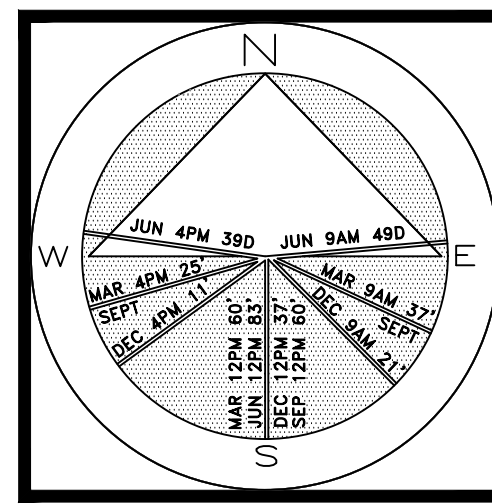


Private Residence
243 Seaspray Ave
Palm Beach



JOB NUMBER: # 22076.00 LA
DRAWN BY: Alex Eugrui
DATE: 02.09.2023
02.27.2023

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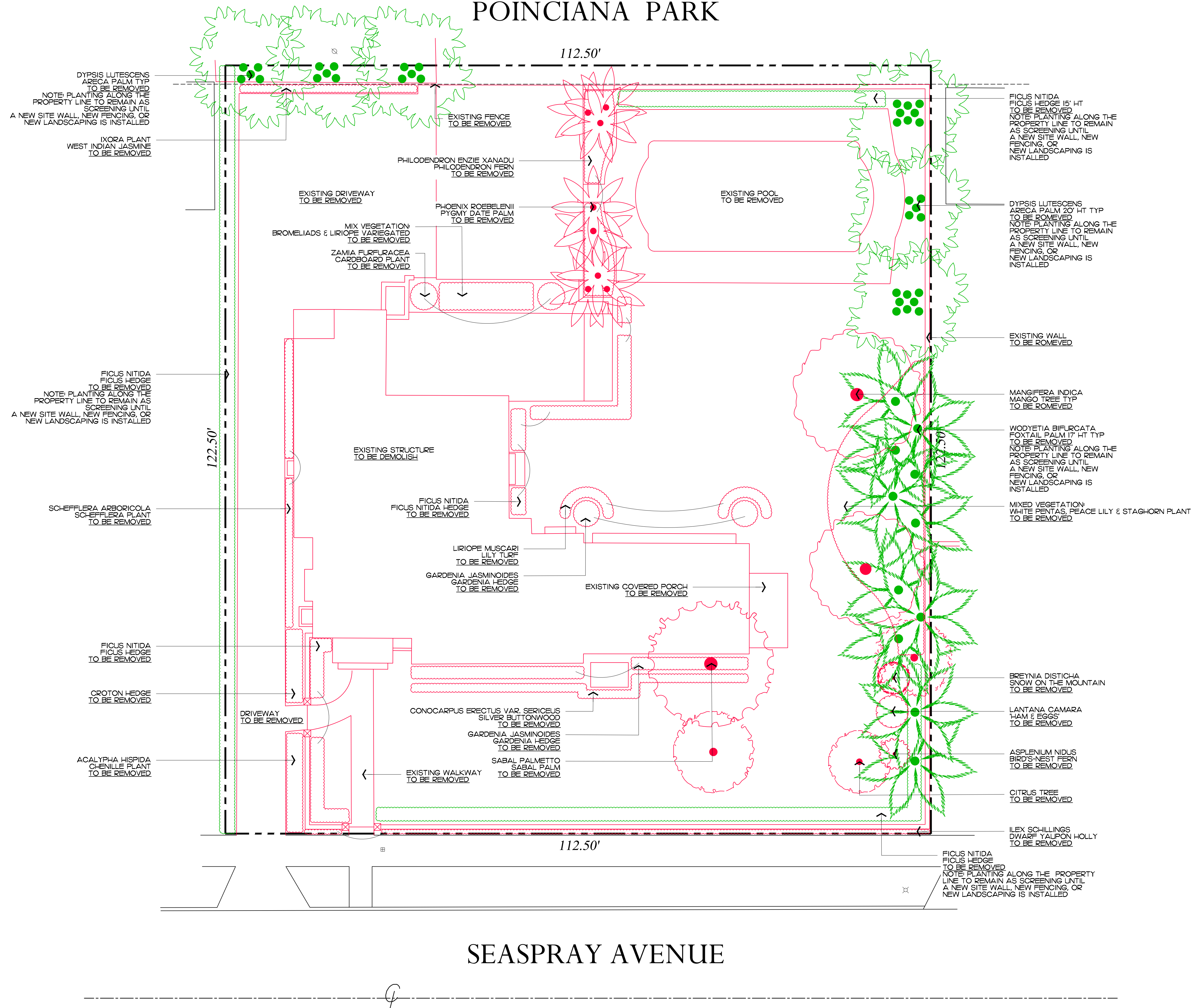
ZON-23-050
ARCOM# ARC-23-036

Existing Vegetation Inventory Plan

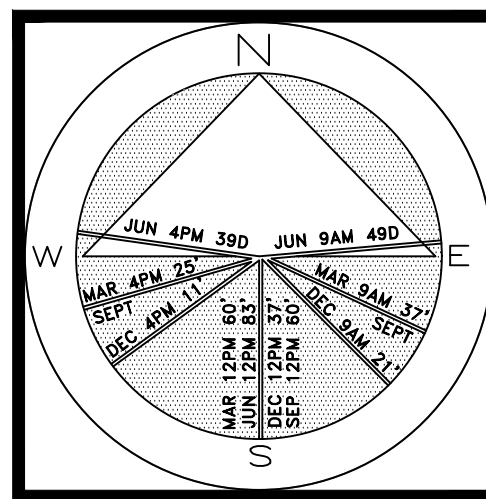
SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

POINCIANA PARK



Private Residence
243 Seaspray Ave
Palm Beach



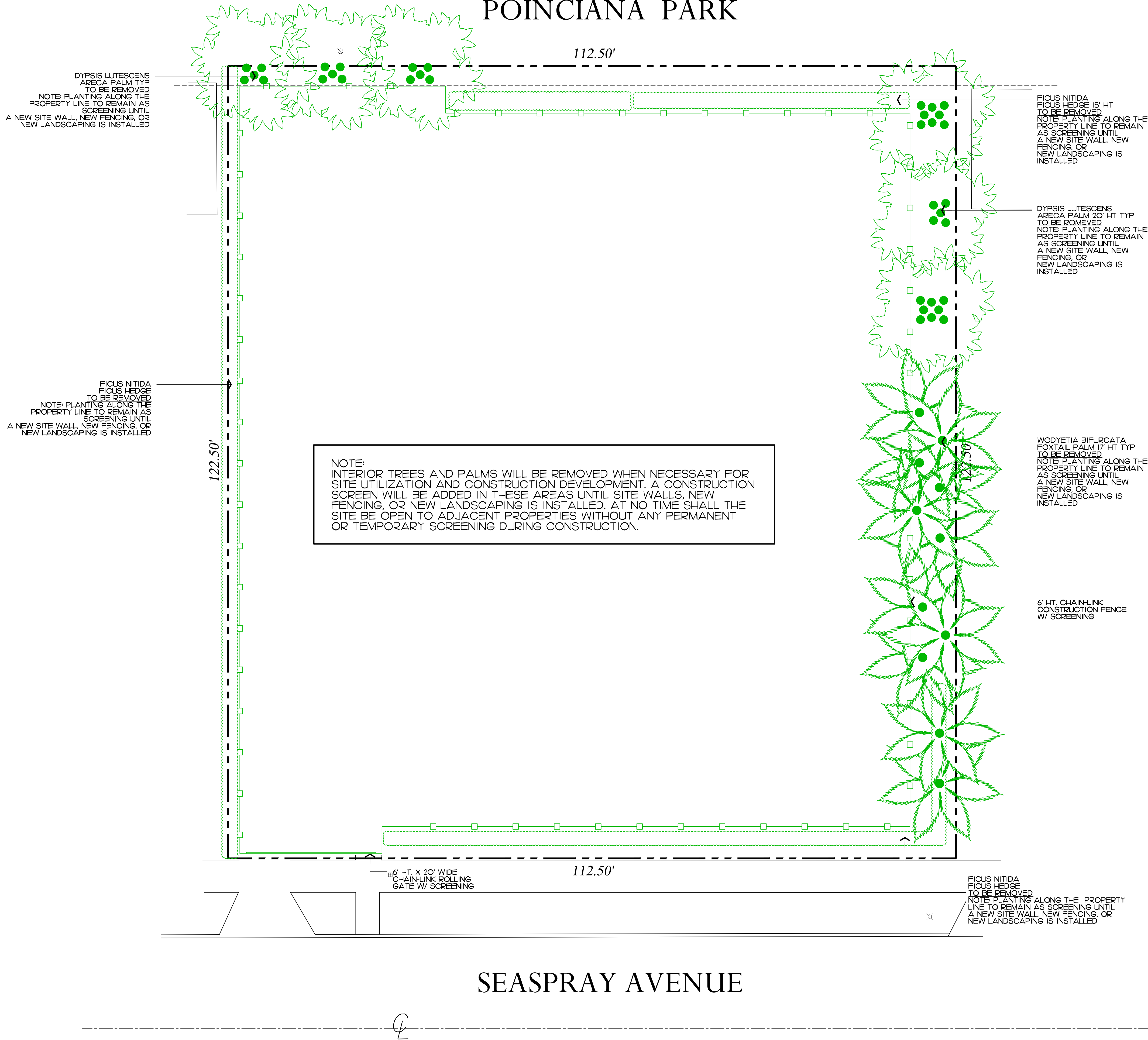
JOB NUMBER: # 22076.00 LA
DRAWN BY: Alex Eugrill
DATE: 02.09.2023
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SHEET L2.0

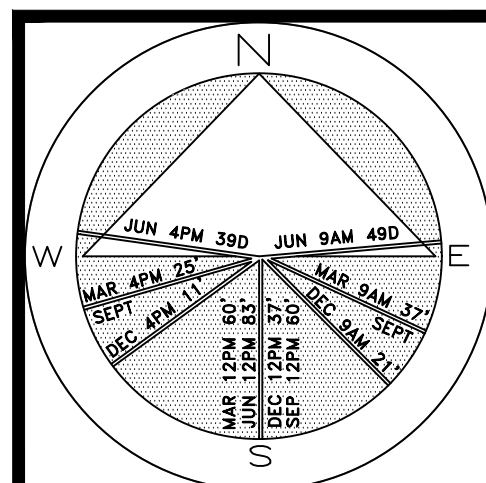
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ARCOM# ARC-23-036

POINCIANA PARK



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DRAWN BY: Alex Pugrili
DATE: 02.09.2023
02.27.2023

SEASPRAY AVENUE



Existing Southwest Area



Existing South Buffer



Existing Southeast Area



Existing East Buffer



Existing East Buffer



Existing North Buffer

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. #6666784
Dustin@environmentdesigngroup.com

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Palm Beach

JOB NUMBER: # 22076.00 LA
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SHEET L4.1

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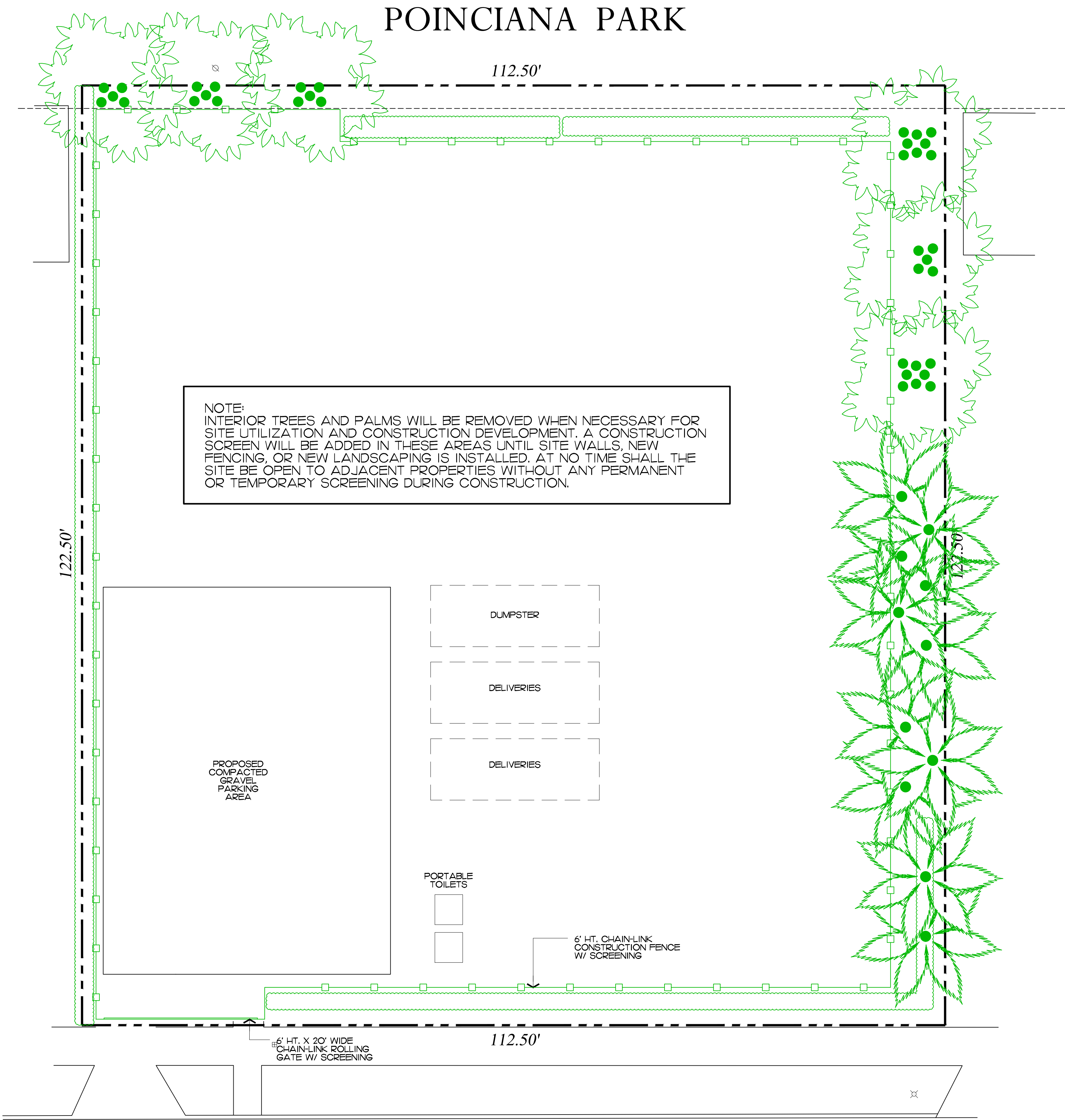
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ZON-23-050
ARCOM# ARC-23-036
Existing Landscape Buffer Images



POINCIANA PARK

SEASPRAY AVENUE

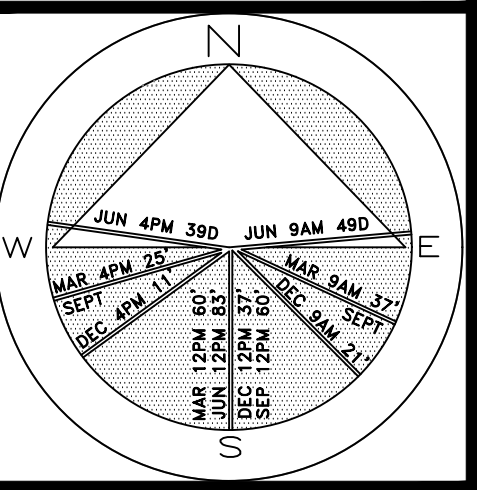
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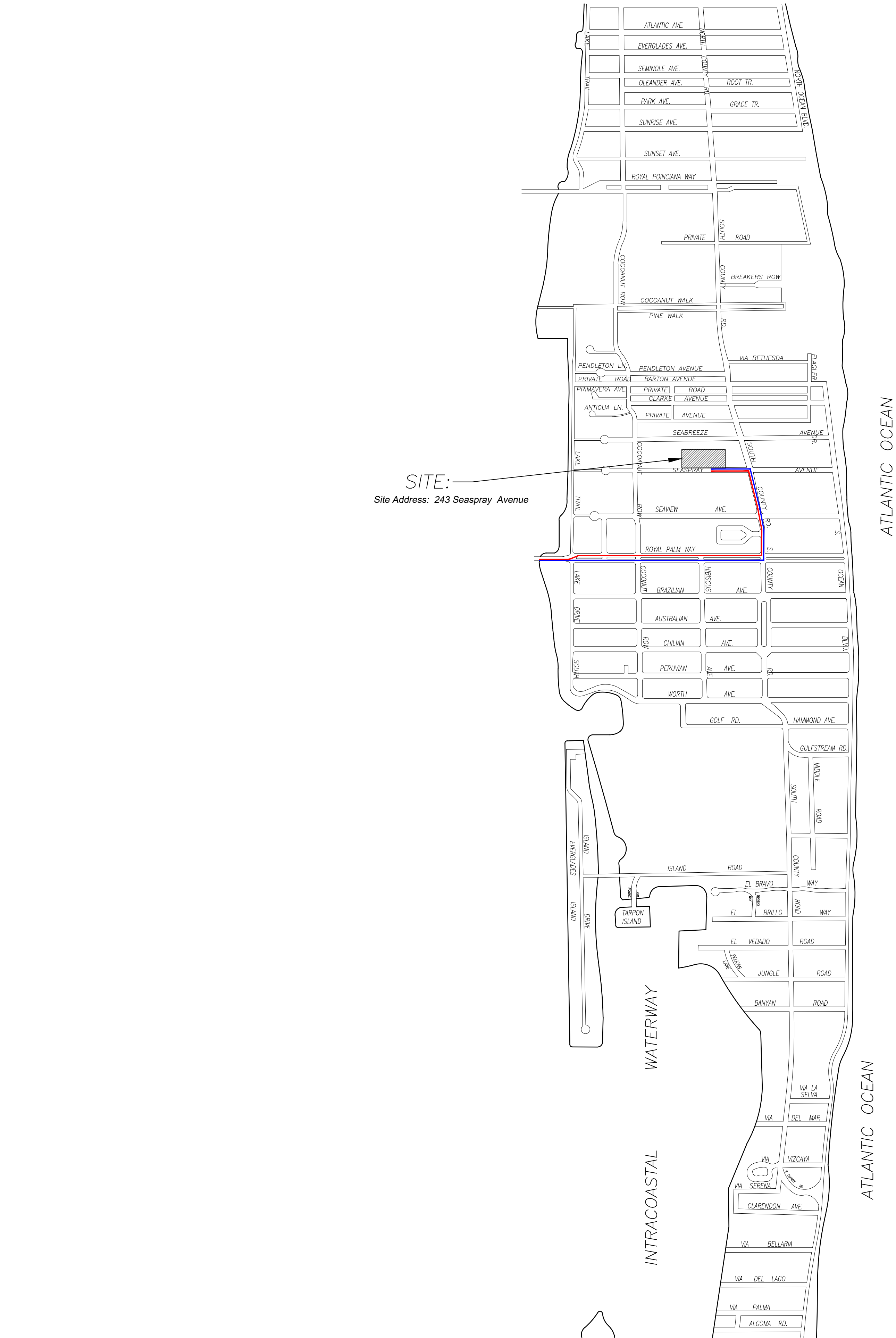
Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

SHEET L5.0

64 sf.

AREA IN SQ.FT.



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1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

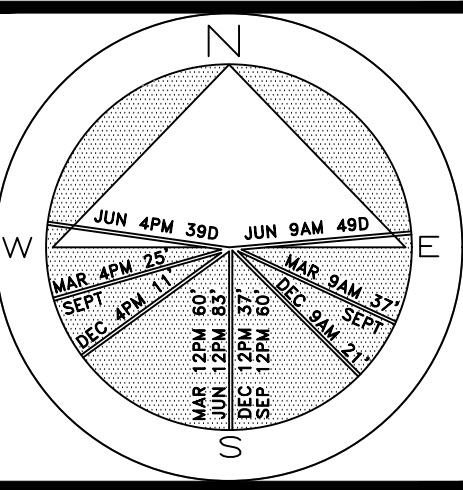
LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

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
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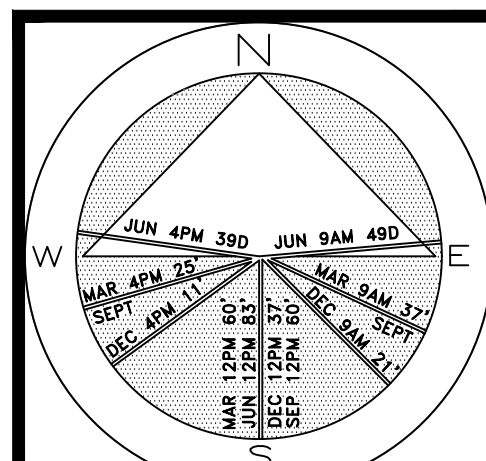
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DRAWN BY: Alex Pougrii
DATE: 02.09.2023
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SHEET L6.0

ZON-23-050
ARCOM# ARC-23-036

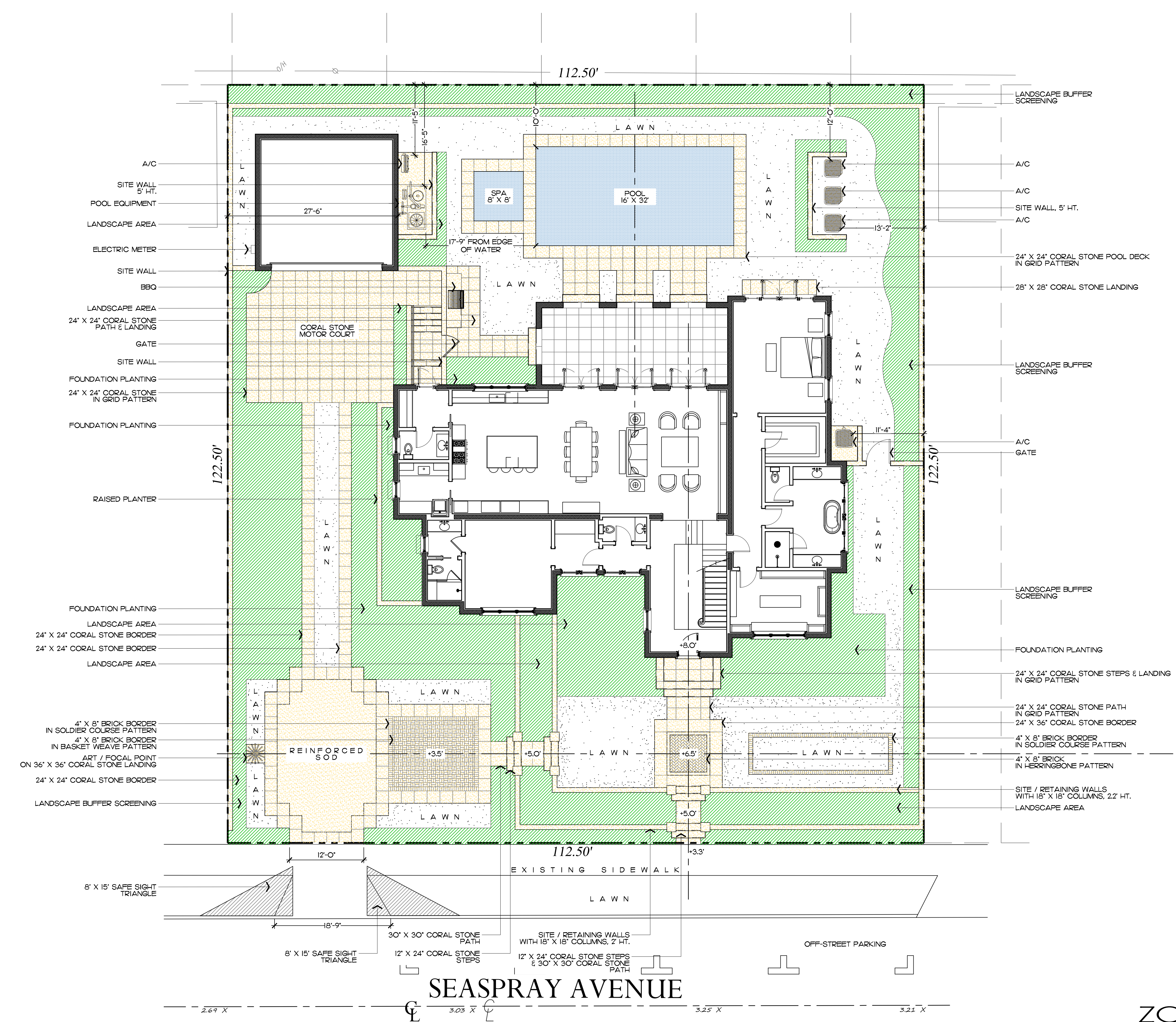
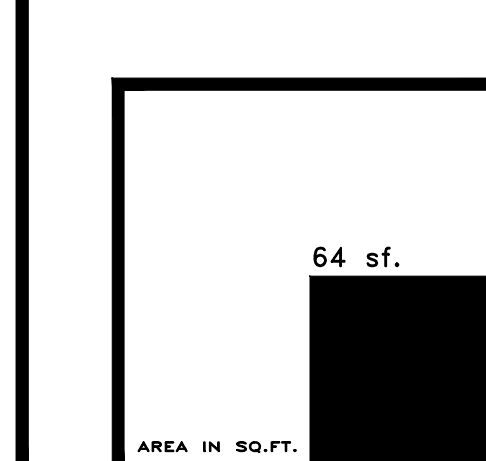
Truck Logistics Plan
SCALE: NOT TO SCALE

Private Residence
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DRAWN BY: Alex Eugrui
Lauren Freeman
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SHEET L7.0

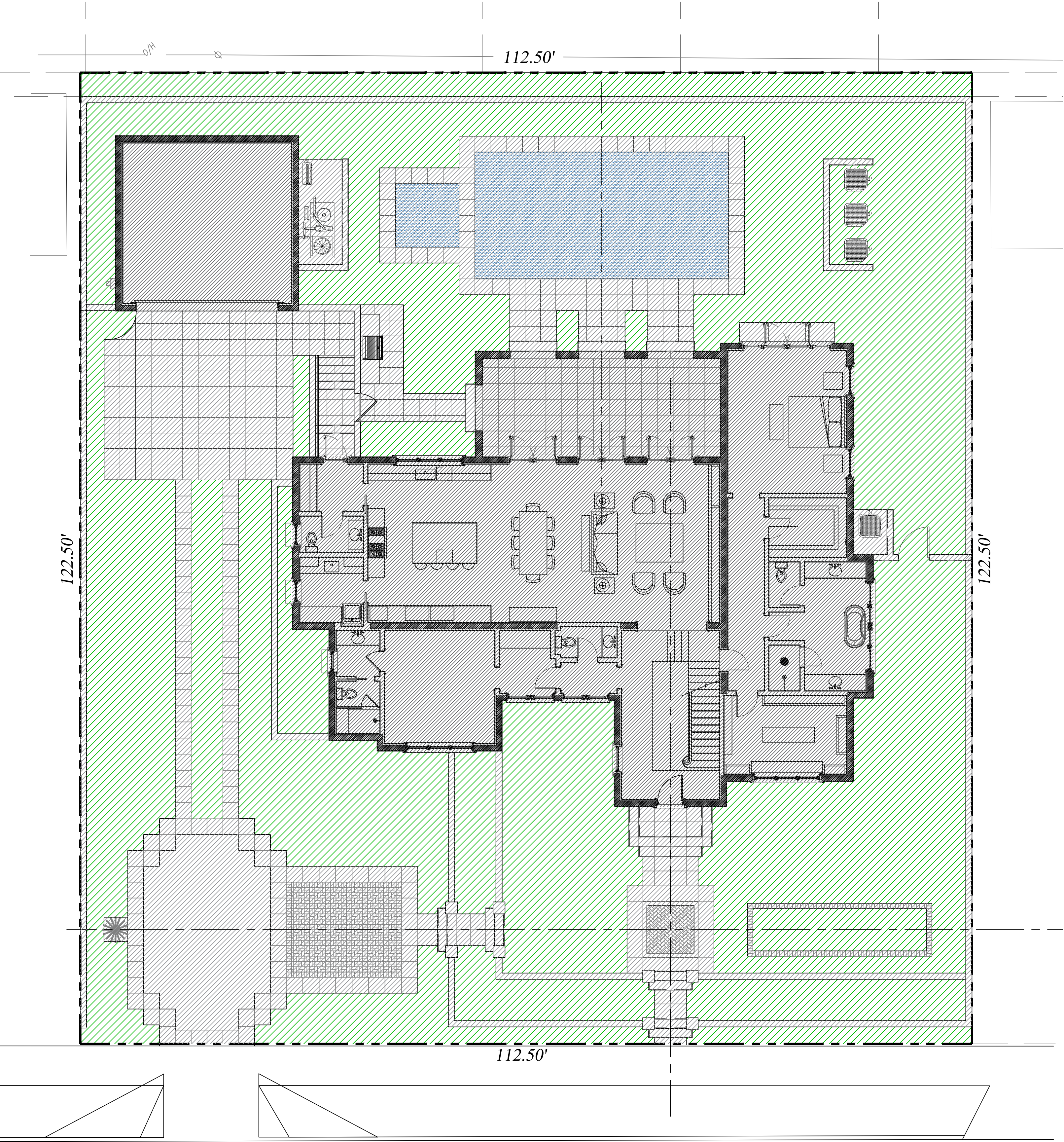


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ZON-23-050
ARCOM# ARC-23-036
Site Plan
SCALE IN FEET 0' 8' 16' 24'



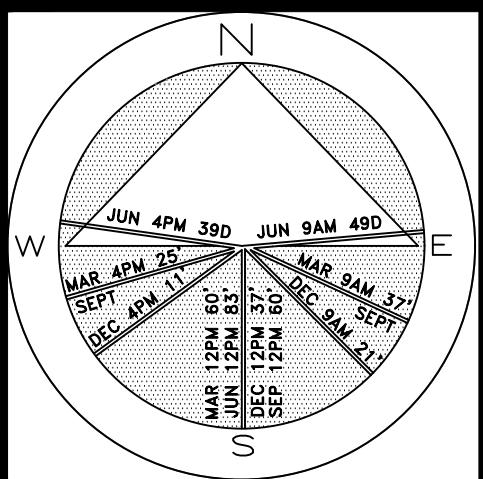
Legend

- HATCH BUILDING
- HATCH HARDSCAPE
- HATCH OPEN SPACE

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		13,781 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	6,201.45 S.F.	45.03%	6,206 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,125.2 S.F.	69.6%	1,959 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	3,100.73 S.F.	76.1%	3,271 S.F.

Private Residence
243 Seaspray Ave
Palm Beach



JOB NUMBER: # 22076.00 LA
DRAWN BY: Alex Pugrill
DATE: 02.09.2023
02.27.2023

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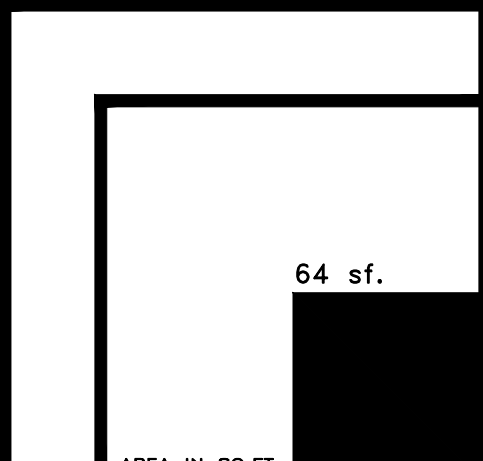
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Site Calculation/Lot Coverage Graphics

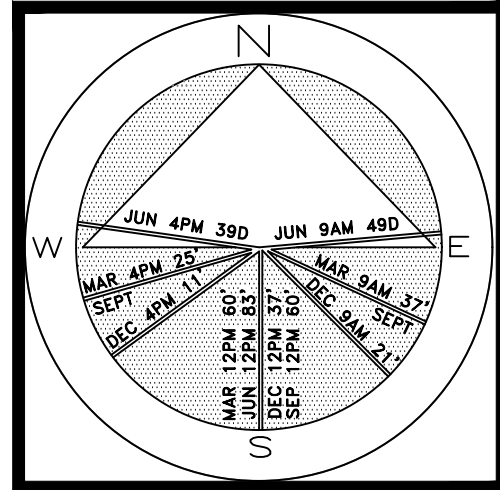
ZON-23-050
ARCOM# ARC-23-036



SHEET L7.1



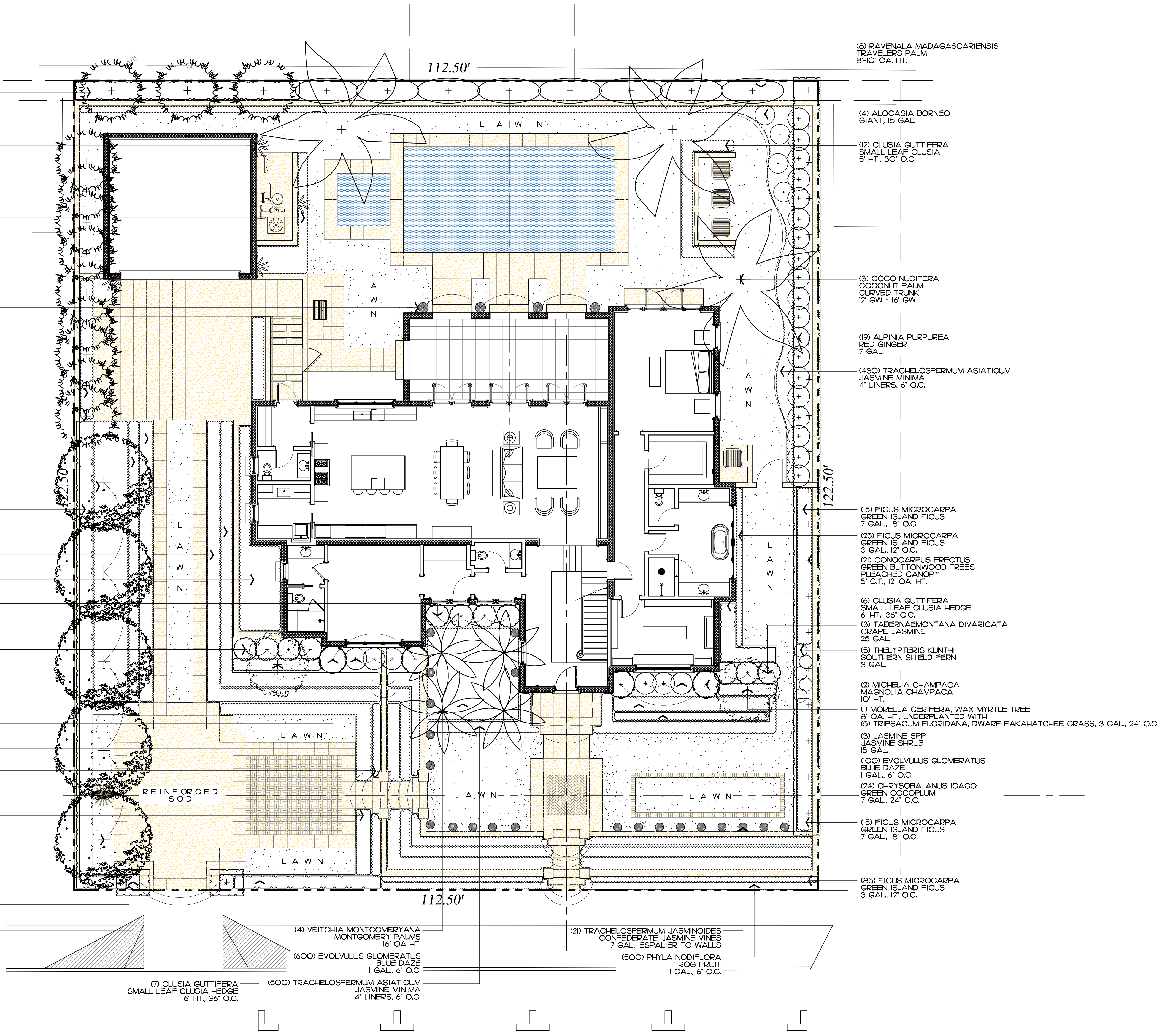
Private Residence
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Palm Beach



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DRAWN BY: Alex Puglisi
DATE: 02.09.2023
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SHEET L8.O

64 sf.
AREA IN SQ.FT.



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ZON-23-050
ARCOM# ARC-23-036
Landscape Plan
SCALE IN FEET 0' 8' 16' 24'



Seaspray Avenue

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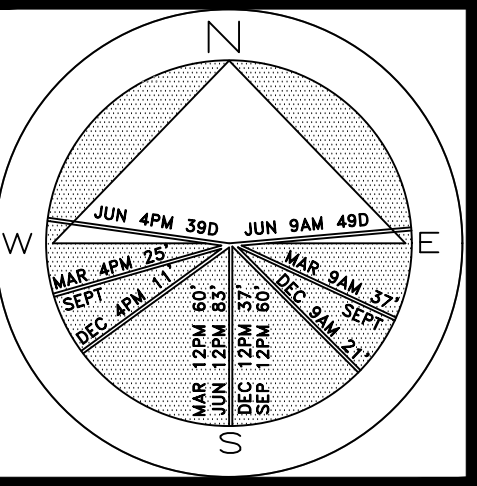
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ZON-23-050
ARCOM# ARC-23-036
Rendered Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

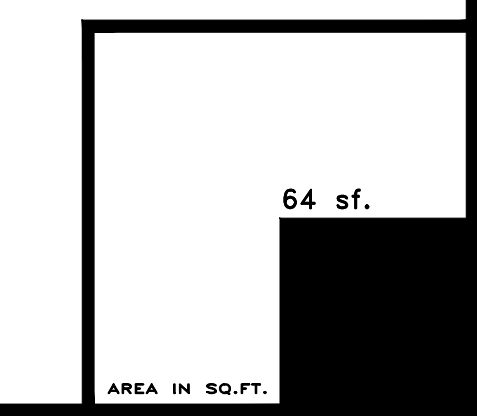
ENVIRONMENT
DESIGN
GROUP
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Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

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Palm Beach

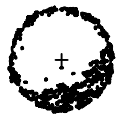


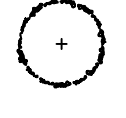


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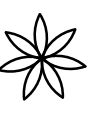
SHEET L8.1



Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA ROSEA LARGE CLUSIA TREE	5	16' X 16'	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	23	5' CT, 12' OA HT	YES
	MORELLA CERIFERA WAX MYRTLE TREE	2	8' OA HT	NO
	MICHELIA CHAMPACA MAGNOLIA CHAMPACA	4	10' OA HT	YES
TOTAL NATIVE SPECIES		34 32 (94%)		

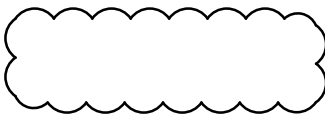
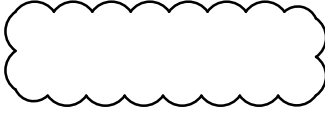

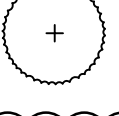
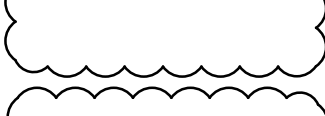
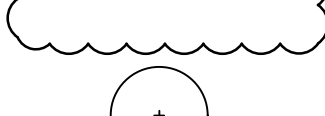
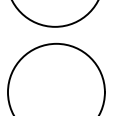
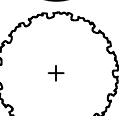


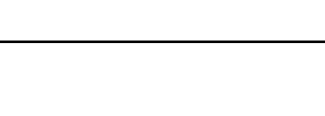
Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	3	12' GW - 16' GW CURVED TRUNK	NO
	THRINAX RADIATA FLORIDA THATCH PALM	12	10'-14' OA. HT.	YES
	RAVENALA MADAGASCARIENSIS TRAVELERS PALM	8	8'-10' OA HT	NO
	VEITCHIA MONTGOMERYANA MONTGOMERY PALM	4	16' OA HT	NO
TOTAL NATIVE SPECIES		27 12 (44.4%)		

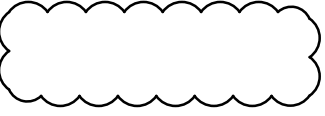
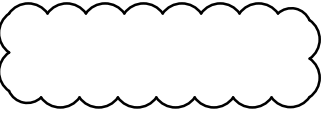
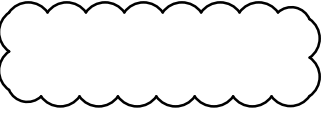
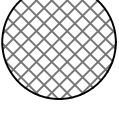

Lawn & Mulch

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

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	TRIPSACUM DACTYLOIDES DWARF FAKAHATCHEE GRASS	188	3 GAL., 24" OC	YES
	FICUS MICRCOARPA GREEN ISLAND FICUS	130	3 GAL., 15" O.C.	NO
	FICUS MICRCOARPA GREEN ISLAND FICUS	30	7 GAL., 24" O.C.	NO
	ALPINA PURPUREA RED GINGER	19	7 GAL.	NO
	ILEX GLABRA INKBERRY	240	7 GAL., 18" OC	YES
	JASMINE SPP	6	15 GAL	NO
	ALOCASIA BORNEO GIANT ALOCASIA	4	15 GAL	NO
	THELYPTERIS KUNTHII SOUTHERN SHIELD FERN	5	3 GAL	NO
	TABERNAEMONTANA DIVARICATA CRAPE JASMINE	11	25 GAL	NO
	CHRYSOBALANUS ICACO GREEN COCOPLUM HEDGE	215	7 GAL 24" O.C.	YES
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA HEDGE	59 12	6' HT., 36" O.C. 5' HT., 30" O.C.	NO NO
TOTAL NATIVE SPECIES		919 643 (70%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROG FRUIT	1,320	4" LINERS	YES
	EVOLVULUS GLOMERATUS BLUE DAZE	700	3 GAL., 12" OC	NO
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	930	1 GAL., 6" OC	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES	4 21	10' HT., ESP. TO WALL 7 GAL., ESP. TO WALL	NO
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	4	8' HT., ESP. TO WALL COLOR T.B.D.	NO
TOTAL NATIVE SPECIES		2,979 1,320 (44.3%)		

ENVIRONMENT
DESIGN
GROUP

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Palm Beach, FL 33480

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Landscape Architecture

Land Planning

Landscape Management

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243 Seaspray Avenue
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FL 33411

JOB NUMBER: # 22076.00 LA
DRAWN BY: Alex Eugrui
DATE: 02.09.2023
02.27.2023

SHEET L8.2

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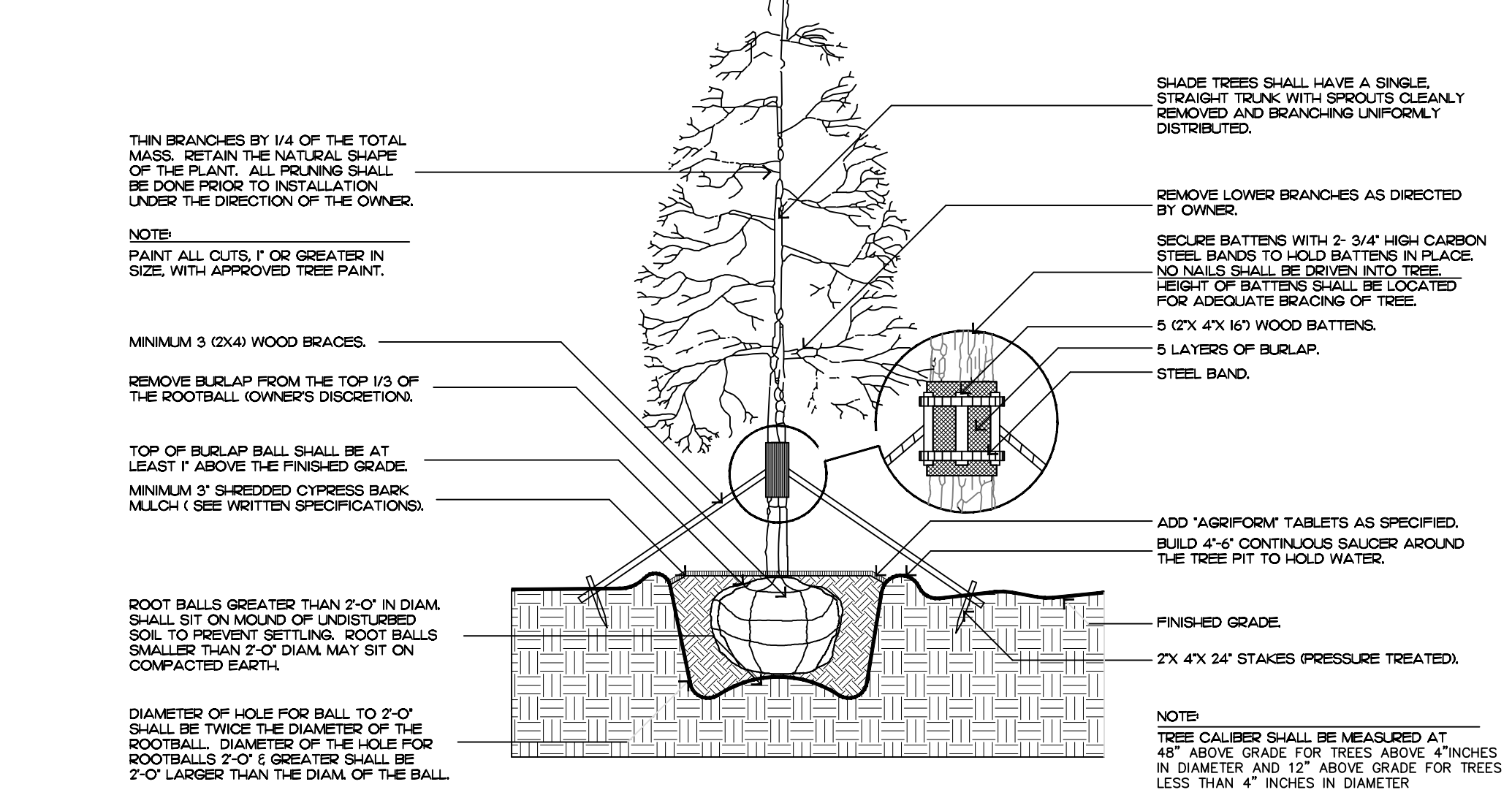
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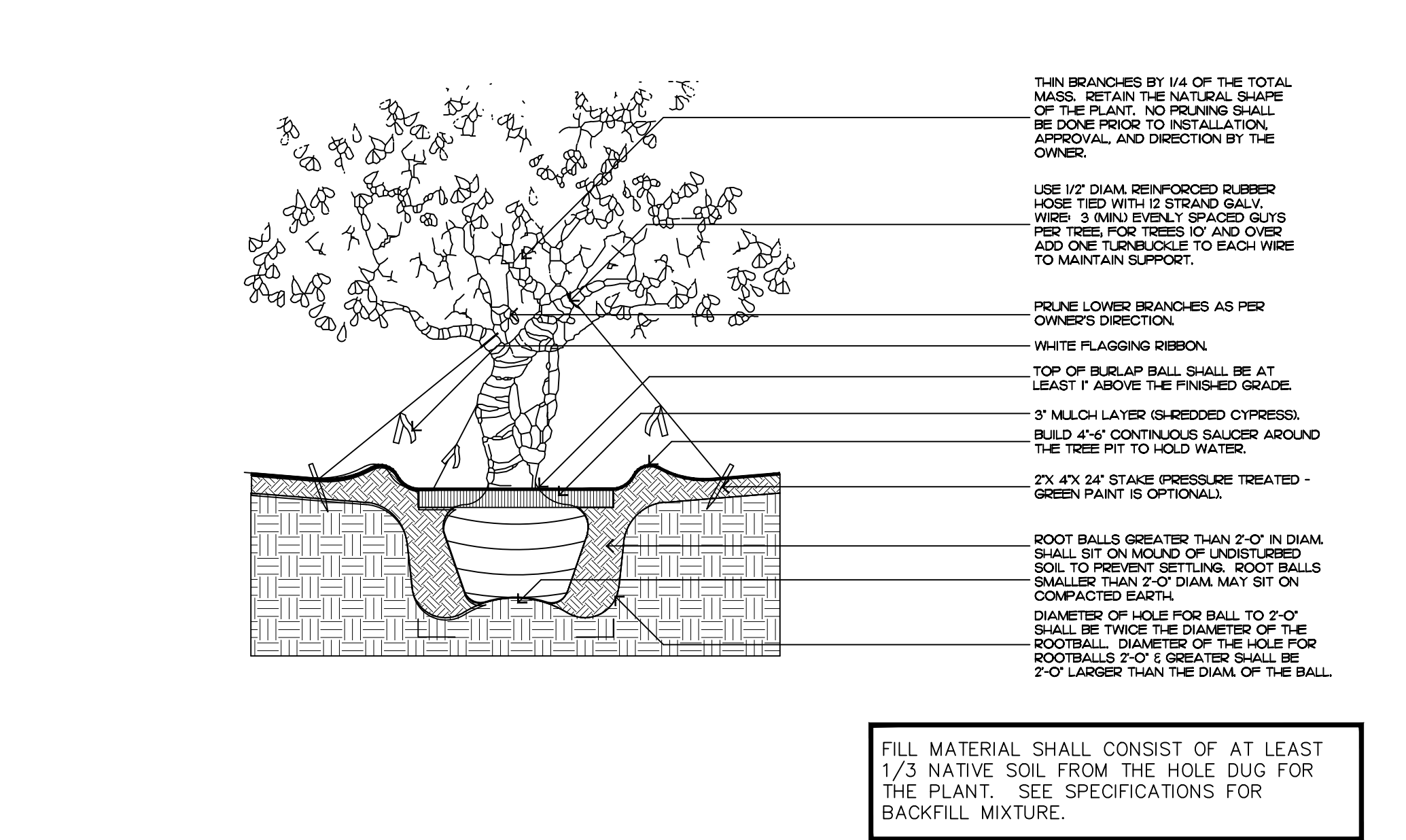
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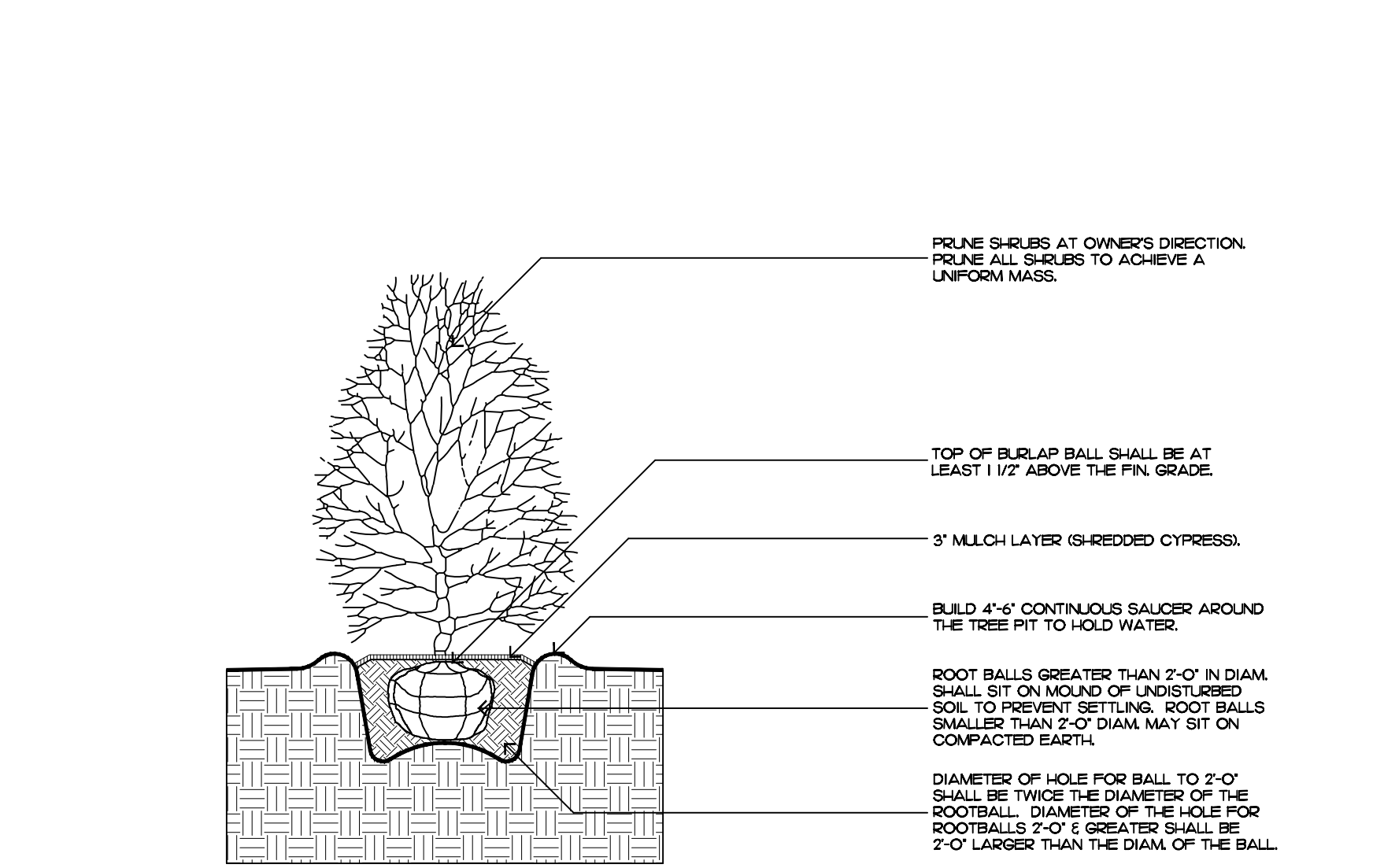
ZON-23-050
ARCOM# ARC-23-036
Plant Schedule



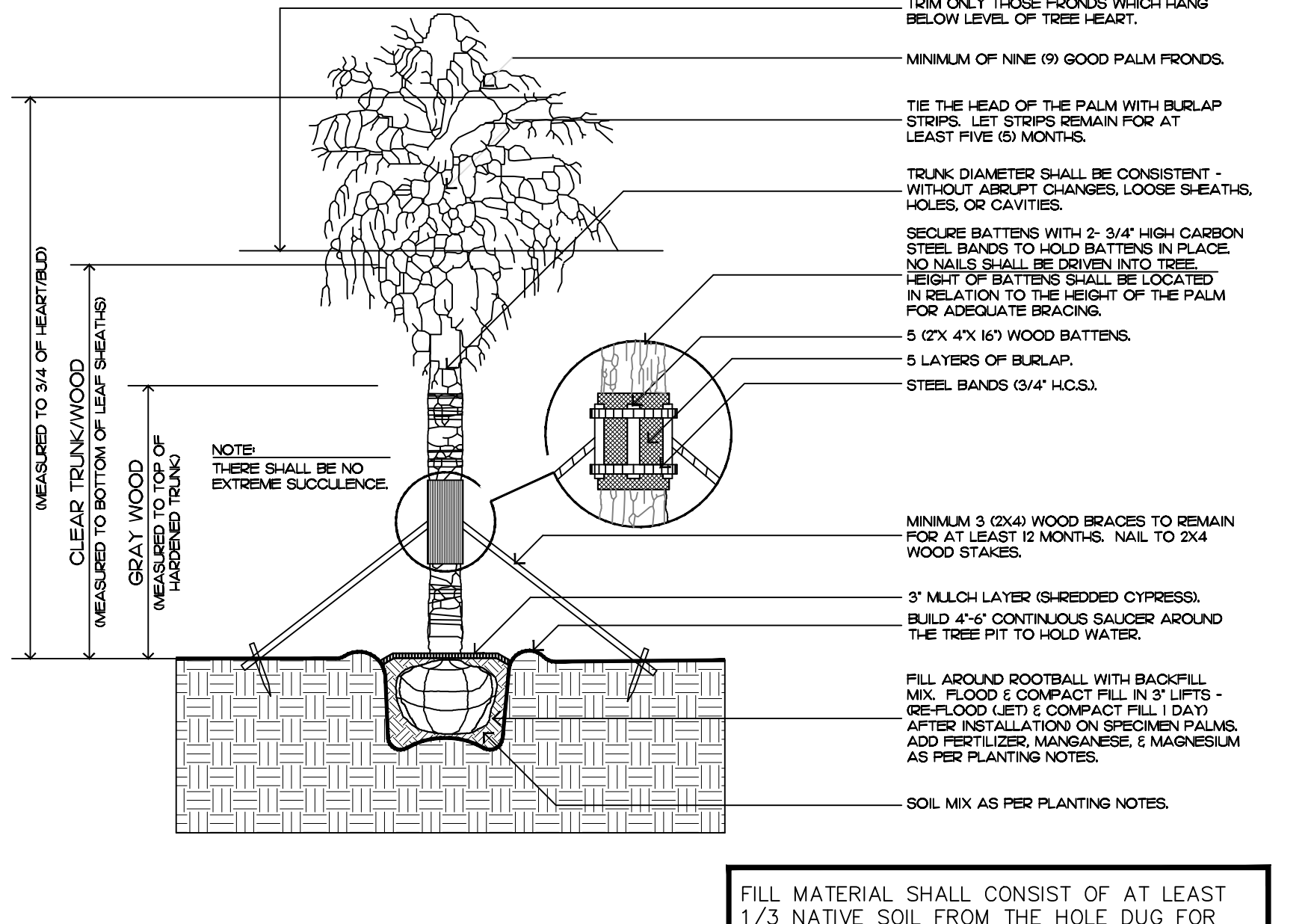
tree planting



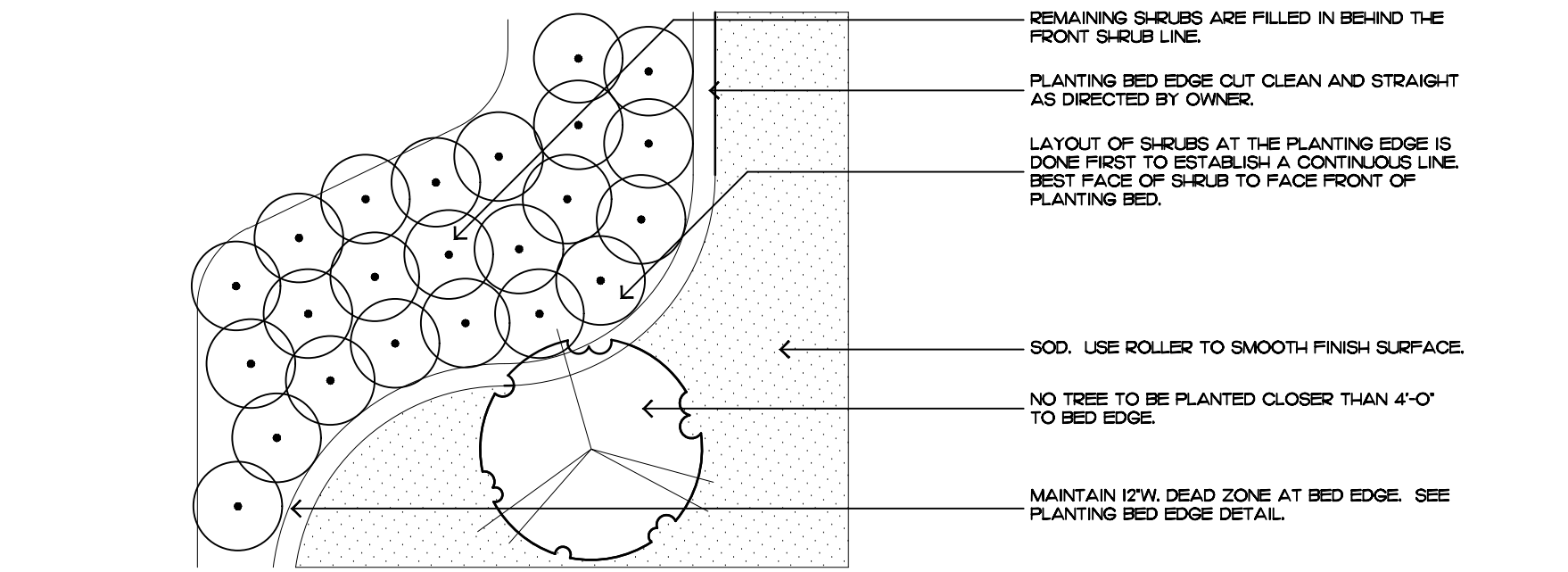
irregular and multi-stem tree



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 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 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 WEANS 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.

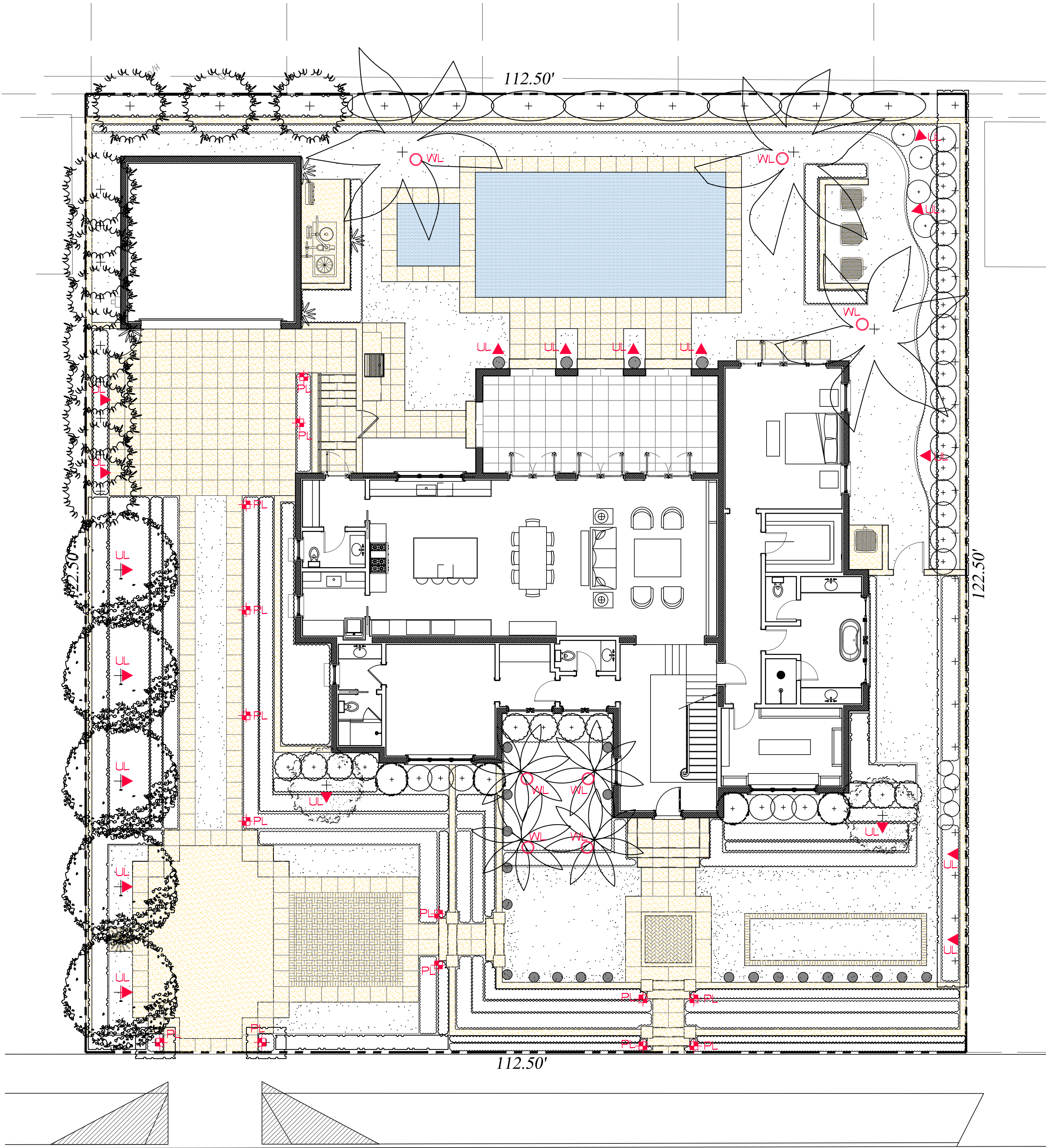
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG BEFORE THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

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.



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 9 WATTS - LED 3000K	18
○ WL	WELL LIGHT - AURORALIGHT - LWL5 LIGHTHAUS BRASS FINISH - 9 WATTS - LED 3000K	7
⊕ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	14



UP LIGHT

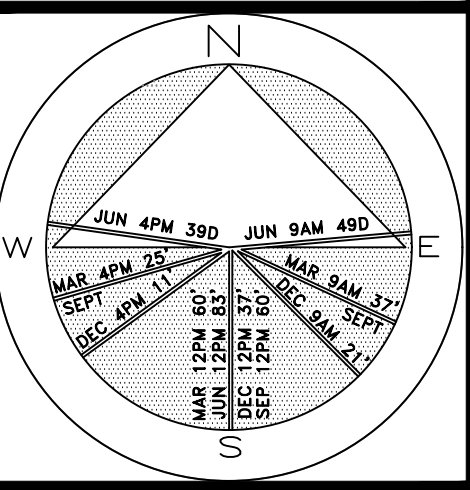


PATH LIGHT



WELL LIGHT

Private Residence
243 Seaspray Avenue
Palm Beach



JOB NUMBER: # 22076.00 LA
DRAWN BY: Lauren Freeman
DATE: 02.27.2023

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ZON-23-050
ARCOM# ARC-23-036
Landscape Lighting Plan
SCALE IN FEET 0' 8' 16' 24'
AREA IN SQ.FT. 64 sf.

SHEET L9.0



Front / South Elevation



Rear / North Elevation

Private Residence
243 Seaspray Ave
Palm Beach

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JOB NUMBER: # 22076.00 LA
DRAWN BY: Sean Twomey
DATE: 03.14.2023

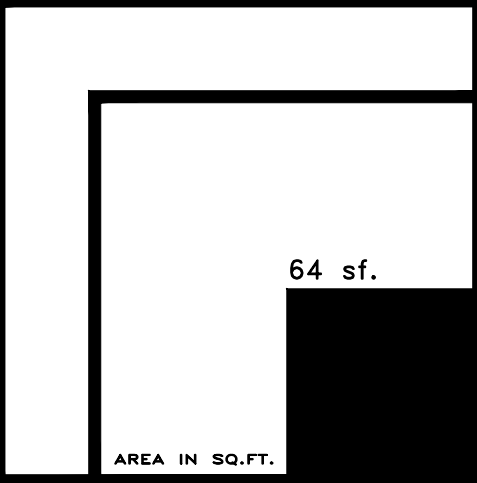
SHEET 10.0

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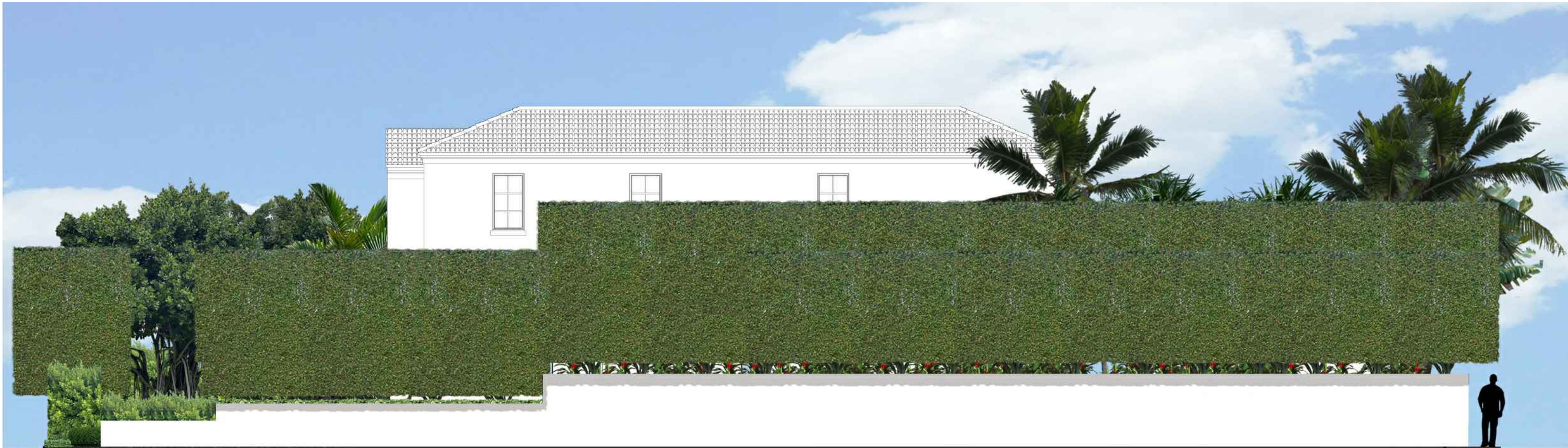
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ZON-23-050
ARCOM# ARC-23-036
Rendered Elevations
NOT TO SCALE





West Elevation



East Elevation

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243 Seaspray Ave
Palm Beach

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JOB NUMBER: # 22076.00 LA
DRAWN BY: Jean Twomey
DATE: 03.14.2023

SHEET L10.1

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Rendered Elevations
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Private Residence
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Palm Beach

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JOB NUMBER: # 22076.00 LA
DRAWN BY: Sean Twomey
DATE: 03.14.2023

SHEET L11.0

Street View Rendering

NOT TO SCALE



Private Residence
243 Seaspray Ave
Palm Beach

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DRAWN BY: Sean Twomey
DATE: 03.14.2023

SHEET L11.1

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Street View Rendering

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ENVIRONMENT
DESIGN
GROUP

139 North County Road SE20-B Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

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Palm Beach

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SHEET L11.2

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ARCOM# ARC-23-036

Rear Garden Rendering

NOT TO SCALE



ENVIRONMENT
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Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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DATE: 03.14.2023

SHEET L11.3

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Rear Garden Rendering

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