

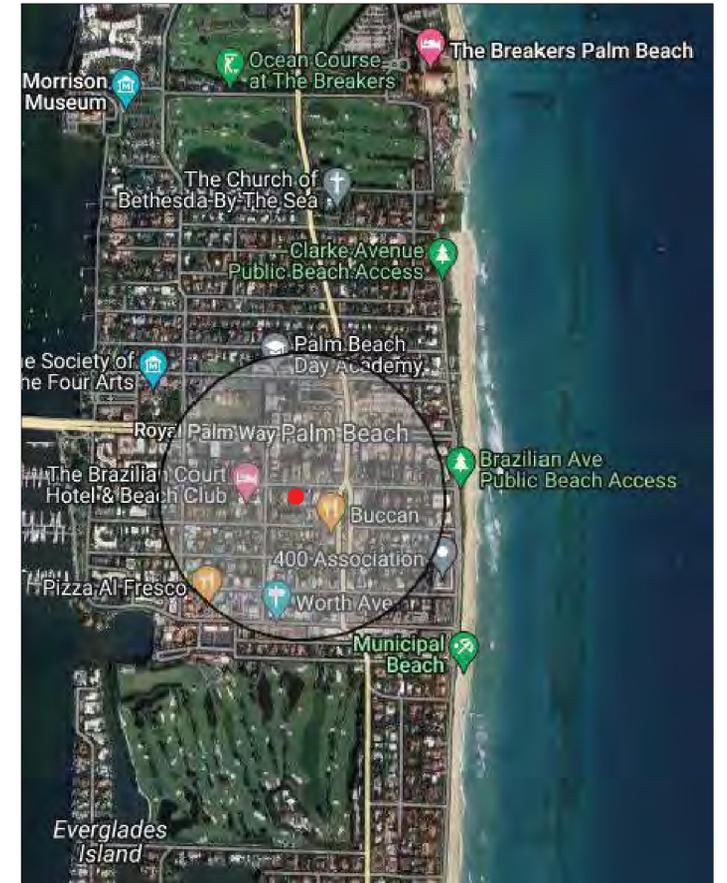
**RECEIVED**

By yfigueroa at 1:10 pm, Jan 16, 2024

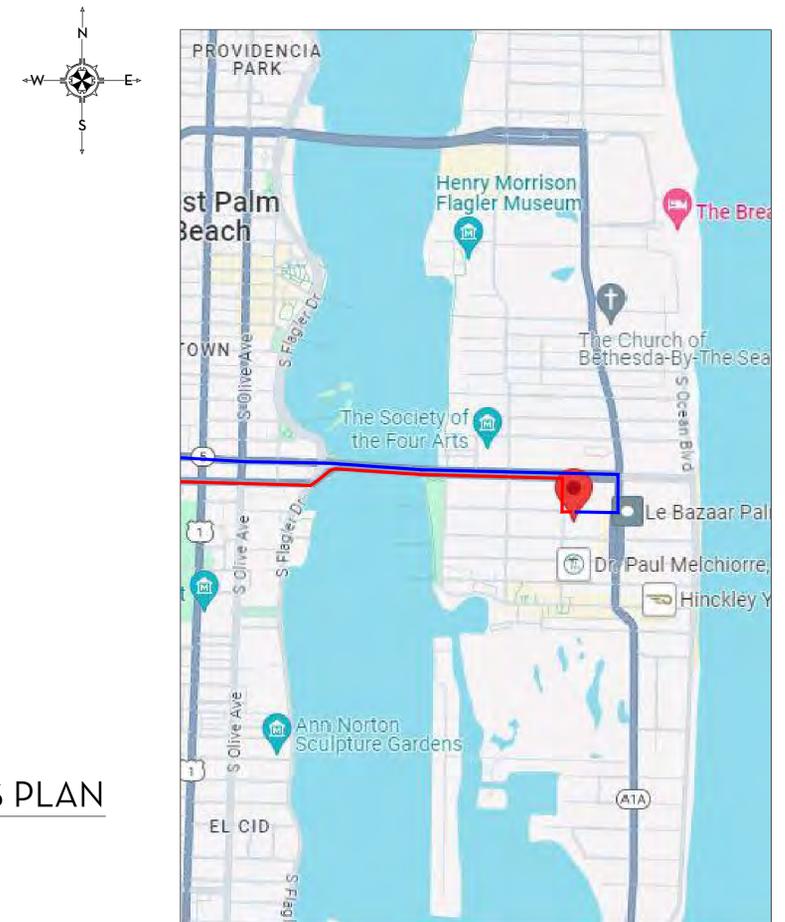
# WELLER RESIDENCE

234 BRAZILIAN AVE, PALM BEACH, FL.

ARC-24-023



VICINITY MAP: ¼ RADIUS



**SHEET LEGEND:**

- EX1-EXISTING CONDITIONS
- EX2-EXISTING CONDITIONS PHOTOS
- OS1-OPEN SPACE DIAGRAM (OVERALL)
- OS2-OPEN SPACE DIAGRAM (FRONT)
- OS3-OPEN SPACE DIAGRAM (PERIMETER)
- SITE-OVERALL SITE PLAN (RENDERING)
- EL1- ELEVATIONS
- SITE- OVERALL SITE PLAN
- LP1-LANDSCAPE PLAN
- LP2-LANDSCAPE PLANT SCHEDULE AND PLANTING DETAILS
- DETAILS



NIEVERA WILLIAMS DESIGN

625 N. Flagler Drive  
 Suite 502  
 West Palm Beach, FL 33401  
 P: 561-659-2820  
 F: 561-659-2113  
 nieverawilliams.com

**\*\*PROPOSED PLANS TO MATCH PREVIOUSLY APPROVED STAFF APPROVAL OUTSIDE OF AREA OF WORK\*\***

FRONT: A-23-03134  
 REAR: A-23-02934

**TRUCK LOGISTICS PLAN**

- INBOUND
- OUTBOUND





PHOTO 1: REAR YARD POOL AREA

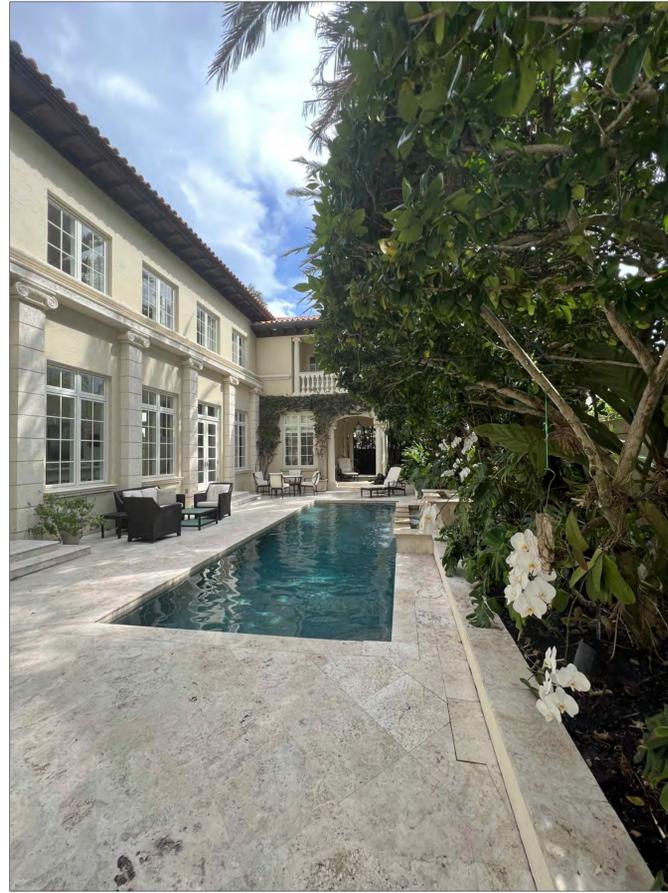


PHOTO 2: REAR YARD POOL AREA



PHOTO 3: FRONT YARD ENTRY



PHOTO 4: REAR YARD PERGOLA



PHOTO 5: REAR YARD POOL AREA



PHOTO 6: EQUIPMENT ACCESS

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

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

EXISTING CONDITIONS PHOTOS  
**WELLER RESIDENCE**  
234 BRAZILIAN AVE, PALM BEACH, FL.

16 JAN 2024  
03 JAN 2024  
14 DEC 2023  
27 NOV 2023  
08 NOV 2023  
04 OCT 2023



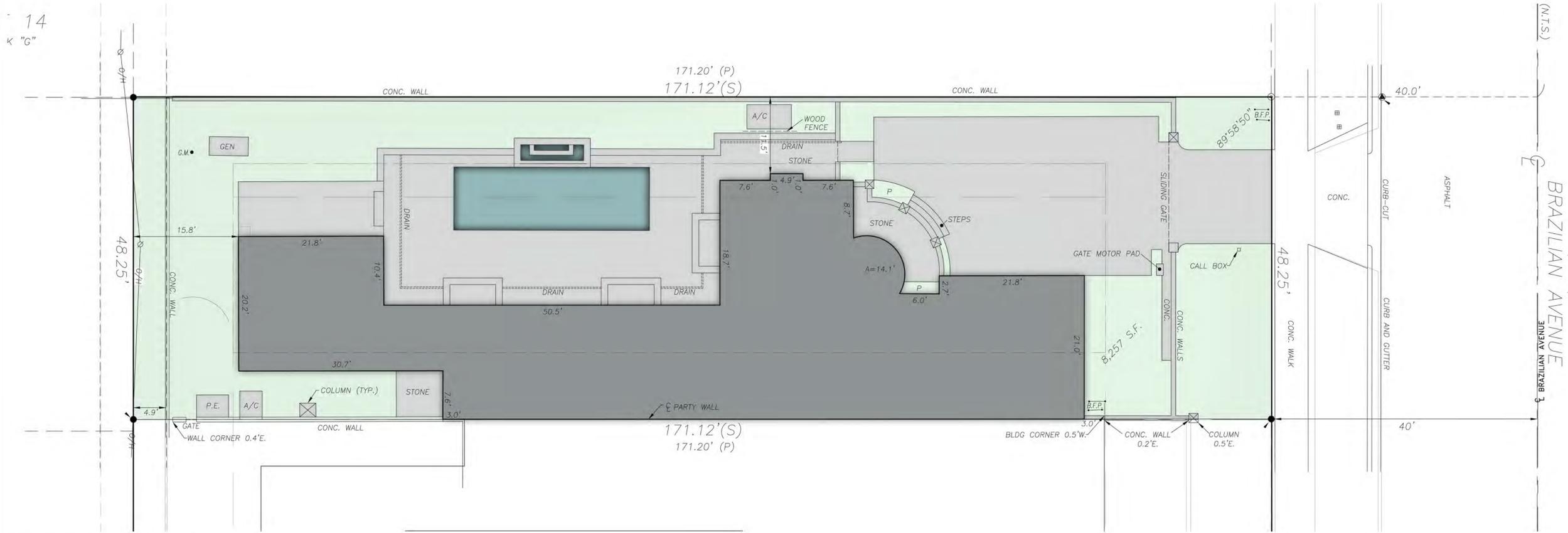
NIEVERA WILLIAMS  
DESIGN

625 N. Flagler Drive  
Suite 502  
West Palm Beach, FL 33401  
P: 561-659-2820  
F: 561-659-2113

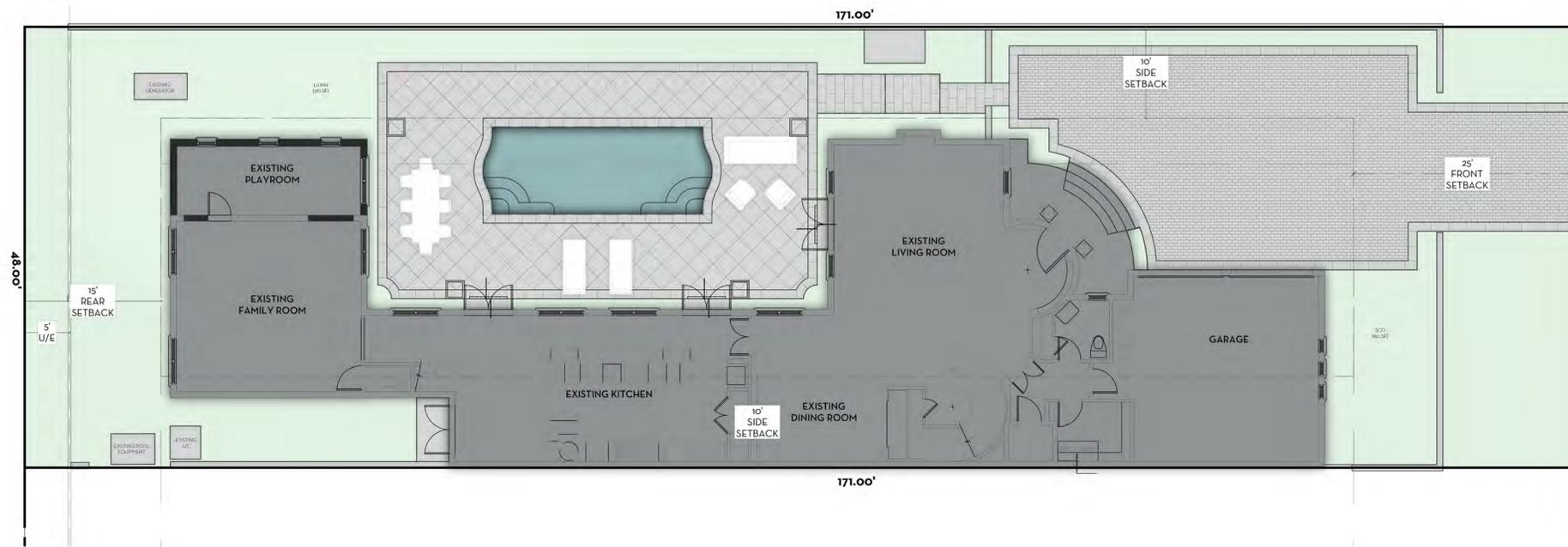
NIEVERAWILLIAMS.COM

**EX2**

14  
K "G"



1 OPEN SPACE DIAGRAM-EXISTING OVERALL  
OS1 SCALE: 1/8"=1'-0"



2 OPEN SPACE DIAGRAM-PROPOSED OVERALL  
OS1 SCALE: 1/8"=1'-0"

**LEGEND**

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

**OVERALL R-C SITE CALCULATIONS:**

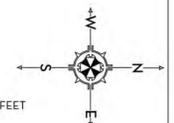
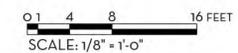
SITE AREA =	8,365 SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>		
REQUIRED =	2,892.75 SQ FT	35%
EXISTING =	2,604 SQ FT	31.5%
PROPOSED =	2,718 SQ FT	32.8%

**FRONT SETBACK SITE CALCULATIONS:**

25' SETBACK AREA =	1,208 SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>		
REQUIRED =	483 SQ FT	40%
EXISTING =	783 SQ FT	65%
PROPOSED =	783 SQ FT	65%

**10' PERIMETER SITE CALCULATIONS:**

PERIMETER AREA =	3,990 SQ FT
<b>MINIMUM LANDSCAPE:</b>	
(50% OF 3,990 SF) = 1,995 SF REQUIRED	
EXISTING =	1,636 SQ FT
PROPOSED =	2,042 SQ FT



MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

OPEN SPACE DIAGRAMS-OVERALL  
**WELLER RESIDENCE**  
234 BRAZILIAN AVE, PALM BEACH, FL

03 JAN 2024  
14 DEC 2023  
27 NOV 2023  
08 NOV 2023  
04 OCT 2023



NIEVERA WILLIAMS  
DESIGN

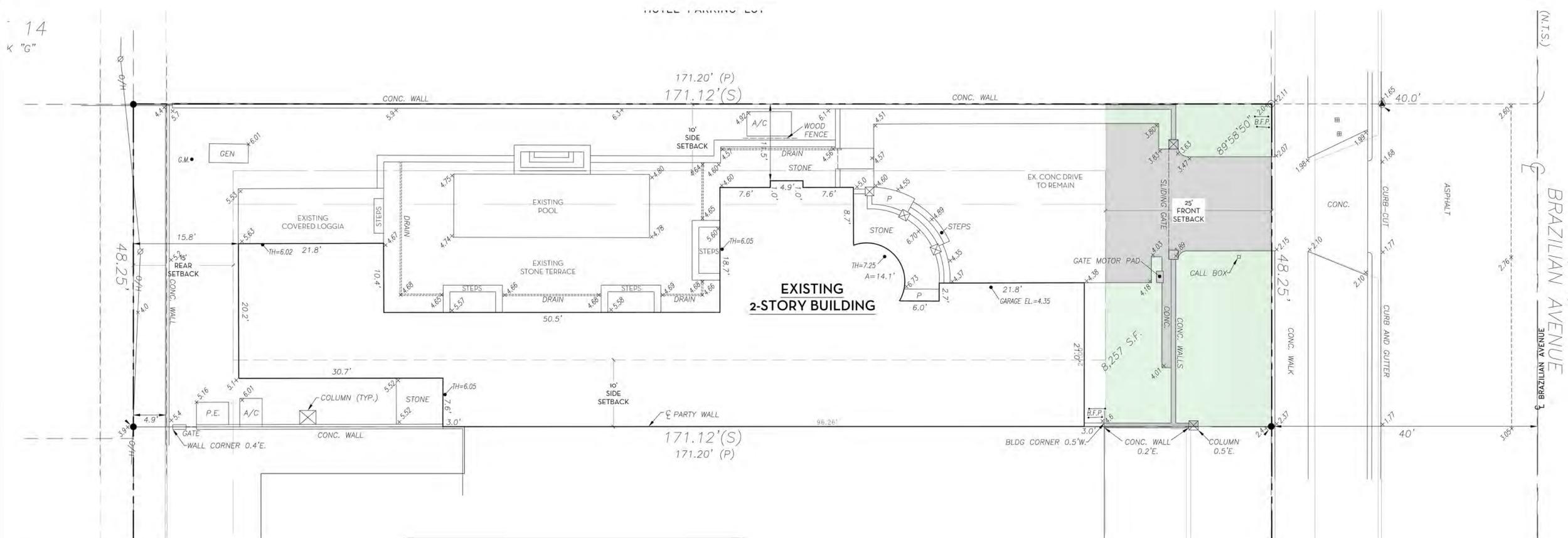
625 N. Flagler Drive  
Suite 502  
West Palm Beach, FL 33401  
P: 561-659-2820  
F: 561-659-2113

NIEVERAWILLIAMS.COM

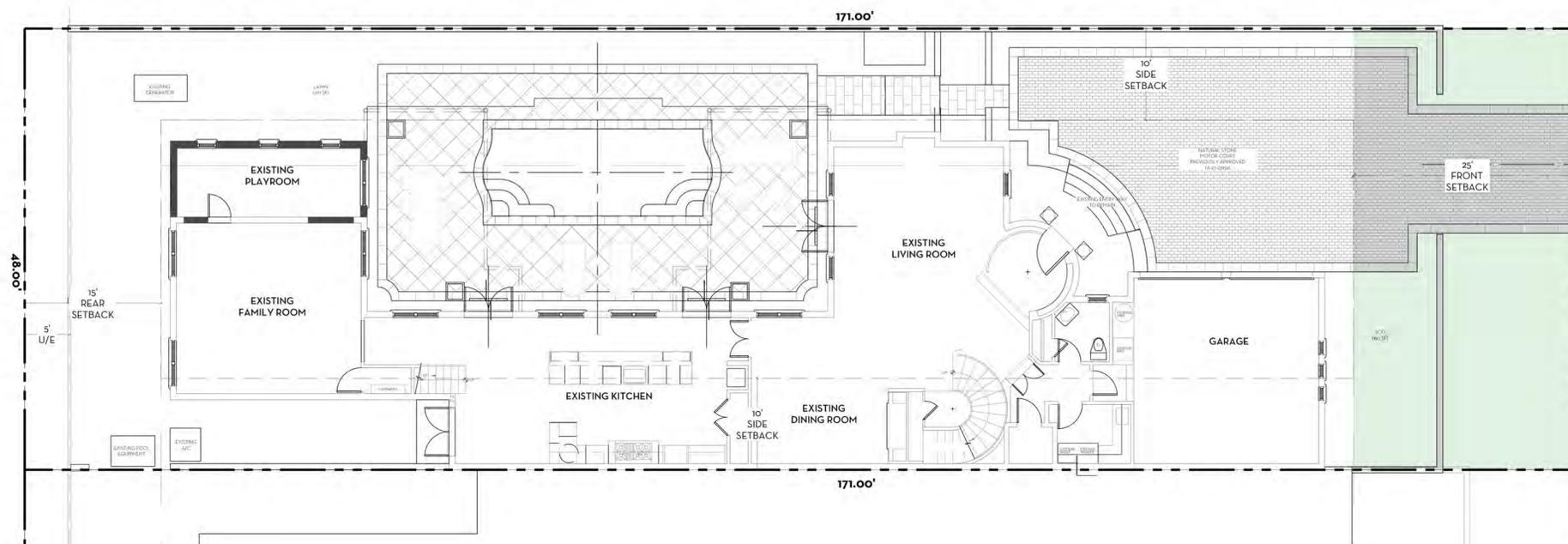
**OS1**

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

14  
K "G"



1 OPEN SPACE DIAGRAM-EXISTING FRONT SETBACK  
OS2 SCALE: 1/8"=1'-0"



2 OPEN SPACE DIAGRAM-PROPOSED FRONT SETBACK  
OS2 SCALE: 1/8"=1'-0"

**LEGEND**

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

**OVERALL R-C SITE CALCULATIONS:**

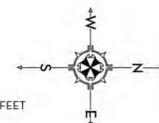
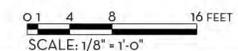
SITE AREA =	8,365 SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>		
REQUIRED =	2,992.75 SQ FT	35%
EXISTING =	2,604 SQ FT	31.5%
PROPOSED =	2,718 SQ FT	32.8%

**FRONT SETBACK SITE CALCULATIONS:**

25' SETBACK AREA =	1,208 SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>		
REQUIRED =	483 SQ FT	40%
EXISTING =	783 SQ FT	65%
PROPOSED =	783 SQ FT	65%

**10' PERIMETER SITE CALCULATIONS:**

PERIMETER AREA =	3,990 SQ FT
<b>MINIMUM LANDSCAPE:</b>	
100% OF 3,990 SF =	1,995 SF REQUIRED
EXISTING =	1,636 SQ FT
PROPOSED =	2,042 SQ FT



MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

OPEN SPACE DIAGRAM-FRONT SETBACK  
**WELLER RESIDENCE**  
234 BRAZILIAN AVE, PALM BEACH, FL

03 JAN 2024  
14 DEC 2023  
27 NOV 2023  
08 NOV 2023  
04 OCT 2023



NIEVERA WILLIAMS  
DESIGN

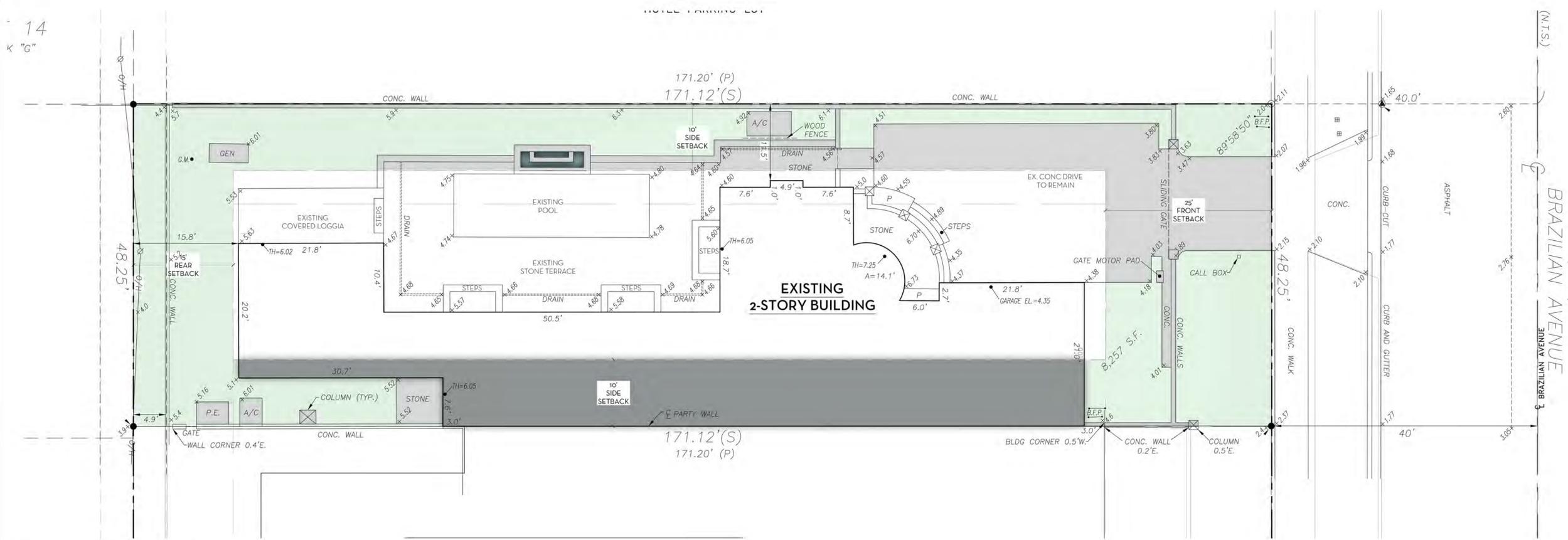
625 N. Flagler Drive  
Suite 502  
West Palm Beach, FL 33401  
P: 561-659-2820  
F: 561-659-2113

NIEVERAWILLIAMS.COM

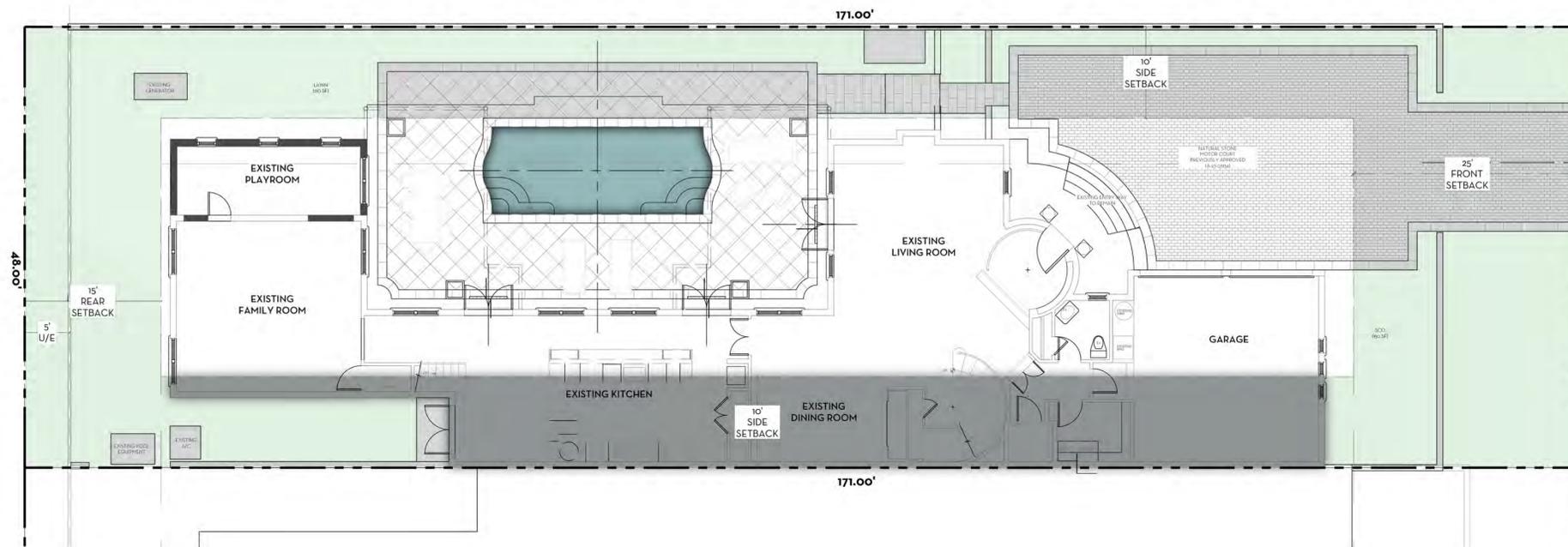
**OS2**

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

14  
K "G"



1 OPEN SPACE DIAGRAM-EXISTING OVERALL  
OS1 SCALE: 1/8"=1'-0"



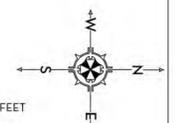
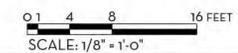
2 OPEN SPACE DIAGRAM-PROPOSED OVERALL  
OS2 SCALE: 1/8"=1'-0"

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-C SITE CALCULATIONS:		
SITE AREA =	8,365 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	2,992.75 SQ FT	35%
EXISTING =	2,604 SQ FT	31.5%
PROPOSED =	2,718 SQ FT	32.8%

FRONT SETBACK SITE CALCULATIONS:		
25' SETBACK AREA =	1,208 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	483 SQ FT	40%
EXISTING =	783 SQ FT	65%
PROPOSED =	783 SQ FT	65%

10' PERIMETER SITE CALCULATIONS:		
PERIMETER AREA =	3,990 SQ FT	
MINIMUM LANDSCAPE:		
REQUIRED =	1,995 SF	50% OF 3,990 SF
EXISTING =	1,636 SQ FT	41%
PROPOSED =	2,042 SQ FT	51%



MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

OPEN SPACE DIAGRAM-10' FT PERIMETER  
**WELLER RESIDENCE**

234 BRAZILIAN AVE, PALM BEACH, FL

03 JAN 2024  
14 DEC 2023  
27 NOV 2023  
08 NOV 2023  
04 OCT 2023



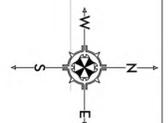
NIEVERA WILLIAMS  
DESIGN

625 N. Flagler Drive  
Suite 502  
West Palm Beach, FL 33401  
P: 561-659-2820  
F: 561-659-2113

NIEVERAWILLIAMS.COM

**OS3**

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



MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

SCALE: 3/8" = 1'-0"

SITE PLAN RENDER  
**WELLER RESIDENCE**  
234 BRAZILIAN AVE, PALM BEACH, FL.

14 DEC 2023  
27 NOV 2023  
08 NOV 2023  
04 OCT 2023  
19 SEPT 2023  
14 AUG 2023  
19 JULY 2023



NIEVERA WILLIAMS  
DESIGN

625 N. Flagler Drive  
Suite 502  
West Palm Beach, FL 33401  
P: 561-659-2820  
F: 561-659-2113

NIEVERAWILLIAMS.COM

**Lo**



1 FRONT ELEVATION (EXISTING)  
EL1 SCALE: 3/8"=1'-0"

MARIO F. NIEVERA  
State of Florida  
Landscape Architect  
Registration No.  
6666856

FRONT ELEVATION (EXISTING)  
**WELLER RESIDENCE**  
234 BRAZILIAN AVE, PALM BEACH, FL

06 NOV 2023  
04 OCT 2023  
19 SEPT 2023  
14 AUG 2023



NIEVERA WILLIAMS  
DESIGN

625 N. Flagler Drive  
Suite 502  
West Palm Beach, FL 33401  
P: 561-659-2820  
F: 561-659-2113

NIEVERAWILLIAMS.COM

**EL1**

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



1 FRONT YARD ELEVATION  
 EL1 SCALE: 3/8"=1'-0"

MARIO F. NIEVERA

State of Florida  
 Landscape Architect  
 Registration No.  
 6666856

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

FRONT ELEVATION  
**WELLER RESIDENCE**  
 234 BRAZILIAN AVE, PALM BEACH, FL.

14 DEC 2023  
 27 NOV 2023  
 08 NOV 2023  
 04 OCT 2023  
 19 SEPT 2023  
 14 AUG 2023  
 19 JULY 2023



NIEVERA WILLIAMS  
 DESIGN

625 N. Flagler Drive  
 Suite 502  
 West Palm Beach, FL 33401  
 P: 561-659-2820  
 F: 561-659-2113

NIEVERAWILLIAMS.COM

**EL1**

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

**OVERALL R-C SITE CALCULATIONS:**

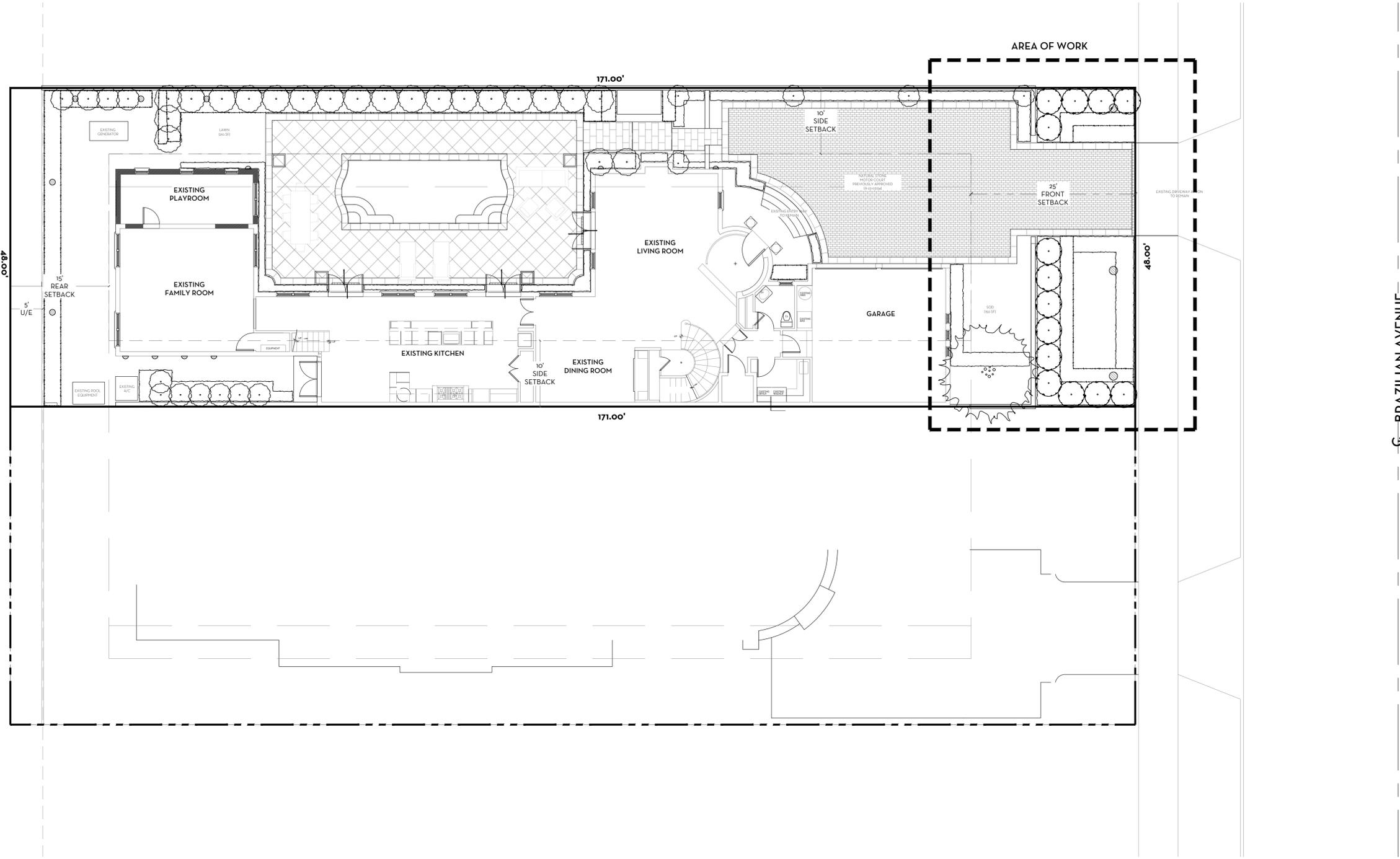
SITE AREA	=	8,265	SQ FT	100%
MINIMUM LANDSCAPE:				
REQUIRED	=	2,892.75	SQ FT	35%
EXISTING	=	2,604	SQ FT	31.5%
PROPOSED	=	2,718	SQ FT	32.8%

**FRONT SETBACK SITE CALCULATIONS:**

25' SETBACK AREA	=	1,208	SQ FT	100%
MINIMUM LANDSCAPE:				
REQUIRED	=	483	SQ FT	40%
EXISTING	=	783	SQ FT	65%
PROPOSED	=	783	SQ FT	65%

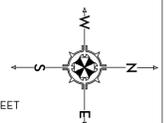
**10' PERIMETER SITE CALCULATIONS:**

PERIMETER AREA	=	3,990	SQ FT	
MINIMUM LANDSCAPE:				
(50% OF 3,990 SF) = 1,995 SF REQUIRED				
EXISTING	=	1,636	SQ FT	
PROPOSED	=	2,042	SQ FT	



**\*\*PROPOSED PLANS TO MATCH PREVIOUSLY APPROVED  
STAFF APPROVAL OUTSIDE OF AREA OF WORK\*\***  
 FRONT: A-23-03134  
 REAR: A-23-02934

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



OVERALL SITE PLAN  
**WELLER RESIDENCE**  
 234 BRAZILIAN AVE, PALM BEACH, FL.  
 SCALE: 1/8" = 1'-0"

16 JAN 2024  
 03 JAN 2024  
 14 DEC 2023  
 27 NOV 2023  
 08 NOV 2023  
 04 OCT 2023



NIEVERA WILLIAMS  
 DESIGN

625 N. Flagler Drive  
 Suite 502  
 West Palm Beach, FL 33401  
 P: 561-659-2820  
 F: 561-659-2113

NIEVERAWILLIAMS.COM

**SITE**

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

LANDSCAPE PLAN  
**WELLER RESIDENCE**  
234 BRAZILIAN AVE, PALM BEACH, FL.

16 JAN 2024  
03 JAN 2024  
14 DEC 2023  
27 NOV 2023  
08 NOV 2023  
04 OCT 2023



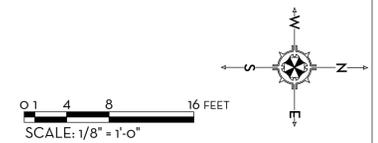
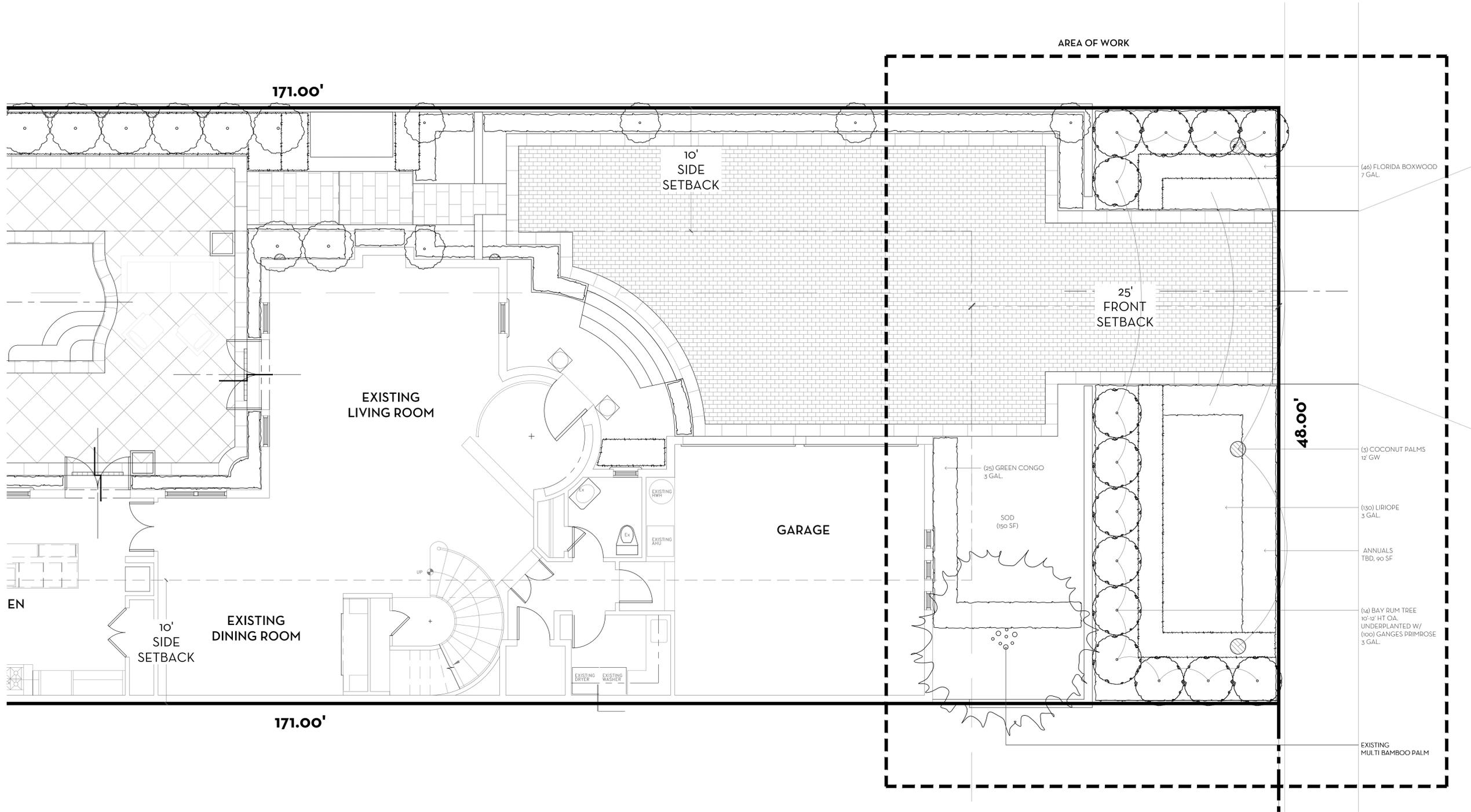
NIEVERA WILLIAMS  
DESIGN

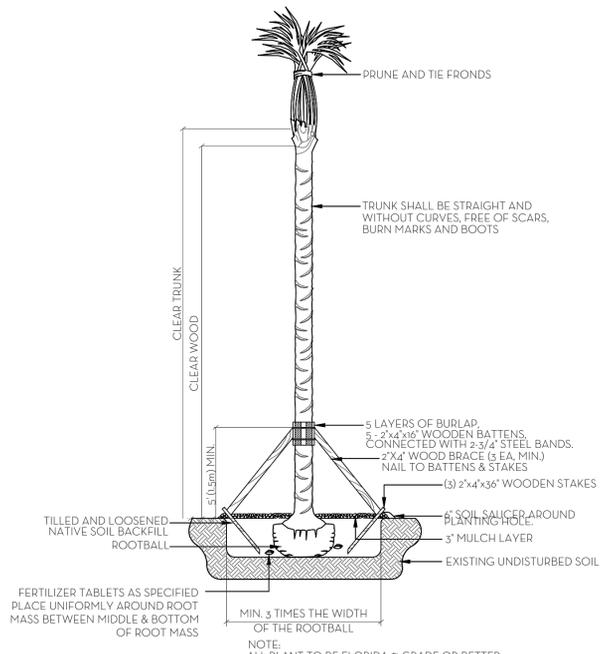
625 N. Flagler Drive  
Suite 502  
West Palm Beach, FL 33401  
P: 561-659-2820  
F: 561-659-2113

NIEVERAWILLIAMS.COM

**LP1**

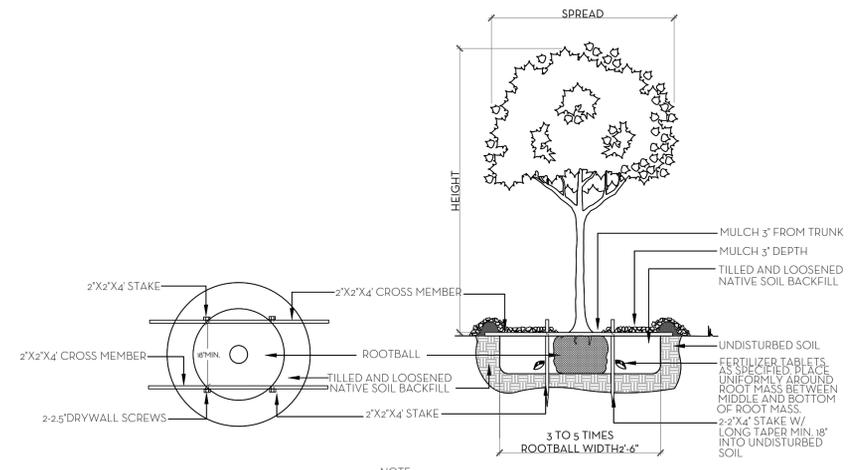
SCALE: 1/4" = 1'-0"





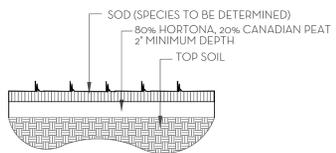
**PALM PLANTING DETAIL**  
NTS

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

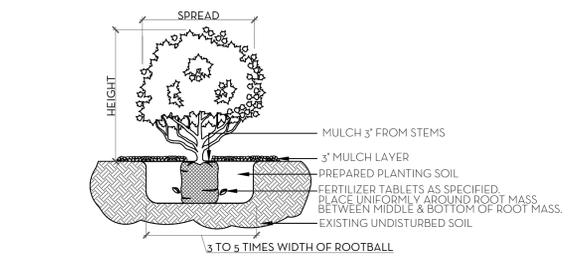


**TREE PLANTING DETAIL**  
NTS

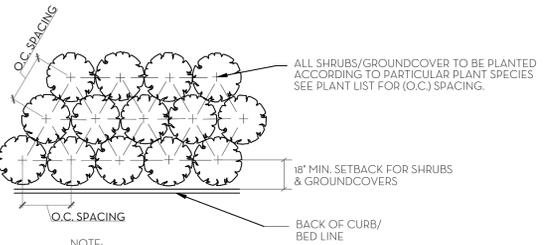
**SOD NOTES:**  
 1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE  
 2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS  
 3. PRIOR TO LAYING SOD ADD 80% HORTONA AND 20% CANADIAN PEAT, 2" MIN.  
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.  
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



**SOD PLANTING DETAIL**  
NTS

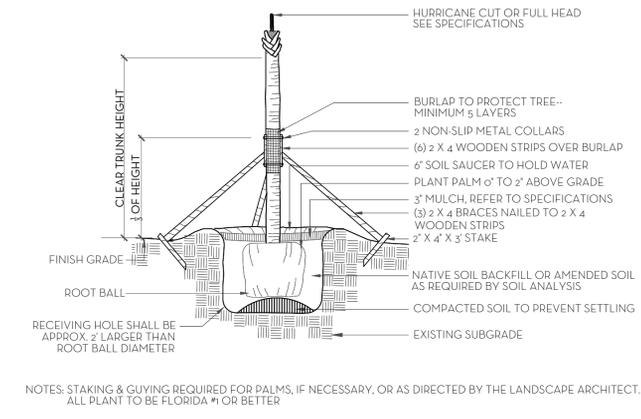


**SHRUB & GROUNDCOVER PLANTING DETAIL**  
NTS

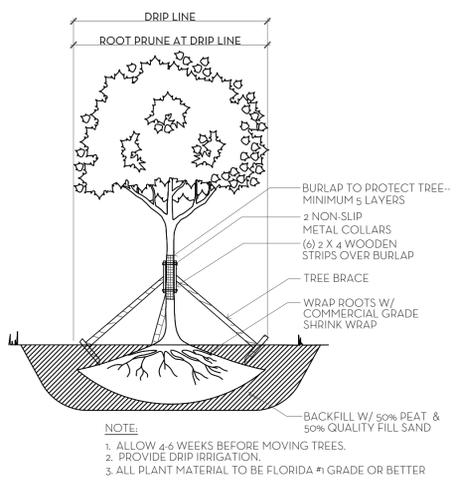


**PLANT SPACING DETAIL**  
NTS

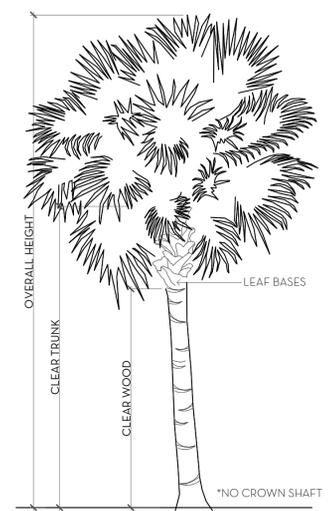
**NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.**



**PALM TREE PLANTING AND STAKING DETAIL**  
NTS

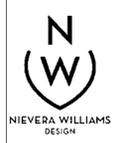


**TREE ROOT PRUNING DETAIL**  
NTS



**PALM SPECIFICATION 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 UNIFORMLY 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 MANUFACTURER'S SPECIFICATIONS.



NIEVERA WILLIAMS DESIGN

Weller Residence  
 234 Brazilian Ave  
 January 16, 2024

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
<b>TREES</b>					
	Bay Rum Tree	Pimenta racemosa	14	*	10'-12' O.A. HT.
<b>PALMS</b>					
	Coconut Palm	Cocos nucifera	3		12' .G.W
<b>HEDGE/SHRUB</b>					
	Green Congo	Philodendron 'Green Congo'	25		3 GAL.
	Ganges Primrose	Asystasia coromandeliana	80		3 GAL.
	Florida Boxwood	Schaefferia frutescens Jacq	46	*	7 GAL.
<b>GROUND COVER/VINES</b>					
	Liriope	Liriope muscari	130		3 GAL. (115 Sq Ft)
	Beach Creeper	Erdonea littalis	90	*	1 GAL. (90 Sq Ft)
<b>SOD</b>					
	Zoysia Grass	Zoysia spp.	360 SF		

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

Line #	Property Address:	REQUIRED	PROPOSED
1	234 Brazilian Ave		
2	Lot Area (sq. ft.):	8,265 SQ FT	
3	Landscape Open Space (LOS) (Sq Ft and %)	35% (2,892 SQ FT)	32.8% (2,718 SQ FT)
4	LOS to be altered (Sq Ft and %)	N/A	
5	Perimeter LOS (Sq Ft and %)	50% (1,995 SQ FT)	51% (2,042 SQ FT)
6	Front Yard LOS (Sq Ft and %)	40% (483 SQ FT)	65% (783 SQ FT)
7	Native Trees %	30% (4)	100% (14/14)
8	Native Shrubs & Vines %	30% (45)	31% (46/151)
9	Native Groundcover %	30% (66)	41% (90/220)

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

MARIO F. NIEVERA  
 State of Florida  
 Landscape Architect  
 Registration No.  
 6666856

PLANT LIST AND DETAILS  
**WELLER RESIDENCE**  
 234 BRAZILIAN AVE, PALM BEACH, FL.

16 JAN 2024  
 03 JAN 2024  
 14 DEC 2023  
 27 NOV 2023  
 08 NOV 2023  
 04 OCT 2023



625 N. Flagler Drive  
 Suite 502  
 West Palm Beach, FL 33401  
 P: 561-659-2820  
 F: 561-659-2113

NIEVERAWILLIAMS.COM

**LP2**