

OKEAN RESIDENCE  
203 VIA VIZCAYA  
PALM BEACH, FLORIDA

-DRAWING INDEX-

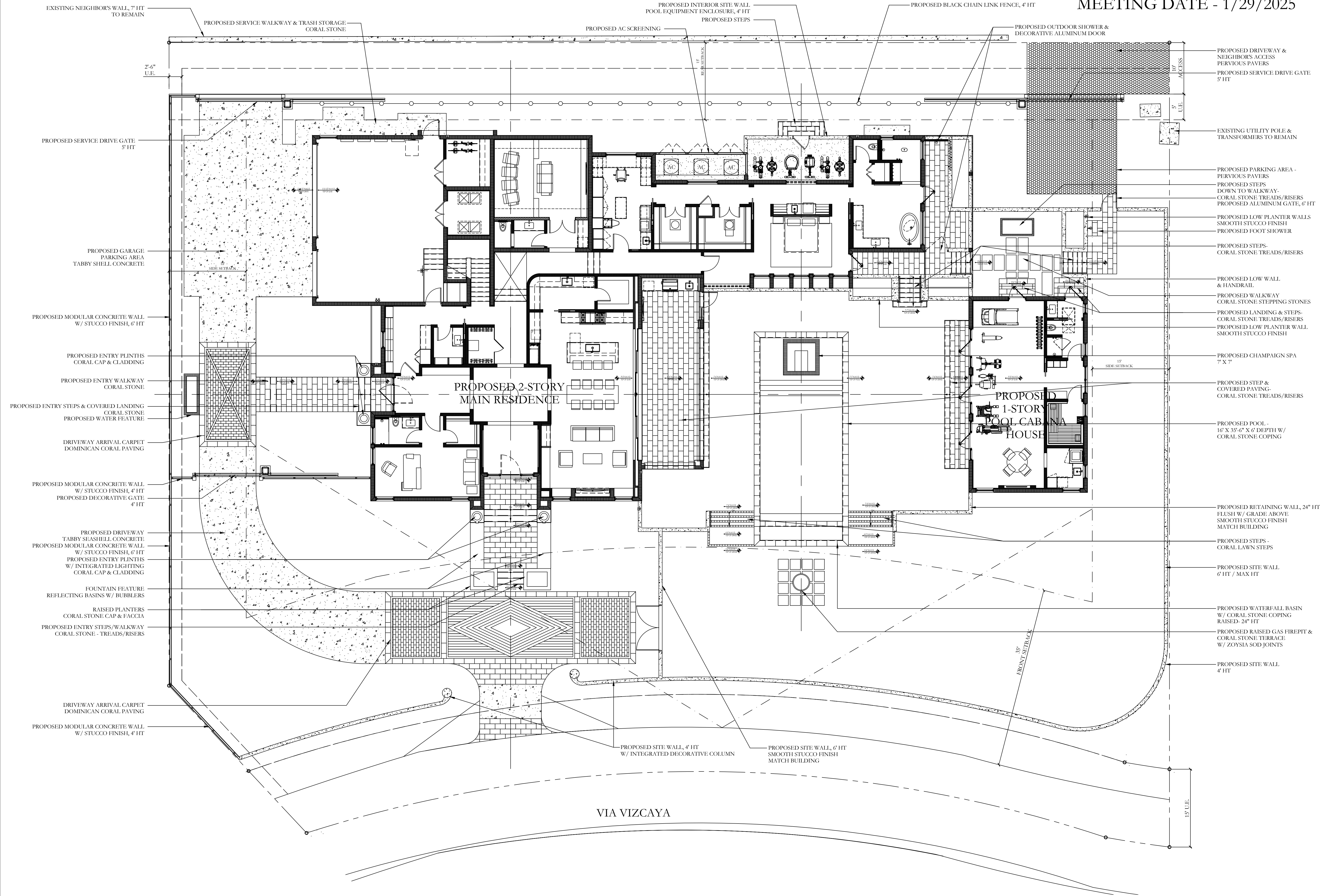
SURVEY _	SURVEY
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EXP-1 _	EXISTING VEGETATION PLAN
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OVERALL SITE CALCULATIONS ( RA ZONING DISTRICT )			
MINIMUM LOT SIZE:	20,000.0	S.F.	---
EXISTING LOT SIZE/SITE:	28,299.0	S.F.	100 %
BUILDING LOT COVERAGE:			
ALLOWABLE:	7,075.0	S.F.	25.0 %
PROPOSED-MAIN HOUSE:	6,675.0	S.F.	24.92 %
PROPOSED HARDSCAPE AREA:	6,711.0	S.F.	23.71 %
LANDSCAPE/OPENSOURCE:			
REQUIRED:	14,150.0	S.F.	50.0 %
PROPOSED:	14,913.0	S.F.	52.7 %
FRONT SETBACK -			35'
SIDE SETBACK -			15'
REAR SETBACK -			15'



1177 CLARE AVENUE- SUITE 7  
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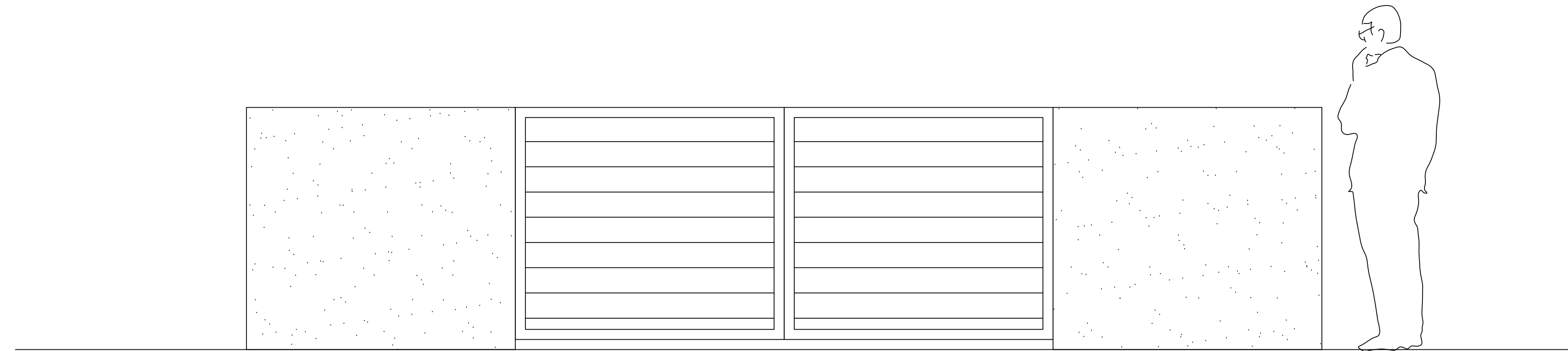






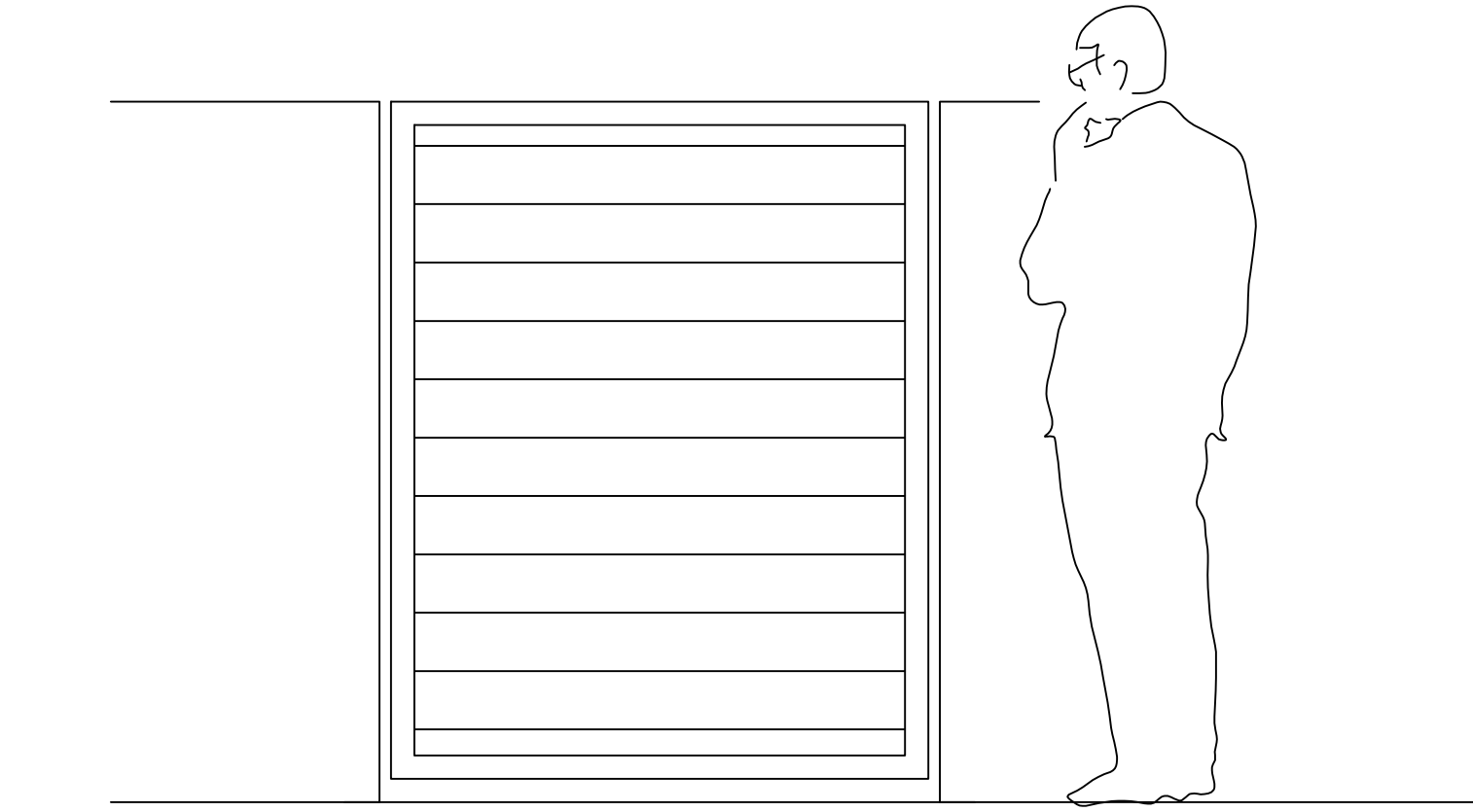
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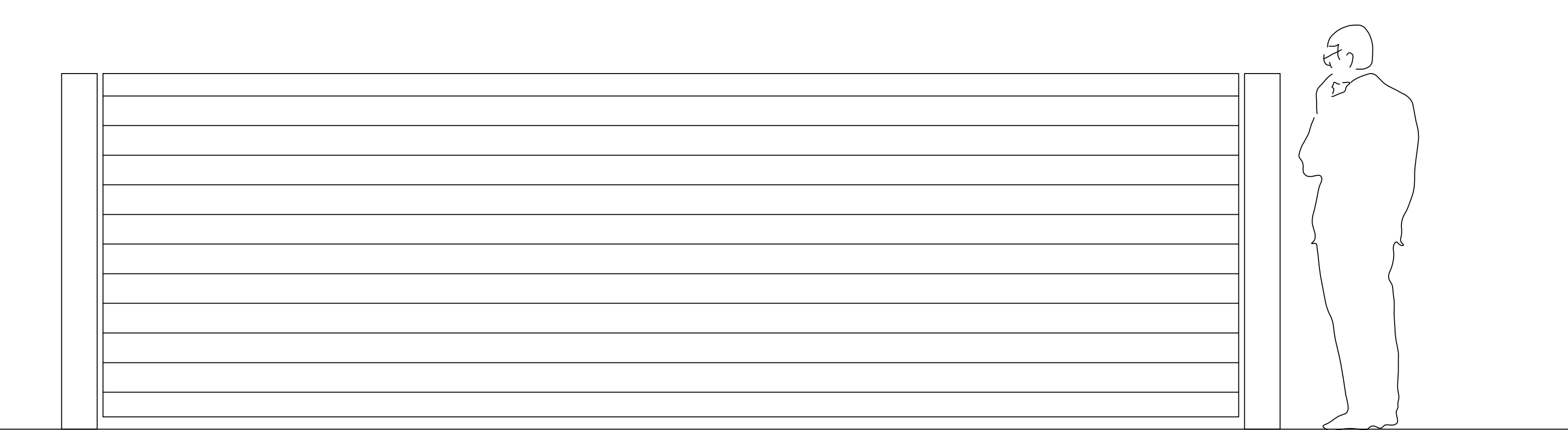
LAWN GARDEN GATE

SCALE - 3/4"= 1'-0"



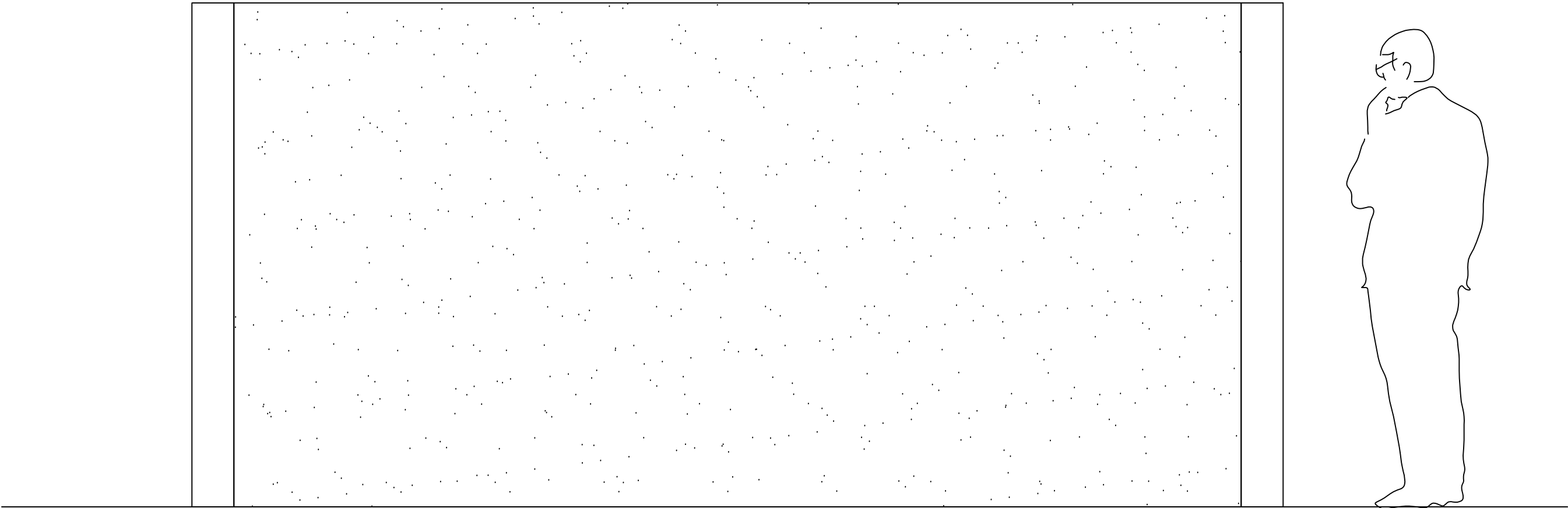
SERVICE GATE

SCALE - 3/4"= 1'-0"



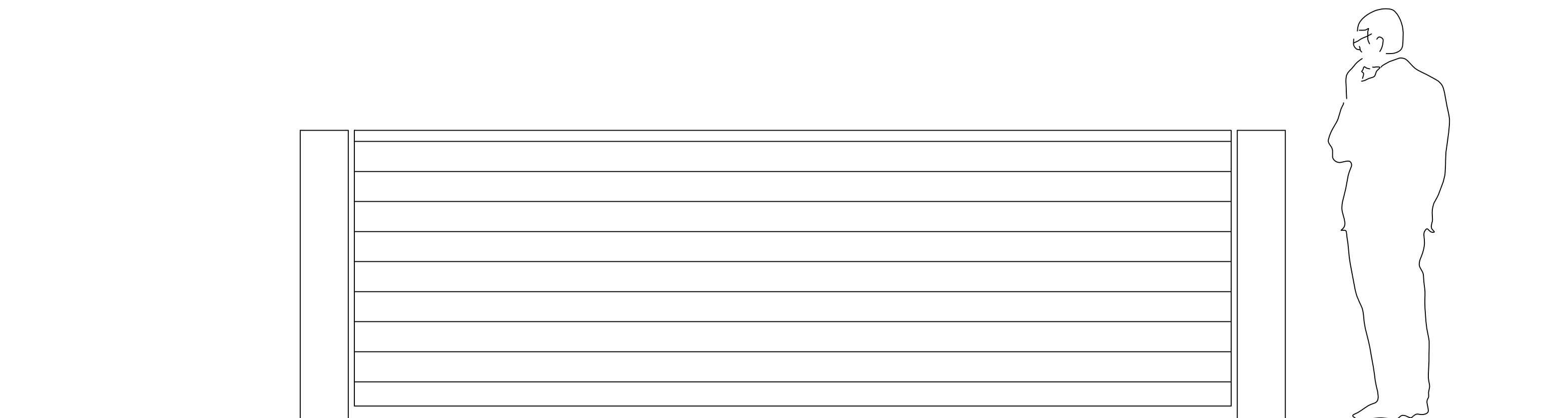
DRIVEWAY GATE

SCALE - 3/4"= 1'-0"



PERIMETER WALLS

SCALE - 3/4"= 1'-0"



DRIVEWAY SERVICE GATE

SCALE - 3/4"= 1'-0"



CHAIN LINK FENCE

SCALE - 3/4"= 1'-0"

PROPOSED HARDSCAPE ELEMENT DETAILS

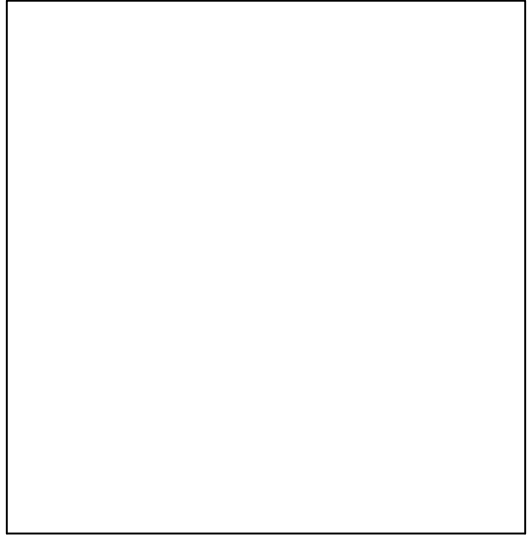
OKEAN RESIDENCE

203 VIA VIZCAYA  
PALM BEACH, FLORIDA

SEAL:

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LICENSE # LA6667220

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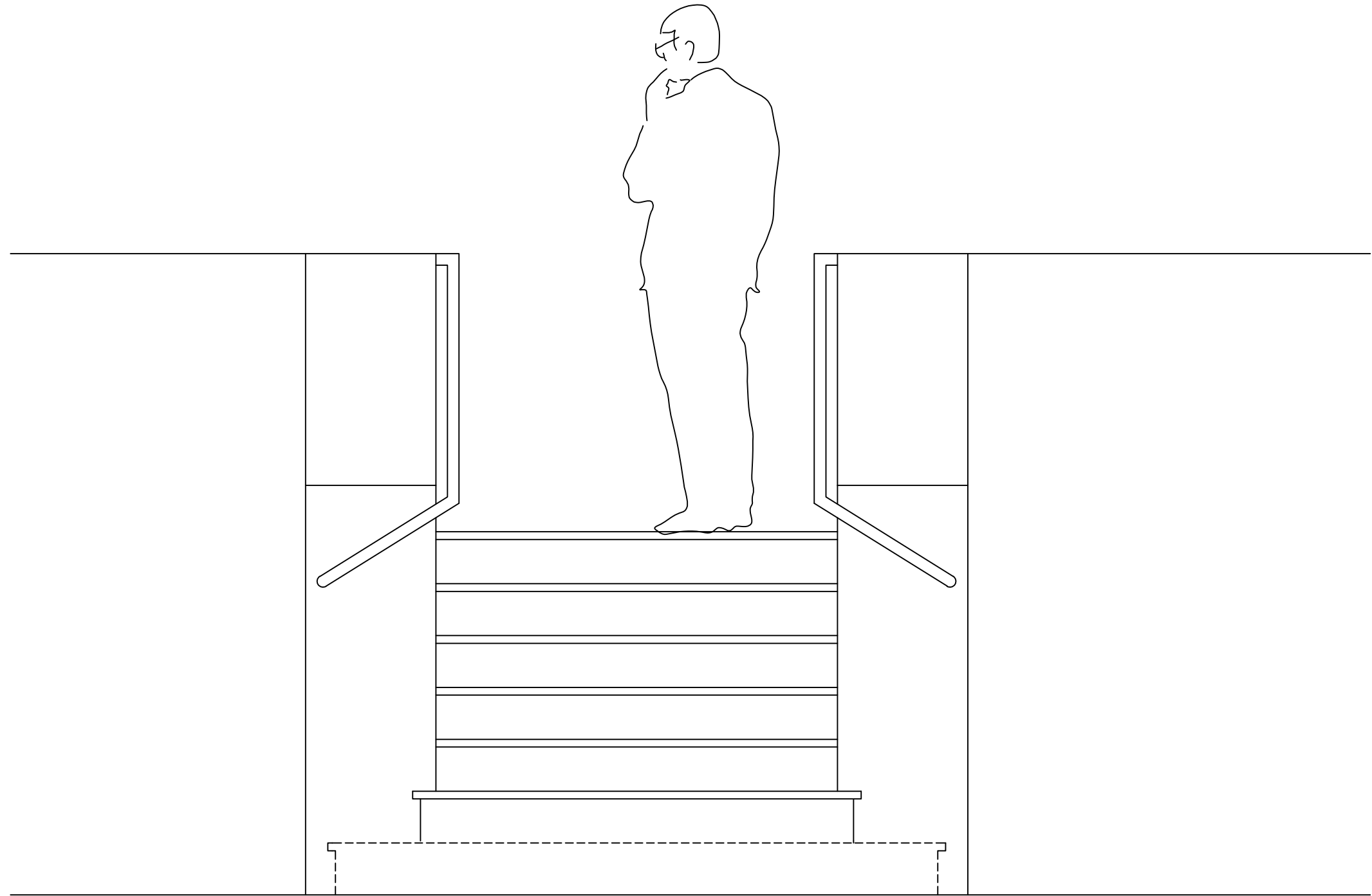


HDI

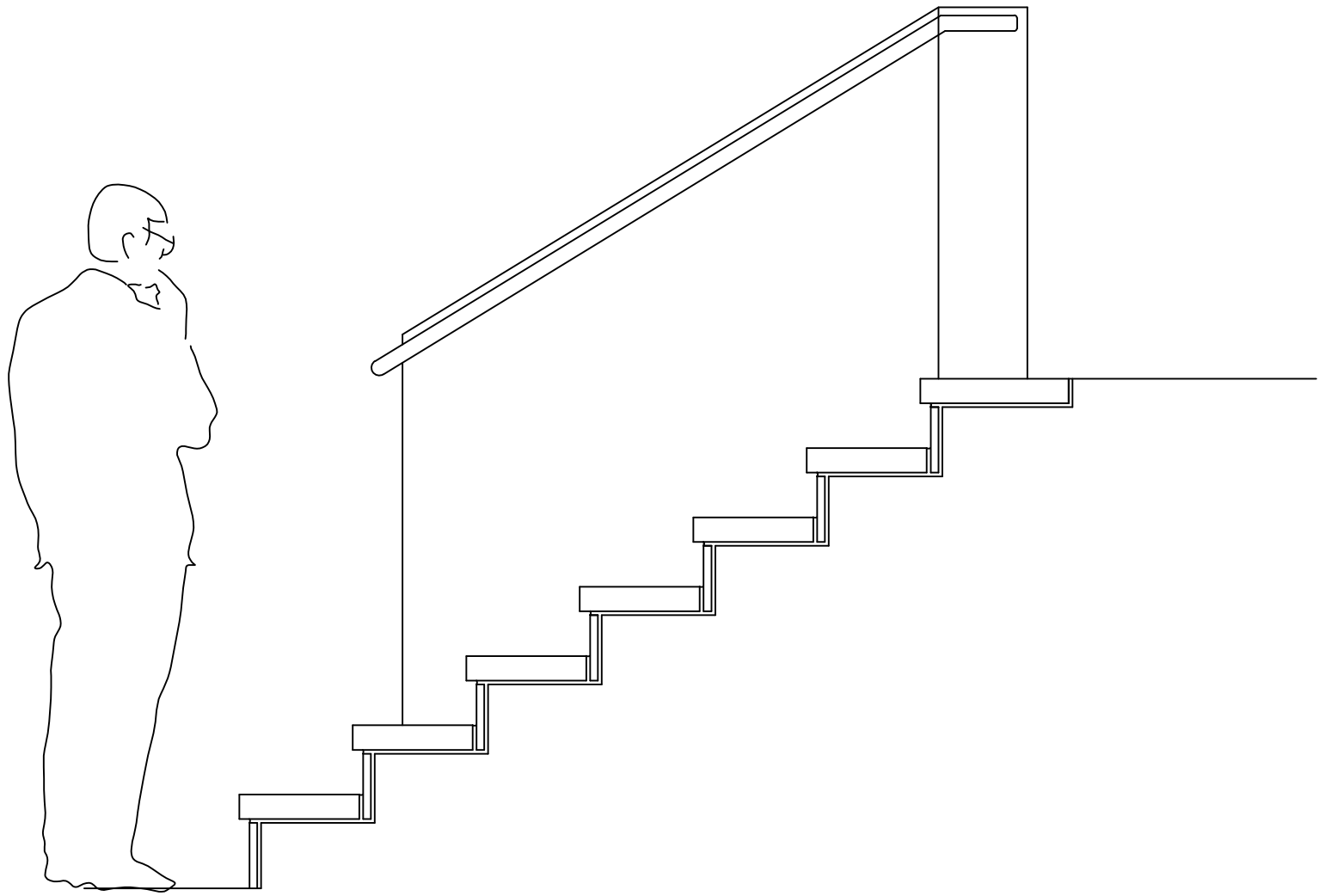
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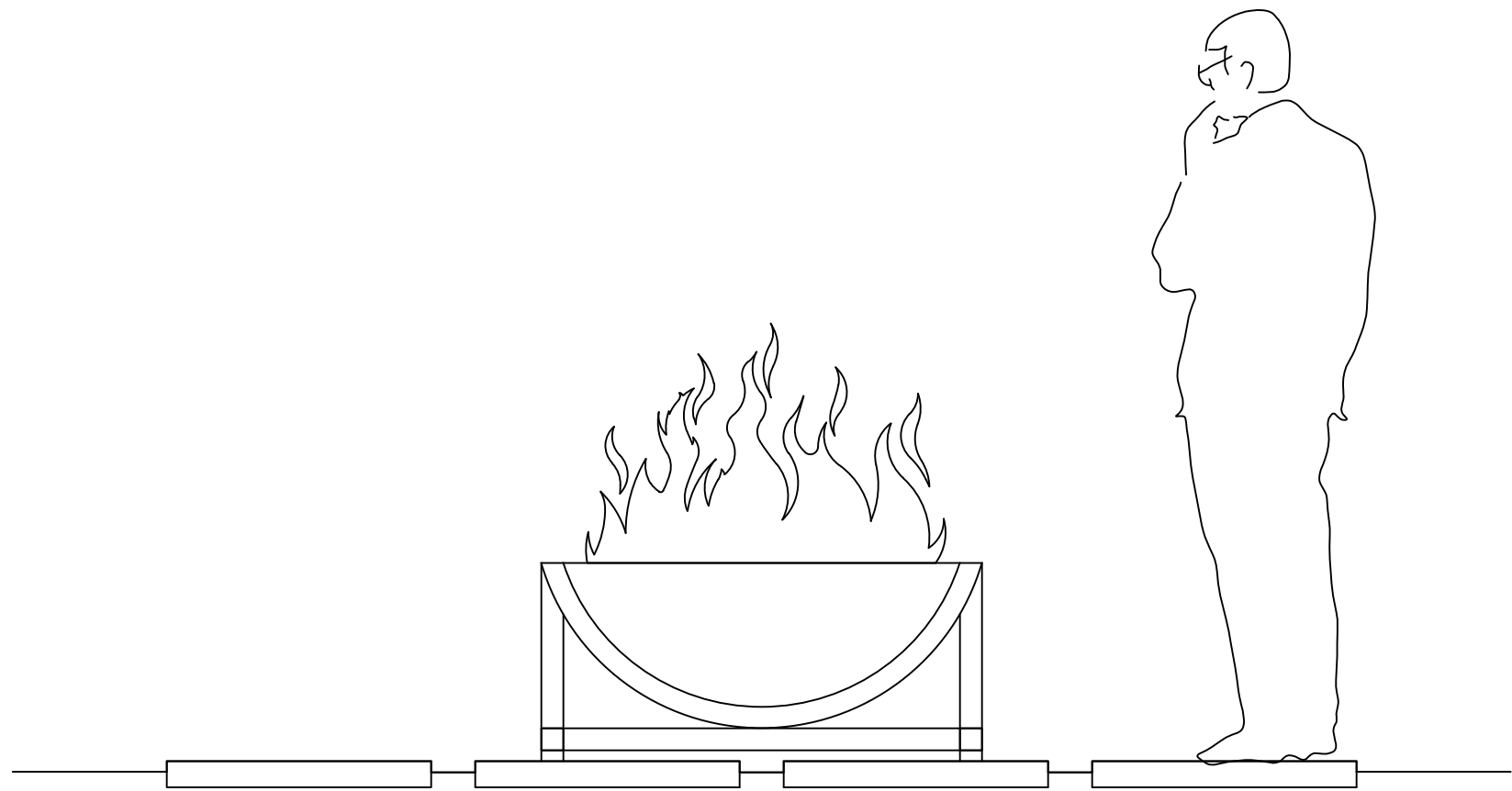
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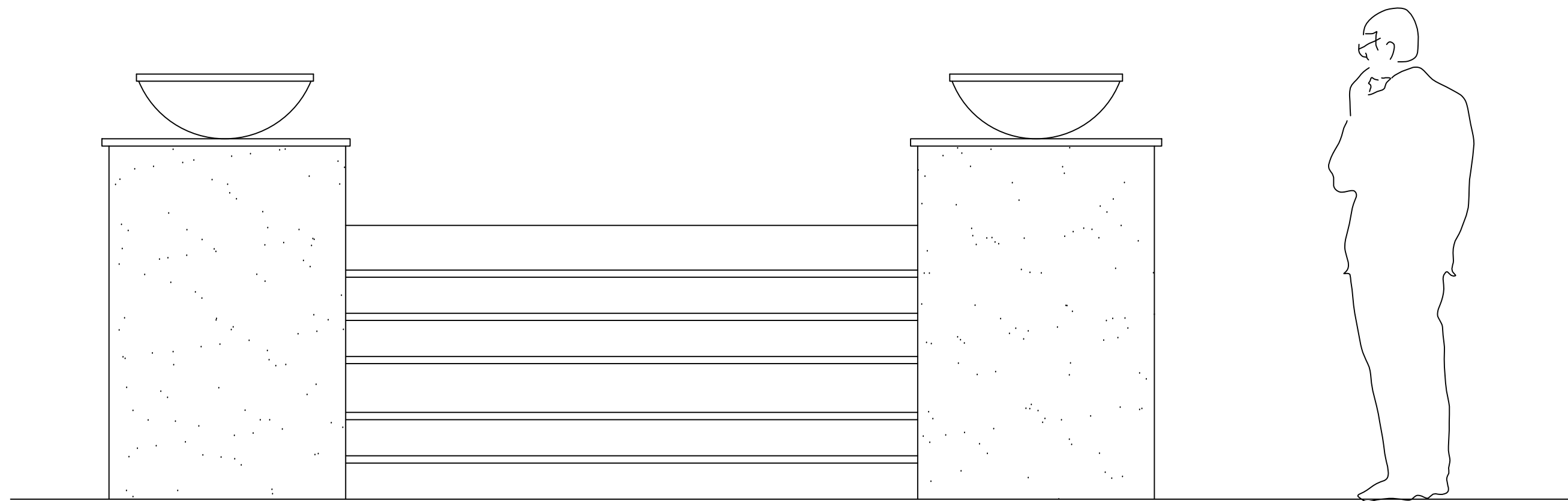
STEPS DETAIL - ELEVATION  
SCALE - 3/4"= 1'-0"



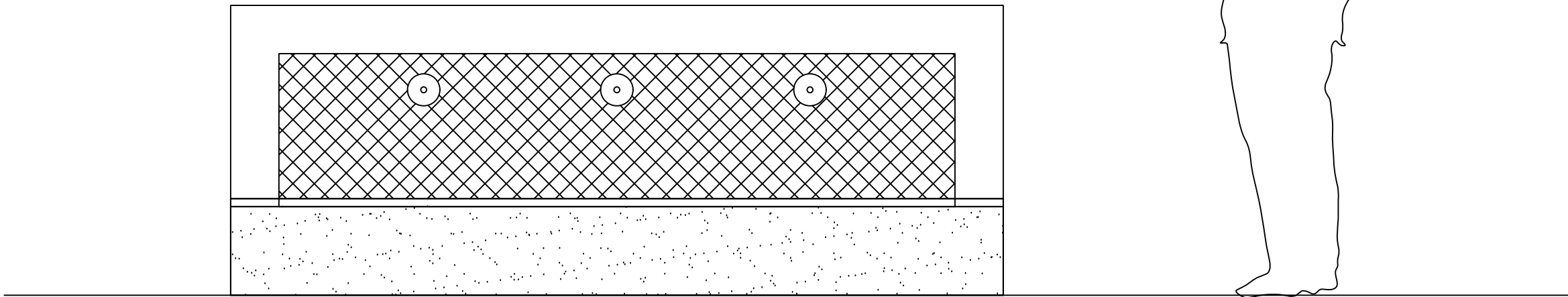
STEPS DETAIL - SECTION  
SCALE - 3/4"= 1'-0"



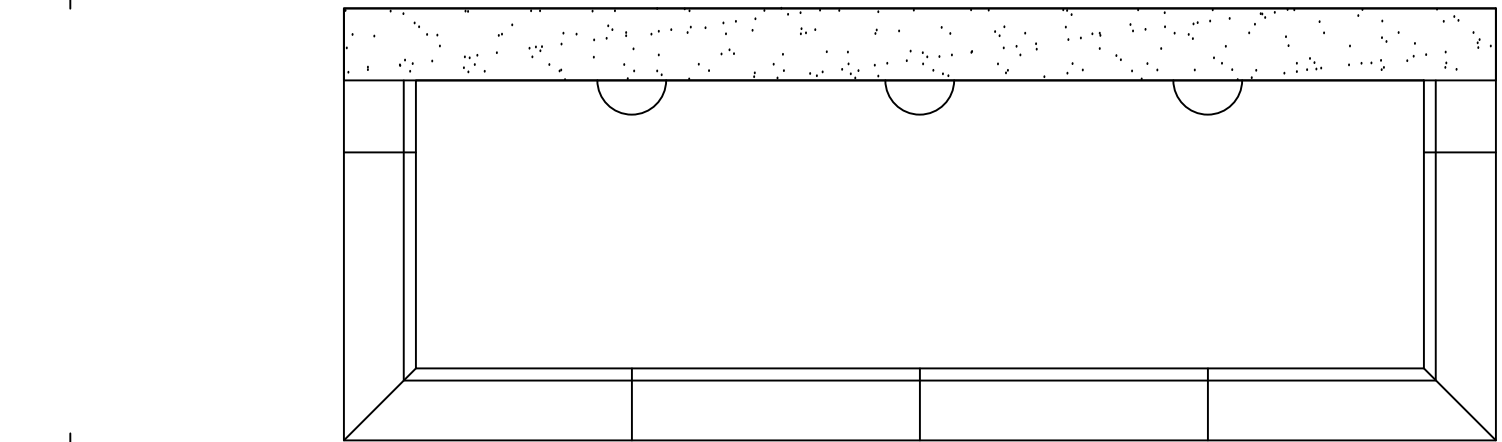
FIRE PIT TERRACE DETAIL - ELEVATION  
SCALE - 3/4"= 1'-0"



SOUTH ENTRY STEPS/LANDING/PLINTHS  
SCALE - 3/4"= 1'-0"



MOTORCOURT FOUNTAIN DETAIL - ELEVATION  
SCALE - 3/4"= 1'-0"



MOTORCOURT FOUNTAIN DETAIL - PLAN  
SCALE - 3/4"= 1'-0"

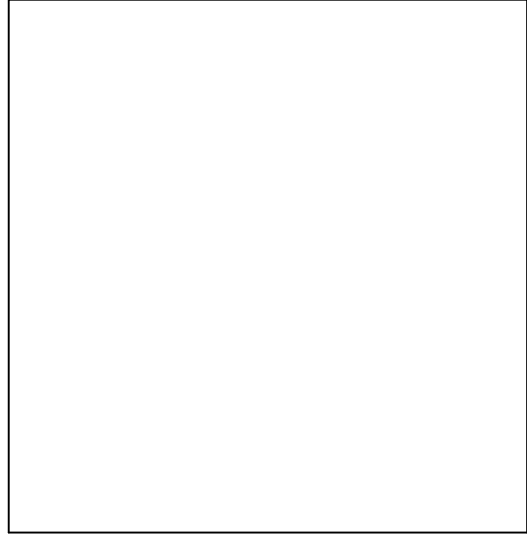
PROPOSED HARDSCAPE ELEMENT DETAILS

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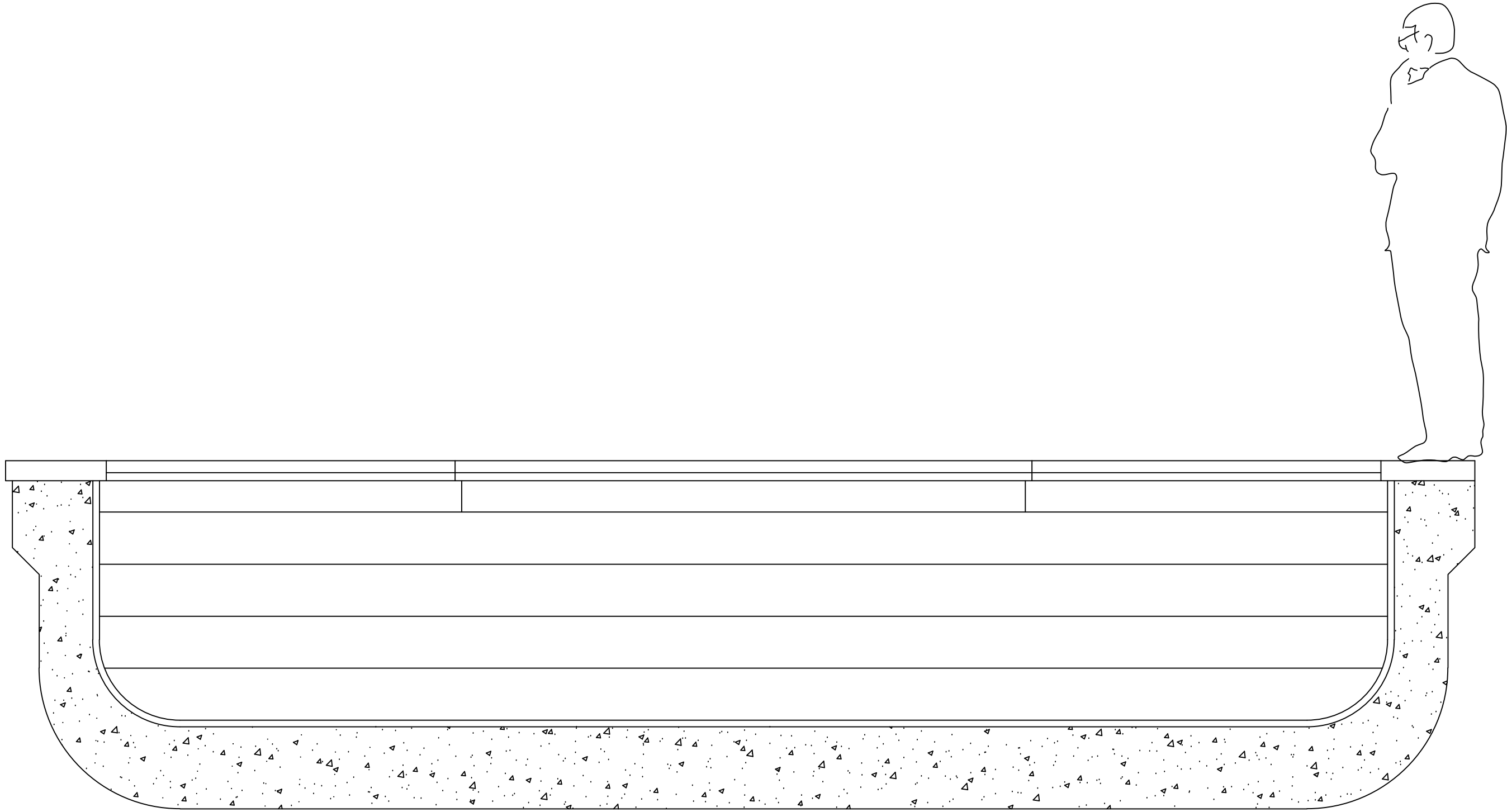
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HD2

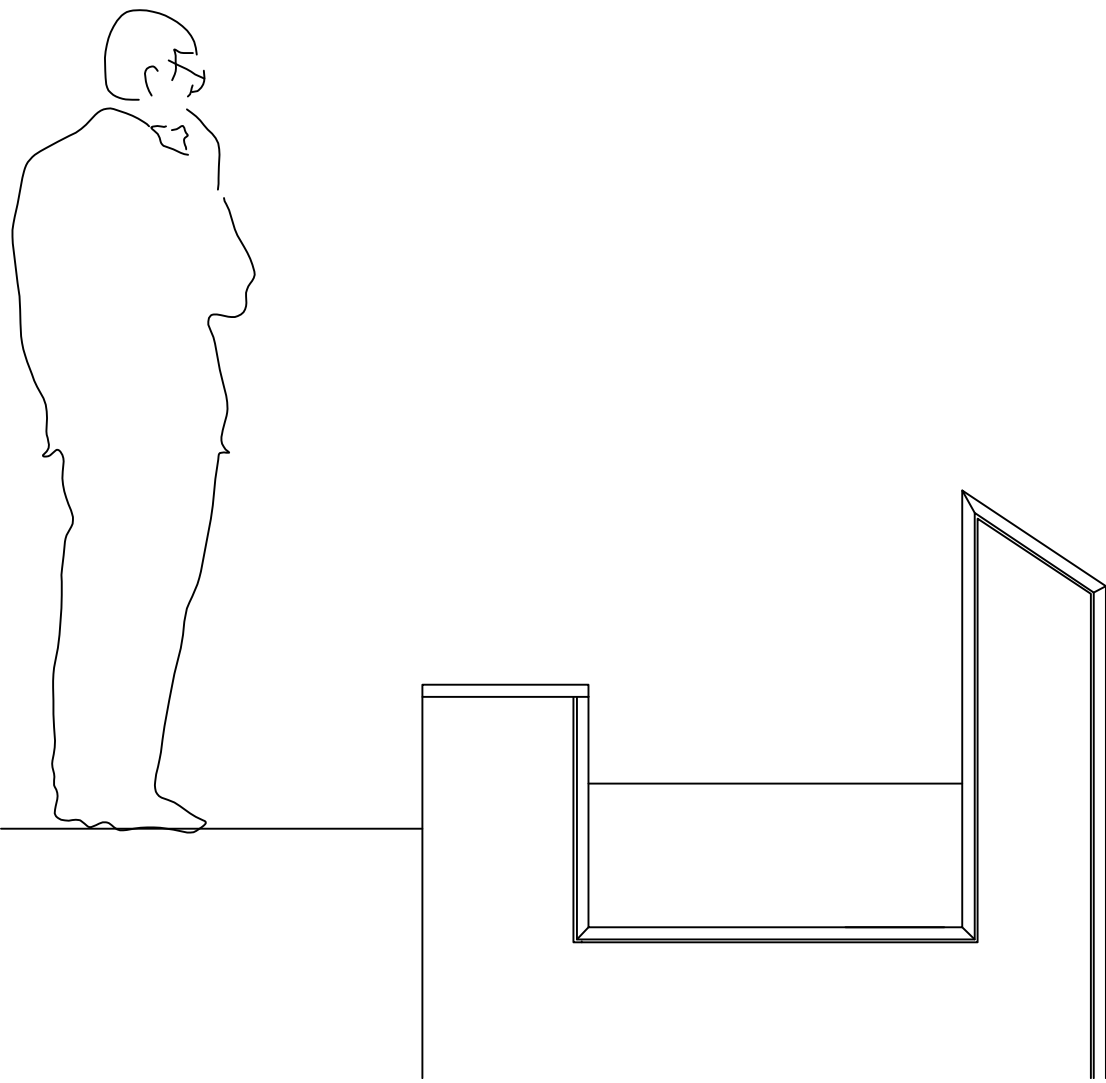
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SWIMMING POOL - E/W CROSS SECTION DETAIL

SCALE - 3/4"= 1'-0"



POOL FOUNTAIN WATER WALL - SECTION DETAIL

SCALE - 3/4"= 1'-0"



POOL FOUNTAIN WATER WALL - ELEVATION DETAIL

SCALE - 3/4"= 1'-0"

PROPOSED HARDSCAPE ELEMENT DETAILS

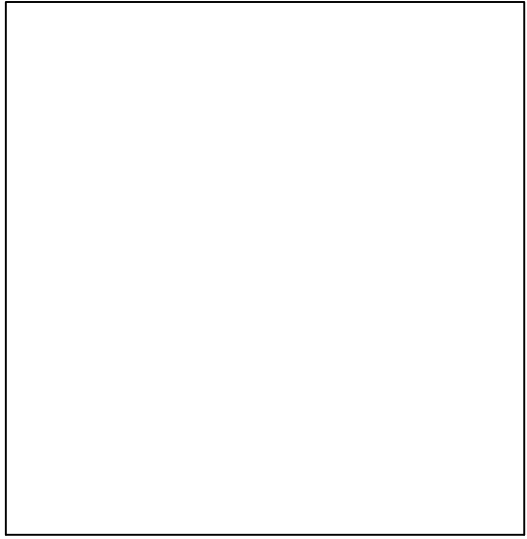
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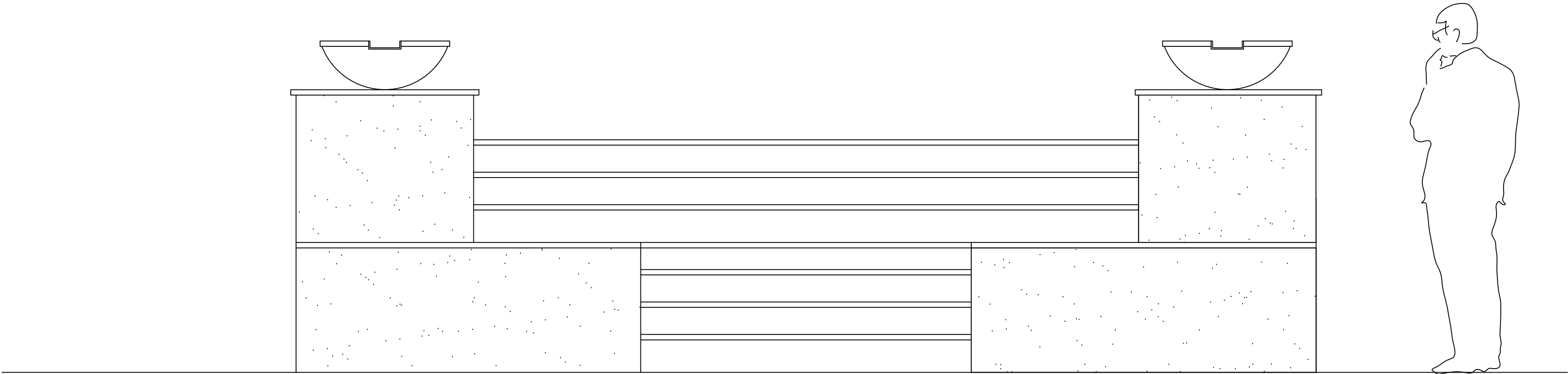
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HD3

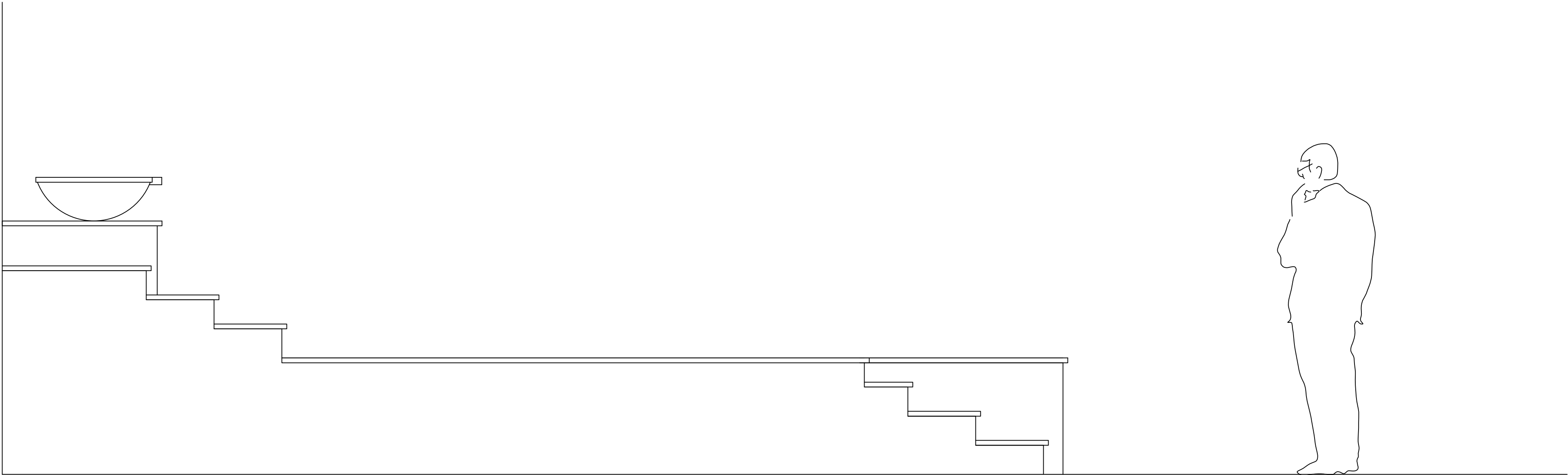
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MAIN ENTRY LANDING/STEPS - ELEVATION DETAIL

SCALE - 3/4"= 1-0"



MAIN ENTRY LANDING/STEPS - CROSS SECTION DETAIL

SCALE - 3/4"= 1-0"

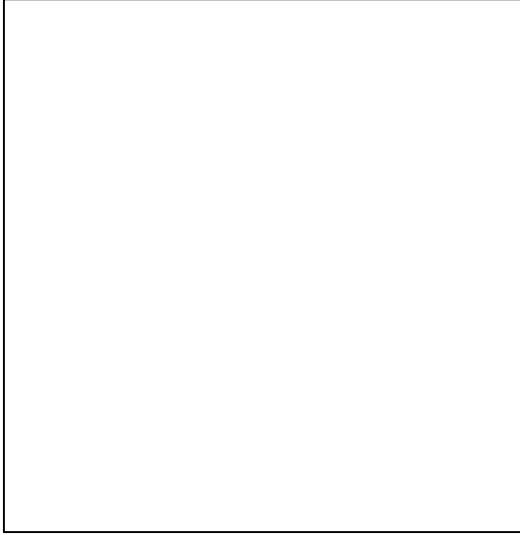
PROPOSED HARDSCAPE ELEMENT DETAILS

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HD4

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**TABBY SHELL CONCRETE  
PARKING AREA  
SERVICE WALKWAY**



**DOMINICAN CORAL STONE  
POOL COPING  
WALL CAP  
TREADS  
WALKWAYS**

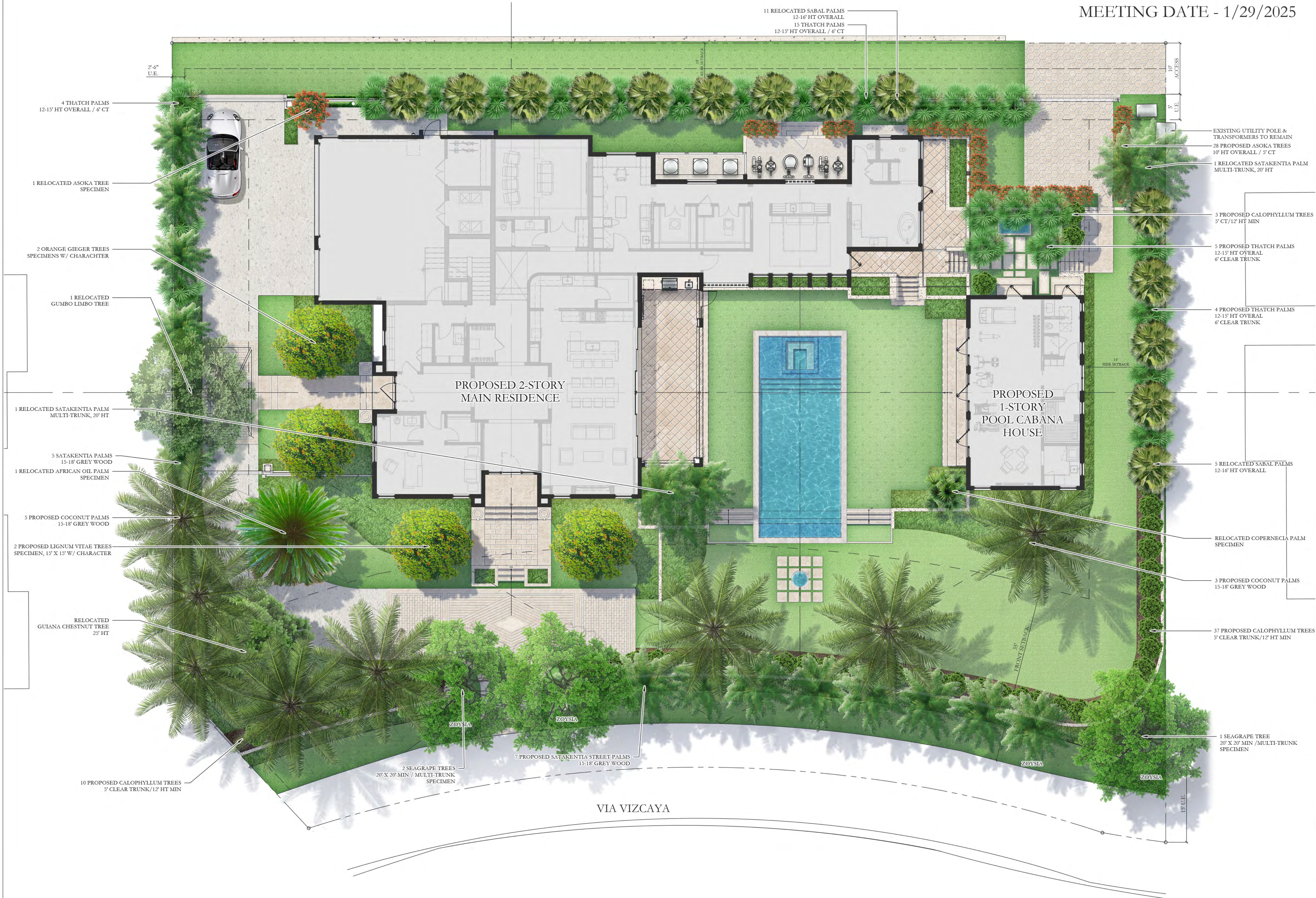


**NATURAL STONE  
WALL CLADDING  
FOUNTAIN WALL MOSAIC**



**PERVIOUS PAVING  
SERVICE DRIVE**

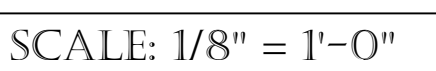




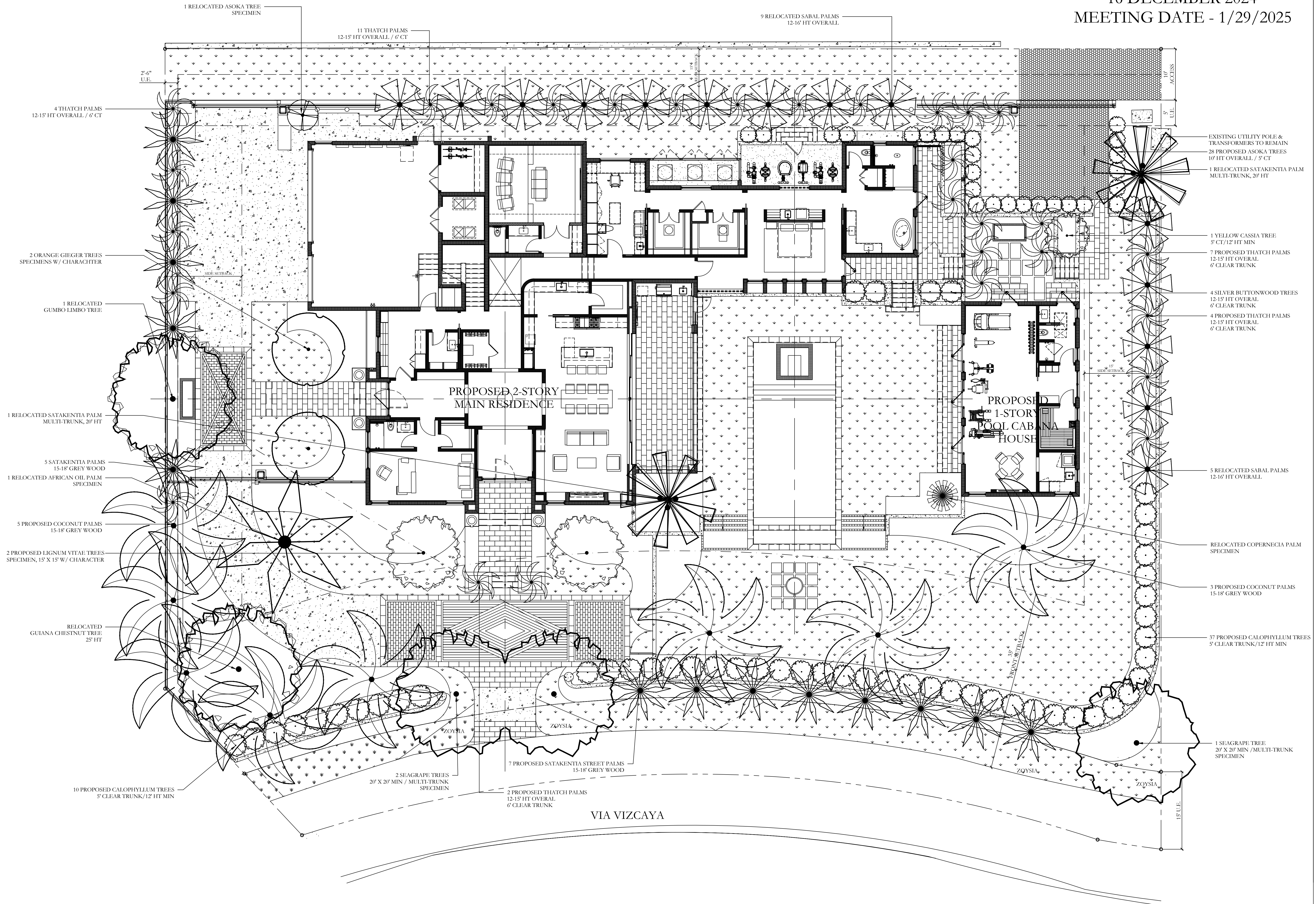


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PROPOSED LANDSCAPE UNDERSTORY PLAN

## OKEAN RESIDENCE

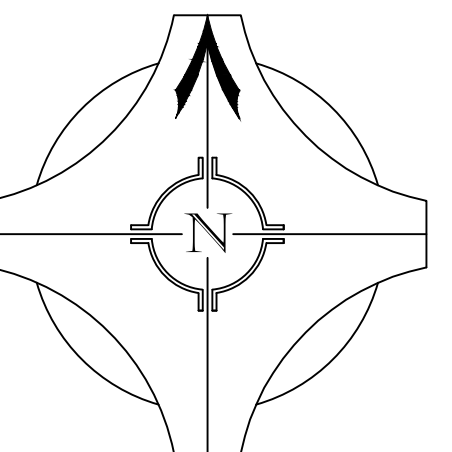
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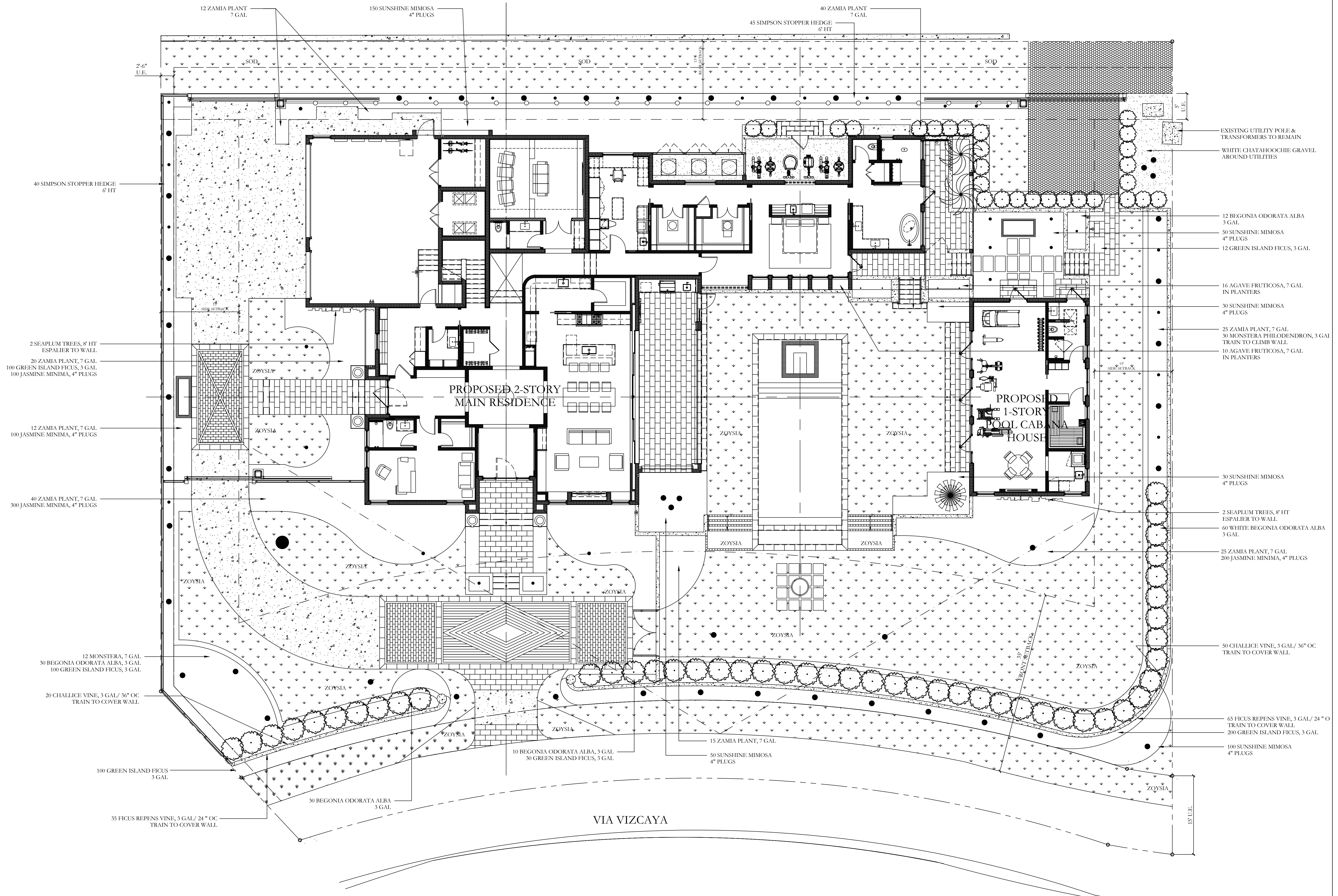
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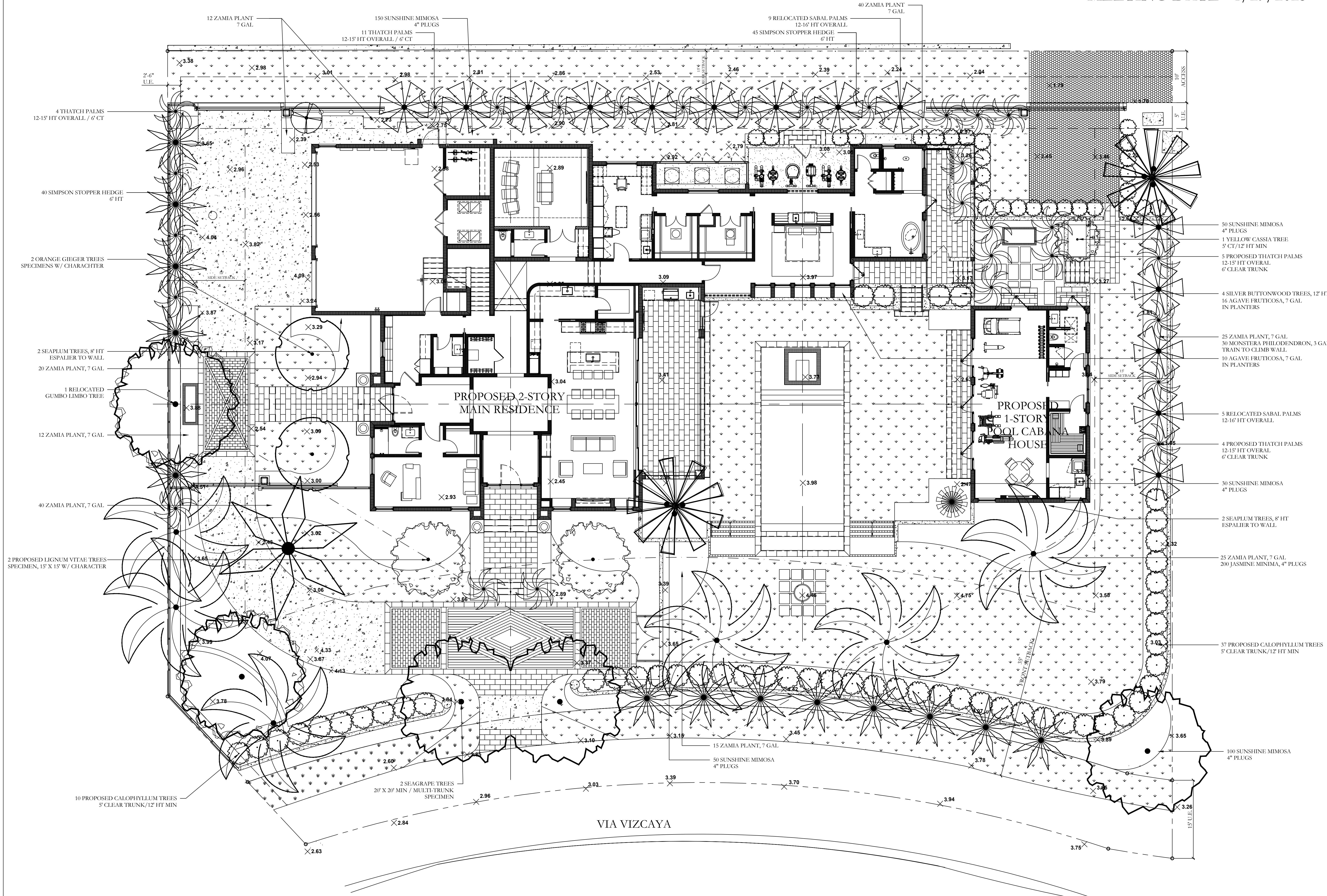
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LP2

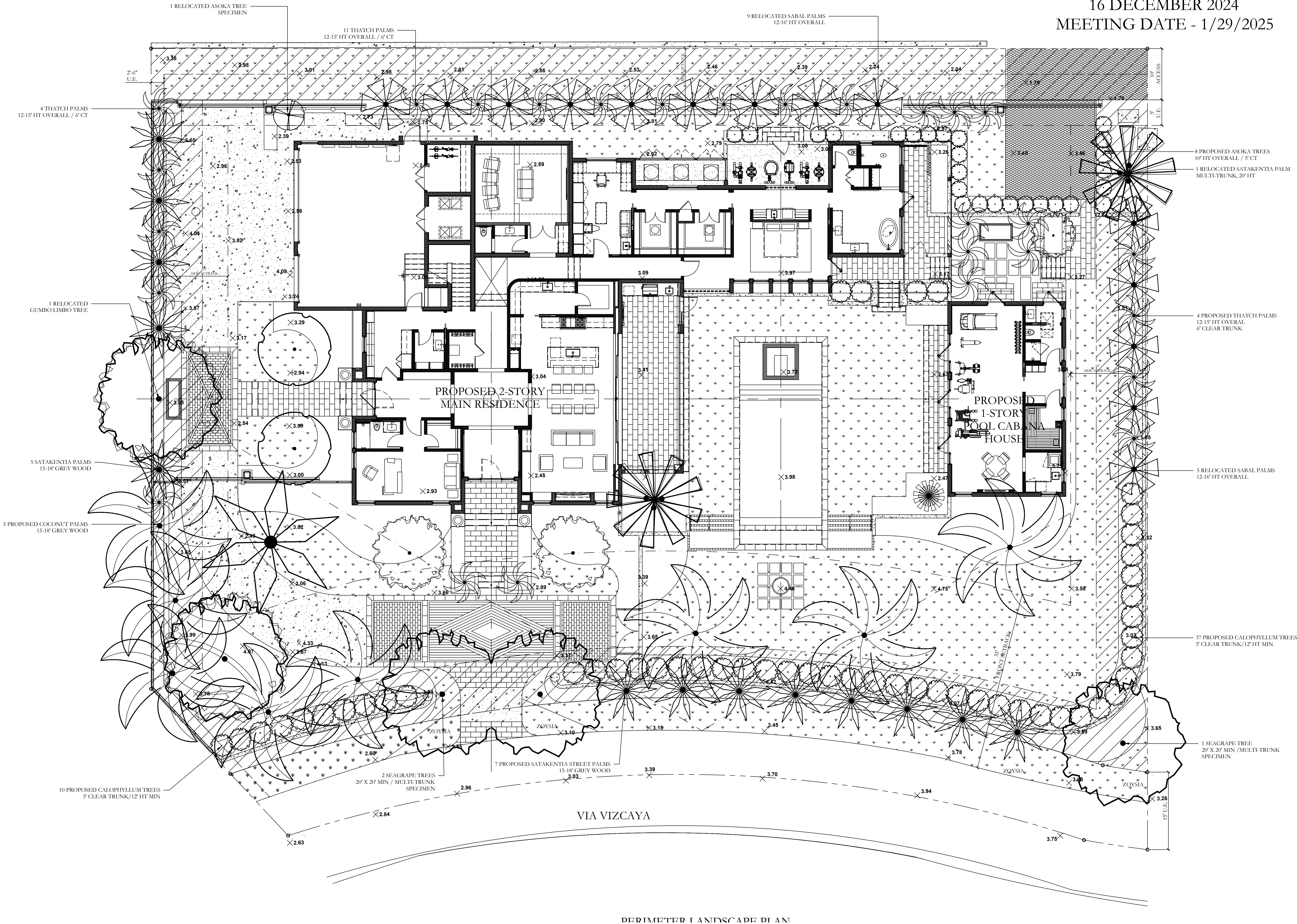
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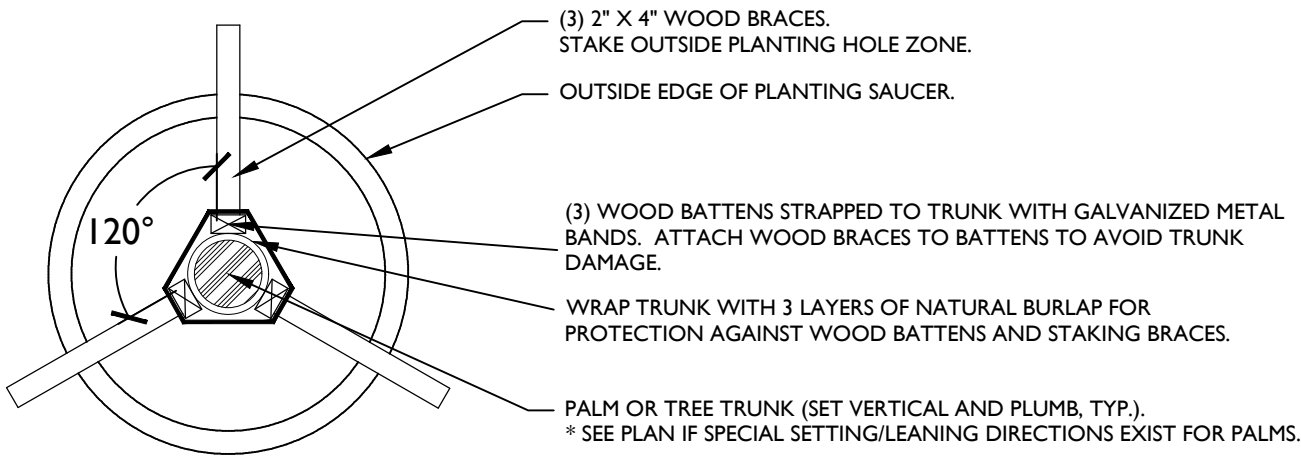






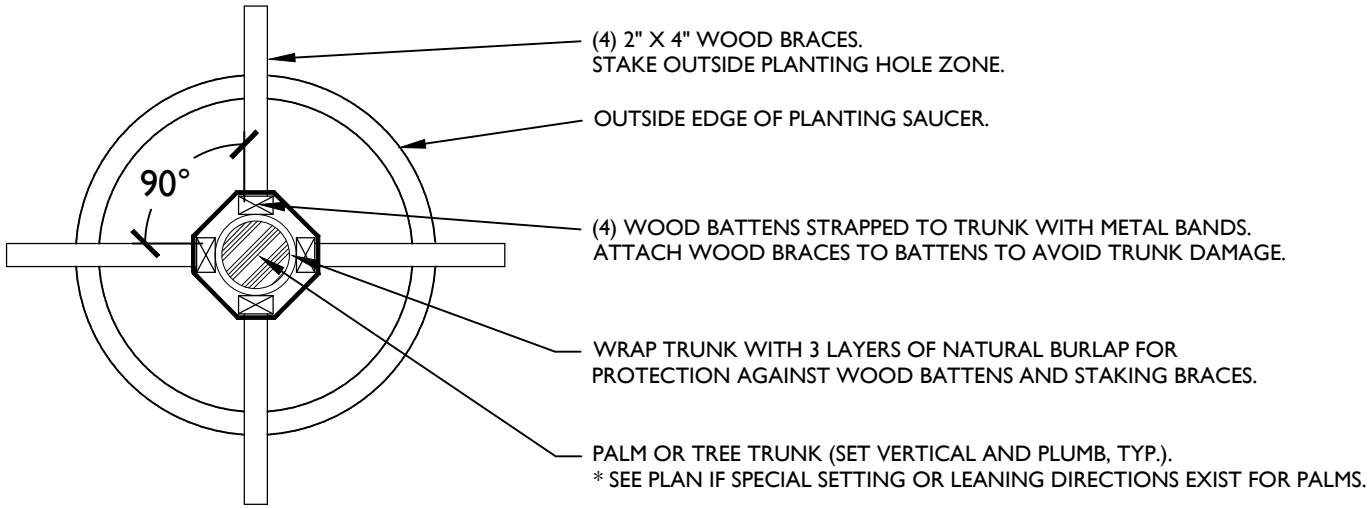
SMALL PALM STAKING PLAN

NOTE:  
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.  
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

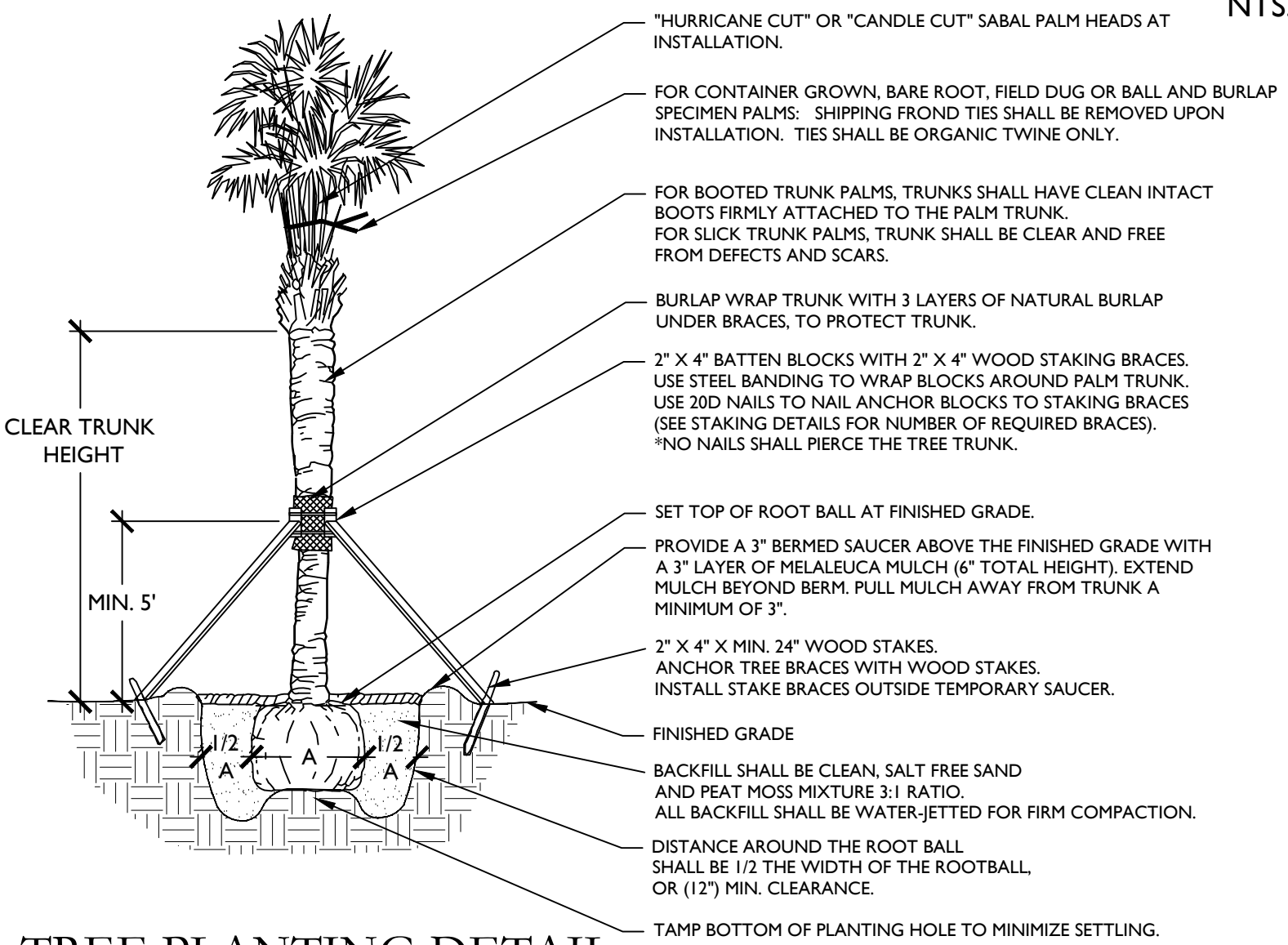


LARGE PALM OR TREE STAKING PLAN

NOTE:  
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER.  
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

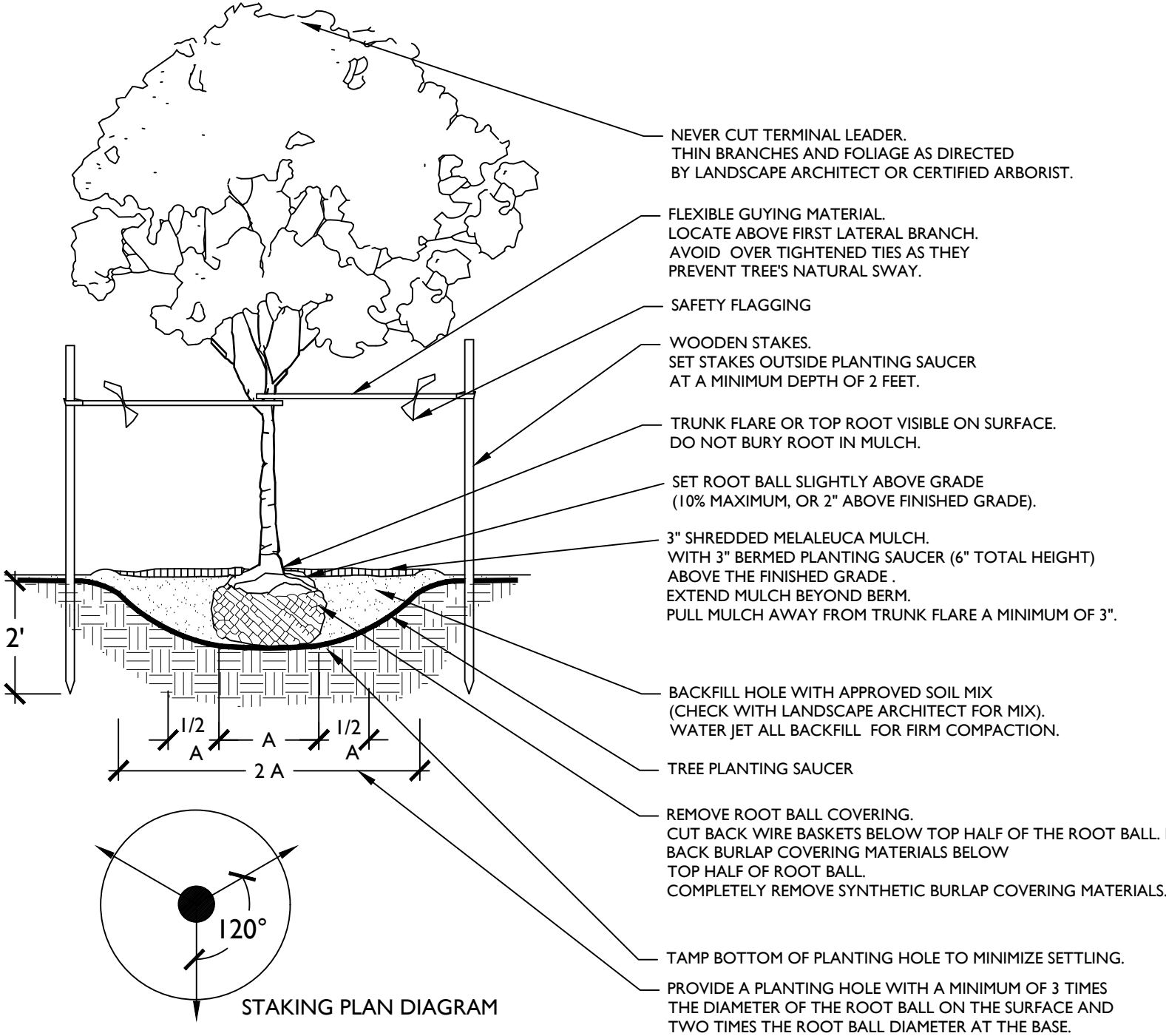


PALM PLANTING DETAIL



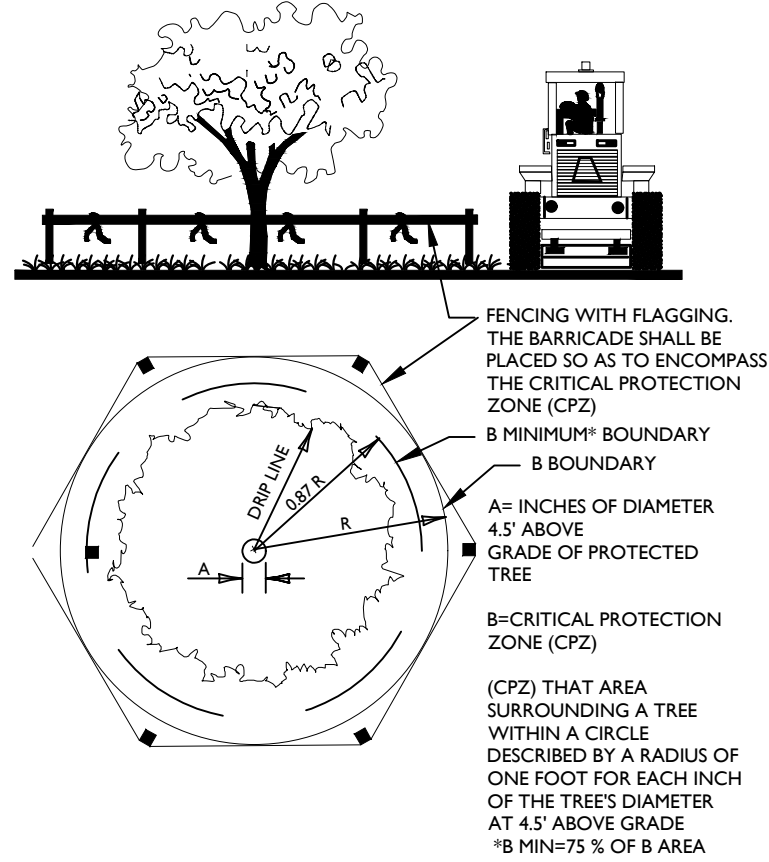
TREE PLANTING DETAIL

NOTE:  
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

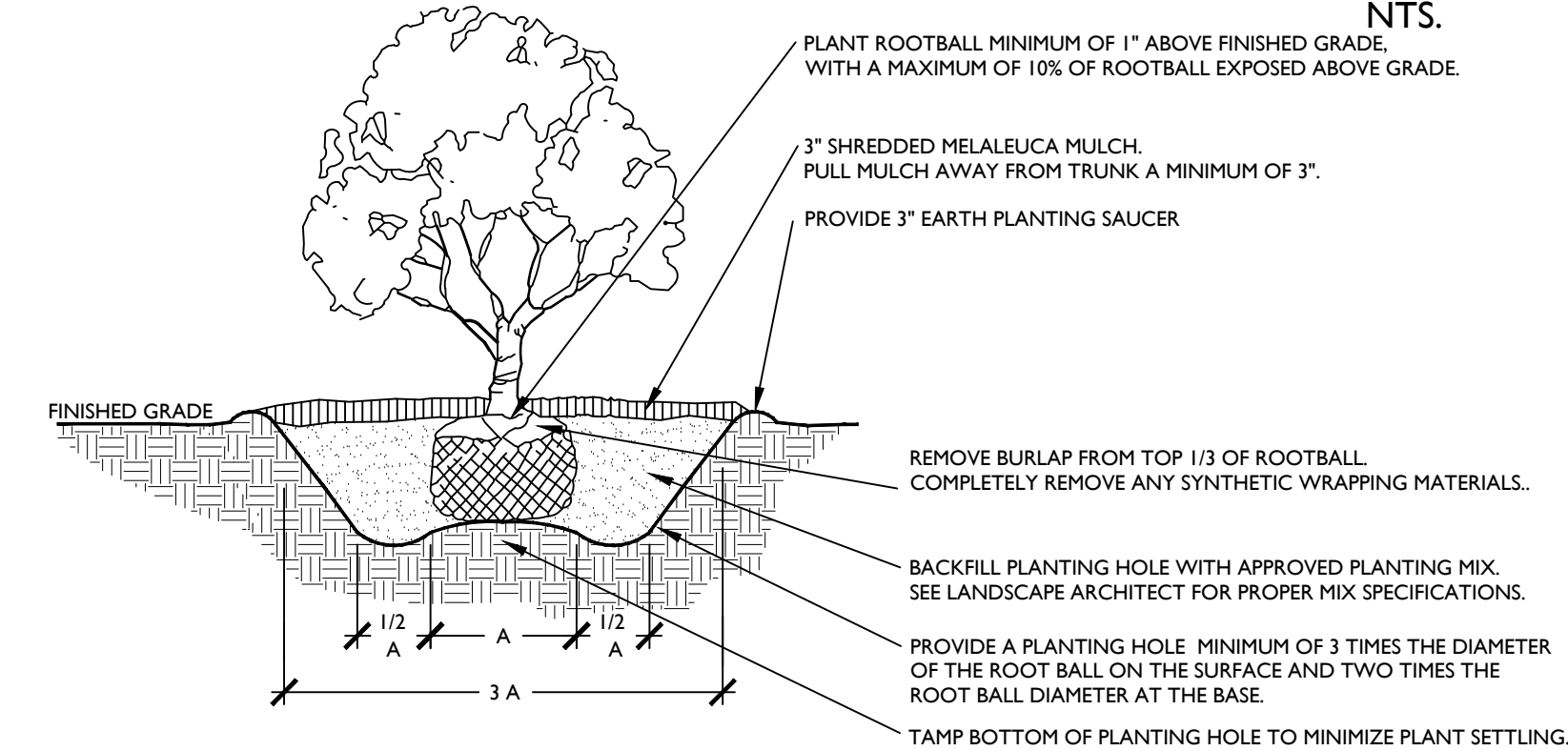


TREE PROTECTION DETAIL

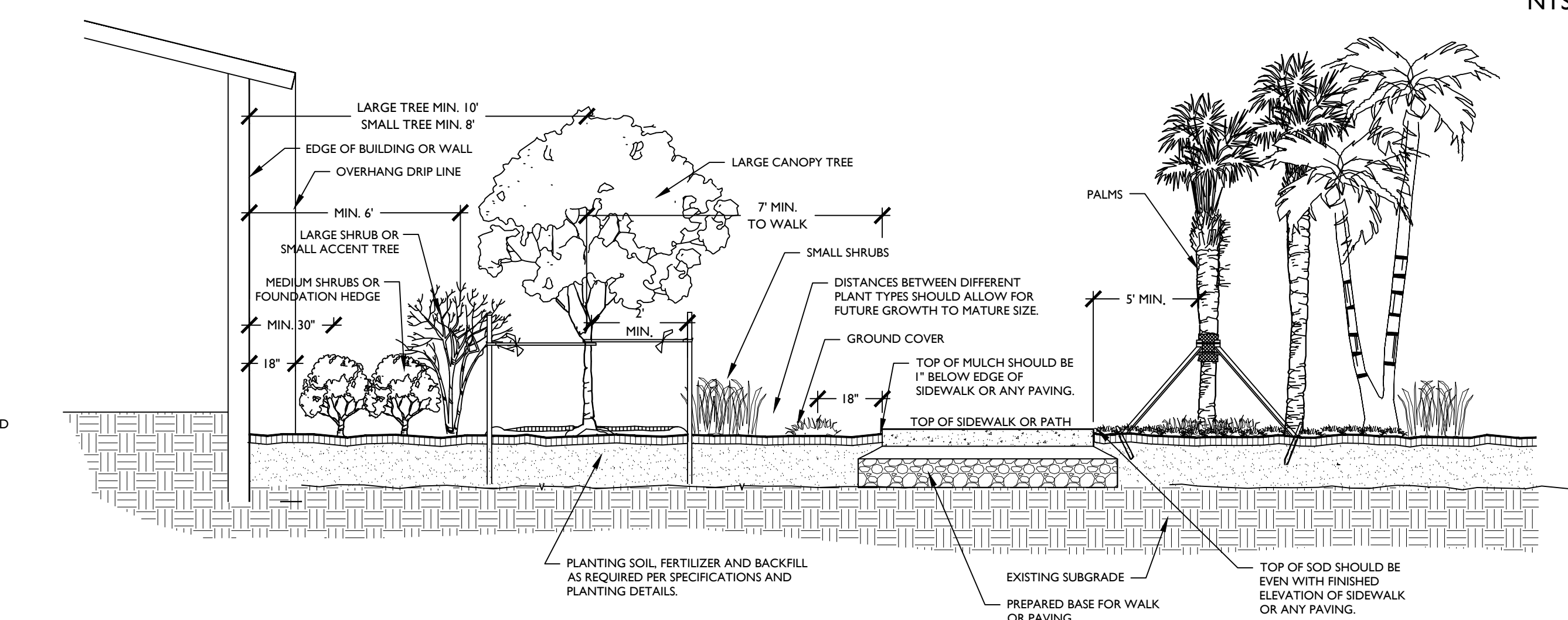
NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.



SHRUB PLANTING DETAIL



TYPICAL PLANTING DIAGRAM



LANDSCAPE PLANTING SCHEDULE -

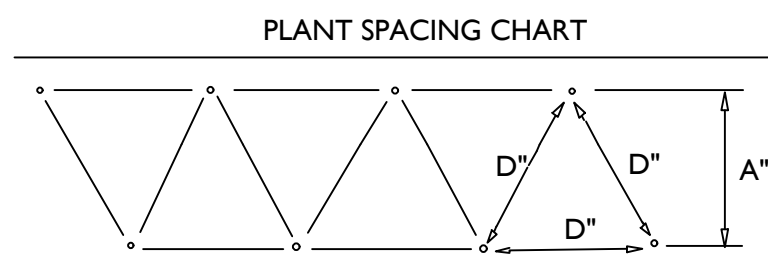
QTY	COMMON NAME	BOTANICAL NAME	SIZES/SPECS	NATIVE
RELOCATIONS -				
1	RELOCATED GUMBO LIMBO TREE	BURSERA SIMARUBA	EXISTING ON SITE	YES
1	RELOCATED COPERNICIA PALM	COPERNICIA MACROGLOSSA	EXISTING ON SITE	NO
14	RELOCATED SABAL PALM	SABAL	EXISTING ON SITE	YES
1	RELOCATED GUIANA CHESTNUT TREE	PACHIRA AQUATICA	EXISTING ON SITE	NO
1	RELOCATED AFRICAN OIL PALM	ELAEIS GUINEENSIS	OFF SITE - SPECIMEN	NO
1	RELOCATED ASOKA TREE	POLYALTHIA LONGIFOLIA 'PENDULA'	OFF SITE - OFF SITE	NO
2	RELOCATED SATAKENTIA PALM	SATAKENTIA LIUKIUENSIS	OFF SITE / MULTI-TRUNK, 20' HT	NO
TREES / PALMS -				
3	SEAGRAPE TREE	COCCOLOBA UVIFERA	20' X 20' MIN / MULTI-TRUNK SPECIMEN	YES
1	YELLOW CASSIA TREE	CASSIA SURATTENSIS	5' CT/12' HT MIN	YES
2	LIGNUM VITAE TREE	LIGNUM VITAE	15' X 15' SPECIMEN W/ CHARACTER	YES
2	ORANGE GIEGER TREE	CORDIA SEBESTENA	20' X 20' SPECIMEN W/ CHARACTER	NO
12	SATAKENTIA PALM (STREETSCAPE)	SATAKENTIA LIUKIUENSIS	15-18' GW	NO
6	SABAL PALM	SABAL PALMETTO	12-16' HT OA	YES
8	COCONUT PALM	COCOS NUCIFERA	15-18' GW	NO
28	THATCH PALM	THRINAX RADIATA	12-15' HT OA / 6' CT	YES
SHRUBS / GROUNDCOVERS / VINES -				
28	ASOKA TREE	POLYALTHIA LONGIFOLIA 'PENDULA'	10' HT OA / 5' CT	NO
47	CALOPHYLLUM TREE	CALOPHYLLUM INOPHYLLUM	12' HT MIN / 5' CT	YES
4	SEAPLUM TREES	SEAPLUM	8' HT- ESPALIER TO WALL	YES
700	JASMINE MINIMA GROUNDCOVER	TRACHELOSPERMUM ASIATICUM	4" PLUGS	NO
85	SIMPSON STOPPER HEDGE	MYRCIANTHES FRAGRANS	6' HT	YES
410	SUNSHINE MIMOSA GROUNDCOVER	MIMOSA STRIGILLOSA	4" PLUGS	YES
100	FICUS REPENS VINE	FICUS PUMILA	3 GAL/ 24" OC - TRAIN TO COVER WALL	NO
70	CHALLICE VINE	SOLANDRA MAXIMA	3 GAL/ 36" OC - TRAIN TO COVER WALL	NO
542	GREEN ISLAND FICUS	FICUS MACROCARPA	3 GAL	NO
154	WHITE ANGELWING BEGONIA	BEGONIA ODORATA ALBA	3 GAL	NO
26	AGAVE FRUTICOSA	AGAVE FRUTICOSA	7 GAL - IN RAISED PLANTERS	NO
42	MONSTERA	MONSTERA DELICIOSA	7 GAL	NO
99	ZAMIA PLANT	ZAMIA	7 GAL	YES
ALLIED MATERIALS -				
3,000	IKON ZOYSIA	SF	N/A	YES
500	PREMIUM BLACK MULCH	BAGS	N/A	N/A
300	WHITE CHATAHOOCHEE GRAVEL	SF	N/A	N/A

NATIVE PLANTING REQUIREMENTS (35% OF PROPOSED PLANTINGS)

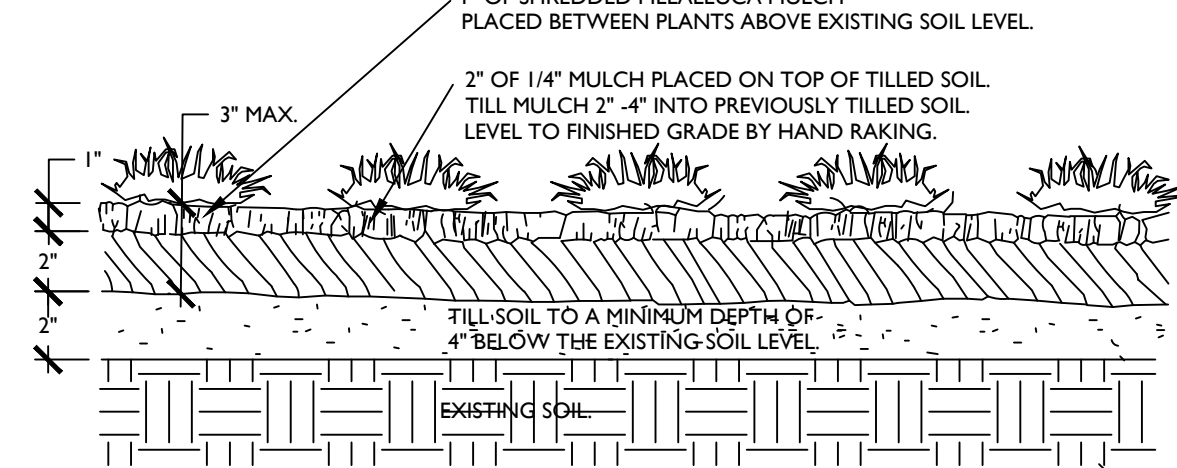
TOTAL PROPOSED TREES & PALMS: 83 TREES & PALMS  
TOTAL SHRUBS, HEDGES, VINES, GROUNDCOVERS: 2,287 PLANTS  
TOTAL PROPOSED PLANTINGS: 2,370 PLANTS  
TOTAL REQUIRED NATIVE PLANTINGS: 711 NATIVE PLANTS REQUIRED (30%)  
TOTAL PROPOSED NATIVE PLANTINGS: 720 NATIVE PLANTS PROVIDED

PLANT SPACING DETAIL

SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"



GROUNDCOVER DETAIL



LANDSCAPE NOTES:

- STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
- CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
- TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
- ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
- ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
- IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
- ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
- IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
- REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
- RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
- LOCATION OF PROPOSED ROYAL PALMS BASED ON PROPERTY OWNER'S PREFERENCE. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE INCURRED TO AUTOMOBILES OR OTHER PERSONAL PROPERTY DUE TO FALLING FRONDS.
- ALL PLANT MATERIAL IS TO BE FLORIDA GRADE #1 OR BETTER.
- ALL PLANTING MATERIAL TO HAVE ONE YEAR WARRANTY FROM FINAL APPROVAL.



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design studio

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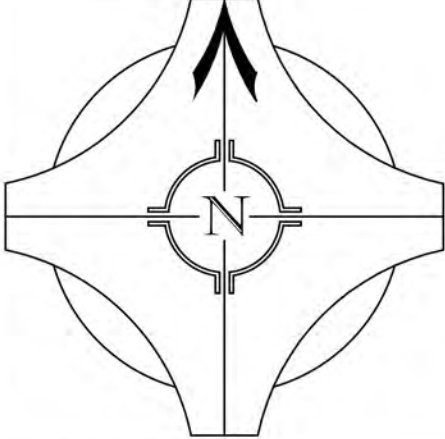
OPENSACE DIAGRAM

OKEAN RESIDENCE  
203 VIA VIZCAYA  
PALM BEACH, FLORIDA

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

OSD

DATE:  
16 DECEMBER 2024

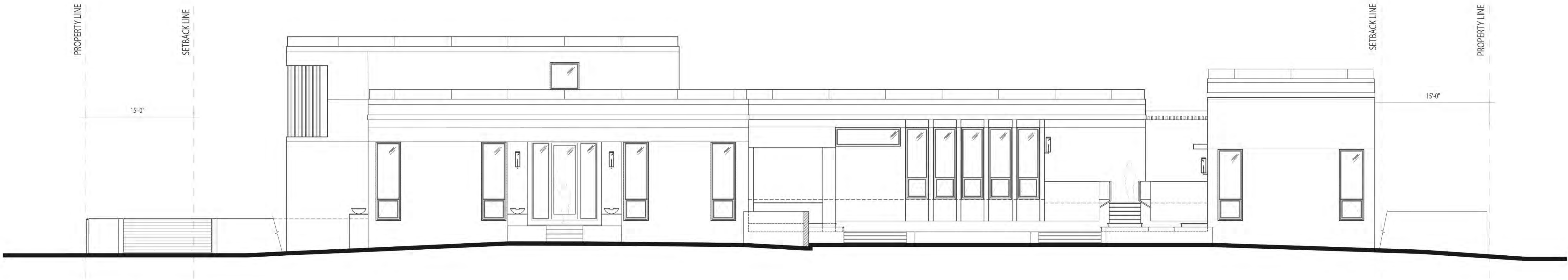


OPENSACE DIAGRAM-	
SYMBOL	DESCRIPTION
	PROPOSED HARDSCAPE/IMPERVIOUS AREA
	PROPOSED PERVIOUS HARDSCAPE AREA
	PROPOSED LANDSCAPE OPENSACE AREA



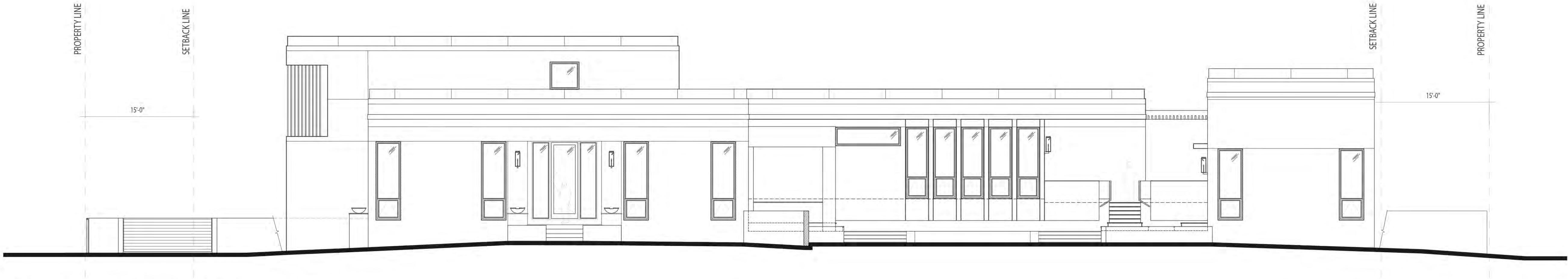
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SOUTH SIDE VIEW - PERIMETER GARDEN ELEVATION

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



SOUTH SIDE VIEW - INTERIOR GARDEN VIEW ELEVATION

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

PROPOSED LANDSCAPE CANOPY PLAN

OKEAN RESIDENCE  
203 VIA VIZCAYA  
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SCALE: 1/8" = 1'-0"

ELEV1

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

ELEV 2

DATE:  
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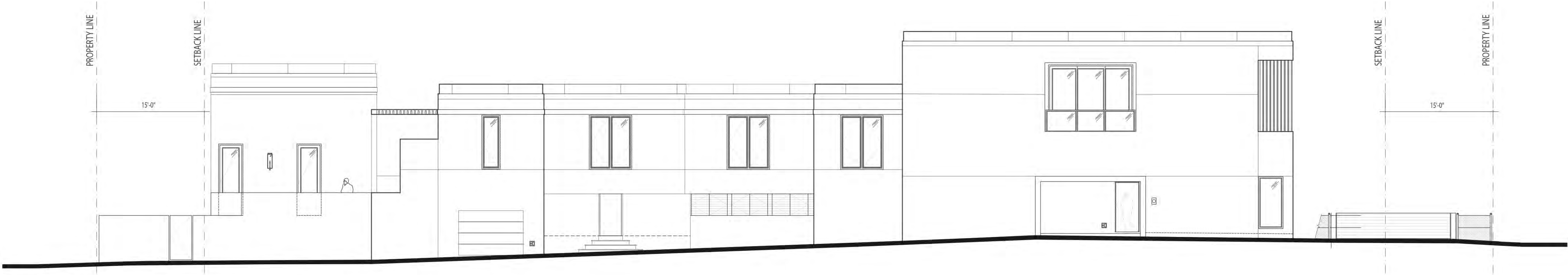




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○ NORTH SIDE VIEW- PERIMETER GARDEN ELEVATION

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



○ NORTH SIDE VIEW- INTERIOR GARDEN VIEW ELEVATION

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

PROPOSED LANDSCAPE CANOPY PLAN

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203 VIA VIZCAYA  
PALM BEACH, FLORIDA

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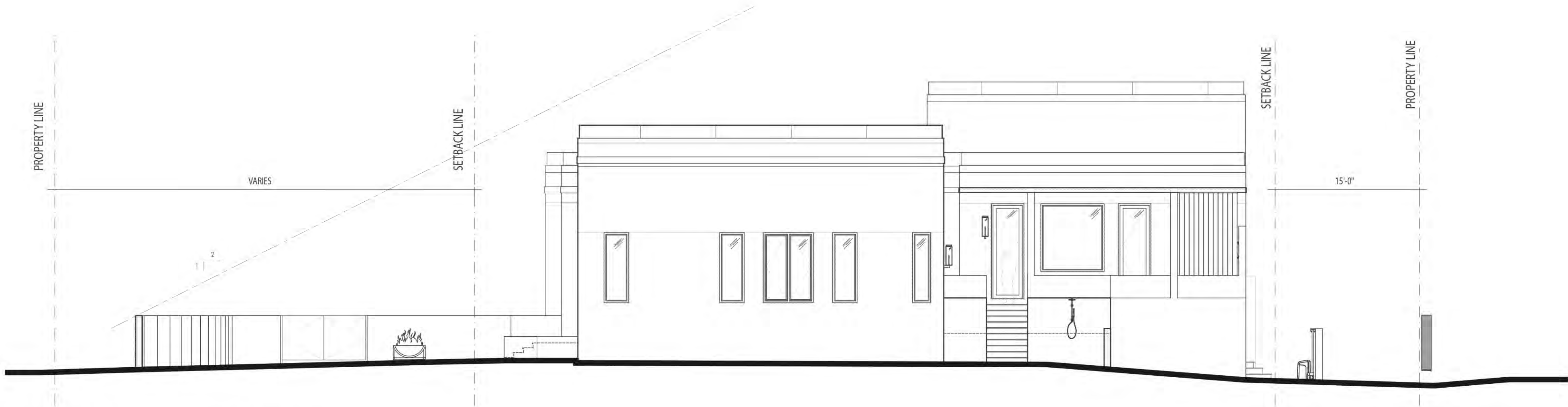
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SCALE: 1/8" = 1'-0"

ELEV 3

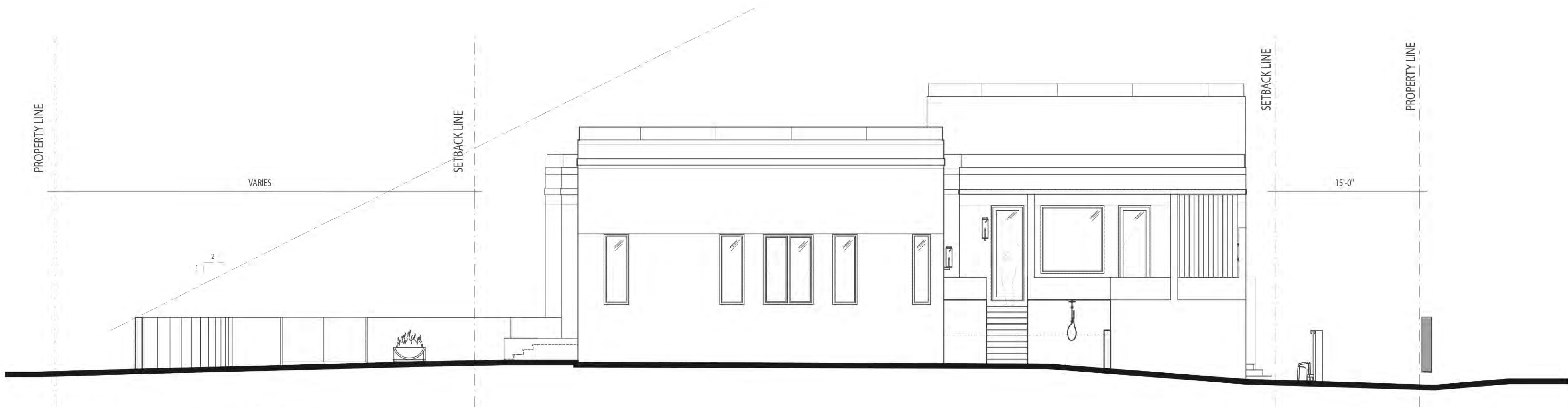
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EAST SIDE VIEW- PERIMETER GARDEN ELEVATION

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



EAST SIDE VIEW- INTERIOR GARDEN VIEW ELEVATION

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

PROPOSED LANDSCAPE CANOPY PLAN

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

ELEV4

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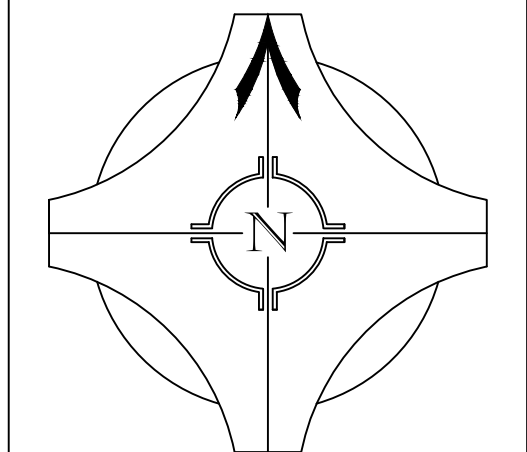
CONSTRUCTION SCREENING PLAN

OKEAN RESIDENCE  
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PALM BEACH, FLORIDA

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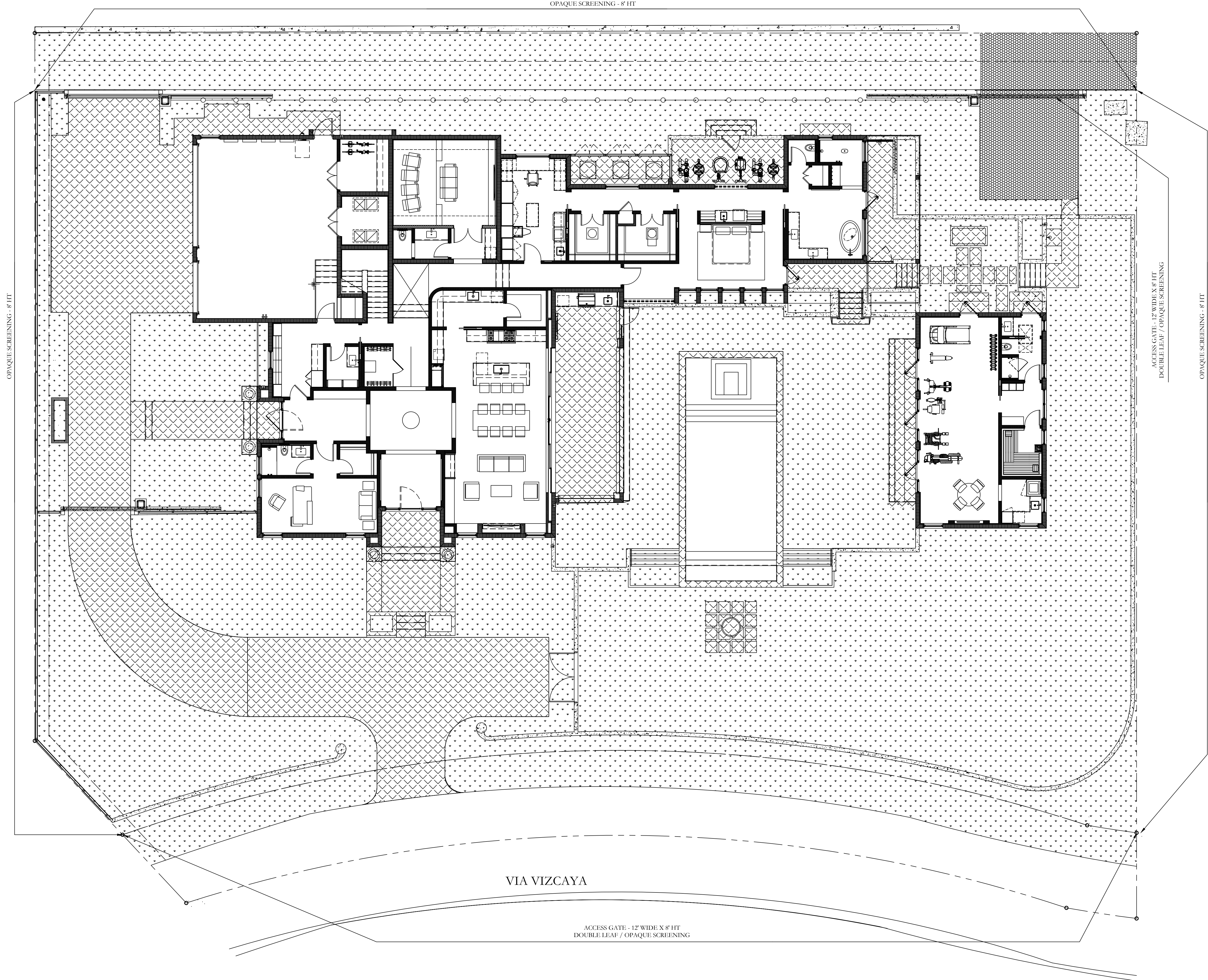
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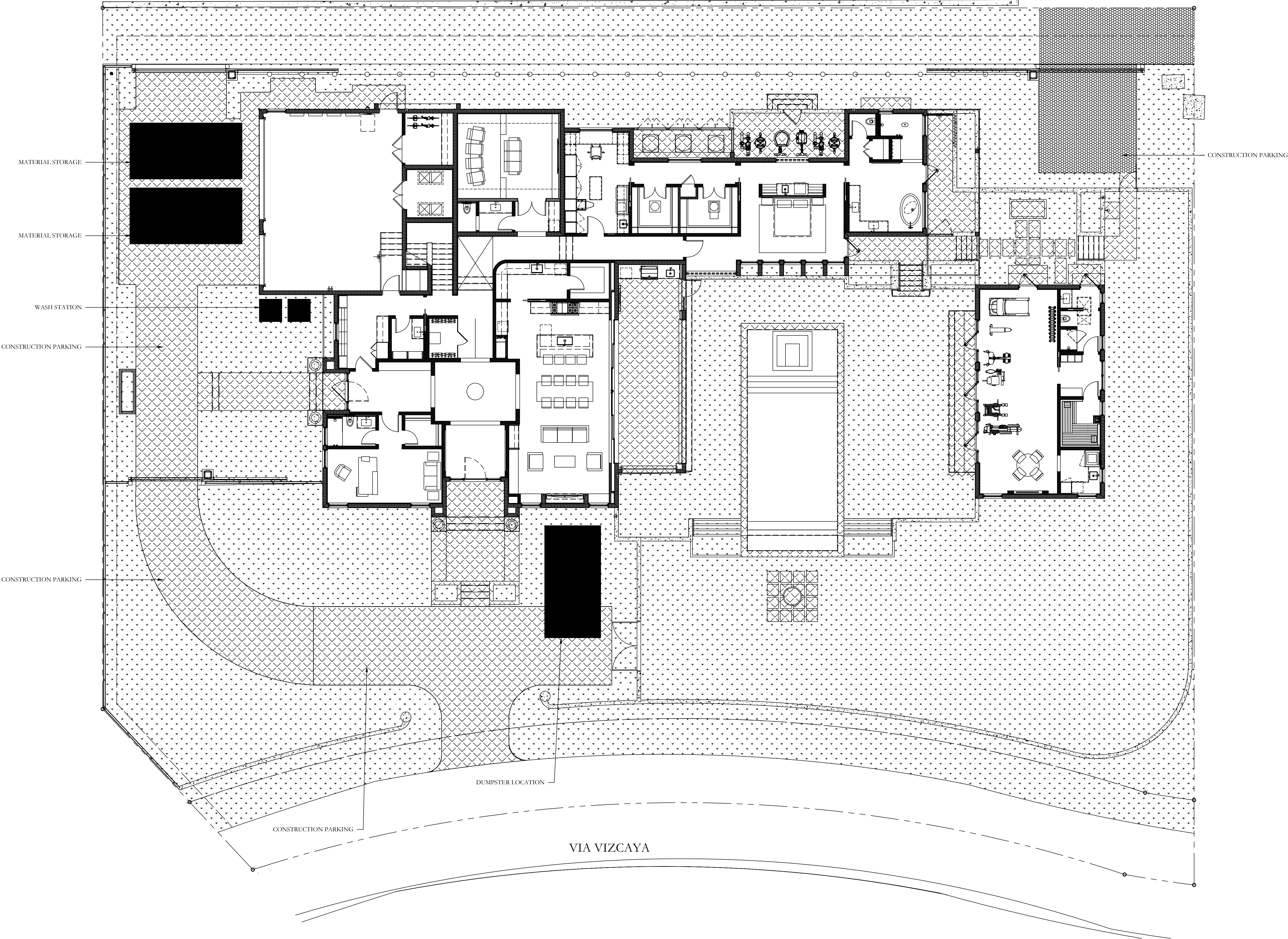
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CONSTRUCTION  
SCREENING  
PLAN

DATE:  
16 DECEMBER 2024







CONSTRUCTION STAGING PLAN

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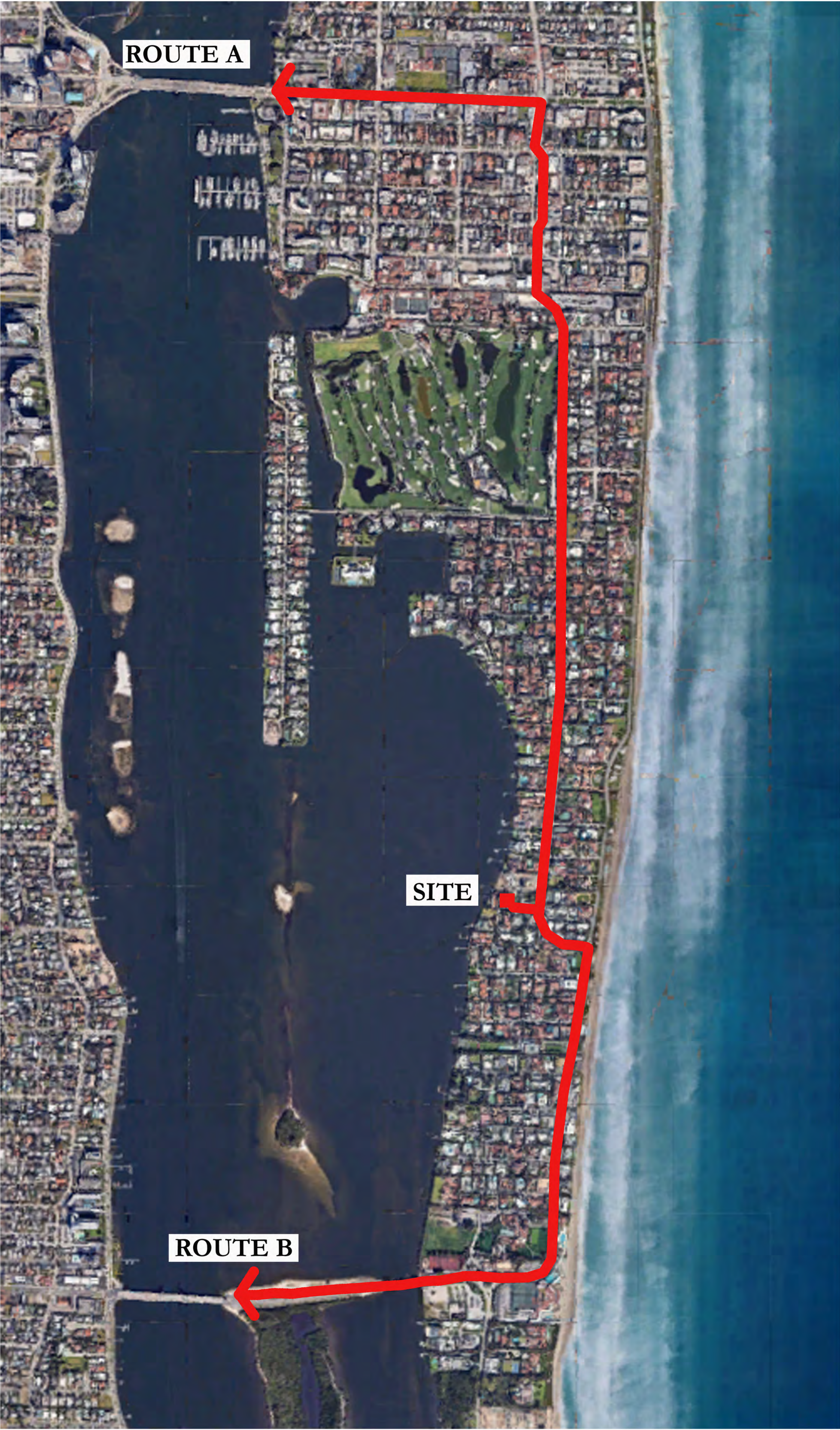
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SCALE: 1/8" = 1'-0"

CONSTRUCTION  
STAGING  
PLAN

DATE:  
16 DECEMBER 2024





ARC # 24-0128 | 2ND SUBMITTAL  
16 DECEMBER 2024  
MEETING DATE - 1/29/2025



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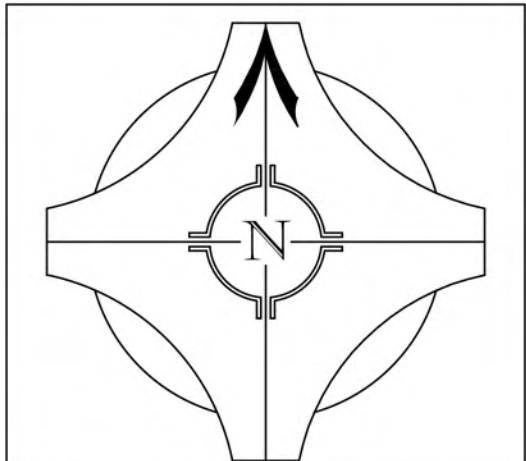
TRUCKING LOGISTICS PLAN

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NOT TO SCALE

TRUCKING  
LOGISTICS  
PLAN

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