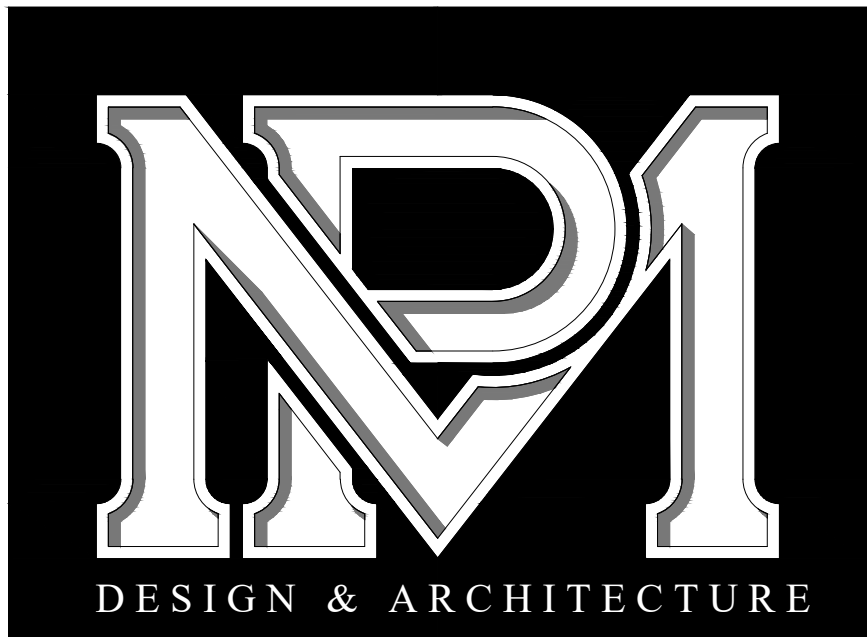


Renovations to the:
335 Cocoanut Row
Palm Beach Fl. 33480



ARCHITECTURE

MP DESIGN & ARCHITECTURE

LANDSCAPE

ENVIRONMENT DESIGN GROUP

HSB-24-0009

ZON-25-0004

First Submit 11-21-2024
Second Submit 02-03-2025
Final Submit 03-03-2025
LPC Meeting 03-19-2025

PROPOSED SCOPE OF WORK

- Proposed Renovation to an Existing Two-Story Residence & One Story Guest House with New Doors & Windows, New Roof New Pool & New Hardscape.

SHEET INDEX

COVER	GENERAL NOTES & DRAWING INDEX	A200	EXISTING & PROPOSED NORTH ELEVATION
	SURVEY	A200.1	EXISTING & PROPOSED NORTH ELEVATION w/ AWNING
	VICINITY LOCATION MAP	A201	EXISTING & PROPOSED SOUTH ELEVATION
	LOCATION MAP	A201.1	EXISTING & PROPOSED SOUTH ELEVATION w/ AWNING
PHOTOS 1	SURROUNDING PROPERTY PHOTOS	A202	EXISTING & PROPOSED EAST & WEST ELEVATION
PHOTOS 2	SUBJECT PROPERTY PHOTOS	A202.1	EXISTING & PROPOSED EAST & WEST ELEVATION w/ AWNING
PHOTOS 3	SUBJECT PROPERTY PHOTOS		
PHOTOS 4	SUBJECT PROPERTY PHOTOS	A203	GUEST HOUSE EXISTING & PROPOSED NORTH ELEVATION
PHOTOS 5	SIMILAR WINDOWS DESIGN PROPERTIES		GUEST HOUSE EXISTING & PROPOSED SOUTH ELEVATION
		A204	GUEST HOUSE EXISTING & PROPOSED EAST ELEVATION
			GUEST HOUSE EXISTING & PROPOSED WEST ELEVATION
A000	EXISTING SITE PLAN		MATERIALS
A001	PROPOSED SITE PLAN		WINDOW SILL ELEVATION & DETAIL
A003	PROPOSED A/C EQUIPMENT SITE WALL SECTION	A500	DOOR SCHEDULE & TYPES
	ZONING LEGEND	A550	MAIN HOUSE WINDOW SCHEDULE & TYPES
A100	EXISTING FIRST & SECOND PLAN	A551	GUEST HOUSE WINDOW SCHEDULE & TYPES
A101	PROPOSED FIRST & SECOND PLAN	A002	STREETSCAPE
A102	EXISTING & PROPOSED ROOF PLAN	A006	CONSTRUCTION SCREENING PLAN
A103	EXISTING & PROPOSED GUEST HOUSE FLOOR PLAN	A007	CONSTRUCTION STAGING & TRUCK LOGISTICS PLAN
A104	EXISTING & PROPOSED GUEST HOUSE ROOF PLAN		

BOUNDARY SURVEY FOR:
N & R 335 LLC

This survey is made specifically and only for the following parties for the purpose of design on the surveyed property.

N & R 335 LLC
Westcor Land Title Insurance Company

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

PROPERTY ADDRESS: 335 Coconut Row, Palm Beach, FL 33480

LEGAL DESCRIPTION:

North forty (N40) foot of the South Eighty (S80) foot of Lots 1-2-3-4-5-6 in Block Three, **REVISED MAP OF ROYAL PARK ADDITON TO PALM BEACH, FLORIDA**, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida in Plat Book 4, Page 1.

FLOOD ZONE: This property is located in Flood Zone AE (EL. 7) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583G, dated 12/20/2024.

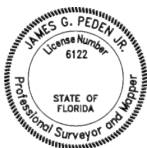
NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number OP-25-fl1629-6298586, issued by Westcor Land Title Insurance Company, dated January 23, 2018. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

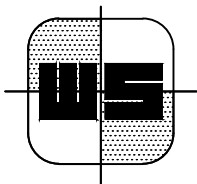
DATE OF LAST FIELD SURVEY: 01/14/2025




James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122
Sheet 1 of 2

LEGEND

A	= ARC LENGTH	F.P.L.	= FLORIDA POWER & LIGHT	P.O.C.	= POINT OF COMMENCEMENT	W.C.	= WITNESS CORNER
A/C	= AIR CONDITIONING	I.D.	= INSIDE DIAMETER	P.R.C.	= POINT OF REVERSE CURVATURE	W.M.E.	= WATER MANAGEMENT EASEMENT
A.E.	= ACCESS EASEMENT	INV.	= INVERT	P.R.M.	= PERMANENT REFERENCE MONUMENT	W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
A.K.A.	= ALSO KNOWN AS	I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT	PROP.	= PROPOSED	W.S.C.	= WALLACE SURVEYING CORPORATION
ASPH.	= ASPHALT	L.A.E.	= LIMITED ACCESS EASEMENT	P.T.	= POINT OF TANGENCY		= BASELINE
BLDG.	= BUILDING	L.B.	= LICENSE BOARD	P.V.M.T.	= PAVEMENT		= CENTERLINE
B.M.	= BENCHMARK	L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT	(R)	= RADIAL		= CENTRAL ANGLE/DELTA
B.O.C.	= BACK OF CURB	(M)	= FIELD MEASUREMENT	R	= RADIUS		= CONCRETE MONUMENT FOUND (AS NOTED)
B.O.W.	= BACK OF WALK	M.H.	= MANHOLE	RGE.	= RANGE		= CONCRETE MONUMENT SET (LB #8598)
(C)	= CALCULATED	M.H.W.L.	= MEAN HIGH WATER LINE	R.P.B.	= ROAD PLAT BOOK		= ROD & CAP FOUND (AS NOTED)
CATV	= CABLE ANTENNA TELEVISION	MIN.	= MINIMUM	R/W	= RIGHT OF WAY		= 5/8" ROD & CAP SET (LB #8598)
C.B.	= CHORD BEARING	M.L.W.L.	= MEAN LOW WATER LINE	(S)	= SURVEY DATUM		= IRON PIPE FOUND (AS NOTED)
C.B.S.	= CONCRETE BLOCK STRUCTURE	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	S.B.	= SETBACK		= IRON ROD FOUND (AS NOTED)
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE	N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	SEC.	= SECTION		= NAIL FOUND (AS NOTED)
CH	= CHORD	N.T.S.	= NOT TO SCALE	S/D	= SUBDIVISION		= NAIL & DISK FOUND (AS NOTED)
C.L.F.	= CHAIN LINK FENCE	O.A.	= OVERALL	S.F.	= SQUARE FEET		= MAG NAIL & DISK SET (LB #8598)
CLR.	= CLEAR	O.D.	= OUTSIDE DIAMETER	S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT		= PROPERTY LINE
C.M.P.	= CORRUGATED METAL PIPE	O/H	= OVERHEAD UTILITY LINE	S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT		= UTILITY POLE
CONC.	= CONCRETE	O.R.B.	= OFFICIAL RECORD BOOK	S.R.	= STATE ROAD		= FIRE HYDRANT
(D)	= DESCRIPTION DATUM	O/S	= OFFSET	STA.	= STATION		= WATER METER
D.B.	= DEED BOOK	(P)	= PLAT DATUM	STY.	= STORY		= WATER VALVE
D.E.	= DRAINAGE EASEMENT	P.B.	= PLAT BOOK	S/W	= SIDEWALK		= LIGHT POLE
D.H.	= DRILL HOLE	P.B.C.	= PALM BEACH COUNTY	T.O.B.	= TOP OF BANK		
D/W	= DRIVEWAY	P.C.	= POINT OF CURVATURE	T.O.C.	= TOP OF CURB		
EL.	= ELEVATION	P.C.C.	= POINT OF COMPOUND CURVATURE	TWP.	= TOWNSHIP		
ENC.	= ENCROACHMENT	P.C.P.	= PERMANENT CONTROL POINT	TYP.	= TYPICAL		
E.O.P.	= EDGE OF PAVEMENT	PG.	= PAGE	U/C	= UNDER CONSTRUCTION		
E.O.W.	= EDGE OF WATER	P.I.	= POINT OF INTERSECTION	U.E.	= UTILITY EASEMENT		
ESMT	= EASEMENT	P/O	= PART OF	U.R.	= UNRECORDED		
F.F.	= FINISH FLOOR	P.O.B.	= POINT OF BEGINNING				
FND.	= FOUND						

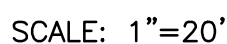


WALLACE

SURVEYING

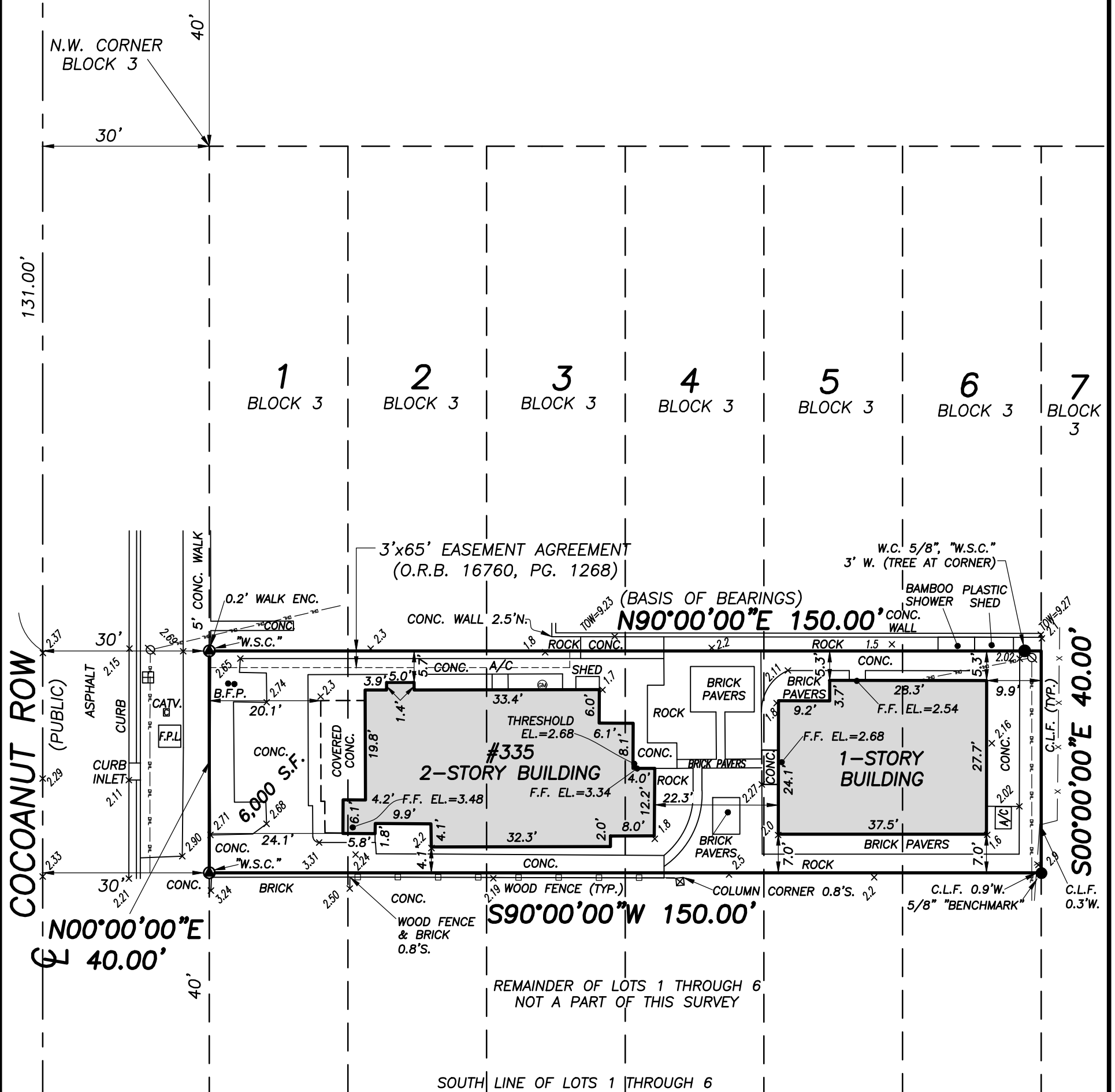
A DIVISION OF LANDTEC CONSTRUCTION
SURVEYING, LLC, LB #8598

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551



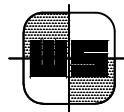
<u>TITLE COMMITMENT REVIEW</u>						
CLIENT: N & R 335, LLC		COMMITMENT NO. : OP-25-FL1629-6298586	DATE: 01/23/18			
REVIEWED BY: Craig Wallace		JOB NO. : 21-1107				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-7	N/A	Standard Exceptions.				●
8	PB 4, PG 1	Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on the Plat Royal Park Addition.	●			
8a	ORB 23302, PG 1034	Together with Clerk's Certificate.		●		
9	ORB 16760, PG 1268	Easement recorded.	●			
10	N/A	Standard Exception.				●

C BRAZILIAN AVENUE
(PUBLIC)



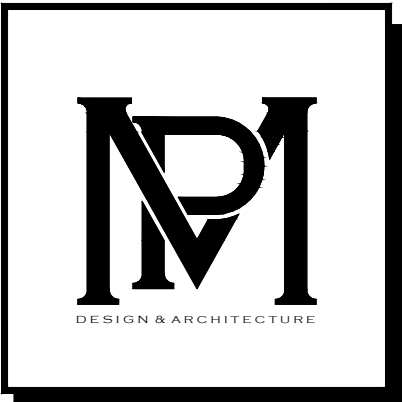
REVISIONS

01/14/25; SURVEY AND TIE-IN UPDATE; E.G./B.M.; 233735-SE-1; BOOK3/69-71
06/29/22 TITLE REVIEW M.B. 21-1107.5
05/13/22 SURVEY AND TIE-IN UPDATE (ELEVATIONS NOT UPDATED AT THIS
TIME) J.F./M.B. 21-1107.4 PB332/29
02/19/22 SURVEY AND TIE-IN UPDATE J.P./M.B. 21-1107.2 PB329/15



WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION
SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.O.	JOB NO.: 233735	F.B.: PB309 PB310	PG.: 17 2
OFFICE: S.W.	DATE: 04/05/21	DWG. NO.: 233735-SE-1	
C'K'D: C.W.	REF: 21-1107.DWG	SHEET 2 OF	



COMM NO.
2412

DATE
11-07-24

REVISIONS

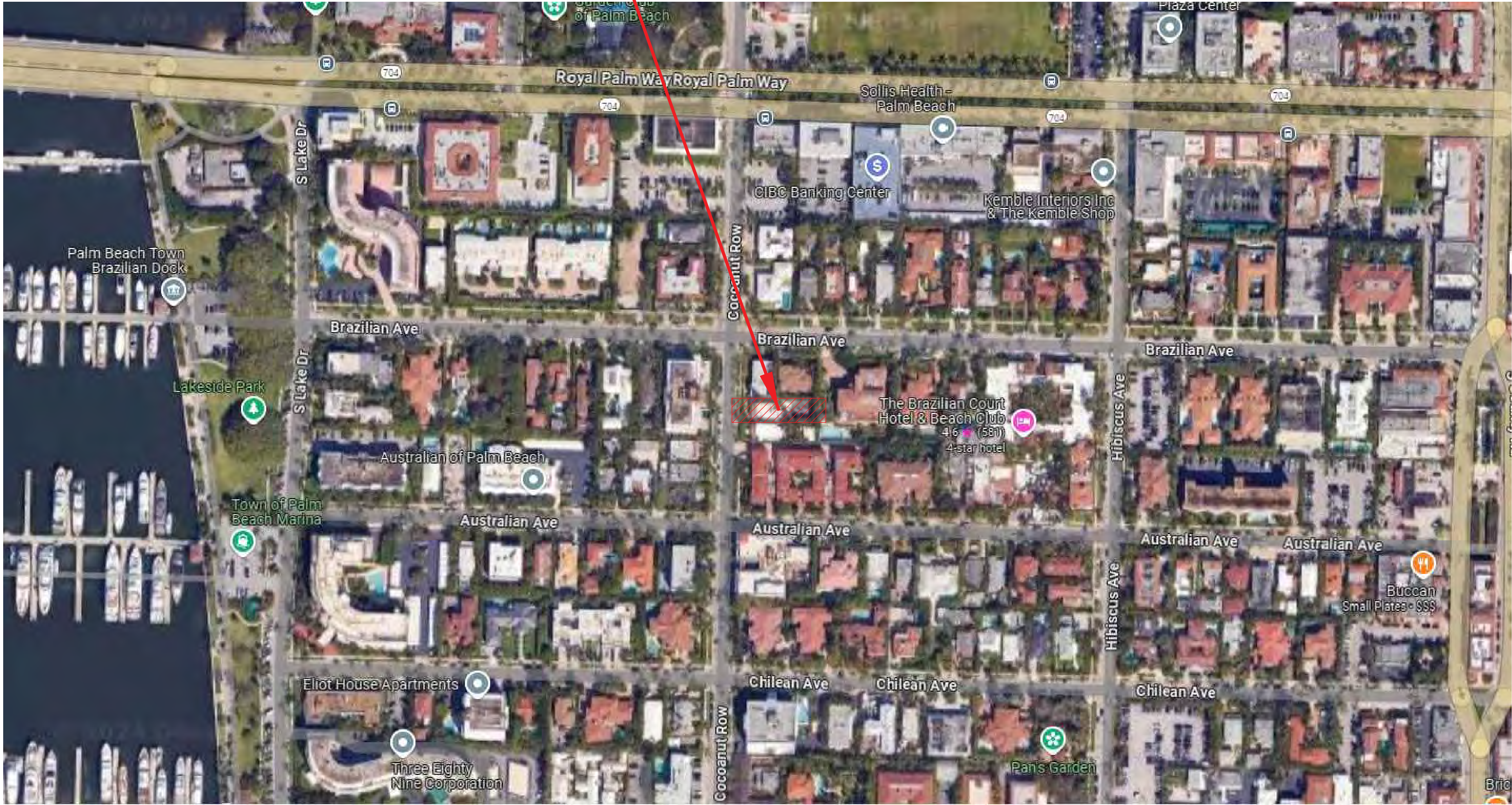
A Renovation for
335 Coconut Row LLC
Palm Beach FL 33480



MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

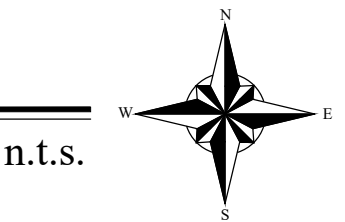
SHEET NO.
Vicinity
Location
Map

SUBJECT PROPERTY



Vicinity Location Map

Scale



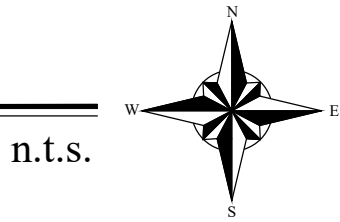
n.t.s.

HSB-24-0009
ZON-25-0004



Location Map

Scale



HSB-24-0009
ZON-25-0004



COMM NO.
2412
DATE
11-07-24

REVISIONS

A Renovation for
335 Coconut Row LLC
Palm Beach FL 33480
335 Coconut Row



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AA26001667

SHEET NO.
Location
Map



354 Brazilian Ave
(north of subject property)



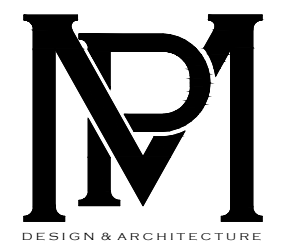
339 & 353 Cocoanut Row
(south of subject property)



330 Cocoanut Row
(west of subject property)



340 Cocoanut Row
(west of subject property)



COMM NO.
2412

DATE
11-07-24

REVISIONS

A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480
335 Cocoanut Row



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SHEET NO.

Photos 1

HSB-24-0009
ZON-25-0004



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



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2412

DATE
11-07-24

REVISIONS

A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480

335 Cocoanut Row



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AA26001667

SHEET NO.
Photos 2



335 Cocoanut Row
(subject property)



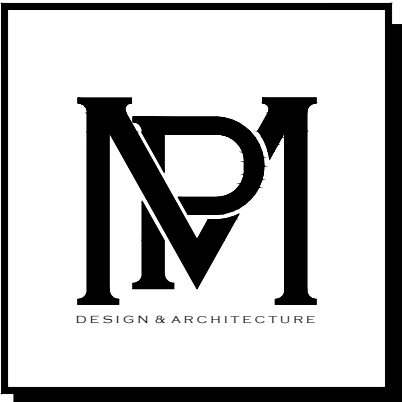
335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



COMM NO.
2412

DATE
11-07-24

REVISIONS

A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480



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PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
Photos 3



335 Cocoanut Row
(subject property)



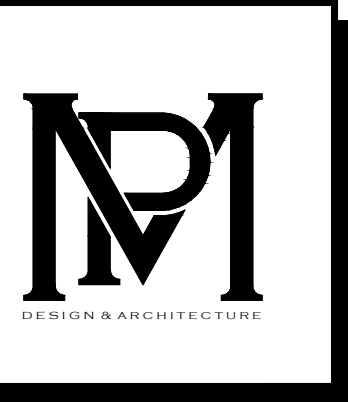
335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



COMM NO.
2412

DATE
11-07-24

REVISIONS

A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480



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561.833.7575
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SHEET NO.
Photos 4



330 Cocoanut Row
Similar Window Design



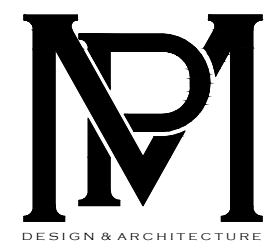
339 Cocoanut Row
Similar Window Design



337 Brazilian Ave
Similar Window Design



354 Brazilian Ave
Similar Window Design



COMM NO.
2412

DATE
11-07-24

REVISIONS

A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480
335 Cocoanut Row

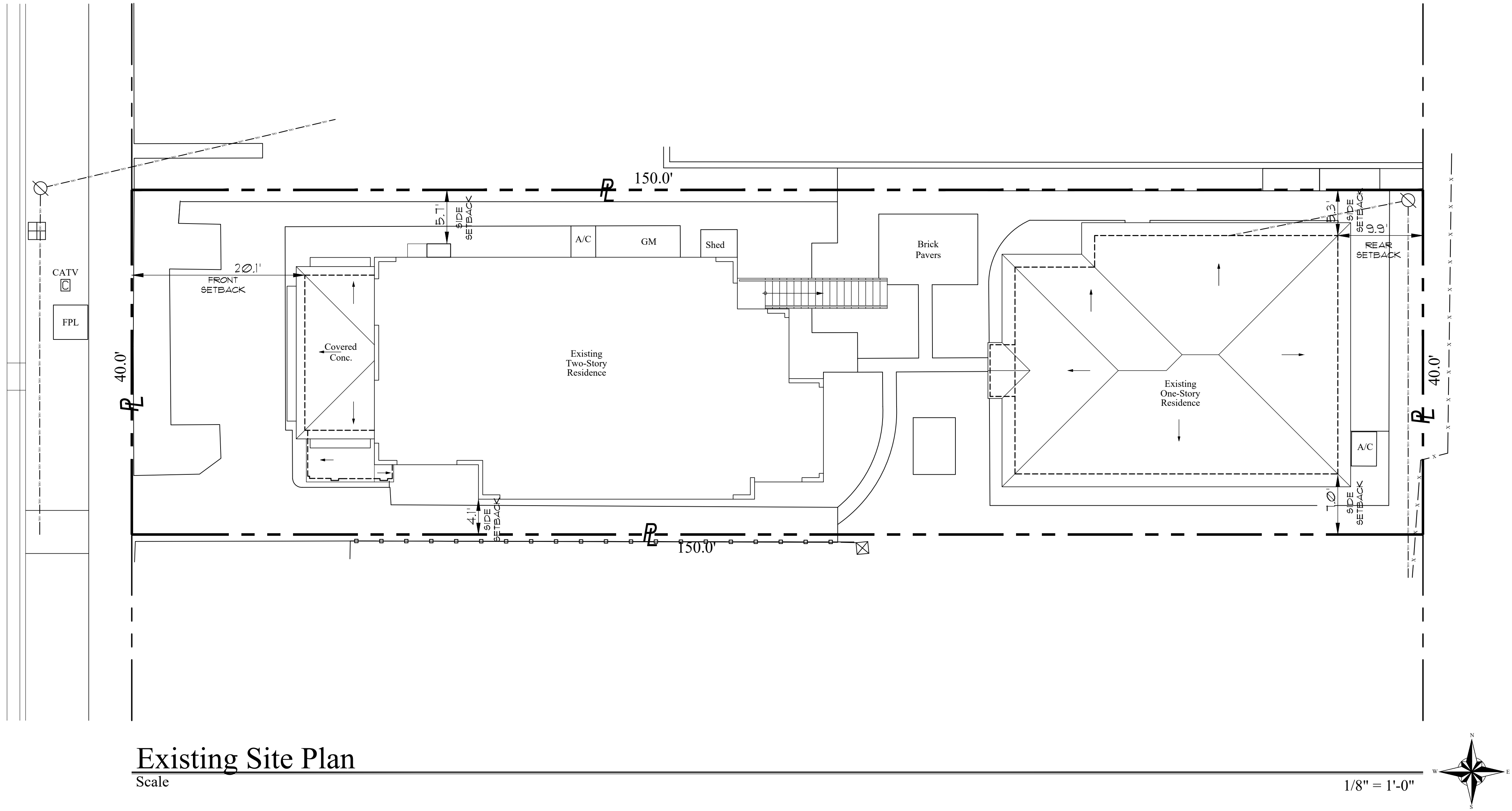


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ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
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561.833.7575
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SHEET NO.

Photos 5

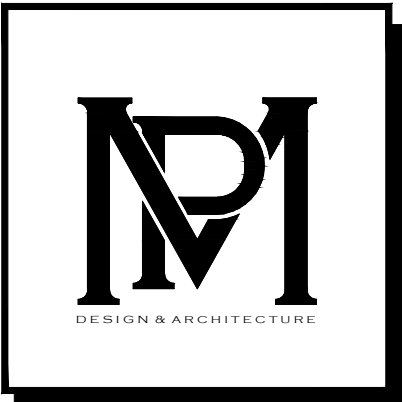
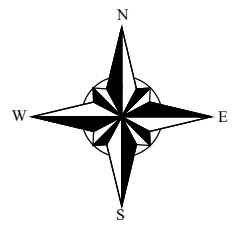
Cocoanut Row



Existing Site Plan

Scale

1/8" = 1'-0"



COMM NO.
2412

DATE
11-07-24

REVISIONS

A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480

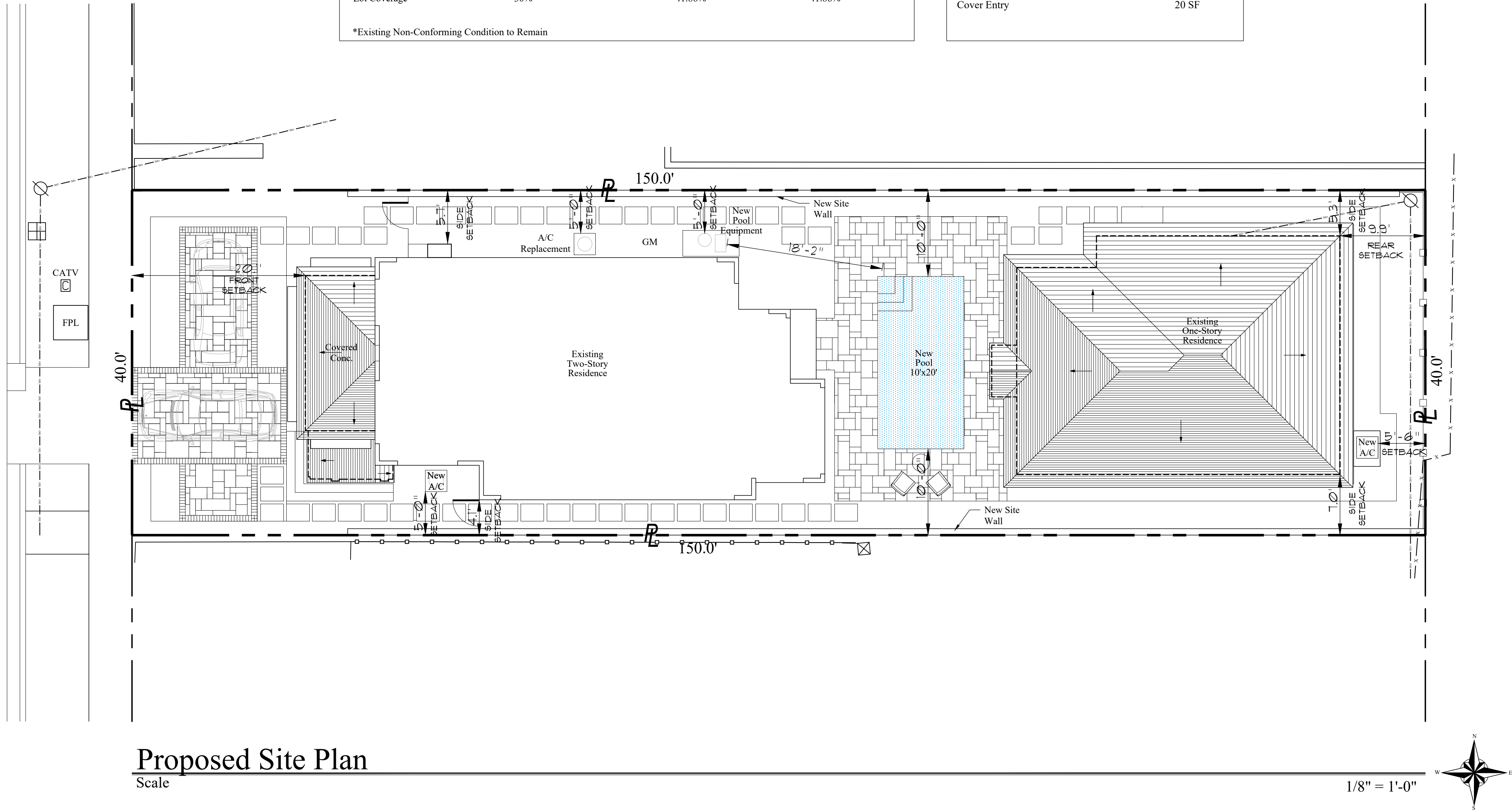


MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
A000

HSB-24-0009
ZON-25-0004

Cocoanut Row



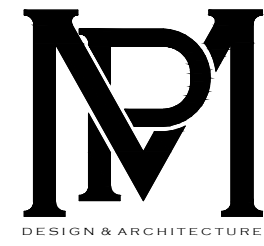
ZONING & SITE CALCULATIONS			
Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RC	RC	RC
Lot Gross Area	10,000 SF	*6,000 SF	*6,000 SF
Lot Width	100'	*40.0'	*40.0'
Lot Depth	100'	*150.0'	*150.0'
Front Yard Setback	25' 2-Story	20.1'	20.1'
Side Yard Setback	10' 2-Story	4.1'	4.1'
Rear Yard Setback	15' 2-Story	9.9'	9.9'
Maximum Building Height	23'-6" 2-Story	18'-6"	18'-6"
Maximum Overall Height	26'-6"	21'-9 1/2"	21'-9 1/2"
Landscape Open Space	50%		
Lot Coverage	30%	41.86%	41.86%

*Existing Non-Conforming Condition to Remain

LEGAL DESCRIPTION

North forty (N40) foot of the South Eighty (S80) foot of Lots 1-2-3-4-5-6 in Block Three, Royal Addition to Palm Beach, Florida, according to the revised plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida in Plat Book 4, Page 1.

AREAS		Existing	Proposed
1st Floor	A/C	1,344 SF	1,379 SF
2nd Floor	A/C	1,315 SF	1,453 SF
Total A/C		2,659 SF	2,832 SF
Guest House AC		1,008 SF	1,008 SF
Cover Entry			20 SF



COMM NO.
2412

DATE
11-07-24

REVISIONS

A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480
335 Cocoanut Row

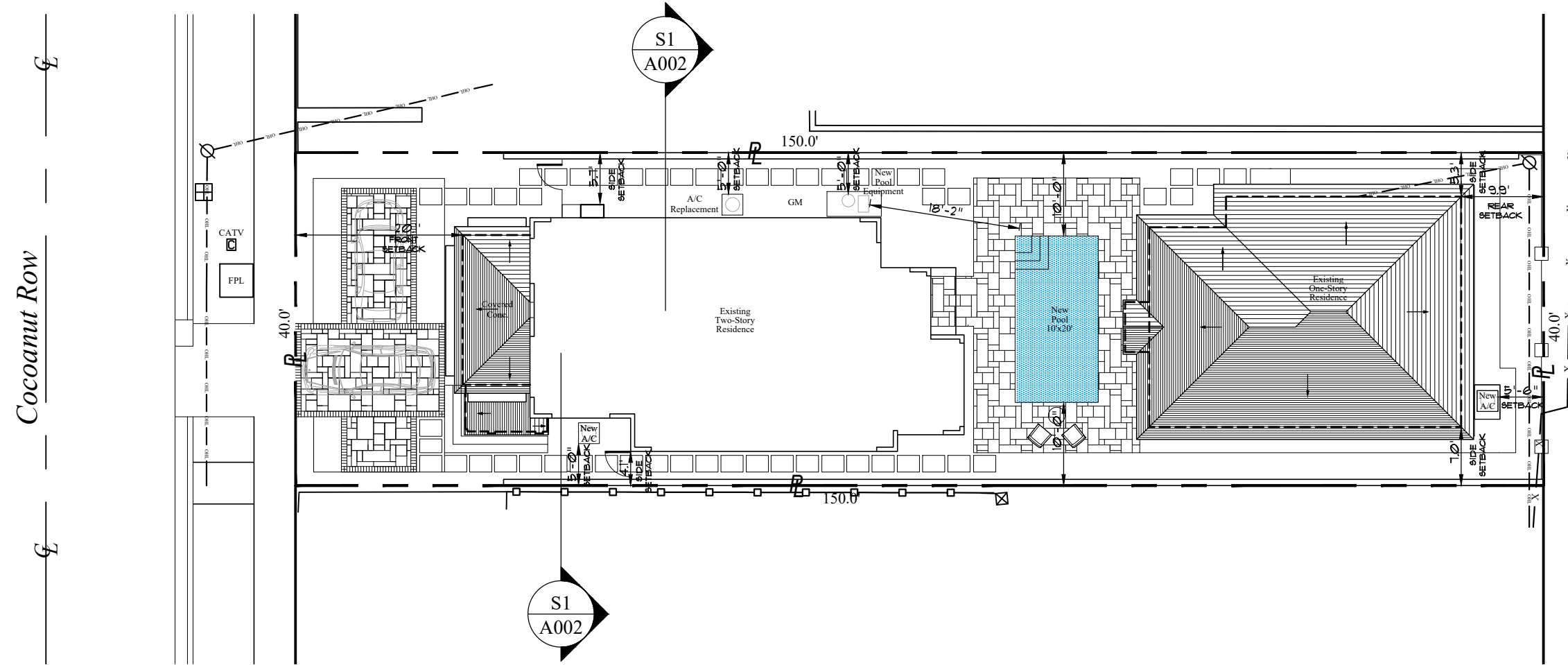


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ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.

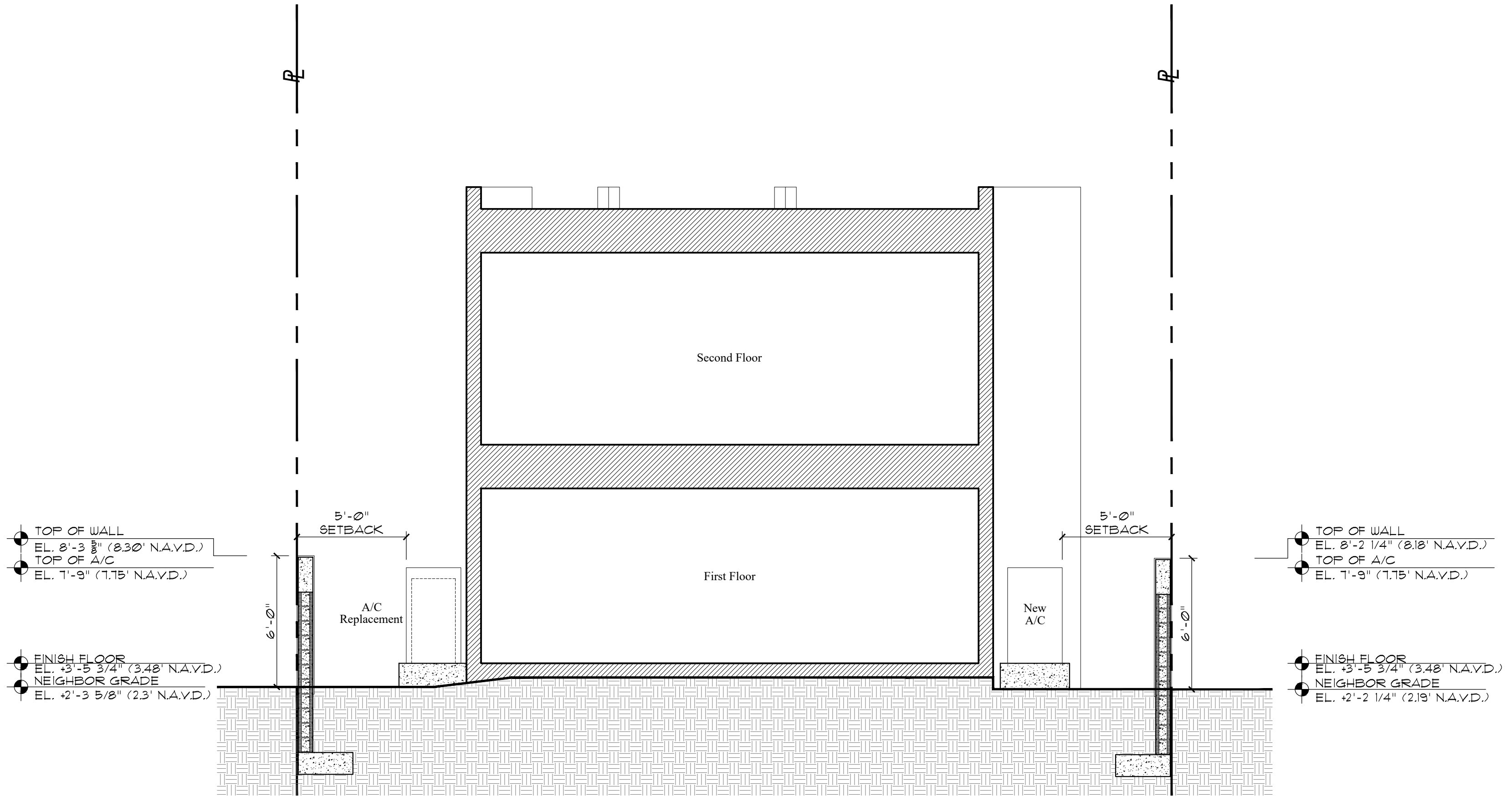
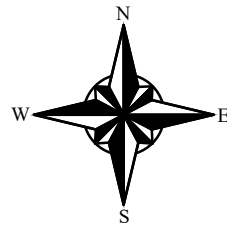
A001

HSB-24-0009
ZON-25-0004



Key Plan

Scale: 1/16"=1'-0"



Proposed A/C Equipment Site Wall Section

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



COMM NO.
2412

DATE
11-07-24

REVISIONS

A Renovation for
335 Coconut Row LLC
335 Coconut Row
Palm Beach FL 33480



MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
A003

HSB-24-0009
ZON-25-0004



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:	335 Cocoanut Row, Palm Beach, Florida		
2	Zoning District:	RC		
3	Lot Area (sq. ft.):	6,000 SF		
4	Lot Width (W) & Depth (D) (ft.):	40.0' X 150.0'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Multi-Family		
6	FEMA Flood Zone Designation:	AE		
7	Zero Datum for point of meas. (NAVD)	3.48'		
8	Crown of Road (COR) (NAVD)	2.29'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	41.86%	41.86%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	2,512	2,512
12	*Front Yard Setback (Ft.)	25'	20.1'	20.1'
13	* Side Yard Setback (1st Story) (Ft.)	10'	5.3'	5.3'
14	* Side Yard Setback (2nd Story) (Ft.)	10'	4.1'	4.1'
15	*Rear Yard Setback (Ft.)	15'	9.9'	9.9'
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	23'-6"	18'-6"	18'-6"
18	Overall Building Height (Ft.)	26'-6"	21'-9 1/2"	21'-9 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	-	3.48'	3.48'
22	Base Flood Elevation (BFE)(NAVD)	6	6	6
23	Landscape Open Space (LOS) (Sq Ft and %)	45%	27.77%	32.88%
24	Perimeter LOS (Sq Ft and %)	50%	54.14%	65.7%
25	Front Yard LOS (Sq Ft and %)	40%	33.3%	40.1%
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



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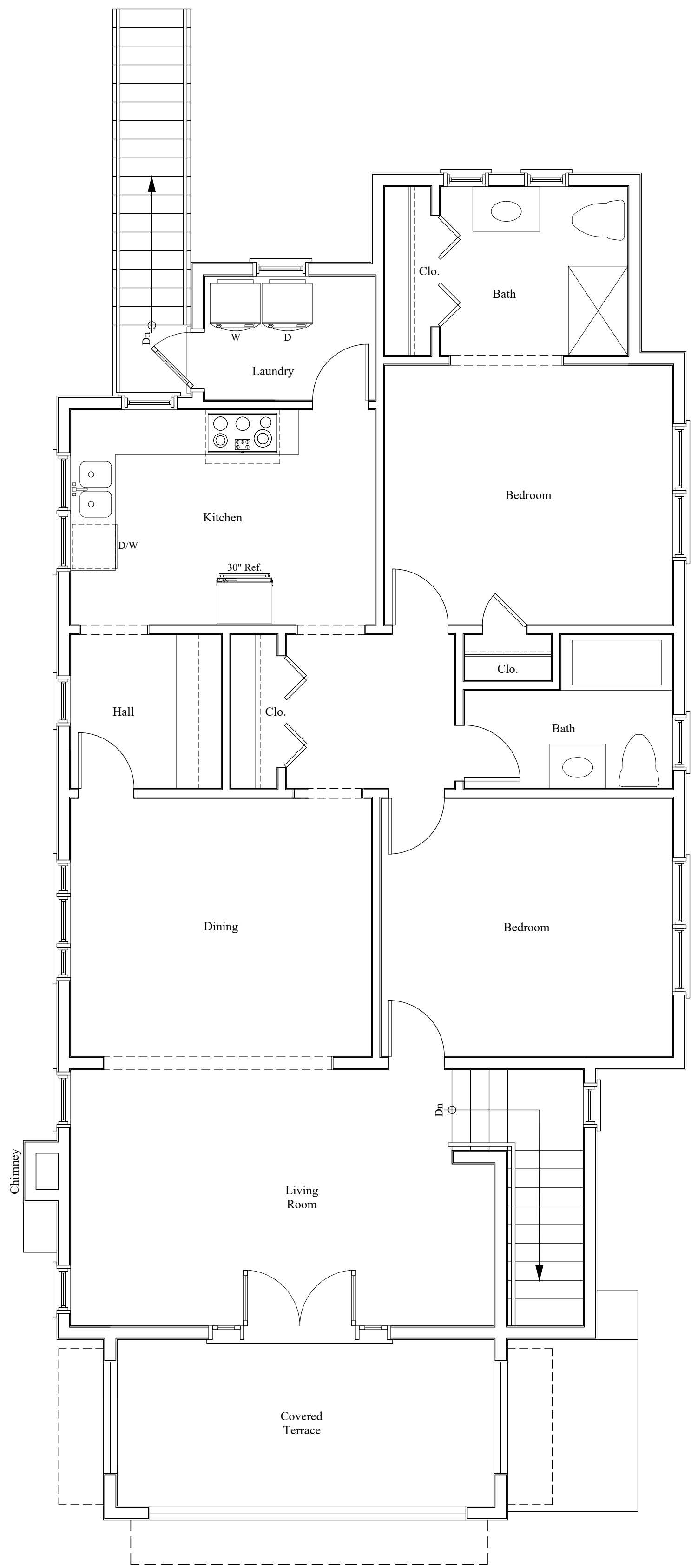
Palm Beach FL 33480



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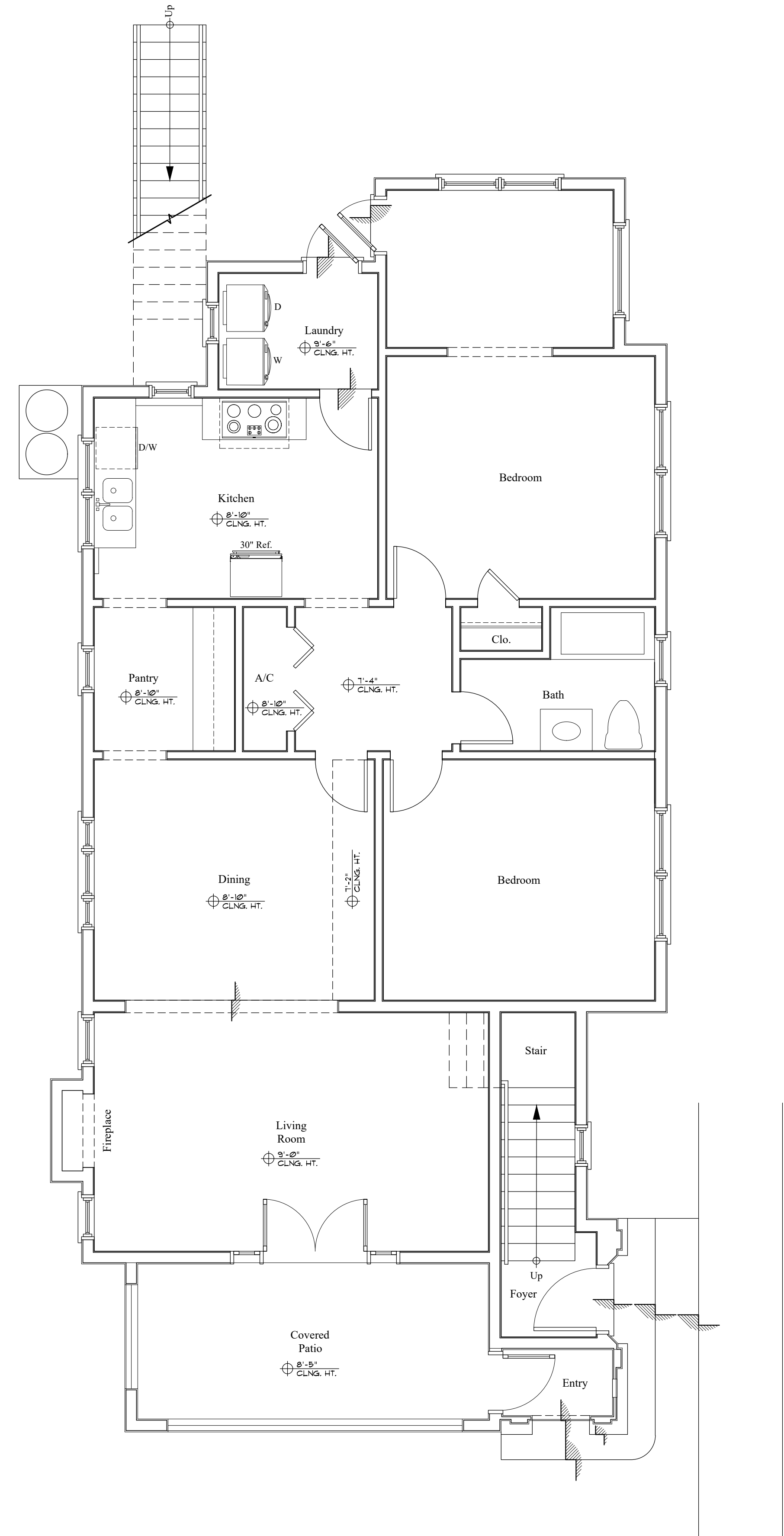
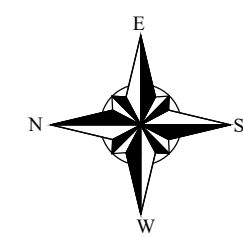
SHEET NO.

Zoning
Legend



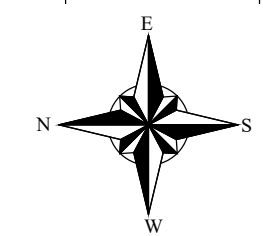
Existing Second Floor Plan

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



Existing First Floor Plan

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



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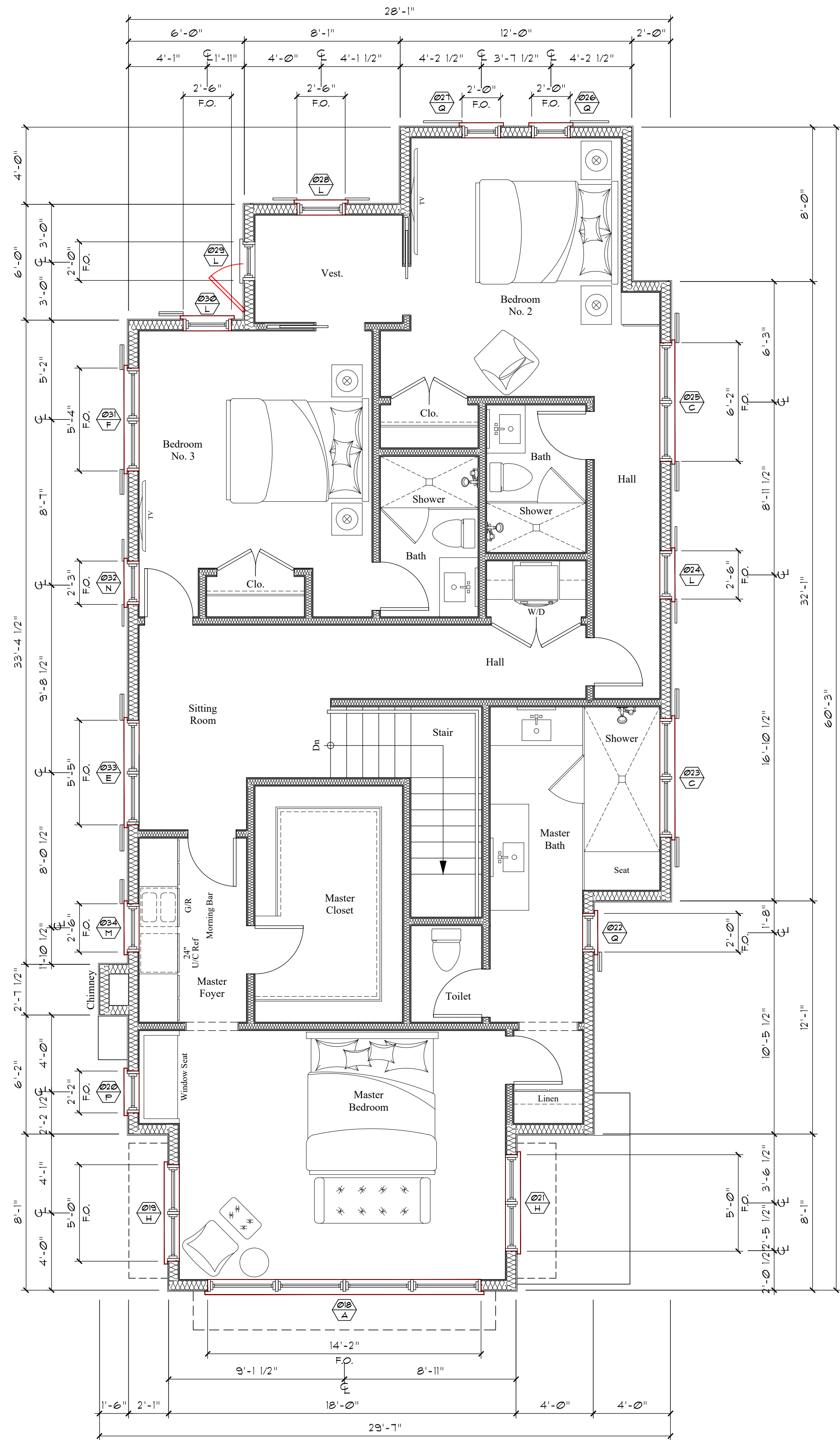
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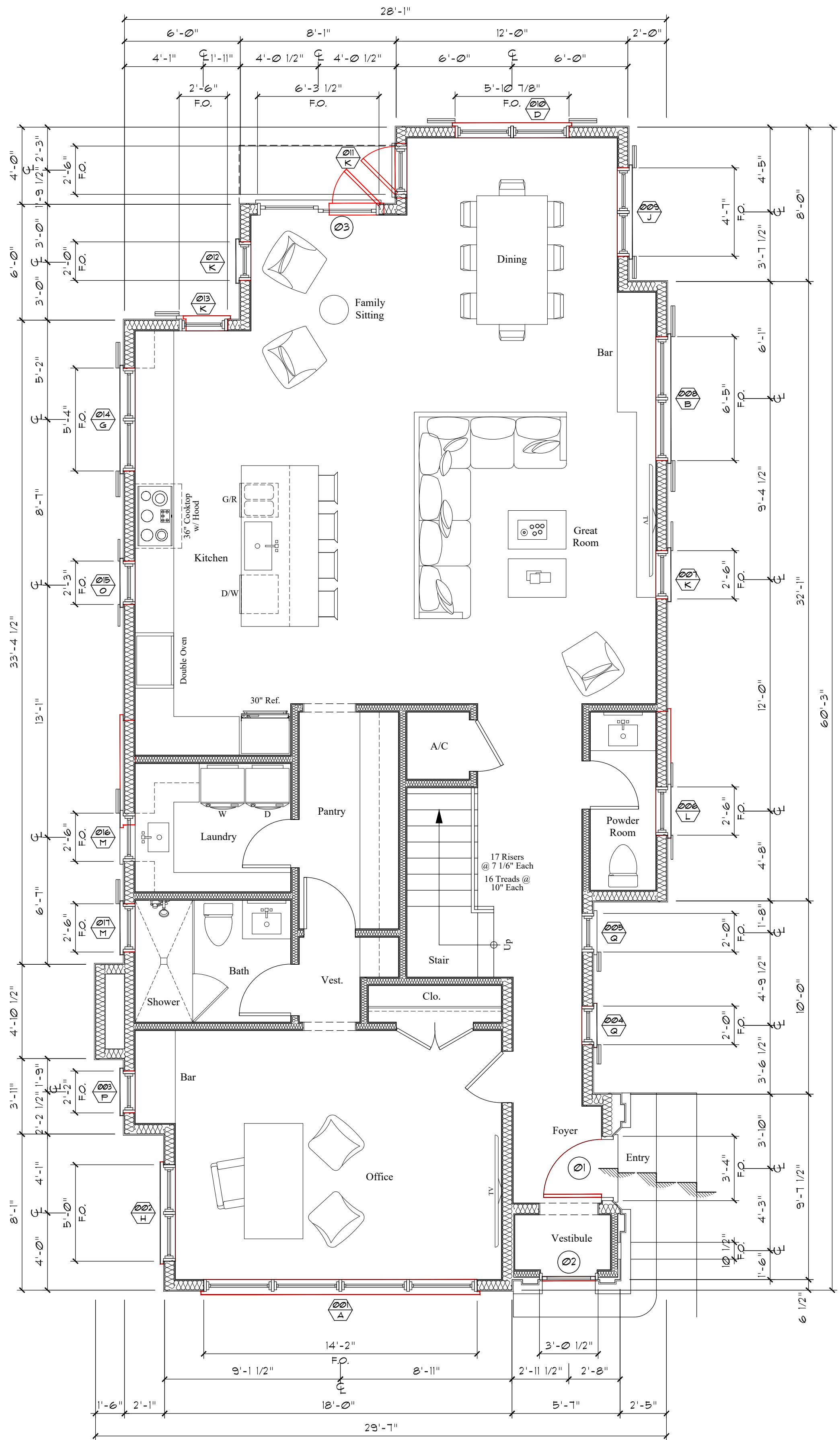
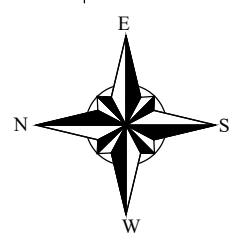
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A100



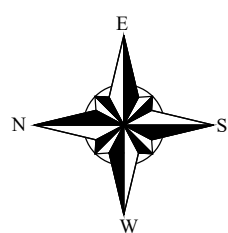
Proposed Second Floor Plan

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

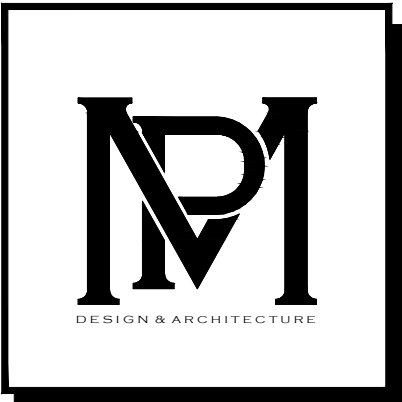


Proposed First Floor Plan

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



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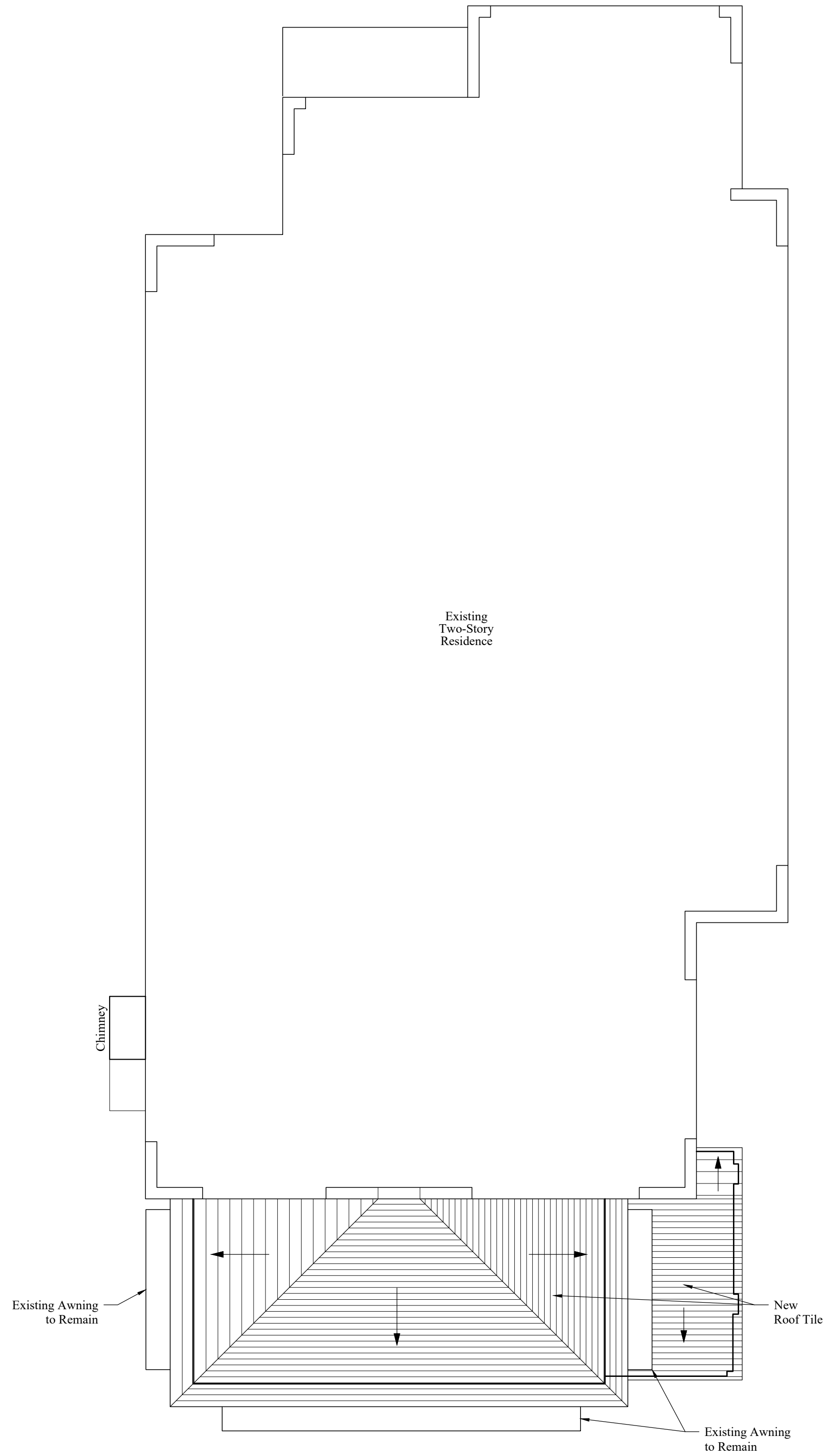
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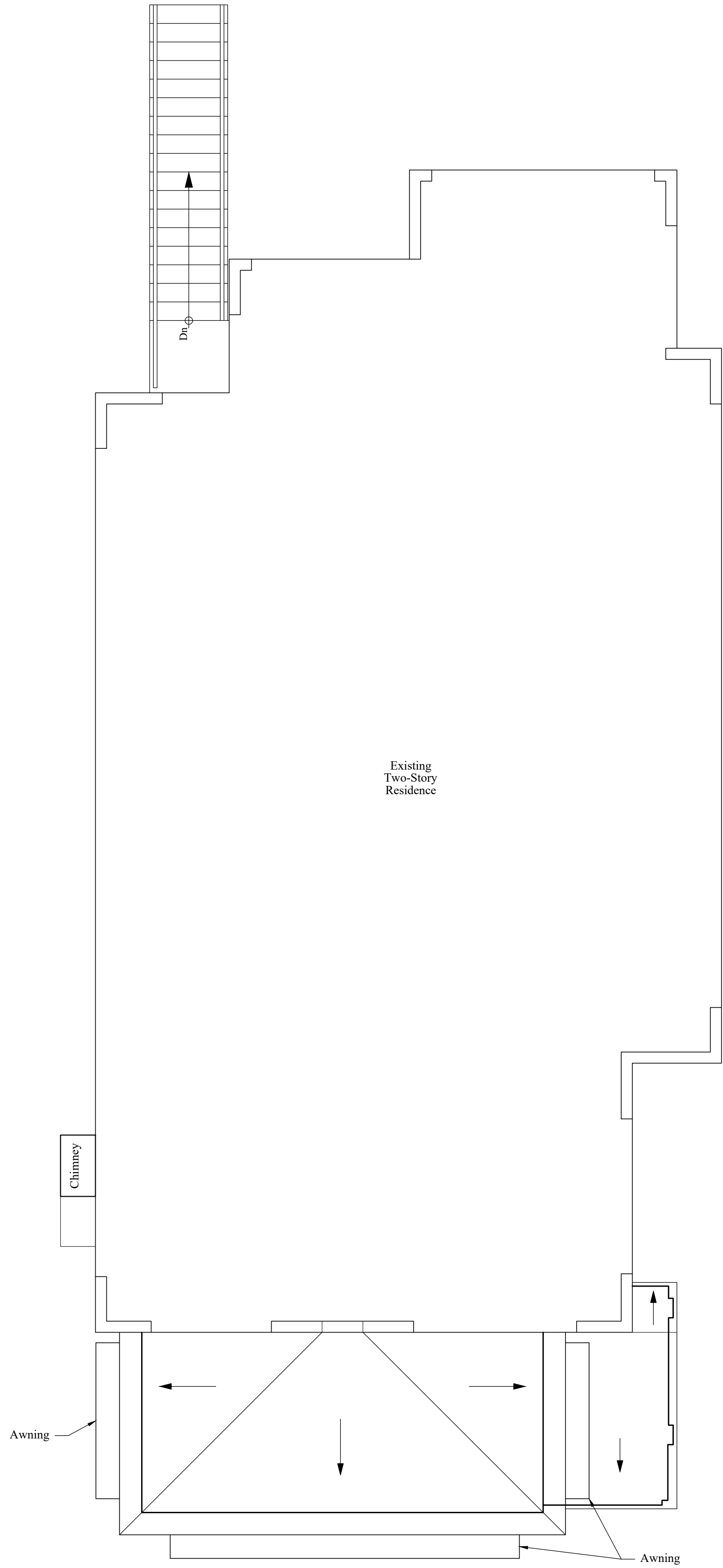
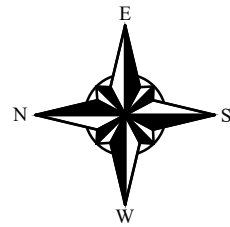
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SHEET NO.
A101



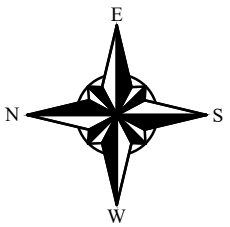
Proposed Roof Plan

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



Existing Roof Plan

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



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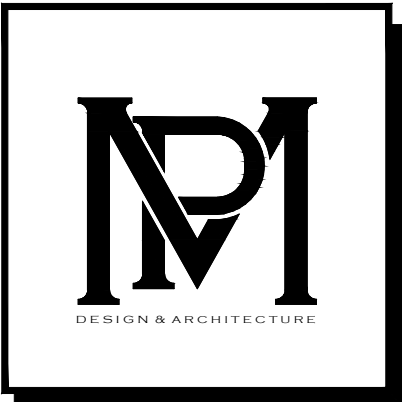
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A102



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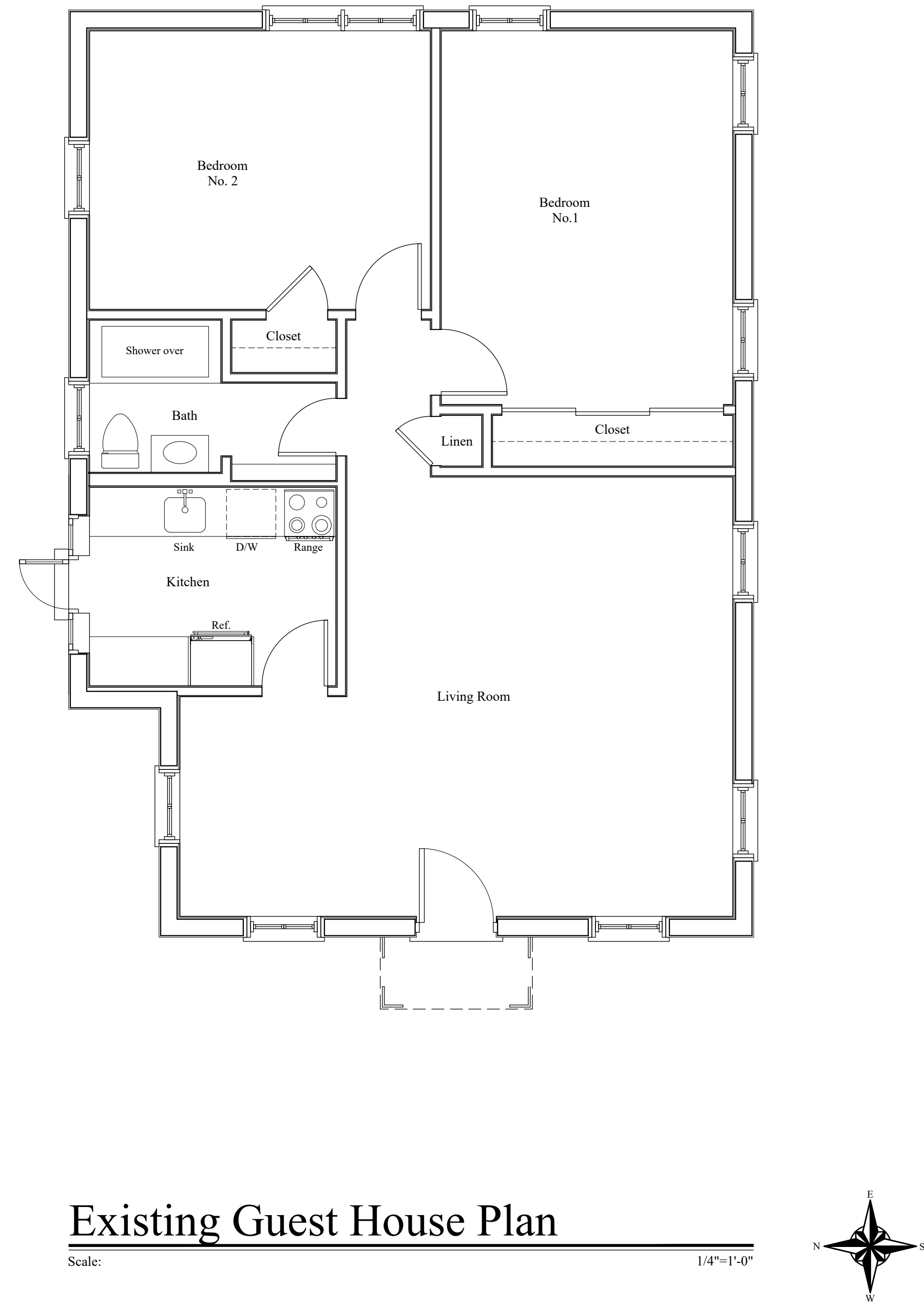
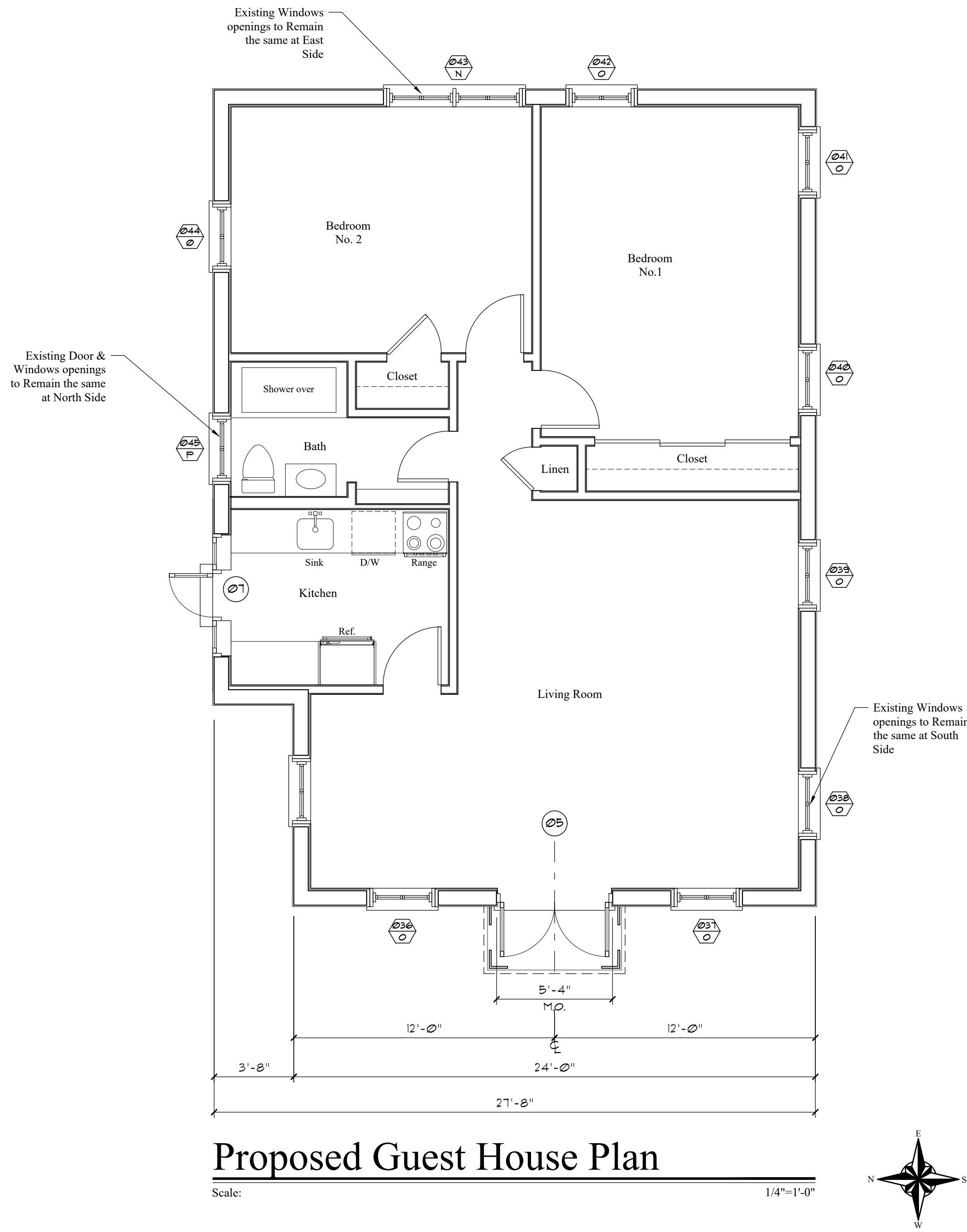
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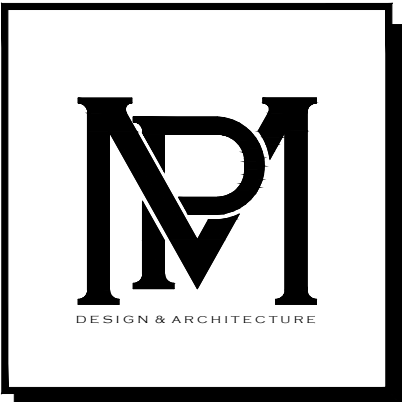


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A103



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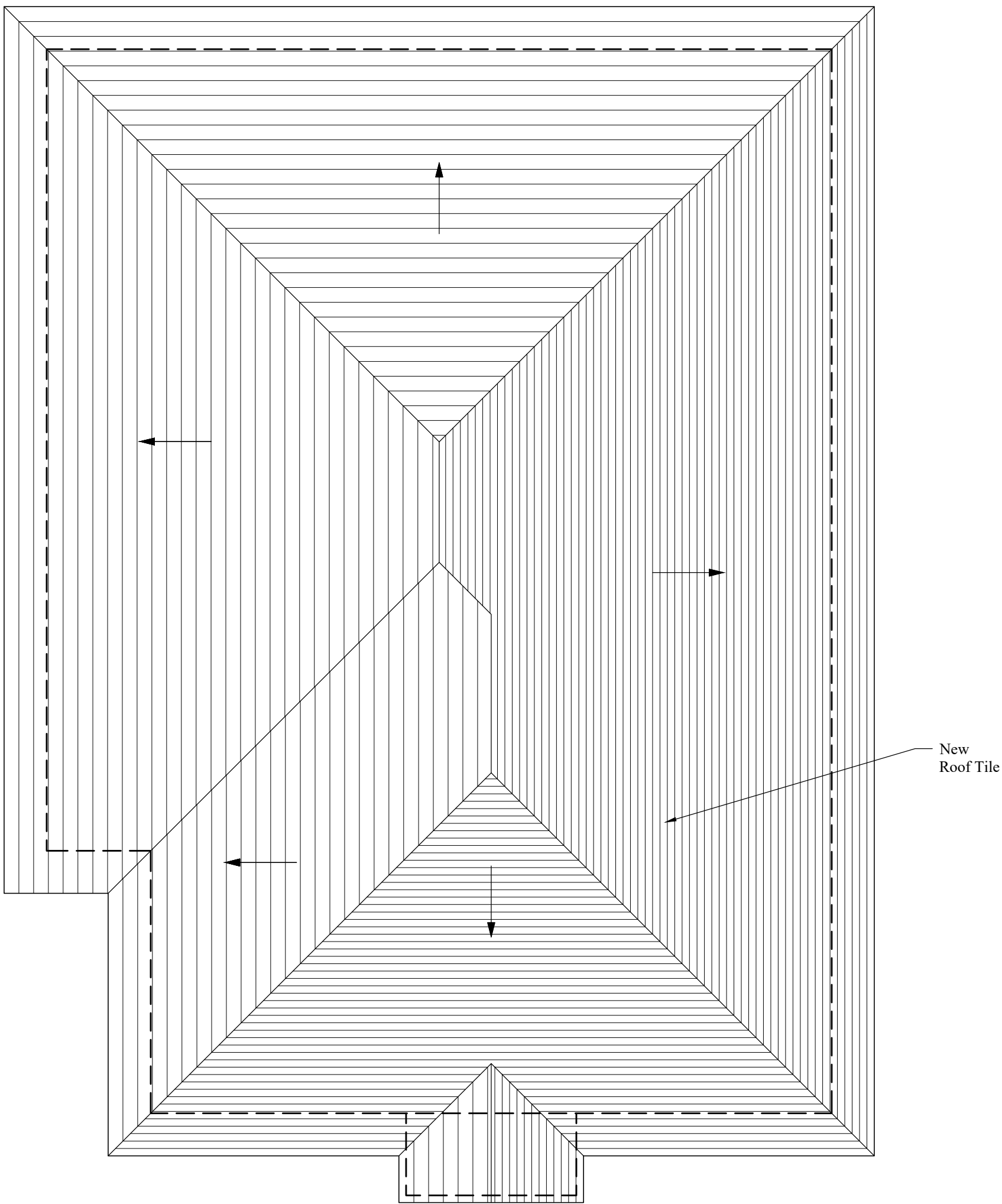
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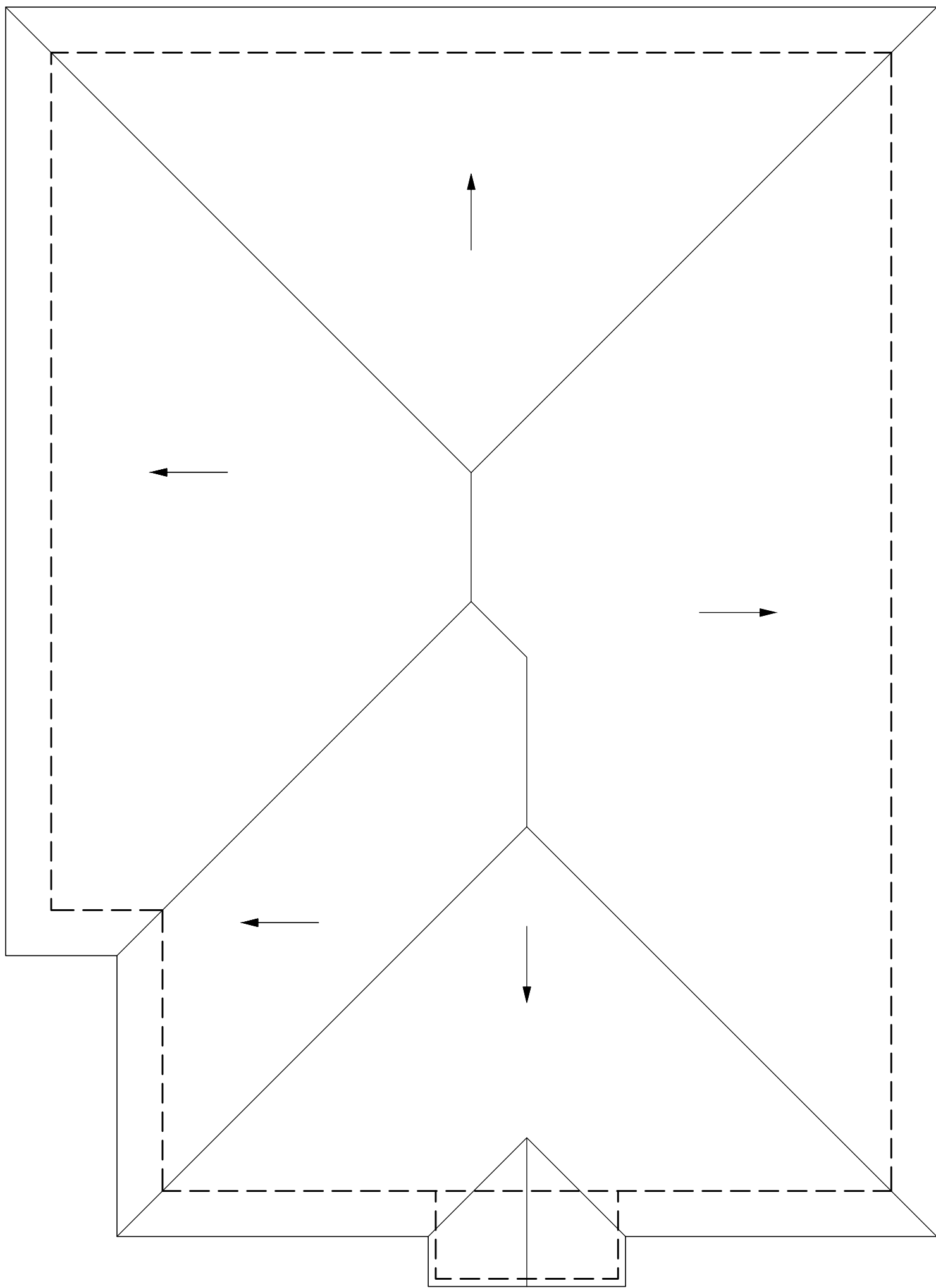
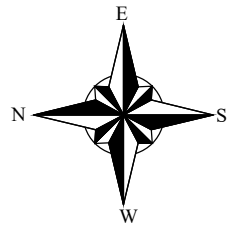
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SHEET NO.
A104



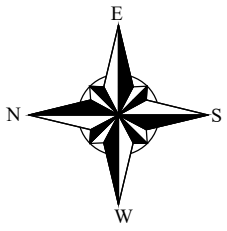
Proposed Guest House Roof Plan

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



Existing Guest House Roof Plan

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



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Existing North Elevation

Scale

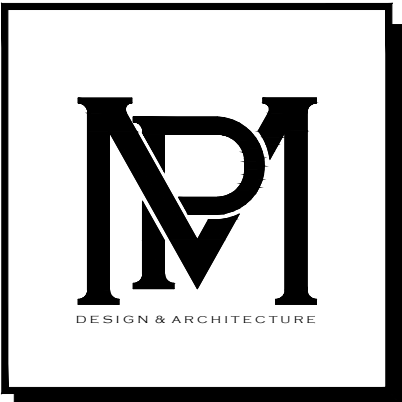
1/4" = 1'-0"



Proposed North Elevation

Scale

1/4" = 1'-0"



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SHEET NO.

A200



Existing North Elevation w/ Awning

Scale

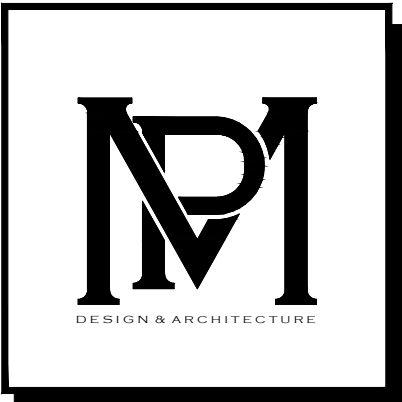
1/4" = 1'-0"



Proposed North Elevation w/ Awning

Scale

1/4" = 1'-0"



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SHEET NO.
A200.1



Existing South Elevation

Scale

1/4" = 1'-0"



Proposed South Elevation

Scale

1/4" = 1'-0"

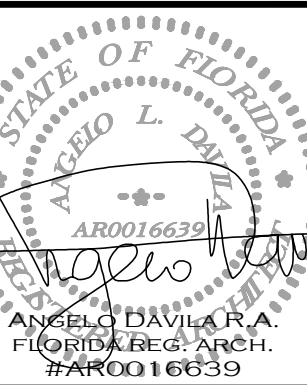


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A201

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ZON-25-0004



Existing South Elevation w/ Awning

Scale

1/4" = 1'-0"



Proposed South Elevation w/ Awning

Scale

1/4" = 1'-0"



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A201.1

HSB-24-0009
ZON-25-0004

TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Existing East Elevation

Scale

1/4" = 1'-0"

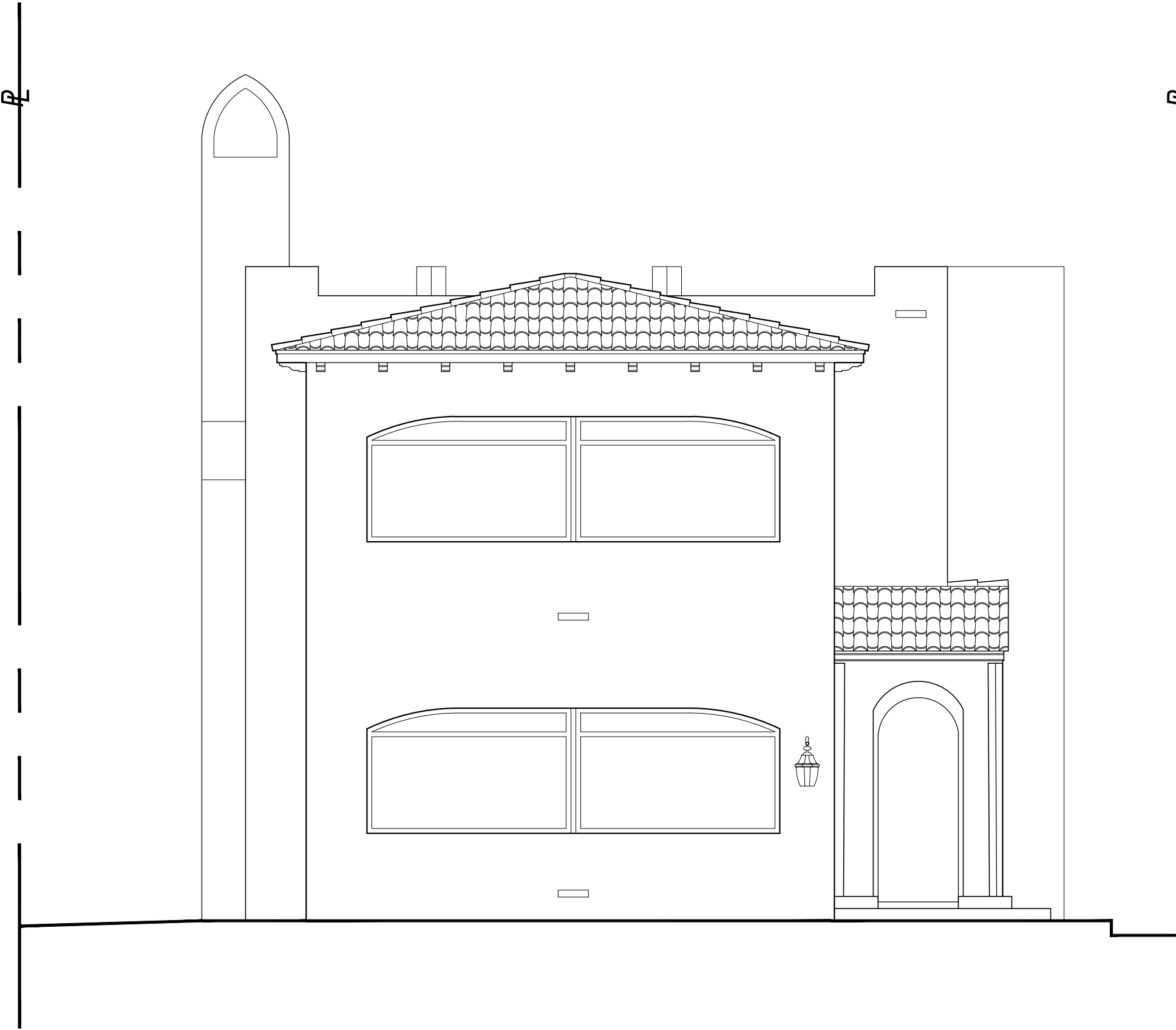
TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Existing West Elevation

Scale

1/4" = 1'-0"

TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Proposed East Elevation w/ Awning

Scale

1/4" = 1'-0"

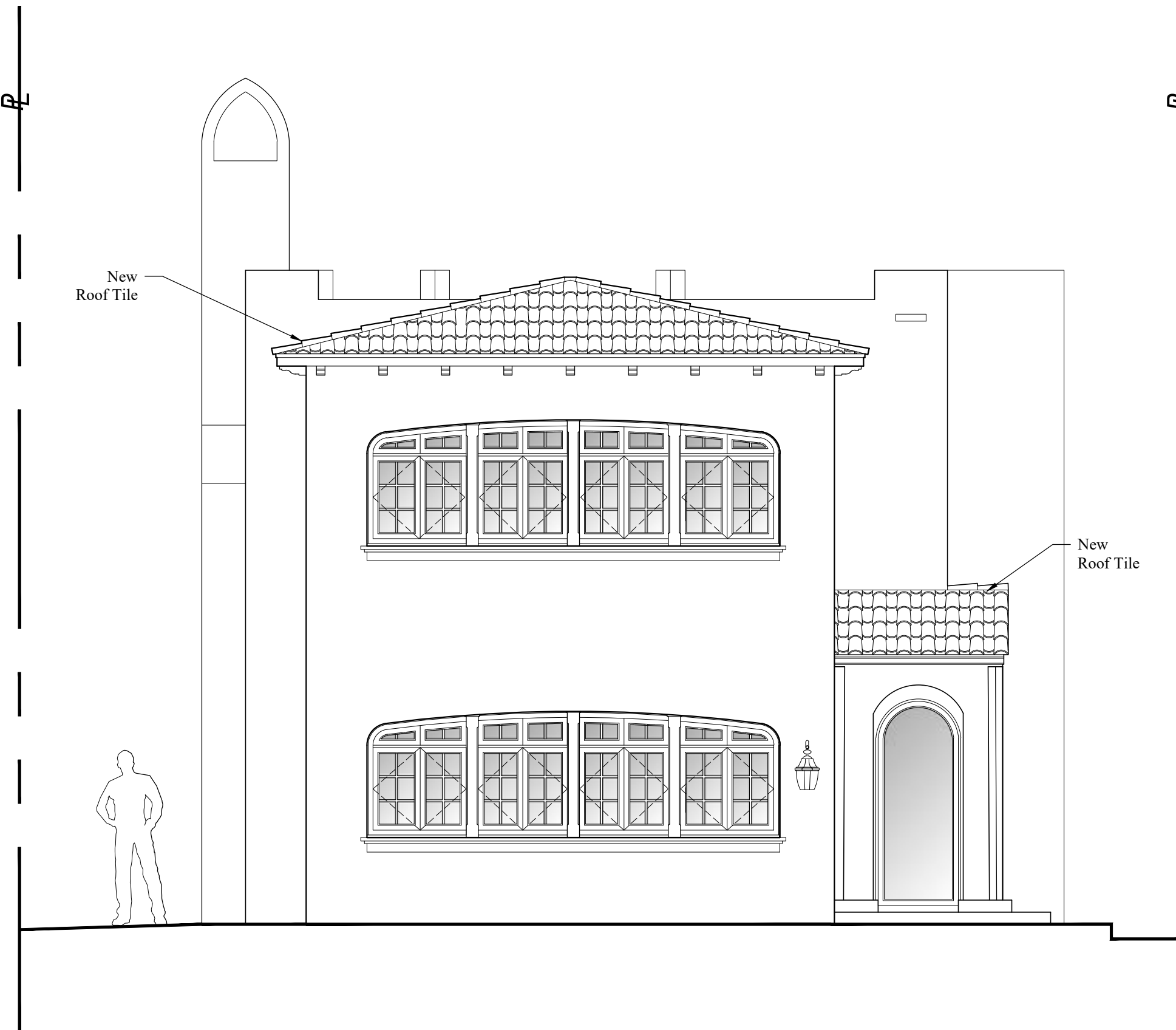
TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

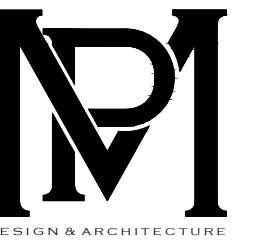
3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Proposed West Elevation

Scale

1/4" = 1'-0"



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SHEET NO.

A202

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ZON-25-0004

TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Existing East Elevation w/ Awning

Scale

1/4" = 1'-0"

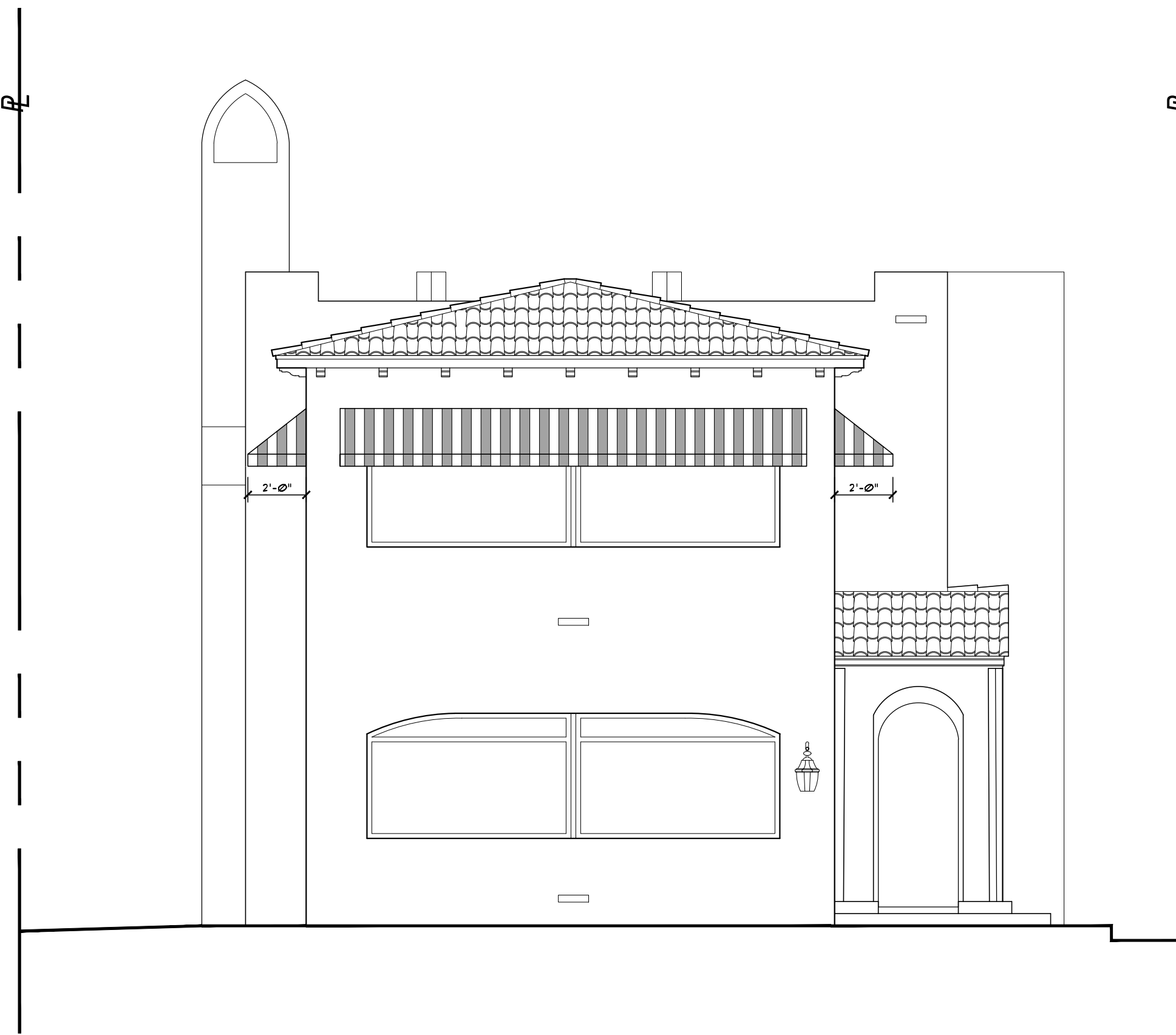
TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Existing West Elevation w/ Awning

Scale

1/4" = 1'-0"

TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Proposed East Elevation w/ Awning

Scale

1/4" = 1'-0"

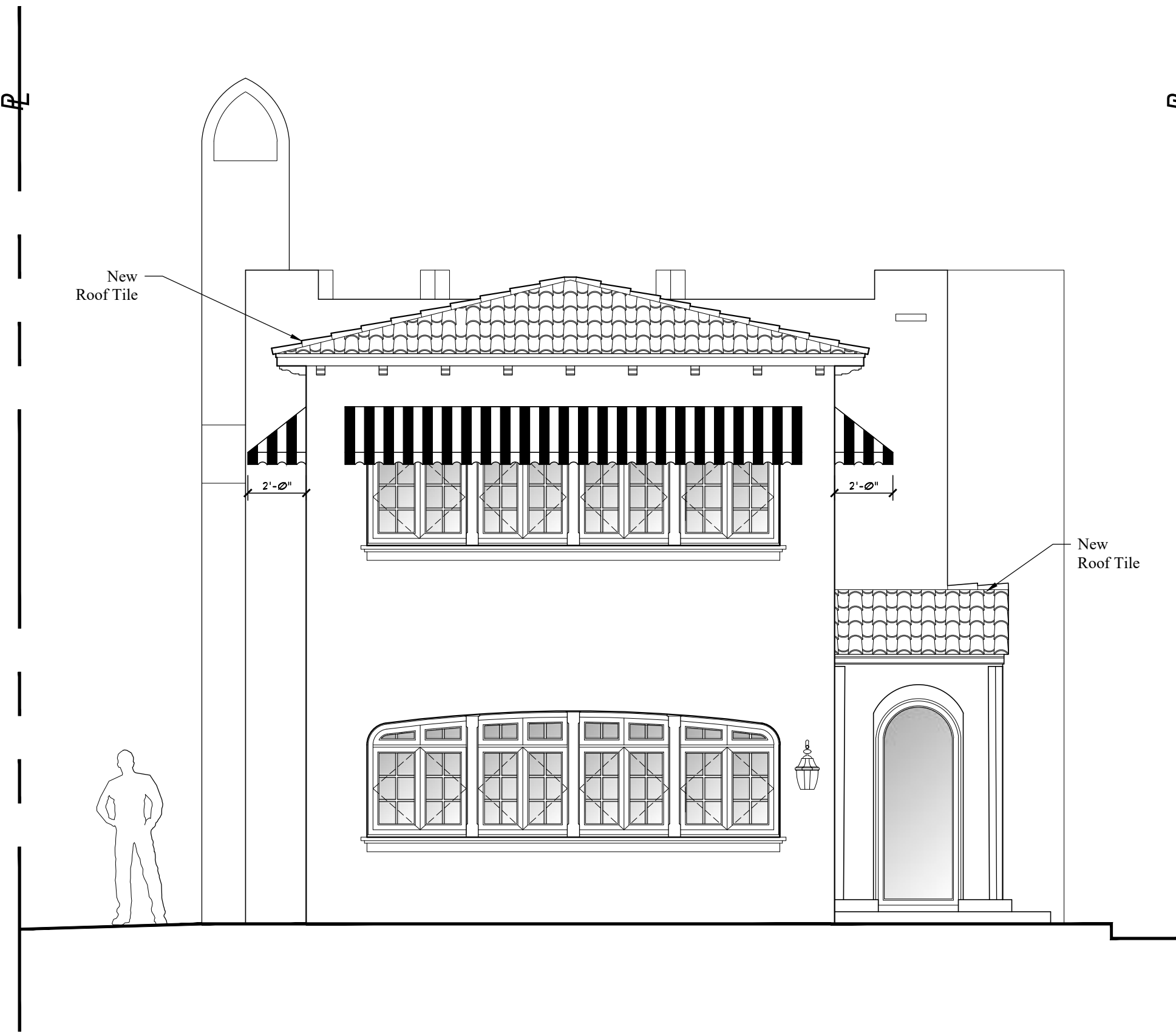
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(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Proposed West Elevation w/ Awning

Scale

1/4" = 1'-0"



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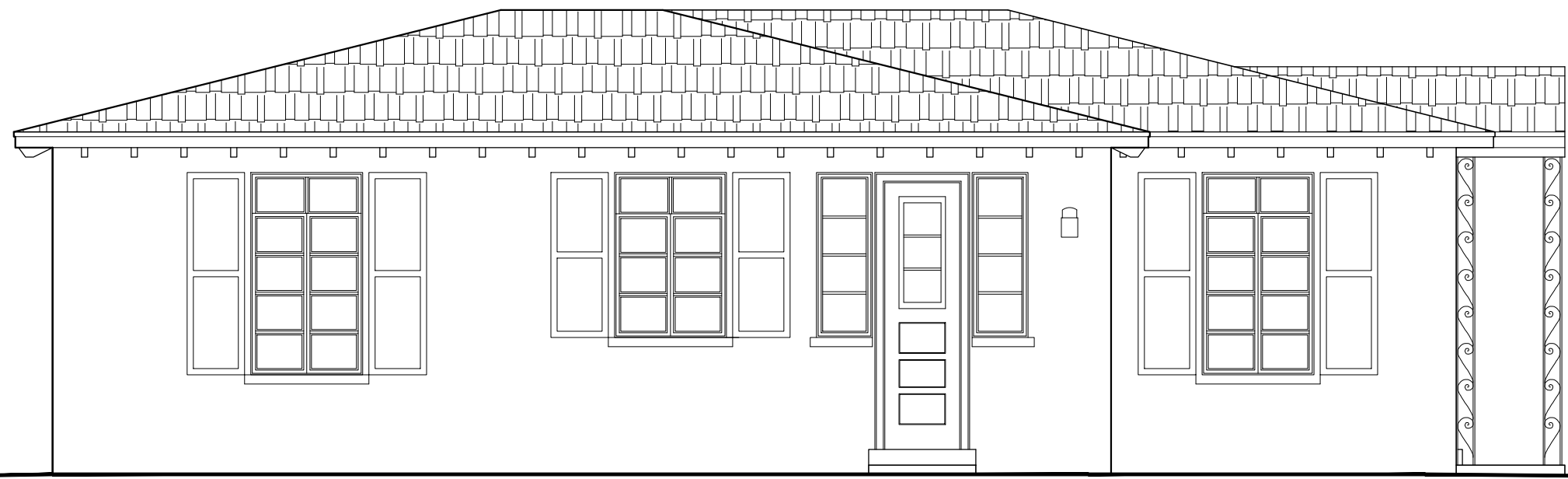


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PL



TOP OF ROOF
EL. +15'-0" (15.00' NAVD.)

BOTTOM OF
TOP CHORD
EL. +11'-0" (11.00' NAVD.)

FINISH FLOOR
EL. +2'-8" (2.68' NAVD.)

4'-0"

8'-4"

Existing North Elevation

Scale

1/4" = 1'-0"

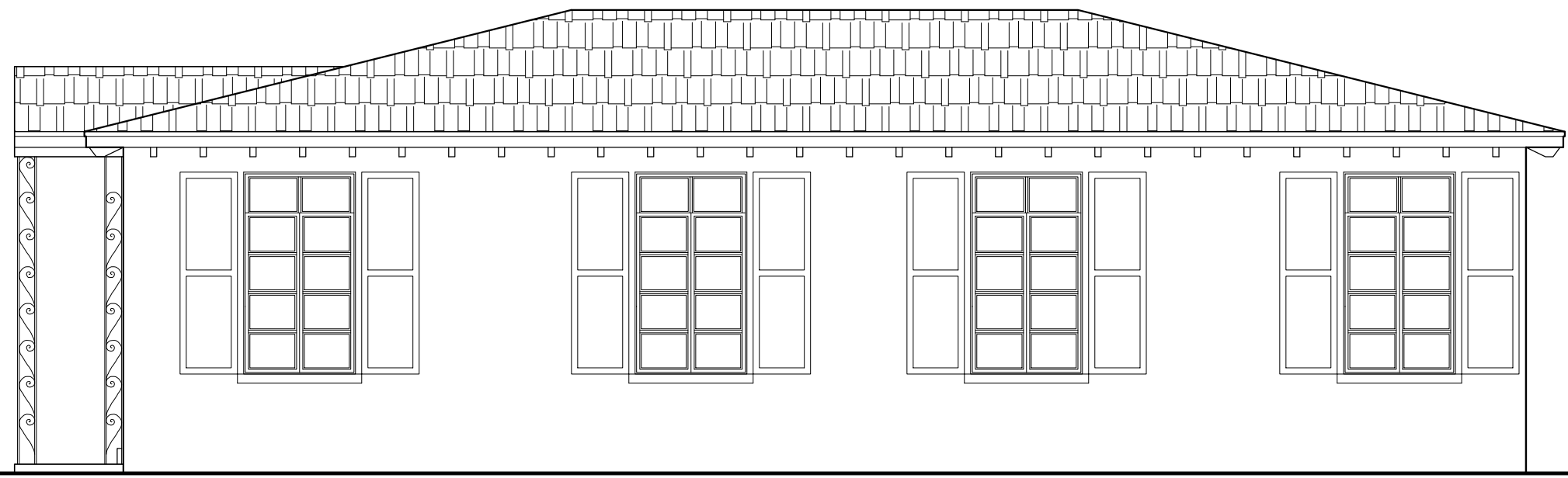
TOP OF ROOF
EL. +15'-0" (15.00' NAVD.)

BOTTOM OF
TOP CHORD
EL. +11'-0" (11.00' NAVD.)

FINISH FLOOR
EL. +2'-8" (2.68' NAVD.)

4'-0"

8'-4"

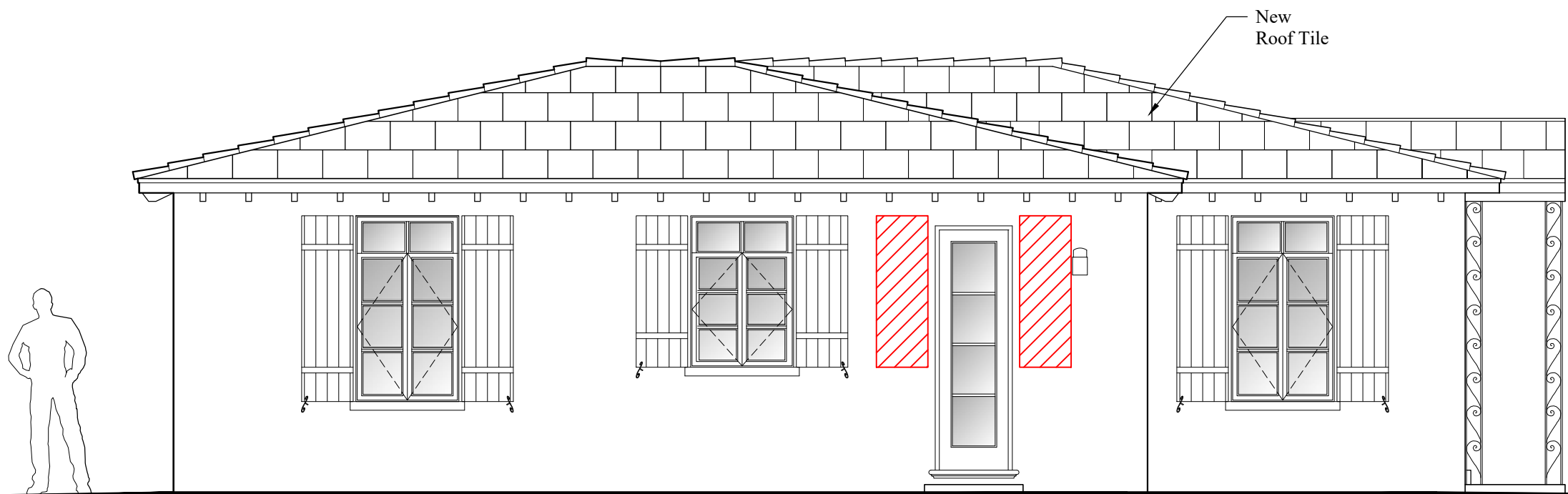


Existing South Elevation

Scale

1/4" = 1'-0"

PL



TOP OF ROOF
EL. +15'-0" (15.00' NAVD.)

BOTTOM OF
TOP CHORD
EL. +11'-0" (11.00' NAVD.)

FINISH FLOOR
EL. +2'-8" (2.68' NAVD.)

4'-0"

8'-4"

Proposed North Elevation

Scale

1/4" = 1'-0"

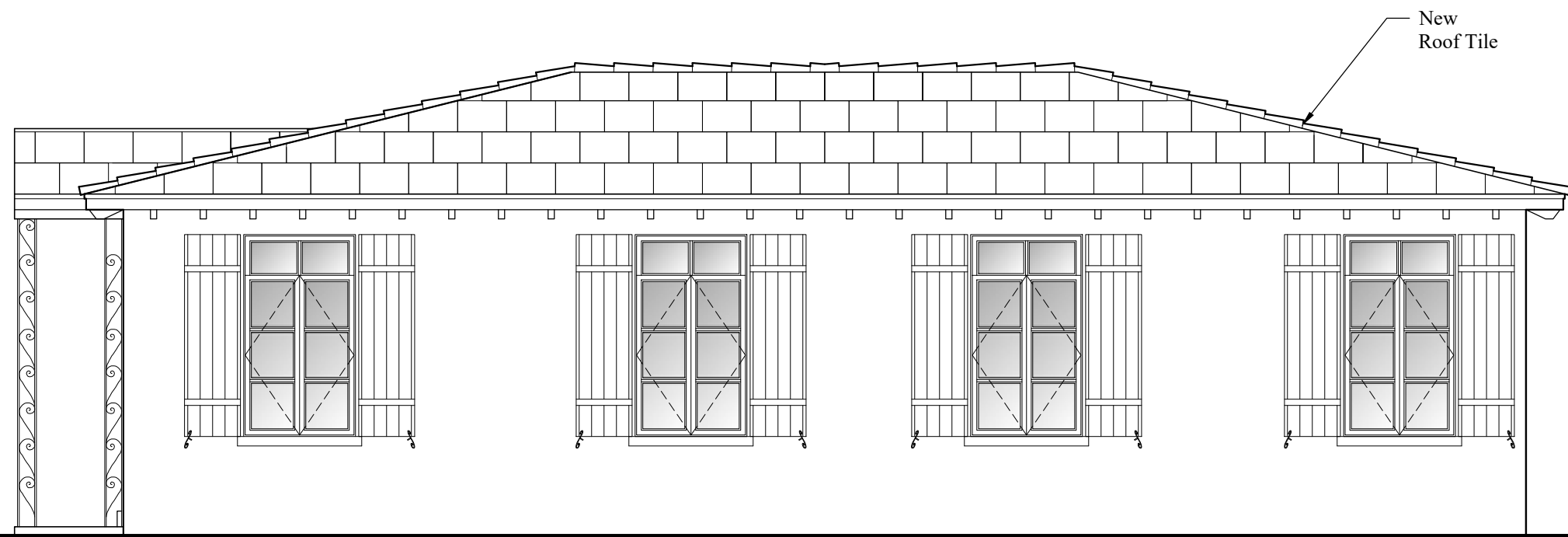
TOP OF ROOF
EL. +15'-0" (15.00' NAVD.)

BOTTOM OF
TOP CHORD
EL. +11'-0" (11.00' NAVD.)

FINISH FLOOR
EL. +2'-8" (2.68' NAVD.)

4'-0"

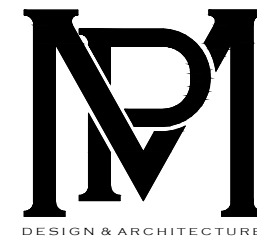
8'-4"



Proposed South Elevation

Scale

1/4" = 1'-0"



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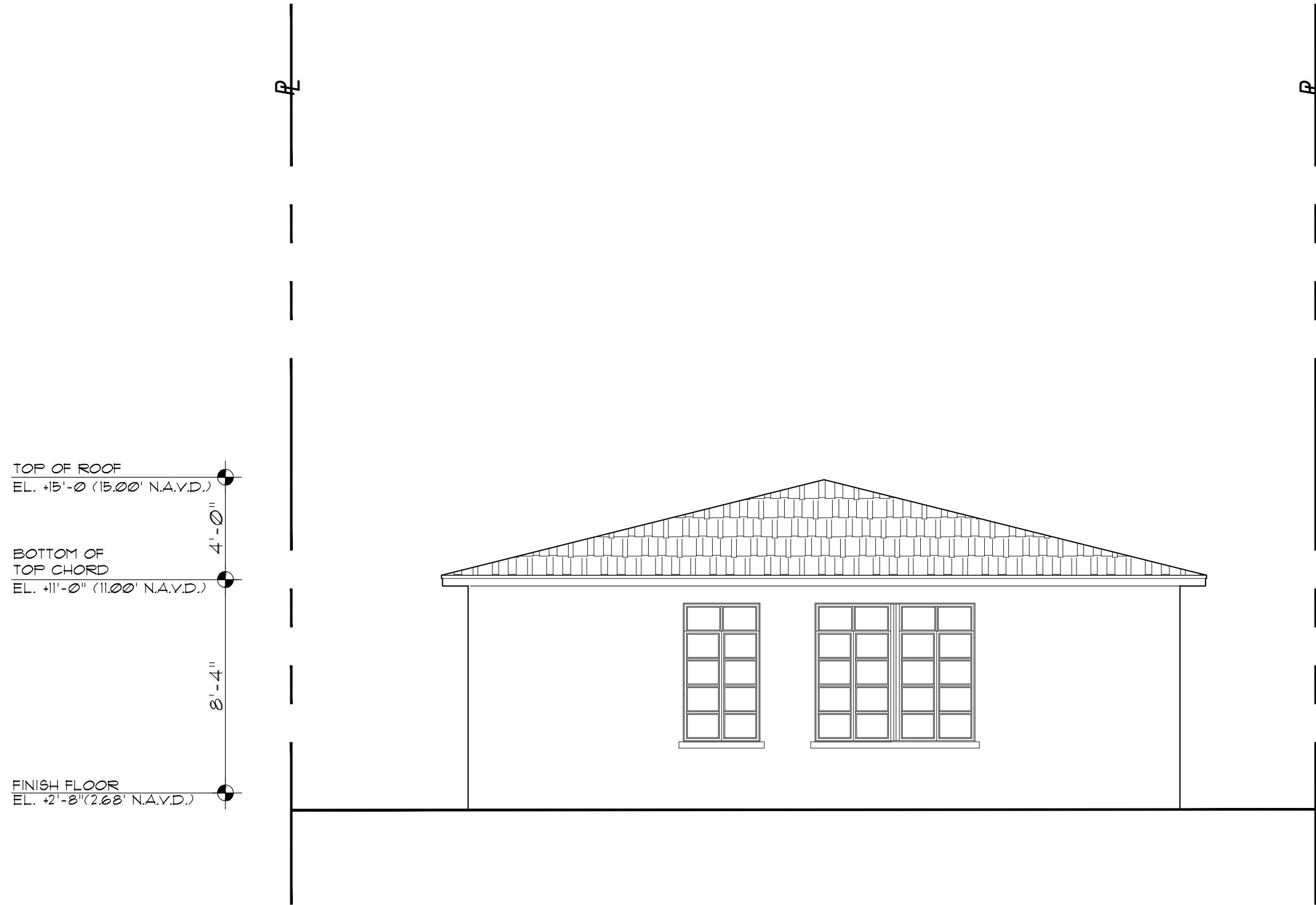


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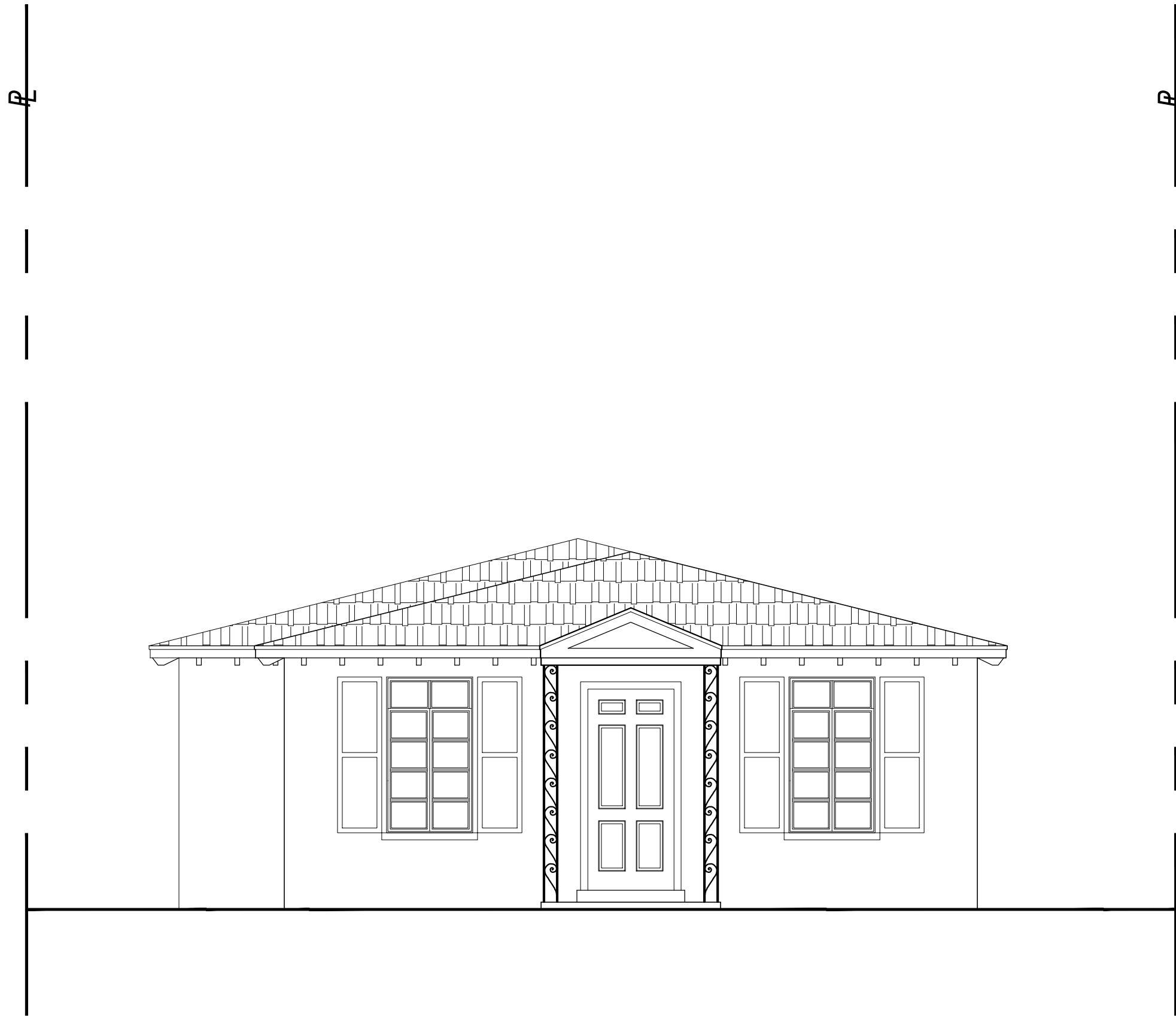
A203

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ZON-25-0004



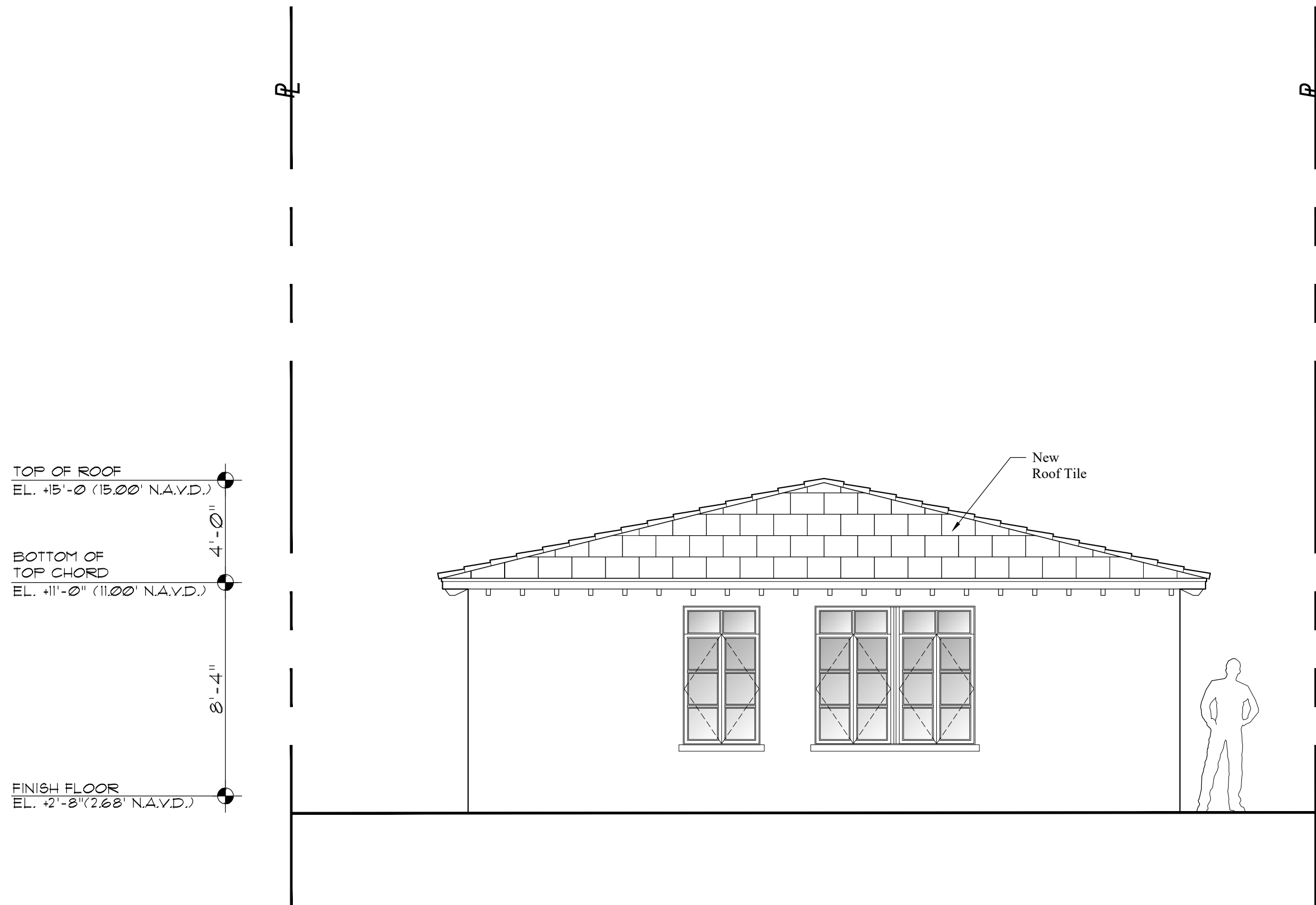
Existing East Elevation

Scale 1/4" = 1'-0"



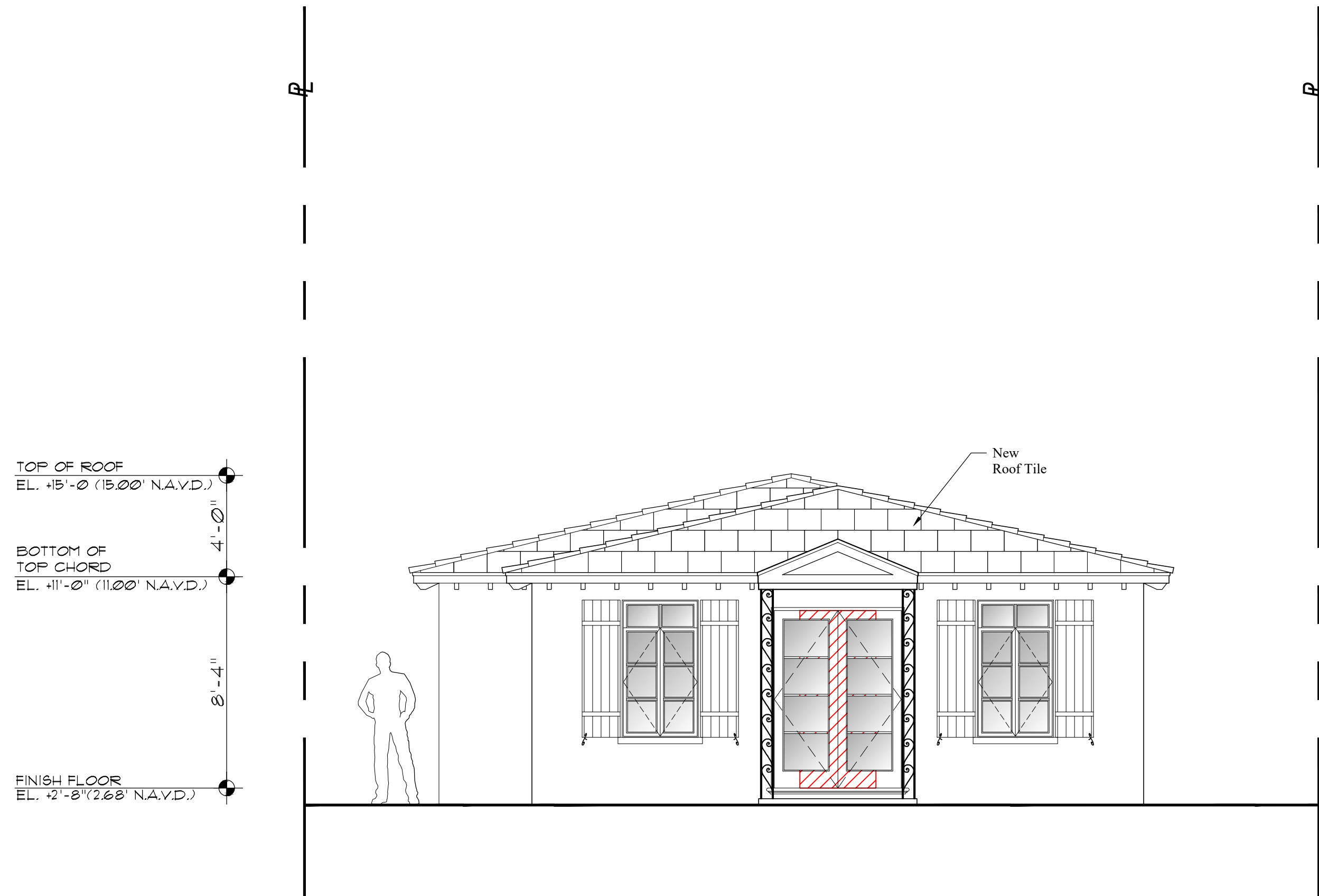
Existing West Elevation

Scale 1/4" = 1'-0"



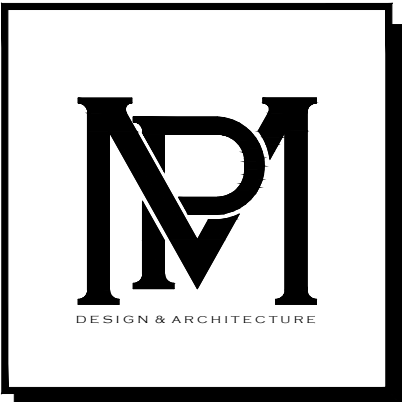
Proposed East Elevation

Scale 1/4" = 1'-0"



Proposed West Elevation

Scale 1/4" = 1'-0"



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A Renovation for
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A204

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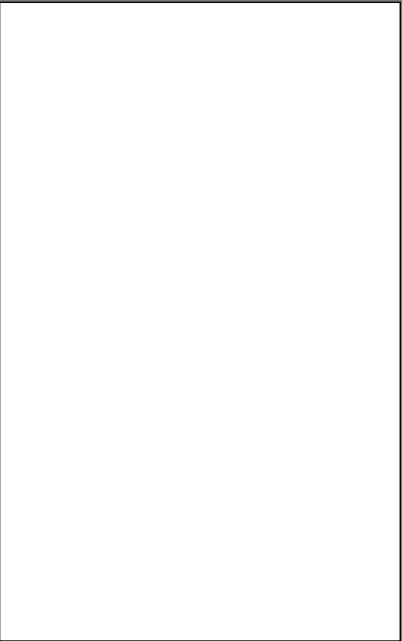




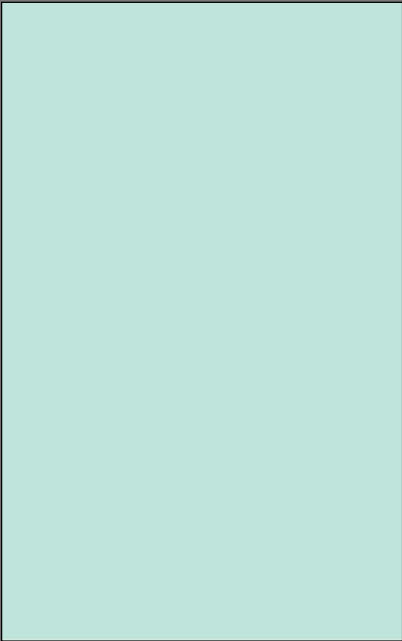








Cloud White OC-130
Benjamin Moore
Building Color



2039-60 Seafoam Green
Benjamin Moore
Doors, Windows



Handmade Barrel Tile
Main House Roof



Flat Red Clay Tile
Guest House Roof

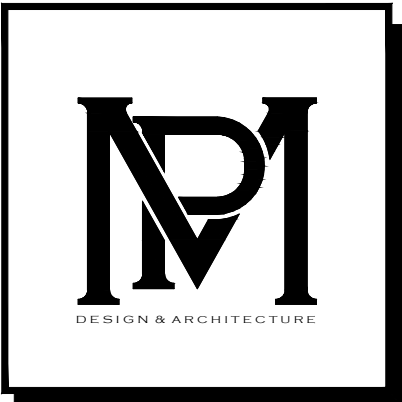


Cypress
Entry Door, Shutters, Outlookers



Black & White
Awning Fabric

Proposed Building Colors



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2412

DATE
11-07-24

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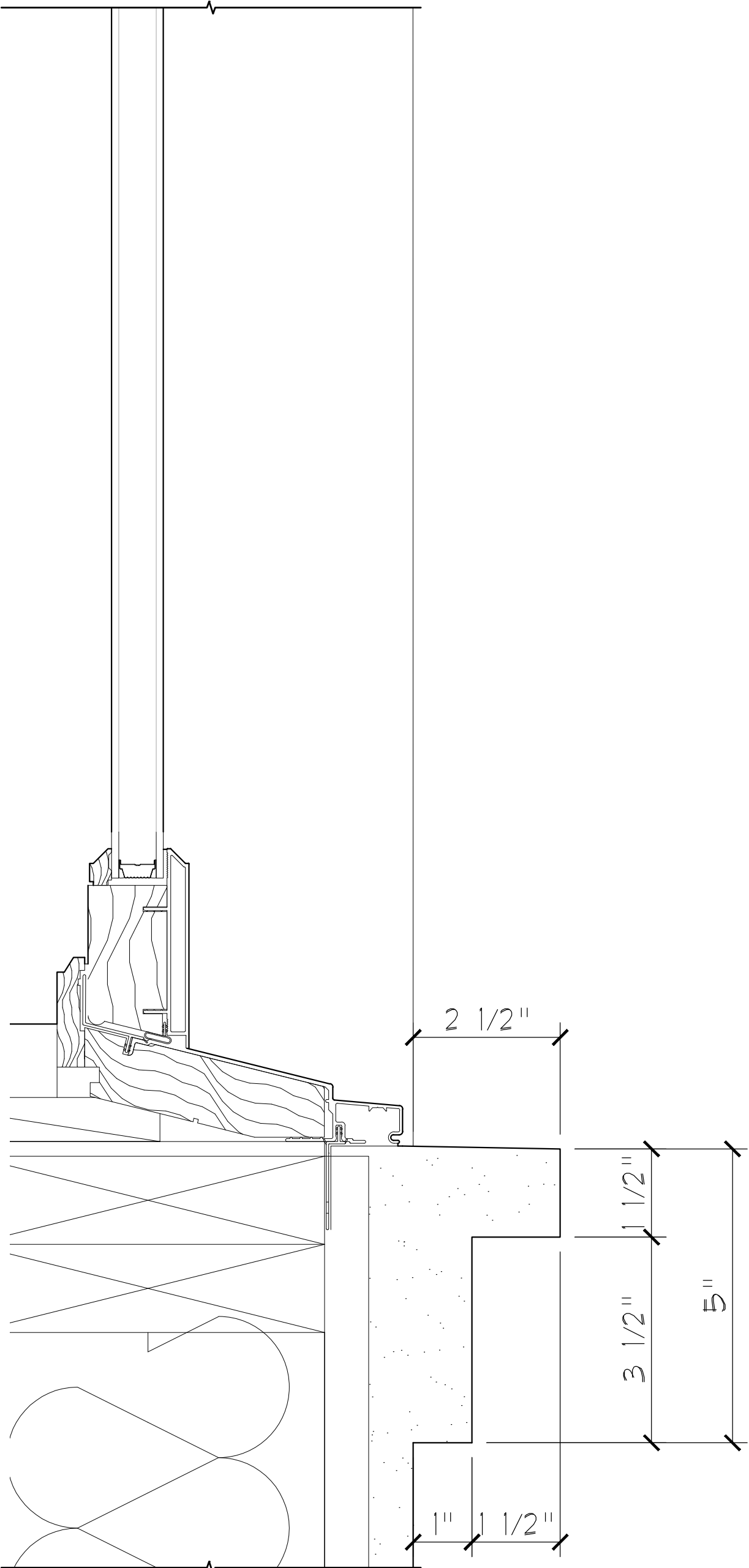
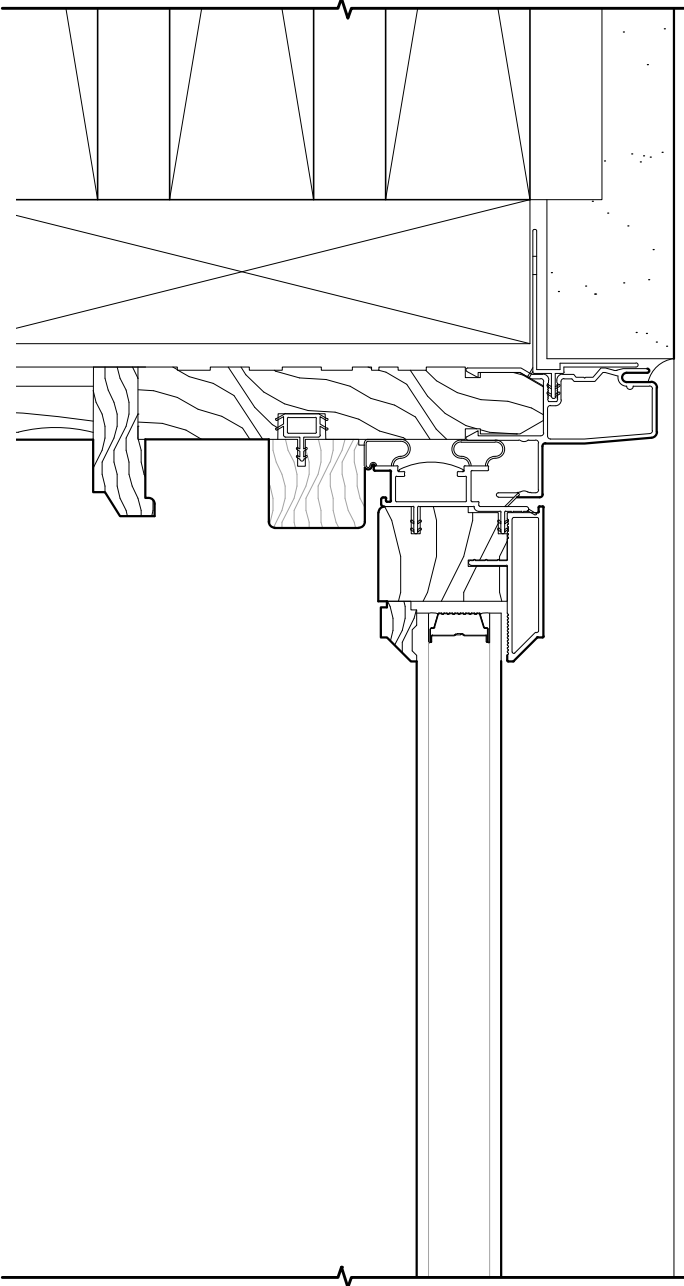
A Renovation for
335 Coconut Row LLC
335 Coconut Row
Palm Beach FL 33480



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PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

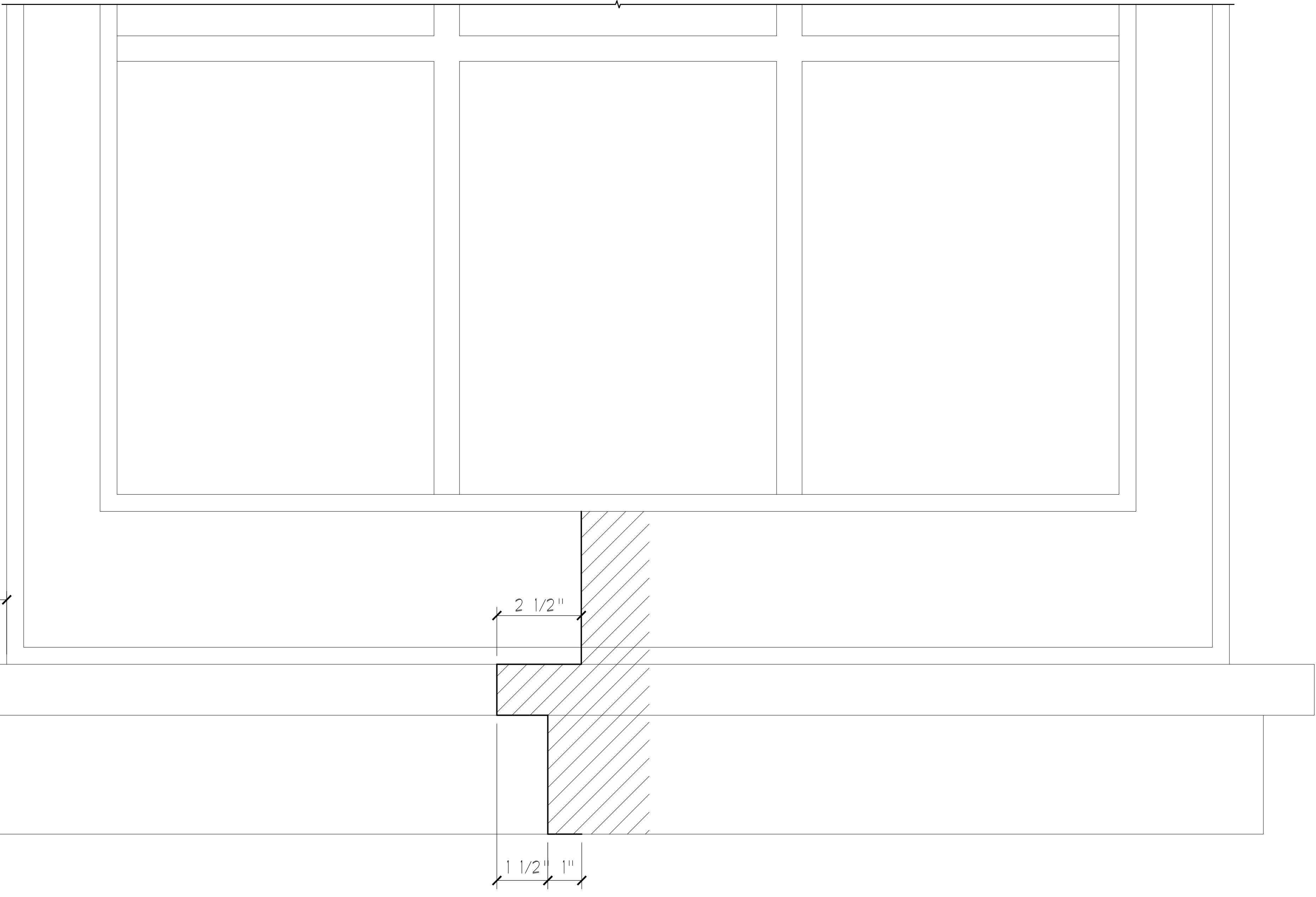
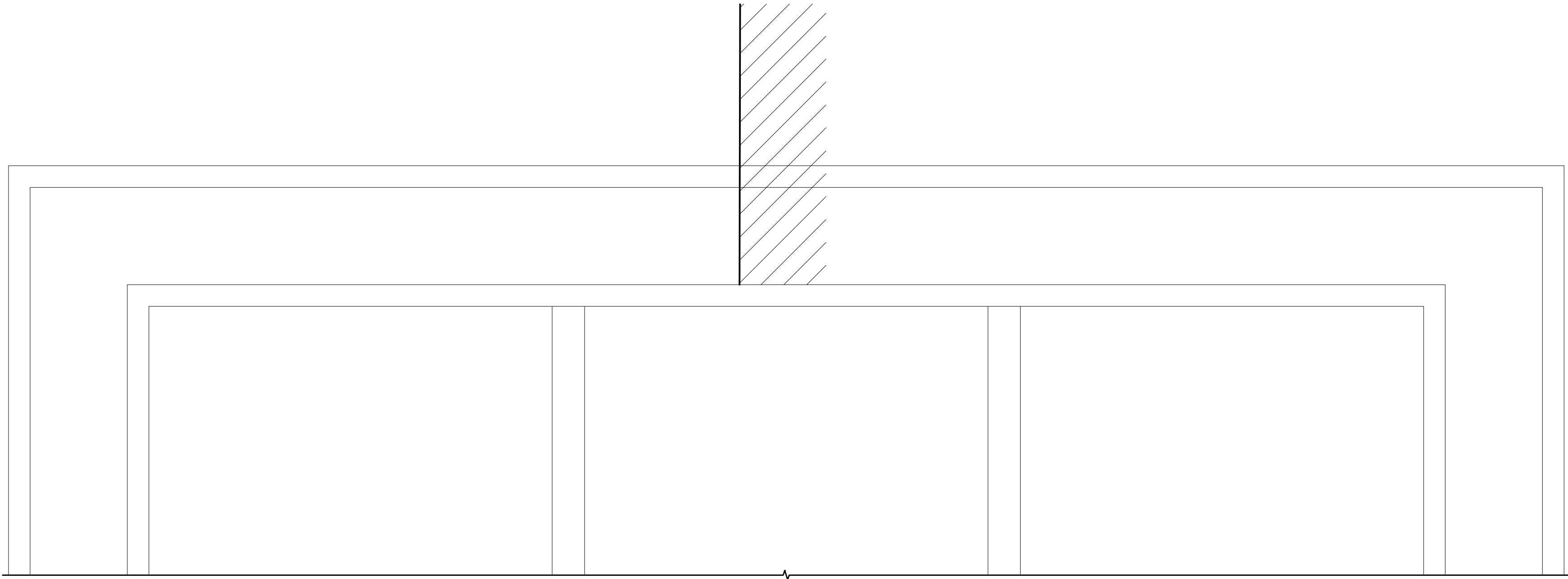
SHEET NO.

Material



Window Sill Detail

Scale: 6" = 1'-0"



Window Sill Elevation Detail

Scale: 6" = 1'-0"



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2412

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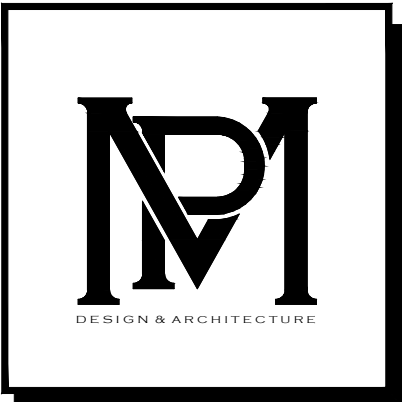
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SHEET NO.
Window
Sill
Detail

HSB-24-0009
ZON-25-0004



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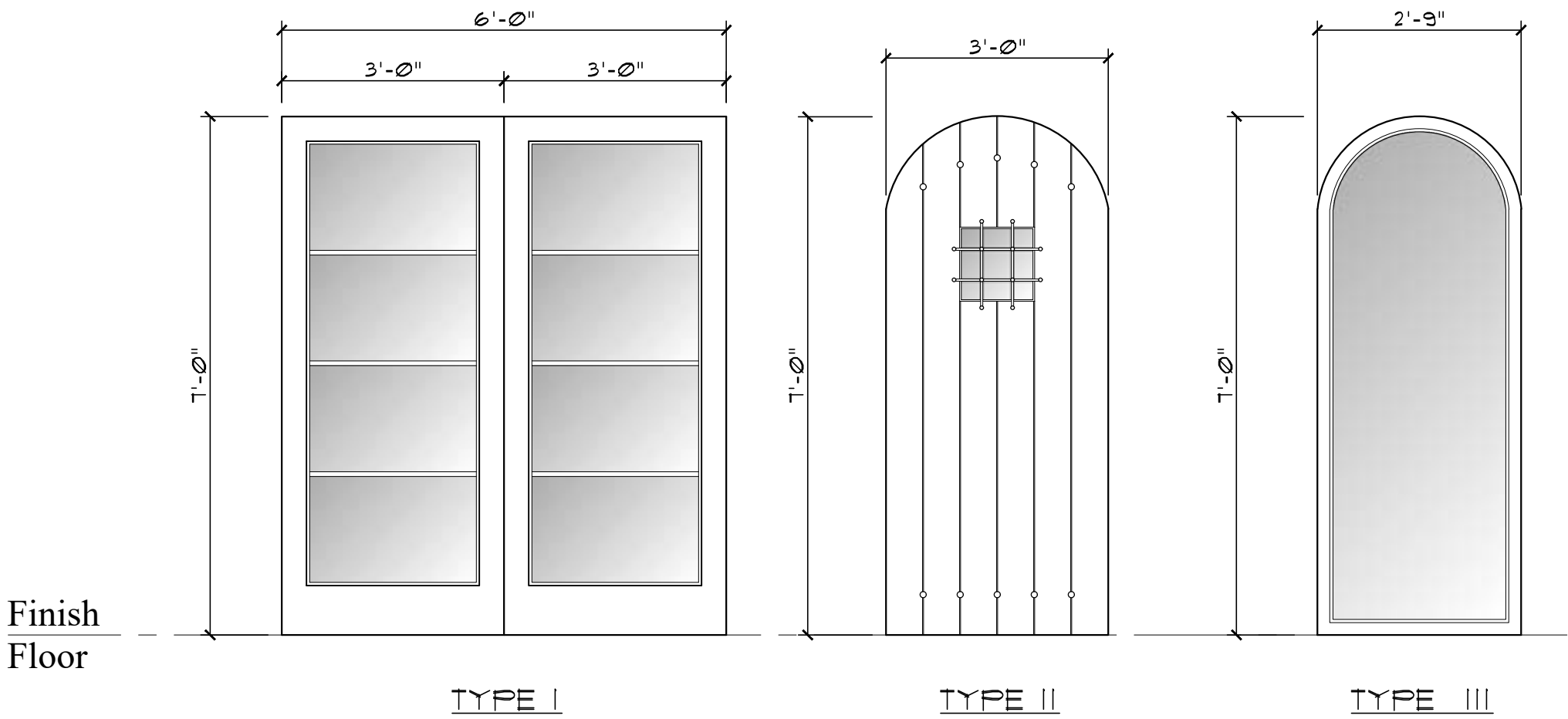
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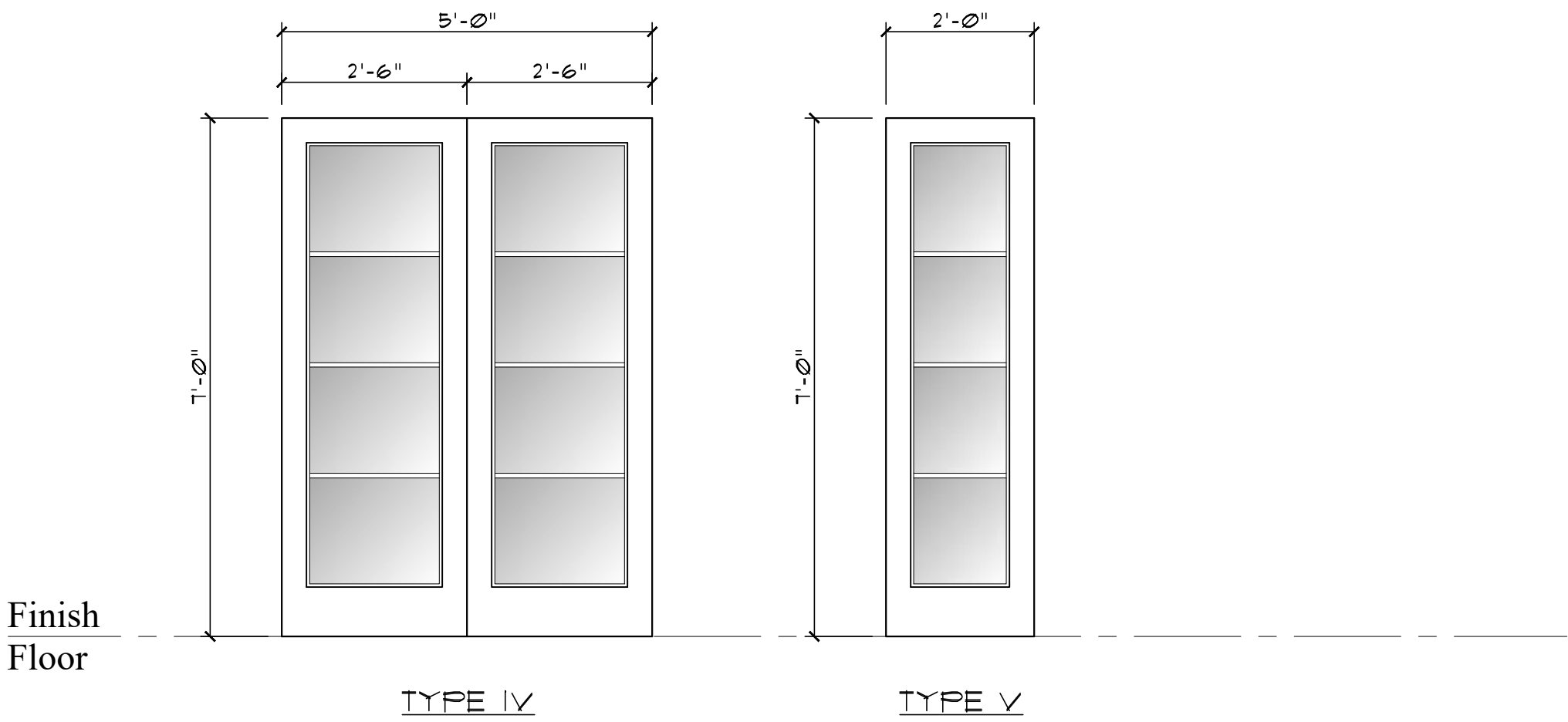
SHEET NO.

A500

First Floor Door Schedule													ISSUE DATE:			
NO.	ROOM LOCATION	DOOR LEAF SIZE			DOOR MAT.	DOOR TYPE	DOOR FINISH INT./EXT.	FRAME CASING MAT.	FRAME DETAILS			REMARKS	WIND PRESSURES			
		W	H	T					HD.	JMB.	SILL.		ZONE	-	+	SF.
01	FOYER	3'-0"	7'-0"	2-1/4"	WOOD	II	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	OUTSWING ENTRY DOOR				
02	VESTIBULE	2'-9"	7'-0"	2-1/4"	WOOD	III	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	FIXED - FULL-VIEW GLAZING				
03	FAMILY SITTING	(2/3'-0"	7'-0"	2-1/4"	WOOD	I	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	CLAD SLIDING FRENCH DOORS				
DOOR SCHEDULE NOTES:																
1. VERIFY ALL DOOR SIZES IN FIELD REPORT ALL DISCREPANCIES W/ ARCHITECT PRIOR TO PLACING ORDER. DOOR MANUFACTURER TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.																
2. ALL EXTERIOR DOORS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS - TURN UP & DOWN 6" @ JAMBS.																
3. ALL EXTERIOR DOORS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.																
4. ALL EXTERIOR DOORS ARE TO BE HURRICANE RATED.																
5. ALL INTERIOR DOORS TO MATCH EXISTING.																



First Floor Door Schedule - Guest House													ISSUE DATE:			
NO.	ROOM LOCATION	DOOR LEAF SIZE			DOOR MAT.	DOOR TYPE	DOOR FINISH INT./EXT.	FRAME CASING MAT.	FRAME DETAILS			REMARKS	WIND PRESSURES			
		W	H	T					HD.	JMB.	SILL.		ZONE	-	+	SF.
04	LIVING ROOM	(2/2'-6"	7'-0"	2-1/4"	WOOD	IV	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	OUTSWING FRENCH DOORS				
05	LIVING ROOM	(2/2'-6"	7'-0"	2-1/4"	WOOD	IV	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	OUTSWING FRENCH DOORS				
06	LIVING ROOM	(2/2'-6"	7'-0"	2-1/4"	WOOD	IV	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	OUTSWING FRENCH DOORS				
07	KITCHEN	2'-0"	7'-0"	2-1/4"	WOOD	V	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	OUTSWING FRENCH DOOR				
DOOR SCHEDULE NOTES:																
1. VERIFY ALL DOOR SIZES IN FIELD REPORT ALL DISCREPANCIES W/ ARCHITECT PRIOR TO PLACING ORDER. DOOR MANUFACTURER TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.																
2. ALL EXTERIOR DOORS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS - TURN UP & DOWN 6" @ JAMBS.																
3. ALL EXTERIOR DOORS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.																
4. ALL EXTERIOR DOORS ARE TO BE HURRICANE RATED.																
5. ALL INTERIOR DOORS TO MATCH EXISTING.																



Door Types

Scale 1/2" = 1'-0"

HSB-24-0009
ZON-25-0004



COMM NO.
2412

DATE
11-07-24

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A Renovation for
335 Coconut Row LLC
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SHEET NO.

A550



NO.	ROOM LOCATION	FRAME SIZE			SASH MAT.	WIN. TYPE	WINDOW FINISH	FRAME MAT.	CASING	SILL AFTRN	FRAME DETAILS			REMARKS	WIND PRESSURES			
		W	H	T							HD.	JMB.	SILL.		ZONE	-	+	SF.
001	OFFICE	14'-2"	4'-3 1/2"		AL/WD.	A	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
002	OFFICE	5'-0"	4'-4"		AL/WD.	F	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
003	BAR	2'-2"	3'-8"		AL/WD.	M	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
004	FOYER	2'-0"	4'-0"		AL/WD.	N	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
005	FOYER	2'-0"	4'-0"		AL/WD.	N	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
006	FOYER	2'-0"	4'-0"		AL/WD.	N	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
007	FOULDER ROOM	2'-6"	4'-0"		AL/WD.	J	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
008	GREAT ROOM	3'-0"	5'-0"		AL/WD.	G	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
009	GREAT ROOM	3'-0"	5'-0"		AL/WD.	G	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
010	DINING	2'-6"	5'-0"		AL/WD.	H	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
011	DINING	5'-10 1/8"	5'-0"		AL/WD.	B	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
012	DINING	2'-6"	5'-0"		AL/WD.	H	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
013	FAMILY SITTING	3'-0"	5'-0"		AL/WD.	G	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
014	FAMILY SITTING	2'-6"	5'-0"		AL/WD.	H	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
015	KITCHEN	2'-6"	3'-8"		AL/WD.	K	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
016	KITCHEN	2'-6"	3'-8"		AL/WD.	K	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
017	LAUNDRY	2'-6"	3'-8"		AL/WD.	K	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
WINDOW SCHEDULE NOTES:																		
1. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR APPROVAL TO ARCHITECT PRIOR TO FABRICATION OF WINDOWS.																		
2. ALL WINDOWS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS - TURN UP & DOWN 6" @ JAMBS & SILL.																		
3. ALL WINDOWS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.																		
4. ALL WINDOWS ARE TO BE HURRICANE RATED UNITS.																		
5. ALL WINDOWS TO MATCH EXISTING.																		

SEE PRODUCT APPROVALS FOR FASTENING AND BUCK DETAILS

Second Floor Window Schedule																		
NO.	ROOM LOCATION	FRAME SIZE			SASH MAT.	WIN. TYPE	WINDOW FINISH	FRAME MAT.	CASING	SILL AFRON	FRAME DETAILS			REMARKS	WIND PRESSURES			
		W	H	T							HD.	JMB.	SILL.		ZONE	-	+	SF.
018	MASTER BEDROOM	14'-2"	4'-3 1/2"		AL/WD.	A	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
019	MASTER BEDROOM	5'-0"	4'-4"		AL/WD.	F	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
020	MASTER BATH	2'-2"	3'-8"		AL/WD.	M	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
021	MASTER BEDROOM	5'-0"	4'-4"		AL/WD.	F	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
022	MASTER BATH	2'-0"	4'-0"		AL/WD.	N	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
023	SHOWER	2'-6"	3'-8"		AL/WD.	C	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
024	HALL	2'-6"	4'-0"		AL/WD.	J	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
025	HALL	6'-1 3/4"	4'-0"		AL/WD.	C	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
026	BEDROOM NO. 2	2'-0"	4'-0"		AL/WD.	N	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
027	BEDROOM NO. 2	2'-0"	4'-0"		AL/WD.	N	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
028	VESTIBULE	2'-6"	4'-0"		AL/WD.	J	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
029	VESTIBULE	3'-0"	5'-0"		AL/WD.	G	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
030	BEDROOM NO. 3	2'-6"	4'-0"		AL/WD.	J	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
031	BEDROOM NO. 3	5'-4"	4'-0"		AL/WD.	E	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
032	BEDROOM NO. 3	2'-3"	4'-0"		AL/WD.	L	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
033	SITTING ROOM	5'-5"	4'-0"		AL/WD.	D	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
034	MASTER FOYER	2'-6"	3'-8"		AL/WD.	K	PAINT	AL/WD.	WOOD	WOOD	2/A551	1/A551	2/A551	CLAD SINGLE HUNG UNIT				
WINDOW SCHEDULE NOTES:																		
1. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR APPROVAL TO ARCHITECT PRIOR TO FABRICATION OF WINDOWS.																		
2. ALL WINDOWS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS - TURN UP & DOWN 6" @ JAMBS & SILL.																		
3. ALL WINDOWS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.																		
4. ALL WINDOWS ARE TO BE HURRICANE RATED UNITS.																		
5. ALL WINDOWS TO MATCH EXISTING.																		

SEE PRODUCT APPROVALS FOR FASTENING AND BUCK DETAILS

Scale

1/2" = 1'-0"
HSB-24-0009
ZON-25-0004



DATE
11-07-24

REVISIONS

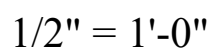
A Renovation for
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335 Coconut Row
Palm Beach FL 33480



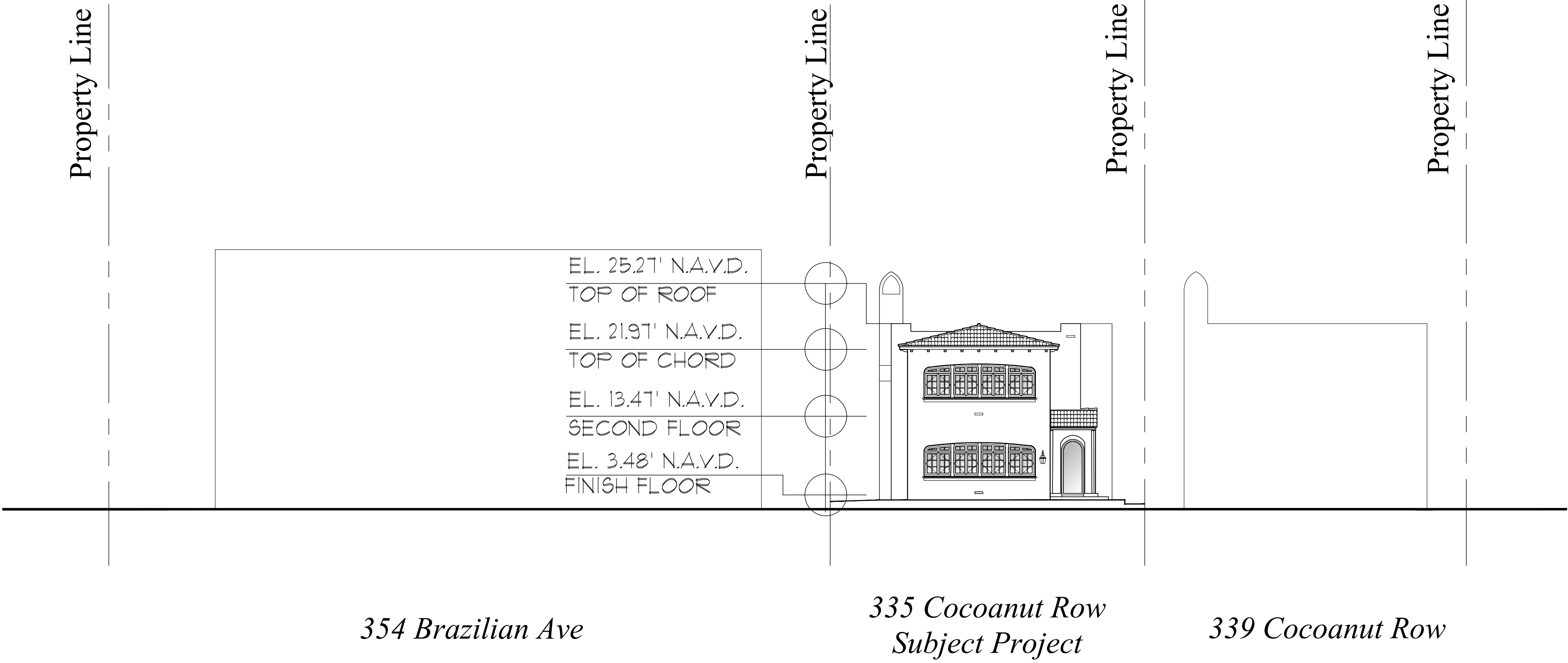
SHEET NO.

A551

SEE PRODUCT APPROVALS FOR FASTENING AND BUCK DETAILS



HSB-24-0009
ZON-25-0004



Streetscape (West Side) Coconut Row

Scale

3/32" = 1'-0"



COMM NO.
2412

DATE
11-07-24

REVISIONS

A Renovation for
335 Coconut Row LLC

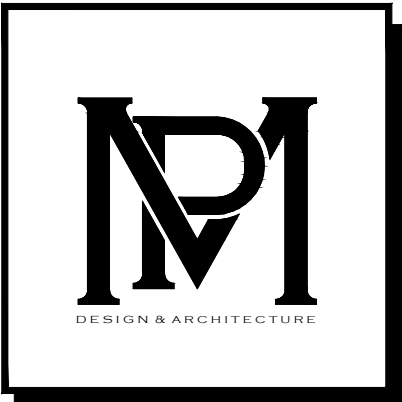
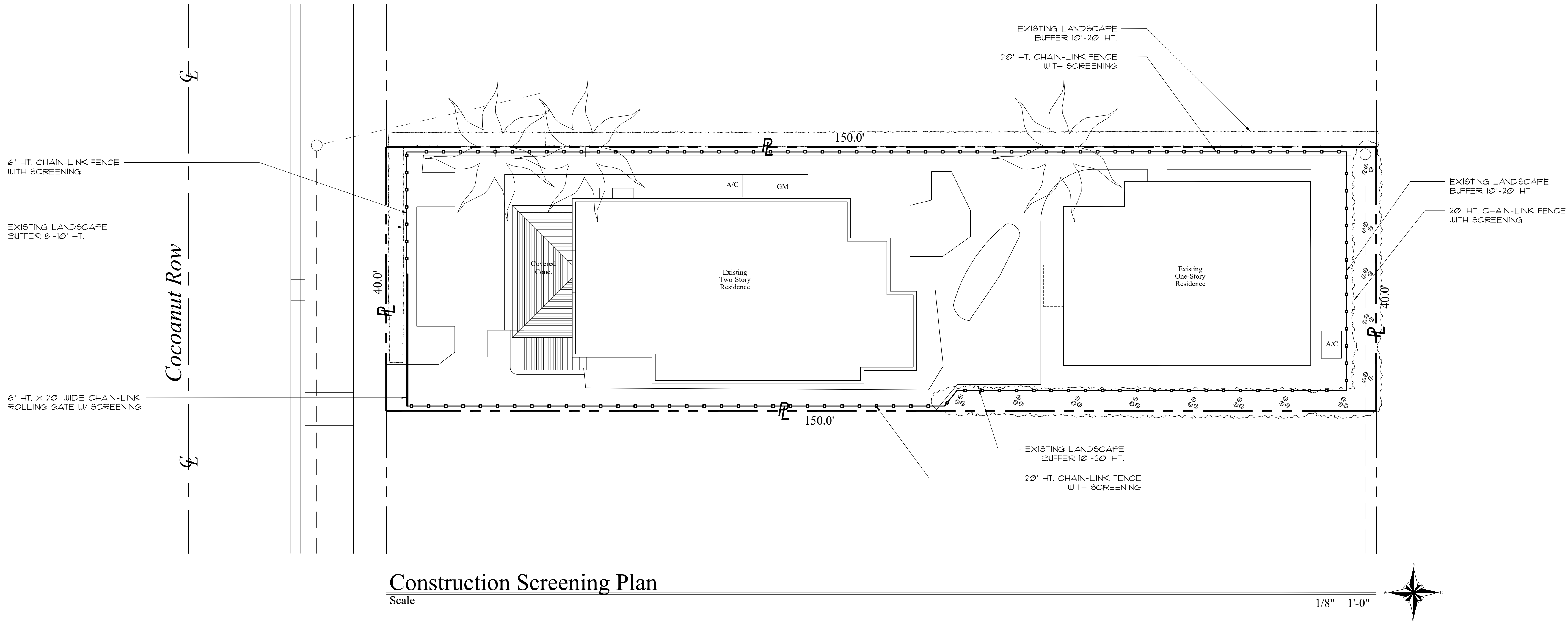
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SHEET NO.

A002



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2412

DATE
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SHEET NO.
A006

HSB-24-0009
ZON-25-0004

Route To Property:

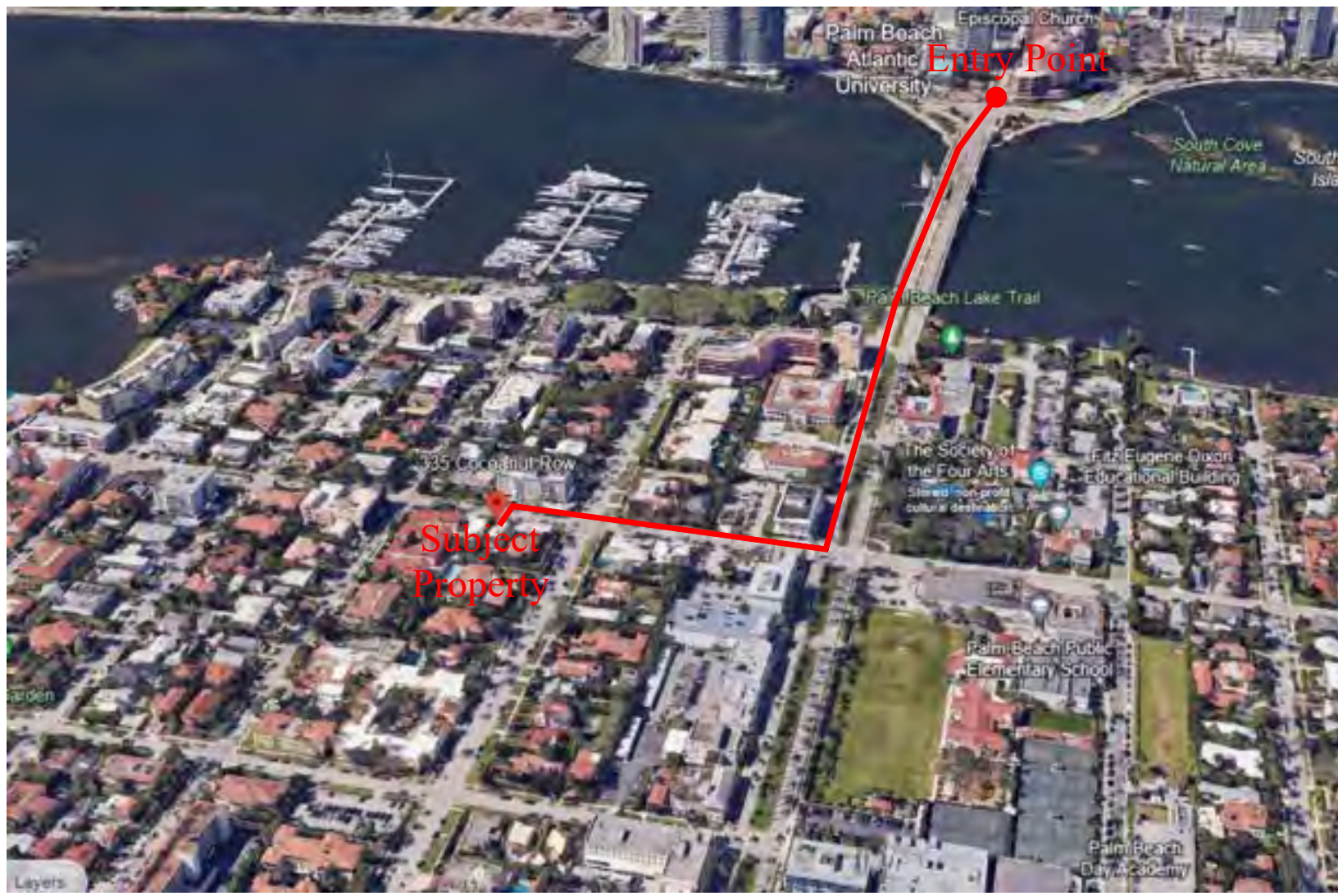
Enter the Town of Palm Beach thru Royal Ponciana Way over the Flagler Memorial Bridge. Turn right on Cocoanut Row heading South to Coconut Row until reaching subject property.

Max. Number Of Trips to Subject Property:

80 Building material and dumpster trucks

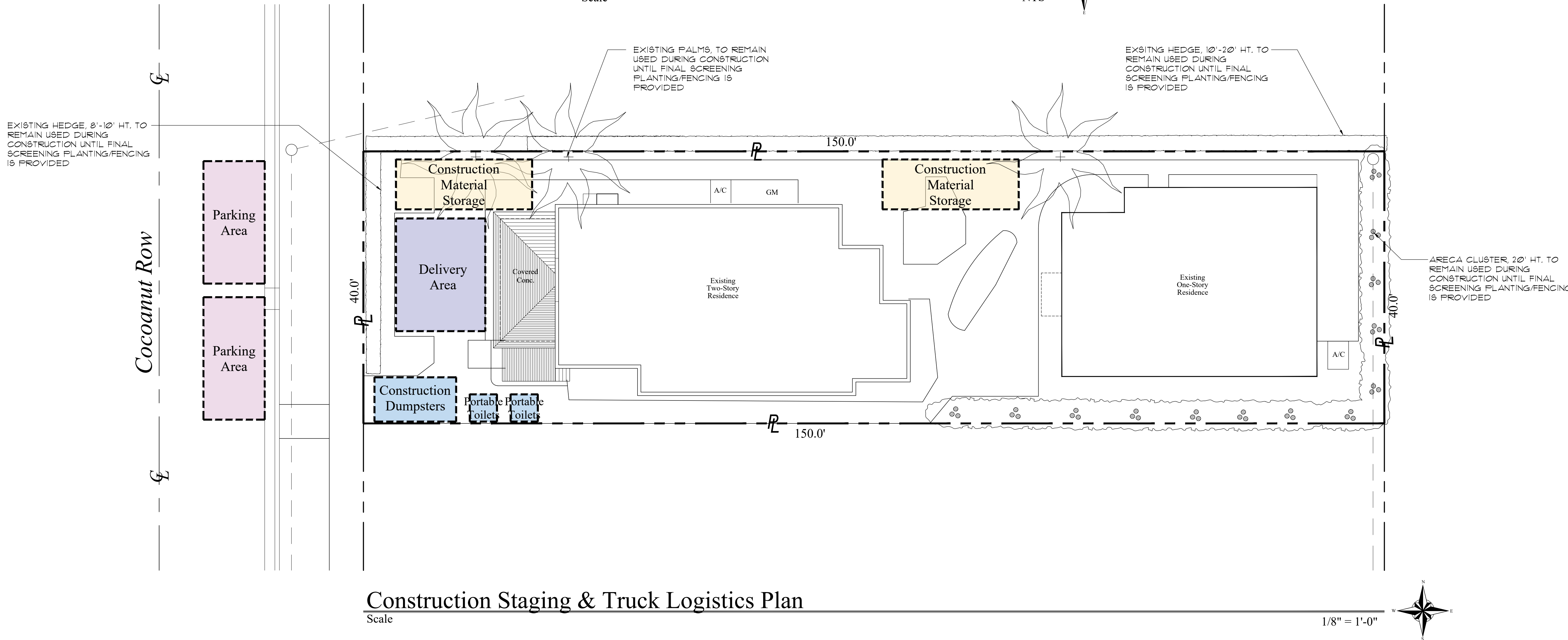
Maximum Truck Length:

60'



Truck Traffic Map

Scale _____ NTS



Construction Staging & Truck Logistics Plan

Scale _____ 1/8" = 1'-0"



COMM NO.
2412

DATE
11-07-24

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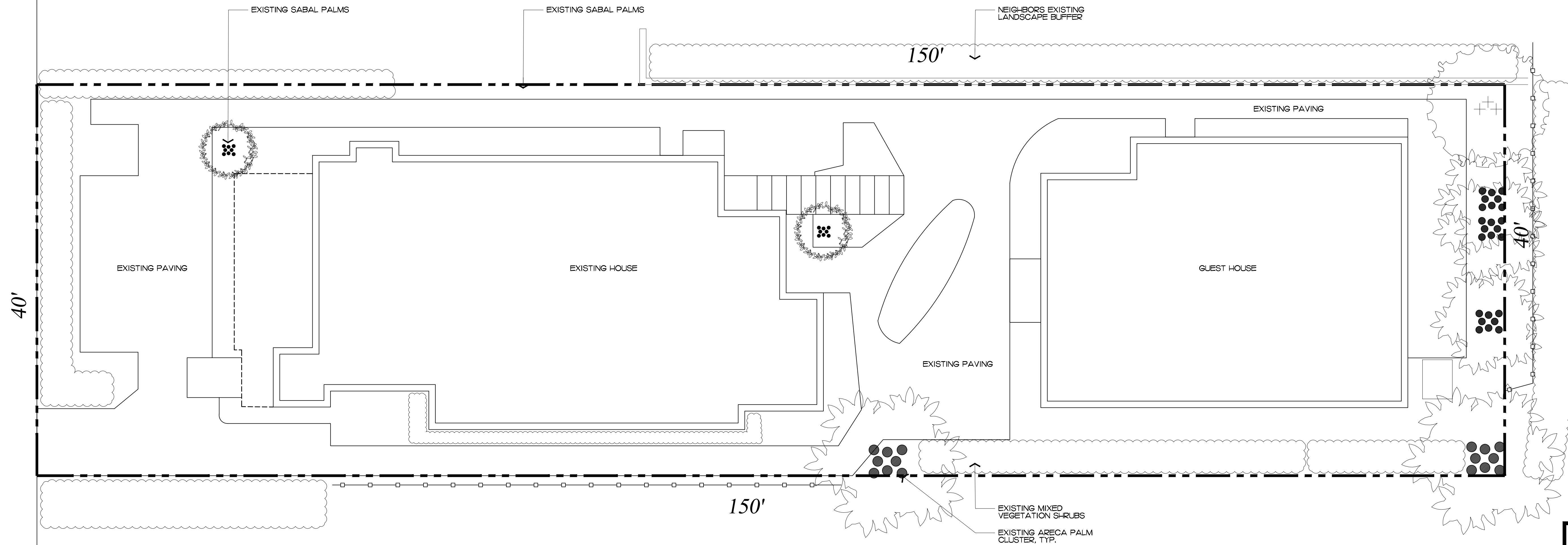
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Palm Beach FL 33480



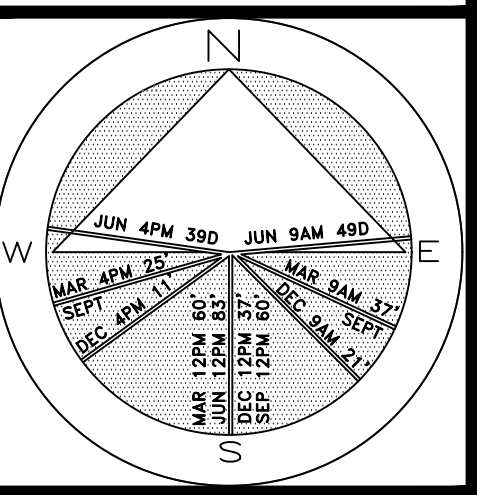
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AA26001667

SHEET NO.

A007



Private Residence
335 Coconut Row
Palm Beach



JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 01.31.2025

SHEET L1.0

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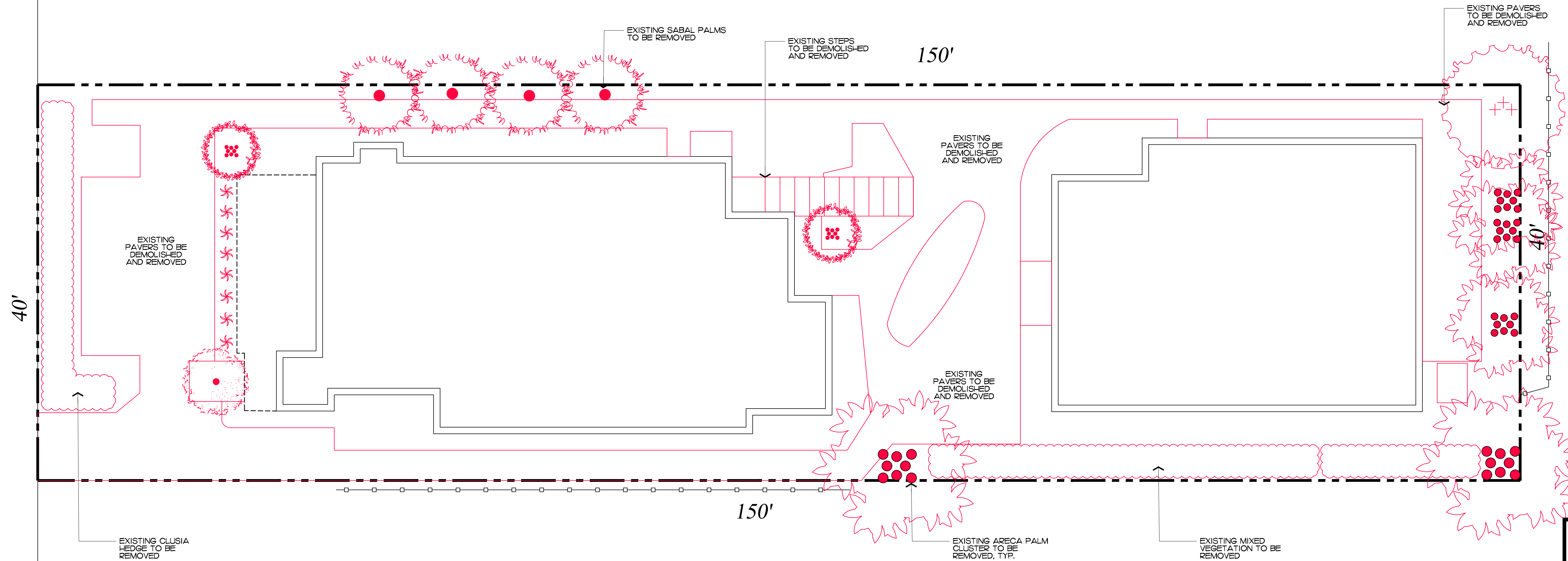
DISCLAIMER: 2025
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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

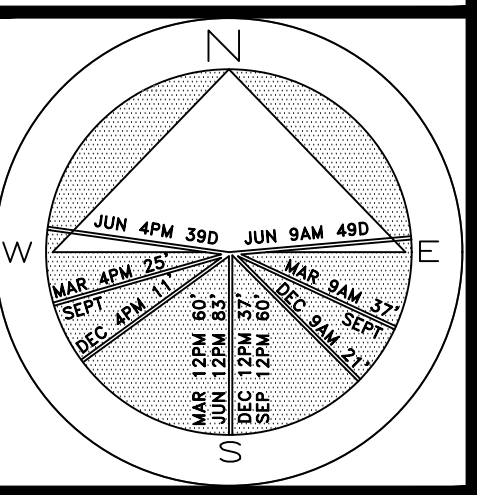
ZON-25-004
H/B-24-0009

Existing Conditions

SCALE IN FEET: 3/16"=1'-0"



Private Residence
335 Coconut Row
Palm Beach



JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 01.31.2025

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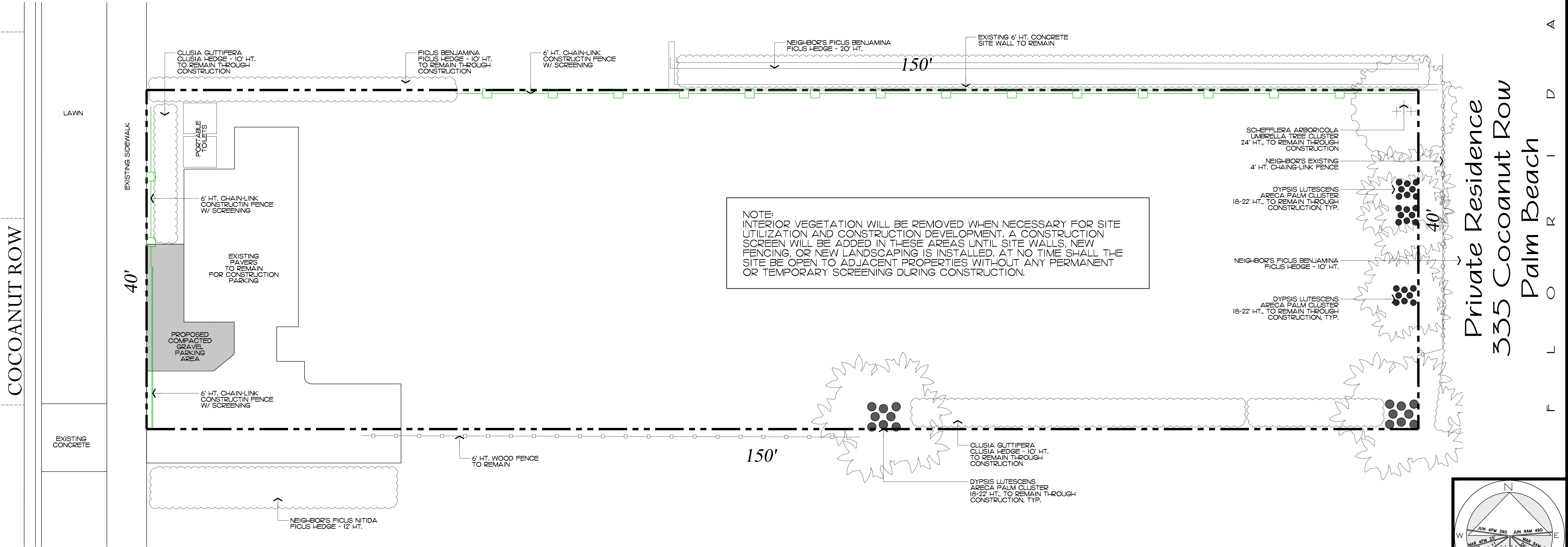
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ZON-25-004
H/B-24-0009

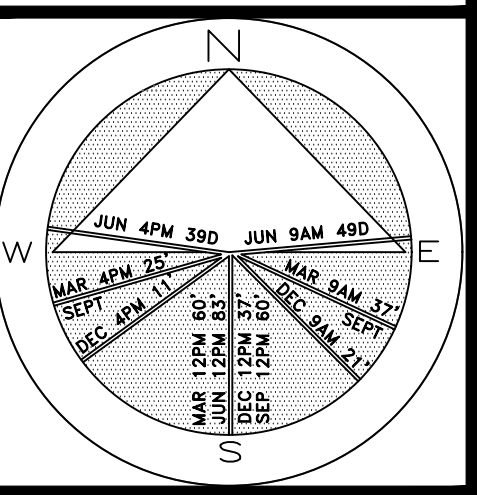
Demolition Plan

SCALE IN FEET: 3/16"=1'-0"

SHEET L2.0



Private Residence
335 Coconut Row
Palm Beach



JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 01.31.2025

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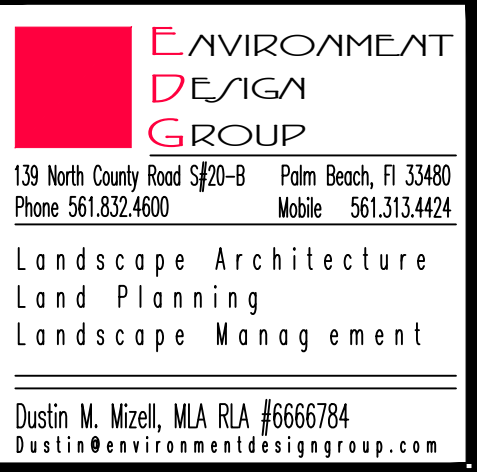
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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.

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ZON-25-004
H/B-24-0009
Construction Staging & Screening Plan

SCALE IN' FEET: 3/16"=1'-0"

SHEET L3.0

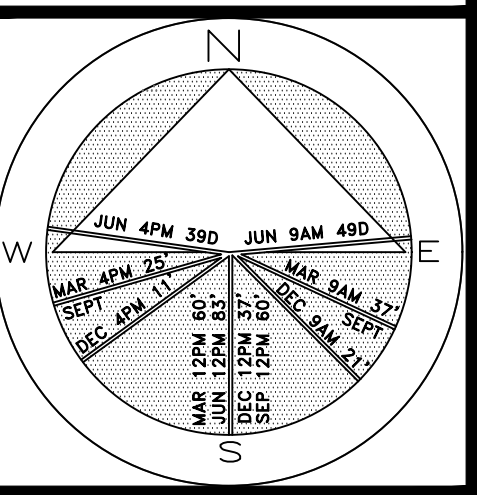


- FEB 2025 – ARCOM MEETING
- MAY-JUN 2025 – SUBMIT FOR PERMIT
- 1 MONTH –JULY 2025 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – 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

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

 PROPOSED INGRESS TRUCK ROUTE

 PROPOSED EGRESS TRUCK ROUTE



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DATE: 01.31.2025

SHEET L4.0

ZON-25-004
HJB-24-0009

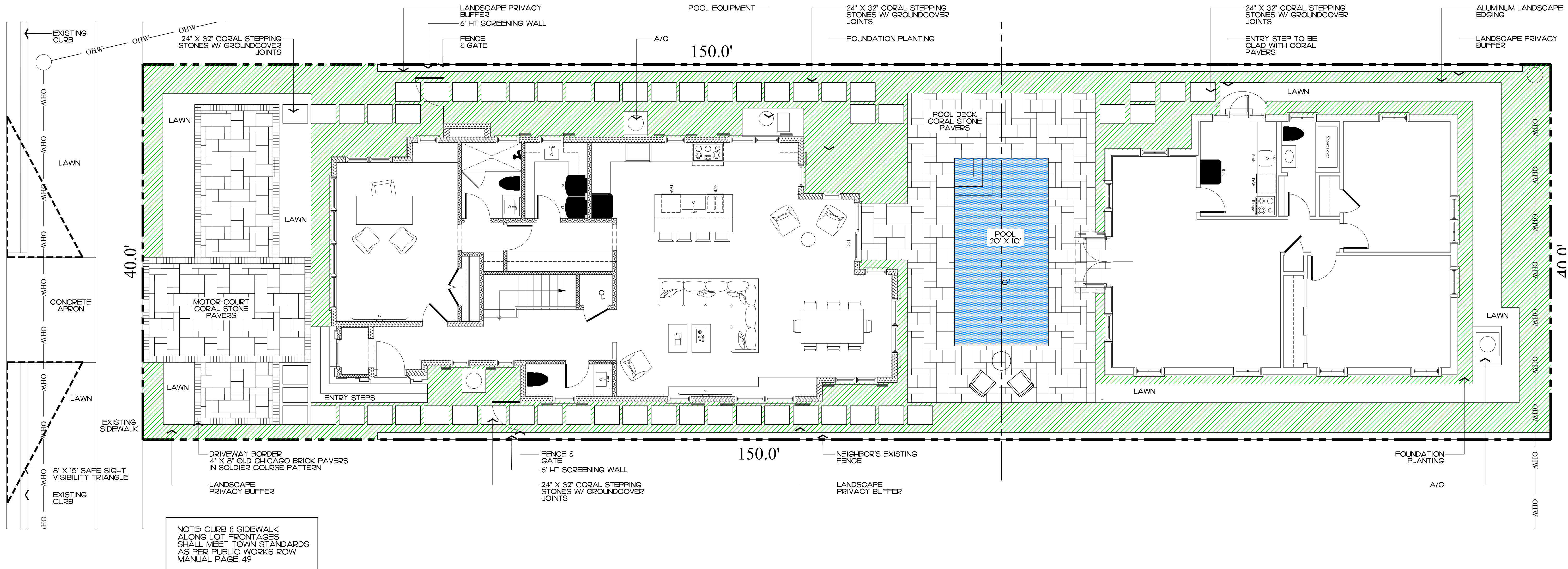
Truck Logistics Plan

SCALE: NOT TO SCALE

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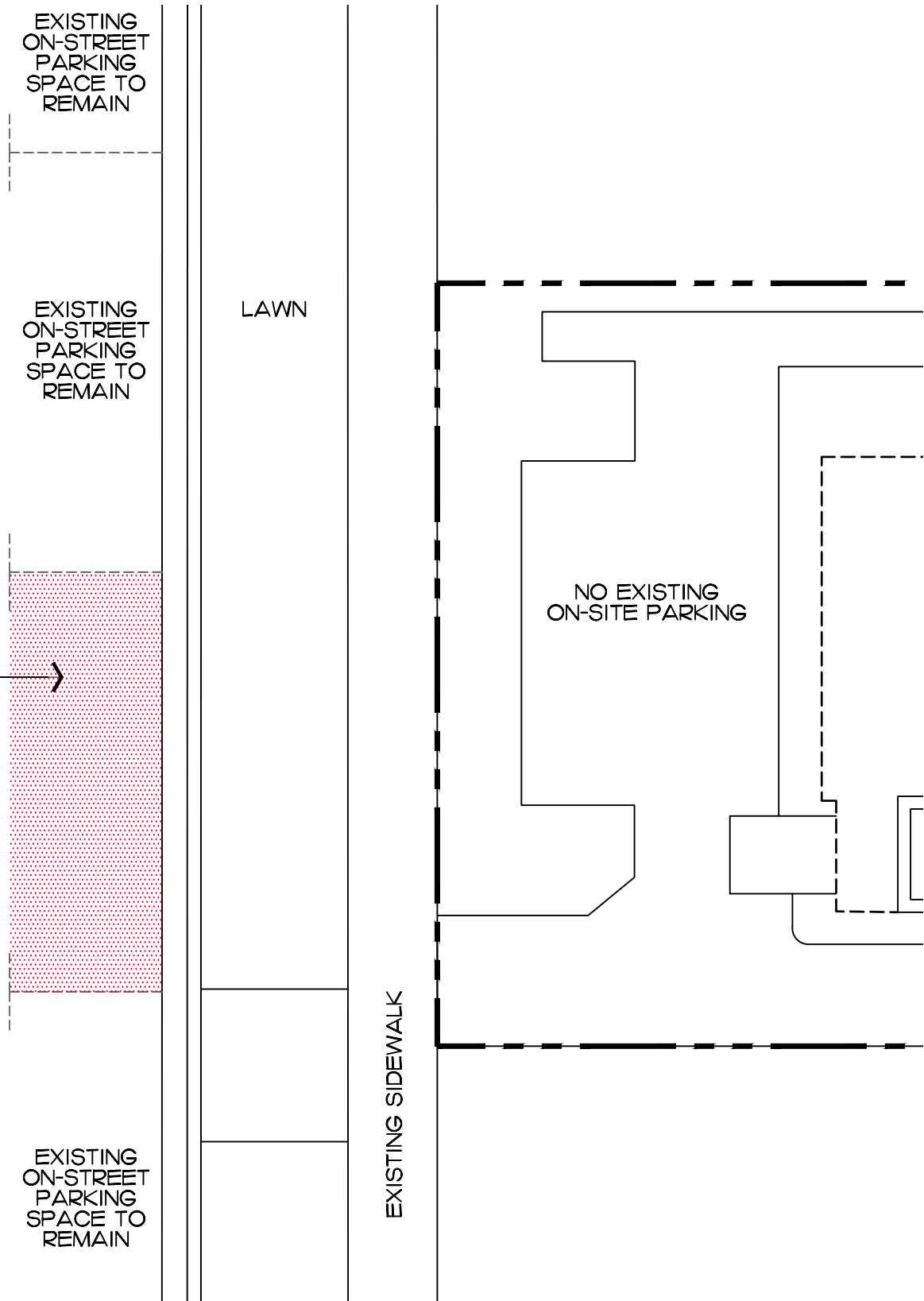
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COCOANUT ROW

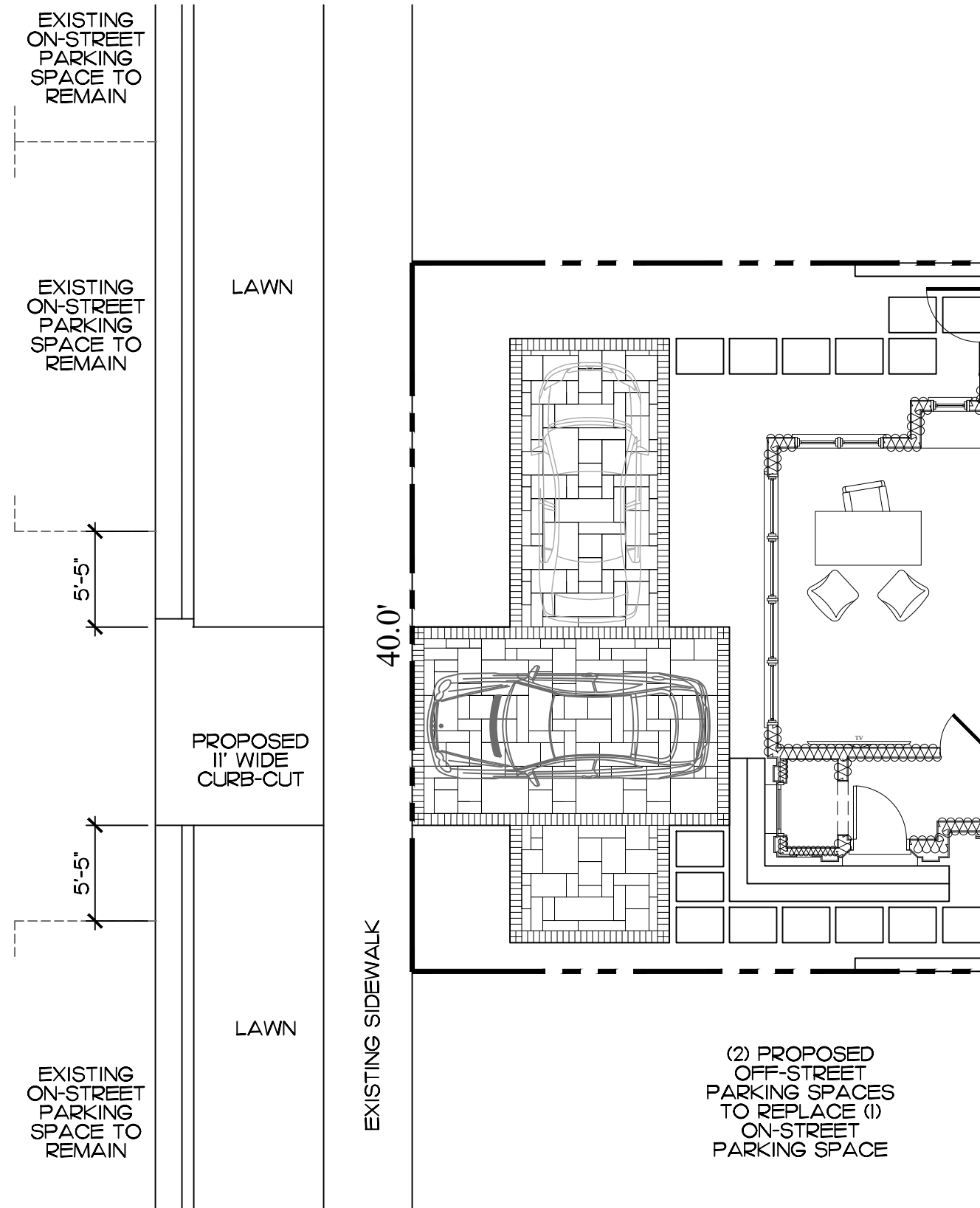


NOTE: CURB & SIDEWALK
ALONG LOT FRONTAGES
SHALL MEET TOWN STANDARDS
AS PER PUBLIC WORKS ROW
MANUAL PAGE 49

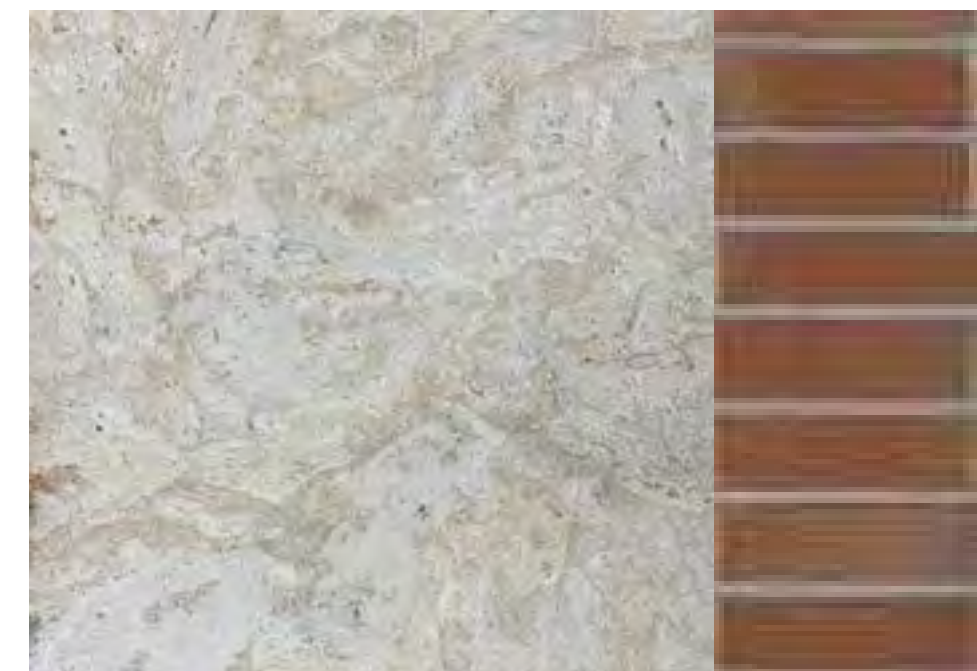
COCOANUT ROW



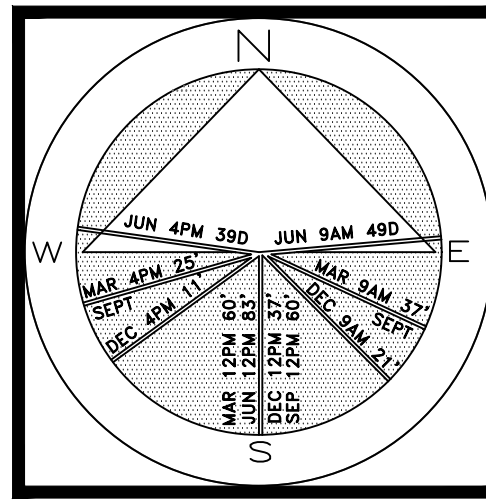
COCOANUT ROW



Hardscape Materials



DRIVEWAY: CORAL STONE PAVERS WITH CHICAGO BRICK BORDER
POOL DECK: CORAL STONE PAVERS



JOB NUMBER: # 24200.00 LA
DRAWN BY: J. can Tuomey
DATE: 01.31.2025

SHEET L5.0

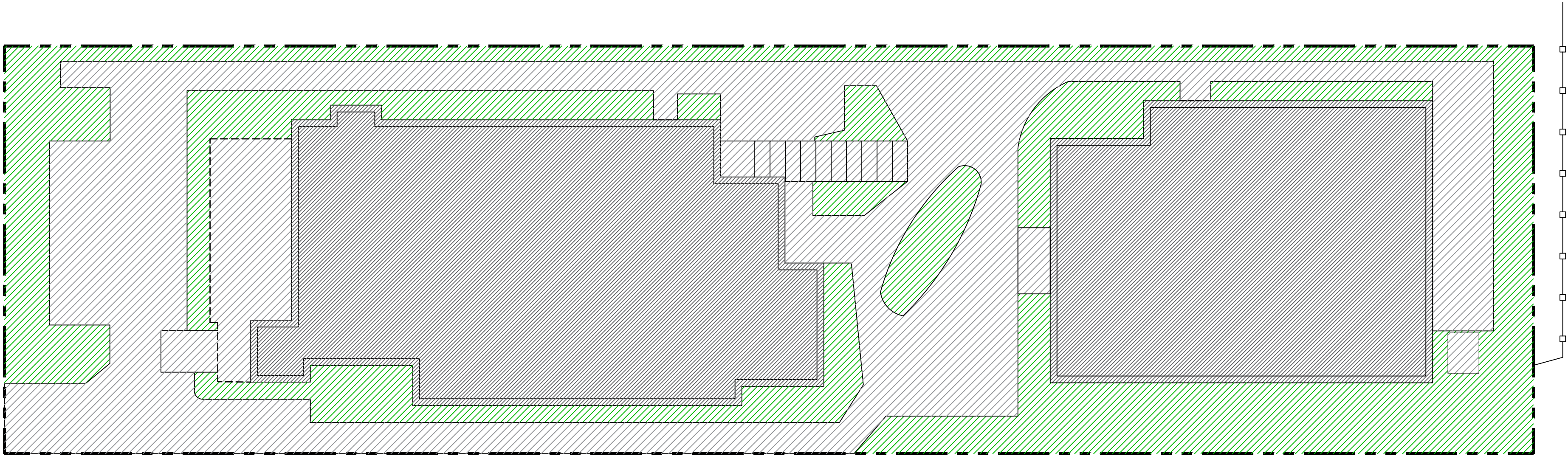
Site Plan
SCALE IN' FEET: 3/16"=1'-0"

Legend

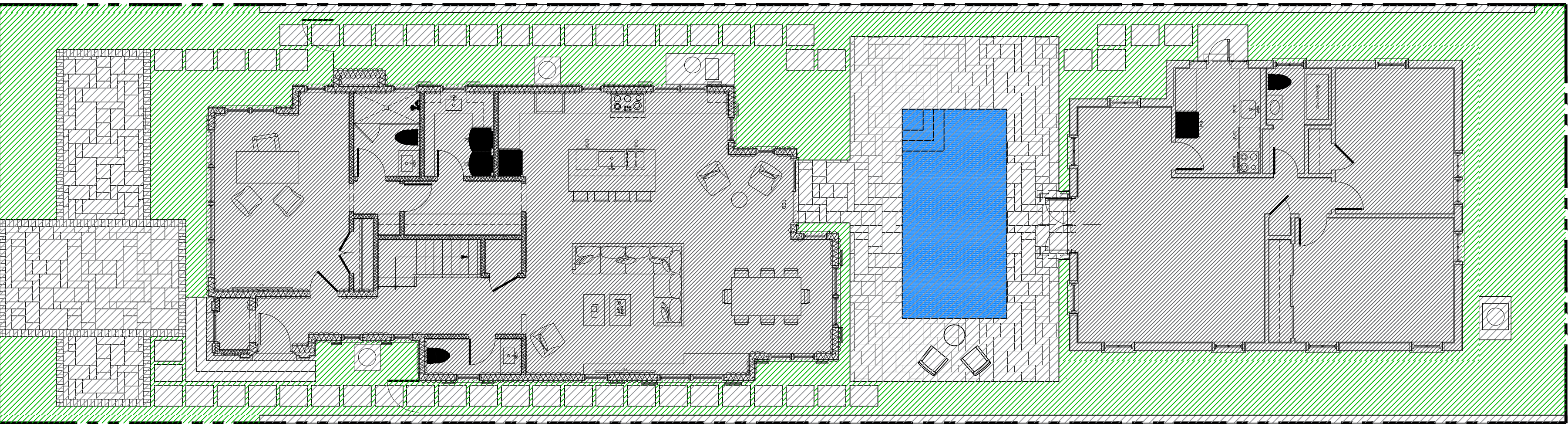
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA (POOL)

Landscape Legend

	REQ'D / PERMITTED	EXISTING	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 2,700 S.F.	27.77% 1,664 S.F.	32.88% 1,973 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	N/A	N/A
PERIMETER LOS (SQ. FT. AND %)	50% 1,350 S.F.	54.14% 1,462 S.F.	65.7% 1,774 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 400 S.F.	33.3% 333 S.F.	40.1% 402 S.F.
NATIVE TREES %	30%	N/A	50%
NATIVE SHRUBS & VINES %	30%	N/A	41.9%
NATIVE GROUNDCOVER %	30%	N/A	100%



Existing Landscape Open Space



Proposed Landscape Open Space

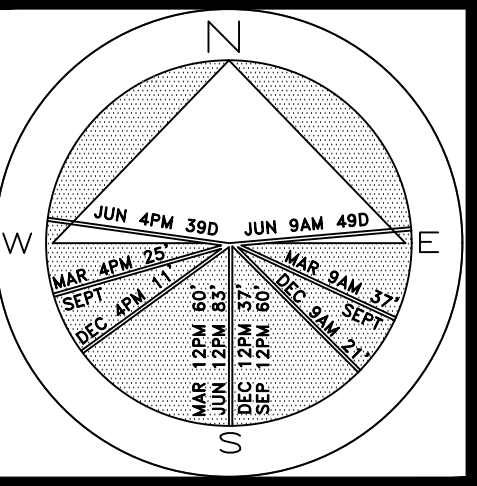
ENVIRONMENT
DESIGN
GROUP

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
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Private Residence
3355 Coconut Row
Palm Beach



JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 01.31.2025

SHEET L5.1

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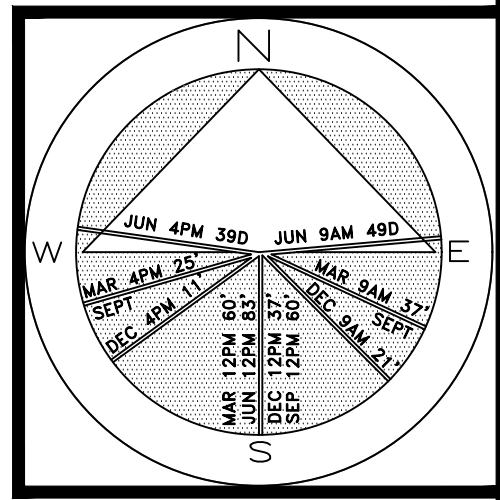
Landscape Open Space Calculations

ZON-25-004
H/B-24-0009

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

Private Residence
335 Coconut Row
Palm Beach

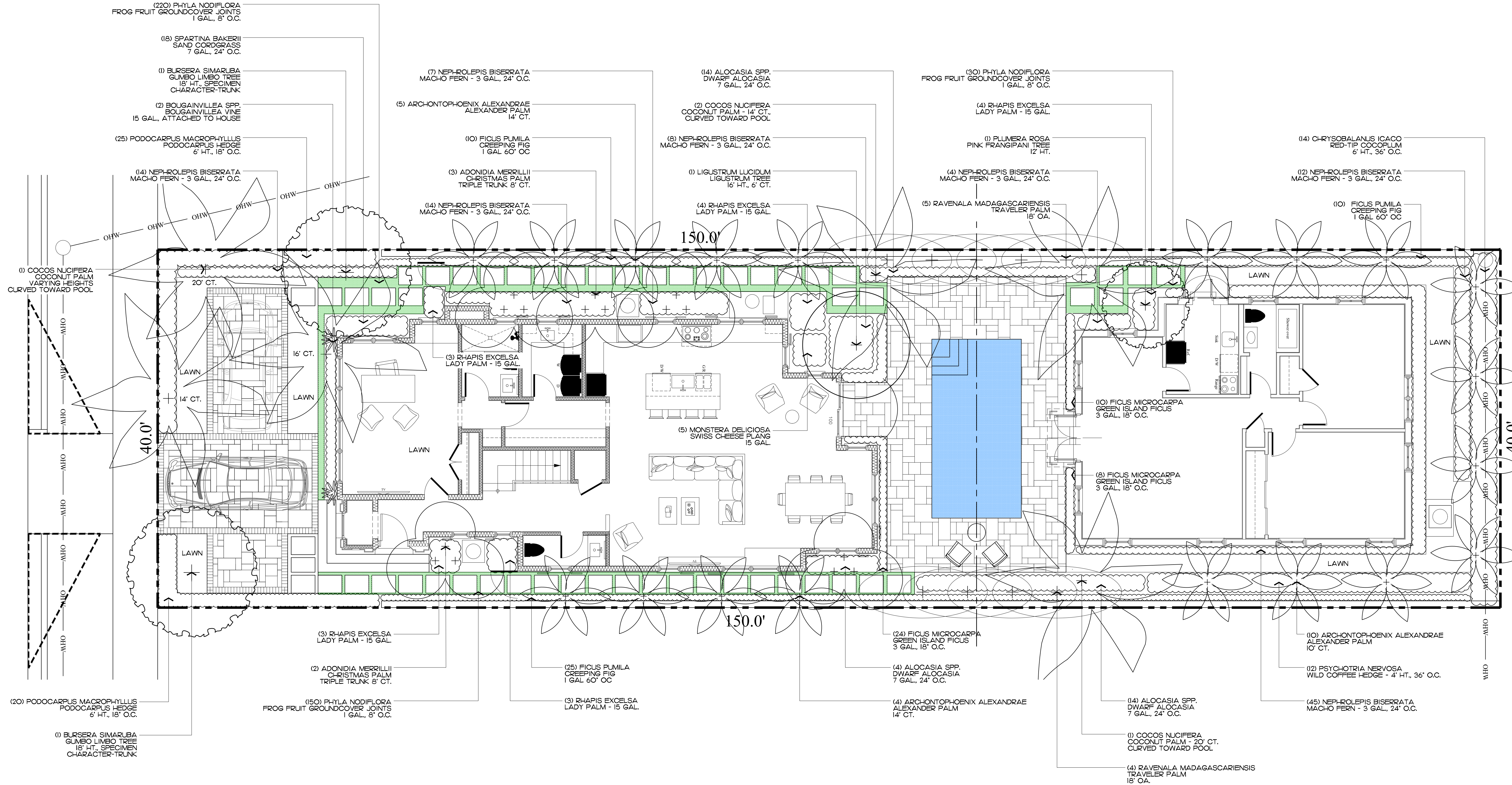


JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 11.18.2024

SHEET L6.0

64 sf.

AREA IN SQ.FT.



2025
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ZON-25-004
H/B-24-0009

Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERIA SIMARUBA GUMBO LIMBO TREE	2	18' HT., SPECIMEN CHARACTER TRUNK	YES
	LIGUSTRUM JAPONICUM LIGUSTRUM TREE	1	16' HT., 6' CT.	NO
	PLUMERIA ROSA PINK FRANGIPANI TREE	1	12' HT.	NO
TOTAL: NATIVE SPECIES:		4 2 (50%)		

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERRILLII ADONIDIA PALM	5	8' CT., TRIPLE-TRUNK MATCHING	NO
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM	10 9	10' CT., MATCHING 14' CT., MATCHING	NO
	COCOS NUCIFERA COCONUT PALM	6 2	SEE PLAN FOR HEIGHTS	NO
	RAVENALA MADAGASCARIENSIS TRAVELER PALM	9	18 OA.	NO

Groundcovers

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLLA NODIFLORA FROG FRUIT	400	1 GAL, 6" OC	YES
TOTAL: NATIVE SPECIES:		400 400 (100%)		

Shrubs & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA SPP. DWARF ALOCASIA	32	7 GAL, 24" OC	NO
	CHRYSOBALANUS ICACO RED-TIP COCOPLUM	14	6' HT., 36" O.C.	YES
	MONSTERA DELICIOSA SWISS CHEESE PLANT	5	15 GAL	NO
	NEPHROLEPIS BISERRATA MACHO FERN	90	3 GAL., 24" O.C.	YES
	PSYCHOTRIA NERVOSA WILD COFFEE HEDGE	12	4' HT., 36" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	45	6' HT, 18" OC	NO
	RHAPIS EXCELSA LADY PALM	17	15 GAL.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	53	3 GAL., 18" O.C.	YES
	SPARTINA BAKERII SAND CORDGRASS	7	7 GAL., 24" O.C.	YES
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	2	10' HT, ESPALIER TO WALLS	NO
	FICUS PUMILA CREEPING FIG	45	1 GAL 60" O.C.	NO
TOTAL: NATIVE SPECIES:		322 176 (54%)		

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

	REQ'D / PERMITTED	EXISTING	PROPOSED
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LOS TO BE ALTERED (SQ. FT. AND %)	N/A	N/A	N/A
PERIMETER LOS (SQ. FT. AND %)	50% 1,350 S.F.	54.14% 1,462 S.F.	65.7% 1,774 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 400 S.F.	33.3% 333 S.F.	40.1% 402 S.F.
NATIVE TREES %	30%	N/A	50%
NATIVE SHRUBS & VINES %	30%	N/A	54%
NATIVE GROUNDCOVER %	30%	N/A	100%

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Private Residence
335 Coconut Row
Palm Beach

JOB NUMBER: # 22008.00 LA
DRAWN BY: Jean Twomey
DATE: 01.31.2025

SHEET L6.1



BURSERA SIMARUBA
GUMBO LIMBO TREE

FLORIDA
NATIVE



ADONIDIA MERRILLII
ADONIDIA PALM



ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM



COCOS NUCIFERA
COCONUT PALM



RAVENALA MADAGASCARIENSIS
TRAVELER PALM



LIGUSTRUM JAPONICUM
LIGUSTRUM TREE



ALOCASIA SPP.
DWARF ALOCASIA



CHRYSOBALANUS ICACO
RED-TIP COCOPLUM

FLORIDA
NATIVE



PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE



PSYCHOTRIA NERVOSA
WILD COFFEE HEDGE

FLORIDA
NATIVE



BOUGAINVILLEA SPP
BOUGAINVILLEA VINE



FICUS PUMILA
CREEPING FIG



PLUMERIA ROSA
PINK FRANGIPANI TREE



NEPHROLEPIS BISERRATA
MACHO FERN

FLORIDA
NATIVE



MONSTERA DELICIOSA
SWISS CHEESE PLANT



RHAPIS EXCELSA
LADY PALM



SPARTINA BAKERII
SAND CORDGRASS

FLORIDA
NATIVE

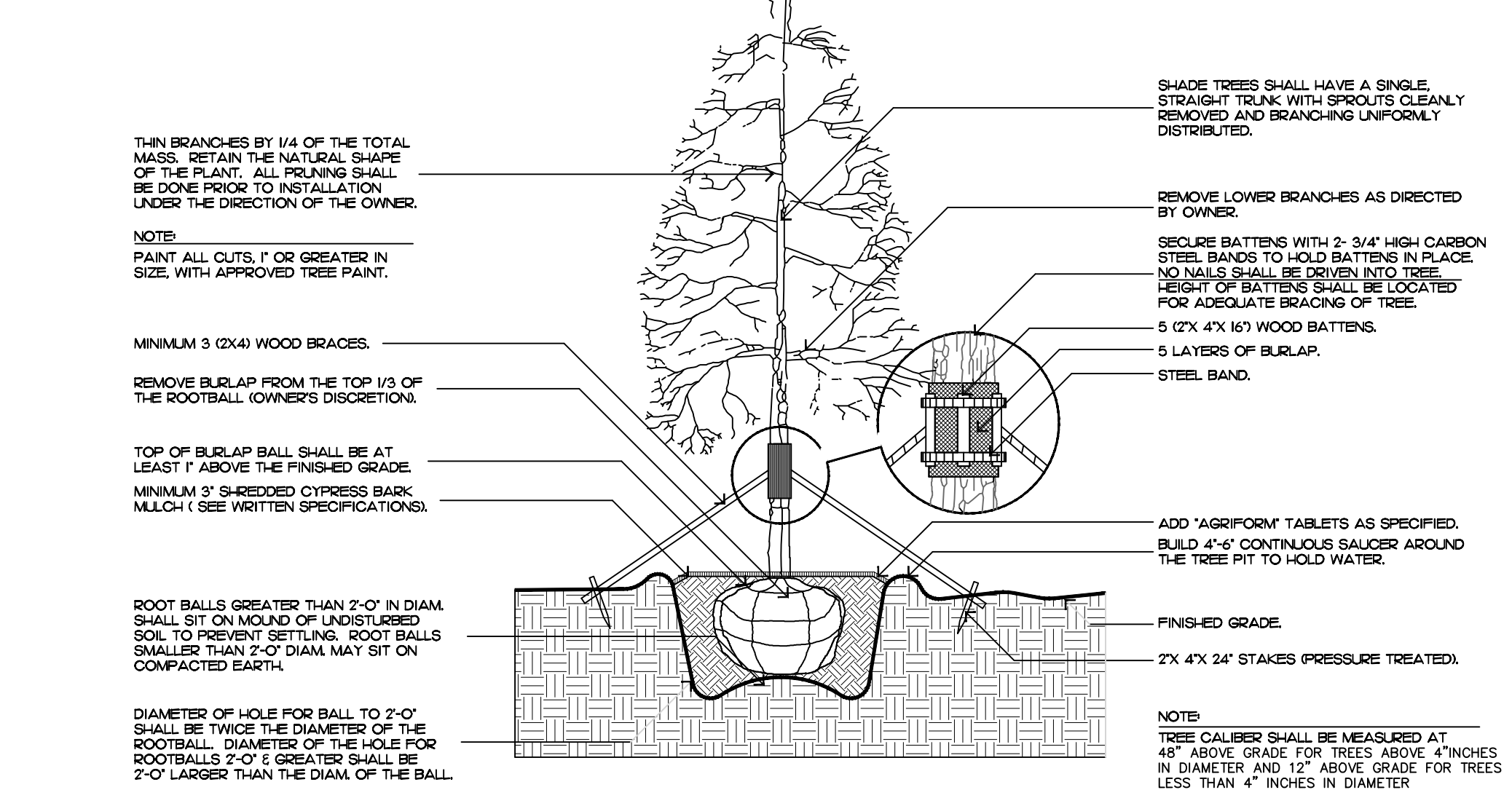


PHYLA NODIFLORA
FROG FRUIT

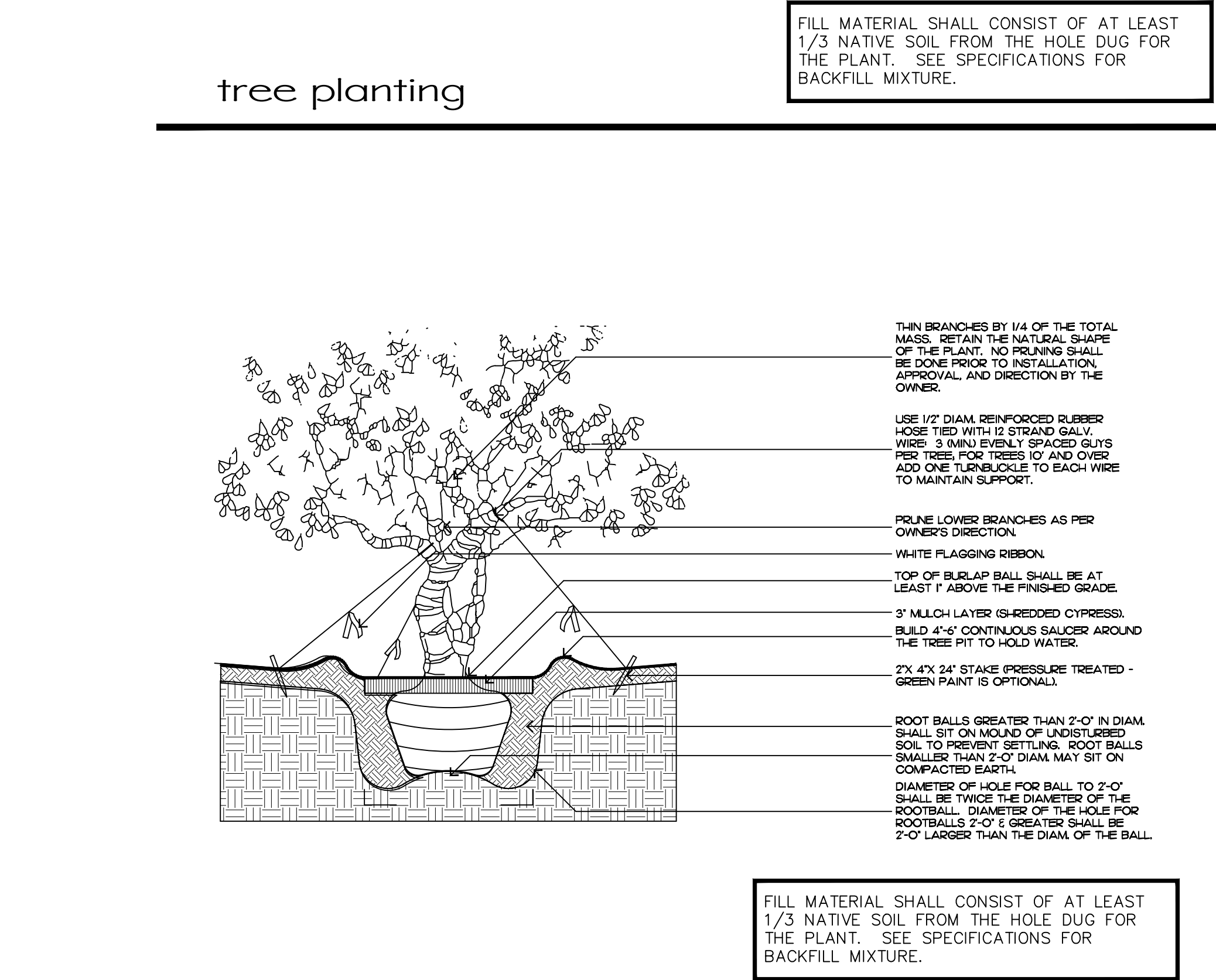
FLORIDA
NATIVE



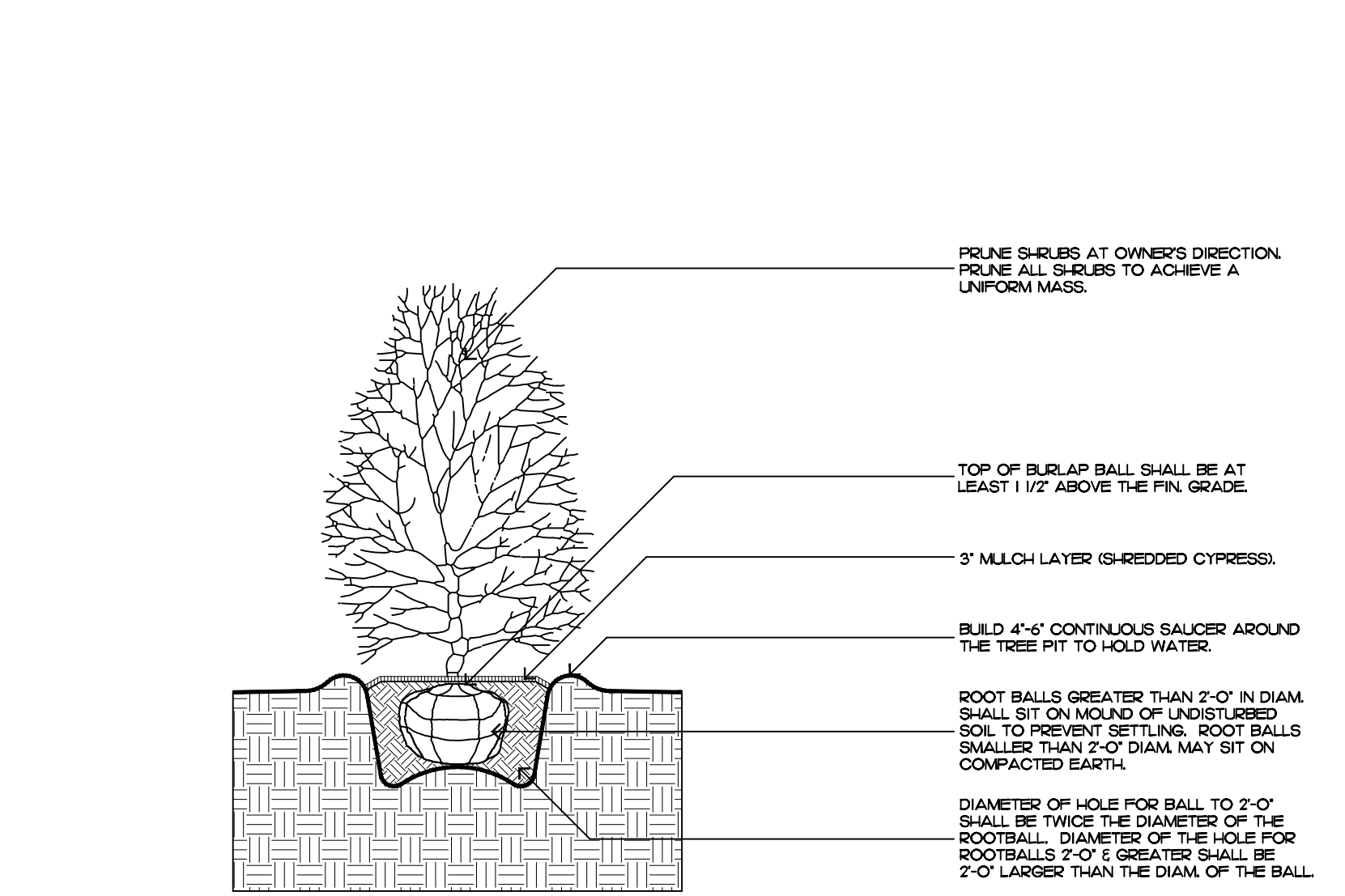
FICUS MICROCARPA
GREEN ISLAND FICUS



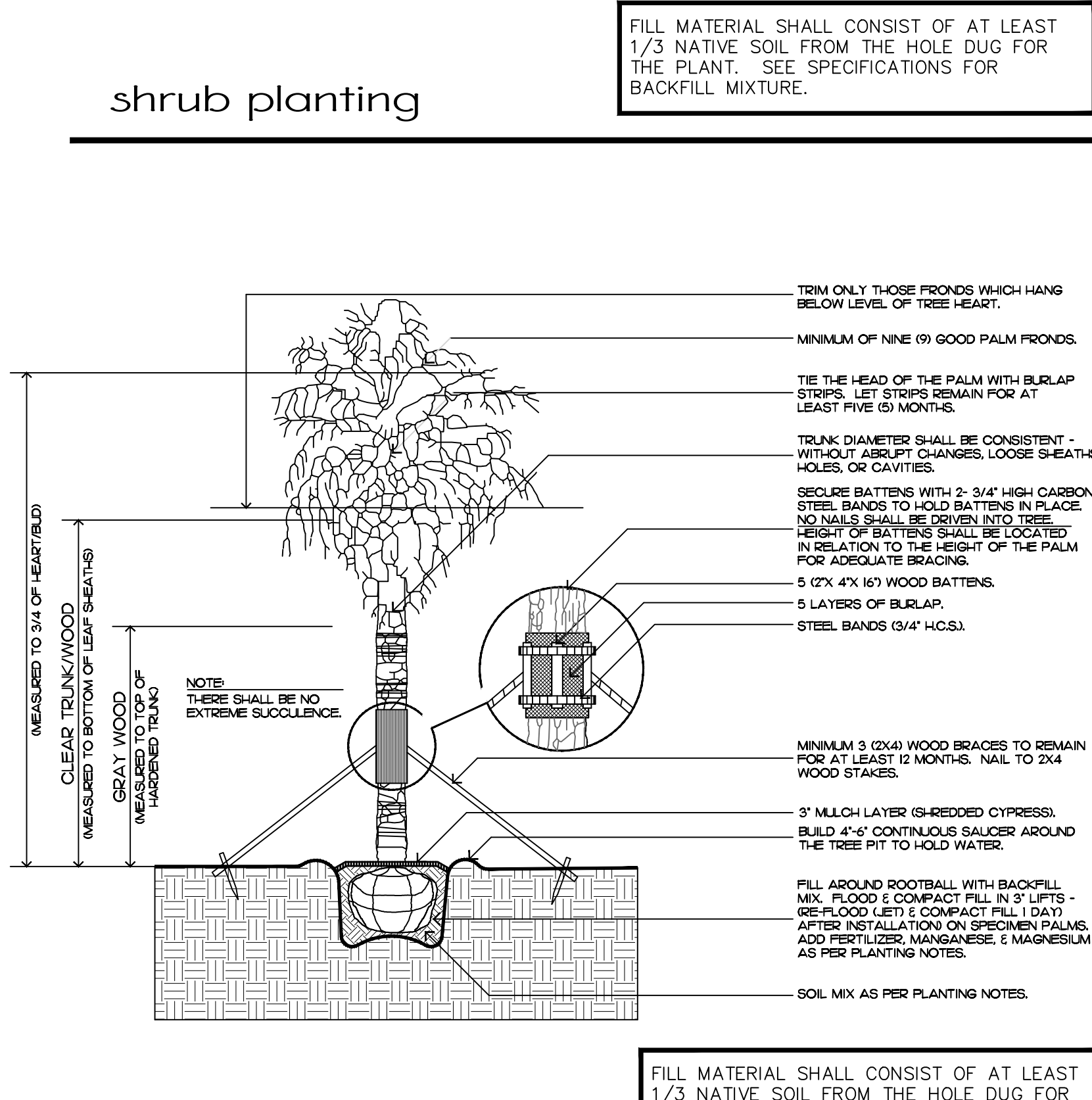
tree planting



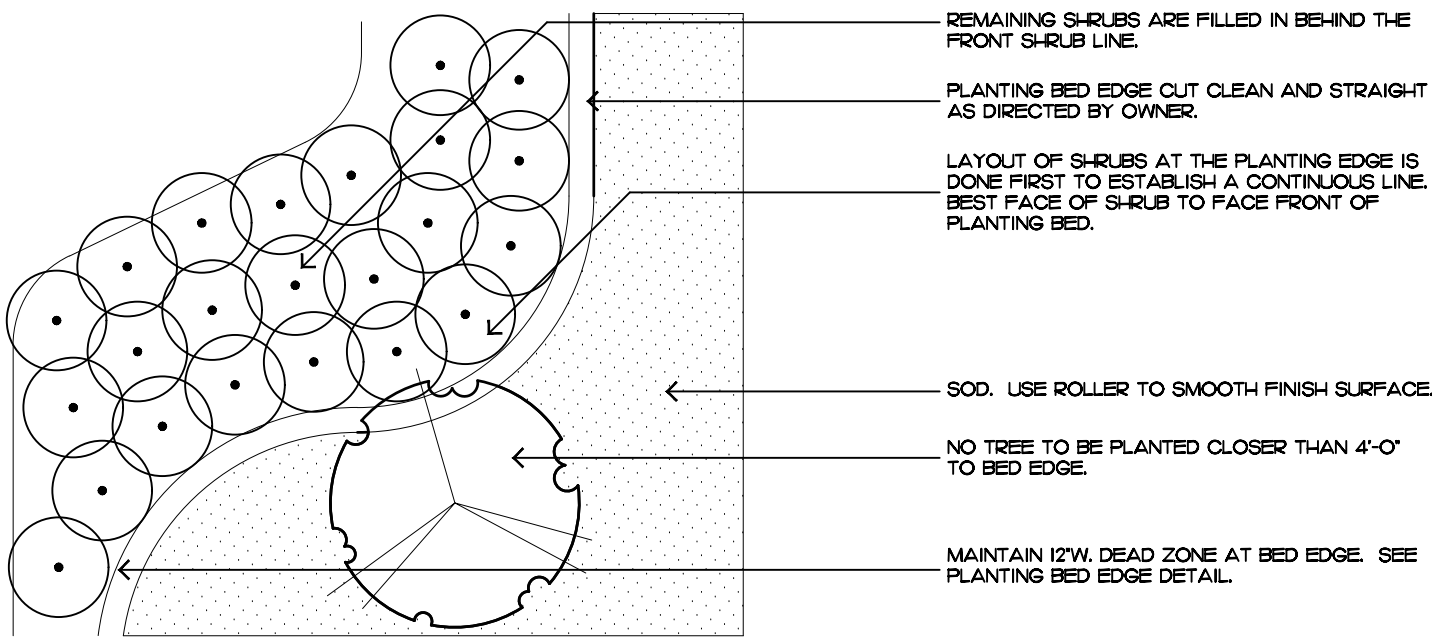
irregular and multi-stem tree



shrub planting



palm tree planting



shrub & ground cover layout

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 8'-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 CALIBER). 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 CALIBER. 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 "V" 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, LIMES, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERBERIS 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 PARTS I & II', 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 KNIT 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 SYSTEM. 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 FURNISHED SHALL BE NORMAL 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.

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ZON-25-004
H/B-24-0009

Planting Details & Specifications

ENVIRONMENT
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Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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Private Residence
3355 Coconut Row
Palm Beach

JOB NUMBER: # 22008.00 LA
DRAWN BY: Dustin Mizell
DATE: 01.31.2025

SHEET L6.3

COCOANUT ROW



Private Residence
335 Coconut Row
Palm Beach

F L O R I D A

ENVIRONMENT
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DRAWN BY: Aleksandra Bugri
DATE: 12.06.2024

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48 HOURS BEFORE DIGGING

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OF FLORIDA, INC.

ZON-25-004
H/B-24-0009
Rendered Landscape Plan
SCALE IN FEET: 1/4"=1'-0"

SHEET L7.0



Private Residence
335 Coconut Row
Palm Beach

JOB NUMBER: # 22008.00 LA
DRAWN BY: Alex Emagari
DATE: 02.27.2025

SHEET L7.1

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ZON-25-004
H/B-24-0009
Rendered Landscape Elevations
SCALE IN FEET: 1/4"=1'-0"



North (Side) Elevation



South (Side) Elevation

Private Residence
335 Coconut Row
Palm Beach

A
D
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L
F

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DRAWN BY: Alex Bugrii
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ZON-25-004
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Rendered Landscape Elevations
SCALE IN FEET: 3/16"=1'-0"