

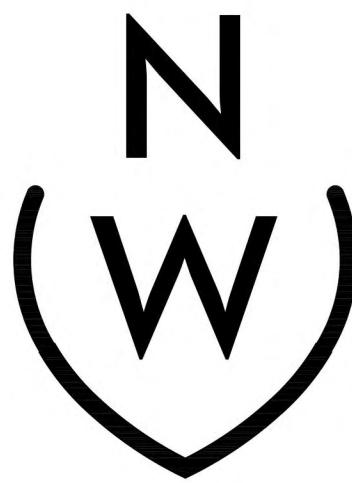
MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

LANDSCAPE PLAN  
**GILBANE RESIDENCE**

745 NORTH LAKE WAY, PALM BEACH, FL

16 OCT 2024  
09 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
28 MARCH 2024  
25 JANUARY 2024



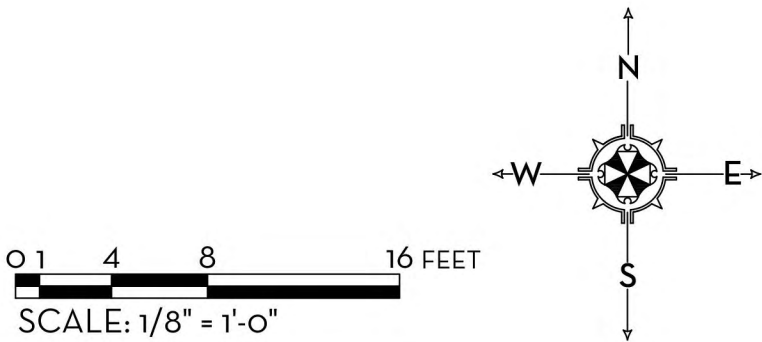
NIEVERA WILLIAMS  
DESIGN

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

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**LP1**

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



10/29/24  
RESPONSE TO SECOND  
SUBMITTAL COMMENT

FIRST SUBMITTAL



1 WEST (FRONT) ELEVATION  
SCALE: 1/4"=1'-0"



2 EAST (BACK) ELEVATION  
SCALE: 1/4"=1'-0"

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

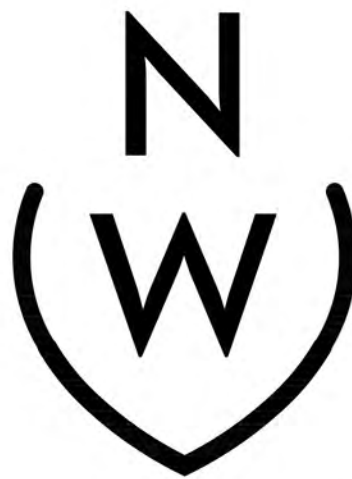
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ELEVATION PLAN  
**GILBANE RESIDENCE**

745 NORTH LAKE WAY, PALM BEACH, FL

09 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
28 MARCH 2024  
25 JANUARY 2024



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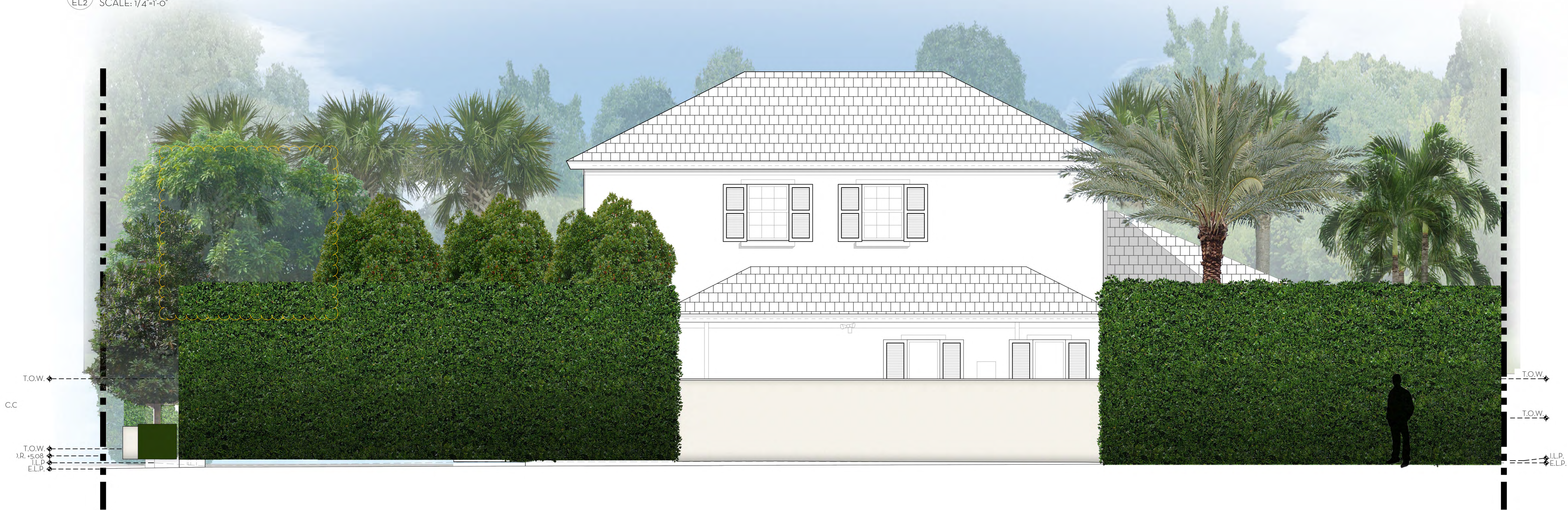
**EL1**

10/29/24  
RESPONSE TO SECOND  
SUBMITTAL COMMENT

FIRST SUBMITTAL



1 NORTH (SIDE) ELEVATION  
EL2 SCALE: 1/4"=1'-0"



2 SOUTH (SIDE) ELEVATION  
EL2 SCALE: 1/4"=1'-0"

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

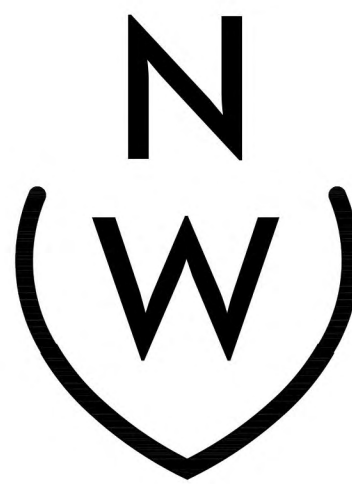
MARIO F. NIEVERA

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ELEVATION PLAN  
**GILBANE RESIDENCE**

745 NORTH LAKE WAY, PALM BEACH, FL

02 OCT 2024  
21 AUG 2024  
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25 JANUARY 2024



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**EL2**

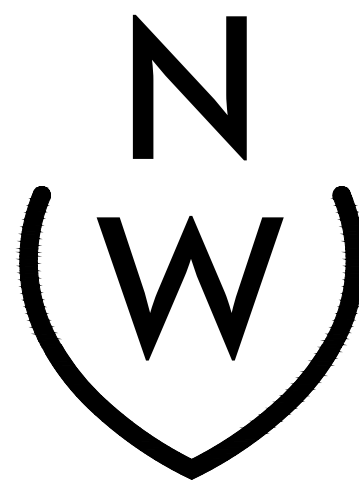
MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

HARDSCAPE PLAN  
**GILBANE RESIDENCE**

745 NORTH LAKE WAY, PALM BEACH, FL

16 OCT 2024  
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15 APRIL 2024  
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25 JANUARY 2024



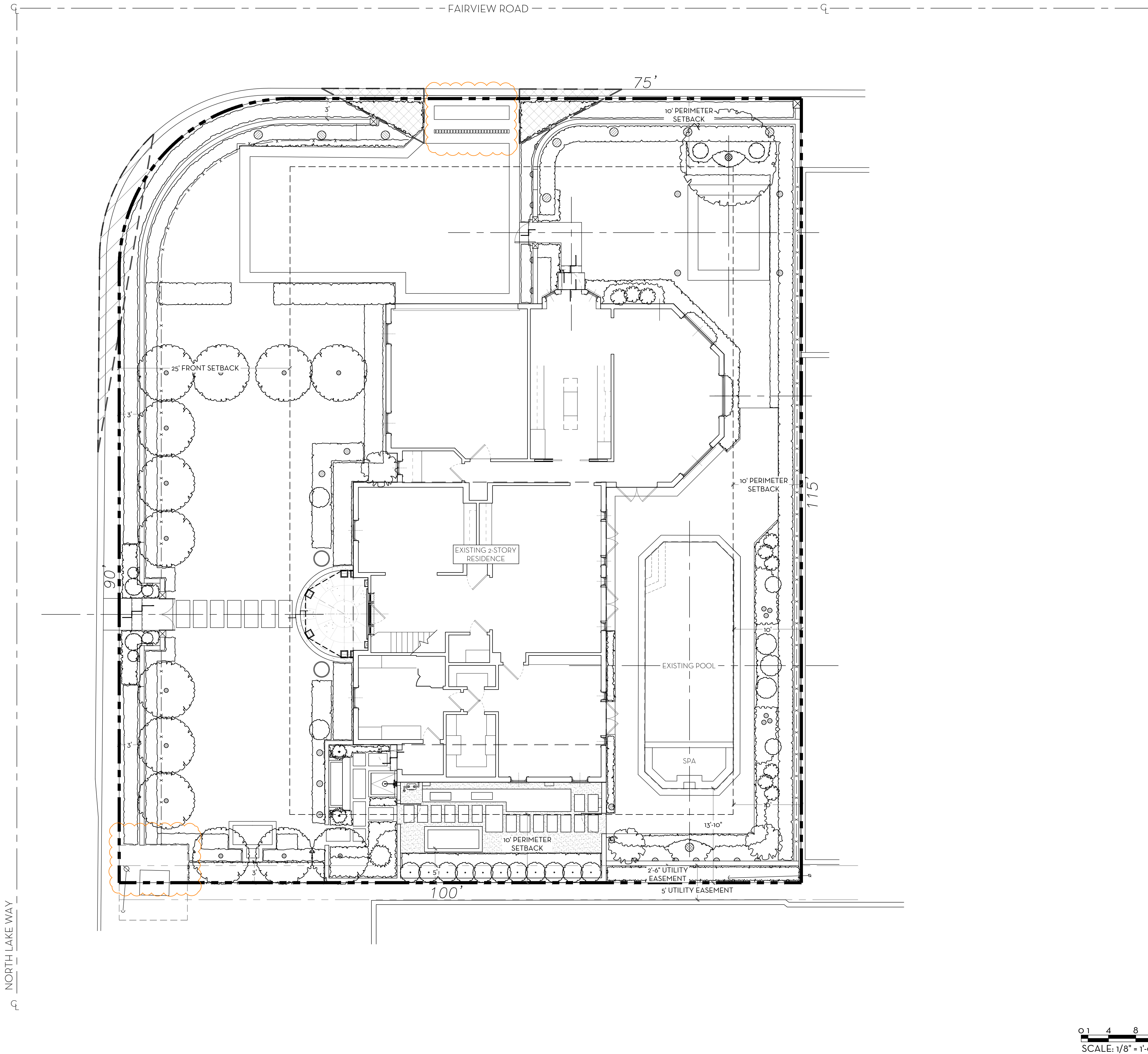
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**SITE**

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



THE OWNER IS PURSUING  
ABANDONMENT OF UTILITY  
EASEMENTS ALONG THE SOUTHERLY  
PROPERTY BOUNDARY.

SITE AREA =	11,366	SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>			
REQUIRED =	5,115	SQ FT	45%
EXISTING =	5,357	SQ FT	47%
PROPOSED =	5,210	SQ FT	46%

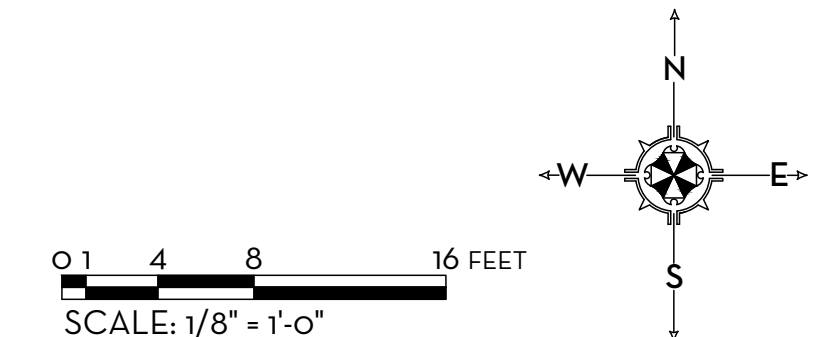
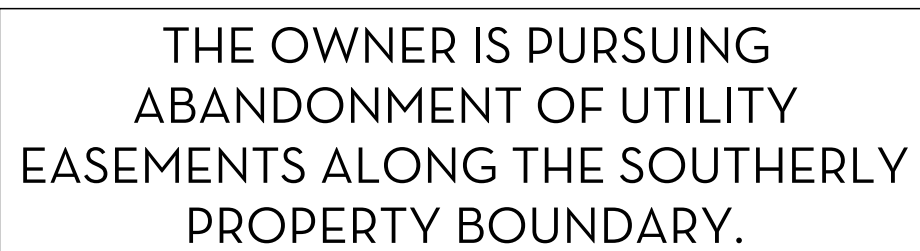
25' SETBACK AREA =	2,741	SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>			
REQUIRED =	946	SQ FT	40%
EXISTING =	1,898	SQ FT	80%
PROPOSED =	2,384	SQ FT	87%

PERIMETER AREA = 3,814 SQ FT

**MINIMUM LANDSCAPE:**  
(50% OF 5,115 SF) = 2,558 REQUIRED

EXISTING = 2,968 SQ FT  
PROPOSED = 2,685 SQ FT

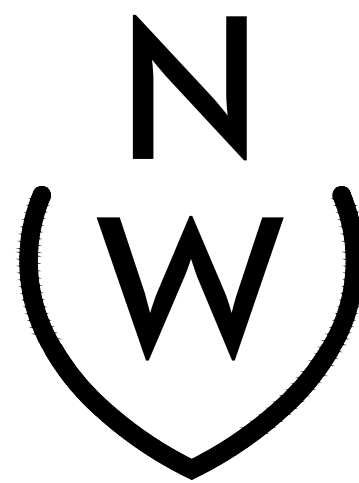
## L1



GRADING PLAN  
**GILBANE RESIDENCE**

745 NORTH LAKE WAY, PALM BEACH, FL

16 OCT 2024  
09 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
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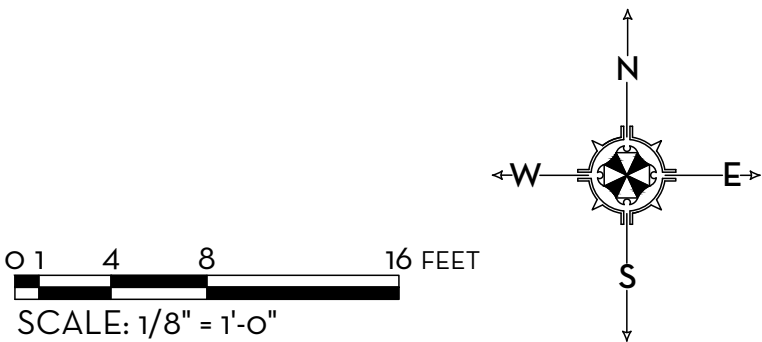
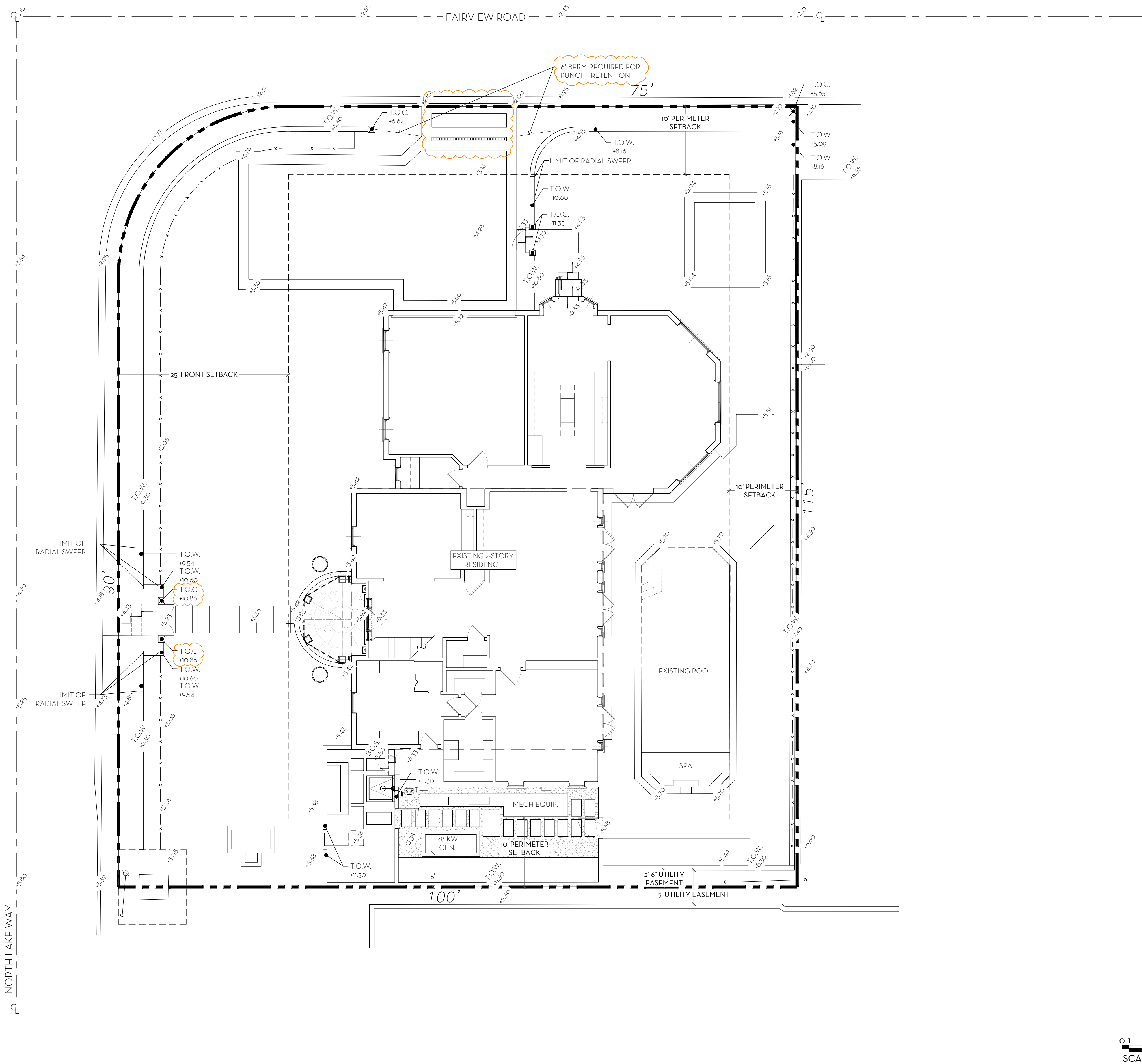
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**G1**

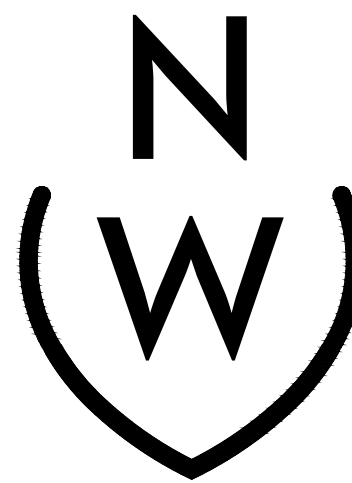
SCALE: 1/8" = 1'-0"



LANDSCAPE PLAN  
**GILBANE RESIDENCE**

745 NORTH LAKE WAY, PALM BEACH, FL

16 OCT 2024  
09 OCT 2024  
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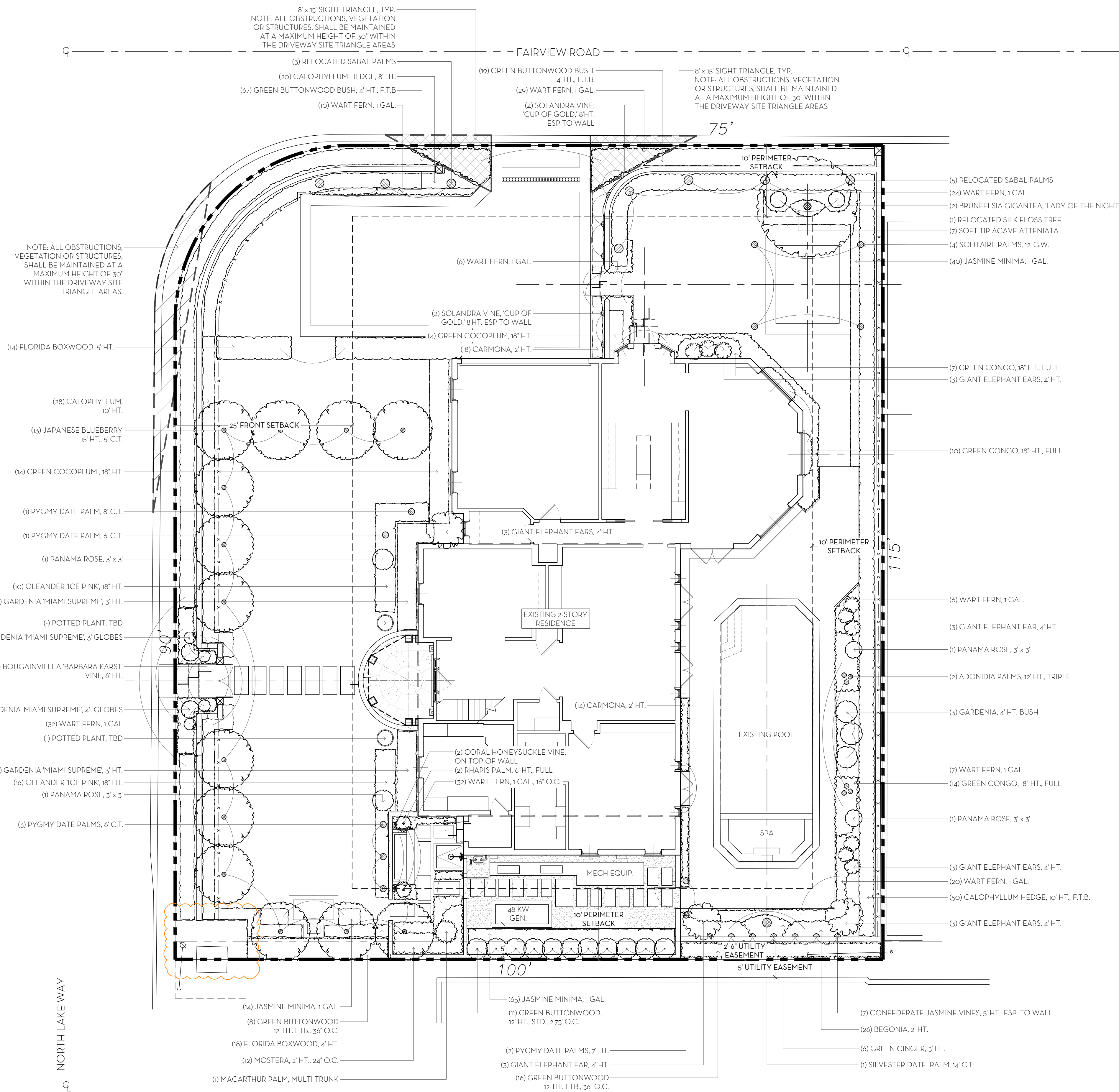
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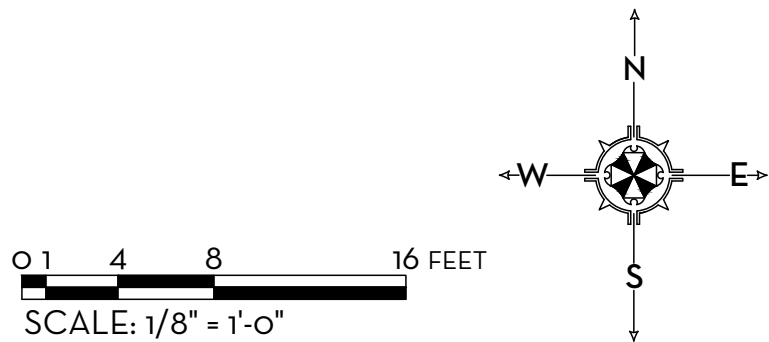
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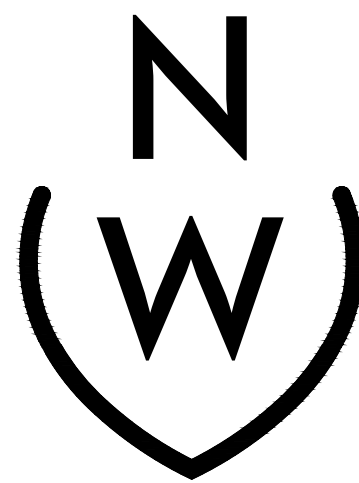
**LP1**

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



THE OWNER IS PURSUING  
ABANDONMENT OF UTILITY  
EASEMENTS ALONG THE SOUTHERLY  
PROPERTY BOUNDARY.





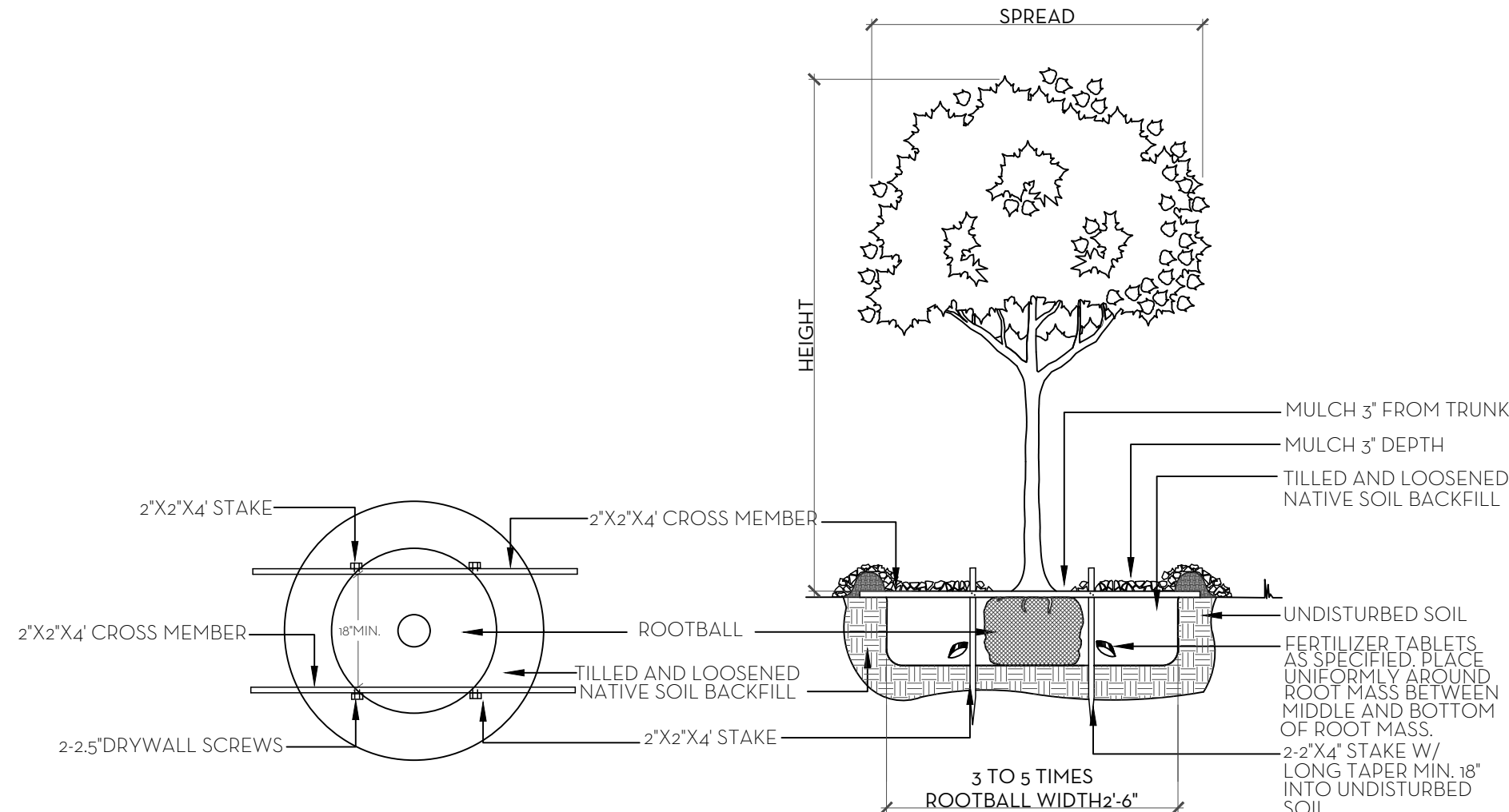
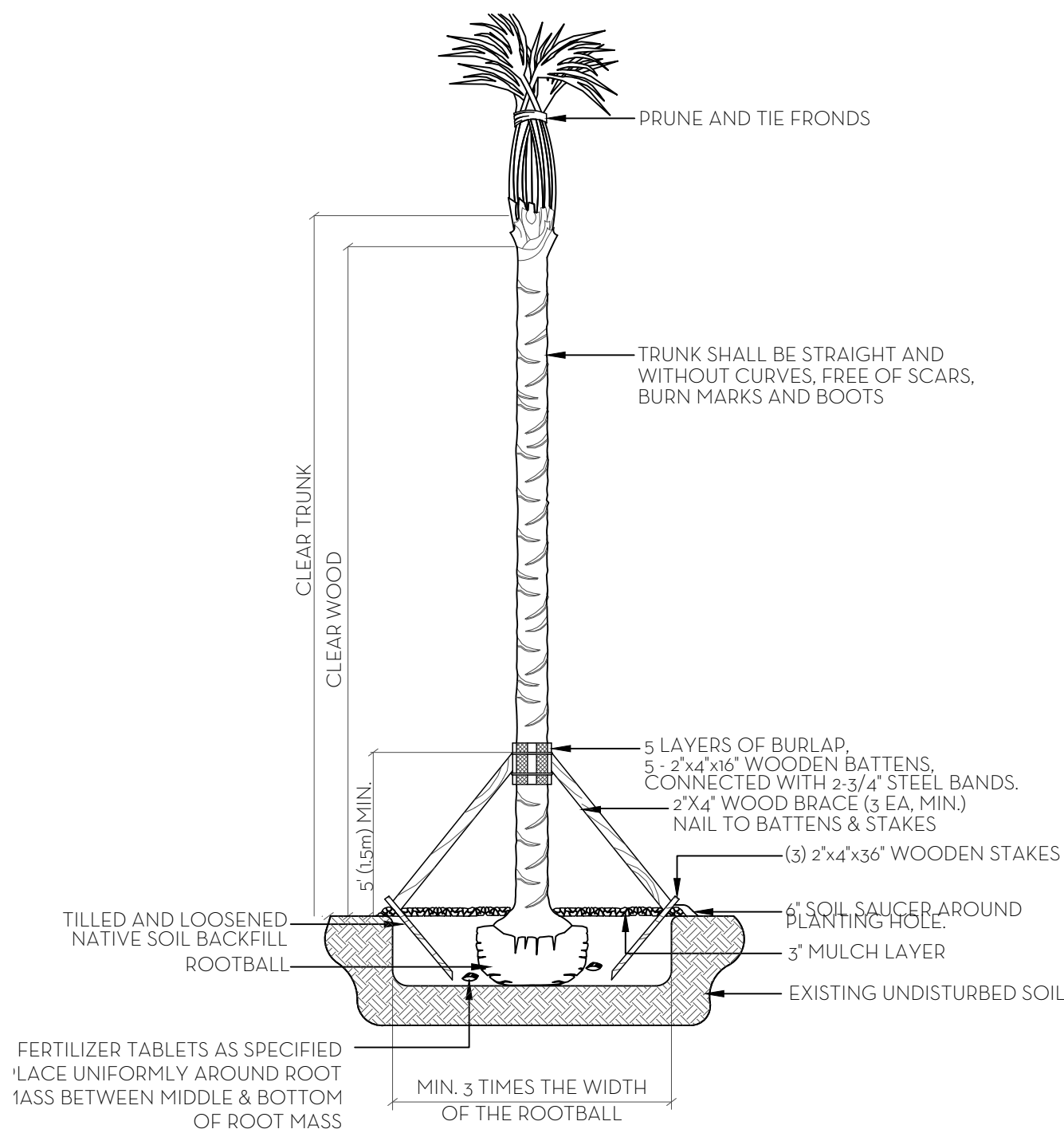
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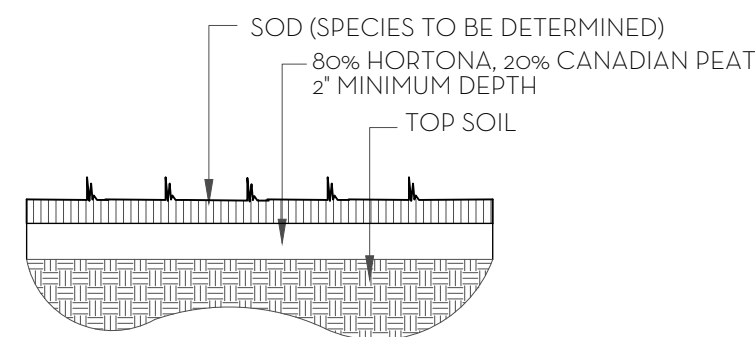
LP2

- NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE, NOT PRESSURE TREATED.
  2. GROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
  3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
  4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
  5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
  6. TOP OF ROOTBALL TO BE SET 2' BELOW FINISH SURROUNDING FINISH GRADE.

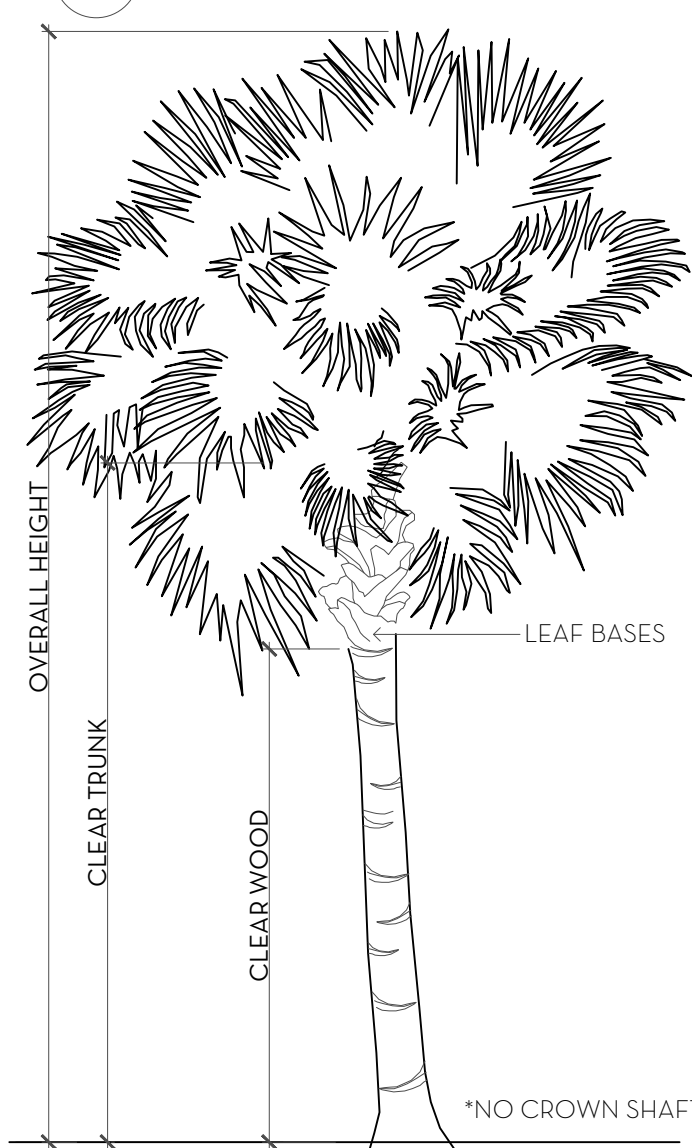


NOTE:  
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

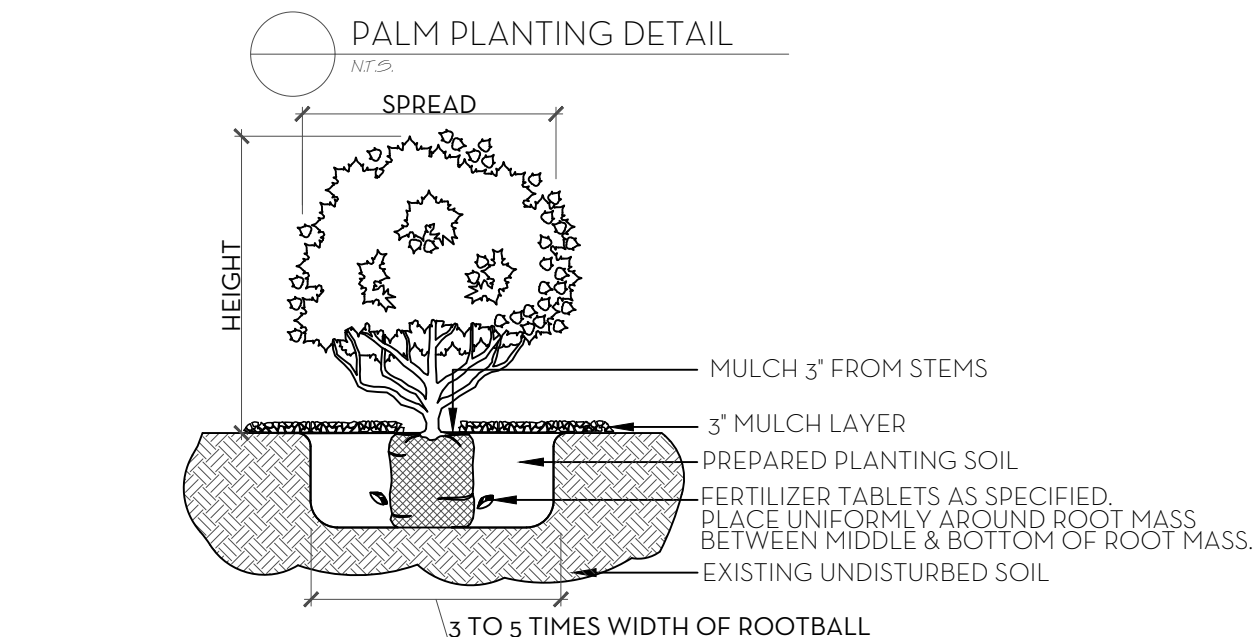
- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5\"/>



SOD PLANTING DETAIL  
NTS

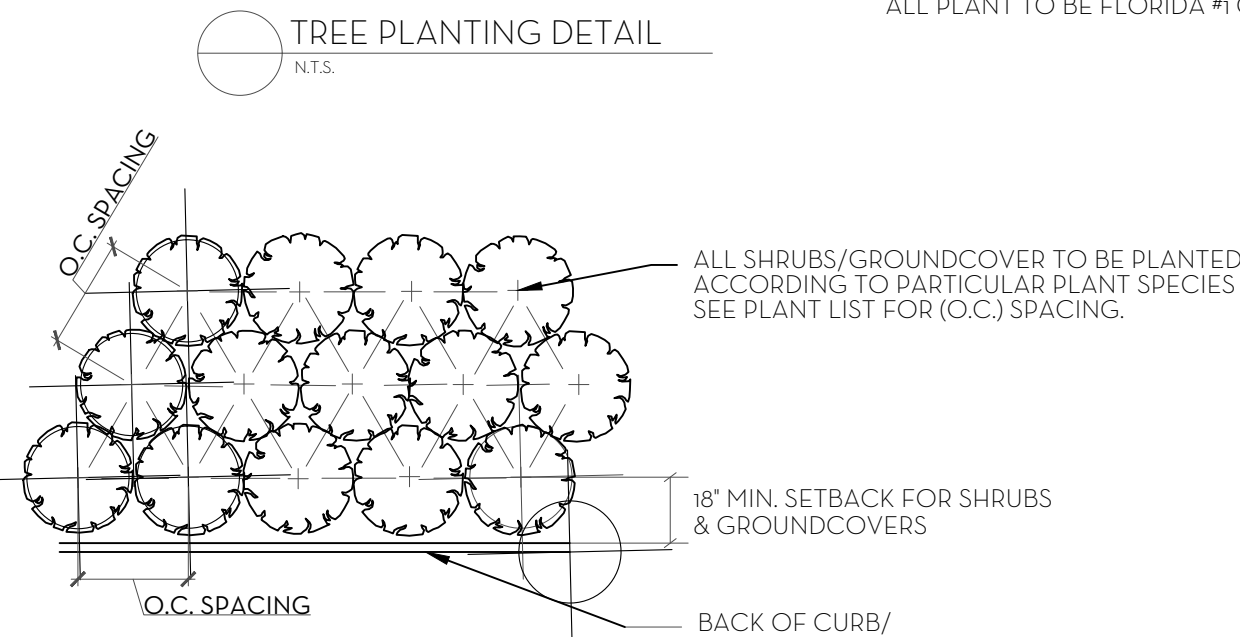


PALM SPECIFICATION DETAIL  
NTS



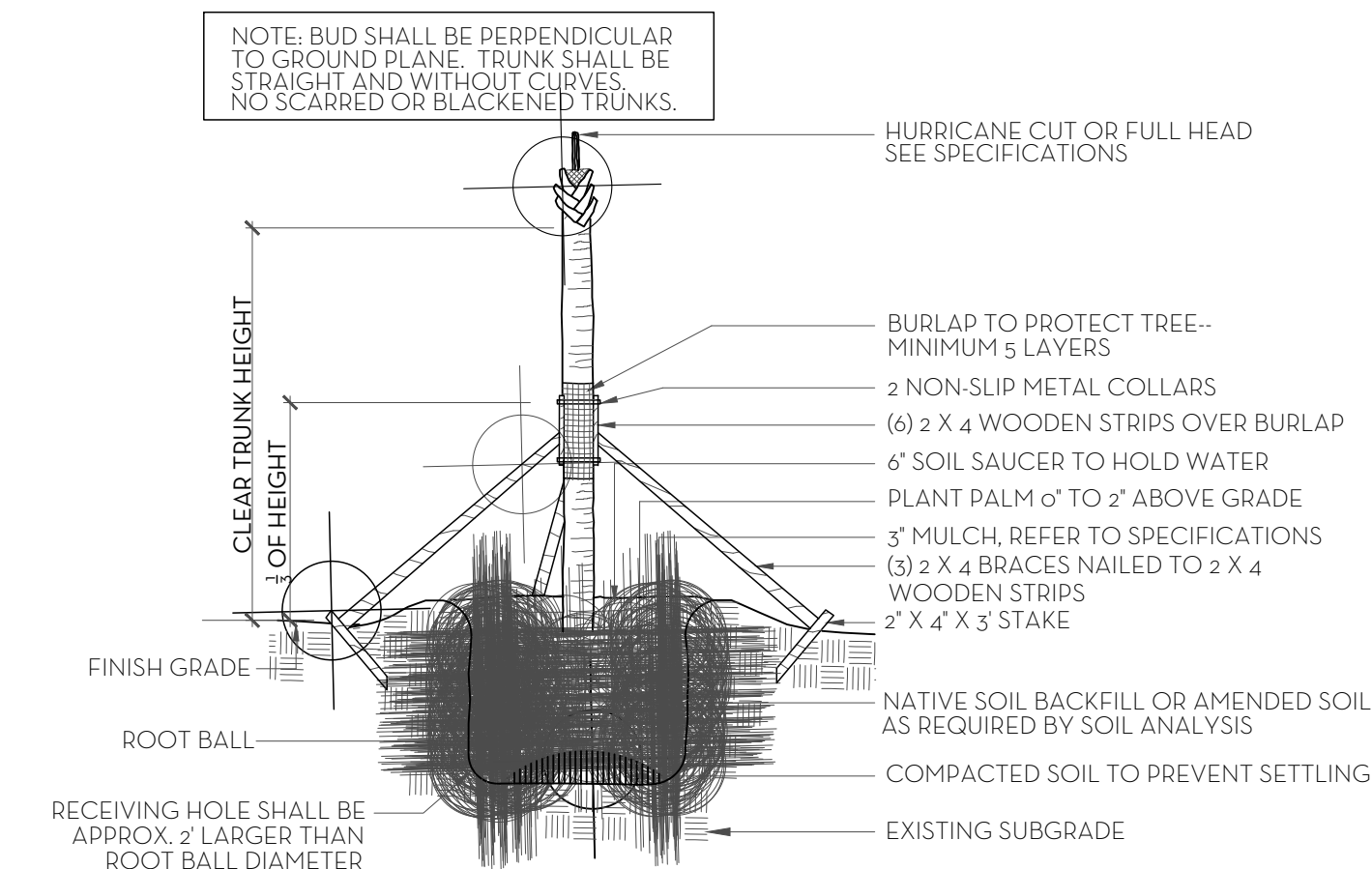
NOTE:  
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL  
NTS



NOTE:  
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL  
NTS



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

PALM TREE PLANTING AND STAKING DETAIL  
NTS

- FERTILIZATION
- SHRUBS AND TREES  
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH 'AGRIFORM' 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED 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:  
PALMS: 3 - 21 GRAM TABLETS EACH 1/2\"/>

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Elaeocarpus decipens	Japanese Blueberry Tree	13	14' HT., F.T.B.	
Green Buttonwood	Conocarpus erectus	34	12 HT., F.T.B., 36\" O.C.	*
PALMS				
Adonidia Palm, Triple	Adonidia merrillii	2	12' HT., TRIPLE	
Sylvester Date Palm	Pheonix sylvestris	1	14' C.T.	
Solitaire Palms	Ptychosperma elegans	4	12' G.W.	
Single Pygmy Date Palm	Pheonix roebelenii	3	6' C.T.	
Single Pygmy Date Palm	Pheonix roebelenii	1	8' C.T.	
Single Pygmy Date Palm	Pheonix roebelenii	2	10' C.T., 5' G.W.	
HEDGE/SHRUB				
Begonia	Begonia odorata	26	2' HT.	
Calophyllum	Calophyllum antillarum	20	8' HT. HEDGE	
Calophyllum	Calophyllum antillarum	78	10' HT. HEDGE	
Carmona	Carmona microphylla	32	2' HT.	
Florida Boxwood	Schafferia frutescens	14	5' HT.	*
Florida Boxwood	Schafferia frutescens	18	4' HT.	*
Gardenia Bush	Gardenia jasminoides 'Miami Supreme'	2	4' GLOBES	
Gardenia Bush	Gardenia jasminoides 'Miami Supreme'	4	3' GLOBES	
Gardenia Bush	Gardenia jasminoides 'Miami Supreme'	3	3' x 3'	
Gardenia Bush	Gardenia jasminoides 'Miami Supreme'	22	3' HT., BUSH	
Giant Elephant Ears	Colocasia gigantea	18	4' HT.	
Green Buttonwood	Conocarpus erectus	27	12' HT., STD. 36\" O.C.	*
Green Buttonwood	Conocarpus erectus	86	4' HT., BUSH	*
Monstera	Monstera Deliciosa	12	2' HT.	
Green Congo	Philodendron 'Green Congo'	31	18' HT., FULL	
Brunfelsia 'Lady of the Night'	Brunfelsia gigantea 'Lady of the Night'	2	2' HT.	
Green Ginger	Alpinia zerumbet	6	3' HT.	
Green Cocoplum	Chrysobalanus icaco	18	18\" HT. F.T.B.	*
Oleander 'Dwarf Pink Ice'	Nerium oleander 'Dwarf Pink Ice'	26	18' HT.	
Panama Rose	Rondeletia leucophylla	4	3' x 3'	
VINES/GROUND COVER				
Solandra 'Cup of Gold'	Solandra maxima	6	8' HT., ESP TO WALL	
Confederate Jasmine	Trachelospermum jasminoides	7	5' HT., ESP. TO WALL	
Minima	Trachelospermum asiaticum	119	1 GAL.	
Wart Fern	Microsorium scolopendria	166	1 GAL.	*
Soft Tip Agave	Agave attenuata	7	(3) 3 GAL. (4) 1 GAL.	
Coral Honeysuckle Vine	Lonicera sempervirens	2	7' HT., WIRE TO TOP OF WALL	
Bougainvillea 'Barbara Karsl'	Bougainvillea spectabilis	4	6' HT.	
PLANTINGS TO BE RELOCATE				
Sabal Palm		8		
Silk Floss Tree		1		

Town of Palm Beach			
Line #	Native Landscape Legend	Property Address: 745 North Lake Way	
		Required	Proposed
1			
4			
5	Lot Size (sq ft)	11,366 SF	11,366 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	5,115 SF (45%)	5,210 SF(46.7%)
7	Perimeter LOS (Sq Ft and %)	2,558 SF (50%)	2,685 (67.67%)
8	Front Yard LOS (Sq Ft and %)	946 SF (40%)	2,384 SF (87%)
9	Native* Trees %	14 (30%)	34 (72%)
11	Native* Shrubs %	135 (30%)	163 (36%)
12	Native* Vines / Ground Cover %	93 (30%)	166 (59%)

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

OVERALL R-B SITE CALCULATIONS:

SITE AREA +	11,366	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	5,115	SQ FT	45%
EXISTING +	5,357	SQ FT	47%
PROPOSED +	5,210	SQ FT	46%

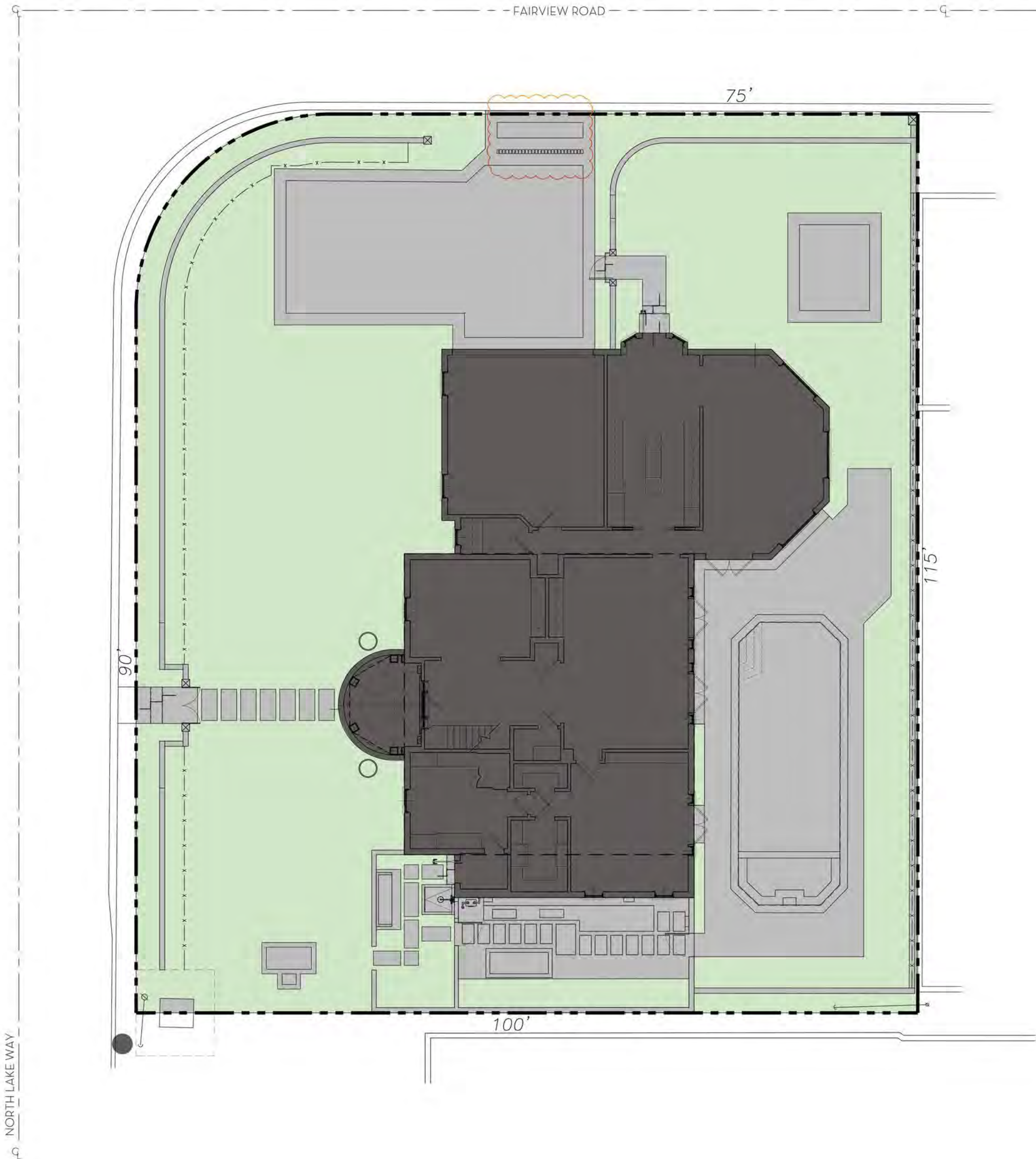
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA +	2,741	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	946	SQ FT	40%
EXISTING +	1,898	SQ FT	80%
PROPOSED +	2,384	SQ FT	87%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA +	3,814	SQ FT	
MINIMUM LANDSCAPE:			
REQUIRED +	5,115	SQ FT	45%
EXISTING +	5,357	SQ FT	47%
PROPOSED +	5,210	SQ FT	46%

SECOND SUBMITTAL



LEGEND

- OPEN SPACE
- HARDSCAPE
- BUILDING/STRUCTURE

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

OPEN SPACE DIAGRAM - OVERALL  
**GILBANE RESIDENCE**  
745 NORTH LAKE WAY, PALM BEACH, FL

16 OCT 2024  
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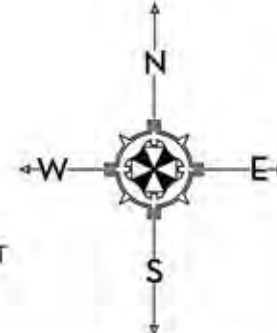
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**OS1**

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



OVERALL R-B SITE CALCULATIONS:

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EXISTING +	5,357	SQ FT	47%
PROPOSED +	5,210	SQ FT	46%

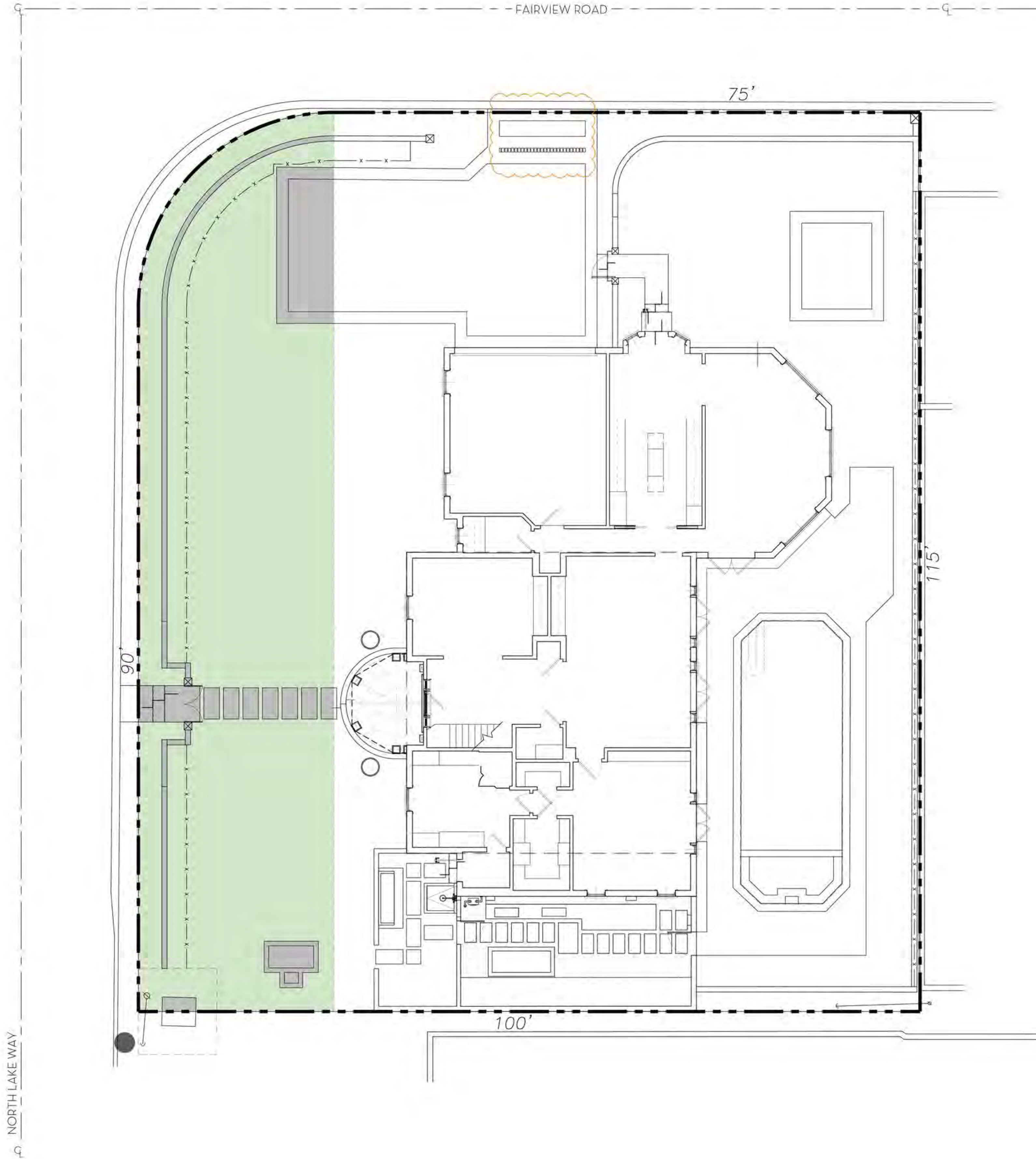
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MINIMUM LANDSCAPE:			
REQUIRED +	946	SQ FT	40%
EXISTING +	1,898	SQ FT	80%
PROPOSED +	2,384	SQ FT	87%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA +	3,814	SQ FT	
MINIMUM LANDSCAPE:			
REQUIRED +	5,115	SQ FT	33%
EXISTING +	2,968	SQ FT	58%
PROPOSED +	2,685	SQ FT	52%

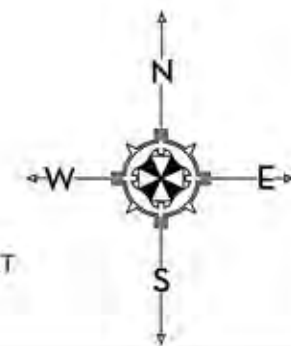
SECOND SUBMITTAL



LEGEND

OPEN SPACE  
HARDSCAPE  
BUILDING/STRUCTURE

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



MARIO F. NIEVERA

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OPEN SPACE DIAGRAM - 25' FRONT SETBACK  
**GILBANE RESIDENCE**  
745 NORTH LAKE WAY, PALM BEACH, FL

16 OCT 2024  
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OS2

OVERALL R-B SITE CALCULATIONS:

SITE AREA +	11,366	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	5,115	SQ FT	45%
EXISTING +	5,357	SQ FT	47%
PROPOSED +	5,210	SQ FT	46%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA +	2,741	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	946	SQ FT	40%
EXISTING +	1,898	SQ FT	80%
PROPOSED +	2,384	SQ FT	87%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA +	3,814	SQ FT	
MINIMUM LANDSCAPE:			
REQUIRED +	5,115	SQ FT	45%
EXISTING +	5,357	SQ FT	47%
PROPOSED +	5,210	SQ FT	46%



LEGEND

- OPEN SPACE
- HARDSCAPE
- BUILDING/STRUCTURE

SECOND SUBMITTAL

MARIO F. NIEVERA

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OPEN SPACE DIAGRAM - 10' PERIMETER SETBACK  
**GILBANE RESIDENCE**  
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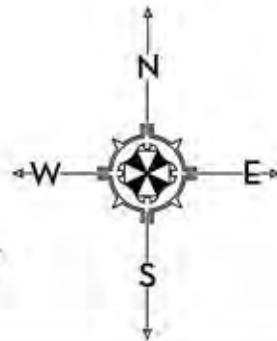
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OS3

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



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

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,366	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,115	SQ FT	45%
EXISTING =	5,357	SQ FT	47%
PROPOSED =	5,210	SQ FT	46%

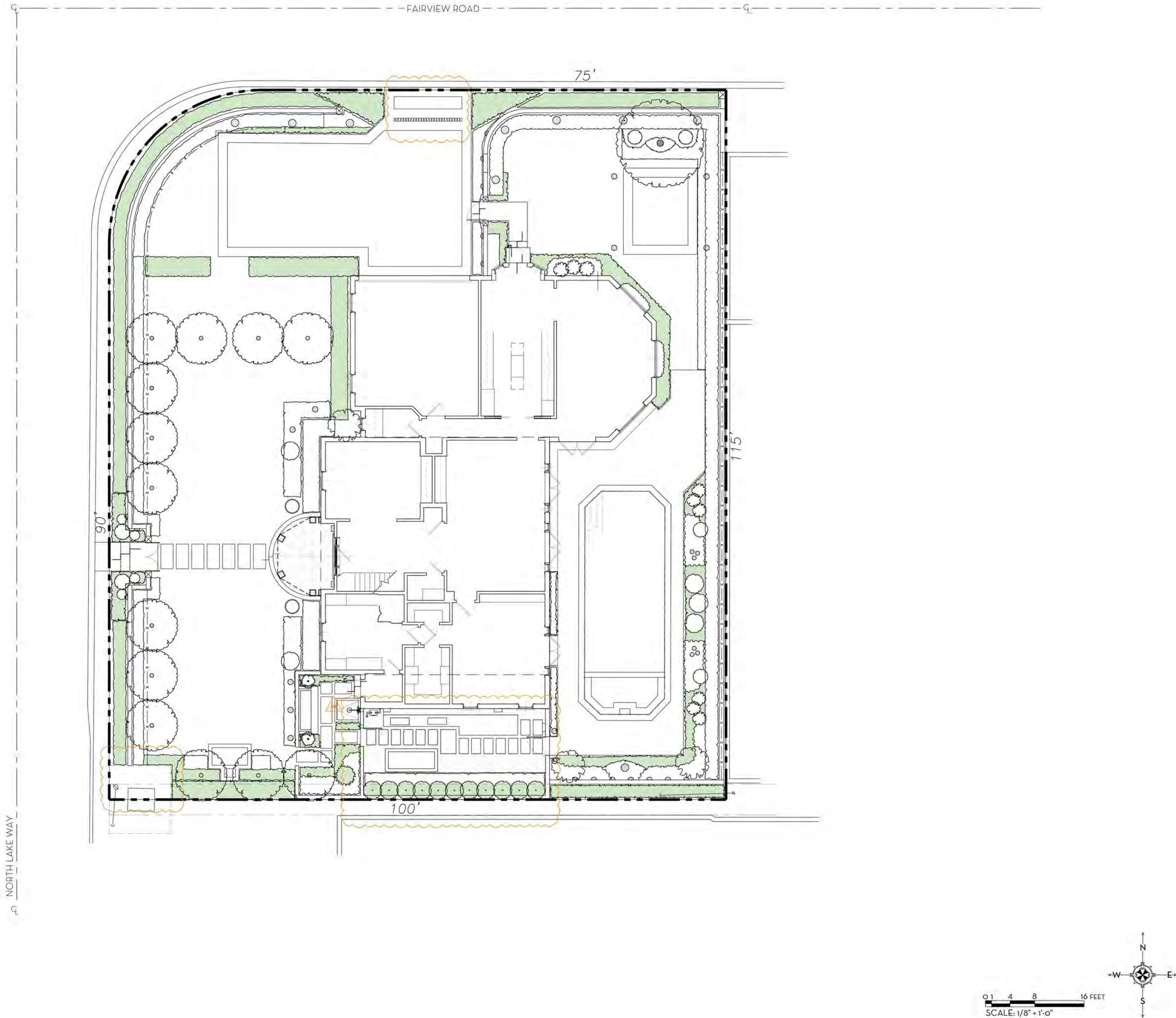
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,741	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	946	SQ FT	40%
EXISTING =	1,898	SQ FT	80%
PROPOSED =	2,384	SQ FT	87%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,814	SQ FT	
MINIMUM LANDSCAPE:			
REQUIRED =	1,907	SQ FT	50%
EXISTING =	2,968	SQ FT	78%
PROPOSED =	2,685	SQ FT	68%

SECOND SUBMITTAL



LEGEND

NATIVE

MARIO F. NIEVERA

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6666856

OPEN SPACE DIAGRAM - NATIVE  
GILBANE RESIDENCE

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OS4