



PREVIOUSLY PROPOSED SOUTH ELEVATION

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



CURRENTLY PROPOSED SOUTH ELEVATION

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



NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP SUBMITTAL 2022-12-27
FIRST SUBMITTAL 2023-01-05

NO:

DWG. BY: DK

SHEET:

A-200A

ARC:23-032 / ZON: 23-041



EXISTING WEST ELEVATION

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



PREVIOUSLY PROPOSED

PROPOSED WEST ELEVATION

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



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NO:
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SHEET:

A-201

ARC:23-032 / ZON: 23-041



PREVIOUSLY PROPOSED WEST ELEVATION

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



CURRENTLY PROPOSED WEST ELEVATION

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



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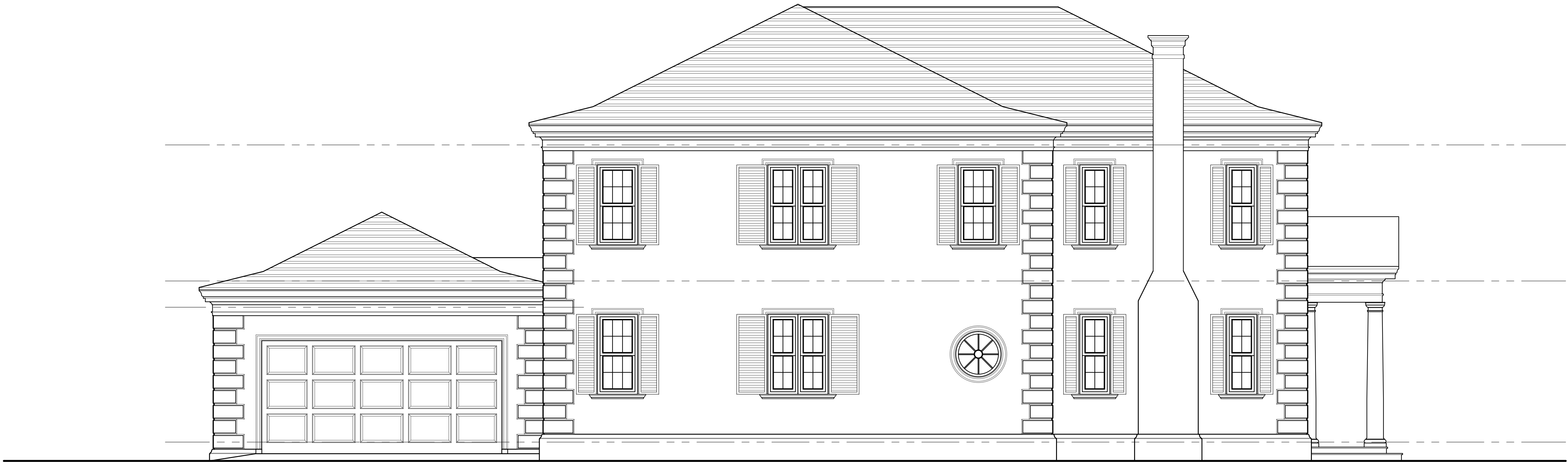
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SHEET:

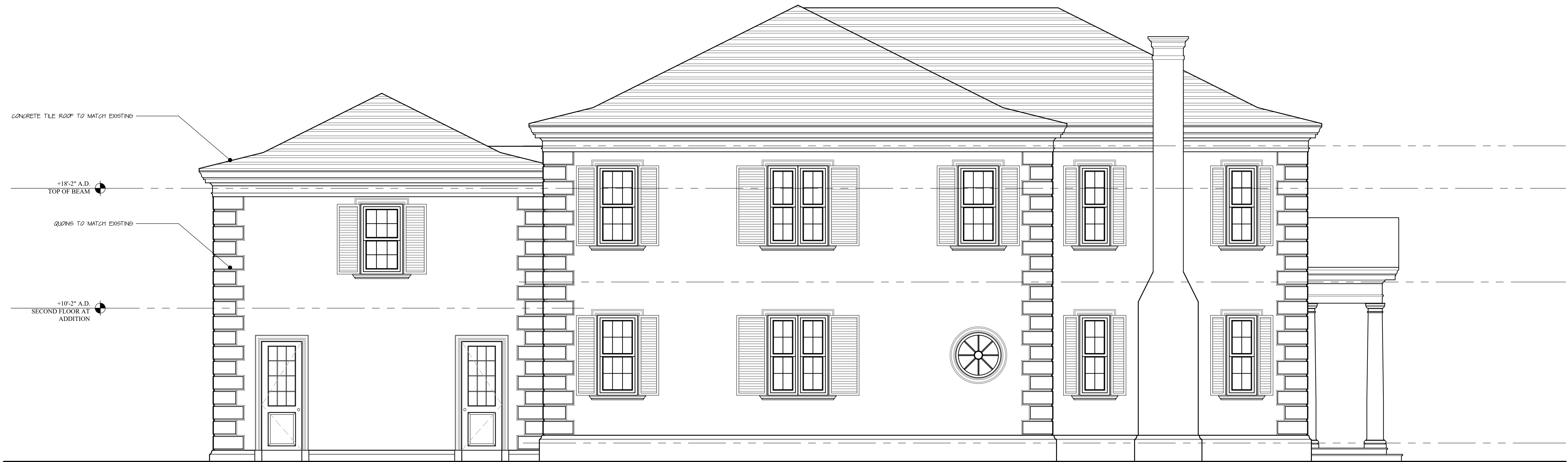
A-201A

ARC:23-032 / ZON: 23-041



EXISTING EAST ELEVATION

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



PREVIOUSLY PROPOSED

PROPOSED EAST ELEVATION

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

S·M

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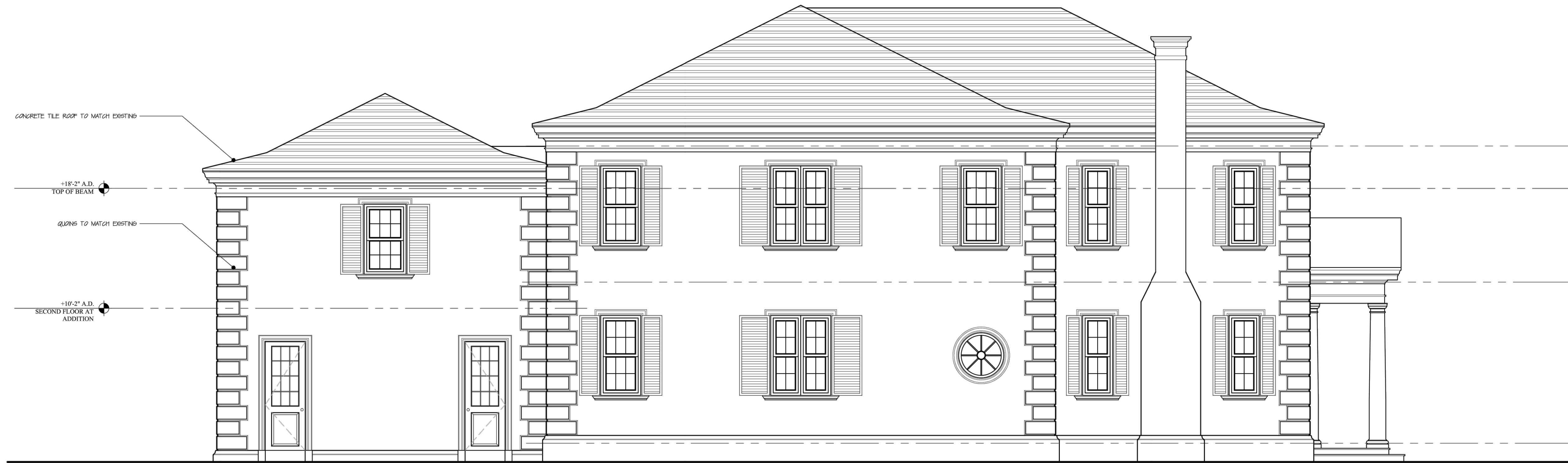
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP SUBMITTAL 2022-12-27
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NO:
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SHEET:

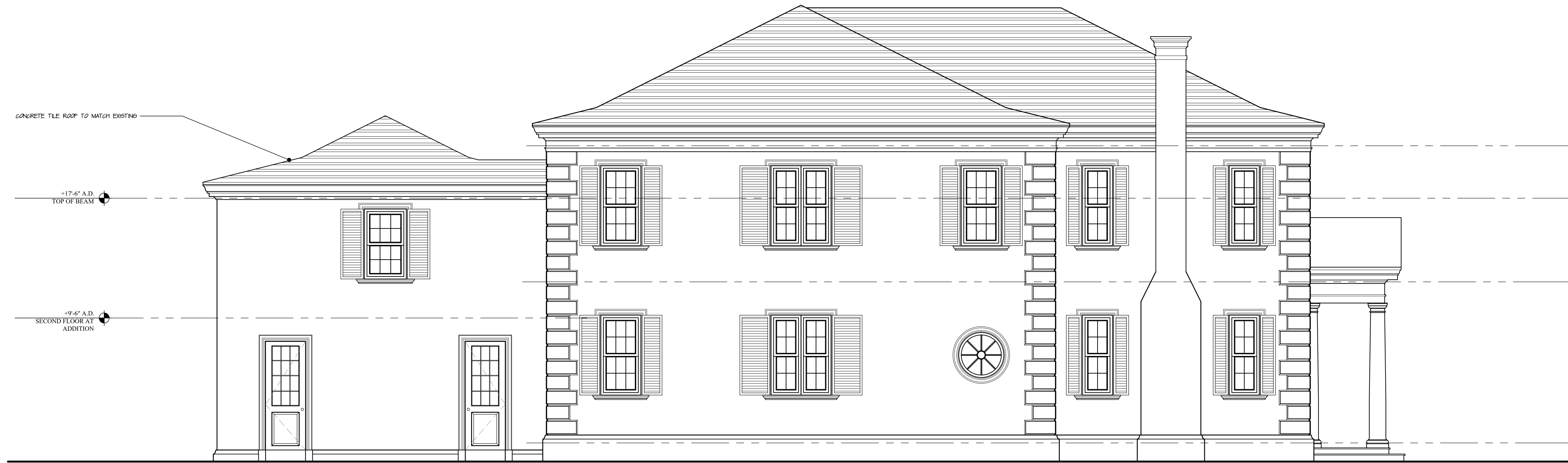
A-202

ARC:23-032 / ZON: 23-041



PREVIOUSLY PROPOSED EAST ELEVATION

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



CURRENTLY PROPOSED EAST ELEVATION

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



NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA

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NO:

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SHEET:

A-202A

ARC:23-032 / ZON: 23-041



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SHEET:

A-203

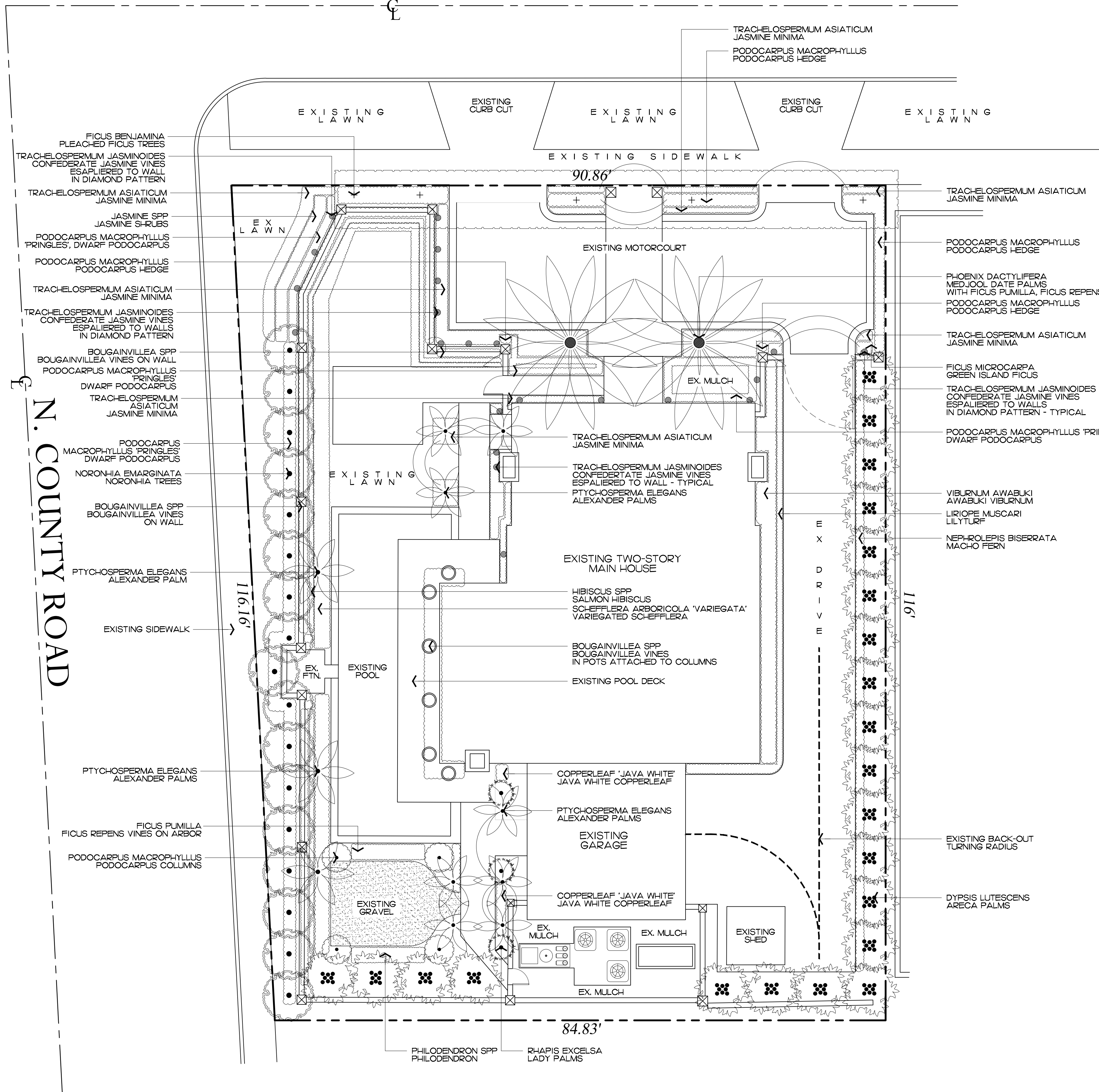


PROPOSED SOUTH SECTION AA

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

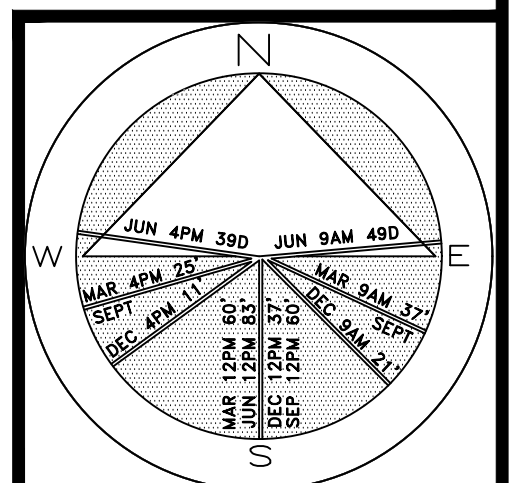
ARC:23-032 / ZON: 23-041

SEMINOLE AVENUE



ENVIRONMENTAL DESIGN GROUP
139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentaldesigngroup.com

Private Residence
176 Seminole Avenue
Palm Beach



JOB NUMBER: # xxxxx-00 LA
DRAWN BY: Lauren Freeman
DATE: 01.05.2023
01.23.2023

SHEET L1.0

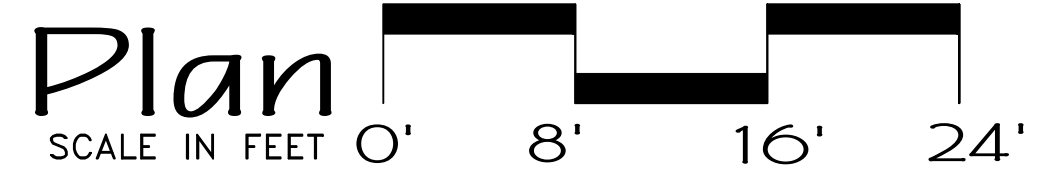
2023
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2023
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OF FLORIDA, INC.

Existing Vegetation Inventory & Action Plan

ARCOM# ARC-23-032
ZON-23-041



64 sf.
AREA IN SQ. FT.



PREVIOUSLY PROPOSED

EAST GARDEN VIEW



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PRE-APP SUBMITTAL 2023-12-27
FIRST SUBMITTAL 2023-01-05

NO:
DWG. BY: DK
SHEET:

R-1

ARC:23-032 / ZON: 23-041



CURRENTLY PROPOSED - EAST GARDEN VIEW



NEW ADDITION
176 SEMINOLE AVENUE
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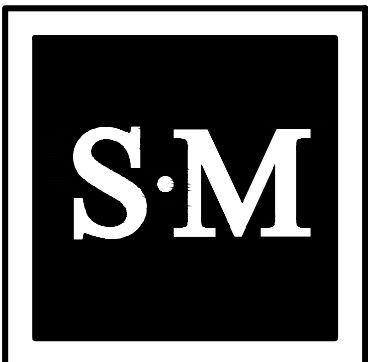
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP SUBMITTAL	2023-12-27
FIRST SUBMITTAL	2023-01-05
DEFERRAL SUB.	2023-06-05

NO:
DWG. BY: DK
SHEET:

R-1

ARC:23-032 / ZON: 23-041



NEW ADDITION
176 SEMINOLE AVENUE
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PRE-APP SUBMITTAL 2022-12-27
FIRST SUBMITTAL 2023-01-05

NO:
DWG. BY: DK
SHEET:

R-2



CURRENTLY PROPOSED - WEST GARDEN VIEW



NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA

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DEFERRAL SUB.	2023-06-05

NO:
DWG. BY: DK
SHEET:
R-2

ARC:23-032 / ZON: 23-041



PREVIOUSLY PROPOSED

WEST FACADE (INSIDE WALL AT ROAD)

S·M

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176 SEMINOLE AVENUE
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PRE-APP SUBMITTAL 2022-12-27
FIRST SUBMITTAL 2023-01-05

NO:
DWG. BY: DK
SHEET:
R-3

ARC:23-032 / ZON: 23-041



CURRENTLY PROPOSED - WEST FACADE (INSIDE WALL AT ROAD)



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E-APP SUBMITTAL	2022-12-27
FAST SUBMITTAL	2023-01-05
FERRAL SUB.	2023-06-05

O:
WG. BY: DK
HEET:

R-3

ARC:23-032 / ZON: 23-041



PREVIOUSLY PROPOSED

VIEW FROM COUNTY ROAD



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ARC:23-032 / ZON: 23-041

NO:
DWG. BY: DK
SHEET:
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CURRENTLY PROPOSED - VIEW FROM COUNTY ROAD



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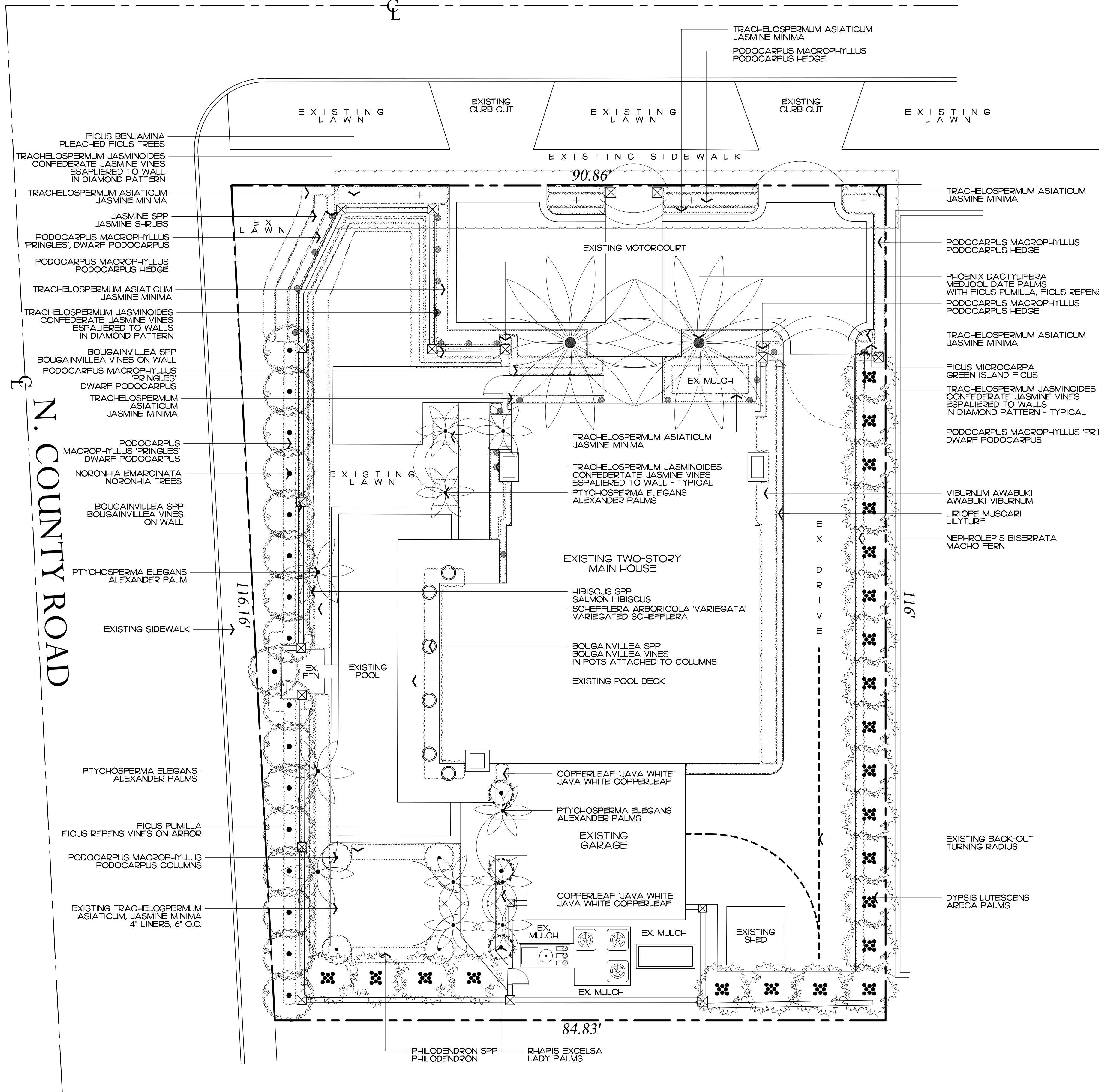
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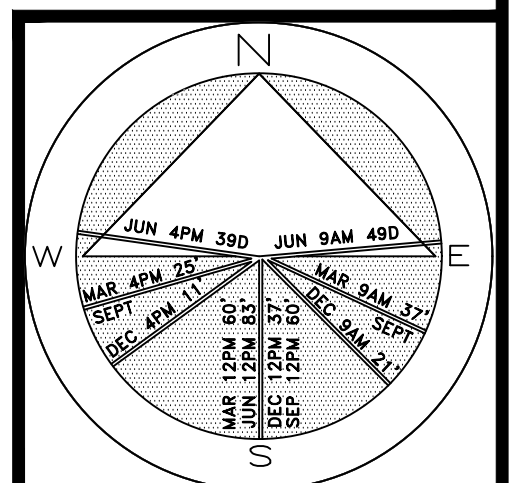
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SEMINOLE AVENUE



**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
176 Seminole Avenue
Palm Beach



JOB NUMBER: # xxxxx-00 LA
DRAWN BY: Lauren Freeman
DATE: 01.05.2023
01.23.2023
04.10.2023
06.02.2023

SHEET L1.0

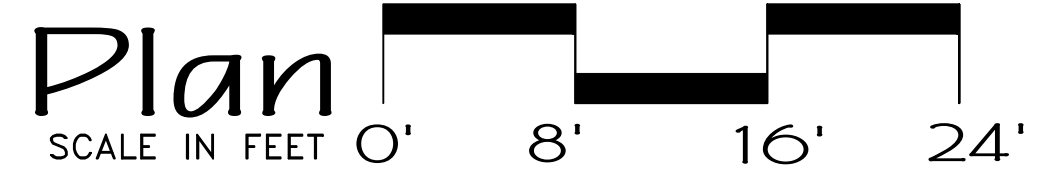
2023
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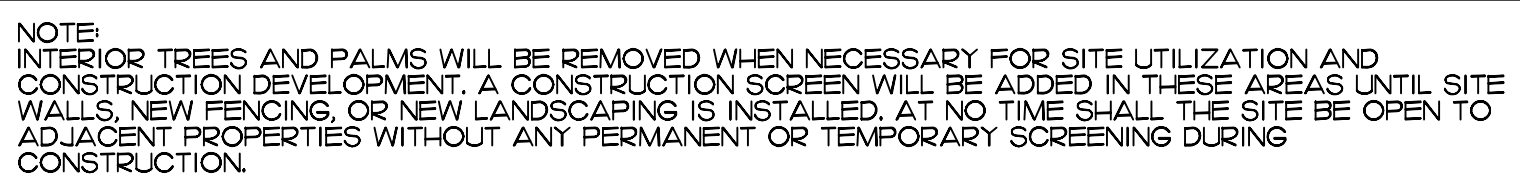
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1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

Existing Vegetation Inventory & Action Plan

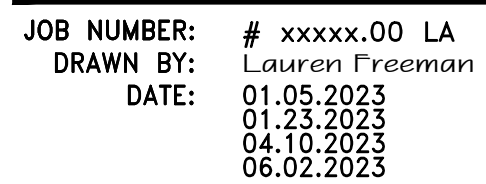
ARCOM# ARC-23-032
ZON-23-041



64 sf.
AREA IN SQ. FT.

\mathbb{C}_L 

Private Residence
176 Seminole Avenue
Palm Beach



64 S

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SUNSHINE STATE ONE CALL
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Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

\mathbb{G}_L 

A circular diagram showing the distribution of the 12 months of the year by season. The circle is divided into four quadrants by a vertical line (N-S) and a horizontal line (E-W). The seasons are labeled: N (Northern Hemisphere), S (Southern Hemisphere), E (Eastern Hemisphere), and W (Western Hemisphere). The months are grouped by season: Spring (Mar, Apr, May), Summer (Jun, Jul, Aug), Autumn (Sep, Oct, Nov), and Winter (Dec, Jan, Feb). The number of days in each month is indicated next to the month name.

Season	Month	Days
Spring (N)	Mar	31
	Apr	30
	May	31
Summer (N)	Jun	30
	Jul	31
	Aug	31
Autumn (N)	Sep	30
	Oct	31
	Nov	30
Winter (N)	Dec	31
	Jan	31
	Feb	28

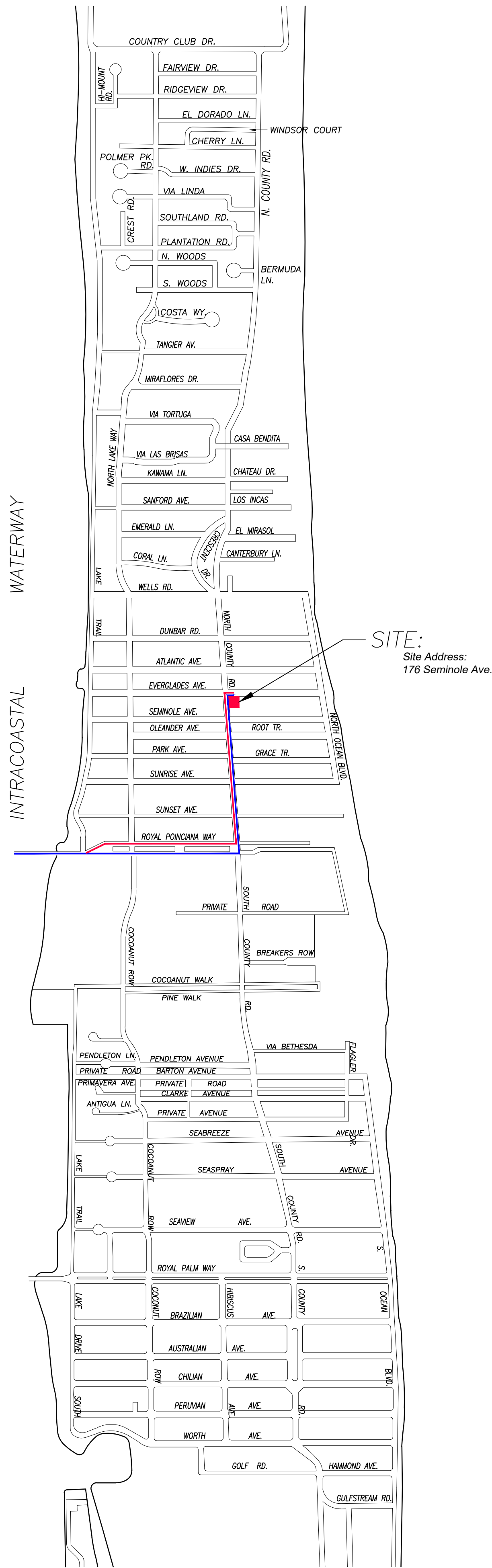
SHEET L3.C

AREA IN SQ.F.

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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'



SITE:
Site Address:
176 Seminole Ave.

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

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

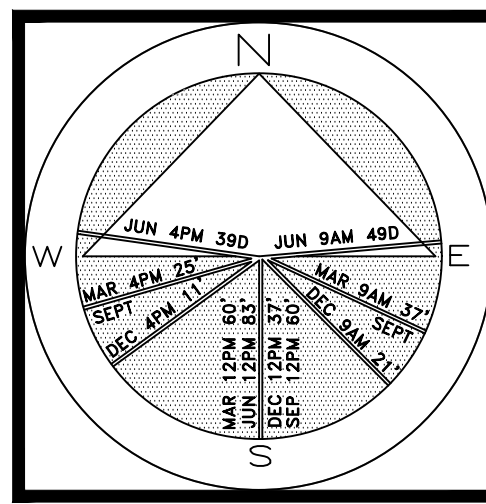
LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

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 176 Seminole Avenue Palm Beach



JOB NUMBER: # xxxxx-00 LA
DRAWN BY: Lauren Freeman
DATE: 01.05.2023
01.23.2023
04.10.2023
06.02.2023

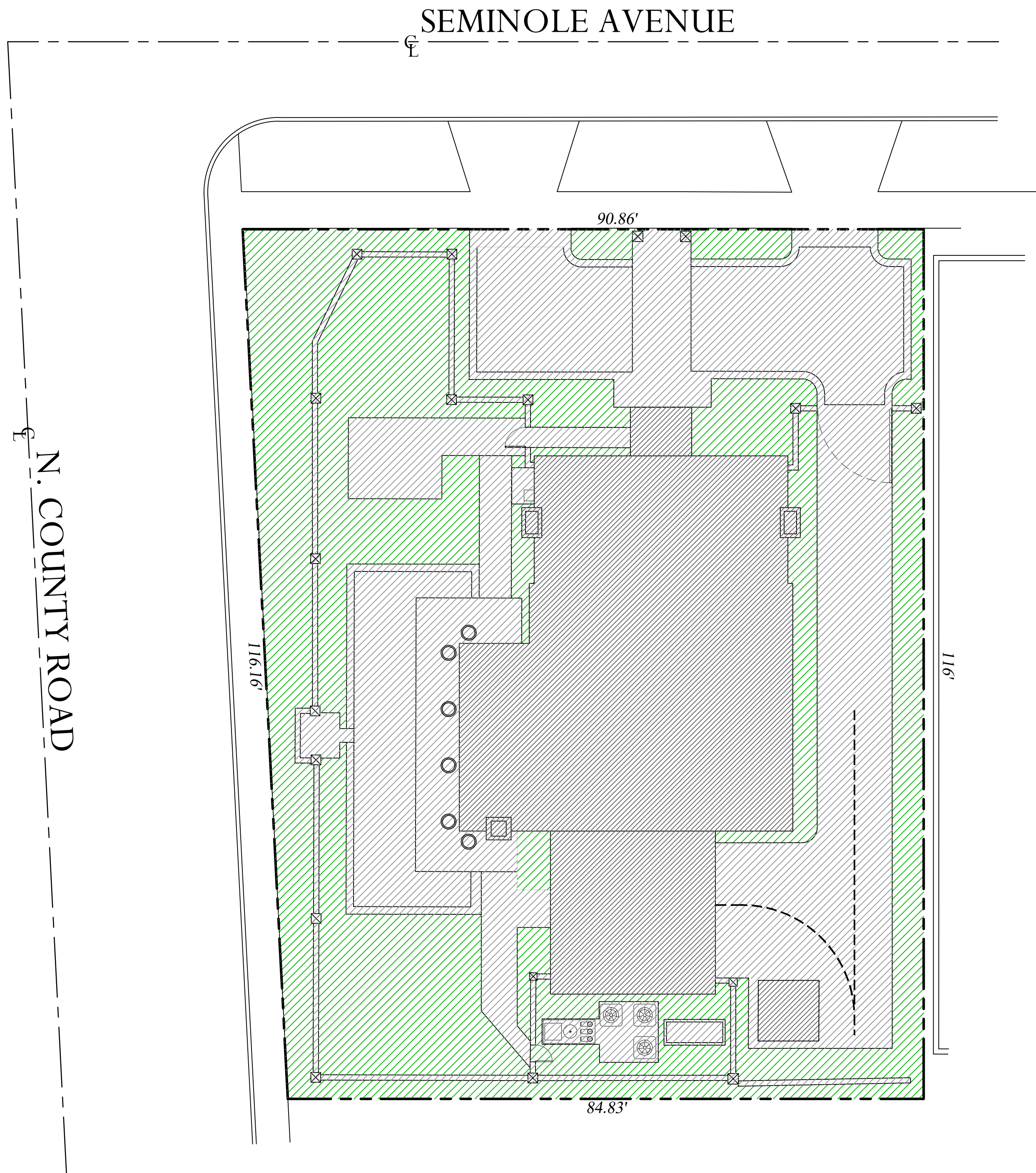
SHEET L4.0

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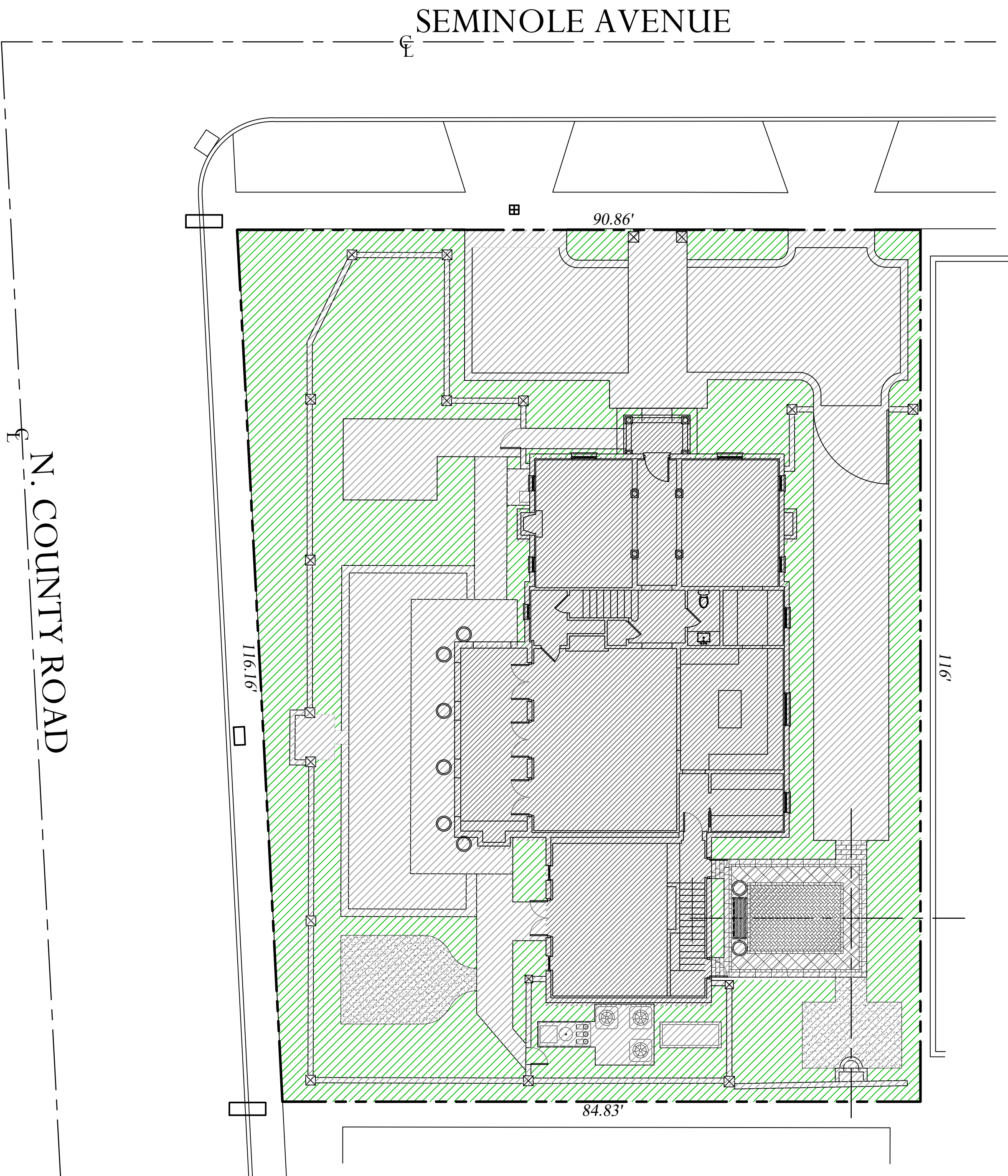
ARCOM# ARC-23-032
ZON-23-041

Truck Logistics Plan

SCALE: NOT TO SCALE



Existing Open Space Graphic



Proposed Open Space Graphic

Legend

IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

PERVIOUS AREA / OPEN SPACE

ENVIRONMENT
DESIGN
GROUP

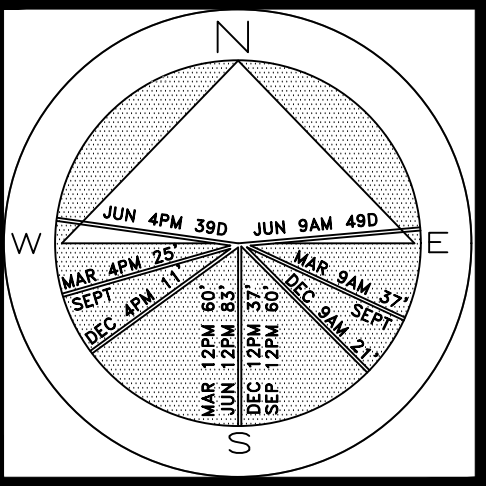
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Land Planning
Landscape Management

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

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Palm Beach

A
D
I
R
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L
F



JOB NUMBER: # xxxxx-00 LA
DRAWN BY: Lauren Freeman
DATE: 01.05.2023
01.23.2023
04.10.2023
06.02.2023

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,190 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,585.5 S.F.	35.8%	3,647 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	902 S.F.	45.1%	1,016 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,292.75 S.F.	61%	2,242 S.F.

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,190 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,585.5 S.F.	37.8%	3,847 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	902 S.F.	45.1%	1,016 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,292.75 S.F.	62.3%	2,292 S.F.

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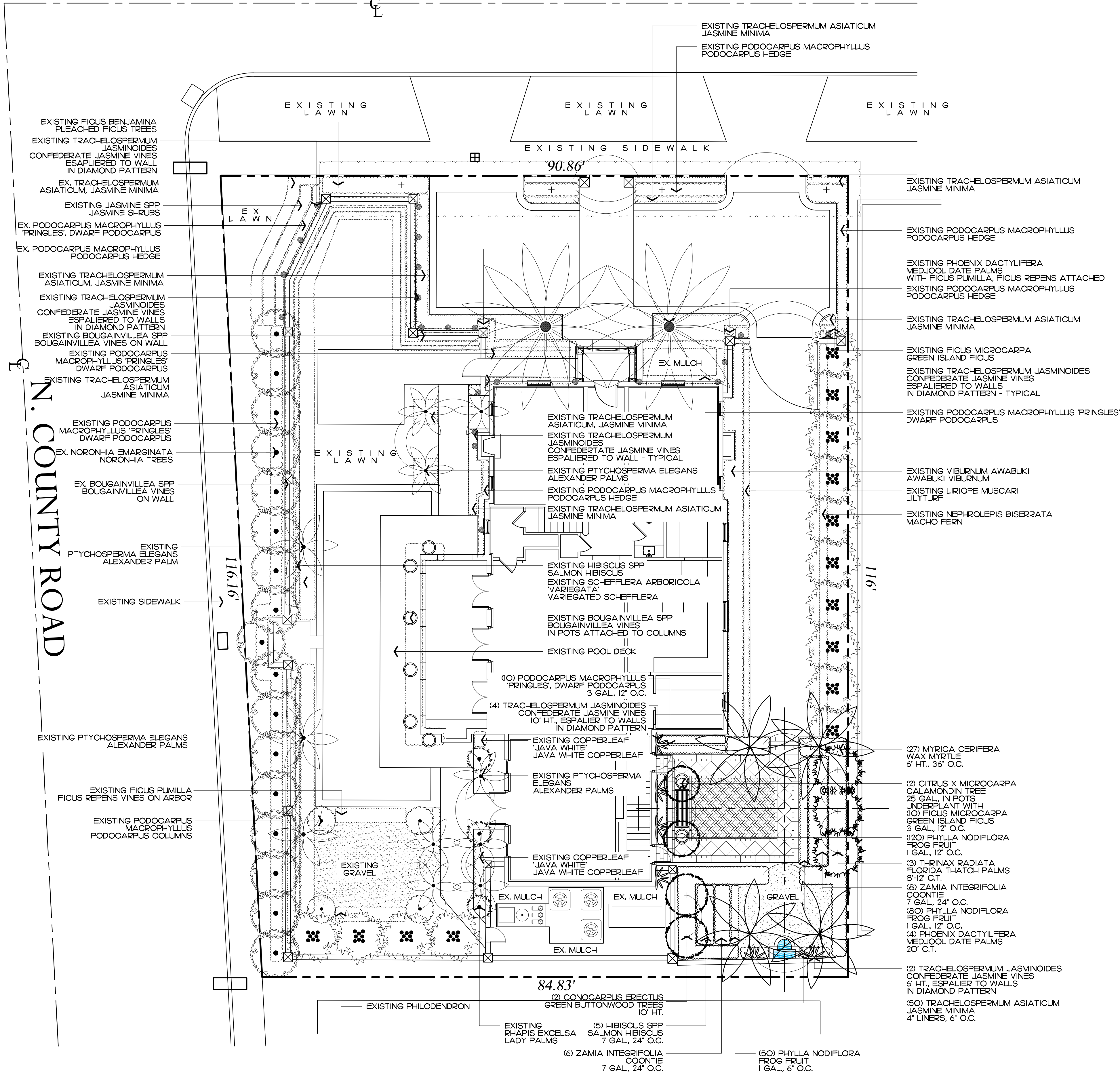
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ZON-23-041

Site Calculation/Open Space Graphics

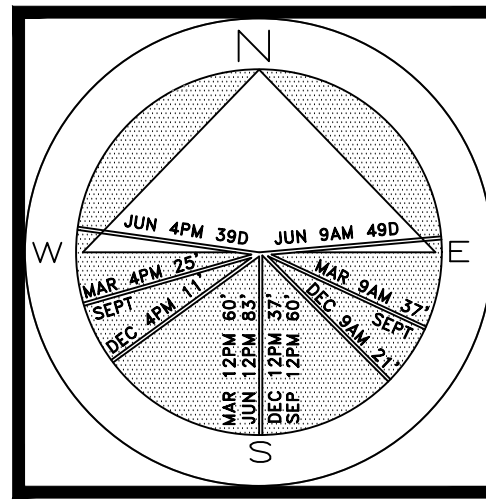
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SEMINOLE AVENUE



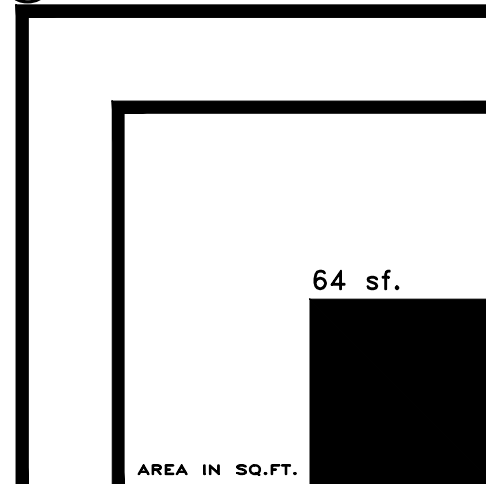
ENVIRONMENTAL DESIGN GROUP
139 North County Road 5400-B Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentaldesigngroup.com

Private Residence
176 Seminole Avenue
Palm Beach



JOB NUMBER: # xxxxx-00 LA
DRAWN BY: Lauren Freeman
DATE: 01.05.2023
01.23.2023
04.10.2023
06.02.2023

SHEET L6.0



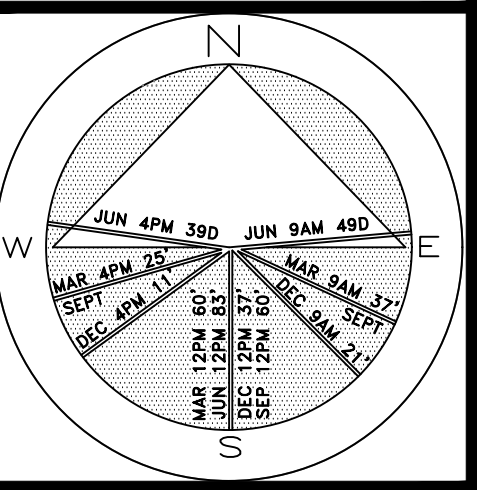
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ARCOM# ARC-23-032
ZON-23-041
Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

Private Residence
176 Seminole Avenue
Palm Beach



JOB NUMBER: # xxxxxx.00 LA
DRAWN BY: Dustin Mizell
DATE: 01.05.2023
01.23.2023
06.02.2023

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SEMINOLE AVENUE

N. COUNTY ROAD



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Rendered Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREES	2	10' HT.	YES
	CITRUS X MICROCARPA CALAMONDIN TREES	2	25 GAL., IN POTS	NO
TOTAL: NATIVE SPECIES:		4 2 (50%)		

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHOENIX DACTYLIFERA MEDJOL DATE PALM	4	20' C.T.	NO
	THRINAX RADIATA FLORIDA THATCH PALM	3	8'-12' C.T.	YES
TOTAL: NATIVE SPECIES:		7 3 (42.9%)		

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	HIBISCUS SPP SALMON HIBISCUS	5	7 GAL., 24" O.C.	NO
	MYRICA CERIFERA WAX MYRTLE	27	6' HT., 36" O.C.	YES
	ZAMIA INTEGRIFOLIA COONTIE	14	7 GAL., 24" O.C.	YES
TOTAL: NATIVE SPECIES:		46 41 (89.1%)		

Vines, & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	10	3 GAL., 12" O.C.	NO
	PHYLLA NODIFLORA FROG FRUIT	250	1 GAL., 6" O.C.	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	50	4" LINERS, 6" O.C.	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES	2	6' HT. ESPALIER TO WALLS IN DIAMOND PATTERN	NO
TOTAL: NATIVE SPECIES:		312 250 (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

PROPERTY ADDRESS:	176 SEMINOLE AVENUE	
	REQUIRED	PROPOSED
LOT SIZE (SQ FT)	10,000 SF	10,190 SF
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	4,585.5 SF (MIN 45%)	3,847 SF (37.8%)
PERIMTETER LOS (SQ FT AND %)	2,292.75 SF (MIN 50%)	2,292 SF (62.3%)
FRONT YARD LOS (SQ FT AND %)	902 SF (MIN. 40%)	1,016 SF (45.1%)
NATIVE TREES %	35%	50%
NATIVE PALMS %	35%	42.9%
NATIVE SHRUBS %	35%	89.1%
NATIVE VINES / GROUND COVER %	35%	80.1%

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5920-8
Phone: 561.832.4600

Palm Beach, FL 33480
Mobile: 561.313.4424

Landscape Architecture
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Landscape Management

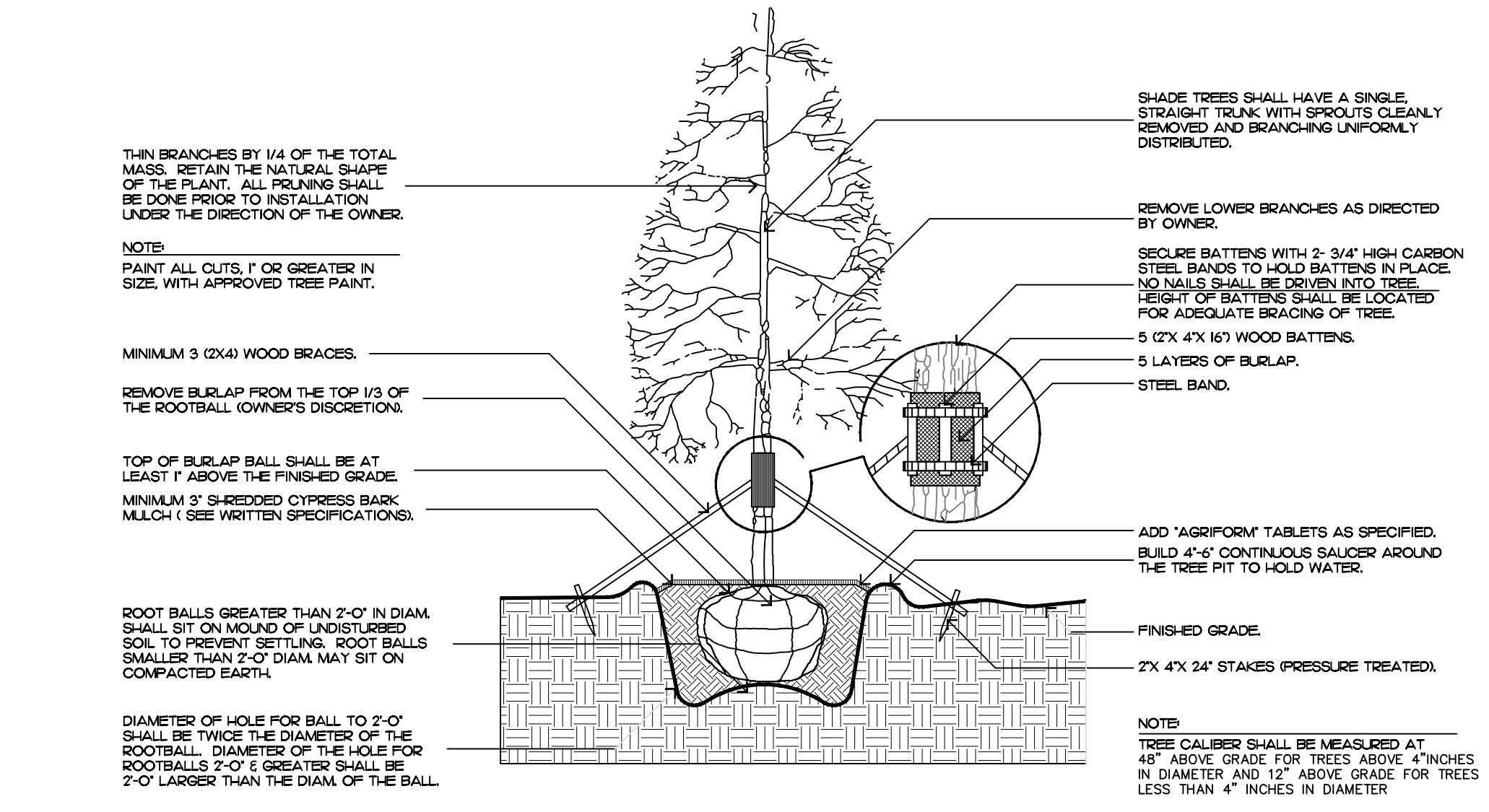
Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com

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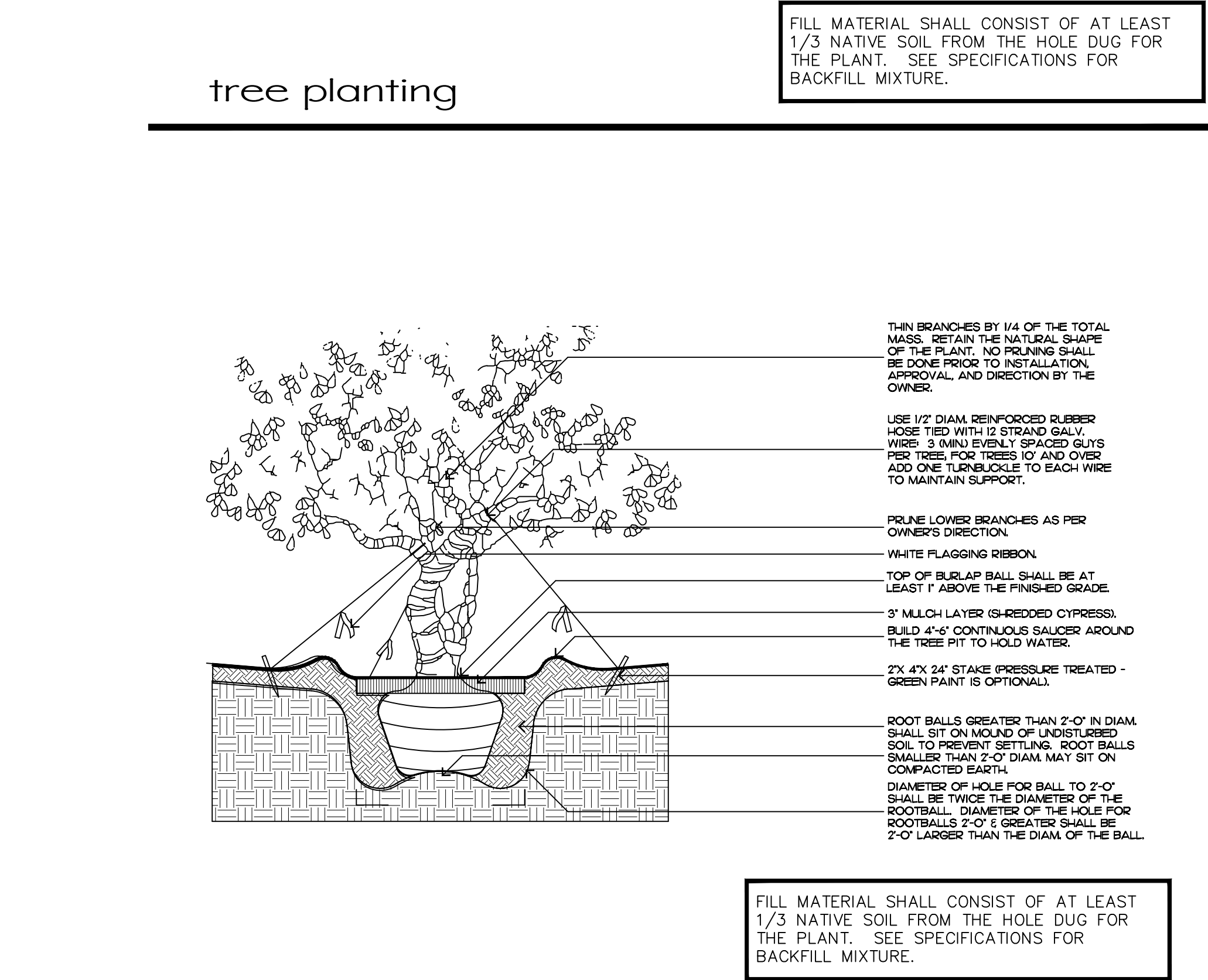
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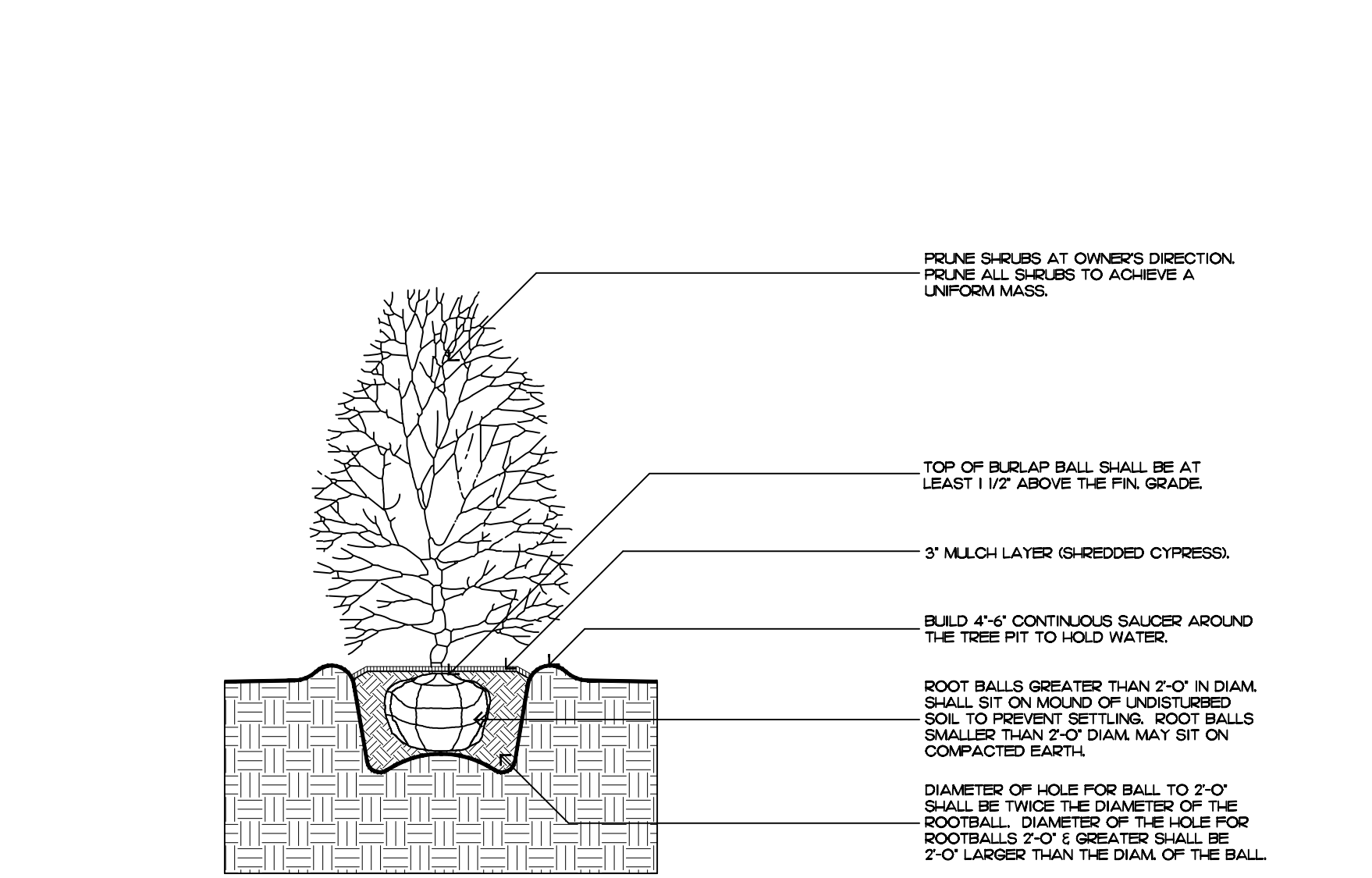
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Plant Schedule



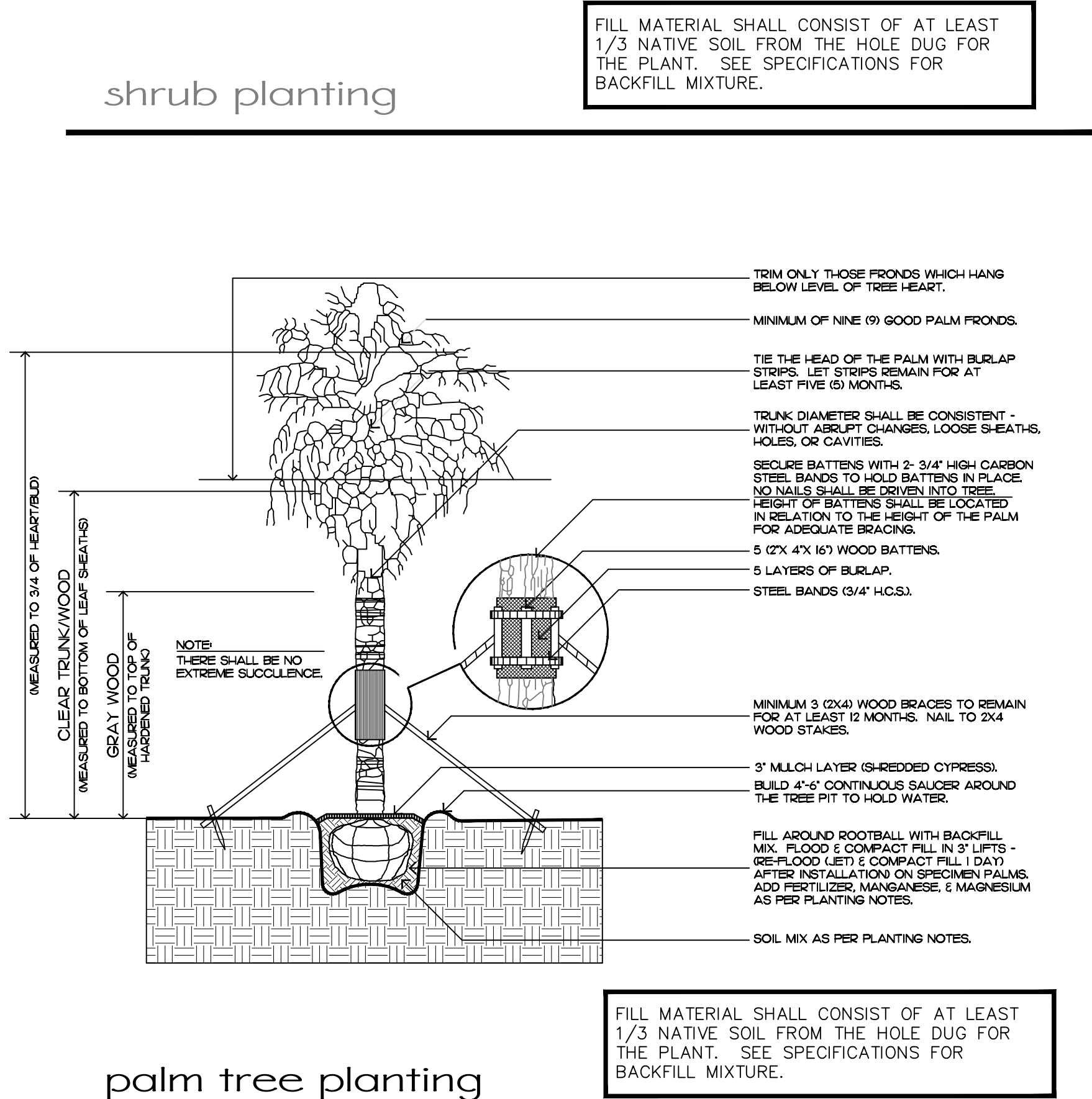
tree planting



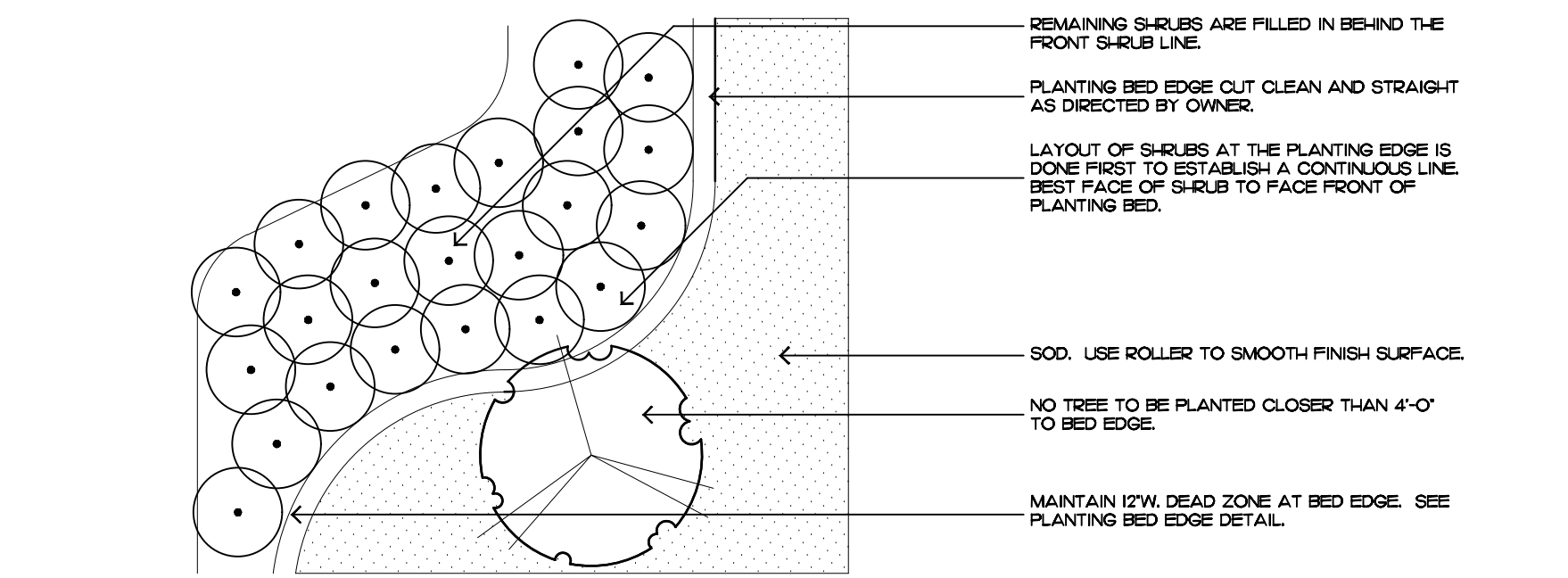
irregular and multi-stem tree



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 CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR 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 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 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.



North Elevation



South Elevation

ENVIRONMENT
DESIGN
GROUP

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

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

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

Dustin@environmentdesigngroup.com

Private Residence
176 Seminole Avenue
Palm Beach

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Rendered Landscape Elevations
SCALE IN FEET: 3/16"=1'-0"



East Elevation



West Elevation

Private Residence
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SCALE IN FEET 0' 8' 16' 24'

SHEET L7.1