



143 SEMINOLE AVE



151 SEMINOLE AVE



160 SEMINOLE AVE



163 NORTH OCEAN BLVD

NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA, 33480

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
FIRST SUBMITTAL

2023-12-27
2023-01-05

NO: -
DWG. BY: -
SHEET:

P-4

ARC-23-032 / ZON: 23-041



165 SEMINOLE AVE



210 NORTH COUNTY ROAD



TEMPLE EMANU-EL OF PALM BEACH



TEMPLE EMANU-EL OF PALM BEACH

S·M

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PRE-APP
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2023-12-23
2023-01-05


ARC-23-032 / ZON: 23-041

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P-5



EXISTING CONDITIONS - CORNER OF N COUNTY ROAD AND SEMINOLE AVE



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ARC-23-032 / ZON: 23-041

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EXISTING CONDITIONS - SUBJECT PROPERTY



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FIRST SUBMITTAL 2023-01-05

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ARC:23-032 / ZON: 23-041



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	176 SEMINOLE AVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	2ND STORY ADDITION TO EXISTING GARAGE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 S.F. REQ.	10,197	N/C
6	Lot Depth	100'-0" MIN REQ.	116.00'	N/C
7	Lot Width	100'-0" MIN REQ.	89.00	N/C
8	Lot Coverage (Sq Ft and %)	30% (2 STORY)	30'-3"	24.16%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structures, etc)	N/A	3,708 SF	4,186 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.00 (40,800 CF)	4.05 (41,321 CF)	4.41 (44,956 CF)
11	*Front Yard Setback (Ft.)	30'-0"	30'-3"	N/C
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	N/A
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	17'-6"	N/C
14	*Rear Yard Setback (Ft.)	10'-0" (1ST) / 15'-0" (2ND)	14'-0" (EX. 1ST)	14'-0" (2ND) VARIANCE
15	Angle of Vision (Deg.)	100 Degrees	100 Degrees	N/C
16	Building Height (Ft.)	22'-0"	19'-10"	N/C
17	Overall Building Height (Ft.)	30'-0"	29'-0"	N/C
18	Crown of Road (COR) (NAVD)	8.86' NAVD	8.86' NAVD	8.86' NAVD
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/C	N/C
20	Finished Floor Elev. (FFE)(NAVD)	9.00 NAVD	9.00 NAVD	N/C
21	Zero Datum for point of meas. (NAVD)	9.00 NAVD	9.00 NAVD	9.00 NAVD
22	FEMA Flood Zone Designation	Flood Zone X		Flood Zone X
23	Base Flood Elevation (BFE)(NAVD)	+7	N/C	7.0 NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	4,585 (45%)	3,647 (35.8%)	3,847 (37.8%)
25	Perimeter LOS (Sq Ft and %)	2,292 (50%)	1,016 (45.1%)	N/C
26	Front Yard LOS (Sq Ft and %)	902 (40%)	2,242 (61%)	2,292 (62.3%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

* Indicate each yard area with cardinal
direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per
category as requited by Ord. 24-2021 on
separate table

If value is not changing, enter N/C

ZONING LEGEND
SCALE: NTS

S·M

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

NO: -
DWG. BY: -
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ARC-23-032 / ZON: 23-041



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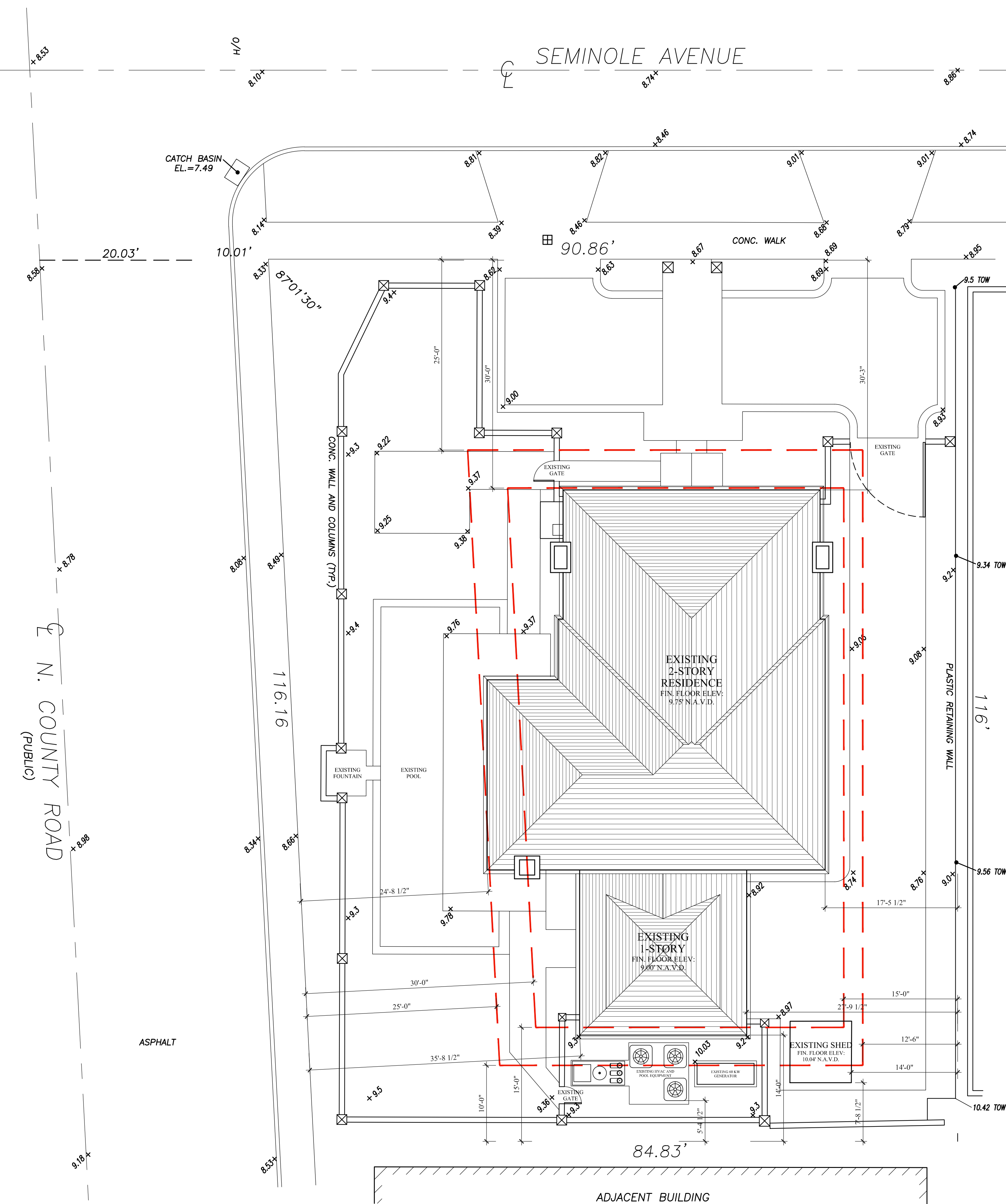
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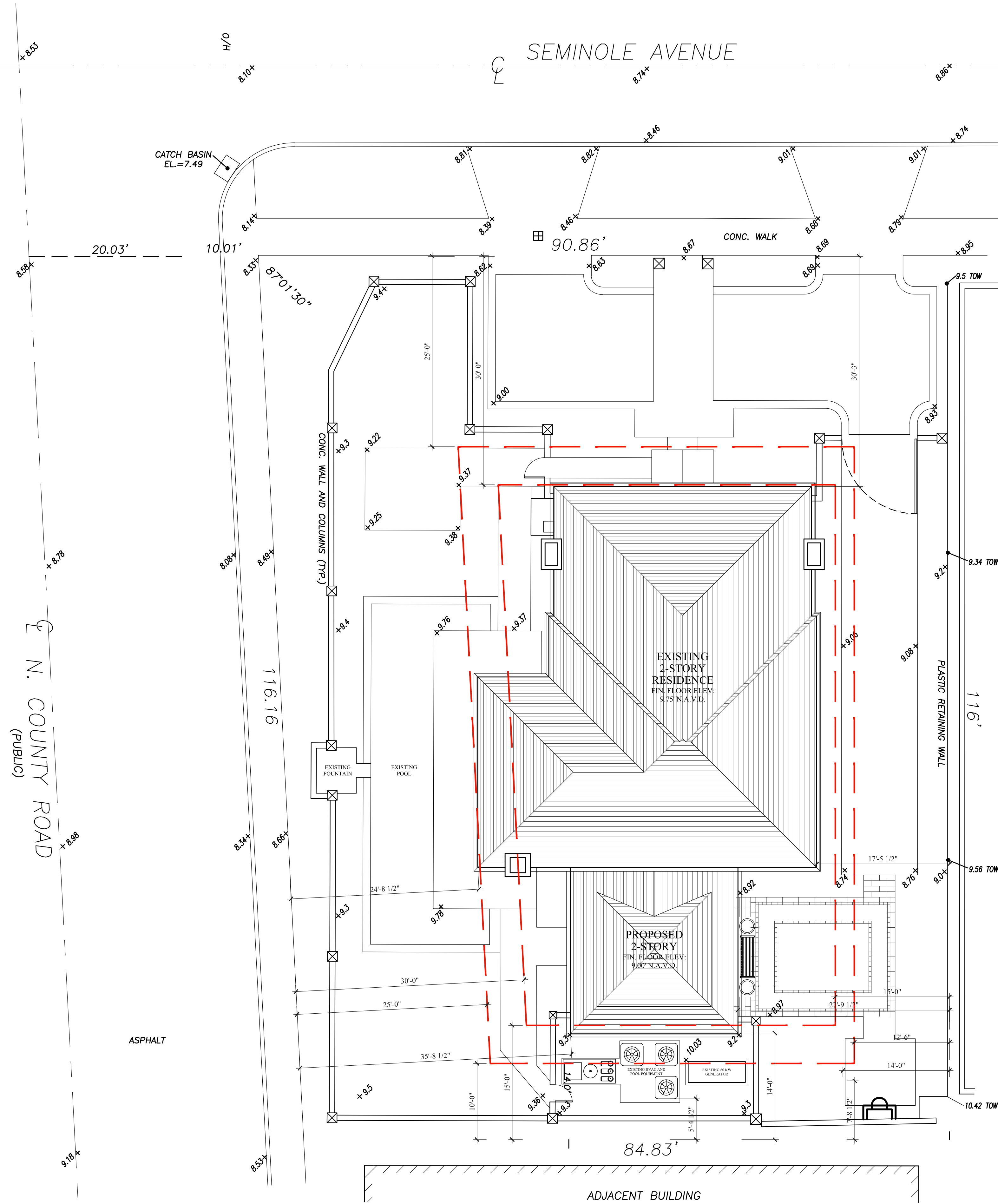
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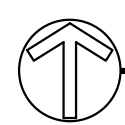


SITE DATA		
ZONING DISTRICT:	R-B	
LOT AREA:	10,197 SQ. FT.	
LOT COVERAGE BY BUILDING:		
ALLOWABLE (2-STORY):	3,059 SQ. FT.	= 30.0%
EXISTING:	2,530 SQ. FT.	= 24.81%
PROPOSED:	2,464 SQ. FT.	= 24.16%
CUBIC CONTENT RATIO (SEE DIAGRAMS):		
ALLOWABLE :	4.00	40,800 CF
EXISTING (SEE TABLE):	4.05	41,321 CF
PROPOSED (SEE TABLE):	4.41	44,956 CF
BUILDING AREAS:		
EXISTING:	1,737 SQ. FT.	
FIRST FLOOR A/C AREA:	1,737 SQ. FT.	
SECOND FLOOR A/C AREA:	1,737 SQ. FT.	
TOTAL A/C AREA:	3,474 SQ. FT.	
COVERED NON-A/C SPACE:		
COVERED LOGGIAS:	234 SQ. FT.	
GARAGE:	478 SQ. FT.	
TOTAL NON A/C AREA:	712 SQ. FT.	
SECOND STORY ADDITION ABOVE GARAGE:		
	478 SQ. FT.	

EXISTING SITE PLAN
SCALE: 1/8"=1'-0"



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ZONING DISTRICT:	R-B	
LOT AREA:	10,197 SQ. FT.	
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PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"



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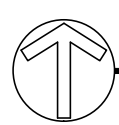
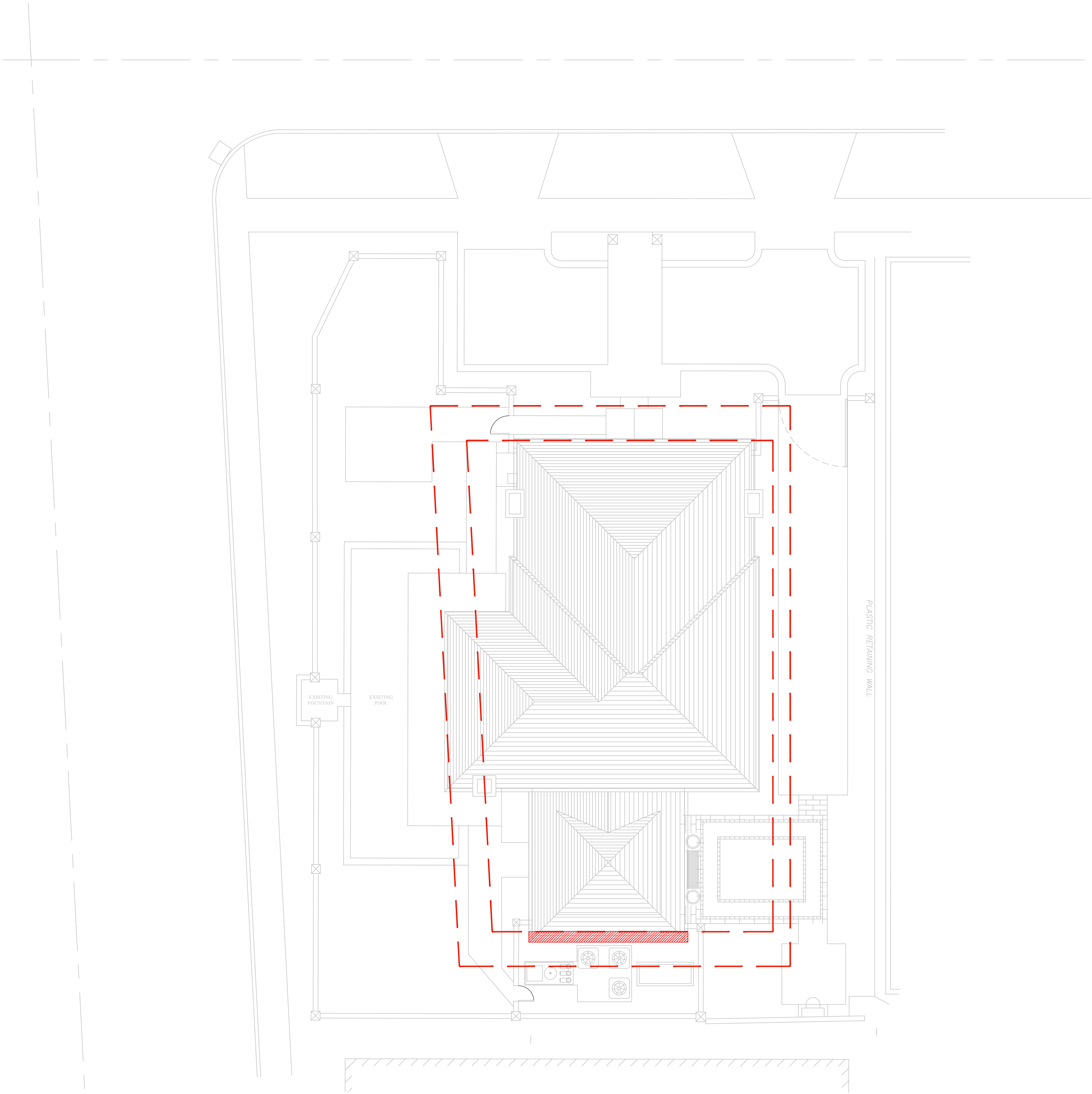
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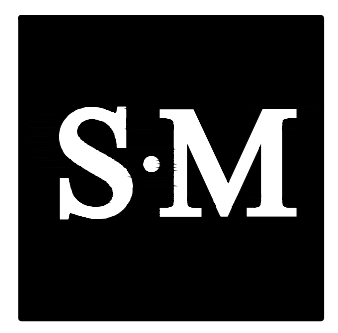
A-002

ARC:23-032 / ZON: 23-041



VARIANCE DIAGRAM

SCALE: 1/8"=1'-0"



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PRE-APP SUBMITTAL 2023-12-27
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NO:
DWG. BY: DK
SHEET:

A-003

ARC:23-032 / ZON: 23-041



VARIANCE DIAGRAM

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



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ARC:23-032 / ZON: 23-041



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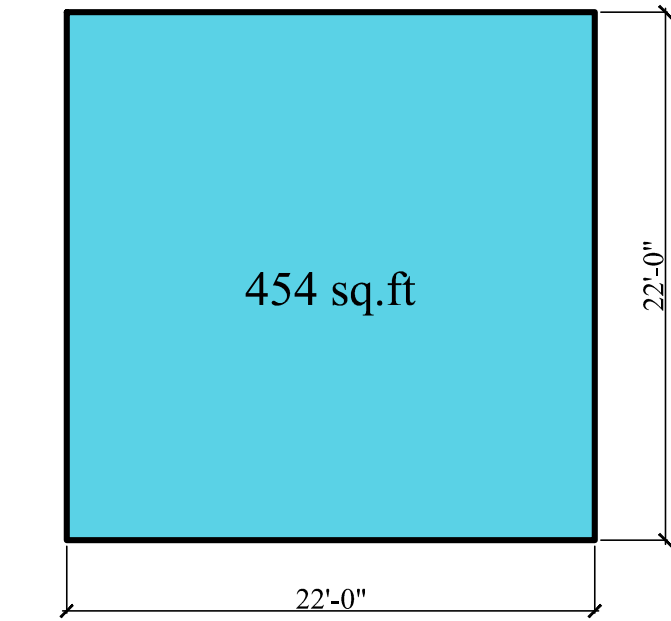
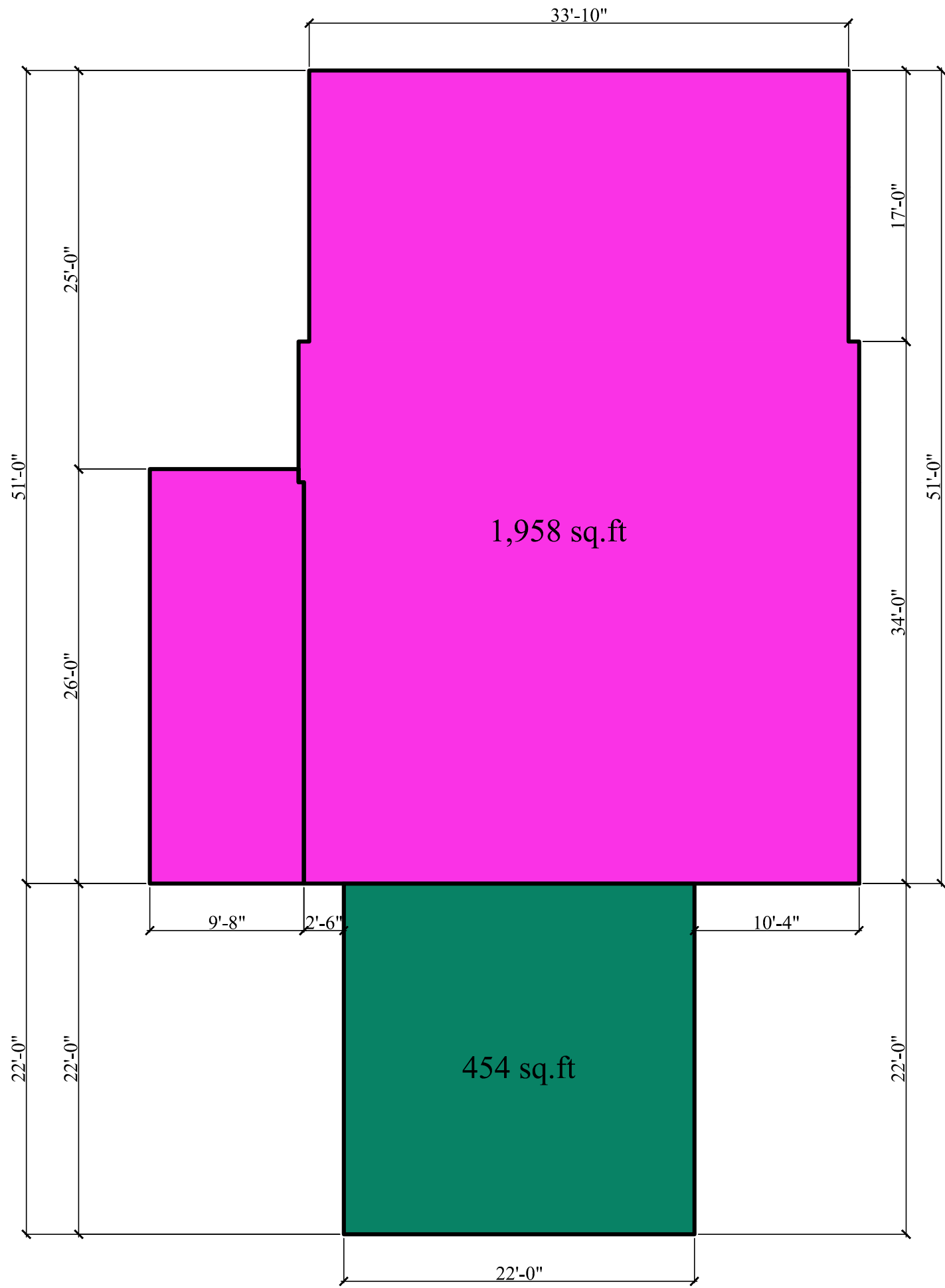
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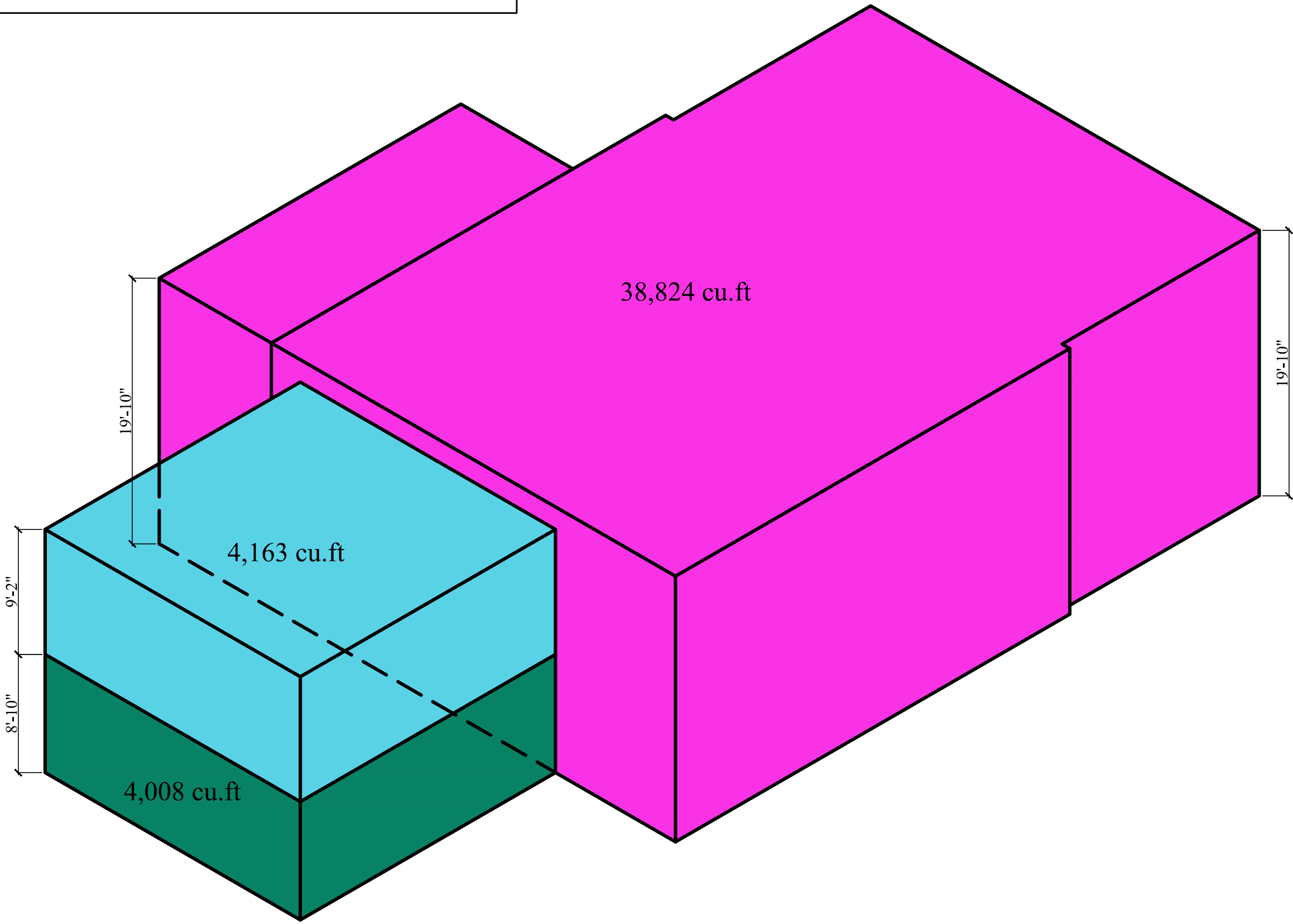
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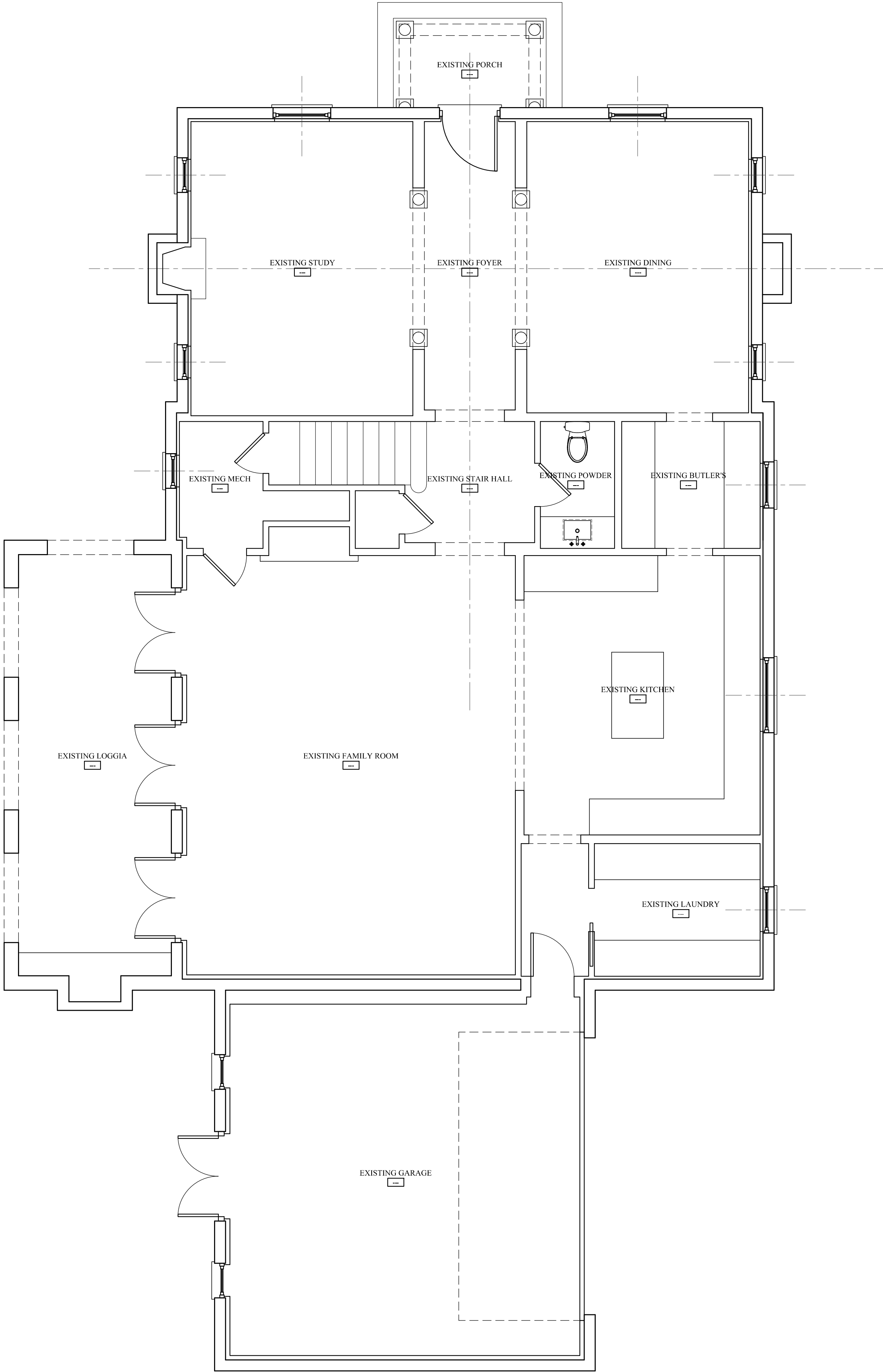


LOT AREA: ALLOWABLE: CCR = 4.0 = 4.0 X 10,197 SQ.FT. = 40,800 C.F. EXISTING:		10,197 SQ.FT. 40,800 CU. FT. 41,321 CU. FT.
EXISTING TWO-STORY MASS 1- STORY GARAGE EXISTING SHED	(1,958 SQ.FT. x 19'-10" HEIGHT) (454 SQ.FT x 8'-10" HEIGHT) (66 SQ.FT x 8'-0" HEIGHT)	38,824 CU.FT. 4,008.0 CU.FT. 528.0 CU.FT.
CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =		TOTAL EXISTING: 43,360 CU.FT. TOTAL EXISTING - LOGGIA CREDIT (2,039CU.FT): 41,321 CU.FT. 41,321 CU.FT. / 10,197 SQ.FT. = 4.05 CCR
PROPOSED CUBIC CONTENT RATIO CALCULATION:		
LOT AREA: ALLOWABLE: CCR = 4.0 = 4.0 X 10,197 SQ.FT. = 40,800 C.F. PROPOSED: CCR=4.41		10,197 SQ.FT. 40,800 CU. FT. 44,956 CU. FT.
EXISTING TWO-STORY MASS 1- STORY GARAGE SECOND STORY ADDITION	(1,958 SQ.FT. x 19'-10" HEIGHT) (454 SQ.FT x 8'-10" HEIGHT) (454 SQ.FT x 9'-2" HEIGHT)	38,824 CU.FT. 4,008.0 CU.FT. 4,163.0 CU.FT.
CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =		TOTAL EXISTING: 46,995 CU.FT. TOTAL EXISTING - LOGGIA CREDIT (2,039CU.FT): 40,793 CU.FT. 44,956 CU.FT. / 10,197 SQ.FT. = 4.41 CCR

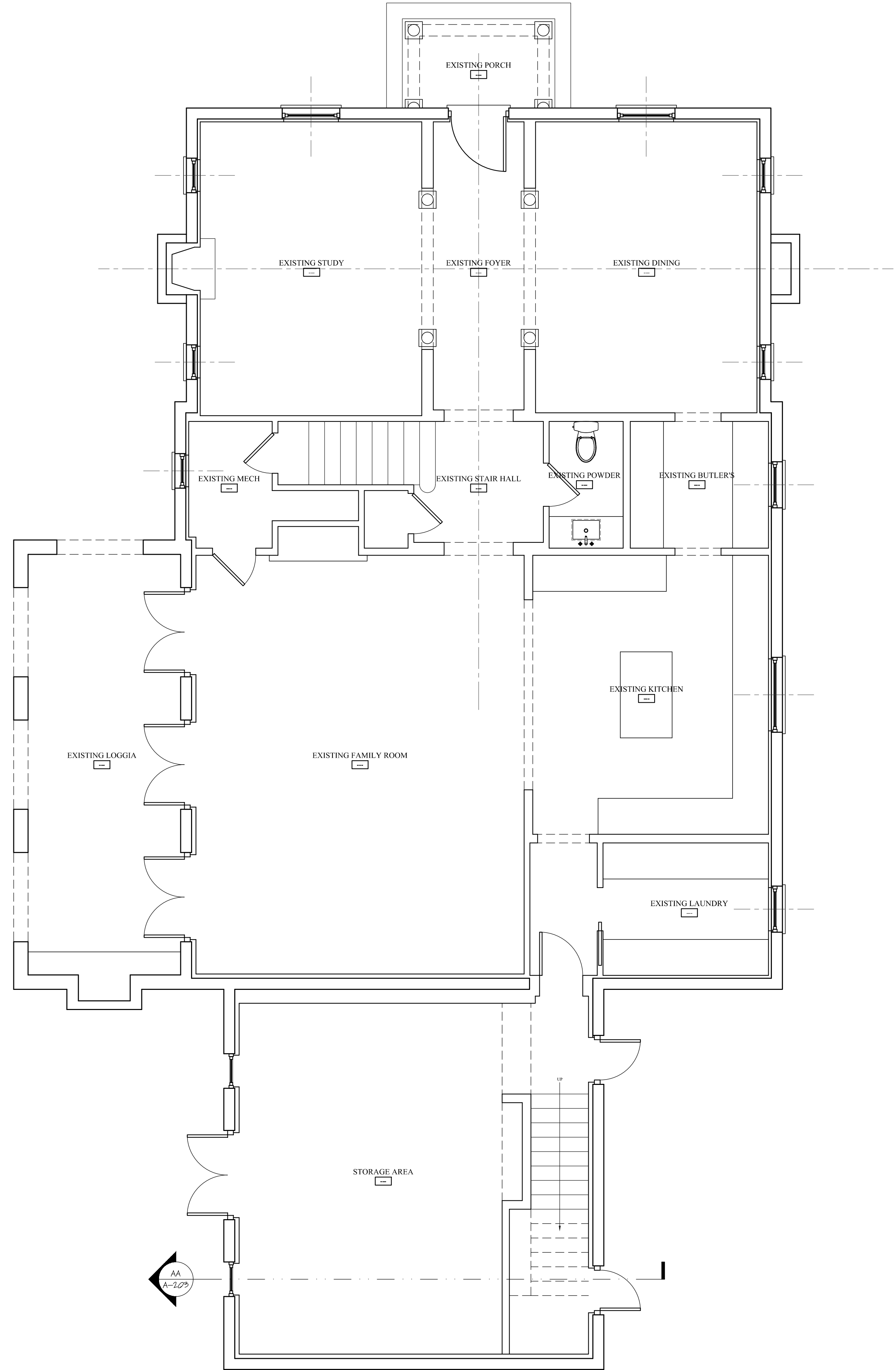


CUBIC CONTENT DIAGRAM

SCALE: 1/8"=1'-0"



 **EXISTING FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"



 **PROPOSED FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"



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A-100

ARC:23-032 / ZON: 23-041



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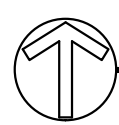
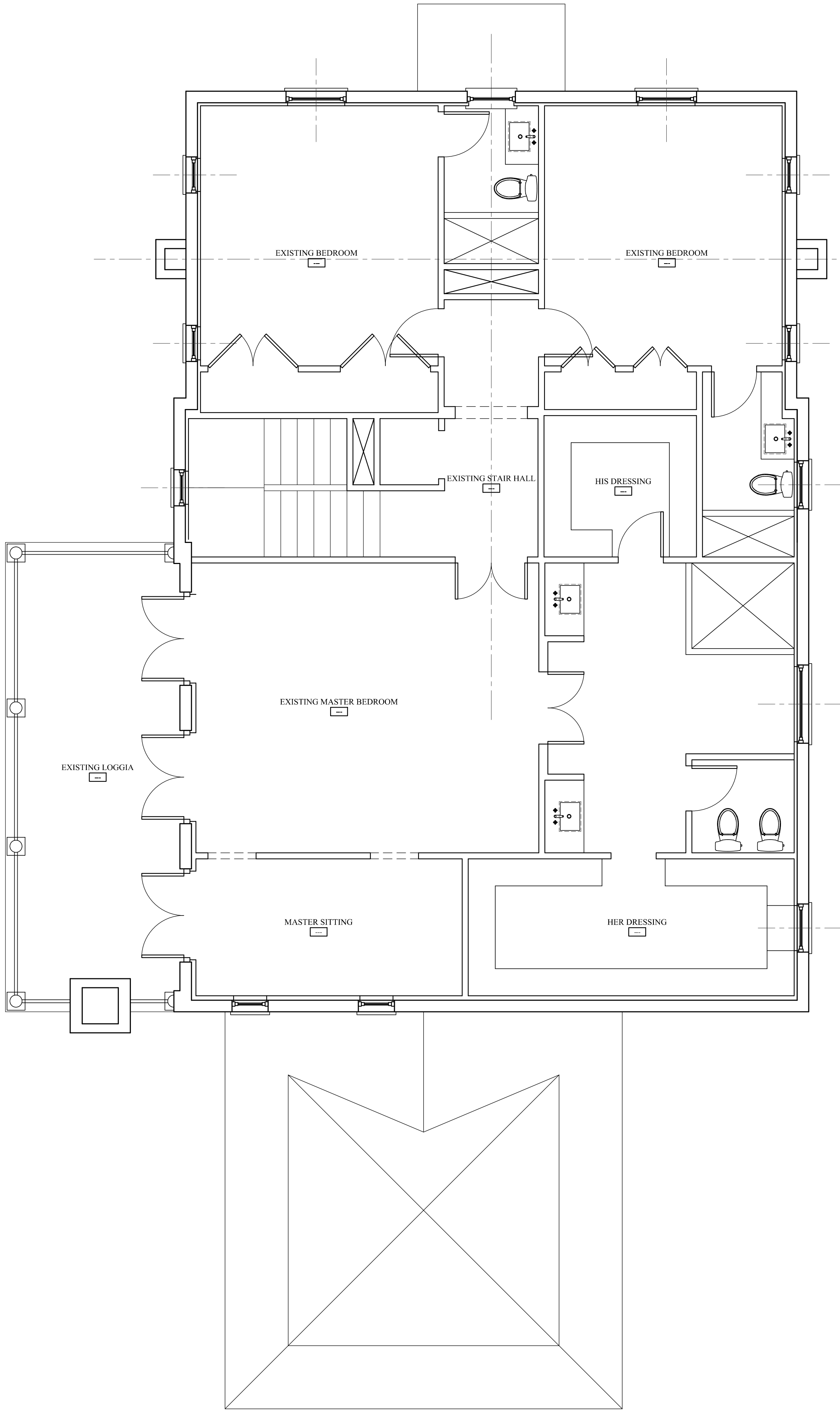
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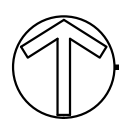
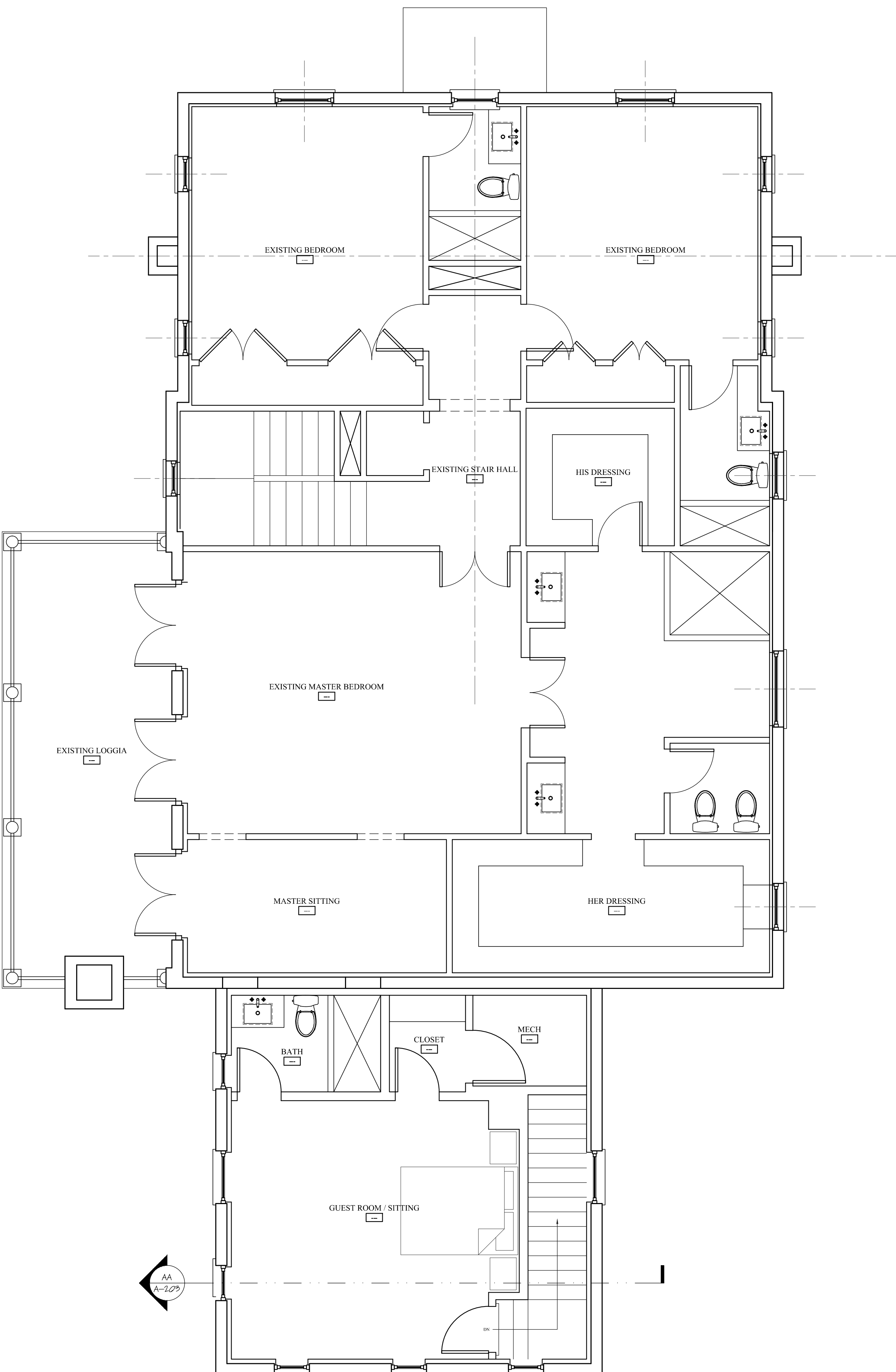
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SHEET:

A-101



EXISTING SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

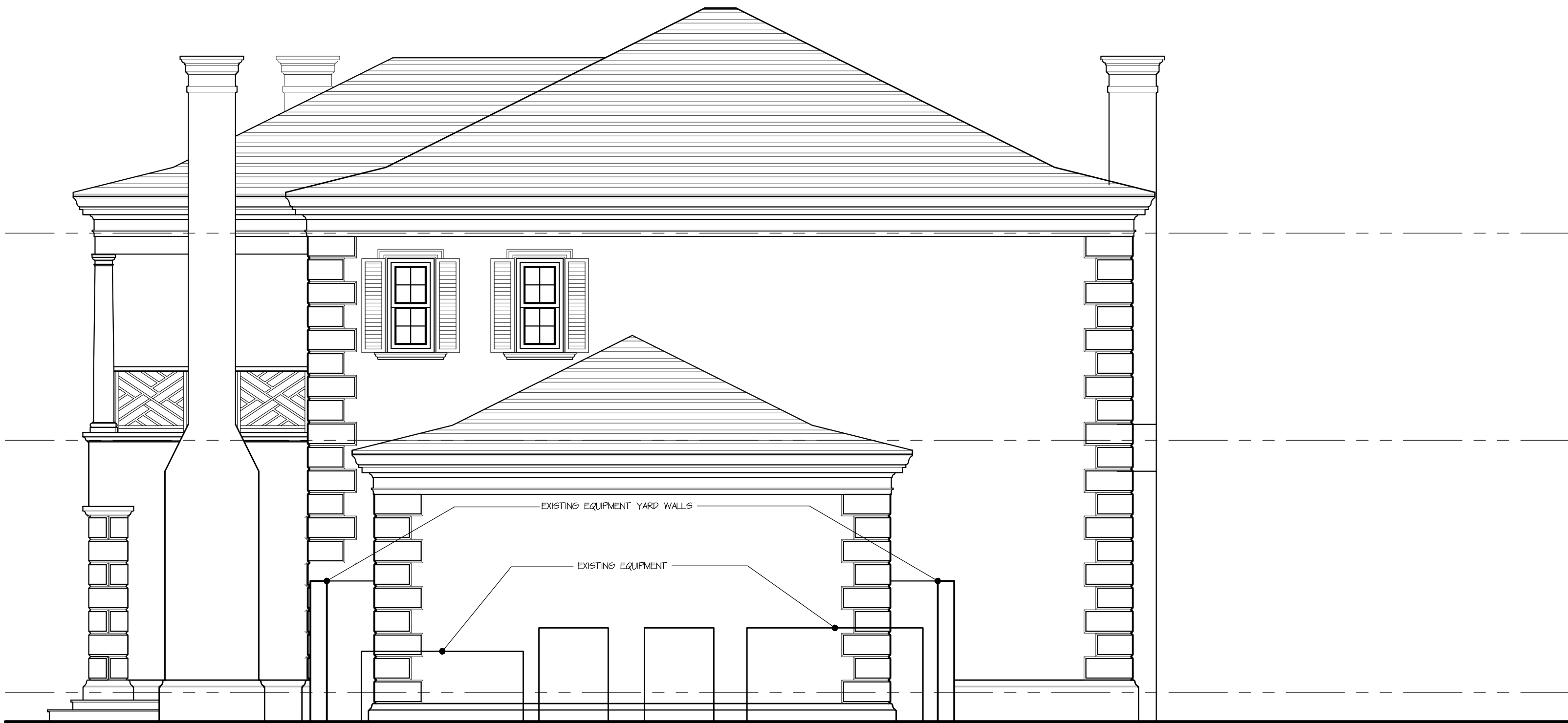
SCALE: 1/4"=1'-0"

ARC:23-032 / ZON: 23-041



EXISTING NORTH ELEVATION (NO PROPOSED CHANGES)

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



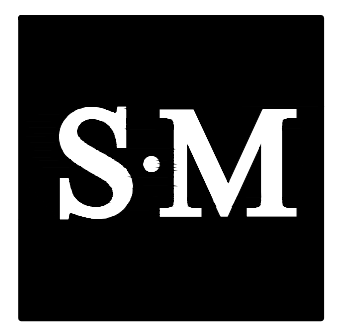
EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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



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SHEET:

A-200

ARC:23-032 / ZON: 23-041



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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



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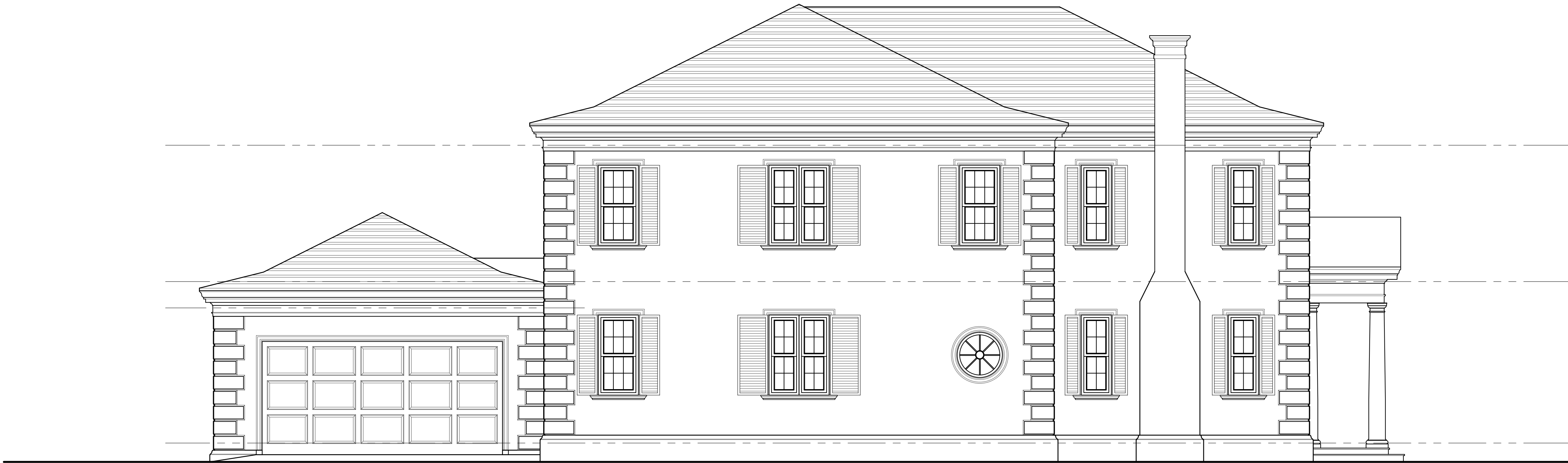
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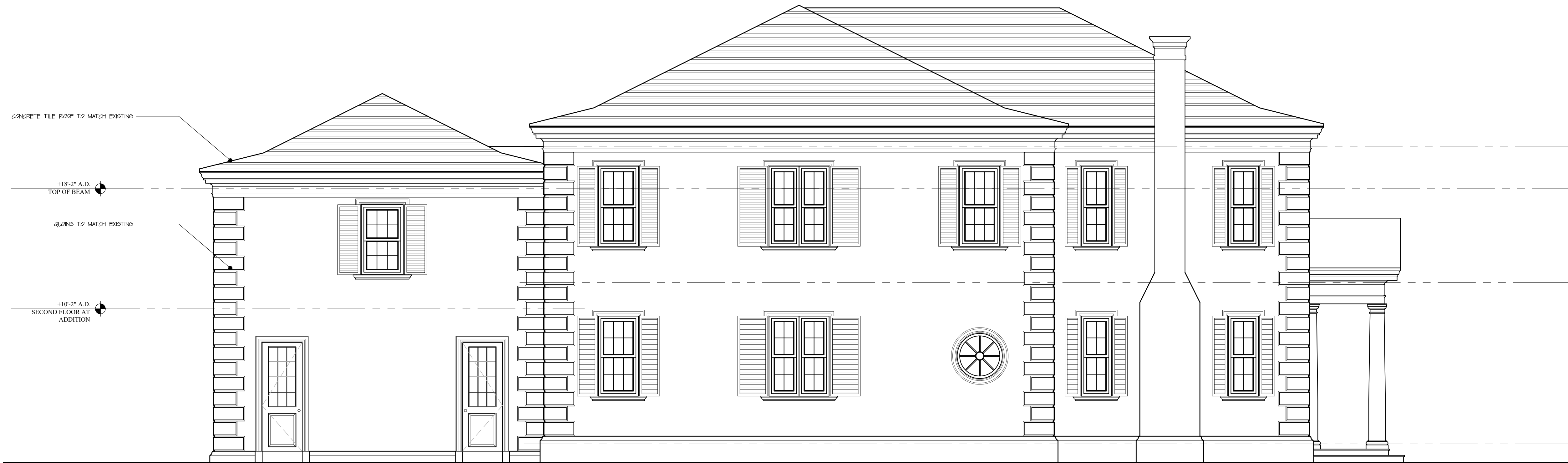
A-201

ARC:23-032 / ZON: 23-041



EXISTING EAST ELEVATION

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



PROPOSED EAST 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 •

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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-202

ARC:23-032 / ZON: 23-041



NEW ADDITION
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FIRST SUBMITTAL 2023-01-05

NO:
DWG. BY: DK
SHEET:

A-203



PROPOSED SOUTH SECTION AA

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

ARC:23-032 / ZON: 23-041



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	176 SEMINOLE AVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	2ND STORY ADDITION TO EXISTING GARAGE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 S.F. REQ.	10,197	N/C
6	Lot Depth	100'-0" MIN REQ.	116.00'	N/C
7	Lot Width	100'-0" MIN REQ.	89.00	N/C
8	Lot Coverage (Sq Ft and %)	30% (2 STORY)	30'-3"	24.16%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structures, etc)	N/A	3,708 SF	4,186 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.00 (40,800 CF)	4.05 (41,321 CF)	4.41 (44,956 CF)
11	*Front Yard Setback (Ft.)	30'-0"	30'-3"	N/C
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	N/A
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	17'-6"	N/C
14	*Rear Yard Setback (Ft.)	10'-0" (1ST) / 15'-0" (2ND)	14'-0" (EX. 1ST)	14'-0" (2ND) VARIANCE
15	Angle of Vision (Deg.)	100 Degrees	100 Degrees	N/C
16	Building Height (Ft.)	22'-0"	19'-10"	N/C
17	Overall Building Height (Ft.)	30'-0"	29'-0"	N/C
18	Crown of Road (COR) (NAVD)	8.86' NAVD	8.86' NAVD	8.86' NAVD
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/C	N/C
20	Finished Floor Elev. (FFE)(NAVD)	9.00 NAVD	9.00 NAVD	N/C
21	Zero Datum for point of meas. (NAVD)	9.00 NAVD	9.00 NAVD	9.00 NAVD
22	FEMA Flood Zone Designation	Flood Zone X		Flood Zone X
23	Base Flood Elevation (BFE)(NAVD)	+7	N/C	7.0 NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	4,585 (45%)	3,647 (35.8%)	3,847 (37.8%)
25	Perimeter LOS (Sq Ft and %)	2,292 (50%)	1,016 (45.1%)	N/C
26	Front Yard LOS (Sq Ft and %)	902 (40%)	2,242 (61%)	2,292 (62.3%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

* Indicate each yard area with cardinal
direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per
category as requited by Ord. 24-2021 on
separate table

If value is not changing, enter N/C

ZONING LEGEND
SCALE: NTS

S·M

NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA 33480
SMITH AND MOORE ARCHITECTS, INC.
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PRE-APP 2023-12-27
FIRST SUBMITTAL 2023-01-05

NO: -
DWG. BY: -
SHEET:

A-ZL

ARC-23-032 / ZON-23-041



NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
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FLORIDA AAC

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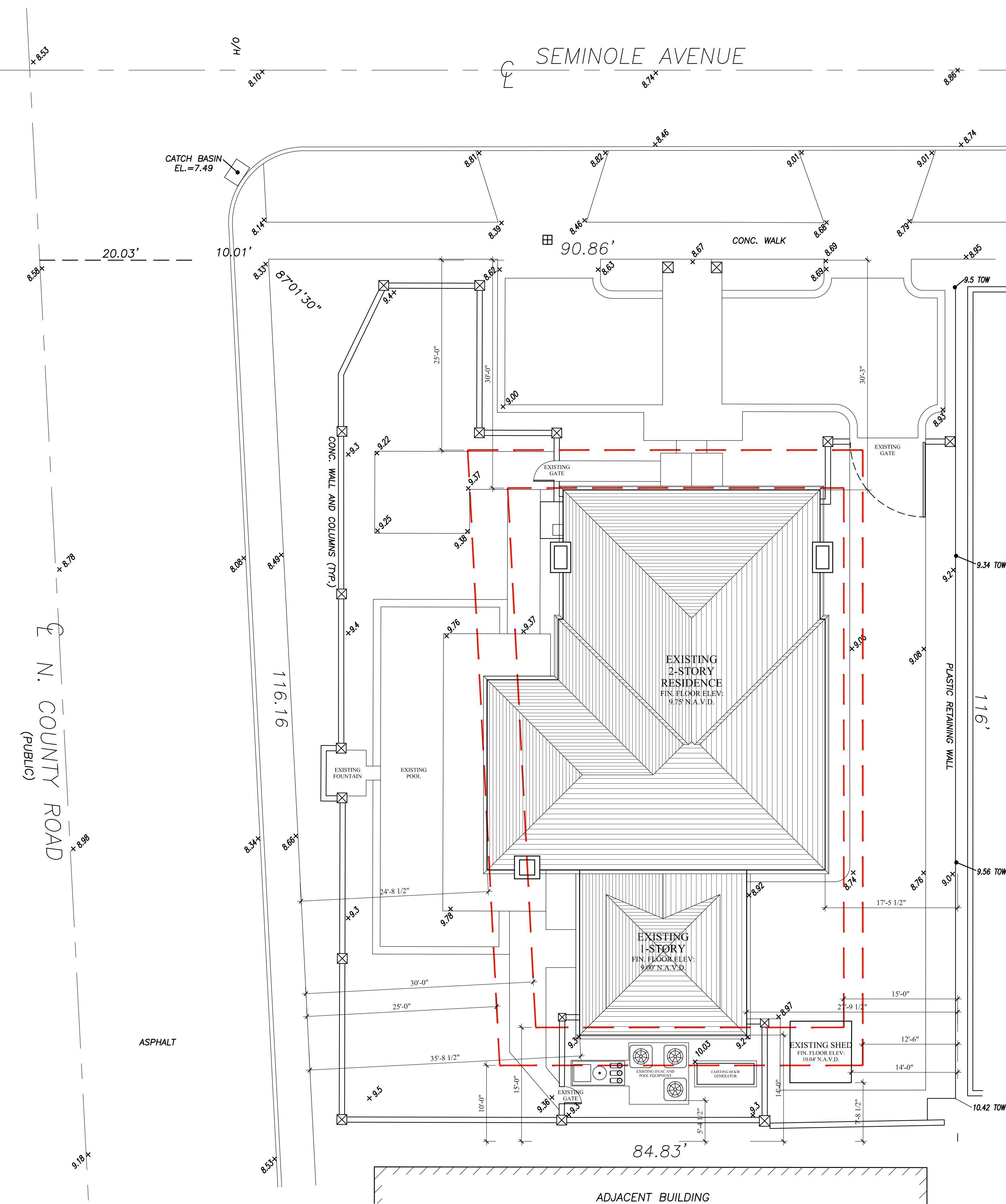
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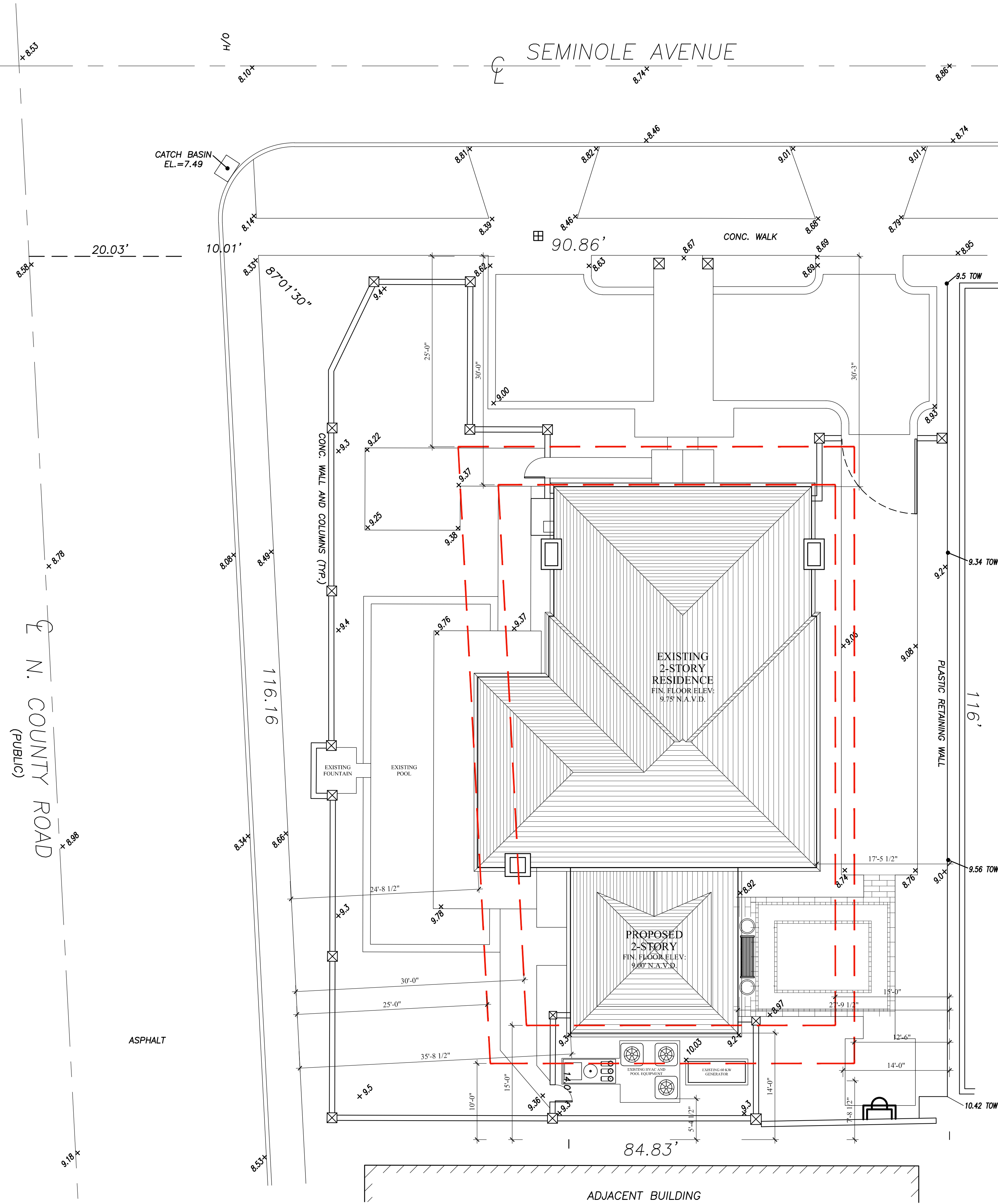
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DWG. BY: DK
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A-001

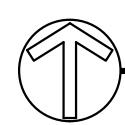


SITE DATA		
ZONING DISTRICT:	R-B	
LOT AREA:	10,197 SQ. FT.	
LOT COVERAGE BY BUILDING:		
ALLOWABLE (2-STORY):	3,059 SQ. FT.	= 30.0%
EXISTING:	2,530 SQ. FT.	= 24.81%
PROPOSED:	2,464 SQ. FT.	= 24.16%
CUBIC CONTENT RATIO (SEE DIAGRAMS):		
ALLOWABLE :	4.00	40,800 CF
EXISTING (SEE TABLE):	4.05	41,321 CF
PROPOSED (SEE TABLE):	4.41	44,956 CF
BUILDING AREAS:		
EXISTING:	1,737 SQ. FT.	
FIRST FLOOR A/C AREA:	1,737 SQ. FT.	
SECOND FLOOR A/C AREA:	1,737 SQ. FT.	
TOTAL A/C AREA:	3,474 SQ. FT.	
COVERED NON-A/C SPACE:		
COVERED LOGGIAS:	234 SQ. FT.	
GARAGE:	478 SQ. FT.	
TOTAL NON A/C AREA:	712 SQ. FT.	
SECOND STORY ADDITION ABOVE GARAGE:		
	478 SQ. FT.	

EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

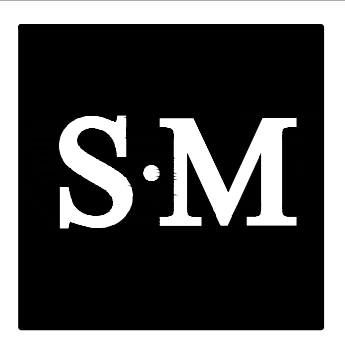


SITE DATA		
ZONING DISTRICT:	R-B	
LOT AREA:	10,197 SQ. FT.	
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COVERED LOGGIAS:	234 SQ. FT.	
GARAGE:	478 SQ. FT.	
TOTAL NON A/C AREA:	712 SQ. FT.	
SECOND STORY ADDITION ABOVE GARAGE:	478 SQ. FT.	



PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"



NEW ADDITION

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PALM BEACH, FLORIDA

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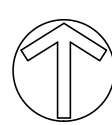
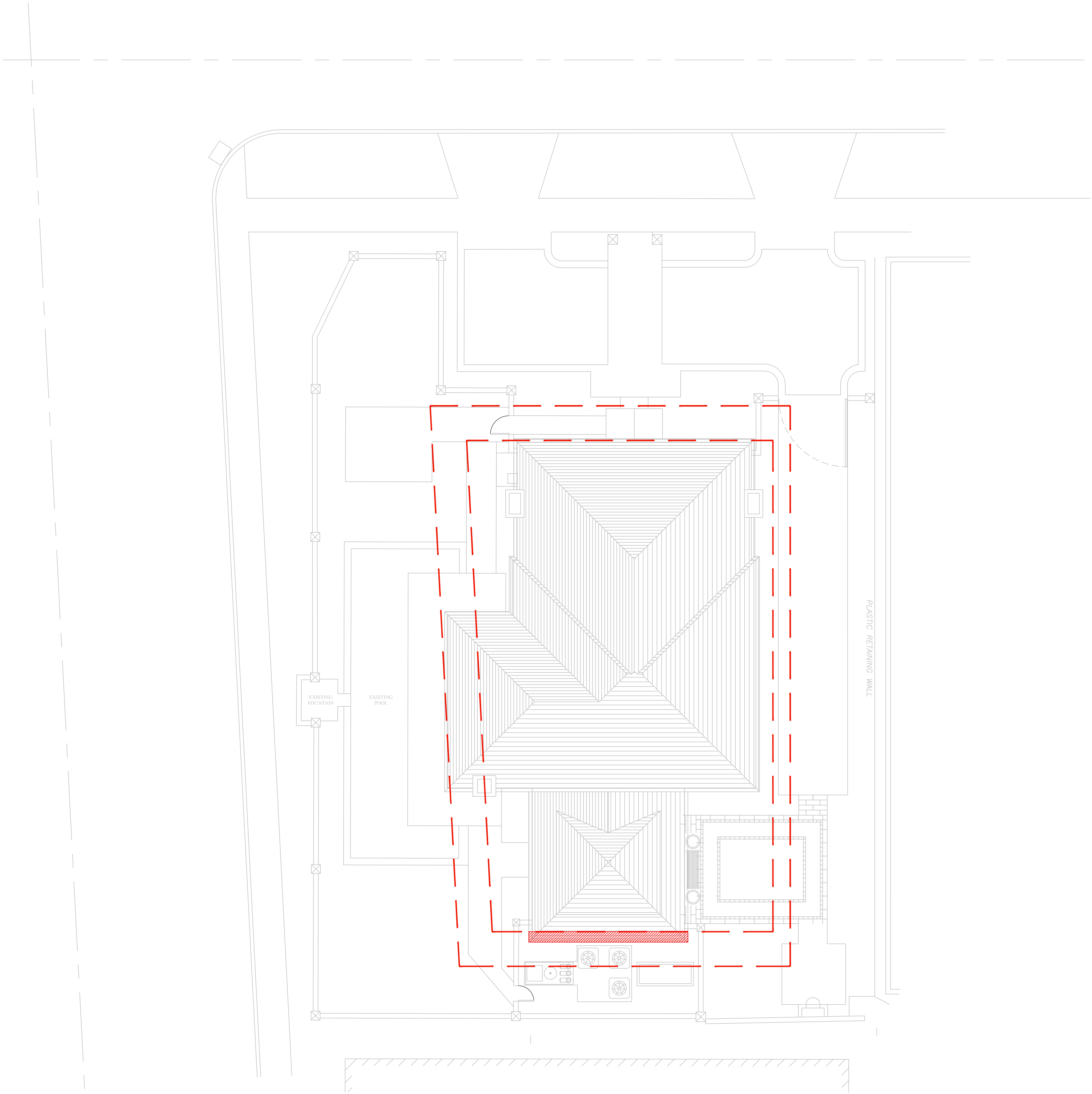
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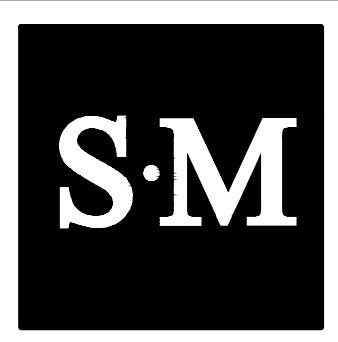
A-002

ARC:23-032 / ZON: 23-041



VARIANCE DIAGRAM

SCALE: 1/8"=1'-0"



NEW ADDITION
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PALM BEACH, FLORIDA

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

NO:
DWG. BY: DK
SHEET:

A-003

ARC:23-032 / ZON: 23-041



VARIANCE DIAGRAM

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



NEW ADDITION
176 SEMINOLE AVENUE
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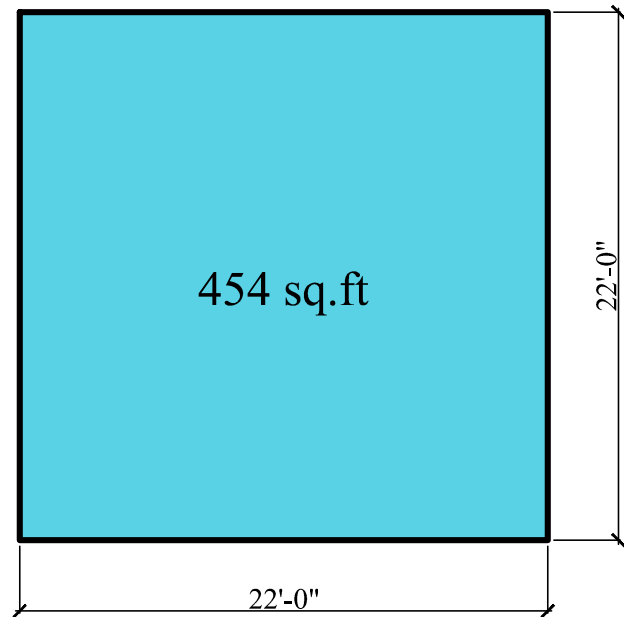
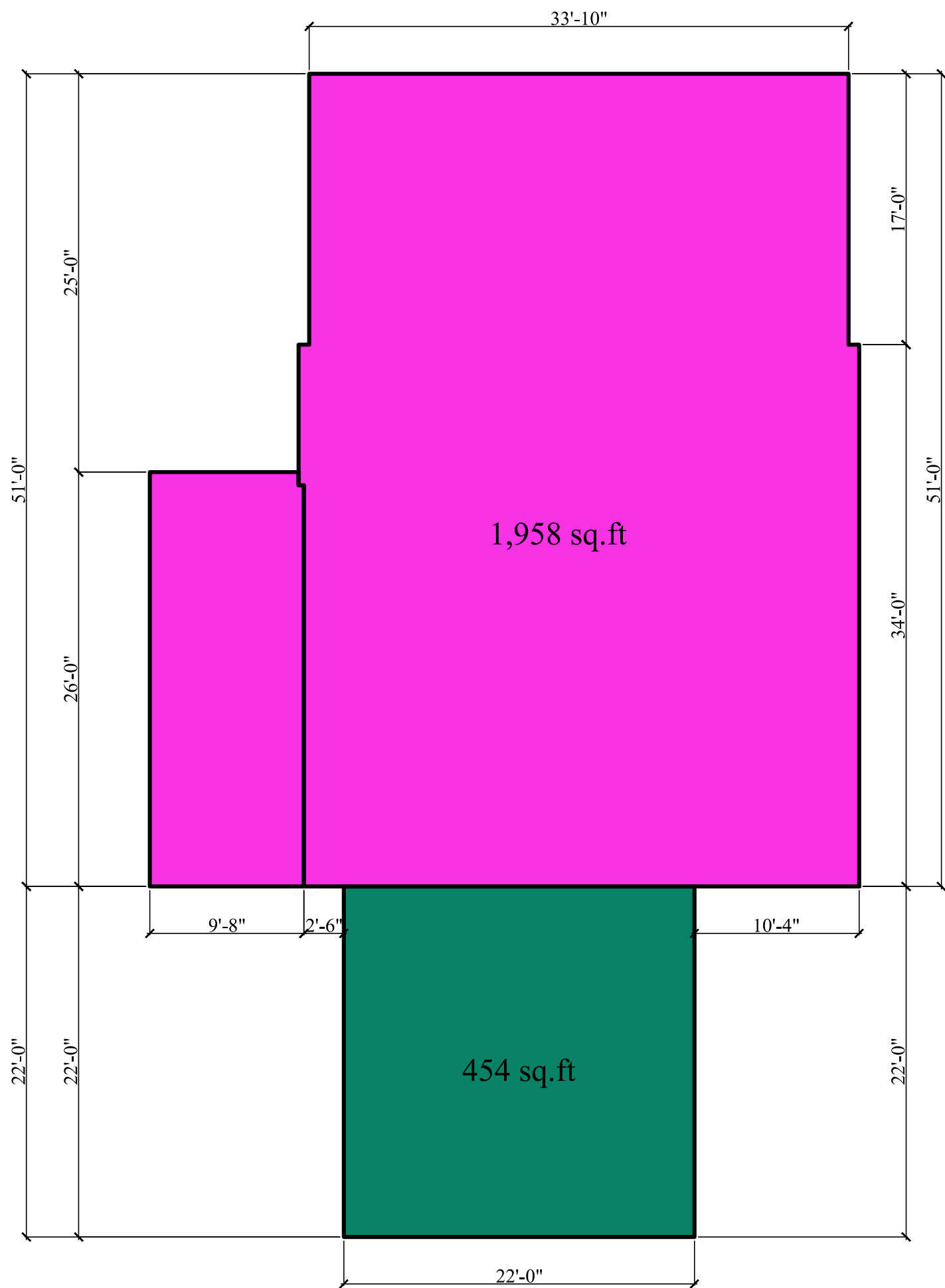
DANIEL KAHAN
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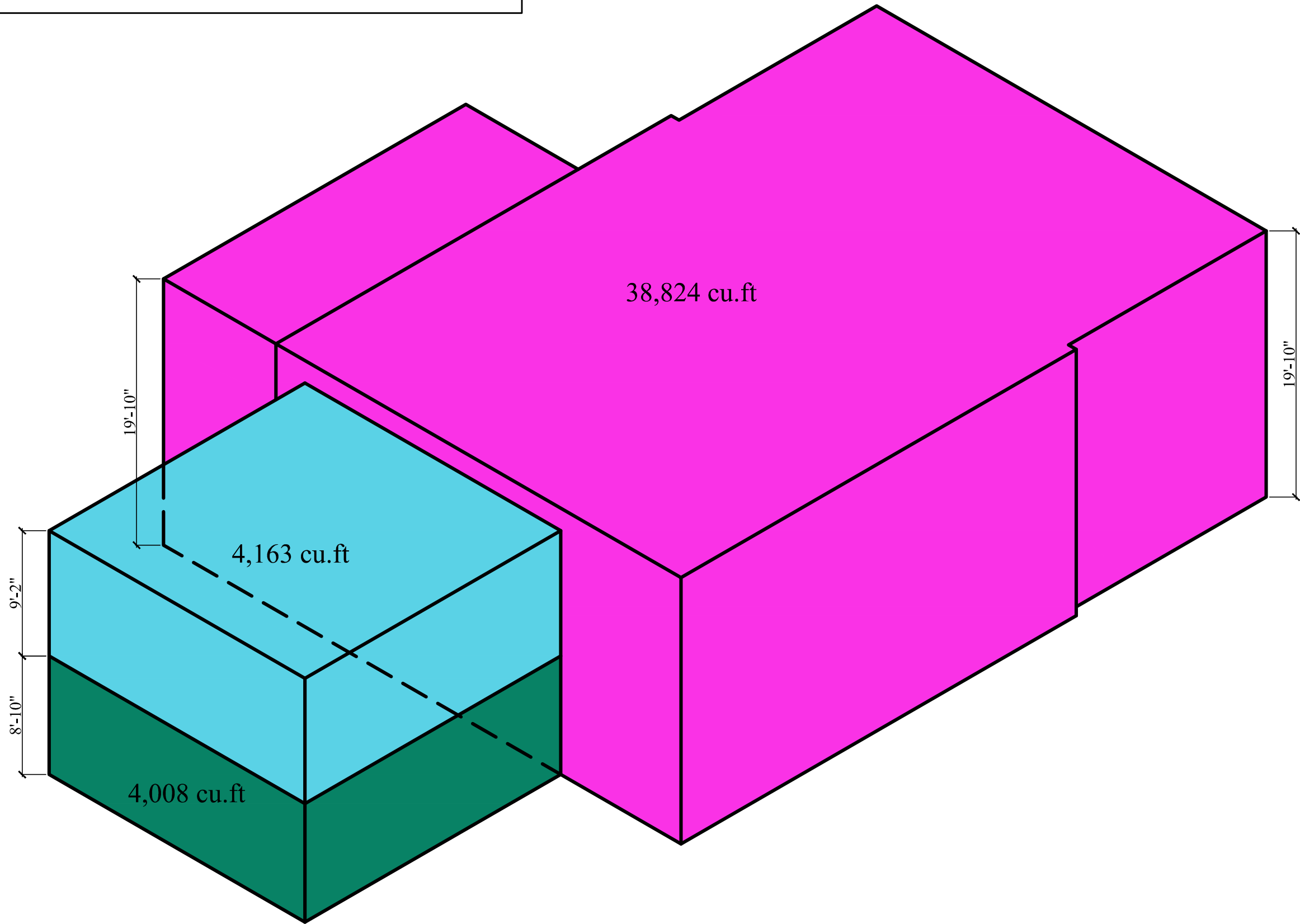
NO:
DWG. BY: DK
SHEET:

A-004

ARC:23-032 / ZON: 23-041



LOT AREA: ALLOWABLE: CCR = 4.0 = 4.0 X 10,197 SQ.FT. = 40,800 C.F. EXISTING:		10,197 SQ.FT. 40,800 CU. FT. 41,321 CU. FT.
EXISTING TWO-STORY MASS	(1,958 SQ.FT. x 19'-10" HEIGHT)	38,824 CU.FT.
1- STORY GARAGE	(454 SQ.FT x 8'-10" HEIGHT)	4,008.0 CU.FT.
EXISTING SHED	(66 SQ.FT x 8'-0" HEIGHT)	528.0 CU.FT.
CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =		TOTAL EXISTING: 43,360 CU.FT. TOTAL EXISTING - LOGGIA CREDIT (2,039CU.FT): 41,321 CU.FT. 41,321 CU.FT. / 10,197 SQ.FT. = 4.05 CCR
PROPOSED CUBIC CONTENT RATIO CALCULATION:		
LOT AREA: ALLOWABLE: CCR = 4.0 = 4.0 X 10,197 SQ.FT. = 40,800 C.F. PROPOSED: CCR=4.41		10,197 SQ.FT. 40,800 CU. FT. 44,956 CU. FT.
EXISTING TWO-STORY MASS	(1,958 SQ.FT. x 19'-10" HEIGHT)	38,824 CU.FT.
1- STORY GARAGE	(454 SQ.FT x 8'-10" HEIGHT)	4,008.0 CU.FT.
SECOND STORY ADDITION	(454 SQ.FT x 9'-2" HEIGHT)	4,163.0 CU.FT.
CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =		TOTAL EXISTING: 46,995 CU.FT. TOTAL EXISTING - LOGGIA CREDIT (2,039CU.FT): 40,793 CU.FT. 44,956 CU.FT. / 10,197 SQ.FT. = 4.41 CCR



CUBIC CONTENT DIAGRAM

SCALE: 1/8"=1'-0"



NEW ADDITION
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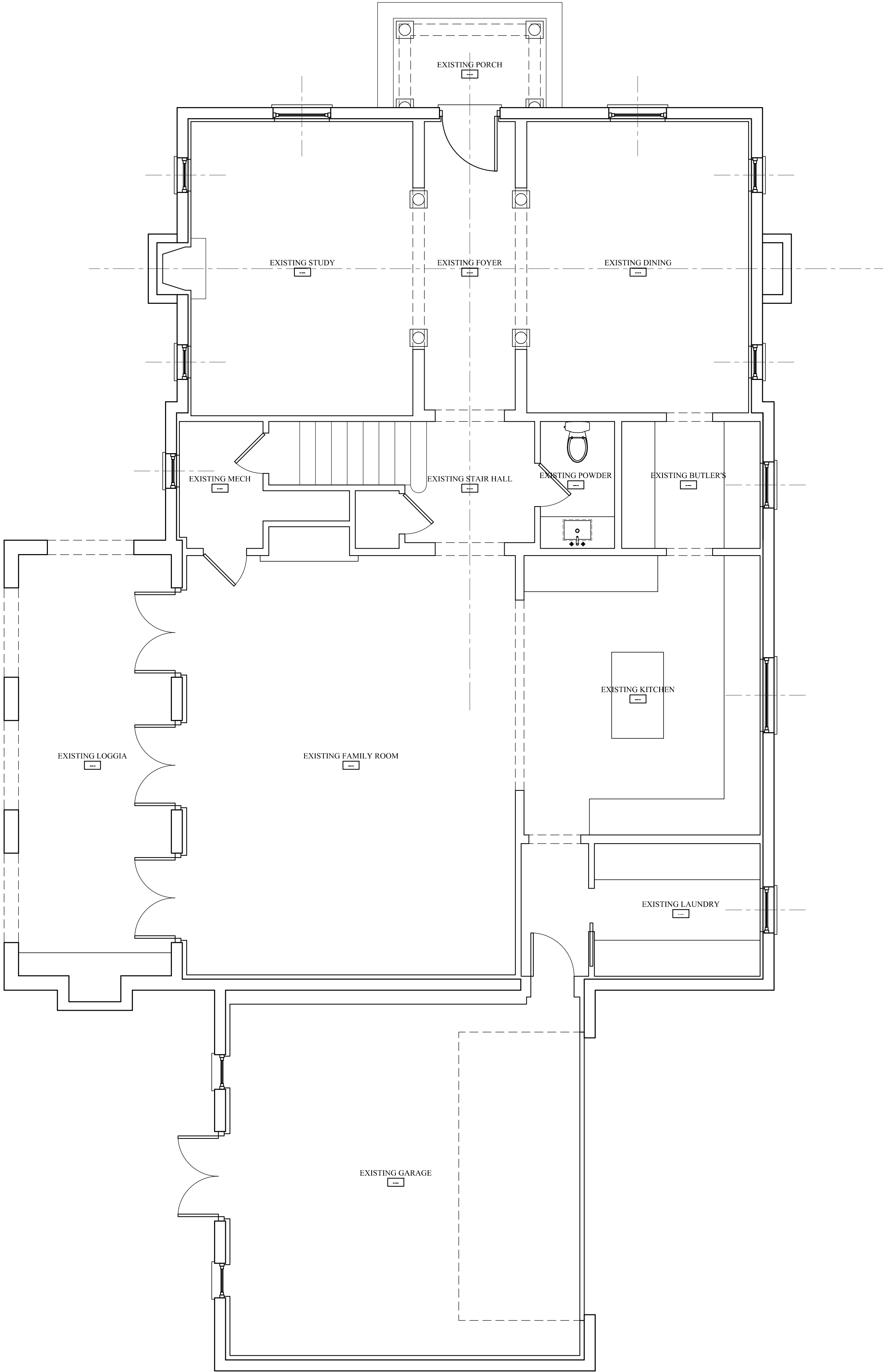
DANIEL KAHAN
REGISTERED ARCHITECT 94757

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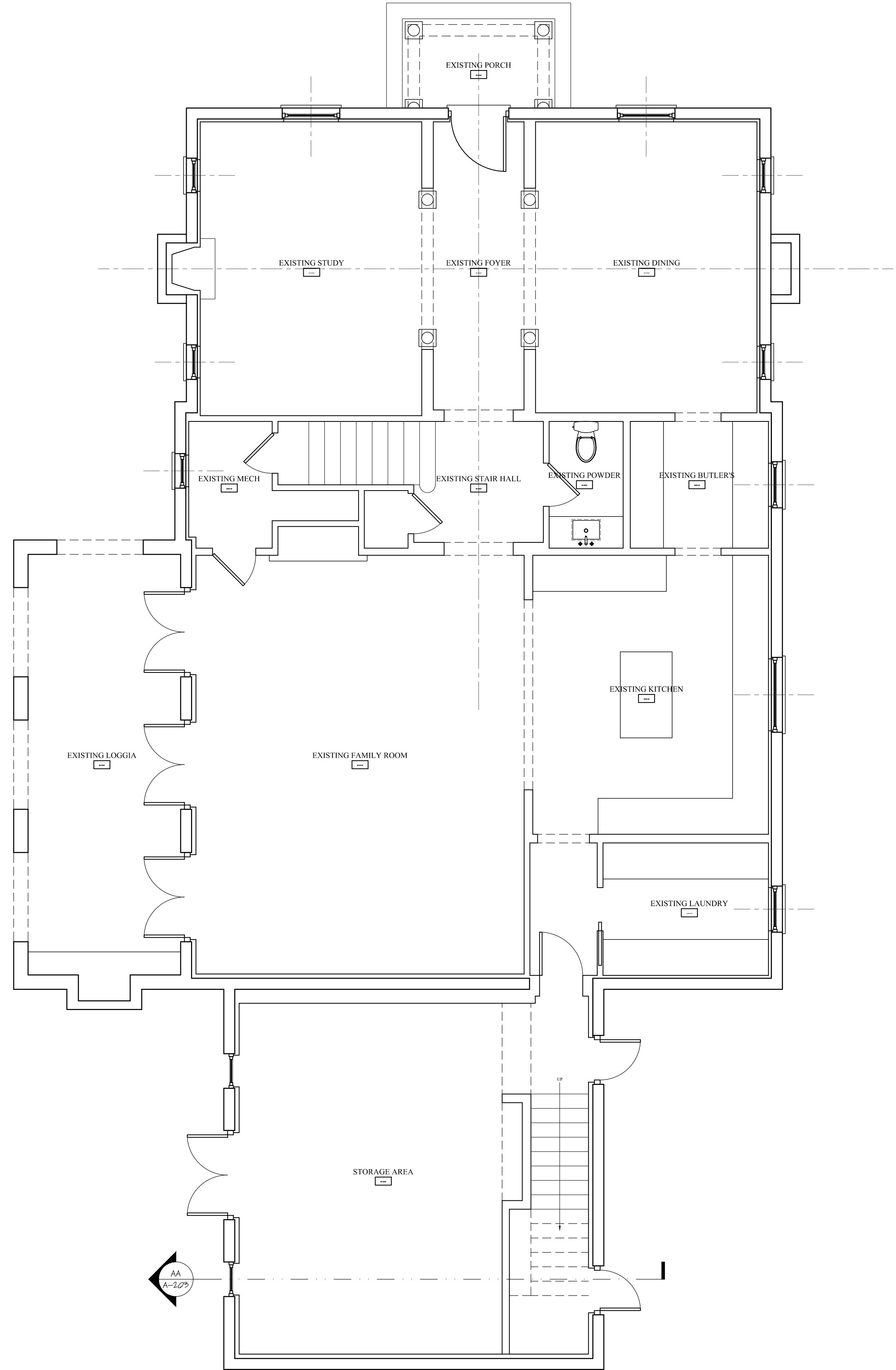
NO:
DWG. BY: DK
SHEET:

A-005

ARC:23-032 / ZON: 23-041



 **EXISTING FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"



 **PROPOSED FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"



NEW ADDITION
176 SEMINOLE AVENUE
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NO:
DWG. BY: DK
SHEET:

A-100

ARC:23-032 / ZON: 23-041



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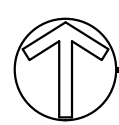
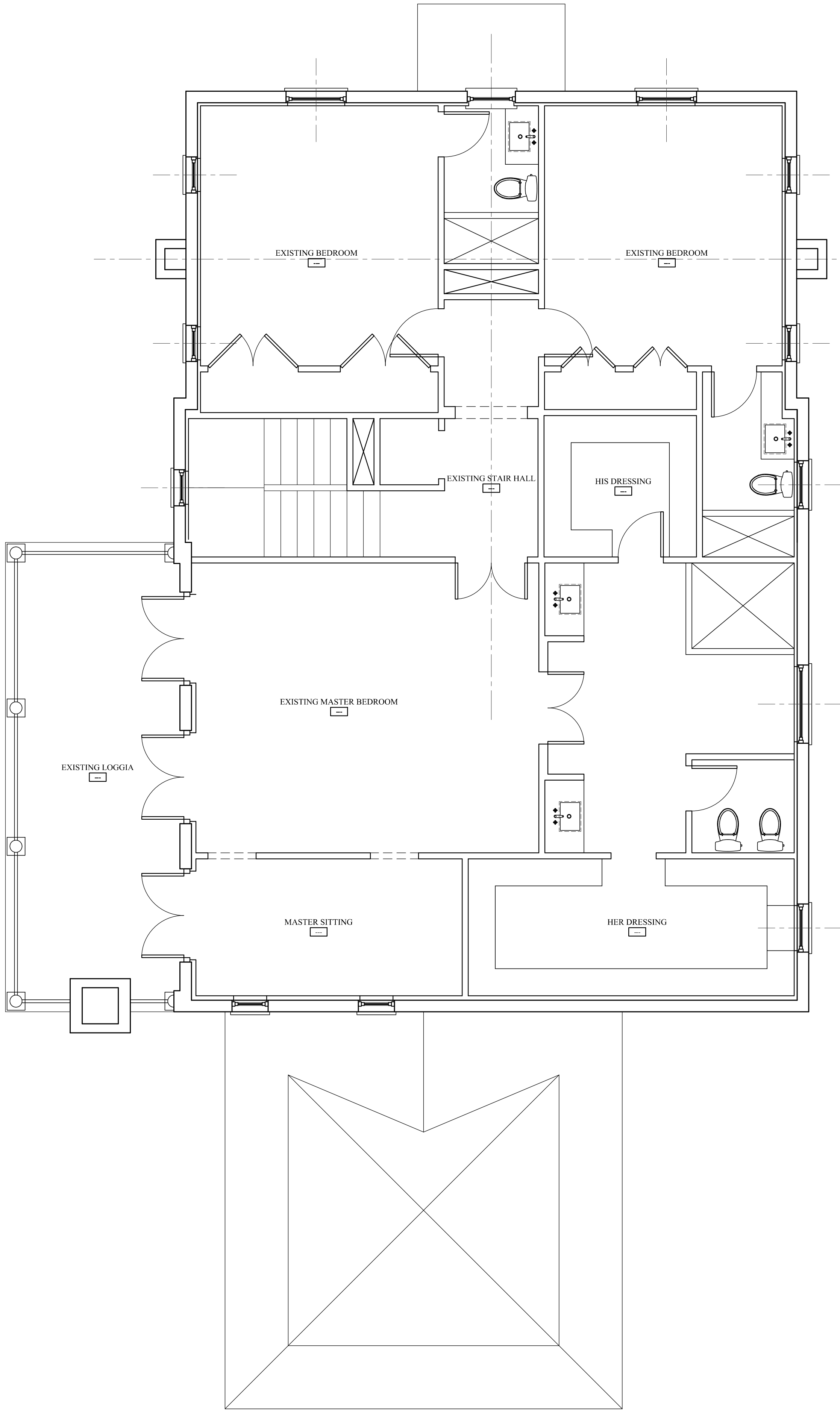
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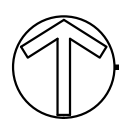
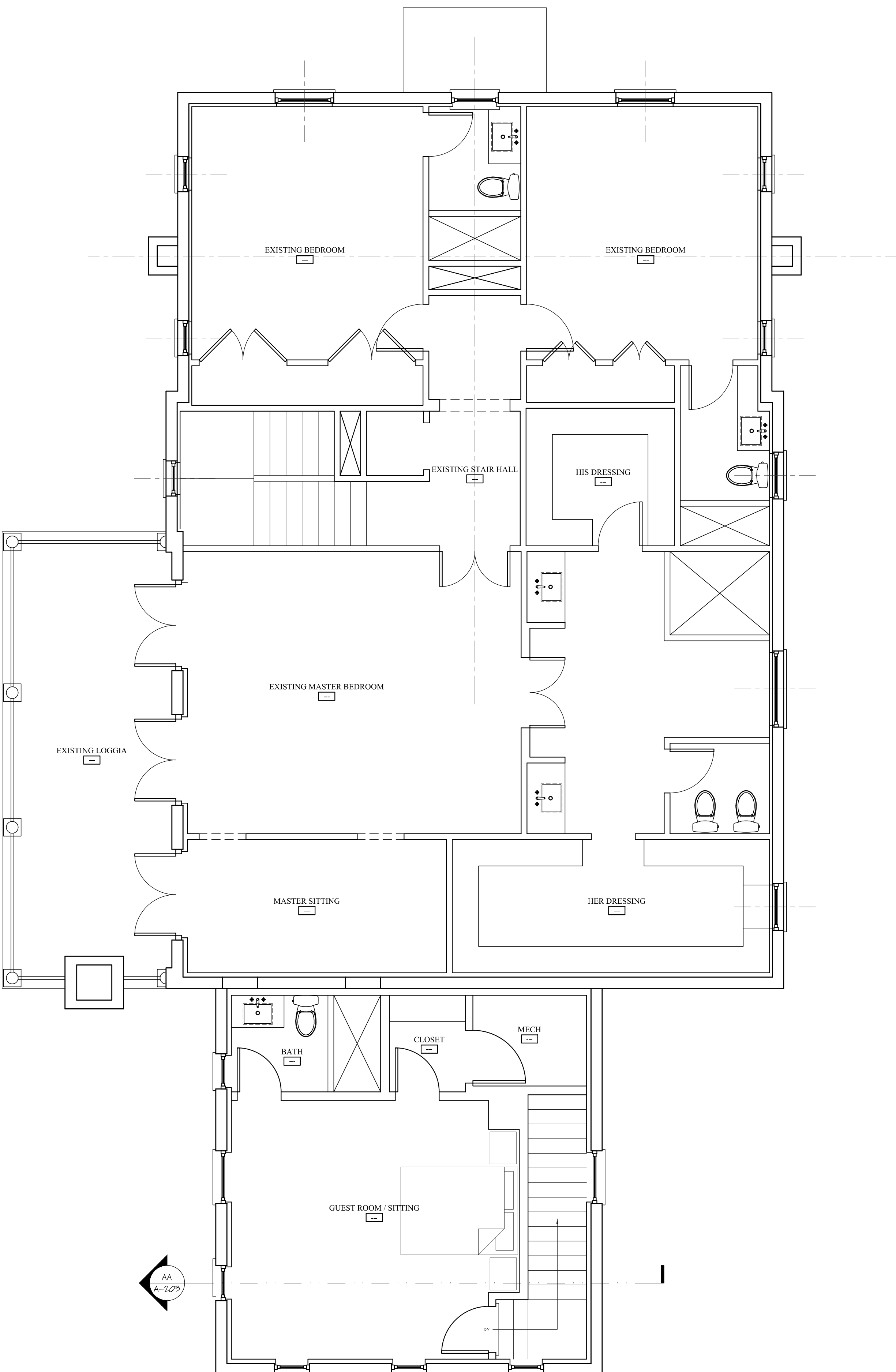
NO:
DWG. BY: DK
SHEET:

A-101



EXISTING SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

ARC:23-032 / ZON: 23-041



EXISTING NORTH ELEVATION (NO PROPOSED CHANGES)

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



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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



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FIRST SUBMITTAL 2023-01-05

NO:

DWG. BY: DK

SHEET:

A-200

ARC:23-032 / ZON: 23-041



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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



NEW ADDITION
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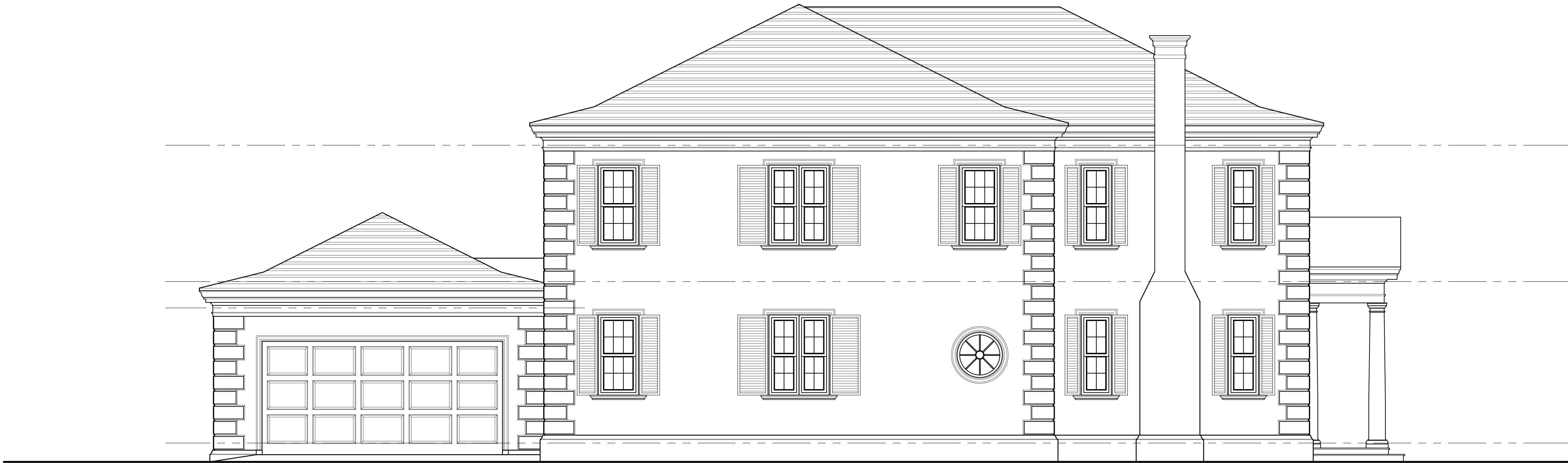
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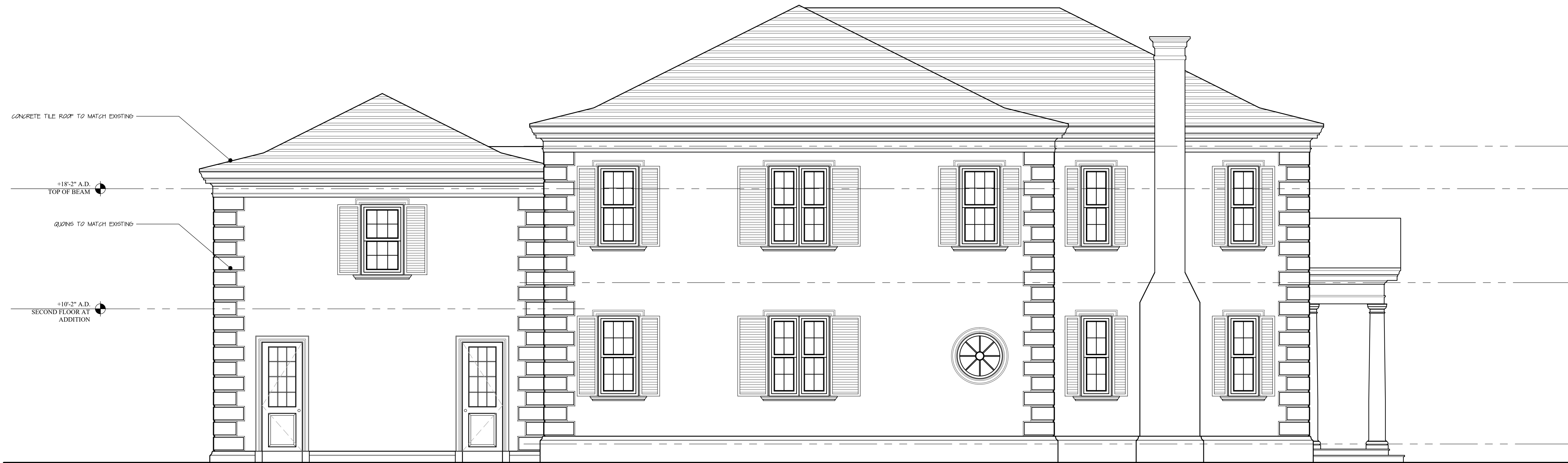
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ARC:23-032 / ZON: 23-041



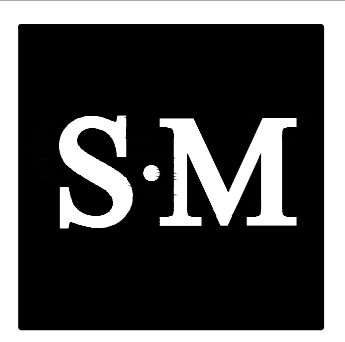
EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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



NEW ADDITION
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REGISTERED ARCHITECT 94757

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

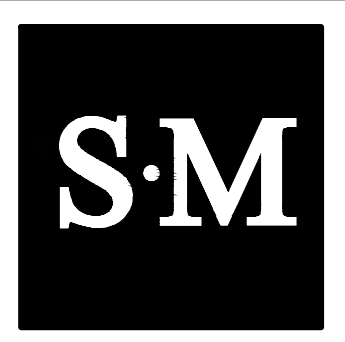
NO:

DWG. BY: DK

SHEET:

A-202

ARC:23-032 / ZON: 23-041



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-203

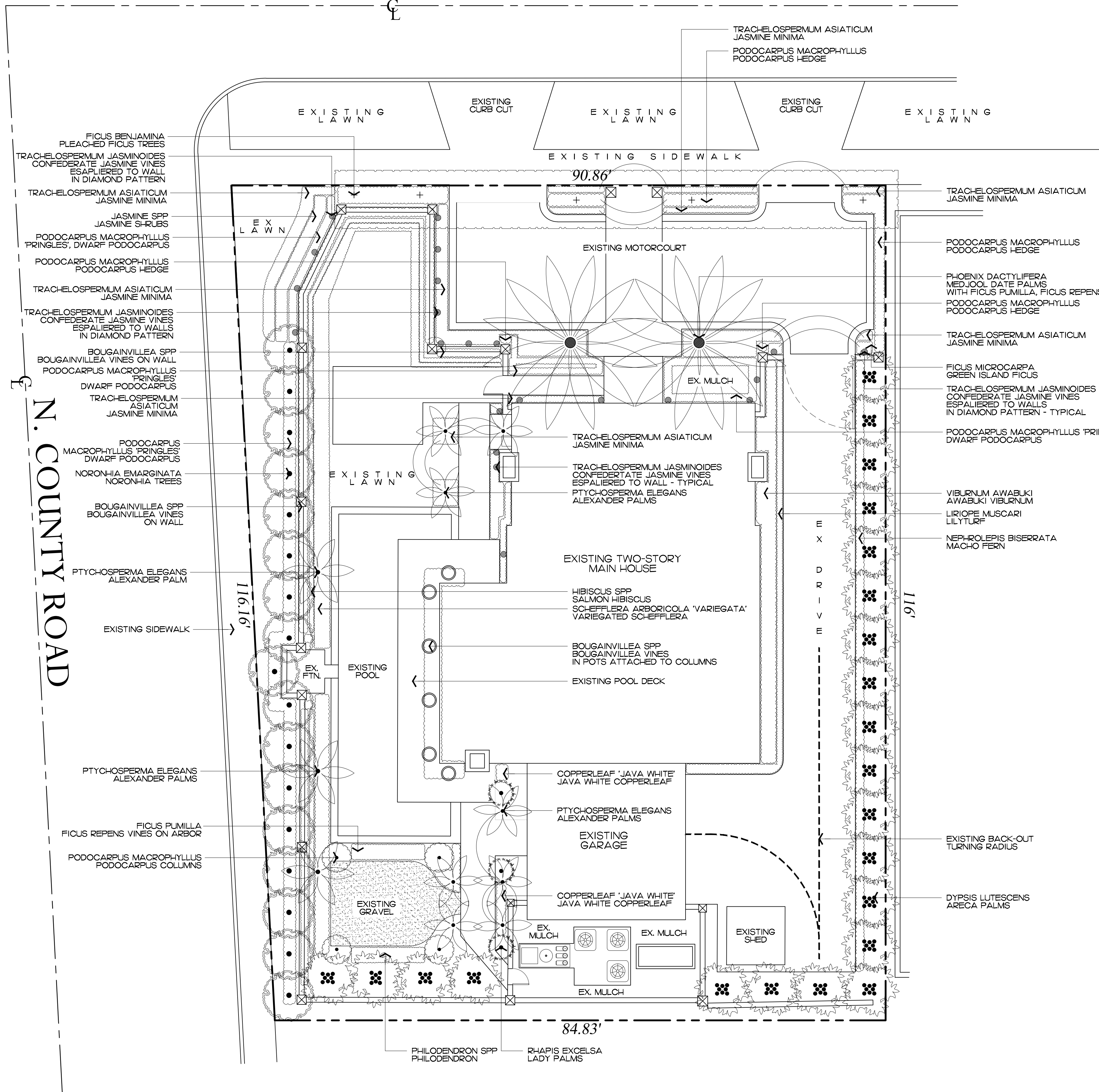


PROPOSED SOUTH SECTION AA

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

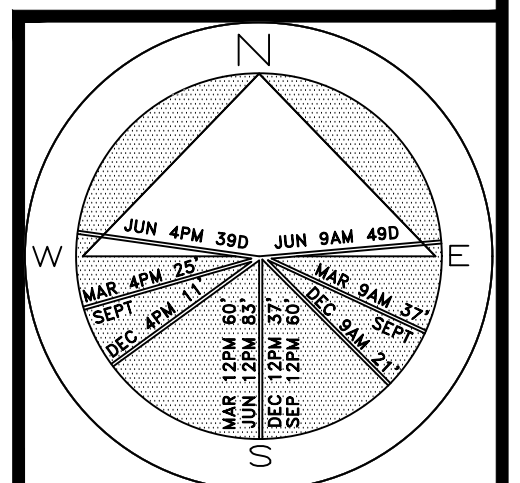
ARC:23-032 / ZON: 23-041

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

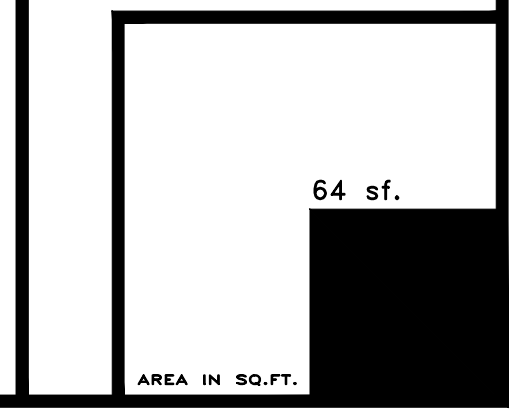
2023
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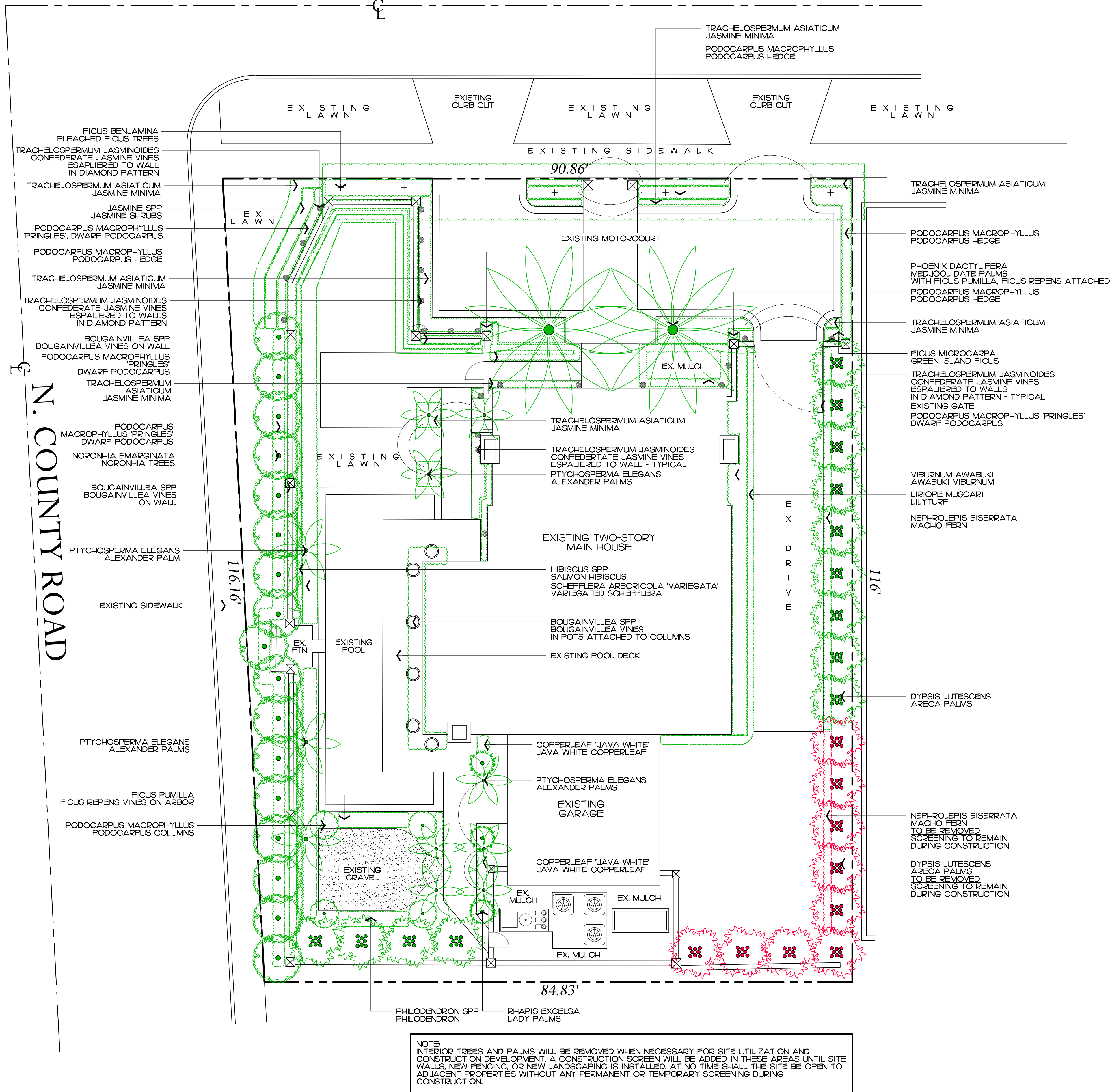
48 HOURS BEFORE DIGGING
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SUNSHINE STATE ONE CALL
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Existing Vegetation Inventory & Action Plan

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

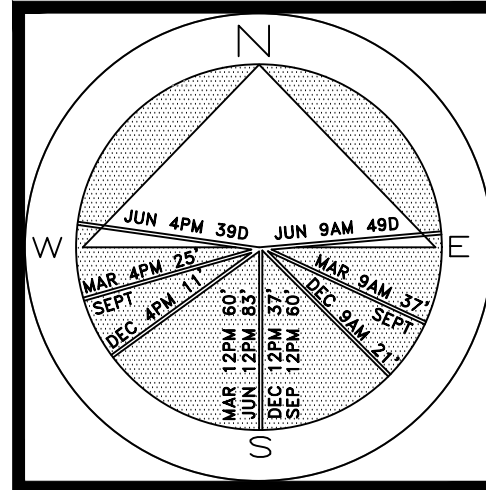


SEMINOLE AVENUE



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SHEET L2.0

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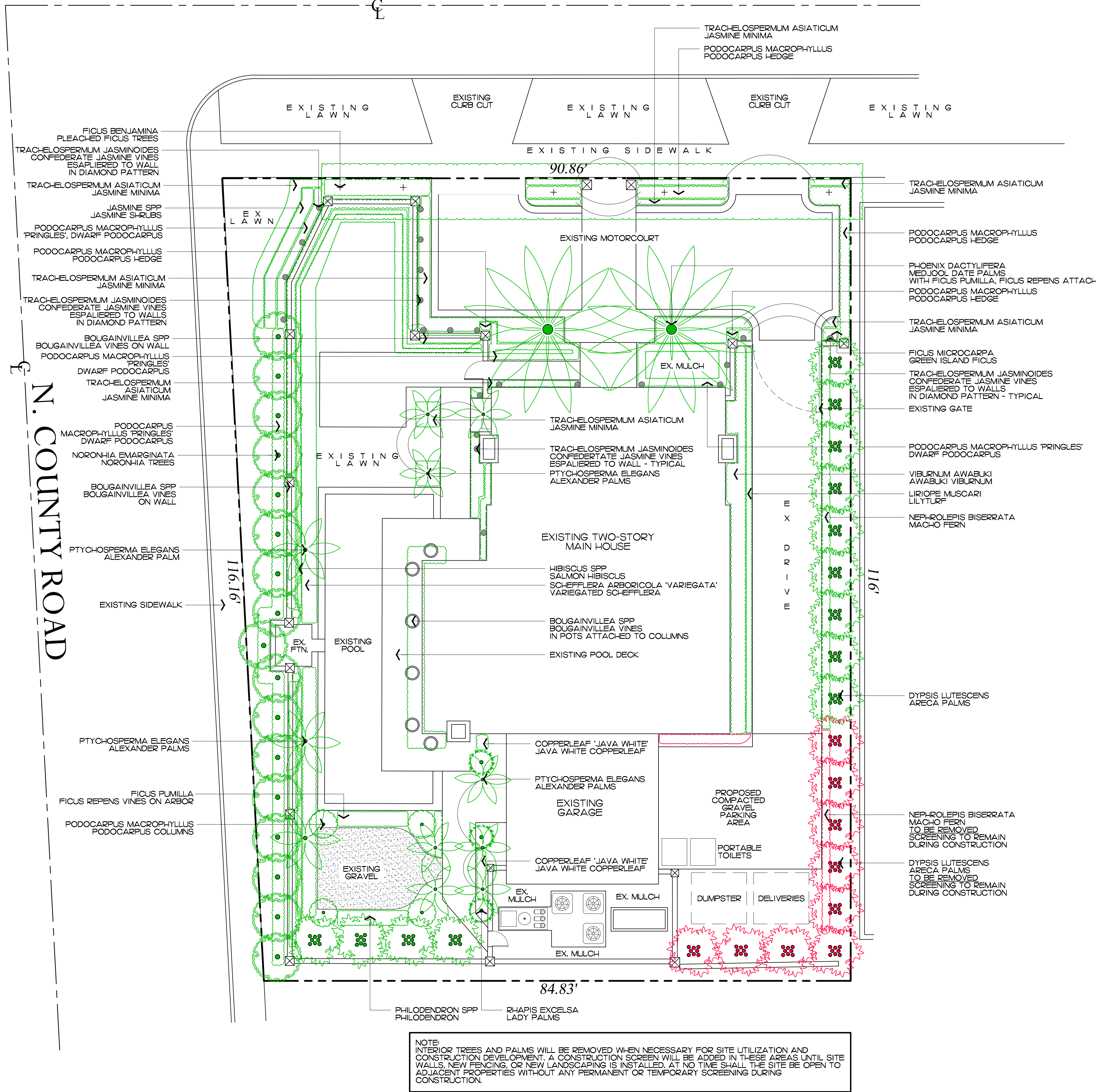
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ARCOM# ARC-23-032
ZON-23-041
Construction Screening Plan
SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ. FT.

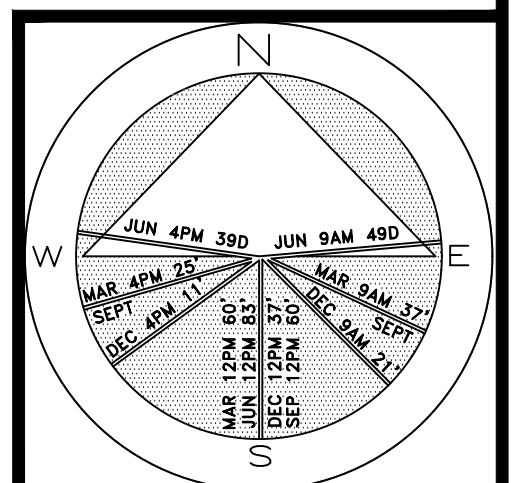
SEMINOLE AVENUE



N. COUNTY ROAD

ENVIRONMENTAL DESIGN GROUP
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Landscape Architecture
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Landscape Management
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Private Residence
176 Seminole Avenue
Palm Beach



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DRAWN BY: Lauren Freeman
DATE: 01.05.2023
01.23.2023

SHEET L3.0

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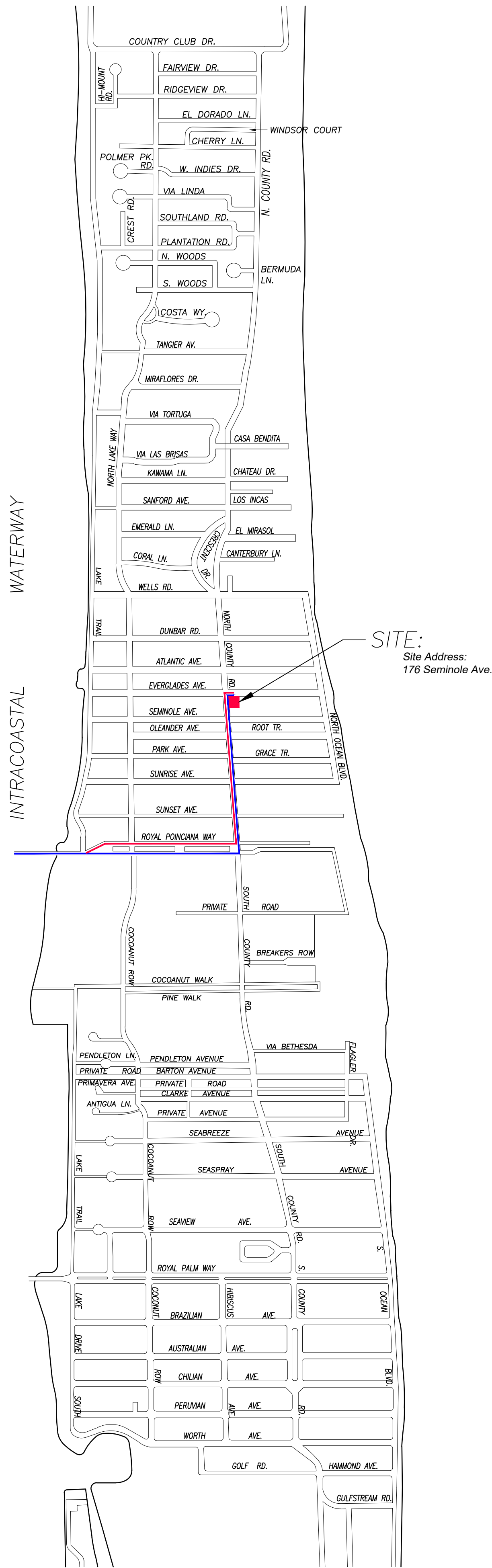
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ARCOM# ARC-23-032
ZON-23-041

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ. FT.



SITE:
Site Address:
176 Seminole Ave.

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

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

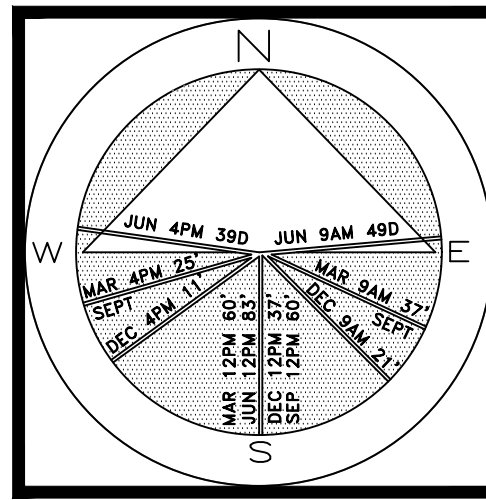
LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

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

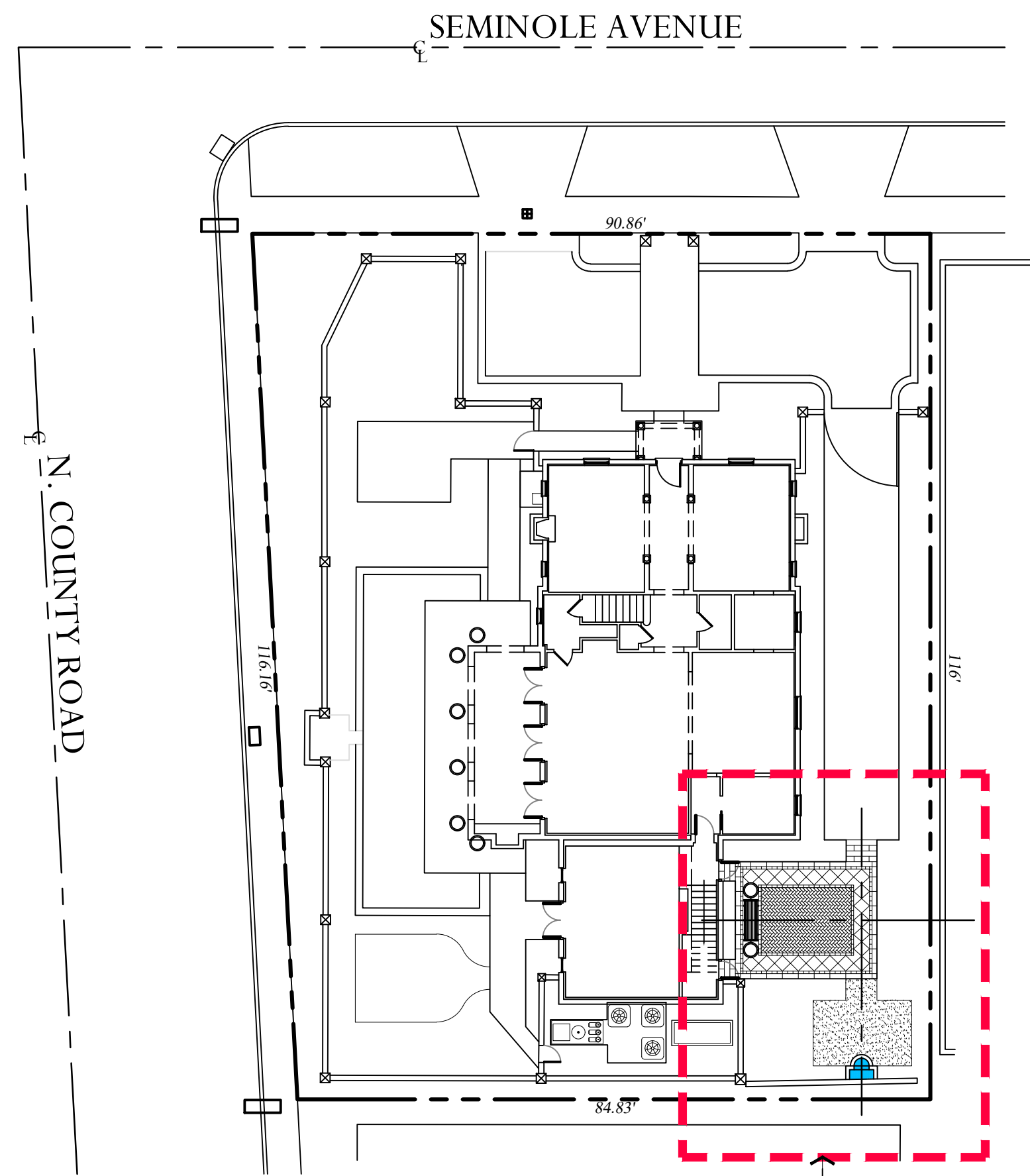
SHEET L4.0

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

Truck Logistics Plan

SCALE: NOT TO SCALE

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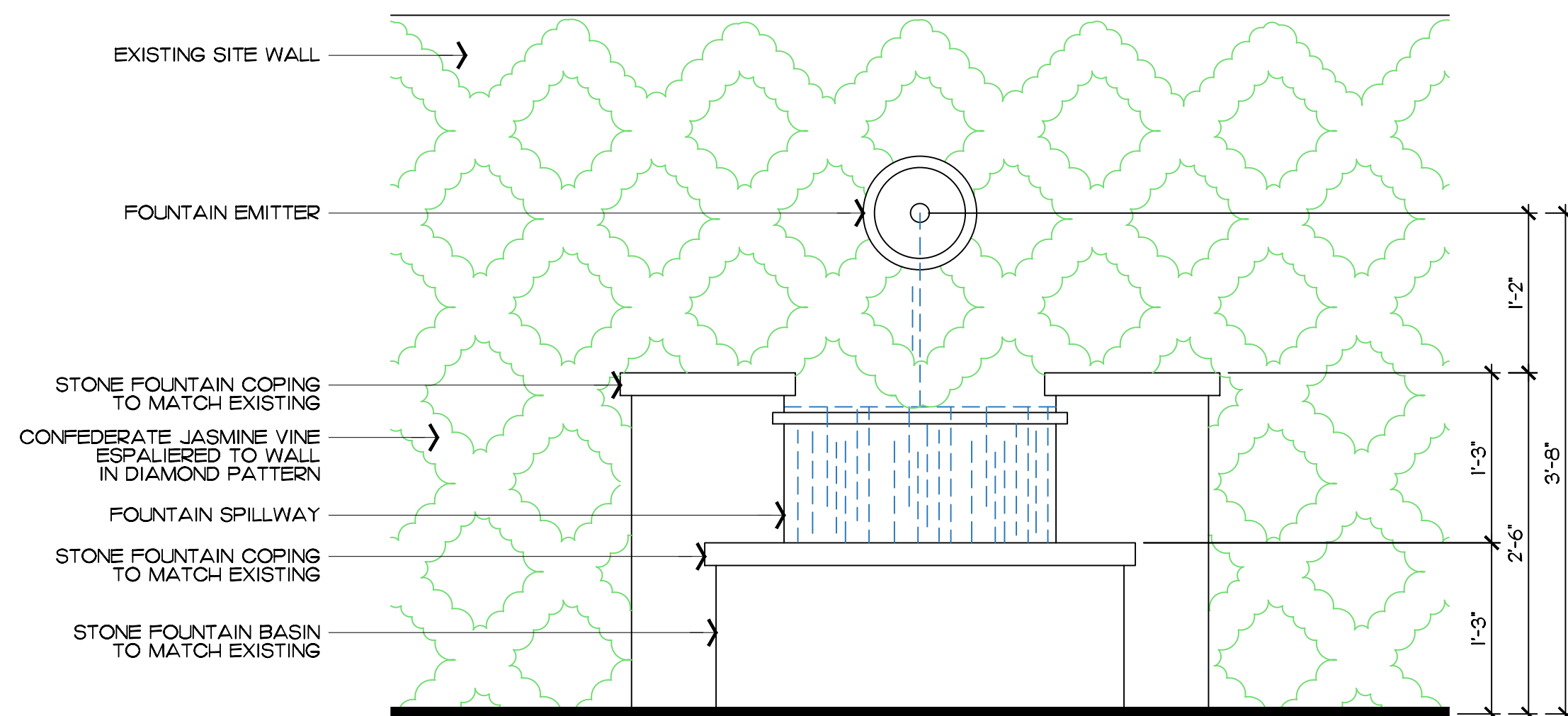


Overall Site Plan

SCALE IN FEET: NTS

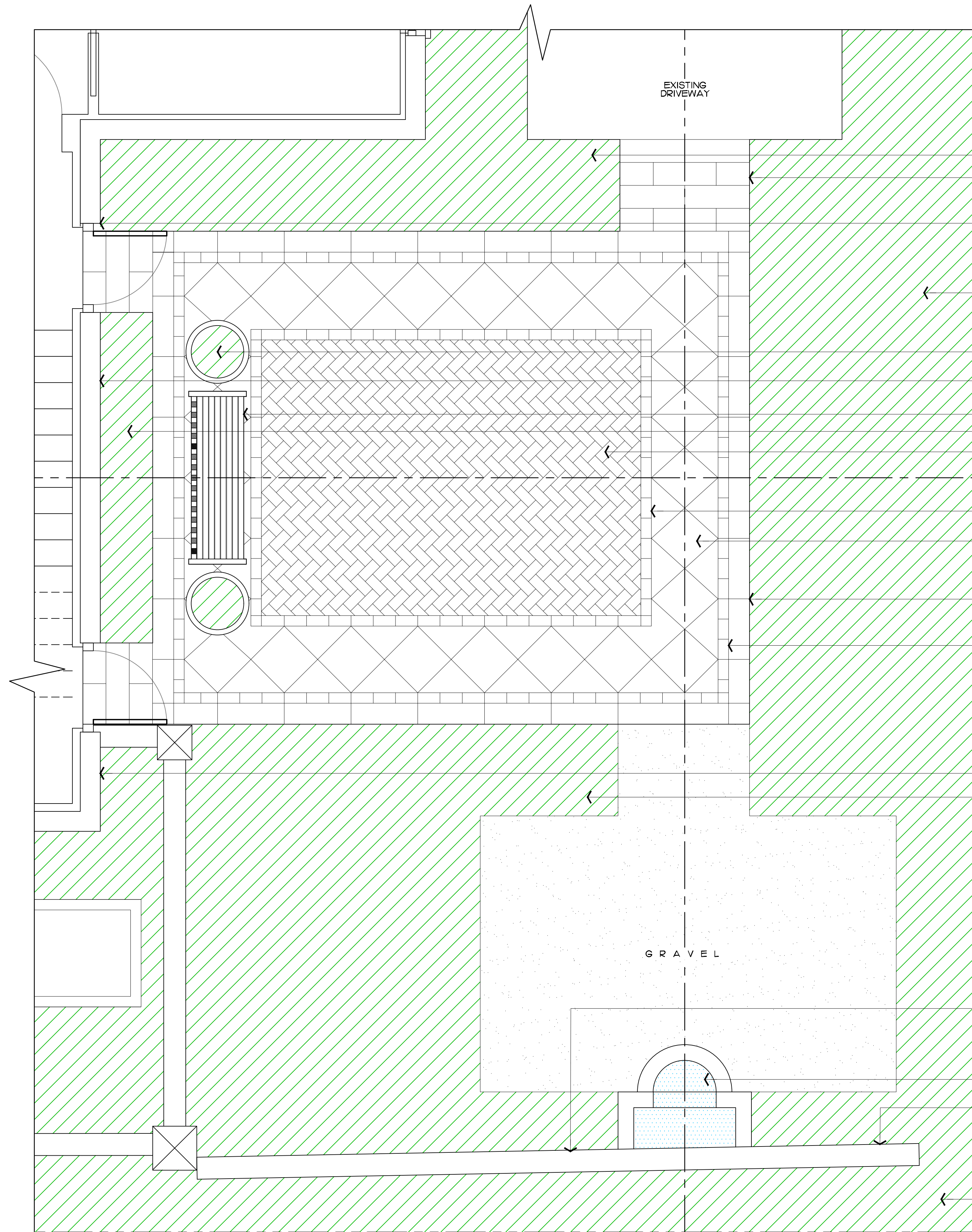
Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE				
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.



Fountain Elevation

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



Plan Enlargement

SCALE IN FEET: 1/2"=1'-0"

FOUNDATION PLANTING
STONE PATH IN RUNNING BOND STAGGERED PATTERN TO MATCH EXISTING STONE ON SITE
VINE PATTERN ON WALL

LANDSCAPE SCREENING BUFFER

POTS WITH CALAMONDIN TREES

VINE PATTERN ON WALL

BENCH

FOUNDATION PLANTING
BRICK FIELD IN HERRINGBONE PATTERN TO MATCH EXISTING BRICK

BRICK BORDER

STONE INLAY IN DIAMOND PATTERN TO MATCH EXISTING STONE

STONE BORDER

BRICK BORDER EXISTING BRICK

VINE PATTERN ON WALL

LANDSCAPE AREA

VINE PATTERN ON WALL

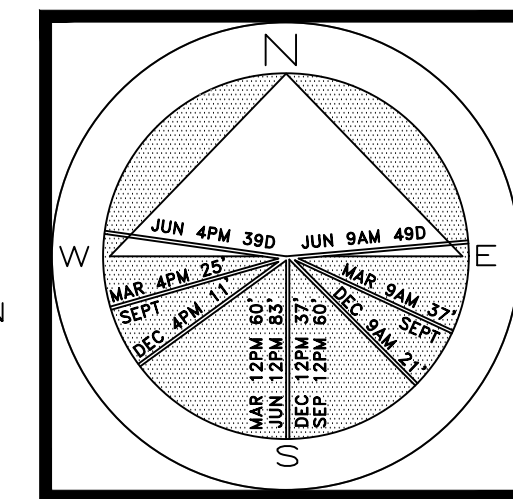
FOUNTAIN

VINE PATTERN ON WALL

LANDSCAPE BUFFER SCREENING

ENVIRONMENTAL DESIGN GROUP
139 North County Road 5920-8 Palm Beach, FL 33480
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Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentaldesigngroup.com

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01.23.2023

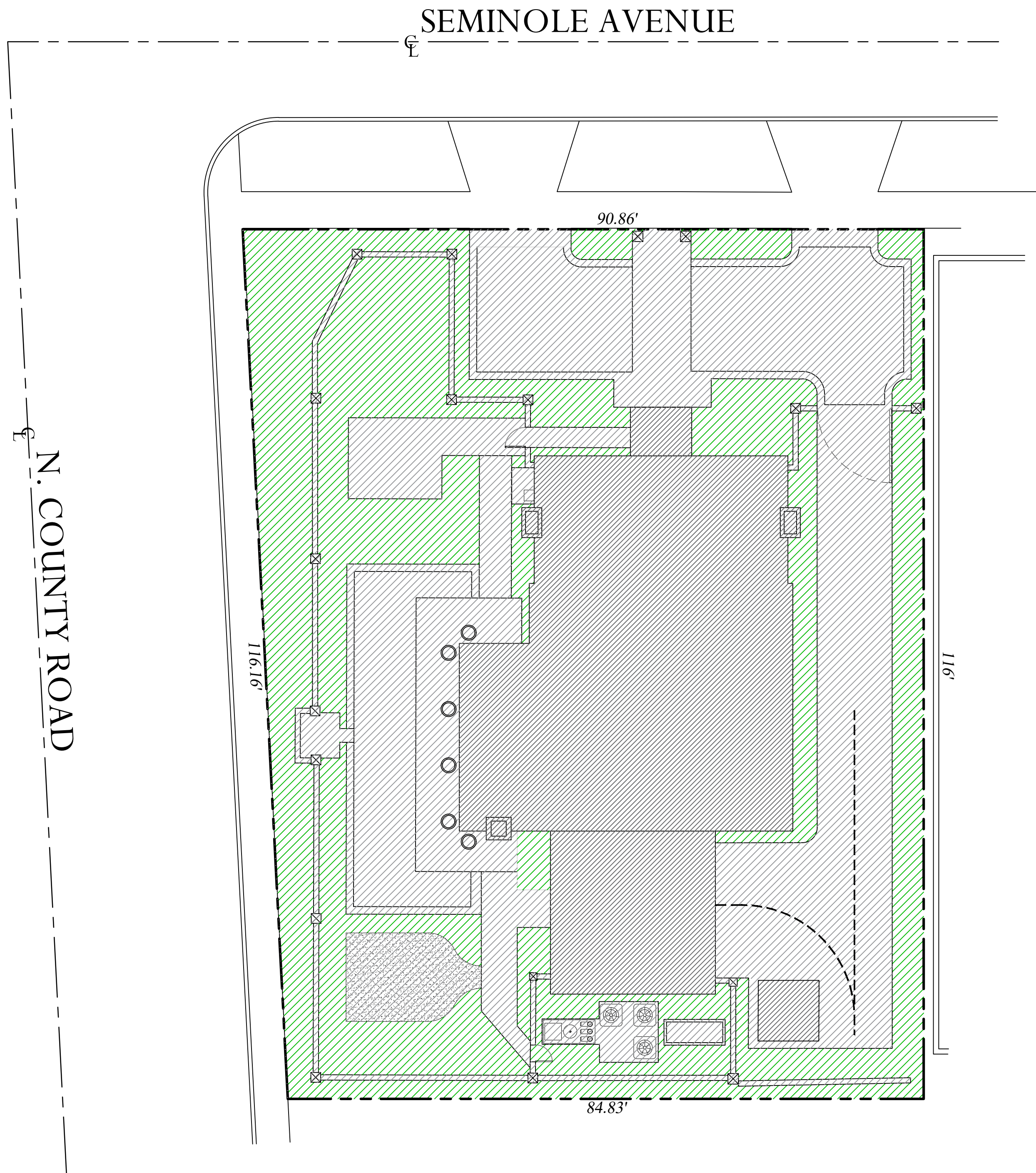
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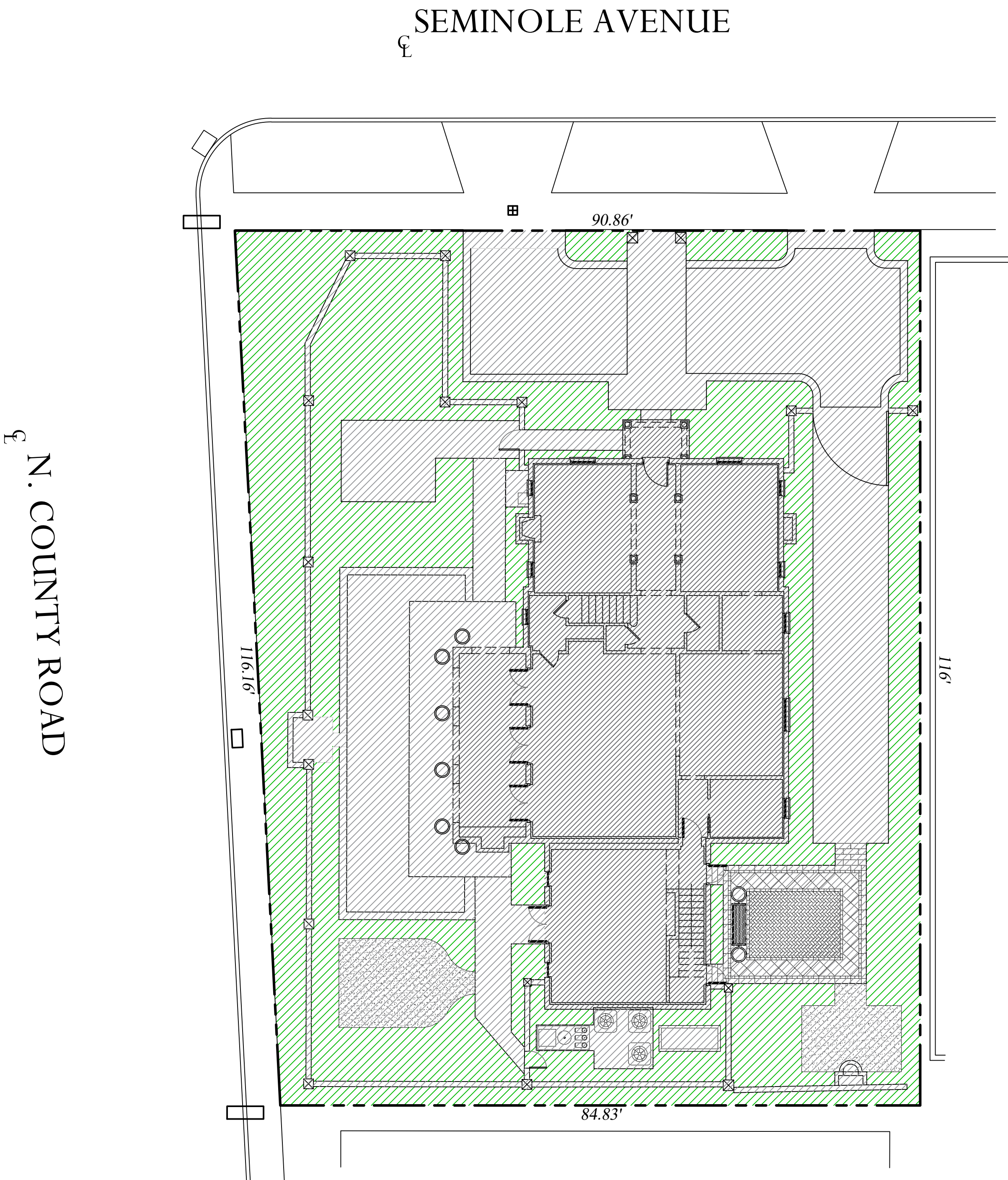
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ARCOM# ARC-23-032
ZON-23-041
Site Plan
SCALE IN FEET: AS SHOWN

SHEET L5.0



Existing Open Space Graphic



Proposed Open Space Graphic

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5920-8 Palm Beach, FL 33480
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Landscape Architecture
Land Planning
Landscape Management

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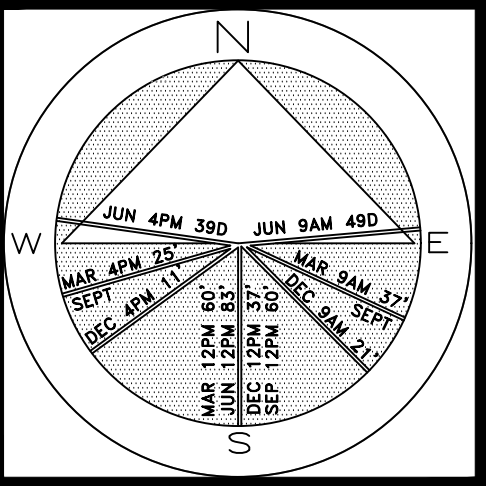
Legend

IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

PERVIOUS AREA / OPEN SPACE

Private Residence
176 Seminole Avenue
Palm Beach



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

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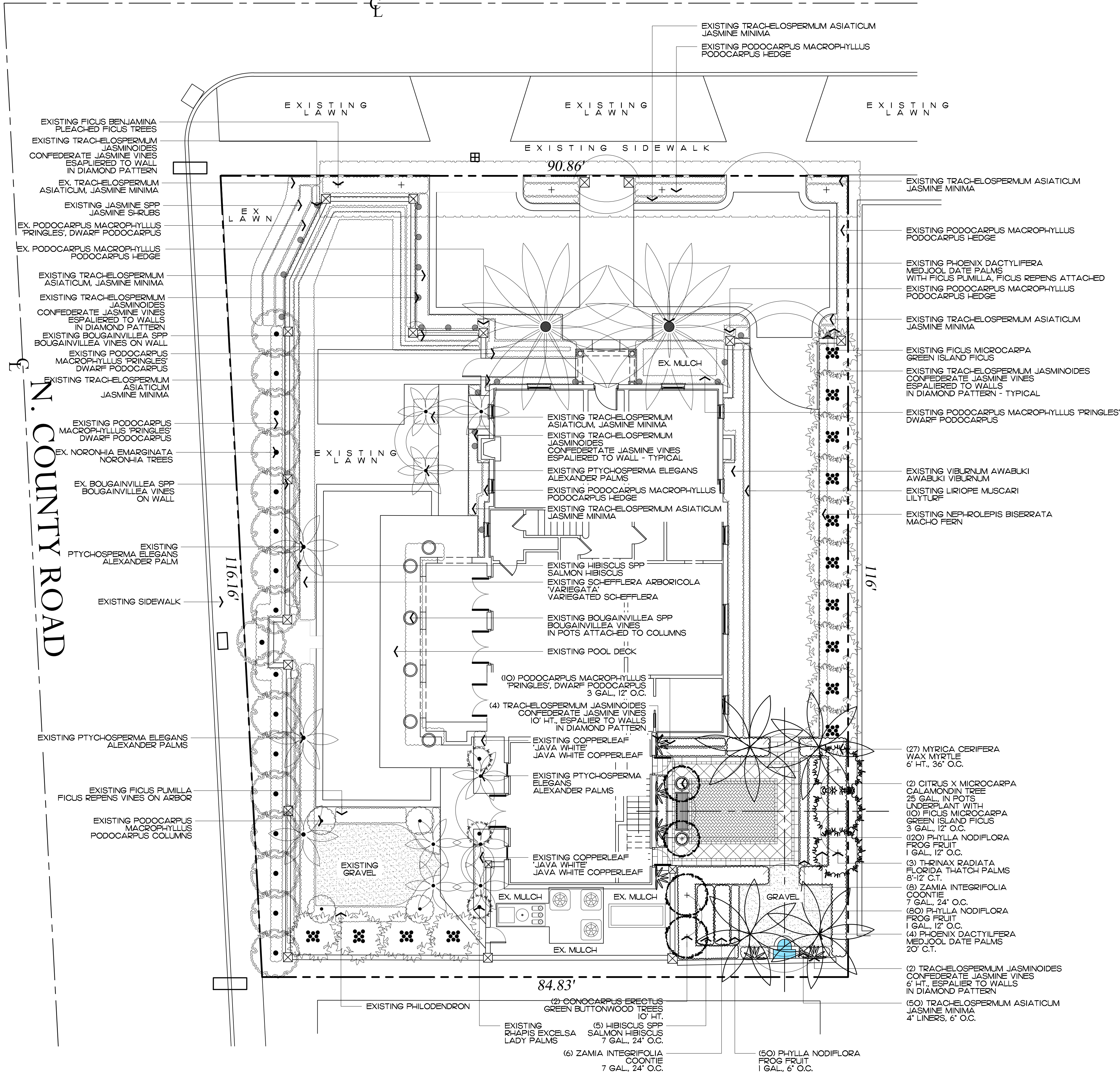
ARCOM# ARC-23-032
ZON-23-041

Site Calculation/Open Space Graphics

SCALE IN FEET 0' 8' 16' 24'

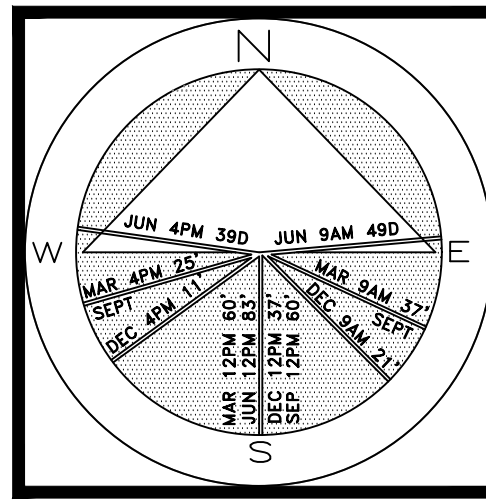
64 sf.
AREA IN SQ.FT.

SEMINOLE AVENUE



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Private Residence
176 Seminole Avenue
Palm Beach



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

SHEET L6.0

64 sf.

AREA IN SQ. FT.

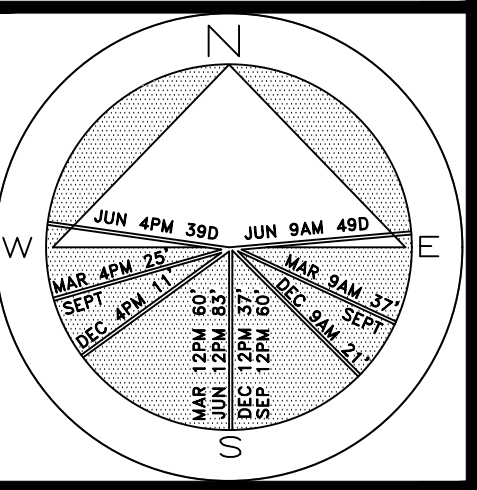
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ARCOM# ARC-23-032
ZON-23-041
Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

Private Residence
176 Seminole Avenue
Palm Beach



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

SHEET L6.1



AREA IN SQ. FT.

SEMINOLE AVENUE

N. COUNTY ROAD



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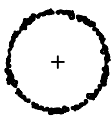
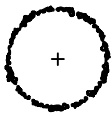
ARCOM# ARC-23-032
ZON-23-041

Rendered Landscape Plan

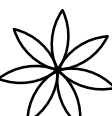
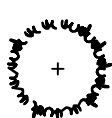
SCALE IN FEET 0' 8' 16' 24'

64 sf.

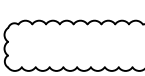
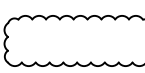
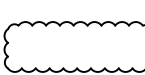
Trees

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%)		

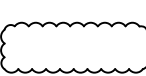
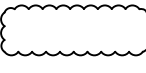
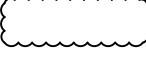

Palms

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

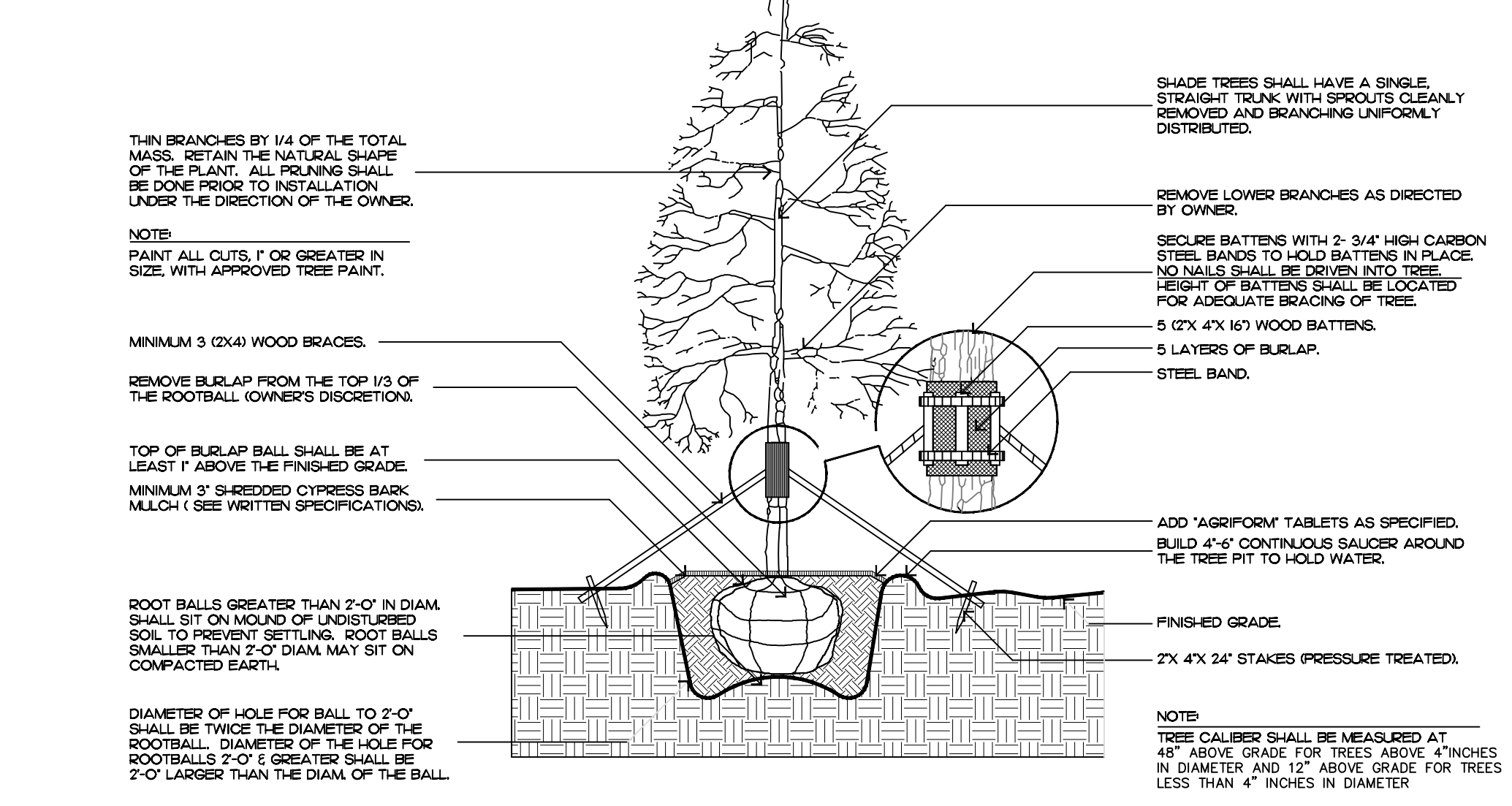
Landscape Architecture
Land Planning
Landscape Management

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

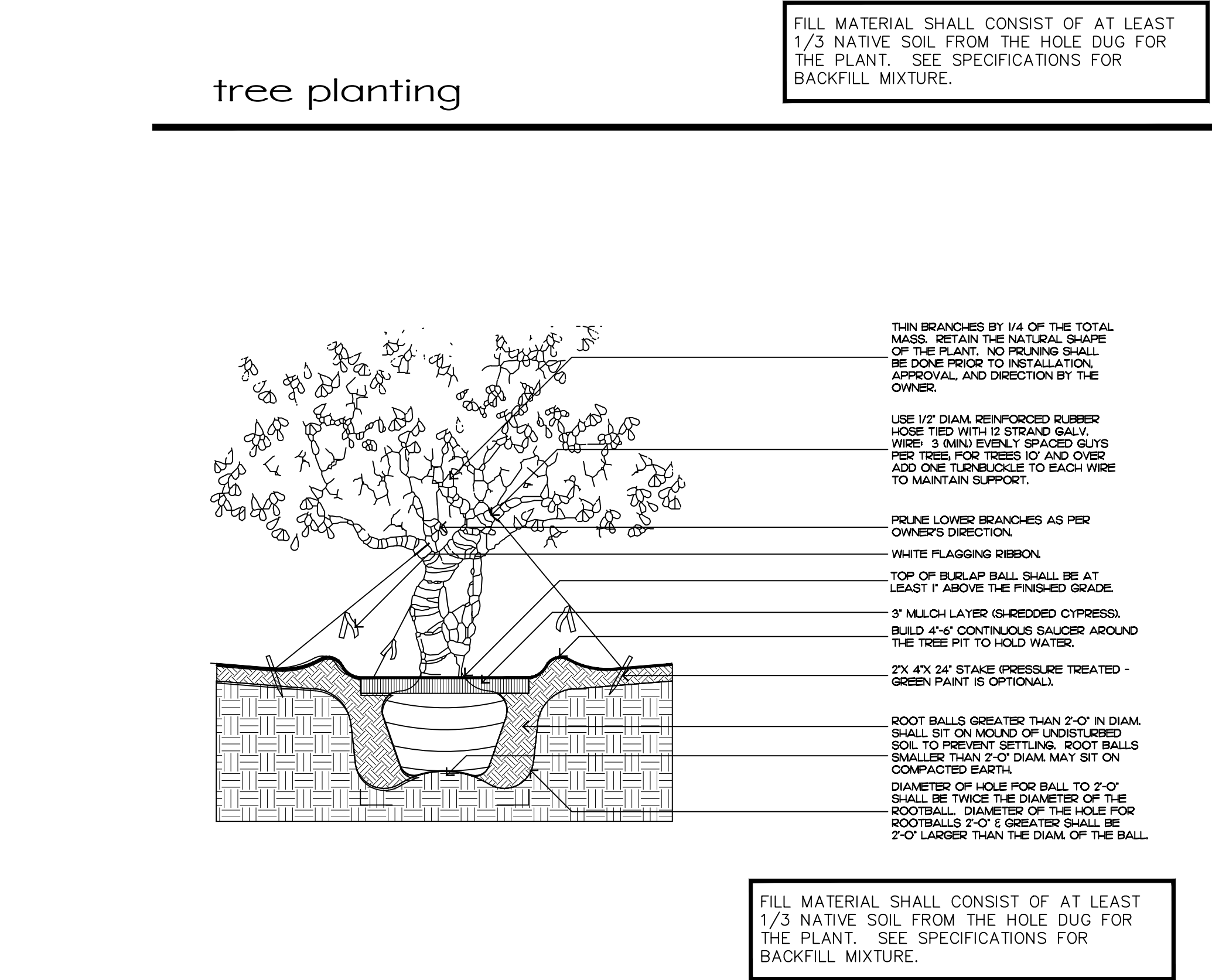
Private Residence
176 Seminole Avenue
Palm Beach

JOB NUMBER: # xxxxx-00 LA
DRAWN BY: Dustin Mizell
DATE: 01.05.2023
01.23.2023

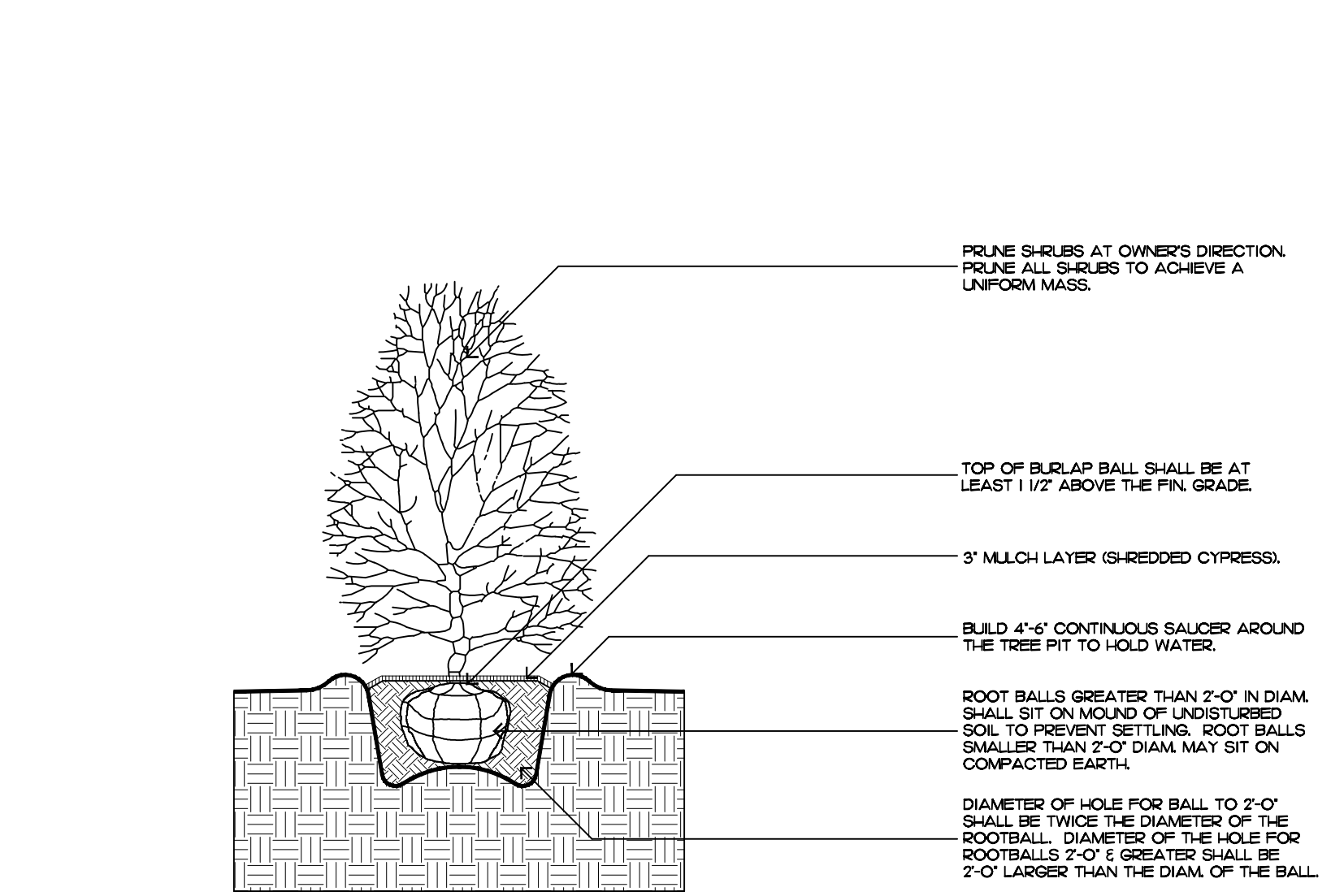
SHEET L6.2



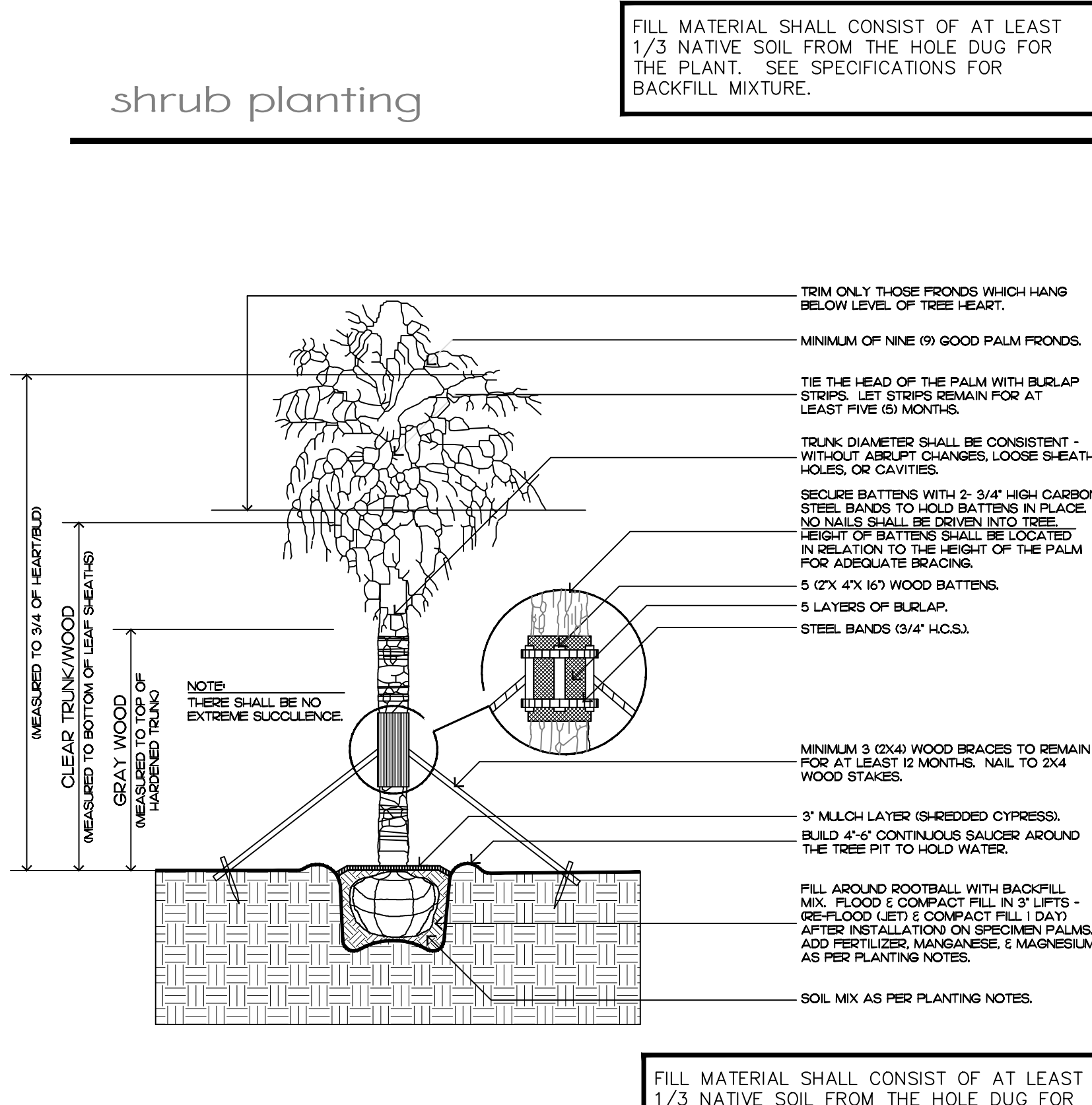
tree planting



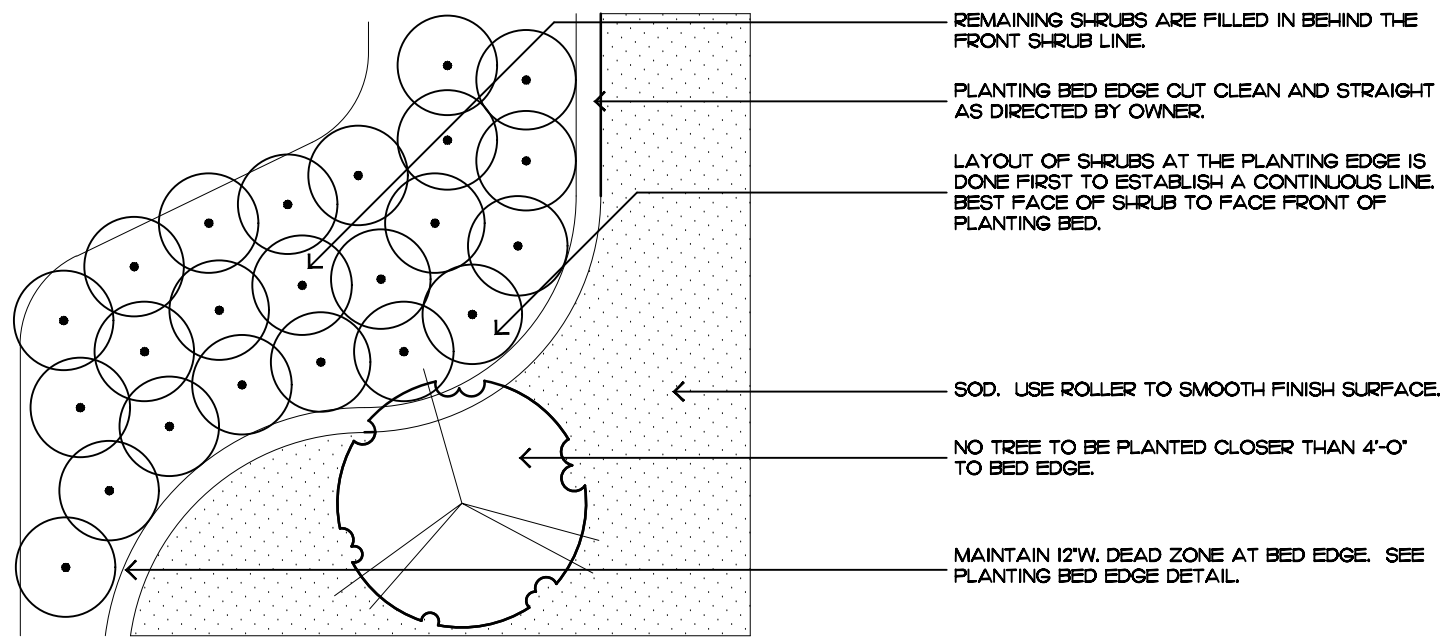
irregular and multi-stem tree



shrub planting



palm tree planting



shrub & ground cover layout

Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

- SIX PERCENT (6%) NITROGEN
- SIX PERCENT (6%) PHOSPHOROUS
- SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1 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 WEARS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEM. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG BEFORE THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.



North Elevation



South Elevation

Private Residence
176 Seminole Avenue
Palm Beach

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R
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L
F

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DATE: 01.05.2023
01.23.2023

SHEET L7.0

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

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

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



East Elevation



West Elevation

Private Residence
176 Seminole Avenue
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Rendered Landscape Elevations

SCALE IN FEET 0' 8' 16' 24'

SHEET L7.1