

**MONTEREY ROAD**

**N. LANE WAY**

72.09'

87.09'

100'

DELIVERIES

DUMPSTER

PORTABLE TOILETS

EXISTING FICUS REPENS  
FICUS VINE TYP  
TO REMAIN

EXISTING HIBISCUS SPP  
HIBISCUS SHRUB  
NOTE: HEDGE TO REMAIN AS  
SCREENING UNTIL A NEW  
SITE WALL, NEW FENCING, OR NEW  
LANDSCAPING IS INSTALLED

EXISTING DYPsis LUTESCENS  
ARECA PALM TYP  
NOTE: PALMS TO REMAIN AS SCREENING  
UNTIL A NEW  
SITE WALL, NEW FENCING, OR NEW  
LANDSCAPING IS INSTALLED

6' HT. X 20' WIDE  
CHAIN-LINK ROLLING  
GATE W/ SCREENING

EXISTING WALKWAY  
TO BE REMOVED

EXISTING PODOCARPUS MACROPHYLLUS  
PODOCARPUS HEDGE  
TO REMAIN

EXISTING PHOENIX ROEBELENI  
PYGMY DATE PALM TYP  
TO REMAIN

EXISTING PSYCHOTRIA  
WILD COFFEE SHRUB  
TO REMAIN

6' HT. CHAIN-LINK  
CONSTRUCTION FENCE  
W/ SCREENING

EXISTING UNIDENTIFIED TREE  
NOTE: TREE TO REMAIN AS  
SCREENING UNTIL A NEW  
SITE WALL, NEW FENCING, OR NEW  
LANDSCAPING IS INSTALLED

EXISTING MANGIFERA INDICA  
MANGO TREE  
NOTE: TREE TO REMAIN AS  
SCREENING UNTIL A NEW  
SITE WALL, NEW FENCING, OR  
NEW LANDSCAPING IS  
INSTALLED

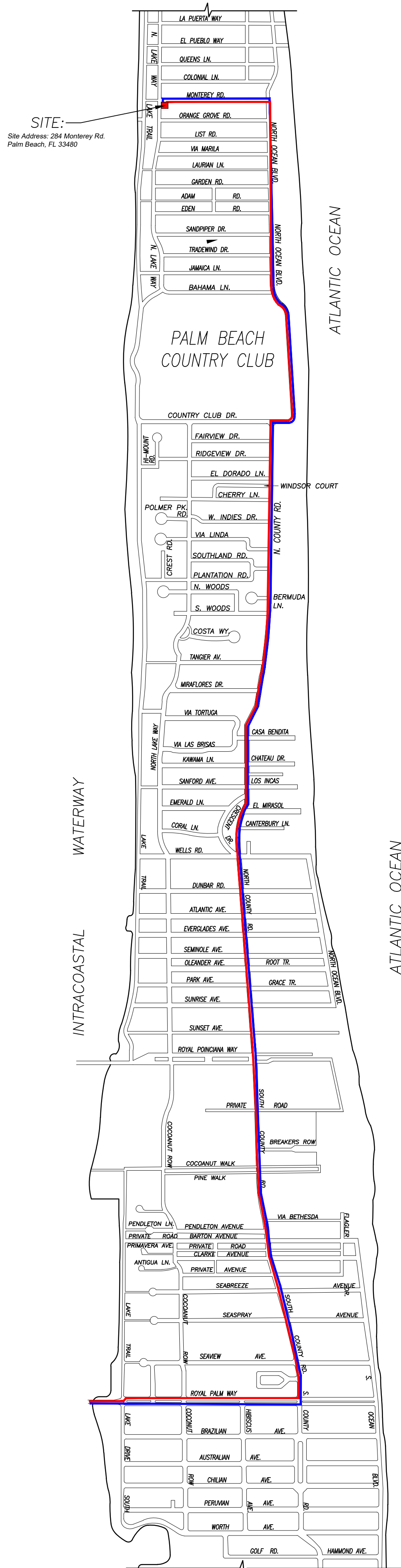
EXISTING CARYOTA  
FISH-TAIL PALM  
TO REMAIN  
NOTE: TREE TO REMAIN AS  
SCREENING UNTIL A NEW  
SITE WALL, NEW FENCING, OR NEW  
LANDSCAPING IS INSTALLED

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

COA-22-028  
ZON-22-079

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'



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

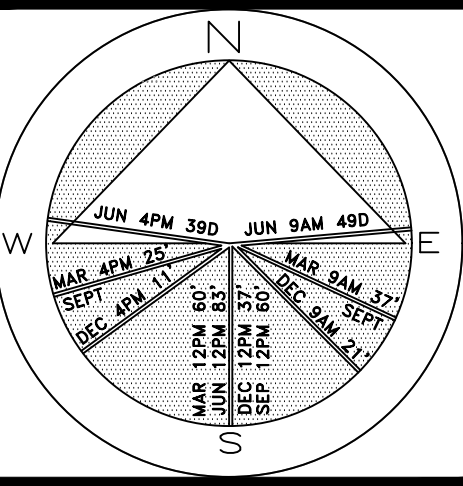
ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5420-8 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  
284 Monterey Rd  
Palm Beach



JOB NUMBER: # 22070.00 LA  
DRAWN BY: Alex Eugrill  
DATE: 03.18.2022  
05.02.2022

**2022**  
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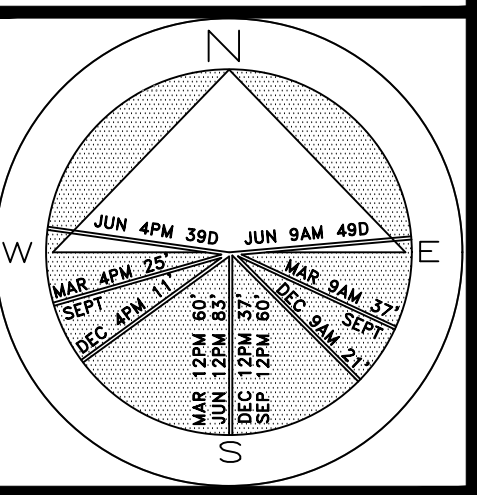
**2022**  
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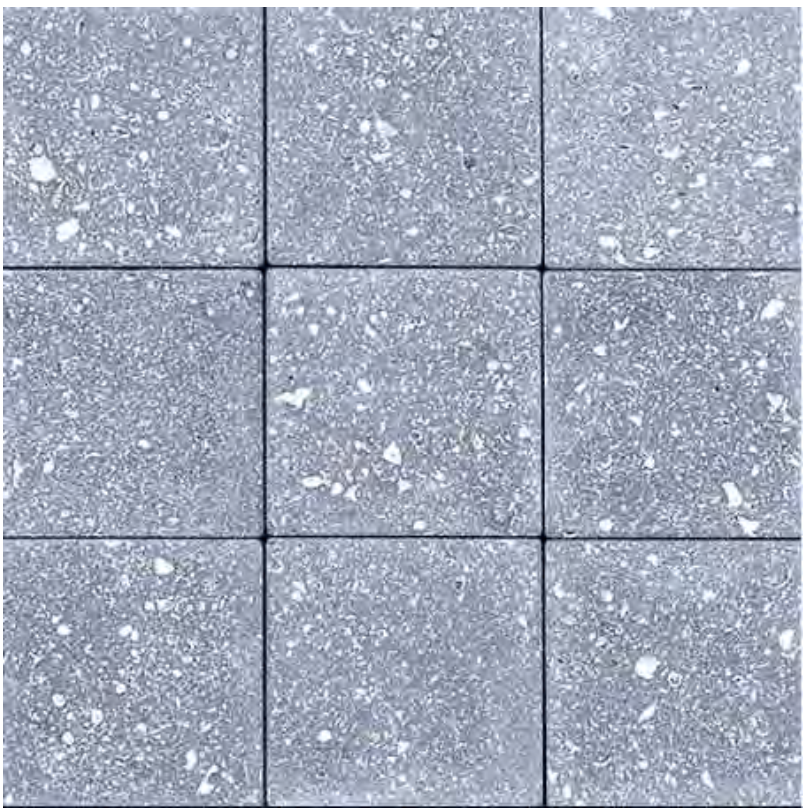
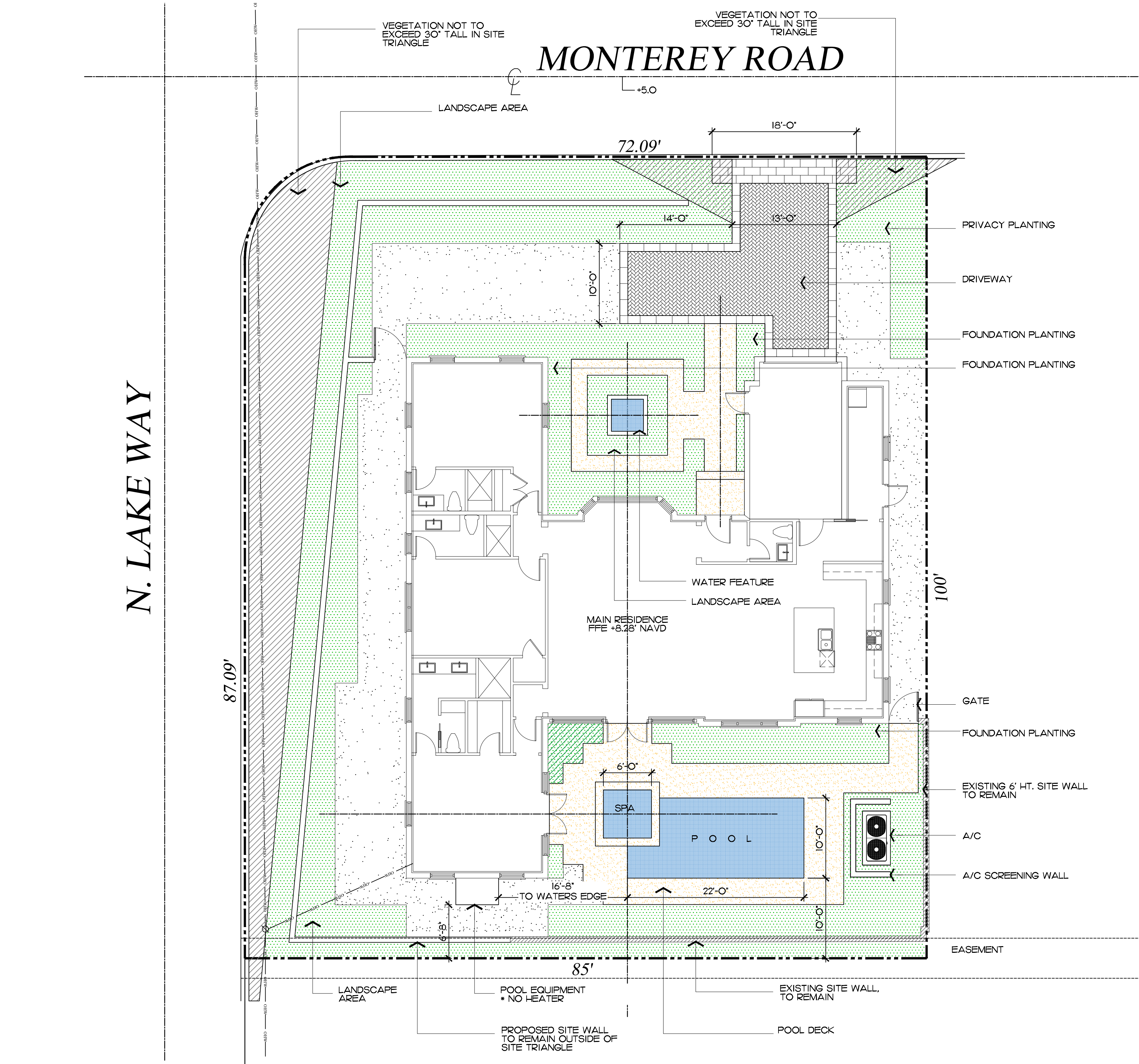
COA-22-028  
ZON-22-079  
Truck Logistics Plan  
SCALE: NOT TO SCALE  
SHEET L6.0



Private Residence  
284 Monterey Road  
Palm Beach



JOB NUMBER: # 22070.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 03.23.2022  
05.02.2022



HARDSCAPE FLAT MATERIAL  
(UNLESS OTHERWISE SPECIFIED)  
LIGHT GRAY PRECAST STONE WITH ACID WASHED FINISH



DRIVEWAY  
FINISH CONCRETE SHELLSTONE PAVERS

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	8,465 S.F.	8,465 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 45%	3,809.25 S.F.	50.90% 4,344 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	835.6 S.F.	71.9% 1,499 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,904.63 S.F.	68.9% 2,249 S.F.

COA-22-028  
ZON-22-079  
SitePlan  
SCALE IN FEET 0' 8' 16' 24'

SHEET L7.0  
64 sf.  
AREA IN SQ.FT.

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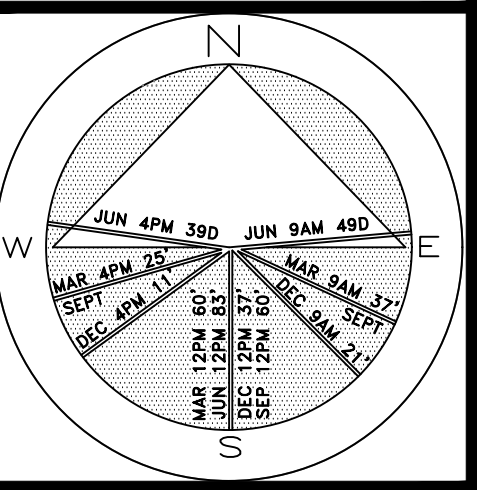
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Private Residence

284 Monterey Road

Palm Beach

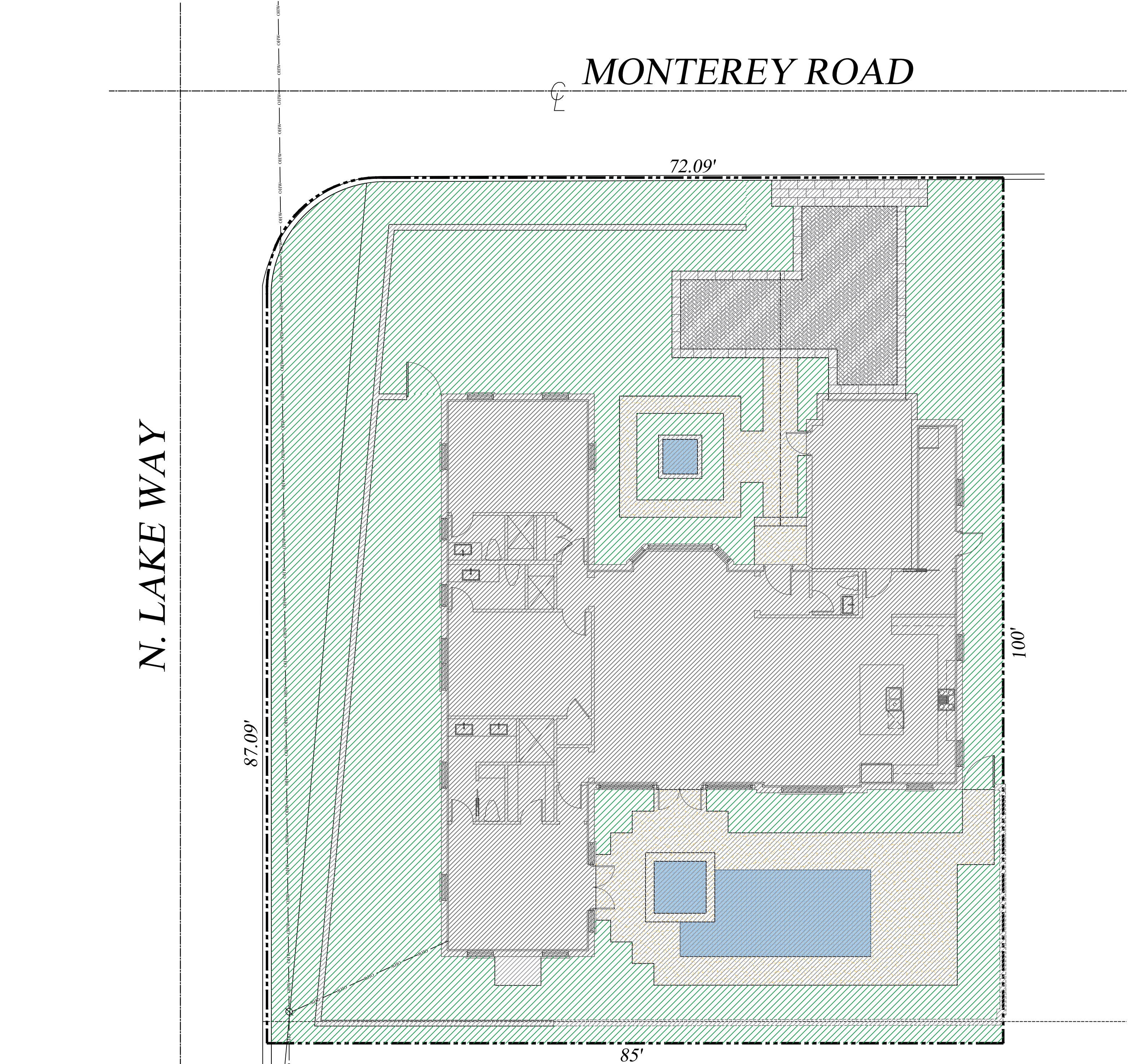


JOB NUMBER: # 22070.00 LA

DRAWN BY: Lauren Freeman

DATE: 03.23.2022

05.02.2022

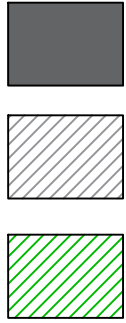


Proposed Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		8,465 S.F.		8,465 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	3,809.25 S.F.	50.2%	4,246 S.F.	50.90%	4,344 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	835.6 S.F.	71.9%	1,499 S.F.	77.4%	1,616 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,904.63 S.F.	68.9%	2,249 S.F.	82.3%	2,688 S.F.

Legend

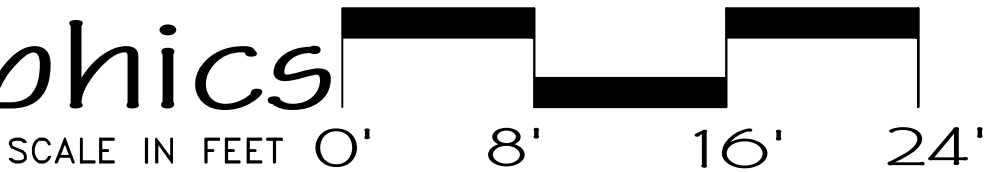
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE



COA-22-028

ZON-22-079

Site Calculation/Lot Coverage Graphics



64 sf.

AREA IN SQ.FT.

48 HOURS BEFORE DIGGING

CALL TOLL FREE

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SUNSHINE STATE ONE CALL

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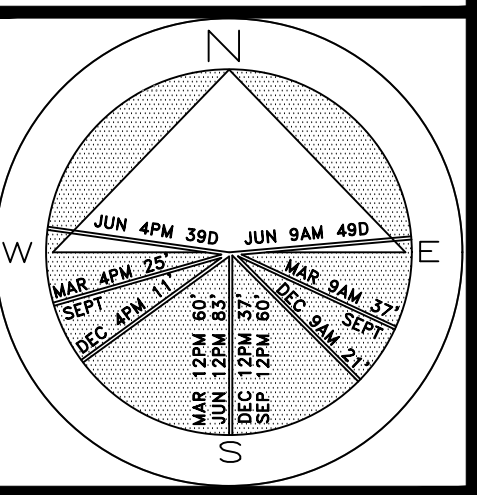
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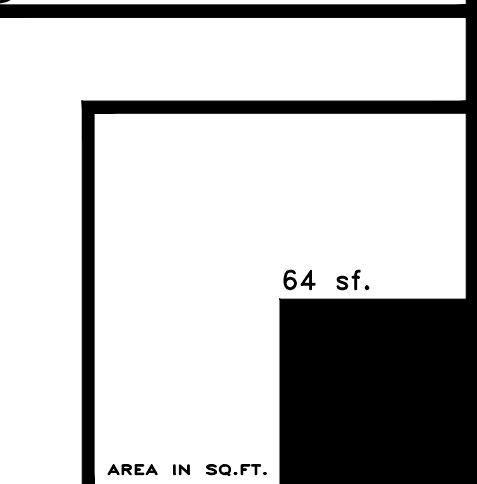


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Palm Beach

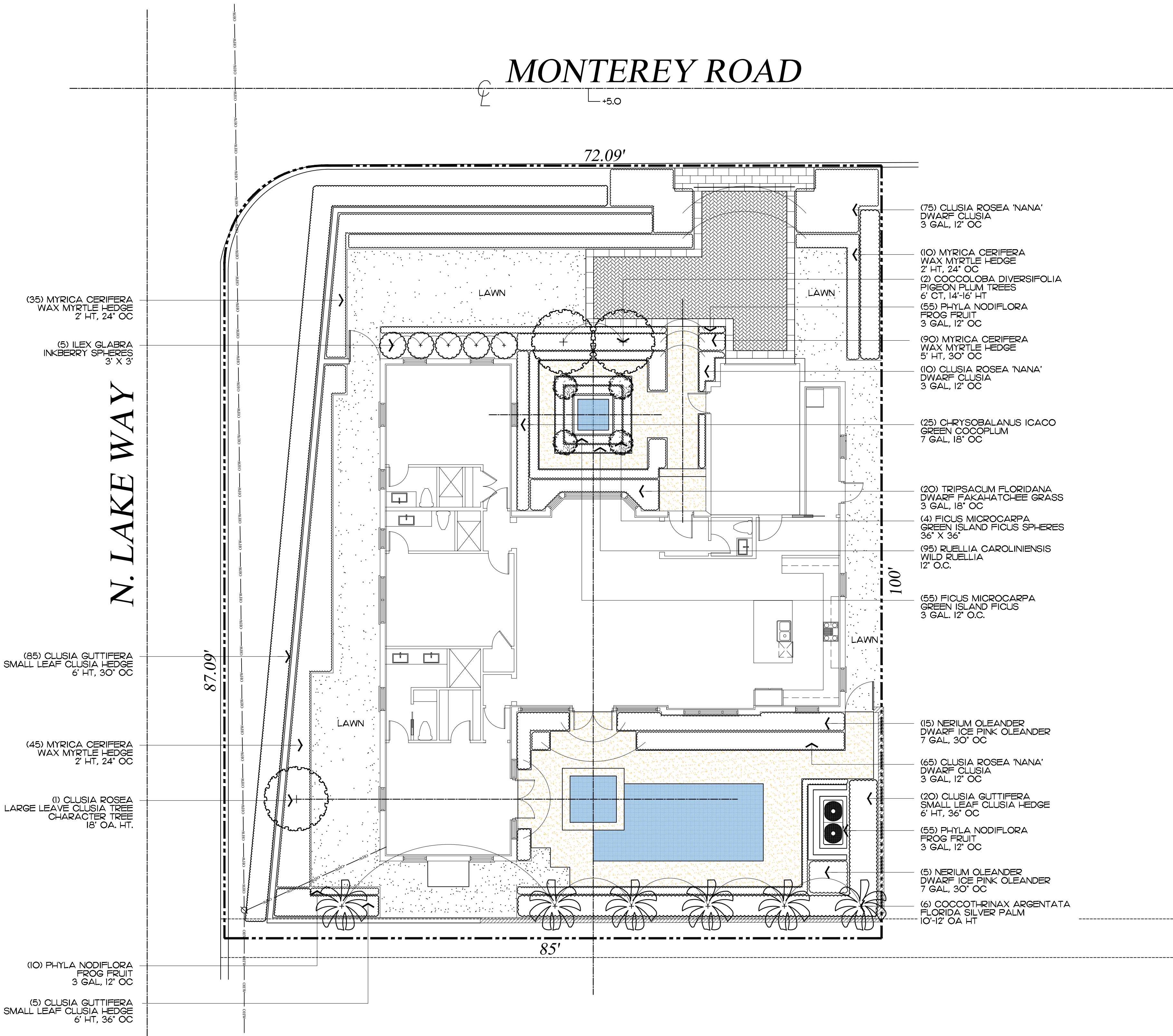


JOB NUMBER: # 22070.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 03.28.2022  
05.02.2022

SHEET L8.0



MONTEREY ROAD



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COA-22-028  
ZON-22-079  
Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.

AREA IN SQ. FT.



# N. LAKE WAY



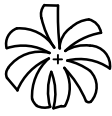
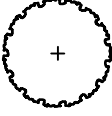
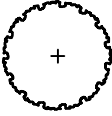
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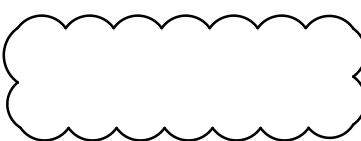
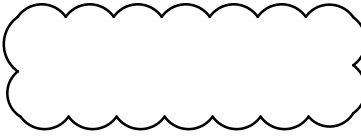
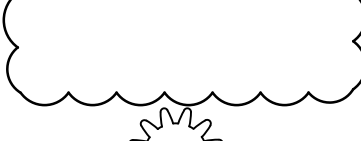


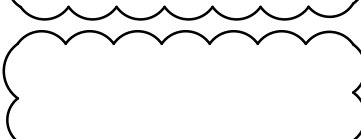
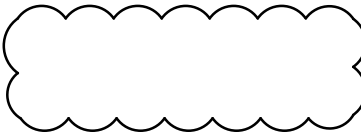
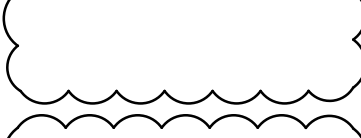
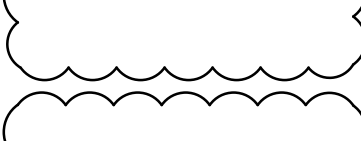
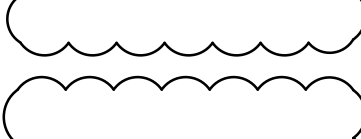


COA-22-028  
ZON-22-079  
Rendered Landscape Plan  
SCALE: 3/16" = 1'



# Trees & Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOTHRINAX ARGENTATA FLORIDA SILVER PALM	6	10'-12' OA HT	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	2	6' CT, 14'-16' HT	YES
	CLUSIA ROSEA LARGE LEAVE CLUSIA TREE	1	18' OA. HT	YES

# Shrubs & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO GREEN COCOPLUM	25	7 GAL, 18" OC	YES
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA HEDGE	110	6' HT, 36" OC	
	CLUSIA ROSEA 'NANA' DWARF CLUSIA	150	3 GAL, 12" OC	YES
	ILEX GLABRA INKBERRY SPHERES	5	3' X 3'	YES
	FICUS MICROCARPA GREEN ISLAND FICUS SPHERES	4	3' X 3'	
	FICUS MICROCARPA GREEN ISLAND FICUS	55	3 GAL, 12" OC	
	MYRICA CERIFERA WAX MYRTLE HEDGE	90	2' HT, 24" OC	YES
	MYRICA CERIFERA WAX MYRTLE HEDGE	90	5' HT, 30" OC	YES
	NERIUM OLEANDER DWARF ICE PINK OLEANDER	20	7 GAL, 30" OC	YES
	PHYLA NODIFLORA FROG FRUIT	65	3 GAL, 12" OC	YES
	TRIPSACUM FLORIDANA DWARF FAKAHATCHEE GRASS	20	3 GAL, 18" OC	
	RUELLIA CAROLINENSIS WILD RUELLIA	95	12" OC	YES

# Lawn & Mulch

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

# Native Landscape Legend

PROPERTY ADDRESS:	284 MONTEREY ROAD	
	REQUIRED	PROPOSED
LOT SIZE (SQ FT)	8,465 S.F.	8,465 S.F.
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	3,809.25 S.F. (45%)	4,309 S.F. (50.90%)
PERIMTETER LOS (SQ FT AND %)	1,904.63 S.F. (50%)	2,688 S.F. (82.3%)
FRONT YARD LOS (SQ FT AND %)	835.6 S.F. (40%)	1,616 S.F. (77.4%)
NATIVE TREES %	35%	100%
NATIVE PALMS %	35%	100%
NATIVE SHRUBS / GROUNDCOVERS %	35%	74.07%

ENVIRONMENT  
DESIGN  
GROUP

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SHEET L8.2

COA-22-028  
ZON-22-079

Plant Schedule

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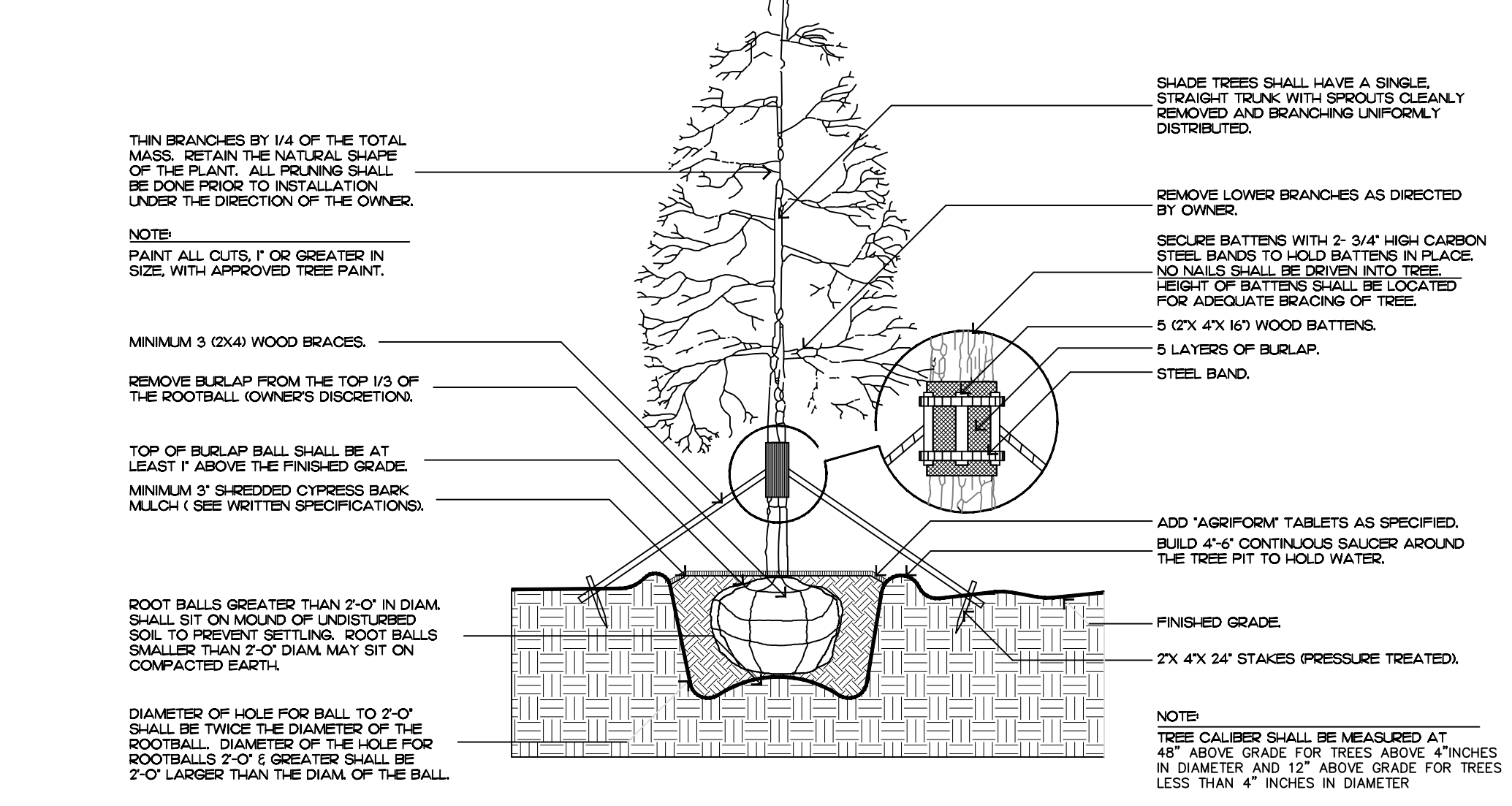
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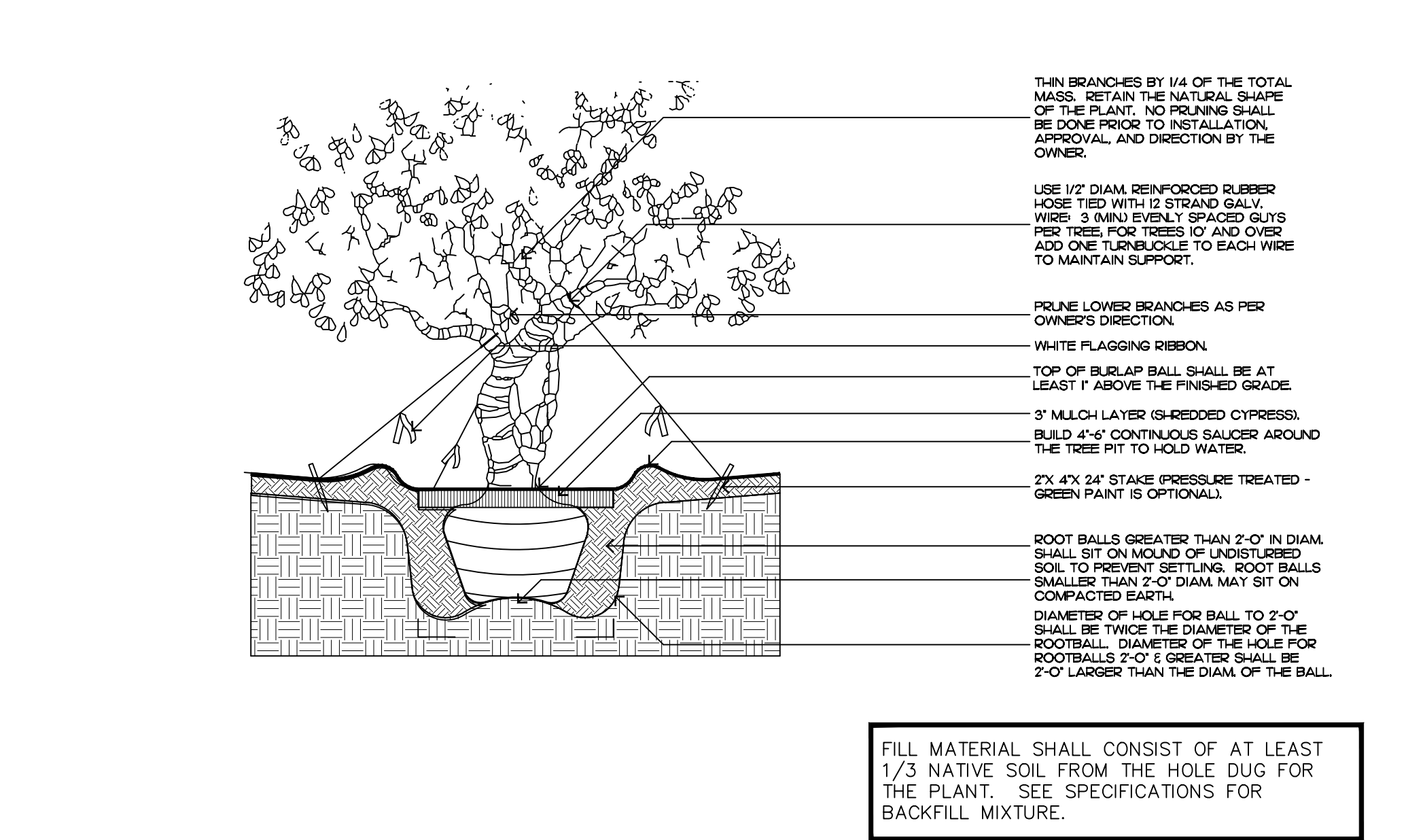
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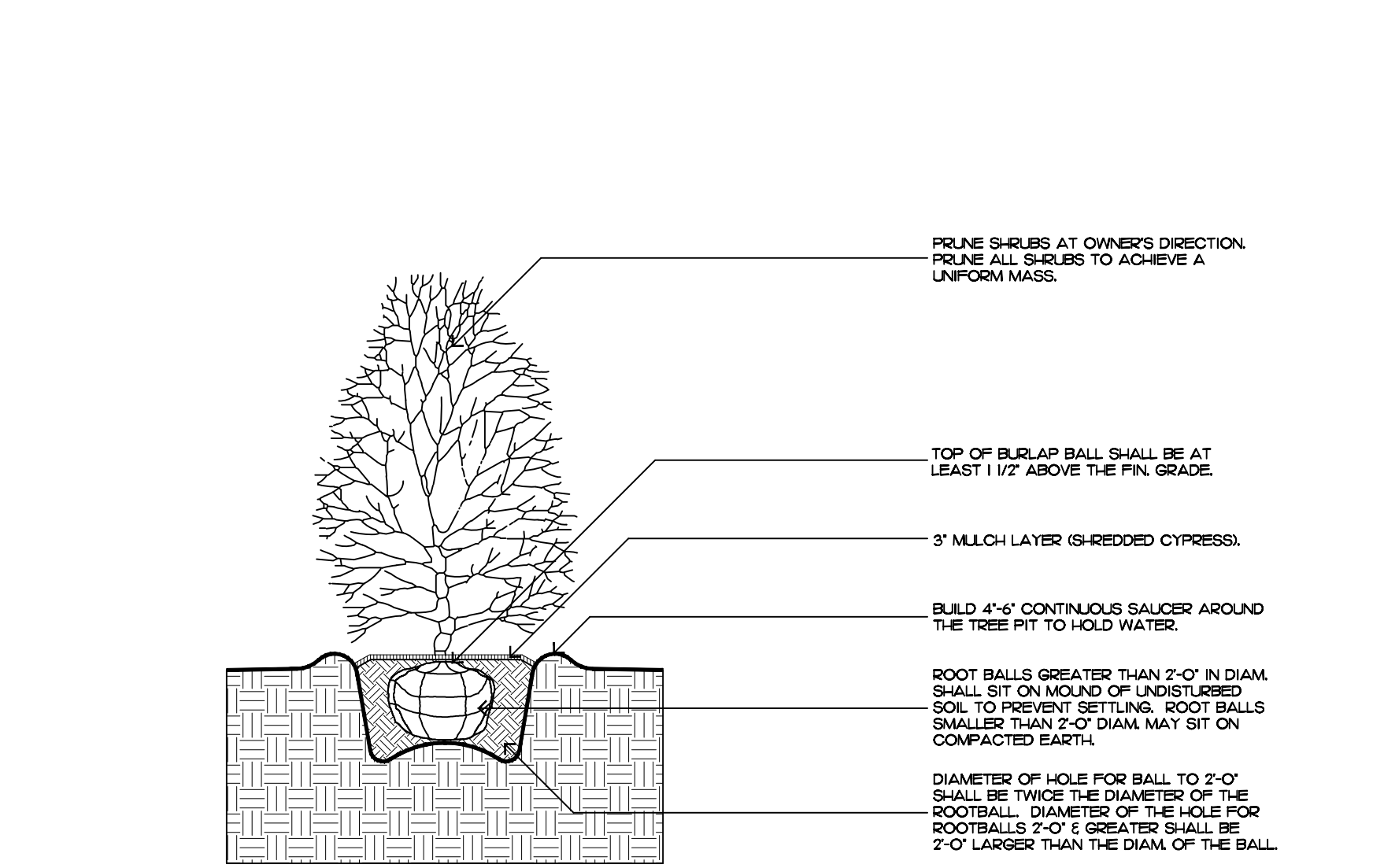




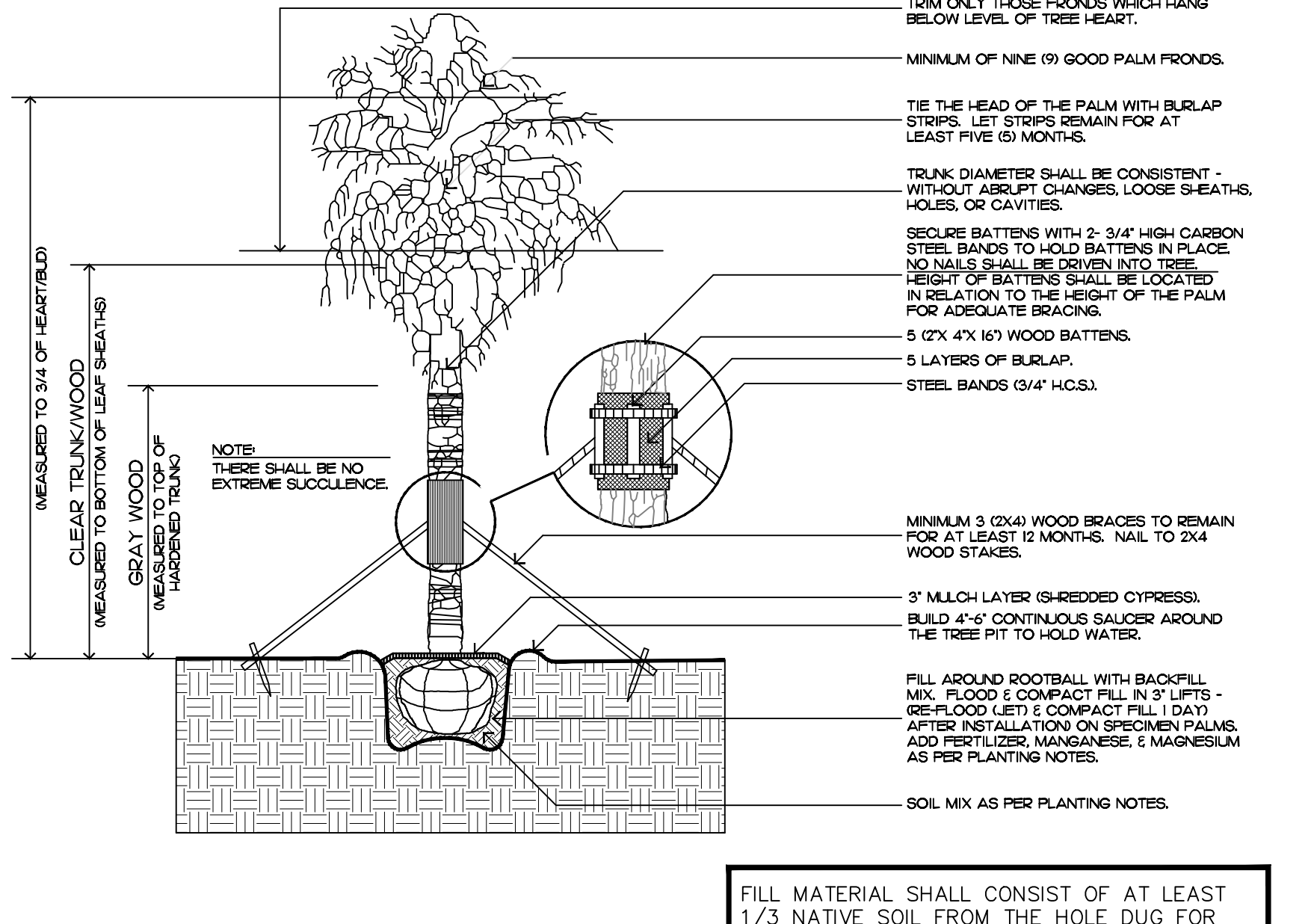
tree planting



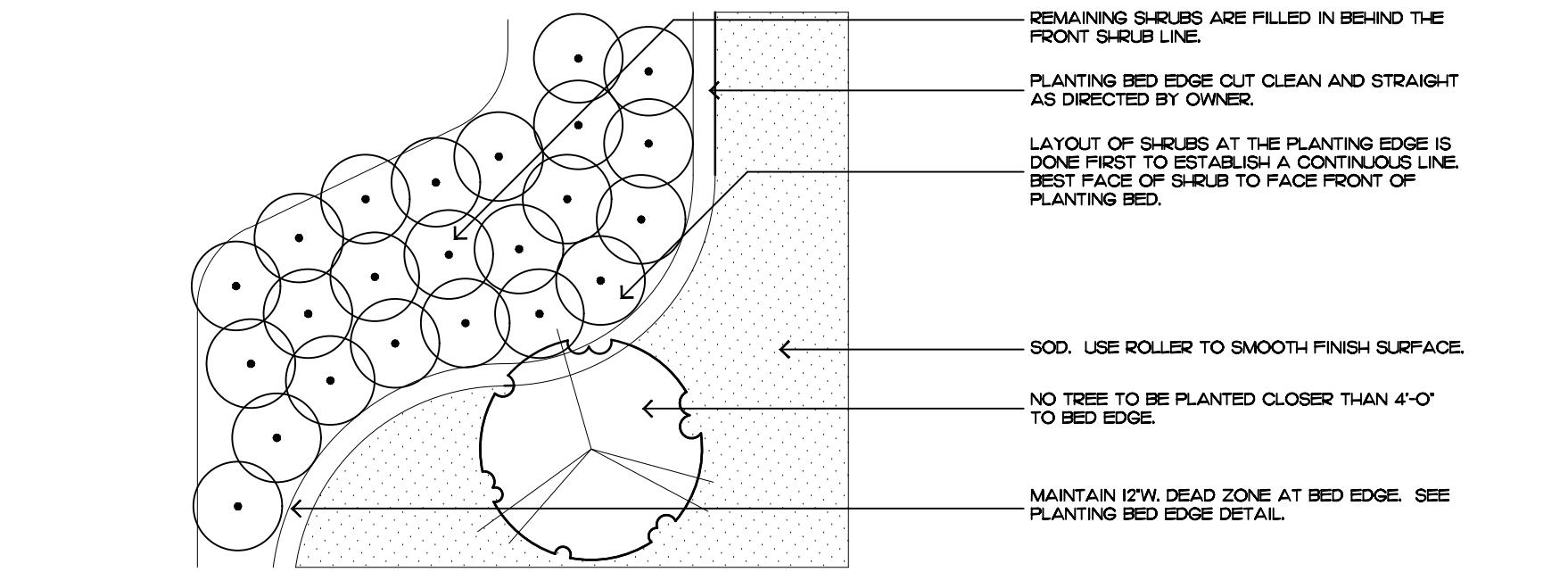
irregular and multi-stem tree



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 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 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 ADEQUATE 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 FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.
- 

## WARRANTY:

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

## MAINTENANCE:

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

**2021**  
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**2021**  
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SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

COA-22-028  
ZON-22-079

Planting Details & Specifications

**ENVIRONMENT  
DESIGN  
GROUP**  
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Landscape Architecture  
Land Planning  
Landscape Management  
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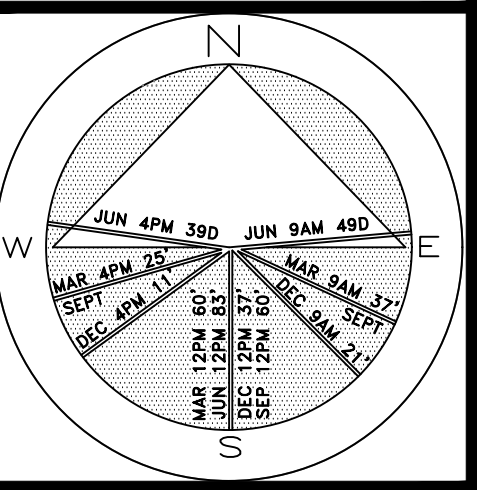
Private Residence  
284 Monterey Road  
Palm Beach

JOB NUMBER: # 22070.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 03.22.2022  
05.02.2022

SHEET L8.3



Private Residence  
284 Monterey Road  
Palm Beach



JOB NUMBER: # 22070.00 LA  
DRAWN BY: Grace Walton  
DATE: 04.08.2022  
05.02.2022

SHEET L9.0

64 sf.  
AREA IN SQ.FT.

Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 9 WATTS - LED 2700K	-
○ WL	WELL LIGHT - AURORALIGHT - LWL5 LIGHTHAUS BRASS FINISH - 9 WATTS - LED 2700K	-
⊕ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 2700K	-



UP LIGHT



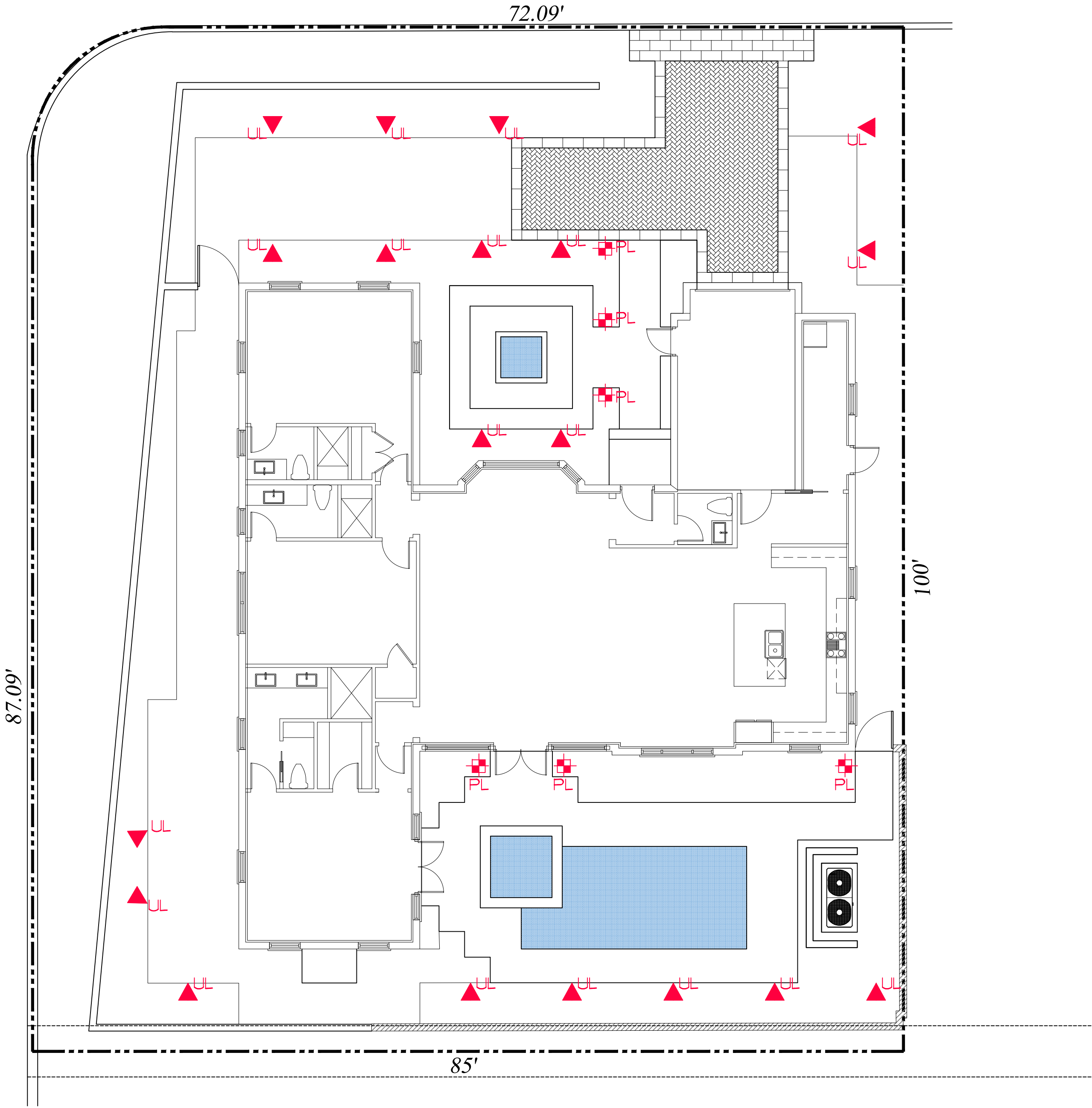
WELL LIGHT



PATH LIGHT

N. LAKE WAY

MONTEREY ROAD



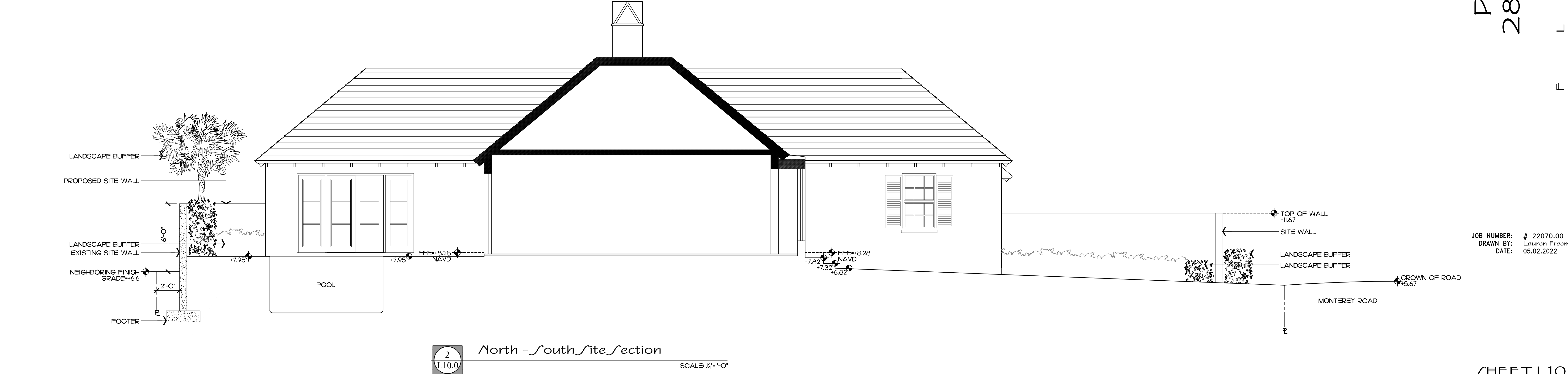
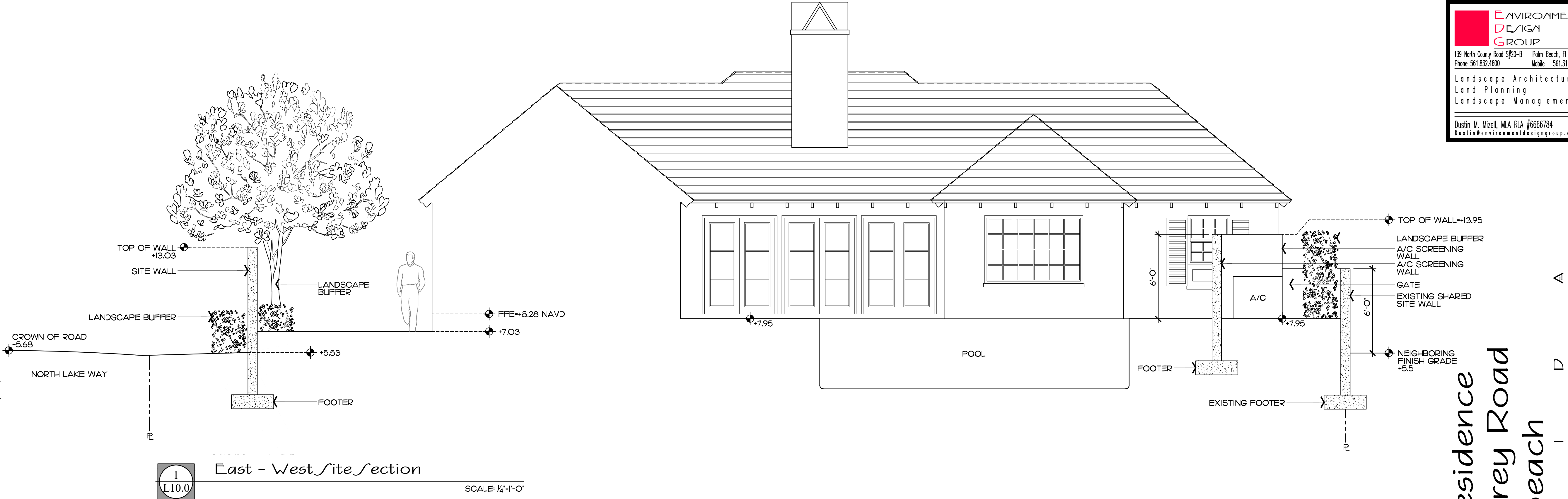
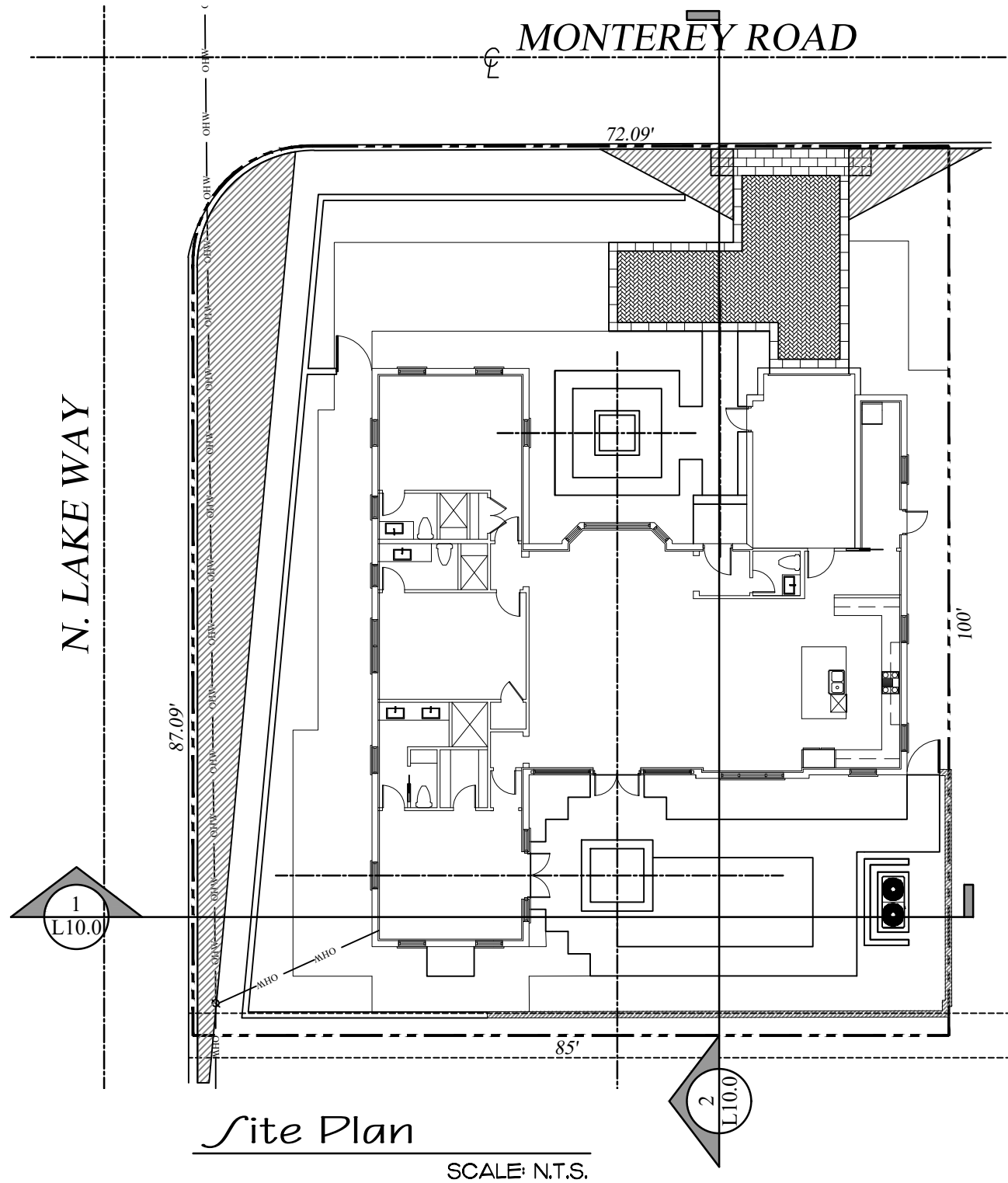
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COA-22-028  
ZON-22-079  
Landscape Lighting Plan  
SCALE IN FEET 0' 8' 16' 24'





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DATE: 05.02.2022

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COA-22-028  
ZON-22-079  
Section Diagrams  
SCALE IN FEET 0' 4' 8' 12'

SHEET L10.0  
16 sf.  
AREA IN SQ.FT.