

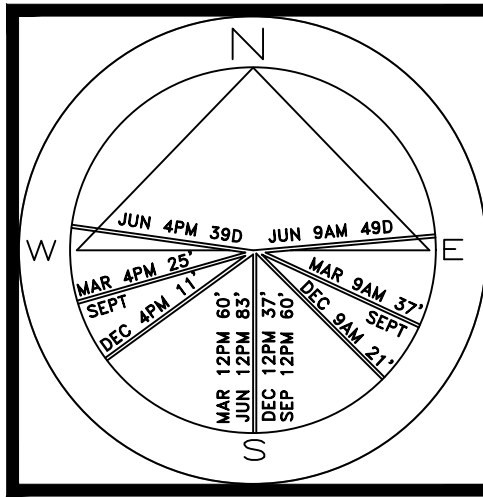
RECEIVED

By yfigueroa at 8:06 am, May 06, 2024

CURRENTLY PROPOSED

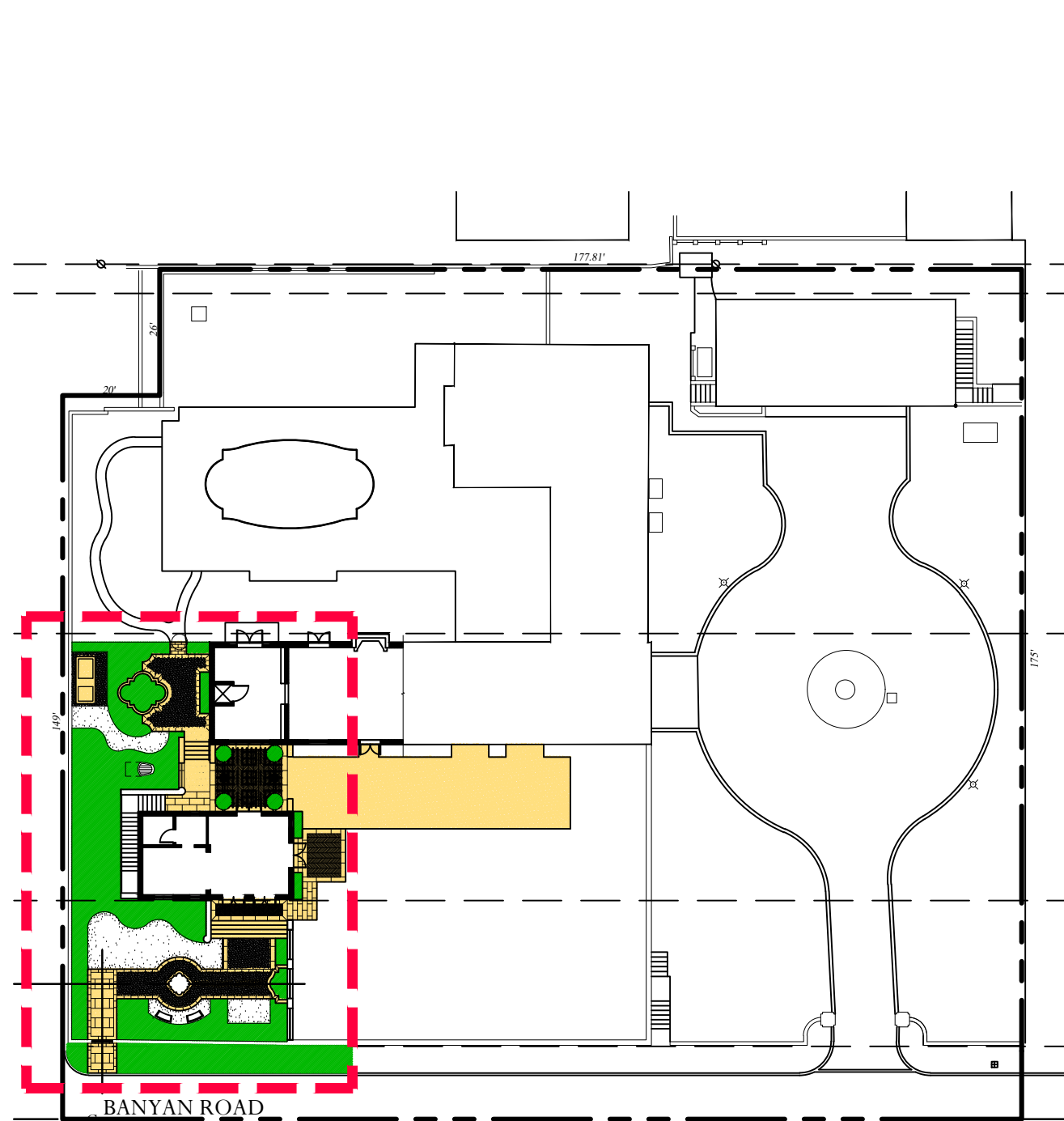
235 Banyan Road
Town of Palm Beach
COA 23-43
ZON-23-117

Private Residence
235 Banyan Road
Palm Beach



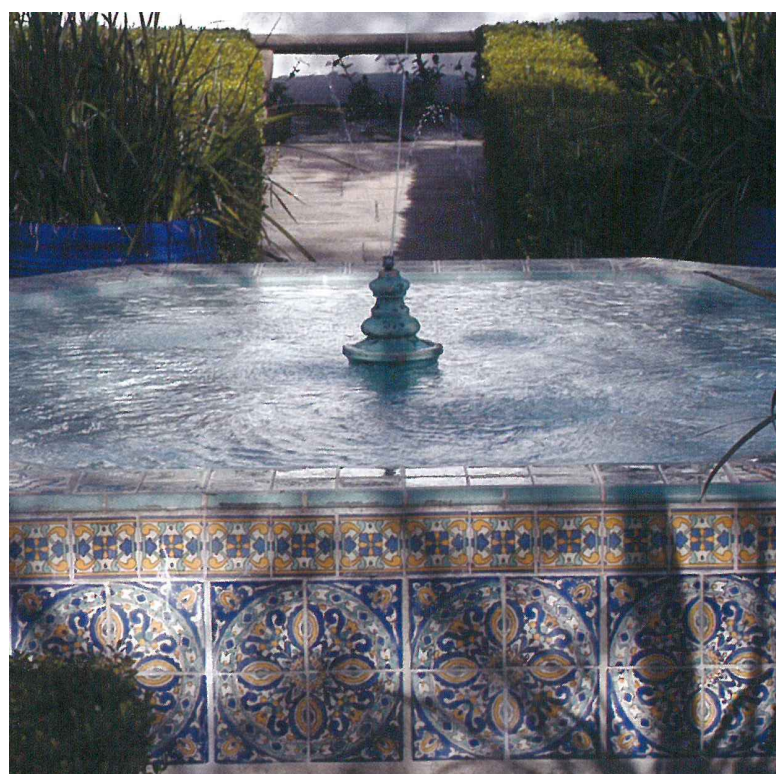
JOB NUMBER: # 23107.00 LA
DRAWN BY: Lauren Freeman
DATE: 10.05.2023
11.20.2023
12.07.2023
01.12.2024
02.22.2024
03.11.2024
04.29.2024
05.03.2024

SHEET L5.0



Site Plan-Limits of Work

SCALE: 1/32" = 1'



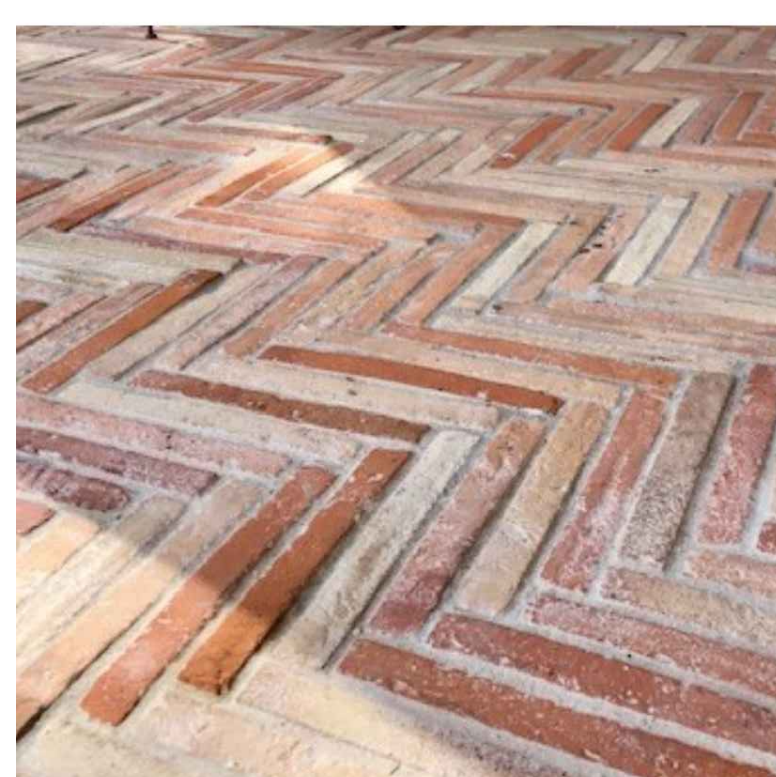
FOUNTAIN BUBBLER



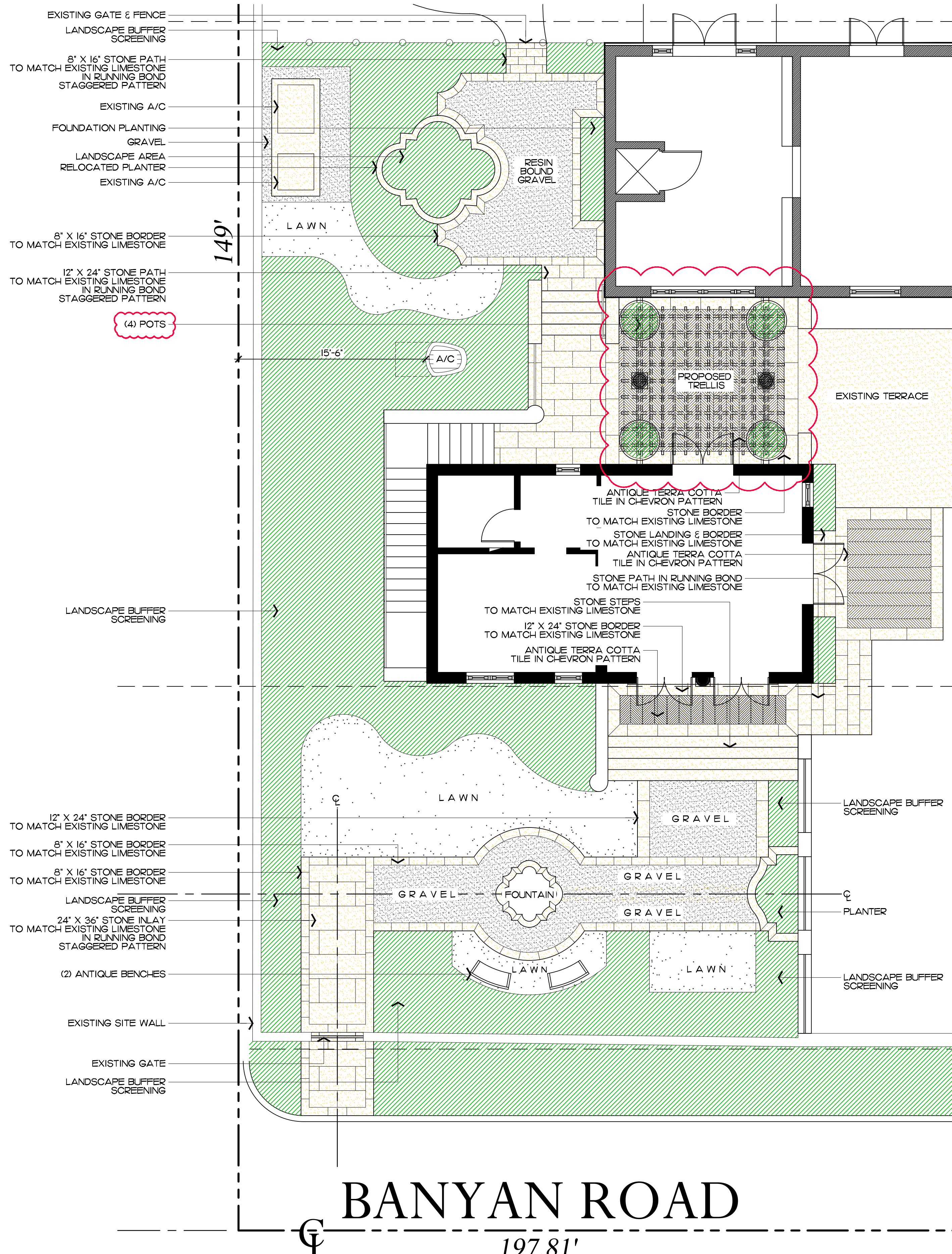
EXISTING PLANTER - TO BE RELOCATED



CENTRAL FOUNTAIN INSPIRATION



ANTIQUE TERRA COTTA TILE



BANYAN ROAD

197.81'

Proposed Site Data

DESCRIPTION	REQUIRED	PROPOSED
LOT ZONE		R-A - ESTATE RESIDENTIAL
LOT AREA	20,000 S.F. MINIMUM	31,119.66 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 15,559.83 S.F.	50.3% 15,655 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 3,802.45 S.F.	76% 5,471 S.F.

COA 23-43
ZON-23-117
Site Plan

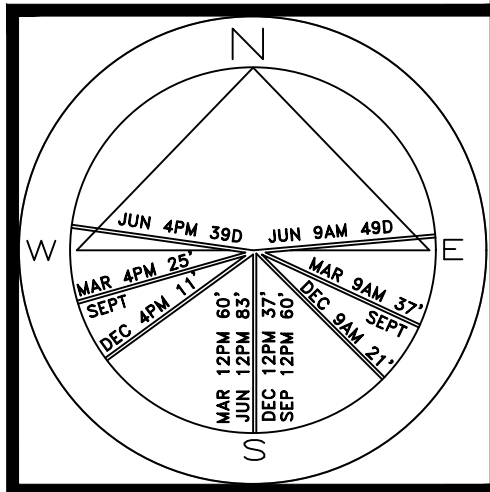
SCALE IN FEET: 3/16"=1'-0"

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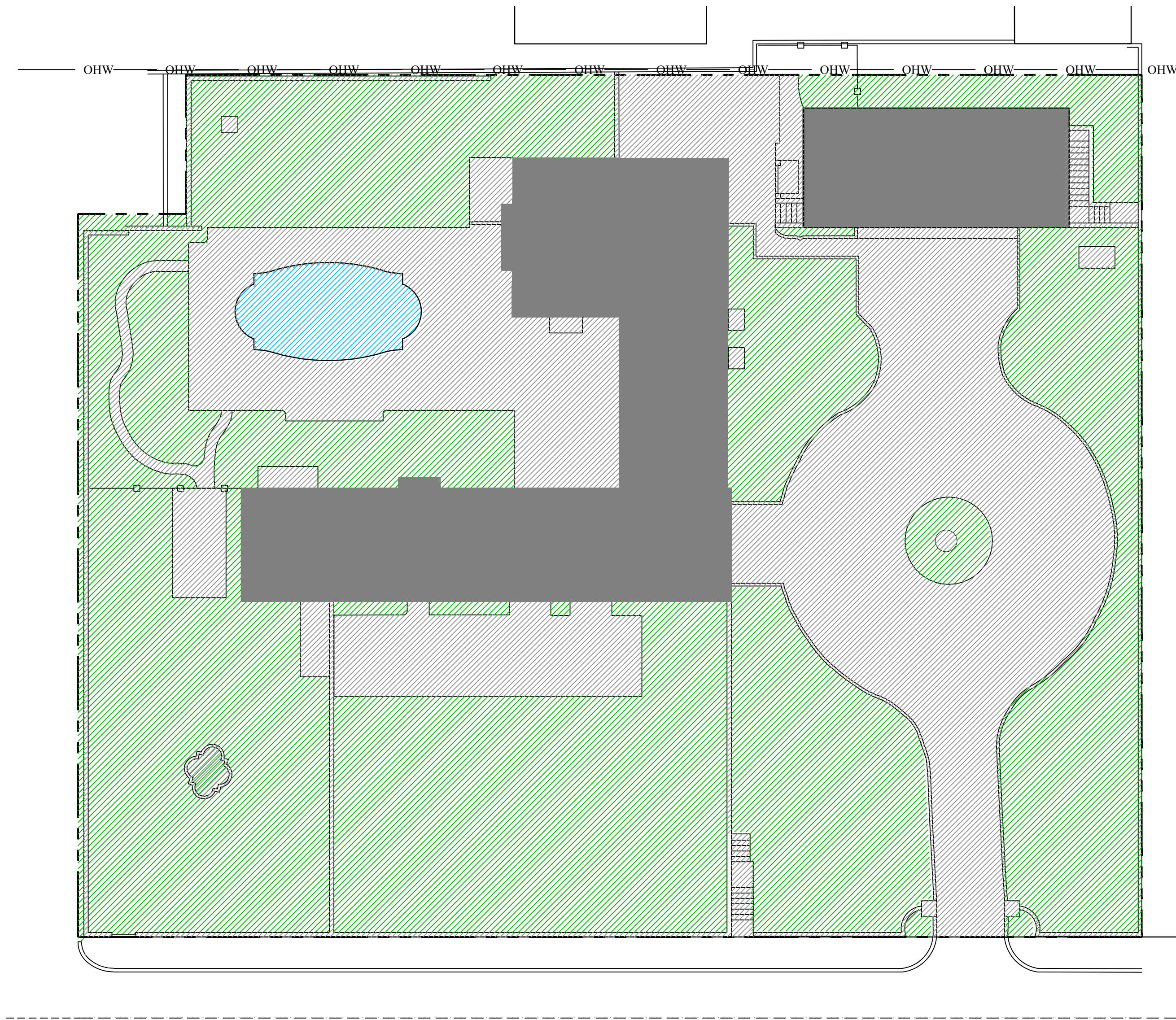
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Palm Beach



JOB NUMBER: # 23107.00 LA
DRAWN BY: Lauren Freeman
DATE: 03.11.2024
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04.29.2024
05.03.2024

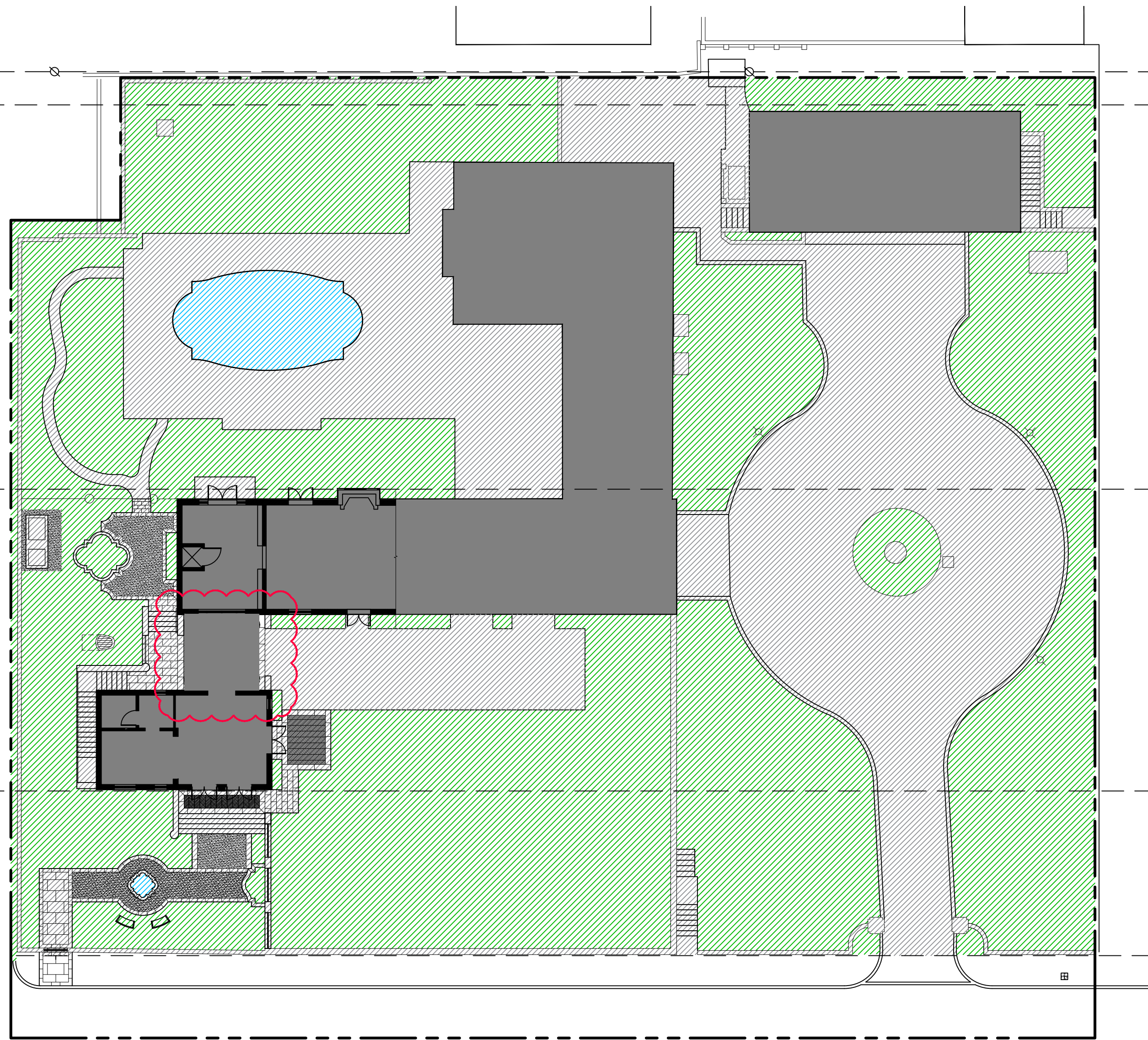
SHEET L5.1



Existing Open Space Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-A - ESTATE RESIDENTIAL	
LOT AREA	20,000 S.F. MINIMUM		31,119.66 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	15,559.83 S.F.	52.93%	16,471.87 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	3,802.45 S.F.	87.81%	6,071.15 S.F.



Proposed Open Space Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-A - ESTATE RESIDENTIAL	
LOT AREA	20,000 S.F. MINIMUM		31,119.66 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	15,559.83 S.F.	50.3%	15,655 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	3,802.45 S.F.	76%	5,471 S.F.

Legend

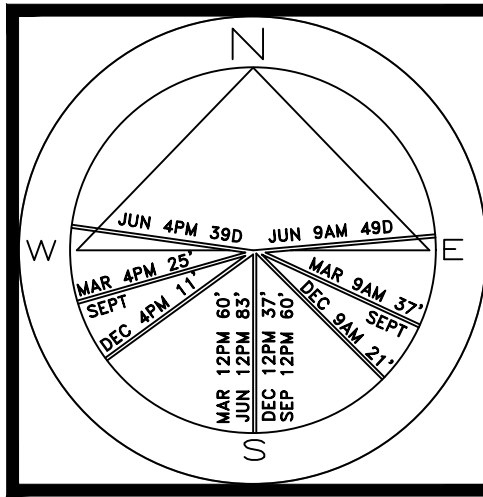
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA / WATER FEATURE

COA 23-43
ZON-23-117

Site Calculation / Open Space Graphics

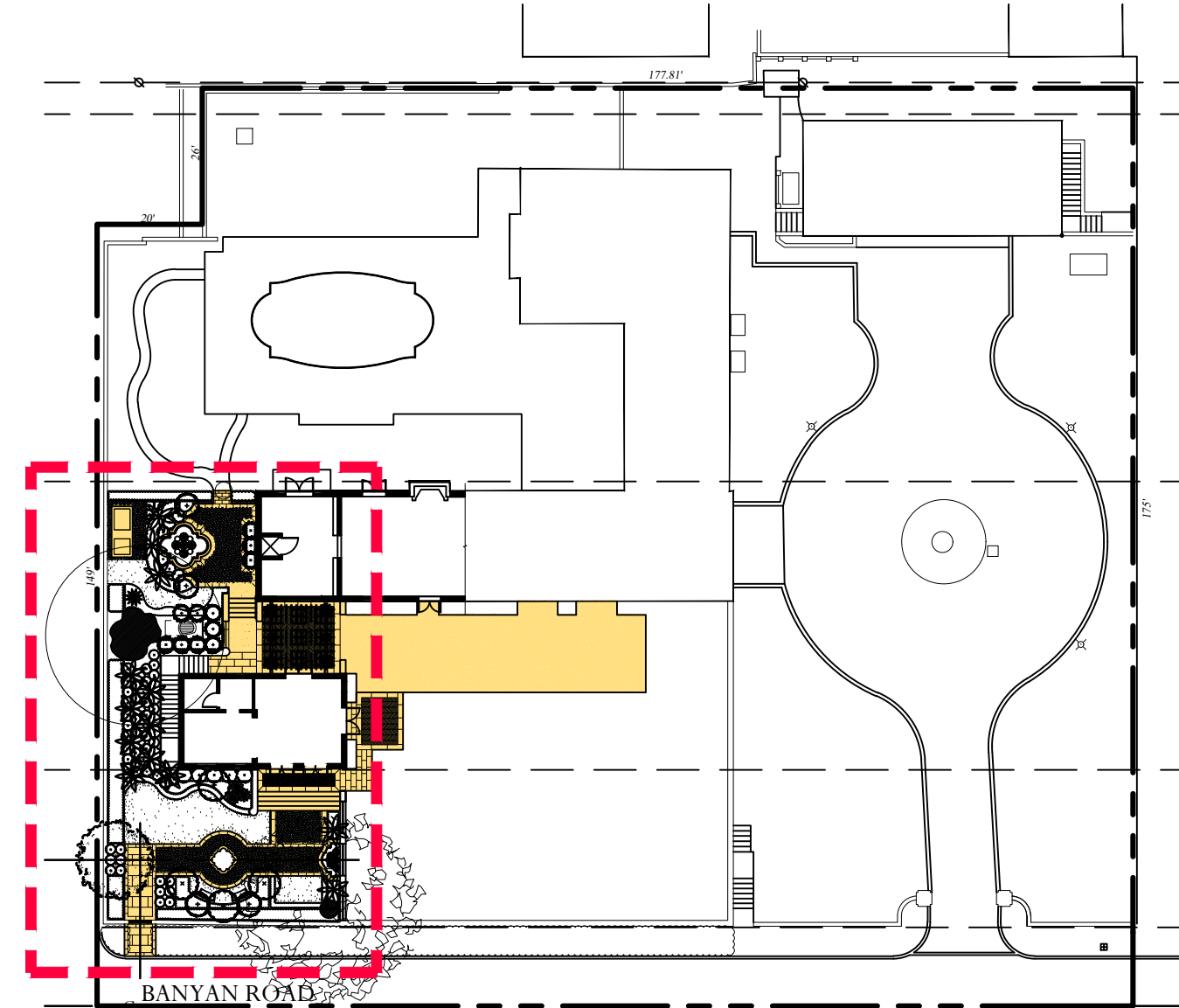
SCALE IN FEET: 1/16"=1'-0"

Private Residence
235 Banyan Road
Palm Beach



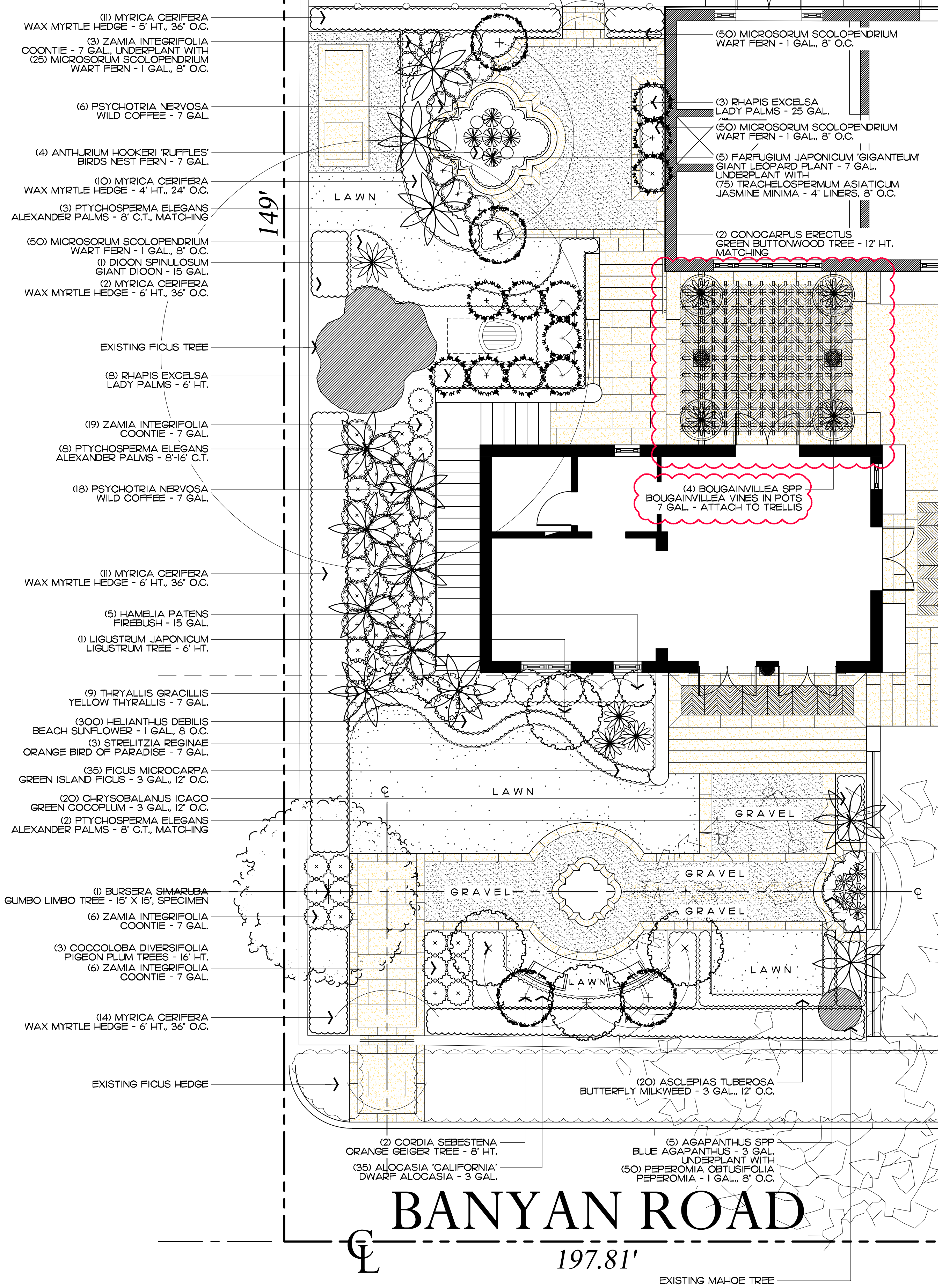
JOB NUMBER: # 23107.00 LA
DRAWN BY: Lauren Freeman
DATE: 11.20.2023
12.07.2023
01.12.2024
02.25.2024
03.11.2024
04.29.2024
05.03.2024

SHEET L6.0



Site Plan-Limits of Work

SCALE: 1/32" = 1'



BANYAN ROAD

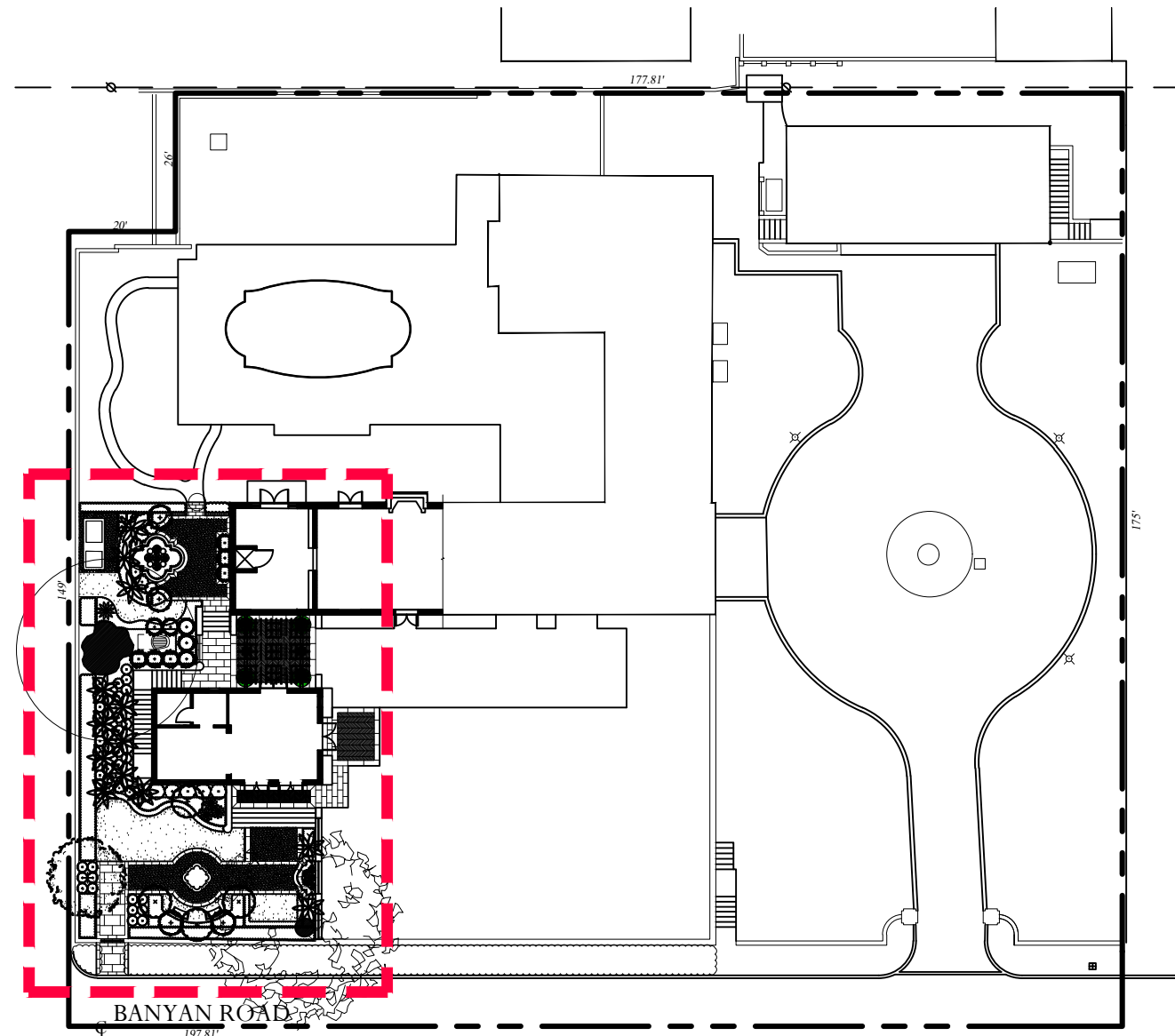
197.81'

COA 23-43
ZON-23-117
Landscape Plan
SCALE IN FEET: 3/16"=1'-0"

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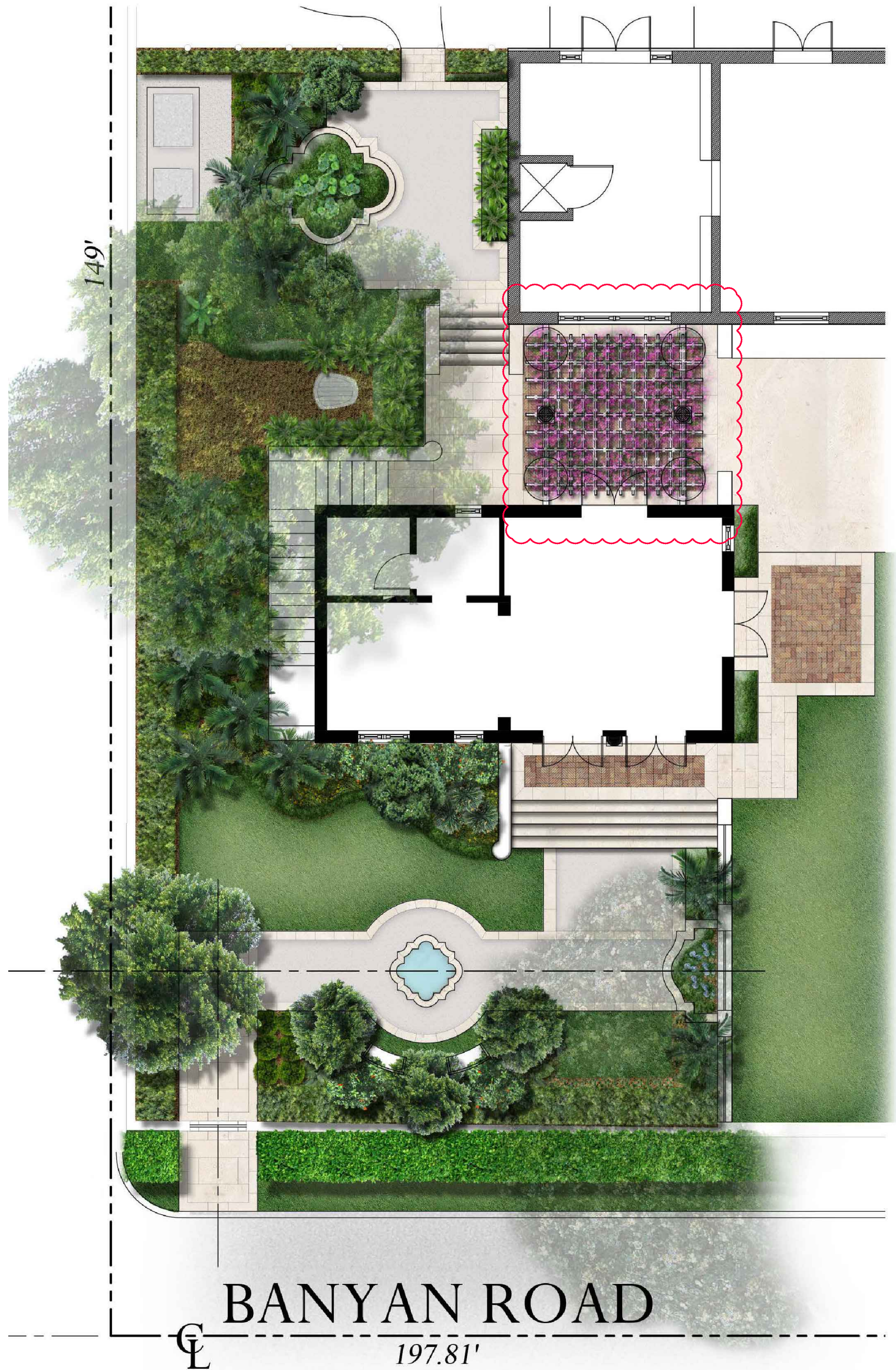
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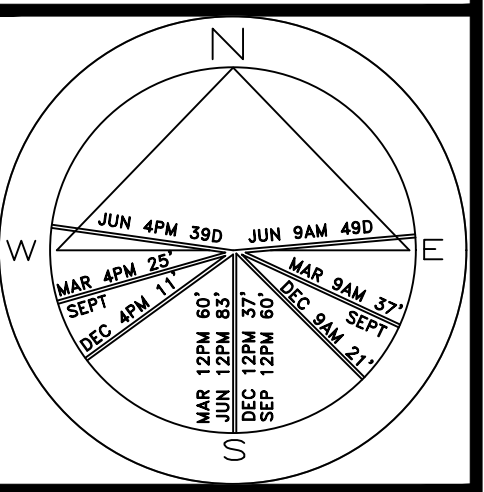


Site Plan-Limits of Work

SCALE: 1/32" = 1'




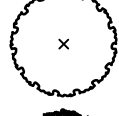

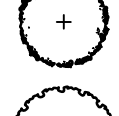
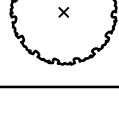
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235 Banyan Road
Palm Beach



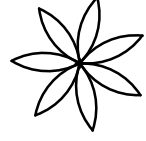
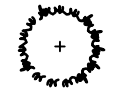
JOB NUMBER: # 23107.00 LA
DRAWN BY: Lauren Freeman
DATE: 12.07.2023
01.12.2024
02.26.2024
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04.29.2024
05.03.2024

SHEET L6.1

Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA GUMBO LIMBO TREE	1	15' X 15' - SPECIMEN	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREES	3	16' HT.	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREES	2	12' HT., MATCHING	YES
	CORDIA SEBESTENA ORANGE GEIGER TREE	2	8' HT.	NO
	LIGUSTRUM JAPONICUM LIGUSTRUM TREES	1	6'- HT.	NO
TOTAL NATIVE SPECIES		9 6 (66.7%)		

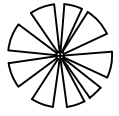

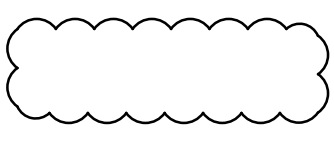




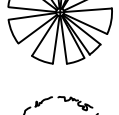


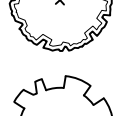
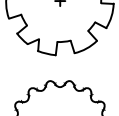
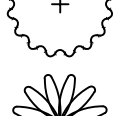
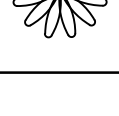
Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PTYCHOSPERMA ELEGANS ALEXANDER PALMS	8 5	8'-16' C.T. 8' C.T. MATCHING	NO
	RHAPIS EXCELSA LADY PALM	8 8	25 GAL. 6' HT.	NO

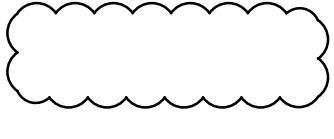
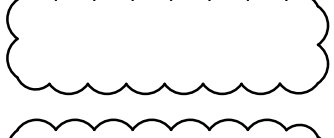
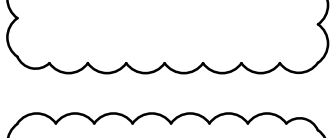
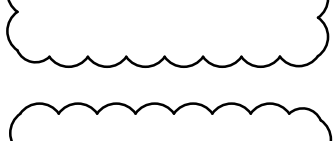
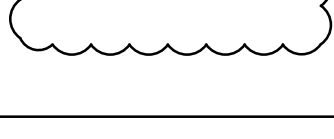
Lawn & Mulch


AREA	PLANT NAME	QTY.	DESCRIPTION
LAWN	EMPIRE ZOYSIA LAWN	AS NEEDED	SOD PALLETS
MULCH	EUCALYPTUS MULCH	AS NEEDED	3" MIN. DEPTH

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	AGAPANTHUS SPP BLUE AGAPANTHUS	5	3 GAL.	NO
	ANTHURIUM HOOKERI 'RUFFLES' BIRDS NEST FERN	4	7 GAL.	NO
	ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED	20	3 GAL., 12" O.C.	YES
	ALOCASIA 'CALIFORNIA' DWARF ELEPHANT EAR	35	3 GAL.	NO
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	4	7 GAL., IN POTS ATTACH TO TRELLIS	NO
	CHRYSOBALANUS ICACO GREEN COCOPLUM	20	3 GAL., 12" O.C.	YES
	DIOON SPINULOSUM GIANT DIOON	1	15 GAL.	NO
	FARFUGIUM JAPONICUM 'GIGANTEA' GIANT LEOPARD PLANT	5	7 GAL.	NO
	HAMELIA PATENS FIREBUSH	5	15 GAL.	YES
	MYRICA CERIFERA WAX MYRTLE HEDGE	48	4'-6' HT., 36" O.C.	YES
	PSYCHOTRIA NERVOSA WILD COFFEE	24	7 GAL.	YES
	STRELITZIA REGINAE ORANGE BIRD OF PARADISE	3	7 GAL.	NO
	THRYALLIS GRACILLIS YELLOW THRYALLIS	9	7 GAL.	NO
	ZAMIA INTEGRIFOLIA COONTIE	34	7 GAL.	YES
TOTAL NATIVE SPECIES		217 151 (69.6%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	35	3 GAL., 12" O.C.	NO
	HELIANTHUS DEBILIS DUNE SUNFLOWER	300	1 GAL., 8" O.C.	YES
	MICROSORUM SCOLOPENDRIUM WART FERN	225	1 GAL., 8" O.C.	NO
	PEPEROMIA OBTUSIFOLIA PEPEROMIA	50	1 GAL., 8" O.C.	NO
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	75	4" LINERS, 8" O.C.	NO
TOTAL NATIVE SPECIES		685 300 (43.8%)		

<div><div></div><div><div>Town of Palm Beach</div><div>Planning Zoning and Building</div><div>360 S County Rd</div><div>Palm Beach, FL 33480</div><div>www.townofpalmbeach.com</div></div></div>			
Line #	Landscape Legend		
1	Property Address:	235 Banyan Road	
2	Lot Area (sq. ft.):	31,119.66 S.F.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	15,559.83 S.F. (50%)	15,655 S.F. (50.3%)
5	LOS to be altered (Sq Ft and %)	N/A	2,020 S.F. (6.5%)
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	3,802.45 S.F. (45%)	5,471 S.F. (76%)
8	Native Trees %	30%	67%
9	Native Shrubs & Vines %	30%	69.6%
10	Native Groundcover %	30%	43.8%

To determine qualifying native vegetation use either:

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ENVIRONMENT
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GROUP
139 North County Road 570-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@environmentdesigngroup.com

Private Residence
235 Banyan Road
Palm Beach

JOB NUMBER: 21089.00 LA
DRAWN BY: Lauren Freeman
DATE: 11.20.2023
12.07.2023
01.12.2024
02.25.2024
03.11.2024
04.29.2024
05.03.2024

SHEET L6.2

COA 23-43
ZON-23-117
Landscape Schedule



Coccoloba diversifolia
PIGEON PLUM TREE



Cordia sebestena
ORANGE GEIGER TREE



Alocasia 'California'
DWARF ELEPHANT EAR



Asclepias tuberosa
BUTTERFLY MILKWEED



Hamelia patens
FIREBUSH



Helianthus debilis
DUNE SUNFLOWER



Thryallis gracillis
YELLOW THRYALLIS



Chrysobalanus icaco
GREEN COCPLUM



Bursera simaruba
GUMBO LIMBO TREE



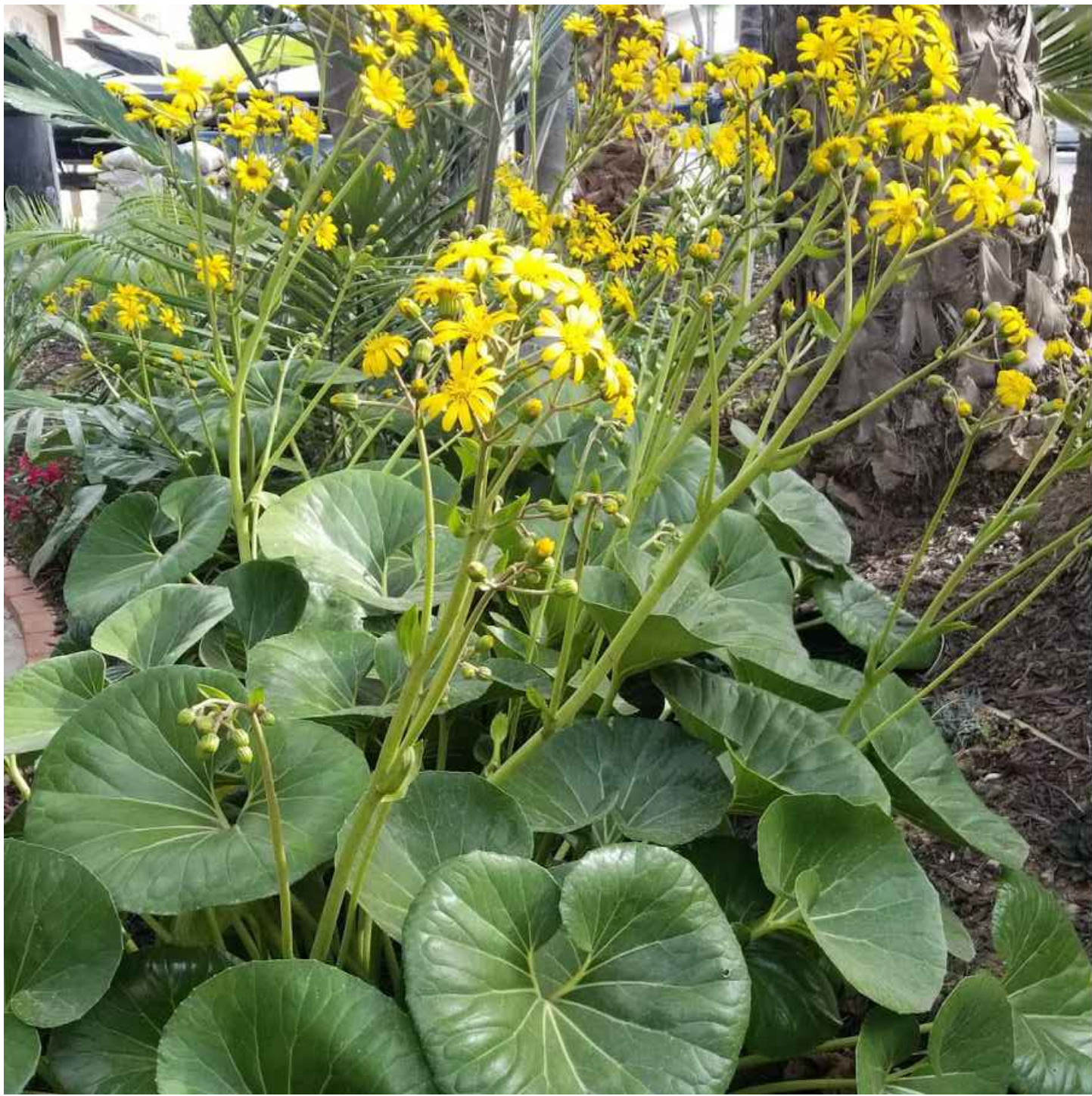
Zamia integrifolia
COONTIE



Ptychosperma elegans
ALEXANDER PALMS



Ficus microcarpa & *Jasmine minima*
GREEN ISLAND FICUS & JASMINE MINIMA



Farfugium japonicum 'Giganteum'
GIANT LEOPARD PLANT



Conocarpus erectus
GREEN BUTTONWOOD TREES



Psychotria nervosa
WILD COFFEE



Myrica cerifera
WAX MYRTLE HEDGE

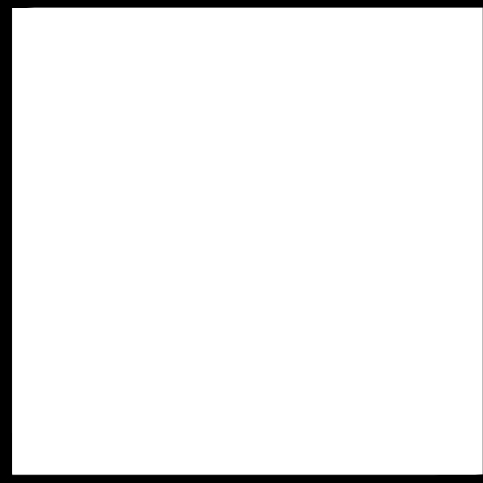
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F L O R I D A



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SHEET L6.4

COA 23-43
ZON-23-117
Proposed Plant Images



Microsorium scolopendrium
WART FERN



Ligustrum japonicum
LIGUSTRUM TREE



Anthurium hookeri 'Ruffles'
BIRDS NEST FERN



Peperomia obtusifolia
PEPEROMIA



Dioon spinulosum
GIANT DIOON



Strelitzia reginae
ORANGE BIRD OF PARADISE



Rhaps excelsa
LADY PALMS



Agapanthus spp
BLUE AGAPANTHUS



Bougainvillea Vine

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COA 23-43
ZON-23-117
Proposed Plant Images

**ENVIRONMENT
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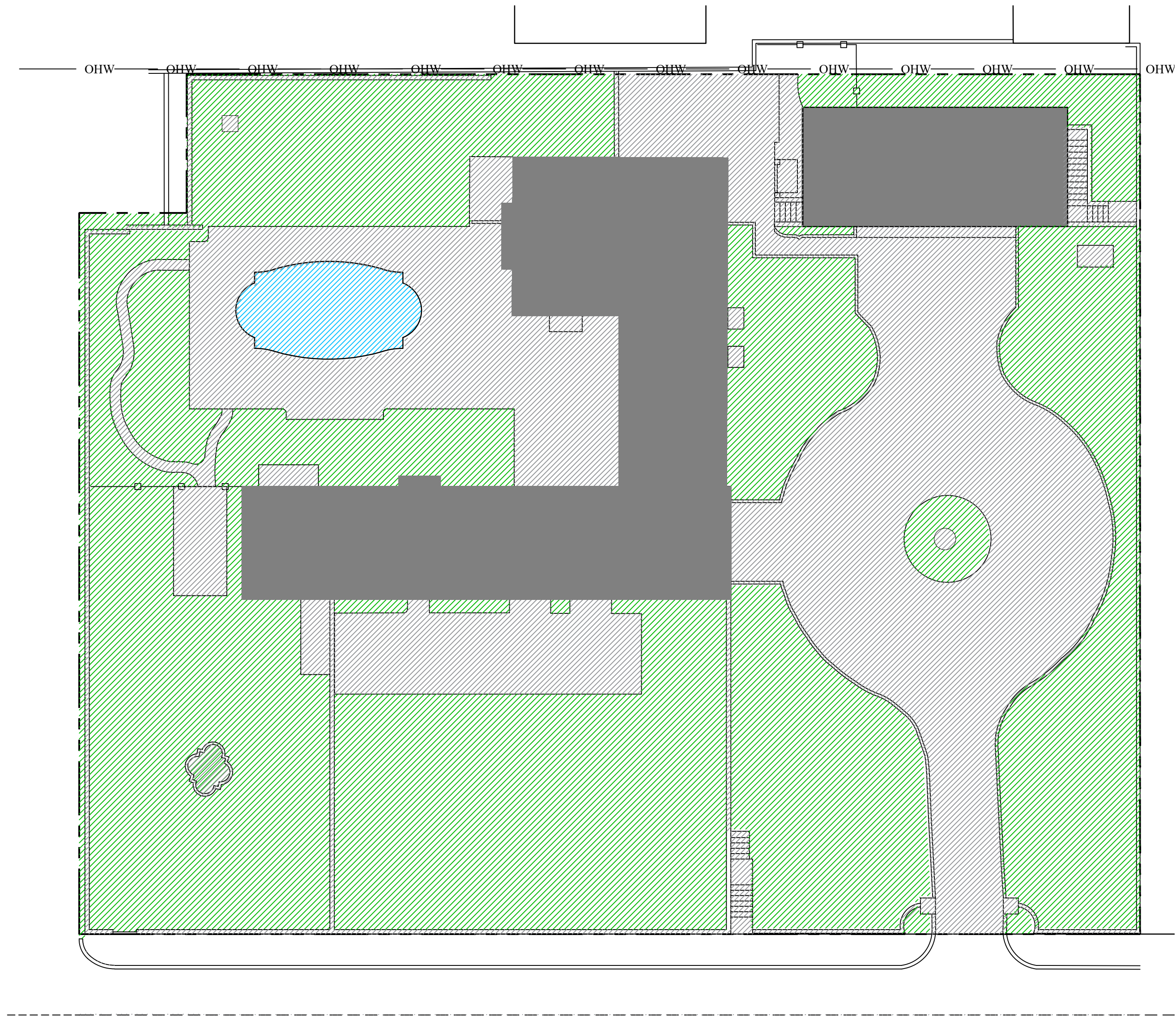
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DRAWN BY: Lauren Freeman
DATE: 02.25.2024
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05.03.2024

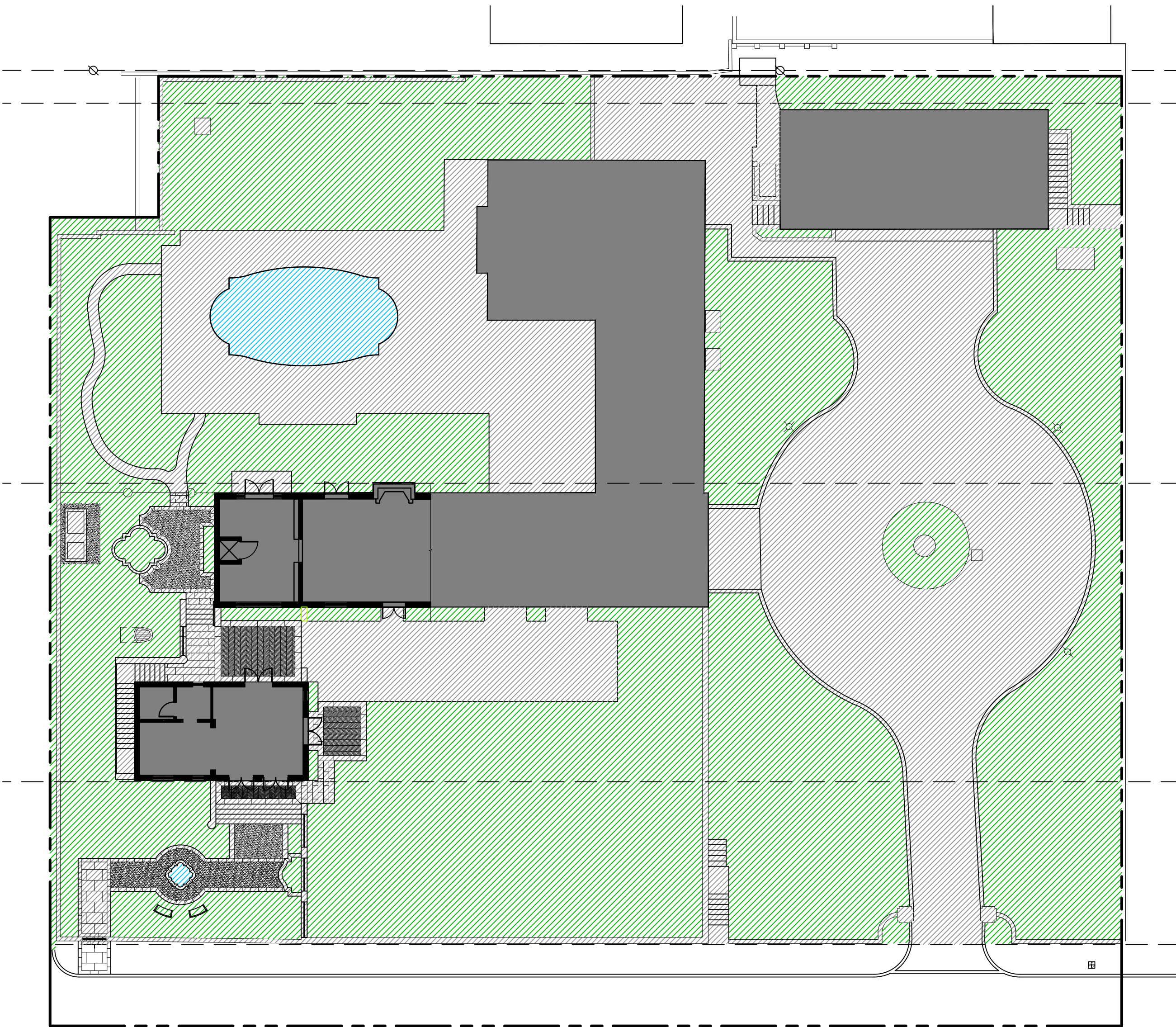
SHEET L6.5

PREVIOUSLY PRESENTED

235 Banyan Road
Town of Palm Beach
COA 23-43
ZON-23-117



Existing Open Space Graphic



Proposed Open Space Graphic

Existing Site Data

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LOT AREA	20,000 S.F. MINIMUM		31,119.66 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	15,559.83 S.F.	52.93%	16,471.87 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	3,802.45 S.F.	87.81%	6,071.15 S.F.

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-A - ESTATE RESIDENTIAL	
LOT AREA	20,000 S.F. MINIMUM		31,119.66 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	15,559.83 S.F.	50.3%	15,655 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	3,802.45 S.F.	76%	5,471 S.F.

Legend

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

ENVIRONMENT
DESIGN
GROUP

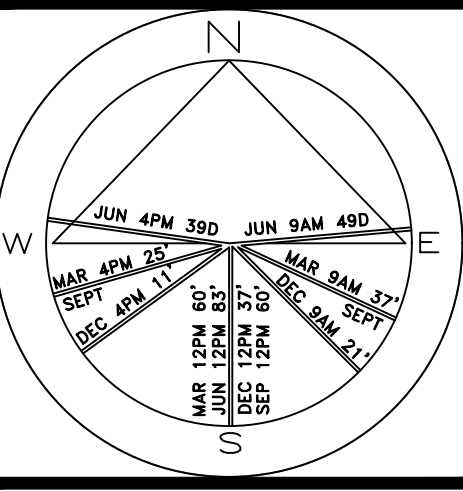
139 North County Road 5920-8
Palm Beach, FL 33480
Phone: 561.832.4600

Palm Beach, FL 33480
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
235 Banyan Road
Palm Beach



JOB NUMBER: # 23107.00 LA
DRAWN BY: Lauren Freeman
DATE: 03.11.2024
03.11.2024
04.29.2024

SHEET L5.1

COA 23-43
ZON-23-117

Site Calculation / Open Space Graphics

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

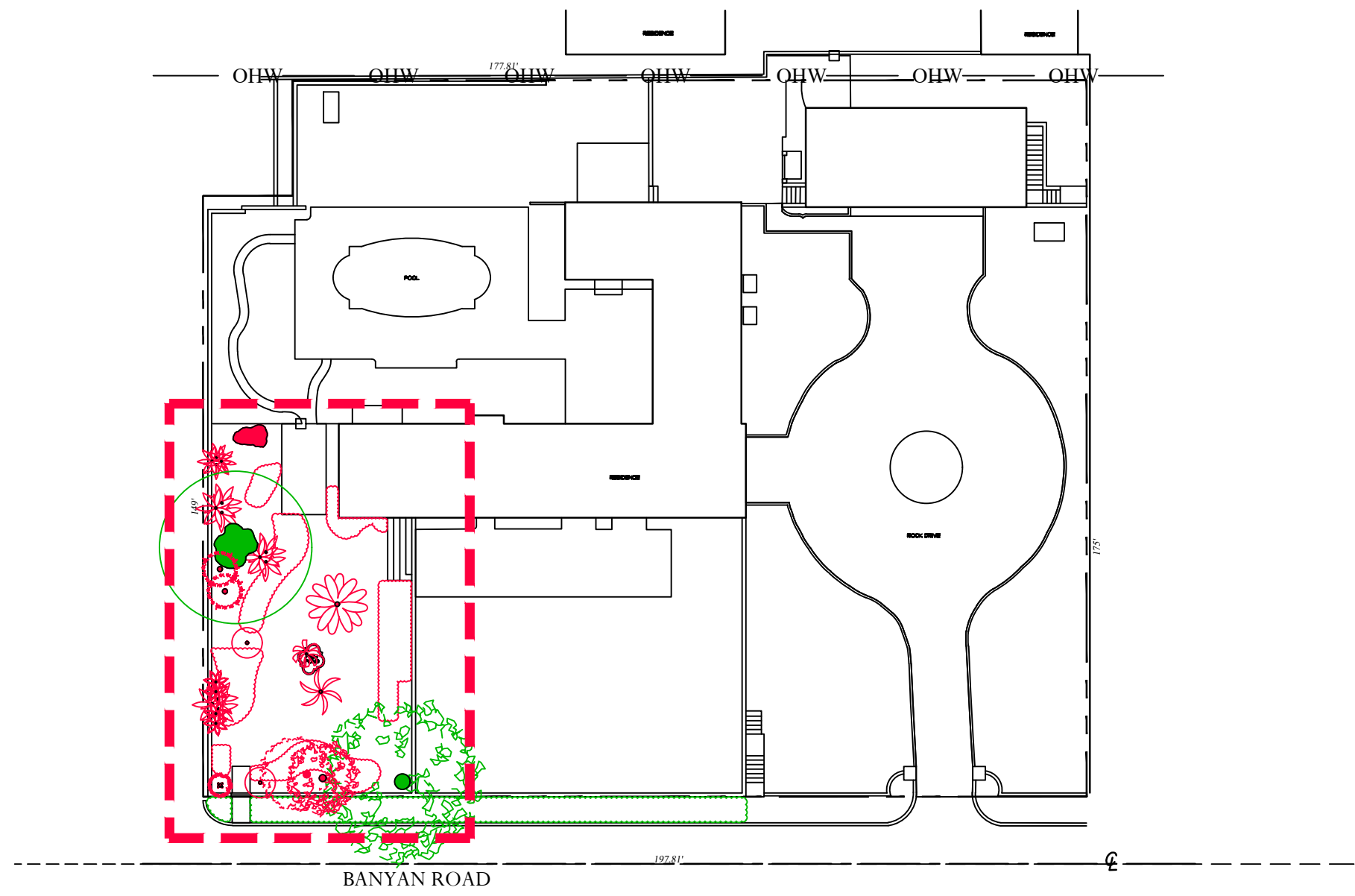
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DISCLAIMER: 2024

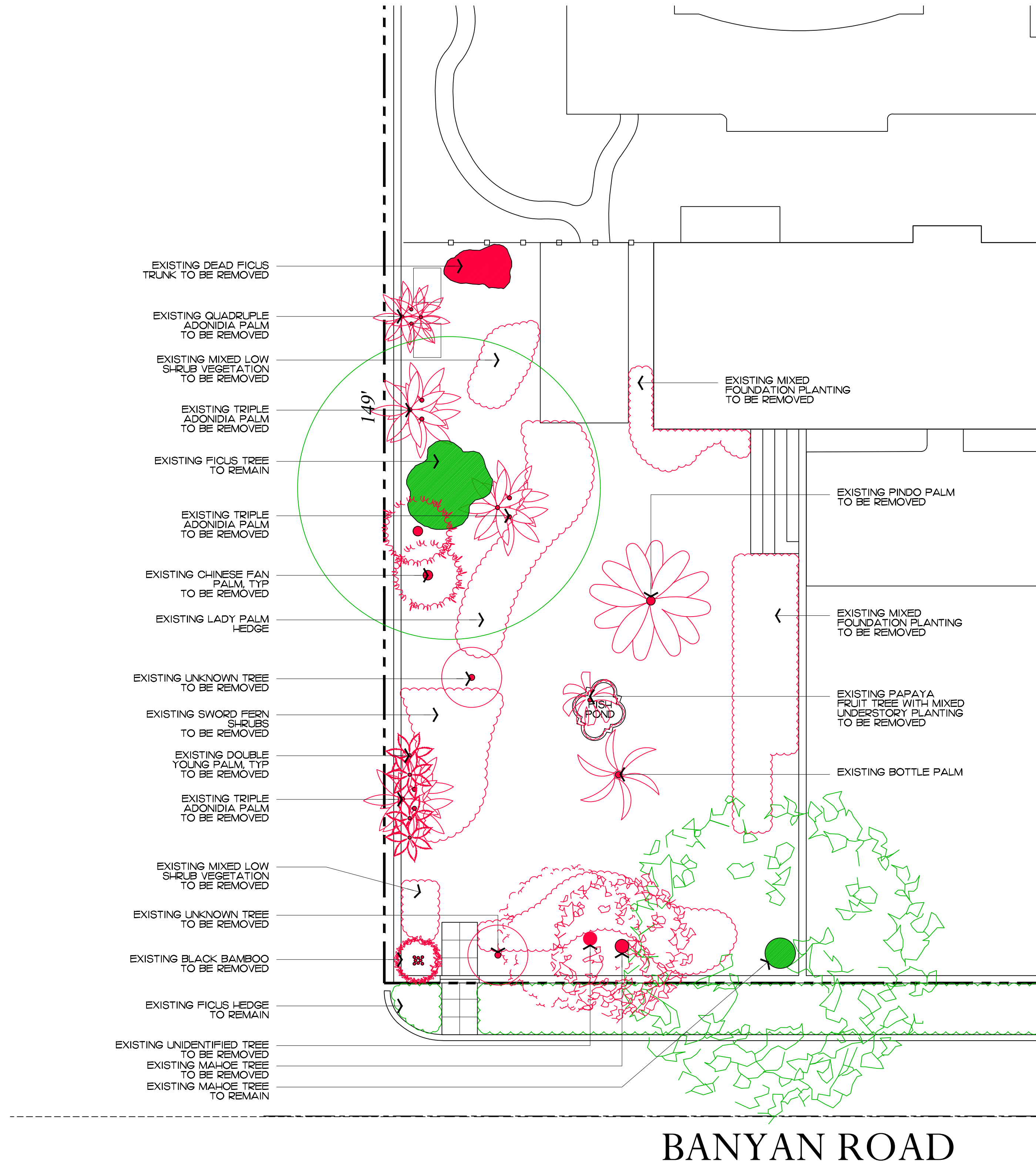
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48 HOURS BEFORE DIGGING
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Site Plan-Limits of Work

SCALE: 1/32" = 1'



BANYAN ROAD

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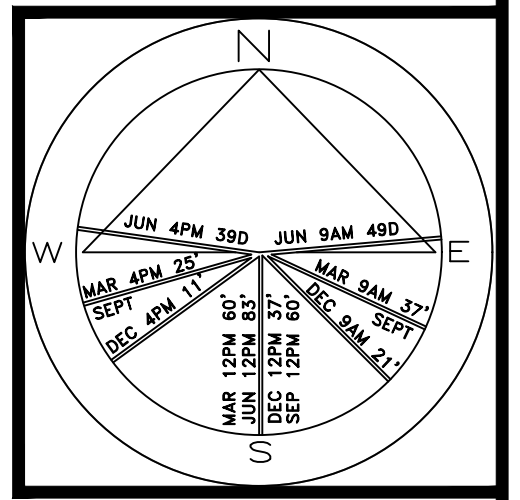
Existing Vegetation Inventory & Action Plan

COA 23-43
ZON-23-117

SCALE IN FEET 0' 8' 16' 24'

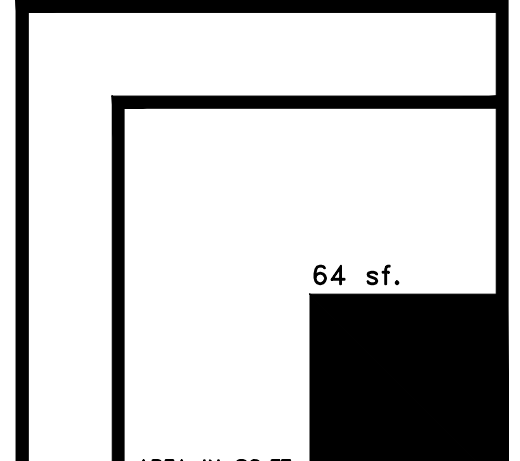
**ENVIRONMENT
DESIGN
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139 North County Road 5420-8 Palm Beach, FL 33480
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Landscape Architecture
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Dustin M. Mizell, M.L.A. R.L.A. #6666784
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Private Residence
235 Banyan Road
Town of Palm Beach



JOB NUMBER: # 23107.00 LA
DRAWN BY: Nick Pastor
DATE: 10.05.2023
11.20.2023
12.07.2023
01.17.2024
02.26.2024
03.13.2024
04.23.2024
05.03.2024

SHEET L1.0





Existing Pedestrian Entry



Existing West Buffer



Existing West Buffer



Existing West Buffer



Existing South Buffer



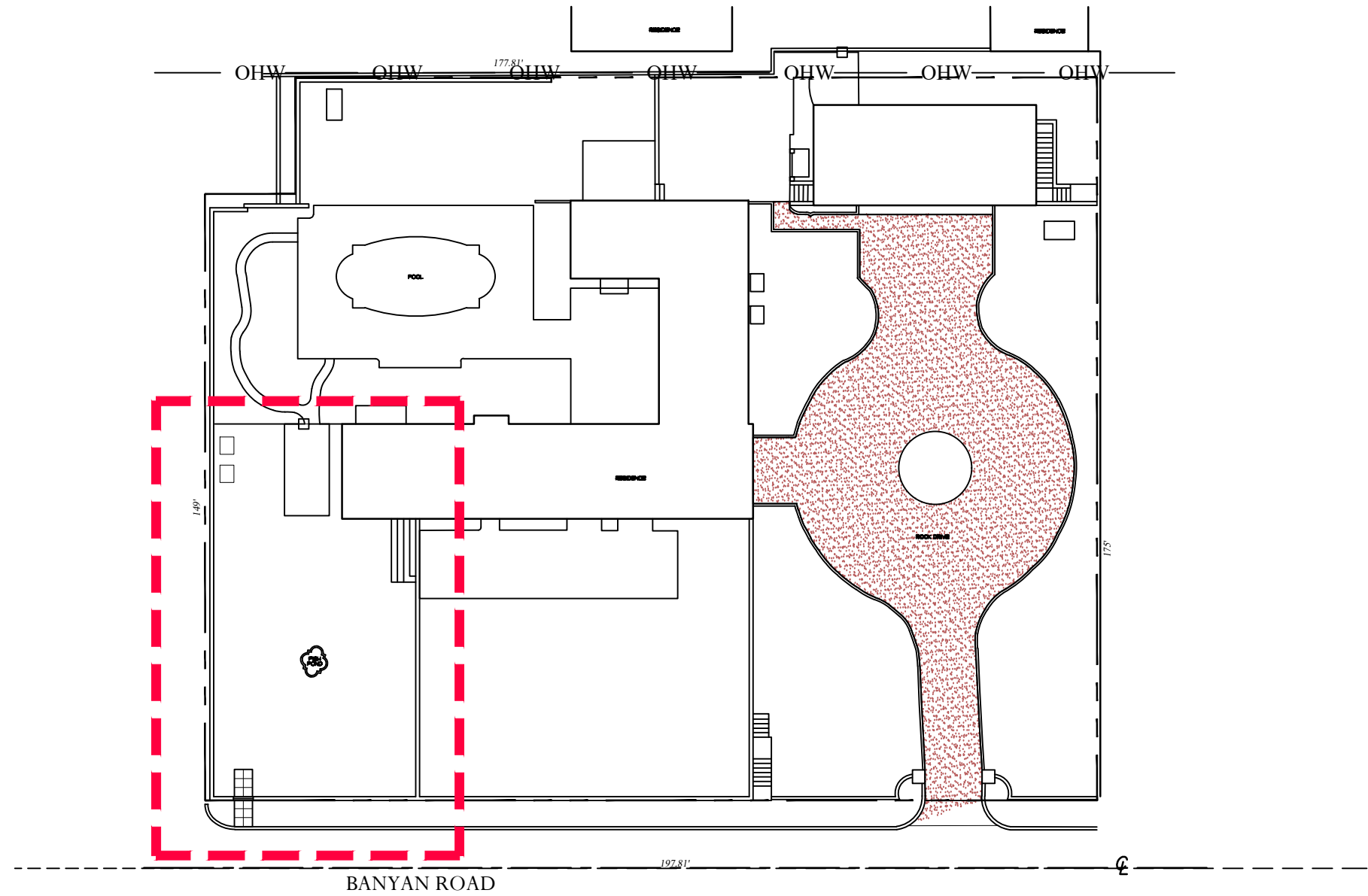
Existing Garden Buffer



Existing Garden Buffer



Existing Garden Entry



Site Plan-Limits of Work

SCALE: 1/32" = 1'

NOTE:
IF ANY INTERIOR SHRUBS, TREES AND PALMS
ARE REMOVED FOR SITE UTILIZATION AND
CONSTRUCTION DEVELOPMENT, A
CONSTRUCTION SCREEN WILL BE ADDED IN
THESE AREAS UNTIL NEW LANDSCAPING IS
INSTALLED. AT NO TIME SHALL THE SITE BE
OPEN TO ADJACENT PROPERTIES WITHOUT
ANY PERMANENT OR TEMPORARY SCREENING
DURING CONSTRUCTION.



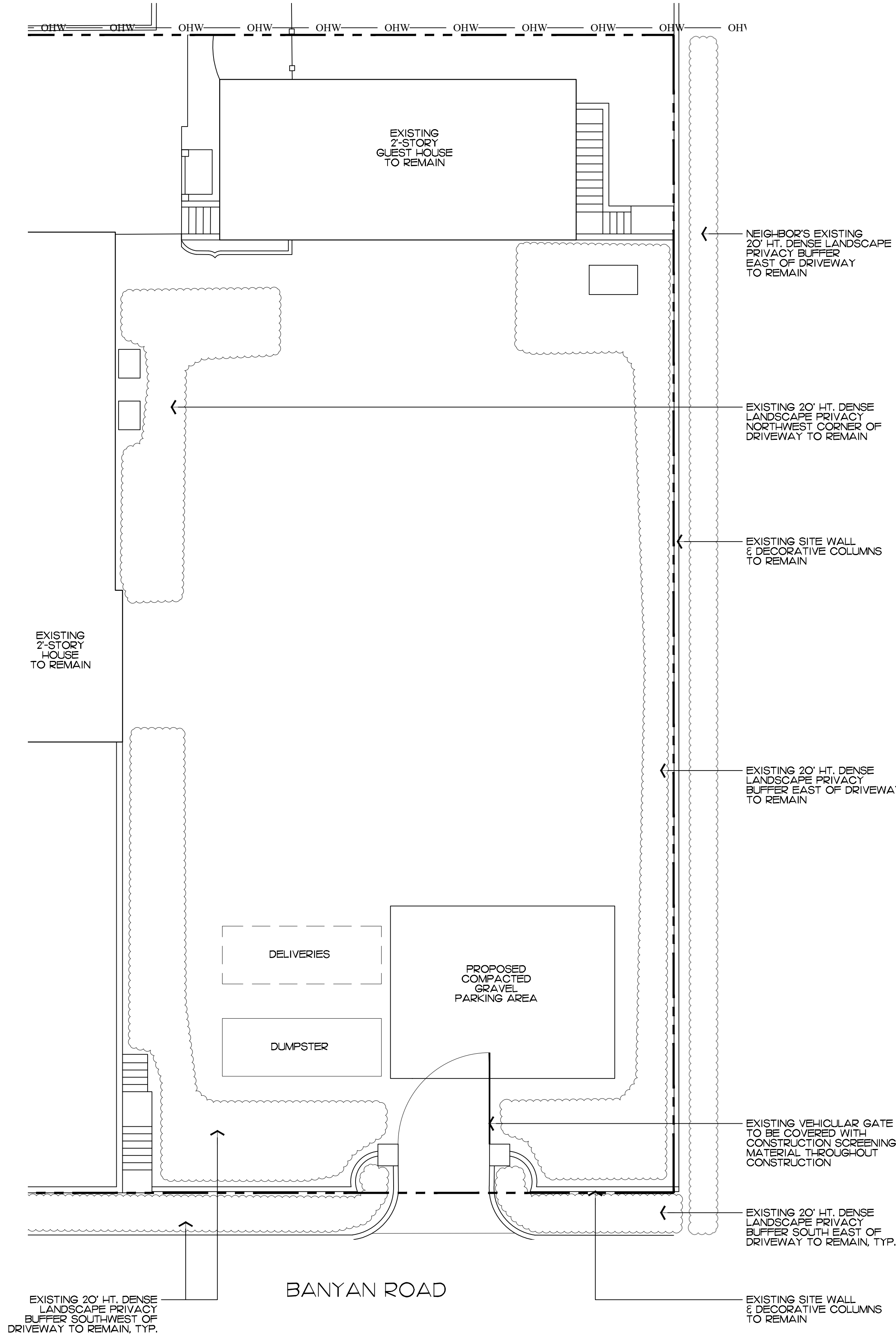
EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER
NORTH-WEST OF DRIVEWAY TO REMAIN



EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER
NORTHWEST OF DRIVEWAY TO REMAIN



EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER
SOUTH-WEST OF DRIVEWAY TO REMAIN



EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER
EAST OF DRIVEWAY TO REMAIN



EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER
EAST OF DRIVEWAY TO REMAIN



EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER
SOUTH-EAST OF DRIVEWAY TO REMAIN

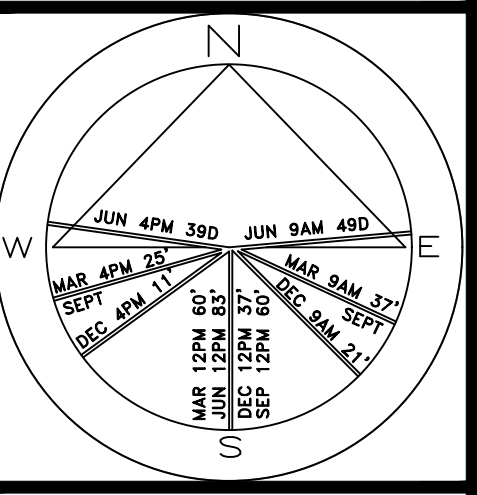


EXISTING 20' HT. DENSE LANDSCAPE PRIVACY BUFFER
SOUTH-WEST OF DRIVEWAY TO REMAIN



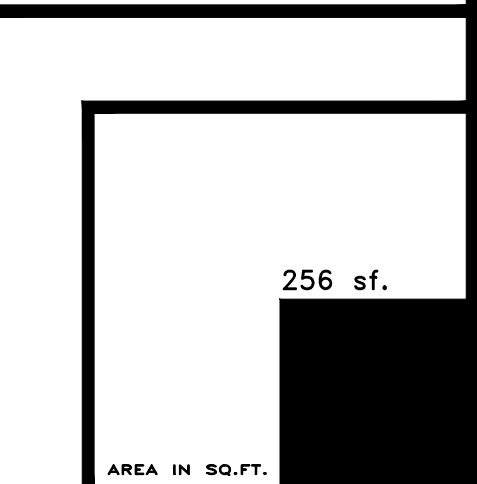
VIEW FROM STREET - EXISTING VEHICULAR GATE TO
BE COVERED WITH CONSTRUCTION SCREENING MATERIAL
THROUGHOUT CONSTRUCTION

Private Residence 2355 Banyan Road Palm Beach



JOB NUMBER: # 23107.00 LA
DRAWN BY: Sean Twomey
DATE: 11.20.2023
12.07.2023
01.12.2024
02.26.2024
03.11.2024
04.23.2024
05.03.2024

SHEET L3.0



2024
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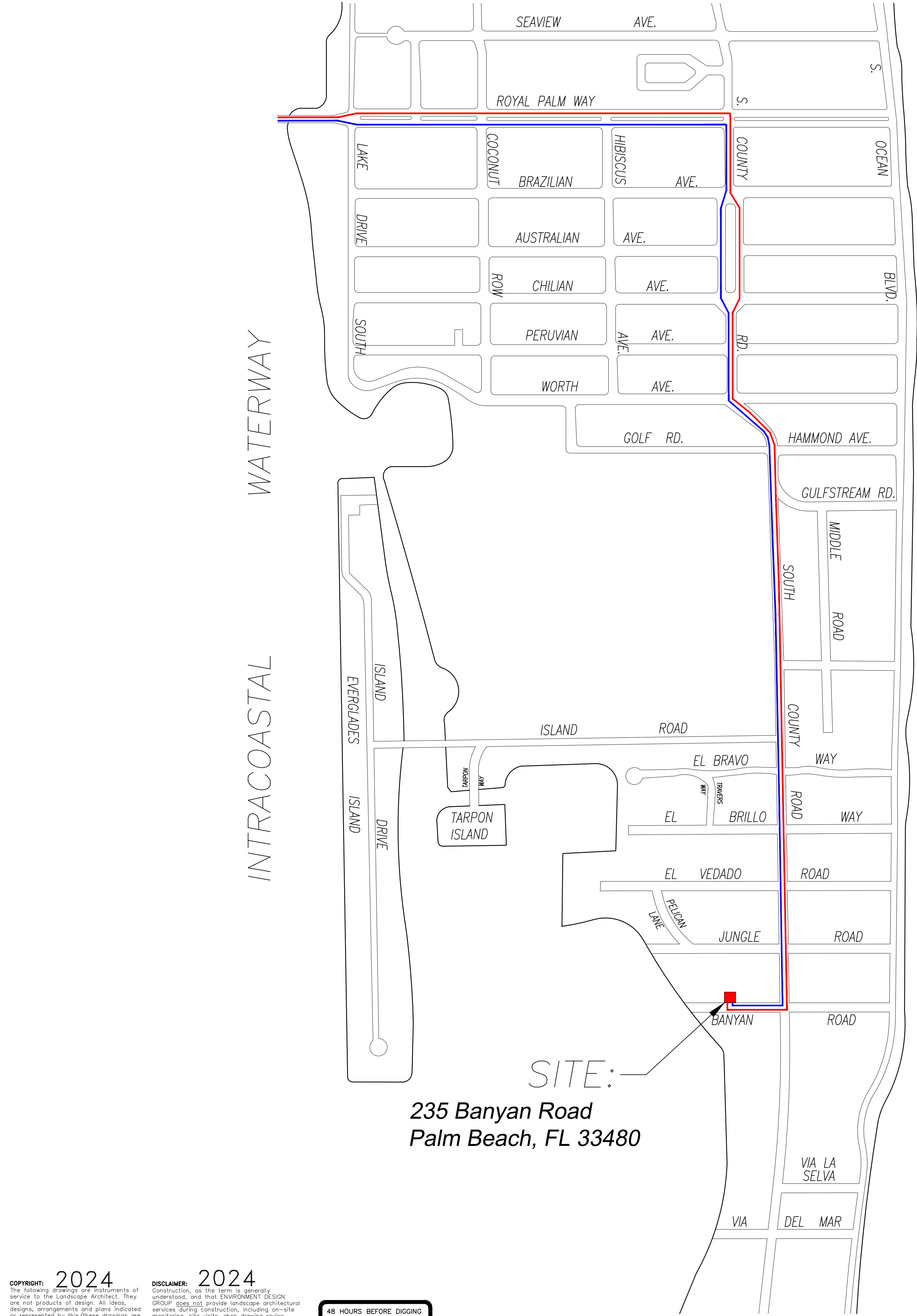
2024
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acts or omissions in the performance of said
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Construction Screening & Staging Plan

**COA 23-43
ZON-23-117**

SCALE IN FEET 0' 10' 20' 30'



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CONCEPTUAL CONSTRUCTION SCHEDULE	
• MAY 10, 2024 - LANDMARKS MEETING	
• MAY-JUNE 2024 - SUBMIT FOR PERMIT	
• 1 MONTH -JUNE 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)

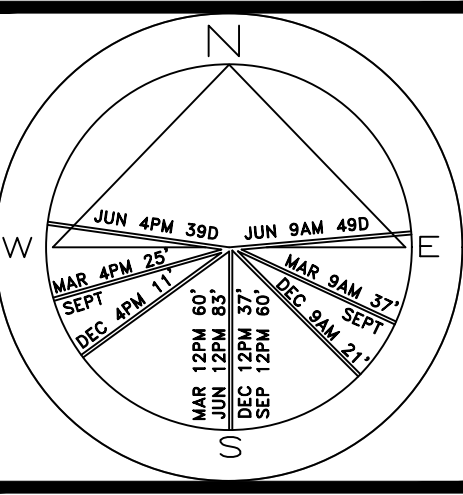
LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

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

ENVIRONMENT
DESIGN
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139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
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Landscape Management
Dustin M. Mizell, MIA RLA #6666784
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235 Banyan Road
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JOB NUMBER: # 23107.00 LA
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DATE: 11.20.2023
12.07.2023
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02.26.2024
03.11.2024
04.29.2024
05.03.2024

SHEET L4.0

COA 23-43
ZON-23-117
Truck Logistics Plan

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 GROUNDCOVERS. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOO 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 HALF WAY 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.

SUBSTITUTION:

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 "Y" 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 BERMLUDA 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 1 & 11", 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:

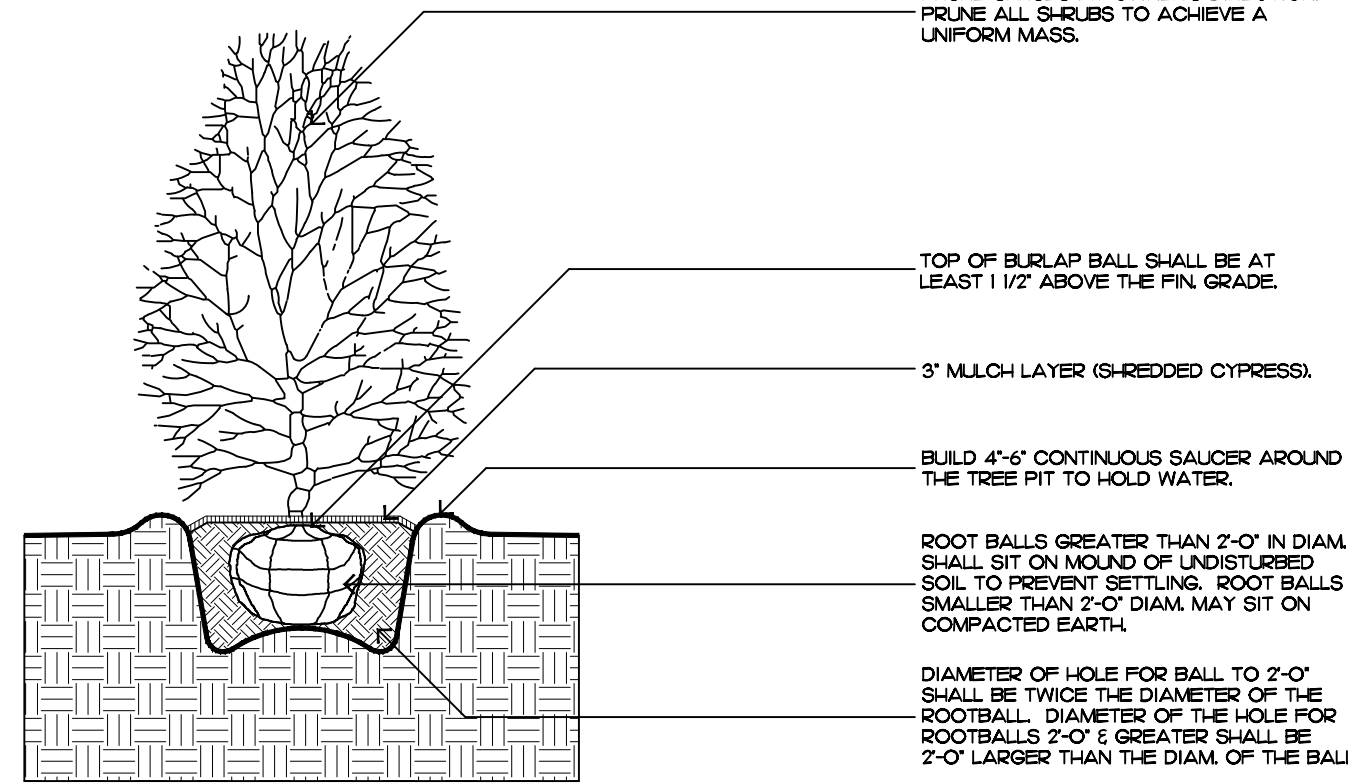
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN 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:

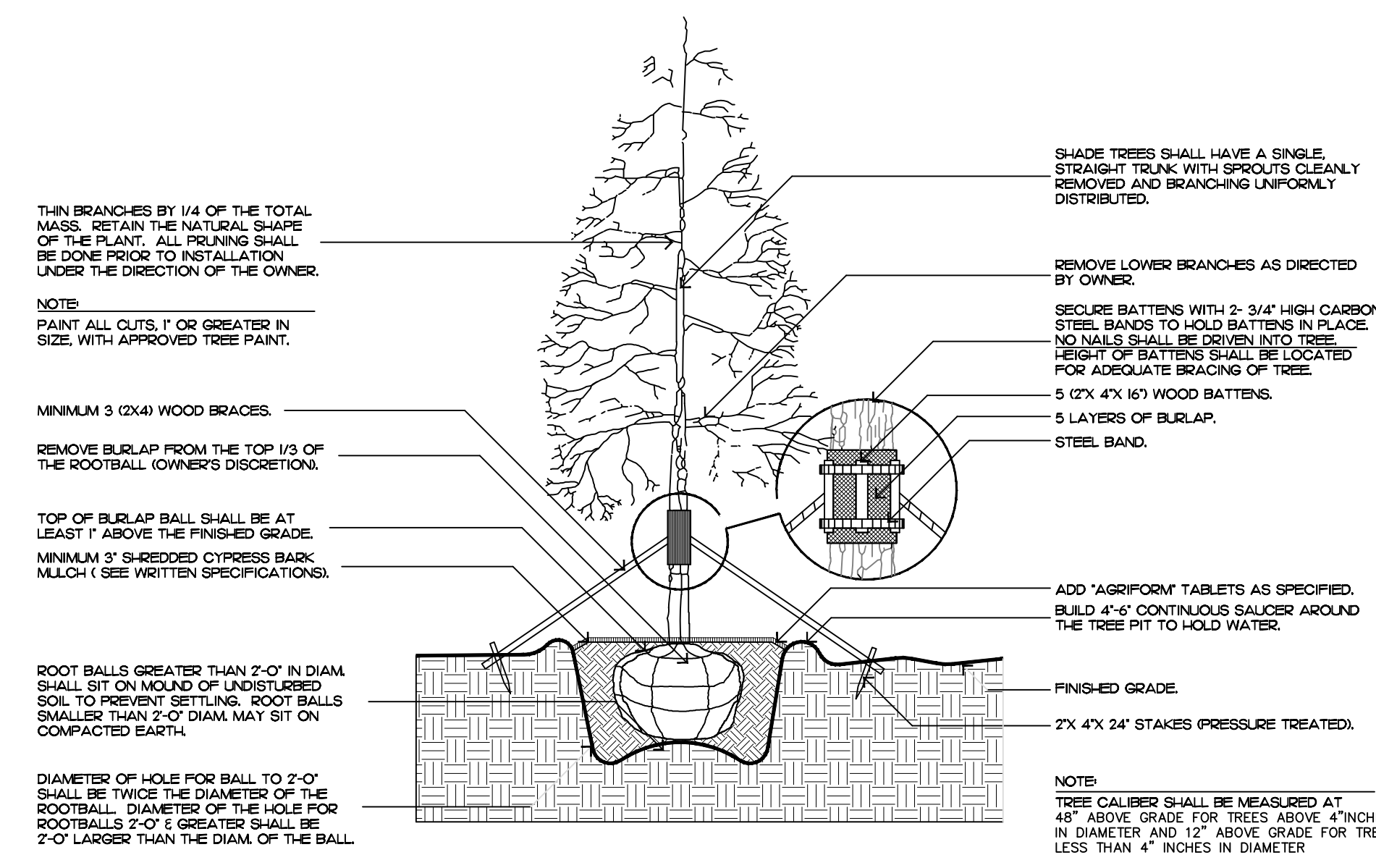
WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS. TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

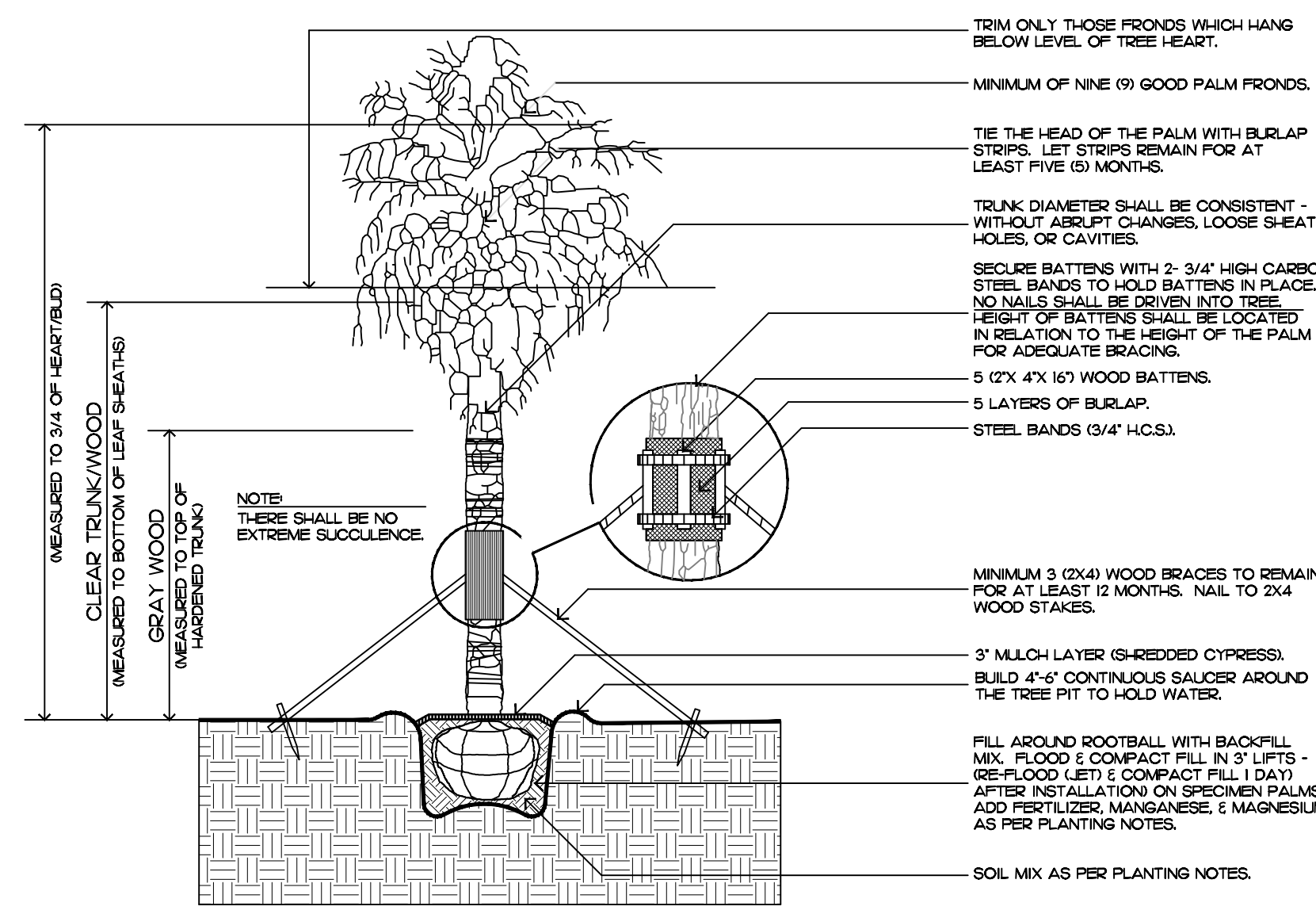
MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE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



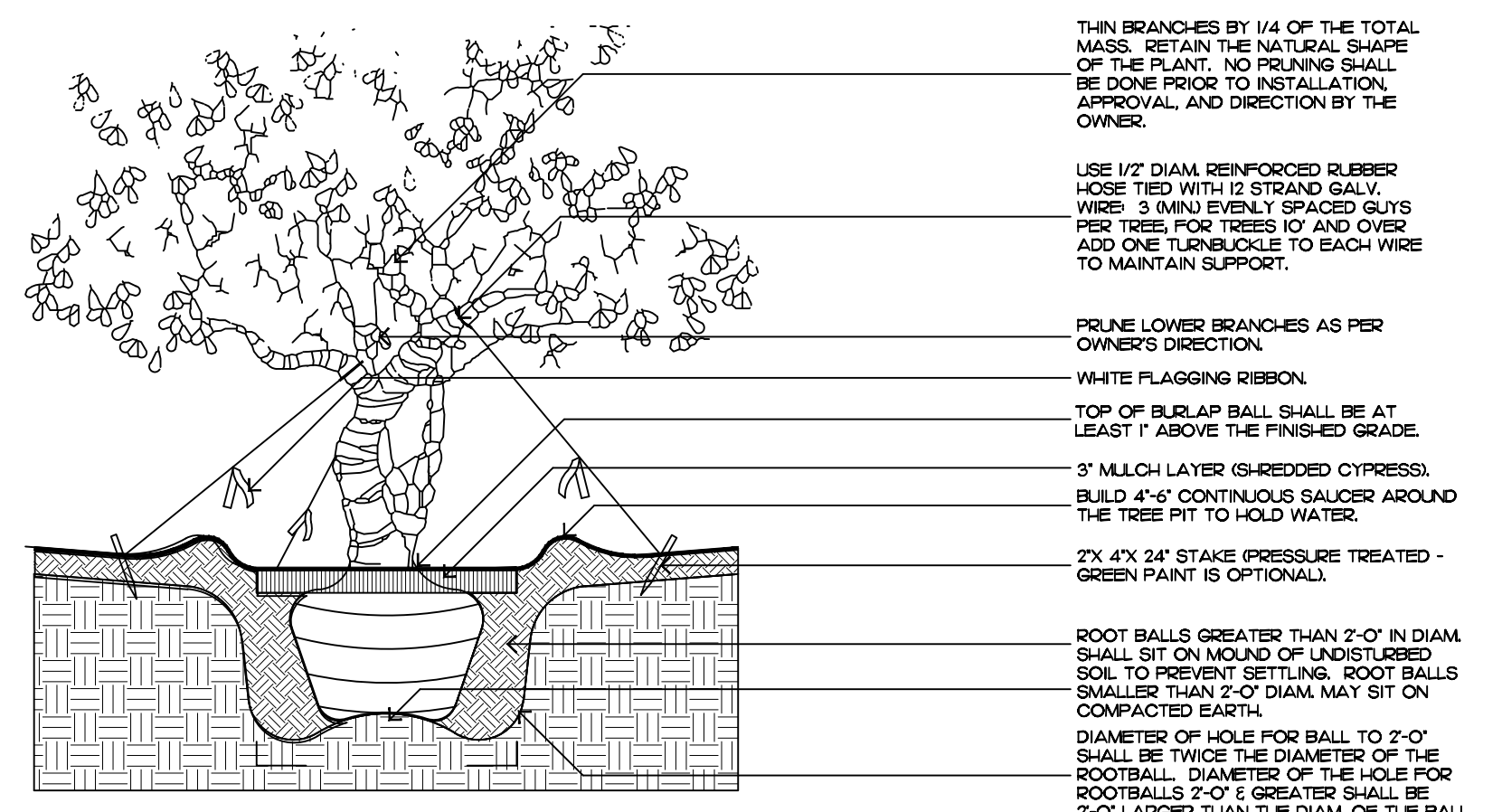
Shrub Planting



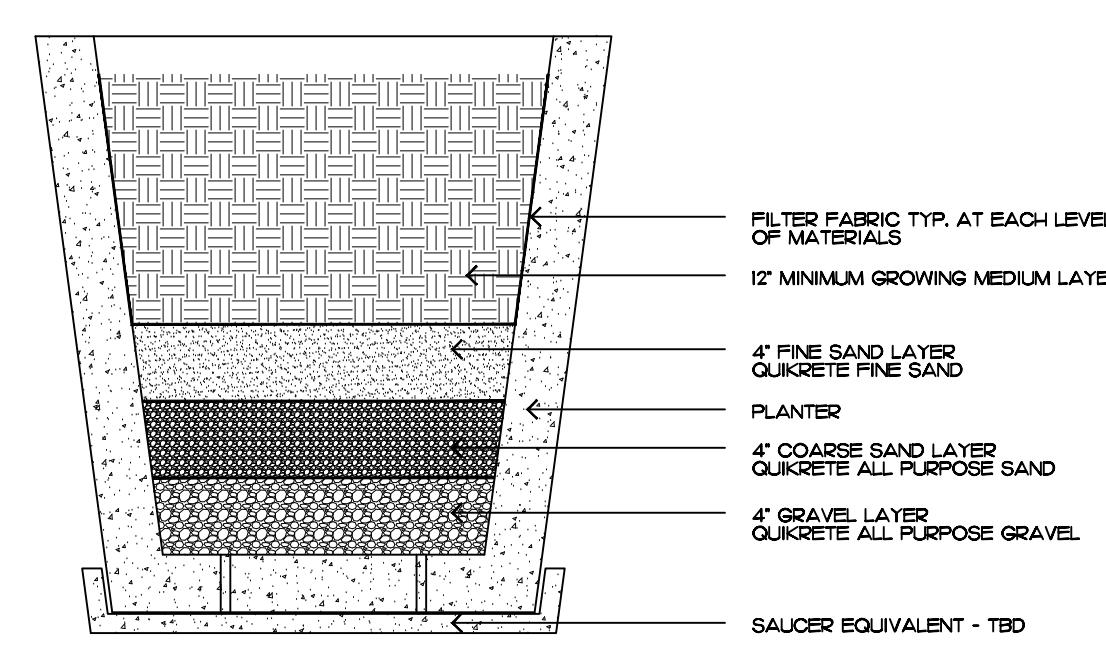
Tree Planting



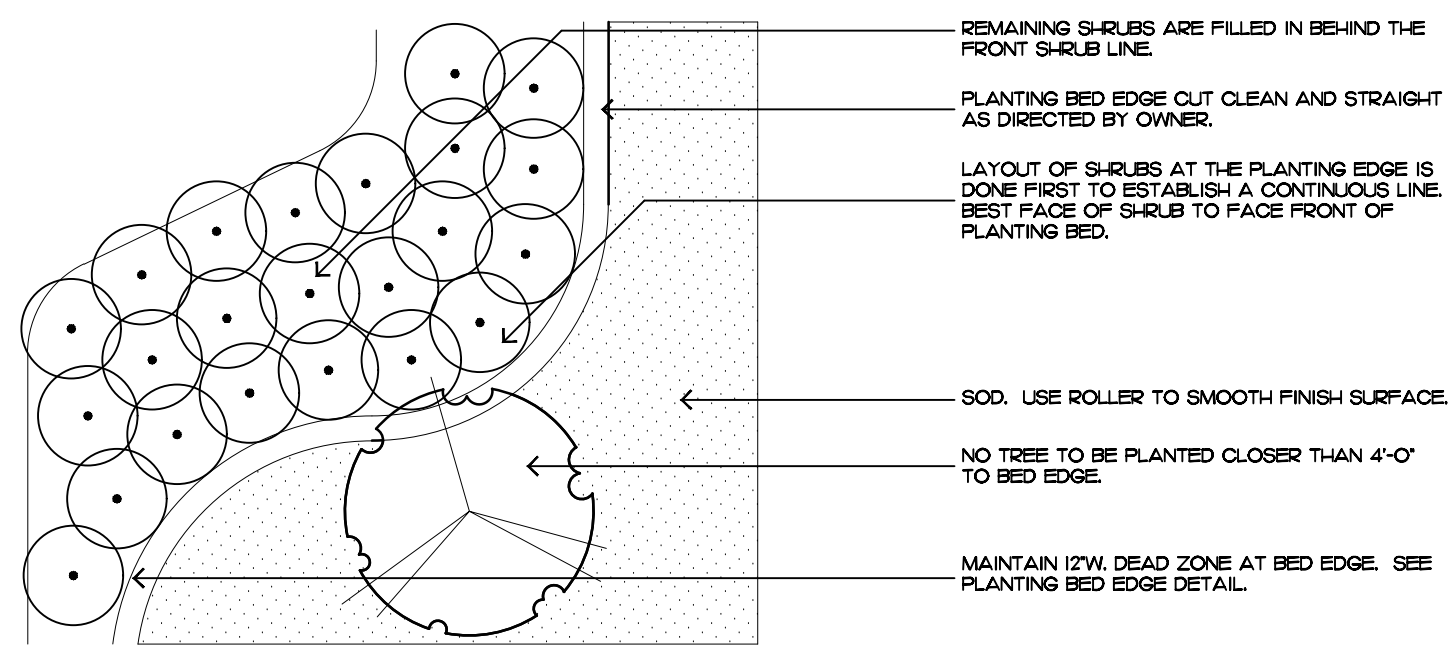
Palm Tree Planting



Irregular and Multi-stem Tree



Typical Planter Sediment Filtration Detail



Shrub & Groundcover Layout

COA 23-43
ZON-23-117

Planting Details & Specifications