

Final Submittal: Sept 09, 2024
Hearing Date: Oct. 16, 2024 October 26, 2024

10 TARPON ISLE

Palm Beach, FL

Residential: HSB-24-0008

FINAL PLAN SET
OCTOBER 16, 2024 LPC

DRAWING INDEX

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DESIGN TEAM

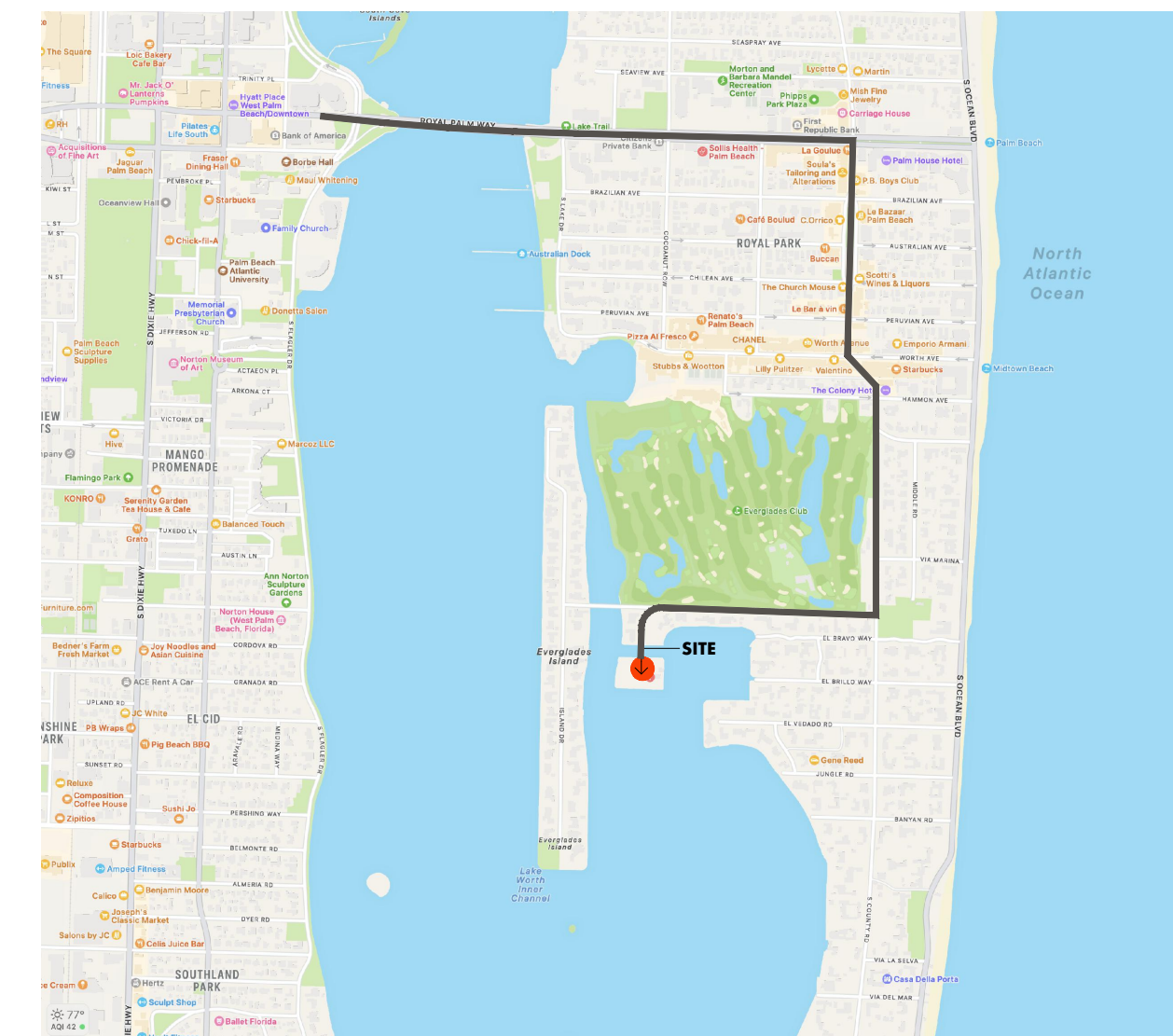
**LANDSCAPE ARCHITECT:
FERNANDO WONG OUTDOOR LIVING DESIGN
3614 S DIXIE HWY #210
WEST PALM BEACH, FL. 33405
561.515.0213**

RAFAEL DE CARDENAS
611 BROADWAY SUITE 627
NEW YORK, NY 10012

SCOPE OF WORK

**THIS SUBMISSION IS ONLY FOR LANDSCAPE, NEW
HARDSCAPE IN THE REAR YARD, AND PERIMETER
FENCING.**

SITE LOCATION MAP /TRUCK LOGISTICS PLAN



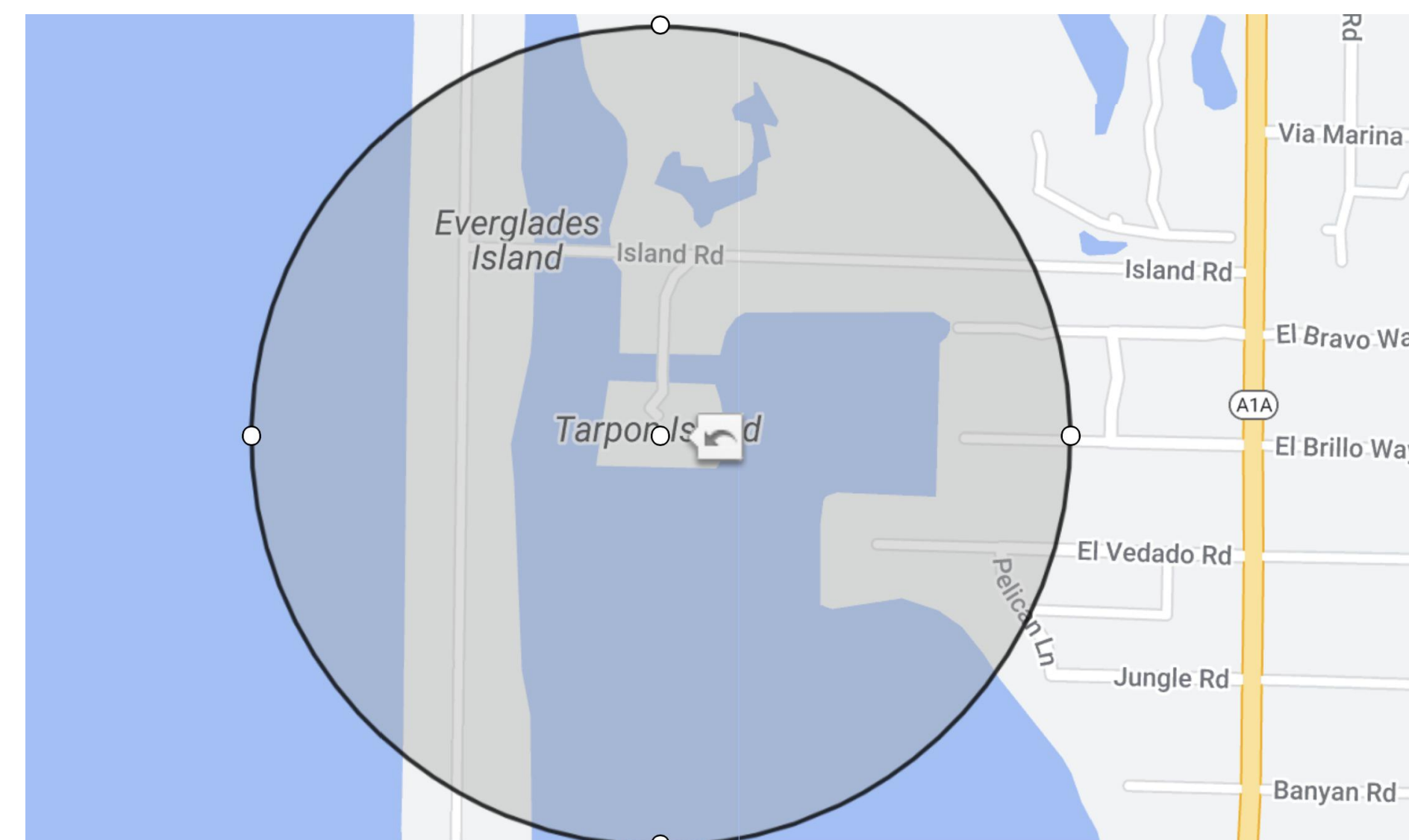
MAX TRUCK LENGTH 35'

TOTAL ESTIMATED DELIVERIES=200

**STRUCTURAL ENGINEERING HAS DETERMINED
BRIDGE WEIGHT LIMITS ARE 4,500LBS**

DUE TO ACCESS AND BRIDGE WEIGHT LIMITATIONS THE MAJORITY OF SITE DELIVERIES WILL BE BARGED IN.

QUATER MILE RAIDUS MAP

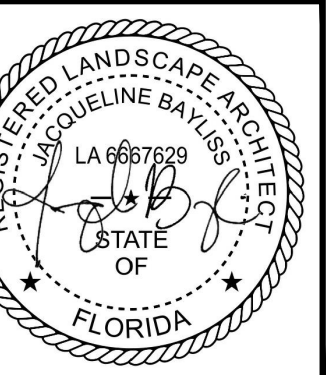


NOT FOR CONSTRUCTION

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TO IARPONISE
PALM BEACH, FL

COVER SHEET



OUTDOOR LIVING DESIGN

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 DATE: 2024.09.06
 SCALE:

SB-24-008

COVER

6

**B**

3



C



6


HSB-24-008

EX-100



Boundary Survey For:

MCI PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY



WALLACE SURVEYING

5655 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551

CURP: LICENSED BUSINESS # 4909

FIELD:	J.P. & B.M.	JOB No.: 21-1184	F.B. PB308 PG. 42
OFFICE:	S.W.	DATE: 03/20/21	DWG. No.: 2-1184
C.K'D.:	C.W.	REF.: 21-1184.DWG	SHEET: 2 OF 2

[illegible]

10 TARPON ISE
PALM BEACH, FL

SURVEY BY OTHERS

OWNER

REGISTERED LANDSCAPE ARCHITECT
JACQUELINE BAYLESS
LA 6687629
STATE OF FLORIDA

FERNANDO WONG
OUTDOOR LIVING DESIGN

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S-100



1
R-100

FRONT YARD ELEVATION EXTERIOR (NORTH)

2
R-100

FRONT YARD ELEVATION INTERIOR (NORTH)

3
R-100

REAR YARD ELEVATION (SOUTH)

REVISIONS / SUBMISSIONS	
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10 TARPON ISE
PALM BEACH, FL

RENDERED ELEVATIONS

OWNER



FERNANDO WONG
OUTDOOR LIVING DESIGN

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R-100



2
R-101

SIDE YARD ELEVATION (EAST)



2
R-101

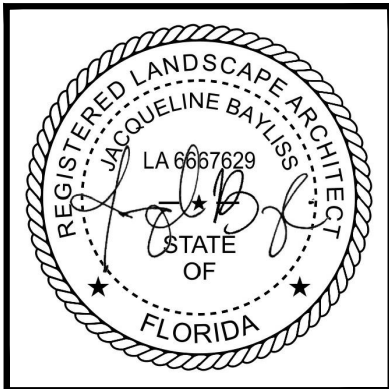
SIDE YARD ELEVATION (WEST)

REVISIONS / SUBMISSIONS	
△	
△	
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10 TARPON ISE
PALM BEACH, FL

RENDERED ELEVATIONS

OWNER

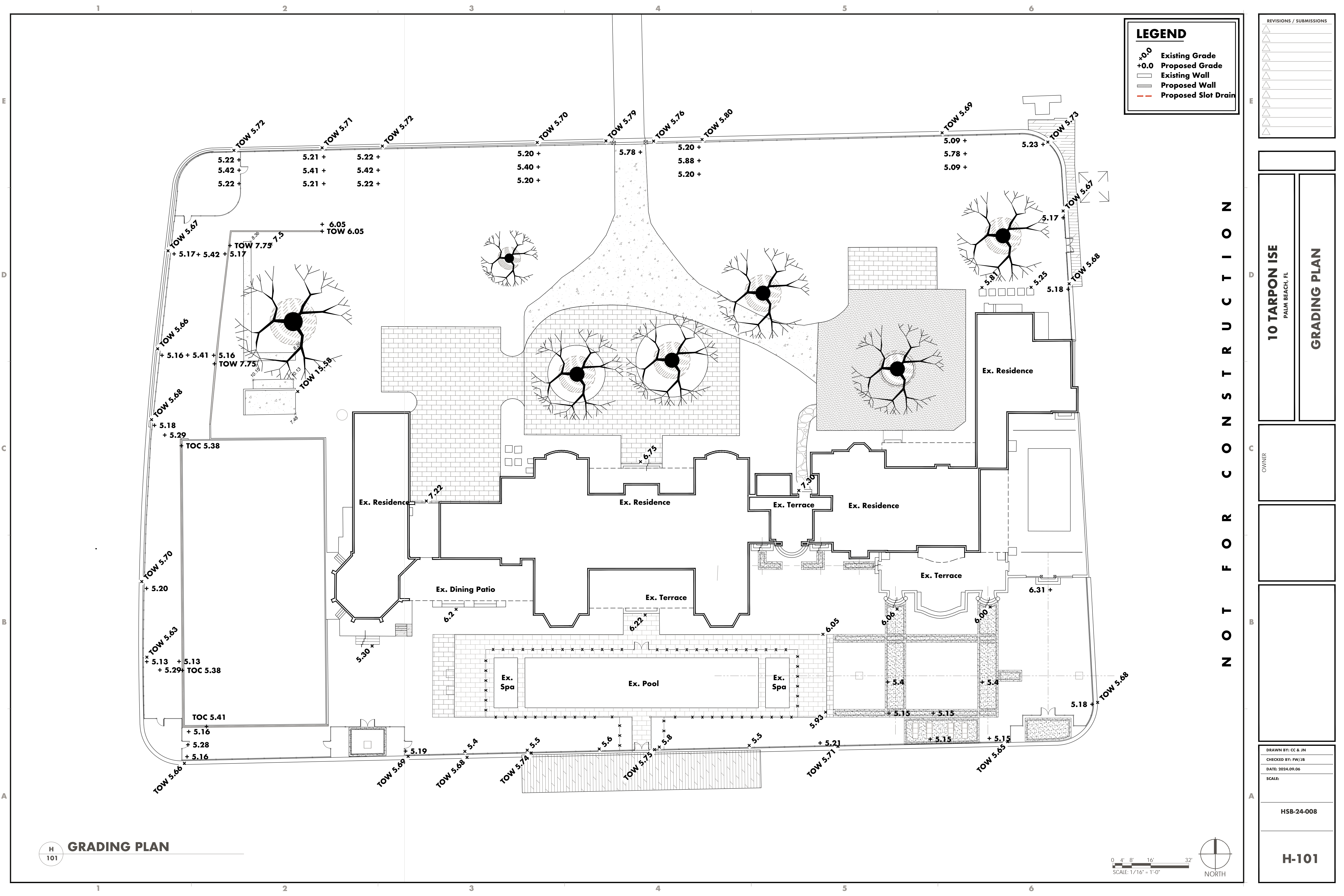


FERNANDO WONG
OUTDOOR LIVING DESIGN

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R-101



LEGEND

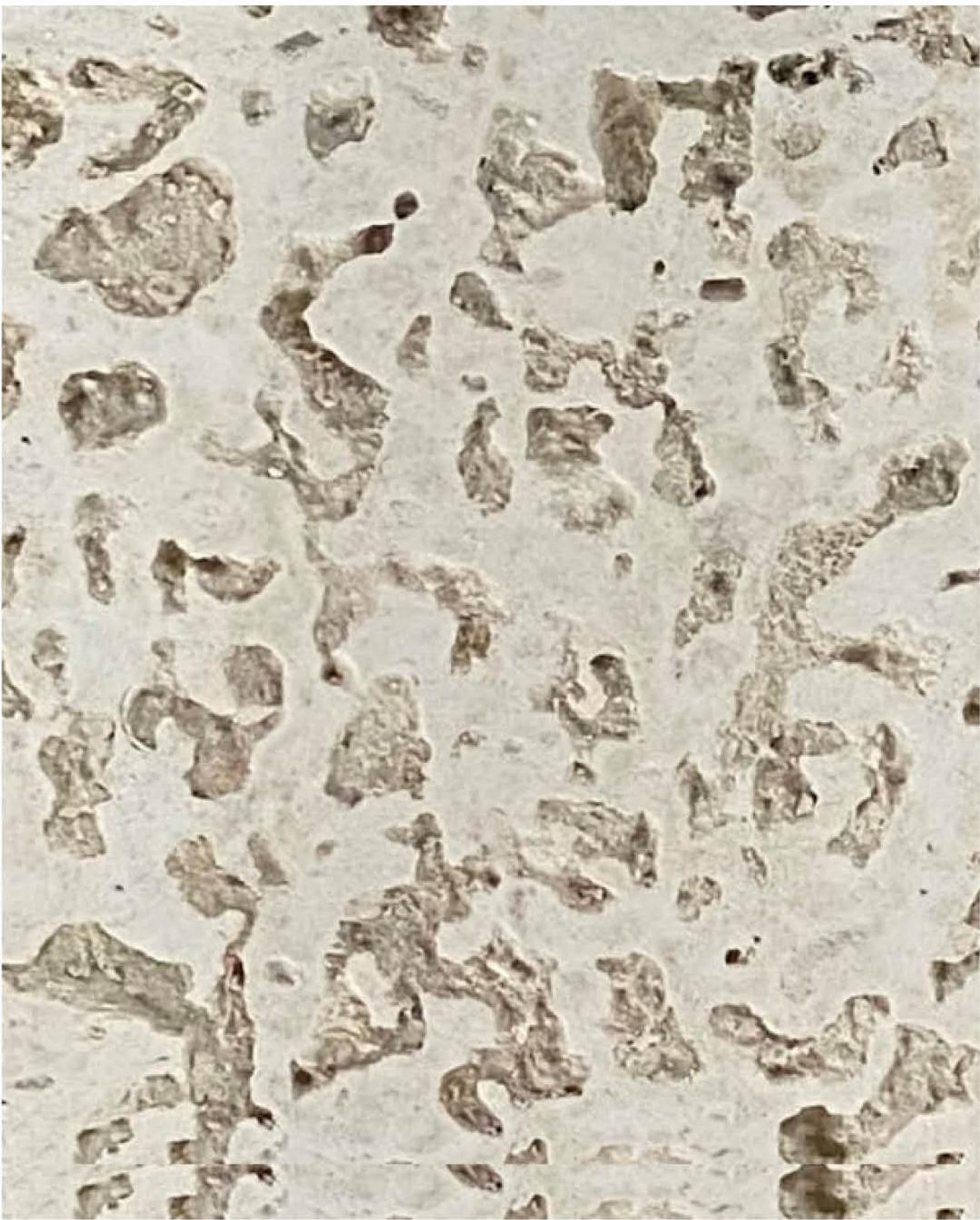
- +0.0 Existing Grade
- +0.0 Proposed Grade
- Existing Wall
- Proposed Wall
- Proposed Slot Drain

REVISIONS / SUBMISSIONS	

10 TARPON ISE PALM BEACH, FL	
GRADING PLAN	
OWNER	
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DATE: 2024.09.06	
SCALE:	
HSB-24-008	
H-101	



Material: Coral Stone
Size: 8"X16" (529 SF), 4"X8"(262 SF)
16"X16" (1,144 SF), 36"X36" (18 SF),



Material: Oolite
±24" x 6" Wall (125 LF),
12" x 6" Wall (185 LF)



Material: Porcelian Tile
Size: 24" x 24" (415 SF) To Match Existing
Color: To Match Existing

REVISIONS / SUBMISSIONS

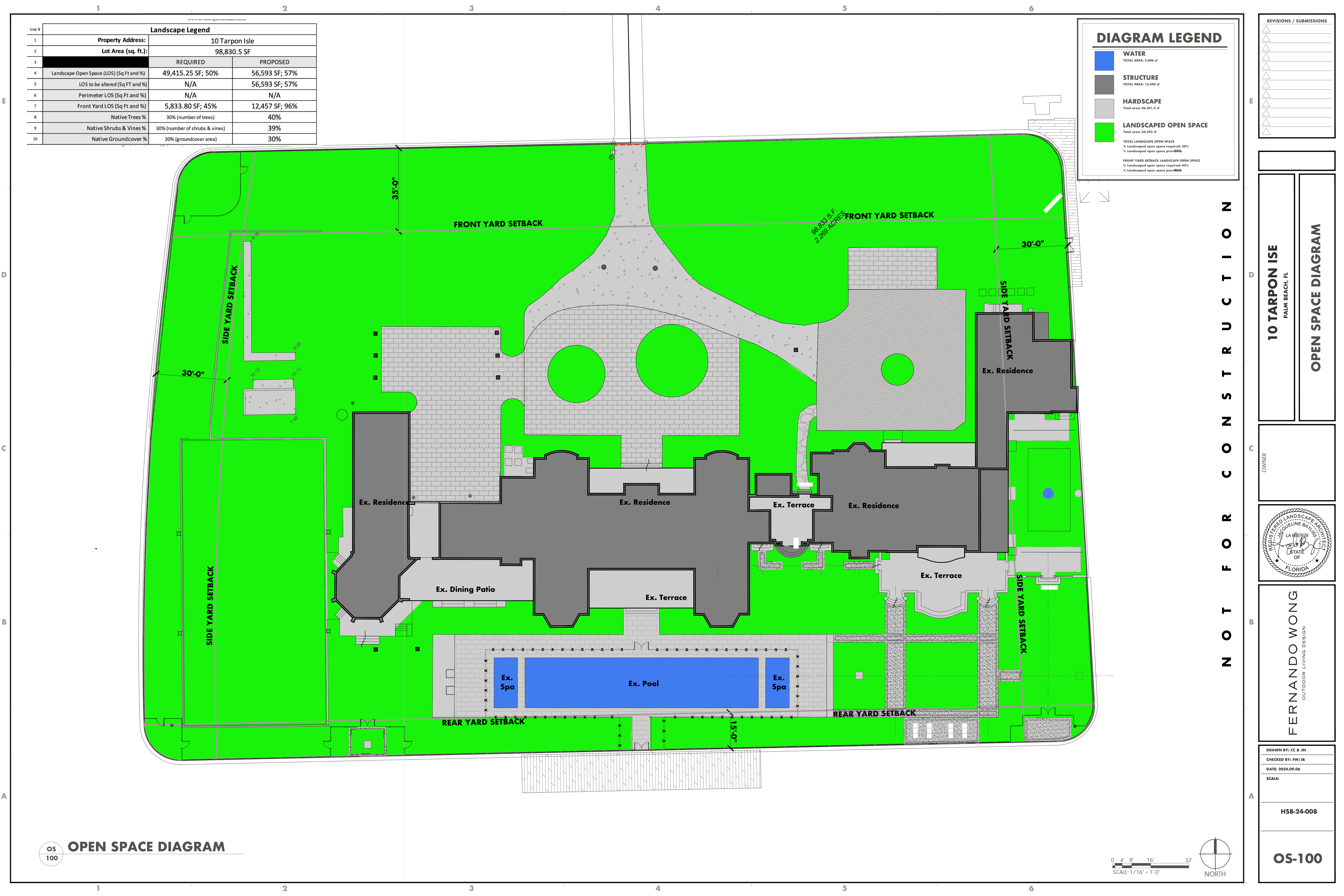
10 TARPON ISE PALM BEACH, FL
HARDSCAPE SCHEDULE

OWNER

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H-102



Line #	Landscape Legend		
1	Property Address:	10 Tarpon Isle	
2	Lot Area (sq. ft.):	98,830.5 SF	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	49,415.25 SF; 50%	56,593 SF; 57%
5	LOS to be altered (Sq Ft and %)	N/A	56,593 SF; 57%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	5,833.80 SF; 45%	12,457 SF; 96%
8	Native Trees %	30% (number of trees)	40%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	39%
10	Native Groundcover %	30% (groundcover area)	30%

DIAGRAM LEGEND

WATER

TOTAL AREA: 2,496 sf

STRUCTURE

TOTAL AREA: 13,440 sf

HARDSCAPE

Total area: 26,301.5 sf

LANDSCAPED OPEN SPACE

Total area: 56,593 sf

TOTAL LANDSCAPE OPEN SPACE

% Landscaped open space required: 50%

% Landscaped open space provided: 57%

FRONT YARD SETBACK LANDSCAPE OPEN SPACE

% Landscaped open space required: 45%

% Landscaped open space provided: 96%

REVISIONS / SUBMISSIONS

10 TARPON ISE

PALM BEACH, FL

OPEN SPACE DIAGRAM

OWNER

FERNANDO WONG

OUTDOOR LIVING DESIGN

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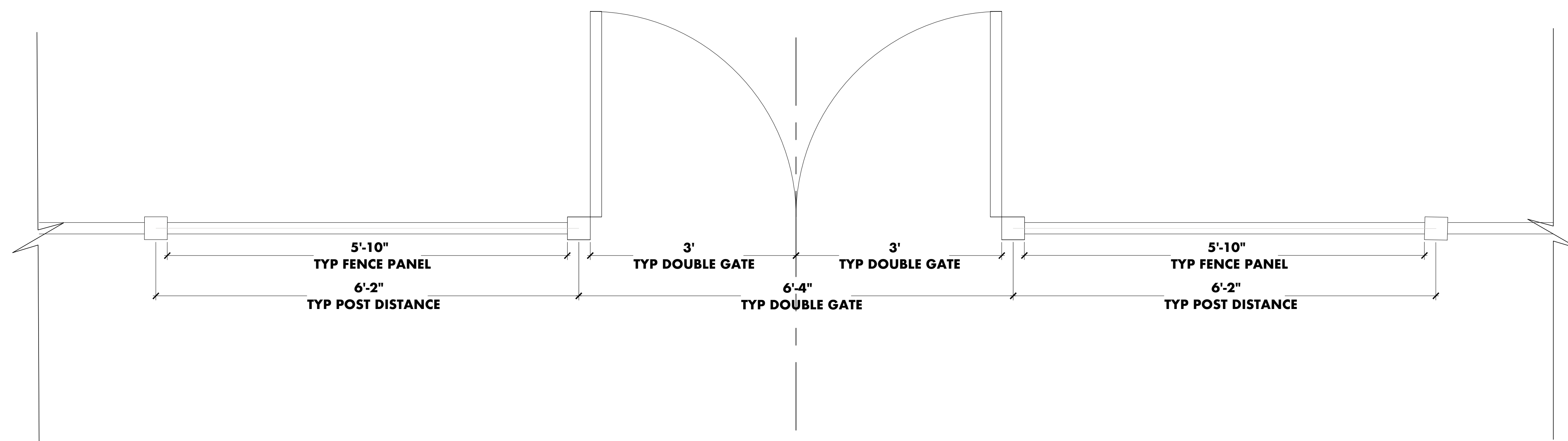
OS-100

OS 100 OPEN SPACE DIAGRAM

0 4' 8' 16' 32'

SCALE: 1/16" = 1'-0"

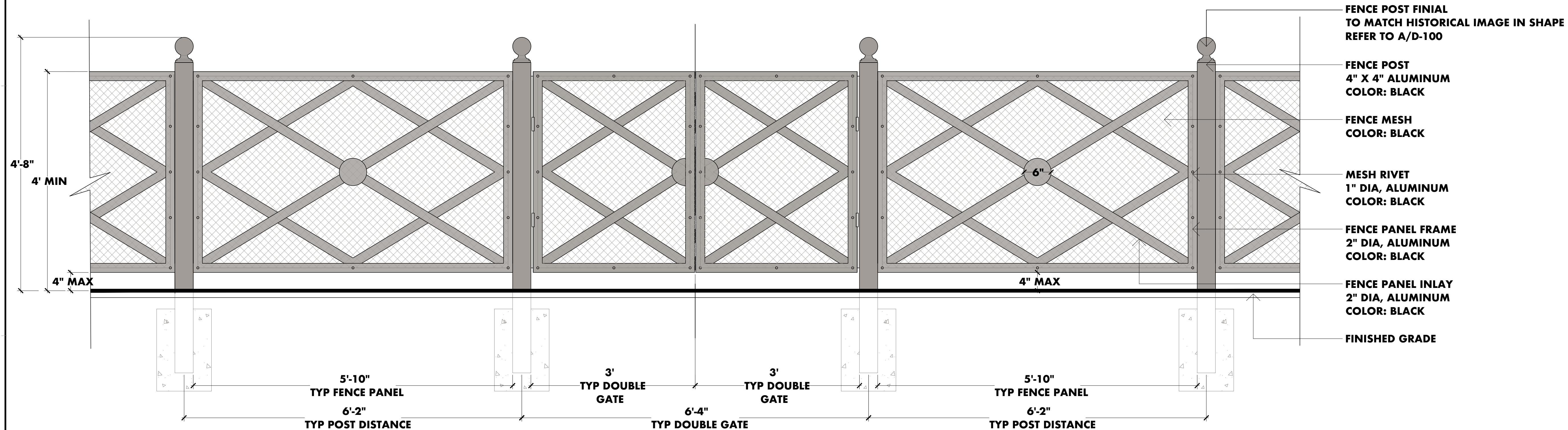
NORTH



1 FENCE PLAN



A
D-100



2 FENCE ELEVATION

0 5' 10' 20'

SCALE: 1" = 10'-0"

[illegible]

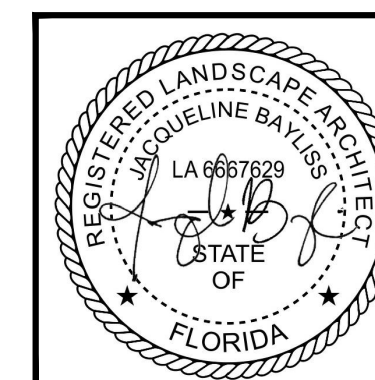
TO TARPON ISE

AKPOIN

AIM BEACH FI

PERIMETER FENCE DETAIL

1



FERNANDO WONG

MAIN DO W C

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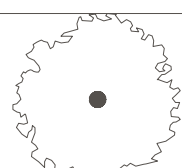
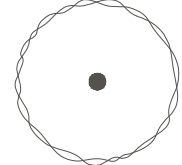
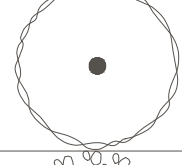
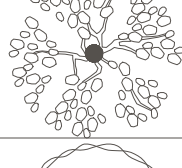
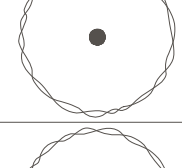
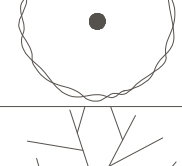
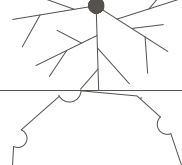
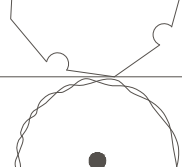
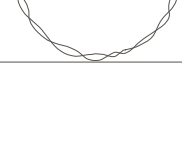
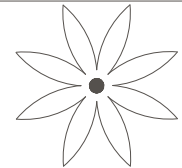
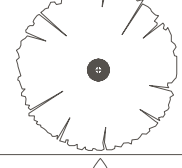
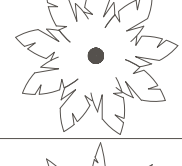
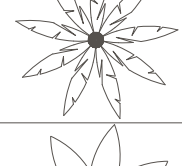
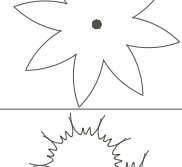
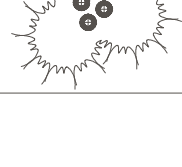
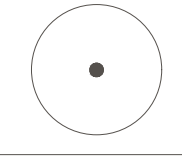
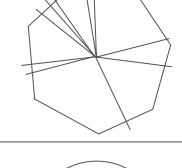
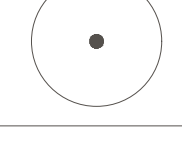
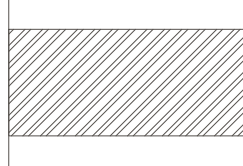
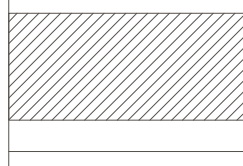
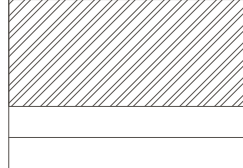
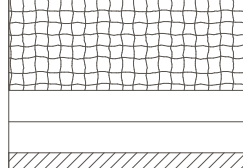


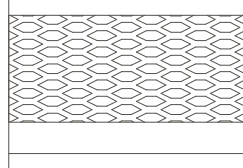
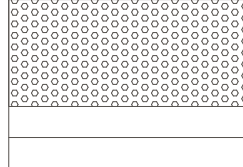


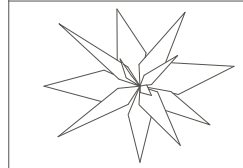
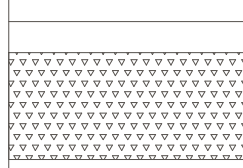
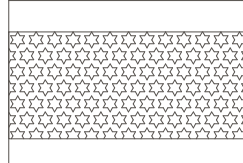
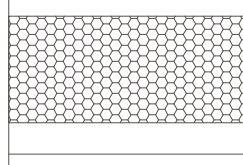
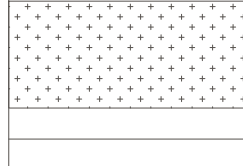
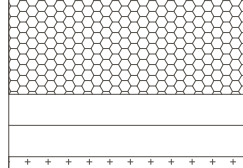

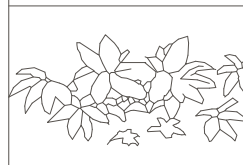
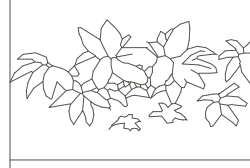
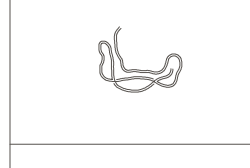
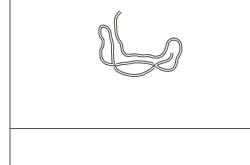
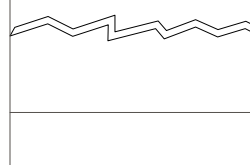
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1		2		3		4		5		6	
PLANTING SCHEDULE											
TREES AND HEDGES											
SYMBOL	KEY	NATIVE	QTY	PLANTING NAME	SPECIFICATIONS	CONTAINER	NOTES				
	CBA		4	Cassia bakeriana PINK CASSIA	18'-20' HT.	200 GAL.	Provide Photo for LA Approval				
	BBU		4	Bucida buceras SHADY LADY BLACK OLIVE TREE	16'-18' OA. HT.	300 GAL.	Provide Photo for LA Approval				
	CER	*	6	Conocarpus erectus SILVER BUTTONWOOD	16' HT. x 16' SPR.	300 GAL.	Provide Photo for LA Approval				
	CUV	*	2	*Coccoloba uvifera SEA GRAPE	18'-18' HT.	F.G.	Provide Photo for LA Approval				
	CRO	*	2	Clusia rosea AUTOGRAPH TREE	16' HT. x 16' SPR.	300 GAL.	Provide Photo for LA Approval				
	TBA		4	Tabebuia bahamensis WHITE TABEBUIA	16' HT. x 16' SPR.		Provide Photo for LA Approval				
	SLI		4	Stemmadenia litoralis MILKY WAY TREE	14' OA. HT.	F.G.	Provide Photo for LA Approval				
	BAL		6	Bauhinia alba WHITE HONG KONG	16' HT. X 16' SPR.		Provide Photo for LA Approval				
	LLA	*	4	Lysiloma latisiliquum WILD TAMARIND	16'-18' OA HT.	300 GAL.					
PALMS											
	RRE	*	12	Roystonea regia ROYAL PALM	20' GW, 30 OA		Provide Photo for LA Approval				
	LCH		4	Livistona chinensis CHINESE FAN PALM	16' CT. Single Trunk	FG.					
	PCA		4	Phoenix canariensis CANARY ISLAND DATE PALM	16' GW.	FG.	Provide Photo for LA Approval				
	PDA		16	Phoenix dactylifera MEDJOOl DATE PALM	22' CT.	FG.					
	PEL		7	Ptychosperma elegans ALEXANDER PALM	14' GW Triple	FG.					
	PRO		2	Phoenix roebelenii PYGMY DATE PALM	14' CT. Triple Trunk	FG.					
HEDGES											
	CBR		142	Calophyllum brasiliense BRAZILIAN BEAUTY LEAF	18'OA. HT 4' CT	100 GAI or F.G.	(Hedge)				
	GSP		32	Garcinia spicata MANGOSTEEN	10' HT.	45 GAL.	(Hedge)				
	PMA.2		48	Podocarpus macrophyllus 'Maki' JAPANESE YEW	12' OA. HT. 4' SPR. 4' CT. STD	65 GAL.	(Hedge)				
SHRUBS											
	CIC	*	817	*Chrysobalanus icaco GREEN COCOPLUM	36" OA. HT, 24" O.C.	15 GAL.	Full to Base				
	FMI		1649	Ficus microcarpa GREEN ISLAND FICUS	12" OA. HT. 10" O.C.	3 GAL.					
	FMI.1		430	Ficus microcarpa GREEN ISLAND FICUS	24" OA. HT. 18" O.C.	7 GAL.					
	IVO	*	290	*Ilex vomitoria 'Nana' DWARF YAUPOH HOLLY	12" OA. HT. 10" O.C.	3 GAL.					
	PMA		236	Podocarpus macrophyllus 'Maki' JAPANESE YEW	3' OA. HT. 15" O.C.	7 GAL.	Full to base				
	PMA.1		188	Podocarpus macrophyllus 'Maki' JAPANESE YEW	5' OA. HT. 24" O.C.	25 GAL.	Full to base				
FLOWERING ACCENTS											
	BOD		397	Begonia odorata 'Alba' WHITE BEGONIA	18" HT. x 16"SPR. 18" O.C.	3 GAL.					
	AOR		300	Agapanthus orientalis WHITE LILY OF THE NILE	24" OC.	7 GAL.					
	NOL		18	Nerium oleander 'Calypso' CALYPSO OLEANDER	36" HT. 24" O.C.	7 GAL.	Full				
ACCENTS											
	FMI.2		11	Ficus microcarpa GREEN ISLAND FICUS	3' x 3' Sphere	25 GAL.					
	DSP		4	Dioon spinulosum GIANT DIOON	5' x 5'	45 GAL.					
GRASSES AND GROUNDCOVERS											
	DIR		491	Diets iridiodes WHITE AFRICAN IRIS	16" Ht. x 16" Spr. 15" O.C.	3 GAL.	767 SF				
	LMA		418	Lobularia maritima SWEET ALYSSUM	8" O.C.	4" CELL.	186 SF				
	NEX	*	72	Nephrolepis exaltata WILD BOSTON FERN	24" O.C.	3 GAL.	288 SF; Full				
	PNO	*	13,956	*Phyla nodiflora FROGFRUIT	4" O.C.	1 GAL.	1550 SF				
	WEL		110	Whitfieldia elongata WHITE CANDLES	36" HT x 36" SPR. 30" OC.	7 GAL.	687 SF				
	TAS		18,134	Trachelospermum asiaticum JASMINE MINIMA	6" O.C.	4" CELL.	2014 SF				
VINES											
	BJA		26	Bougainvillea 'James Welker' JAMES WALKER BOUGAINVILLEA	12' HT.	45 GAL.	Trained on Stainless Steel Espalier Grid on House facades				
	BJA.1		73	Bougainvillea 'James Walker' JAMES WALKER BOUGAINVILLEA	6' HT.	15 GAL.	Trained on proposed perimeter fence railing				
	CIN		222	*Cissus incisa MARINE IVY	24" Spr.	3 GAL.	Planted on existing planter along Seawall to cascade				
	ELI	*	222	*Ernodea littoralis GOLDEN CREEPER	14" Ht x14" Spr.	3 GAL.	Planted on existing planter along Seawall to cascade				
	FRE		26	Ficus repens CREEPING FIG	24" O.C.	1 GAL.					
SOD											
	SOD		23,464SF	Zoysia matrella DIAMOND ZOYSIA			Solid Fill				
	SYN		7,100SF	Synthetic Sod			Turf to be installed over existing Tennis Sports Court				
Landscape Legend											
Line #											
1	Property Address:		10 Tarpon Isle								
2	Lot Area (sq. ft.):		98,830.5 SF								
3		REQUIRED				PROPOSED					
4	Landscape Open Space (LOS) (Sq Ft and %)		49,415.25 SF; 50%				56,593 SF; 57%				
5	LOS to be altered (Sq FT and %)		N/A				56,593 SF; 57%				
6	Perimeter LOS (Sq Ft and %)		N/A				N/A				
7	Front Yard LOS (Sq Ft and %)		5,833.80 SF; 45%				12,457 SF; 96%				
8	Native Trees %		30% of 34 = 10.2				41% (14)				
9	Native Shrubs & Vines %		30% of 3610 = 1083				31% (1107)				
10	Native Groundcover %		30% of 5492 SF = 1647 SF				33% (1838 SF)				
NOT FOR CONSTRUCTION											
REVISIONS / SUBMISSIONS											
10 TARPON ISE											
PALM BEACH, FL											
LANDSCAPE SCHEDULE											
OWNER											
REGISTERED LANDSCAPE ARCHITECT LAURENCE BAILLIE STATE OF FLORIDA											
FERNANDO WONG											
OUTDOOR LIVING DESIGN											
DRAWN BY: CC & JN											
CHECKED BY: FW/JB											
DATE: 2024.09.06											
SCALE:											
HSB-24-008											
L-102											
LANDSCAPE SCHEDULE											
L 102											
1	2	3	4	5	6						

