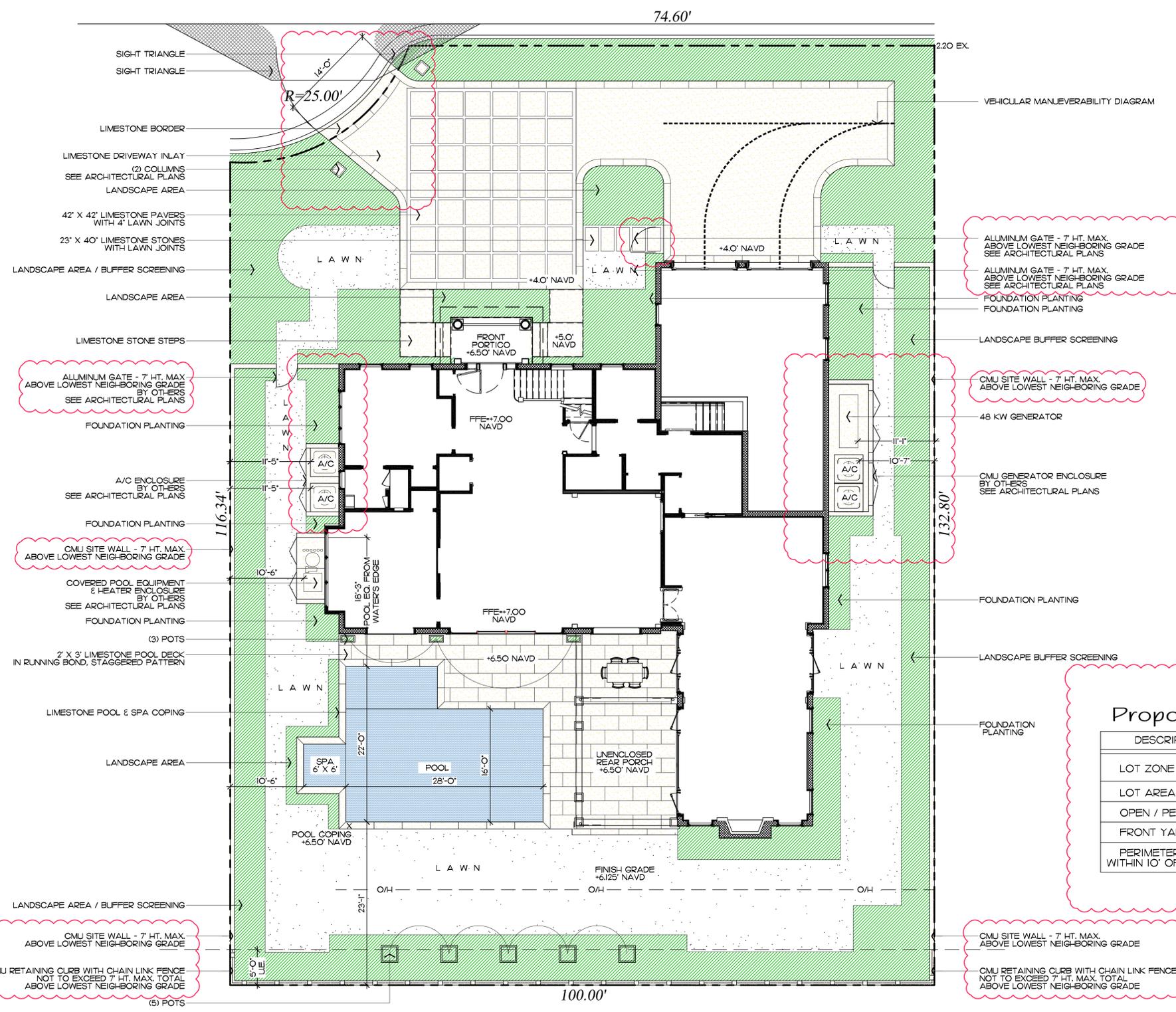


**RECEIVED**  
By yfigueroa at 12:38 pm, Apr 08, 2024

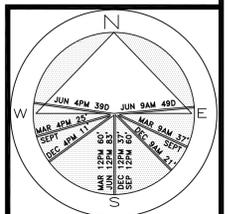
**ENVIRONMENTAL DESIGN GROUP**  
130 North County Road 590-B Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, M.A. P.L.A. #6666784  
Dustin@environmentaldesigngroup.com



*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% 1,288.07 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE 2,917.29 S.F.	61% 3,563.43 S.F.

Private Residence  
260 Miraflores Drive  
Palm Beach



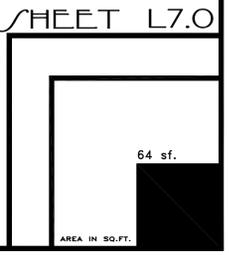
JOB NUMBER: # 23152.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 11.20.2023  
12.07.2023  
03.11.2024  
04.04.2024  
04.08.2024

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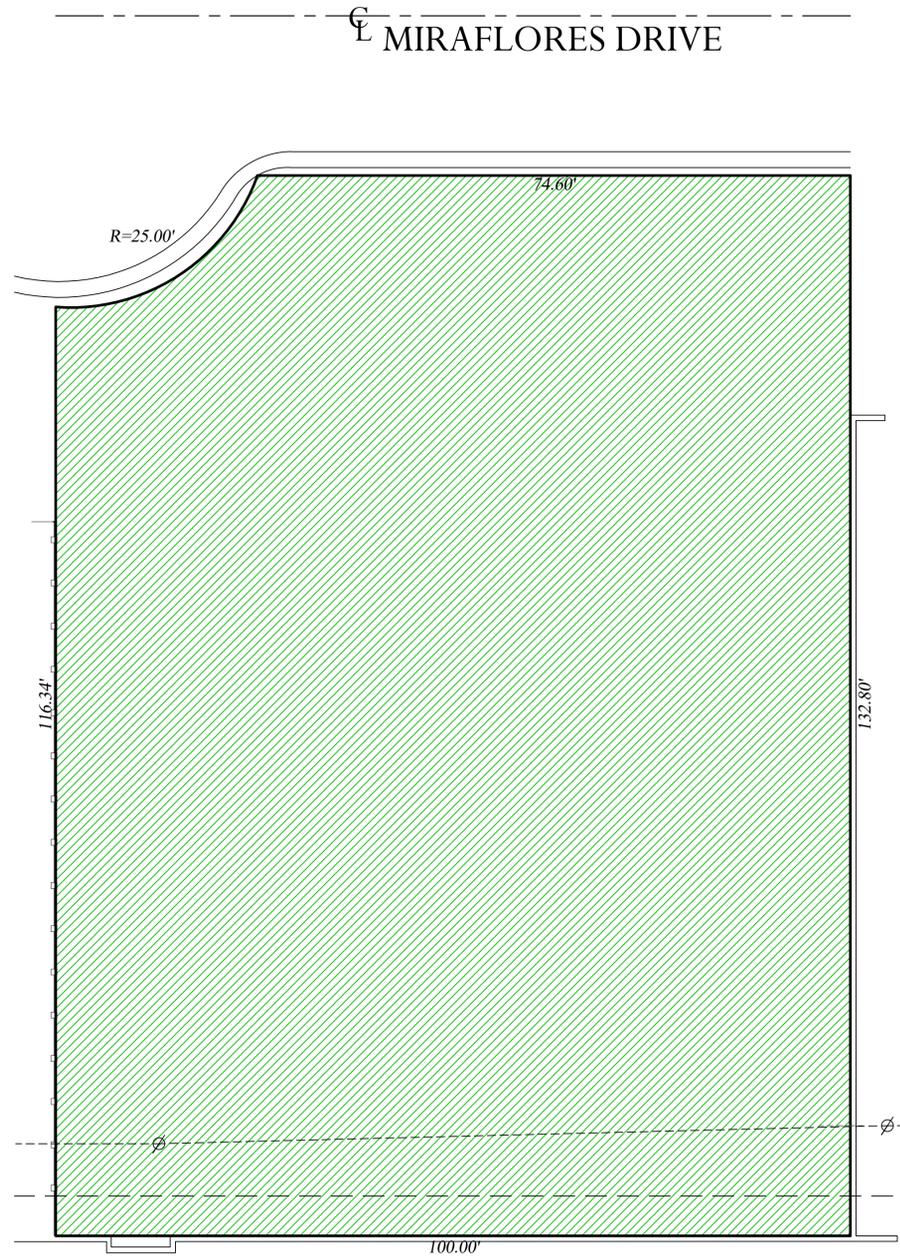
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ARC-24-009  
*Site Plan*  
SCALE IN FEET 0' 8' 16' 24'



**Legend**

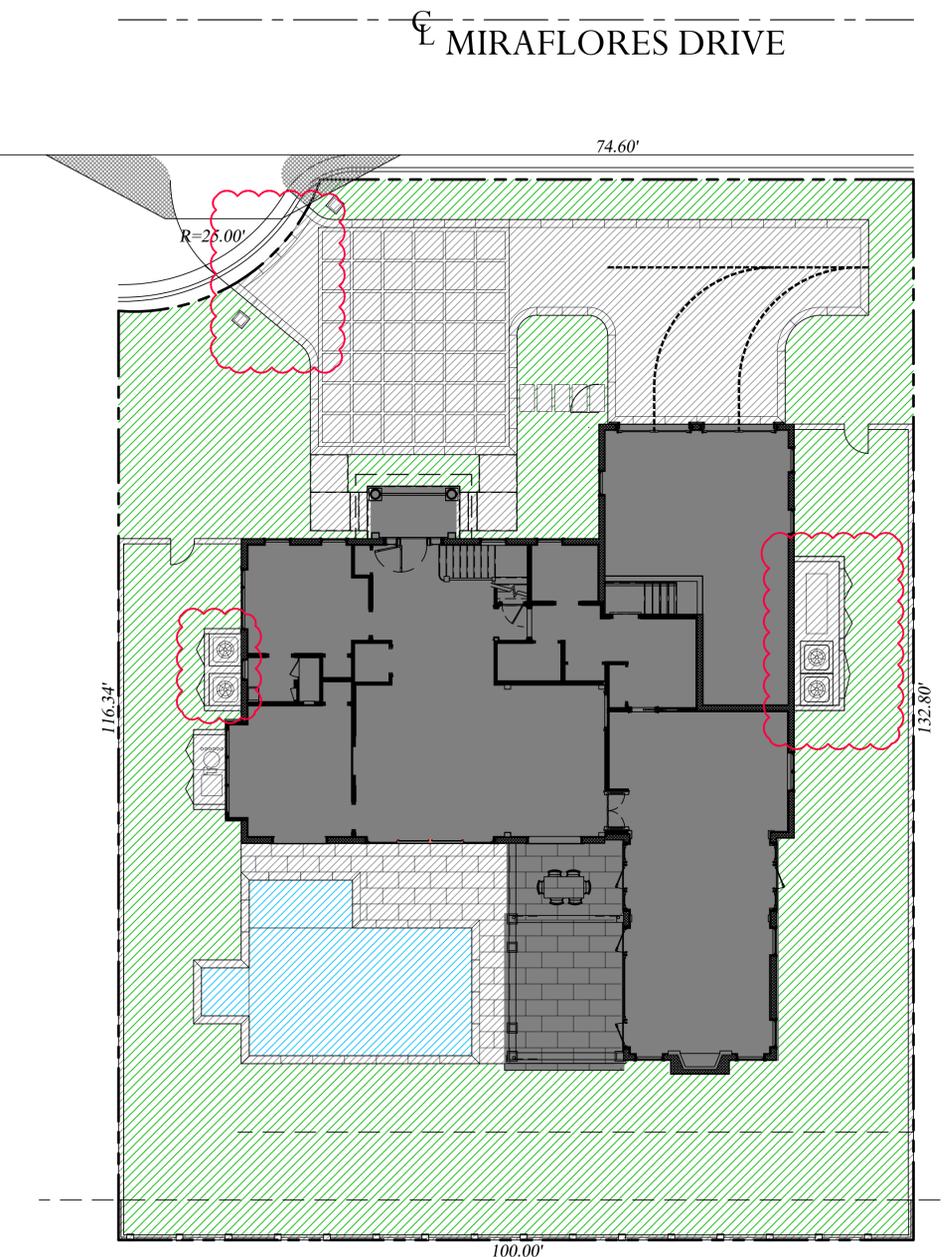
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA / WATER FEATURE



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.



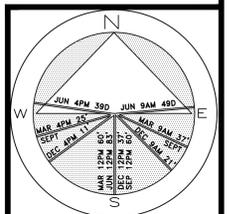
Proposed Open Space Graphic

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.
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FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD 1,056.76 S.F.	49% 1,288.07 S.F.
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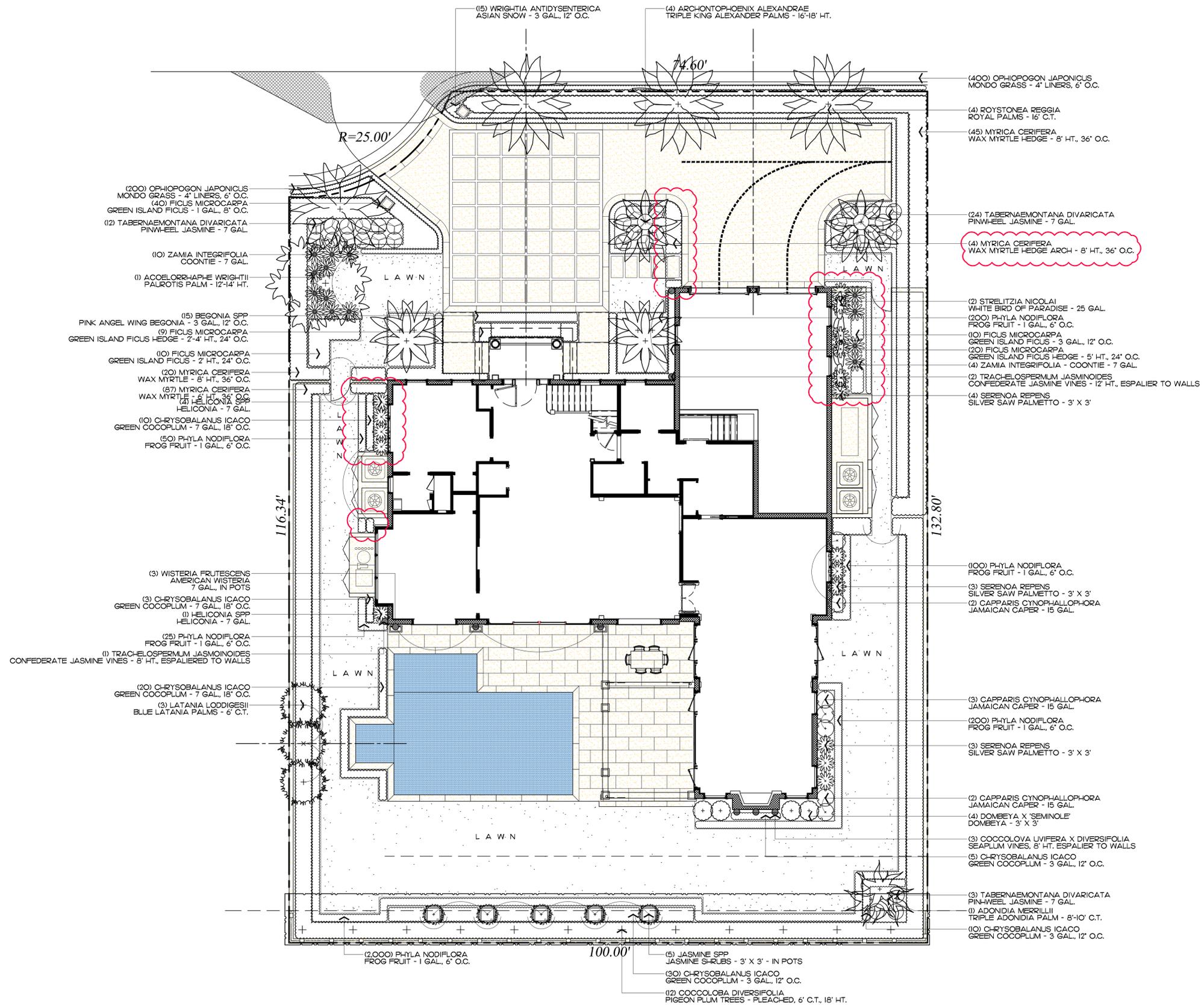
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ARC-24-009  
*Site Calculation/Open Space Graphics*  
 SCALE IN FEET: 3/32"=1'-0"

SHEET L7.1

# MIRAFLORES DRIVE



- (200) OPHIOPOGON JAPONICUS MONDO GRASS - 4' LINERS, 6' O.C.
- (40) FICUS MICROCARPA GREEN ISLAND FICUS - 1 GAL, 8' O.C.
- (12) TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE - 7 GAL.
- (1) ZAMIA INTEGRIFOLIA COONTIE - 7 GAL.
- (1) ACOELORRHAPHE WRIGHTII PAUROTIS PALM - 12-14' HT.
- (15) BEGONIA SPP PINK ANGEL WING BEGONIA - 3 GAL, 12' O.C.
- (9) FICUS MICROCARPA GREEN ISLAND FICUS HEDGE - 2-4' HT., 24' O.C.
- (10) FICUS MICROCARPA GREEN ISLAND FICUS - 2' HT., 24' O.C.
- (20) MYRICA CERIFERA WAX MYRTLE - 8' HT., 36' O.C.
- (57) MYRICA CERIFERA WAX MYRTLE - 8' HT., 36' O.C.
- (1) HELICONIA SPP HELICONIA - 7 GAL.
- (10) CHRYSOBALANUS ICACO GREEN COCOPLUM - 7 GAL, 18' O.C.
- (50) PHYLIA NODIFLORA FROG FRUIT - 1 GAL, 6' O.C.

- (3) WISTERIA FRUTESCENS AMERICAN WISTERIA - 7 GAL, IN POTS
- (3) CHRYSOBALANUS ICACO GREEN COCOPLUM - 7 GAL, 18' O.C.
- (1) HELICONIA SPP HELICONIA - 7 GAL.
- (25) PHYLIA NODIFLORA FROG FRUIT - 1 GAL, 6' O.C.
- (1) TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES - 8' HT., ESPALIER TO WALLS
- (20) CHRYSOBALANUS ICACO GREEN COCOPLUM - 7 GAL, 18' O.C.
- (3) LANTANIA LODDIGESII BLUE LANTANIA PALMS - 6' C.T.

- (400) OPHIOPOGON JAPONICUS MONDO GRASS - 4' LINERS, 6' O.C.
- (4) ROYSTONIA REGGIA ROYAL PALMS - 16' C.T.
- (45) MYRICA CERIFERA WAX MYRTLE HEDGE - 8' HT., 36' O.C.

- (24) TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE - 7 GAL.
- (4) MYRICA CERIFERA WAX MYRTLE HEDGE ARCH - 8' HT., 36' O.C.

- (2) STRELITZIA NICOLAI WHITE BIRD OF PARADISE - 25 GAL.
- (200) PHYLIA NODIFLORA FROG FRUIT - 1 GAL, 6' O.C.
- (10) FICUS MICROCARPA GREEN ISLAND FICUS - 3 GAL, 12' O.C.
- (20) FICUS MICROCARPA GREEN ISLAND FICUS HEDGE - 5' HT., 24' O.C.
- (4) ZAMIA INTEGRIFOLIA - COONTIE - 7 GAL.
- (2) TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES - 12' HT., ESPALIER TO WALLS
- (4) SERENOA REPENS SILVER SAW PALMETTO - 3' X 3'

- (100) PHYLIA NODIFLORA FROG FRUIT - 1 GAL, 6' O.C.
- (3) SERENOA REPENS SILVER SAW PALMETTO - 3' X 3'
- (2) CAPPARIS CYNOPHALLOPHORA JAMAICAN CAPER - 15 GAL.

- (3) CAPPARIS CYNOPHALLOPHORA JAMAICAN CAPER - 15 GAL.
- (200) PHYLIA NODIFLORA FROG FRUIT - 1 GAL, 6' O.C.
- (3) SERENOA REPENS SILVER SAW PALMETTO - 3' X 3'

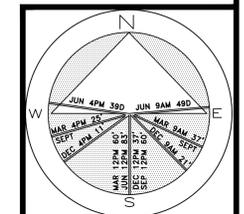
- (2) CAPPARIS CYNOPHALLOPHORA JAMAICAN CAPER - 15 GAL.
- (4) DOMBEYA X SEMINOLE DOMBEYA - 3' X 3'
- (3) COCCOLOVA UVIFERA X DIVERSIFOLIA SEAPLUM VINES, 8' HT., ESPALIER TO WALLS
- (5) CHRYSOBALANUS ICACO GREEN COCOPLUM - 3 GAL, 12' O.C.

- (3) TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE - 7 GAL.
- (1) ADONIDIA MERRILLII TRIPLE ADONIDIA PALM - 8-10' C.T.
- (10) CHRYSOBALANUS ICACO GREEN COCOPLUM - 3 GAL, 12' O.C.

- (5) JASMINE SPP JASMINE SHRUBS - 3' X 3' - IN POTS
- (30) CHRYSOBALANUS ICACO GREEN COCOPLUM - 3 GAL, 12' O.C.
- (12) COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREES - PLEACHED, 6' C.T., 18' HT.

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 F L O R I D A



JOB NUMBER: # 23152.00 LA  
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ARC-24-009  
**Landscape Plan**  
 SCALE IN FEET 0' 8' 16' 24'

**SHEET L8.0**  
 64 sf.  
 AREA IN SQ.FT.

# Trees

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

# Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ACOELORRHAPHE WRIGHTII PAUROTIS 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
	PHYLANTHUS NODIFLORUS FROGFRUIT	2,575	4" LINERS, 6" O.C.	YES
TOTAL:		3,215		
NATIVE SPECIES:		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	68 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:		416		
NATIVE SPECIES:		237 (57%)		

Private Residence  
 260 Miraflores Drive  
 Palm Beach

F L O R I D A



**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	5,997.95 S.F. (46%)
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%)	1,288.07 S.F. (49%)
Native Trees %	30%	100%
Native Shrubs & Vines %	30%	57%
Native Groundcover %	30	80.10%

JOB NUMBER: # 23152.00 LA  
 DRAWN BY: Lauren Freeman  
 DATE: 11.20.2023  
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SHEET L8.1

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ARC-24-009  
**Plant Schedule**

# 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%) PHOSPHORUS
- 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 SOO 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 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 BB 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, LIME, 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 1 & 11", 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 FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

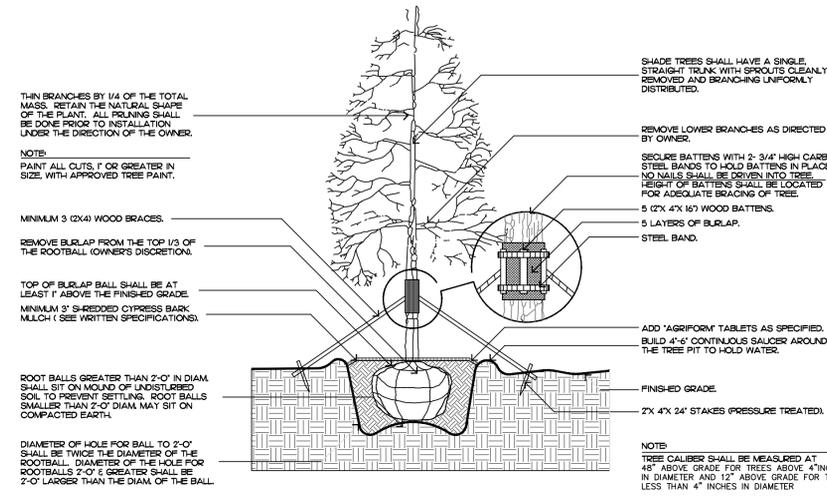
## WARRANTY:

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 NEGLIGENCE BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

## MAINTENANCE:

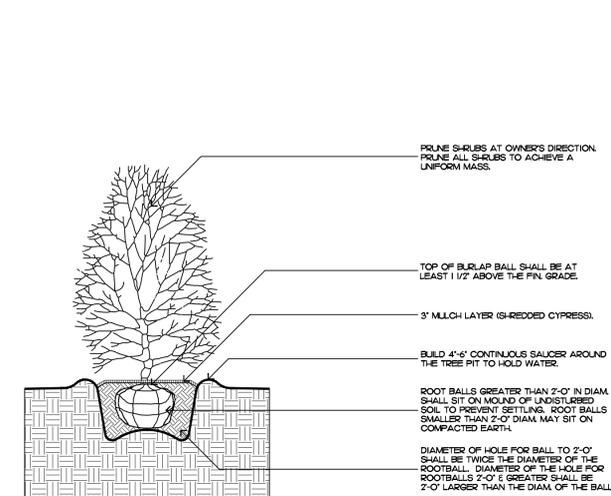
MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE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

**ENVIRONMENTAL DESIGN GROUP**  
 139 North County Road 5920-B 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@environmentaldesigngroup.com



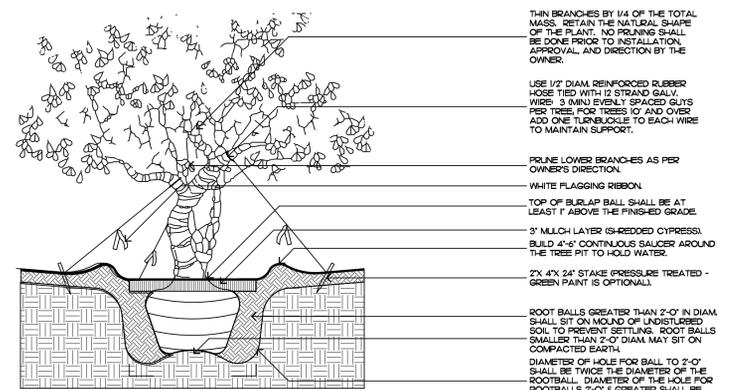
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



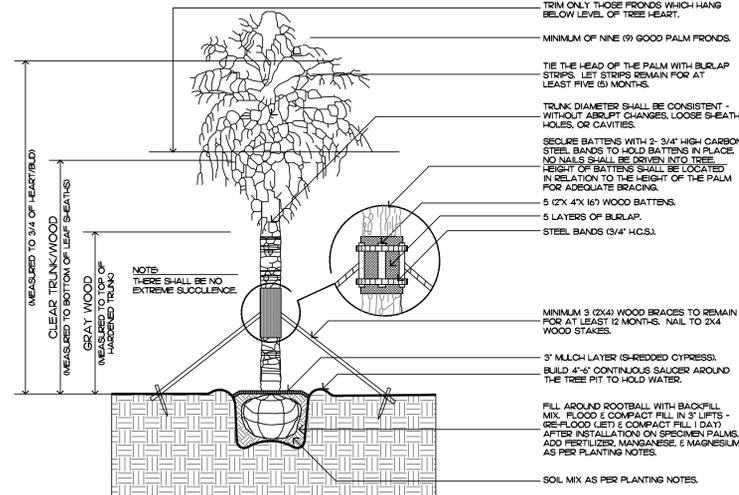
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting



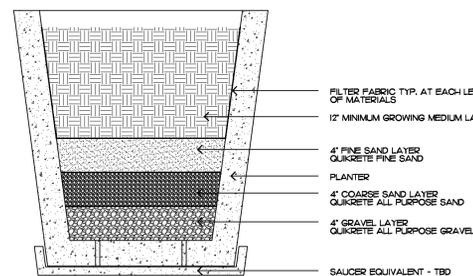
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

irregular and multi-stem tree

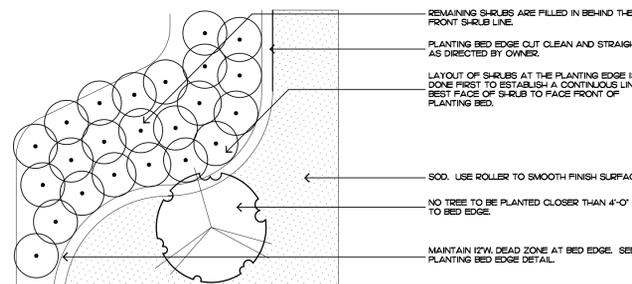


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

palm tree planting



Typical Planter Sediment Filtration Detail



shrub & ground cover layout

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18 HOURS BEFORE DIGGING  
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# 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



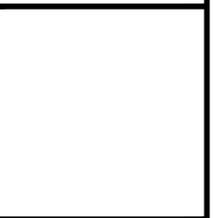
*Coccoloba uvifera x diversifolia*  
SEA PLUM VINES



*Gardenia jasminoides*  
GARDENIA STANDARD TREE



*Acoelorrhaphe wrightii*  
PAUROTIS PALM



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ARC-24-009  
Proposed Plant Images



*Chrysobalanus icaco*  
GREEN COCOPLM 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

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ARC-24-009  
**Proposed Plant Images**



*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

PRIVATE RESIDENCE  
 260 MIRAFLORES DRIVE  
 PALM BEACH  
 FLORIDA



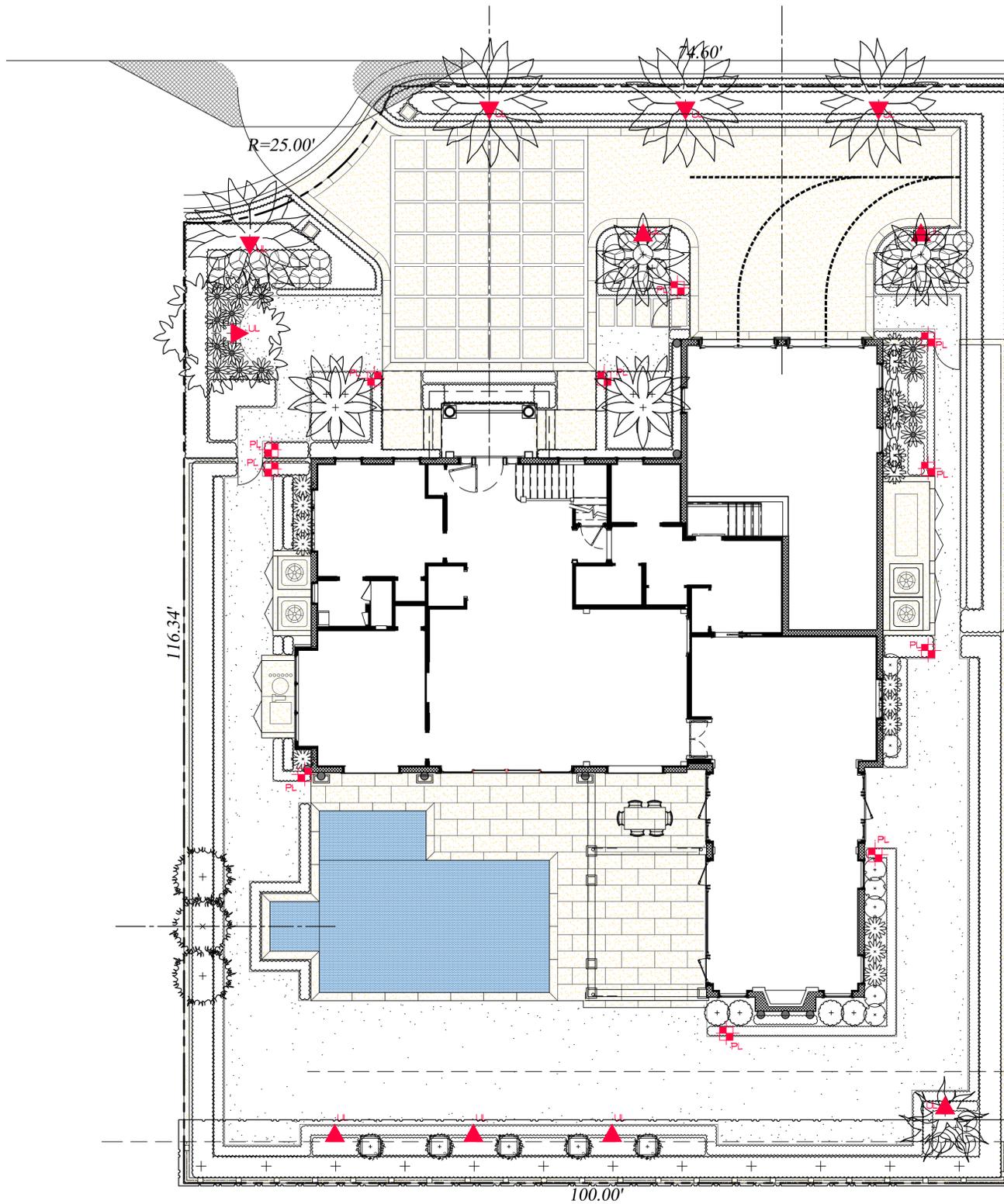
JOB NUMBER: # 23152.00 LA  
 DRAWN BY: Lauren Freeman  
 DATE: 01.19.2024  
 03.06.2024  
 04.08.2024

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ARC-24-009  
**Proposed Plant Images**

SHEET L8.5



### Lighting Schedule

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



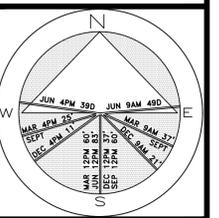
UP LIGHT



PATH LIGHT

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 Dustin@environmentaldesigngroup.com

Private Residence  
 260 Miraflores Drive  
 Palm Beach



JOB NUMBER: # 23152.00 LA  
 DRAWN BY: Dustin Mizell  
 DATE: 11.20.2023  
 12.07.2023  
 01.19.2024  
 03.11.2024  
 04.08.2024

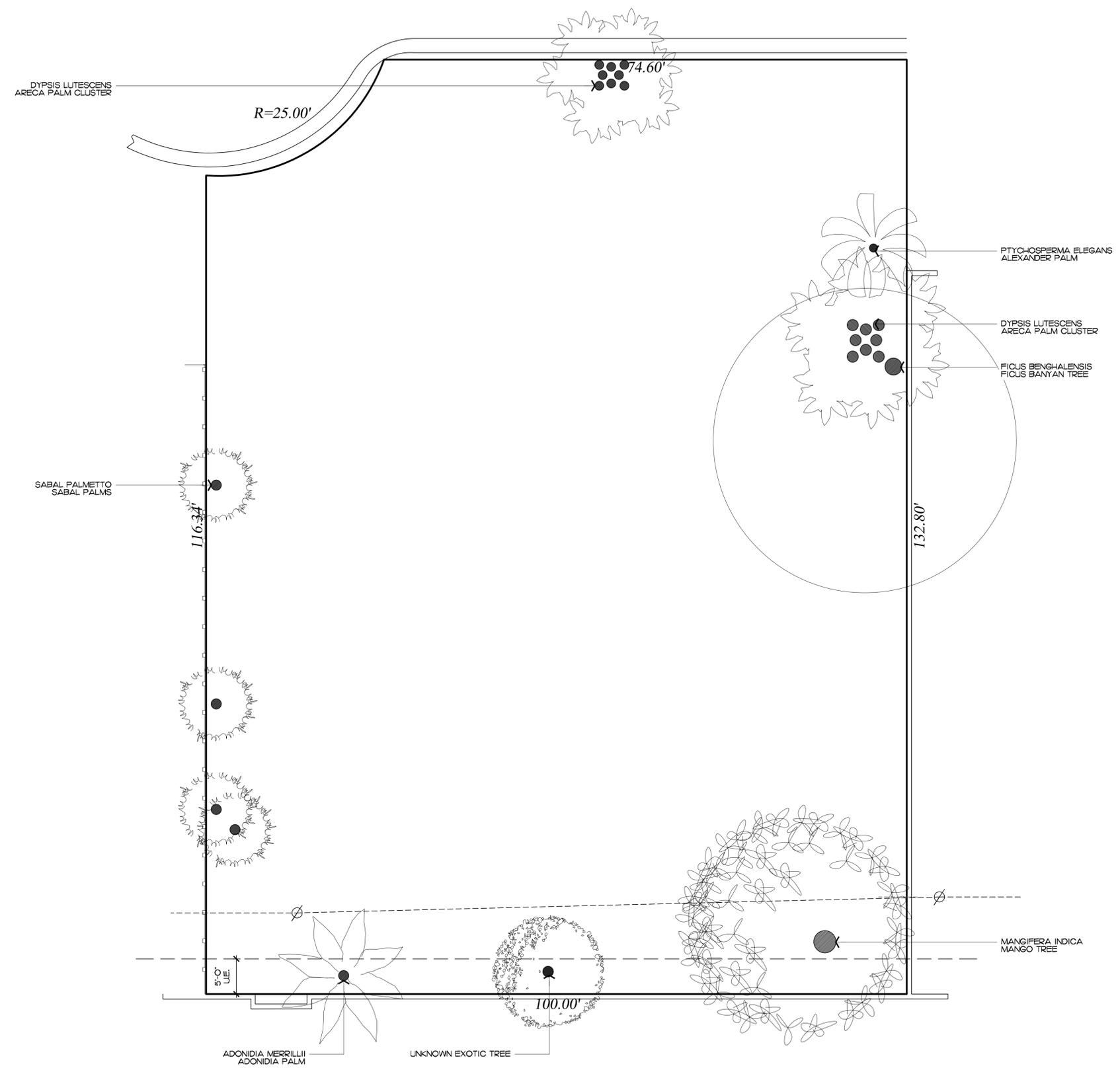
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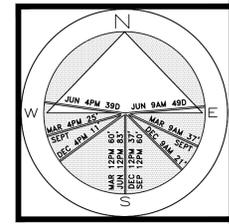
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 SUNSHINE STATE ONE CALL  
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ARC-24-009  
**Landscape Lighting Plan**  
 SCALE IN FEET 0' 8' 16' 24'

SHEET L9.0  
 64 sf.  
 AREA IN SQ.FT.



Private Residence  
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Palm Beach



JOB NUMBER: # 23152.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 11.20.2023  
12.07.2023  
01.19.2024  
03.11.2024

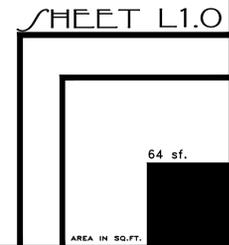
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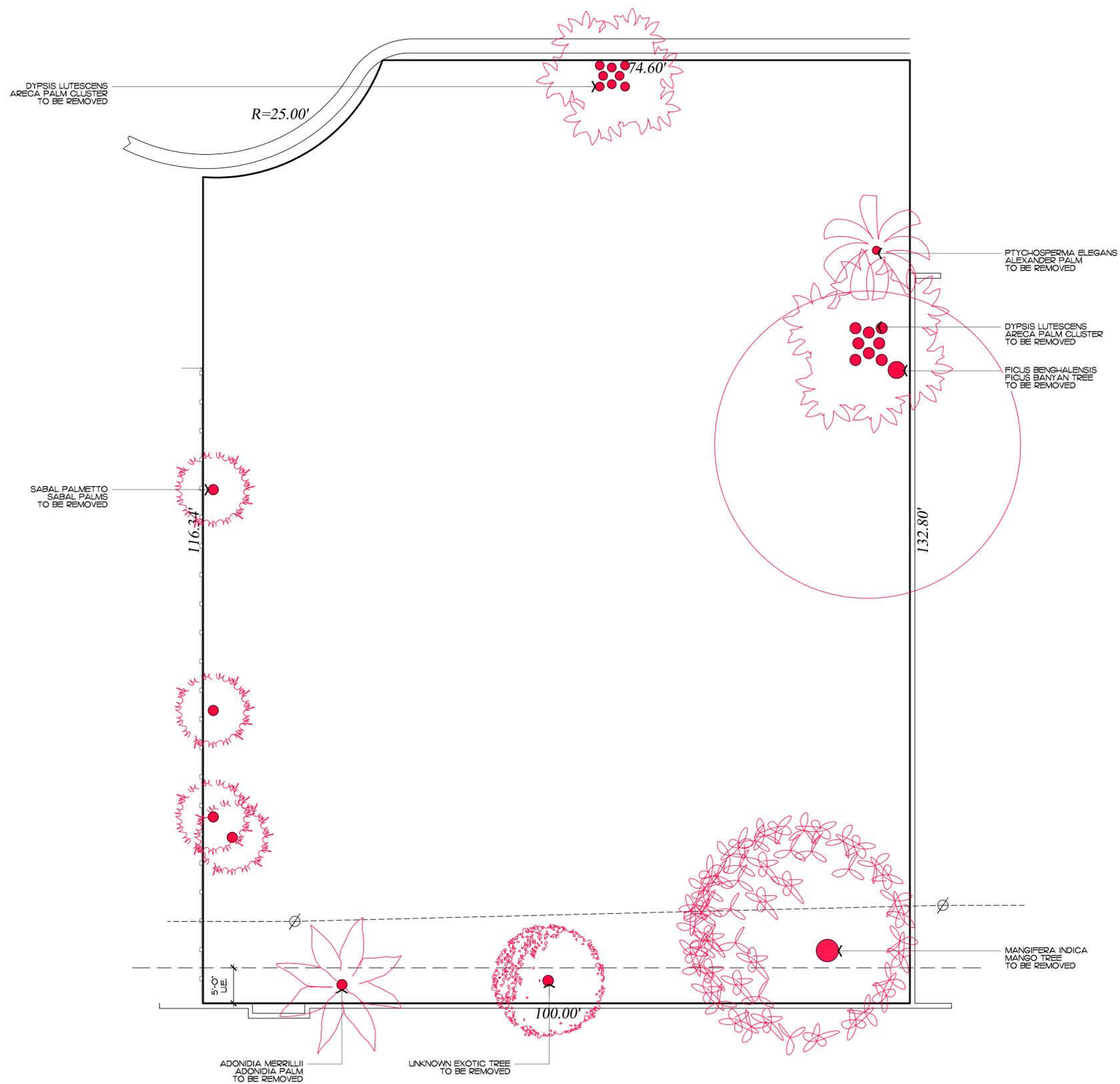
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SUNSHINE STATE ONE CALL  
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# Existing Vegetation Inventory & Action Plan

ARC-24-009  
SCALE IN FEET 0' 8' 16' 24'

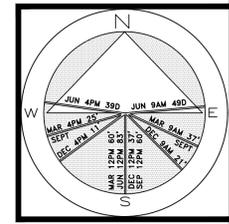


MIRAFLORES DRIVE



**ENVIRONMENT DESIGN GROUP**  
 139 North County Road 520-B 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  
 Palm Beach



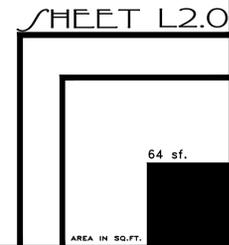
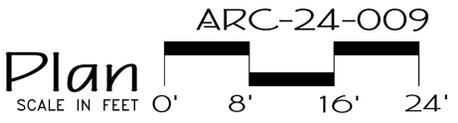
JOB NUMBER: # 23152.00 LA  
 DRAWN BY: Lauren Freeman  
 DATE: 11.20.2023  
 12.07.2023  
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Demolition and Vegetation Action Plan





# MIRAFLORES DRIVE

SAFE SIGHT TRIANGLE  
SAFE SIGHT TRIANGLE  
DYPISIS LUTESCENS  
ARECA PALM CLUSTER

CHAIN LINK ROLLING GATE  
WITH SCREENING  
HEIGHT OF GATE SUBJECTIVE  
TO NEIGHBORING LINE OF SIGHT  
(6'-8' HT. - ONE STORY NEIGH-BORS)  
(16'-18' HT. - TWO STORY NEIGH-BORS)

CHAIN LINK FENCE  
WITH SCREENING  
HEIGHT OF FENCE SUBJECTIVE  
TO NEIGHBORING LINE OF SIGHT  
(6'-8' HT. - ONE STORY NEIGH-BORS)  
(16'-18' HT. - TWO STORY NEIGH-BORS)

PTYCHOSPERMA ELEGANS  
ALEXANDER PALM

DYPISIS LUTESCENS  
ARECA PALM CLUSTER

FICUS BENGHALENSIS  
FICUS BANYAN TREE

SABAL PALMETTO  
SABAL PALMS

CHAIN LINK FENCE  
WITH SCREENING  
HEIGHT OF FENCE SUBJECTIVE  
TO NEIGHBORING LINE OF SIGHT  
(6'-8' HT. - ONE STORY NEIGH-BORS)  
(16'-18' HT. - TWO STORY NEIGH-BORS)

MANGIFERA INDICA  
MANGO TREE

CHAIN LINK FENCE  
WITH SCREENING  
HEIGHT OF FENCE SUBJECTIVE  
TO NEIGHBORING LINE OF SIGHT  
(6'-8' HT. - ONE STORY NEIGH-BORS)  
(16'-18' HT. - TWO STORY NEIGH-BORS)

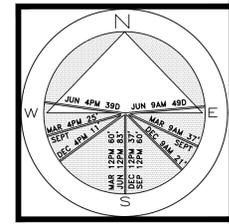
ADONIDIA MERRILLII  
ADONIDIA PALM

UNKNOWN EXOTIC TREE

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.

**ENVIRONMENT  
DESIGN  
GROUP**  
139 North County Road 520-B Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424  
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Landscape Management  
Dustin M. Mizell, M.L.A. R.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
260 Miraflores Drive  
Palm Beach



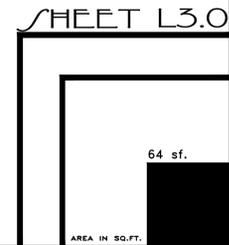
JOB NUMBER: # 23152.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 11.20.2023  
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ARC-24-009  
Construction Screening Plan  
SCALE IN FEET 0' 8' 16' 24'





Existing North Buffer



Existing North Buffer



Existing East Buffer



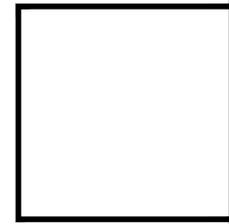
Existing South Buffer



Existing West Buffer

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 Palm Beach

F L O R I D A



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

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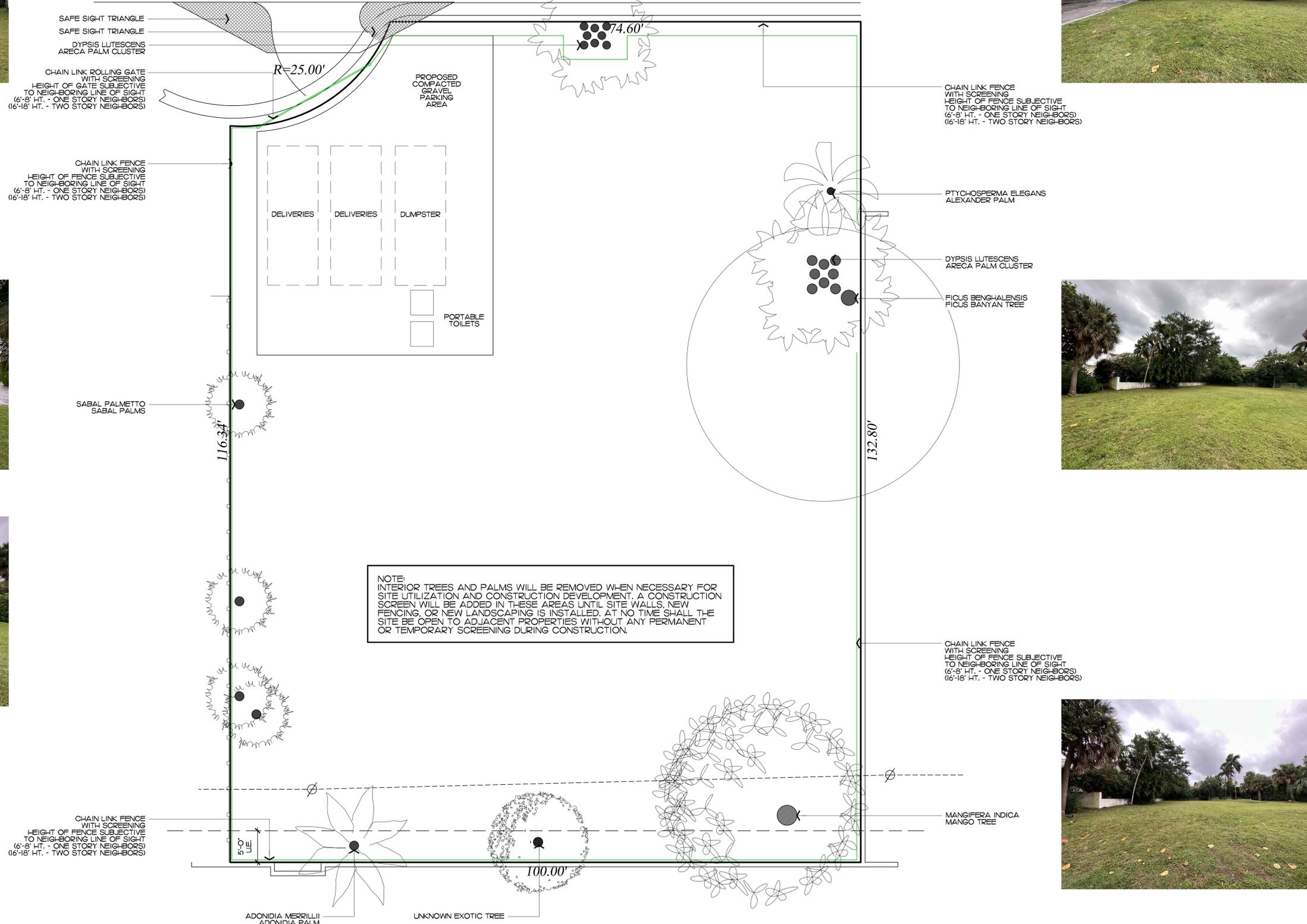
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ARC-24-009  
**Existing Landscape Buffer Images**

SHEET L4.0

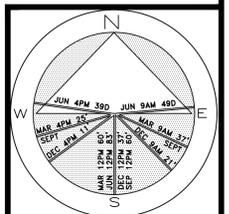


# MIRAFLORES DRIVE



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

## Private Residence 260 Miraflores Drive Palm Beach



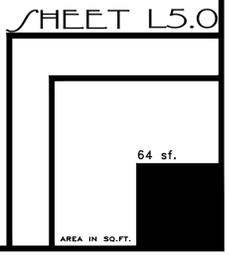
JOB NUMBER: # 23152.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 11.20.2023  
12.07.2023  
01.19.2024  
03.11.2024

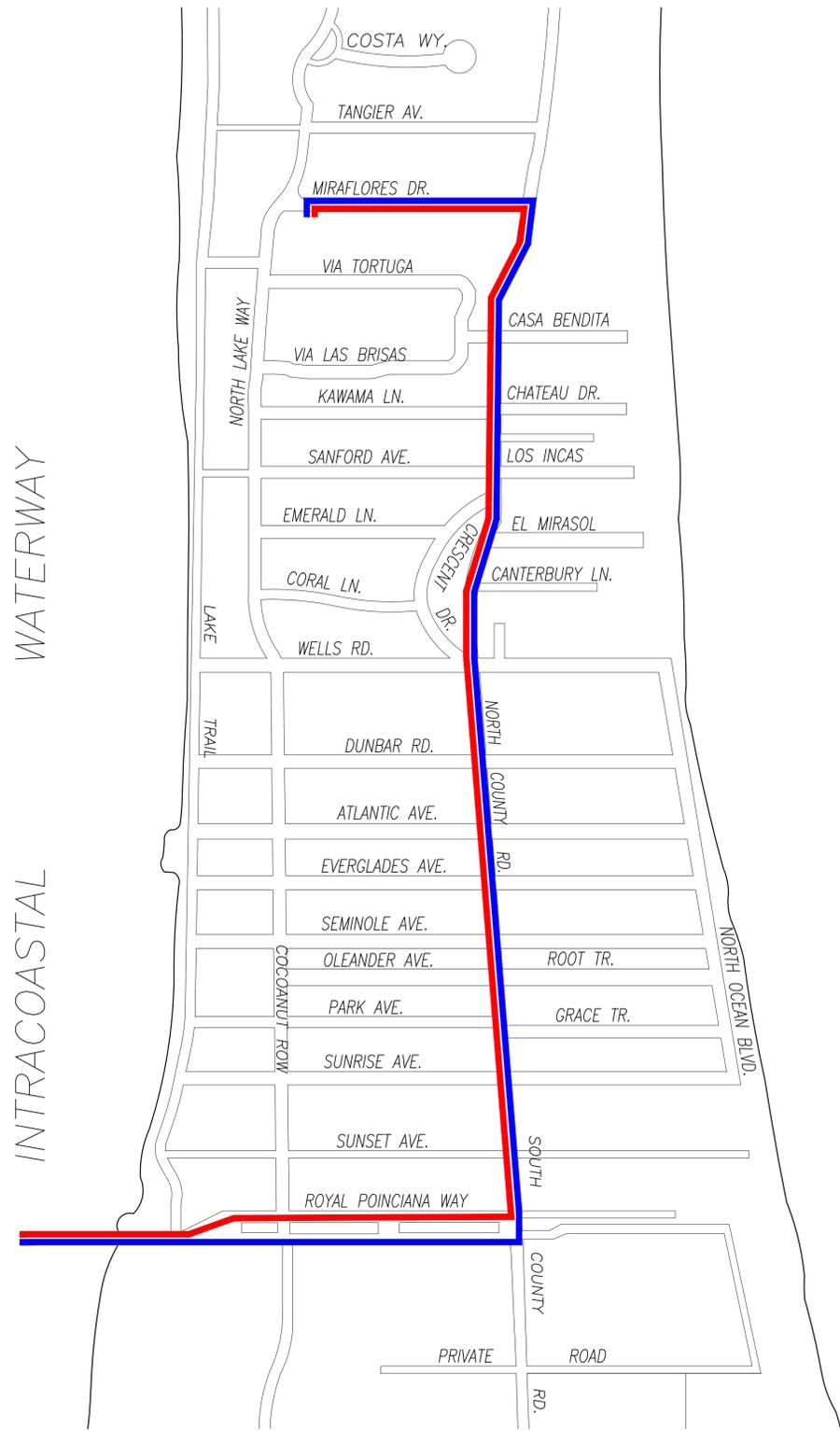
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ARC-24-009  
**Construction Staging Plan**  
SCALE IN FEET 0' 8' 16' 24'





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:

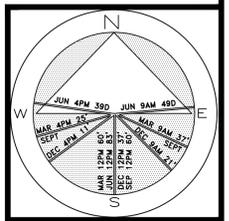
MONTH 1: DEMOLITION AND CLEANUP  
(3 - 5 DAYS)

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

Private Residence  
 260 Miraflores Drive  
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