



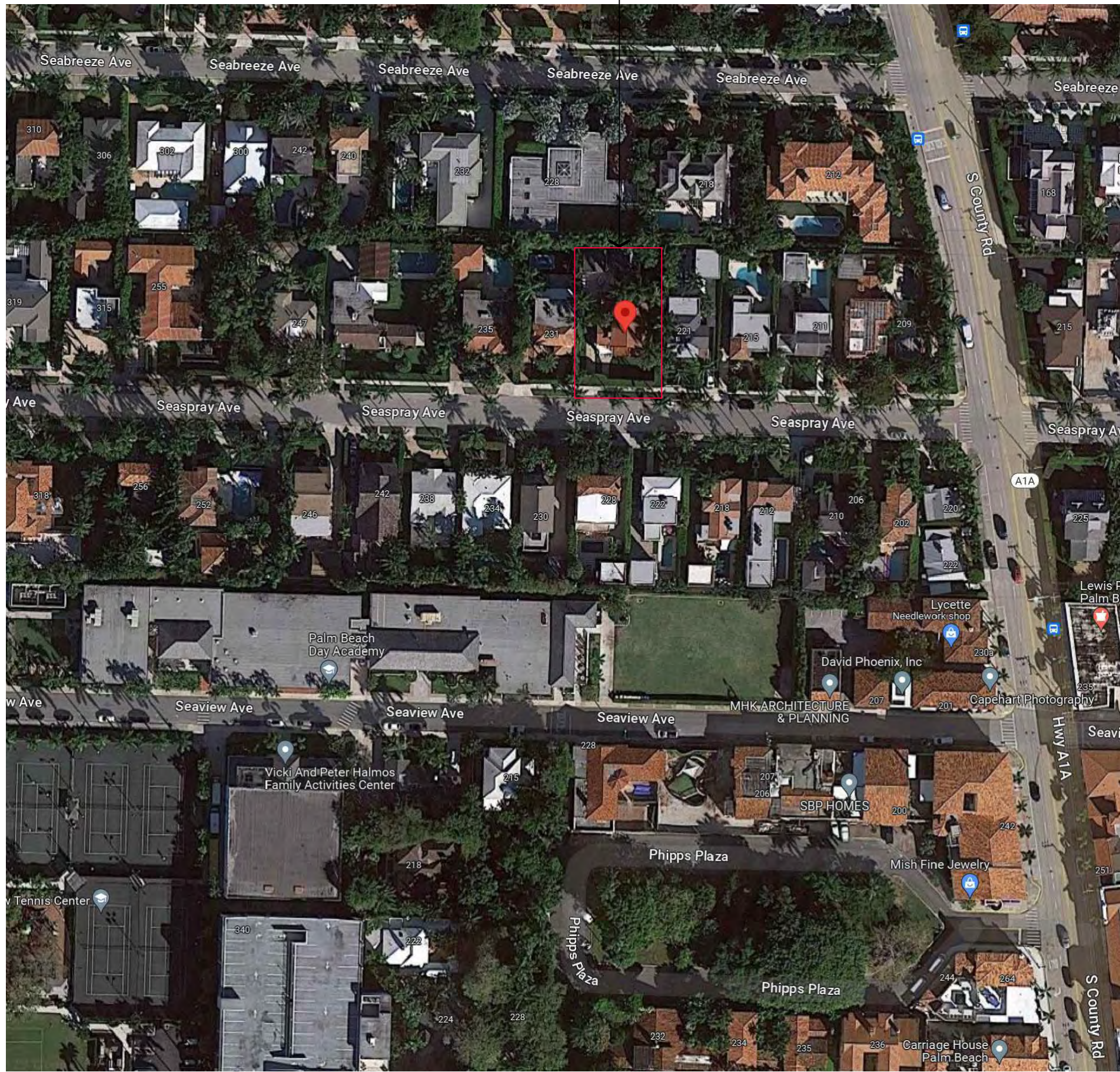
FINAL PLAN SET
LPC JUNE 21, 2024

Scope of Work

- * New Driveway and garage court hardscape
- * Proposed 10' x 20' pool with new pool terrace
 - * Proposed pool equipment
- * Proposed garbage enclosure
- * Proposed new landscaping
 - * Change in site data

SUBJECT PROPERTY

225 SEASPRAY AVE



Vicinity Map

Private Residence 225 Seaspray Avenue Palm Beach

F L O R I D A

Application #: COA# 24-017
Presentation Submittal
Date of Presentation: 05.22.24

Sheet Index

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- L8.2 - Plant Schedule
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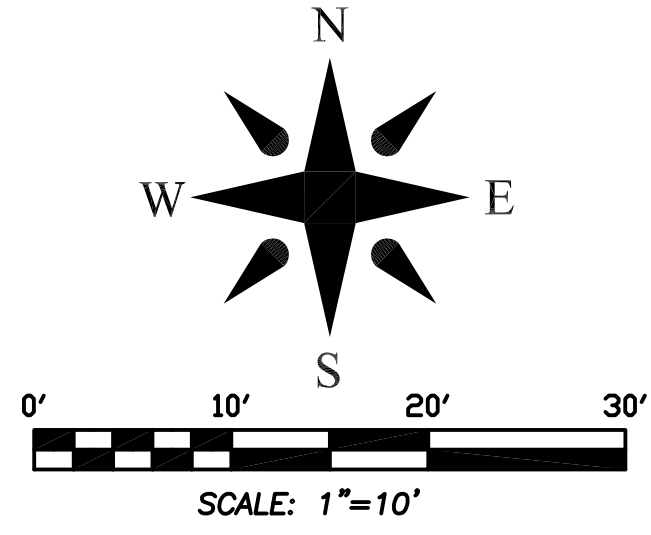
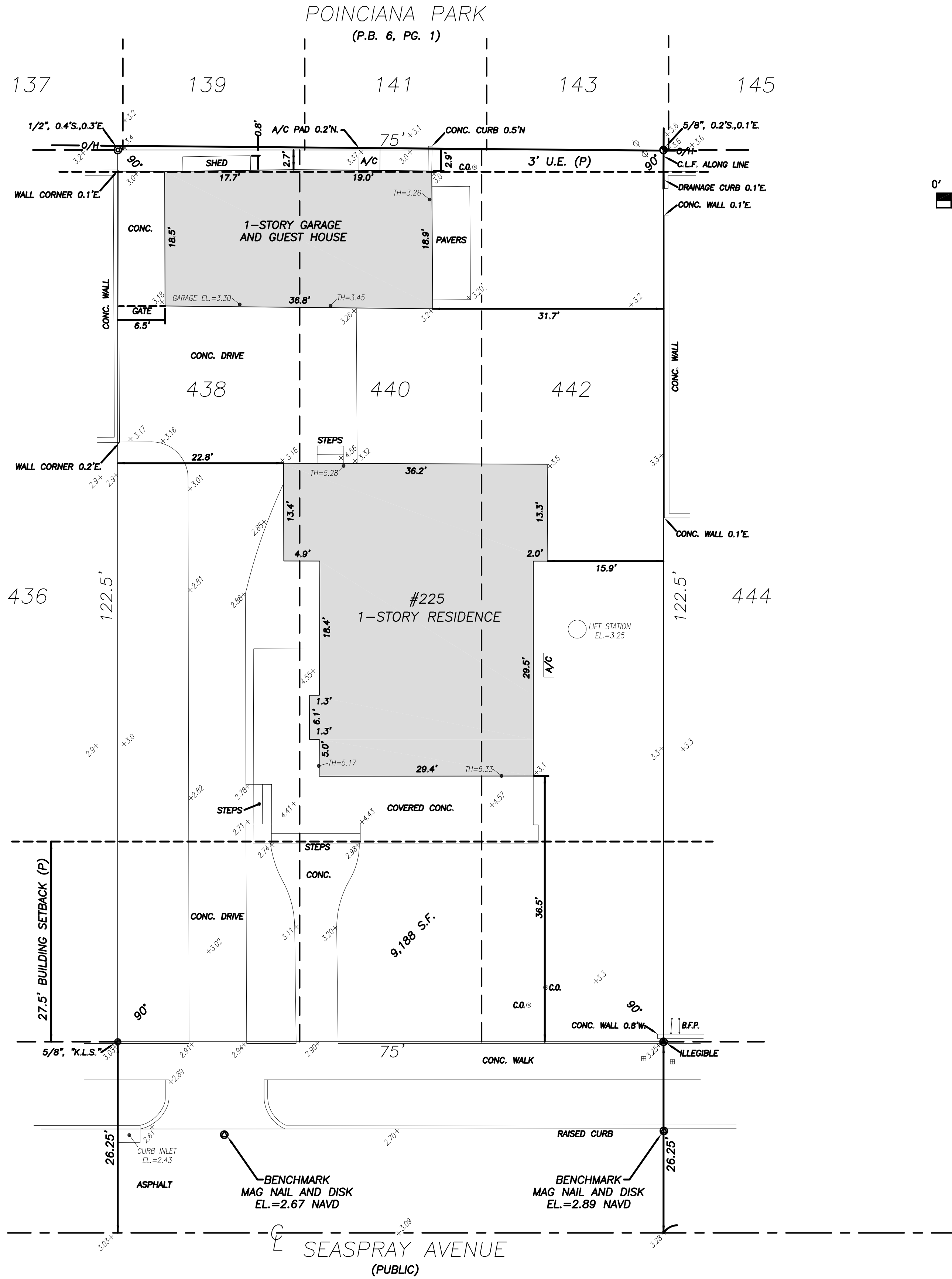
Design Team/Consultants

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

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

LEGEND

- | | |
|--------------|--|
| | = ARC LENGTH |
| A/C | = AIR CONDITIONING |
| A.E. | = ACCESS EASEMENT |
| A.K.A. | = ALSO KNOWN AS |
| B.F.P. | = BACKFLOW PREVENTER |
| BLDG. | = BUILDING |
| B.M. | = BENCHMARK |
| B.O.C. | = BACK OF CURB |
| B.O.W. | = BACK OF WALK |
| (C) | = CALCULATED |
| CATV | = CABLE ANTENNA TELEVISION |
| C.B. | = CHORD BEARING |
| C.B.S. | = CONCRETE BLOCK STRUCTURE |
| C.C.C.L. | = COASTAL CONSTRUCTION CONTROL LINE |
| CH | = CHORD |
| C.L.F. | = CHAIN LINK FENCE |
| CL.R. | = CLEAR |
| C.O. | = CLEAN-OUT |
| CONC. | = CONCRETE |
| (D) | = DESCRIPTION DATUM |
| D.B. | = DEED BOOK |
| D.E. | = DRAINAGE EASEMENT |
| D.H. | = DRILL HOLE |
| D.W. | = DRIVEWAY |
| EL. | = ELEVATION |
| ENC. | = ENCROACHMENT |
| E.O.P. | = EDGE OF PAVEMENT |
| E.O.W. | = EDGE OF WATER |
| ESM'T | = EASEMENT |
| F.F. | = FINISH FLOOR |
| FND. | = FOUND |
| F.O.C. | = FACE OF CURB |
| I.D. | = INSIDE DIAMETER |
| INV. | = INVERT |
| I.T.W.C.D. | = INDIAN TRAIL WATER CONTROL DISTRICT |
| L.A.E. | = LIMITED ACCESS EASEMENT |
| L.B. | = LICENSE BOARD |
| L.W.D.D. | = LAKE WORTH DRAINAGE DISTRICT |
| (M) | = FIELD MEASUREMENT |
| M.H. | = MANHOLE |
| M.H.W.L. | = MEAN HIGH WATER LINE |
| M.L.W.L. | = MEAN LOW WATER LINE |
| N.A.V.D. | = NORTH AMERICAN VERTICAL DATUM |
| N.G.V.D. | = NATIONAL GEODETIC VERTICAL DATUM |
| N.P.B.C.I.D. | = NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT |
| N.T.S. | = NOT TO SCALE |
| O.A. | = OVERALL |
| O.D. | = OUTSIDE DIAMETER |
| O/H | = OVERHEAD UTILITY LINE |
| O.R.B. | = OFFICIAL RECORD BOOK |
| O/S | = OFFSET |
| (P) | = PLAT DATUM |
| P.B. | = PLAT BOOK |
| P.B.C. | = PALM BEACH COUNTY |
| P.C. | = POINT OF CURVATURE |
| P.C.C. | = POINT OF COMPOUND CURVATURE |
| P.C.P. | = PERMANENT CONTROL POINT |
| PG. | = PAGE |
| P.I. | = POINT OF INTERSECTION |
| P/O | = PART OF |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| P.R.C. | = POINT OF REVERSE CURVATURE |
| P.R.M. | = PERMANENT REFERENCE MONUMENT |
| PROP. | = PROPOSED |
| P.T. | = POINT OF TANGENCY |
| PVM'T | = PAVEMENT |
| (R) | = RADIAL |
| R | = RADIUS |
| RGE. | = RANGE |
| R.P.B. | = ROAD PLAT BOOK |
| R/W | = RIGHT OF WAY |
| (S) | = SURVEY DATUM |
| S.B. | = SETBACK |
| SEC. | = SECTION |
| S/D | = SUBDIVISION |
| S.F. | = SQUARE FEET |
| S.F.W.M.D. | = SOUTH FLORIDA WATER
MANAGEMENT DISTRICT |
| S.I.R.W.C.D. | = SOUTH INDIAN RIVER WATER
CONTROL DISTRICT |
| S.R. | = STATE ROAD |
| STA. | = STATION |
| STY. | = STORY |
| TH | = THRESHOLD ELEVATION |
| T.O.B. | = TOP OF BANK |
| T.O.C. | = TOP OF CURB |
| TWP. | = TOWNSHIP |
| TYP. | = TYPICAL |
| U/C | = UNDER CONSTRUCTION |
| U.E. | = UTILITY EASEMENT |
| U.R. | = UNRECORDED |
| W.C. | = WITNESS CORNER |
| W.M.E. | = WATER MANAGEMENT EASEMENT |
| W.M.M.E. | = WATER MANAGEMENT MAINTENANCE EASEMENT |
| W.M.T. | = WATER MANAGEMENT TRACT |
| ℄ | = BASELINE |
| △ | = CENTERLINE |
| Δ | = CENTRAL ANGLE/Delta |
| ■ | = CONCRETE MONUMENT FOUND (AS NOTED) |
| ▣ | = CONCRETE MONUMENT SET (LB #4569) |
| ● | = ROD & CAP FOUND (AS NOTED) |
| ○ | = 5/8" ROD & CAP SET (LB #4569) |
| ◎ | = IRON PIPE FOUND (AS NOTED) |
| ◉ | = IRON ROD FOUND (AS NOTED) |
| ▲ | = NAIL FOUND |
| ◆ | = NAIL & DISK FOUND (AS NOTED) |
| ◐ | = MAG NAIL & DISK SET (LB #4569) |
| ⌚ | = PROPERTY LINE |
| ⚡ | = UTILITY POLE |
| ⚓ | = FIRE HYDRANT |
| ⛶ | = WATER METER |
| ⛶ | = WATER VALVE |
| ⚡ | = LIGHT POLE |
| 🌲 | = PINE TREE |
| 🌴 | = SABAL PALM |





VICINITY SKETCH N.T.S.

- NOTES:**
1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
 2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
 3. Description furnished by client or client's agent.
 4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
 5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
 6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
 7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
 8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
 9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
 10. All dates shown within the revisions block hereon are for interface filing use only and in no way affect the date of the field survey stated herein.
 11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
 12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
 13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
 14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 2/22/2023

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS 02/22/23 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./M.B. 15-1640-2 PB346/14			
BOUNDARY SURVEY FOR:			
BRUCE SCHNITZER AND ALEXANDRA CHAMPALIMAUD			
<div style="display: flex; justify-content: space-around; align-items: center;">  <div style="text-align: center;">  <p>BUREAU OF LAND MANAGEMENT CORP. LICENSED SURVEYORS & MORE</p> <p>5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 840-4551</p> </div> </div>			
FIELD#	B.M.	JOB NO#	F.B. PB290 PG. 42
OFFICE#	M.B.	DATE#	DWG. NO. 15-1640
CK'G#	C.W.	REF#	SHEET 1 OF 1



(A) Existing Streetscape



(B) Existing Streetscape



(C) Existing Front Facade



(D) Existing West Buffer



(E) Existing East Buffer



(F) Existing Front Facade

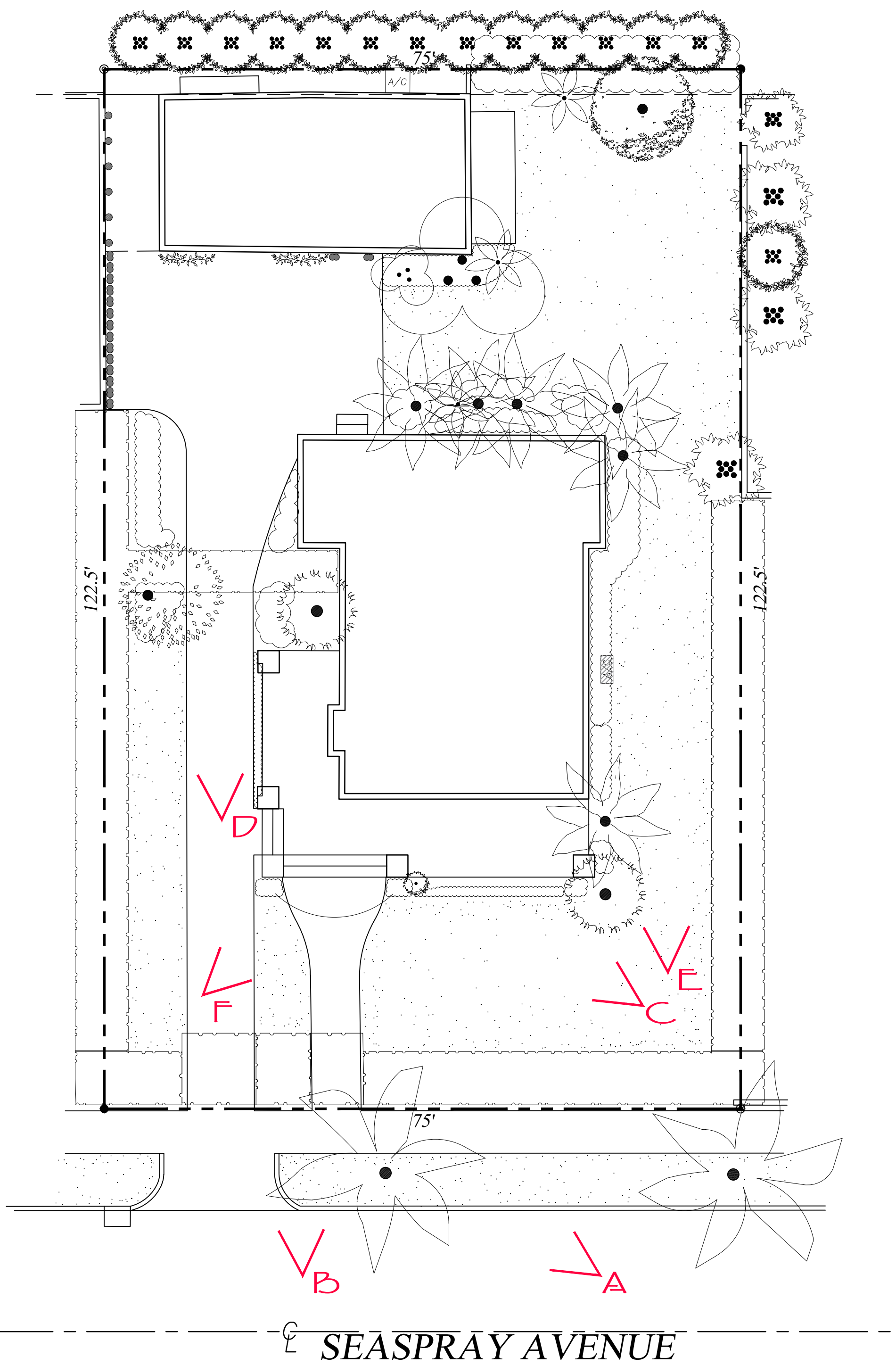
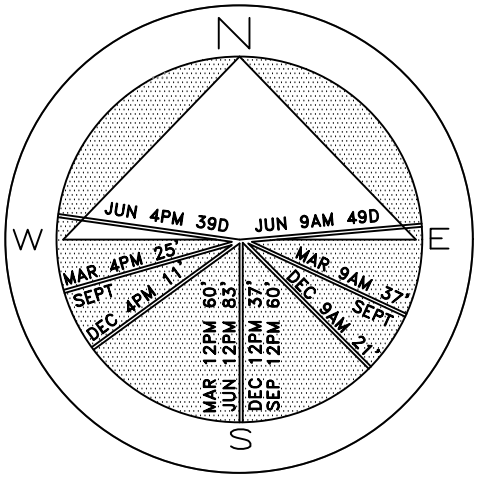


Image Location Plan

SCALE IN FEET: 3/32"=1'-0"



ENVIRONMENTAL DESIGN GROUP
139 North County Road 5420-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@environmentaldesigngroup.com

Private Residence
225 Seaspray
Palm Beach

48 HOURS BEFORE DIGGING
CALL, TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

2024

DISCLAIMER:
Construction, as the term is generally understood, and that ENVIRONMENTAL DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENTAL DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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JOB NUMBER: # 23005.00 LA
DRAWN BY: Adam Mills
Lauren Freeman
DATE: 03.14.2024
04.29.2024
05.10.2024

SHEET L1.0

COA# 24-017
Existing Site Photos



(G) Existing Garage Court



(H) Existing Guest House/Garage Front Facade



(I) Existing Guest House/Garage East Facade



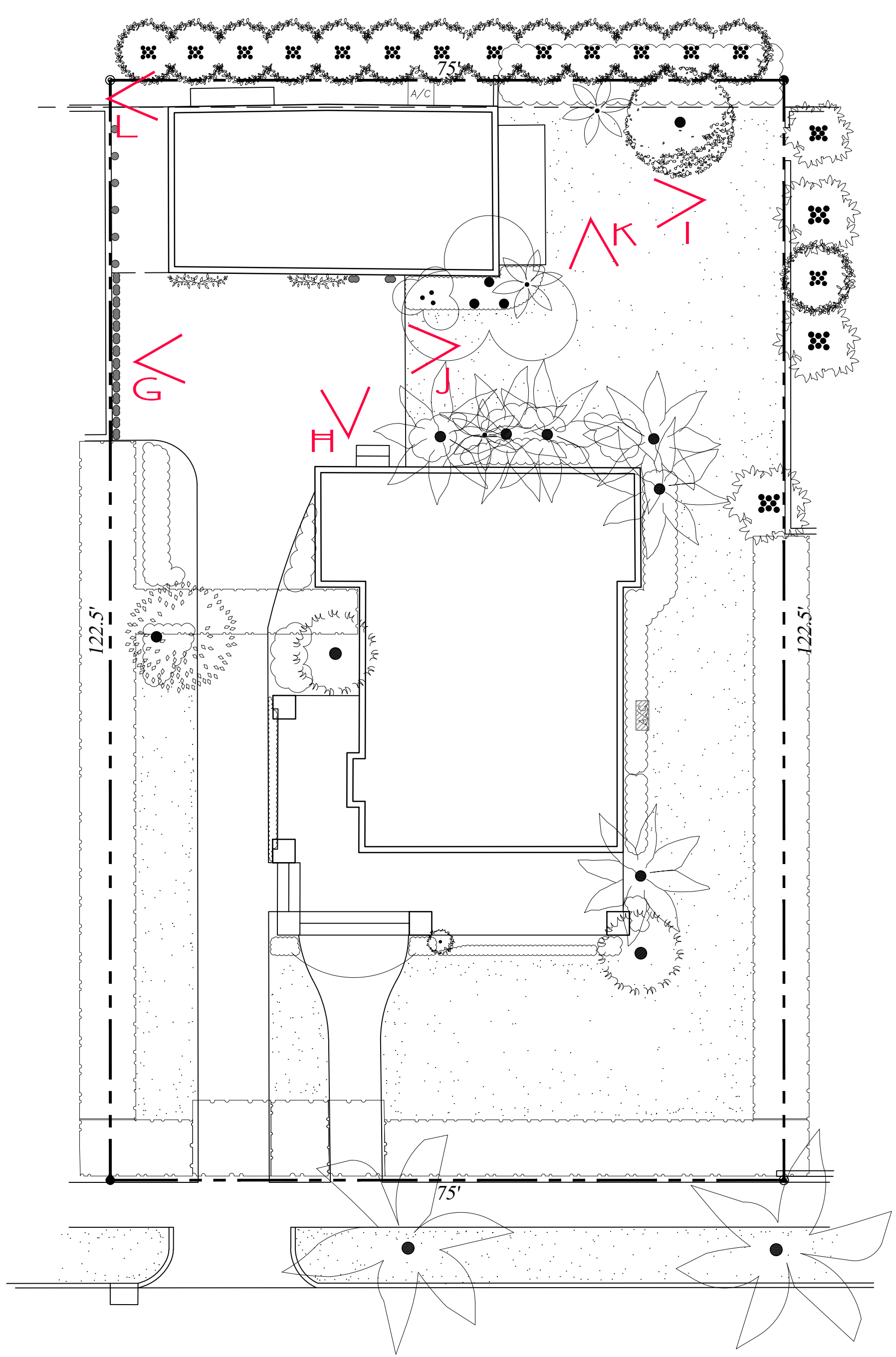
(J) Existing Guest House/Garage Front Facade



(K) Existing South Facade



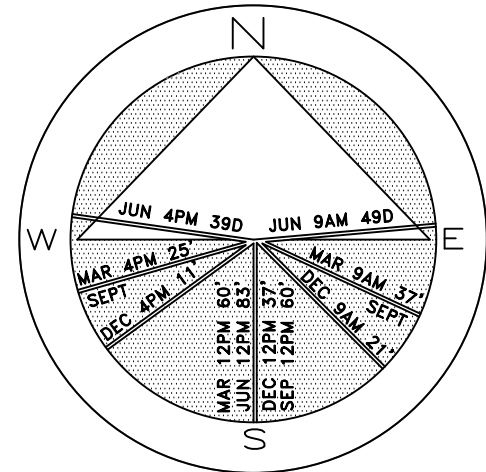
(L) Existing West Facade



SEASPRAY AVENUE

Image Location Plan

SCALE IN FEET: 3/32"=1'-0"



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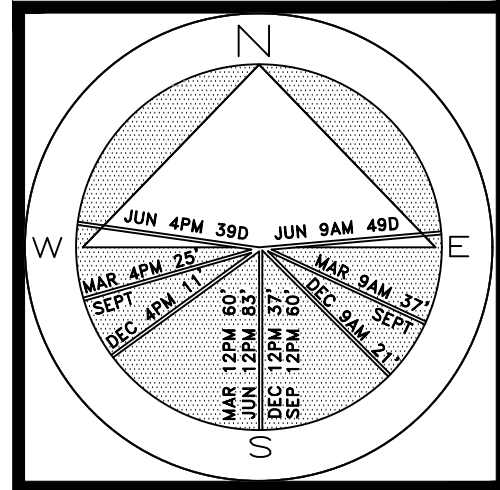
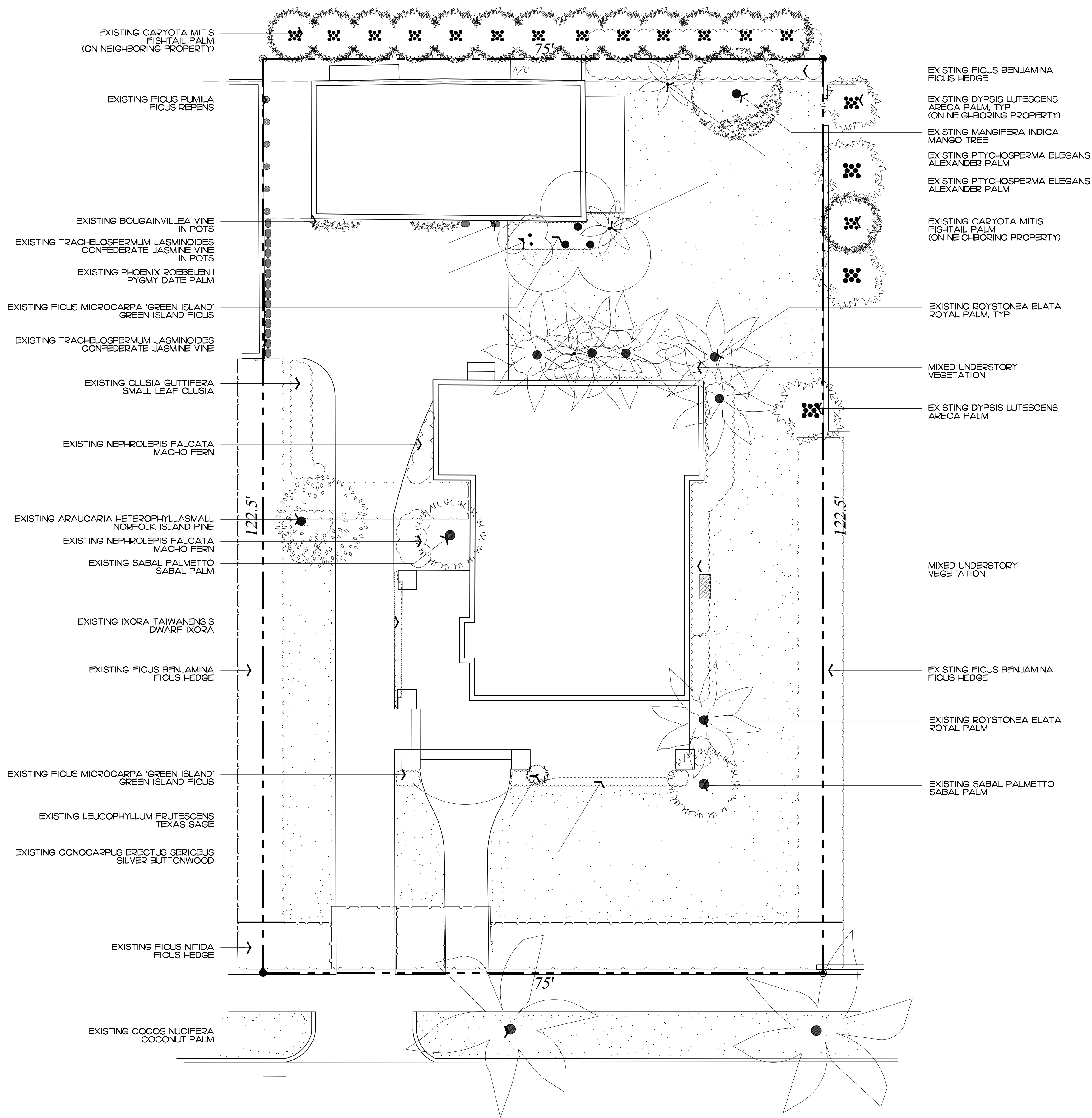
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DRAWN BY: Adam Mills
Lauren Freeman
DATE: 03.14.2024
04.28.2024
05.10.2024

SHEET L1.1

COA# 24-017
Existing Site Photos

Private Residence
225 Seaspray
Town of Palm Beach

A
D
I
R
O
L
F



JOB NUMBER: # 23005.00 LA
DRAWN BY: Adam T. Mills
DATE: 03.14.2024
04.29.2024
05.10.2024

SHEET L2.0

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SEASPRAY AVENUE

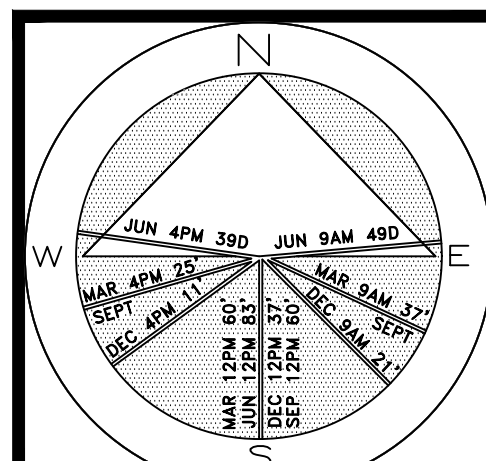
COA# 24-017
Existing Vegetation Inventory



64 sf.

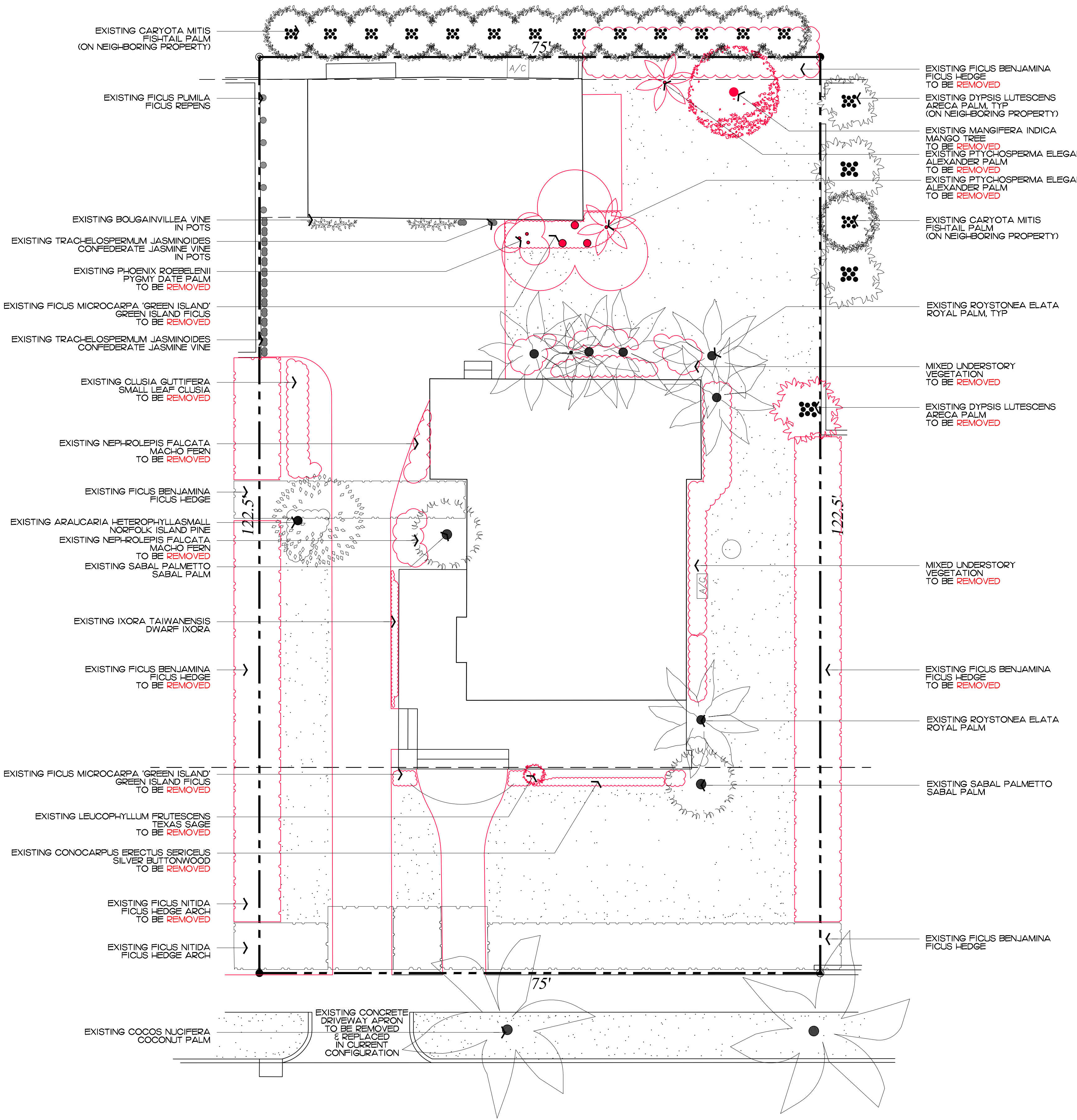
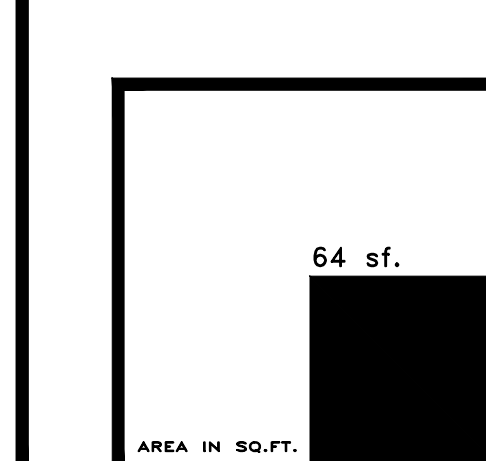
AREA IN SQ.FT.

Private Residence
225 Seaspray
Town of Palm Beach



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DRAWN BY: Adam T. Mills
DATE: 03.14.2024
04.29.2024
05.10.2024

SHEET L3.0



SEASPRAY AVENUE

COA# 24-017
Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ. FT.

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.



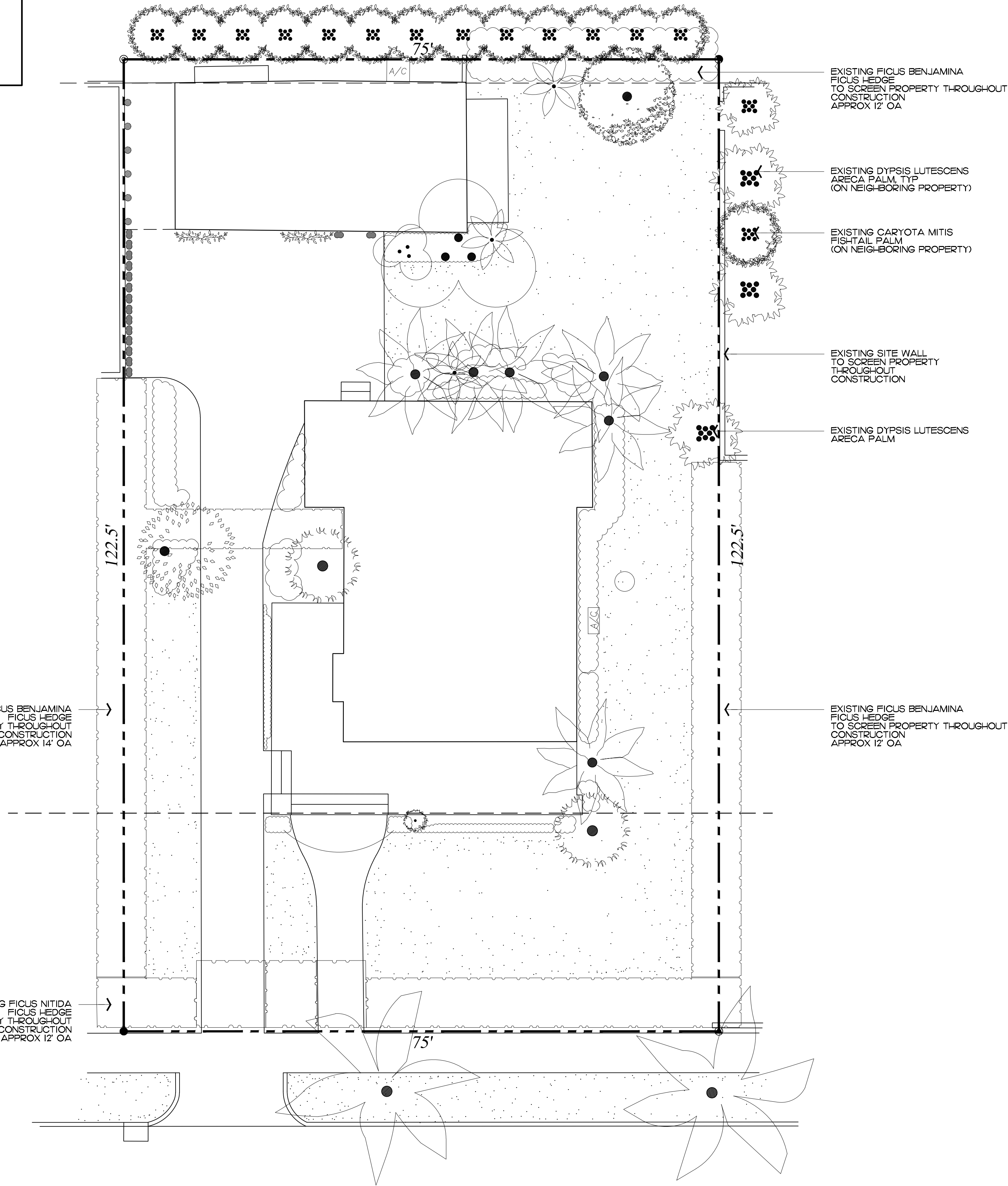
Existing Northwest Buffer



Existing West Buffer



Existing South Buffer



Existing Northeast Buffer



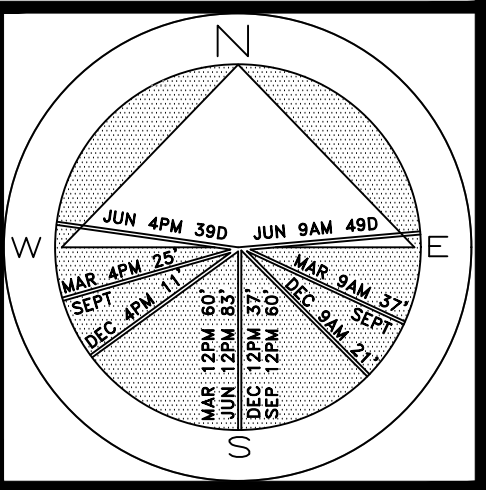
Existing East Buffer



Existing South Buffer

**ENVIRONMENT
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Landscape Management
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05.10.2024

2024
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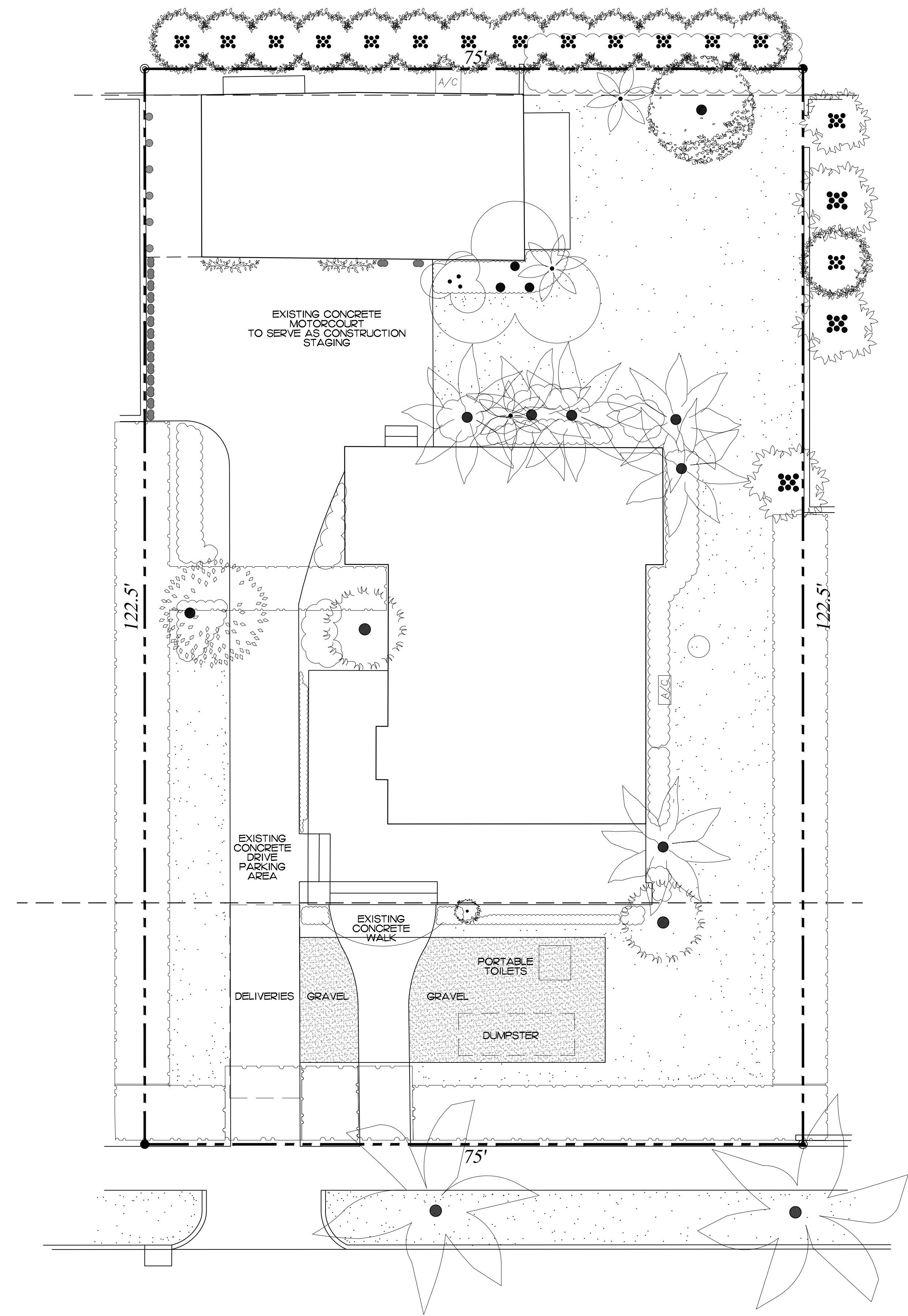
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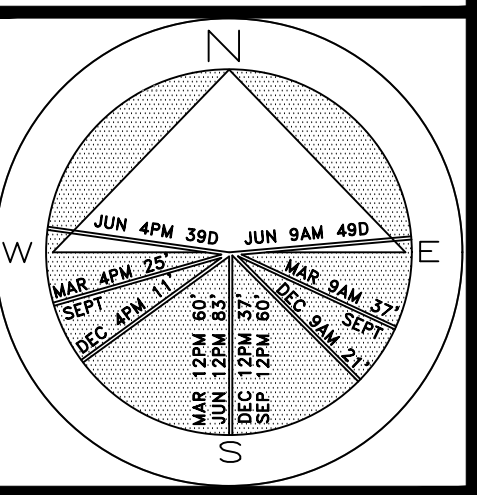
COA# 24-017
Construction Screening Plan
SCALE IN FEET 0' 8' 16' 24'

SHEET L4.0
64 sq. ft.
AREA IN SQ. FT.

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.



Private Residence
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Town of Palm Beach



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DRAWN BY: Adam T. Mills
DATE: 03.14.2024
04.29.2024
05.10.2024

SHEET L5.0

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SEASPRAY AVENUE

COA# 24-017
Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

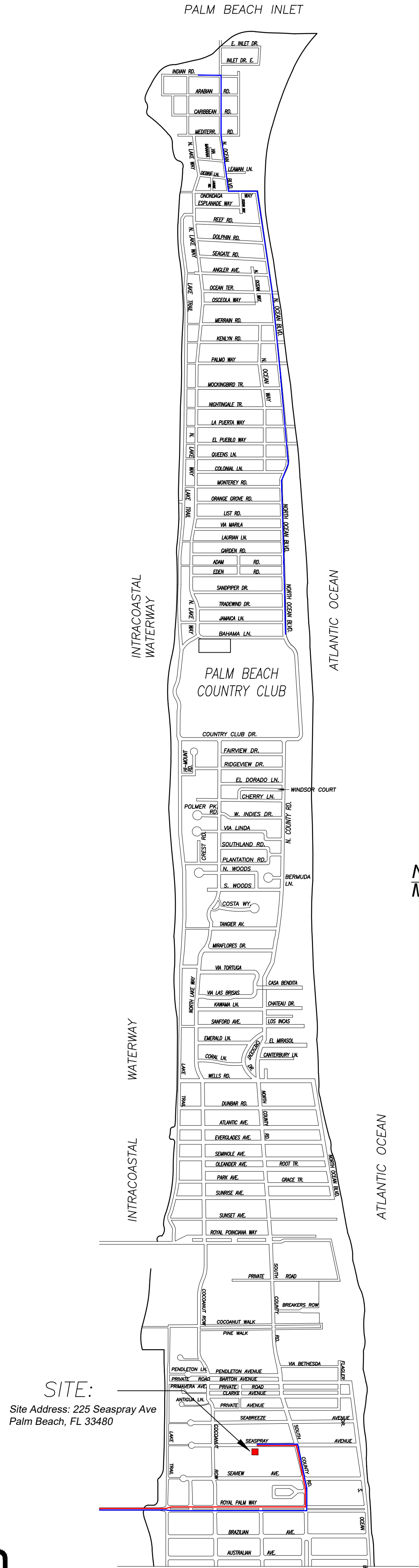
64 sf.

AREA IN SQ. FT.

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CONCEPTUAL CONSTRUCTION SCHEDULE	
• MAY 22, 2024	– LANDMARKS
• JUNE–JULY 2024	– SUBMIT FOR PERMIT
• 1 MONTH –AUGUST 2024	– MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
• 5 MONTHS	– LANDSCAPE & HARDSCAPE INSTALLATION
• 2 MONTHS	– FINAL INSPECTIONS
• +/-8 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

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

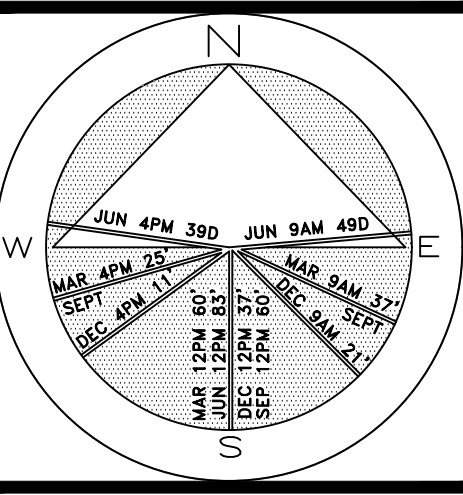
LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

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

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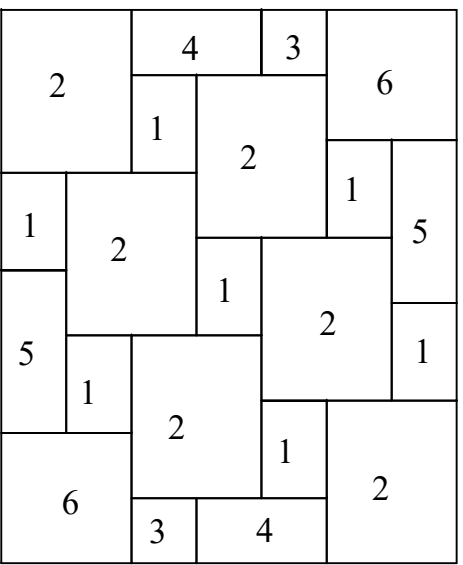
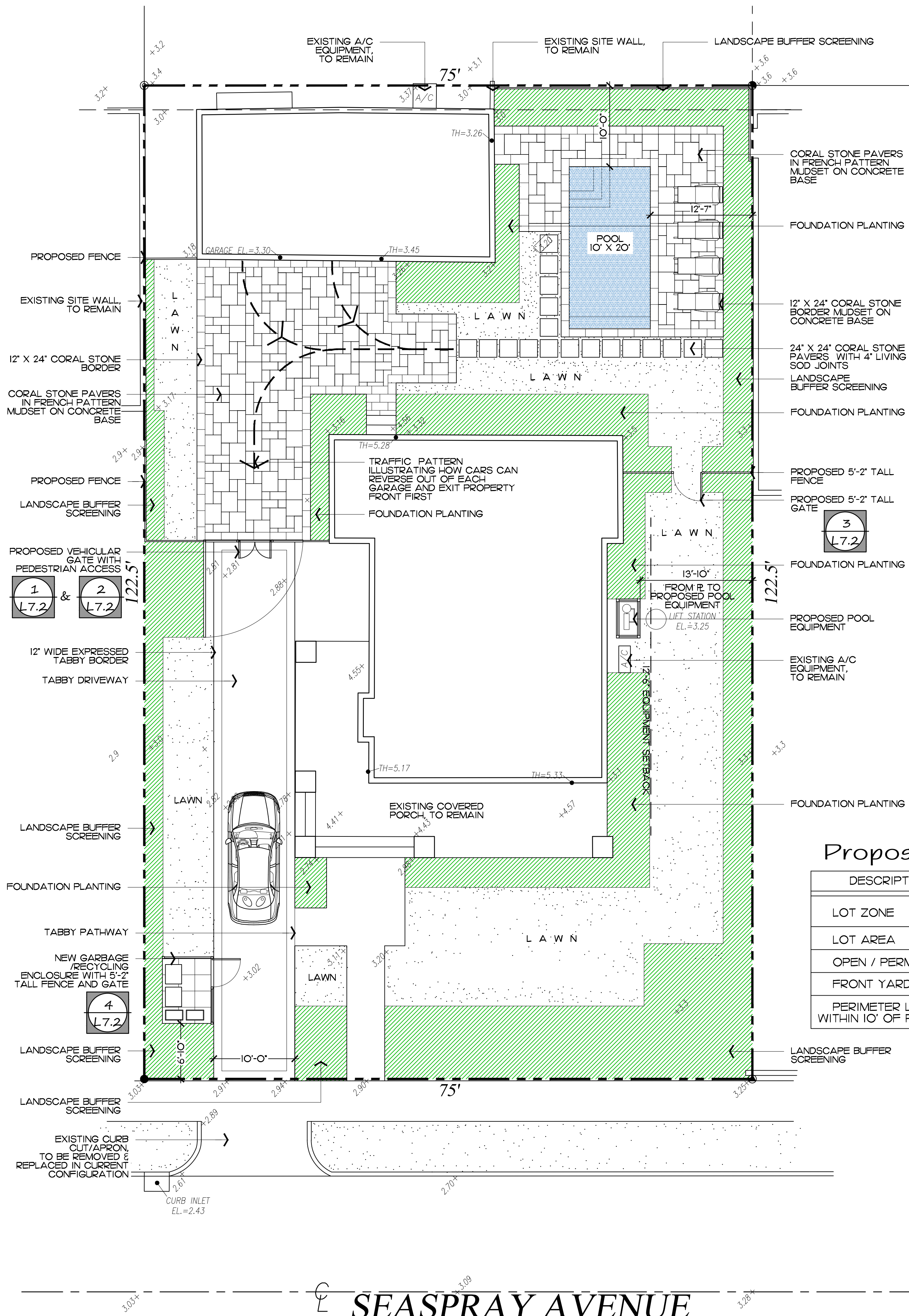
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DRAWN BY: Adam Mills
DATE: 03.14.2024
04.29.2024
05.10.2024

SHEET L6.0

COA# 24-017
Truck Logistics Plan
SCALE: NOT TO SCALE

Private Residence
225 Seaspray
Palm Beach

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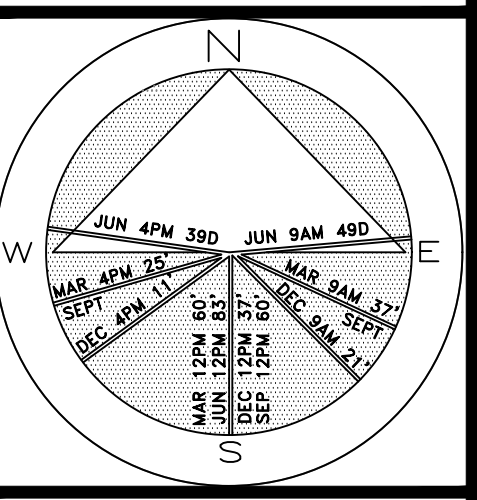


1. 12"x18"
2. 24"x30"
3. 12"x12"
4. 12"x24"
5. 24"x24"
6. 18"x30"

French Pattern

Proposed Site Data

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA		9,185.96 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,133.68 S.F.	51.83% 4,761.27 S.F. 45.04% 4,173 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	80.62% 1,511 S.F. 85.2% 1,596 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,241 S.F.	69.41% 2,869 S.F. 73.4% 2,607 S.F.



JOB NUMBER: # 23005.00 LA
DRAWN BY: Adam Mills
Lauren Freeman
DATE: 03.04.2024
03.14.2024
04.29.2024
05.10.2024

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OF FLORIDA, INC.

SEASPRAY AVENUE

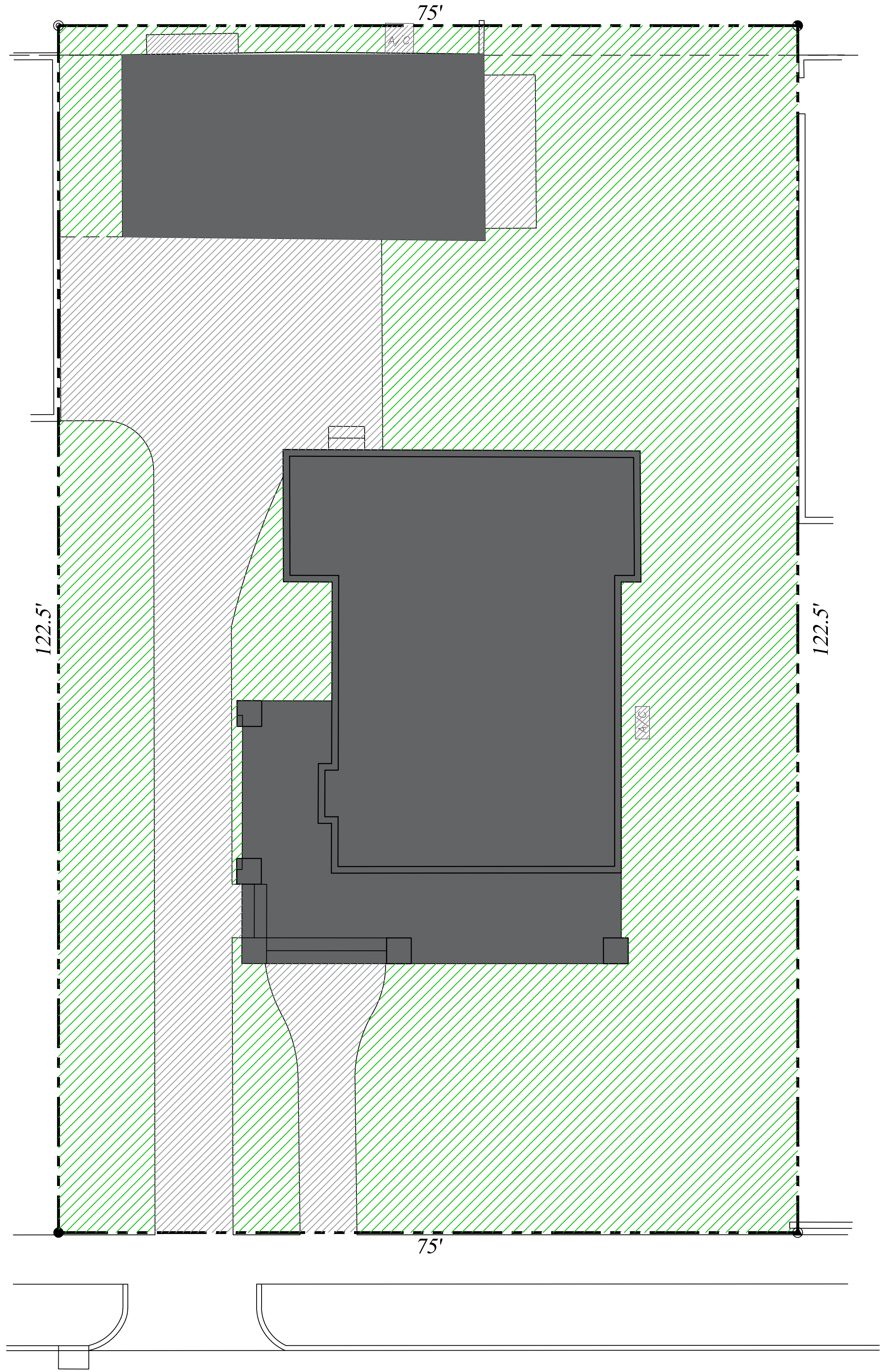
COA# 24-017
Site Plan
SCALE IN FEET 0' 8' 16' 24'

64 sf.

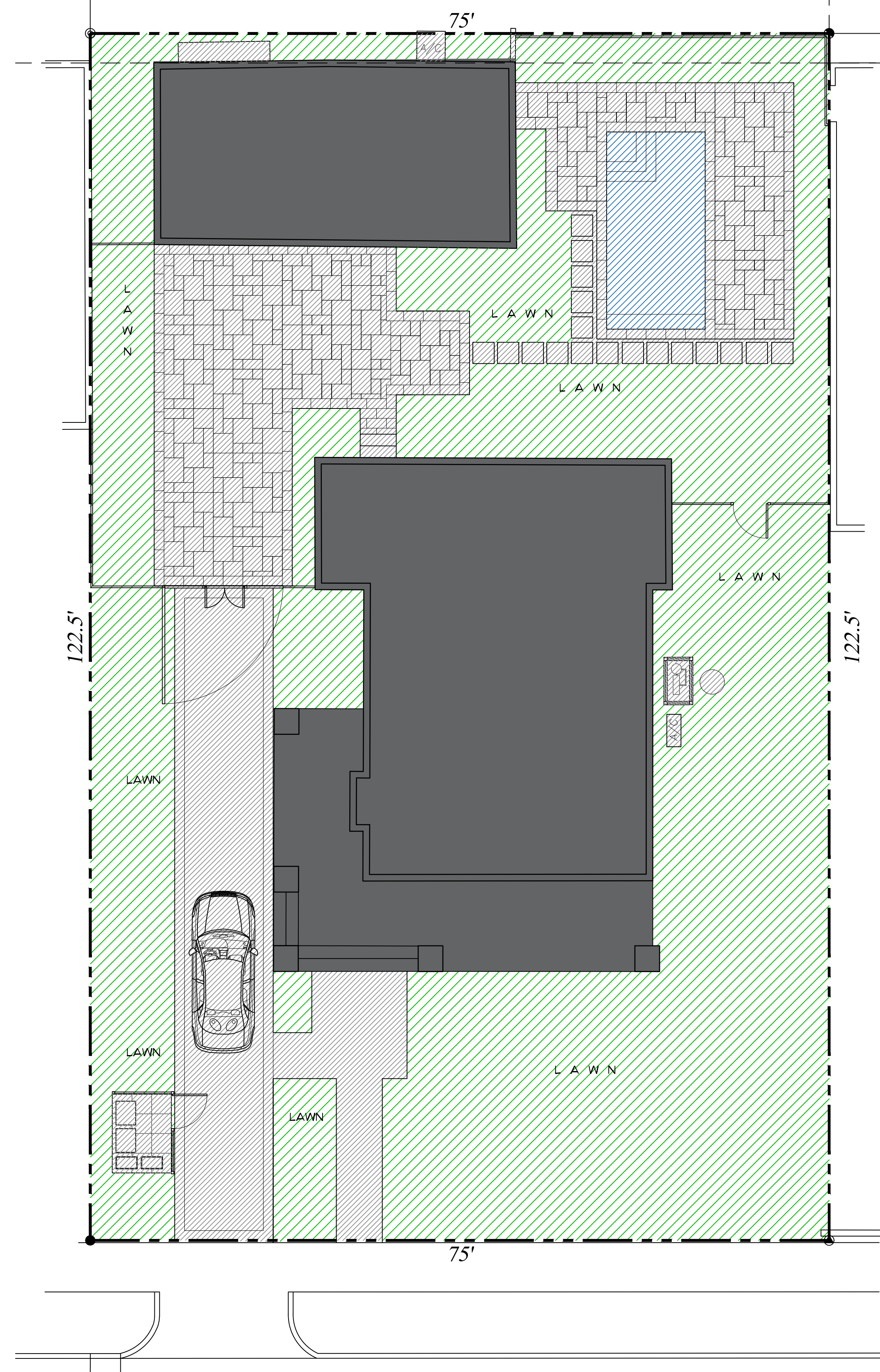
AREA IN SQ.FT.

Proposed Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL			
LOT AREA			9,185.96 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,133.68 S.F.	51.83%	4,761.27 S.F.	45.04%	4,173 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	80.62%	1,511 S.F.	85.2%	1,596 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,241 S.F.	69.41%	2,869 S.F.	73.4%	2,607 S.F.



Existing Open Space Graphic



Proposed Open Space Graphic

Legend

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

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COA# 24-017

Site Calculation/Open Space Graphics

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.

ENVIRONMENT DESIGN GROUP

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

Landscape Architecture
Land Planning
Landscape Management

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

Private Residence
225 Seaspray
Palm Beach

North arrow pointing up.

JOB NUMBER: # 23005.00 LA

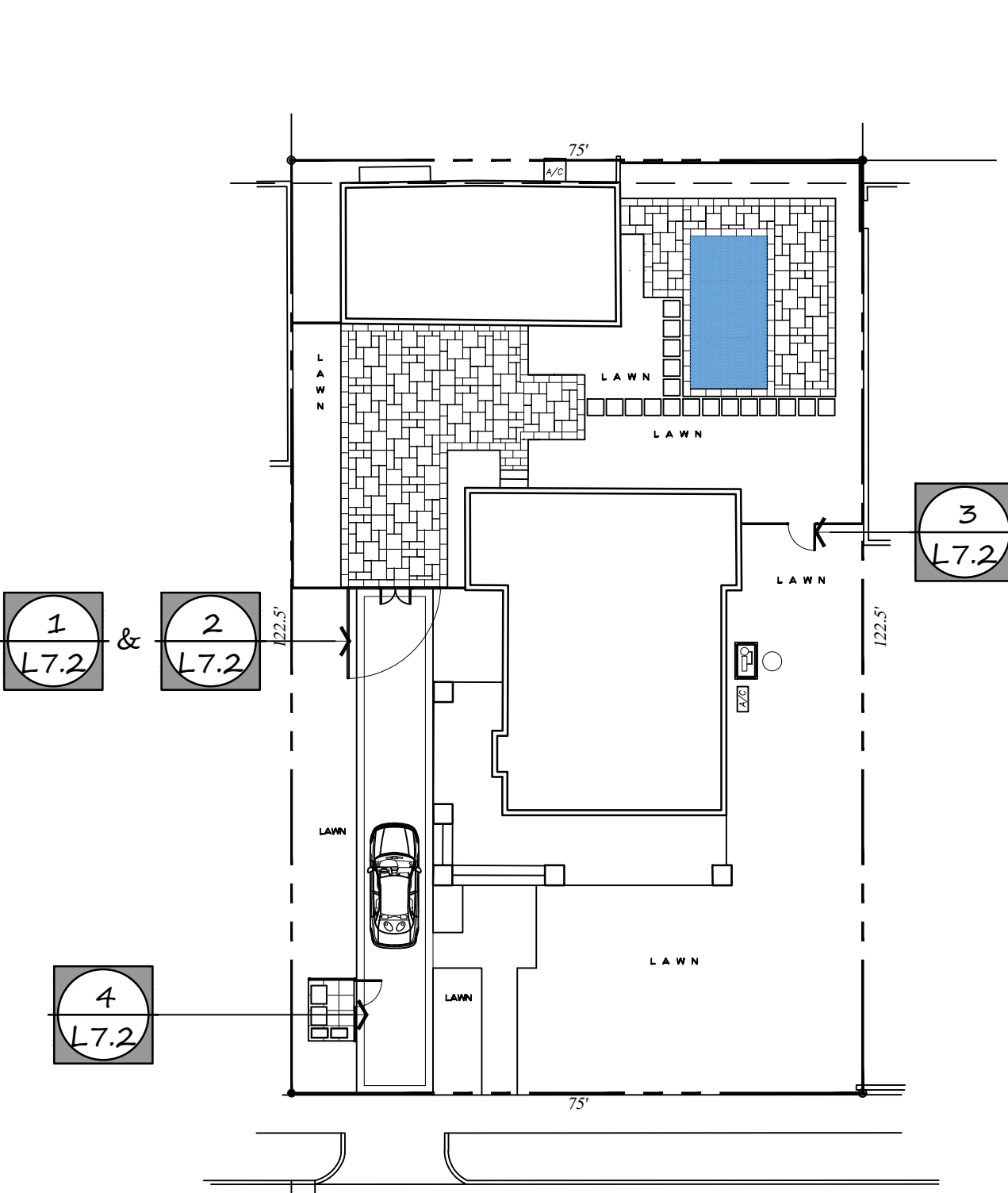
DRAWN BY: Adam Mills
Lauren Freeman

DATE: 03.04.2024
03.14.2024
04.29.2024
05.10.2024

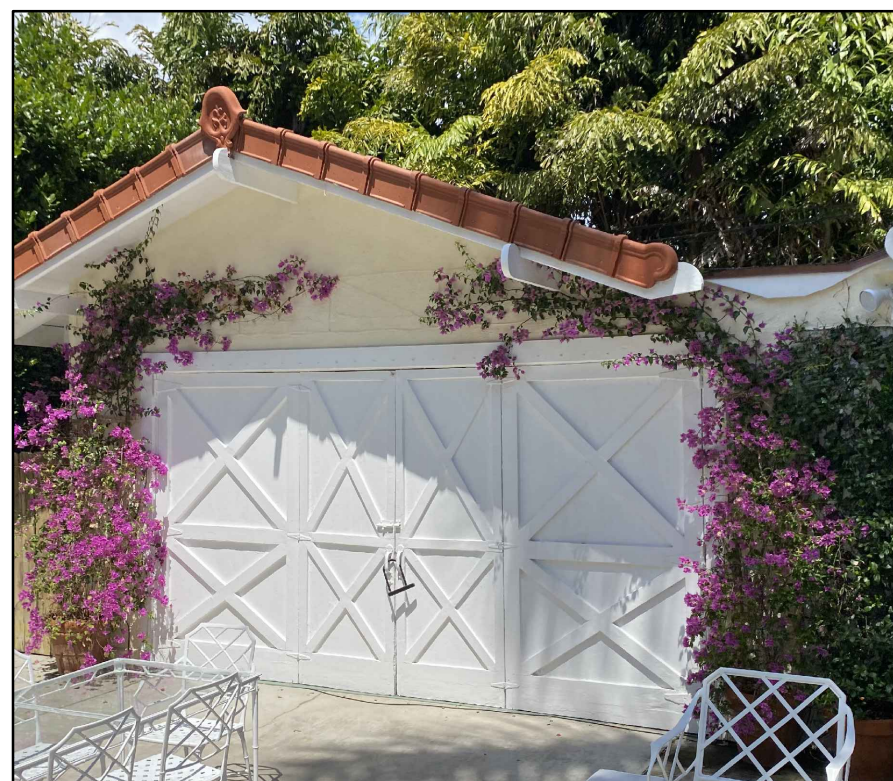
SHEET L7.1

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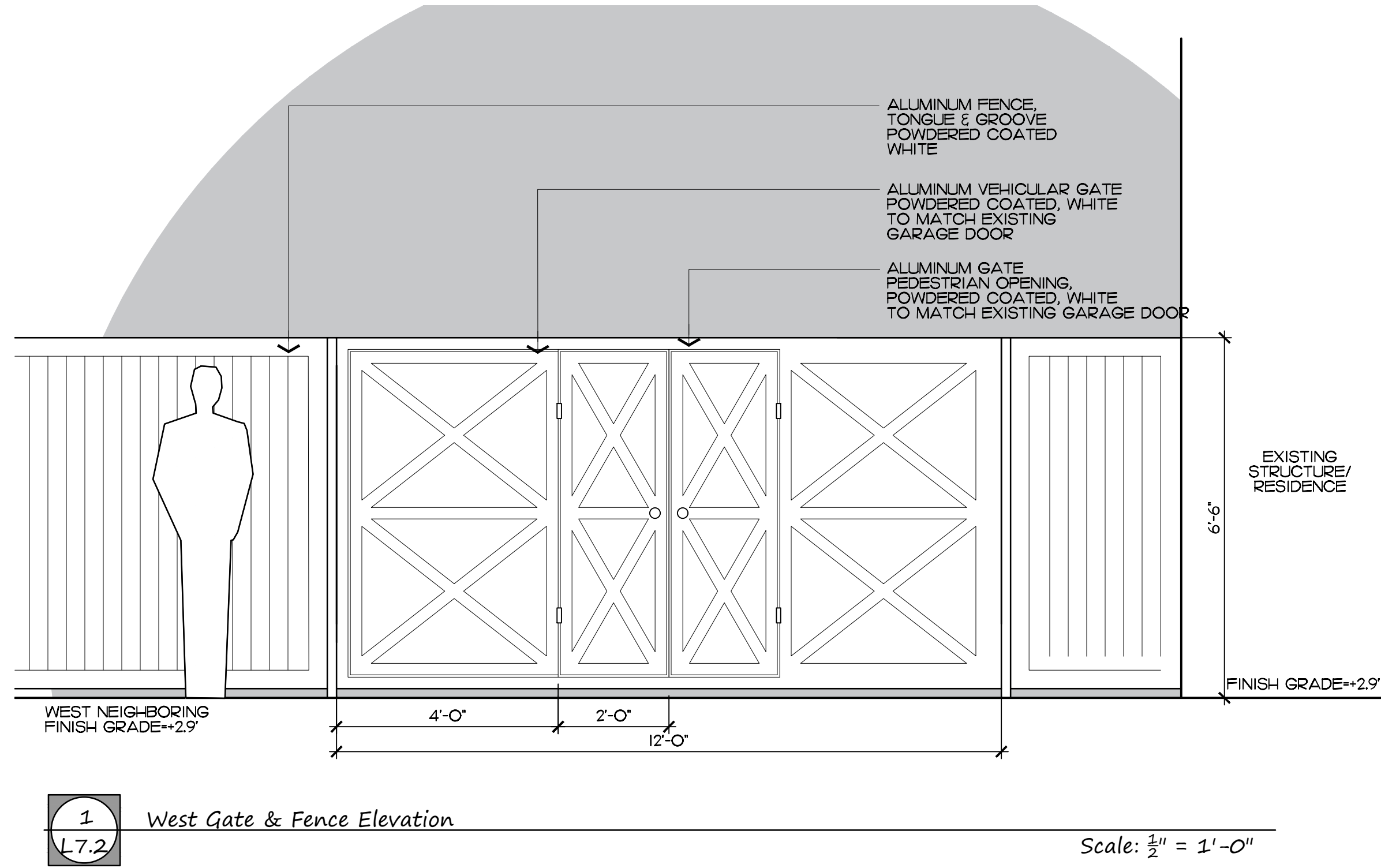
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Site Plan

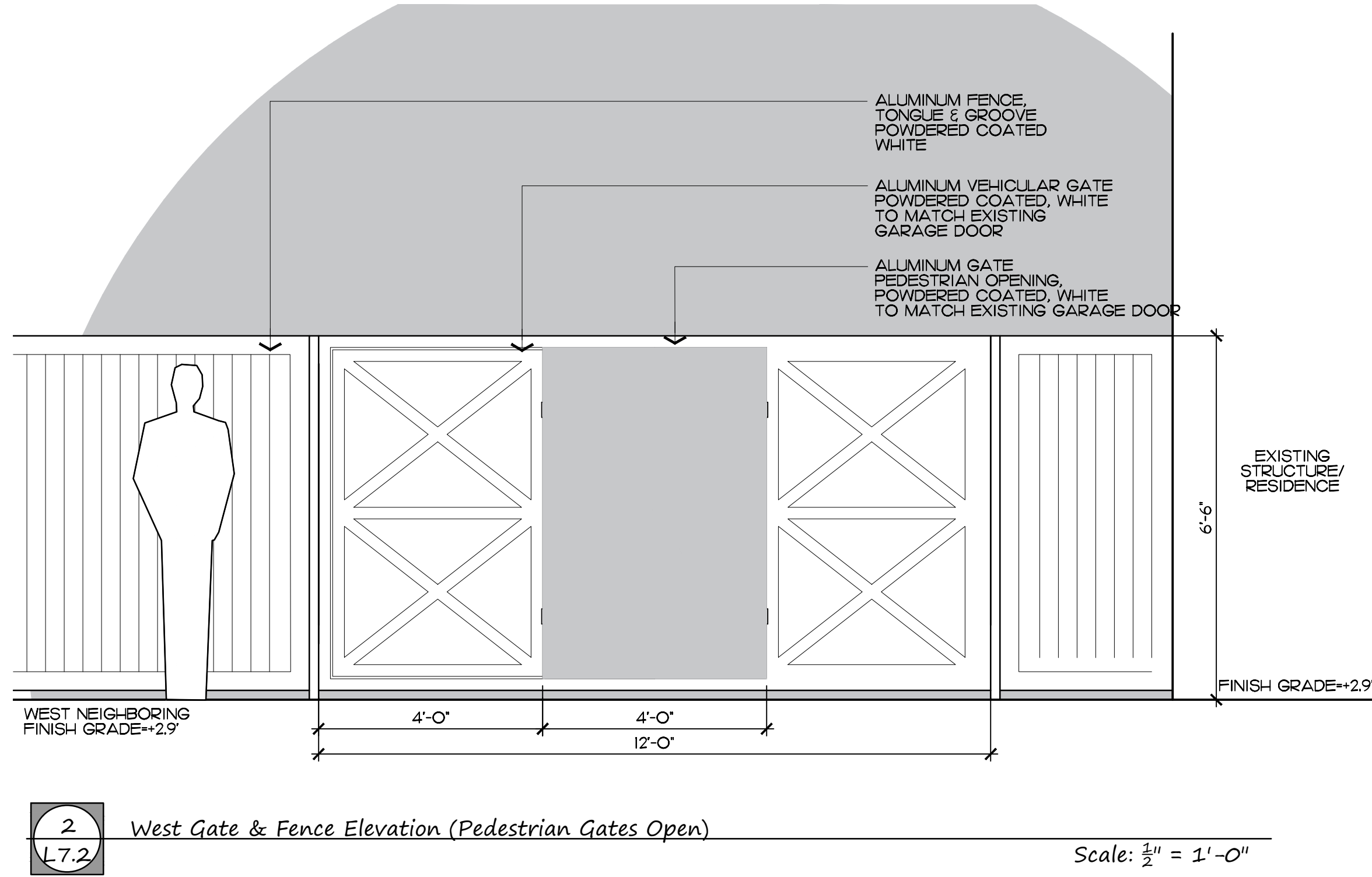


Existing Garage Doors



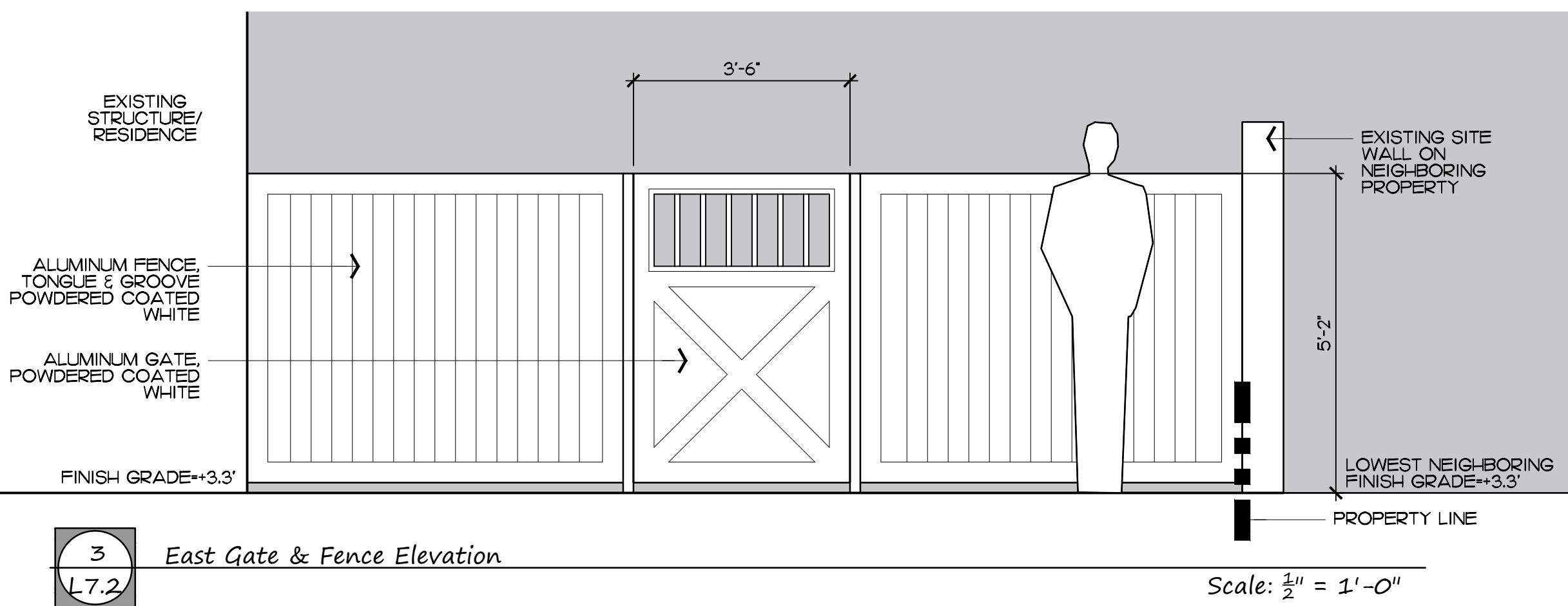
West Gate & Fence Elevation

Scale: $\frac{1}{2}'' = 1'-0''$



West Gate & Fence Elevation (Pedestrian Gates Open)

Scale: $\frac{1}{2}'' = 1'-0''$



East Gate & Fence Elevation

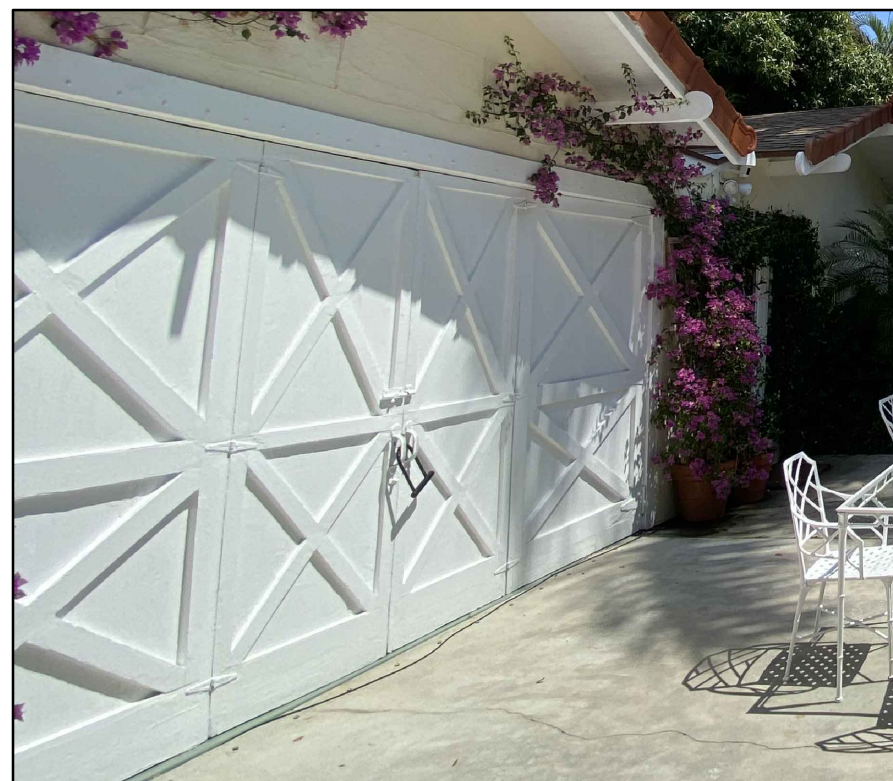
Scale: $\frac{1}{2}'' = 1'-0''$



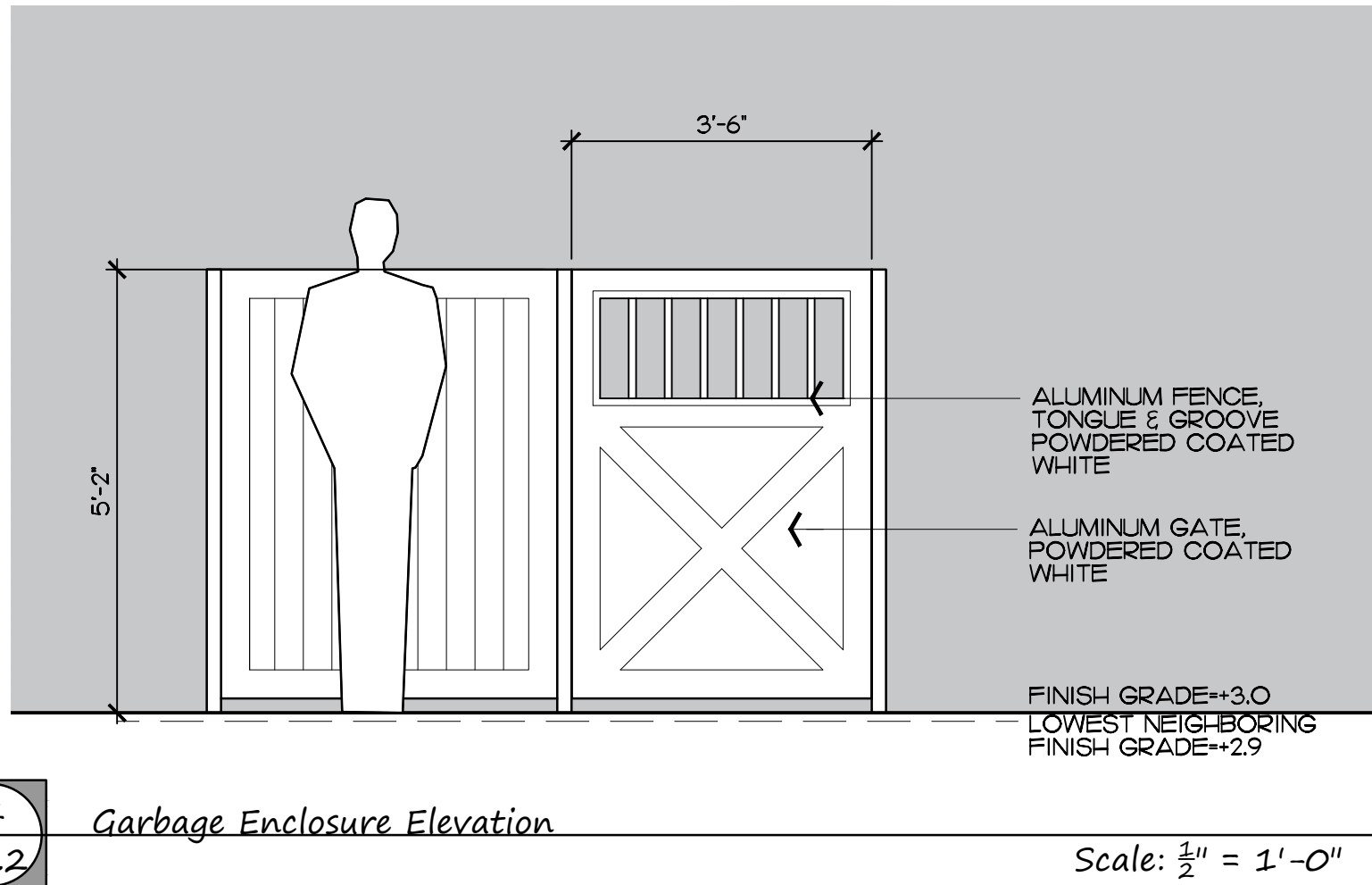
Coral Stone



Client's Pool Inspiration



Existing Garage Doors



Garage Enclosure Elevation

Scale: $\frac{1}{2}'' = 1'-0''$



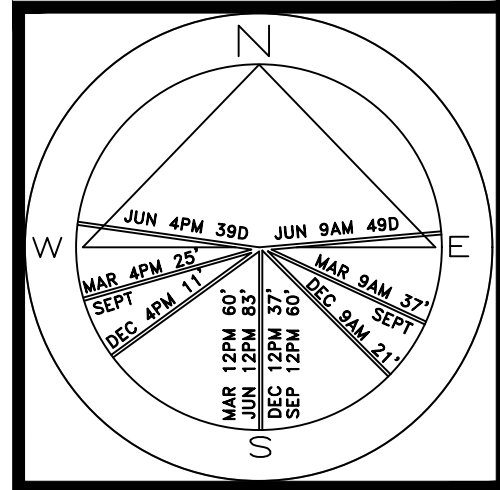
Coral Stone Pool Terrace



Coral Stone Paving



Coral Stone French Pattern

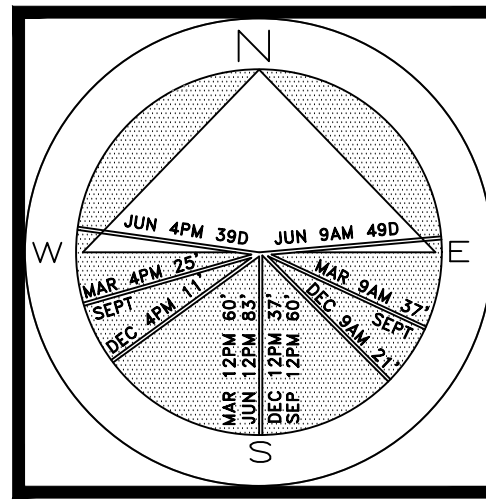
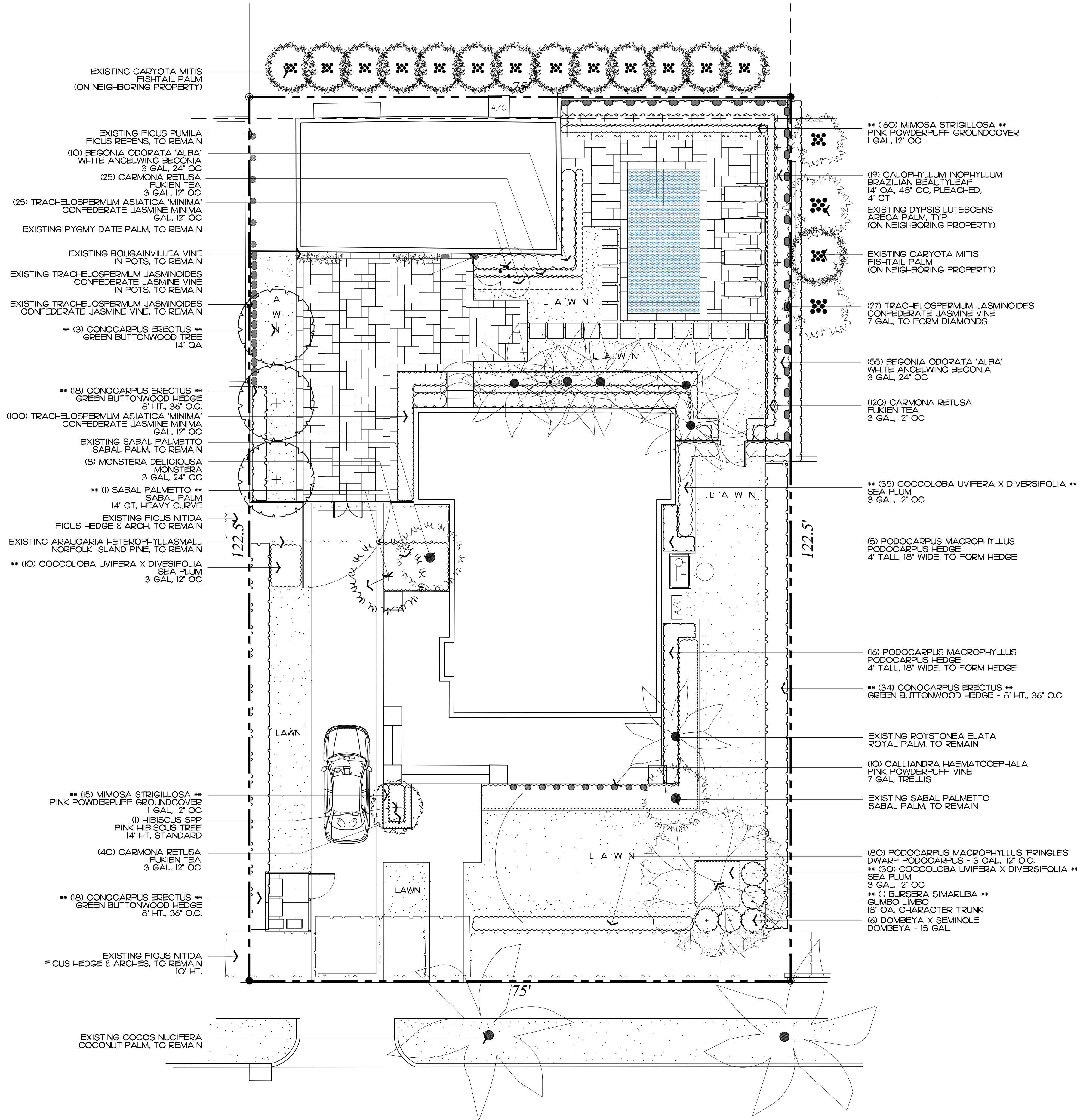


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DATE: 03.14.2024
04.28.2024
05.10.2024

SHEET L7.2

Private Residence
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Palm Beach

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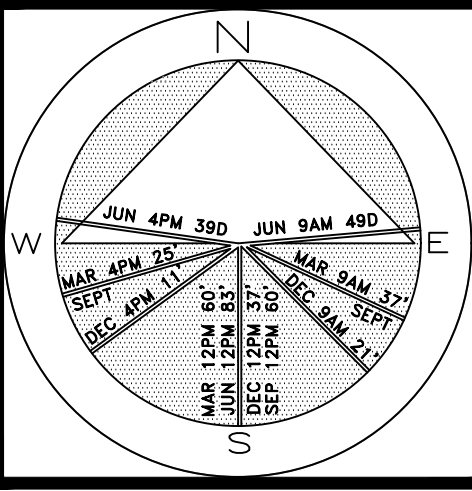
SEASPRAY AVENUE

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COA# 24-017
Rendered Landscape Plan
SCALE IN FEET 0' 8' 16' 24'



JOB NUMBER: # 23005.00 LA
DRAWN BY: Adam Mills
Lauren Freeman
DATE: 03.14.2024
04.23.2024
05.10.2024

SHEET L8.1



**ENVIRONMENT
DESIGN
GROUP**
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Landscape Management
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Dustin@environmentdesigngroup.com

Private Residence
225 Seaspray
Palm Beach

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Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA JUMBO LIMBO TREE	1	18' OA, CHARACTER TRUNK	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREES	3	14' OA	YES
	HIBISCUS SPP PINK HIBISCUS TREE	1	14' HT., STANDARD	NO
TOTAL: NATIVE SPECIES:		5 4 (80%)		

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	SABAL PALMETTO SABAL PALM	1	14' CT, HEAVY CURVE	YES
TOTAL: NATIVE SPECIES:		1 1 (100%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CARMONA RETUSA FUKIEN TEA	155	3 GAL., 12" OC	NO
	MIMOSA STRIGILLOSA PINK POWDER PUFF GROUNDCOVER	200	1 GAL., 12" O.C.	YES
	TRACHELOSPERMUM ASIATICA 'MINIMA' CONFEDERATE JASMINE MINIMA	125	1 GAL. 12" O.C.	NO
TOTAL: NATIVE SPECIES:		480 200 (41.7%)		

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 ODORATA 'ALBA' WHITE ANGEL WING BEGONIA	65	3 GAL., 24" OC	NO
	CALLIANDRA HAEMATOCEPHALA PINK POWDER PUFF VINE	10	7 GAL, TRELLIS	NO
	CALOPHYLLUM INOPHYLLUM BRAZILIAN BEAUTYLEAF HEDGE	19	14' OA, 48" OC, PLEACHED, 4' CT	NO
	COCCOLOBA UVIFERA X DIVERSIFOLIA SEA PLUM	117	3 GAL, 12" OC	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD HEDGE	59	8' HT., 36" O.C.	YES
	DOMBEYA X SEMINOLE DOMBEYA	9	15 GAL.	NO
	MONSTERA DELICIOUSA MONSTERA	17	3 GAL, 24" OC	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	21 80	4' TALL, 18" WIDE, HEDGE 3 GAL., 12" O.C. 'PRINGLES'	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	27 125	7 GAL., VINE 1 GAL., 12" O.C.	NO
TOTAL: NATIVE SPECIES:		549 176 (32.1%)		



Town of Palm Beach

Planning Zoning and Building

360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Landscape Legend		
Property Address:	225 Seaspray Avenue	
Lot Area (sq. ft.):	9,185.96 SF	
	REQUIRED	PROPOSED
Landscape Open Space (LOS) (Sq Ft and %)	4,133.68 SF (45%)	4,173 SF (45.04%)
LOS to be altered (Sq FT and %)	N/A	6,634.96 SF (72.2%)
Perimeter LOS (Sq Ft and %)	2,241 SF (50% REQ.D LOS)	2,607 SF (73.4%)
Front Yard LOS (Sq Ft and %)	1,000 SF (40%)	1,596 SF (85.2%)
Native Trees %	30%	80%
Native Shrubs & Vines %	30%	32.10%
Native Groundcover %	30%	41.70%

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5920-8
Phone: 561.832.4600

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Mobile: 561.313.4424

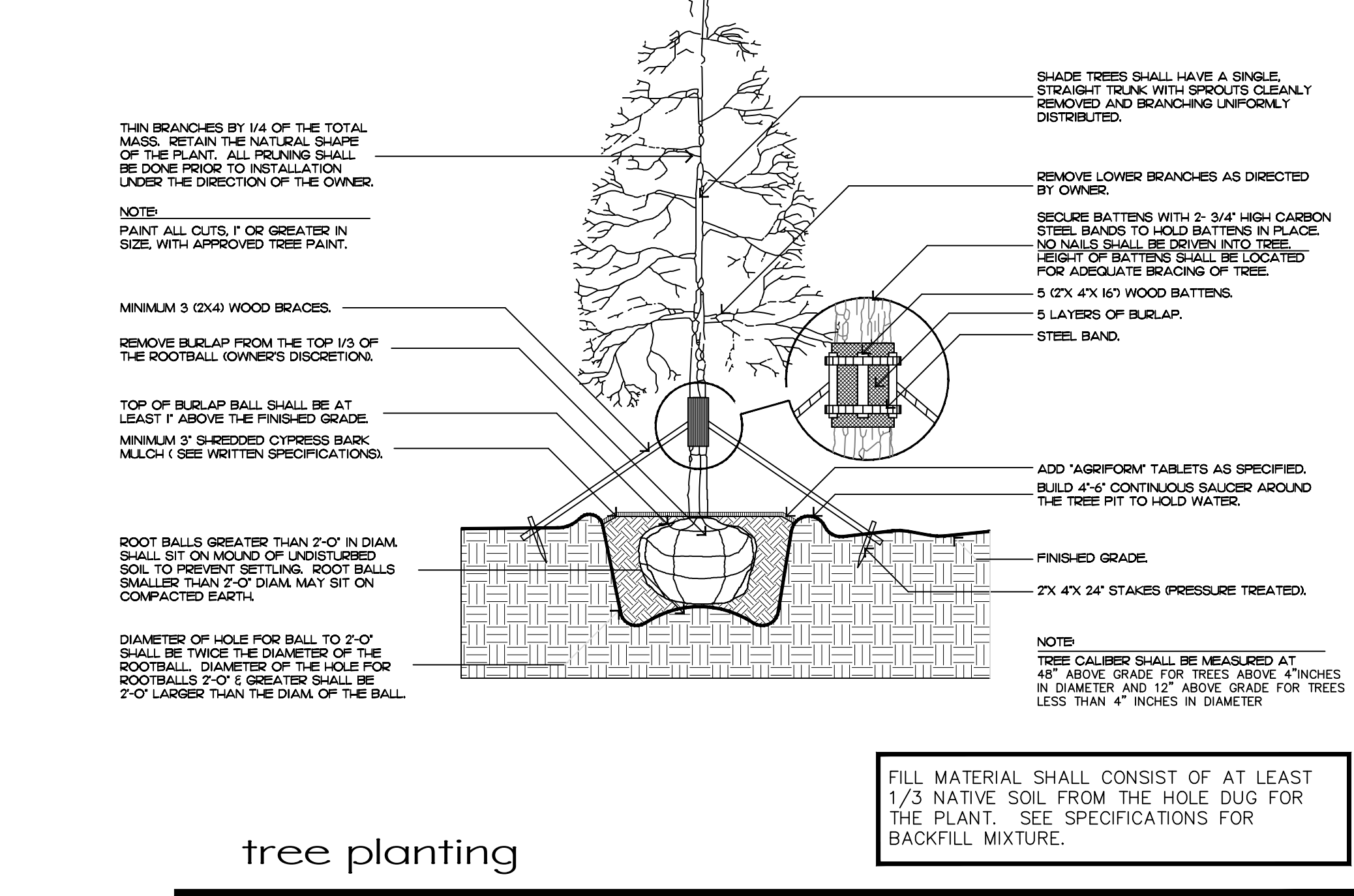
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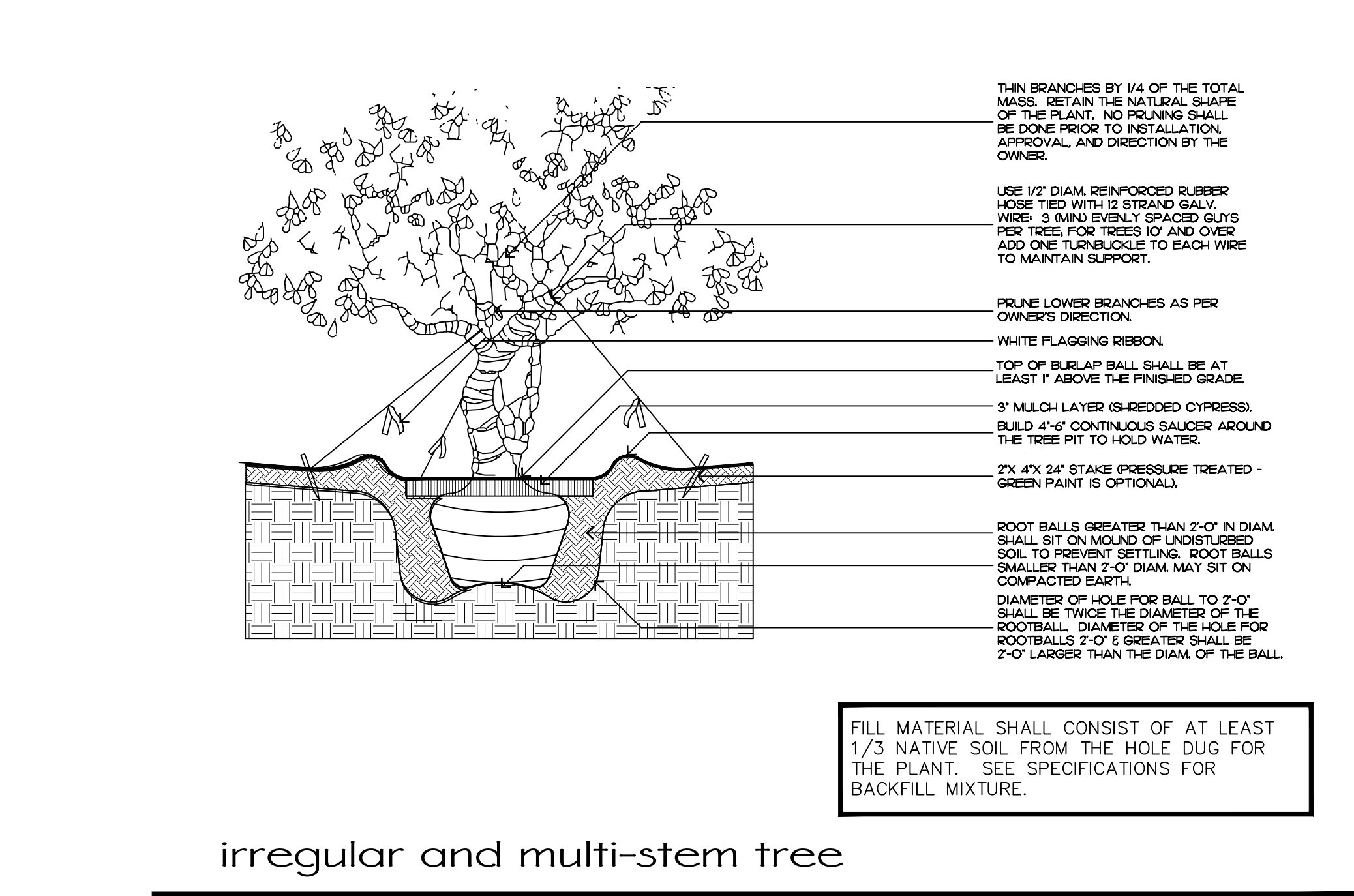
Private Residence
225 Seaspray
Palm Beach

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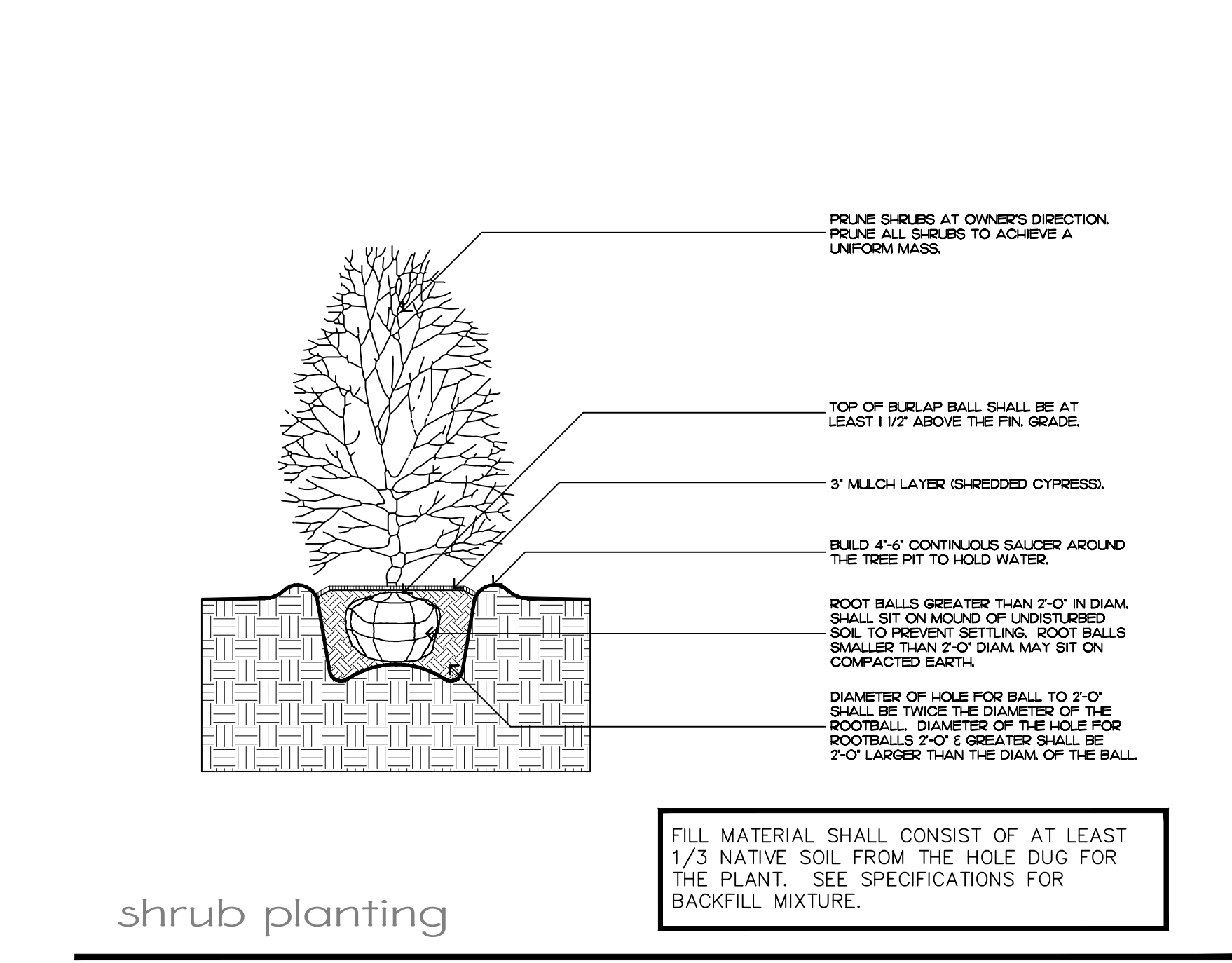
SHEET L8.2



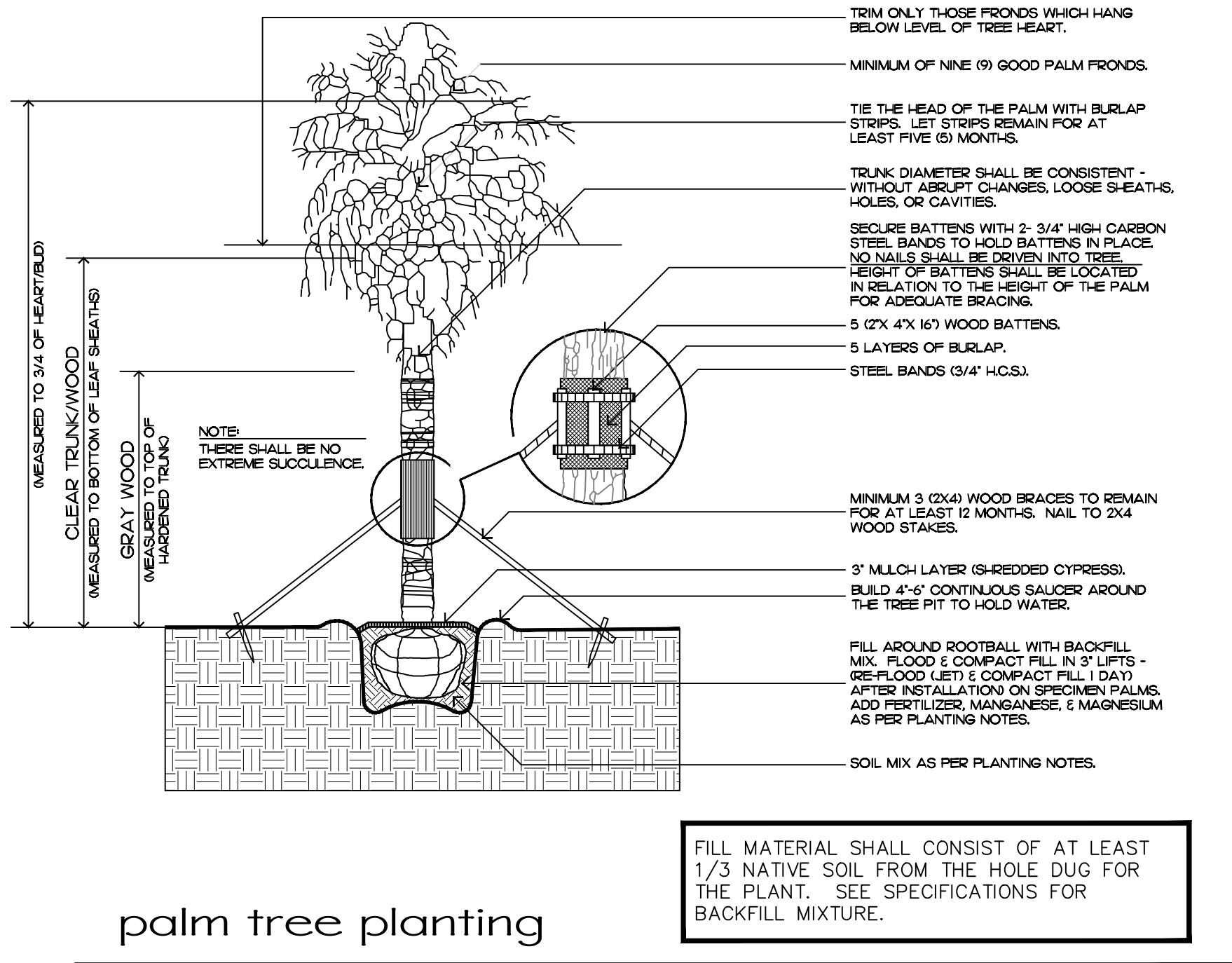
tree planting



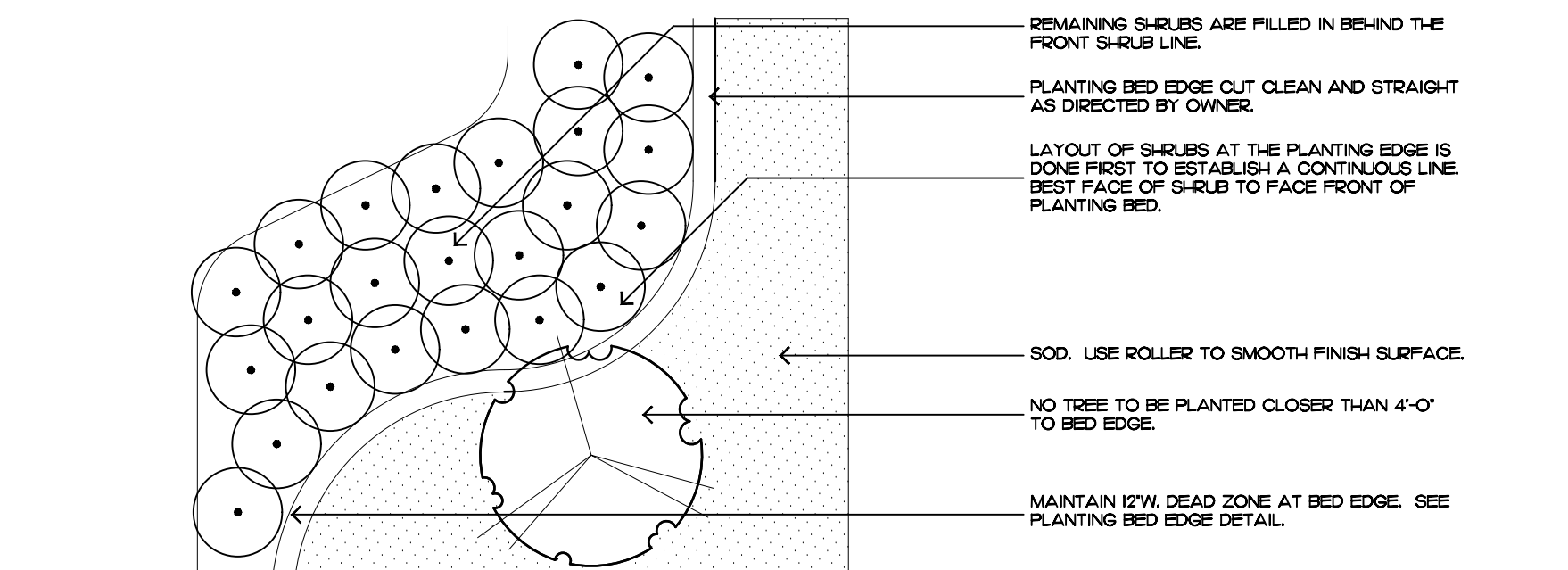
irregular and multi-stem tree



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 HALF WAY 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.

ENVIRONMENT
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SHEET L8.3

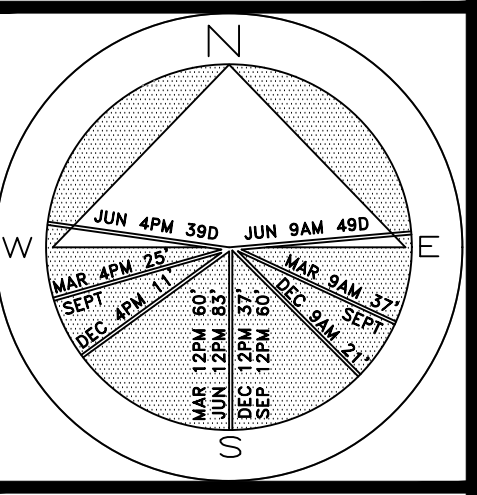
2024
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COA# 24-017
Planting Details & Specifications

Private Residence
225 Seaspray
Palm Beach



JOB NUMBER: # 23005.00 LA
DRAWN BY: Adam T. Mills
DATE: 03.14.2024
04.29.2024
05.10.2024

SHEET L9.0

64 sf.
AREA IN SQ. FT.

Lighting Schedule

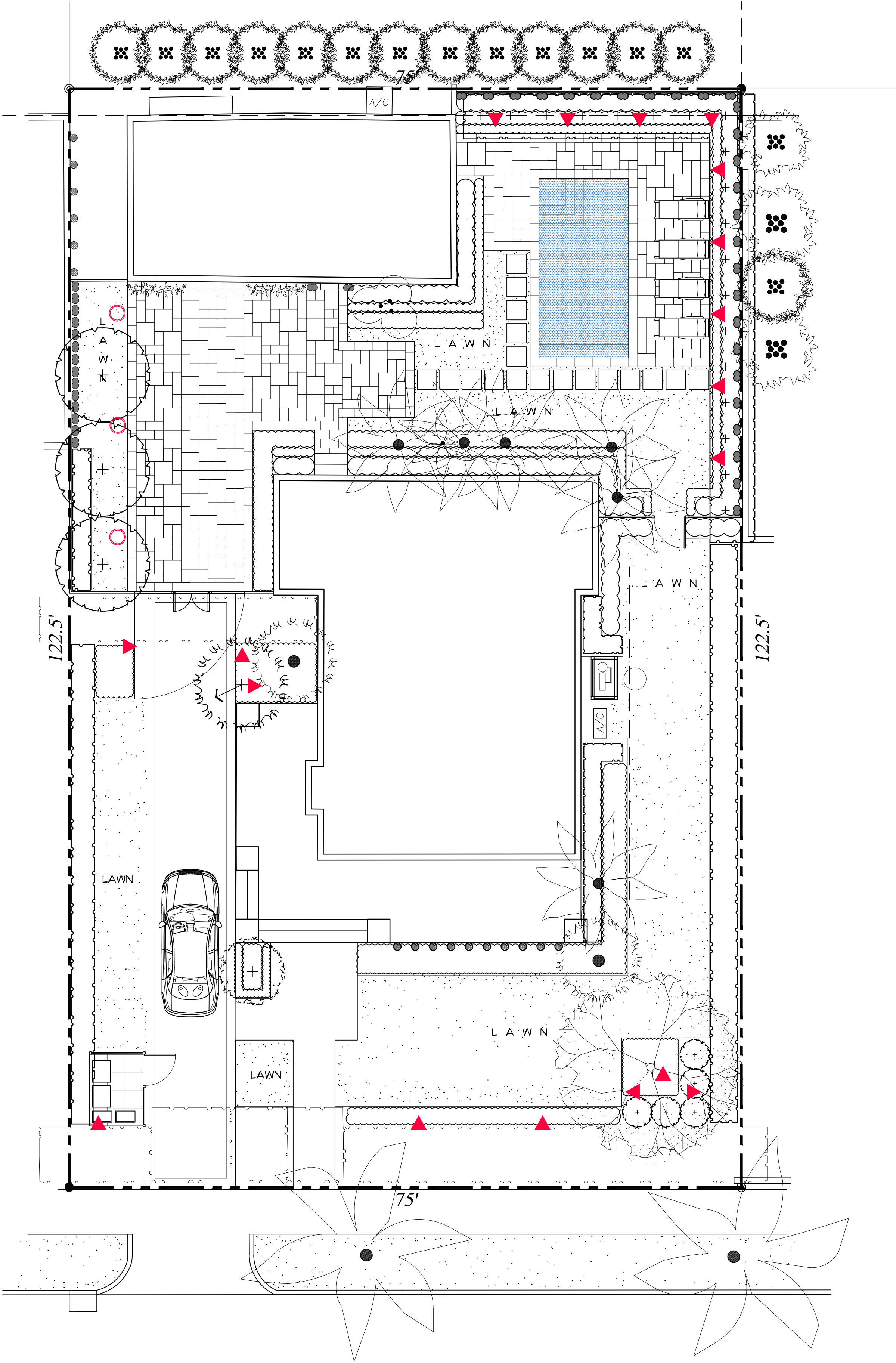
SYMBOL	DESCRIPTION	QTY.
▲ UL	UP LIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	18
○ WL	WELL LIGHT - AURORALIGHT - LWL5 LIGHTHAUS BRASS FINISH - 9 WATTS - LED 3000K	3



UP LIGHT



WELL LIGHT



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