

PRIVATE RESIDENCE

225 WEST INDIES, PALM BEACH, FL

FINAL SUBMITTAL

ARC-24-050

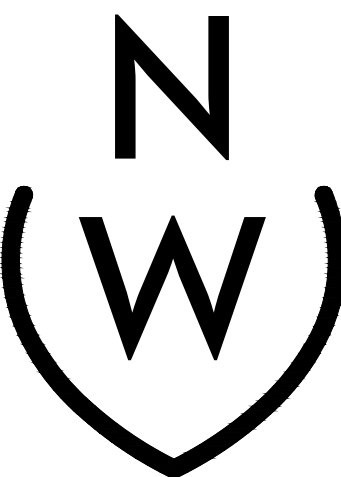
DROP OFF SUBMITTAL: 04.15.2024
HEARING DATE: 05.29.2024
PROJECT NO: ARC-24-050

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LM1-LOCATION MAP
SURVEY
EX1-EXISTING CONDITIONS (PREVIOUSLY APPROVED)
EX2- EXISTING CONDITIONS (PHOTOS)
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LP1- LANDSCAPE PLAN
LP2-LANDSCAPE DETAILS AND SCHEDULE
LAD-LANDSCAPE ALTERATIONS DIAGRAM
CSP- CONSTRUCTION SCREENING PLAN

PROJECT TEAM:

LANDSCAPE ARCHITECT:
NIEVERA WILLIAMS
625 N. FLAGLER DRIVE
SUITE 502
WEST PALM BEACH, FLORIDA
P: 561-659-2820
F: 561-659-2113
nieverawilliams.com



NIEVERA WILLIAMS
DESIGN

SCOPE OF WORK:

- MODIFY EXISTING DRIVEWAY CONDITIONS
- MODIFY EXISTING LANDSCAPE TO FIT MODIFIED DRIVEWAY

TRUCK LOGISTICS PLAN

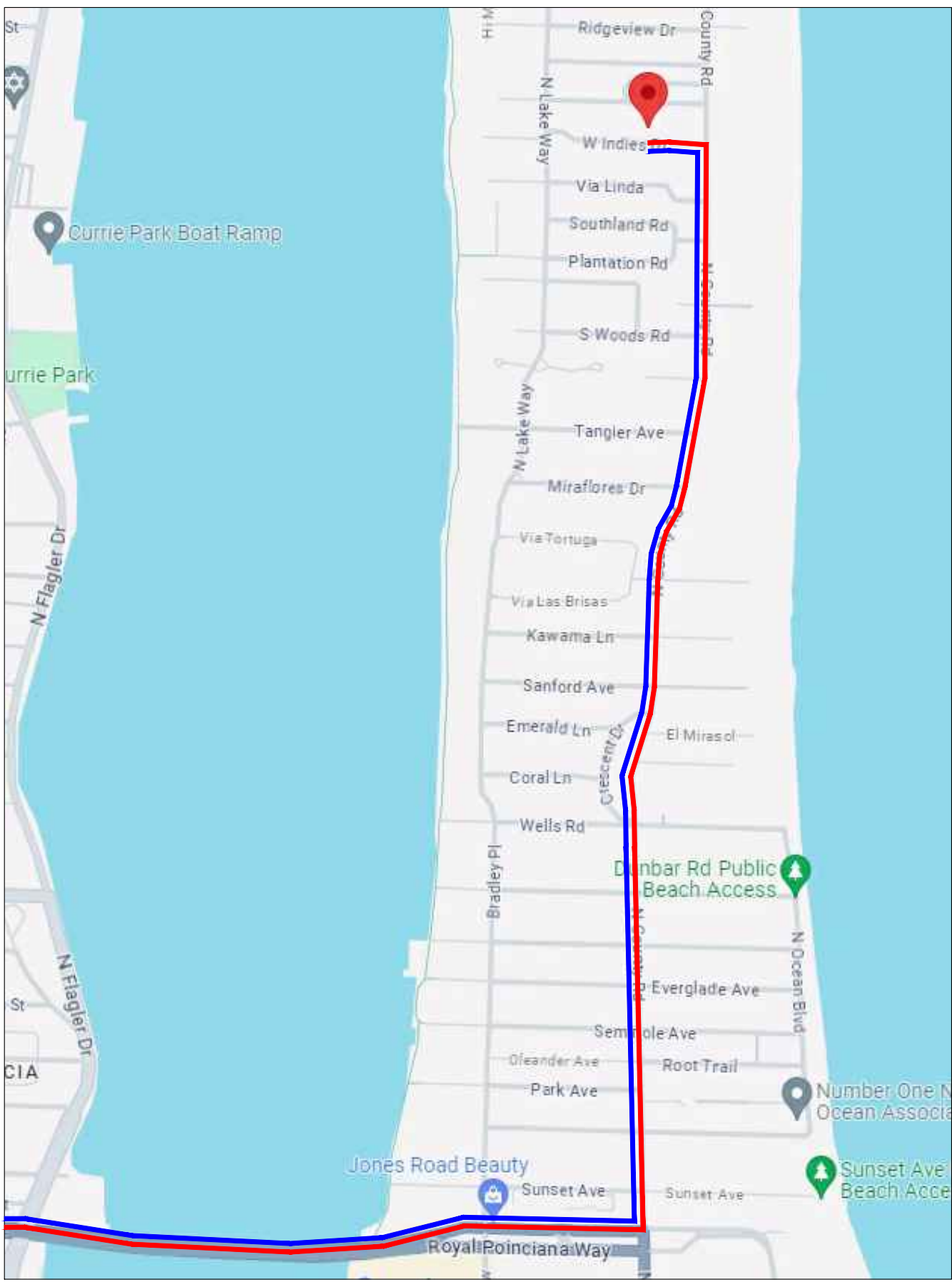
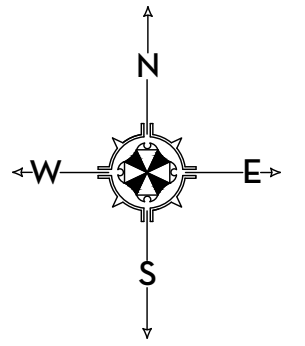
- INBOUND
— OUTBOUND

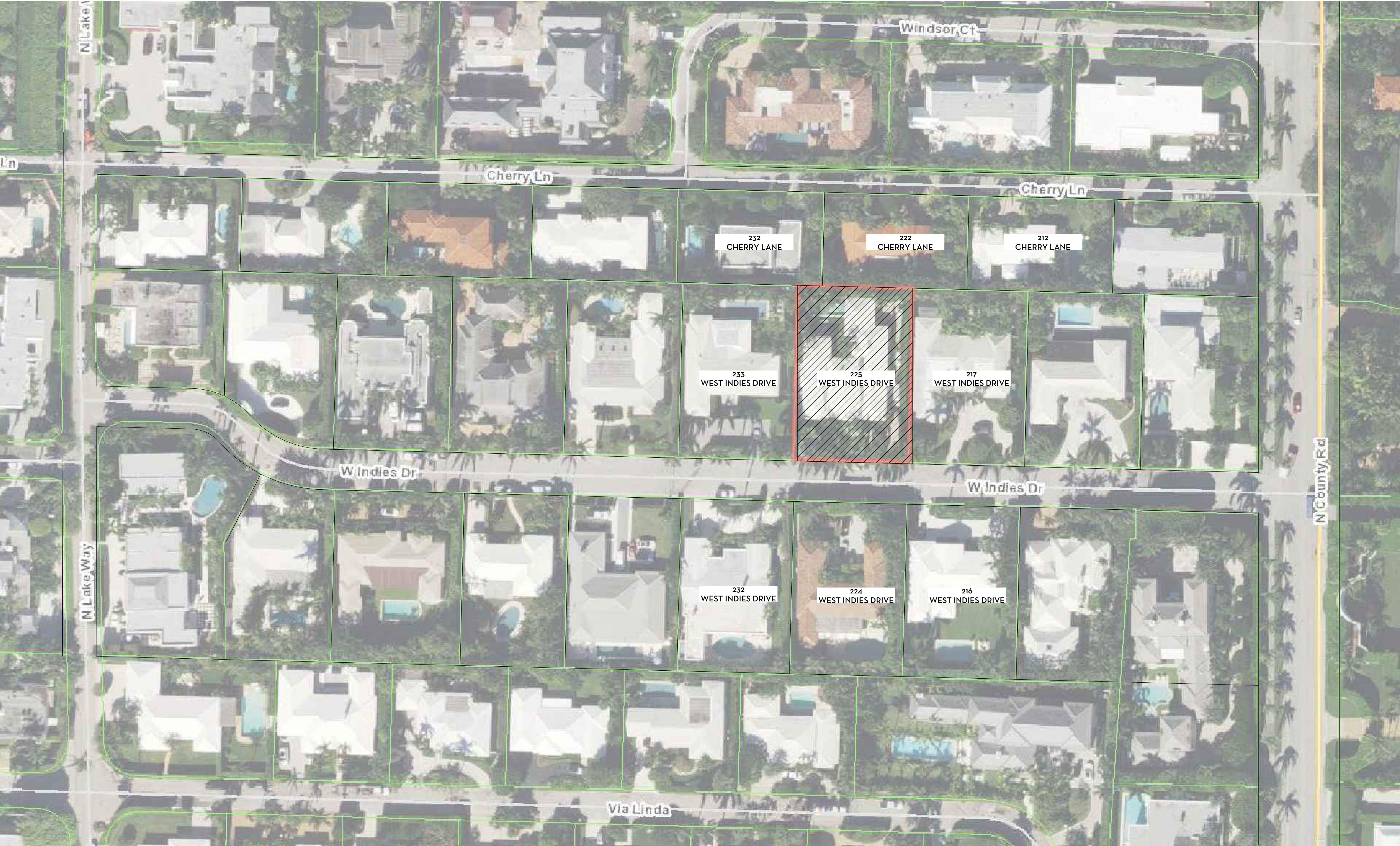
RECEIVED

By yfigueroa at 12:20 pm, Apr 15, 2024

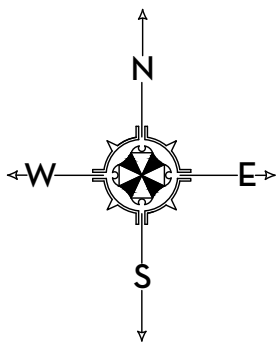


VICINITY MAP: 1/4 RADIUS





VICINITY LOCATION MAP
SCALE: NOT TO SCALE



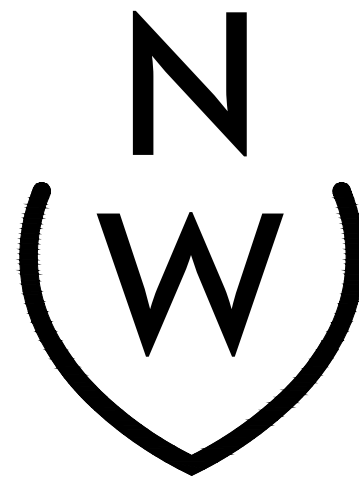
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

VICINITY LOCATION MAP
PRIVATE RESIDENCE
225 WEST INDIES, PALM BEACH, FL.

SCALE: NOT TO SCALE

01 APR 2024
14 MAR 2024
06 MAR 2024
26 FEB 2024
08 FEB 2024
29 JAN 2024



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DESIGN

625 N. Flagler Drive
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VM1

ARC-24-050

MARIO F. NIEVERA

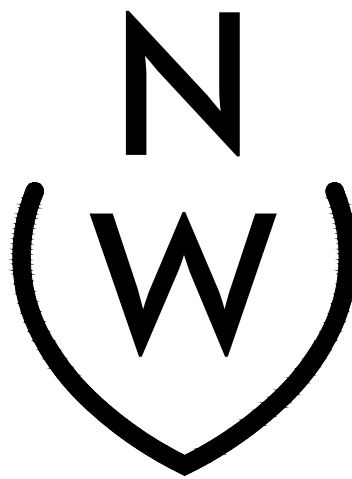
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LOCATION MAP
PRIVATE RESIDENCE

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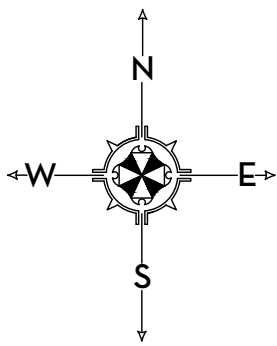
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LM1

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LOCATION MAP
SCALE: NOT TO SCALE



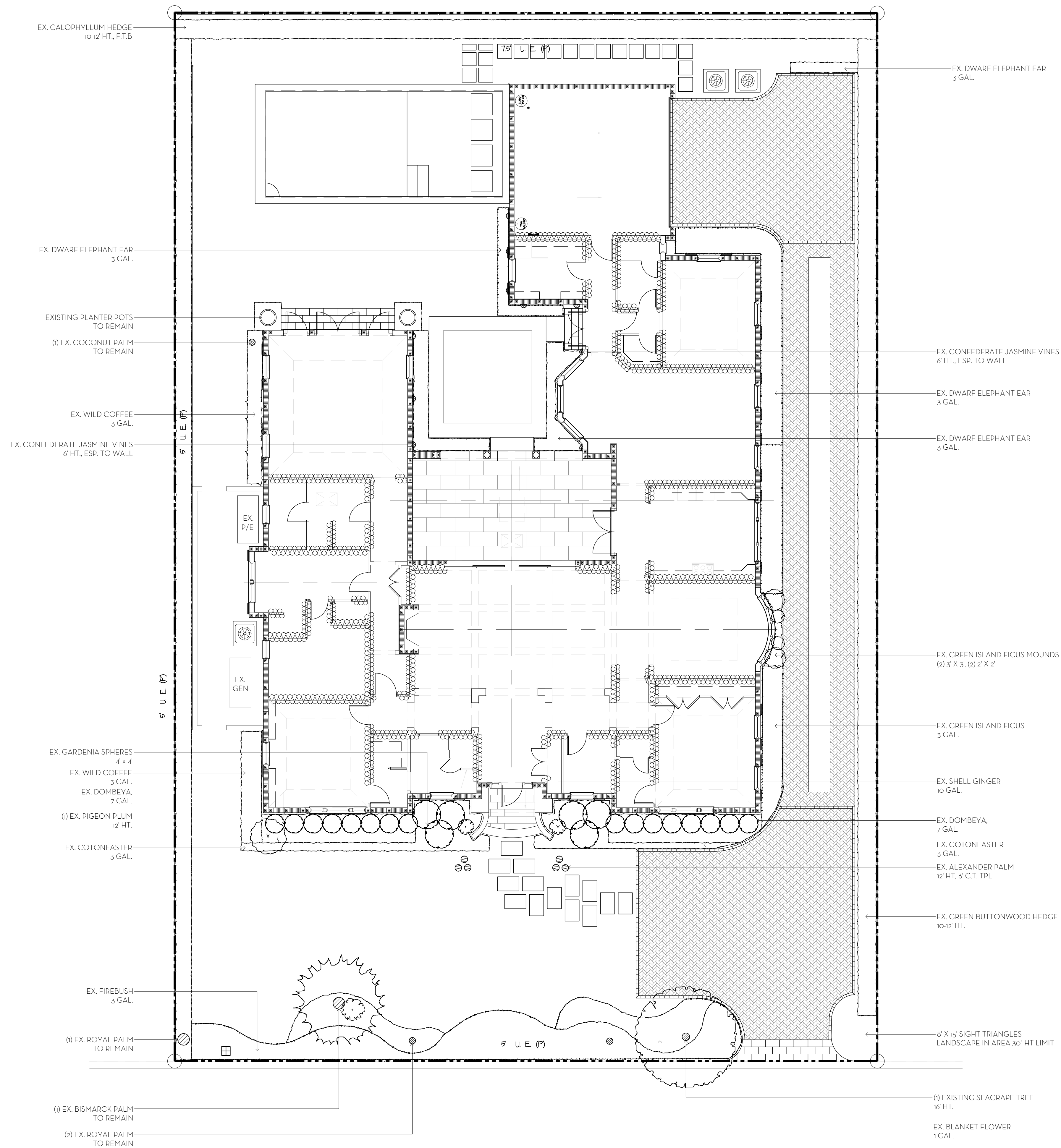
SITE AREA =	14,625	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,581	SQ FT	45%
EXISTING =	6,582	SQ FT	45%
PROPOSED =	6,585	SQ FT	45%

25' SETBACK AREA =	2,475	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	990	SQ FT	40%
EXISTING =	1,705	SQ FT	70.2%
PROPOSED =	1,662	SQ FT	67.1%

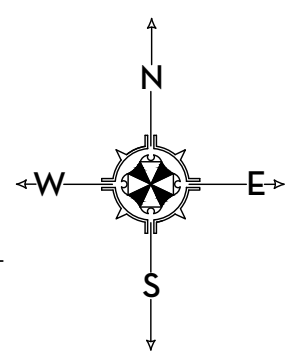
PERIMETER AREA = 4,535 SQ FT

MINIMUM LANDSCAPE:
(50% OF 4,535 SF) = 2,267 REQUIRED

EXISTING =	3,740	SQ FT
PROPOSED =	3,609	SQ FT



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



EX1
ARC-24-050



PHOTO 1: STREET VIEW



PHOTO 2: DRIVE WAY ENTRY AREA



PHOTO 3: DRIVE WAY AREA (ZOOMED)



PHOTO 4: FRONT YARD (SOUTH EAST CORNER)

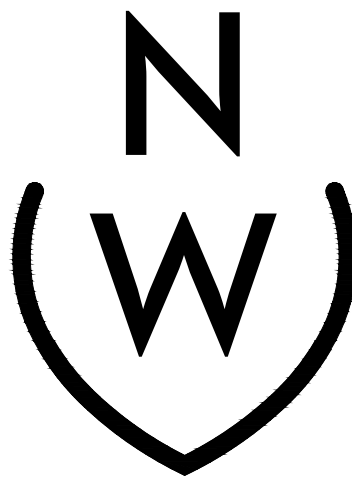
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EXISTING SITE PHOTOS
PRIVATE RESIDENCE
225 WEST INDIES, PALM BEACH, FL.

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

01 APR 2024
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EX2
ARC-24-050

OVERALL R-B SITE CALCULATIONS:

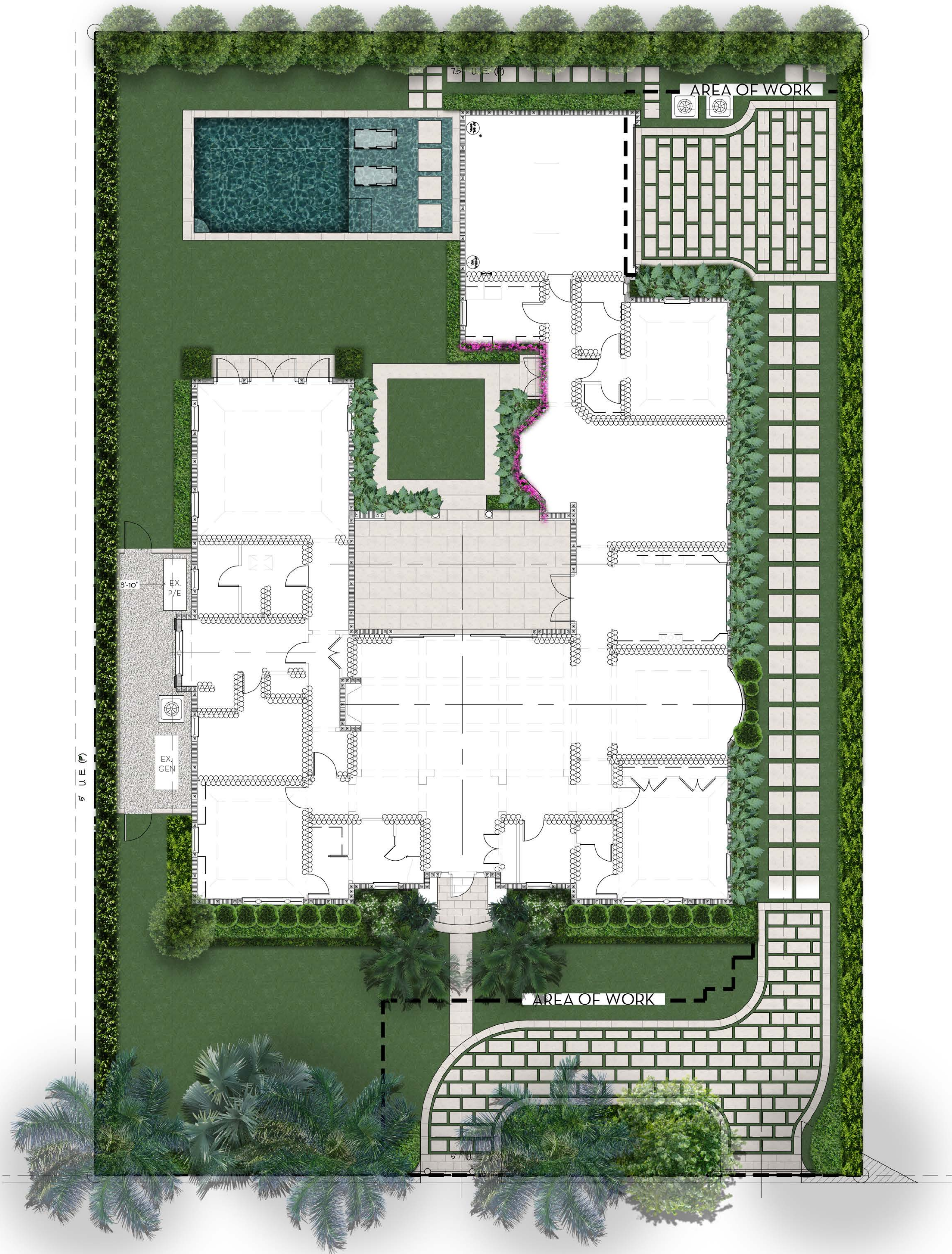
SITE AREA =	14,625	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,581	SQ FT	45%
EXISTING =	6,582	SQ FT	45%
PROPOSED =	6,585	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,475	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	990	SQ FT	40%
EXISTING =	1,705	SQ FT	70.2%
PROPOSED =	1,662	SQ FT	67.1%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,535	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,535 SF) = 2,267 REQUIRED		
EXISTING =	3,740	SQ FT
PROPOSED =	3,609	SQ FT



SECOND SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
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SITE PLAN RENDER
PRIVATE RESIDENCE

225 WEST INDIES, PALM BEACH, FL.

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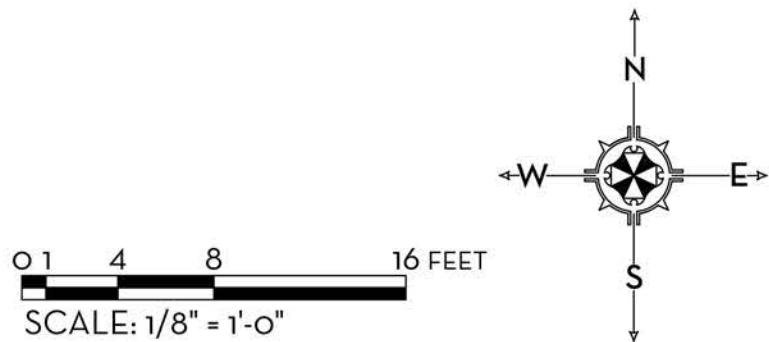


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Lo
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SCALE: 1/8" = 1'-0"



MARIO F. NIEVERA

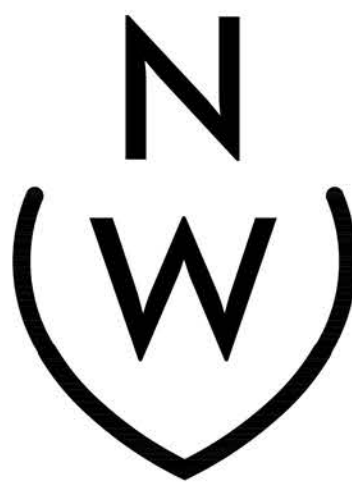
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ELEVATION-SOUTH
PRIVATE RESIDENCE

225 WEST INDIES, PALM BEACH, FL.

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

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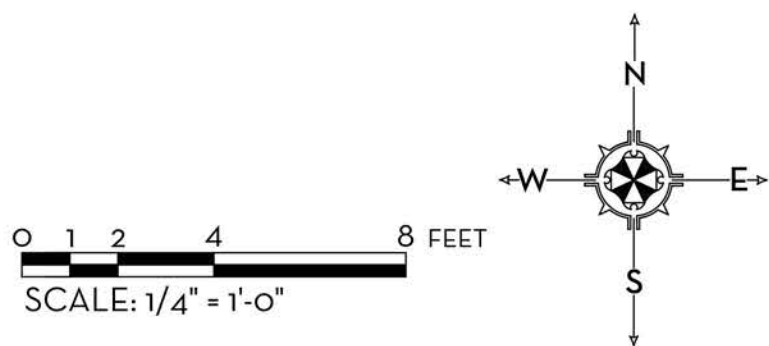


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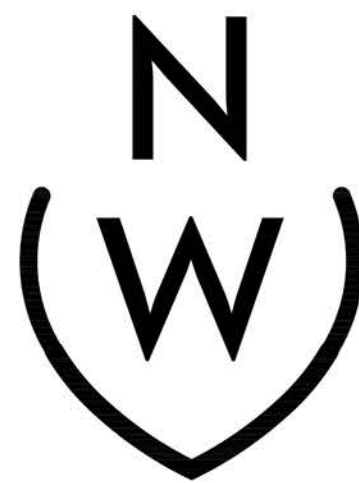
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EL1
ARC-24-050



OPEN SPACE DIAGRAMS-OVERALL
PRIVATE RESIDENCE
225 WEST INDIES, PALM BEACH, FL.

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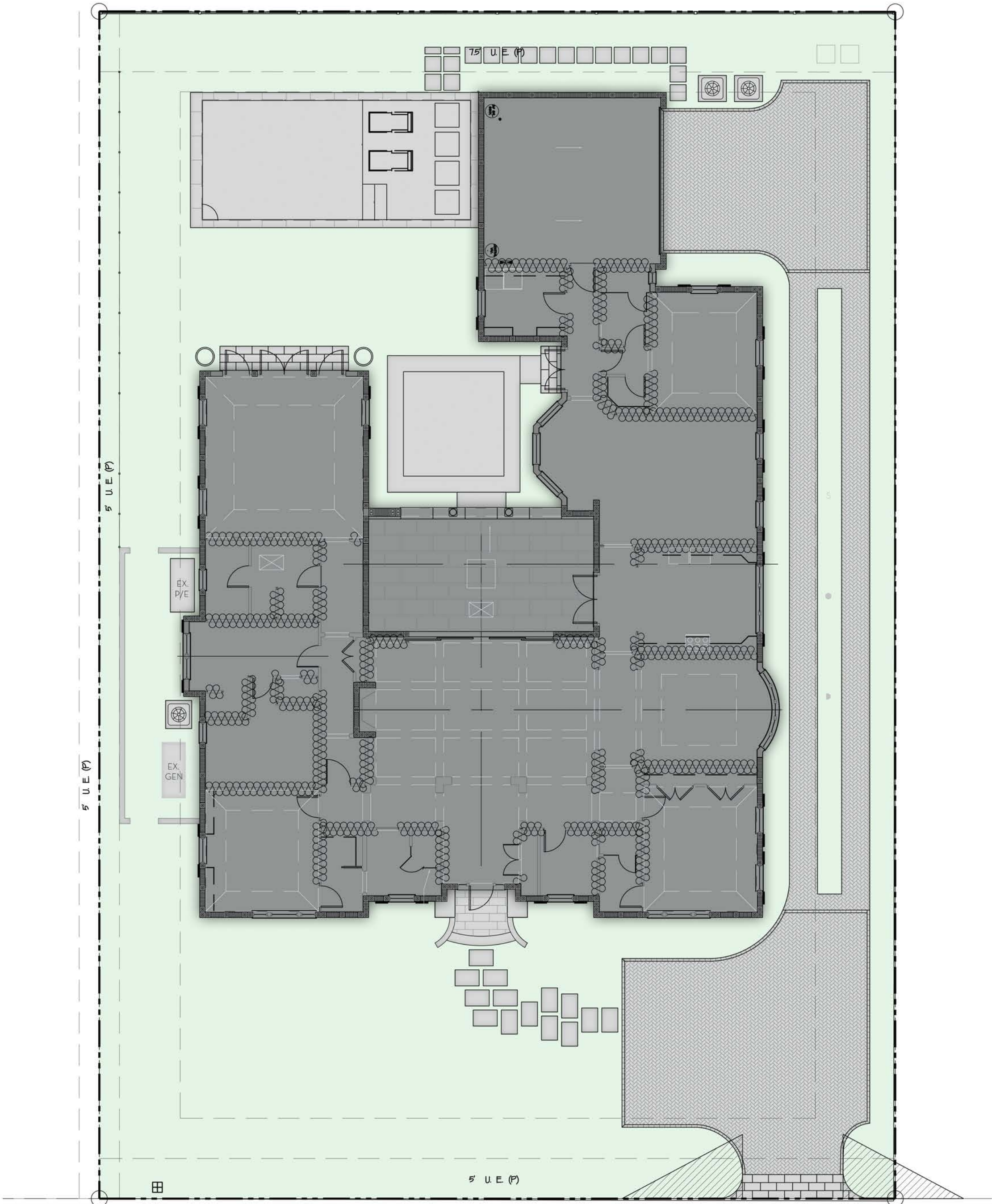
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OS1
ARC-24-050

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



1 LANDSCAPE OPEN SPACE DIAGRAM-PREVIOUSLY APPROVED PLAN
LAD SCALE: 1/8"=1'-0"

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	14,625	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,581	SQ FT	45%
EXISTING =	6,582	SQ FT	45%
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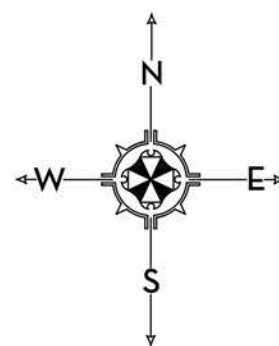
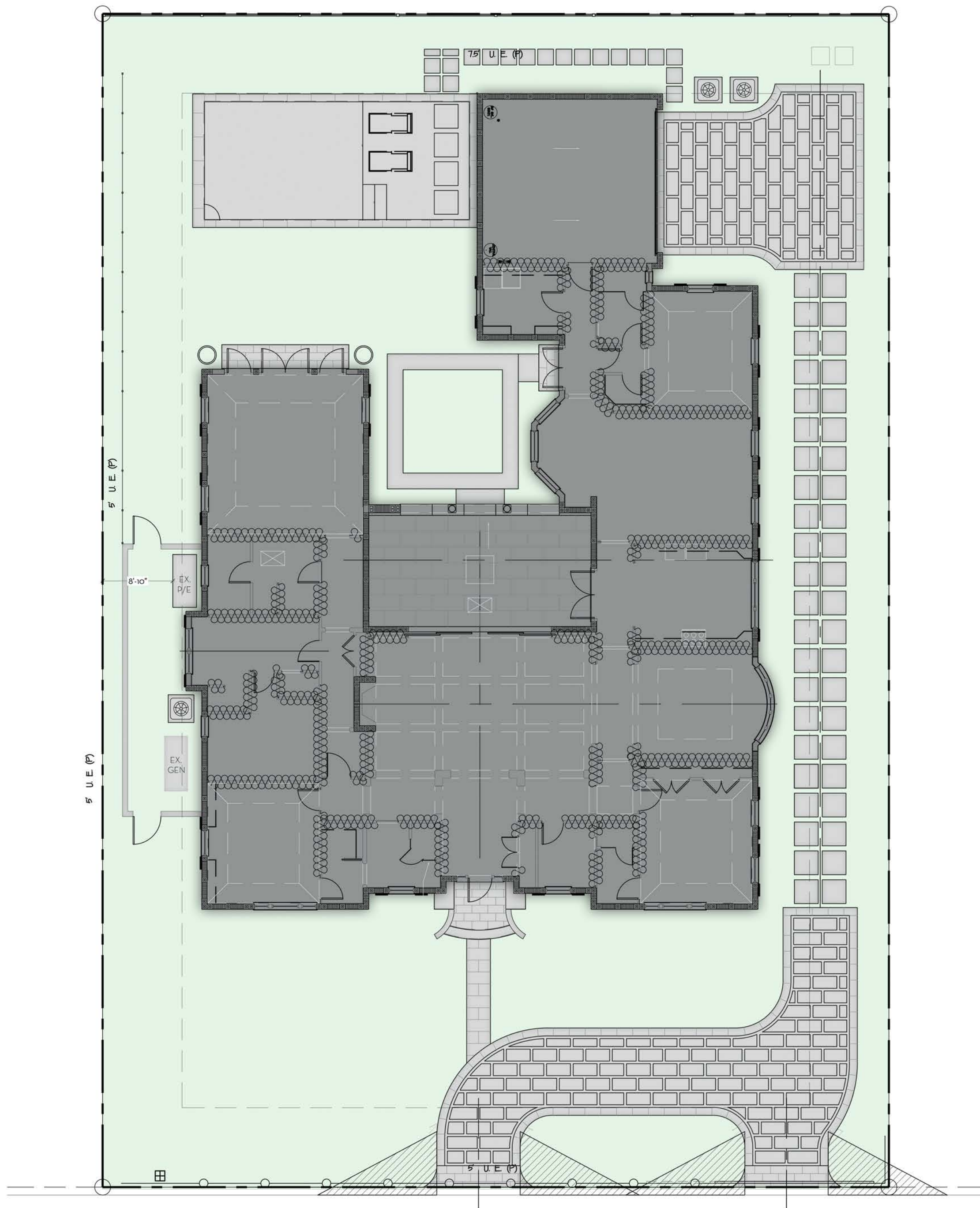
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,475	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	990	SQ FT	40%
EXISTING =	1,705	SQ FT	70.2%
PROPOSED =	1,662	SQ FT	67.1%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,535	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,535 SF) = 2,267 REQUIRED		
EXISTING =	3,740	SQ FT
PROPOSED =	3,609	SQ FT

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



OPEN SPACE DIAGRAMS-25' FRONT SETBACK
PRIVATE RESIDENCE

225 WEST INDIES, PALM BEACH, FL.

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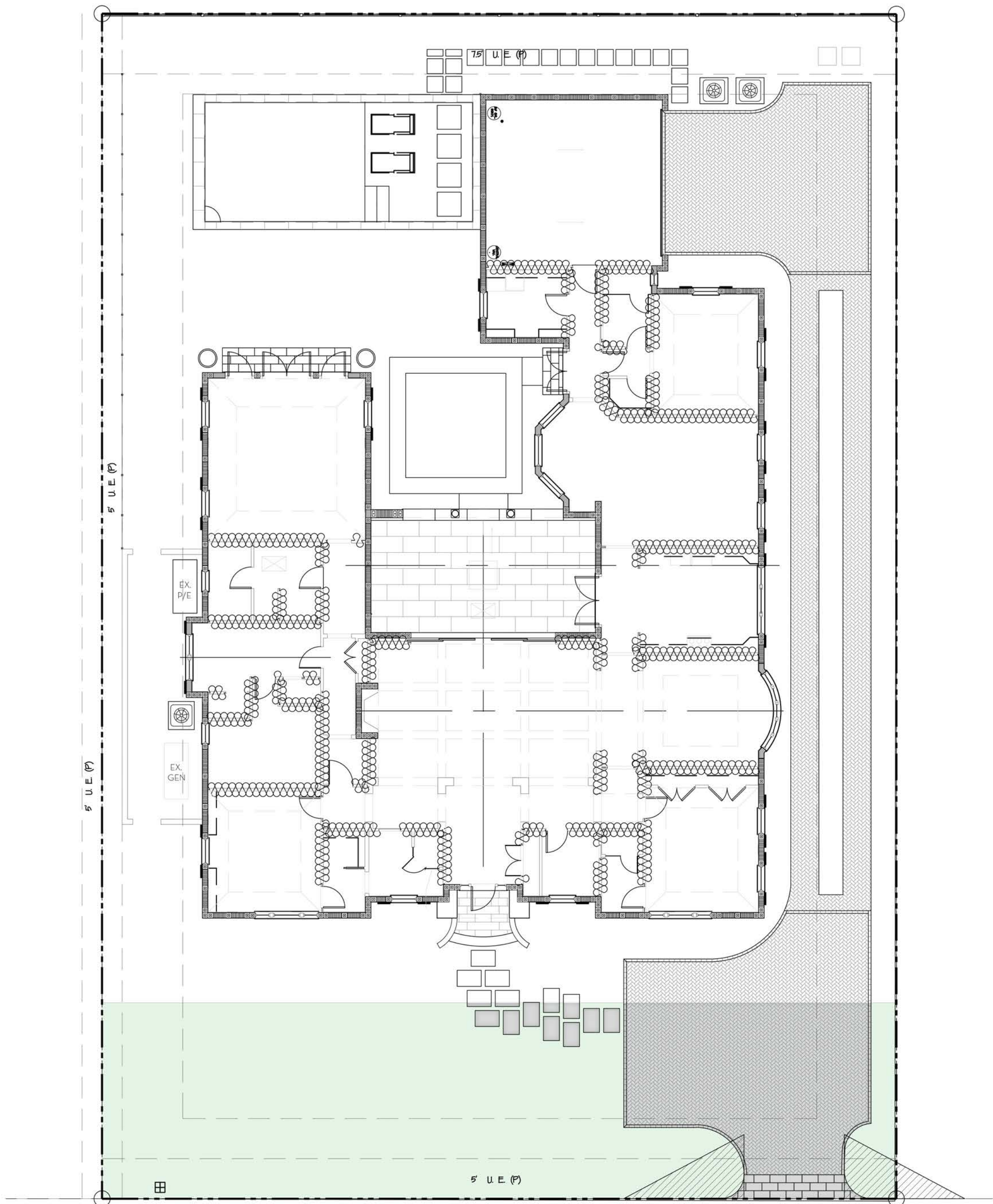
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OS2
ARC-24-050

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



1 LANDSCAPE OPEN SPACE DIAGRAM-PREVIOUSLY APPROVED PLAN
OS2 SCALE: 1/8"=1'-0"

LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 14,625 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 6,581 SQ FT 45%
EXISTING = 6,582 SQ FT 45%
PROPOSED = 6,585 SQ FT 45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 2,475 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 990 SQ FT 40%
EXISTING = 1,705 SQ FT 70.2%
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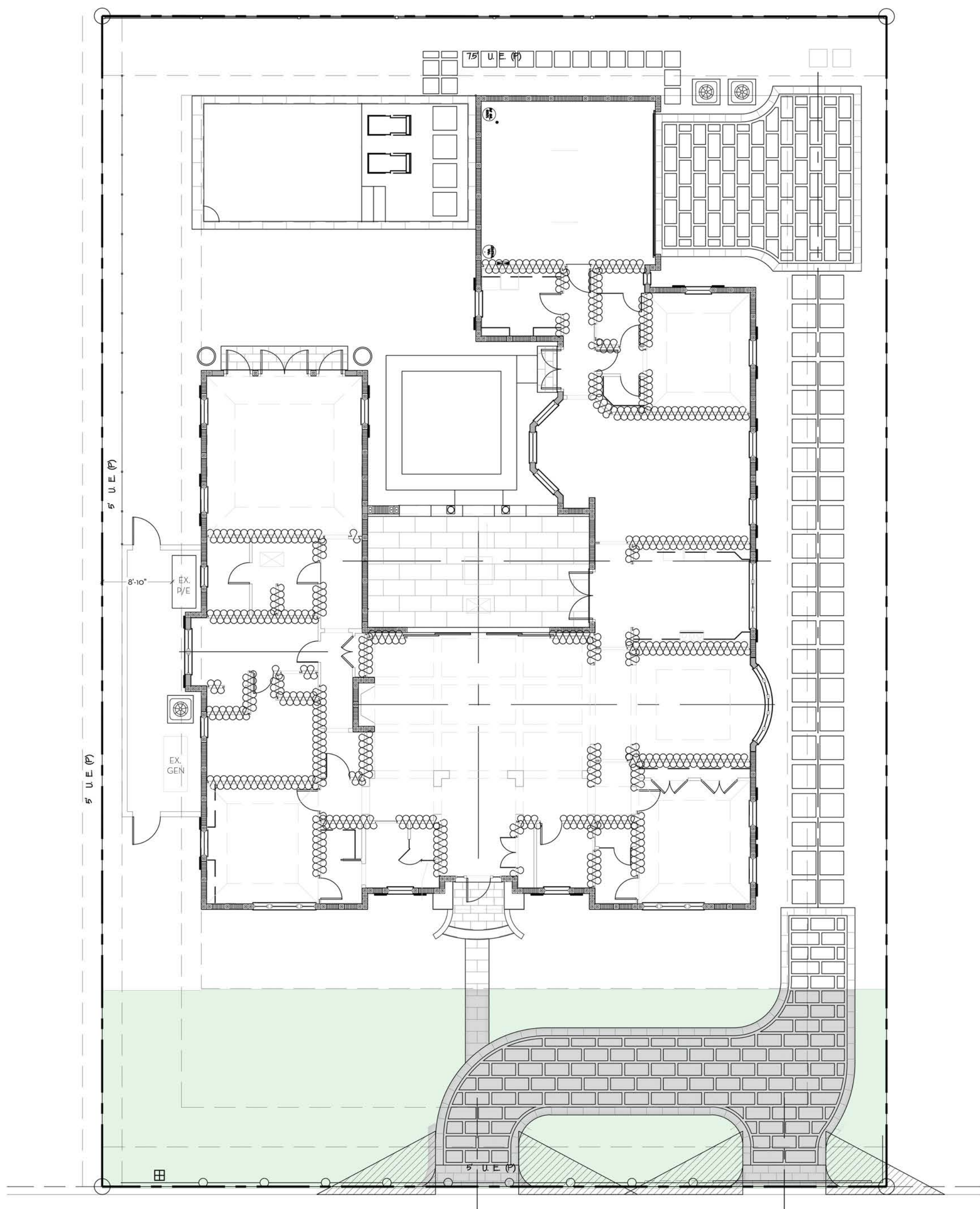
10' PERIMETER SITE CALCULATIONS:

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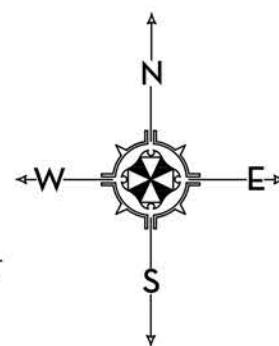
MINIMUM LANDSCAPE:

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PROPOSED = 3,609 SQ FT

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



0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"





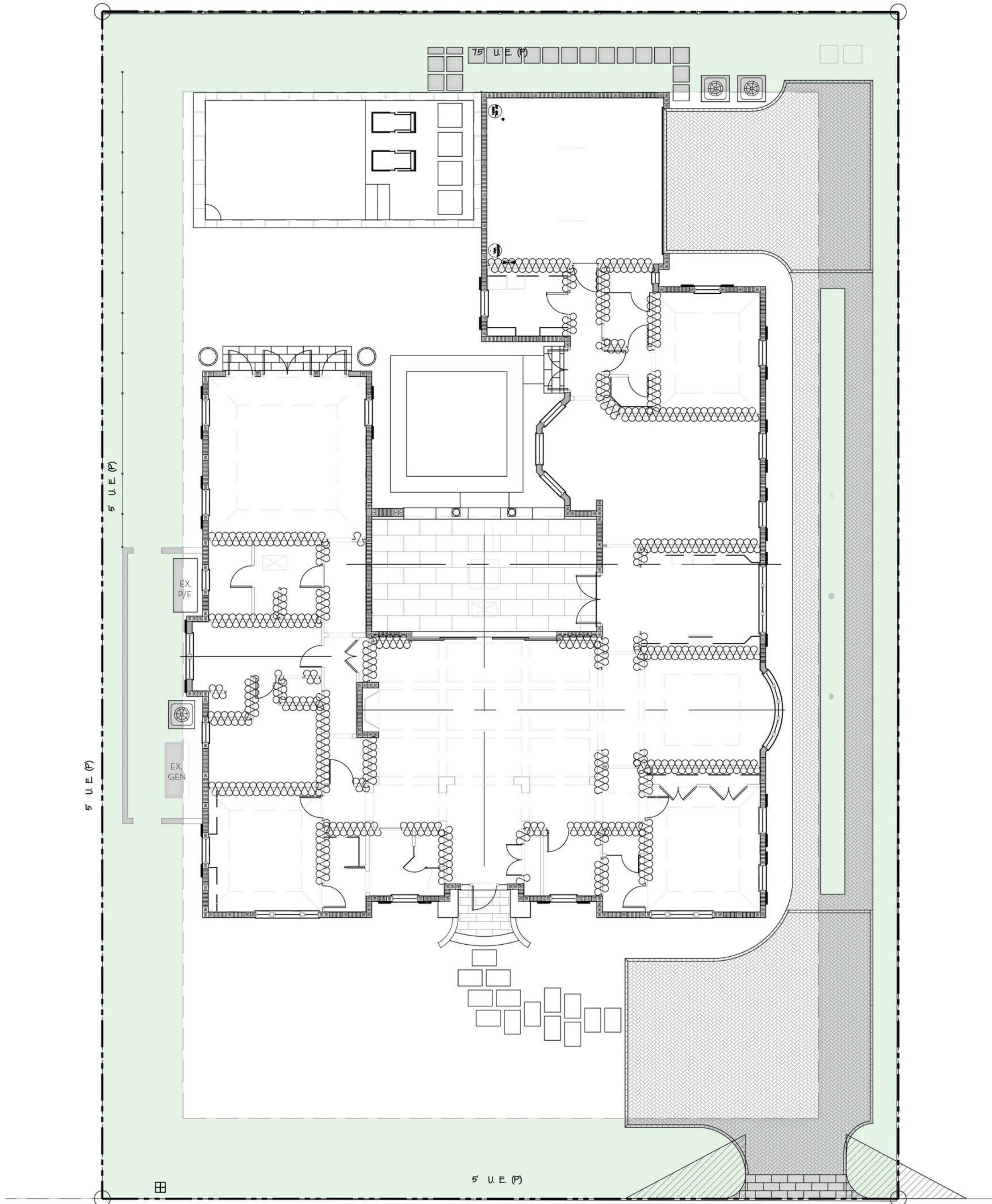
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OS3
ARC-24-050

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



1 LANDSCAPE OPEN SPACE DIAGRAM-PREVIOUSLY APPROVED PLAN
OS3 SCALE: 1/8"=1'-0"

LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 14,625 SQ FT 100%

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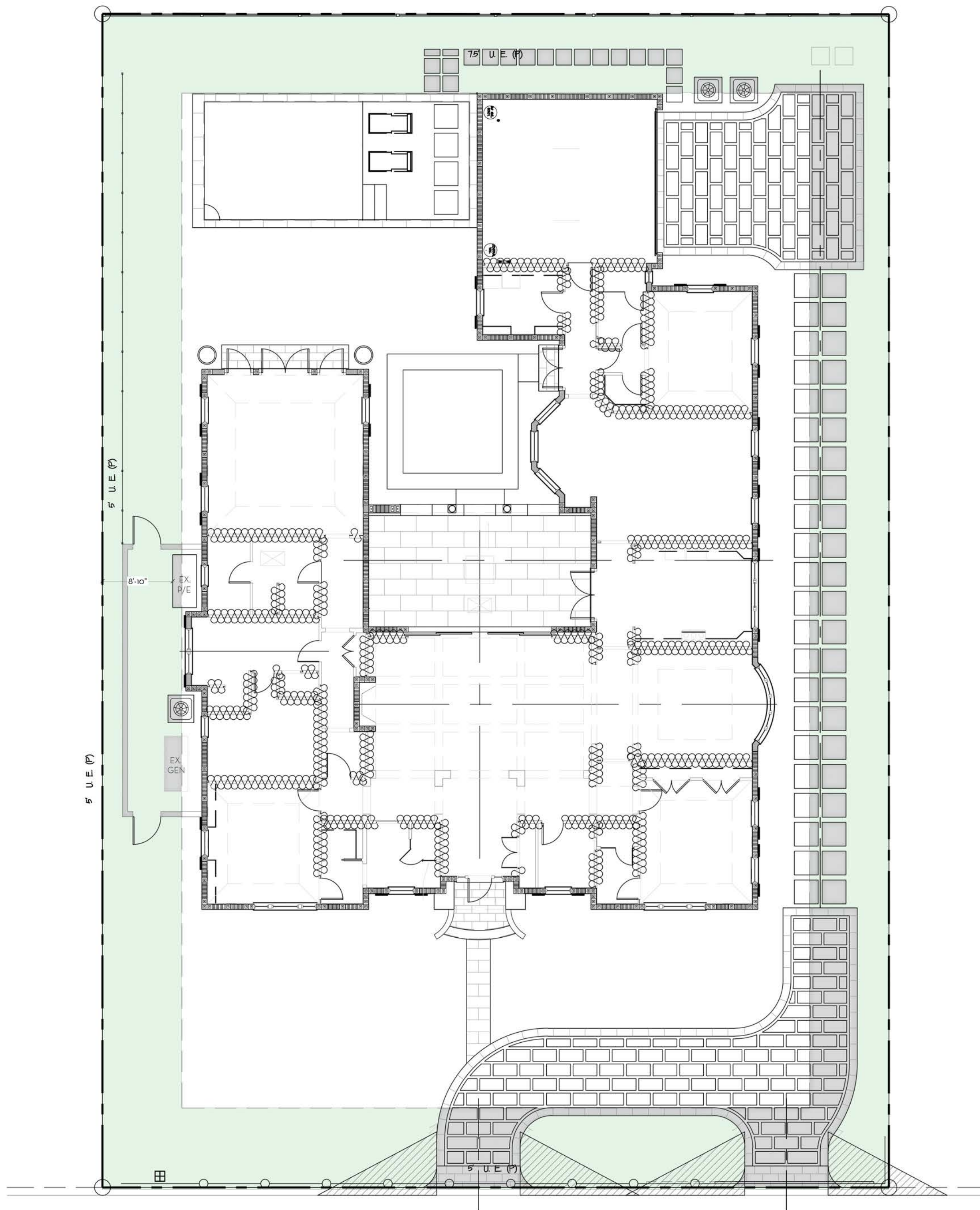
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 4,535 SQ FT

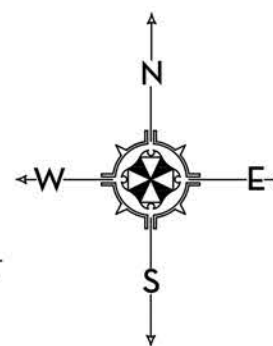
MINIMUM LANDSCAPE:

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PROPOSED = 3,609 SQ FT

2 LANDSCAPE OPEN SPACE DIAGRAM-PROPOSED
OS3 SCALE: 1/8"=1'-0"



0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"



FRONT SETBACK SITE CALCULATIONS:

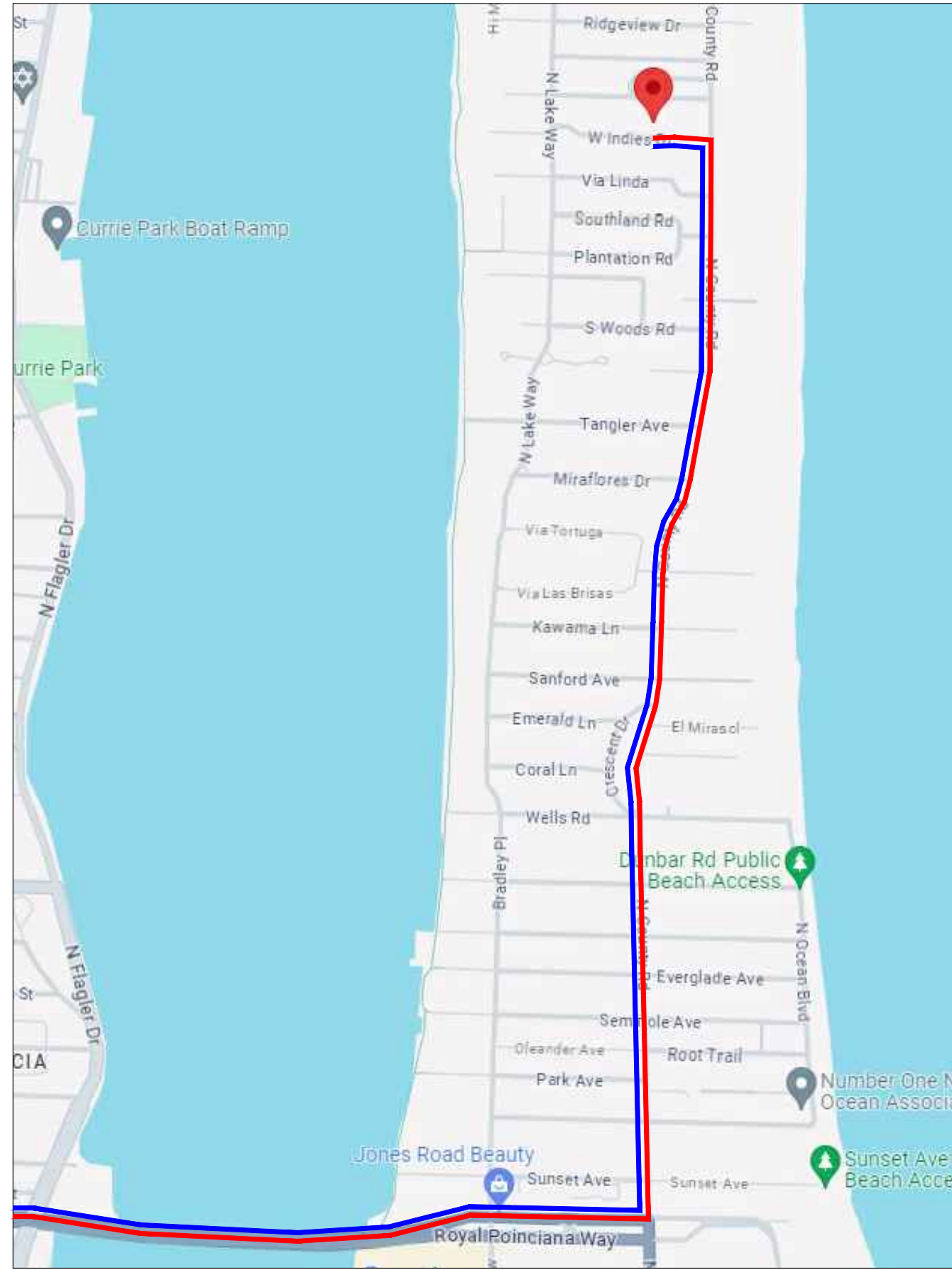
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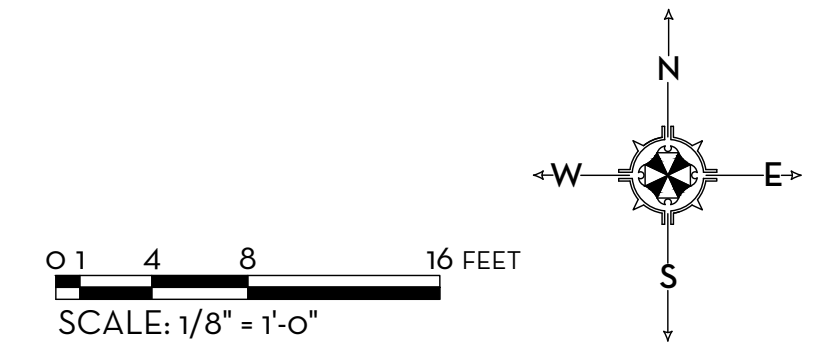
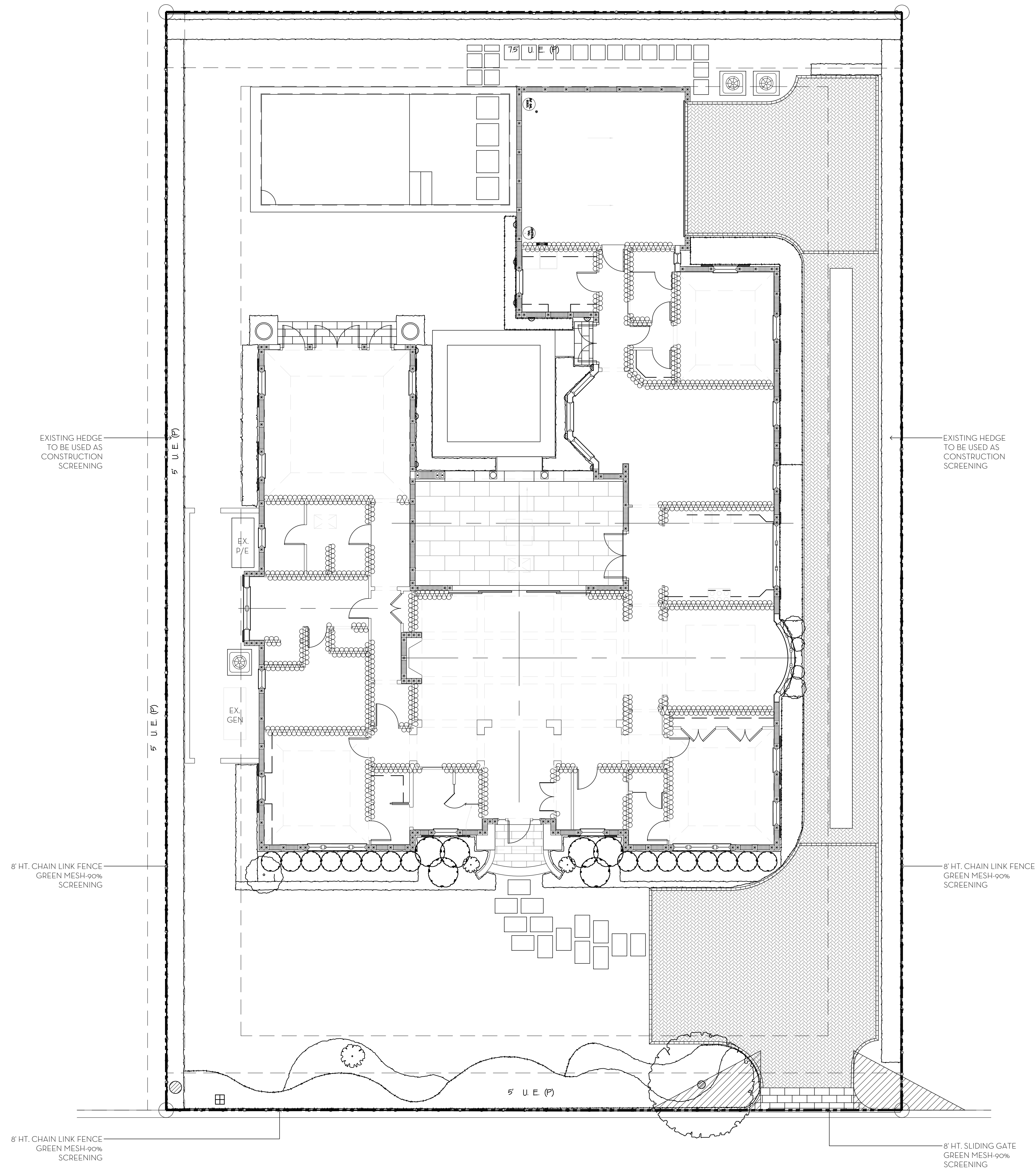


— INBOUND
— OUTBOUND

MAXIMUM SIZE TRUCK TO BE USED: 30' (TRUCK & TRAILER COMBINED)
SEPARATE ROW PERMITS WILL BE SUBMITTED

BEST ROUTE TO PROPERTY: USING FLAGLER MEMORIAL BRIDGE (NORTH BRIDGE) TRAVEL EAST ALONG ROYAL POINCIANA WAY, TURN NORTH ONTO NORTH COUNTY ROAD, TRAVEL NORTH ONTO NORTH COUNTY ROAD. CONTINUE NORTH TO NORTH OCEAN WAY. TURN WEST ONTO WEST INDIES DRIVE.

10-15 TRIPS



FINAL SUBMITTAL

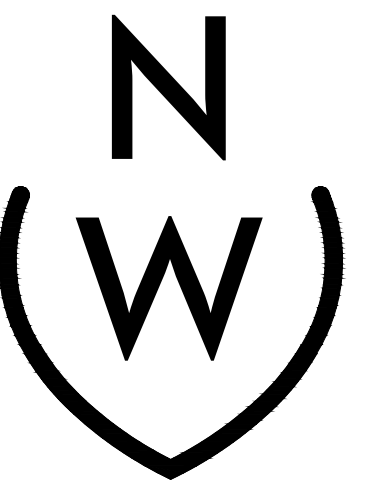
State of Florida
Landscape Architect
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CONSTRUCTION SCREENING PLAN

PRIVATE RESIDENCE

2225 WEST INDIES, PALM BEACH, FL.

01 APR 2024
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CSP
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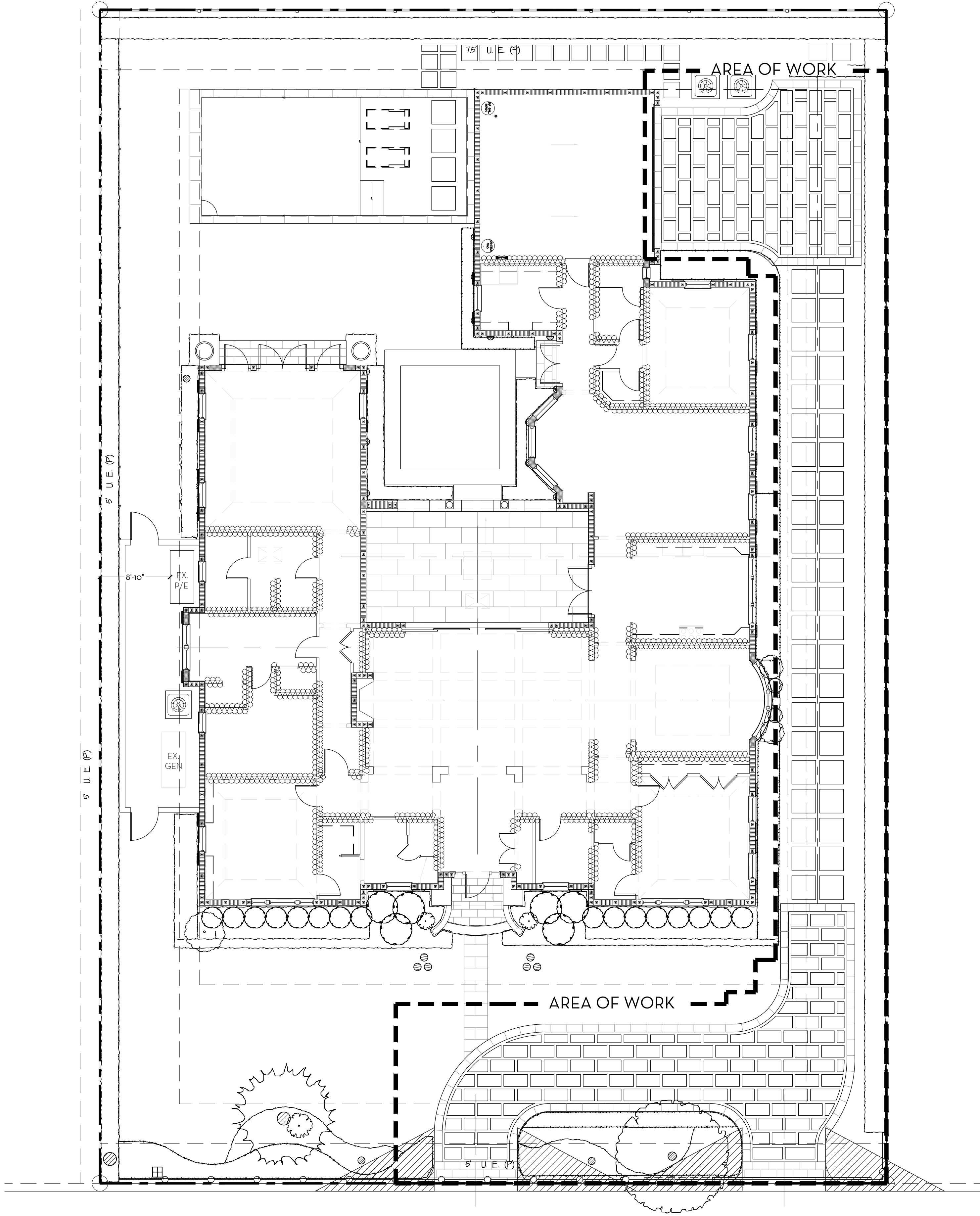
Town of Palm Beach

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

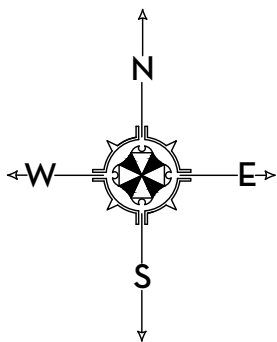
Line #	Native Landscape Legend		
1	Property Address: 225 West Indies Drive		
4		Existing	Proposed
5	Lot Size (sq ft)	14,625 SF	10,657 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	6,582 SF (45%)	6,585 SF (45.1%)
7	Perimeter LOS (Sq Ft and %)	3,740 SF (82.4%)	3,609 SF (79.5%)
8	Front Yard LOS (Sq Ft and %)	1,705 SF (70.2%)	1,662 SF (67.1%)
9	Native* Trees %	2 (100%)	2 (100%)
11	Native* Shrubs %	211 (61%)	211 (61%)
12	Native* Vines / Ground Cover %	70 (87%)	70 (87%)

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



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



FINAL SUBMITTAL

MARIO F. NIEVERA

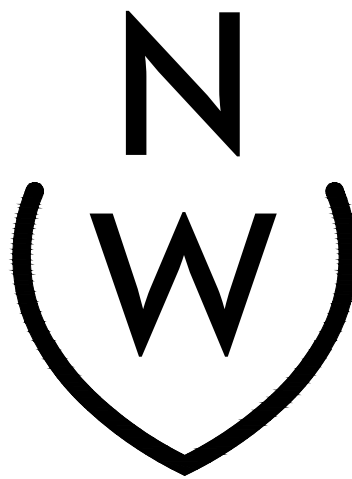
State of Florida
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OVERALL SITE PLAN
PRIVATE RESIDENCE

225 WEST INDIES, PALM BEACH, FL.

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

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SITE
ARC-24-050

OVERALL R-B SITE CALCULATIONS:

SITE AREA +	14,625	SQ FT	100%
MINIMUM LANDSCAPE:			
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FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA +	2,475	SQ FT	100%
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10' PERIMETER SITE CALCULATIONS:

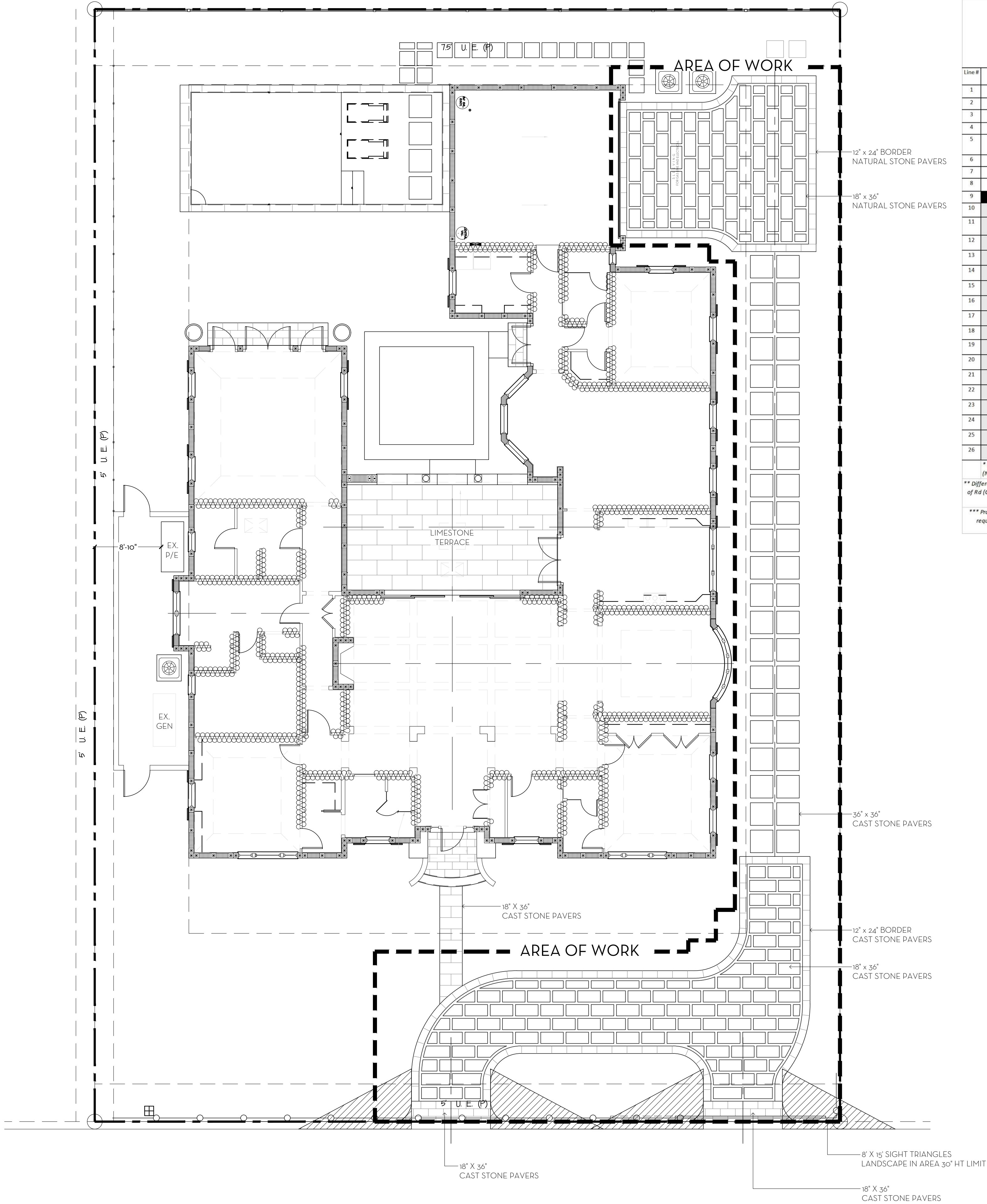
PERIMETER AREA +	4,535	SQ FT
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MINIMUM LANDSCAPE:		
(50% OF 4,535 SF) + 2,267	REQUIRED	
EXISTING +	3,740	SQ FT
PROPOSED +	3,609	SQ FT

PROPOSED HARDSCAPE MATERIAL



MATERIAL-CAST STONE



FINAL SUBMITTAL

Town of Palm Beach Planning, Zoning and Building 360 S County Rd, Palm Beach, FL 33480 www.townofpalmbeach.com				
Zoning Legend				
Line #				
1	Property Address: 225 West Indies			
2	Zoning District: R-B			
3	Lot Area (sq. ft.): 14,625 Square Feet			
4	Lot Width (W) & Depth (D) (ft.): 99' x 147.75'			
5	Structure Type: (Single-Family, Multi-Family, Comm., Other) Single Family			
6	FEMA Flood Zone Designation: N/C			
7	Zero Datum for point of meas. (NAVD) N/C			
8	Crown of Road (COR) (NAVD) N/C			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	14,625	14,625	14,625
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/C	N/C	N/C
12	*Front Yard Setback (Ft.)	N/C	N/C	N/C
13	*Side Yard Setback (1st Story) (Ft.)	N/C	N/C	N/C
14	*Side Yard Setback (2nd Story) (Ft.)	N/C	N/C	N/C
15	*Rear Yard Setback (Ft.)	N/C	N/C	N/C
16	Angle of Vision (Deg.)	N/C	N/C	N/C
17	Building Height (Ft.)	N/C	N/C	N/C
18	Overall Building Height (Ft.)	N/C	N/C	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/C	N/C	N/C
20	** Max. Fill Added to Site (Ft.)	N/C	N/C	N/C
21	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	6,581	6,582	6,585 (45%)
24	Perimeter LOS (Sq Ft and %)	2,267	3,740	3,609 (79.5%)
25	Front Yard LOS (Sq Ft and %)	990	1,705	1,662 (67.1%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		
* Indicate each yard area with cardinal direction (N,S,E,W)		Enter N/A if value is not applicable.		
** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (See 134-1600)		Enter N/C if value is not changing.		
*** Provide Native plant species info per category as required by Ord. 002-2022 on separate TOPB Landscape Legend				REV BF 20230626

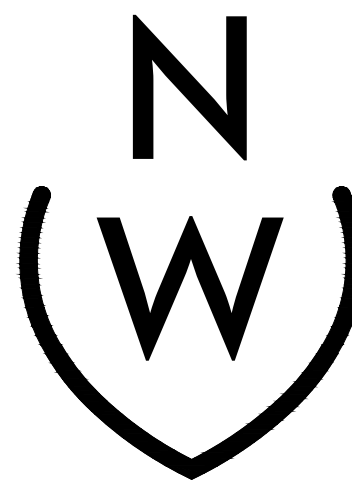
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
PRIVATE RESIDENCE

225 WEST INDIES, PALM BEACH, FL.

01 APR 2024
14 MAR 2024
06 MAR 2024
26 FEB 2024
08 FEB 2024
29 JAN 2024



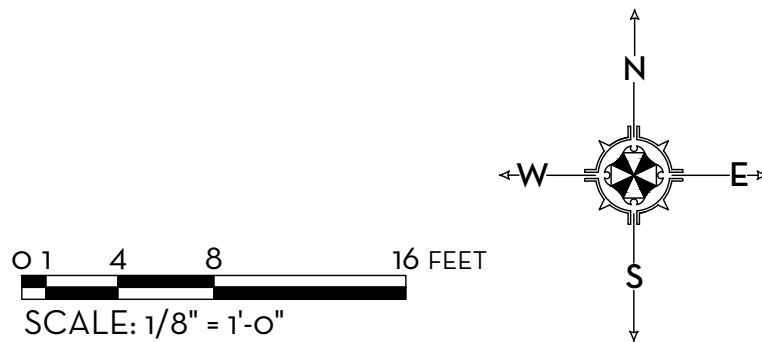
NIEVERA WILLIAMS
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625 N. Flagler Drive
Suite 502
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NIEVERAWILLIAMS.COM

L1
ARC-24-050

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	14,625	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,581	SQ FT	45%
EXISTING =	6,582	SQ FT	45%
PROPOSED =	6,585	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,475	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	990	SQ FT	40%
EXISTING =	1,795	SQ FT	70.2%
PROPOSED =	1,662	SQ FT	67.1%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 4,535 SQ FT

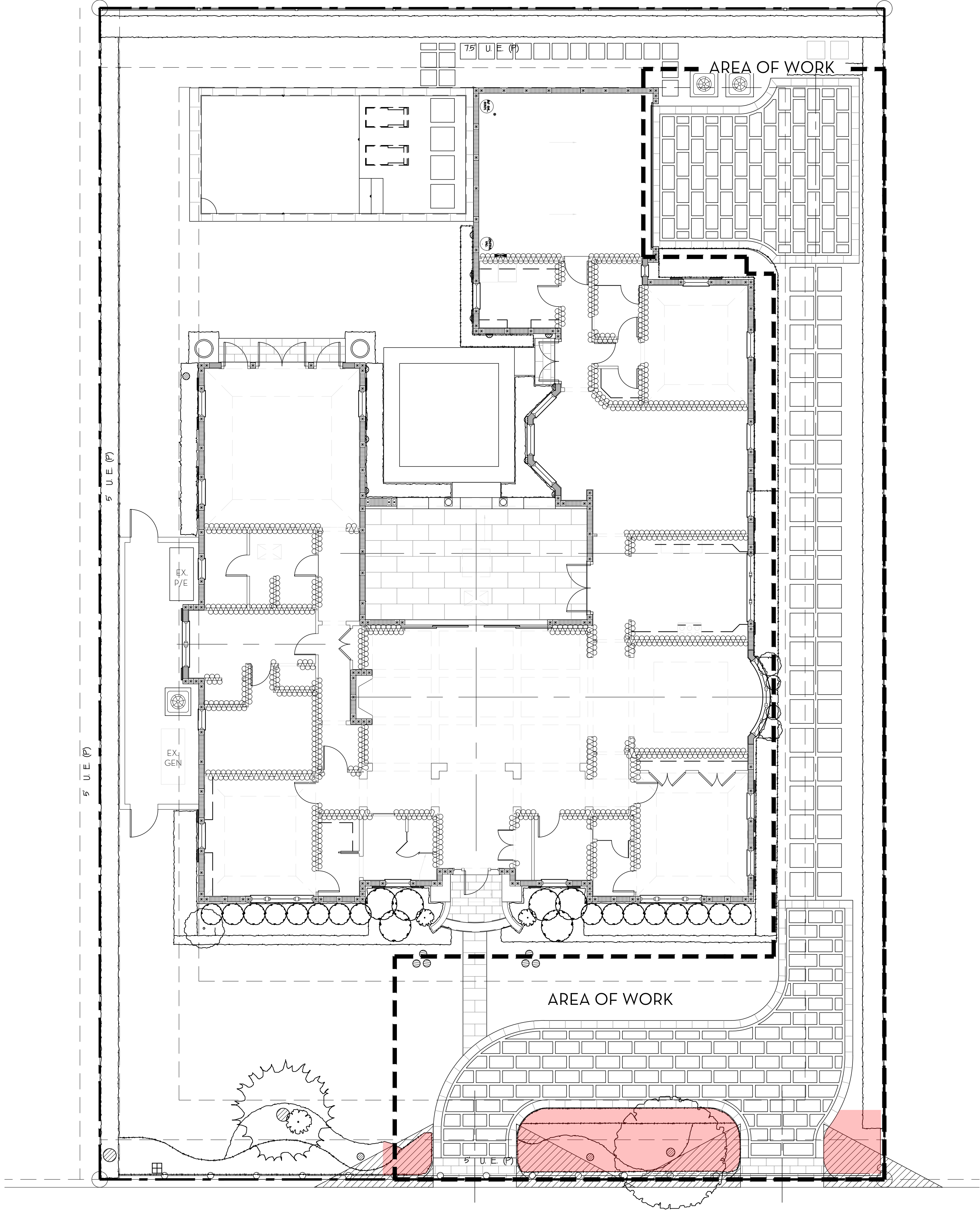
MINIMUM LANDSCAPE:		
(90% OF 4,535 SF) = 2,267 REQUIRED		
EXISTING =	3,740	SQ FT
PROPOSED =	3,609	SQ FT



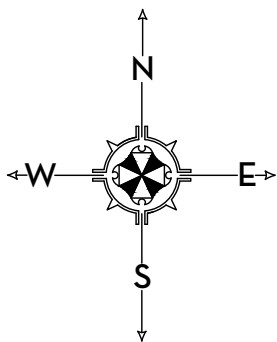
Town of Palm Beach

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

Line #	Native Landscape Legend		
1	Property Address:	225 West Indies	
4		Required	Proposed
5	Lot Size (sq ft)	14,625 SF	14,625 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	6,581 SF (45%)	6,585 SF (45%)
7	Perimeter LOS (Sq Ft and %)	2,267 SF (50%)	3,609 SF (79.5%)
8	Front Yard LOS (Sq Ft and %)	990 SF (40%)	1,662 SF (67.1%)
9	Native* Trees %	0.6 (30%)	2 (100%)
10	Native* Palms %	N/A	N/A
11	Native* Shrubs %	104 (30%)	221 (62%)
12	Native* Vines / Ground Cover %	24 (30%)	70 (87%)
<u>To determine appropriate native* vegetation, the Institute for Regional Conservation ("IRC") Natives for Your Neighborhood guide shall be used.</u>			
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect			



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



FINAL SUBMITTAL

MARIO F. NIEVERA

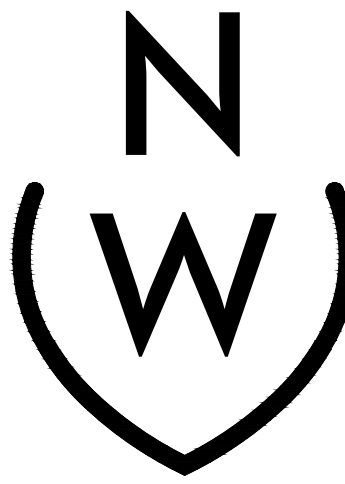
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE ALTERATION PLAN
PRIVATE RESIDENCE

225 WEST INDIES, PALM BEACH, FL.

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

01 APR 2024
14 MAR 2024
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26 FEB 2024
08 FEB 2024
29 JAN 2024



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OVERALL R-B SITE CALCULATIONS:

SITE AREA =	14,625	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,581	SQ FT	45%
EXISTING =	6,582	SQ FT	45%
PROPOSED =	6,585	SQ FT	45%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 4,535 SQ FT

MINIMUM LANDSCAPE:			
(90% OF 4,535 SF) = 2,267 REQUIRED			
EXISTING =	3,740	SQ FT	
PROPOSED =	3,609	SQ FT	

FRONT SETBACK SITE CALCULATIONS:

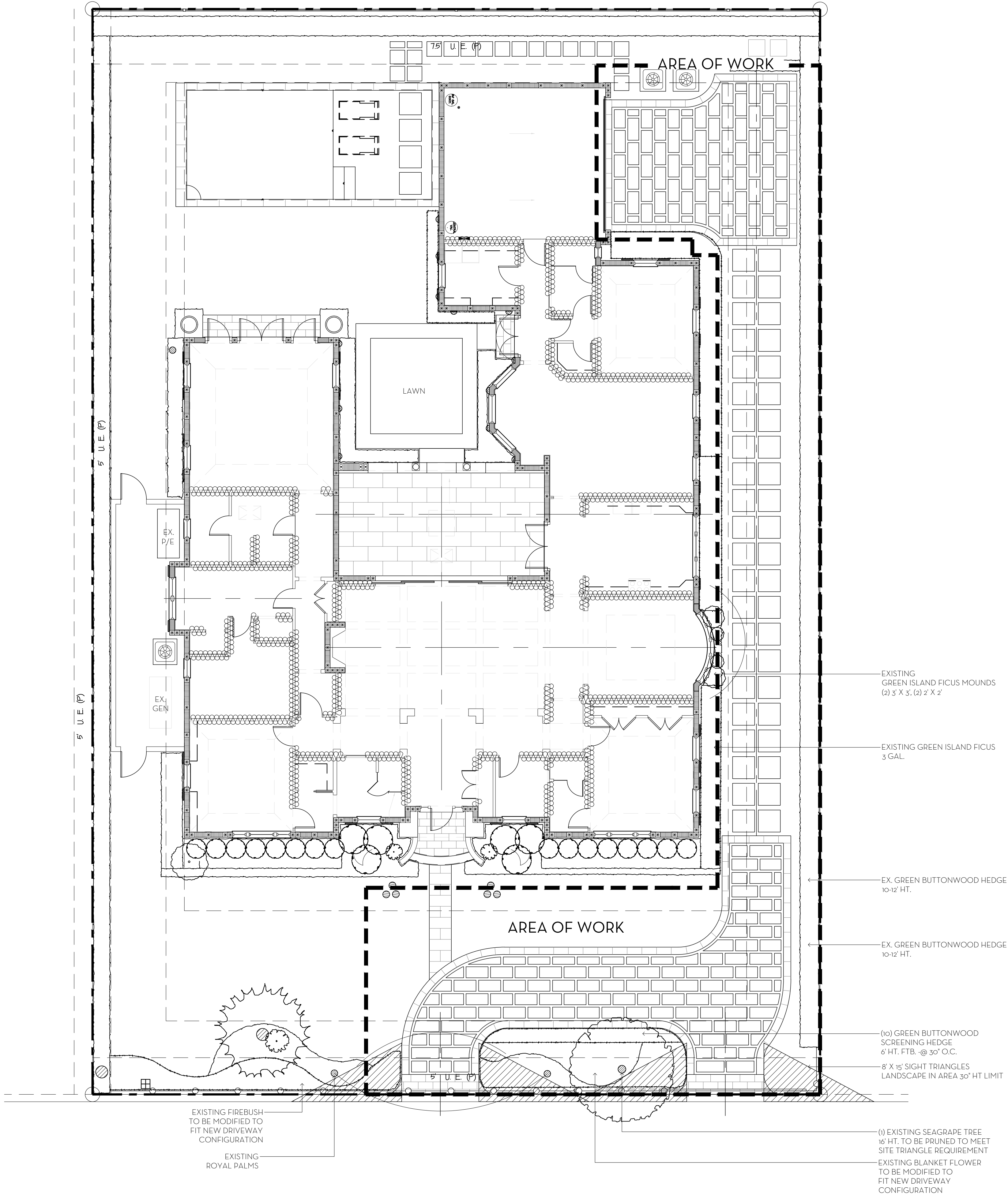
25' SETBACK AREA =	2,475	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	990	SQ FT	40%
EXISTING =	1,795	SQ FT	70.2%
PROPOSED =	1,662	SQ FT	67.1%



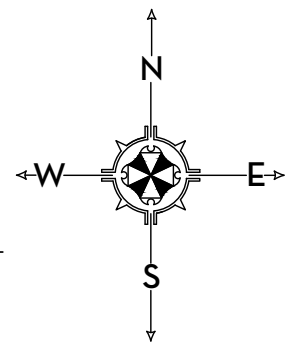
Town of Palm Beach

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

Line #	Native Landscape Legend		
1	Property Address:	225 West Indies	
4		Required	Proposed
5	Lot Size (sq ft)	14,625 SF	14,625 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	6,581 SF (45%)	6,585 SF (45%)
7	Perimeter LOS (Sq Ft and %)	2,267 SF (50%)	3,609 SF (79.5%)
8	Front Yard LOS (Sq Ft and %)	990 SF (40%)	1,662 SF (67.1%)
9	Native* Trees %	0.6 (30%)	2 (100%)
10	Native* Palms %	N/A	N/A
11	Native* Shrubs %	104 (30%)	221 (62%)
12	Native* Vines / Ground Cover %	24 (30%)	70 (87%)
To determine appropriate native* vegetation, the <u>Institute for Regional Conservation</u> (" <u>IRC</u> "), <u>Natives for Your Neighborhood</u> guide shall be used.			
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect			



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



FINAL SUBMITTAL

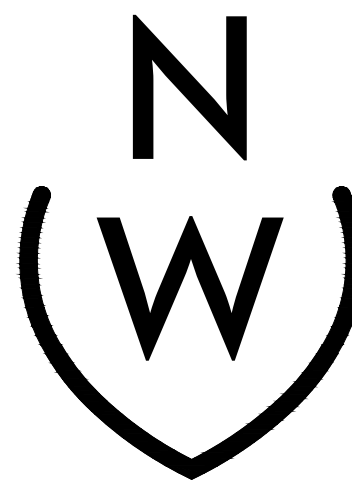
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
PRIVATE RESIDENCE

225 WEST INDIES, PALM BEACH, FL.

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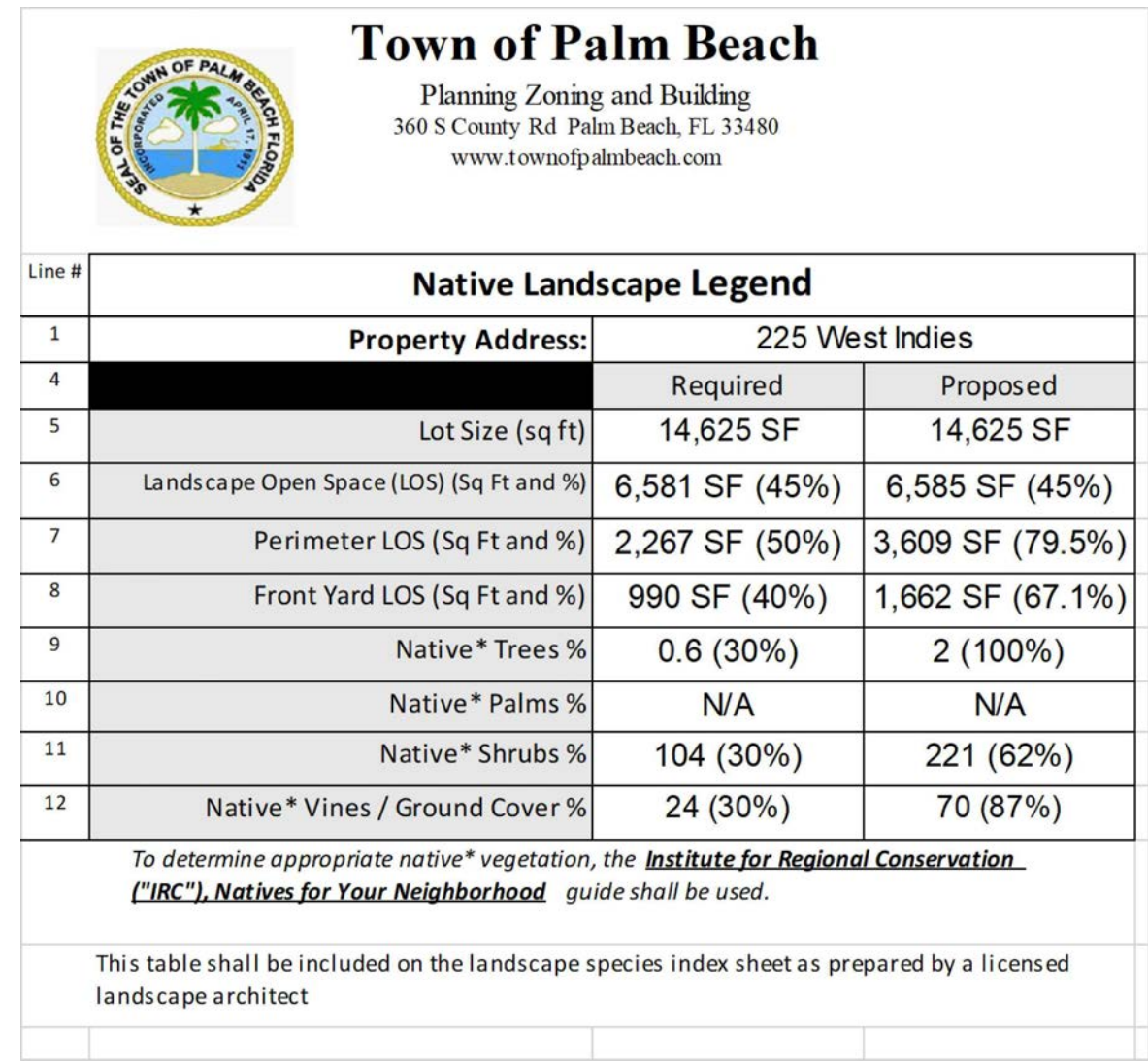
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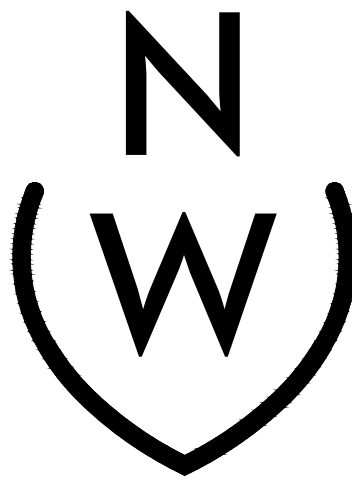
LP1
ARC-24-050

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



CONSTRUCTION SCREENING PLAN
PRIVATE RESIDENCE
225 WEST INDIES, PALM BEACH, FL.

01 APR 2024
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29 JAN 2024



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

