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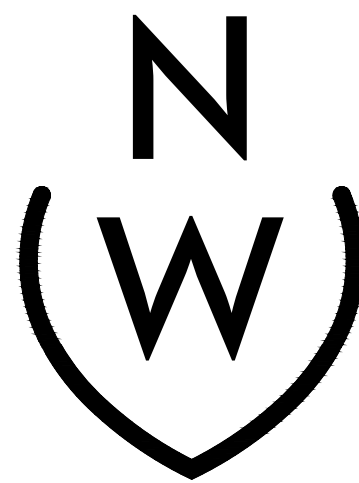


EXISTING CONDITIONS PLAN
PRIVATE RESIDENCE

232 LA PUERTA WAY, PALM BEACH

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

20 NOV 2023
02 NOV 2023
16 OCT 2023
01 SEPT 2023
21 JUNE 2023
18 MAY 2023
15 MAY 2023



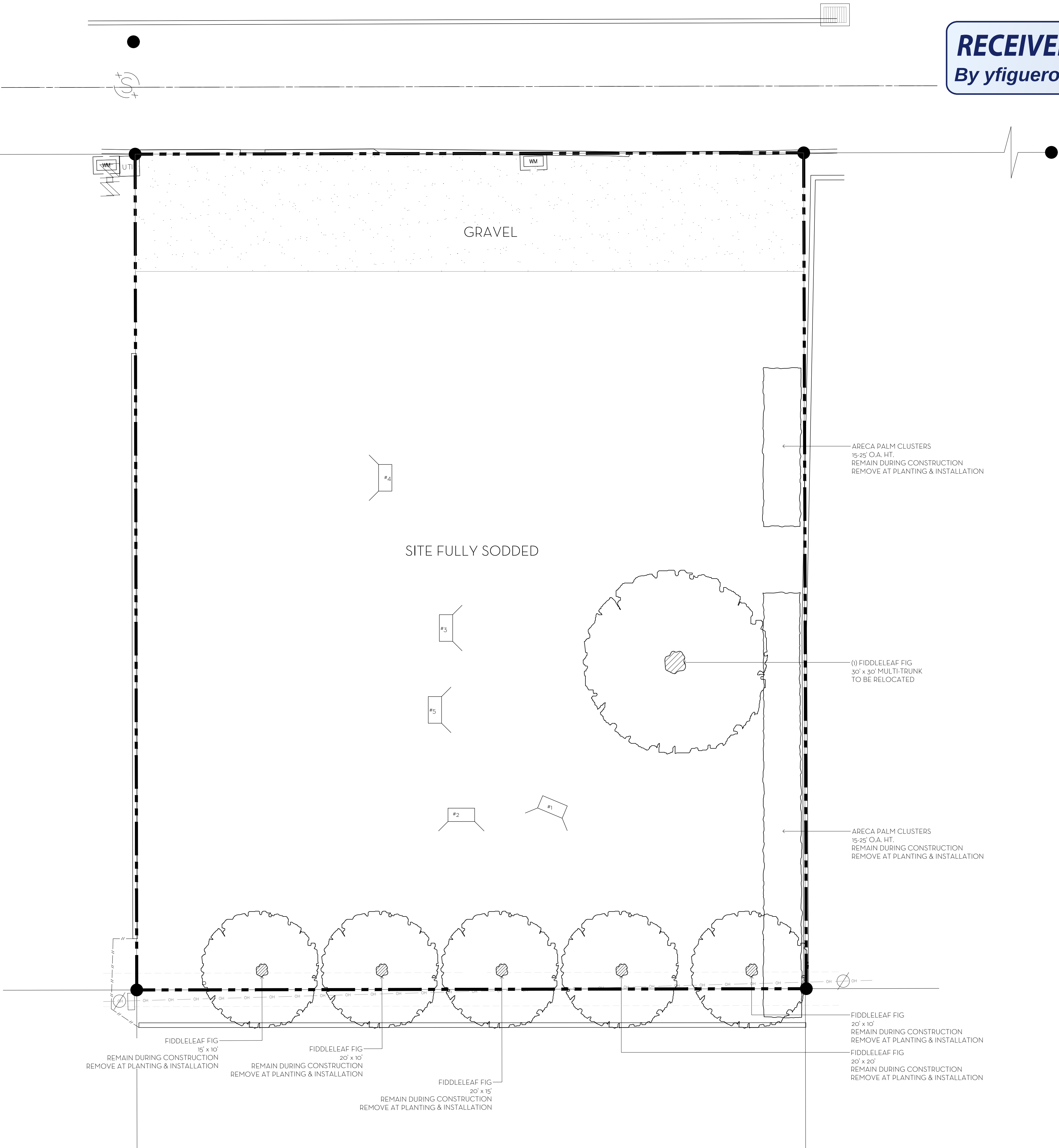
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West Palm Beach, FL 33401
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F: 561-659-2113

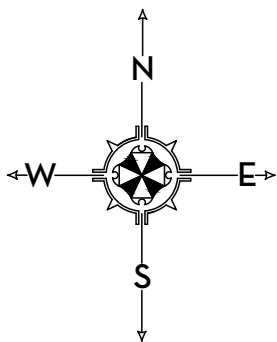
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EX

ARC: 24-003



0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"





#1



#3



#2



#4



#5

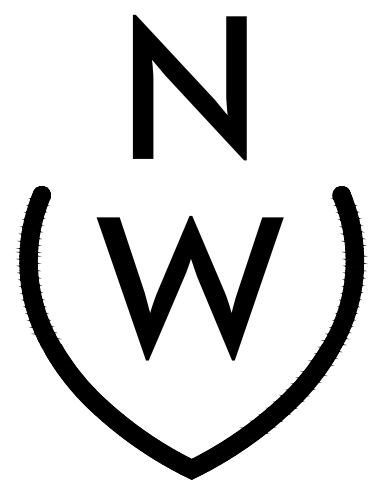
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EXISTING CONDITIONS PHOTOS
PRIVATE RESIDENCE
232 LA PUERTA WAY, PALM BEACH

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EX2

ARC: 24-003

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

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,500 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	5,625 SQ FT	45%
EXISTING =	N/A	
PROPOSED =	5,690 SQ FT	45.5%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	1,000 SQ FT	40%
EXISTING =	N/A	
PROPOSED =	1,672 SQ FT	67%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,100 SQ FT	
MINIMUM LANDSCAPE:		
REQUIRED =	(50% OF 4,100 SQ FT) = 2,050 REQUIRED	
EXISTING =	N/A	
PROPOSED =	3,231 SQ FT	



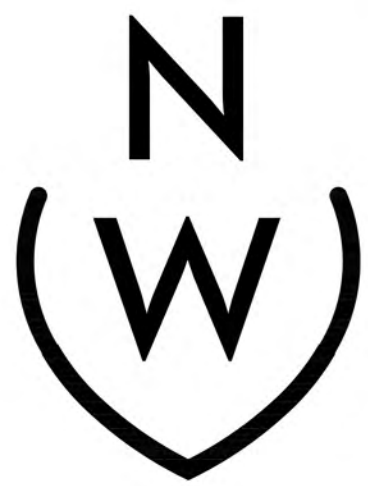
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SITE PLAN
PRIVATE RESIDENCE
232 LA PUERTA WAY, PALM BEACH

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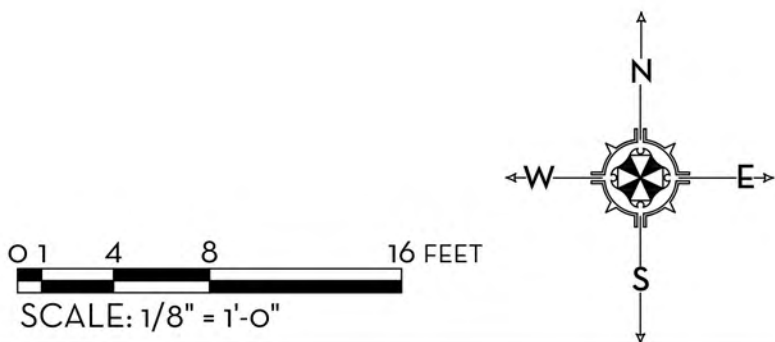
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SITE

ARC: 24-003



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



FRONT (STREET VIEW)
LOOKING SOUTH



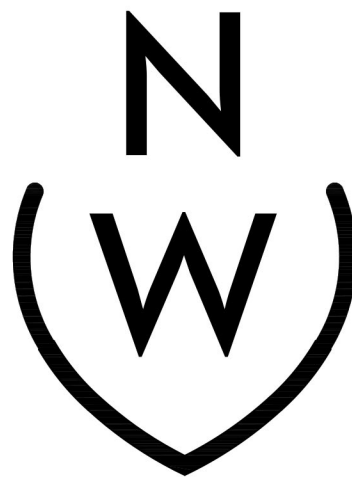
REAR YARD
LOOKING NORTH

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NORTH ELEVATIONS
PRIVATE RESIDENCE
232 LA PUERTA WAY, PALM BEACH

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EL1

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



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

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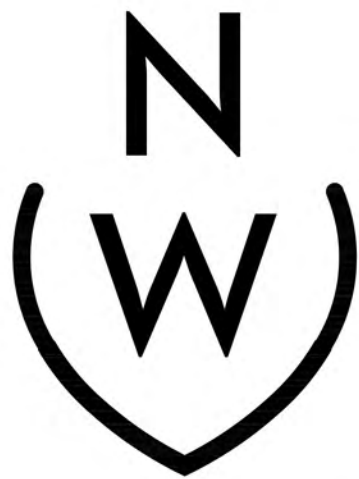
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SCALE: 1/4" = 1'-0"

SOUTH ELEVATION
PRIVATE RESIDENCE

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1 SOUTH ELEVATION
EL2 SCALE: 1/4"=1'-0"

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

EAST ELEVATION
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EL3

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1 EAST ELEVATION
EL3 SCALE: 1/4"=1'-0"

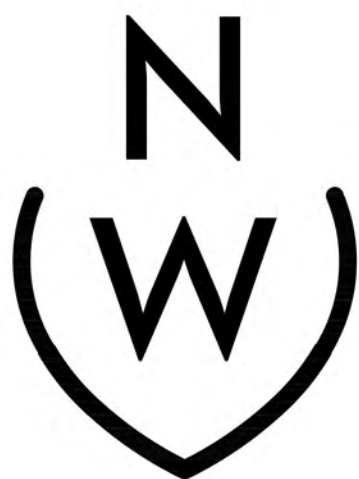
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SCALE: 1/4" = 1'-0"

WEST ELEVATION
PRIVATE RESIDENCE
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EL4

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1 WEST ELEVATION
EL4 SCALE: 1/4"=1'-0"

OVERALL R-B SITE CALCULATIONS:

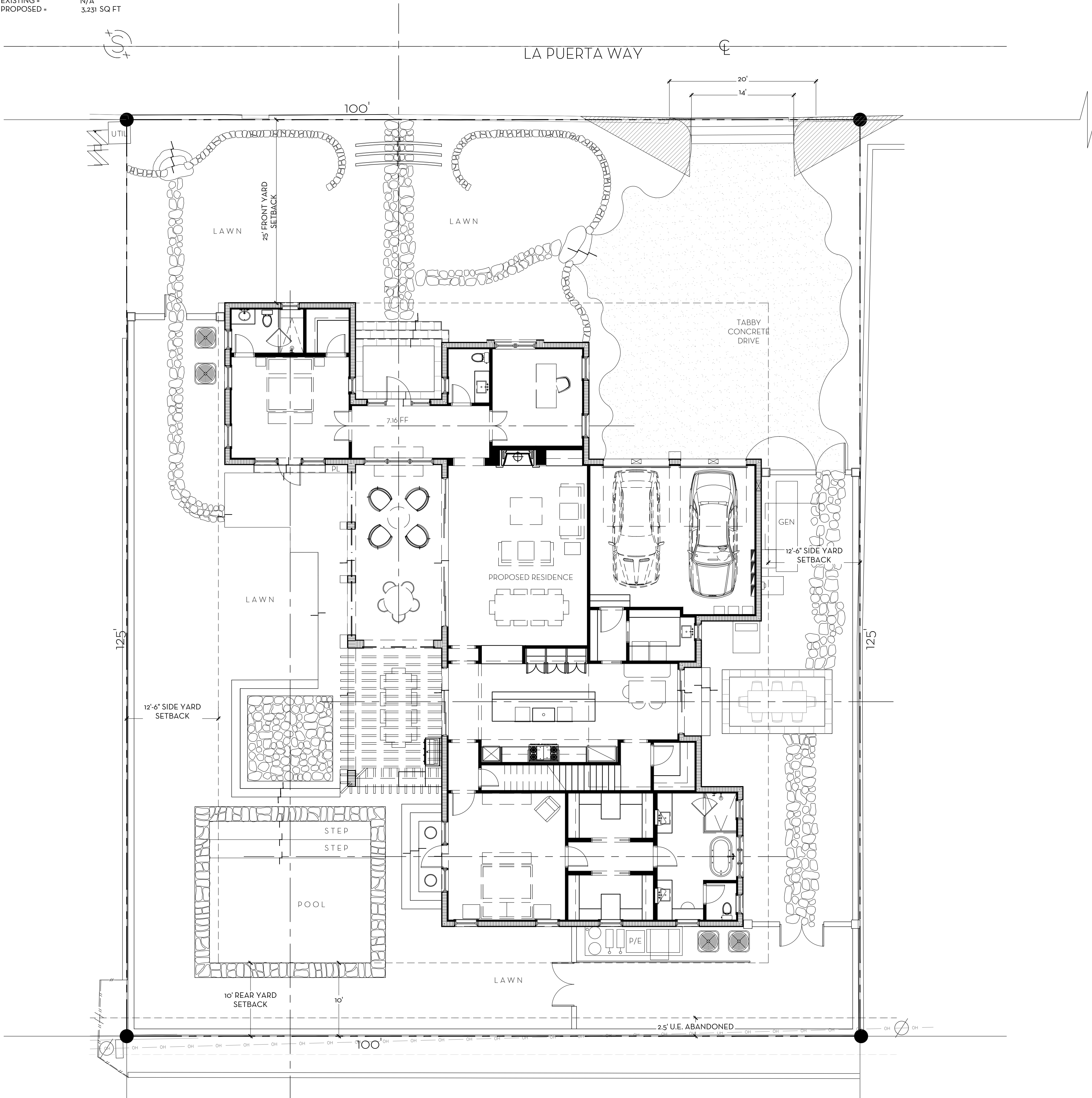
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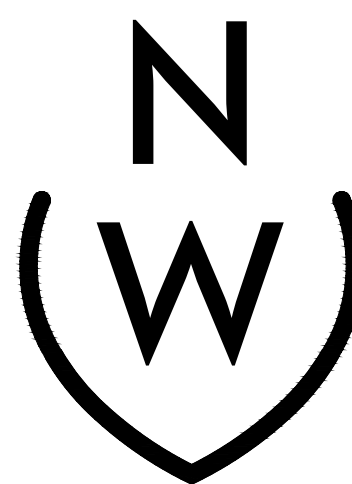


SITE PLAN
PRIVATE RESIDENCE

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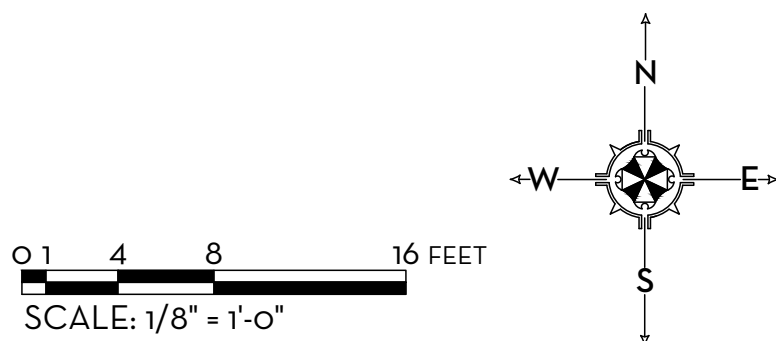
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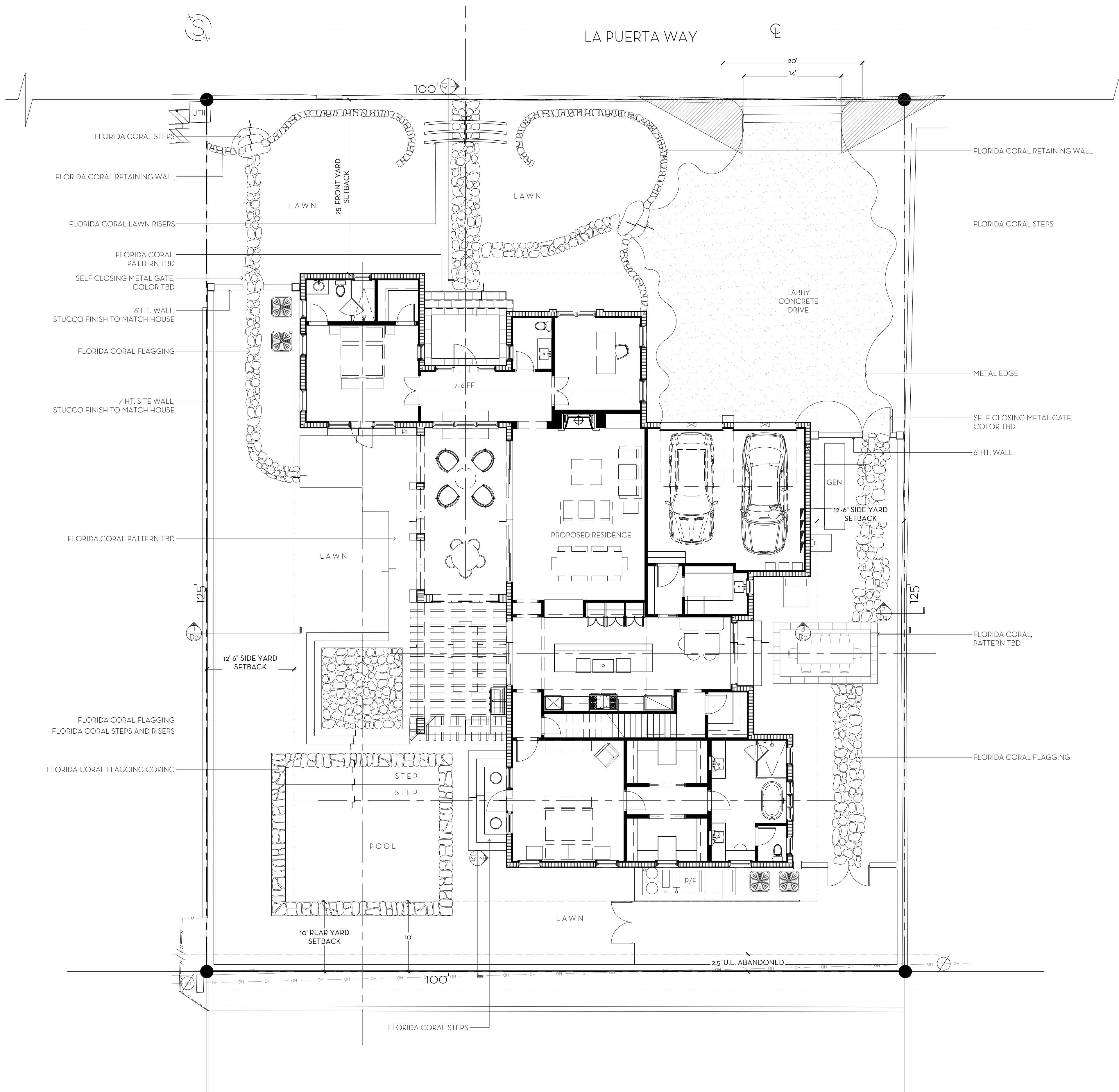
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SITE

ARC: 24-003

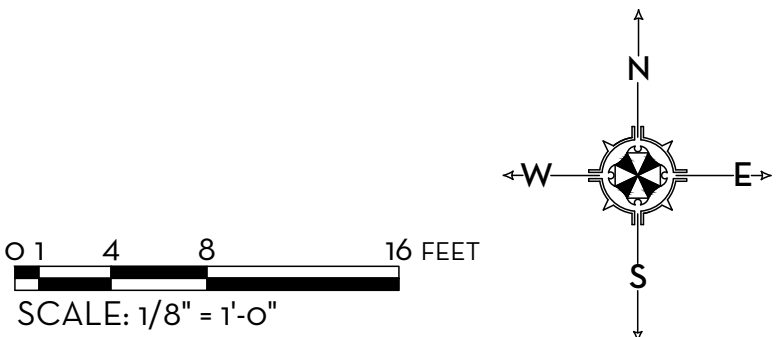




FLORIDA CORAL



TABBY CONCRETE



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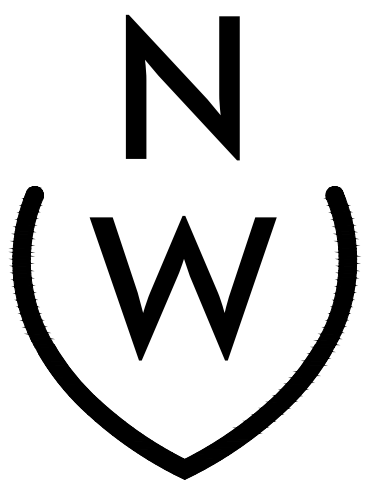
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SCALE: 1/8" = 1'-0"

HARDSCAPE PLAN
PRIVATE RESIDENCE
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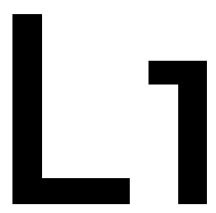
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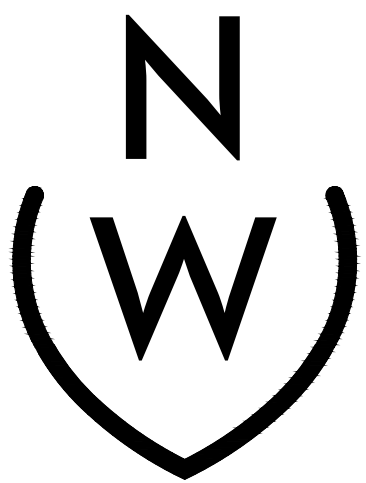
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SCALE: 1/8" = 1'-0"

LANDSCAPE GRADING PLAN
PRIVATE RESIDENCE
232 LA PUERTA WAY, PALM BEACH

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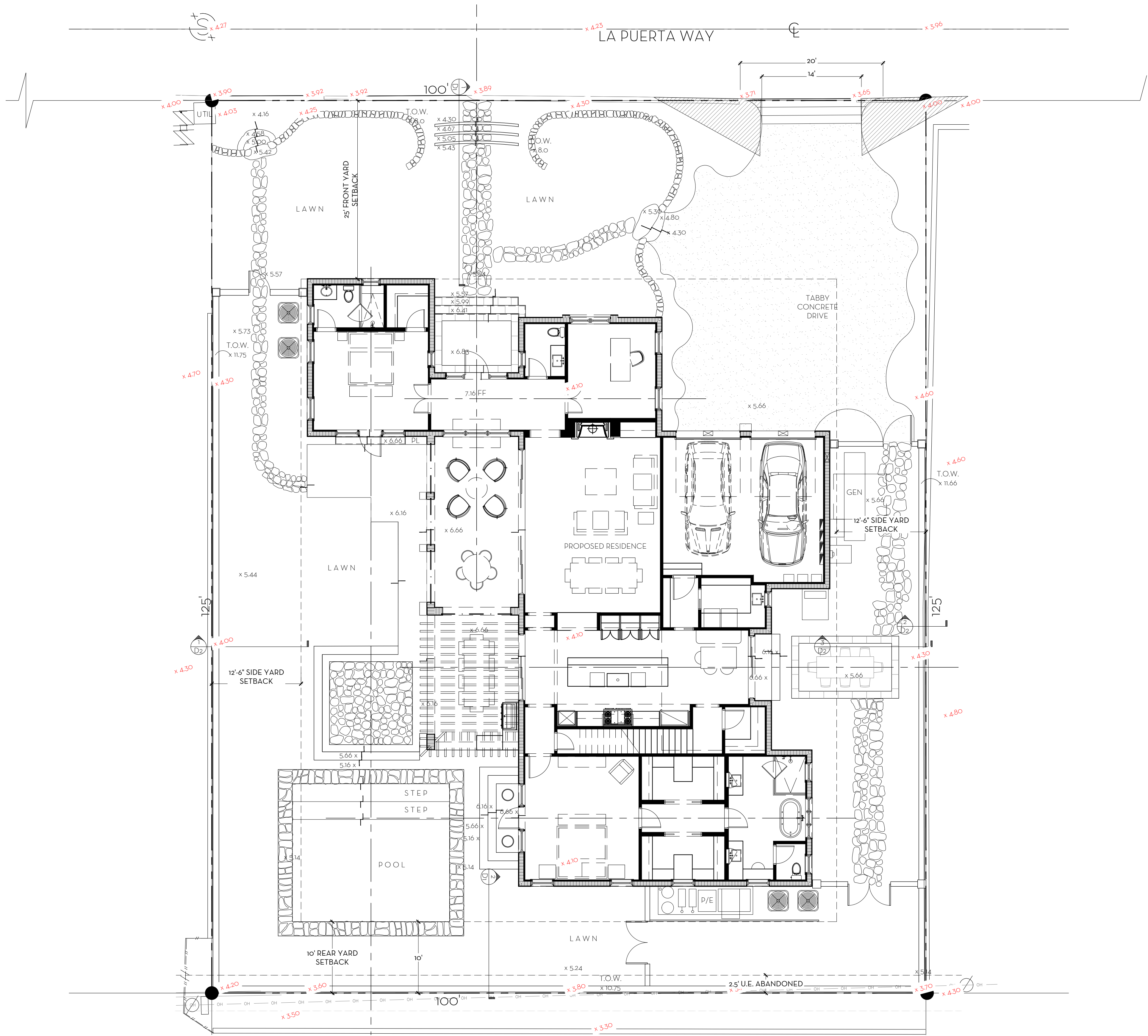
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LG1

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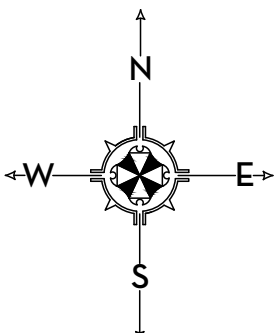
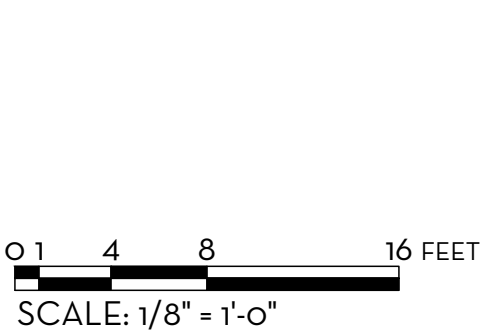


FILL CALCULATIONS

7.16 FFE - 4.27 COR ÷ 2 = 1.445' (MAXIMUM LOT FILL)
FRONT (NORTH) SETBACK 5.54-4.10= 1.44
WEST SETBACK 5.44-4.00= 1.44
EAST SETBACK 5.66-4.30= 1.36
SOUTH SETBACK 5.14-3.70= 1.44

LEGEND

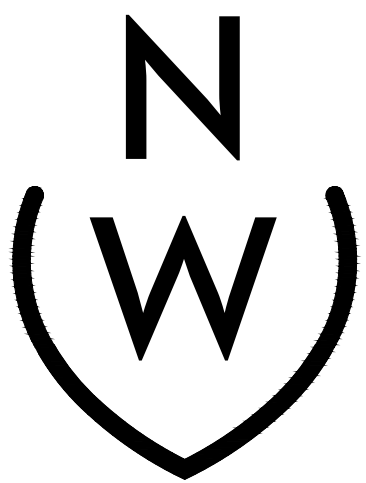
X - EXISTING GRADE
X - PROPOSED GRADE





LANDSCAPE PLAN
PRIVATE RESIDENCE
232 LA PUERTA WAY, PALM BEACH

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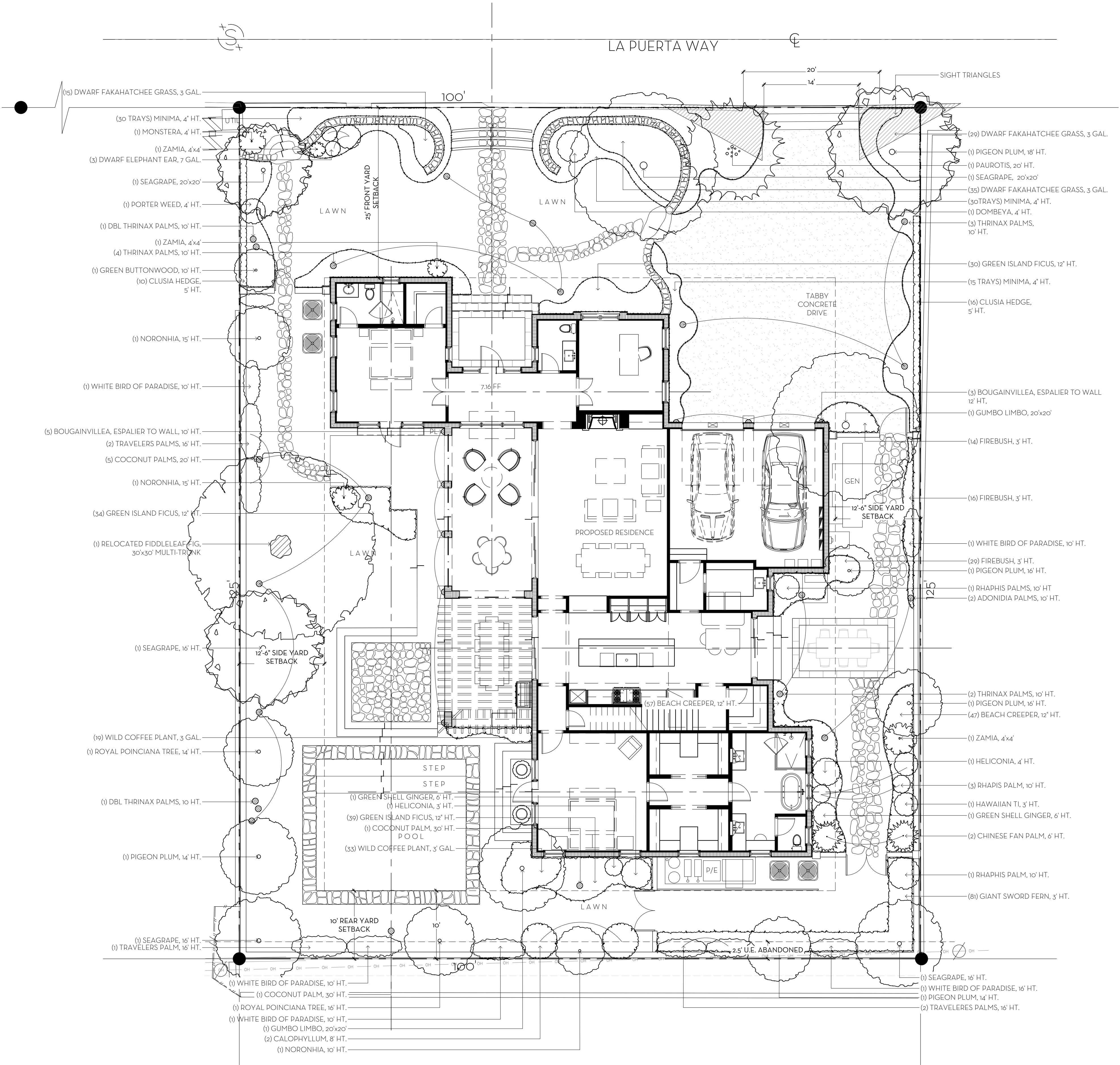
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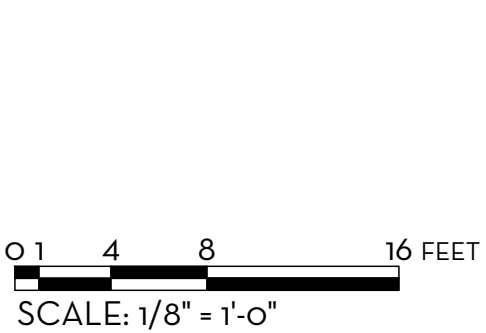
LP1

ARC: 24-003



Town of Palm Beach			
Line #	Native Landscape Legend		
	Property Address:	Required	Proposed
1	232 La Puerta Way		
4			
5	Lot Size (sq ft)	12,500 SF	12,500 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	5,625 SF (45%)	5,690 SF (45.5%)
7	Perimeter LOS (Sq Ft and %)	2,050 SF (50%)	3,231 (78%)
8	Front Yard LOS (Sq Ft and %)	1,000 SF (40%)	1,672 SF (67%)
9	Native* Trees %	6(30%)	11 (61%)
11	Native* Shrubs %	120 (30%)	256 (60%)
12	Native* Vines / Ground Cover %	54 (30%)	104 (58%)

To determine appropriate native* vegetation, the Institute for Regional Conservation ("IRC"), *Natives for Your Neighborhood* guide shall be used. This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect



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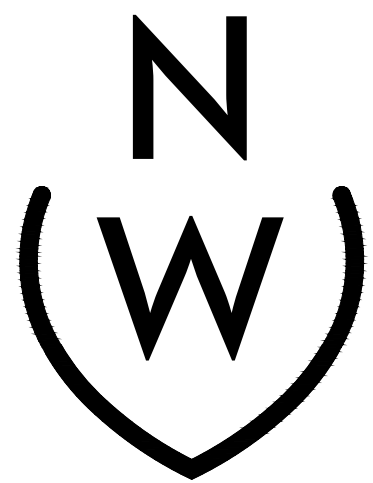


PLANT LIST AND DETAILS

PRIVATE RESIDENCE

232 LA PUERTA WAY, PALM BEACH

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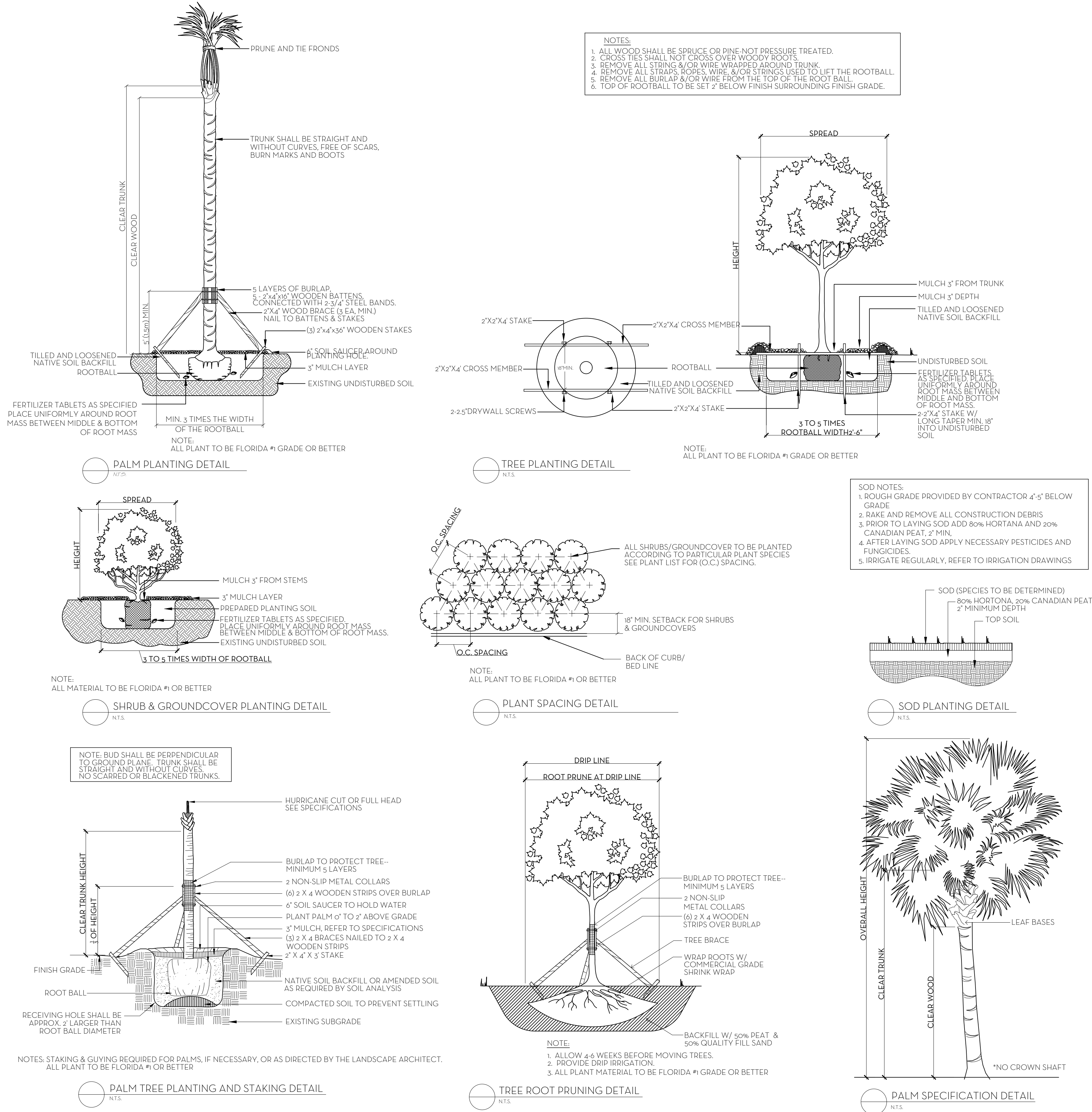
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LP2

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Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Calophyllum	Calophyllum anti-lanum	2	8' HT.	
Green Buttonwood	Conocarpus erectus	1	10' HT.	*
Gumbo Limbo	Bursera simaruba	2	20'x20'	*
Noronia	Noronia emarginata	3	10' HT.	
Royal Poinciana Tree	Delonix regia	2	16' HT.	
Seagrape	Coccoloba evifera	4	20'x20'	*
Pigeon Plum	Coccoloba diversifolia	4	18' HT.	*
Total:		18		
PALMS				
Adonia Palm	Adonia merrillii	2	10' HT.	
Chinese Fan Palm	Livistona Chinesis	2	6' HT.	
Coconut Palm	Cocos nucifera	1	30' HT.	
Coconut Palm	Cocos nucifera	5	20' HT.	
Paurotis Palms	Acoelorrhaphie wrightii	1	20' HT.	
Rhapis Palm	Rhapis excelsa	5	10' HT.	
Double Thrinax Palm	Thrinax radiata	2	10' HT.	*
Thrinax Palm	Thrinax radiata	9	10' HT.	*
Travelers Palm	Revenia madagascariensis	4	16' HT.	
Bird of Paradise	Steritria reginae	5	10' HT.	
Total:		36		
HEDGE/SHRUB				
Bougainvillea	Bougainvillea spectabilis	5	10' HT.	
Bougainvillea	Bougainvillea spectabilis	3	12' HT.	
Clusia	Clusia rosea	26	5' HT.	
Dwarf Takahatchoe Grass	Tripsacum dactyloides	79	3 GAL.	*
Dombeya	Dombeya	1	4' HT.	
Dwarf Elephant Ear	Alocasia	3	7 GAL.	
Firebush	Croton lucidus	43	3' HT.	*
Green Island Ficus	Ficus microcarpa	120	12" HT.	
Hawaiian Ti	Cordyline fruticosa	1	3' HT.	
Giant Sword Fern	Nephrolepis biserrata 'Macho'	81	3' HT.	*
Green Shell Ginger	Alpinia zerumbet	2	6' HT.	
Heliconia	Heliconia caribaea	2	4' HT.	
Monstera	Monstera deliciosa	1	4' HT.	
Porterwood	Stachyterpheta	1	4' HT.	*
Wild Coffee Plant	Psychotria	52	3 GAL.	*
Zamia	Zamia Integrifolia	3	4'x4'	
Total		473		
VINES/GROUND COVER/VINES				
Beach Creeper	ccededs	104	12" HT.	*
Minima	Trachelospermum asiaticum 'Minima'	75	Trays	
Total		75		
SOD				



FERTILIZATION

SHRUBS AND TREES

ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOLMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

1 GALLON CAN: 1 - 21 GRAM TABLET

3 GALLON CAN: 2 - 21 GRAM TABLETS

5 GALLON CAN: 3 - 21 GRAM TABLETS

7 GALLON CAN: 4 - 21 GRAM TABLETS

TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER

PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS

ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURERS SPECIFICATIONS.

1 FRONT YARD SETBACK - SECTION
SCALE: 3/4"=1'-0"

2 REAR YARD SETBACK - SECTION
SCALE: 3/4"=1'-0"

FILL CALCULATIONS
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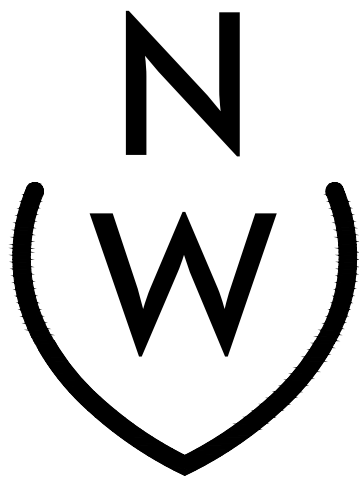


SECTIONS
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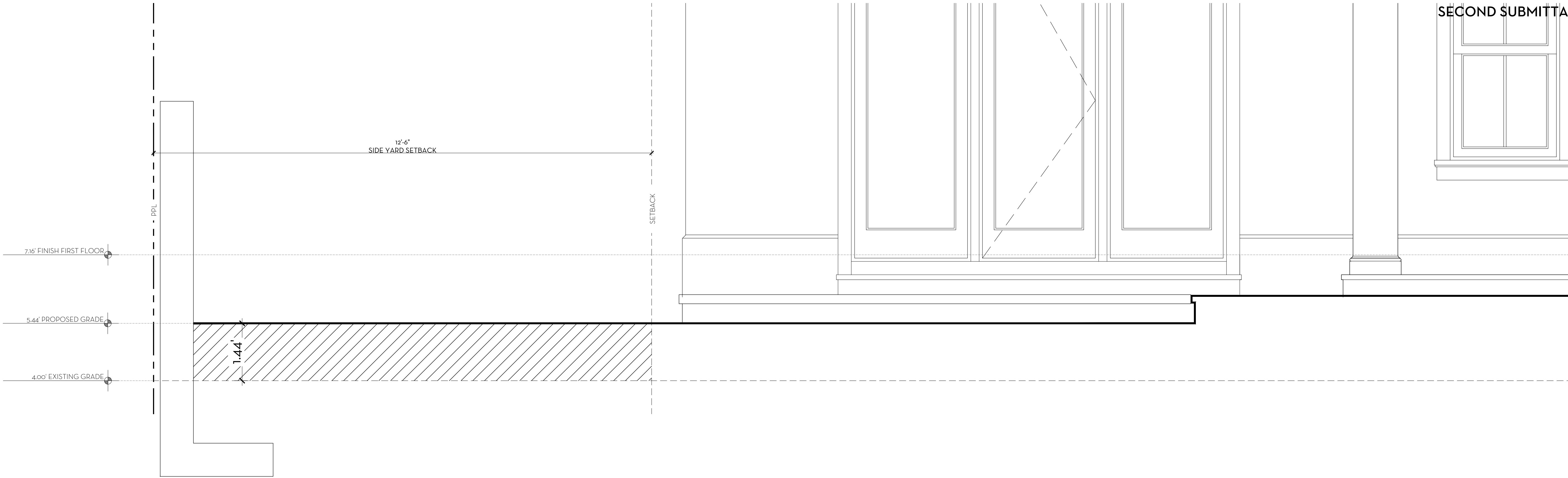
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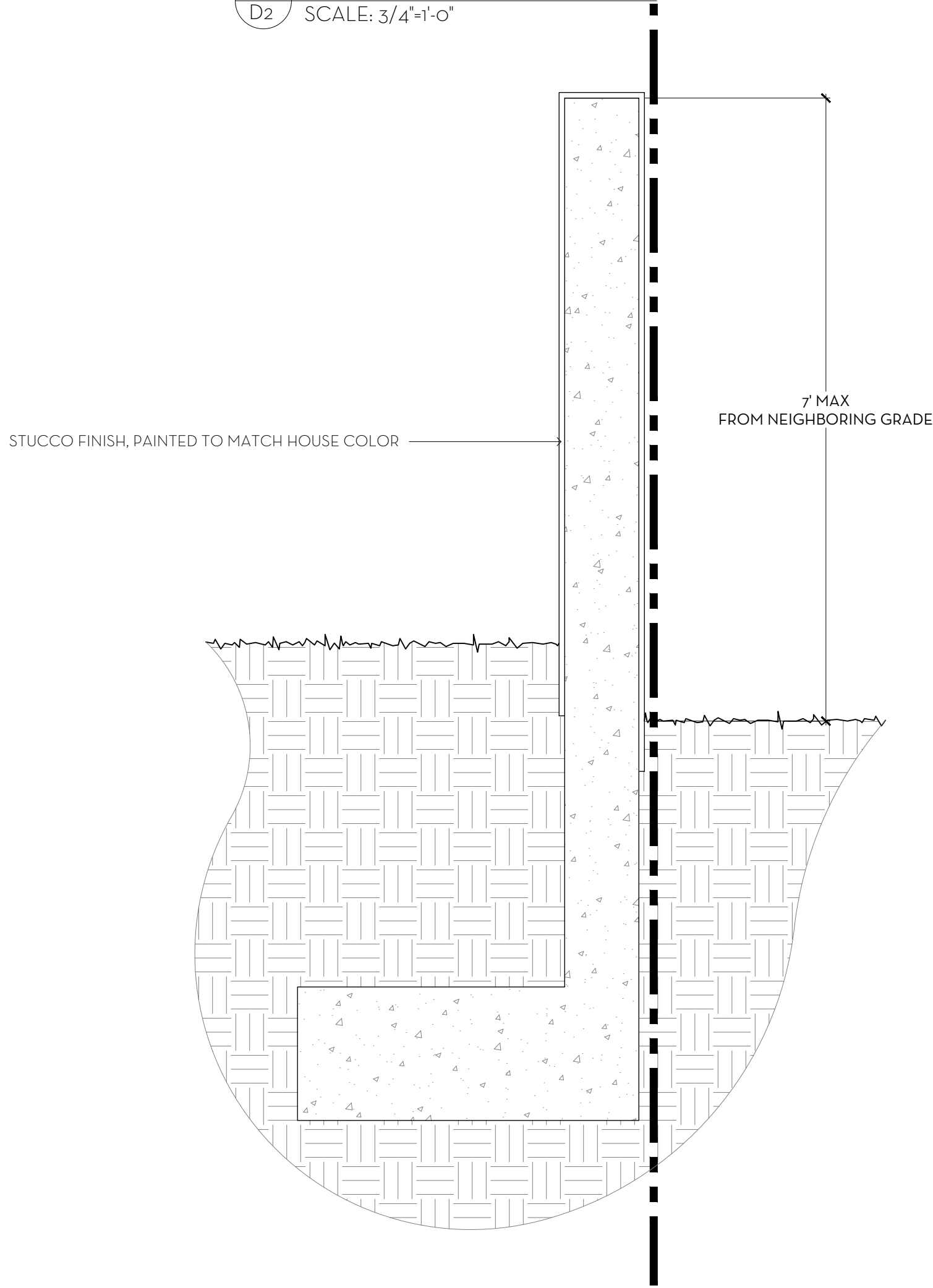
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D1

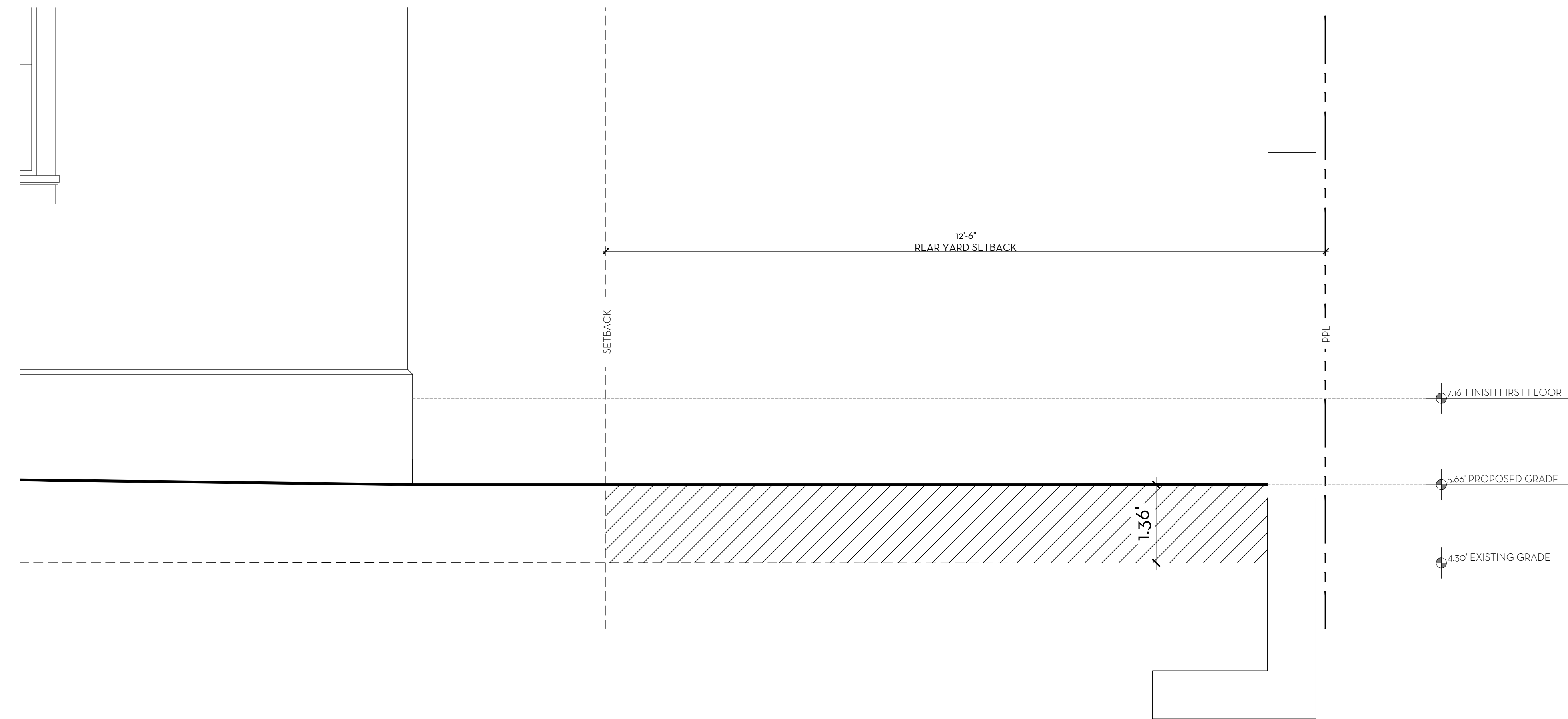
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1 SIDE YARD SETBACK - SECTION
D2 SCALE: 3/4"=1'-0"



2 TYPICAL SITE WALL
D2 SCALE: 3/4"=1'-0"



3 SIDE YARD SETBACK - SECTION
D2 SCALE: 3/4"=1'-0"

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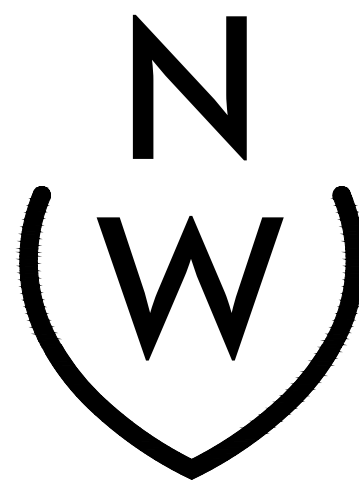


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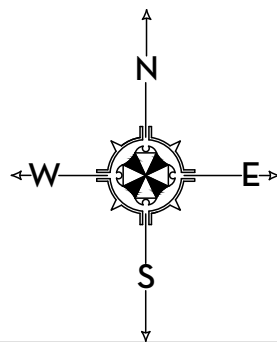
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D2

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

OVERALL- OPEN SPACE DIAGRAM

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OS1

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FRONT SETBACK SITE CALCULATIONS:

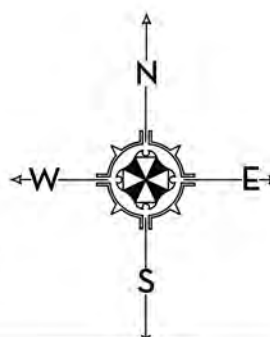
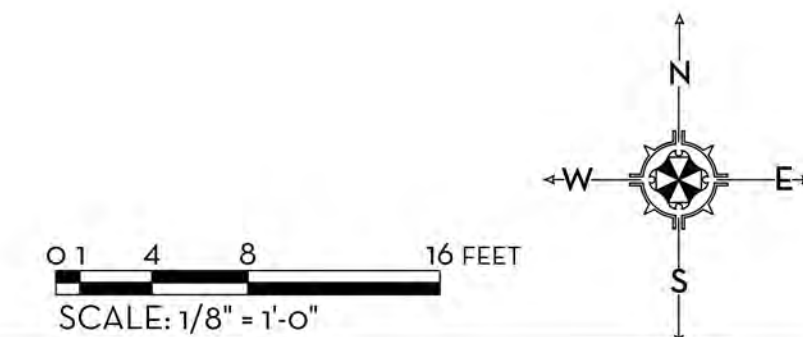
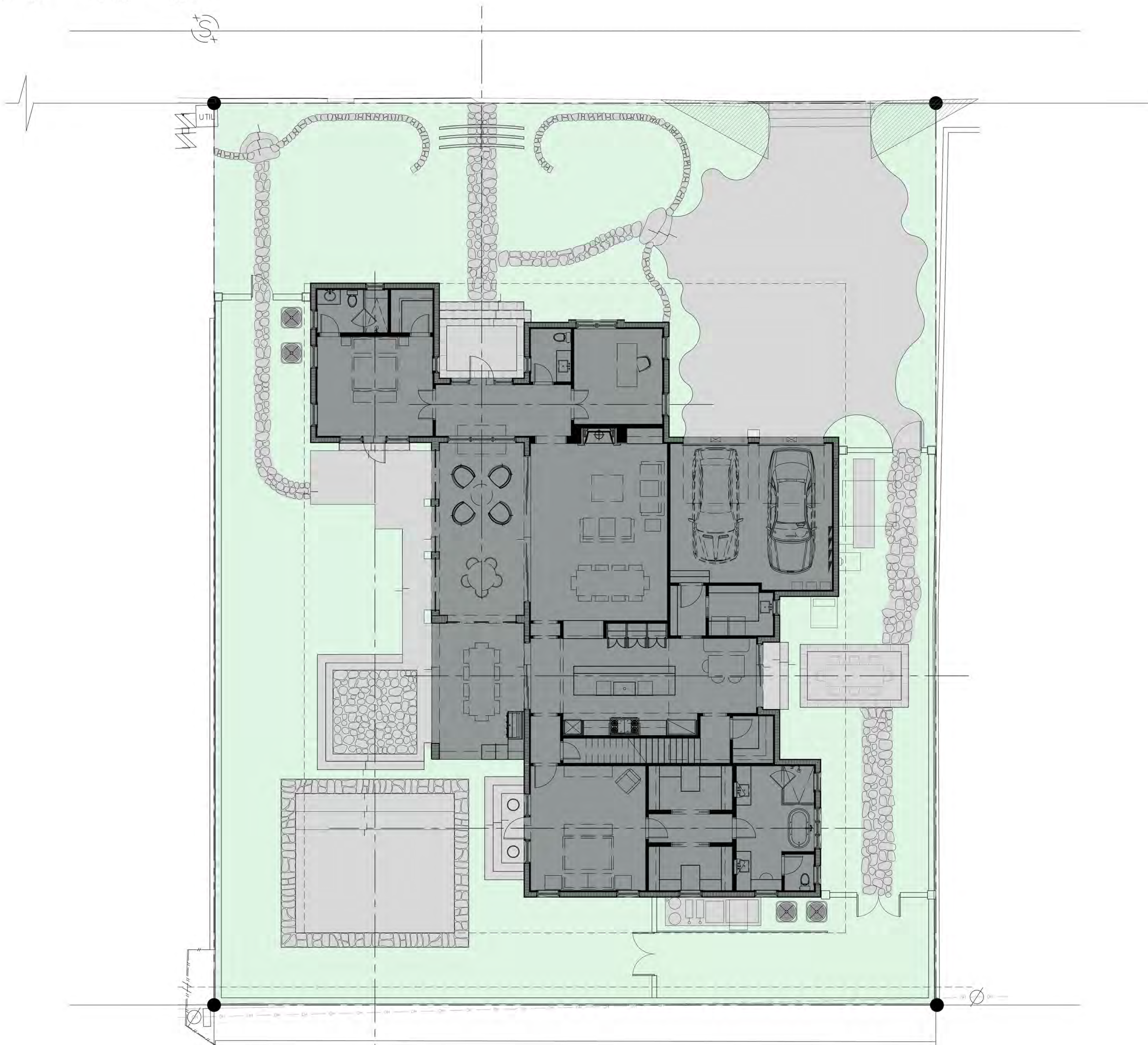
25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	N/A		
PROPOSED =	1,672	SQ FT	67%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 4,100 SQ FT

MINIMUM LANDSCAPE:
(50% OF 4,100 SF) = 2,050 REQUIRED

EXISTING =	N/A
PROPOSED =	3,231 SQ FT



OVERALL R-B SITE CALCULATIONS:

SITE AREA +	12,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	5,625	SQ FT	45%
EXISTING +	N/A		
PROPOSED +	5,690	SQ FT	45.5%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA +	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	1,000	SQ FT	40%
EXISTING +	N/A		
PROPOSED +	1,672	SQ FT	67%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA +	4,100	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 4,100 SQ) - 2,050 REQUIRED			
EXISTING +	N/A		
PROPOSED +	3,231	SQ FT	

SECOND SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

FRONT YARD - OPEN SPACE DIAGRAM
PRIVATE RESIDENCE

232 LA PUERTA WAY, PALM BEACH

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

20 NOV 2023
02 NOV 2023
16 OCT 2023
01 SEPT 2023
21 JUNE 2023
18 MAY 2023
15 MAY 2023



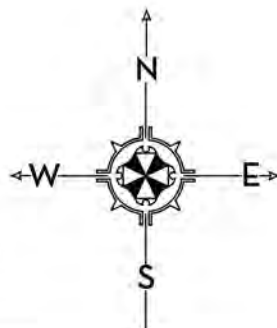
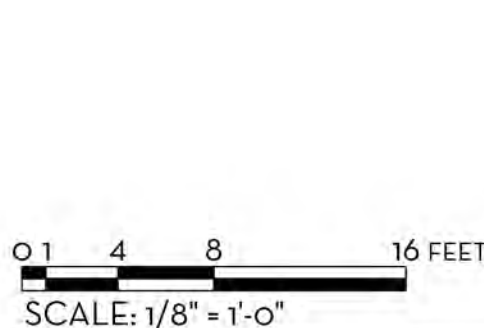
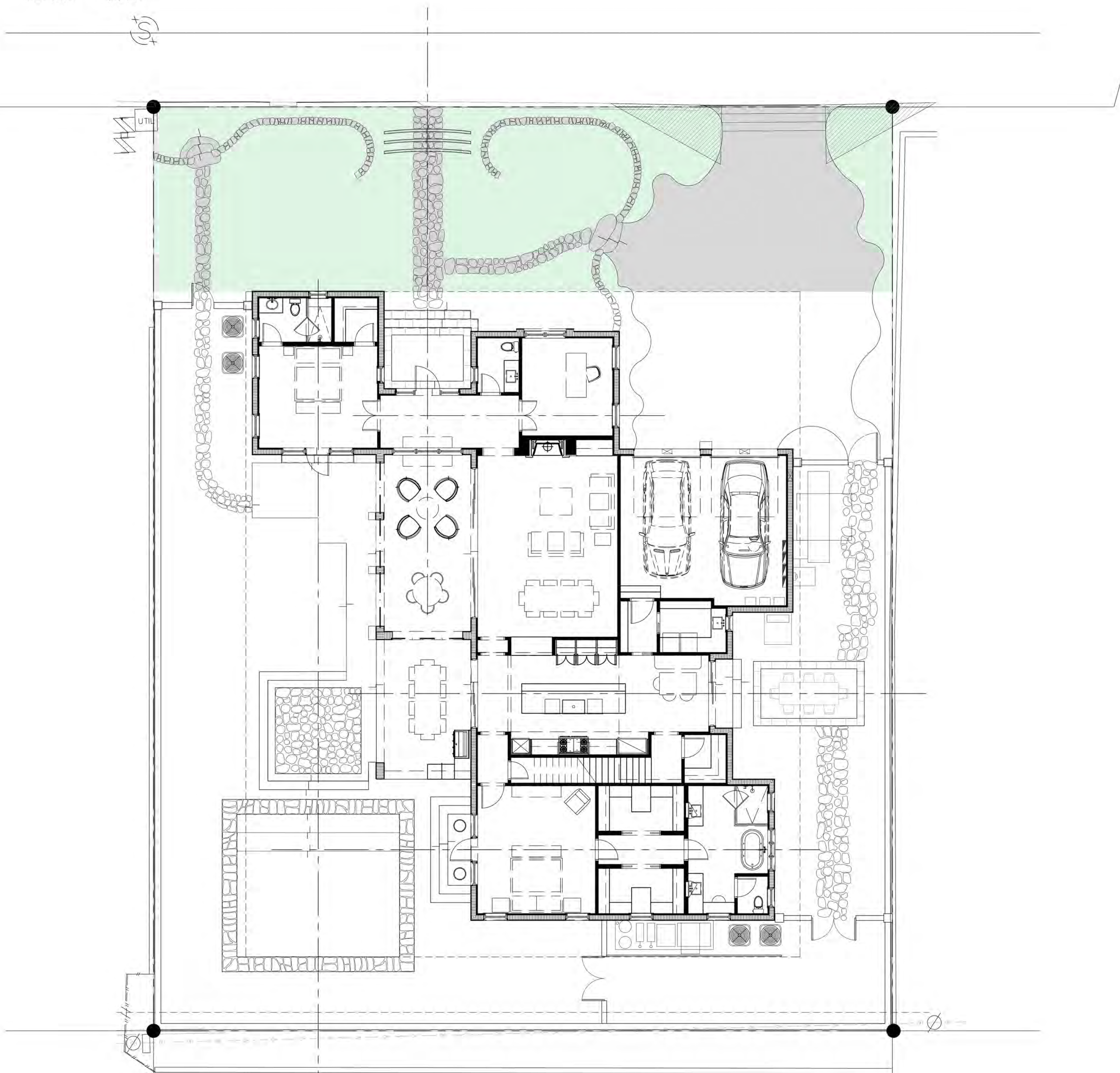
NIEVERA WILLIAMS
DESIGN

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F: 561-659-2113

NIEVERAWILLIAMS.COM

OS2

ARC: 24-003



OVERALL R-B SITE CALCULATIONS:

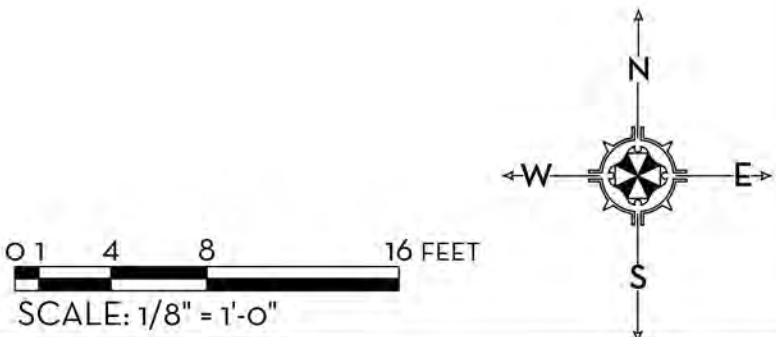
SITE AREA +	12,500	SQ FT	100%
MINIMUM LANDSCAPE: REQUIRED +	5,625	SQ FT	45%
EXISTING +	N/A		
PROPOSED +	5,690	SQ FT	45.5%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA +	2,500	SQ FT	100%
MINIMUM LANDSCAPE: REQUIRED +	1,000	SQ FT	40%
EXISTING +	N/A		
PROPOSED +	1,672	SQ FT	67%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA +	4,100	SQ FT	
MINIMUM LANDSCAPE: (50% OF 4,100 SQ FT) + 2,050 REQUIRED			
EXISTING +	N/A		
PROPOSED +	3,231	SQ FT	



MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

10' SIDE YARD - OPEN SPACE DIAGRAM
PRIVATE RESIDENCE

232 LA PUERTA WAY, PALM BEACH

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

20 NOV 2023
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01 SEPT 2023
21 JUNE 2023
18 MAY 2023
15 MAY 2023



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ARC: 24-003

OVERALL R-B SITE CALCULATIONS:

SITE AREA +	12,500 SQ FT	100%
MINIMUM LANDSCAPE: REQUIRED +	5,625 SQ FT	45%
EXISTING +	N/A	
PROPOSED +	5,690 SQ FT	45.5%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA +	2,500 SQ FT	100%
MINIMUM LANDSCAPE: REQUIRED +	1,000 SQ FT	40%
EXISTING +	N/A	
PROPOSED +	1,672 SQ FT	67%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA +	4,100 SQ FT	
MINIMUM LANDSCAPE: (50% OF 4,100 SQ) = 2,050 REQUIRED		
EXISTING +	N/A	
PROPOSED +	3,231 SQ FT	

SECOND SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NATIVES - OPEN SPACE DIAGRAM
PRIVATE RESIDENCE

232 LA PUERTA WAY, PALM BEACH

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

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18 MAY 2023
15 MAY 2023



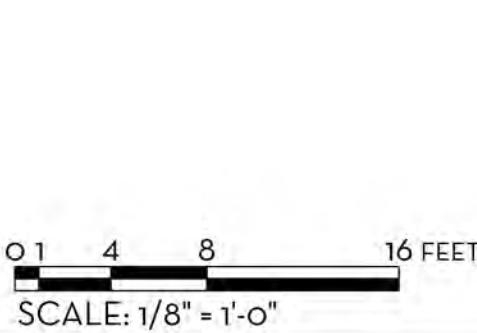
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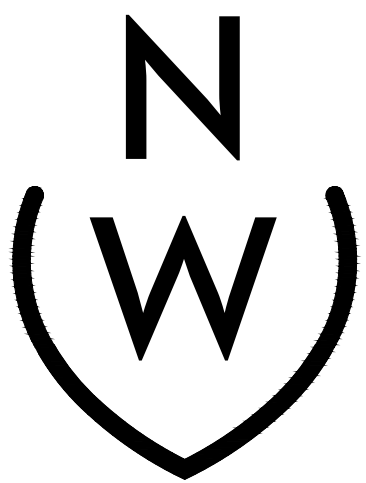
State of Florida
Landscape Architect
Registration No.
6666856



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

CONSTRUCTION SCREENING/ TRUCK LOGISTICS
PRIVATE RESIDENCE
232 LA PUERTA WAY, PALM BEACH

20 NOV 2023
09 NOV 2023
16 OCT 2023
01 SEPT 2023
21 JUNE 2023
18 MAY 2023
15 MAY 2023



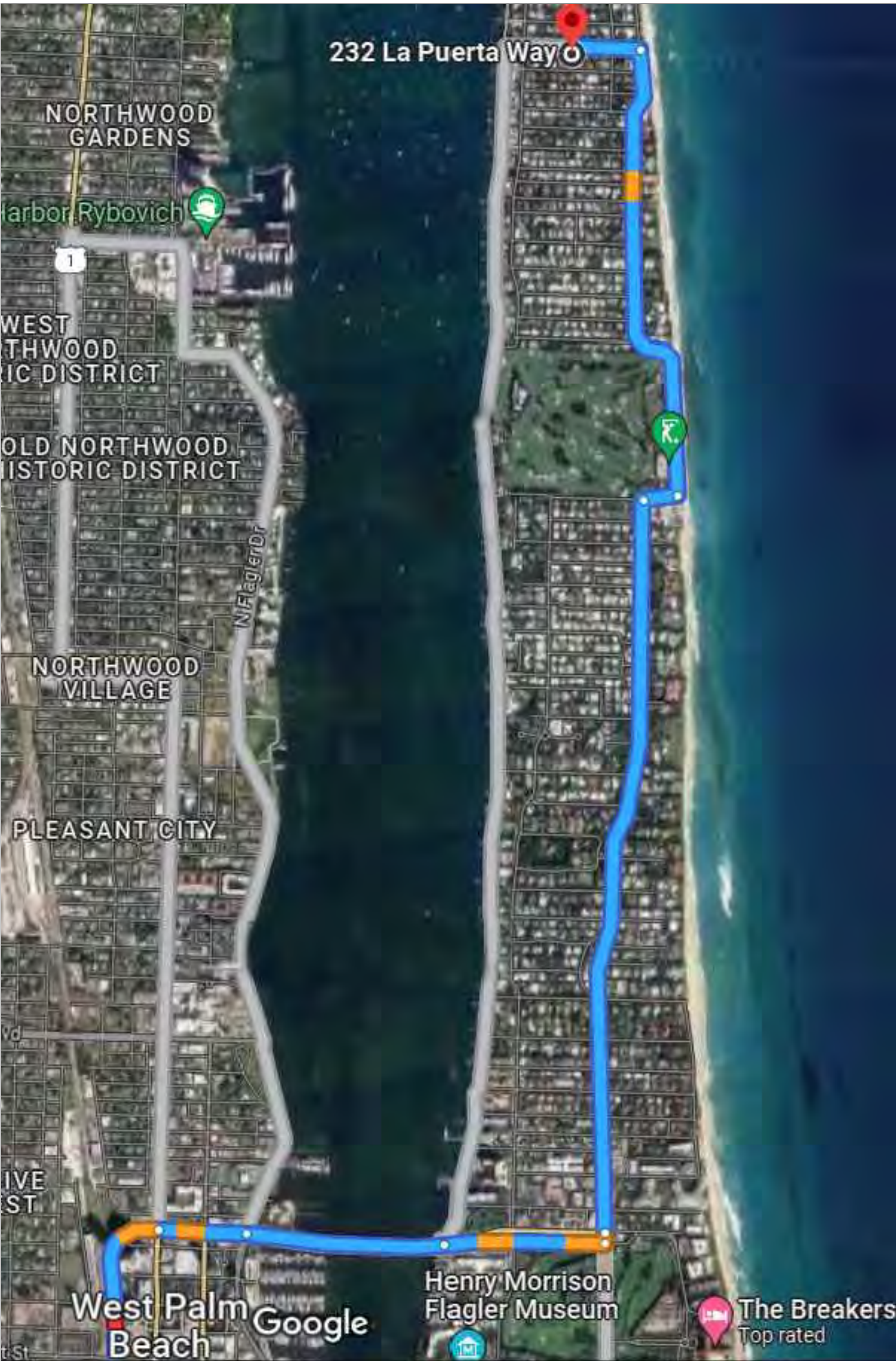
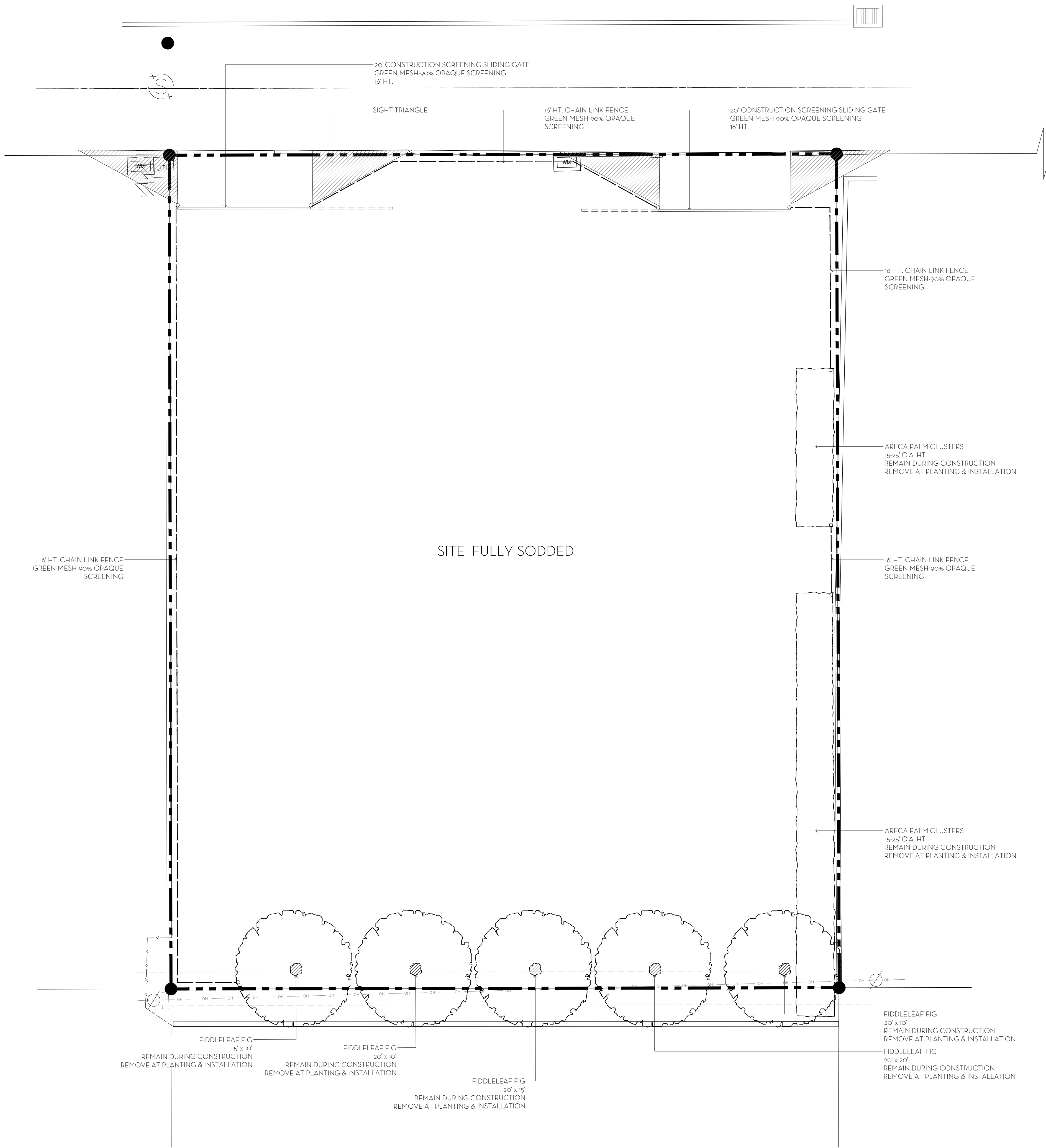
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CSP

ARC: 24-003



TRUCK ROUTE

TRUCK ROUTE MAP & LOGISTICS

MAXIMUM TRUCK SIZE: 30 FEET

BEST ROUTE TO PROPERTY:
FLAGLER MEMORIAL BRIDGE,
TURN LEFT ONTO NORTH COUNTY RD

ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 50

- COMPLETED - DEMOLITION
- 1 MONTH - SITE/BUILDING PREP
- 1.5 MONTHS - FOUNDATION
- 2.5 MONTHS - BLOCK DELIVERIES & CONCRETE POURS
- 1 MONTH - ROOF TRUSS DELIVERY AND SET TRUSSES
- 1 MONTH WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH - DRY-IN
- 1 MONTH - INTERIOR FRAMING
- 1.5 MONTHS - ROUGH-IN
- .5 MONTHS - DRYWALL
- 6 MONTHS - FINISHES
- 1.5 MONTHS LANDSCAPE AND HARDSCAPE INSTALLATION

