

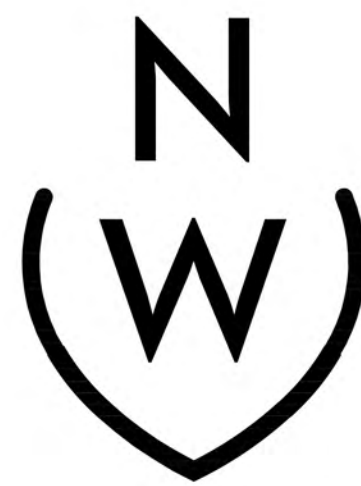
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By yfigueroa at 12:08 pm, Feb 26, 2024

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN
LEEDS RESIDENCE

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



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

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

12/4/2023 11:44:00 AM





1 VEHICULAR ENTRY GATE ELEVATION
SK2 SCALE: 1"=1'-0"

PROPOSED

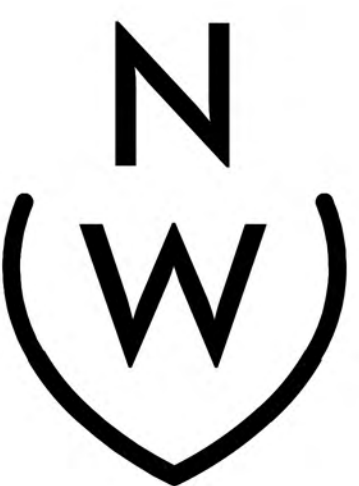
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1"=1'-0"

VEHICULAR GATE ELEVATION
LEEDS RESIDENCE

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



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SK2



1 PEDESTRIAN GATE ELEVATION
SK3 SCALE: 1"=1'-0"

MARIO F. NIEVERA

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Registration No.
6666856

VEHICULAR GATE ELEVATION
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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SK3



AS PRESENTED TO LPC



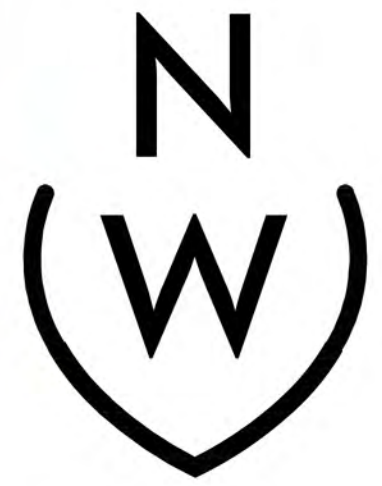
PROPOSED

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

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

NORTH ELEVATION
LEEDS RESIDENCE

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



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EL1



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

MARIO F. NIEVERA

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6666856

SOUTH ELEVATION
LEEDS RESIDENCE

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

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



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EL2



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

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

EAST ELEVATION
LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

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

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



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EL3

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

WEST ELEVATION
LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

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

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



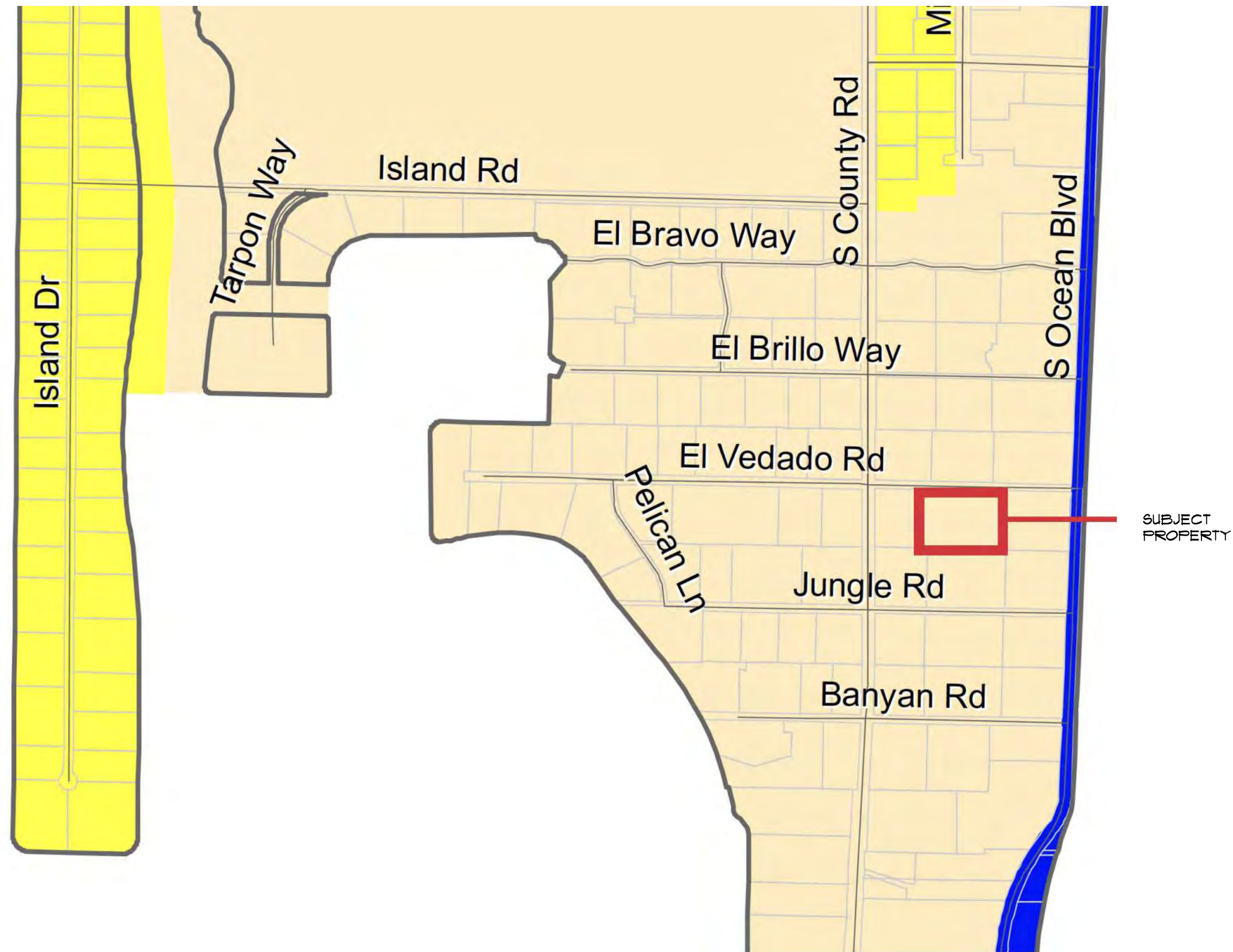
NIEVERA WILLIAMS
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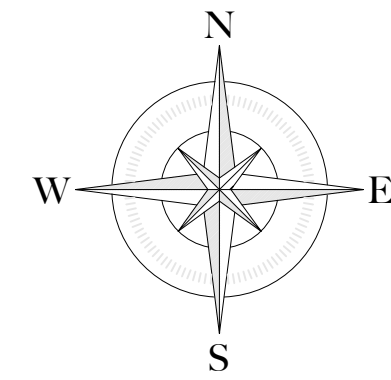
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EL4

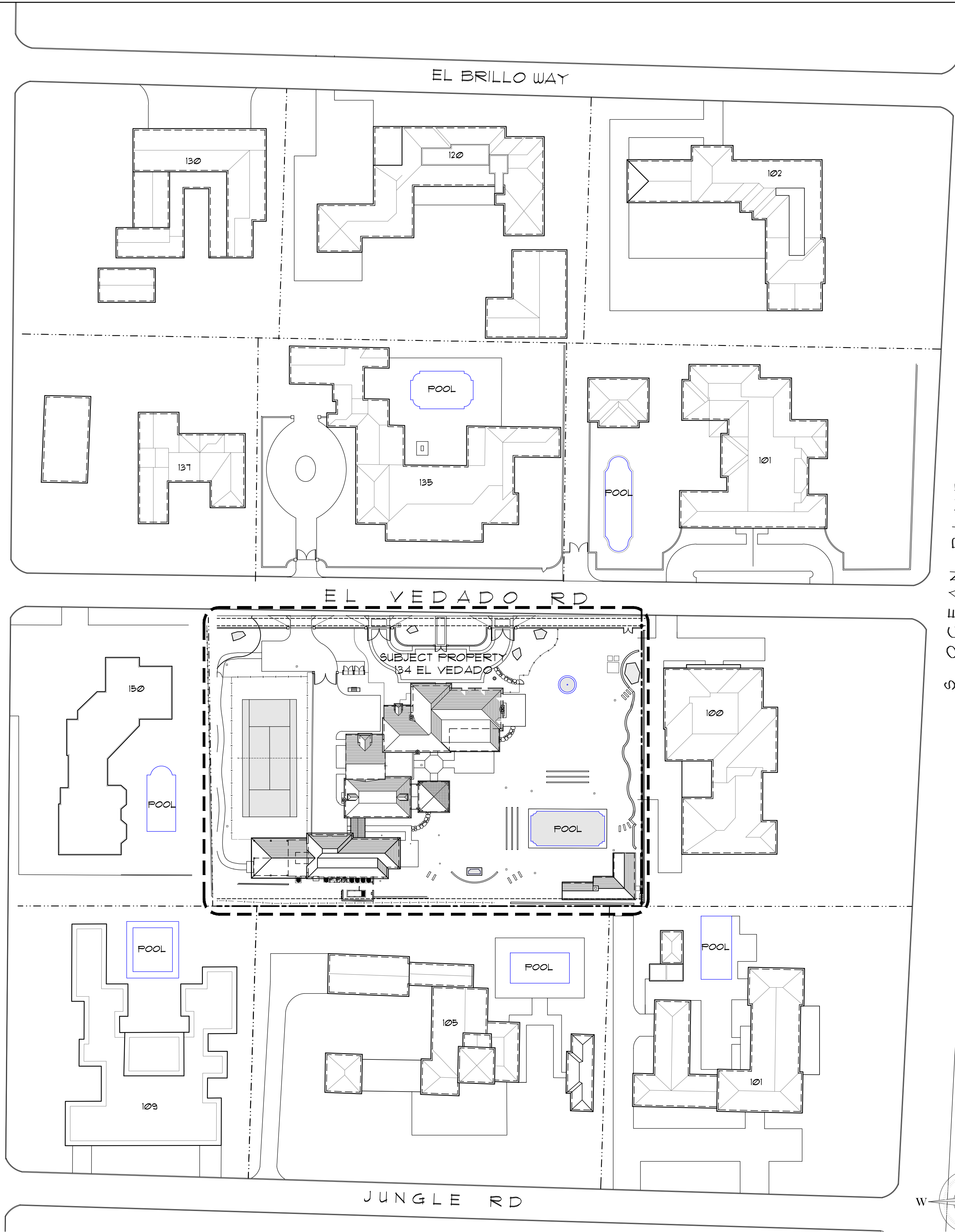
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SCALE: 3/32" = 1'-0"



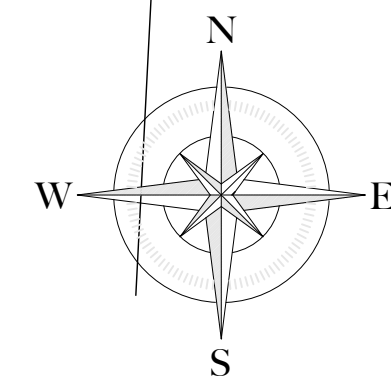
1 VICINITY PLAN
NTS



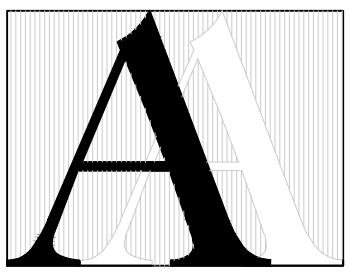
S COUNTY ROAD



2 LOCATION PLAN
NTS



COA PROJECT NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109



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FL LICENSE #AR05435

ASBACHER ARCHITECTURE, INC.
201 SEAVIEW AVENUE, SUITE 2/A
PALM BEACH, FLORIDA 33480
FL (561) 203-7131 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

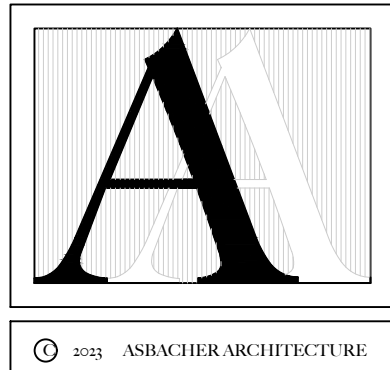
ISSUE	
1.	PRE-APPLICATION
2.	FIRST SUBMITTAL
3.	SECOND SUBMITTAL
4.	FINAL DROP OFF

REVISIONS		
#	DATE	DRAWN BY
1	23-08-25	
2	23-09-07	
3	23-09-25	
4	23-10-12	

DRAWN BY:
CHECKED BY:
SCALE: AS NOTED

Att.00

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By yfigueroa at 2:20 pm, Oct 13, 2023



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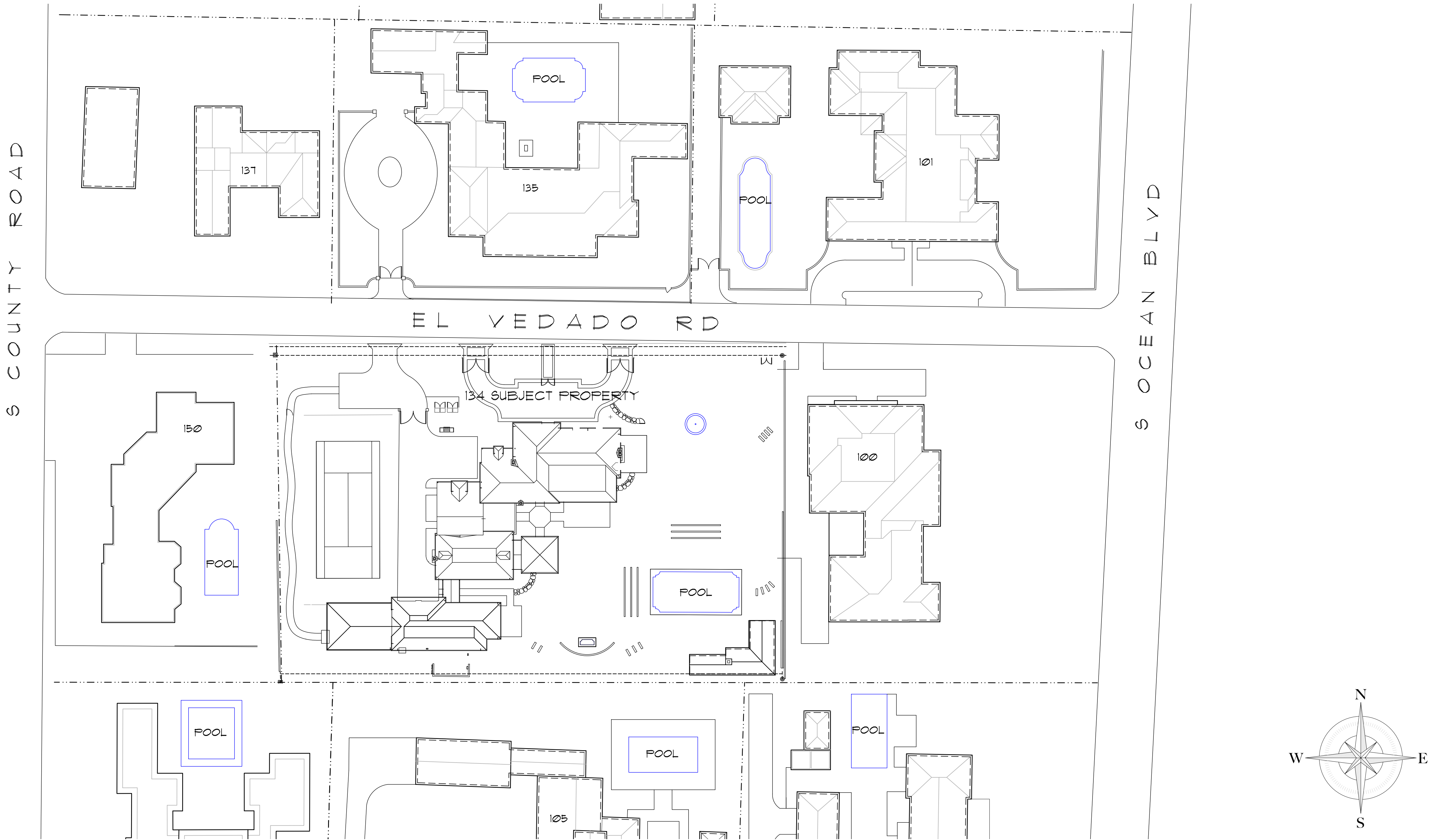
ISSUE	
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4.	FINAL DROP OFF

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4	23-10-12	

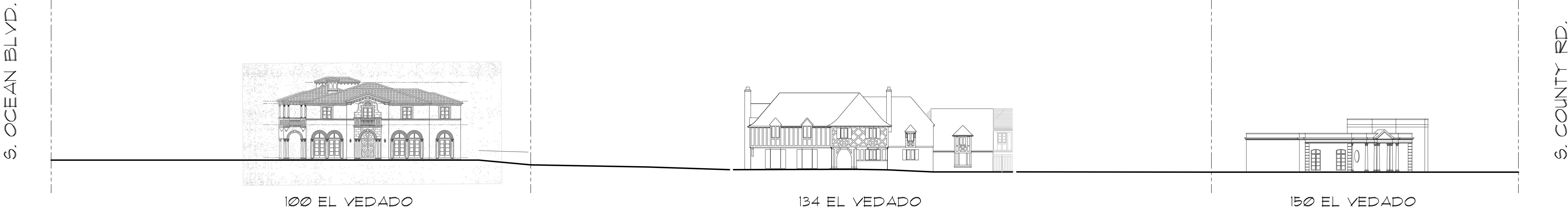
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CHECKED BY:	

SCALE: AS NOTED

Arch. 8.00



1 NEIGHBORHOOD SITE PLAN
N.T.S.



2 STREET SCAPE
N.T.S.

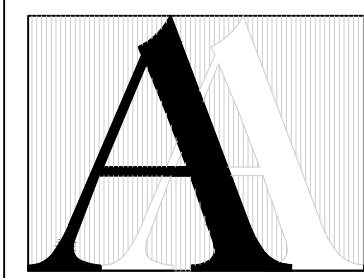
COA PROJECT NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109



○ 137 EL VEDADO ROAD
NORTH SIDE OF EL VEDADO - DIAGONAL FROM SUBJECT SITE



○ 135 EL VEDADO ROAD
NORTH SIDE OF EL VEDADO - OPPOSITE OF SUBJECT PROPERTY



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FL (561) 203-7131 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE	
1. PRE-APPLICATION	
2. FIRST SUBMITTAL	
3. SECOND SUBMITTAL	
4. FINAL DROP OFF	

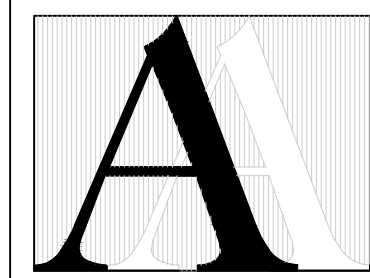
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#	DATE	DRAWN BY
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4	23-10-12	

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SCALE: AS NOTED

COA PROJECT NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

A113.00



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FL (561) 203-7131 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE

1. PRE-APPLICATION
2. FIRST SUBMITTAL
3. SECOND SUBMITTAL
4. FINAL DROP OFF

REVISIONS

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1	23-08-25	
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3	23-09-25	
4	23-10-12	

DRAWN BY: _____
CHECKED BY: _____

SCALE: AS NOTED

AA13A.00



101 EL VEDADO ROAD
NORTH EAST SIDE OF EL VEDADO - DIAGONAL FROM SUBJECT SITE

COA PROJECT NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

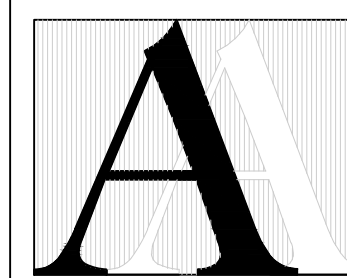


100 EL VEDADO ROAD
SOUTH EAST SIDE OF EL VEDADO - ADJACENT TO SUBJECT SITE



150 EL VEDADO ROAD
SOUTH WEST SIDE OF EL VEDADO - ADJACENT TO SUBJECT SITE

COA PROJECT NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109



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FL (561) 203-7131 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

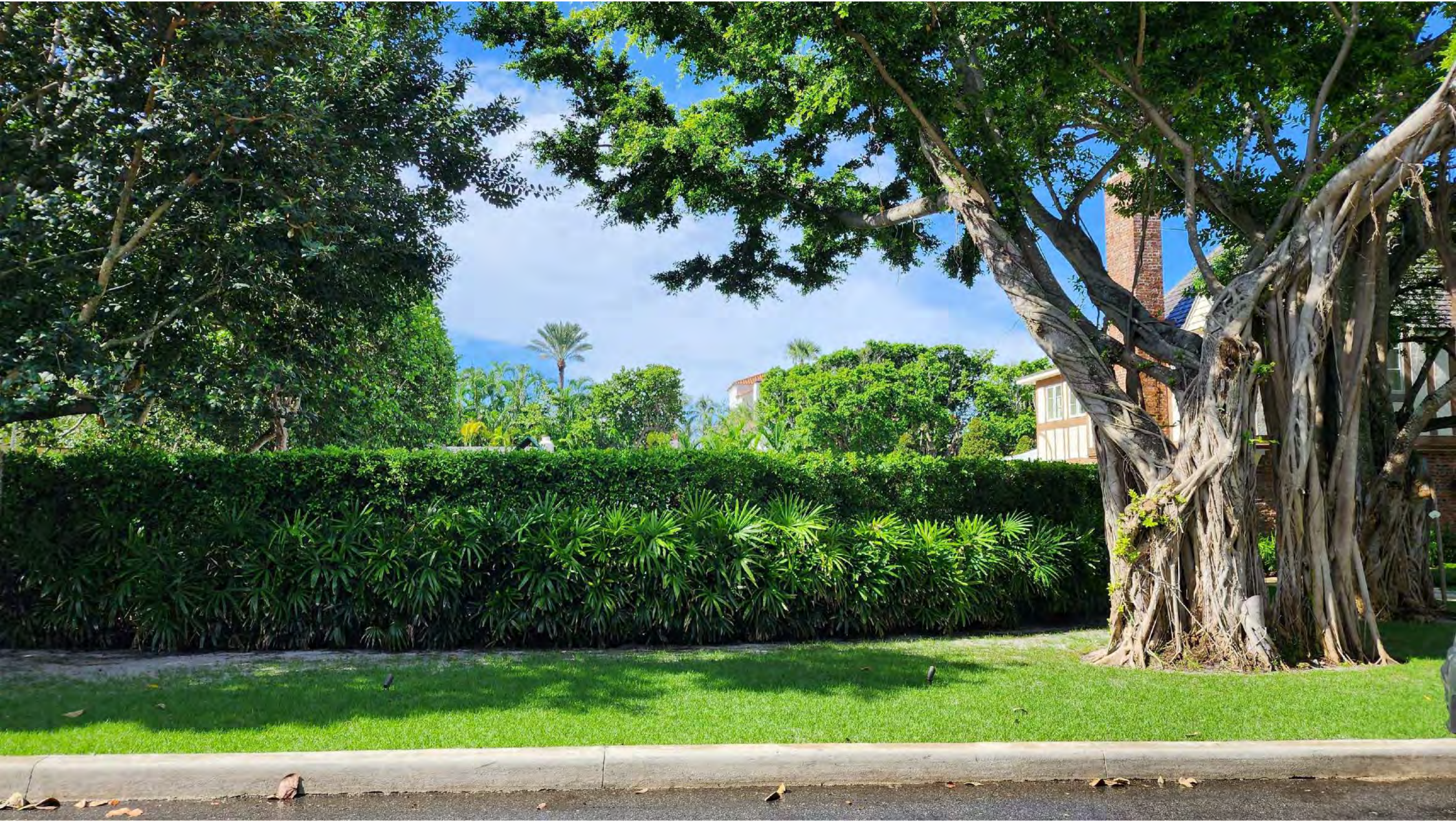
ISSUE	
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REVISIONS		
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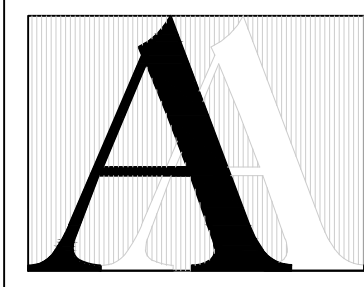
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CHECKED BY:	

SCALE: AS NOTED

AmB.00



1 134 EL VEDADO - VIEWS FROM STREET
NTS



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PALM BEACH, FLORIDA 33480
FL (561) 203-7131 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE	
1.	PRE-APPLICATION
2.	FIRST SUBMITTAL
3.	SECOND SUBMITTAL
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REVISIONS		
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1	23-08-25	
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4	23-10-12	

DRAWN BY:
CHECKED BY:

SCALE: AS NOTED

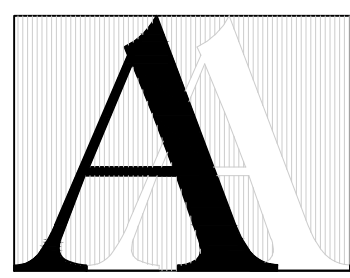
COA PROJECT NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

A114.00



1 134 EL VEDADO - VIEWS FROM STREET
NTS

COA PROJECT NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109



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FL (561) 203-7131 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE	
1.	PRE - APPLICATION
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REVISIONS		
#	DATE	DRAWN BY
1	23-08-25	
2	23-09-07	
3	23-09-25	
4	23-10-12	

DRAWN BY:
CHECKED BY:

SCALE: AS NOTED

Aii4A.00



OVERALL R-A SITE CALCULATIONS:

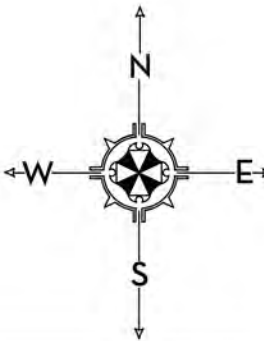
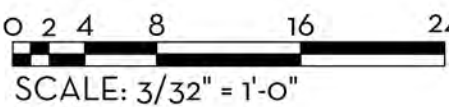
SITE AREA =	57,789	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	28,895	SQ FT	50%
EXISTING =	33,799	SQ FT	58.5%
PROPOSED =	33,149	SQ FT	57.36%

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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM
LEEDS RESIDENCE

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



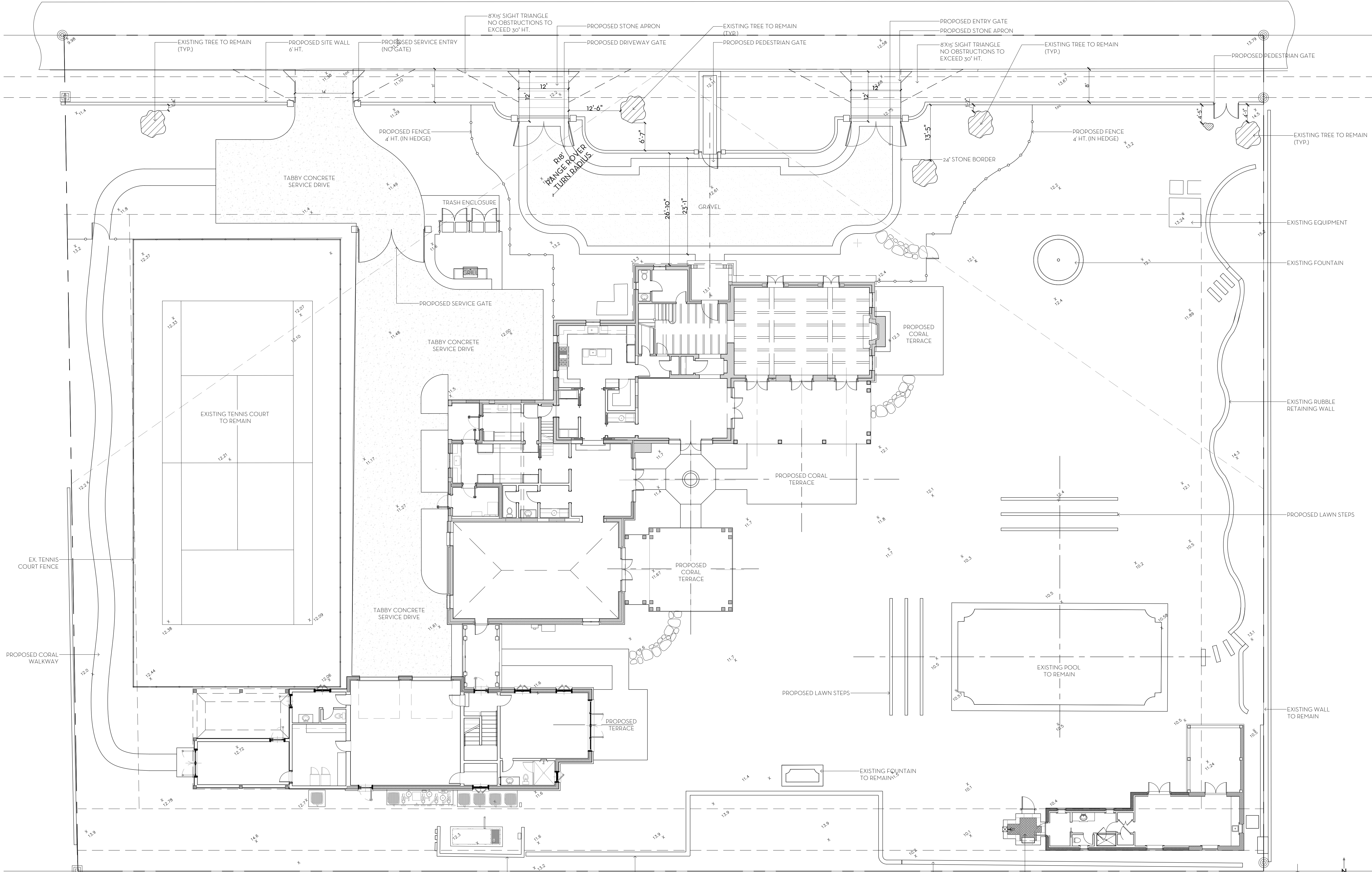
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DESIGN

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West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS1

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



MARIO F. NIEVERA

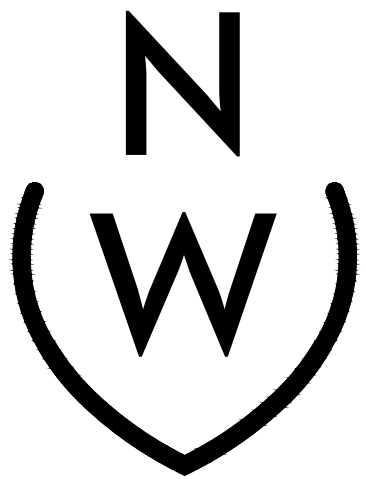
State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

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

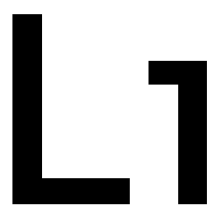
SCALE: 3/32" = 1'-0"



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State of Florida
Landscape Architect
Registration No.
6666856

134 EL VEDADO RD, PALM BEACH, FL.
INITIAL

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

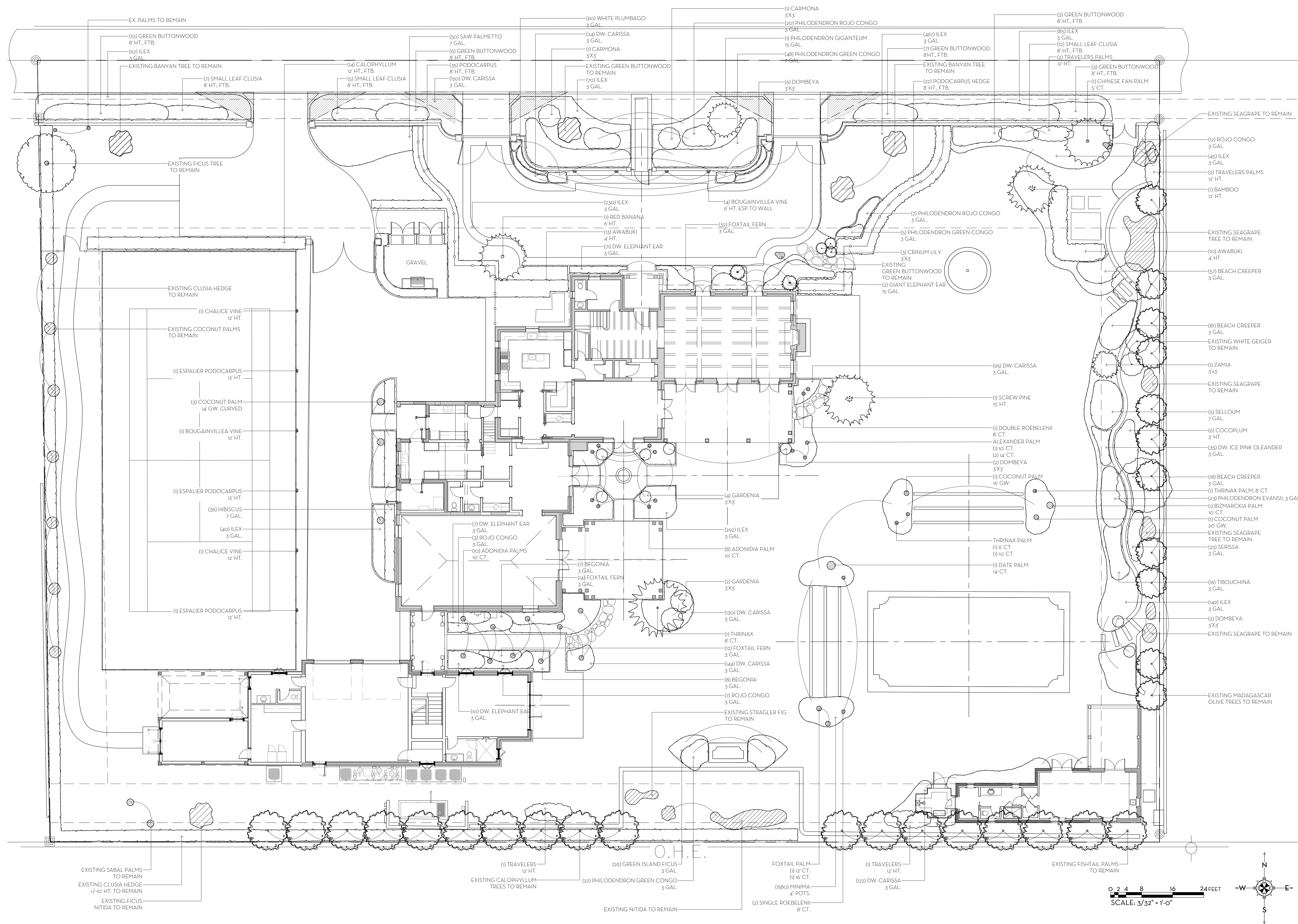
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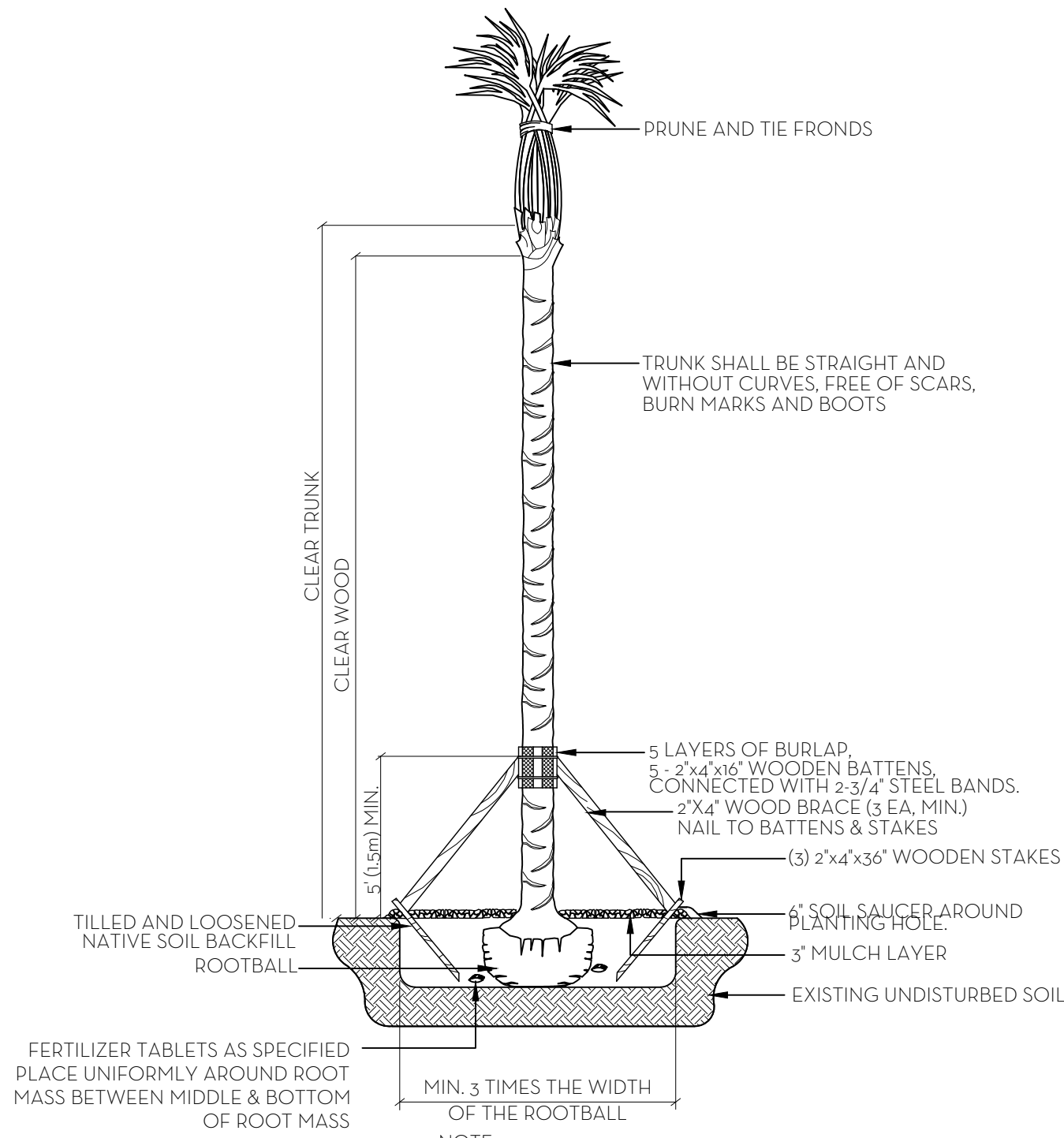
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DESIGN

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West Palm Beach, FL 33401
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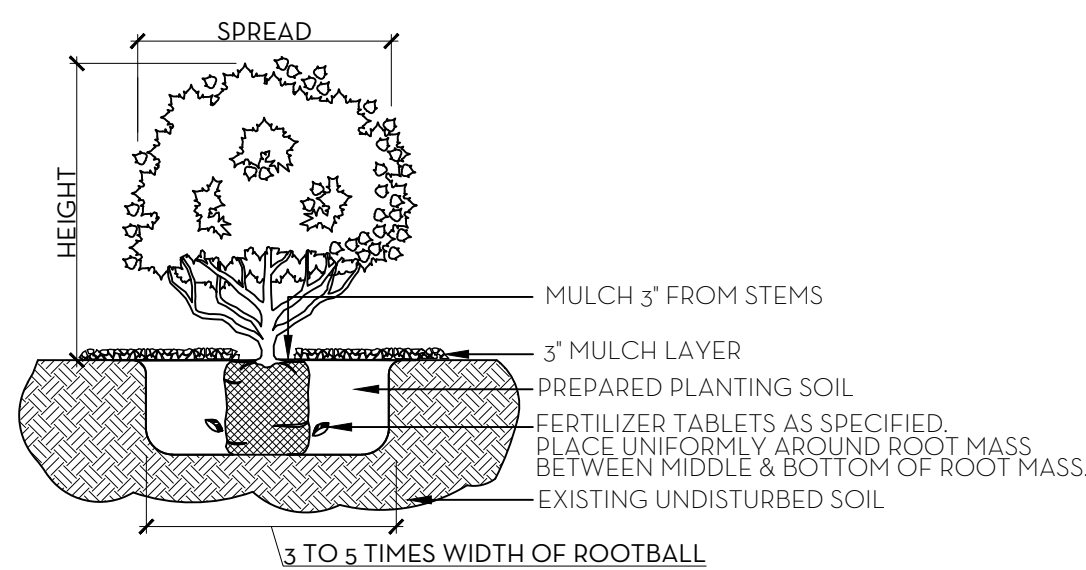
NIEVERAWILLIAMS.COM

LP1



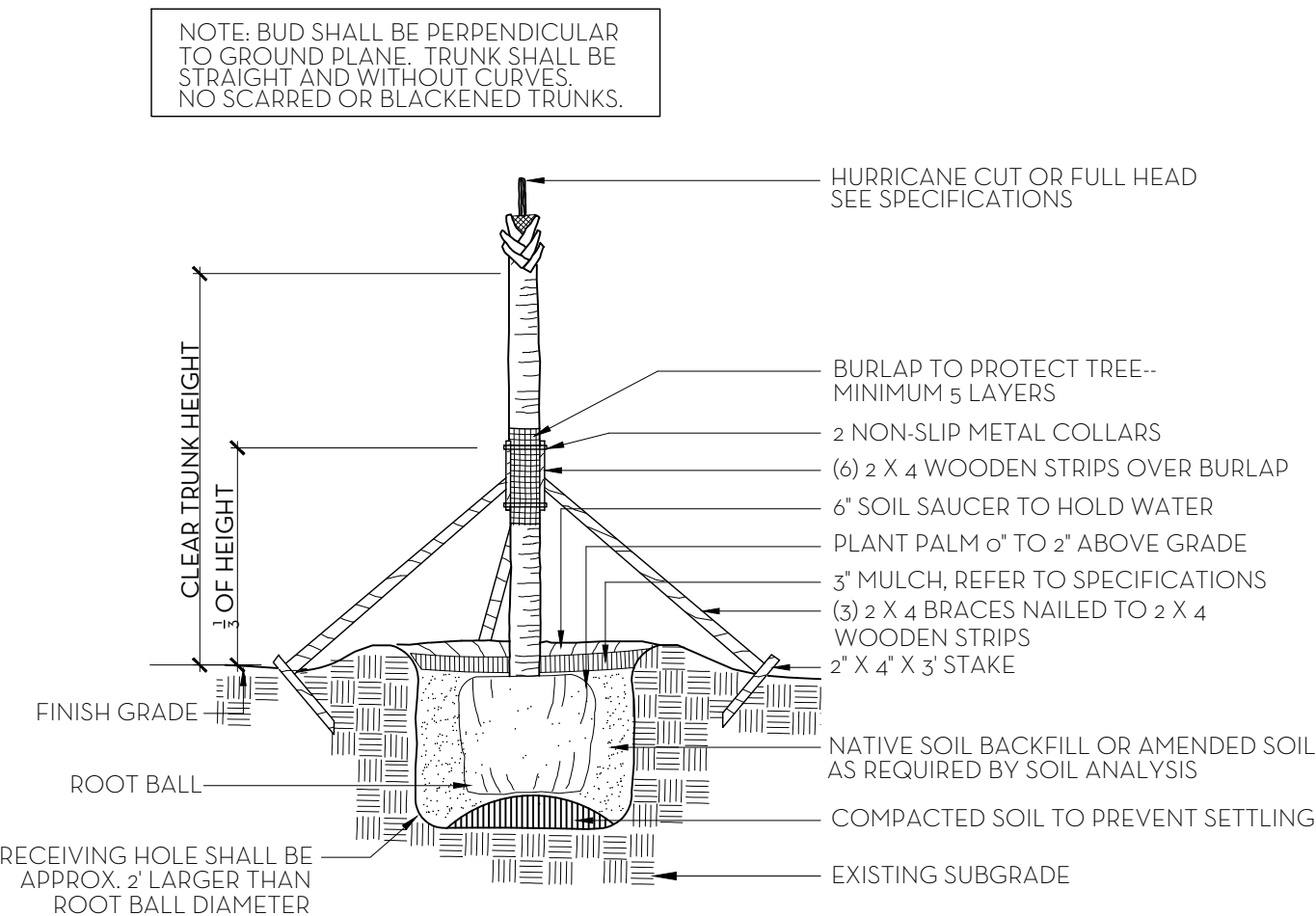


PALM PLANTING DETAIL
NTS



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
NTS

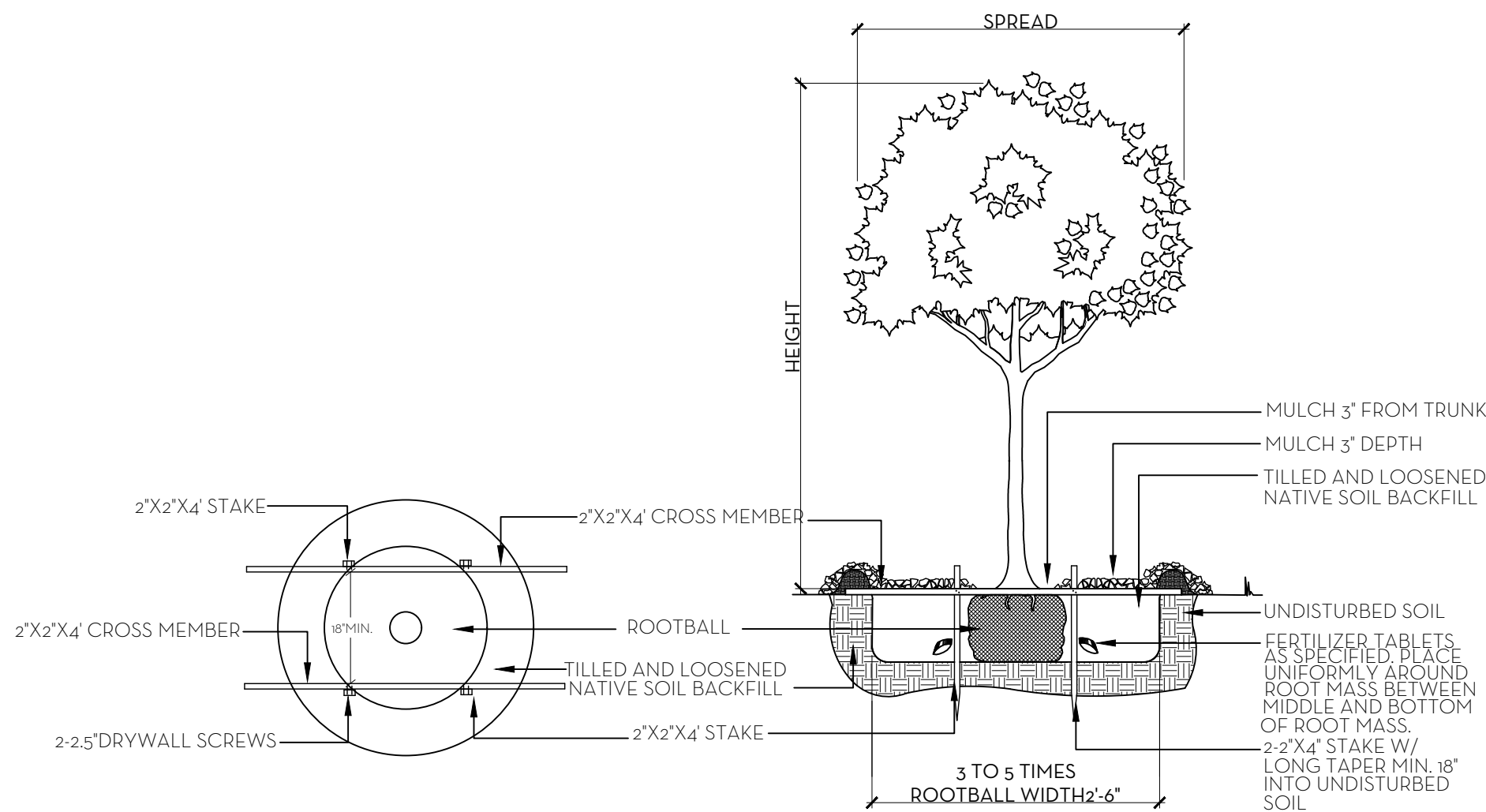


NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
NTS

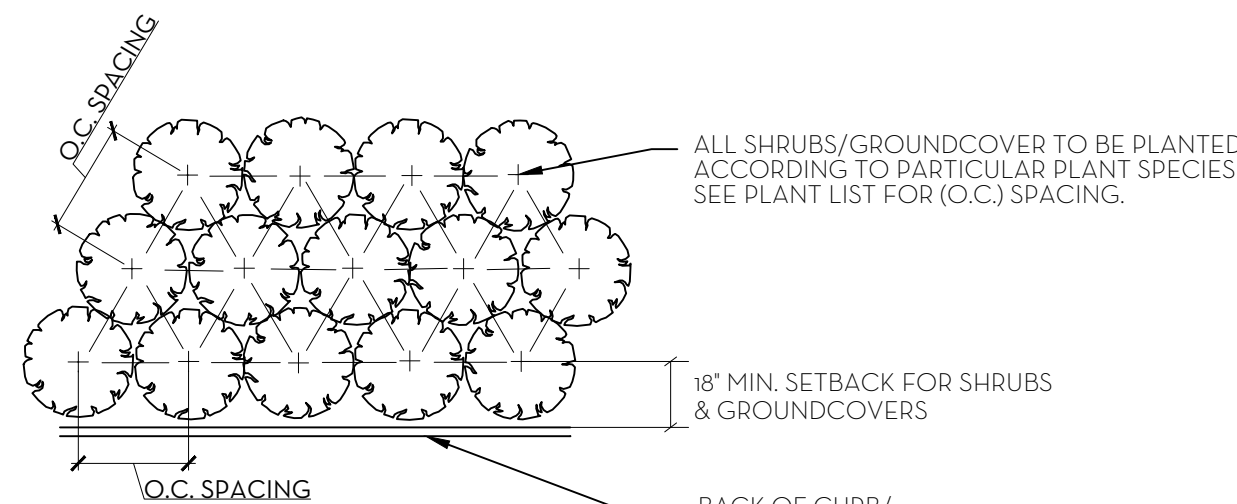
FERTILIZATION
SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.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



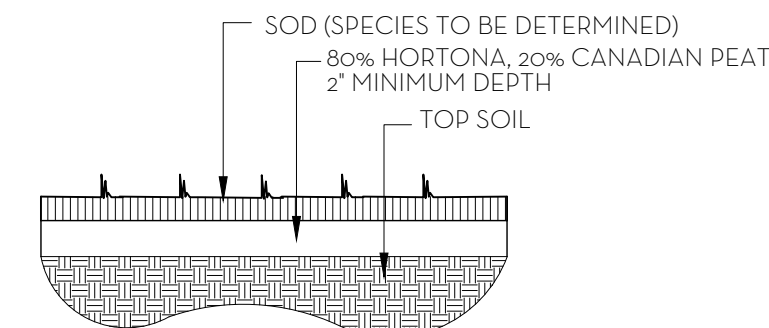
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
NTS

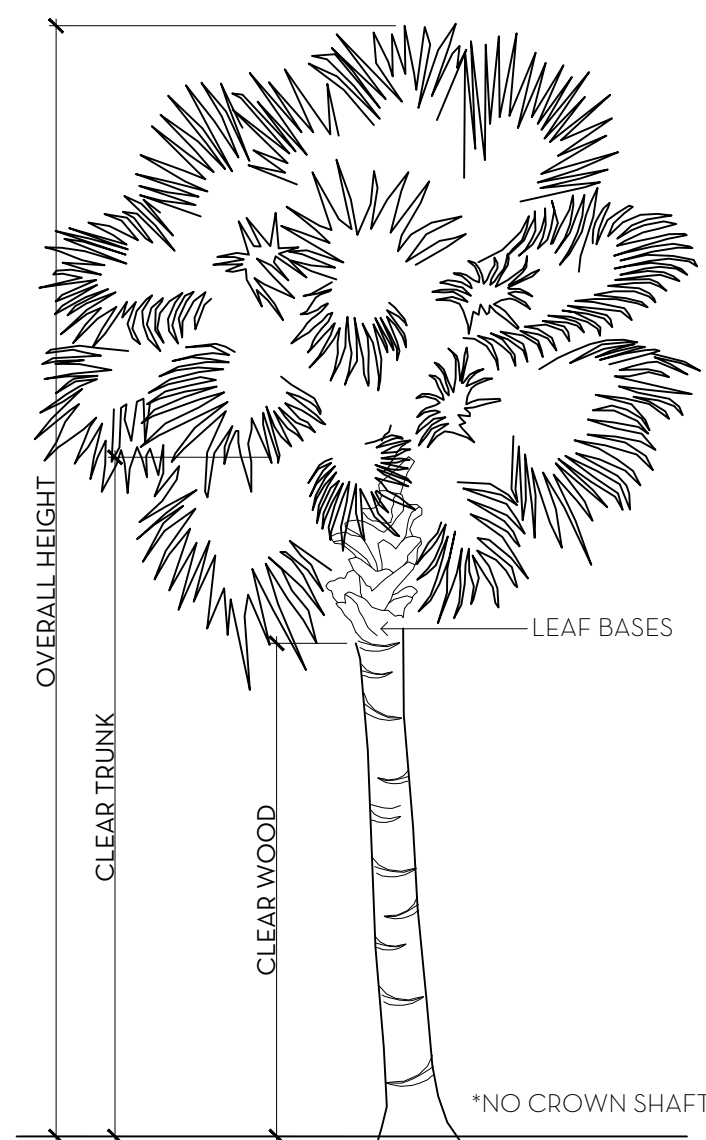


NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

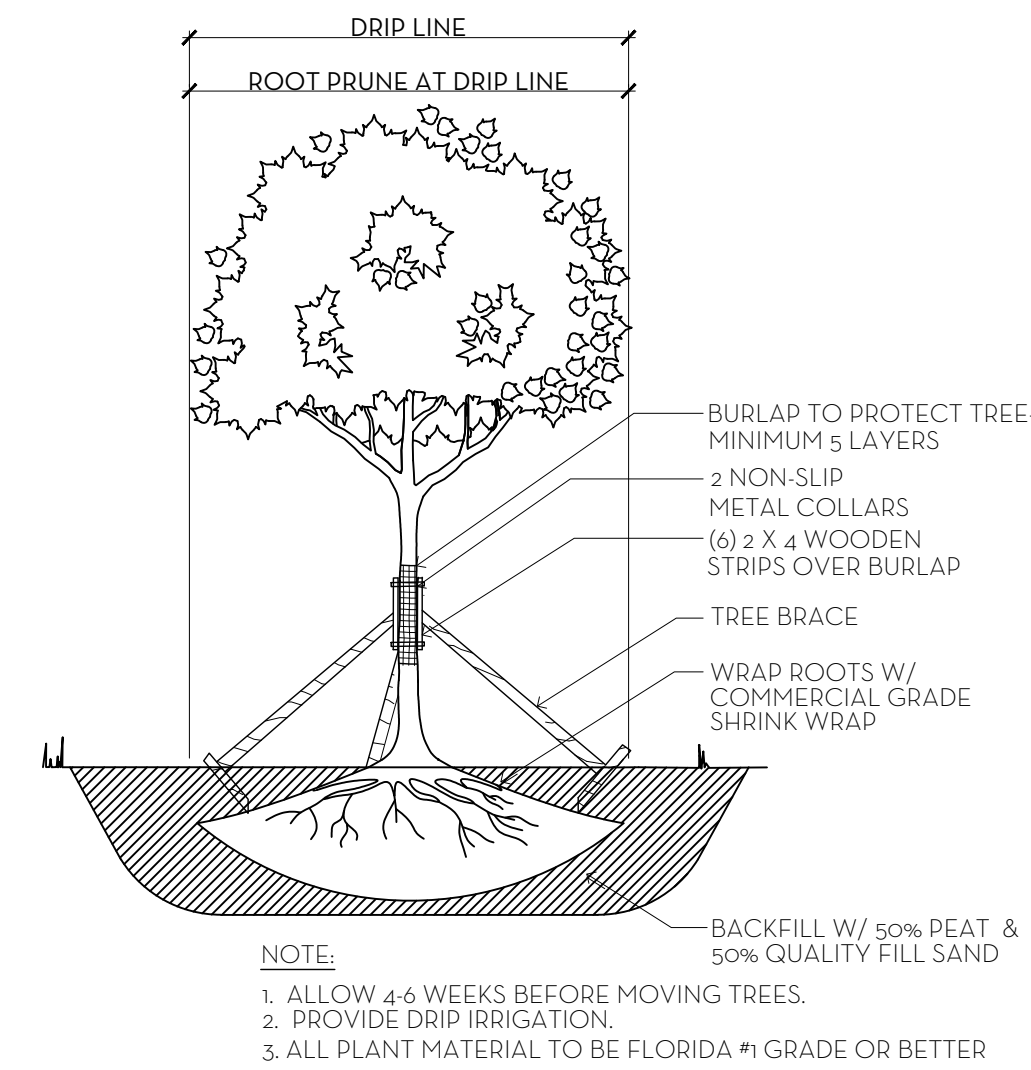
PLANT SPACING DETAIL
NTS



SOD PLANTING DETAIL
NTS



PALM SPECIFICATION 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

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 elegans	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	Beaveria 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	Solantra 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 'Bojo Congo'	Philodendron 'Bojo 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

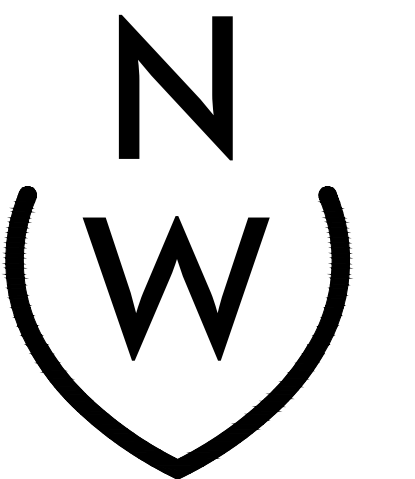
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

LEEDS RESIDENCE

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

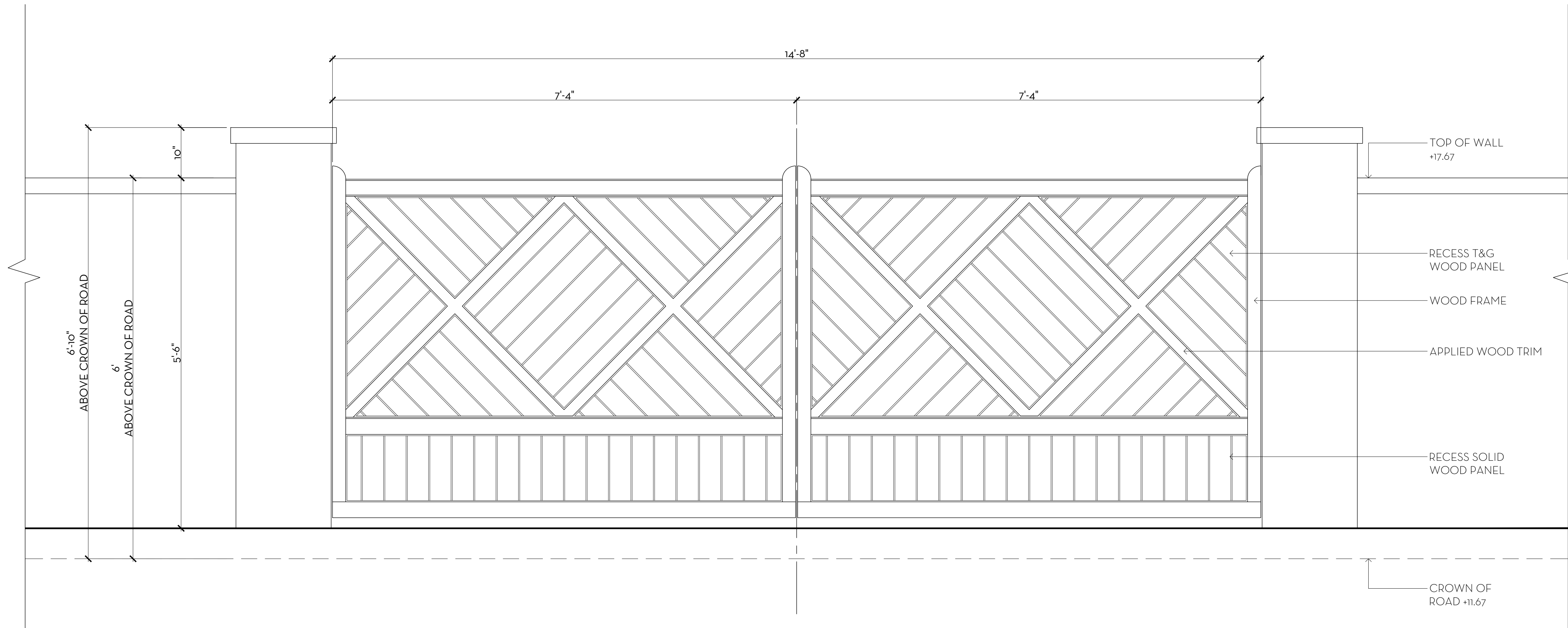


NIEVERA WILLIAMS
DESIGN

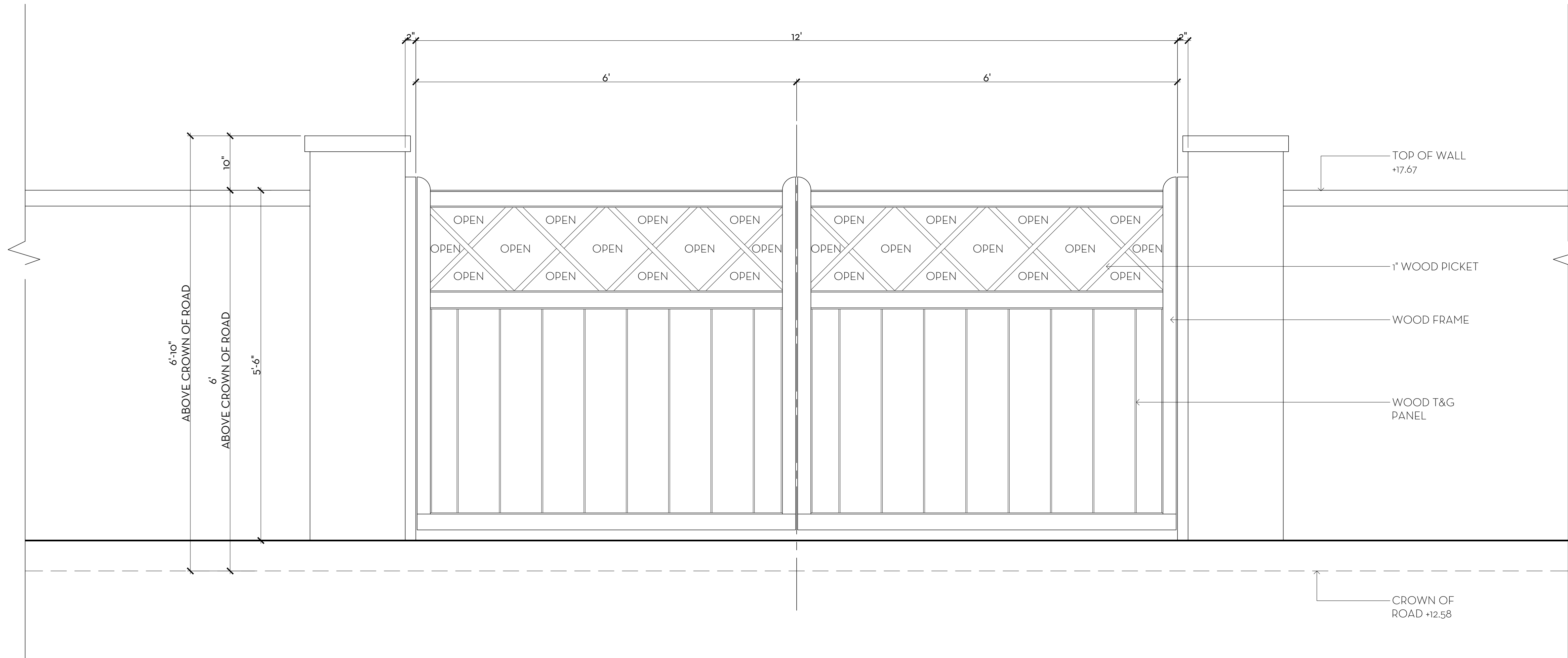
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP2



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



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE DETAIL
LEEDS RESIDENCE

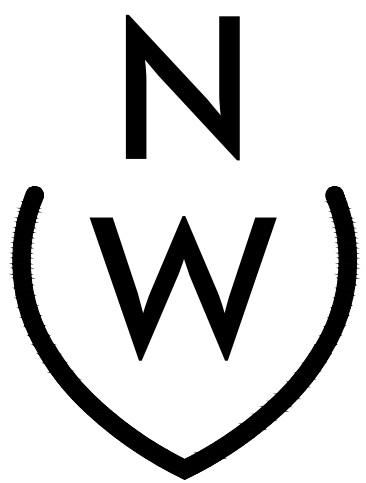
134 EL VEDADO RD, PALM BEACH, FL.

04 DECEMBER 2023

25 SEPTEMBER 2023-SECOND SUBMITTAL

07 SEPTEMBER 2023 - FIRST SUBMITTAL

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



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D1

State of Florida
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Registration No.
6666856

EXISTING CONDITIONS
EDS RESIDENT
34 EL VEDADO RD, PALM BEACH, FL.

34 EL VEDADO RD, PALM BEACH, FL.

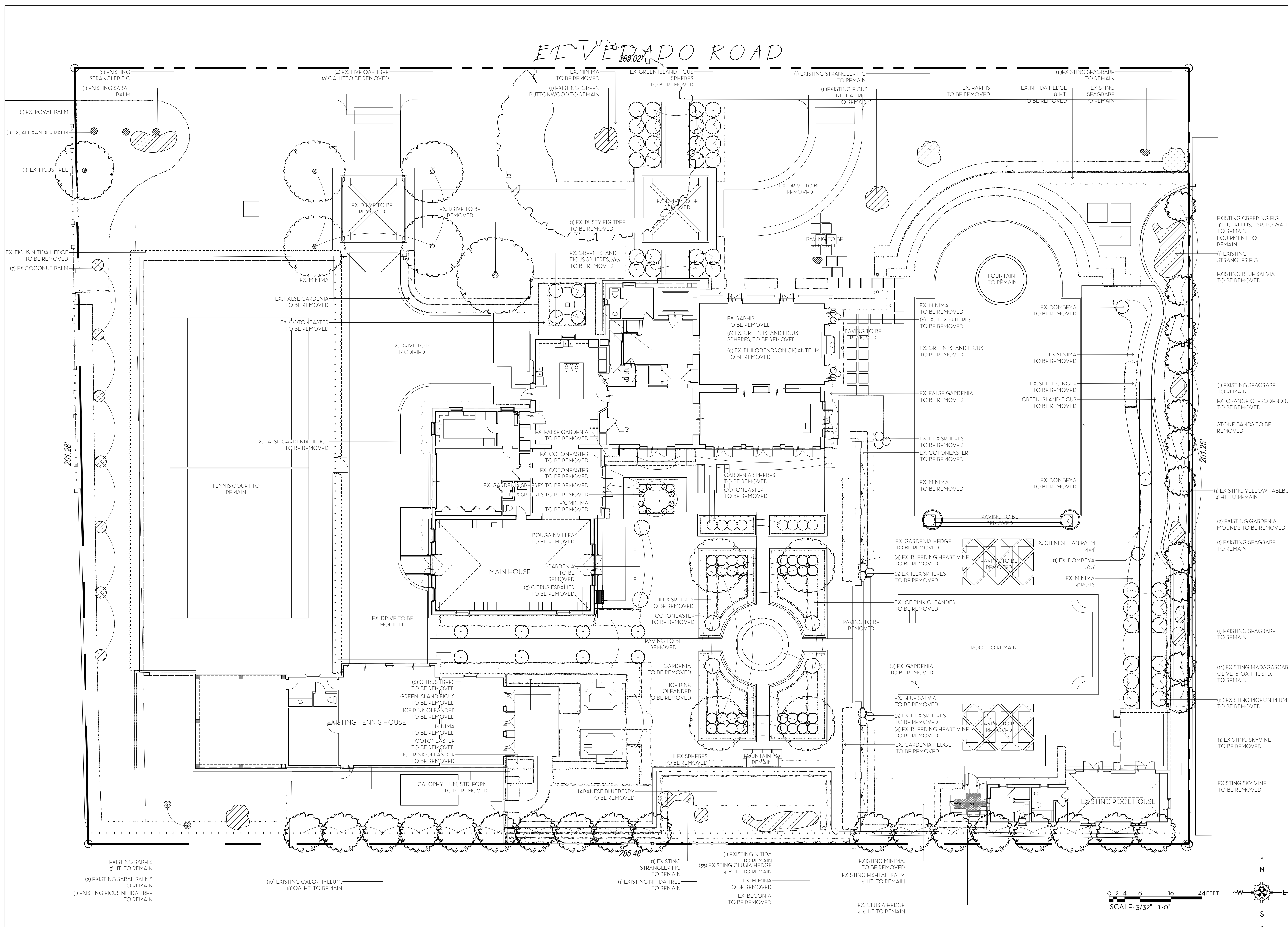
04 DECEMBER 2023
25 SEPTEMBER 2023-SECOND SUBMITTAL
07 SEPTEMBER 2023 - FIRST SUBMITTAL

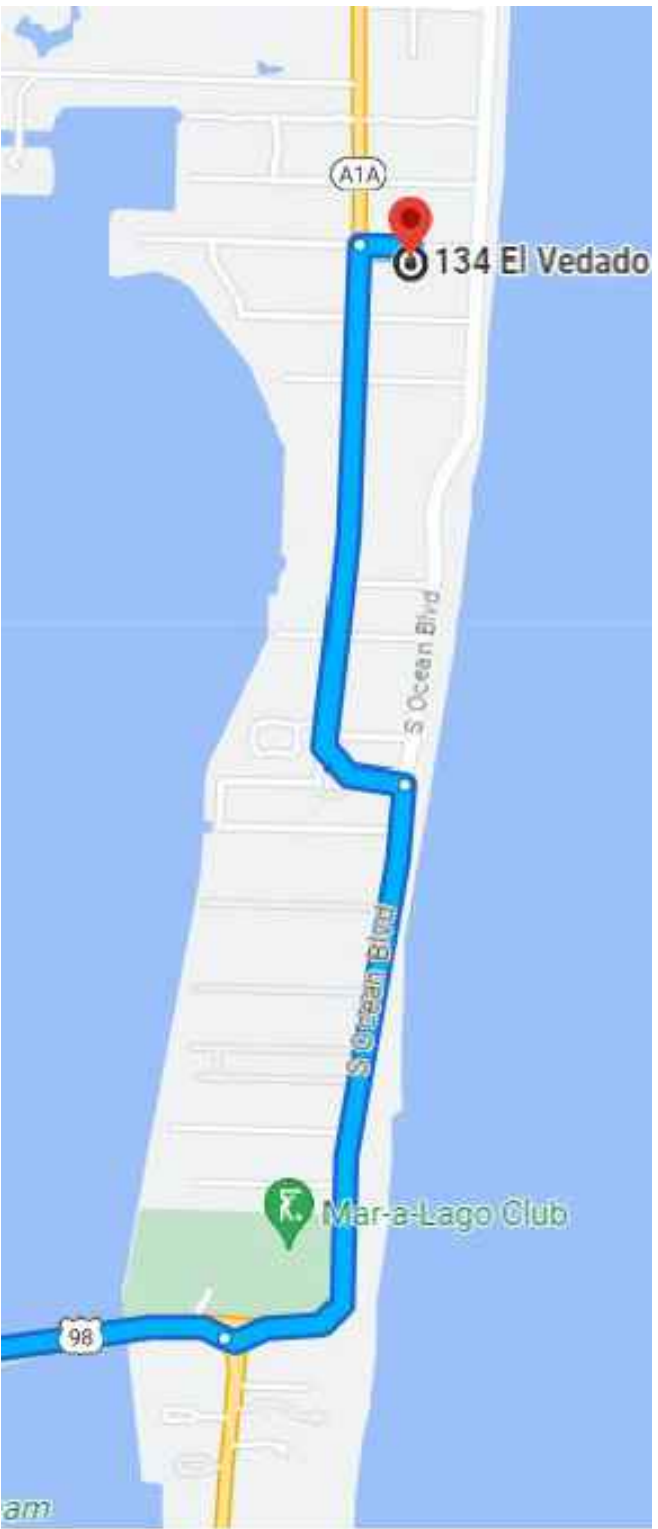
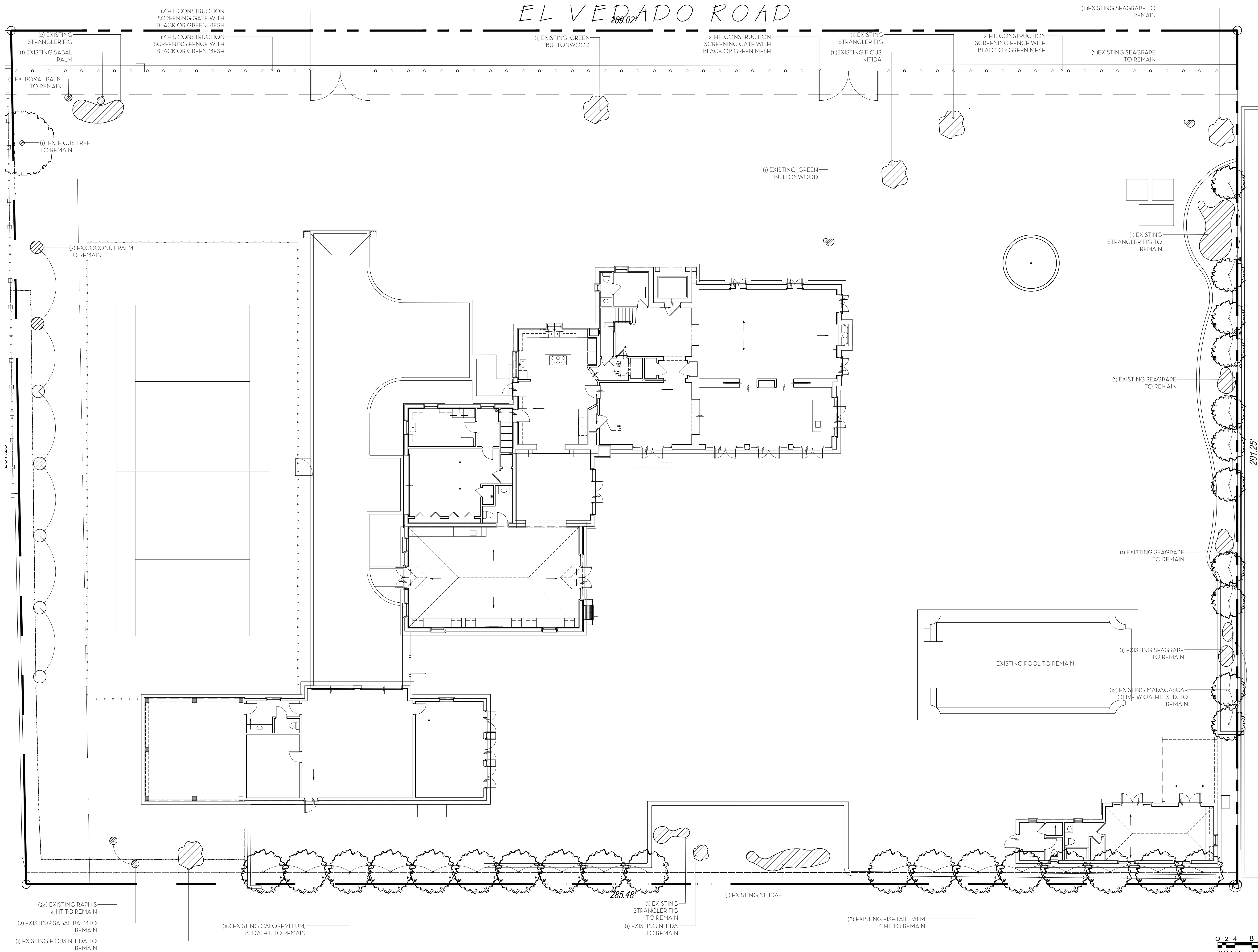


625 N. Flagler Drive
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West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

EX

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





TRUCK LOGISTICS
MAX. TRUCK LENGTH: 30 FEET

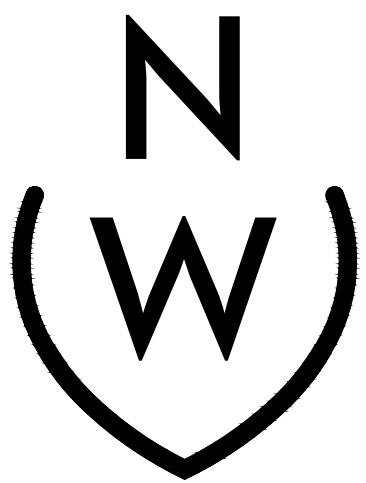
MARIO F. NIEVERA

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
07 SEPTEMBER 2023 - FIRST SUBMITTAL



NIEVERA WILLIAMS
DESIGN

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CSP

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

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

