



Aerial View

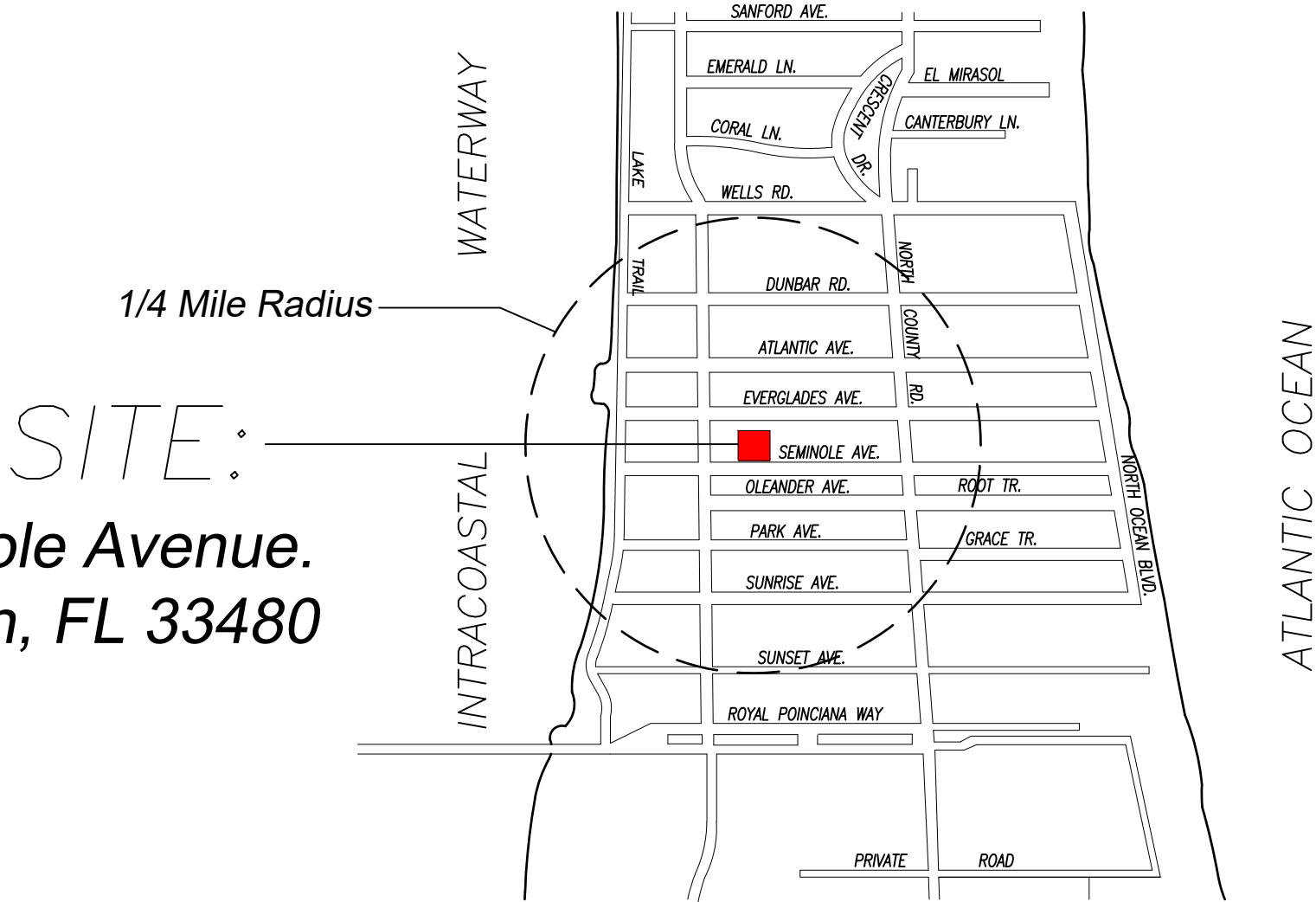
ENVIRONMENT
DESIGN
GROUP

139 North County Road S#20-B Palm Beach, FL 33480
Phone 561.832.4600 Mobile 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
253 Seminole Avenue
Town of Palm Beach
Second Submittal: 07/01/24
ARC: 24-0015
ZON: 24-0008



Vicinity Map

Scope of Work

- Proposed 290 s.f. Canopy Awning Structure
- Existing Pool Deck to be Expanded by 137 s.f.

Landscape Legend

Property Address:	253 Seminole Avenue	
Lot Area:	5,949 s.f.	
	Required/Allowed	Proposed
Landscape Open Space:	2,379.6 s.f. (40%)	1,774 s.f. (29.82%)
LQS to be altered	N/A	109 s.f. (1.8%)
Perimeter LQS	N/A	N/A
Front Yard LQS	500 s.f. (40%)	674 (53.9%)
Native Trees	30%	N/A
Native Shrubs & Vines	30%	N/A
Native Groundcover	30%	N/A
Lot Coverage	30%	38.4%

Variance Requests:

1. LANDSCAPE OPEN SPACE OF 29.82% IN LIEU OF THE 40% REQUIRED
2. LOT COVERAGE OF 38.4% IN LIEU OF THE REQUIRED 30%

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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



Aerial View / Key Plan



A



B



C



D



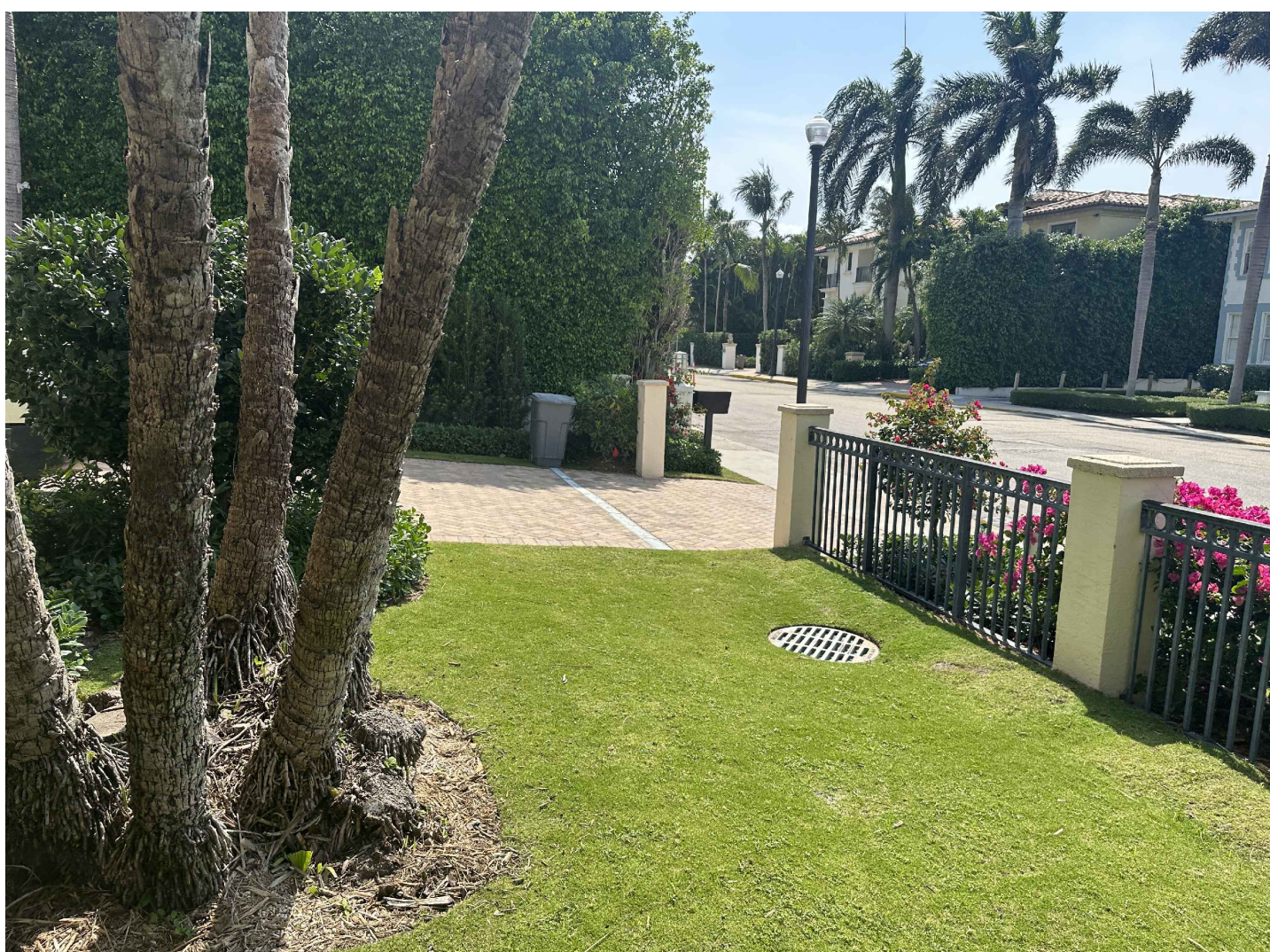
E



F



G



H



I

ENVIRONMENT
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Town of Palm Beach

A
D
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R
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L
F

JOB NUMBER: # 21012.00 LA
DRAWN BY: Jean Twomey
DATE: 04.11.2024

SHEET L1.0

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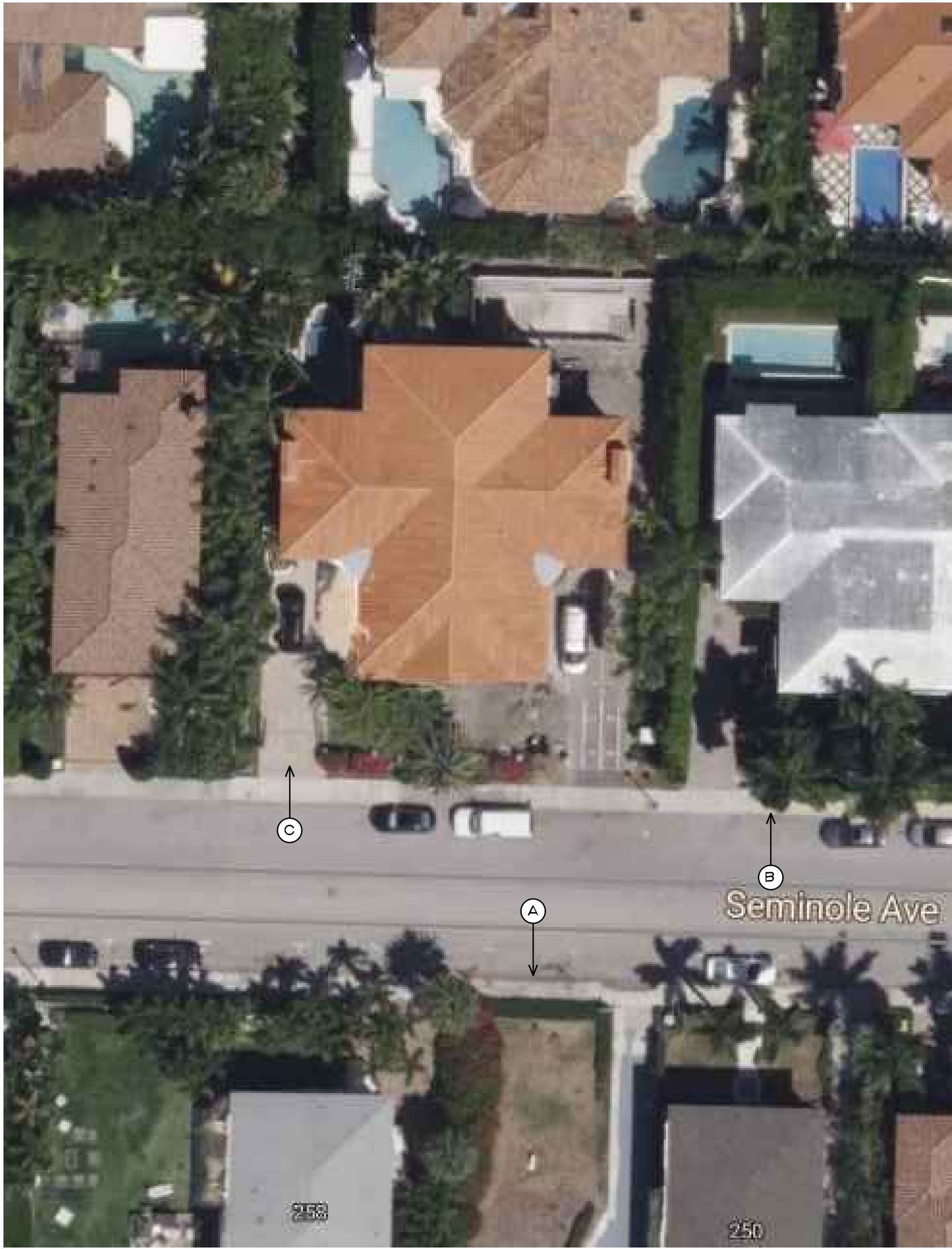
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2024

2024

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1-800-432-4770
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OF FLORIDA, INC.

Z-24-0008
A-24-0015
Existing Conditions - Images



Aerial View / Key Plan



A



B



C

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Town of Palm Beach

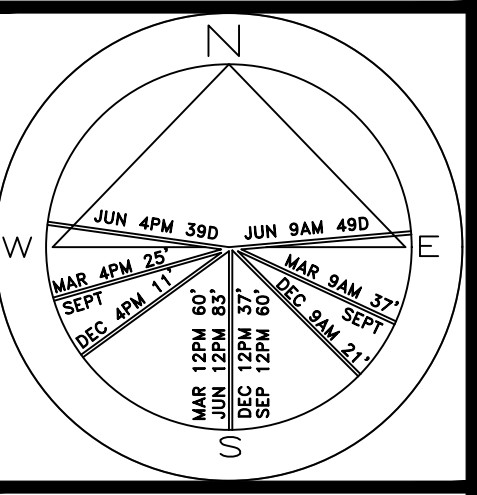
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DRAWN BY: Jean Twomey
DATE: 04.11.2024

SHEET L1.1

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Existing Conditions - Neighborhood Context

Private Residence
253 Seminole Avenue
Town of Palm Beach

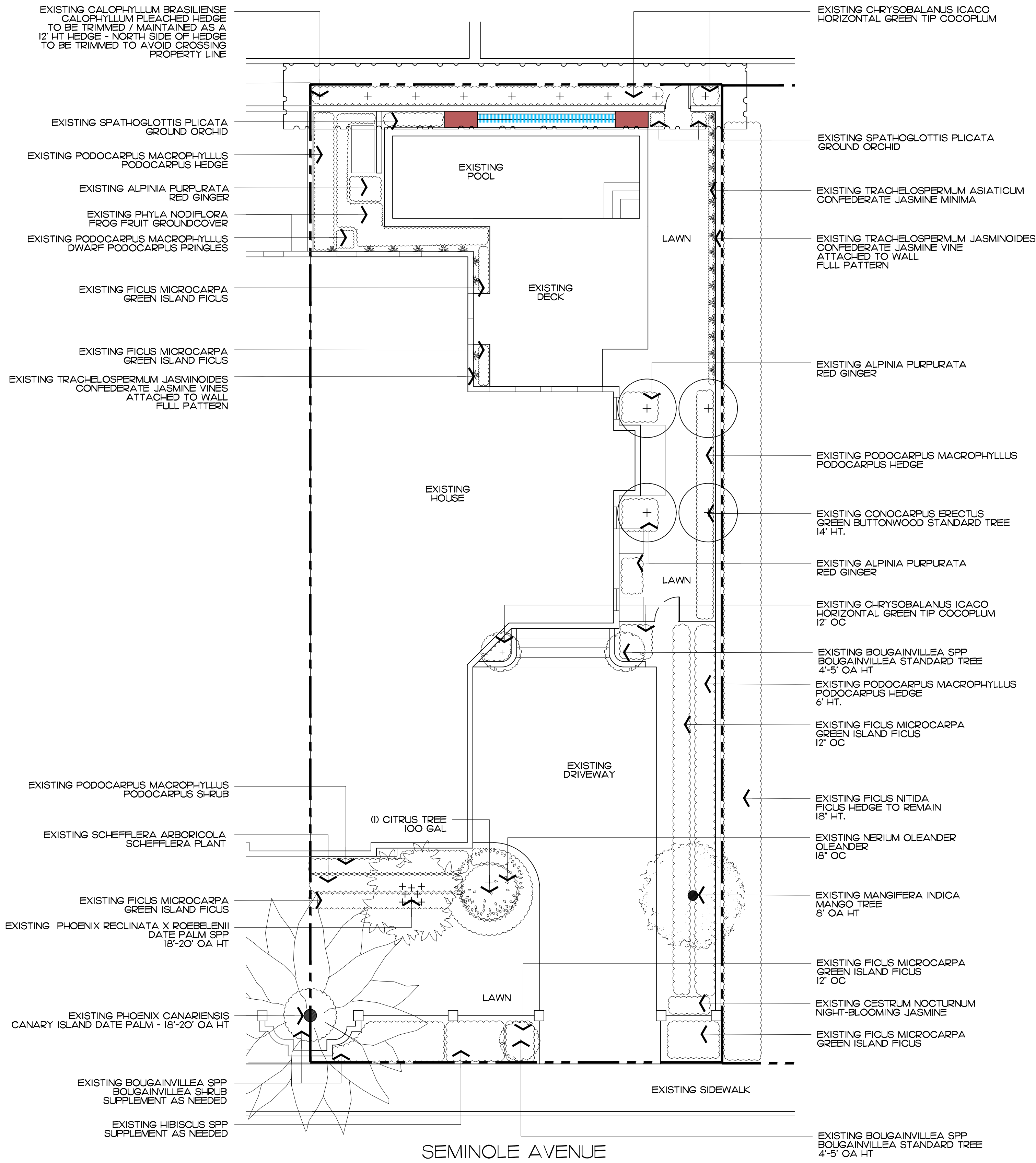


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DRAWN BY: Sean Timoney
DATE: 04.11.2024

SHEET L1.2

64 sf.

AREA IN SQ. FT.

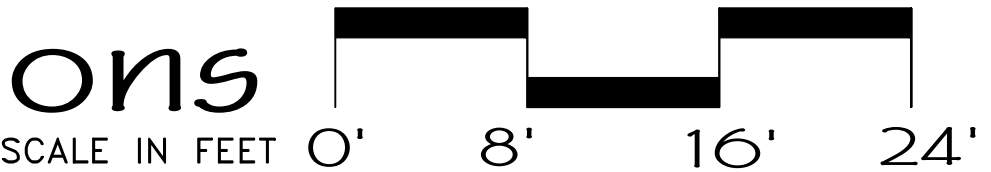


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Existing Conditions



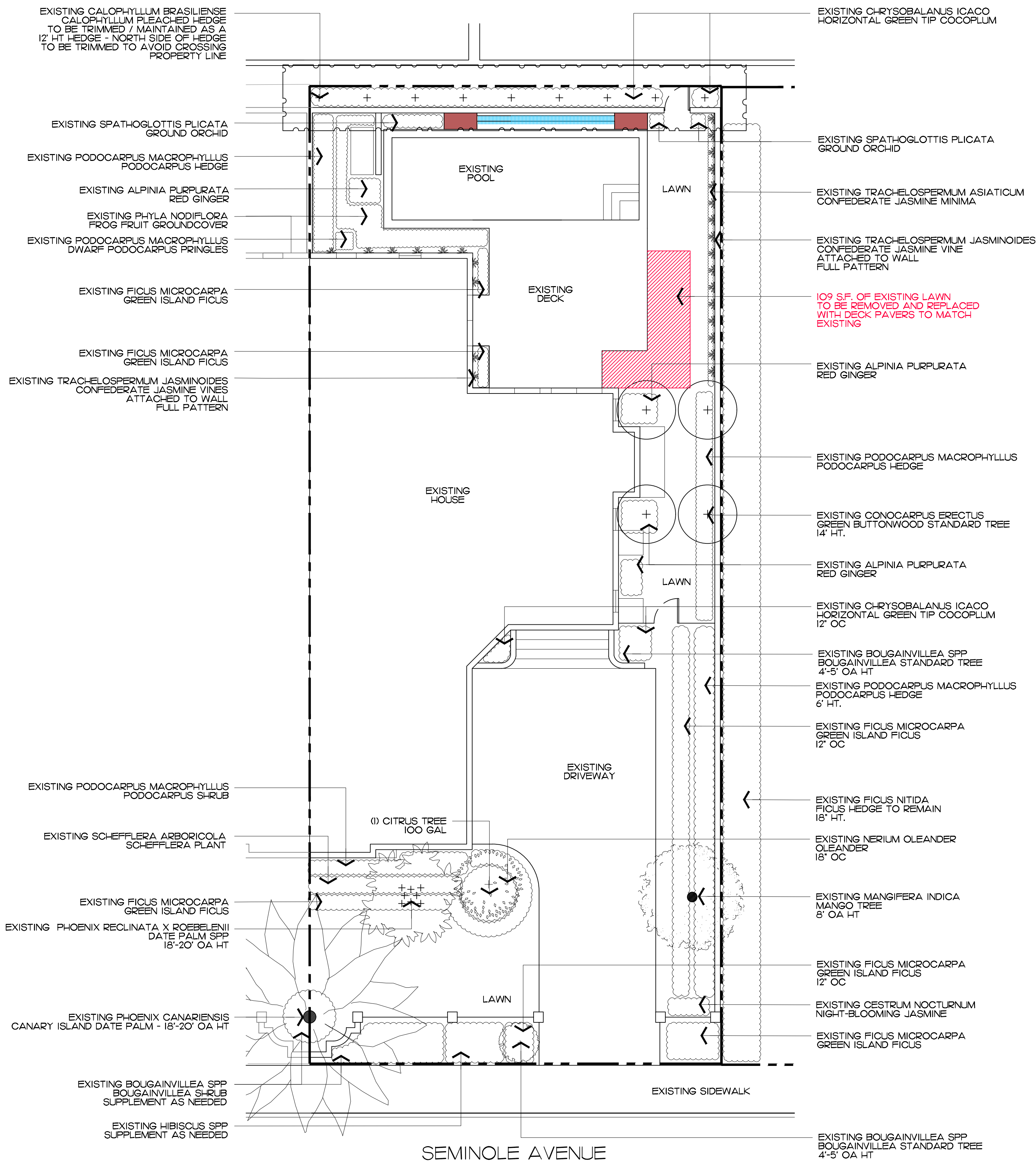
NOTE:
NO EXISTING VEGETATION
WILL BE REMOVED

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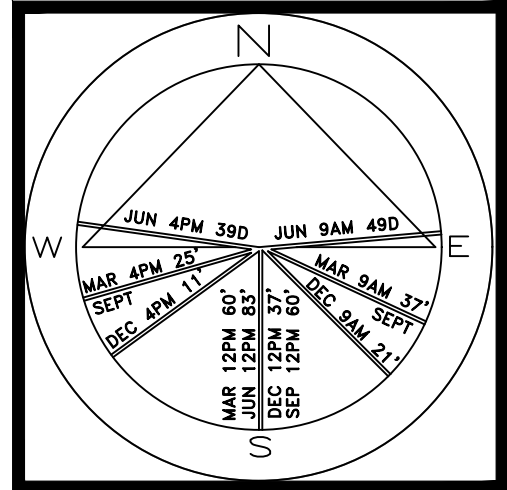
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SHEET 2.0

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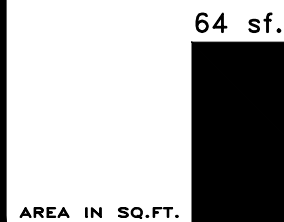
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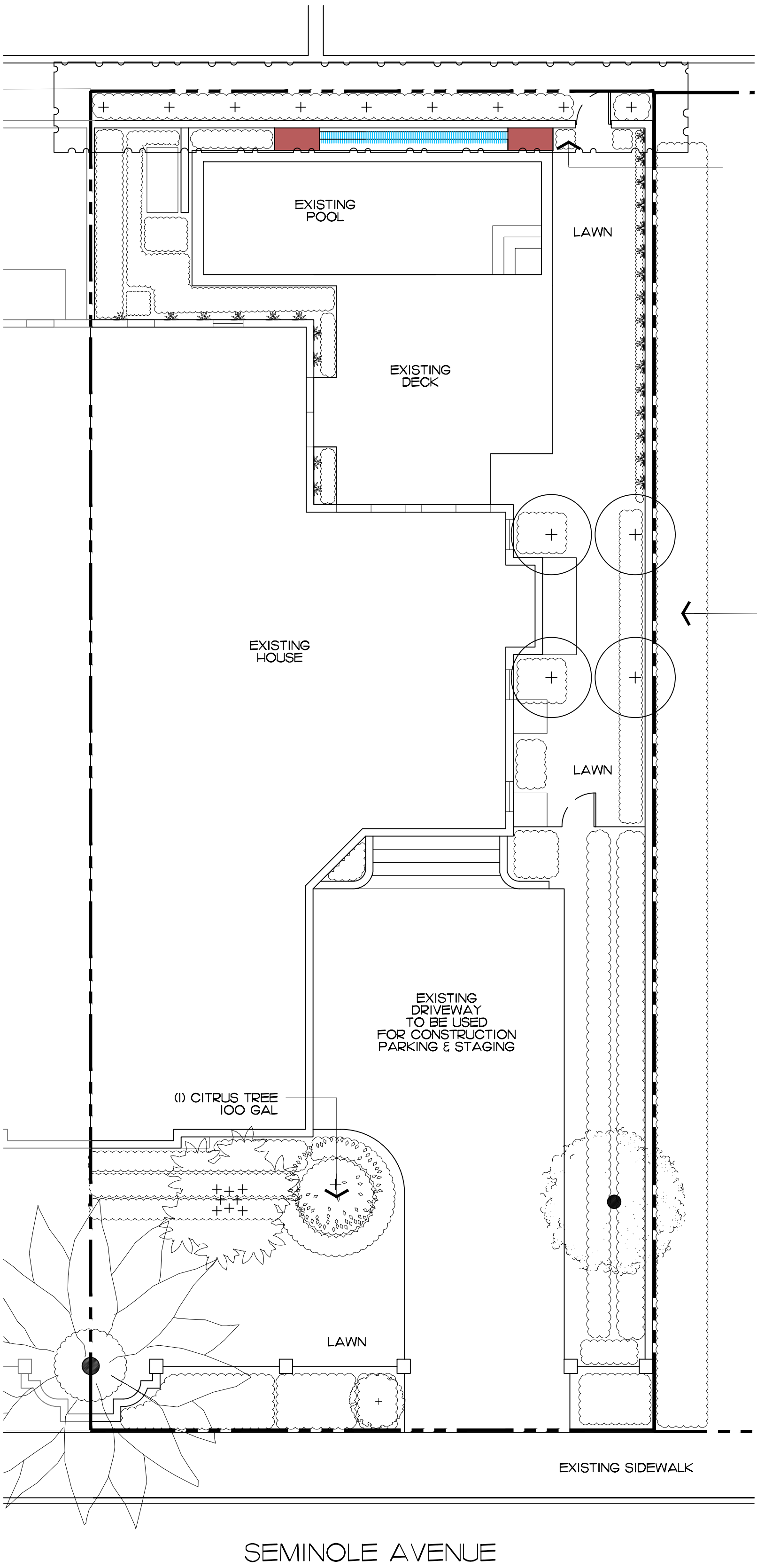
2024

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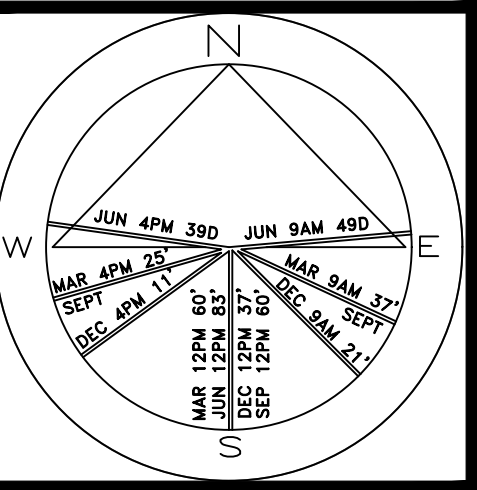
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Demolition / Vegetation Action Plan



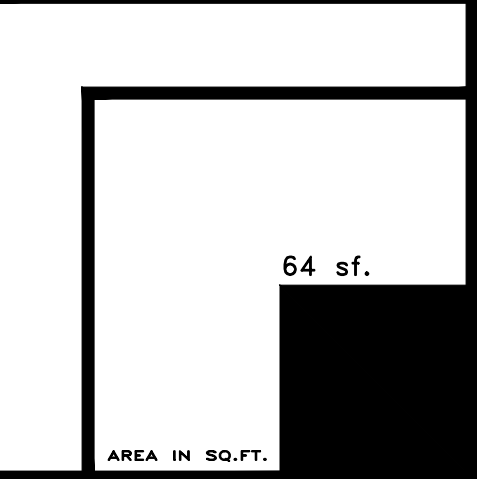


Private Residence
253 Seminole Avenue
Town of Palm Beach



JOB NUMBER: # 21012.00 LA
DRAWN BY: /s/ Dan Timoney
DATE: 04.11.2024

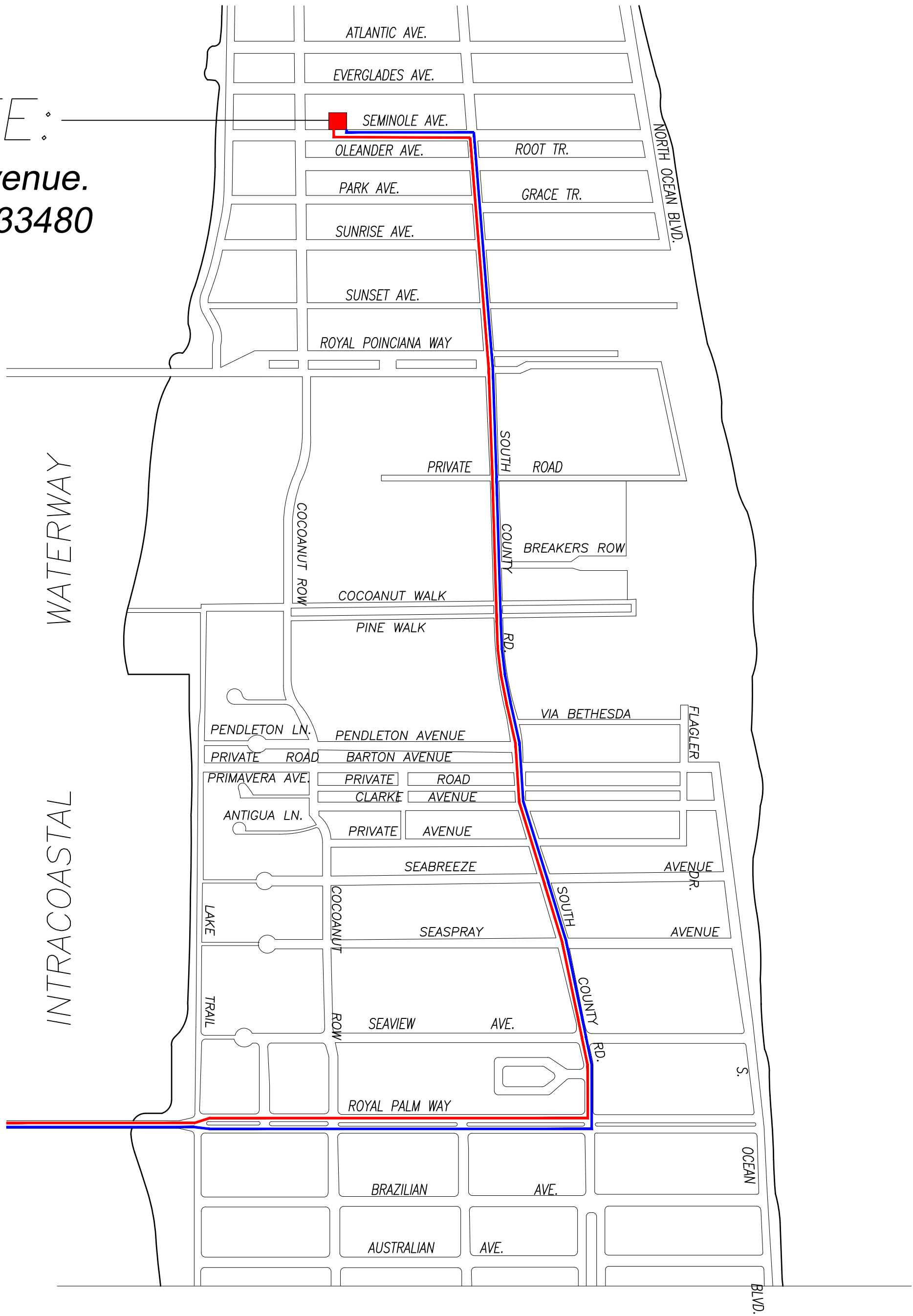
SHEET 3.0



Construction Screening & Staging



SITE:
253 Seminole Avenue.
Palm Beach, FL 33480



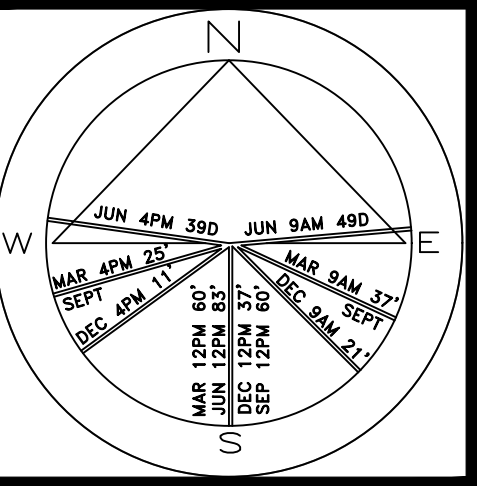
NOTE:
CANOPY AND DECK WILL BE
INSTALLED USING PICK-UP TRUCKS
AND VANS THAT WILL BE PARKED IN
THE EXISTING DRIVEWAY.

NO LARGE TRUCKS WILL BE USED
FOR THIS CONSTRUCTION PROJECT.

CONCEPTUAL CONSTRUCTION SCHEDULE:

WEEK 1: DEMOLITION
WEEK 2-3: HARDSCAPE INSTALLATION
WEEK 4-5: FINAL CERTIFICATIONS / PERMITS

PROPOSED INGRESS TRUCK ROUTE
PROPOSED EGRESS TRUCK ROUTE



JOB NUMBER: # 21012.00 LA
DRAWN BY: / Sean Timoney
DATE: 04.11.2024

SHEET 4.0

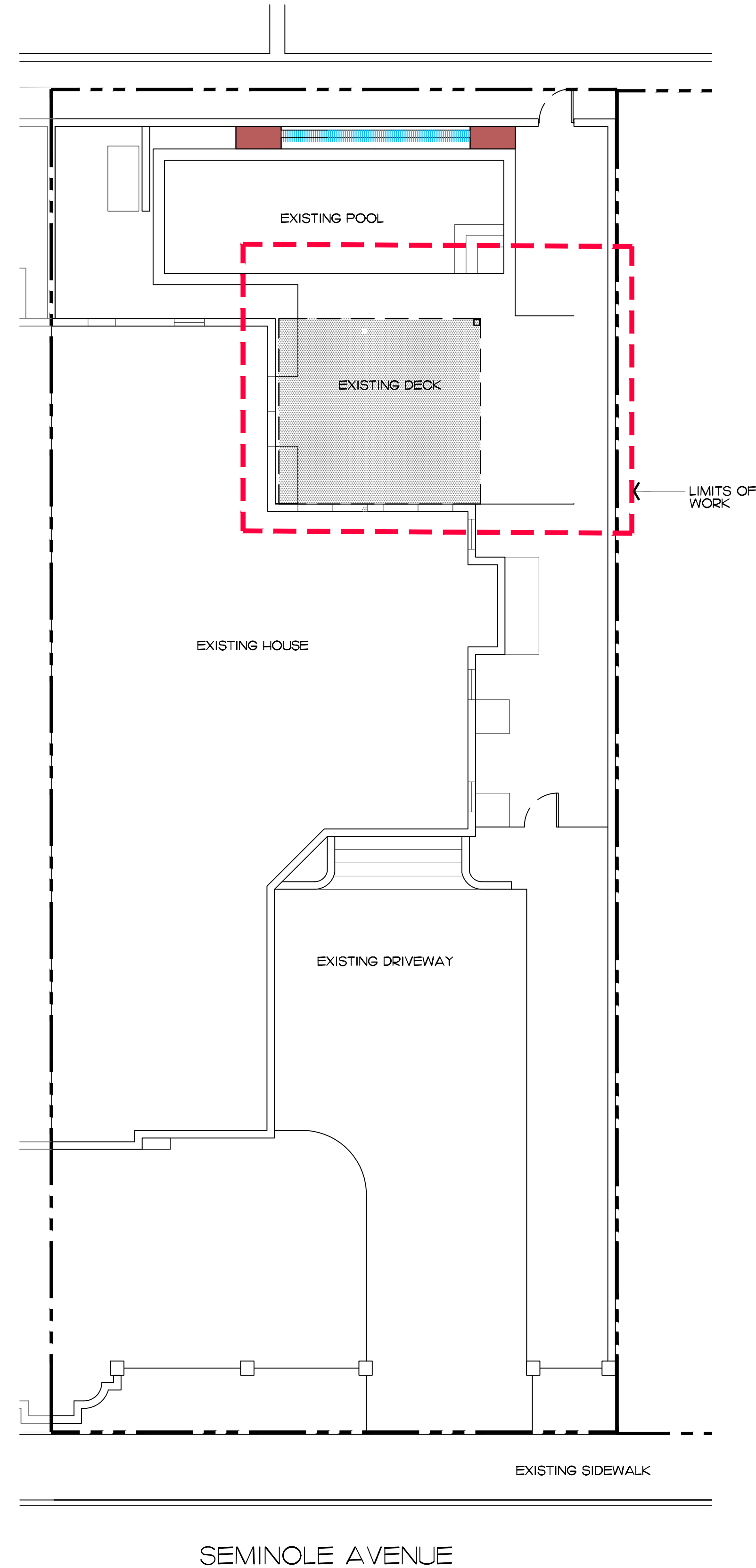
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A-24-0015

Truck Logistics Plan

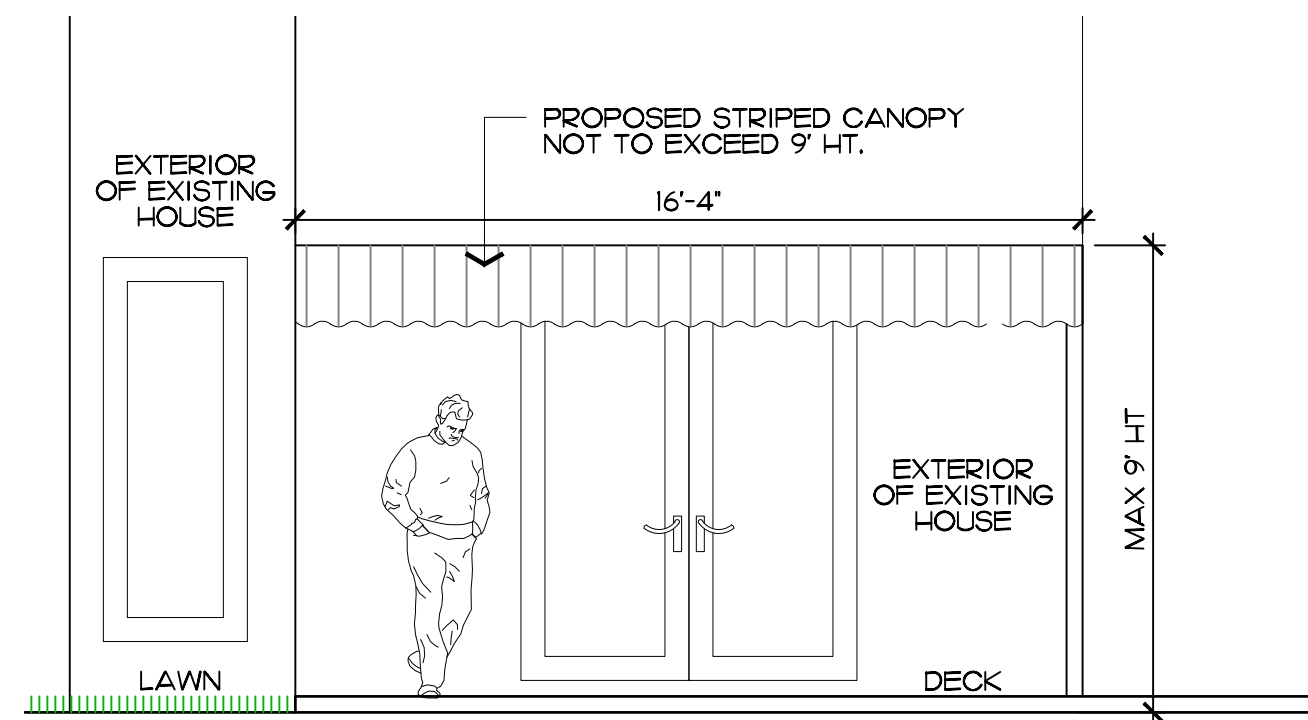
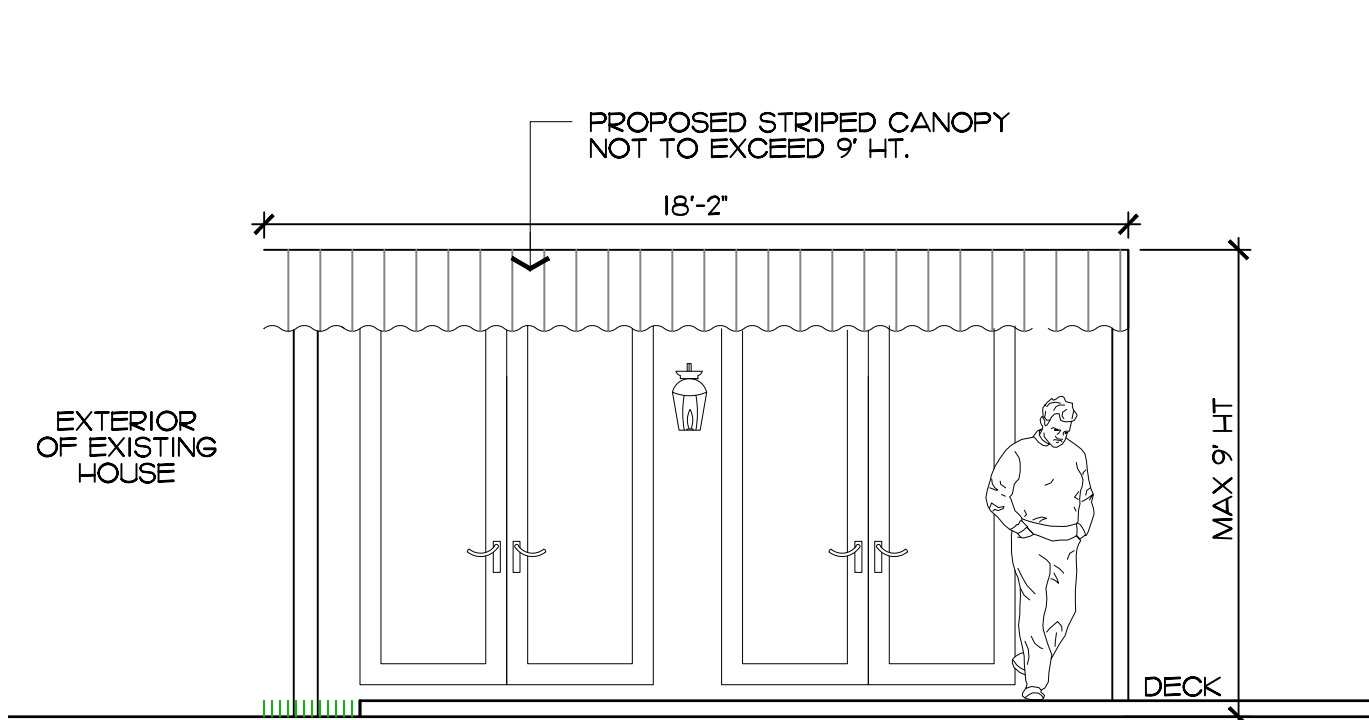
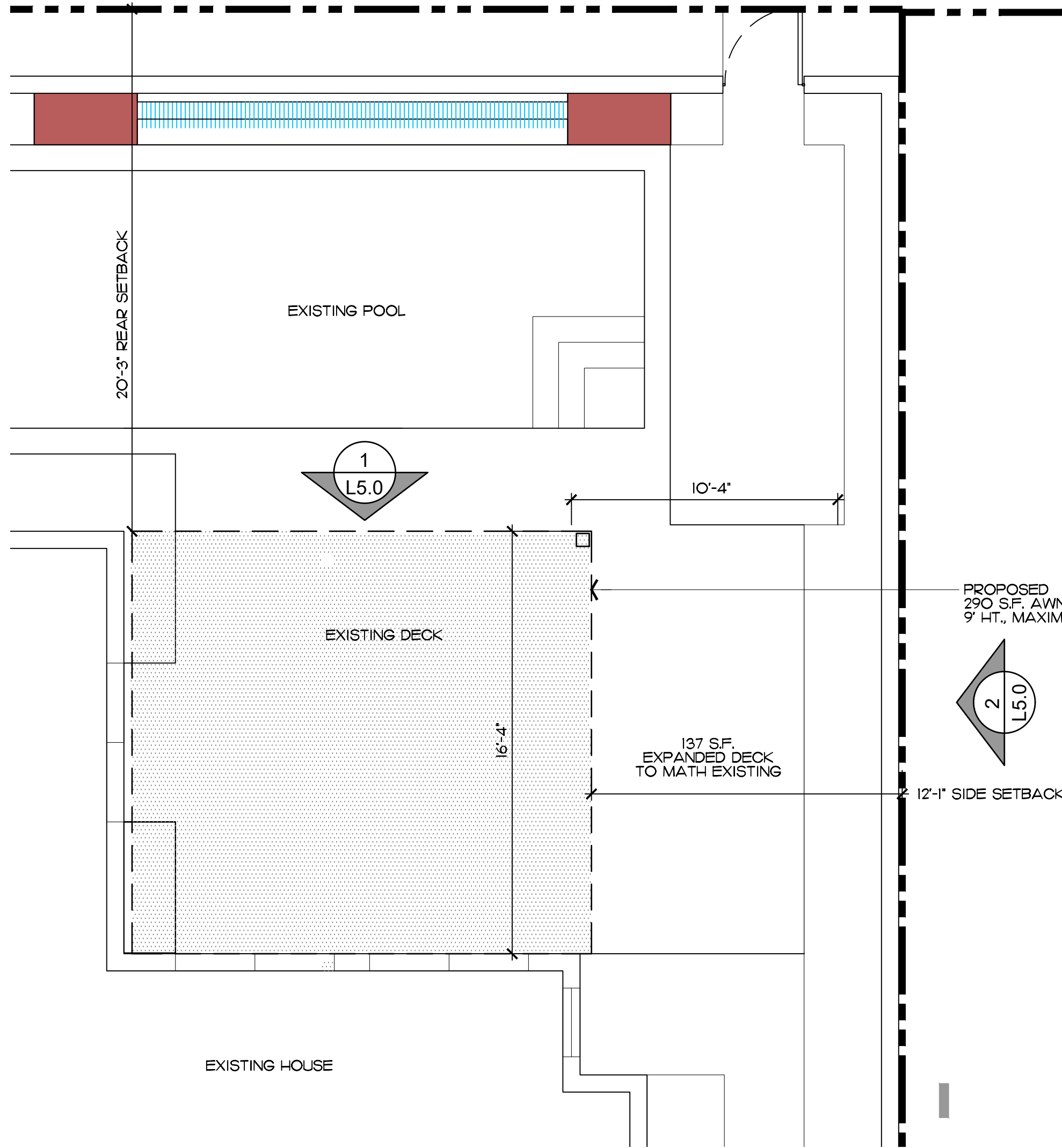
SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.



Site Plan - Limits of Work



Awning Design



AWNING STYLE

FABRIC COLORS



SUNBRELLA FABRIC
CADET GREY



SUNBRELLA FABRIC
OYSTER WHITE

Deck Material



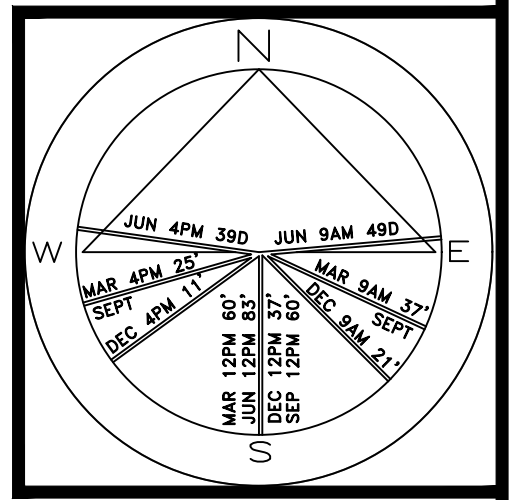
ACID WASHED CAST STONE TO MATCH EXISTING - COLOR: WHITE

NOTE:
NO EXISTING LANDSCAPE PLANTING
WILL BE REMOVED.
NO LANDSCAPING IS PROPOSED

Variance Requests:

1. LANDSCAPE OPEN SPACE OF 29.85% IN LIEU OF THE 40% REQUIRED
2. LOT COVERAGE OF 38.4% IN LIEU OF THE REQUIRED 30%

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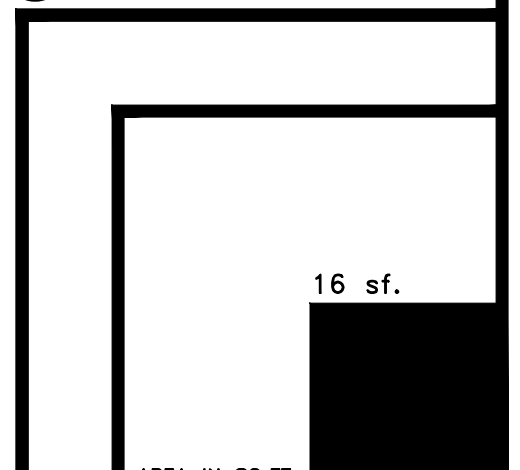
JOB NUMBER: # 21012.00 LA
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DATE: 04.02.2024

Site Plan / Variance Request Diagram

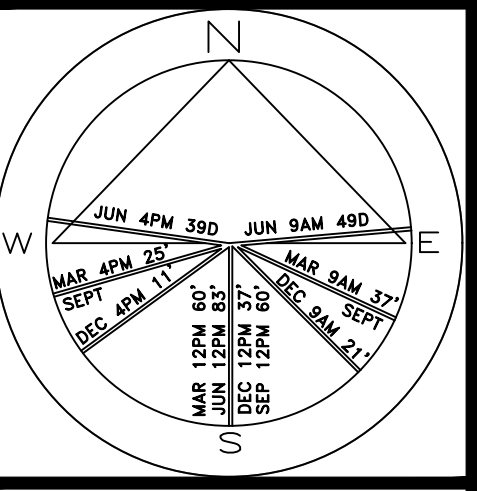
SCALE IN FEET 0' 4' 8' 12'

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SHEET L5.0



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JOB NUMBER: # 21012.00 LA
DRAWN BY: Jean T. Lowmyer
DATE: 04.02.2024

SHEET L5.1



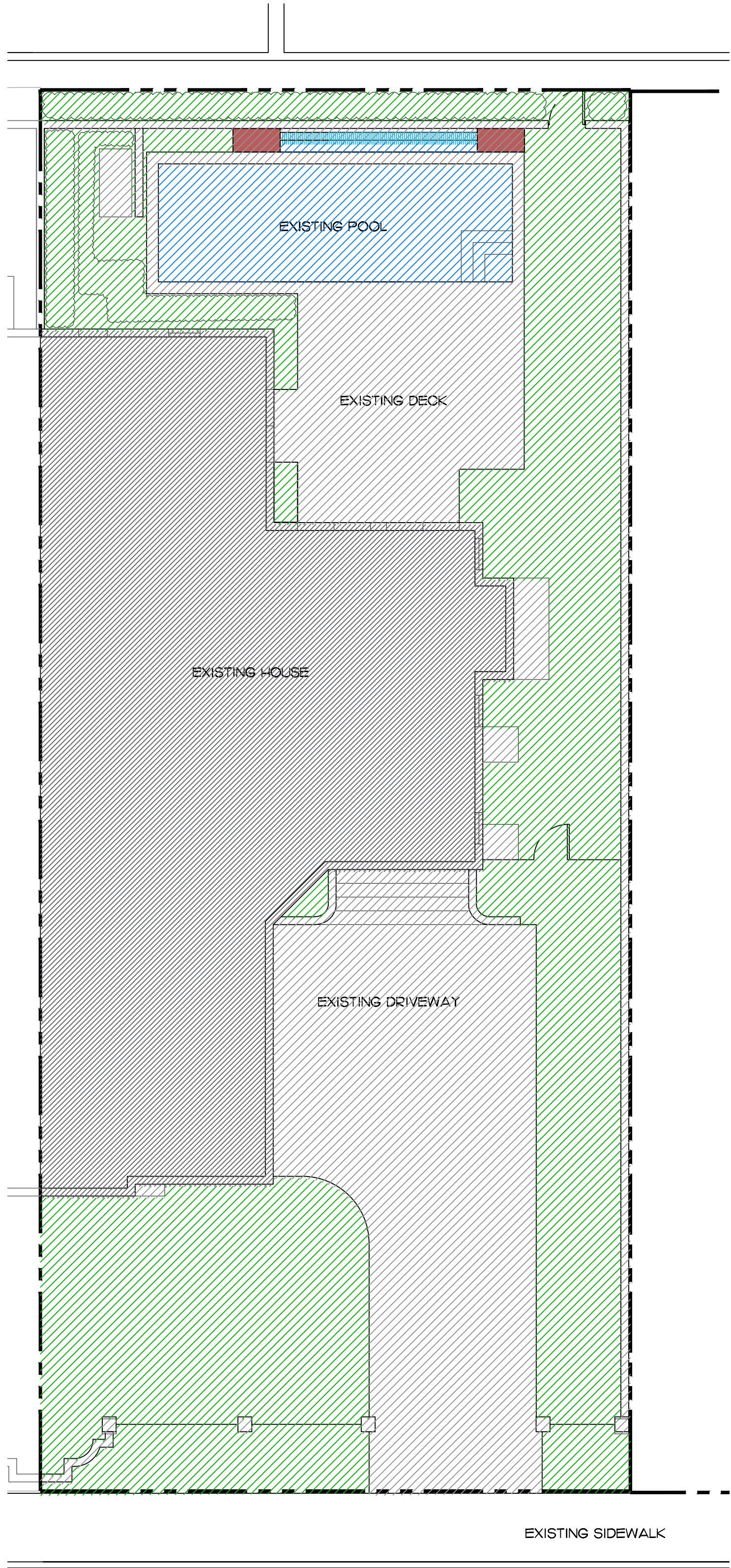
AREA IN SQ. FT.

Legend

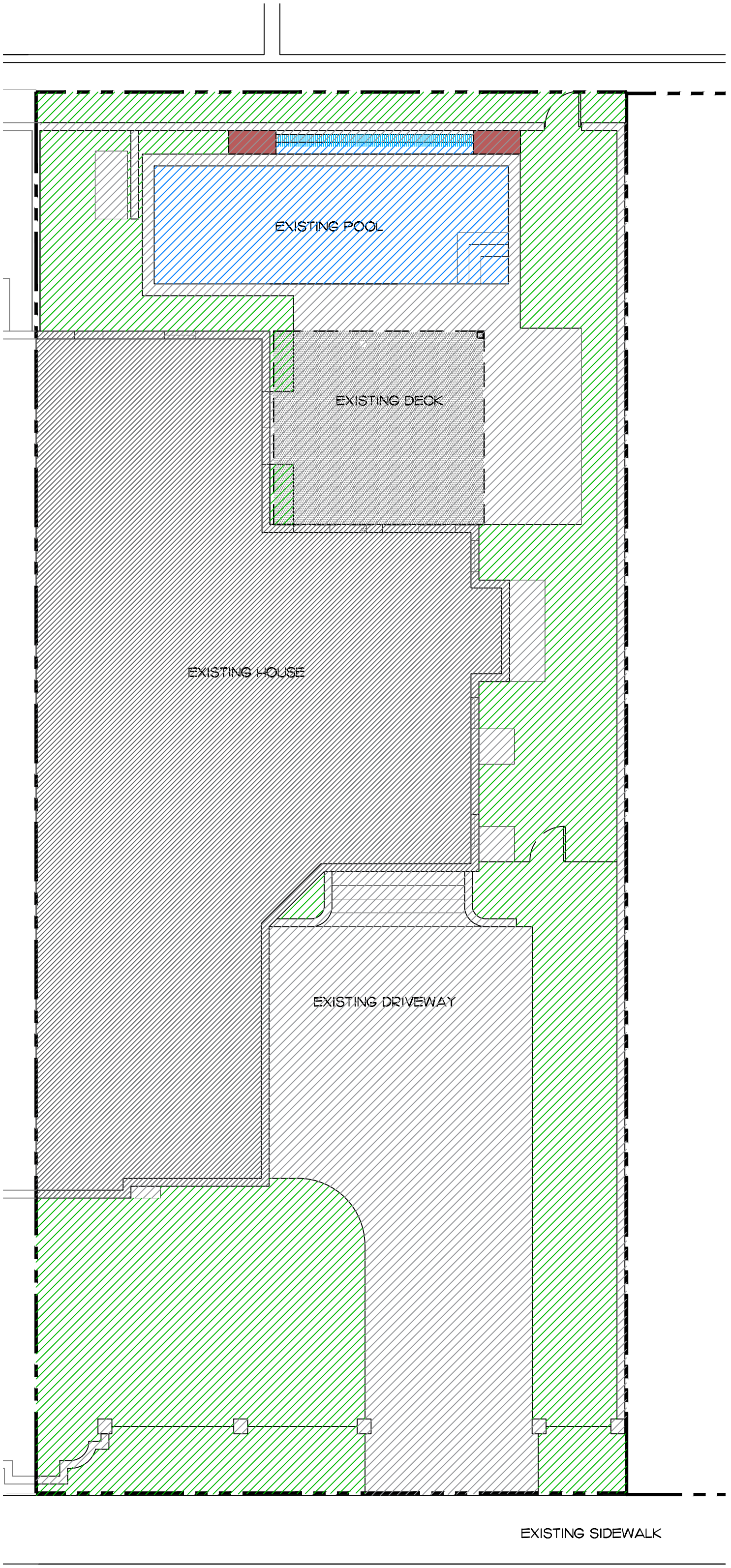
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE

Site Data - Duplex

DESCRIPTION	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT ZONE		R-C - MEDIUM DENSITY RESIDENTIAL DUPLEX	R-C - MEDIUM DENSITY RESIDENTIAL DUPLEX
LOT DIMENSIONS	75' WIDTH MIN. 100' DEPTH MIN.	50' WIDTH 119.02' DEPTH	50' WIDTH 119.02' DEPTH
LOT AREA	10,000 S.F. MINIMUM	5,949 S.F.	5,949 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 40% 2,379.6 S.F.	33.9% 2,020 S.F.	31.95% 1,883 S.F.
FRONT YARD LANDSCAPE	MINIMUM 35% OF FRONT YARD 500 S.F.	53.9% 674 S.F.	53.9% 674 S.F.
LOT COVERAGE - DUPLEX	MAXIMUM 30% 1,784.7 S.F.	33.53% 1,995 S.F.	36.3% 2,164 S.F.



Existing Site Plan



Proposed Site Plan

Landscape Open Space Calculations



SCALE IN FEET 0' 8' 16' 24'

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