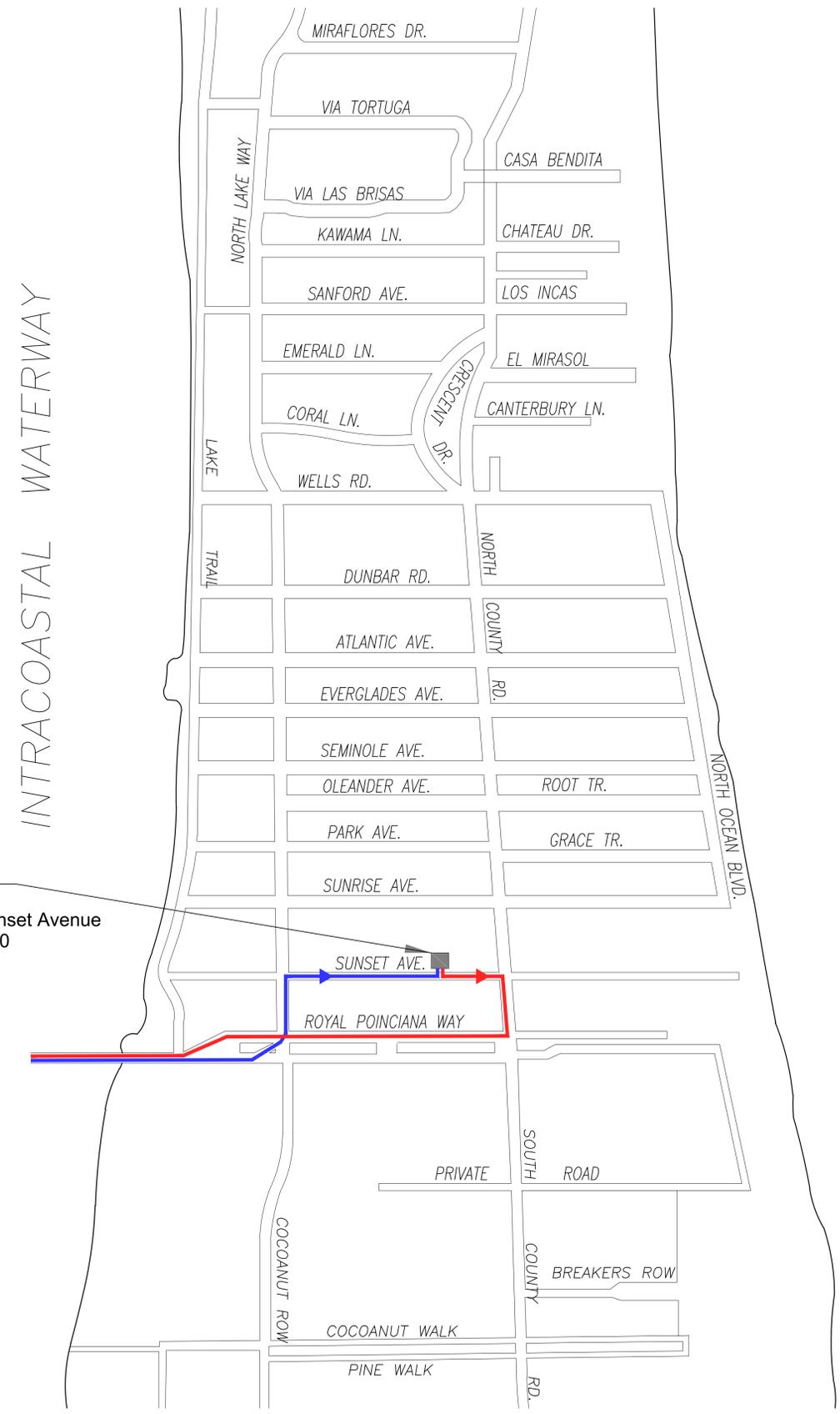


Part VI

LANDSCAPING

223 Sunset Avenue



SITE:
Site Address: 223 Sunset Avenue
Palm Beach, FL 33480

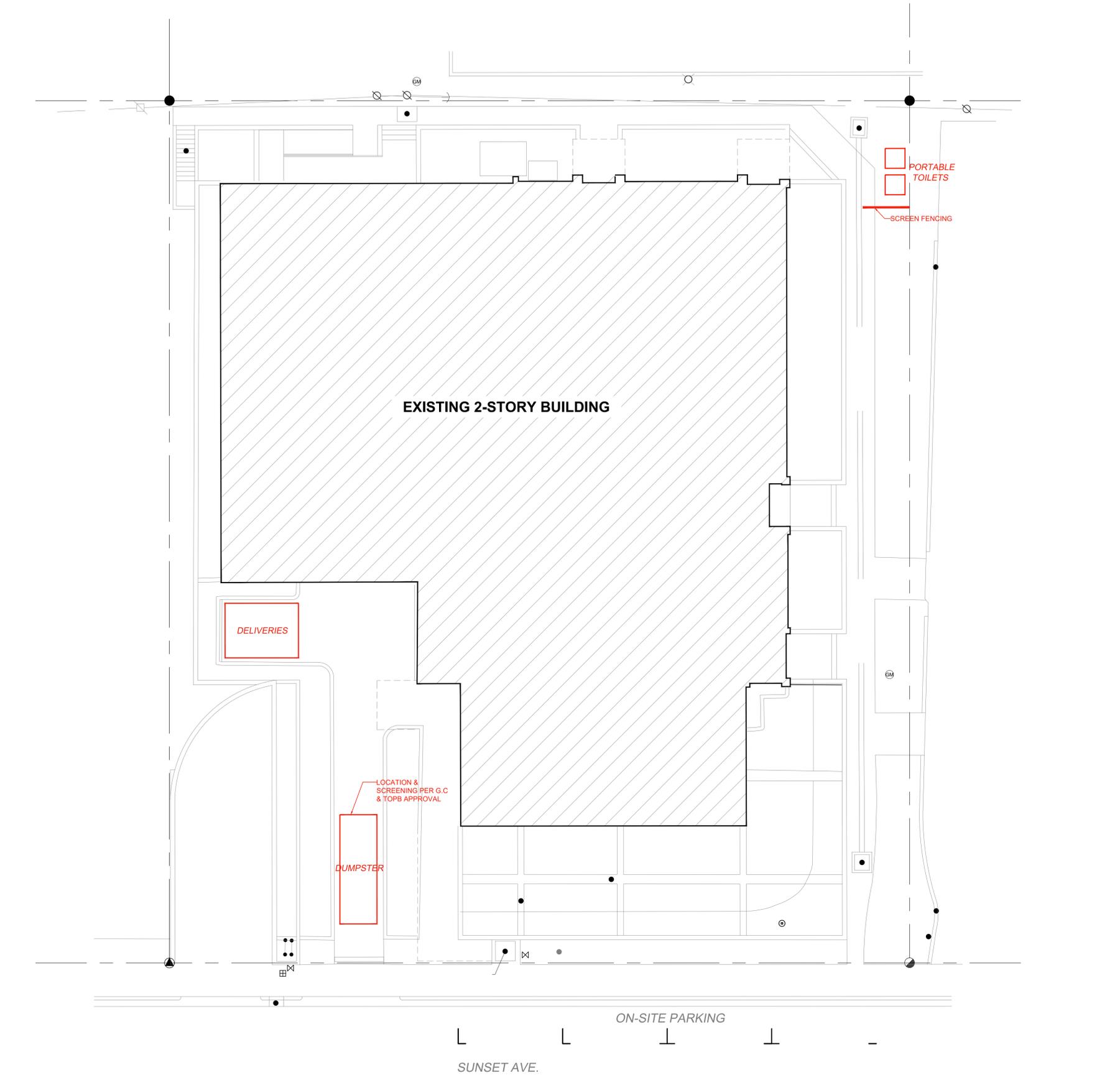
1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

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.

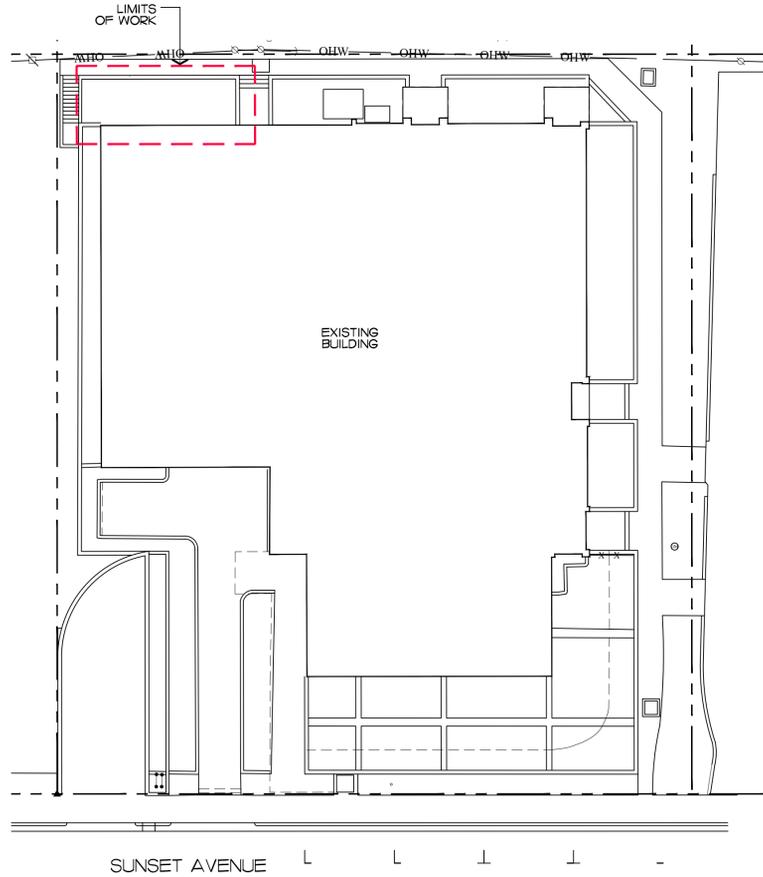
NOTE: SUNSET AVENUE RUNS ONE WAY, WEST TO EAST. ->

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE



CONSTRUCTION STAGING PLAN
SCALE: 3/8" = 1'

**ZON: 24-007
ARC-23-162**

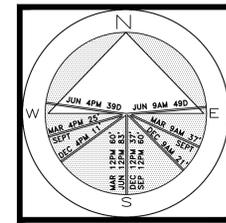
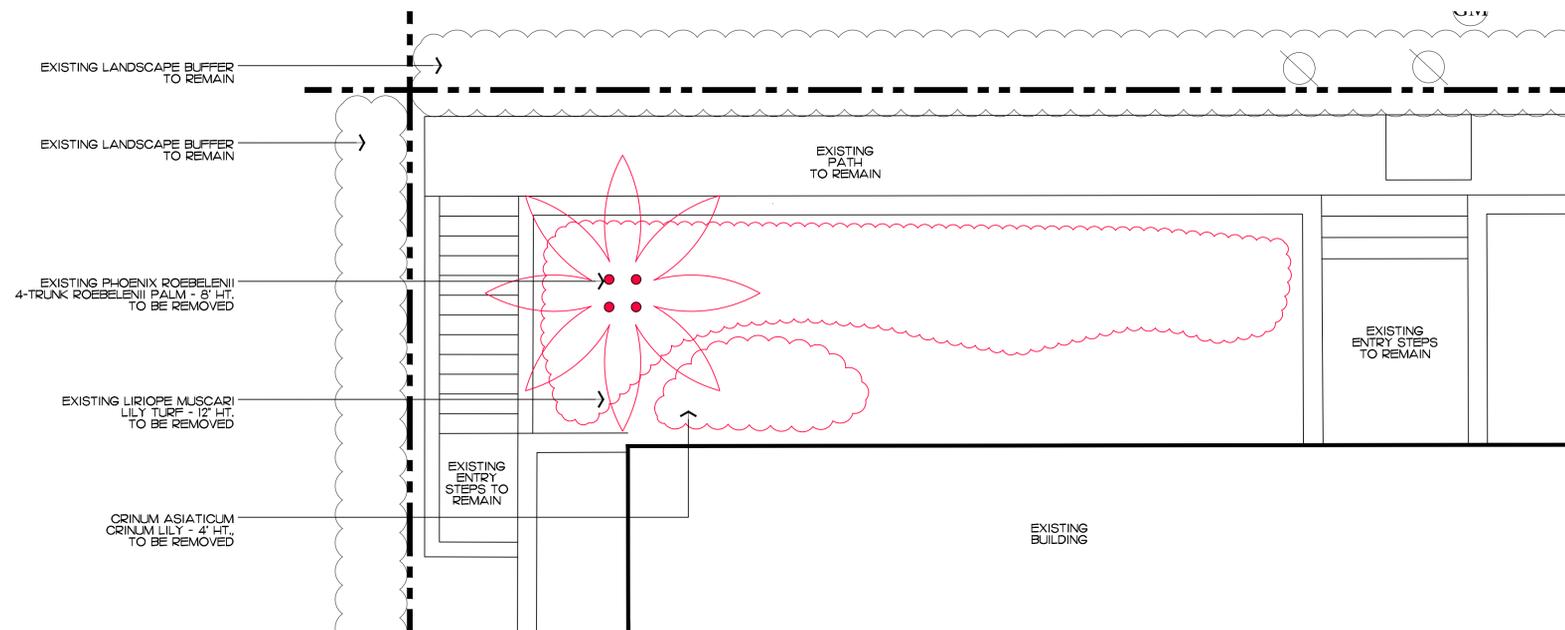


Site Plan - Limits of Work

SCALE: 1" = 20'



Existing Conditions - Ground Floor Limits of Work



JOB NUMBER: # 23137.00 LA
DRAWN BY: Jean Tuomey
Allison Padilla
DATE: 12.14.2023

2023
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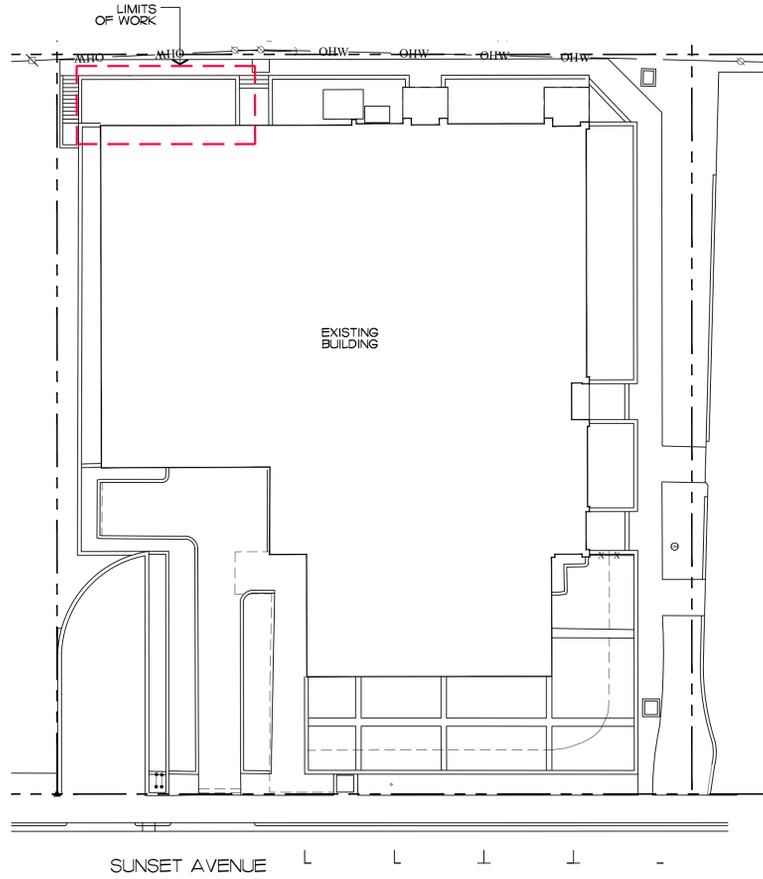
Ground Floor Vegetation Inventory & Action Plan

SCALE IN FEET 0' 4' 8' 12'

16 sf.

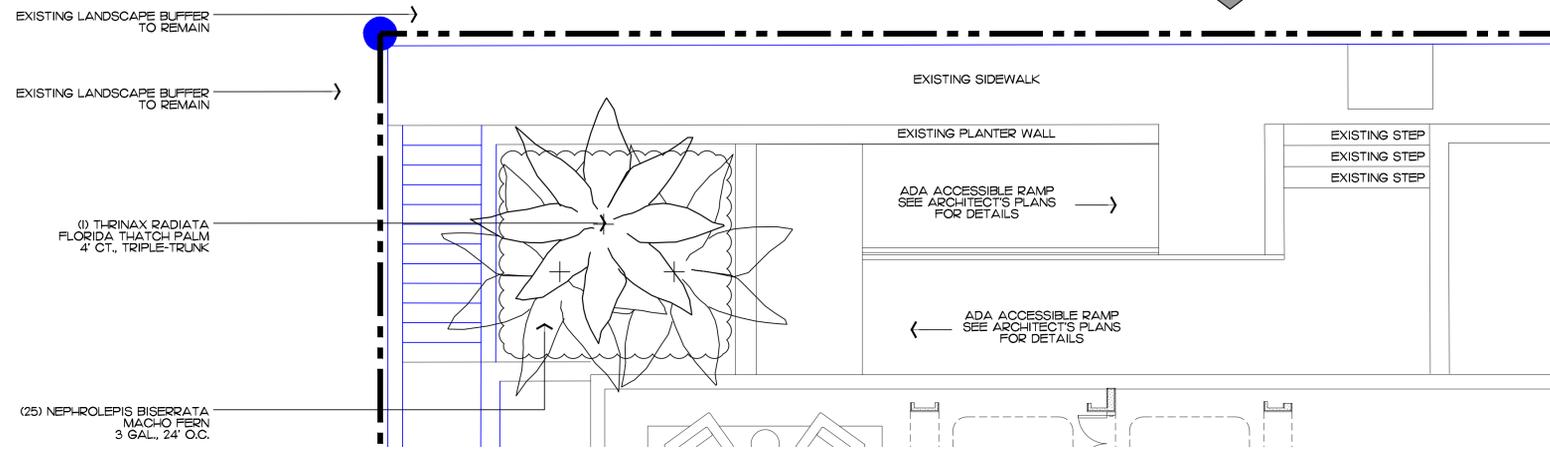
AREA IN SQ. FT.

SHEET L1.0

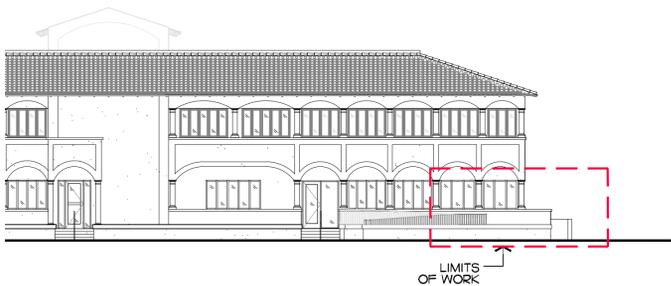
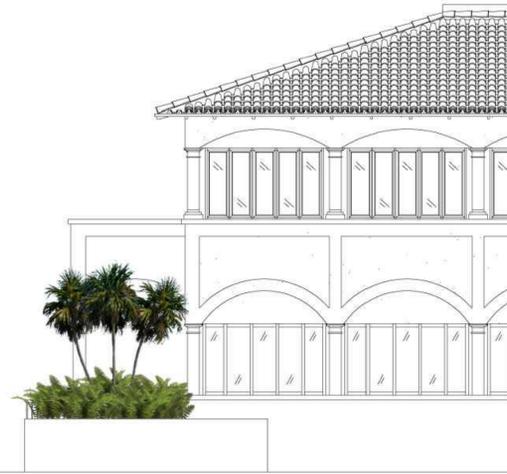


Site Plan - Limits of Work

SCALE: 1" = 20'



West Elevation Ground Level Improvements



North Elevation Improvements

Ground Floor - Landscape Improvements

SCALE IN FEET 0' 4' 8' 12'

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	THRINAX RADIATA FLORIDA THATCH PALM	1	4' CT., TRIPLE-TRUNK	YES
TOTAL TREES:		1		
NATIVE SPECIES:		1 (100%)		

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	NEPHROLEPIS BISERRATA MACHO FERN	25	24" HT., 24" O.C.	YES
TOTAL SHRUBS:		25		
NATIVE SPECIES:		25 (100%)		

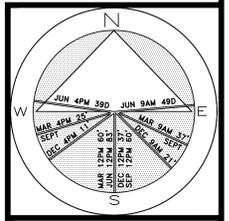
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OF FLORIDA, INC.

ENVIRONMENT DESIGN GROUP
139 North County Road 5920-9 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

223 Sunset Avenue
Town of Palm Beach

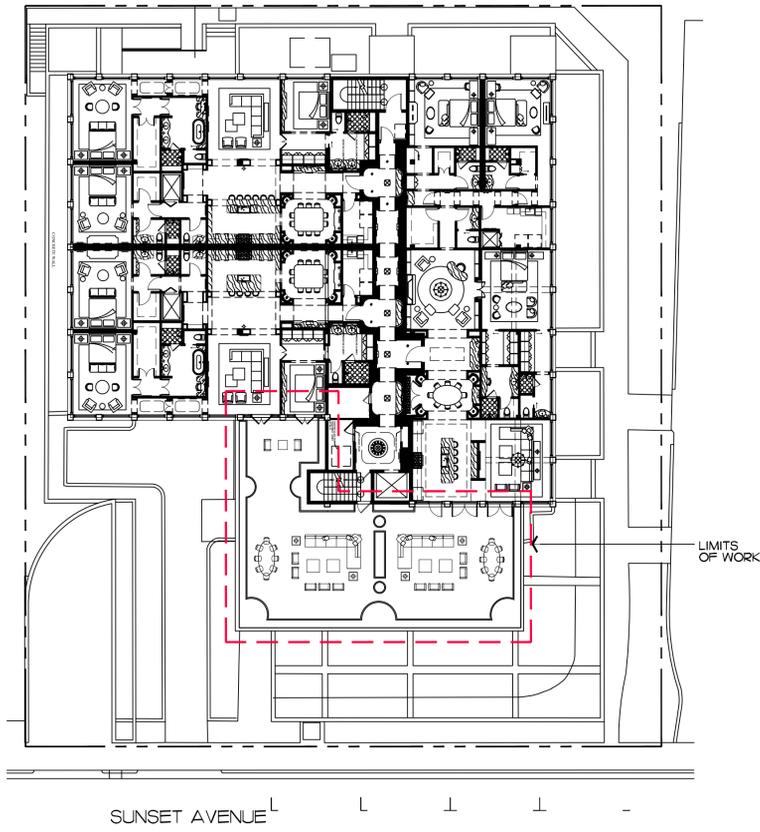


JOB NUMBER: # 23137.00 LA
DRAWN BY: Jean Twomey
Allison Padilla
DATE: 12.14.2023
01.02.2024

SHEET L1.1

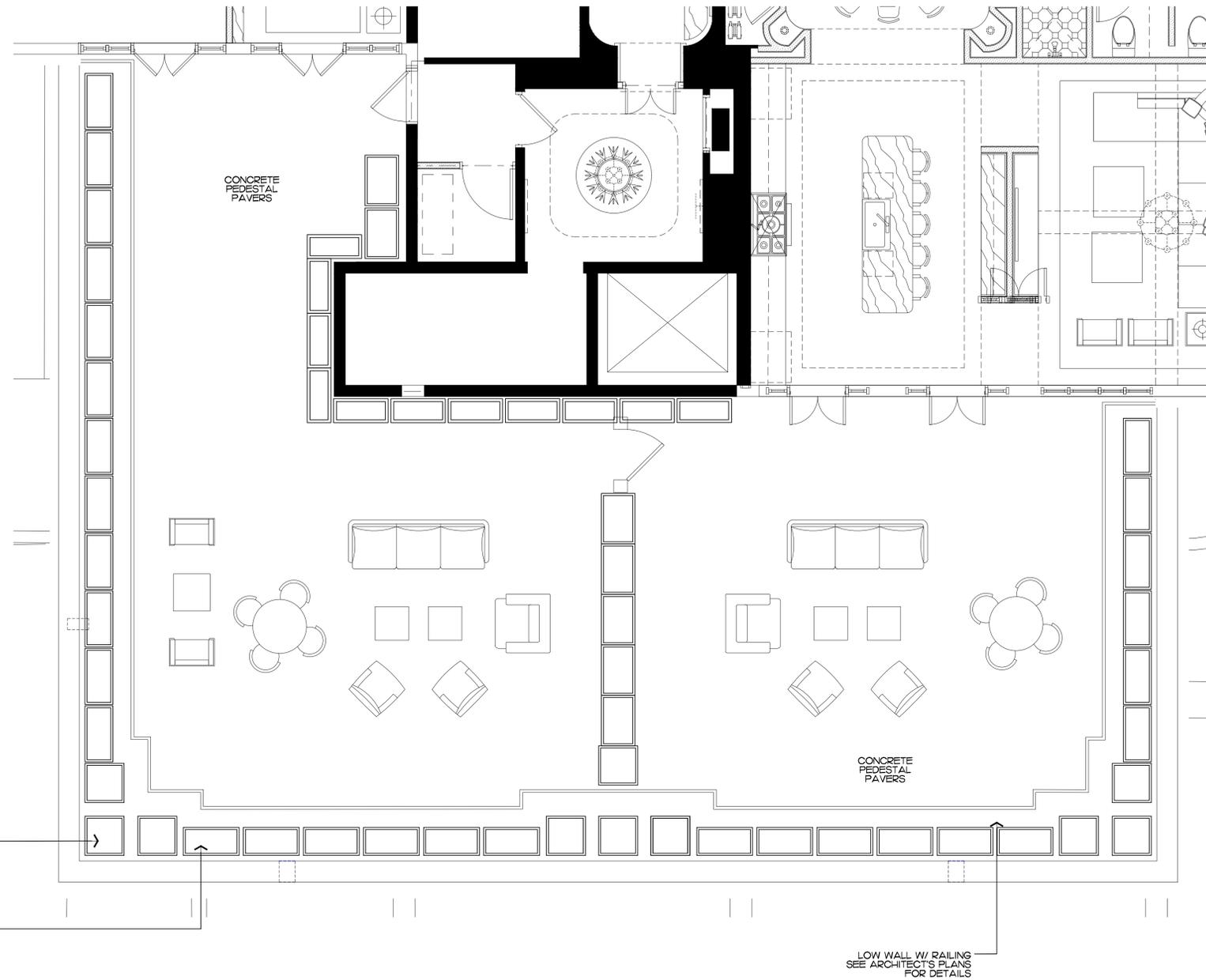
16 sf.

AREA IN SQ. FT.



2nd Floor - Limits of Work

SCALE: 1" = 20'



RESTORATION HARDWARE
TERRAZ PLANTER COLLECTION
CUBE SHAPED PLANTER, TYP.

RESTORATION HARDWARE
TERRAZ PLANTER COLLECTION
RECTANGLE SHAPED PLANTER, TYP.

LOW WALL W/ RAILING
SEE ARCHITECT'S PLANS
FOR DETAILS

NOTE:
THERE IS NO EXISTING
2ND FLOOR LANDSCAPING.



RESTORATION HARDWARE
TERRAZ PLANTER COLLECTION
WILL NOT BE VISIBLE FROM THE STREET
SEE ARCHITECT'S PLANS FOR DETAILS

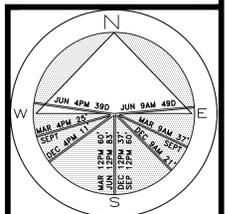
Hardscape Plan - 2nd Floor Improvements



**ENVIRONMENT
DESIGN
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Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
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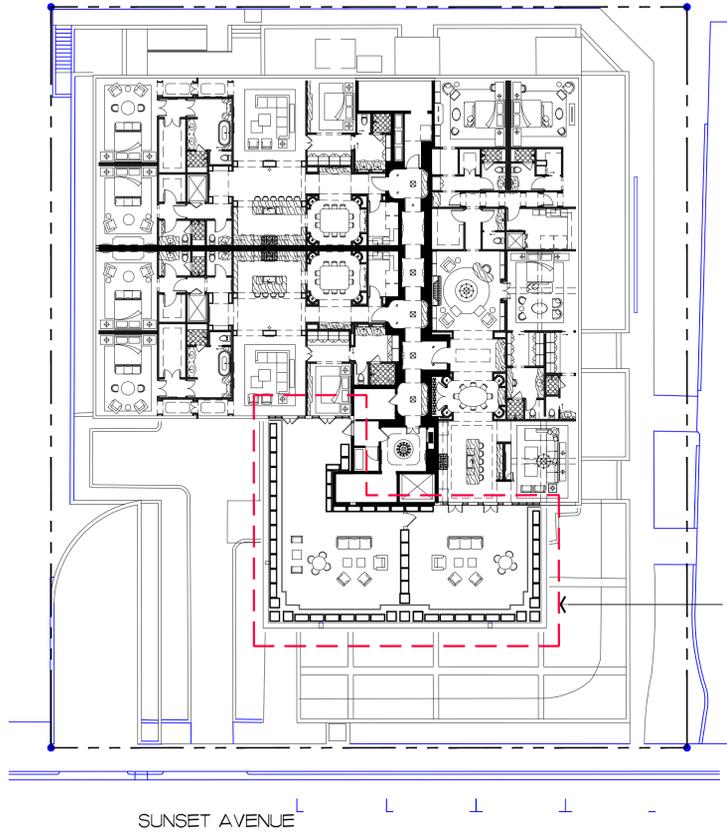
SHEET L2.0

16 sf.
AREA IN SQ.FT.

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA GLABRA BOUGAINVILLEA HEGDE	70	18" HT, 18" O.C.	NO
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	37	1 GAL., 12" O.C. 5 EACH POT	YES
	CISSUS TRIFOLIATA MARINE IVY	24	1 GAL., TO SPILLOVER POTS	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	6	TOPIARY SPHERE, 3' X 3' MATCHING, IN POTS	NO
TOTAL SHRUBS:		137		
NATIVE SPECIES:		37 (27%)		

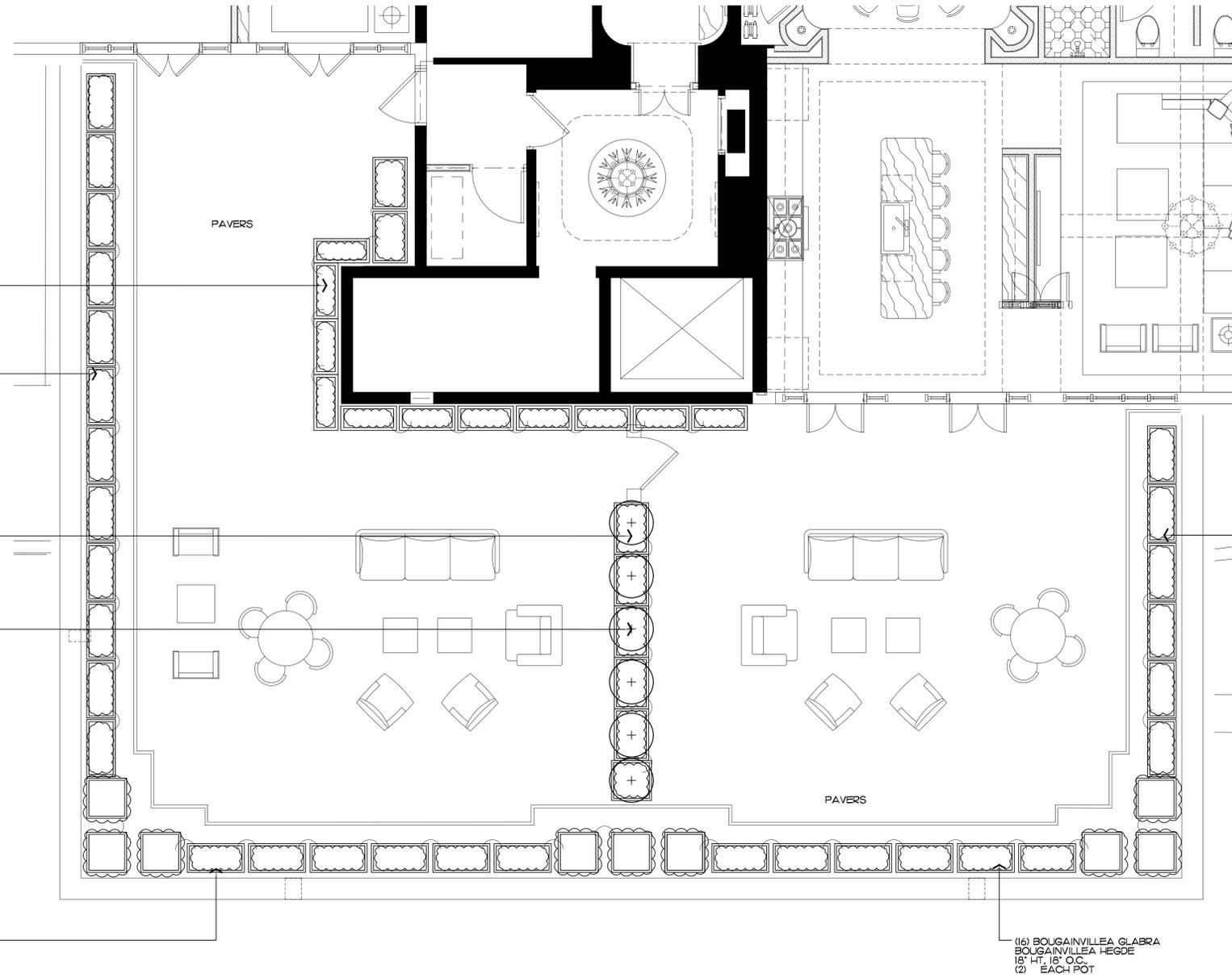
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 139 North County Road 5909-B Palm Beach, FL 33480
 Phone: 561.832.4600 Mobile: 561.313.4424
 Landscape Architecture
 Land Planning
 Landscape Management
 Dustin M. Mizell, M.L.A. P.L.A. #6666784
 Dustin@environmentaldesigngroup.com



2nd Floor - Limits of Work

SCALE: 1" = 20'

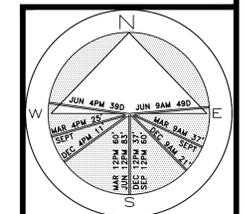
- (26) CHRYSOBALANUS ICACO
GREEN TIP COCOPLUM
18" HT, 18" O.C.
(2) EACH POT
- (28) BOUGAINVILLEA GLABRA
BOUGAINVILLEA HEGDE
18" HT, 18" O.C.
(2) EACH POT
- (24) CISSUS TRIFOLIATA
MARINE IVY - 1 GAL.
SPILLING OVER POTS
(4) EACH POT
- (6) FICUS MICROCARPA
GREEN ISLAND TOPIARY SPHERE
3' X 3', IN POTS, WITH MARINE IVY
SPILLING OVER
- (16) BOUGAINVILLEA GLABRA
BOUGAINVILLEA HEGDE
18" HT, 18" O.C.
(2) EACH POT



- (6) BOUGAINVILLEA GLABRA
BOUGAINVILLEA HEGDE
18" HT, 18" O.C.
(2) EACH POT
- (6) BOUGAINVILLEA GLABRA
BOUGAINVILLEA HEGDE
18" HT, 18" O.C.
(2) EACH POT

223 Sunset Avenue
Town of Palm Beach

A
D
I
R
O
F



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Landscape Plan - 2nd Floor Improvements

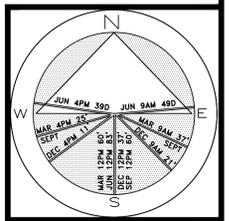
SCALE IN FEET 0' 4' 8' 12'

SHEET L2.1

16 sf.
 AREA IN SQ.FT.

223 Sunset Avenue
 Town of Palm Beach

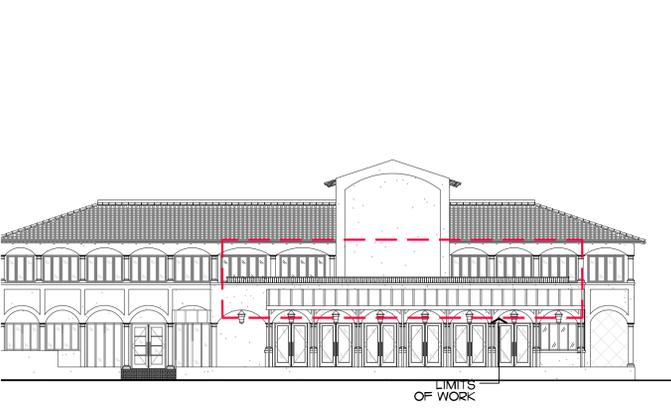
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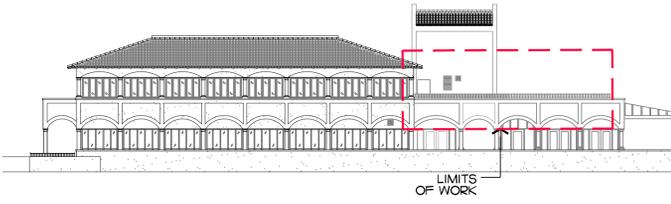
JOB NUMBER: # 23137.00 LA
 DRAWN BY: Allison Padilla / Sean Tuomey
 DATE: 12.14.2023
 01.02.2024

SHEET L2.2

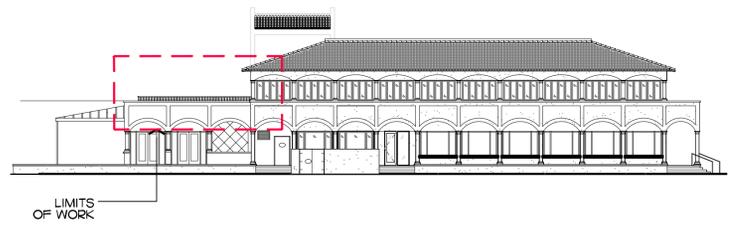
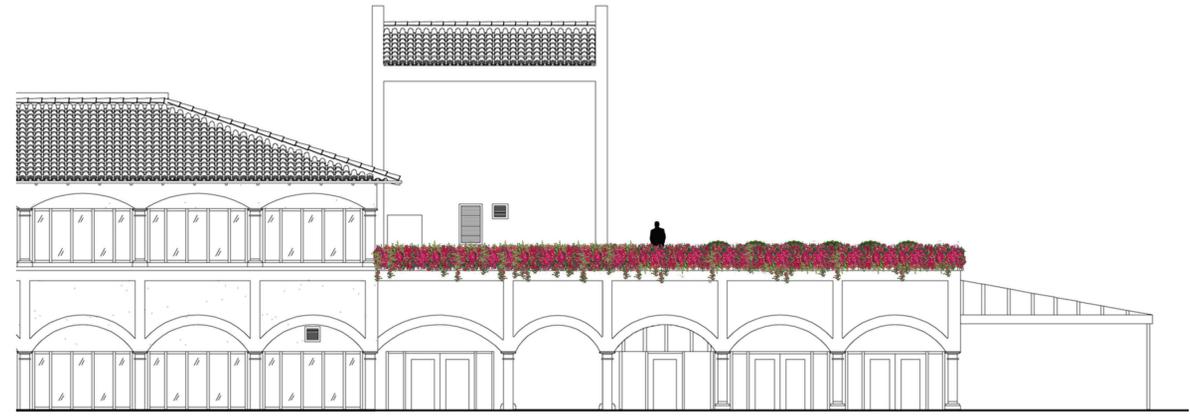
AREA IN SQ. FT.



South / Front Elevation - 2nd Floor Limits of Work



West Elevation Improvements - 2nd Floor Limits of Work



West Elevation Improvements - 2nd Floor Limits of Work



Landscape Elevations - 2nd Floor Improvements

NOT TO SCALE

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Legend

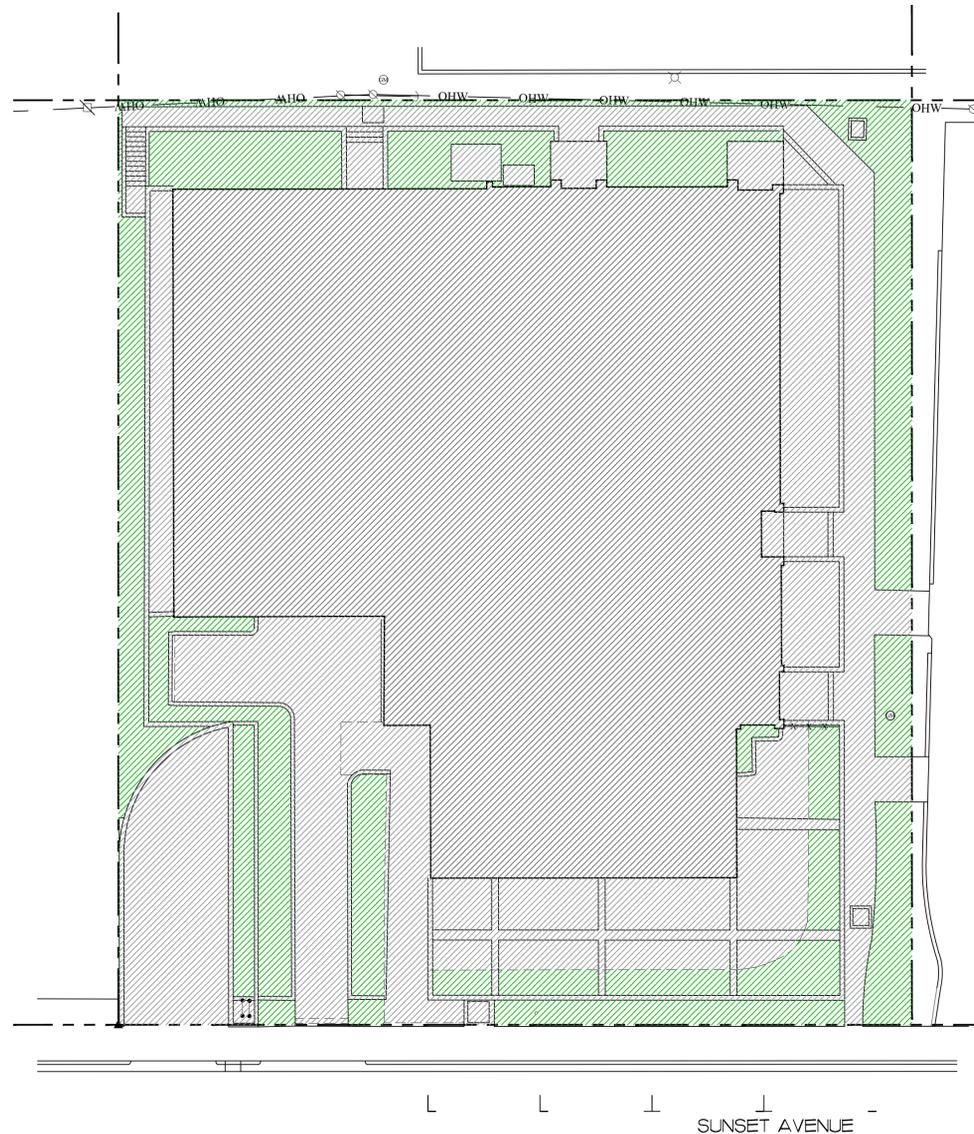
-  IMPERVIOUS AREA (HOUSE/STRUCTURE)
-  IMPERVIOUS AREA (HARDSCAPE)
-  PERVIOUS AREA / OPEN SPACE

Site Requirements

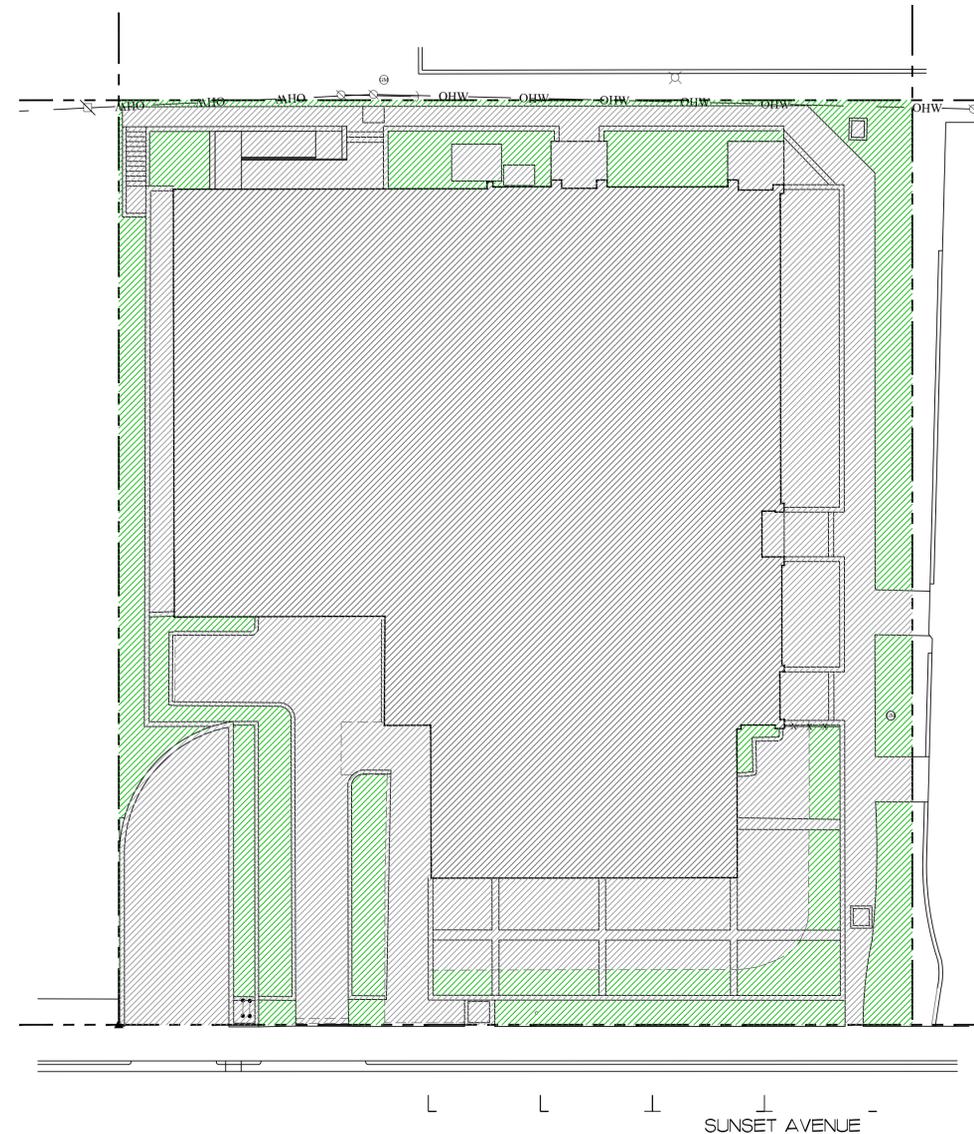
C-TS TOWN SERVING COMMERCIAL DISTRICT - TWO-STORY BUILDING

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA	4,000 S.F. MINIMUM	26,100 S.F.	26,100 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 25% 6,525 S.F.	9.7% 2,520 S.F.	8.6% 2,248 S.F.
FRONT YARD LANDSCAPE	MINIMUM 35% OF FRONT YARD 3,194 S.F.	50.5% 379 S.F.	50.5% 379 S.F.

VARIANCE REQUEST: LANDSCAPE OPEN SPACE AMOUNT OF 8.6% IN LIEU OF THE 25% REQUIRED



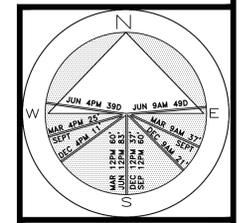
Existing Conditions



Proposed Improvements

223 Sunset Avenue
 Town of Palm Beach

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Variance Diagram - Landscape Open Space Data



SHEET L3.0

100 sf.
 AREA IN SQ.FT.

Part VII
SURVEY
223 Sunset Avenue

