



NIEVERA WILLIAMS
DESIGN

RE: 134 El Vedado
COA-23-040 | ZON-23-109

At the November LPC meeting, the project was approved except for the front wall and gate design.

Plan adjustments since the November LPC Meeting:

- Reduced the driveway widths from 14 feet to 12 feet.
- Increased the gate set back from the street from 8 feet to 12 feet.
- Adjusted the driveway gate design to create a more open gate.
- Updated the pedestrian gate design.
- Additional planting to fully screen the proposed site wall.

PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

NEW YORK
39 Fifth Avenue
Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

nieverawilliams.com

LEEDS RESIDENCE

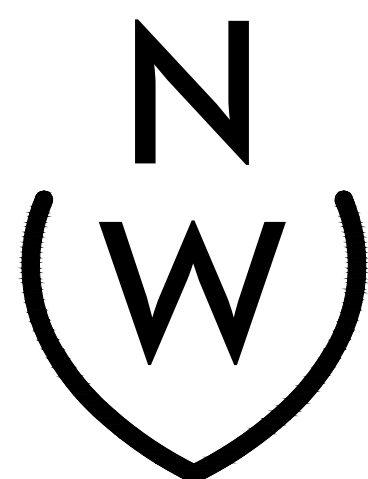
134 EL VEDADO PALM BEACH, FL.

COA-23-040 (ZON-23-109)

REVISED PRESENTATION: DECEMBER 04, 2023
ANTICIPATED MEETING DATE: DECEMBER 20, 2023

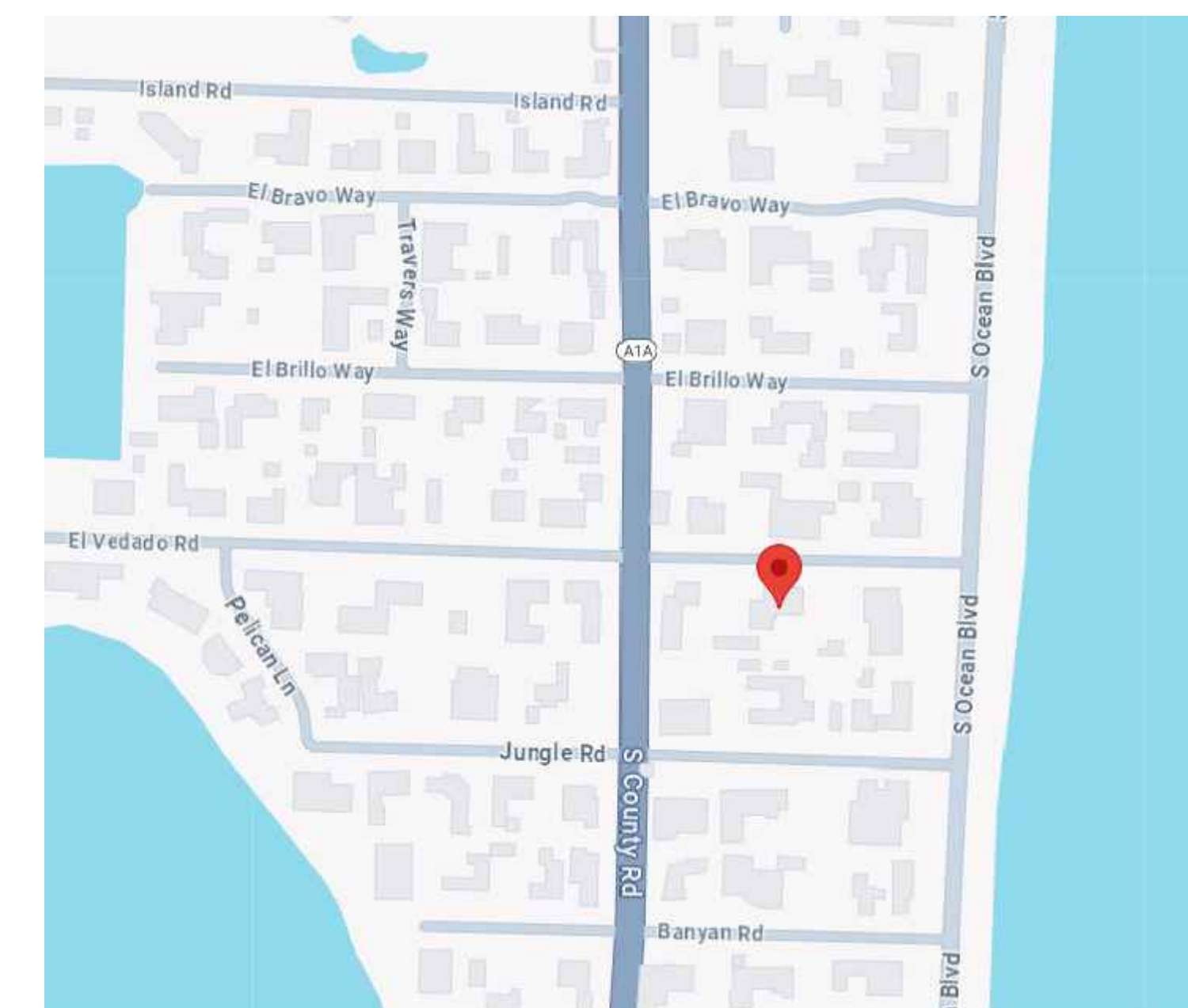
SHEET LEGEND:

Lo: SITE PLAN RENDERING
SK1: DRIVEWAY COMPARISON
L1: PROPOSED HARDSCAPE PLAN
D1: ENTRY GATE ELEVATION
D2: PEDESTRIAN GATE ELEVATION
LP1: PROPOSED PLANTING PLAN
LP2: PLANT LIST AND DETAILS
EL1: NORTH ELEVATION
EL2: SOUTH ELEVATION
EL3: EAST ELEVATION
EL4: WEST ELEVATION
CSP: CONSTRUCTION SCREENING PLAN
EX: EXISTING CONDITIONS
OS1: PROPOSED OPEN SPACE DIAGRAM

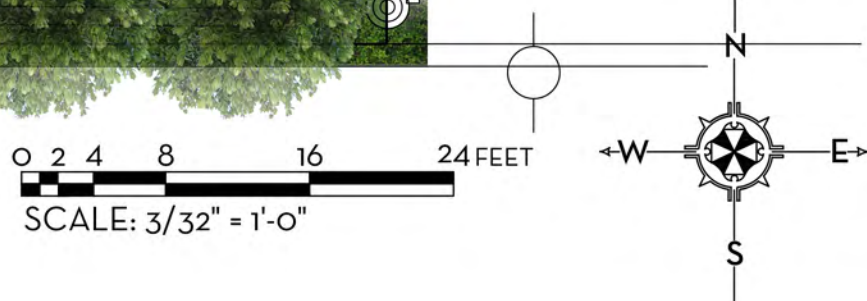
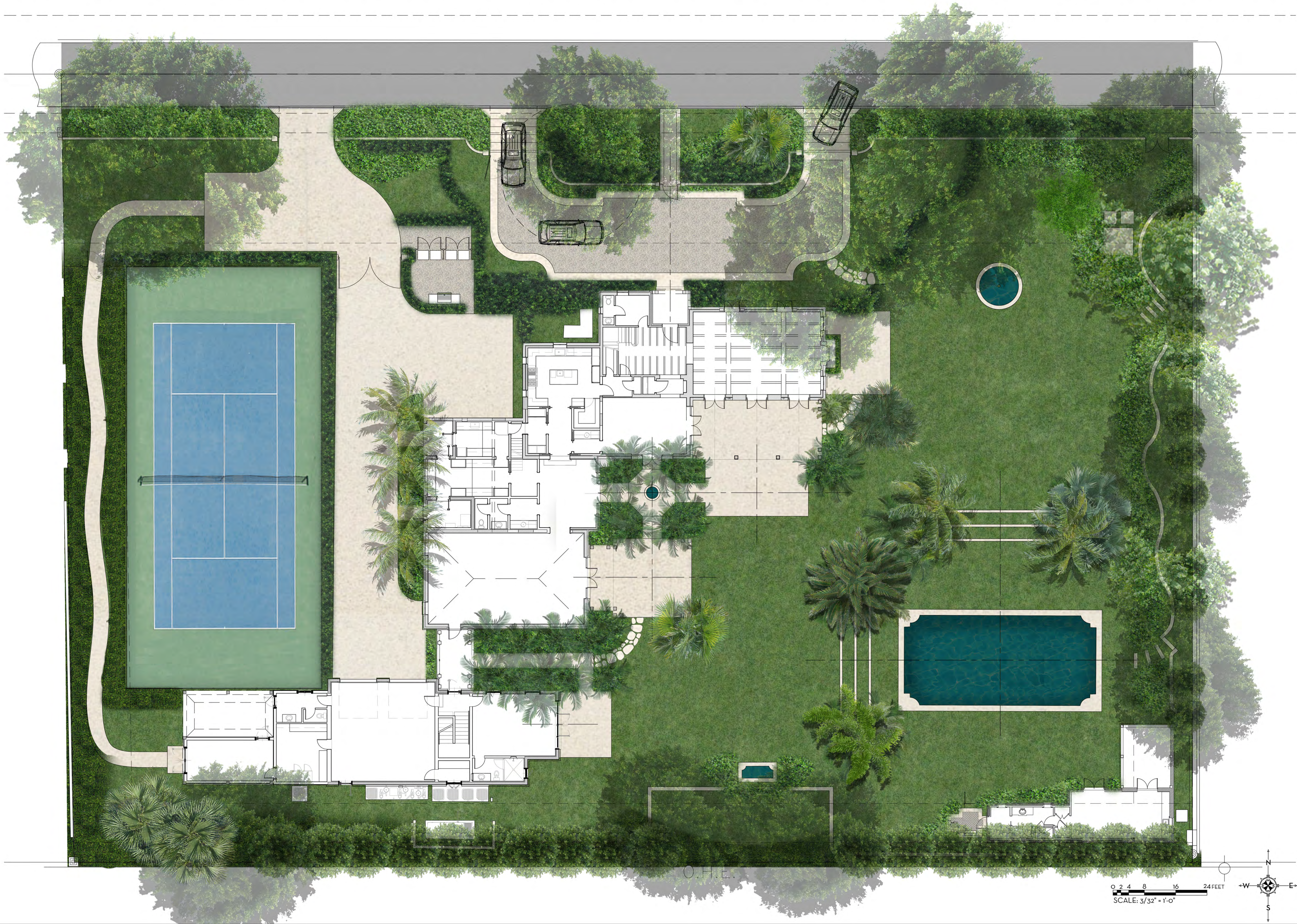


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LOCATION MAP



MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
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OVERALL SITE PLAN
LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.
25 SEPTEMBER 2023-SECOND SUBMITTAL
07 SEPTEMBER 2023 - FIRST SUBMITTAL



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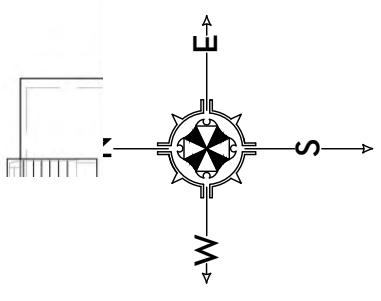
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Lo

SCALE: 3/32" = 1'-0"



As Presented to LPC



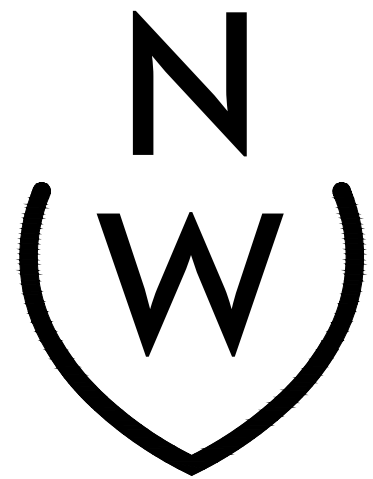
Proposed

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DRIVEWAY COMPARISON
LEEDS RESIDENCE

04 DECEMBER 2023
25 SEPTEMBER 2023-SECOND SUBMITTAL
07 SEPTEMBER 2023 - FIRST SUBMITTAL

134 EL VEDADO RD, PALM BEACH, FL.



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SK1



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PROPOSED

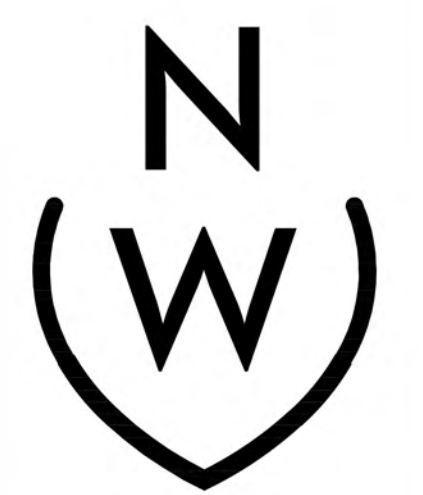
MARIO F. NIEVERA

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SCALE: 1"=1'-0"

SITE DETAIL
LEEDS RESIDENCE
134 EL VEDADO RD, PALM BEACH, FL.

07 SEPTEMBER 2023 - FIRST SUBMITTAL



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SK2



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PROPOSED

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SCALE: 1"=1'-0"

VEHICULAR GATE ELEVATION
LEEDS RESIDENCE
134 EL VEDADO RD, PALM BEACH, FL.
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NW
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SK3



AS PRESENTED TO LPC



PROPOSED

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

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NORTH ELEVATION
LEEDS RESIDENCE

134 EL VEDADO RD., PALM BEACH, FL.
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SCALE: 3/32" = 1'-0"

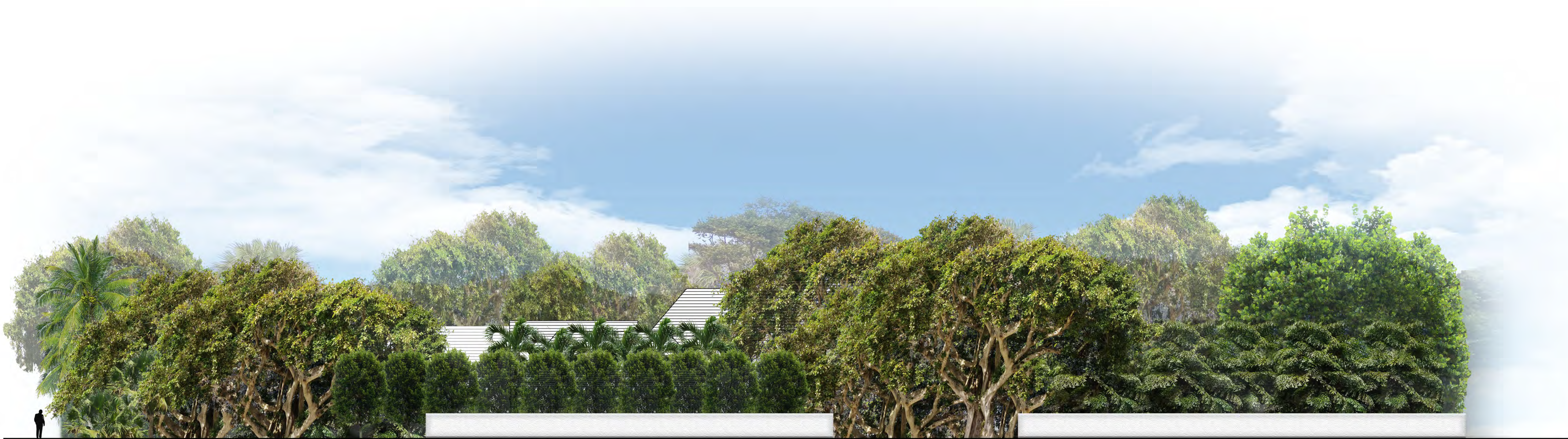


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EL1



0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

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SOUTH ELEVATION
LEEDS RESIDENCE

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0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

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EAST ELEVATION
LEEDS RESIDENCE

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EL3

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WEST ELEVATION
LEEDS RESIDENCE

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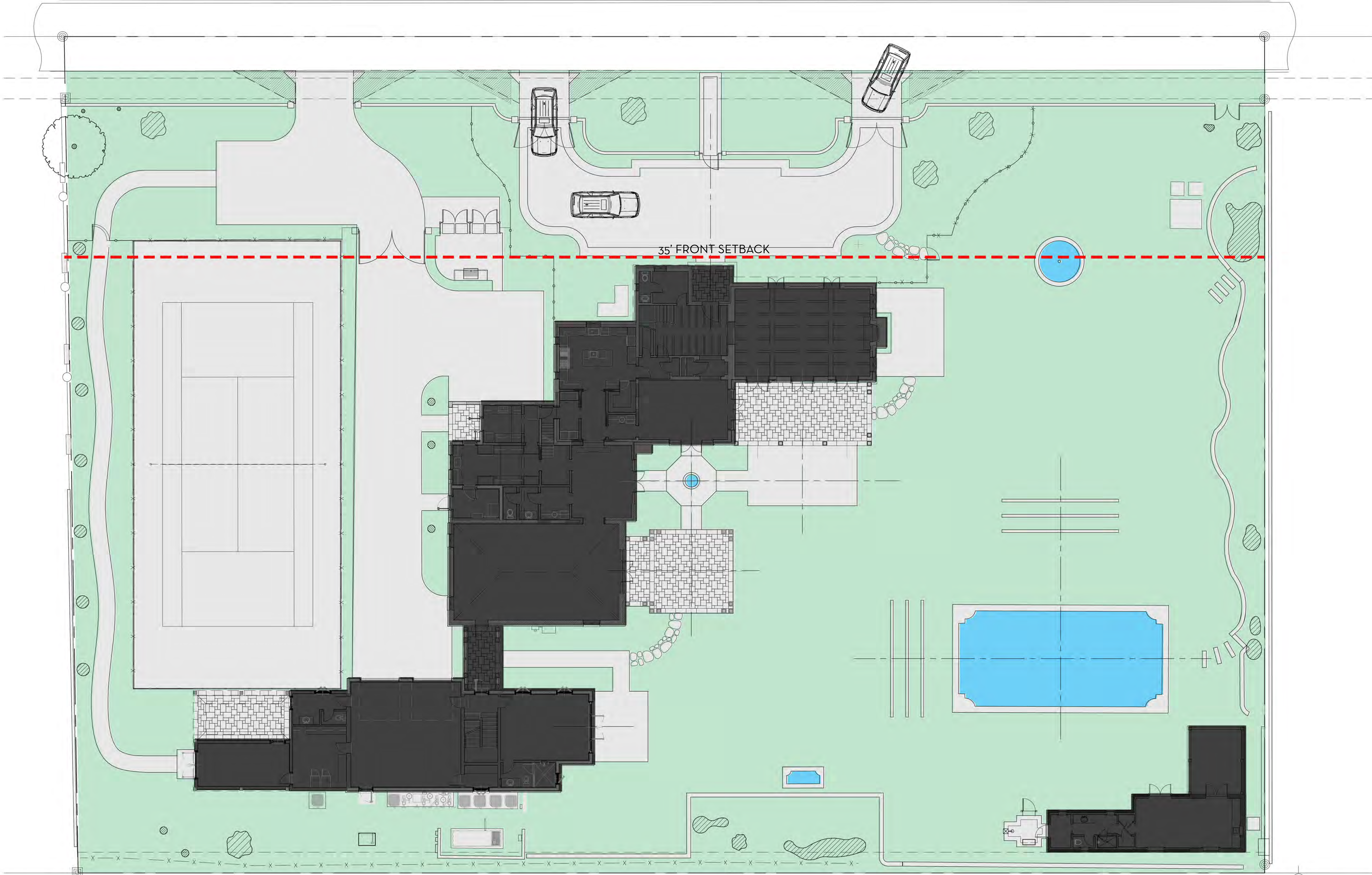
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EL4

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"



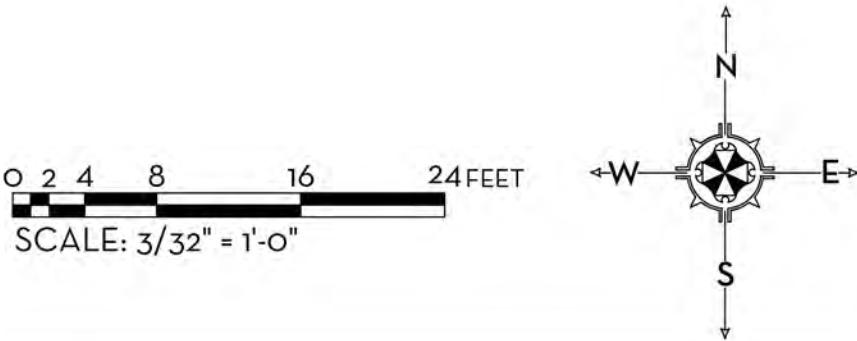
OVERALL R-A SITE CALCULATIONS:

SITE AREA =	57,789	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	28,895	SQ FT	50%
EXISTING =	33,799	SQ FT	58.5%
PROPOSED =	33,149	SQ FT	57.36%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	7,723	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,475	SQ FT	45%
EXISTING =	6,147	SQ FT	79.3%
PROPOSED =	6,198	SQ FT	80.25%

- OPEN SPACE LEGEND:**
- BUILDING
 - HARDSCAPE
 - WATER
 - LANDSCAPE



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OPEN SPACE DIAGRAM
LEEDS RESIDENCE
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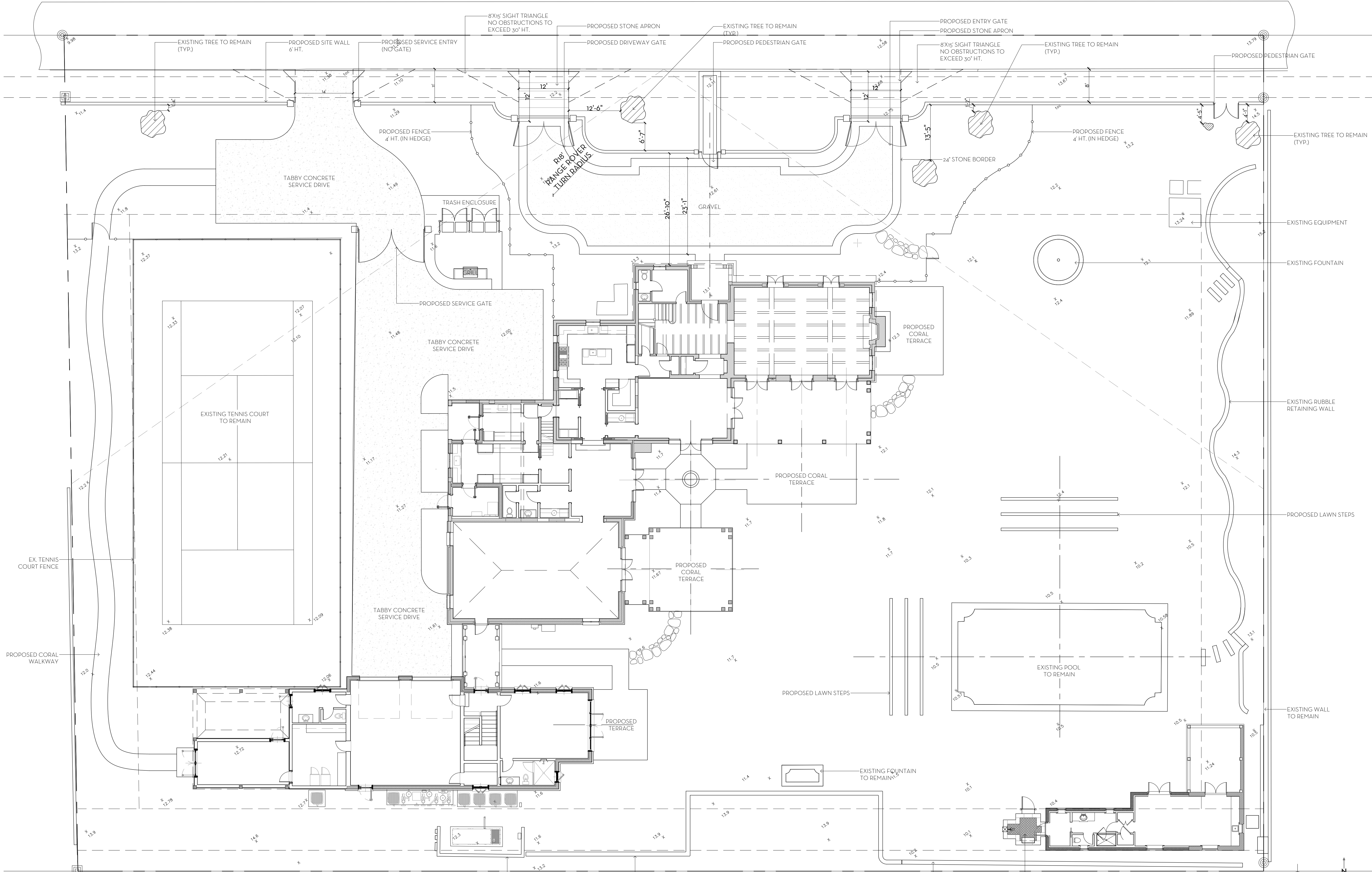


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OS1

SCALE: 3/32" = 1'-0"



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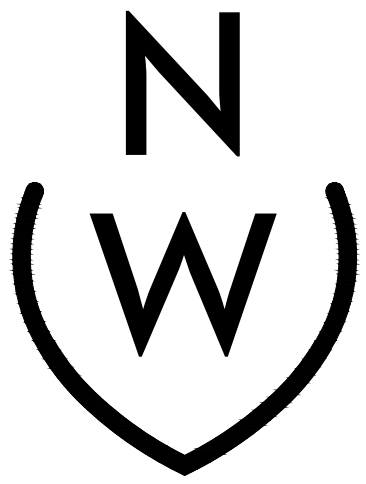
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HARDSCAPE PLAN
LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

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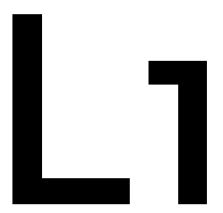
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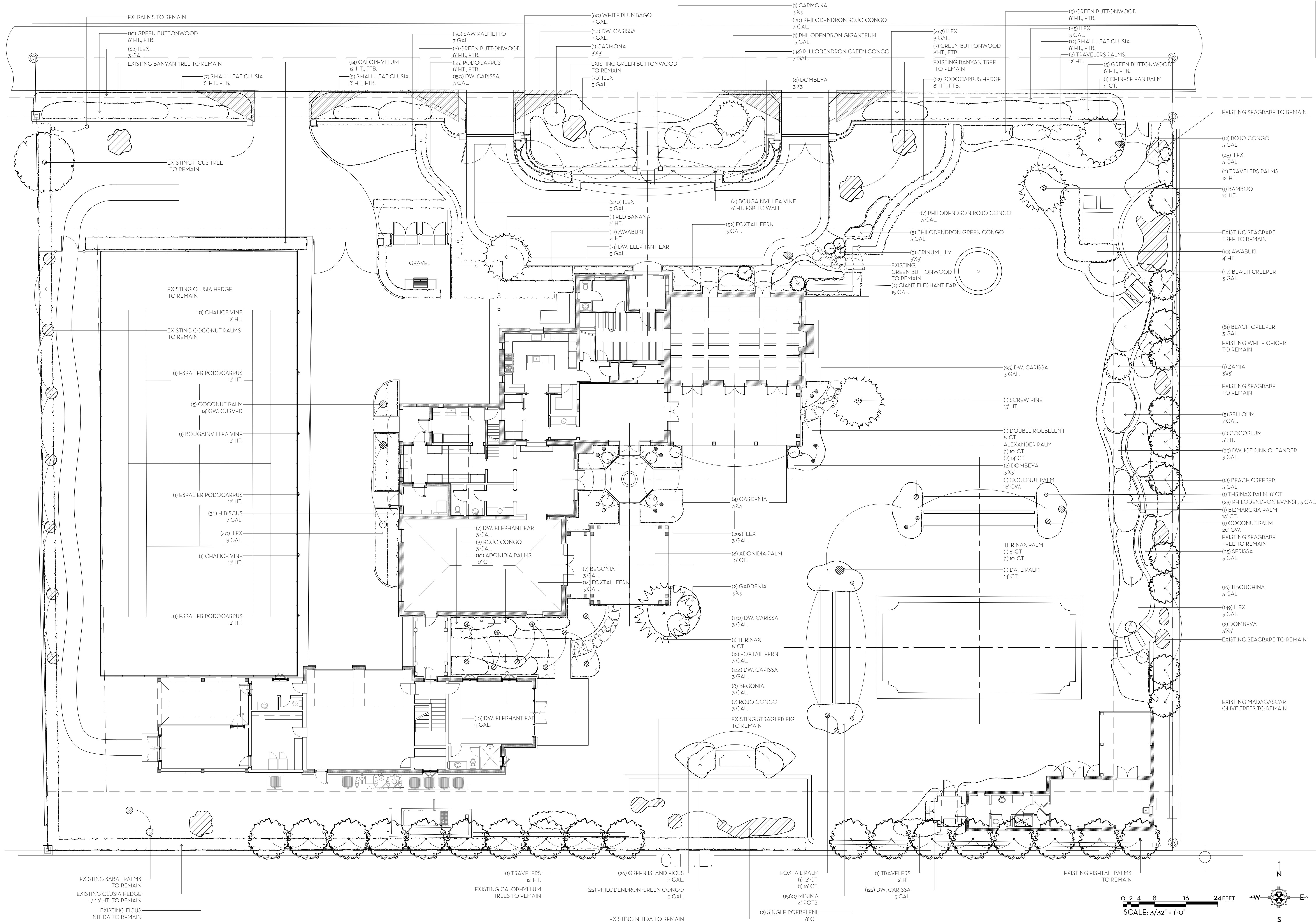


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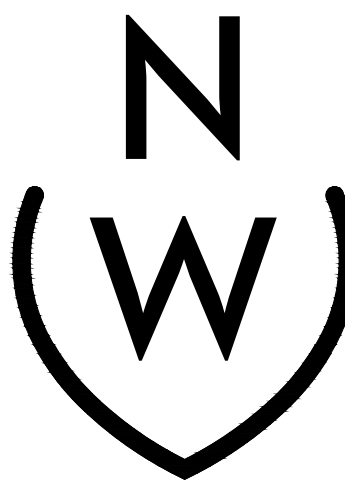
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LANDSCAPE PLAN

LEEDS RESIDENCE

134 EL VEDADO RD., PALM BEACH, FL.

04 DECEMBER 2023
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07 SEPTEMBER 2023 - FIRST SUBMITTAL

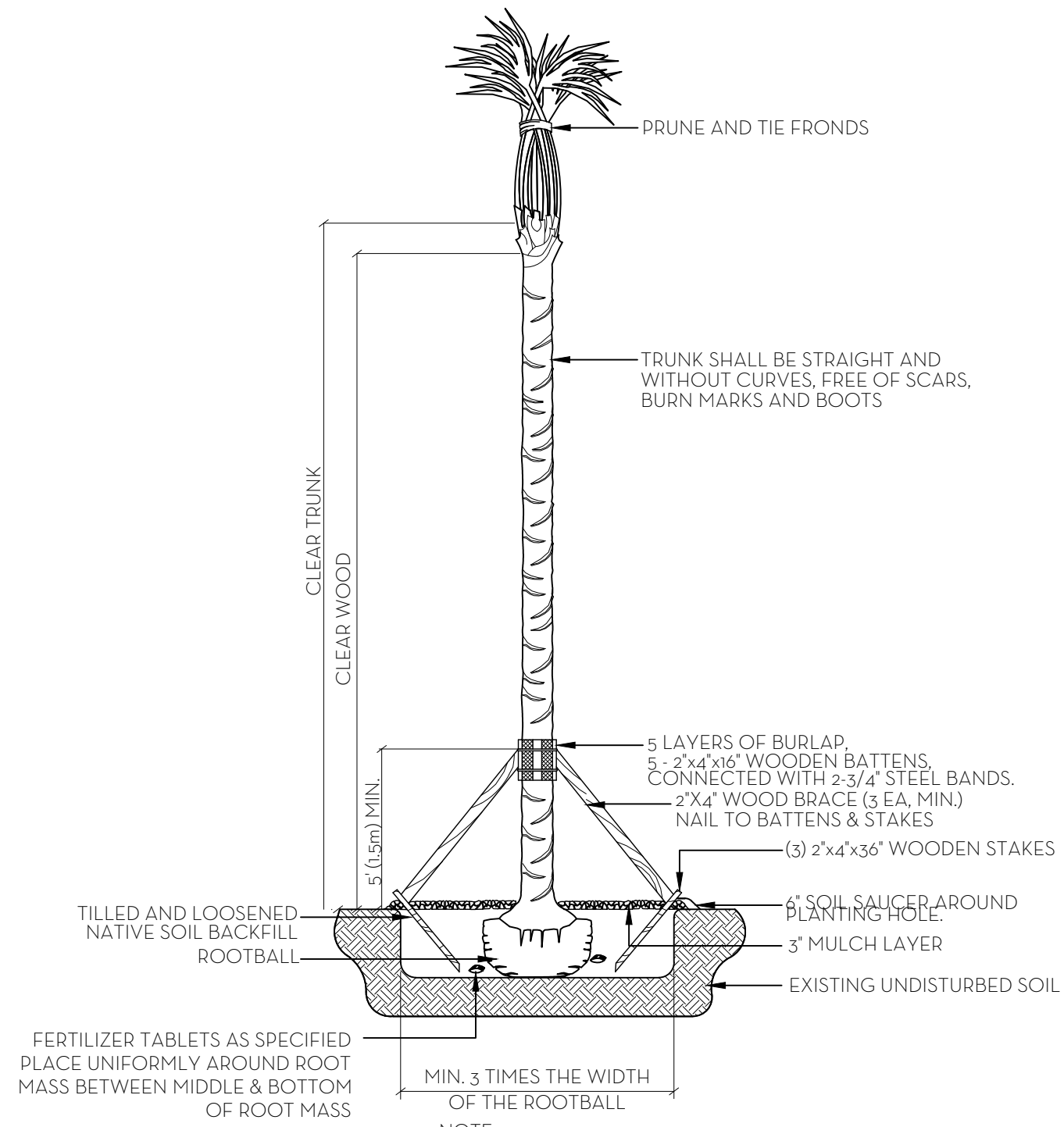


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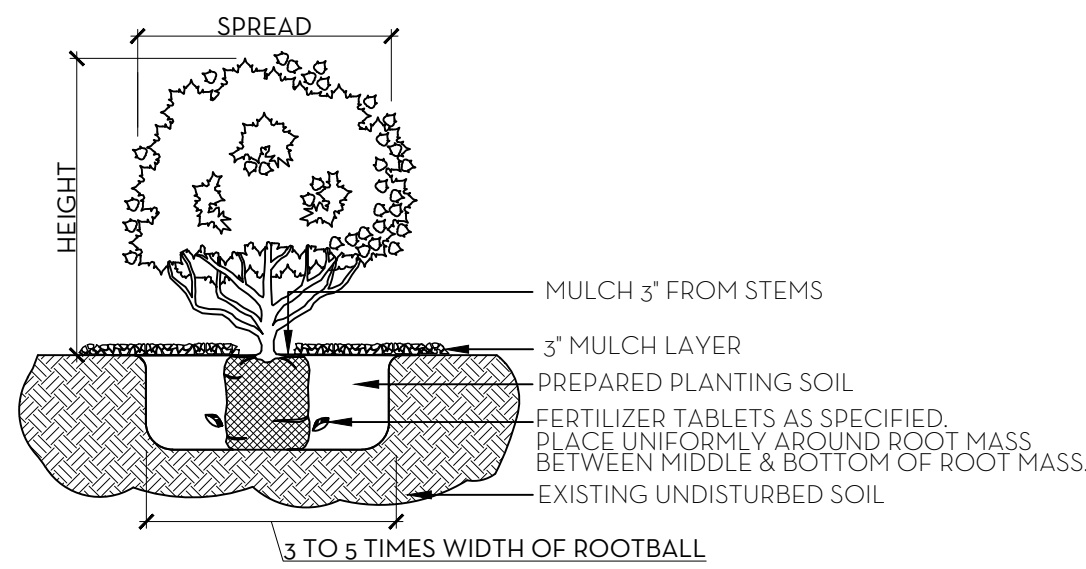
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LP1

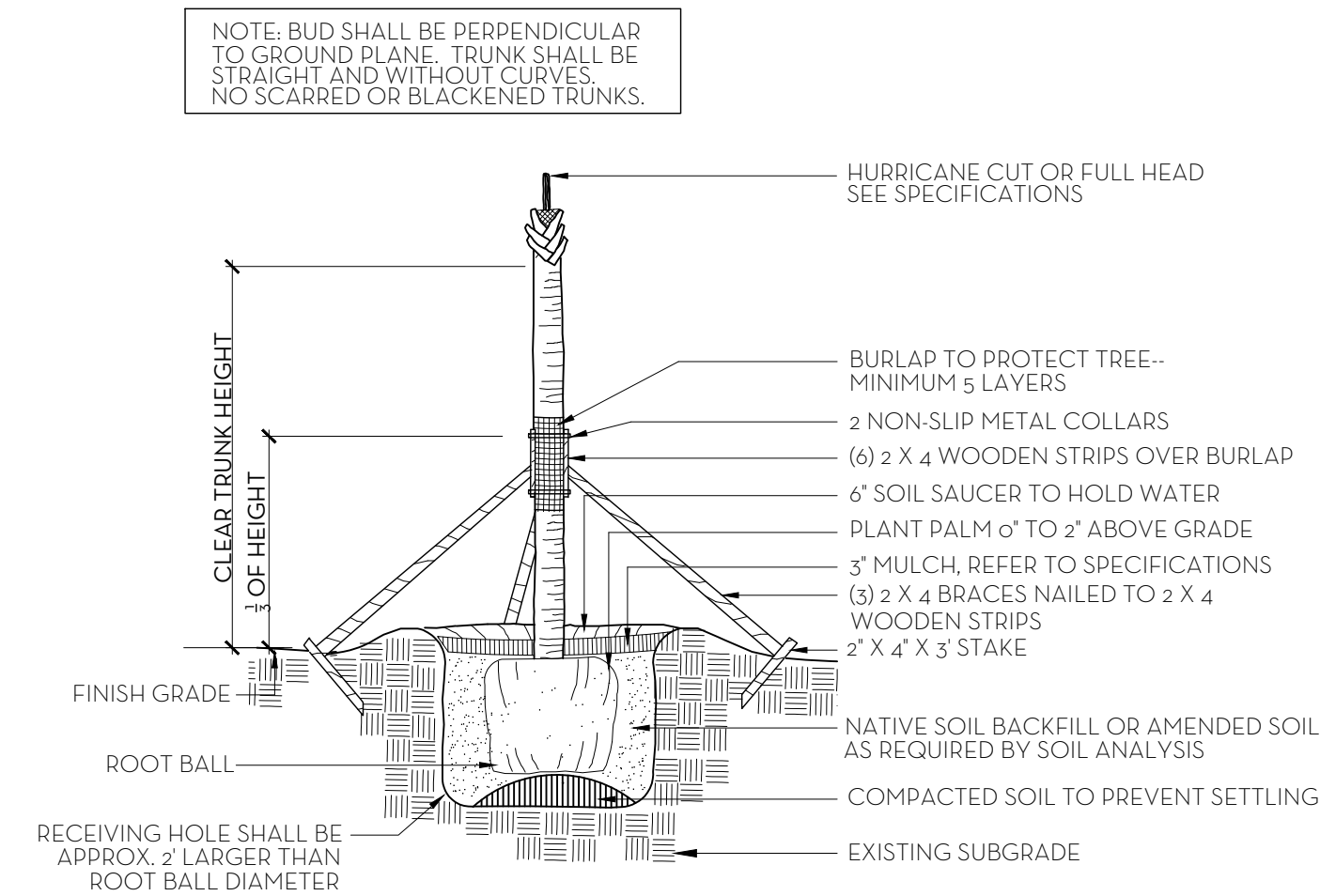


PALM PLANTING DETAIL
NTS



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
NTS

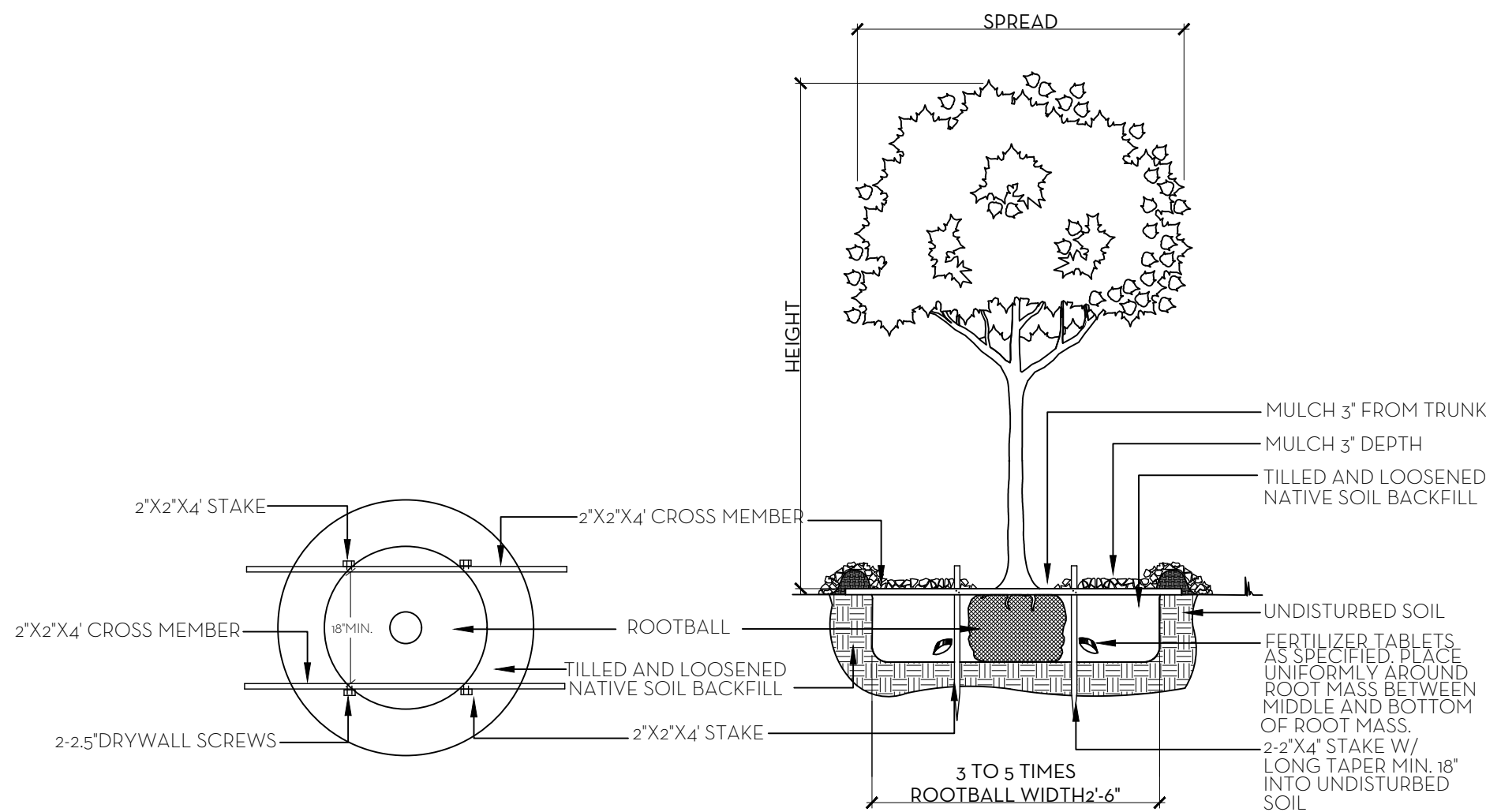


NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
NTS

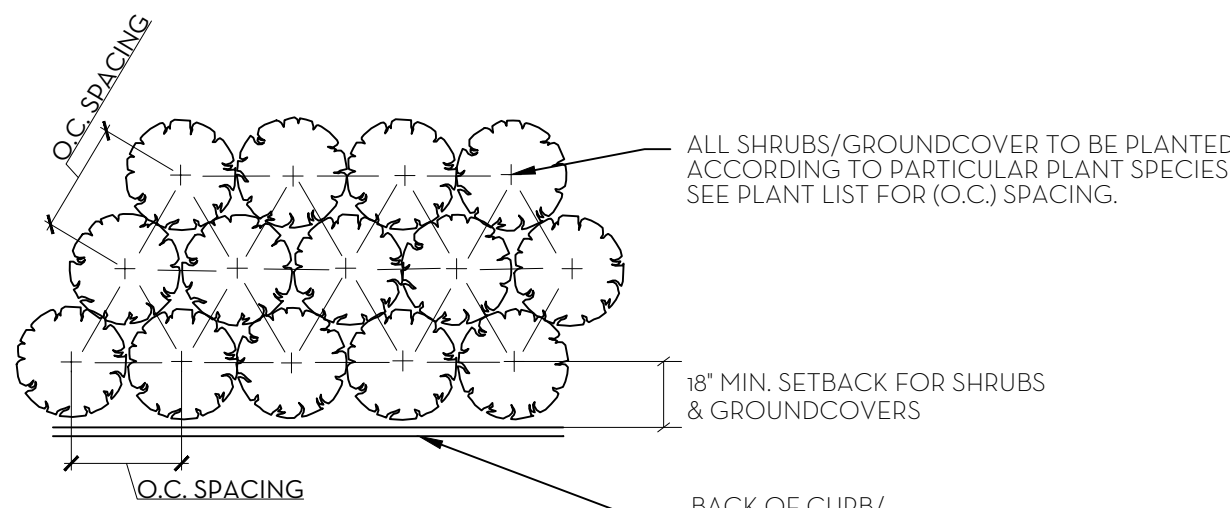
FERTILIZATION
SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
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
GROUND COVER AREAS
ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURERS SPECIFICATIONS.

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



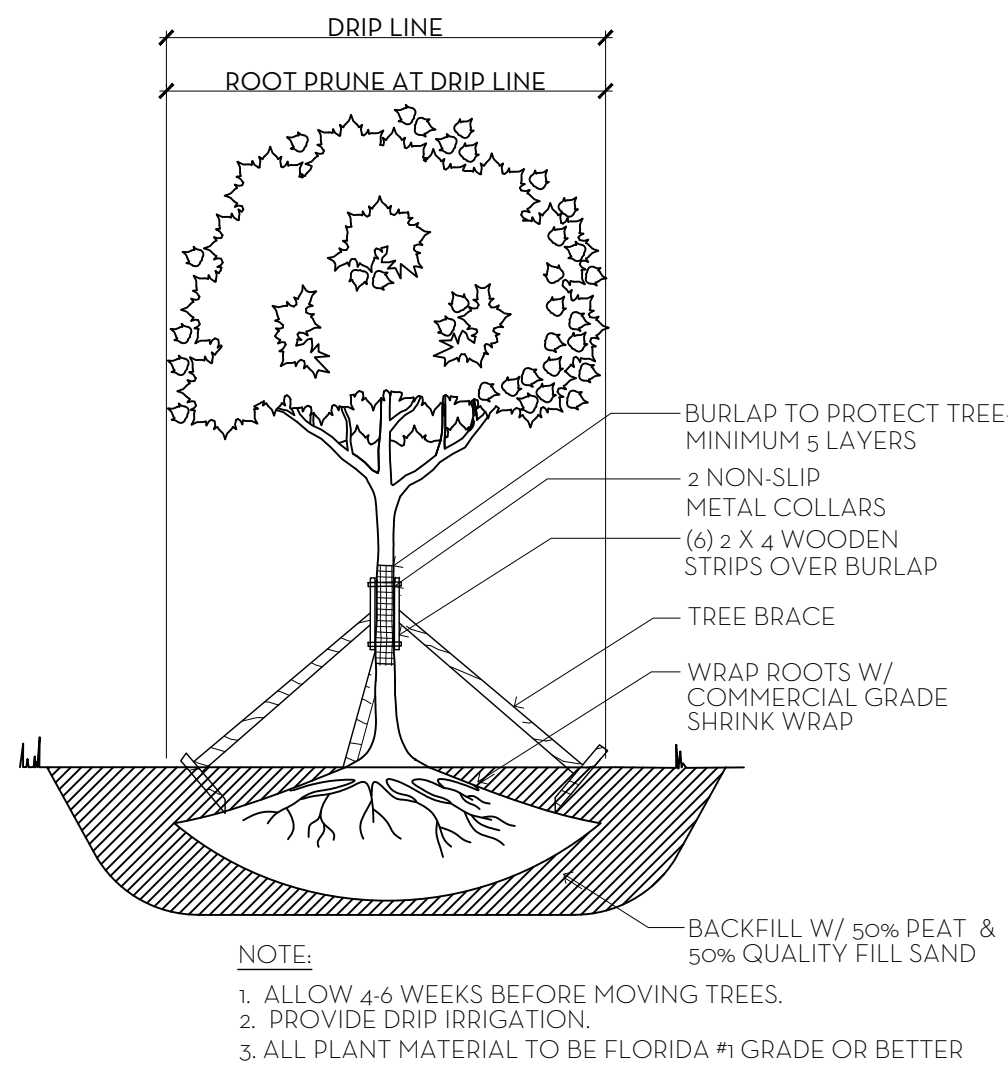
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
NTS



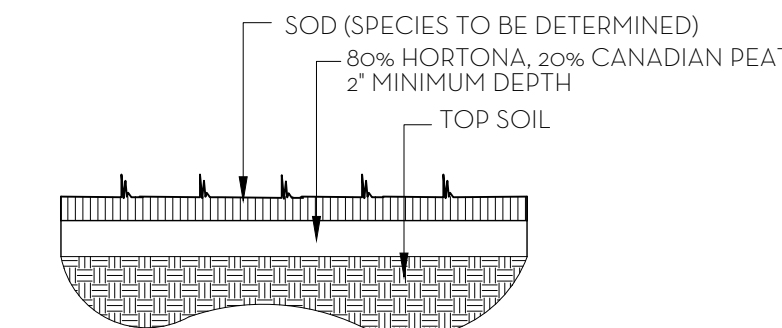
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
NTS

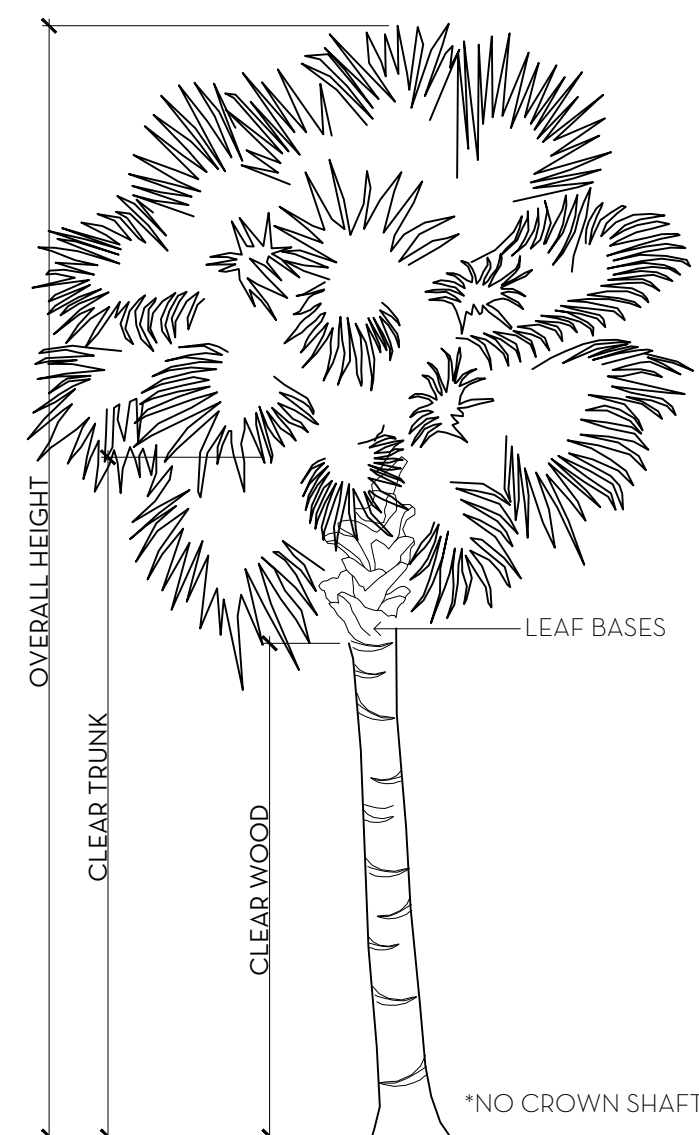


NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIPLINE IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
NTS



SOD PLANTING DETAIL
NTS



PALM SPECIFICATION DETAIL
NTS

Landscape Material Schedule						
ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	AREA SQFT	SPECIFICATION
TREES						
PALMS						
23	Adonidia Palm	Veitchia merillii	18			10' CT
24	Foxtail Palm	Wodyetia bifurcata	1			12' CT
25	Foxtail Palm	Wodyetia bifurcata	1			16' CT
26	Single Roebelenii	Phoenix roebelenii	2			8' CT
27	Double Roebelenii	Phoenix roebelenii	1			8' CT
28	Date Palm	Phoenix canariensis	1			14' CT
29	Thrinax Palm	Coccothrinax argentata	1			6' CT
33	Thrinax Palm	Coccothrinax argentata	1			10' CT
34	Thrinax Palm	Coccothrinax argentata	2			8' CT
30	Coconut Palm	Cocos nucifera	1			16' GW
31	Coconut Palm	Cocos nucifera	1			20' GW
32	Bismarckia Palm	Bismarckia nobilis	1			10' CT
35	Alexander Palm	Ptychosperma alogans	1			10' CT
36	Alexander Palm	Ptychosperma elegans	2			14' CT
37	Screw Pine	Pandanus uffilis	1			15' HT
38	Bamboo	Bambusa multiplex 'Alphonse Karr'	1			12' HT
39	Red Banana	Ensele ventricosum 'Maurelii'	1			6' HT
40	Travelers Palm	Bevensia madagascariensis	2			12' HT
HEDGE/SHRUB						
41	Chinese Fan Palm	Livistona chinensis	1			5' CT
42	Gardenia	Gardenia jasminoides	2			3' x 3'
43	Carmona	Carmona microphylla	4			3' x 3'
44	Green Buttonwood	Conocarpus erectus	27	✓		8' HT, F.T.B.
45	Philodendron Giganteum	Philodendron Giganteum	1			15 Gal
46	Awabuki	Viburnum odoratissimum awabuki	23			4 HT
47	Small Leaf Clusia	Clusia guifera	24			8 HT, F.T.B.
48	Calophyllum	Calophyllum antillanum	14			12 HT, F.T.B.
49	Giant Elephant Ear	Alocasia gigantea	2			15 Gal
50	Saw Palmetto	Serenoa repens	90	✓		7 Gal
51	Podocarpus hedge	Podocarpus macrophyllus	22			8 HT, F.T.B.
52	Citrum Lily	Citrum americanum	3	✓		3' x 3'
53	Zamia	Zamia integrifolia	1	✓		3' x 3'
54	Selloum	Philodendron selloum	15			7 Gal
55	Coccolum	Chrysobalanus icaco	18	✓		3 HT
64	Bougainvillea Vine	Bougainvillea 'Afterglow'	4			6 HT Esp to Wall
65	Bougainvillea Vine	Bougainvillea 'Afterglow'	1			12 HT
66	Chalice Vine	Solandra longiflora	2			12 HT
67	Podocarpus Vine	Podocarpus macrophyllus	3			12 HT Esp to Fence
67	Philodendron 'Green Congo'	Philodendron 'Green Congo'	48			7 Gal
GROUND COVERS/VINES						
58	Dwarf Elephant Ear	Alocasia 'Amazonica'	71		139	3 Gal
52	Foxtail Fern	Asparagus densiflorus 'Meyerii'	32		61	3 Gal
59	Philodendron 'Green Congo'	Philodendron 'Green Congo'	27		94	3 Gal
60	Philodendron 'Rojo Congo'	Philodendron 'Rojo Congo'	27		96	3 Gal
61	Green Island Ficus	Ficus microcarpa 'Green Island'	26	✓	47	3 Gal
62	Cooperia	Acalypha wilkesiana	25		48	3 Gal
68	Dwarf Ice Pink Oleander	Nerium oleander 'Ice Pink'	35		29	3 Gal
69	Philodendron Evansii	Philodendron evansii	23		82	3 Gal
70	Sanisa	Sanisa japonica	25		41	3 Gal
71	Tibouchina	Tibouchina granulosa	16		57	3 Gal
72	Dwarf Carissa	Carissa macrocarpa	868		901	3 Gal
73	White Plumbago	Plumbago auriculata 'Alba'	60		68	3 Gal
74	Dombeya	Dombeya spp.	30		64	3 Gal
75	Beach Creeper	Ernodea littoralis	156	✓	150	3 Gal
63	Simpson Stopper	Myrcianthes fragrans	11595	✓	2448	4 Pots
SOD						
	Diamond Zoysia		VIE			

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend		
1	Property Address:	134 EL VEDADO RD, PALM BEACH, FL.	
2	Lot Area (sq. ft.):	57,789 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	28,895 sq ft (50%)	33,149 sq ft (57.36%)
5	LOS to be altered (Sq Ft and %)	N/A	>50%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	3,475 sq ft (45%)	6,198 sq ft (80.25%)
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	46%
10	Native Groundcover %	30% (groundcover area)	61%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023

REV BF 20230727

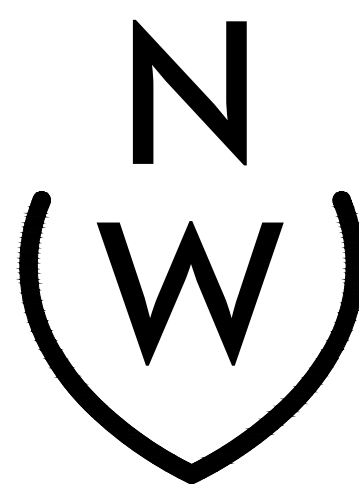
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PLANT LIST AND DETAILS

LEEDS RESIDENCE

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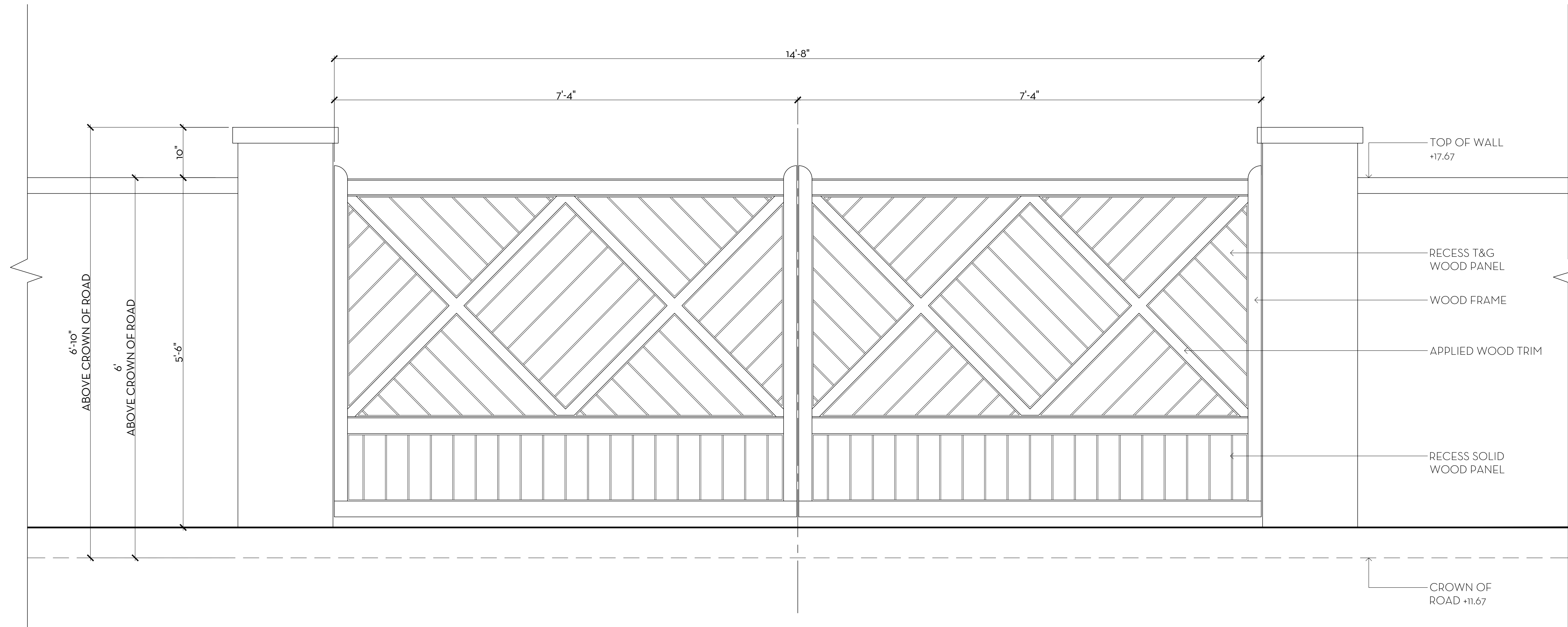


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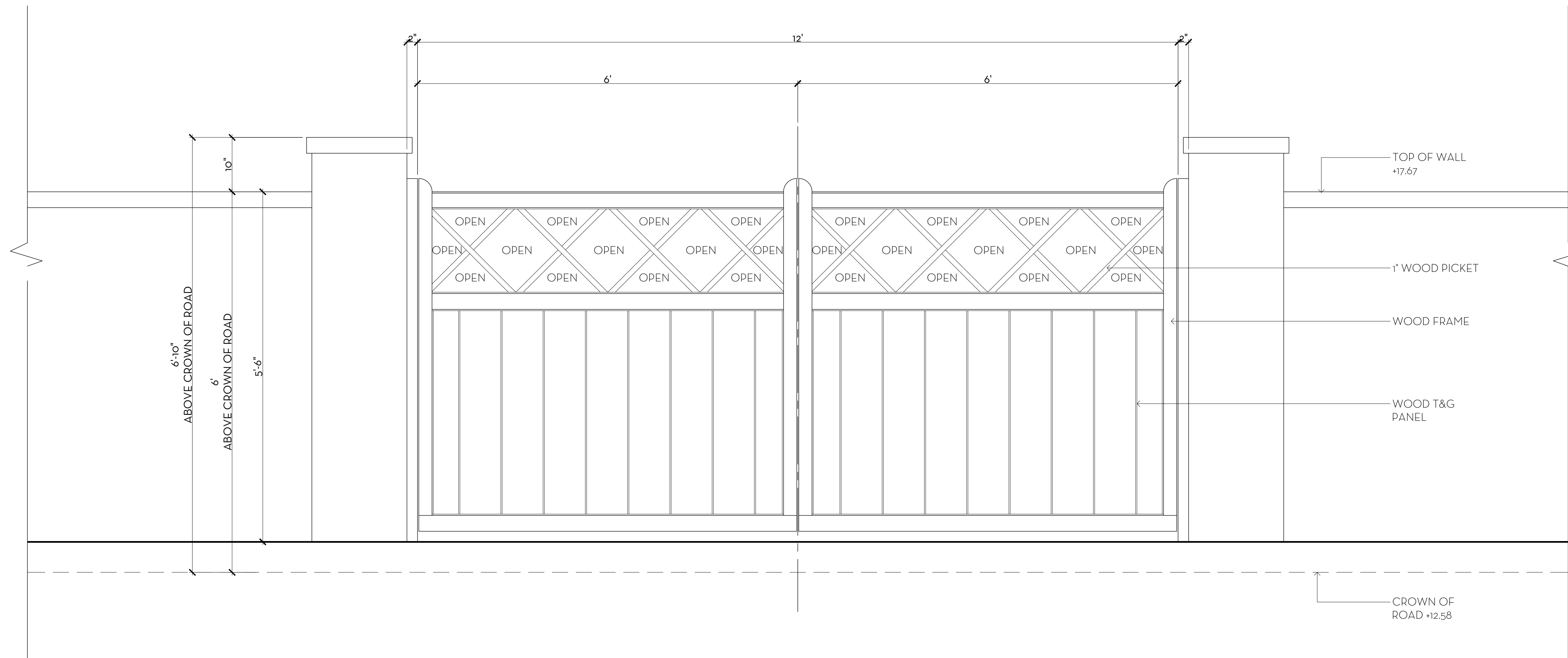
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LP2



1
D1 PREVIOUSLY PRESENTED ENTRY GATE
SCALE: 1"=1'-0"



2
D1 PROPOSED ENTRY GATE
SCALE: 1"=1'-0"

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SITE DETAIL
LEEDS RESIDENCE

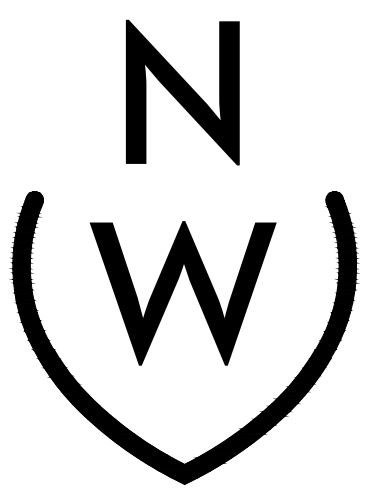
134 EL VEDADO RD., PALM BEACH, FL.

04 DECEMBER 2023

25 SEPTEMBER 2023 - SECOND SUBMITTAL

07 SEPTEMBER 2023 - FIRST SUBMITTAL

SCALE: 3/4" = 1'-0"

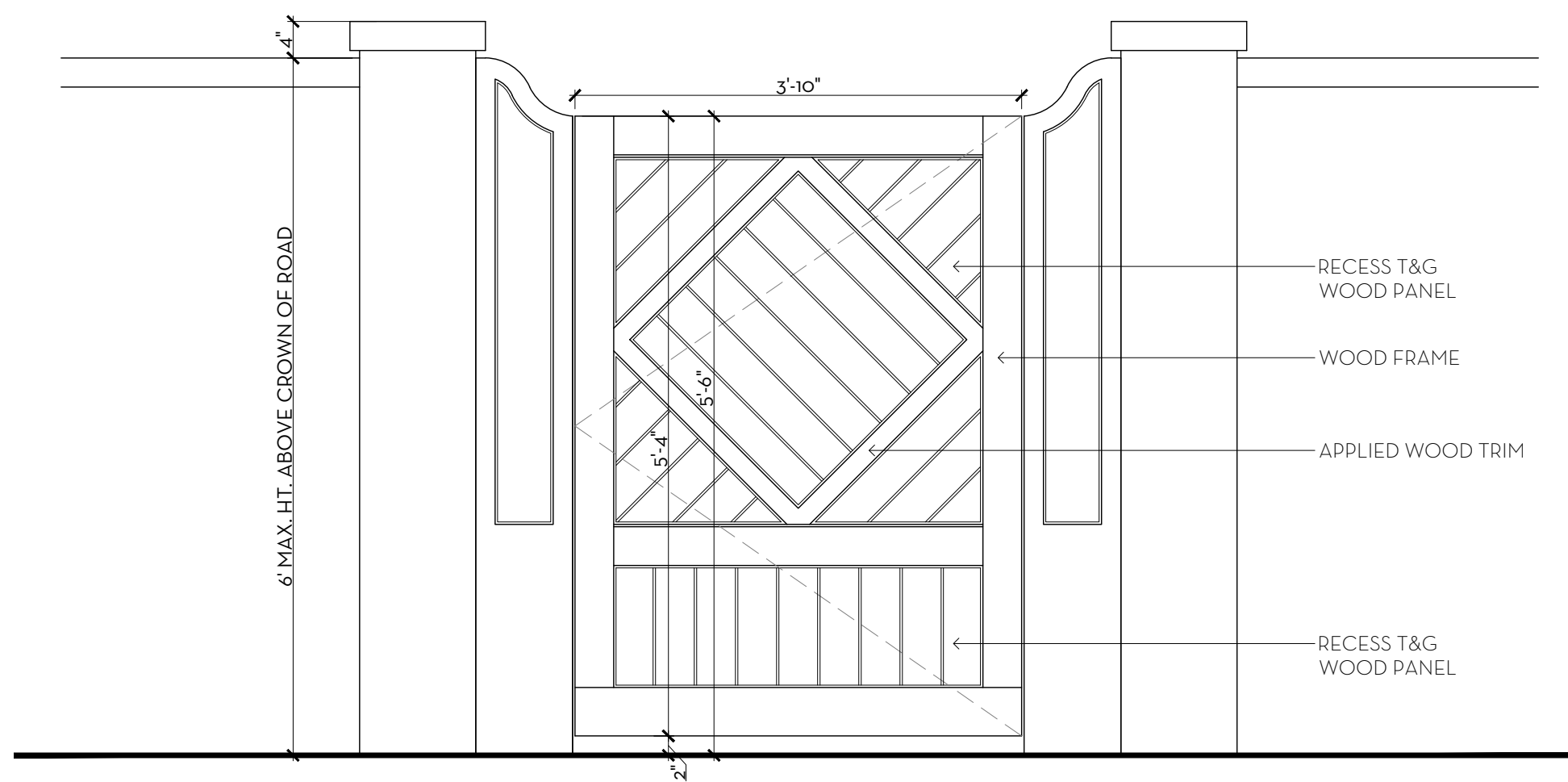


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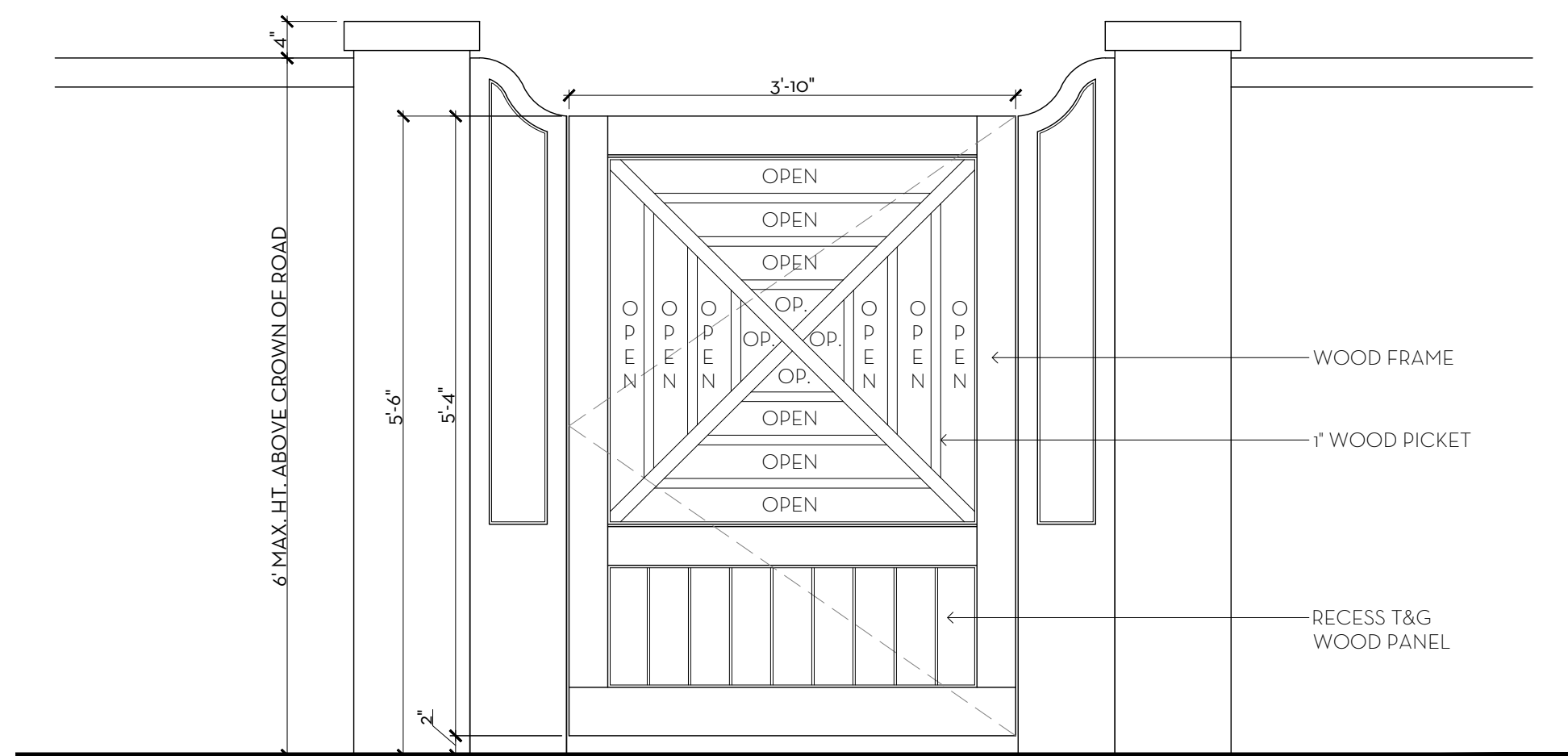
625 N. Flagler Drive
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West Palm Beach, FL 33401
P: 561-659-2820
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NIEVERAWILLIAMS.COM

D1



1
D2
PREVIOUSLY PRESENTED PEDESTRIAN GATE ELEVATION
SCALE: $\frac{3}{4}$ "=1'-0"



2
D2
PROPOSED PEDESTRIAN GATE ELEVATION
SCALE: $\frac{3}{4}$ "=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE DETAIL
LEEDS RESIDENCE

04 DECEMBER 2023
25 SEPTEMBER 2023 - SECOND SUBMITTAL
07 SEPTEMBER 2023 - FIRST SUBMITTAL

134 EL VEDADO RD, PALM BEACH, FL.



NIEVERA WILLIAMS
DESIGN

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D2

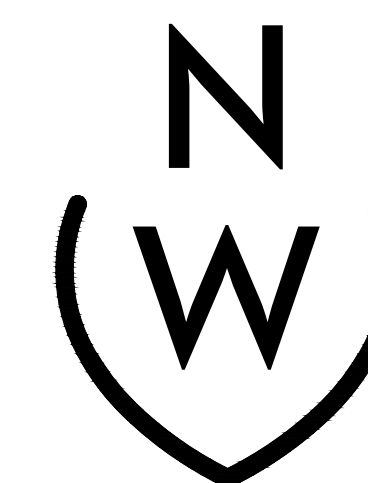
SCALE: $\frac{3}{4}$ "=1'-0"

State of Florida
Landscape Architect
Registration No.
6666856

34 EL VEDADO RD, PALM BEACH, FL.

134 EL V
04 DECEMBER 2023
05 SEPTEMBER 2023-SECOND SUBMITTAL
07 SEPTEMBER 2023 - FIRST SUBMITTAL

SCALE: 3/32" = 1'-0"

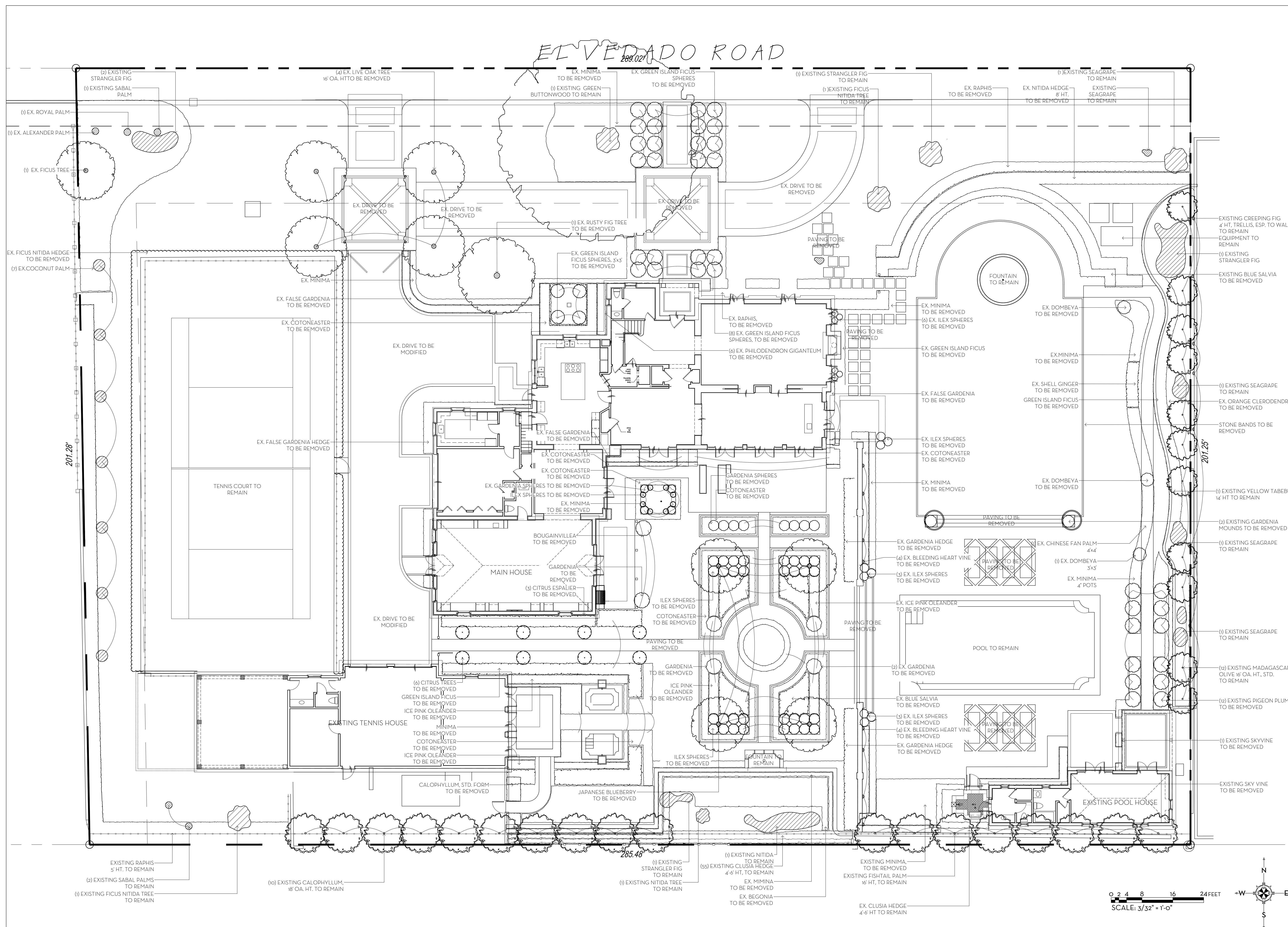


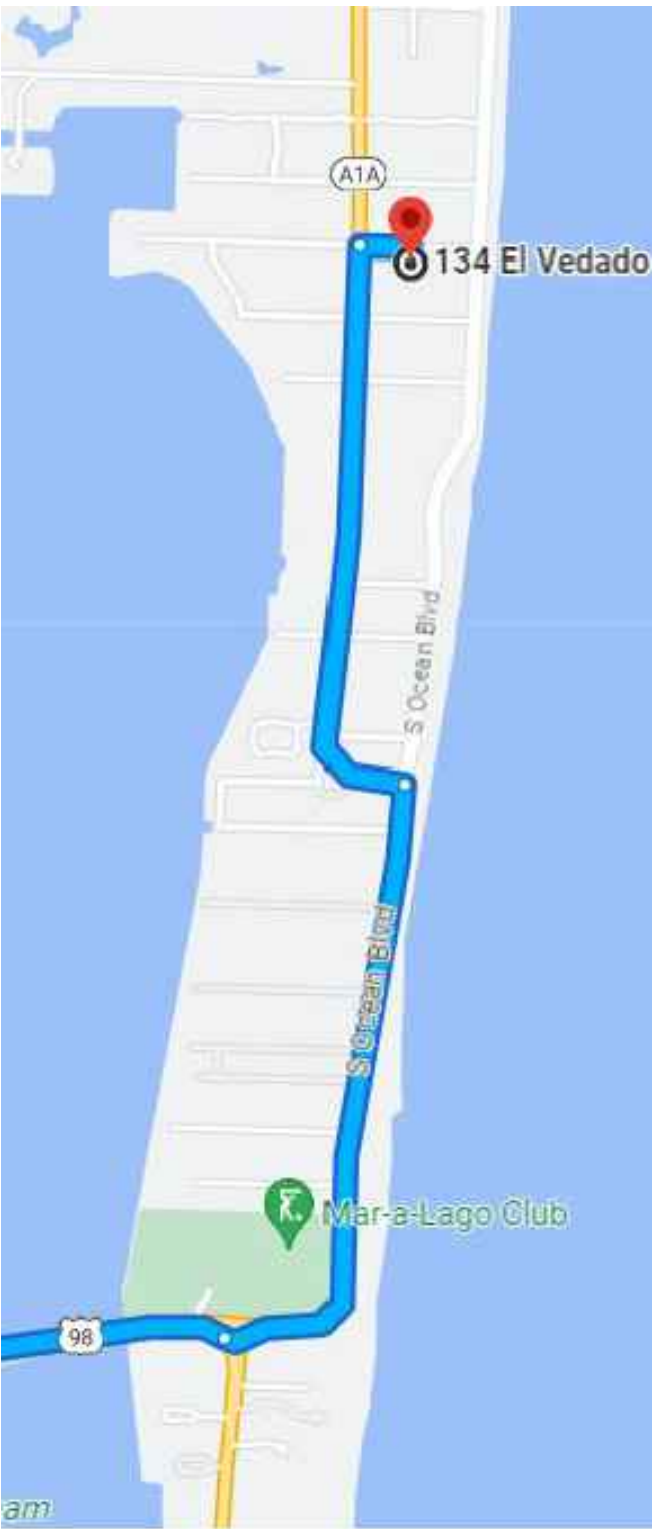
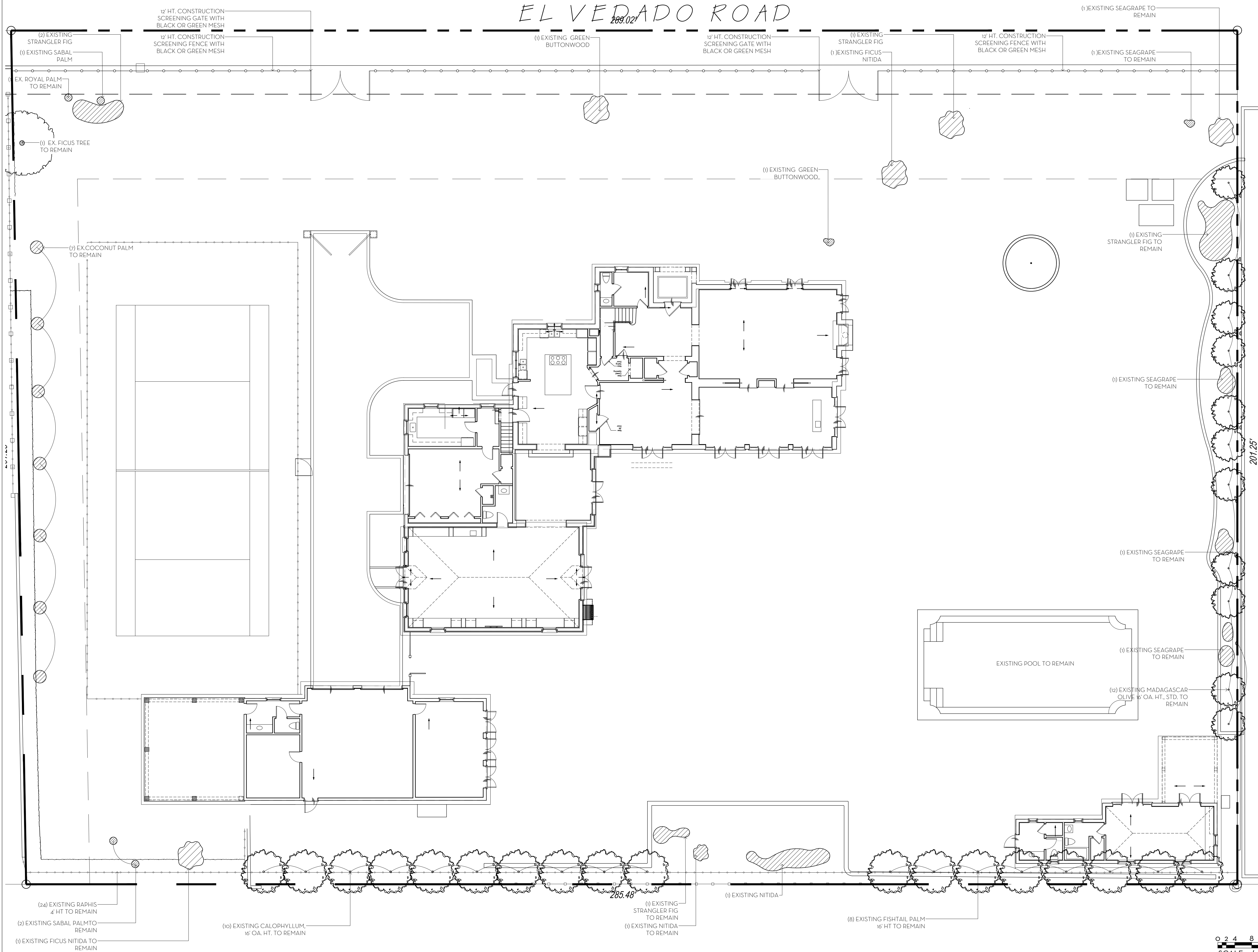
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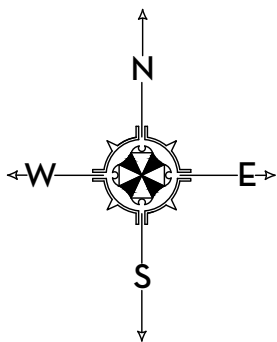
EX





TRUCK LOGISTICS
MAX. TRUCK LENGTH: 30 FEET

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"



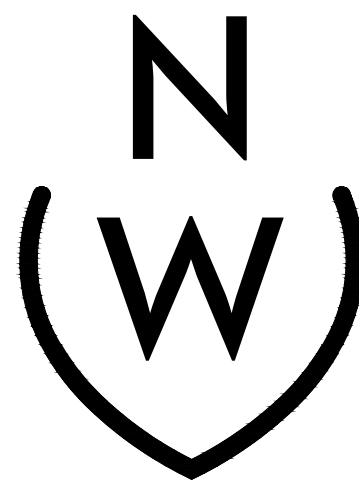
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN
LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

04 DECEMBER 2023
25 SEPTEMBER 2023 - SECOND SUBMITTAL
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CSP

SCALE: 3/32" = 1'-0"