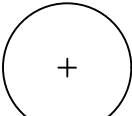
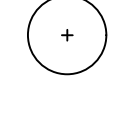
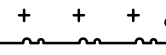


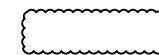

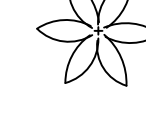
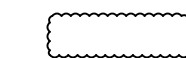

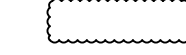







Trees & Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA ROSEA LARGE LEAF CLUSIA	2	18' X18' SPECIMEN	YES
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	2	16'-18' OA HT	YES
	CALOPHYLLUM BRASILIENSIS CALOPHYLLUM TREES	8	6' CT, 16'-18' OA HT, 6' WIDE PLEACHED CANOPY	NO
	ADONIDIA MERRILLII TRIPLE ADONIDIA PALM	4	12'-14' OA HT TRIPLE PALM	NO
	ILEX CASSINE DAHOON HOLLY	6	5'-6' OA HT, CONICAL SHAPE. MATCHING	YES
		2	12'-14' OA HT, CONICAL SHAPE. MATCHING	YES
	RAPANEA PUNCTATA MYRSINE CUBANA TREE	14	16'-18' OA HT	YES
	CYPRESS SEMPERVIRENS CYPRESS TREE	7	10' HT	NO
		2	16' HT. MATCHING	
	PHOENIX ROEBELENI PALM SINGLE PYGMY DATE PALM	2	12'-14' OA HT SINGLE TRUNK	NO
TOTAL TREES:		49		
NATIVE SPECIES:		26 (53%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	SQ. FT.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM ASIATICA JASMINE MINIMA	550	205 SQ FT	6" PLUGS	NO
	MIMOSA STRIGILLOSA SUNSHINE MIMOSA	50	50 SQ FT	1 GAL, 12" O.C.	YES
	RUELIA CAROLINIENSIS PURPLE WILD PETUNIA	158	160 SQ FT	1 GAL, 12" O.C.	YES
TOTAL:		758 / 415 SQ FT			
NATIVE SPECIES:		208 / 210 SQ FT - 50.60%			

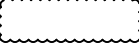
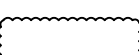
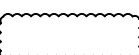




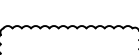
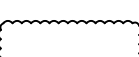
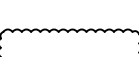





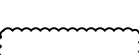
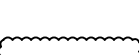
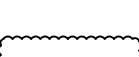


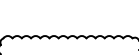
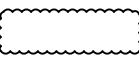
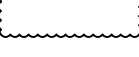
Pots

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS GREEN BUTTOWOOD TREE	4	12'-14' OA HT	YES
	GARDENIA SPP.	2	7 GAL.	NO
	CITRUS SPP. CITRUS TREES	2	5' OA HT	NO
	JASMINE 'NETTY'	4	7 GAL.	NO
	CANANGA ODORA VAR. FRUTICOSA DWARF YLANG YLANG TREE	2	5' OA HT	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
	ERNODEA LITTORALIS BEACH CREEPER	30	3 GAL, 18" O.C.	YES
	ILEX GLABRA INKBERRY	26	3' OA HT, 36" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	130	3 GAL, 15" O.C.	NO
	BOUGAINVILLEA SPP BOUGAINVILLEA SPHERE	4	4'X4' SPHERE	NO
	BOUGAINVILLEA VINE COLOR TO BE DETERMINED COLOR TO BE DETERMINED	4 6	6' OA HT 8' OA HT COLOR TO BE DETERMINED ATTACHED TO WALL	NO NO
	BEGONIA X HYBRIDACOMMON PINK DRAGON WING BEGONIA	80	3 GAL, 18" O.C.	NO
	NERIUM OLEANDER ICE PINK OLEANDER	167	3 GAL, 18" O.C.	NO
	CYPERUS PAPYRUS EGYPTIAN PAPER REED	2	6'-7' OA HT	NO
	RHAPHIDOPHORA TETRASPERMA MONSTERA MINIMA	3	7 GAL	NO
	SEPHRYANTHES ATAMASCO ATAMASCO LILY	3	3 GAL	YES
	CEPHALANTHUS OCCIDENTALIS BUTTON BUSH	2	7 GAL	YES
	RAPHIS EXCELSA LADY PALM	20	3' OA HT. 24" O.C.	NO
	ALOCASIA ODORA 'CALIFORNIA' ELEPHANT EAR	8	7 GAL	NO
	CHRYSOBALANUS ICACO GREEN COCOPLUM	50	7 GAL, 24" O.C.	YES
	CHRYSOBALANUS ICACO COCOPLUM HORIZONTALIS	80	3 GAL, 15" O.C.	YES
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	8 8	8' OA HT 6' OA HT ATTACHED TO WALL VARIOUS PATTERNS	NO
	LANTANA INVOLUCRATA WHITE LANTANA	124 12	3 GAL, 18" O.C. 7 GAL, 24" O.C.	YES YES
	HYDRANGEA QUERCIFOLIA OAK-LEAF HYDRANGEA	44	3 GAL, 18" O.C.	YES
	PINK 'MAUI' IXORA PINK IXORA	100	3 GAL, 15" O.C.	NO
	SERISSA FOETIDA CARMONA BORDER	600	1 GAL, 12" O.C. TIGHTLY PLANTED	NO
	MYRCIANTHES FRAGRANS SIMPSON STOPPER	30 70	3 GAL, 18" O.C. 7 GAL, 3' OA HT, 24" O.C.	YES YES
	GAURA LINDHEIMERI PINK LINDHEIMERI BUTTERFLY PLANT	24	3 GAL, 18" O.C.	YES
	PHILODENDRON MONSTERA PHILODENDRON SPP.	20	7 GAL, 24" O.C.	NO
	DURANTA ERECTA GOLD DURANTA	12	3 GAL, 15" O.C.	NO
	THUNBERGIA GRANDIFLORA PURPLE SKY VINE	1	7 GAL. ATTACHED TO WALL	NO
TOTAL:		1,644		
NATIVE SPECIES:		495 (30%)		

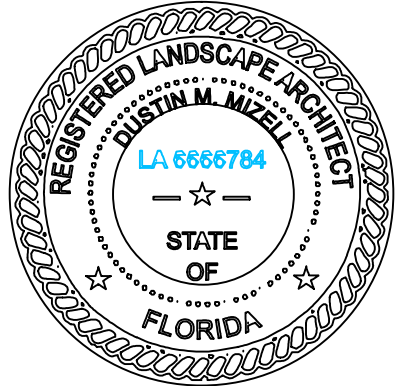
FINAL PLAN SET
SEPTEMBER 18, 2024 LPC

ENVIRONMENTAL 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. #6666784
dustin@environmentaldesigngroup.com



Private Residence
860 South Ocean
Town of Palm Beach

JOB NUMBER: # 24088.00 LA
DRAWN BY: Grace Walton
Allison Padilla
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L8.O

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 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.

COA-24-0014
Plant Schedule

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 BGB 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 (CT) - 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 MARKED 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 BERMLADA OR NUT GRASS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10' - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO 'STANDARDIZED PLANT NAMES', 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH 'GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II', LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT 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 PERIOLUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.
-

WARRANTY:

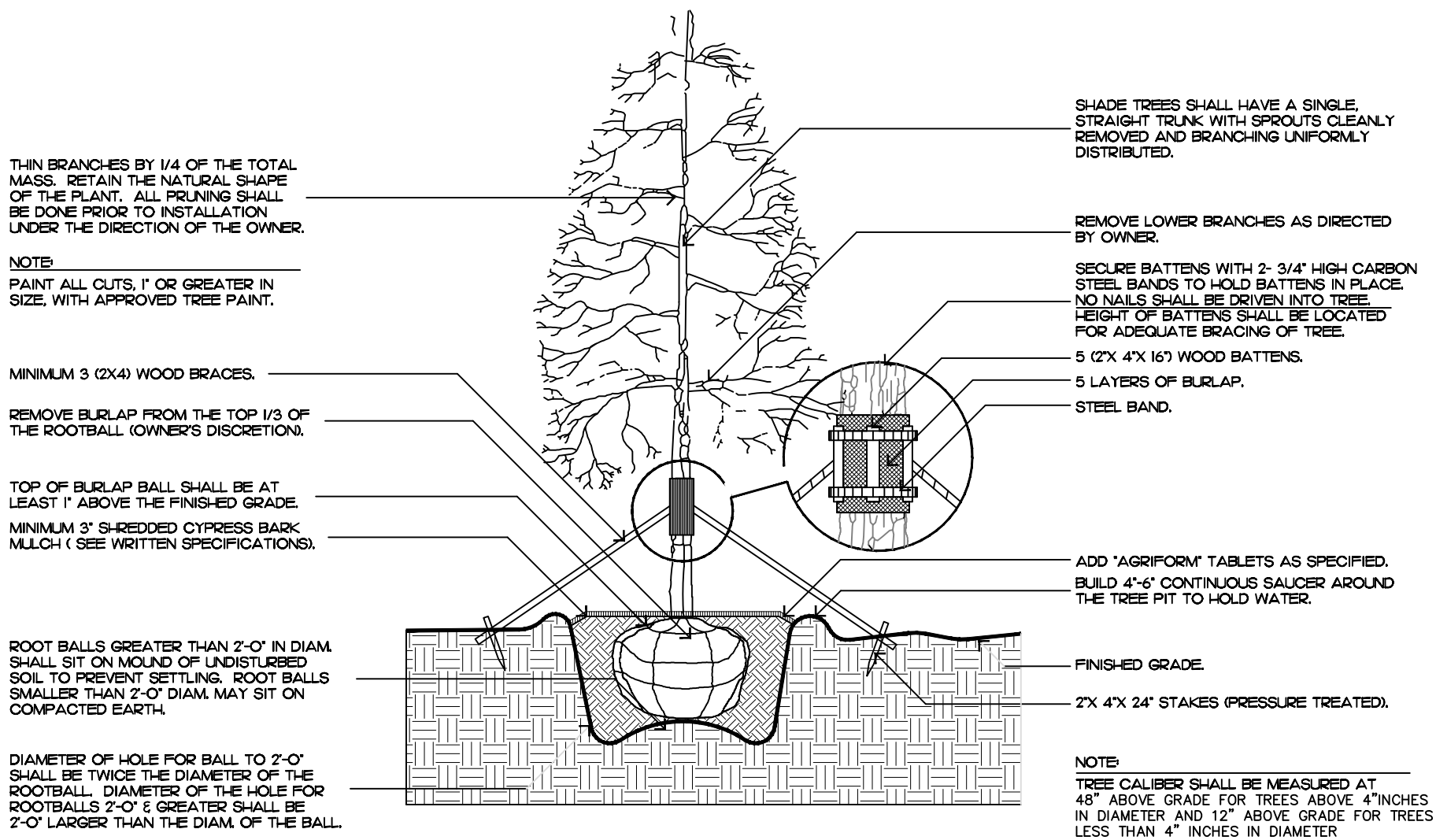
WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION EXCEPT AS MAY RESULT FROM NEGLIGENCE BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOVING 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.

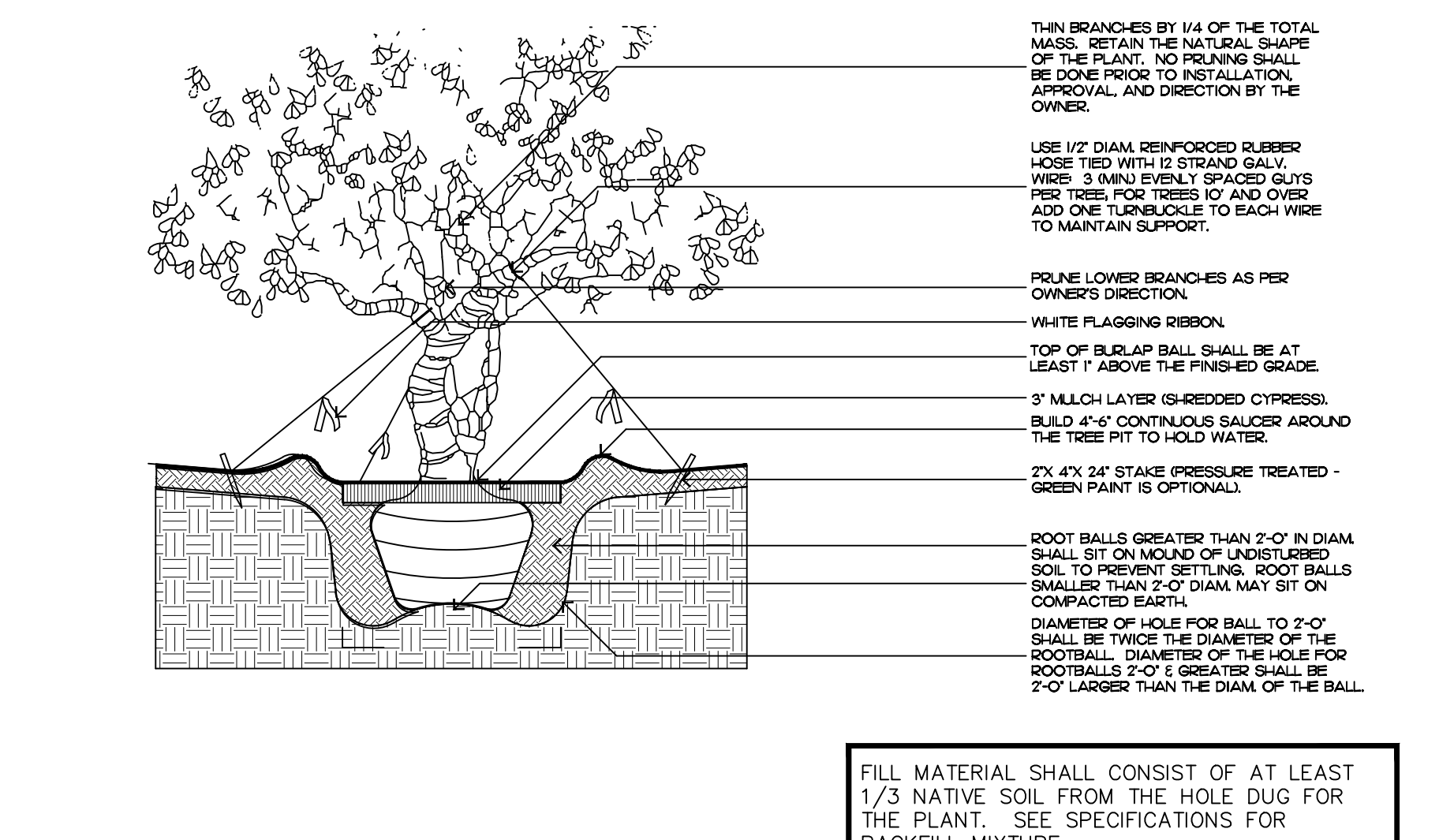
COA-24-0014

Planting Details & Specifications

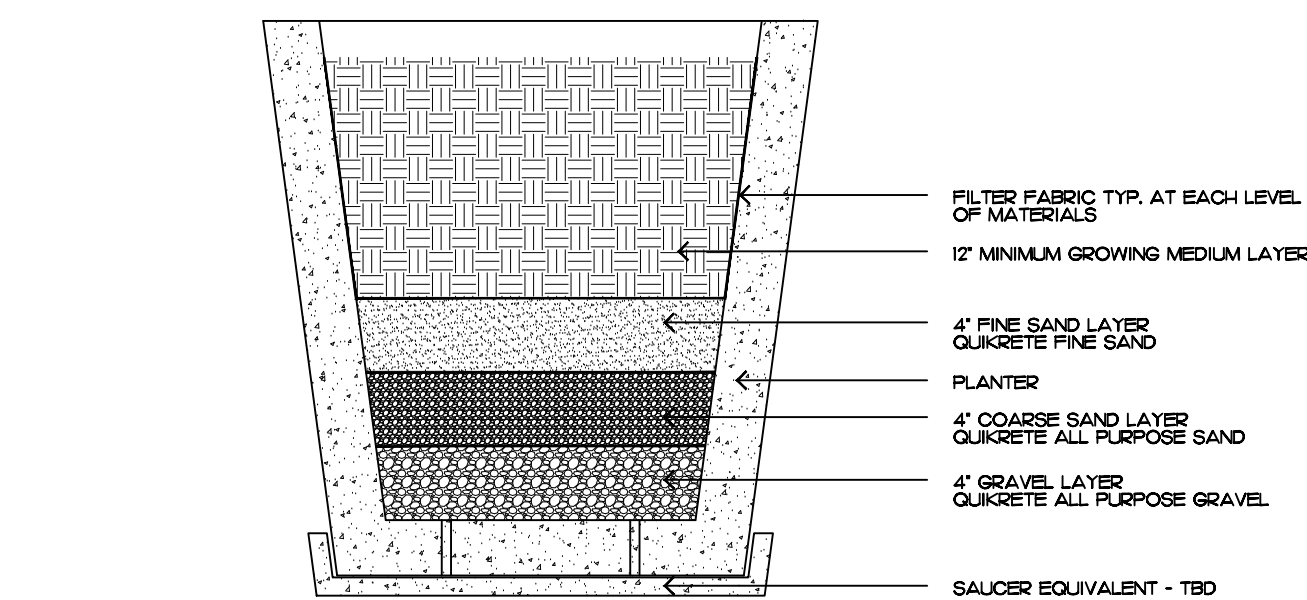


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

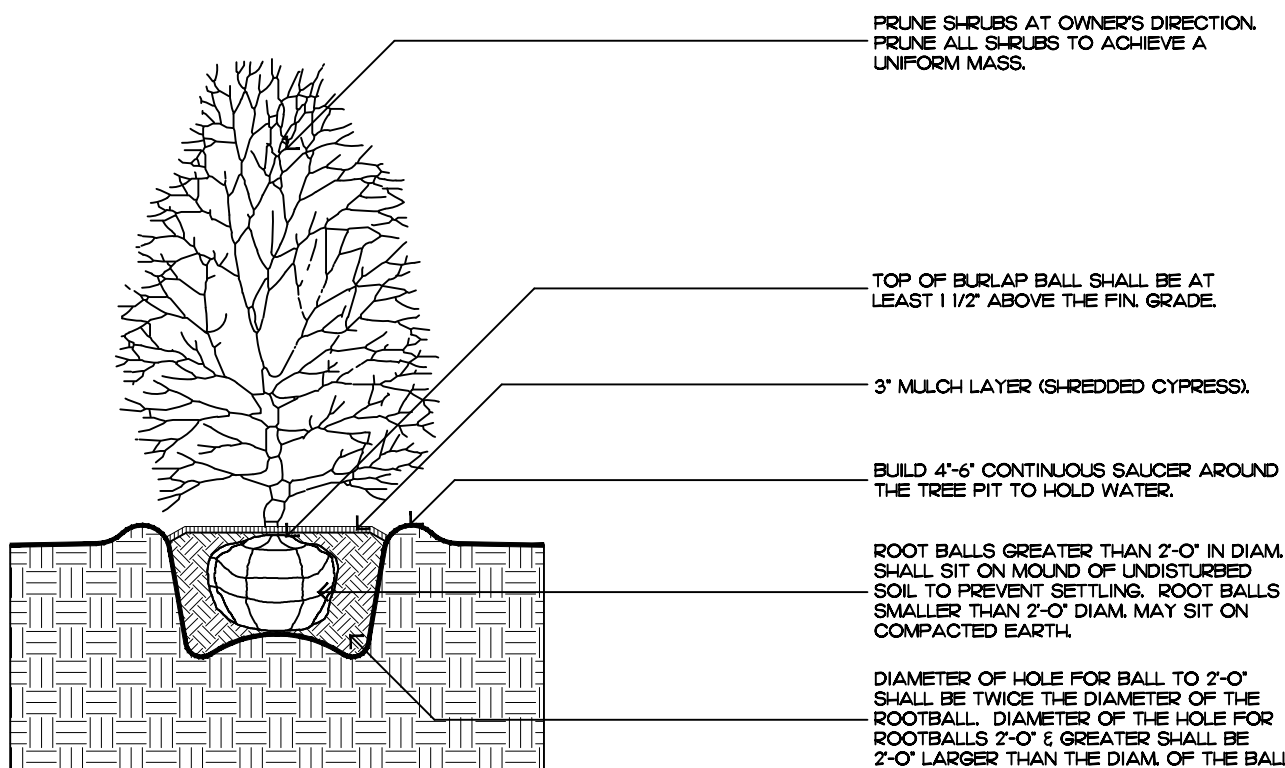
tree planting



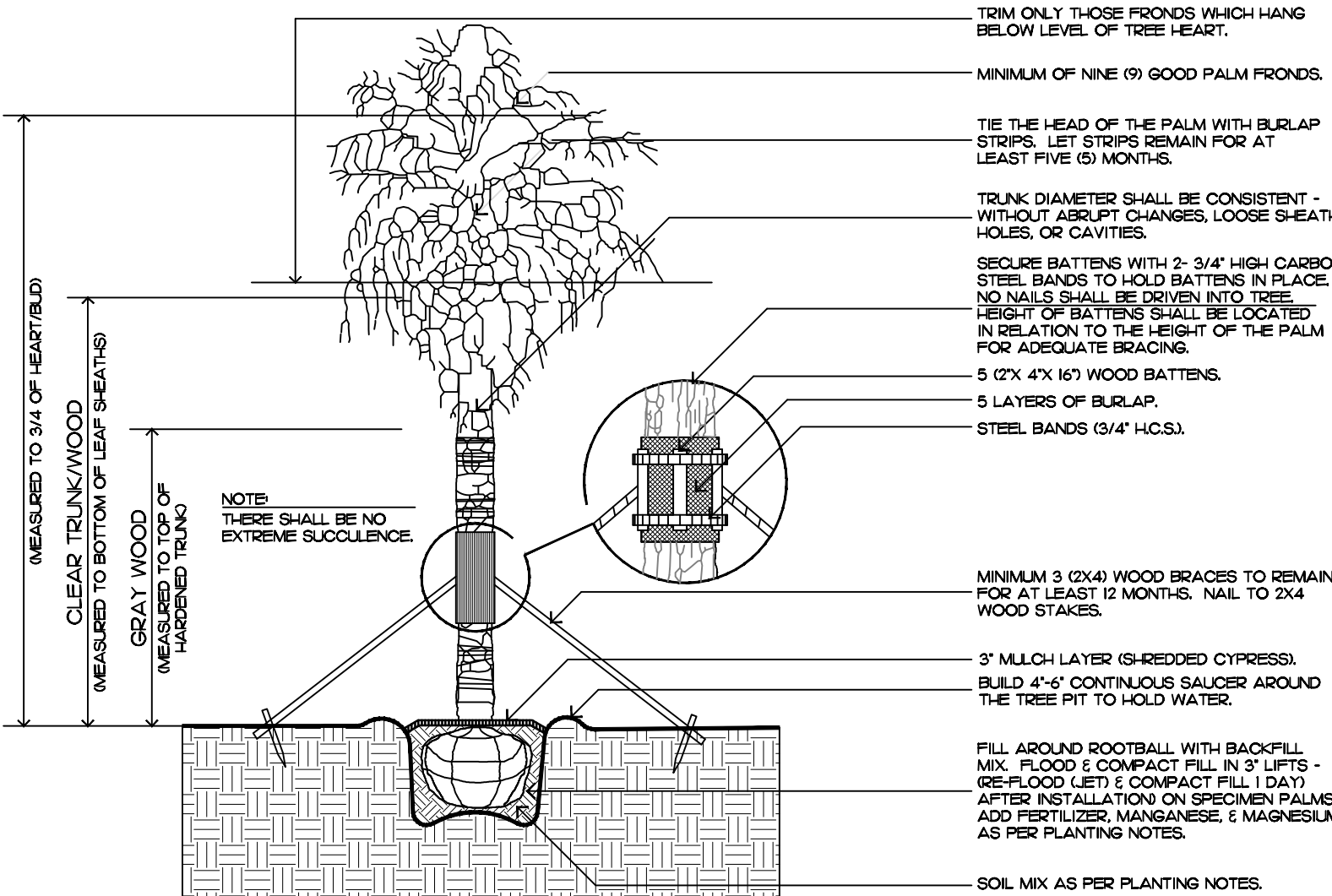
irregular and multi-stem tree



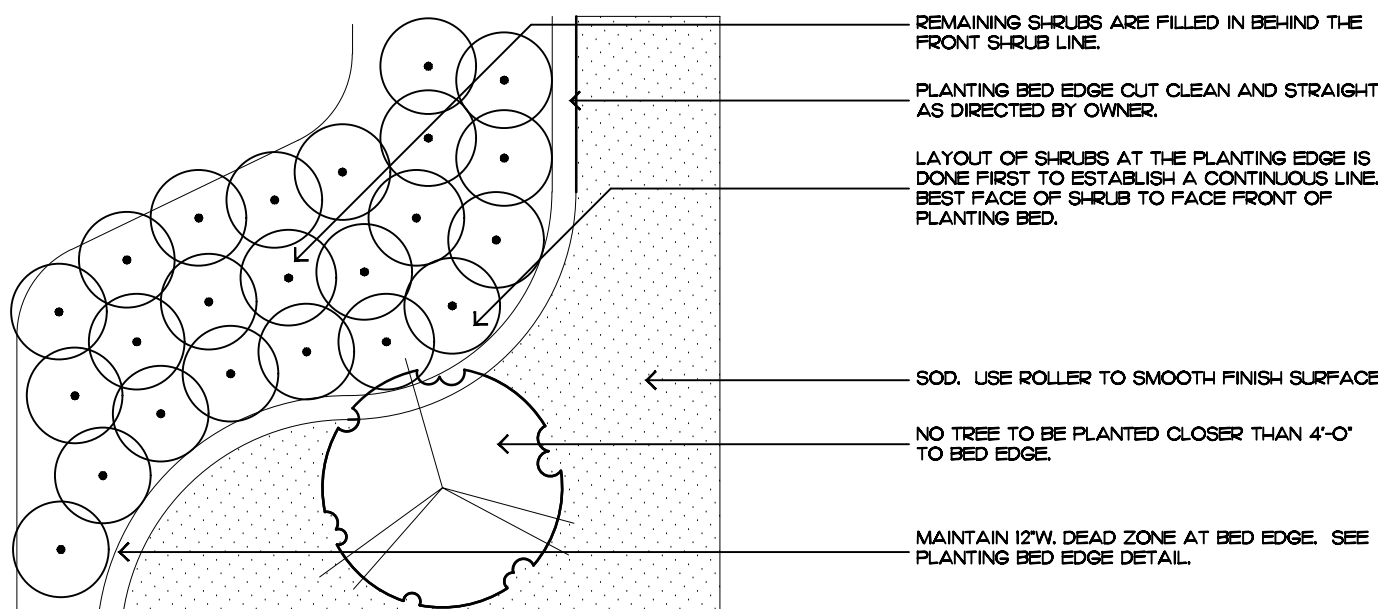
Typical Planter Sediment Filtration Detail



shrub planting



palm tree planting



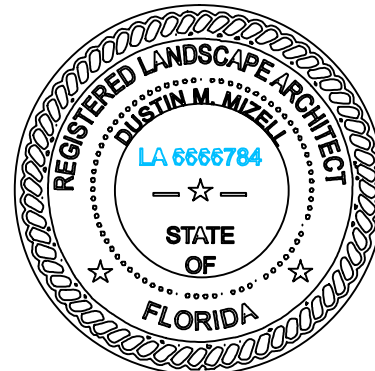
shrub & ground cover layout

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.

ENVIRONMENT
DESIGN
GROUP
139 North County Road #20-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. #6666784
Dustin@environmentdesigngroup.com



Private Residence
860 South Ocean
Town of Palm Beach

JOB NUMBER: # 24088.00 LA
DRAWN BY: Dustin Mizell
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L8.4



North Elevation (Partial)



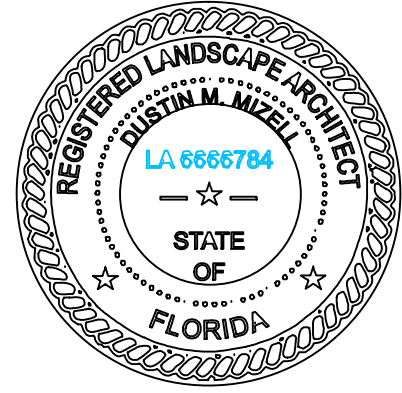
South Elevation (Partial)

ENVIRONMENT
DESIGN
GROUP

139 North County Road 570-8 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
860 South Ocean
Town of Palm Beach

JOB NUMBER: # 24088.00 LA
DRAWN BY: Grace Walton
Allison Padilla
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L10.1

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, 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.

COA-24-0014

Rendered Landscape Elevations (Interior)

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



North Elevation View from Neighboring Property (Partial)



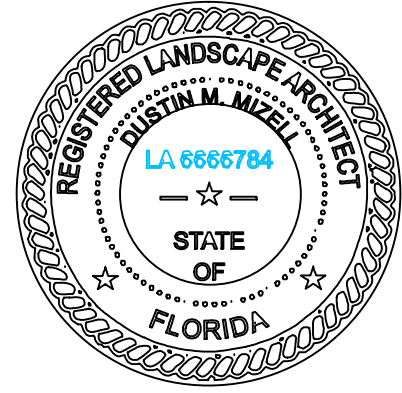
South Elevation View from Neighboring Property (Partial)

ENVIRONMENT
DESIGN
GROUP

139 North County Road 570-8 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
860 South Ocean
Town of Palm Beach

JOB NUMBER: # 24088.00 LA
DRAWN BY: Grace Walton
Allison Padilla
DATE: 07.11.2024
07.29.2024
08.12.2024

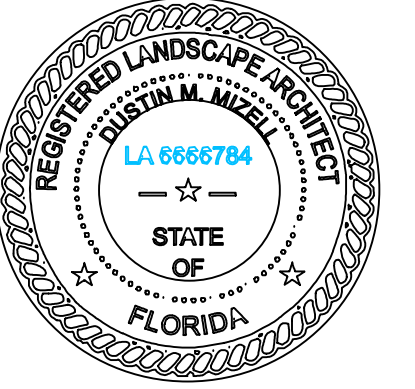
SHEET L10.2

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.

COA-24-0014
Rendered Landscape Elevations
SCALE IN FEET: 3/16"=1'-0"



Private Residence
860 South Ocean
Town of Palm Beach

JOB NUMBER: # 24088.00 LA
DRAWN BY: Grace Walton
Allison Padilla
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L10.3



West Elevation

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.

COA-24-0014

Rendered Landscape Elevations (Interior)
SCALE IN FEET: 3/16"=1'-0"



West Elevation From South County 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.

COA-24-0014

Rendered Landscape Elevations

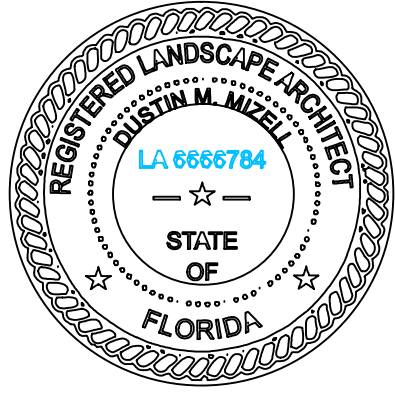
SCALE IN FEET: 3/16"=1'-0"

ENVIRONMENT
DESIGN
GROUP

139 North County Road S#20-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
860 South Ocean
Town of Palm Beach

JOB NUMBER: # 24088.00 LA
DRAWN BY: Grace Walton
Allison Padilla
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L10.4



Section/Elevation
Southern View



Section/Elevation
Northern View

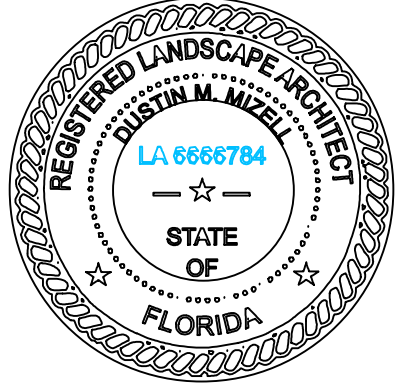
COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed 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.

COA-24-0014
Rendered Landscape Elevations
SCALE IN FEET: 3/8"=1'-0"

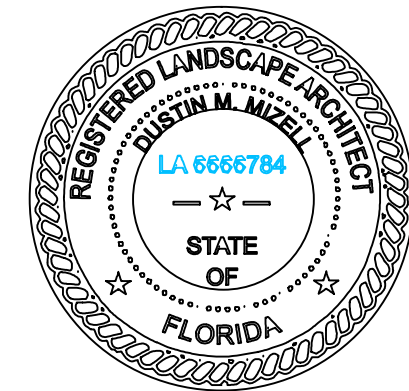
**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 570-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com



Private Residence
860 South Ocean
Town of Palm Beach

JOB NUMBER: # 24088.00 LA
DRAWN BY: Grace Walton
Allison Podilla
DATE: 07.11.2024
07.29.2024
08.12.2024

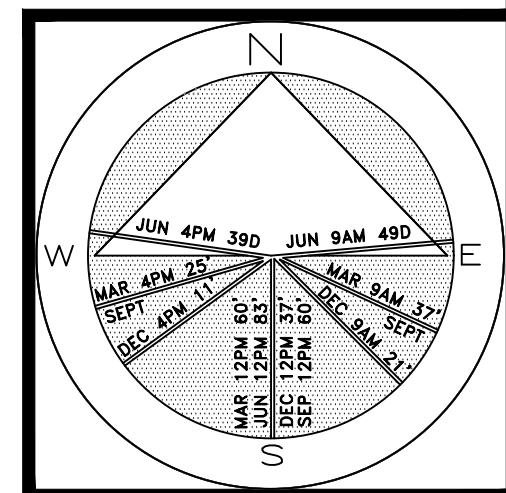
SHEET L10.5



A

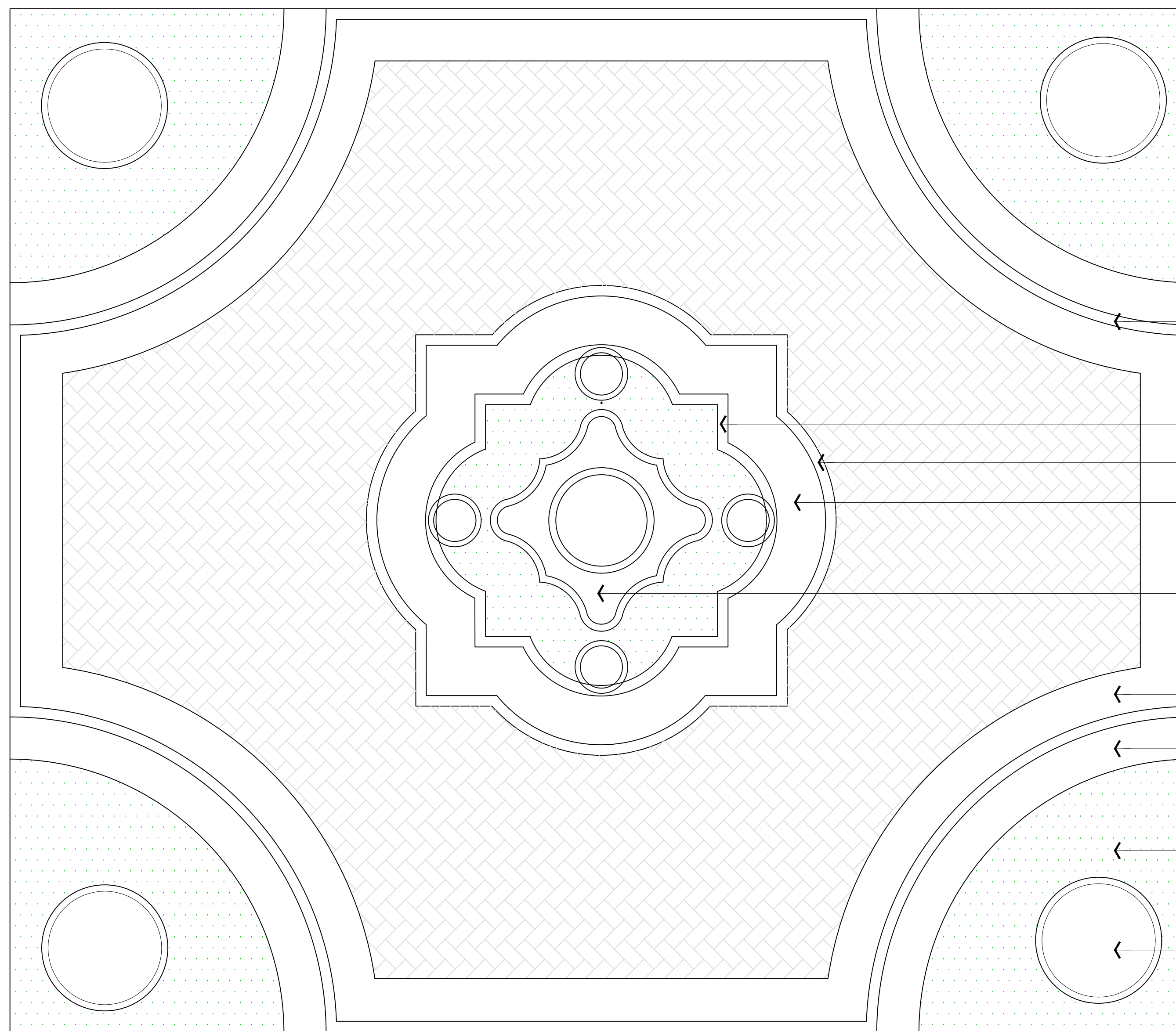
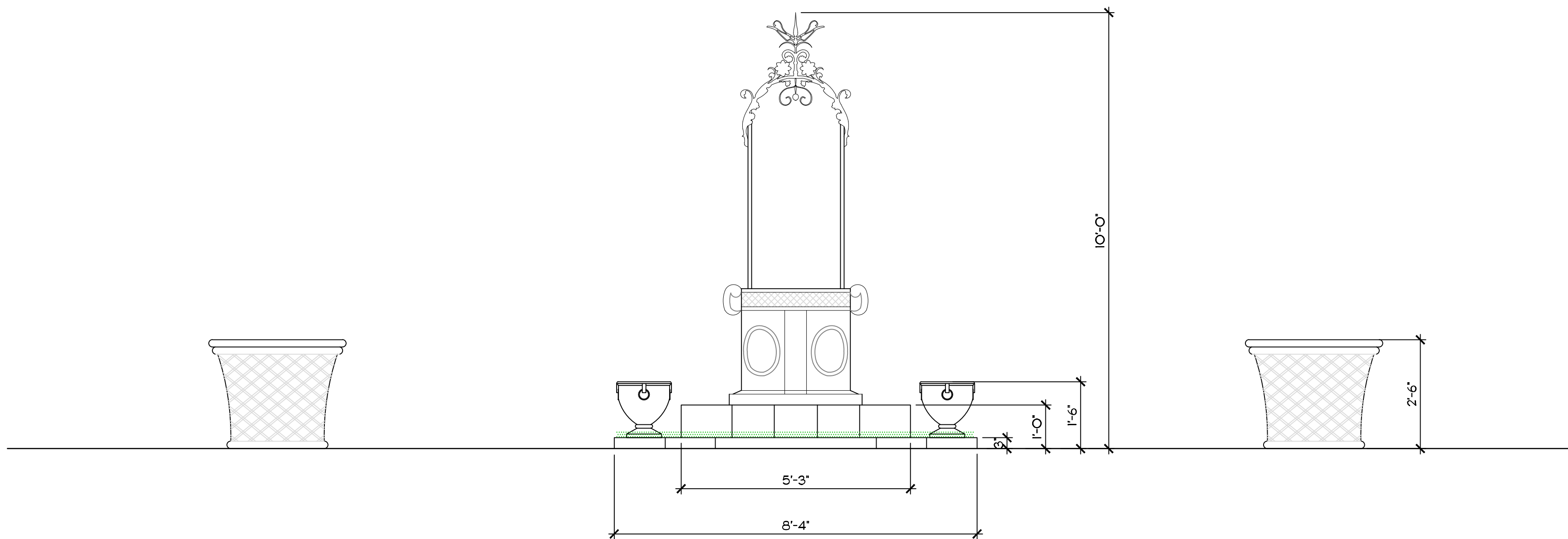
Private Residence
860 South Ocean
Town of Palm Beach

F



JOB NUMBER: # 24088.00 LA
DRAWN BY: Grace Walton
Allison Padilla
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET LD.1



WHITE MARBLE BANDING

WHITE MARBLE BANDING

CORAL STONE

WHITE MARBLE

CORAL STONE

PLANTING

LIGHT GRAY STONE
PLANTER

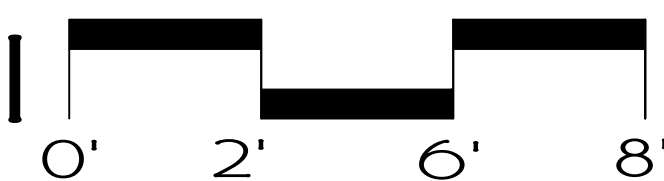
COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed 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.

COA-24-0014

Well Detail



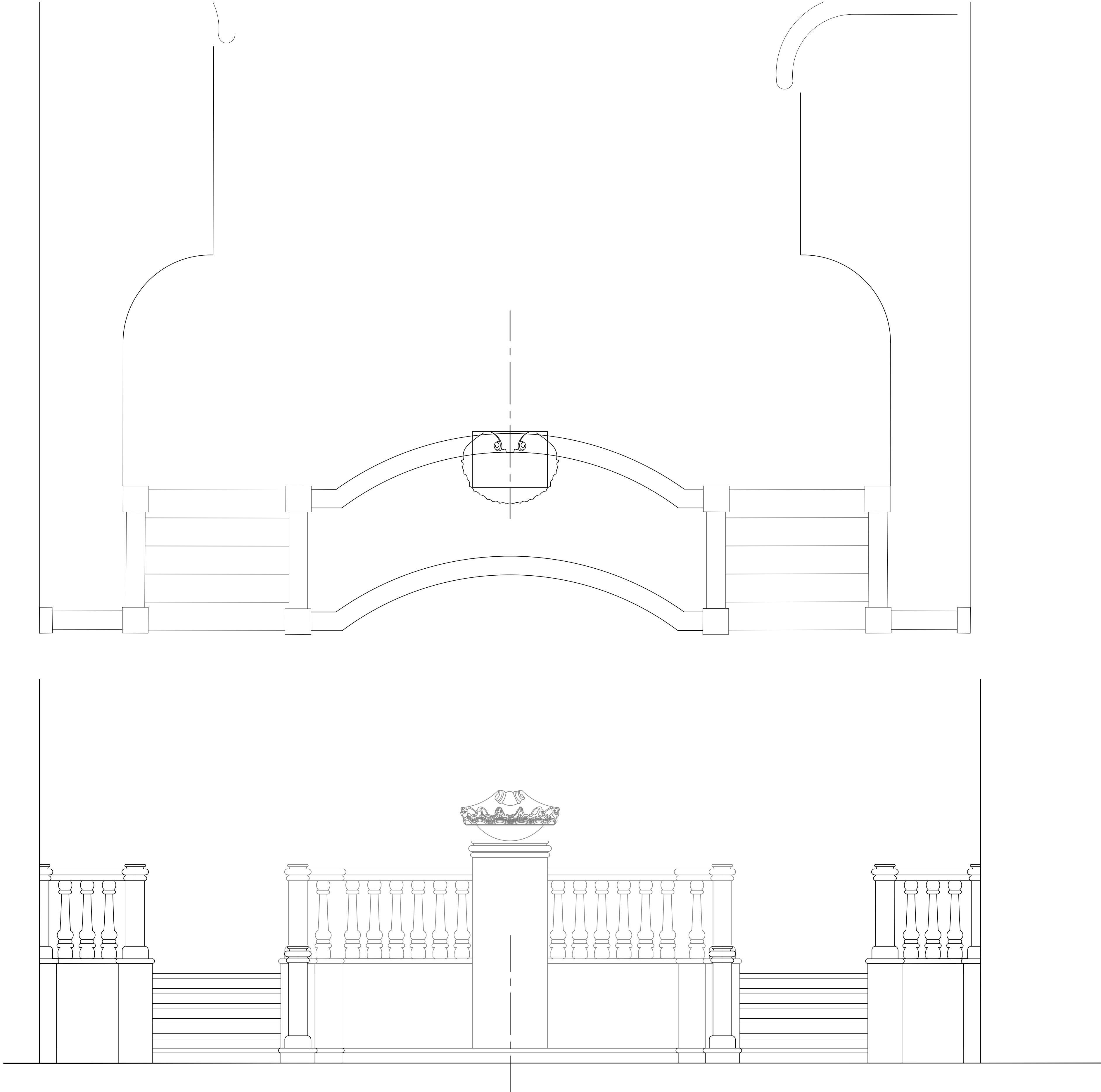
COPYRIGHT: 2024
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed 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.

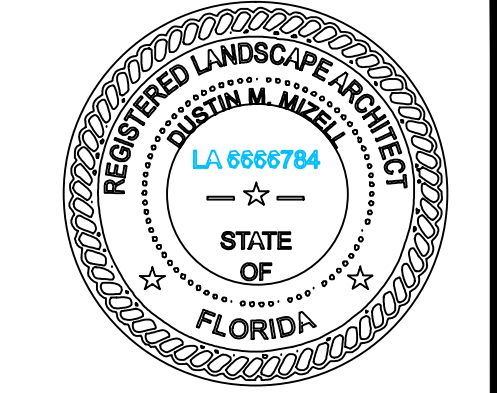
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

COA-24-0014

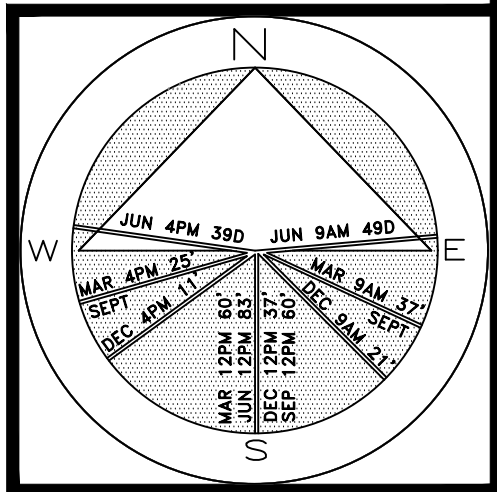
Balustrade Detail



**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 570-8 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
860 South Ocean
Town of Palm Beach



JOB NUMBER: # 24088.00 LA
DRAWN BY: Grace Walton
Allison Padilla
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET LD.2

LEGEND

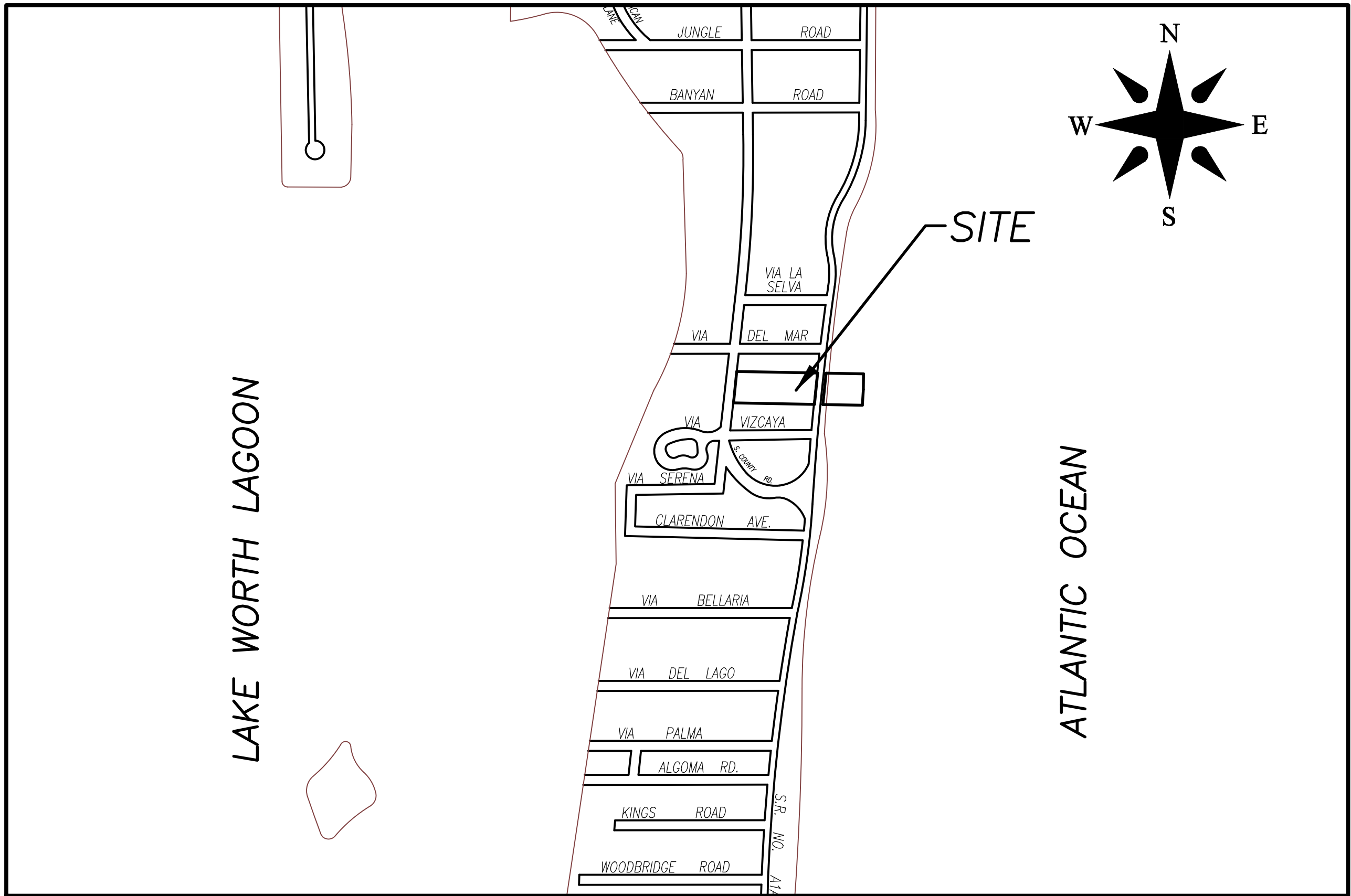
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
FTN. = FOUNTAIN
G.M. = GAS METER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
S/W = SIDEWALK
T.O.B. = TOP OF BANK
TOW = TOP OF WALL ELEVATIONS
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
ℓ = BASELINE
℄ = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
◉ = IRON PIPE FOUND (AS NOTED)
◐ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #4569)
ℓ = PROPERTY LINE
℄ = UTILITY POLE
⊠ = FIRE HYDRANT
⊞ = WATER METER
M = WATER VALVE
X = LIGHT POLE

BOUNDARY SURVEY FOR:
JOHN J. CAFARO, AS TRUSTEE OF THE JOHN J. CAFARO
REVOCABLE FAMILY TRUST U/A/D 11/1/95
THE WILLIAM M. CAFARO TRUST U/A/D 10/17/1957

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

John J. Cafaro, as Trustee of The John J. Cafaro Revocable Family Trust u/a/d 11/1/95
The William M. Cafaro Trust u/a/d 10/17/1957
Alley, Maass, Rogers & Lindsay, P.A.
Chicago Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.



VICINITY SKETCH N.T.S.

PROPERTY ADDRESS:
880 S. Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:
The South 50 feet of the North 1291.52 feet of Government Lot 1, East of County Road, and the South 100 feet of the North 1391.52 feet of Government Lot 1, East of County Road, in Section 35, Township 43 South, Range 43 East, more particularly described as follows:
BEGINNING at a point on the waters marking the East shore of Lake Worth which is 1046.3 feet North at right angles from the South line of the property of E. Clarence Jones, known as Vita Serena;
thence East on a line parallel with the said South line of the property of E. Clarence Jones to the Atlantic Ocean;
thence South along the waters of the Atlantic Ocean to a point which is 150 feet at right angles from the last mentioned course;
thence West on a line parallel with the said South line of the property of E. Clarence Jones 634.42 feet to the center of County Road;
thence in a Northerly direction 100.36 feet at an angle of 85 degrees 02' 30" to right to a point in the center of County Road;
thence West on a line parallel with the said South line of the property of E. Clarence Jones to the waters of Lake Worth;
thence Northerly at an angle of 83 degrees 33" to right along the waters of Lake Worth to the **POINT OF BEGINNING**. Being a strip of land in Section 35, Township 43 South, Range 43 East, excepting therefrom that certain real property conveyed by Marthas A. Kolb and Edward O. Kolb, her husband, to Edward J. Schellentrager by Warranty Deed dated May 2, 1945 and recorded in Deed Book 720, page 154, Palm Beach County, Florida, Public Records.

SUBJECT, however, to an easement for the Ocean Boulevard and the County Road as each is laid out and in use.

BEING part of the same premises deeded to Broadstairs Development, Incorporated, a Florida corporation, as Grantee, by John Seger, as Grantor, by Deed dated May 1, 1926, and recorded in Deed Book 379, Page 449, of the Public Records of Palm Beach County, Florida.

TITLE COMMITMENT REVIEW						
CLIENT:	ANTHONY M. CAFARO, WILLIAM A. CAFARO, ALYCE CAFARO MARTIN, ANTHONY M. CAFARO, JR., TIMOTHY MATINE AND MARK J. BECK, AS TRUSTEES	COMMITMENT NO. :	8681346	DATE: JULY 23, 2020		
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. :	97-1009.9			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 5	N/A	Standard Exceptions				•
6	DB 108, PG 35	Easement granted to West Palm Beach Telephone Company by right-of-way granted dated February 28, 1918 (not defined, believed to be within S. County Road right-of-way)		•		
7	DB 788, PG 272	Dedication to the Town of Palm Beach	•			
8	ORB 6767, PG 1355	Certificate of Notification of Designation of Certain Properties as Landmarks		•		
9	N/A	Right-of-Way of Ocean Blvd.	•			
10	N/A	Riparian Rights				•
11	N/A	No insurance to any land lying below the mean or ordinary high water line	•			
12	N/A	Rights of the Public to use the land				•
13	N/A	No insurance to any portion of the land lying seaward of the Erosion Control Line (no Erosion Control Line provided)			•	
14	ORB 22265, PG 1700 ORB 31419, PG 659	Mortgage and its modified				•

FLOOD ZONE:

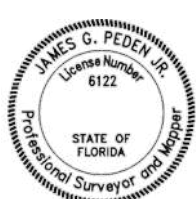
This property is located in Flood Zone X & VE (EL. 10 & 12), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591F, dated 10/05/2017.

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 8681346, issued by Chicago Title Insurance Company, dated July 23, 2020. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 07/31/2020



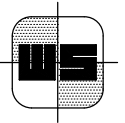
James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

REVISIONS:

07/30/24 ROAD ELEVATIONS AS SHOWN NOT UPDATED ON 7/11/24 B.H.
07/11/24 ADD TOW ELEVATIONS J.M.S.W. 215481
07/31/20 SURVEY & TIE-IN UPDATE L.E./S.W. 97-1009.9 PB298/49

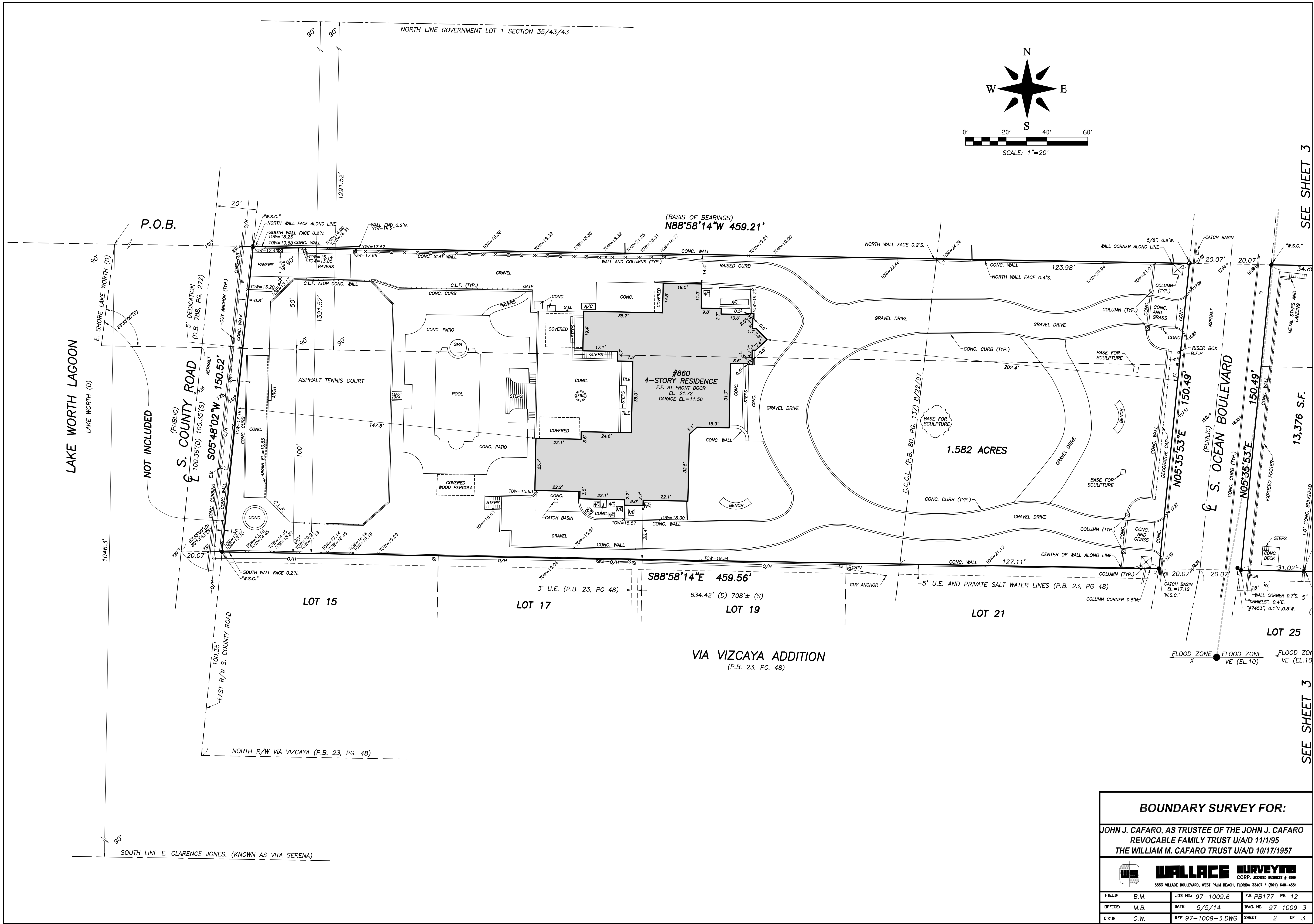
BOUNDARY SURVEY FOR:

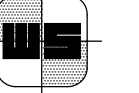
JOHN J. CAFARO, AS TRUSTEE OF THE JOHN J. CAFARO
REVOCABLE FAMILY TRUST U/A/D 11/1/95
THE WILLIAM M. CAFARO TRUST U/A/D 10/17/1957

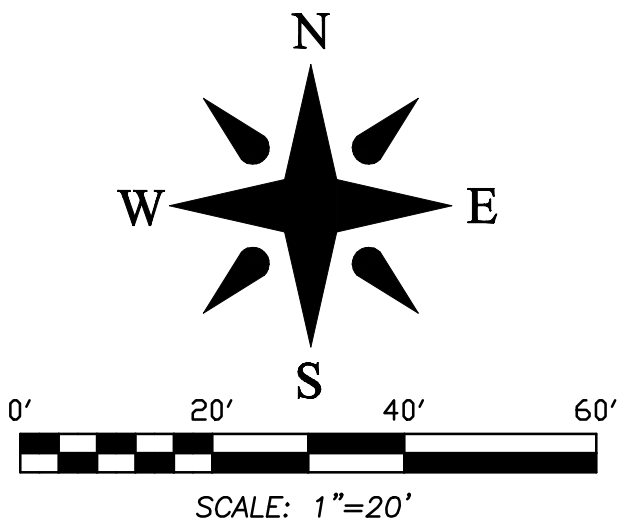


WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD#	B.M.	JOB NO.	97-1009.6	F.B.	PB177	PG.	12
OFFICE#	M.B.	DATE#	5/5/14	DWG. NO.	97-1009-3		
C'K'D#	C.W.	REF.	97-1009-3.DWG	SHEET	1	OF	3

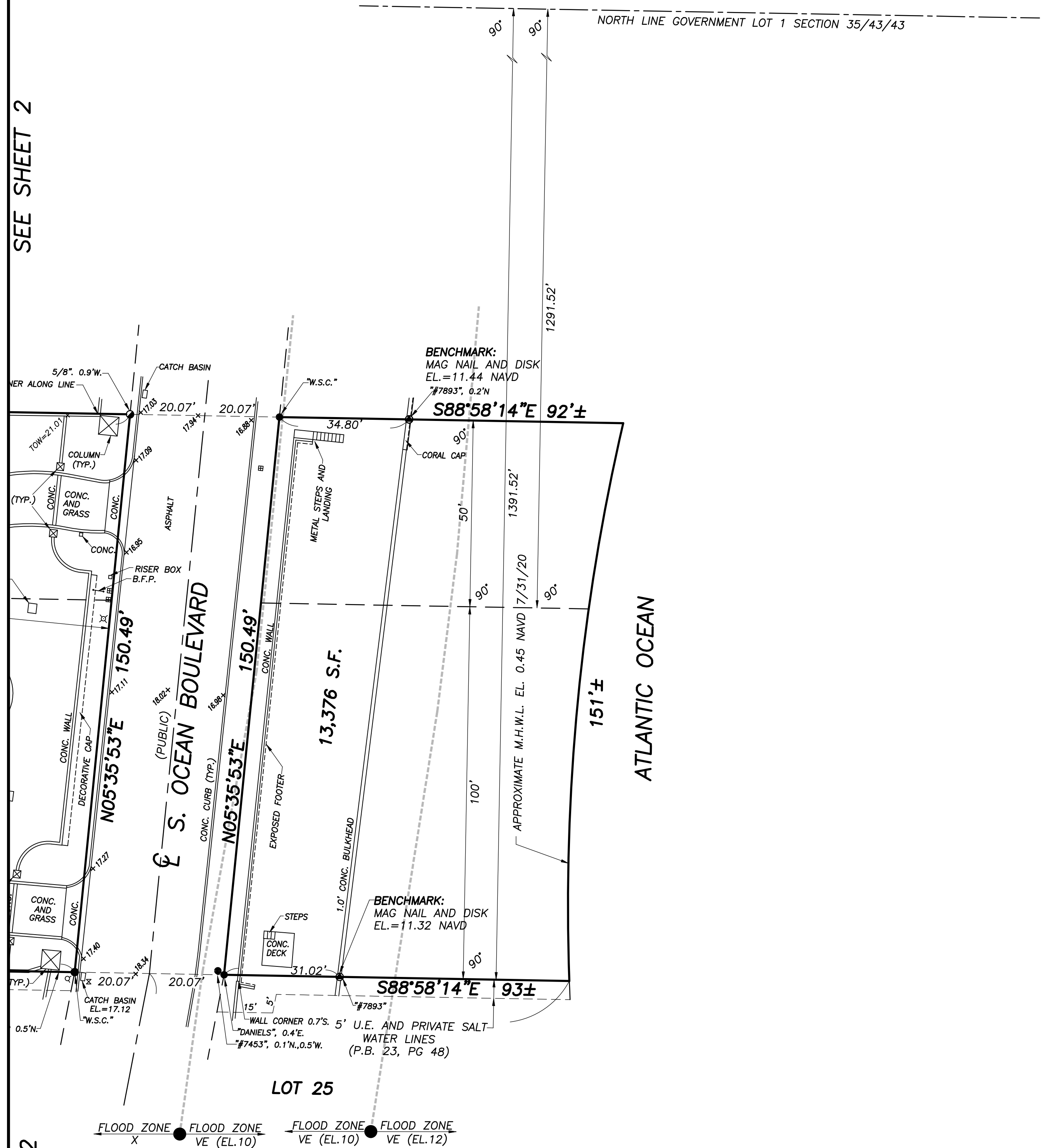


BOUNDARY SURVEY FOR:					
JOHN J. CAFARO, AS TRUSTEE OF THE JOHN J. CAFARO REVOCABLE FAMILY TRUST U/A/D 11/1/95 THE WILLIAM M. CAFARO TRUST U/A/D 10/17/1957					
<div><div></div><div>WALLACE SURVEYING CORP. LICENSED BUSINESS # 4589 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551</div></div>					
FIELD	B.M.	JOB NO.	97-1009.6	F.B.	PB177 PG. 12
OFFICE	M.B.	DATE	5/5/14	DWG. NO.	97-1009-3
C/K'D	C.W.	REF.	97-1009-3.DWG	SHEET	2 OF 3



SEE SHEET 2

SEE SHEET 2



BOUNDARY SURVEY FOR:

JOHN J. CAFARO, AS TRUSTEE OF THE JOHN J. CAFARO
REVOCABLE FAMILY TRUST U/A/D 11/1/95
THE WILLIAM M. CAFARO TRUST U/A/D 10/17/1957



FIELD	B.M.	JOB NO.	97-1009.6	F.B.	PB177	PG.	12
OFFICE	M.B.	DATE	5/5/14	DWG. NO.	97-1009-3		
C/K'D	C.W.	REF.	97-1009-3.DWG	SHEET	3	OF	3