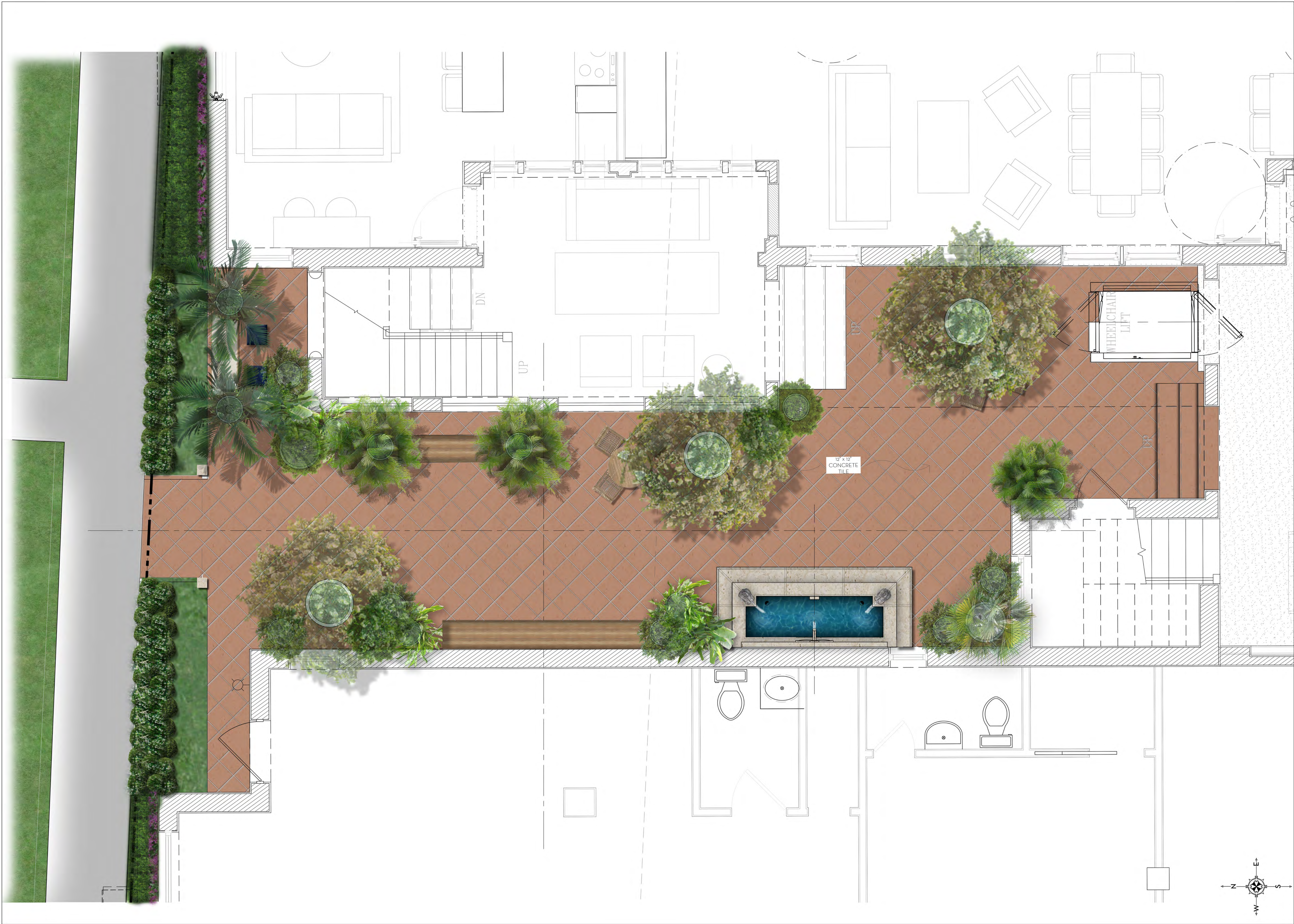






MARIO F. NIEVERA

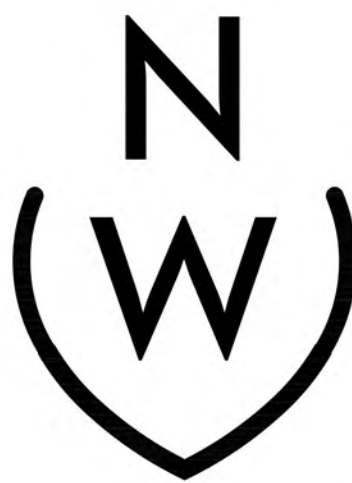
State of Florida
Landscape Architect
Registration No.
6666856

COURTYARD ENLARGEMENT-OVERALL
PRIVATE RESIDENCE

184 SUNSET AVENUE, PALM BEACH, FL.

SCALE: $\frac{3}{8}" = 1'-0"$

03 JAN 2025
28 OCT 2024
04 DEC 2023
06 JUNE 2023
10 MAR 2023
23 JAN 2023
24 MAY 2022



NIEVERA WILLIAMS
DESIGN

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F: 561-659-2113

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Lo



MARIO F. NIEVERA

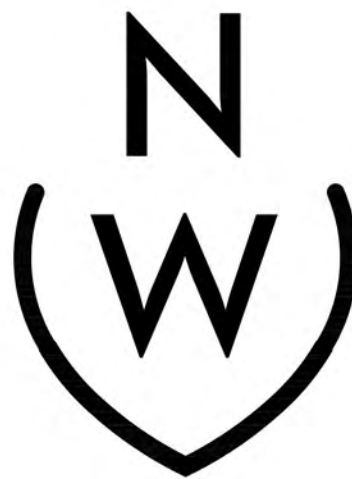
State of Florida
Landscape Architect
Registration No.
6666856

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

FRONT ELEVATION
PRIVATE RESIDENCE

184 SUNSET AVENUE, PALM BEACH, FL.

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EL1

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



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

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Registration No.
6666856

WEST ELEVATION
PRIVATE RESIDENCE

184 SUNSET AVENUE, PALM BEACH, FL.

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

03 JAN 2025
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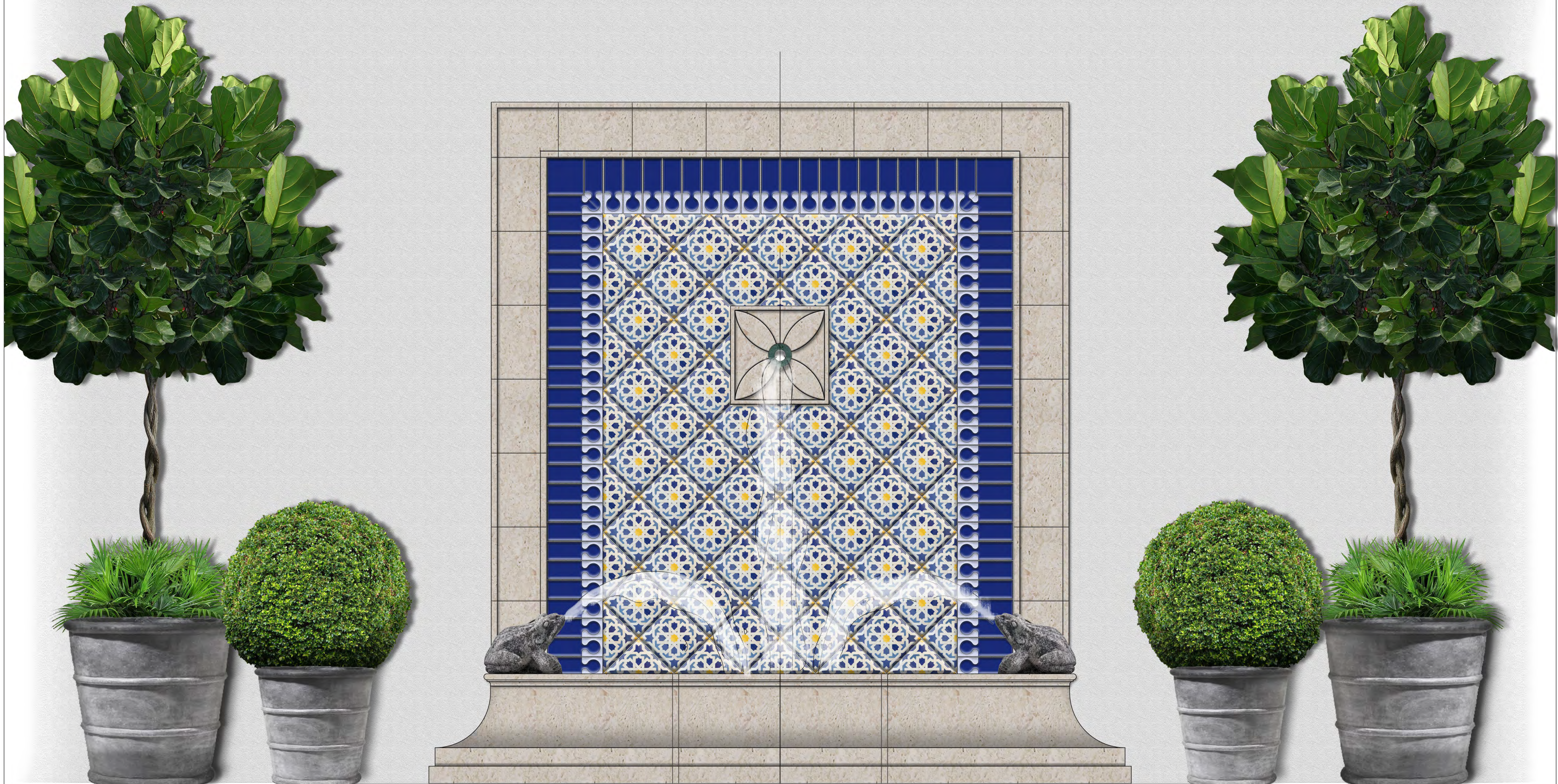


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EL2



2 FOUNTAIN - ELEVATION RENDER
D2 SCALE: 1-1/2" = 1'-0"

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FOUNTAIN RENDER
PRIVATE RESIDENCE
184 SUNSET AVENUE, PALM BEACH, FL.

03 JAN 2025
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D2

SCALE: 1-1/2" = 1'-0"

HARDSCAPE MATERIAL -
ARTILLO 12"x12" CONCRETE TILE



IZAPAN WALL LIGHT M,
LUMART, ANTIQUE BRASS FINISH



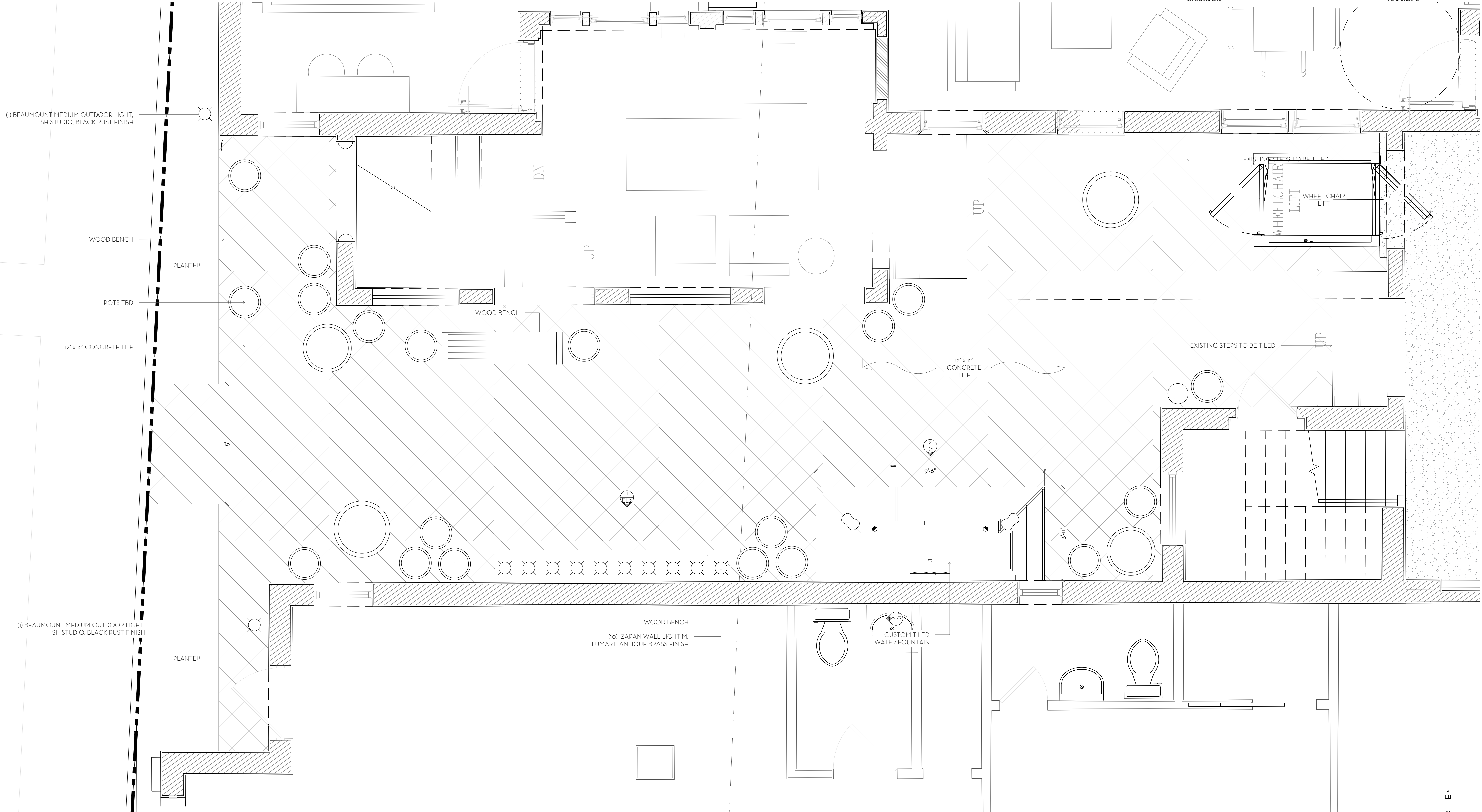
BEAUMOUNT MEDIUM OUTDOOR LIGHT,
SH STUDIO, BLACK RUST FINISH



LANDSCAPE LIGHTING FIXTURE SCHEDULE					
SYMBOL	TYPE	QUANTITY	MODEL	LAMP TYPE	FINISH
	LANTERN	10	WALL LIGHT M	75 W	ANTIQUÉ BRASS
	SCONCE	6	S-ZOL-102955.9	60 W	BLACK RUST
	PENDANT	5	S-ZPN-117445.6	40 W	BLACK RUST

Landscape Legend		
1	Property Address:	184 Sunset
2	Lot Area (sq. ft.):	6,871 sqft
3		REQUIRED PROPOSED
4	hdscape Open Space (LOS) (Sq Ft and %)	548 sq ft (8%) 605 sq ft (9%)
5	LOS to be altered (Sq Ft and %)	N/A N/A
6	Perimeter LOS (Sq Ft and %)	N/A N/A
7	Front Yard LOS (Sq Ft and %)	N/A N/A
8	Native Trees %	30% (number of trees) N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines) 33%
10	Native Groundcover %	30% (groundcover area) N/A

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List
Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.
See Ord. 003-2023 REV BF 20230727



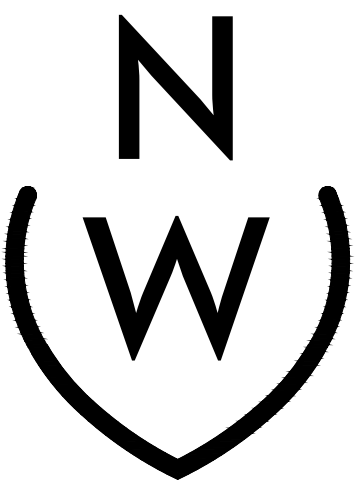
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE/LIGHTING PLAN
PRIVATE RESIDENCE

184 SUNSET AVENUE, PALM BEACH, FL.

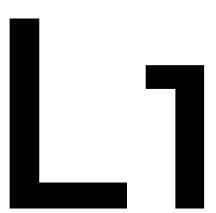
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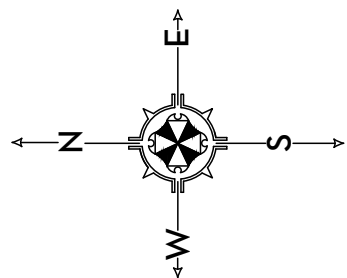
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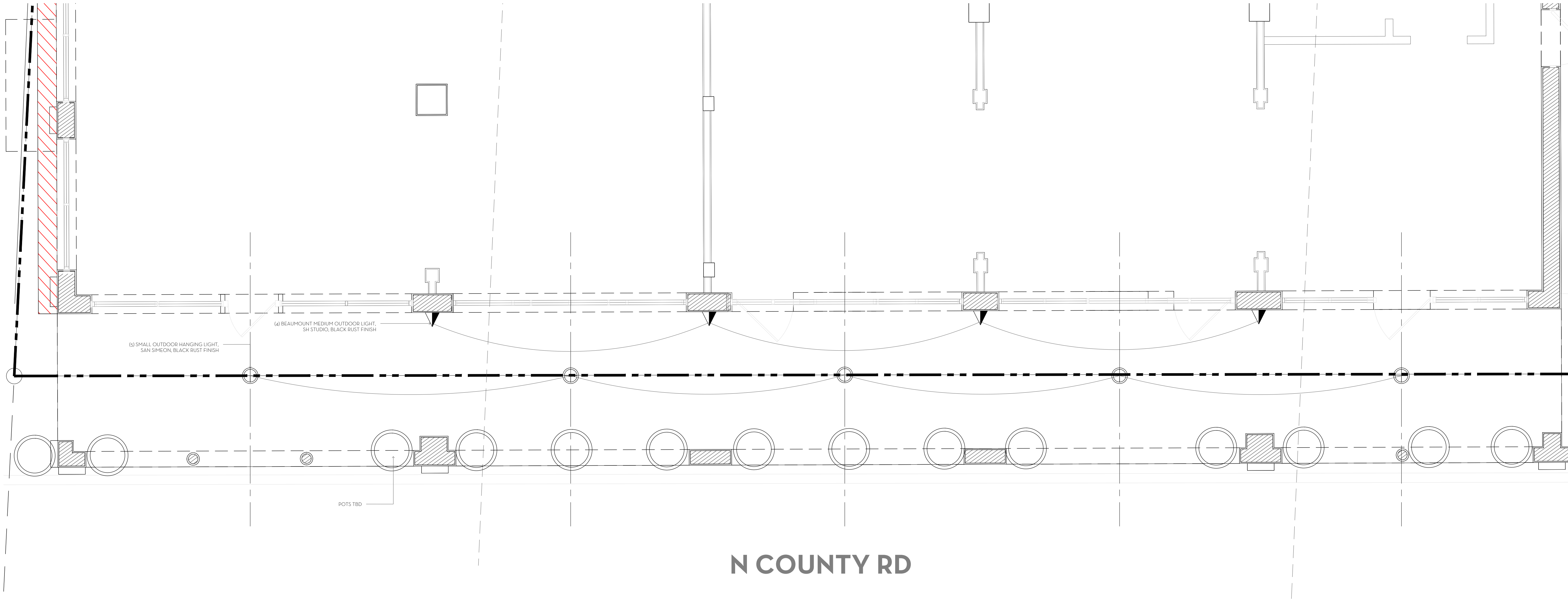
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SCALE: 1/2" = 1'-0"



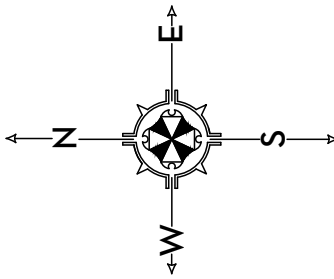


SAN SIMEON 1-LIGHT SMALL
OUTDOOR HANGING SHORT,
BLACK RUST FINISH



BEAUMOUNT MEDIUM OUTDOOR LIGHT,
SH STUDIO, BLACK RUST FINISH

LANDSCAPE LIGHTING FIXTURE SCHEDULE					
SYMBOL	TYPE	QUANTITY	MODEL	LAMP TYPE	FINISH
☐	LANERN	10	WALL LIGHT M	75 W	ANTIQUE BRASS
▲	SCONCE	6	S-ZOL-102955.9	60 W	BLACK RUST
⊕	PENDANT	5	S-ZPN-117445.6	40 W	BLACK RUST



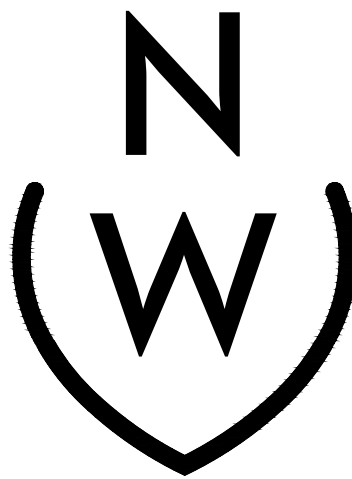
MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE/LIGHTING PLAN
PRIVATE RESIDENCE

184 SUNSET AVENUE, PALM BEACH, FL.

SCALE: 3/8" = 1'-0"

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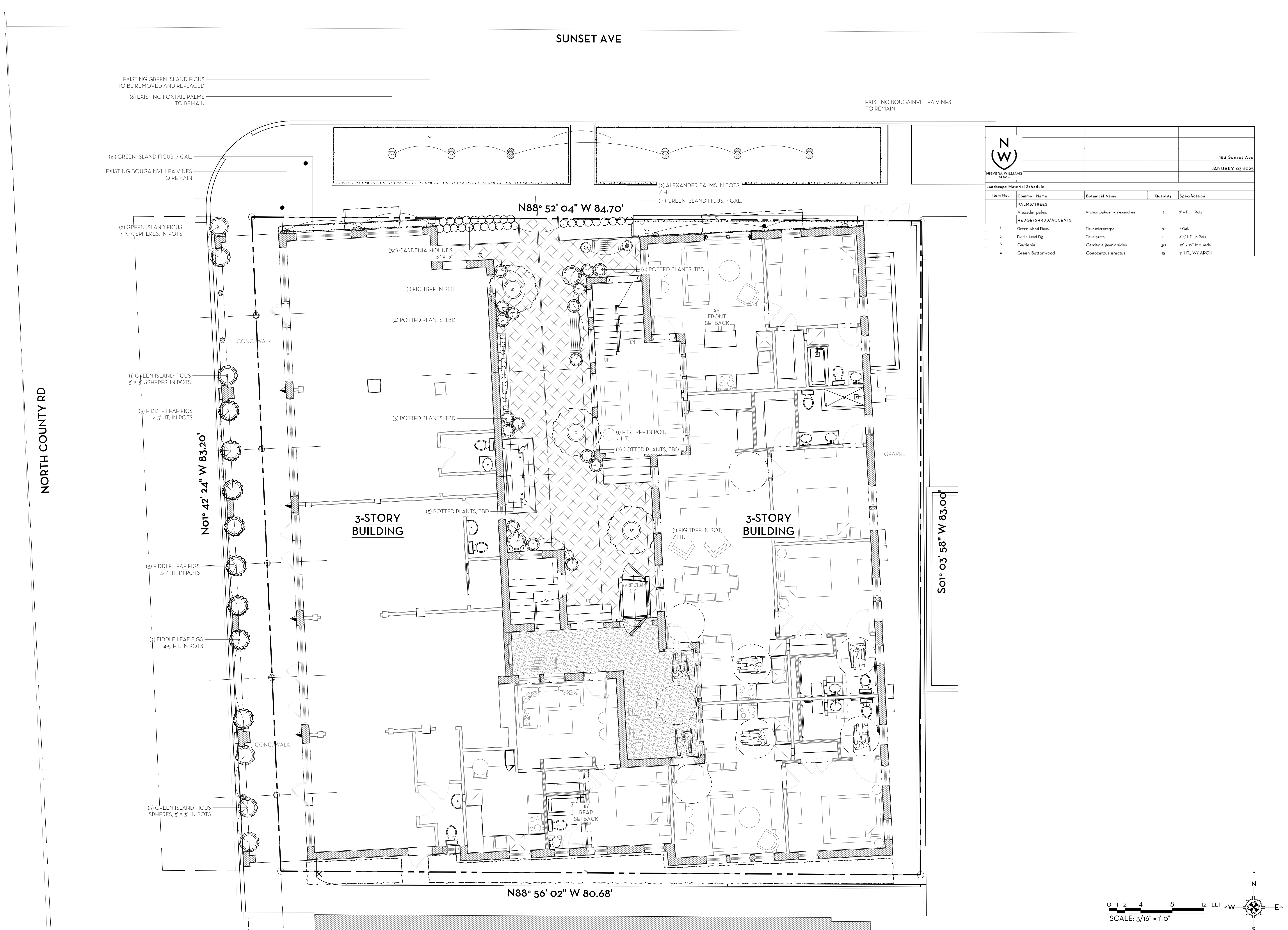


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L2



N NIEVERA WILLIAMS DESIGN		184 Sunset Ave		
		JANUARY 03 2025		
Landscape Material Schedule				
Item No.	Common Name	Botanical Name	Quantity	Specification
PALMS/TREES				
	Alexander palms	Archontophoenix alexandrea	2	7' HT., In Pots
HEDGE/SHRUB/ACCENTS				
1	Green Island Ficus	Ficus microcarpa	30	3 Gal.
2	Fiddle Leaf Fig	Ficus lyrata	11	4'-5' HT., In Pots
3	Gardenia	Gardenia jasminoides	30	12" x 12" Mounds
4	Green Buttonwood	Conocarpus erectus	15	7' HT., W/ ARCH

MARIO F. NIEVERA

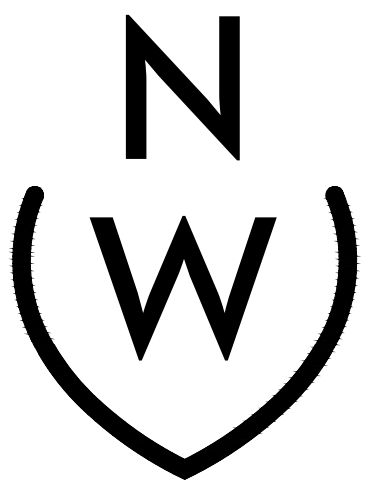
State of Florida
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Registration No.
6666856

LANDSCAPE PLAN

PRIVATE RESIDENCE

184 SUNSET AVENUE, PALM BEACH, FL.

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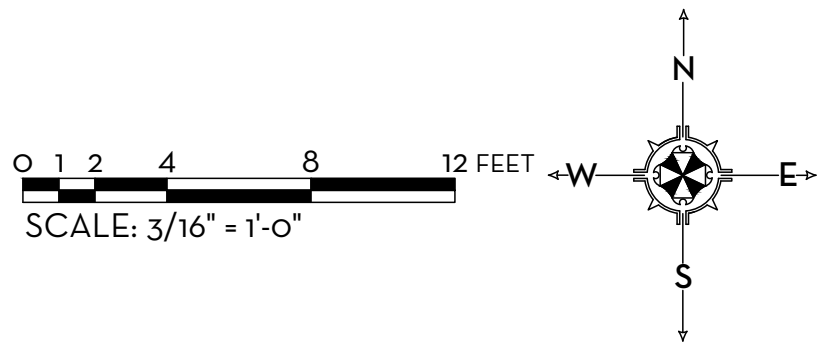


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DESIGN

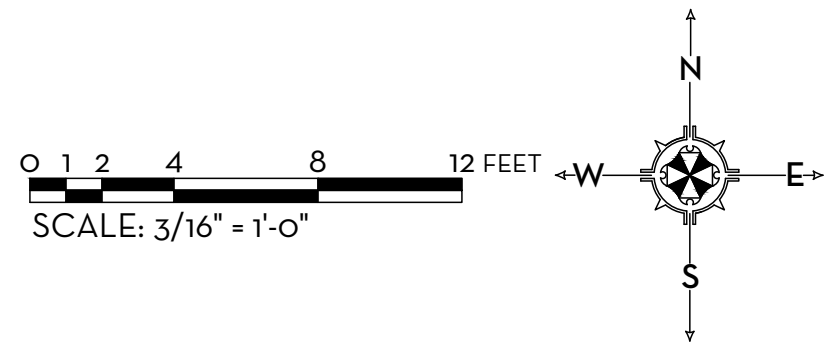
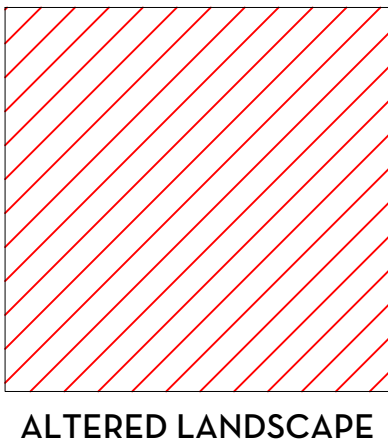
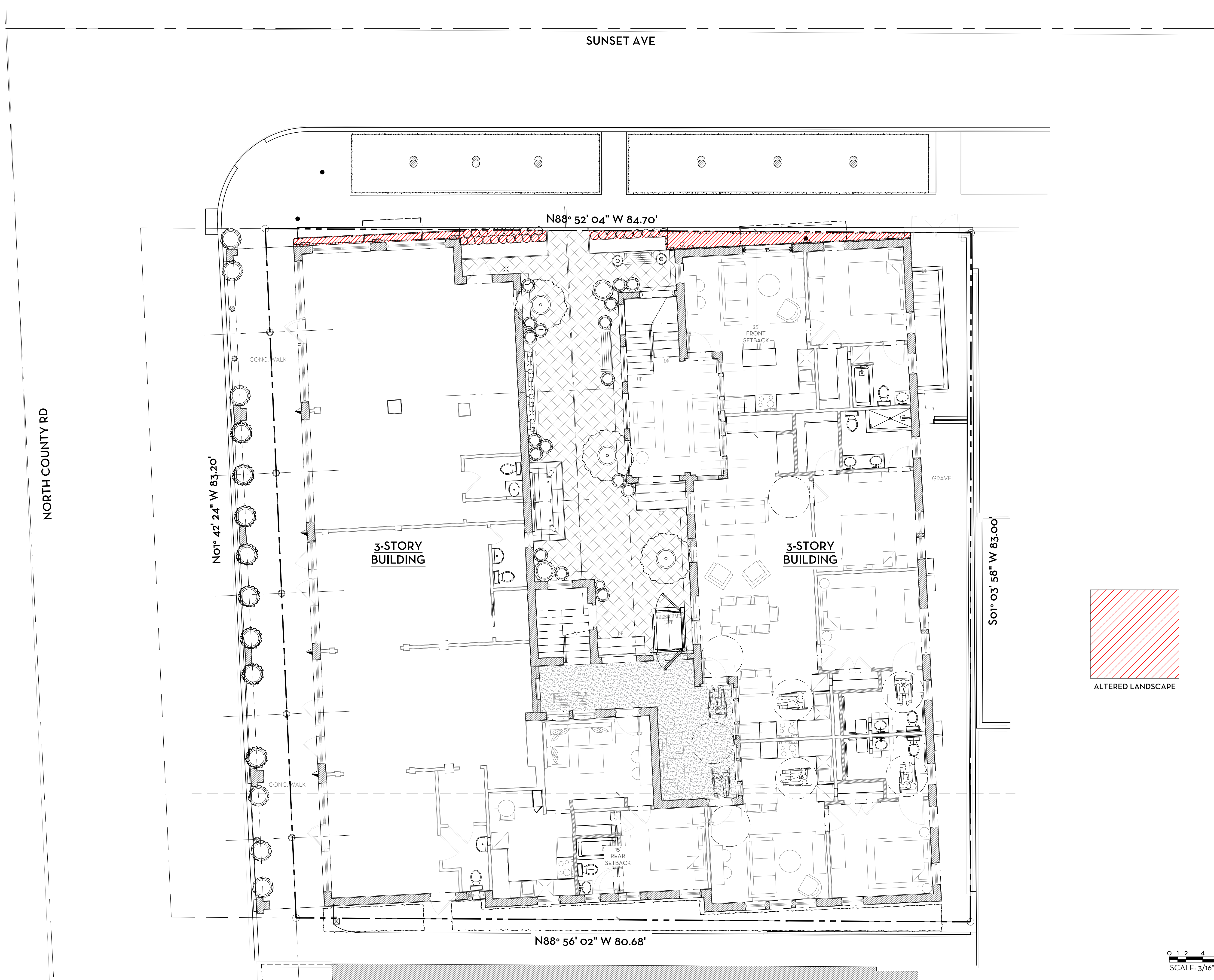
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LP1



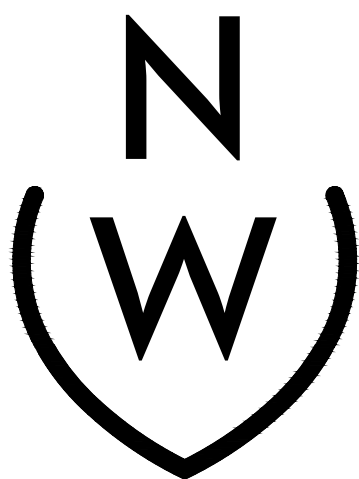
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Landscape Architect
Registration No.
6666856

LANDSCAPE ALTERATION PLAN
PRIVATE RESIDENCE
184 SUNSET AVENUE, PALM BEACH, FL.

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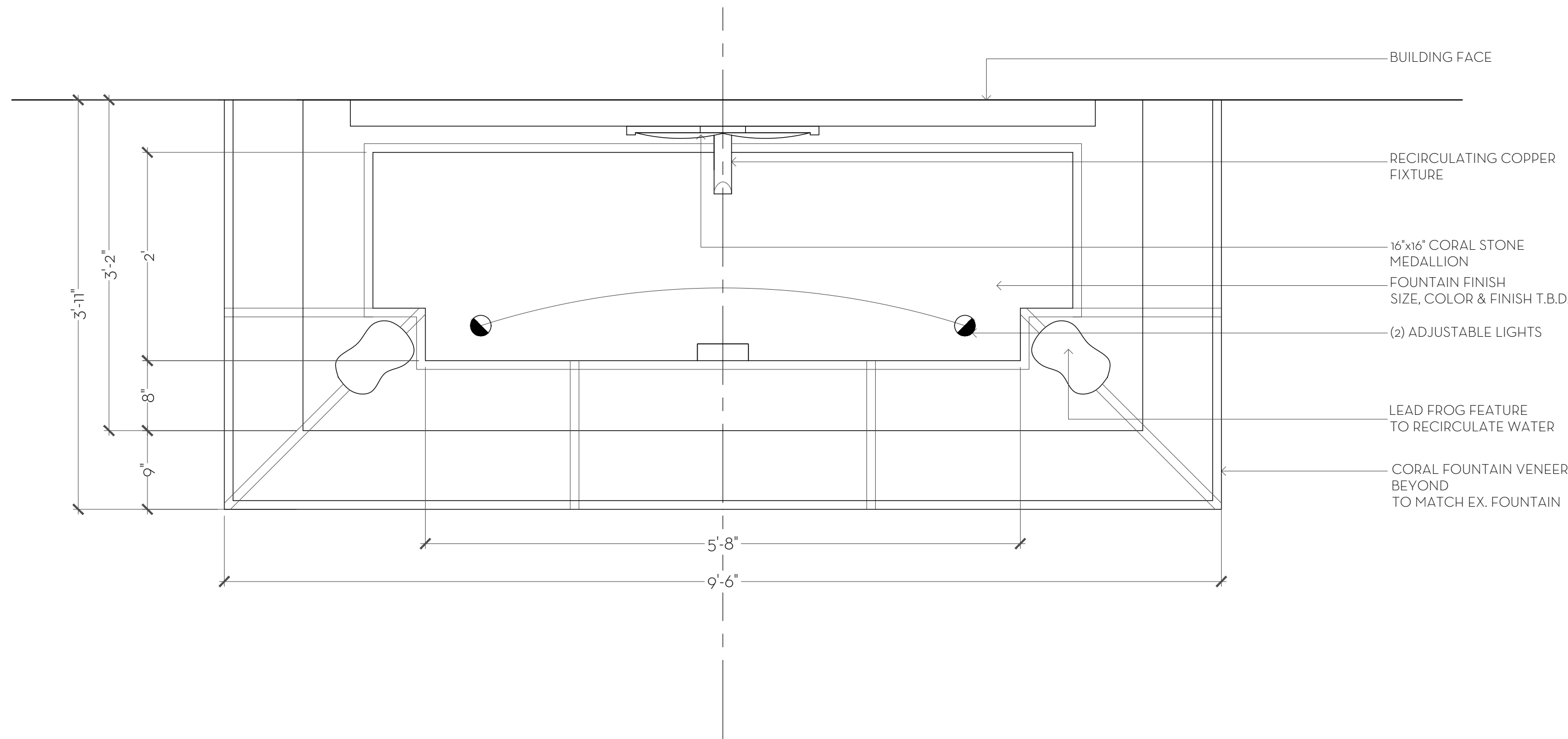
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DESIGN

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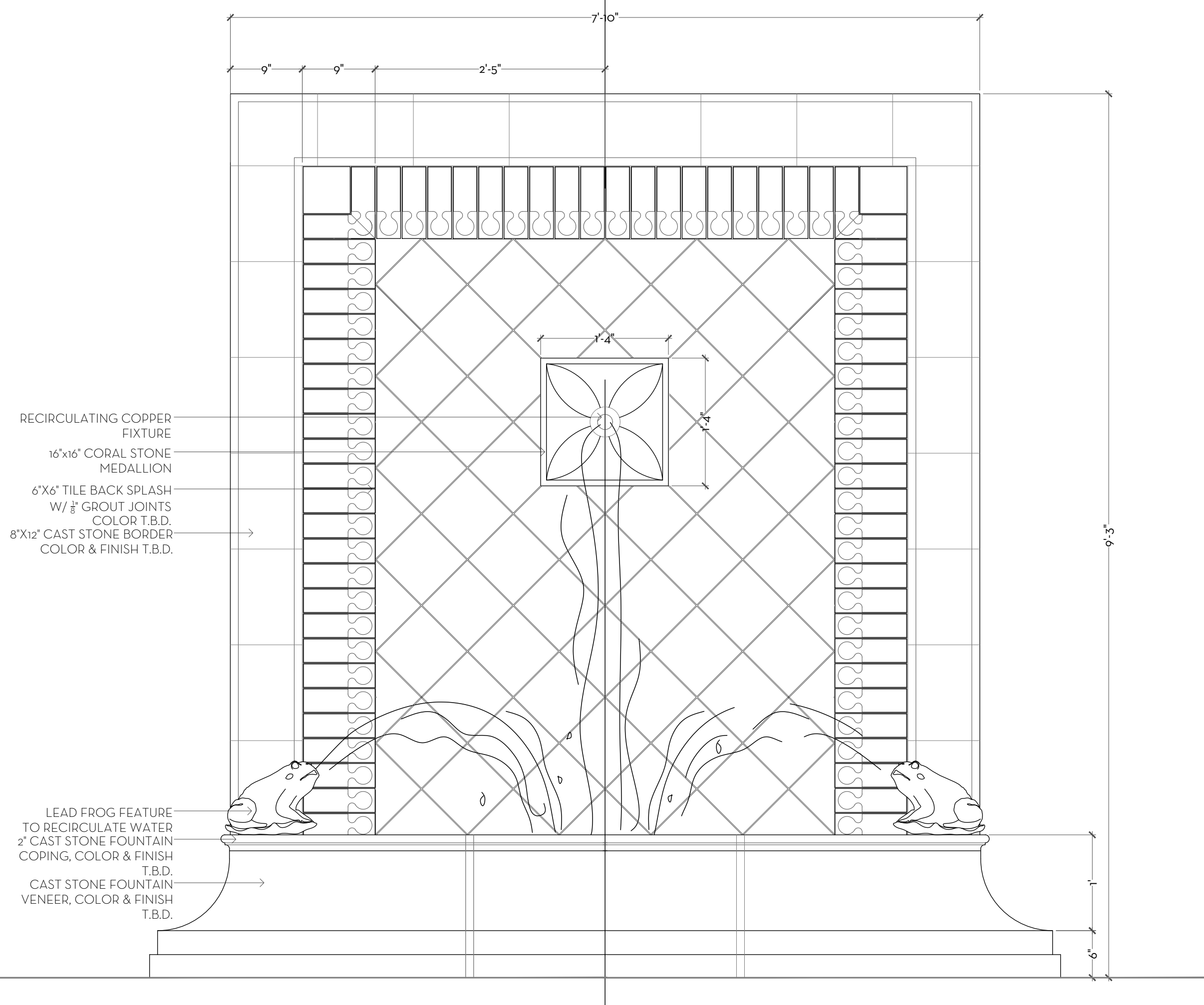
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LA

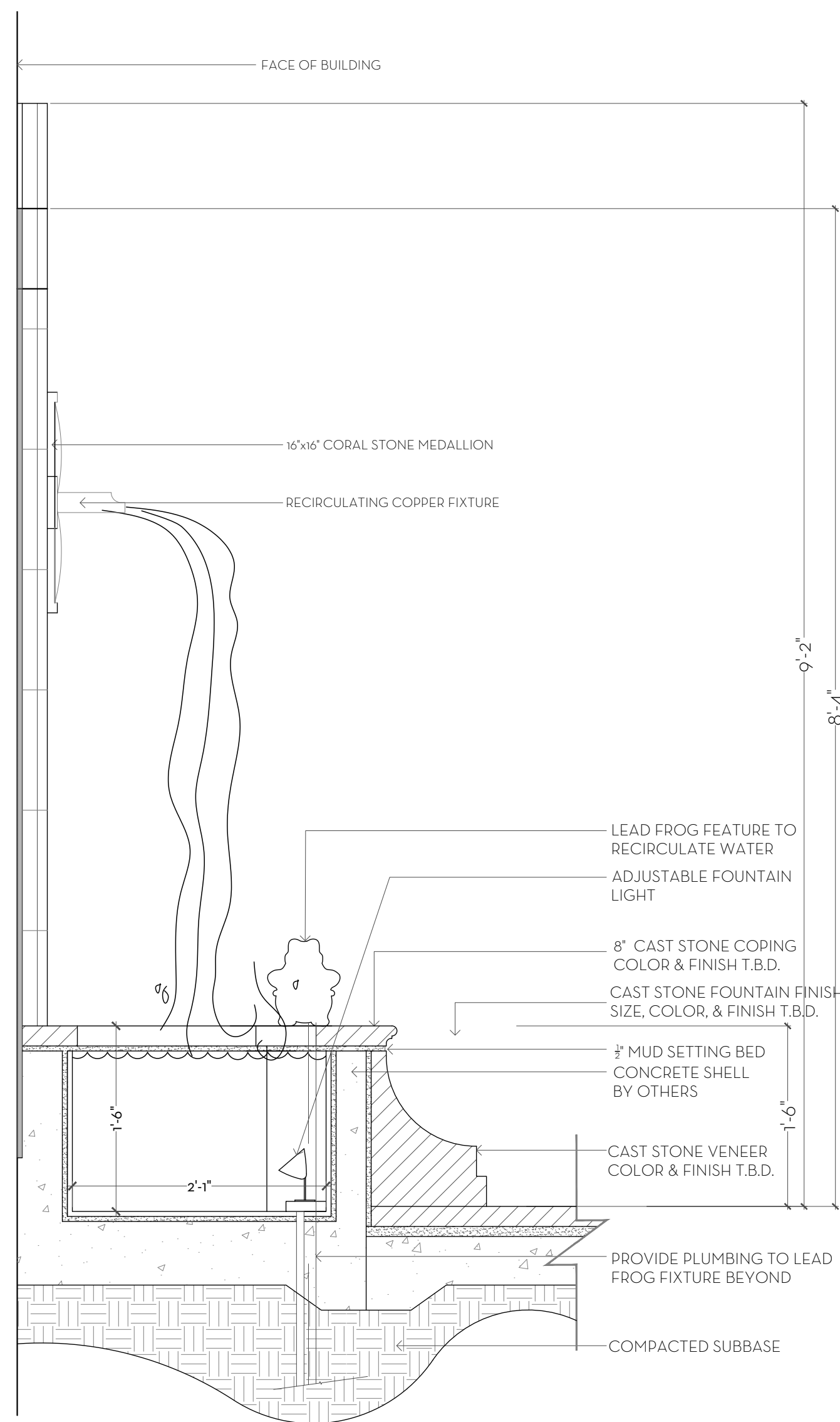
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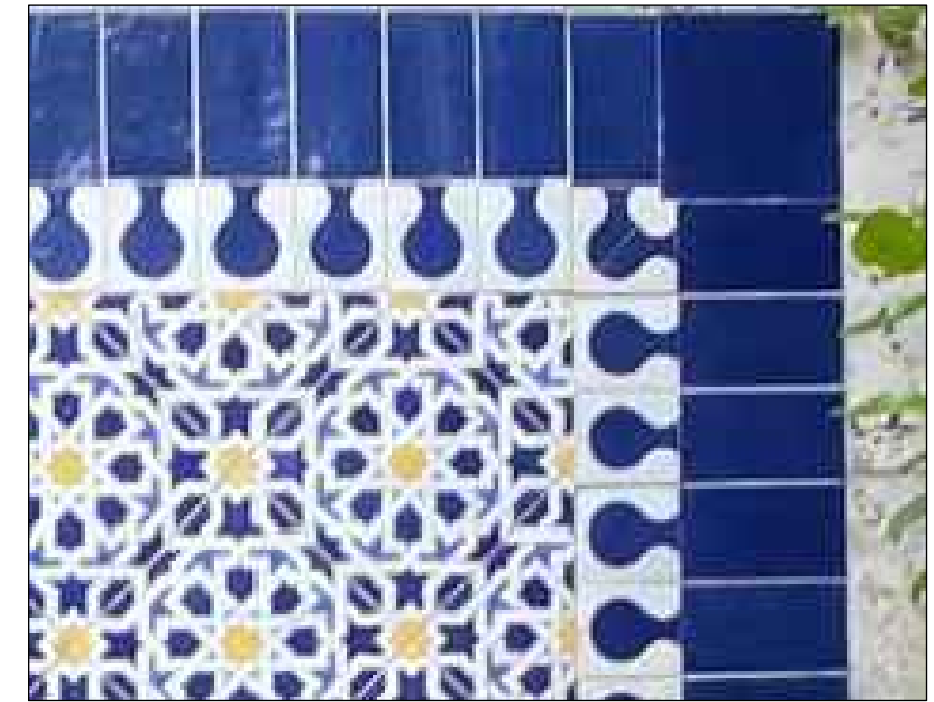
1 FOUNTAIN - PLAN
SCALE: 1" = 1'-0"



2 FOUNTAIN - ELEVATION
SCALE: 1" = 1'-0"



3 FOUNTAIN - SECTION
SCALE: 1" = 1'-0"



FOUNTAIN TILE

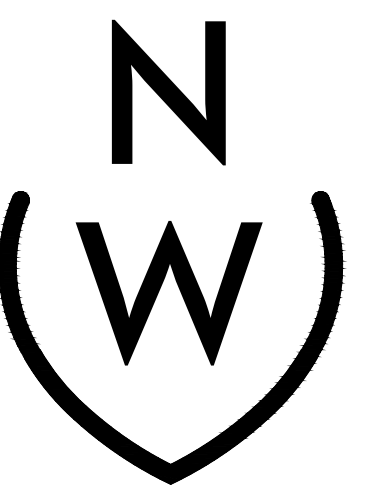
NOTE: FOUNTAIN DESIGN ONLY,
SEE STRUCTURAL FOR DIMENSIONS.

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

FOUNTAIN DETAIL
PRIVATE RESIDENCE
184 SUNSET AVENUE, PALM BEACH, FL.

03 JAN 2025
28 OCT 2024
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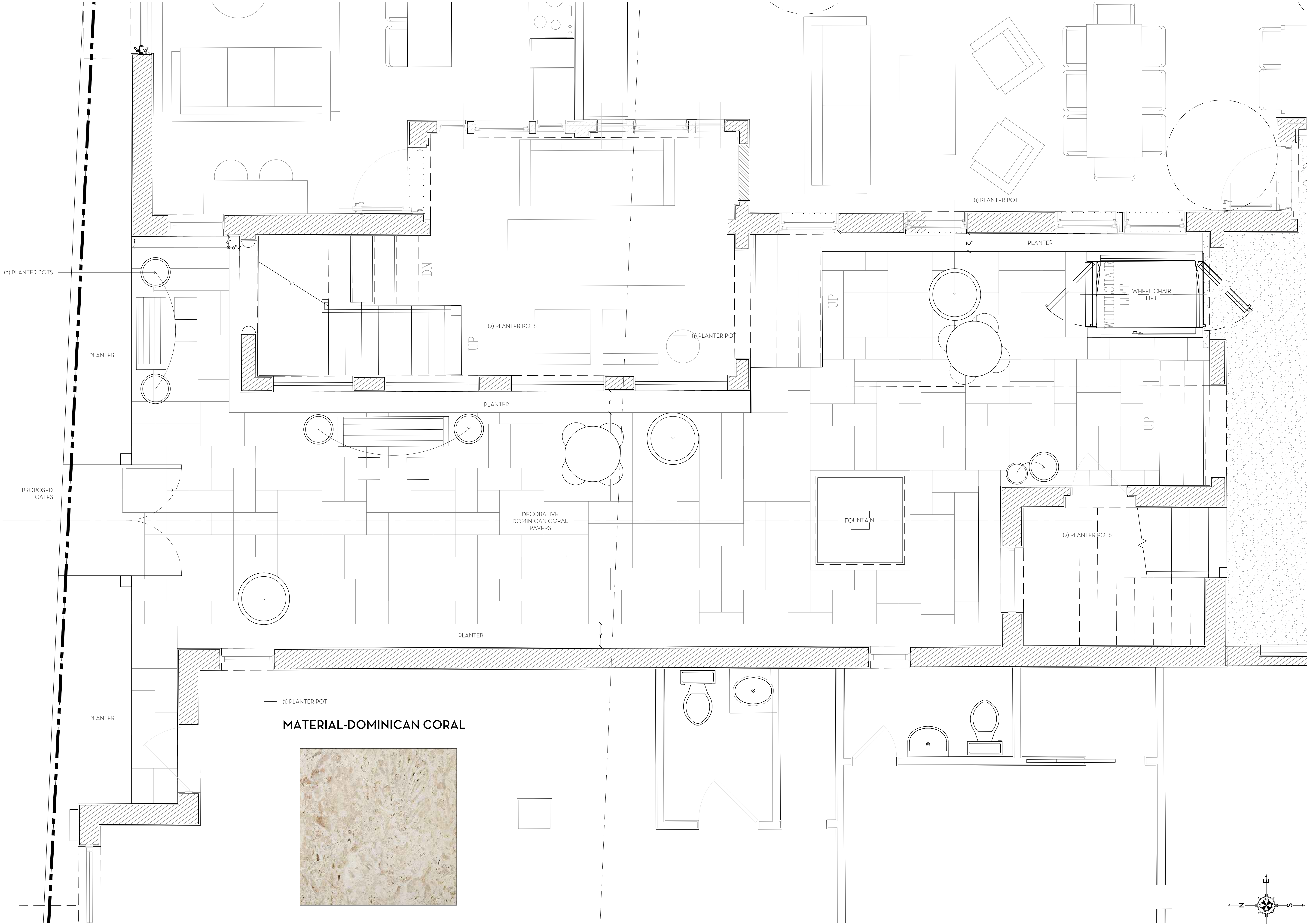
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D2

SCALE: 1" = 1'-0"

PREVIOUSLY APPROVED



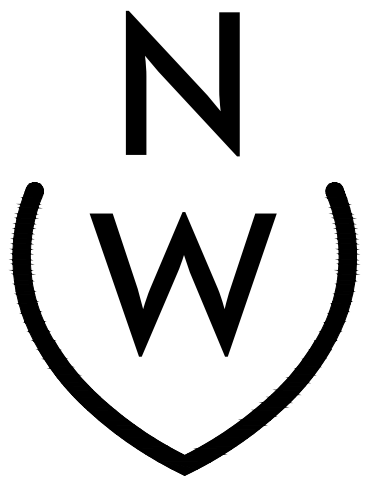
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

COURTYARD ENLARGEMENT - HARDSCAPE
PRIVATE RESIDENCE

184 SUNSET AVENUE, PALM BEACH, FL.

28 JULY 2023
08 JUNE 2023
10 MAR 2023
23 JAN 2023
24 MAY 2022



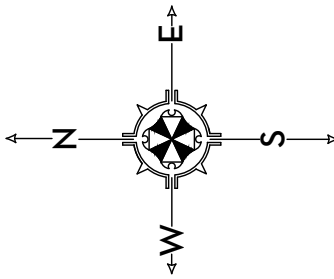
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SCALE: 3/8" = 1'-0"



State of Florida
Landscape Architect
Registration No.
6666856

SCALE: $\frac{1}{8}" = 1'-0"$

COURTYARD ENLARGEMENT - LANDSCAPE
PRIVATE RESIDENCE

03 JAN 2025
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24 MAY 2022

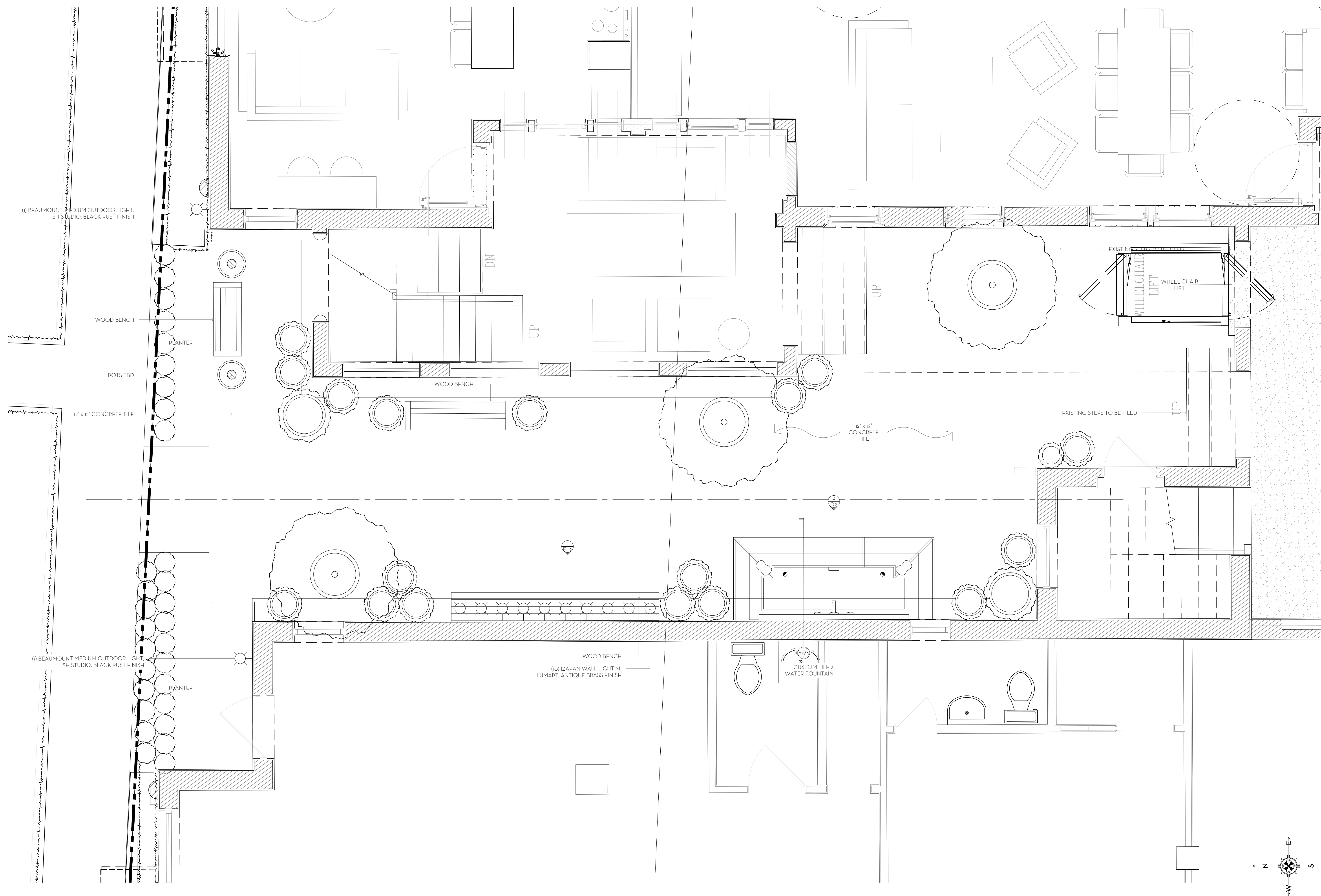


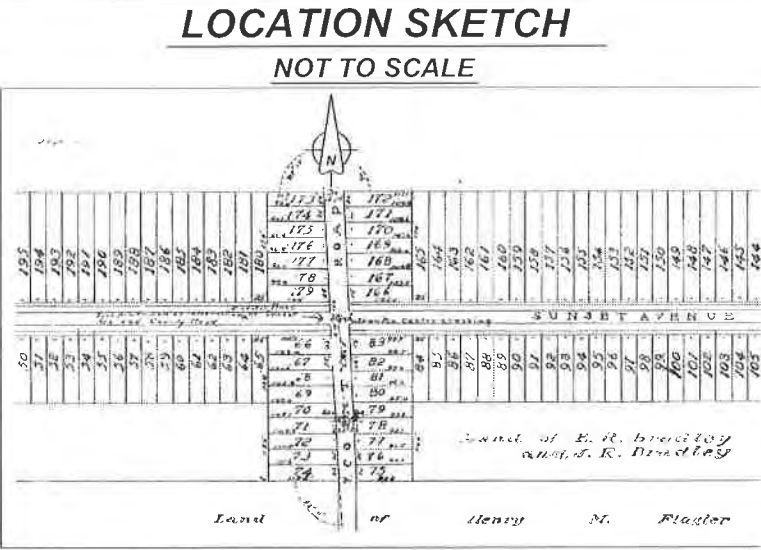
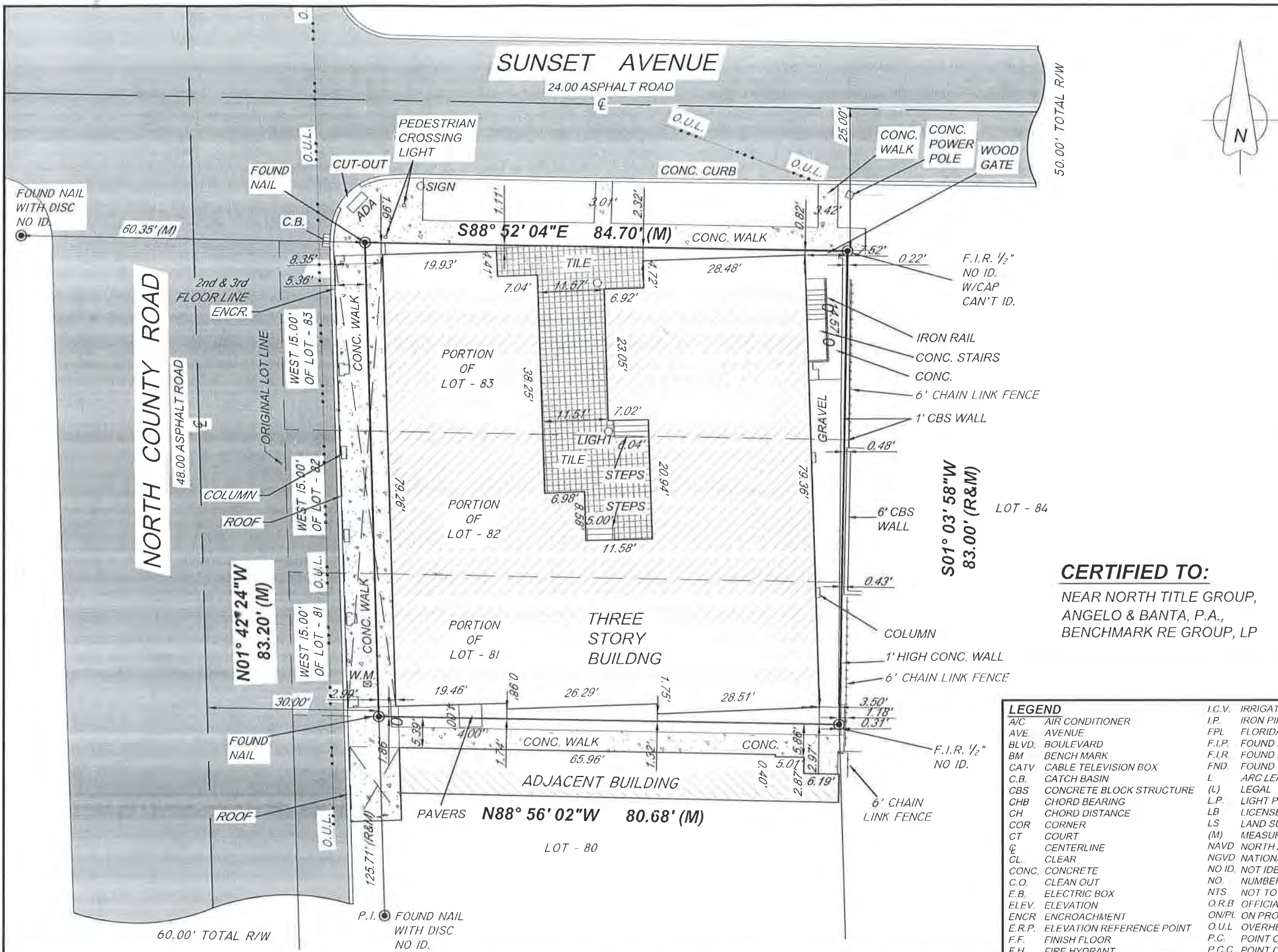
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LP1





LEGAL DESCRIPTION:
LOTS 81, 82 AND 83, FLORAL PARK ADDITION TO THE TOWN OF PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE WEST 15 FEET OF SAID LOTS 81, 82 AND 83.

SURVEYOR'S NOTES:
1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
12) THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE OF S88° 52' 04"E FOR THE NORTH LINE OF THE SUBJECT LOT.

CERTIFIED TO:
NEAR NORTH TITLE GROUP,
ANGELO & BANTA, P.A.,
BENCHMARK RE GROUP, LP

LEGEND							
A/C	AIR CONDITIONER	I.C.V.	IRRIGATION CONTROL VALVE	P.C.P.	PERMANENT CONTROL POINT	W/M	WATER METER
AVE.	AVENUE	I.P.	IRON PIPE	PLS	PROFESSIONAL LAND SURVEYOR	W.V.	WATER VALVE
BLVD.	BOULEVARD	FPL	FLORIDA POWER & LIGHT	PSM	PROFESSIONAL SURVEYOR AND MAPPER	W.U.P.	WOOD UTILITY POLE
BM	BENCH MARK	F.I.P.	FOUND IRON PIPE	PL	PROPERTY LINE		
CATV	CABLE TELEVISION BOX	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING		
C.B.	CATCH BASIN	FND.	FOUND	P.O.C.	POINT OF COMMENCEMENT		
CBS	CONCRETE BLOCK STRUCTURE	L	ARC LENGTH	P.R.C.	POINT OF REVERSE CURVATURE		
CHB	CHORD BEARING	(L)	LEGAL	P.R.M.	PERMANENT REFERENCE MONUMENT		
CH	CHORD DISTANCE	L.P.	LIGHT POLE	P.T.	POINT OF TANGENCY		
COR	CORNER	LB	LICENSED BUSINESS	R	RADIUS		
CT	COURT	LS	LAND SURVEYOR	(R)	RECORD		
CL	CENTERLINE	(M)	MEASURED	R.E.	RIM ELEVATION		
CL	CLEAR	NAVD	NORTH AMERICAN VERTICAL DATUM	R/W	RIGHT-OF-WAY		
CONC.	CONCRETE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	SAN.	SANITARY		
C.O.	CLEAN OUT	NO ID.	NOT IDENTIFIABLE	S.I.P.	SET IRON PIPE		
E.B.	ELECTRIC BOX	NO	NUMBER	S.I.R.	SET IRON ROD		
ELEV.	ELEVATION	NTS	NOT TO SCALE	ST.	STREET		
ENCR.	ENCROACHMENT	O.R.B.	OFFICIAL RECORD BOOK	T	TANGENT		
E.R.P.	ELEVATION REFERENCE POINT	ON/PL	ON PROPERTY LINE	T.B.M	TEMPORARY BENCH MARK		
F.F.	FINISH FLOOR	O.U.L.	OVERHEAD UTILITY LINES	TEL.	TELEPHONE		
F.H.	FIRE HYDRANT	P.C.	POINT OF CURVATURE	TYP.	TYPICAL		
		P.C.C.	POINT OF COMPOUND CURVATURE	U.E.	UTILITY EASEMENT		

SYMBOLS	
	CONCRETE
	OVERHEAD UTILITY LINES
	WIRE FENCE
	WOOD FENCE
	PROPERTY CORNER
	WATER FLOW
	EXISTING GRADE ELEVATION
	PROPOSED GRADE ELEVATION
	WATER VALVE
	SIGN
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	FIRE HYDRANT
	LIGHTING FIXTURE
	FIRE DEPARTMENT CONNECTION

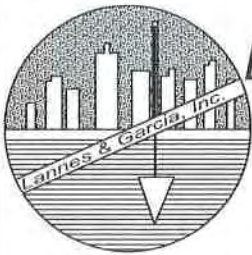
FLOOD ZONE: X
MAP & PANEL = 12099C0581
COMMUNITY No.: 120220
SUFFIX: F
DATE OF FIRM: 10/05/2017
BASE ELEV.= N/A

PROPERTY OF: BENCHMARK RE GROUP, LP
184 SUNSET AVENUE,
PALM BEACH, FLORIDA 33480

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A BOUNDARY SURVEY
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530