



Scope of Work

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

Private Residence
215 Seminole Avenue
Palm Beach

F L O R I D A

Application #:
ARC-24-0087

Date of Presentation: 10.23.24

Sheet Index

Cover Sheet

- L1.0 - Existing Conditions and Action Plan
- L2.0 - Existing Site Images
- L2.1 - Existing Buffer 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

Design Team

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

Zoning Legend

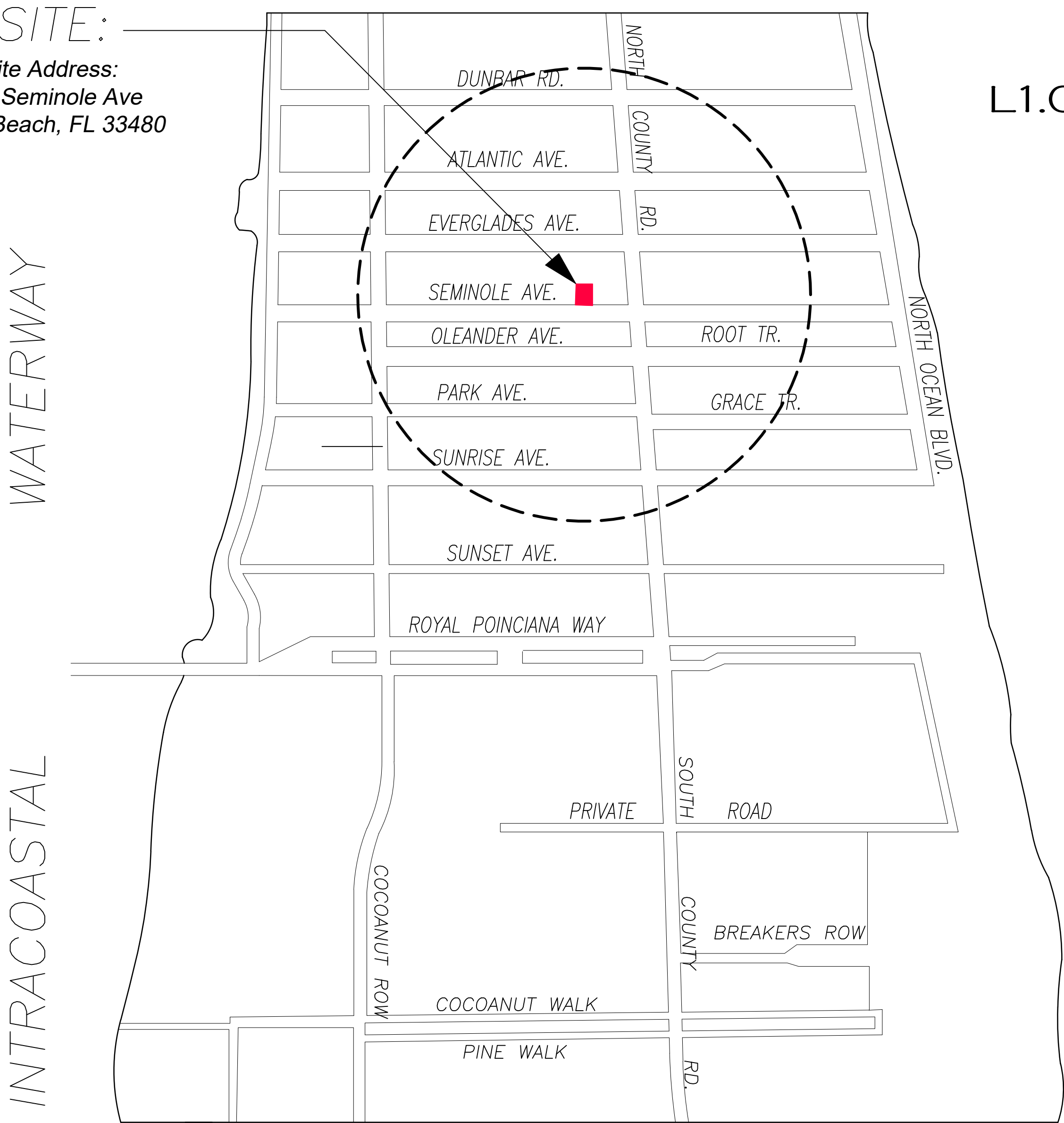
PROPERTY ADDRESS	215 SEMINOLE AVENUE
ZONING DISTRICT	R-C MEDIUM DENSITY RESIDENTIAL
LOT AREA (SQ. FT.)	5,909 S.F.
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	50' & 118'
STRUCTURE TYPE:	SINGLE FAMILY HOME
FEMA FLOOD ZONE DESIGNATION:	ZONE AE
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A
CROWN OF ROAD (COR) (NAVD)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

Landscape Legend

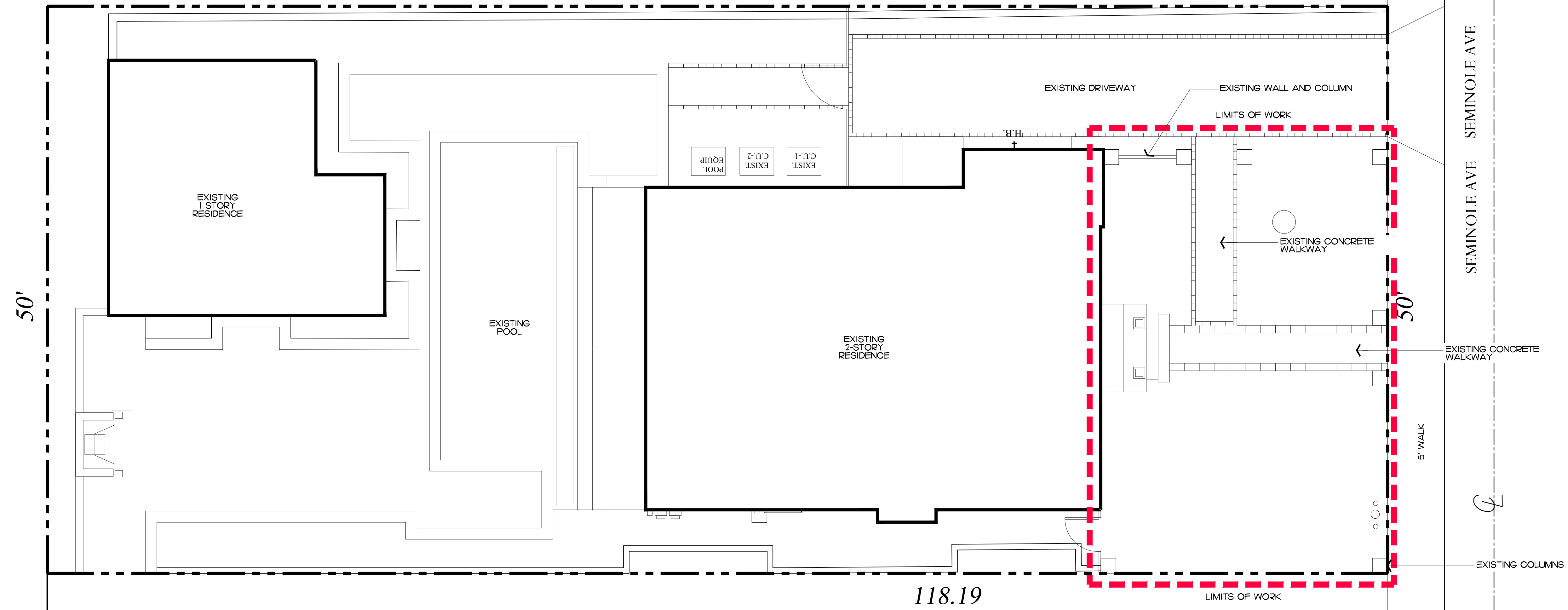
PROPERTY ADDRESS:	215 SEMINOLE AVE	
LOT AREA (SQ FT)	5,909 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	45% 2,659 S.F.	34.16% 2,019 S.F.
LOS TO BE ALTERED (SQ FT AND %)	N/A	25.4% 675 S.F.
PERIMTETER LOS (SQ FT AND %)	50% OF REQ'D O.S. - 1,329 S.F.	58.74% 1,562 S.F.
FRONT YARD LOS (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

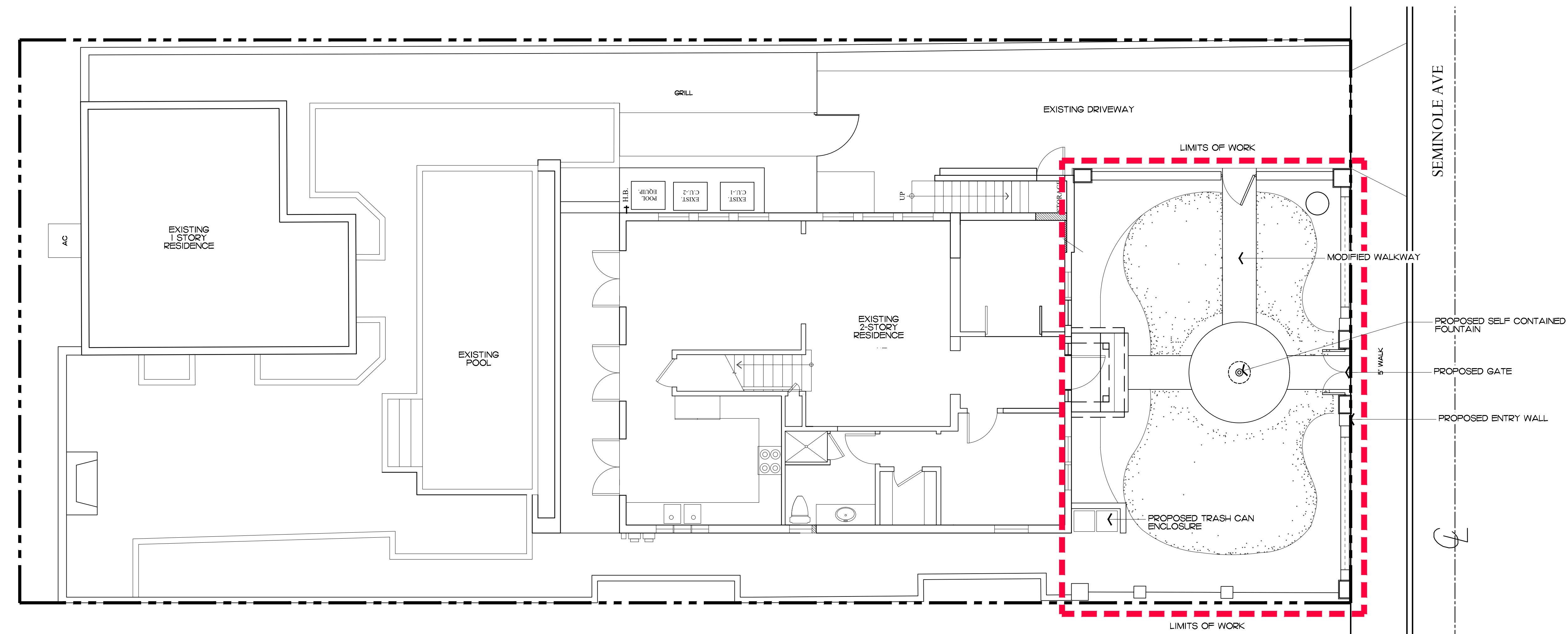
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE		R-C MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM	5,909 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45% 2,659 S.F.	33.99% 2,009 S.F.	34.16% 2,019 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD 500 S.F.	67.77% 827 S.F.	67.70% 837 S.F.
PERIMETER 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.



118.19



Existing Conditions



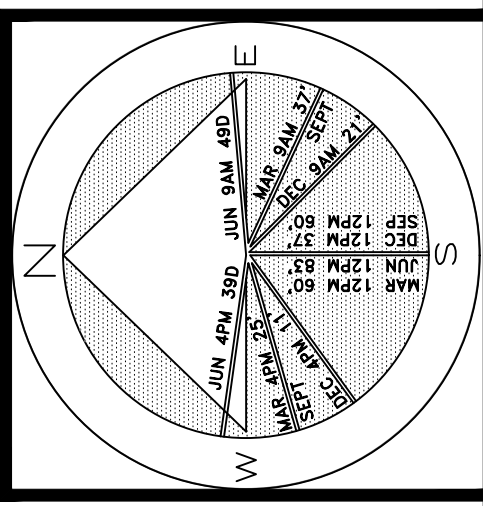
Proposed Conditions

Overall Site Plan

SCALE: 3/16" = 1'-0"

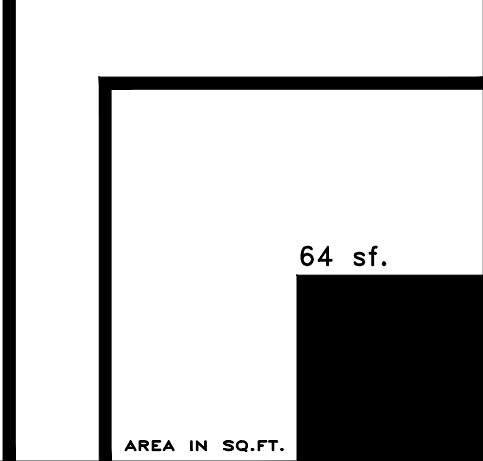
**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 570-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. R.L.A. #6666784
dustin@environmentdesigngroup.com

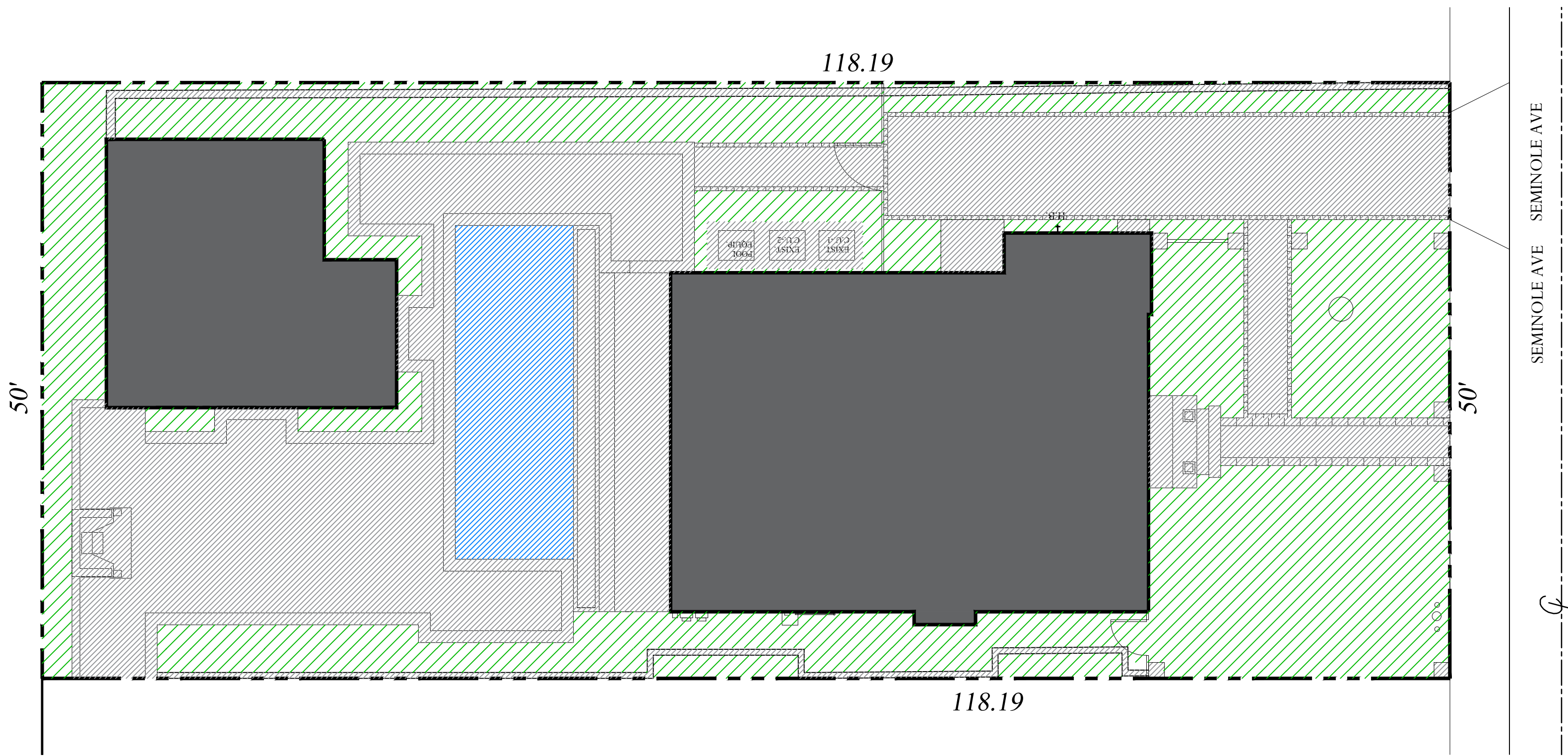
Private Residence
215 Seminole Ave
Palm Beach



JOB NUMBER: # 24020.00 LA
DRAWN BY: Valeria Guitierrez
Kerinae Dorinville
DATE: 05.20.2024
08.08.2024
08.06.2024

SHEET L4.0





Existing Conditions

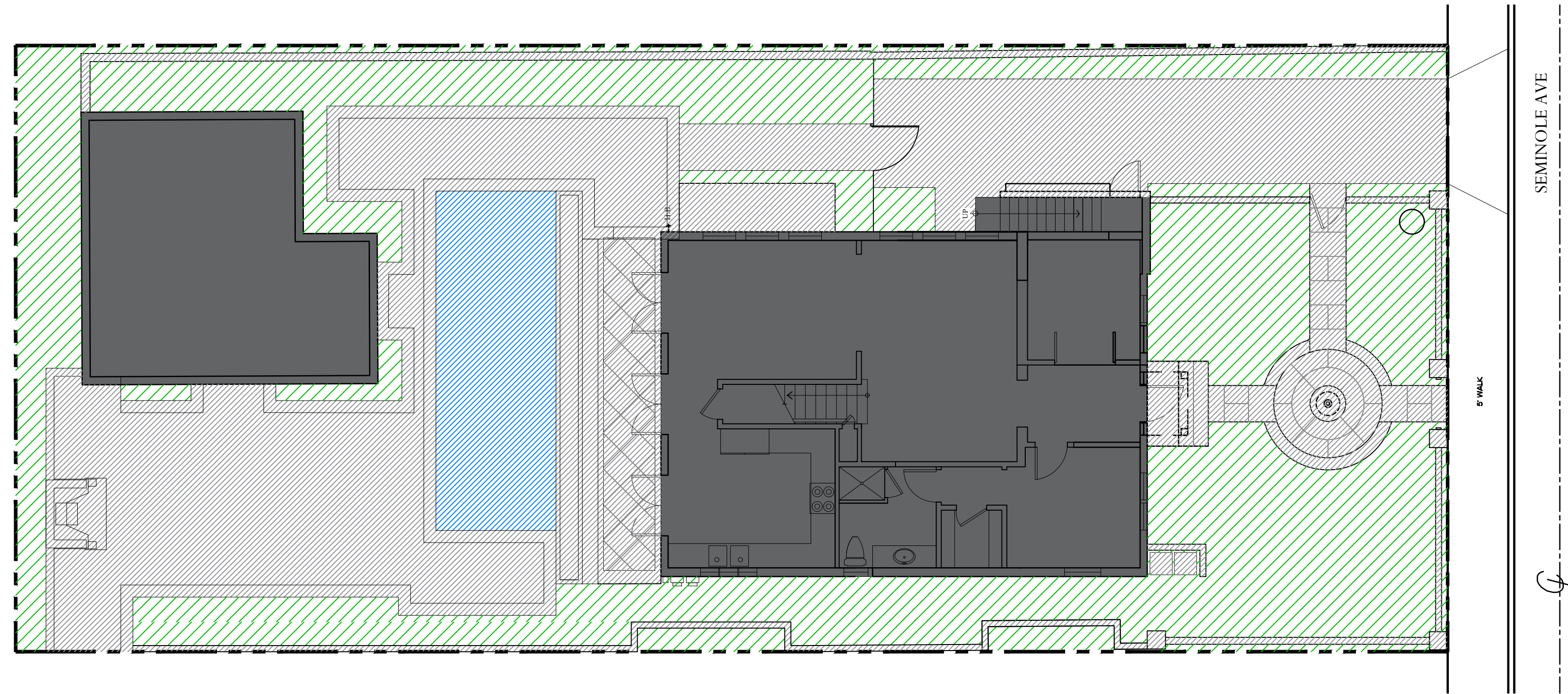
Legend

IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

IMPERVIOUS AREA (WATER)

PERVIOUS AREA / OPEN SPACE

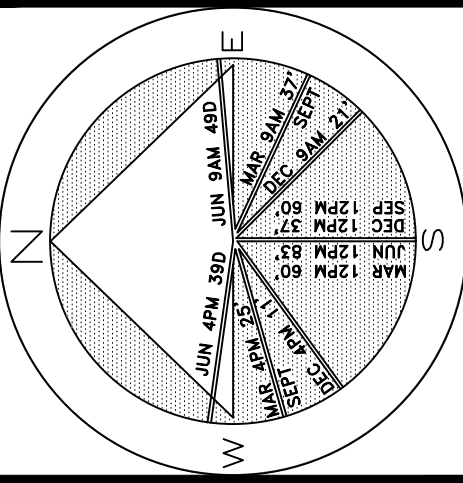


Proposed Conditions

Proposed Site Data

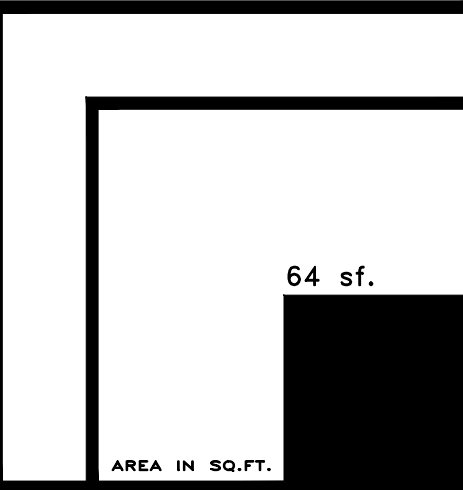
DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-C MEDIUM DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		5,909 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,659 S.F.	33.99%	2,009 S.F.	34.16%	2,019 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	67.77%	827 S.F.	67.70%	837 S.F.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

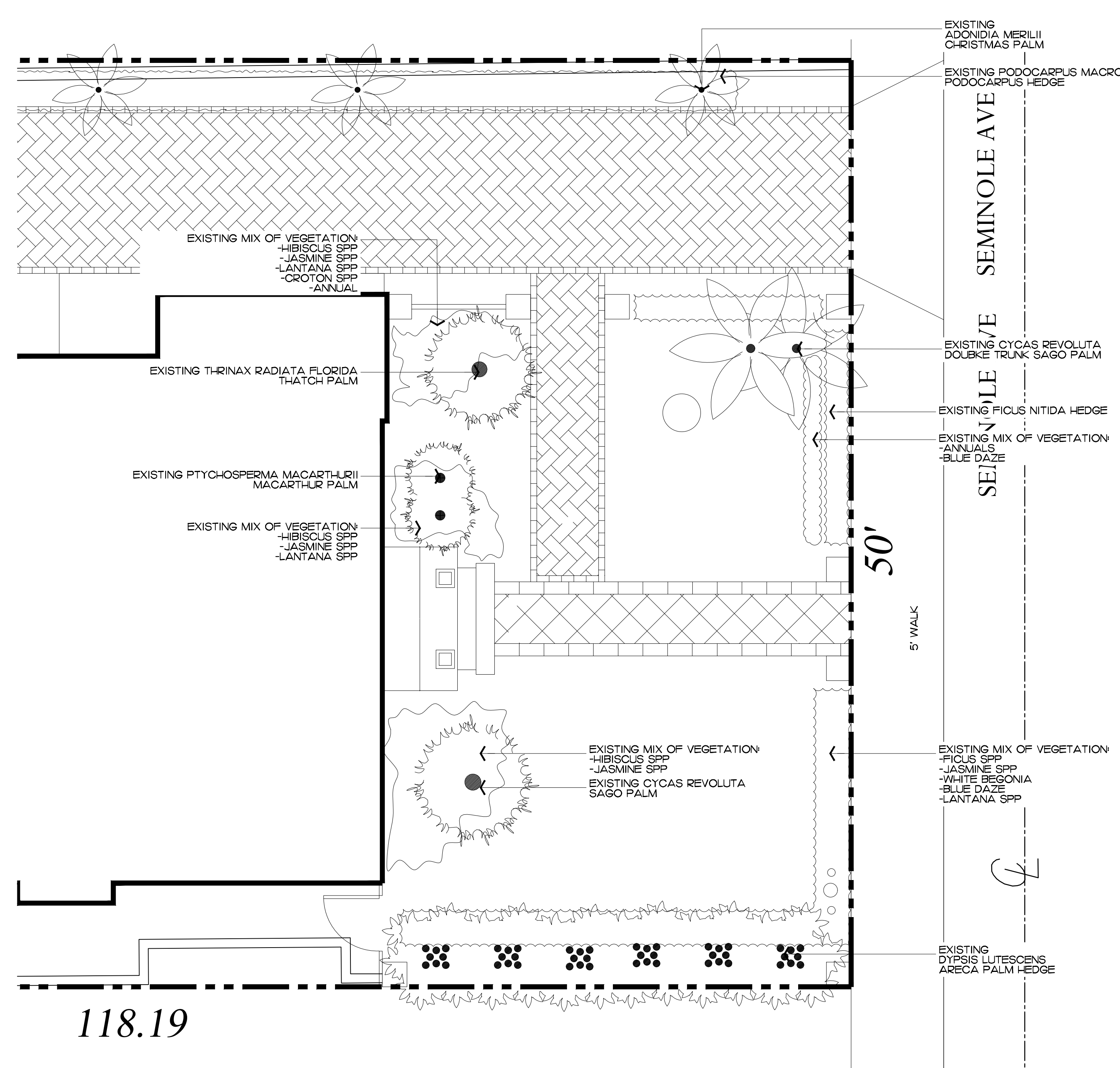
Private Residence
215 Seminole Ave
Palm Beach



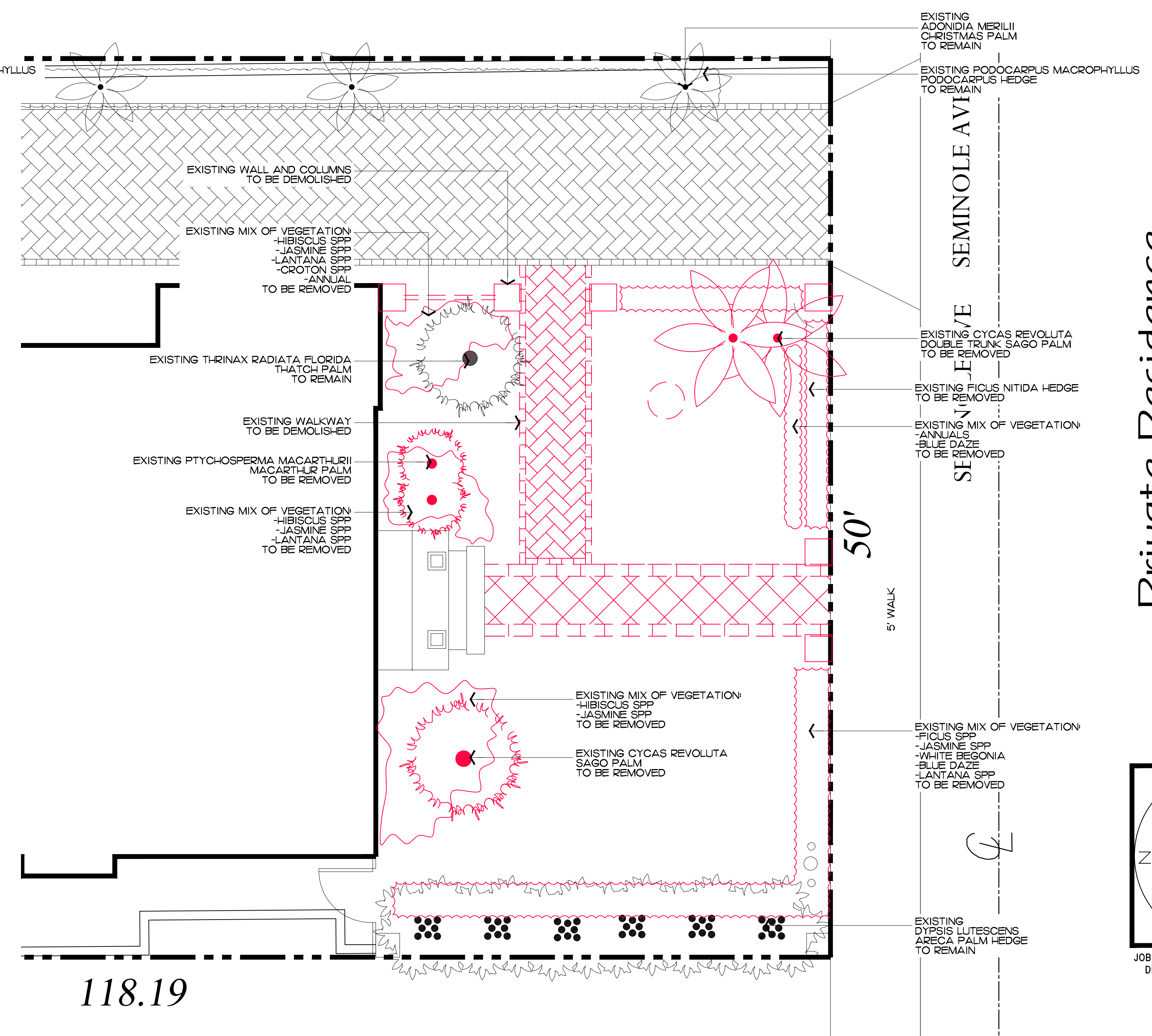
JOB NUMBER: # 24020.00 LA
DRAWN BY: Valeria Gutierrez
DATE: 05.20.2024
08.08.2024
08.06.2024

SHEET L4.1



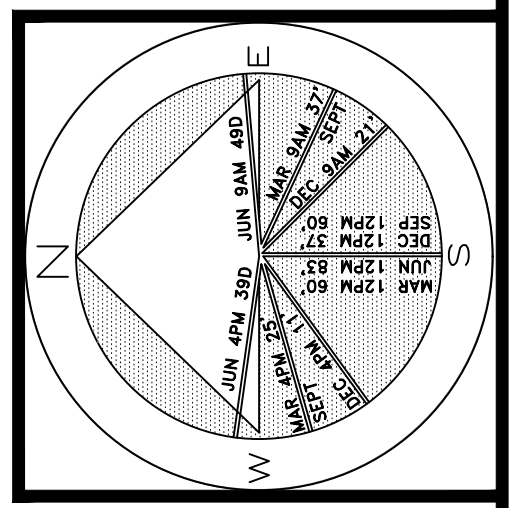


Existing Conditions Front Yard



Demolition/Action Plan

STAGING NOTE:
NO DUMPSTER OR DELIVERY TRUCKS NECESSARY.
FRONT DRIVEWAY TO BE USED FOR CONSTRUCTION STAGING.



JOB NUMBER: # 24020.00 LA
DRAWN BY: Allison Padilla
DATE: 05.20.2024
08.08.2024
09.06.2024

SHEET L1.0



64 sf.

AREA IN SQ.FT.



Existing Front of House



Existing Front Yard Planting



Existing Front Yard Planting



Existing View of Street

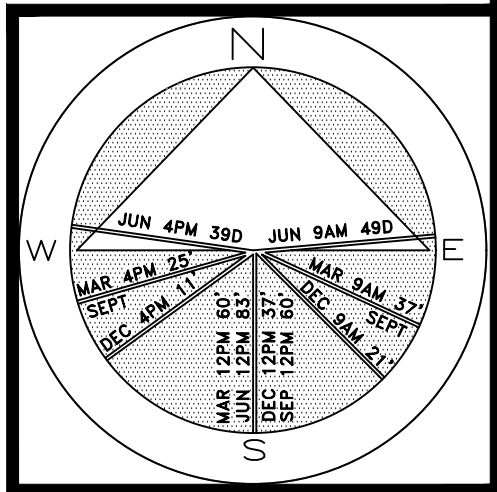


Existing Front Yard Buffer



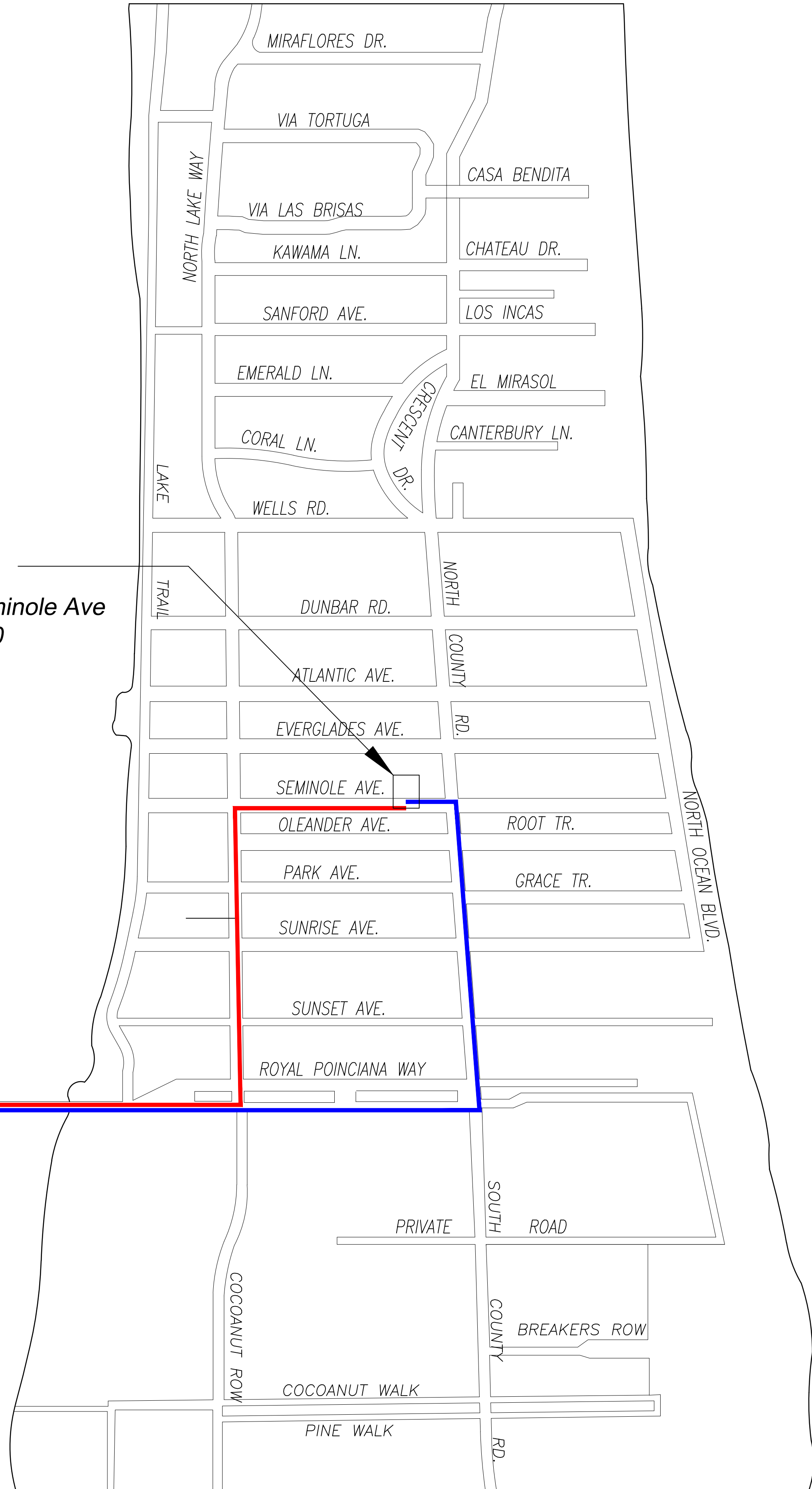
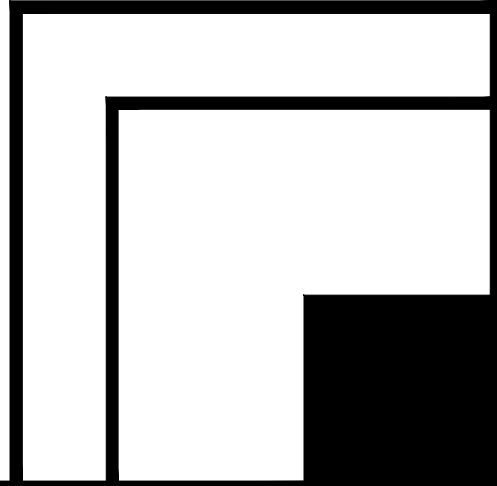
Existing Front Yard Buffer

Private Residence
215 Seminole Ave
Palm Beach



JOB NUMBER: # 24020.00 LA
DRAWN BY: Dustin Mizell
DATE: 05.20.2024
08.08.2024
09.06.2024

SHEET L3.0



WATERWAY
INTRACOASTAL

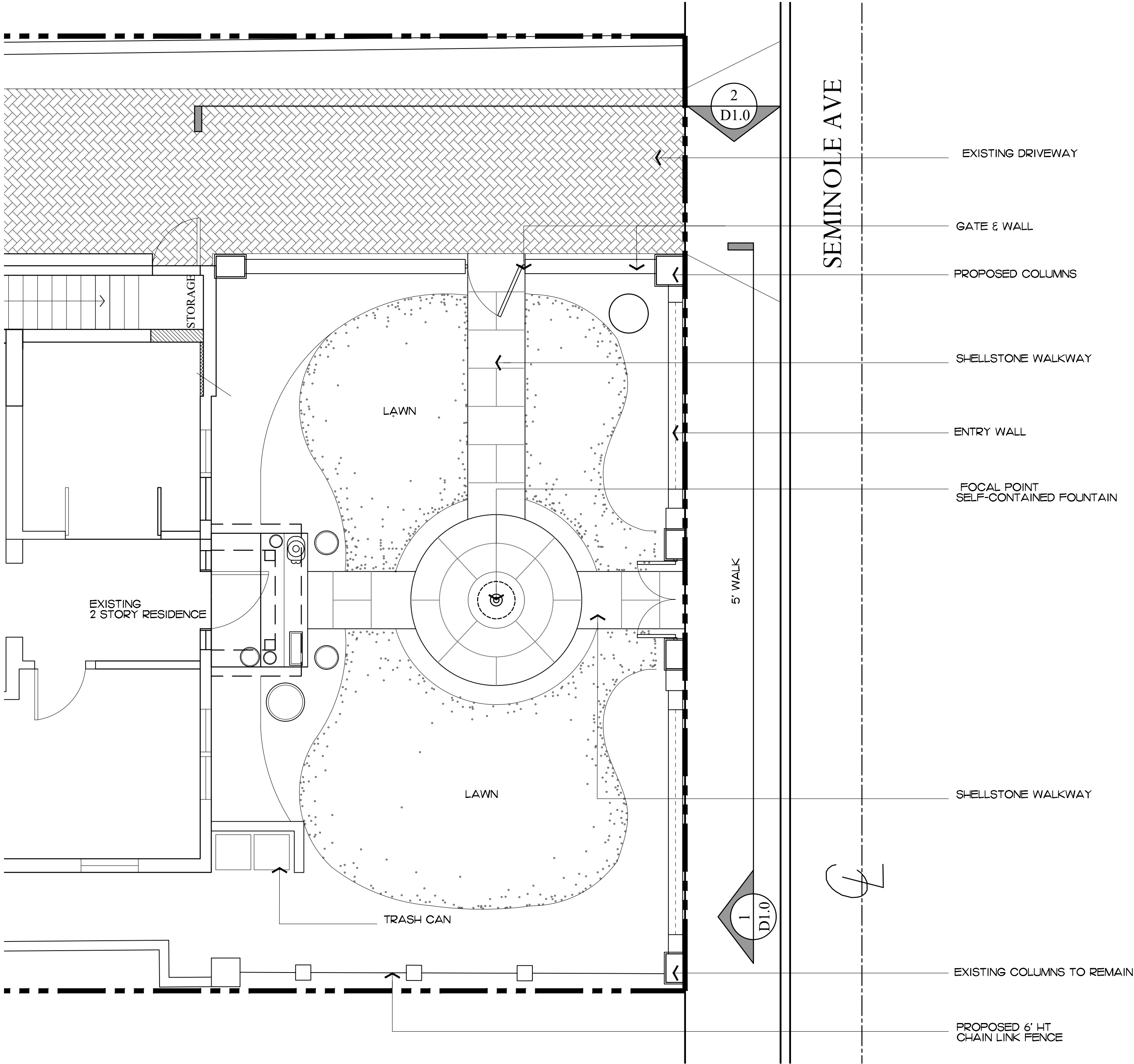
SITE:
Site Address: 215 Seminole Ave
Palm Beach, FL 33480

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

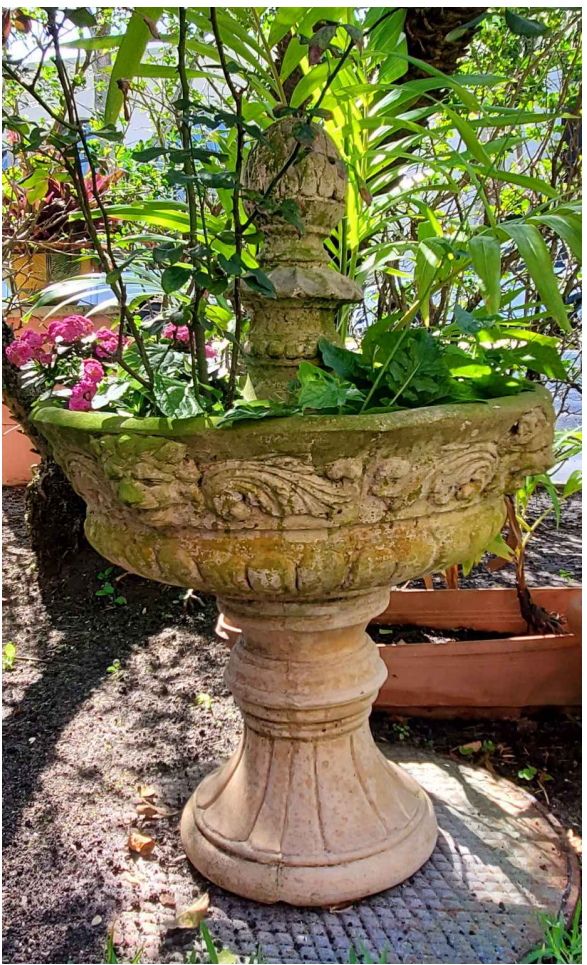
CONCEPTUAL CONSTRUCTION SCHEDULE	
• OCT 23RD 2024	- ARCOM MEETING
• NOV-DEC 2024	- SUBMIT FOR PERMIT
• 1 MONTH -JAN 2025	- MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
• 2 MONTHS	- SITE/BUILDING PREPARATION
• 1.5 MONTHS	- FOUNDATION
• 2.5 MONTHS	- BLOCK DELIVERIES & CONC. POURS
• 1 MONTH	- ROOF TRUSS DELIVERY AND SET TRUSSES
• 1.5 MONTHS	- WINDOW/DOOR DELIVERIES AND INSTALLATION
• .5 MONTH	- DRY-IN
• 1.5 MONTHS	- INTERIOR FRAMING
• 2 MONTHS	- ROUGH-IN
• .5 MONTH	- DRY WALL
• 6 MONTHS	- FINISHES
• 2 MONTHS	- LANDSCAPE & HARDSCAPE INSTALLATION
• 2 MONTHS	- FINAL INSPECTIONS
• +/-24 MONTHS	- PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

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.

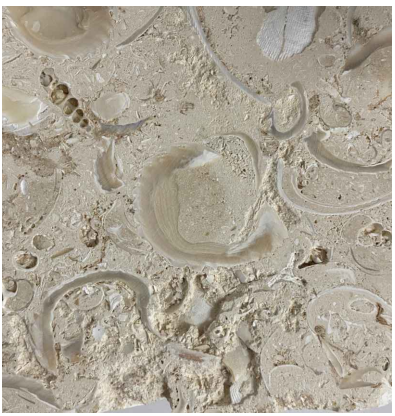
- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE



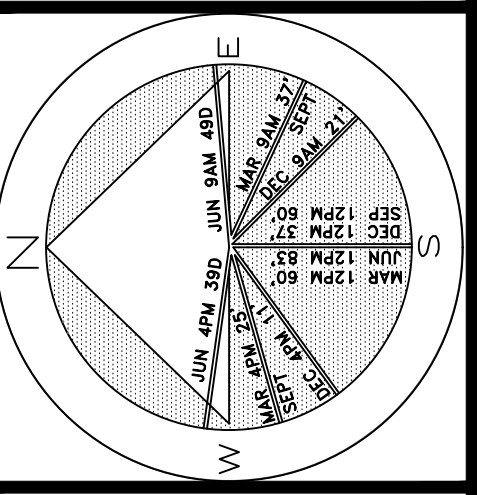
Proposed Front Site Plan



Fountain Feature



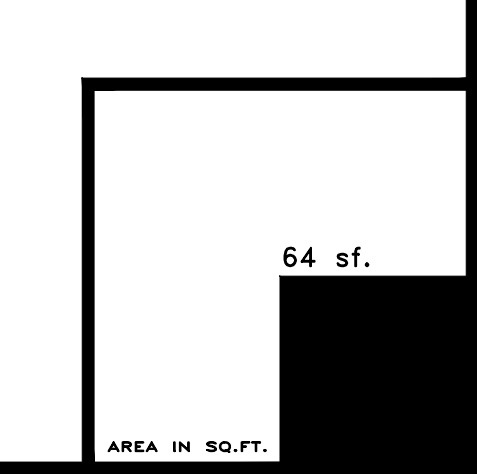
Shellstone to Match Existing

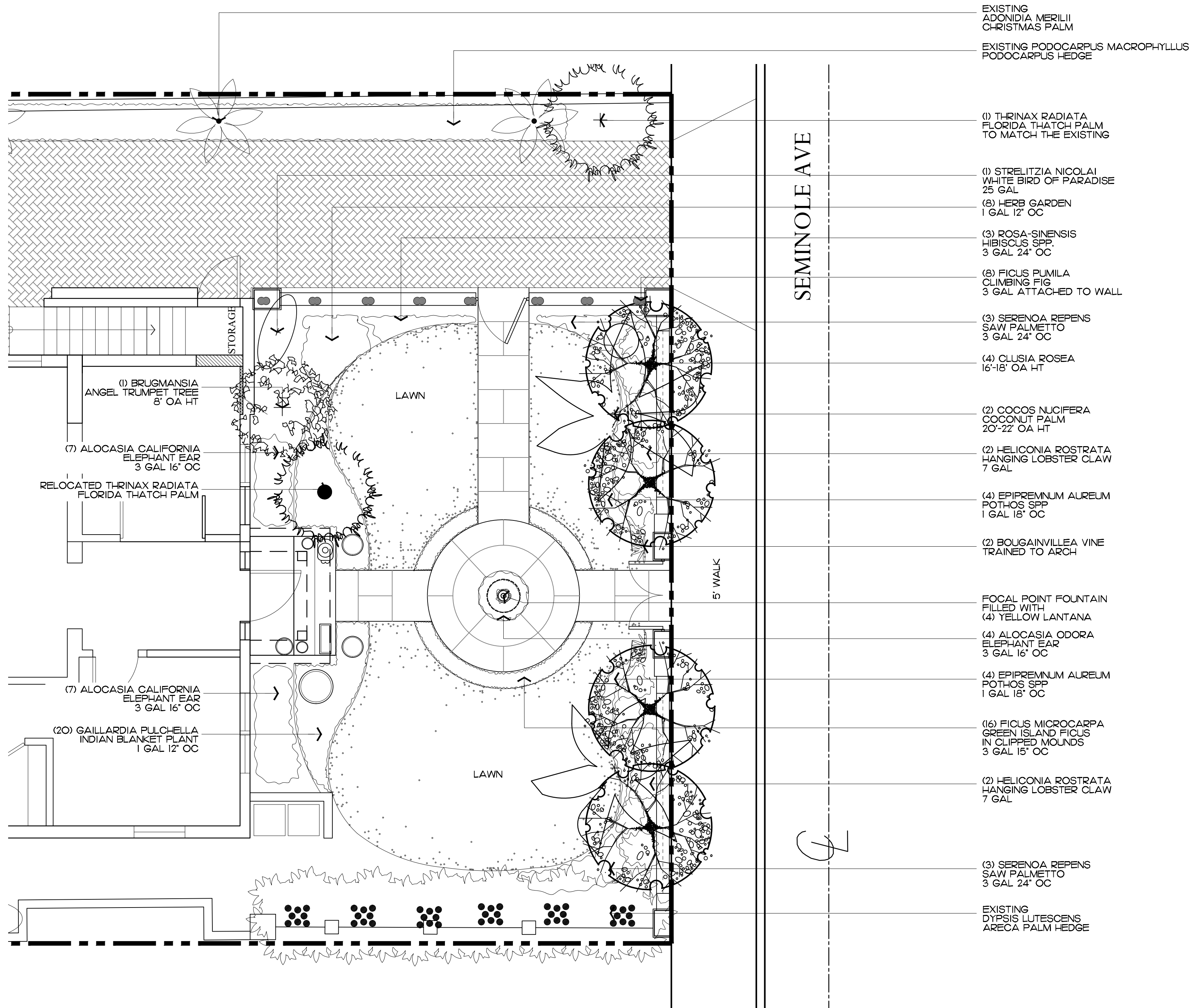


JOB NUMBER: # 24020.00 LA
DRAWN BY: Allison Padilla
Kerinaelle Dorinvil
DATE: 05.20.2024
08.08.2024
08.06.2024

SHEET L4.2

Enlarged Site Plan

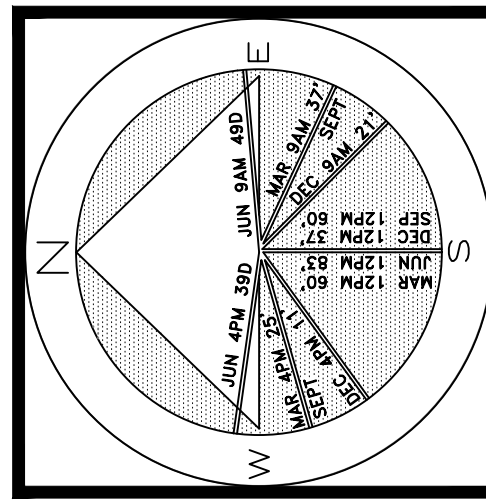




Proposed Front Landscape Plan

- EXISTING
ADONIDIA MERILII
CHRISTMAS PALM
- EXISTING PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE
- (1) THEINAX RADIATA
FLORIDA THATCH PALM
TO MATCH THE EXISTING
- (1) STRELITZIA NICOLAI
WHITE BIRD OF PARADISE
25 GAL
- (8) HERB GARDEN
1 GAL 12" OC
- (3) ROSA-SINENSIS
HIBISCUS SPP.
3 GAL 24" OC
- (8) FICUS PUMILA
CLIMBING FIG
3 GAL ATTACHED TO WALL
- (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) EPIPRENUM AUREUM
POTIUS SPP
1 GAL 18" OC
- (2) BOUGAINVILLEA VINE
TRAINED TO ARCH
- FOCAL POINT FOUNTAIN
FILLED WITH
(4) YELLOW LANTANA
- (4) ALOCASIA ODORA
ELEPHANT EAR
3 GAL 16" OC
- (4) EPIPRENUM AUREUM
POTIUS SPP
1 GAL 18" OC
- (16) FICUS MICROCARPA
GREEN ISLAND FICUS
IN CLIPPED MOUNDS
3 GAL 15" OC
- (2) HELICONIA ROSTRATA
HANGING LOBSTER CLAW
7 GAL
- (3) SERENOA REPENS
SAW PALMETTO
3 GAL 24" OC
- EXISTING
DYPHIS LUTESCENS
ARECA PALM HEDGE

Private Residence
215 Seminole Ave
Palm Beach



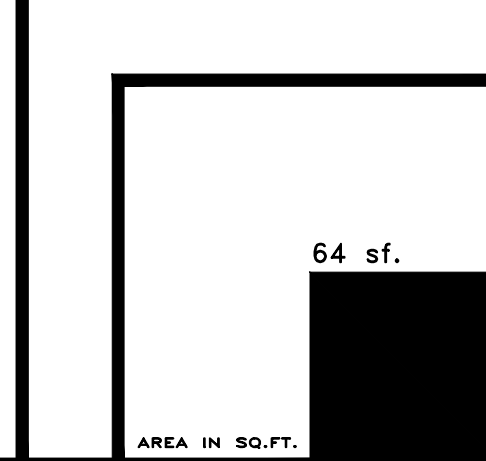
JOB NUMBER: # 24020.00 LA
DRAWN BY: Allison Padilla

DATE: 05.20.2024
08.08.2024
09.06.2024

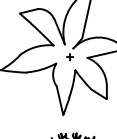
SHEET L5.0

Landscape Plan

SCALE IN FEET 0' 4' 8' 12'



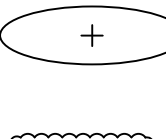
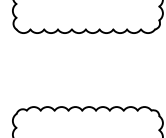
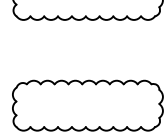
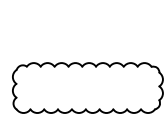
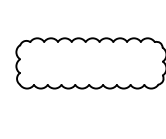
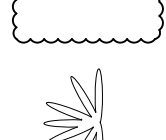
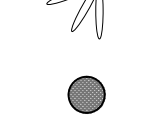
Trees & Palms

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 EXISTIG	YES
	BRUGMANSIA ANGEL TRUMPET TREE	1	8' OA HT	YES
TOTAL TREES: NATIVE SPECIES:		5 4 (80%)		

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

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	8	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
	EPIPREMMUM 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	20	1 GAL 12" OC	YES
	BOUGAINVILLEA SPP.	2	6' HT. TRAINED TO ARCH	NO
	FICUS PUMILA CLIMBING FIG	8	1 GAL ATTACHED TO WALL	NO
TOTAL: NATIVE SPECIES:		98 30 (30.61%)		

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5920-8

Palm Beach, FL 33480

Phone: 561.832.4600

Mobile: 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

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

Dustin@environmentdesigngroup.com

Private Residence
215 Seminole Ave
Palm Beach

JOB NUMBER: # 24020.00 LA
DRAWN BY: Alex Bugrui
DATE: 05.20.2024
08.08.2024
09.06.2024

SHEET L6.0



Existing Elevation (View From Street)



Proposed Elevation (View From Street)

Front Elevation

SCALE IN FEET 1/2" = 1'

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

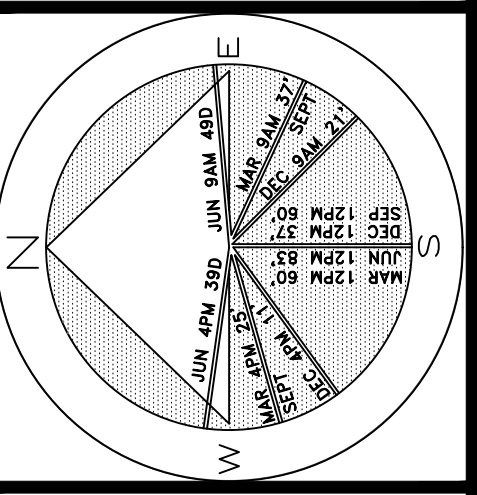
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
215 Seminole Ave
Palm Beach

JOB NUMBER: # 24020.00 LA
DRAWN BY: Allison Padilla
DATE: 05.29.2024
08.08.2024

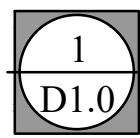
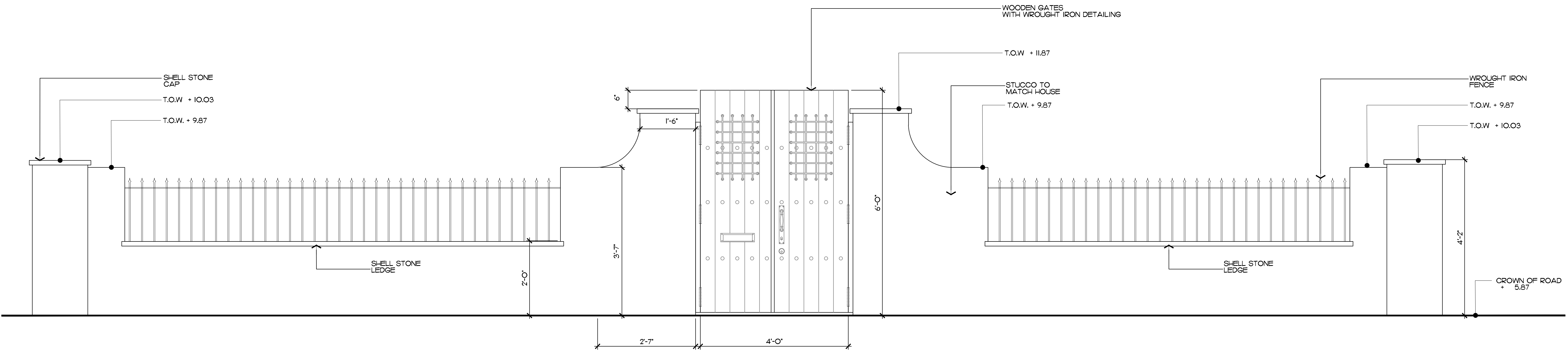
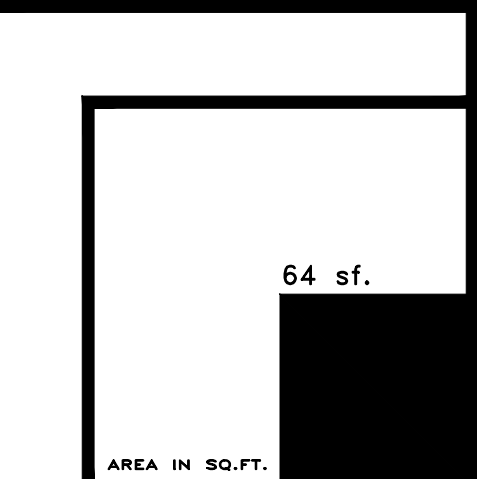
SHEET L7.0

Private Residence
215 Seminole Ave
Palm Beach

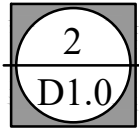
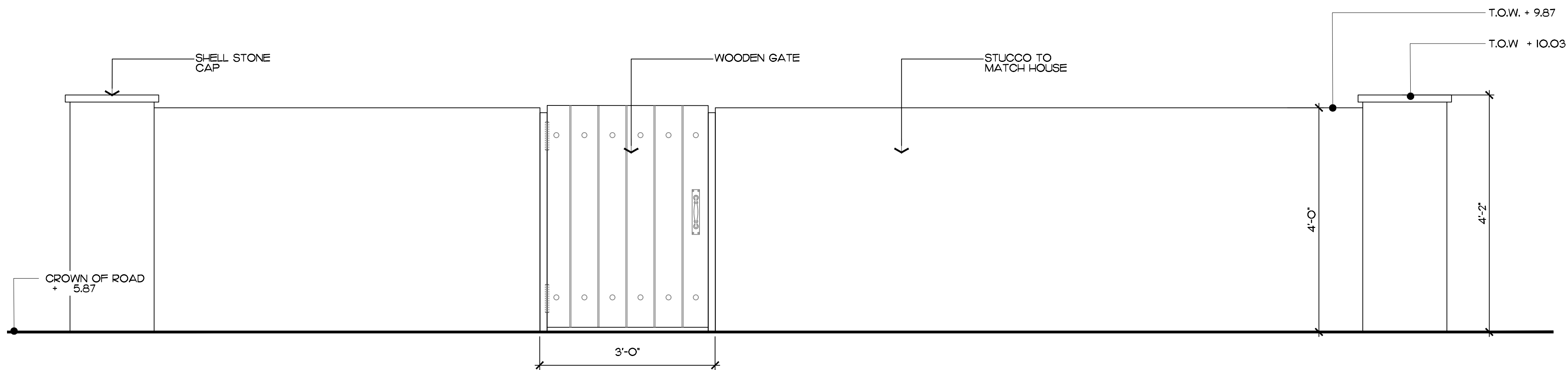


JOB NUMBER: # 24020.00 LA
DRAWN BY: Allison Padilla
DATE: 05.20.2024
08.08.2024
09.06.2024

SHEET D1.0



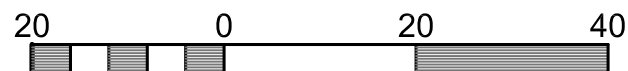
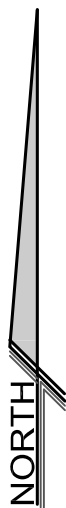
Entry Gate Elevation



Service Entry Gate Elevation (View From Driveway)

Gate Details

SCALE IN FEET 3/4" = 1'



Scale 1" = 20'

SURVEY NOTES:

- 1.) Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.
- 2.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - a) Originating benchmark = Leica Global Positioning System.
 - b) $\times_{00.00}$ = existing elevation (NAVD 88 typical).
- 3.) Area of subject property = 5911 square feet (0.1357 acres).
- 4.) No underground improvements located.
- 5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
- 6.) This firm's "Certificate of Authorization" number is "LB 6838".

THE SE CORNER OF LOT 43 BLOCK 5 FOUND 1/2" IRON ROD (NO ID.)

THE SW CORNER OF LOT 44 BLOCK 5 FOUND 1/2" IRON ROD (NO ID.)

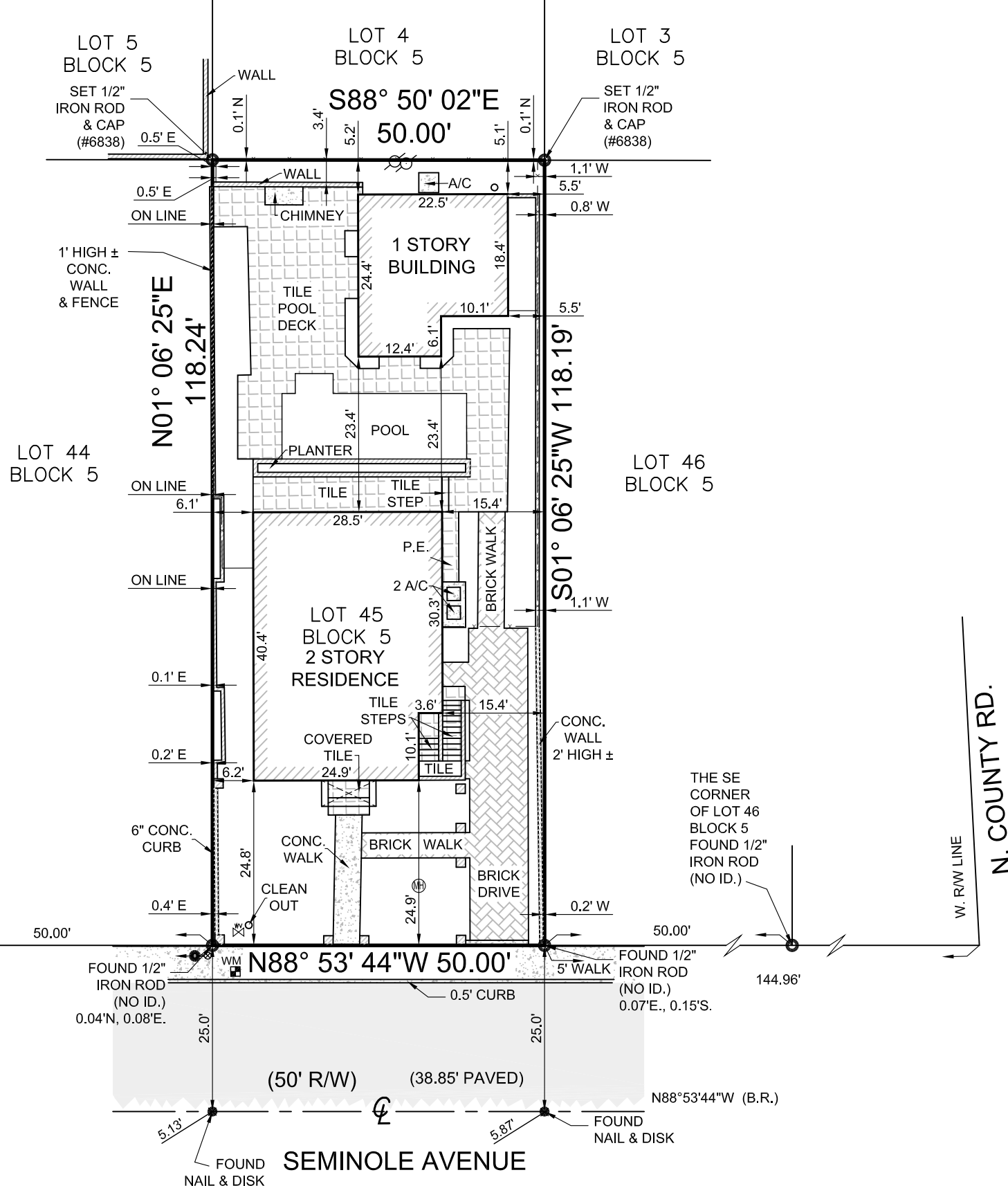
LOT 44 BLOCK 5

LOT 5 BLOCK 5
SET 1/2" IRON ROD & CAP (#6838)

LOT 4 BLOCK 5

LOT 3 BLOCK 5
SET 1/2" IRON ROD & CAP (#6838)

LOT 46 BLOCK 5



REVISIONS:

02/08/24 set rear corners
08/05/2024 correct "6' wall"/ add road elev's

CERTIFIED TO: BRENDA SCHWERIN

PROPERTY ADDRESS: 215 Seminole Avenue, Palm Beach, FL 33480

FLOOD ZONE: AE
(120220-12099C0581 F 10/05/2017)
BASE FLOOD ELEVATION = 6'
(NAVD 88)

DESCRIPTION: Lot 45, Block 5 of Ocean Park H.W. Robbins Addition to Palm Beach, according to the Plat thereof as recorded in Plat Book 6, at Page 78, of the Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y240052

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= PAVER BRICK FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		= WOOD POWER POLE
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING	— x — x —	= CHAIN LINK FENCE		= WATER METER
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	— o — o —	= WOOD FENCE		= FIRE HYDRANT
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK	— — — —	= METAL FENCE		= CATCH BASIN
F.F.E.L.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK	— — — —	= CENTERLINE		= SANITARY MANHOLE
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE	— — — —	= EASEMENT		
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY	— — — —	= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE	— — — —	= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE	— — — —	= LOT TIE		

SCALE: 1" = 20'

DRAWN BY: N.M.

FIELD WK: J.W. / B.M.

DATE: 01/17/2024

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