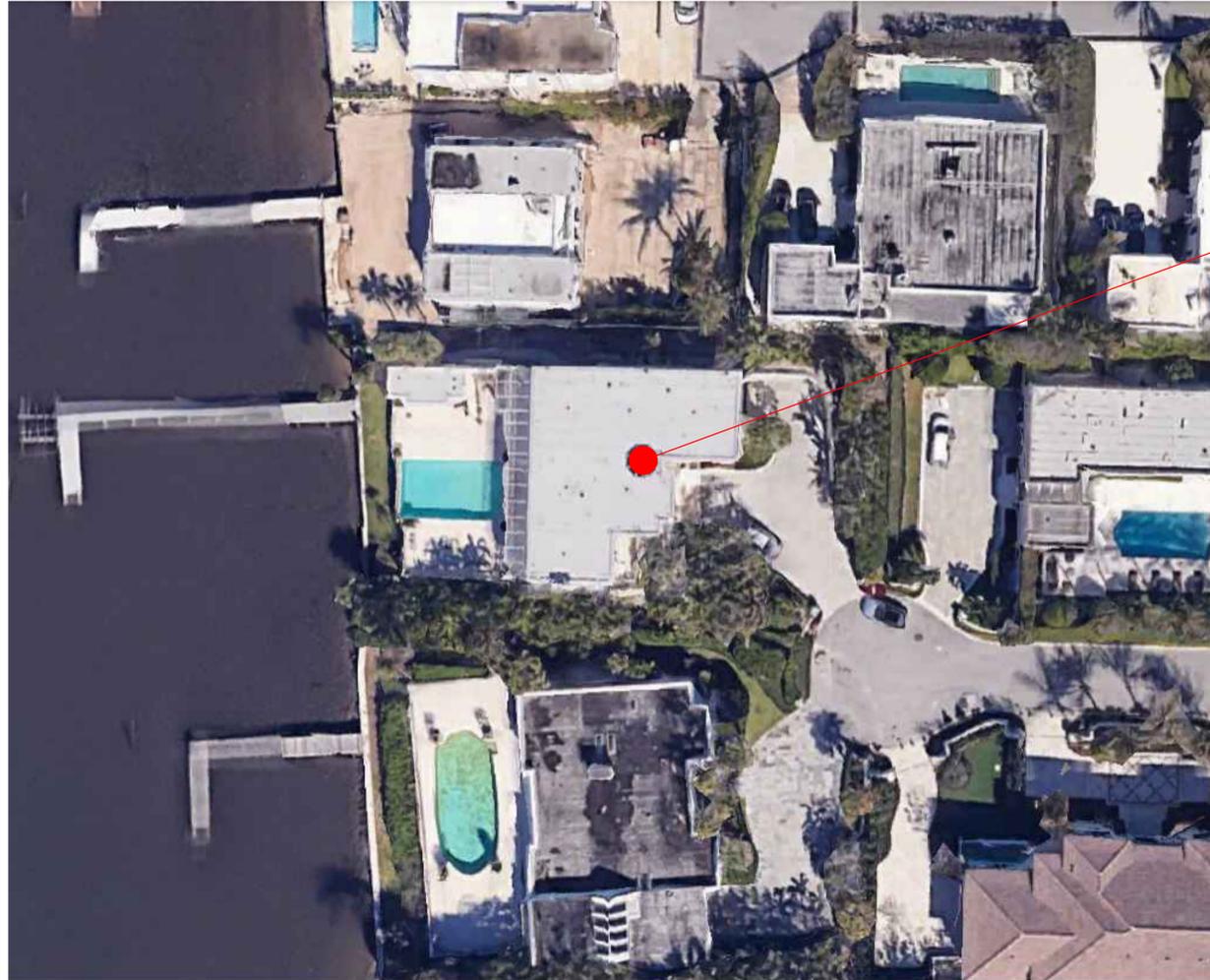


*Renovation for the Eyckeler Family*

# 1739 SOUTH OCEAN

*1739 S Ocean Blvd, Palm Beach, FL 33480.*



SUBJECT  
PROPERTY

## SHEET INDEX

- CVR - COVER
- SUR0.0 - SURVEY
- SUR1.0 - VICINITY AND LOCATION MAP
- SUR1.1 - EXISTING EXTERIOR CONDITIONS
- SUR1.2 - ADJACENT BUILDING PHOTOS
- SP1.0 - EXISTING SITE PLAN
- SP1.1 - PROPOSED SITE PLAN
- A2.0 - EXISTING AND PROPOSED EAST ELEVATIONS
- A2.0.1 - PROPOSED PARTIAL EAST ELEVATION
- A2.1 - EXISTING AND PROPOSED NORTH ELEVATIONS
- A2.1.1 - PROPOSED PARTIAL NORTH ELEVATION
- A2.2 - EXISTING AND PROPOSED SOUTH ELEVATIONS
- A2.2.1 - PROPOSED PARTIAL SOUTH ELEVATION
- A2.3 - EXISTING AND PROPOSED WEST ELEVATIONS
- A3.0 - PROPOSED CAR GATE
- A4.0 - PROPOSED DOOR ELEVATION DETAILS
- A5.0- A5.2 - PROPOSED PERSPECTIVES

## SCOPE OF WORK

- NEW VEHICULAR GATE WITH KNOX BOX PER TOWN OF PALM BEACH
- NEW FRONT DOOR
- CABANA PARAPET ADJUSTMENT FOR PRIVACY, 3'- 1" HEIGHT INCREASE.
- POOL ADJUSTMENT BY ENVIRONMENT DESIGN GROUP

PRESENTATION SET  
02.26.2025

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ARCHITECT #AR99255  
INTERIOR DESIGNER #ID6422

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Date: 10.02.24  
Drawn by: V. Antico  
Project Manager: F. Rodriguez

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SHEET NAME

SHEET NUMBER

**CVR**

**ARC-24-0109  
ZON-24-0062**

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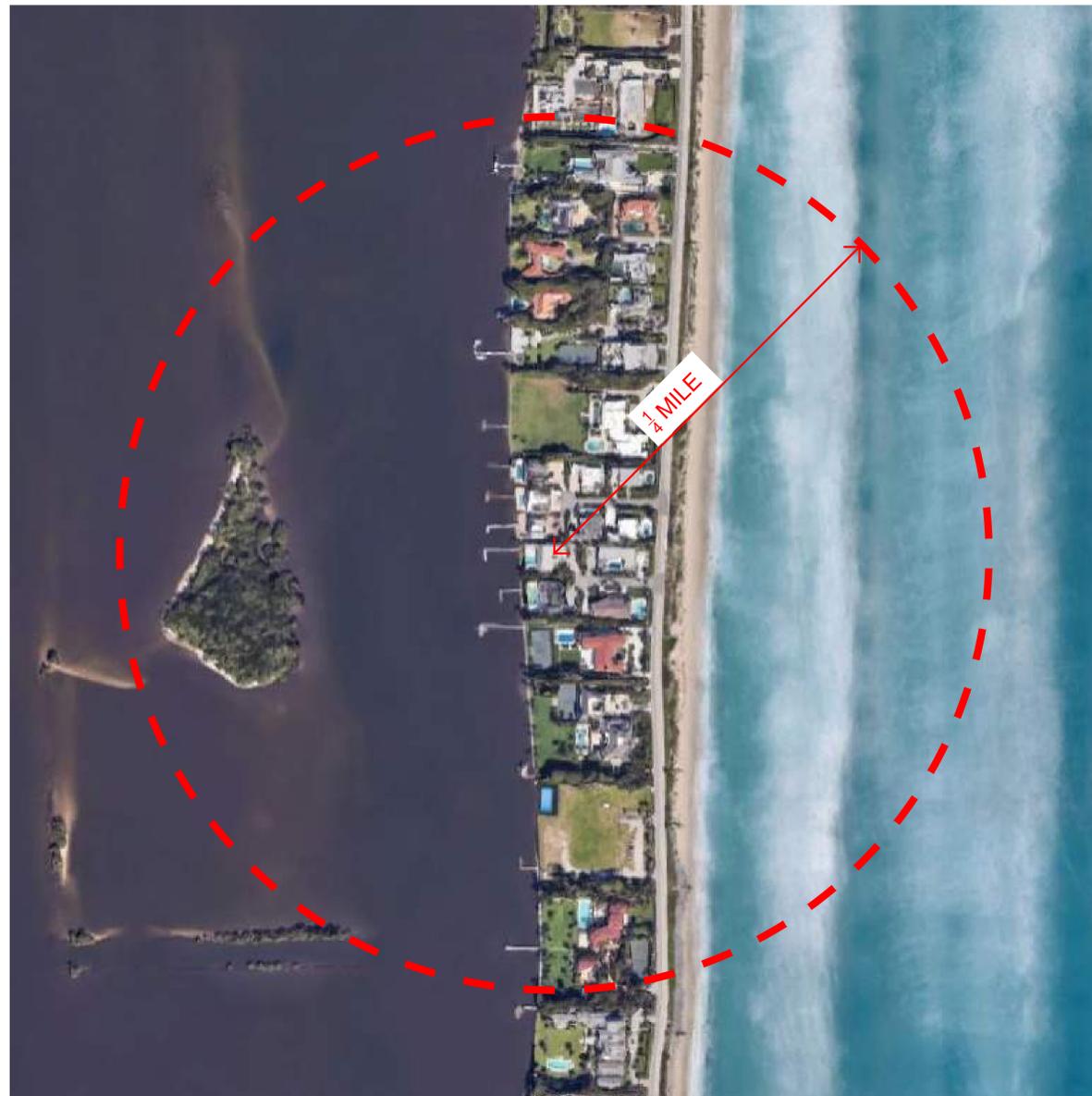
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Palm Beach, FL 33480

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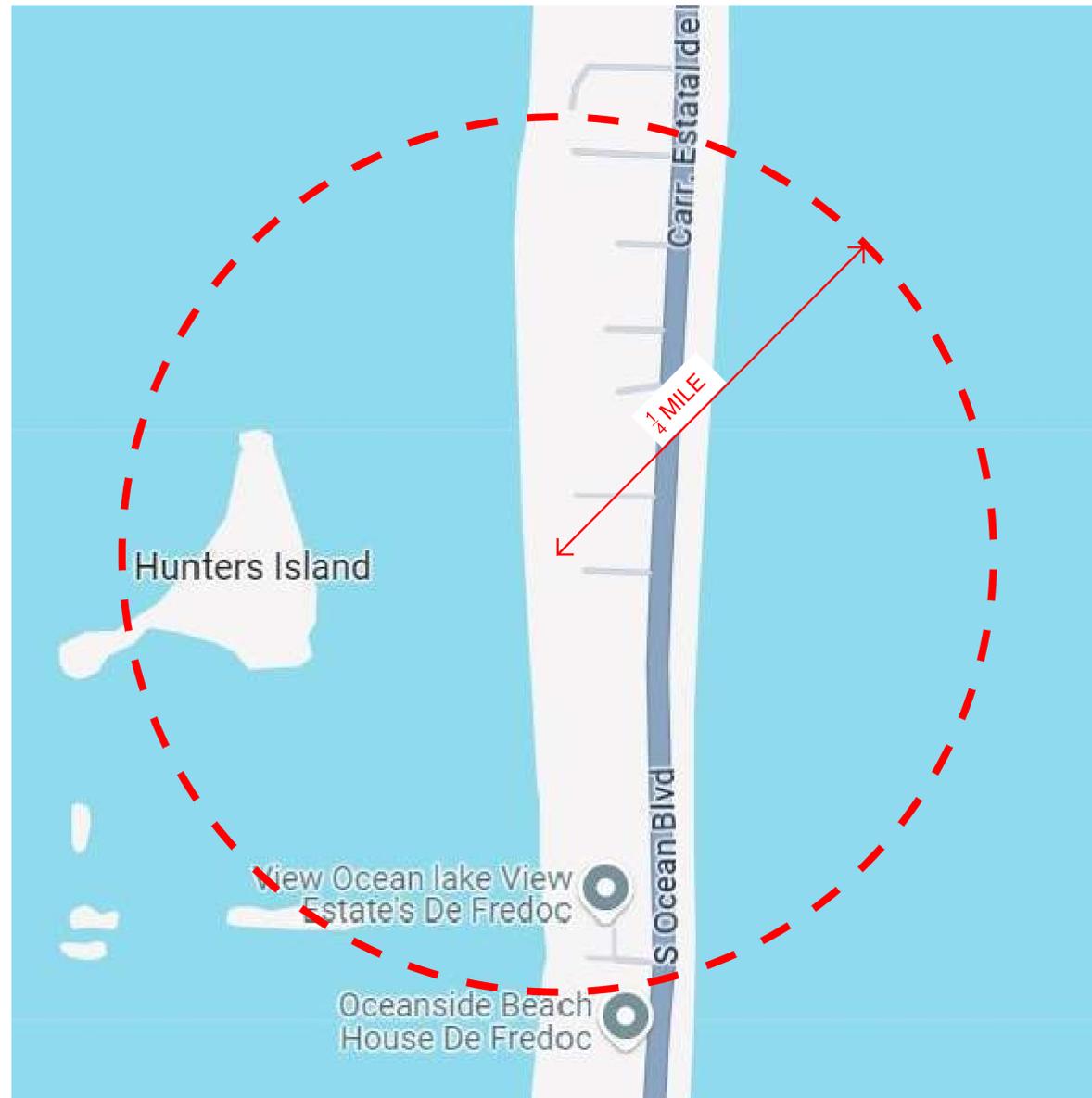
VICINITY LOCATION MAP

SHEET NUMBER

**SUR 1.0**



1 VICINITY LOCATION MAP



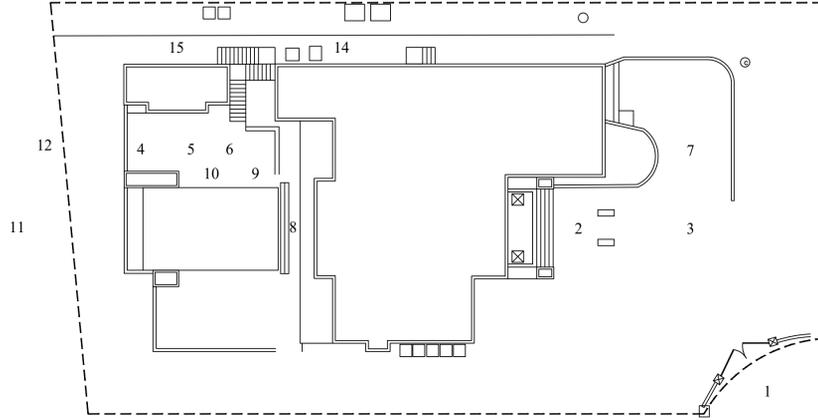
2 LOCATION MAP



1



2



SITE PLAN



3



4



5



6



7



8



9



10



11



12



13



14

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SHEET NAME

EXISTING BUILDING PHOTOS

SHEET NUMBER

**SUR 1.1**

ARC-24-0109  
 ZON-24-0062



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

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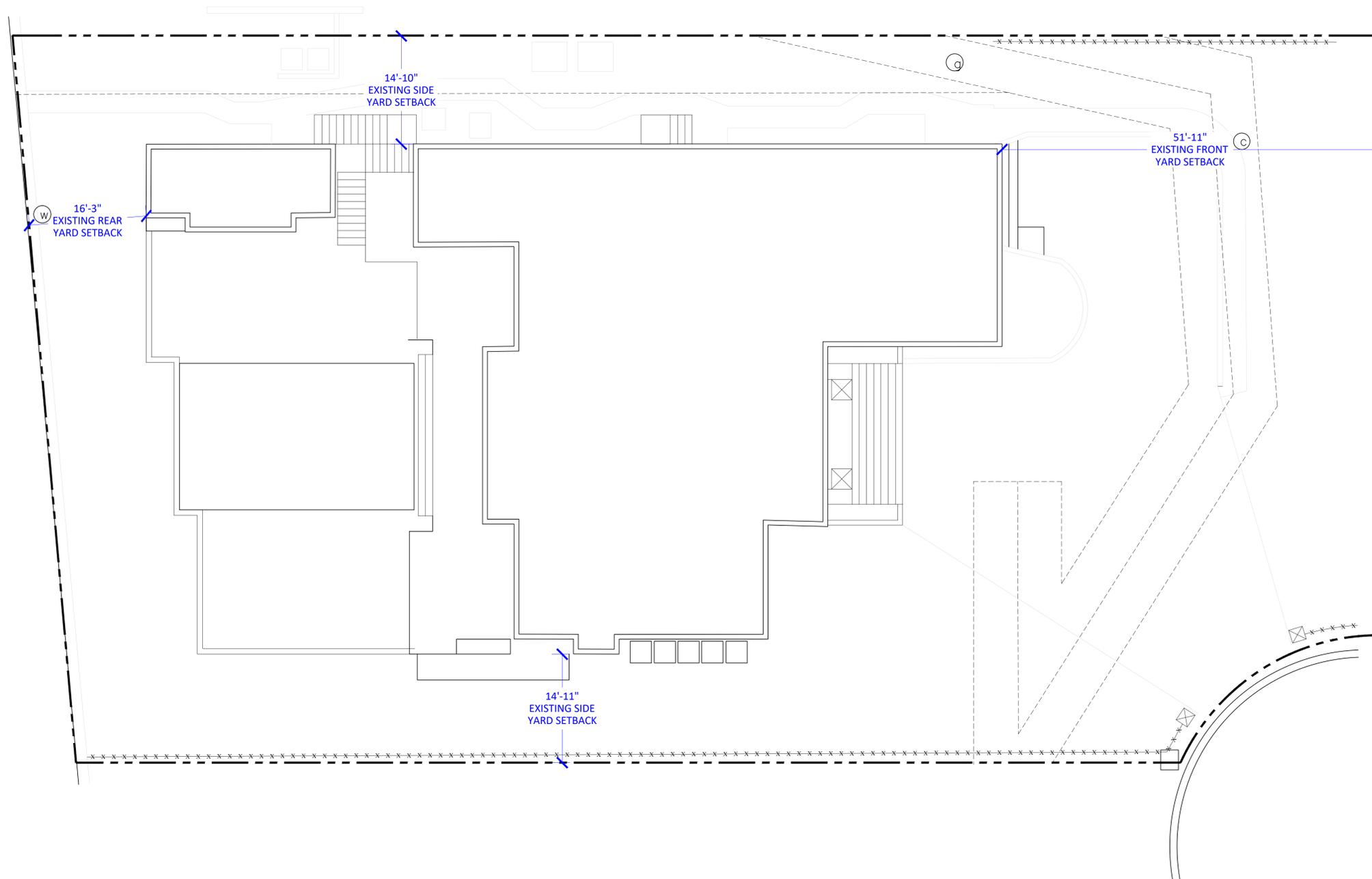
ADJACENT BUILDING  
PHOTOS

SHEET NUMBER

**SUR 1.2**







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

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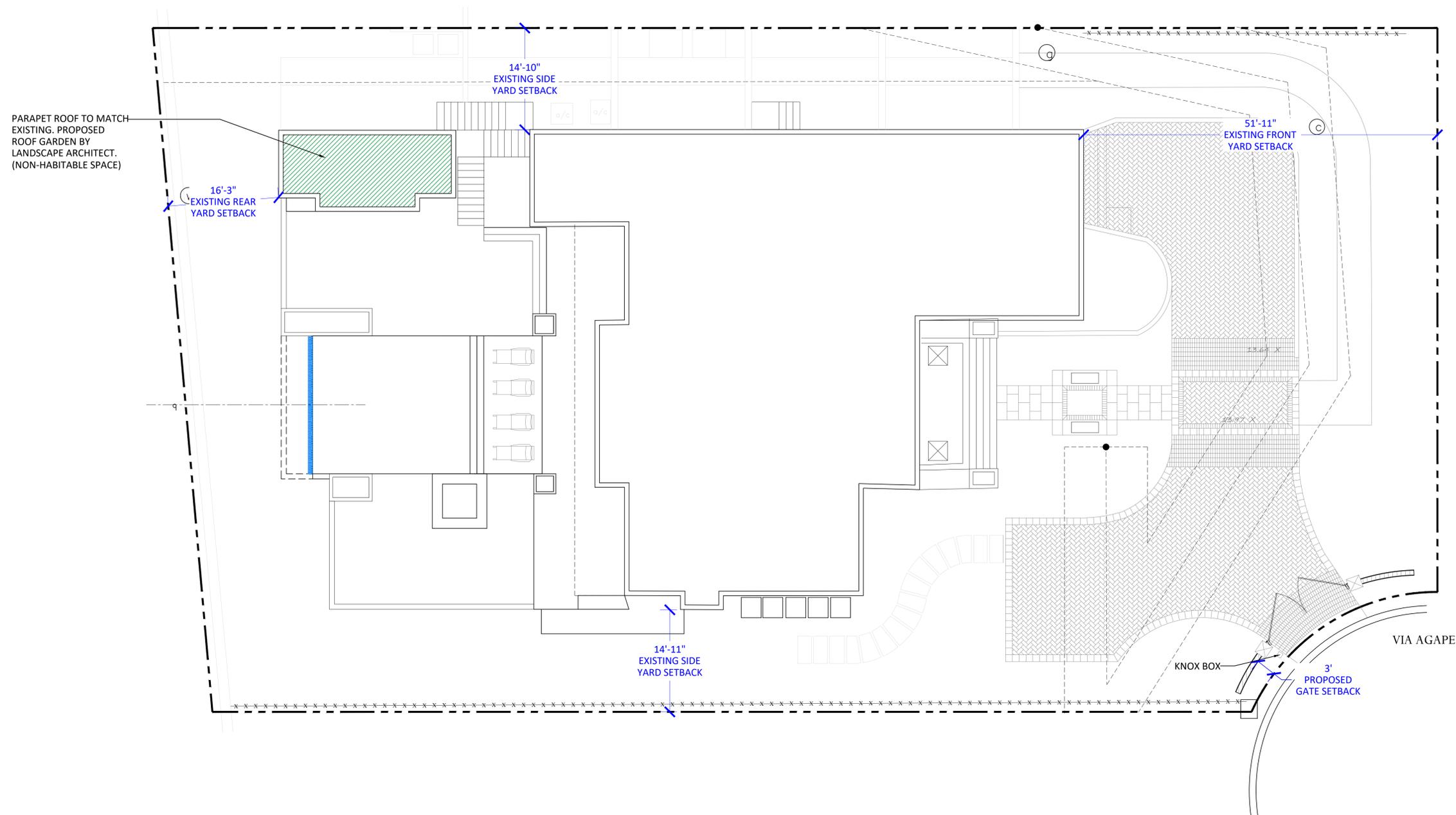
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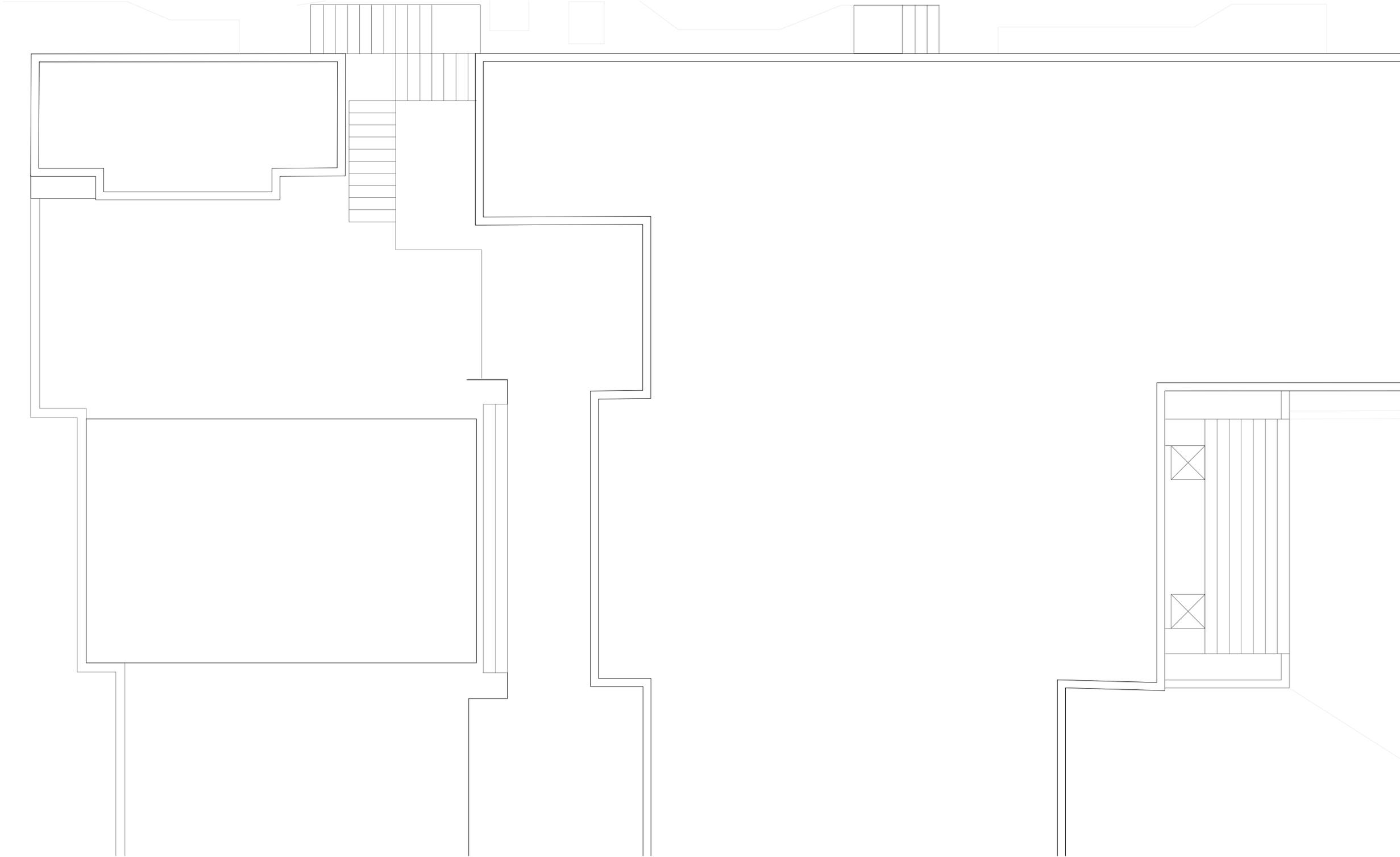
SHEET NUMBER

**SP1.1**

**ARC-24-0109  
ZON-24-0062**



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



**EXISTING ROOF PLAN**  
SCALE: 1/8" = 1'

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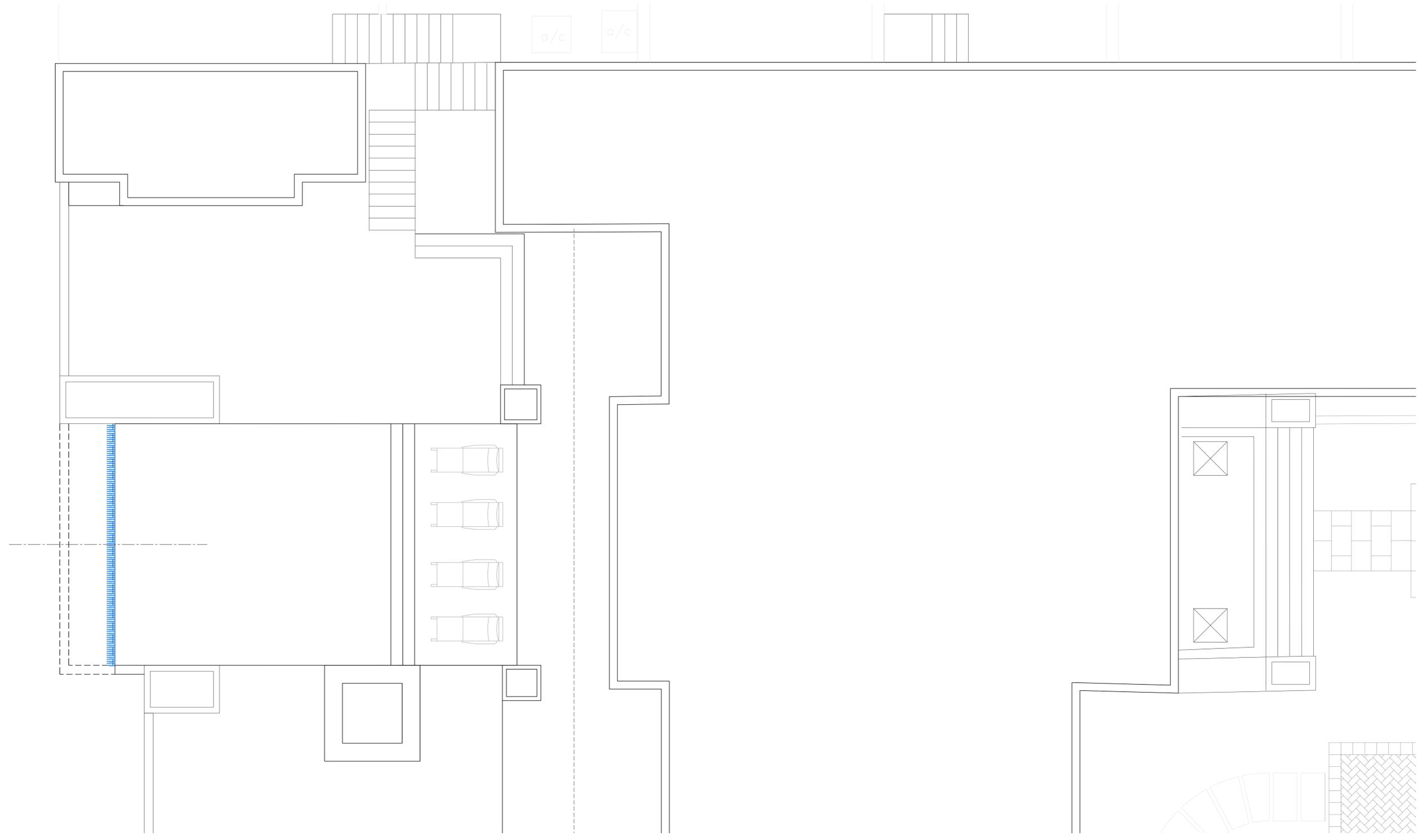
SHEET NAME

**EXISTING ROOF PLAN**

SHEET NUMBER

**A1.0**

**ARC-24-0109**  
**ZON-24-0062**



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

**ARC-24-0109**  
**ZON-24-0062**

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SHEET NAME

**EXISTING / PROPOSED  
EAST ELEVATION**

SHEET NUMBER

**A2.0**

**ARC-24-0109  
ZON-24-0062**



**EXISTING EAST ELEVATION**

SCALE: 3/16" = 1'



**PROPOSED EAST ELEVATION**

SCALE: 3/16" = 1'



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

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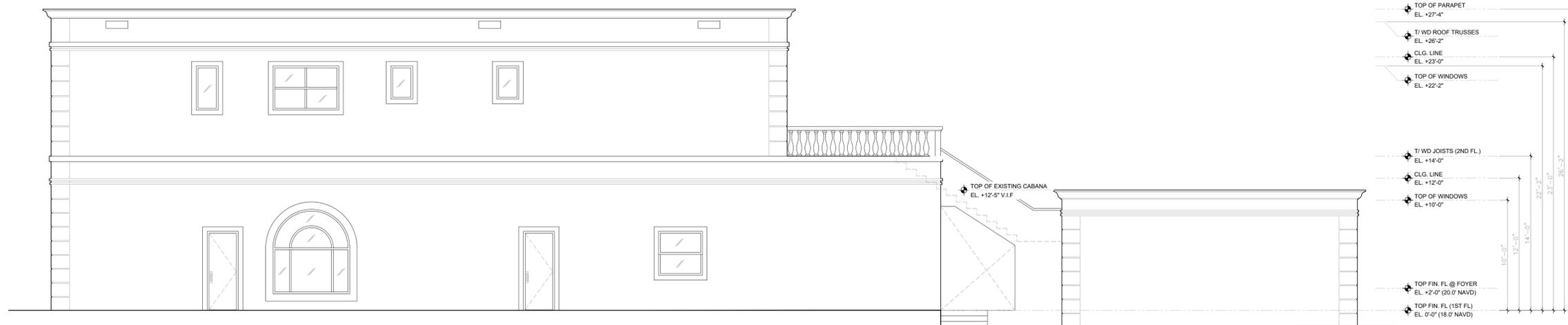
SHEET NAME

**EXISTING / PROPOSED  
NORTH ELEVATION**

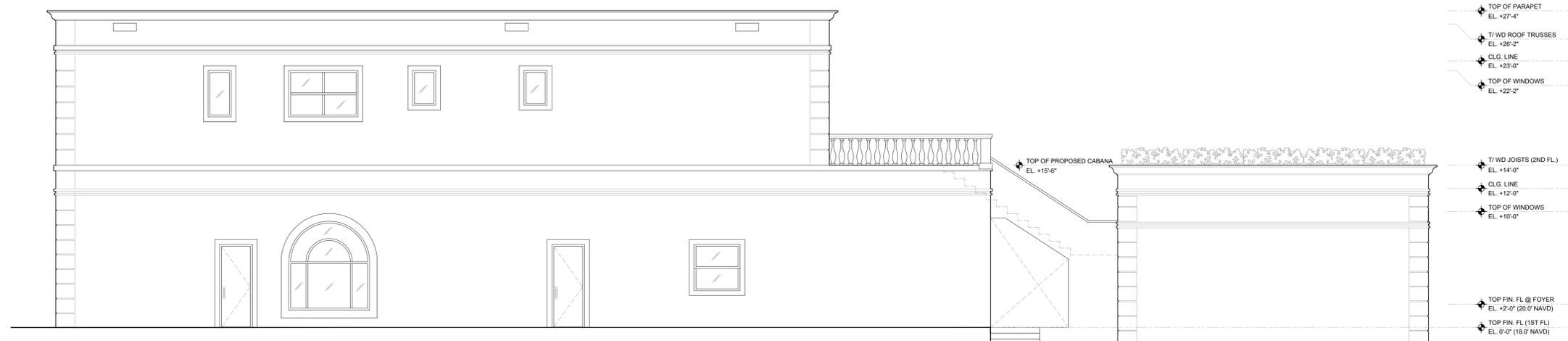
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**A2.1**

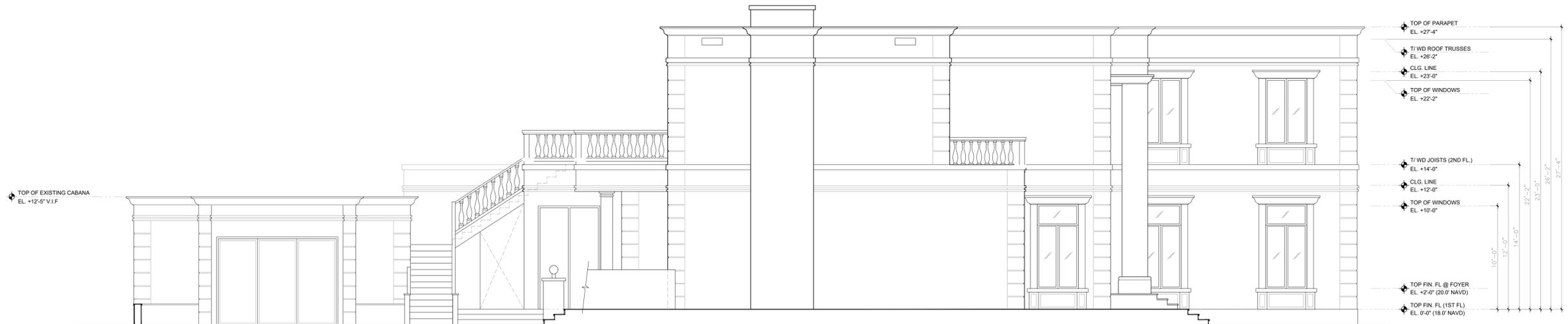
**ARC-24-0109  
ZON-24-0062**



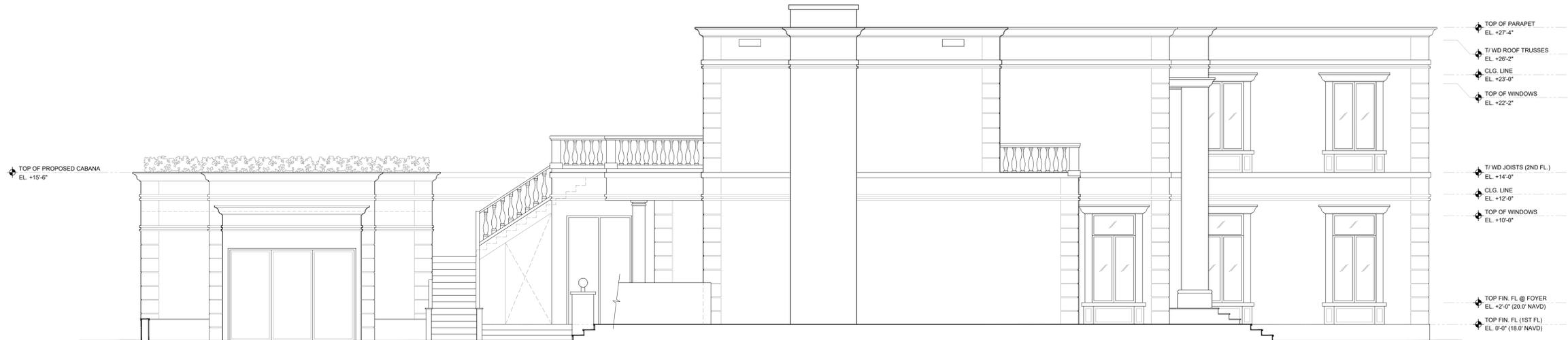
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SCALE: 3/16" = 1'



**PROPOSED NORTH ELEVATION**  
SCALE: 3/16" = 1'



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



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

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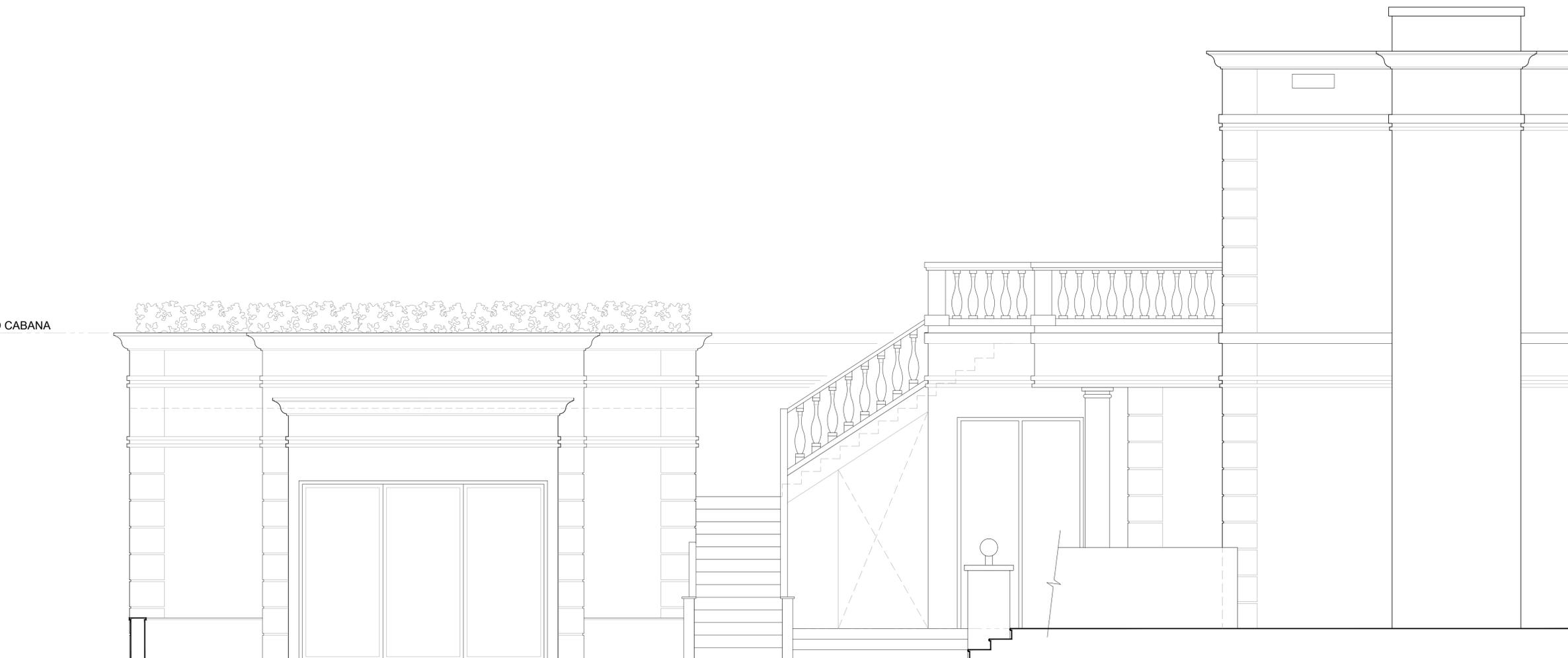
**PROPOSED PARTIAL  
SOUTH ELEVATION**

SHEET NUMBER

**A2.2.1**

**ARC-24-0109  
ZON-24-0062**

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



**PROPOSED PARTIAL SOUTH ELEVATION**

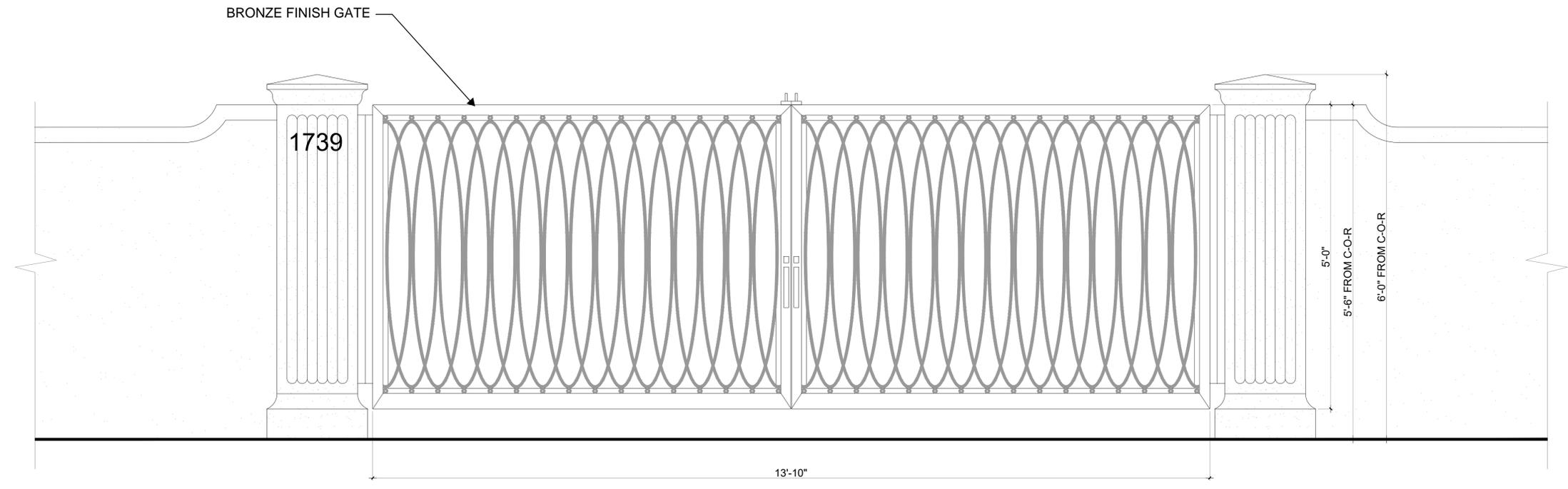
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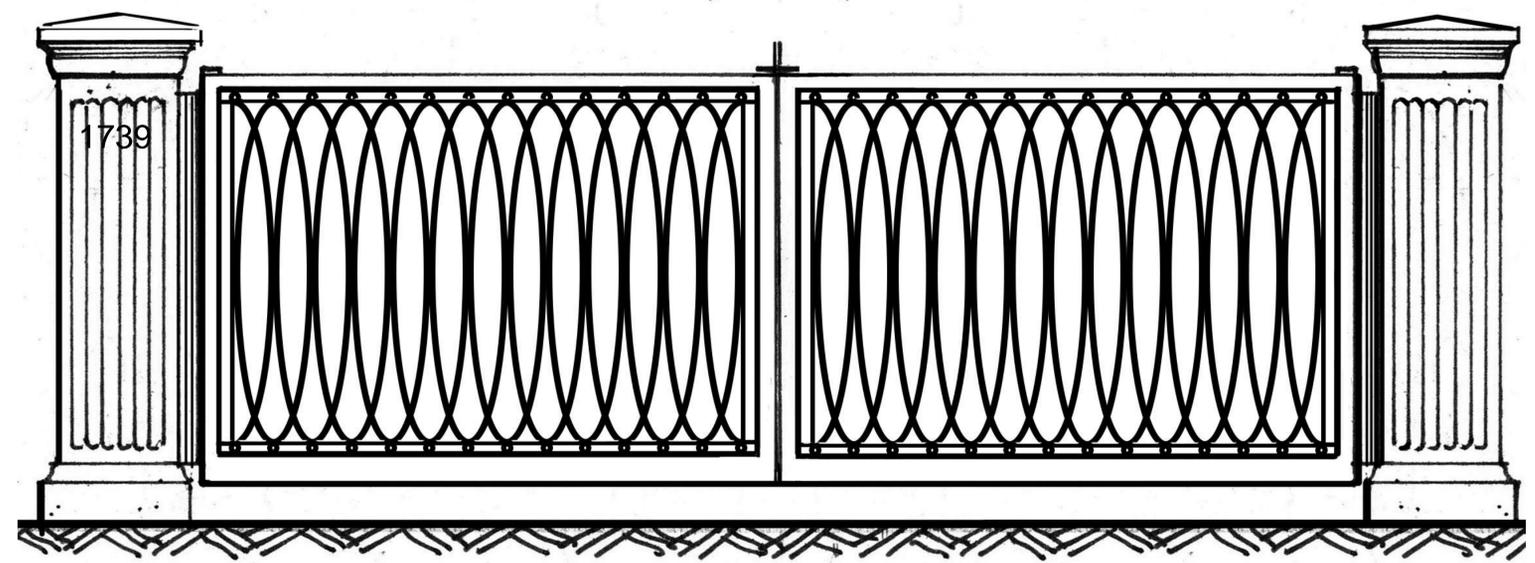
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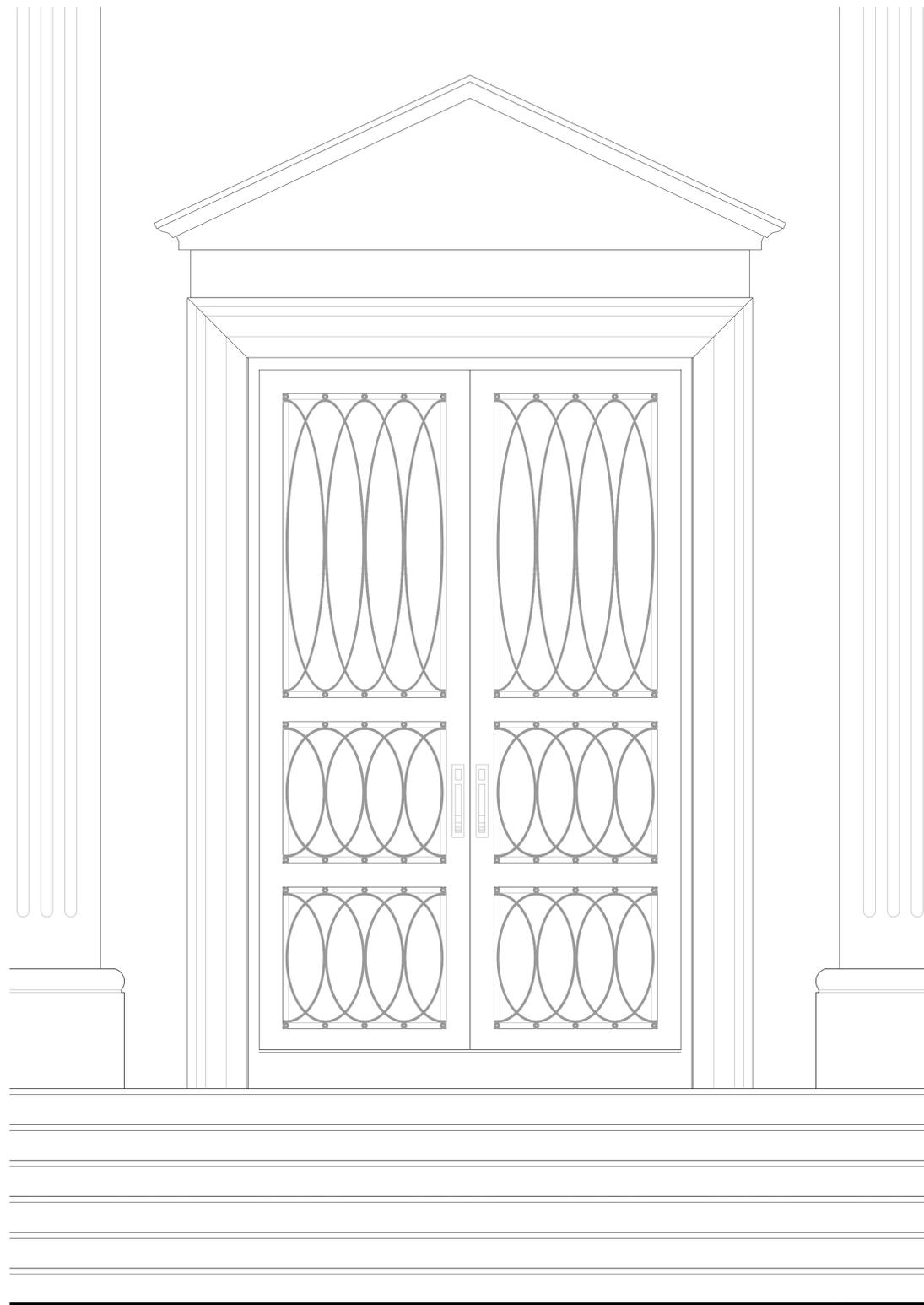
**PROPOSED WEST ELEVATION**  
SCALE: 3/16" = 1'



PROPOSED CAR GATE ELEVATION  
SCALE: 1" = 1'

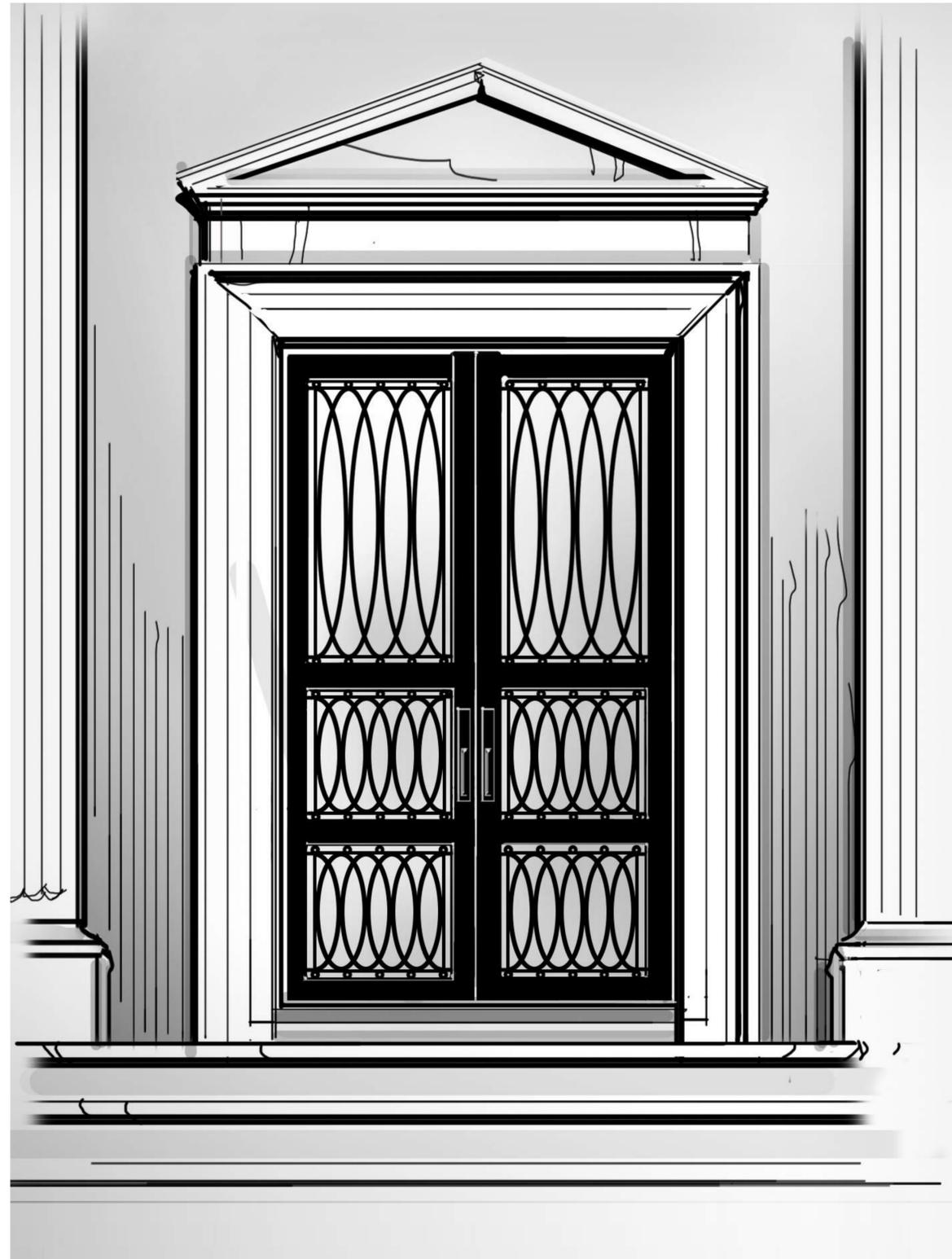


PROPOSED CAR GATE SKETCH  
SCALE: 1" = 1'



PROPOSED FRONT DOOR ELEVATION

SCALE: 1" = 1'



PROPOSED FRONT DOOR SKETCH

SCALE: 1" = 1'

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SHEET NAME

**PROPOSED FRONT DOOR  
ELEVATION**

SHEET NUMBER

**A4.0**

**ARC-24-0109  
ZON-24-0062**



EXISTING FRONT DOOR PERSPECTIVE



PROPOSED FRONT DOOR PERSPECTIVE

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PALM BEACH, FL 33480  
PHONE: 561-856-4600  
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

**KYLE B FANT** ARCHITECT # AR99255  
INTERIOR DESIGNER # ID6422  
AIA # 30425833 NCARB # 87629

## Revisions

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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

ARC-24-0109  
ZON-24-0062

CONSULTANTS

**GRUBER CONSULTING ENGINEERS**  
CIVIL ENGINEER  
ADDRESS: 2475 MERCER AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561-512-2541  
E-MAIL: CHAD@GRUBERENGINEERS.COM

**ENVIRONMENT DESIGN GROUP**  
LANDSCAPE ARCHITECT  
ADDRESS: 139 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-856-4600  
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM



EXISTING CABANA PERSPECTIVE



PROPOSED CABANA PERSPECTIVE

**KYLE B FANT** ARCHITECT # AR98255  
INTERIOR DESIGNER # ID6422  
AIA # 30425833 NCARB # 87629

Revisions

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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**

**ARC-24-0109  
ZON-24-0062**



PROPOSED FRONT GATE PERSPECTIVE

**Bartholemew + Partners**

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER  
251A ROYAL PALM WAY  
PENTHOUSE 602A  
PALM BEACH, FLORIDA 33480  
T: 561 461 0106  
F: 561 461 0106  
FL LIC. # AA20003943  
BARTHOLEMEEPARTNERS.COM

CONSULTANTS  
**GRUBER CONSULTING ENGINEERS**  
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ADDRESS: 2475 MERCER AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561-512-2641  
E-MAIL: CHAD@GRUBERENGINEERS.COM  
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PALM BEACH, FL 33480  
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**KYLE B FANT** ARCHITECT # AR9255  
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Project no: 24.03.124  
Date: 10.02.24  
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**1379 South Ocean Blvd**

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

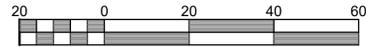
SHEET NAME

**PROPOSED PERSPECTIVE**

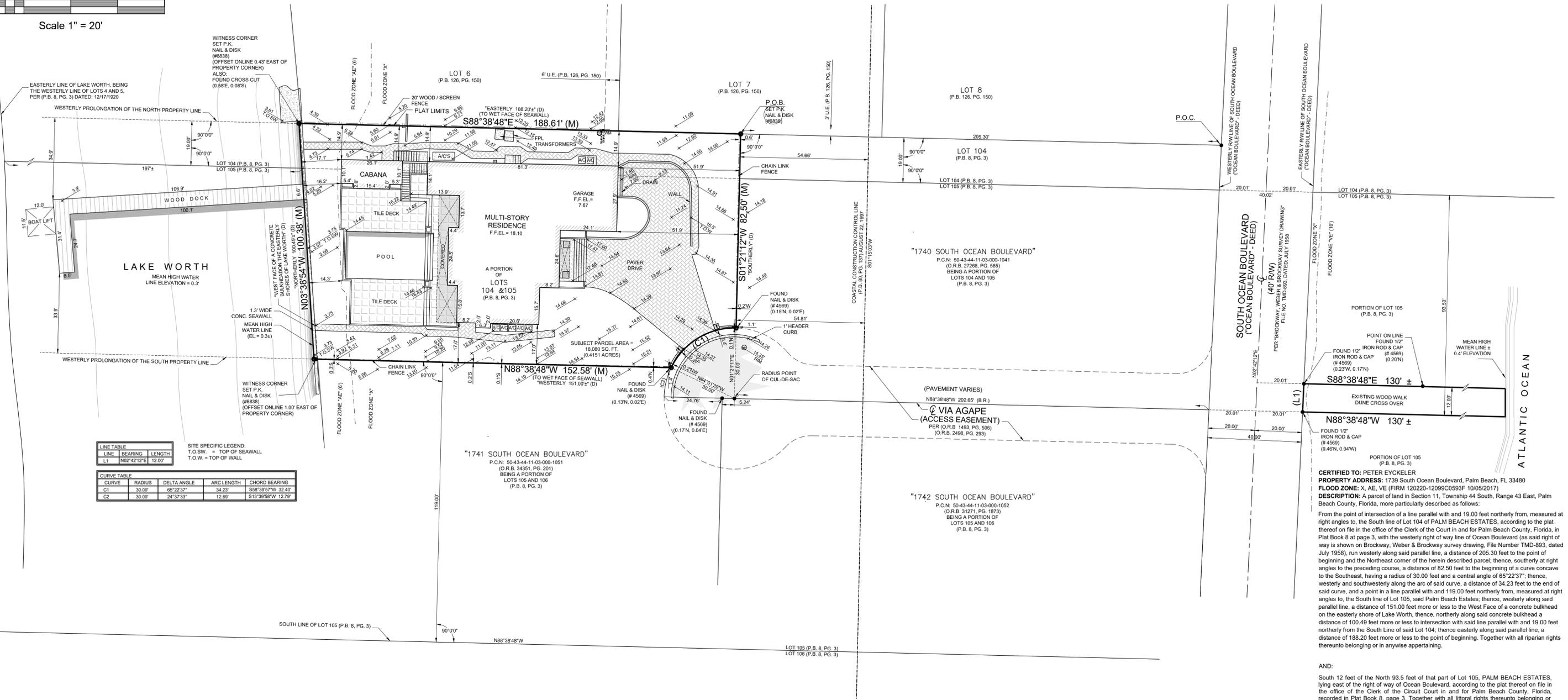
SHEET NUMBER

**A5.2**

**ARC-24-0109  
ZON-24-0062**



NO.	REVISIONS:



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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	30.00'	65°22'37"	34.22'	S58°39'57"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.
    - Existing elevation (NAVD 88 typical).
  - 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	PLAT = PLAT	P.I. = POINT OF INTERSECTION	ASPHLT = ASPHALT PAVEMENT
C.B. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	CONC FLTHK = CONCRETE FLATWORK
CONC MON = CONCRETE MONUMENT	A = CENTRAL DELTA ANGLE	P.B. = POINT OF BEGINNING	PAVER BRICK = PAVER BRICK FLATWORK
CONC = CONCRETE	ARC L = ARC LENGTH	RW = RIGHT OF WAY	WOOD FENCE = WOOD FENCE
DE = DRAINAGE EASEMENT	CHB = CHORD BEARING	CF = CHAIN LINK FENCE	METAL FENCE = METAL FENCE
U.E. = UTILITY EASEMENT	NGVD = NATIONAL GEODETIC VERTICAL DATUM	WF = WOOD FENCE	OVERHEAD = OVERHEAD LINES
F.F.E. = FINISHED FLOOR ELEVATION	O.B. = ORIGINAL RECORD BOOK	W.F. = WOOD FENCE	LOT L = LOT LINE
EL = ELEVATION	P.B. = PLAT BOOK	W.F. = WOOD FENCE	
BR = BEARING REFERENCE	P.C. = POINT OF CURVATURE	W.F. = WOOD FENCE	
(D) = DEED	P.T. = POINT OF TANGENCY	W.F. = WOOD FENCE	
M = MEASURED	P.R.C. = POINT OF REVERSE CURVATURE	W.F. = WOOD FENCE	
	P.C.C. = POINT OF COMPOUND CURVATURE	W.F. = WOOD FENCE	

## 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

REF: F-5310  
 PREV. JOB NO'S: Y240137  
 JOB NO.: Y240385  
 L - 2436

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.  
 Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034  
 CRD. FILE Y240137-A



Existing Southeast Corner



Existing Northwest Corner



Existing North Side



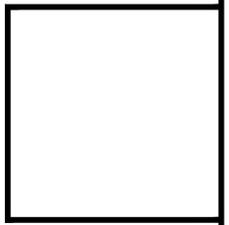
Existing North Side



Existing Southwest Corner



Existing South Side



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

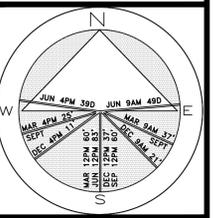
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ARC-24-0109  
 ZON-24-0062

Existing Site Photos

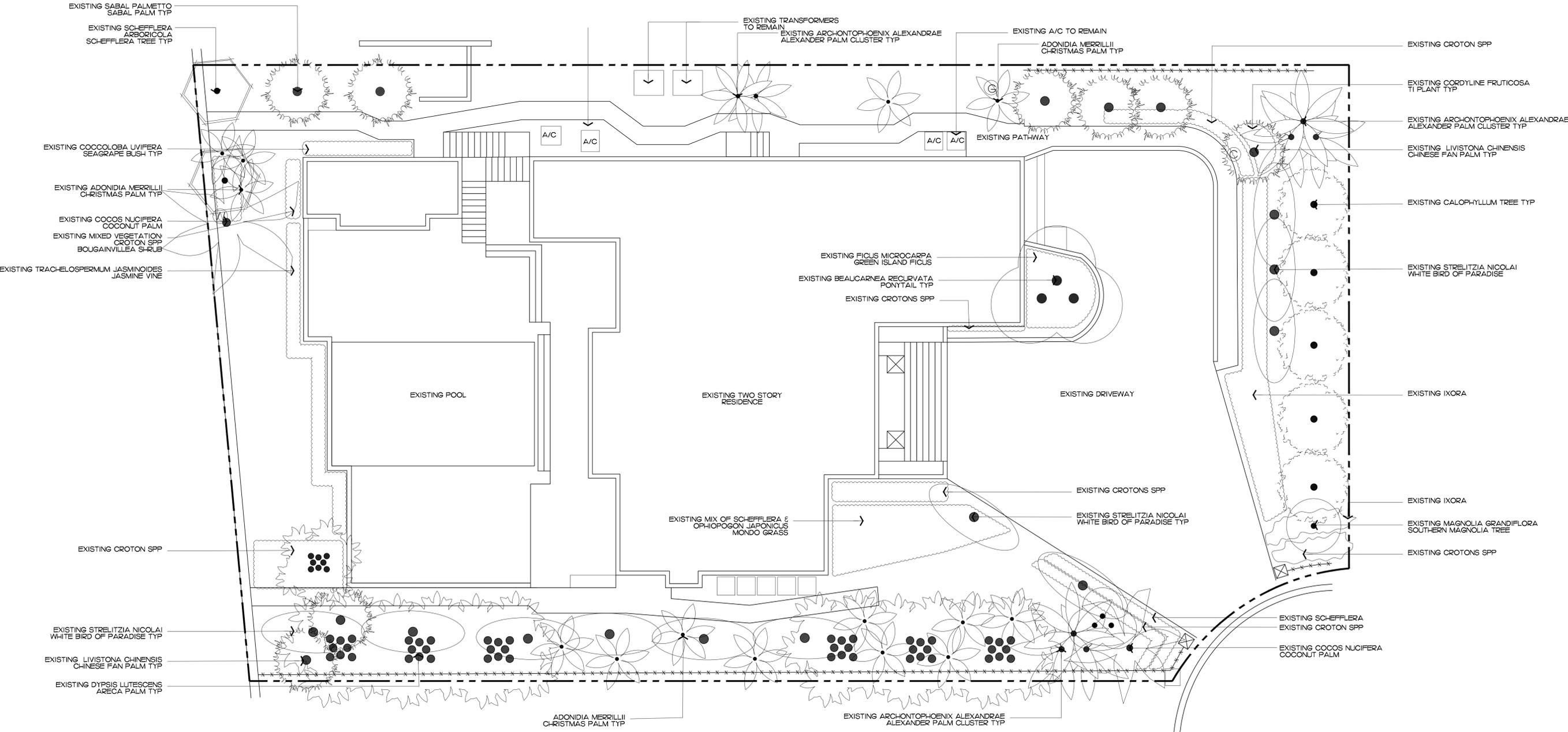
Private Residence  
 1739 South Ocean Blvd  
 Palm Beach  
 F L O R I D A



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

SHEET L2.0

ARC-24-0109  
 ZON-24-0062  
 64 sf.  
 AREA IN SQ. FT.



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 SUNSHINE STATE ONE CALL  
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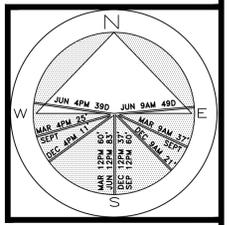
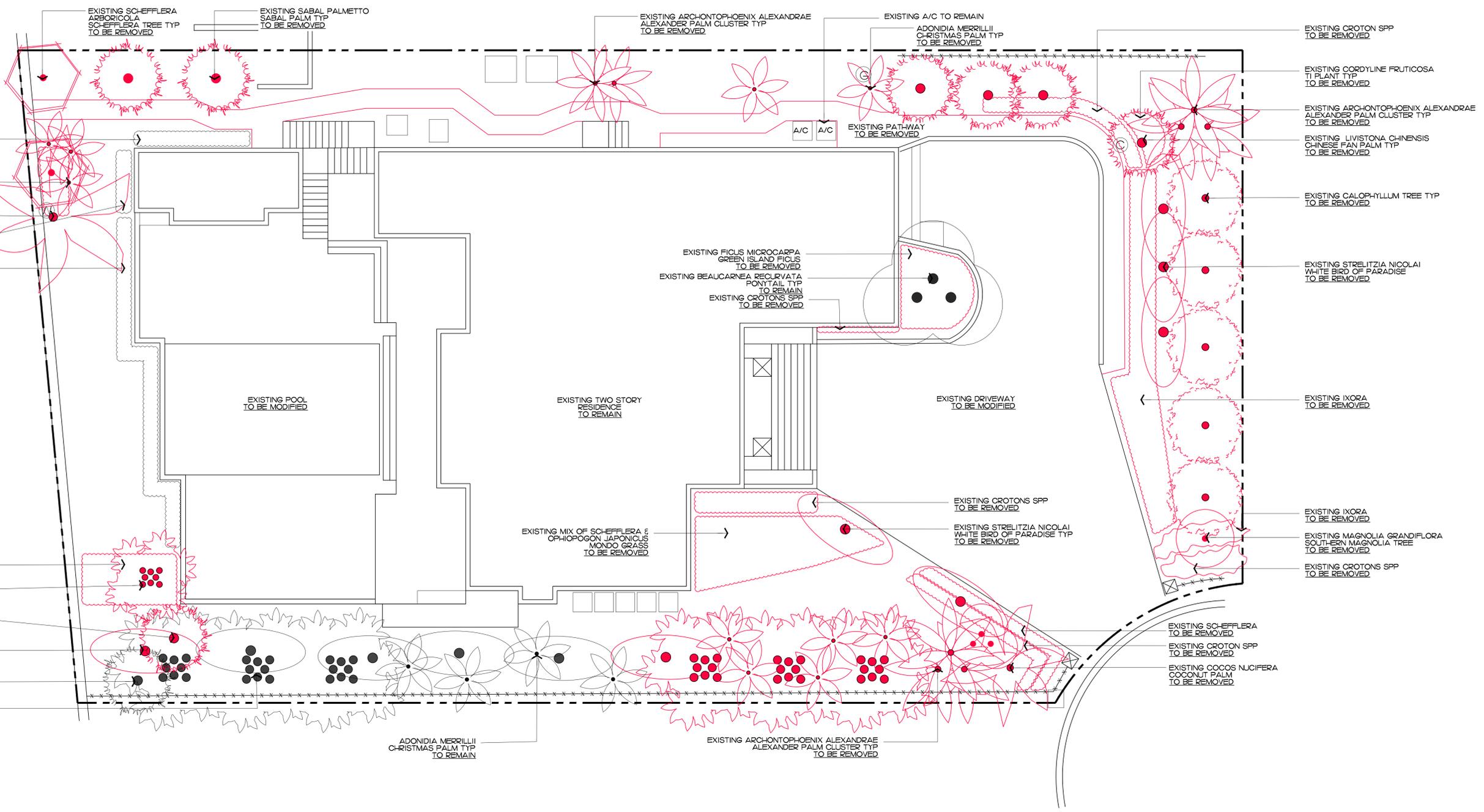
**2024**  
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Existing Vegetation Inventory



Private Residence  
 1739 South Ocean Blvd  
 Palm Beach

A  
D  
I  
R  
O  
F



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

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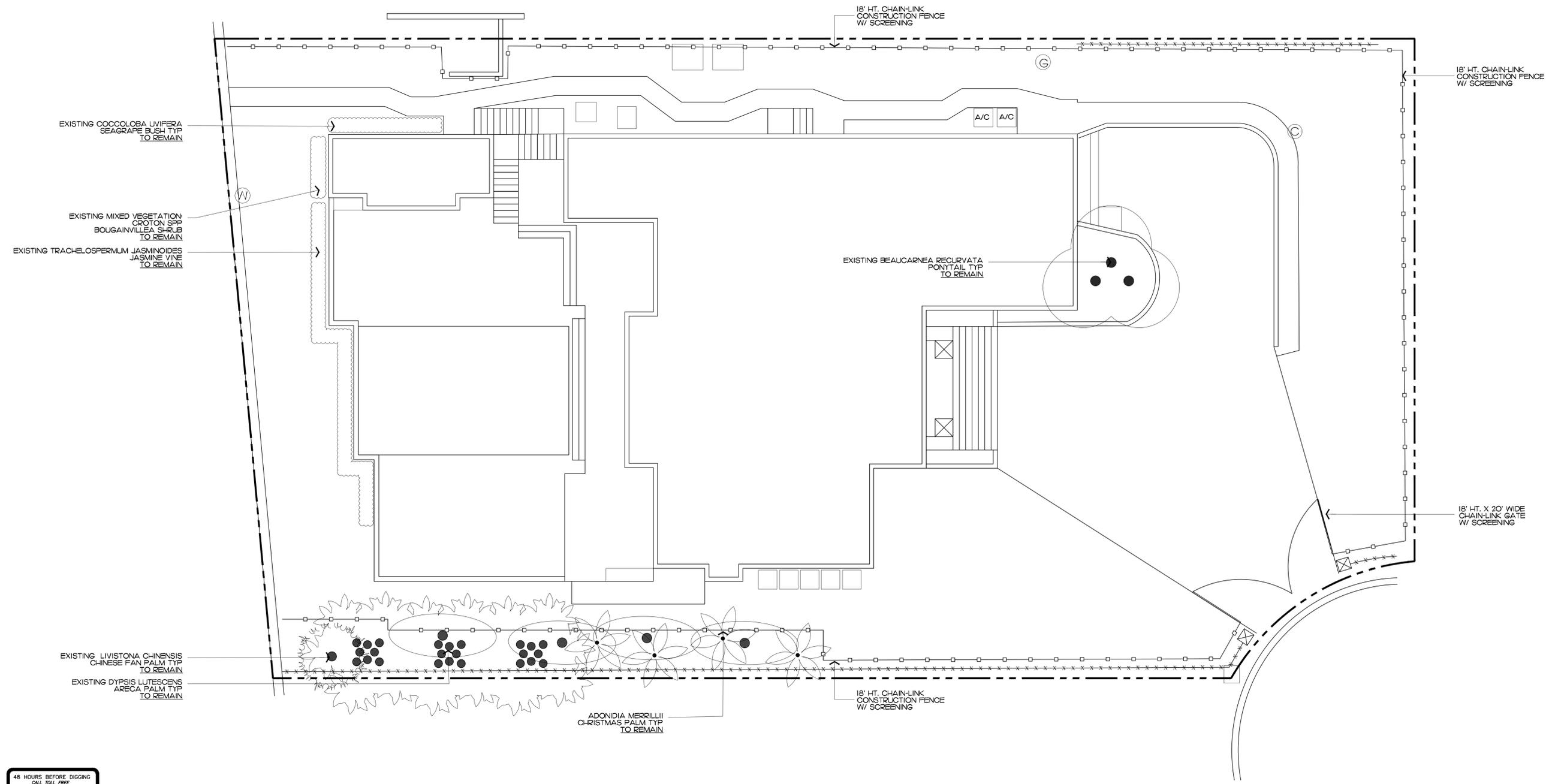
ARC-24-0109  
 ZON-24-0062

Demolition and Vegetation Action Plan

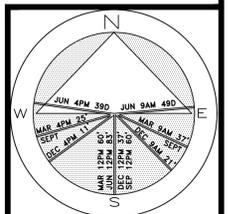
SCALE IN FEET 0' 8' 16' 24'

SHEET L3.0

64 sf.  
 AREA IN SQ.FT.



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

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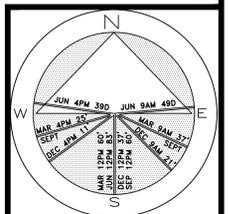
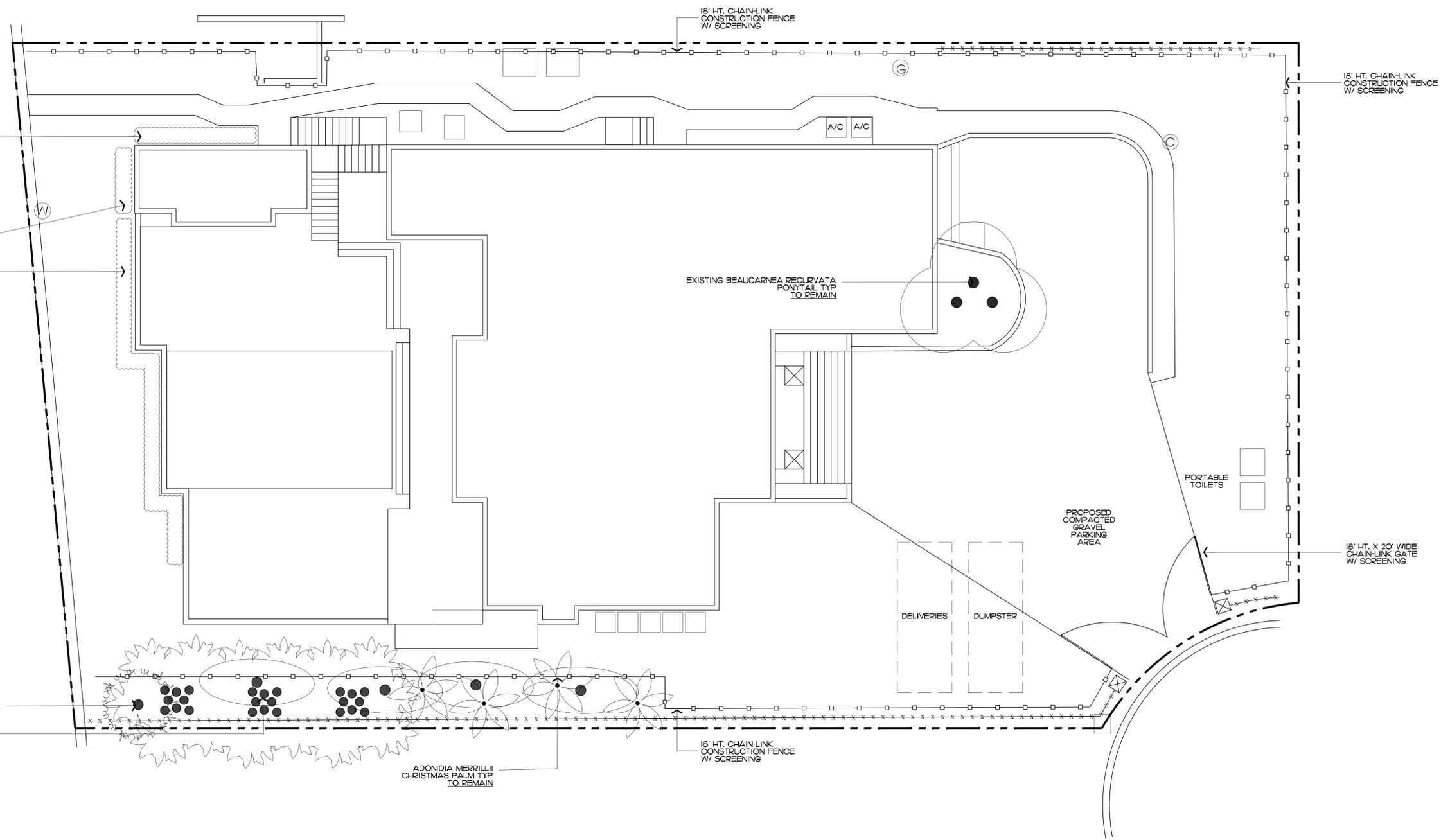
ARC-24-0109  
 ZON-24-0062

Construction Screening Plan  
 SCALE IN FEET 0' 8' 16' 24'

SHEET L4.0

64 sf.  
 AREA IN SQ.FT.

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

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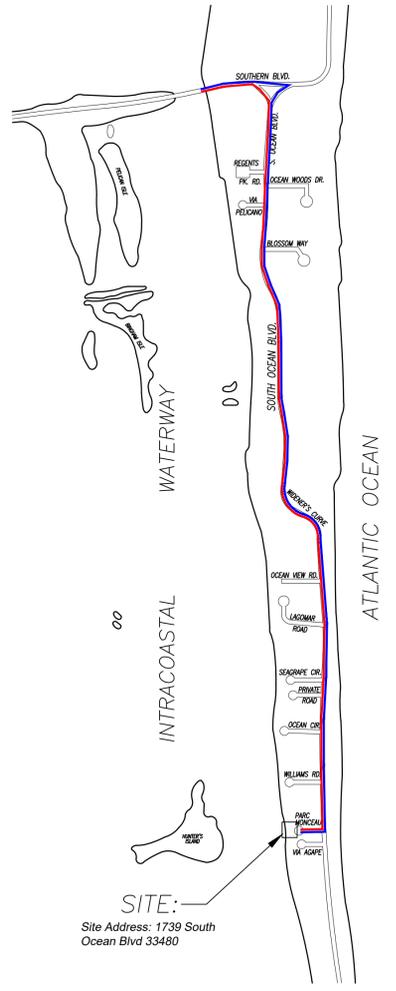
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ARC-24-0109  
 ZON-24-0062

Construction Staging Plan  
 SCALE IN FEET 0' 8' 16' 24'

SHEET L5.0

64 sf.  
 AREA IN SQ.FT.



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 INSTALLATION
• 2 MONTHS	- FINAL INSPECTIONS
• +/-24 MONTHS	- PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

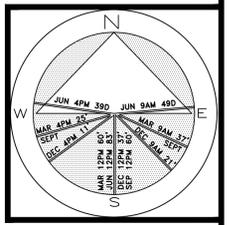
MONTH 1: DEMOLITION AND CLEANUP  
(3 - 5 DAYS)

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

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



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

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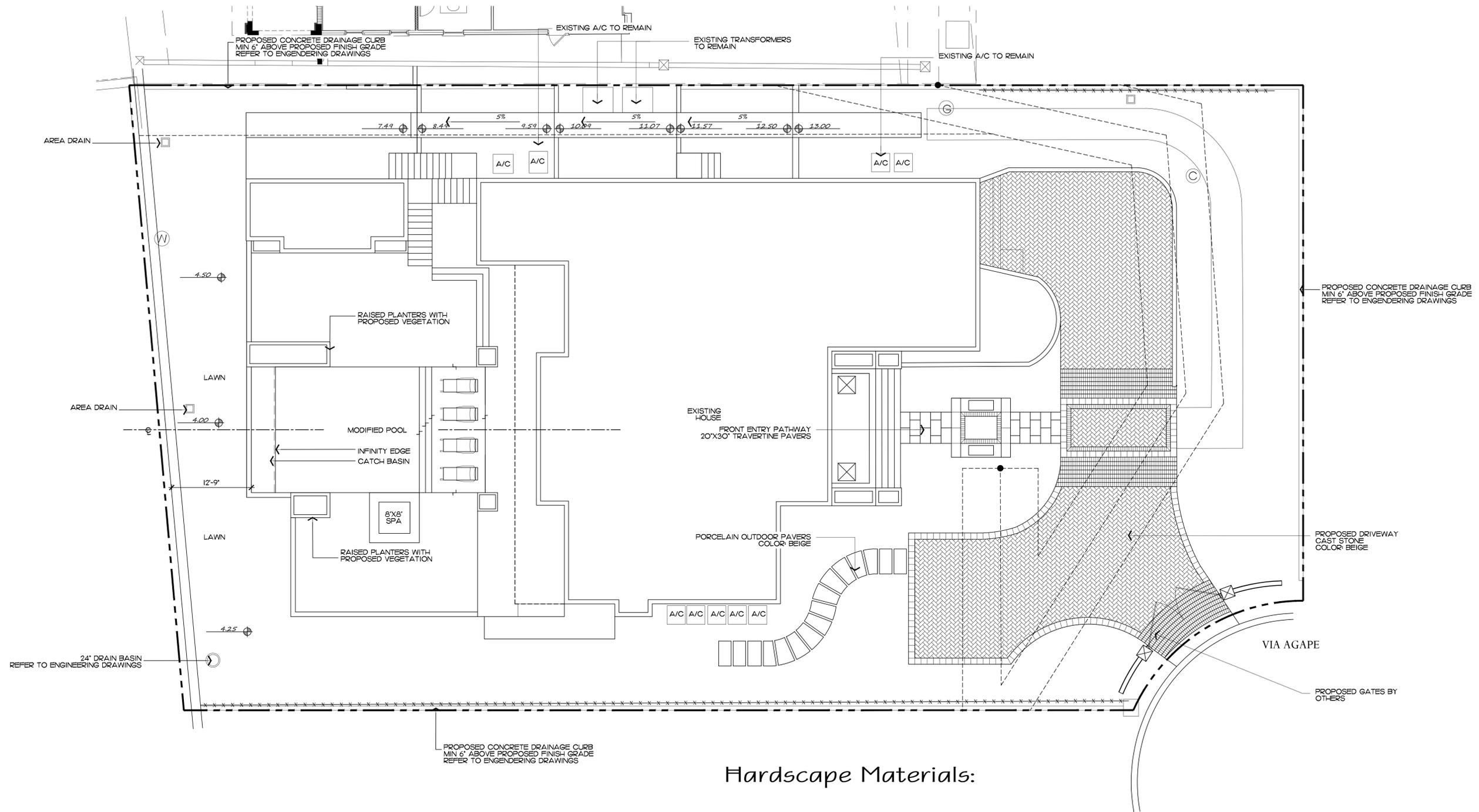
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ARC-24-0109  
 ZON-24-0062

Truck Logistics Plan

SCALE: NOT TO SCALE

SHEET L6.0



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

**Hardscape Materials:**



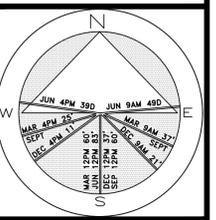
CAST STONE  
COLOR: BEIGE



TRAVERTINE PAVERS



PORCELAIN OUTDOOR PAVERS  
COLOR: BEIGE



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

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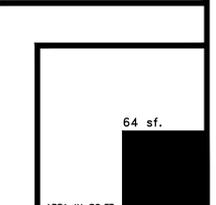
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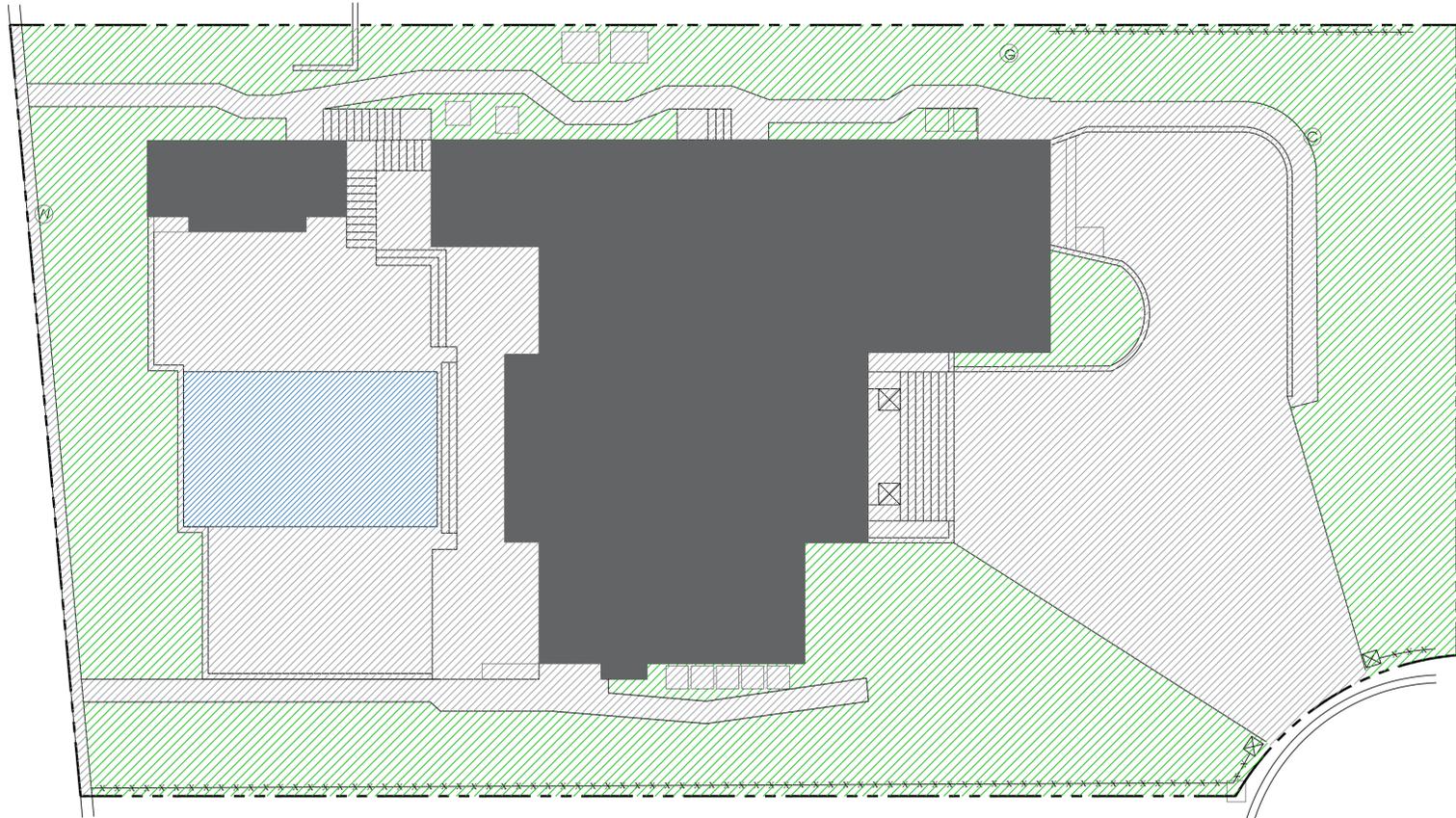
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ARC-24-0109  
 ZON-24-0062

*Site Plan*  
 SCALE IN FEET 0' 8' 16' 24'

SHEET L7.0





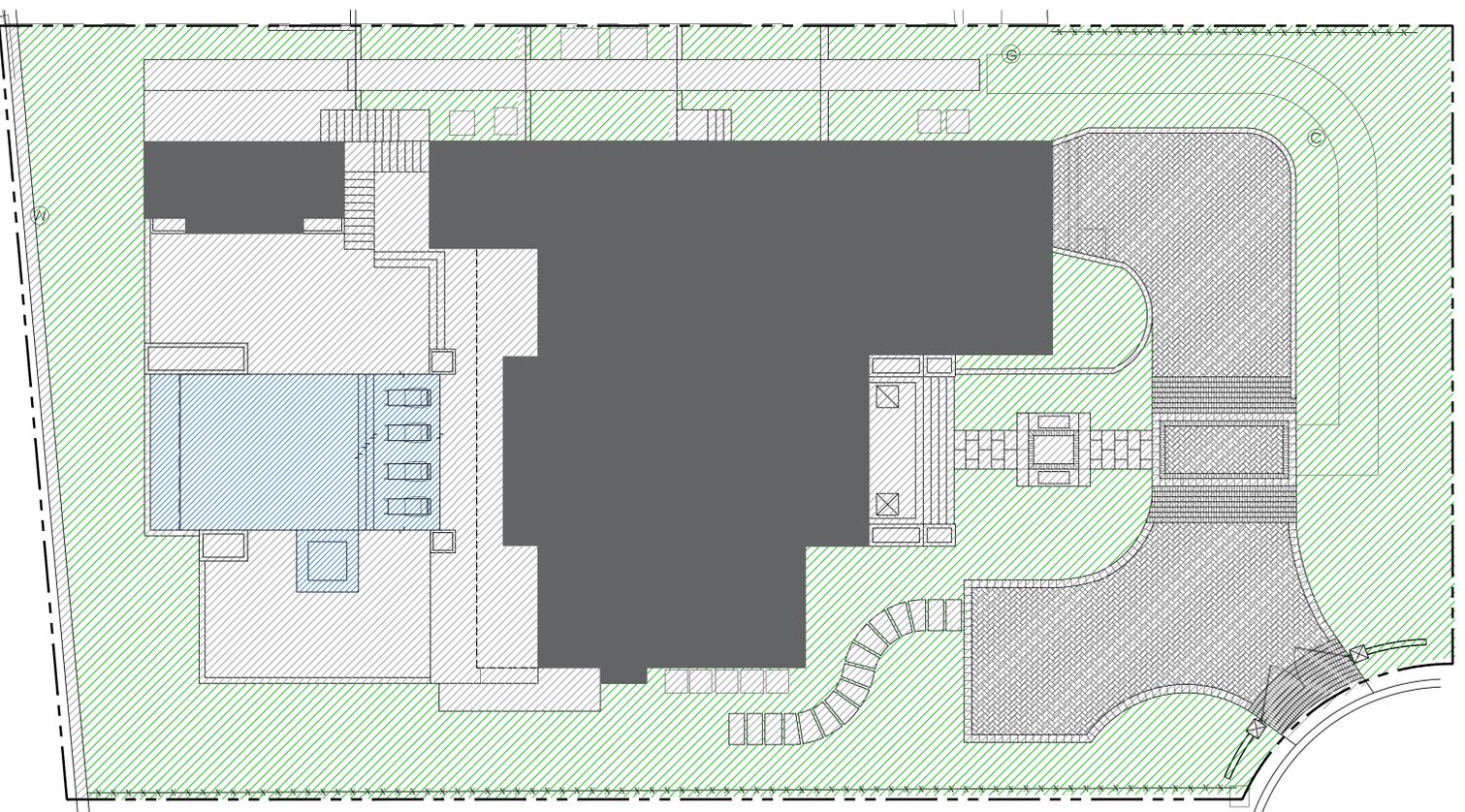
Existing Lot Coverage Graphic

**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.



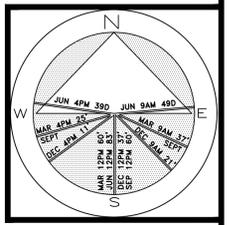
Proposed Lot Coverage Graphic

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Private Residence  
 1739 South Ocean Blvd  
 Palm Beach  
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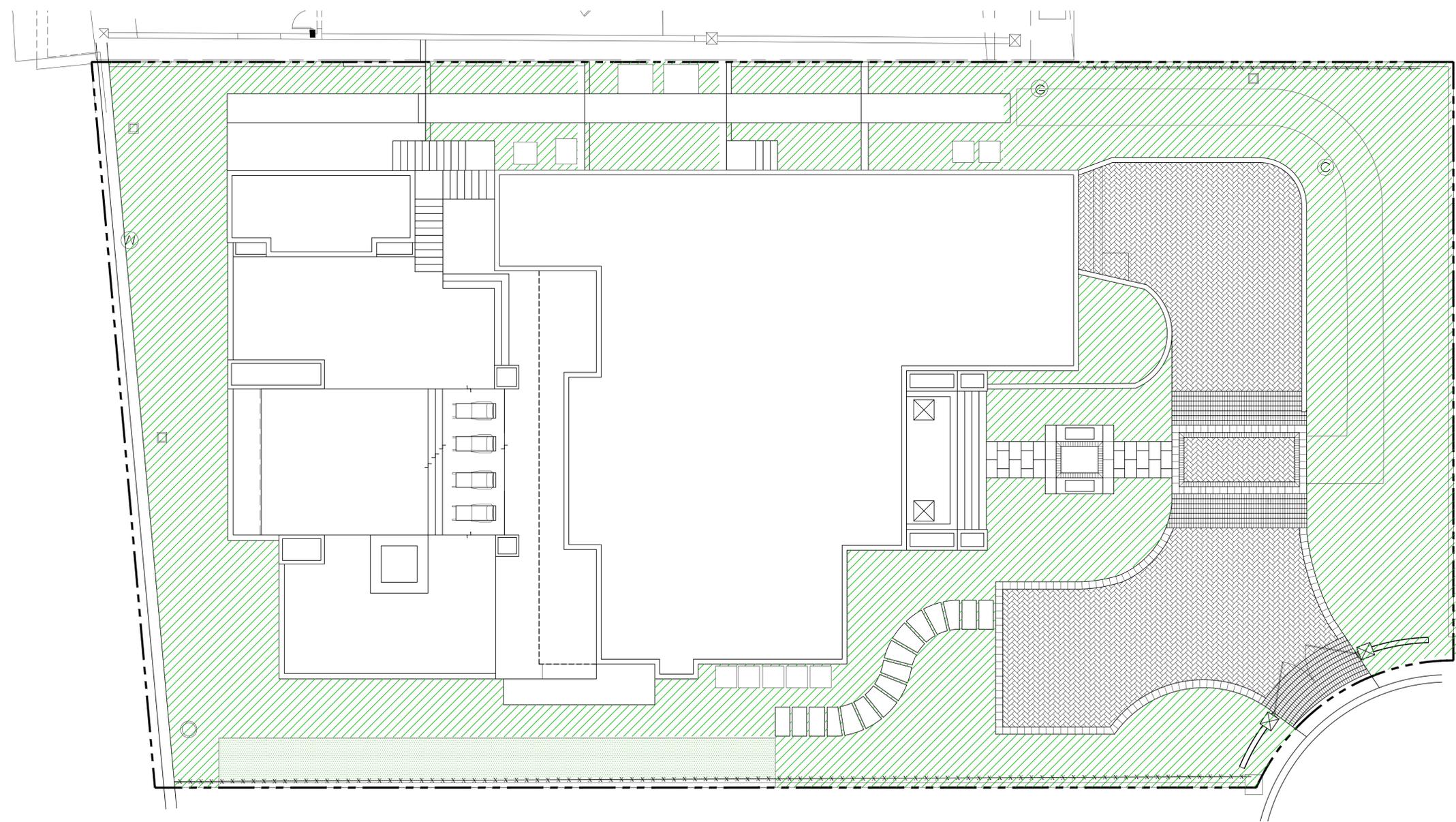
JOB NUMBER: # 24176.00 LA  
 DRAWN BY: Alex Eugrui  
 DATE: 02.06.2025

SHEET L7.1

ARC-24-0109  
 ZON-24-0062  
**Open Space Diagram**  
 SCALE IN FEET 0' 8' 16' 24'



64 sf.  
 AREA IN SQ.FT.



Landscape Alteration Calculations

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

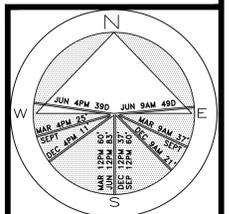
NOTE:  
7,090 SF TO BE ALTERED

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

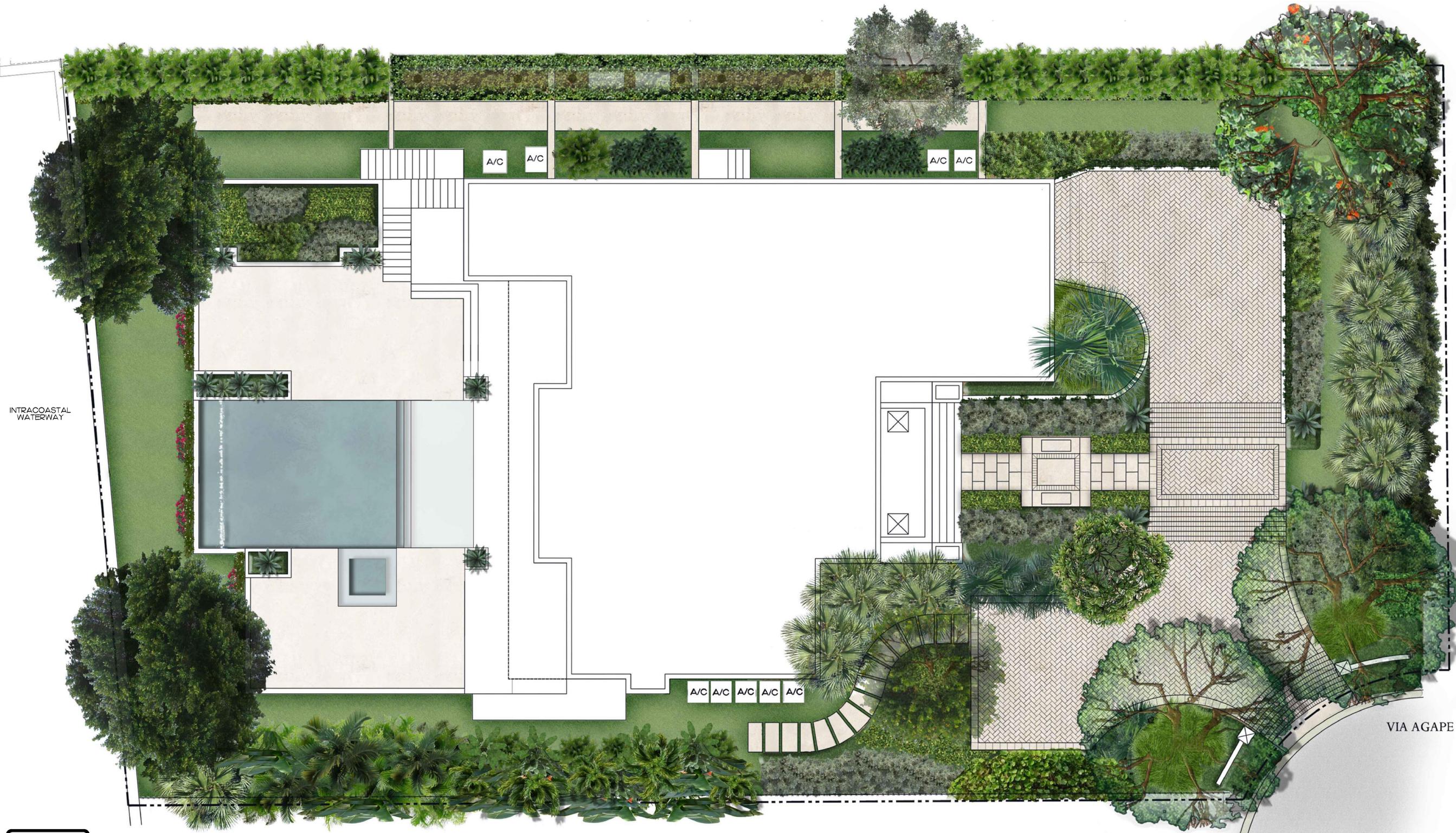
SHEET L7.2

ARC-24-0109  
 ZON-24-0062

Landscape Alteration Diagram





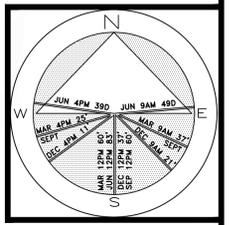


INTRACOASTAL  
WATERWAY

VIA AGAPE

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F L O R I D A



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

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ARC-24-0109  
 ZON-24-0062

Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

SHEET L8.1



# 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
	COCCOLOBA 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:		41		
NATIVE SPECIES:		38 (92%)		

# 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 COCOPULM	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:		1,206		
NATIVE SPECIES:		1,090 (90%)		

# 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

# 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%

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Landscape Management  
Justin M. Mizell, M.L.A. R.L.A. #6666784  
Justin@environmentdesigngroup.com

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

JOB NUMBER: # 24176.00 LA  
DRAWN BY: Alex Bugril  
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



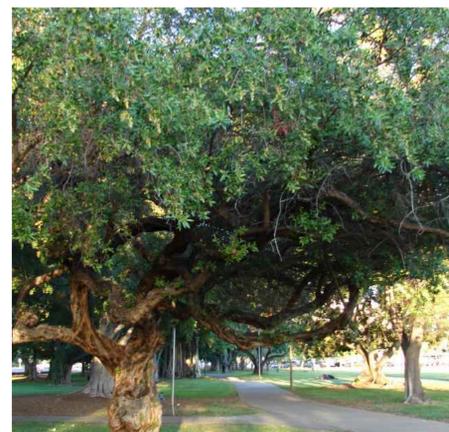
COCOLOBA UVIFERA  
SEAGRAPE TREE



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

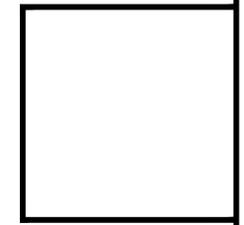
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DRAWN BY: Dustin Mizell  
DATE: 02.06.2025

SHEET 8.3

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

# Shrubs & Vines



TRIPSACUM DACTYLOIDES  
FAKAHATCHEE GRASS



SERENOA REPENS  
SAW PALMETTO



SCAEOVOLA 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



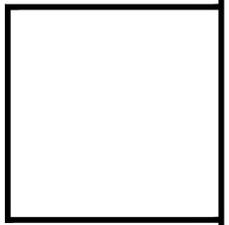
BOUGAINVILLEA: BOUGAINVILLEA  
VINE

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DRAWN BY: Aleksandra Bugrij  
DATE: 02.06.2025

SHEET L8.4

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

F L O R I D A

# 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 GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. 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 HALFWAY 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 BB 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 VY 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 BERMLUDA 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 "GRADERS AND STANDARDS FOR NURSERY PLANTS" 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 PLANT LIST, THE PLANTS FINISHED SHALL BE NORMALLY FOR THE VARIETY AND FLORIDA 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.

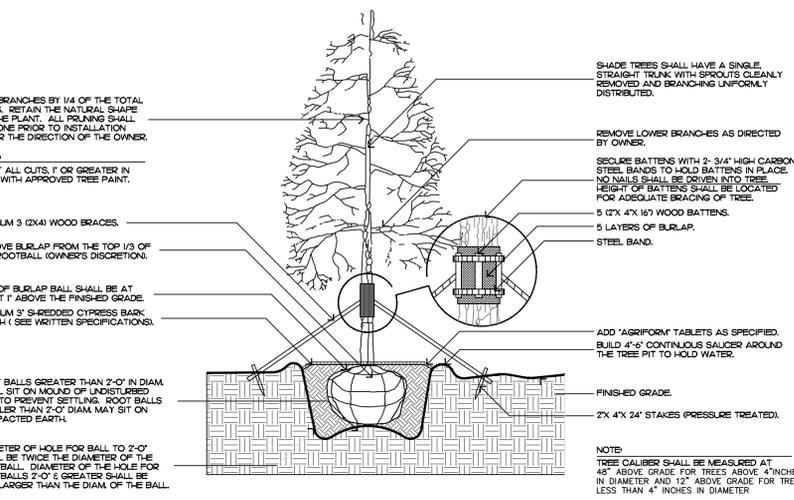
## WARRANTY:

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:

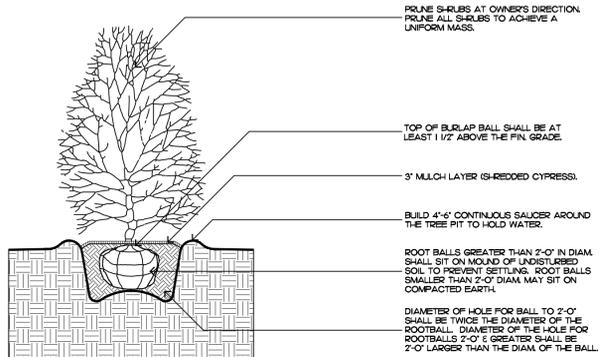
MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE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

ARC-24-0109  
ZON-24-0062



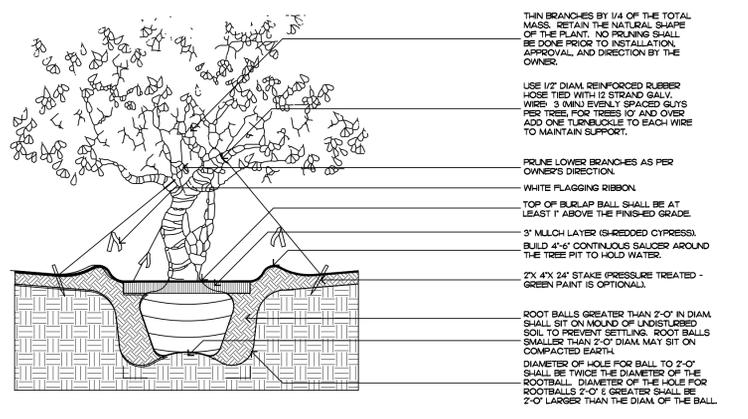
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



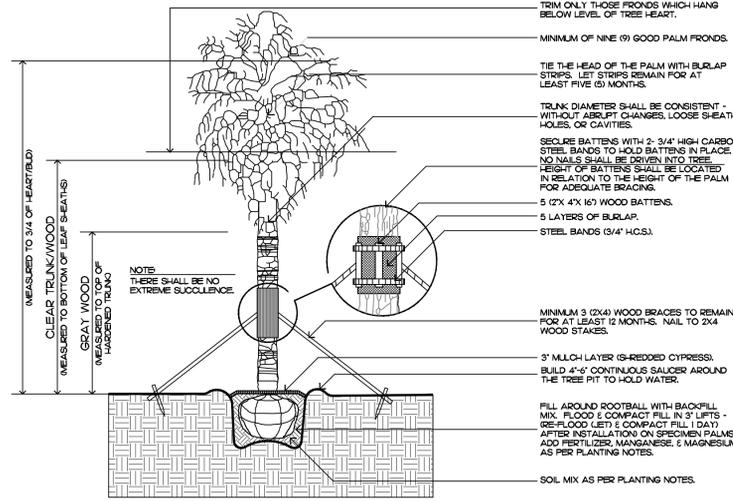
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting



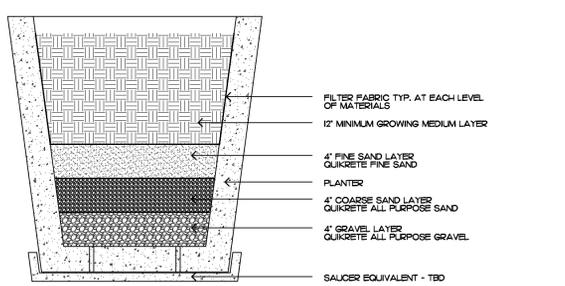
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

irregular and multi-stem tree

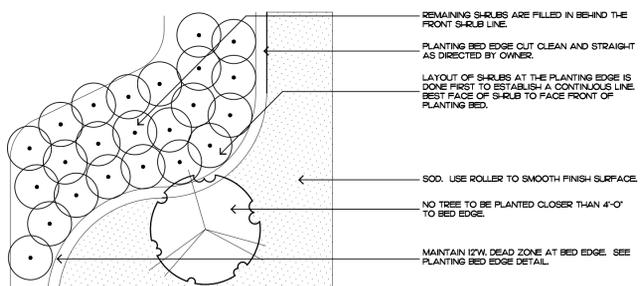


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

palm tree planting



Typical Planter Sediment Filtration Detail



shrub & ground cover layout

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FLORIDA

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

SHEET L8.5

# Planting Details & Specifications

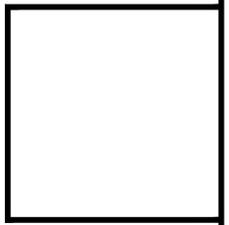


West Elevation



East Elevation

PRIVATE RESIDENCE  
 1739 SOUTH OCEAN BLVD  
 PALM BEACH  
 F L O R I D A



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ARC-24-0109  
 ZON-24-0062  
**Rendered Landscape Elevations**  
 SCALE IN FEET 0' 8' 16' 24'

SHEET L9.0



North Elevation



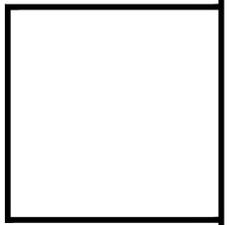
South Elevation

48 HOURS BEFORE DIGGING  
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PRIVATE RESIDENCE  
 1739 SOUTH OCEAN BLVD  
 PALM BEACH  
 FLORIDA



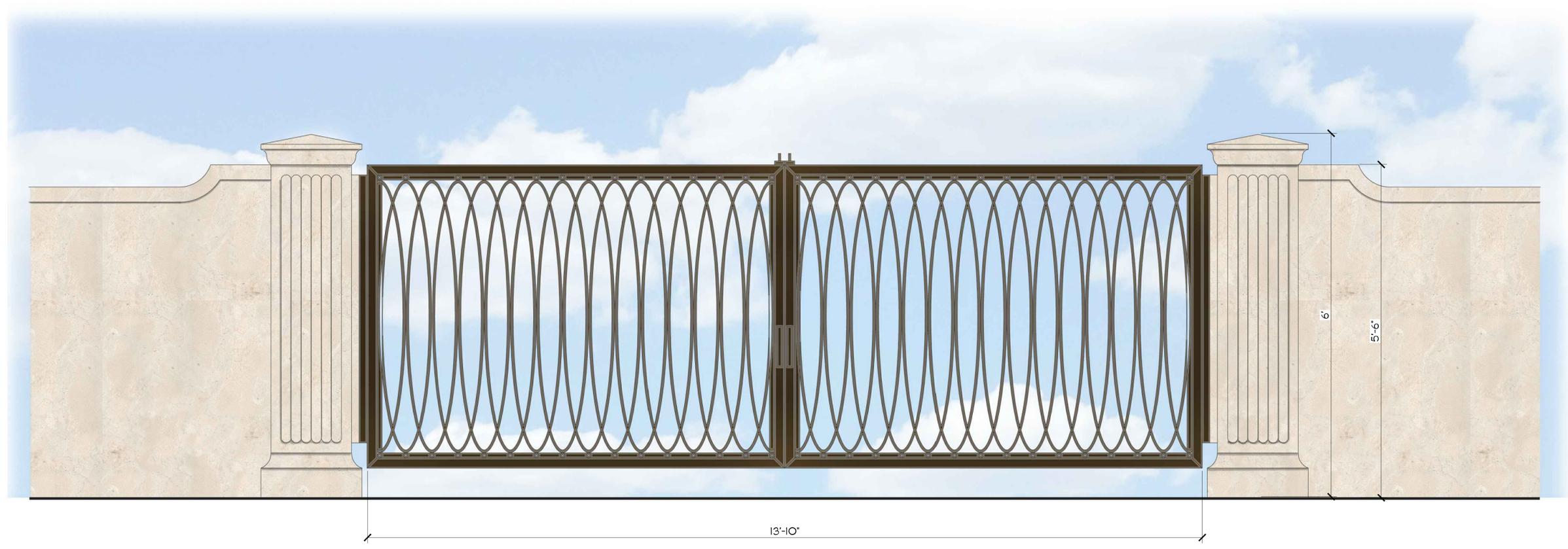
JOB NUMBER: # 24176.00 LA  
 DRAWN BY: Alex Elogrii  
 DATE: 02.06.2025

ARC-24-0109  
 ZON-24-0062

Rendered Landscape Elevations

SCALE IN FEET

SHEET L9.1



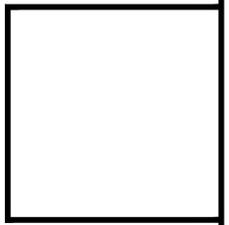
Vehicle Entry Gate

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 F L O R I D A

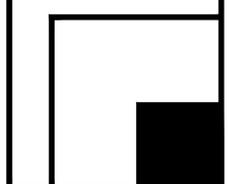


JOB NUMBER: # 24176.00 LA  
 DRAWN BY: Dustin Mizell  
 DATE: 02.06.2025

ARC-24-0109  
 ZON-24-0062

Gate Rendering  
 SCALE IN FEET 0' 8' 16' 24'

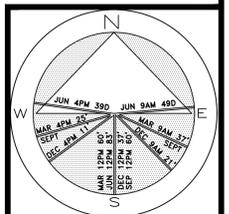
SHEET L10.0





**ENVIRONMENT  
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 Dustin M. Mizell, M.L.A. P.L.A. #0666784  
 Dustin@environmentdesigngroup.com

PRIVATE RESIDENCE  
 1739 SOUTH OCEAN BLVD  
 PALM BEACH  
 FLORIDA



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

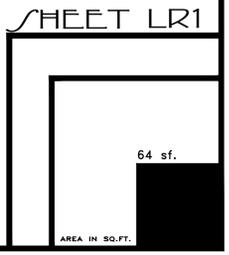
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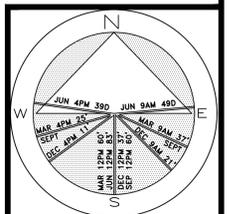
ARC-24-0109  
 ZON-24-0062

Rendered Front Elevation





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



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

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# Rendered Front Elevation/ Driveway View

SHEET LR2

