



SOUTHEAST CORNER OF SEAVIEW AND S. COUNTY
CORAL STONE FACADE, NORTH ELEVATION



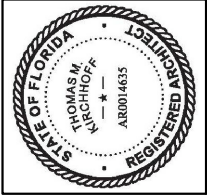
SOUTHEAST CORNER OF SEAVIEW AND S. COUNTY
CORAL STONE FACADE, WEST ELEVATION



SOUTHEAST CORNER OF SEAVIEW AND S. COUNTY
CORAL STONE FACADE, NORTH ELEVATION DETAIL
PROPOSED DETAILING AT 130 SEASPRAY ARCHTOP FRONT
DOOR WILL BE SIMILAR TO DETAILING SHOWN ABOVE.
JOINTS AND STONE FINISH WILL ALSO BE SIMILAR

PROJECT #: 2406	A9.5			SCALE: AS NOTED	DATE: 7.12.24
	DWG REF:				
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TOLKAN RESIDENCE	
130 SEASPRAY AVE PALM BEACH, FL 33480	



THOMAS M. KIRCHHOFF FL REG. NO. AR0014635	1907 COMMERCIAL LANE SUITE 106 JUPITER, FLORIDA 33458 561.575.9994
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	KIRCHHOFF & ASSOCIATES ARCHITECTS



120 N COUNTY ROAD



SOUTHWEST CORNER OF SEAVIEW AND S COUNTY ROAD



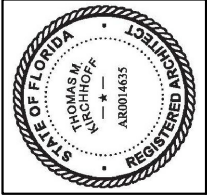
SOUTHWEST CORNER OF SEASPRAY AND S OCEAN BLVD.
NATURAL CORAL STONE PILASTERS



110 CLARK
CORAL STONE ENTRY

PROJECT #: 2406	A9.6		SCALE: AS NOTED	DATE: 7/12/24
	DWG REF:			
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TOLKAN RESIDENCE	
130 SEASPRAY AVE PALM BEACH, FL 33480	



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EASTOVER HISTORIC PRECEDENT FOR CORAL STONE



CASA DELLA PORTA HISTORIC PRECEDENT FOR CORAL STONE



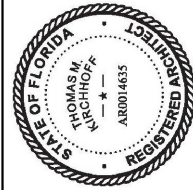
CASA DELLA PORTA HISTORIC PRECEDENT FOR CORAL STONE



CASA ELEDA HISTORIC PRECEDENT FOR CORAL STONE

TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FL 33480



THOMAS M. KIRCHHOFF
FL REG. NO. AR0014635

1907 COMMERCIAL LANE
SUITE 106
JUPITER, FLORIDA 33458
561.575.9994



KIRCHHOFF & ASSOCIATES
ARCHITECTS

PROJECT #:
2406

DWG REF:

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A9.7

SCALE:
AS NOTED

DATE:
7.1.24



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CALL 1-800-432-4770
SUNSHINE STATE ONE
CALL OF FLORIDA, INC.**

Contractor is responsible for
obtaining location of existing
utilities prior to commencement
of construction activities.

Conceptual Site Grading & Drainage Plan For:

TOLKAN RESIDENCE

130 Seaspray Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2024-0048
Issue Date	06/29/2024
Scale	1/8" = 1'-0"

REVISIONS:

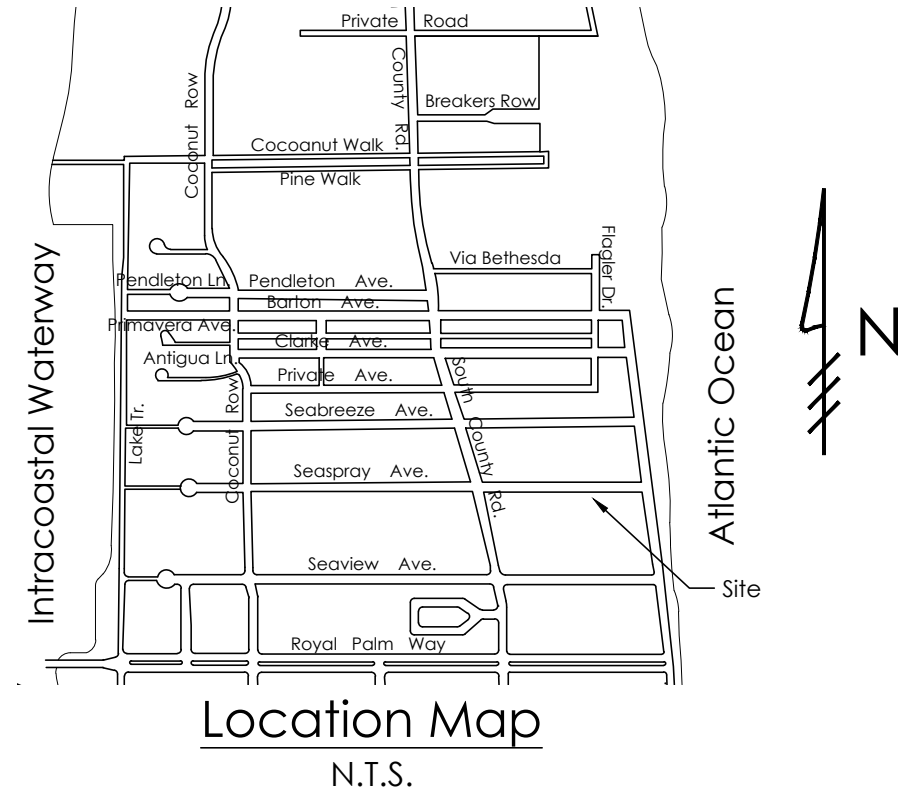
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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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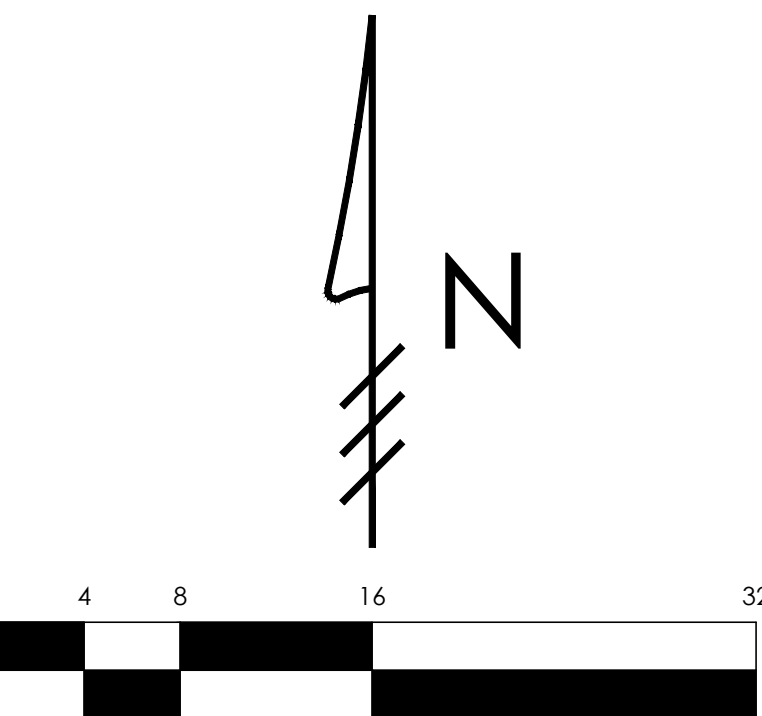
SHEET NUMBER:

C-1



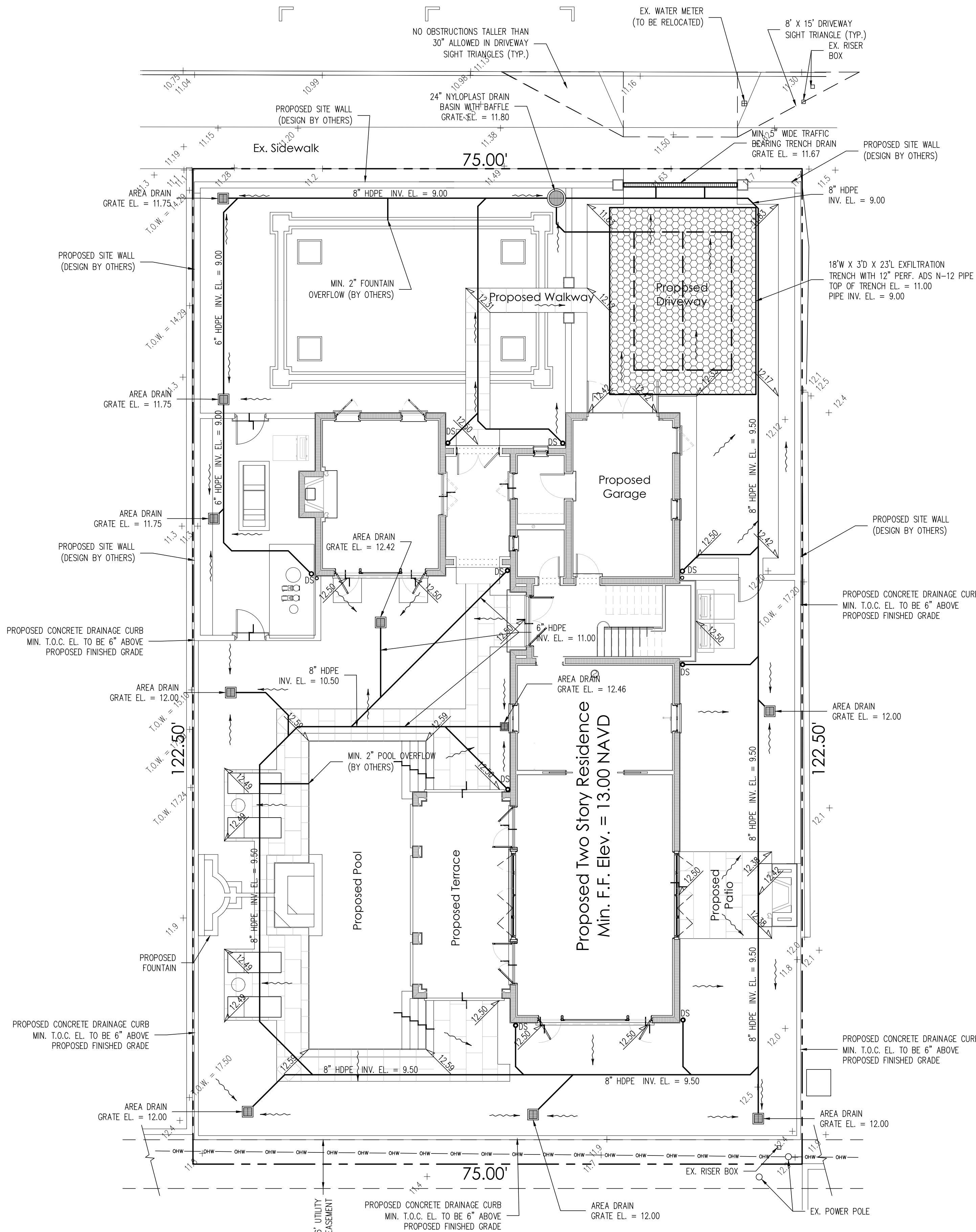
Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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

Seaspray Avenue



STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 9,187 sq.ft.
Drainage Area Impervious Surface = 5,052 sq.ft.
Drainage Area Pervious Surface = 4,135 sq.ft.*
*Minimum required by code without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method ($Q=CiA$)
where:
 $C=1.0$ (impervious surface)
 $C=0.2$ (pervious surface)
 $i=2$ in/hr

Impervious Surface Runoff Volume:
 $1.0 \times 2 \text{ in/hr} \times 5,052 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 842 \text{ cu.ft.}$
Pervious Runoff Volume:
 $0.2 \times 2 \text{ in/hr} \times 4,135 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 138 \text{ cu.ft.}$
Total Volume to be Retained = 980 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 23 ft
 W = Trench Width = 18 ft
 K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
 H_2 = Depth to Water Table = 6.00 ft
 DU = Un-Saturated Trench Depth = 3.00 ft
 DS = Saturated Trench Depth = 0.00 ft
 V = Volume Treated = 1,190 cu.ft.

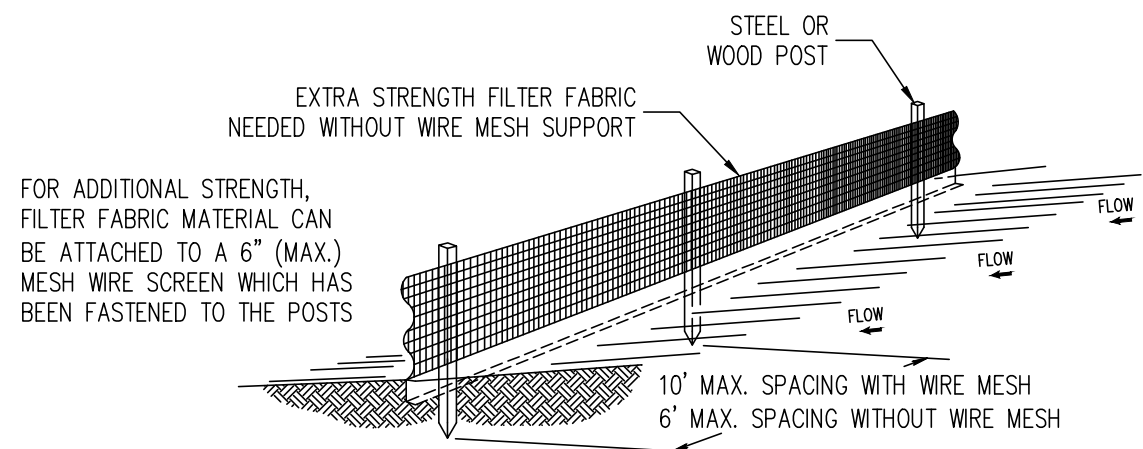
Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.

Plan Background from Hardscape Plan by
Nievera Williams Design Received 6/27/24

ARC-24-0052

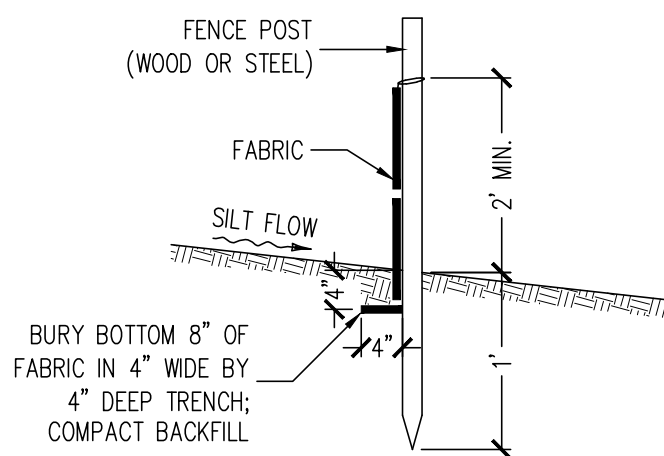
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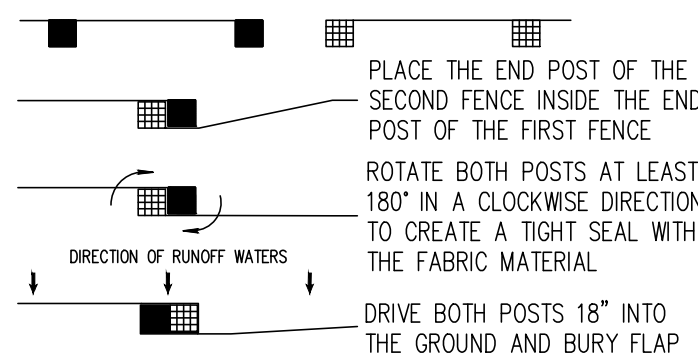
Notes:

- 1) The height of a silt fence shall not exceed 36".
- 2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
- 3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
- 4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
- 5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
- 6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
- 7) The trench shall be backfilled and the soil compacted over the filter fabric.

SILT FENCE DETAIL
N.T.S.



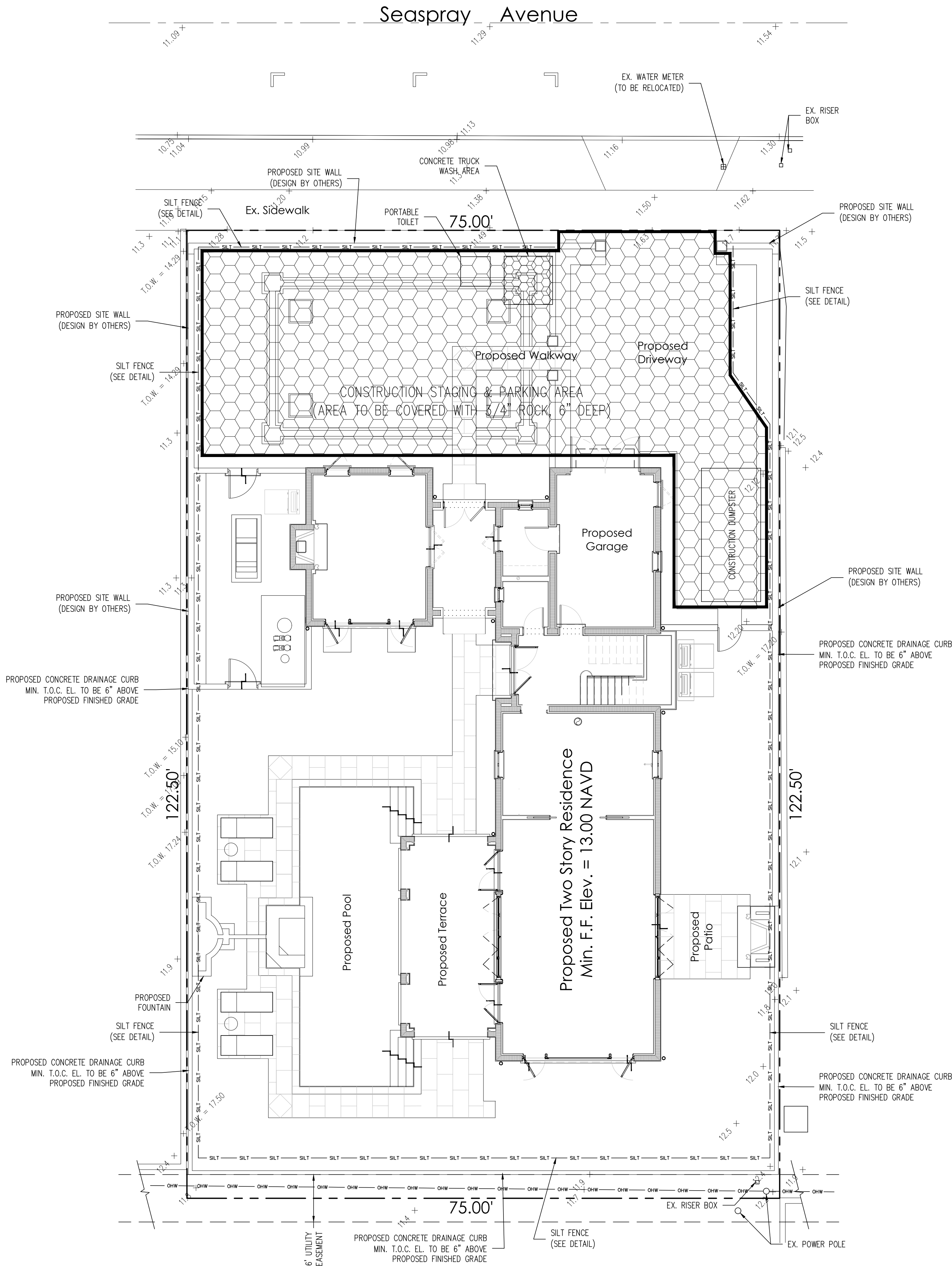
SILT FENCE SECTION
N.T.S.



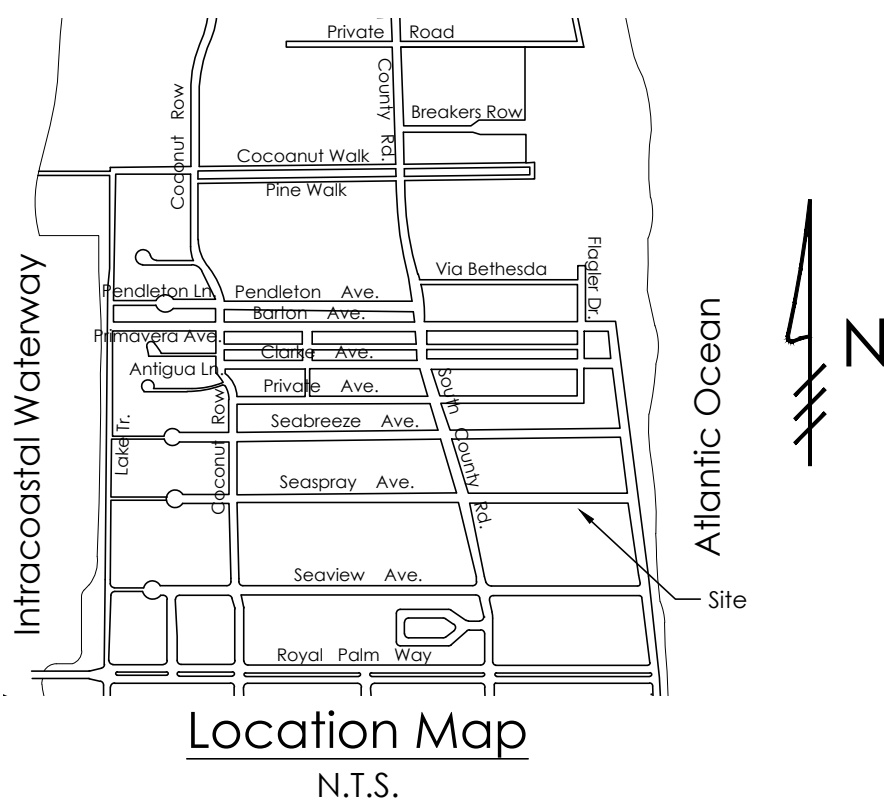
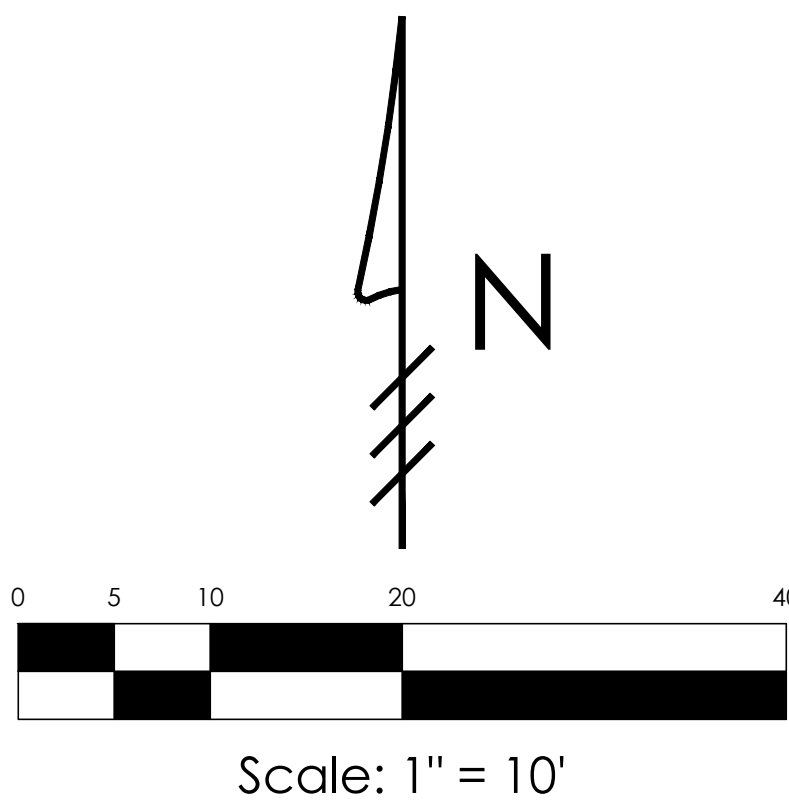
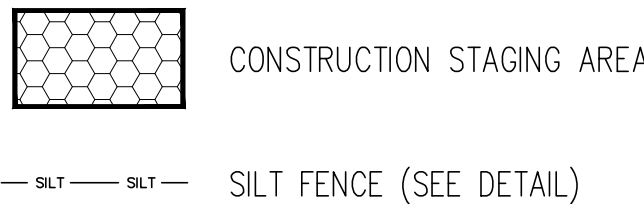
ATTACHING TWO SILT FENCES
N.T.S.

Notes:

- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is smaller than 6" dia. or in poor condition, service will be replaced to main per Town of Palm Beach standards



Legend



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SUNSHINE STATE ONE
CALL OF FLORIDA, INC.

Contractor is responsible for
obtaining location of existing
utilities prior to commencement
of construction activities.

Construction Staging/Parking & Erosion Control Plan For:

TOLKAN RESIDENCE

130 Seaspray Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2024-0048
Issue Date	06/29/2024
Scale	1/8" = 1'-0"

REVISIONS:

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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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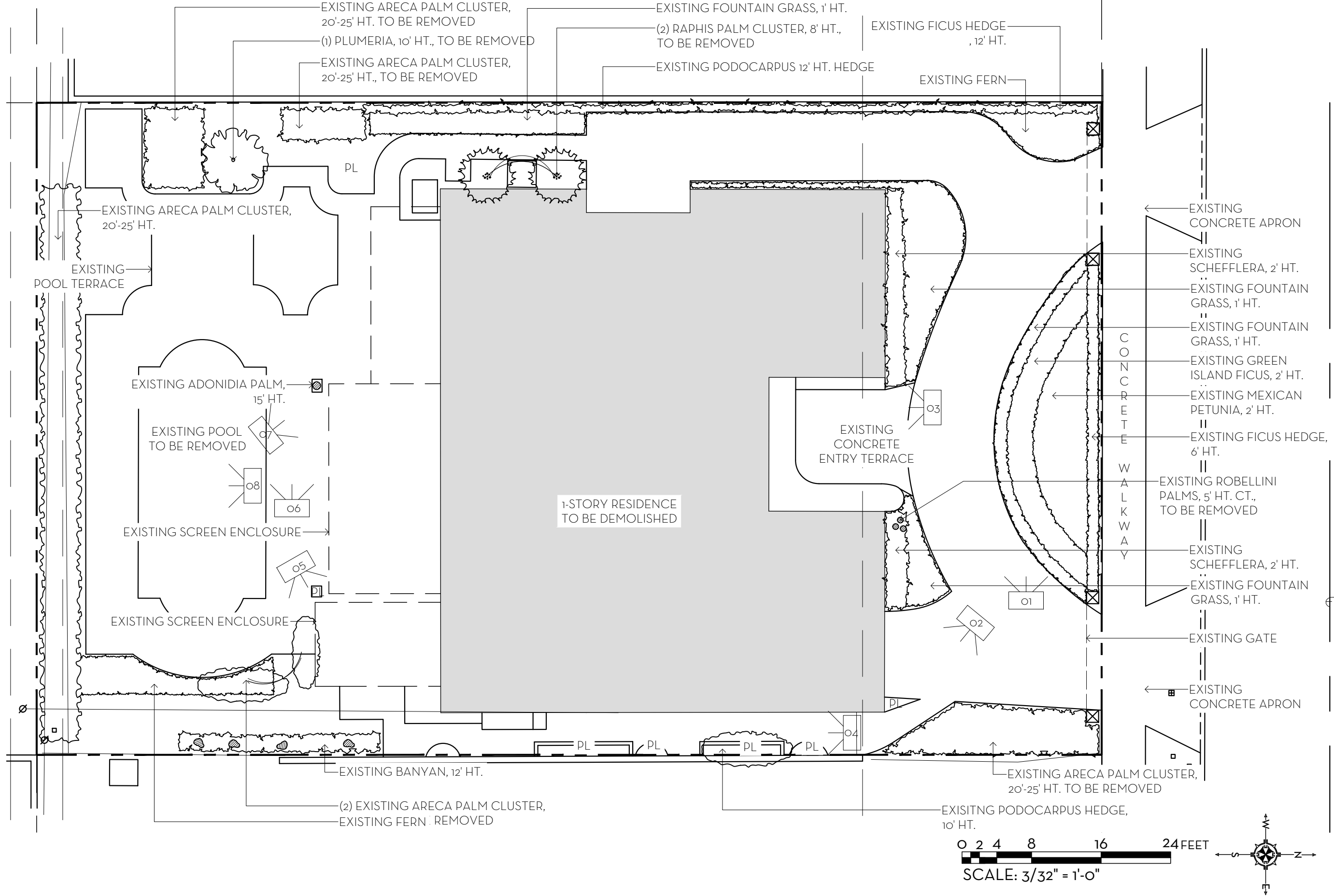
EC-1

Plan Background from Hardscape Plan by
Nievera Williams Design Received 6/27/24

ARC-24-0052

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SECOND SUBMITTAL



MARIO F. NIEVERA

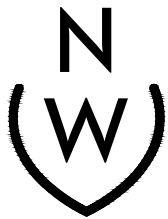
State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS/DEMOLITION PLAN
TOLKAN RESIDENCE

130 SEASPRAY, PALM BEACH, FLORIDA

01 JULY 2024
13 JUNE 2024
28 MAY 2024

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



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33410
P: 561-659-2820
F: 561-659-2113

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EX1

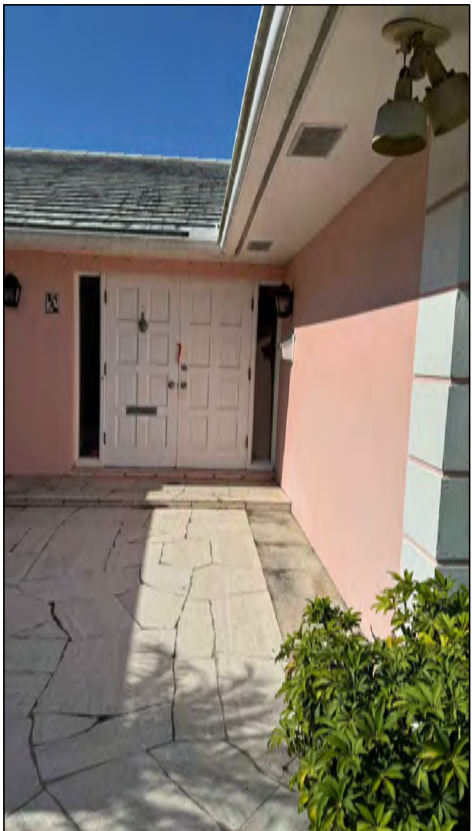
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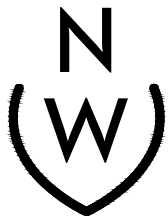
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS PHOTOS
TOLKAN RESIDENCE
136 SEASPRAY, PALM BEACH, FLORIDA

01 JULY 2024
13 JUNE 2024
28 MAY 2024

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



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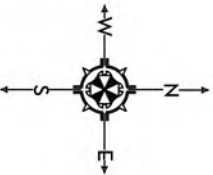
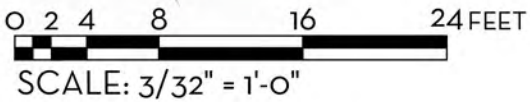
EX2

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SEASPRAY



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

SITE PLAN RENDERING
TOLKAN RESIDENCE

130 SEASPRAY, PALM BEACH, FLORIDA

01 JULY 2024
13 JUNE 2024
28 MAY 2024

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



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ARC-24-0052



PERSPECTIVE RENDERING (AERIAL VIEW)
130 Seaspray



NIEVERA WILLIAMS
DESIGN

PR 01



PERSPECTIVE RENDERING (FRONT ENTRY)
130 Seaspray



NIEVERA WILLIAMS
DESIGN

PR 02



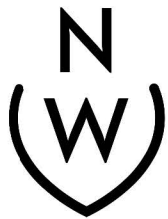
PERSPECTIVE RENDERING (POOL AREA)
130 Seaspray

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NORTH ELEVATIONS
TOLKAN RESIDENCE
130 SEASPRAY, PALM BEACH, FLORIDA

SCALE: 1/8" = 1'-0"
on JUNE 2024
13 JUNE 2024
28 MAY 2024



NIEVERA WILLIAMS
DESIGN

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EL1

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1 NORTH-ELEVATION
EL1 SCALE: 1/8"=1'-0"



2 NORTH- INTERIOR ELEVATION
EL1 SCALE: 1/8"=1'-0"

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State of Florida
Landscape Architect
Registration No.
6666856



1 WEST- ELEVATION
EL2 SCALE: 3/32"=1'-0"



2 EAST- ELEVATION
EL2 SCALE: 3/32"=1'-0"

WEST AND EAST ELEVATIONS
TOLKAN RESIDENCE

130 SEASPRAY, PALM BEACH, FLORIDA

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

24 JUNE 2024
13 JUNE 2024
28 MAY 2024



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EL2

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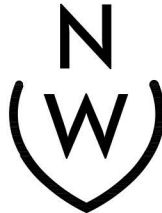


1 SOUTH- ELEVATION
EL3 SCALE: 1/8"=1'-0"

SOUTH ELEVATION
TOLKAN RESIDENCE
130 SEASPRAY, PALM BEACH, FLORIDA

24 JUNE 2024
13 JUNE 2024
28 MAY 2024

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

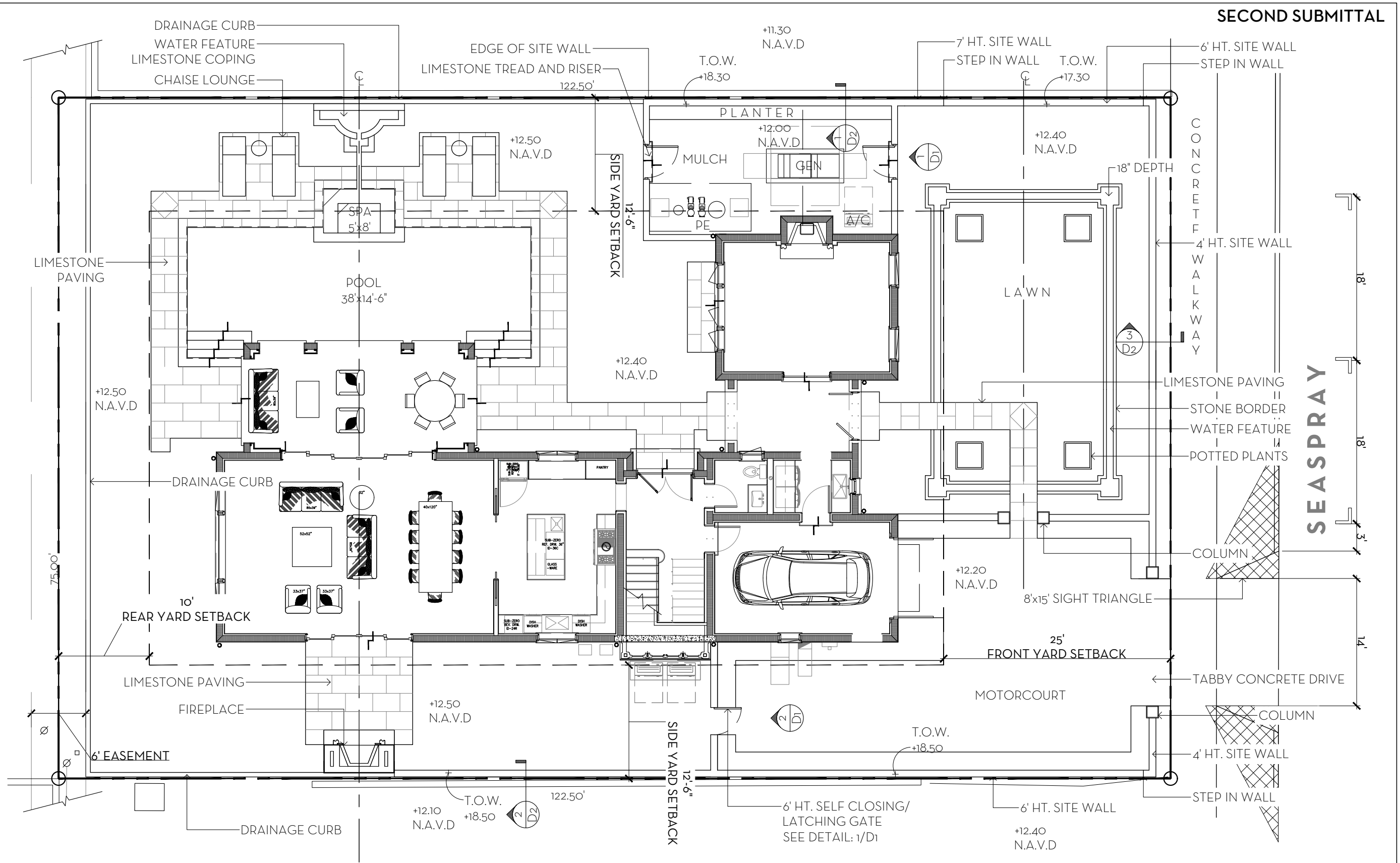


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EL3
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OVERALL R-B SITE CALCULATIONS:

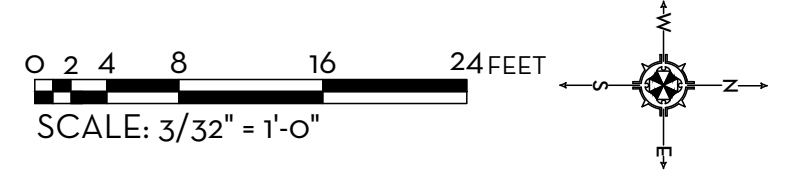
SITE AREA =	9,187 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	4,134 SQ FT	45%
EXISTING =	N/A SQ FT	
PROPOSED =	4,233 SQ FT	46%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,875 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	750 SQ FT	40%
EXISTING =	N/A SQ FT	
PROPOSED =	1,091 SQ FT	58%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,550 SQ FT	
MINIMUM LANDSCAPE:		
(50% OF 4,134 SF) = 2,067 REQUIRED		
EXISTING =	N/A SQ FT	
PROPOSED =	2,705 SQ FT	



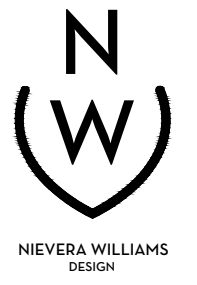
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MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
TOLKAN RESIDENCE
130 SEASPRAY, PALM BEACH, FLORIDA

01 JULY 2024
13 JUNE 2024
28 MAY 2024

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



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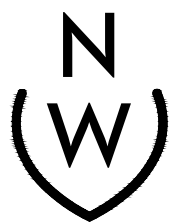
SCALE: 3/32" = 1'-0"

PLANTING PLAN

TOLKAN RESIDENCE

150 SEASIDEWAY, BALM BEACH, FLORIDA

01 JUL Y 2024
13 JUNE 2024
28 MAY 2024



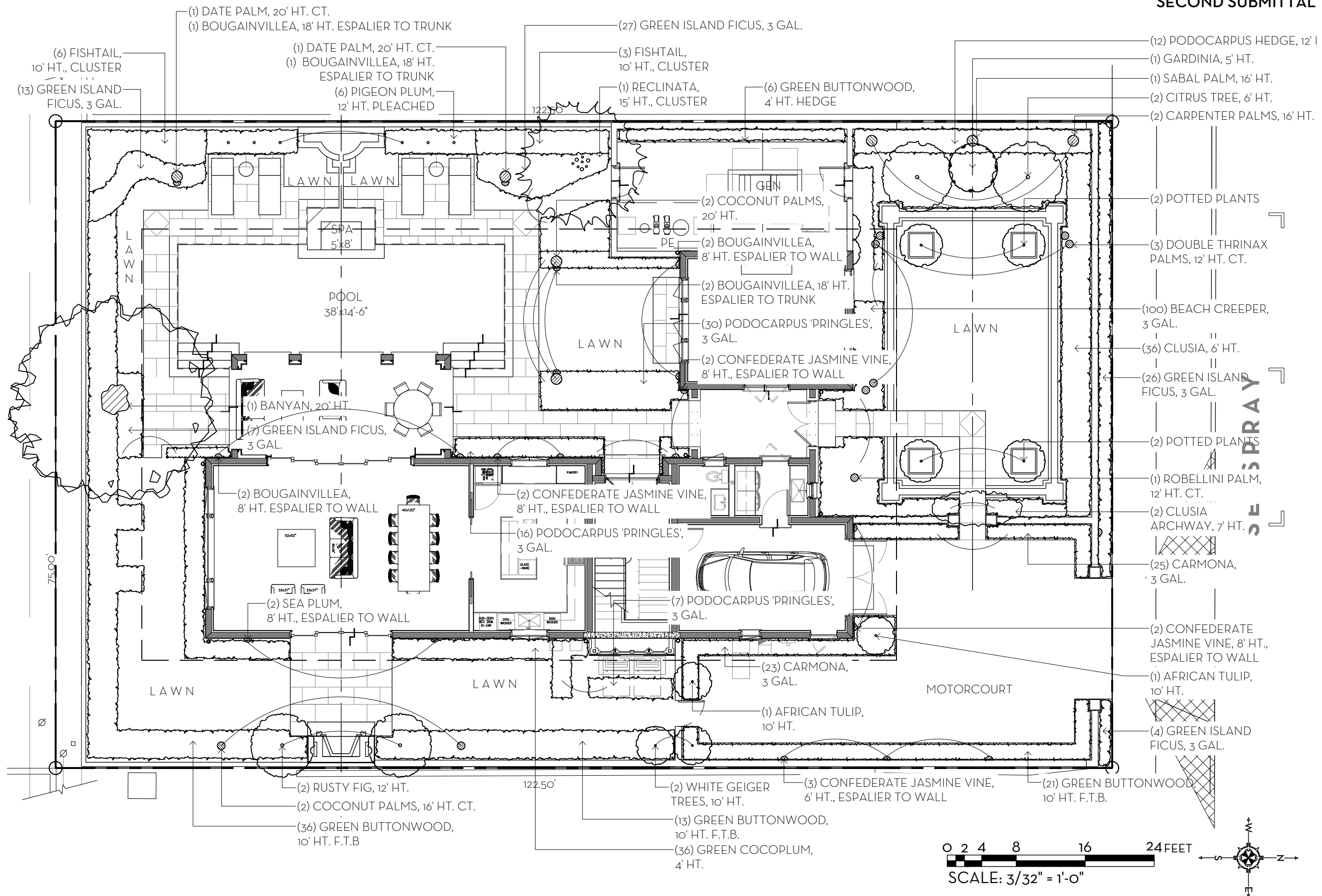
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State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS
TOLKAN RESIDENCE

130 SEASPRAY, PALM BEACH, FLORIDA

01 JULY 2024
13 JUNE 2024
28 MAY 2024

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



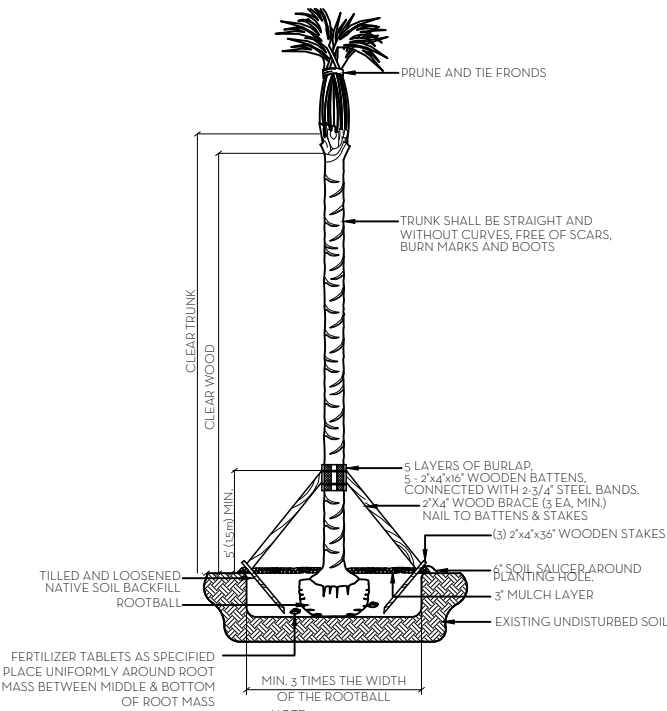
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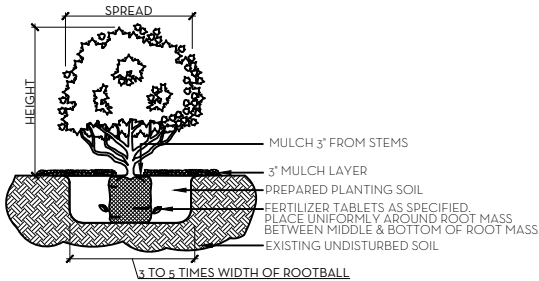
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LP2

ARC-24-0052

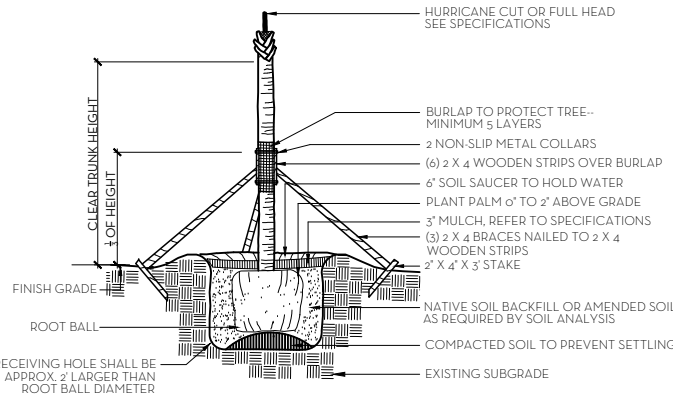


PALM PLANTING DETAIL



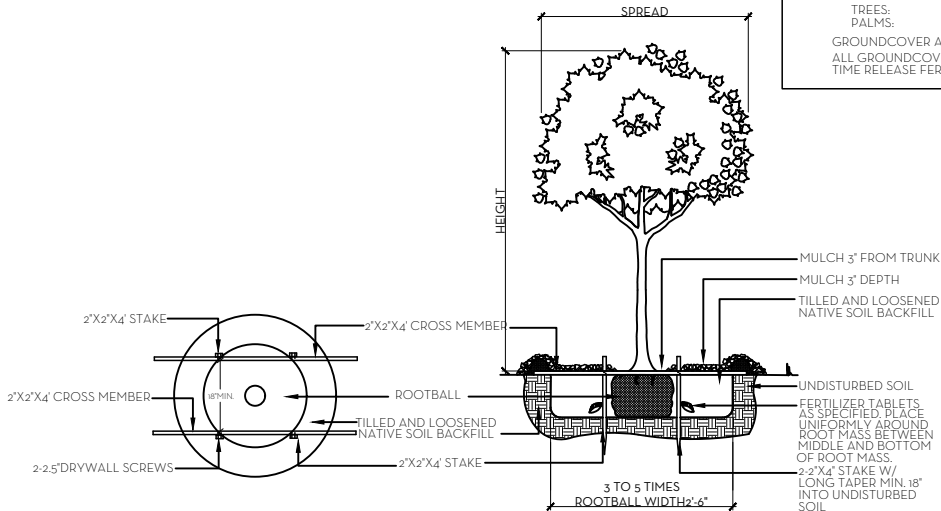
SHRUB & GROUNDCOVER PLANTING DETAIL

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

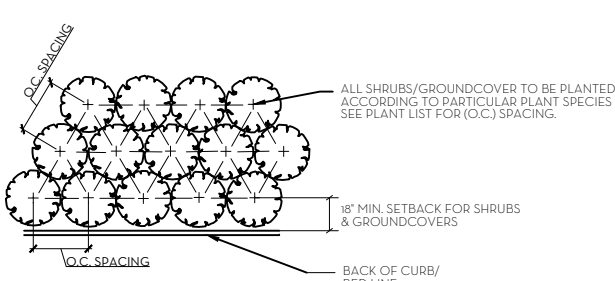


PALM TREE PLANTING AND STAKING DETAIL

- NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
 2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
 3. REMOVE ALL STRINGS &/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.

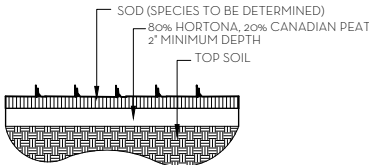


TREE PLANTING DETAIL

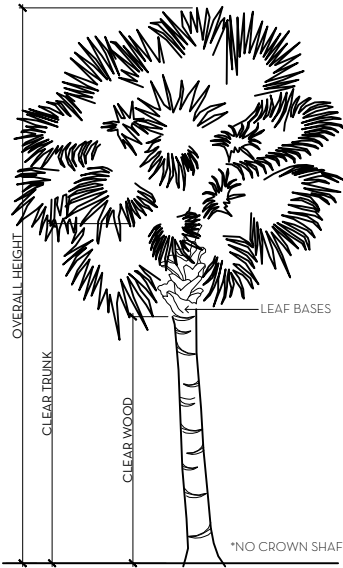


PLANT SPACING DETAIL

- 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



SOD PLANTING DETAIL



PALM SPECIFICATION DETAIL

- 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.



130 Seaspray, Palm Beach, FL

06.28.2024

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Banyan	Ficus benghalensis	1	26' Ht.	*
Pigeon Plum	Caraculoba diversifolia	6	6' Ht. PLANTER	*
Citrus	Citrus spp.	2	6' Ht.	*
Candlenut	Candlenut grandis 'Blanco Supreme'	1	5' Ht.	*
African Tulip	Spathodea campanulata	2	6' Ht.	*
Burly Fig	Ficus rubiginosa	2	6' Ht.	*
White Gumbo	Cordia alliodora	2	6' Ht.	*
PALMS				
Date Palm	Phoenix dactyloides	2	26' Ht.	*
Coin Palm	Coccothrinax	2	26' Ht.	*
Coin Palm	Coccothrinax	2	6' Ht. C.T.	*
Palmetto Palm	Chorizanthe	9	10' Ht. C.T. USHER	*
Red-tailed Palm	Phoenix rostrata spp.	1	10' Ht. C.T. USHER	*
Spotted Palm	Salpichneumon	1	6' Ht. C.T.	*
Carpet Palm	Carpet Palm	2	6' Ht. C.T.	*
Red-tailed Palm	Phoenix rostrata	1	6' Ht.	*
Trunk Palm	Trunk palm	3	6' Ht. C.T. DOUBLE	*
SHRUBS				
Green Bottlebrush	Callistemon viminalis	66	10' Ht. 1-1.5'	*
Green Bottlebrush	Callistemon viminalis	6	10' Ht. 1-1.5'	*
Green Canebrake	Green Canebrake	36	4' Ht.	*
Orange Tree	Orange tree	53	5' C.M.	*
Orange Tree	Orange tree	12	6' Ht.	*
Orange Tree	Orange tree	2	7' Ht. 1-1.5'	*
Orange Tree	Orange tree	36	6' Ht.	*
VINES/GROUND COVER/VINES				
Cardinalis	Cardinalis	3	6' Ht. 1-1.5'	*
Cardinalis	Cardinalis	6	6' Ht. 1-1.5'	*
Cardinalis	Cardinalis	22	5' C.M.	*
Cardinalis	Cardinalis	48	5' C.M.	*
Beach Canebrake	Beach Canebrake	600	5' C.M.	*
Beach Canebrake	Beach Canebrake	2	8' Ht. 1-1.5'	*
Beach Canebrake	Beach Canebrake	4	8' Ht. 1-1.5'	*
Beach Canebrake	Beach Canebrake	4	8' Ht. 1-1.5'	*

Town of Palm Beach

Planning, Zoning and Building
Department
100 South Palm Beach, Florida
33480-4000



Landscape Legend			
Property Address: 130 Seaspray			
Lot Area: 30,000 SF			
	REQUIRED	PROPOSED	
Landscape Cover: 100% (30,000 SF)	4,134 SF (45%)	4,218 SF (48%)	
Native Trees: 50%	NA	NA	
Native Shrubs: 50%	2,067 SF (50%)	2,108 SF	
Native Groundcover: 50%	750 SF (45%)	751 SF (48%)	
Native Trees: 50%	5,000 SF	6,375 SF	
Native Shrubs: 50%	80,000 SF	60,000 SF	
Native Groundcover: 50%	70,000 SF	100,000 SF	

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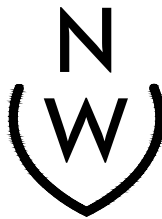
State of Florida
Landscape Architect
Registration No.
6666856

GATE DETAILS
TOLKAN RESIDENCE

130 SEASPRAY, PALM BEACH, FLORIDA

01 JULY 2024
13 JUNE 2024
28 MAY 2024

SCALE: 1" = 1'-0"



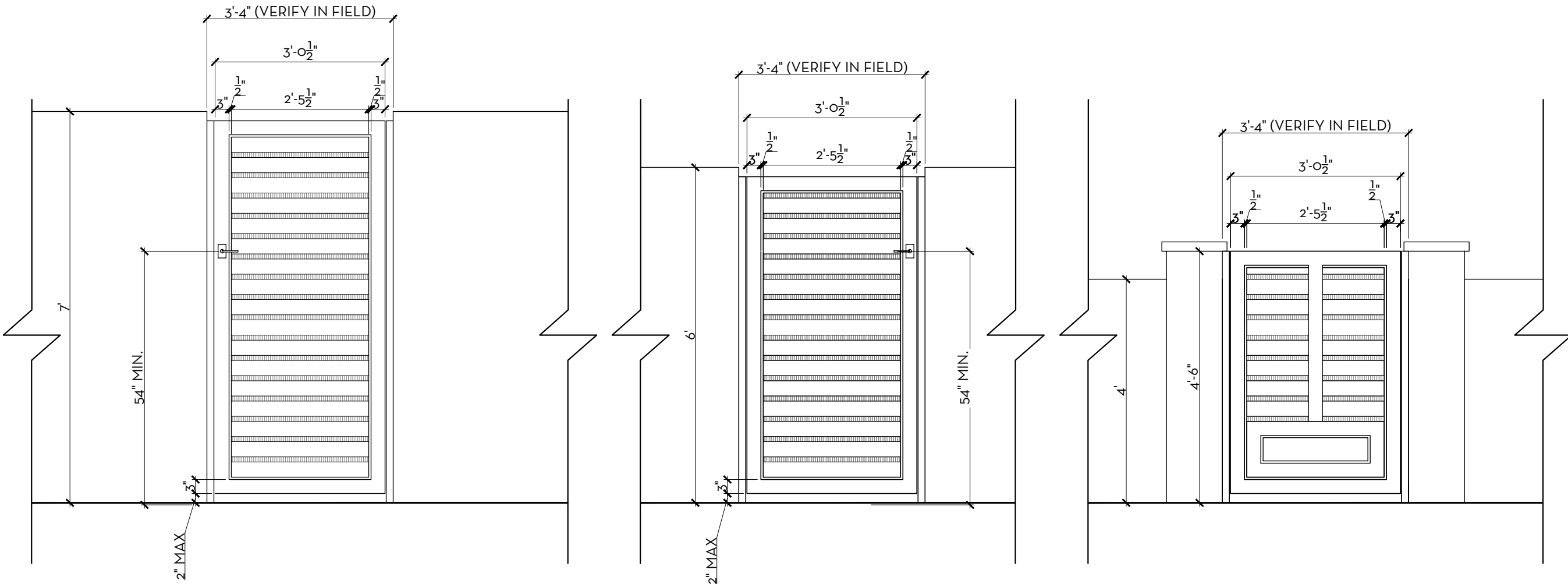
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D1

ARC-24-0052



1
D1 TYP. EQUIPMENT YARD GATE - DETAIL
SCALE: 1/2"=1'-0"

2
D1 TYP. PEDESTRIAN GATE - DETAIL
SCALE: 1/2"=1'-0"

3
D1 MAIN ENTRY PEDESTRIAN GATE - DETAIL
SCALE: 1/2"=1'-0"

MARIO F. NIEVERA

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GATE RENDERERS
TOLKAN RESIDENCE
130 SEASPRAY, PALM BEACH, FLORIDA

01 JULY 2024
13 JUNE 2024
28 MAY 2024

SCALE: 1" = 1'-0"



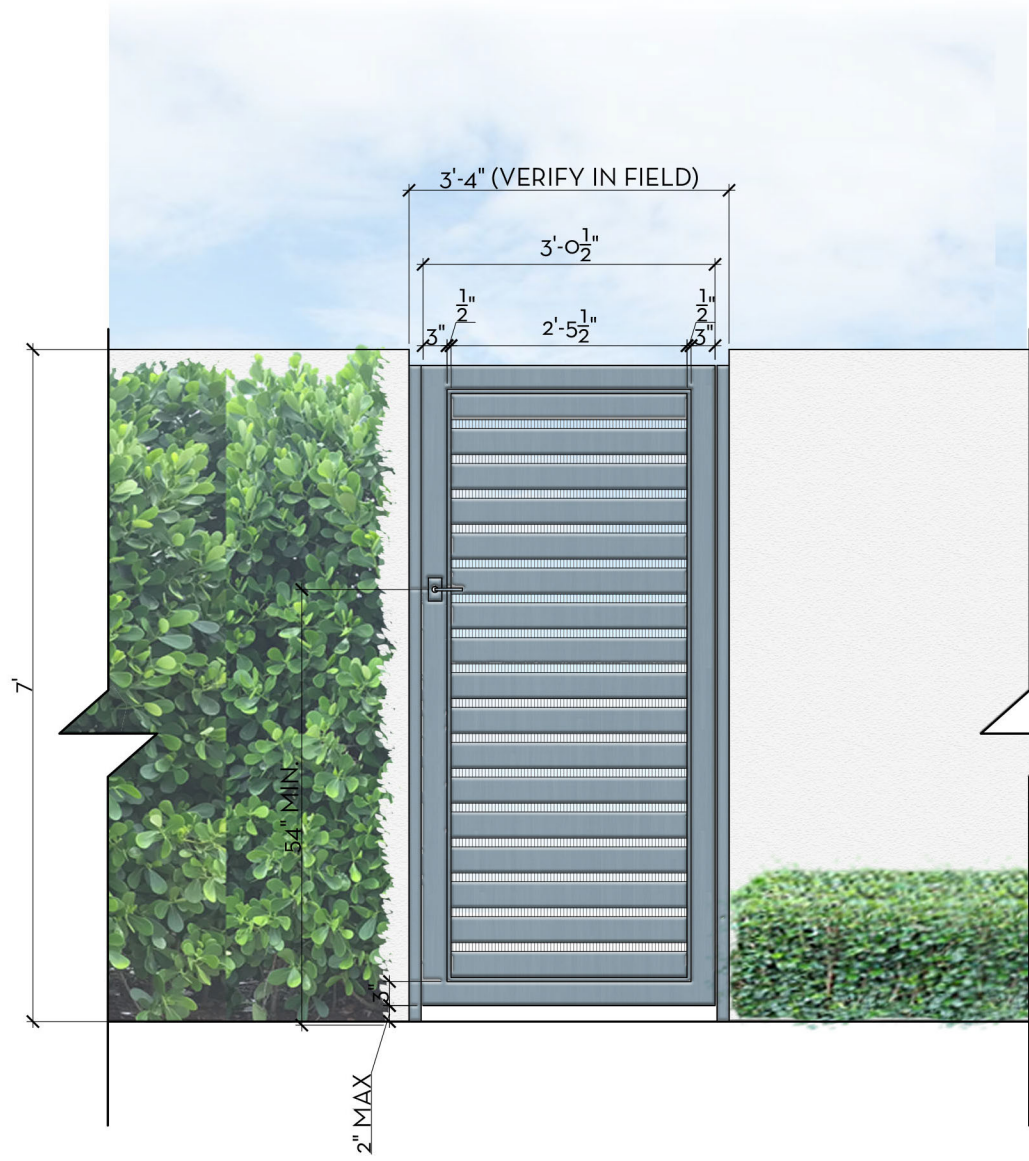
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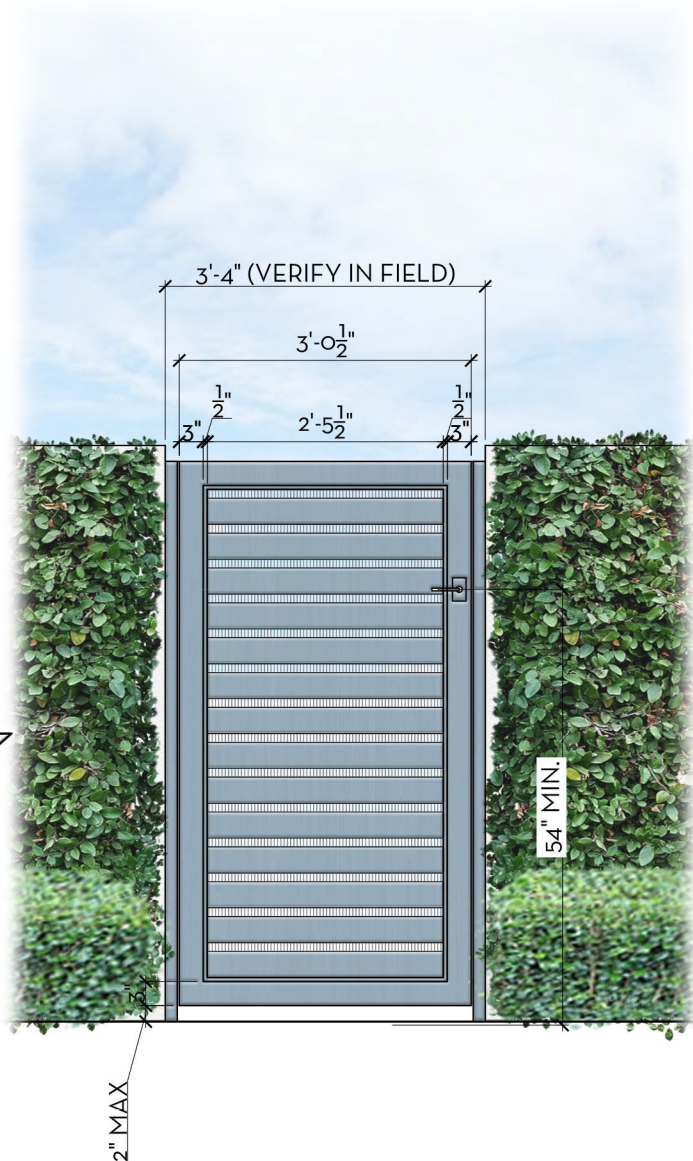
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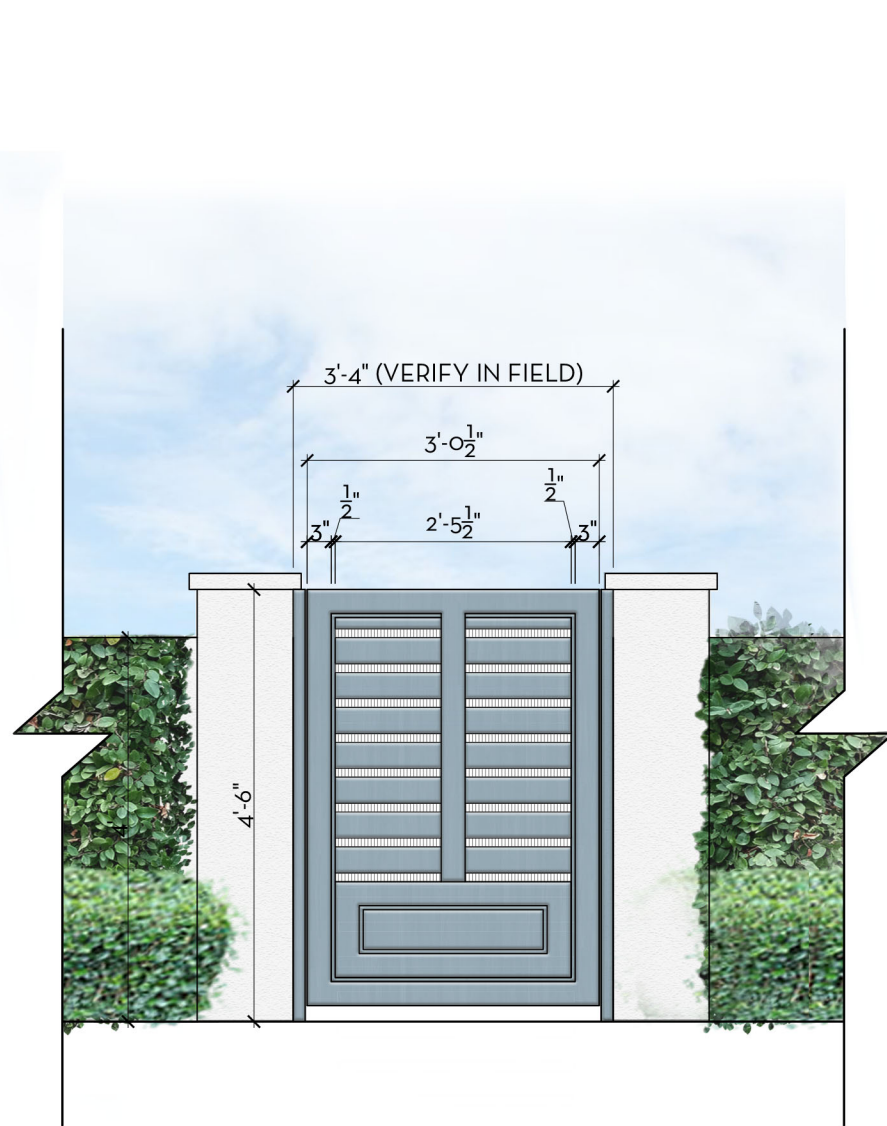
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1 TYP. EQUIPMENT YARD GATE - DETAIL
D1 SCALE: 1/2"=1'-0"



2 TYP. PEDESTRIAN GATE - DETAIL
D1 SCALE: 1/2"=1'-0"



3 MAIN ENTRY PEDESTRIAN GATE - DETAIL
D1 SCALE: 1/2"=1'-0"

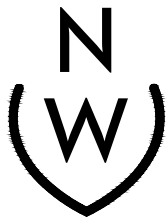
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SITE WALL DETAILS
TOLKAN RESIDENCE
130 SEASPRAY, PALM BEACH, FLORIDA

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

01 JULY 2024
13 JUNE 2024
28 MAY 2024



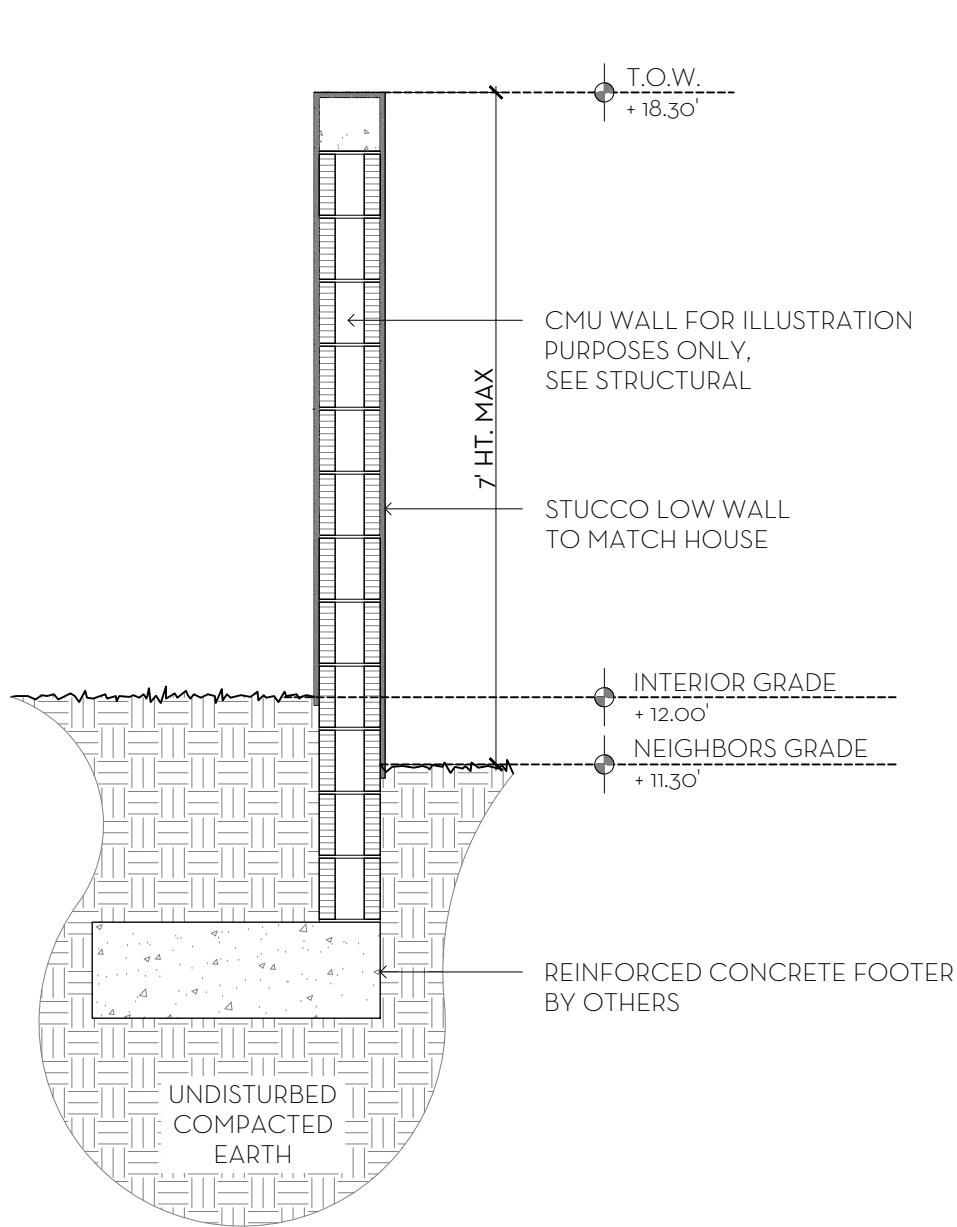
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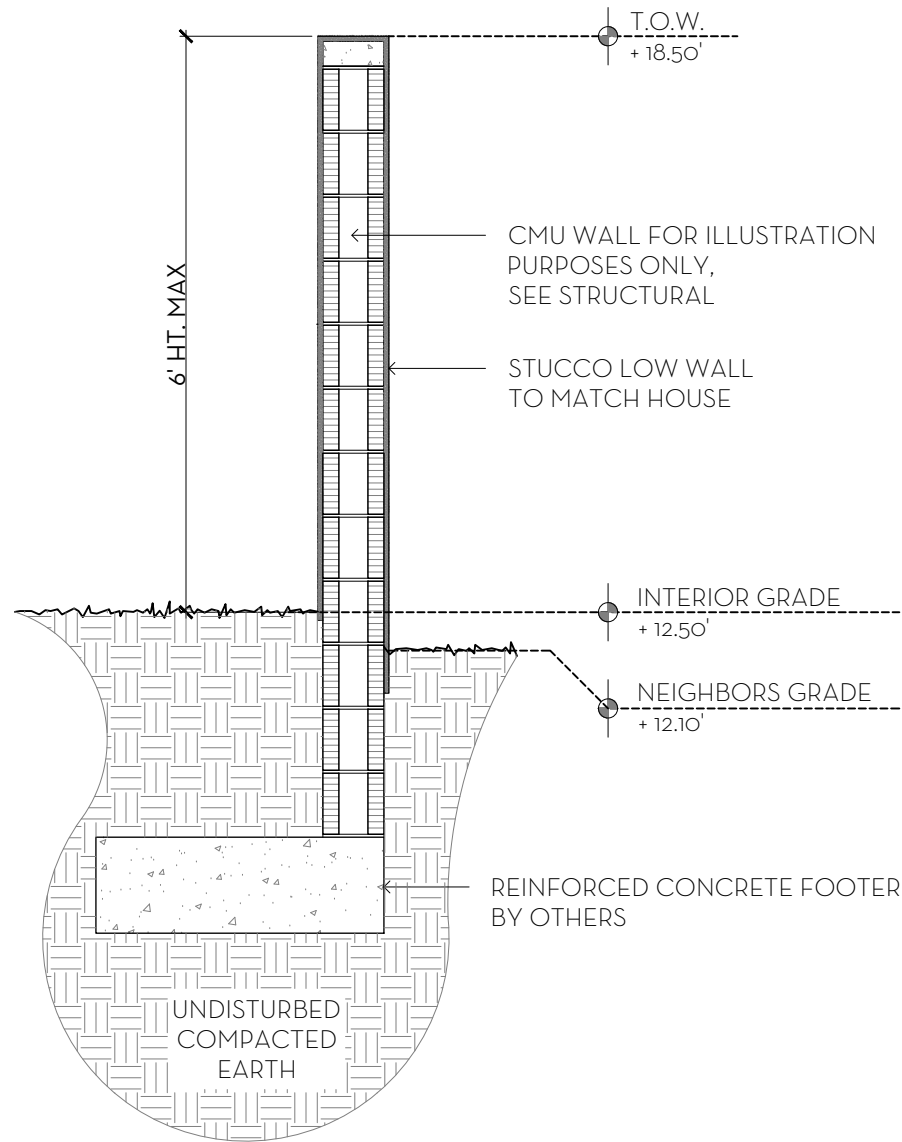
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D2

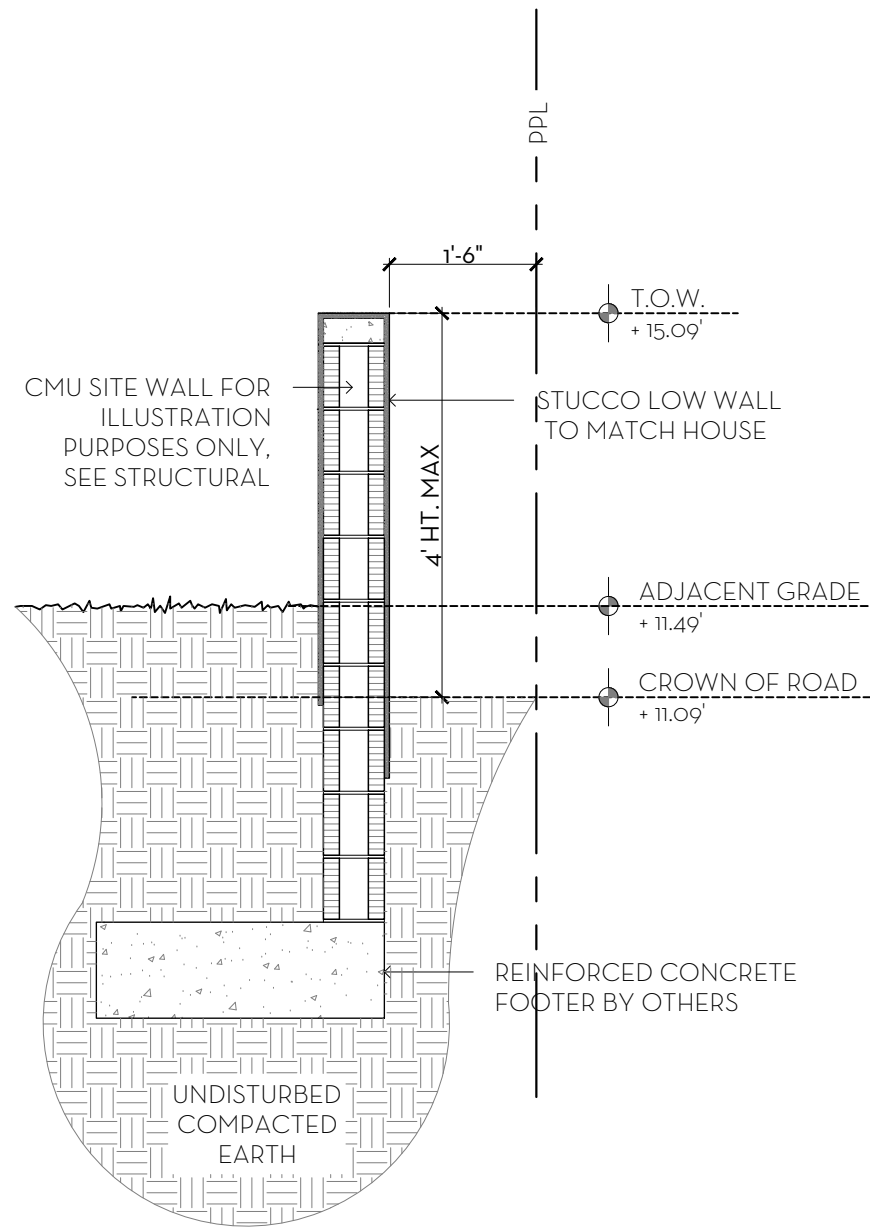
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1 TYP. WEST SITE WALL - SECTION
D2 SCALE: 1/2"=1'-0"



2 TYP. SITE WALL - SECTION
D2 SCALE: 1/2"=1'-0"



3 TYP. NORTH SITE WALL - SECTION
D2 SCALE: 1/2"=1'-0"

SECOND SUBMITTAL

MARIO F. NIEVERA

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OVERALL - OPEN SPACE DIAGRAM
TOLKAN RESIDENCE

130 SEASPRAY, PALM BEACH, FLORIDA

01 JULY 2024
13 JUNE 2024
28 MAY 2024

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



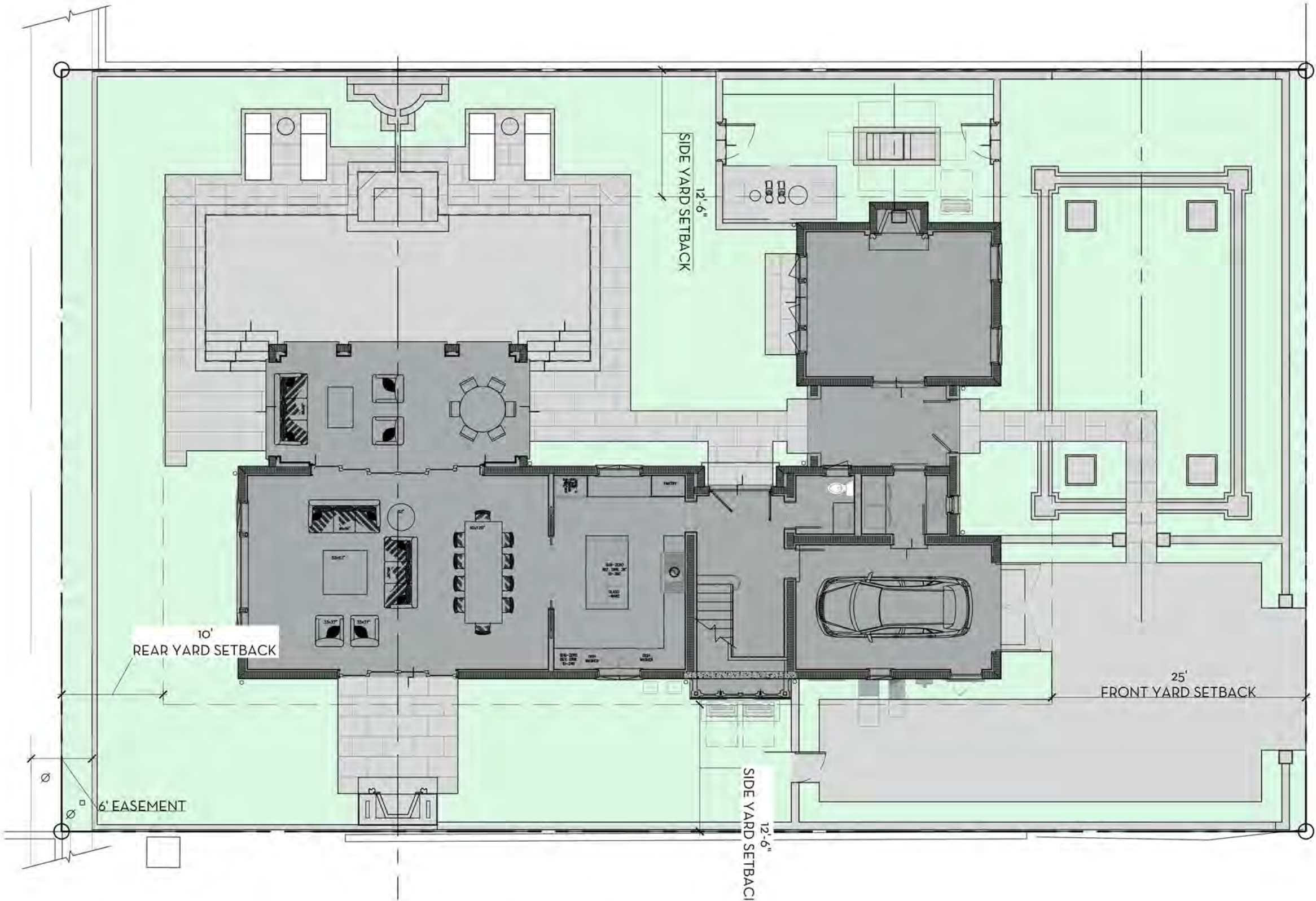
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OVERALL R-B SITE CALCULATIONS:

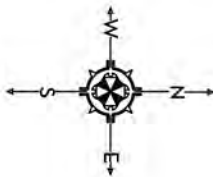
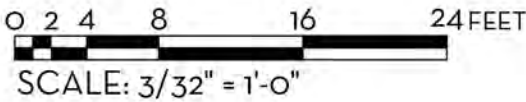
SITE AREA =	9,187 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	4,134 SQ FT	45%
EXISTING =	N/A SQ FT	
PROPOSED =	4,233 SQ FT	46%

FRONT SETBACK SITE CALCULATIONS:

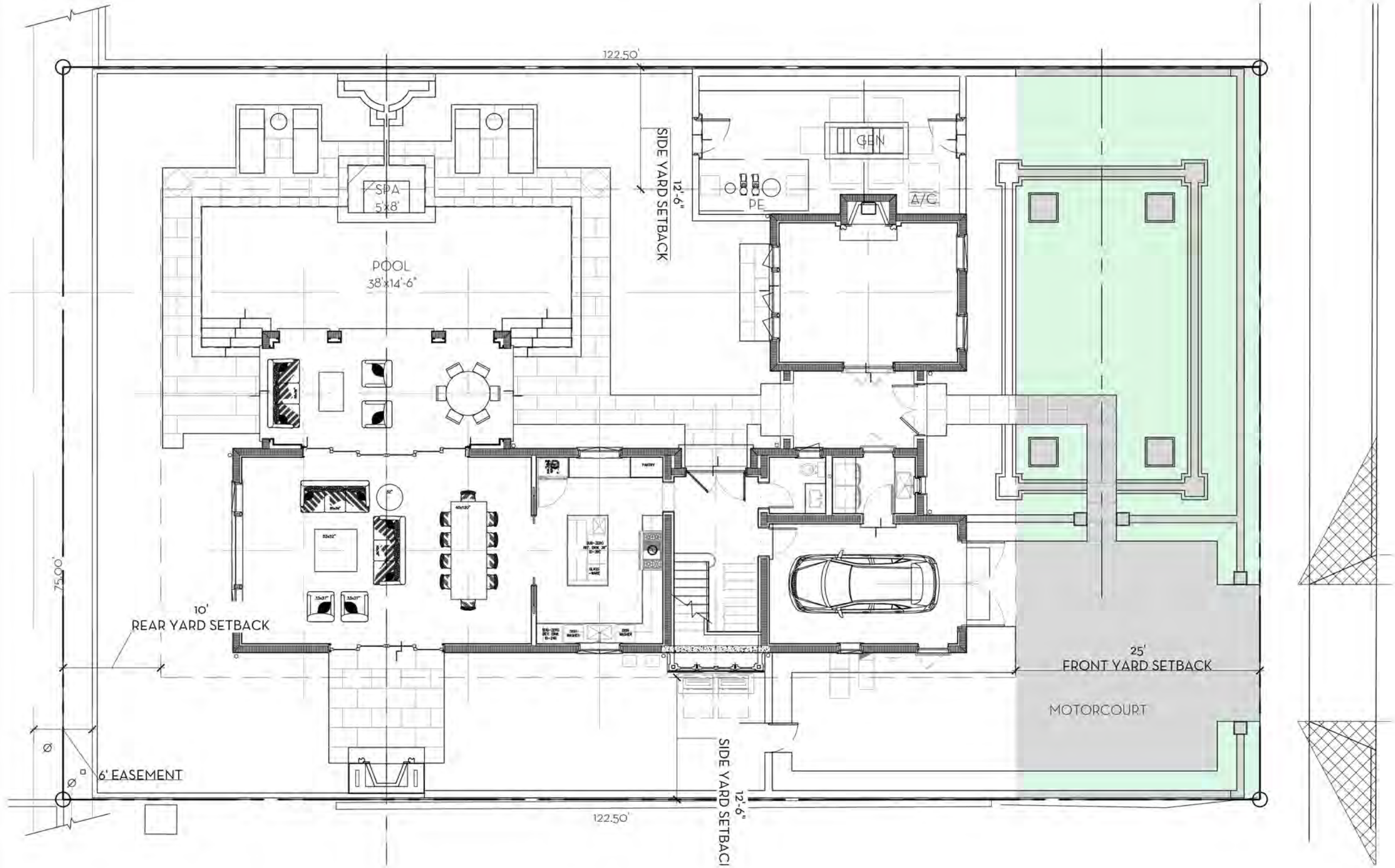
25' SETBACK AREA =	1,875 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	750 SQ FT	40%
EXISTING =	N/A SQ FT	
PROPOSED =	1,091 SQ FT	58%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,550 SQ FT	
MINIMUM LANDSCAPE:		
(50% OF 4,134 SF) = 2,067 REQUIRED		
EXISTING =	N/A SQ FT	
PROPOSED =	2,705 SQ FT	



SECOND SUBMITTAL



OVERALL R-B SITE CALCULATIONS:

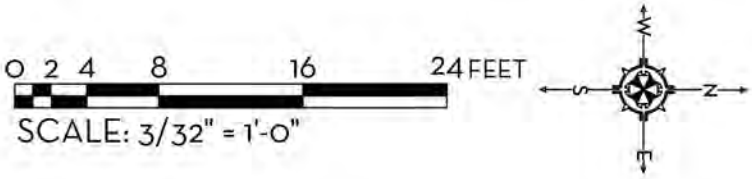
SITE AREA =	9,187 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	4,134 SQ FT	45%
EXISTING =	N/A SQ FT	
PROPOSED =	4,233 SQ FT	46%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,875 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	750 SQ FT	40%
EXISTING =	N/A SQ FT	
PROPOSED =	1,091 SQ FT	58%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,550 SQ FT	
MINIMUM LANDSCAPE:		
REQUIRED =	1,500 SQ FT (150% OF 4,134 SF) = 2,007 REQUIRED	
EXISTING =	N/A SQ FT	
PROPOSED =	2,705 SQ FT	



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FRONT YARD - OPEN SPACE DIAGRAM
TOLKAN RESIDENCE

130 SEASPRAY, PALM BEACH, FLORIDA

01 JULY 2024
13 JUNE 2024
28 MAY 2024

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



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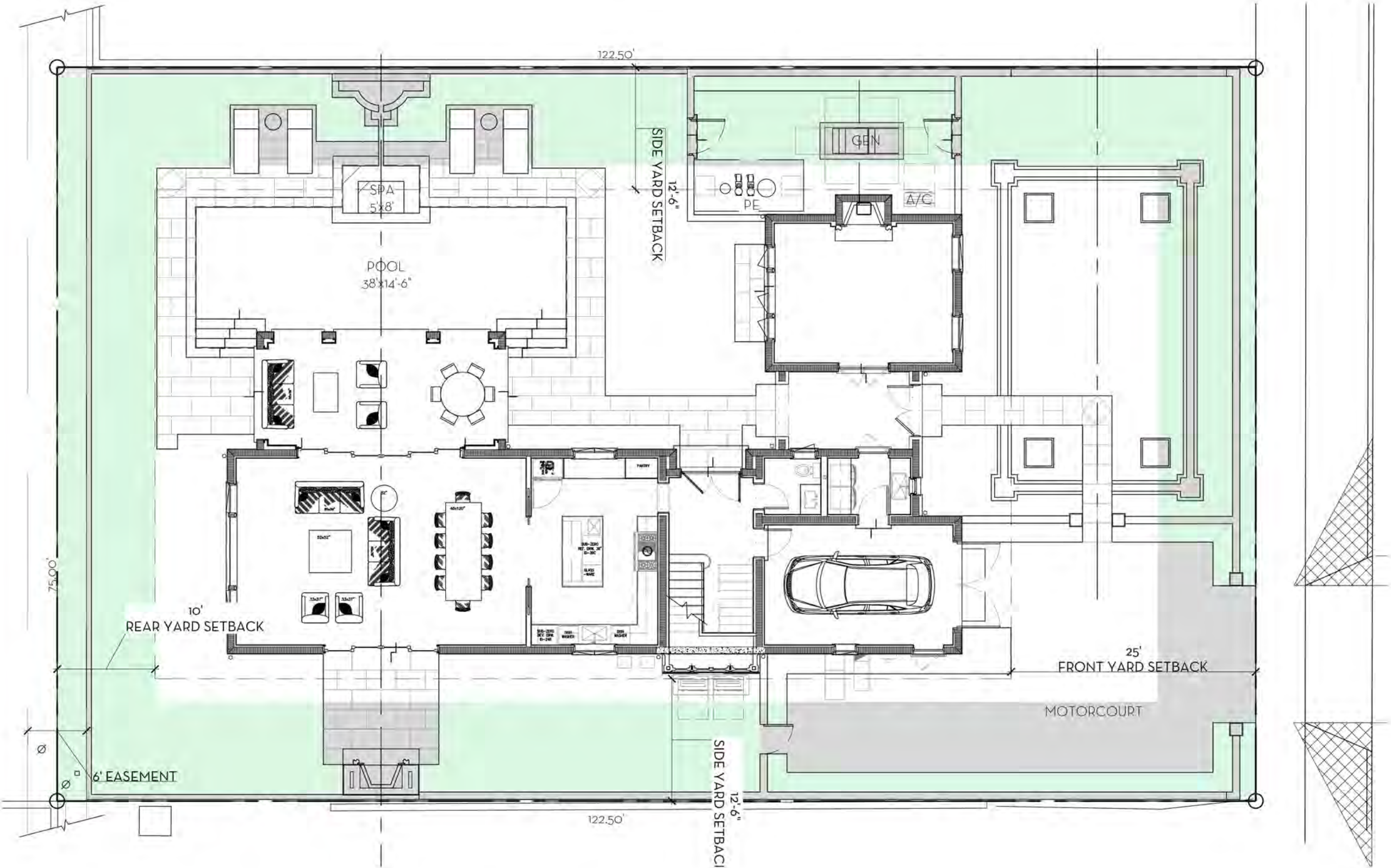
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OVERALL R-B SITE CALCULATIONS:

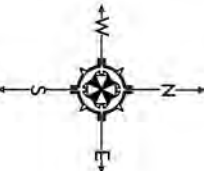
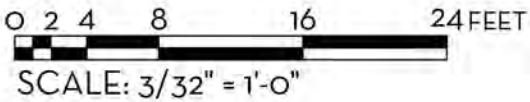
SITE AREA =	9,187 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	4,134 SQ FT	45%
EXISTING =	N/A SQ FT	
PROPOSED =	4,233 SQ FT	46%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,875 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	750 SQ FT	40%
EXISTING =	N/A SQ FT	
PROPOSED =	1,091 SQ FT	58%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,550 SQ FT	
MINIMUM LANDSCAPE:		
REQUIRED =	150% OF 4,134 SF = 2,007 REQUIRED	
EXISTING =	N/A SQ FT	
PROPOSED =	2,705 SQ FT	



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PERIMETER - OPEN SPACE DIAGRAM
TOLKAN RESIDENCE
130 SEASPRAY, PALM BEACH, FLORIDA

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

01 JULY 2024
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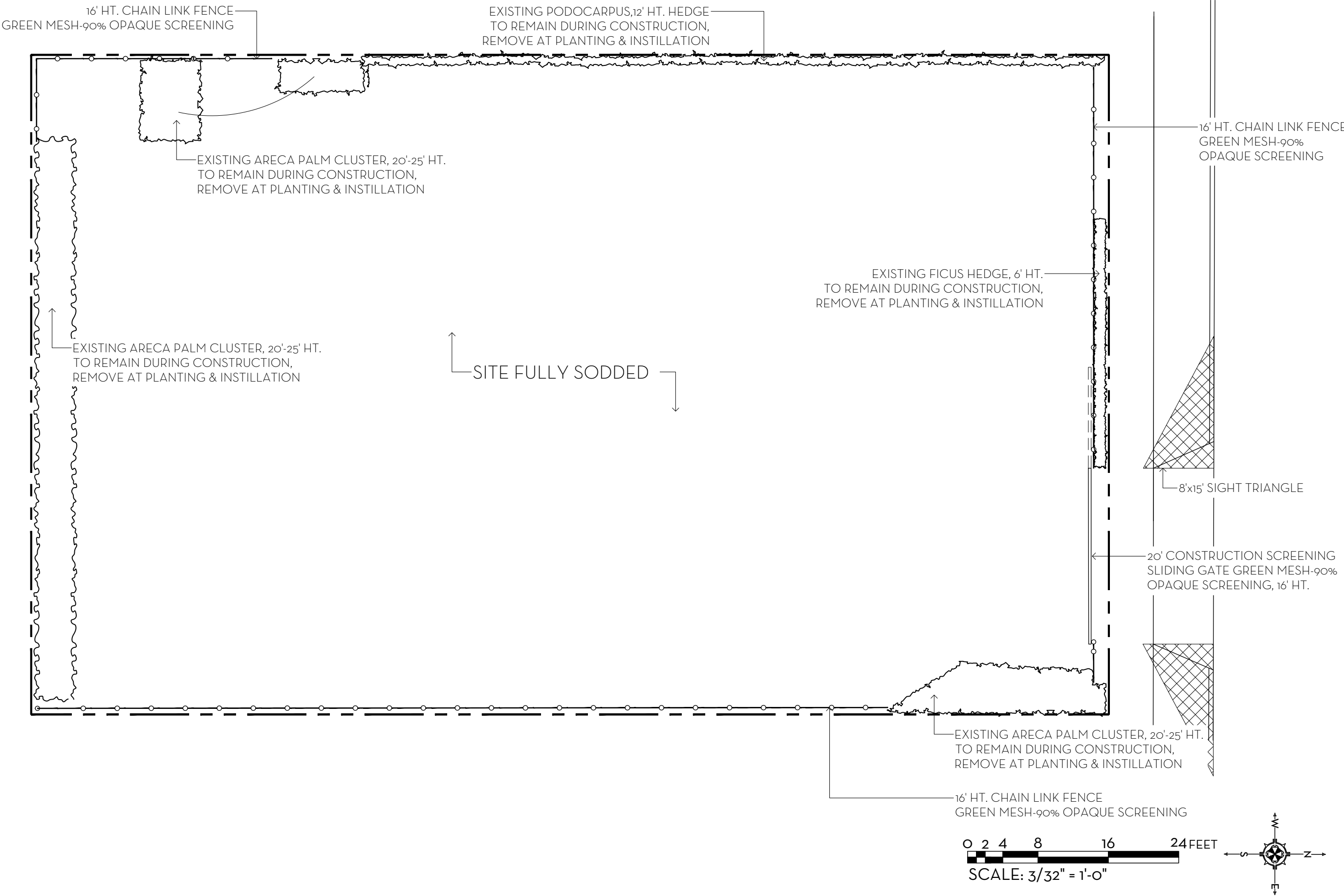


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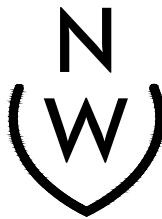
State of Florida
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CONSTRUCTION SCREENING PLAN
TOLKAN RESIDENCE

130 SEASPRAY, PALM BEACH, FLORIDA

01 JULY 2024
13 JUNE 2024
28 MAY 2024

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



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