



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
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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

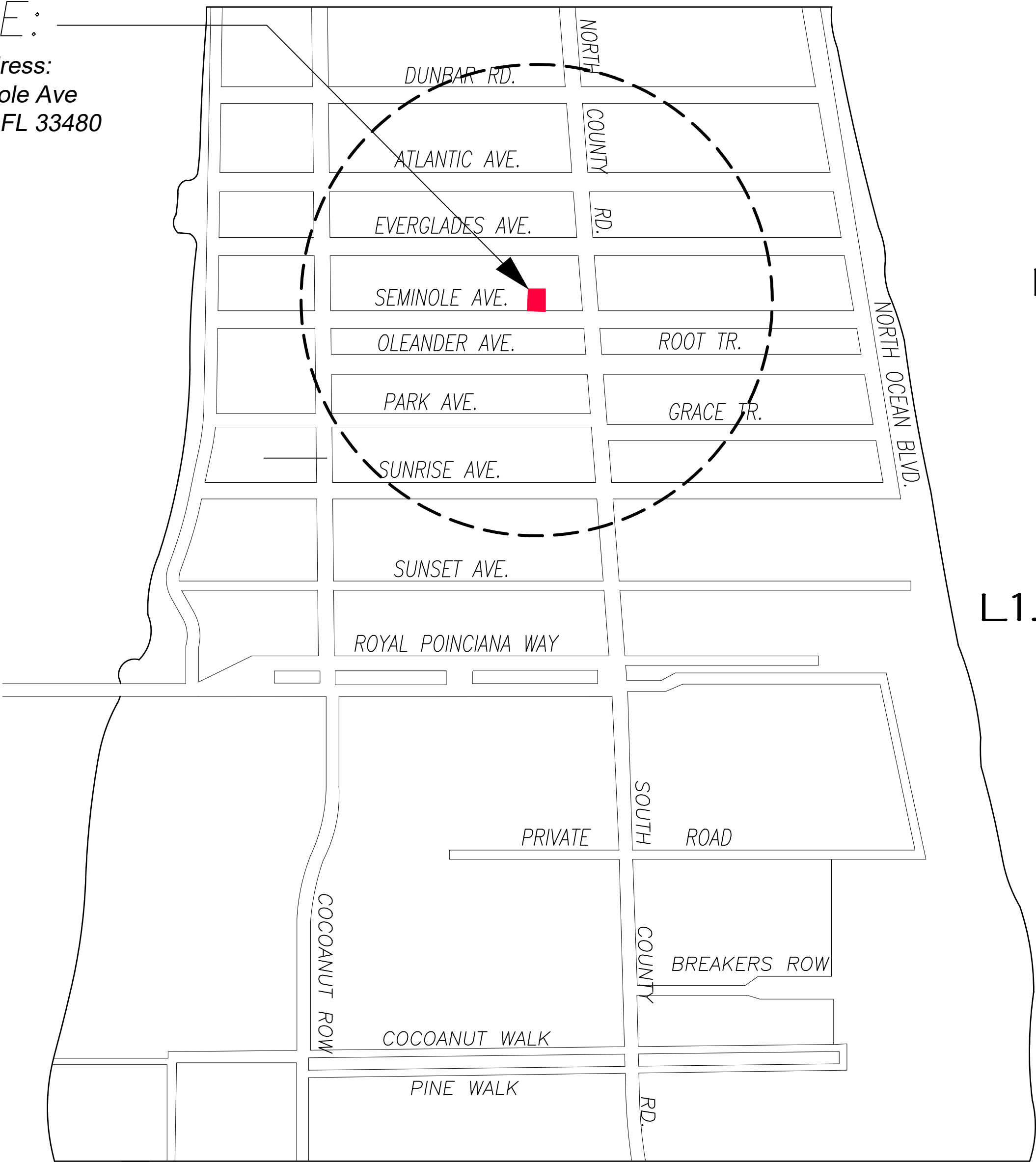
DESCRIPTION	REQUIRED	EXISTING	PREVIOUSLY PROPOSED	CURRENTLY PROPOSED
LOT ZONE			R-C MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		5,909 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45% 2,659 S.F.	33.99% 2,009 S.F.	34.16% 2,019 S.F.	34.64% 2,047 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD 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

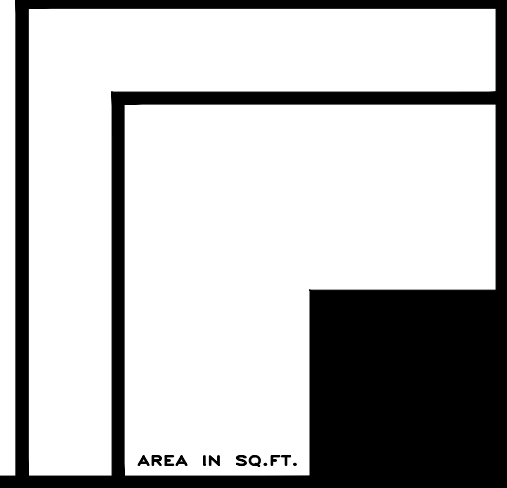
INTRACOASTAL



Private Residence
215 Seminole Ave
Palm Beach

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

SHEET EO.1



AREA IN SQ.FT.



Site Conditions Exhibit



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



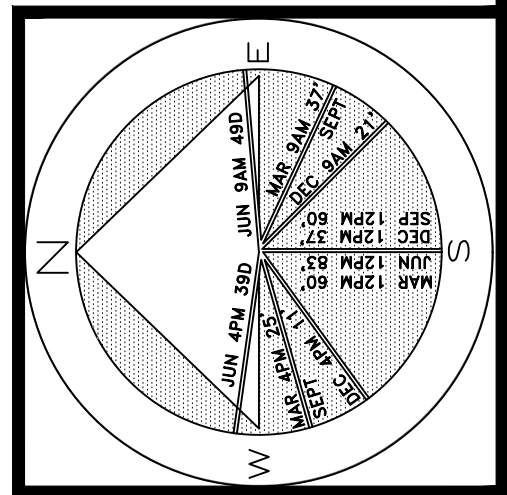
264 *Seminole*

Stucco wall

Private Residence

215 Seminole Ave

Palm Beach

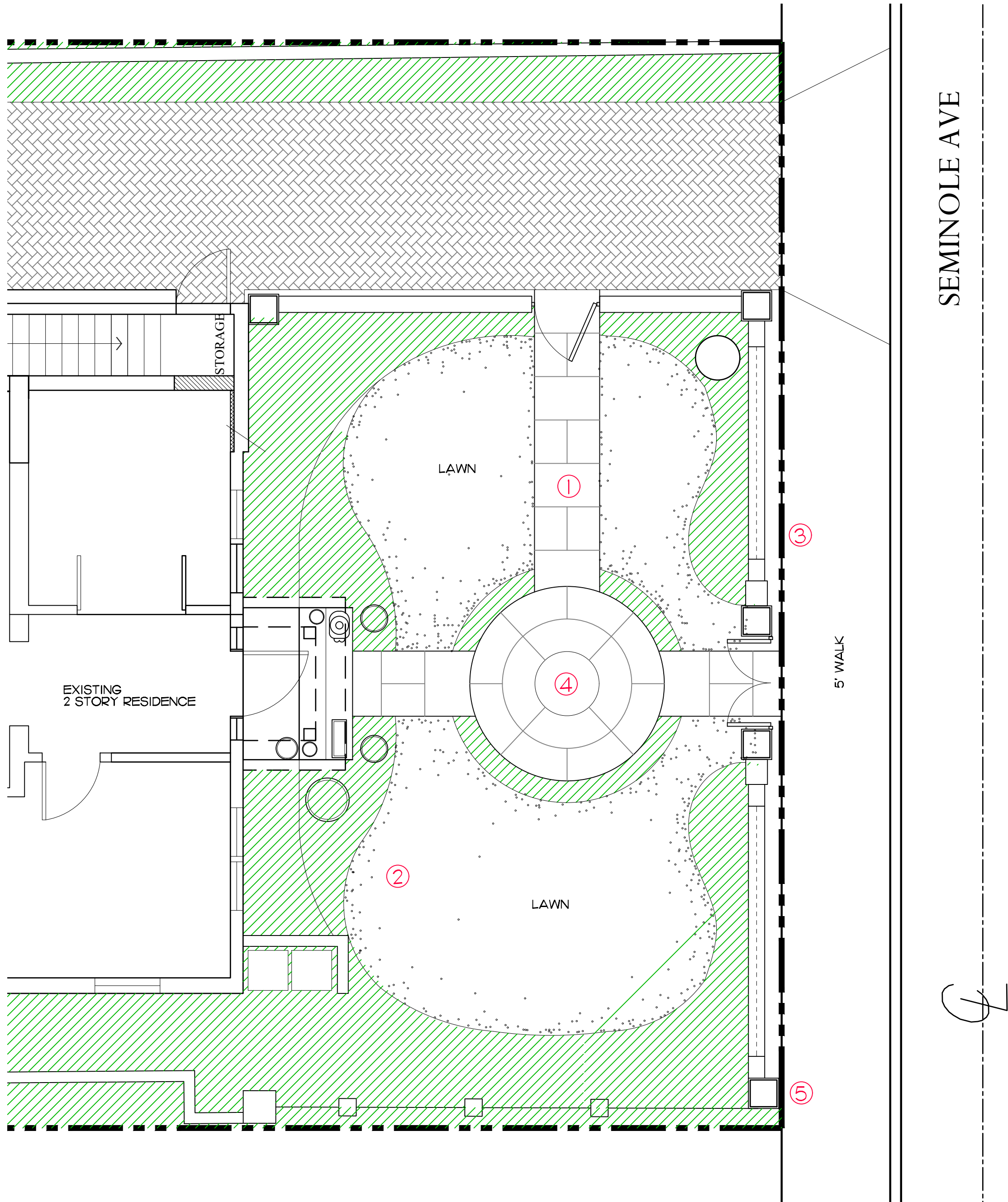
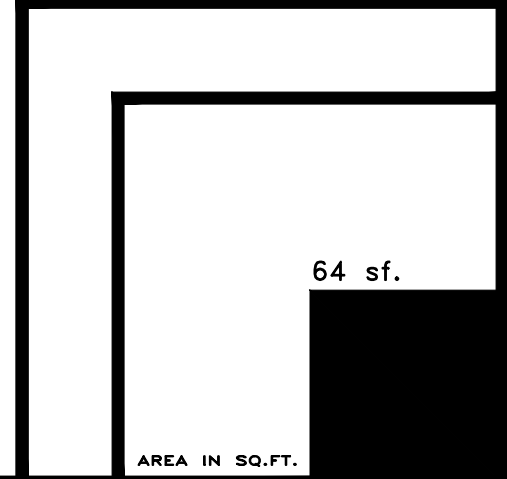


JOB NUMBER: # 24020.00 LA

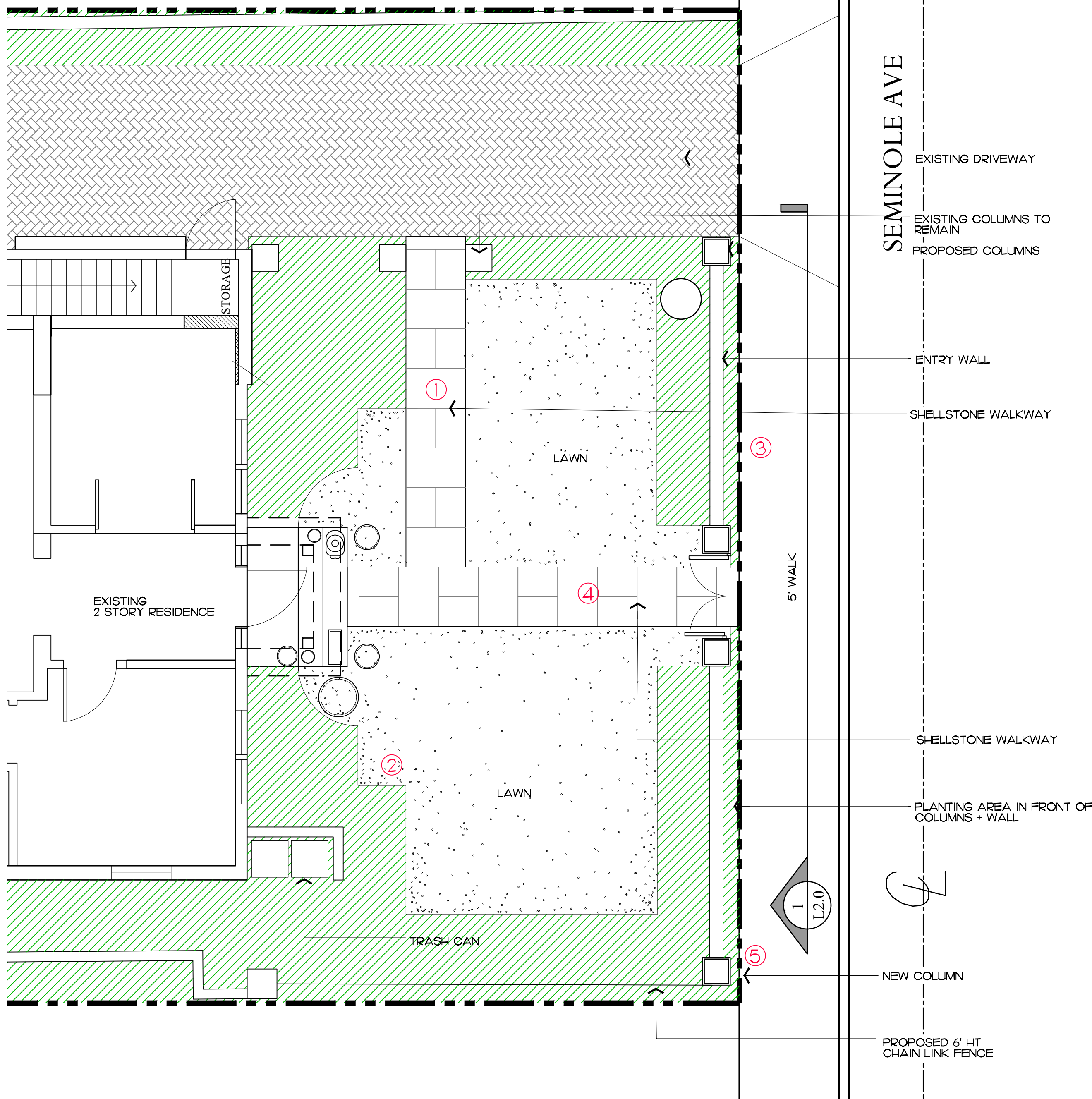
DRAWN BY: Caleb Weigel

DATE: 10.30.2024

SHEET E1.0



Previously Proposed Front Site Plan



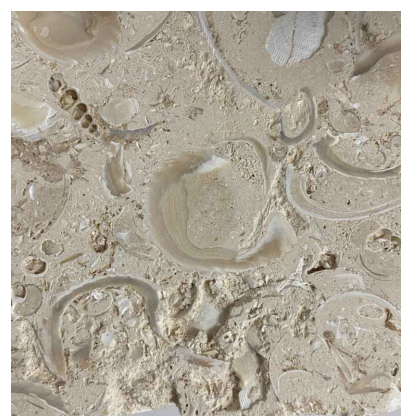
Proposed Front Site Plan

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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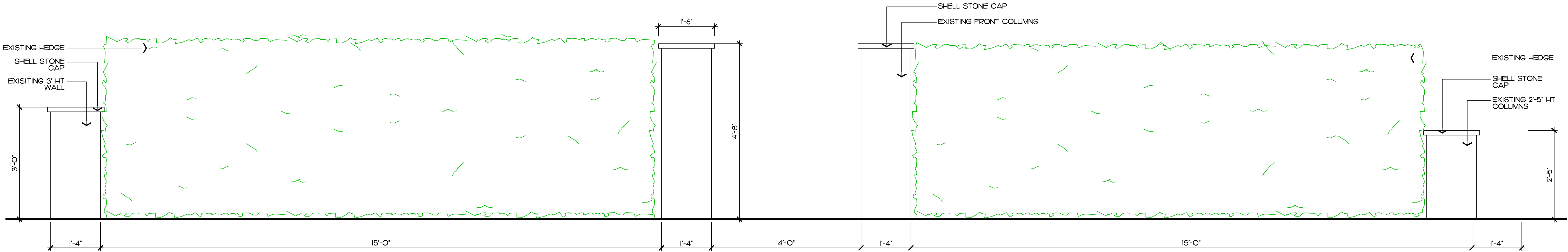
Shellstone to Match Existing

Currently Proposed Front Yard

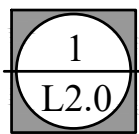
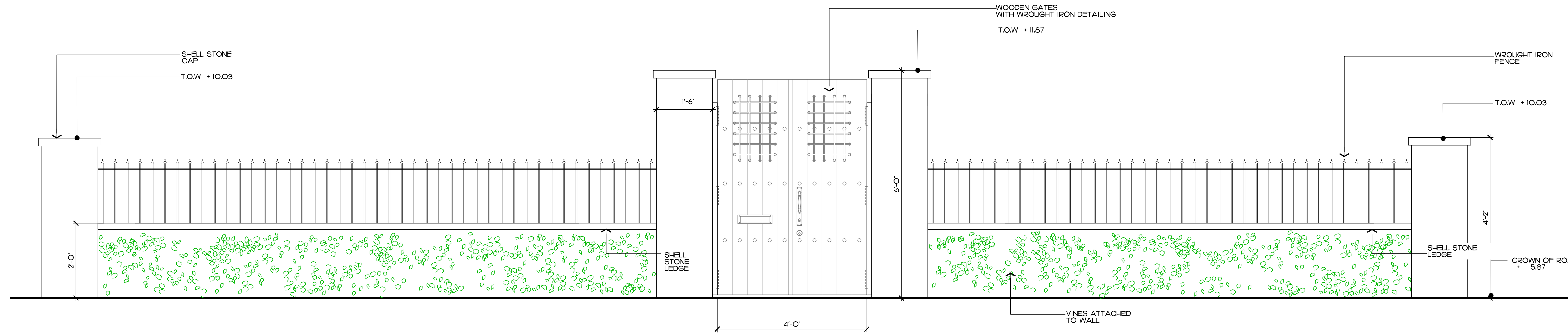


64 sf.

AREA IN SQ.FT.



Existing Entry Elevation



Proposed Entry Gate Elevation



Wrought Iron Fence Detail

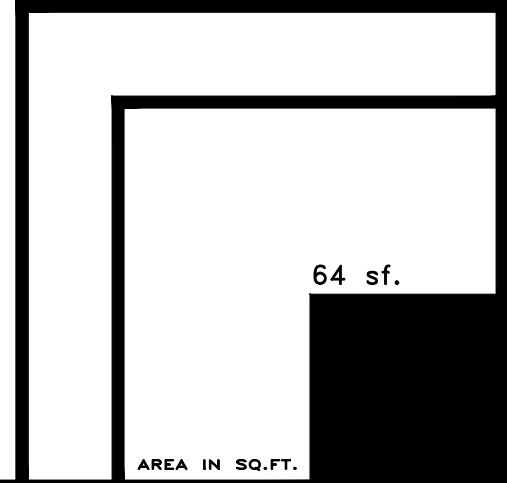
QUAD FLAIR DETAIL AT THE TOP OF EACH PICKET.

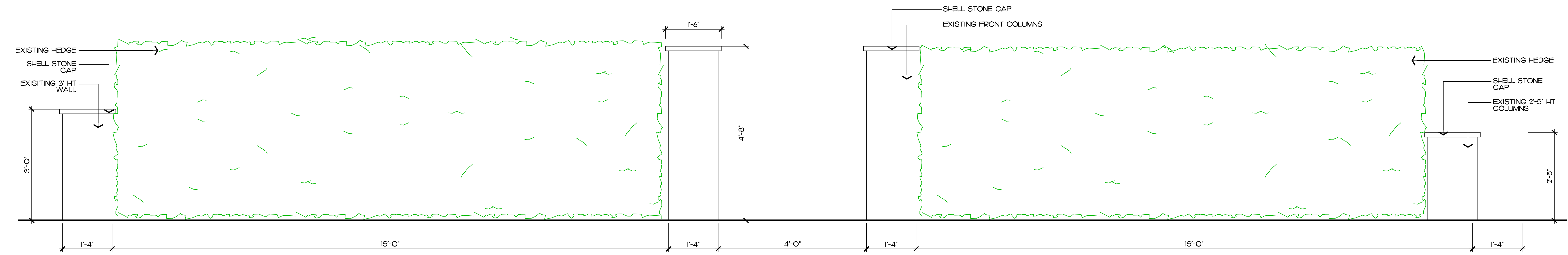
Wall, Fence & Gate Details

SCALE IN FEET 3/4" = 1'

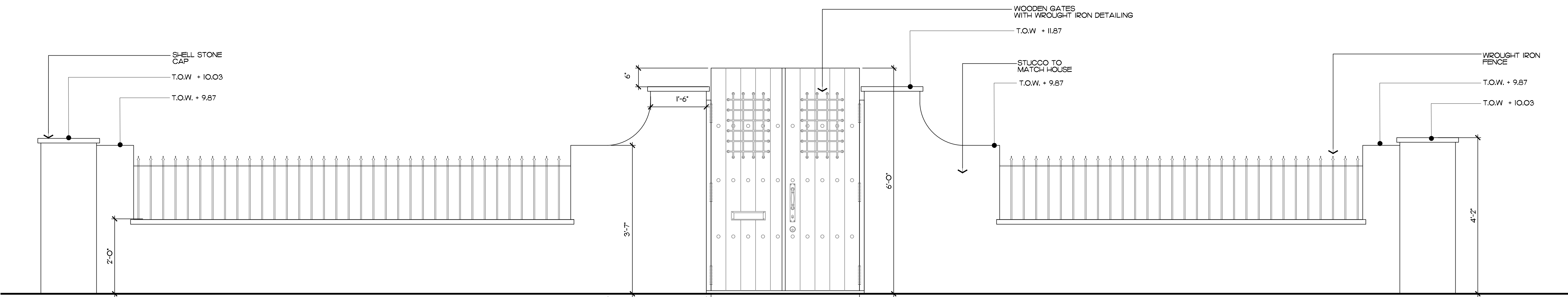
JOB NUMBER: # 24020.00 LA
DRAWN BY: Allison Padilla
Caleb Weigel
DATE: 10.30.2024

SHEET E2.0

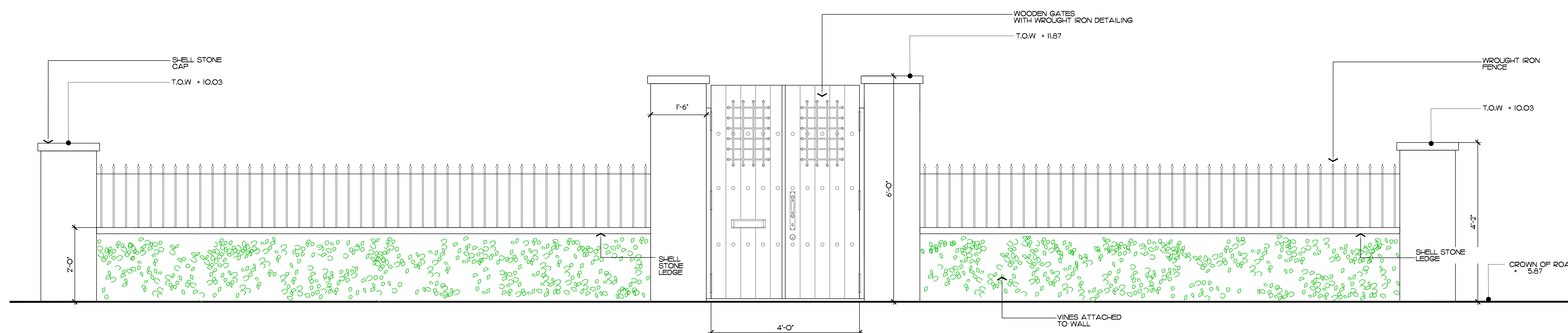




Existing Entry Elevation



Previously Proposed Entry Elevation



Proposed Entry Gate Elevation

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

ENVIRONMENTAL DESIGN GROUP
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Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
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Landscape Management
Dustin M. Mizell, M.L.A. R.L.A. #6666784
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SHEET E3.0

64 sf.
AREA IN SQ.FT.



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

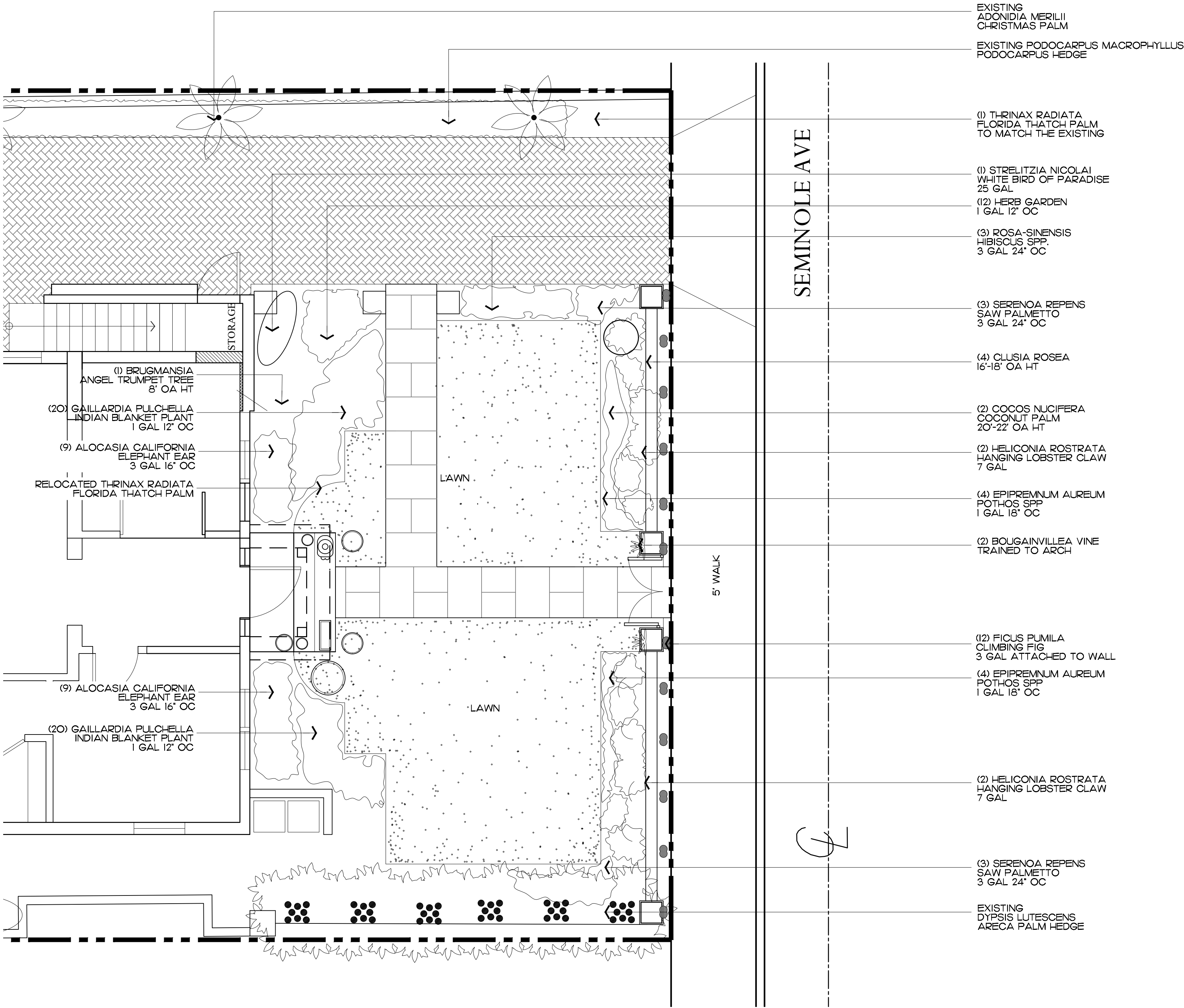
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Dustin@environmentdesigngroup.com

Private Residence
215 Seminole Ave
Palm Beach

JOB NUMBER: # 24020.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 10.30.2024

SHEET E4.0



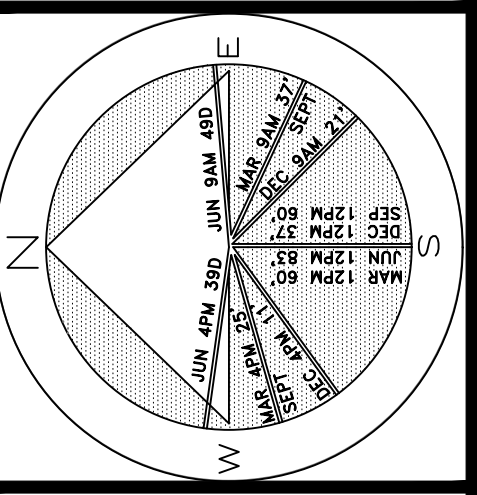
Proposed Front Landscape Plan

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:		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
	EPIPREMNUM 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%)		



JOB NUMBER: # 24020.00 LA
DRAWN BY: Valeria Cuatrecasas

DATE: 10.30.2024

SHEET E5.0

Landscape Plan



64 sf.

AREA IN SQ.FT.