



980 S OCEAN BLVD
01.10.25



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980 S OCEAN BLVD
01.10.25



REVISÉD
RENDERED PERSPECTIVE

PREVIOUSLY APPROVED SOUTHEAST

PROPOSED DEMOLITION AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C00174

DATE: 06.01.2022

DRAWN: MJS

REVISIONS:

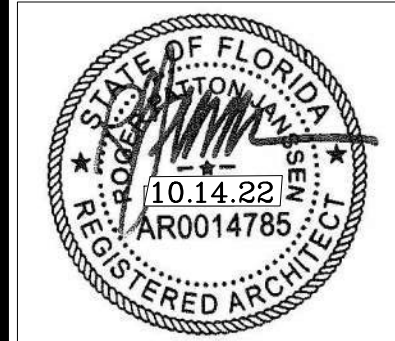
- 04-06-2022 ARCOM CMT REV01
- 10-10-2022 ARCOM CMT REV02
- 10-14-2022 DEMOLITION PERMIT

.....

OCTOBER 10, 2022
ARCOM FINAL SUBMITTAL
ARC-22-136, ZON-22-101

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SEAL



ROGER P. JANSSEN AR-14785
DRAWING NO.

REN SE PER R2

JOB NUMBER: 21-117



PREVIOUSLY APPROVED SOUTHEAST

REVISED
RENDERED PERSPECTIVE
WITHOUT FRONT SITE WALL

PROPOSED DEMOLITION AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 06.01.2022

DRAWN: MJS

REVISIONS:

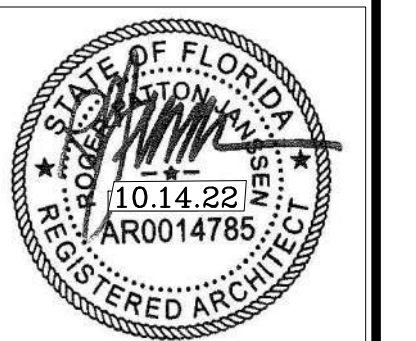
- 04-06-2022 ARCOM CMT REV01
- 10-10-2022 ARCOM CMT REV02
- 10-14-2022 DEMOLITION PERMIT

.....

OCTOBER 10, 2022
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SEAL



ROGER P. JANSSEN AR-14785

DRAWING NO.

REN SE PER R2

JOB NUMBER:

21-117



PREVIOUSLY APPROVED RENDERED PERSPECTIVE

PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 06.01.2022

DRAWN: MJS

REVISIONS:

.....

JULY 06, 2022
ARCOM FINAL SUBMITTAL
ARC-22-136, 20N-22-101

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SEAL



ROGER P. JANSSEN AR-14785

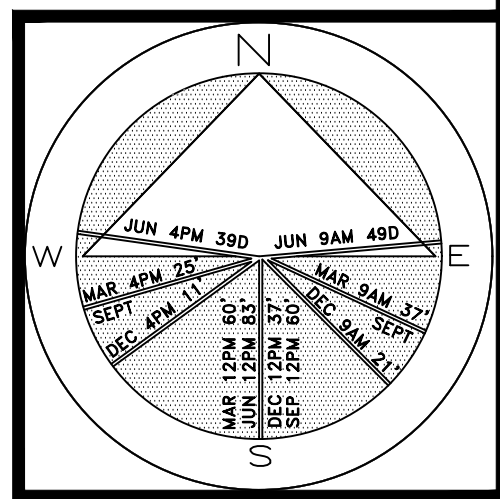
DRAWING NO.

REN N PER

JOB NUMBER:

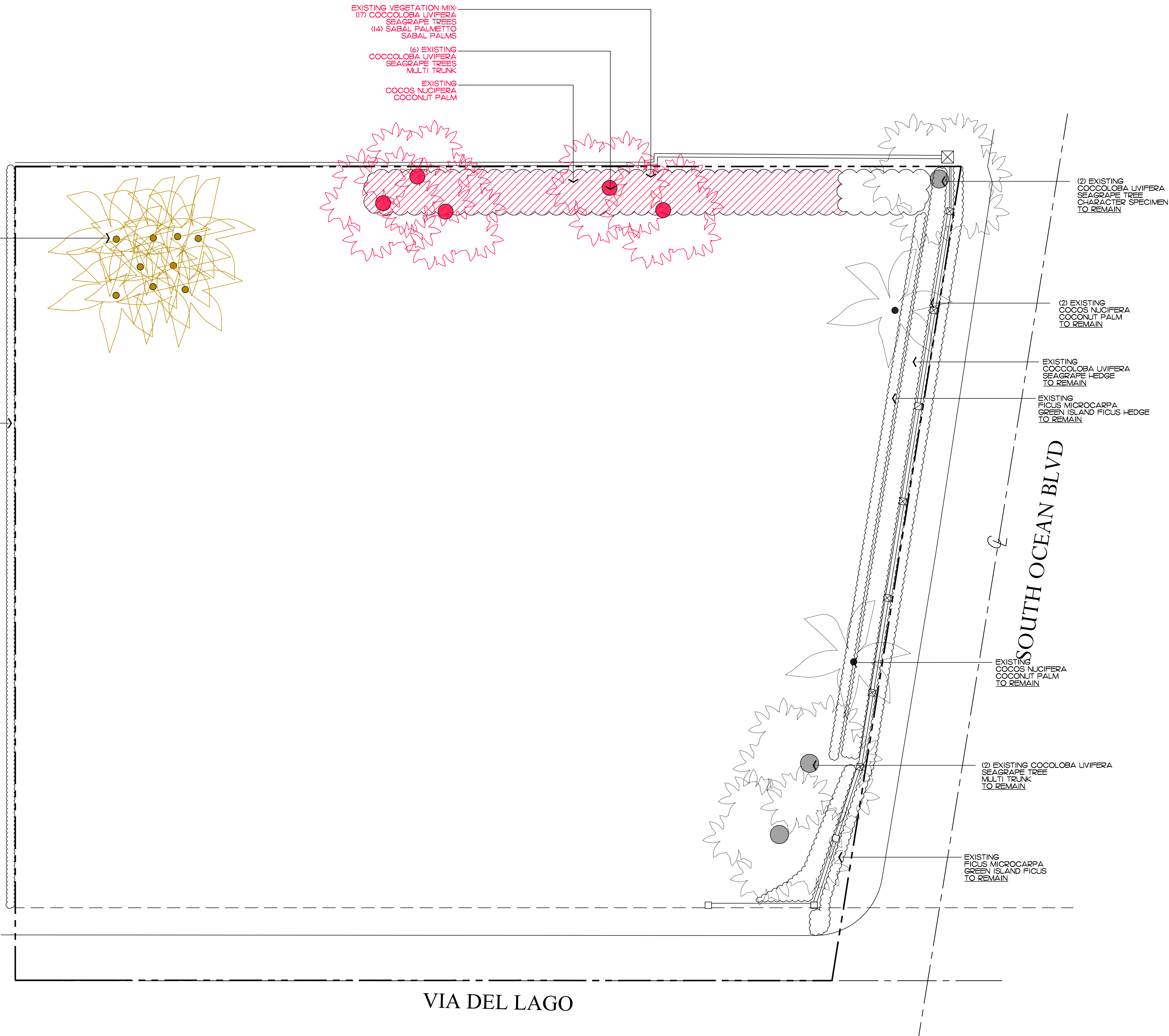
21-117

Private Residence
980 South Ocean Blvd
Palm Beach



JOB NUMBER: # 24158.00 LA
DRAWN BY: Kerlinette Dorinul
DATE: 01.09.2025

SHEET L1.0



VIA DEL LAGO

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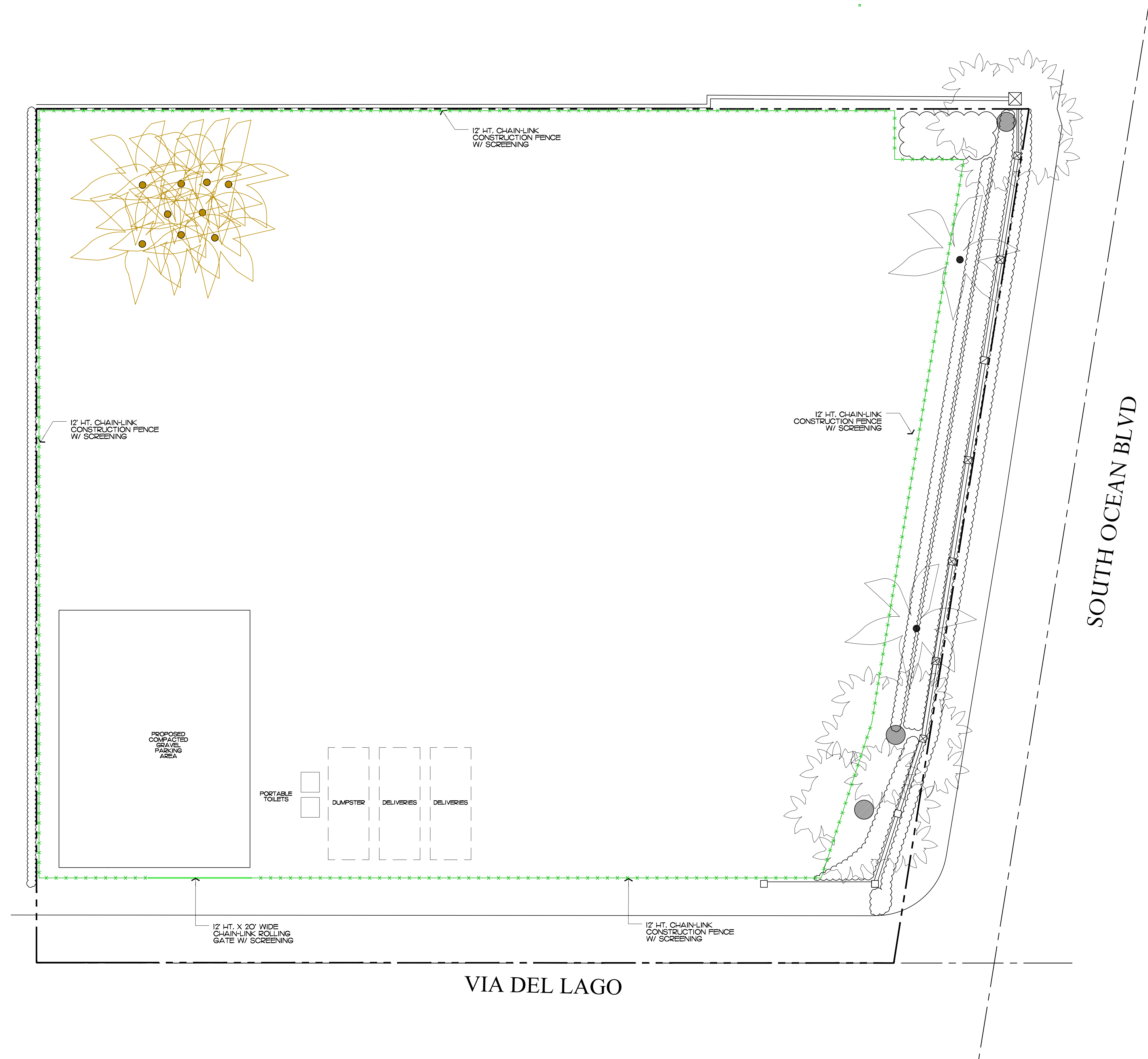
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Existing Vegetation Inventory & Action Plan

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

ARC-24-0117

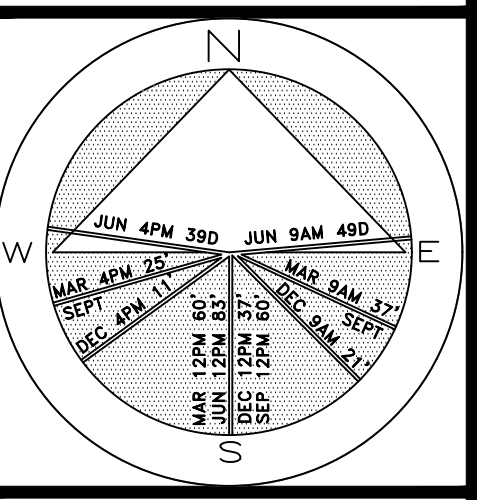
NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR
SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION
SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW
FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE
SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT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



SOUTH OCEAN BLVD

VIA DEL LAGO

Private Residence
980 South Ocean Blvd
Palm Beach
F L O R I D A



JOB NUMBER: # 24158.00 LA
DRAWN BY: Dustin Mizell
DATE: 01.09.2025

SHEET L2.0

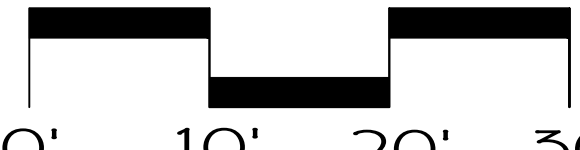
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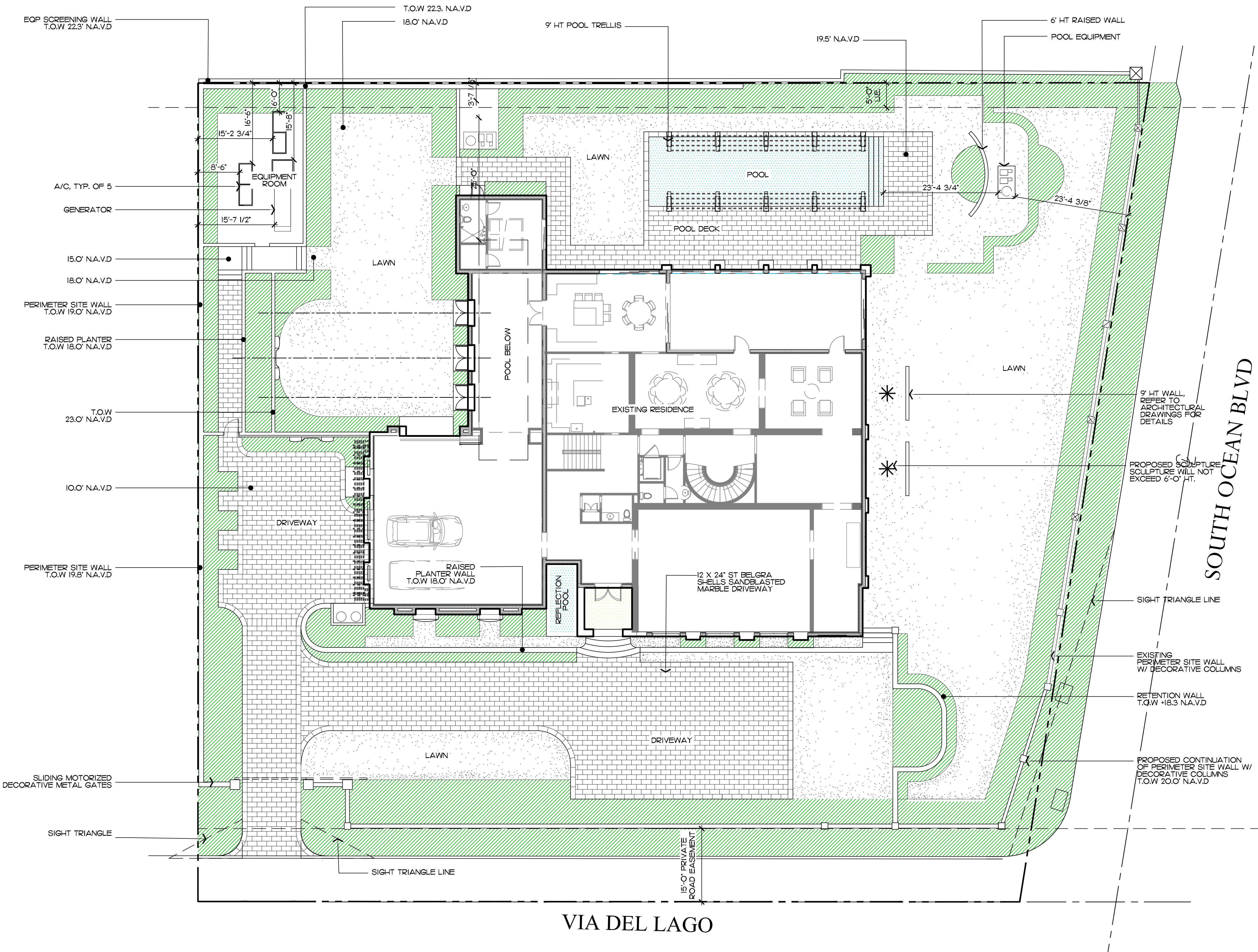
Construction Staging & Screening Plan

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



113.78 sf.

AREA IN SQ.FT.



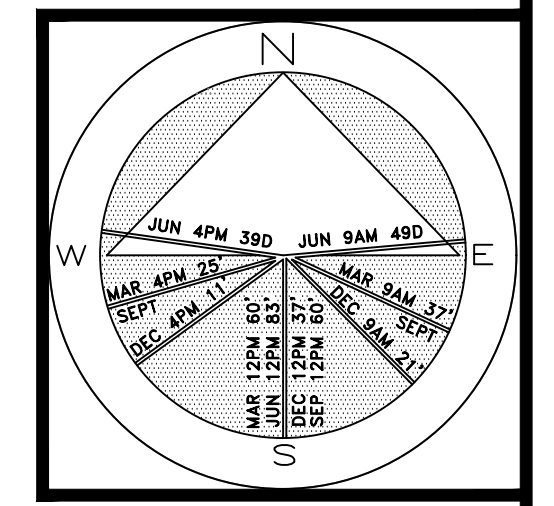
Hardscape Materials



ST Belgras shells sandblasted Marble

**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 570-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. RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
980 South Ocean Blvd
Palm Beach



JOB NUMBER: # 24158.00 LA
DRAWN BY: Kerinaelle Dorinuli
Calisto Weigel
DATE: 01.09.2025

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ARC-24-0117

Site Plan

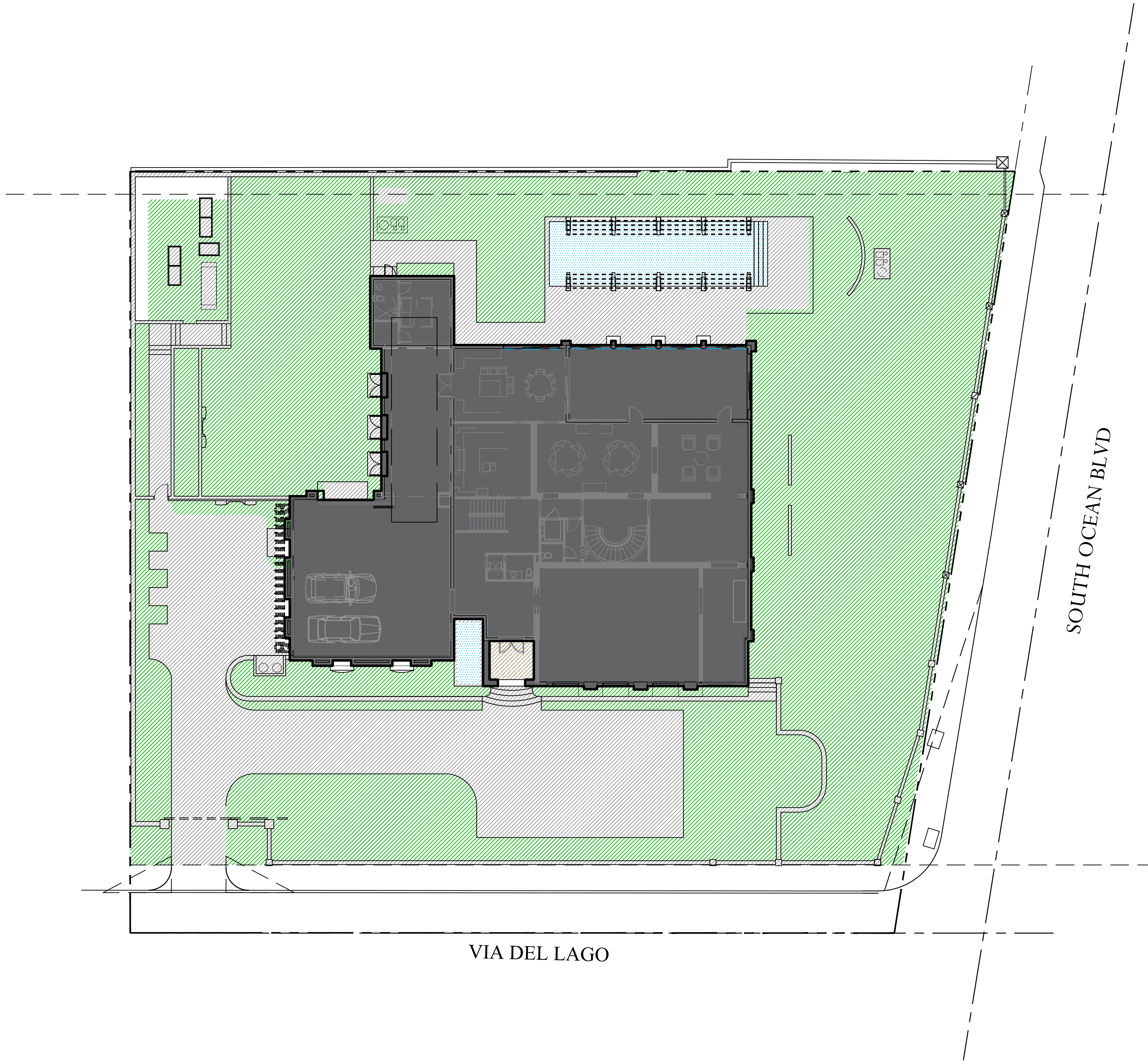
SCALE IN FEET: 3/32" = 1'-0"

0' 10' 20' 30'

SHEET L4.0

64 sf.

AREA IN SQ. FT.



Site Requirements

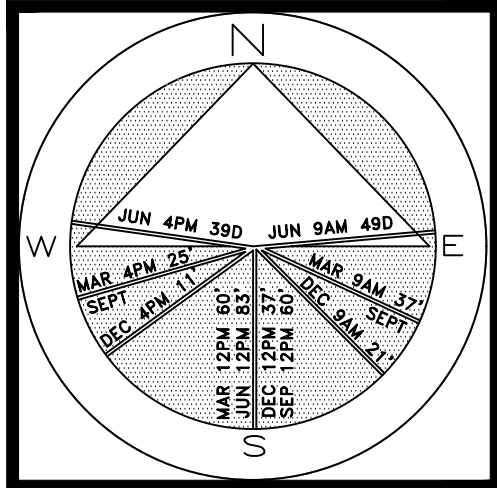
DESCRIPTION	REQUIRED	ARCOM APPROVED ARC-22-136	PROPOSED
LOT ZONE	RA - (50' - PALM BEACH-I)	RA - (50' - PALM BEACH-I)	RA - (50' - PALM BEACH-I)
LOT AREA	20,000 S.F. MINIMUM	19,409 S.F.	27,777 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 13,888.5 S.F.	50.1% 9,793 S.F.	50.22% 13,950 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 2,719.80 S.F.	55.8% 2,302 S.F.	52.95% 3,209 S.F.

* 4,197 S.F. OF ADDED OPEN SPACE SINCE LAST SUBMITTAL
** LAST SUBMITTAL WAS MADE ON SMALLER LOT

Legend

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

Private Residence
980 South Ocean Blvd
Palm Beach



JOB NUMBER: # 24158.00 LA
DRAWN BY: Caleb Weigel
DATE: 01.09.2025

SHEET L4.1

Proposed Lot Coverage Graphic

Open Space Diagram

SCALE IN FEET 0' 16' 32' 48'

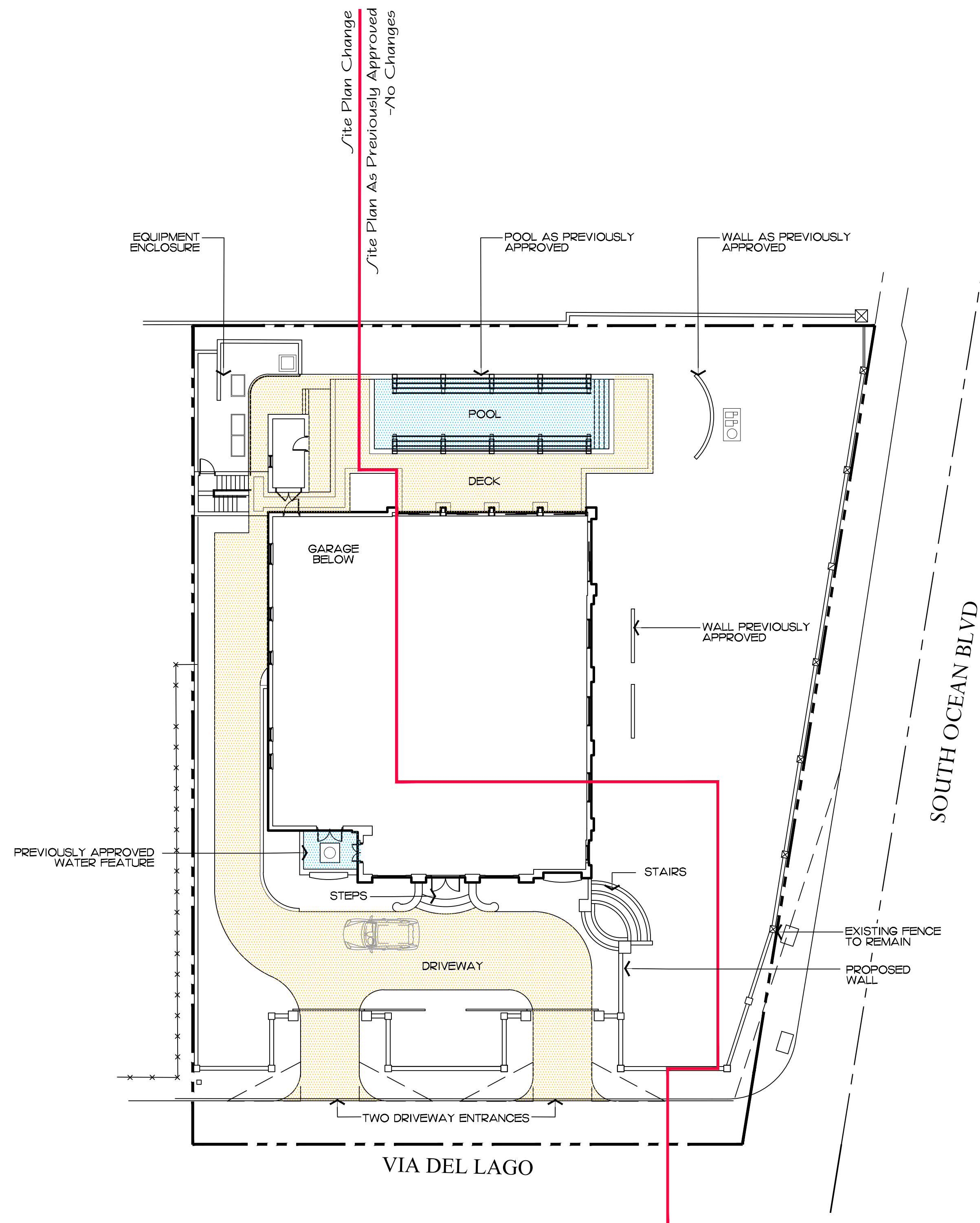
ARC-24-0117

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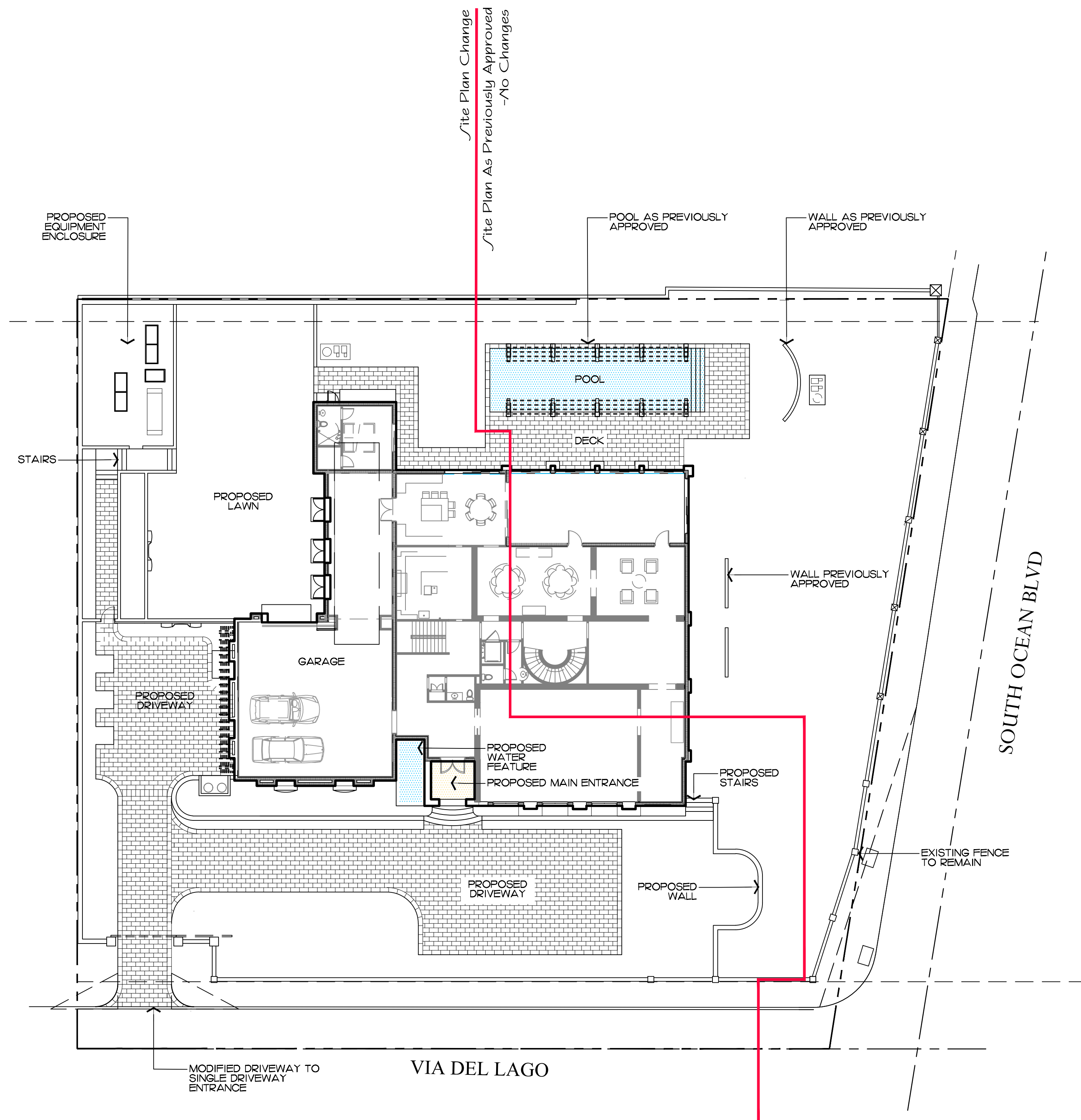
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256 sf.
AREA IN SQ.FT.



Previous Site Plan

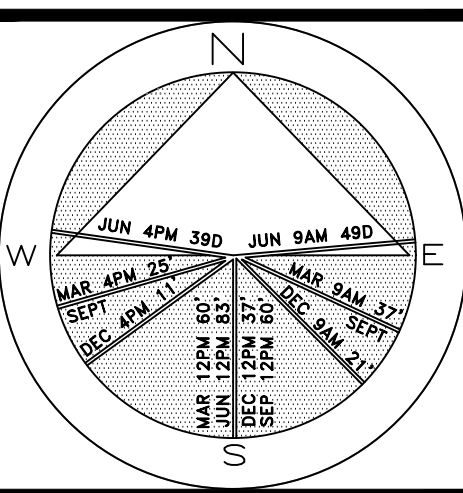
ARC-22-136 / ZON-22-101



Currently Proposed Site Plan

ARC-24-0117

Private Residence
980 South Ocean Blvd
Palm Beach



JOB NUMBER: # 24158.00 LA
DRAWN BY: Caleb Weigel
DATE: 01.09.2025

SHEET L4.2

2025
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Site Plan Comparison

SCALE IN FEET: 1/16" = 1'-0" 0' 16' 32' 48'

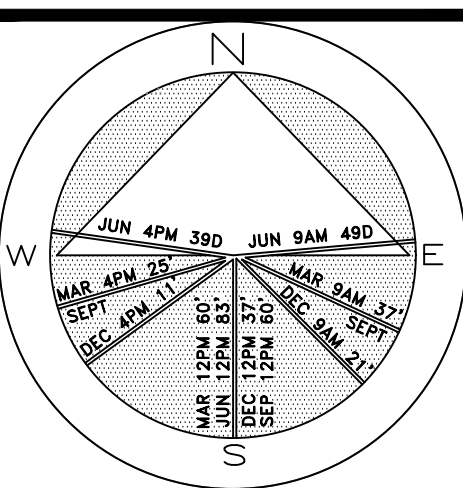


ARC-24-0117

256 sf.

AREA IN SQ.FT.

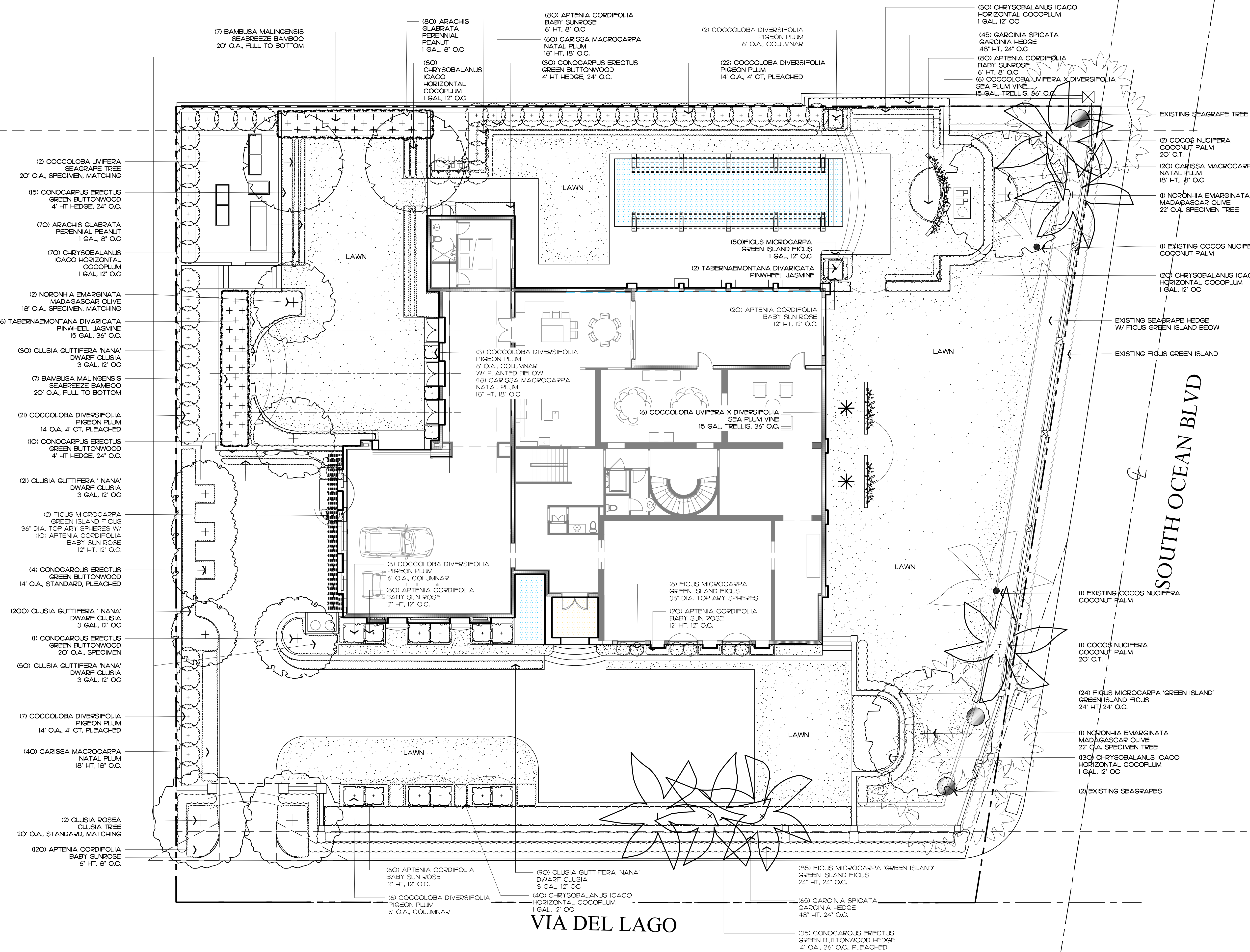
Private Residence
980 South Ocean Blvd
Palm Beach



JOB NUMBER: # 24158.00 LA
DRAWN BY: Caleb Weigel
DATE: 01.09.2025

SHEET L5.0

AREA IN SQ. FT.



2025
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2025
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Landscape Plan

SCALE IN FEET 0' 10' 20' 30'

ARC-24-0117

100 sf.

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA ROSEA CLUSIA TREE	2	20' O.A., STANDARD, MATCHING	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	51	14' O.A., 4'CT, PLEACHED	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	16	6' O.A., COLUMNAR	YES
	COCCOLOBA UVIFERA SEAGRAPE TREE	2	20' O.A., SPECIMEN, MATCHING	YES
	COCOS NUCIFERA COCONUT PALM	6	20' C.T.	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	1	20' O.A., SPECIMEN	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	4	14' O.A, STANDARD, PLEACHED	YES
	NORONHIA EMARGINATA MADAGASCAR OLIVE	2	22' O.A SPECIMEN TREE	NO
	NORONHIA EMARGINATA MADAGASCAR OLIVE	2	18' O.A SPECIMEN TREE	NO
TOTAL TREES: NATIVE SPECIES:		86 76 (88.3%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	APTENIA CORDIFOLIA BABY SUNROSE	450	6" HT, 8" O.C.	NO
	ARACHIS GLABRATA PERENNIAL PEANUT	150	1 GAL, 8" O.C.	NO
	CARISSA MACROCARPA NATAL PLUM	138	18" HT., 18" O.C.	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	370	18" HT, 18" O.C.	YES
TOTAL: NATIVE SPECIES:		1,108 370 (33.39%)		

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
	BAMBUSA MALINGENSIS SEABREEZE BAMBOO	14	20' O.A, FULL TO BOTTOM	NO
	CLUSIA GUTTIFERA 'NANA' DWARF CLUSIA	391	3 GAL, 12" O.C	NO
	COCCOLOBA UVIFERA X DIVERSIFOLIA SEA PLUM VINE	12	15 GAL, TRELLIS, 36" O.C.	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD HEDGE	636	14' O.A., 36" O.C., PLEACHED	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD HEDGE	55	4' O.A, 24" O.C.	YES
	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	159	24" HT, 24" O.C	NO
	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	8	36" DIA. TOPIARY SPHERE	NO
	GARCINIA SPICATA GARCINIA HEDGE	195	7 GAL 24" OC	NO
	TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE	18	15 GAL, 36" O.C.	NO
TOTAL: NATIVE SPECIES:		1,529 693 (45%)		

Landscape Legend

PROPERTY ADDRESS:	980 SOUTH OCEAN BOULEVARD	
LOT AREA (SQ FT)	27,777 S.F	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) SQ FT AND %	50% (13,888.5 SF)	50.22% (13,950 SF)
LOS TO BE ALTERED (SQ. FT AND %)	N/A	.22% (61.5 SF)
FRONT YARD LOS (SQ FT AND %)	45% (2,719.80 SF)	52.95% (3,209 SF)
NATIVE TREES %	30%	88.3% (76 TREES)
NATIVE SHRUBS & VINES %	30%	45% (693 SHRUBS AND VINES)
NATIVE GROUNDCOVER %	30%	33.39% (370 GROUNDCOVER)

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5920-8
Phone: 561.832.4600

Palm Beach, FL 33480
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
980 South Ocean Blvd
Palm Beach
FL 33480

JOB NUMBER: # 24158.00 LA
DRAWN BY: Caleb Weigel
DATE: 01.09.2025

SHEET L5.1

ARC-24-O117

Plant Schedule

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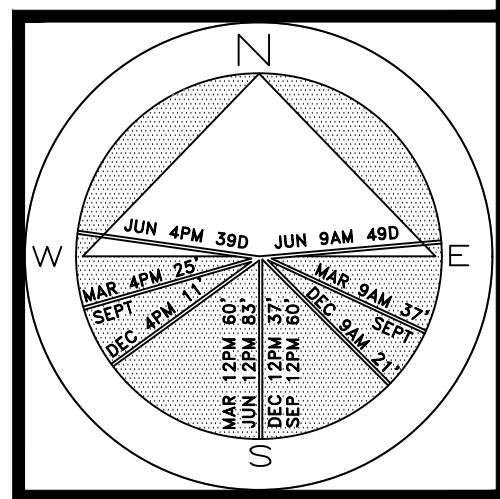
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20252025

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Palm Beach



JOB NUMBER: # 24158.00 LA
DRAWN BY: Caleb Weigel
DATE: 01.09.2025

SHEET L6.0

ARC-24-0117

Rendered Landscape Plan

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North Elevation



South Elevation

Private Residence
980 South Ocean Blvd
Palm Beach
F L O R I D A

JOB NUMBER: # 24158.00 LA
DRAWN BY: Caleb Weigel
DATE: 01.09.2025

SHEET L7.0

ARC-24-0117

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Rendered Landscape Elevations



East Elevation



West Elevation

Private Residence
980 South Ocean Blvd
Palm Beach

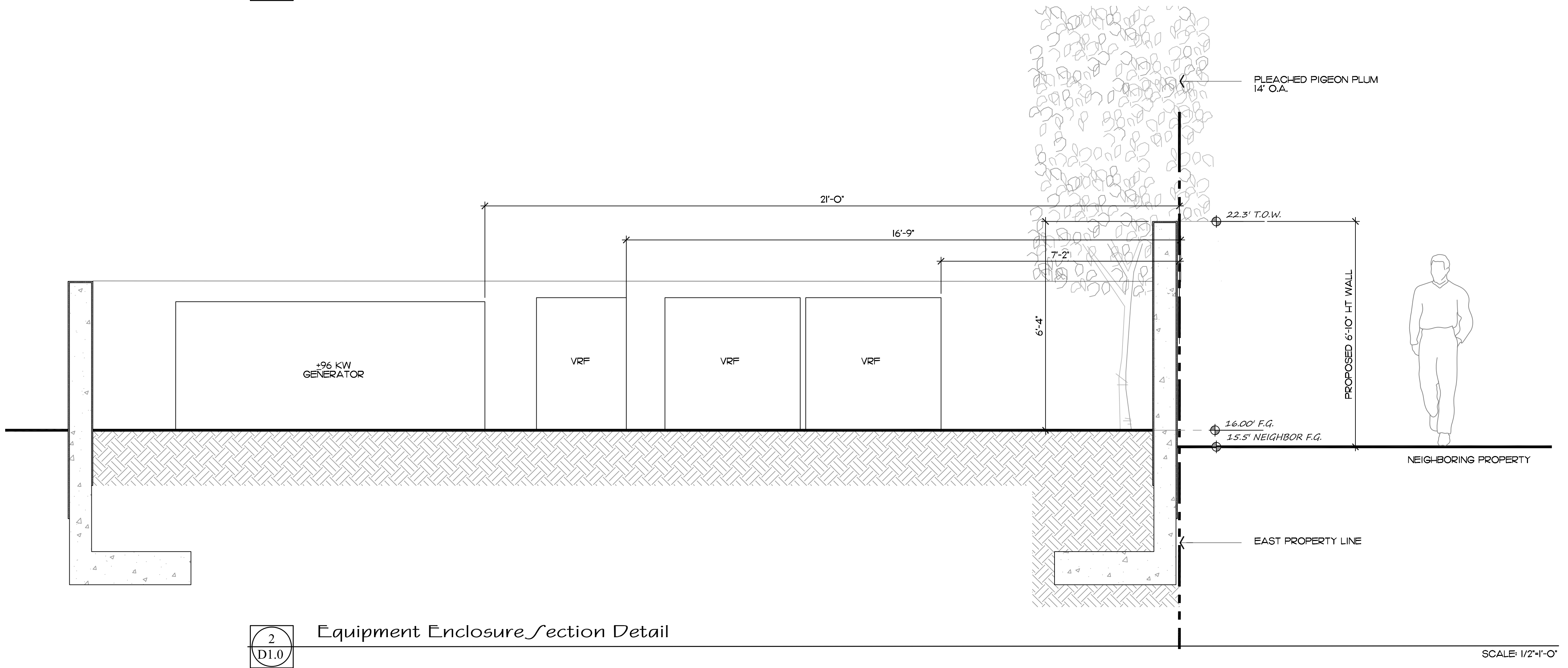
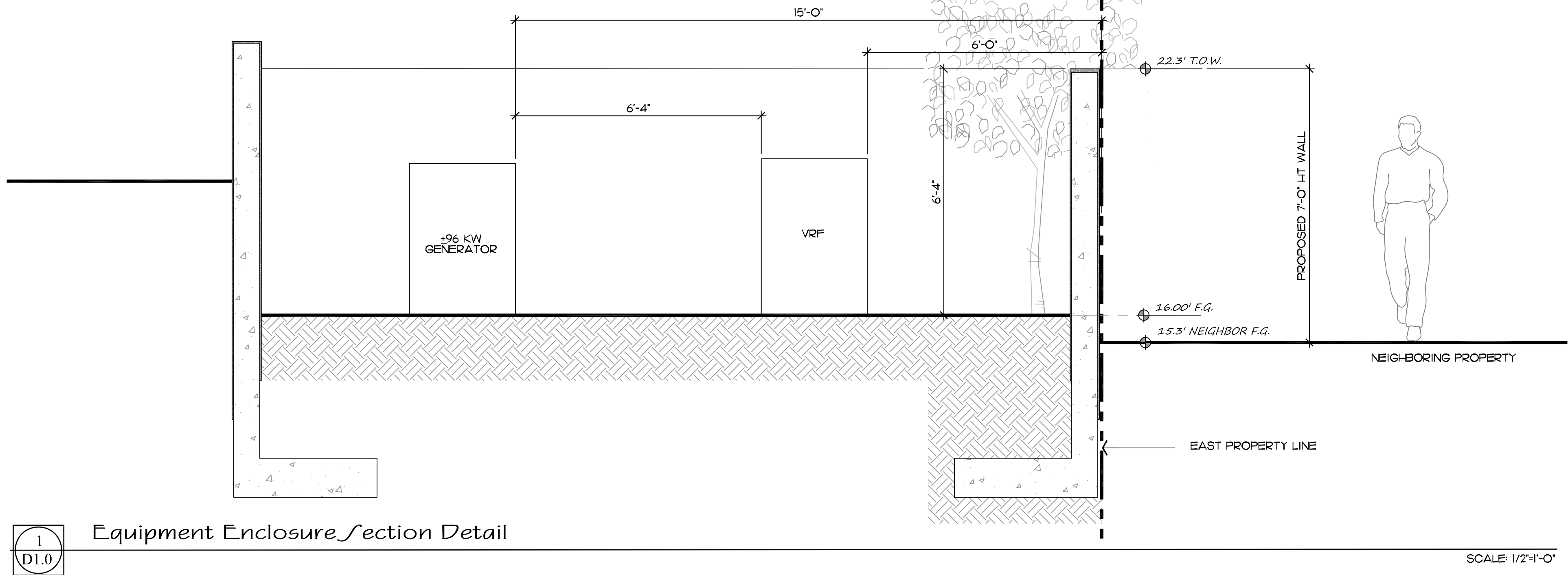
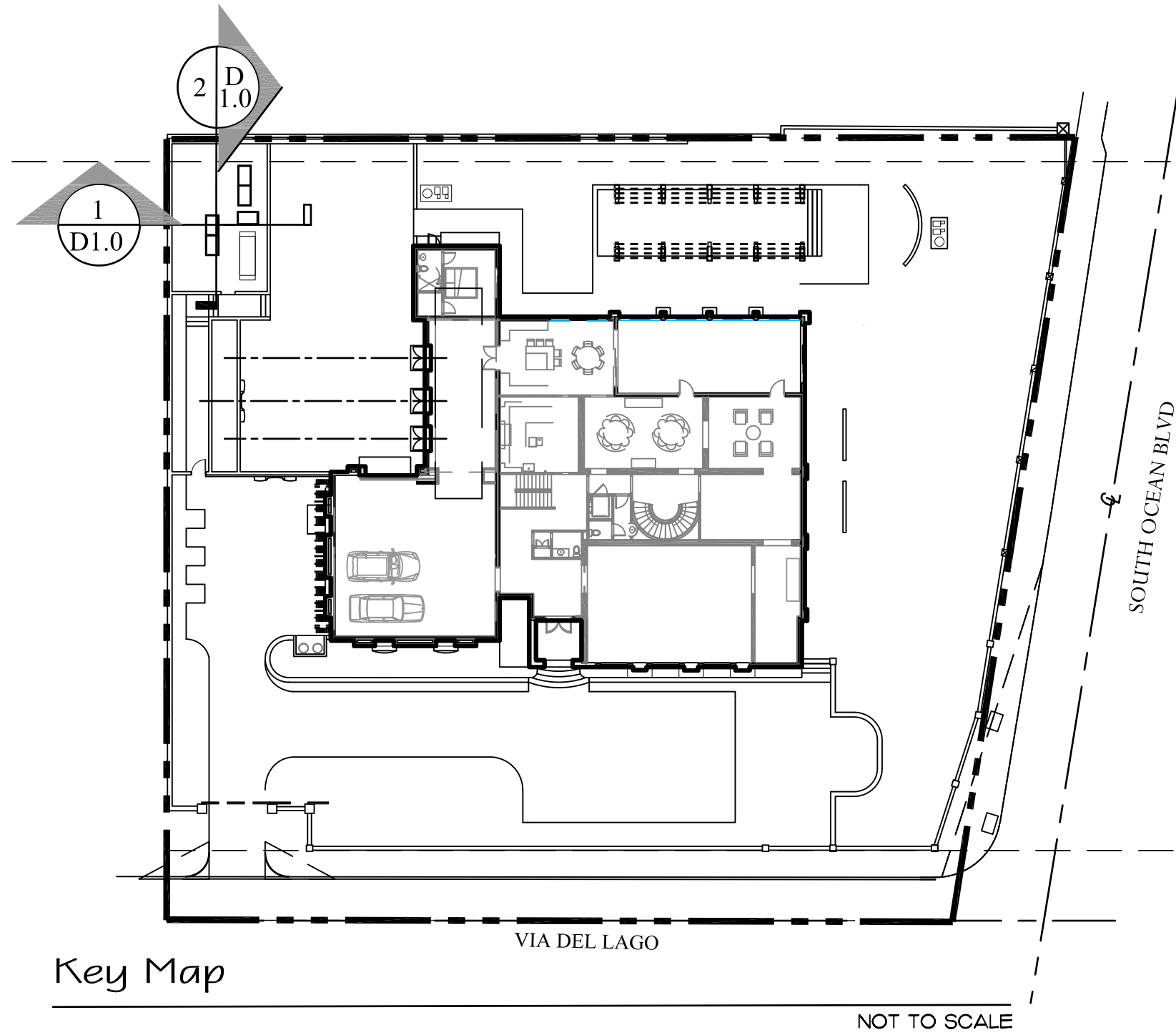
F L O R D I D A

JOB NUMBER: # 24158.00 LA
DRAWN BY: Caleb Weigel

DATE: 01.09.2025

SHEET L7.1

ARC-24-O117



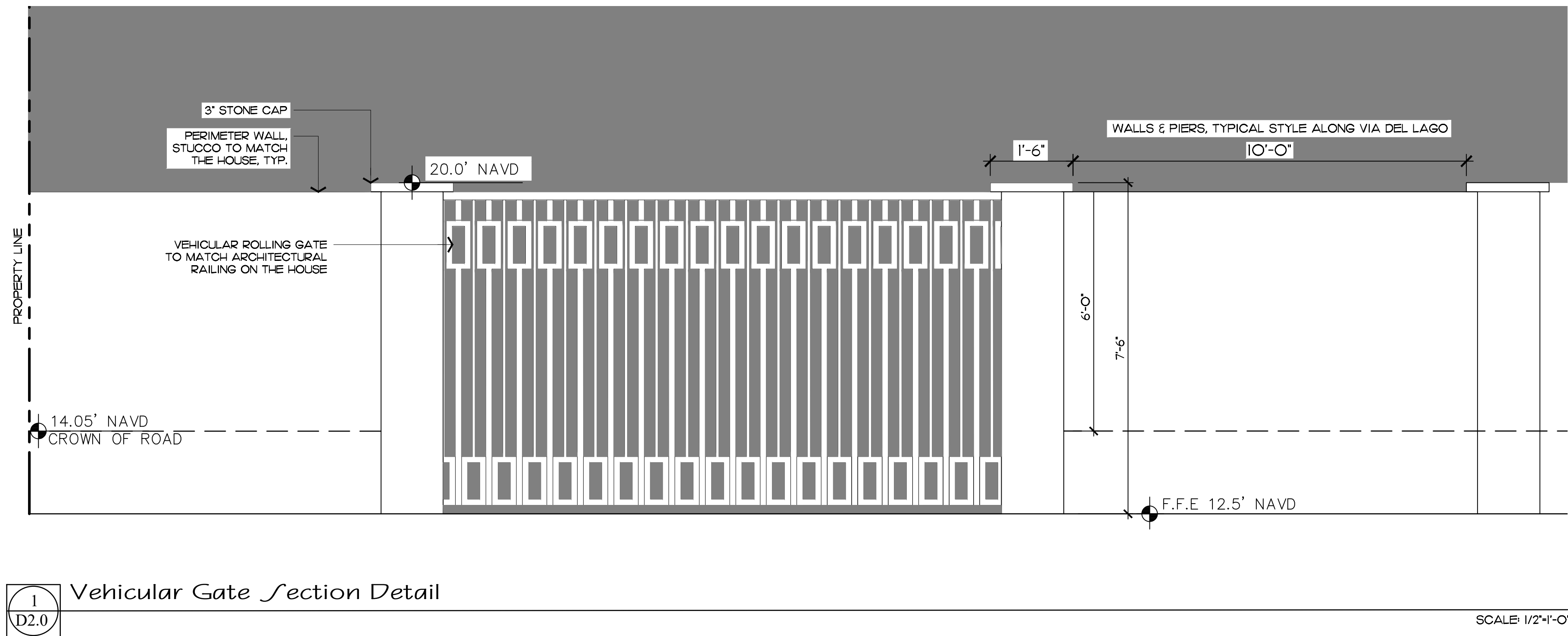
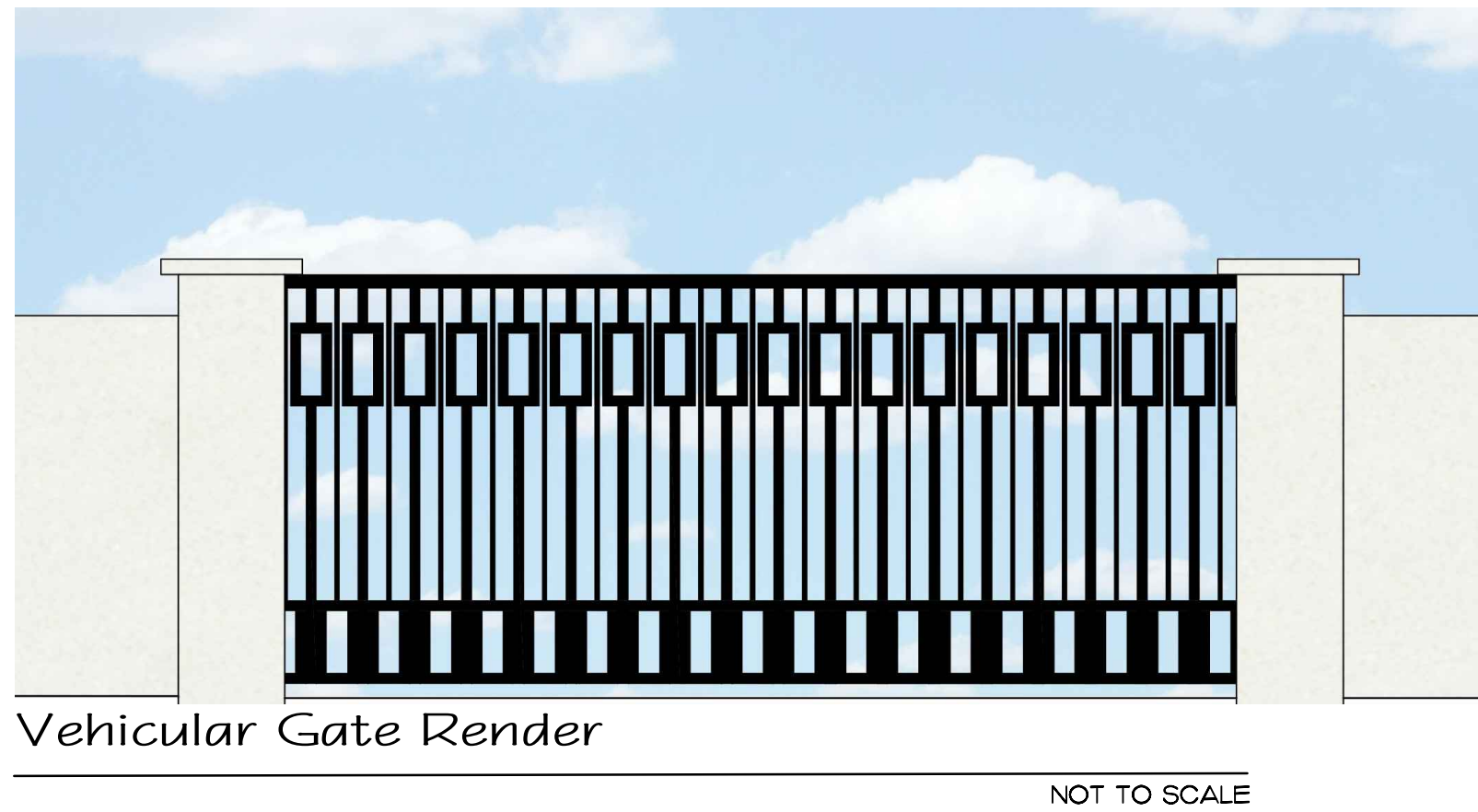
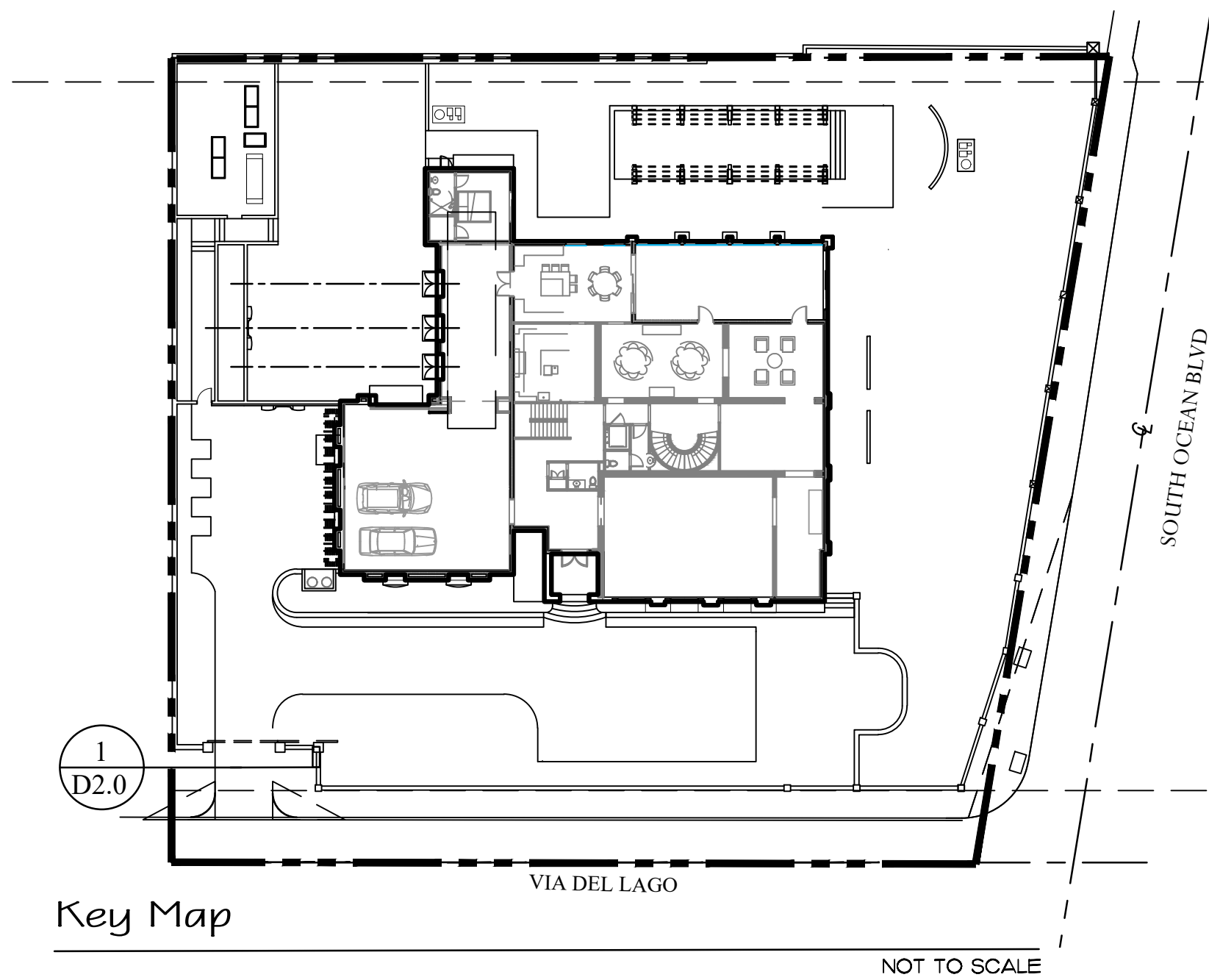
Private Residence
980 South Ocean Blvd
Palm Beach

JOB NUMBER: # 24158.00 LA
DRAWN BY: Valeria Quintanilla
Caleb Weigel
DATE: 01.09.2025

SHEET D1.0

ARC-24-0117

Equipment Enclosure Detail



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Vehicular Gate Detail

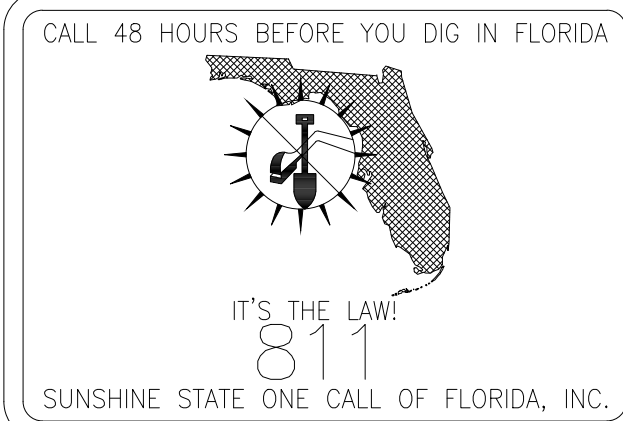
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GROUP**
139 North County Road 5920-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com

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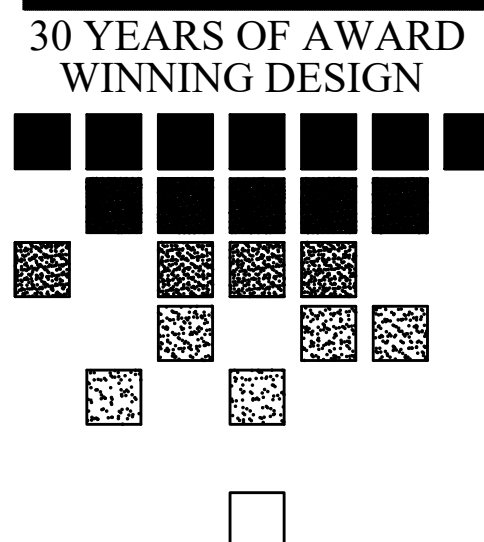
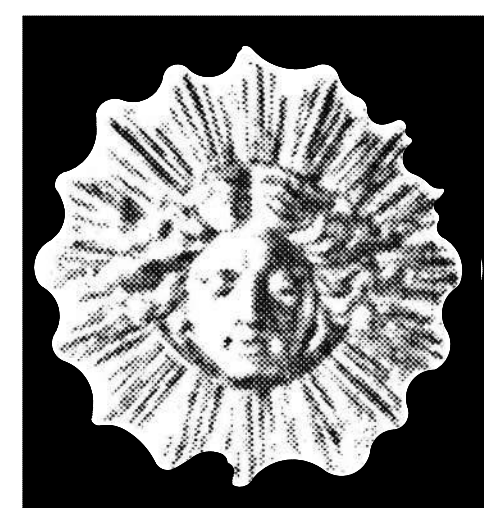
JOB NUMBER: # 24158.00 LA
DRAWN BY: Caleb Weigel
DATE: 01.09.2025

SHEET D2.0

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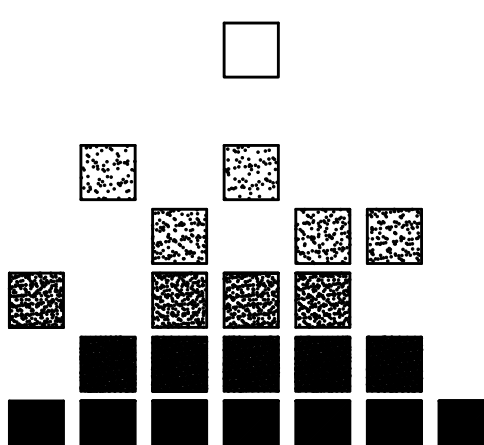


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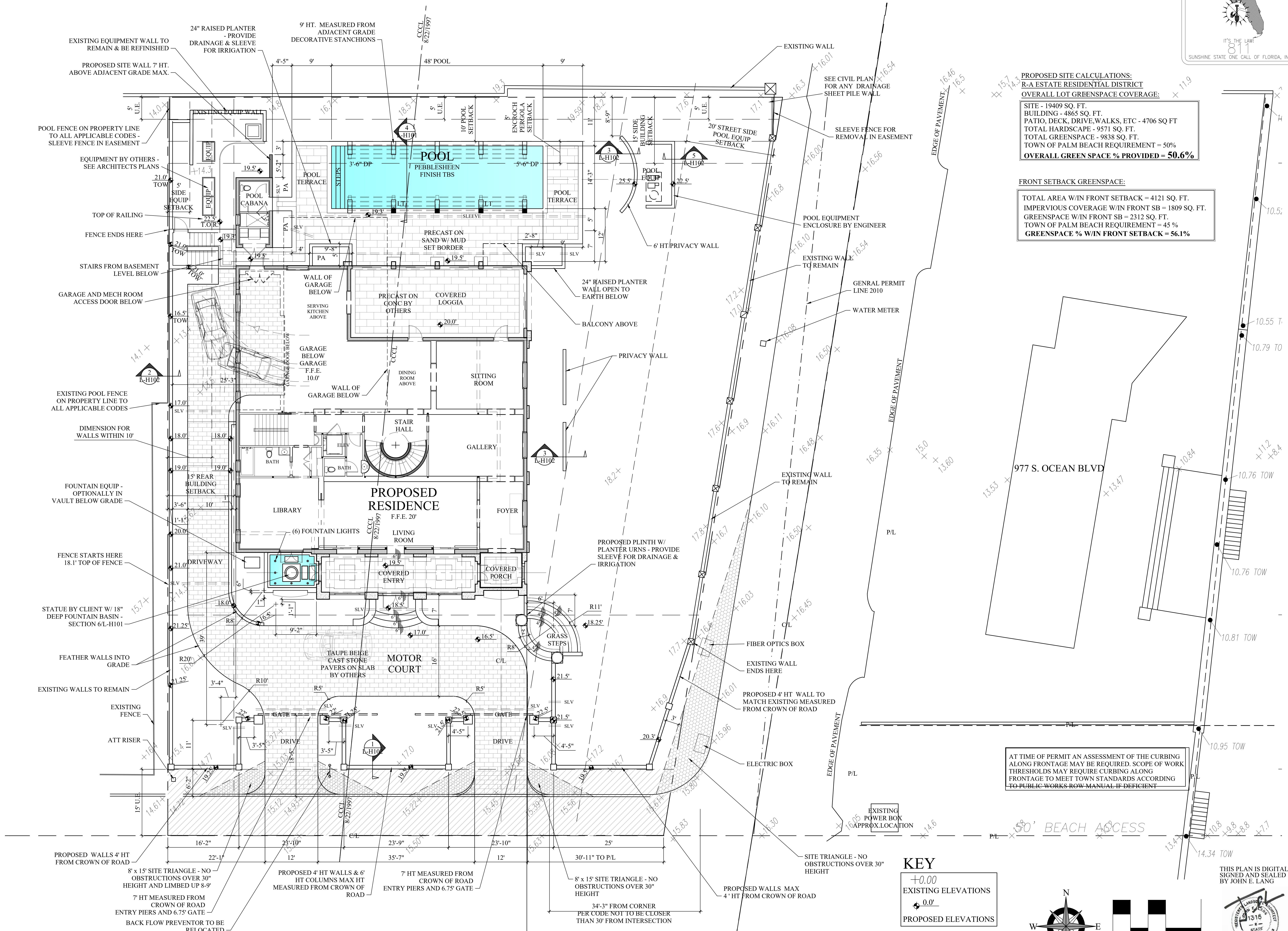
980 S Ocean Boulevard
Palm Beach, FL



REVISIONS	BY
05.23.22	MS
06.7.22	MS
06.27.22	MS
9.6.22	Per Arcom Comments
10.10.22	MS
06.5.23	MS
07.27.23	MS

DRAWN	DATE
MS	4.25.22
CHECKED	SCALE
JEL	1/8"=1'-0"

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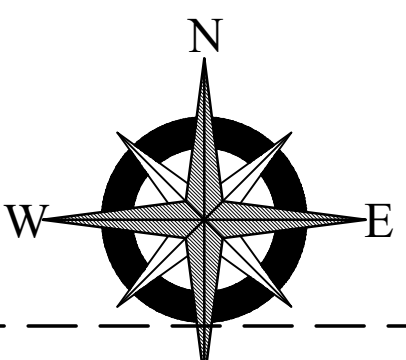


PROPOSED SITE CALCULATIONS:
R-A ESTATE RESIDENTIAL DISTRICT
OVERALL LOT GREENSPACE COVERAGE:
SITE - 19409 SQ. FT.
BUILDING - 4865 SQ. FT.
PATIO, DECK, DRIVE, WALKS, ETC - 4706 SQ. FT.
TOTAL HARDSCAPE - 9571 SQ. FT.
TOTAL GREENSPACE - 9838 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 50%
OVERALL GREEN SPACE % PROVIDED = **50.6%**

FRONT SETBACK GREENSPACE:
TOTAL AREA W/IN FRONT SETBACK = 4121 SQ. FT.
IMPERVIOUS COVERAGE W/IN FRONT SB = 1809 SQ. FT.
GREENSPACE W/IN FRONT SB = 2312 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 45 %
GREENSPACE % W/IN FRONT SETBACK = **56.1%**

AT TIME OF PERMIT AN ASSESSMENT OF THE CURBING ALONG FRONTAGE MAY BE REQUIRED. SCOPE OF WORK THRESHOLDS MAY REQUIRE CURBING ALONG FRONTAGE TO MEET TOWN STANDARDS ACCORDING TO PUBLIC WORKS ROW MANUAL IF DEFICIENT

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EXISTING ELEVATIONS
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PROPOSED ELEVATIONS

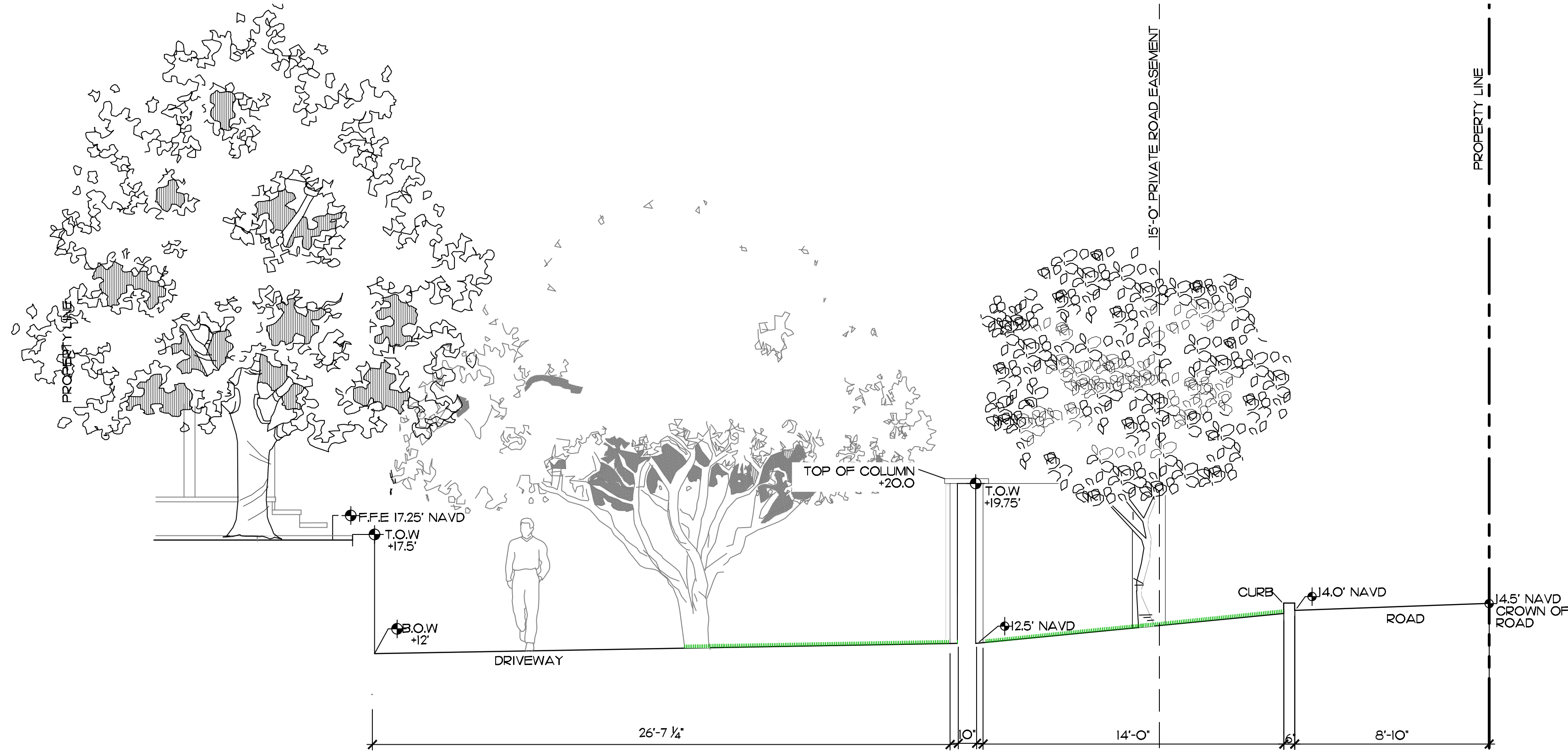
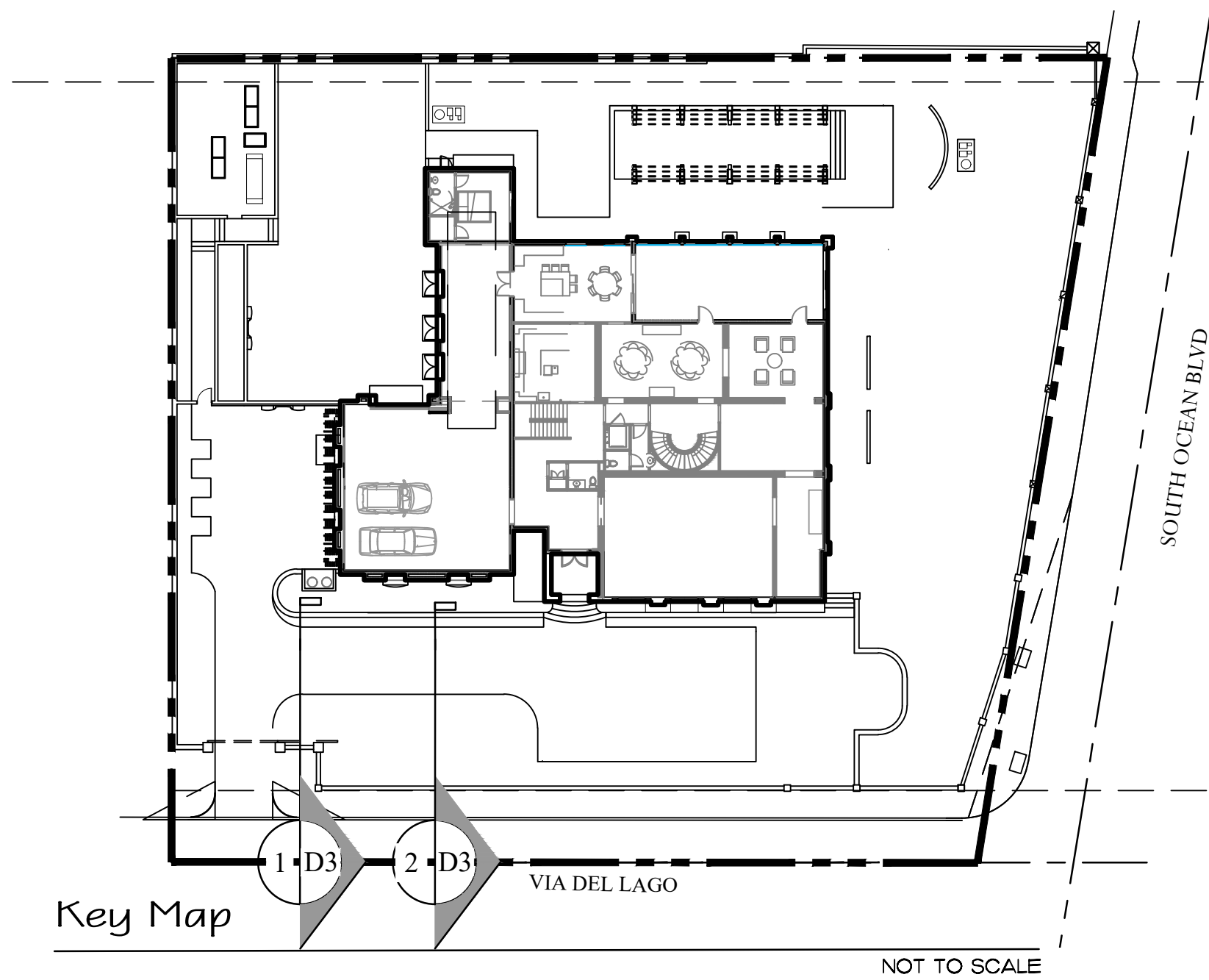


SCALE: 1/8"= 1'-0"
PROJECT #: ARC-22-136 / ZON-22-101

THIS PLAN IS DIGITALLY SIGNED AND SEALED BY JOHN E. LANG
Registered Landscape Architect
Florida License # 1315

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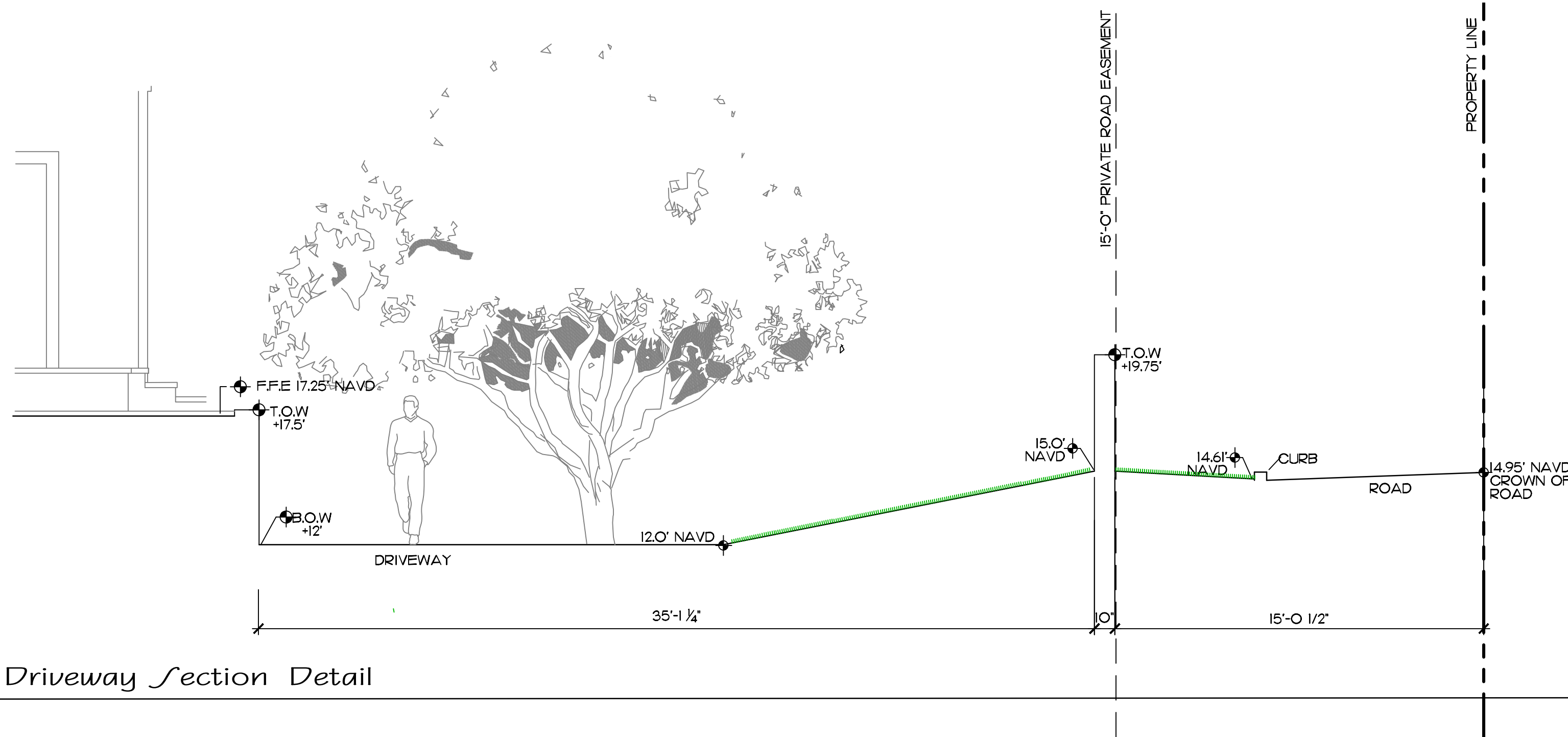
Hardscape Layout Plan



1
D3.0

Driveway Section Detail

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



2
D3.0

Driveway Section Detail

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

Private Residence
980 South Ocean Blvd
Palm Beach

JOB NUMBER: # 24158.00 LA
DRAWN BY: Caleb Weigel

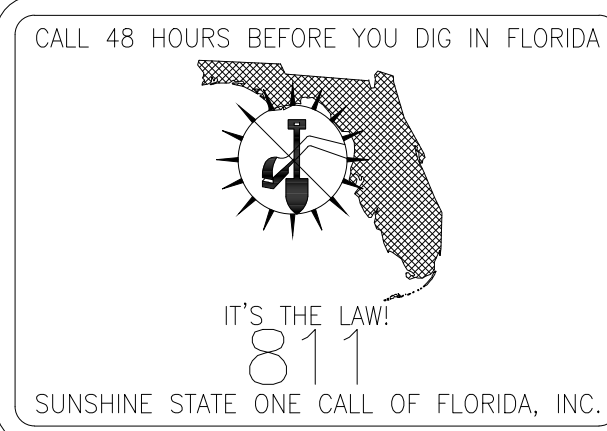
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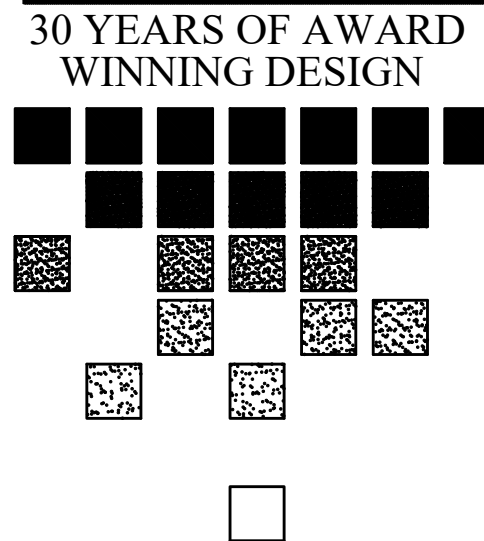
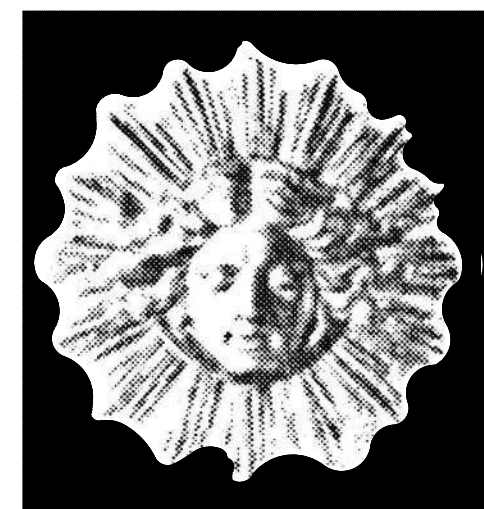
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Driveway Section Detail

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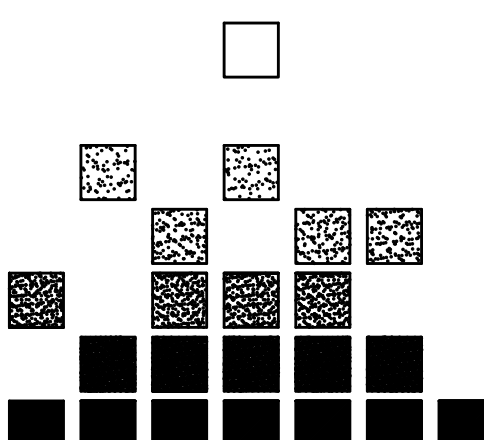


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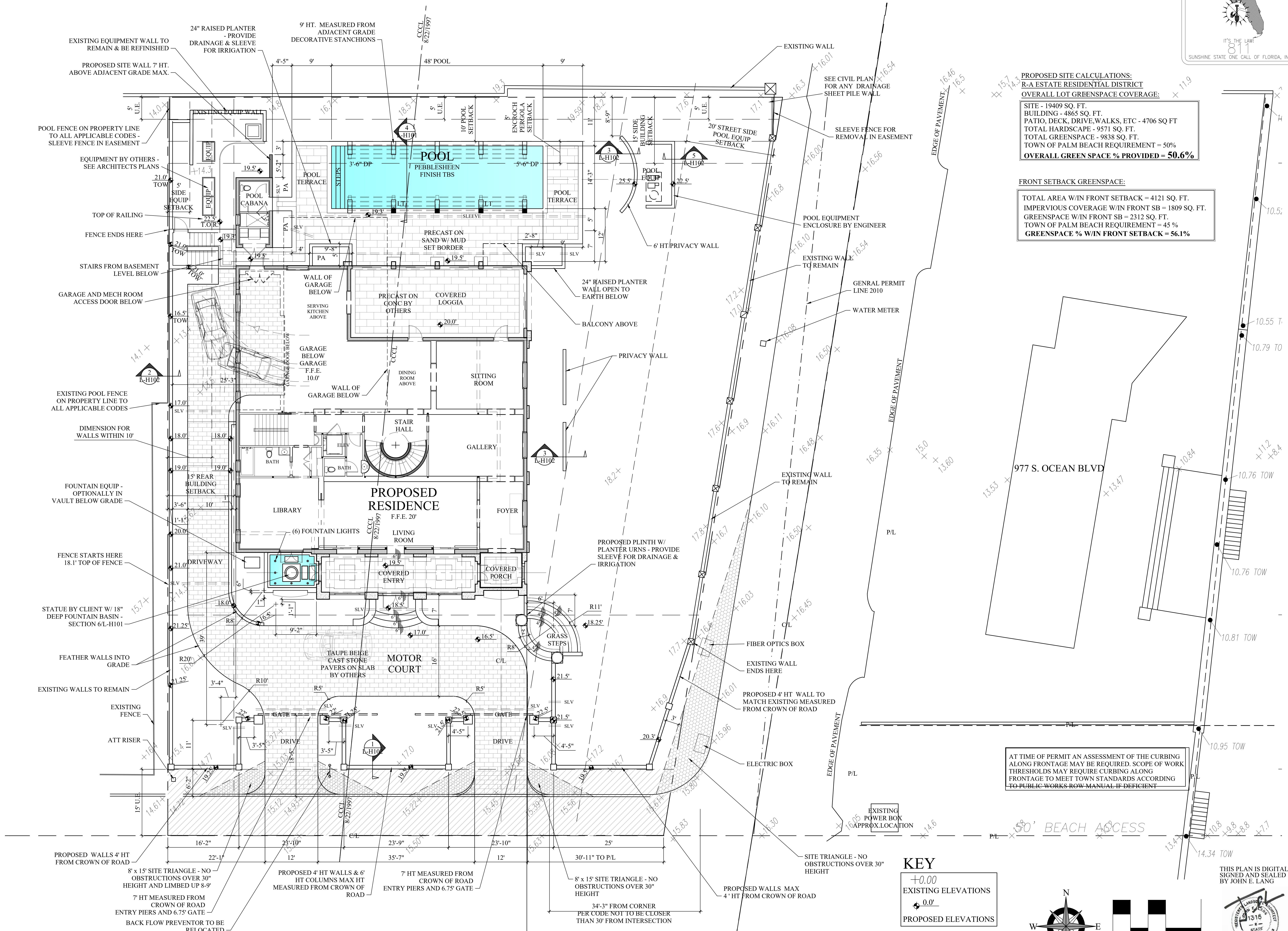
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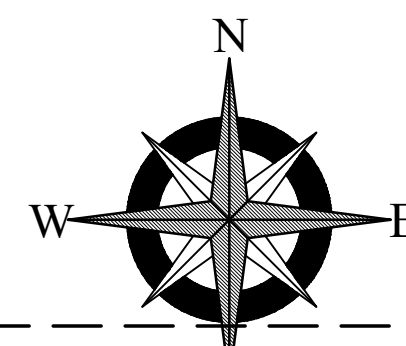


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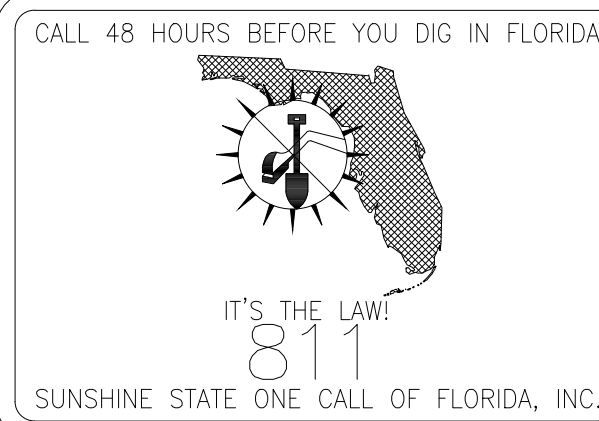
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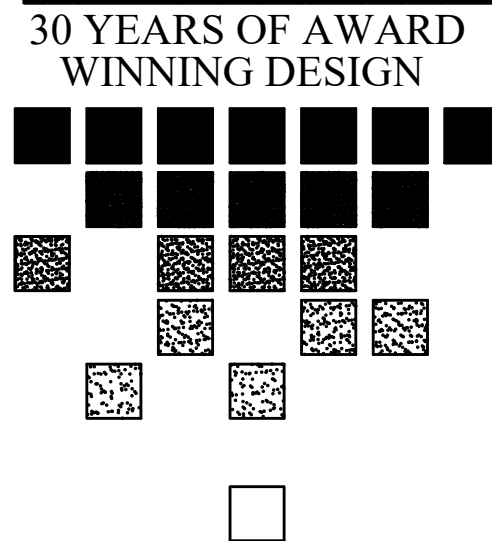
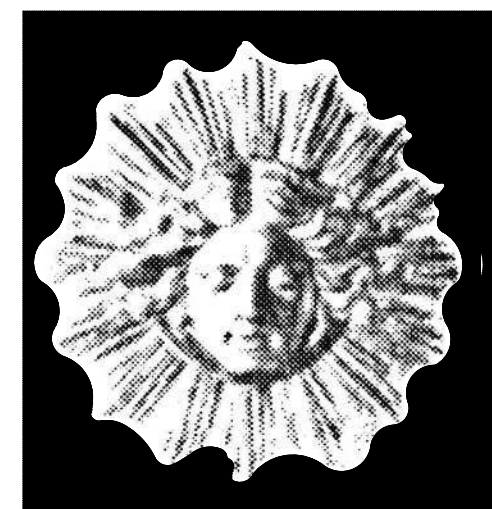
Hardscape Layout Plan

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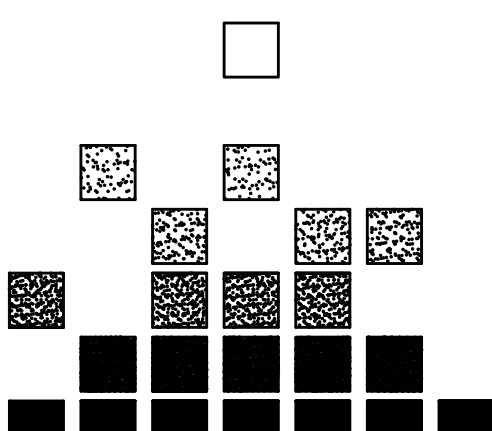


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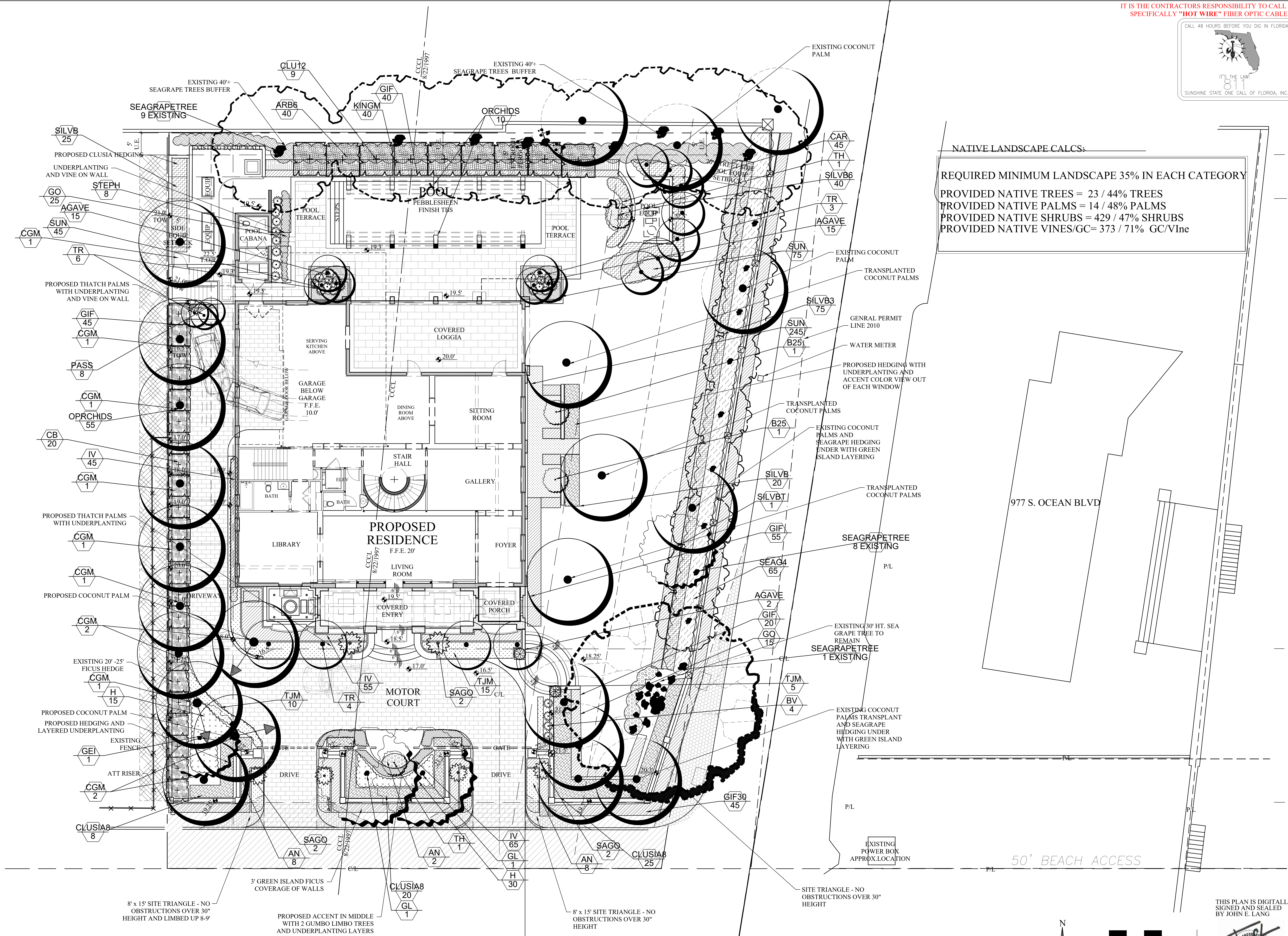
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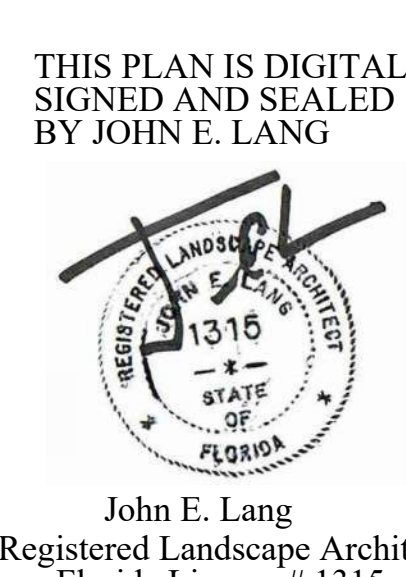
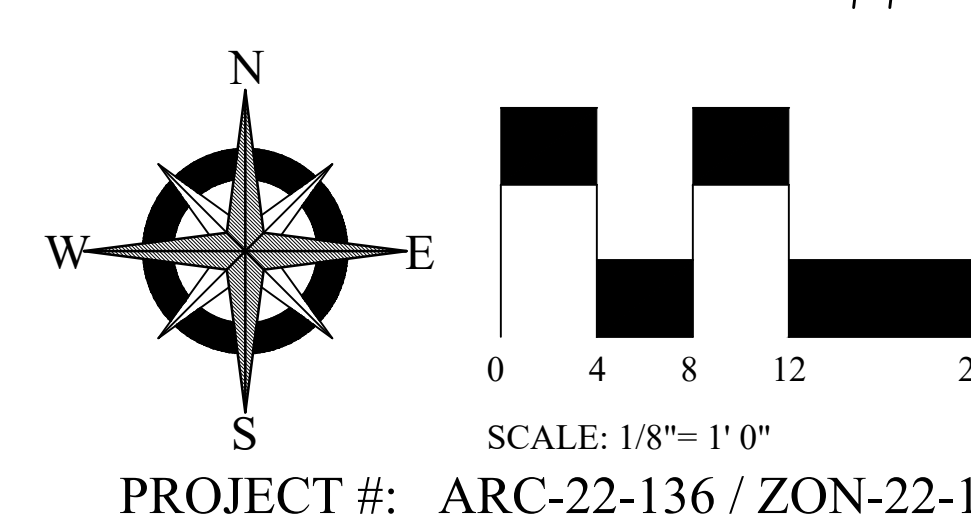
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Landscape Plan



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LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:

The scope of work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the Drawings and/or in these Specifications.

2. MATERIALS

2.1 PLANT MATERIALS:

A. All plant materials shall be nursery grown unless otherwise noted. Abbreviations on plant list.

C.W. (indicates clear wood)

Sp. (indicates spread)

C.T. (indicates clear trunk measurement from top of ball to first branching)

O.A. (indicates overall height from top of ball to mid point of current season's growth)

B. Quality and Size:

Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting. Requirements for measurements, branching, grading, quality, baling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard of Nursery Stock. Plant materials shall be graded Florida No. 1, Loc better, as outlined under Grades & Standards for nursery plants. State Plant Board of Florida. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plants shall be free of weeds or any other objectionable vegetation.

C. Quantities:

All quantities indicated on the plant list are intended as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Landscape Architect is to be notified for the clarification prior to the submission of bids.

D. Substitution:

Plant substitution requests by the Contractor will be considered by the Landscape Architect only upon submission of proof that any plant is not obtainable in the type and size specified. The Landscape Architect shall determine the nearest equivalent replacement in terms of obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the owner.

2.2 COMMERCIAL FERTILIZERS:

A. Commercial fertilizer shall be an organic (6-6-6) fertilizer containing nitrogen, phosphoric acid and potash in equal percentages of available plant nutrients from organic sources. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

B. Planting tables shall be tightly compressed, long lasting, slow release fertilizer tablets with a potential acidity of not more than 5% by weight and having an analysis of 20-10-5.

2.3 PLANT:

Plant shall be horticultural pot compound of not less than 60% decomposed organic matter by weight, on an oven dried basis. Plant shall be delivered to the site in a workable condition, free from lumps.

2.4 PLANTING SOIL:

Planting soil shall be sandy loam and shall contain a minimum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. Soil shall be delivered in a loose friable condition and be applied in accordance with the Planting Specifications.

2.5 MULCH:

Mulches shall not contain sticks larger than 1/4 inch in diameter, stones, or other foreign material that will prevent the eventual decay of the mulch necessary for its complete effectiveness.

2.6 WATER:

Water for planting will be available at the site and will be provided by the Owner. All conditions regarding site water shall be verified by Contractor prior to submission of bids.

3. EXECUTION:

3.1 PROTECTION OF PLANTS:

A. Root Protection:

1. Balled and Burlapped Plants:

Plants designated "B & B" (balled and burlapped) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

2. Container Grown Plants:

Plants grown in containers will be accepted as "B & B" providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown materials shall be no more than 25% less proportionately in size than that ball in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a minimum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

B. Protection During Transportation:

All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage.

C. Protection After Delivery:

Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until planted. Storage period shall not exceed seventy-two (72) hours.

D. Protection of Palms If Applicable:

Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling.

E. Clear trunk shall be specified after the minimum of fronds have been removed. Cabbage Palms shall be taken from moist, black areas. All fern marks on Cabbage Palm trunks shall be removed. Cabbage Palm heads shall be tied with a burlap strip to be left in place until the tree is well established.

F. Protection During Planting:

Trees moved by winds or cranes shall be thoroughly protected from chain marks, grinding or bark slippage by means of burlap, wood battens, or other approved methods.

3.2 PLANTING OPERATIONS:

A. Location:

Location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be marked in the field by the Contractor, to the satisfaction of the Landscape Architect. Where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction, necessary adjustments will be approved by the Landscape Architect.

B. Soil Preparation:

Soil used shall be as herein before specified under "Planting Soil", thoroughly mixed with peat to produce 25% peat by volume. The soil should be in a relatively dry state and mixed thoroughly by hand or rotary mixer. All planting soil shall be treated with an approved weed killer, according to the manufacturer's specifications.

C. Excavation for Planting:

Excavation of plant pits shall be circular in outline and shall extend to the required subgrade as specified hereunder. The minimum depth of plant pits specified below shall be measured from the finish grade. New planting beds shall be stepped at all vegetation prior to planting.

D. Balled and Burlapped Plants:

After final setting, loose burlap wrappings exposing the top of the root ball, leaving the ball unbroken. Remove excessive amounts of burlap to eliminate voids which may be caused upon decomposition.

E. Container Grown Plants:

Container grown plants shall, when delivered, have sufficient growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of the root balls and containers shall be removed carefully to prevent damage to plant or root system.

F. Pits:

Minimum diameter (width) and depth of planting pits for balled and burlapped, container grown plants shall be as follows:

1. Diameter - Trees: 18" greater than diameter of ball or spread of roots.

2. Diameter - Shrubs: 6" greater than diameter of ball or spread of roots.

3. Depth - Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of soil backfill under the rootball. Large, heavy trees and shrubs may sit directly on unexcavated pit bottom if it is determined that undue settlement may occur.)

4. Depth - Vines: Groundcover: Pits shall conform to accepted nursery practice for the particular species and equal the plant pot depth plus one (1) inch.

G. Backfilling:

When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with planting soil at the following rates:

One-half cubic yard per tree

One cubic yard per fifty shrubs

H. Setting Trees and Shrubs:

Unless otherwise specified, all trees and shrubs shall be planted in pits, centered, and set on four inches (4") of compacted planting soil to such depth that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire, and surplus burlap from top and sides of the balls, shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly, avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled to the level of the finished grade allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit. This ridge shall be one inch (1") high for each on each (1") caliper of trunk to a maximum of four inches (4").

I. Setting Palms:

All palms shall be planted in sand, thoroughly washed in during planting operation and with a shallow saucer depression left at the soil line for future watering. Saucer areas shall be no less than two inches (2") deep with topsoil raised and left in a neat, clean manner.

J. Exfoliation:

When setting trees, palms and shrubs, place in each plant hole Planting Tables, 20-10-5 Formula, 21 gram, according to the following:

1 - gallon can _____ 1 tablet

2 - gallon can _____ 2 tablets

3 - gallon can _____ 3 tablets

B & B Shrubs and Trees _____ 1 tablet for every 20" around circumference of root ball above middle of ball

Correct Placement of Tablets:

Position the plant in the hole and backfill no higher than halfway up the root ball. Place the recommended number of tablets evenly around the perimeter of, and immediately adjacent to, the root ball at a depth which is between the middle and the bottom of the root ball. Complete backfilling as described above, under setting trees, palms and shrubs.

K. Pruning:

Remove dead and broken branches from all plant materials. Prune to retain typical growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument flush with trunk or adjacent branch, in such a manner as to cause elimination of stub. "Threshold" cuts, right angle to face of growth, will not be permitted and trees will not be potted or topped. Plant all cuts 1/2" in diameter and larger with approved waterproof antiseptic tree paint and remove trimmings from site.

L. Guying and Staking:

Guy all trees 1 - 1 1/2" in caliper and greater in three (3) directions with double strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys no less than 1/3 of the height of tree above finished diameter or more, if possible. All lines shall be interlocked around or over the trunk and the layers of burlap can be attached to the trunk of the trees with metal banding. Stakes can only be nailed to the wooden battens.

M. In staking palms and broadleaf trees no nails or other fasteners will be used to penetrate the trunk. Wood 2 x 4 battens 12 inches long, separated by a minimum of four (4) layers of burlap can be attached to the trunk of the trees with metal banding. Stakes can only be nailed to the wooden battens.

N. Mulching:

All trees and shrub beds shall be mulched immediately after planting to a two inch (2") depth, with a mulch approved by the Landscape Architect. Prevent wind displacement of mulch by thoroughly wetting down.

O. Excess Favored Soil:

Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner.

3.3 SOIL WHEN APPLICABLE:

A. Soil:

The contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as heretofore specified, to be applied at a depth of one inch (1") to all areas receiving soil.

(The use of this item in the Contract shall be at the discretion of the Landscape Architect after evaluation of the existing soil on the site. Payment for this item will be determined by a square foot, in place measurement of the mulched and area after soil installation is complete, multiplied by the specified depth of one inch (1").

B. Grading:

It shall be the responsibility of the Contractor to finish final grade of landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect, prior to the application of soil. If supplemental material is to be spread, no soil shall be laid until the depth of this soil has been approved.

C. The soil shall be as called for on the Landscape Drawings. Soil shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no Bermuda Grass, weeds, or any other objectionable vegetation. The soil embedded in the soil shall be good earth, free from stones and debris and all soil shall be free from fringes, verms and other diseases.

D. Before being cut and filled, the soil shall have been moved at least three times with a lawn mower, with the final mowing not more than seven (7) days before the soil is cut. The soil shall be carefully cut into uniform dimensions.

E. Solid soil shall be laid with closely shoring joints with a tapered or milled, even surface. It shall be the responsibility of the contractor to bring the soil edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean soil will be evenly applied over the entire surface and thoroughly washed in.

3.4 CLEAN-UP:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly, keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site.

3.5 MAINTENANCE:

A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright positions and restoration of the planting source and any other necessary operations. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. All trees shall be deep watered for a period of 90 days after planting.

C. In the event of the threat of serious damage resulting from insects of disease prior to final acceptance, the plants shall be treated by preventive or remedial measures approved for good horticultural practice at no additional cost to the Owner.

3.6 INSPECTION AND ACCEPTANCE:

A. Inspection:

Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and the Landscape Architect, at the conclusion of all planting and at the written request of the Contractor.

B. Acceptance:

After inspection, the contractor will be notified by the Owner and the Landscape Architect of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

3.7 GUARANTEE AND REPLACEMENT:

A. Guarantee:

The Contractor, as part of his Contract, shall furnish a written guarantee warranting all materials, workmanship and plant materials, except root, for a period of six (6) months from the time of completion and acceptance. All plant materials shall be held in an satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. Where validation is agreed by the Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the six month guarantee after final acceptance.

*Trees and Palms shall be guaranteed for twelve (12) months.

B. Soil shall be guaranteed for a two (2) month period, dating from final acceptance and any lawn care which becomes necessary during the complete period will be the responsibility of the Contractor to execute a vigorous strand of grass.

3.8 PLANT LIST

TOTAL QTY	PLANT LIST Code	Native	Drought / water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity	total native quantity and native %
1	GEI	Native	L	Geiger Cordia sebestianna	BB, FG 15'oa, 3" cal		1
1	SILVBT	Native	L	Burtonwood Conocarpus erectus Silver	BB, FG 14'-16' oa x 8" spread, 3" caliper min		1
9	CLU12		I	clusia small leaf guttifera	BB, FG 10-12oa, std		
20	CB		L	Calophyllum Brasilense Brazilian Beauty leaf	BB, FG 18-20' oa, std, limbed up 6-7, 3" caliper min - root barrier panels against driveway		
2	GL	Native	L	Gumbo Limbo Tree Bursera simaruba	BB, FG 12" caliper specimen show picture to L.A 20' x 18"		2
19	EXIST SEACRAPE	Native	L	Existing Seagrape trees	existing over 12' up to 40' oa		19
52 total trees						23 Total Native Trees	44% NATIVE TREES PROVIDED
	PALMS:						
14	TR	NATIVE	L	Coccothrinax Thatch Palm	BB, FG 12-16'oa singles		14
11	CGM		L	Coconut Green May pan	BB, FG 12" GW min - 18" GW		
4	SAGO		L	Sago King Sago palm	1-2' CT single, 4-5'oa		
29 total palms						14 TOTAL NATIVE PALMS	48% NATIVE PALM
	HEDGES / SHRUBS						
32	AGAVE	NATIVE	L	Agave	variety tbs		32
40	ARB6		L	green Arboricola	7 gallon, 4-5'fb bush		
4	BV		I	bougainvillea vine	15 gallon color tbs on wall		
2	B25			Bougainvillea standard	25 gallon, 3" caliper color tbs		
53	CLUSIA8		L	Clusia gutifera Small Leaf Clusia	6-7oa, FTB Bush		
45	CAR			Carissa Microcarpa	3 gallon		
160	GF		L	Green Island Ficus	3 gallon, 18" o.c.		
45	QIF30		L	Green Island Ficus	30" ht, FTB Bush		
40	GO		L	Spathoglottis plicata or epincendrum	ground orchids color tbs 3 gallon, 18" o.c.		
165	IV	NATIVE	L	Ilex vomitoria nana shellings holly	4 gallon, 18" o.c.		165
45	H		M	Hibiscus color tbs	3 gallon, bush		
40	KINGM		m	Kings Mantle bush	3 galalon		
2	TH		M	Hibiscus color tbs	15 gallon, std, 5'oa color		
65	SEAGH	Native	L	Coccoioba Seacrape Bush	7 gallon, 3-4'oa		65
120	SILVERB3, SILVB	Native	L	Bush Buttonwood,Conocarpus erectus Silver	3 gallon		120
45	SILVERB	Native	L	Bush Buttonwood,Conocarpus erectus Silver	6-8oa, FTB bush		45
1	JPJ		M	Fabramia montana pinwheel jasmime	3 gallon		
903 total plants						429 Total Native SHRUBS	47% NATIVE SHRUBS
	groundcov ers/ vines						
18	AN		H	Annuals	trays		
25	CJ			Confederate jasmime Vine	6' trellis , removed and attach to site wall		
65	ORCHIDS		L	Orchids variety by owner	bare rooted plants		
8	PASS	Native	L	Passion Vine passiflora	3 gallon trellis		8
365	SUN	Native	L	dane Sunflower	1 gallon		365
30	TJM		L	Trachelospermum jasmminoides	trays		
8	STEPH		L	Stephanotis vine	3 gallon, 18" o.c.		
519 total plants						373 Total Native VINES/GC	71% NATIVE VINES/GC
	Misc.						
	Sod			Pas Palum Seashore	sq ft laid end to end, sanded and rolled		
	Root Barrier	lin ft		Bio Root Barrier	per manufacturer's recommendation , for any palms or trees in pool planters, and within 5' of walks and drives etc		
	FERT			Fertilizer	bags		
	KEY:	Native		Native plant			
			L	Low Water Needs			
			M	Medium Water Needs			
			H	High Water Needs			

LANG DESIGN GROUP

Landscape Architecture/Planning/Site Lighting

1820 2nd Ave North

Lake Worth, Florida 33461

(561) 688-9996 Fax (561) 688-9688

Email: info@langdesigngroup.com

IT'S THE LAW

81

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

35% NATIVE COVERAGE REQUIREMENT:

REQUIRED MINIMUM LANDSCAPE 35% IN EACH CATEGORY

PROVIDED NATIVE TREES = 23 / 44% TREES

PROVIDED NATIVE PALMS = 14 / 48% PALMS

PROVIDED NATIVE SHRUBS = 429 / 47% SHRUBS

PROVIDED NATIVE VINES/GC= 373 / 71% GC/Vine

SEE PLANT LIST ON SHEET L-L200 FOR NATIVE PLANT LIST CALCULATIONS PER SPECIES

1. PALM SECTION

NOT TO SCALE

2. TYPICAL PLANT SPACING PLAN

NOT TO SCALE

3. SHRUB AND GROUND COVER SECTION

NOT TO SCALE

4. LARGE TREE SECTION

NOT TO SCALE

5. SMALL TREE SECTION

NOT TO SCALE

6. PALM SECTION

NOT TO SCALE

Holzer Residence

980 S Ocean Boulevard

Palm Beach, FL

REVISIONS

05.23.22 BY MS

06.7.22 MS

6.27.22 MS

9.6.22 Per Arcom Comments

10.10.22 Per Arcom Comments

06.5.23 MS

07.27.23 MS

DRAWN

CHECKED

DEL

DATE

4.25.22

SCALE

as noted

L-L101

THIS PLAN IS DIGITALLY SIGNED AND SEALED BY JOHN E. LANG

SEAL

1315

STATE OF FLORIDA

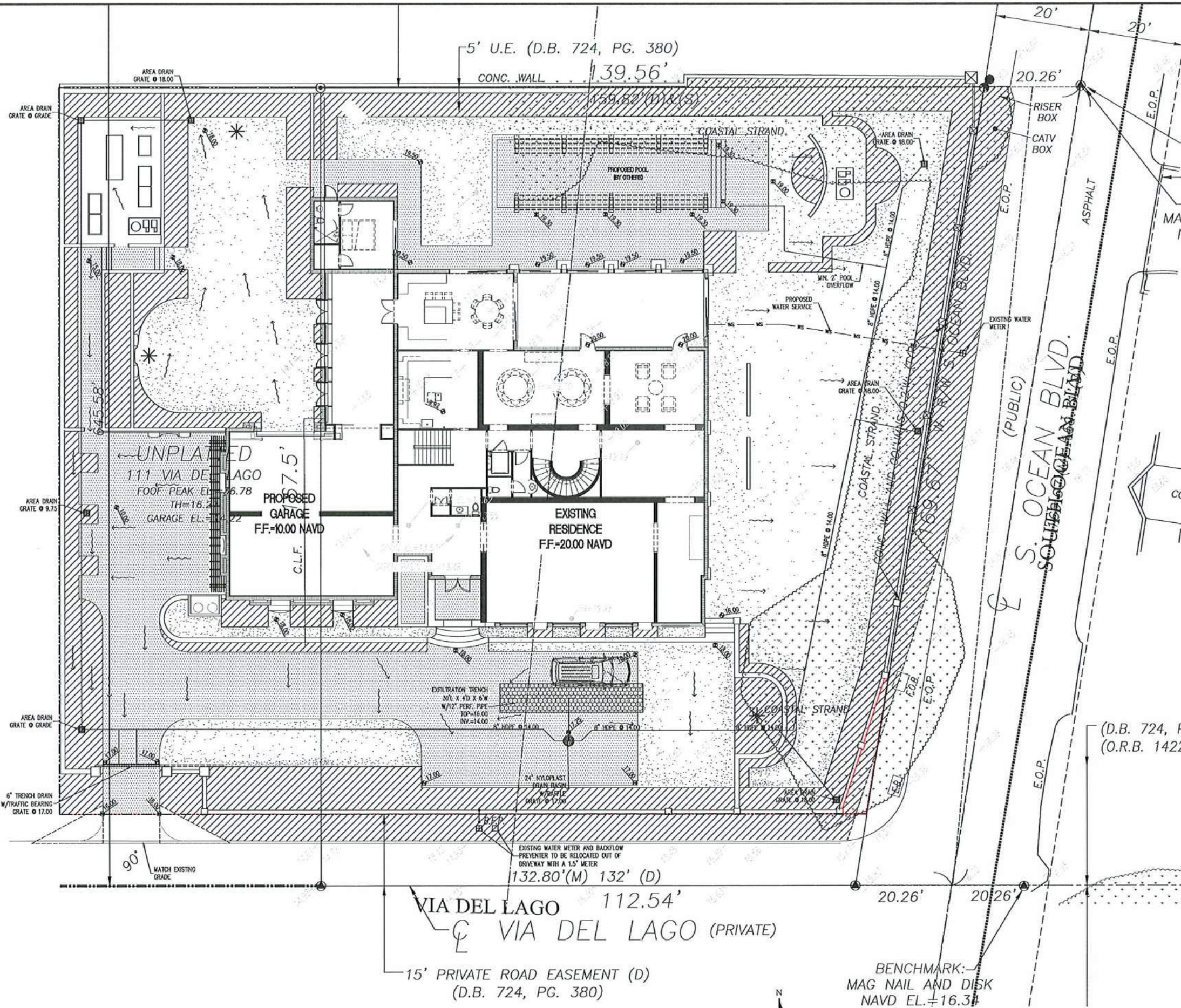
John E. Lang
Registered Landscape Architect
Florida License # 1315

PREVIOUSLY APPROVED ARCOM

Landsc

Landsc

PROJECT #: ARC-22-136 / ZON-22-101



Know what's below.
Call before you dig.



LEGEND

- EXISTING ELEVATION PER WALLACE SURVEYING, INC. (NAVD)
- PROPOSED ELEVATION (NAVD)
- FLOW DIRECTION
- DOWNSPOUT
- AREA DRAIN
- EXFILTRATION TRENCH
- NYLOPLAST DRAIN BASIN W/Baffle

- NOTES:
- SITE DRAINAGE PLAN TO MEET TOWN OF PALM BEACH STORMWATER REQUIREMENTS. DURING DETAILED CONSTRUCTION PLAN PREPARATION, ADDITIONAL DRAINAGE IMPROVEMENTS MAY BE INCORPORATED INTO THE SITE DRAINAGE PLAN FROM THAT SHOWN. IF NECESSARY, STEM WALLS OR OTHER ITEMS MAY BE REQUIRED ALONG THE PROPERTY LINES TO PREVENT RUNOFF ONTO ADJACENT PROPERTIES.
 - ALL PORTIONS OF EXFILTRATION TRENCHES ADJACENT TO PLANT MATERIAL HAVING AN INVASIVE ROOT SYSTEM SHALL BE PROTECTED WITH A ROOT BARRIER.



ARC-24-0117

Civil Engineering Consulting, Inc.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398
www.cec-fl.com
andre@cec-fl.com

No.	Revisions:	Date:

CIVIL PLANS FOR:
PROPOSED RESIDENCE
980 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA

Project #:	22-004
Issue Date:	05/23/22
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown

Andre M Webster

Digitally signed by
Andre M Webster
Date: 2025.01.10
04:53:36 -05'00'



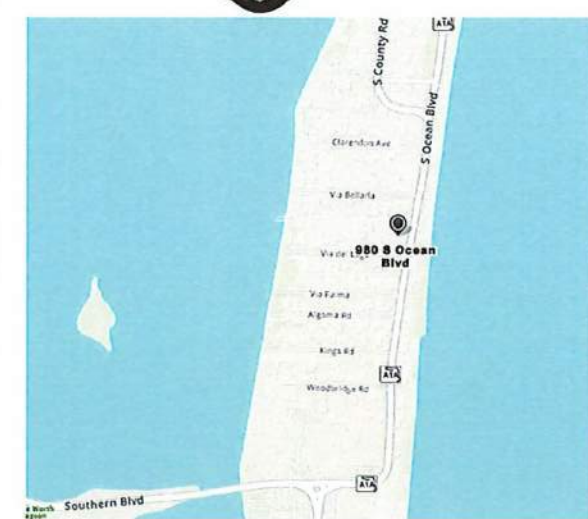
DRAINAGE & GRADING PLAN

SHEET NUMBER:
C-1

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Know what's below.
Call before you dig.



LEGEND

- 12.8 EXISTING ELEVATION PER WALLACE SURVEYING, INC. (NAVD)
- 12.8 PROPOSED ELEVATION (NAVD)
- FLOW DIRECTION
- 10.00 CONTOUR (PROPOSED)
- CONTOUR (EXISTING)
- CUT AREA
- FILL AREA

- NOTES:
1. SITE DRAINAGE PLAN TO MEET TOWN OF PALM BEACH STORMWATER REQUIREMENTS. DURING DETAILED CONSTRUCTION PLAN PREPARATION, ADDITIONAL DRAINAGE IMPROVEMENTS MAY BE INCORPORATED INTO THE SITE DRAINAGE PLAN FROM THAT SHOWN. IF NECESSARY, STEM WALLS OR OTHER ITEMS MAY BE REQUIRED ALONG THE PROPERTY LINES TO PREVENT RUNOFF ONTO ADJACENT PROPERTIES.
 2. ALL PORTIONS OF EXISTING TRENCHES ADJACENT TO PLANT MATERIAL HAVING AN INVASIVE ROOT SYSTEM SHALL BE PROTECTED WITH A ROOT BARRIER.

EARTHWORK ESTIMATE FOR EXCAVATION & FILL EASTWARD OF CCCL FOR NEW PROJECT PLANS

EXCAVATION-OUT (POB)	75 C.Y.
EXCAVATION-OUT	765 C.Y.
EXCAVATION-OUT (TOTAL)	873 C.Y.
EMBANKMENT-FILL (POB)	91 C.Y.
EMBANKMENT-FILL	175 C.Y.
EMBANKMENT (TOTAL FILL)	267 C.Y.
NET CUT -	606 C.Y.

VOLUME REQUIRED TO REPLACE 1" SURFACE LAYER WITHIN THE FOOTPRINT 7 C.Y. OF THE PROPOSED AREAS SHOWN OF THE CCL THAT IS ASSUMED TO BE NON IN-SITU MATERIAL, (E.G. CONTAMINATED WITH CONSTRUCTION DEBRIS, SHELL ROCK, AND OTHER FOREIGN MATERIALS) TO BE REMOVED DURING DEMOLITION AND SITE PREPARATION.

- NOTES:
1. ALL EARTHWORK VOLUMES ARE ACTUAL AND DO NOT INCLUDE FACTORS FOR B-PACKAGE OR SWELLAGE.
 2. IF NECESSARY, PROPOSED IMPORTED FILL MATERIAL TO BE USED BEYOND THE CCL SHALL COMPLY WITH THE SPECIFICATIONS/CRITERIA OF SUBSECTION 809-01.00007, P.A.C.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CEC
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398
andre@cec-fl.com
www.cec-fl.com

No.	Revisions:	Date:
1	UPDATE CUT/FILL CALCS.	10-15-24

CIVIL PLANS FOR:
PROPOSED RESIDENCE
980 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA

Project #:	22-004
Issue Date:	05/23/22
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown

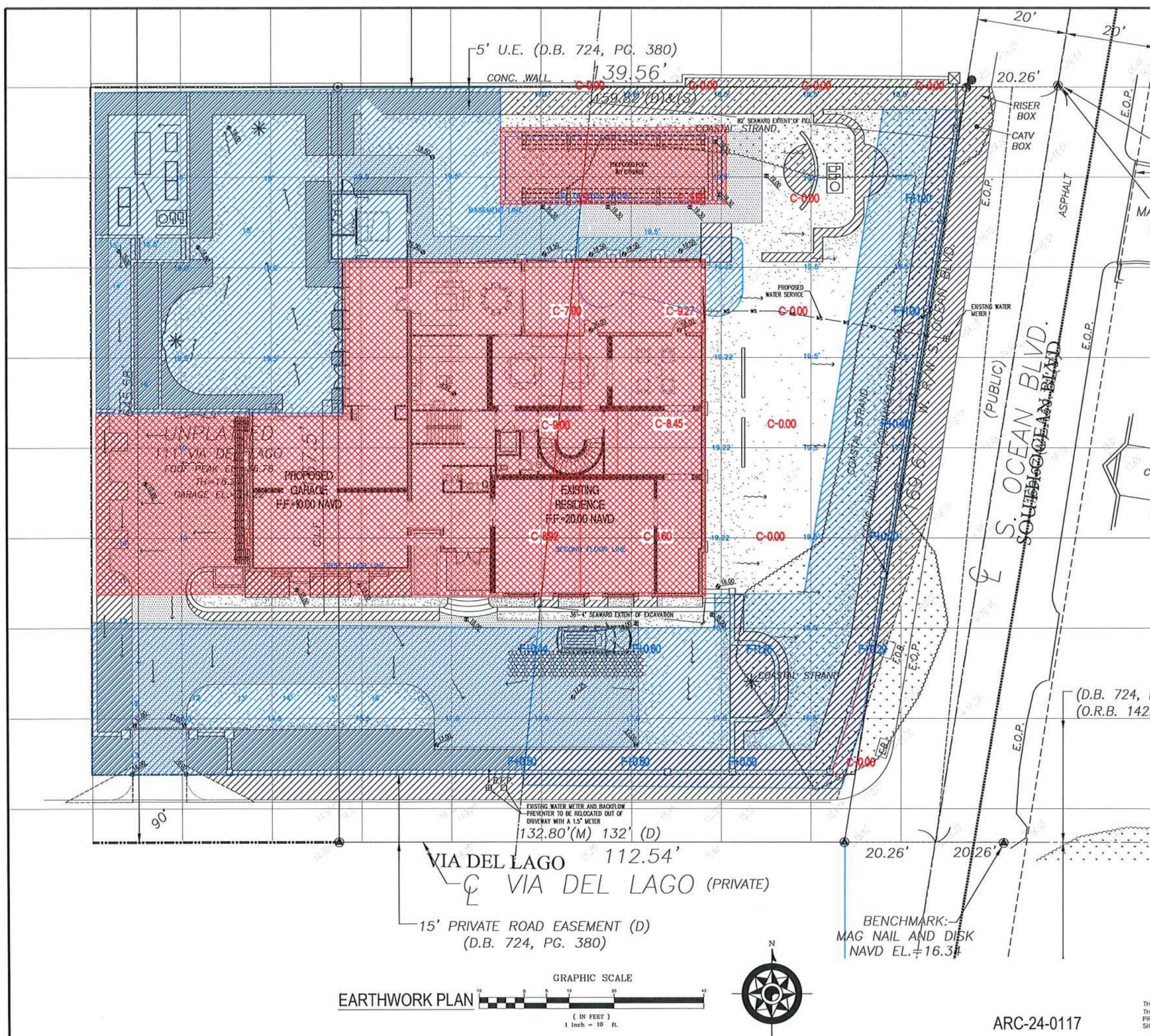


Andre M Webster

Digitally signed by
Andre M Webster
Date: 2025.01.10
04:53:22 -05'00'

CUT/FILL PLAN

SHEET NUMBER:
EW-1



ARC-24-0117

LEGEND

U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT



This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591 F, dated 10-5-17.

1. All information regarding record easements, encroachments, and other documents that might affect the quality of the title to tract shown herein was gained from commitment number 1469716, issued by Old Republic National Title Insurance Company, dated November 30, 2023. This office has made no search of the Public Records.
2. 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 and 0.1" for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless it bears 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.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. 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.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building feet shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for information filing use only and in no way affect the date of the field survey stated herein.
11. 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.
12. It is a violation of Rule SJ-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.
13. 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.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



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

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

LEGAL DESCRIPTION: OVERALL

A parcel of land in Government Lot 2, Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at a point in the centerline of the Ocean Boulevard as now laid out and in use at a distance of 478.08 feet South, of measured at right angles to, the South line of Vita Serena, according to the plat thereof recorded in Plat Book 3, Page 59, Public Records of Palm Beach County, Florida, thence Westerly parallel to and 478.08 feet South of the South line of Vita Serena, a distance of 159.82 feet to the **PLACE OF BEGINNING**, which point marks the Northeast corner of the parcel herein described; thence Westerly parallel to and 478.08 feet South of the South line of Vita Serena, a distance of 110 feet to a point which marks the Northwest corner of the parcel herein described; thence Southerly at right angles to the preceding course a distance of 167.5 feet to a point in a line parallel to and 645.58 feet South of the South line of said Vita Serena; thence East parallel to the South line of Vita Serena, a distance of 110 feet; thence Northerly along a line parallel to the West line of the parcel herein conveyed to the **POINT OF BEGINNING**.

A parcel of land in Government Lot 2, Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at a point in the center of the Ocean Boulevard as now laid out and in use at a distance of 478.08 feet South, measured at right angles to, the South line of Vita Serena, according to the plat thereof recorded in Plat Book 9, Page 59, Public Records of Palm Beach County, Florida, thence Westerly parallel to and 478.08 feet South of the South line of Vita Serena, a distance of 159.82 feet to the place of beginning, which point marks the Northeast corner of the parcel herein described; thence Westerly parallel to and 478.08 feet South of the South line of Vita Serena, a distance of 55 feet to a point which marks the Northwest corner of the parcel herein described; thence Northwesterly along a line parallel to the preceding course a distance of 167.5 feet to a point in a line parallel to and 645.58 feet South of the South line of said Vita Serena; thence East parallel to the South line of Vita Serena, a distance of 55 feet; thence Northerly along a line parallel to the West line of the parcel herein conveyed to the **POINT OF BEGINNING**.

A parcel of land in Government Lot 2, Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at a point in the center of the Ocean Boulevard as now laid out and in use at a distance of 478.08 feet South of, measured at right angles to, the South line of Vita Serena, according to the plat thereof recorded in Plat Book 9, page 58, Public Records of Palm Beach County, Florida, thence Westerly parallel to and 478.08 feet South of the South line of Vita Serena, a distance of 214.82 feet to the place of beginning, which point marks the Northeast corner of the parcel herein described;

thence Westerly parallel to and 478.08 feet South of the South line of Vita Serena, a distance of 55 feet to a point which marks the Northwest corner of the parcel herein described;

REVISIONS:

01/18/24 ADDED EAST AND WEST LOT DIVISION D.K.
01/17/24 SPOT ELEVATIONS & TREE TIE-IN J.O./S.W. 05-1232.5 PB358/14
01/05/24 SURVEY AND TIE-IN UPDATE J.W./M.B. 05-1232.3 PB359/4
07/18/18 SURVEY AND TIE-IN UPDATE B.W./M.B. 05-1232.1 PB283/78
08/29/05 CHANGE ROAD TO "PRIVATE", CHANGE DRYCREEK TO "CHICAGO" BRICK, K.S.

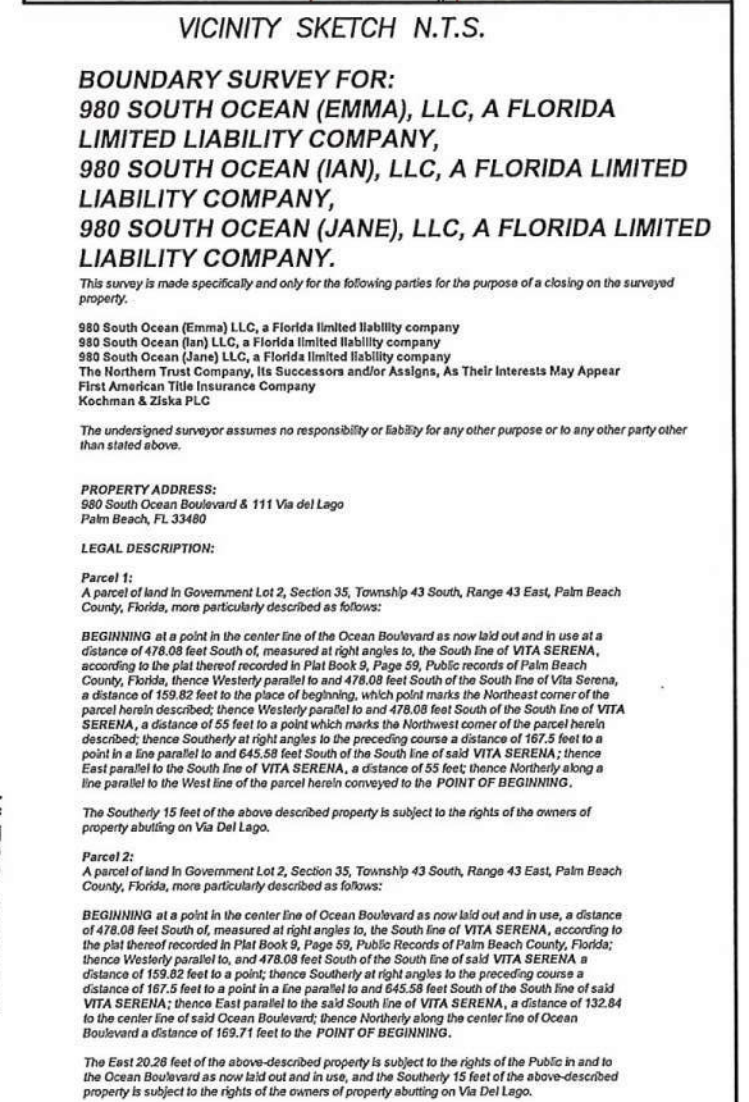
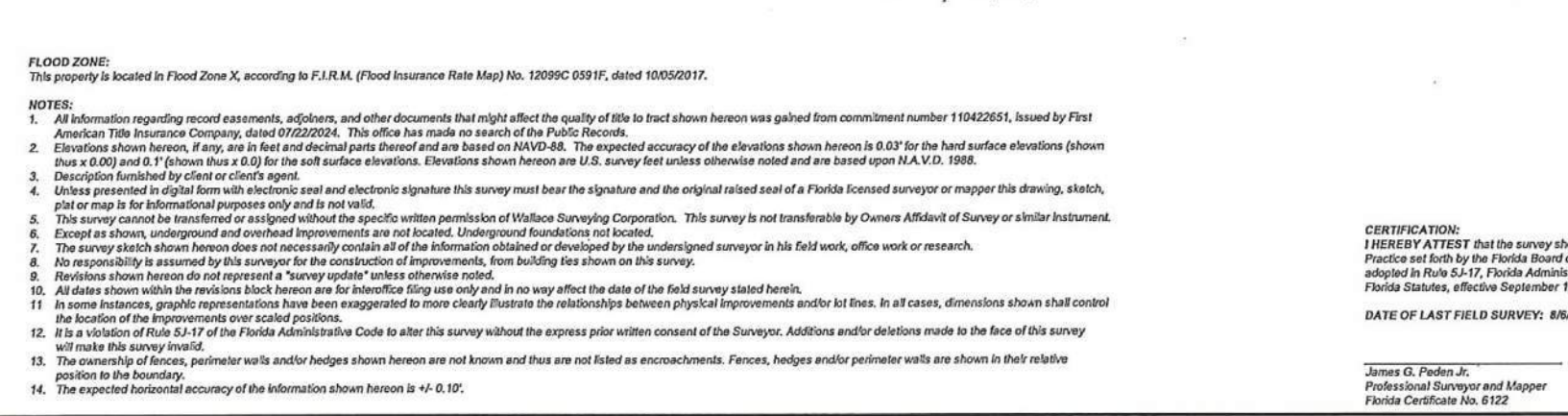
TODD GLASER & KIM GLASER




FILED: B.M.	JOB NO.: 05-1232	F.R. PB71 PG. 13
OFFICE: M.B.	DATE: 6/16/05	DWG. NO. 05-1232
CHKD: C.W.	REF: 05-1232.DWG	SHEET 1 OF 1

LEGEND

A	= ARC LENGTH
AC	= 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
CL.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.R.	= ELECTRIC BOX
EL.	= ELEVATION
EAC.	= EMBODIMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.B.	= FIBER OPTIC BOX
GEN	= GENERATOR
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
M.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.F.B.C.L.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O.H.	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
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.E.	= POOL EQUIPMENT
PGL	= 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
P.M.T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= 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
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
TOW	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
UC	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.S.C.	= WALLACE SURVEYING CORPORATION
(C)	= BASELINE
(C)	= CENTERLINE
(C)	= CENTRAL ANGLE DELTA
(C)	= CONCRETE MONUMENT FOUND (AS NOTED)
(C)	= CONCRETE MONUMENT SET (L.B.#559)
(C)	= ROD & CAP FOUND (AS NOTED)
(C)	= 5.5" ROD & CAP SET (L.B.#559)
(C)	= IRON PIPE FOUND (AS NOTED)
(C)	= IRON ROD FOUND (AS NOTED)
(C)	= NAIL FOUND
(C)	= NAIL & DISK FOUND (AS NOTED)
(C)	= MAG NAIL & DISK SET (L.B.#559)
(C)	= PROPERTY LINE
(C)	= UTILITY POLE
(C)	= FIRE HYDRANT
(C)	= WATER METER
(C)	= WATER VALVE
(C)	= LIGHT POLE



REVISIONS: 12/04/24 TOPO UPDATE FOR PARCEL 1 E.G./M. 22344-SE-1 BOOK3/16 10/06/24 REUSE DATE UPDATE J.P. 06/06/24 SURVEY AND TE-IN UPDATE AND ALSO PARCEL 2 (ELEVATIONS NOT UPDATED) C.E./A.B. 21741 P8356/20 02/14/23 SPOT ELEVATIONS, SURVEY & TE-IN UPDATE C.E. & J.D./S.W. 08-1139.5 P8344/16 11/16/21 SURVEY AND TE-IN UPDATE WITH 62-B REQUIREMENTS E.M./A.B. 08-1139.4 03/28/20 SURVEY AND TE-IN UPDATE E.M./A.B. 08-1139.2 P8296/70 06/23/06 FORWARDED & FL. E.M./S.S. P8110/52 08-1138.1						
<h2>BOUNDARY SURVEY FOR:</h2>						
980 SOUTH OCEAN (EMMA), LLC, A FLORIDA LIMITED LIABILITY COMPANY, 980 SOUTH OCEAN (IAN), LLC, A FLORIDA LIMITED LIABILITY COMPANY, 980 SOUTH OCEAN (JANE), LLC, A FLORIDA LIMITED LIABILITY COMPANY.						
<p>own hereon conforms to the Standards of Professional Surveyors and Mappers Administrative Code pursuant to Section 472.027, § 1581.</p>						
 <div style="display: inline-block; text-align: center;"> <h1 style="margin: 0;">WALLACE</h1> <h1 style="margin: 0;">SURVEYING</h1> <p style="margin: 0; font-size: small;">CORP., LICENSED SURVEYOR & ENGINEER</p> <p style="margin: 0; font-size: x-small;">3033 WALLACE BUILDING, WEST PALM BEACH, FLORIDA 33417 • (407) 846-4331</p> </div>						
FILE#:	G.C.	JOB NO#:	08-1139	F.B. #:	P899	PG. 52
OFFICE:	M.B.	DATE:	6/2/08	D.W.G. NO.	08-1139-3	
CITY:	C.W.	NOTES:	08-1139-3.DWG	SHEET	1	OF 1