



SCALE: 1/4" = 1'

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

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Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

PROPOSED COLOR ELEVATIONS

SHEET NUMBER

A3.0

ARCOM
PACKAGE



SCALE: 1/4" = 1'

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250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

PROPOSED COLOR ELEVATIONS

SHEET NUMBER

A3.1

ARCOM
PACKAGE



SCALE: 1/4" = 1'

YLE B FANT ARCHITECT # AR99255
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PALM BEACH, FL 33480

SHEET NAME

**PROPOSED
COLOR ELEVATION**

SHEET NUMBER

A3.2

ARCOM PACKAGE



SCALE: 1/4" = 1'

YLE B FANT ARCHITECT # AR99255
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PALM BEACH, FL 33480

SHEET NAME

PROPOSED COLOR ELEVATIONS

SHEET NUMBER

A3.3

ARCOM
PACKAGE



SCALE: 1/4" = 1'

Project no:
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Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
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PALM BEACH, FL 33480

SHEET NAME

PROPOSED LANDSCAPED COLOR ELEVATIONS

SHEET NUMBER

A4.0

ARCOM
PACKAGE



SCALE: 1/4" = 1'

**COLORED LANDSCAPED STREETVIEW IN
PROGRESS WITH ENVIRONMENT DESIGN GROUP
(LANDCSAPE ARCHITECT)**

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
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PALM BEACH, FL 33480

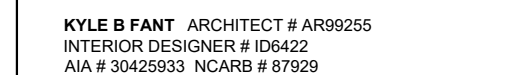
SHEET NAME

PROPOSED LANDSCAPED COLOR ELEVATIONS

SHEET NUMBER

A4.0.1

ARCOM
PACKAGE



SCALE: 1/4" = 1'

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

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PROPOSED LANDSCAPED COLOR ELEVATIONS

A4.1



SCALE: 1/4" = 1'

**COLORED LANDSCAPED ELEVATION IN
PROGRESS WITH ENVIRONMENT DESIGN GROUP
(LANDSCAPE ARCHITECT)**

LYLE B FANT ARCHITECT # AR9925
 INTERIOR DESIGNER # ID6422
 A # 30425933 NCARB # 87929

visions

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Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

50 SANDPIPER DRIVE

Project Address:
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PALM BEACH, FL 33480

SHEET NAME

PROPOSED LANDSCAPED COLOR ELEVATION

SHEET NUMBER

A4.2

ARCOM PACKAGE



SCALE: 1/4" = 1'

Project no:
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Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

PROPOSED LANDSCAPED COLOR ELEVATIONS

SHEET NUMBER _____

ARCOM
PACKAGE

CONSULTANTS

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project Architect: KBF

250 SANDPIPER DRIVE

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PALM BEACH, FL 33480

SHEET NAME

PROPOSED RENDERINGS

SHEET NUMBER

A5.0

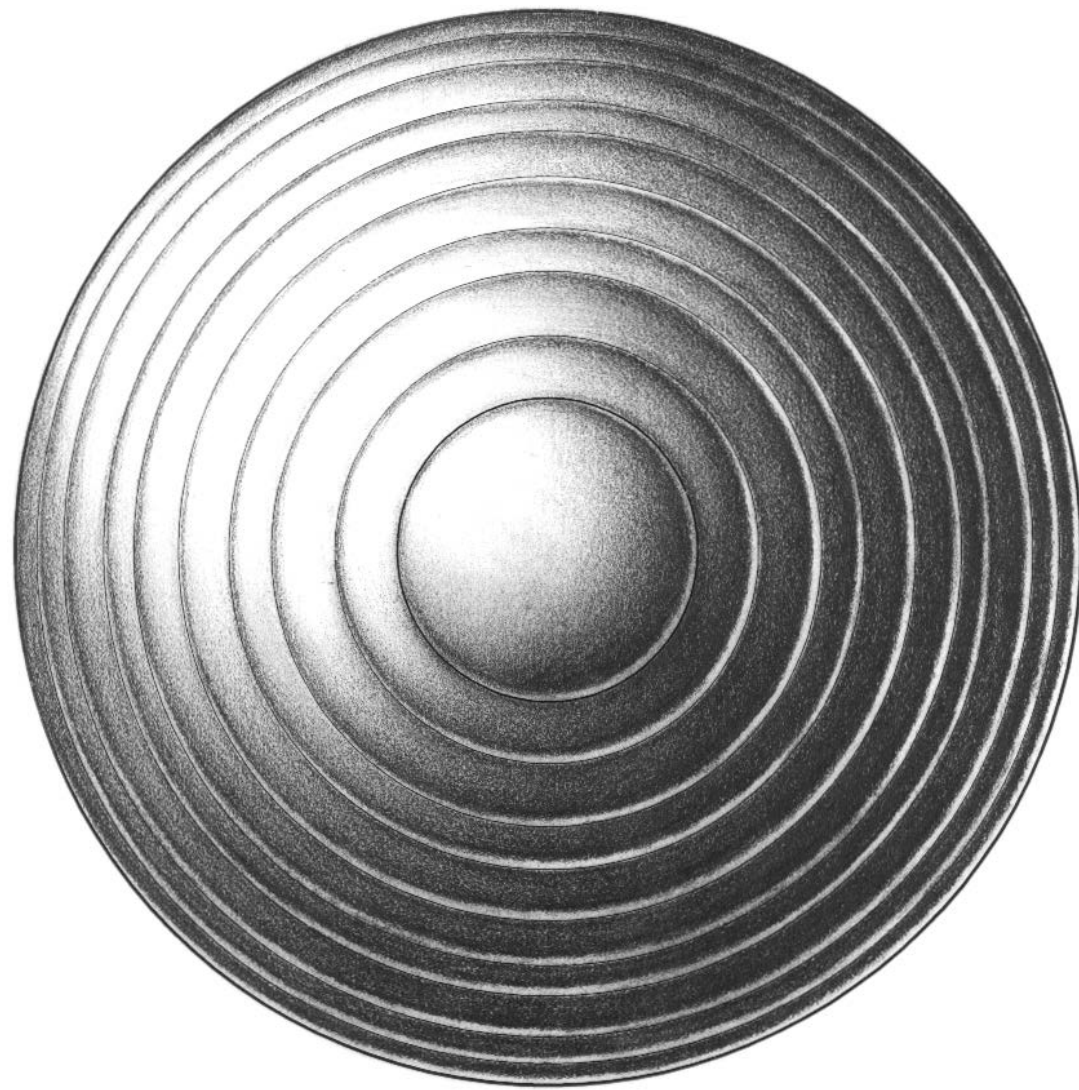
ARCOM
PACKAGE

RENDERED FRONT
PERSPECTIVE IN PROGRESS

PROPOSED RENDERING



VALENCAY WALL LANTERN



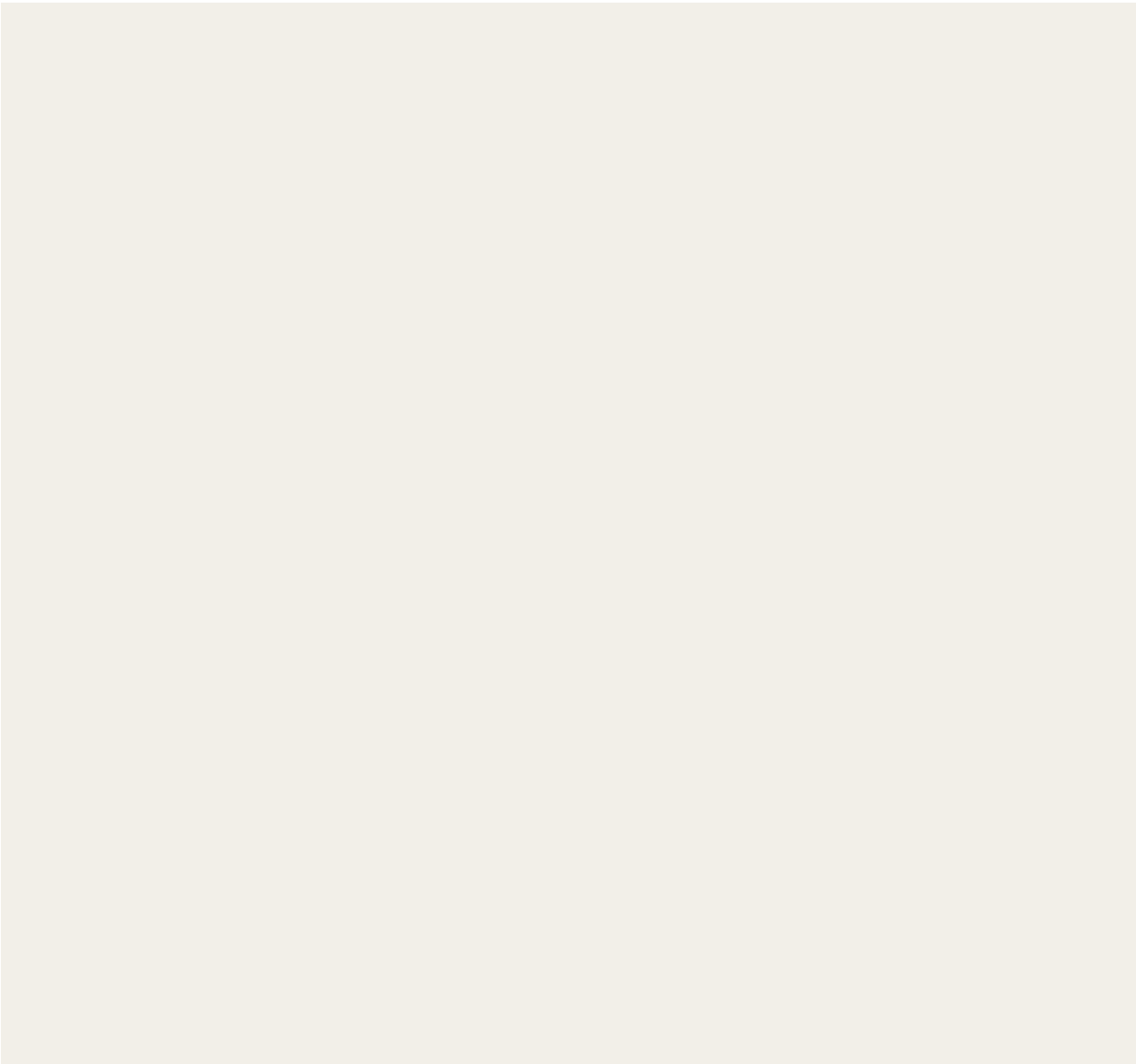
E.R BUTLER & CO TRADITIONAL EN
SERIES DOOR KNOB



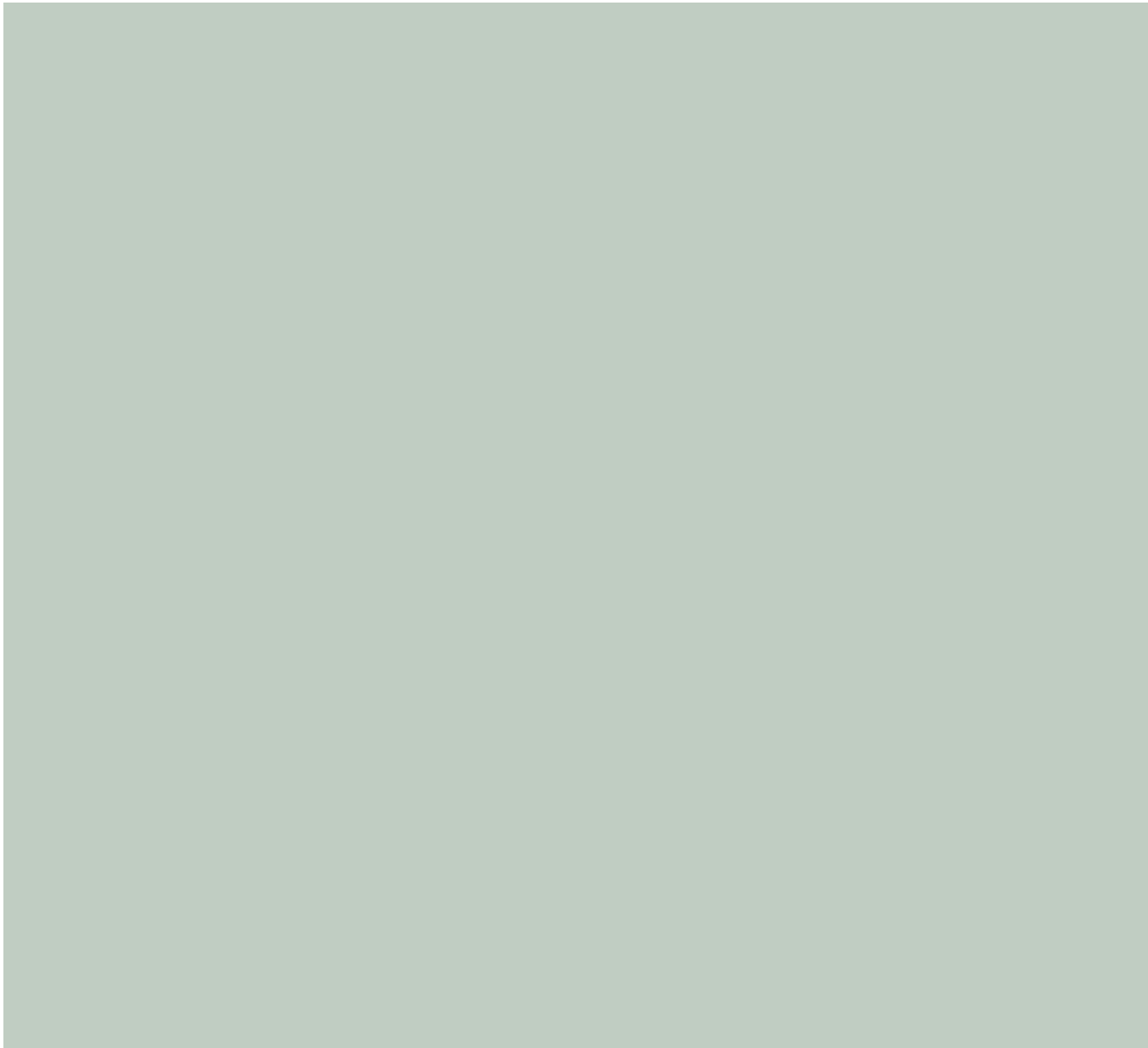
VAUGHAN KINGSTON WALL LANTERN



SUPERIOR MINI EDWARDIAN CLAY
CHIMNEY POT



BENJAMIN MOORE PAINT COLOR: OC-129
ALABASTER



FARROW & BALL PAINT COLOR: NO. 236
TERESA'S GREEN



Existing Front Side



Existing Front Side



Existing Front Side



Existing Northeast Corner



Existing Front Side



Existing Northwest Side

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

Private Residence
250 Sandpiper Drive
Palm Beach

A
D
I
R
O
L
F

JOB NUMBER: # 21202.00 LA
DRAWN BY: Grace Walton
DATE: 10.11.2021

SHEET L1.1

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SUNSHINE STATE ONE CALL
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ARC-22-056
Existing Site Photos



Existing Northwest Side



Existing Southwest Side



Existing South Side



Existing East Corner



Existing South Side



Existing Northeast Side



Existing West Buffer



Existing South Buffer



Existing East Buffer



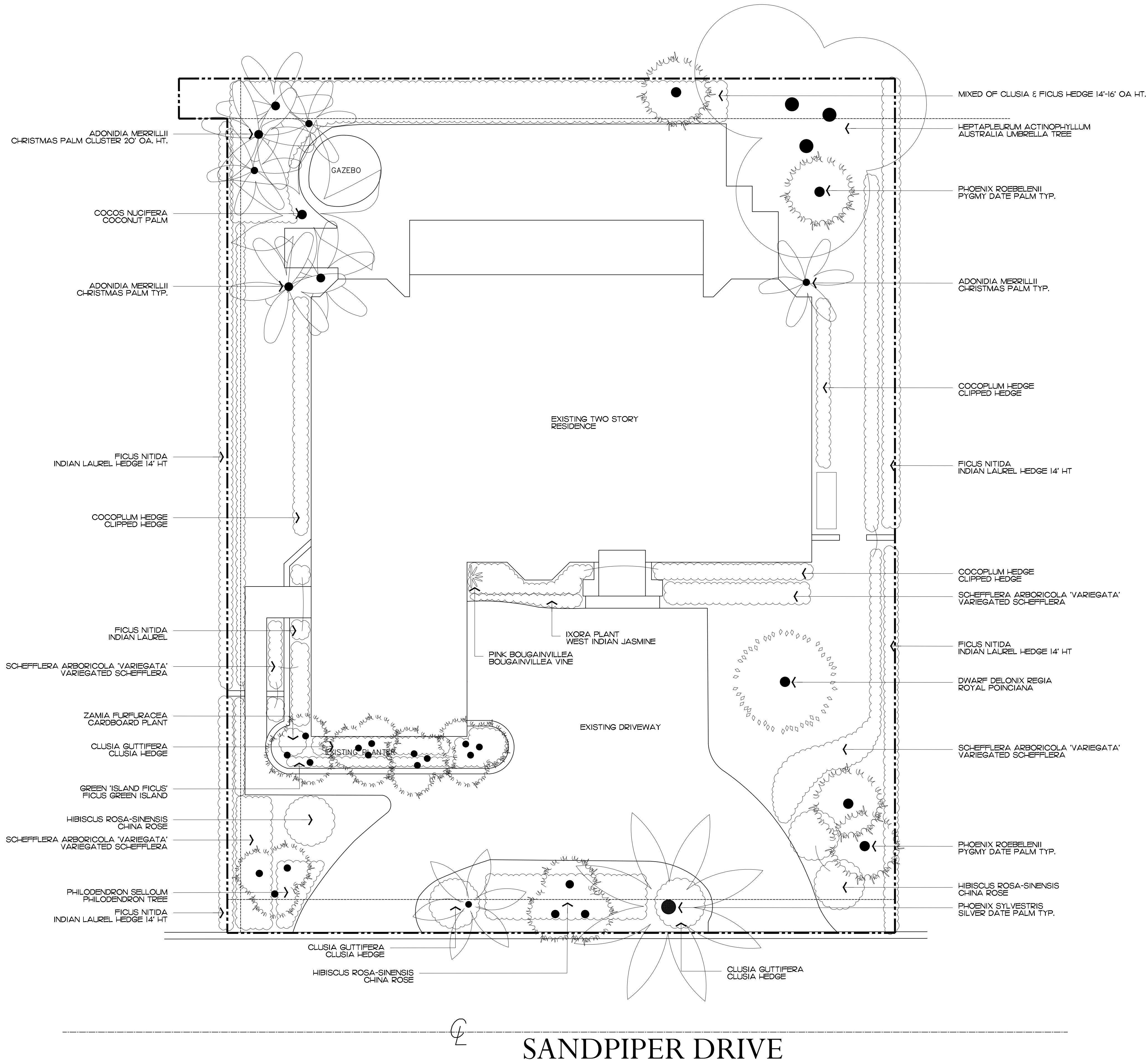
Existing South Buffer



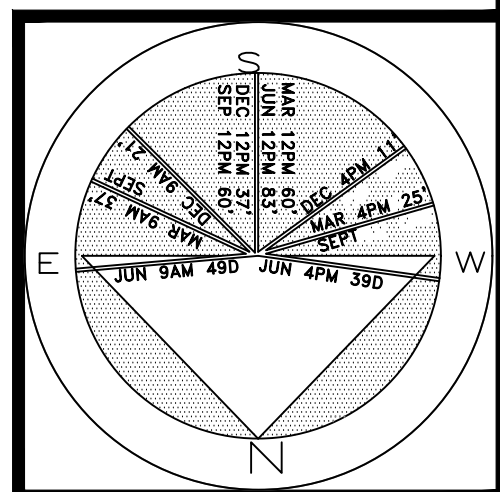
Existing East Buffer



Existing East Buffer



Private Residence
250 Sandpiper Drive
Palm Beach



JOB NUMBER: # 21202.00 LA
DRAWN BY: Grace Walton
DATE: 10.11.2021

SHEET L2.0

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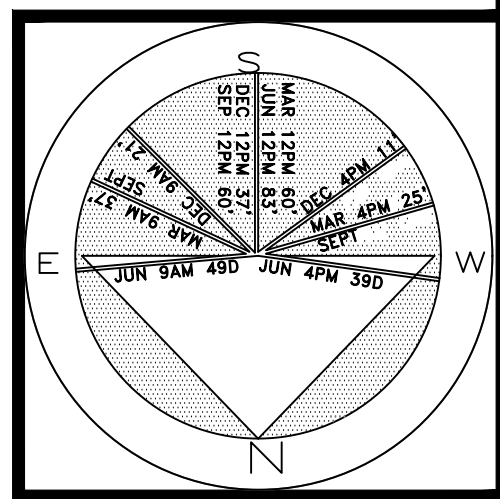
ARC-22-056
Existing Vegetation Inventory & Action Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.

Private Residence
250 Sandpiper Drive
Palm Beach



JOB NUMBER: # 21202.00 LA
DRAWN BY: Grace Walton
DATE: 10.11.2021

SHEET L3.0

64 sf.

AREA IN SQ. FT.

MIXED OF CLUSIA & FICUS HEDGE 14'-16' OA. HT.
TO BE REMOVED
NOTE: HEDGE TO REMAIN AS SCREENING UNTIL A NEW
SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

ADONIDIA MERRILLII
CHRISTMAS PALM CLUSTER 20' OA. HT.
NOTE: PALM TO REMAIN AS SCREENING UNTIL A NEW
SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

COCOS NUCIFERA
COCONUT PALM
TO BE REMOVED

ADONIDIA MERRILLII
CHRISTMAS PALM TYP.
TO BE REMOVED

FICUS NITIDA
INDIAN LAUREL HEDGE 14' HT.
TO BE REMOVED
NOTE: HEDGE TO REMAIN AS SCREENING UNTIL A NEW
SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

COCOPLUM HEDGE
CLIPPED HEDGE
TO BE REMOVED

SCHEFFLERA ARBORICOLA 'VARIEGATA'
VARIEGATED SCHEFFLERA
TO BE REMOVED

FICUS NITIDA
INDIAN LAUREL
TO BE REMOVED

SCHEFFLERA ARBORICOLA 'VARIEGATA'
VARIEGATED SCHEFFLERA
TO BE REMOVED

ZAMIA FLORIPARCEA
CARDBOARD PLANT
TO BE REMOVED

CLUSIA GUTTIFERA
CLUSIA HEDGE
TO BE REMOVED

GREEN 'ISLAND FICUS'
FICUS GREEN ISLAND
TO BE REMOVED

HIBISCUS ROSA-SINENSIS
CHINA ROSE
TO BE REMOVED

FICUS NITIDA
INDIAN LAUREL HEDGE 14' HT.
TO BE REMOVED
NOTE: HEDGE TO REMAIN AS
SCREENING UNTIL A NEW
SITE WALL, NEW FENCING, OR NEW
LANDSCAPING IS INSTALLED

SCHEFFLERA ARBORICOLA 'VARIEGATA'
VARIEGATED SCHEFFLERA
TO BE REMOVED
NOTE: HEDGE TO REMAIN AS SCREENING
UNTIL A NEW
SITE WALL, NEW FENCING, OR NEW
LANDSCAPING IS INSTALLED

PHILODENDRON SELLOUM
PHILODENDRON TREE
TO BE REMOVED

GAZEBO
TO BE
REMOVED

EXISTING TWO STORY
RESIDENCE TO BE MODIFIED

IXORA PLANT
WEST INDIAN JASMINE
TO BE REMOVED

PINK BOUGAINVILLEA
BOUGAINVILLEA VINE
TO BE REMOVED

EXISTING DRIVEWAY
TO BE DEMOLISH
AND REMOVED

CLUSIA GUTTIFERA
CLUSIA HEDGE
TO BE REMOVED

HIBISCUS ROSA-SINENSIS
CHINA ROSE
TO BE REMOVED

CLUSIA GUTTIFERA
CLUSIA HEDGE
TO BE REMOVED

HEPTAPLEURUM ACTINOPHYLLUM
AUSTRALIA UMBRELLA TREE
TO BE REMOVED
NOTE: TREE TO REMAIN AS SCREENING
UNTIL A NEW
SITE WALL, NEW FENCING, OR NEW
LANDSCAPING IS INSTALLED

PHOENIX ROEBELENI
PYGMY DATE PALM TYP.
TO BE REMOVED
NOTE: PALM TO REMAIN AS
SCREENING UNTIL A NEW
SITE WALL, NEW FENCING, OR NEW
LANDSCAPING IS INSTALLED

ADONIDIA MERRILLII
CHRISTMAS PALM TYP.
TO BE REMOVED

COCOPLUM HEDGE
CLIPPED HEDGE
TO BE REMOVED

FICUS NITIDA
INDIAN LAUREL HEDGE 14' HT.
TO BE REMOVED
NOTE: HEDGE TO REMAIN AS
SCREENING UNTIL A NEW
SITE WALL, NEW FENCING,
OR NEW LANDSCAPING IS
INSTALLED

COCOPLUM HEDGE
CLIPPED HEDGE
TO BE REMOVED
SCHEFFLERA ARBORICOLA 'VARIEGATA'
VARIEGATED SCHEFFLERA
TO BE REMOVED

FICUS NITIDA
INDIAN LAUREL HEDGE 14' HT.
TO BE REMOVED
NOTE: HEDGE TO REMAIN AS
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CAESALPINIA PULCHERRIMA
DWARF POINCIANA
TO BE REMOVED

SCHEFFLERA ARBORICOLA 'VARIEGATA'
VARIEGATED SCHEFFLERA
TO BE REMOVED

PHOENIX ROEBELENI
PYGMY DATE PALM TYP.
TO BE REMOVED
NOTE: PALMS TO REMAIN AS
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SITE WALL, NEW FENCING, OR NEW
LANDSCAPING IS INSTALLED

PHOENIX SYLVESTRIS
SILVER DATE PALM TYP.
TO BE REMOVED
NOTE: PALM TO REMAIN AS
SCREENING UNTIL A NEW
SITE WALL, NEW FENCING, OR
NEW LANDSCAPING IS
INSTALLED

HIBISCUS ROSA-SINENSIS
CHINA ROSE
TO BE REMOVED
NOTE: PLANT TO REMAIN AS
SCREENING UNTIL A NEW
SITE WALL, NEW FENCING, OR
NEW LANDSCAPING IS
INSTALLED

- NOTES:
1. ALL EXISTING HARDSCAPE TO BE DEMOLISHED AND REMOVED FROM SITE.
 2. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING DEMOLITION. A CONSTRUCTION SCREEN WILL BE ADDED AS NECESSARY UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.
 3. INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT.
 4. ALL SHRUBBERY TO BE REMOVED UNLESS OTHERWISE SPECIFIED.

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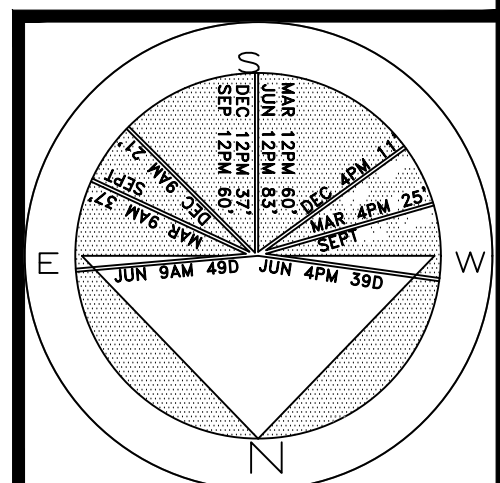
SANDPIPER DRIVE

Demolition and Vegetation Action Plan

ARC-22-056

SCALE IN FEET 0' 8' 16' 24'

Private Residence
250 Sandpiper Drive
Palm Beach

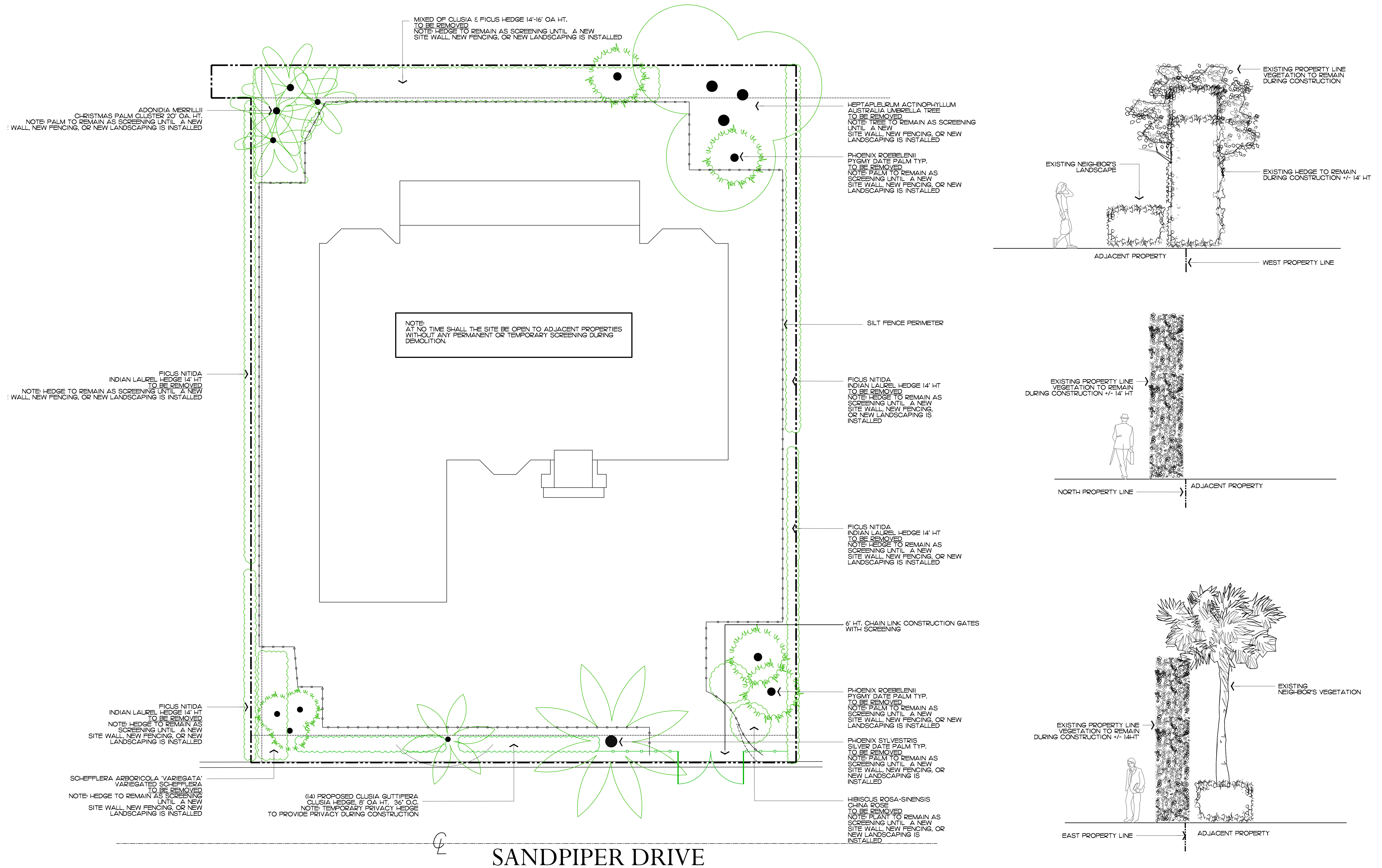


JOB NUMBER: # 21202.00 LA
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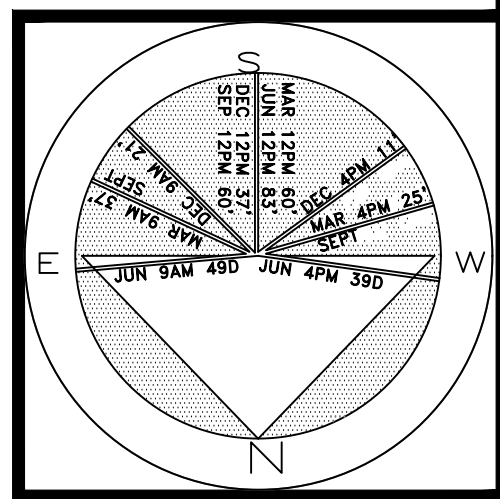
SHEET L4.0

64 sf.

AREA IN SQ.FT.



Private Residence
250 Sandpiper Drive
Palm Beach

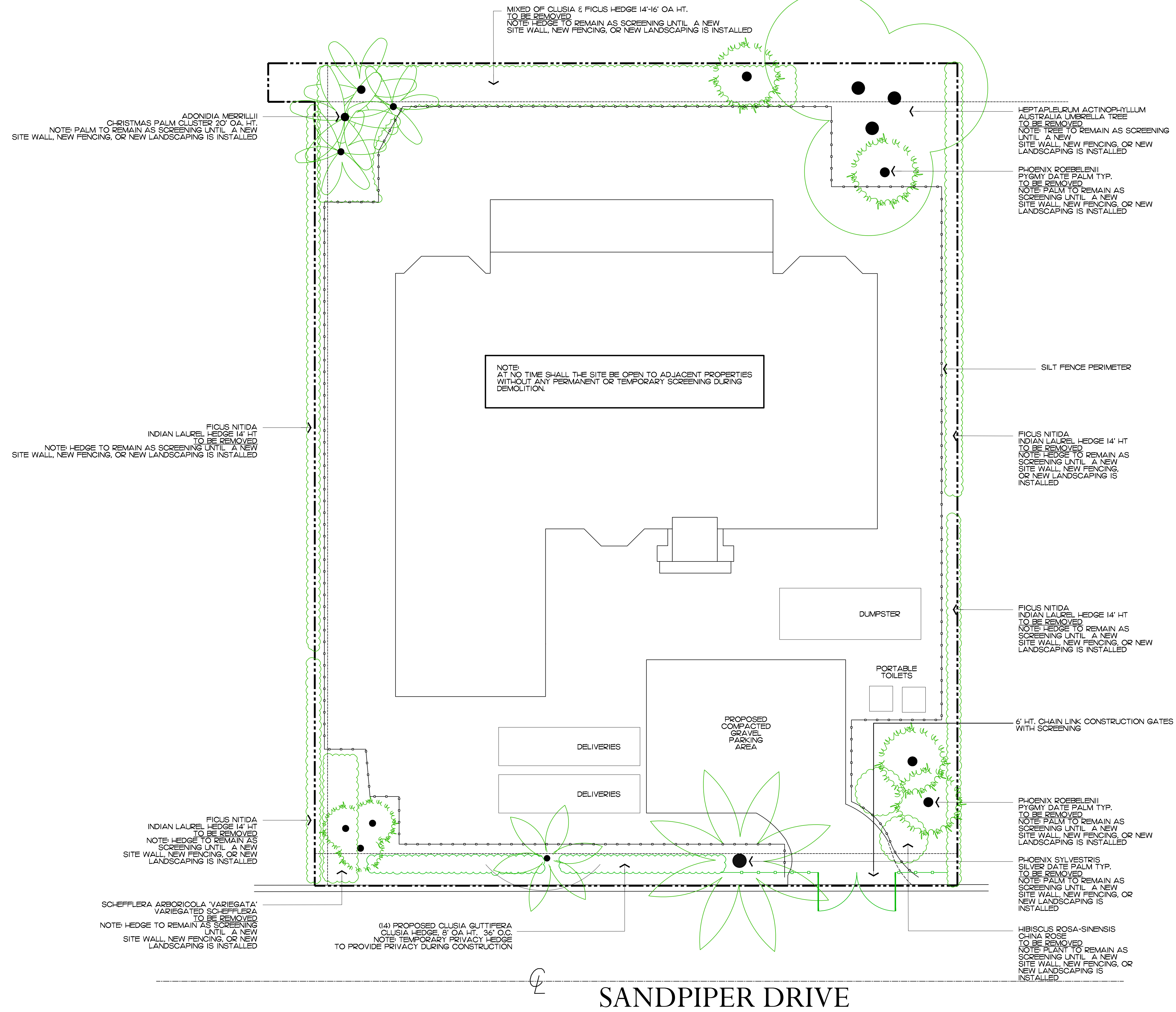


JOB NUMBER: # 21202.00 LA
DRAWN BY: Grace Walton
DATE: 10.11.2021

SHEET L5.0

64 sf.

AREA IN SQ. FT.



SANDPIPER DRIVE

ARC-22-056
Construction Staging Plan

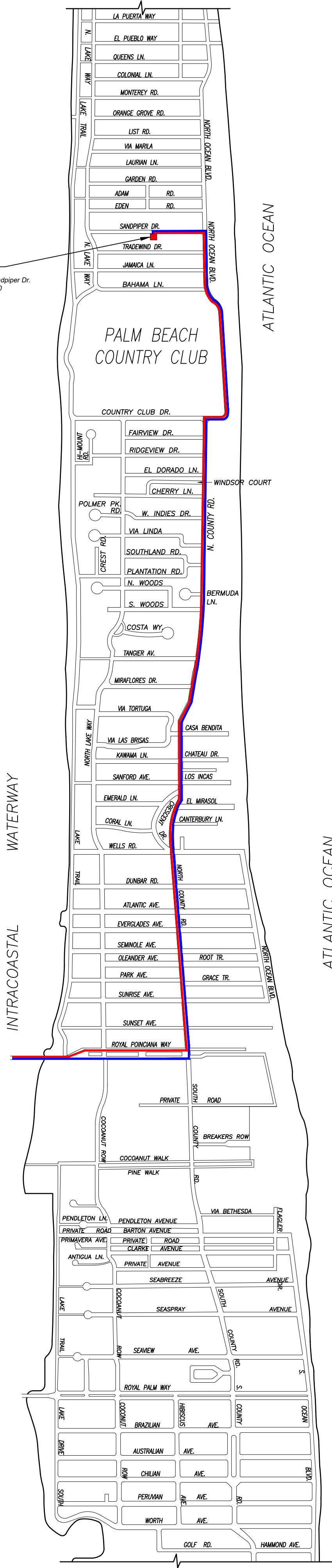
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SITE:
Site Address: 270 Sandpiper Dr.
Palm Beach, FL 33480



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

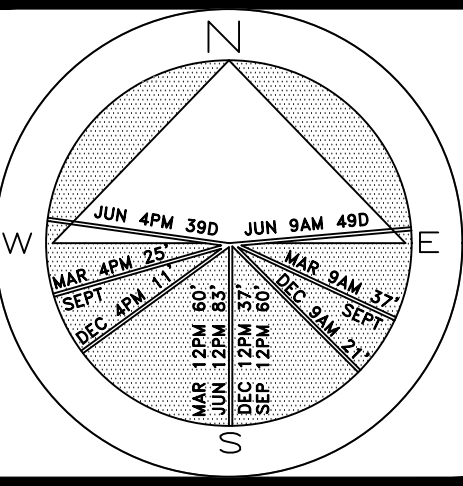
ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-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. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
250 Sandpiper Drive
Palm Beach



JOB NUMBER: # 21202.00 LA
DRAWN BY: Grace Walton
DATE: 10.11.2021

SHEET L6.0

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ARC-22-056
Truck Logistics Plan
SCALE: NOT TO SCALE

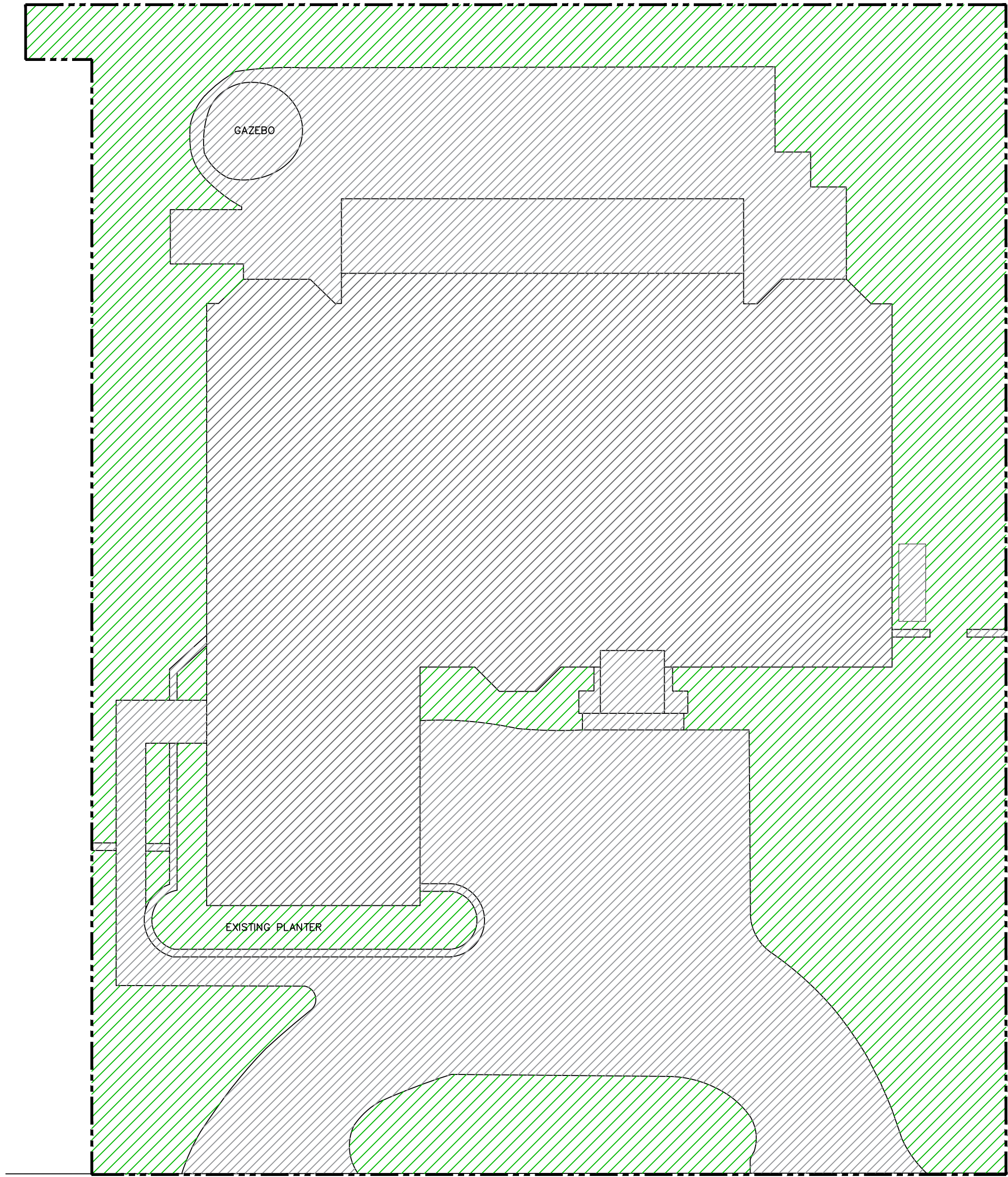
Legend

STRUCTURE

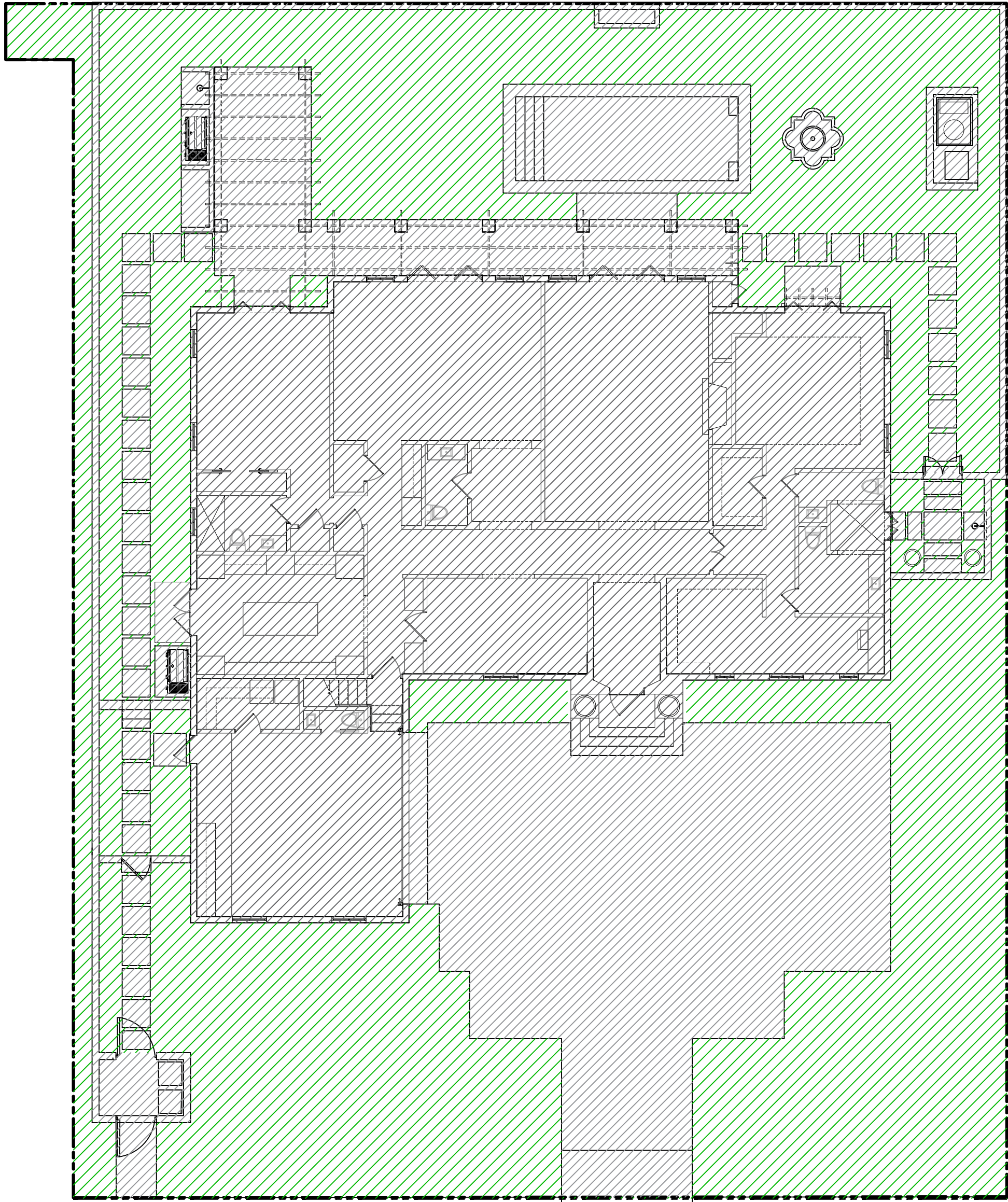
HARDCAPE

LANDSCAPE

LOT ZONE	R-B - LOW DENSITY RESIDENTIAL					
LOT AREA	12,841 S.F.					
DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
OVERALL LANDSCAPE	MINIMUM 45%	5,778.45 S.F.	39.8%	5,110 S.F.	40.63%	5,217.90 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD 2,500 S.F.	1,000 S.F.	47.84%	1,196 S.F.	75.11%	1,877.94 S.F.
WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE 5,778.45 S.F.	2,889.22 S.F.	58.8%	3,403 S.F.	56.58%	3,269.65 S.F.



Existing Site Plan



Proposed Site Plan

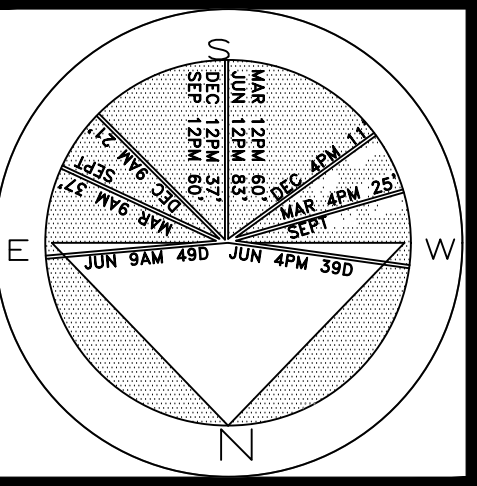
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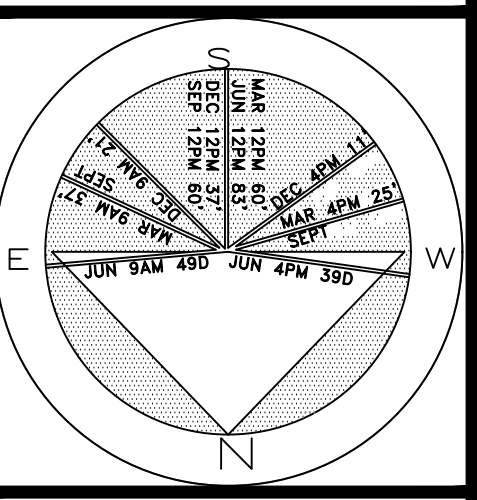
Site Calculation/Lot Coverage Graphics

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

64 sf.

AREA IN SQ.FT.

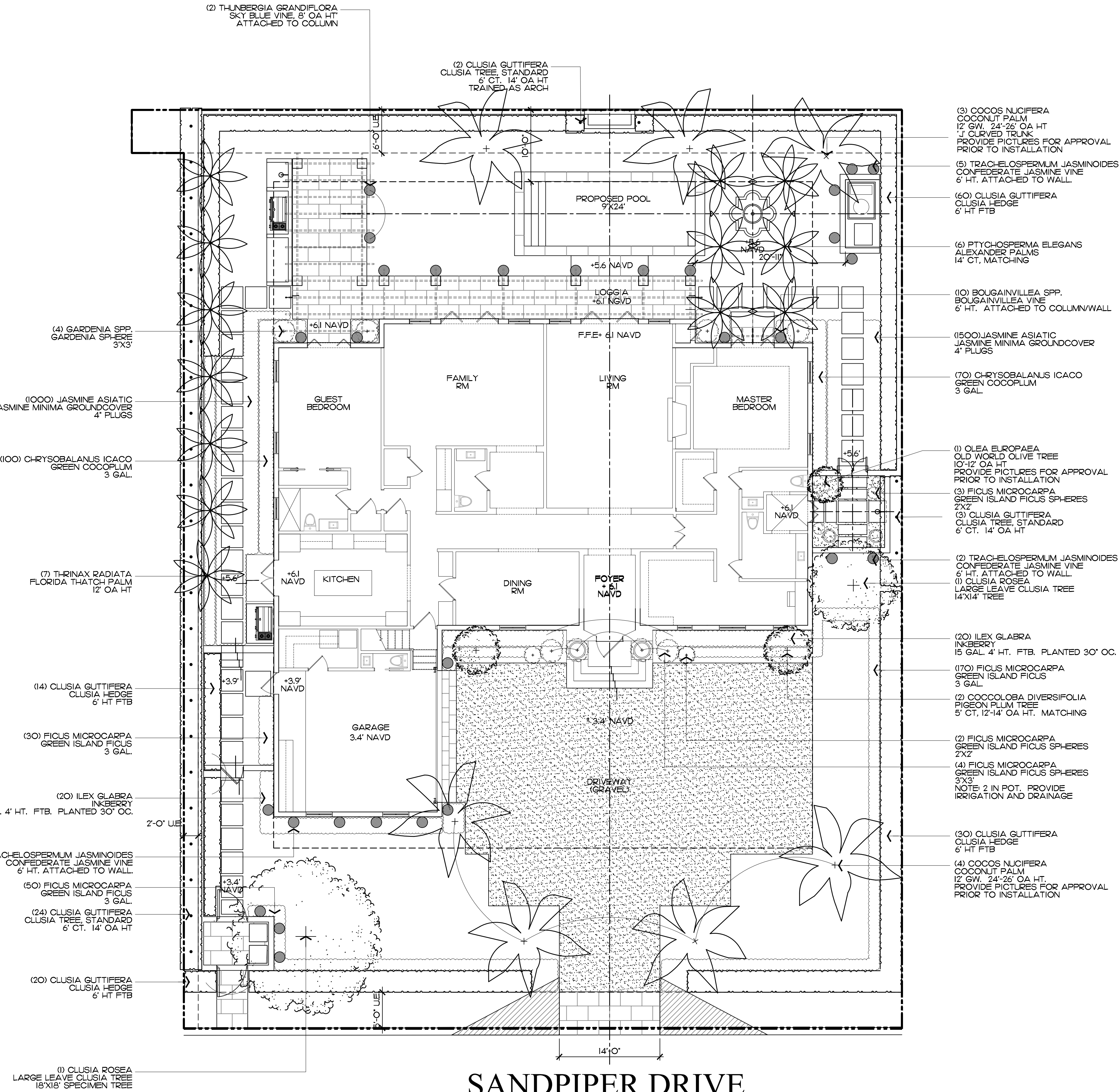
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SHEET L8.0

64 sf.
AREA IN SQ. FT.



SANDPIPER DRIVE

ARC-22-056
Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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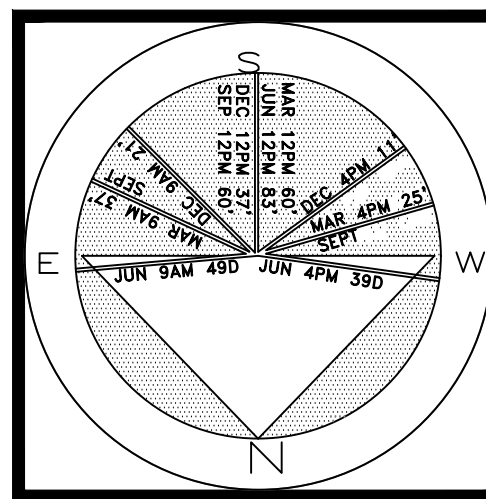
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ARC-22-056
Rendered Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

SHEET L8.1
64 sf.
AREA IN SQ.FT.

Trees

SYMBOL/KEY	PLANT NAME	QTY.	NATIVE	DESCRIPTION
	CLUSIA ROSEA CLUSIA ROSEA TREE	1	*	18'X18' SPECIMEN TREE
	CLUSIA ROSEA CLUSIA ROSEA TREE	1	*	14'X14'
	CONOCARPUS ERECTUS STANDARD	29	*	6' CT, 14' OA HT, NOTE: (2) TRAINED AS ARCH REFER TO LANDSCAPE PLAN LAYOUT
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	2	*	5' CT, 12'-14' OA HT, MATCHING
	OLEA EUROPAEA OLD WORLD OLIVE TREE	1		4 CT, 10'-12' OA HT PROVIDE PICTURES FOR APPROVAL PRIOR TO INSTALLATION
TOTAL		34		
NATIVE SPECIES		33	(97%)	

Shrub

SYMBOL/KEY	PLANT NAME	QTY.	NATIVE	DESCRIPTION
	CLUSIA GUTTIFERA CLUSIA HEDGE	124		6' HT, FULL TO BASE
	ILEX GLABRA INKBERRY	36	*	15 GAL, 4' HT, FULL TO BASE, 30" OC
	FICUS MICROCARPA GREEN ISLAND FICUS	120		3 GAL
	FICUS MICROCARPA GREEN ISLAND FICUS SPHERES	4		3'X3' SPHERES NOTE: 2 IN POT.
	FICUS MICROCARPA GREEN ISLAND FICUS SPHERES	5		2'X2' SPHERES
	GARDENIA SPP GARDENIA SPHERE	2		3'X3' SPHERE
	CHRYSOBALANUS ICACO GREEN COCOPLUM	170	*	3 GAL
TOTAL		461		
NATIVE SPECIES		206	(44.68%)	

Palms

SYMBOL/KEY	PLANT NAME	QTY.	NATIVE	DESCRIPTION
	PTYCHOSPERMA ELEGANS ALEXANDER PALMS	6		14' CT, MATCHING
	COCOS NUCIFERA COCONUT PALM	7		12' GW, 24'-26' OA HT, PROVIDE PICTURES FOR APPROVAL PRIOR TO INSTALLATION
	THRINAX RADIATA FLORIDA THATCH PALM	7	*	12' OA HT
TOTAL		20		
NATIVE SPECIES		7	(35%)	

Vines & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	NATIVE	DESCRIPTION
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	10		6' HT, ATTACHED TO COLUMN/WALL
	JASMINE ASIATIC JASMINE MINIMA GROUNDCOVER	2,500		4" PLUGS
	THUNBERGIA GRANDIFLORA SKY BLUE VINE	2		8' OA HT, ATTACHED TO COLUMNS
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES	17		6' HT, ATTACHED TO COLUMN/WALL
TOTAL		2,529		
NATIVE SPECIES		0		

Lawn & Mulch

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

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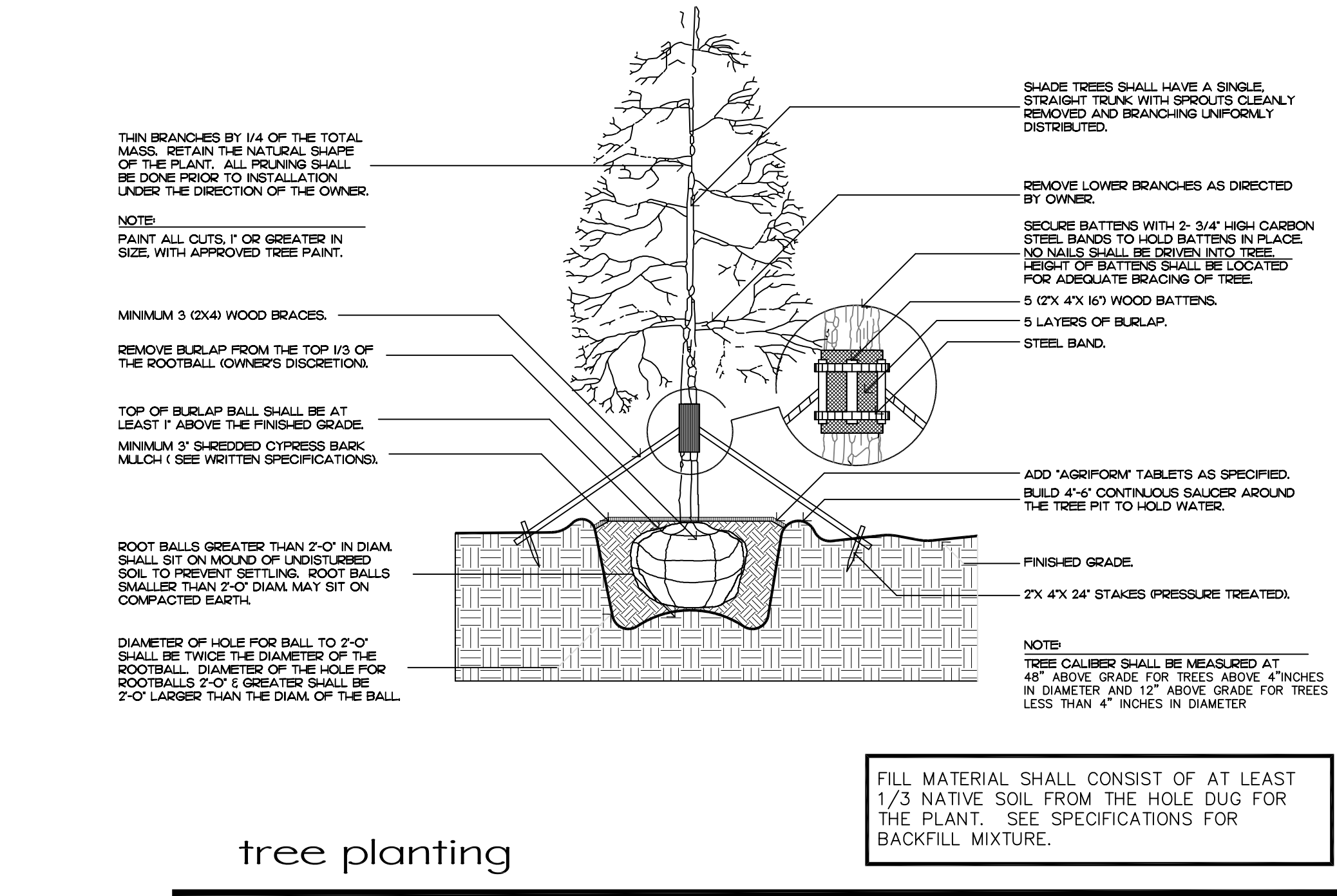
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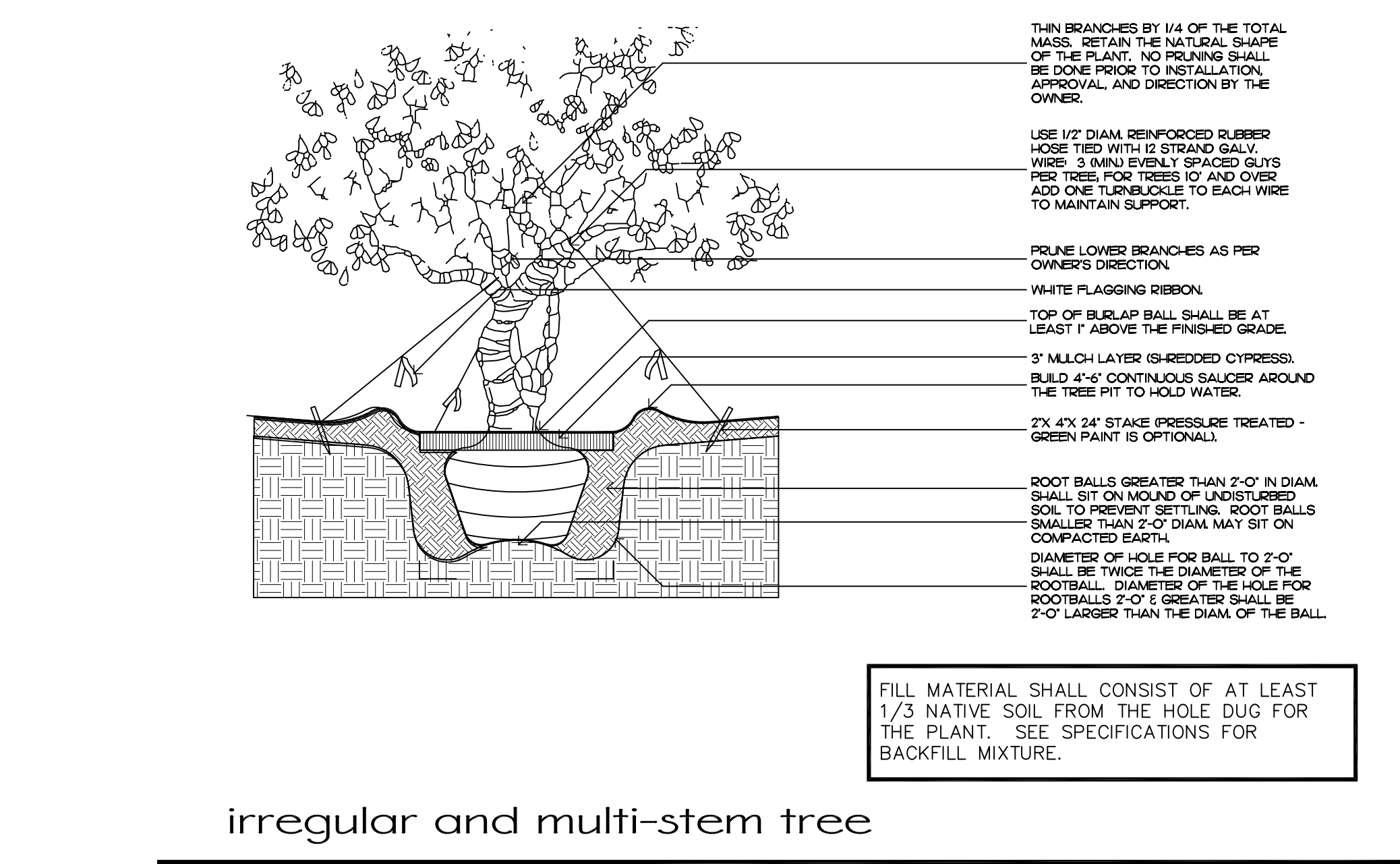
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ARC-22-056
Plant Schedule

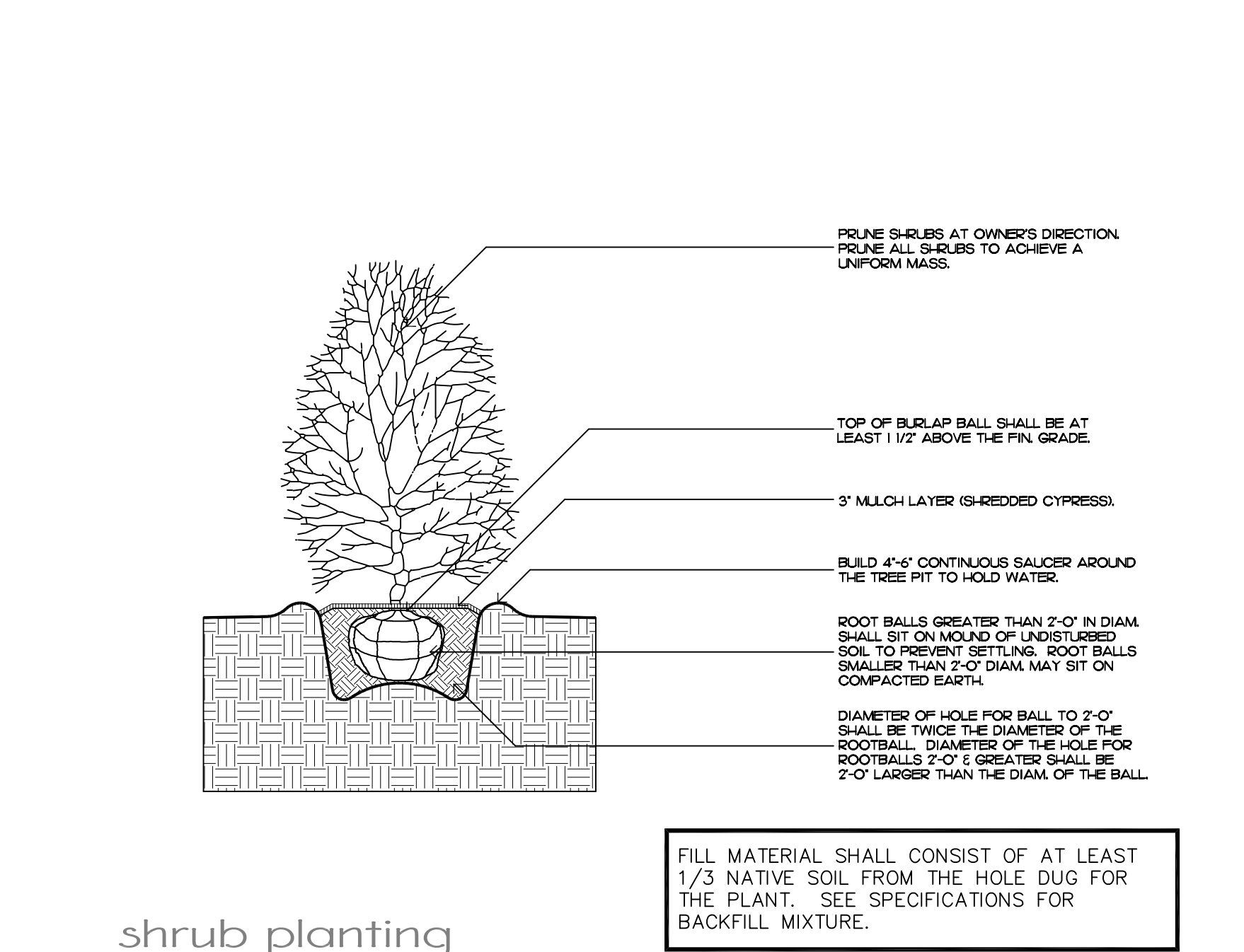
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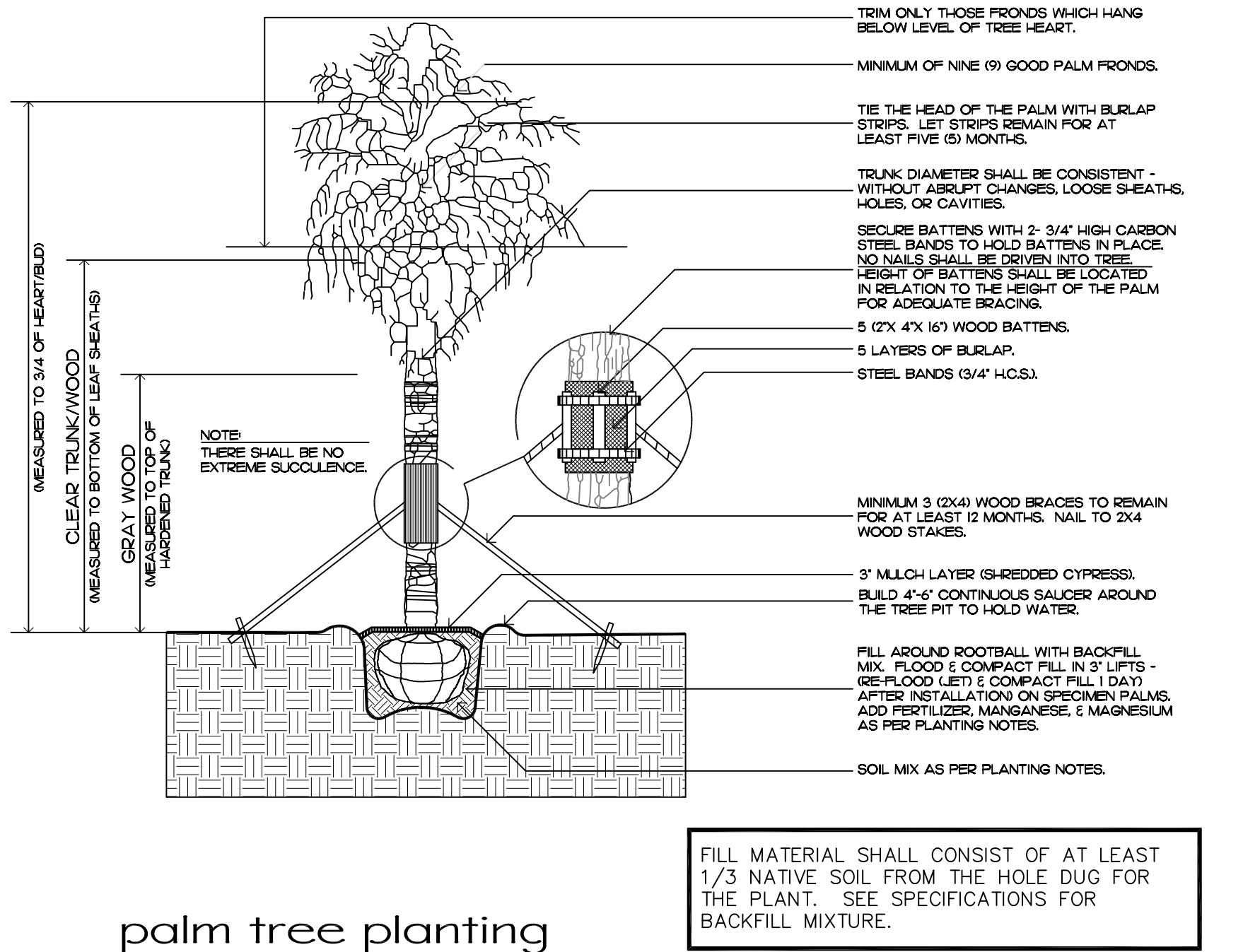
tree planting



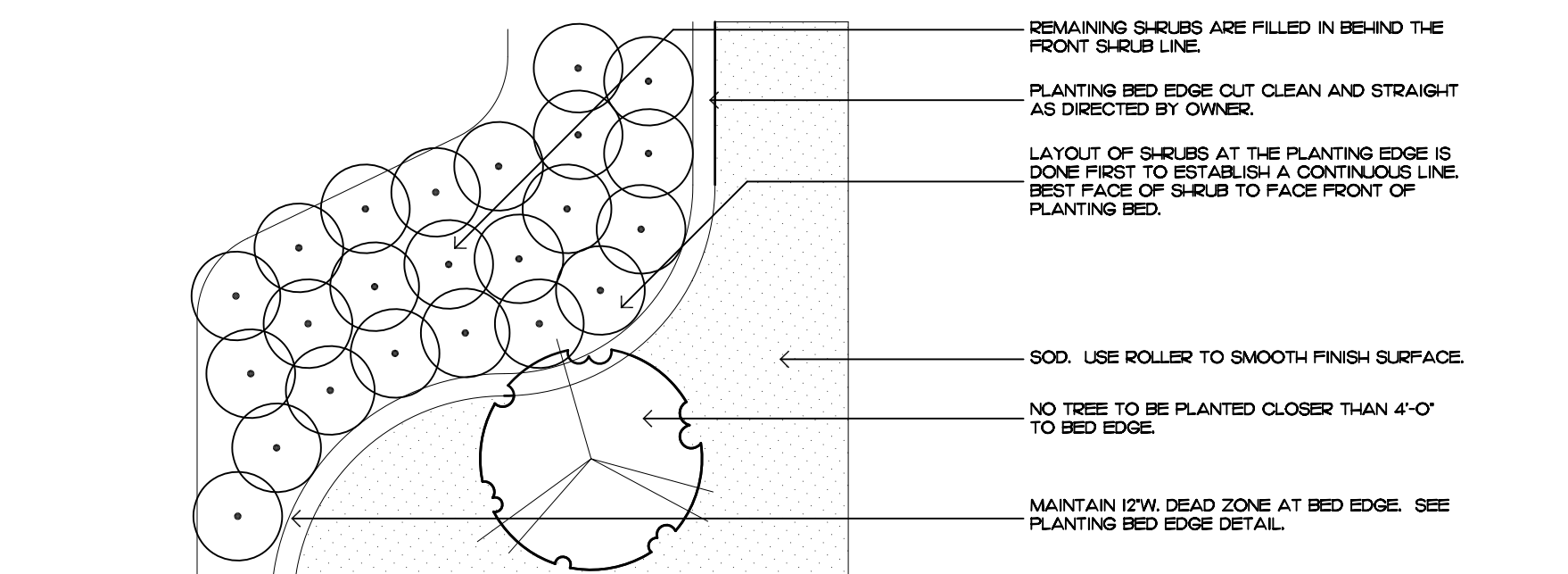
irregular and multi-stem tree



shrub planting



palm tree planting



shrub & ground cover layout

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 8'-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 CALIBER). 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 CALIBER. 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 "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 (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, LIMES, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERBERIS 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 ABSOLUTE ROOT SYSTEM. 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 FIBERUS 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, 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.

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2021

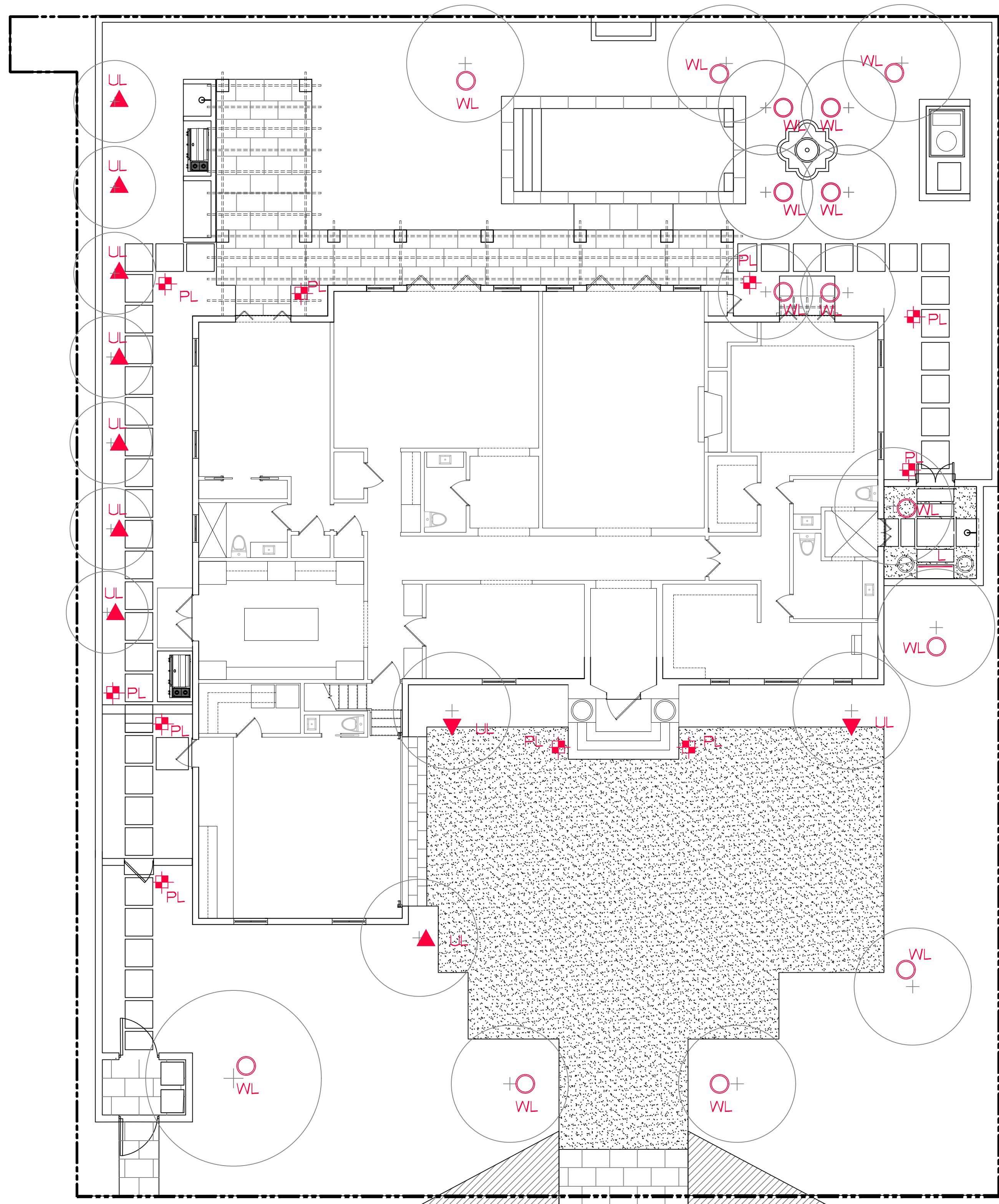
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2021

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ARC-22-056
Planting Details & Specifications



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	10
○ WL	WELL LIGHT - AURORALIGHT - LWL5 LIGHTHAUS BRASS FINISH - 9 WATTS - LED 3000K	15
⊕ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	8
--- L	UNDERLIGHT - LED LF. TBD.	4' LF



UP LIGHT



WELL LIGHT



PATH LIGHT

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Landscape Architecture

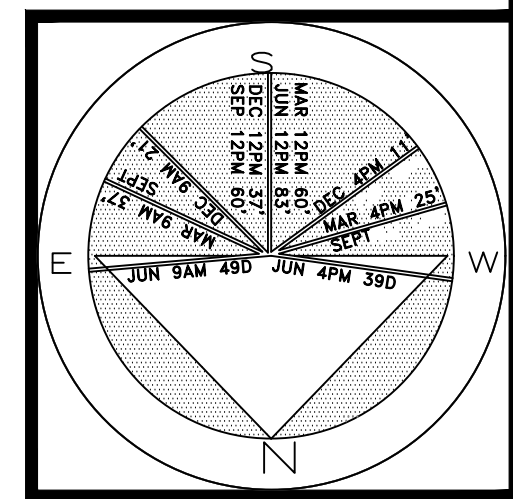
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Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

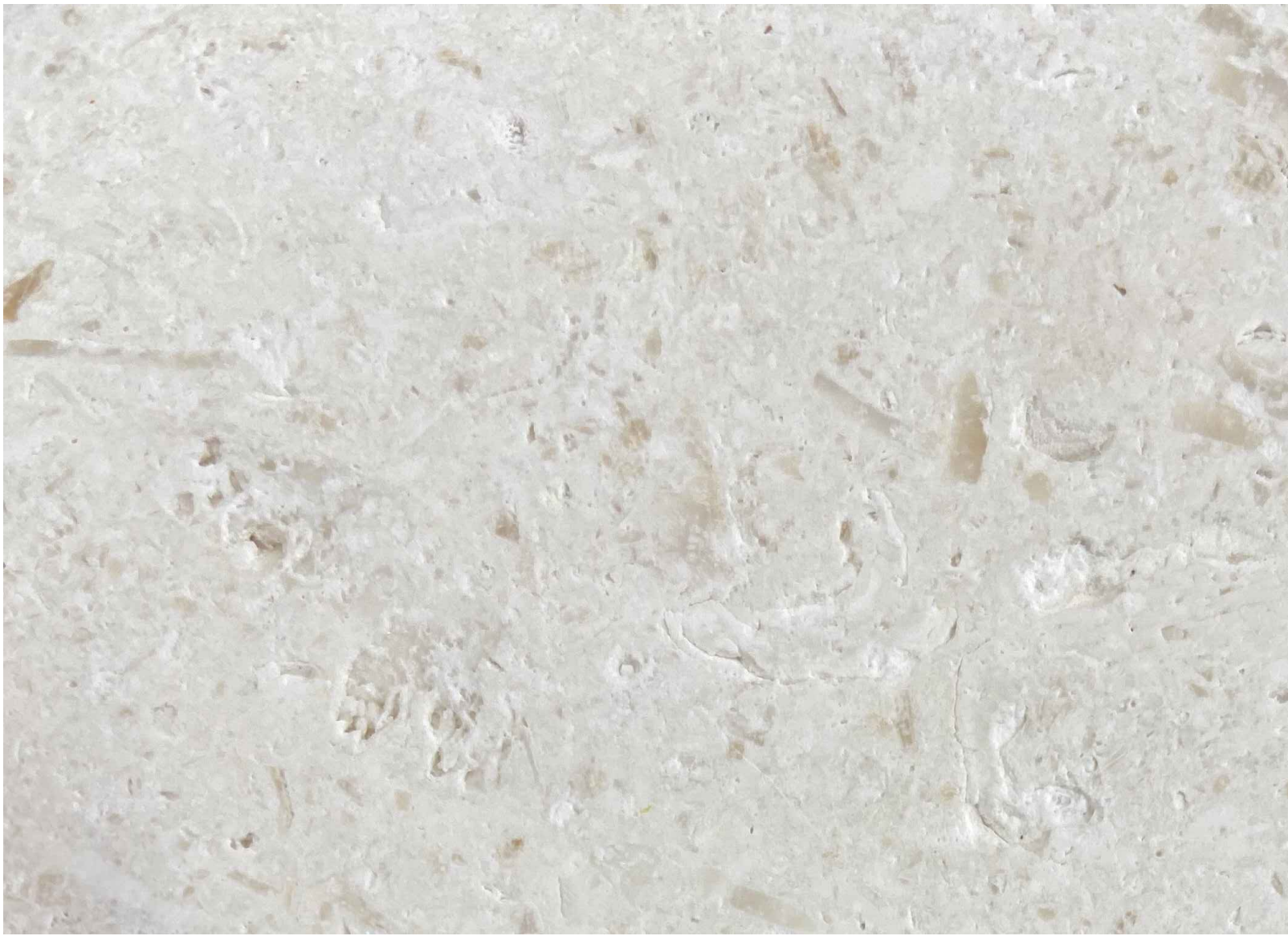
AREA IN SQ.FT.



Gravel Driveway Field



Stepping Stone w/ Lawn Joints



ST. Croix Limesone, Slip Resistant

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