

MIRAFLORES DRIVE

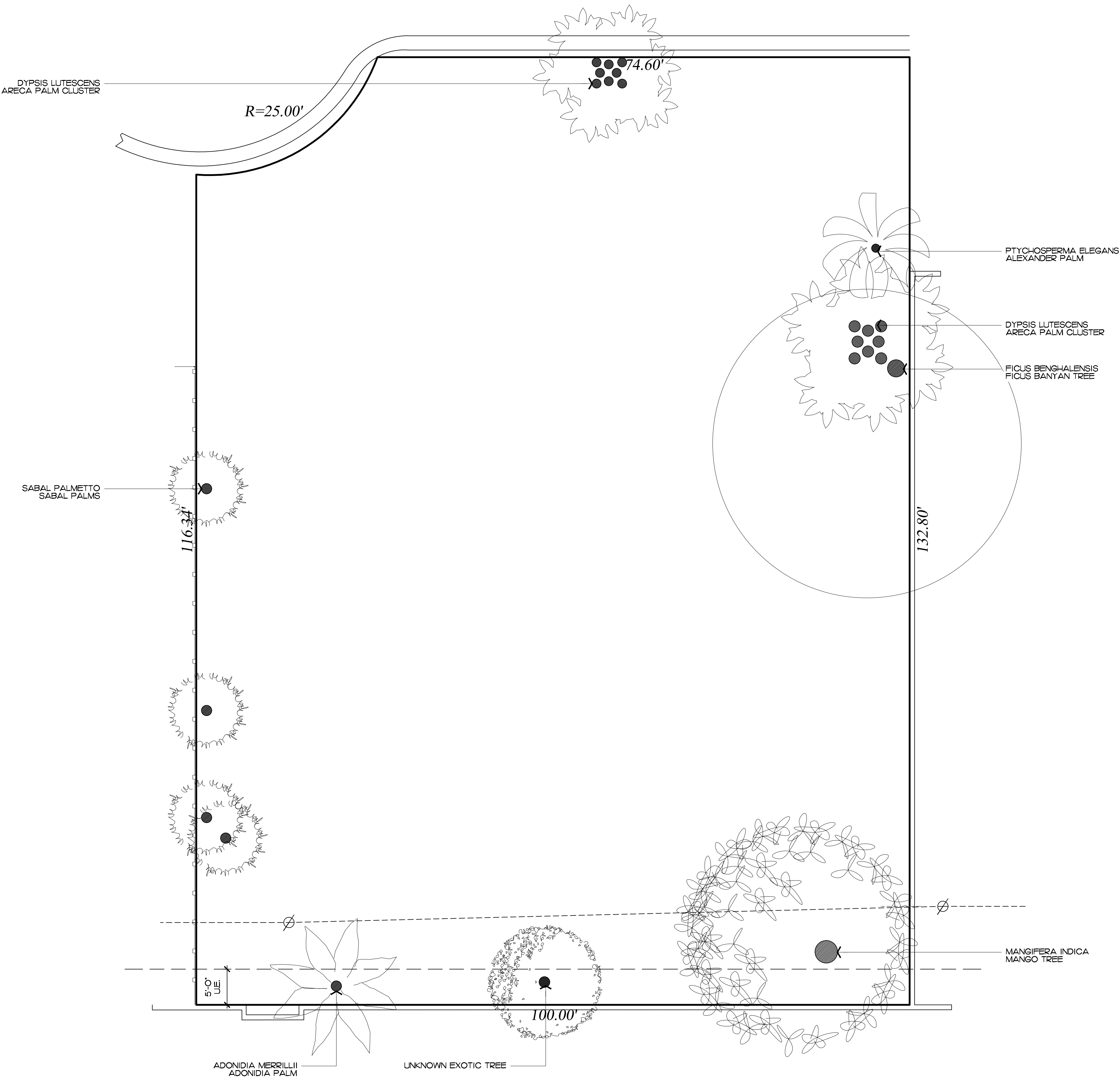
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ENVIRONMENT
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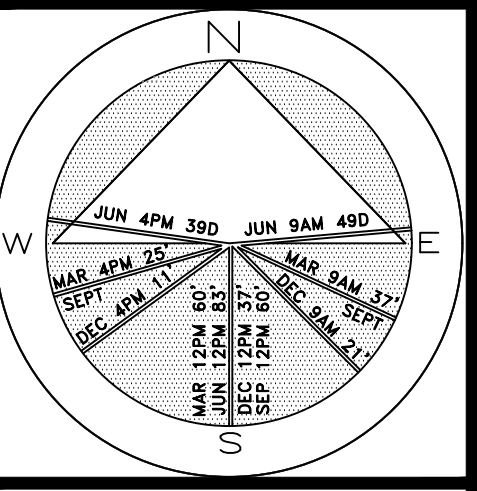
139 North County Road 5920-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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



Private Residence
260 Miraflores Drive
Palm Beach



JOB NUMBER: # xxxxx.00 LA
DRAWN BY: Dustin Mizell
DATE: 11.20.2023
12.07.2023

SHEET L1.0

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Existing Vegetation Inventory & Action Plan

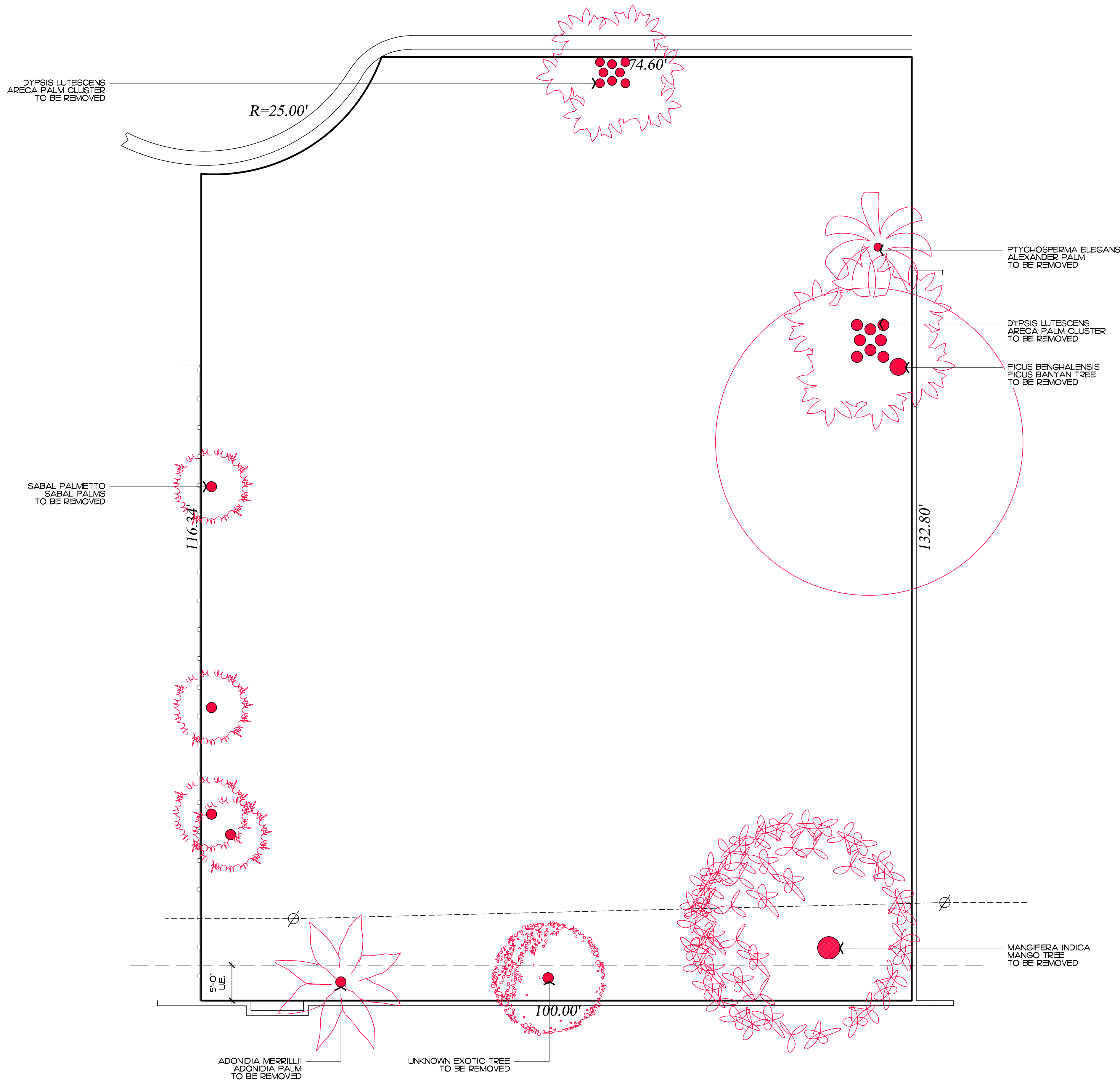
ARC-24-009

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.

MIRAFLORES DRIVE



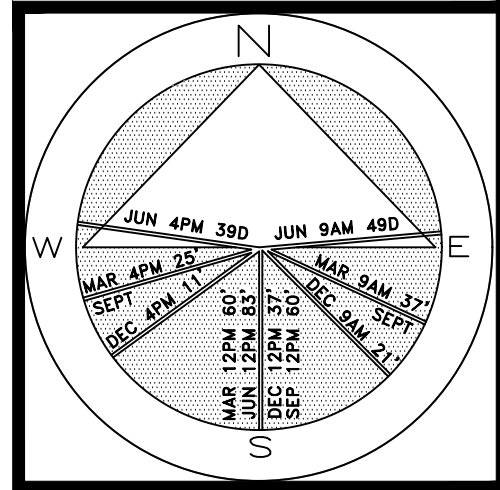
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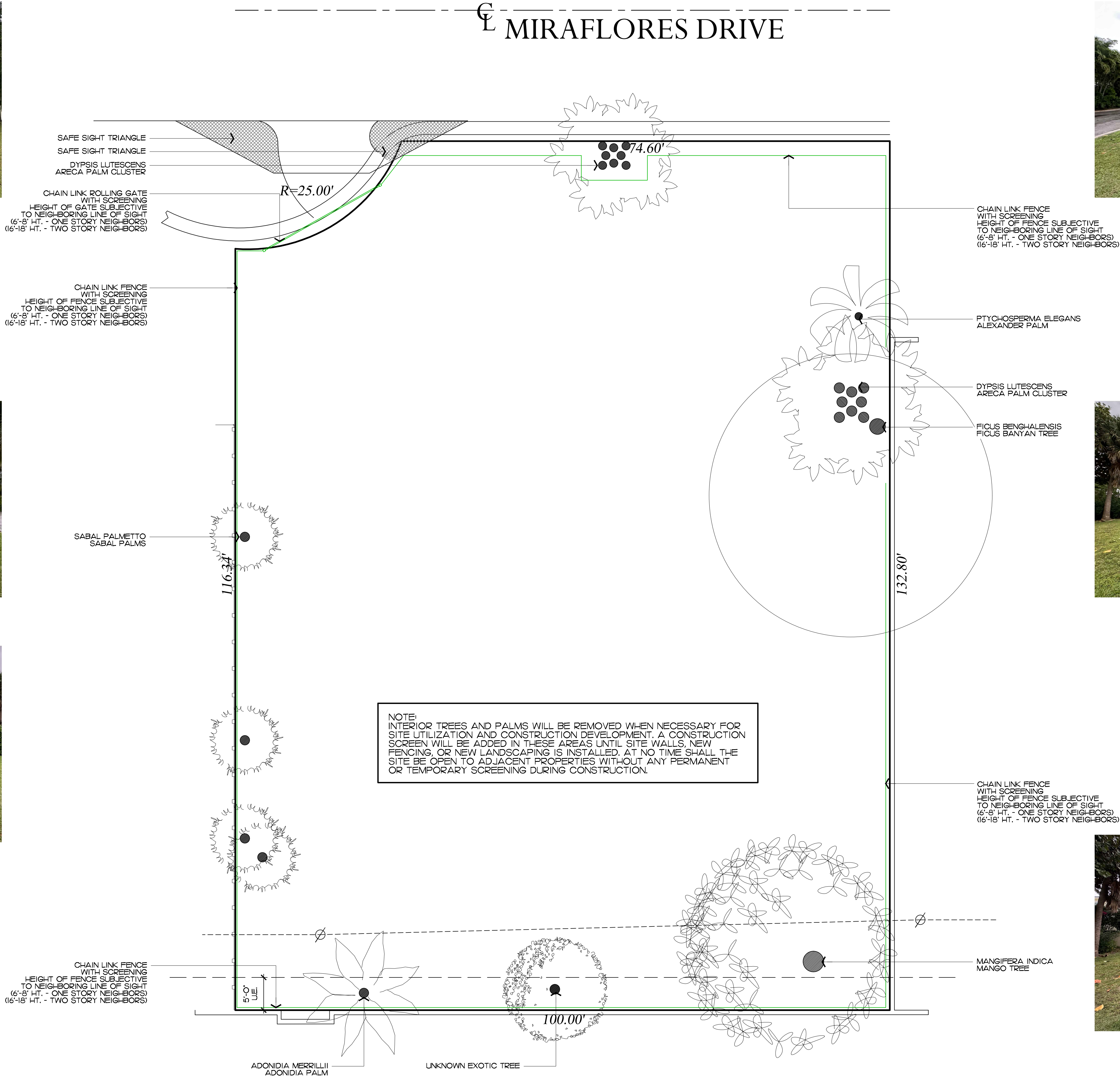
Demolition and Vegetation Action Plan

SCALE IN FEET 0' 8' 16' 24'

SHEET L2.0

64 sq. ft.

AREA IN SQ.FT.



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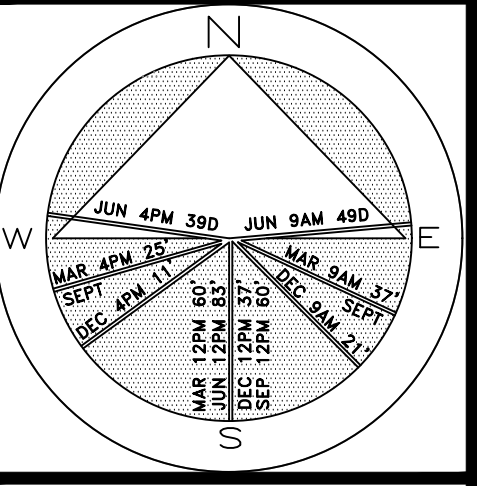
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ARC-24-009
Construction Screening Plan
SCALE IN FEET 0' 8' 16' 24'
AREA IN SQ.FT. 64 sf.

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SHEET L3.0



Existing North Buffer



Existing North Buffer



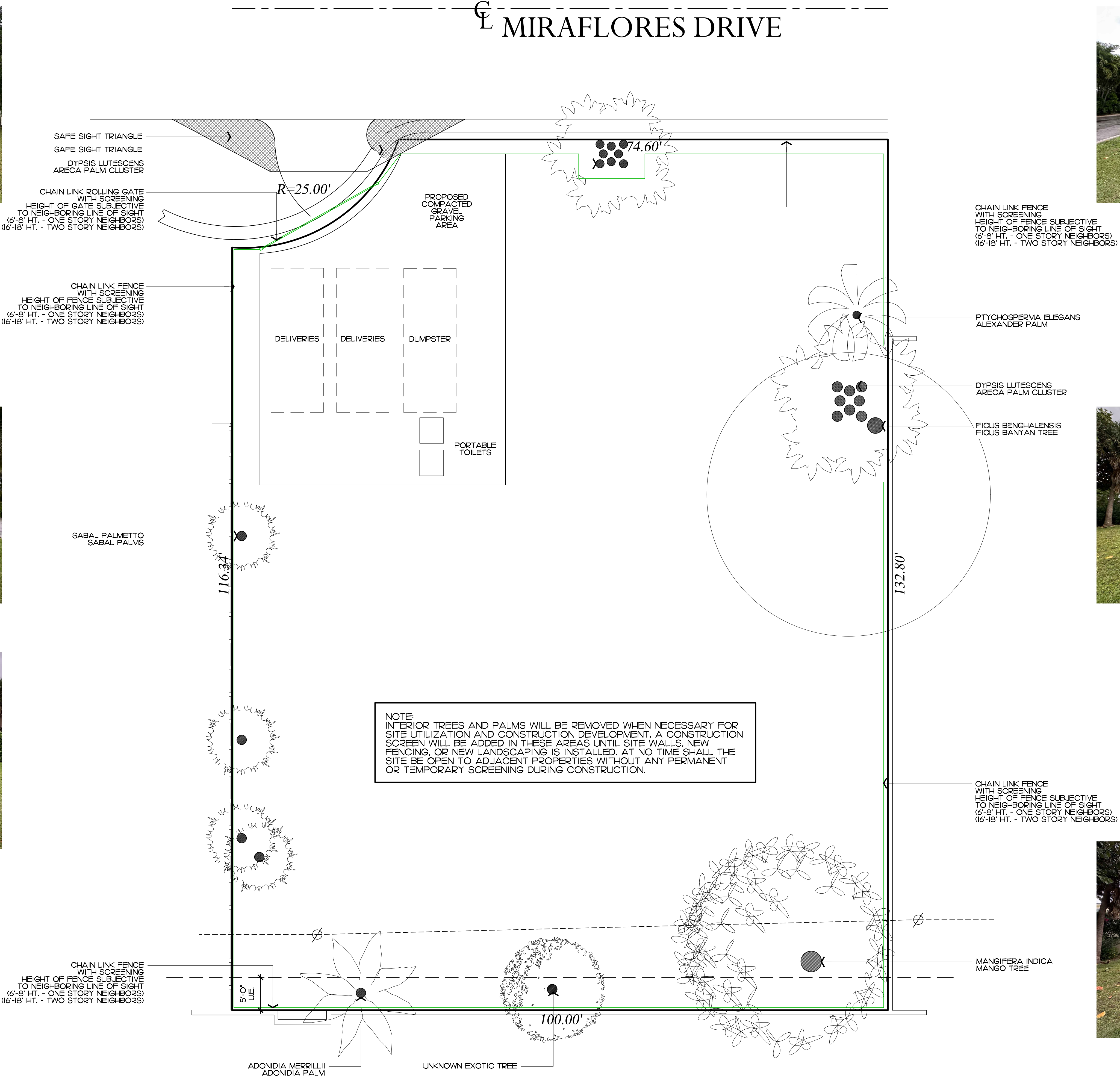
Existing East Buffer



Existing South Buffer

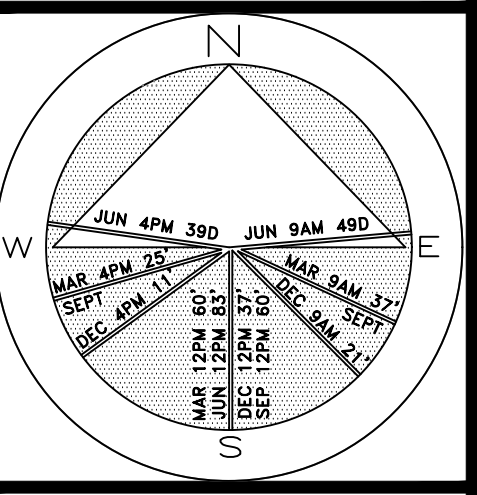


Existing West Buffer



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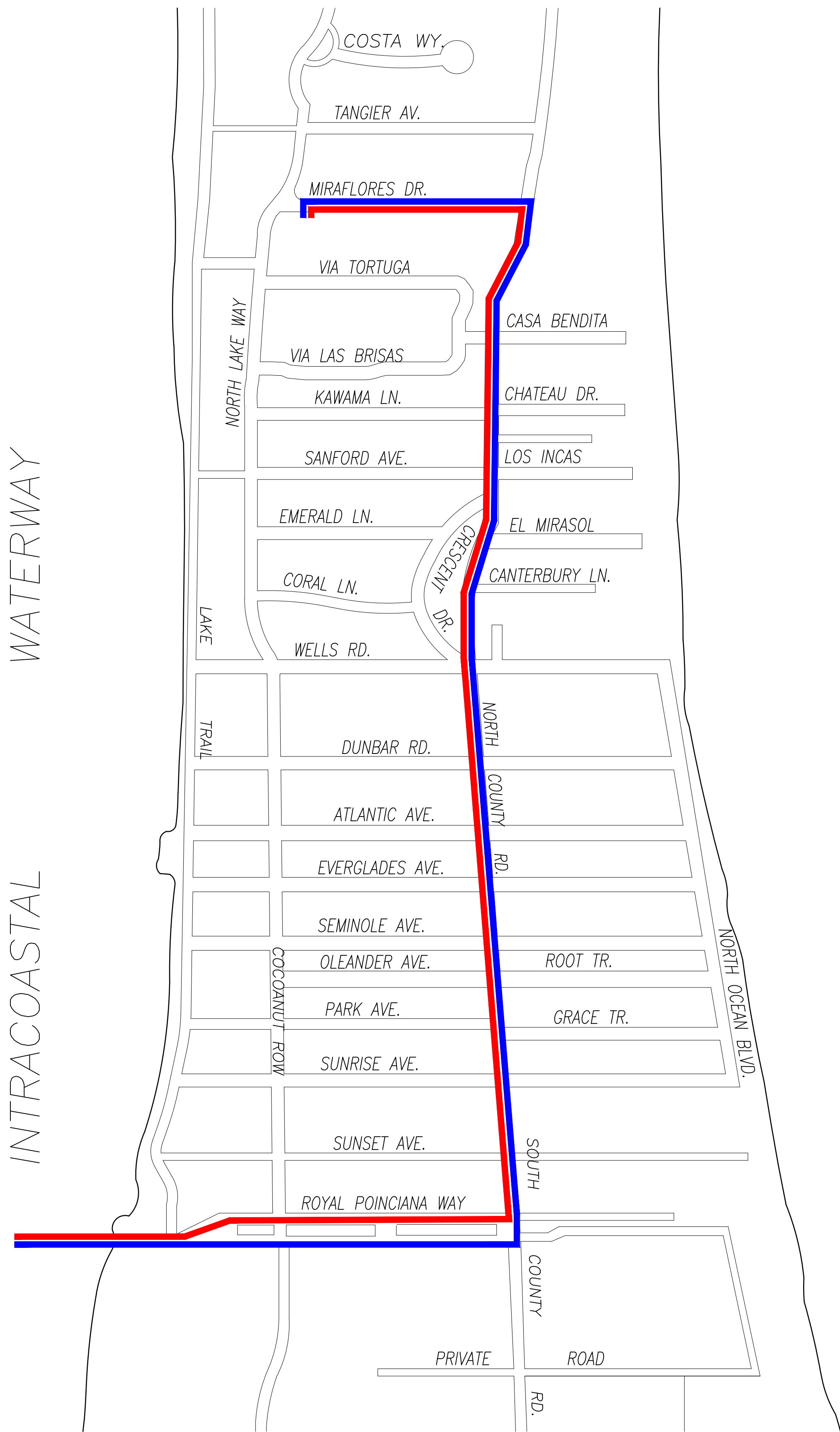
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ARC-24-009
Construction Staging Plan
SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.

AREA IN SQ.FT.



CONCEPTUAL CONSTRUCTION SCHEDULE	
• JAN 24 2024 – ARCOM MEETING	
• JAN-FEB 2024 – SUBMIT FOR PERMIT	
• 1 MONTH –FEB 2024	– MOBILIZATION & DEMOLITION
• 1-2 MONTHS	– SITE/BUILDING PREPARATION
• 4 MONTHS	– FRONT FACADE IMPROVEMENTS
• 1-2 MONTHS	– FINISHES
• 2 MONTHS	– LANDSCAPE & HARDSCAPE INSTALLATION
• 1-2 MONTHS	– FINAL INSPECTIONS
• +/-10 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

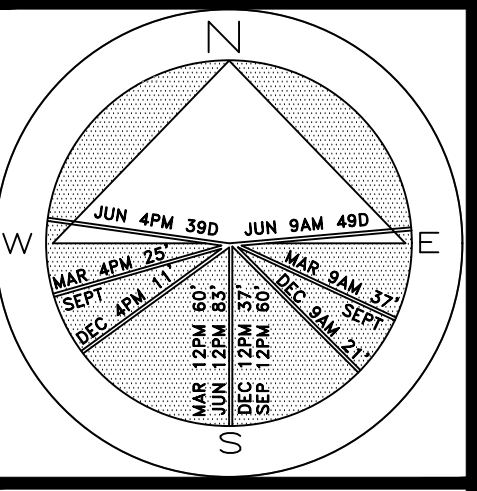
SCHEDULE:

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

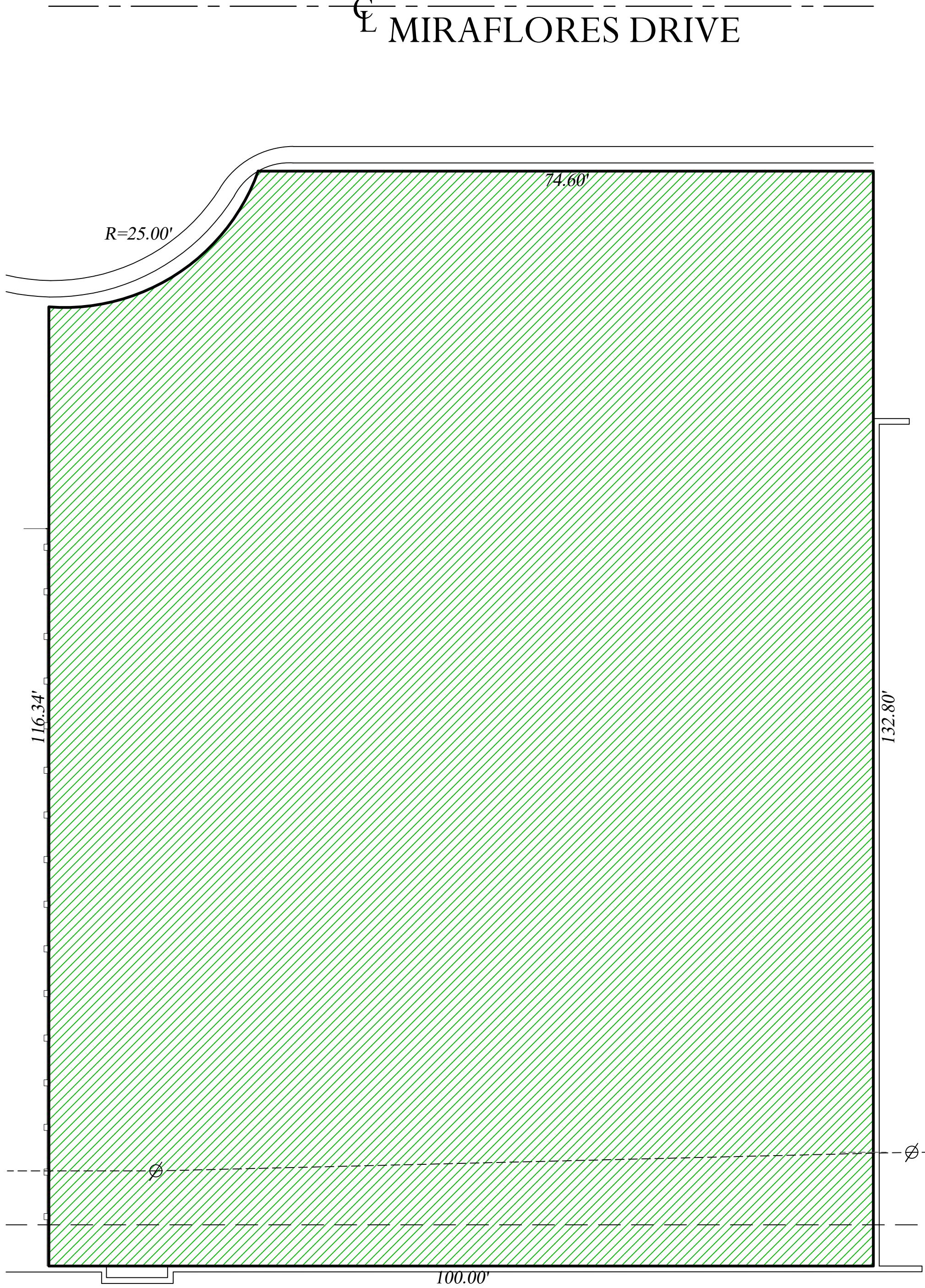


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Legend

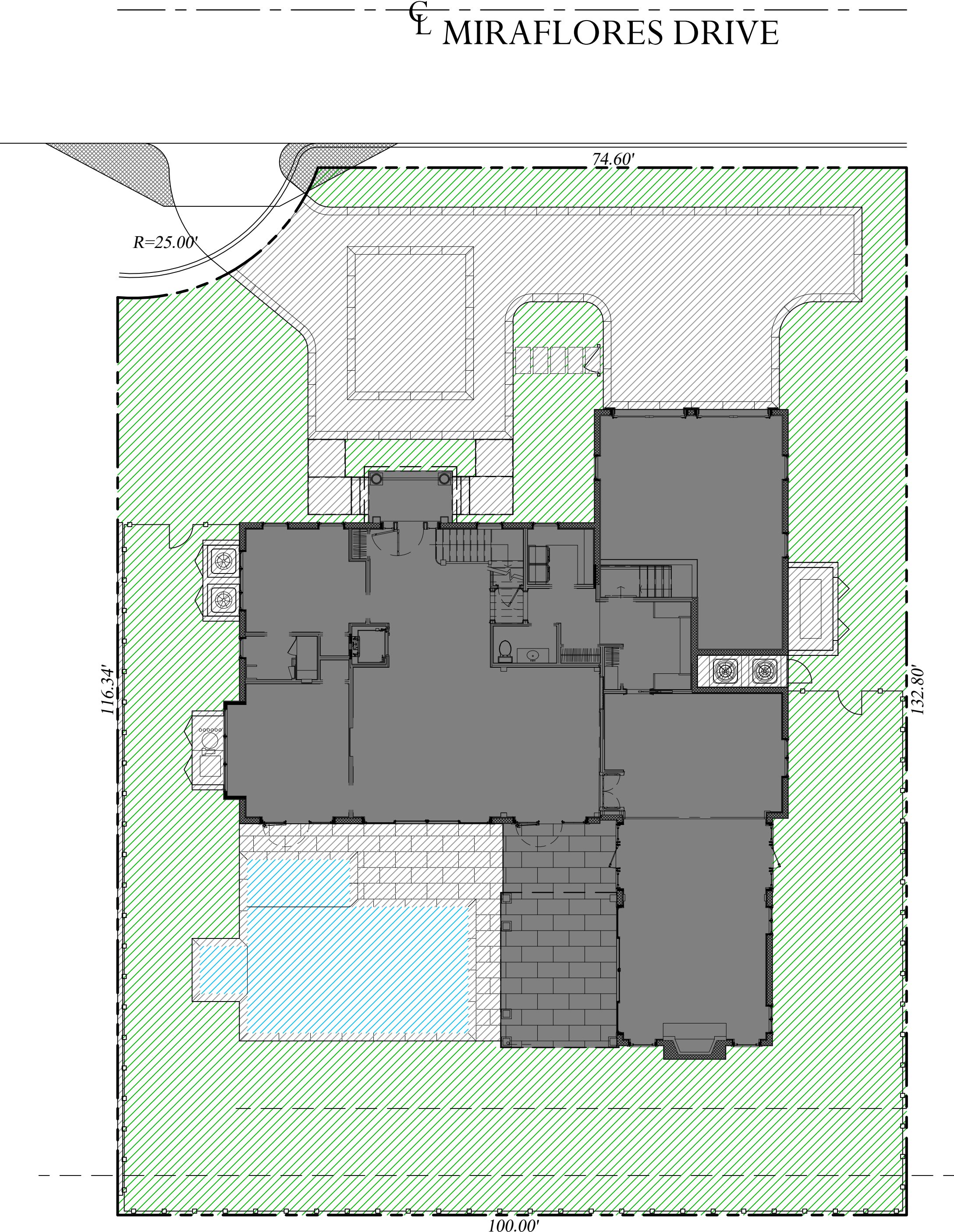
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA / WATER FEATURE



Existing Open Space Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,965.73 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,834.58 S.F.	100%	12,965.73 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,056.76 S.F.	100%	2,641.90 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,917.29 S.F.	71%	4,157.13 S.F.



Proposed Open Space Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,965.73 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,834.58 S.F.	45.16%	5,856.23 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,056.76 S.F.	46%	1,224.19 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,917.29 S.F.	61%	3,527.70 S.F.

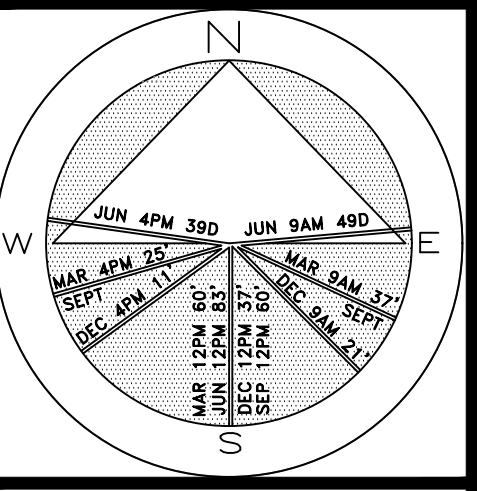
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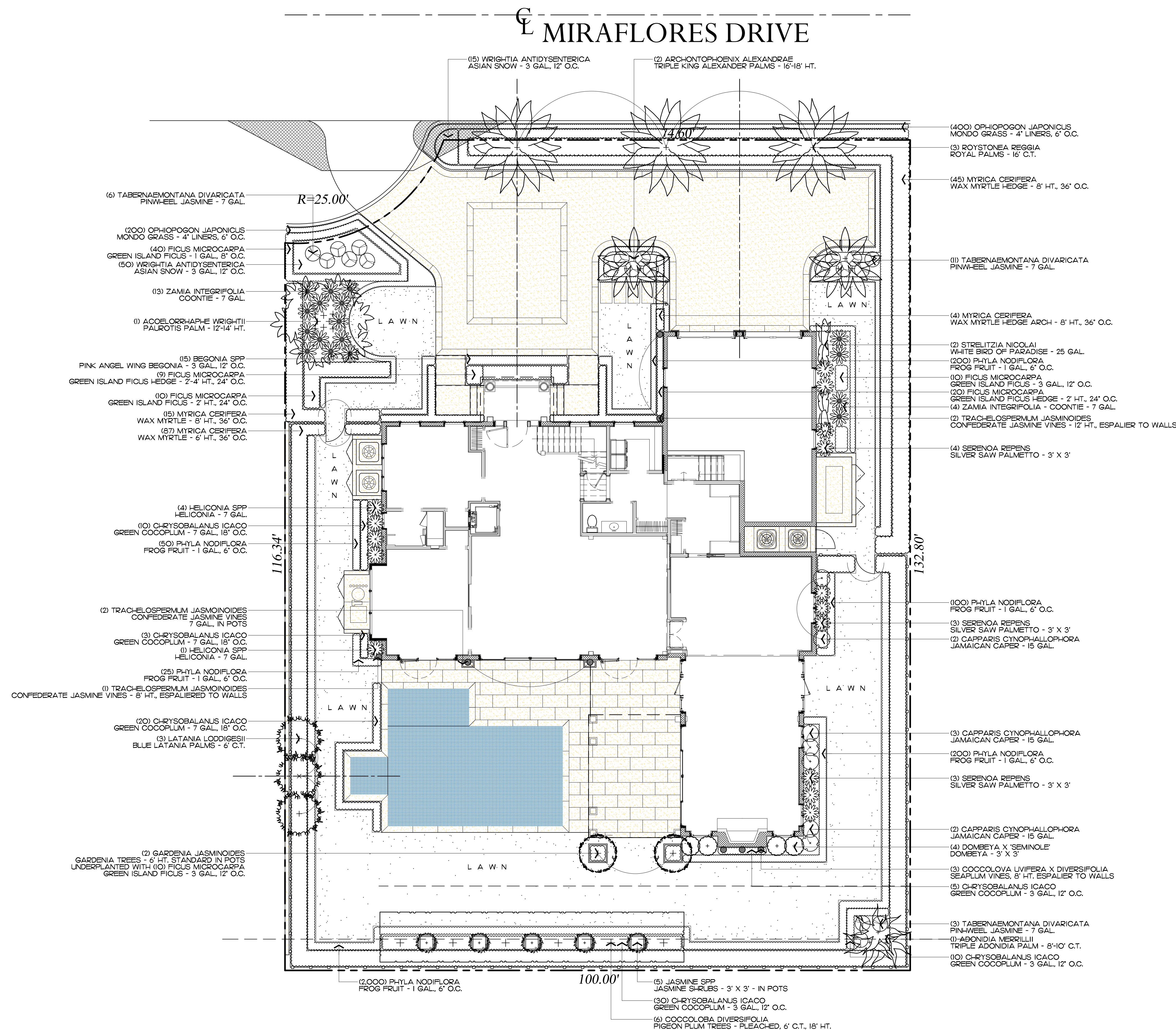
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Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
<div><div><div></div><div></div><div></div></div></div>	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	6	6' C.T., 18' HT. PLEACHED	YES
TOTAL TREES: NATIVE SPECIES:		6 6 (100%)		

Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
<div><div><div></div><div></div><div></div></div></div>	ACOELORRHAPHE WRIGHTII PALUROTIS PALM	1	12'-14' HT.	YES
<div><div><div></div><div></div><div></div></div></div>	ADONIDIA MERRILLI TRIPLE ADONIDIA PALM	1	8'-10' C.T.	NO
<div><div><div></div><div></div><div></div></div></div>	ARCHONTOPHOENIX ALEXANDRAE TRIPLE KING ALEXANDER PALMS	2	16'-18' HT.	NO
<div><div><div></div><div></div><div></div></div></div>	LATANIA LODDIGESII LATANIA PALMS	3	6' C.T.	NO
<div><div><div></div><div></div><div></div></div></div>	ROYSTONEA REGGIA ROYAL PALMS	3	16' C.T.	NO

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
<div><div><div></div><div></div><div></div></div></div>	FICUS MICROCARPA GREEN ISLAND FICUS	40	1 GAL., 8" O.C.	NO
<div><div><div></div><div></div><div></div></div></div>	OPHIPOGON JAPONICUS MONDO GRASS	600	4" LINERS, 6" O.C.	NO
<div><div><div></div><div></div><div></div></div></div>	PHYLA NODIFLORA FROGFRUIT	2,575	4" LINERS, 6" O.C.	YES
TOTAL: NATIVE SPECIES:		3,215 2,575 (80.1%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
<div><div><div></div><div></div><div></div></div></div>	BEGONIA SPP PINK ANGEL WING BEGONIA	15	3 GAL., 12" O.C.	NO
<div><div><div></div><div></div><div></div></div></div>	CAPPARIS CYNOPHALLOPHORA JAMAICAN CAPER	7	15 GAL.	YES
<div><div><div></div><div></div><div></div></div></div>	CHRYSOBALANUS ICACO GREEN COCOPLUM	45	3 GAL., 12" O.C.	YES
<div><div><div></div><div></div><div></div></div></div>	COCCOLOBA X DIVERSIFOLIA SEA PLUM VINES	3	8' HT., ESPALIER TO WALLS	YES
<div><div><div></div><div></div><div></div></div></div>	DOMBEYA X 'SEMINOLE' DOMBEYA	4	3' X 3'	NO
<div><div><div></div><div></div><div></div></div></div>	FICUS MICROCARPA GREEN ISLAND FICUS	20 39	3 GAL., 12" O.C. 2'-4' HT., 24" O.C.	NO
<div><div><div></div><div></div><div></div></div></div>	GARDENIA JASMINOIDES GARDENIA STANDARD	2	6' HT., IN POTS	NO
<div><div><div></div><div></div><div></div></div></div>	HELICONIA SPP HELICONIA	4	7 GAL.	NO
<div><div><div></div><div></div><div></div></div></div>	MYRICA CERIFERA WAX MYRTLE HEDGE	64 87	8' HT., 36" O.C. 6' HT., 36" O.C.	YES
<div><div><div></div><div></div><div></div></div></div>	JASMINE SPP JASMINE SHRUBS	5	3' X 3', IN POTS	NO
<div><div><div></div><div></div><div></div></div></div>	SERENOA REPENS SILVER SAW PALMETTO	10	3' X 3'	YES
<div><div><div></div><div></div><div></div></div></div>	STRELITZIA NICOLAI WHITE BIRD OF PARADISE	2	25 GAL.	NO
<div><div><div></div><div></div><div></div></div></div>	TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE SHRUBS	20	7 GAL.	NO
<div><div><div></div><div></div><div></div></div></div>	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES	2 1 2	7 GAL., IN POTS, ESP. TO WALLS 8' HT., ESP. TO WALLS 12' HT., ESP. TO WALLS	NO
<div><div><div></div><div></div><div></div></div></div>	WRIGHTIA ANTIDYSENTERICA ASIAN SNOW	65	3 GAL., 12" O.C.	NO
<div><div><div></div><div></div><div></div></div></div>	ZAMIA INTEGRIFOLIA COONTIE	17	7 GAL.	YES
TOTAL: NATIVE SPECIES:		414 233 (56.3%)		



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Landscape Legend		
Property Address:	260 Miraflores	
Lot Area (sq. ft.):	12965.73 SF	
	REQUIRED	PROPOSED
Landscape Open Space (LOS) (Sq Ft and %)	5,834.58 SF (45%)	5,856.23 SF
LOS to be altered (Sq Ft and %)	N/A	N/A
Perimeter LOS (Sq Ft and %)	2,917.29 (50% REQ.D LOS)	3,527.70 SF (61%)
Front Yard LOS (Sq Ft and %)	1,056.76 SF (40%)	1,224.19 SF (46%)
Native Trees %	30% (number of trees)	100%
Native Shrubs & Vines %	30% (number of shrubs & vines)	56.30%
Native Groundcover %	30% (groundcover area)	80.10%

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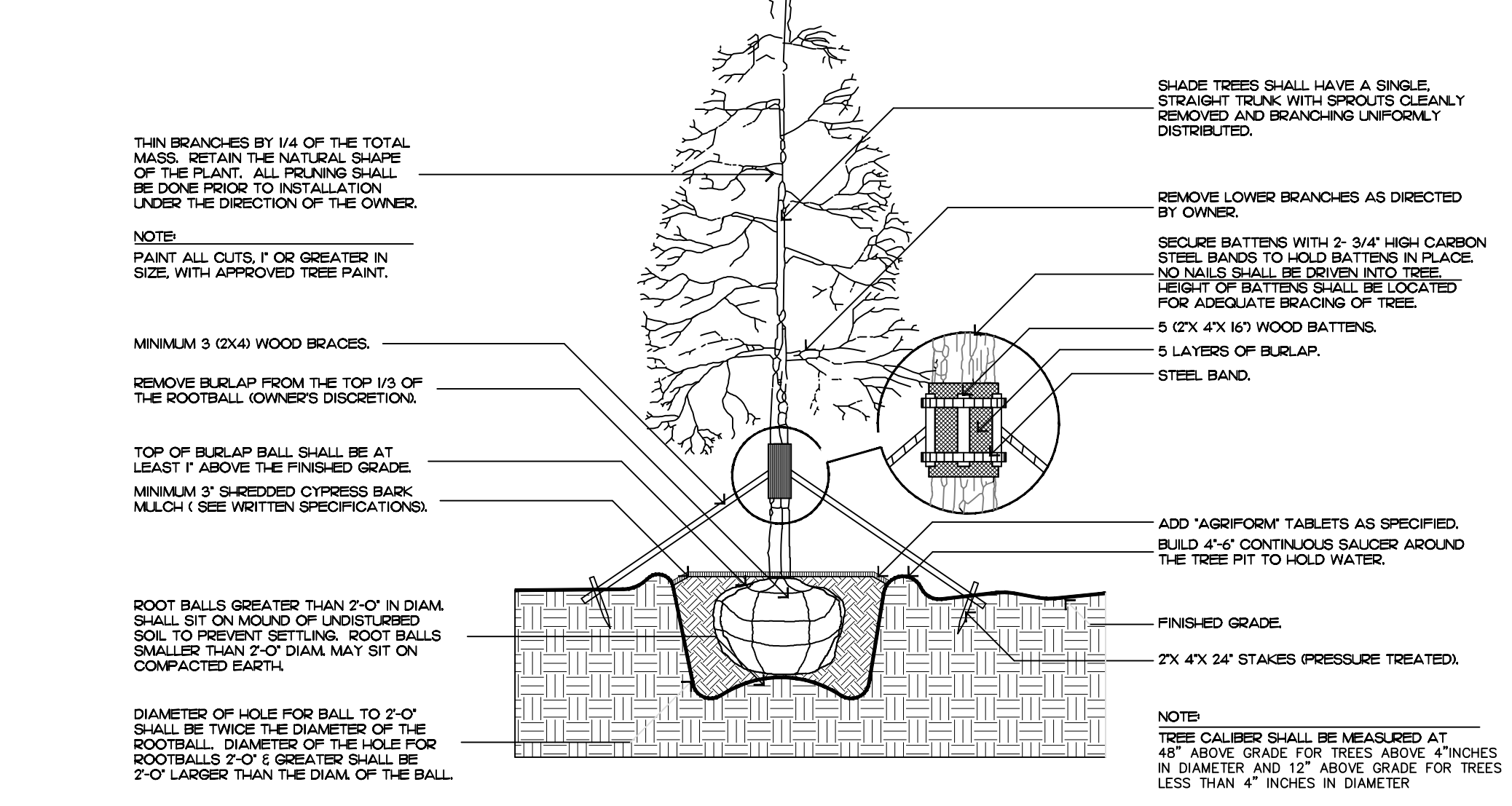
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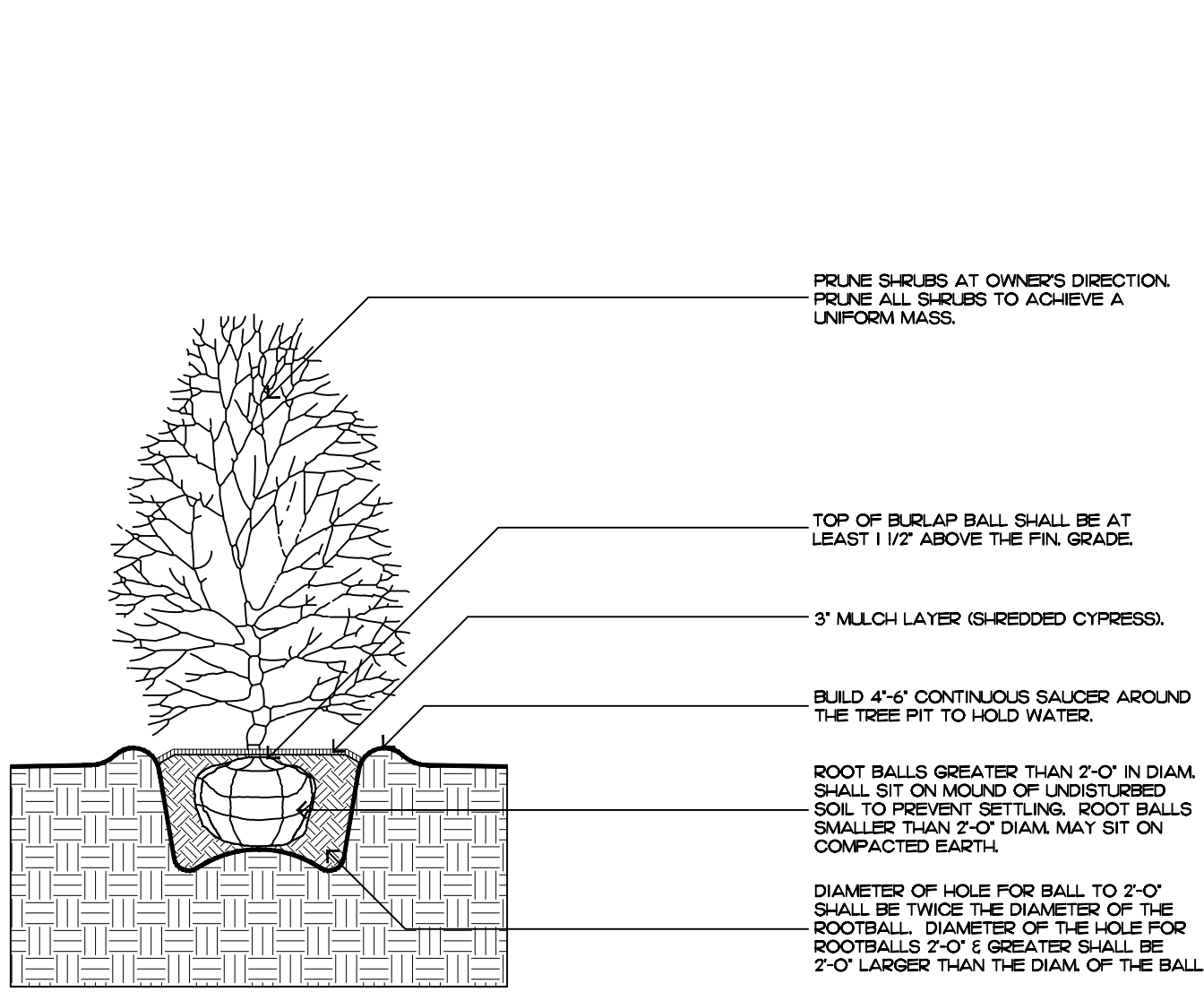
ARC-24-009
Plant Schedule



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

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.

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 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 BBG 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.

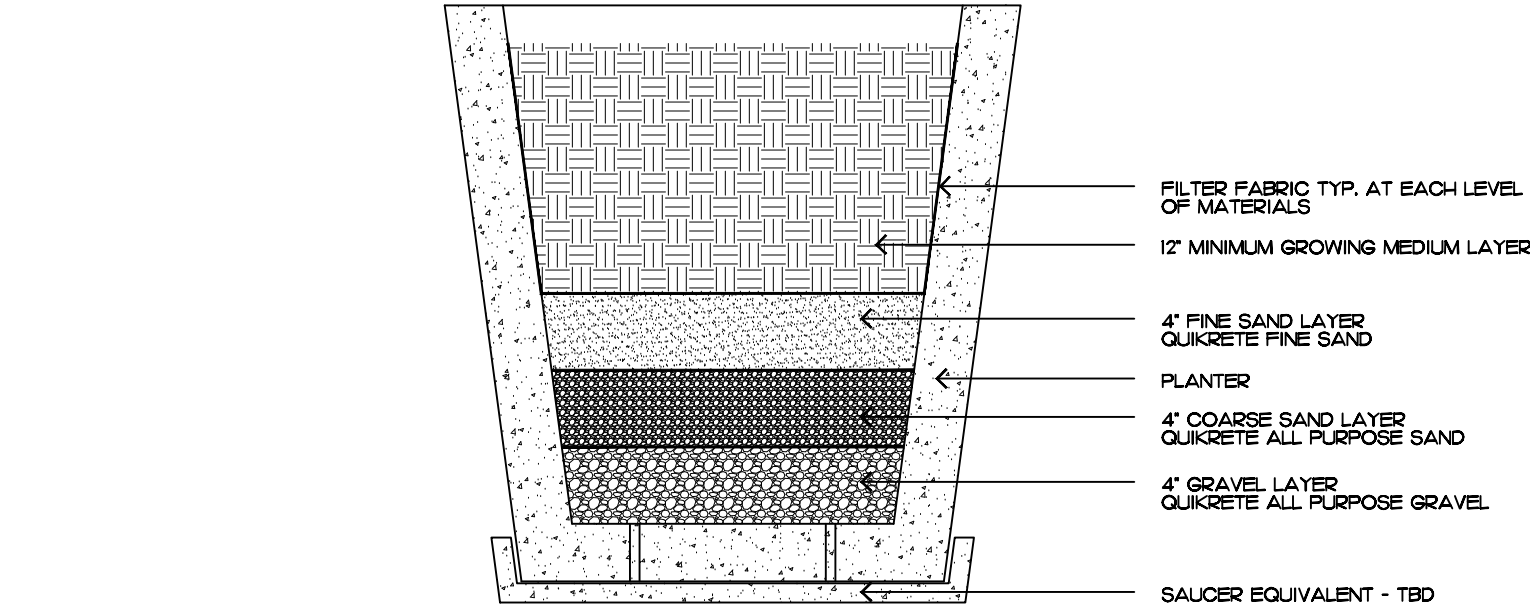
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG BEFORE THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

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.

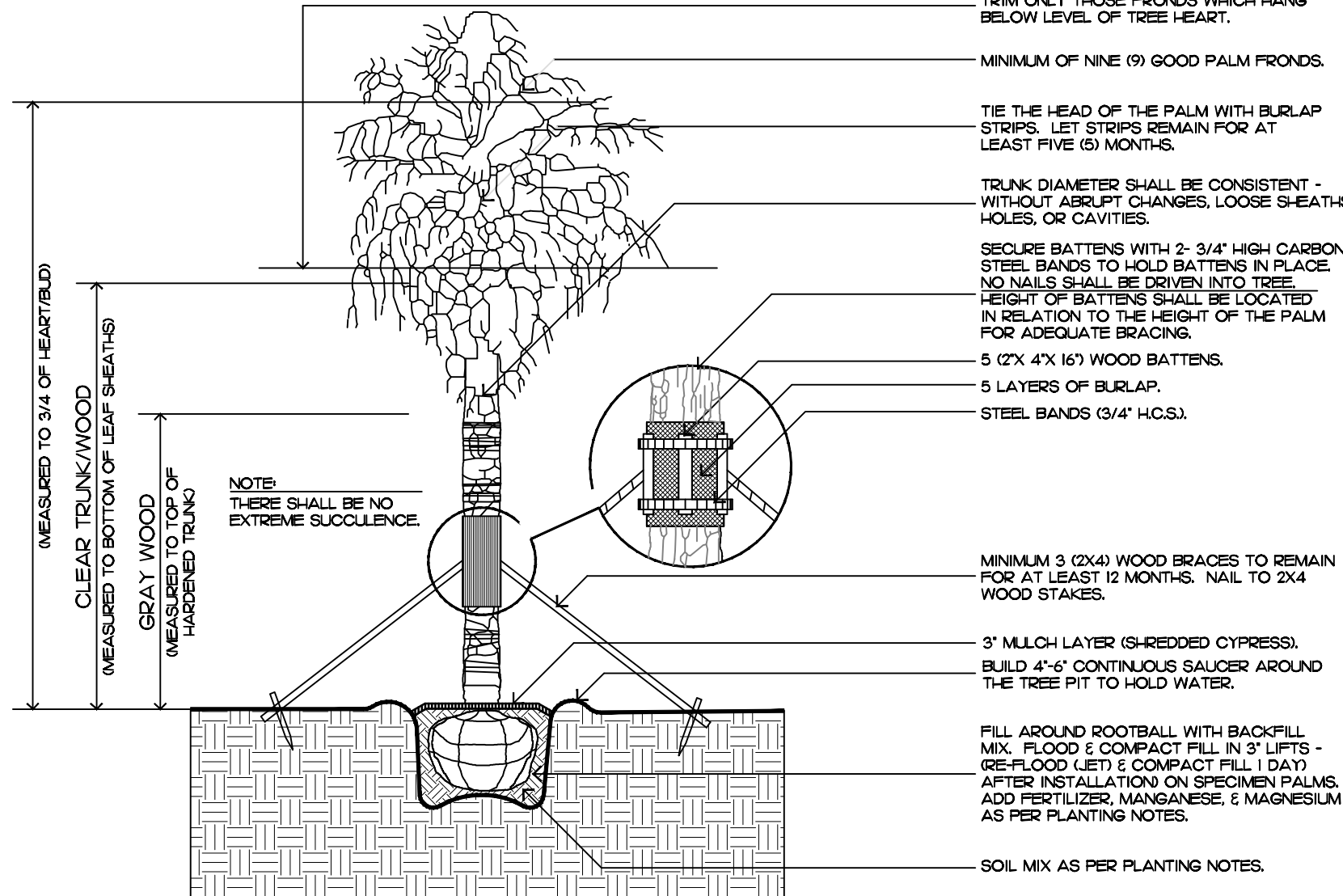
MAINTENANCE:

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.



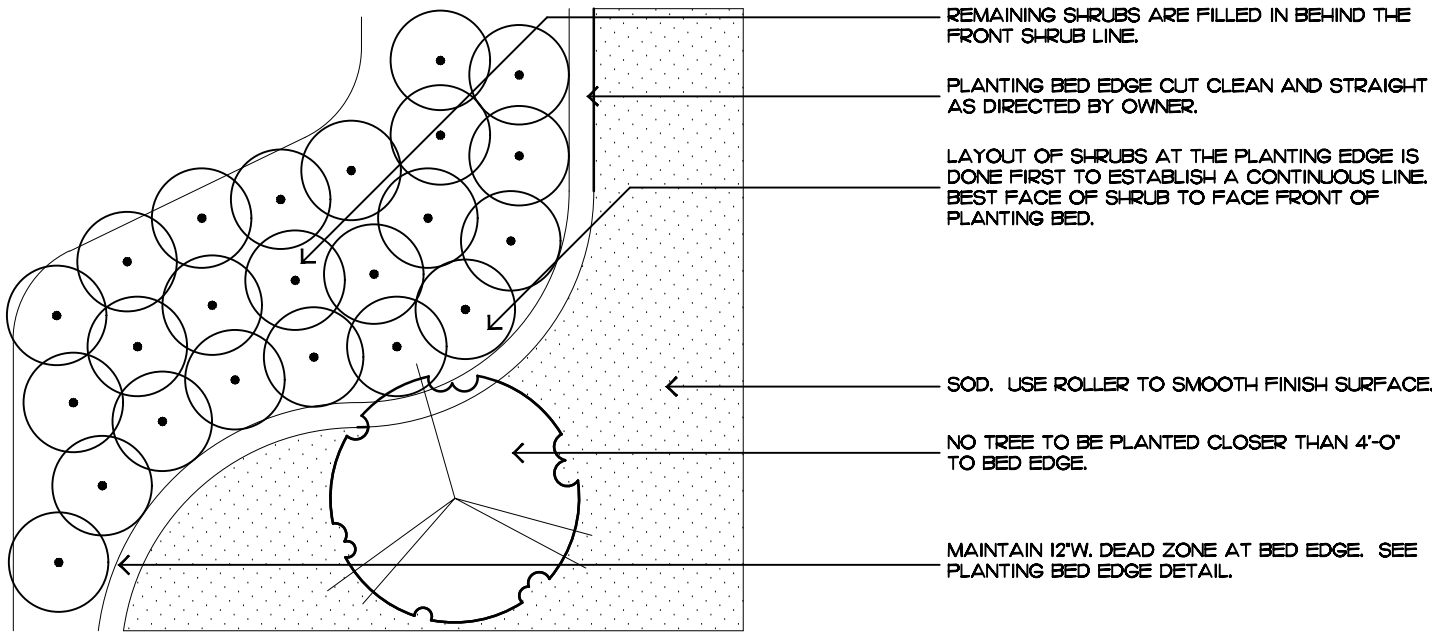
Typical Planter Sediment Filtration Detail

palm 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 & ground cover layout



2023
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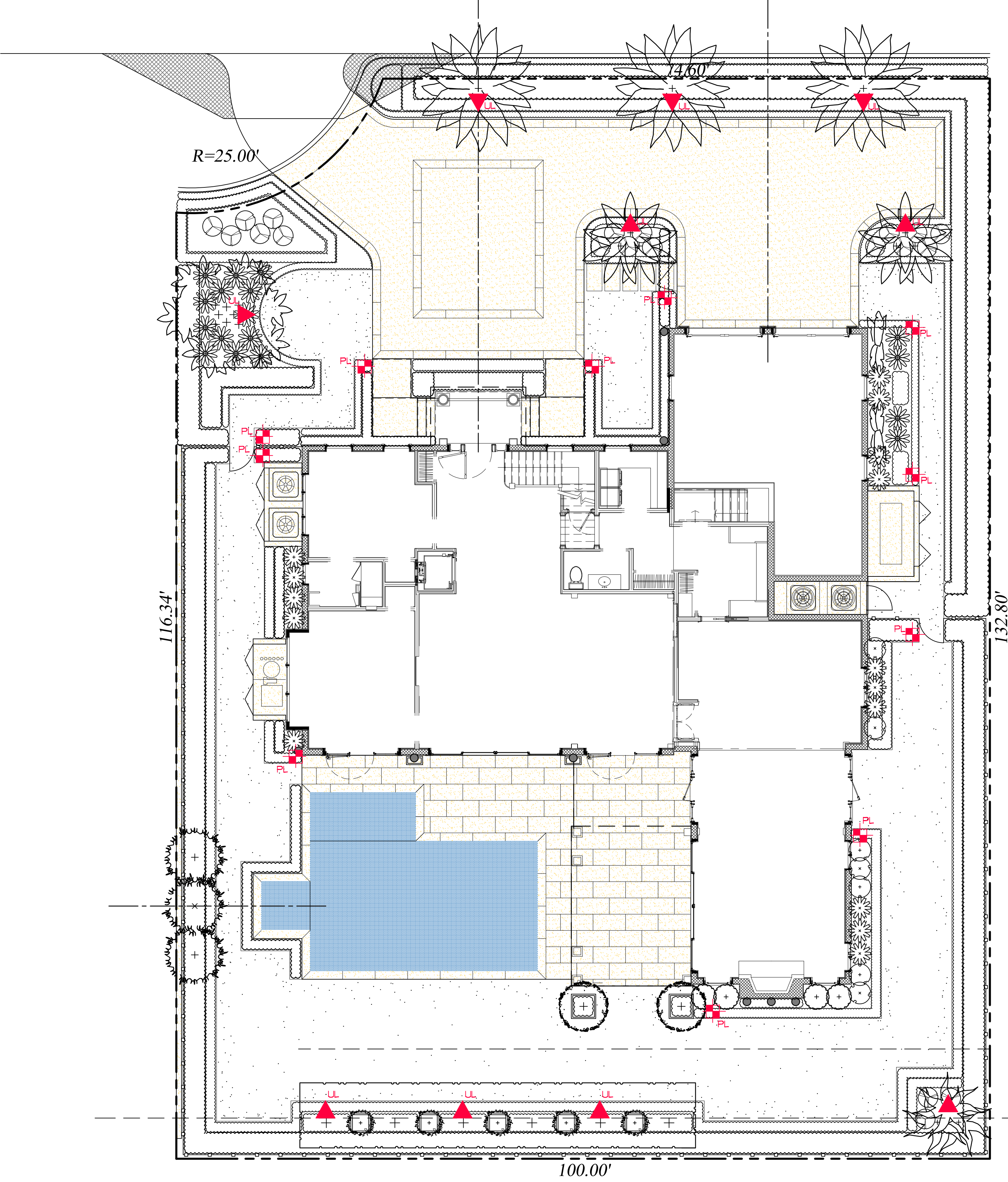
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Planting Details & Specifications

ARC-24-009

MIRAFLORES DRIVE



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	10
⊕ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	11



UP LIGHT



PATH LIGHT

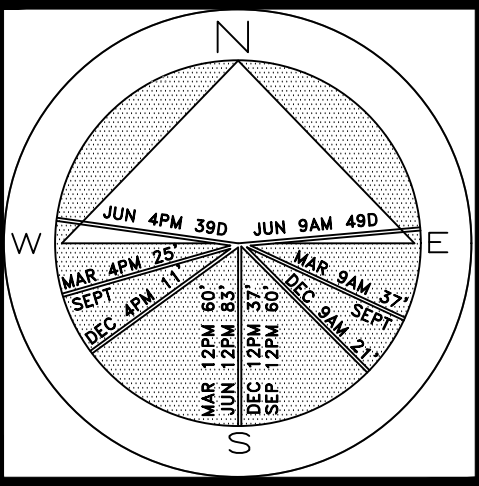
ENVIRONMENT
DESIGN
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Landscape Architecture
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Landscape Management

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260 Miraflores Drive
Palm Beach



JOB NUMBER: # xxxxx.00 LA
DRAWN BY: Dustin Mizell
DATE: 11.20.2023
12.07.2023

SHEET L9.0

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Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.