



Scope of Work

- * Addition of pedestrian gate and low wall at the front of the house
- * Denser planting along the southern buffer for added privacy.

Private Residence 215 Seminole Avenue Palm Beach

F L O R I D A

Design Team

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Application #:
ARC-24-0087
Date of Presentation: 11.20.24

Zoning Legend

PROPERTY ADDRESS	215 SEMINOLE AVENUE
ZONING DISTRICT	R-C MEDIUM DENSITY RESIDENTIAL
LOT AREA (SQ. FT.)	5,909 S.F.
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	50' & 118'
STRUCTURE TYPE:	SINGLE FAMILY HOME
FEMA FLOOD ZONE DESIGNATION:	ZONE AE
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A
CROWN OF ROAD (COR) (NAVD)	5.87 NAVD

Sheet Index

Cover Sheet

New Presentation

- EO.1 - Site Conditions Exhibit
- EO.2 - Surrounding Property Images
- E1.0 - Currently Proposed Front Yard
- E2.0 - Wall, Fence & Gate Details
- E3.0 - Wall, Fence & Gate Details
- E4.0 - Front Elevation
- E5.0 - Landscape Plan

Old Presentation

- L1.0 - Existing Conditions and Action Plan
- L2.0 - Existing Site Images
- L2.1 - Surrounding Properties Images
- L2.2 - Site Context Images
- L3.0 - Truck Logistics
- L4.0 - Site Plan
- L5.0 - Landscape Plan
- L6.0 - Plant Plan
- L7.0 - Front Elevation Rendering
- D1.0 - Gate Details - Survey

Landscape Legend

PROPERTY ADDRESS:	215 SEMINOLE AVE	
LOT AREA (SQ FT)	5,909 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	45% 2,659 S.F.	34.16% 2,019 S.F.
LOS TO BE ALTERED (SQ FT AND %)	N/A	25.4% 675 S.F.
PERIMETER LOS (SQ FT AND %)	50% OF REQ'D O.S. - 1,329 S.F.	58.74% 1,562 S.F.
FRONT YARD LOS (SQ FT AND %)	40% MIN OF FRONT YARD - 500 S.F.	67.70% 837 S.F.
NATIVE TREES %	30% (NUMBER OF TREES)	80%
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	30%
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	100%

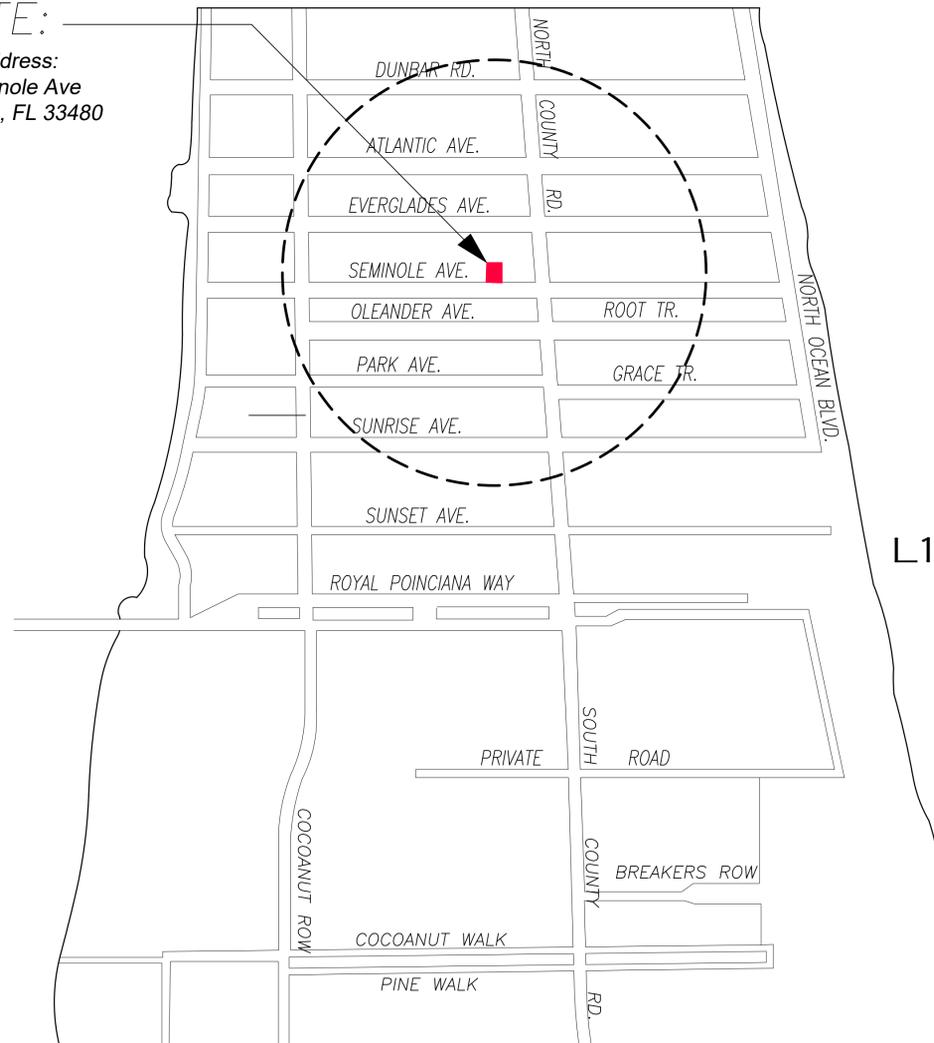
Proposed Site Data

DESCRIPTION	REQUIRED	EXISTING	PREVIOUSLY PROPOSED	CURRENTLY PROPOSED
LOT ZONE			R-C MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		5,909 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45% 2,659 S.F.	33.99% 2,009 S.F.	34.16% 2,019 S.F.	34.64% 2,047 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD 500 S.F.	67.77% 827 S.F.	67.70% 837 S.F.	67.77% 827 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE 1,329 S.F.	58.59% 1,558 S.F.	58.74% 1,562 S.F.	58.66% 1,560 S.F.

SITE:
Site Address:
215 Seminole Ave
Palm Beach, FL 33480

WATERWAY

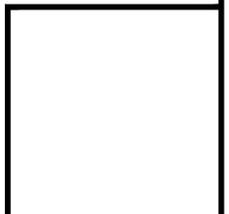
INTRACOASTAL





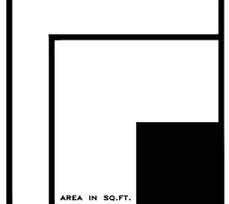
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 215 Seminole Ave
 Palm Beach

F L O R I D A



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 DRAWN BY: Caleb Weigel
 DATE: 10.30.2024

SHEET EO.1



Site Conditions Exhibit

AREA IN SQ.FT.



201 *Seminole*

Hard wall on east and west sides of property



209 *Seminole*

Hard wall on east side of property, shared with 201 *Seminole*



231 *Seminole*

Wall and gate



247 *Seminole*

Large privacy hedge



253 *Seminole*

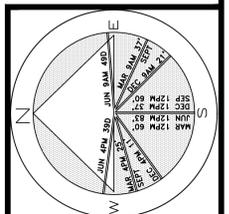
Gate across front of Property



264 *Seminole*

Stucco wall

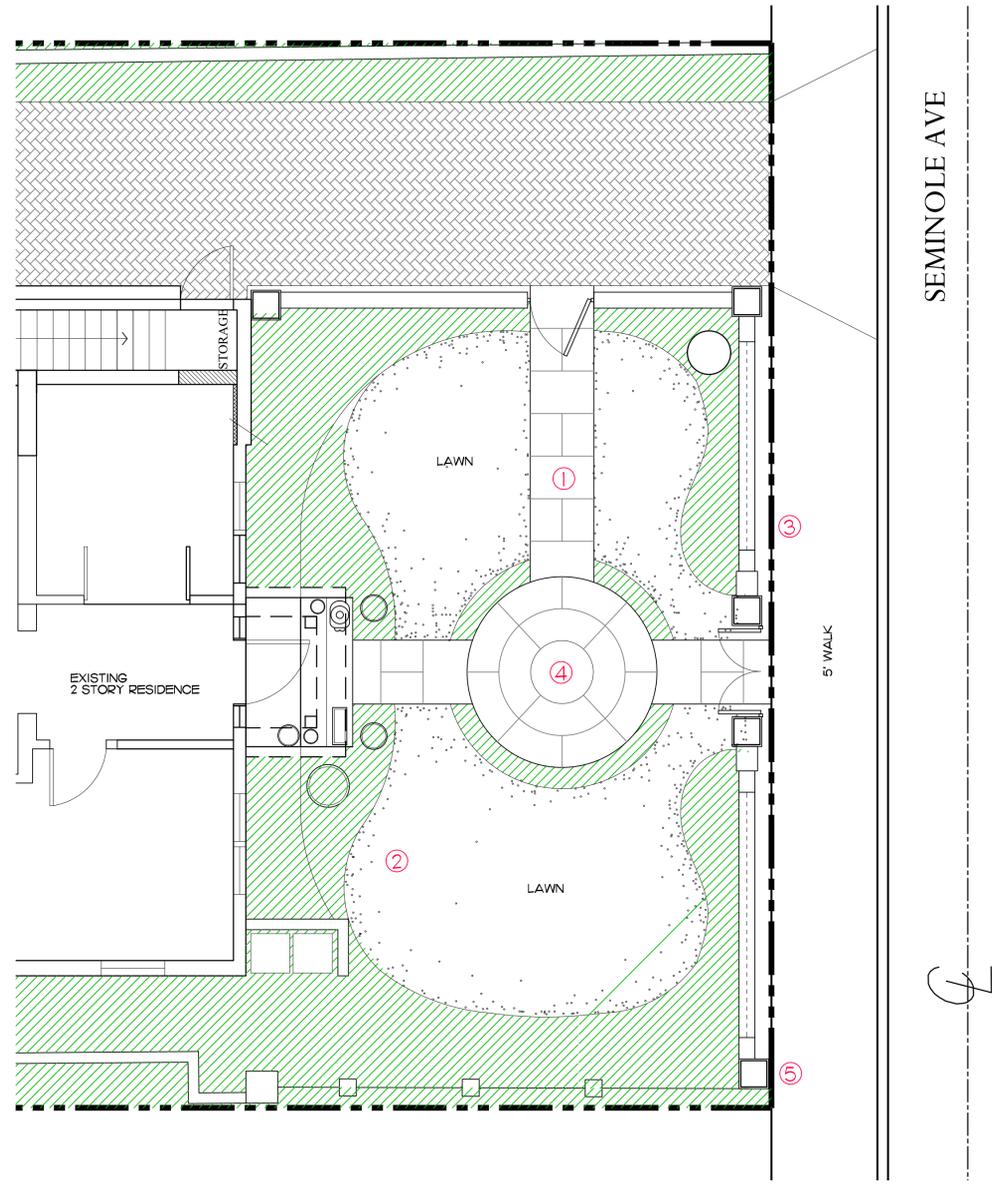
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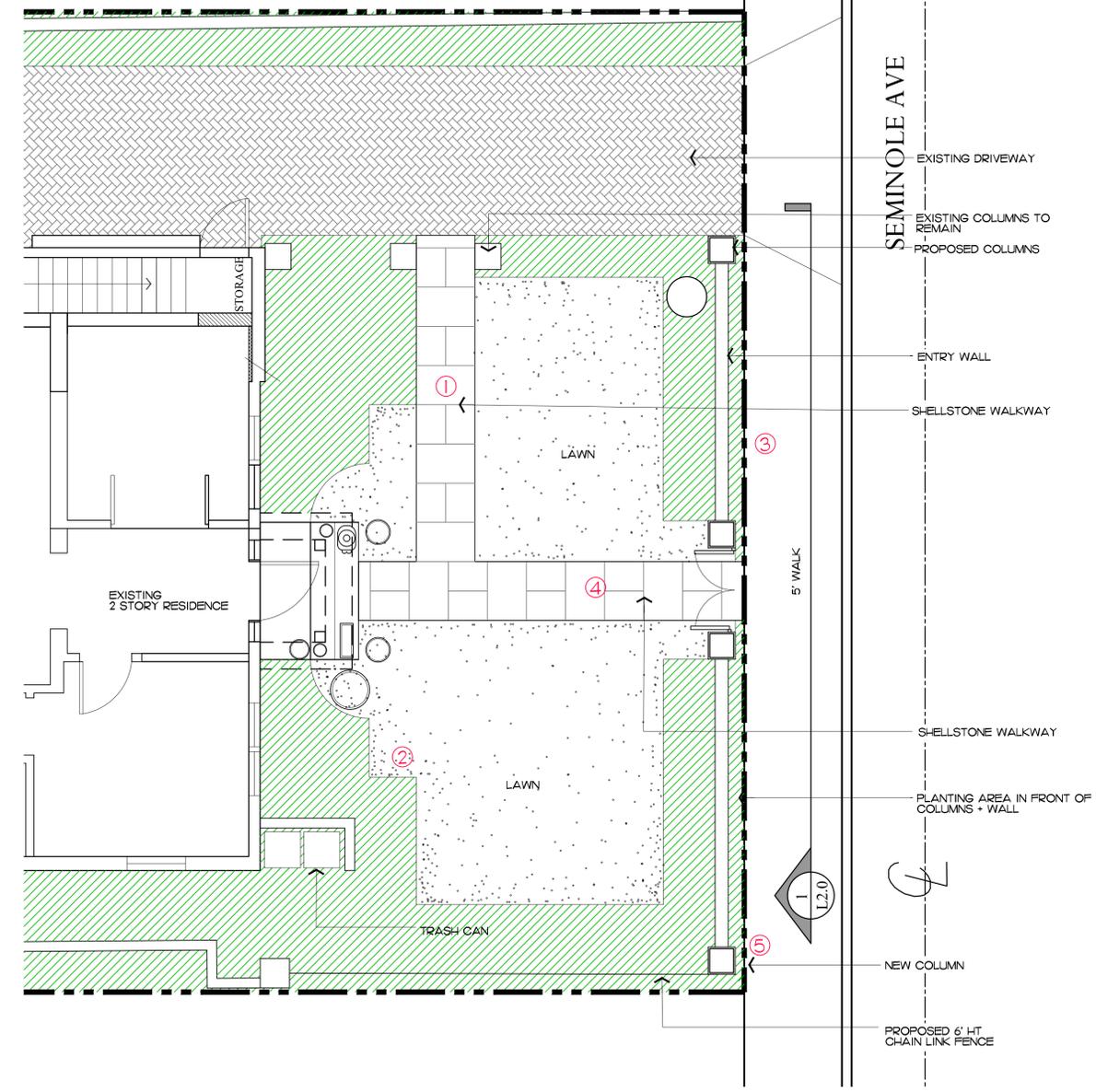
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DRAWN BY: Caleb Weigel
DATE: 10.30.2024

SHEET E1.0

64 sf.
AREA IN SQ.FT.



Previously Proposed Front Site Plan



Proposed Front Site Plan

Revisions

- ① MODIFIED LINEAR WALKWAY
- ② RECONFIGURATION OF BEDLINES + LAWN
- ③ RECONFIGURATION OF WALL + COLUMNS
- ④ REMOVAL OF FOUNTAIN
- ⑤ NEW COLUMN
- ⑥ CHANGE IN SITE DATA

Proposed Site Data ⑥

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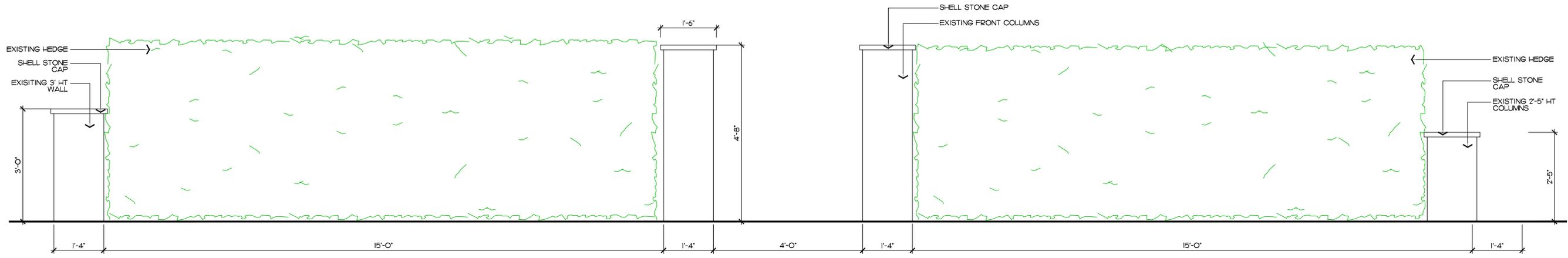


Shellstone to Match Existing

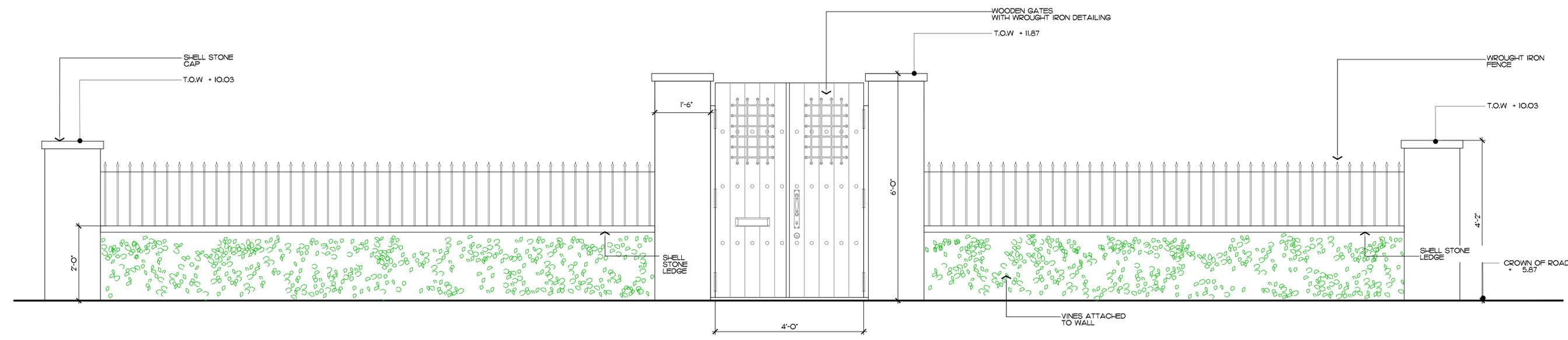
Currently Proposed Front Yard



SCALE IN FEET



Existing Entry Elevation



Proposed Entry Gate Elevation



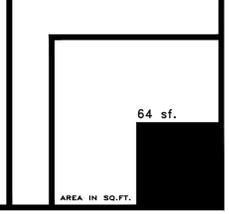
Wrought Iron Fence Detail
 QUAD FLAIR DETAIL AT THE TOP OF EACH PICKET.

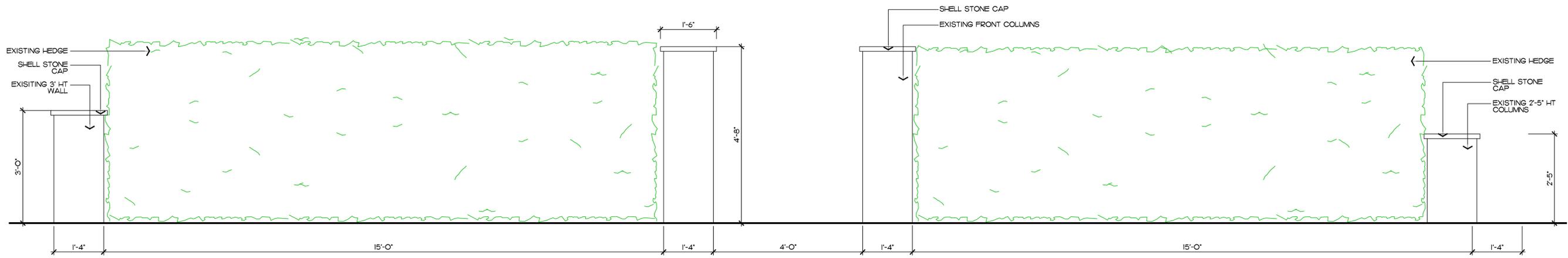
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 Palm Beach

JOB NUMBER: # 24020.00 LA
 DRAWN BY: Allison Padilla
 Caleb Weigel
 DATE: 10.30.2024

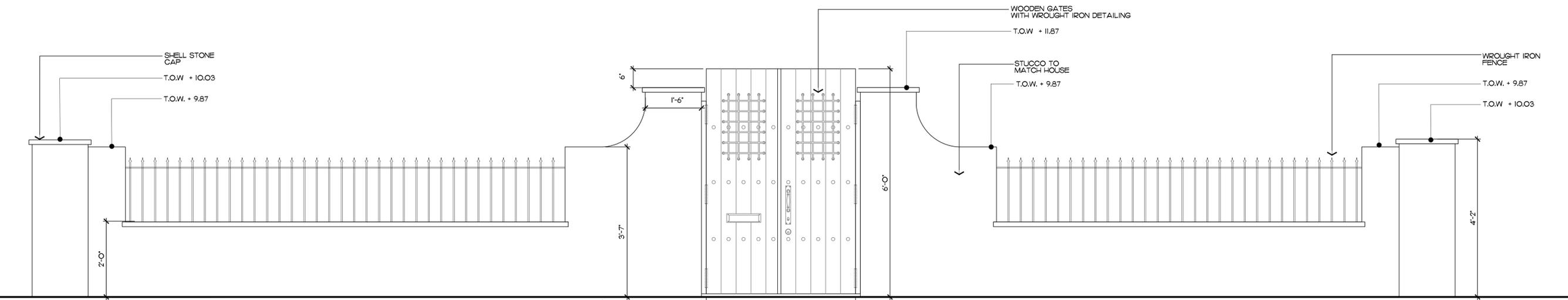
SHEET E2.0

Wall, Fence & Gate Details
 SCALE IN FEET 3/4" = 1'

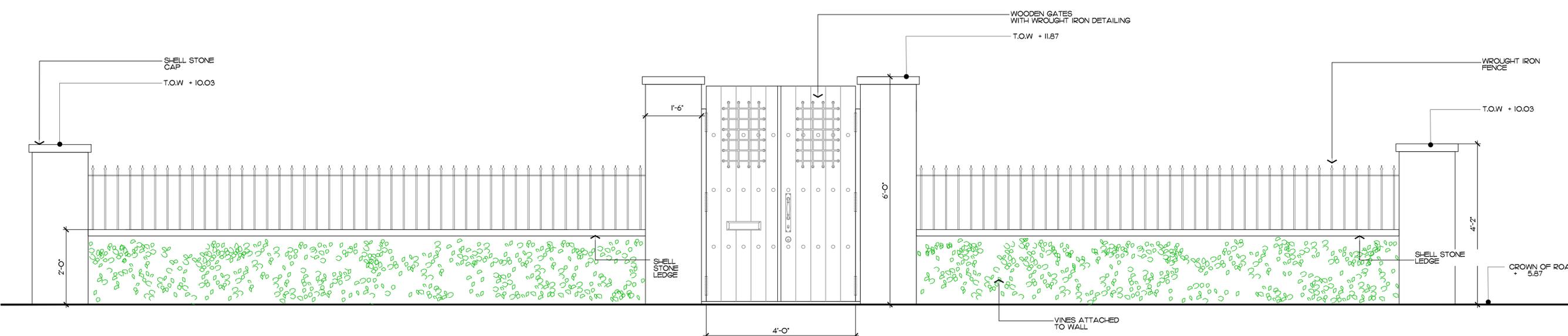




Existing Entry Elevation



Previously Proposed Entry Elevation



Proposed Entry Gate Elevation

Wall, Fence & Gate Details
 SCALE IN FEET 3/4" = 1'

Private Residence
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 Palm Beach

JOB NUMBER: # 24020.00 LA
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SHEET E3.0
 64 sf.
 AREA IN SQ.FT.

A
 D
 I
 R
 O
 L
 F



Existing Elevation (View From Street)



Proposed Elevation (View From Street)

Private Residence
 215 Seminole Ave
 Palm Beach

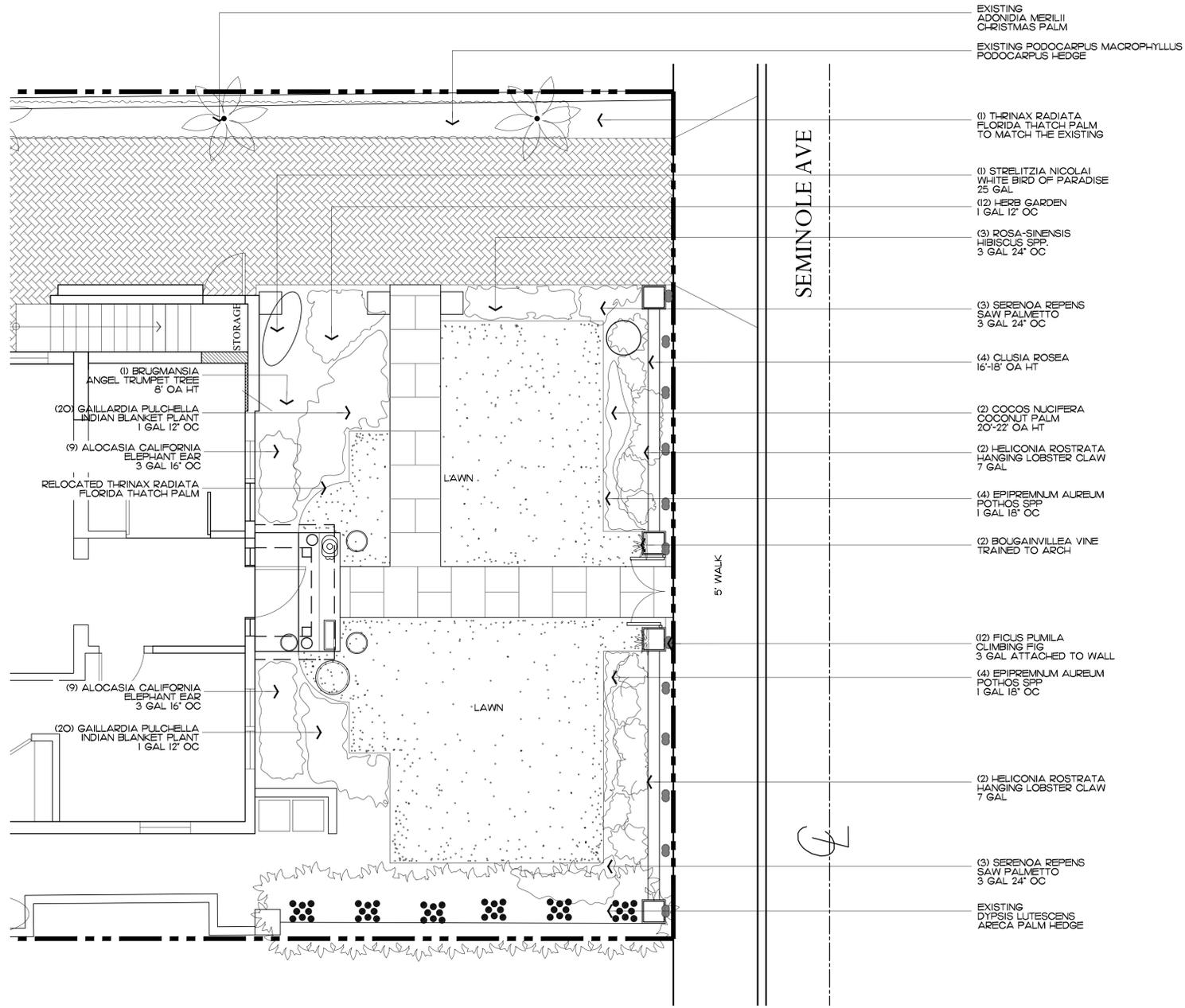
A
D
I
R
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F

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 DRAWN BY: Valeria Quintanilla
 DATE: 10.30.2024

SHEET E4.0

Front Elevation

SCALE IN FEET 1/2" = 1'



Proposed Front Landscape Plan

- EXISTING ADONIDIA MERILLI CHRISTMAS PALM
- EXISTING PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE
- (1) THRINAX RADIATA FLORIDA THATCH PALM TO MATCH THE EXISTING
- (1) STRELITZIA NICOLAI WHITE BIRD OF PARADISE 25 GAL
- (12) HERB GARDEN 1 GAL 12" OC
- (3) ROSA-SINENSIS HIBISCUS SPP. 3 GAL 24" OC
- (3) SERENOA REPENS SAW PALMETTO 3 GAL 24" OC
- (4) CLUSIA ROSEA 16'-18" OA HT
- (2) COCOS NUCIFERA COCONUT PALM 20'-22" OA HT
- (2) HELICONIA ROSTRATA HANGING LOBSTER CLAW 7 GAL
- (4) EPIPHEMUM AUREUM POTHOS SPP 1 GAL 18" OC
- (2) BOUGAINVILLEA VINE TRAINED TO ARCH
- (2) FICUS PUMILA CLIMBING FIG 3 GAL ATTACHED TO WALL
- (4) EPIPHEMUM AUREUM POTHOS SPP 1 GAL 18" OC
- (2) HELICONIA ROSTRATA HANGING LOBSTER CLAW 7 GAL
- (3) SERENOA REPENS SAW PALMETTO 3 GAL 24" OC
- EXISTING DYPHYS LUTESCENS ARECA PALM HEDGE

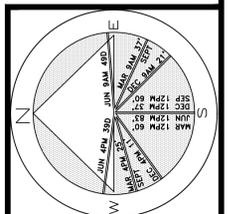
Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA ROSEA	4	16'-18" OA HT	YES
	COCOS NUCIFERA COCONUT PALM	2	20'-22" OA HT	NO
	THRINAX RADIATA FLORIDA THATCH PALM	1	MATCH THE EXISTING	YES
	BRUGMANSIA ANGEL TRUMPET TREE	1	8' OA HT	YES
		TOTAL TREES:	8	
		NATIVE SPECIES:	6 (75%)	

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
○	ALOCASIA ODORA 'CALIFORNIA' DWARF ELEPHANT EAR	18	3 GAL 16" OC	NO
+	STRELITZIA NICOLAI WHITE BIRD OF PARADISE	1	25 GAL	NO
○	HERB GARDEN HERB SPP	12	1 GAL 12" OC	NO
○	ROSA-SINENSIS HIBISCUS SPP.	3	3 GAL 24" OC	NO
○	SERENOA REPENS SAW PALMETTO	6	3 GAL 24" OC	YES
○	HELICONIA ROSTRATA LOBSTER CLAW	4	7 GAL	NO
○	EPIPHEMUM AUREUM POTHOS SPP	8	1 GAL 18" OC	NO
○	FICUS MICROCARPA GREEN ISLAND FICUS	16	3 GAL 15" OC	NO
○	LANTANA DEPRESSA VAR. FLORIDANA YELLOW LANTANA	4	1 GAL 12" OC	YES
○	GAILLARDIA PULCHELLA INDIAN BLANKET PLANT	40	1 GAL 12" OC	YES
○	BOUGAINVILLEA SPP.	2	6' HT, TRAINED TO ARCH	NO
●	FICUS PUMILA CLIMBING FIG	12	1 GAL ATTACHED TO WALL	NO
		TOTAL:	126	
		NATIVE SPECIES:	50 (39.7%)	

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