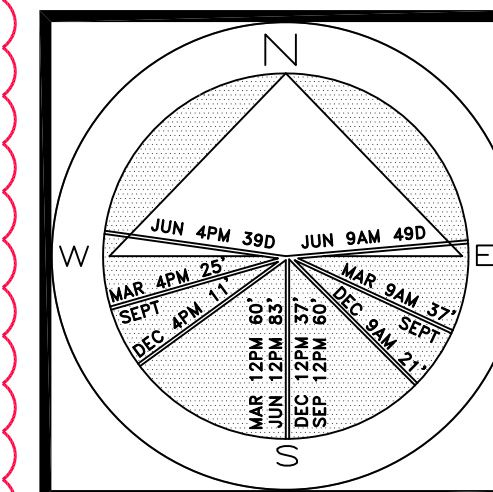


By yfigueroa at 12:38 pm, Apr 08, 2024



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.	46% 5,997.95 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD 1,056.76 S.F.	49% 1,288.07 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE 2,917.29 S.F.	61% 3,563.43 S.F.



JOB NUMBER: # 23152.00 LA
DRAWN BY: Lauren Freeman

DATE: 11.20.2021
12.07.2021
03.11.2021
04.04.2021
04.08.2021

SHEET L7.0

48 HOURS BEFORE DIGGING
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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

ARC-24-009

Site Plan

SCALE IN FEET 0' 8' 16' 24'

64 s

AREA IN SQ.F.

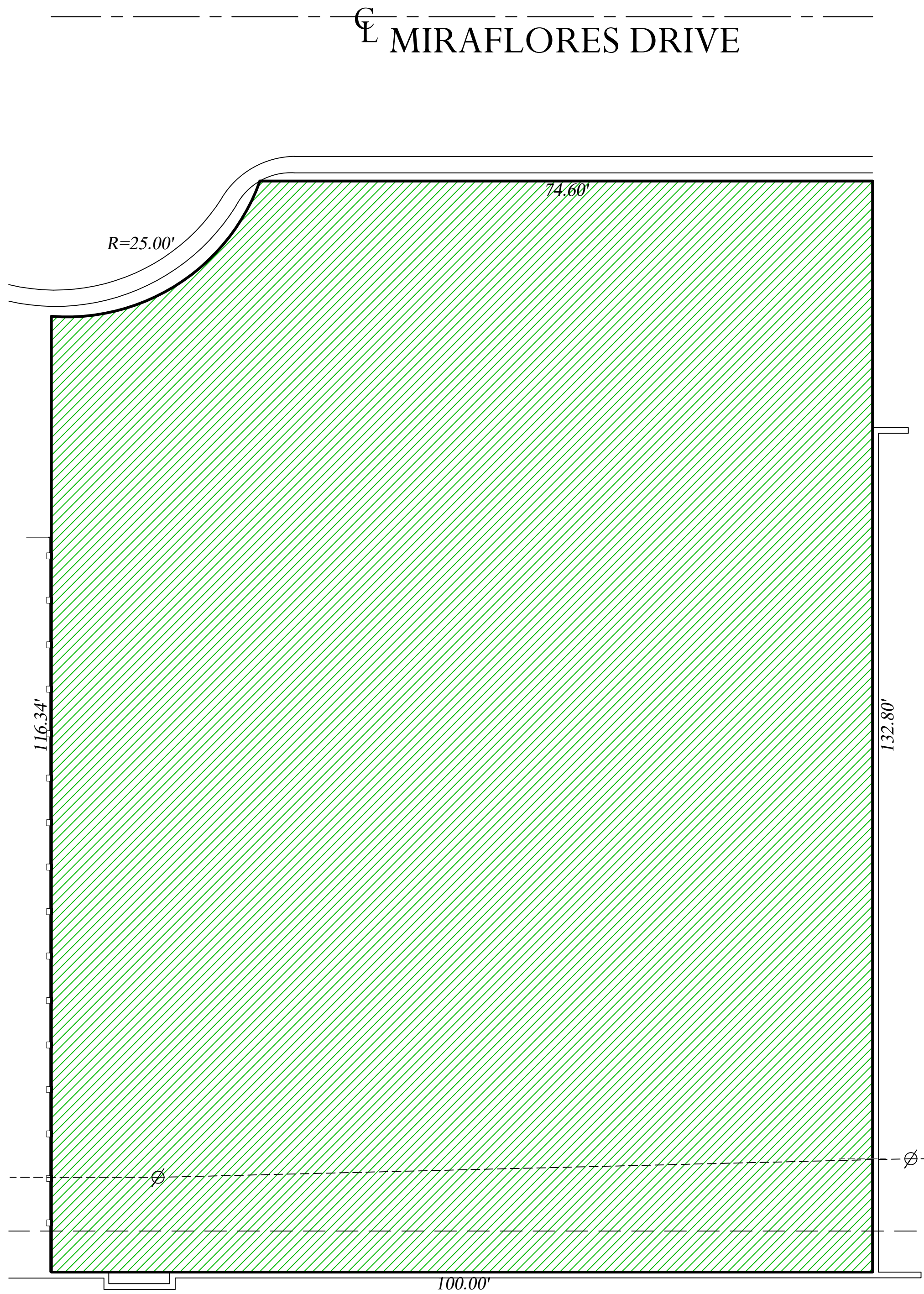
Legend

IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

PERVIOUS AREA / OPEN SPACE

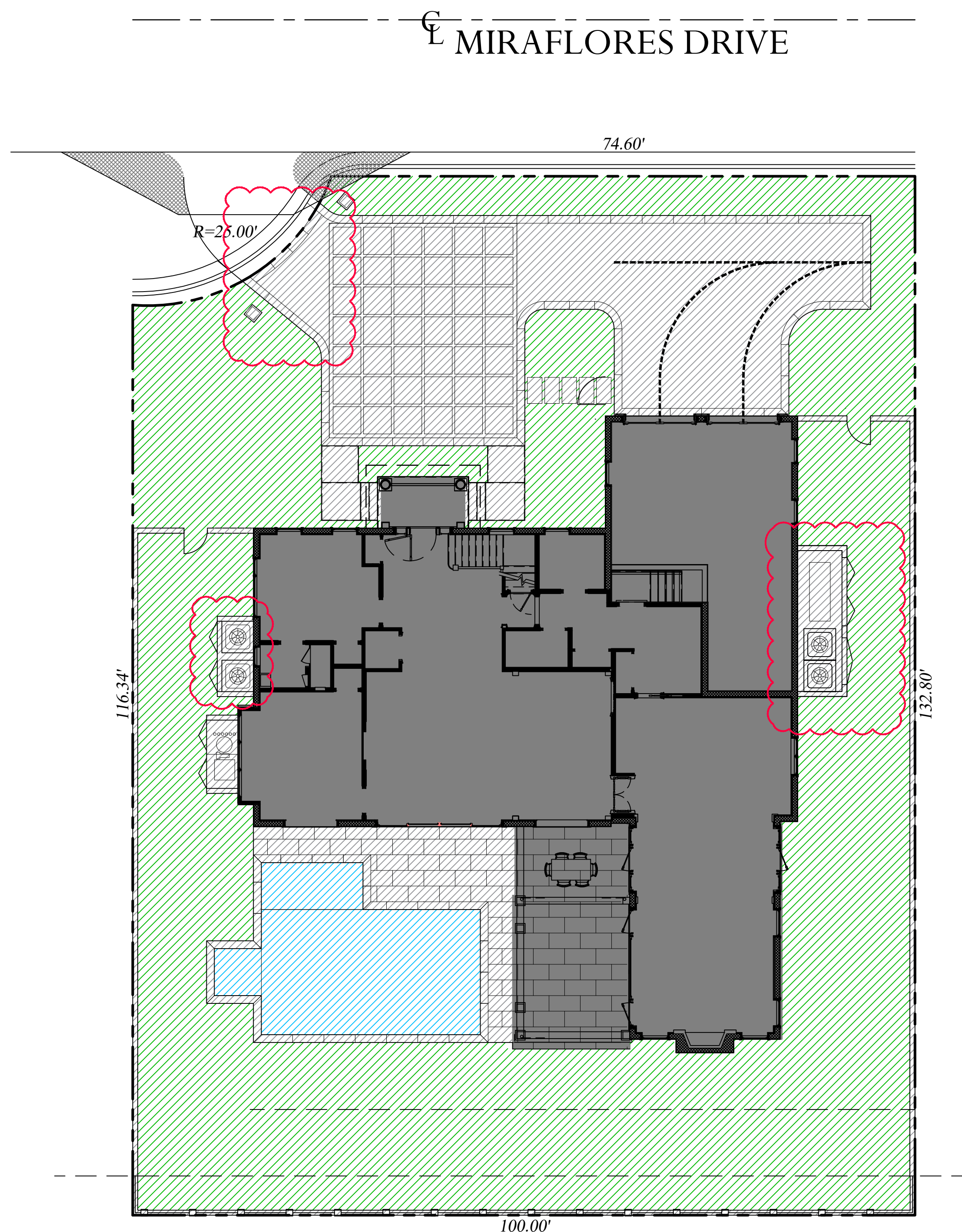
IMPERVIOUS AREA / WATER FEATURE



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.	46%	5,997.95 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,056.76 S.F.	49%	1,288.07 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,917.29 S.F.	61%	3,563.43 S.F.

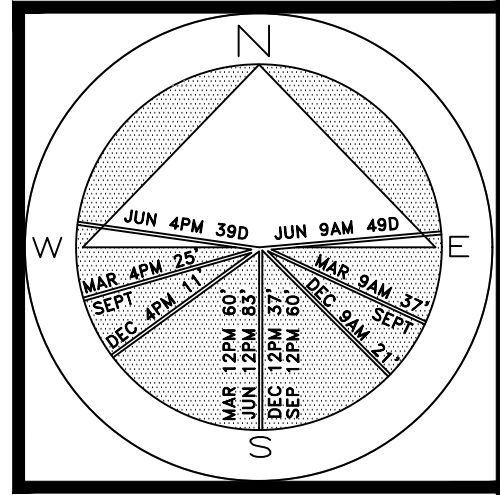
ENVIRONMENT
DESIGN
GROUP

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

Landscape Architecture
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Landscape Management

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

Private Residence
260 Miraflores Drive
Palm Beach



JOB NUMBER: # 23152.00 LA
DRAWN BY: Lauren Freeman
DATE: 11.20.2023
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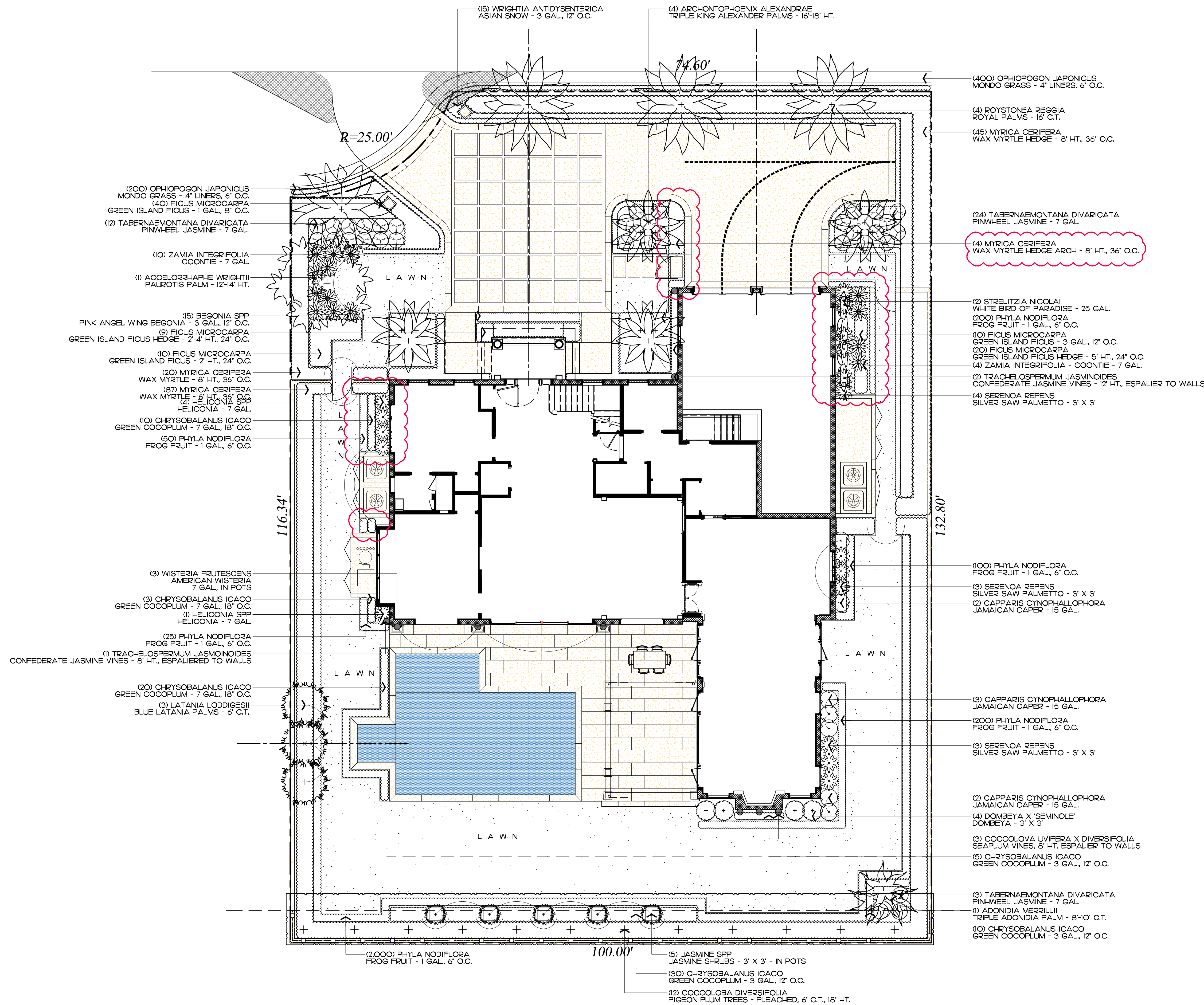
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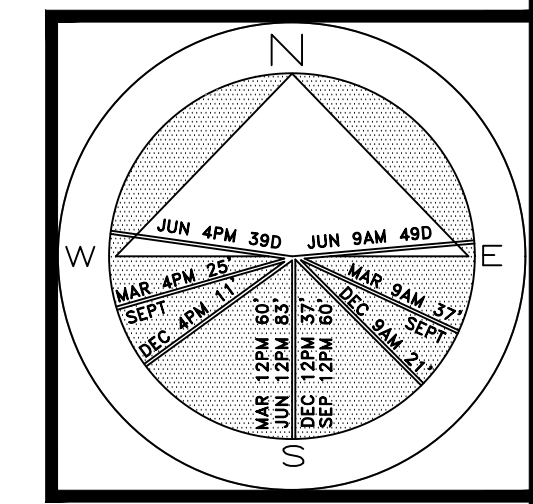
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ARC-24-009
Site Calculation/Open Space Graphics
SCALE IN FEET: 3/32"=1'-0"

MIRAFLORES DRIVE



Private Residence
260 Miraflores Drive
Palm Beach



JOB NUMBER: # 23152.00 LA
DRAWN BY: Lauren Freeman

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

64 sq. ft.

AREA IN SQ. FT.

Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
<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>	ACOELORRHAPHE WRIGHTII PAUROTIS PALM	1	12'-14' HT.	YES
<div><div></div></div>	ADONIDIA MERRILLI TRIPLE ADONIDIA PALM	1	8'-10' C.T.	NO
<div><div></div></div>	ARCHONTOPHOENIX ALEXANDRAE TRIPLE KING ALEXANDER PALMS	4	16'-18' HT.	NO
<div><div></div></div>	LATANIA LODDIGESII LATANIA PALMS	3	6' C.T.	NO
<div><div></div></div>	ROYSTONEA REGGIA ROYAL PALMS	4	16' C.T.	NO

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
<div><div></div></div>	FICUS MICROCARPA GREEN ISLAND FICUS	40	1 GAL., 8" O.C.	NO
<div><div></div></div>	OPHIPOGON JAPONICUS MONDO GRASS	600	4" LINERS, 6" O.C.	NO
<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>	BEGONIA SPP PINK ANGEL WING BEGONIA	15	3 GAL., 12" O.C.	NO
<div><div></div></div>	CAPPARIS CYNOPHALLOPHORA JAMAICAN CAPER	7	15 GAL.	YES
<div><div></div></div>	CHRYSOBALANUS ICACO GREEN COCOPLUM	45	3 GAL., 12" O.C.	YES
<div><div></div></div>	COCCOLOBA X DIVERSIFOLIA SEA PLUM VINES	3	8' HT., ESPALIER TO WALLS	YES
<div><div></div></div>	DOMBEYA X 'SEMINOLE' DOMBEYA	4	3' X 3'	NO
<div><div></div></div>	FICUS MICROCARPA GREEN ISLAND FICUS	20 39	3 GAL., 12" O.C. 2'-5' HT., 24" O.C.	NO
<div><div></div></div>	GARDENIA JASMINOIDES GARDENIA STANDARD	2	6' HT., IN POTS	NO
<div><div></div></div>	HELICONIA SPP HELICONIA	4	7 GAL.	NO
<div><div></div></div>	MYRICA CERIFERA WAX MYRTLE HEDGE	68 87	8' HT., 36" O.C. 6' HT., 36" O.C.	YES
<div><div></div></div>	JASMINE SPP JASMINE SHRUBS	5	3' X 3', IN POTS	NO
<div><div></div></div>	SERENOA REPENS SILVER SAW PALMETTO	10	3' X 3'	YES
<div><div></div></div>	STRELITZIA NICOLAI WHITE BIRD OF PARADISE	2	25 GAL.	NO
<div><div></div></div>	TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE SHRUBS	20	7 GAL.	NO
<div><div></div></div>	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES	1 2	8' HT., ESP. TO WALLS 12' HT., ESP. TO WALLS	NO
<div><div></div></div>	WRIGHTIA ANTIDYSENTERICA ASIAN SNOW	65	3 GAL., 12" O.C.	NO
<div><div></div></div>	ZAMIA INTEGRIFOLIA COONTIE	17	7 GAL.	YES
TOTAL: NATIVE SPECIES:		416 237 (57%)		



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 %)	5834.58 SF	5,997.95 S.F. (46%)
LOS to be altered (Sq Ft and %)	N/A	N/A
Perimeter LOS (Sq Ft and %)	2917.29 (50% REQ.D LOS)	3577.70 SF (61%)
Front Yard LOS (Sq Ft and %)	1056.76 SF (40%)	1,288.07 S.F. (49%)
Native Trees %	30%	100%
Native Shrubs & Vines %	30%	57%
Native Groundcover %	30	80.10%

ENVIRONMENTAL
DESIGN
GROUP

139 North County Road SF20-B 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@environmentaldesigngroup.com

Private Residence
260 Miraflores Drive
Palm Beach

JOB NUMBER: # 23152.00 LA
DRAWN BY: Lauren Freeman
DATE: 11.20.2023
12.07.2023
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ARC-24-009

Plant Schedule

COMMERCIAL FERTILIZER:

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHOROUS
SIX PERCENT (6%) POTASSIUM

MULCH:

SOD:

SUBSTITUTION:

MEASUREMENTS:

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANT MATERIALS:

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. COLUMBER SEEDLING, LATE SIZE, SHALL MEAN A COLUMBER WHICH PLANT 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 TO THE OTHER CLASSES OF PLANTS. TREES SHALL BE FULLY DEVELOPED, FREE OF DISEASE, 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 NOT SHOWN, MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS. TREES FOR PLANTING ROWS (FLORIDA NUMBER 1), PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

WARRANTY:

MAINTENANCE:

ARC-24-009

LANDSCAPE Page 5 of 15



DATE: 11.20.2023
12.07.2023
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Zamia integrifolia
COONTIE



Begonia spp.
PINK BEGONIA



Strelitzia nicolai
WHITE BIRD OF PARADISE



Wrightia antidysenterica
ASIAN SNOW



Archontophoenix alexandrae
TRIPLE KING ALEXANDER PALM



Coccoloba uvifera x *diversifolia*
SEA PLUM VINES



Gardenia jasminoides
GARDENIA STANDARD TREE



Acoelorrhaphe wrightii
PAUROTIS PALM



Chrysobalanus icaco
GREEN COCOPLUM HEDGE



Trachelospermum jasminoides
CONFEDERATE JASMINE VINES



Dombeya x seminole
DOMBEYA



Wrightia antidysenterica
ASIAN SNOW



Ficus microcarpa
GREEN ISLAND FICUS



Capparis cynophallophora
JAMAICAN CAPER



Latania loddigessi
LATANIA PALM



Adonidia merrillii
TRIPLE ADONIDIA PALM



Myrica cerifera
WAX MYRTLE HEDGE



Heliconia spp
HELICONIA



Roystonea reggia
ROYAL PALMS



Ophiopogon japonicus
MONDO GRASS



Cocoloba diversifolia
PIGEON PLUM TREE

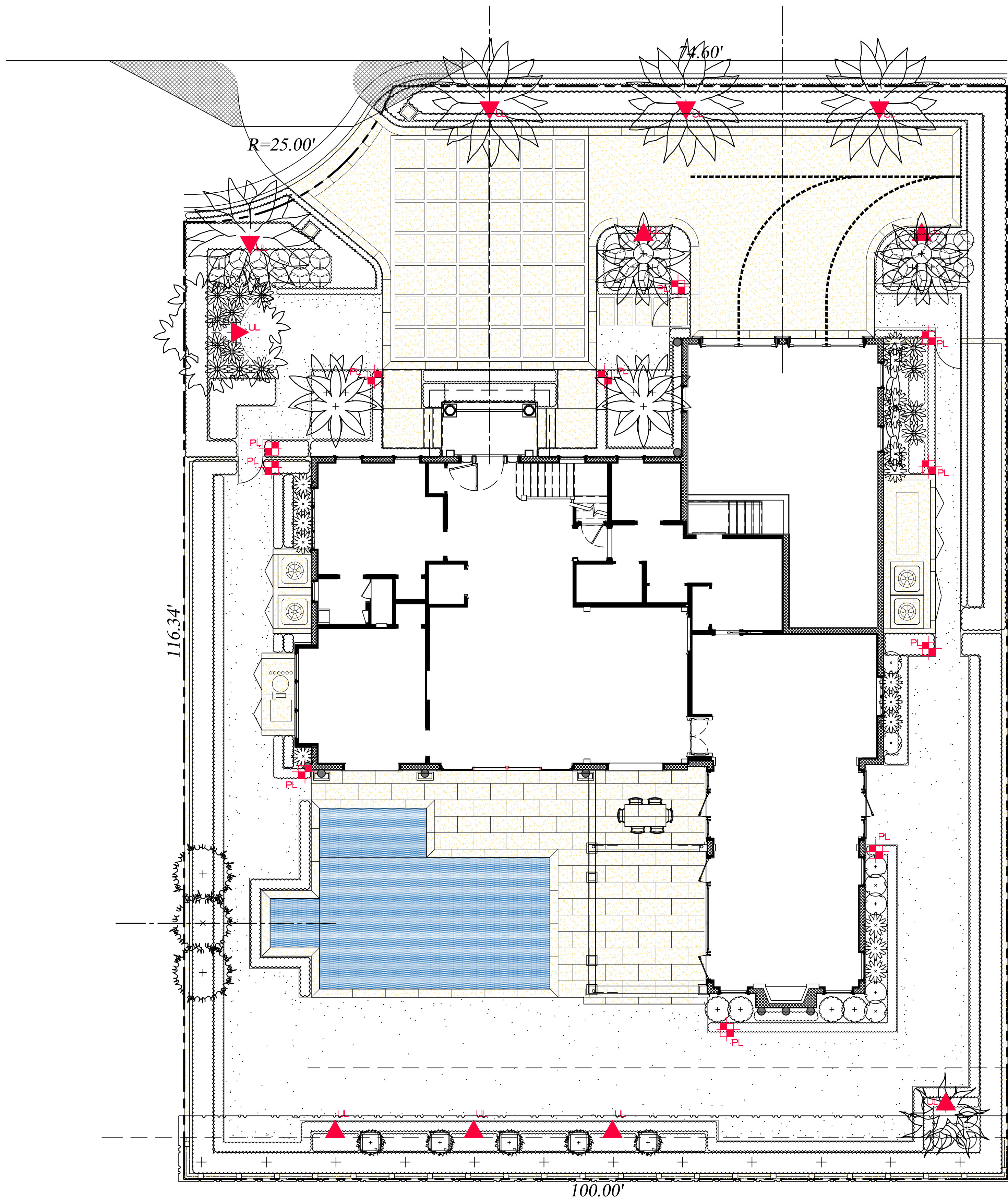


Tabernaemontana divaricata
PINWHEEL JASMINE



Serenoa repens
SILVER SAW PALMETTO

MIRAFLORES DRIVE



Lighting Schedule

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

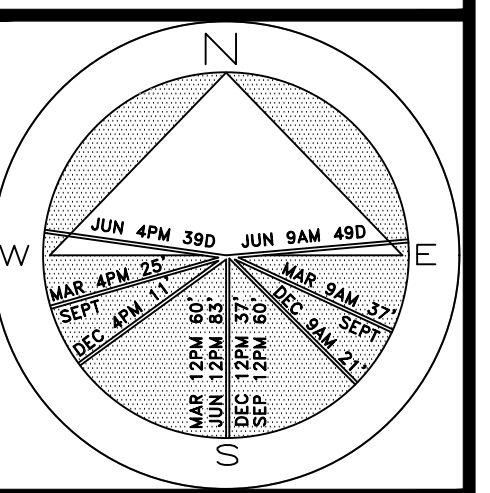


UP LIGHT



PATH LIGHT

Private Residence
260 Miraflores Drive
Palm Beach



JOB NUMBER: # 23152.00 LA
DRAWN BY: Dustin Mizell
DATE: 11.20.2023
12.07.2023
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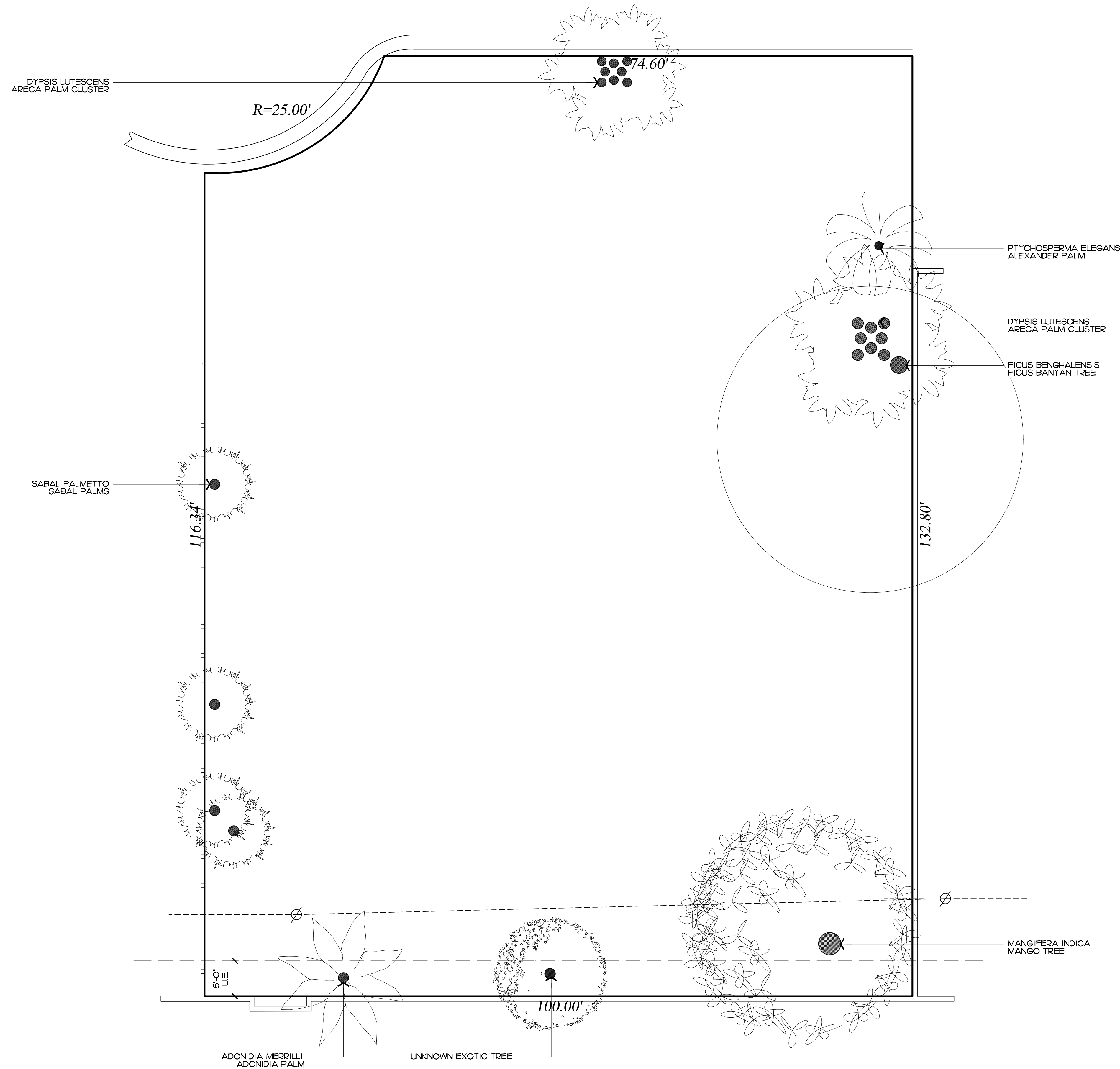
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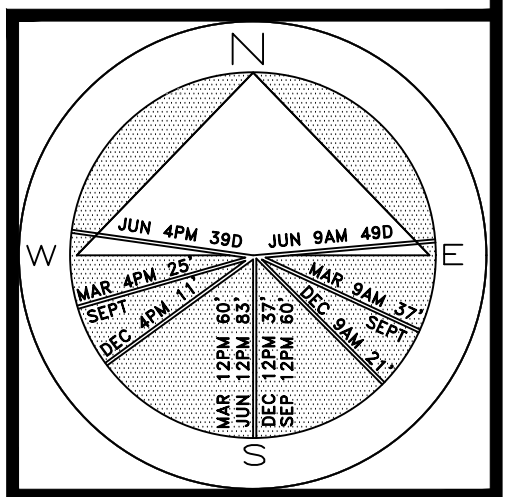
ARC-24-009
Landscape Lighting Plan
SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ. FT.

MIRAFLORES DRIVE

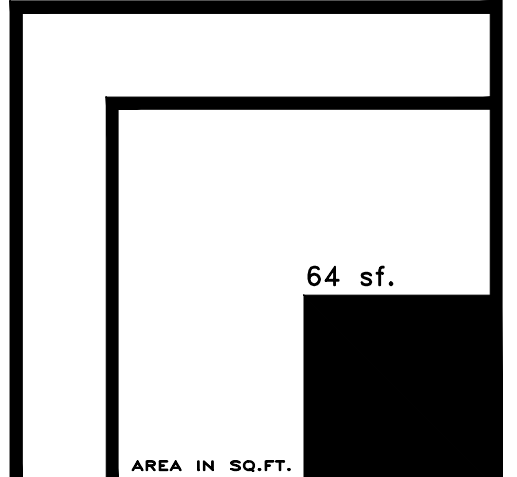


Private Residence
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DRAWN BY: Lauren Freeman
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64 sf.

AREA IN SQ. FT.

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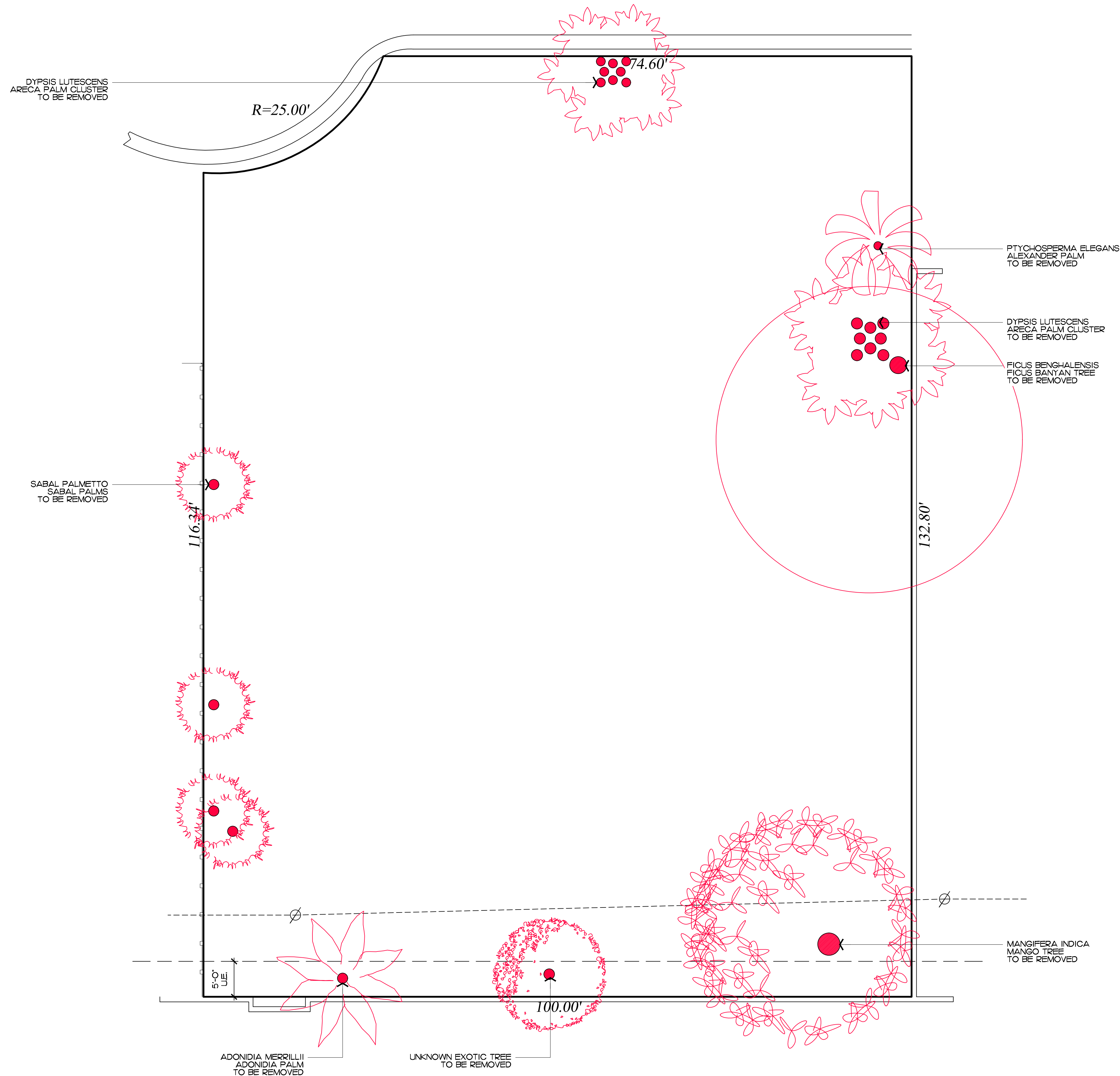
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Existing Vegetation Inventory & Action Plan

ARC-24-009
SCALE IN FEET 0' 8' 16' 24'

MIRAFLORES DRIVE



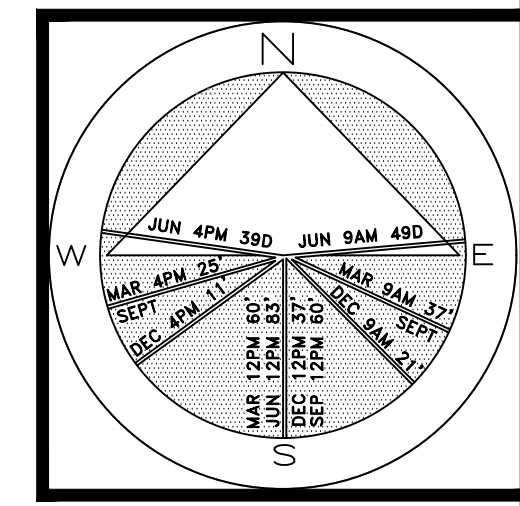
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Landscape Architecture
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Landscape Management

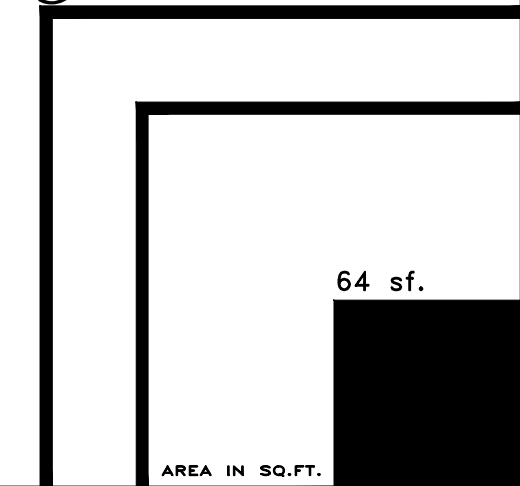
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Dustin@environmentdesigngroup.com

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Demolition and Vegetation Action Plan

ARC-24-009



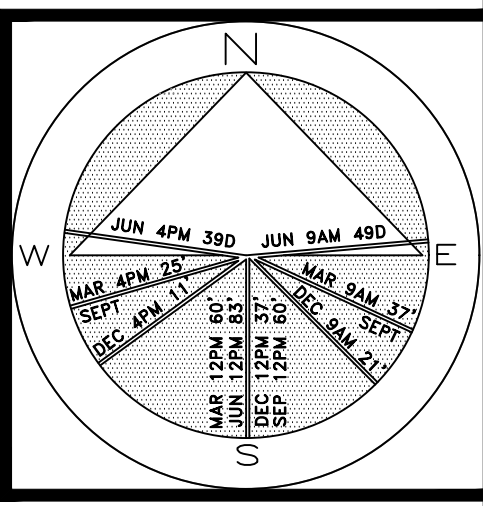
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DESIGN
GROUP

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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



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DRAWN BY: Lauren Freeman
DATE: 11.20.2023
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ARC-24-009

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ. FT.



Existing North Buffer



Existing North Buffer



Existing East Buffer



Existing South Buffer



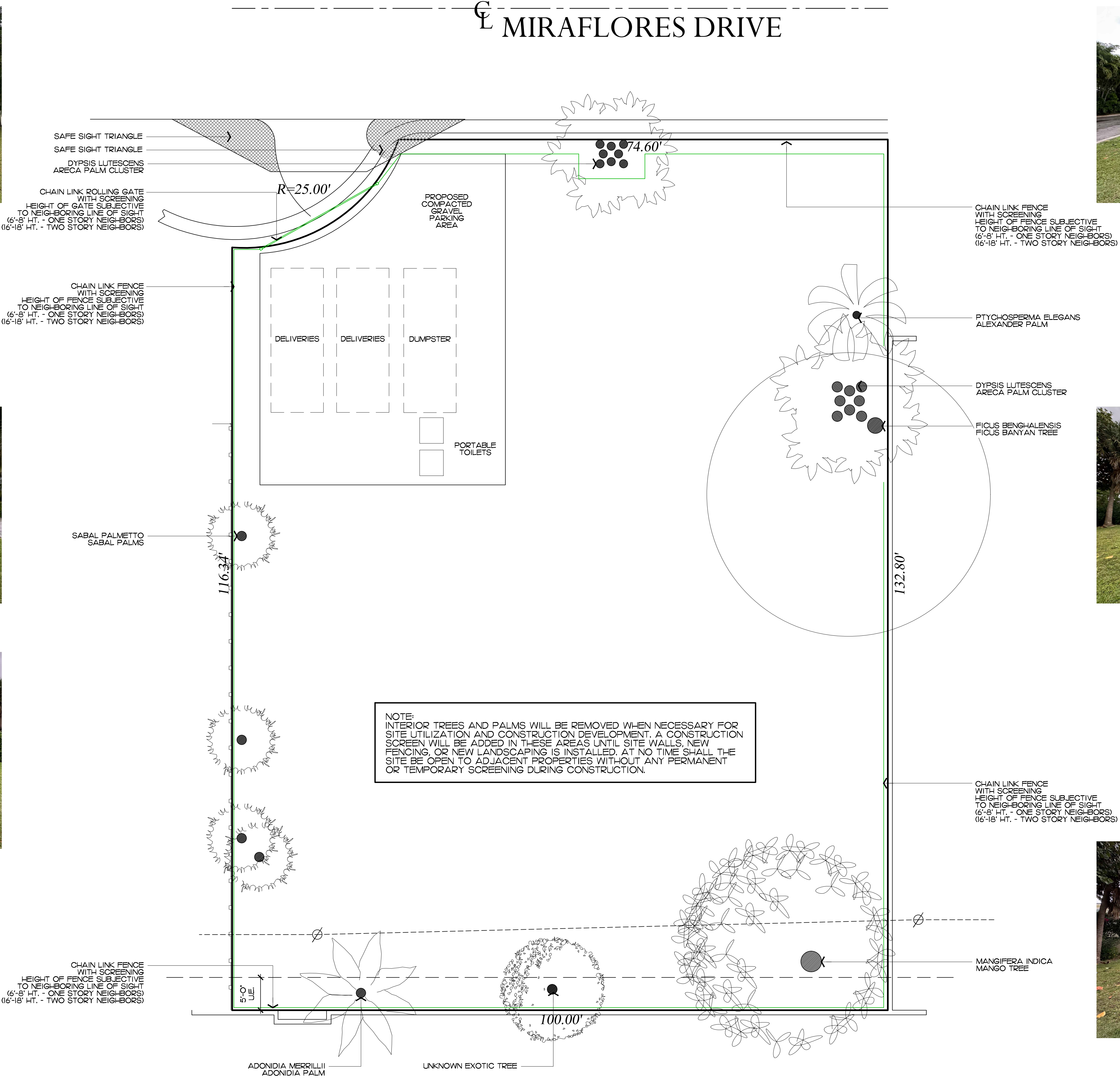
Existing West Buffer

Private Residence
260 Miraflores Drive
Palm Beach

A
D
I
R
O
L
F

JOB NUMBER: # 23152.00 LA
DRAWN BY: Nick Pastor
DATE: 11.20.2023
12.07.2023
01.19.2024
03.11.2024

SHEET L4.0



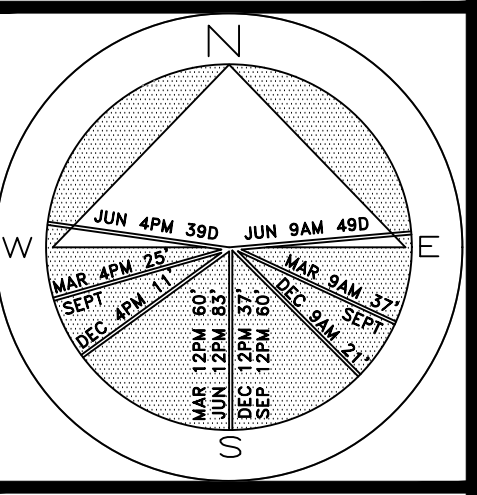
**ENVIRONMENT
DESIGN
GROUP**

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Landscape Architecture
Land Planning
Landscape Management

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Palm Beach



JOB NUMBER: # 23152.00 LA
DRAWN BY: Lauren Freeman
DATE: 11.20.2023
12.07.2023
01.19.2024
03.11.2024

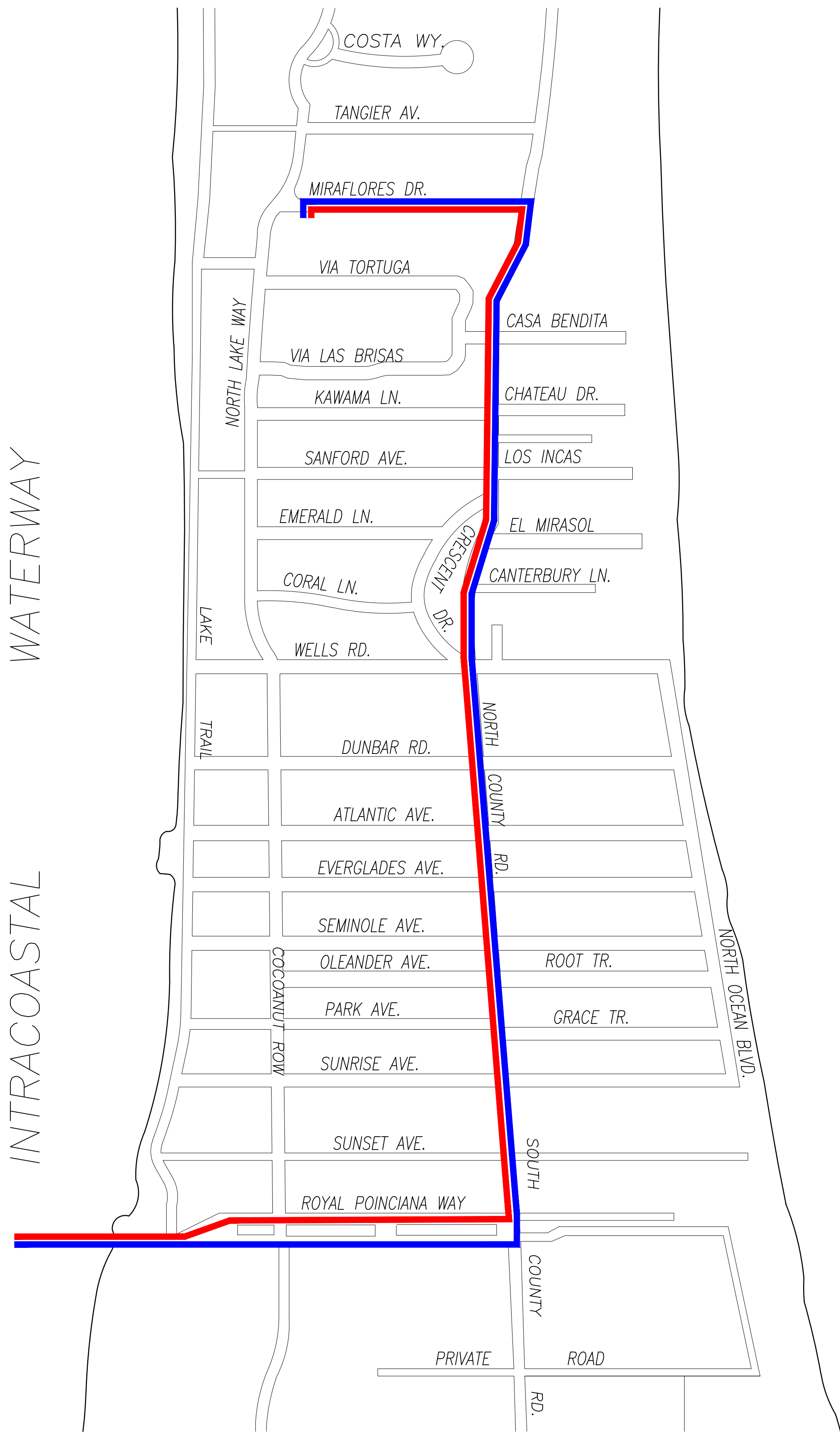
2024
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2024
DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design 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-24-009
Construction Staging Plan
SCALE IN FEET 0' 8' 16' 24'

SHEET L5.0
64 sf.
AREA IN SQ.FT.



CONCEPTUAL CONSTRUCTION SCHEDULE		
<ul style="list-style-type: none">MAR 27 2024 – ARCOM MEETINGMAR-APR 2024 – SUBMIT FOR PERMIT		
<ul style="list-style-type: none">1 MONTH –APR 20241-2 MONTHS4 MONTHS1-2 MONTHS2 MONTHS	<ul style="list-style-type: none">MOBILIZATION & DEMOLITIONSITE/BUILDING PREPARATIONFRONT FACADE IMPROVEMENTSFINISHESLANDSCAPE & HARDSCAPE INSTALLATION	
<ul style="list-style-type: none">1-2 MONTHS	<ul style="list-style-type: none">FINAL INSPECTIONS	
<ul style="list-style-type: none">+/-10 MONTHS	<ul style="list-style-type: none">PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT	

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

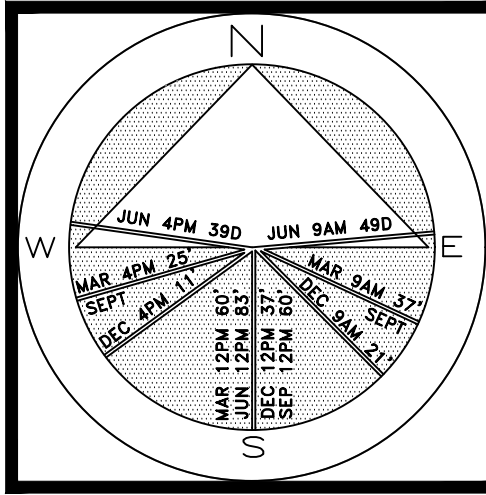
SCHEDULE:

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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