



Cocanut Row Elevation
(existing)



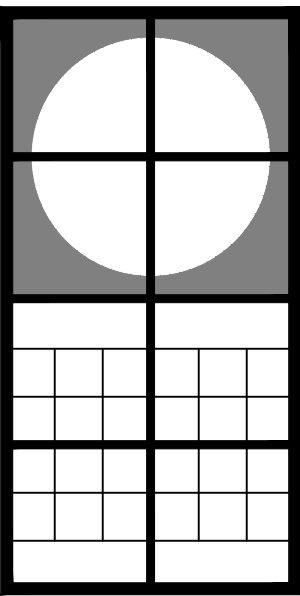
Cocanut Row Elevation
(existing)



Cocanut Row and Peruvian Avenue Elevation
(existing)



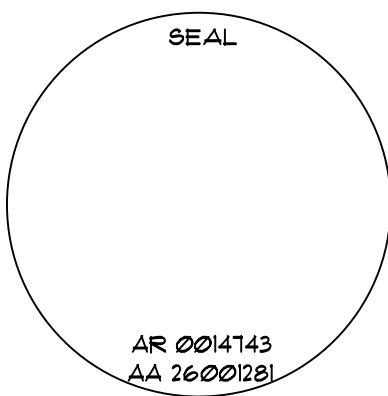
Cocanut Row Elevation
(showing existing door / window surround detail)



**Jerome
Baumoehl
Architect,
Incorporated**

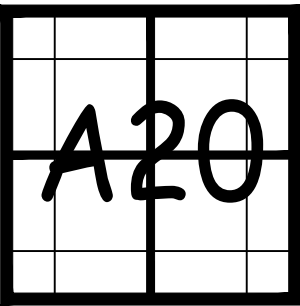
205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 2000

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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

22-50			
09/29/2022	HAS FIRST SUBMITTAL	10/02/2022	HAS SECOND SUBMITTAL
07/12/2023	HAS REVISED SECOND SUBMITTAL	07/12/2023	HAS REVISED SECOND SUBMITTAL
01/08/2023	REVISED PER COMMENTS	04/03/2023	REVISED PER HAS COMMENTS
OCTOBER 9, 2022			





Peruvian Avenue Elevation
(existing)



Peruvian Avenue Elevation
(existing)

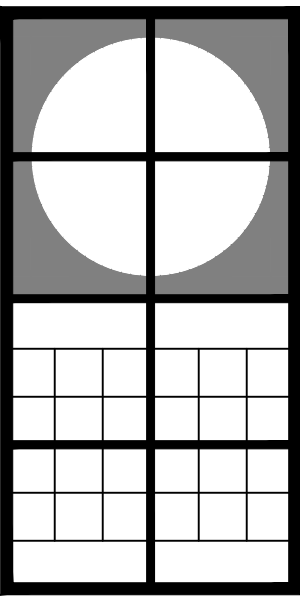


East Entrance to Courtyard
(existing)



Courtyard View, (looking west)
(existing)

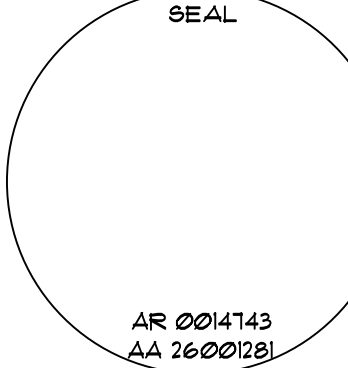
Photograph Exhibit, (existing property)



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Architect,
Incorporated**

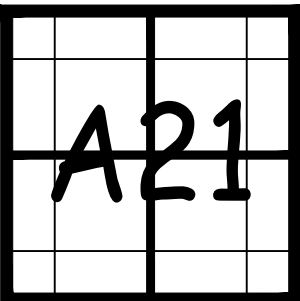
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Florida 33480
Phone : (561) 689 2000

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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

09/29/2022	HSB FIRST SUBMITTAL	10/06/2022	HSB SECOND SUBMITTAL	07/27/2023	HSB REVISED SECOND SUBMITTAL	03/08/2023	REVISED PER COMMENTS	04/05/2023	REVISED PER HSB COMMENTS
OCTOBER 9, 2022									



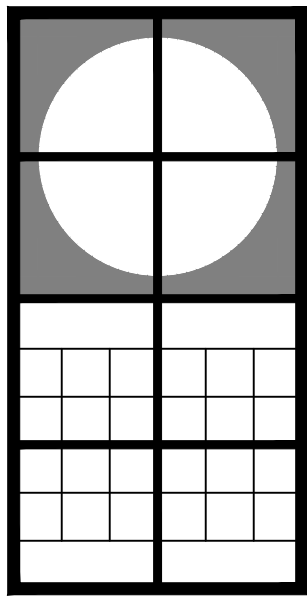
ZONING : 22 - 154
HSB : 22 - 016



Courtyard View
(existing, two story building)



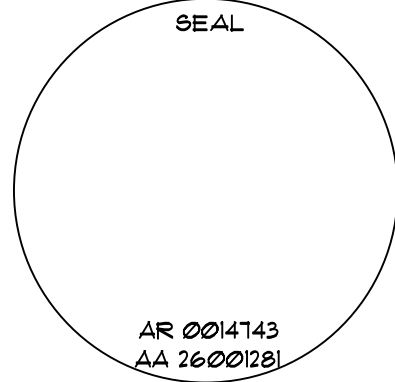
Courtyard, (looking south)
(existing)



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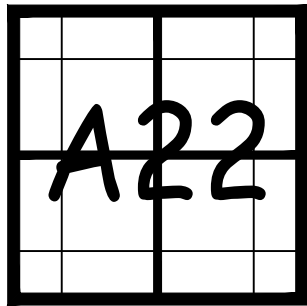
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Palm Beach
Florida 33480
Phone : (561) 689 2000

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353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

22-50			
09/29/2022	HSB, FIRST SUBMITTAL	10/06/2022	HSB, SECOND SUBMITTAL
07/27/2023	HSB, REVISED SECOND SUBMITTAL	07/27/2023	HSB, REVISED SECOND SUBMITTAL
03/08/2023	REVISED PER COMMENTS	04/05/2023	REVISED PER HSB COMMENTS
OCTOBER 9, 2022			





Peruvian Avenue and Cocanut Row
(existing)



Peruvian Avenue
(existing)

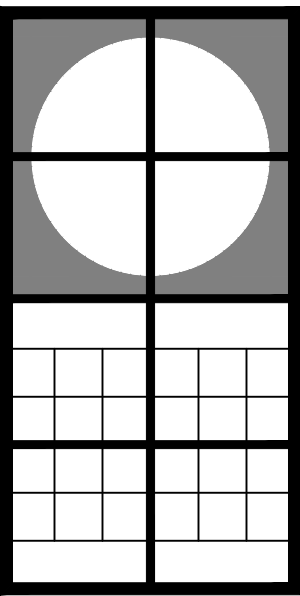


Cocanut Row and Peruvian Avenue
(existing)



Cocanut Row)
(existing)

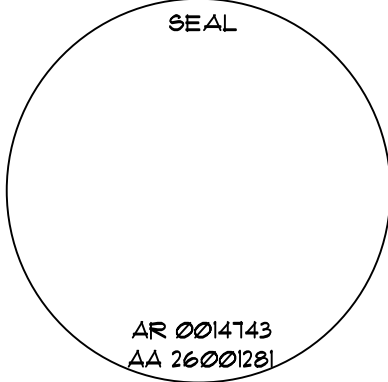
Photograph Exhibit, (existing property)



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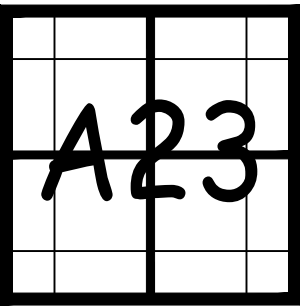
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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

12-50			
09/29/2022	HSB FIRST SUBMITTAL	10/06/2022	HSB SECOND SUBMITTAL
		07/17/2023	HSB REVISED SECOND SUBMITTAL
		03/08/2023	REVISED PER COMMENTS
		04/05/2023	REVISED PER HSB COMMENTS
OCTOBER 9, 2022			





353 Peruvian Avenue, (looking east)
(existing)

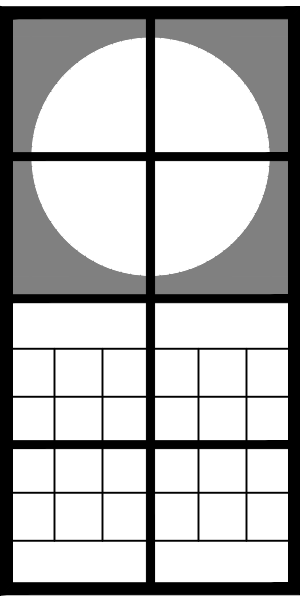


353 Peruvian Avenue, (looking east)
(existing)



341 Peruvian Avenue
(existing)

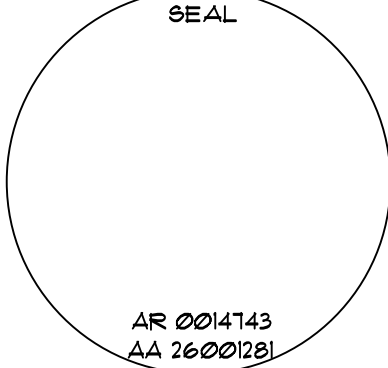
Photograph Exhibit, (adjacent property)



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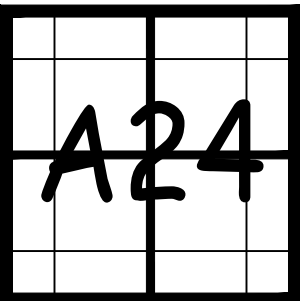
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Palm Beach
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Exterior Renovations and Second Floor Addition to :
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353 Peruvian Avenue
Palm Beach, Florida 33480

12-50			
09/29/2022	HAS FIRST SUBMITTAL	10/06/2022	HAS SECOND SUBMITTAL
07/17/2023	HAS REVISED SECOND SUBMITTAL	07/17/2023	HAS REVISED SECOND SUBMITTAL
03/08/2023	REVISED PER COMMENTS	04/05/2023	REVISED PER COMMENTS
OCTOBER 9, 2022			

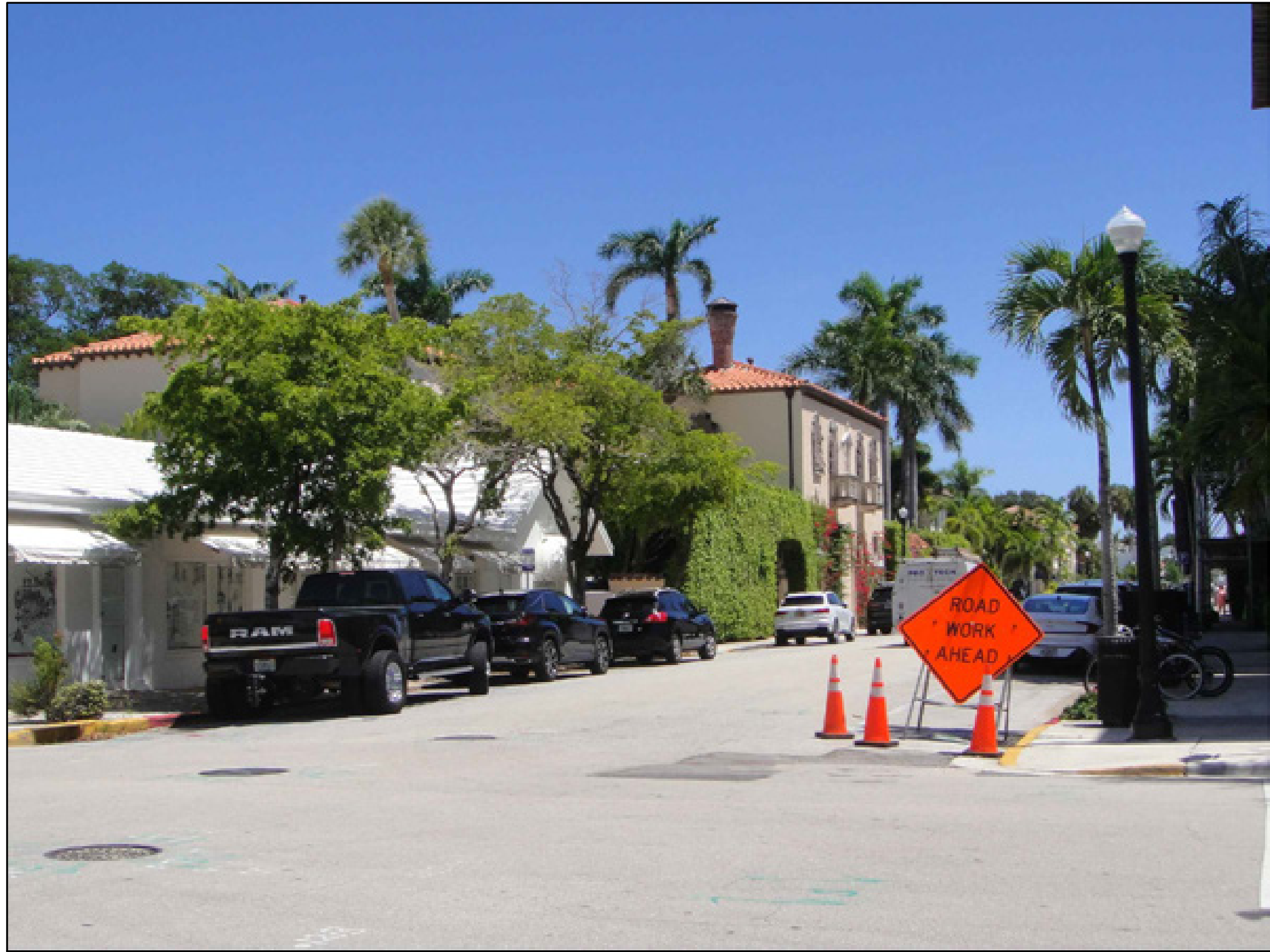




Cocoanut Row (looking north)
(existing)



Cocoanut Row, (looking south)
(existing)

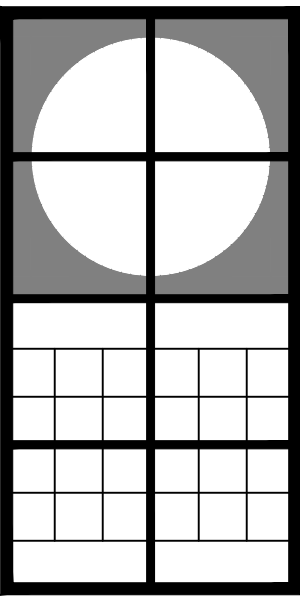


Peruvian Avenue, (looking east)
(existing)



Peruvian Avenue, (looking west)
(existing)

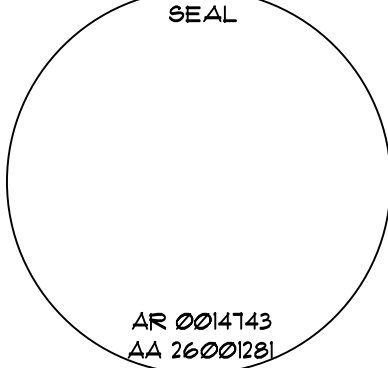
Photograph Exhibit, (adjacent property)



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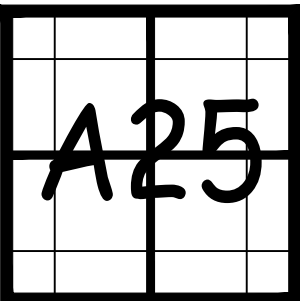
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353 Peruvian Avenue
Palm Beach, Florida 33480

09/29/2022	HAS FIRST SUBMITTAL	10/06/2022	HAS SECOND SUBMITTAL	07/27/2023	HAS REVISED SECOND SUBMITTAL	03/08/2023	REVISED PER COMMENTS	04/05/2023	REVISED PER HAS COMMENTS
OCTOBER 9, 2022									





Cocanut Row (354 Chilean Avenue)
(existing)

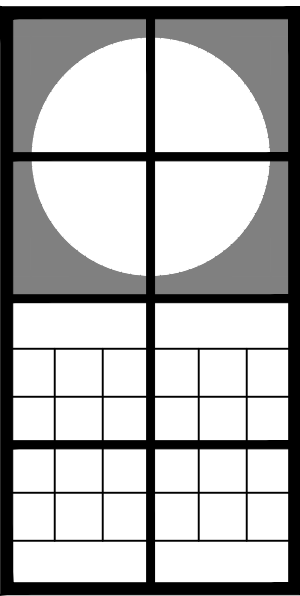


Cocanut Row (west of the subject property)
(existing)



Peruvian Avenue and Cocanut, (Southeast corner)
(existing)

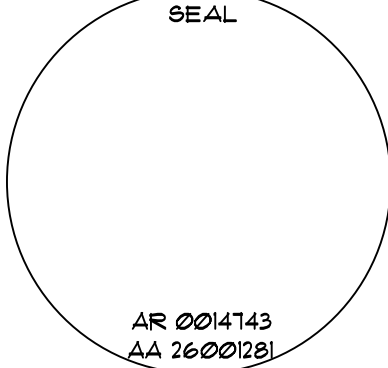
Photograph Exhibit, (adjacent property)



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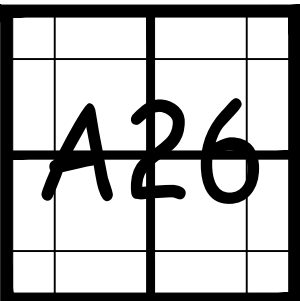
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353 Peruvian Avenue
Palm Beach, Florida 33480

09/29/2022	HSB FIRST SUBMITTAL	10/06/2022	HSB SECOND SUBMITTAL	07/17/2023	HSB REVISED SECOND SUBMITTAL	03/08/2023	REVISED PER COMMENTS	04/05/2023	REVISED PER HSB COMMENTS
OCTOBER 9, 2022									





Existing Brick Detail



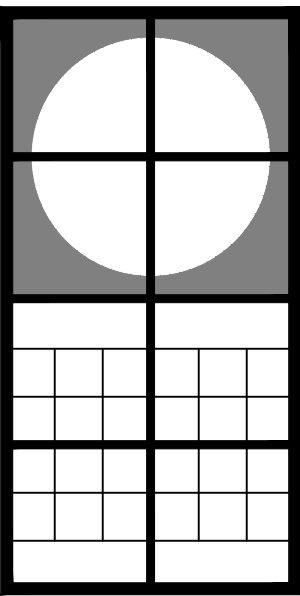
Existing Entrance



Existing / Proposed /stepped Plaster Moulding Detail
(typical for all existing / new doors)



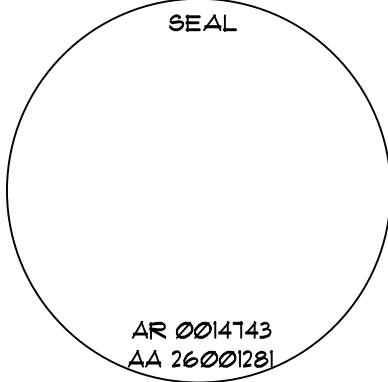
Existing / Proposed /shutter Detail



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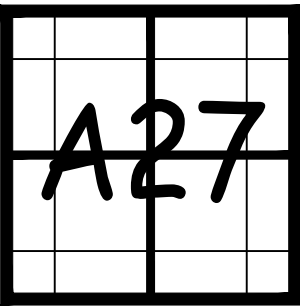
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353 Peruvian Avenue
Palm Beach, Florida 33480

22-50			
09/29/2022	HSB FIRST SUBMITTAL	10/06/2022	HSB SECOND SUBMITTAL
07/27/2023	HSB REVISED SECOND SUBMITTAL	07/27/2023	HSB REVISED SECOND SUBMITTAL
07/27/2023	HSB REVISED PER COMMENTS	07/27/2023	HSB REVISED PER COMMENTS
07/27/2023	HSB REVISED PER COMMENTS	07/27/2023	HSB REVISED PER COMMENTS
OCTOBER 9, 2022			





353 Peruvian Avenue (Proposed Peruvian Avenue Front Elevation)



353 Peruvian Avenue (Proposed Cocoanut Row Front Elevation)



353 Peruvian Avenue, Two Story Building (Proposed Front Elevation)



353 Peruvian Avenue, Two Story Building, (Proposed Front Elevation)



353 Peruvian Avenue, Two Story Building (Proposed Rear Elevation)



Exterior Paint Finish
(Benjamin Moore)



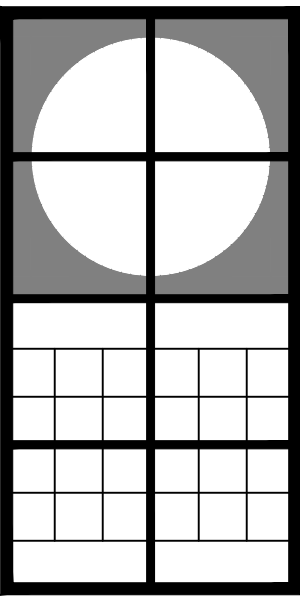
Awning Fabric
(Sunbrella)



Proposed Awning/structure Detail
white fabric on black frame, (Photo taken from 380 South County Road)



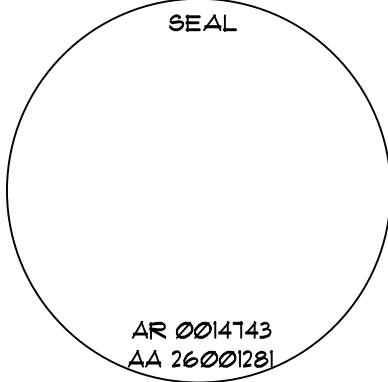
Existing / Proposed Storefront Window Moulding Detail
(Typical for All Existing / New Storefront Windows)



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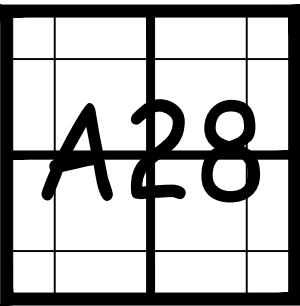
205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 2000

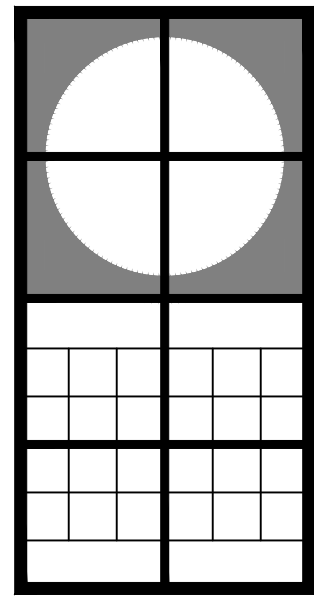
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353 Peruvian Avenue
Palm Beach, Florida 33480

22-50			
09/29/2022	HSB FIRST SUBMITTAL	10/06/2022	HSB SECOND SUBMITTAL
07/27/2023	HSB REVISED SECOND SUBMITTAL	07/27/2023	HSB REVISED SECOND SUBMITTAL
07/27/2023	REVISED PER COMMENTS	07/27/2023	REVISED PER COMMENTS
07/27/2023	REVISED PER COMMENTS	07/27/2023	REVISED PER COMMENTS
OCTOBER 9, 2022			

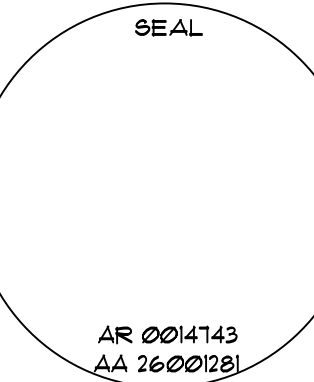




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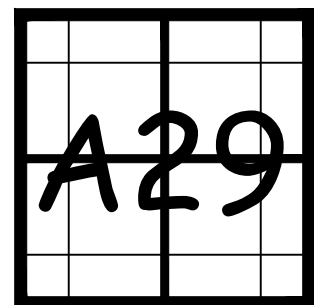
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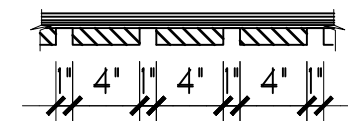


Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

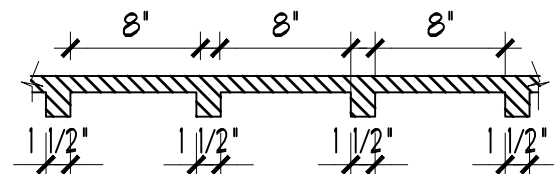
22-150					
09/29/2022	HAS FIRST SUBMITTAL				
11/28/2022	HAS SECOND SUBMITTAL				
01/12/2023	HAS REVISED SECOND SUBMITTAL				
03/08/2023	REVISED PER COMMENTS				
04/05/2023	REVISED PER HAS COMMENTS				
OCTOBER 15, 2022					



ZONING : 22 - 154
HSB : 22 - 016



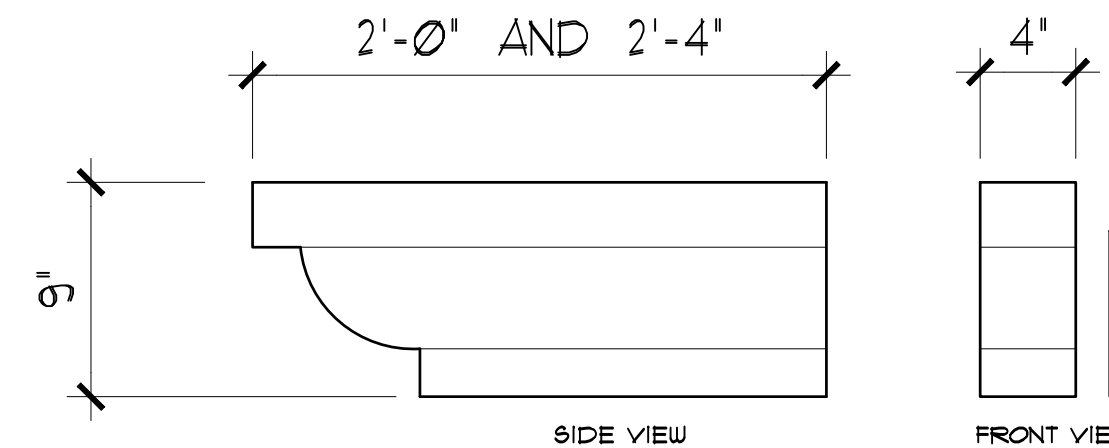
EXISTING 4' WIDE WOOD SIDING
WITH 1 REVEAL
(SEE EXISTING TWO STORY BUILDING
ELEVATIONS)



EXTERIOR 8' WIDE WOOD SIDING
WITH 1-1/2 BATTEN REVEAL
(SEE RENOVATED TWO STORY
BUILDING ELEVATIONS)

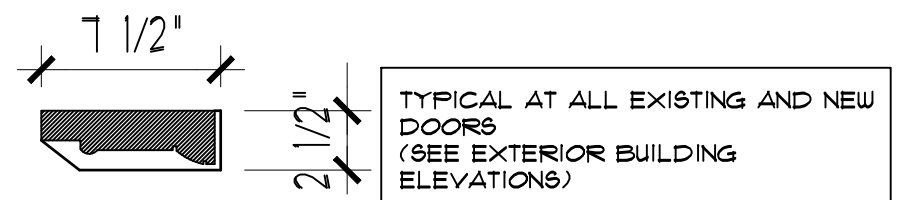
PROPOSED WOOD SIDING DETAIL

Scale: 3/4"=1'-0"



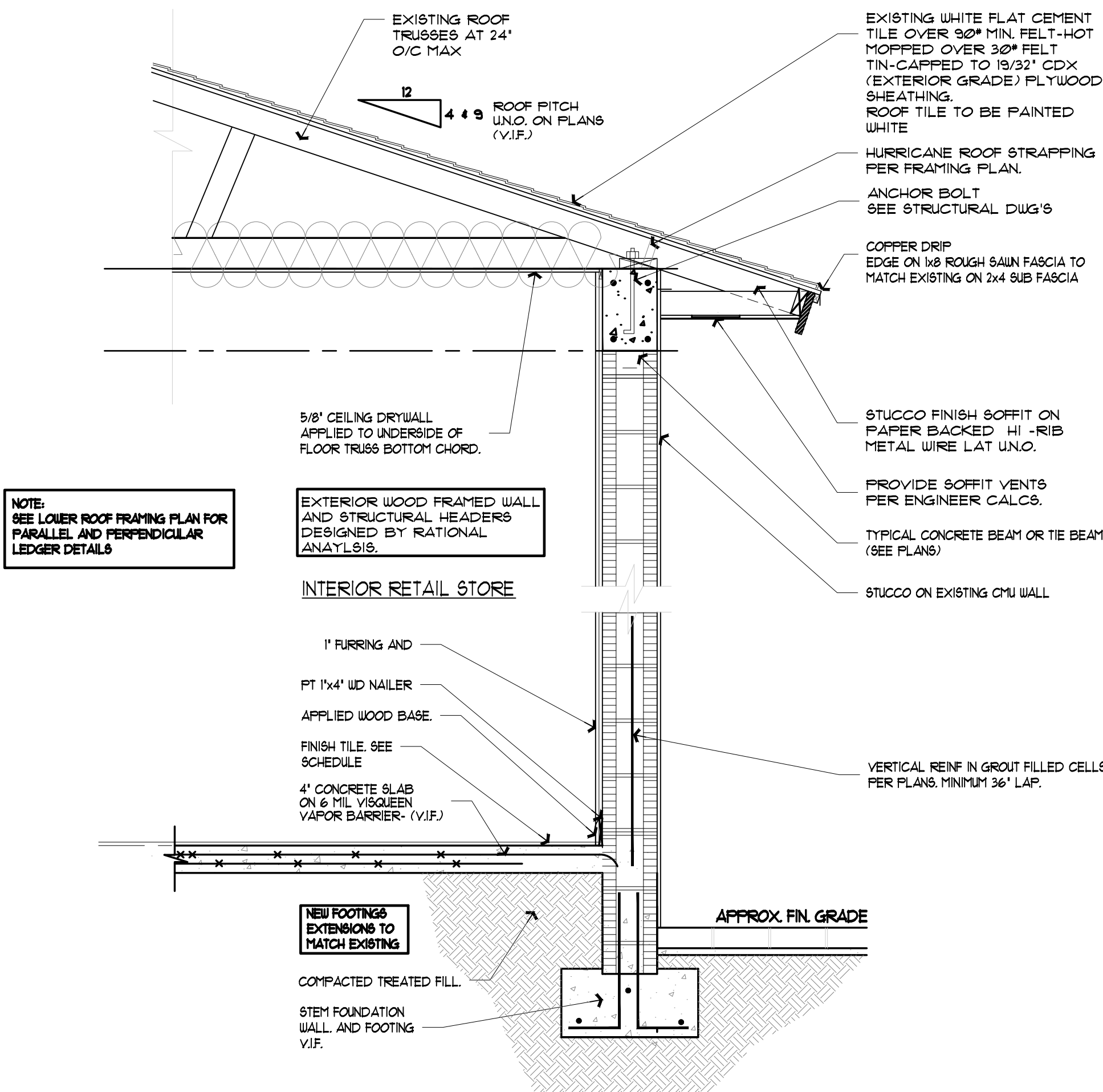
WOOD BRACKET DETAIL

Scale: 3/4"=1'-0"



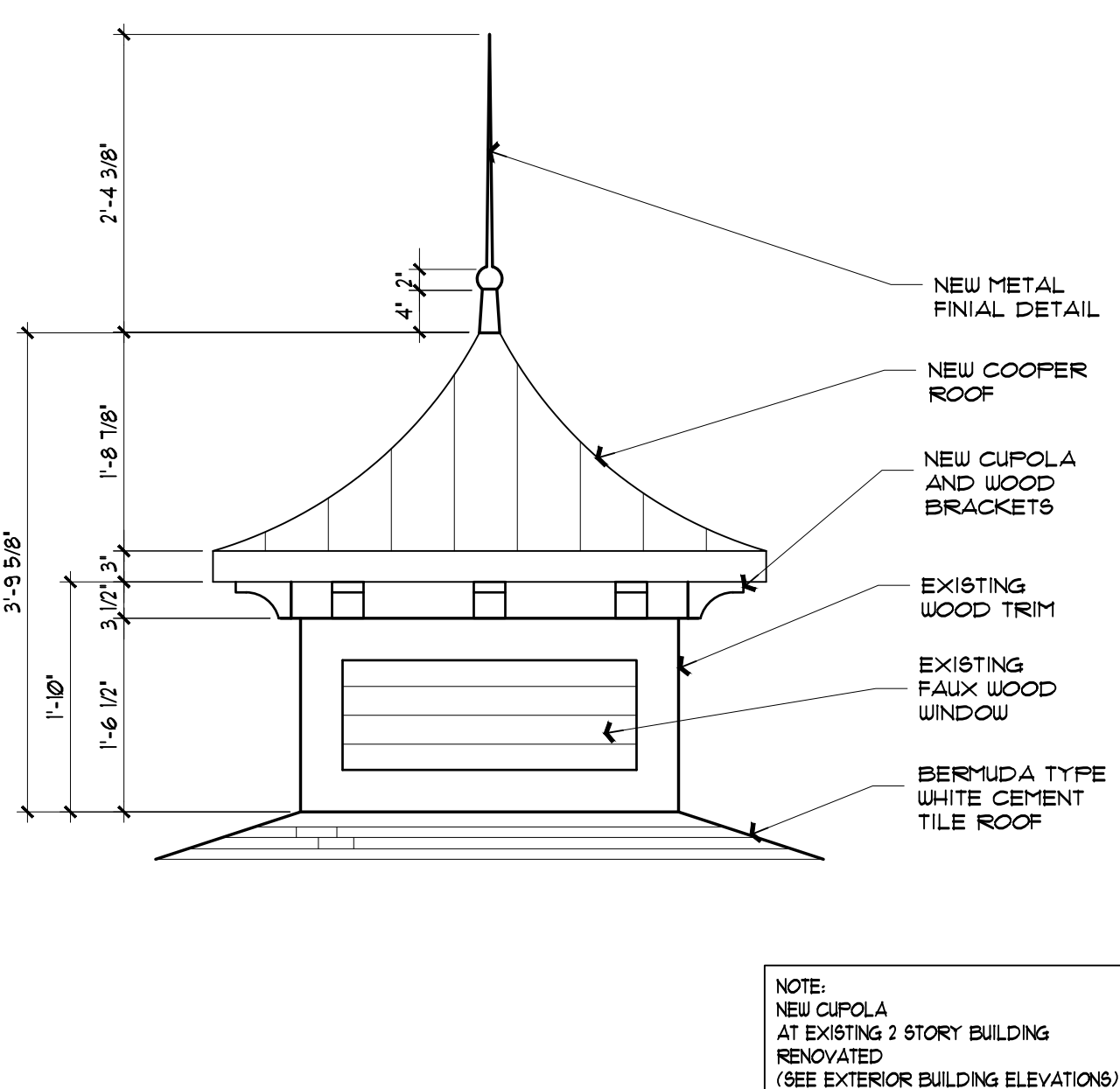
STEPPED PLASTER DETAIL

Scale: 3/4"=1'-0"



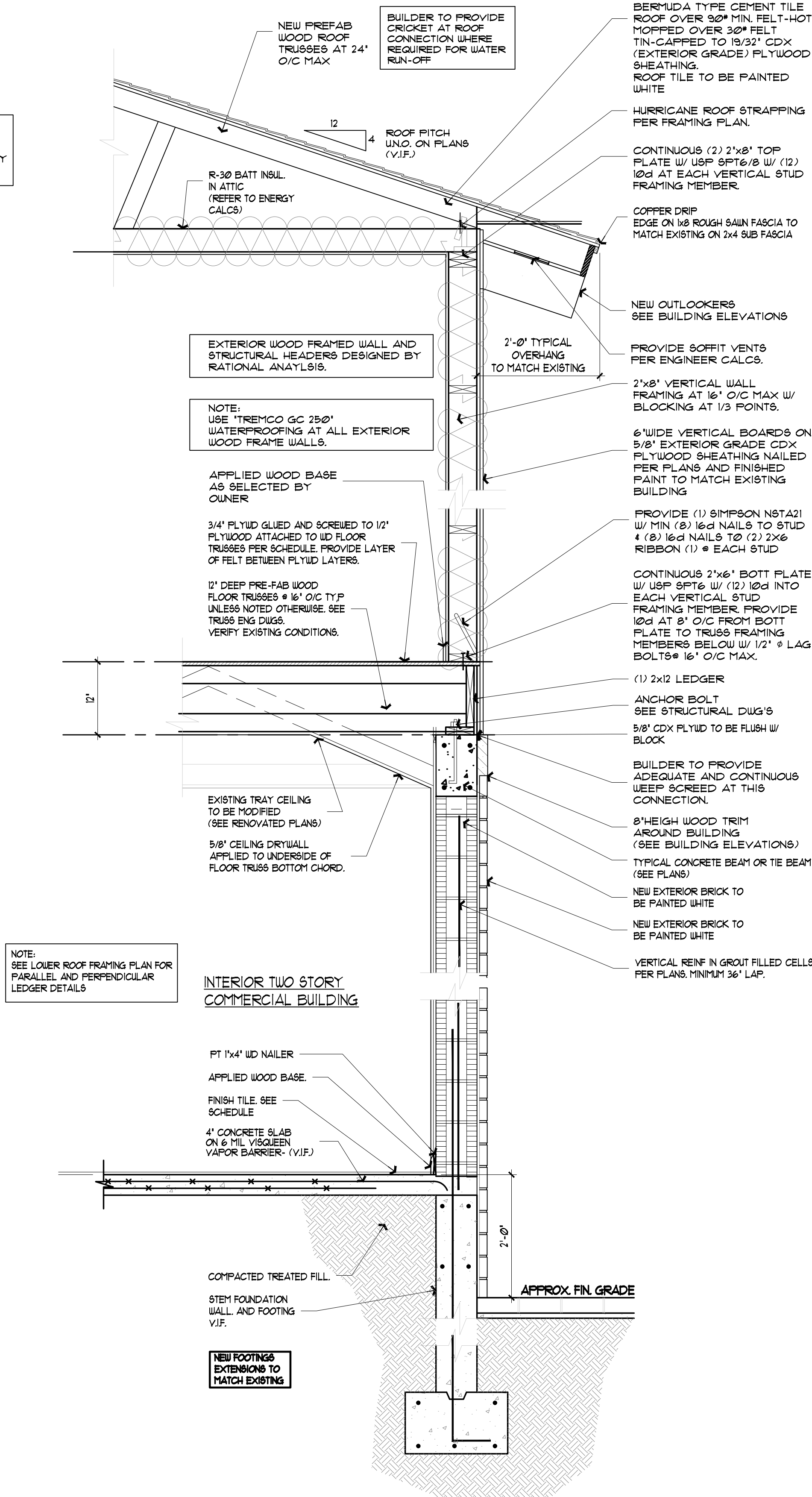
TYPICAL RETAIL BUILDING WALL SECTION (EXISTING)

Scale: 3/4"=1'-0"



CUPOLA DETAIL

Scale: 3/4"=1'-0"



TYPICAL TWO STORY COMMERCIAL BUILDING WALL SECTION (EXISTING)

Scale: 3/4"=1'-0"



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

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

Architect
JEROME BAUMOEHL ARCHITECT
THE WORTH BUILDING
205 WORTH AVENUE, SUITE 317
PALM BEACH, FL 33480
561.689.2000
WWW.JEROMEBAUMOEHLARCHITECT.COM

Civil Engineer
GRUBER CONSULTING ENGINEERS
2475 MERCER AVENUE
WEST PALM BEACH, FL 33401
561.312.2041

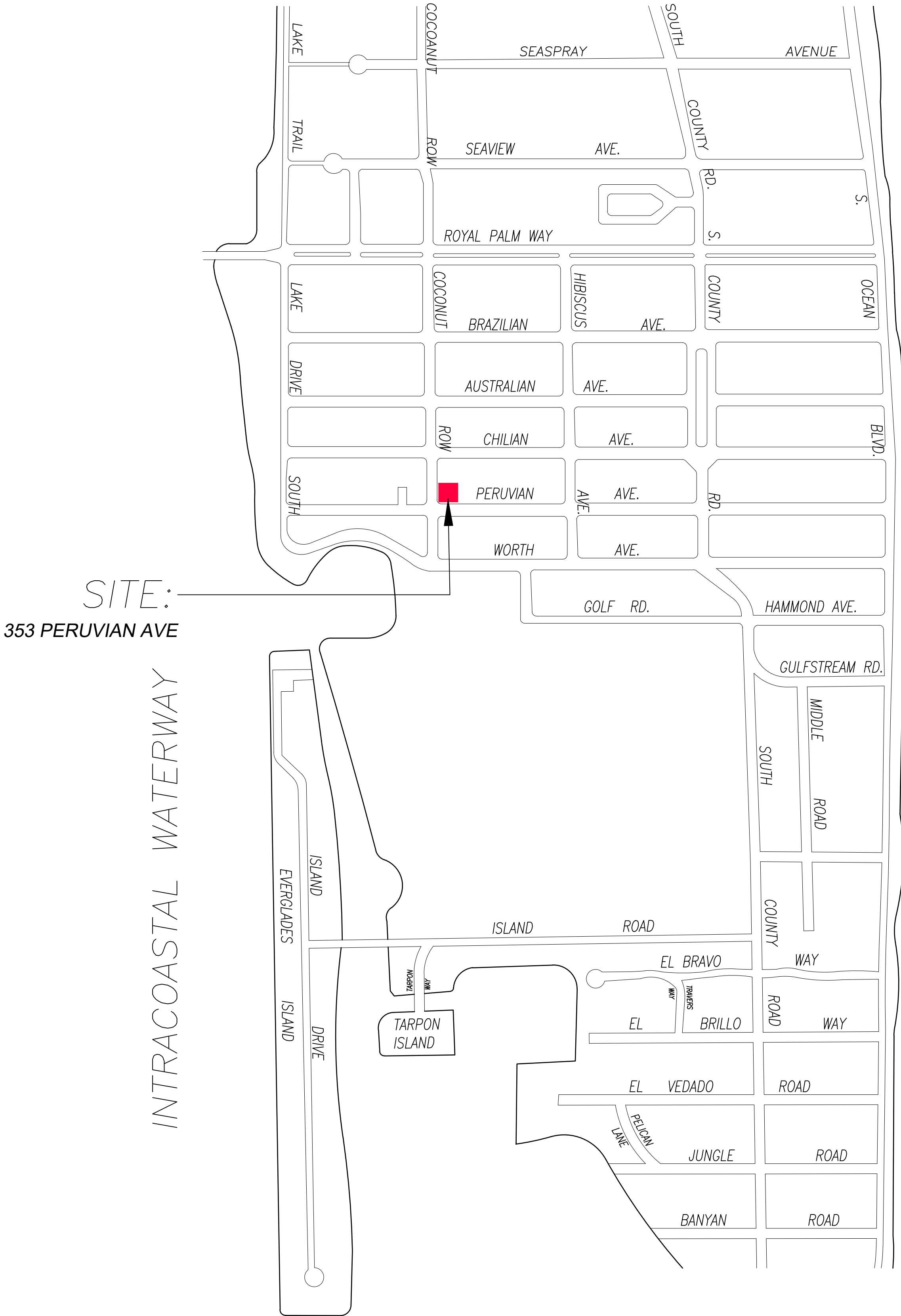
ENVIRONMENT
DESIGN
GROUP

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, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Vicinity/Location Map



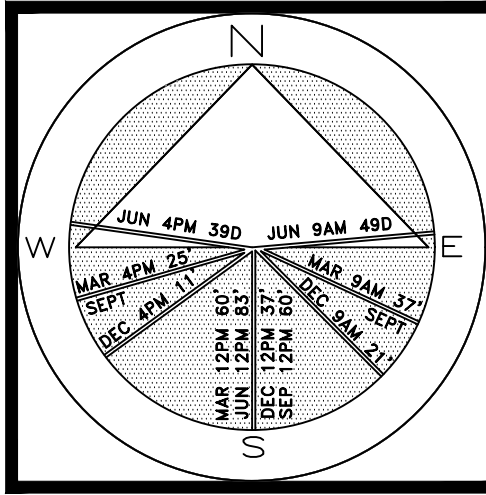
ATLANTIC OCEAN

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

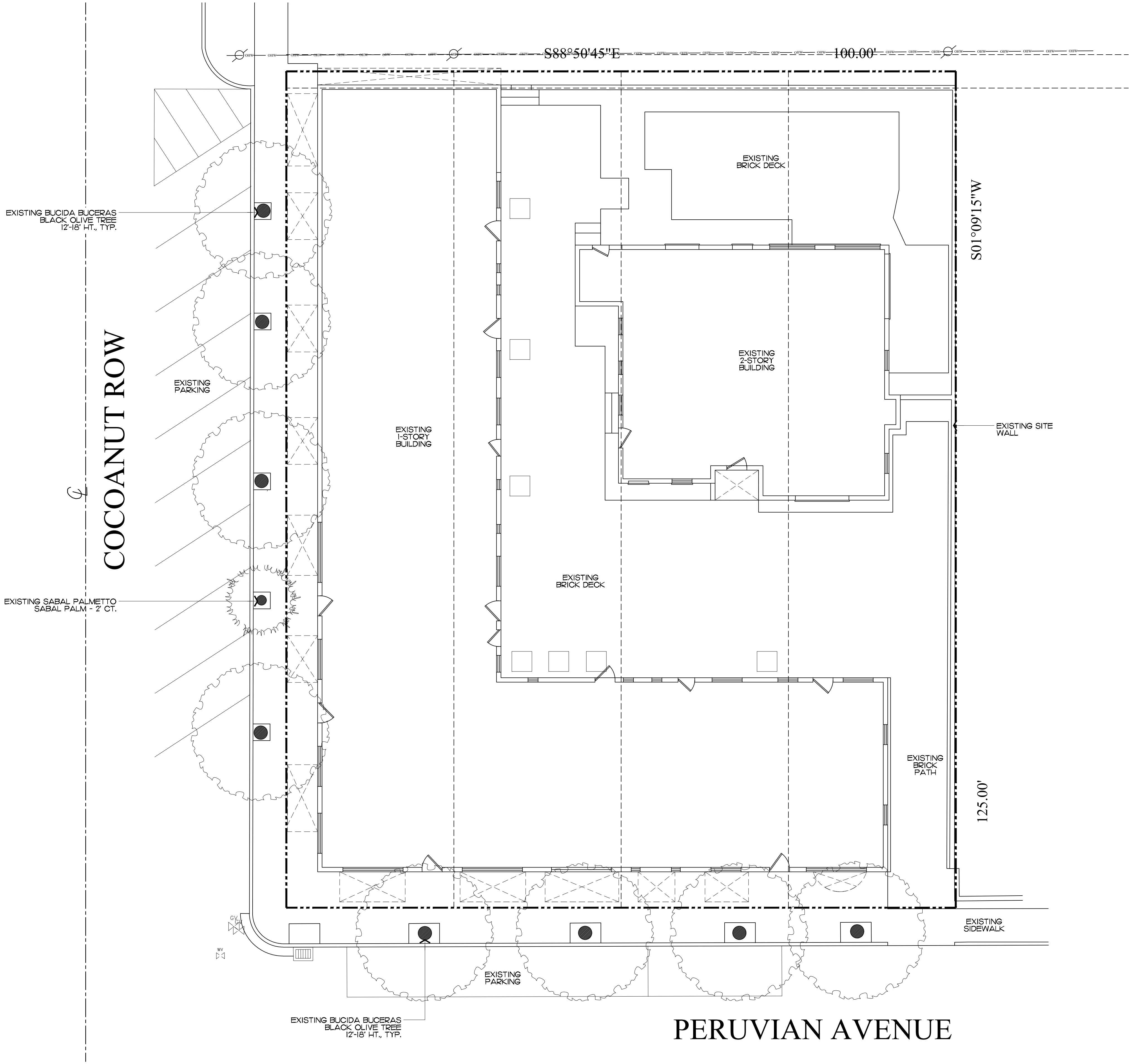


JOB NUMBER: # 22037.00 LA
DRAWN BY: /ean Twomey
DATE: 05.09.2022
05.31.2022
08.08.2022
10.03.2022
10.24.2022
03.14.2023

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

22037.00 LA
Lauren Freeman
05.09.2022
05.31.2022
08.08.2022
10.03.2022
03.14.2023

353 Peruvian Avenue
Palm Beach



View Looking North to Existing Drive



View Looking West to Existing Courtyard



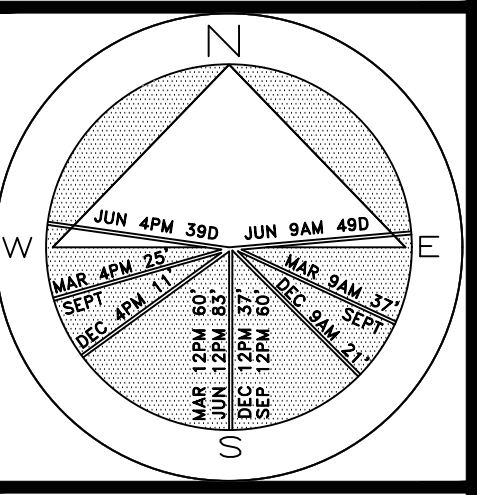
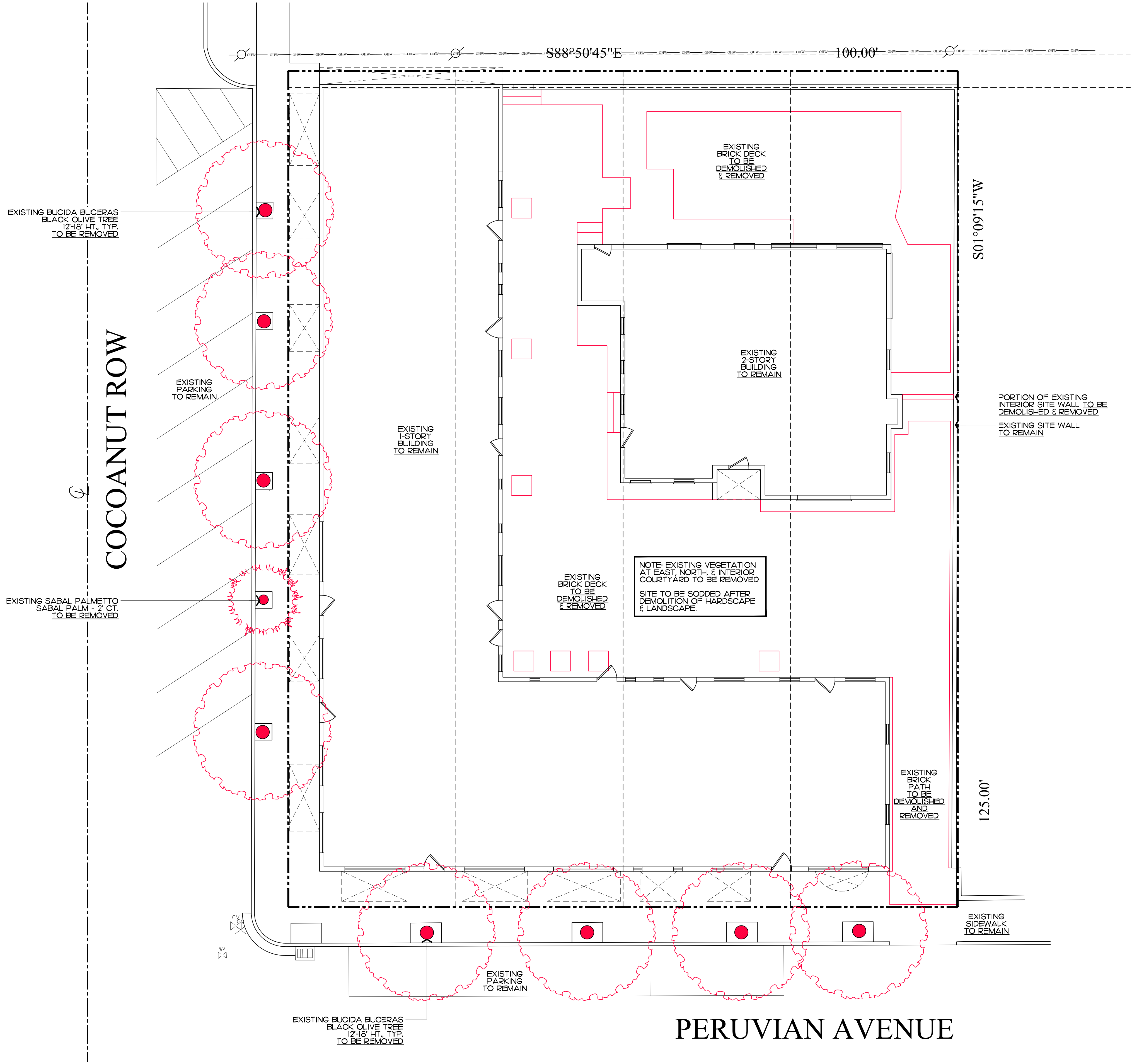
View to Existing Two-Story Building



View Looking North to Existing Courtyard

353 Peruvian Avenue
Palm Beach

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JOB NUMBER: # 22037.00 LA
DRAWN BY: /earn Twomey
DATE: 05.09.2022
05.31.2022
08.08.2022
10.03.2022
10.24.2022
03.14.2023

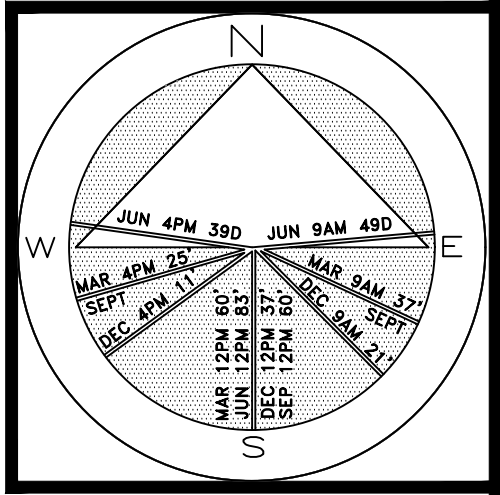
SHEET L2.0

64 sq. ft.

AREA IN SQ.FT.

353 Peruvian Avenue
Palm Beach

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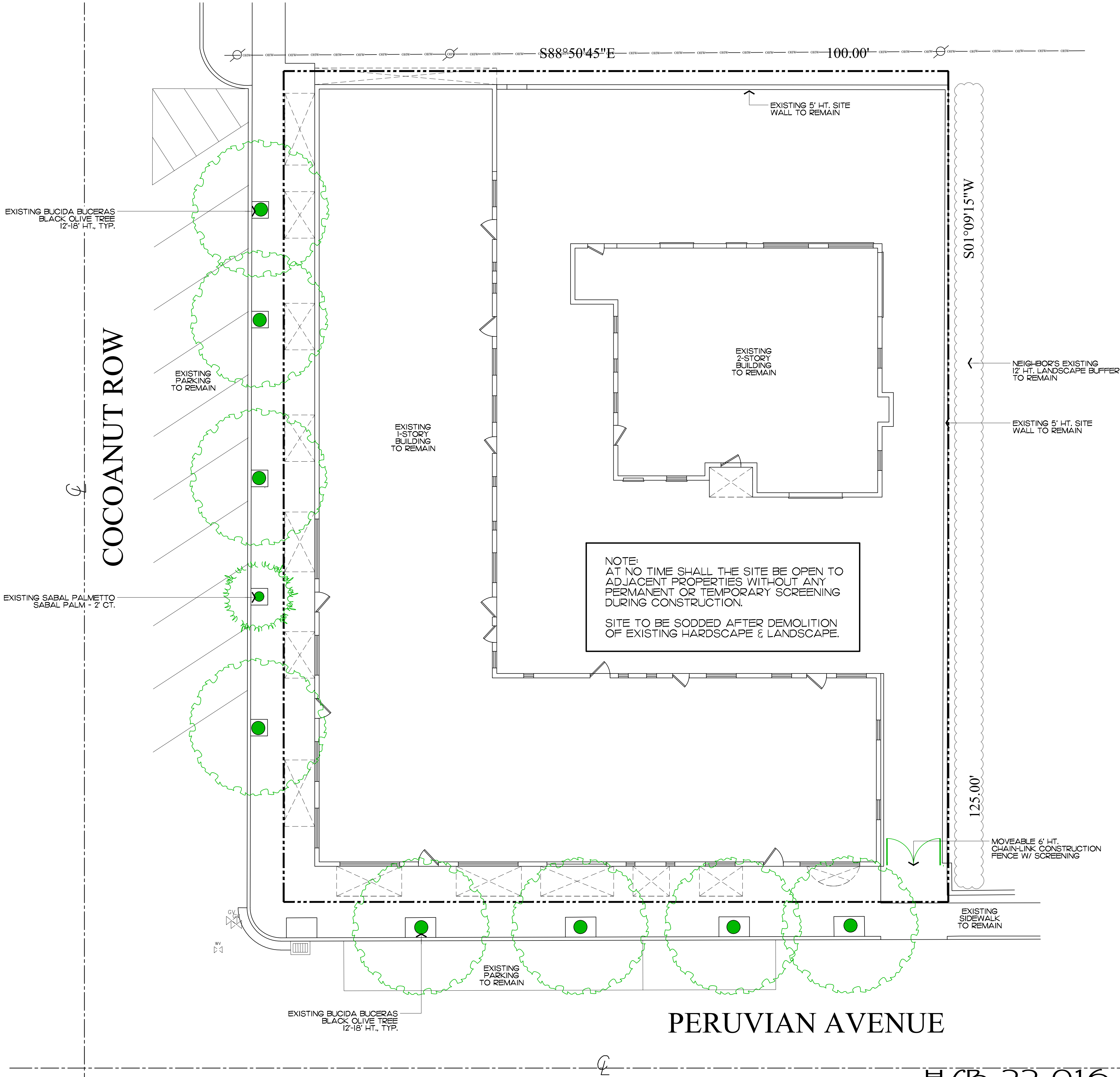


JOB NUMBER: # 22037.00 LA
DRAWN BY: Sean Twomey
DATE: 05.09.2022
05.31.2022
08.08.2022
10.03.2022
10.24.2022
03.14.2023

SHEET L3.0

64 sf.

AREA IN SQ.FT.



PERUVIAN AVENUE

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

Construction Screening & Staging Plan

SCALE IN FEET 0' 8' 16' 24'

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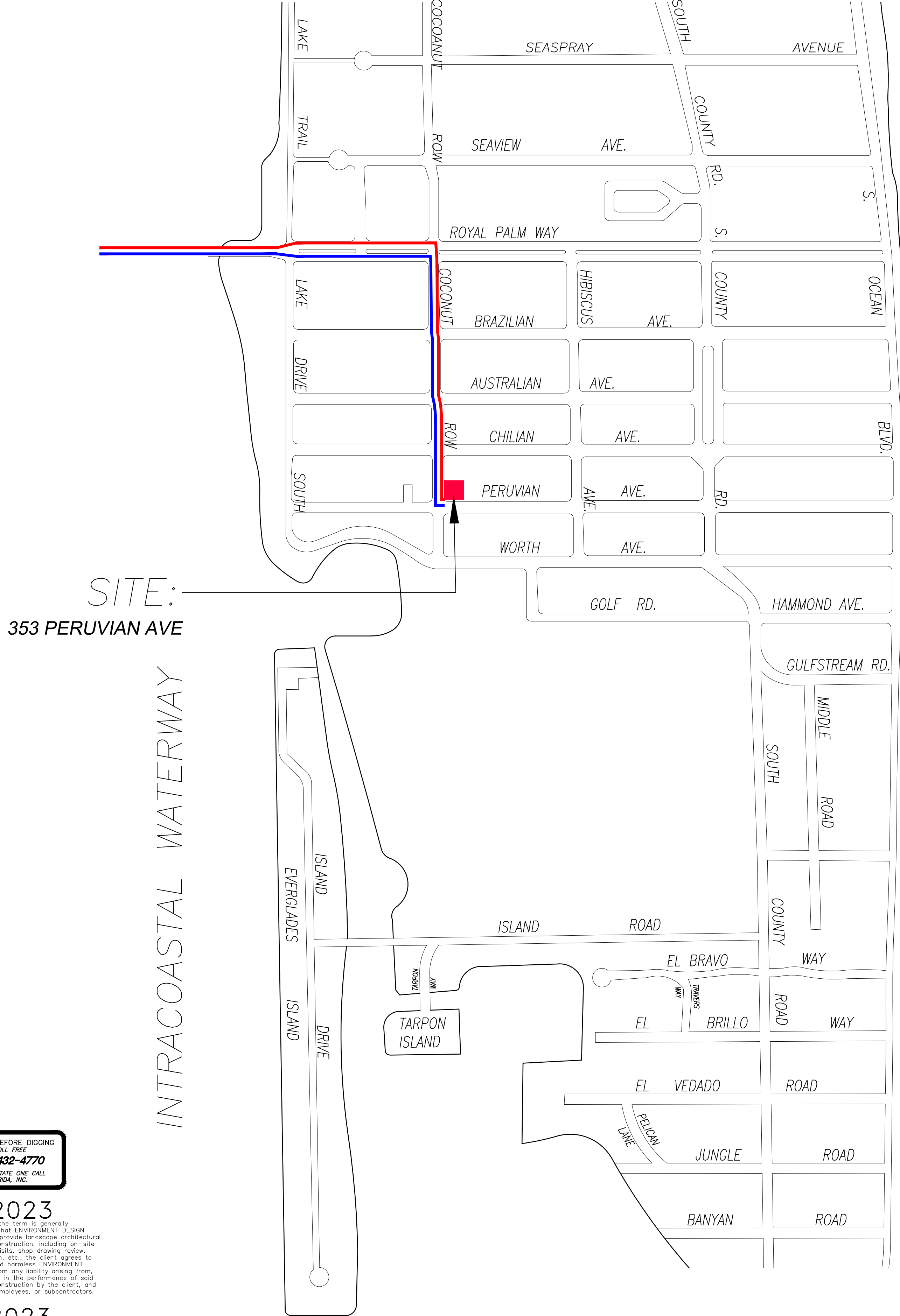
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353 Peruvian Avenue
Palm Beach

22037.00 LA
Jean Twomey
05.09.2022
05.31.2022
08.08.2022
10.03.2022
10.24.2022
03.14.2023

SHEET L4.0



ATLANTIC OCEAN

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.

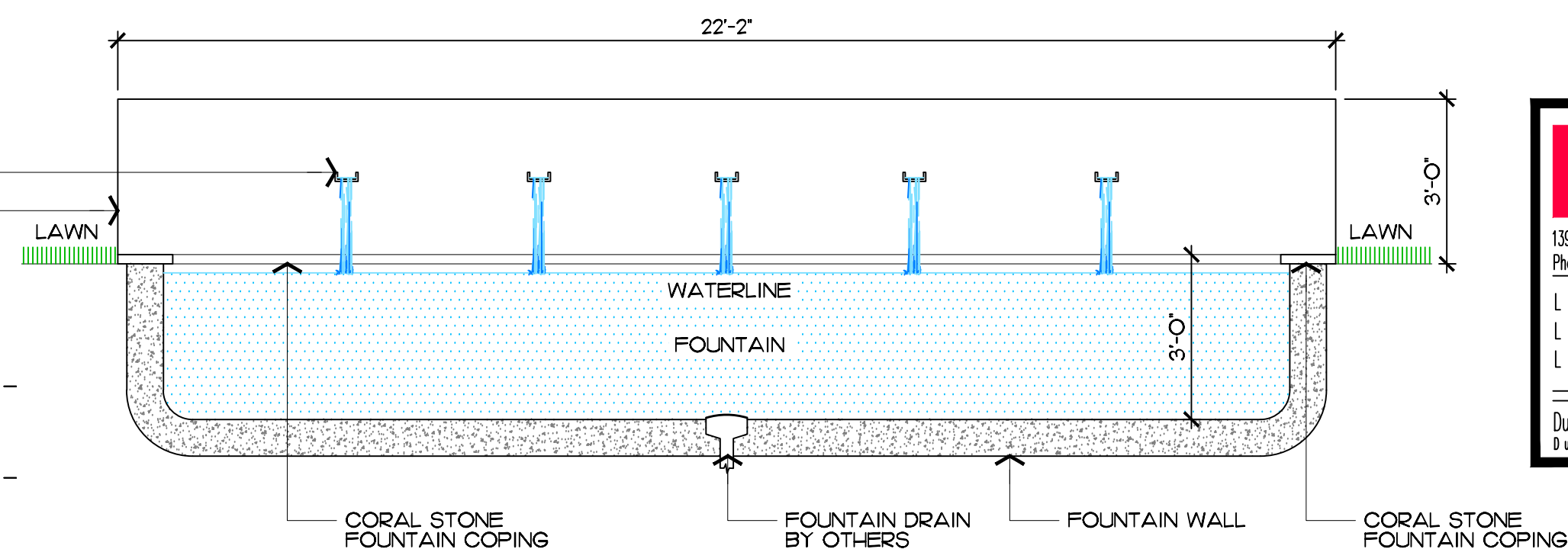
- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

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 'CORAL STONE FOUNTAIN COPING'. A 'FOUNTAIN DRAIN BY OTHERS' is shown at the bottom of the basin. Water is being pumped from a 'WATER SOURCE' through a 'FTN EQUIP' (fountain equipment) unit, which is housed in a structure with a 'BRONZE SCUPPER' and a 'WALL (BEHIND)'. The equipment is mounted on a 'FOUNTAIN FOOTER' which sits on 'COMPACTED SUBGRADE'. Dimensions are provided: 8" for the width of the equipment housing, 3'-4" for the depth of the equipment housing, 3'-0" for the height of the water column, and 3'-0" for the height of the fountain basin. The entire structure is adjacent to a 'LAWN' area.

Labels and dimensions in the diagram include:

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

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

8'-0"

12" X 24" CORAL STONE FOUNTAIN TILE

EXISTING SITE WALL

STONE ROSETTE PROVIDE WATER SOURCE

9'-10"

8'-0"

12"

LAWN

WATERLINE

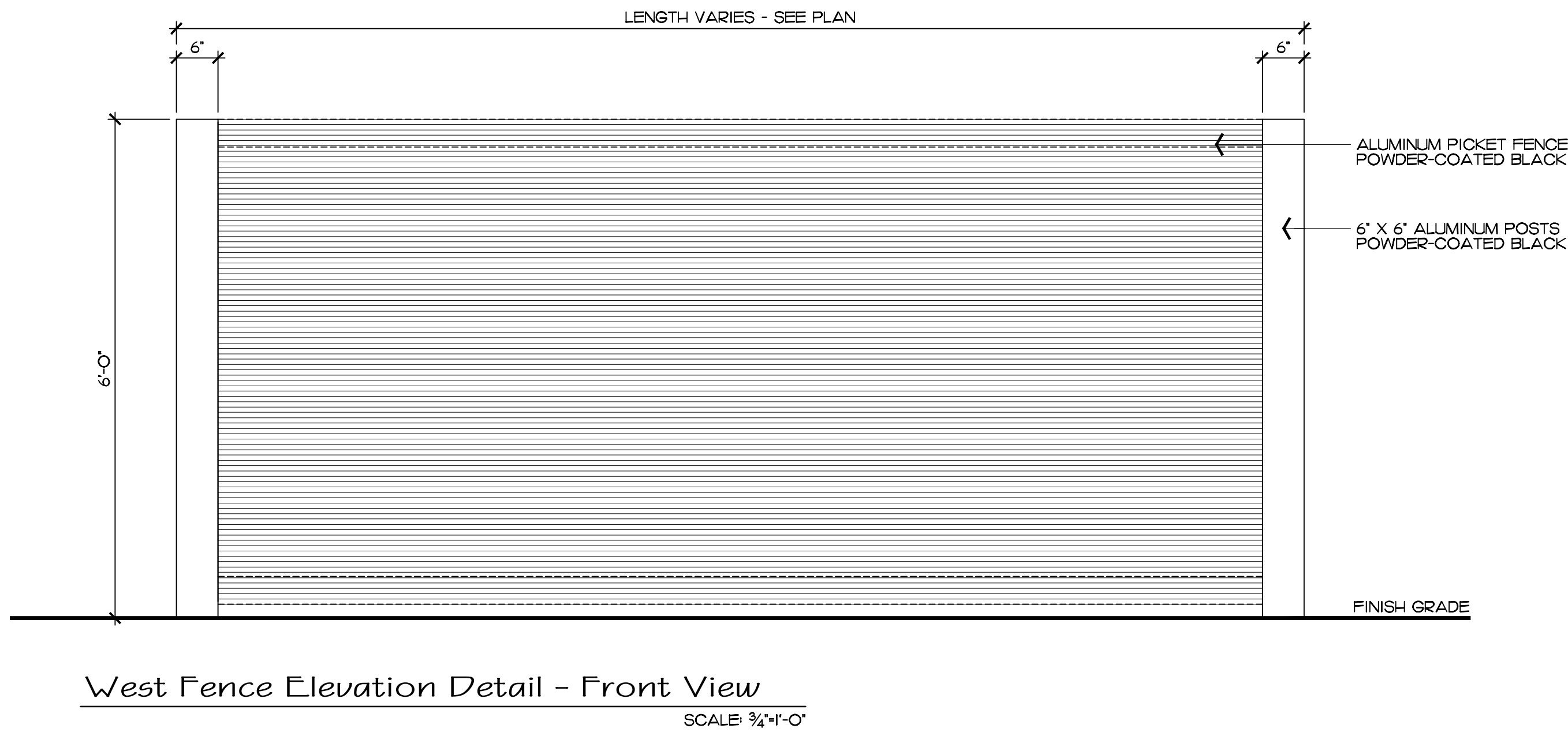
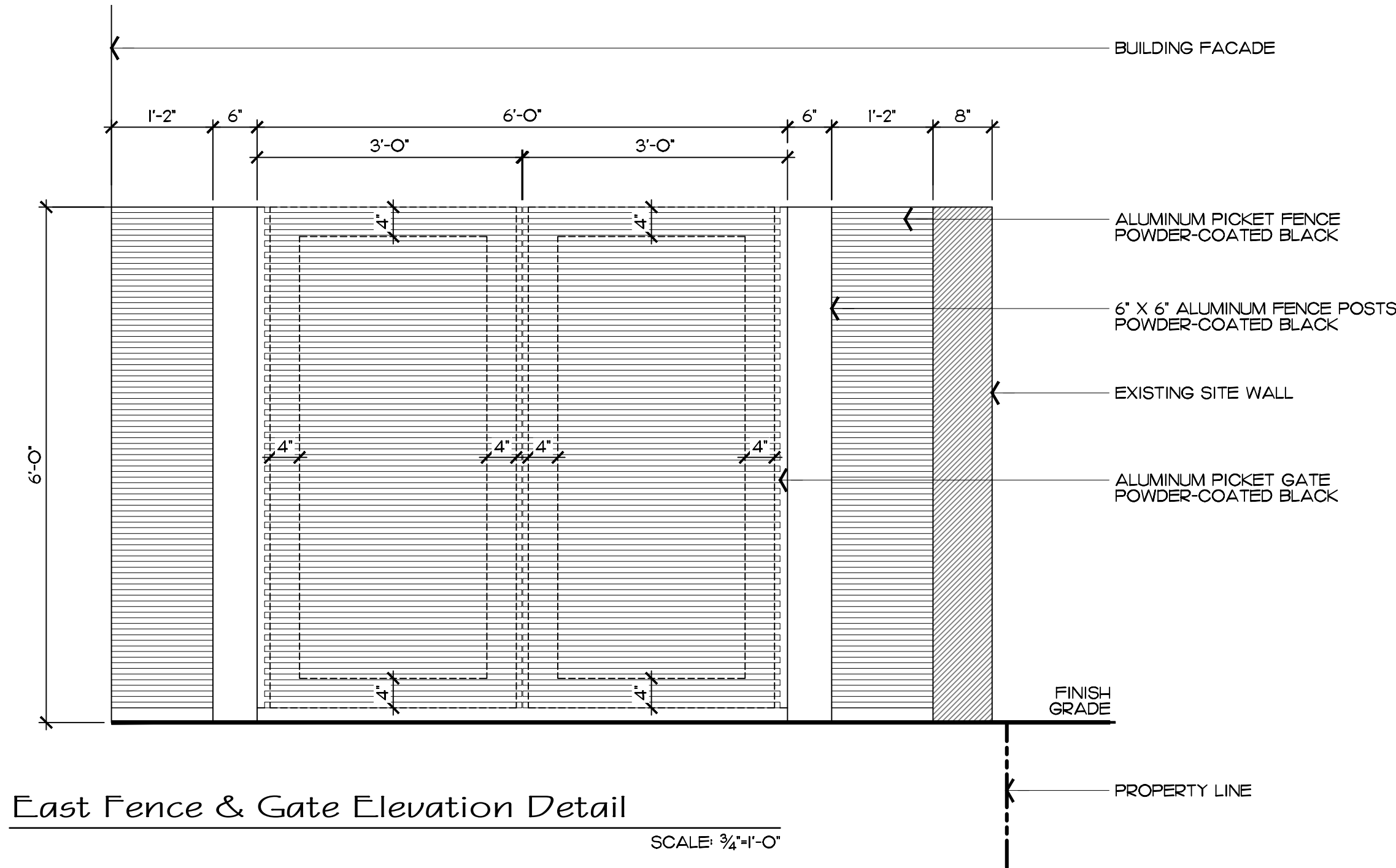
FOUNTAIN

FOUNTAIN DRAIN BY OTHERS

CORAL STONE FOUNTAIN COPING

HB-22-016 (ZON-22-154)

SCALE IN FEET 0' 8' 16' 24'



353 Peruvian Avenue
Palm Beach

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JOB NUMBER: # 22037.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.31.2022
08.08.2022
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H/B-22-016 (ZON-22-154)

Site Details
SCALE IN FEET: AS SHOWN

SHEET L5.0a

Legend

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

Site Requirements

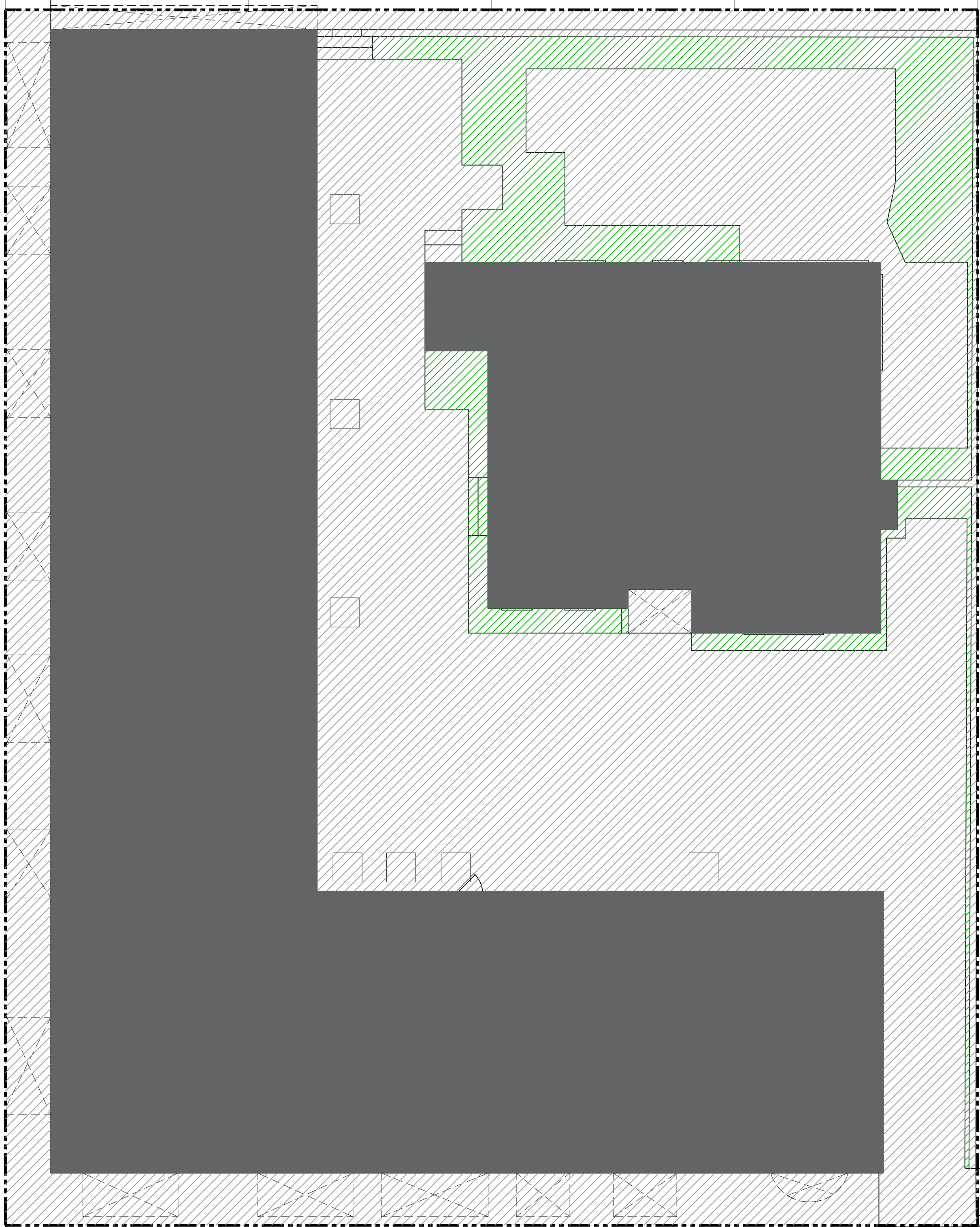
DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	C-TS - COMMERCIAL TOWN SERVING					
LOT AREA	4,000 S.F. MIN.		12,504 S.F.		12,504 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 15%	1,875.5 S.F.	6.71%	840 S.F.	16.7%	2,088 S.F.

ENVIRONMENT
DESIGN
GROUP

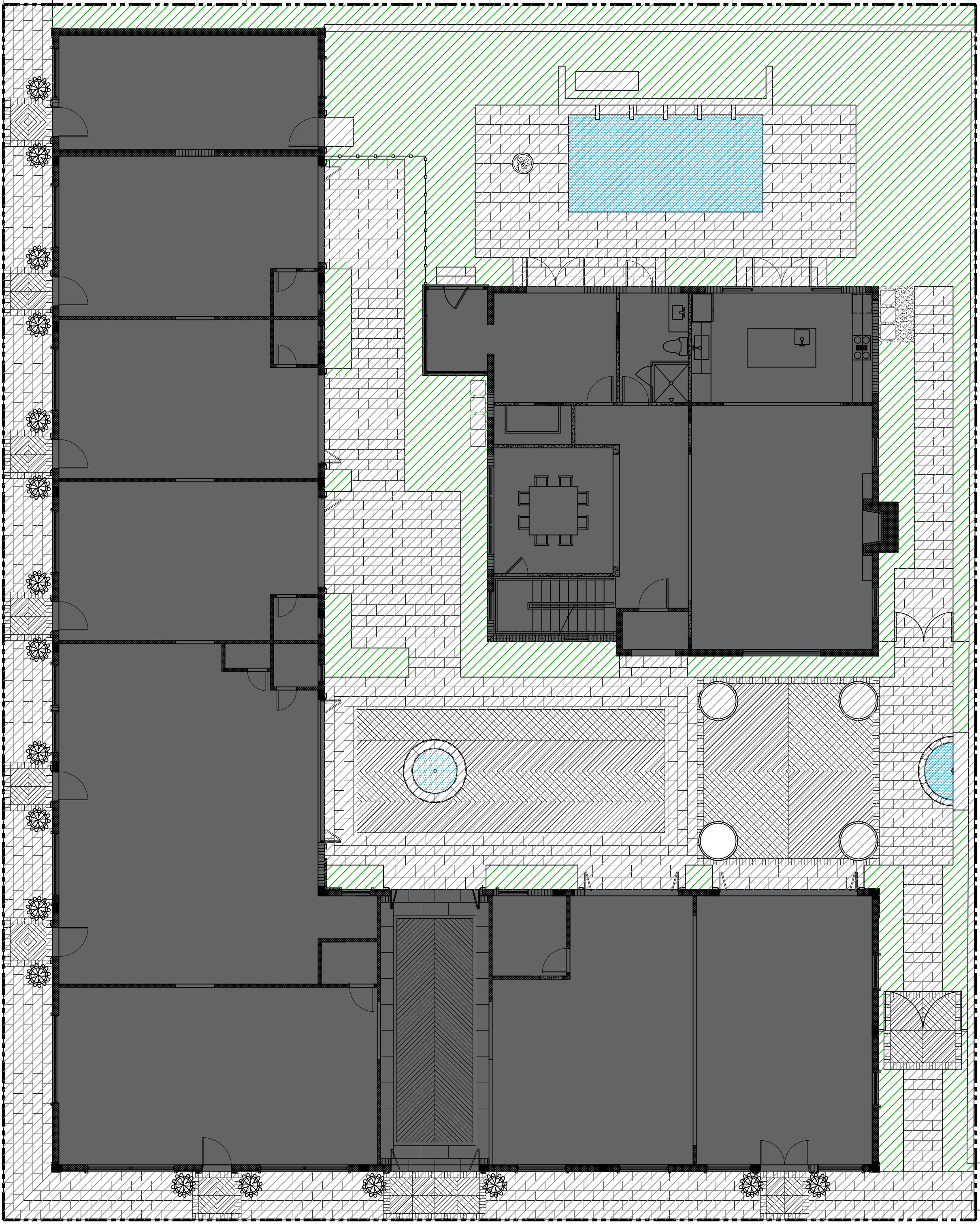
139 North County Road 5920-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

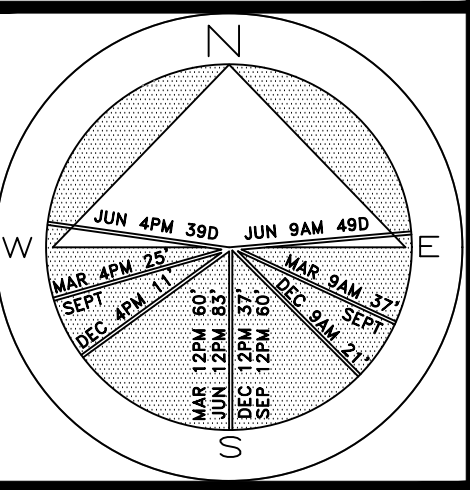


Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

353 Peruvian Avenue
Palm Beach



JOB NUMBER: # 22037.00 LA
DRAWN BY: Alex Puglisi
DATE: 05.09.2022
05.31.2022
08.08.2022
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03.14.2023

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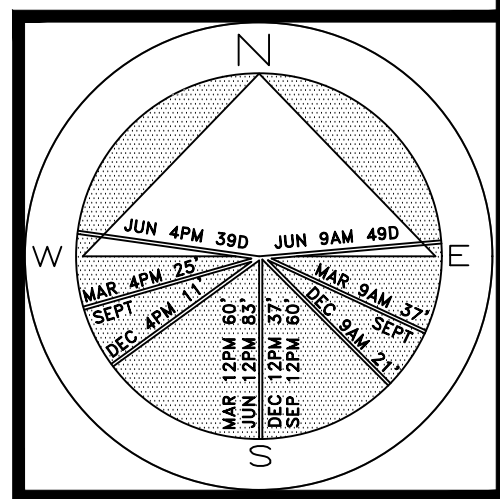
H/B-22-016 (ZON-22-154)

Site Calculation/Lot Coverage Graphics

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

353 Peruvian Avenue
Palm Beach



JOB NUMBER: # 22037.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.09.2022
05.31.2022
08.08.2022
10.03.2022
10.24.2022
03.14.2023

SHEET L6.0

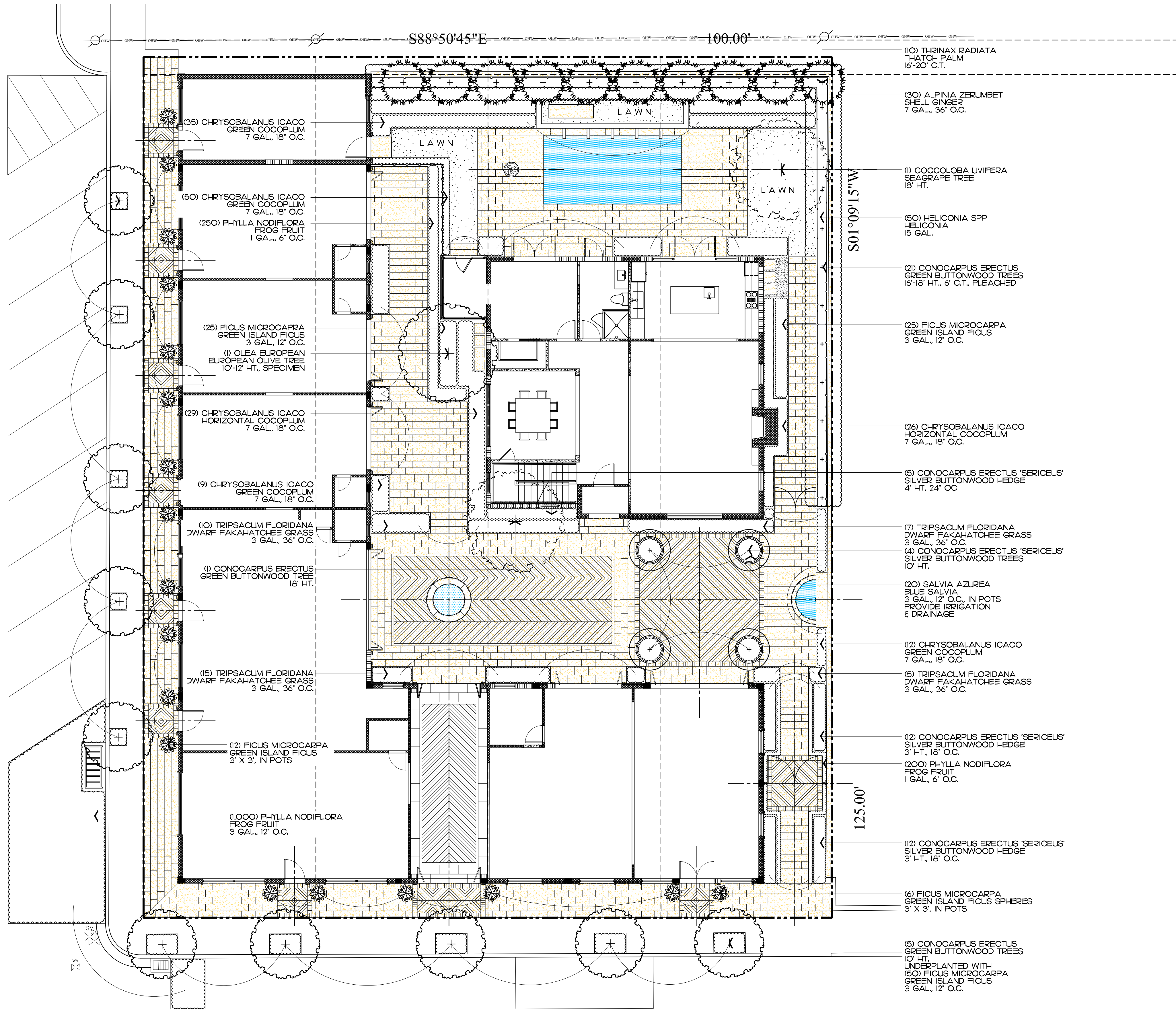
64 sf.

AREA IN SQ.FT.

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
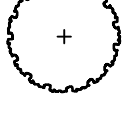


H/B-22-016 (ZON-22-154)

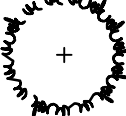
Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



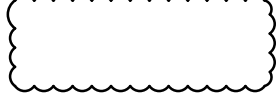

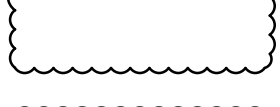
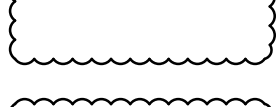
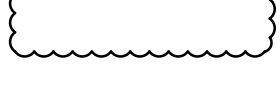
Trees

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

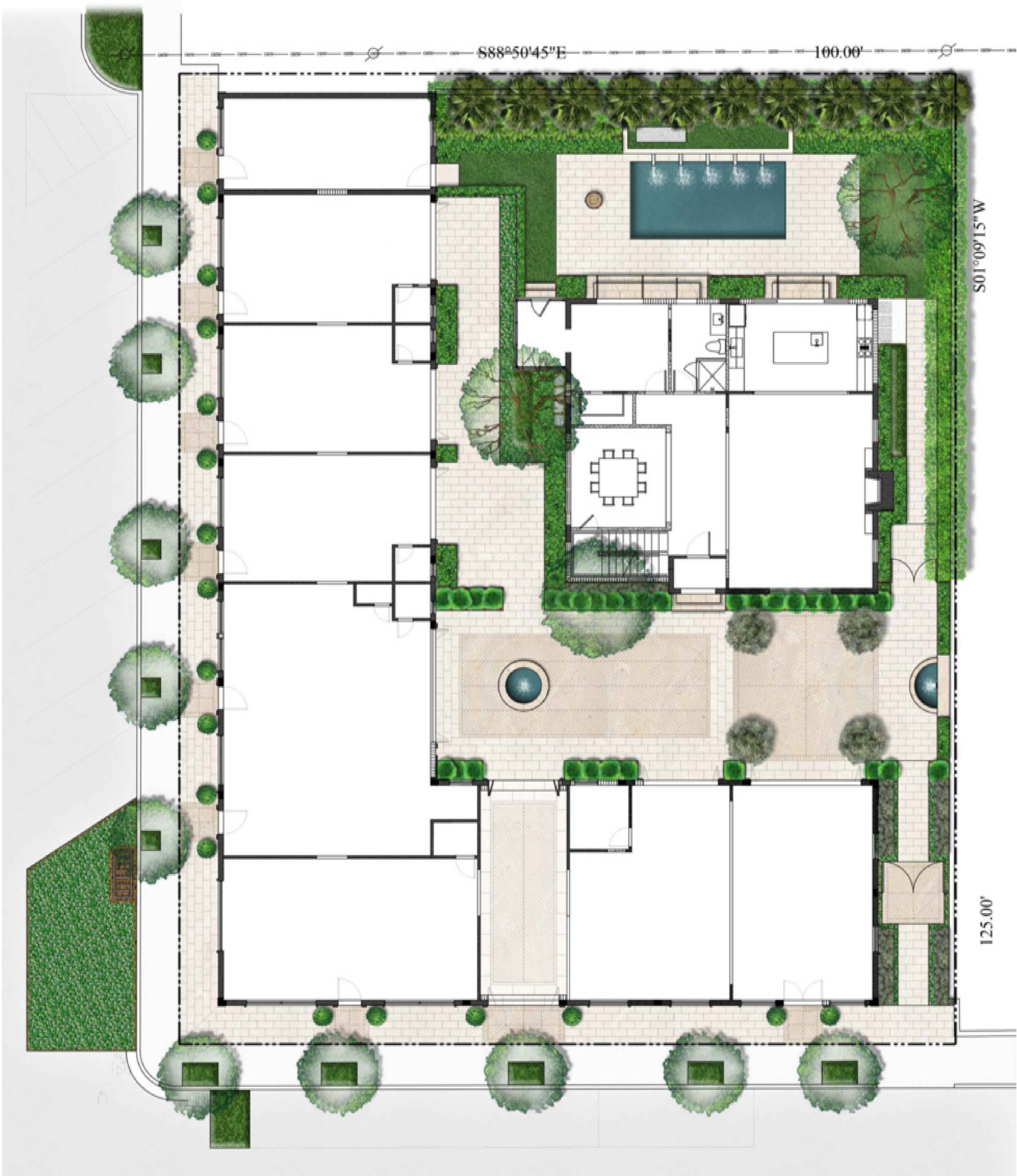
SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	150	3 GAL., 12" O.C.	
	PHYLLA NODIFLORA FROG FRUIT	1,450	1 GAL., 6" O.C.	*
TOTAL: NATIVE SPECIES:		1,600 1,450 (90.6%)		

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
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GROUP

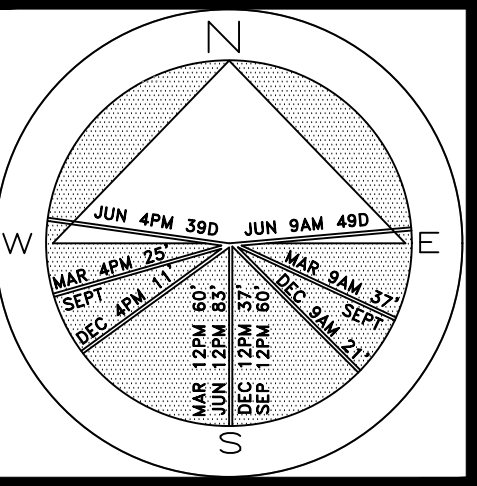
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Landscape Architecture
Land Planning
Landscape Management

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Dustin@environmentdesigngroup.com

353 Peruvian Avenue
Palm Beach

F L O R I D A



JOB NUMBER: # 22037.00 LA
DRAWN BY: Sean Twomey
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08.08.2022
03.14.2023

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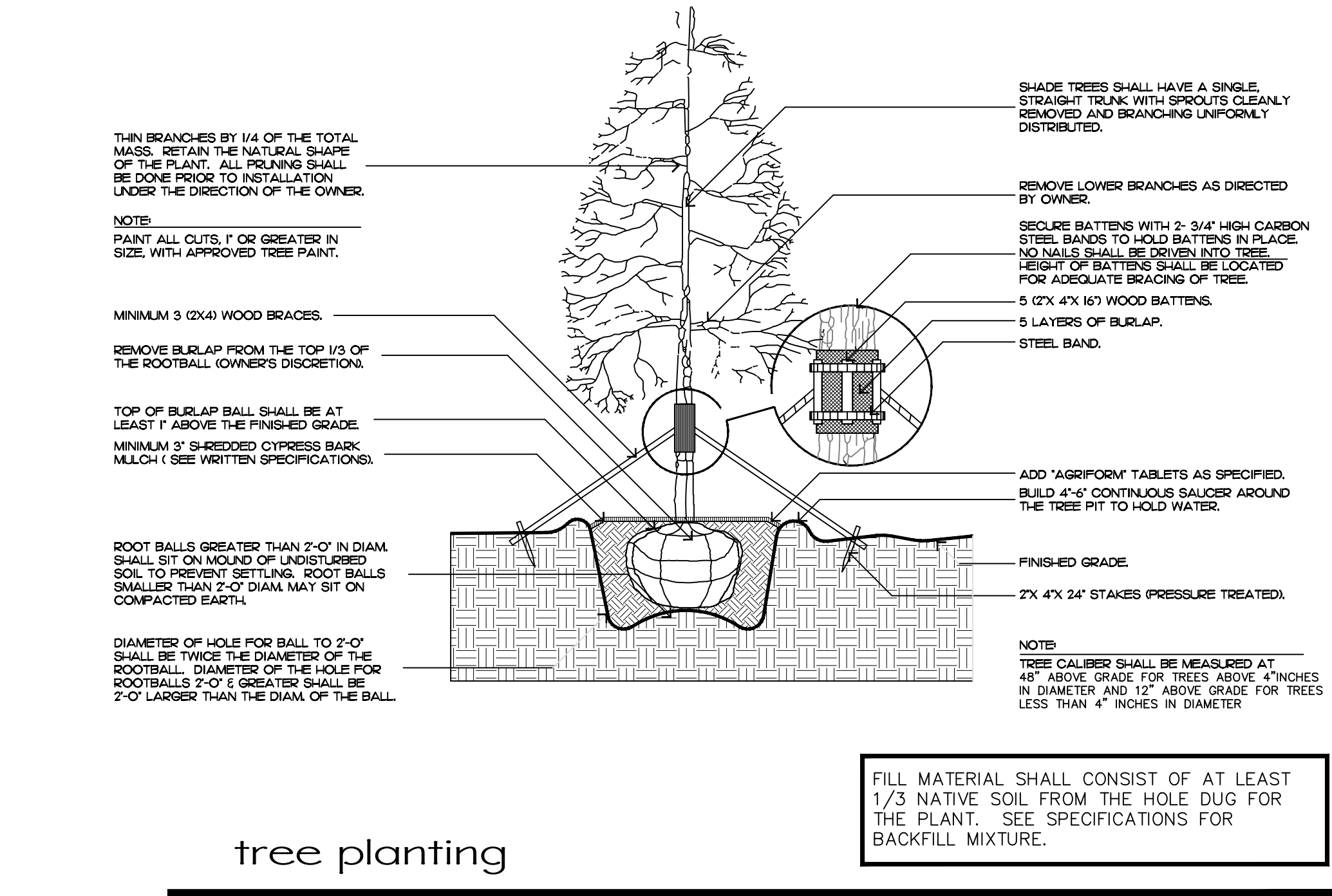
Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

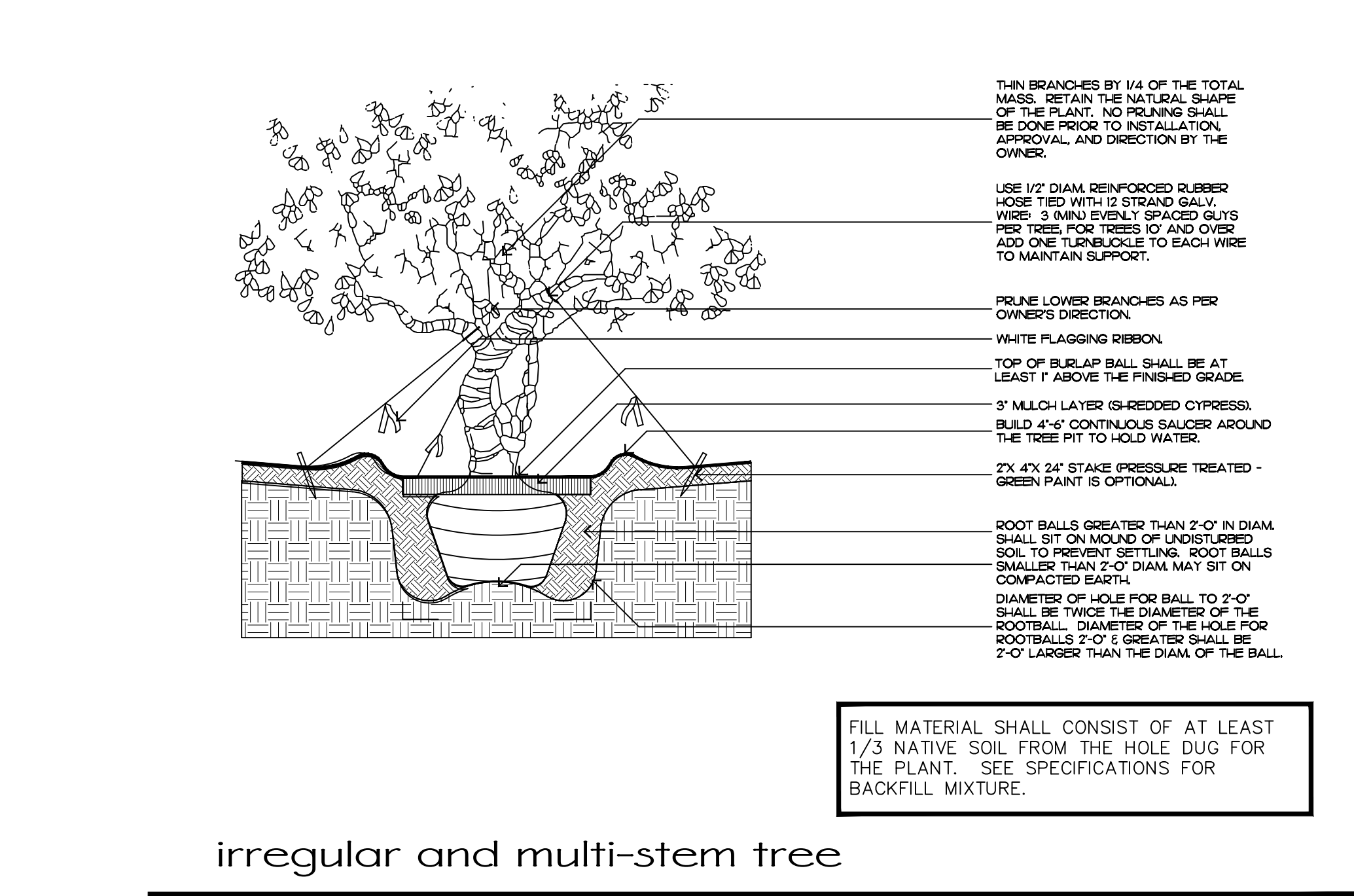
SHEET L6.2

64 sf.

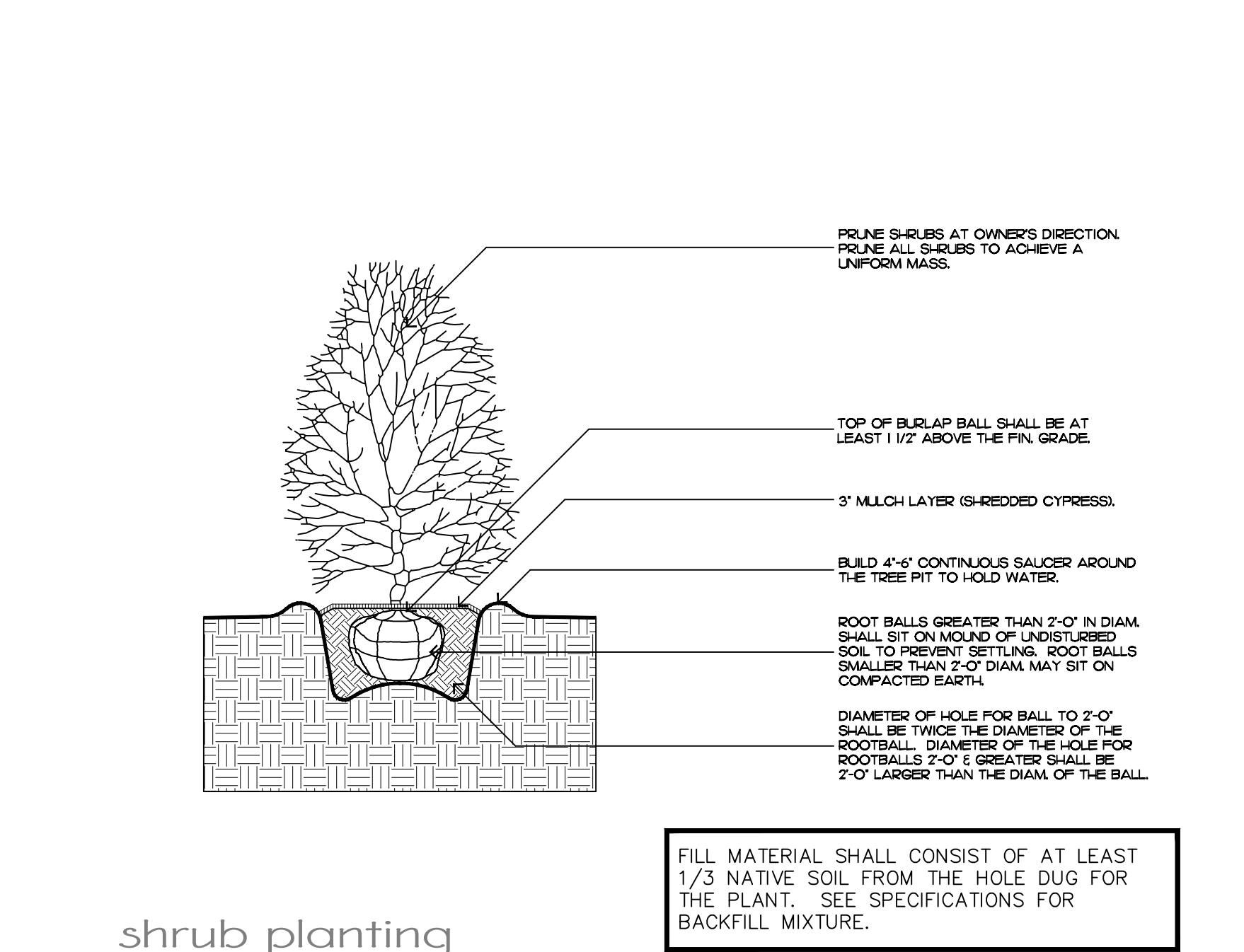
AREA IN SQ.FT.



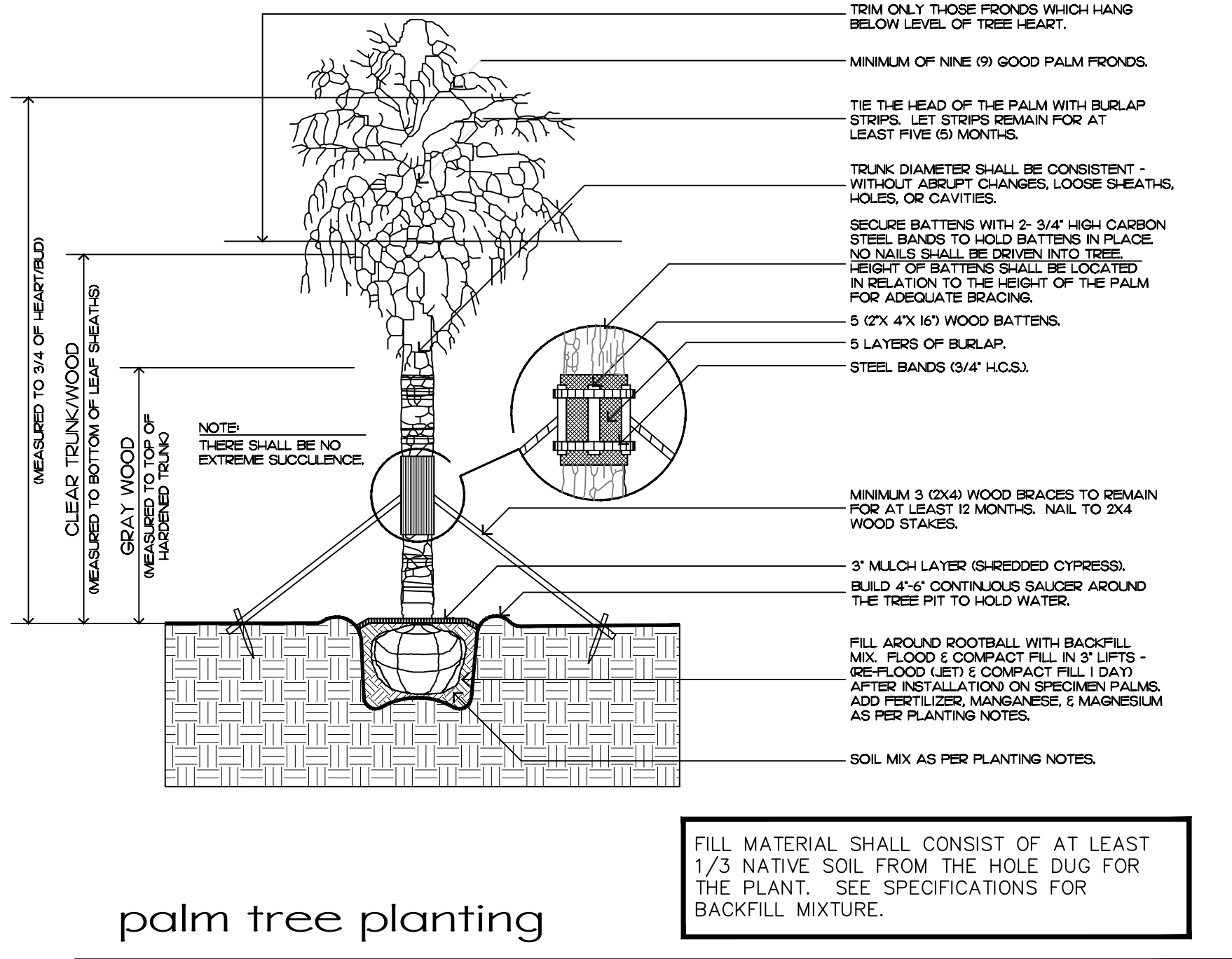
tree planting



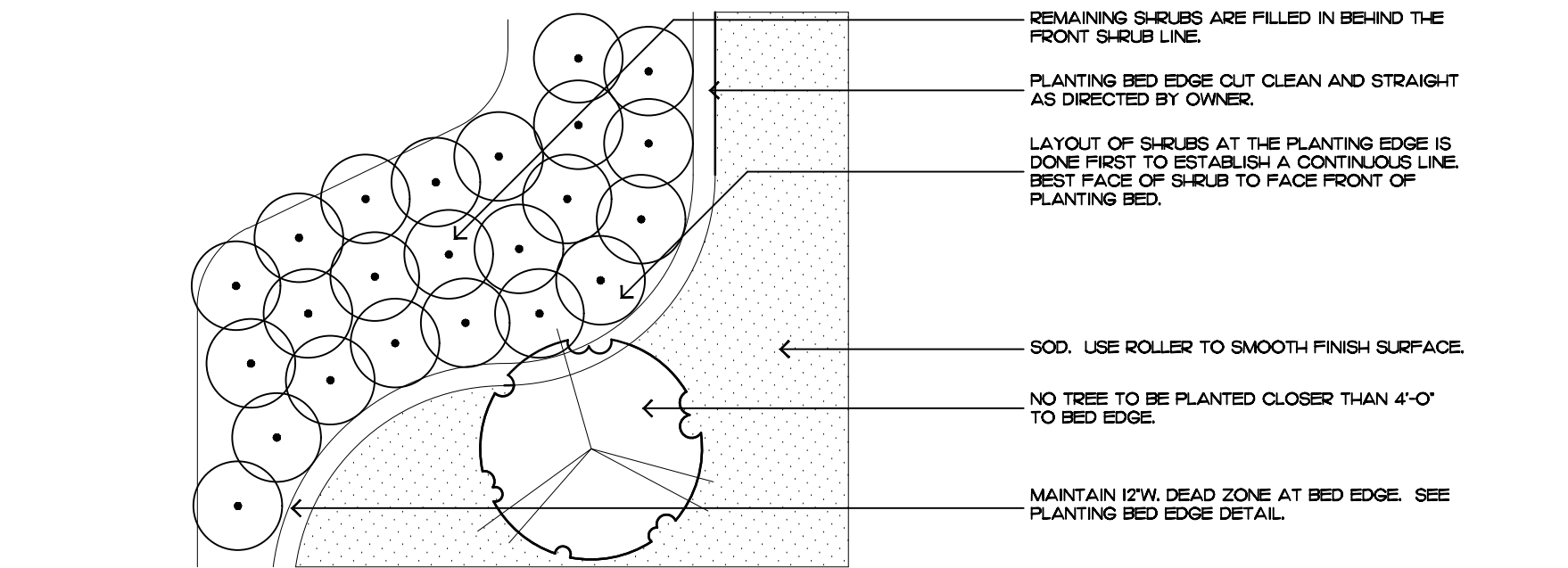
irregular and multi-stem tree



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 (1/3 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 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.

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

Planting Details & Specifications

2023
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2023
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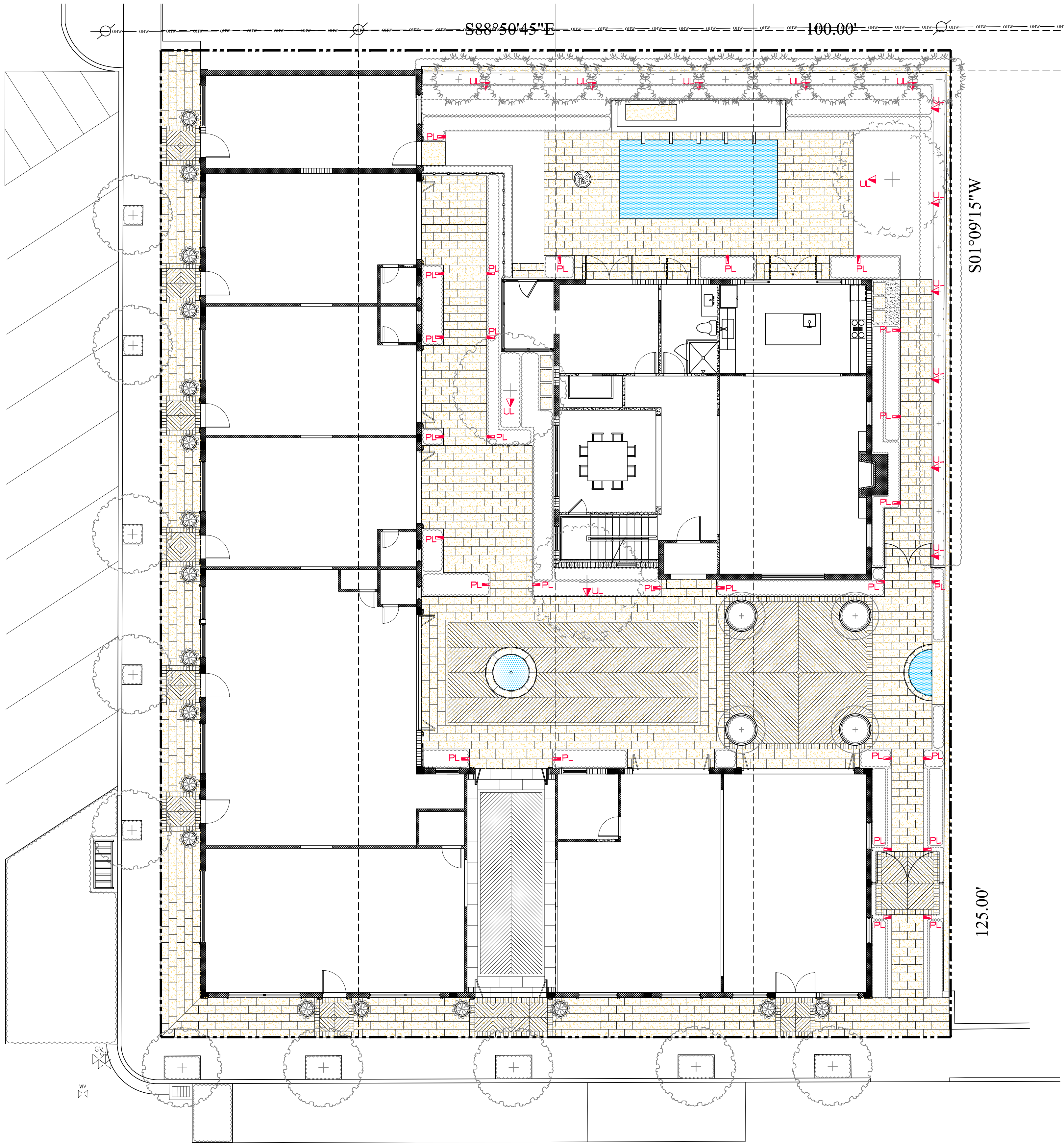
**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 5820-8 Palm Beach, FL 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

353 Peruvian Avenue
Palm Beach

JOB NUMBER: # 22037.00 LA
DRAWN BY: Dustin Mizell
DATE: 05.09.2022
08.31.2022
08.08.2022
10.03.2022
10.24.2022
03.14.2023

SHEET L6.3

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

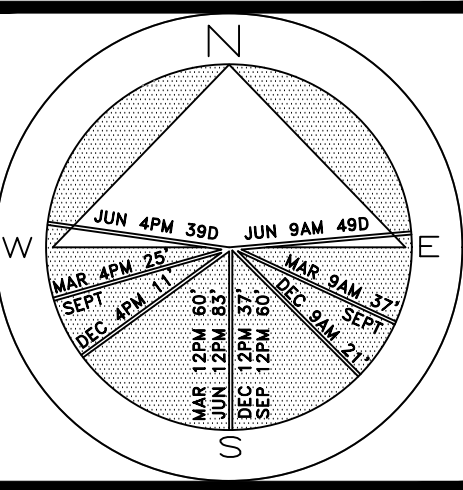
139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

353 Peruvian Avenue
Palm Beach

A
D
I
R
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L
F



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

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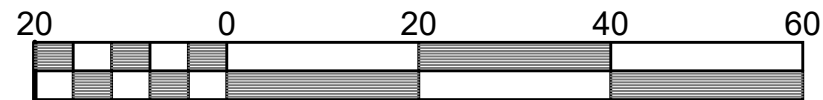
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H/B-22-016 (ZON-22-154)
Landscape Lighting Plan
SCALE IN FEET 0' 8' 16' 24'

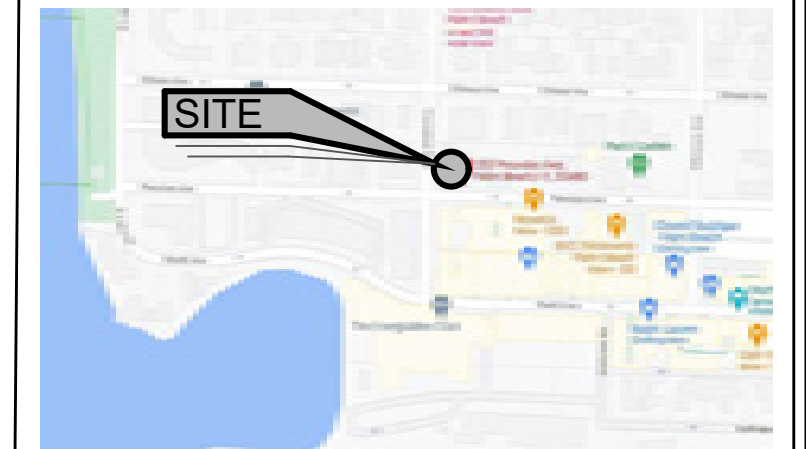
64 sq. ft.

AREA IN SQ. FT.

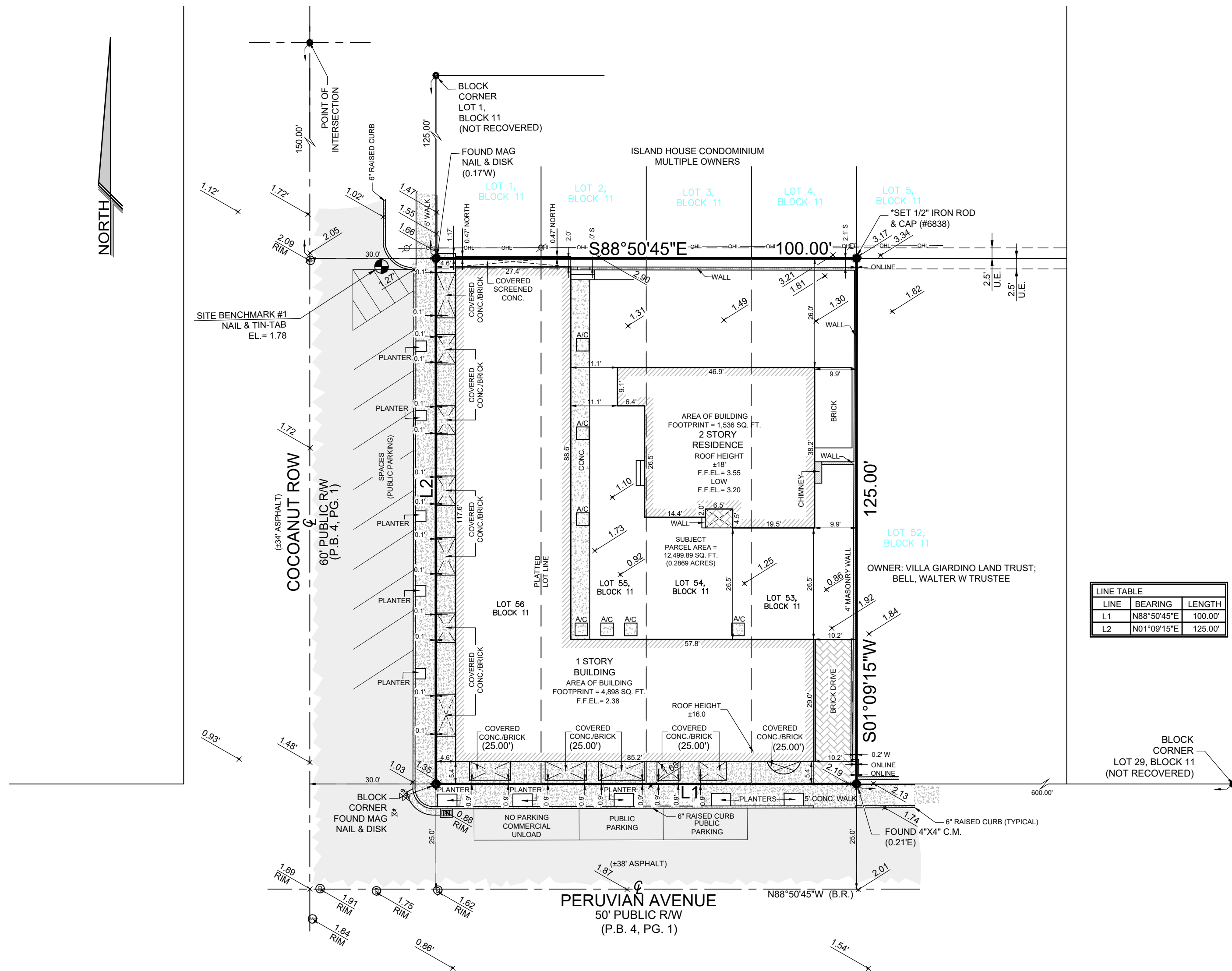
SHEET L7.0



Scale 1" = 20'



LOCATION MAP N.T.S.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°50'45"E	100.00'
L2	N01°09'15"E	125.00'

SURVEY NOTES:

- 1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in First American Title Insurance Company, Commitment for Title Insurance; Commitment No.: FA-35-1132022; Commitment Date: June 8, 2005 @ 11:50 AM. See "Notes on Schedule B2 Title Exceptions".
- 2.) Area of subject property = 12,500 square feet (0.2870 acres), more or less.
- 3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - a) Originating benchmark = Leica Global Positioning System.
 - b) $\times \frac{00.00}{00.00}$ = existing elevation (NAVD 88 typical).
- 4.) No underground improvements located.
- 5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Bearings shown hereon agree with the plat of record, ROYAL PARK, as recorded in Plat Book 4, Page 1, Palm Beach County Public Records. Distances are grid, plat and measured unless otherwise shown.
- 6.) This firms "Certificate of Authorization" number is "LB 6838".

NOTES ON SCHEDULE B2 TITLE EXCEPTIONS:

- 1-7. **Standard exceptions. Not plottable.**
8. Easements for public utilities as set forth on the Plat of REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida. **Plat, Affects subject property. All pertinent items are plotted hereon.**
9. Matters as shown on that certain survey prepared by Wallace Surveying Corp. dated March 17, 2005, Job No. 05-1076. **Previous Survey, does not affect subject property.**

ALTA / NSPS LAND TITLE SURVEY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b1, 7c, 8, 9, 13, 14 and 16 of Table A thereof. The fieldwork was completed on 02/03/2022. **Date of Plat or Map: 02/08/2022**

CERTIFIED TO: Lifestyle Holdings, LLC; Jones, Foster, Johnston & Stubbs, P.A.; Steve & Linda Horn Inc., a New York corporation, its successors and/or assigns; Ozzy Interests, LLC, a Florida limited liability company; Legacy Title Agency; Fidelity Title Insurance company

PROPERTY ADDRESS: 353 Peruvian Avenue, Palm Beach, FL 33480

FLOOD ZONE: AE (FIRM 120220 12099C 0583F 10/05/2017)

DESCRIPTION: Lots 53, 54, 55 and 56, Block 11, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, according to the plat thereof as recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida

AREA OF SUBJECT PROPERTY = 12,500 SQ. FT. (0.2870 ACRES).

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

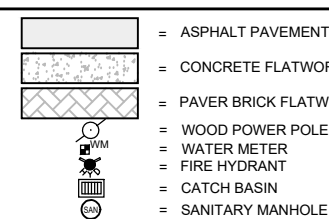
CRD. FILE Y220141

REVISIONS:

02/09/2022 Recertification

LEGEND:

Δ	= CENTRAL ANGLE "DELTA"	(M)	= MEASURED	P.E.	= POOL EQUIPMENT
A/C	= AIR CONDITIONING	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM	U.E.	= UTILITY EASEMENT
(B.R.)	= BEARING REFERENCE	O.R.B.	= OFFICIAL RECORD BOOK	R	= RADIUS
(C)	= CALCULATED	(P)	= PER RECORD PLAT	R/W	= RIGHT OF WAY
CH.B.	= CHORD BEARING	P.B.	= PLAT BOOK	— x —	= CHAIN LINK FENCE
C.M.	= CONCRETE MONUMENT	P.C.	= POINT OF CURVATURE	— o —	= WOOD FENCE
CONC.	= CONCRETE	P.T.	= POINT OF TANGENCY	— — —	= METAL FENCE
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE	— — —	= CENTERLINE EASEMENT
D.E.	= DRAINAGE EASEMENT	P.C.C.	= POINT OF COMPOUND CURVATURE	— — —	= COVERED OVERHEAD LINES
EL	= FINISHED FLOOR ELEVATION	P.I.	= POINT OF INTERSECTION	— — —	= LOT TIE
F.F.EL.	= ELEVATION	P.O.C.	= POINT OF COMMENCEMENT		
L	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING		



SCALE:	1" = 20'
FIELD WK:	R.L. / J.R.
DRAWN BY:	M.N. (SUB)
CHECKED BY:	S.R.L.
DATE:	09/08/2022

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
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REF:	L-96/50
PREV. JOB NO'S.	Y220141
JOB NO.	Y220977
M - 5,060	