

401 WORTH AVE

PALM BEACH, FL.

FIRST SUBMITTAL

FIRST SUBMITTAL DUE DATE: 03/27/2025

PROJECT NUMBER:

ARC-24-0139
ZON-24-0090

PROJECT TEAM:

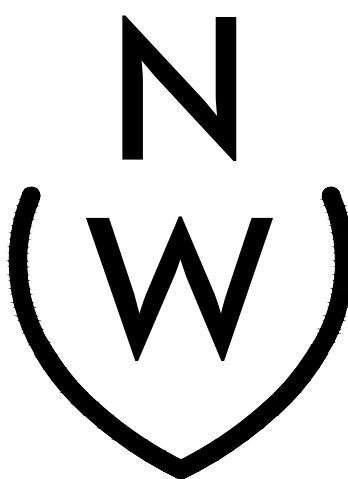
NIEVERA WILLIAMS DESIGN
KOCHMAN & ZISKA PLC

SCOPE OF WORK:

- PROPOSED A 100 KW GENERATOR WITH SCREENING WALLS AND HEDGE.
- PROPOSED LANDSCAPING ENHANCEMENTS TO THE SOUTH SIDE OF THE BUILDING ALONG WORTH AVENUE.

SHEET LEGEND:

- VM - VICINITY LOCATION MAP
- LM - LOCATION MAP
- EX1 - EXISTING CONDITION PLAN
- EX2 - EXISTING CONDITION PHOTOS - SIDES
- EX3 - EXISTING CONDITION PHOTOS - SIDE
- EX4 - EXISTING CONDITION PHOTOS - FRONT
- EX5 - EXISTING CONDITION PHOTOS - REAR
- RSITE - RENDERED SITE PLAN
- RLP - RENDERED LANDSCAPE PERSPECTIVE
- SITE - SITE PLAN
- L1 - HARDSCAPE PLAN
- L1.1 - GENERATOR SCREENING ENLARGEMENT PLAN AND SECTIONS DETAILS
- LP1 - LANDSCAPE PLAN
- LP2 - PLANT LIST AND DETAILS



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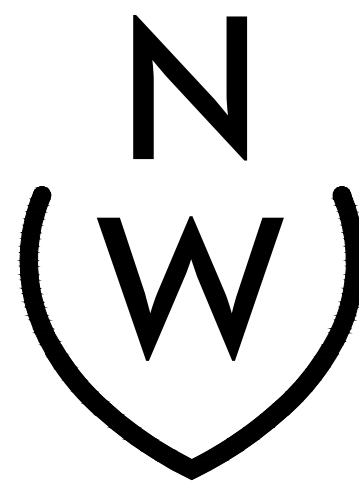
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: N.T.S.

VICINITY LOCATION MAP
401 WORTH AVE
PALM BEACH, FL.

27 MAR 2025
24 JAN 2025
06 JAN 2025
19 DEC 2024



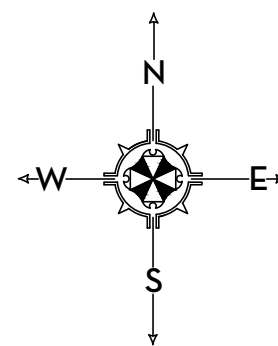
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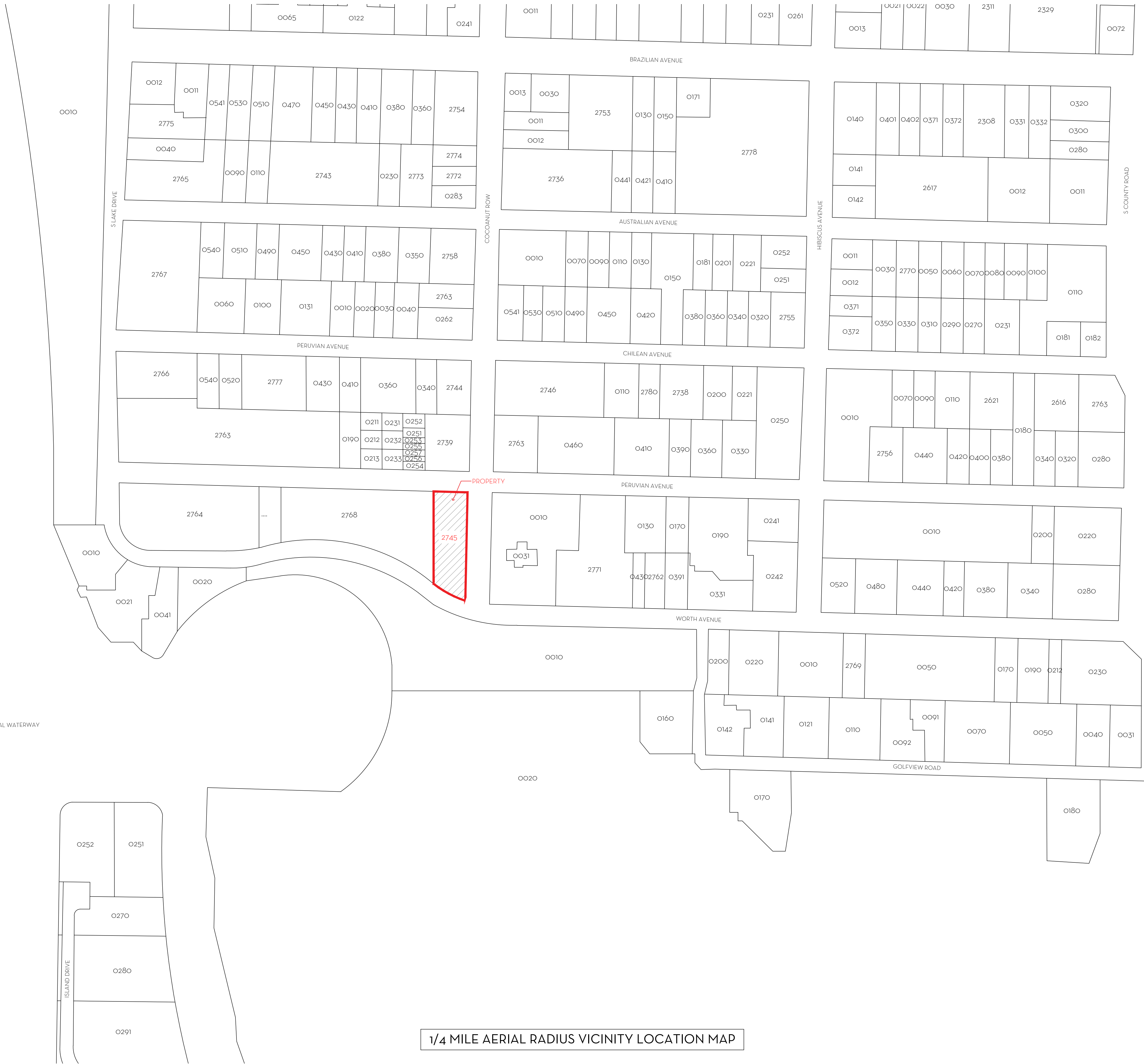
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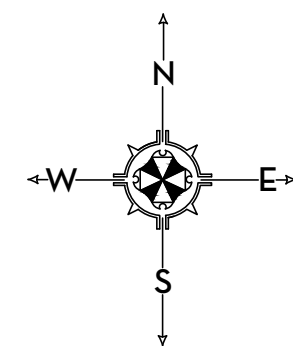


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1/4 MILE AERIAL RADIUS VICINITY LOCATION MAP





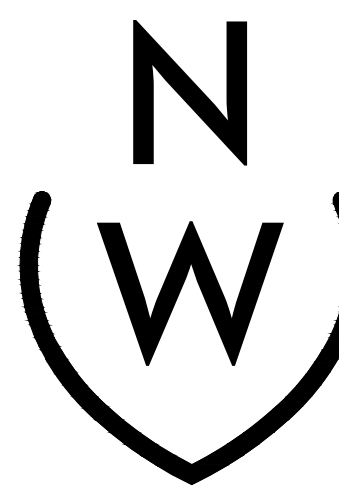
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SCALE: N.T.S.

LOCATION MAP
401 WORTH AVE
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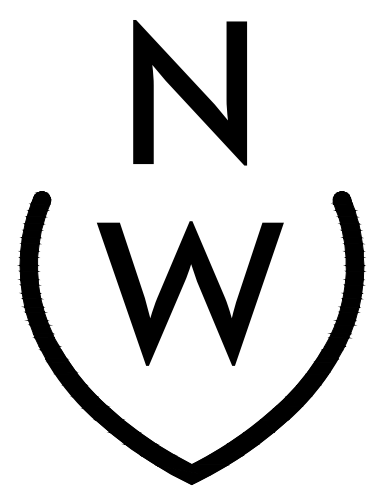


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EXISTING CONDITION PHOTOS - SIDE (SOUTH)
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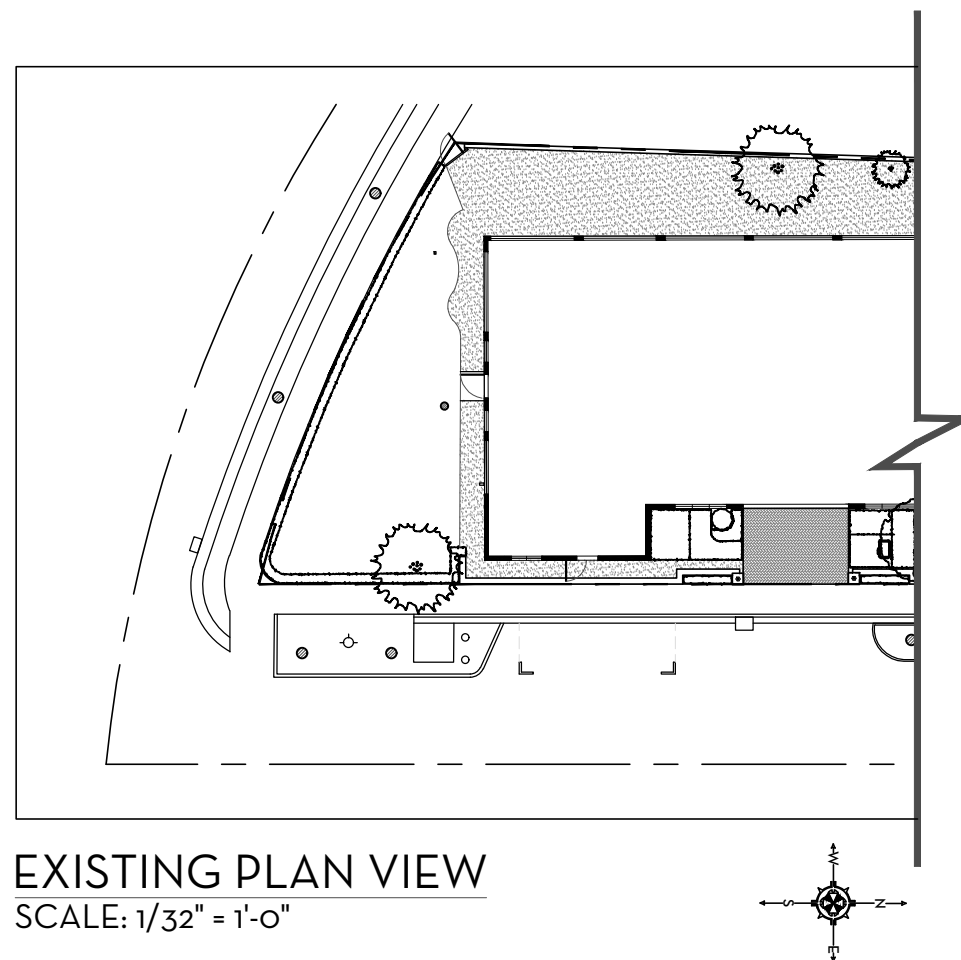
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EX2
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SCALE: AS SHOWN

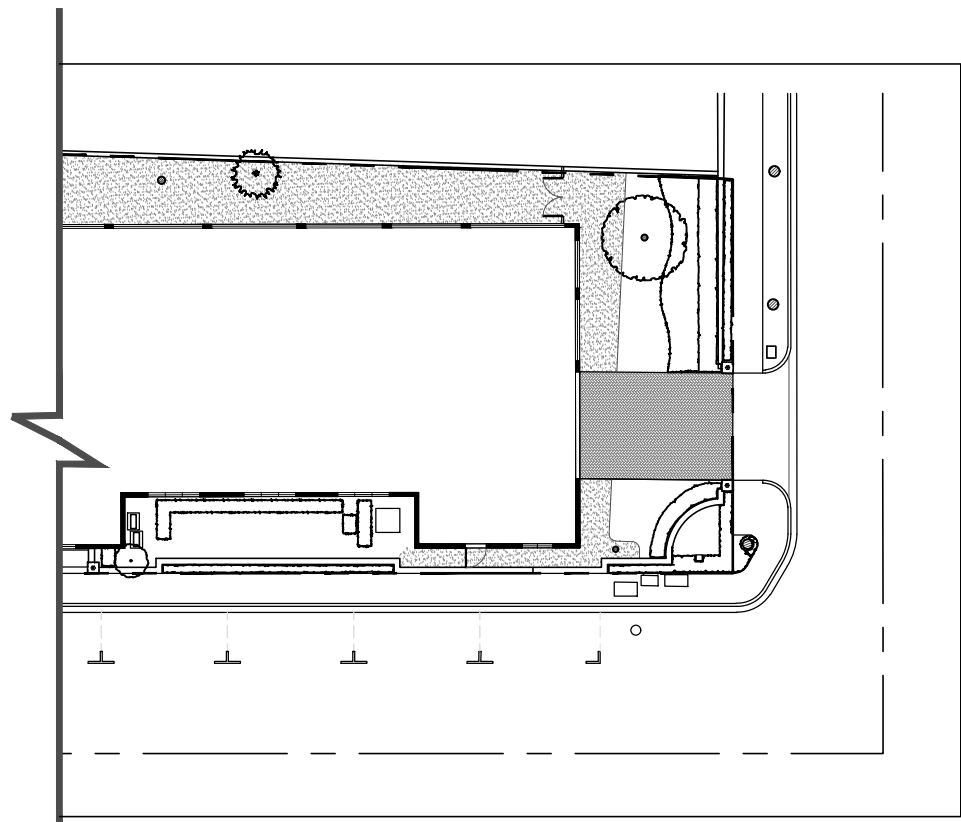


EXISTING PLAN VIEW
SCALE: 1/32" = 1'-0"

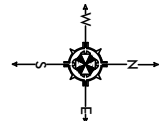


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EXISTING PLAN VIEW
SCALE: 1/32" = 1'-0"



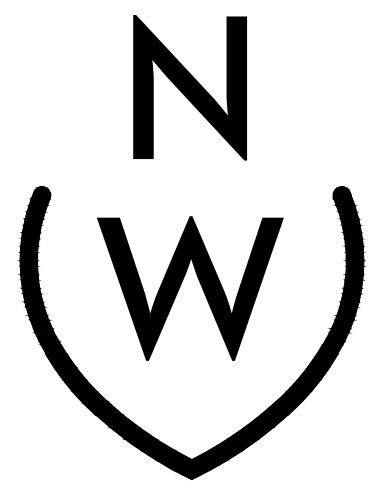
EXISTING CONDITION PHOTOS - SIDE (NORTH)

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PALM BEACH, FL.

SCALE: AS SHOWN

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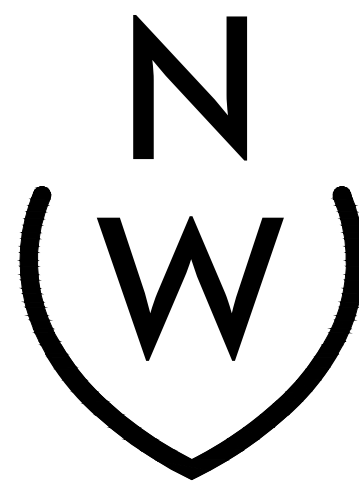


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EX3
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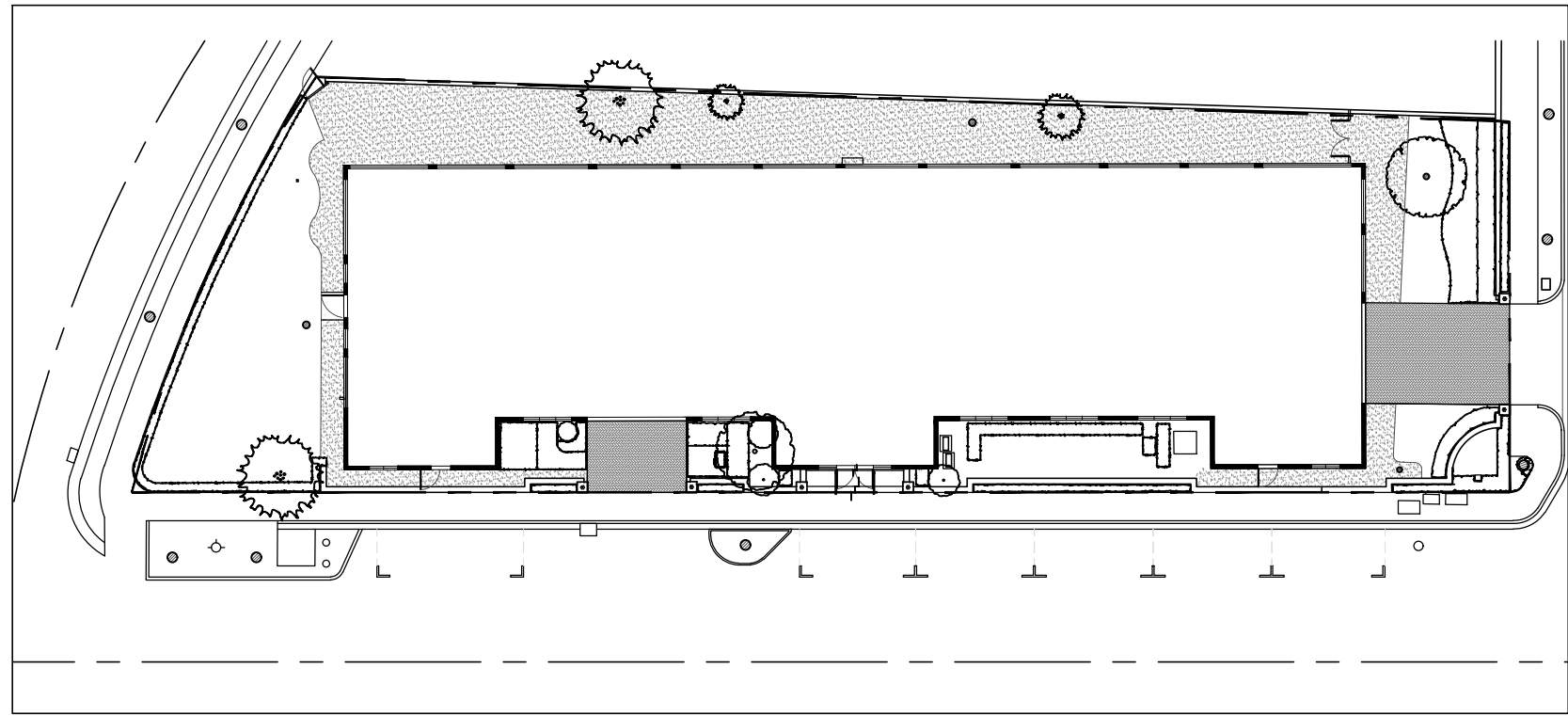


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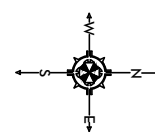
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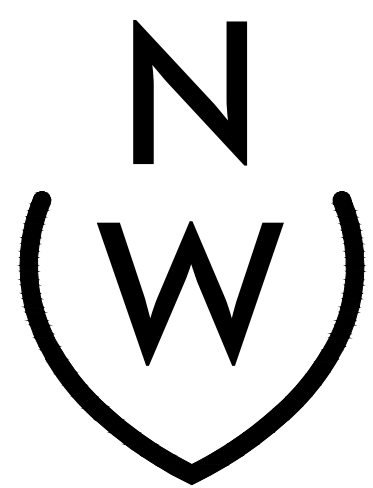
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EX4
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EXISTING PLAN VIEW
SCALE: 1/32" = 1'-0"



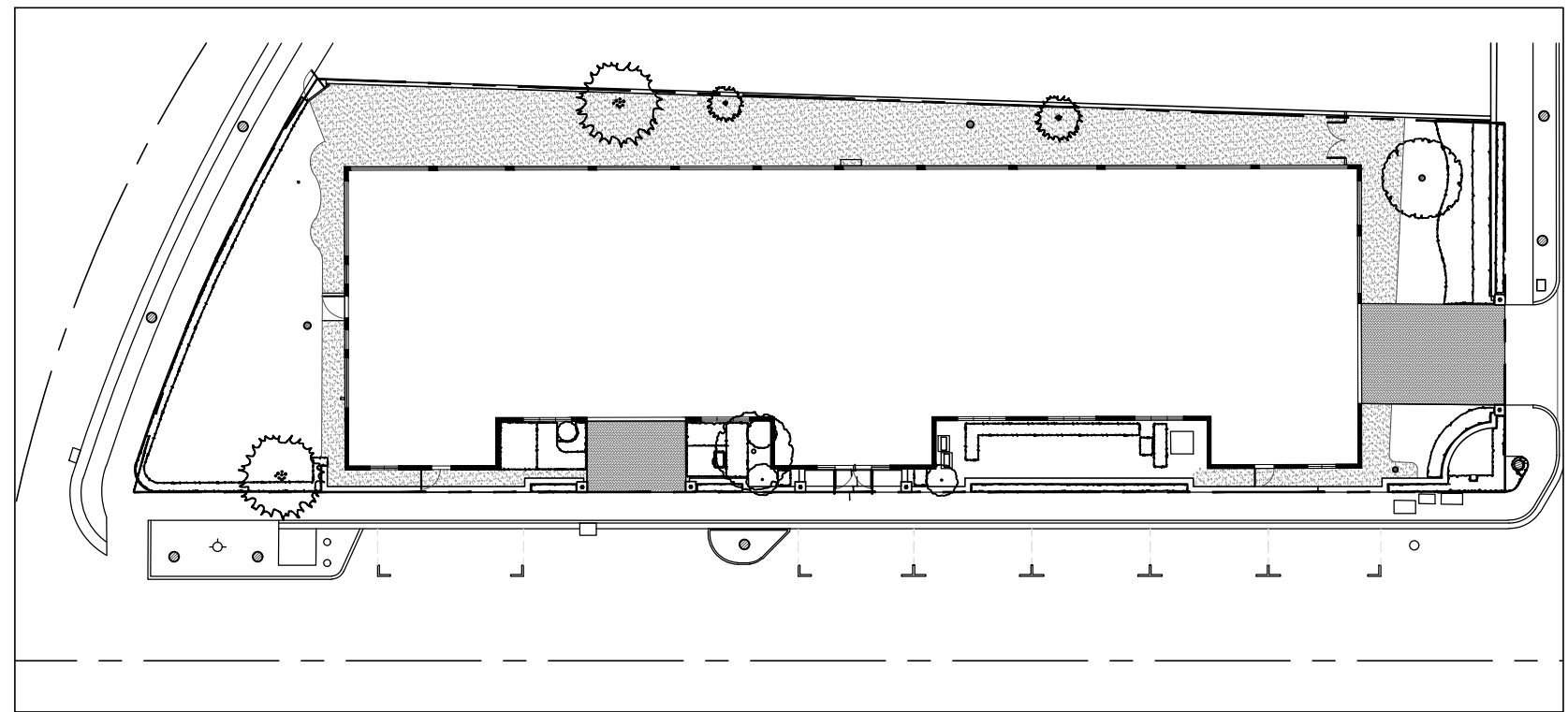


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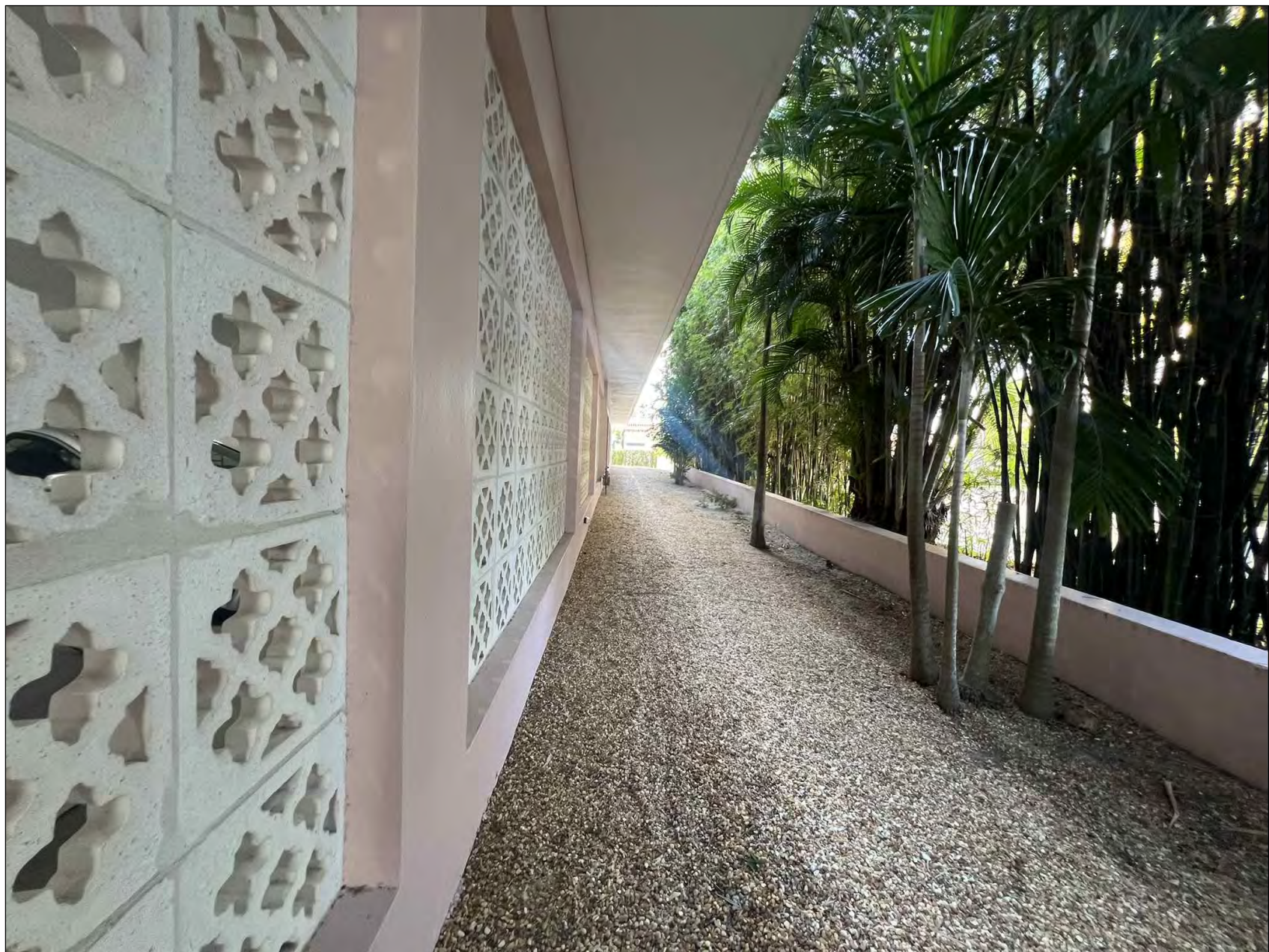
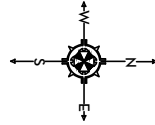
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EX5
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EXISTING PLAN VIEW
SCALE: 1/32" = 1'-0"



RENDERED SITE PLAN
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PALM BEACH, FL.

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RSITE

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OVERALL R-C SITE CALCULATIONS:

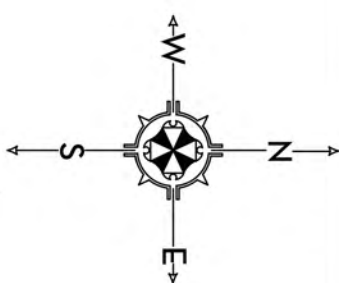
SITE AREA =	15,446	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,406	SQ FT	35%
EXISTING =	2,981	SQ FT	19%
PROPOSED =	3,236	SQ FT	21%

FRONT SETBACK SITE CALCULATIONS:

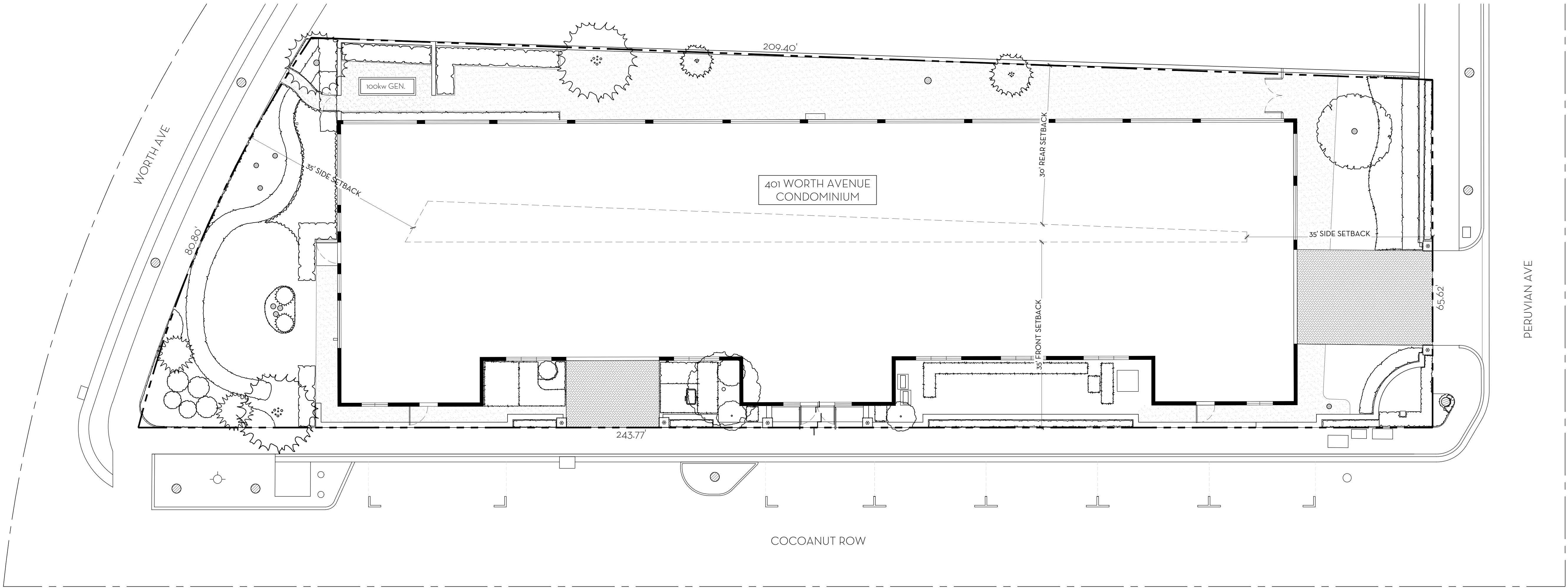
35' SETBACK AREA =	8,212	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,874	SQ FT	35%
EXISTING =	2,108	SQ FT	26%
PROPOSED =	2,108	SQ FT	26%



0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"



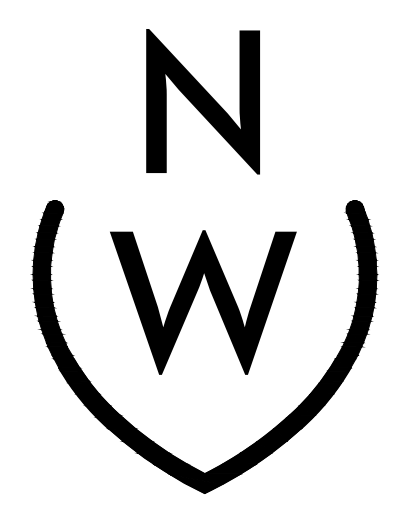
OVERALL R-C SITE CALCULATIONS:				FRONT SETBACK SITE CALCULATIONS:			
SITE AREA +	15,446	SQ FT	100%	35' SETBACK AREA +	8,212	SQ FT	100%
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED +	5,406	SQ FT	35%	REQUIRED +	2,874	SQ FT	35%
EXISTING +	2,981	SQ FT	19%	EXISTING +	2,108	SQ FT	26%
PROPOSED +	3,236	SQ FT	21%	PROPOSED +	2,108	SQ FT	26%



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

SITE PLAN
401 WORTH AVE
PALM BEACH, FL.

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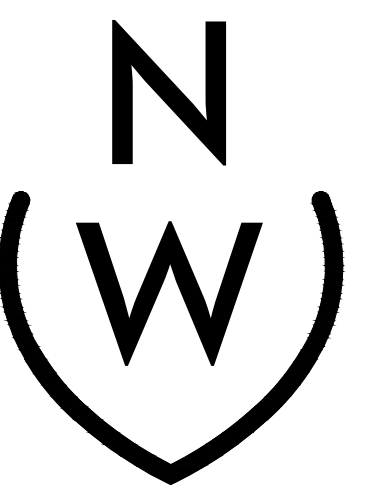
SCALE: 3/32" = 1'-0"

HARDSCAPE PLAN

401 WORTH AVE

PALM BEACH, FL.

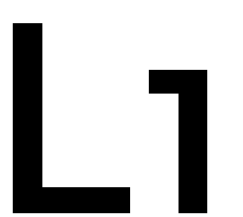
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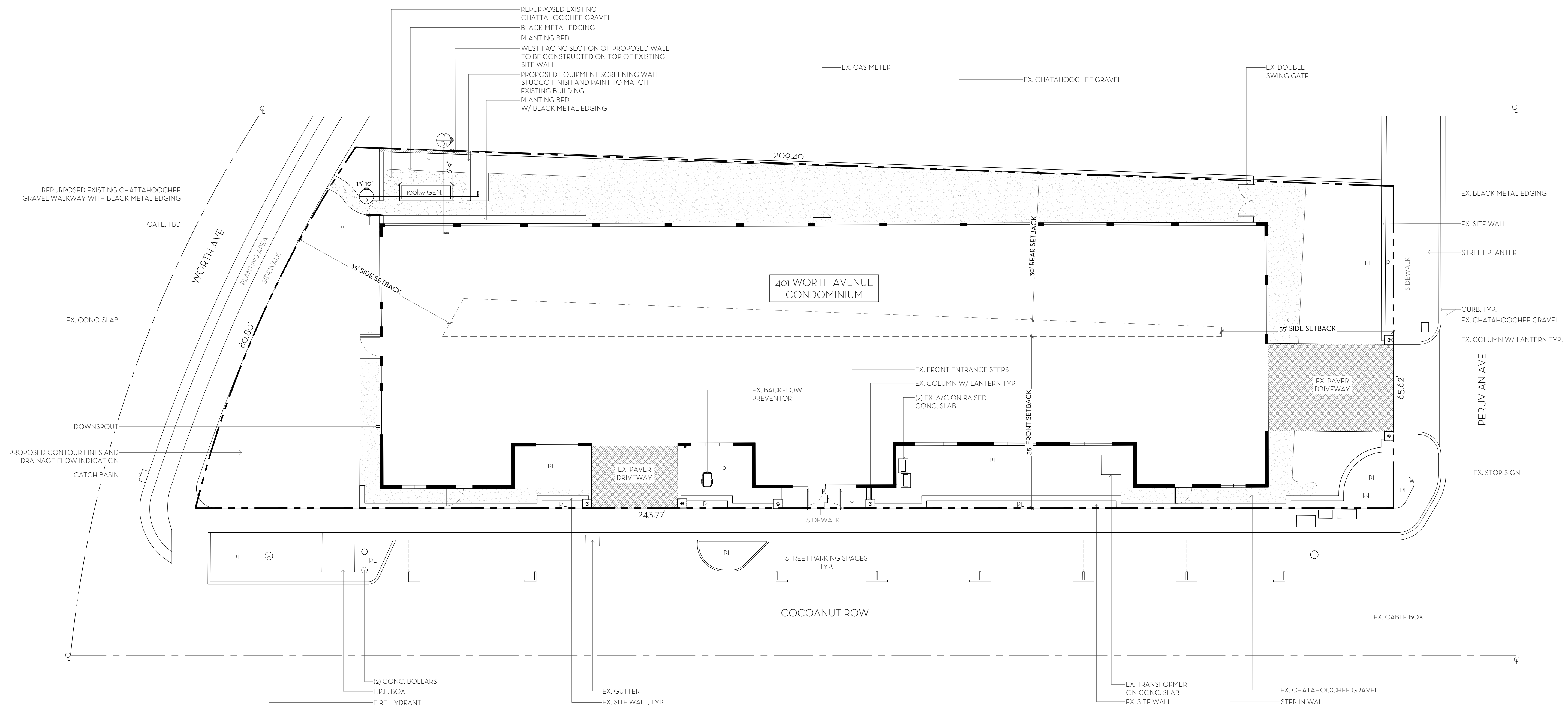
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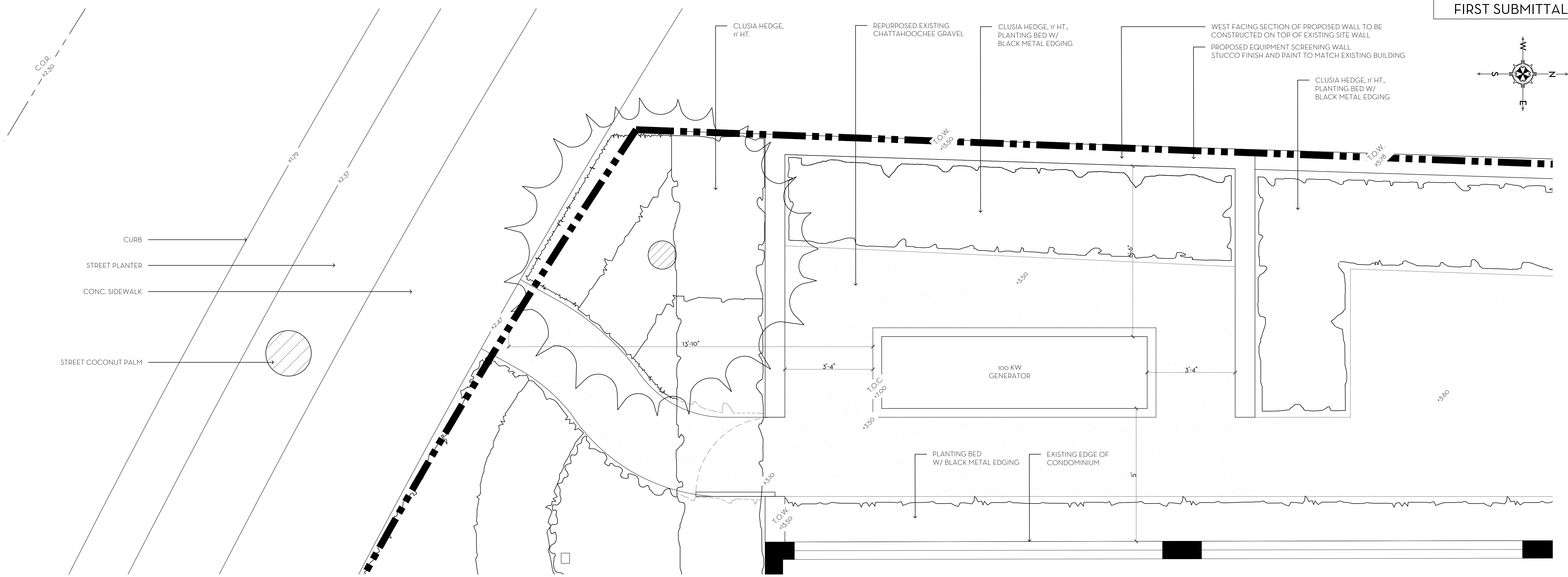
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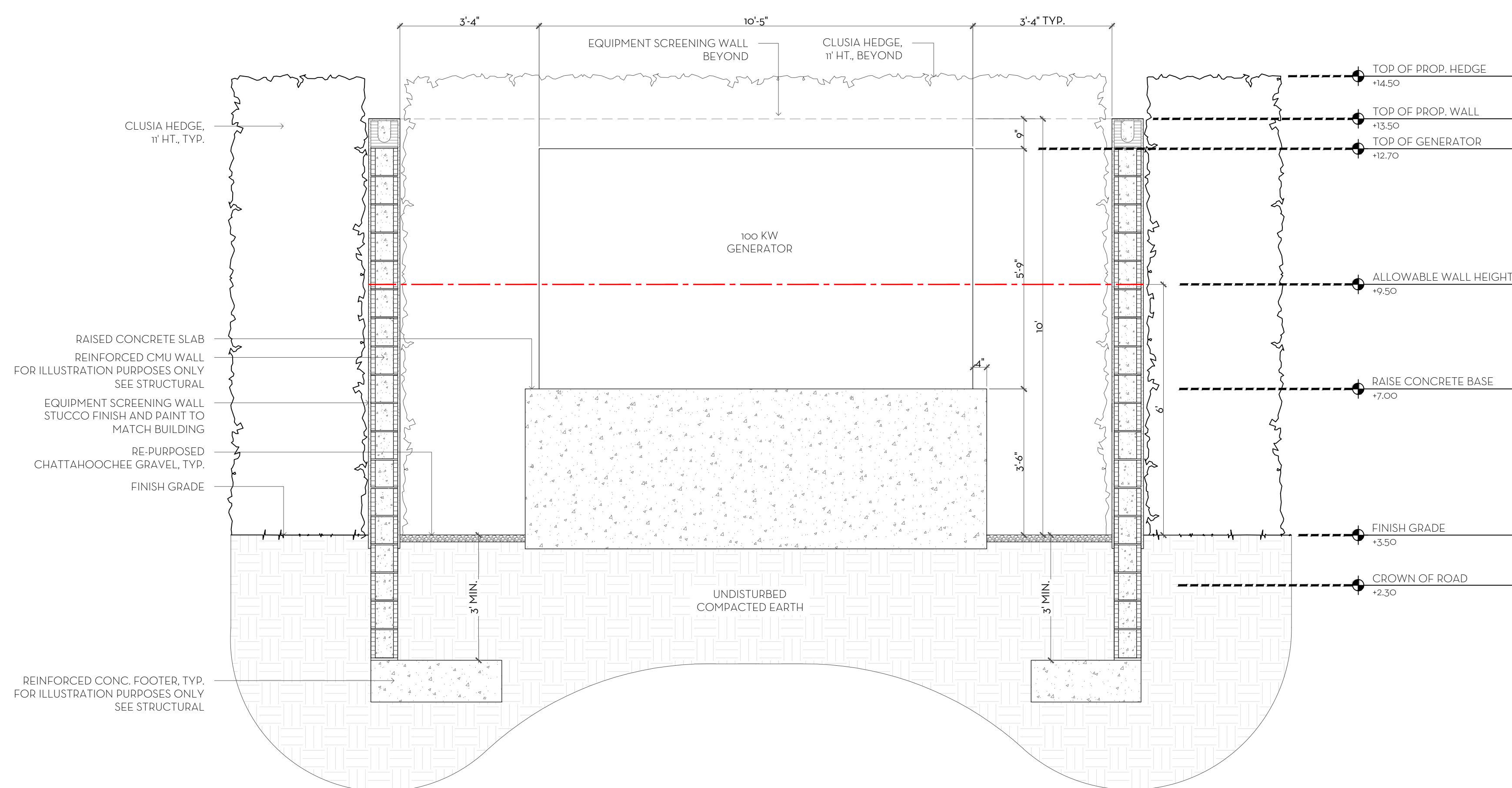


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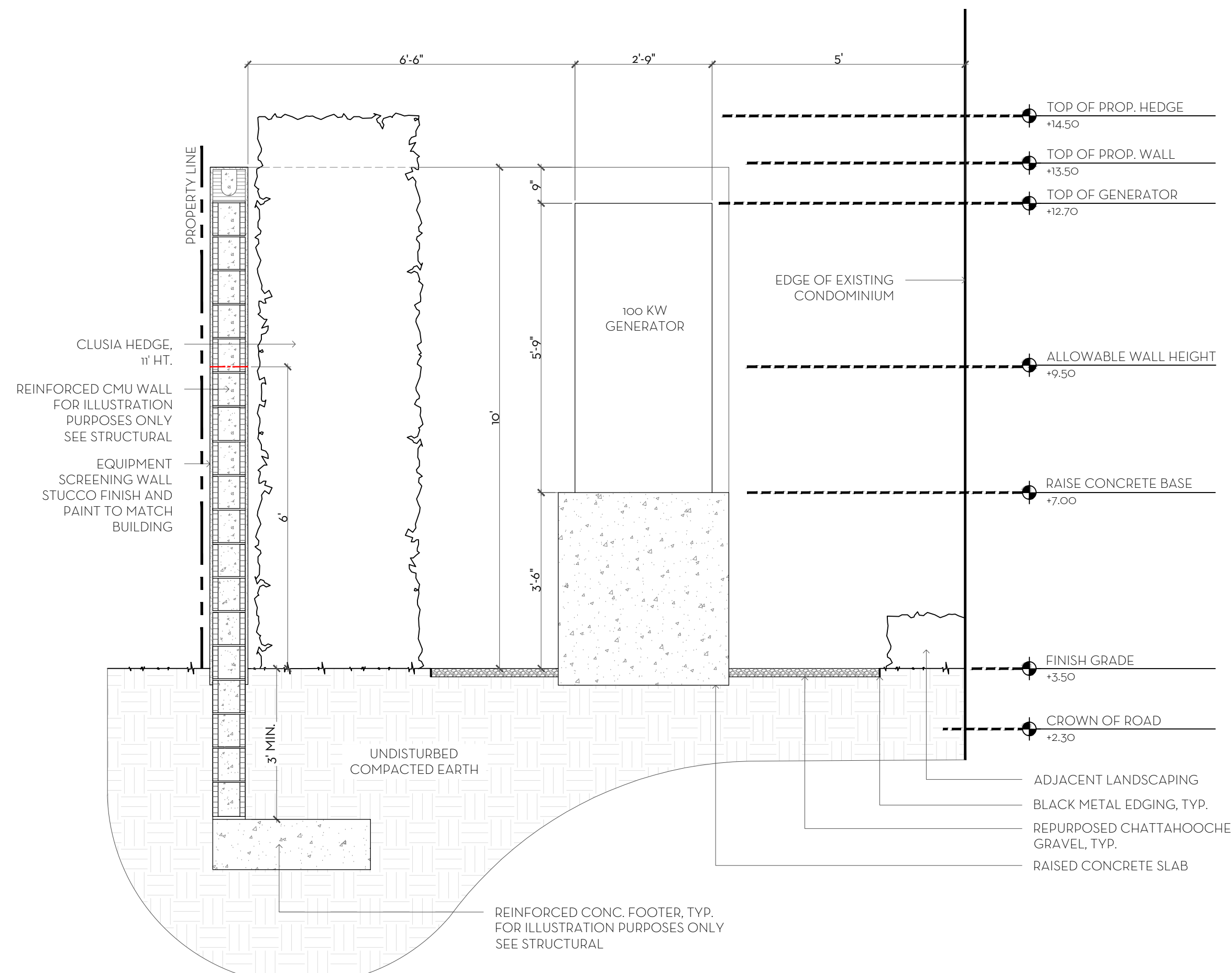




EQUIPMENT SCREENING AREA PLAN VIEW
SCALE: 1/2"=1'-0"

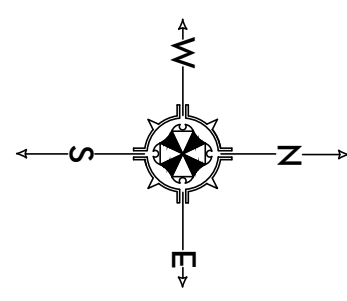


1 EQUIPMENT SCREENING AREA SECTION
SCALE: 1/2"=1'-0"



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

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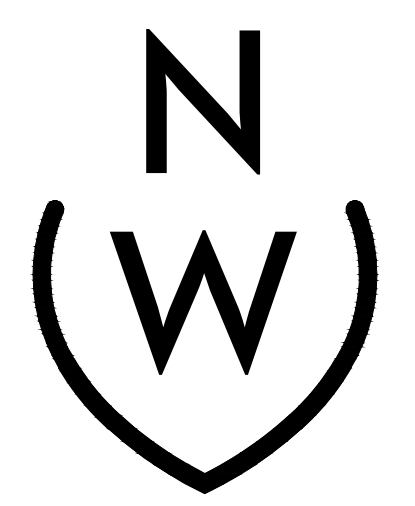


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GENERATOR SCREENING ENLARGEMENT PLAN
AND SECTION DETAILS
401 WORTH AVE
PALM BEACH, FL.

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

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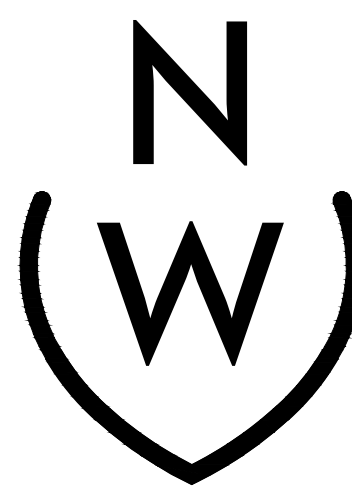
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L1.1
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LANDSCAPE PLAN
401 WORTH AVE
PALM BEACH, FL.

27 MAR 2025
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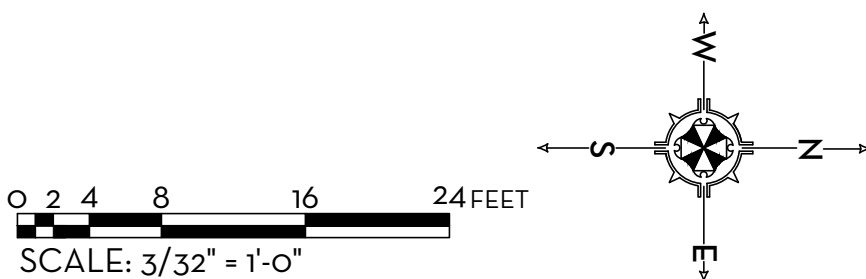
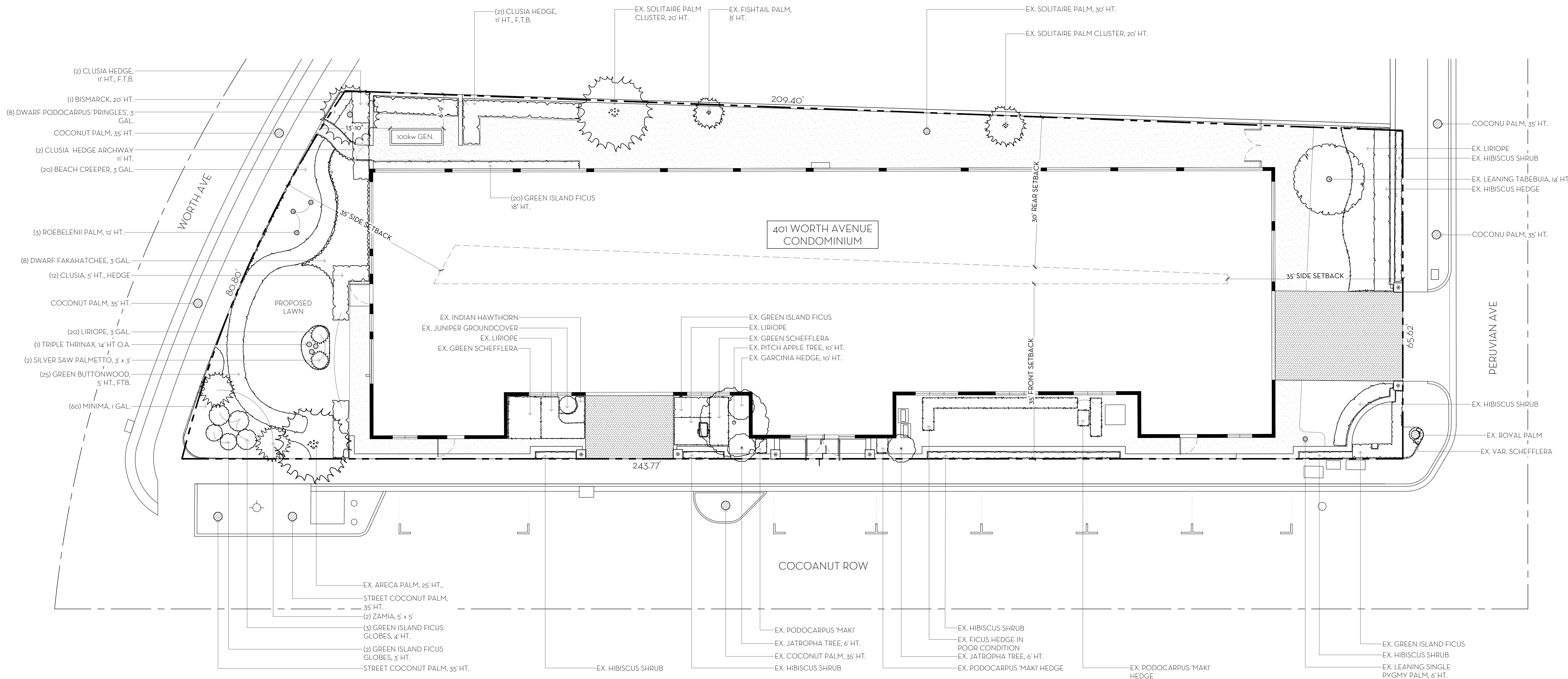


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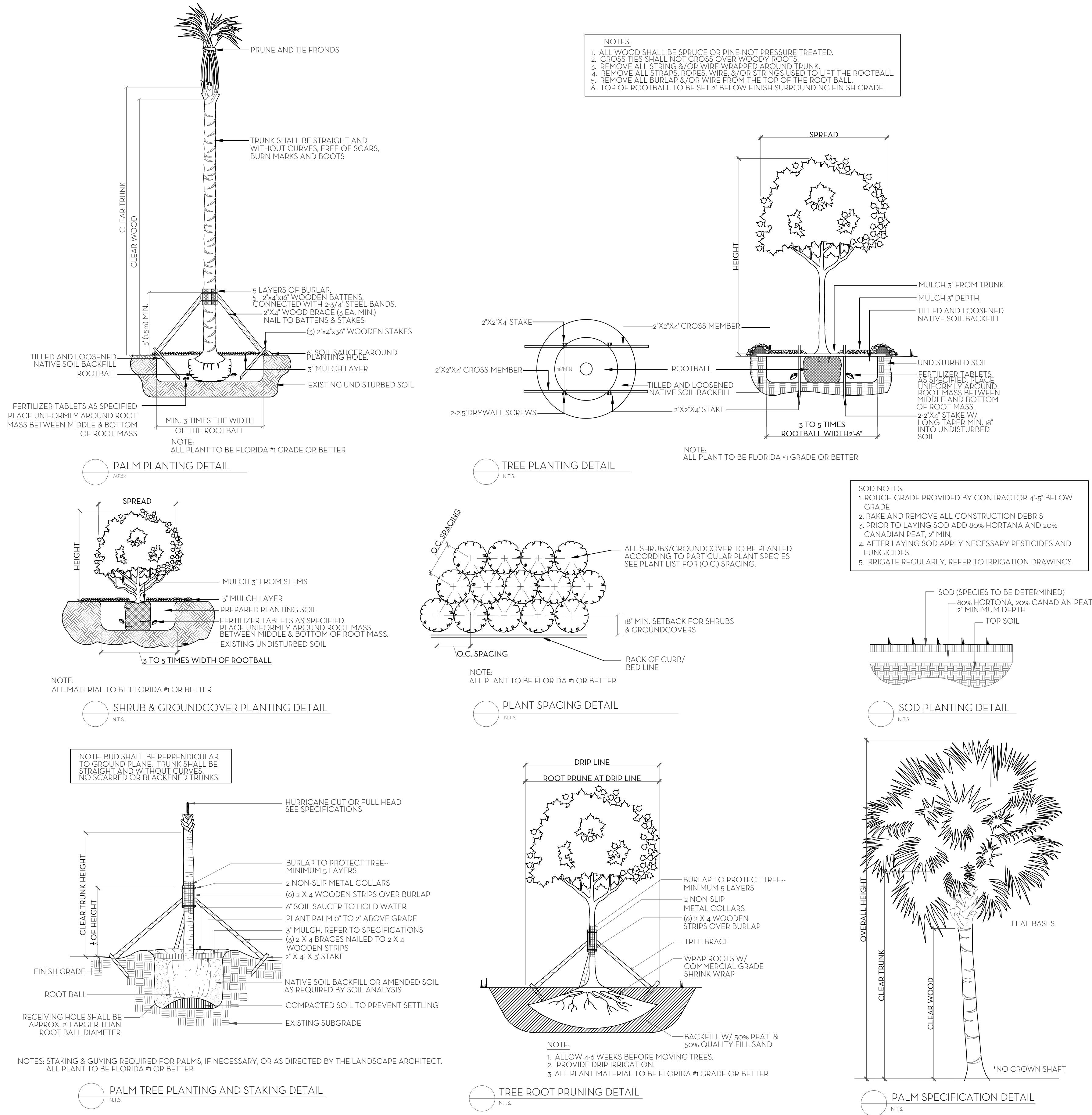


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401 Worth Avenue, Palm Beach, FL

03.10.2025

Common Name	Botanical Name	Quantity	Install Specification	Native Status
PALMS				
Thrinx, Triple	<i>Thrinx radiata</i>	1	14' HT. O.A., TRIPLE	*
Bismarck	<i>Bismarckia nobilis</i>	1	20' HT.	
Pygmy Date Palm, Triple	<i>Phoenix roebelenii</i>	3	12' HT. O.A.	
HEDGE/SHRUB				
Clusia	<i>Clusia guttifera</i>	2	11' HT. SHAPE TO ARCHWAY	
Clusia	<i>Clusia guttifera</i>	20	11' HT. HEDGE	
Clusia	<i>Clusia guttifera</i>	12	5' HT. HEDGE	
Green Island Ficus	<i>Ficus microcarpa 'Green Island'</i>	20	18" HT.	
Green Island Ficus	<i>Ficus microcarpa 'Green Island'</i>	3	3' x 3' GLOBES	
Green Island Ficus	<i>Ficus microcarpa 'Green Island'</i>	2	4' x 4' GLOBES	
Dwarf Podocarpus Pringles	<i>Podocarpus macrophyllus 'Pringle's Dwarf'</i>	8	3 GAL.	
Green Buttonwood	<i>Conocarpus eretis</i>	25	5' HT., FULL TO BASE	*
Dwarf Fakahatchee	<i>Tripsacum dactyloides</i>	8	2' HT.	*
Silver Saw Palmetto	<i>Serenoa repens</i>	2	3' x 3'	*
Zamia	<i>Zamia furfuracea</i>	2	5' x 5'	*
GROUND COVER/VINES				
Beach Creeper	<i>Ernodea littoralis</i>	20	3 GAL.	*
Liriope	<i>Liriope muscari</i>	20	3 GAL.	
Minima	<i>Trachelospermum asiaticum</i>	60	1 GAL.	



Town of Palm Beach

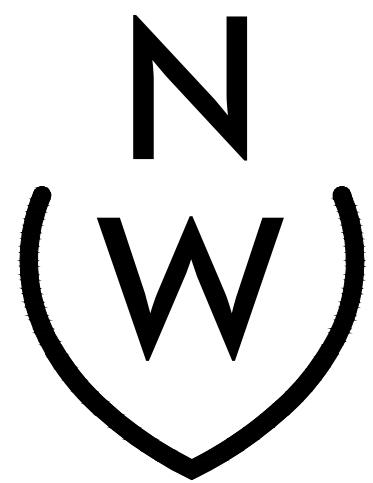
Line #	Native Landscape Legend		
1	Property Address:	401 Worth Avenue	
4		Required	Proposed
5	Lot Size (sq ft)	15,446 SF	15,446 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	5,406 SF (35%)	3,987 SF (26%)
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	2,874 SF (35%)	2,108 SF (26%)
9	Native* Trees %	N/A	N/A
11	Native* Shrubs %	30 (30%)	37 (37%)
12	Native* Vines / Ground Cover %	30 (30%)	20 (20%)

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

NOTE:

- PERIMETER LANDSCAPE OPEN SPACE IS NOT REQUIRED PER SEC 134-948.
- NOT PROPOSING ANY TREES TO APPLY NATIVE TREES PERCENTAGE.
- LANDSCAPE OPEN SPACE REQUIREMENTS IS NOT APPLICABLE. SITE LAYOUT WAS APPROVED PRIOR TO THE CURRENT OPEN SPACE REQUIREMENTS. NOT PROPOSING ANY ALTERATION THAT REDUCES CURRENT OPEN SPACE CALCULATIONS. PROPOSED PLAN INCREASES OPEN SPACES CALCULATIONS COMPARED TO EXISTING SITE CALCULATIONS.



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