



PREVIOUSLY PROPOSED FRONT RENDERING



CURRENTLY PROPOSED FRONT RENDERING

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY, PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0108
FL LIC. #A230003943
BARTHOLEMEWPARTNERS.COM

CONSULTANTS

ES SOLUTIONS
STRUCTURAL ENGINEER
ADDRESS: 170 NE 2ND ST. P.O. BOX #1737
BOCA RATON, FL
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION
CONTRACTOR
ADDRESS: 241 S OLIVE AVE.
WEST PALM BEACH, FL 33401
PHONE: 561-833-1661
E-MAIL: JBRANTING@ANDERSONCARRCONSTRUCTION.COM

FAE CONSULTING
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE #302
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561-301-6202 EXT. 302
E-MAIL: UAFRAT@FAECONSULTING.COM

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

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR09255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR: THESE DRAWINGS ARE THE PROPERTY OF BARTHOLEMEW + PARTNERS. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS IS PROHIBITED. THE CLIENT AND THEIR AGENTS EXPRESSLY RELEASE BARTHOLEMEW + PARTNERS FROM ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE CLIENT OR THEIR AGENTS IN CONNECTION WITH THE USE OF THESE DRAWINGS. THE CLIENT AND THEIR AGENTS EXPRESSLY RELEASE BARTHOLEMEW + PARTNERS FROM ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE CLIENT OR THEIR AGENTS IN CONNECTION WITH THE USE OF THESE DRAWINGS.

Project no: 23.03.121
Date: 08.01.23
Drawn by: V. Antico
Project Manager: K. Fant

**2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480**

2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

SHEET NAME

PROPOSED RENDERINGS

SHEET NUMBER

A4.0

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

CONSULTANTS

ES SOLUTIONS
STRUCTURAL ENGINEERING
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL
PHONE: 561-301-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION
CONTRACTOR
ADDRESS: 521 S OLIVE AVE
WEST PALM BEACH, FL 33401
PHONE: 561-833-1661
E-MAIL: JLENTING@ANDERSONCARRCONSTRUCTION.COM

FAE CONSULTING
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE 8032
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561-391-9292 EXT. 302
E-MAIL: LARATRE@FAECONSULTING.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
1319 N COUNTRY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4600
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM



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

Revisions:

CONCEPT 2017: THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE TO THE ARCHITECT. THEY ARE NOT PRODUCTS OF DESIGN. ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. NO PARTS OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN MAY BE REPRODUCED, COPIED, CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS PROJECT. NO USE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED OR INCORPORATED INTO ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BARTHOLDUS + PARTNERS.

CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLDUS + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW AND CONSTRUCTION ADMINISTRATION, BARTHOLDUS + PARTNERS WILL BE RELEASED FROM LIABILITY FOR ANY LIABILITY ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 23.03.121
Date: 08.01.23
Drawn by: V. Antico
Project Manager: K. Fant

2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

2278 IBIS ISLE ROAD
PALM BEACH, FL 33480

SHEET NAME

PROPOSED RENDERINGS

SHEET NUMBER

A4.1



PREVIOUSLY PROPOSED BACK RENDERING



CURRENTLY PROPOSED BACK RENDERING

CONSULTANTS

ES SOLUTIONS
STRUCTURAL ENGINEER
ADDRESS: 170 NE 2ND ST. P.O. BOX #1737
BOCA RATON, FL
PHONE: 561-201-0190
E-MAIL: TRENT@ES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION
CONTRACTOR
ADDRESS: 241 S OLIVE AVE.
WEST PALM BEACH, FL 33401
PHONE: 561-833-1661
E-MAIL: JBRANTING@ANDERSONCARRCONSTRUCTION.COM

FAE CONSULTING
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE #302
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561-301-6202 EXT. 302
E-MAIL: UAFRATE@FAECONSULTING.COM

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

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR09255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR: THESE DRAWINGS ARE THE PROPERTY OF BARTHOLEMEW + PARTNERS. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS IS PROHIBITED. THE CLIENT AND THEIR AGENTS EXPRESSLY RELEASE BARTHOLEMEW + PARTNERS FROM ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE CLIENT OR THEIR AGENTS IN CONNECTION WITH THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CLIENT AND THEIR AGENTS EXPRESSLY RELEASE BARTHOLEMEW + PARTNERS FROM ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE CLIENT OR THEIR AGENTS IN CONNECTION WITH THE DESIGN OR CONSTRUCTION OF THE PROJECT.

Project no: 23.03.121
Date: 08.01.23
Drawn by: V. Antico
Project Manager: K. Fant

2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

SHEET NAME

PROPOSED RENDERINGS

SHEET NUMBER

A4.1

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

STA ROYAL PALM WAY, PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
C 561.661.0108

ARTHOLEMEWPARTNERS.COM

STRUCTURAL ENGINEER

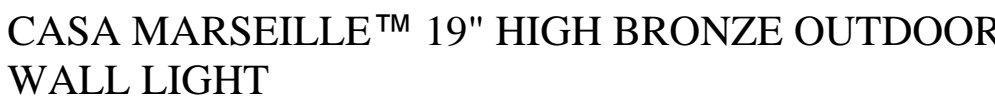
E-MAIL: TRENT@ES-ENGINEERS.COM

WEST PALM BEACH, FL 33401
PHONE: 561-833-1661

MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE #302

ENVIRONMENT DESIGN GROUP

PHONE: 561-832-4600
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM



Revisions:

Project no: 23.03.121
Date: 08.01.23
Drawn by: V. Antico
Project Manager: K. Fant

2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

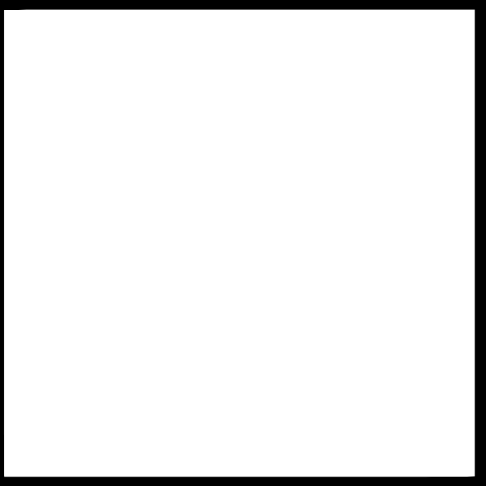
SHEET NAME

MATERIALS & FINISHES

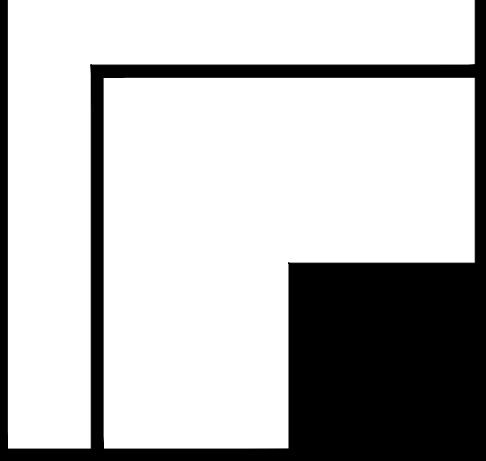
SHEET NUMBER

A5.0

ARC-23-140
ZON-23-118



JOB NUMBER: # 23099.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.07.2023
09.25.2023
01.03.2024



Existing South Buffer



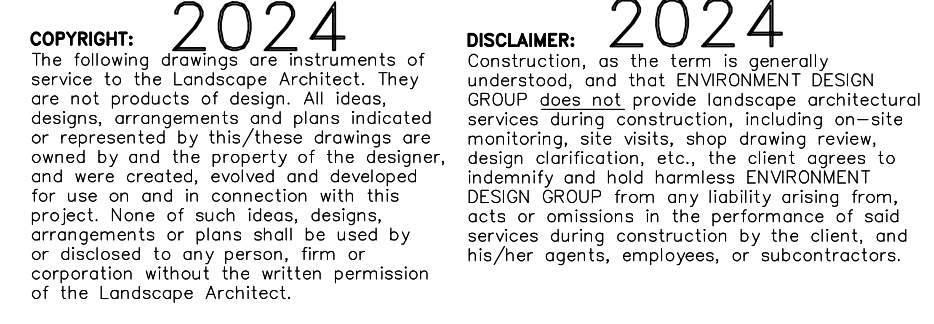
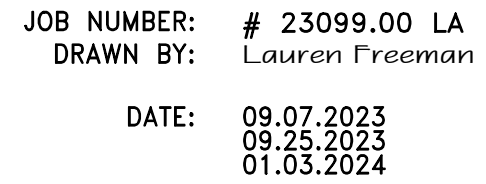
Existing East Buffer



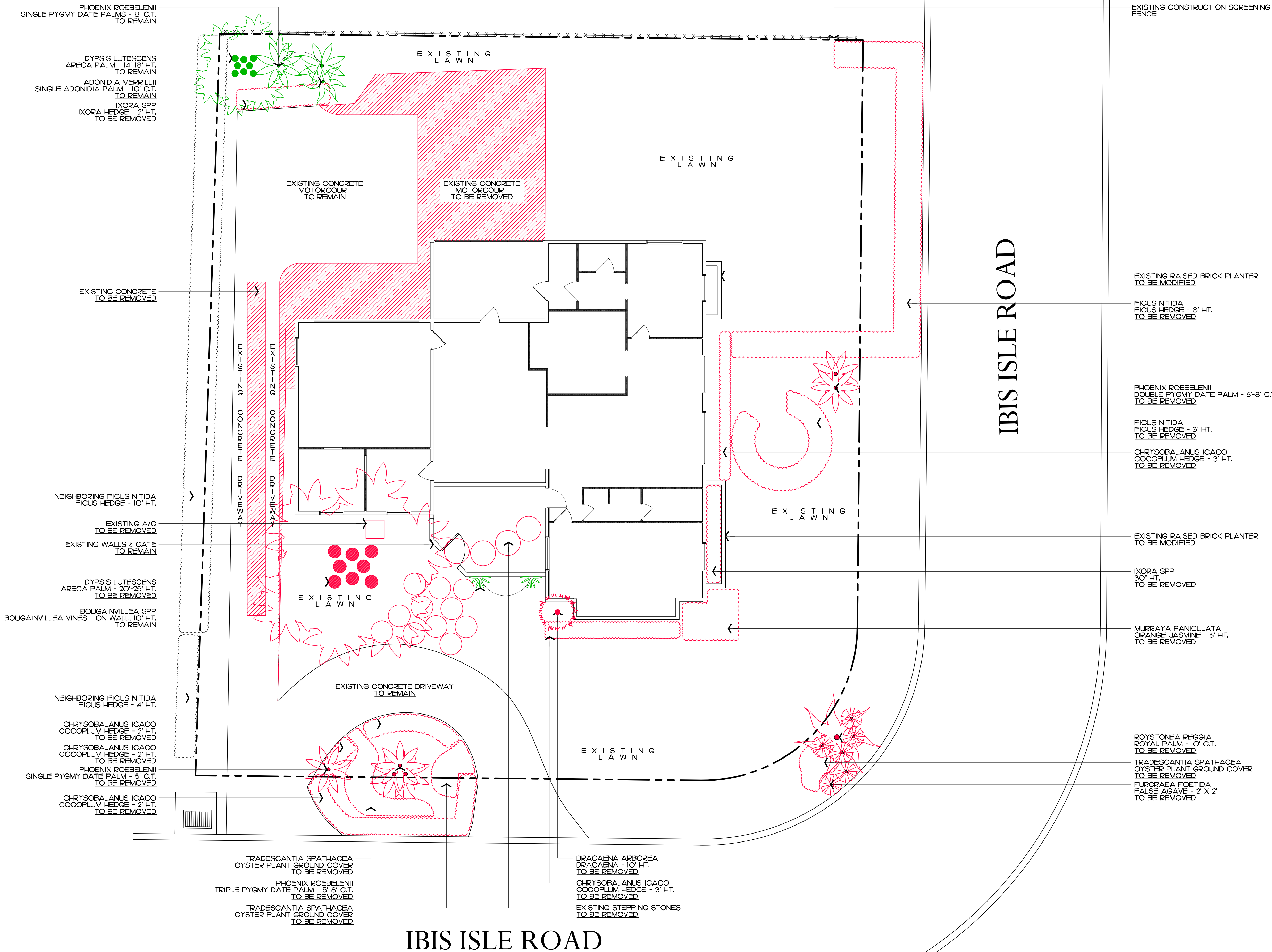
Existing West Buffer



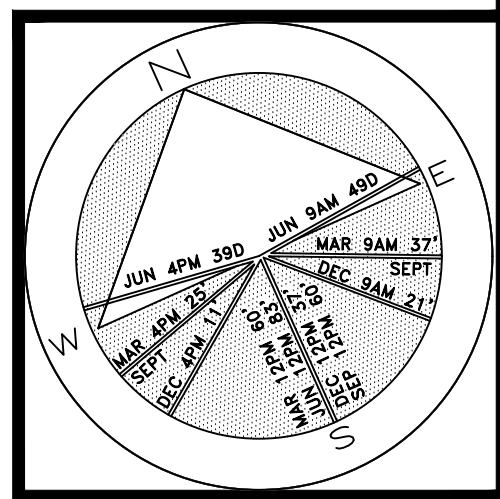
Existing North Buffer



Existing Vegetation Inventory & Action Plan



Private Residence
2278 Ibis Isle Road
Palm Beach



JOB NUMBER: # 23099.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.07.2023
09.25.2023
01.03.2024

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

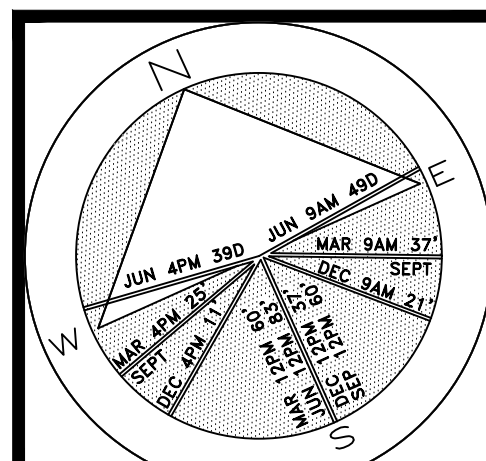
DISCLAIMER: 2024
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold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

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

Demolition and Vegetation Action Plan

ARC-23-140
ZON-23-118
SCALE IN FEET 0' 8' 16' 24'

SHEET L3.0
64 sf.
AREA IN SQ. FT.



DATE: 09.07.2023
09.25.2023
01.03.2024

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

ARC-23-140
ZON-23-118

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

Private Residence
2278 Ibis Isle Road
Palm Beach

JOB NUMBER: # 23099.00 LA
DRAWN BY: Nick Pastor
DATE: 09.07.2023
09.25.2023
01.03.2024

SHEET L4.1



Existing South Buffer



Existing South Buffer



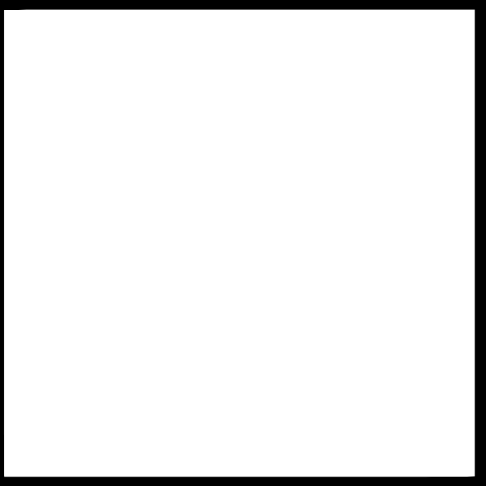
Existing West Buffer



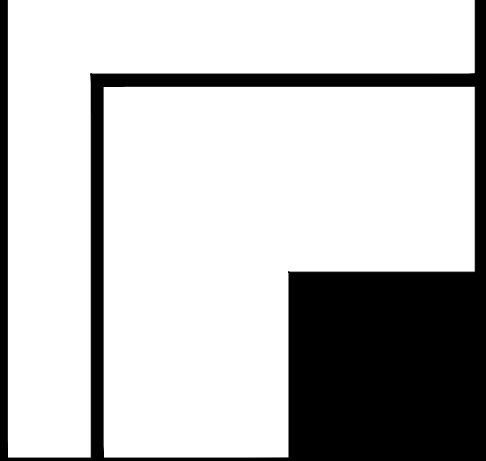
Existing West Buffer

ARC-23-140
ZON-23-118

Existing Landscape Buffer Images



JOB NUMBER: # 23099.00 LA
DRAWN BY: Nick Pastor
DATE: 09.07.2023
09.25.2023
01.03.2024



Existing East Buffer



Existing East Buffer



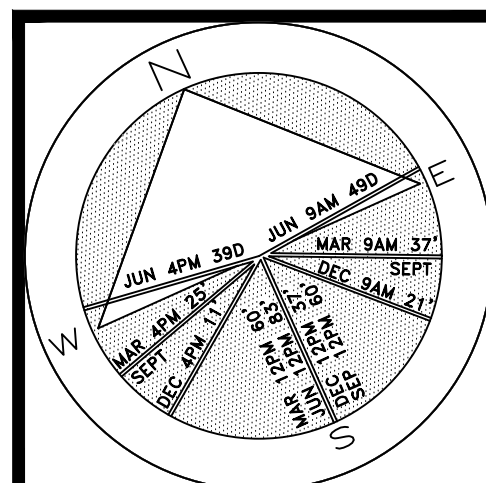
Existing North Buffer



Existing North Buffer

ARC-23-140
ZON-23-118

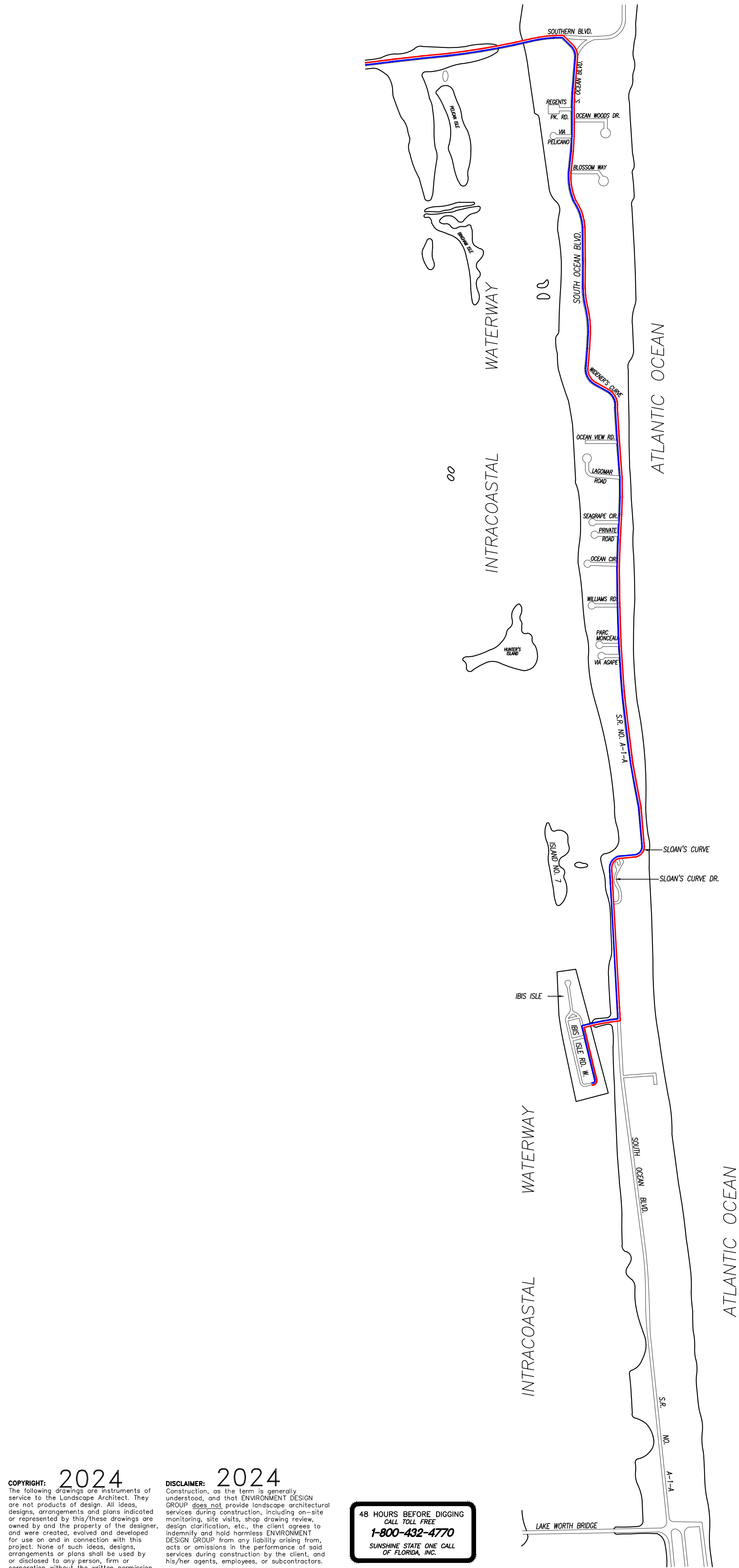
Existing Landscape Buffer Images



SHEET L5.0

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

AREA IN SQ.FT.



CONCEPTUAL CONSTRUCTION SCHEDULE	
• JAN 24 2024 – ARCOM MEETING	
• JAN-FEB 2024 – SUBMIT FOR PERMIT	
• 1 MONTH –MARCH 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

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

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

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

ARC-23-140
ZON-23-118
Truck Logistics Plan
SCALE: NOT TO SCALE

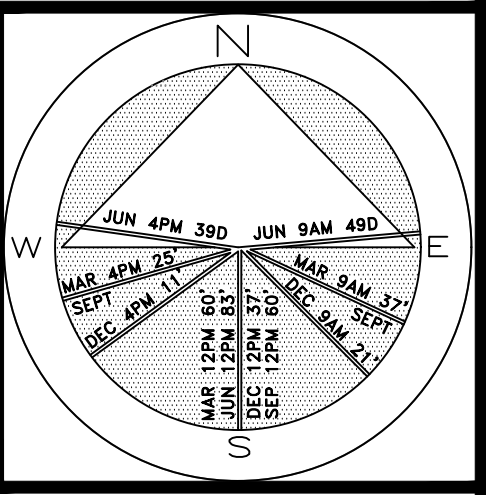
ENVIRONMENT
DESIGN
GROUP

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

Landscape Architecture
Land Planning
Landscape Management

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

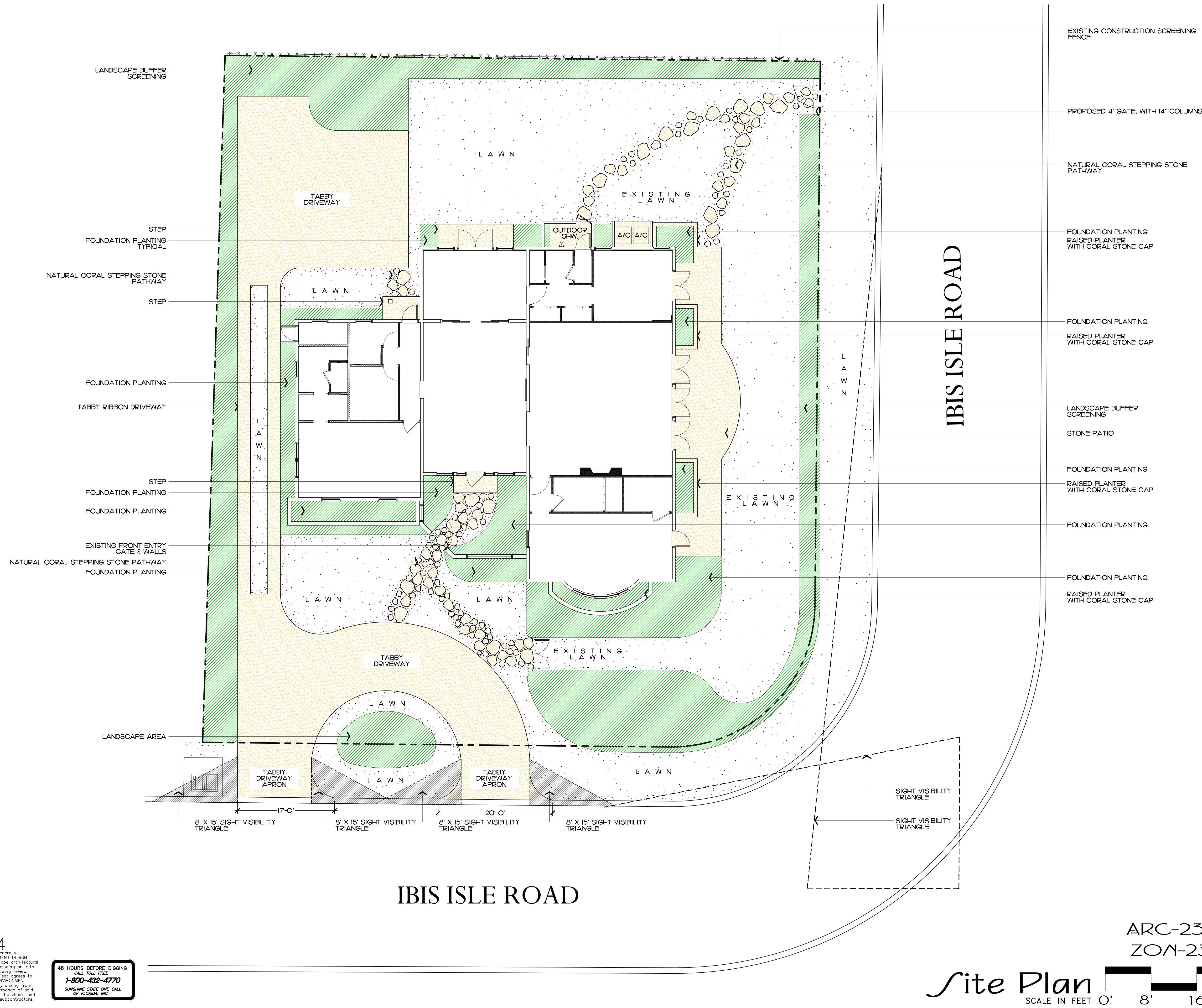
Private Residence
2278 Ibis Isle Road
Palm Beach



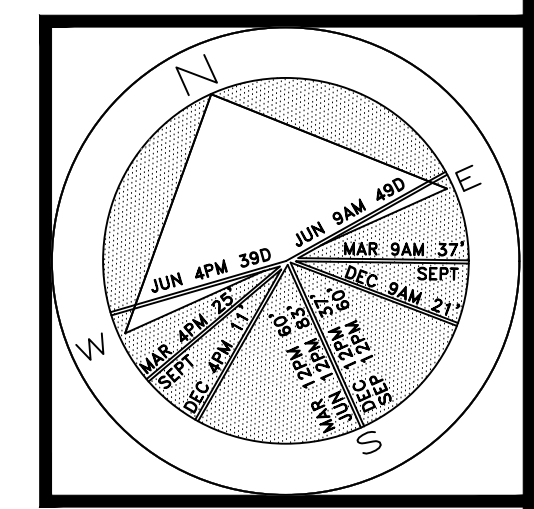
JOB NUMBER: # 23099.00 LA
DRAWN BY: Lauren Freeman

DATE: 09.07.2023
09.25.2023
01.03.2024

SHEET L6.0



Private Residence
2278 Ibis Isle Road
Palm Beach



JOB NUMBER: # 23099.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.07.2023
09.25.2023
01.03.2024

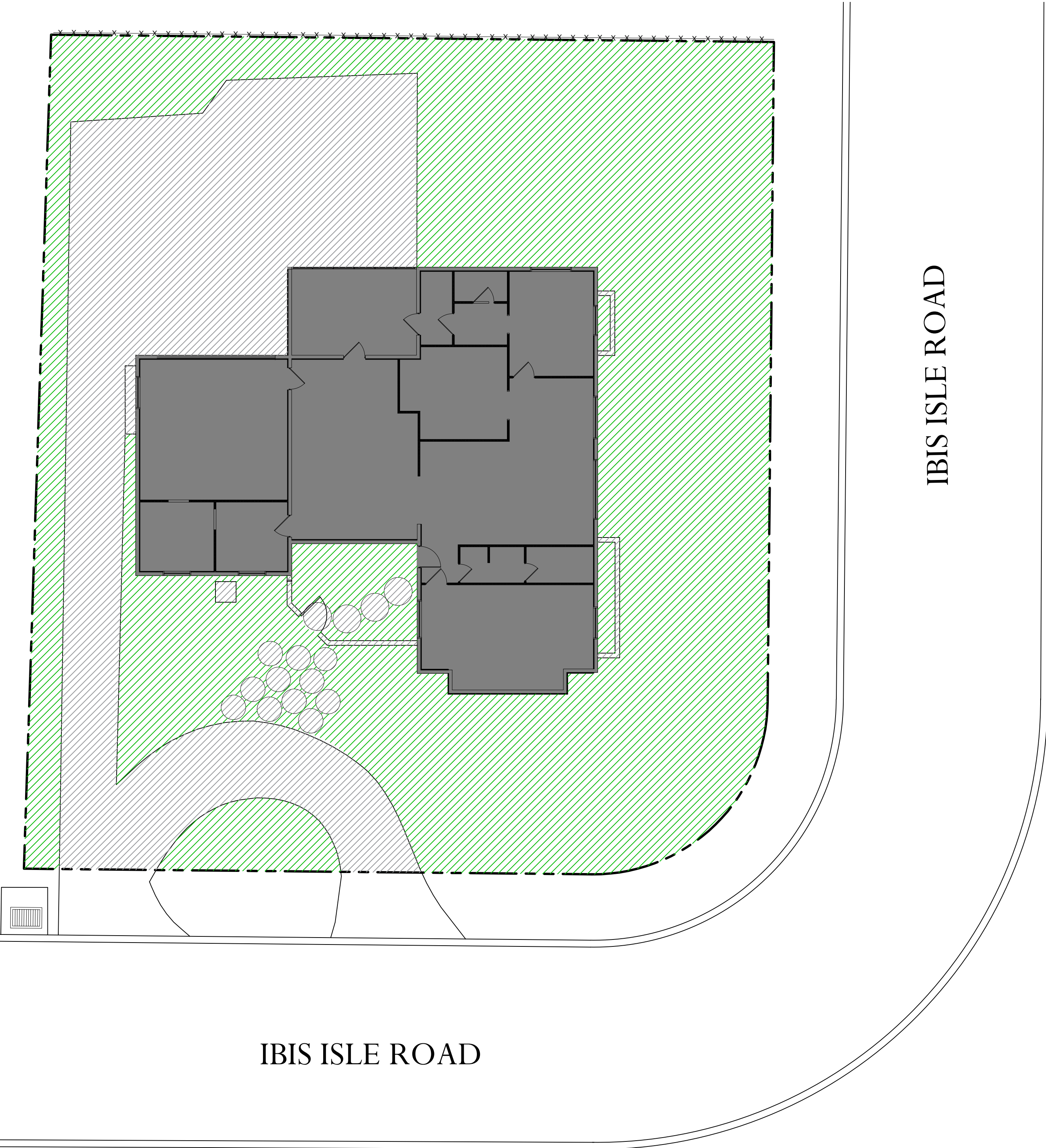
SHEET L7.0

ARC-23-140
ZON-23-118

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

64 sf.

AREA IN SQ.FT.



IBIS ISLE ROAD

IBIS ISLE ROAD

Existing Open Space Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,513 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,630.85 S.F.	51.8%	6,476 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,960 S.F.	85.3%	4,093 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,815 S.F.	75.1%	3,021 S.F.



IBIS ISLE ROAD

IBIS ISLE ROAD

Proposed Open Space Graphic

Proposed Site Data

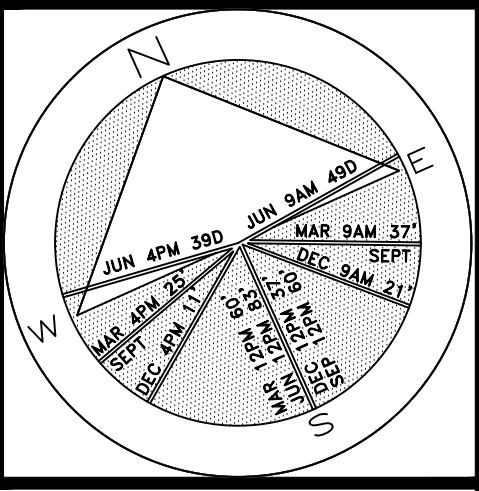
DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,513 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,630.85 S.F.	52.9%	6,622 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,960 S.F.	69.8%	3,424 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,815 S.F.	74.6%	3,000 S.F.

Legend

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

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

Private Residence
2278 Ibis Isle Road
Palm Beach



JOB NUMBER: # 23099.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.25.2023
01.03.2024

SHEET L7.1

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

DISCLAIMER: 2024
Construction on the term is generally understood, and that ENVIRONMENTAL 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 ENVIRONMENTAL 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.

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

ARC-23-140
ZON-23-118

Site Calculation/Open Space Graphics

SCALE IN FEET: 3/32"=1'-0"

EXISTING PHOENIX ROEBELENI
SINGLE PYGMY DATE PALMS - 8' C.T.
TO REMAIN

EXISTING DYPHIS LUTESCENS
ARECA PALM - 14'-18" HT.
TO REMAIN

EXISTING ADONIDIA MERRILLII
SINGLE ADONIDIA PALM - 10' C.T.
TO REMAIN

(35) TABERNAEMONTANA DIVARICATA
PINWHEEL JASMINE
7 GAL., 18" O.C.

(60) CHRYSOBALANUS ICACO
HORIZONTAL COCOPLUM
3 GAL., 12" O.C.

(3) HELICONIA SPP
HELICONIA - 6' HT.
UNDERPLANT WITH
(20) PHYLTA NODIFLORA
FROG FRUIT
1 GAL., 8" O.C.

(100) CHRYSOBALANUS ICACO
HORIZONTAL COCOPLUM
3 GAL., 12" O.C.

EXISTING FICUS NITIDA
FICUS HEDGE - 10' HT.

(35) PLUMBAGO AURICULATA
BLUE PLUMBAGO
7 GAL., 18" O.C.

(1) BOUGAINVILLEA SPP
BOUGAINVILLEA VINE
ON WALL - 15 GAL.

(1) BURSERA SIMARUBA
GUMBO LIMBO TREE
16' OA. HT., CHARACTER TRUNK

EXISTING BOUGAINVILLEA SPP
BOUGAINVILLEA VINES
ON WALL - 10' HT.

(100) PHYLTA NODIFLORA
FROG FRUIT - 1 GAL., 8" O.C.

EXISTING FICUS NITIDA
FICUS HEDGE - 4' HT.

(60) MICROSORUM SCOLOPENDRIA
WART FERN - 7 GAL., 18" O.C.

(1) BURSERA SIMARUBA
GUMBO LIMBO TREE
16' OA. HT., CHARACTER TRUNK

(30) CLUSIA ROSEA
CLUSIA HEDGE
6' HT., 36" O.C.

(3) ALOCASIA ODORA
ELEPHANT EAR - 15 GAL., 24" O.C.
UNDERPLANT WITH
(30) PHYLTA NODIFLORA
FROG FRUIT - 1 GAL., 8" O.C.

(8) PLUMBAGO AURICULATA
BLUE PLUMBAGO
7 GAL., 18" O.C.

(50) CLUSIA ROSEA
CLUSIA HEDGE
6' HT., 36" O.C.

(12) PLUMBAGO AURICULATA
BLUE PLUMBAGO
7 GAL., 18" O.C.

(200) PHYLTA NODIFLORA
FROG FRUIT
1 GAL., 12" O.C.

(15) PLUMBAGO AURICULATA
BLUE PLUMBAGO
7 GAL., 18" O.C.
(150) CHRYSOBALANUS ICACO
HORIZONTAL COCOPLUM
3 GAL., 12" O.C.

(400) PHYLTA NODIFLORA
FROG FRUIT
1 GAL., 12" O.C.

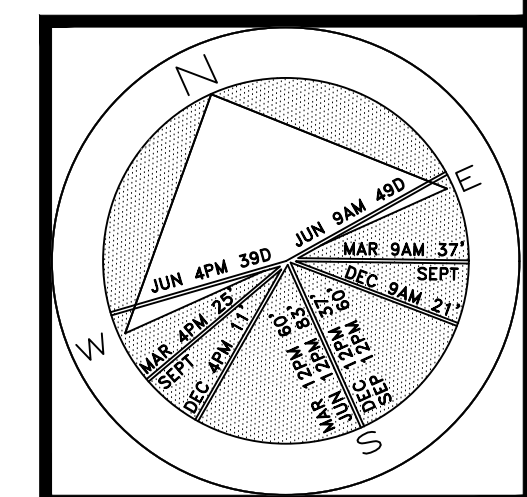
(4) ADONIDIA MERRILLII
ADONIDIA PALM - 12' C.T.
(1) PSYCHOTRIA NERVOSA
WILD COFFEE - 7 GAL.

(1) BURSERA SIMARUBA
GUMBO LIMBO TREE
16' OA. HT., CHARACTER TRUNK

IBIS ISLE ROAD

IBIS ISLE ROAD

Private Residence
2278 Ibis Isle Road
Palm Beach



JOB NUMBER: # 23099.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.07.2023
09.25.2023
01.03.2024

SHEET L8.0

ARC-23-140
ZON-23-118

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

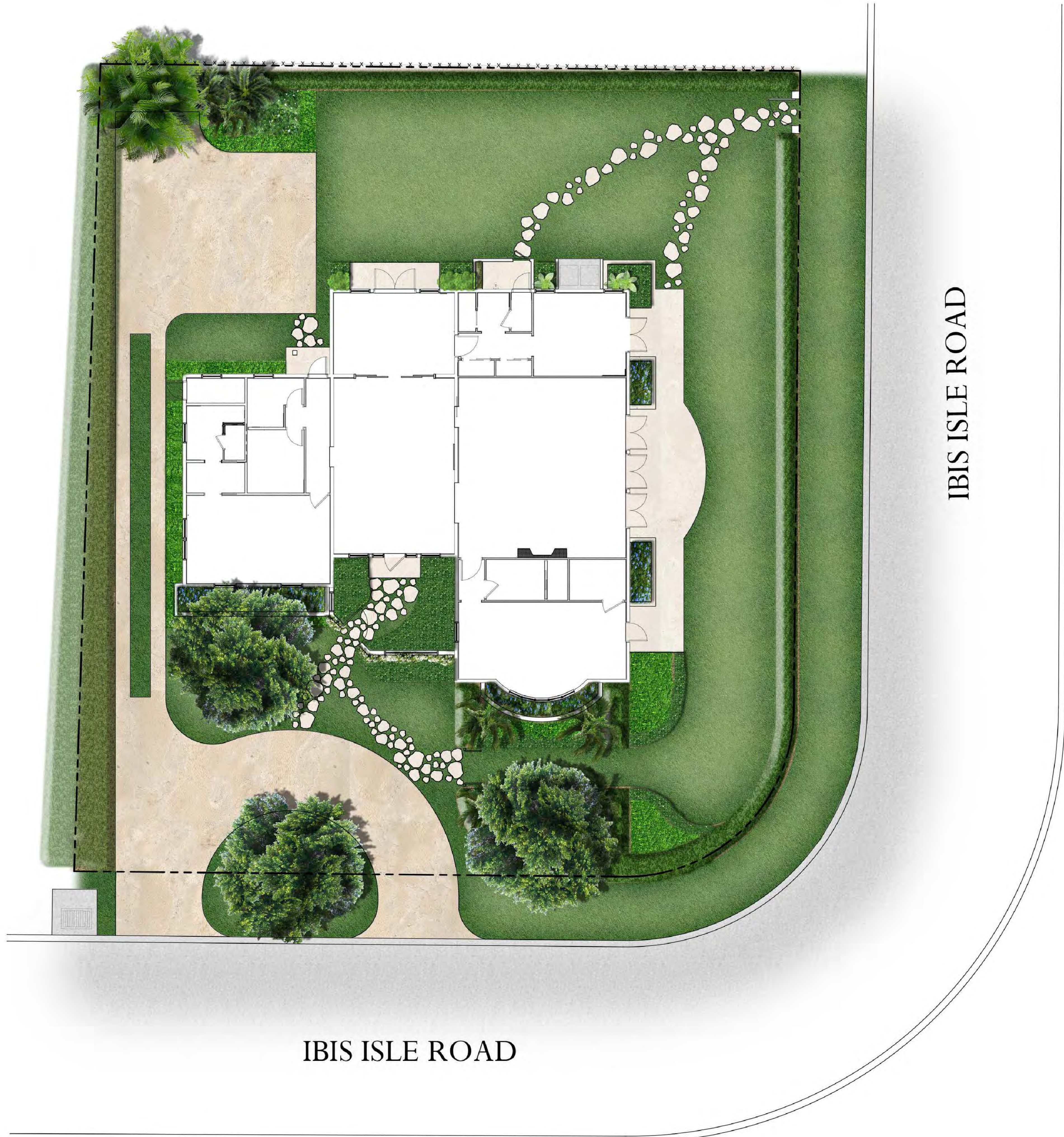
64 sf.

AREA IN SQ.FT.

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

DISCLAIMER: 2024
Construction on 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.

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



IBIS ISLE ROAD

IBIS ISLE ROAD

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

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

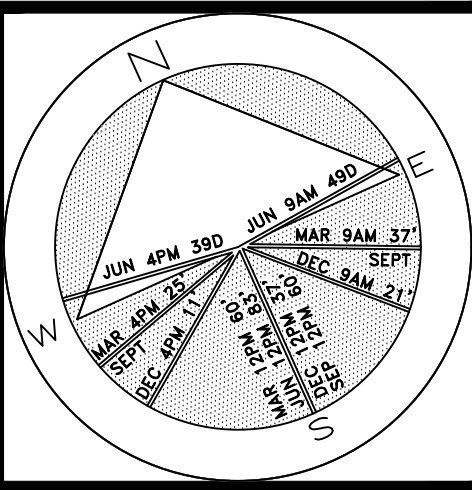
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

ARC-23-140
ZON-23-118

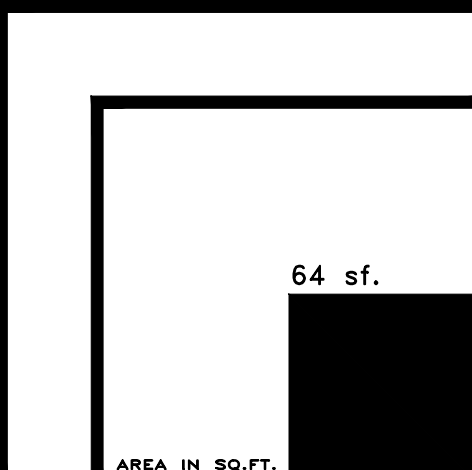
SHEET L8.1



JOB NUMBER: # 23099.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.25.2023
01.03.2024

Private Residence
2278 Ibis Isle Road
Palm Beach

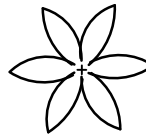
**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com



Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA GUMBO LIMBO TREE	3	16' OA. HT., CHARACTER TRUNK	YES
TOTAL TREES: NATIVE SPECIES:		3 3 (100%)		




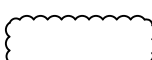
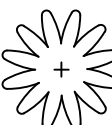

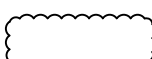


Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERRILLII ADONIDIA PALMS	4	12' C.T.	NO


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
	ALOCASIA ODORA ELEPHANT EAR	3	15 GAL., 24" O.C.	NO
	BOUGAINVILLEA SPP. BOUGAINVILLEA VINE	1	15 GAL. ATTACHED TO WALL	NO
	CLUSIA ROSEA CLUSIA HEDGE	80	6' OA. HT., 36" O.C., F.T.B.	YES
	CHRYSOBALANUS ICACO 'HORIZONTAL' COCOPLUM	310	8' OA. HT., F.T.B.	YES
	HELICONIA SPP HELICONIA	3	6' HT.	NO
	MICROSORUM SCOLOPENDRIA WART FERN	80	7 GAL., 18" O.C.	NO
	PLUMBAGO AURICULATA BLUE PLUMBAGO	70	7 GAL., 18" O.C.	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	11	7 GAL.	YES
	TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE	35	7 GAL., 18" O.C.	NO
TOTAL: NATIVE SPECIES:		593 401 (67.62%)		

Groundcovers

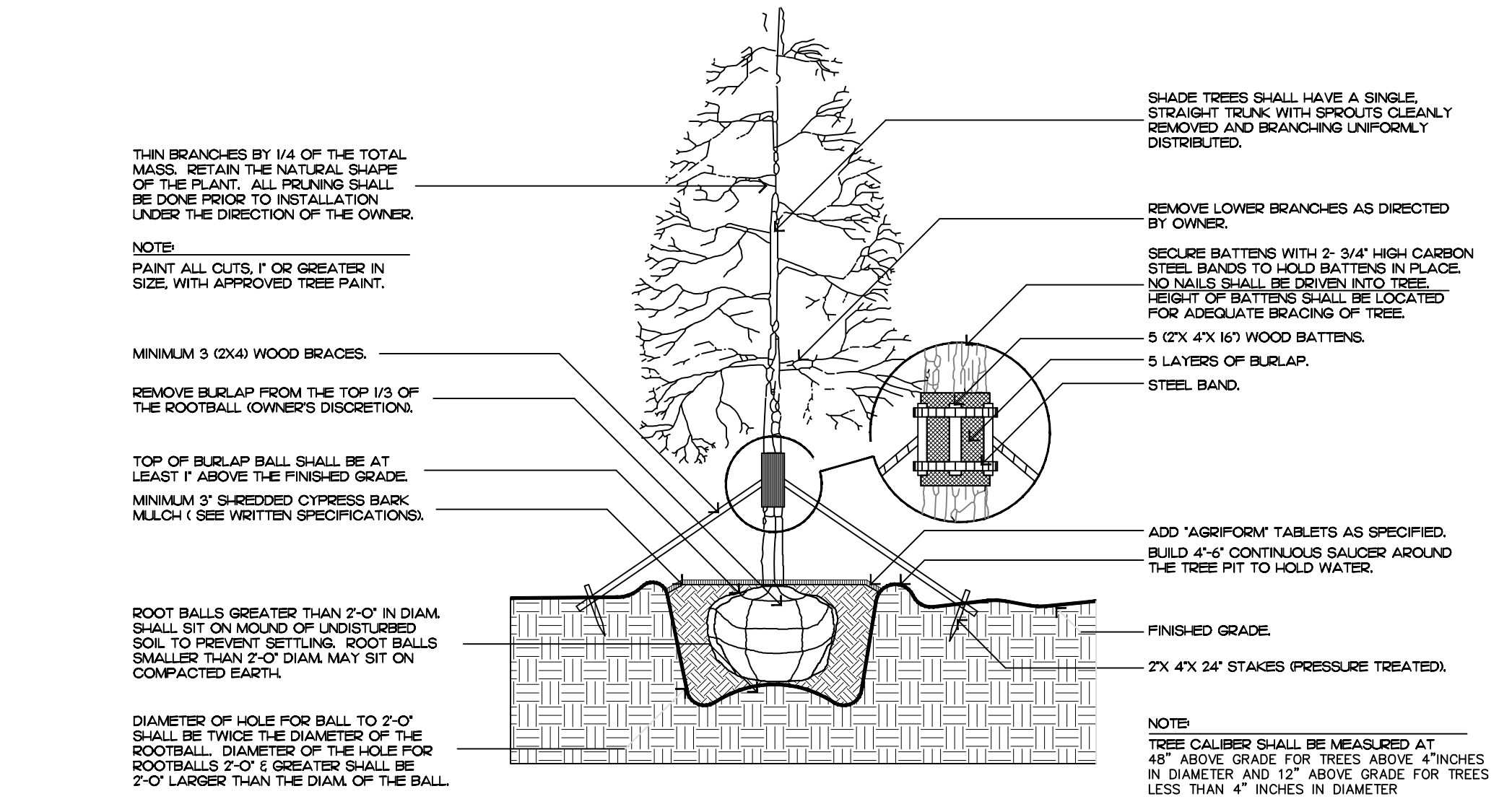
SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROGFRUIT	750	1 GAL, 12" OC.	YES
TOTAL: NATIVE SPECIES:		750 750 (100%)		

Private Residence
2278 Ibis Isle Road
Palm Beach

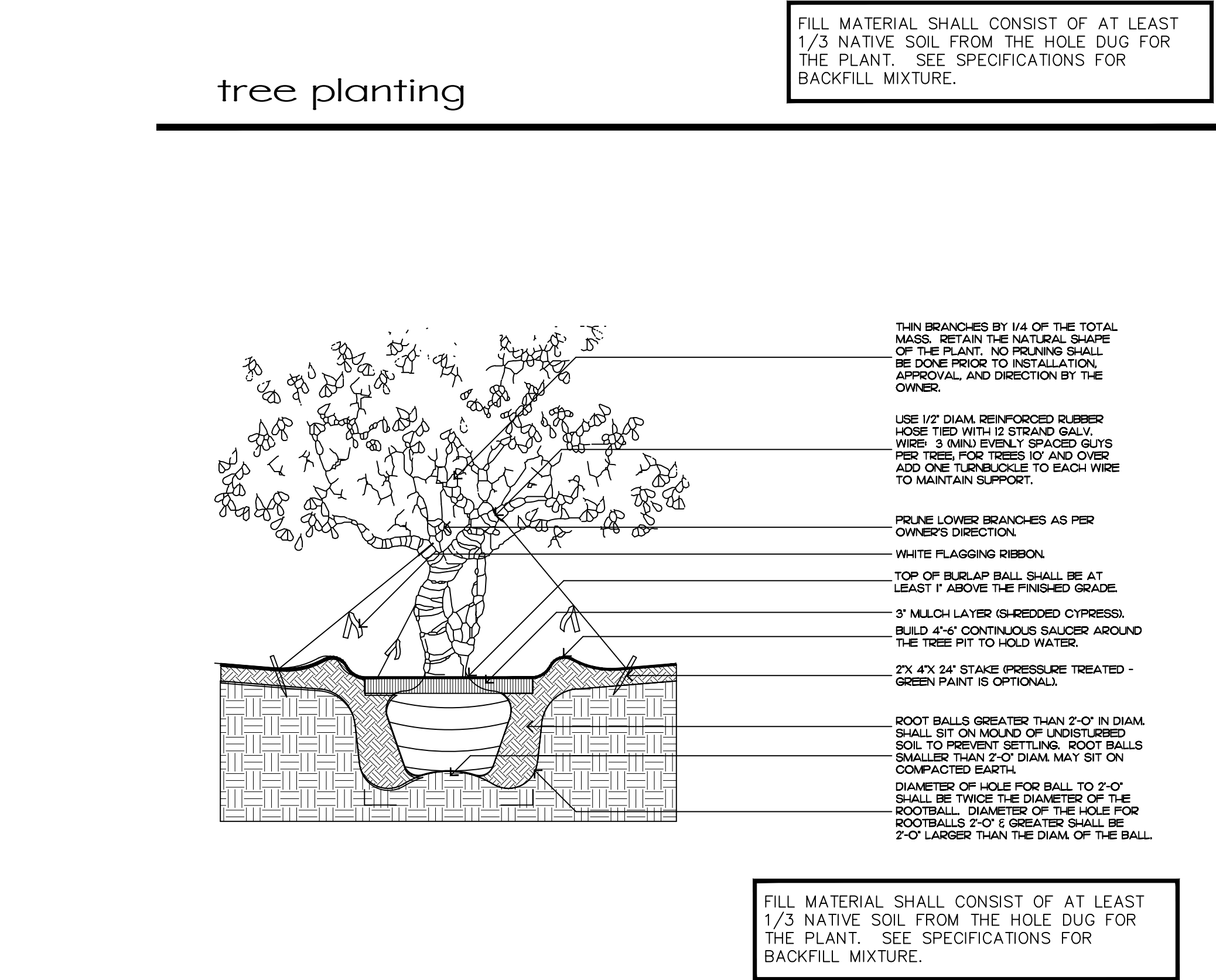


JOB NUMBER: # 23099.00 LA
DRAWN BY: Dustin Mizell
DATE: 09.07.2023
09.25.2023
01.03.2024

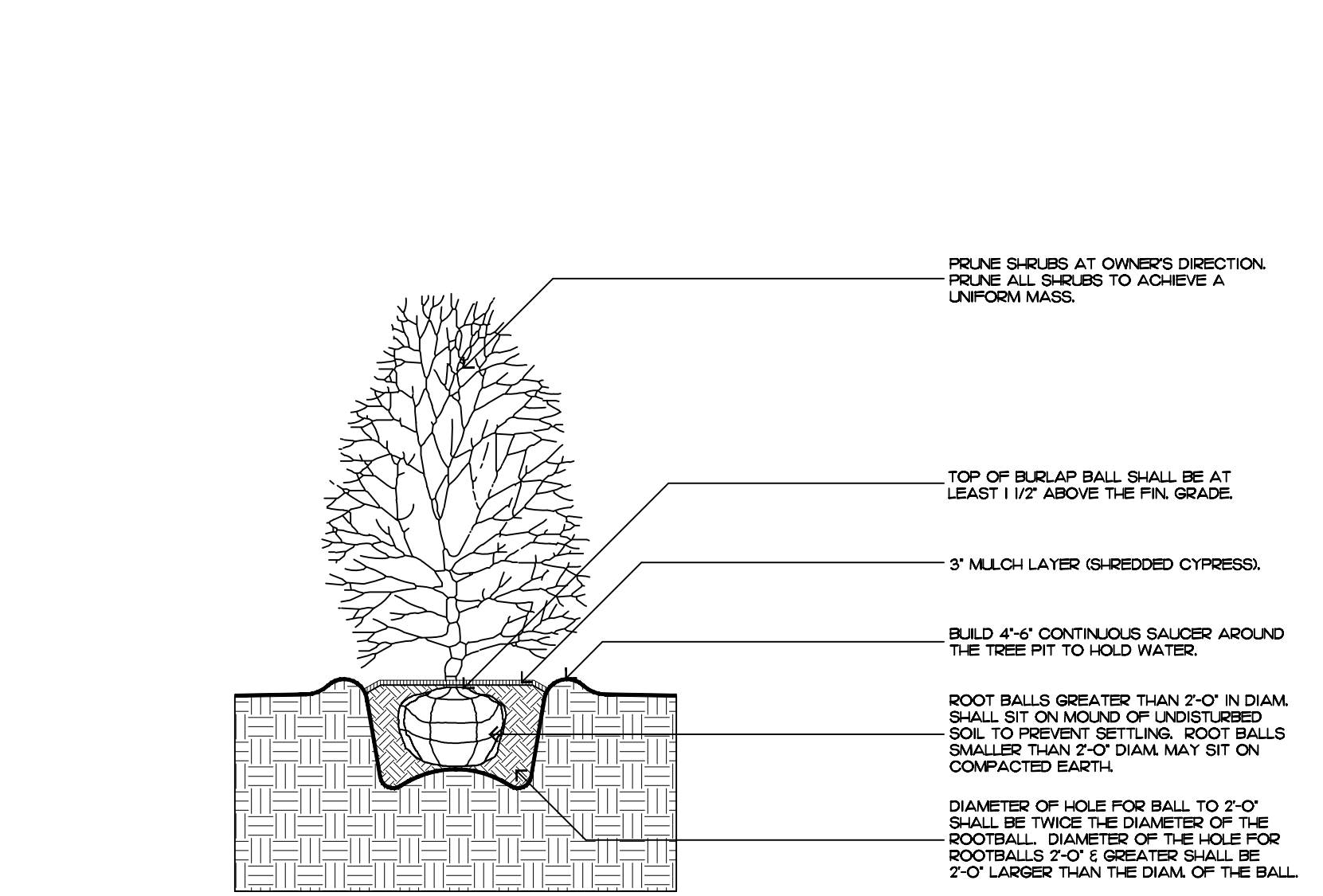
SHEET L8.2



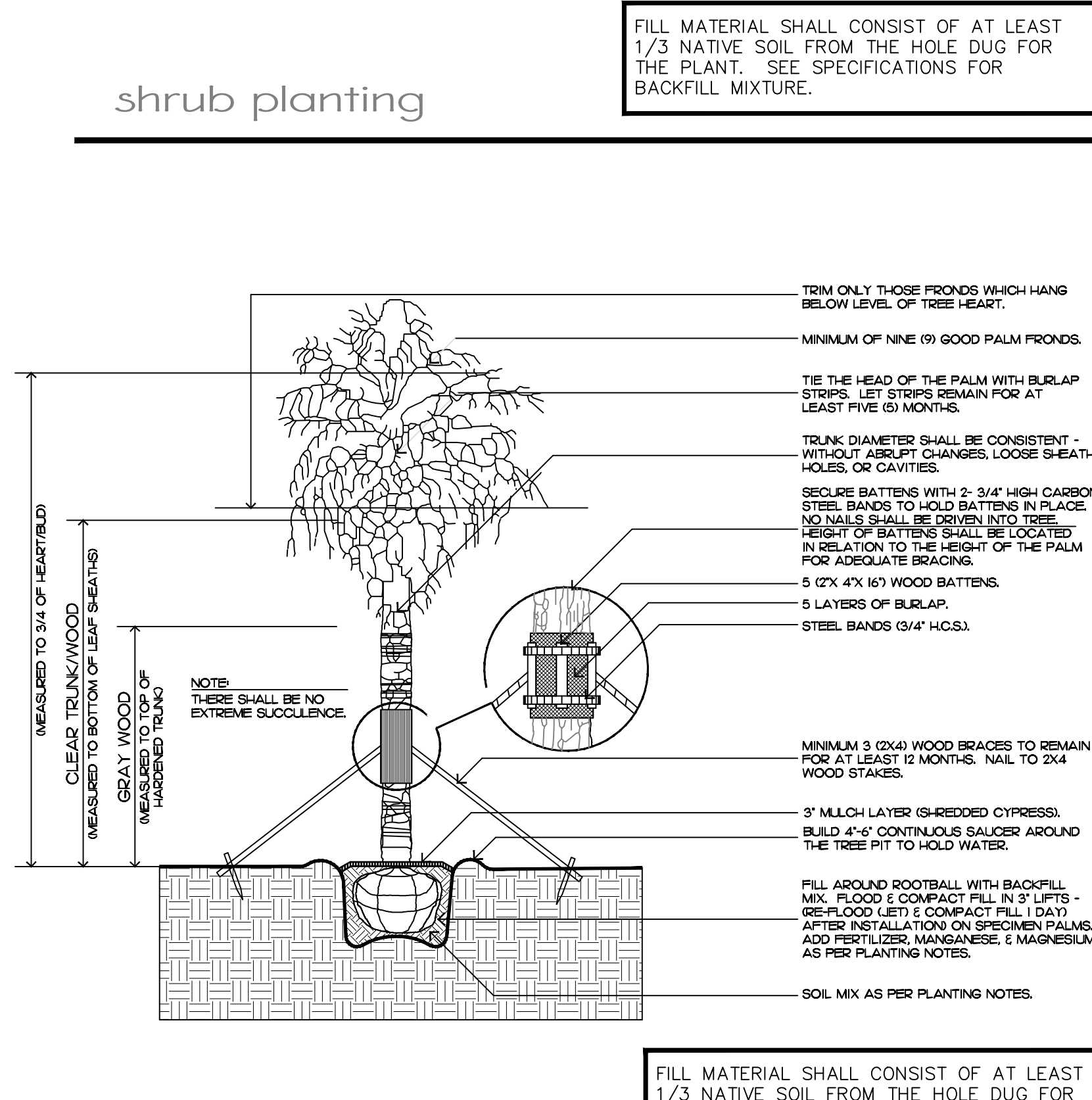
tree planting



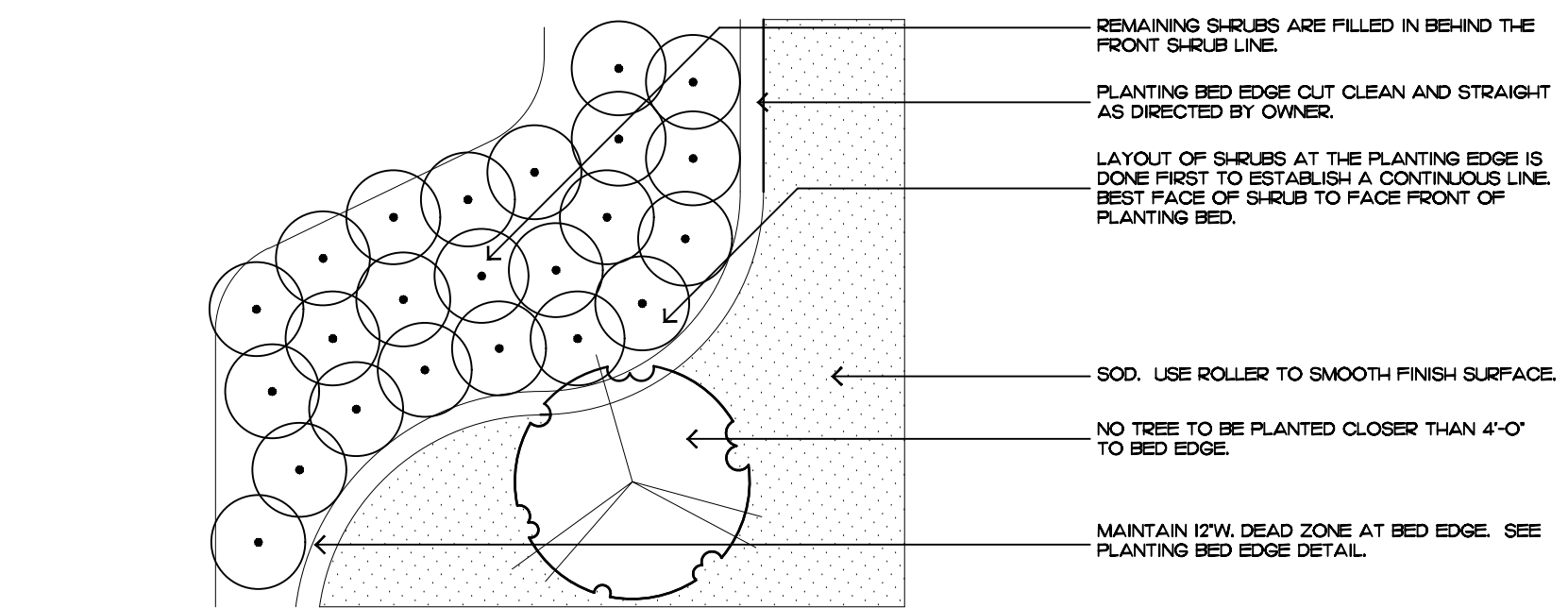
irregular and multi-stem tree



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 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 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, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR KUT 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 SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS 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, AT UNUSUAL ENVIRONMENTAL BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

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

ARC-23-140

ZON-23-118

Planting Details & Specifications

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

2024
DISCLAIMER:
Construction on 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 identify 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.

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

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

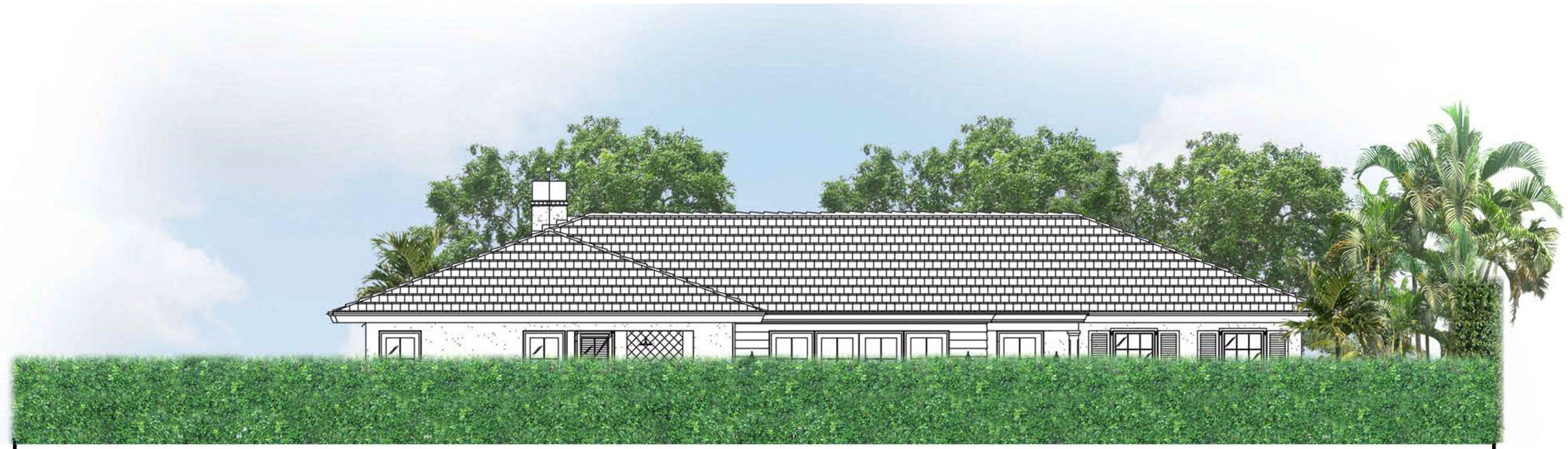
Private Residence
2278 Ibis Isle Road
Palm Beach

JOB NUMBER: # 23099.00 LA
DRAWN BY: Dustin Mizell
DATE: 09.07.2023
09.25.2023
01.03.2024

SHEET L8.3



South Elevation



North Elevation

Private Residence
2278 Ibis Isle Road
Palm Beach

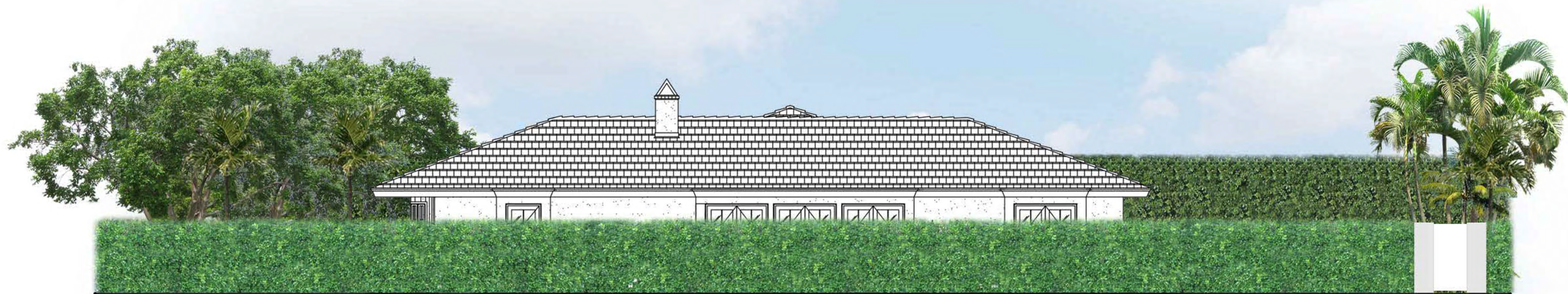
A
D
I
R
O
L
F

JOB NUMBER: # 23099.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.25.2023
01.03.2024

SHEET L9.0



West Elevation



East Elevation

Private Residence
2278 Ibis Isle Road
Palm Beach
FL 33411

JOB NUMBER: # 23099.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.25.2023
01.03.2024

SHEET L9.1