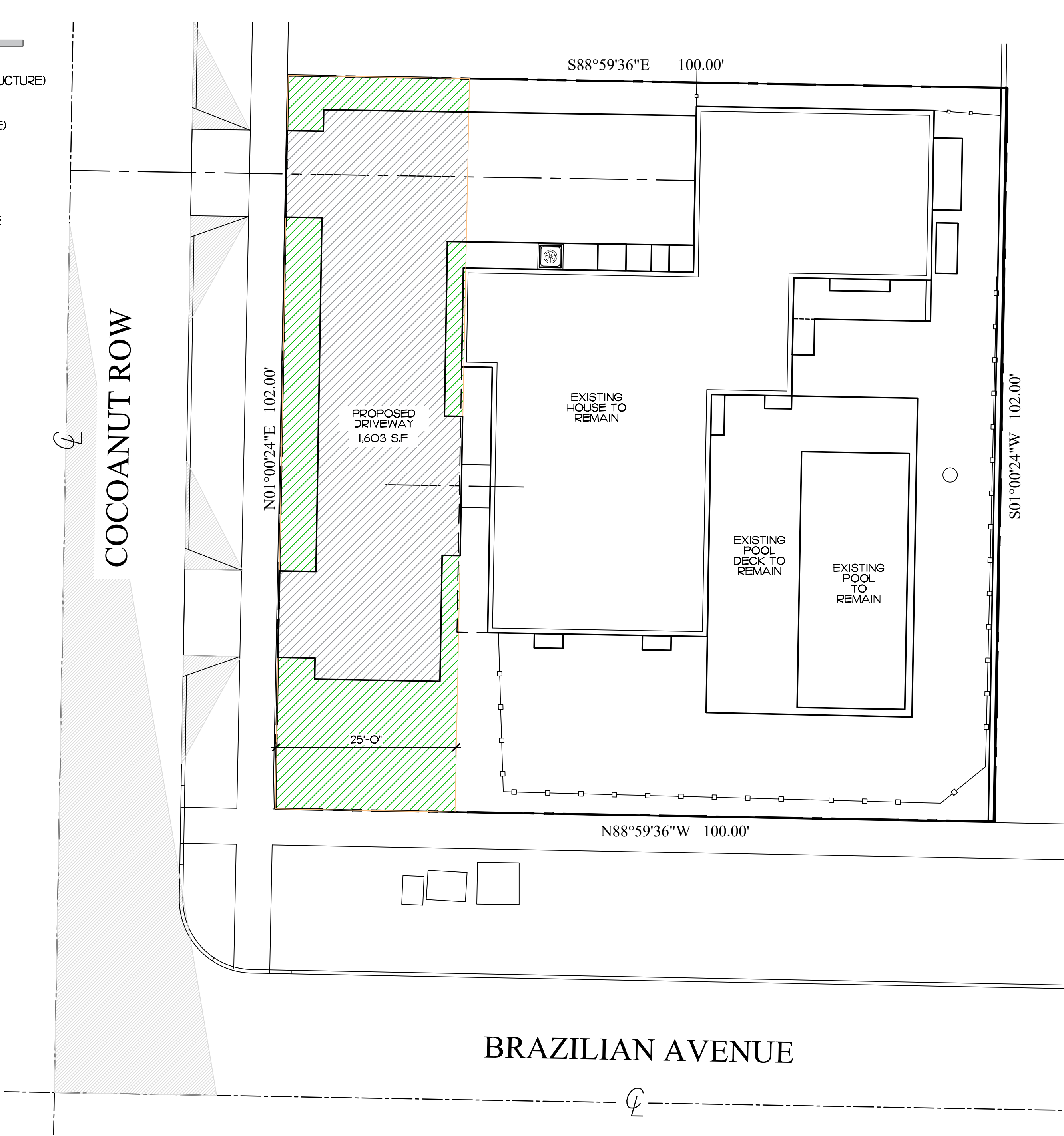
AREA IN SQ.FT.



Existing Lot Coverage Graphic

Legend

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



Proposed Lot Coverage Graphic

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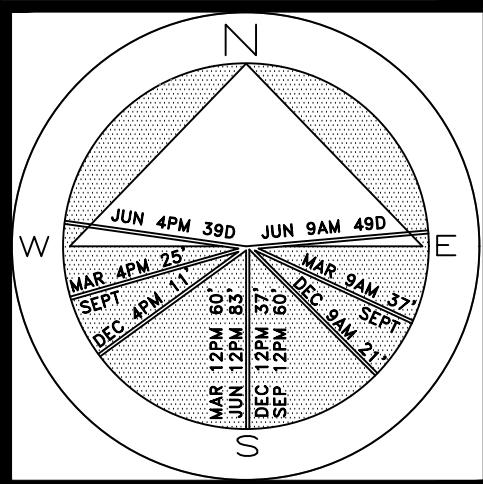
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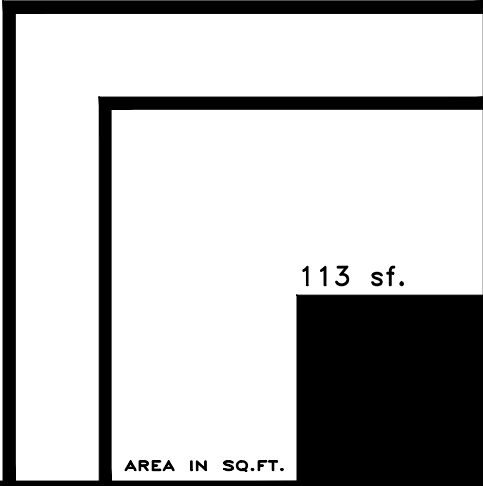
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Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
315 Coconut Row
Town of Palm Beach



JOB NUMBER: # 24055.00 LA
DRAWN BY: Kerlinaelle Dorinuli
DATE: 10.17.2024

SHEET L4.2



Existing Conditions

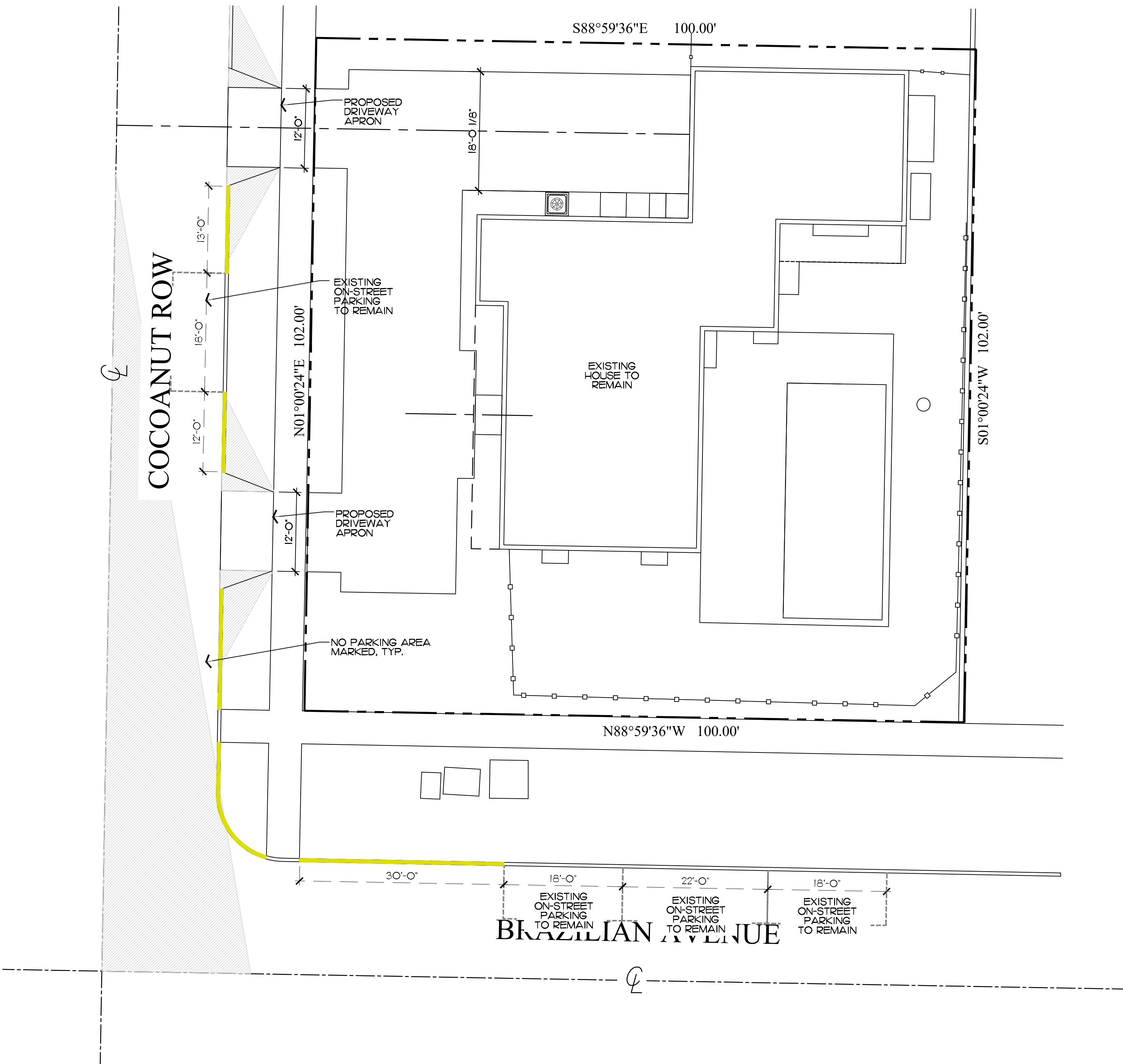
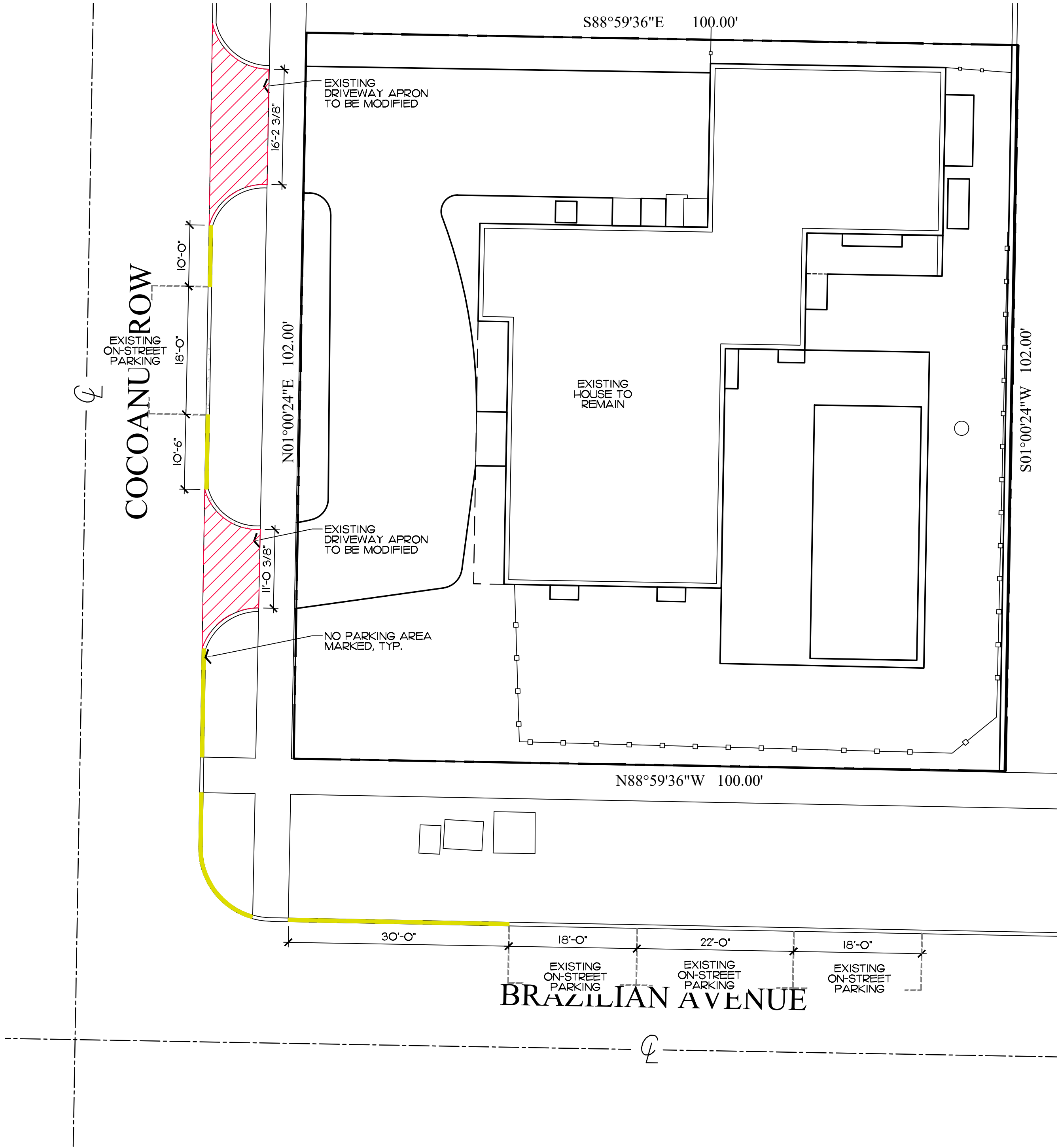


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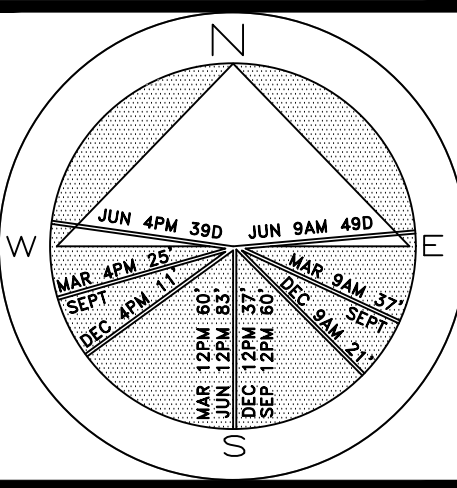
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Private Residence
315 Coconut Row
Town of Palm Beach



JOB NUMBER: # 24055.00 LA
DRAWN BY: Caleb Weigel
DATE: 10.17.2024

Existing Street Parking

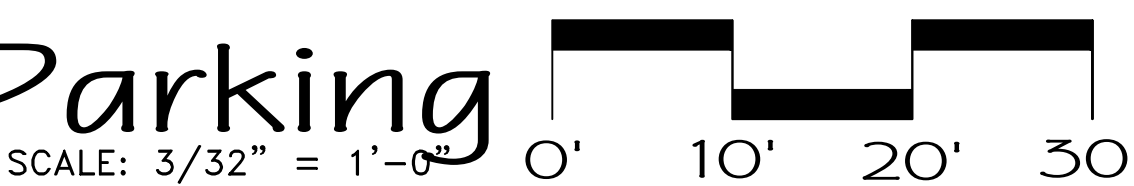
Proposed Street Parking

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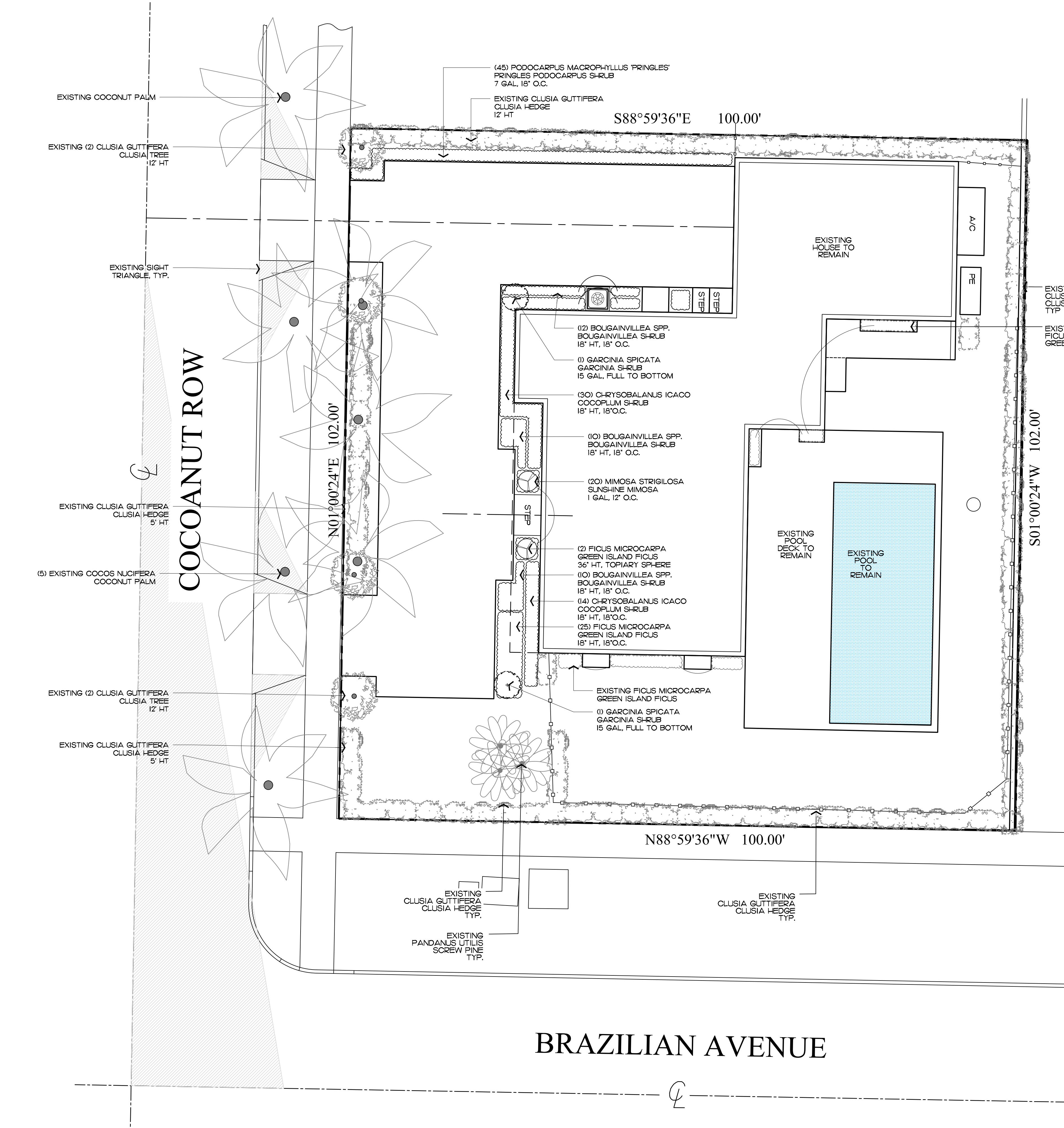
Proposed Street Parking



SHEET L4.3

113 sf.

AREA IN SQ.FT.



Landscape Legend

PROPERTY ADDRESS:	315 COCOANUT ROW	
LOT AREA (SQ FT)	10,200 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	45% (4,590 S.F.)	38.8% (3,897 S.F.)
LOS TO BE ALTERED (SQ FT AND %)	NA	3.1% (320 S.F.)
PERIMETER LOS (SQ FT AND %)	40% (1,020 S.F.)	49.0% (1,255 S.F.)
FRONT YARD LOS (SQ FT AND %)	50% (2,295 S.F.)	56.6% (2,524 S.F.)
NATIVE TREES %	30% (NUMBER OF TREES)	NA
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	37.6% (64 SHRUBS & VINES)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	NA

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP. BOUGAINVILLEA 'PALM BEACH PURPLE'	32	6' C.T.	NO
	CHRYSOBALANUS ICACO 'HORIZONTALIS' HORIZONTAL COCOPLUM	44	3 GAL., 24" O.C.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	2	3 GAL, 12" O.C. TO BE MAINTAINED AT 18" HT.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	25	12' C.T., MATCHING	YES
	GARCINIA SPICATA GARCINIA	2	12' C.T., MATCHING	YES
	MIMOSA STRIGILOSA SUNSHINE MIMOSA	20	3 GAL, 18" O.C.	NO
	PODOCARPUS MACROPHYLLUM PODOCARPUS HEDGE	45	15 GAL, 6" HT, 24" O.C. 7 GAL, 18" O.C.	NO
TOTAL:		170		
NATIVE SPECIES:		64 (37.6%)		

Lawn & Mulch

SYMBOL	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALETS
PLANTING BED	SHREDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" IN. DEPTH

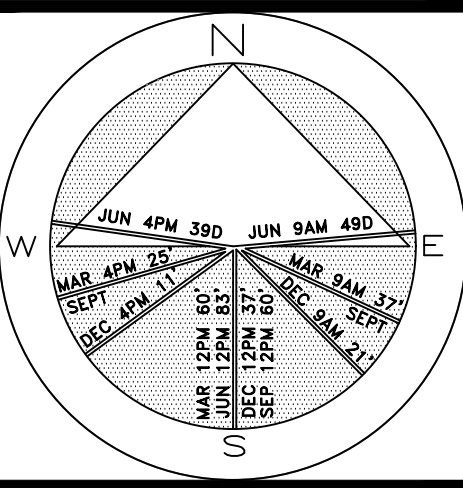
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SHEET L5.0

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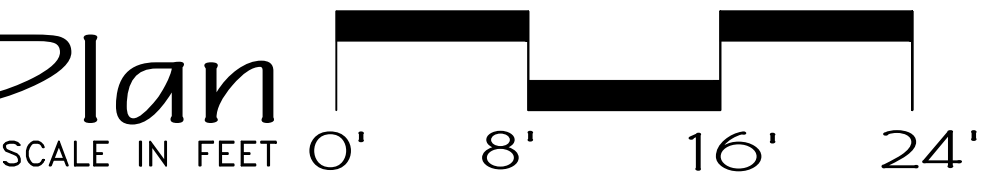
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Landscape Plan



64 sf.
AREA IN SQ.FT.



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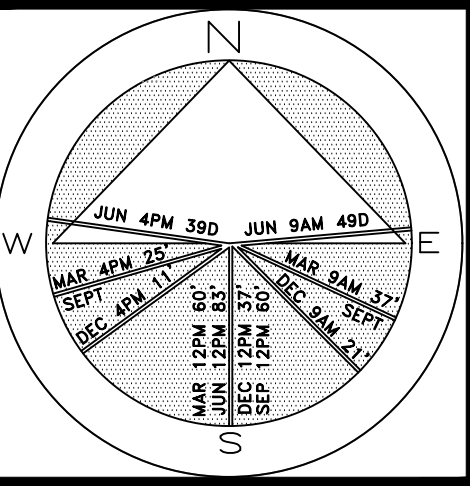
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A
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F



JOB NUMBER: # 24055.00 LA
DRAWN BY: Caleb Weigel
DATE: 10.17.2024

SHEET L5.1

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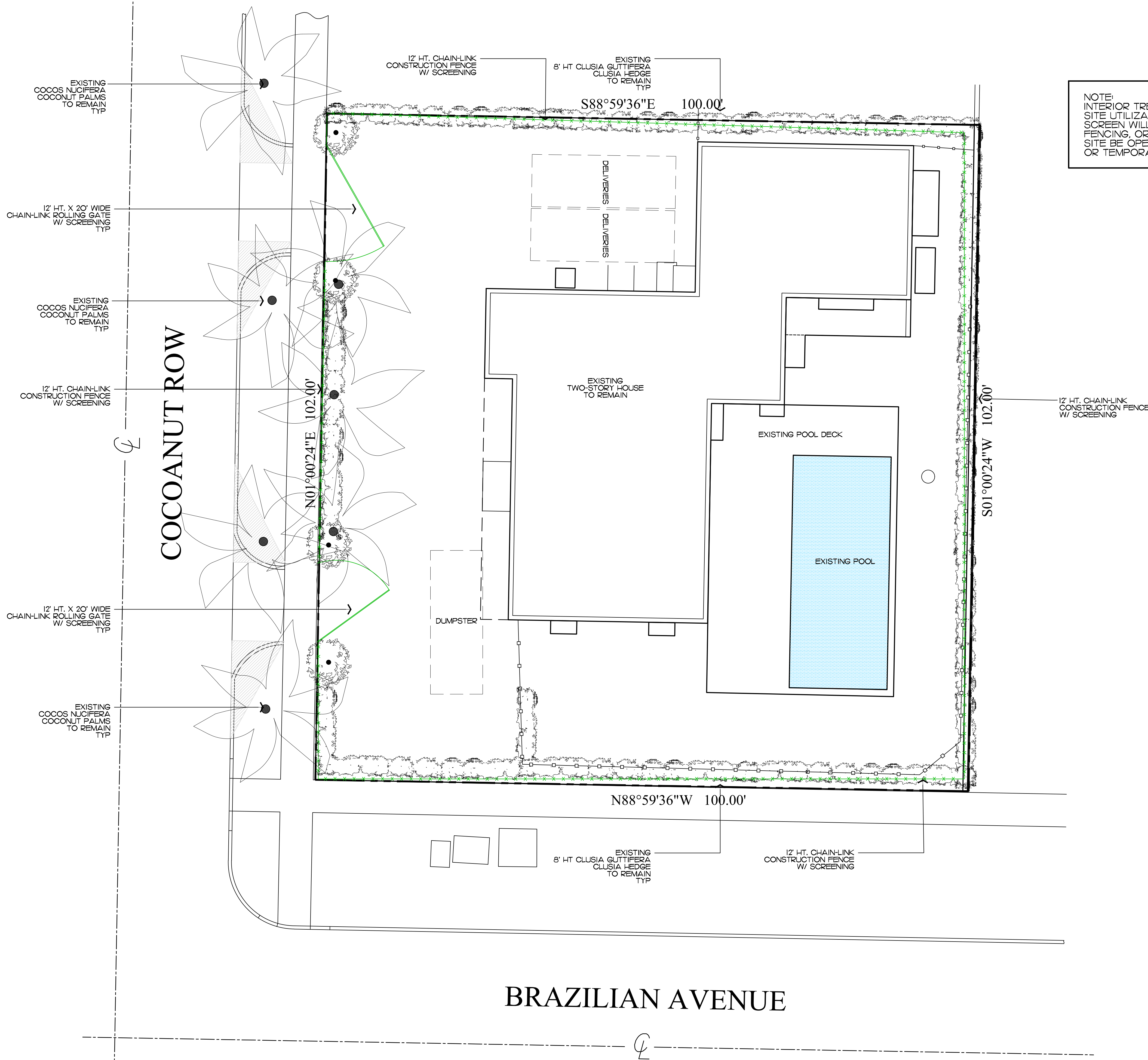
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Rendered Site Plan

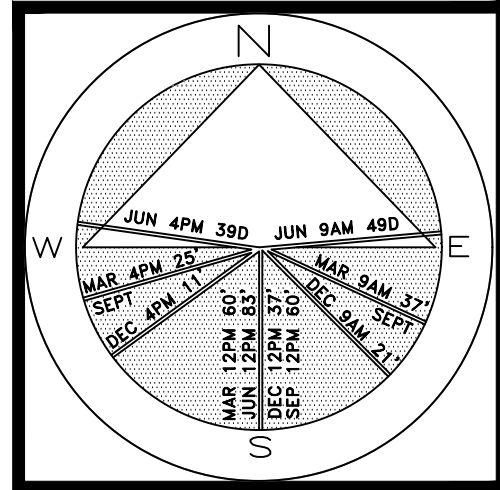
SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

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



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

Construction Screening & Staging Plan

SCALE IN FEET 0' 8' 16' 24'

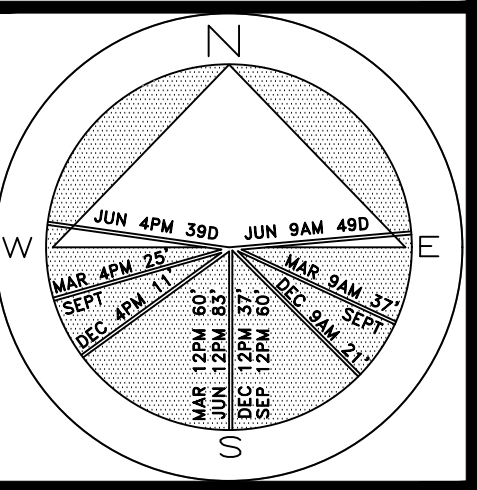
SHEET L6.0

64 sf.
AREA IN SQ.FT.

Private Residence

315 Coconut Row

Town of Palm Beach

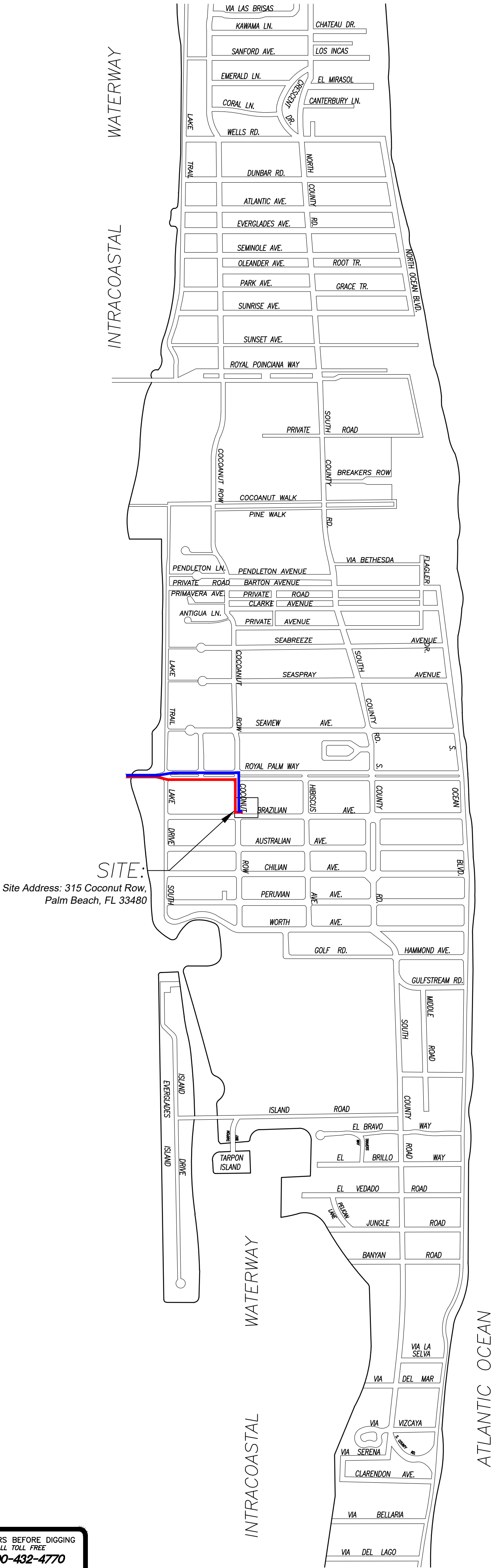


JOB NUMBER: # 24055.00 LA

DRAWN BY: Caleb Weigel

DATE: 10.17.2024

SHEET L7.0



CONCEPTUAL CONSTRUCTION SCHEDULE		
•	Decemeber 20th, 2024	- ARCOM MEETING
•	June 1st, 2025	- SUBMIT FOR PERMIT
•	1 MONTH	- MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
•	2 MONTHS	- LANDSCAPE & HARDSCAPE
•	2 MONTHS	- INSTALLATION
•	2 MONTHS	- FINAL INSPECTIONS
•	+/-5 MONTHS	- PROPOSED TOTAL
		FOLLOWING BUILDING PERMIT

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE