



## Zoning Legend

PROPERTY ADDRESS	2291 IBIS ISLE		
ZONING DISTRICT	R-B LOW DENSITY		
LOT AREA (SQ. FT.)	12,000 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	SEE SURVEY		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
FEMA FLOOD ZONE DESIGNATION:	FLOOD ZONE AE (EL. 6)		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A		
CROWN OF ROAD (COR) (NAVD)	N/A		
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	30%	30%	30%
ENCLOSED SQUARE FOOTAGE	N/A	N/A	N/A
FRONT YARD SETBACK (FT.)	20'	20'	20'
SIDE YARD SETBACK (NORTH) (FT.)	15'	15'	15'
SIDE YARD SETBACK (SOUTH) (FT.)	15'	15'	15'
REAR YARD SETBACK (FT.)	20'	20'	20'
ANGLE OF VISION (DEG.)	100	100	100
BUILDING HEIGHT (FT.)	22'	N/A	N/A
OVERALL BUILDING HEIGHT (FT.)	23.5'	N/A	N/A
CUBIC CONTENT RATIO (CCR) (R-B ONLY)	4.18	4.14	4.04
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	N/A	N/A
BASE FLOOD ELEVATION (FFE) (NAVD)	N/A	N/A	N/A

## Landscape Legend

	REQ'D / PERMITTED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 5,400 S.F.	45% 5,410 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	3,000 S.F. 25%	675 S.F. 5%
PERIMETER LOS (SQ. FT. AND %)	2,700 S.F. 50%	3,016 S.F. 55.8%
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 800 S.F.	78% 1,560 S.F.
NATIVE TREES %	30%	N/A
NATIVE SHRUBS & VINES %	30%	97%
NATIVE GROUNDCOVER %	30%	100%

SEE OPEN SPACE CALCULATIONS PLAN FOR MORE INFORMATION

PROPOSED SITE IMPROVEMENTS ARE LESS THAN 25% OF THE OVERALL SITE. THEREFORE DO NOT REQUIRE A CIVIL ENGINEERING DRAINAGE PLAN OR STRATEGY

SEE CCR PLAN FOR MORE INFORMATION ON THE PROPOSED IMPROVEMENTS.

## Private Residence 2291 Ibis Isle Palm Beach

F L O R I D A

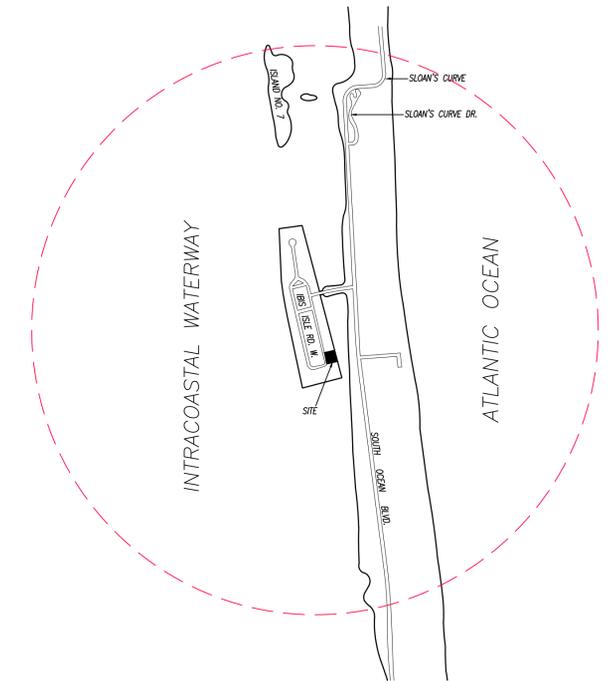
Application #:  
ARC-24-0068  
First Submittal  
Date of Presentation: 09.25.24  
Sheet Index

### Cover Sheet Survey

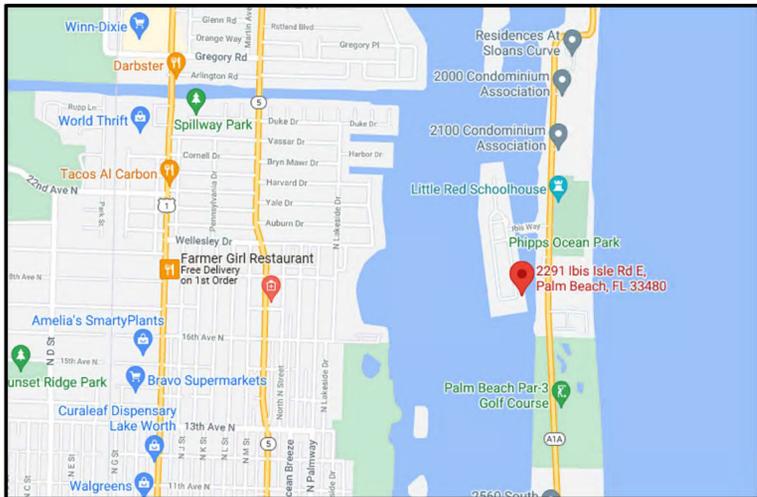
- L1.0 - Existing Site Photos
- L1.1 - Existing Site Photos
- L2.0 - Existing Vegetation Inventory
- L3.0 - Demolition and Vegetation Action Plan
- L4.0 - Construction Screening & Staging Plan
- L5.0 Truck Logistics Plan
- L6.0 - Site Plan
- L6.1 - Site Plan-Existing & Proposed
- L6.2 - Open Space Diagram
- L6.3 CCR Plan
- L7.0 - Landscape Plan
- L7.1 - Plant Schedule
- L7.2 - Planting Details & specifications
- L8.0 Plan Rendering
- L9.0 Perspectives
- L9.1 Perspectives
- L10.0 Details
- L10.1 Details

## Design Team/Consultants

Landscape Architects  
ENVIRONMENT DESIGN GROUP  
139 NORTH COUNTY ROAD SUITE 20B  
PALM BEACH, FL 33480  
561.832.4600  
WWW.ENVIRONMENTDESIGNGROUP.COM

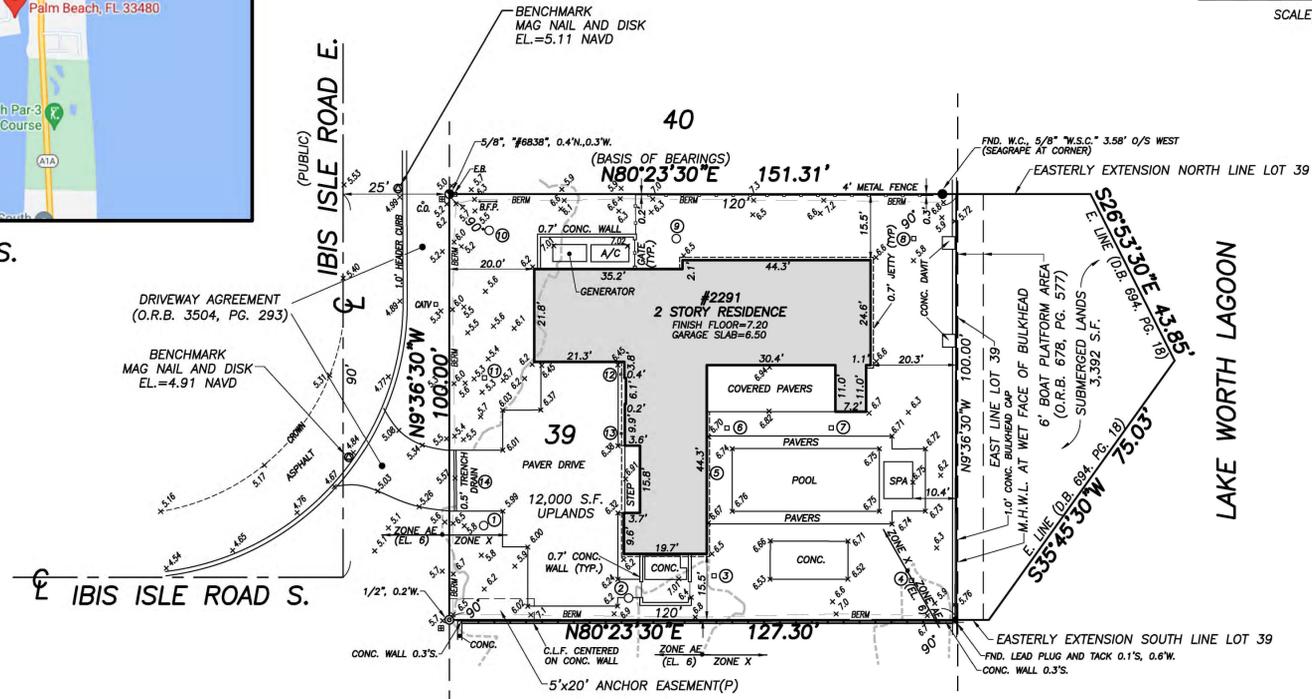


## Vicinity/Location Map



**LEGEND VICINITY SKETCH N.T.S.**

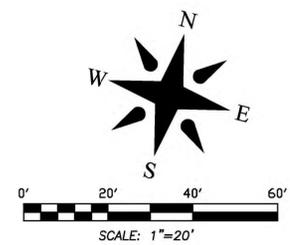
- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- B.F.P. = BACKFLOW PREVENTER
- B.L.D. = BUILDING
- B.M. = BENCHMARK
- B.O.C. = BACK OF CURB
- B.O.W. = BACK OF WALK
- (C) = CALCULATED
- C.A.T.V. = CABLE ANTENNA TELEVISION
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE 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
- ELEVATION = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMT = EASEMENT
- FF. = FINISH FLOOR ELEVATION
- FND. = FOUND
- F.O.C. = FACE OF CURB
- I.D. = INSIDE DIAMETER
- 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
- OS. = 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
- P.S. = 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
- ROE. = 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
- SW. = SIDEWALK
- T.O.B. = TOP OF BANK
- T.O.C. = TOP OF CURB
- TWP. = TOWNSHIP
- TYP. = TYPICAL
- UC. = 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
- ⊖ = 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)
- ⊙ = PROPERTY LINE
- ⊙ = UTILITY POLE
- ⊙ = FIRE HYDRANT
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = LIGHT POLE



**DRAINAGE STRUCTURES**

- ① NYLOPLAST IN LINE DRAIN W/24" PEDESTAL GRATE TOP = 5.56 NAVD SE INV = BAFFLE
- ② NYLOPLAST DRAIN BASIN W/24" STANDARD GRATE TOP = 6.22 NAVD NW INV = BAFFLE SE INV = 1.82 NAVD N. INV = 3.38'
- ③ NYLOPLAST DRAIN BASIN W/12" PEDESTAL GRATE TOP = 6.24 NAVD E INV = 2.59 NAVD
- ④ NYLOPLAST IN LINE DRAIN W/12" PEDESTAL GRATE TOP = 5.82 NAVD W INV = 3.18 NAVD
- ⑤ 21 LF ACO SPORT SYSTEM 3000 SLOT CHANNEL TRENCH DRAIN (NOT CONSTRUCTED)
- ⑥ NYLOPLAST DRAIN BASIN W/12" PEDESTAL GRATE TOP = 6.53 NAVD E INV = 3.29 NAVD SW INV = 3.18
- ⑦ NYLOPLAST IN LINE DRAIN W/12" PEDESTAL GRATE TOP = 6.60 NAVD W INV = 3.41 NAVD
- ⑧ NYLOPLAST IN LINE DRAIN W/24" PEDESTAL GRATE TOP = 5.82 NAVD W INV = 2.69 NAVD
- ⑨ NYLOPLAST DRAIN BASIN W/24" PEDESTAL GRATE TOP = 6.23 NAVD E INV = 1.45 NAVD NW INV = BAFFLE N. INV = 3.38'
- ⑩ NYLOPLAST DRAIN BASIN W/24" PEDESTAL GRATE TOP = 5.60 NAVD E INV = BAFFLE S INV = 2.05 NAVD
- ⑪ NYLOPLAST IN LINE DRAIN W/12" PEDESTAL GRATE TOP = 5.09 NAVD E INV = 2.61 NAVD N INV = 2.51 NAVD
- ⑫ NYLOPLAST DRAIN BASIN W/8" DOME GRATE TOP = 6.40 NAVD W INV = 3.34 NAVD S INV = 3.46 NAVD
- ⑬ NYLOPLAST DRAIN BASIN W/8" DOME GRATE TOP = 6.21 NAVD N INV = 3.44 NAVD
- ⑭ 6" TRENCH DRAIN WITH TRAFFIC BEARING GRATE TOP = 5.57' NAVD

- NOTES:**
1. 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 1489664A1, issued by Old Republic National Title Insurance Company, dated February 7, 2024. This office has made no search of the Public Records.
  2. 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 (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
  3. Description furnished by client or client's agent.
  4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper making this drawing, sketch, plat or map is for informational purposes only and is not valid.
  5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
  6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
  7. 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.
  8. No responsibility is assumed by this surveyor for the construction of improvements, from building lines shown on this survey.
  9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
  10. 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.
  11. 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.
  12. 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.
  13. 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.
  14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



TITLE COMMITMENT REVIEW						
CLIENT: 2291 Ibis Isle Road East LLC, a Florida limited liability company		COMMITMENT NO. : 1489664A1	DATE: 02/07/24			
REVIEWED BY: Craig Wallace		JOB NO. : 198836-SE				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-5	N/A	Standard Exceptions.				•
6	PB 24, PG 84	All matters contained on the Plat of Ibis Isle.	•			
7	ORB 678, PG 577	Covenants, conditions, and restrictions contained in Deed from Bessemer Properties, Incorporated.	•			
7a	ORB 17501, PG 886	As affected by Disclaimer.		•		
8	D.B. 694, PG 18	Reservations in favor of the State of Florida, as set forth in the deeds from the Trustees of the Internal Improvement Fund of the State of Florida recorded July 25, 1944.	•			
8a	D.B. 963, PG 391	Recorded on November 30, 1951.			•	
9	ORB 3504, PG 296 ORB 34166, PG 1273	Agreements with the Town of Palm Beach regarding driveway.	•			
10	ORB 34202, PG 1042	Stormwater Management Agreement with the Town of Palm Beach.		•		
11	ORB 34568, PG 644	Landscape Agreement with the Town of Palm Beach for Installation, Maintenance and Removal for Improvements within the right-of-way.		•		
12-17	N/A	Standard Exceptions.				•

**BOUNDARY SURVEY FOR:  
2291 IBIS ISLE ROAD EAST LLC, A FLORIDA LIMITED LIABILITY COMPANY**

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

2291 Ibis Isle Road East LLC, a Florida limited liability company  
Old Republic National Insurance Company  
Mark D. Kairalla, P.A.  
Kochman & Ziska PLC  
UBS Bank USA, ISAOA/ATMA

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

**PROPERTY ADDRESS:**  
2291 Ibis Isle Road East  
Palm Beach, FL 33480

**LEGAL DESCRIPTION:**  
Lot 39, IBIS ISLE, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, Plat Book 24, Page 84.

**TOGETHER** with such riparian rights as may appropriate thereto and Together with all of the right, title and interest of the Grantors in and to a tract of submerged land lying easterly of said Lot 39, bounded as follows: On the West by the East line of Lot 39, on the North and on the South by easterly extension of the North and South lines of Lot 39; and on the East by the East line of a tract conveyed by the Trustees of the Internal Improvement Fund for the State of Florida, to Bessemer Properties, Incorporated by Deed dated July 19, 1944 and recorded in Deed Book 694, Page 18, of the Public Records of Palm Beach County, Florida.

**FLOOD ZONES:**  
This property is located in Flood Zones AE (EL 6) & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0593 F, dated 10-05-2017.

- REVISIONS:**
- 02/15/24 SURVEY AND TE-IN UPDATE C.E./M.B. 198836 PB359/43
  - 03/16/23 SURVEY UPDATE TE IN FINAL B.M./A.P. 13-1324.14 PB345/38
  - 04/23/22 SLAB & TIE BEAM E.L.S. J.D./A.P. 13-1324.11 PB326/56
  - 03/03/22 SLAB & TIE BEAM ELEVATIONS B.M./A.W. 13-1324.10 PB325/68
  - 02/02/22 FORMBOARD TE-IN J.C./M.B. 13-1324.9 PB326/64
  - 09/09/21 SURVEY AND TE-IN UPDATE AND SITE PLAN J.D./M.B. 13-1324.4 PB318/25
  - 09/02/20 SURVEY AND TE-IN UPDATE B.M./M.B. 13-1324.3 PB296/76
  - 12/15/17 TITLE REVIEW AND REVISE FLOOD ZONE INFORMATION M.B. 13-1324.2
  - 02/17/17 SURVEY AND TE-IN UPDATE, (ELEVATIONS NOT UPDATED) J.C./M.B. 13-1324.1 PB238/13
  - 09/09/13 REVISE ELEVATIONS, J.P./R.C., PB165/3

**BOUNDARY SURVEY FOR:  
2291 IBIS ISLE ROAD EAST LLC, A  
FLORIDA LIMITED LIABILITY COMPANY**

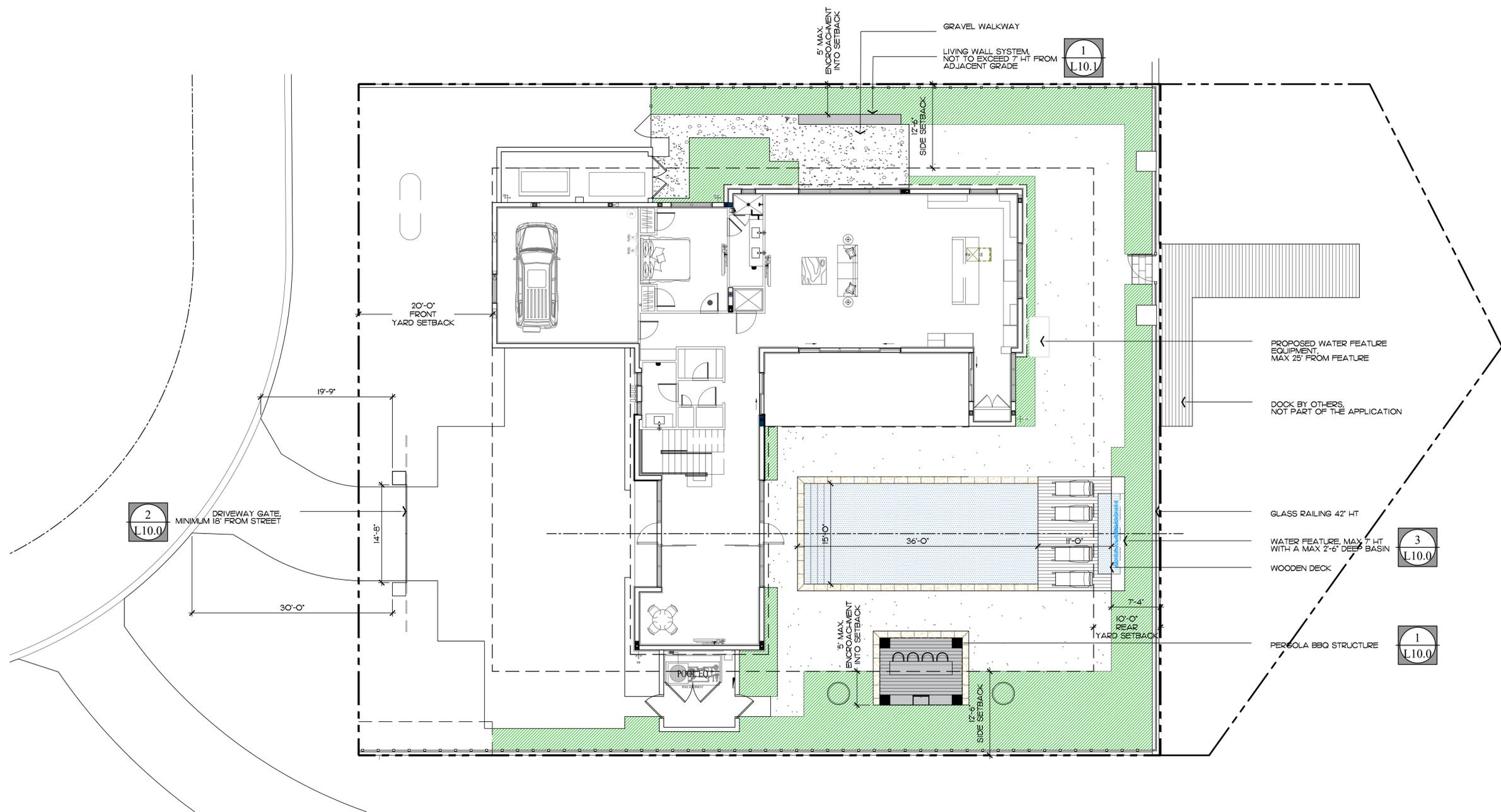


FIELD	B.M.	JOB NO.	13-1324	F.B.	PB159 PG 70
OFFICE	M.B.	DATE	9/4/13	SVG. NO.	13-1324
CR'D	C.W.	REF	13-1324.DWG	SHEET	1 OF 1

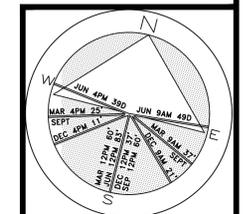
**CERTIFICATION:**  
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

**DATE OF LAST FIELD SURVEY:** 2/15/2024

Craig L. Wallace  
Professional Surveyor and Mapper  
Florida Certificate No. 3357



Private Residence  
 2291 Ibis Isle  
 Town of Palm Beach



JOB NUMBER: # 24050.00 LA  
 DRAWN BY: Matt Jackman  
 DATE: 07.11.2024

Proposed Site Data

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE		R-B - LOW DENSITY RESIDENTIAL	R-B - LOW DENSITY RESIDENTIAL
LOT AREA	10,000 S.F. MINIMUM	12,000 S.F.	12,000 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 45% 5,400 S.F.	46% 5,475 S.F.	45% 5,410 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD 800 S.F.	78% 1,560 S.F.	78% 1,560 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE 2,700 S.F.	61.2% 3,306 S.F.	55.8% 3,016 S.F.

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

**2024**  
 DISCLAIMER: Construction, 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.

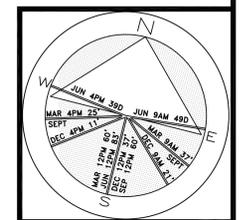
Site Plan  
 SCALE IN FEET 0' 8' 16' 24'

SHEET L6.0  
 64 sf.  
 AREA IN SQ.FT.



Plan Rendering

Private Residence  
 2291 Ibis Isle  
 Town of Palm Beach  
 F L O R I D A



JOB NUMBER: # 24050.00 LA  
 DRAWN BY: Matt Jackman  
 DATE: 07.11.2024

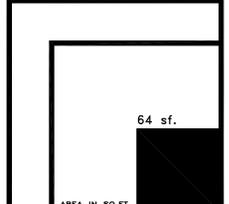
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 SUNSHINE STATE ONE CALL  
 OF FLORIDA, INC.

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

SHEET L8.0





2285 Ibis Isle Entry Gate  
 (Adjacent North Property)



Entry Gate



2299 Ibis Isle Entry Gate  
 (Adjacent South Property)



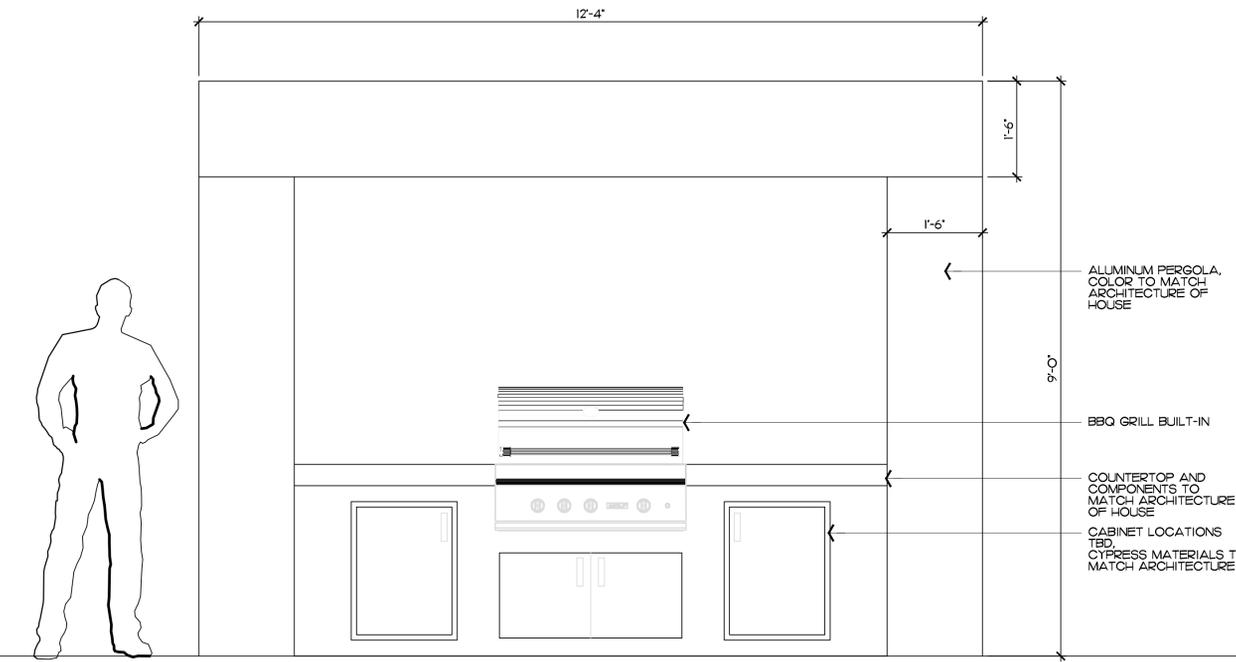
Water Feature

Perspective Sketches

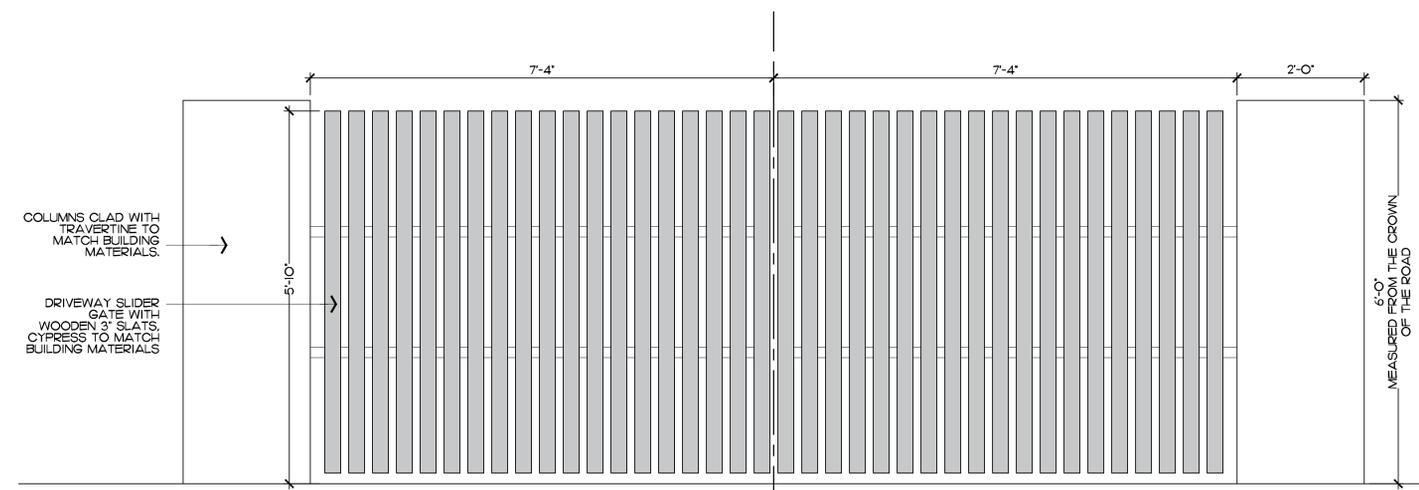
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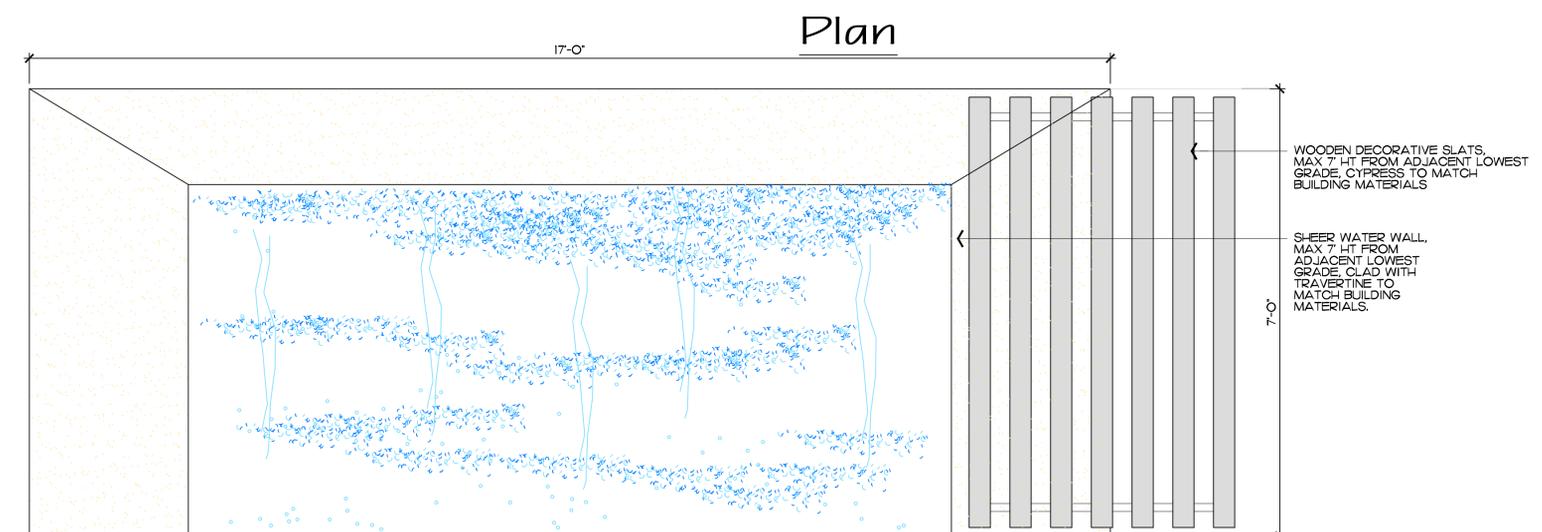
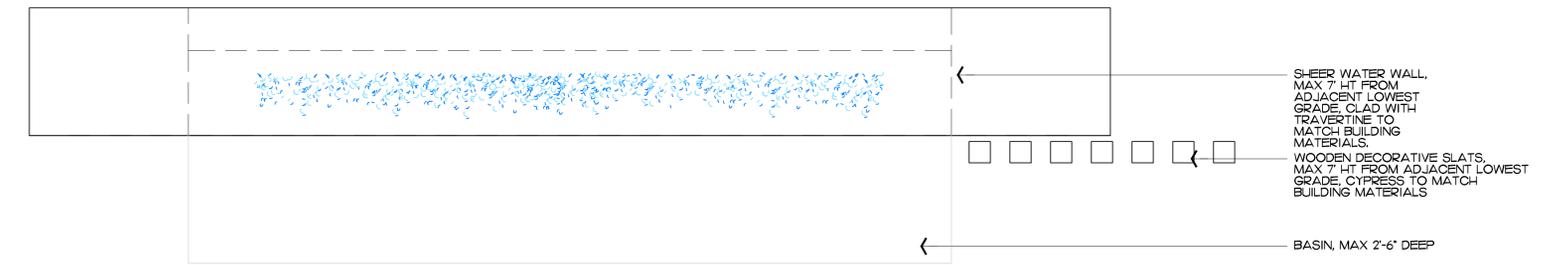
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 SUNSHINE STATE ONE CALL  
 OF FLORIDA, INC.



**1** BBQ Pergola South Elevation  
 SCALE=3/4"=1'-0"



**2** Driveway Gate  
 SCALE=3/4"=1'-0"



**3** Pool Water Feature Elevation  
 SCALE=3/4"=1'-0"



FRONT FACADE ARCHITECTURAL REFERENCE FOR FOR DRIVEWAY GATE DETAIL.



REAR FACADE ARCHITECTURAL REFERENCE FOR POOL WATER FEATURE.

Private Residence  
 2291 Ibis Isle  
 Town of Palm Beach  
 F L O R I D A

JOB NUMBER: # 24050.00 LA  
 DRAWN BY: Matt Jackman  
 DATE: 07.11.2024

SHEET L10.0

**2024**  
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