



Scope of Work

Proposed Hardscape & Landscape Improvements

- New paving, addition of water features and new associated landscape.

353 Peruvian Avenue  
Palm Beach

F L O R I D A

HSB-22-016 (ZON-22-154)  
Final Submittal  
Date of Presentation: 04.19.2023

Sheet Index

- Cover Sheet
- Zoning Legend
- L1.0 - Existing Vegetation Inventory Plan
  - L1.1 - Existing General Site Photos
  - L1.2 - Existing General Site Photos
- L2.0 - Demolition & Vegetation Action Plan
- L3.0 - Construction Screening & Staging Plan
  - L4.0 - Truck Logistics Plan
  - L5.0 - Site Plan
    - L5.0a - Site Details
- L5.1 - Site Calculation / Lot Coverage Graphics
  - L6.0 - Landscape Plan
    - L6.1 - Plant Schedule
    - L6.2 - Rendered Landscape Plan
    - L6.3 - Planting Details
  - L7.0 - Landscape Lighting Plan
- Survey
- Civil Plan

Design Team/Consultants

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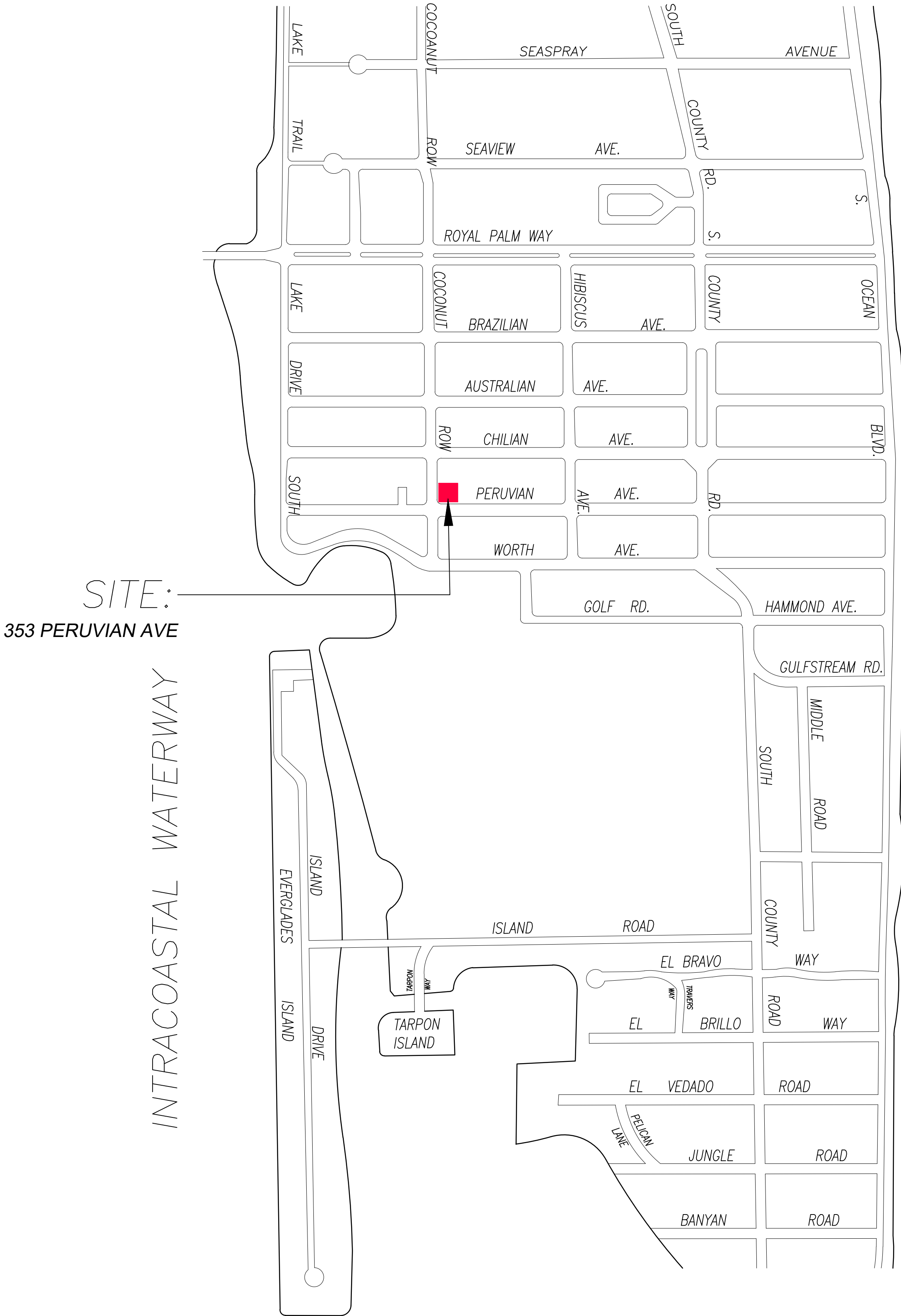
ENVIRONMENT  
DESIGN  
GROUP

139 North County Road S#20-B    Palm Beach, FL 33480  
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Landscape Architecture  
Land Planning  
Landscape Management

Dustin M. Mizell, MLA RLA #6666784  
Dustin@environmentdesigngroup.com

Vicinity/Location Map



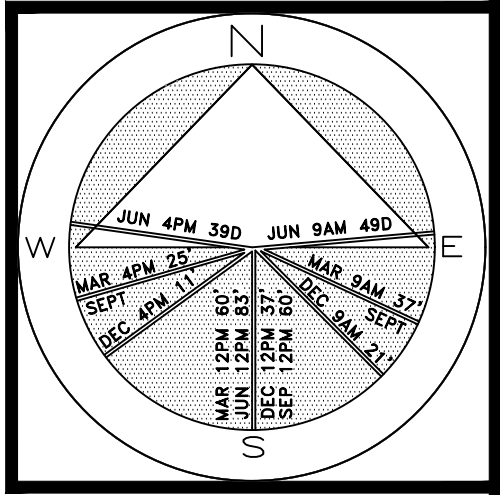
ATLANTIC OCEAN

353 Peruvian Avenue  
Town of Palm Beach

Zoning Legend

Property Address:	353 Peruvian Avenue		
Zoning District:	CT - Commercial Town Serving		
Structure Type:	Multi-use		
	Required/Allowed	Existing	Existing
Lot Size:	N/A	12,504 SF	12,504 SF
Lot Depth:	N/A	125'	125'
Lot Width:	N/A	100'	100'
Lot Coverage:	N/A	N/A	N/A
Front Yard Setback:	N/A	N/A	N/A
Side Yard Setback (1st Story):	N/A	N/A	N/A
Side Yard Setback (2nd Story):	N/A	N/A	N/A
Rear Yard Setback:	N/A	N/A	N/A
Angle of Vision:	N/A	N/A	N/A
Building Height:	N/A	N/A	N/A
Overall Building Height:	N/A	N/A	N/A
Finish Floor Elevation (FFE) (NAVD):	N/A	N/A	N/A
Zero Datum for Pt of Measurement:	N/A	N/A	N/A
Base Flood Elevation (BFE) (NAVD)	N/A	NAVD	NAVD
Landscape Open Space (LOS):	1,875.5 SF (15%)	840 SF (6.7%)	2,088 SF (16.7%)
Perimeter LOS:	N/A	N/A	N/A
Front Yard LOS:	N/A	N/A	N/A
Native Plant Species Percentage:	Refer to Sheet L6.1 for Native Plant Species		

353 Peruvian Avenue  
Palm Beach

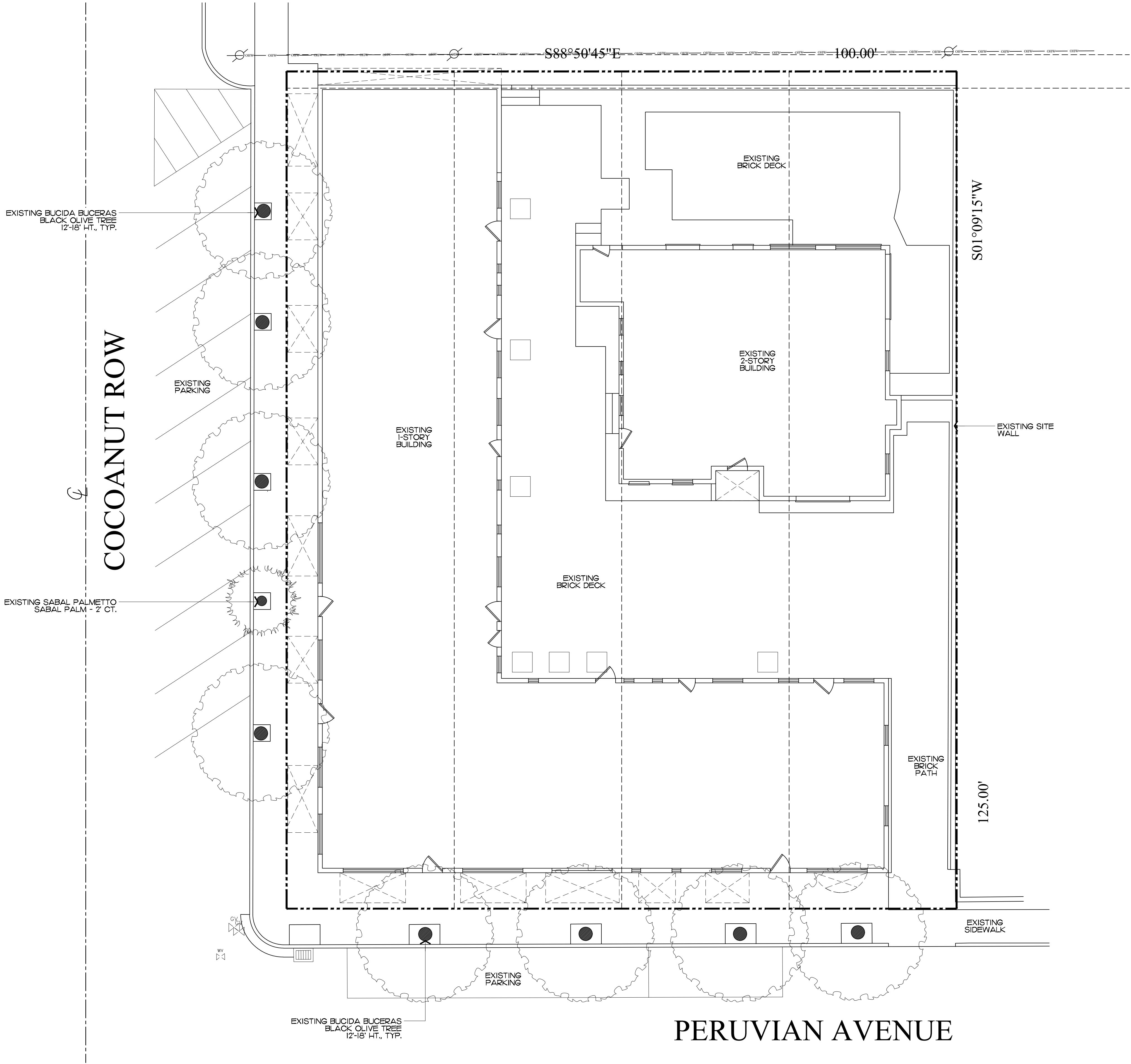


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DRAWN BY: /ean Twomey  
DATE: 05.09.2022  
05.31.2022  
08.08.2022  
10.03.2022  
10.24.2022  
03.14.2023

SHEET L1.0

64 sf.

AREA IN SQ.FT.



PERUVIAN AVENUE

H/B-22-016 (ZON-22-154)

Existing Conditions / Vegetation Inventory

SCALE IN FEET 0' 8' 16' 24'

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View Looking East on Peruvian Avenue



View Looking South on Cocoanut Row

353 Peruvian Avenue  
Palm Beach

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# 22037.00 LA  
Lauren Freeman  
05.09.2022  
05.31.2022  
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SHEET L1.1

353 Peruvian Avenue  
Palm Beach

F L O R I D A



View Looking North to Existing Drive



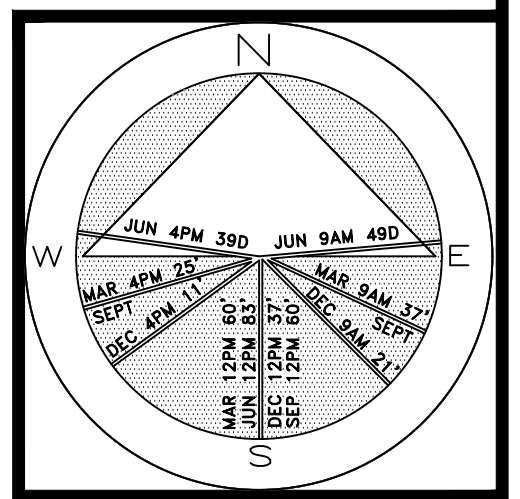
View Looking West to Existing Courtyard



View to Existing Two-Story Building



View Looking North to Existing Courtyard



SHEET L2.0

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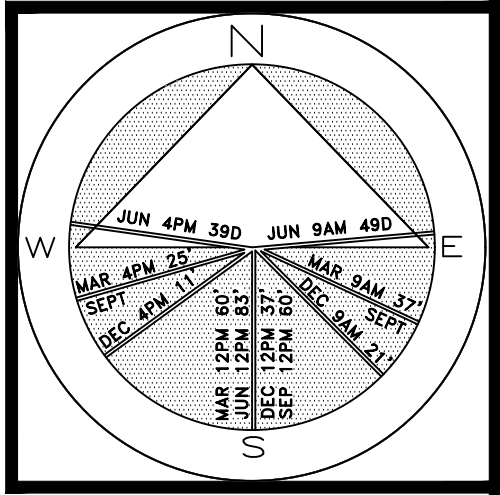
SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.

353 Peruvian Avenue  
Palm Beach

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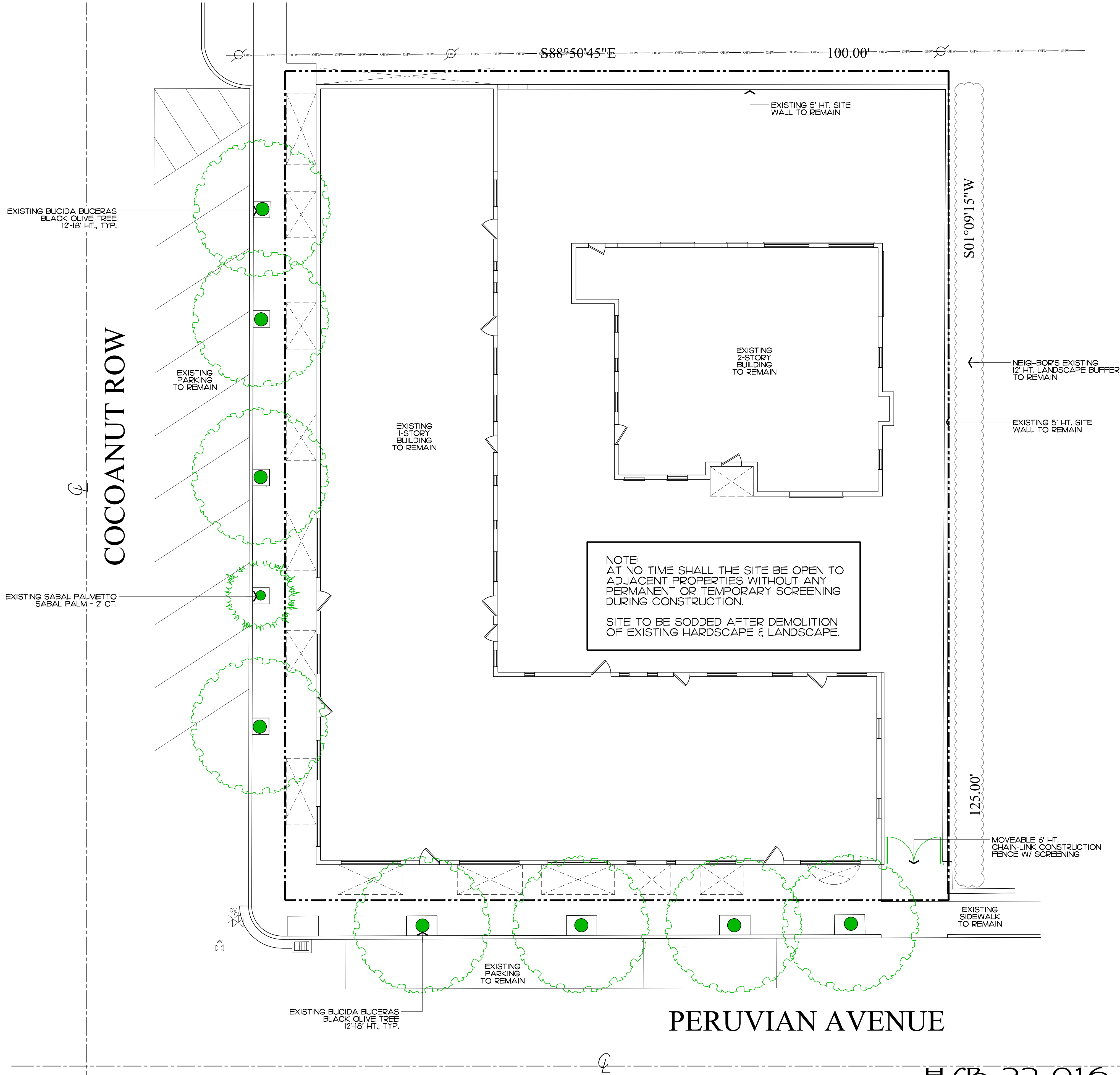


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SHEET L3.0

64 sf.

AREA IN SQ.FT.



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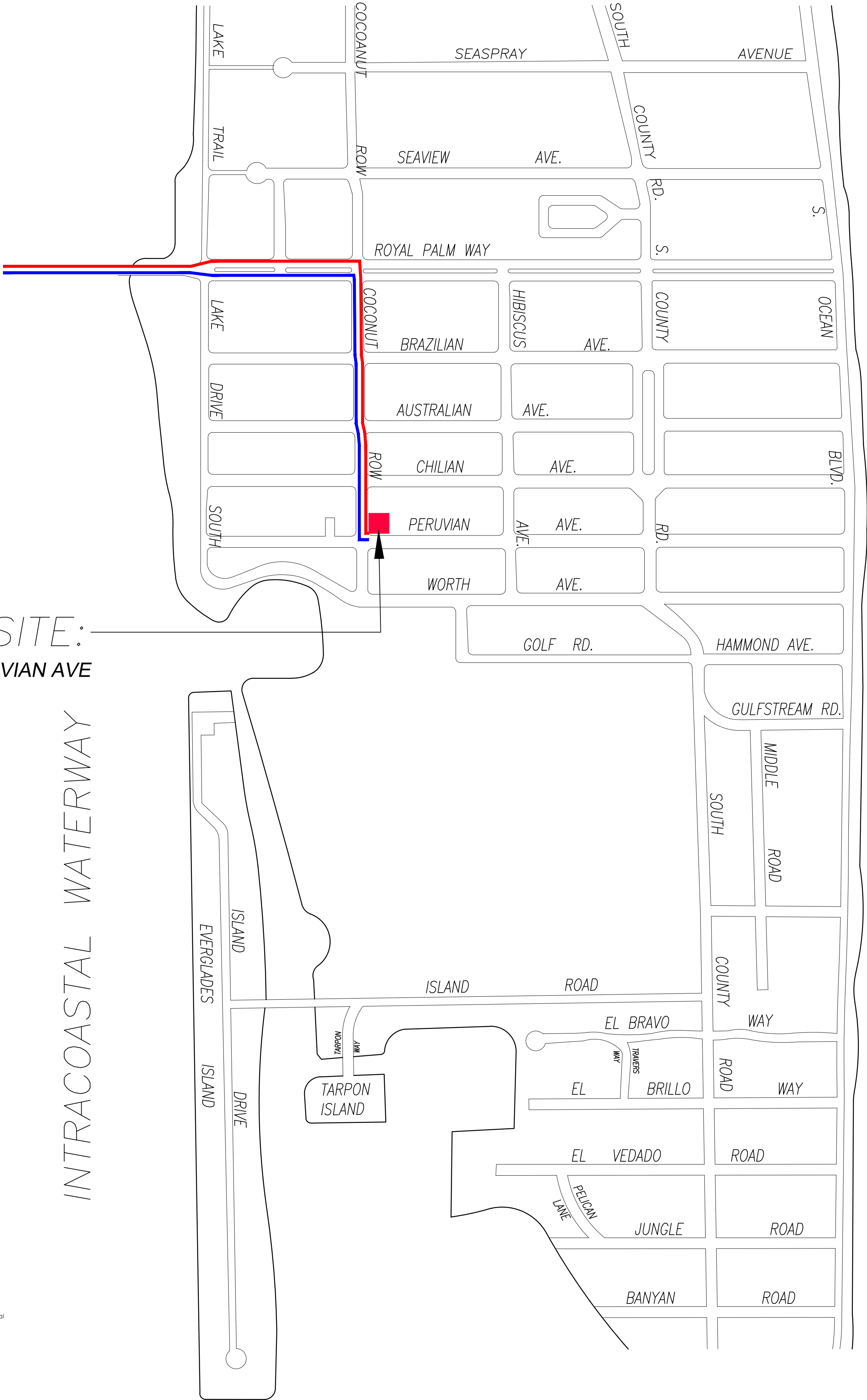
H/B-22-016 (ZON-22-154)  
Construction Screening & Staging Plan

SCALE IN FEET 0' 8' 16' 24'

353 Peruvian Avenue  
Palm Beach

# 22037.00 LA  
Jean Twomey  
05.09.2022  
05.31.2022  
08.08.2022  
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SHEET L4.0



ATLANTIC OCEAN

INTRACOASTAL WATERWAY

SITE:  
353 PERUVIAN AVE

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

ESTIMATED CONSTRUCTION SCHEDULE:

DEMOLITION AND CLEANUP: (3 - 5 DAYS)  
CONSTRUCTION: (6 MONTHS)

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

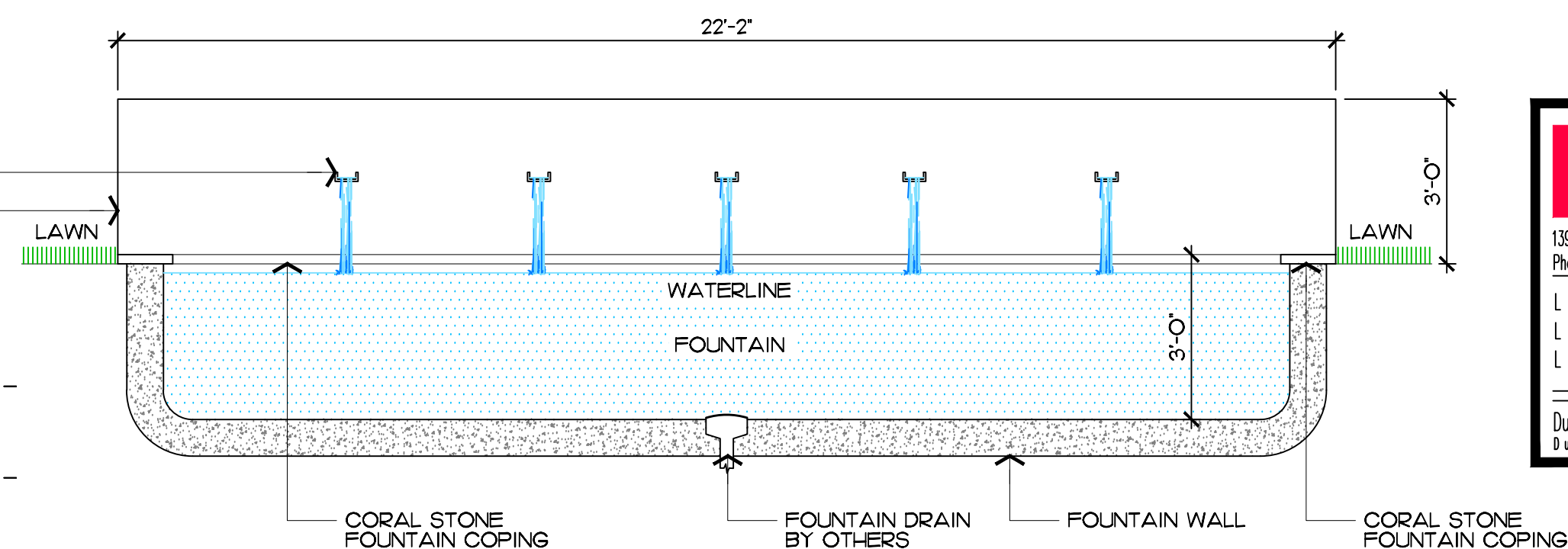
PROPOSED EGRESS TRUCK ROUTE

H/B-22-016 (ZON-22-154)  
Truck Logistics Plan

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A detailed cross-section diagram of a fountain installation. The diagram shows a rectangular fountain basin filled with water, with a waterline indicated. The basin is bordered by a coral stone coping on the left and a fountain wall on the right. A fountain drain is located at the bottom center of the basin. To the right of the basin, a bronze scupper is mounted on a wall behind the fountain. The scupper is connected to a pipe that leads to a water source. The water source is shown as a shaded area with a cross-hatch pattern. The entire installation is supported by a compacted subgrade. The diagram includes several dimensions: 8' for the width of the scupper opening, 3'-4" for the depth of the scupper opening, 3'-0" for the height of the waterline, and 3'-0" for the height of the fountain wall. Labels include: LAWN, WATERLINE, FOUNTAIN, CORAL STONE FOUNTAIN COPING, FOUNTAIN DRAIN BY OTHERS, BRONZE SCUPPER, WALL (BEHIND), FTN EQUIP, WATER SOURCE, COMPACTED SUBGRADE, FOUNTAIN FOOTER, and FOUNTAIN WALL.

Labels and dimensions in the diagram include:

- LAWN
- WATERLINE
- FOUNTAIN
- 3'-0"
- 3'-0"
- 8'
- 3'-4"
- BRONZE SCUPPER
- WALL (BEHIND)
- FTN EQUIP
- WATER SOURCE
- COMPACTED SUBGRADE
- FOUNTAIN FOOTER
- FOUNTAIN WALL
- CORAL STONE FOUNTAIN COPING
- FOUNTAIN DRAIN BY OTHERS

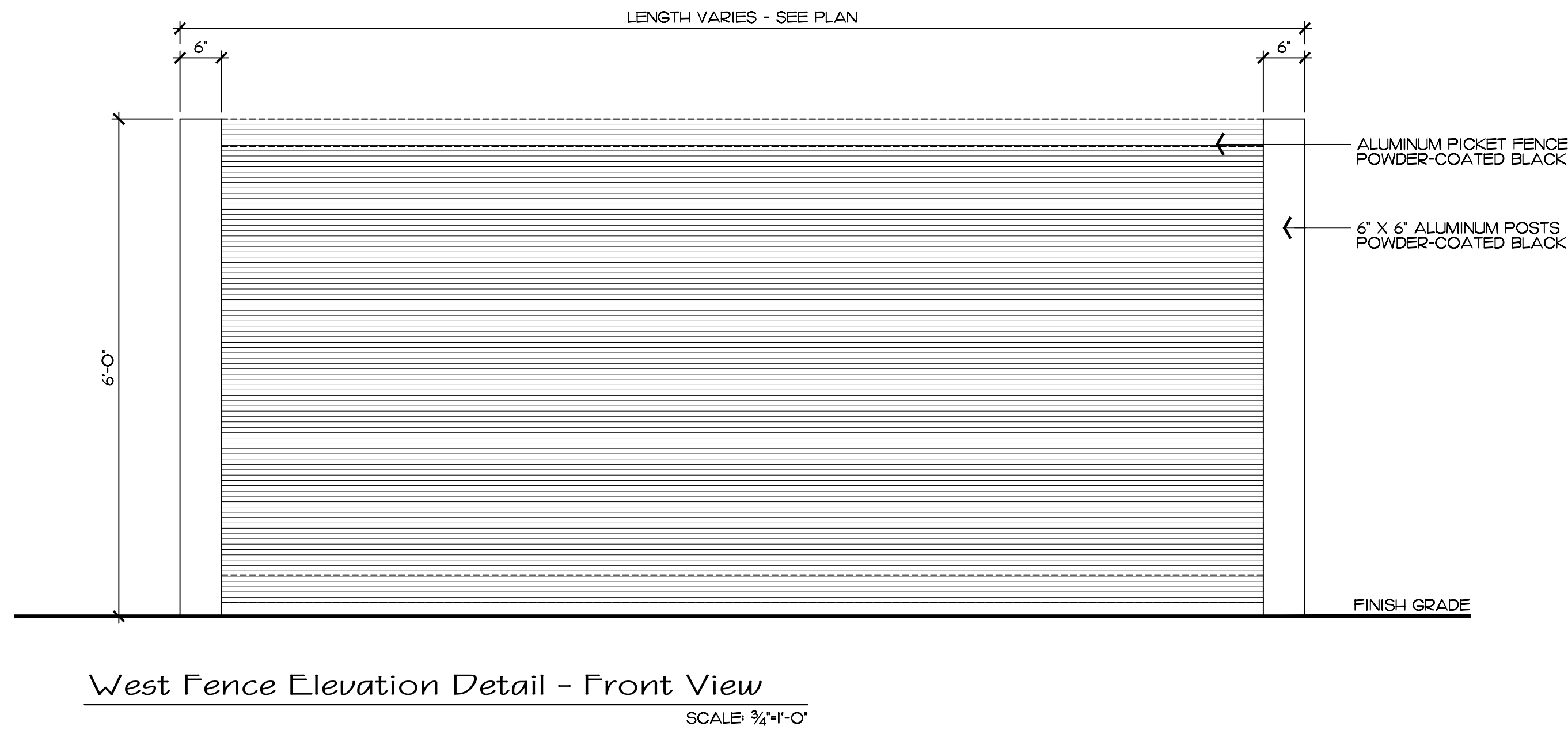
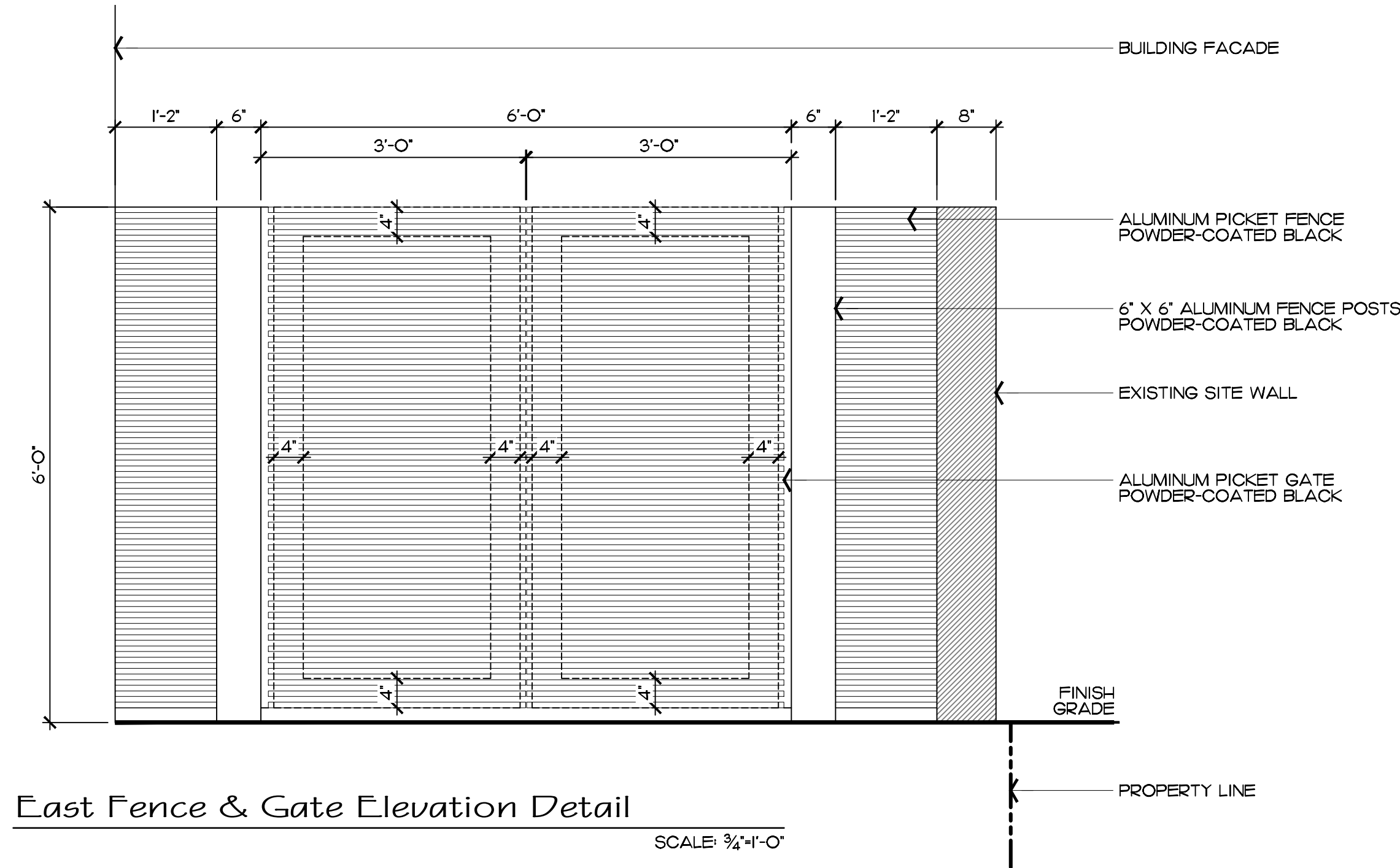
Diagram illustrating the cross-section of a concrete fountain structure, showing dimensions and components:

- Dimensions:**
  - Top width: 6'-4"
  - Left side width: 10'
  - Right side width: 10'
  - Inner width: 4'-9"
  - Left side height: 1'-8"
  - Right side height: 1'-6"
- Components:**
  - CORAL STONE COPING
  - CORAL STONE VENEER
  - FINISH GRADE
  - FOUNTAIN BUBBLER
  - FOUNTAIN DRAIN
  - CONCRETE FOUNTAIN STRUCTURE BY OTHERS

[illegible]

HYB-22-016 (ZON-22-154)

SCALE IN FEET 0' 8' 16' 24'



353 Peruvian Avenue  
Palm Beach

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SHEET L5.0a

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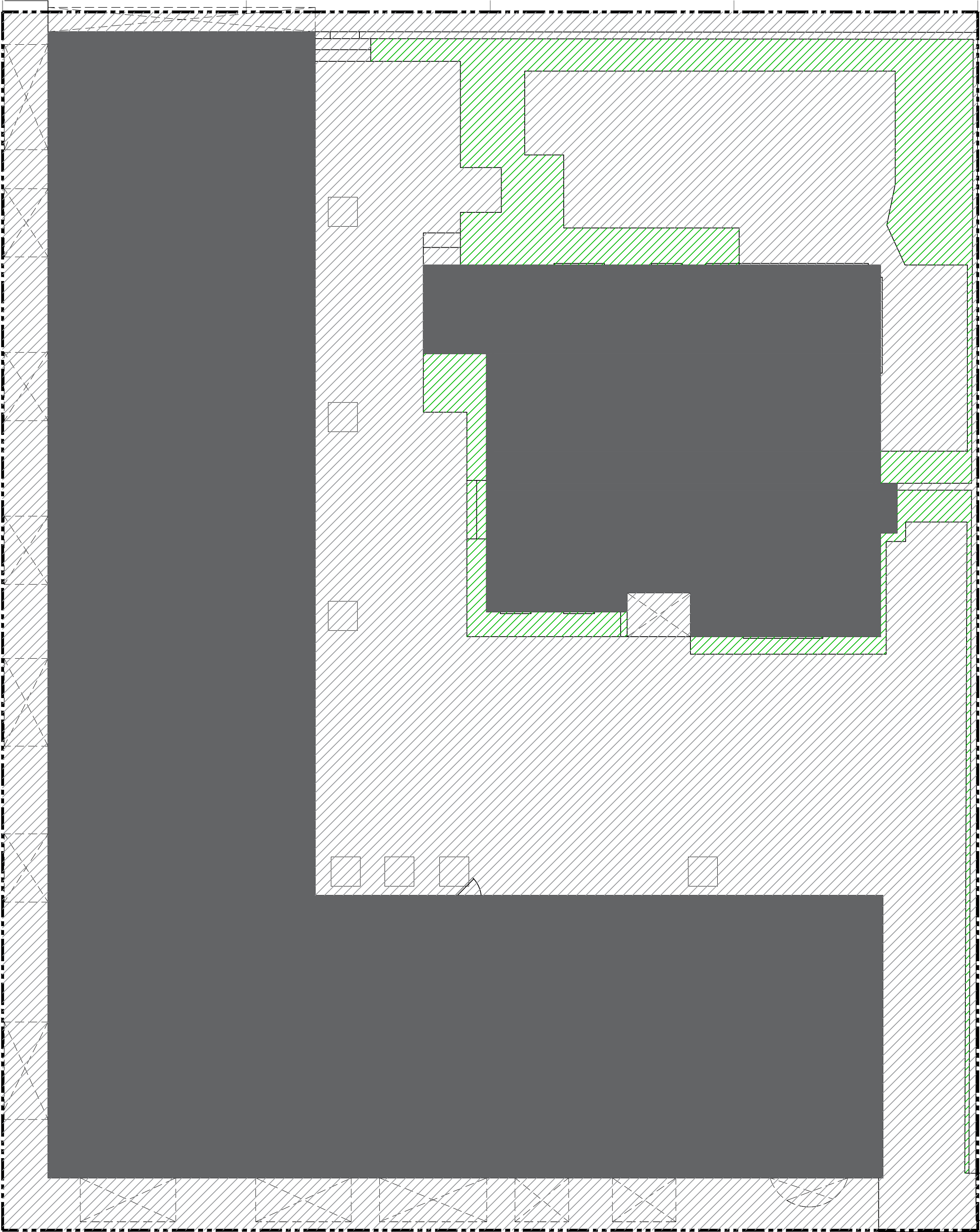
Site Details  
SCALE IN FEET: AS SHOWN

Legend

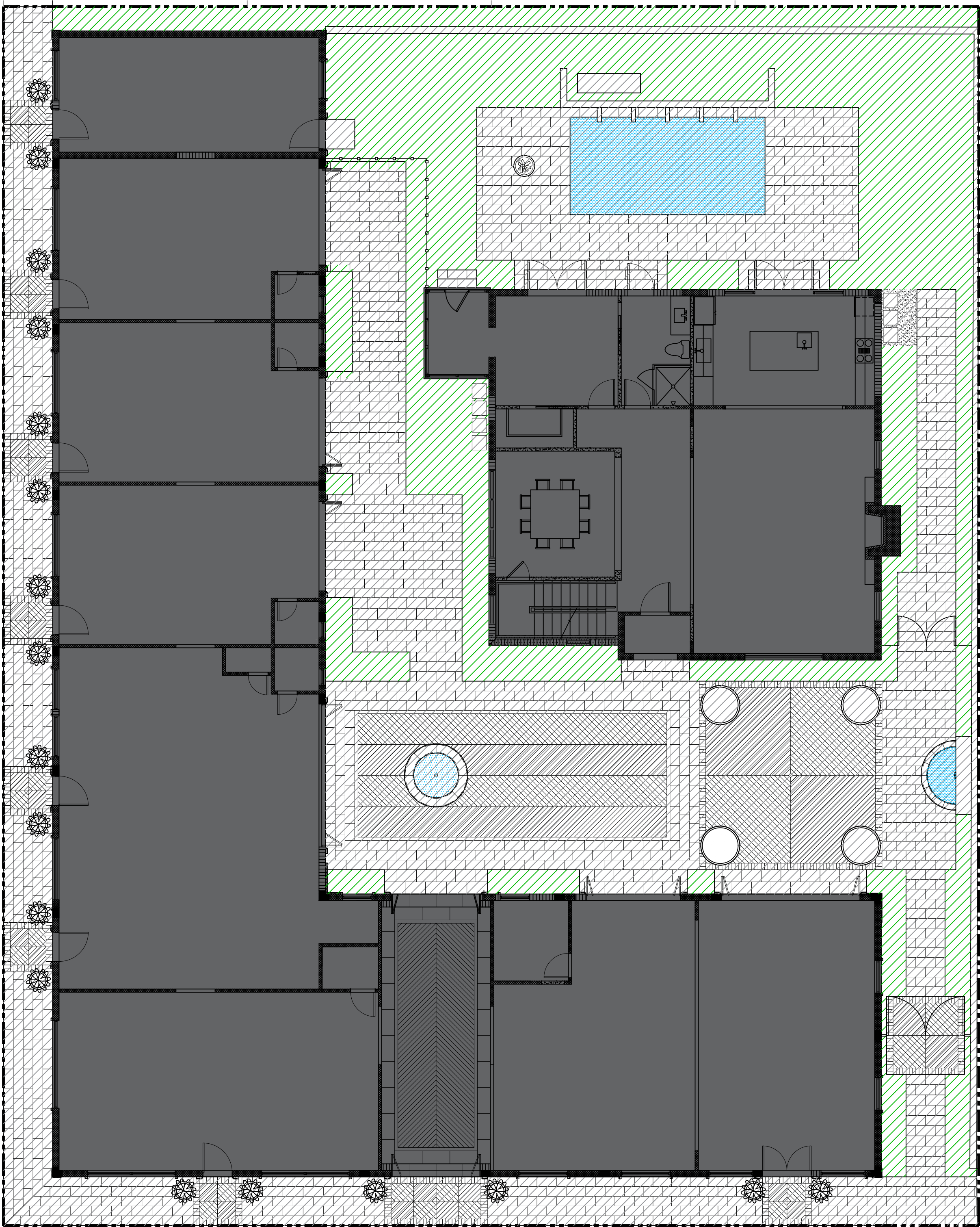
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	C-TS - COMMERCIAL TOWN SERVING					
LOT AREA	4,000 S.F. MIN.		12,504 S.F.		12,504 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 15%	1,875.5 S.F.	6.71%	840 S.F.	16.7%	2,088 S.F.

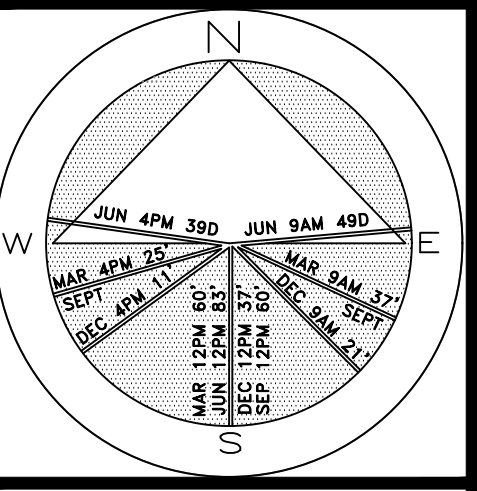


Existing Lot Coverage Graphic



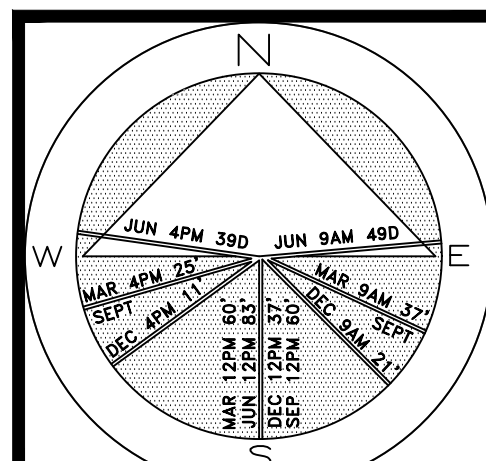
Proposed Lot Coverage Graphic

353 Peruvian Avenue  
Palm Beach



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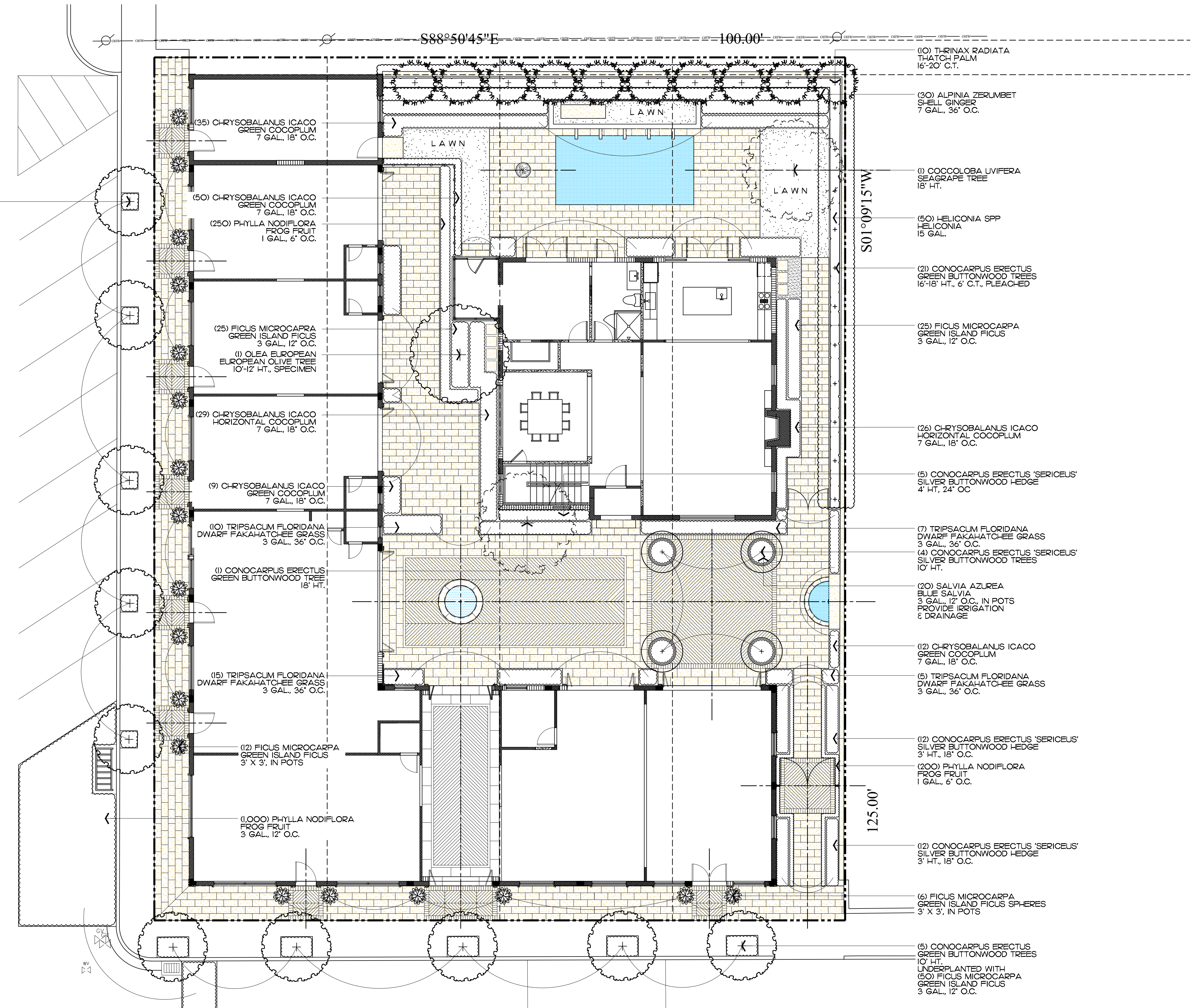
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Palm Beach



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SHEET L6.0

64 sf.  
AREA IN SQ.FT.







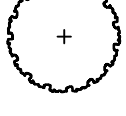
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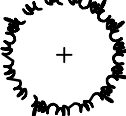
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H/B-22-016 (ZON-22-154)  
Landscape Plan  
SCALE IN FEET 0' 8' 16' 24'



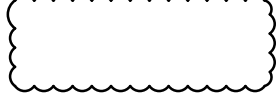

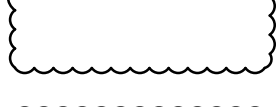
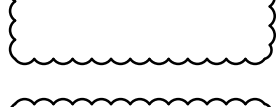
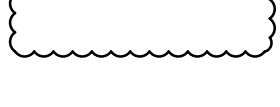
Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOLOBA UVIFERA SEAGRAPE TREE	1	18' HT.	*
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREES	21 10	16'-18' HT., 6' C.T., PLEACHED 10' HT.	*
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREES	1	18' HT.	*
	CONOCARPUS ERECTUS 'SERICEUS'	4	10' HT., IN POTS	*
	OLEA EUROPEA EUROPEAN OLIVE TREE	1	10'-12' HT., SPECIMEN	
TOTAL: NATIVE SPECIES:		38 37 (97.4%)		

Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	THRINAX RADIATA THATCH PALM	10	16'-20' C.T.	*
TOTAL: NATIVE SPECIES:		10 10 (100%)		

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALPINIA ZERUMBET SHELL GINGER	30	7 GAL., 36" O.C.	
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	161	7 GAL., 18" O.C.	*
	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD HEDGE	24 5	3' HT., 18" O.C. 4' HT., 24" O.C.	*
	FICUS MICROCARPA GREEN ISLAND FICUS	18	3' X 3', SPHERE	
	HELICONIA SPP HELICONIA	50	15 GAL.	
	SALVIA AZUREA BLUE SALVIA	20	3 GAL., 12" O.C.	
	TRIPSACUM FLORIDANA DWARF FAKAHATCHEE GRASS	37	3 GAL., 18" O.C.	*
TOTAL: NATIVE SPECIES:		345 227 (65.8%)		

Groundcovers & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	150	3 GAL., 12" O.C.	
	PHYLLA NODIFLORA FROG FRUIT	1,450	1 GAL., 6" O.C.	*
TOTAL: NATIVE SPECIES:		1,600 1,450 (90.6%)		

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:	353 PERUVIAN AVENUE	
	REQUIRED	PROPOSED
LOT SIZE (SQ FT)	4,000 S.F. MIN.	12,504 S.F.
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	1,875.5 S.F. (15% MIN.)	2,088 S.F. (16.7%)
NATIVE TREES %	35%	97.4%
NATIVE PALMS %	35%	100%
NATIVE SHRUBS %	35%	65.8%
NATIVE VINES / GROUND COVER %	35%	90.6%

ENVIRONMENT  
DESIGN  
GROUP

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Palm Beach, FL 33480  
Phone: 561.832.4600

Palm Beach, FL 33480  
Mobile: 561.313.4424

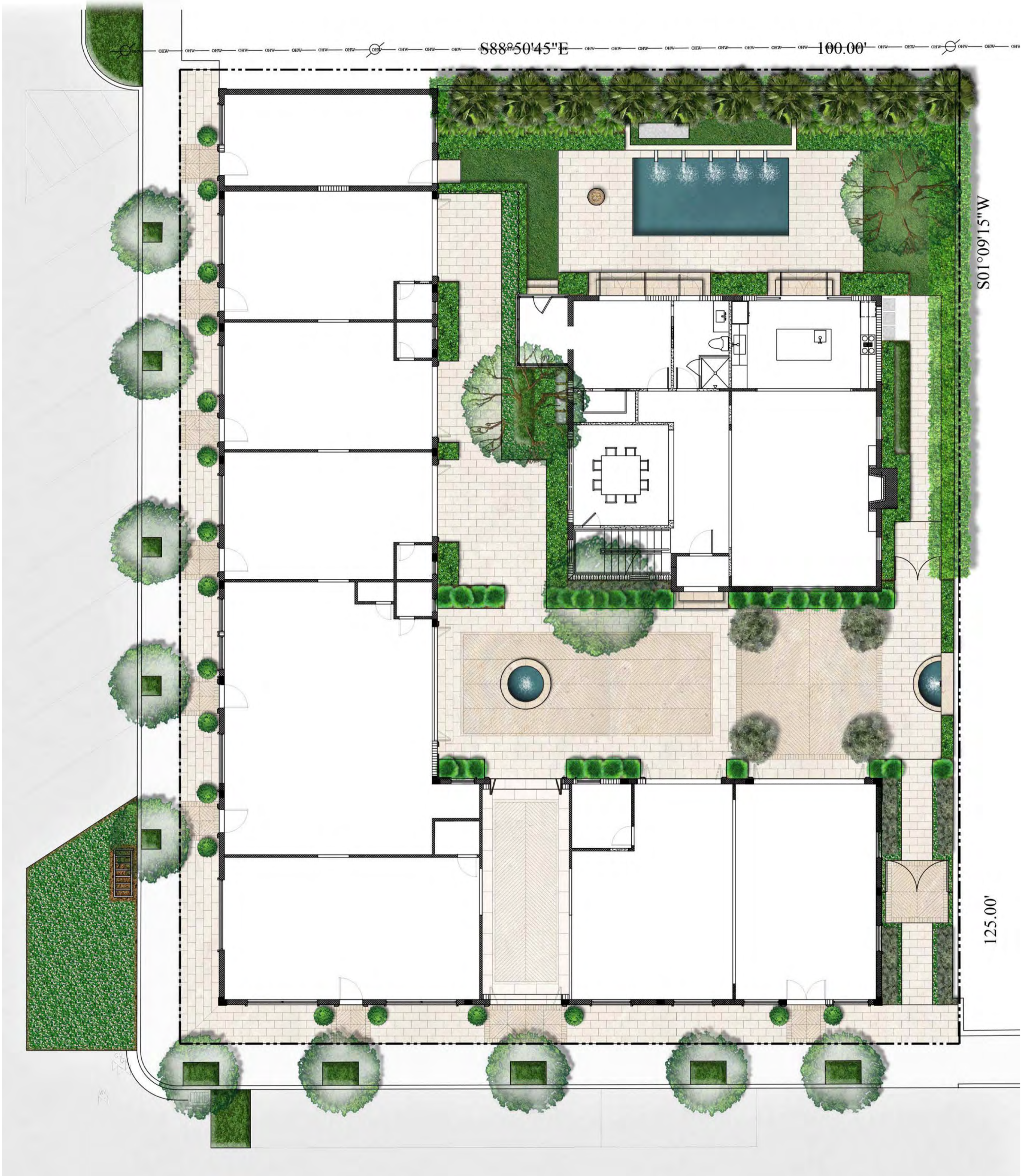
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SHEET L6.1



ENVIRONMENT  
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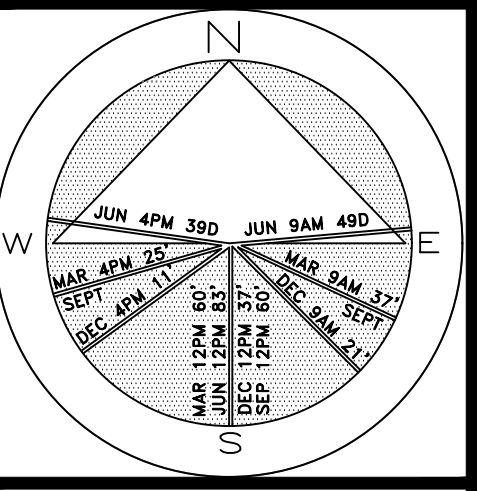
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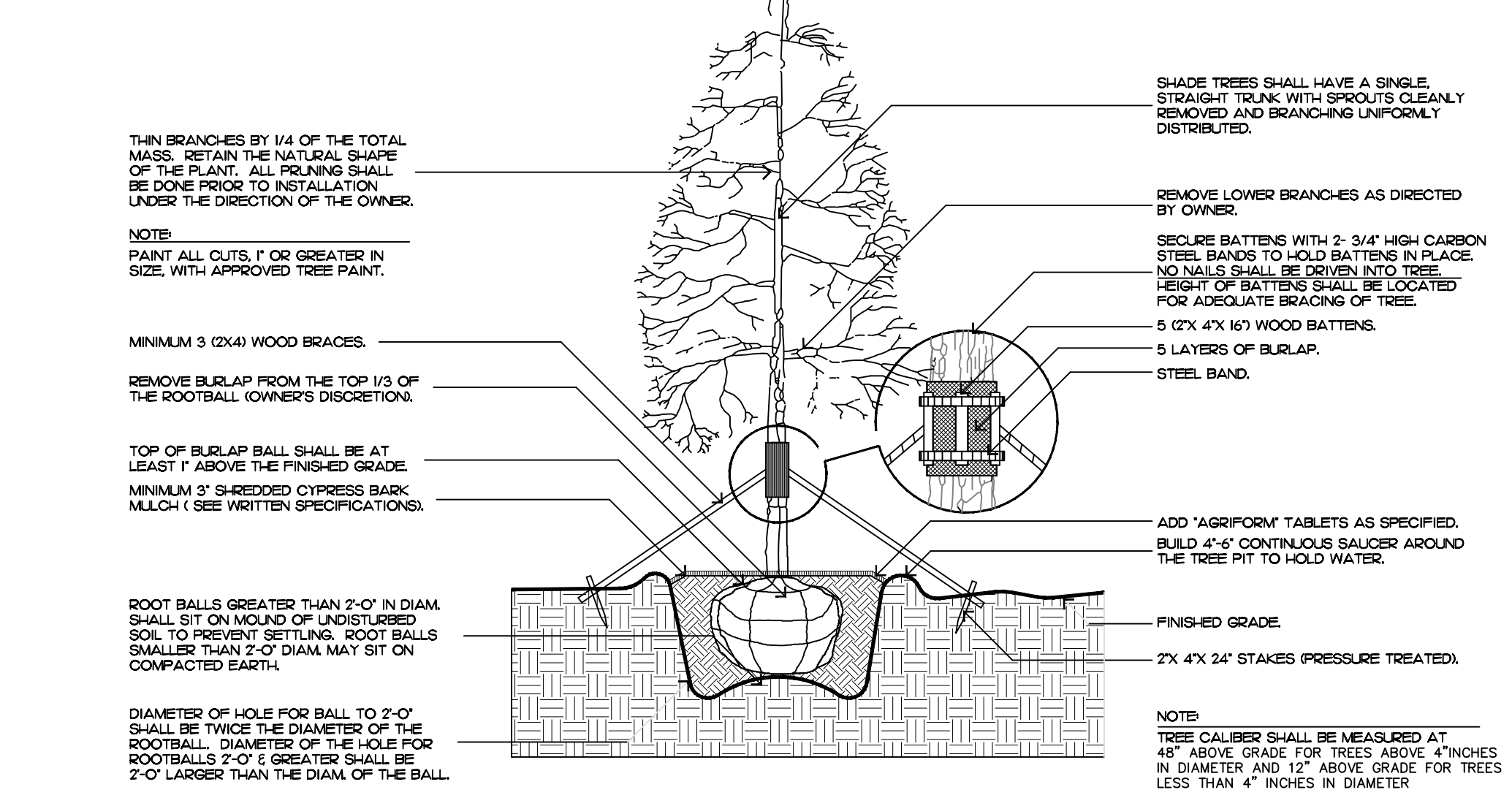
H/B-22-016 (ZON-22-154)

Rendered Landscape Plan

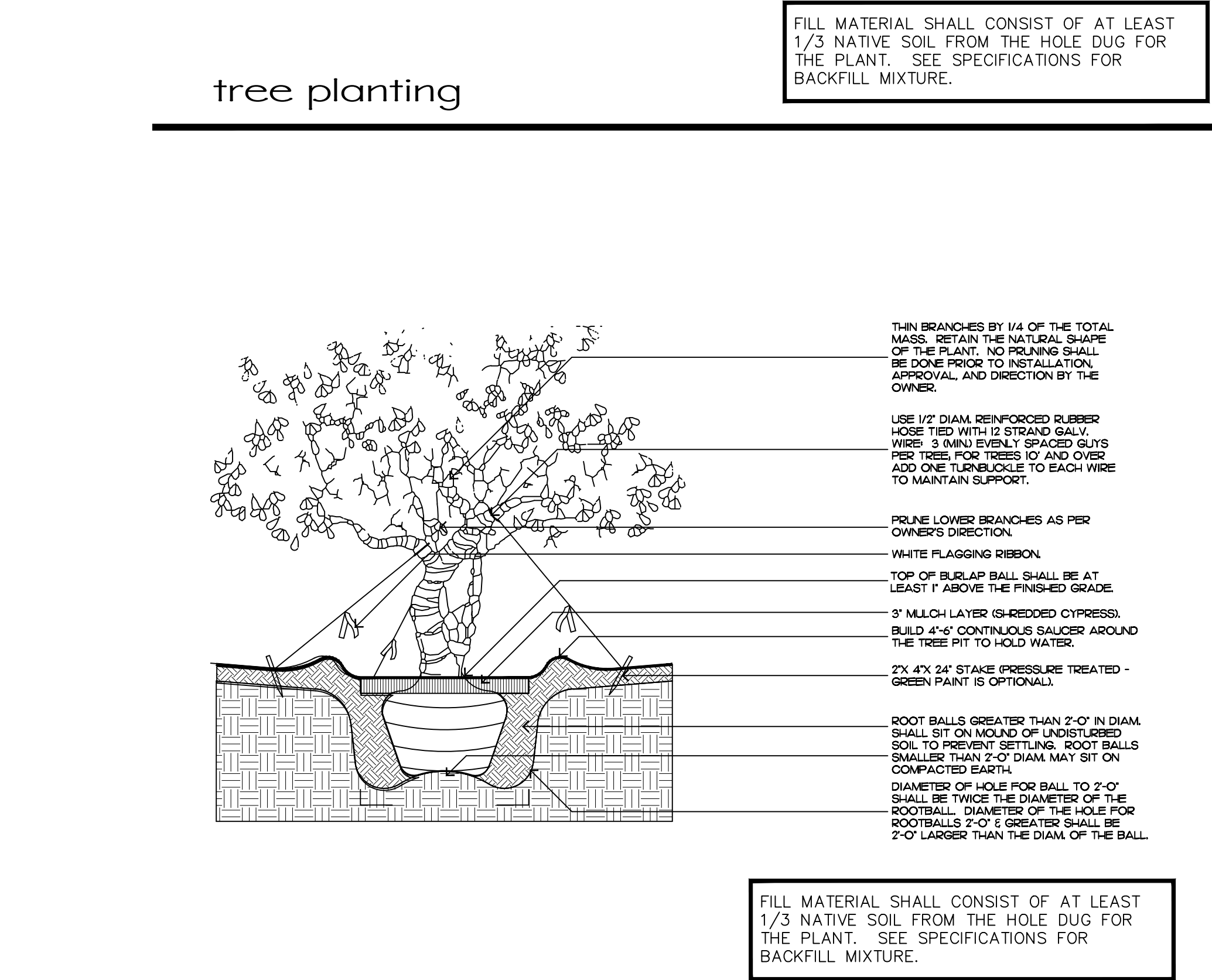
SCALE IN FEET 0' 8' 16' 24'

64 sf.

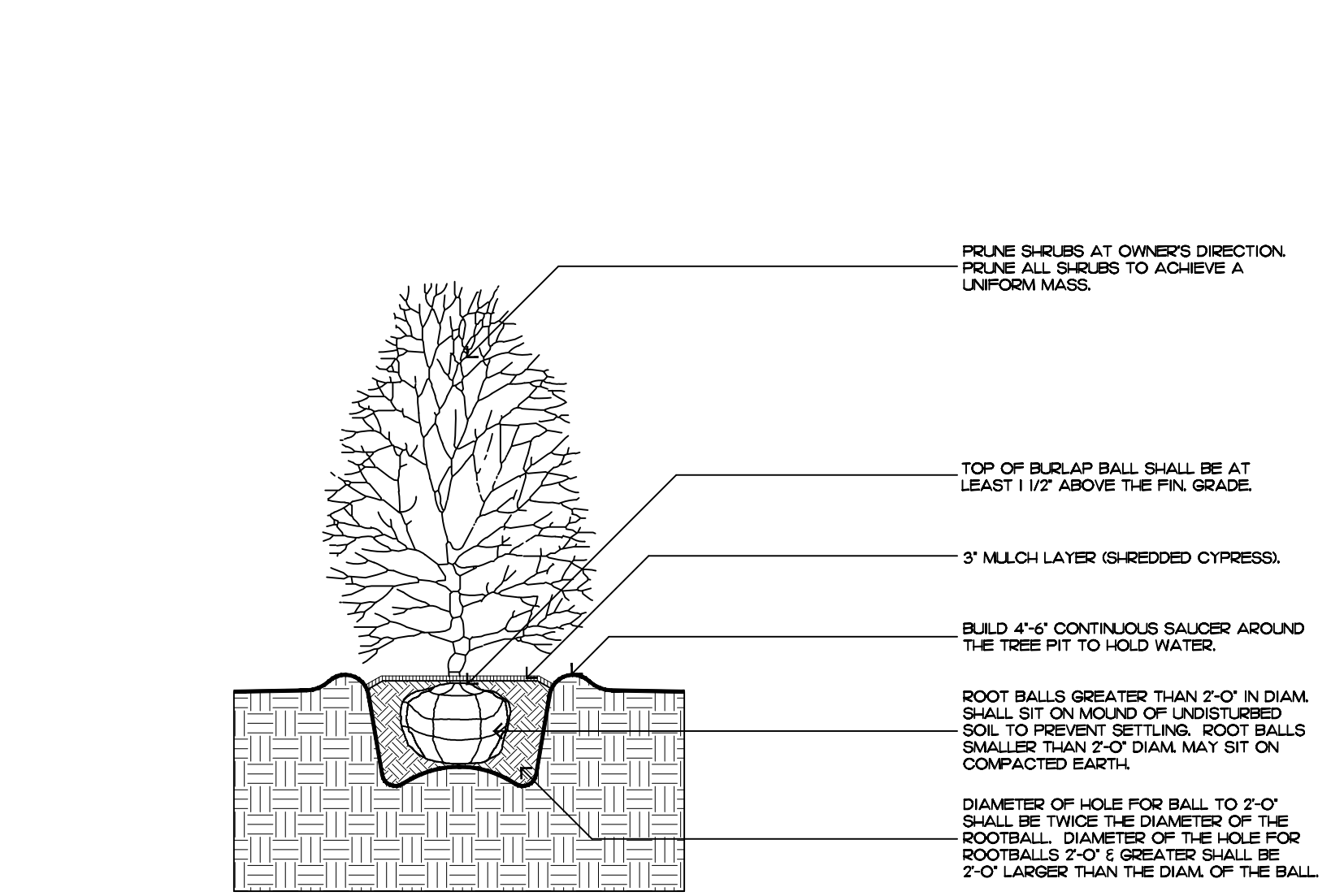
AREA IN SQ.FT.



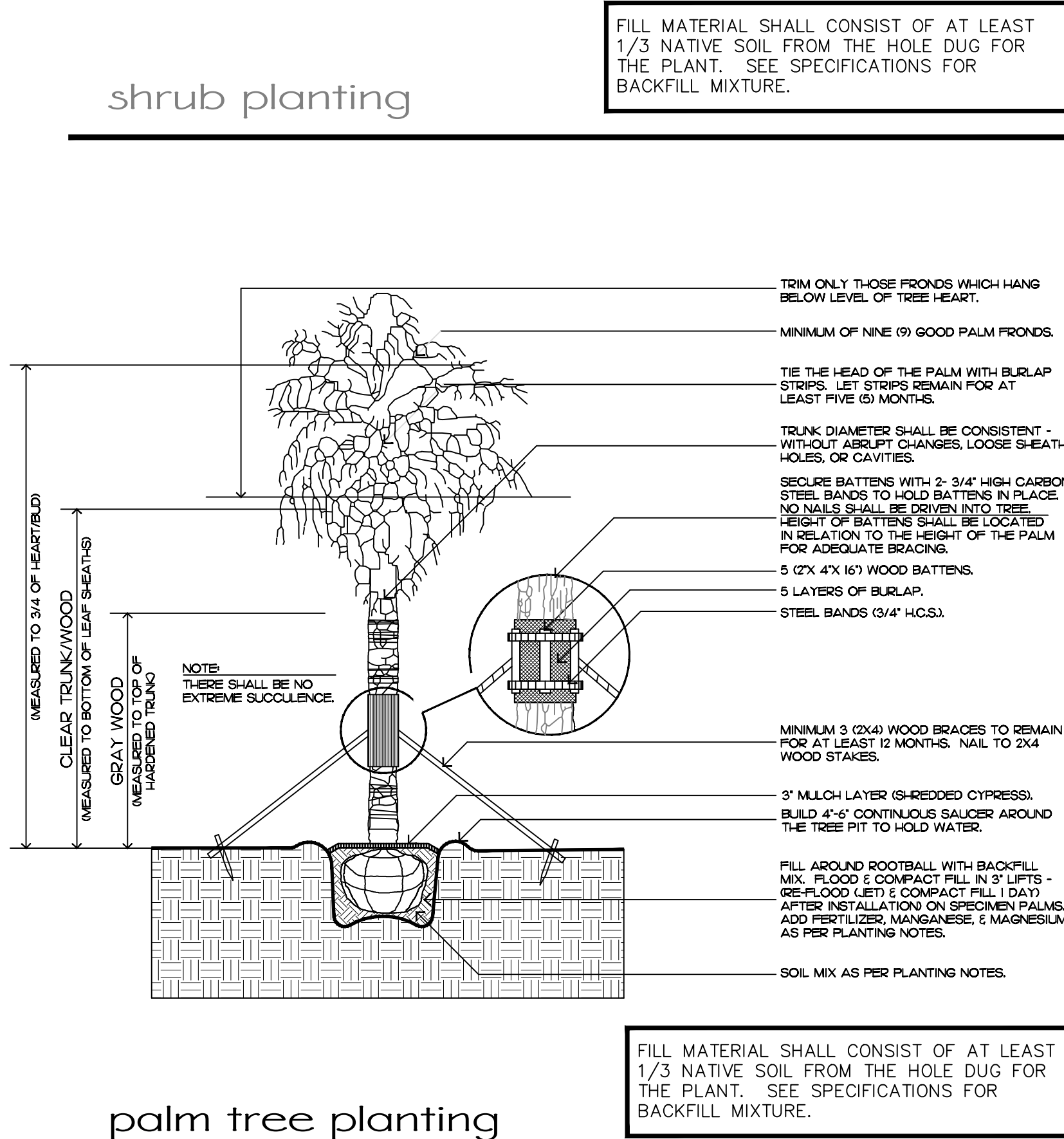
tree planting



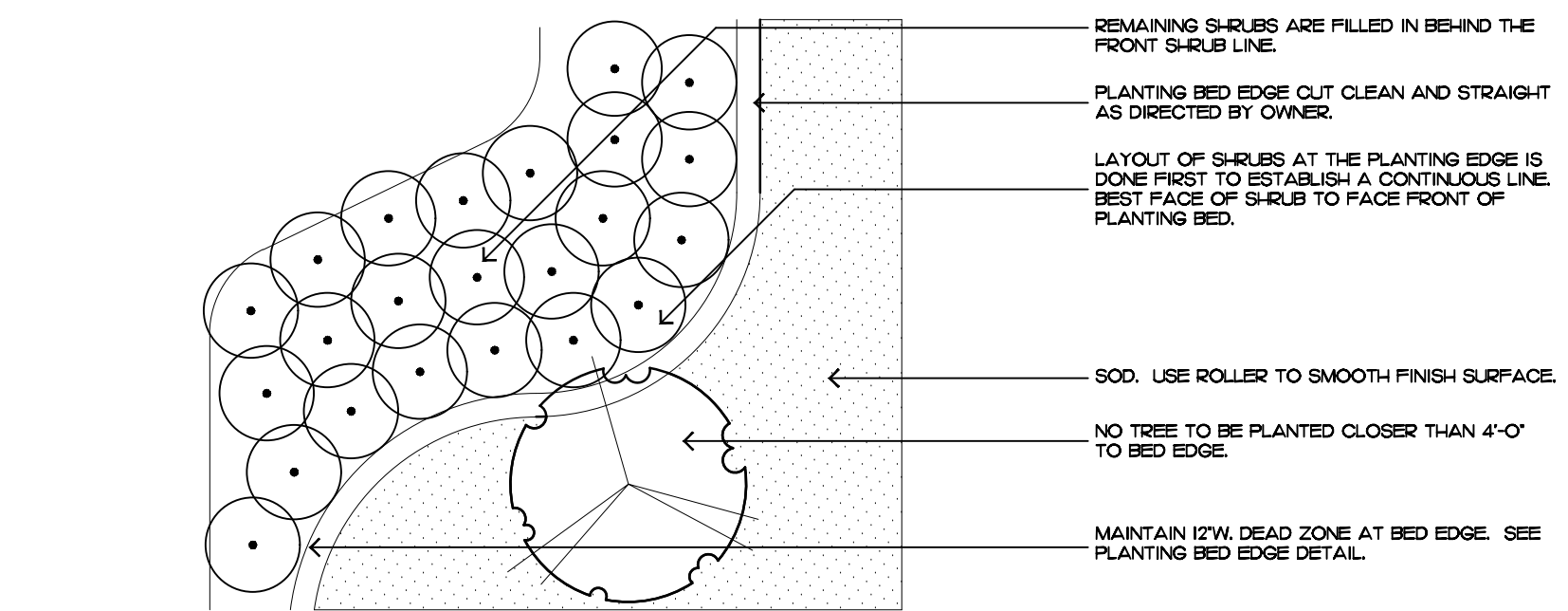
irregular and multi-stem tree



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 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 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.

## 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 BERGAMOT 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:

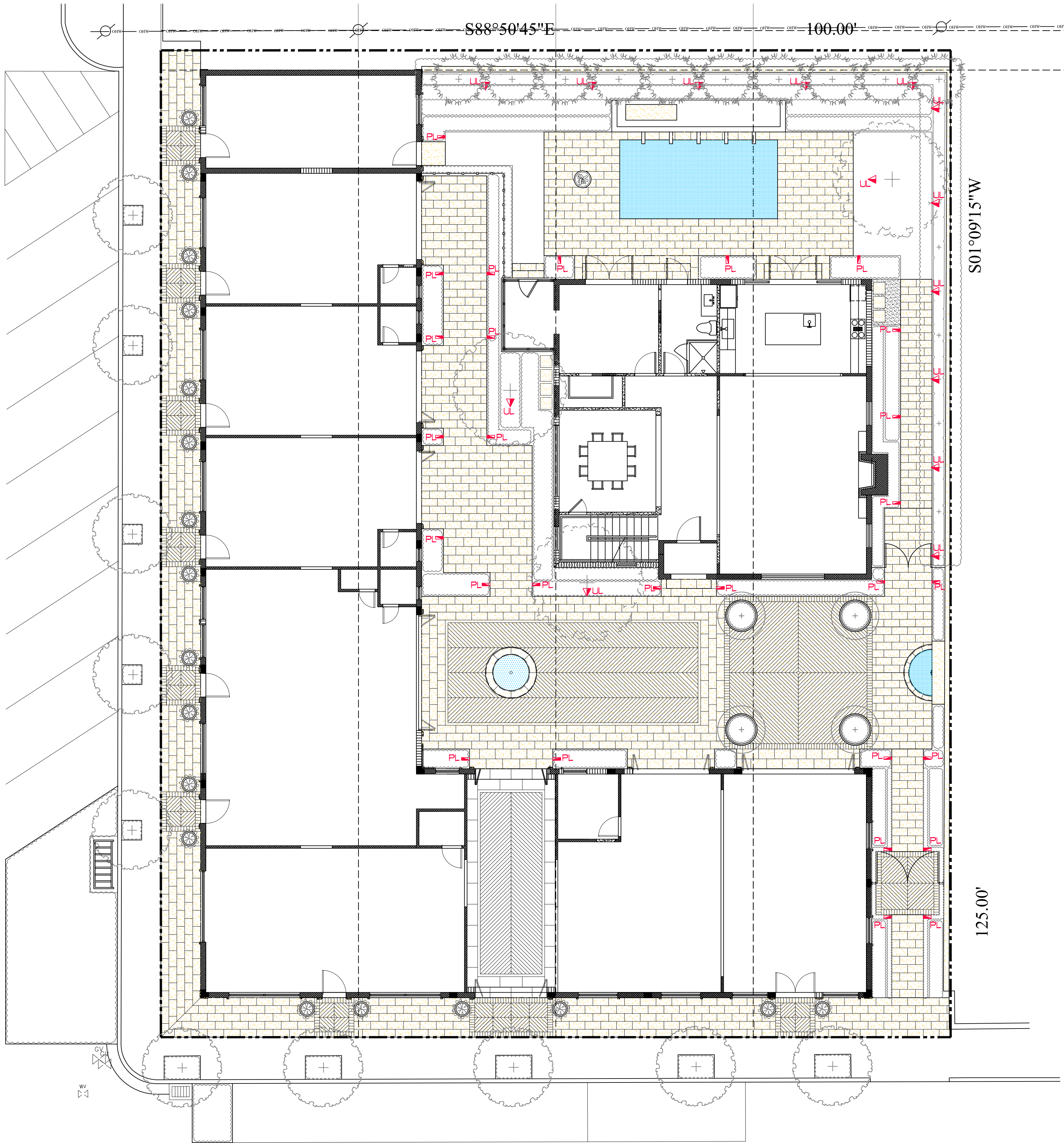
WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

## 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.

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Planting Details & Specifications

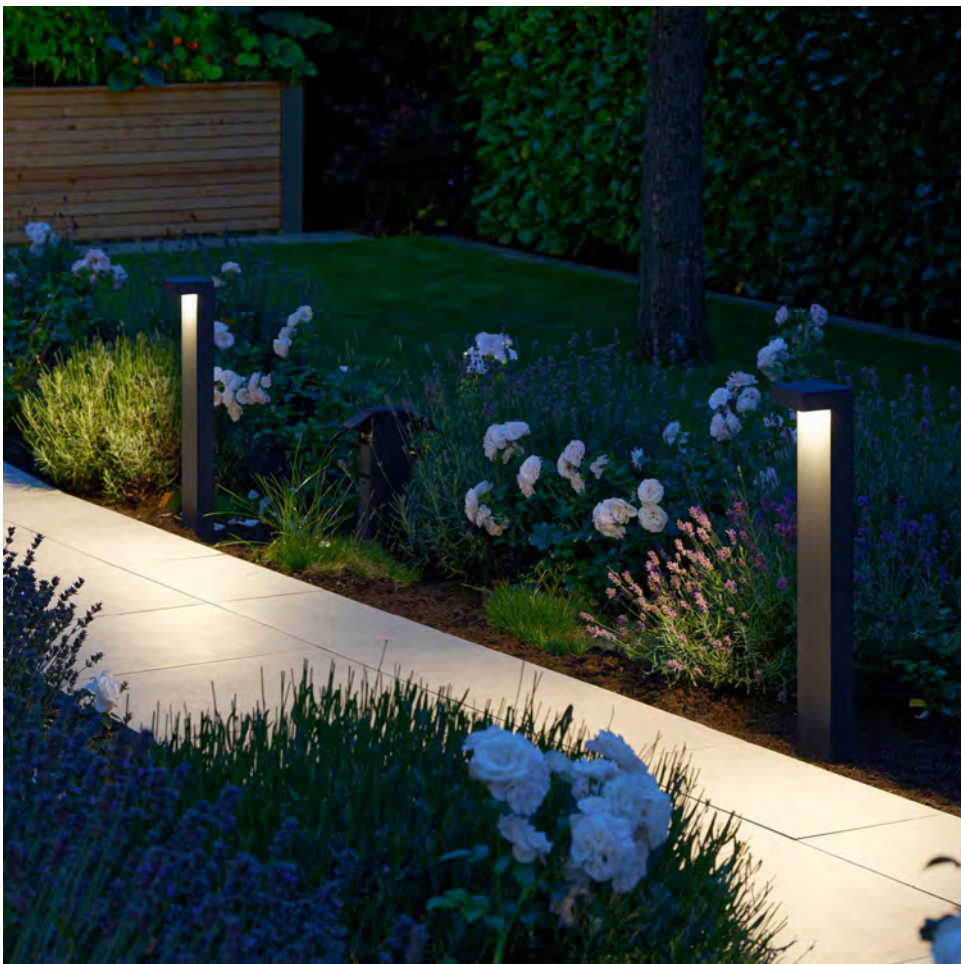
COCOANUT ROW



PERUVIAN AVENUE

## Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
PL	PATH LIGHT - BEGA - GARDEN BOLLARD BRONZE - 4.2 WATTS - LED 3000K	28
UL	UP LIGHT - BEGA - GARDEN FLOOD LIGHT WITH EARTH SPIKE - BRONZE - 3.0 WATTS - LED 3000K	14



PATH LIGHT



UP LIGHT

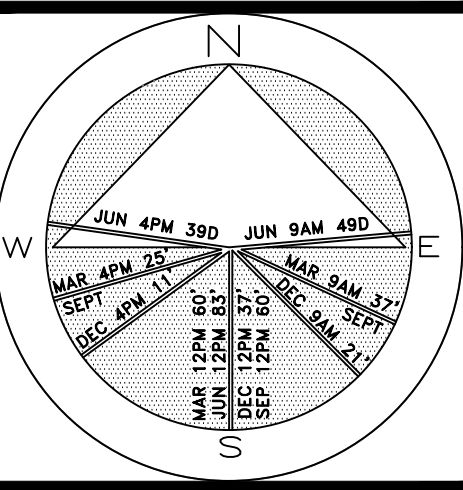
ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480  
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Landscape Architecture  
Land Planning  
Landscape Management

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

353 Peruvian Avenue  
Palm Beach



JOB NUMBER: # 22037.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 05.31.2022  
08.08.2022  
10.03.2022  
10.24.2022  
03.14.2023

SHEET L7.0

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