

SCHEDULED HEARING DATES:

PRE-APPLICATION SUBMITTAL DATE: 04.01.2024

FIRST SUBMITTAL DATE: 04.11.2024

SECOND SUBMITTAL DATE: 04.29.2024

FINAL DROP OFF: 05.10.2024

MEETING DATE: 06.26.2024

PRIVATE RESIDENCE

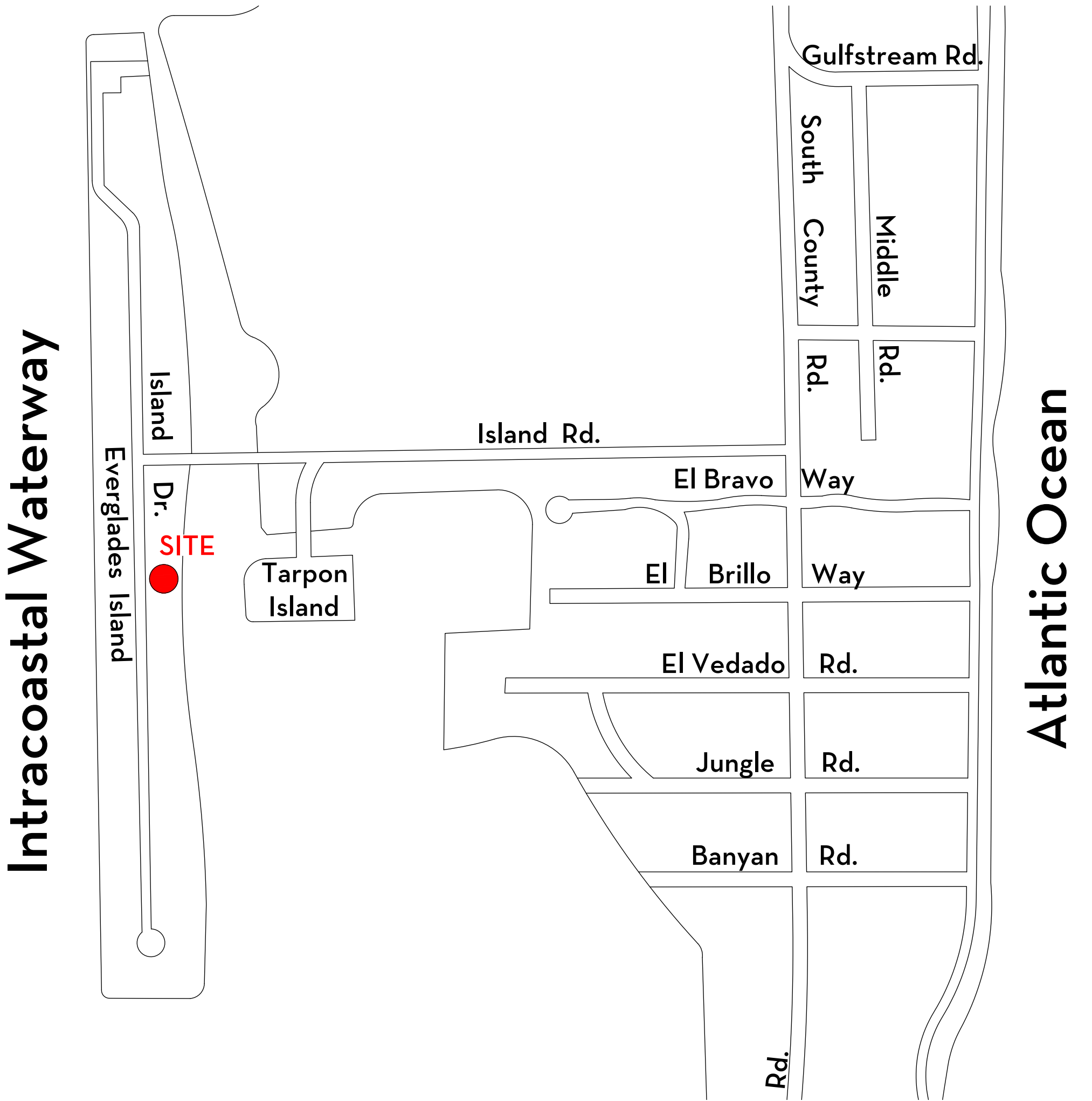
640 ISLAND DRIVE, PALM BEACH, FL

FINAL DROP OFF

ARC-24-0001

**NOTE: HARDSCAPE AND LANDSCAPE PREVIOUSLY APPROVED

BY THE TOWN OF PALM BEACH ON 03.08.24, A-24-03571**



SHEET INDEX:

- S-PROPERTY SURVEY
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- LP-LOCATION PLAN
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- FRONT GATE AND LANDSCAPE PERSPECTIVE RENDERING
- EL1-WEST ELEVATION WITH PROPOSED GATE
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SCOPE OF WORK:

- MODIFY EXISTING PEDESTRIAN AND ENTRANCE GATES

PROJECT TEAM:

LANDSCAPE ARCHITECT:

NIEVERA WILLIAMS

625 N. Flagler Drive

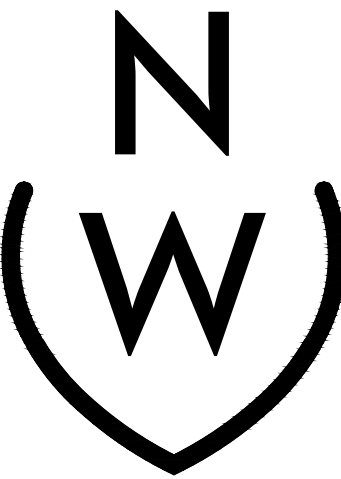
Suite 502

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F: 561-659-2113

nieverawilliams.com

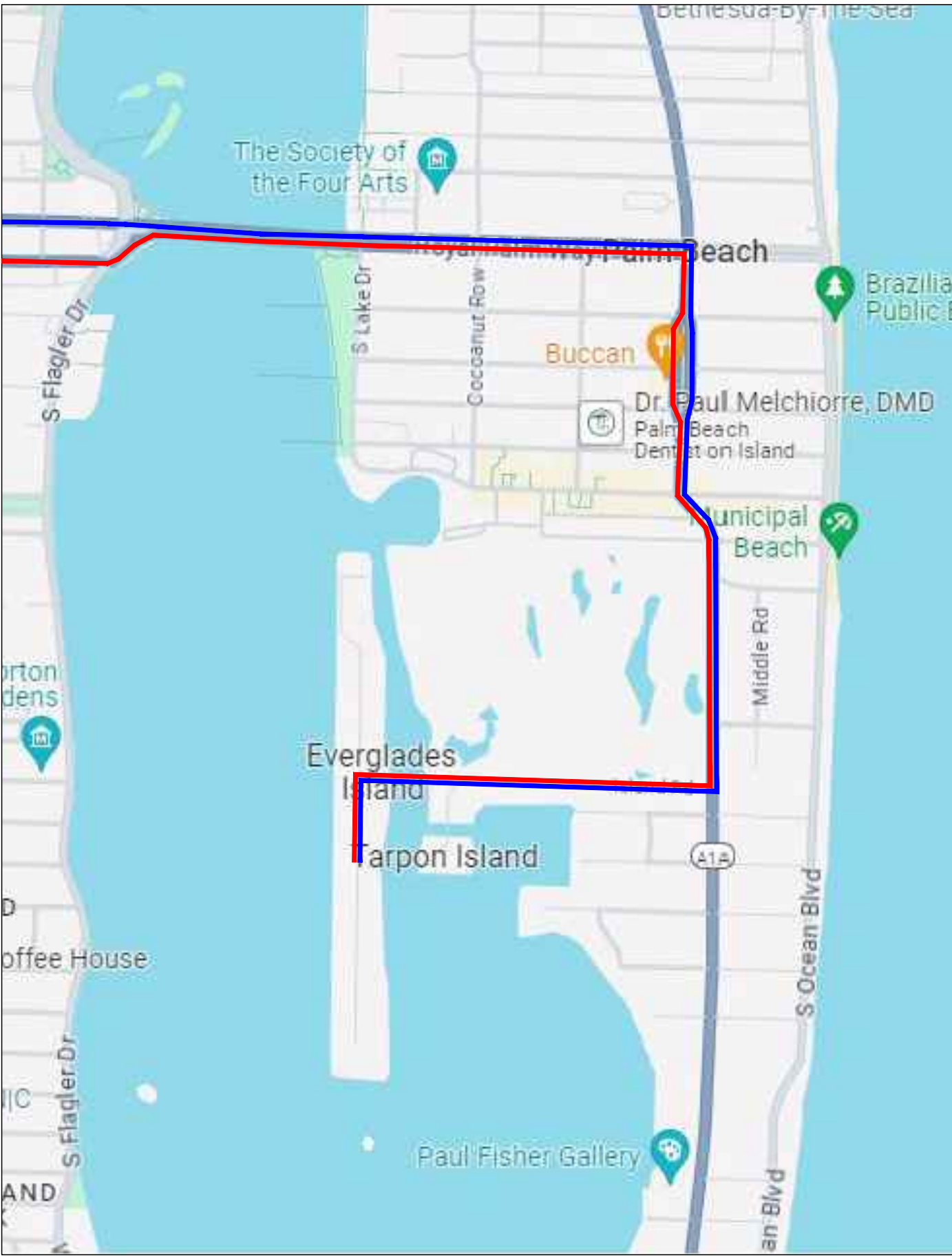


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DESIGN

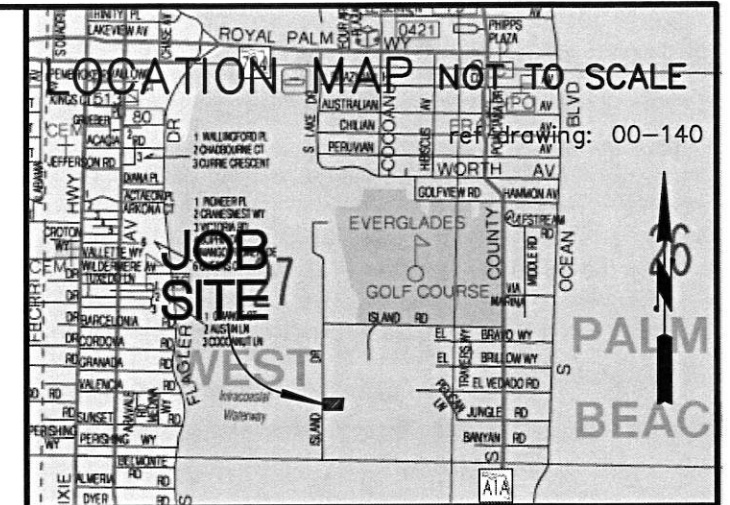
TRUCK LOGISTICS PLAN

- INBOUND
- OUTBOUND



ISLAND ROAD

PROPERTY SHOWN HEREON IS LOCATED IN
FLOOD ZONE AE (BASE FLOOD ELEVATION 6)
PER FLOOD INSURANCE RATE
MAP 120220 0583 F DATED OCTOBER 5, 2017



LAKE WORTH
tidal waters

LEGEND:

- C = CENTERLINE
- O.H.E. = OVERHEAD ELECTRIC
- calc = CALCULATED
- meas = MEASURED
- [Pattern] = CONCRETE
- [Pattern] = STONE TILE
- P = PLANTS
- +5.00 = EXISTING ELEVATIONS

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 33614, PAGE 1427
THE SOUTH 95 FEET LOT 60 AND THE NORTH 10 FEET
OF LOT 62, OF LONE CABBAGE ISLAND DEVELOPMENT,
(NOW KNOWN AS EVERGLADES ISLAND), ACCORDING
TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 18, PAGE 31, PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 20181 SQUARE FEET MORE OR LESS

MAGELLAN SURVEYING & MAPPING, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS - 7571

450 S. OLD DIXIE HIGHWAY, SUITE 10

JUPITER, FLORIDA 33458

561-746-8745

FAX 561-746-9632

E-mail info@magellansurveying.com

Boundary Survey

Prepared For:

JAMES A. BALLERANO, TRUSTEE

Drawn by RES

Date Of Survey

JULY 21, 2022

Field: TF F.B.186 Pg77

REVISIONS:

Scale

1" = 30'

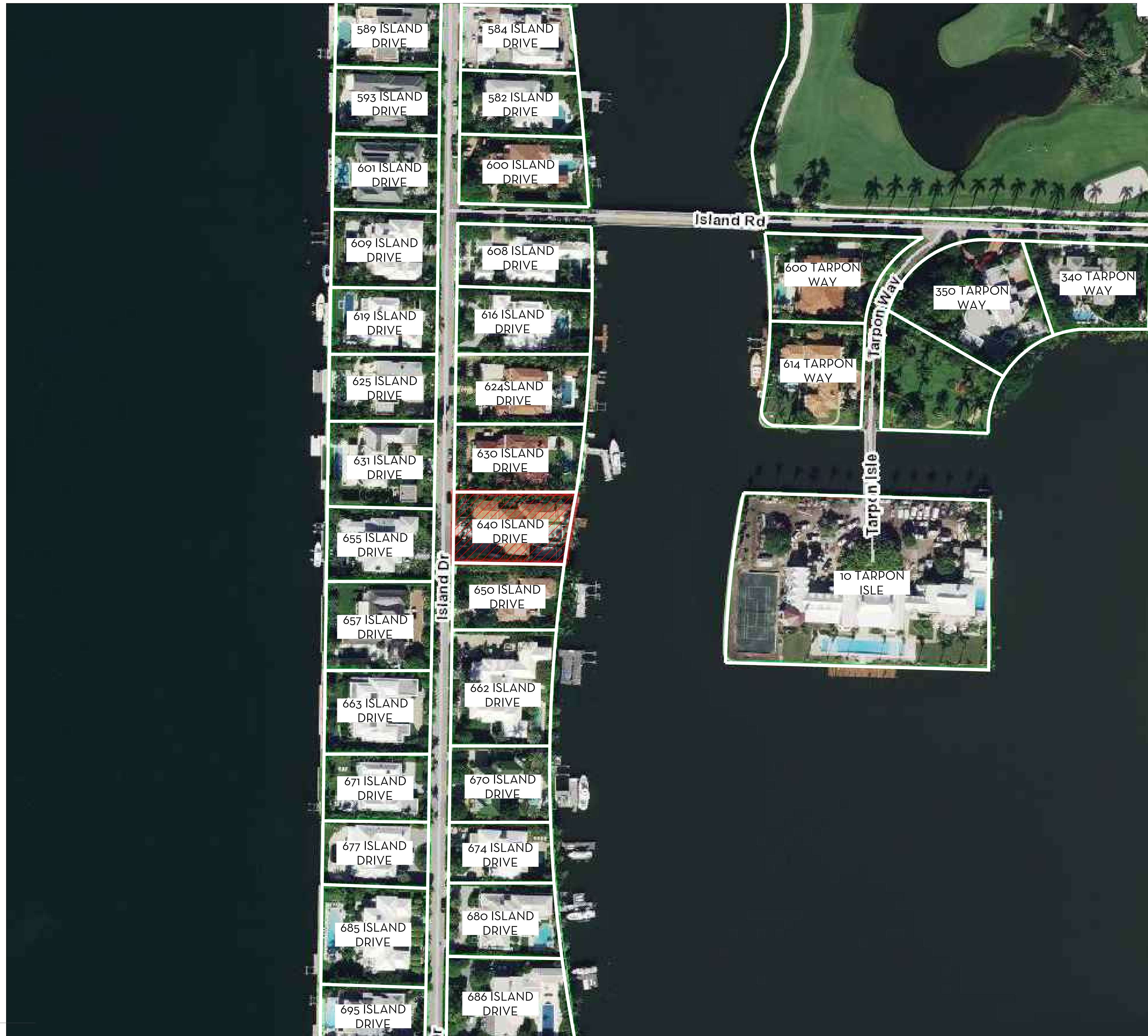
Drawing Number

22-124

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

SURVEYORS NOTES:

- THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
- LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
- VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
- THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR
CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
- ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
- NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
- THIS IS NOT AN ENVIRONMENTAL SURVEY.
- THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS
BEYOND MEAN HIGH WATER LINE.
- BEARINGS HEREON BASED ON THE ASSUMED BEARING OF EAST ALONG THE
NORTH LONE OF LOT 62 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY
OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE;
OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON
RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
- THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR
A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.



FINAL DROP OFF

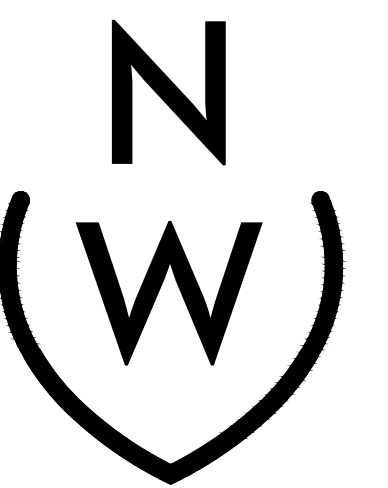
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

VICINITY LOCATION MAP
PRIVATE RESIDENCE
640 ISLAND DRIVE, PALM BEACH, FL.

SCALE: NOT TO SCALE

29 APR 2024
11 APR 2024
01 APR 2024
11 MAR 2024
23 FEB 2024
08 AUG 2023
26 JULY 2023
15 MAY 2023
17 APR 2023
18 OCT 2022
07 SEPT 2022



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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MARIO F. NIEVERA

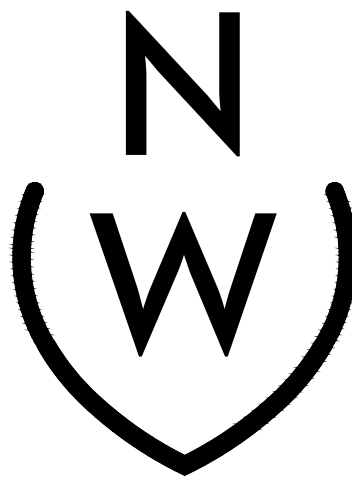
State of Florida
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Registration No.
6666856

LOCATION PLAN
PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

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

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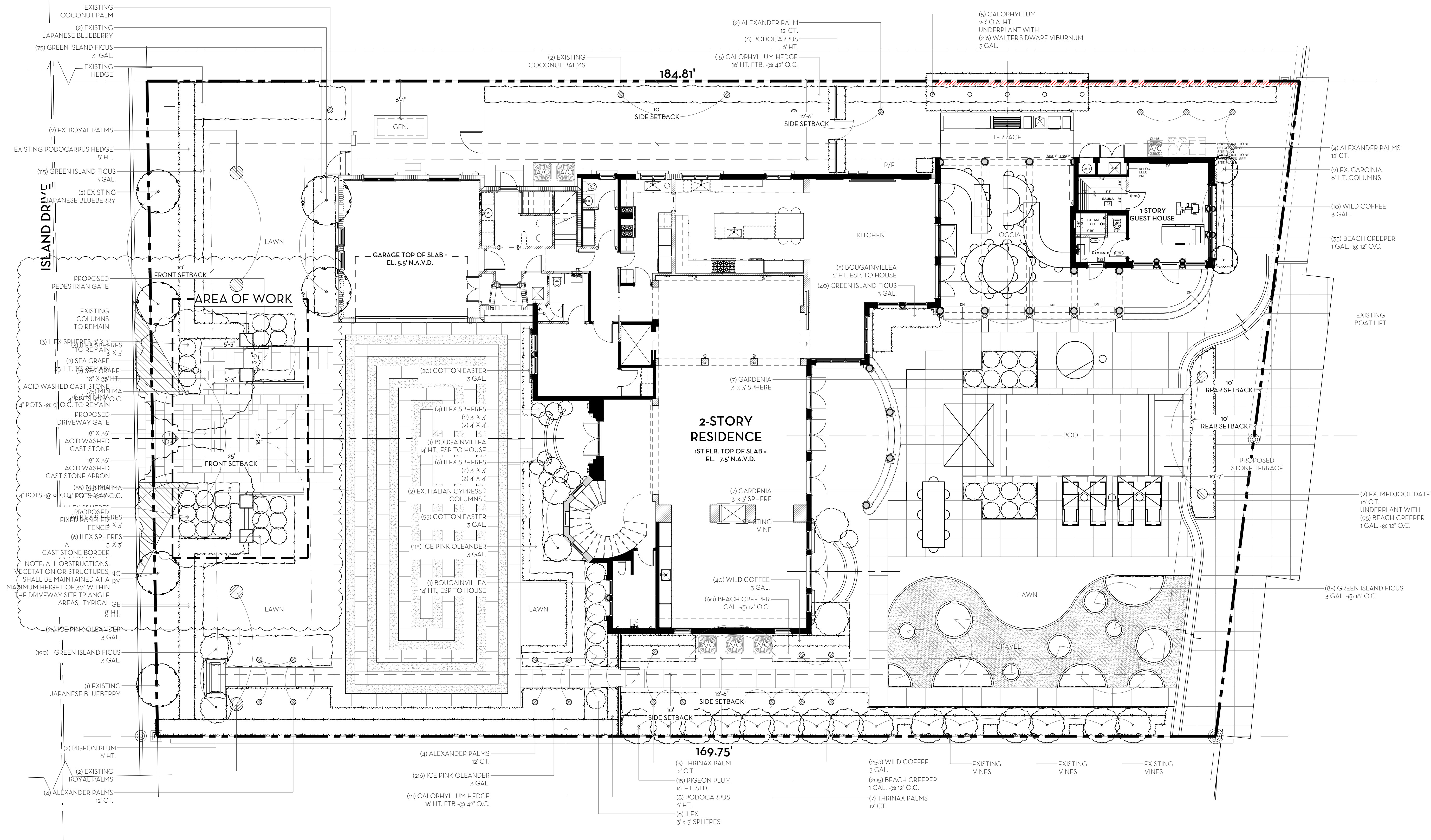
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BY THE TOWN OF PALM BEACH ON 03.08.24, A-24-03571



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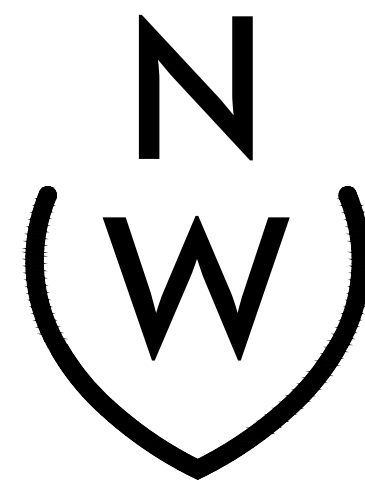
EXISTING CONDITIONS- PREVIOUSLY APPROVED

PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

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

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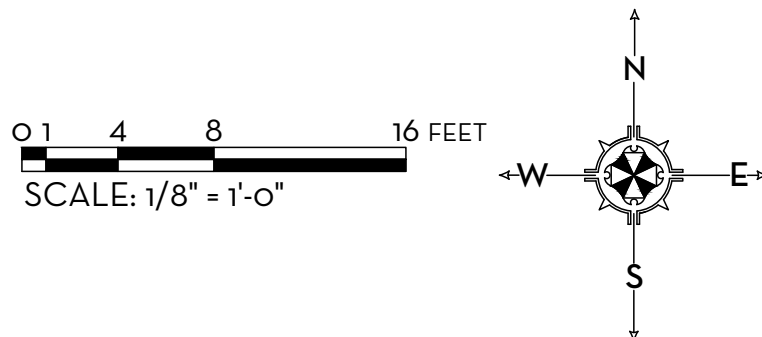


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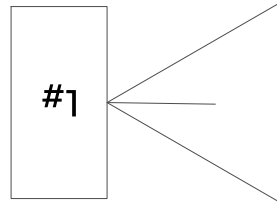
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EX
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ISLAND DRIVE



10'
FRONT SETBACK

25'
FRONT SETBACK

#2

#3

FINAL DROP OFF

RI

SITE PHOTOS KEY
SCALE: 1/4" = 1'-0"



PHOTO 1: DRIVEWAY GATE (STREET-VIEW)



PHOTO 2: EXISTING COLUMNS AND PEDESTRIAN GATE (WEST)



PHOTO 3: DRIVEWAY MOTORCOURT (WEST)

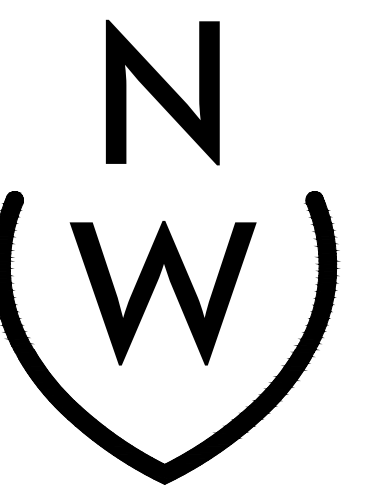
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State of Florida
Landscape Architect
Registration No.
6666856

EXISTING GATES PHOTOS & KEY PLAN
PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

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EX2
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OVERALL R-B SITE CALCULATIONS:

| | | | |
|--------------------|--------|-------|-------|
| SITE AREA = | 18,590 | SQ FT | 100% |
| MINIMUM LANDSCAPE: | | | |
| REQUIRED = | 8,365 | SQ FT | 45% |
| EXISTING = | 6,258 | SQ FT | 33.6% |
| PROPOSED = | 7,825 | SQ FT | 42% |

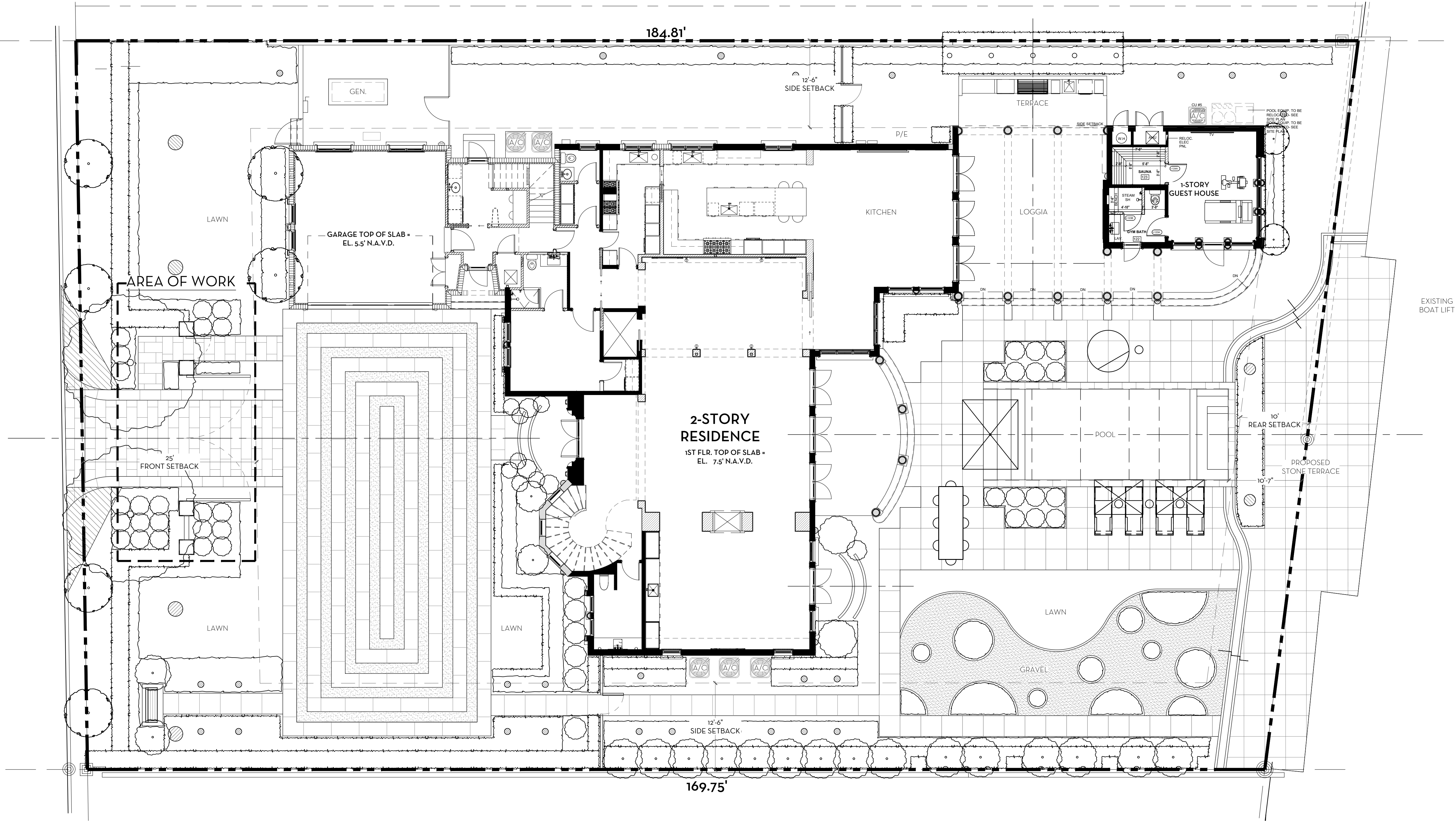
FRONT SETBACK SITE CALCULATIONS:

| | | | |
|--------------------|-------|-------|-------|
| 25' SETBACK AREA = | 2,630 | SQ FT | 100% |
| MINIMUM LANDSCAPE: | | | |
| REQUIRED = | 1,052 | SQ FT | 40% |
| EXISTING = | 2,147 | SQ FT | 81.6% |
| PROPOSED = | 2,204 | SQ FT | 83.8% |

10' PERIMETER SITE CALCULATIONS:

| | | | |
|------------------------------------|-------|-------|--|
| PERIMETER AREA = | 5,240 | SQ FT | |
| MINIMUM LANDSCAPE: | | | |
| (50% OF 5,240 SF) = 2,620 REQUIRED | | | |
| EXISTING = | 3,062 | SQ FT | |
| PROPOSED = | 3,990 | SQ FT | |

ISLAND DRIVE



MARIO F. NIEVERA

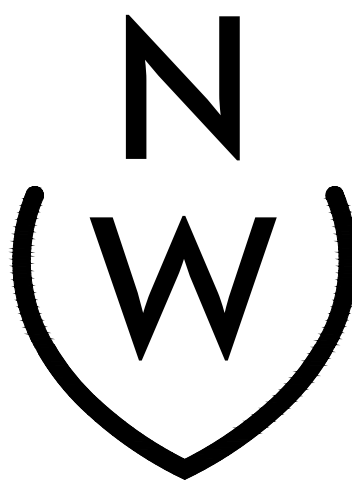
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OVERALL SITE PLAN-PROPOSED
PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

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

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SITE

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SITE PLAN RENDERING
PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

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

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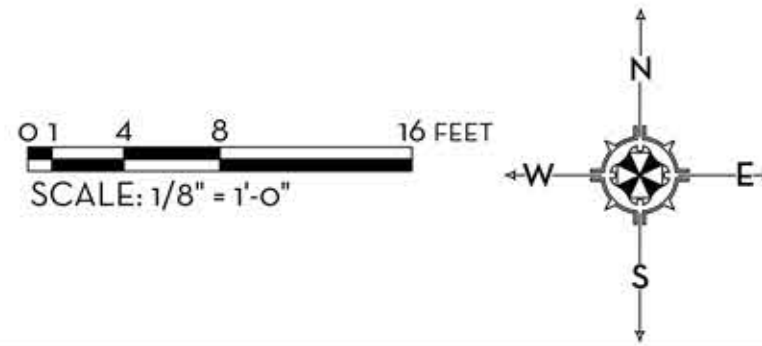
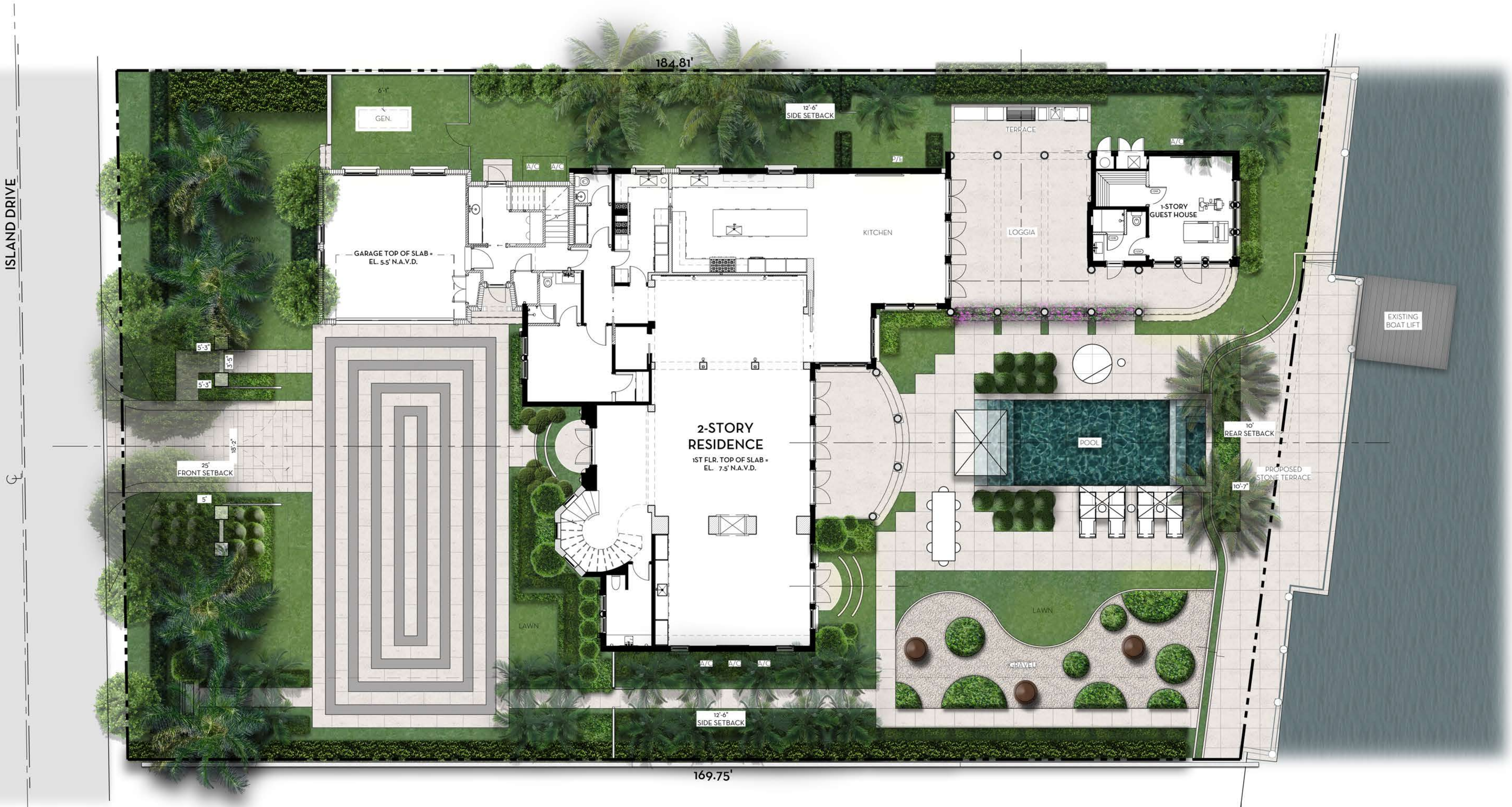


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SCALE: 1/4" = 1'-0"

WEST ELEVATION WITH PROPOSED GATE
PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

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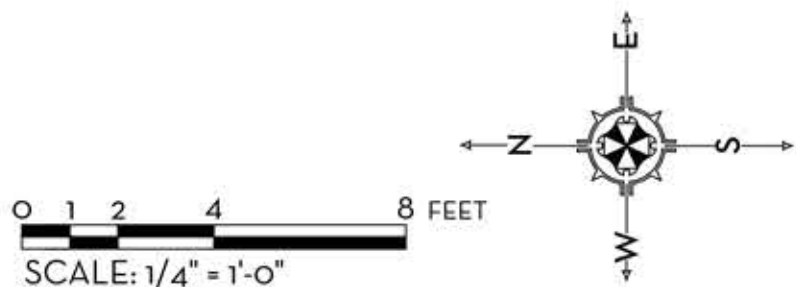


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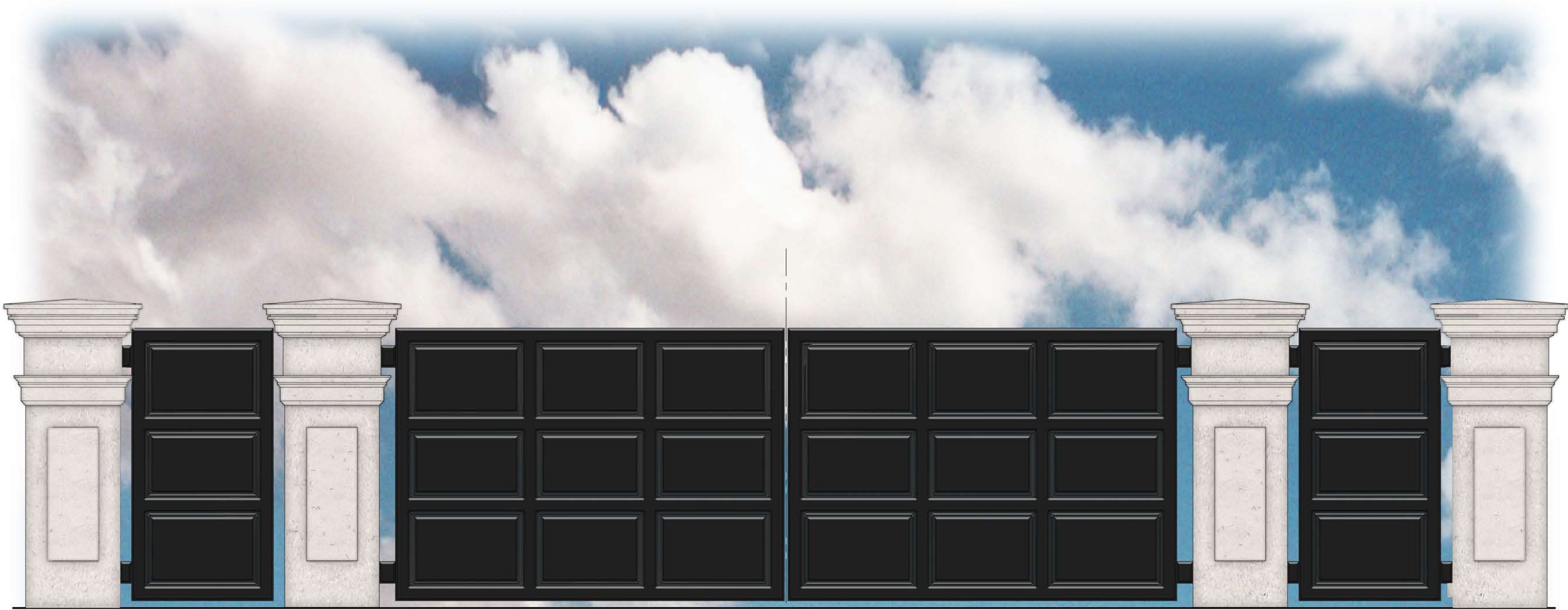
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EL1
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1 FRONT ENTRY GATE DETAIL
Di SCALE: 3/4"=1'-0"

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6666856

ENTRY GATE DETAIL RENDERING
PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

SCALE: SEE DETAIL

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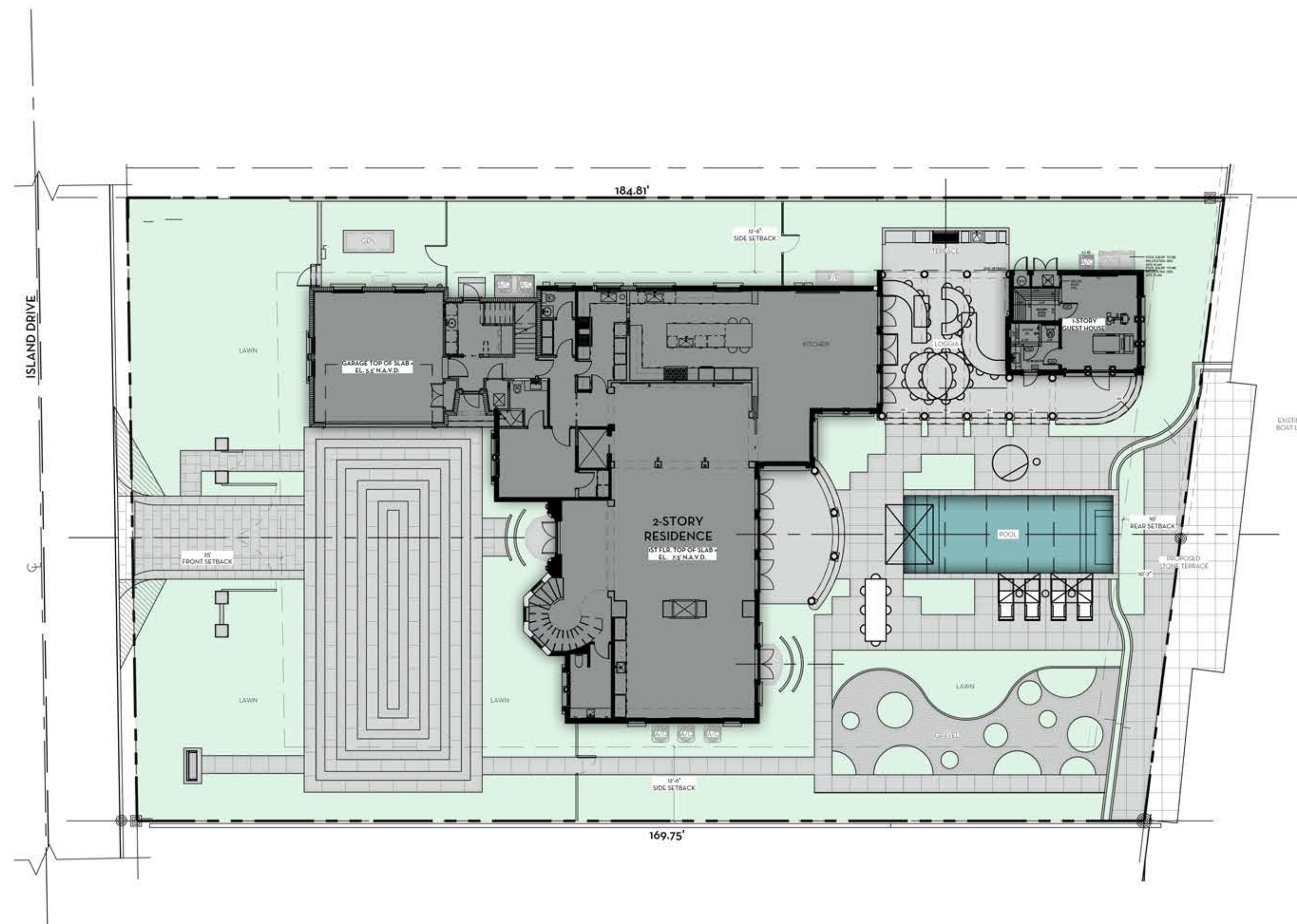


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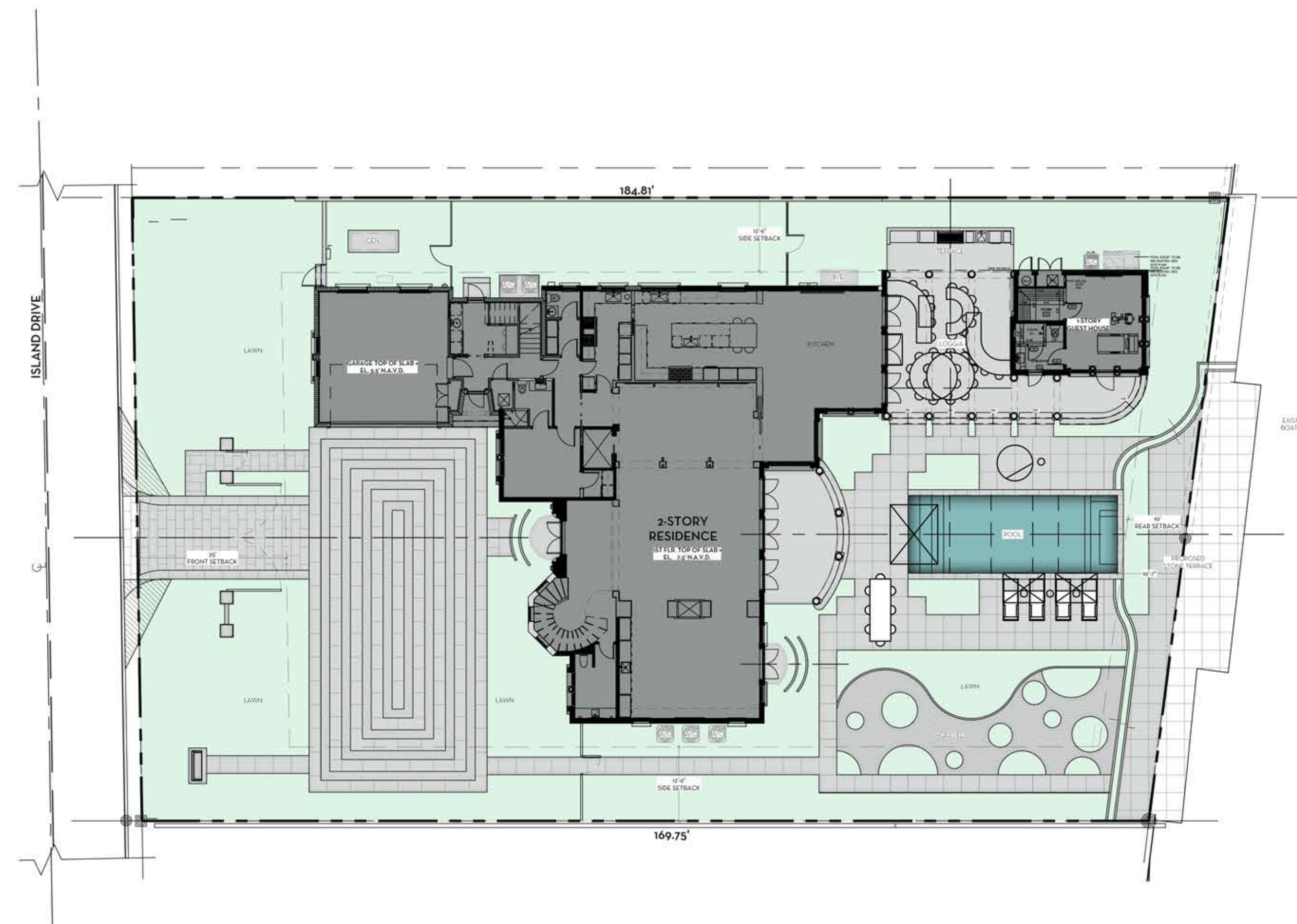
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OS1
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| | |
|-----|--|
| 1 | LANDSCAPE OPEN SPACE DIAGRAM (OVERALL)-PREVIOUSLY APPROVED |
| OS1 | SCALE: 1/16"=1'-0" |



2 LANDSCAPE OPEN SPACE DIAGRAM (OVERALL)-PROPOSED
OS1 SCALE: 1/16"=1'-0"

| LEGEND | |
|--------------------|---|
| OPEN SPACE |  |
| HARDSCAPE |  |
| BUILDING/STRUCTURE |  |

10' PERIMETER SITE CALCULATIONS:

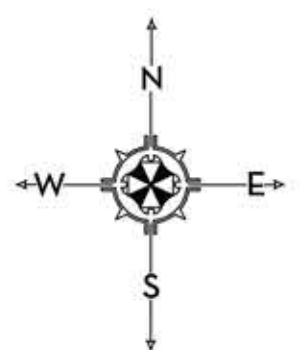
| | | | |
|---------------------------|--------|-------|-------|
| SITE AREA = | 18,590 | SQ FT | 100% |
| MINIMUM LANDSCAPE: | | | |
| REQUIRED = | 8,365 | SQ FT | 45% |
| EXISTING = | 6,258 | SQ FT | 33.6% |
| PROPOSED = | 7,825 | SQ FT | 42% |

| | | | |
|---------------------------|-------|-------|-------|
| 25' SETBACK AREA = | 2,630 | SQ FT | 100% |
| MINIMUM LANDSCAPE: | | | |
| REQUIRED = | 1,052 | SQ FT | 40% |
| EXISTING = | 2,147 | SQ FT | 81.6% |
| PROPOSED = | 2,204 | SQ FT | 83.8% |

PERIMETER AREA = 5,240 SQ FT

MINIMUM LANDSCAPE:
(50% OF 5,212 SF) = 2,606 REQUIRED

| | | |
|------------|-------|-------|
| EXISTING = | 3,062 | SQ FT |
| PROPOSED = | 3,990 | SQ FT |



OPEN SPACE DIAGRAMS-FRONT SETBACK
PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

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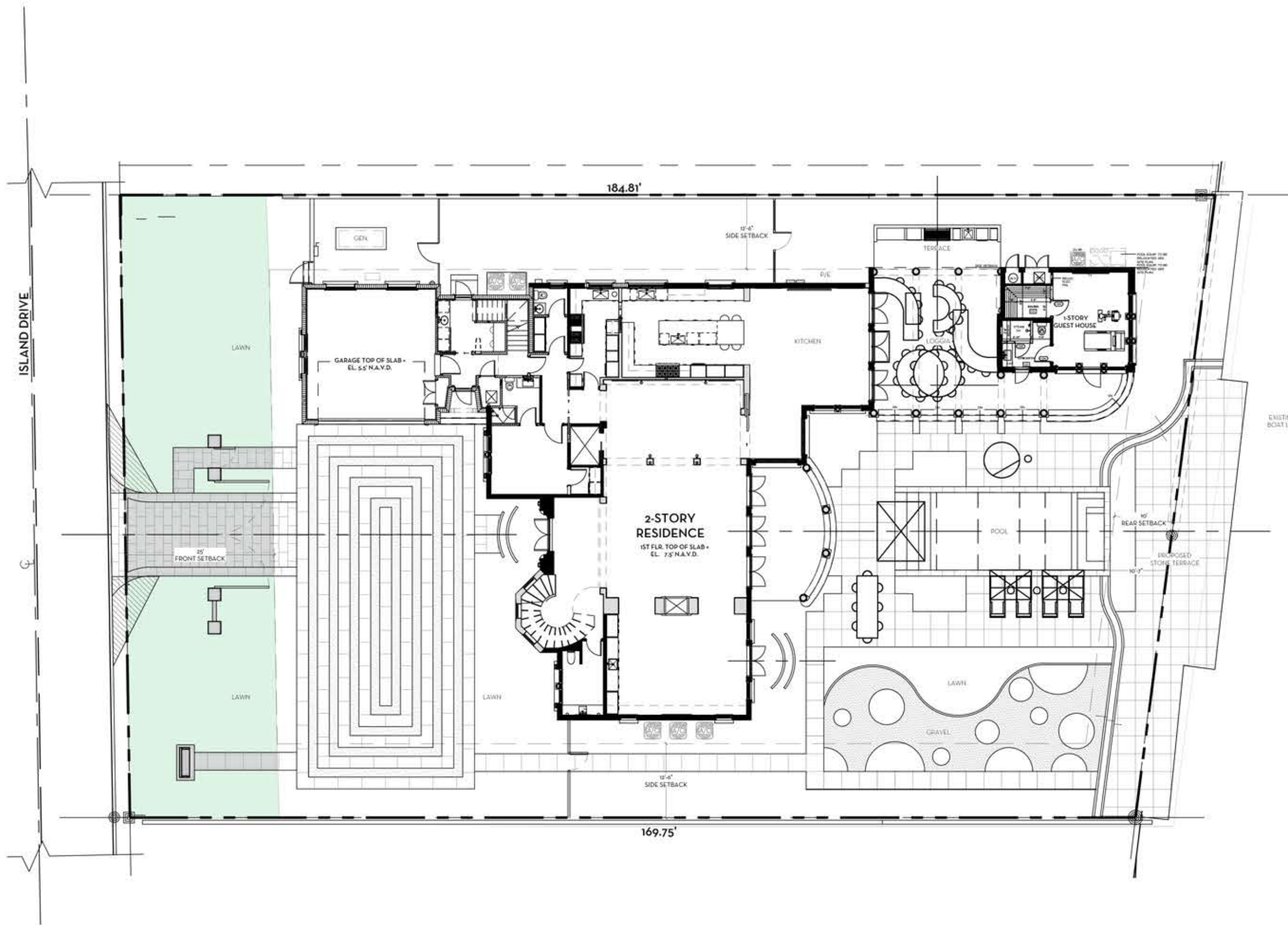
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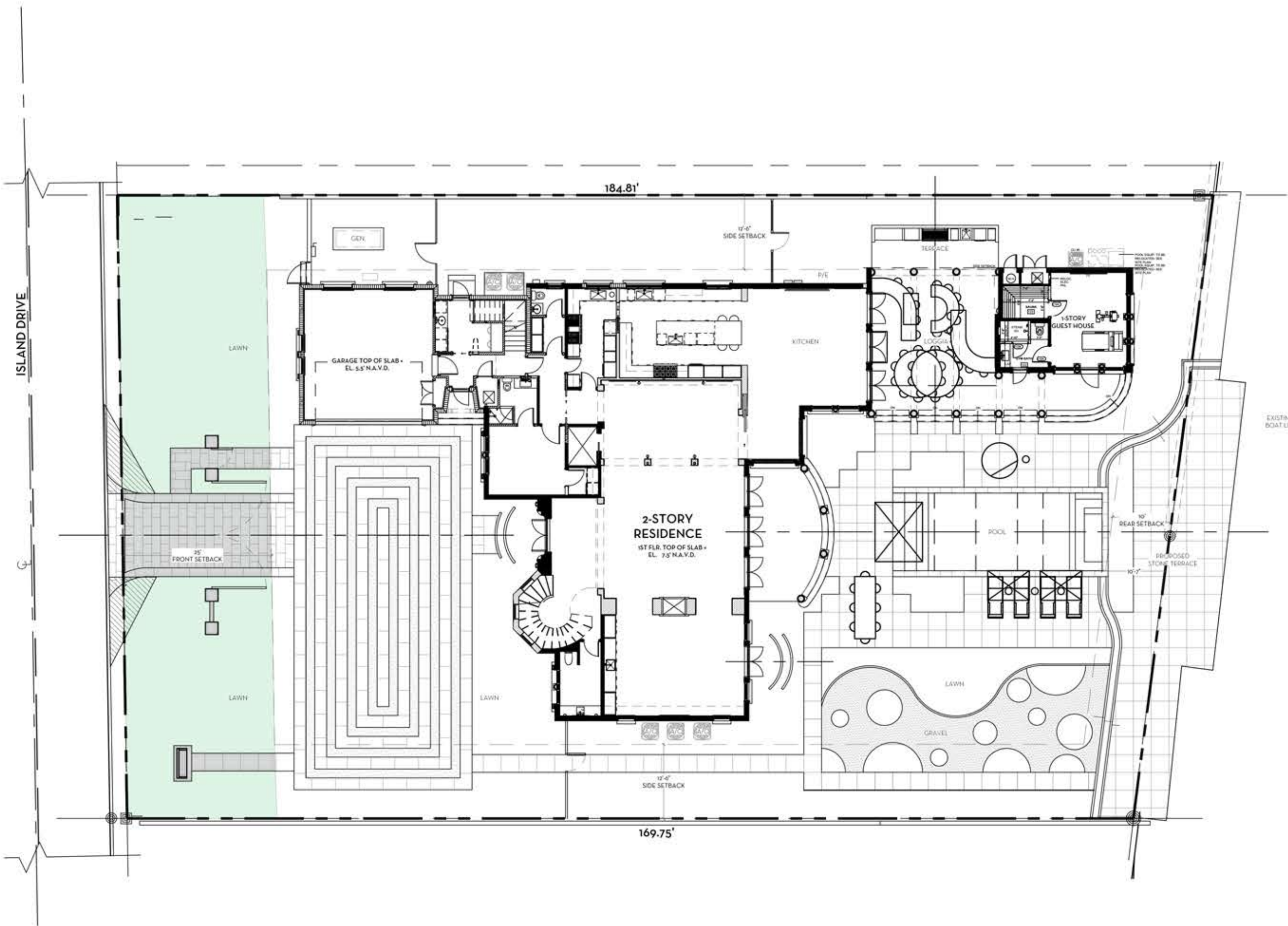
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OS2

ARC-24-0001



1 LANDSCAPE OPEN SPACE DIAGRAM (FRONT SETBACK)-PREVIOUSLY APPROVED
OS2 SCALE: 1/16"=1'-0"



2 LANDSCAPE OPEN SPACE DIAGRAM (FRONT SETBACK)-PROPOSED
OS2 SCALE: 1/16"=1'-0"

LEGEND

OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE

OVERALL R-B SITE CALCULATIONS:

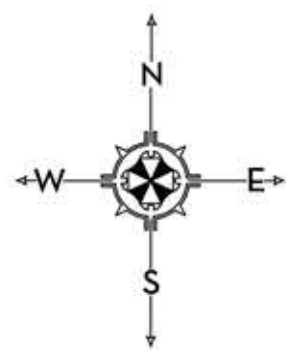
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MINIMUM LANDSCAPE:
REQUIRED = 8,365 SQ FT 45%
EXISTING = 6,258 SQ FT 33.6%
PROPOSED = 7,825 SQ FT 42%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 2,630 SQ FT 100%
MINIMUM LANDSCAPE:
REQUIRED = 1,052 SQ FT 40%
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10' PERIMETER SITE CALCULATIONS:

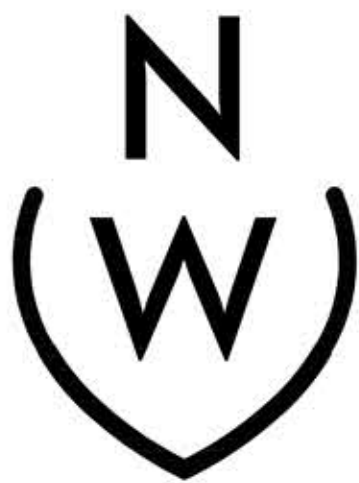
PERIMETER AREA = 5,240 SQ FT
MINIMUM LANDSCAPE:
(50% OF 5,212 SF) = 2,606 REQUIRED
EXISTING = 3,062 SQ FT
PROPOSED = 3,990 SQ FT



OPEN SPACE DIAGRAMS-10' FT PERIMETER
PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

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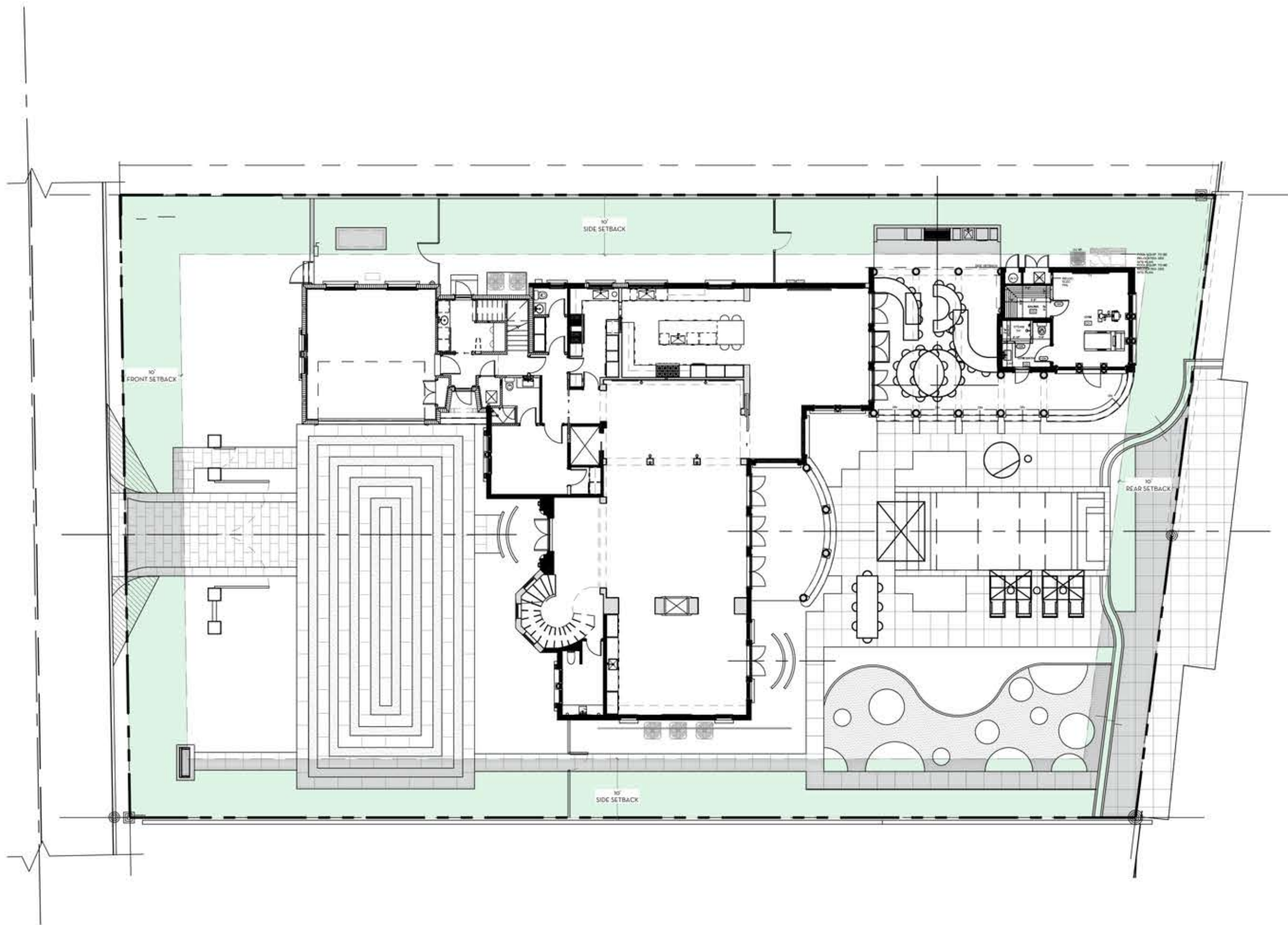
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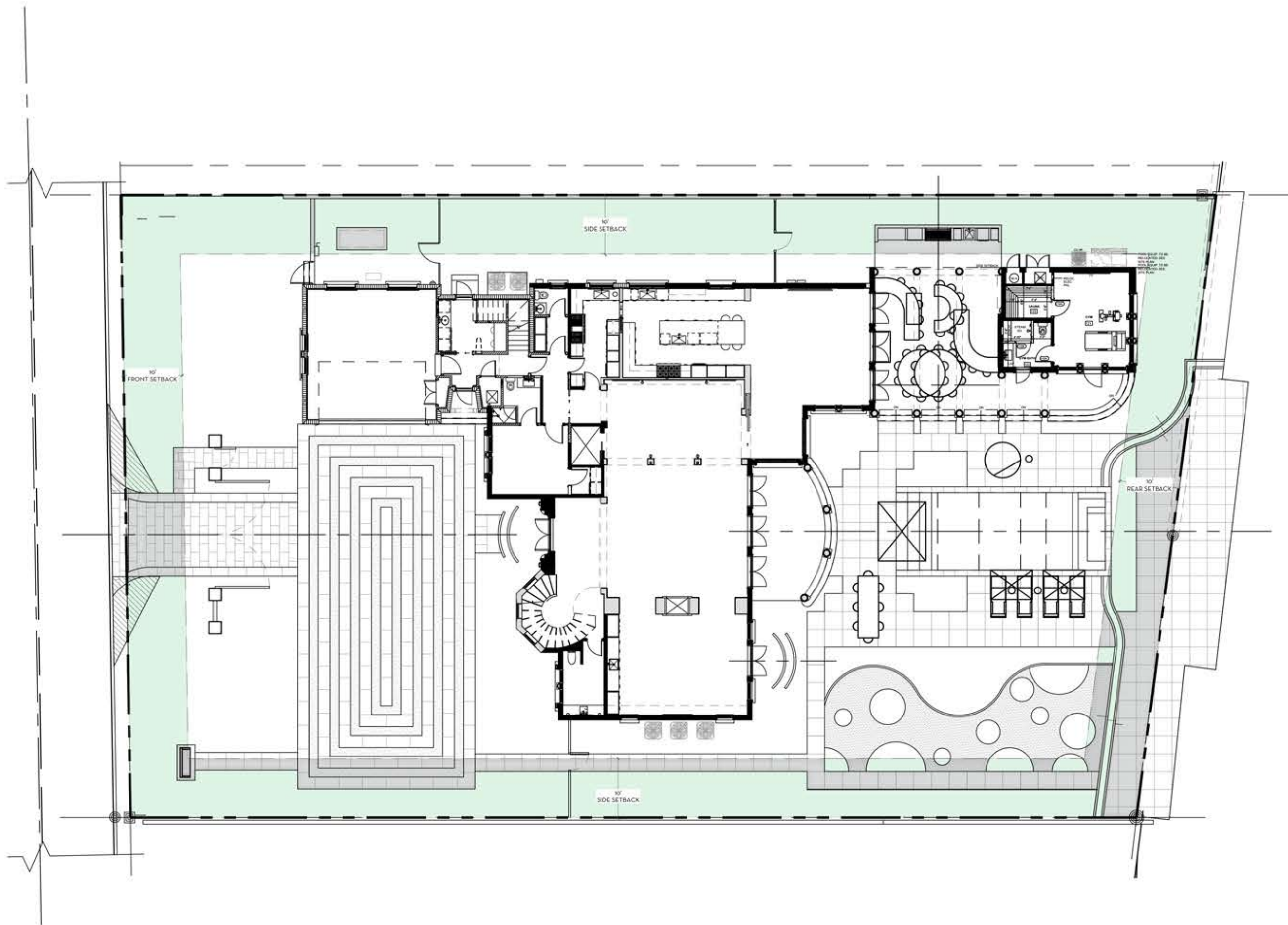
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OS3

ARC-24-0001



1 LANDSCAPE OPEN SPACE DIAGRAM (FRONT SETBACK)-PREVIOUSLY APPROVED
OS3 SCALE: 1/16"=1'-0"



2 LANDSCAPE OPEN SPACE DIAGRAM (FRONT SETBACK)-PROPOSED
OS3 SCALE: 1/16"=1'-0"

LEGEND

OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE

OVERALL R-B SITE CALCULATIONS:

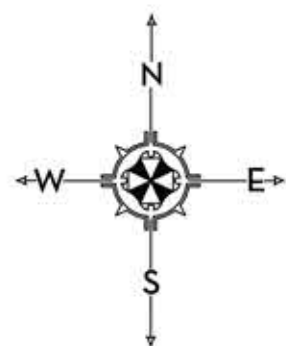
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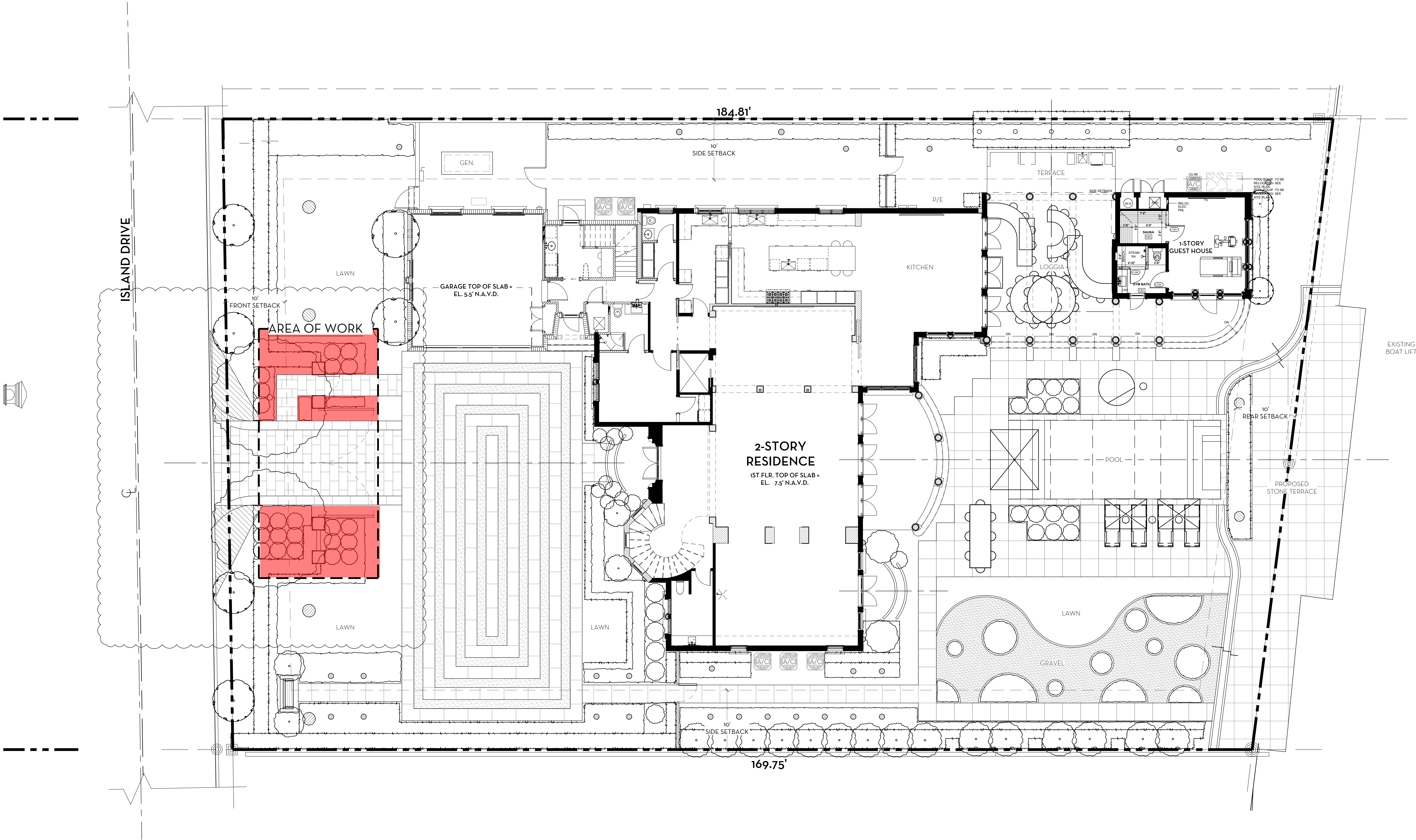
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EXISTING = 2,147 SQ FT 81.6%
PROPOSED = 2,204 SQ FT 83.8%

10' PERIMETER SITE CALCULATIONS:

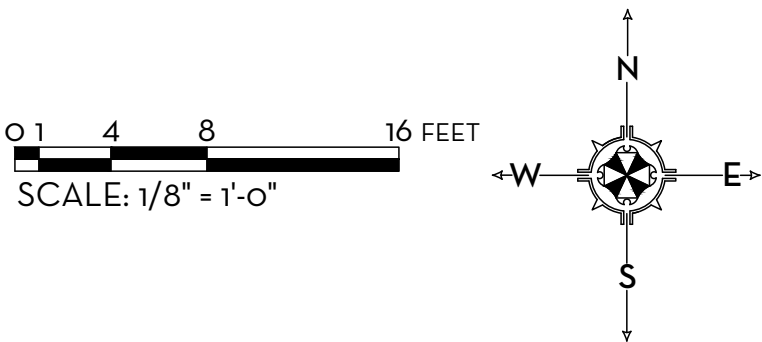
PERIMETER AREA = 5,240 SQ FT
MINIMUM LANDSCAPE:
(50% OF 5,212 SF) = 2,606 REQUIRED
EXISTING = 3,062 SQ FT
PROPOSED = 3,990 SQ FT



| OVERALL R-B SITE CALCULATIONS: | | | | FRONT SETBACK SITE CALCULATIONS: | | | | 10' PERIMETER SITE CALCULATIONS: | | | | | |
|--------------------------------|--|--------|-------|----------------------------------|--------------------|--|-------|----------------------------------|-------|------------------------------------|--|-------|-------|
| SITE AREA = | | 18,590 | SQ FT | 100% | 25' SETBACK AREA = | | 2,630 | SQ FT | 100% | PERIMETER AREA = | | 5,240 | SQ FT |
| MINIMUM LANDSCAPE: | | | | | MINIMUM LANDSCAPE: | | | | | MINIMUM LANDSCAPE: | | | |
| REQUIRED = | | 8,365 | SQ FT | 45% | REQUIRED = | | 1,052 | SQ FT | 40% | (50% OF 5,240 SF) = 2,620 REQUIRED | | | |
| EXISTING = | | 6,258 | SQ FT | 33.6% | EXISTING = | | 2,147 | SQ FT | 81.6% | EXISTING = | | 3,062 | SQ FT |
| PROPOSED = | | 7,825 | SQ FT | 42% | PROPOSED = | | 2,204 | SQ FT | 83.8% | PROPOSED = | | 3,990 | SQ FT |



LANDSCAPE ALTERATION AREA

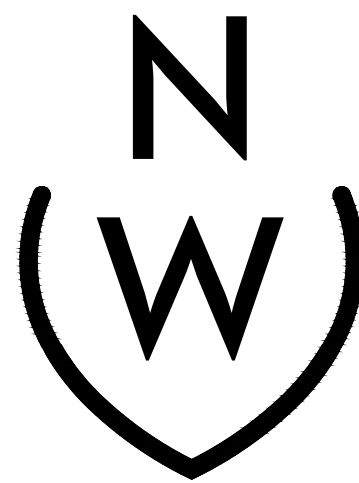


MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE ALTERATIONS DIAGRAM
PRIVATE RESIDENCE
640 ISLAND DRIVE, PALM BEACH, FL.

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

29 APR 2024
11 APR 2024
01 APR 2024
11 MAR 2024
23 FEB 2024
08 AUG 2023
26 JULY 2023
15 MAY 2023
17 APR 2023
18 OCT 2022
07 SEPT 2022



NIEVERA WILLIAMS
DESIGN

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

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LAD
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OVERALL R-B SITE CALCULATIONS:

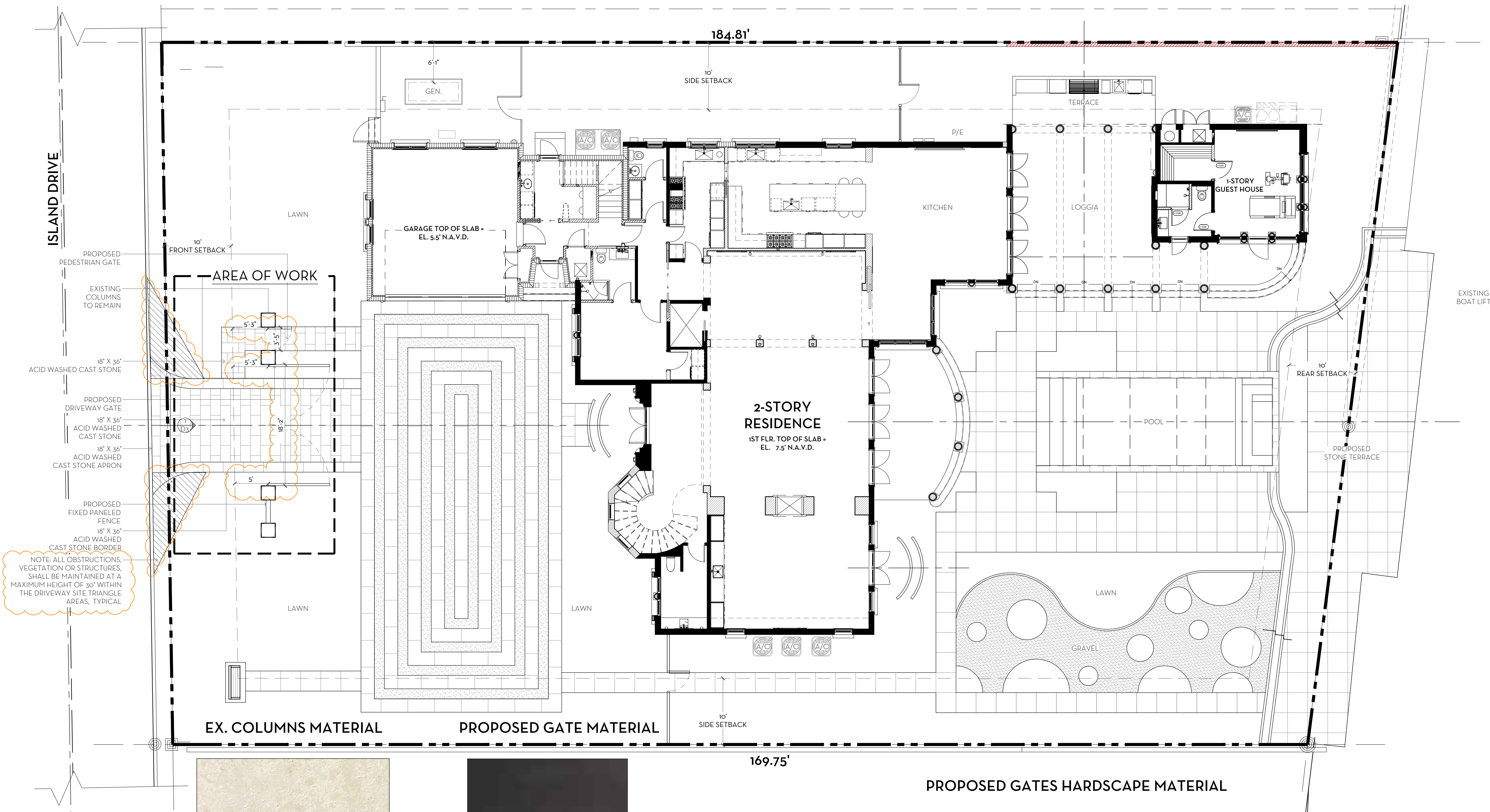
| | | | |
|--------------------|--------|-------|-------|
| SITE AREA = | 18,590 | SQ FT | 100% |
| MINIMUM LANDSCAPE: | | | |
| REQUIRED = | 8,365 | SQ FT | 45% |
| EXISTING = | 6,258 | SQ FT | 33.6% |
| PROPOSED = | 7,825 | SQ FT | 42% |

FRONT SETBACK SITE CALCULATIONS:

| | | | |
|--------------------|-------|-------|-------|
| 25' SETBACK AREA = | 2,630 | SQ FT | 100% |
| MINIMUM LANDSCAPE: | | | |
| REQUIRED = | 1,052 | SQ FT | 40% |
| EXISTING = | 2,147 | SQ FT | 81.6% |
| PROPOSED = | 2,204 | SQ FT | 83.8% |

10' PERIMETER SITE CALCULATIONS:

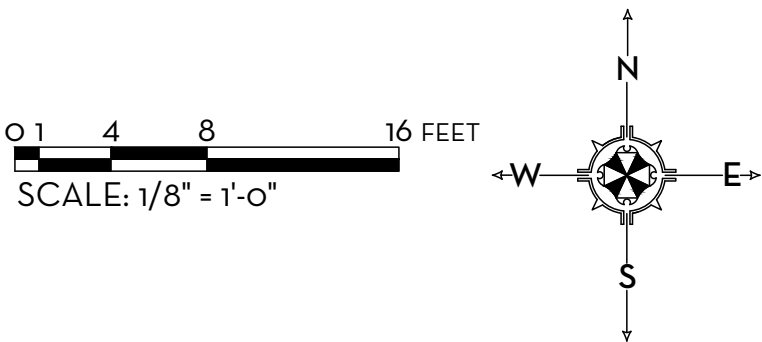
| | | | |
|------------------------------------|-------|-------|--|
| PERIMETER AREA = | 5,240 | SQ FT | |
| MINIMUM LANDSCAPE: | | | |
| (50% OF 5,240 SF) = 2,620 REQUIRED | | | |
| EXISTING = | 3,042 | SQ FT | |
| PROPOSED = | 3,990 | SQ FT | |



MATERIAL: CORAL STONE



MATERIAL: WOOD (BLACK)



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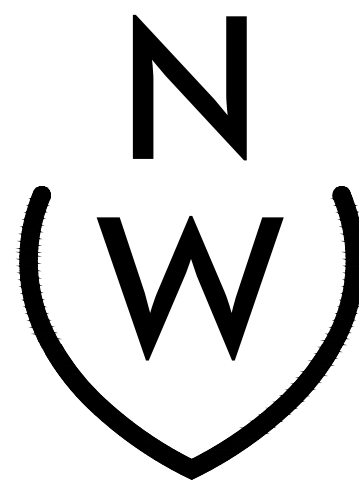
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Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

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

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OVERALL R-B SITE CALCULATIONS:

SITE AREA = 18,590 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 8,365 SQ FT 45%
EXISTING = 6,258 SQ FT 33.6%
PROPOSED = 7,825 SQ FT 42%

FRONT SETBACK SITE CALCULATIONS:

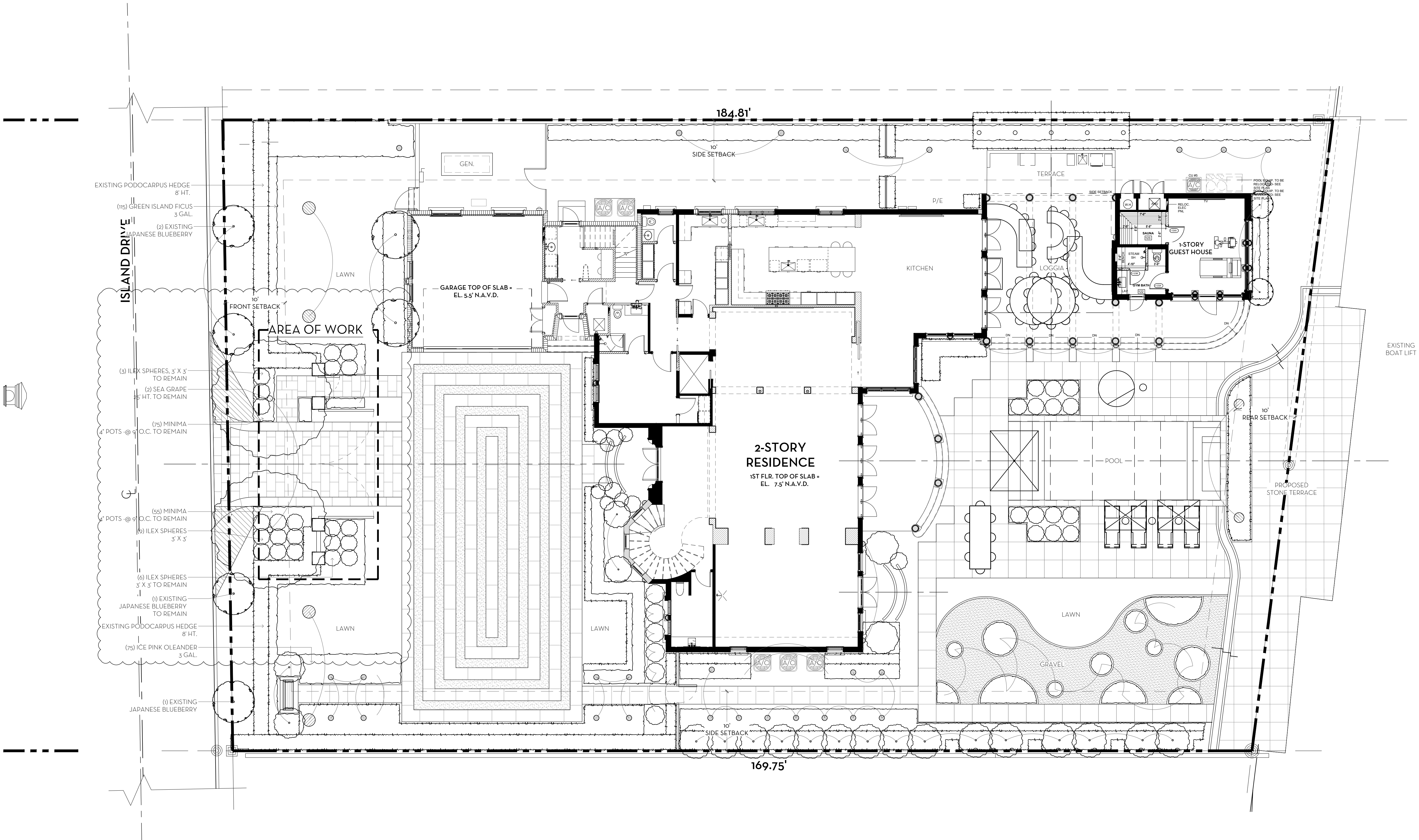
25' SETBACK AREA = 2,630 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 1,052 SQ FT 40%
EXISTING = 2,147 SQ FT 81.6%
PROPOSED = 2,204 SQ FT 83.8%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 5,240 SQ FT

MINIMUM LANDSCAPE:
(50% OF 5,240 SF) = 2,620 REQUIRED
EXISTING = 3,062 SQ FT
PROPOSED = 3,990 SQ FT



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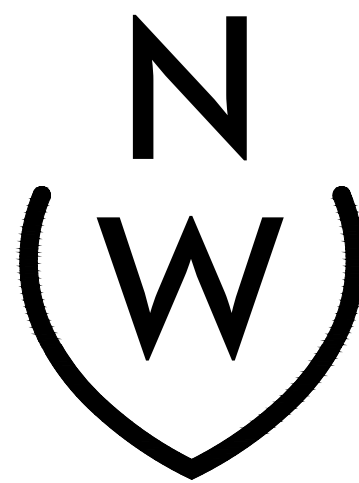
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLANTING PLAN
PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

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

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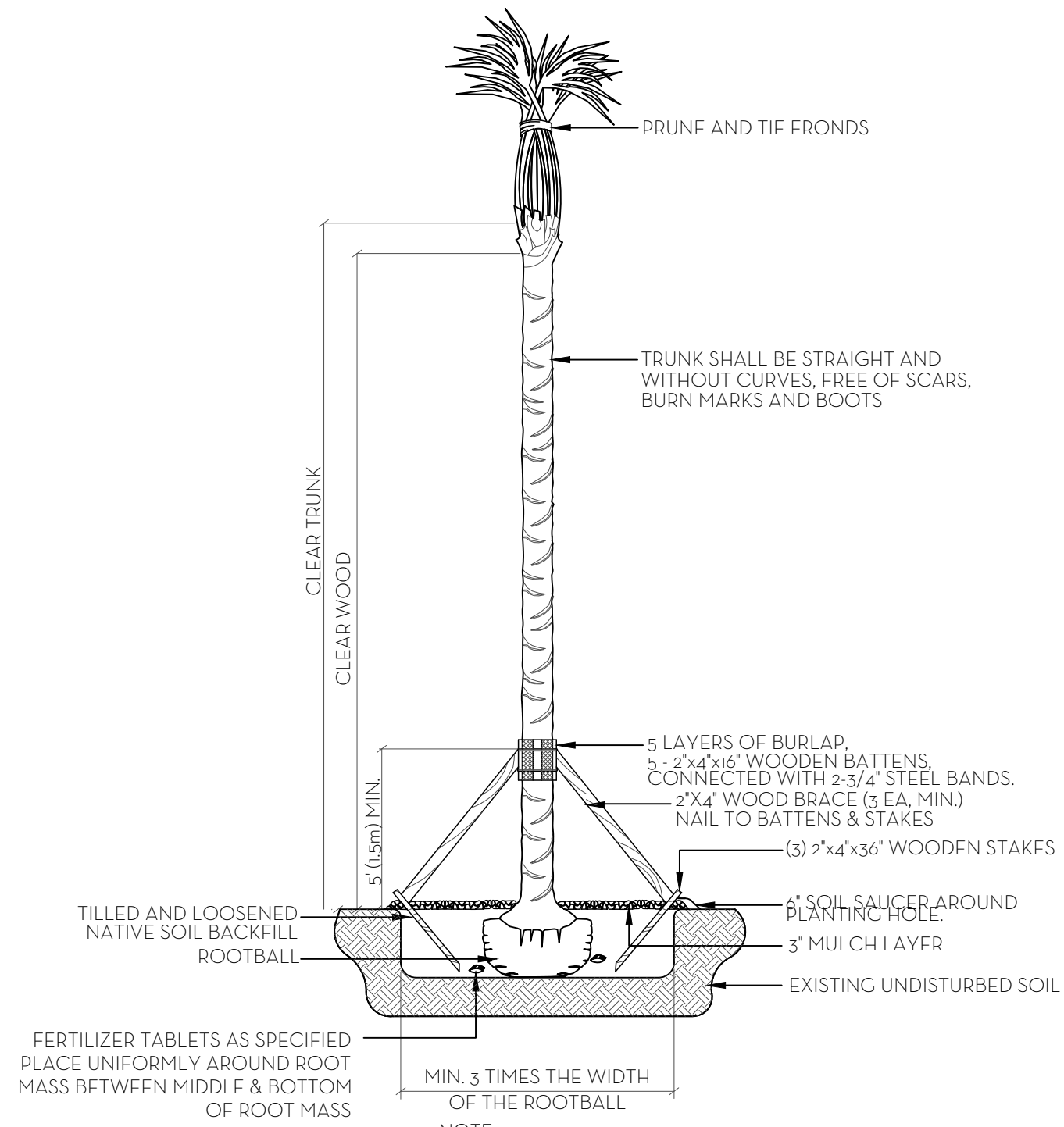


NIEVERA WILLIAMS
DESIGN

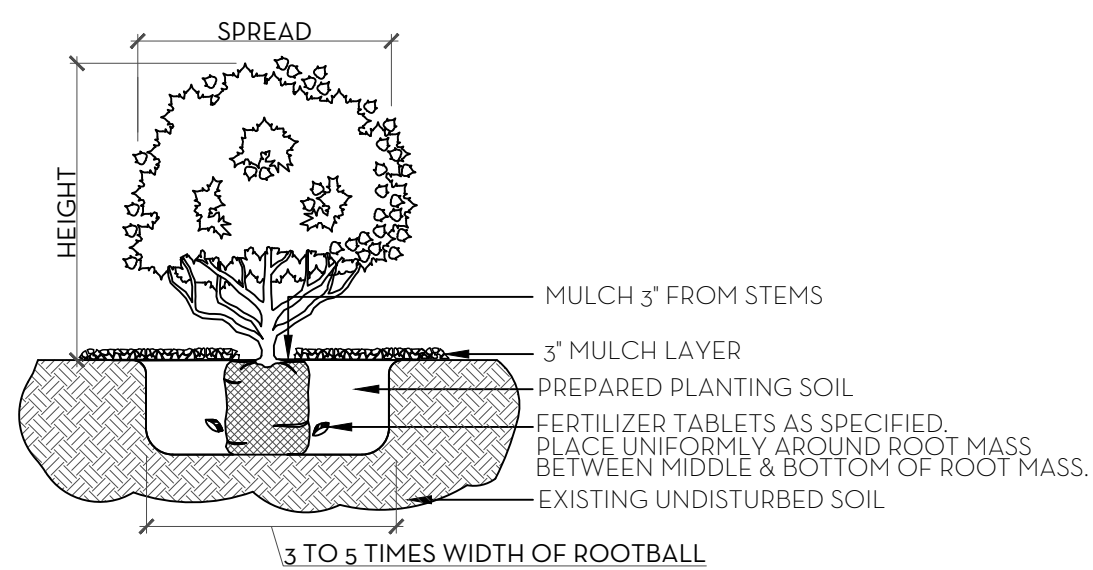
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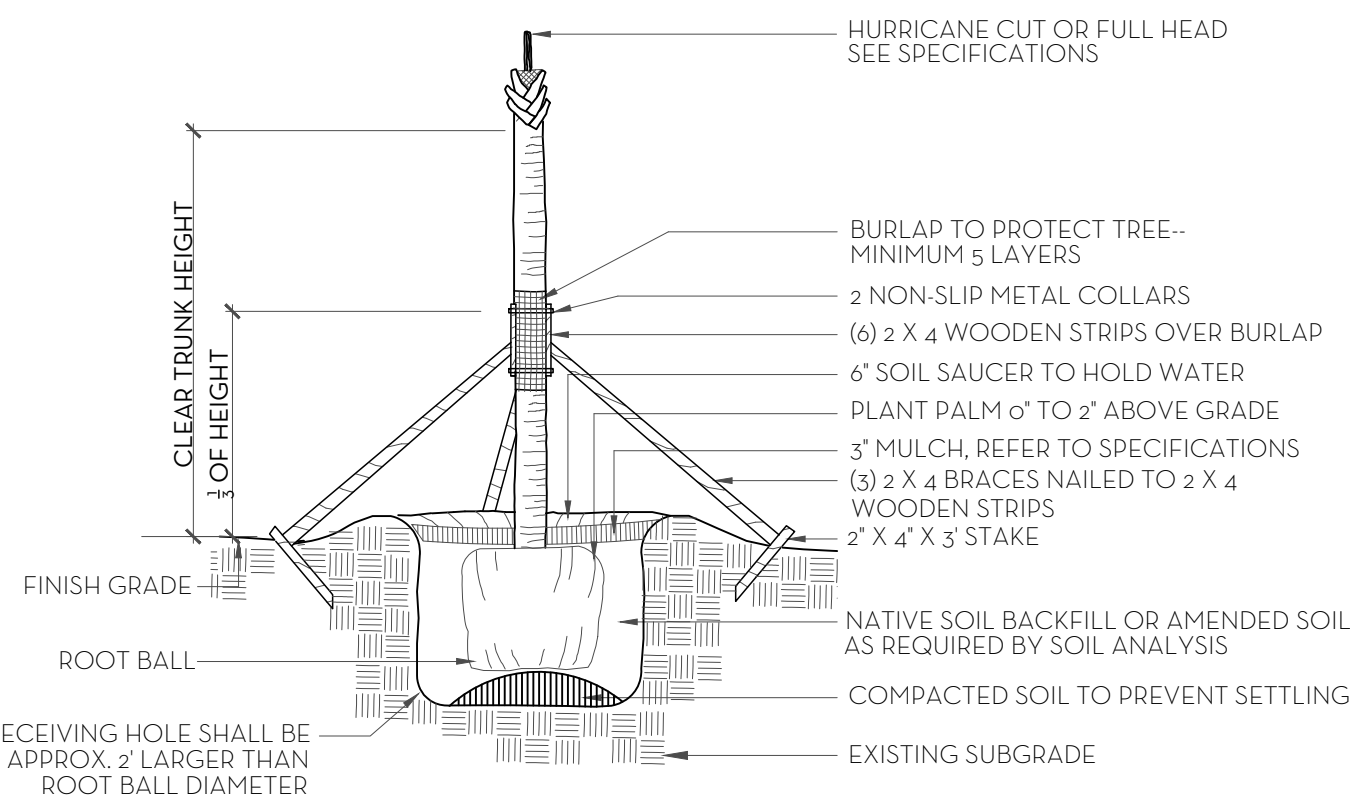
PALM PLANTING DETAIL
N.T.S.



NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

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



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
N.T.S.

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 UNIFOLMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

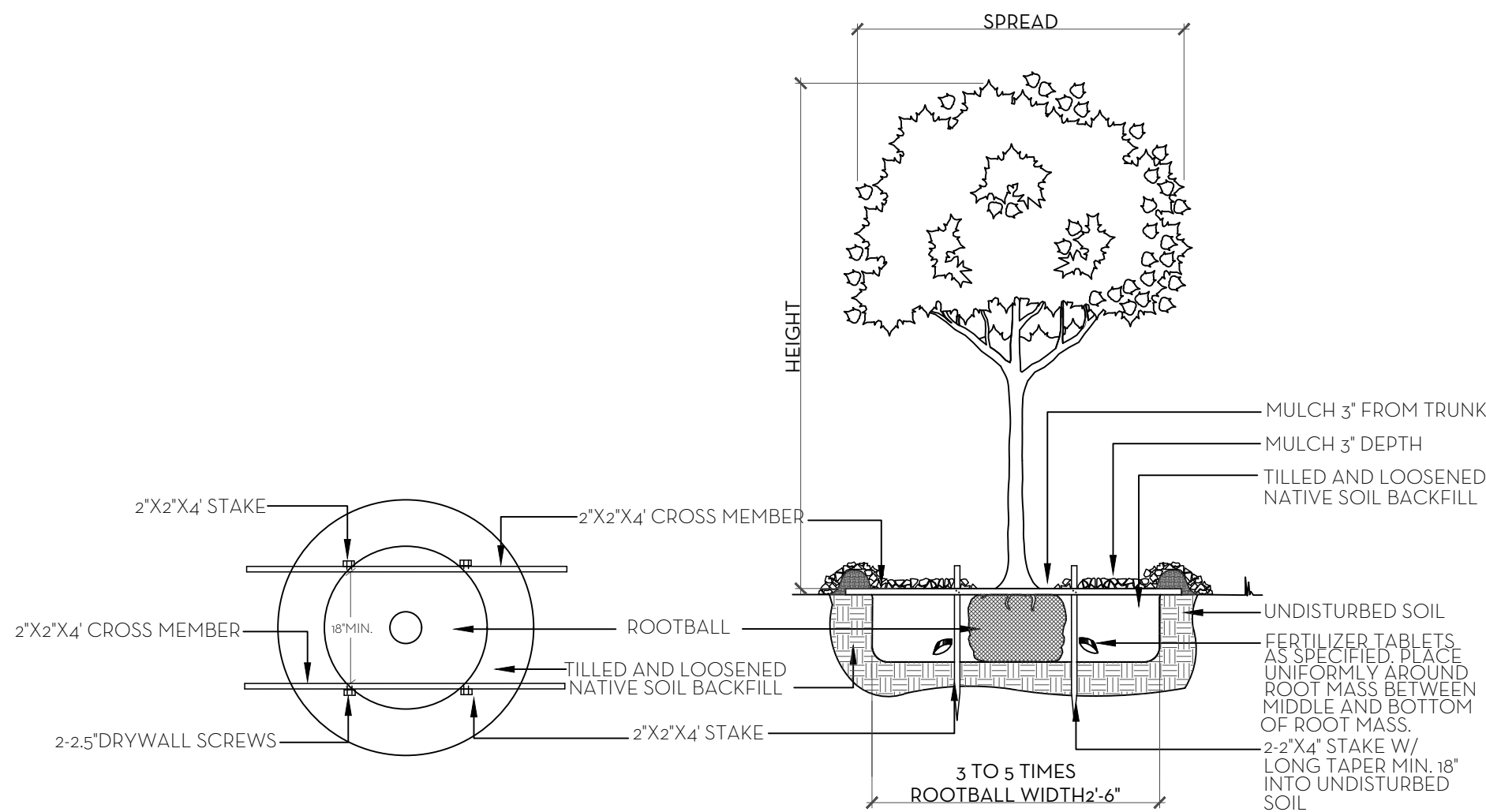
APPLICATION RATE:

| | |
|---------------|--------------------|
| 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 |

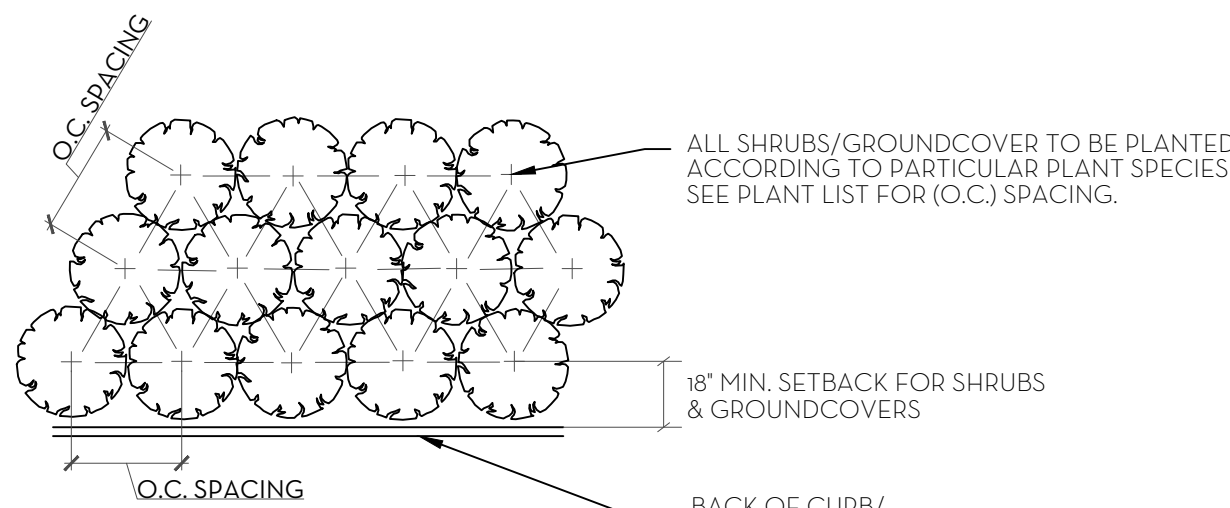
TREES: 3- 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7- 21 GRAM TABLETS

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

- 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.



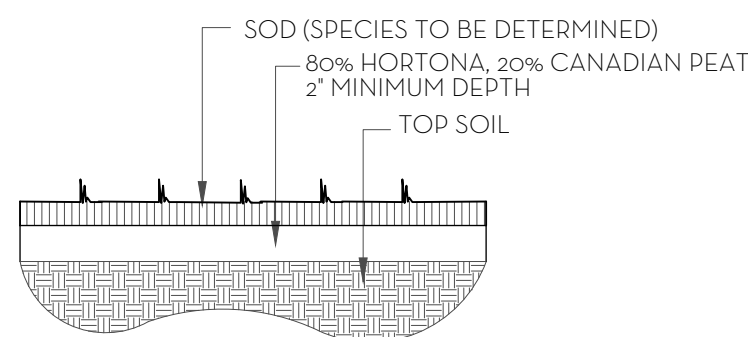
TREE PLANTING DETAIL
N.T.S.



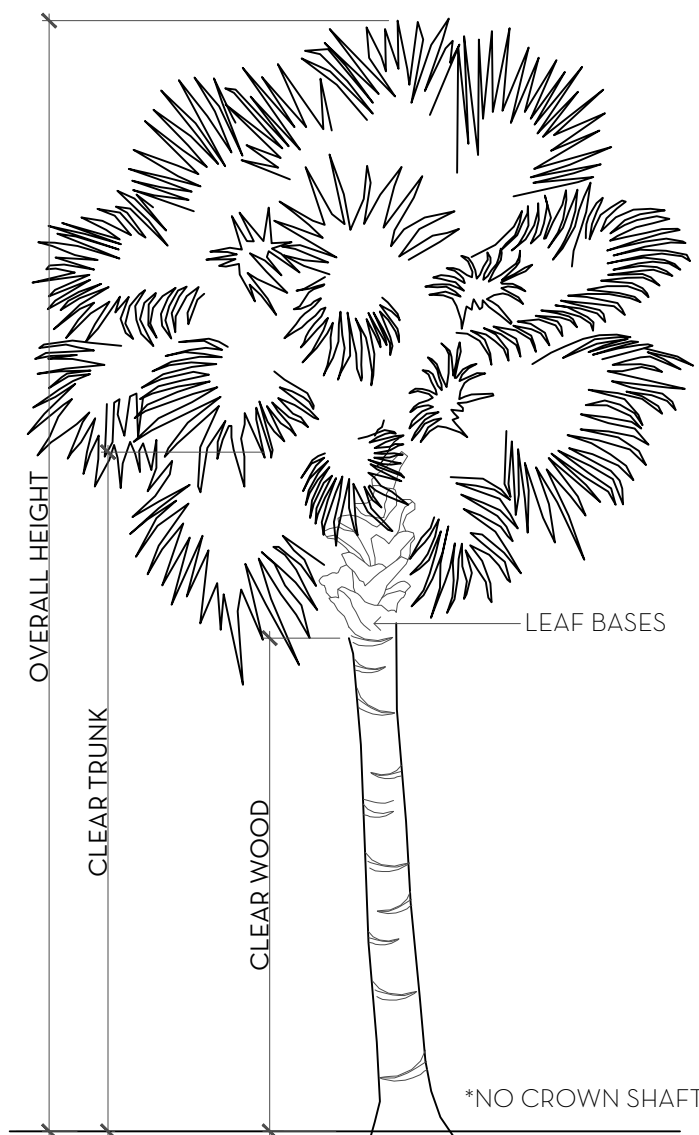
NOTE: ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.

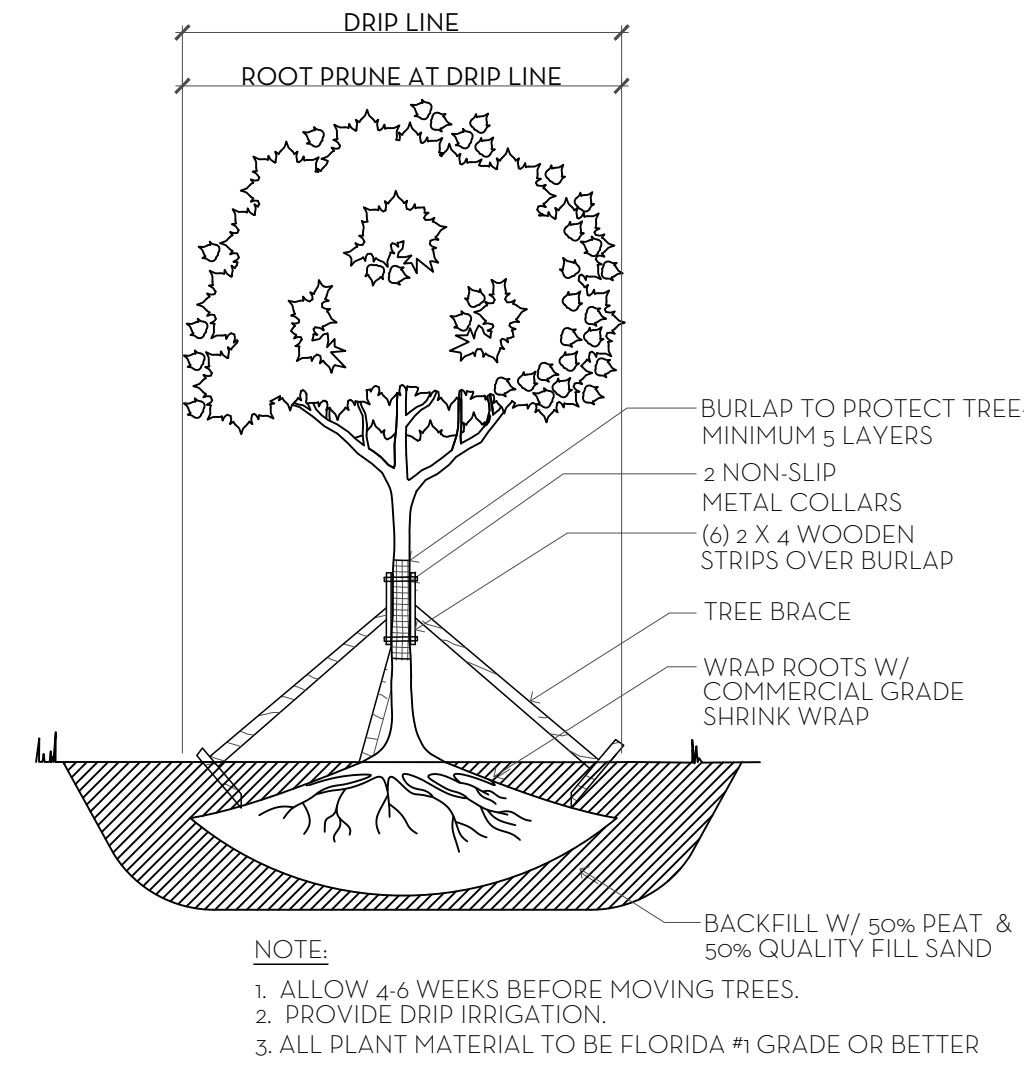
- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
 2. BAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.



TREE ROOT PRUNING DETAIL
N.T.S.

FINAL DROP OFF



NIEVERA WILLIAMS
DESIGN

640 Island Drive, Palm Beach, FL

February 20, 2024

| Item No. | Common Name | Botanical Name | Quantity | Install Specification | Native Status |
|--------------------|-------------------------|----------------------------|----------|--------------------------------|---------------|
| TREES | | | | | |
| | Sea Grape | Coccoloba uvifera | 2 | 25' HT. SPECIMEN TREE | * |
| | Calophyllum | Calophyllum brasiliense | 5 | 20' HT. STD. FORM | |
| | Pigeon Plum | Coccoloba diversifolia | 15 | 16' HT. STD. FORM | * |
| | Pigeon Plum | Coccoloba diversifolia | 2 | 8' HT. | * |
| PALMS | | | | | |
| | Alexander Palm | Ptychosperma elegans | 14 | 12' C.T. | |
| | Thrinax Palm | Thrinax radiata | 10 | 12' C.T. | * |
| HEDGE/SHRUB | | | | | |
| | Calophyllum | Calophyllum brasiliense | 36 | 16' HT. FTB. HEDGE -@ 42" O.C. | |
| | Pigeon Plum | Coccoloba diversifolia | 15 | 16' HT. STD. FORM | * |
| | Green Island Ficus | Ficus microcarpa | 695 | 3 GAL. | |
| | Walter's Dwarf Viburnum | Viburnum obovatum 'Densa' | 216 | 3 GAL. | * |
| | Ice Pink Oleander | Nerium oleander 'Ice Pink' | 406 | 3 GAL. | |
| | Podocarpus | Podocarpus macrophyllus | 20 | 6' HT. | |
| | Dombeya | Dombeya x 'Seminole' | 2 | 4' x 4' | |
| | Wild Coffee | Psychotria nervosa | 300 | 3 GAL. | * |
| | Cotoneaster | Serissa japonica | 75 | 3 GAL. | |
| | Gardenia | Gardenia jasminoides | 14 | 3' x 3' | |
| | Ilex | Ilex vomitoria | 30 | 3' x 3' | * |
| | Ilex | Ilex vomitoria | 4 | 4' x 4' | * |
| GROUND COVER/VINES | | | | | |
| | Bougainvillea | Bougainvillea glabra | 5 | 12' HT. ESP TO HOUSE | |
| | Bougainvillea | Bougainvillea glabra | 2 | 14' HT. ESP TO HOUSE | |
| | Beach Creeper | Ernodea littoralis | 395 | 1 GAL. -@ 12" O.C. | * |
| | Minima | Trachelospermum asiaticum | 130 | 4" POTS -@ 9" O.C. | |
| SOD | | | | | |
| | Zoysia Sod | | | | |



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: | 640 Island Drive | |
| 4 | | Existing | Proposed |
| 5 | Lot Size (sq ft) | 18,590 SF | 18,590 SF |
| 6 | Landscape Open Space (LOS) (Sq Ft and %) | 6,258 SF (33.6%) | 7,825 SF(42%) |
| 7 | Perimeter LOS (Sq Ft and %) | 4,300 SF (82.5%) | 3,974 SF (76.2%) |
| 8 | Front Yard LOS (Sq Ft and %) | 3,062 SF (58%) | 3,990 SF (76%) |
| 9 | Native* Trees % | 7/24 (30%) | 19/24 (80%) |
| 11 | Native* Shrubs % | 544 (30%) | 565 (31%) |
| 12 | Native* Vines / Ground Cover % | 160 (30%) | 395 (74%) |
| To determine appropriate native* vegetation, the <u>Institute for Regional Conservation ("IRC"), 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 | | | |
| | | | |

MARIO F. NIEVERA

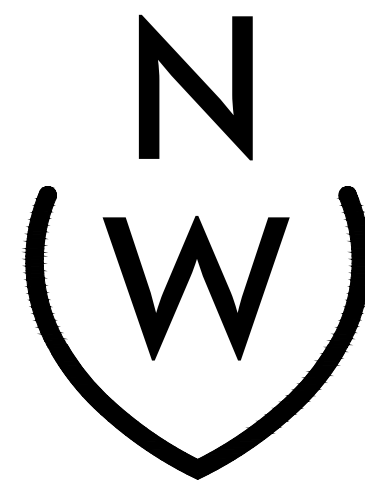
State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

29 APR 2024
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NIEVERA WILLIAMS
DESIGN

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LP2
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MARIO F. NIEVERA

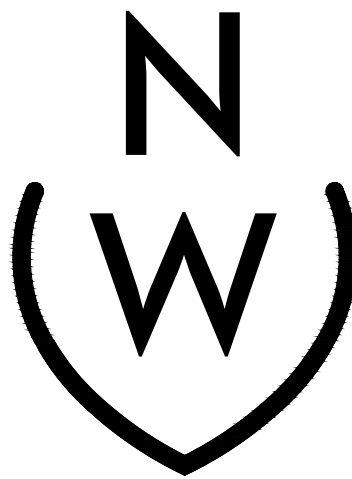
State of Florida
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6666856

ENTRY GATE DETAIL
PRIVATE RESIDENCE

640 ISLAND DRIVE, PALM BEACH, FL.

SCALE: SEE DETAIL

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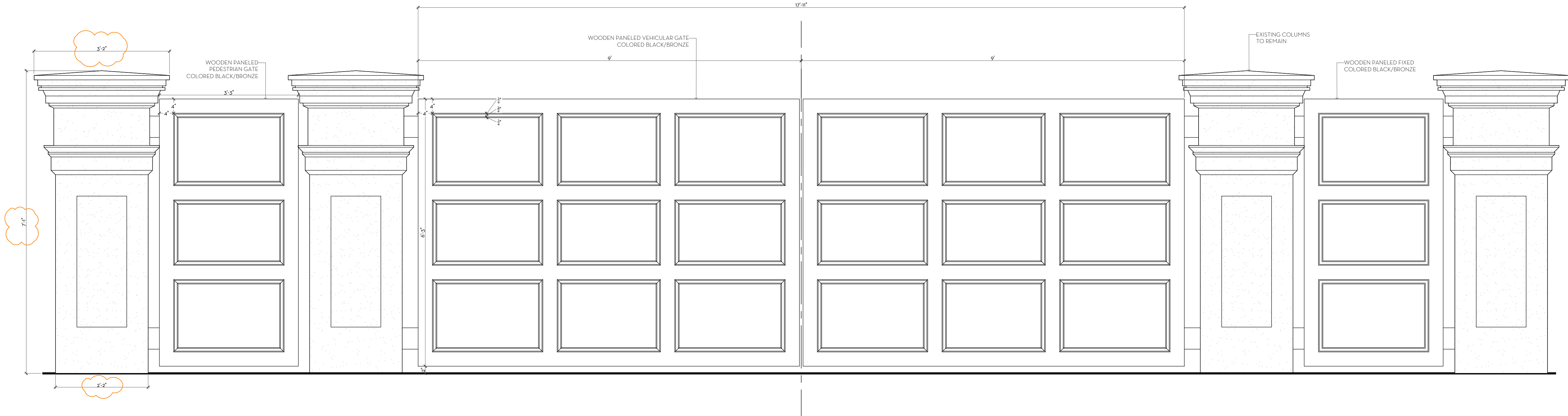


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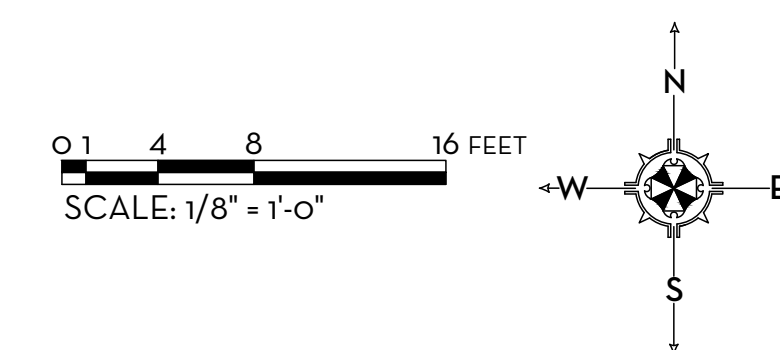
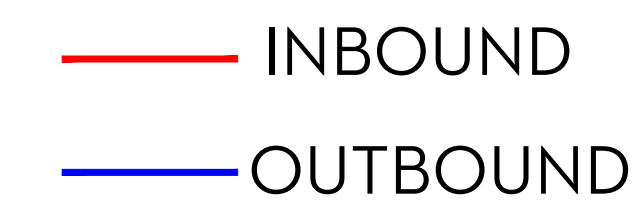
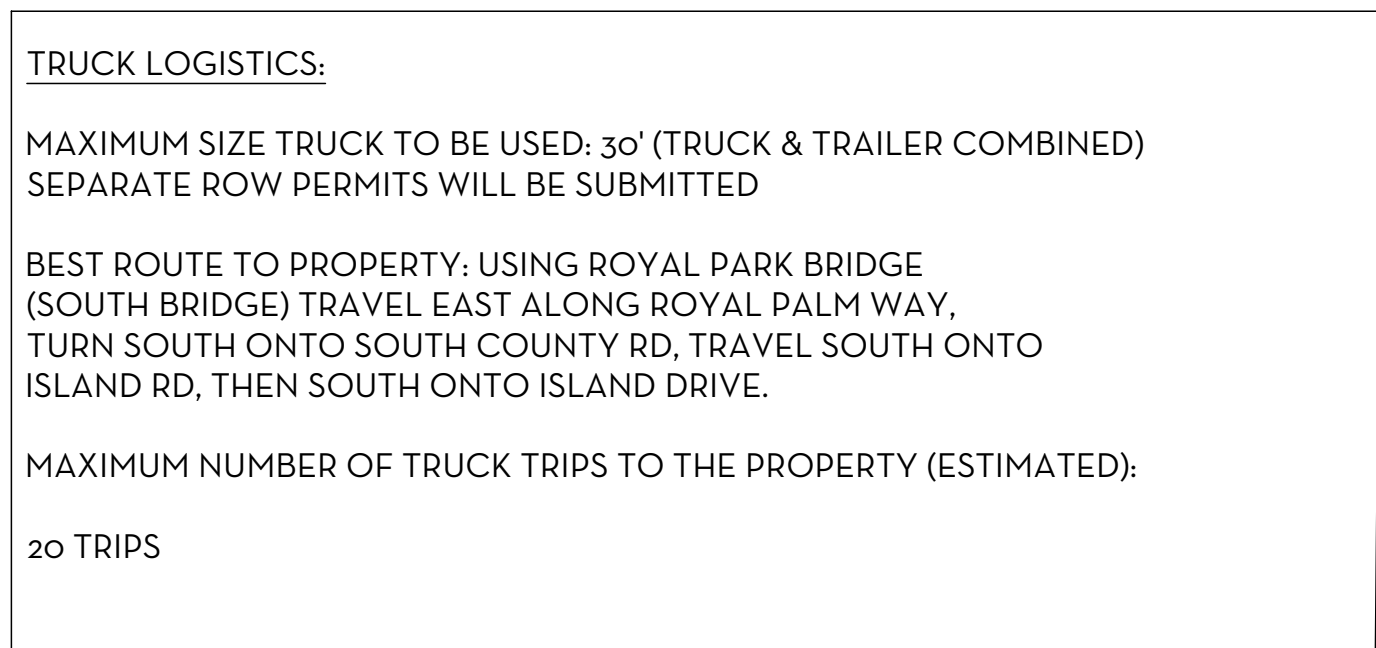
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D1
ARC-24-0001



1 FRONT ENTRY GATE DETAIL
Di SCALE: 3/4"=1'-0"



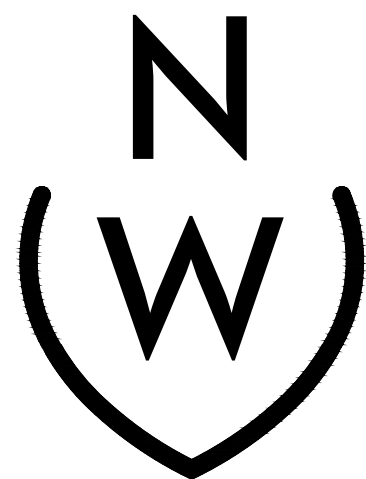
CSP1
ARC-24-0001

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION STAGING PLAN
PRIVATE RESIDENCE
640 ISLAND DRIVE, PALM BEACH, FL.

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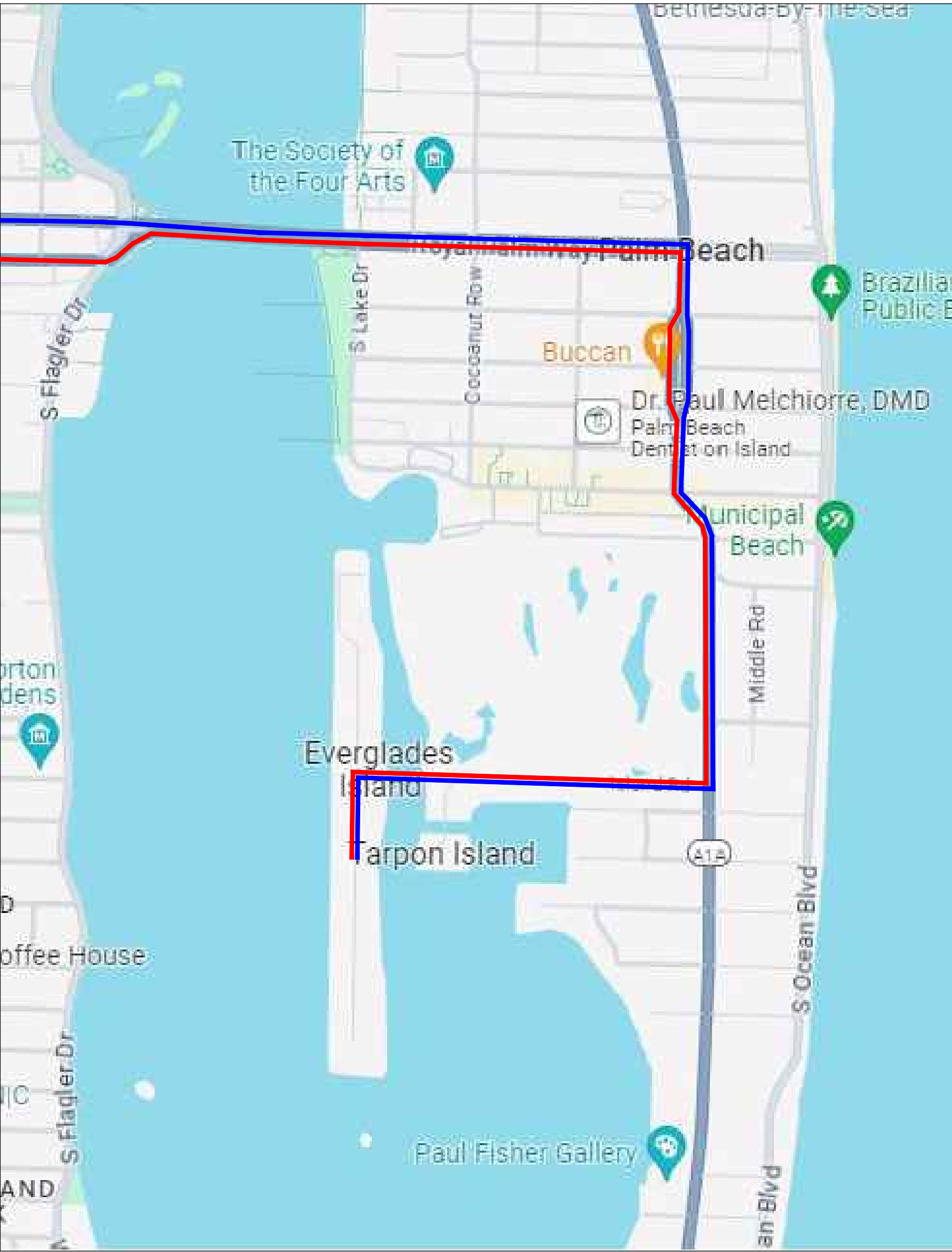
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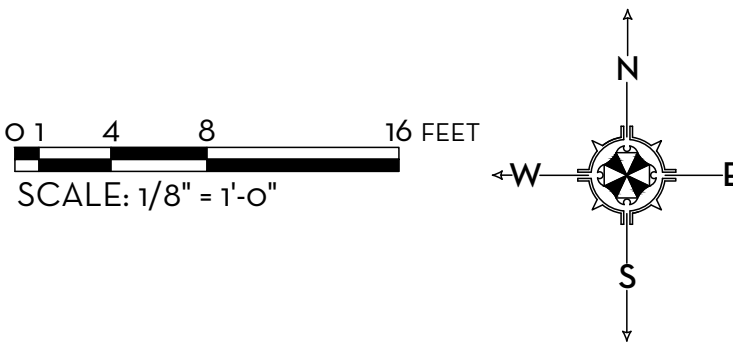
CSP2
ARC-24-0001

FINAL DROP OFF



TRUCK LOGISTICS PLAN

— INBOUND
— OUTBOUND



TRUCK LOGISTICS:

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

BEST ROUTE TO PROPERTY: USING ROYAL PARK BRIDGE (SOUTH BRIDGE) TRAVEL EAST ALONG ROYAL PALM WAY, TURN SOUTH ONTO SOUTH COUNTY RD, TRAVEL SOUTH ONTO ISLAND RD, THEN SOUTH ONTO ISLAND DRIVE.

MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED):
20 TRIPS