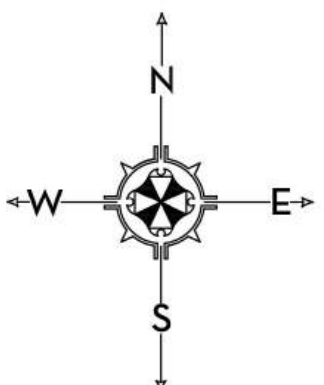




MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
AMBASSADOR
2730 S OCEAN BLVD, PALM BEACH, FL 33480

10 FEB 2025



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Suite 502
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F: 561-659-2113

*Drawings resized to fit 24x36
format; original scale modified.
NTS*

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Lo

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



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HARDSCAPE PLAN
AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL 33480

12 DEC 2024



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DESIGN

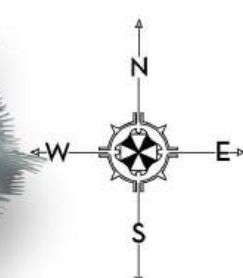
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L2



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



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

HARDSCAPE PLAN
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LAKE WORTH LAGOON



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SCALE: NTS

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

HARDSCAPE PLAN
AMBASSADOR
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L7



2
EL1
AMBASSADOR ELEVATION SOUTH
SCALE: 1/32" = 1'-0"



3
EL1
BUILDING 1 ELEVATION EAST
SCALE: 1/32" = 1'-0"



4
EL1
BUILDING 1 ELEVATION WEST
SCALE: 1/32" = 1'-0"



5
EL1
BUILDING 2 ELEVATION EAST
SCALE: 1/32" = 1'-0"



6
EL1
BUILDING 2 ELEVATION WEST
SCALE: 1/32" = 1'-0"

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ELEVATION PLAN
AMBASSADOR
2730 S OCEAN BLVD, PALM BEACH, FL 33480

SCALE: NTS

10 FEB 2025

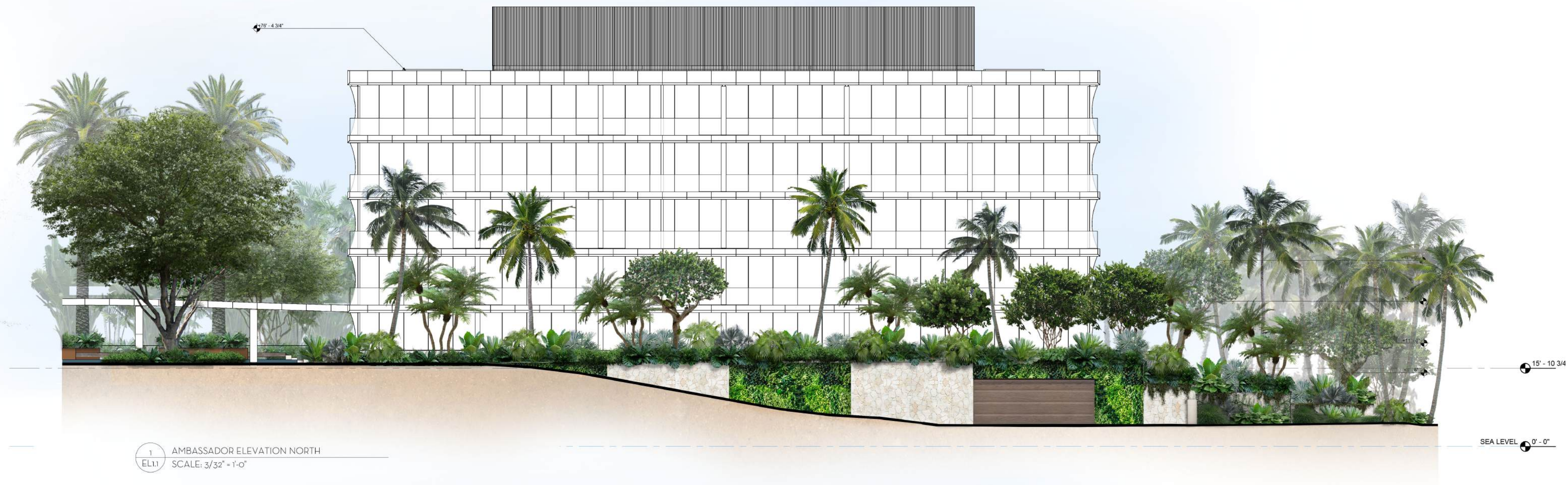


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EL1



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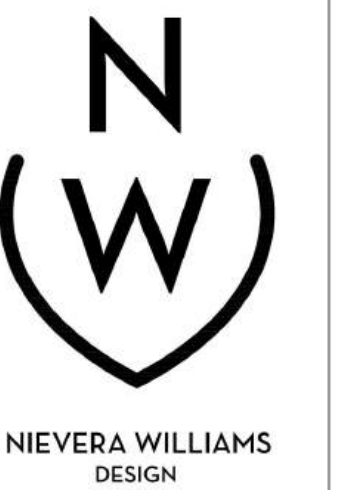
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SCALE: NTS

ELEVATION PLAN
AMBASSADOR

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EL1.1



1
EL2
EDGEWATER ELEVATION SOUTH
SCALE: 1/32" = 1'-0"



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



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



4
EL2
EDGEWATER ELEVATION WEST
SCALE: 1/32" = 1'-0"

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SCALE: NTS

ELEVATION PLAN
AMBASSADOR
2750 S OCEAN BLVD, PALM BEACH, FL 33480

10 FEB 2025

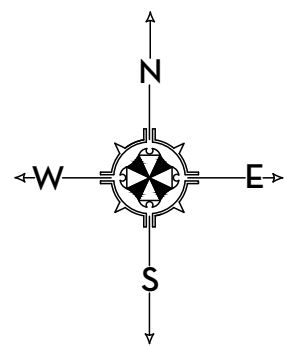


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EL2



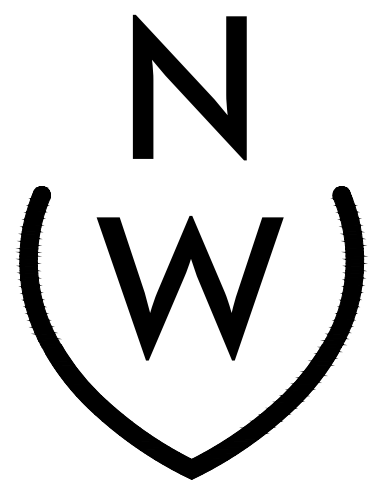
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HARDSCAPE DETAILS
AMBASSADOR
2730 S OCEAN BLVD, PALM BEACH, FL 33480

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

10 MAR 2025

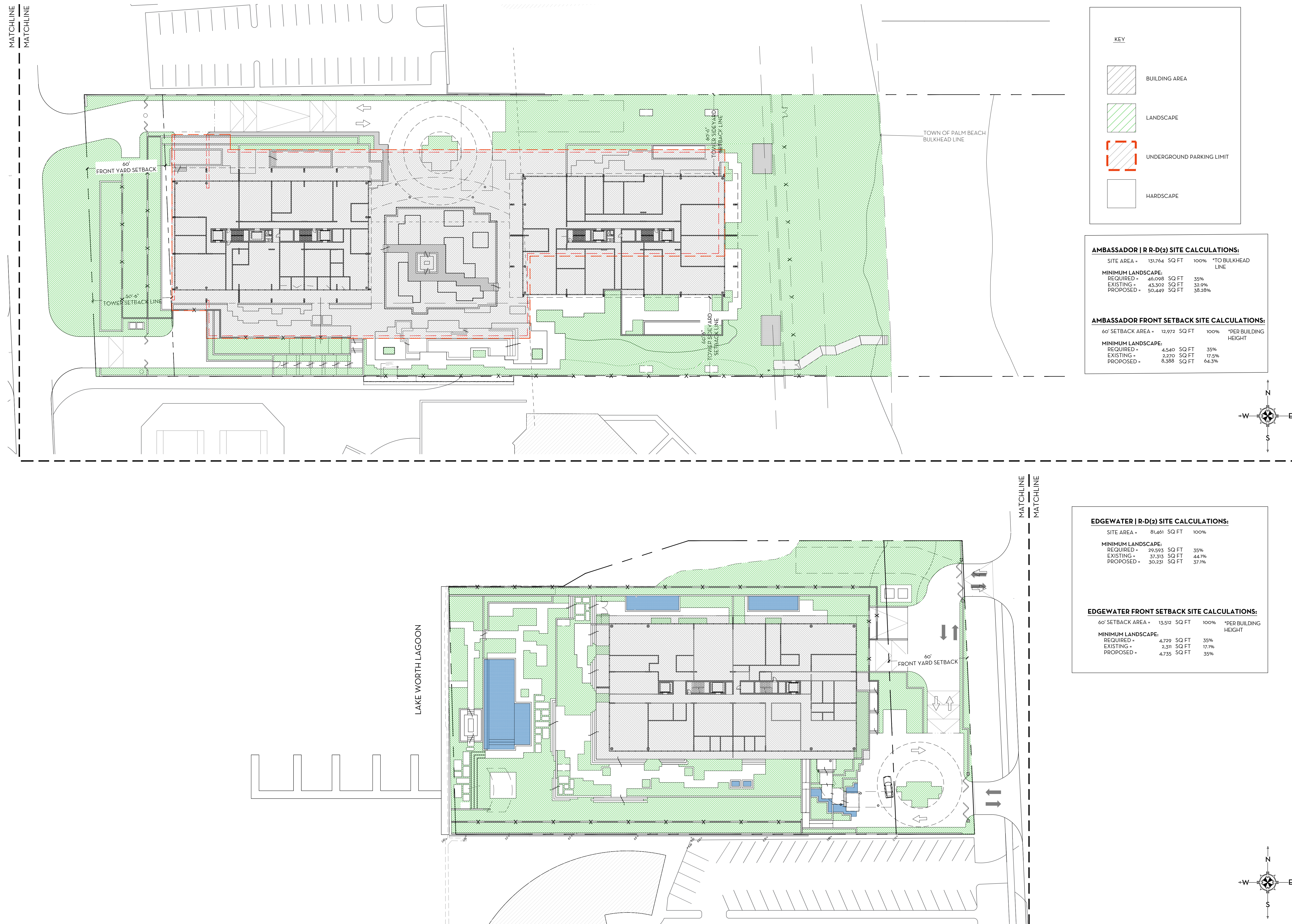


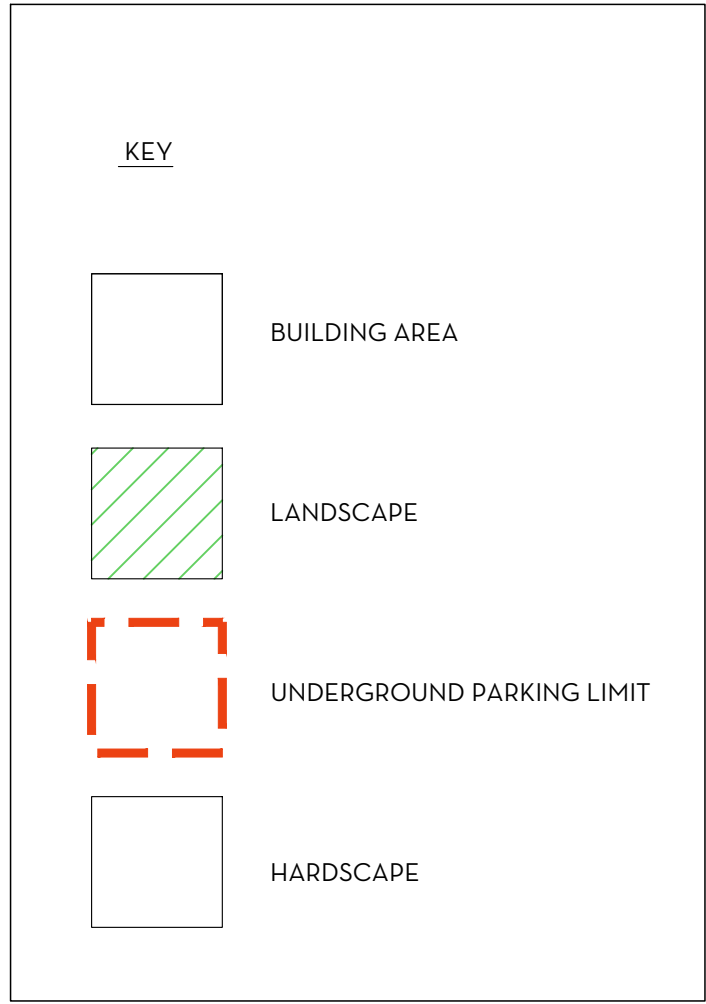
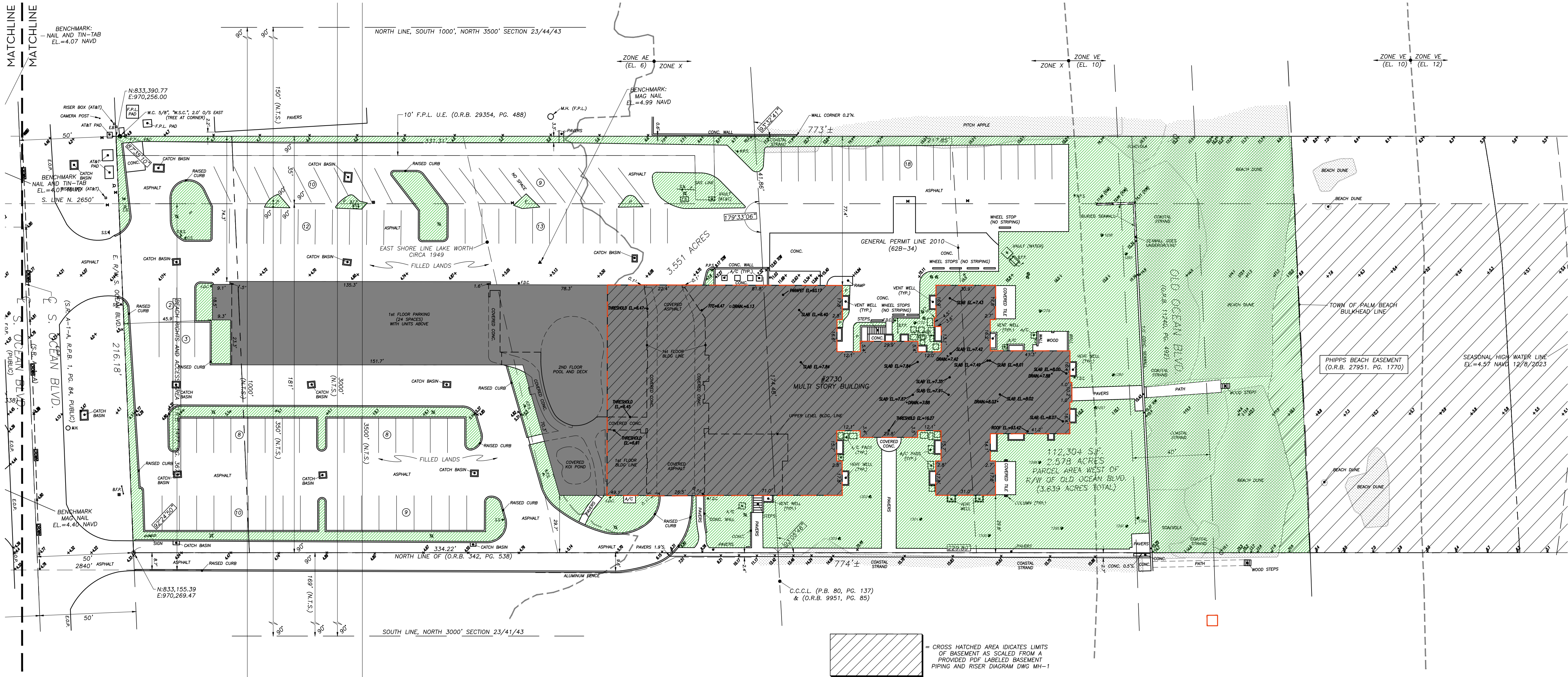
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IM1



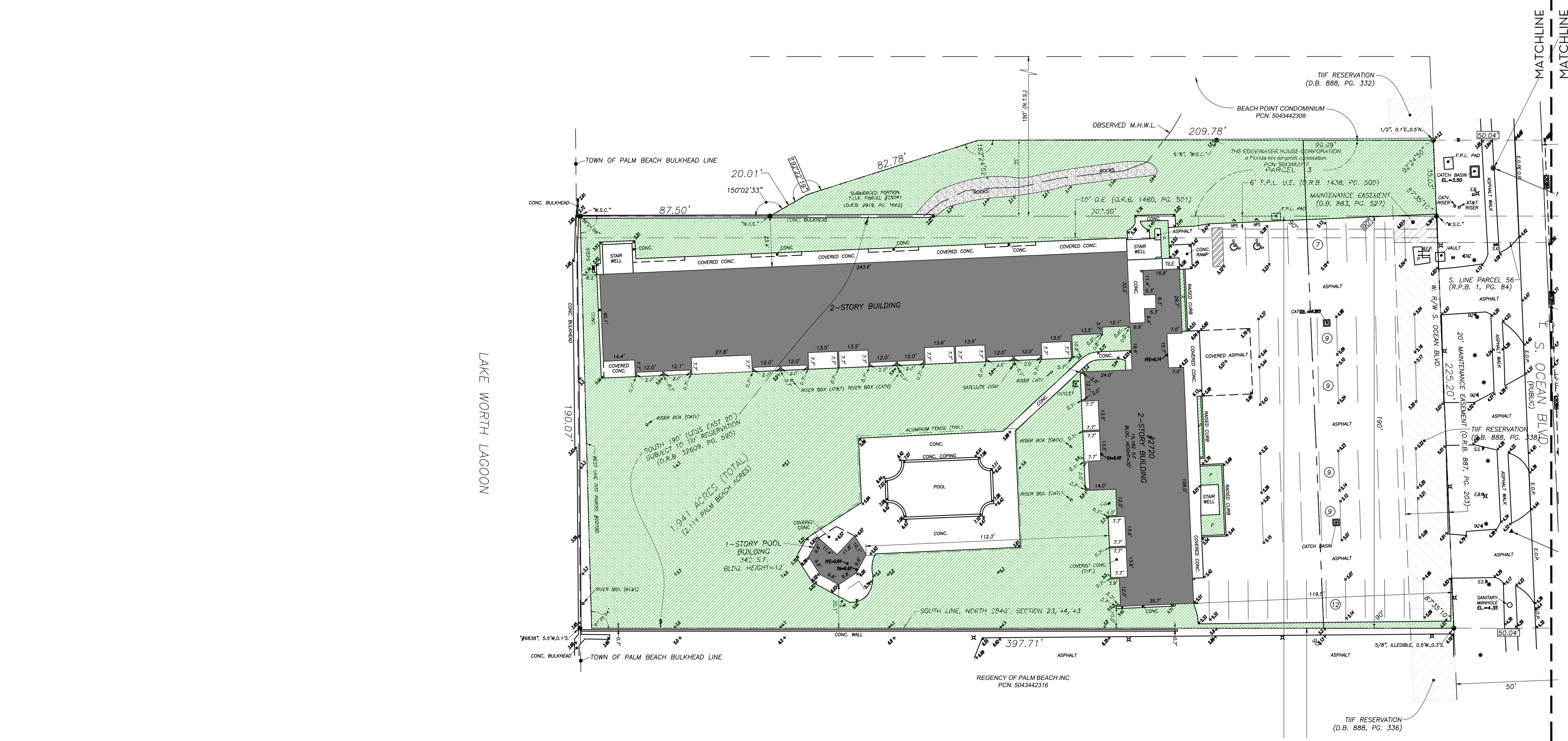
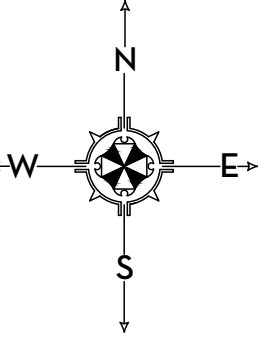


AMBASSADOR | R R-D(2) SITE CALCULATIONS:

SITE AREA	=	131,764	SQ FT	100%	*TO BULKHEAD LINE
MINIMUM LANDSCAPE:					
REQUIRED	=	46,098	SQ FT	35%	
EXISTING	=	43,302	SQ FT	32.9%	
PROPOSED	=	50,449	SQ FT	38.28%	

AMBASSADOR FRONT SETBACK SITE CALCULATIONS:

60' SETBACK AREA	=	12,972	SQ FT	100%	*PER BUILDING HEIGHT
MINIMUM LANDSCAPE:					
REQUIRED	=	4,540	SQ FT	35%	
EXISTING	=	2,270	SQ FT	17.5%	
PROPOSED	=	8,358	SQ FT	64.3%	

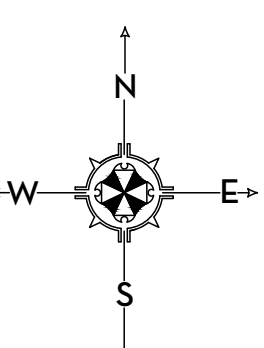


EDGEWATER | R-D(2) SITE CALCULATIONS:

SITE AREA	=	81,461	SQ FT	100%	
MINIMUM LANDSCAPE:					
REQUIRED	=	29,593	SQ FT	35%	
EXISTING	=	37,313	SQ FT	44.1%	
PROPOSED	=	30,231	SQ FT	37.1%	

EDGEWATER FRONT SETBACK SITE CALCULATIONS:

60' SETBACK AREA	=	13,512	SQ FT	100%	*PER BUILDING HEIGHT
MINIMUM LANDSCAPE:					
REQUIRED	=	4,729	SQ FT	35%	
EXISTING	=	2,311	SQ FT	17.1%	
PROPOSED	=	4,735	SQ FT	35%	



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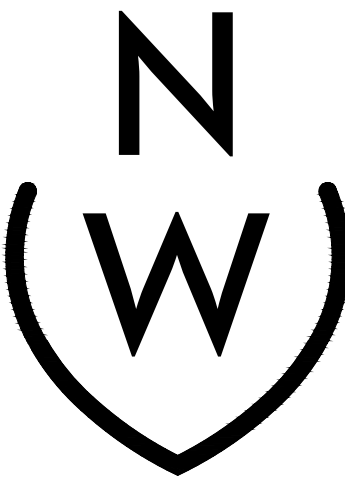
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EXISTING LANDSCAPE OPEN SPACE DIAGRAMS

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL 33480

10 MAR 2025



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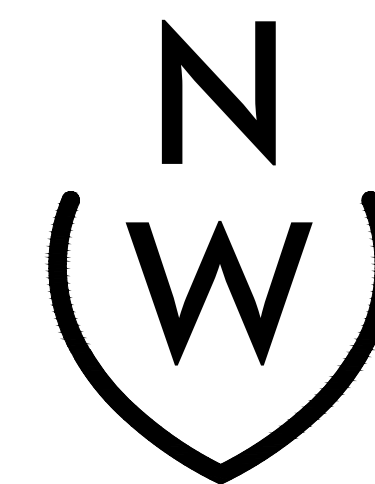
OS2

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6666856

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

0 MAR 2025

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

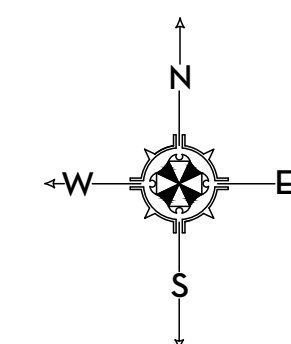
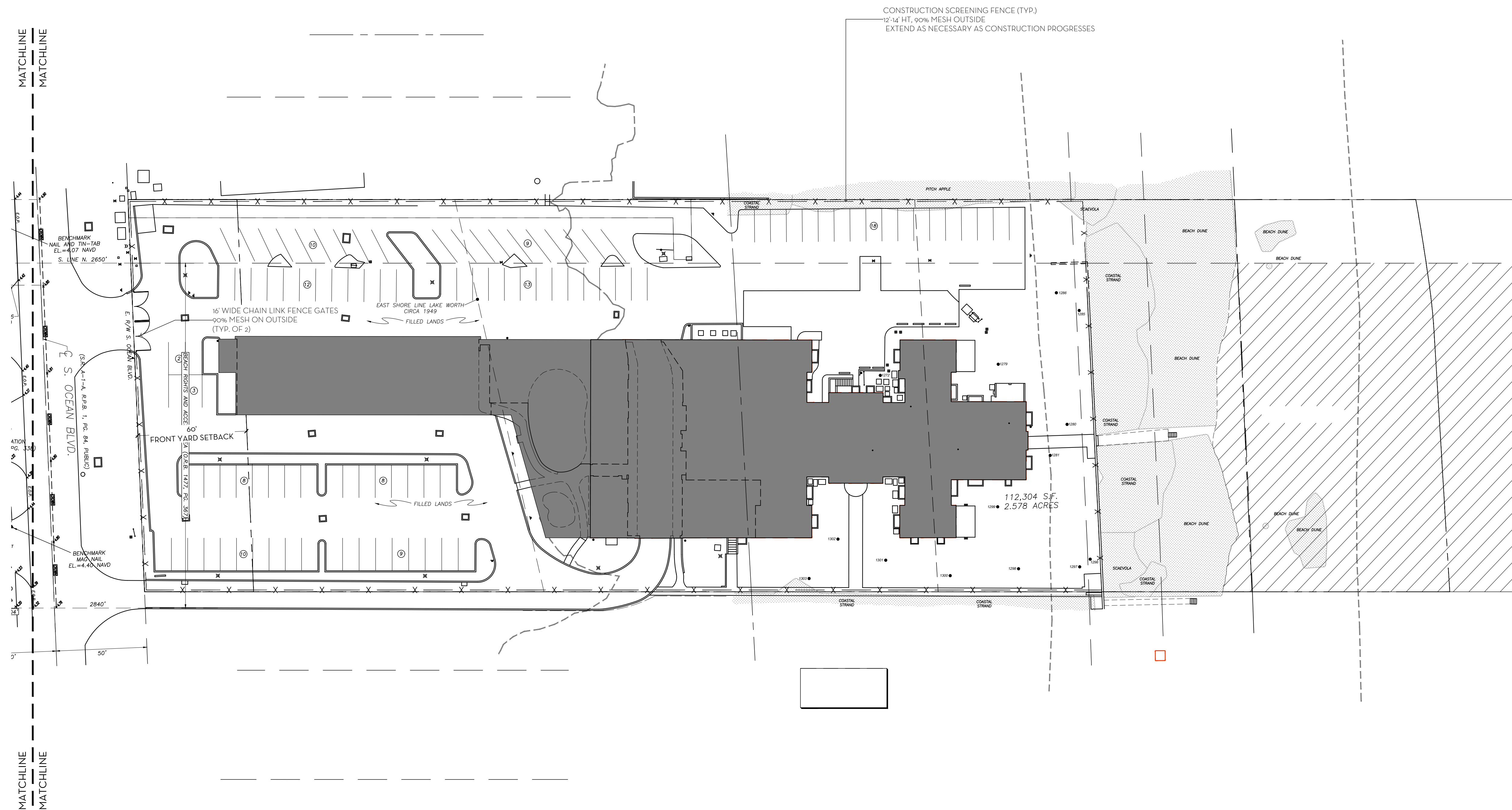


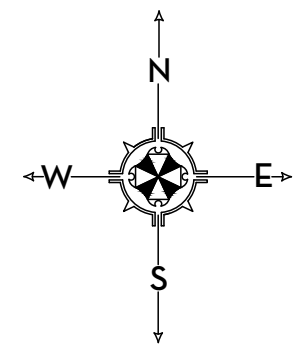
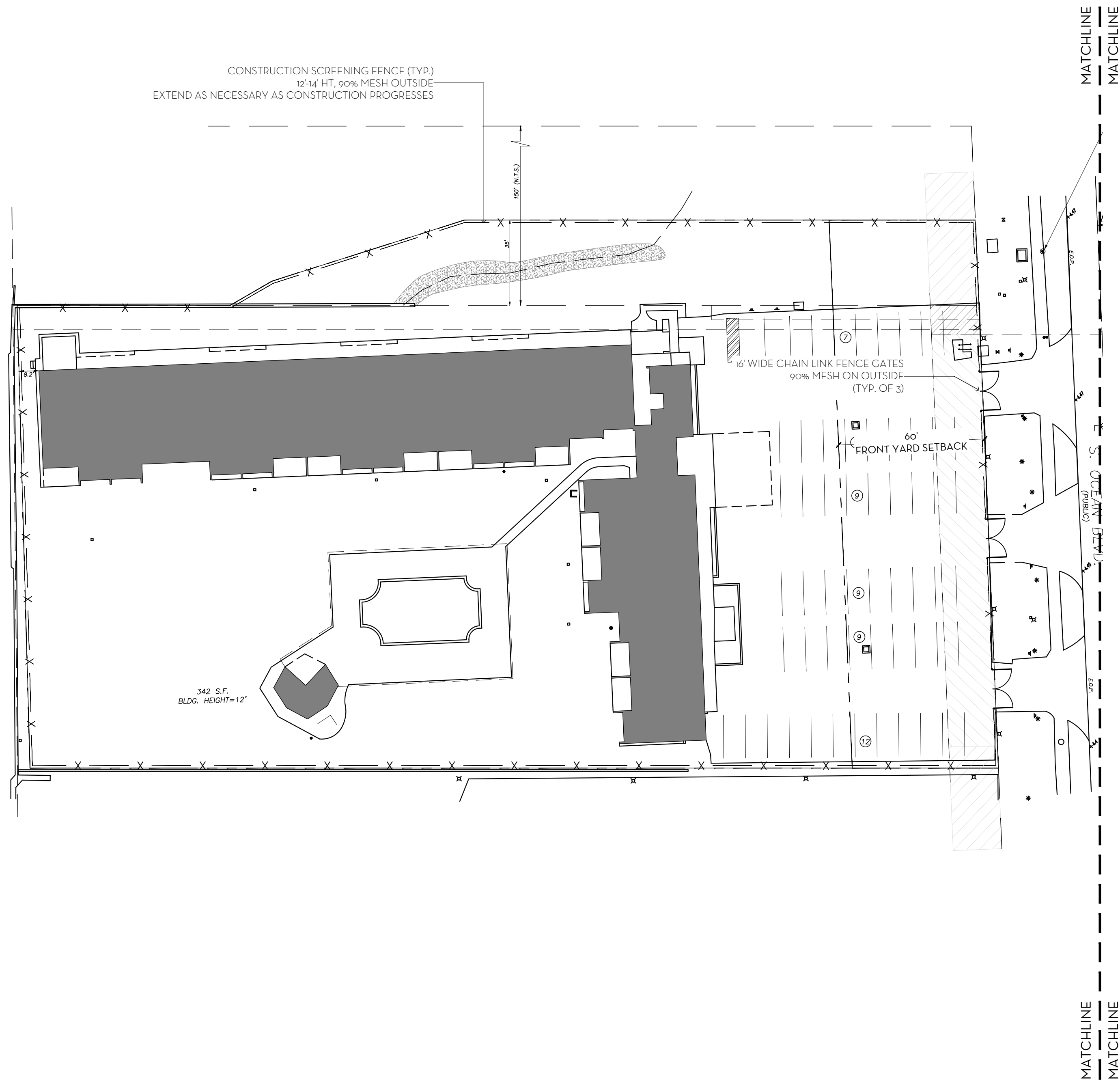
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CSP





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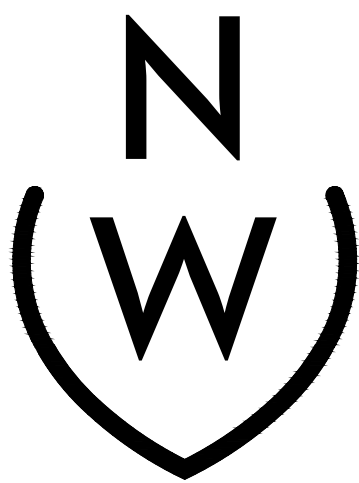
CONSTRUCTION SCREENING PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL 33480

10 MAR 2025

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

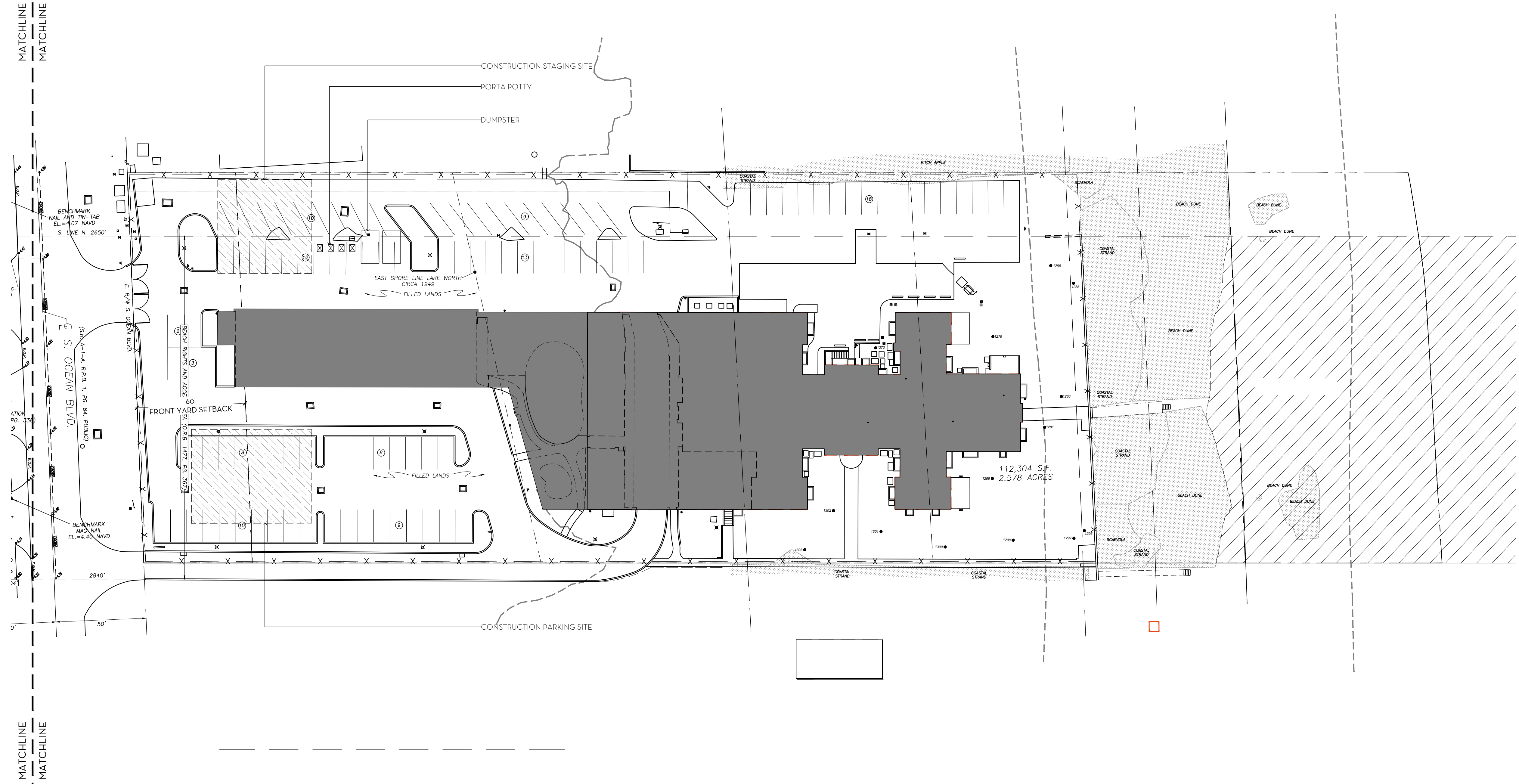


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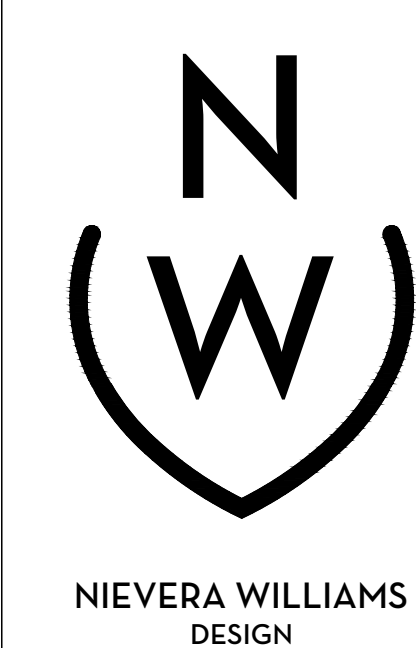
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Registration No.
6666856

CONSTRUCTION LOGISTICS PLAN

AMBASSADOR

2750 S OCEAN BLVD, PALM BEACH, FL 33480



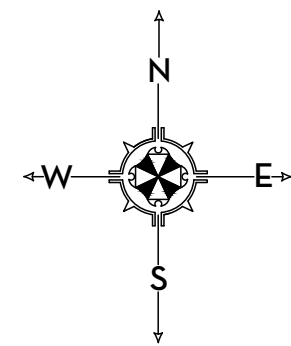
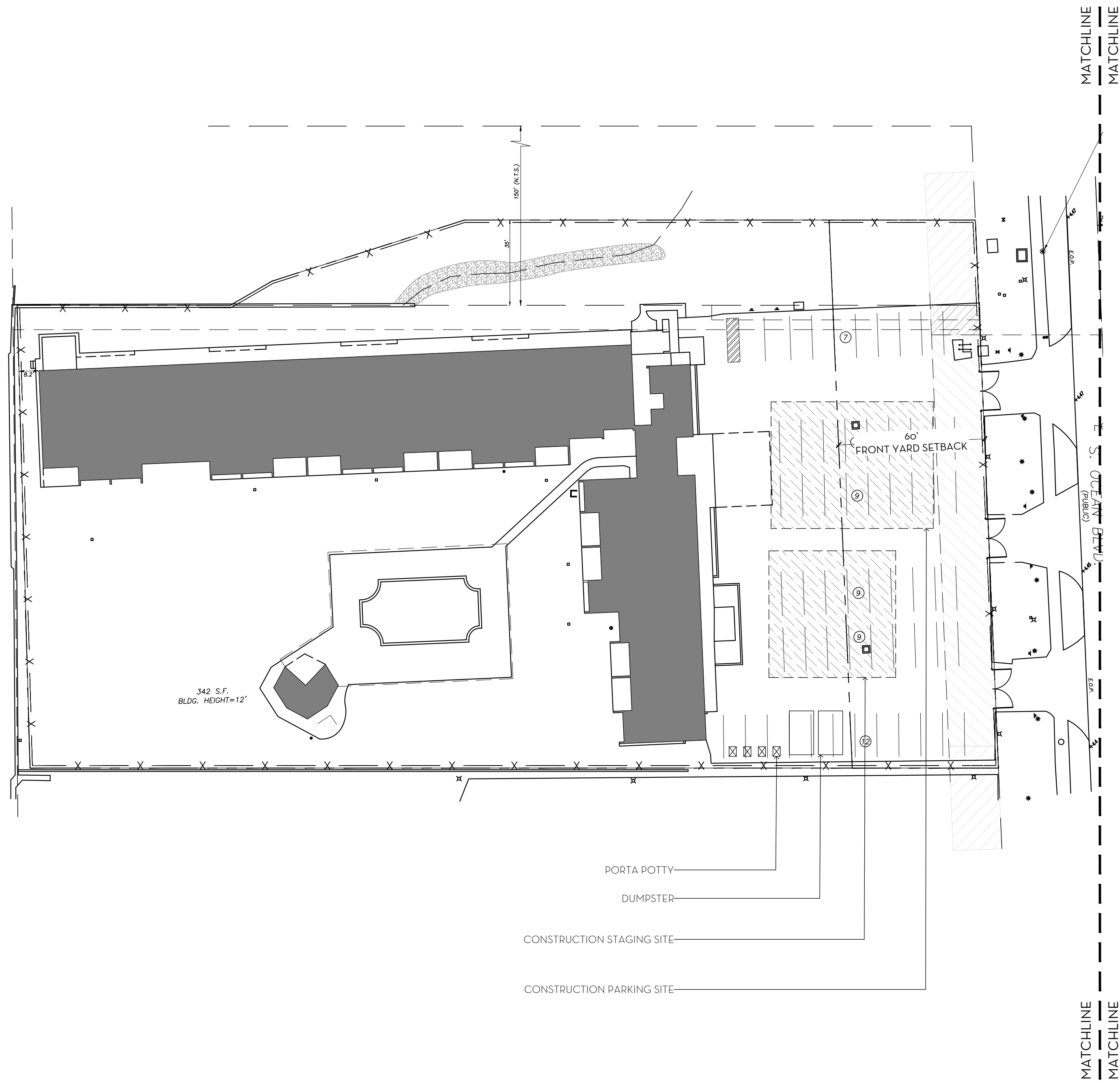
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CSP3

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

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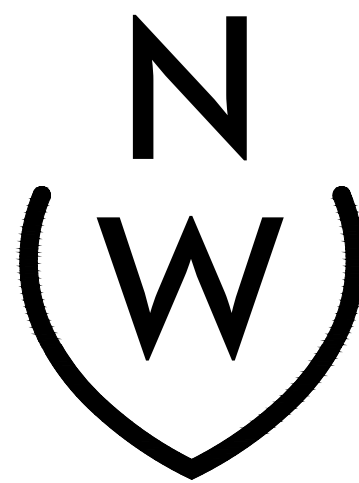
CONSTRUCTION LOGISTICS PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL 33480

10 MAR 2025

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



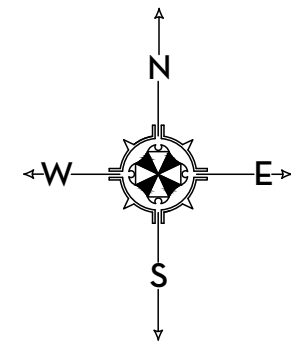
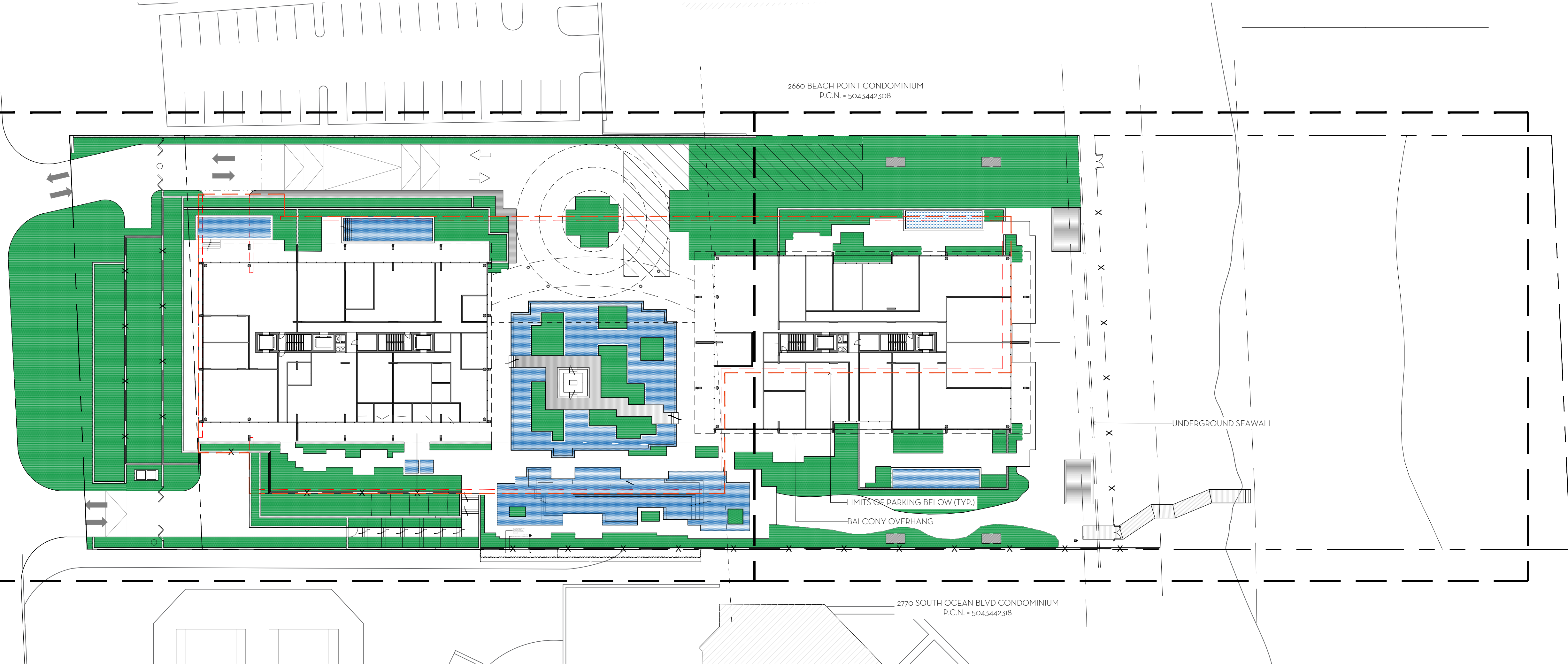
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MATCHLINE
MATCHLINE



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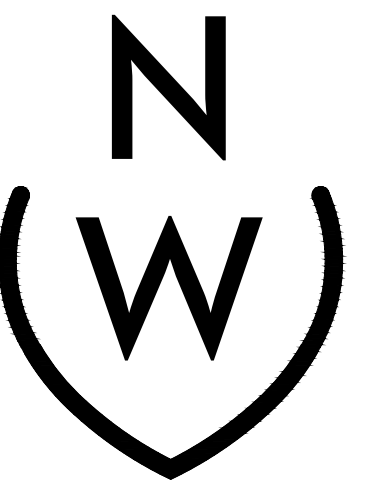
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OVERALL HARDSCAPE PLAN
AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL 33480

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

10 MAR 2025

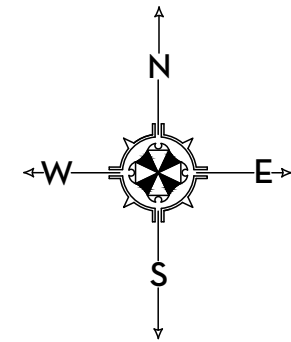
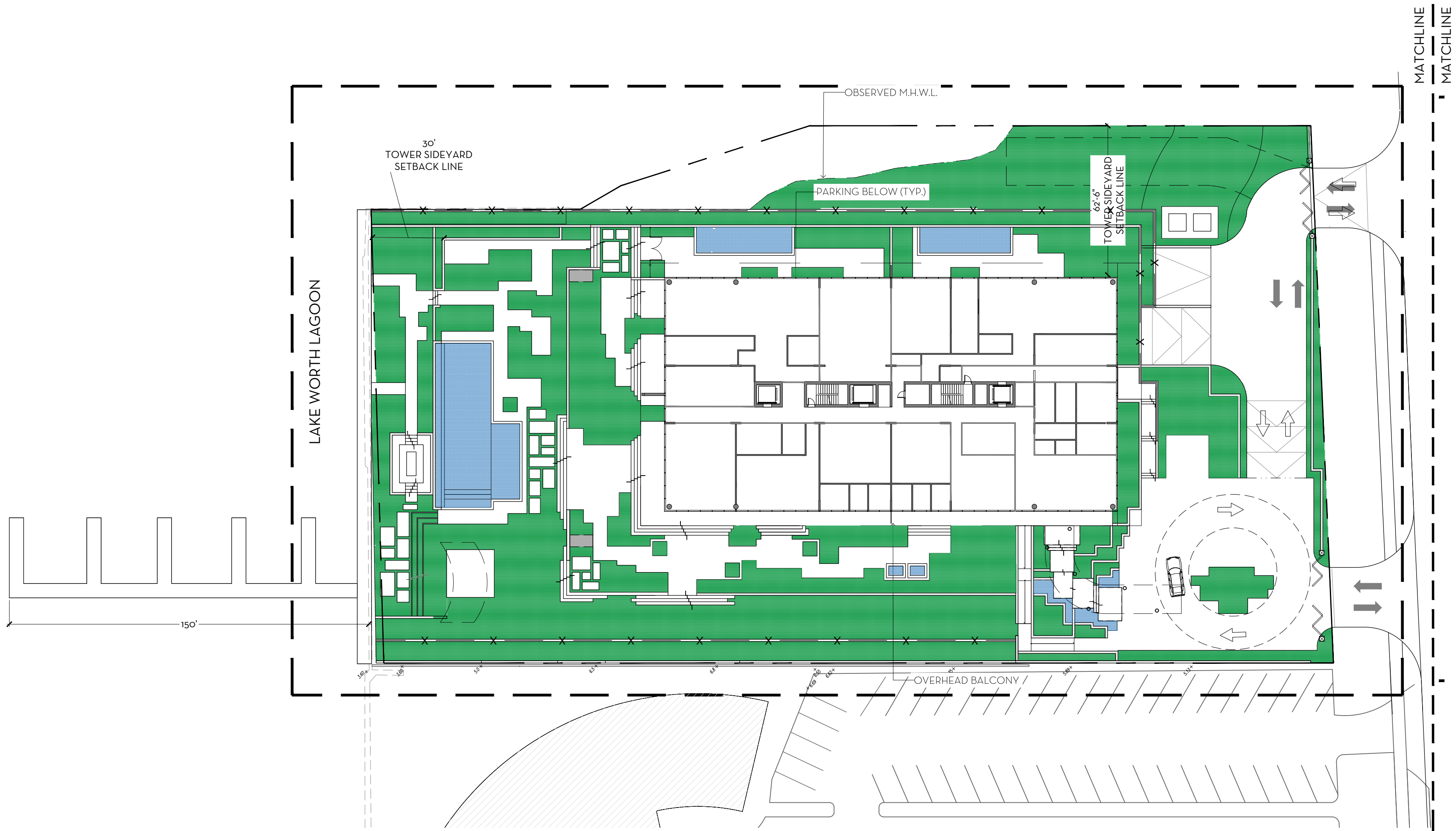


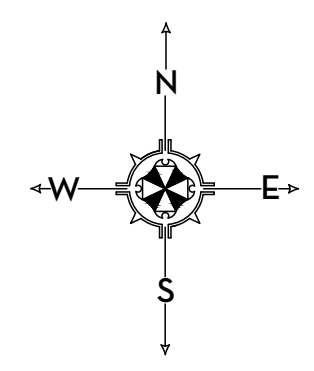
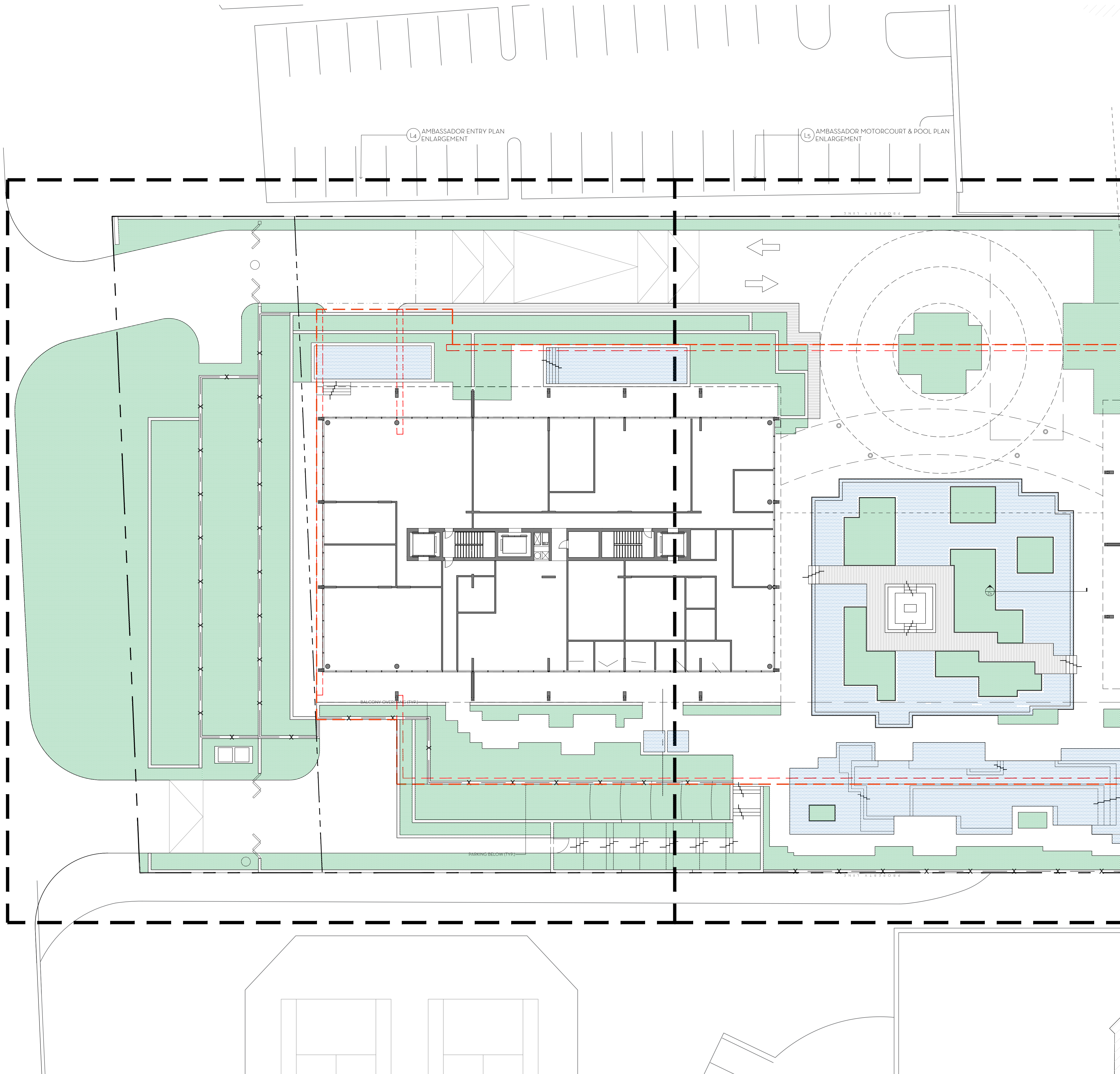
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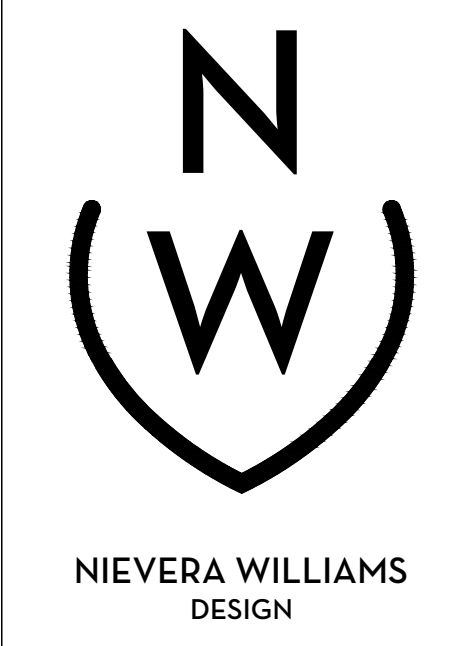


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HARDSCAPE PLAN
AMBASSADOR
2730 S OCEAN BLVD, PALM BEACH, FL 33480

SCALE: 1/16" = 1'-0"

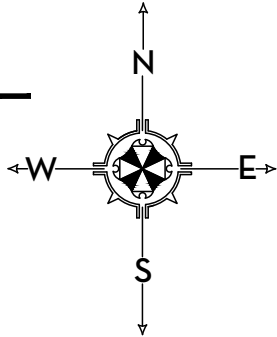
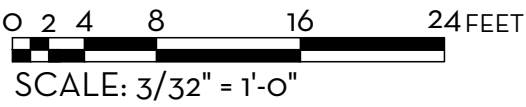
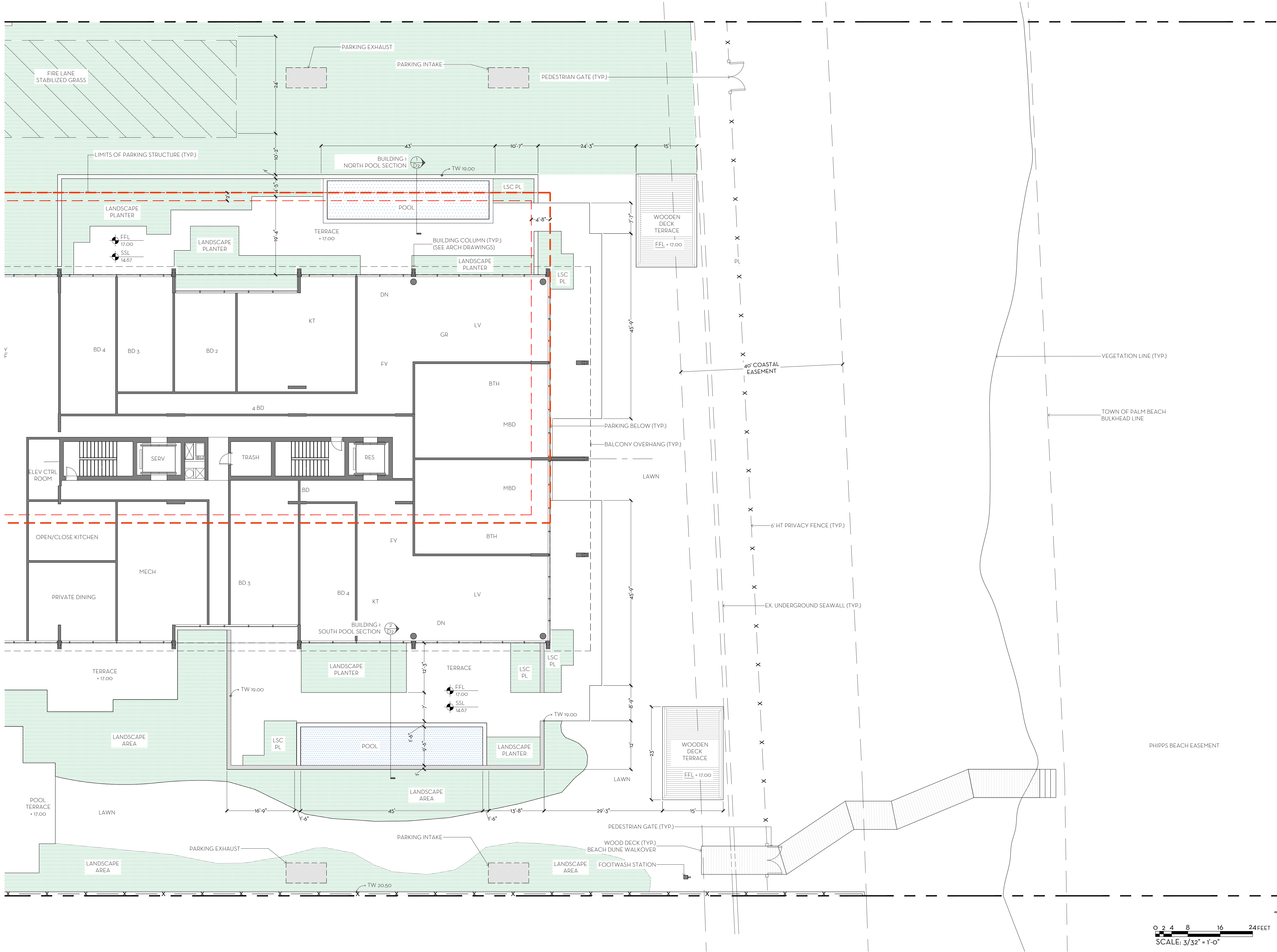
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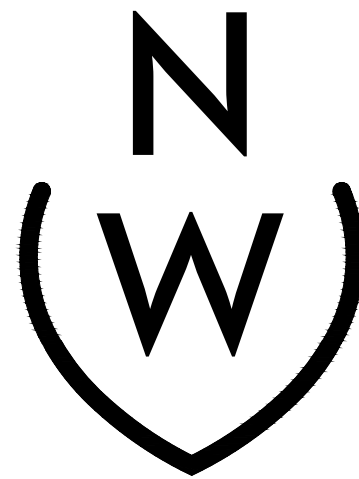
MARIO F. NIEVERA

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HARDSCAPE PLAN
AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL 33480

10 MAR 2025



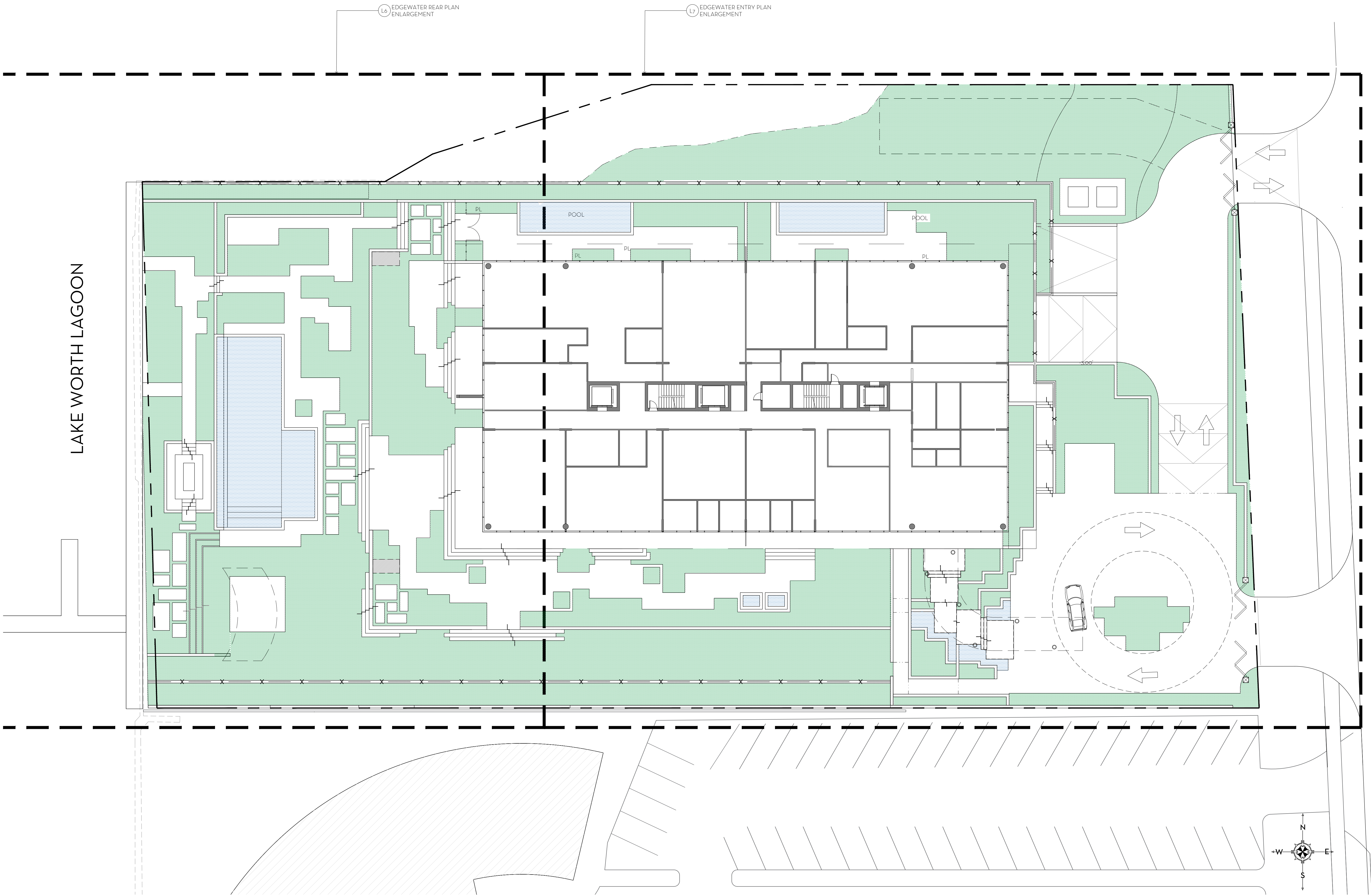
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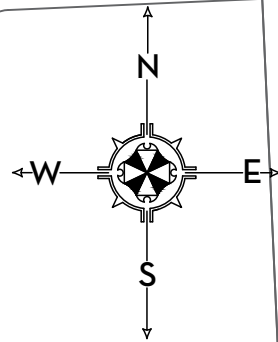
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LAKE WORTH LAGOON

L6 EDGEWATER REAR PLAN
ENLARGEMENT

L7 EDGEWATER ENTRY PLAN
ENLARGEMENT



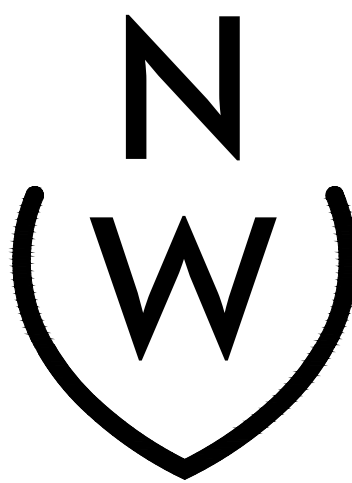
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SCALE: 1/16" = 1'-0"