



Scope of Work

* Modifications to Front Yard
*Landscape & Hardscape Improvements

Private Residence
260 Nightingale Trail
Palm Beach

F L O R I D A

Application #: ARC-24-0094
Presentation Submittal
Date of Presentation: November 22, 2024

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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

Landscape Legend

PROPERTY ADDRESS:	260 NIGHTINGALE TRAIL	
LOT AREA (SQ FT)	12,662 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	(5,968 SF) (MIN 45%)	(5,705 SF) (45.06%)
LOS TO BE ALTERED (SQ FT AND %)	NA	100%
PERIMTETER LOS (SQ FT AND %)	(2,480 SF) (MIN 50%)	(3,192 SF) (77.6%)
FRONT YARD LOS (SQ FT AND %)	(1,000 SF) (MIN 40%)	(1,606 SF) (64.42%)
NATIVE TREES %	30% (NUMBER OF TREES)	63.64% (7 TREES)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	37.5% (230 SHRUBS)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	100% (535 SF)

LAKE WORTH LAGOON

SITE

ATLANTIC OCEAN

VICINITY SKETCH N.T.S.

LEGEND

- A = 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
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
C.P. = CAMERA POST
(D) = DESCRIPTION DATUM
D.B. = (DEED) BOOK
D.E. = DRAINAGE EASEMENT
E.B. = ELEVATION
EL. = ENCROACHMENT
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT. = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
GEN. = GENERATOR
G.M. = GAS METER
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
(P) = PLANTER
(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
P.G. = PAGE
P.I. = POINT OF INTERSECTION
P/O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.R. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R.W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
SID. = 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
SW. = SIDEWALK
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
= 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

BOUNDARY SURVEY FOR:
260 NIGHTINGALE LLC, A FLORIDA LIMITED LIABILITY COMPANY

This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

260 Nightingale LLC, a Florida limited liability company
KHRE SMA Funding, LLC, a Delaware limited liability company, ISAOA ATIMA
First American Title Insurance Company
Kochman & Ziska, PLC

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

260 Nightingale Trail
Palm Beach, FL 33480

LEGAL DESCRIPTION:

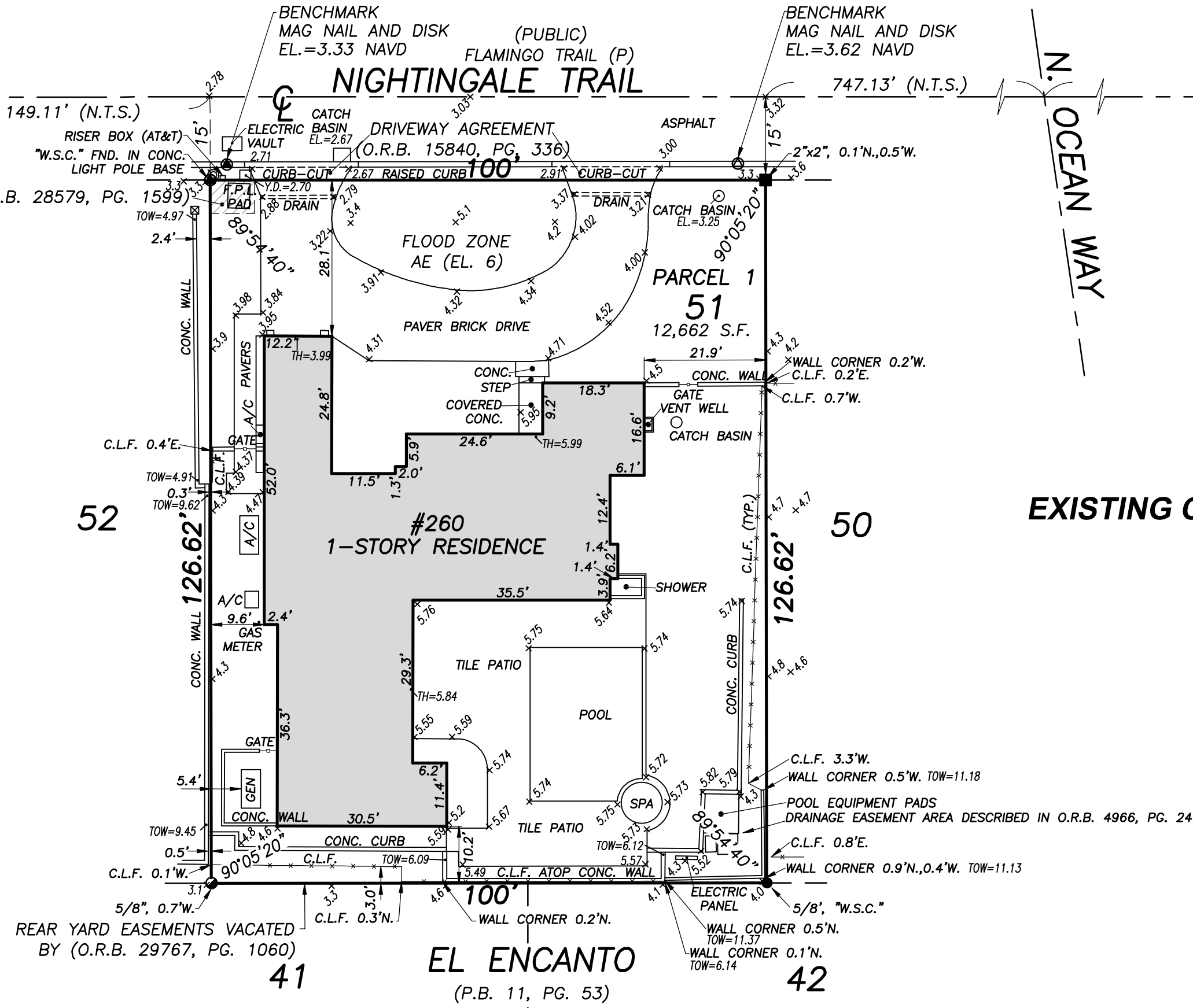
Parcel 1:
Lot 51, MOCKINGBIRD TRAIL TRACT, according to the plat thereof as recorded in Plat Book 18, at Page 7, of the Public Records of Palm Beach County, Florida.

Parcel 2:

An undivided 1/26 interest in that part of Lots 41A and 42A, as shown on the Plat of MOCKINGBIRD TRAIL TRACT, lying between a line parallel to the South line of said MOCKINGBIRD TRAIL TRACT and 70 feet North thereof (measured at right angles), and a line parallel to the North line of said Lot 41A and 52.5 feet South thereof (measured at right angles) together with the area East of Ocean Boulevard lying between said Lots 41A and 42A.

COASTAL CONSTRUCTION CONTROL LINE
(P.B. 80, PG. 137) 8/22/97

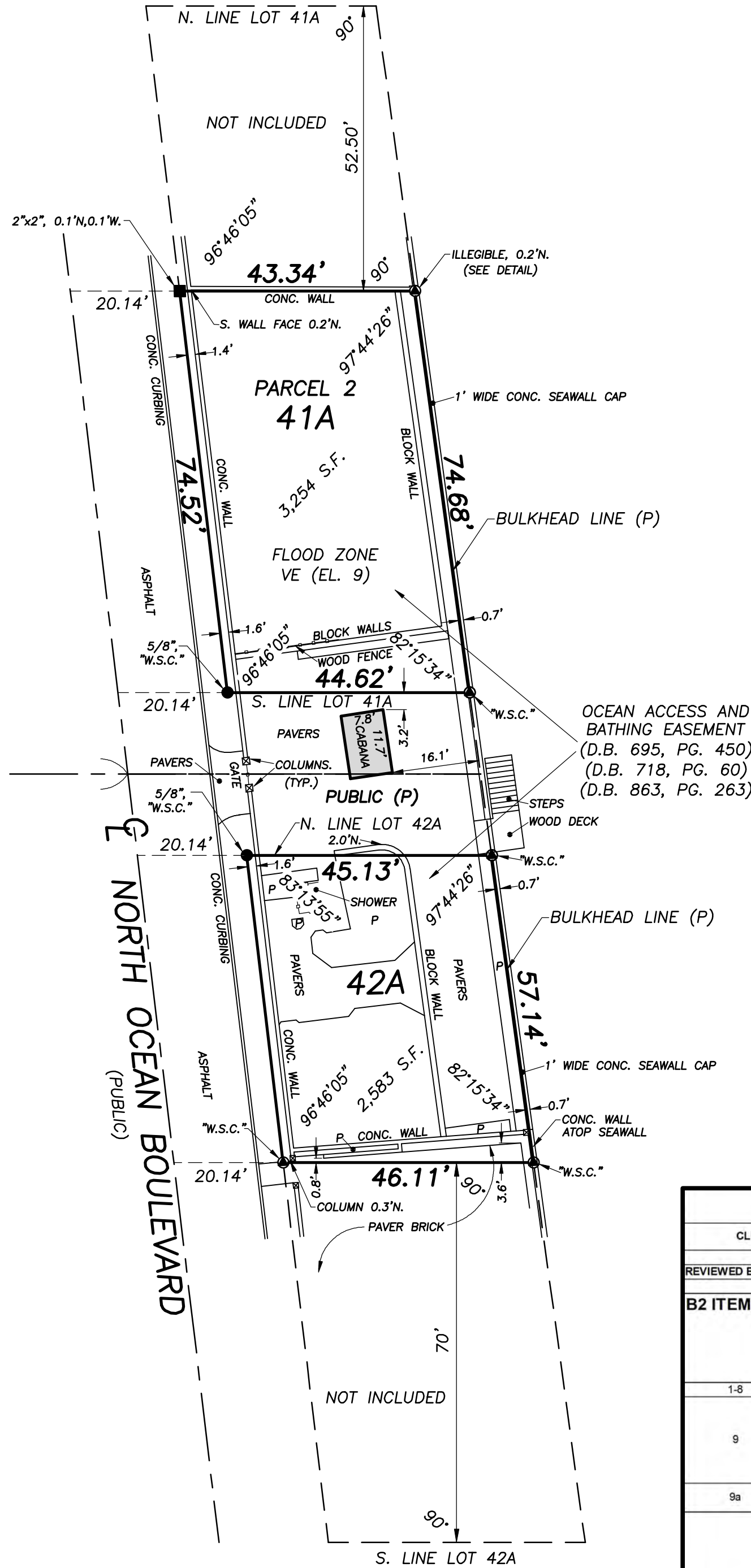
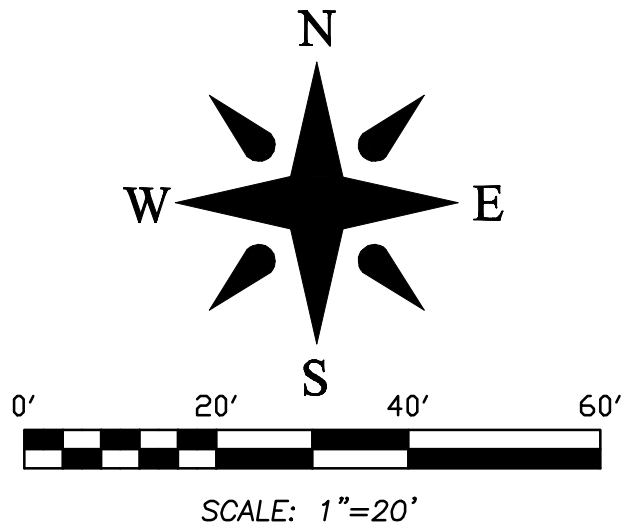
EXISTING CONDITIONS



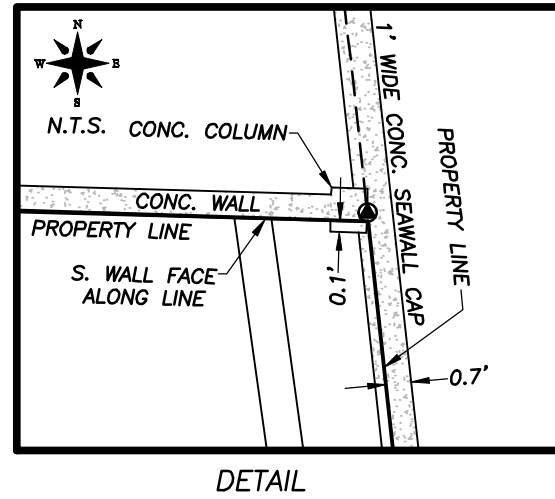
FLOOD ZONES:
This property is located in Flood Zones AE (EL. 6) and VE (EL. 9), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-6128077, issued by First American Title Insurance Company, dated July 6, 2022. This office has made no search of the Public Records.
- 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.
- Description furnished by client or client's agent.
- 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.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- 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.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- 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.
- 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.
- 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.
- 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.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



ATLANTIC OCEAN



TITLE COMMITMENT REVIEW						
CLIENT: Beau Taylor		COMMITMENT NO. : 1062-6128077	DATE: 07/06/22			
REVIEWED BY: Craig Wallace		JOB NO. : 10-1238.16				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-8	N/A	Standard Exceptions.				•
9	PB 18, PG 7	Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of Mocking Bird Trail Tract.	•			
9a	ORB 29767, PG 1060	As affected by Resolution No. 33-2018	•			
10	D.B. 620, PG 378	Easement contained in Deed from Bessamer Properties, Incorporated for the purpose of constructing, laying, building, maintaining, operating and otherwise using water, gas, sewer, electric transmission or similar public utility lines, mains, pipes and conduits. (Vacated by ORB 29767, PG. 1060)			•	
11	ORB 4966, PG 24	Drainage easement generally at the S.E. parcel corner for pool water.		•		
12	ORB 15840, PG 338	Driveway Agreement as set forth in instrument.	•			
13	ORB 28579, PG 1599	Easements and Covenant as to Ocean access contained in Deed from Bessamer Properties, Incorporated.	•			
14	D.B. 863, PG 263	Easements and Covenant as to Ocean access contained in Deed from Bessamer Properties, Incorporated.	•			
15-17	N/A	Standard Exceptions.				•

Plans reviewed for code compliance with all Local Codes, Florida Building Codes, and National Electrical Code. Errors, omissions, or oversights made by the person(s) checking these plans, does not omit the enforcement of said codes, and no certificate of occupancy will be issued until said code violation(s) are corrected.
Building: *ruj*
Electrical: *ruj*
Mechanical: *ruj*
Plumbing: *ruj*
Name: Buck Evans, RPX183, PX2737 Date: 10/25/2023

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: 2/27/2023

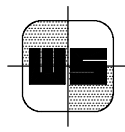
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357



REVISIONS:

10/19/23 SITE PLAN M.B. 10-1238.16
02/27/23 SURVEY AND TIE-IN UPDATE, NO VERTICAL ELEVATIONS VERIFIED THIS DATE, C.E.A.B. 10-1238.16 PB34528
03/03/22 ADD PARCEL 2 S.W. 10-1238.17
07/11/22 SURVEY AND TIE-IN UPDATE, J.O./M.B. 10-1238.16 PB33478
09/25/20 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./M.B. 10-1238.11 PB30117
10/18/19 SURVEY AND TIE-IN UPDATE B.M./M.B. 10-1238.9 PB29476
08/20/18 SURVEY UPDATE AND FINAL TIE-IN B.M./M.B. 10-1238.8 PB28328


BOUNDARY SURVEY FOR:
BEAU TAYLOR



WALLACE SURVEYING
CORP., LICENSED BUSINESS # 498
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 10-1238.6	F.B.: PB280 PG. 44
OFFICE: M.B.	DATE: 7/9/19	DWG. NO.: 10-1238-1
C.K.D.: C.W.	REF.: 10-1238-1.DWG	SHEET 1 OF 2



<h1 style="margin: 0;">BOUNDARY SURVEY FOR:</h1>			
<h2 style="margin: 0;">BEAU TAYLOR</h2>			
		<div style="display: flex; justify-content: space-between;"> <div style="flex: 1;"> <h3 style="margin: 0;">WALLACE SURVEYING</h3> <p style="margin: 0; font-size: small;">5853 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 840-6551</p> </div> <div style="flex: 1; text-align: right;"> <p style="margin: 0; font-size: small;">CORP. LICENSED BUSINESS # 4568</p> </div> </div>	
FIELD#	B.M.	JOB NO#	F.B. PG.
		10-1238.6	PB280 44
OFFICE#	M.B.	DATE:	DWG. NO.
		7/9/19	10-1238-1
C-K'D	C.W.	REF:	SHEET
		10-1238-1.DWG	2 OF 2



Existing West Buffer



Ex. West & North Buffer



Existing North Buffer



Existing East Buffer



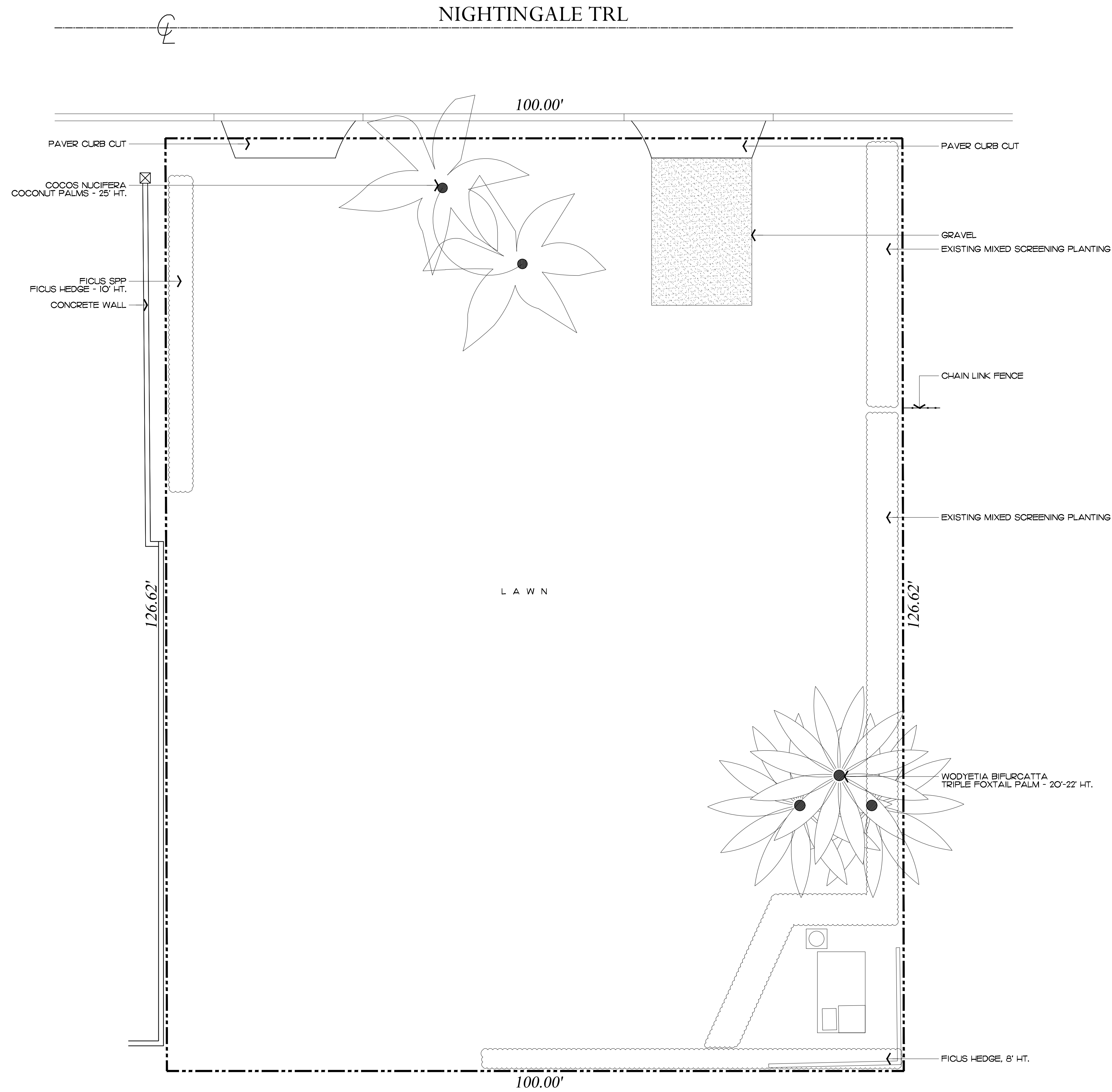
Existing East Buffer

Private Residence
260 Nightingale Trail
Palm Beach

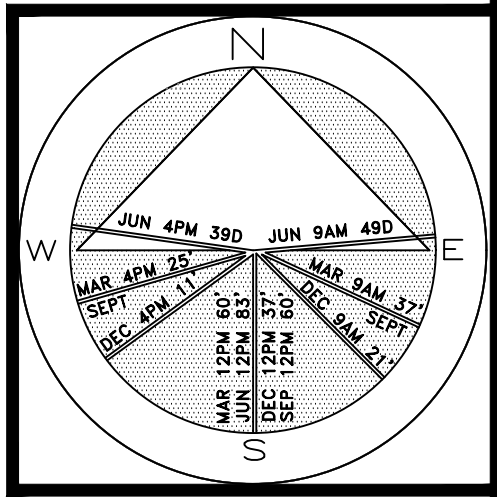
F L O R D A

JOB NUMBER: # 24121.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.23.2024
10.07.2024

SHEET L1.0



Private Residence
260 Nightingale Trail
Palm Beach



JOB NUMBER: # 24121.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.05.2024
09.23.2024
10.07.2024

SHEET L2.0

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DISCLAIMER: 2024
Construction, as the term is generally understood, and that ENVIRONMENT 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 ENVIRONMENT 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.

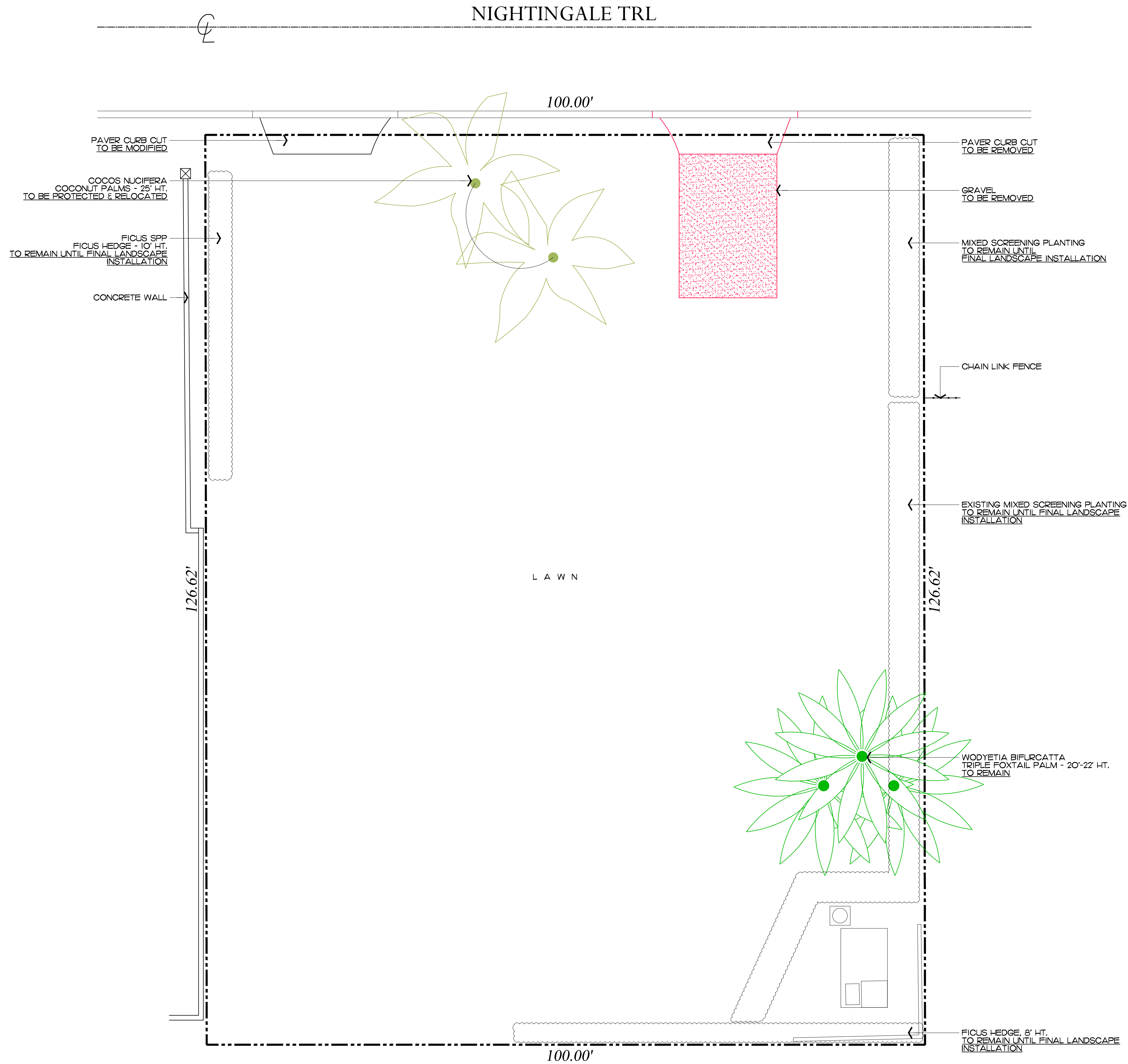
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

Existing Vegetation Inventory & Action Plan

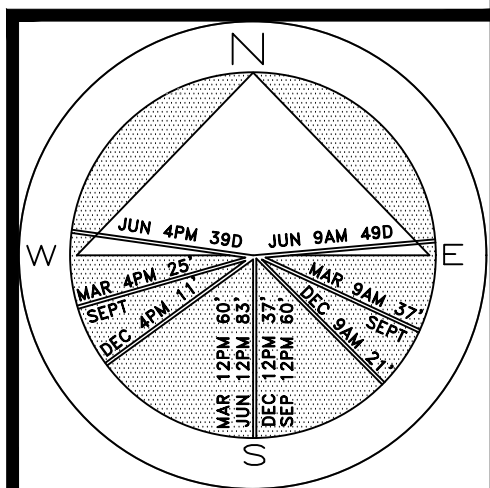
ARC-24-0094

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.



Private Residence
260 Nightingale Trail
Palm Beach



JOB NUMBER: # 24121.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.05.2024
09.23.2024
10.07.2024

SHEET L3.0

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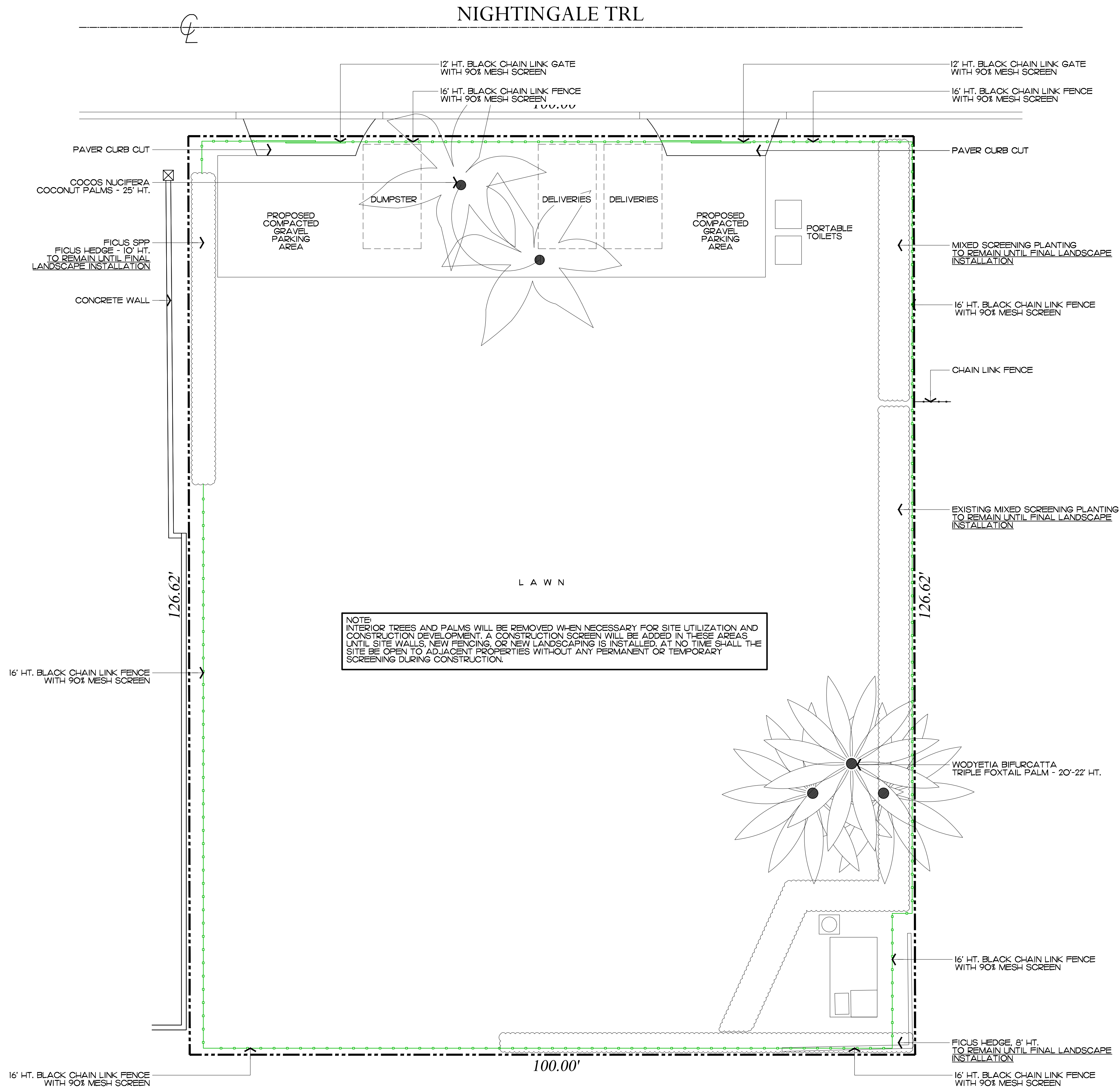
Demolition and Vegetation Action Plan

ARC-24-0094

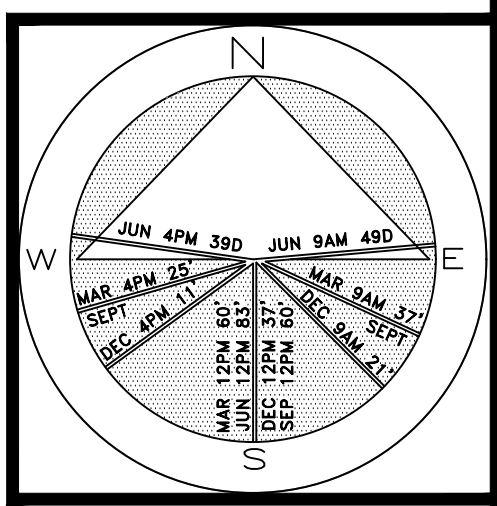
SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.



Private Residence
260 Nightingale Trail
Palm Beach



JOB NUMBER: # 24121.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.05.2024
09.23.2024
10.07.2024

SHEET L4.0

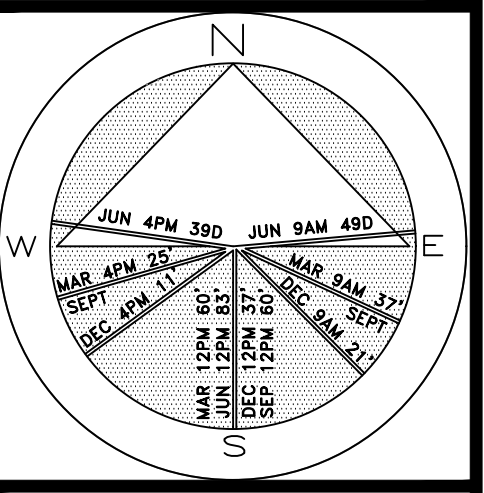
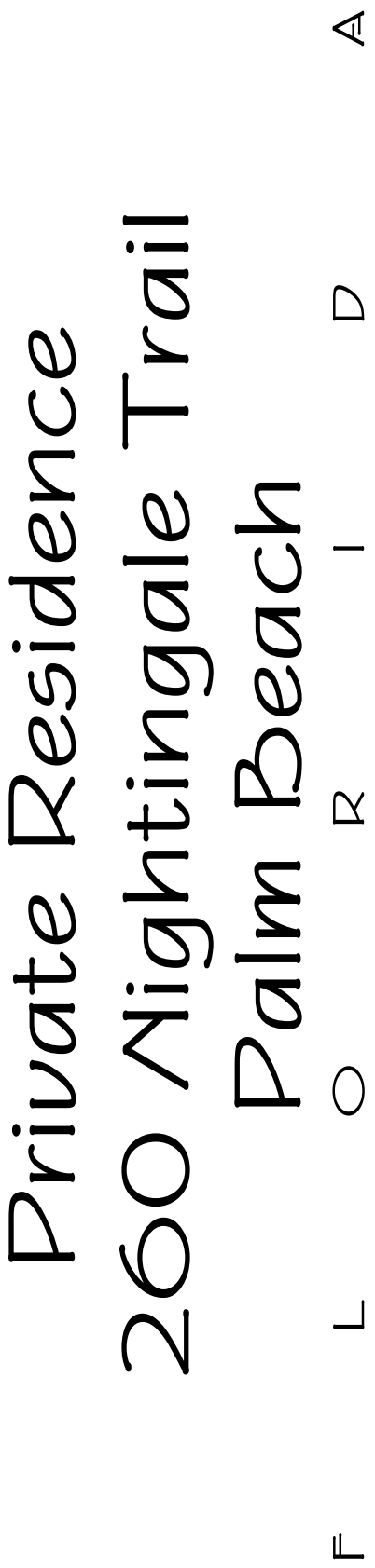
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48 HOURS BEFORE DIGGING
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OF FLORIDA, INC.

ARC-24-0094
Construction Screening & Staging Plan
SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ. FT.



JOB NUMBER: # 24121.00 LA
DRAWN BY: Lauren Freeman

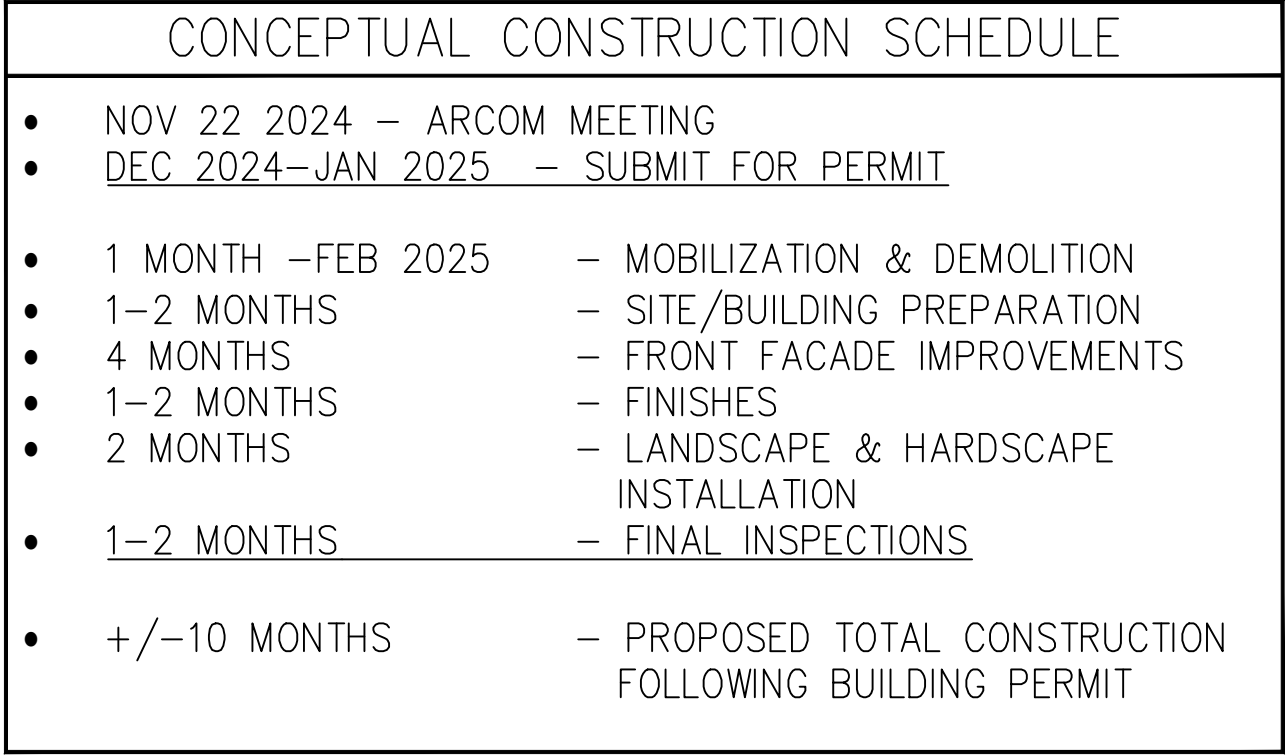
DATE: 09.05.2024
09.23.2024
10.07.2024

SHEET L5.0

ARC-24-0094

Truck Logistics Plan

SCALE: NOT TO SCALE



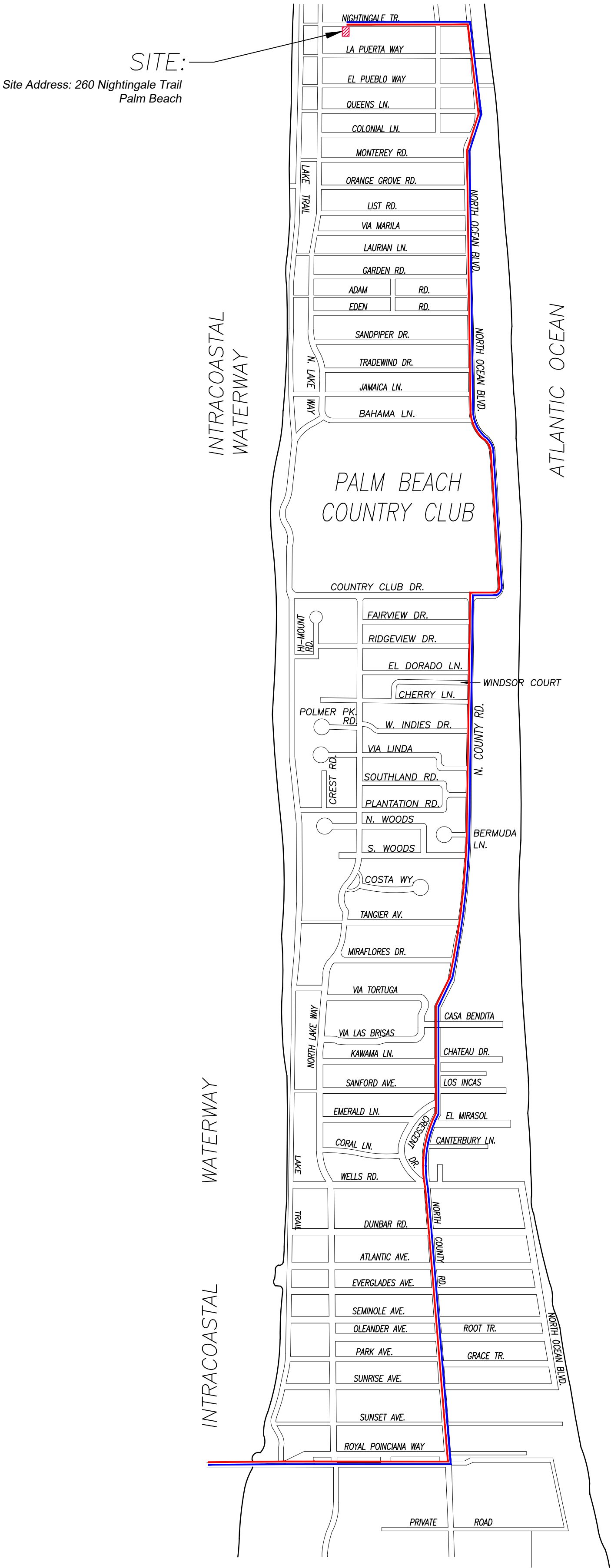
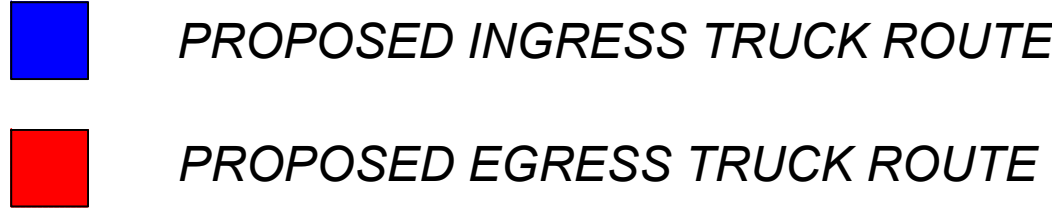
1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

MAXIMUM SIZE TRUCK TO BE USED: 30' (TRUCK & TRAILER COMBINED)
SEPARATE ROW PERMITS WILL BE SUBMITTED

BEST ROUTE TO PROPERTY: USING FLAGLER MEMORIAL BRIDGE (NORTH BRIDGE) TRAVEL EAST ALONG ROYAL POINCIANA WAY, TURN NORTH ONTO BRADLEY PLACE, TRAVEL NORTH ONTO N. LAKE WAY. CONTINUE NORTH TO COUNTRY CLUB RD TO NORTH LAKE TRAIL. TURN EAST ONTO 260 NIGHTINGALE TRAIL.

MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED): 33 TRIPS

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.



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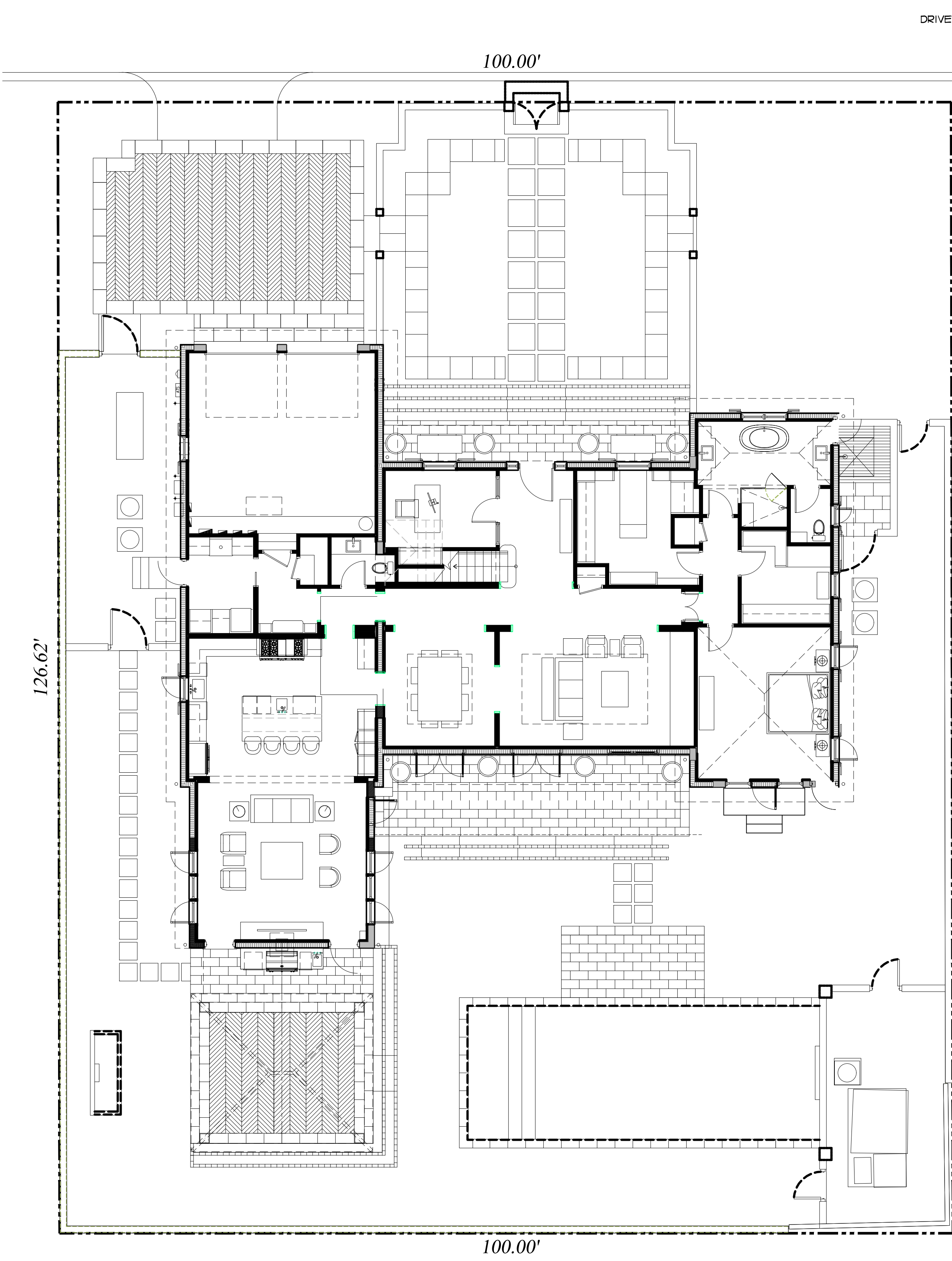
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ENVIRONMENT
DESIGN
GROUP

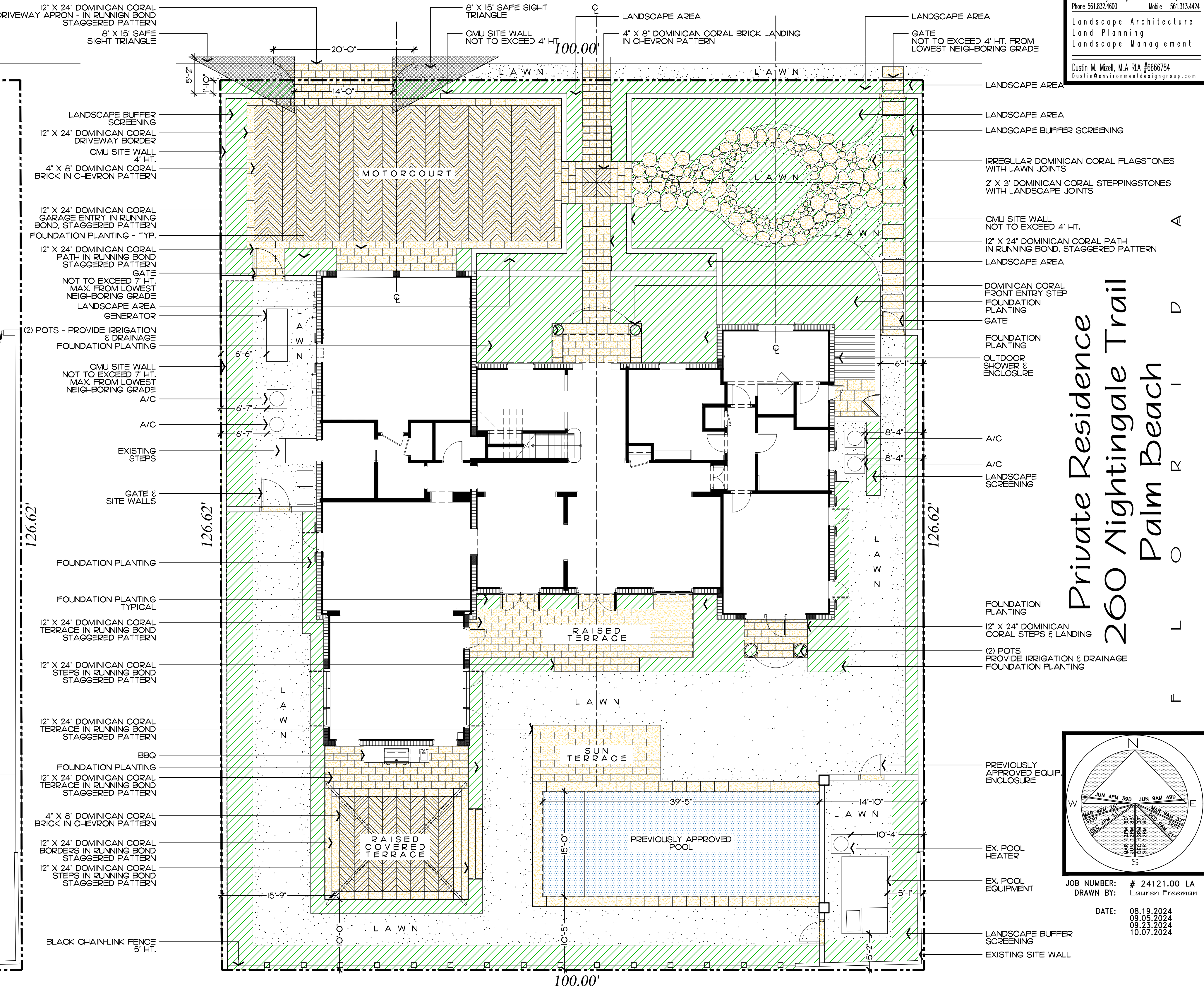
139 North County Road 570-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

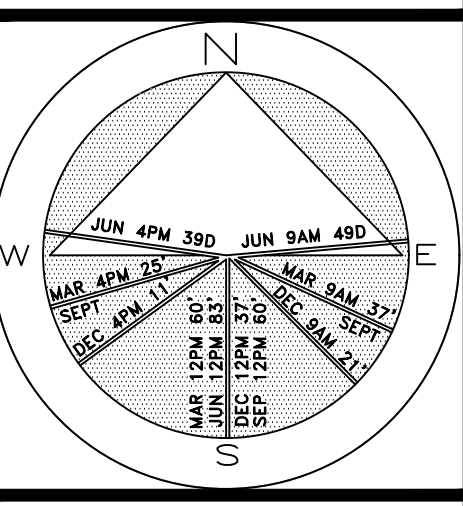


Previously Approved



Currently Proposed

Private Residence Trail
260 Nightingale Trail
Palm Beach



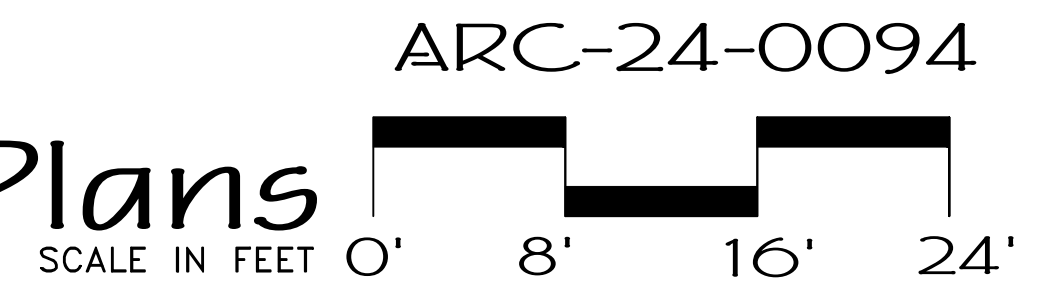
JOB NUMBER: # 24121.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.19.2024
09.05.2024
09.23.2024
10.07.2024

2024
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Previously Approved vs Currently Proposed Site Plans

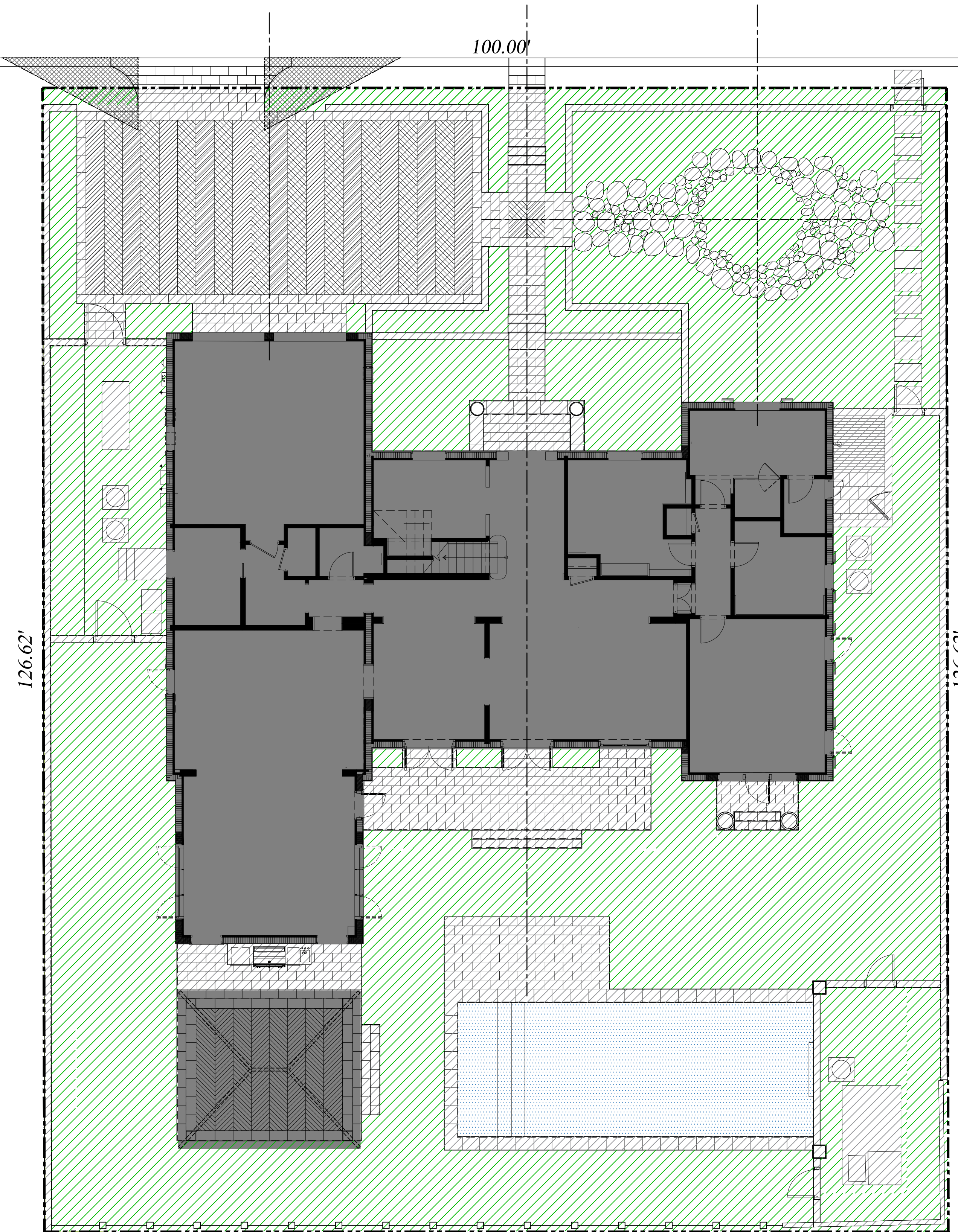
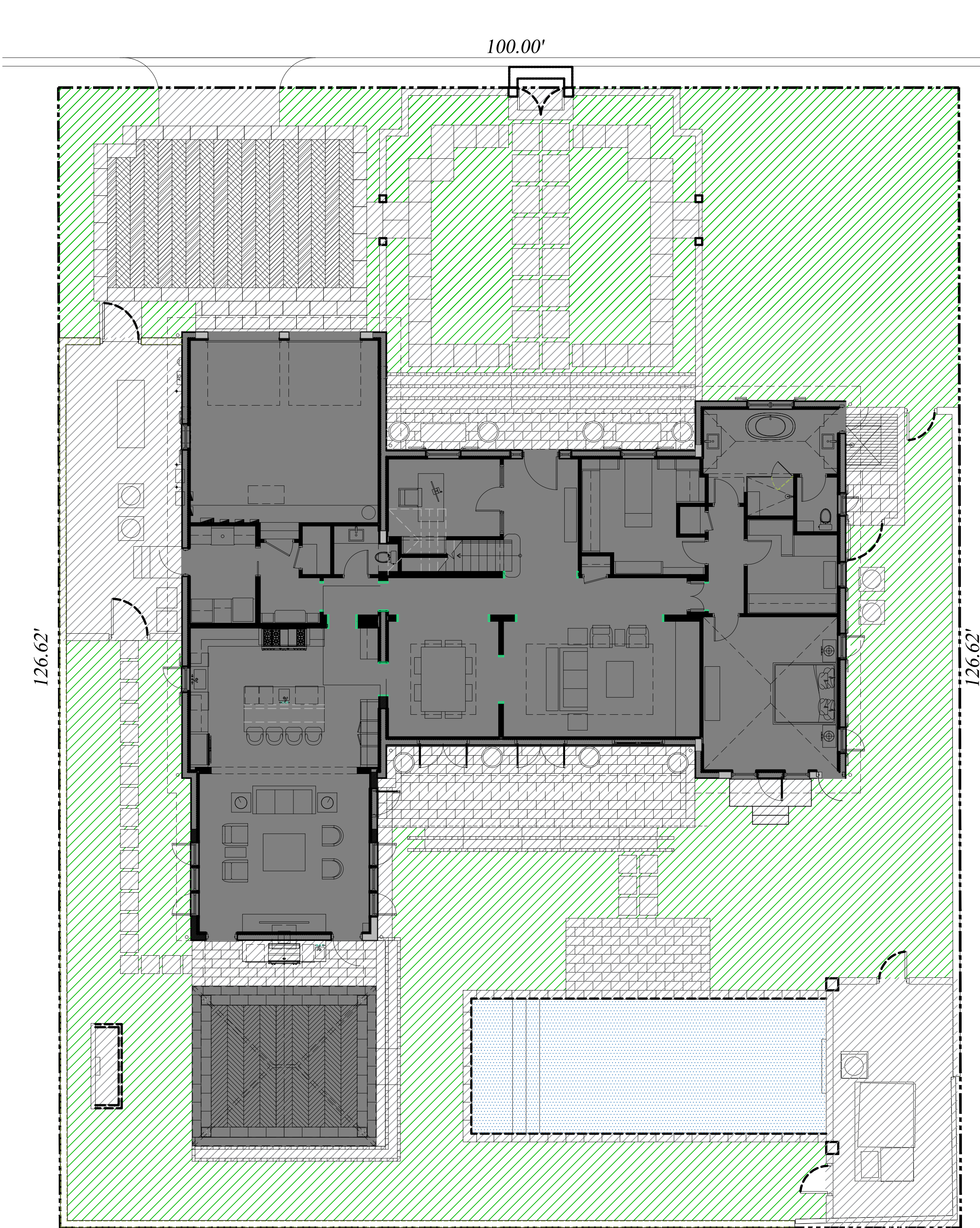


ENVIRONMENT
DESIGN
GROUP

139 North County Road 570-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@environmentdesigngroup.com



Legend

IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

IMPERVIOUS AREA (WATER)

PERVIOUS AREA / OPEN SPACE

Previously Approved Open Space Graphic
Previously Approved Site Data

DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,662 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,697 S.F.	47.8%	6,052.44 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	57.6%	1,440 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQD OPEN SPACE	2,480 S.F.	71%	3,583 S.F.

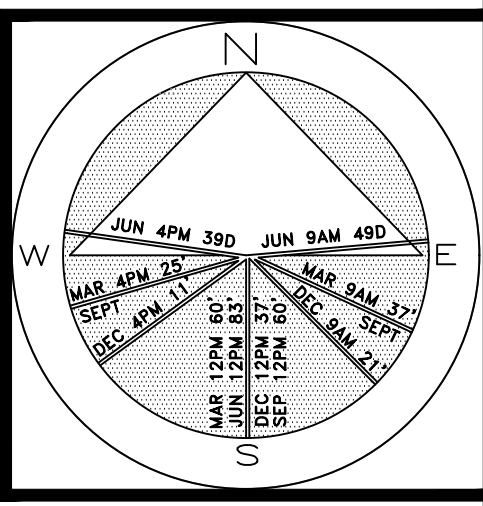
Proposed Open Space Graphic
Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,662 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,697 S.F.	45.06%	5,705 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	64.24%	1,606 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQD OPEN SPACE	2,480 S.F.	77.6%	3,192 S.F.

Site Calculation/Open Space Graphics

SCALE IN FEET 0' 8' 16' 24'

Private Residence
260 Nightingale Trail
Palm Beach



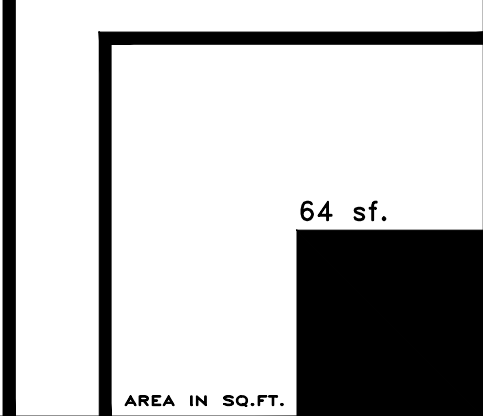
JOB NUMBER: # 24121.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.05.2024
09.23.2024
10.07.2024

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SHEET L6.1

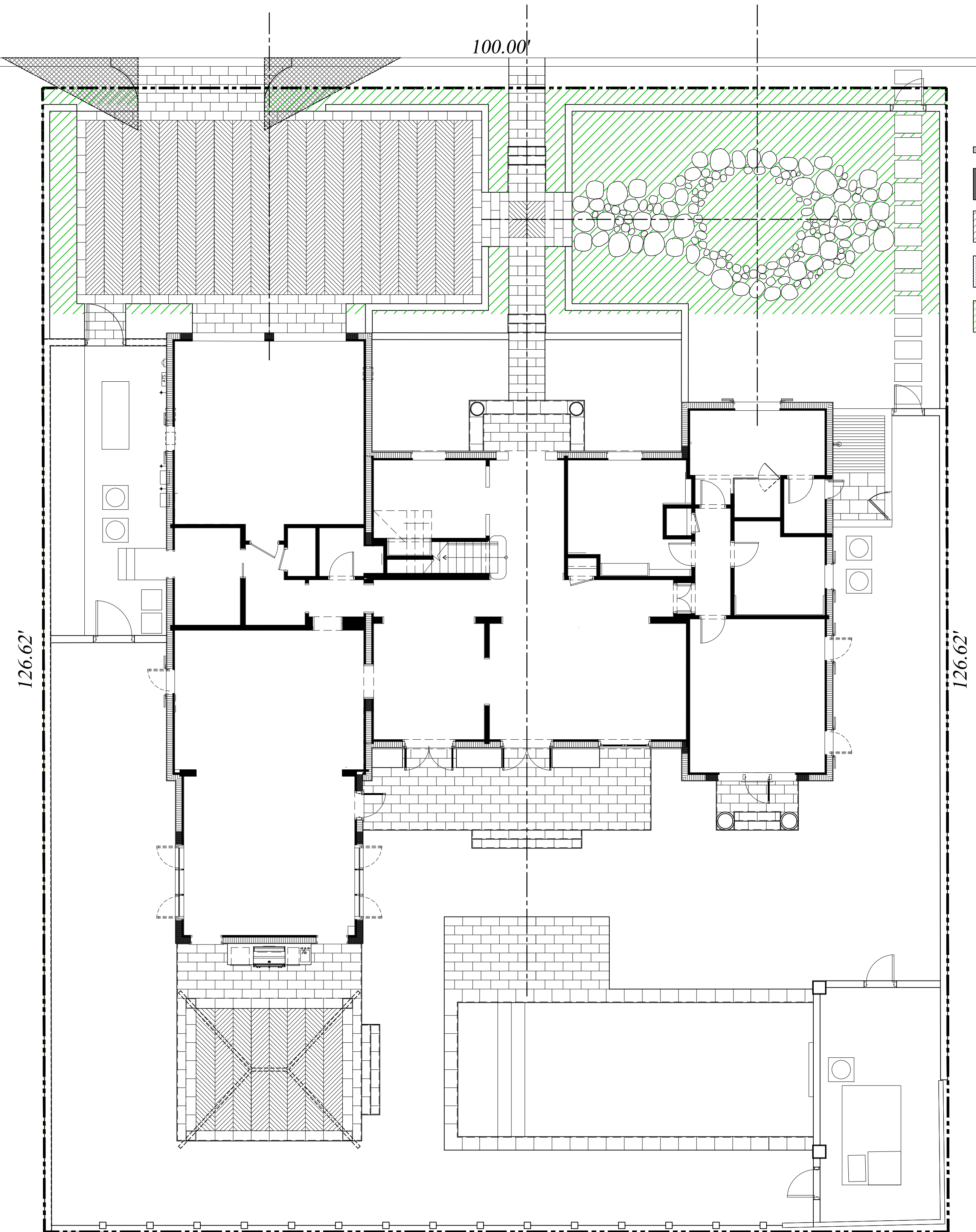
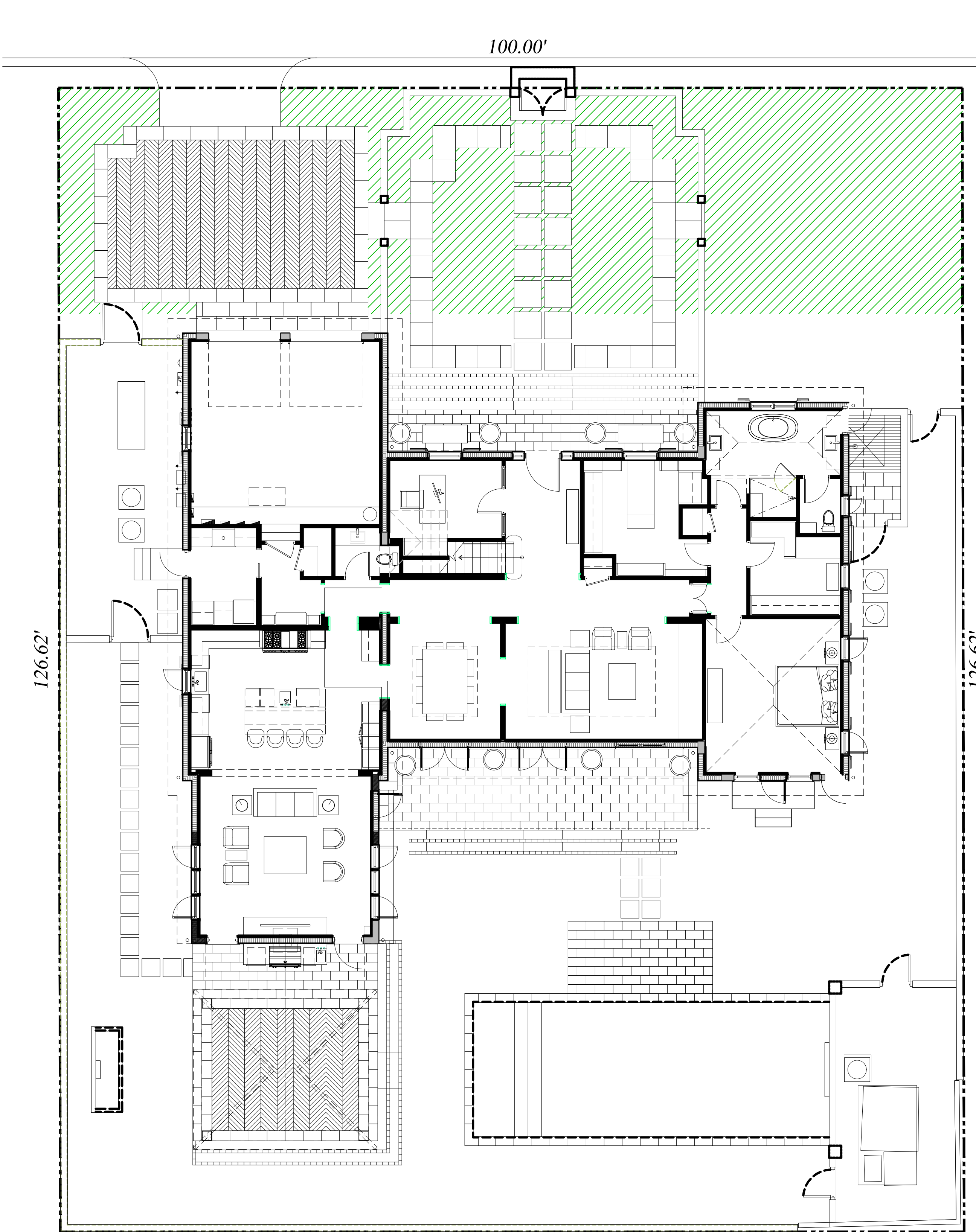


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Legend

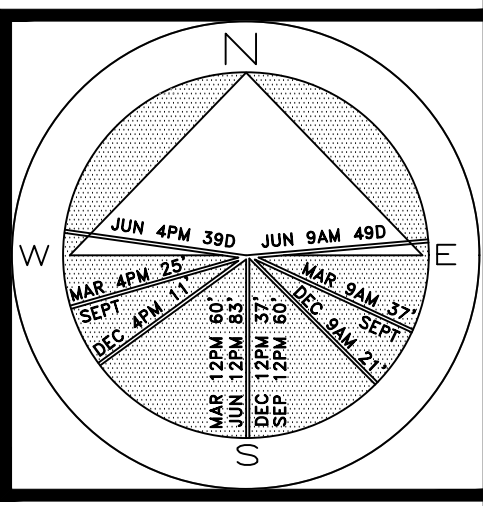
IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

IMPERVIOUS AREA (WATER)

PERVIOUS AREA / OPEN SPACE

Private Residence
260 Nightingale Trail
Palm Beach
L O R I D A



JOB NUMBER: # 24121.00 LA
DRAWN BY: Lauren Freeman
DATE: 10.02.2024
10.07.2024

Previously Approved Open Space Graphic
Previously Approved Site Data

DESCRIPTION	REQUIRED	PREVIOUSLY APPROVED
LOT ZONE		R-B - LOW DENSITY RESIDENTIAL
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Proposed Open Space Graphic
Proposed Site Data

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2024
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SHEET L6.2

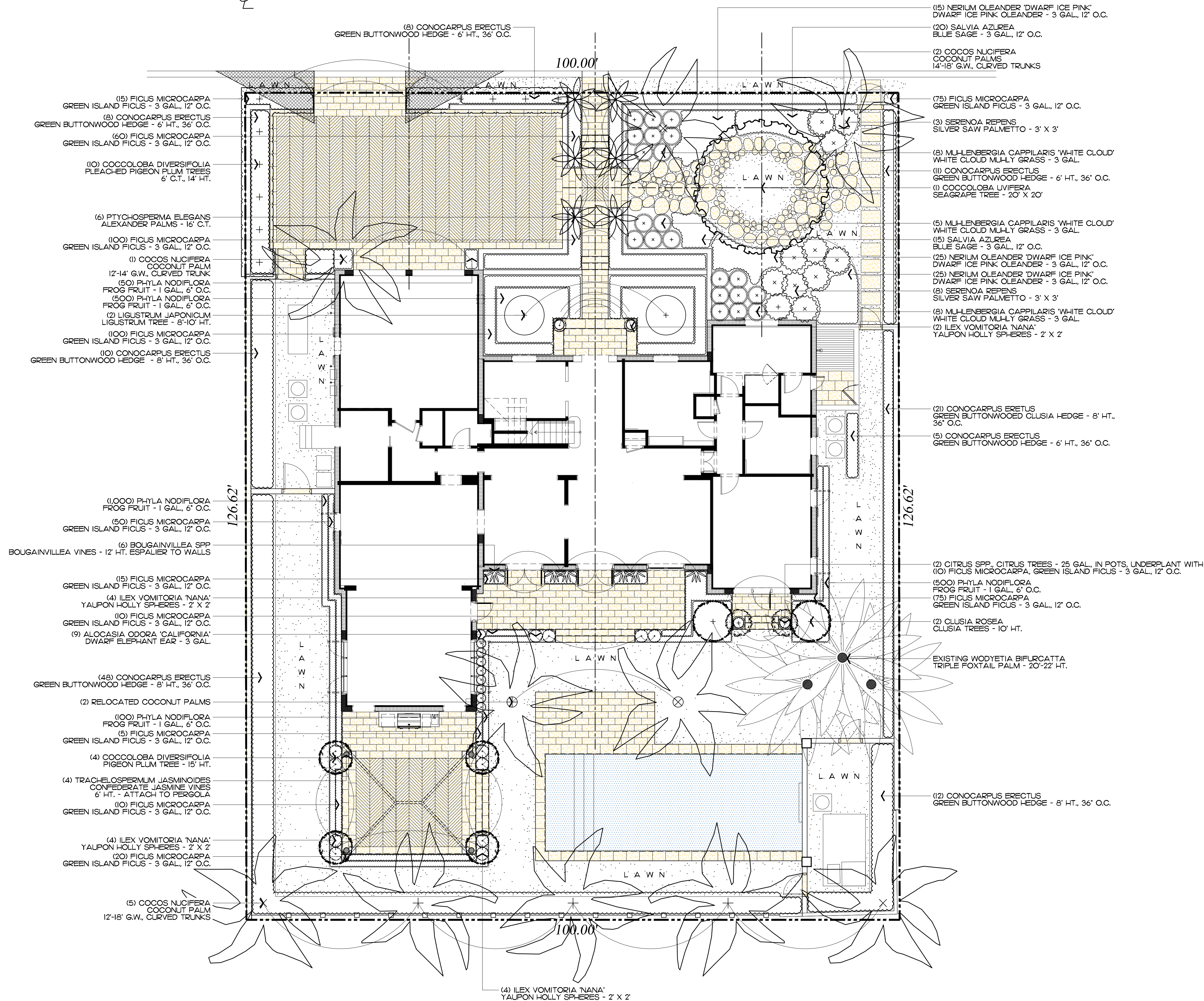
Site Calculation/Open Space Graphics

ARC-24-0094

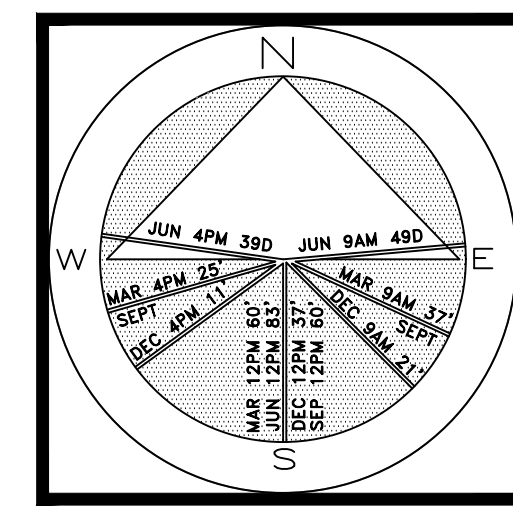
SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ. FT.

NIGHTINGALE TRL



Private Residence
260 Nightingale Trail
Palm Beach



JOB NUMBER: # 24121.00 LA
DRAWN BY: Grace Walton
Alex Bugnii
DATE: 09.05.2024
09.23.2024
10.07.2024

SHEET L7.0

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Landscape Plan

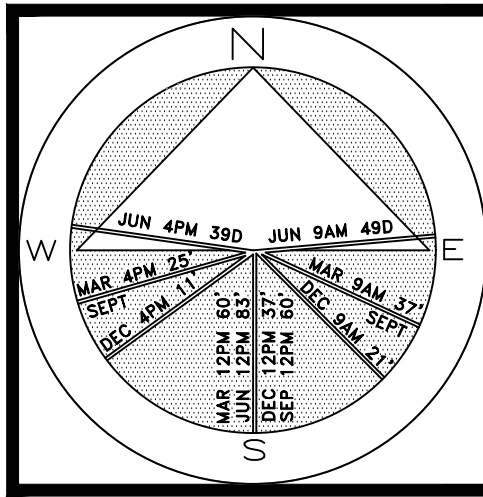
SCALE IN FEET 0' 8' 16' 24'

ARC-24-0094

64 sq. ft.

AREA IN SQ. FT.

Private Residence
260 Nightingale Trail
Palm Beach



JOB NUMBER: # 24121.00 LA
DRAWN BY: Alex Bugril
DATE: 09.05.2024
09.23.2024
10.07.2024

SHEET L7.1







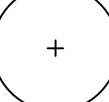
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ARC-24-0094
Rendered Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

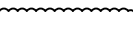
Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CITRUS SPP CITRUS TREE	2	25 GAL., IN POTS	NO
	CLUSIA ROSEA CLUSIA TREE	2	10' HT.	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	4 10	15' HT. 6' C.T., 14' HT., PLEACHED	YES
	COCCOLOBA UVIFERA SEAGRAPE TREE	1	20' X 20'	YES
	LIGUSTRUM JAPONICUM LIGUSTRUM TREE	2	8'-10' HT.	NO
TOTAL TREES: NATIVE SPECIES:		11 7 (63.64%)		

Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
	COCOS NUCIFERA COCONUT PALM	8	12'-18' G.W., CURVED TRUNKS
	PTYCHOSPERMA ELEGANS ALEXANDER PALM	6	16' C.T.

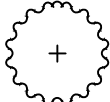





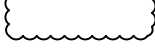



Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROGFRUIT	2,150	1 GAL., 6" O.C.	YES
TOTAL: NATIVE SPECIES:		2,150 2,150 (100%)		

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
	ALOCASIA ODORA 'CALIFORNIA' DWARF ELEPHANT EAR	9	3 GAL.	NO
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	6	12' HT., ESPALIER TO WALLS	NO
	CONOCARPUS ERECTUS GREEN BUTTWOOD HEDGE	158	6'-8' HT., 36" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	300	3 GAL., 12" O.C.	NO
	ILEX VOMITORIA 'NANA' YAPON HOLLY SPHERE	10	2' X 2', SPHERES	YES
	MUHLENBERGIA CAPPILARIS WHITE CLOUD MUHLY GRASS	21	3 GAL.	YES
	NERIUM OLEANDER 'DWARF ICE PINK' DWARF ICE PINK OLEANDER	65	3 GAL., 12" O.C.	NO
	SALVIA AZUREA BLUE SALVIA	30	3 GAL., 12" O.C.	YES
	SERENOA REPENS SILVER SAW PALMETTO	11	3' X 3'	YES
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES	4	6' HT., ATTACHED TO PERGOLA	NO
TOTAL: NATIVE SPECIES:		614 230 (37.5%)		

Landscape Legend

PROPERTY ADDRESS:	260 NIGHTINGALE TRAIL	
LOT AREA (SQ FT)	12,662 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	(5,968 SF) (MIN 45%)	(5,705 SF) (45.06%)
LOS TO BE ALTERED (SQ FT AND %)	NA	100%
PERIMTETER LOS (SQ FT AND %)	(2,480 SF) (MIN 50%)	(3,192 SF) (77.6%)
FRONT YARD LOS (SQ FT AND %)	(1,000 SF) (MIN 40%)	(1,606 SF) (64.42%)
NATIVE TREES %	30% (NUMBER OF TREES)	63.64% (7 TREES)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	37.5% (230 SHRUBS)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	100% (535 SF)

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ARC-24-0094
Plant Schedule



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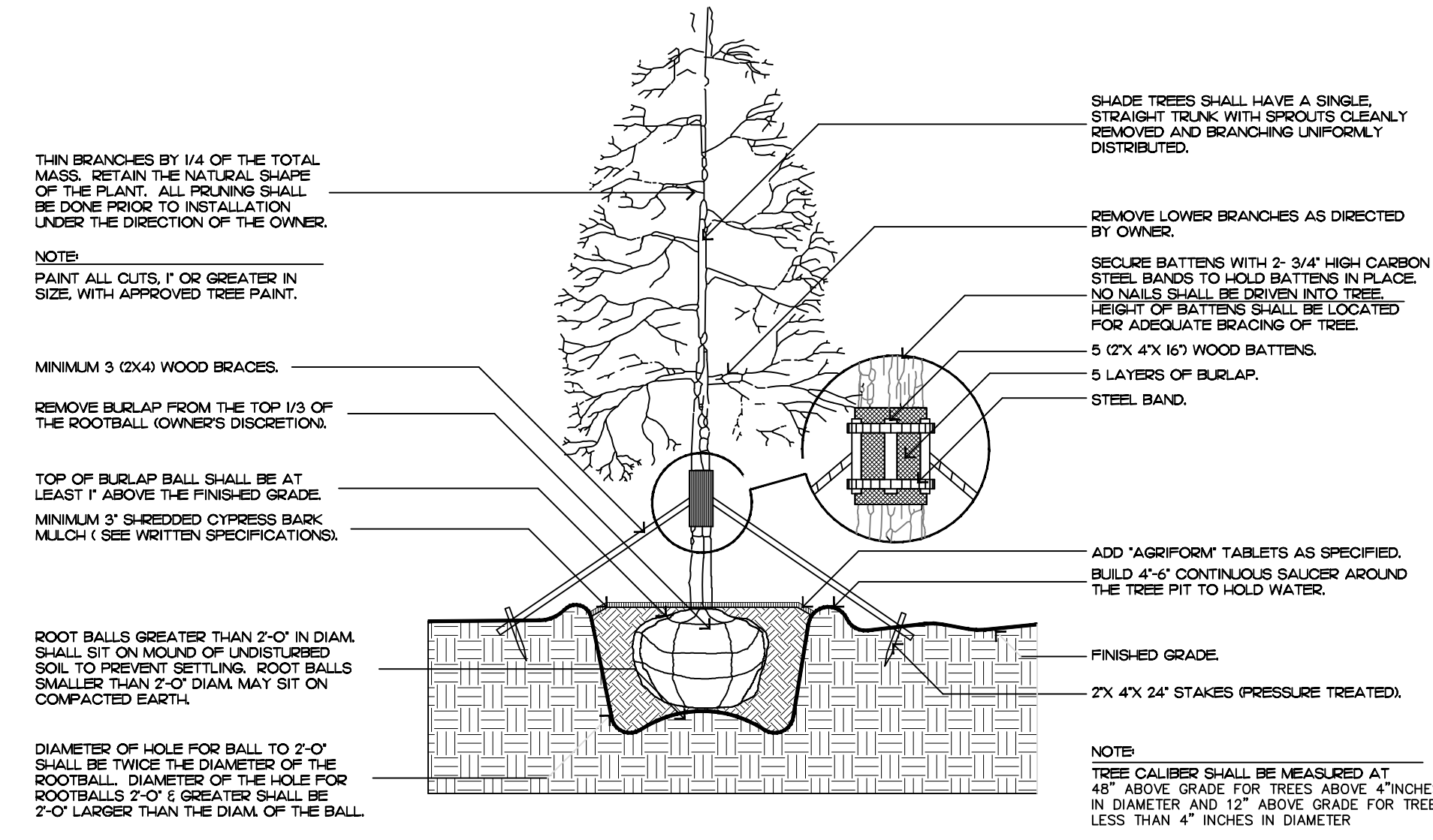
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Private Residence
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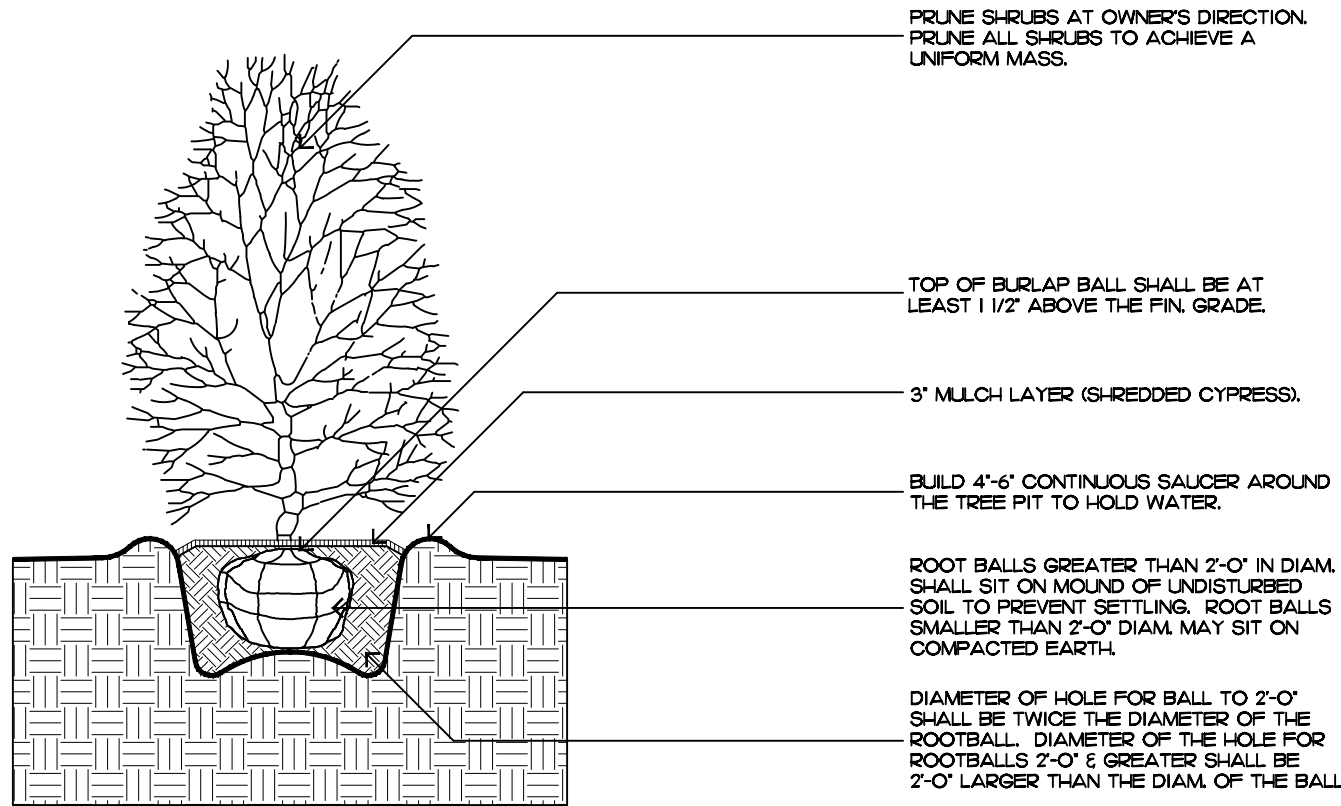
JOB NUMBER: # 24121.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.05.2024
09.23.2024
10.07.2024

SHEET L7.2



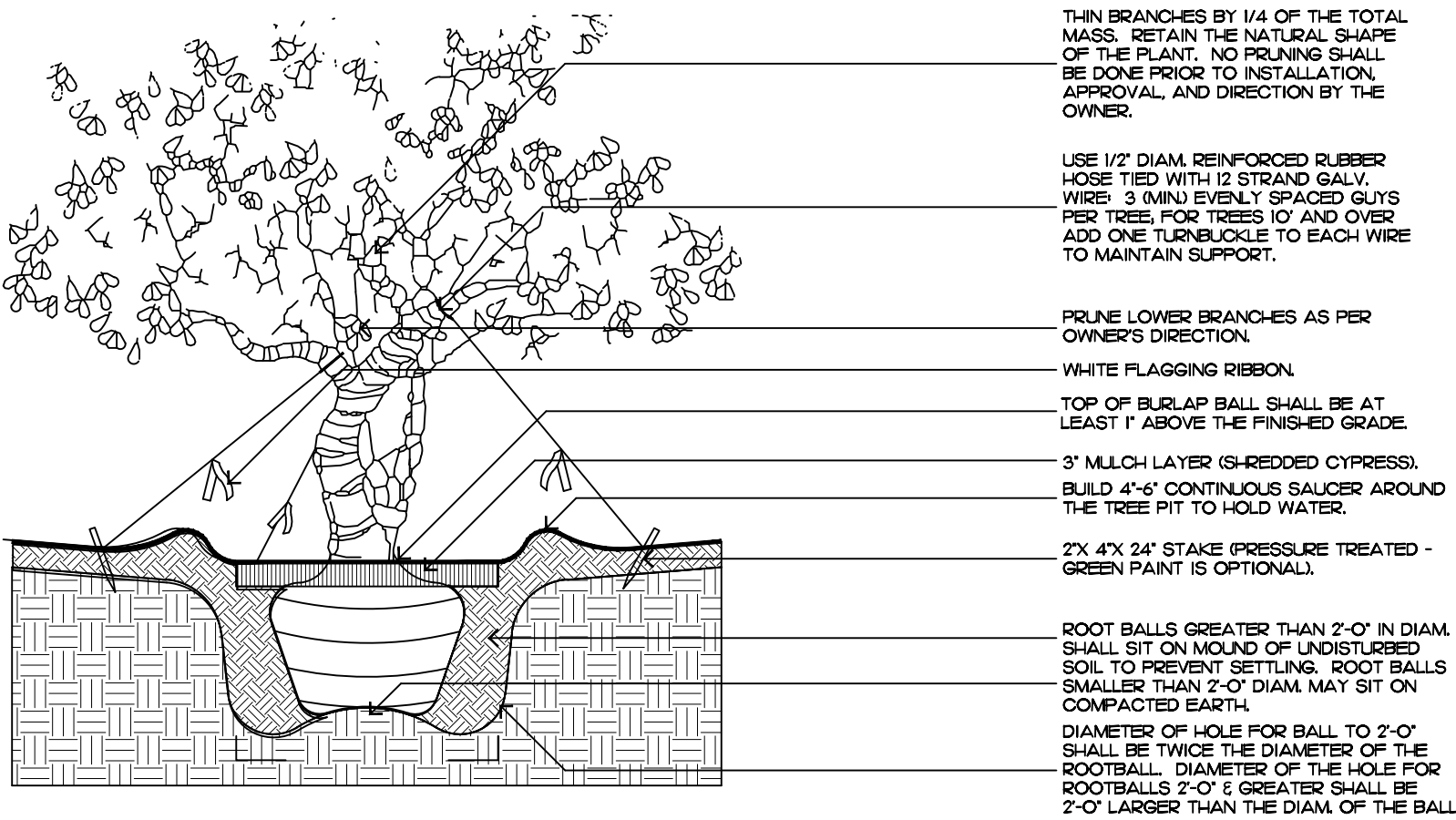
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



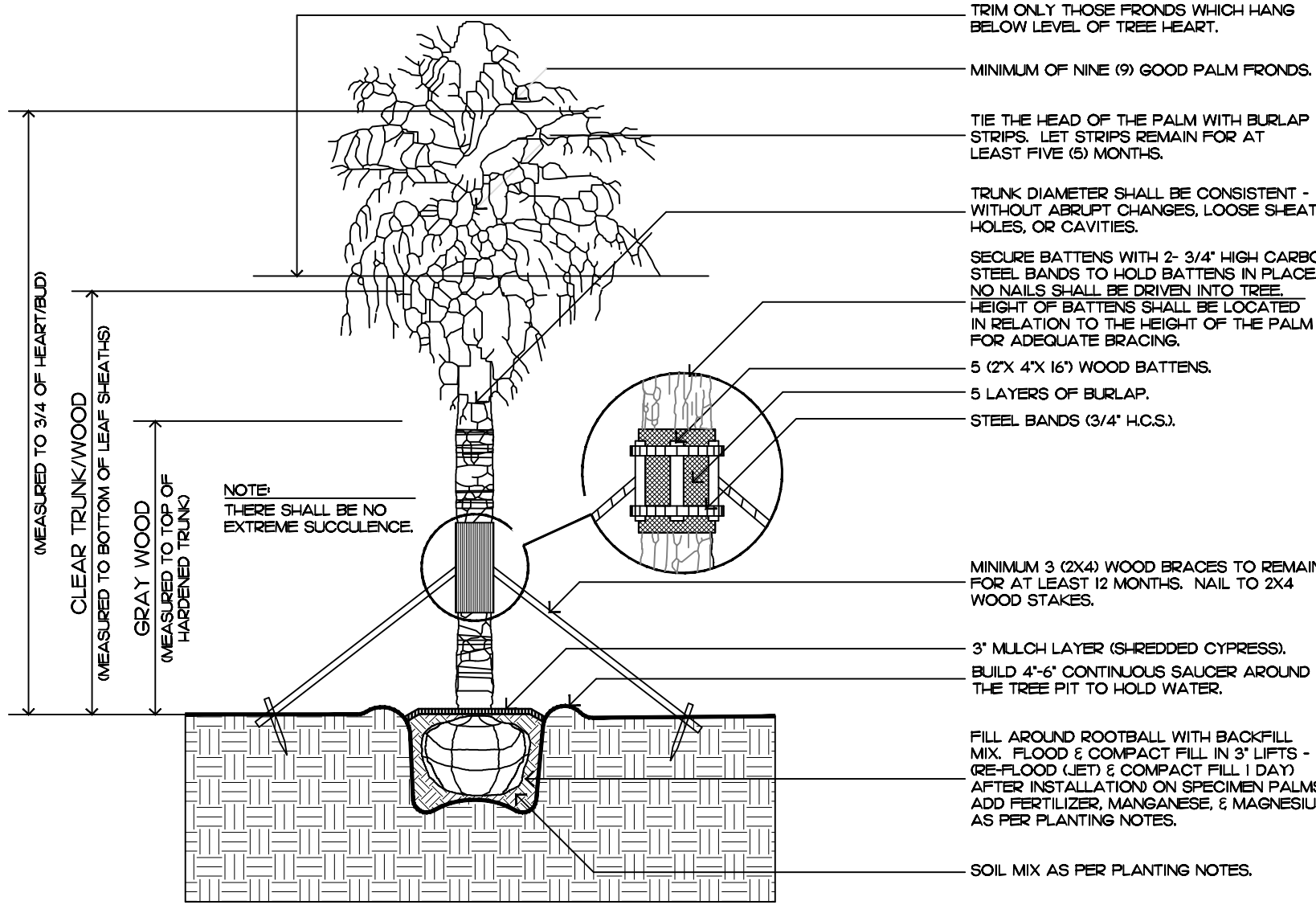
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shrub planting



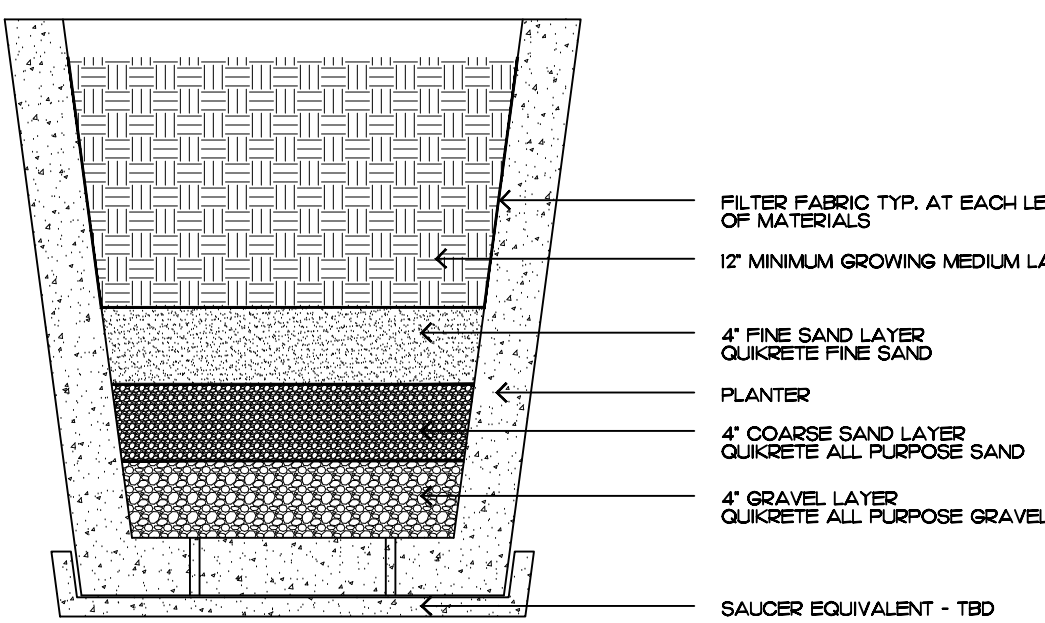
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

irregular and multi-stem tree

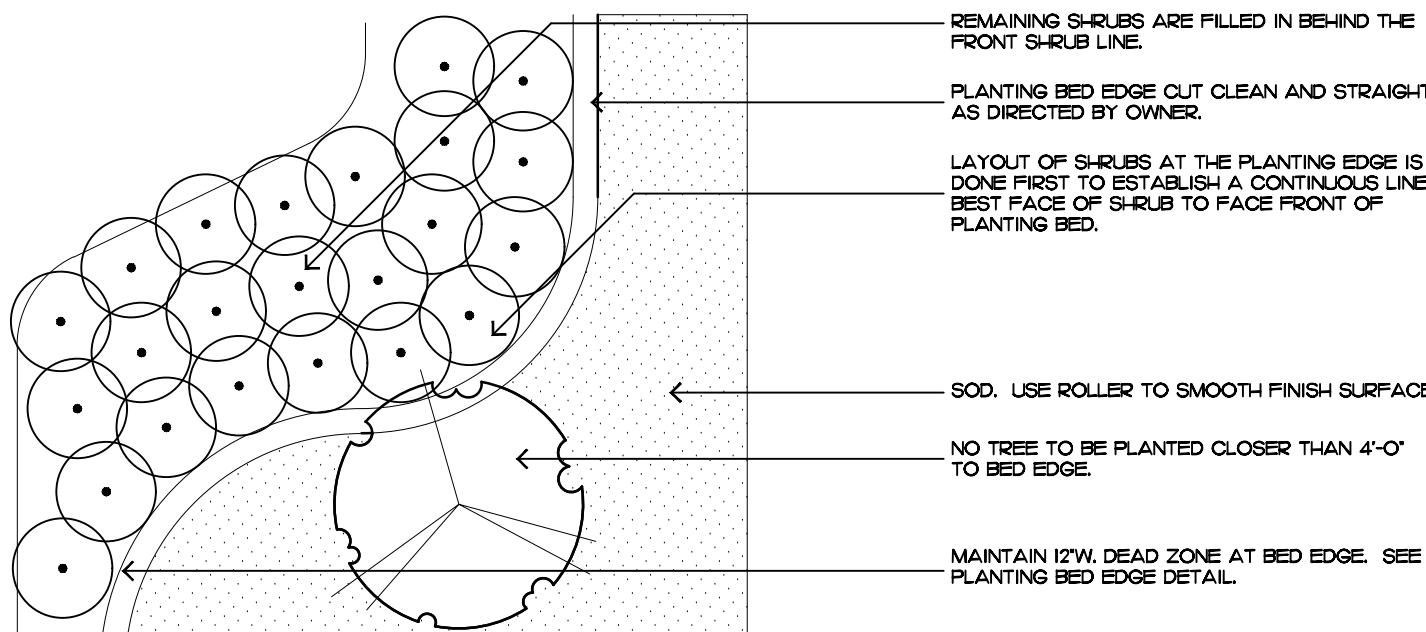


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

palm tree planting



Typical Planter / Sediment Filtration Detail



shrub & ground cover layout

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 2 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 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 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 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 BERMUDA 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 "GRADE" 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 UN-HEALTHY 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.

ARC-24-0094

Planting Details & Specifications

2024
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Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
260 Nightingale Trail
Palm Beach

JOB NUMBER: # 24121.00 LA
DRAWN BY: Dustin Mizell
DATE: 09.05.2024
09.23.2024
10.07.2024

SHEET L7.3



Alocasia odora 'California'



Bougainvillea Vine



Citrus Trees in Pots



Silver Saw Palmetto



Confederate Jasmine Vines



Frog Fruit



Green Island Ficus



Dwarf Ice Pink Oleander



Seagrape Tree



Yaupon Holly Sphere



Coconut Palm



Green Buttonwood Hedge



Pigeon Plum Tree



Ligustrum Tree



Seagrape Tree



White Cloud Muhly Grass



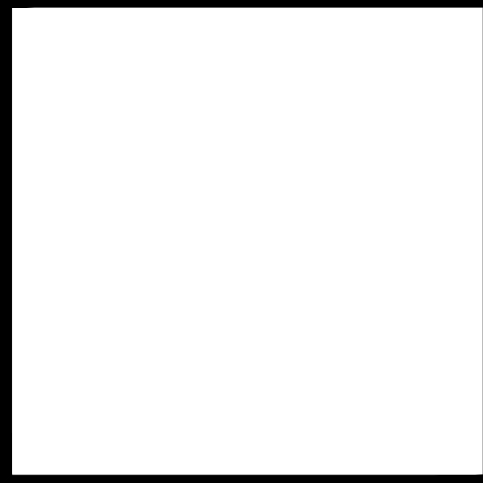
Alexander Palms



Blue Salvia

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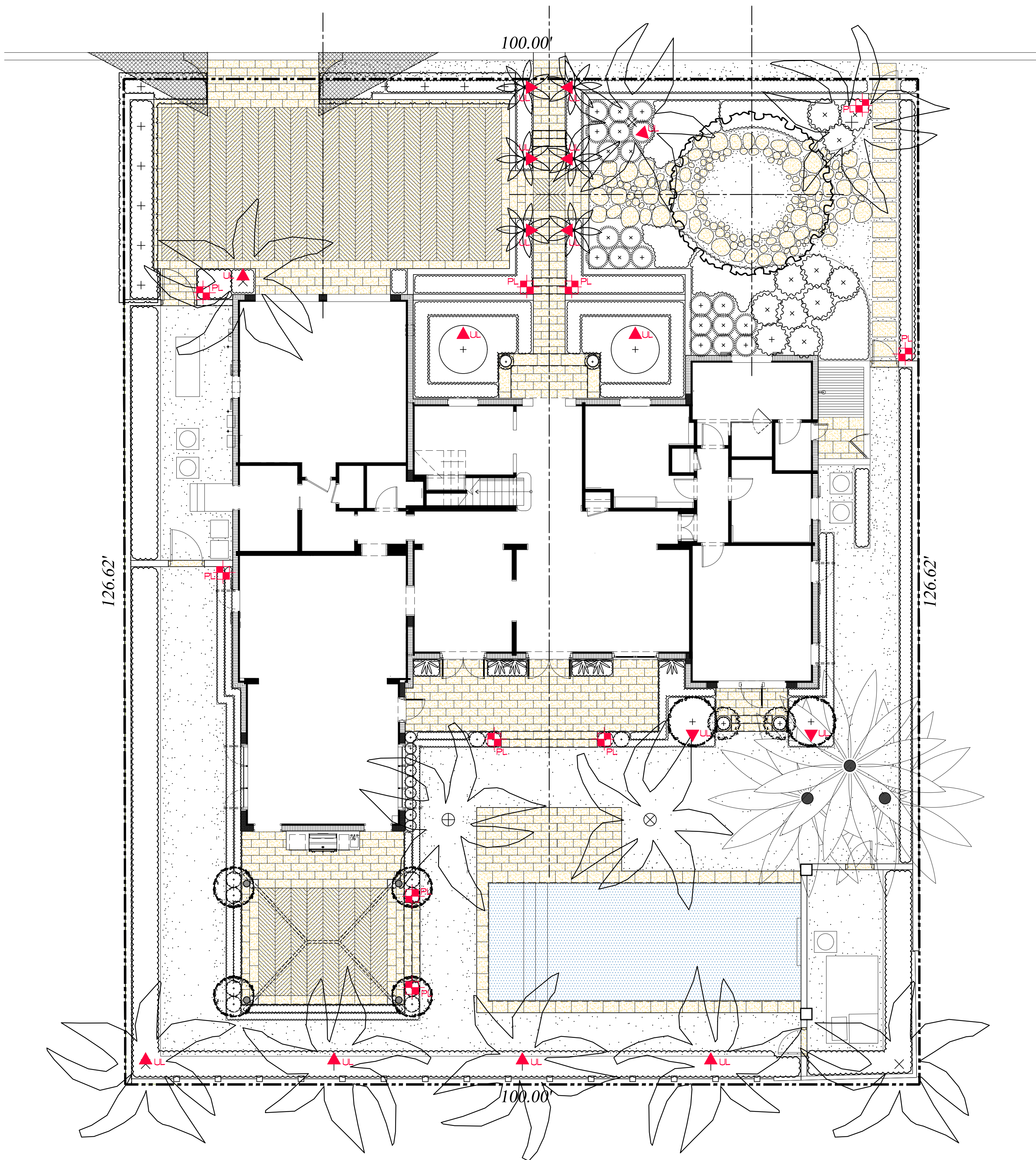
F L O R D A



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SHEET L7.6

NIGHTINGALE TRL



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	16
⊕ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	10

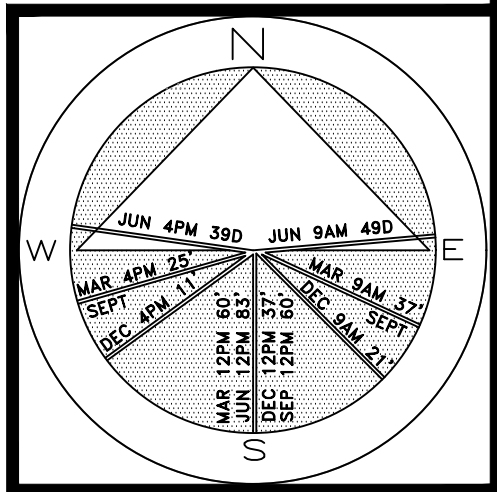


UP LIGHT



PATH LIGHT

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SHEET L8.0

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Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

ARC-24-0094

64 sf.

AREA IN SQ.FT.



North Elevation



South Elevation

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FL 33411

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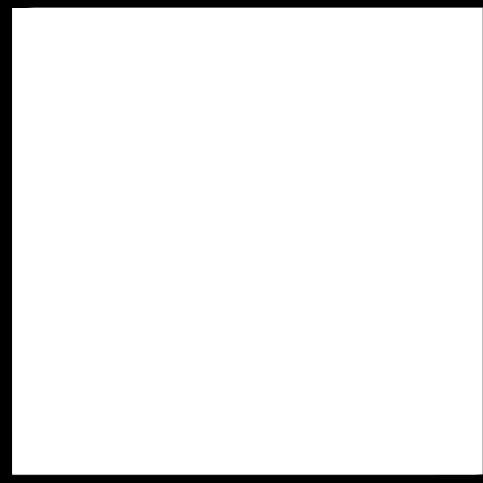
SHEET L9.0

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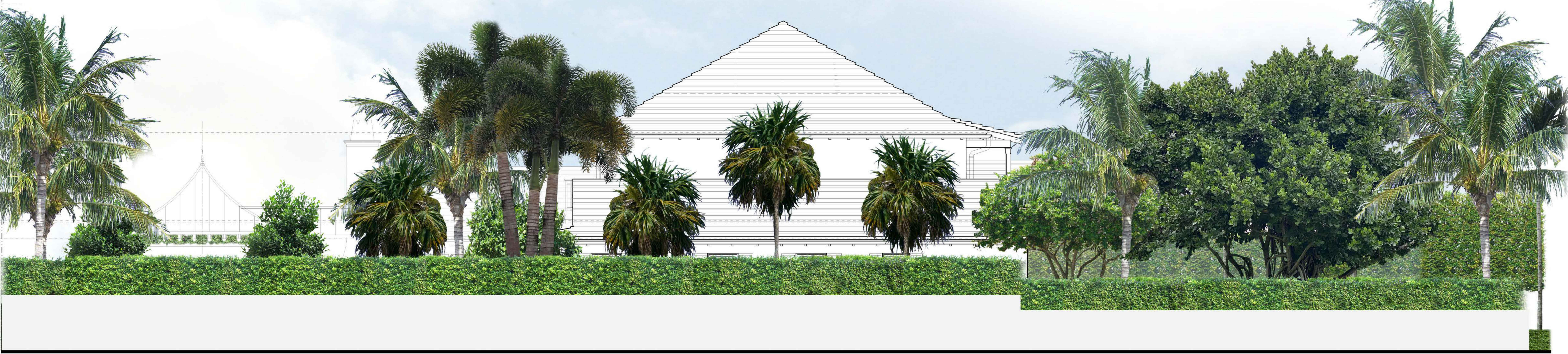
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ARC-24-0094
Rendered Landscape Elevations
SCALE IN FEET: 1/4"=1'-0"



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SHEET L9.1



East Elevation



West Elevation

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Rendered Landscape Elevations

SCALE IN FEET: 1/4"=1'-0"



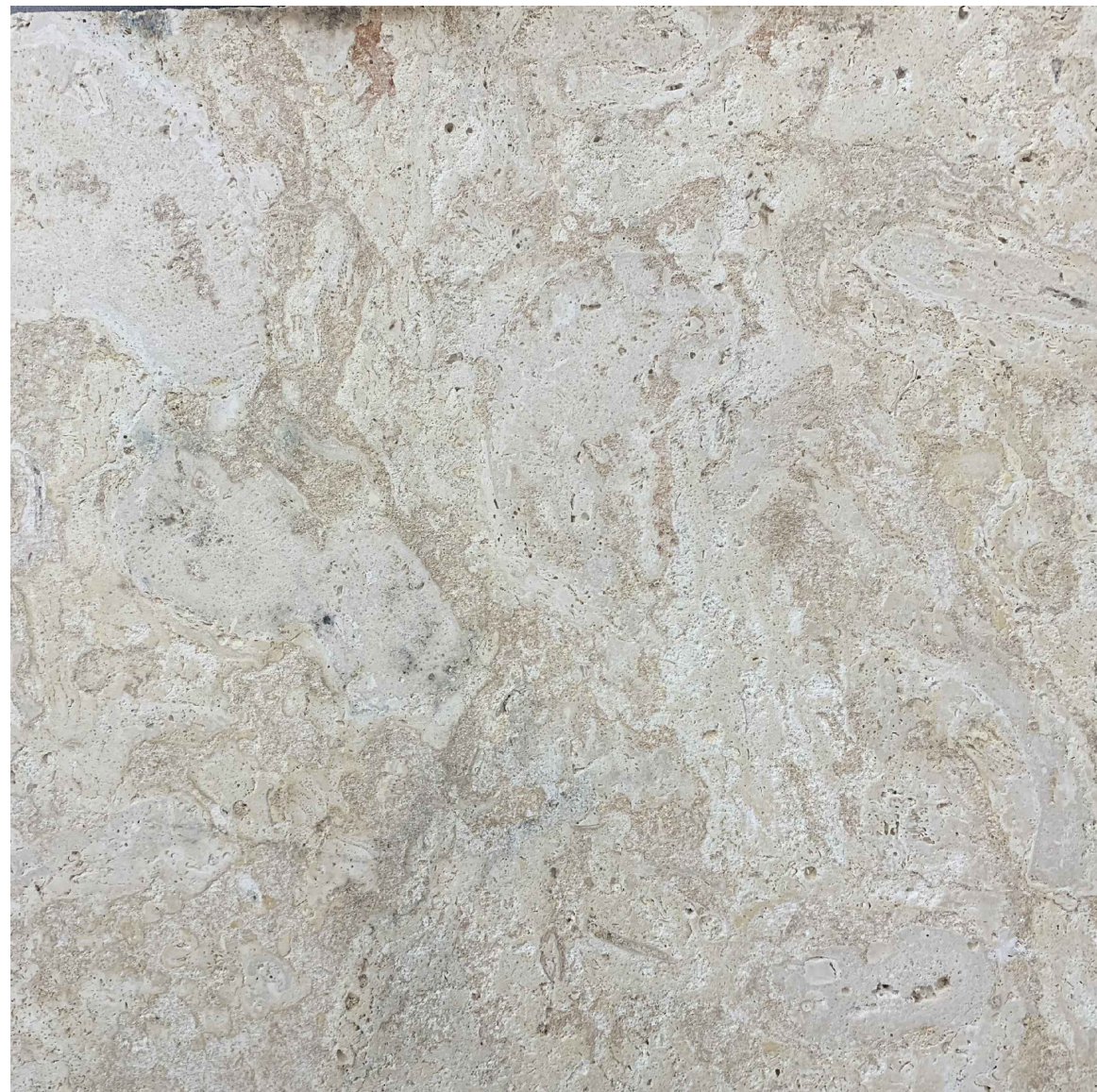
Dominican Coral Steppingstones

-2' X 3' DOMINICAN CORAL STEPPINGSTONES WITH LANDSCAPE JOINTS



Dominican Coral Flagstones

-IRREGULAR DOMINICAN CORAL STEPPINGSTONES WITH LAWN JOINTS



Dominican Coral

- 12" X 24" DOMINICAN CORAL MOTOR COURT BORDER
- 12" X 24" DOMINICAN CORAL DRIVEWAY APRON & GARAGE ENTRY - IN RUNNING BOND, STAGGERED PATTERN
- 4" X 8" DOMINICAN CORAL BRICK PAVERS IN CHEVRON PATTERN - MOTOR COURT INFILL & ENTRY PATH LANDING
- 12" X 24" DOMINICAN CORAL FRONT ENTRY PATH, STEPS, & LANDING
- 12" X 24" DOMINICAN CORAL SUN TERRACE & REAR YARD RAISED TERRACES
- 4" X 8" DOMINICAN CORAL BRICK PAVERS IN CHEVRON PATTERN - SOUTHWEST RAISED TERRACE

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SHEET L10.0