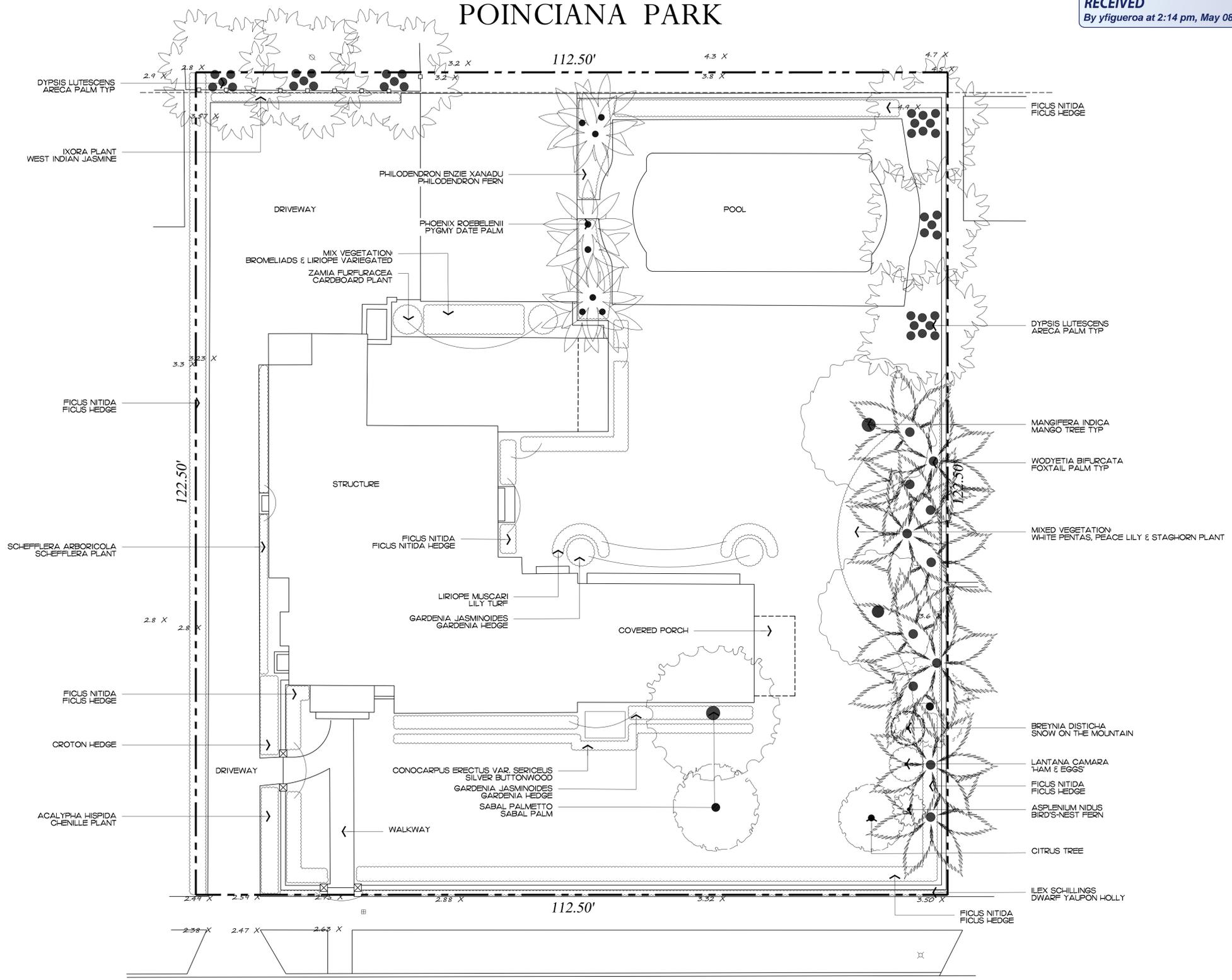


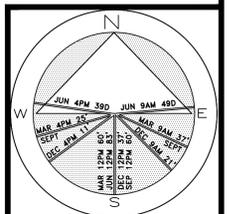
POINCIANA PARK

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By yfigueroa at 2:14 pm, May 08, 2023

ENVIRONMENTAL DESIGN GROUP
130 North County Road 5700-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
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Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentaldesigngroup.com



Private Residence
243 Seaspray Ave
Palm Beach



JOB NUMBER: # 22076.00 LA
DRAWN BY: Alex Ebugrii
DATE: 02.09.2023
02.27.2023
05.08.2023

SEASPRAY AVENUE

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OF FLORIDA, INC.

Existing Vegetation Inventory Plan

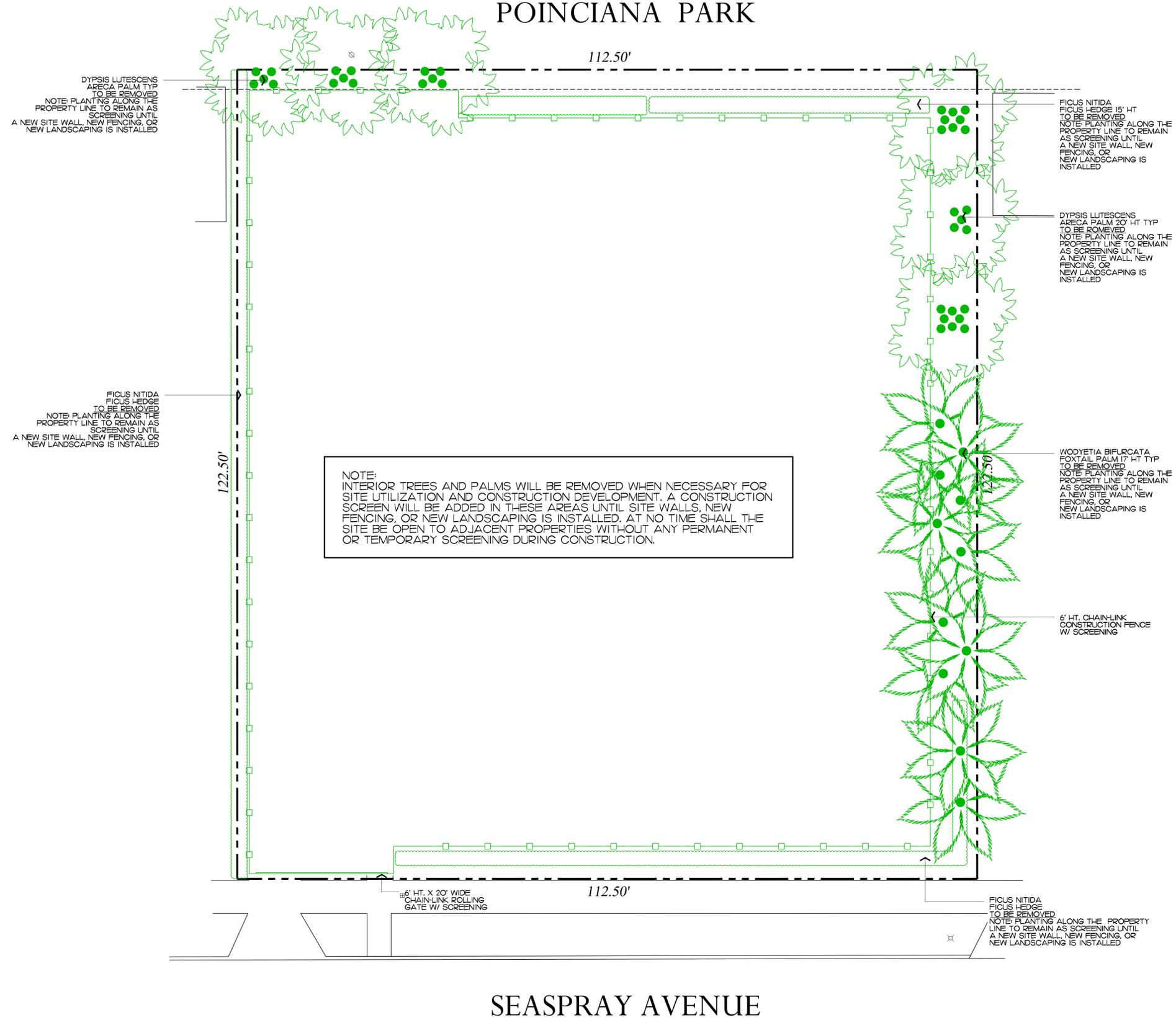
ZON-23-050
ARCOM# ARC-23-036

SCALE IN FEET 0' 8' 16' 24'

SHEET L1.0

64 sf.
AREA IN SQ.FT.

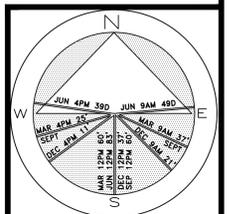
POINCIANA PARK



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

SHEET L3.0
64 sf.
AREA IN SQ.FT.



Existing Southwest Area



Existing South Buffer



Existing Southeast Area



Existing East Buffer



Existing East Buffer



Existing North Buffer

**ENVIRONMENT
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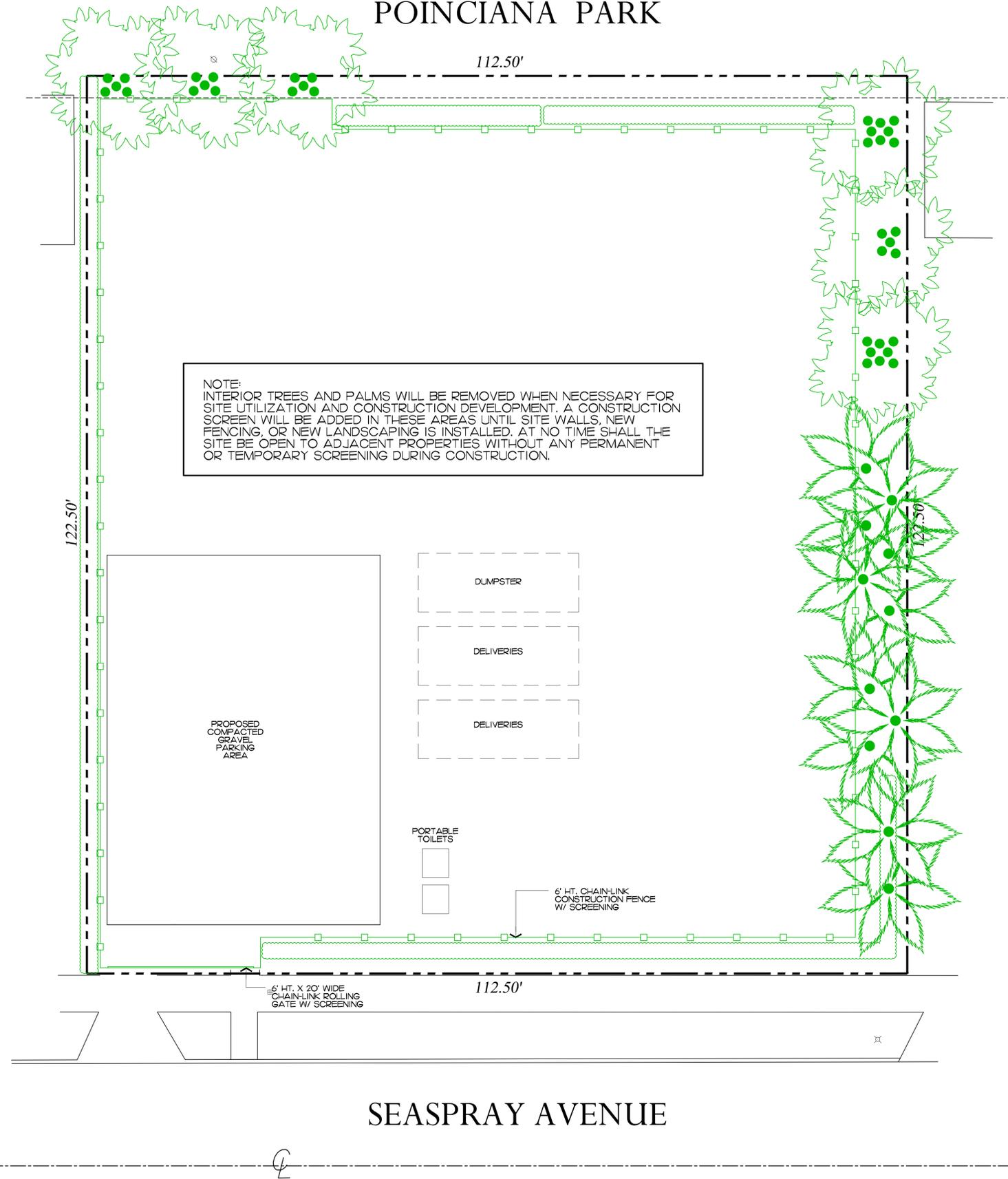
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Existing Landscape Buffer Images

SHEET L4.1

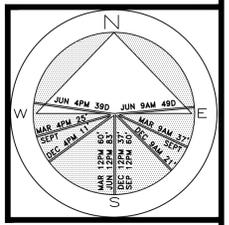
POINCIANA PARK



NOTE:
 INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

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 02.27.2023
 05.08.2023

SEASPRAY AVENUE

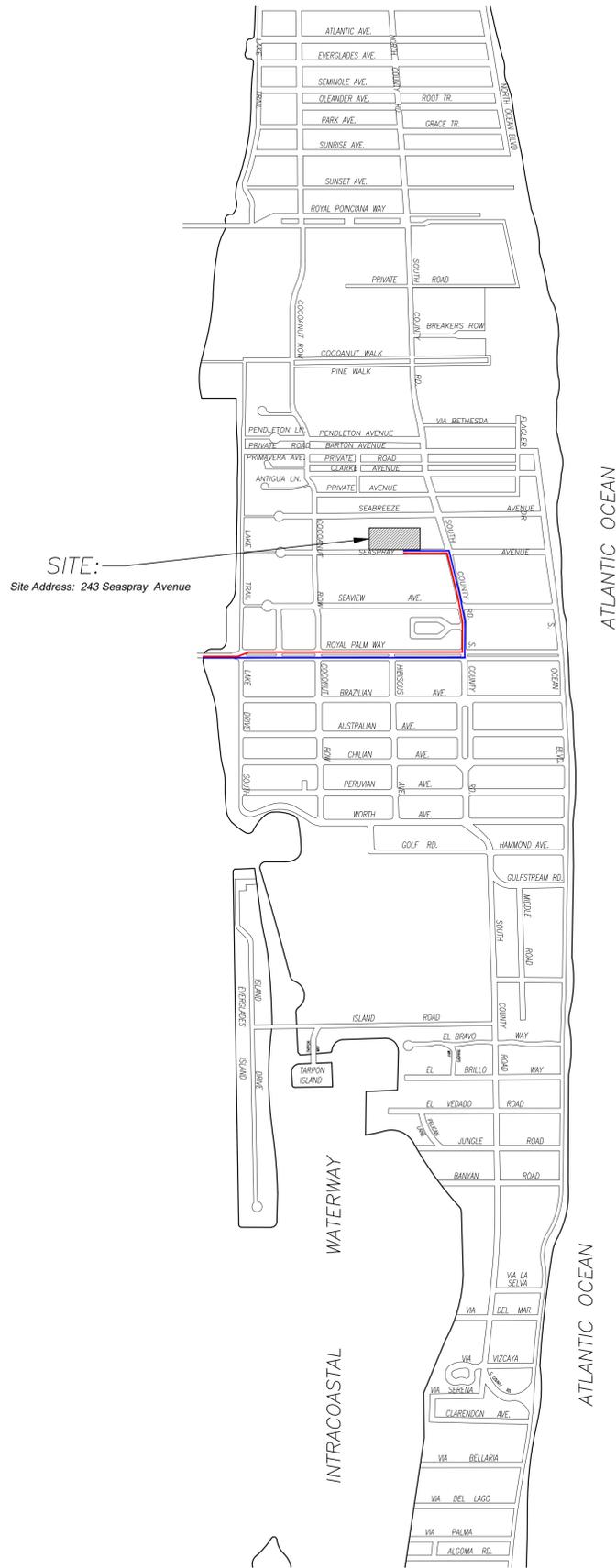
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ZON-23-050
 ARCOM# ARC-23-036
Construction Staging Plan
 SCALE IN FEET 0' 8' 16' 24'

SHEET L5.0
 64 sf.
 AREA IN SQ.FT.



SITE:
 Site Address: 243 Seaspray Avenue

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

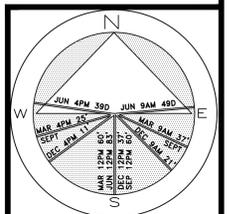
**MONTH 1: DEMOLITION AND CLEANUP
 (3 - 5 DAYS)**

**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

**Private Residence
 243 Seaspray Ave
 Palm Beach**



JOB NUMBER: # 22076.00 LA
 DRAWN BY: Alex Eugrill
 DATE: 02.09.2023
 02.27.2023
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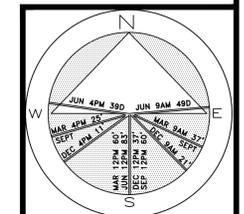
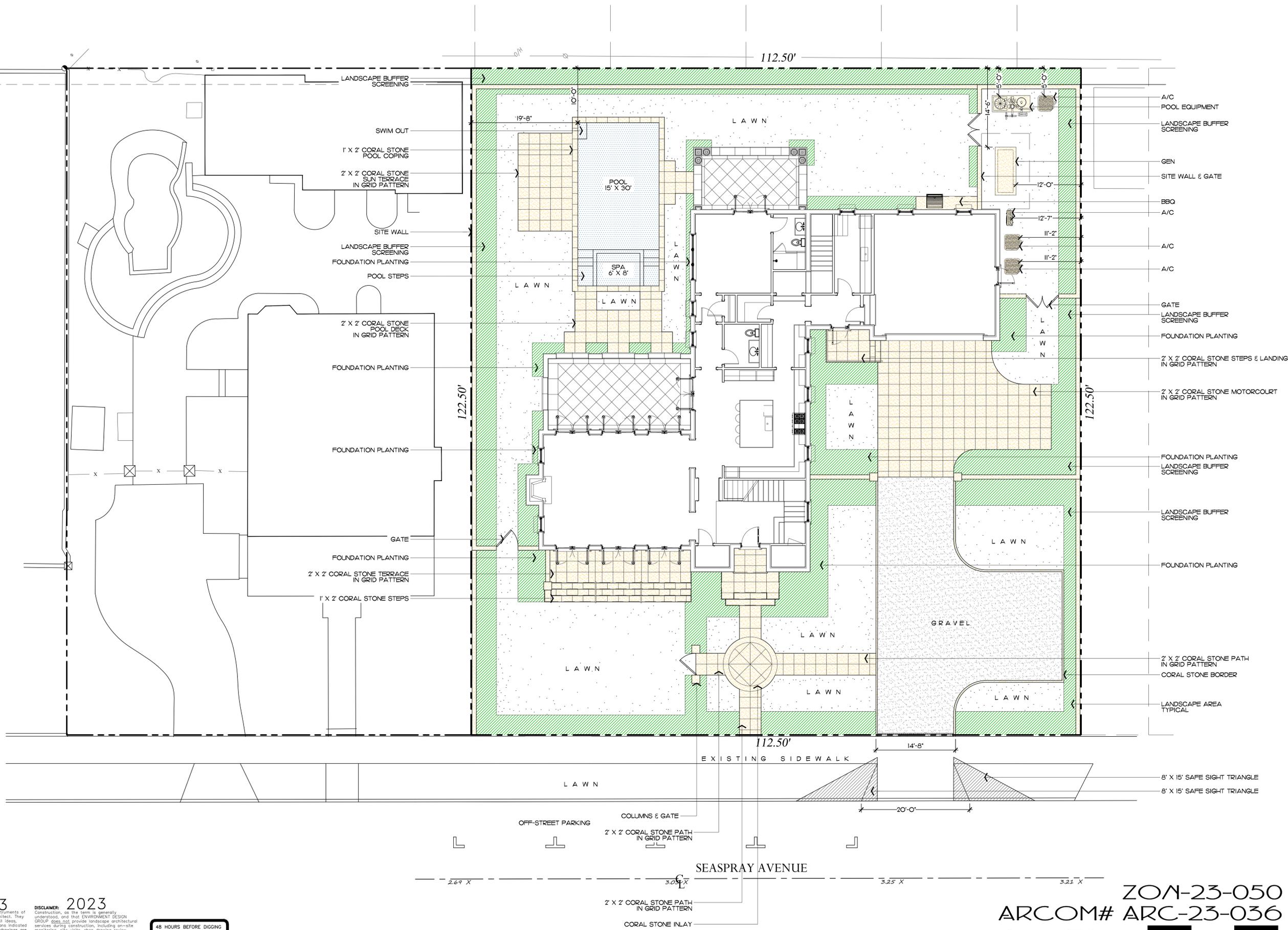
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ZON-23-050
 ARCOM# ARC-23-036
Truck Logistics Plan
 SCALE: NOT TO SCALE

SHEET L6.0

Private Residence
243 Seaspray Ave
Palm Beach

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JOB NUMBER: # 22076.00 LA
 DRAWN BY: Alex Eugrui
 Lauren Freeman
 DATE: 02.09.2023
 02.27.2023
 04.24.2023
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ZON-23-050
ARCOM# ARC-23-036
Site Plan
 SCALE IN FEET 0' 8' 16' 24'

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

Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA ROSEA LARGE CLUSIA TREE	5	16' X 16'	YES
	CONOCARPUS ERECTUS GREEN BUTTWOOD 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 FAKAHA TCHEE GRASS	188	3 GAL., 24" OC	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	130	3 GAL., 15" O.C.	NO
	FICUS MICROCARPA 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 GRAPE 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%)		

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 BED 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 "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS:** HEIGHT SHALL BE MEASURED FROM 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 SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

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

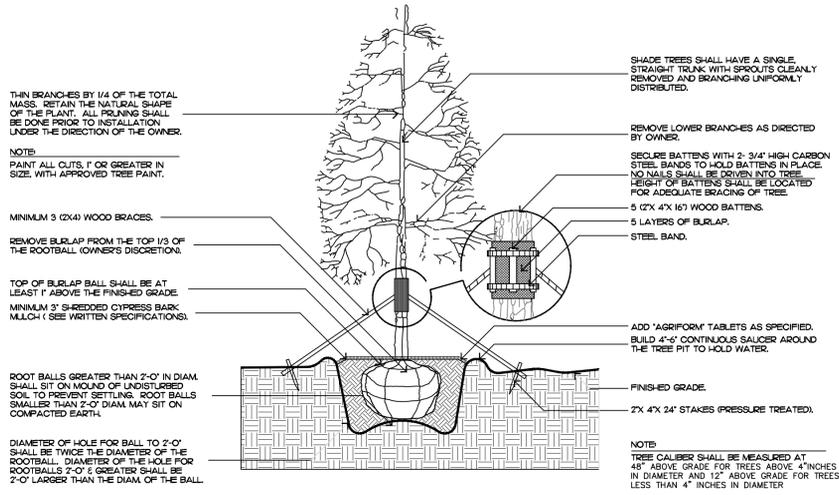
WARRANTY:

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

MAINTENANCE:

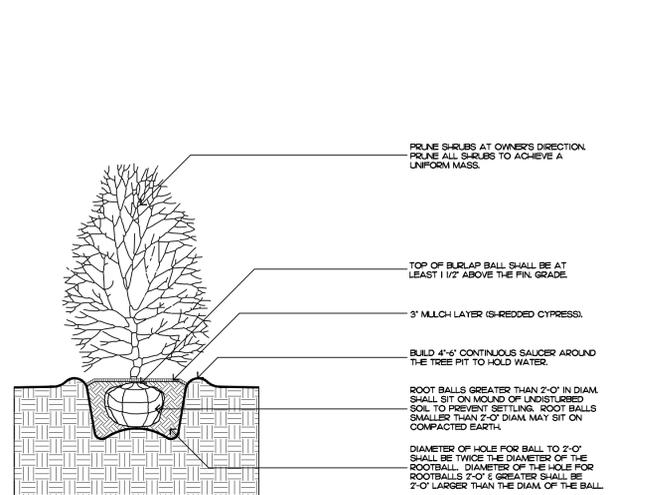
MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE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

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 Dustin@environmentaldesigngroup.com



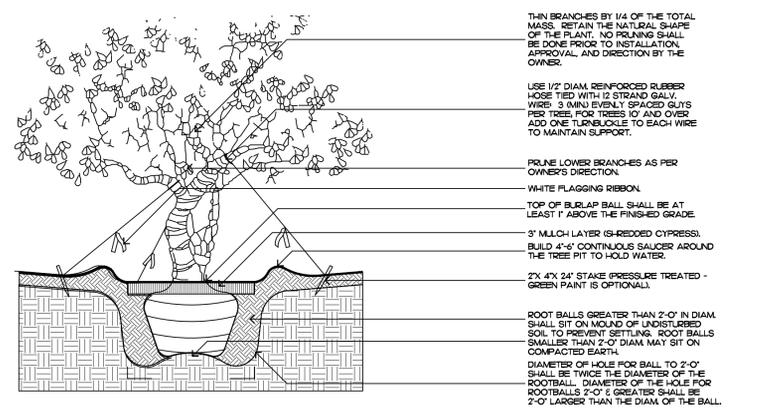
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



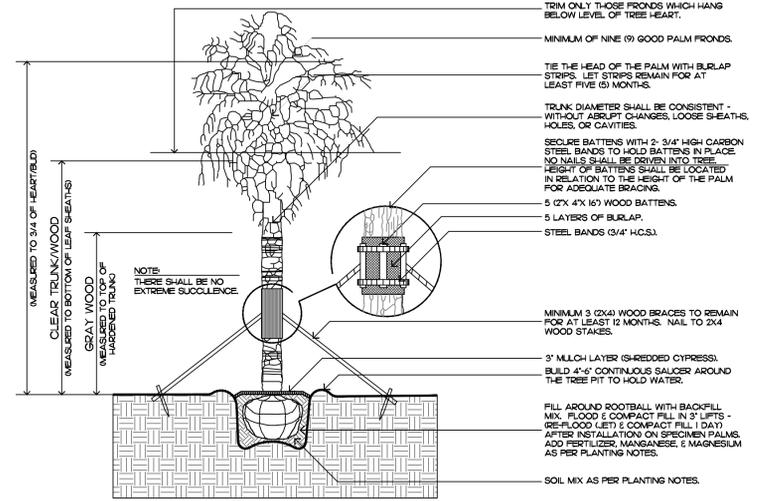
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting



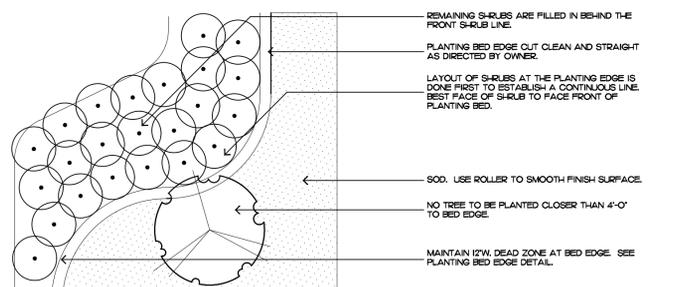
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

irregular and multi-stem tree



FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

palm tree planting



shrub & ground cover layout

2023
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ZON-23-050
 ARCOM# ARC-23-036 **Planting Details & Specifications**

Private Residence
 243 Seaspray Avenue
 Palm Beach
 FLORIDA

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

SHEET L8.3