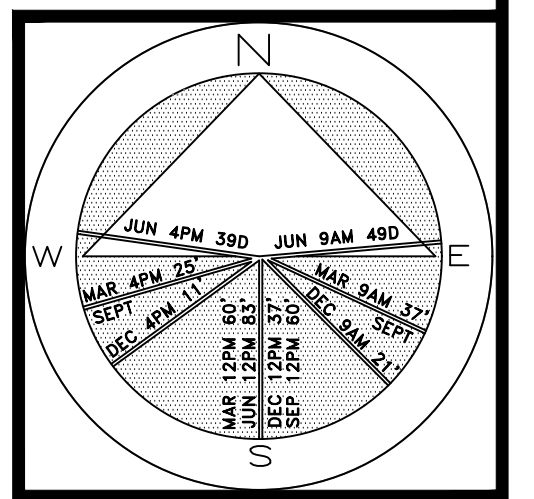


By yfigueroa at 10:10 am, Mar 11, 2024



DATE: 11.20.2023
12.07.2023
03.11.2024

SHEET L7.0

AREA IN SQ.FT.



DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,965.73 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,834.58 S.F.	46%	5,997.95 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,056.76 S.F.	49%	1,300.01 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,917.29 S.F.	61%	3,577.70 S.F.

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ARC-24-009

Site Plan

SCALE IN FEET 0' 8' 16' 24'

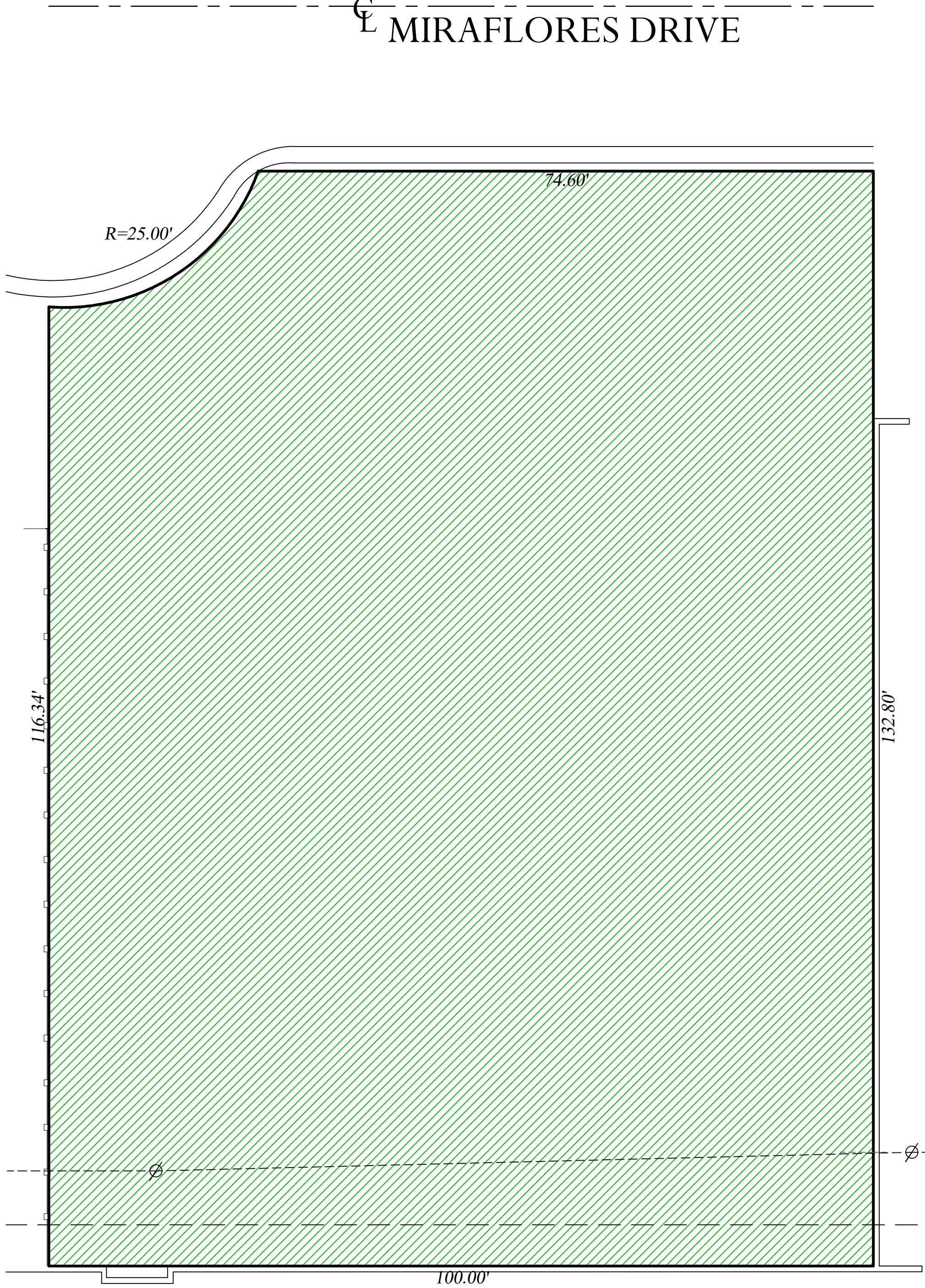
Legend

IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

PERVIOUS AREA / OPEN SPACE

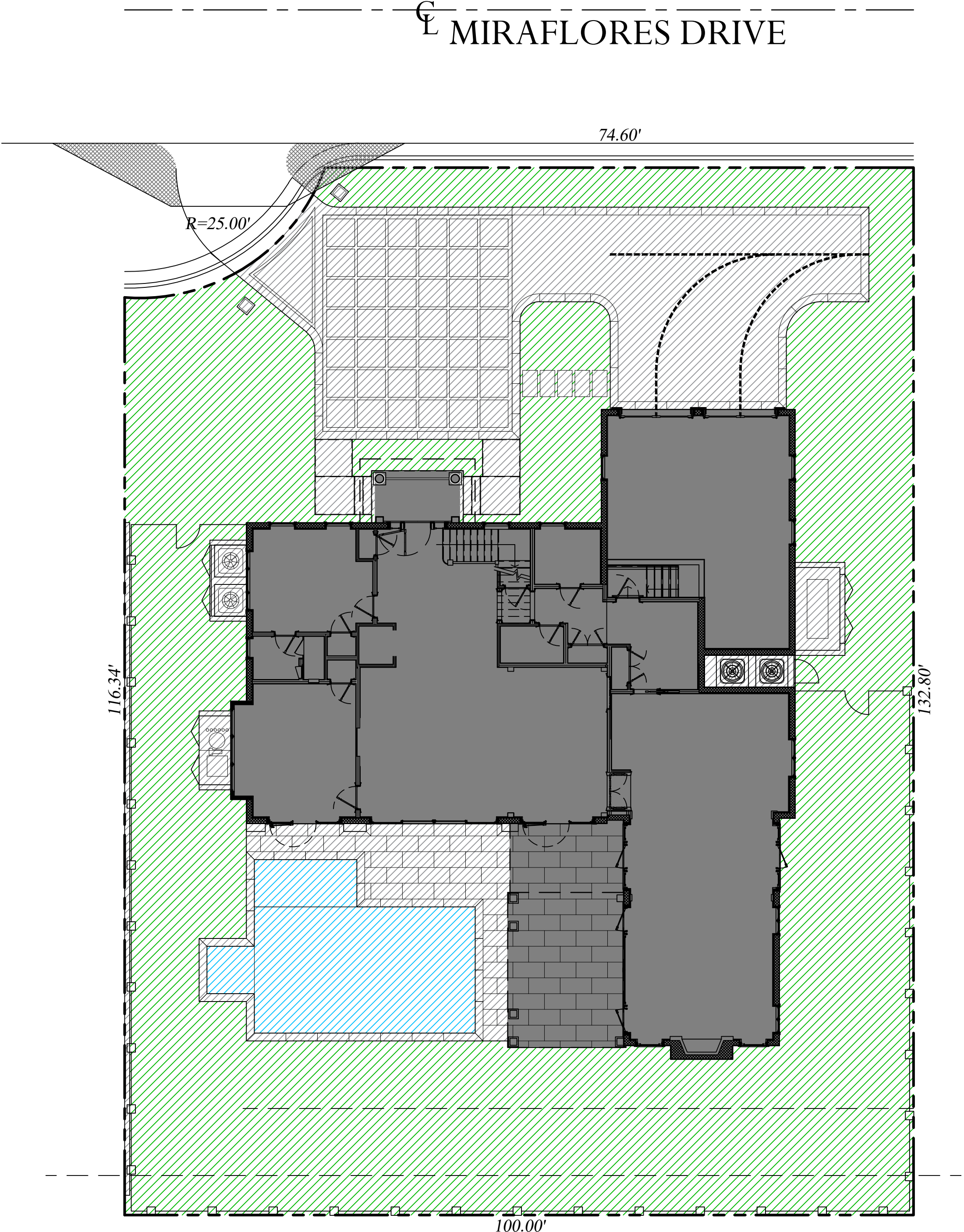
IMPERVIOUS AREA / WATER FEATURE



Existing Open Space Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,965.73 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,834.58 S.F.	100%	12,965.73 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,056.76 S.F.	100%	2,641.90 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,917.29 S.F.	71%	4,157.13 S.F.



Proposed Open Space Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,965.73 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,834.58 S.F.	46%	5,997.95 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,056.76 S.F.	49%	1,300.01 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,917.29 S.F.	61%	3,577.70 S.F.

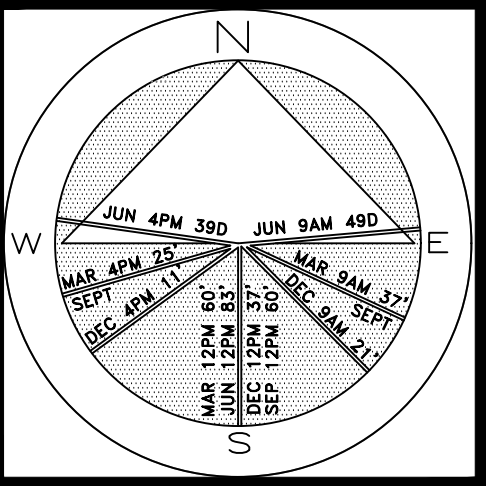
ENVIRONMENT
DESIGN
GROUP

139 North County Road 5020-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

Private Residence
260 Miraflores Drive
Palm Beach



JOB NUMBER: # 23152.00 LA
DRAWN BY: Lauren Freeman
DATE: 11.20.2023
12.07.2023
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03.11.2024

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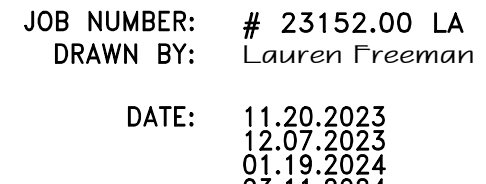
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ARC-24-009
Site Calculation/Open Space Graphics
SCALE IN FEET: 3/32"=1'-0"



Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	6	6' C.T., 18' HT. PLEACHED	YES
TOTAL TREES: NATIVE SPECIES:		6 6 (100%)		

Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ACOELORRHAPHE WRIGHTII PALROTIS PALM	1	12'-14' HT.	YES
	ADONIDIA MERRILLI TRIPLE ADONIDIA PALM	1	8'-10' C.T.	NO
	ARCHONTOPHOENIX ALEXANDRAE TRIPLE KING ALEXANDER PALMS	4	16'-18' HT.	NO
	LATANIA LODDIGESII LATANIA PALMS	3	6' C.T.	NO
	ROYSTONEA REGGIA ROYAL PALMS	4	16' C.T.	NO

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	40	1 GAL., 8" O.C.	NO
	OPHIPOGON JAPONICUS MONDO GRASS	600	4" LINERS, 6" O.C.	NO
	PHYLA NODIFLORA FROGFRUIT	2,575	4" LINERS, 6" O.C.	YES
TOTAL: NATIVE SPECIES:		3,215 2,575 (80.1%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BEGONIA SPP PINK ANGEL WING BEGONIA	15	3 GAL., 12" O.C.	NO
	CAPPARIS CYNOPHALLOPHORA JAMAICAN CAPER	7	15 GAL.	YES
	CHRYSOBALANUS ICACO GREEN COCOPLUM	45	3 GAL., 12" O.C.	YES
	COCCOLOBA X DIVERSIFOLIA SEA PLUM VINES	3	8' HT., ESPALIER TO WALLS	YES
	DOMBEYA X 'SEMINOLE' DOMBEYA	4	3' X 3'	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	20 39	3 GAL., 12" O.C. 2'-5' HT., 24" O.C.	NO
	GARDENIA JASMINOIDES GARDENIA STANDARD	2	6' HT., IN POTS	NO
	HELICONIA SPP HELICONIA	4	7 GAL.	NO
	MYRICA CERIFERA WAX MYRTLE HEDGE	64 87	8' HT., 36" O.C. 6' HT., 36" O.C.	YES
	JASMINE SPP JASMINE SHRUBS	5	3' X 3', IN POTS	NO
	SERENOA REPENS SILVER SAW PALMETTO	10	3' X 3'	YES
	STRELITZIA NICOLAI WHITE BIRD OF PARADISE	2	25 GAL.	NO
	TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE SHRUBS	20	7 GAL.	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES	1 2	8' HT., ESP. TO WALLS 12' HT., ESP. TO WALLS	NO
	WRIGHTIA ANTIDYSENTERICA ASIAN SNOW	65	3 GAL., 12" O.C.	NO
	ZAMIA INTEGRIFOLIA COONTIE	17	7 GAL.	YES
TOTAL: NATIVE SPECIES:		414 233 (56.3%)		



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Landscape Legend		
Property Address:	260 Miraflores	
Lot Area (sq. ft.):	12965.73 SF	
	REQUIRED	PROPOSED
Landscape Open Space (LOS) (Sq Ft and %)	5834.58 SF	5856.23 SF
LOS to be altered (Sq FT and %)	N/A	N/A
Perimeter LOS (Sq Ft and %)	2917.29 (50% REQ.D LOS)	3577.70 SF (61%)
Front Yard LOS (Sq Ft and %)	1056.76 SF (40%)	1300.01 SF (49%)
Native Trees %	30%	100%
Native Shrubs & Vines %	30%	56.30%
Native Groundcover %	30	80.10%

ENVIRONMENTAL
DESIGN
GROUP

139 North County Road 5920-8
Phone: 561.832.4600

Palm Beach, FL 33480
Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784

Dustin@environmentaldesigngroup.com

Private Residence
260 Miraflores Drive
Palm Beach
L O R I D A

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DRAWN BY: Lauren Freeman
DATE: 11.20.2023
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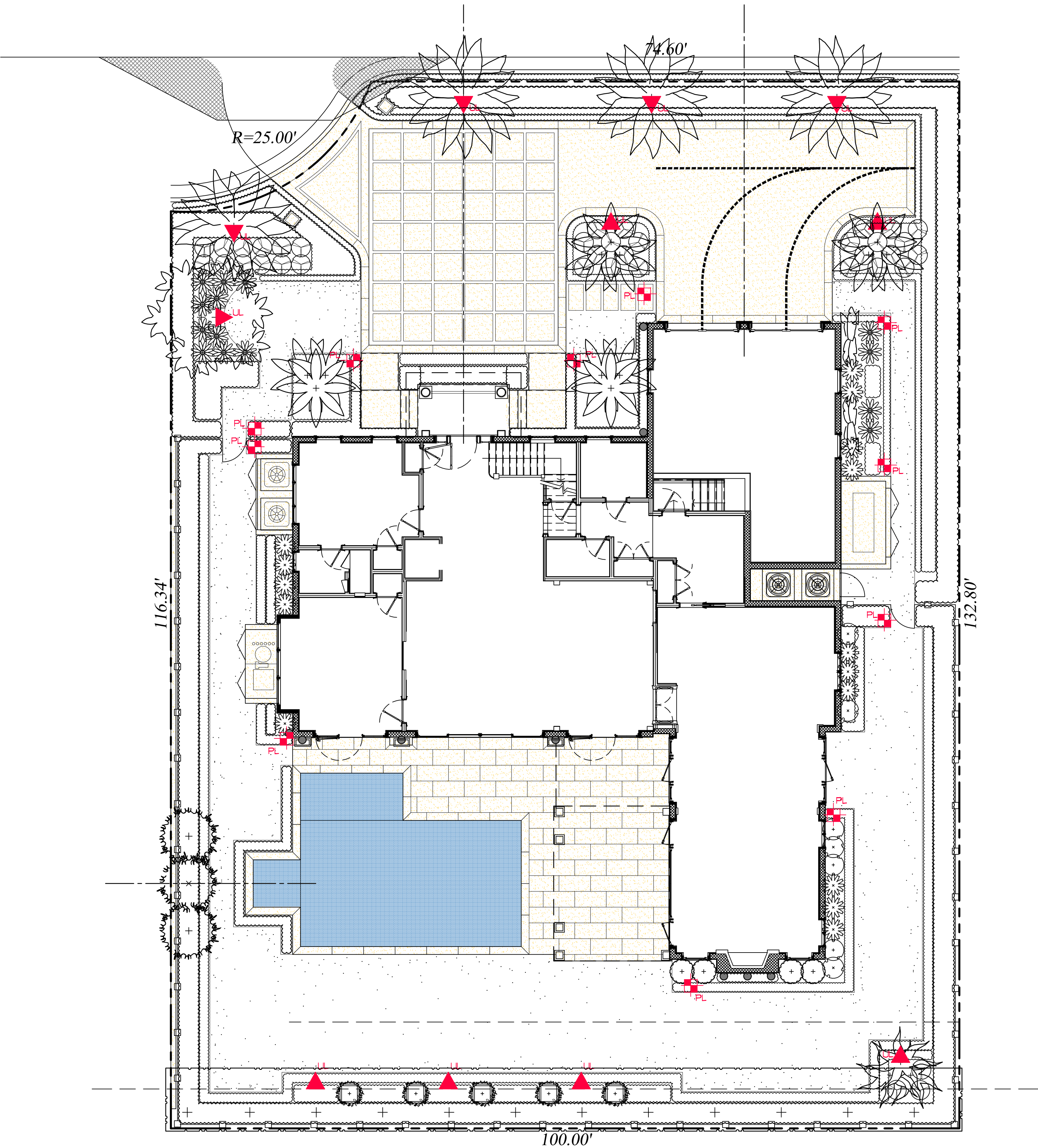
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2024

2024

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ARC-24-009
Plant Schedule



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	11
⊕ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	11



UP LIGHT



PATH LIGHT

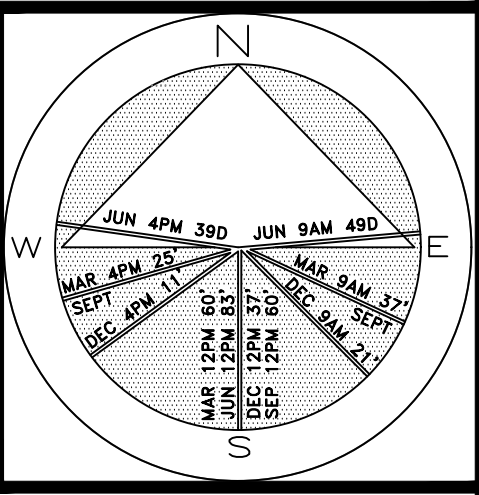
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DESIGN
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Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

Private Residence
260 Miraflores Drive
Palm Beach



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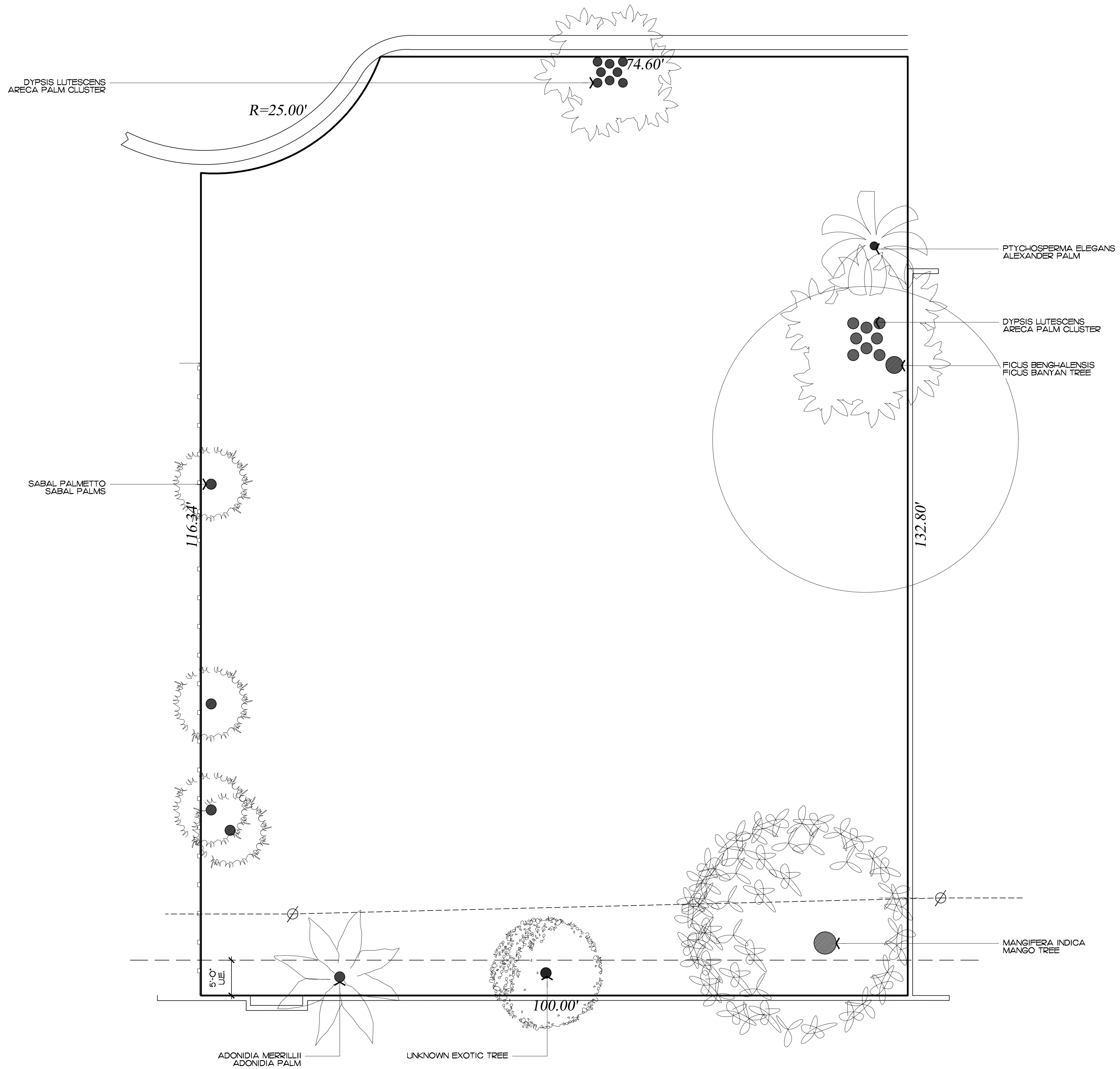
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ARC-24-009
Landscape Lighting Plan
SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.

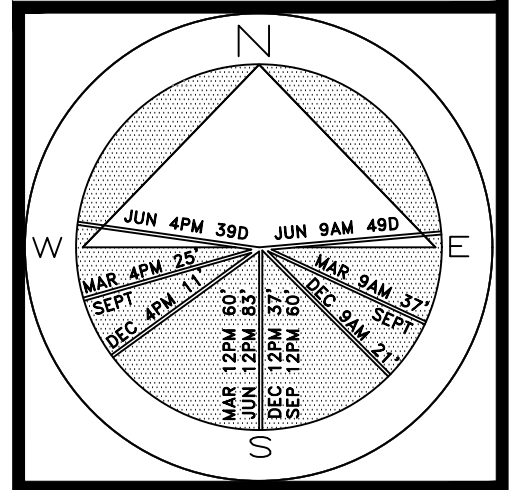
AREA IN SQ. FT.

MIRAFLORES DRIVE



**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. R.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
260 Miraflores Drive
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SHEET L1.0

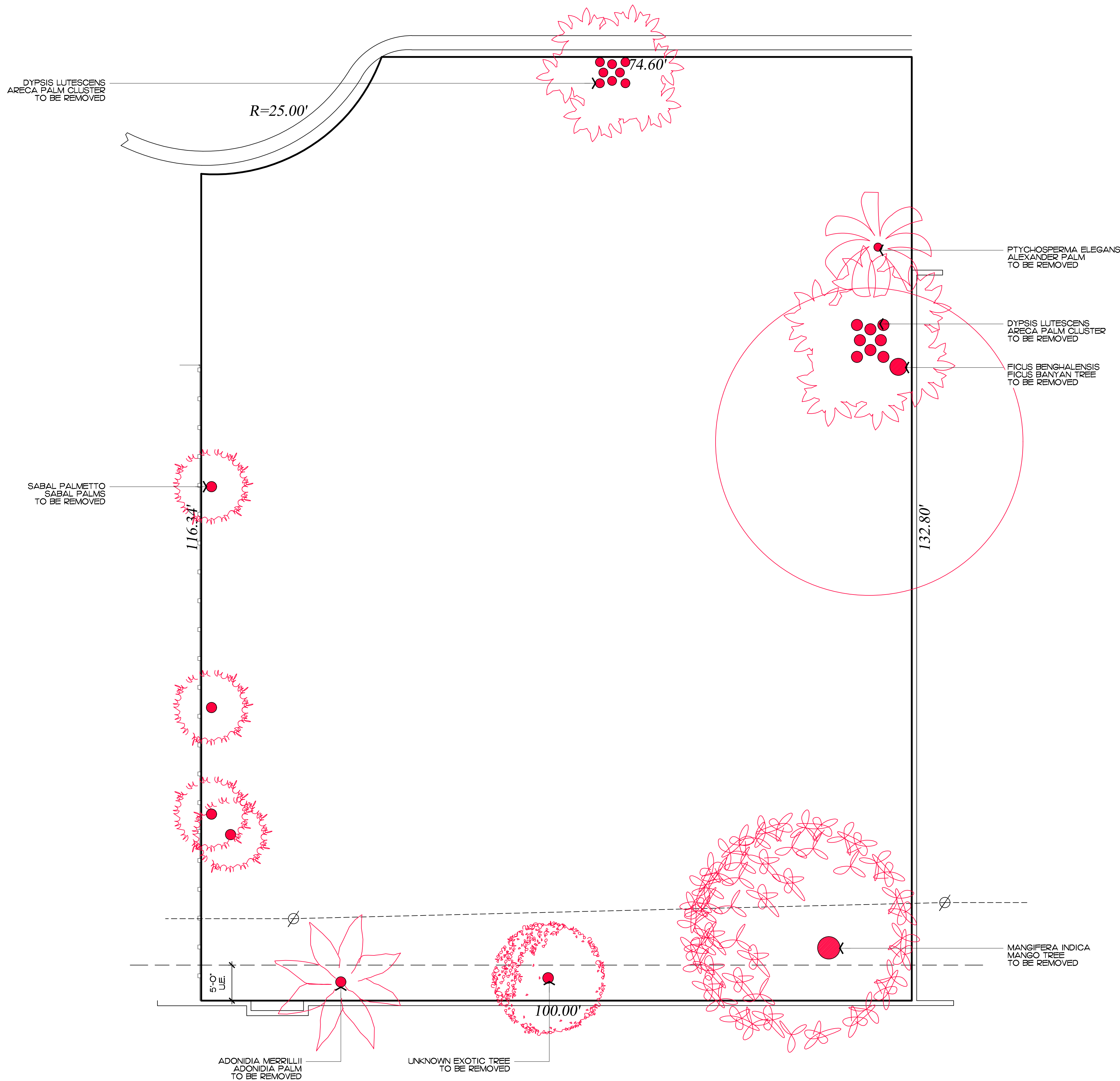
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ARC-24-009
Existing Vegetation Inventory & Action Plan
SCALE IN FEET 0' 8' 16' 24'
AREA IN SQ.FT. 64 sf.

MIRAFLORES DRIVE



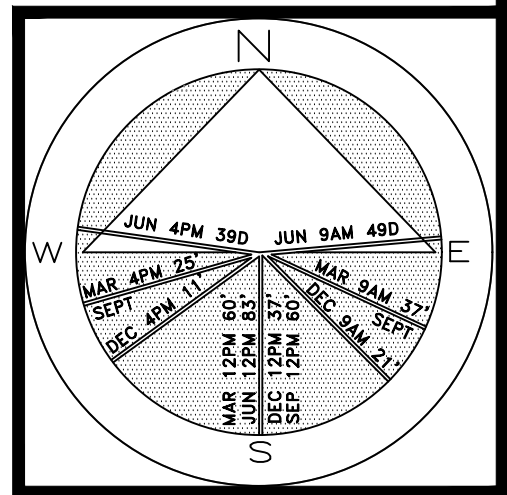
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DESIGN
GROUP**

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Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

Private Residence
260 Miraflores Drive
Palm Beach



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Demolition and Vegetation Action Plan

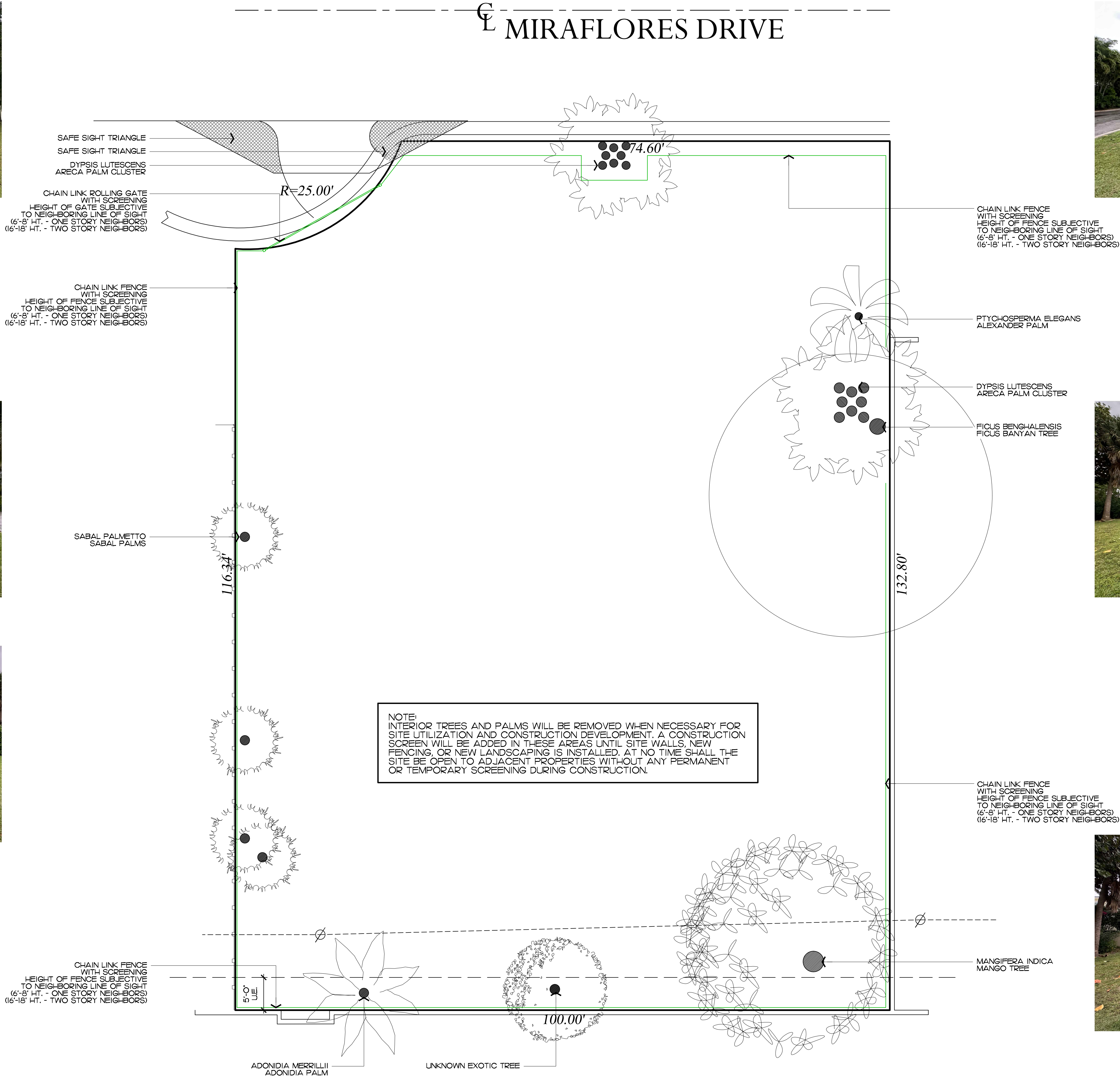
ARC-24-009

SCALE IN FEET 0' 8' 16' 24'

SHEET L2.0

64 sq. ft.

AREA IN SQ.FT.



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ARC-24-009

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.

AREA IN SQ.FT.

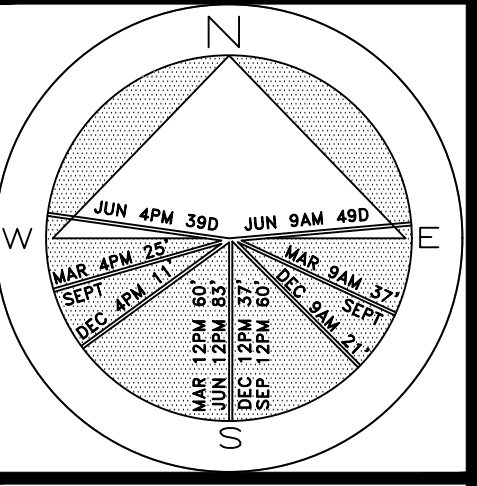
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DESIGN
GROUP**

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

Landscape Architecture
Land Planning
Landscape Management

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

Private Residence
260 Miraflores Drive
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SHEET L3.0



Existing North Buffer



Existing North Buffer



Existing East Buffer



Existing South Buffer



Existing West Buffer

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GROUP

139 North County Road 5420-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

Land Planning

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Dustin M. Mizell, M.L.A. R.L.A. #6666784

Dustin@environmentdesigngroup.com

Private Residence
260 Miraflores Drive
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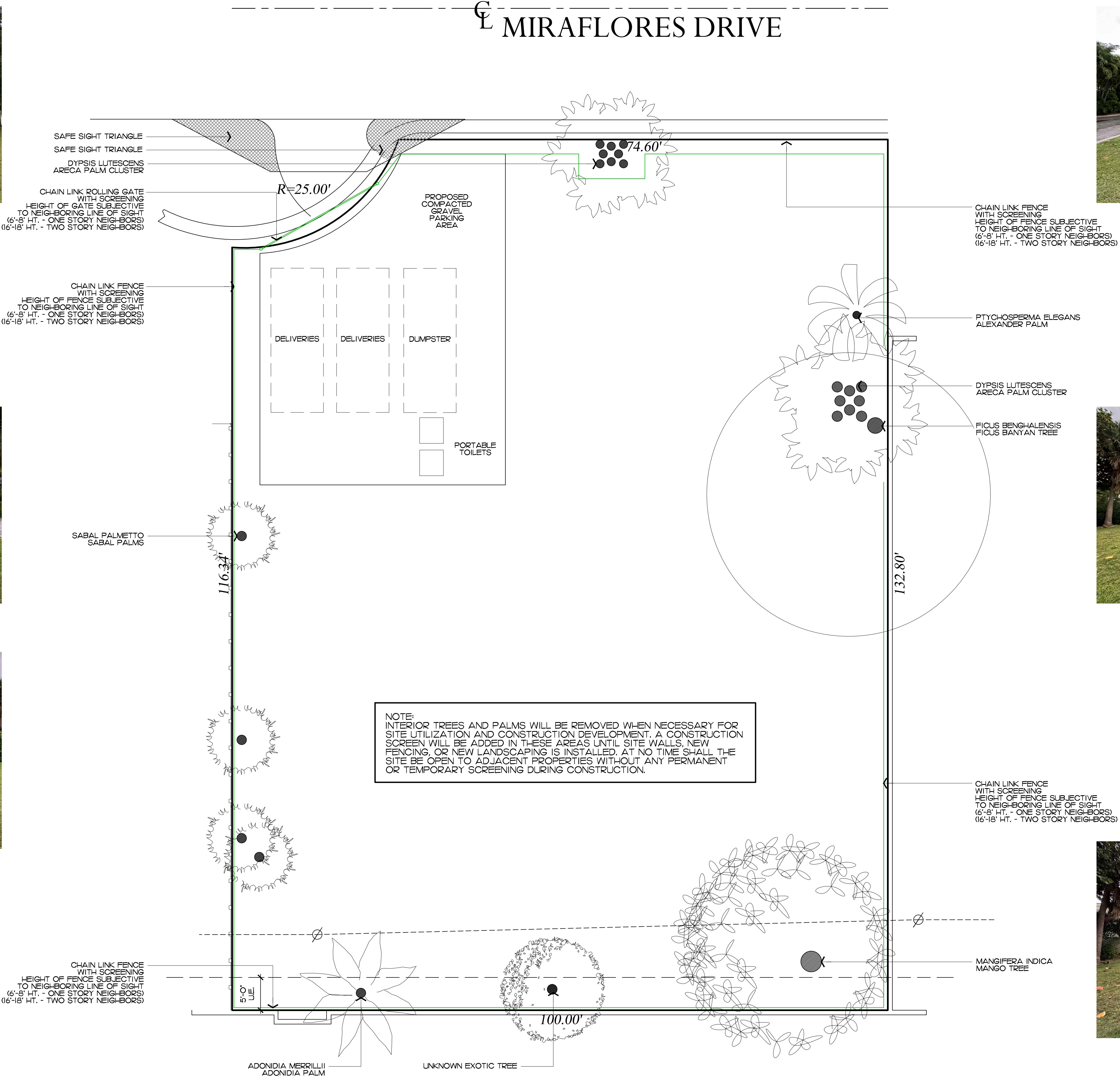
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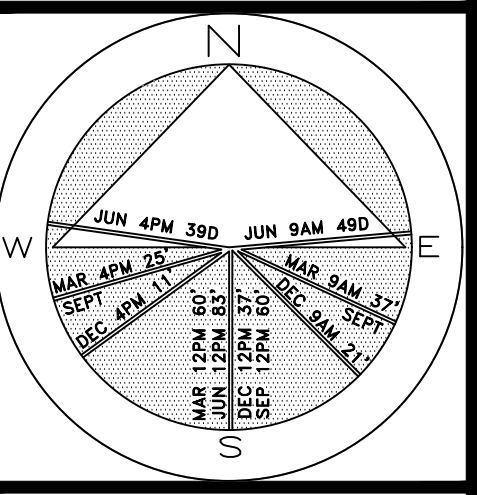
ARC-24-009
Existing Landscape Buffer Images

SHEET L4.0



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139 North County Road 5020-8 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@environmentaldesigngroup.com

Private Residence
260 Miraflores Drive
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SHEET L5.0

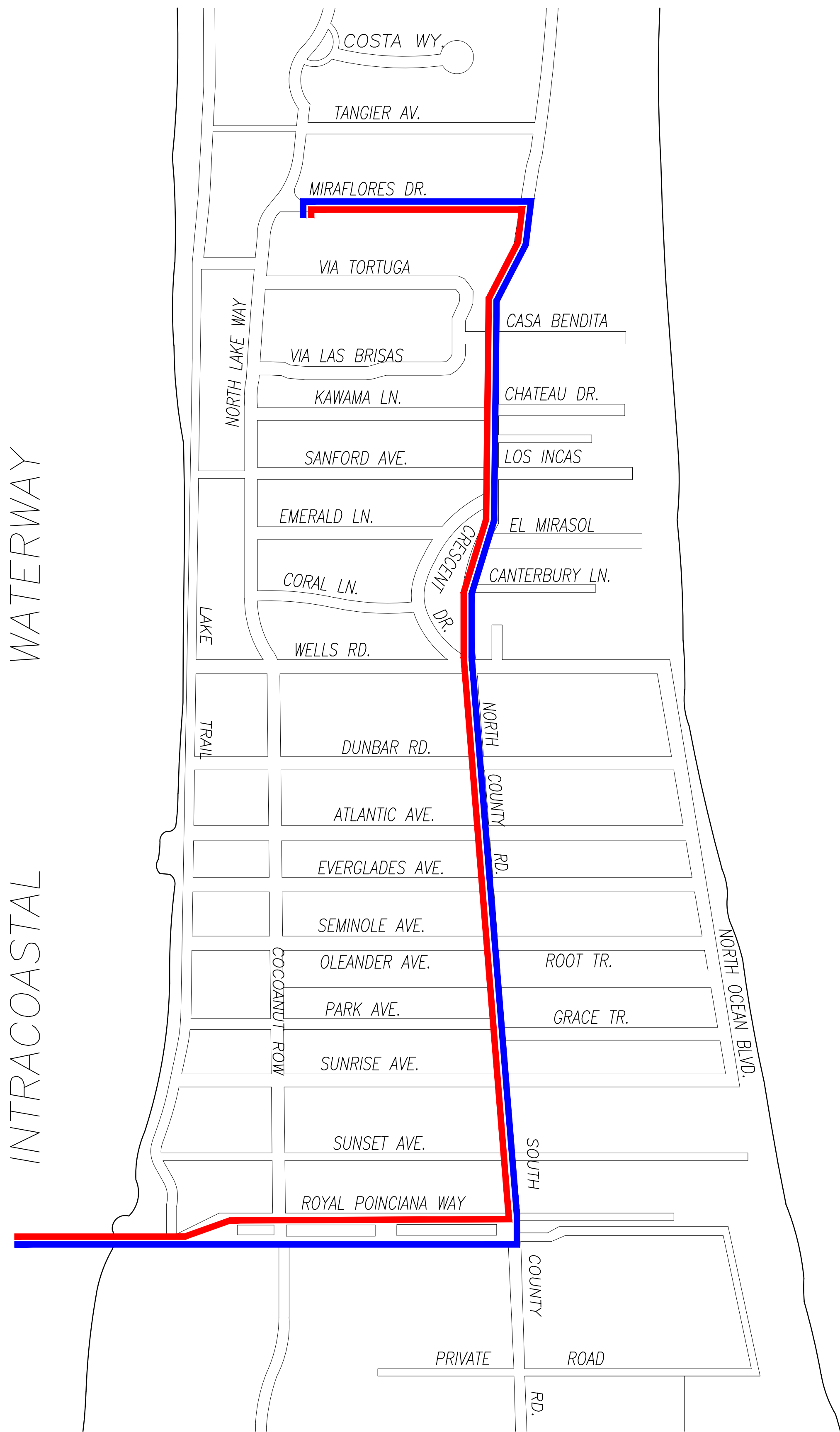
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ARC-24-009
Construction Staging Plan
SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.
AREA IN SQ.FT.



CONCEPTUAL CONSTRUCTION SCHEDULE		
•	MAR 27 2024	– ARCOM MEETING
•	MAR–APR 2024	– SUBMIT FOR PERMIT
•	1 MONTH –APR 2024	– MOBILIZATION & DEMOLITION
•	1–2 MONTHS	– SITE/BUILDING PREPARATION
•	4 MONTHS	– FRONT FACADE IMPROVEMENTS
•	1–2 MONTHS	– FINISHES
•	2 MONTHS	– LANDSCAPE & HARDSCAPE INSTALLATION
•	1–2 MONTHS	– FINAL INSPECTIONS
•	+/-10 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

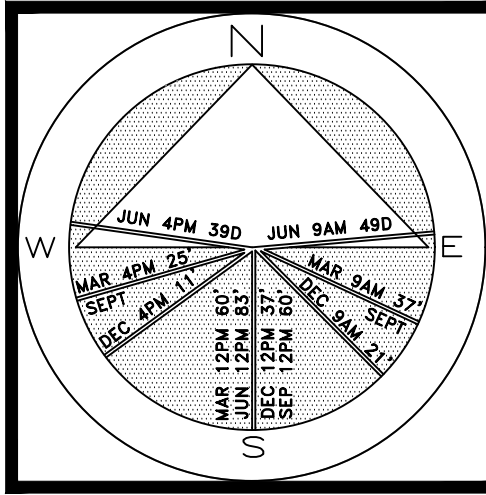
SCHEDULE:

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

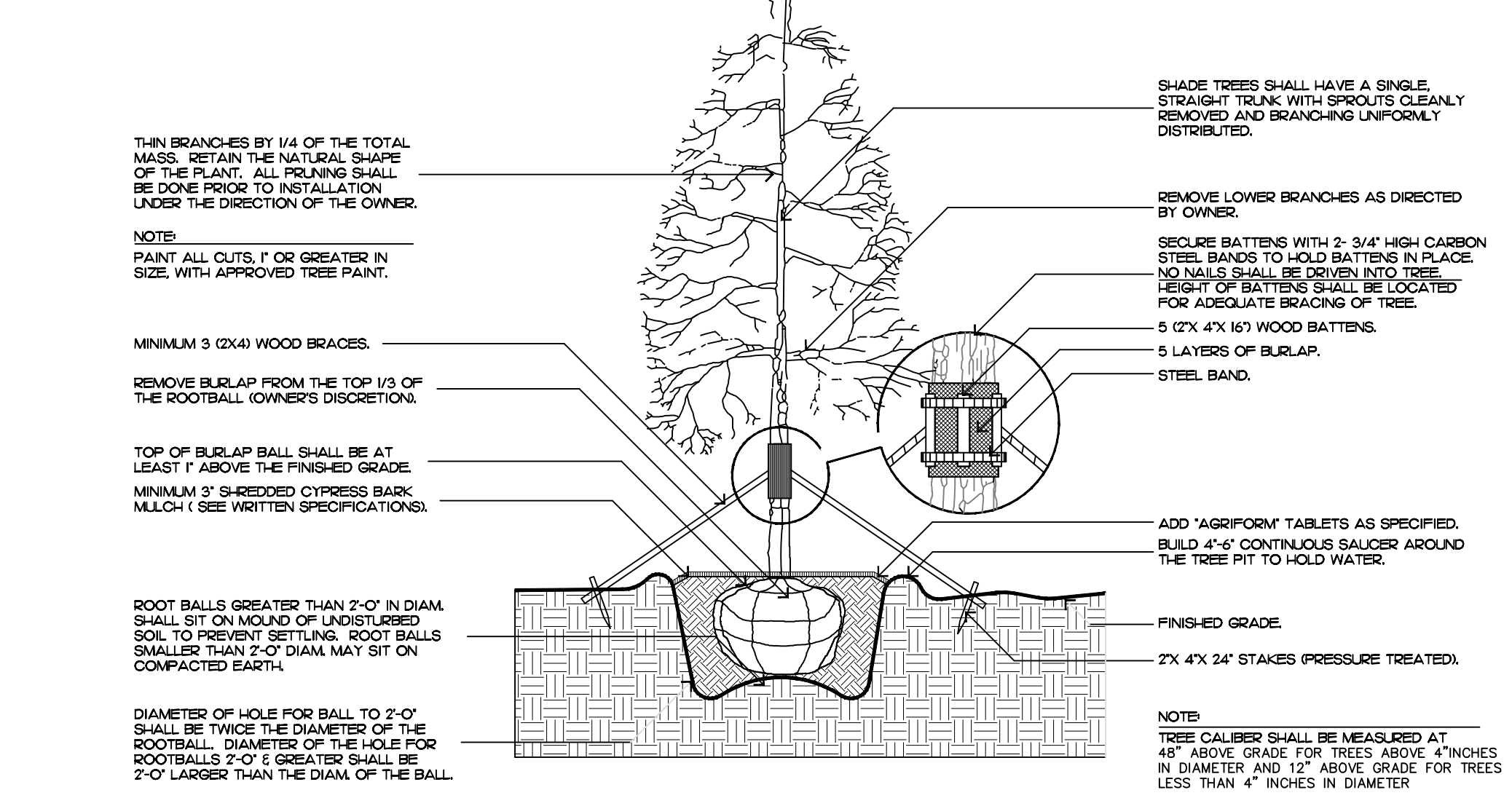
LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

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

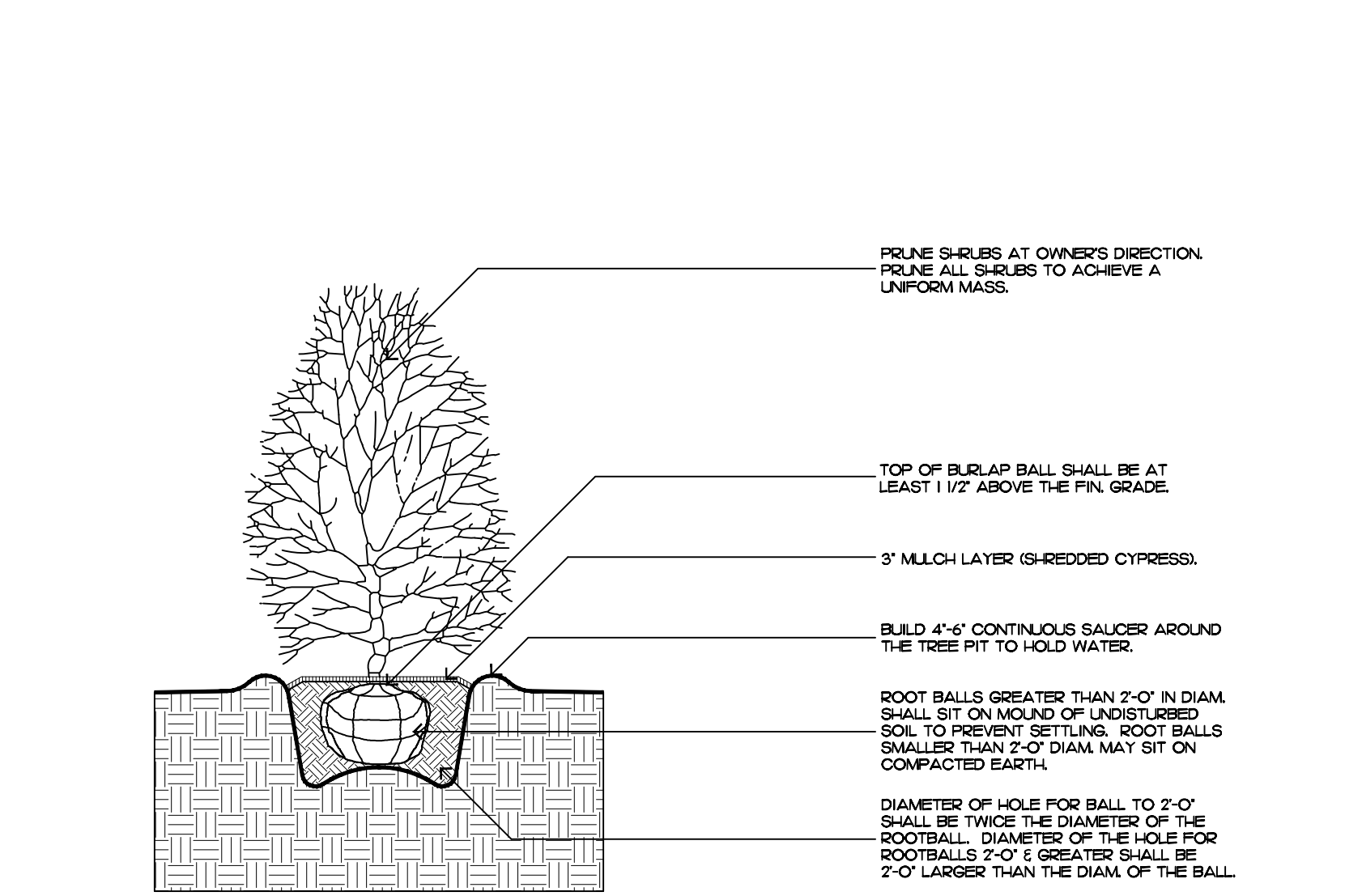


JOB NUMBER: # 23152.00 LA
DRAWN BY: Nick Pastor
DATE: 11.20.2023
12.07.2023
01.19.2024
03.11.2024



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



shrub planting

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 BBG 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.

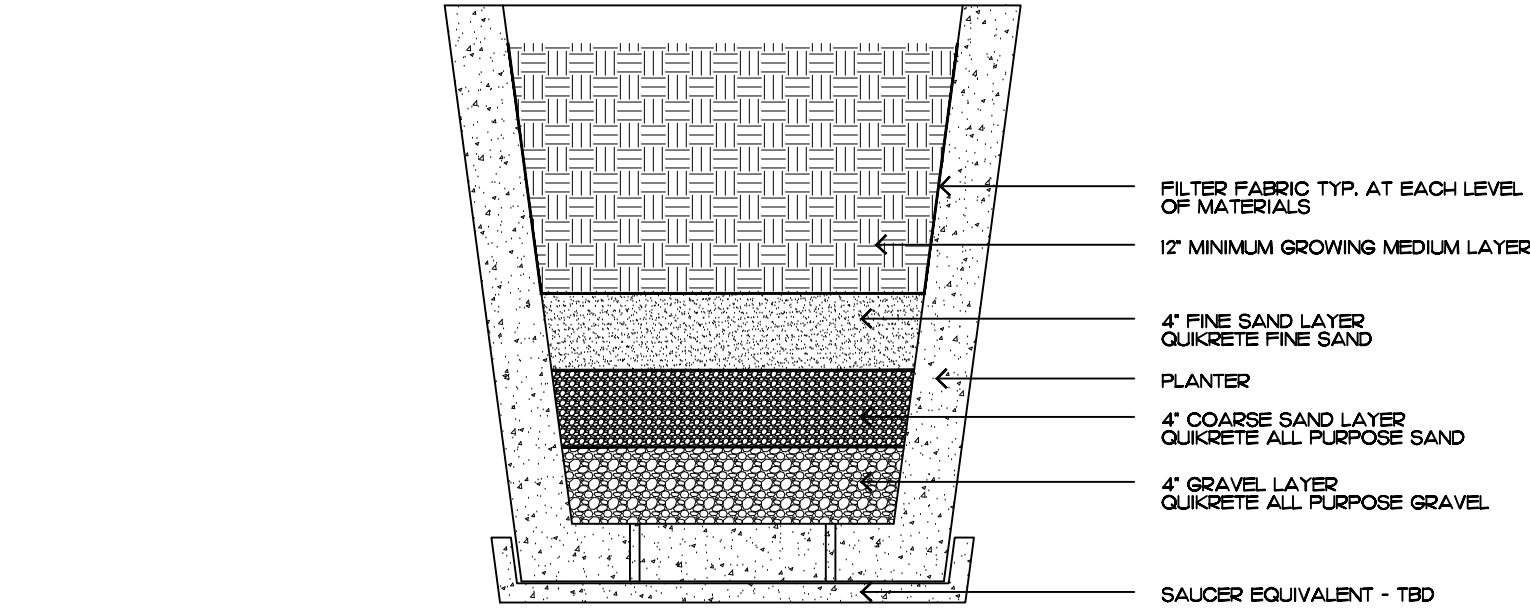
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG BEFORE THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

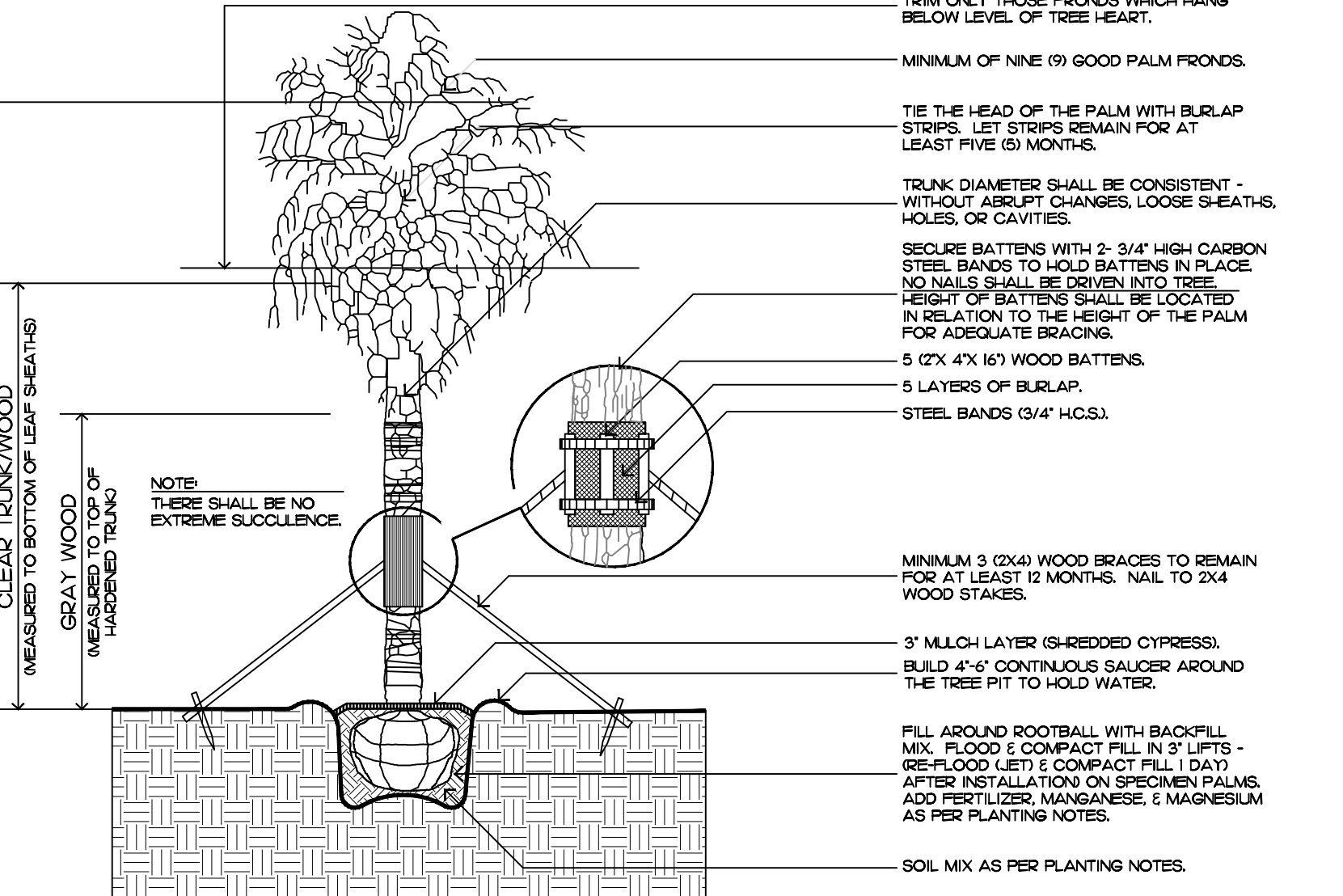
WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

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.

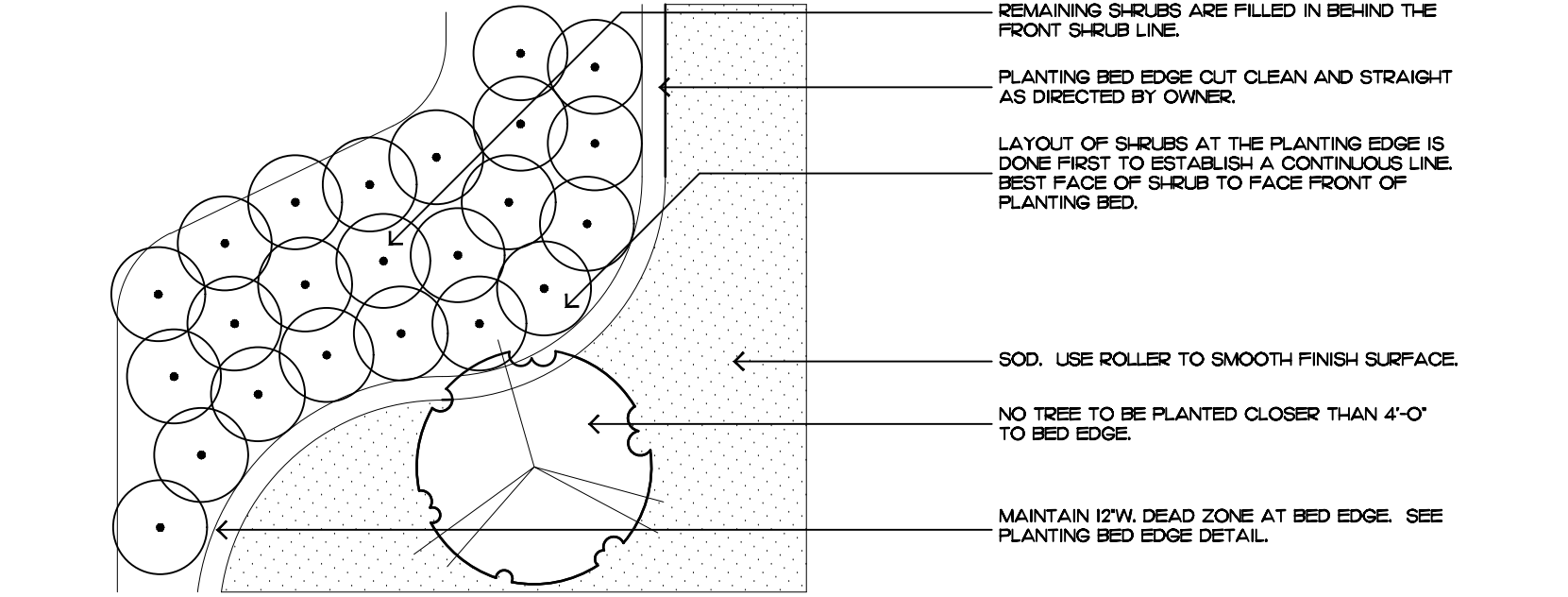


Typical Planter Sediment Filtration Detail



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

2024
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SUNSHINE STATE
OF FLORIDA, INC.

Planting Details & Specifications

ARC-24-009



Zamia integrifolia
COONTIE



Begonia spp.
PINK BEGONIA



Strelitzia nicolai
WHITE BIRD OF PARADISE



Wrightia antidysenterica
ASIAN SNOW



Archontophoenix alexandrae
TRIPLE KING ALEXANDER PALM



Coccoloba uvifera x *diversifolia*
SEA PLUM VINES



Gardenia jasminoides
GARDENIA STANDARD TREE



Acoelorrhaphe wrightii
PAUROTIS PALM



Chrysobalanus icaco
GREEN COCOPLUM HEDGE



Trachelospermum jasminoides
CONFEDERATE JASMINE VINES



Dombeya x seminole
DOMBEYA



Wrightia antidysenterica
ASIAN SNOW



Ficus microcarpa
GREEN ISLAND FICUS



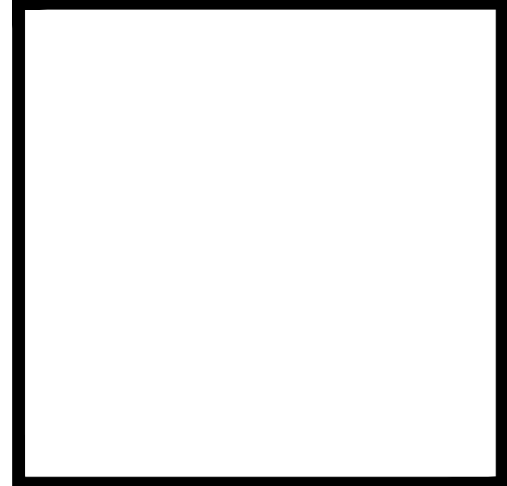
Capparis cynophallophora
JAMAICAN CAPER



Latania loddigessi
LATANIA PALM



Adonidia merrillii
TRIPLE ADONIDIA PALM





Myrica cerifera
WAX MYRTLE HEDGE



Heliconia spp
HELICONIA



Roystonea reggia
ROYAL PALMS



Ophiopogon japonicus
MONDO GRASS



Coccoloba diversifolia
PIGEON PLUM TREE



Tabernaemontana divaricata
PINWHEEL JASMINE



Serenoa repens
SILVER SAW PALMETTO

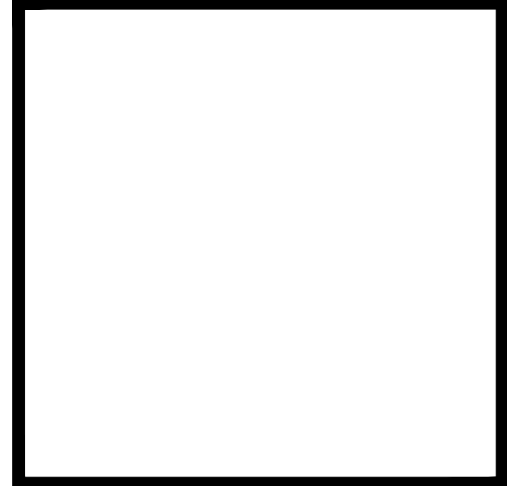
ENVIRONMENT
DESIGN
GROUP

139 North County Road 5020-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

Private Residence
260 Miraflores Drive
Palm Beach
FL 33408



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DRAWN BY: Lauren Freeman
DATE: 01.19.2024
03.06.2024

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ARC-24-009
Proposed Plant Images

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