



EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'



PROPOSED NORTH ELEVATION (NO CHANGE)
SCALE: 3/16" = 1'

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE ACCURACY OF SERVICE TO THE PROPERTY AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK OR FOR THE PERFORMANCE OF ANY OTHER PROFESSIONAL SERVICES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS.

Project no: 23.04.126
Date: 08.09.23
Drawn by: V. Antico
Project Manager: K. Fant

200 EL VEDADO ROAD

200 EL VEDADO ROAD
PALM BEACH, FL 33480

SHEET NAME

**EXISTING / PROPOSED
NORTH ELEVATION**

SHEET NUMBER

A2.2

CONSULTANTS

GRUBER CONSULTING ENGINEERS
CIVIL ENGINEER
ADDRESS: 2475 MERCER AVE
WEST PALM BEACH, FL 33411
PHONE: 561-312-2341
E-MAIL: CHAD@GRUBERENGINEERS.COM

NEVERA WILLIAMS DESIGN
LANDSCAPE ARCHITECT
625 N FLAGLER DR STE 502
WEST PALM BEACH, FL 33401
PHONE: 561-859-2820
E-MAIL: MARIO@NEVERAWILLIAMS.COM



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'

PROPOSED COLOR WEST ELEVATION
SCALE: 3/16" = 1'

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # 106422
AA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR SHALL VERIFY DIMENSIONS AND THE MATERIALS OF SERVICE TO THE ARCHITECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK OR FOR THE PERFORMANCE OF ANY OTHER PROFESSIONAL SERVICES WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW PARTNERS.

CONTRACTOR SHALL VERIFY DIMENSIONS AND THE MATERIALS OF SERVICE TO THE ARCHITECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK OR FOR THE PERFORMANCE OF ANY OTHER PROFESSIONAL SERVICES WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW PARTNERS.

Project no: 23.04.126
Date: 08.09.23
Drawn by: V. Antico
Project Manager: K. Fant

200 EL VEDADO ROAD

200 EL VEDADO ROAD
PALM BEACH, FL 33480

SHEET NAME

**EXISTING / PROPOSED
WEST ELEVATION**

SHEET NUMBER

A2.3.1

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING / STAGING PLAN
RESIDENCE
200 EL VEDADO, PALM BEACH, FL

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

29 JANUARY 2024



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

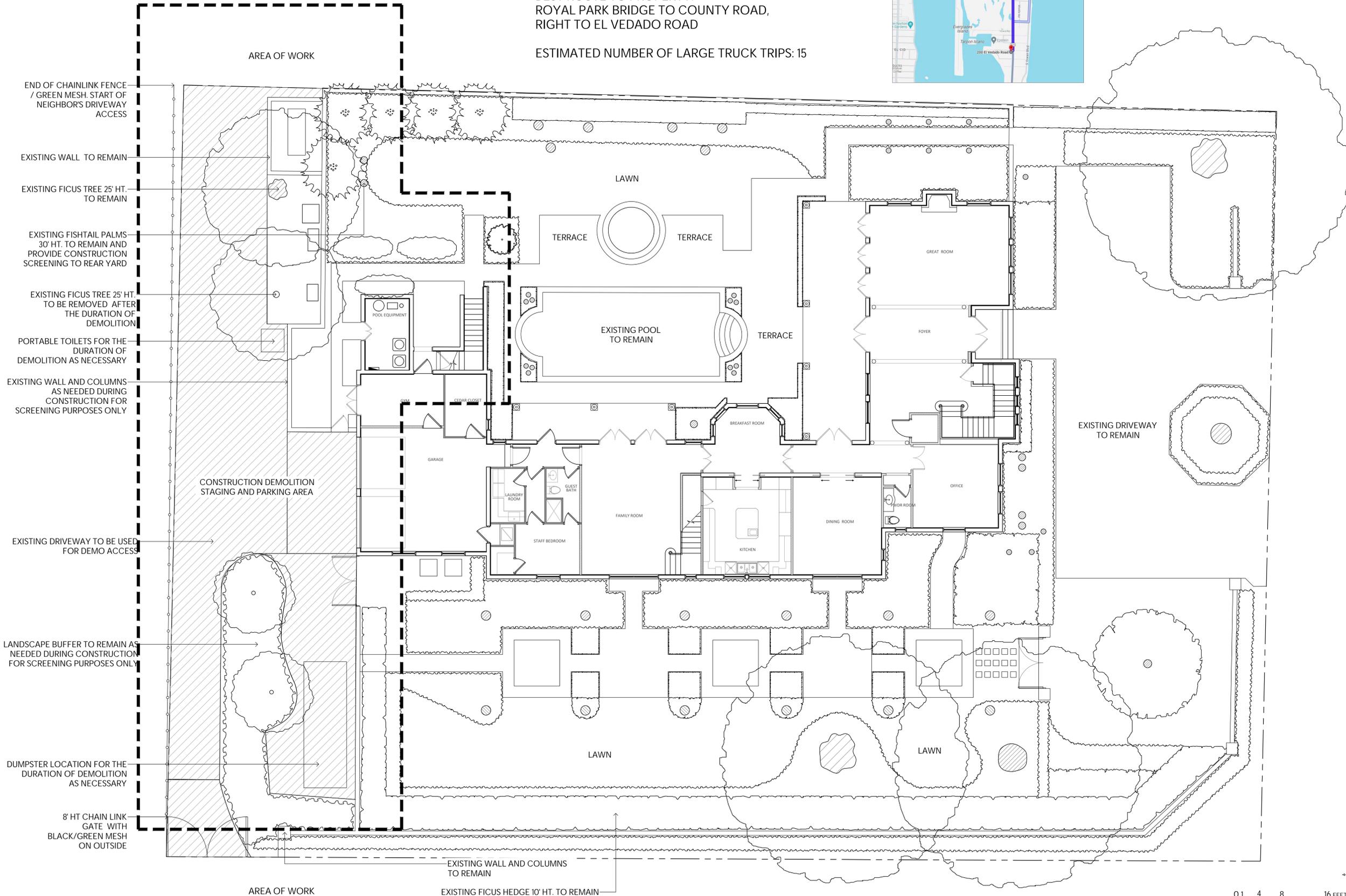
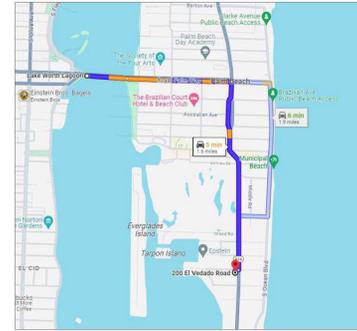
CSP
ARC-24-032

TRUCK ROUTE MAP

MAXIMUM SIZE OF TRUCKS NEEDED FOR CONSTRUCTION:
DUMPSTER TRUCK - 8.5'W x 24.5'L

BEST ROUTE TO PROPERTY:
ROYAL PARK BRIDGE TO COUNTY ROAD,
RIGHT TO EL VEDADO ROAD

ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 15



- END OF CHAINLINK FENCE / GREEN MESH. START OF NEIGHBOR'S DRIVEWAY ACCESS
- EXISTING WALL TO REMAIN
- EXISTING FICUS TREE 25' HT. TO REMAIN
- EXISTING FISHTAIL PALMS 30' HT. TO REMAIN AND PROVIDE CONSTRUCTION SCREENING TO REAR YARD
- EXISTING FICUS TREE 25' HT. TO BE REMOVED AFTER THE DURATION OF DEMOLITION
- PORTABLE TOILETS FOR THE DURATION OF DEMOLITION AS NECESSARY
- EXISTING WALL AND COLUMNS AS NEEDED DURING CONSTRUCTION FOR SCREENING PURPOSES ONLY
- EXISTING DRIVEWAY TO BE USED FOR DEMO ACCESS
- LANDSCAPE BUFFER TO REMAIN AS NEEDED DURING CONSTRUCTION FOR SCREENING PURPOSES ONLY
- DUMPSTER LOCATION FOR THE DURATION OF DEMOLITION AS NECESSARY
- 8' HT CHAIN LINK GATE WITH BLACK/GREEN MESH ON OUTSIDE

AREA OF WORK

CONSTRUCTION DEMOLITION STAGING AND PARKING AREA

AREA OF WORK

EXISTING WALL AND COLUMNS TO REMAIN

EXISTING FICUS HEDGE 10' HT. TO REMAIN

LAWN

TERRACE

TERRACE

TERRACE

EXISTING POOL TO REMAIN

TERRACE

BREAKFAST ROOM

GARAGE

LAUNDRY ROOM

GUEST BATH

STAFF BEDROOM

FAMILY ROOM

DINING ROOM

KITCHEN

OFFICE

FOYER

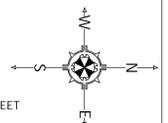
GREAT ROOM

EXISTING DRIVEWAY TO REMAIN

LAWN

LAWN

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



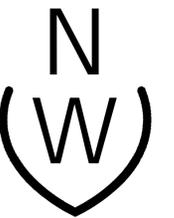
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS PLAN
RESIDENCE
200 EL VEDADO, PALM BEACH, FL

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

29 JANUARY 2024

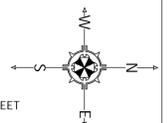
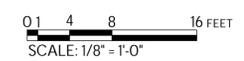
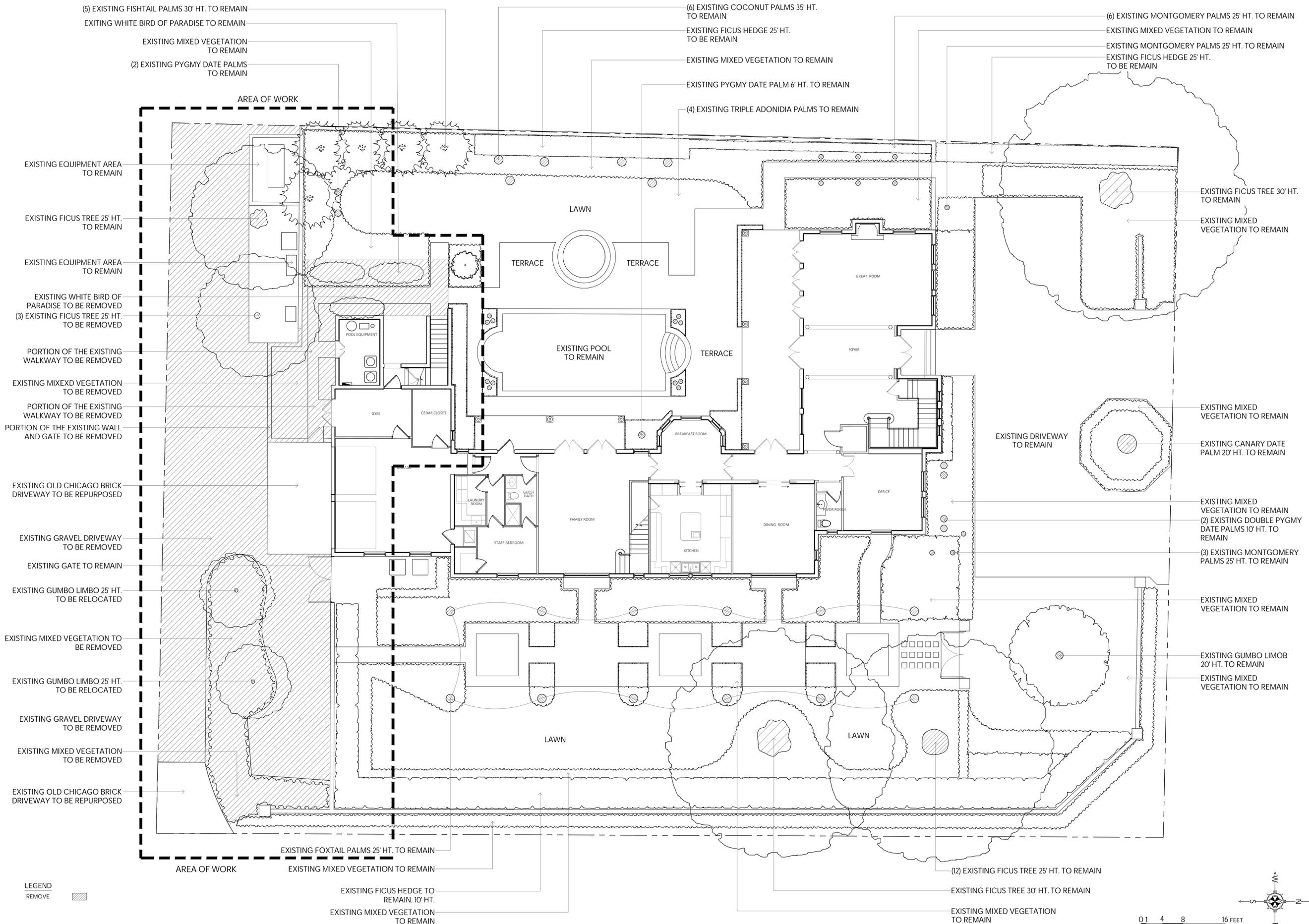


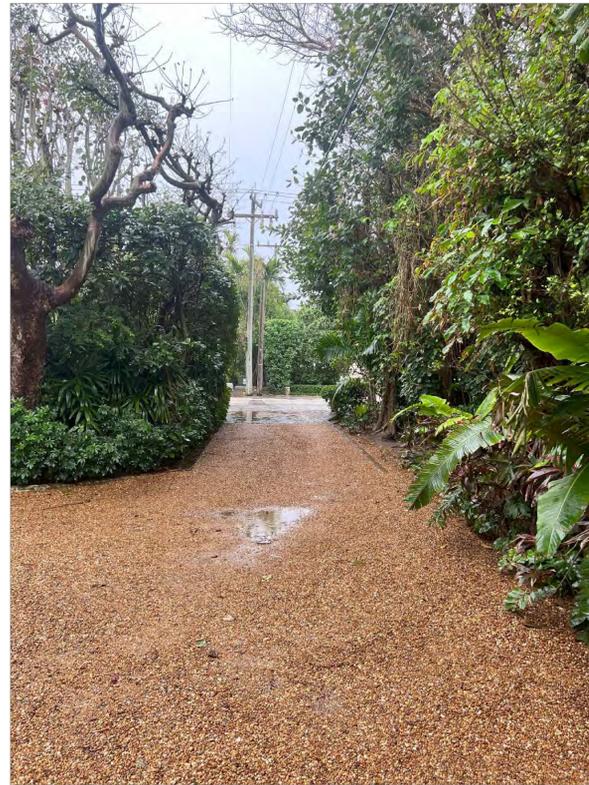
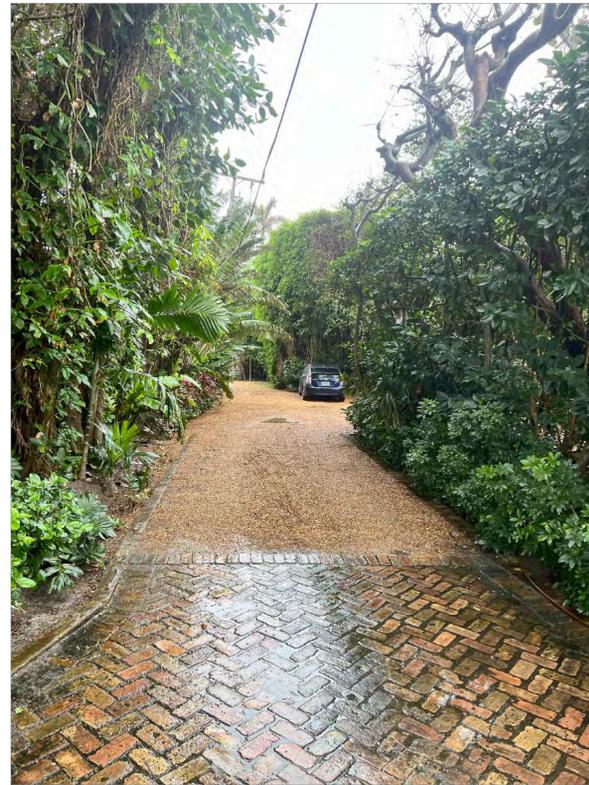
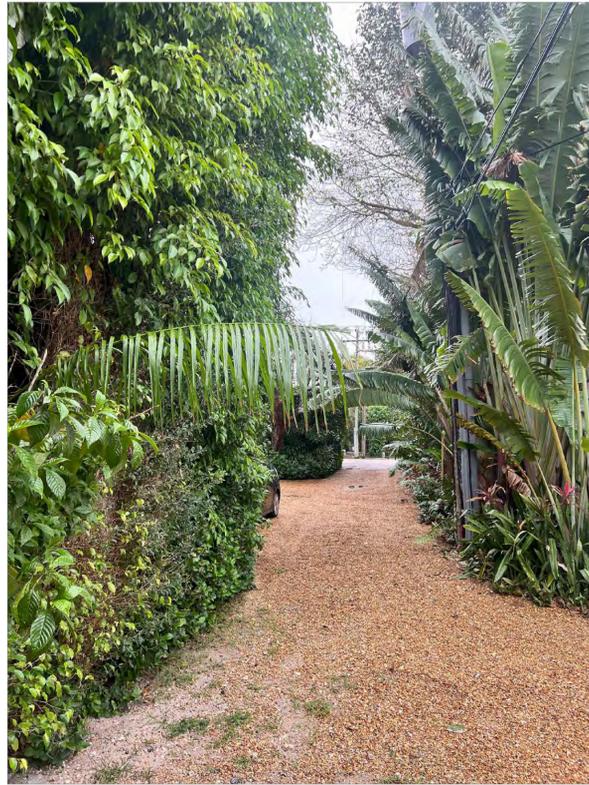
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX1
ARC-24-032





MARIO F. NIEVERA

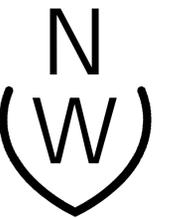
State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS PHOTOS

RESIDENCE

200 EL VEDADO, PALM BEACH, FL

29 JANUARY 2024



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

ARC-24-032

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE ALTERATION DIAGRAM PLAN

RESIDENCE

200 EL VEDADO, PALM BEACH, FL.

29 JANUARY 2024



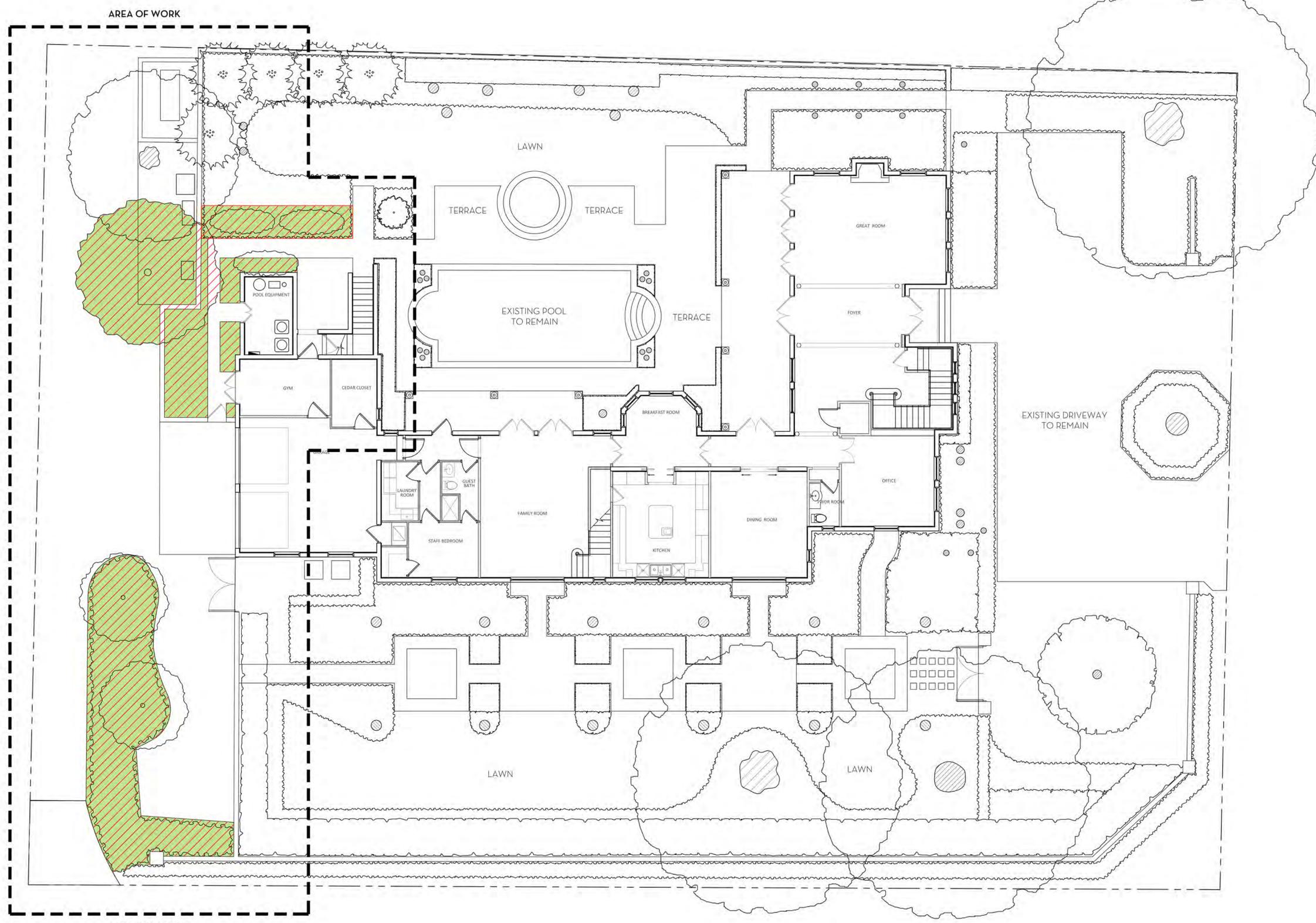
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LAD

ARC-24-032

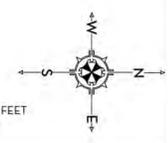


AREA OF WORK

AREA OF WORK

LANDSCAPE ALTERATION LEGEND
ALTERED AREA

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





OLD CHICAGO BRICK

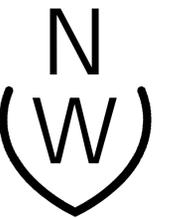
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN
RESIDENCE
200 EL VEDADO, PALM BEACH, FL

29 JANUARY 2024



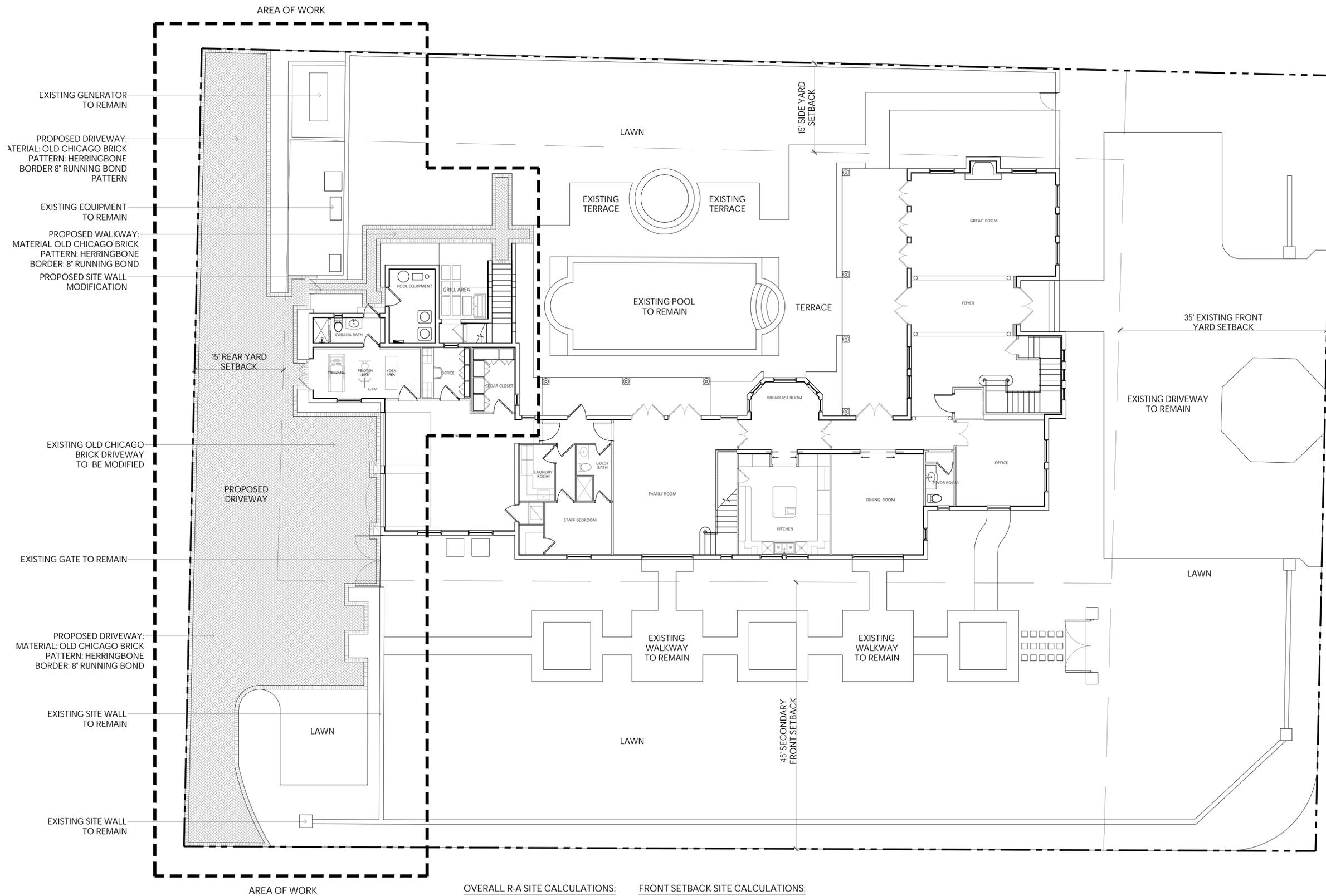
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

L1

ARC-24-032

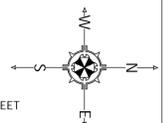
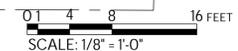


OVERALL R-A SITE CALCULATIONS:

25,426	SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	12,713 SQ FT	50%
EXISTING =	12,367 SQ FT	48.6%
PROPOSED =	12,367 SQ FT	48.6%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	4,639	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,088	SQ FT	45%
EXISTING =	2,740	SQ FT	59.1%
PROPOSED =	2,740	SQ FT	59.1%



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN
RESIDENCE
200 EL VEDADO, PALM BEACH, FL

29 JANUARY 2024



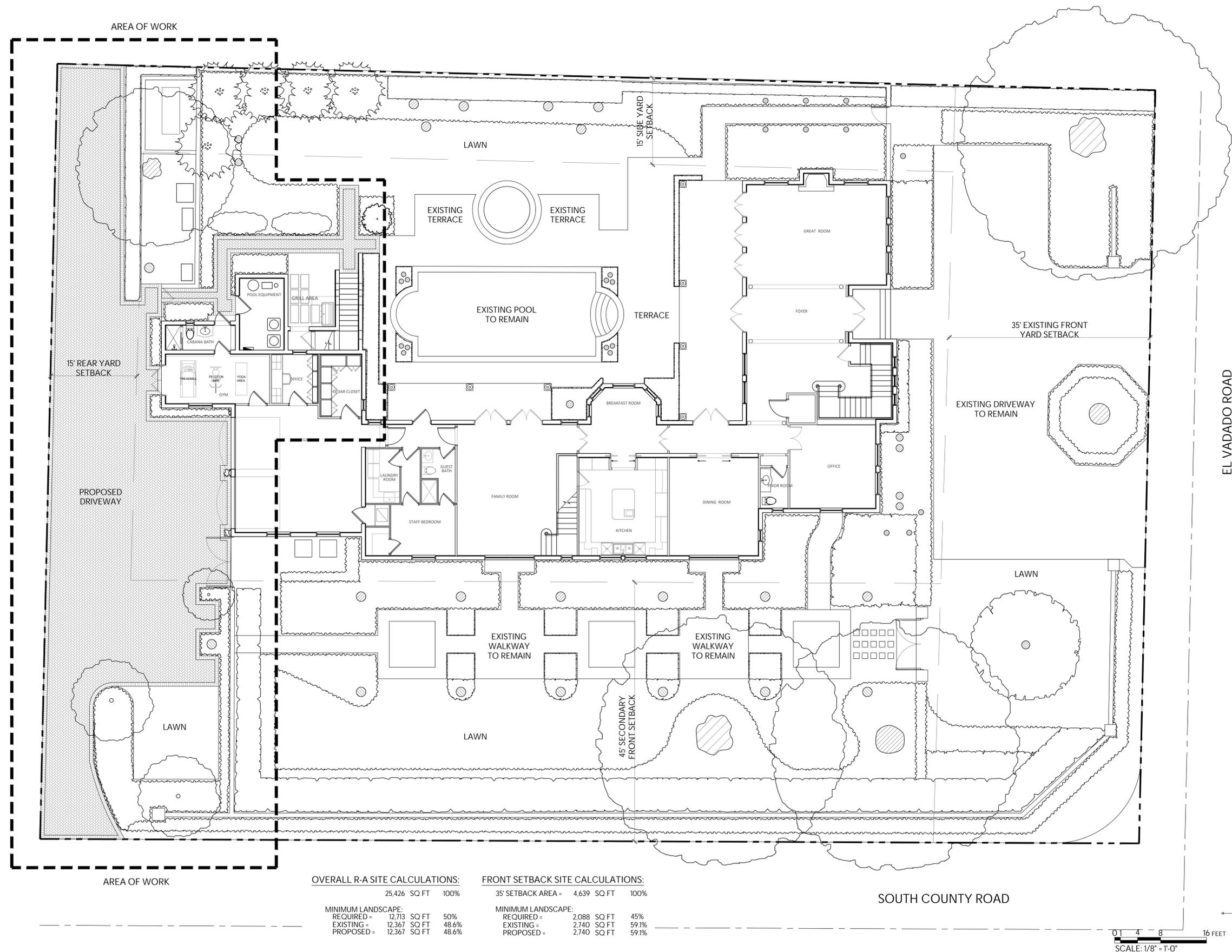
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

SITE

ARC-24-032



OVERALL R-A SITE CALCULATIONS:

25,426 SQ FT 100%

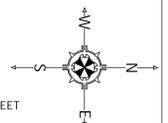
MINIMUM LANDSCAPE:		
REQUIRED =	12,713 SQ FT	50%
EXISTING =	12,367 SQ FT	48.6%
PROPOSED =	12,367 SQ FT	48.6%

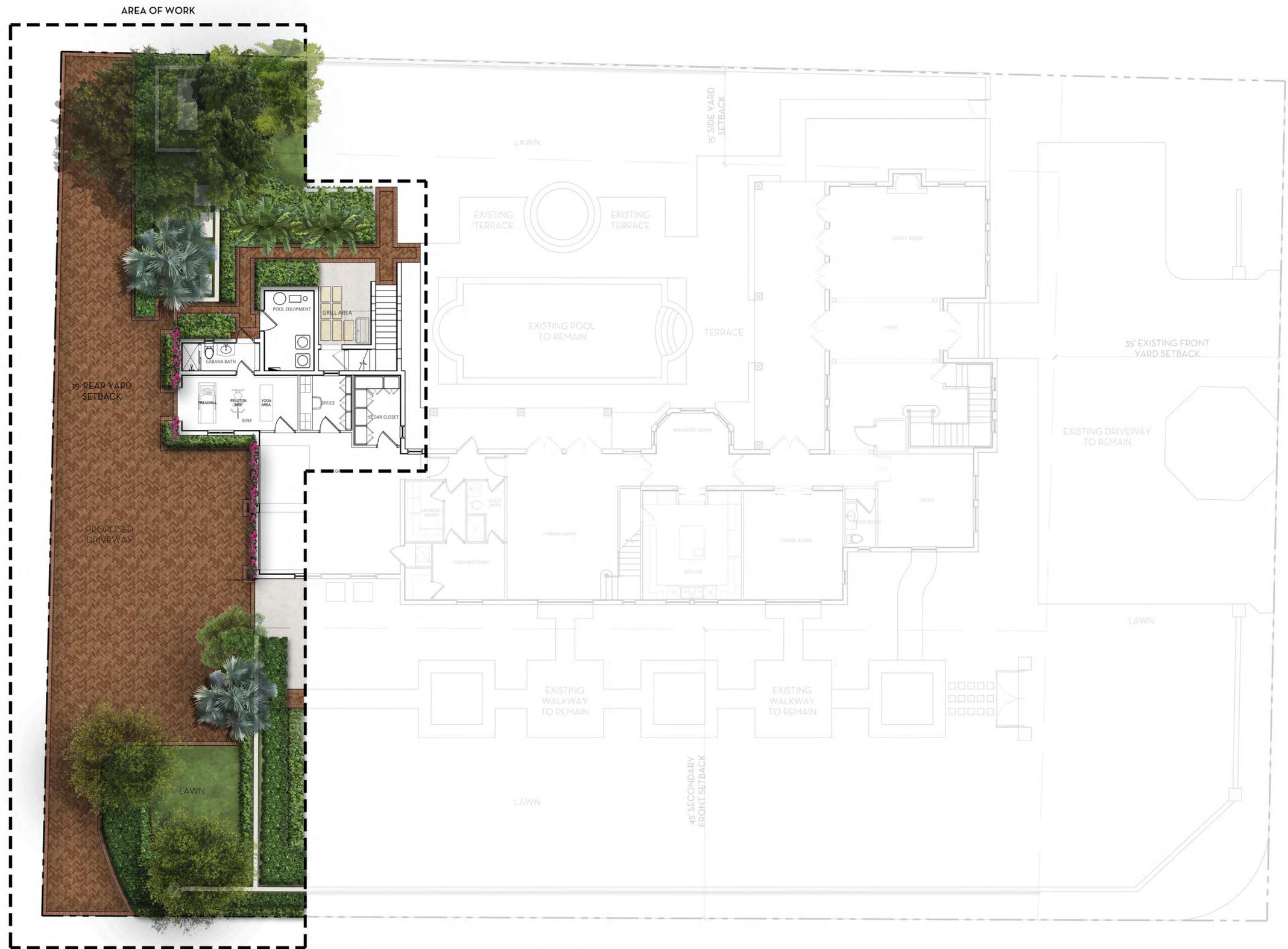
FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA = 4,639 SQ FT 100%

MINIMUM LANDSCAPE:		
REQUIRED =	2,088 SQ FT	45%
EXISTING =	2,740 SQ FT	59.1%
PROPOSED =	2,740 SQ FT	59.1%

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



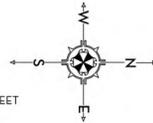
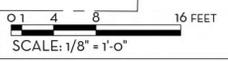


OVERALL R-A SITE CALCULATIONS:

	25,426	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	12,713	SQ FT	50%
EXISTING =	12,367	SQ FT	48.6%
PROPOSED =	12,367	SQ FT	48.6%

FRONT SETBACK SITE CALCULATIONS:

	4,639	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,088	SQ FT	45%
EXISTING =	2,740	SQ FT	59.1%
PROPOSED =	2,740	SQ FT	59.1%



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

LANDSCAPE PLAN
RESIDENCE
 200 EL VEDADO, PALM BEACH, FL.



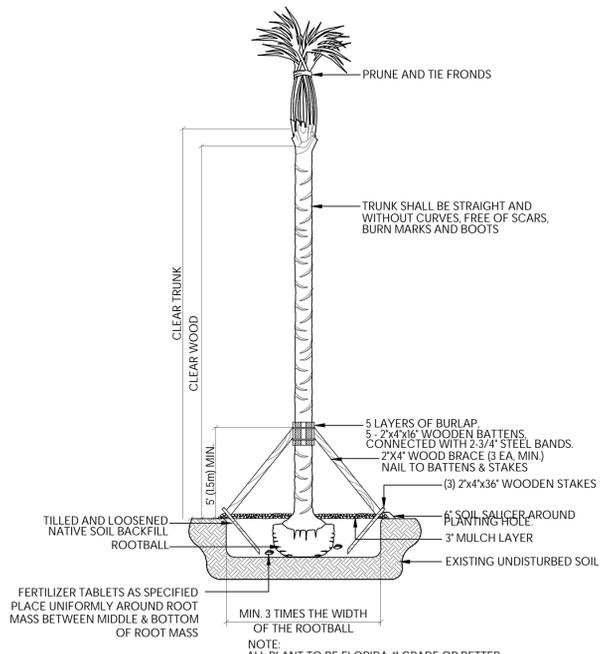
625 N. Flagler Drive
 Suite 502
 West Palm Beach, FL 33401
 P: 561-659-2820
 F: 561-659-2113

NIEVERAWILLIAMS.COM

LP1
 ARC-24-032

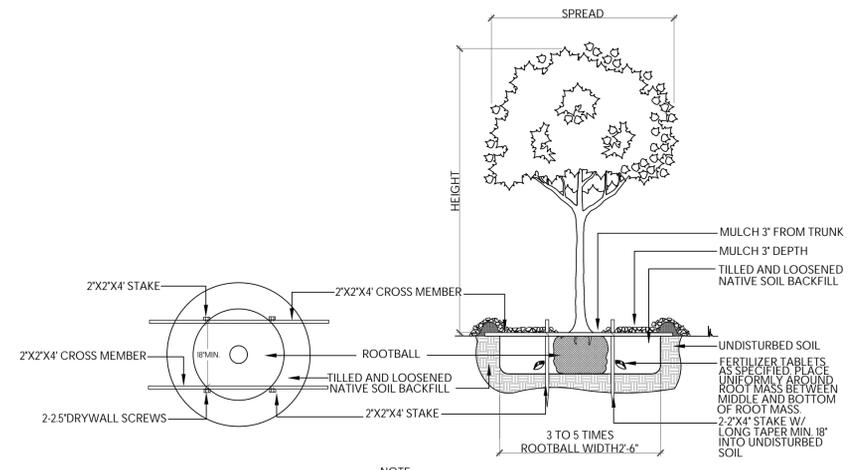
SCALE: 1/8" = 1'-0"

29 JANUARY 2024



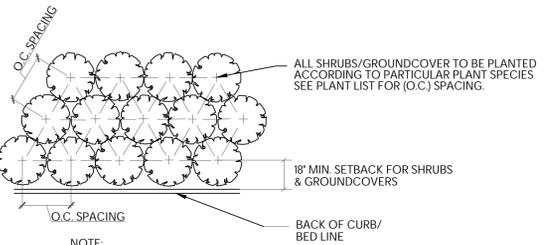
PALM PLANTING DETAIL
NTS

NOTES:
 1. ALL WOOD SHALL BE SPRUCE OR PINE, NOT PRESSURE TREATED.
 2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
 3. REMOVE ALL 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 ROOTBALL.
 6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.

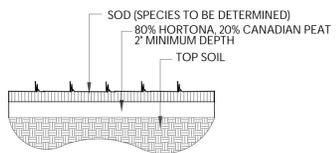


TREE PLANTING DETAIL
NTS

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% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



PLANT SPACING DETAIL
NTS

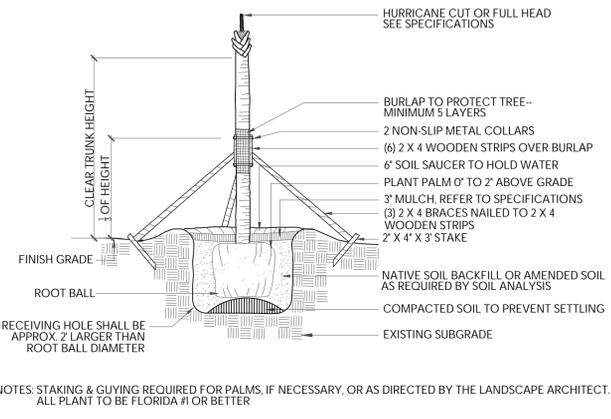


SOD PLANTING DETAIL
NTS

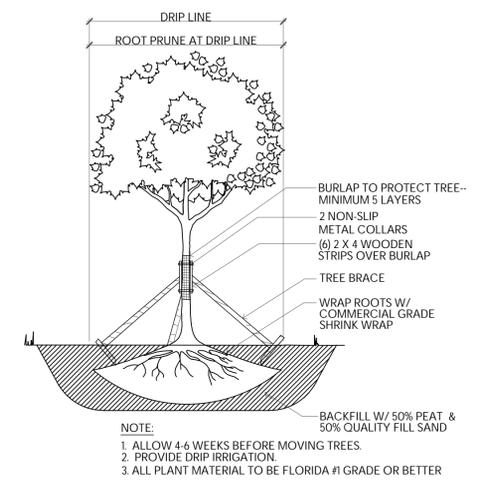
NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUND COVER PLANTING DETAIL
NTS

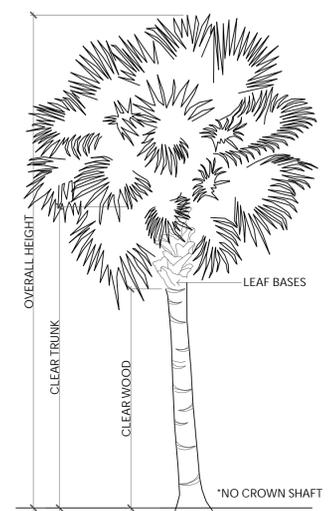
NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



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
GROUND COVER AREAS
 ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.



200 EL VEDADO ROAD
01/29/24

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
1	PALMS				
2	BISMARCK PALM	Bismarckia nobilis	2		18-20' HT.
			2	0%	
3	TREES				
4	PIGEON PLUM	Coccoloba diversifolia	1	*	16' HT., STD. PLEACHED
			1	100%	
5	SHRUBS/VINES				
6	GREEN BUTTONWOOD	Conocarpus erectus	25	*	15 GAL. 6-8' HT.
			25	100%	
11	GROUND COVER/VINES				
12	BEACH CREEPER	Ernodea littoralis	6.0	*	3 GAL.
	BOUGAINVILLEA VINE	Bougainvillea	3	0%	ESP. TO WALL 10' HT.
			6.3	95%	
11	EXISTING TREES/PALMS				
12	GUMBO LIMBO	Bursera simaruba	2	*	Relocated, 20-25' HT.
			2	100%	



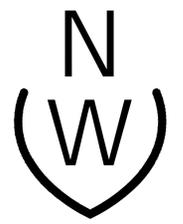
Line #	Property Address:	200 EL VEDADO ROAD
1	Lot Area (sq. ft.):	25,426 Sq Ft
2		
3		
4	Landscape Open Space (LOS) (Sq Ft and %)	12,713 Sq Ft (50%)
5	LOS to be altered (Sq Ft and %)	N/A
6	Perimeter LOS (Sq Ft and %)	N/A
7	Front Yard LOS (Sq Ft and %)	2,088 Sq Ft (45%)
8	Native Trees %	30% (number of trees)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)
10	Native Groundcover %	30% (groundcover area)
11	*LANDSCAPE ALTERCATION < 50% OF TOTAL SITE (NATIVE REQUIREMENTS ARE NOT APPLICABLE)*	

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
RESIDENCE
 200 EL VEDADO, PALM BEACH, FL

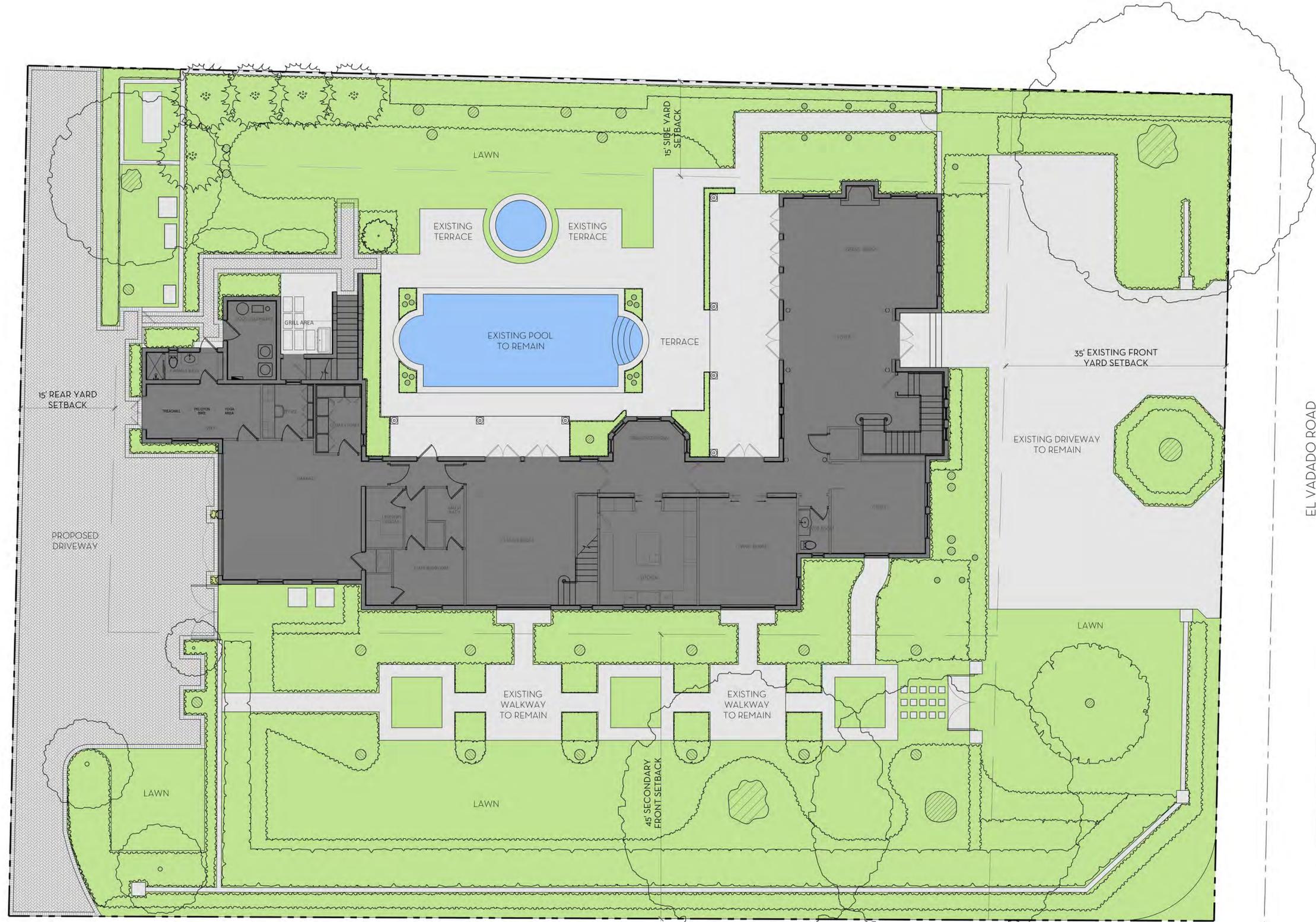
29 JANUARY 2024



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

NIEVERAWILLIAMS.COM

LP2
 ARC-24-032



OVERALL R-A SITE CALCULATIONS:

	25,426	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	12,713	SQ FT	50%
EXISTING =	12,367	SQ FT	48.6%
PROPOSED =	12,367	SQ FT	48.6%

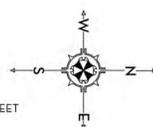
FRONT SETBACK SITE CALCULATIONS:

	4,639	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,088	SQ FT	45%
EXISTING =	2,740	SQ FT	59.1%
PROPOSED =	2,740	SQ FT	59.1%

OPEN SPACE LEGEND

- LANDSCAPE
- HARDSCAPE
- WATER
- HOUSE

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



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

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

OVERALL OPEN SPACE DIAGRAM
RESIDENCE
200 EL VEDADO, PALM BEACH, FL.

29 JANUARY 2024



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

ARC-24-032

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
666856

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

FRONT YARD OPEN SPACE DIAGRAM
RESIDENCE
200 EL VEDADO, PALM BEACH, FL

29 JANUARY 2024

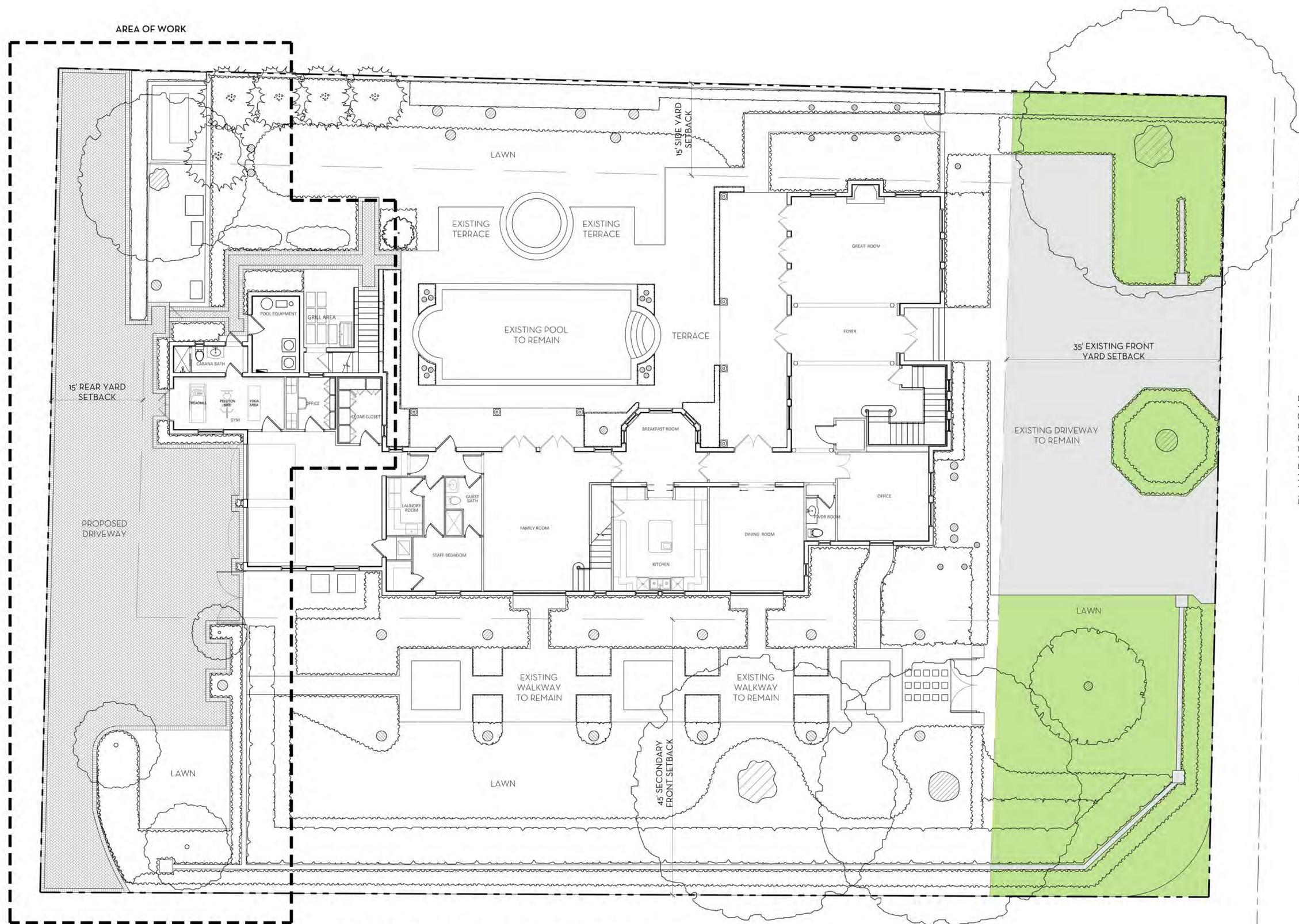


NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS2
ARC-24-032



OVERALL R-A SITE CALCULATIONS:

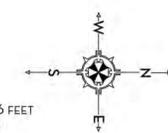
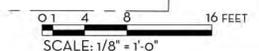
	25,426	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	12,713	SQ FT	50%
EXISTING =	12,367	SQ FT	48.6%
PROPOSED =	12,367	SQ FT	48.6%

FRONT SETBACK SITE CALCULATIONS:

	35' SETBACK AREA =	4,639	SQ FT	100%
MINIMUM LANDSCAPE:				
REQUIRED =	2,088	SQ FT	45%	
EXISTING =	2,740	SQ FT	59.1%	
PROPOSED =	2,740	SQ FT	59.1%	

OPEN SPACE LEGEND

LANDSCAPE	
HARDSCAPE	
WATER	
HOUSE	





1 SOUTH ELEVATION
 EL1 SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
 Landscape Architect
 Registration No.
 6666856

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

SOUTH ELEVATION
RESIDENCE
 200 EL VEDADO, PALM BEACH, FL

29 JANUARY 2024



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

ARC-24-032

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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EAST ELEVATION
RESIDENCE
200 EL VEDADO, PALM BEACH, FL

29 JANUARY 2024



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EL2

ARC-24-032