



Street View to Front



View to Front Entry



View to South Front Side Yard



View to Front North Side Yard



Rear View to Building



View to South Side Yard



View to South Side Yard



View to Front South Yard

ENVIRONMENT
DESIGN
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
2273 Ibis Isle Road
Palm Beach

A
D
I
R
O
L
F

JOB NUMBER: # 24039.00 LA
DRAWN BY: Lauren Freeman
DATE: 04.29.2024
05.09.2024
05.28.2024
07.01.2024
07.12.2024

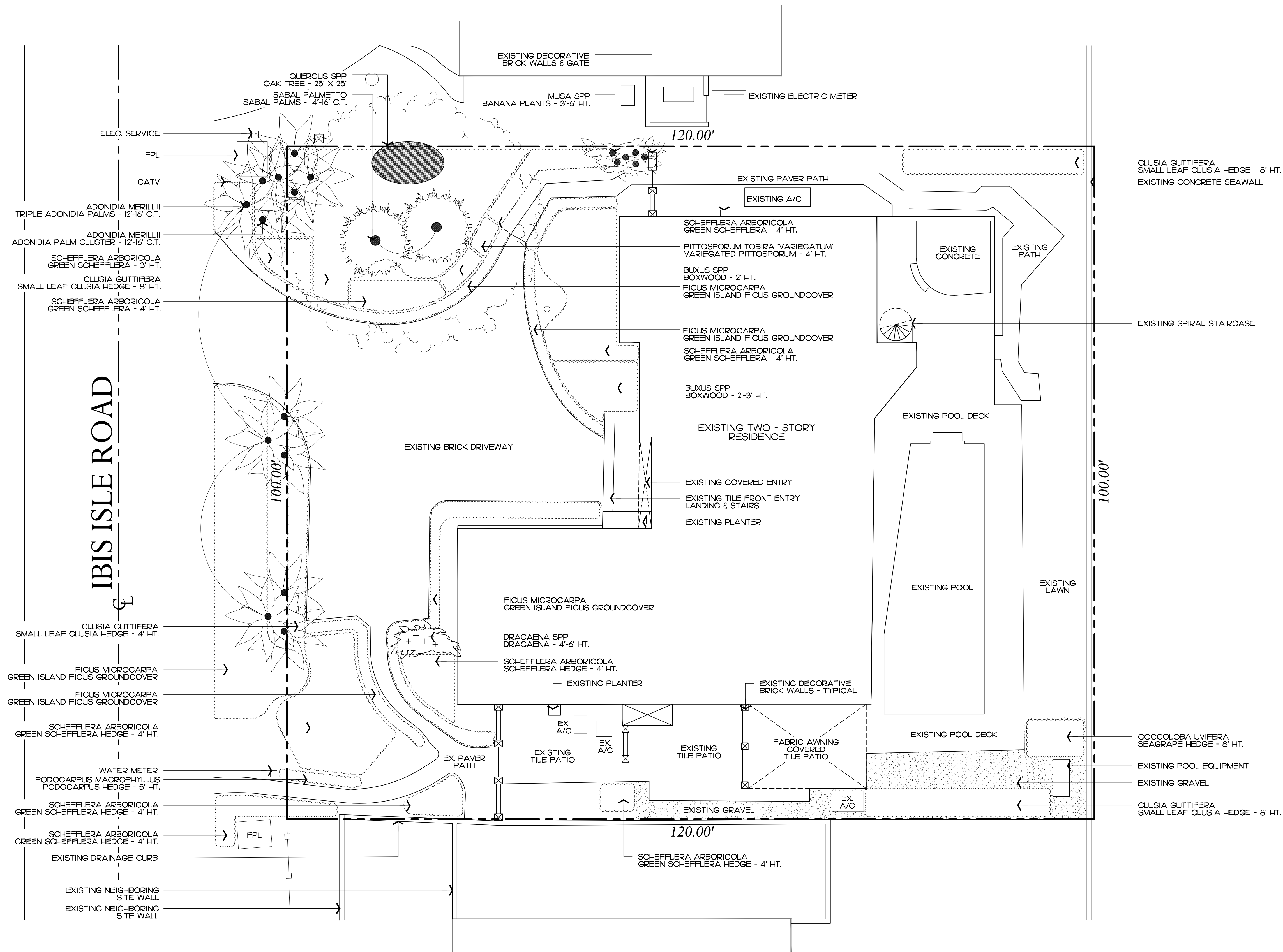
SHEET L1.0

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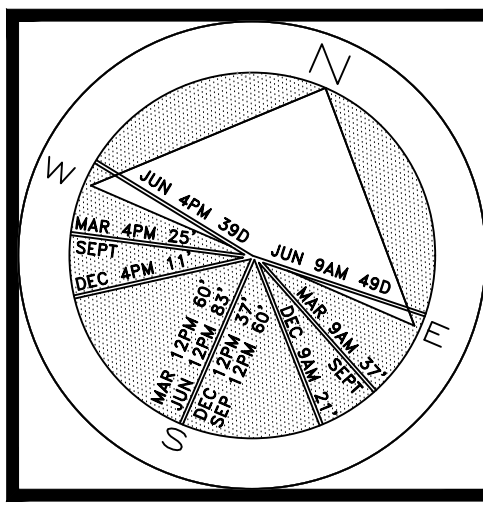
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ARC-24-0025
Existing Site Photos



Private Residence
2273 Ibis Isle Road
Palm Beach



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SHEET L2.0

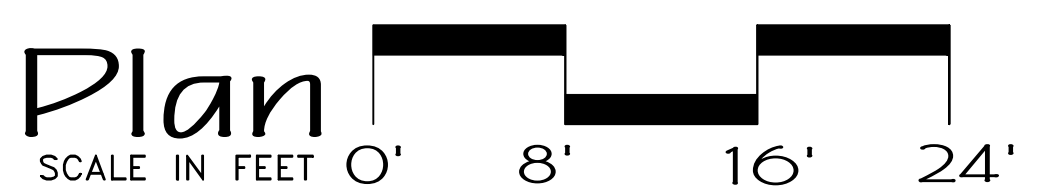
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Existing Vegetation Inventory & Action Plan

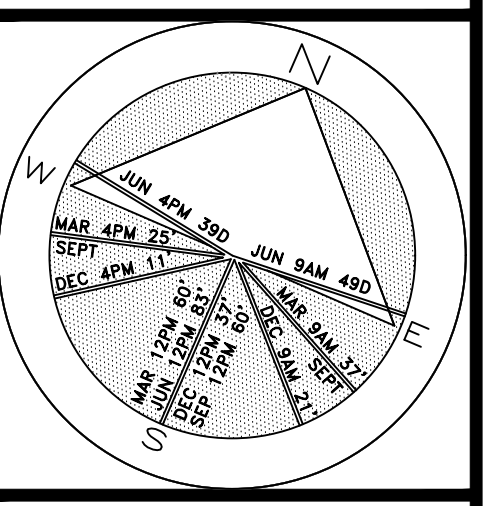
ARC-24-0025



64 sf.

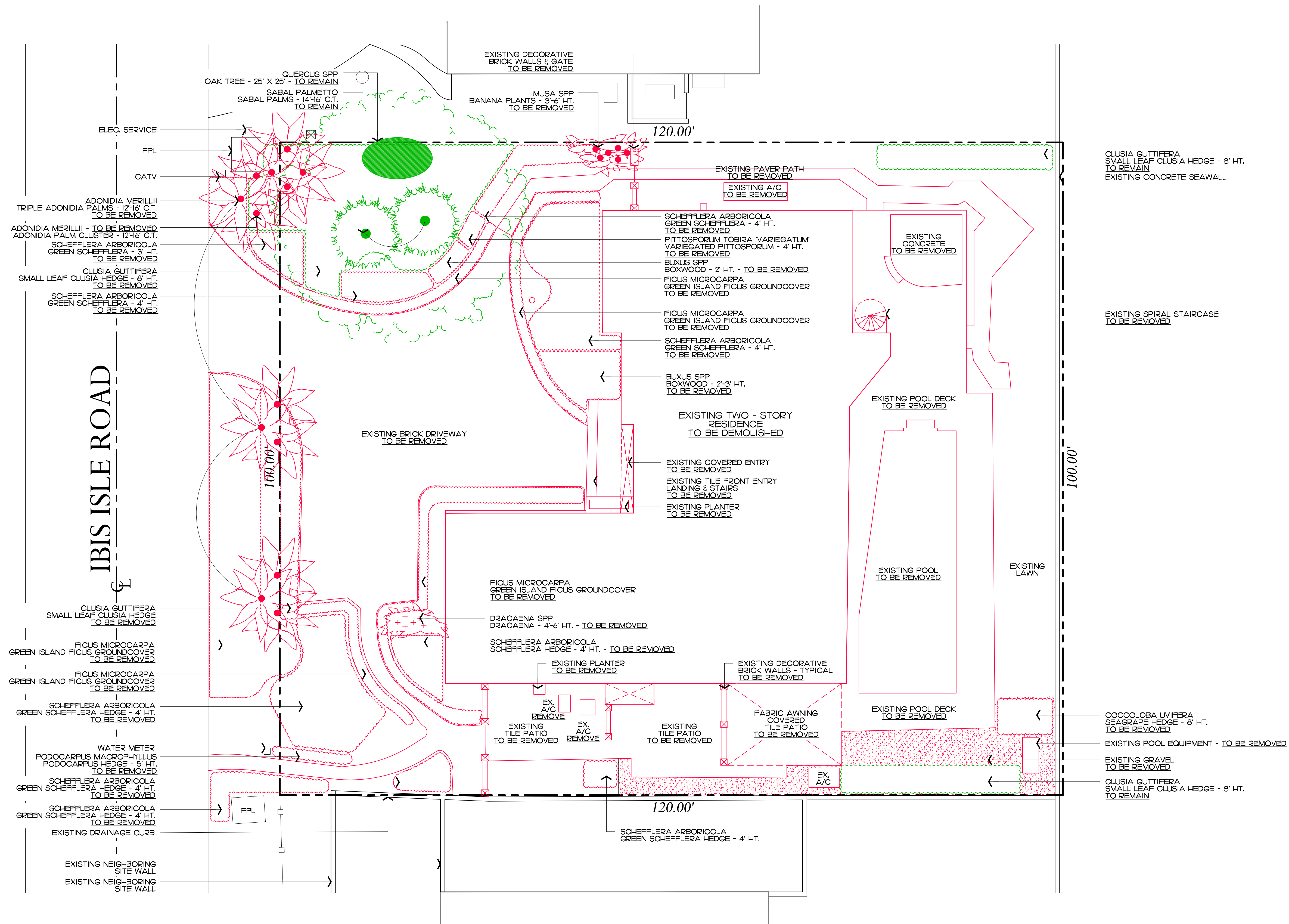
AREA IN SQ. FT.

Private Residence
2273 Ibis Isle Road
Palm Beach
O R I D



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05.09.2024
05.28.2024
07.01.2024
07.12.2024

SHEET L3.0



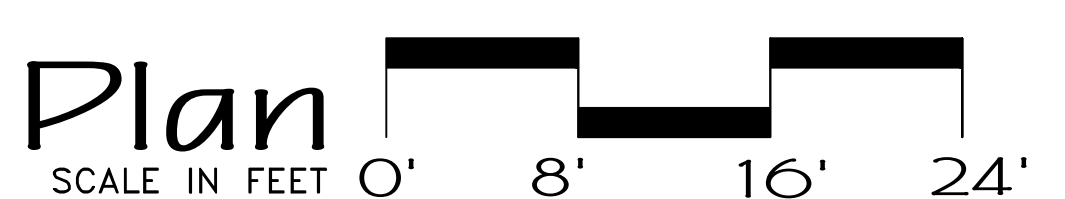
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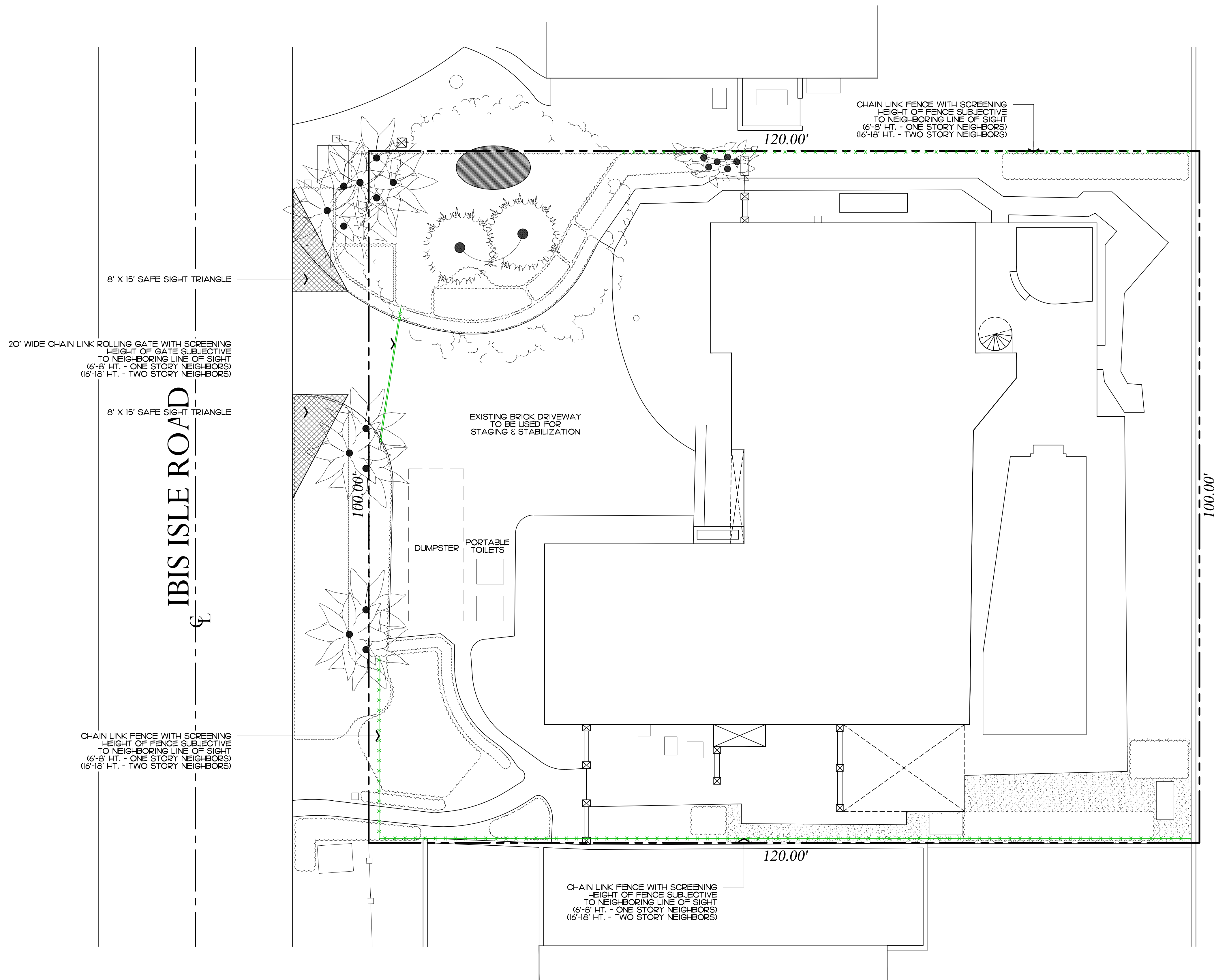
Demolition and Vegetation Action Plan

ARC-24-0025

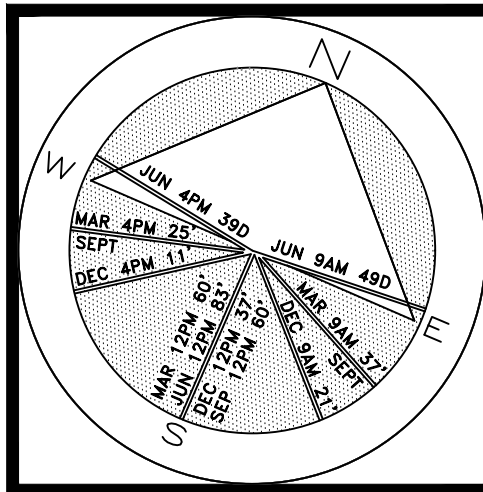


sf.

EA IN SQ.FT.



Private Residence
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SHEET L4.0

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ARC-24-0025
Construction Screening & Staging Plan
SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ. FT.



View to Street Buffer



View to Street Buffer



View to Street Buffer



View to North Buffer



View to North Buffer



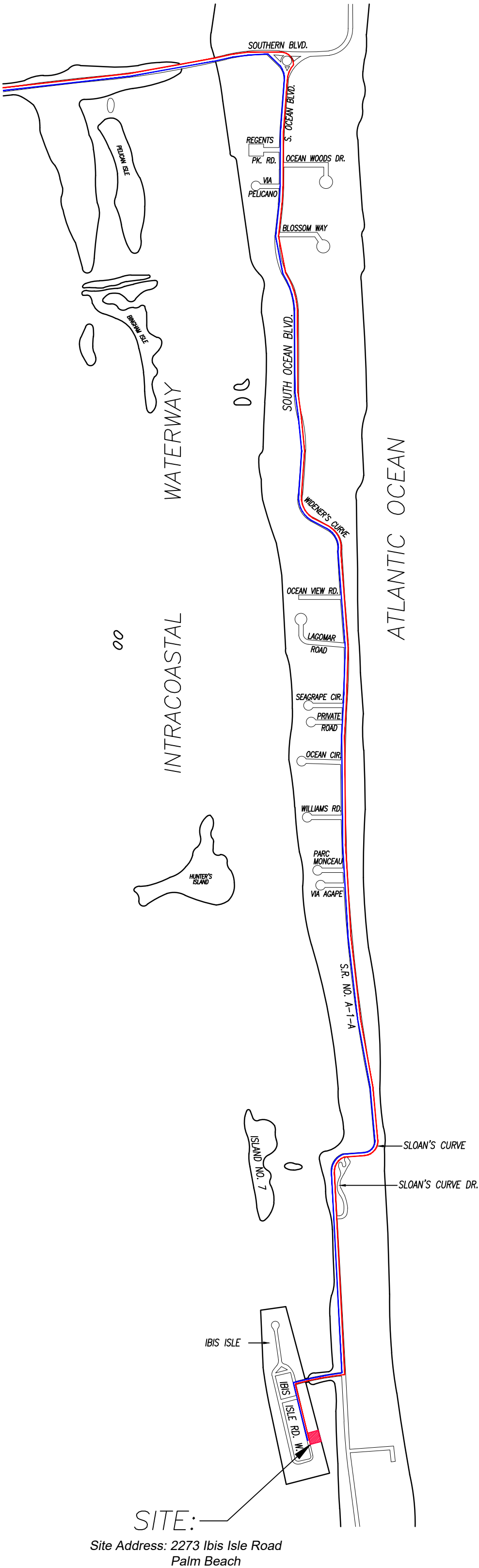
View to South Buffer



View to South Buffer



View to South Buffer



CONCEPTUAL CONSTRUCTION SCHEDULE	
• AUG 28 2024 – ARCOM MEETING	
• AUG–SEPT 2024 – SUBMIT FOR PERMIT	
• 1 MONTH –SEPT 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:

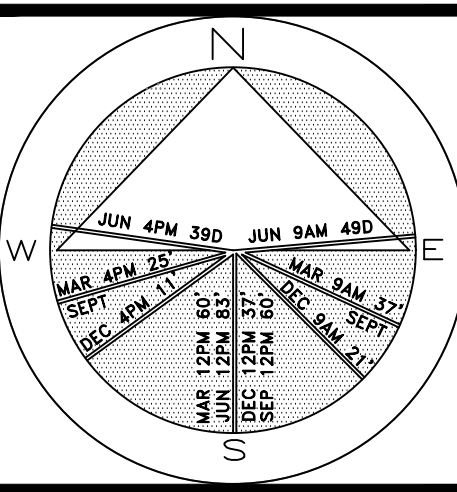
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

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

Private Residence 2273 Ibis Isle Road Palm Beach



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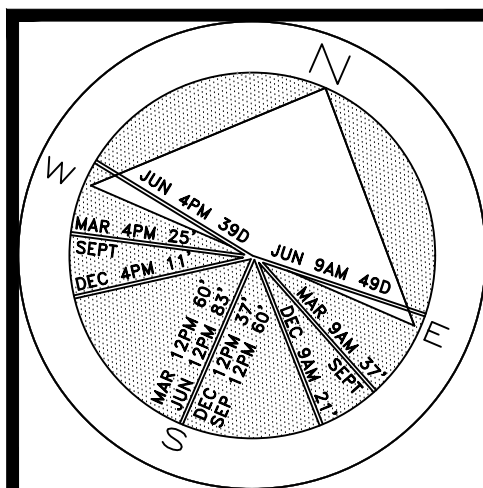
SHEET L5.0

ARC-24-0025

Truck Logistics Plan

SCALE: NOT TO SCALE

Private Residence
2273 Ibis Isle Road
Palm Beach

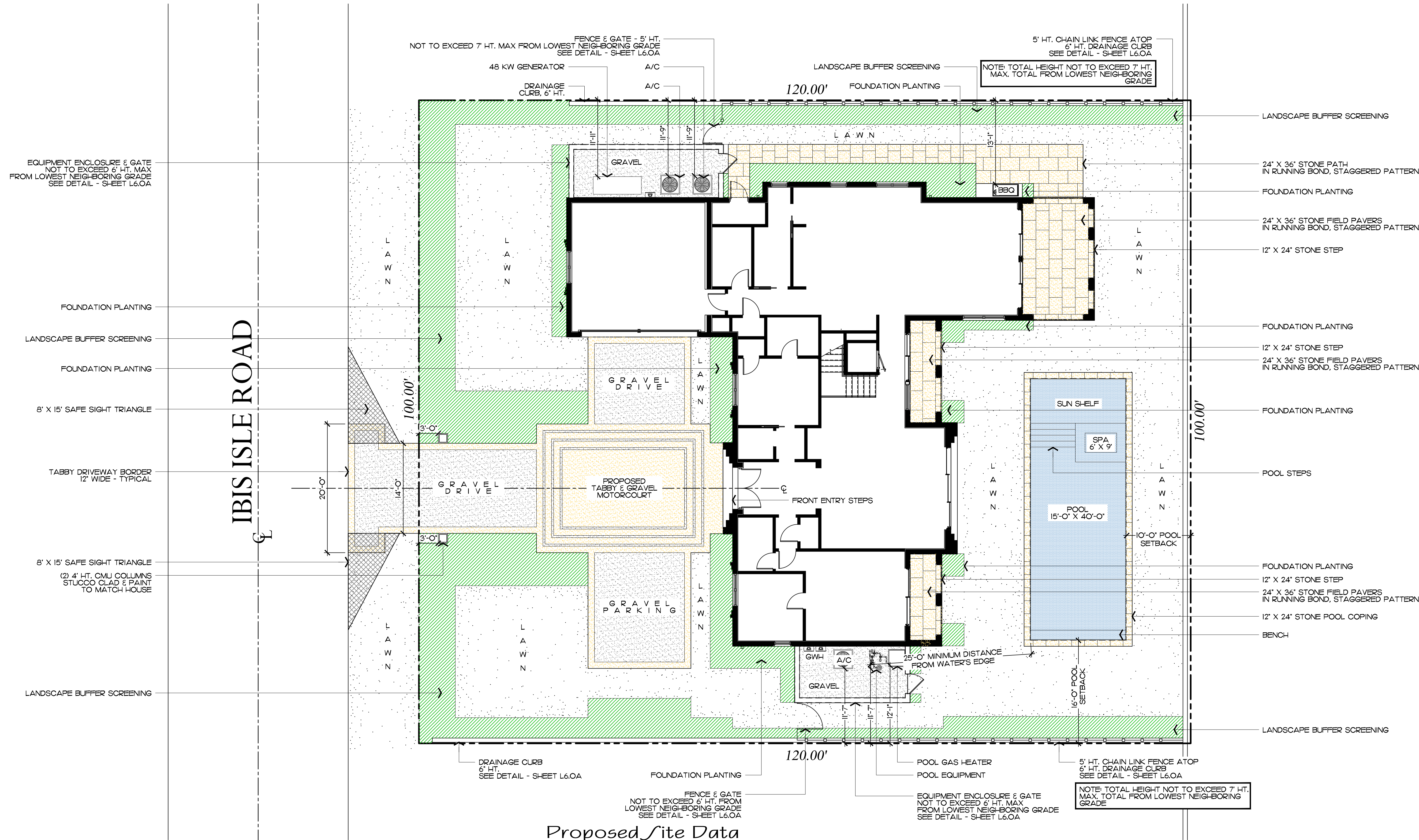


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SHEET L6.0

64 sf.

AREA IN SQ.FT.



Proposed Site Data

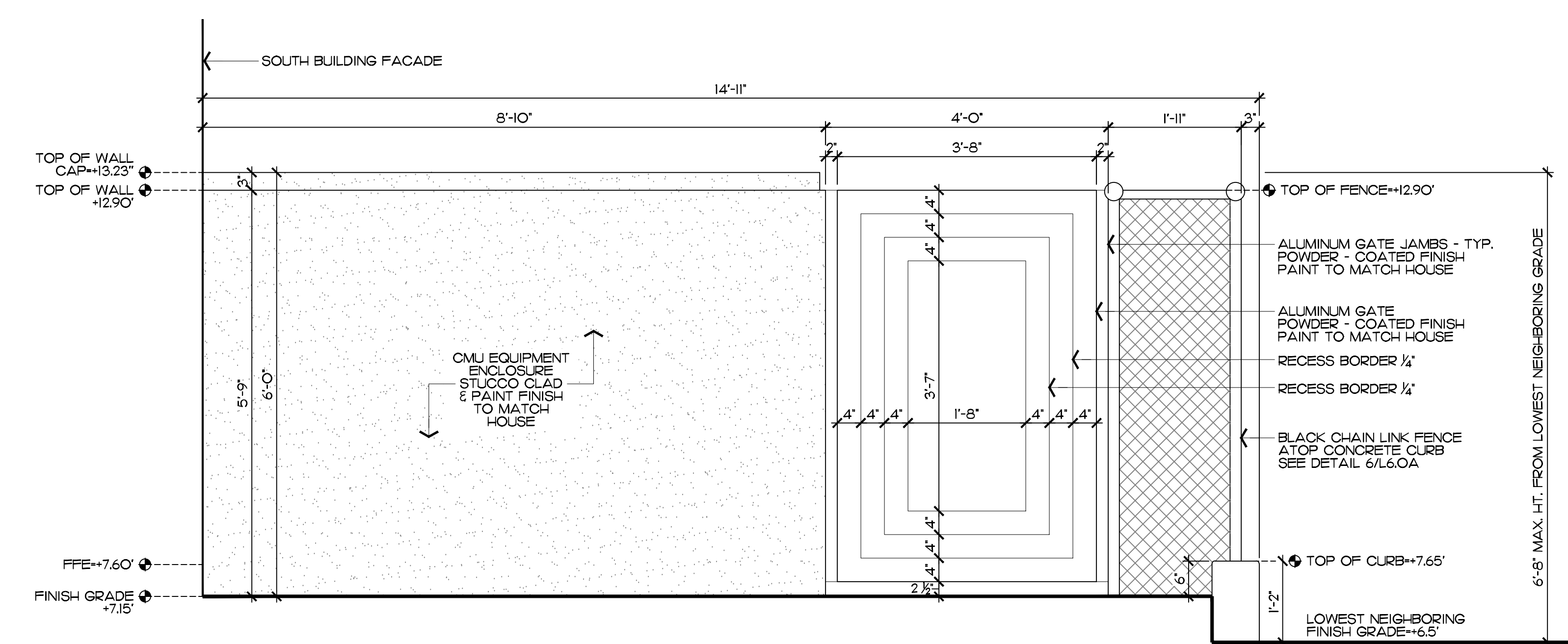
DESCRIPTION	REQUIRED	PROPOSED
LOT ZONE		R-B - LOW DENSITY RESIDENTIAL
LOT AREA	10,000 S.F. MINIMUM	12,000 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 45% 5,400 S.F.	52.02% 6,242 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD 1,000 S.F.	81.2% 2,030 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE 2,700 S.F.	80.7% 3,561 S.F.

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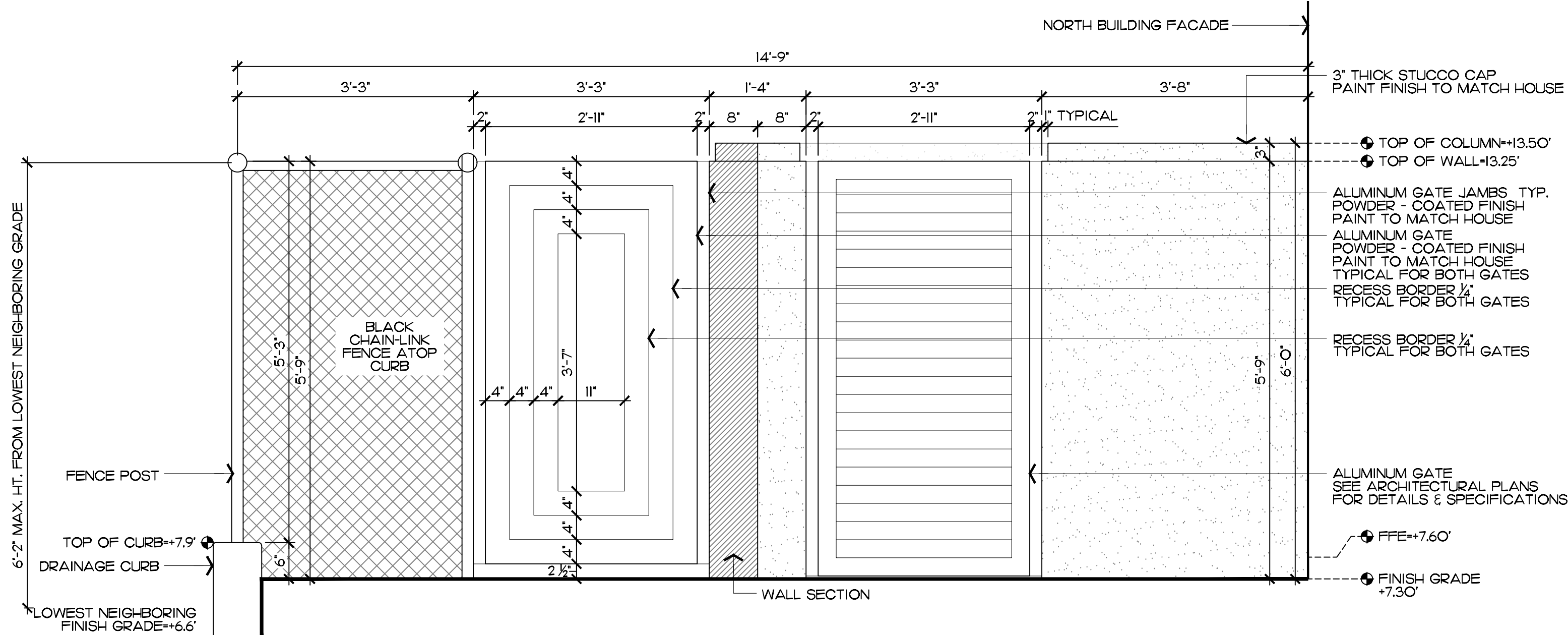
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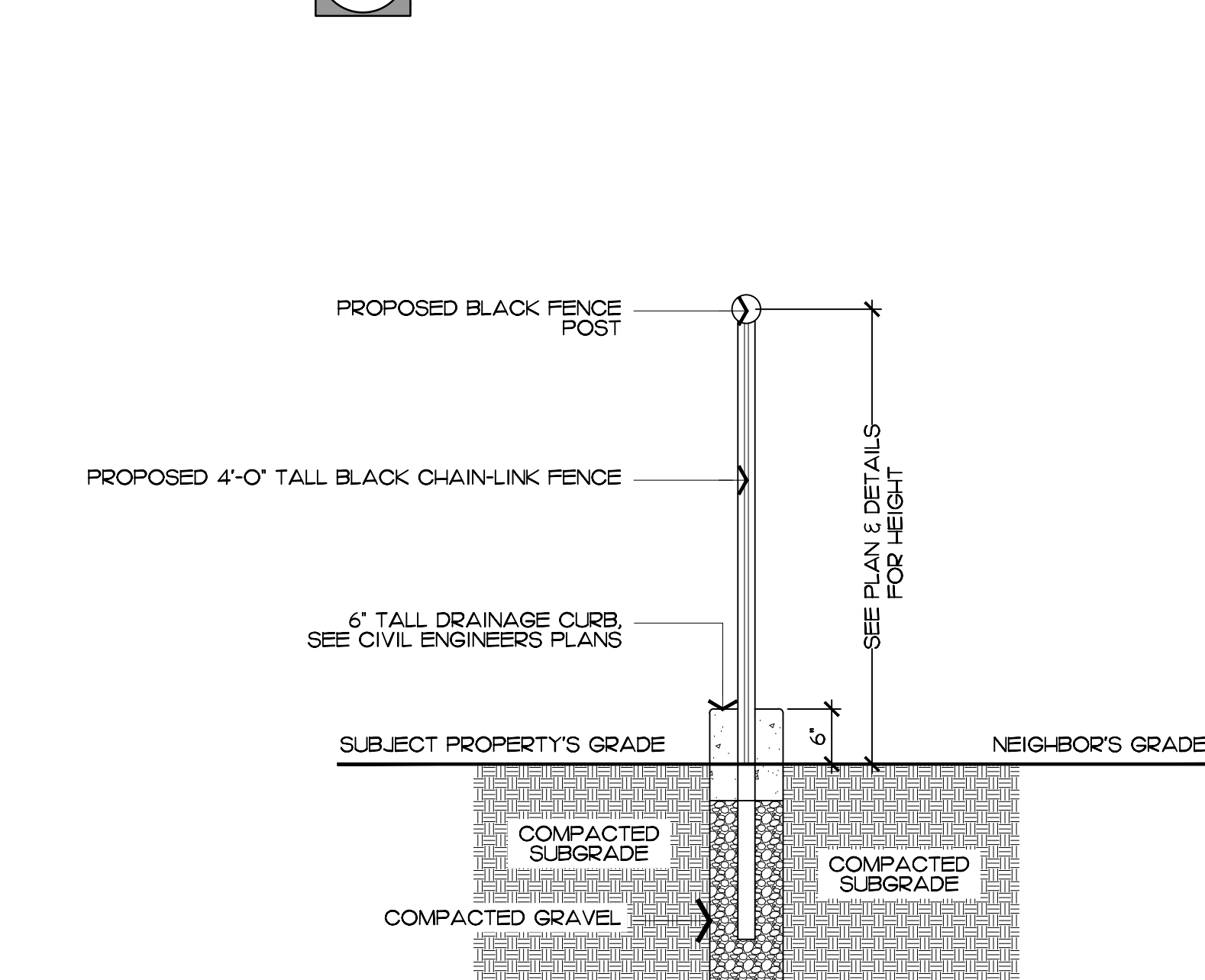
ARC-24-0025
Site Plan
SCALE IN FEET 0' 8' 16' 24'



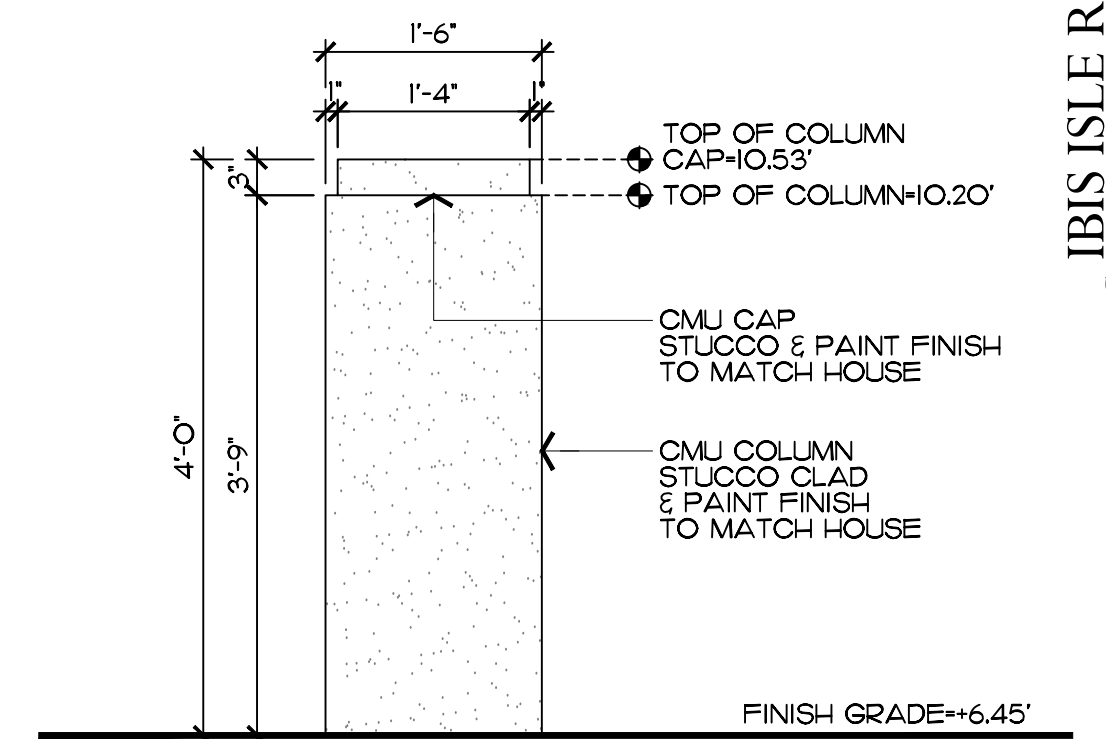
1 South Wall, Gate, & Fence Section Elevation
SCALE IN FEET: 3/4"=1'-0"



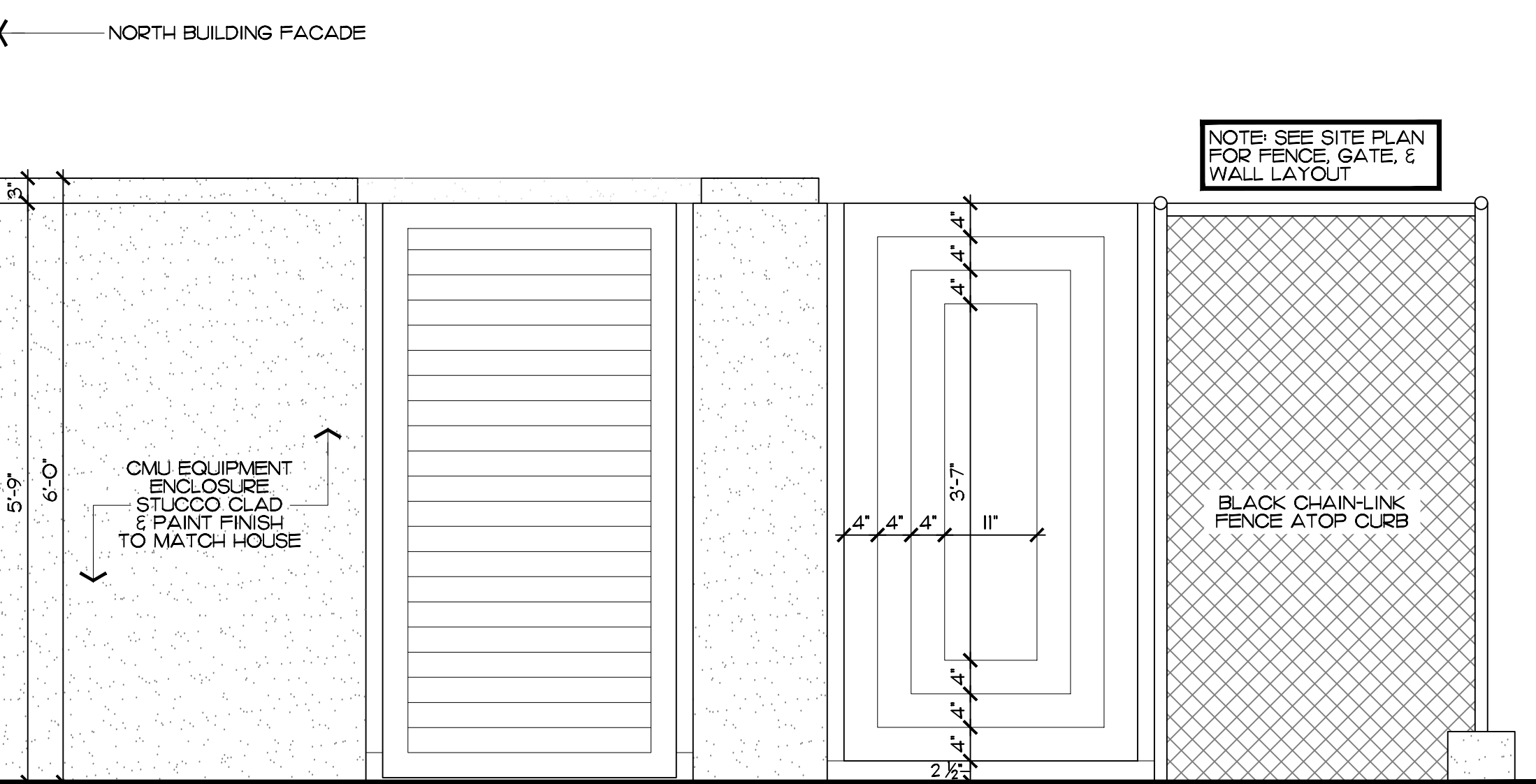
4 North Gate & Equipment Section Elevation - West View
SCALE IN FEET: 3/4"=1'-0"



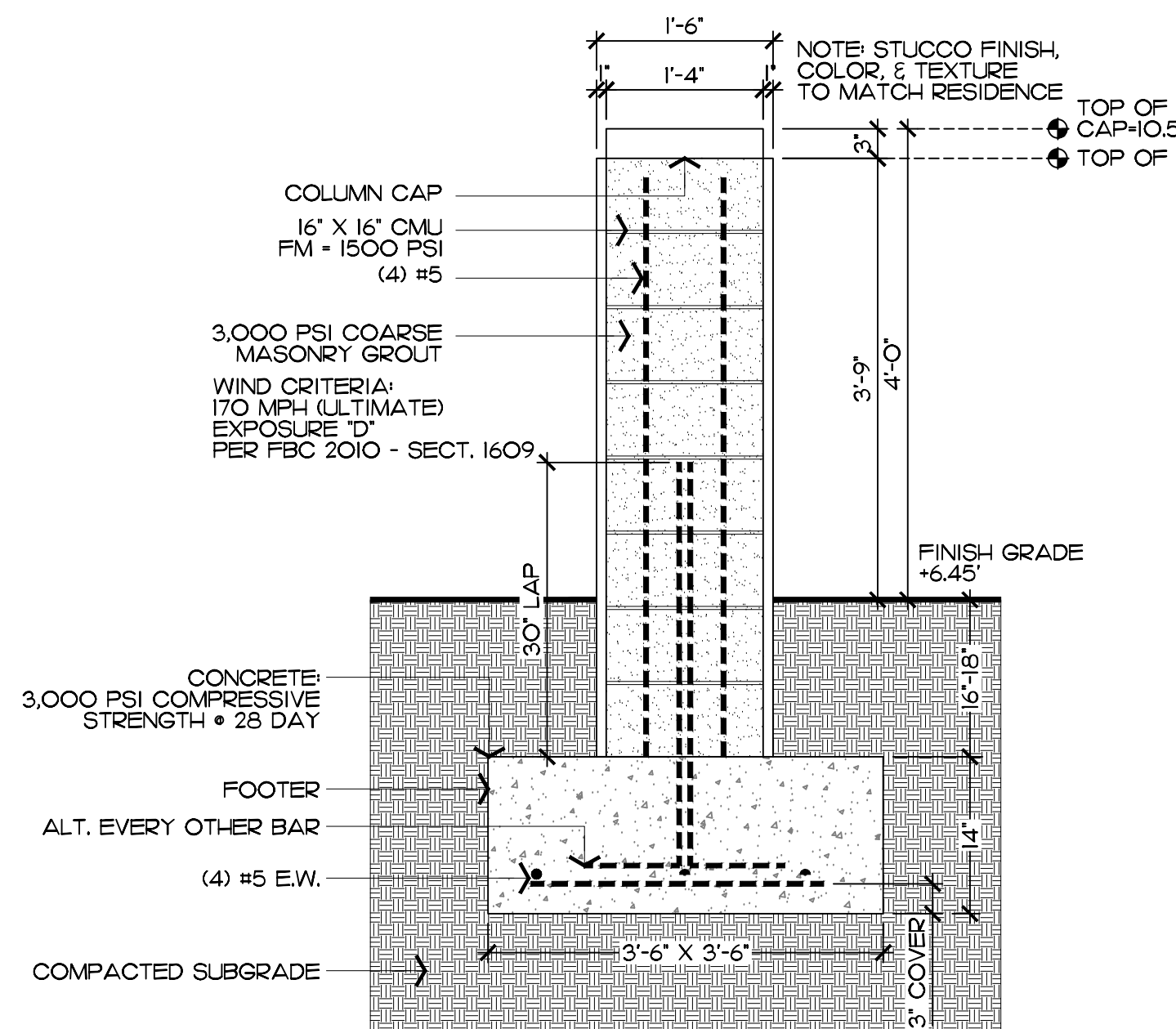
6 Typical Drainage Curb & Fence Section
SCALE IN FEET: 3/4"=1'-0"



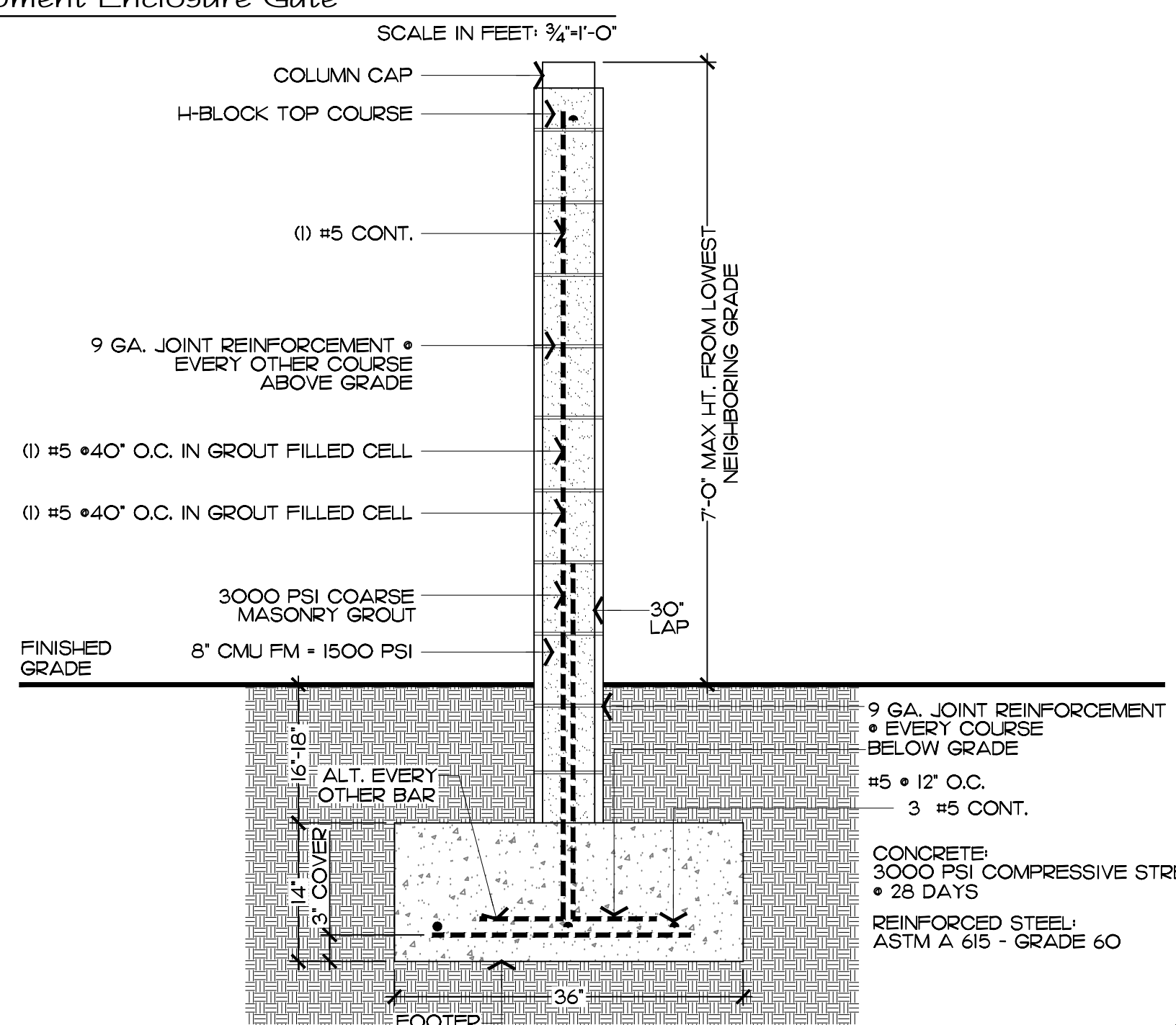
2 Typical Front Entry Column
SCALE IN FEET: 3/4"=1'-0"



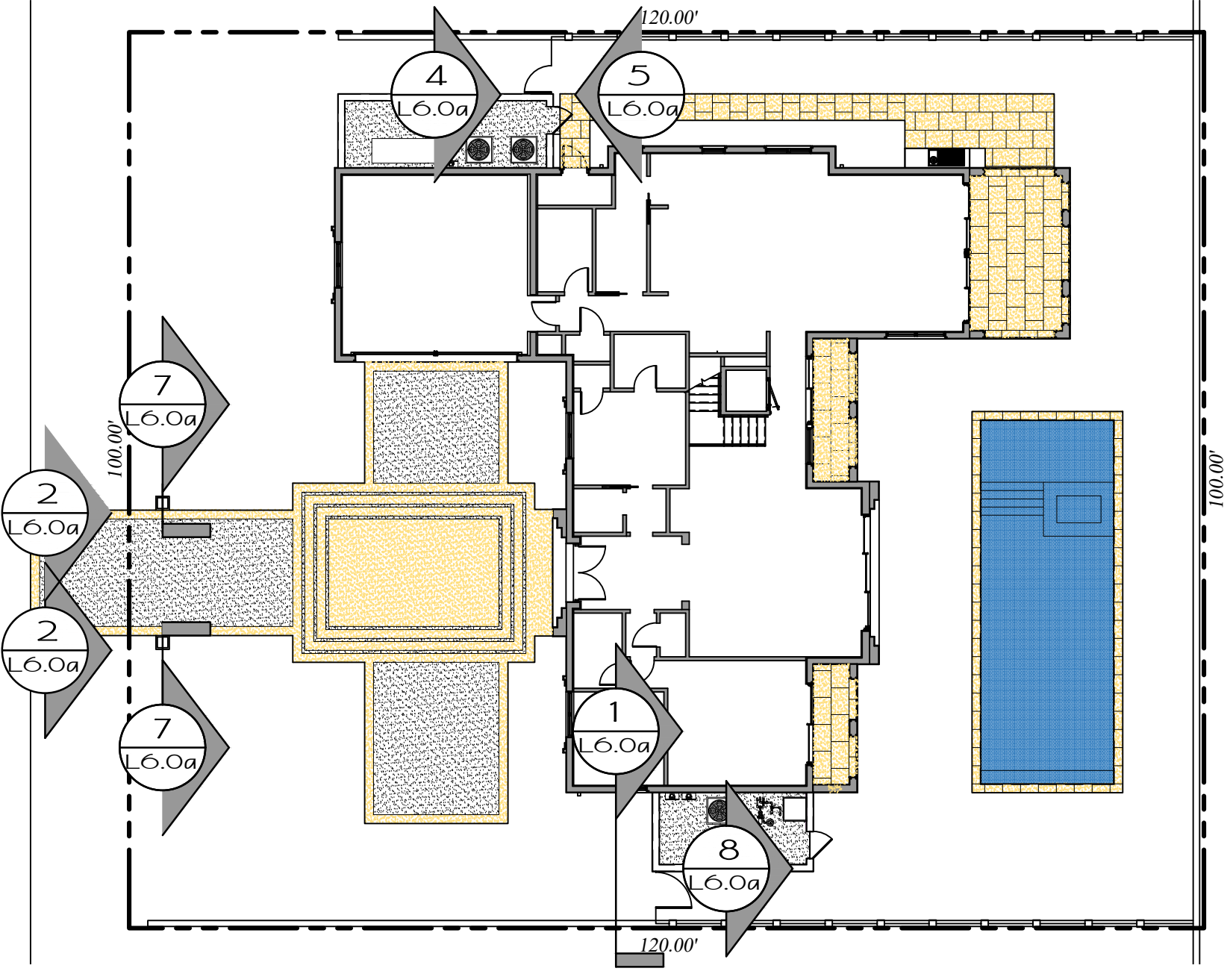
5 Typical Equipment Enclosure Gate
SCALE IN FEET: 3/4"=1'-0"



7 Typical Front Column Section
SCALE IN FEET: 3/4"=1'-0"



8 Typical Wall Section
SCALE IN FEET: 3/4"=1'-0"



3 Site Plan
SCALE IN FEET: 1/8"=1'-0"

Private Residence
2273 Ibis Isle Road
Palm Beach

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DRAWN BY: Lauren Freeman

DATE: 04.29.2024
05.09.2024
05.28.2024
07.01.2024
07.08.2024
07.12.2024

SHEET L6.0a

ARC-24-0025
Site Details
SCALE IN FEET: AS SHOWN

Private Residence
2273 Ibis Isle Road
Palm Beach

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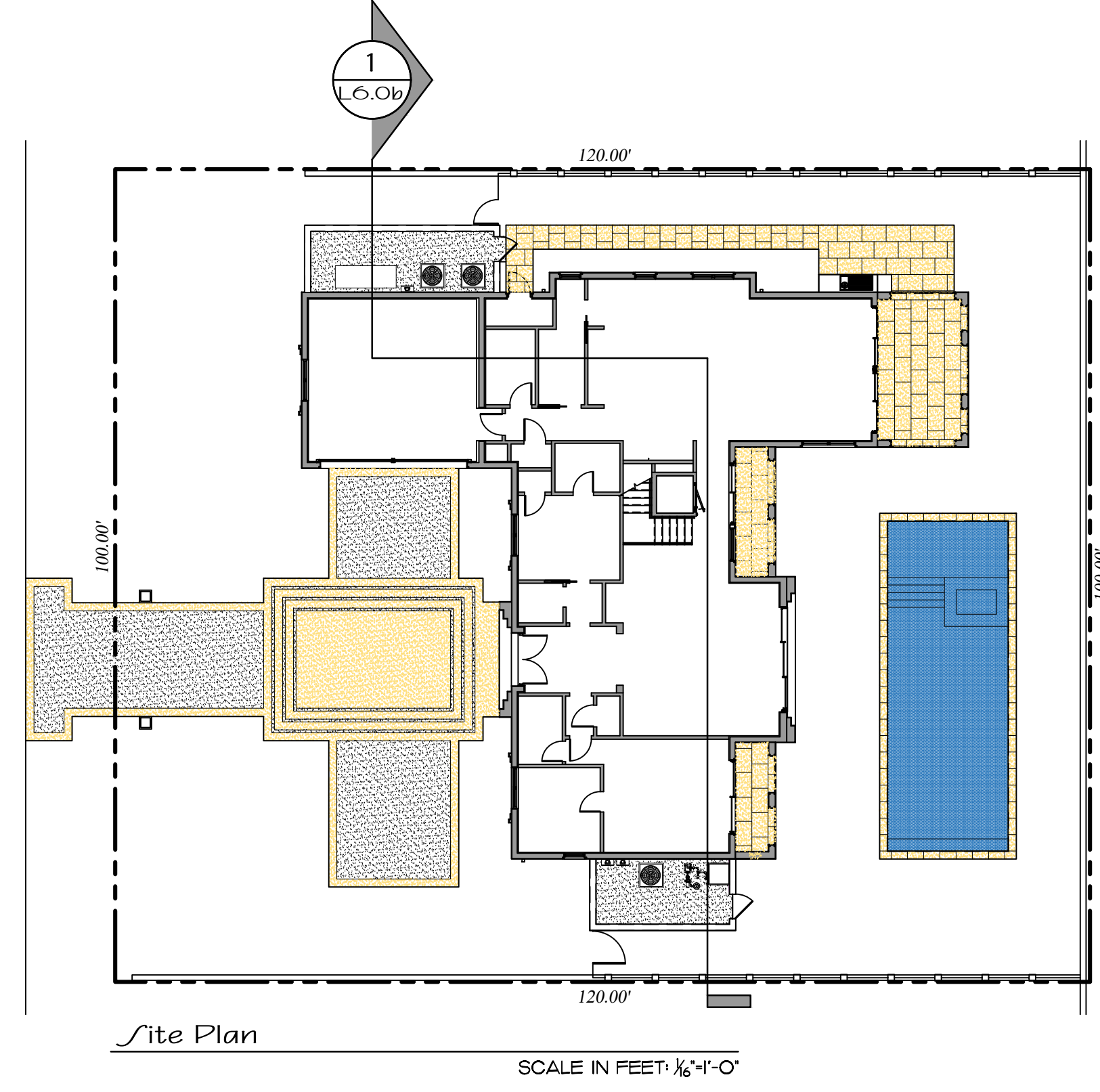
2024
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DATE: 07.01.2024
07.08.2024
07.12.2024

SHEET L6.0b

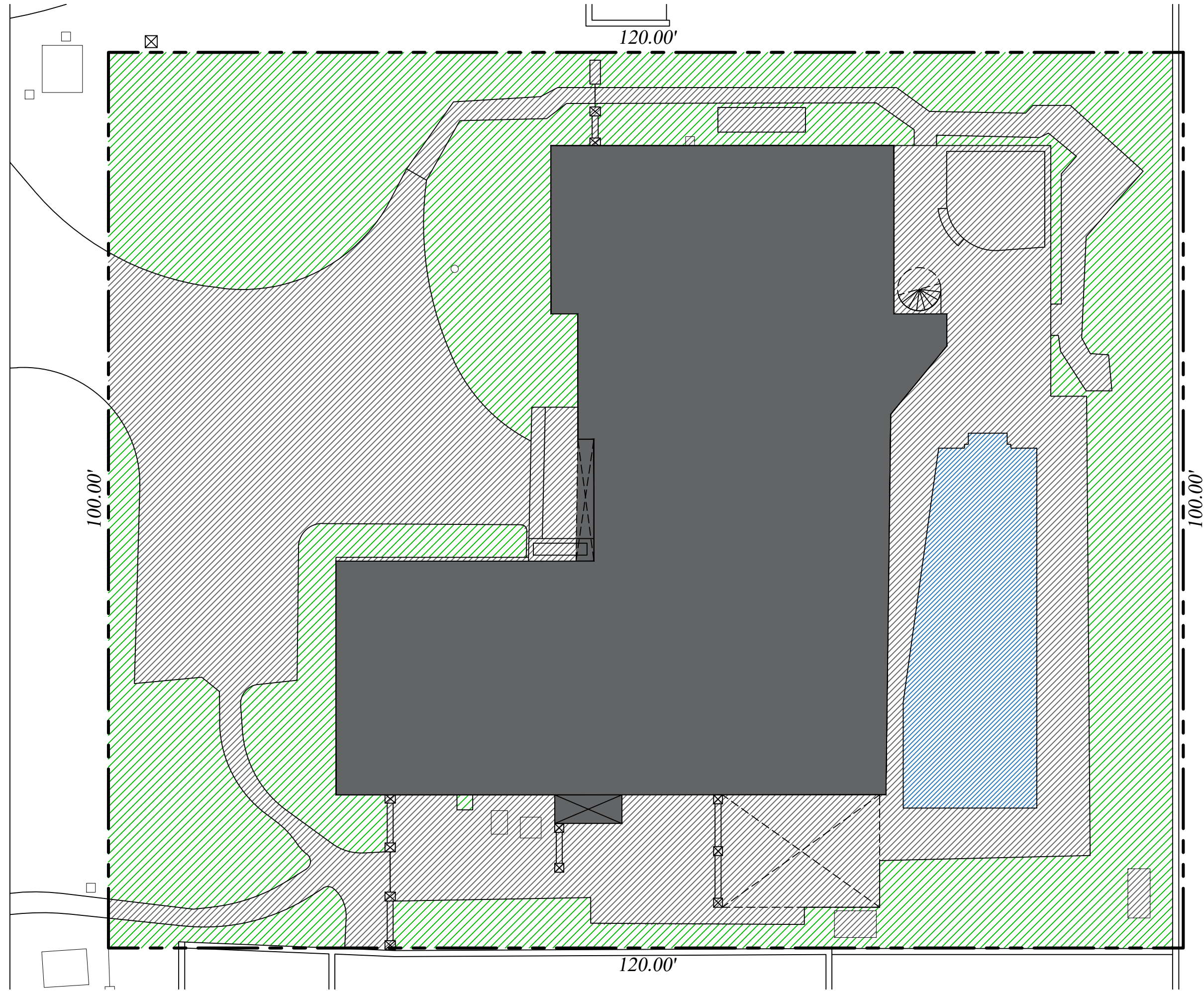


Site Plan
SCALE IN FEET: 1/8"=1'-0"



North-South Yard Equipment Section Diagram
SCALE IN FEET: 3/4"=1'-0"

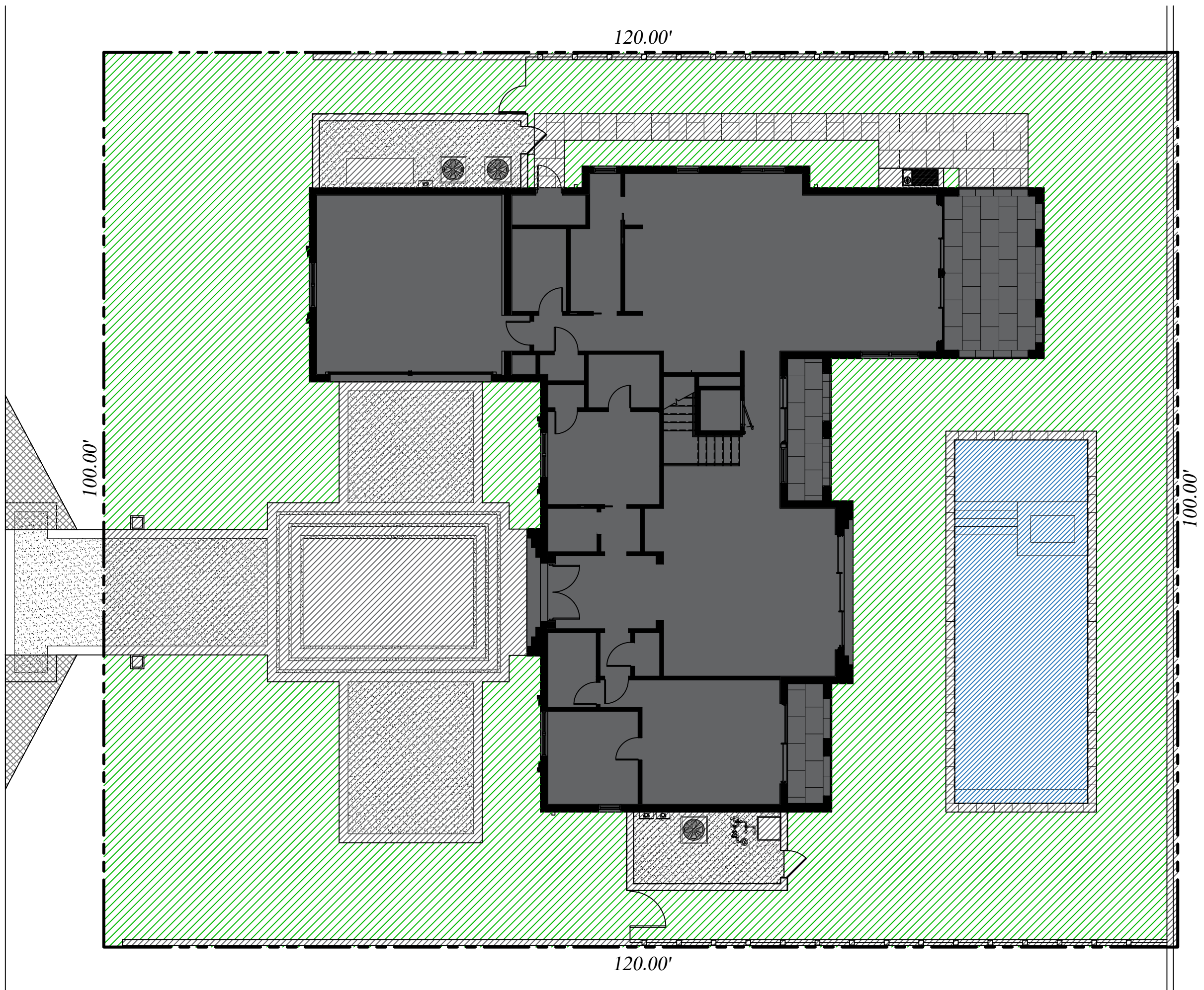
IBIS ISLE ROAD



Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,000 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,400 S.F.	37.08%	4,450 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	57.4%	1,435 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,700 S.F.	74.3%	3,561 S.F.

IBIS ISLE ROAD



Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,000 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,400 S.F.	52.02%	6,242 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	81.2%	2,030 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,700 S.F.	80.7%	3,561 S.F.

Legend

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

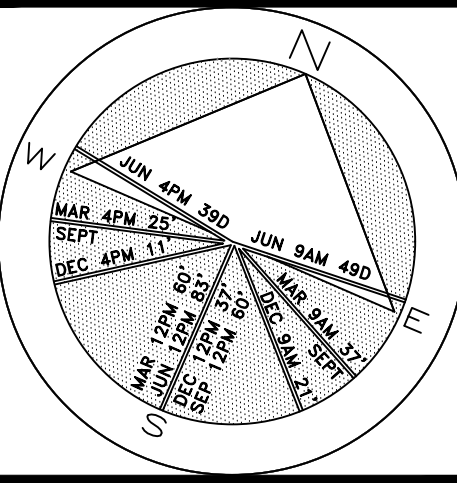
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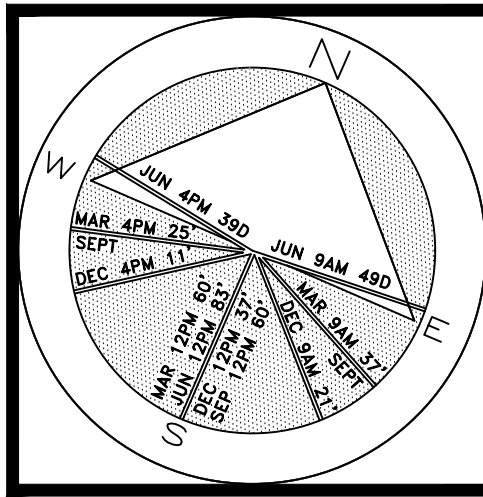
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ARC-24-0025
Site Calculation/Open Space Graphics

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

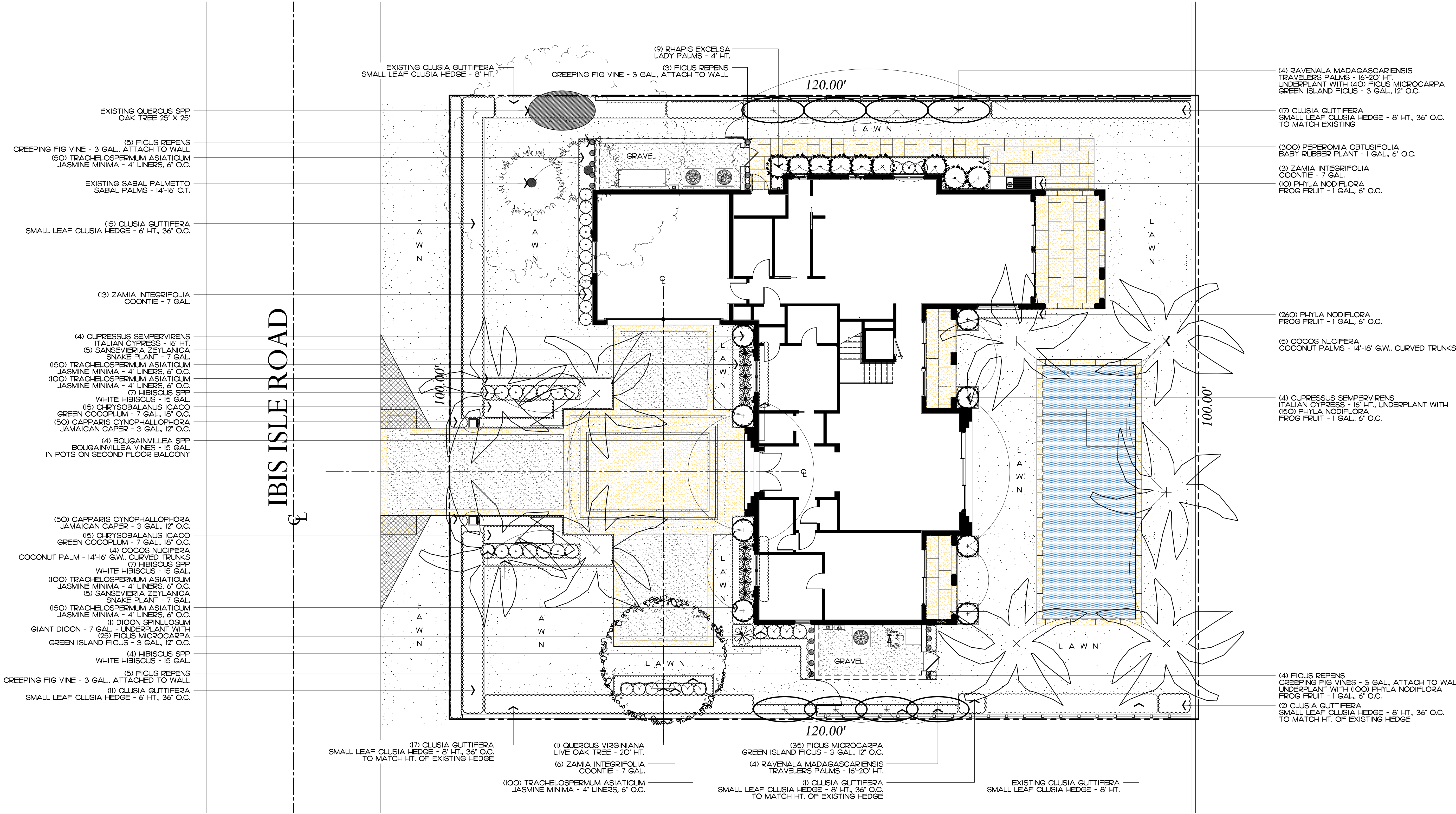
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AREA IN SQ.FT.



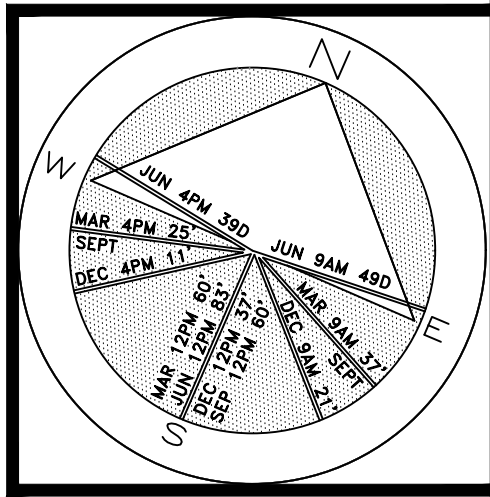
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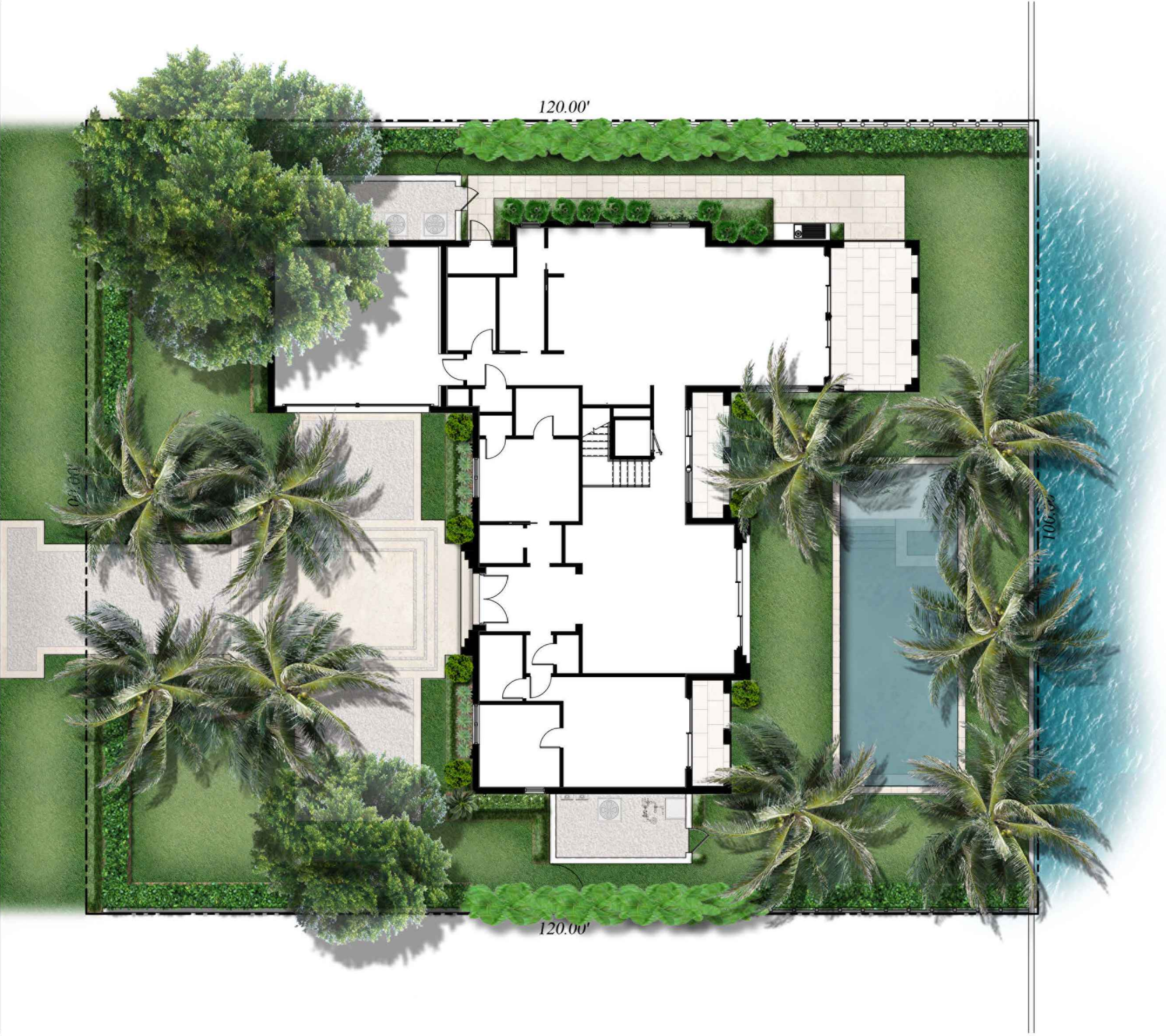
ARC-24-0025
Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

Private Residence
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Palm Beach



JOB NUMBER: # 24039.00 LA
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DATE: 05.09.2024
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07.12.2024

SHEET L7.1



IBIS ISLE ROAD

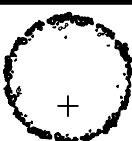
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ARC-24-0025
Rendered Site Plan
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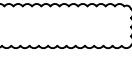
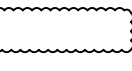
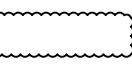
Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	QUERCUS VIRGINIANA LIVE OAK TREE	1	20' HT.	YES
TOTAL: NATIVE SPECIES:		1 1 (100%)		

Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	9	14'-18' G.W., CURVED TRUNKS	NO
	RAVENALA MADAGASCARIENSIS TRAVELERS PALM	8	16'-20' HT.	NO
	RHAPIS EXCELSA LADY PALM	9	4' HT.	NO


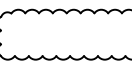
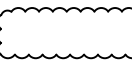
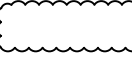

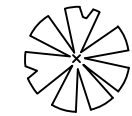




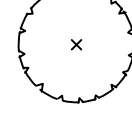
Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PEPEROMIA OBTUSIFOLIA BABY RUBBER PLANT	300	1 GAL., 6" O.C.	NO
	PHYLA NODIFLORA FROG FRUIT	500	1 GAL., 6" O.C.	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	650	4" LINERS, 6" O.C.	NO
TOTAL: NATIVE SPECIES:		1,450 500 (34.8%)		

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
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	4	15 GAL., IN POTS ON SECOND FLOOR BALCONY	NO
	CAPPARIS CYNOPHALLOPHORA JAMAICAN CAPER	100	3 GAL., 12" O.C.	YES
	CHRYSOBALANUS ICACO GREEN COCOPLUM	30	7 GAL., 18" O.C.	YES
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA HEDGE	26 46	6' HT., 36" O.C. 8' HT., 36" O.C.	NO
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	8	16' HT.	NO
	DIOON SPINULOSUM GIANT DIOON	1	7 GAL.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	100	3 GAL., 12" O.C.	NO
	FICUS REPENS CREEPING FIG VINE	17	3 GAL., ATTACHED TO WALL	NO
	HIBISCUS SPP WHITE HIBISCUS	18	15 GAL.	NO
	SANSEVIERIA ZEYLANICA SNAKE PLANT	10	7 GAL.	NO
	ZAMIA INTEGRIFOLIA COONTIE	22	7 GAL.	YES
TOTAL: NATIVE SPECIES:		382 152 (39.8%)		



Town of Palm Beach

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

Landscape Legend		
Property Address:	2273 IBIS ISLE	
Lot Area (sq. ft.):	12,000 SF	
	REQUIRED	PROPOSED
Landscape Open Space (LOS) (Sq Ft and %)	5,400 SF (45% MIN.)	6,242 SF (52.02%)
LOS to be altered (Sq FT and %)	N/A	N/A
Perimeter LOS (Sq Ft and %)	2,700 SF (50% MIN.)	3,561 SF (80.7%)
Front Yard LOS (Sq Ft and %)	1,000 SF (40% MIN.)	2,030 SF (81.2%)
Native Trees %	30% (number of trees)	100% (1)
Native Shrubs & Vines %	30% (number of shrubs & vines)	39.8% (152)
Native Groundcover %	30% (groundcover area)	34.8% (125 SF)

Private Residence
2273 Ibis Isle Road
Palm Beach

JOB NUMBER: # 24039.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.09.2024
05.28.2024
07.01.2024
07.12.2024

SHEET L7.2

COMMERCIAL FERTILIZER:

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

MULCH:

 $\mathcal{SOD}:$

SUBSTITUTIONS:

MEASUREMENTS:

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANT MATERIALS:

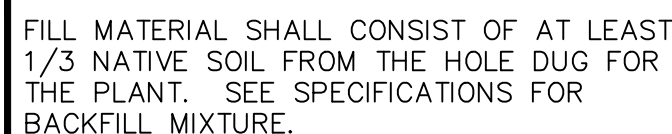
PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE. COLUMBER SEEDLING, LARVAE, AND PUPAE SHALL BE DIVISION OF PLANT SPECIES AND GRADES 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. PLANTS SHALL BE FREE OF ALL DISEASE, INJURY, AND 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 APPROVED BY THE OWNER. PLANTS SHALL BE DELIVERED TO THE OWNER IN NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

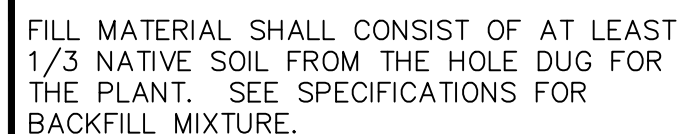
WARRANTY:

MAINTENANCE:

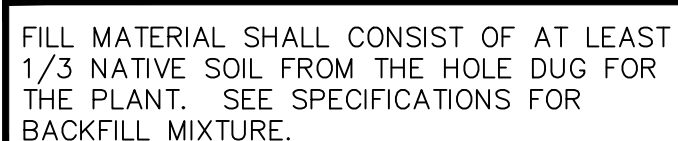
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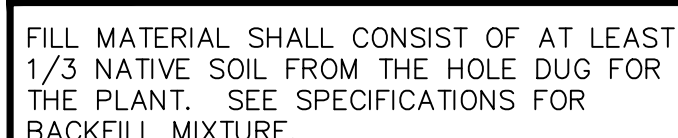
tree planting



shrub planting



irregular and multi-stem tree



palm tree planting



DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architecture 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, negligence or otherwise, 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 SE#20-B Palm Beach, FL 33480
Phone 561.832.4600 Mobile 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, MIA RIA #6666784
Dustin@environmentdesigngroup.com

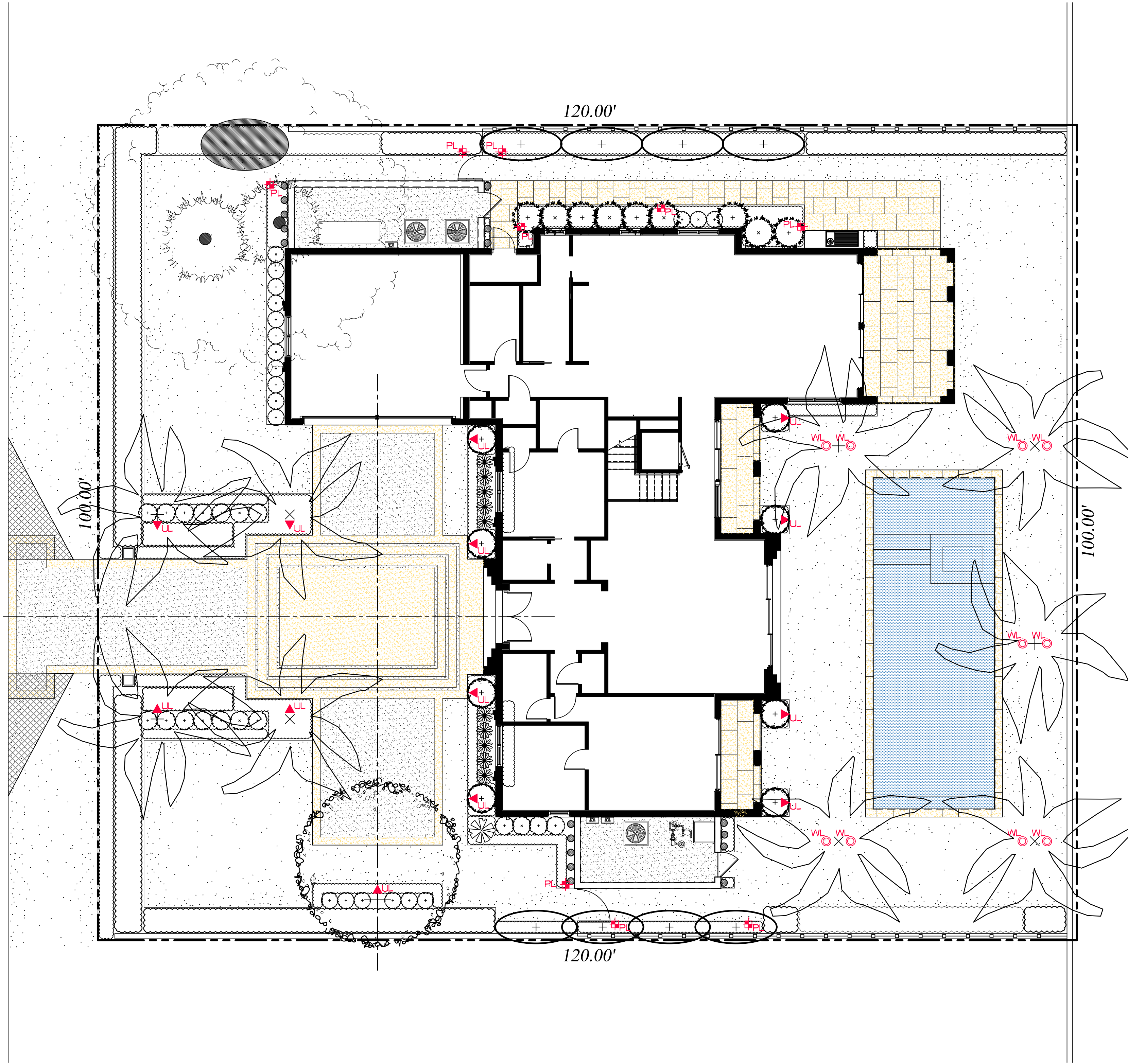
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SHEET L7.3

IBIS ISLE ROAD



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	13
○ WL	WELL LIGHT - AURORALIGHT - LWL5 LIGHTHAUS BRASS FINISH - 9 WATTS - LED 3000K	10
✚ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	9



WELL LIGHT

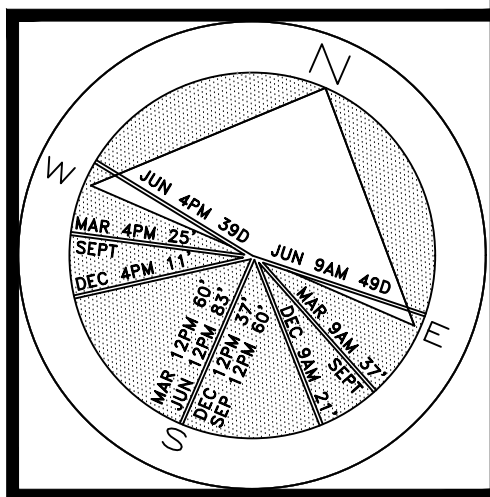


UP LIGHT



PATH LIGHT

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SHEET L8.0

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Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

ARC-24-0025

64 sf.

AREA IN SQ.FT.



West Elevation



South Elevation

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SHEET L9.0



East Elevation



North Elevation

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A
D
I
R
O
L
F

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SHEET L9.1

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Rendered Elevations

SCALE IN FEET



Tabby Drive



Gravel Drive



Coral Stone

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SHEET 10.0