

1739 SOUTH OCEAN

An aerial photograph of a residential neighborhood. A red dot is placed on the roof of a house in the center-left of the image. A red line extends from the dot towards the top right corner. The neighborhood features several houses with swimming pools, some of which are covered with blue or green pool covers. There are also palm trees and other vegetation scattered throughout the area. The image is oriented horizontally, with the top of the frame corresponding to the left side of the page.

SHEET INDEX

SCOPE OF WORK

PRESENTATION SET
02.26.2025

CVR

ARC-24-0109
ZON-24-0062

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

ARTHOLEMEWPARTNERS.COM

CONSULTANTS

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

TYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
IA # 30425933 NCARB # 87929

Devisions:

©COPYRIGHT 2013. THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE TO THE PROJECT. THEY ARE NOT PRODUCTS OF DESIGN. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF BARTHOLOMEW + PARTNERS, AND WERE SPECIFICALLY DEVELOPED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE WRITTEN PERMISSION OF BARTHOLOMEW + PARTNERS.

CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT BARTHOLOMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC.. THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLOMEW + PARTNERS FROM ANY LIABILITY ARISING FROM ITS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION OF THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 24.03.124
Date: 10.02.24
Drawn by: V. Antico
Project Manager: F. Rodriguez

1379 South Ocean Blvd

Project Address: 1739 S Ocean Blvd.
Palm Beach, FL 33480

HEET NAME

VICINITY LOCATION MAP

HEET NUMBER

1

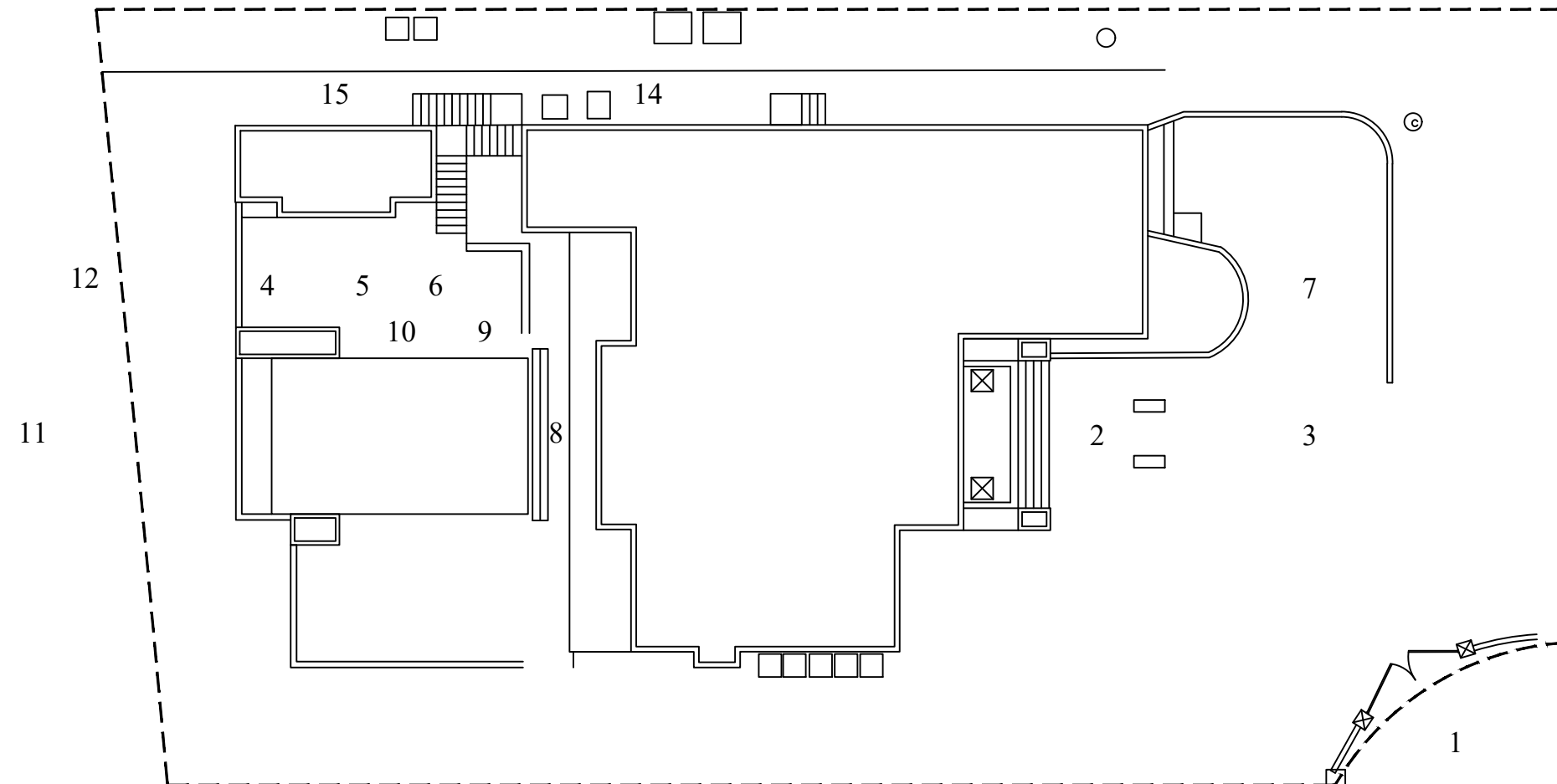




1



2



SITE PLAN



3



4



5



6



7



8



9



10



1



12



13



1.

ARC-24-0109
ZON-24-0062

**Bartholemew
+ Partners**

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

GRUBER CONSULTING ENGINEERS
CIVIL ENGINEER
ADDRESS: 2475 MERCER AVE
WEST PALM BEACH, FL 33401
PHONE: 561-312-2041
E-MAIL: CHAD@GRUBERENGINEERS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

COPYRIGHT 2021: THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE TO THE ARCHITECT. THEY ARE NOT PRODUCTS OF DESIGN, ALL IDEAS, DESIGNS, CONCEPTS, MANAGEMENT AND IF ASSESS-INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF BARTHOLOMEW + PARTNERS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS PROJECT. NO PART OR SUBSTANCE OF SUCH ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE WRITTEN PERMISSION OF BARTHOLOMEW + PARTNERS.

CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLOMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL CONSTRUCTION ADMINISTRATION, THE CLIENT AGREES TO PROVIDE A SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLOMEW + PARTNERS FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION OF THE PROJECT, INCLUDING THE LIABILITY OF THE CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 24.03.124
Date: 10.02.24
Drawn by: V. Antico
Project Manager: F. Rodriguez

1379 South Ocean Blvd

Project Address: 1739 S Ocean Blvd.
Palm Beach, FL 33480

SHEET NAME

EXISTING BUILDING
PHOTOS

SHEET NUMBER

SUR 1.1



1820S OCEAN BLVD



1744 OCEAN BLVD



1720 S OCEAN BLVD



1742 OCEAN BLVD



1740 OCEAN BLVD



1720 OCEAN BLVD



1690 OCEAN BLVD



1676 OCEAN BLVD



1640 OCEAN BLVD

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0108
FL LIC. # AA26003943
BARTHOLEMEWPARTNERS.COM

CONSULTANTS

GRUBER CONSULTING ENGINEERS
CIVIL ENGINEER
ADDRESS: 2475 MERCER AVE
WEST PALM BEACH, FL 33401
PHONE: 561-513-2041
E-MAIL: CHAD@GRUBERENGINEERS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-432-4890
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # 034622
AIA # 30425933 NCARB # 87509

Revisions:

CONCEPT DESIGN: THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE TO THE PROJECT. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REVISIONS TO THE PROJECT SHALL BE MADE BY THE ARCHITECT. ANY REVISIONS TO THE PROJECT SHALL BE MADE BY THE ARCHITECT. ANY REVISIONS TO THE PROJECT SHALL BE MADE BY THE ARCHITECT.

CONSTRUCTION ADMINISTRATION: AS THE TERMS SPECIFICALLY UNDERSTOOD, AND THAT A PROFESSIONAL ENGINEER, ARCHITECT, OR OTHER PROFESSIONAL PERSON SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL PERSON FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE CONSTRUCTION OF THE PROJECT.

Project no: 24.03.124
Date: 10.02.24
Drawn by: V. Antico
Project Manager: F. Rodriguez

1379 South Ocean Blvd

Project Address: 1739 S Ocean Blvd.
Palm Beach, FL 33480

SHEET NAME

ADJACENT BUILDING
PHOTOS

SHEET NUMBER

SUR 1.2



**Bartholemew
+ Partners**

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
51A ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
561 461 0108
561 461 0106
LIC. # AA26003943

ARTHOLEMEWPARTNERS.COM

CONSULTANTS

GRUBER CONSULTING ENGINEERS
CIVIL ENGINEER
 ADDRESS: 2475 MERCER AVE
 WEST PALM BEACH, FL 33401
 PHONE: 561-312-2041
 MAIL: CHAD@GRUBERENGINEERS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
 ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
 PALM BEACH, FL 33480
 PHONE: 561-832-4600
 MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

YLE B FANT ARCHITECT # AR99255
 INTERIOR DESIGNER # ID6422
 A # 30425933 NCARB # 87929

Provisions:

PHYSIGHT 2001: THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE TO THE CLIENT. THEY ARE NOT PRODUCTS OF DESIGN. ALL IDEAS, DESIGNS, MANAGERIALS AND PLANS INDICATED OR REPRESENTED BY THIS/THOSE DRAWINGS OWNED BY AND THE PROPERTY OF BARTHOLOMEW + PARTNERS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE WRITTEN PERMISSION OF BARTHOLOMEW + PARTNERS.

CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT PARTHOLEMEYER + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE VISITS, SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY & HOLD HARMLESS PARTHOLEMEYER + PARTNERS FROM ANY LIABILITY ARISING FROM SUCH OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION, THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 24.03.124
Date: 10.02.24
Drawn by: V. Antico
Project Manager: F. Rodriguez

379 South Ocean Blvd

Project Address: 1739 S Ocean Blvd.
Palm Beach, FL 33480

SHEET NAME

ADJACENT BUILDING
PHOTOS

SHEET NUMBER

SUR 1.2



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:	1739 S OCEAN BLVD	
2	Zoning District:	R-A ZONING	
3	Lot Area (sq. ft.):	18,074 SF	
4	Lot Width (W) & Depth (D) (ft.):	82.5' (W) & 152.58' (D)	
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY	
6	FEMA Flood Zone Designation:	ZONE VE	
7	Zero Datum for point of meas. (NAVD)	N/A	
8	Crown of Road (COR) (NAVD)	N/A	
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	25% - 4,518 SF (2-STORY)	24.7% - 4,460 SF (2-STORY)
11	Enclosed Square Footage (1st & 2nd FL, Basement, Accs. Structure, etc)	N/A	N/A
12	*Front Yard Setback (Ft.)	35'- 0"	51'- 11"
13	* Side Yard Setback (1st Story) (Ft.)	15'- 0"	14'-11"
14	* Side Yard Setback (2nd Story) (Ft.)	15'- 0"	14'-11"
15	*Rear Yard Setback (Ft.)	15'- 0"	16'- 3"
16	Angle of Vision (Deg.)	100 DEGREES	N/A
17	Building Height (Ft.)	25'- 0"	26'- 2"
18	Overall Building Height (Ft.)	35'- 0"	27'- 4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	11.00' NAVD	+18.10' NAVD
22	Base Flood Elevation (BFE)(NAVD)	10.00 NAVD	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	50% - 9,037 SF	40% - 7,266 SF
24	Perimeter LOS (Sq Ft and %)	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

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

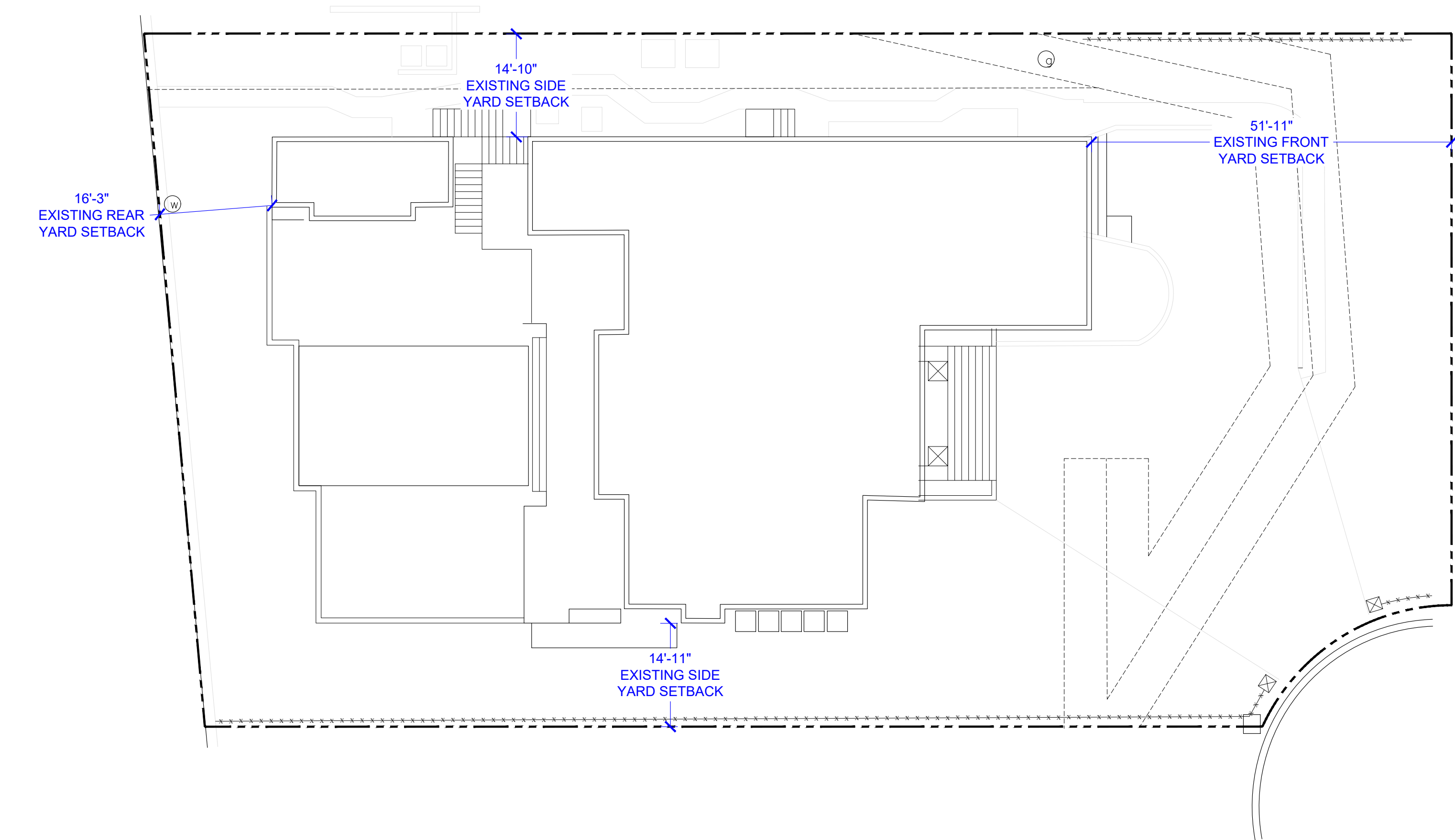
** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill (Sec. 134-1600)

*** Provide Native plant species info per
category as required by Ord. 003-2023 on
separate TOPB Landscape Legend

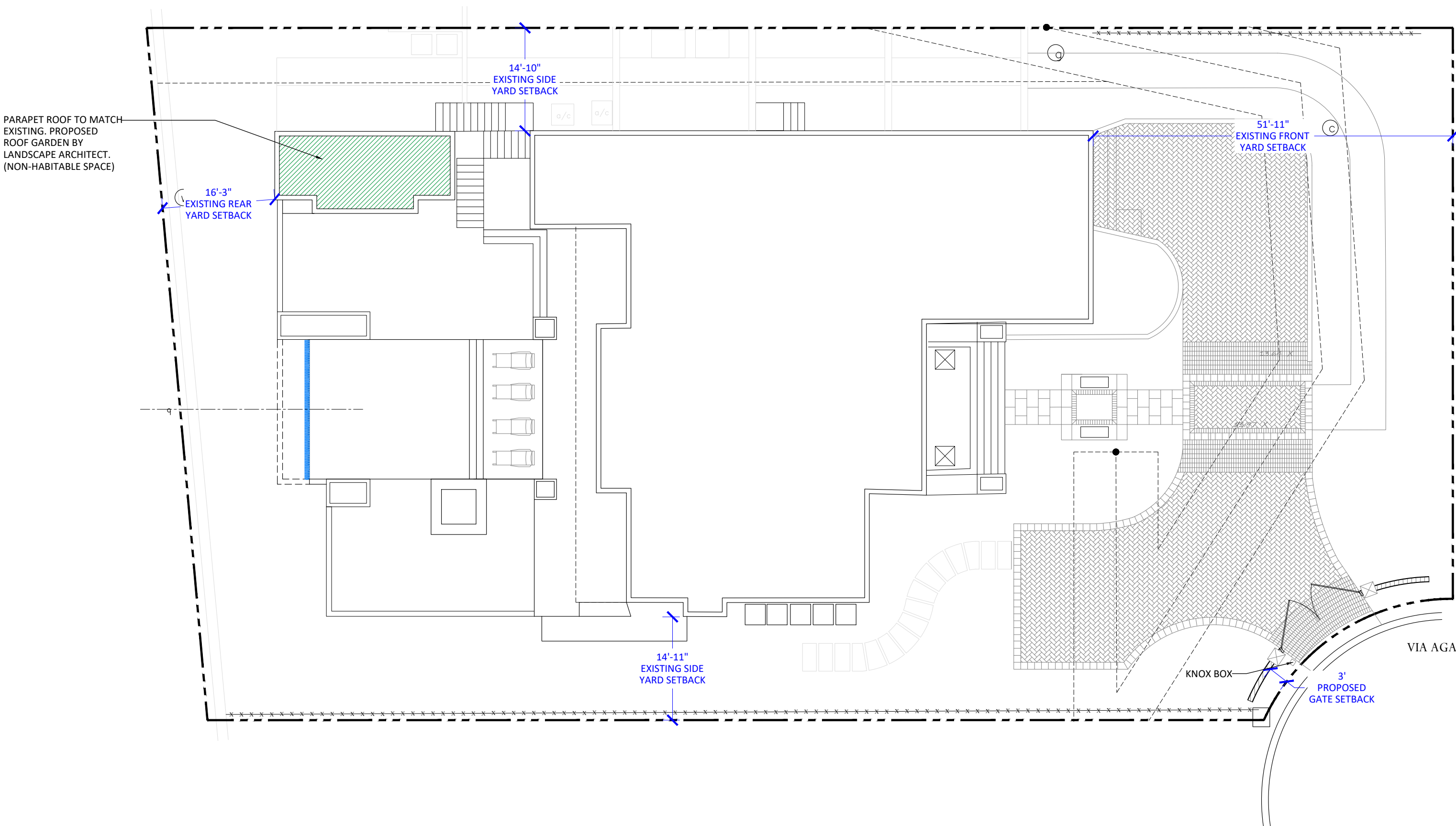
Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626



EXISTING SITE PLAN
SCALE: 1/8" = 1'



PROPOSED SITE PLAN
SCALE: 1/8" = 1'

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

COPYRIGHT 2024. THESE DOCUMENTS ARE THE PROPERTY OF BARBOLLO TO THE
PROPERTY. THE USER AGREES TO REPRODUCE, COPY, OR TRANSMIT IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY
INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARBOLLO. ANY VIOLATION OF THIS AGREEMENT SHALL BE SUBJECT TO
LITIGATION IN THE DISTRICT COURT OF THE DISTRICT OF COLUMBIA.

Project no: 24.03.124
Date: 10.02.24
Drawn by: V. Antico
Project Manager: F. Rodriguez

1379 South Ocean Blvd

Project Address: 1739 S Ocean Blvd.
Palm Beach, FL 33480

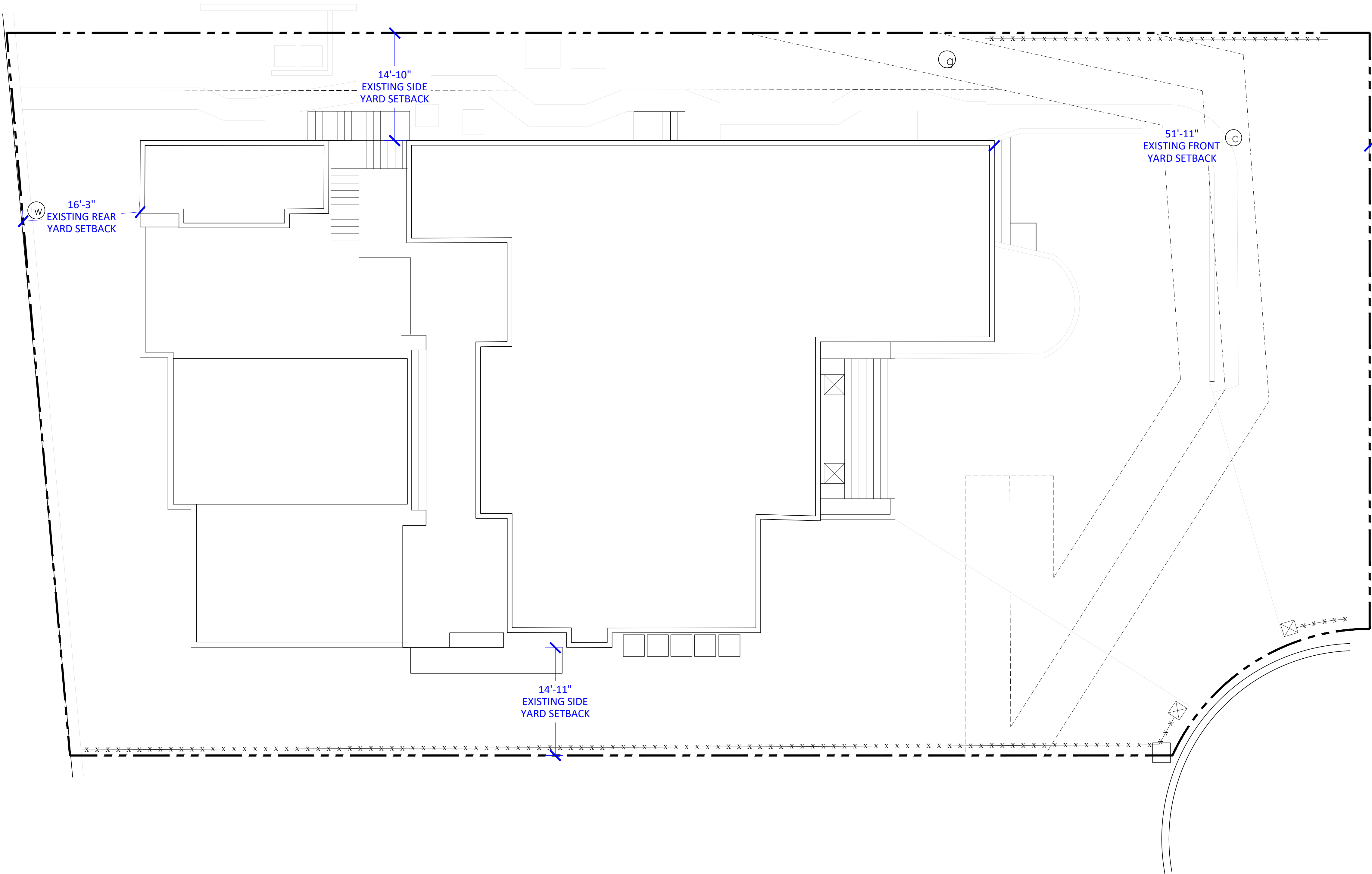
SHEET NAME

ZONING LEGEND

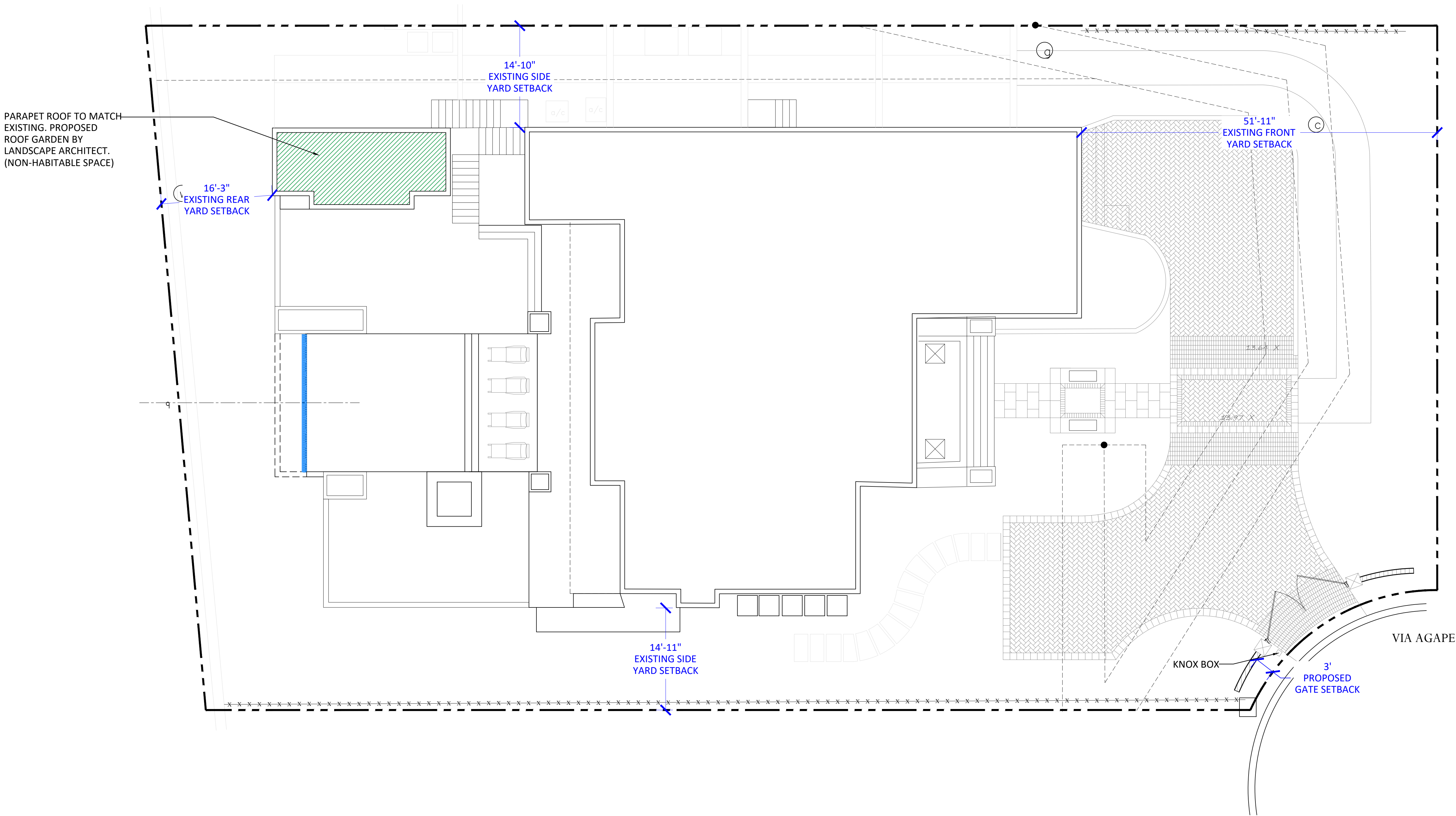
SHEET NUMBER

SUR1.3

ARC-24-0109
ZON-24-0062



EXISTING SITE PLAN
SCALE: 1/8" = 1'



PROPOSED SITE PLAN
SCALE: 1/8" = 1'

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

BARTHOLEMEWPARTNERS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

Revisions

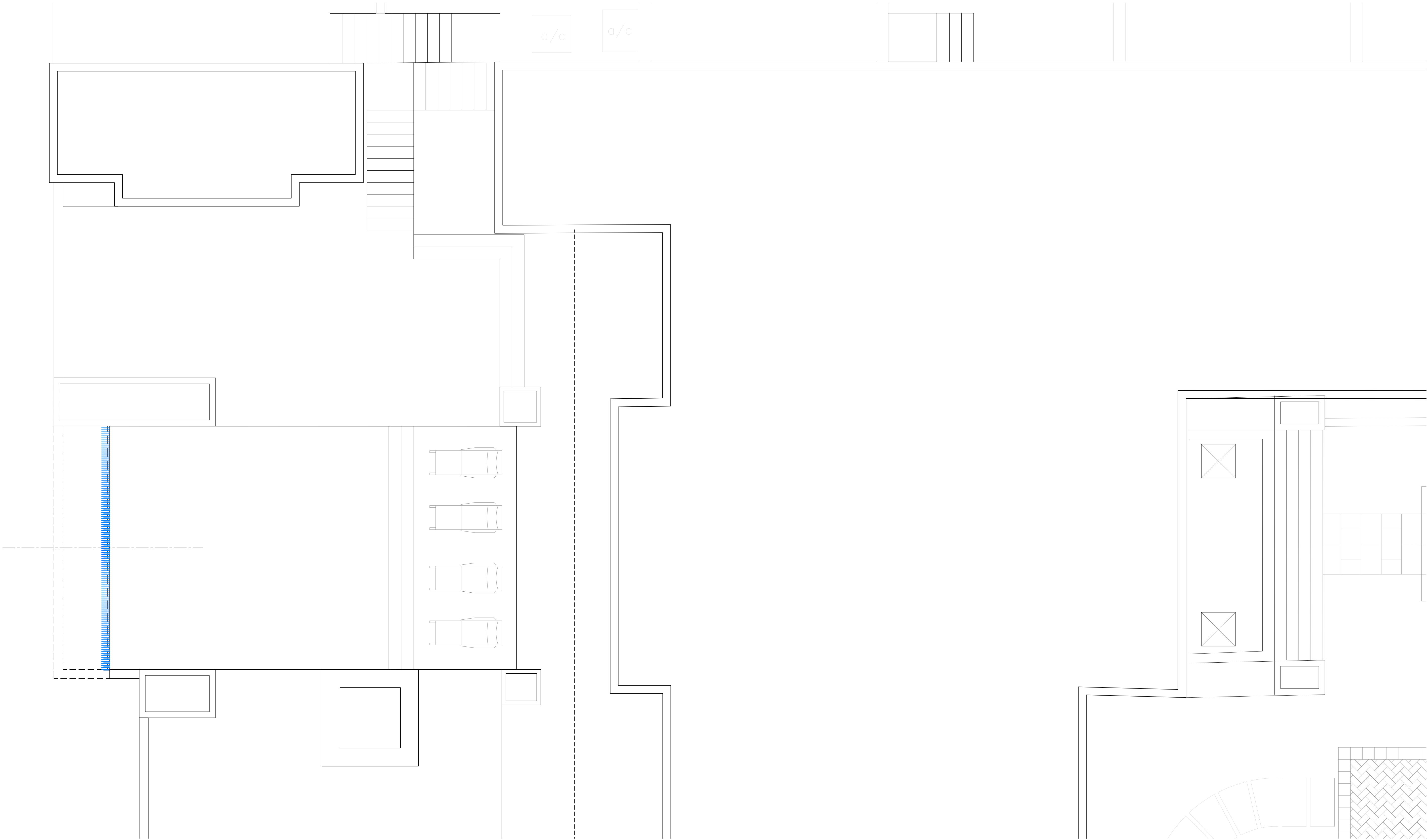
Project no: 24.03.124
Date: 10.02.24
Drawn by: V. Antico
Project Manager: F. Rodriguez

Project Address: 1739 S Ocean Blvd.
Palm Beach, FL 33480

EXISTING ROOF PLAN

A1.0

ARC-24-0109	
ZON-24-0062	



PROPOSED ROOF PLAN (PARAPET MODIFICATION)
SCALE: 1/8" = 1'

ARC-24-0109
ZON-24-0062

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0108
FL LIC. # AA26003943

BARTHOLEMIEWPARTNERS.COM

CONSULTANTS

GRUBER CONSULTING ENGINEERS
CIVIL ENGINEER
ADDRESS: 2475 MERCER AVE
WEST PALM BEACH, FL 33411
PHONE: 561-512-2041
E-MAIL: CHAD@GRUBERENGINEERS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-652-4600
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

COPYRIGHT 2024. THESE DOCUMENTS ARE THE PROPERTY OF BARTHELEMEW + PARTNERS. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BARTHELEMEW + PARTNERS.

PROJECT NO: 24.03.124
DATE: 10.02.24
DRAWN BY: V. Antico
PROJECT MANAGER: F. Rodriguez

1379 South Ocean Blvd

Project Address: 1739 S Ocean Blvd.
Palm Beach, FL 33480

SHEET NAME

PROPOSED ROOF PLAN

SHEET NUMBER

A1.1



EXISTING EAST ELEVATION

SCALE: 3/16" = 1'

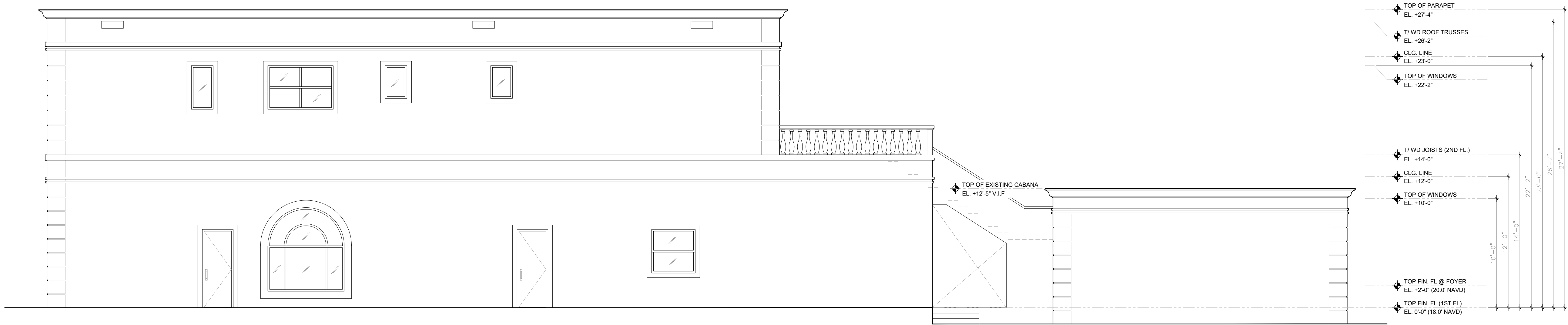


PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'

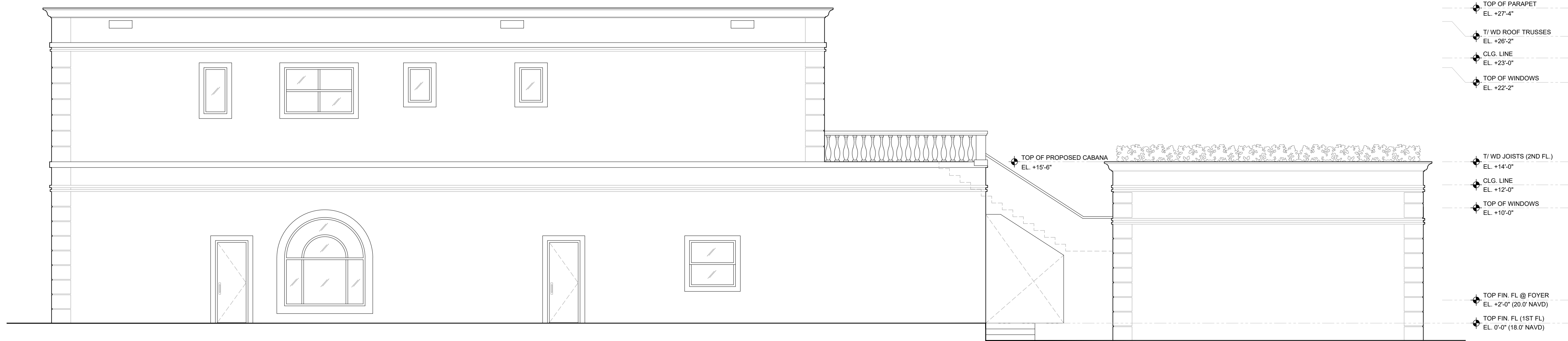


PROPOSED ENLARGED EAST ELEVATION
SCALE: 3/8" = 1'



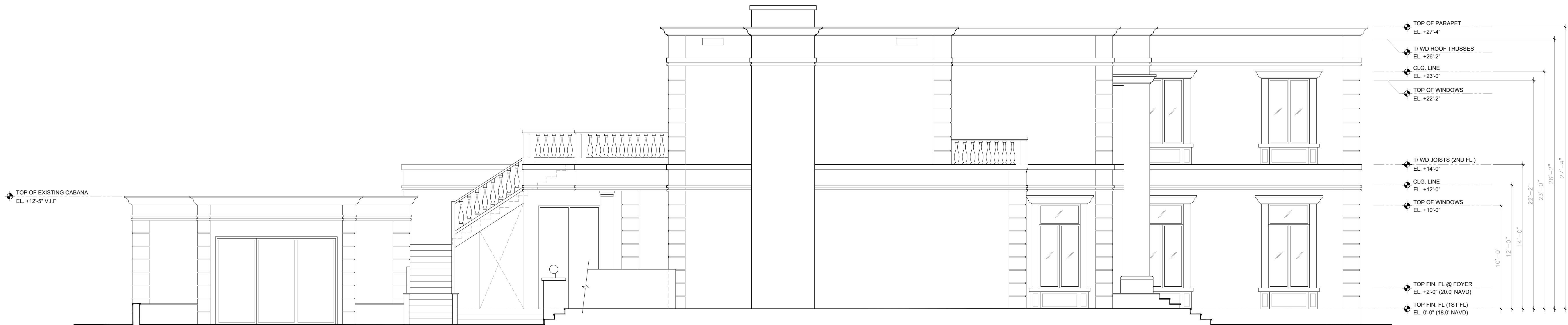
EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'

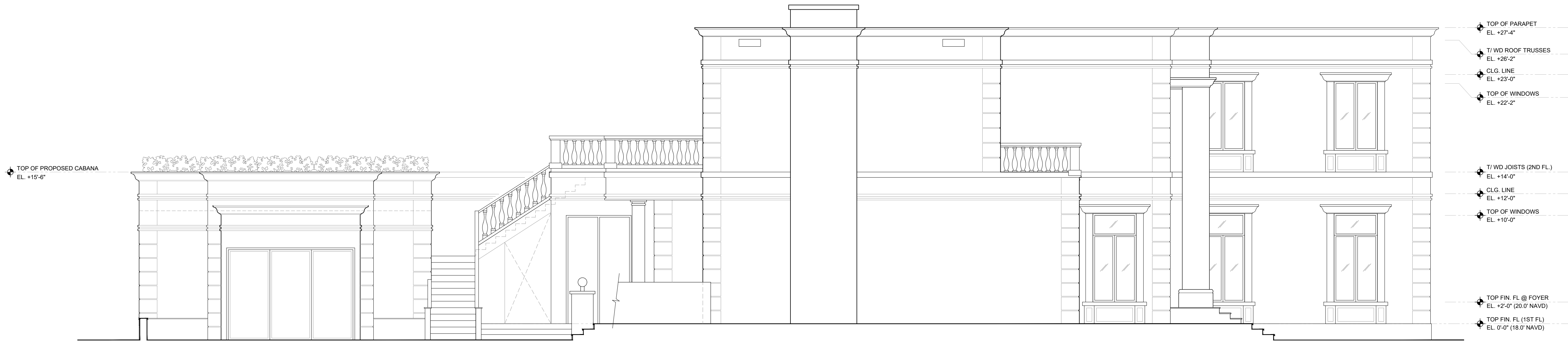


PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'

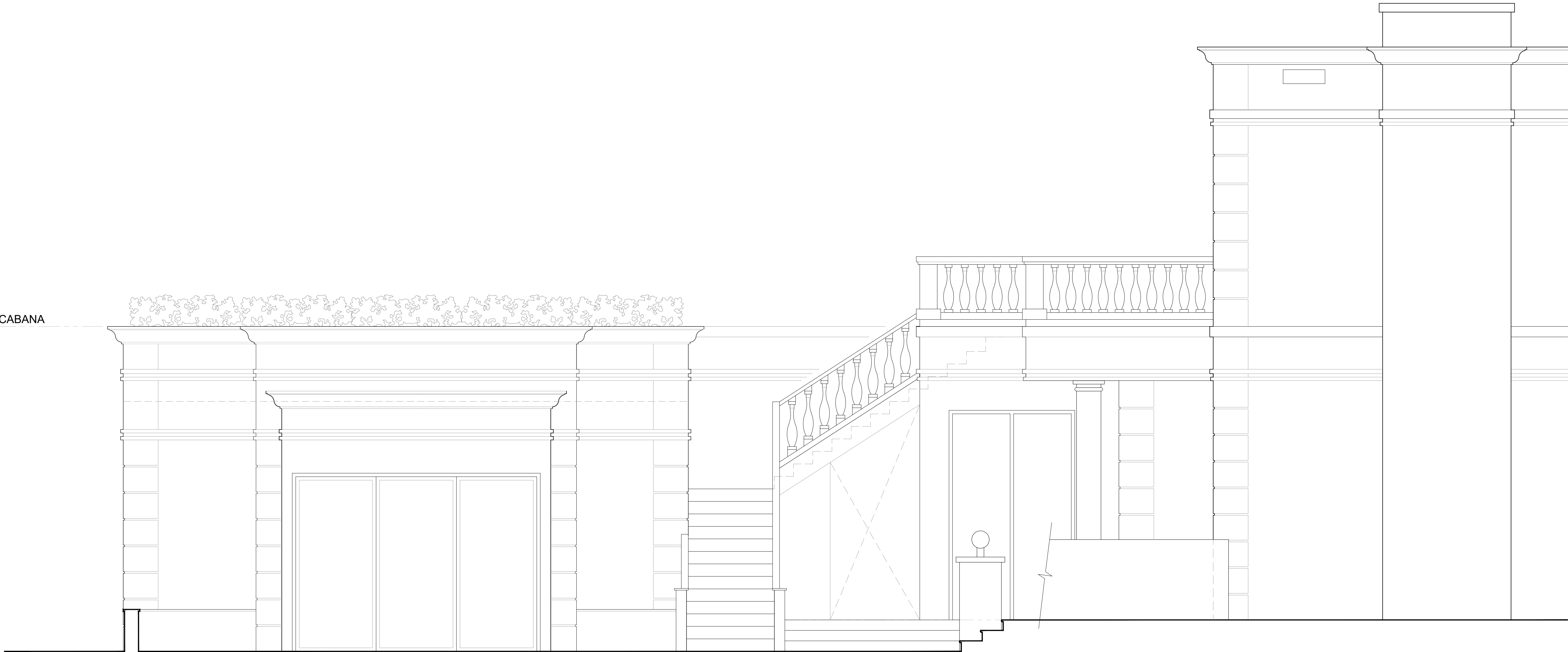


EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'



PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'

TOP OF PROPOSED CABANA
EL. +15'-6"



PROPOSED PARTIAL SOUTH ELEVATION
SCALE: 3/8" = 1'

ARC-24-0109
ZON-24-0062

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0108
FL LIC. # AA26003943
BARTHOLEMEEWPARTNERS.COM

CONSULTANTS
GRUBER CONSULTING ENGINEERS
CIVIL ENGINEER
ADDRESS: 2475 MERCER AVE
WEST PALM BEACH, FL 33401
PHONE: 561-512-2041
E-MAIL: CHAD@GRUBERENGINEERS.COM
ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-852-4600
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

COPYRIGHT 2024. THESE DRAWINGS ARE THE SOLE PROPERTY OF BARTHOLEMEW + PARTNERS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.
NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.
NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.

Project no: 24.03.124
Date: 10.02.24
Drawn by: V. Antico
Project Manager: F. Rodriguez

1379 South Ocean Blvd

Project Address: 1739 S Ocean Blvd.
Palm Beach, FL 33480

SHEET NAME

PROPOSED PARTIAL
SOUTH ELEVATION

SHEET NUMBER

A2.2.1



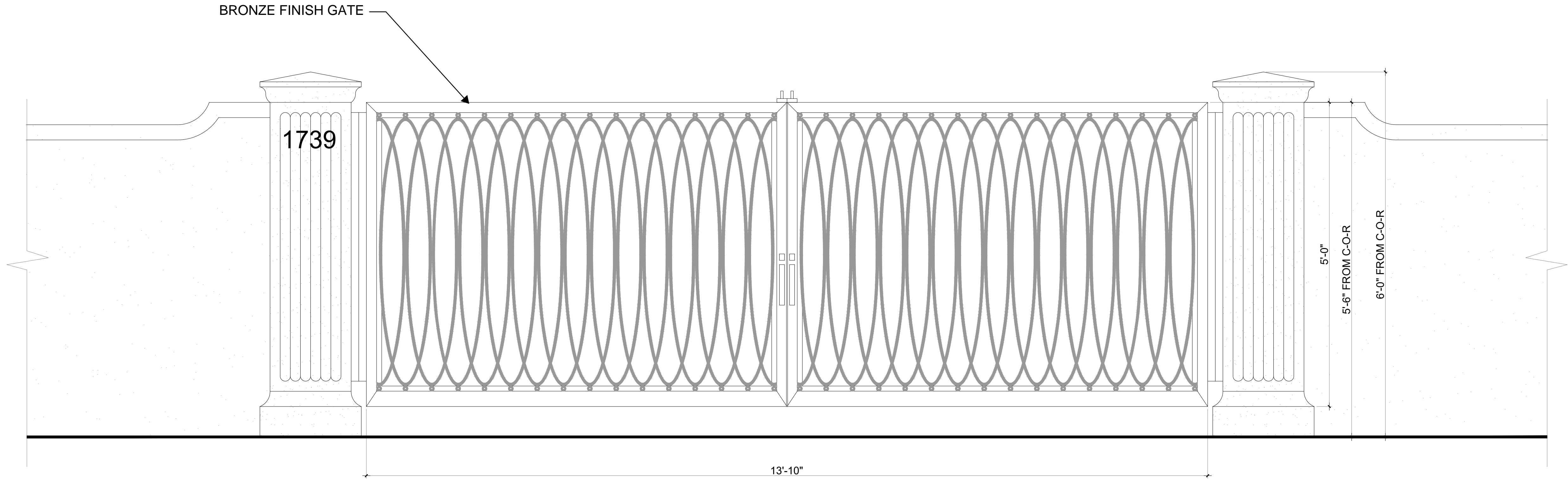
EXISTING WEST ELEVATION

SCALE: 3/16" = 1'

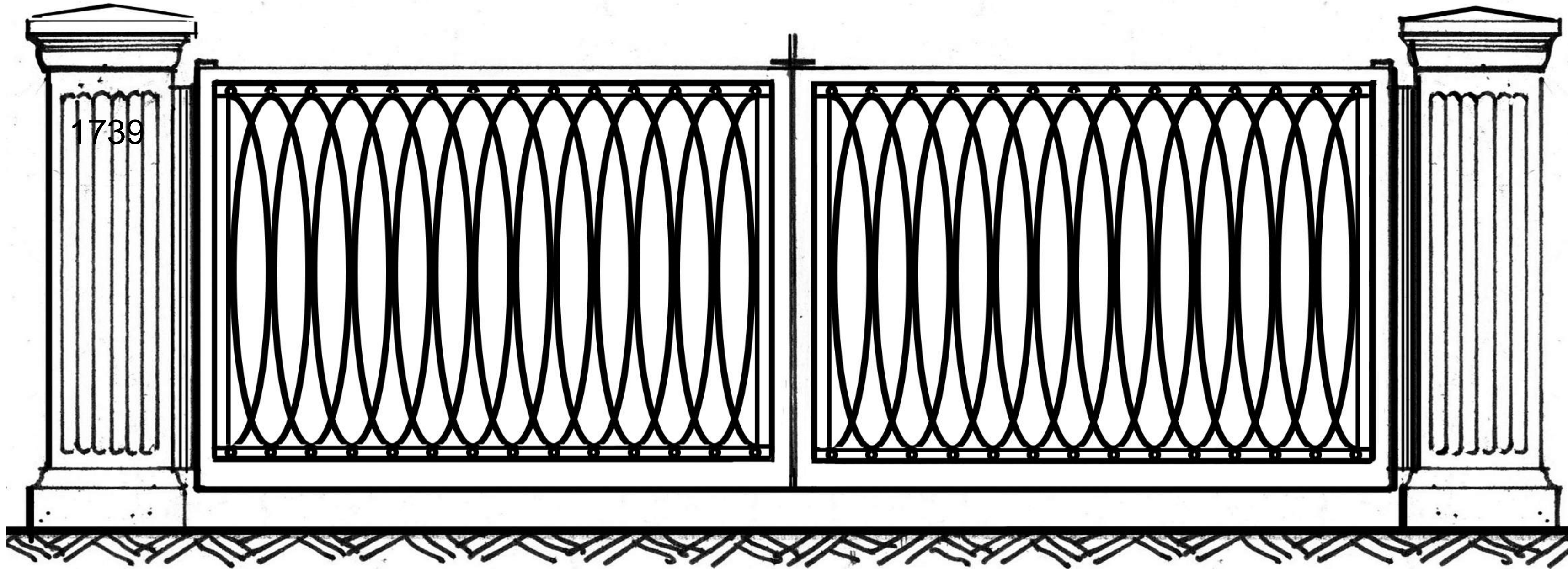


PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'



PROPOSED CAR GATE ELEVATION
SCALE: 1" = 1'



PROPOSED CAR GATE SKETCH
SCALE: 1" = 1'

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0108
FL LIC. # AA26003943
BARTHOLEMIEWPARTNERS.COM

CONSULTANTS
GRUBER CONSULTING ENGINEERS
CIVIL ENGINEER
ADDRESS: 2475 MERCER AVE
WEST PALM BEACH, FL 33401
PHONE: 561-512-2041
E-MAIL: CHAD@GRUBERENGINEERS.COM
ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-852-4600
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

COPYRIGHT 2024. THESE DRAWINGS ARE THE SOLE PROPERTY OF BARTHOLEMEW + PARTNERS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.

Project no: 24.03.124
Date: 10.02.24
Drawn by: V. Antico
Project Manager: F. Rodriguez

1379 South Ocean Blvd

Project Address: 1739 S Ocean Blvd,
Palm Beach, FL 33480

SHEET NAME

PROPOSED CAR GATE
ELEVATION

SHEET NUMBER

A3.0

ARC-24-0109
ZON-24-0062

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

CONSULTANTS

GRUBER CONSULTING ENGINEERS
CIVIL ENGINEER
ADDRESS: 2475 MERCER AVE
WEST PALM BEACH, FL 33401
PHONE: 561-312-2041
E-MAIL: CHAD@GRUBERENGINEERS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

CONSULTANTS

GRUBER CONSULTING ENGINEERS
CIVIL ENGINEER
ADDRESS: 2475 MERCER AVE
WEST PALM BEACH, FL 33401
PHONE: 561-312-2041
E-MAIL: CHAD@GRUBERENGINEERS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

COPYRIGHT 2011 THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THEY ARE NOT PRODUCTS OF DESIGN. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE COMBINED AND THE RESULT IS A DESIGN. NO PART OF THIS DESIGN OR ANY CREATION, INVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE LOCAL GOVERNMENT OF SUCH A CITY OR COUNTY, OR ANY PLANS THEREIN, MAY BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE WRITTEN PERMISSION OF BARTHOLOMEW + PARTNERS.

CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, IS THAT PROFESSIONAL SERVICE PROVIDED BY AN ARCHITECT TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW, DELIVERY OF MATERIALS, COORDINATION OF TRADES, AND HOLDING HARMLESS BARTHOLOMEW + PARTNERS FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION OF THE PROJECT. BARTHOLOMEW + PARTNERS DOES NOT CONDUCT CONSTRUCTION BY THE CLIENT AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 24.03.124
Date: 10.02.24
Drawn by: V. Antico
Project Manager: F. Rodriguez

1379 South Ocean Blvd

Project Address: 1739 S Ocean Blvd.
Palm Beach, FL 33480

SHEET NAME

**PROPOSED FRONT DOOR
ELEVATION**

SHEET NUMBER _____

A4.0

ARC-24-0109
ZON-24-0062



SCALE: 1" = 1'



EXISTING FRONT DOOR PERSPECTIVE



PROPOSED FRONT DOOR PERSPECTIVE

ARC-24-0109
ZON-24-0062

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0106
F: 561 461 0106
FL LIC. # AA26003943
BARTHOLEMIEWPARTNERS.COM

CONSULTANTS
GRUBER CONSULTING ENGINEERS
CIVIL ENGINEER
ADDRESS: 2475 MERCER AVE
WEST PALM BEACH, FL 33401
PHONE: 561-512-2041
E-MAIL: CHAD@GRUBERENGINEERS.COM
ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-652-4600
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

COPYRIGHT 2024. THESE DRAWINGS ARE THE SOLE PROPERTY OF BARTHOLEMEW + PARTNERS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.
NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.
NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.
NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.

Project no: 24.03.124
Date: 10.02.24
Drawn by: V. Antico
Project Manager: F. Rodriguez

1379 South Ocean Blvd

Project Address: 1739 S Ocean Blvd.
Palm Beach, FL 33480

SHEET NAME

PROPOSED PERSPECTIVE

SHEET NUMBER

A5.0



EXISTING CABANA PERSPECTIVE



PROPOSED CABANA PERSPECTIVE

ARC-24-0109
ZON-24-0062

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0108
FL LIC. # AA26003943
BARTHOLEMEWPARTNERS.COM

CONSULTANTS
GRUBER CONSULTING ENGINEERS
CIVIL ENGINEER
ADDRESS: 2475 MERCER AVE
WEST PALM BEACH, FL 33401
PHONE: 561-512-2041
E-MAIL: CHAD@GRUBERENGINEERS.COM
ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-852-4600
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

COPYRIGHT 2024. THESE DRAWINGS ARE THE SOLE PROPERTY OF BARTHOLEMEW + PARTNERS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.
ENVIRONMENTAL CONSTRUCTION, AS THE NAME OF THE PROJECT, IS THE PROPERTY OF BARTHOLEMEW + PARTNERS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.
ENVIRONMENTAL CONSTRUCTION, AS THE NAME OF THE PROJECT, IS THE PROPERTY OF BARTHOLEMEW + PARTNERS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.
ENVIRONMENTAL CONSTRUCTION, AS THE NAME OF THE PROJECT, IS THE PROPERTY OF BARTHOLEMEW + PARTNERS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.

Project no: 24.03.124
Date: 10.02.24
Drawn by: V. Antico
Project Manager: F. Rodriguez

1379 South Ocean Blvd

Project Address: 1739 S Ocean Blvd.
Palm Beach, FL 33480

SHEET NAME

PROPOSED PERSPECTIVE

SHEET NUMBER

A5.1



PROPOSED FRONT GATE PERSPECTIVE

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY
PALM BEACH, FLORIDA 33480
T: 561 461 0106
F: 561 461 0106
FL LIC. # AA20003943
BARTHOLEMEEPARTNERS.COM

CONSULTANTS
GRUBER CONSULTING ENGINEERS
CIVIL ENGINEER
ADDRESS: 2475 MERCER AVE
WEST PALM BEACH, FL 33401
PHONE: 561-512-2041
E-MAIL: CHAD@GRUBERENGINEERS.COM
ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-852-4600
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

KYLE B FANT ARCHITECT # AR90255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

COPYRIGHT 2010. THESE DRAWINGS ARE THE PROPERTY OF BARBOLMEY + PARTNERS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARBOLMEY + PARTNERS.
BY SIGNING THESE DRAWINGS, ALL THE DESIGNERS, ARCHITECTS, AND OTHER PROFESSIONALS HAVE AGREED TO BE BOUND BY THE TERMS AND CONDITIONS OF THE PROFESSIONAL DESIGN AGREEMENT, WHICH IS A PART OF THE CONTRACT DOCUMENTS. THE CLIENT AGREES TO HOLD BARBOLMEY + PARTNERS AND ITS CONSULTANTS HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY BARBOLMEY + PARTNERS OR ITS CONSULTANTS IN CONNECTION WITH THE PERFORMANCE OF THE PROFESSIONAL DESIGN SERVICES PROVIDED BY THE CLIENT AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 24.03.124
Date: 10.02.24
Drawn by: V. Antico
Project Manager: F. Rodriguez

1379 South Ocean Blvd

Project Address: 1739 S Ocean Blvd.
Palm Beach, FL 33480

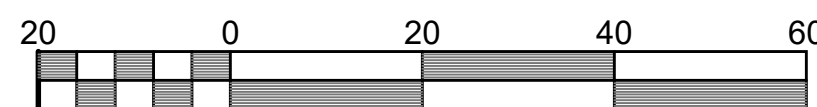
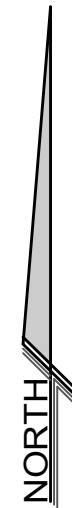
SHEET NAME

PROPOSED PERSPECTIVE

SHEET NUMBER

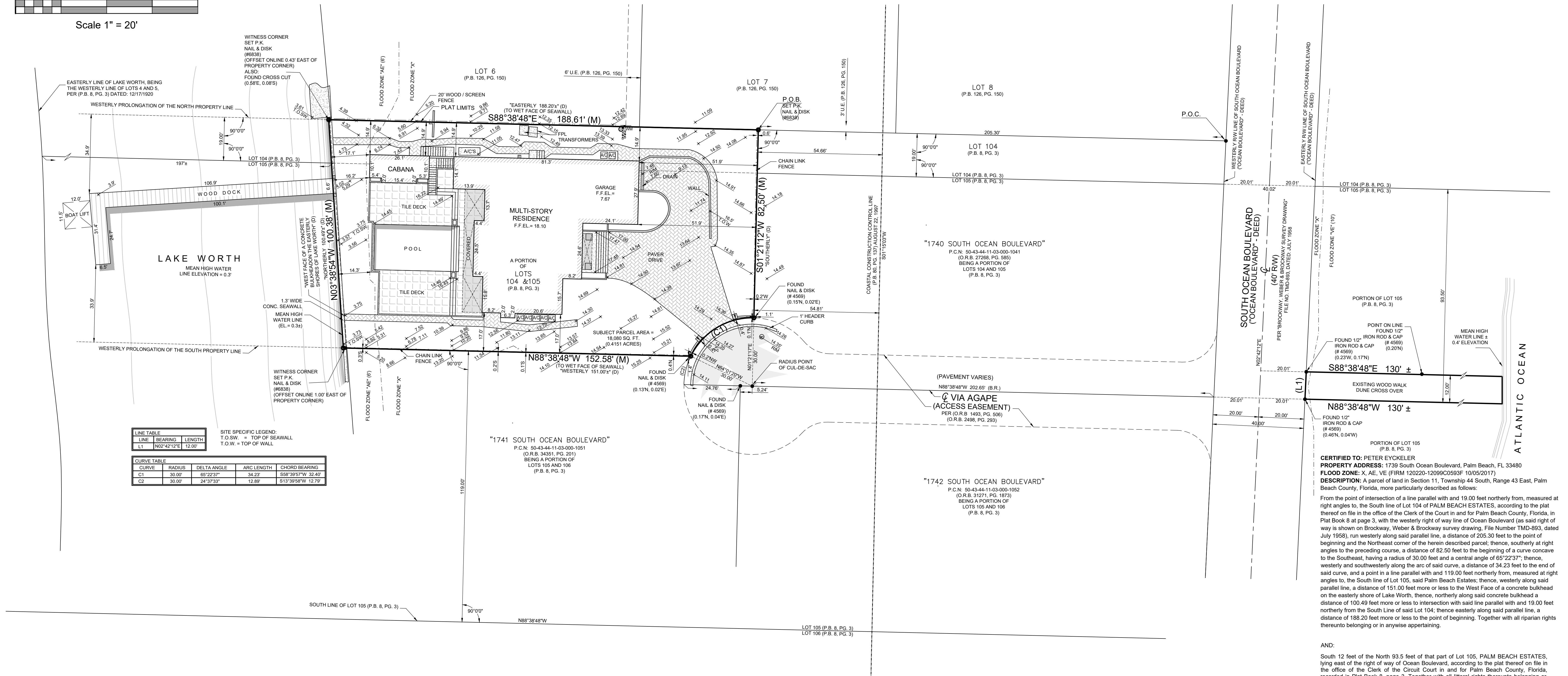
A5.2

ARC-24-0109
ZON-24-0062



Scale 1" = 20'

REVISIONS:	



LINE	BEARING	LENGTH
L1	N02°42'12"E	12.00'

SITE SPECIFIC LEGEND:
T.O.S.W. = TOP OF SEAWALL
T.O.W. = TOP OF WALL

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	30.00'	65°22'37"	34.22'	S88°38'48"W 32.40'
C2	30.00'	24°37'33"	12.89'	S13°39'56"W 12.79'

SURVEY NOTES:

- Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.
- Area of subject property (residence parcel) = 18,080 square feet (0.4151 acres).
- Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
- No underground improvements located.
- Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
- This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC. = CALCULATED	(PI) = PLAT	P.I. = POINT OF INTERSECTION	ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	CONCRETE FLATWORK
CONC. MON. = CONCRETE MONUMENT	A = ARC LENGTH	P.O.B. = POINT OF BEGINNING	PAVER BRICK FLATWORK
CONC. = CONCRETE	L = CHORD BEARING	R.W. = RIGHT OF WAY	CHAIN LINK FENCE
DE = DRAINAGE EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	W.F. = WOOD FENCE	METAL FENCE
U.E. = UTILITY EASEMENT	O.R.B. = OFFICIAL RECORD BOOK	C.E. = CENTERLINE EASEMENT	COVERED OVERHEAD LINES
F.F.E.L. = FINISHED FLOOR ELEVATION	P.B. = PLAT BOOK	C.O. = COVERED OVERHEAD LINES	LOT LINE
EL. = ELEVATION	P.C. = POINT OF CURVATURE		
B.R. = BENCHMARK REFERENCE	P.T. = POINT OF TANGENCY		
(D) = DEED	P.R.C. = POINT OF REVERSE CURVATURE		
M = MEASURED	P.C.C. = POINT OF COMPOUND CURVATURE		

ALTA / NSPS LAND TITLE SURVEY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7a, 8, 9, 14, and 16 of Table A thereof. The fieldwork was completed on 04/19/2024. Date of Plat or Map: 05/15/2024

SCALE: 1" = 20'
DRAWN BY: PICARD (c)
FIELD WK: JOHN
DATE: 04/19/2024

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

This survey is not valid without embossed surveyor's seal and/or an authorized electronic signature and authenticated electronic seal.	
Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034	
CRD. FILE	Y240137-A
REF:	F-5310 F-5313
PREV.	Y240137
JOB NO'S.	Y240385
JOB NO.	Y240385
L	2436



Existing Southeast Corner



Existing Northwest Corner



Existing North Side



Existing North Side



Existing Southwest Corner



Existing South Side

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

2024
DISCLAIMER:
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.
2024
COPYRIGHT:
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

ENVIRONMENT
DESIGN
GROUP
139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
17339 South Ocean Blvd
Palm Beach
FLORIDA

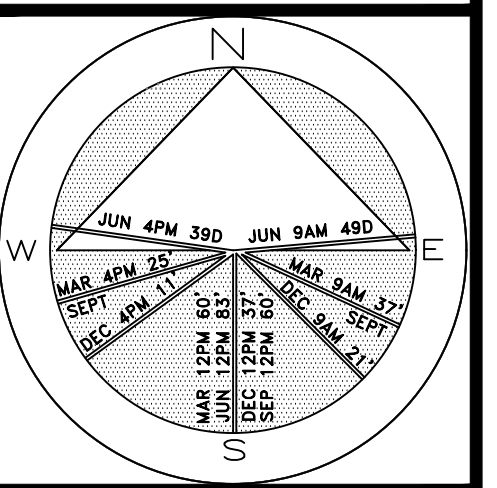
JOB NUMBER: # 24176.00 LA
DRAWN BY: Alex Bugrui
DATE: 02.06.2025

SHEET L1.0

ARC-24-0109
ZON-24-0062

Existing Site Photos

Private Residence
1739 South Ocean Blvd
Palm Beach
FL 33480



JOB NUMBER: # 24176.00 LA
DRAWN BY: Alex Bugrii
DATE: 02.06.2025

SHEET L2.0

sf.

EA IN SQ.FT.

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

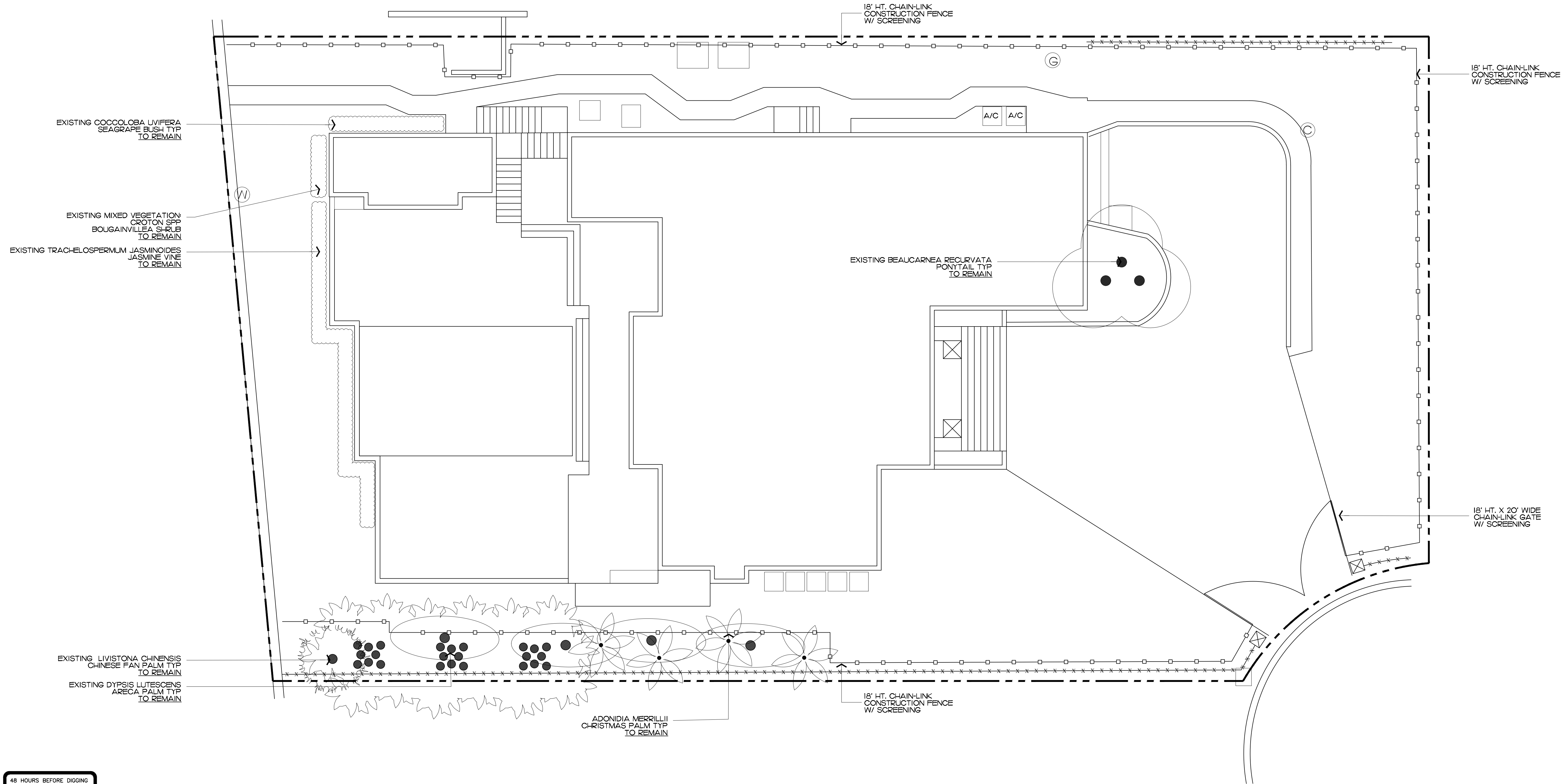
DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designee and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

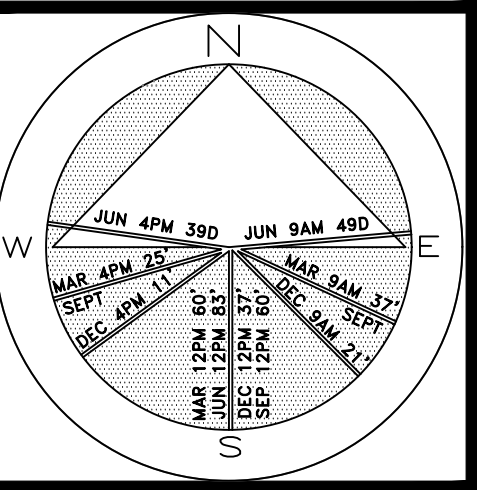


ARC-24-0109
ZON-24-0062

Existing Vegetation Inventory

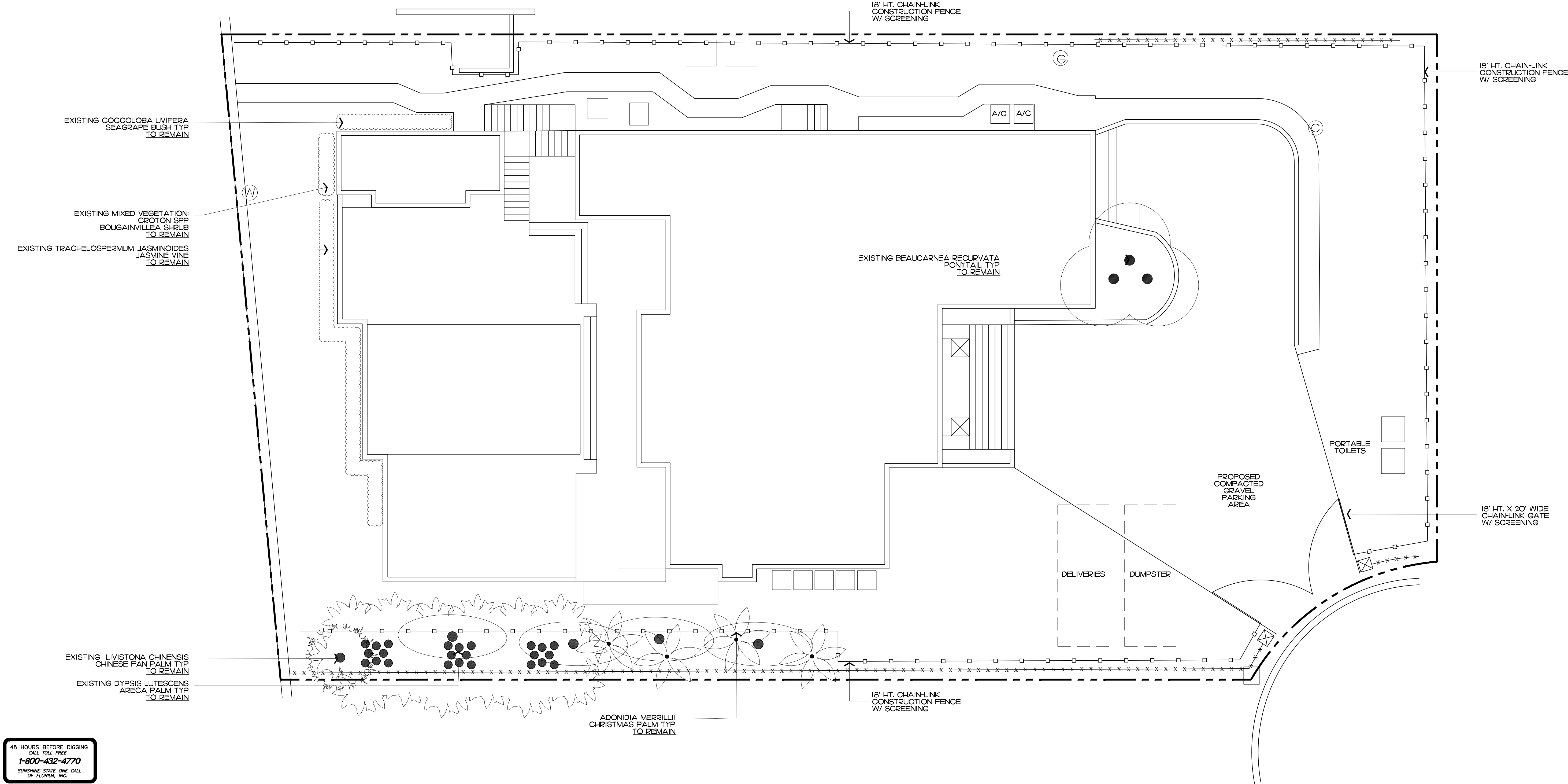


Private Residence
1739 South Ocean Blvd
Palm Beach



JOB NUMBER: # 24176.00 LA
DRAWN BY: Dustin Mizell
DATE: 02.06.2025

SHEET L5.0

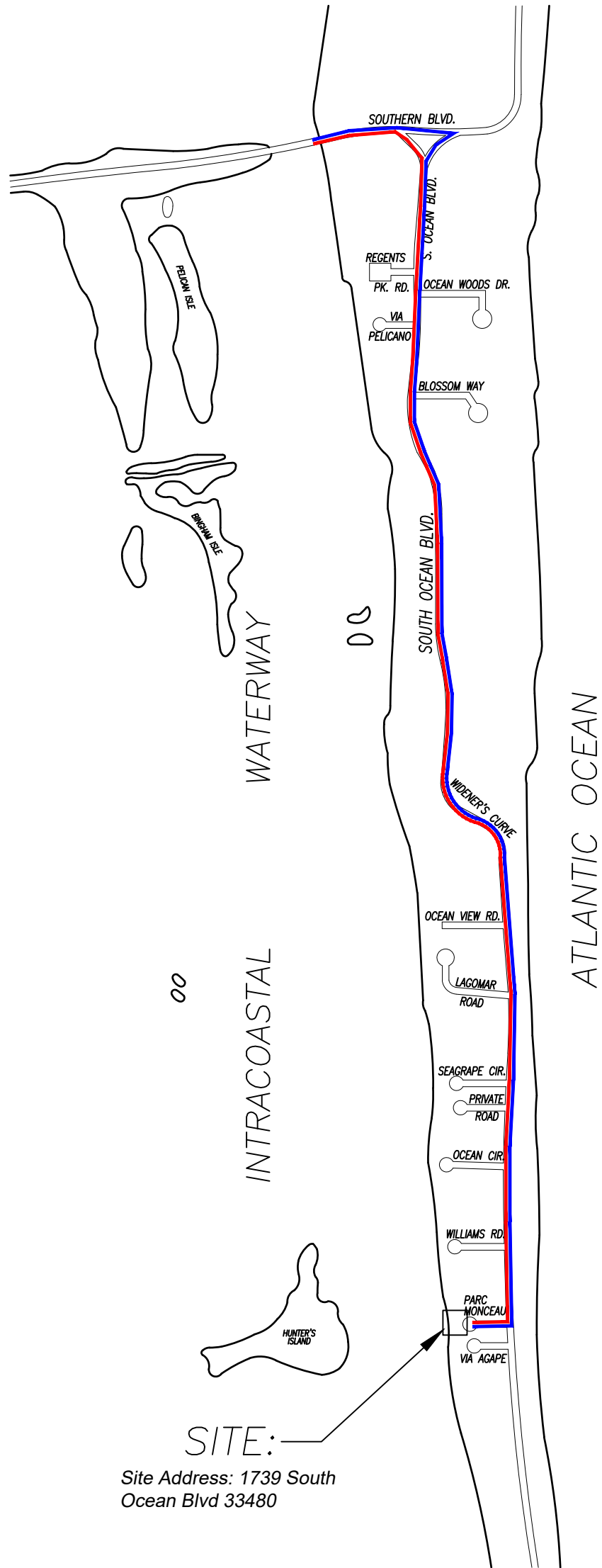


48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

2024
DISCLAIMER:
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

2024
COPYRIGHT:
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

ARC-24-0109
ZON-24-0062
Construction Staging Plan
SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE		
•	SEP 18TH 2024	- ARCOM MEETING
•	OCT 01TH 2024	- TOWN COUNCIL
•	DEC-JAN 2024-25	- SUBMIT FOR PERMIT
•	1 MONTH -FEB 2025	- MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
•	2 MONTHS	- SITE/BUILDING PREPARATION
•	1.5 MONTHS	- FOUNDATION
•	2.5 MONTHS	- BLOCK DELIVERIES & CONC. POURS
•	1 MONTH	- ROOF TRUSS DELIVERY AND SET TRUSSES
•	1.5 MONTHS	- WINDOW/DOOR DELIVERIES AND INSTALLATION
•	.5 MONTH	- DRY-IN
•	1.5 MONTHS	- INTERIOR FRAMING
•	2 MONTHS	- ROUGH-IN
•	.5 MONTH	- DRY WALL
•	6 MONTHS	- FINISHES
•	2 MONTHS	- LANDSCAPE & HARDSCAPE
•	2 MONTHS	- INSTALLATION
•	2 MONTHS	- FINAL INSPECTIONS
•	+/-24 MONTHS	- PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

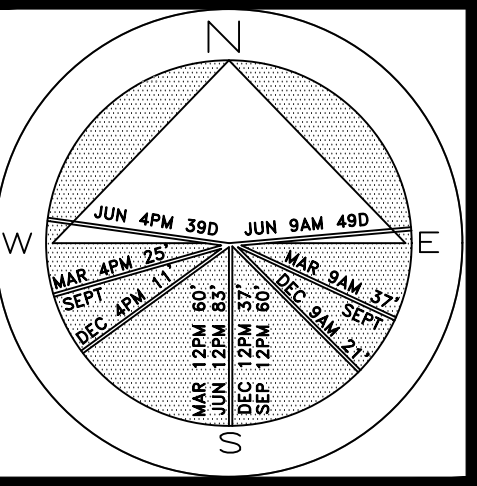
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

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

DISCLAIMER: 2024
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.



JOB NUMBER: # 24176.00 LA
DRAWN BY: Alex Bugrui

DATE: 02.06.2025

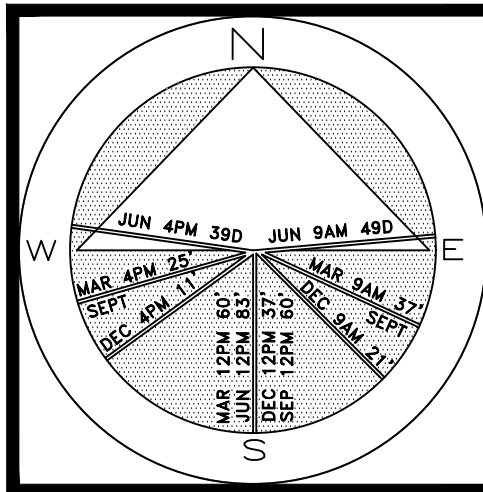
SHEET L6.0

ARC-24-0109
ZON-24-0062

Truck Logistics Plan

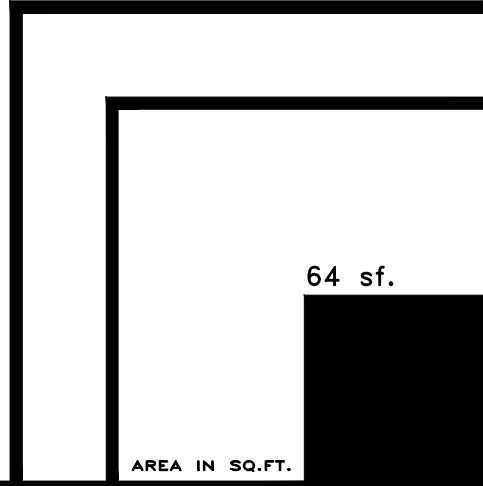
SCALE: NOT TO SCALE

Private Residence
1739 South Ocean Blvd
Palm Beach

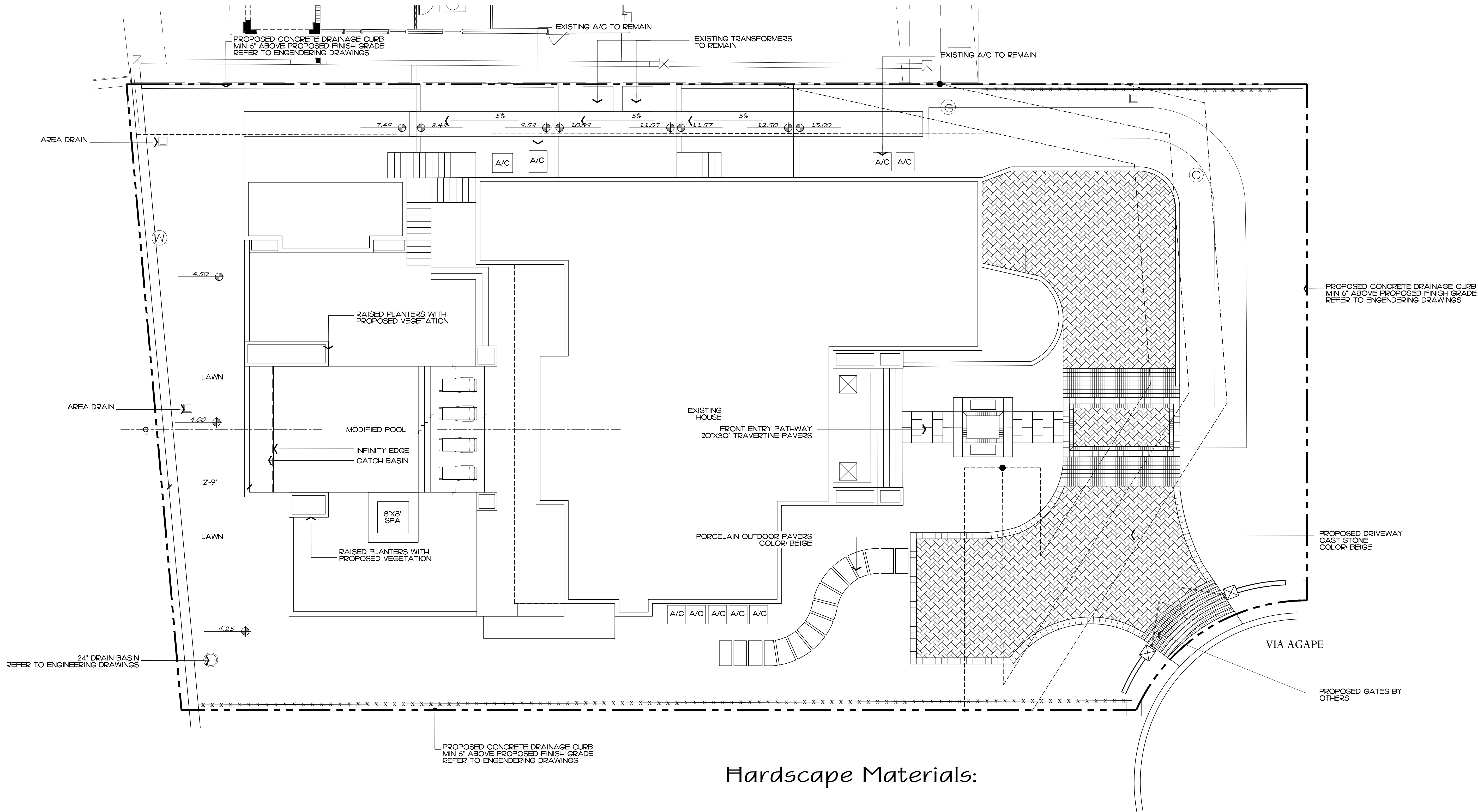


JOB NUMBER: # 24176.00 LA
DRAWN BY: Alex Bugrii
DATE: 02.06.2025

SHEET L7.0



AREA IN SQ. FT. 64 sf.



Hardscape Materials:



CAST STONE
COLOR: BEIGE



TRAVERTINE PAVERS



PORCELAIN OUTDOOR PAVERS
COLOR: BEIGE

Site Plan

SCALE IN FEET 0' 8' 16' 24'

ARC-24-0109
ZON-24-0062

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

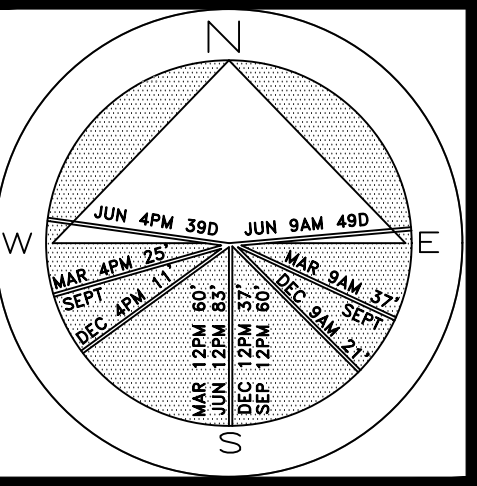
DISCLAIMER:
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

Private Residence

1739 South Ocean Blvd

Palm Beach

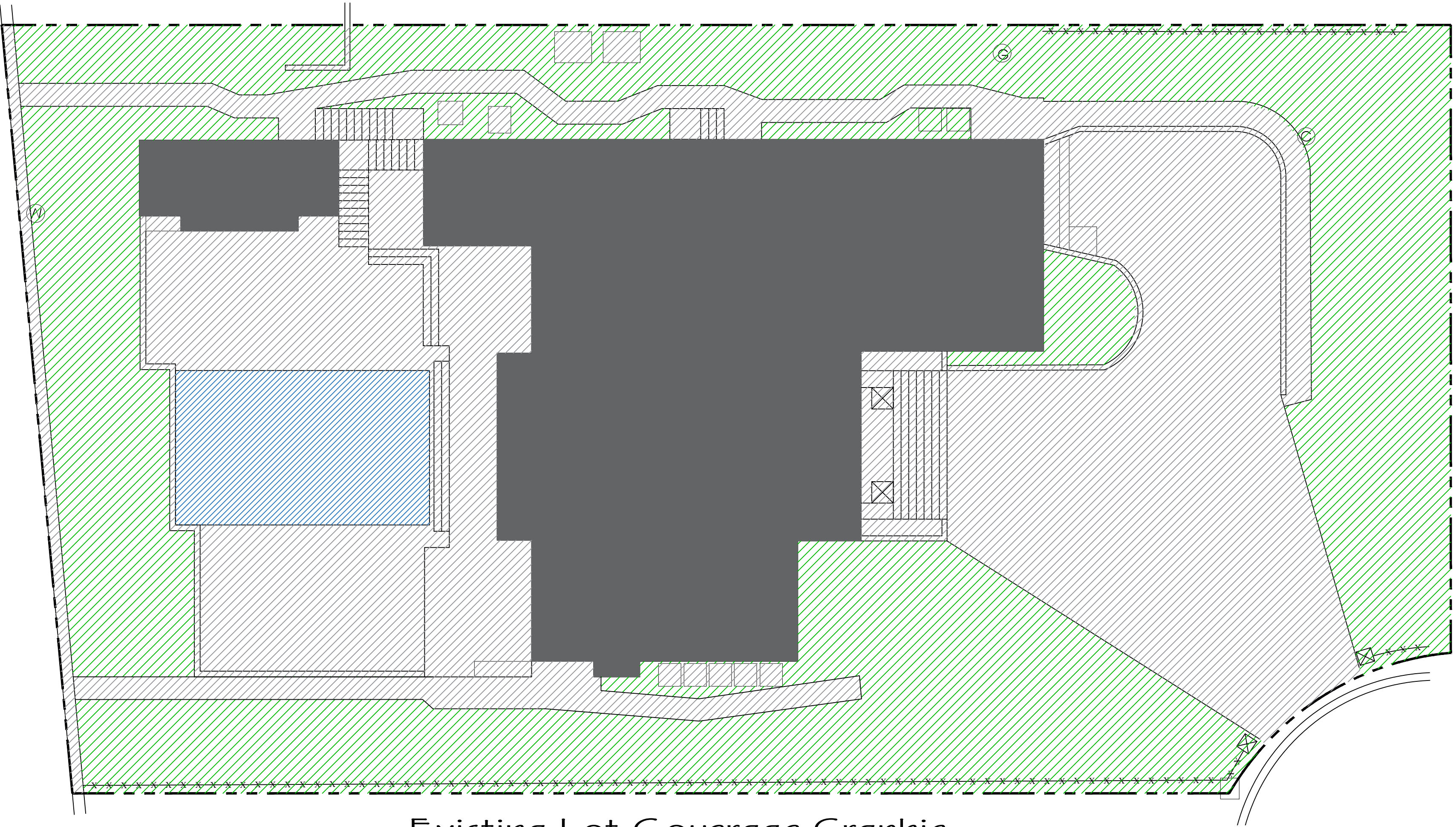


JOB NUMBER: # 24176.00 LA

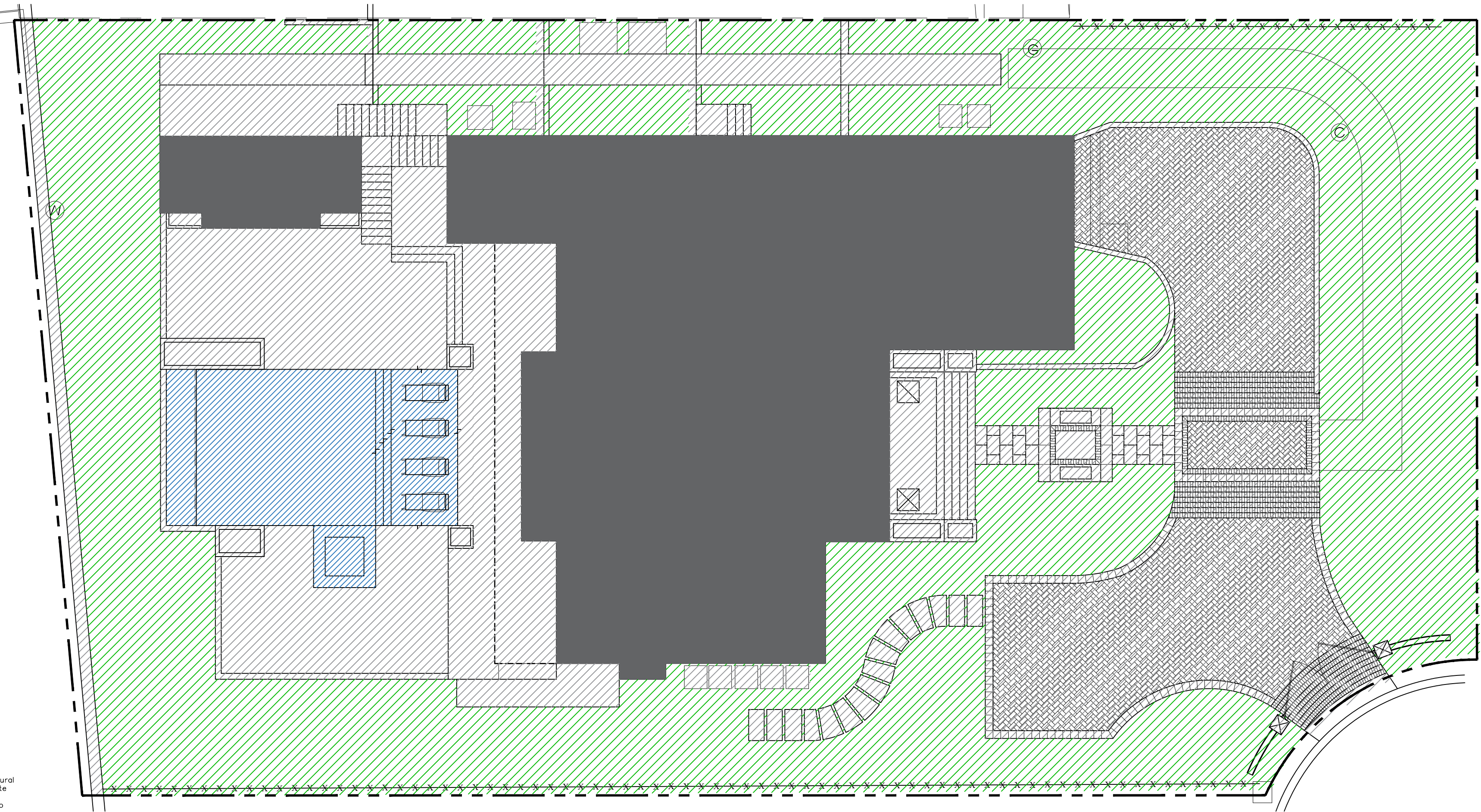
DRAWN BY: Alex Bugrli

DATE: 02.06.2025

SHEET L7.1



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Legend

IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

IMPERVIOUS AREA (WATER)

PERVIOUS AREA / OPEN SPACE

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)			
LOT AREA	20,000 S.F. MINIMUM		18,113 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 50%	9,056 S.F.	38.46%	6,968.81 S.F.	42.10%	7,626 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	646.65 S.F.	65%	934 S.F.	65%	934 S.F.

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

DISCLAIMER: 2024
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

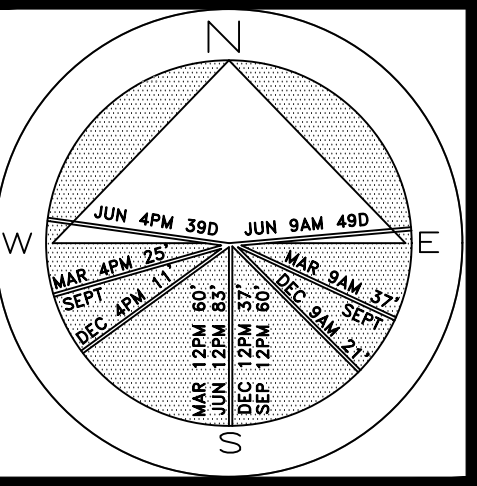
ARC-24-0109

ZON-24-0062

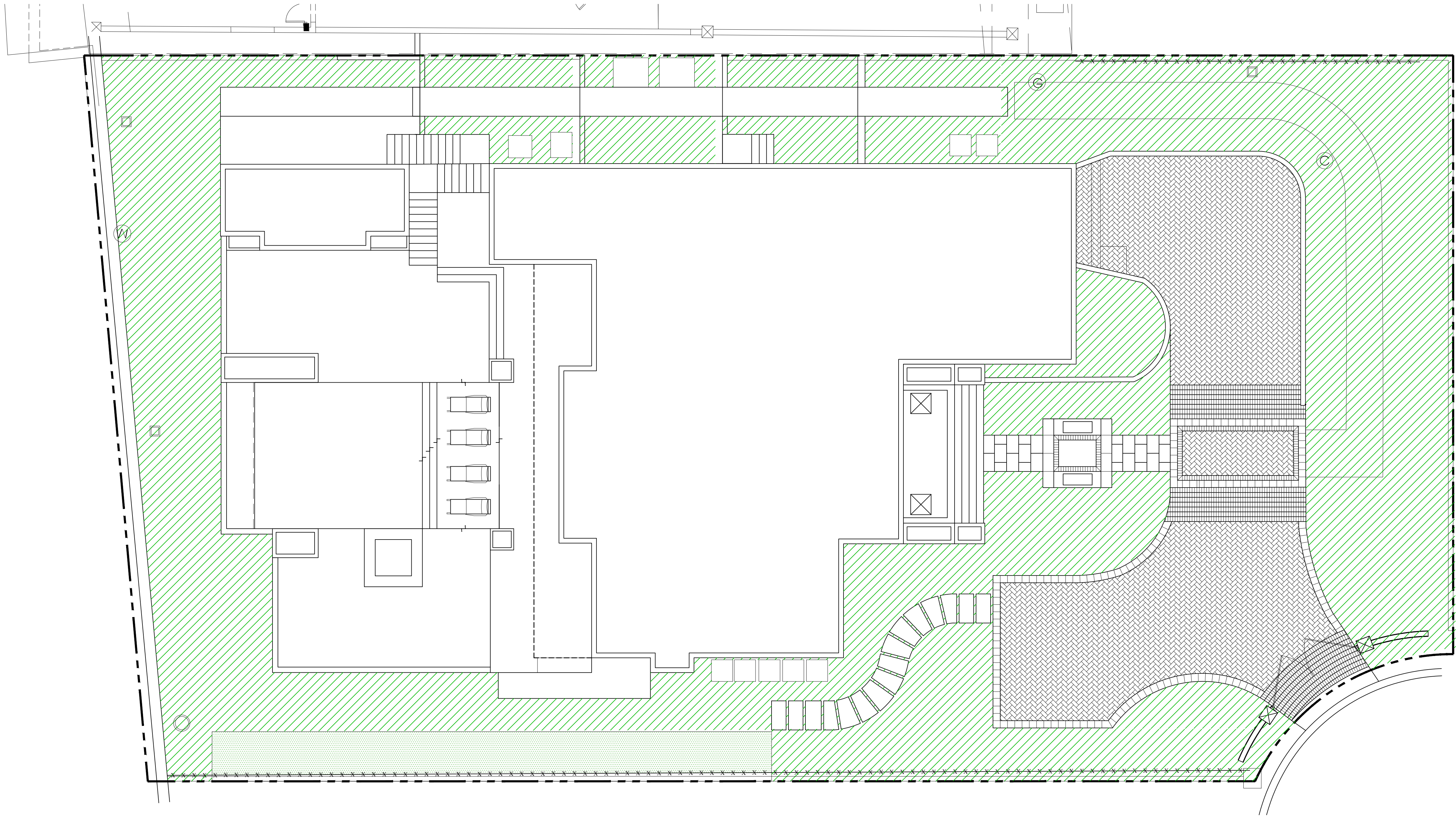
Open Space Diagram

SCALE IN FEET 0' 8' 16' 24'

Private Residence
1739 South Ocean Blvd
Palm Beach



JOB NUMBER: # 24176.00 LA
DRAWN BY: Alex Bugrui
DATE: 02.06.2025



Landscape Alteration Calculations

	TOTAL LANDSCAPE OPEN SPACE	7,626 SF
	EXISTING SITE LANDSCAPING TO REMAIN	536 SF

NOTE:
7,090 SF TO BE ALTERED

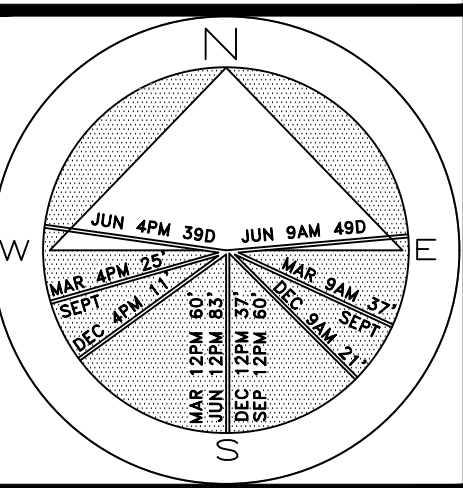
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

DISCLAIMER: 2024
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.



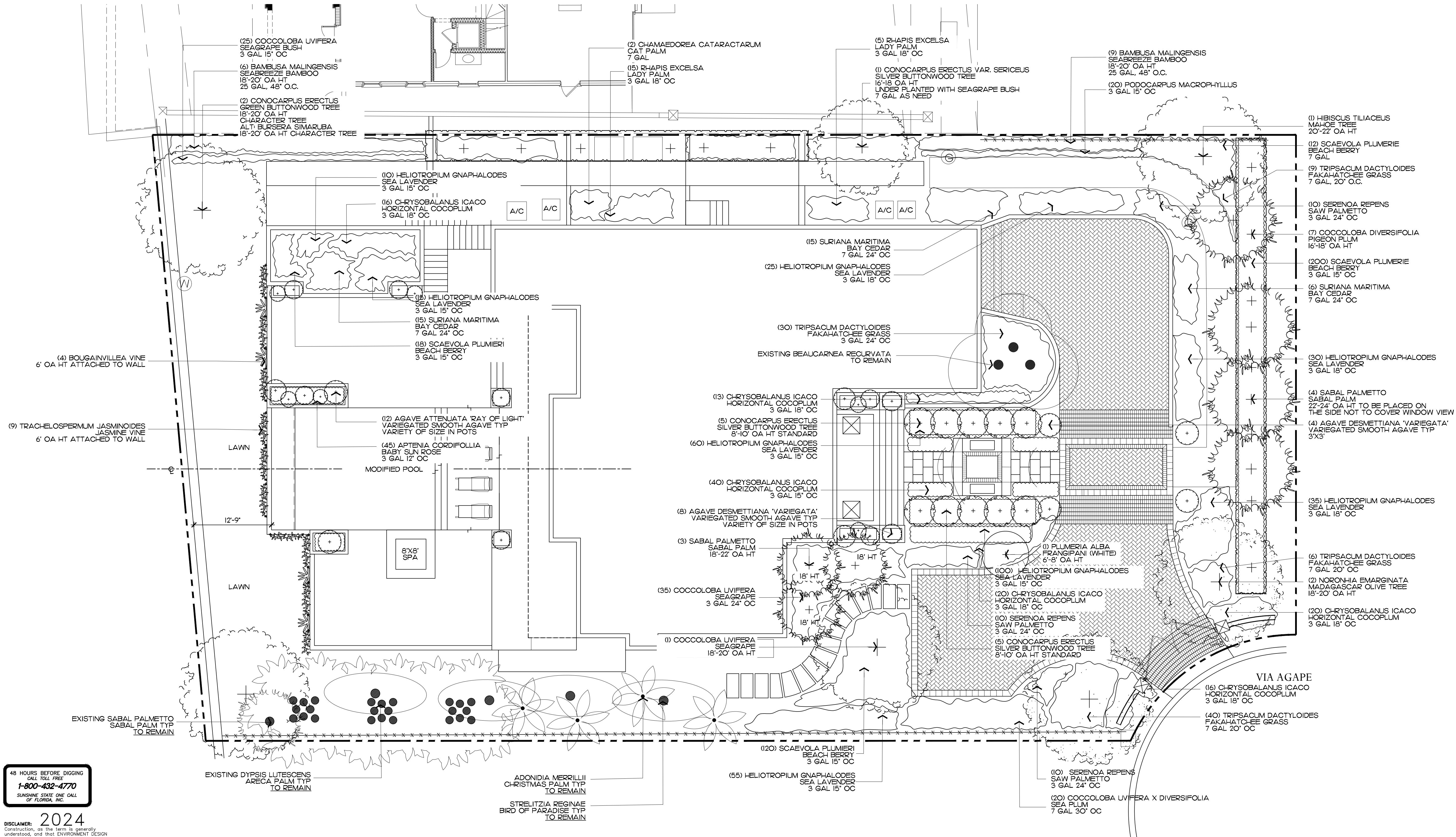
Private Residence
1739 South Ocean Blvd
Palm Beach



JOB NUMBER: # 24176.00 LA
DRAWN BY: Alex Bugrii
DATE: 02.06.2025

SHEET L8.0

64 sf.
AREA IN SQ. FT.



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

2024
DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

2024
COPYRIGHT: The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

ARC-24-0109
ZON-24-0062

INTRACOASTAL
WATERWAY

VIA AGAPE

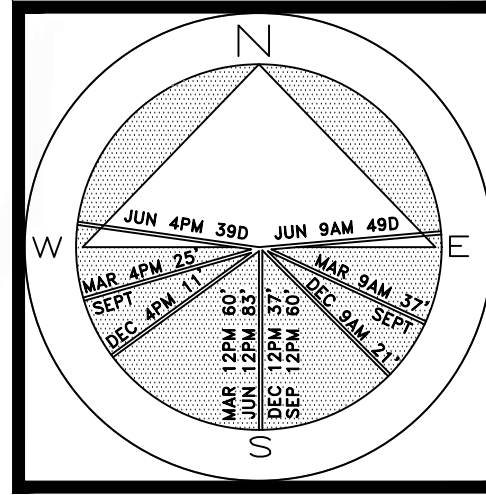
ENVIRONMENT
DESIGN
GROUP

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

Landscape Architecture
Land Planning
Landscape Management

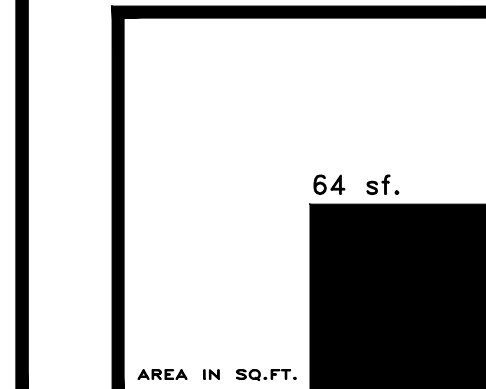
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
1739 South Ocean Blvd
Palm Beach



JOB NUMBER: # 24176.00 LA
DRAWN BY: Dustin Mizell
DATE: 05.13.2024

SHEET L8.1



ARC-24-0109
ZON-24-0062

Rendered Landscape Plan

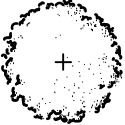
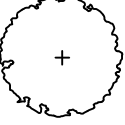





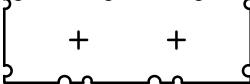
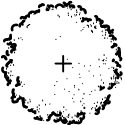
SCALE IN FEET 0' 8' 16' 24'

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

2024
DISCLAIMER:
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

2024
COPYRIGHT:
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

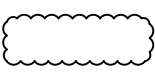
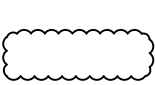
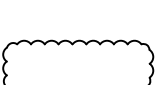
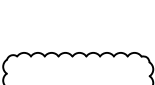
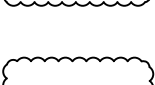

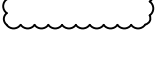
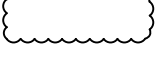
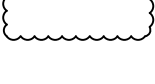
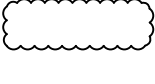
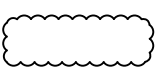
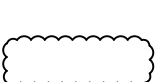
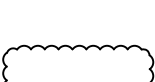



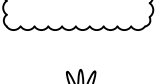
Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	2	18'-20' OA HT, CHARACTER TREE	YES
	CONOCARPUS ERECTUS VAR SILVER BUTTONWOOD	10	8'-10' OA HT,STANDARD	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	7	16'-18' OA HT	YES
	COCOLOB A UVIFERA SEAGRAPE TREE	1	18'-20' OA HT,	YES
	HIBISCUS TILIACEUS MAHOE TREE	1	20'-22' OA HT,	NO
	NORONHIA EMARGINATA MADAGASCAR OLIVE TREE	2	18'-20' OA HT	NO
	SABAL PALMETTO SABAL PALM	4 3	22'-24' OA HT 18'-22' OA HT	YES
	CALOPHYLLUM INOPHYLLUM ALEXANDRIAN LAUREL BALLTREE	10	6' CT 14'-16' OA HT PLEACHED	YES
	CONOCARPUS ERECTUS VAR SILVER BUTTONWOOD	1	16'-18' OA HT	YES
TOTAL TREES: NATIVE SPECIES:		41 38 (92%)		

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	10	3 GAL 12" OC	NO
	SCAEVOLA PLUMIERI BEACH BERRY	12 340	7 GAL 3 GAL 15" OC	YES
	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	80	7 GAL 20" OC	YES
	SERENOA REPENS SAW PALMETTO	30	3 GAL 24" OC	YES
	SURIANA MARITIMA BAY CEDAR	36	7 GAL 24" OC	YES
	TOURNEFORTIA GNAPHALODES SEA LAVENDER	366	3 GAL 18" OC	YES
	AGAVE DESMETTIANA VARIEGATA SMOOTH AGAVE	10	3'X3'	NO
	CHRYSOBALANUS ICACO L. HORIZONTAL COCOPLUM	126	3 GAL 18" OC	YES
	COCCOLOBA UVIFERA X DIVERSIFOLIA SEA PLUM	20	7 GAL 30" OC	YES
	COCCOLOBA UVIFERA SEAGRAPE BUSH	80	3 GAL 24" OC	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS BUSH	20	7 GAL AS NEEDED	NO
	RHAPIS EXCELSA LADY PALM	25	3 GAL 18" OC	NO
	CHAMAEDOREA CATARACTARUM CAT PALM	2	7 GAL	NO
	PLUMERIA RUBRA FRANGIPANI	1	6'-8' OA HT	NO
	APTENIA GRANDIFOLIA BABY SUN ROSE	45	3 GAL 12" OC	NO
	TRACHELOSPERMUM JASMINOIDES JASMINE VINE	9	6' OA HT ATTACHED TO WALL	NO
	BOUGAINVILLEA: BOUGAINVILLEA	4	6' OA HT ATTACHED TO WALL	NO
TOTAL: NATIVE SPECIES:		1,206 1,090 (90%)		

Landscape Legend

PROPERTY ADDRESS:	1739 SOUTH OCEAN BLVD	
LOT AREA (SQ FT)	18,113 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	9,056 50%	7,626 42%
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	NA	NA
FRONT YARD LOS (SQ FT AND %)	646.65 45%	934 65%
NATIVE TREES %	30% (NUMBER OF TREES)	92%
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	90%

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

DISCLAIMER:
2024
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT:
2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5820-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. #6666784
dustin@environmentdesigngroup.com

Private Residence
1739 South Ocean Blvd
Palm Beach

JOB NUMBER: # 24176.00 LA
DRAWN BY: Alex Bugrii

DATE: 02.06.2025

SHEET L8.2

ARC-24-0109
ZON-24-0062
Plant Schedule

Trees & Palms



CALOPHYLLUM INOPHYLLUM
ALEXANDRIAN LAUREL BALLTREE



CONOCARPUS ERECTUS VAR
SILVER BUTTONWOOD STANDARD



NORONHIA EMARGINATA
MADAGASCAR OLIVE TREE



COCOLOBA UVIFERA
SEAGRAPE TREE



SABAL PALMETTO
SABAL PALM



COCOLOBA DIVERSIFOLIA
PIGEON PLUM PLEACHED TREES



CONOCARPUS ERECTUS
GREEN BUTTONWOOD



CONOCARPUS ERECTUS VAR
SILVER BUTTONWOOD



HIBISCUS TILIACEUS
MAHOE TREE



PLUMERIA RUBRA
FRANGIPANI

ENVIRONMENT
DESIGN
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. P.L.A. #6666784

Dustin@environmentdesigngroup.com

Private Residence

1739 South Ocean Blvd

Palm Beach

F L O R I D A



JOB NUMBER: # 24176.00 LA

DRAWN BY: Dustin Mizell

DATE: 02.06.2025

SHEET 8.3

ARC-24-0109
ZON-24-0062
Plant Images

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

DISCLAIMER: 2024
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

Shrubs & Vines



TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS



SERENOA REPENS
SAW PALMETTO



SCAEVOLA PLUMIERI
BEACH BERRY



BAMBUSA MALINGENSIS
SEABREEZE BAMBOO



SURIANA MARITIMA
BAY CEDAR



TOURNEFORTIA GNAPHALODES
SEA LAVENDER



AGAVE DESMETTIANA VARIEGATA
SMOOTH AGAVE



CHRYSOBALANUS ICACO L.
HORIZONTAL COCOPLUM



COCCOLOBA UVIFERA X DIVERSIFOLIA
SEA PLUM HEDGE



COCCOLOBA UVIFERA
SEAGRAPE HEDGE



PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE



CHAMAEDOREA CATARACTARUM
CAT PALM



RHAPIS EXCELSA
LADY PALM



TRACHELOSPERMUM JASMINOIDES
JASMINE VINE



APTENIA GRANDIFOLIA
BABY SUN ROSE



BOUGAINVILLEA: BOUGAINVILLEA
VINE

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

2024
DISCLAIMER:
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.
2024
COPYRIGHT:
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

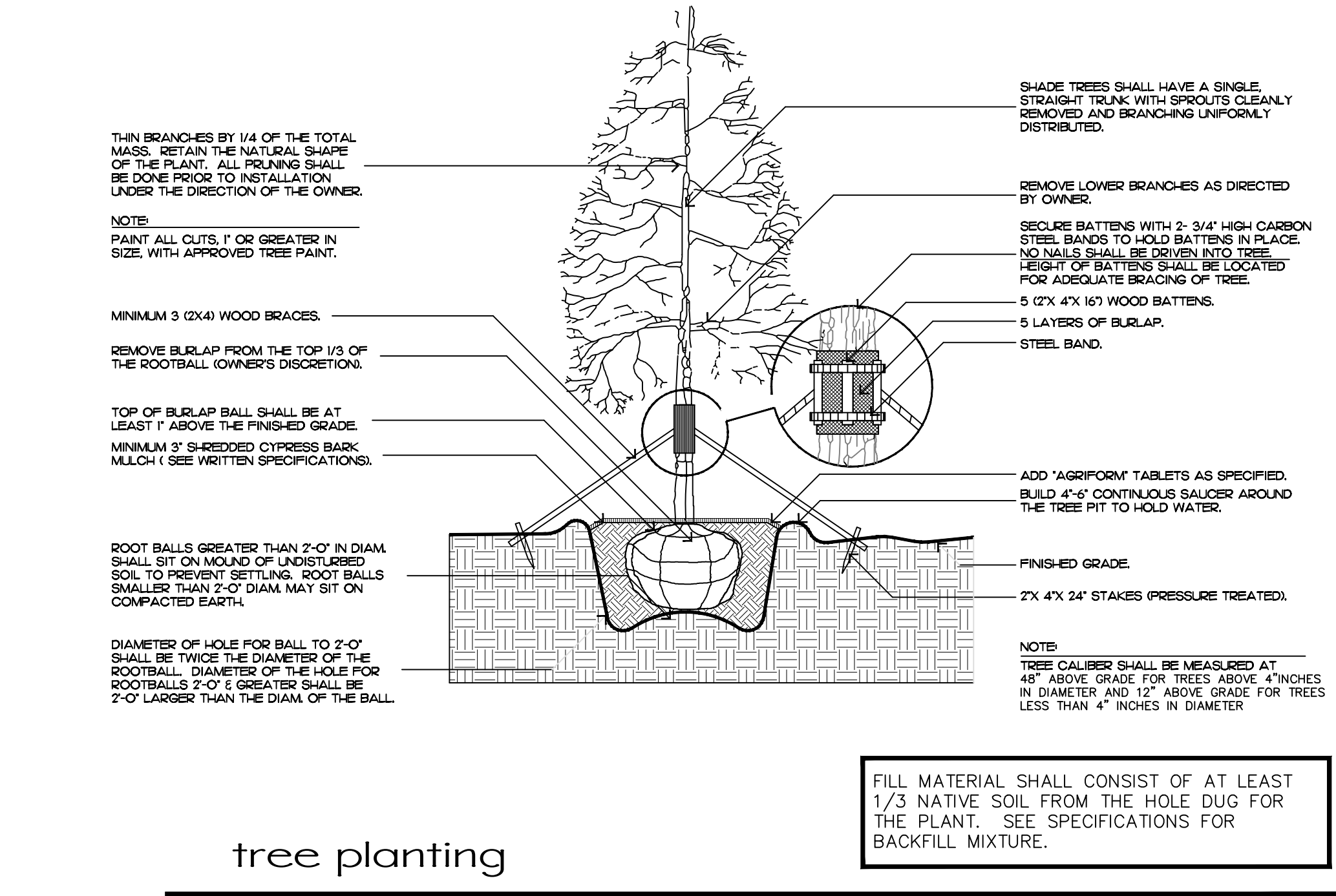
ENVIRONMENT
DESIGN
GROUP
139 North County Road 5920-B Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
17339 South Ocean Blvd
Palm Beach
FL 33411

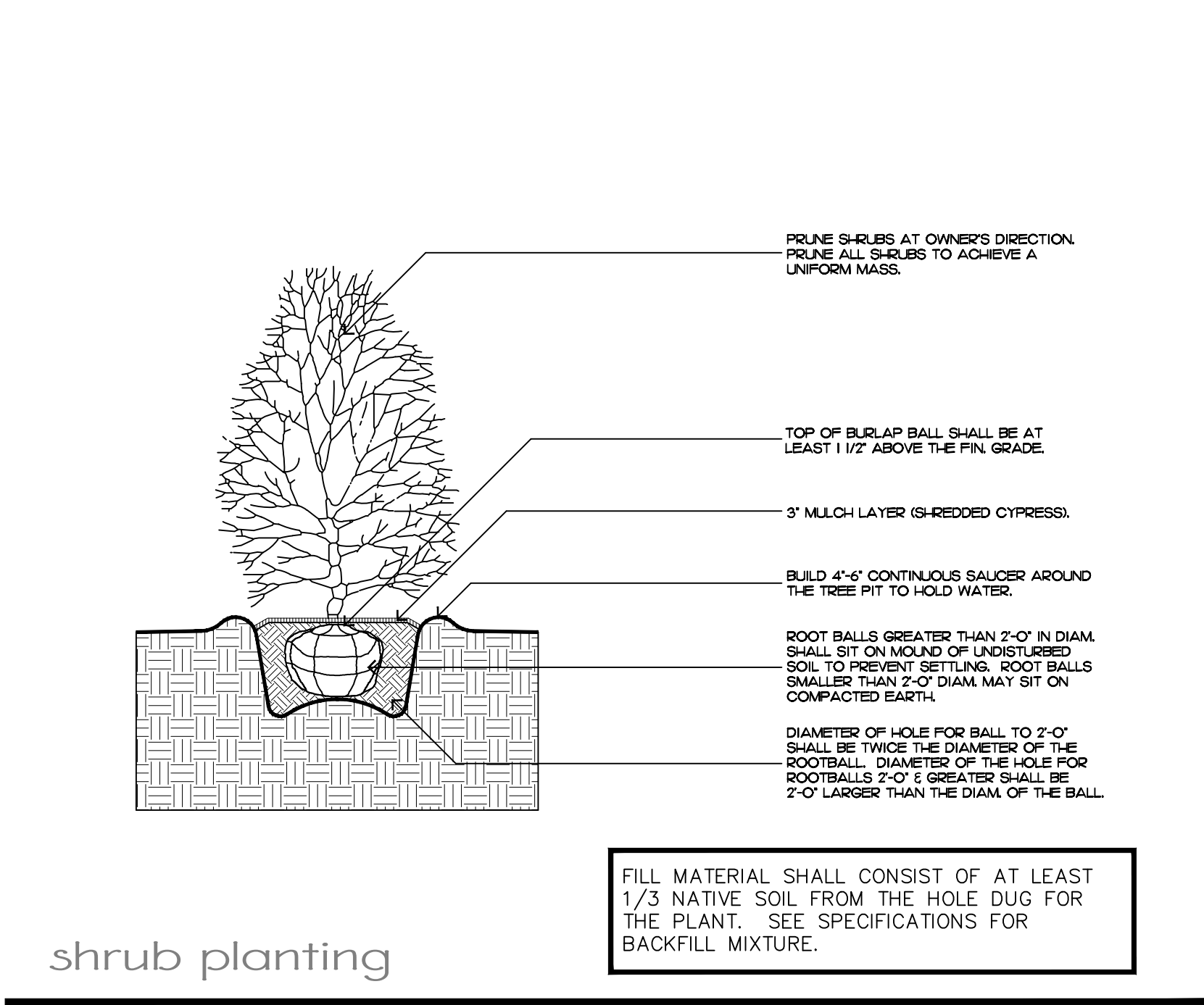
JOB NUMBER: # 24176.00 LA
DRAWN BY: Aleksandra Bugrii
DATE: 02.06.2025

SHEET L8.4

ARC-24-0109
ZON-24-0062
Plant Images



tree planting



shrub planting

Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

- SIX PERCENT (6%) NITROGEN
- SIX PERCENT (6%) PHOSPHOROUS
- SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUND COVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 1/2 LB. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALF WAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

- SHADE TREES:** HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS:** HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.
- PALMS:** CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD. OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT. PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1" & 11", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNOT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANTS LISTED, THE PLANTS PROVIDED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

ARC-24-0109

ZON-24-0062

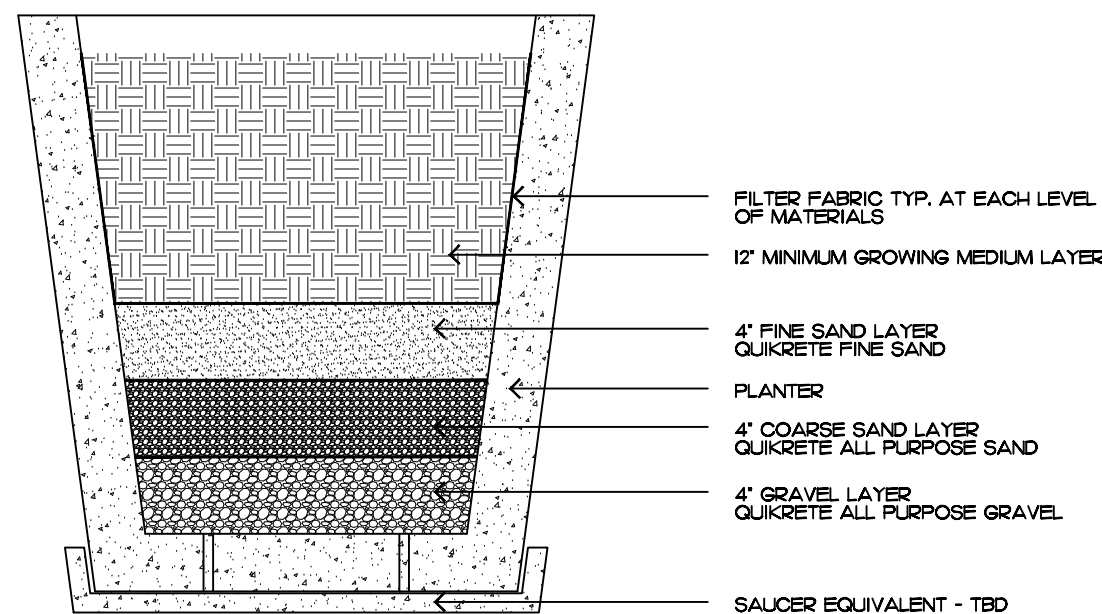
Planting Details & Specifications

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

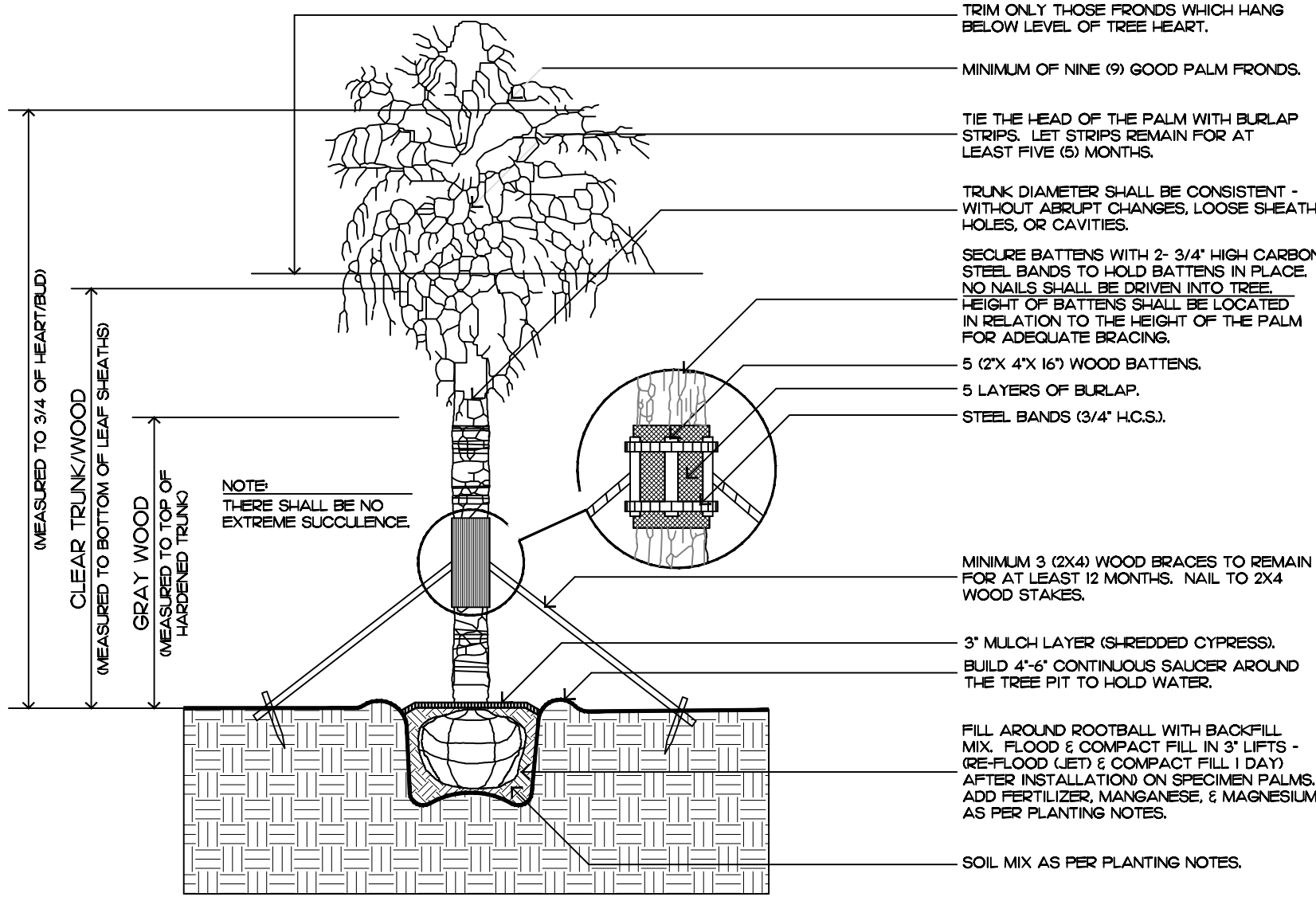
DISCLAIMER: 2024
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

Typical Planter / Sediment Filtration Detail



shrub & ground cover layout



palm tree planting

Private Residence
1739 South Ocean Blvd
Palm Beach

JOB NUMBER: # 24176.00 LA
DRAWN BY: Dustin Mizell

DATE: 02.06.2025

SHEET L8.5



West Elevation



East Elevation

Private Residence
1739 South Ocean Blvd
Palm Beach
F L O R I D A

JOB NUMBER: # 24176.00 LA
DRAWN BY: Alex Bugrli
DATE: 02.06.2025

SHEET L9.0

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

DISCLAIMER: 2024
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

ARC-24-0109
ZON-24-0062

Rendered Landscape Elevations
SCALE IN FEET 0' 8' 16' 24'



North Elevation



South Elevation

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

DISCLAIMER: 2024
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

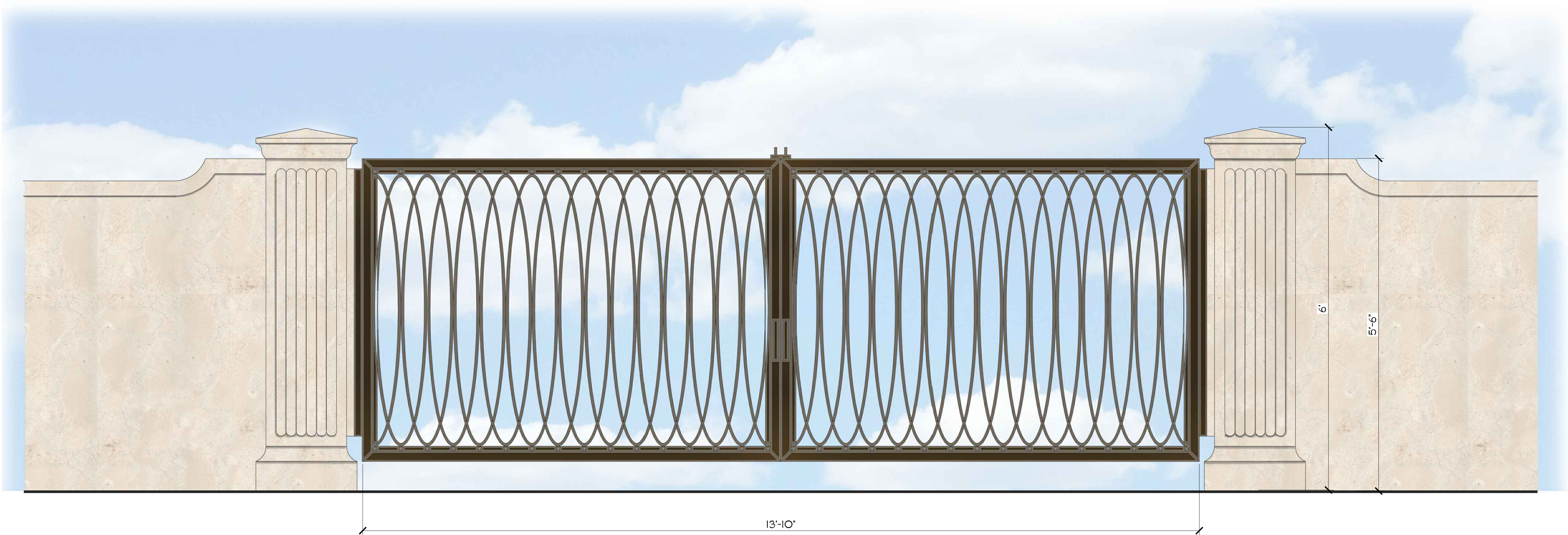
Private Residence
1739 South Ocean Blvd
Palm Beach
F L O R I D A

JOB NUMBER: # 24176.00 LA
DRAWN BY: Alex Bugrii
DATE: 02.06.2025

SHEET L9.1

ARC-24-0109
ZON-24-0062

Rendered Landscape Elevations
SCALE IN FEET



Vehicle Entry Gate

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

DISCLAIMER: 2024
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

Gate Rendering



ARC-24-0109
ZON-24-0062

Private Residence
1739 South Ocean Blvd
Palm Beach

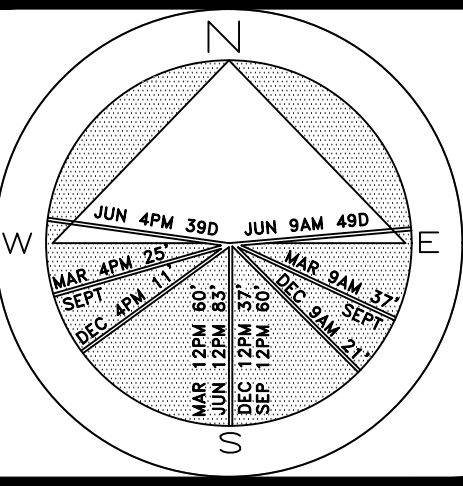
JOB NUMBER: # 24176.00 LA
DRAWN BY: Dustin Mizell

DATE: 02.06.2025

SHEET L10.0



Private Residence
1739 South Ocean Blvd
Palm Beach
F L O R I D A



JOB NUMBER: # 24176.00 LA
DRAWN BY: Alex Bugrii
DATE: 11.07.2024

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

2024
DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

2024
COPYRIGHT: The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

ARC-24-0109
ZON-24-0062

Rendered Front Elevation

SHEET LR1





ENVIRONMENT
DESIGN
GROUP

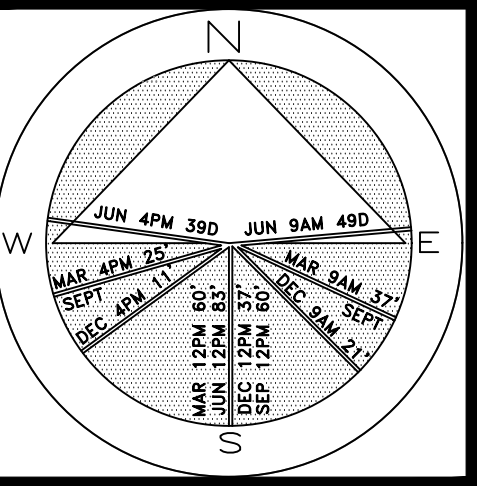
139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

Private Residence
1739 South Ocean Blvd
Palm Beach

F L O R I D A



JOB NUMBER: # 24176.00 LA
DRAWN BY: Alex Bugrii
DATE: 11.07.2024

SHEET LR2



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

DISCLAIMER: 2024
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

ARC-24-0109
ZON-24-0062

Rendered Front Elevation/ Driveway View