PREVIOUSLY APPROVED

RECEIVED
By Antonette Fabrizi at 9:36 am, Feb 09, 2023

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	46,300	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	23,150	SQ FT	50%
EXISTING =	16,832	SQ FT	36%
PROPOSED =	19,569	SQ FT	42%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	7,015	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,157	SQ FT	45%
EXISTING =	1,960	SQ FT	27%
PROPOSED =	2,875	SQ FT	41%

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

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN (PROPOSED)

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

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

04 OCT 2021
30 AUG 2021
26 JULY 2021
30 APRIL 2021
03 MAR/OCT 2021
22 FEBRUARY 2021
16 FEBRUARY 2021
03 FEBRUARY 2021

NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SITE

COA-21-010

PROPOSED

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

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OVERALL SITE PLAN (PROPOSED)

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

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

2022 OCT 24
2022 NOV 7

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625 North Flagler Drive
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SITE

COA-23-005

PREVIOUSLY APPROVED

1 EL1 PREVIOUSLY APPROVED FRONT ELEVATION
SCALE: $\frac{1}{8}$"=1'-0"

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

MARIO F. NIEVERA

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Registration No.
6666856

WEST EXTERIOR ELEVATION

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

SCALE: AS NOTED

17 FEB 2023
18 JAN 2023
18 NOV 2022
07 NOV 2022
24 OCT 2022

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EL1

COA-23-005

1 EL1.1 PREVIOUSLY PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"

1 EL1.1 PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"

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

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6666856

SCALE: AS NOTED

WEST EXTERIOR ELEVATION

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

17 FEB 2023
18 JAN 2023
30 NOV 2022
07 NOV 2022
24 OCT 2022

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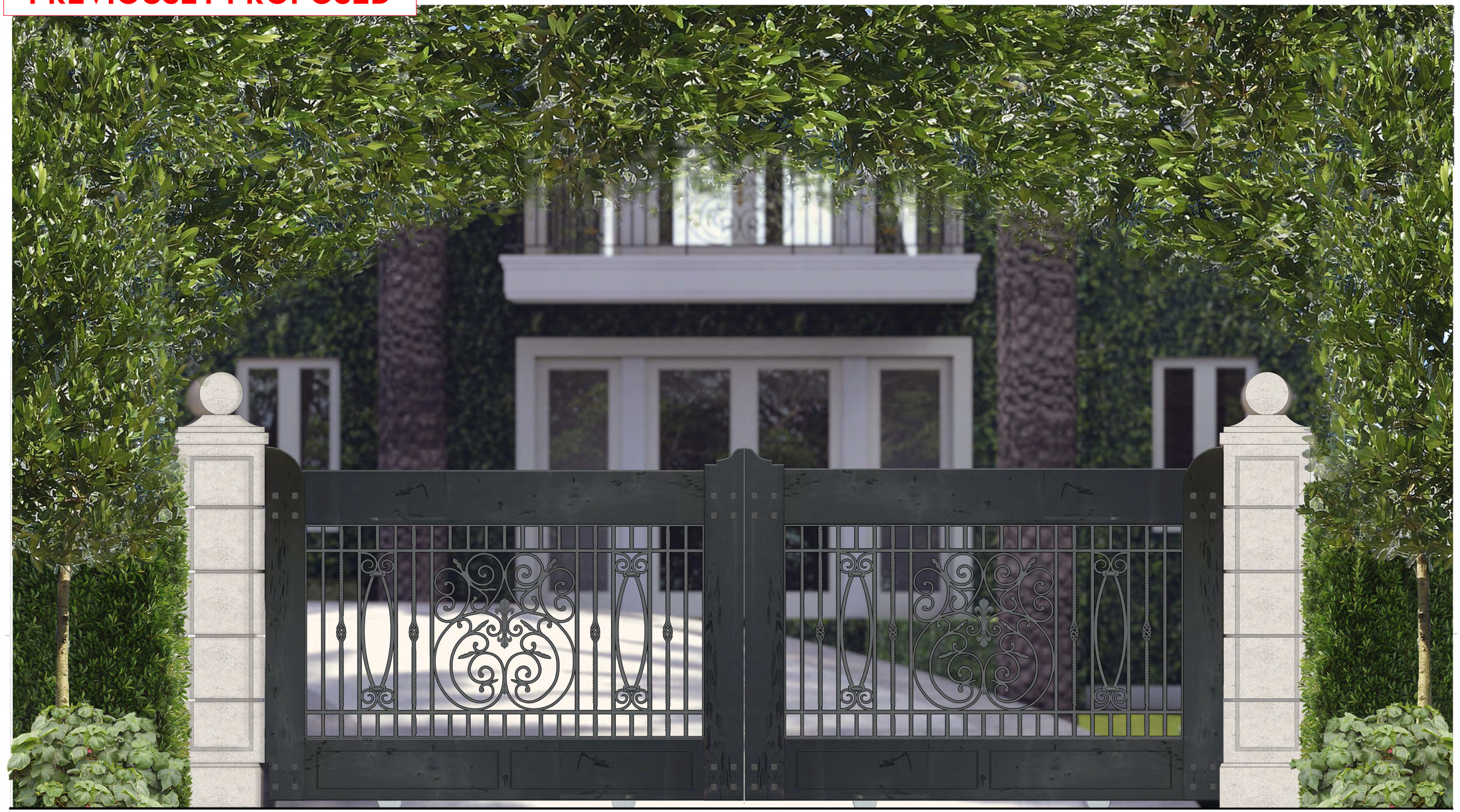
EL1.1

COA-23-005

PREVIOUSLY PROPOSED



1 D5.1 DRIVEWAY ENTRY GATE ELEVATION
SCALE: 1"=1'-0"

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

DETAIL
1095 NORTH OCEAN BLVD.
PALM BEACH, FL.

SCALE: AS NOTED

7 NOV 2022
24 OCT 2022
9 AUG 2022

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D5.1

COA-23-005

1 D5.1 PROPOSED DRIVEWAY ENTRY GATE ELEVATION
SCALE: 1"=1'-0"

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

ENTRY GATE RENDER

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

17 FEB 2023
12 JAN 2023
09 DEC 2022
18 NOV 2022
7 NOV 2022
24 OCT 2022

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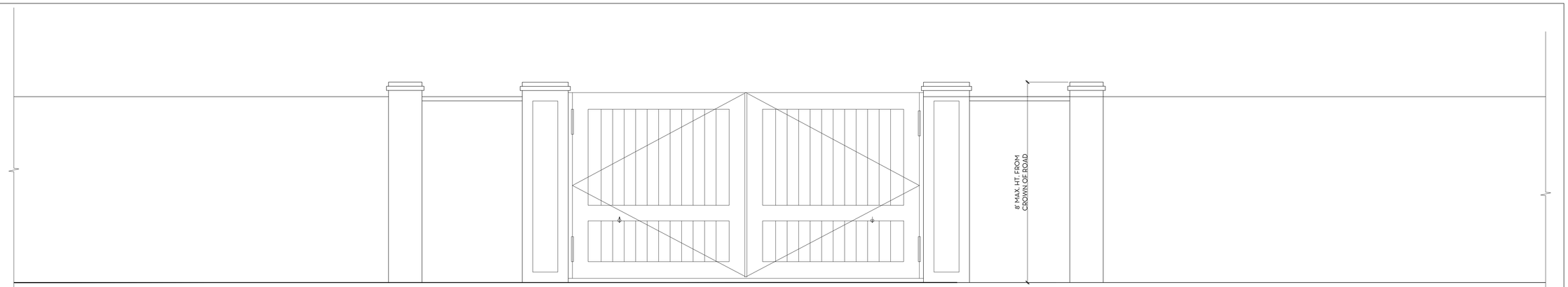
D5.1

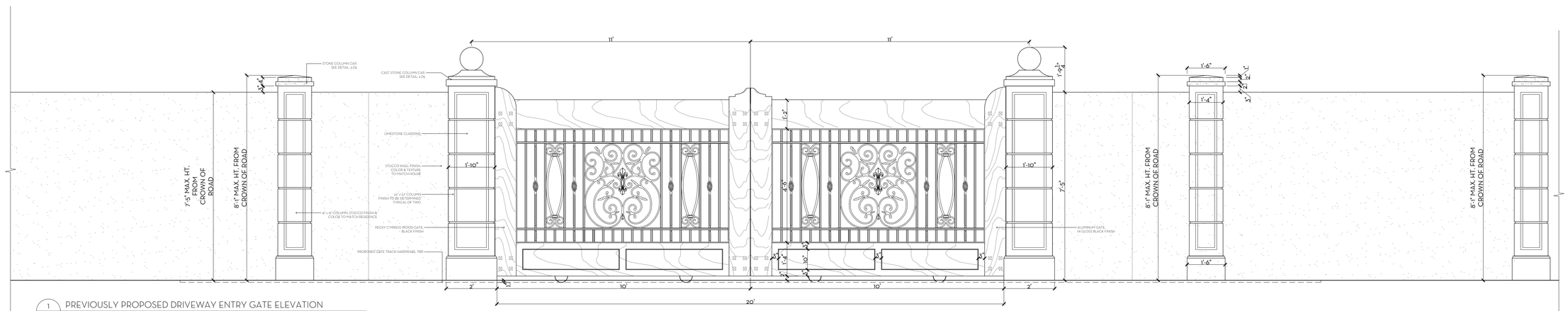
COA-23-005

PREVIOUSLY PROPOSED

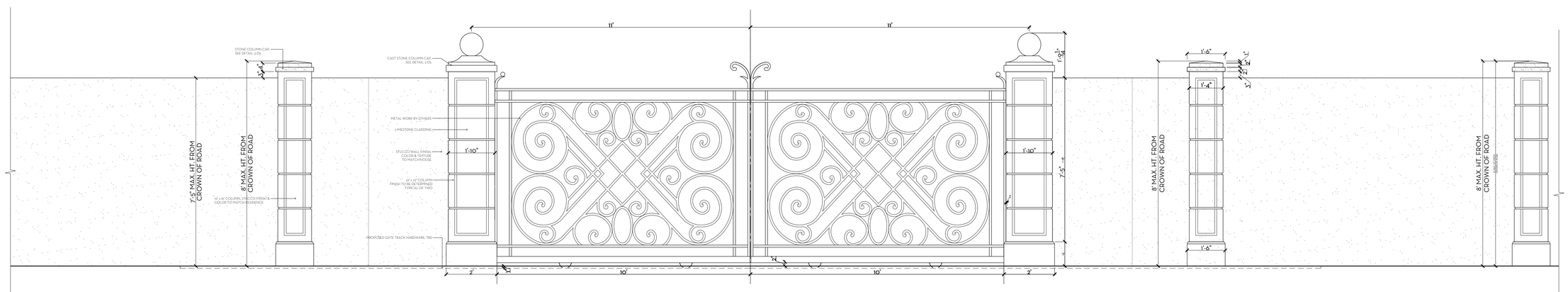
PREVIOUSLY PROPOSED



1 D5.1 PREVIOUSLY APPROVED DRIVEWAY ENTRY GATE ELEVATION
SCALE: 1"=1'-0"



1 D5.1 PREVIOUSLY PROPOSED DRIVEWAY ENTRY GATE ELEVATION
SCALE: 1"=1'-0"



1 D5.1 PROPOSED DRIVEWAY ENTRY GATE ELEVATION
SCALE: 1"=1'-0"

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DETAIL

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

SCALE: AS NOTED

17 FEB 2023
12 JAN 2023
09 DEC 2022
28 NOV 2022
7 NOV 2022
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D5.1

COA-23-005

MARIO F. NIEVERA

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SCALE: N/A

EXISTING CONDITIONS - RAILINGS

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

09 DEC 2022
7 NOV 2022
24 OCT 2022

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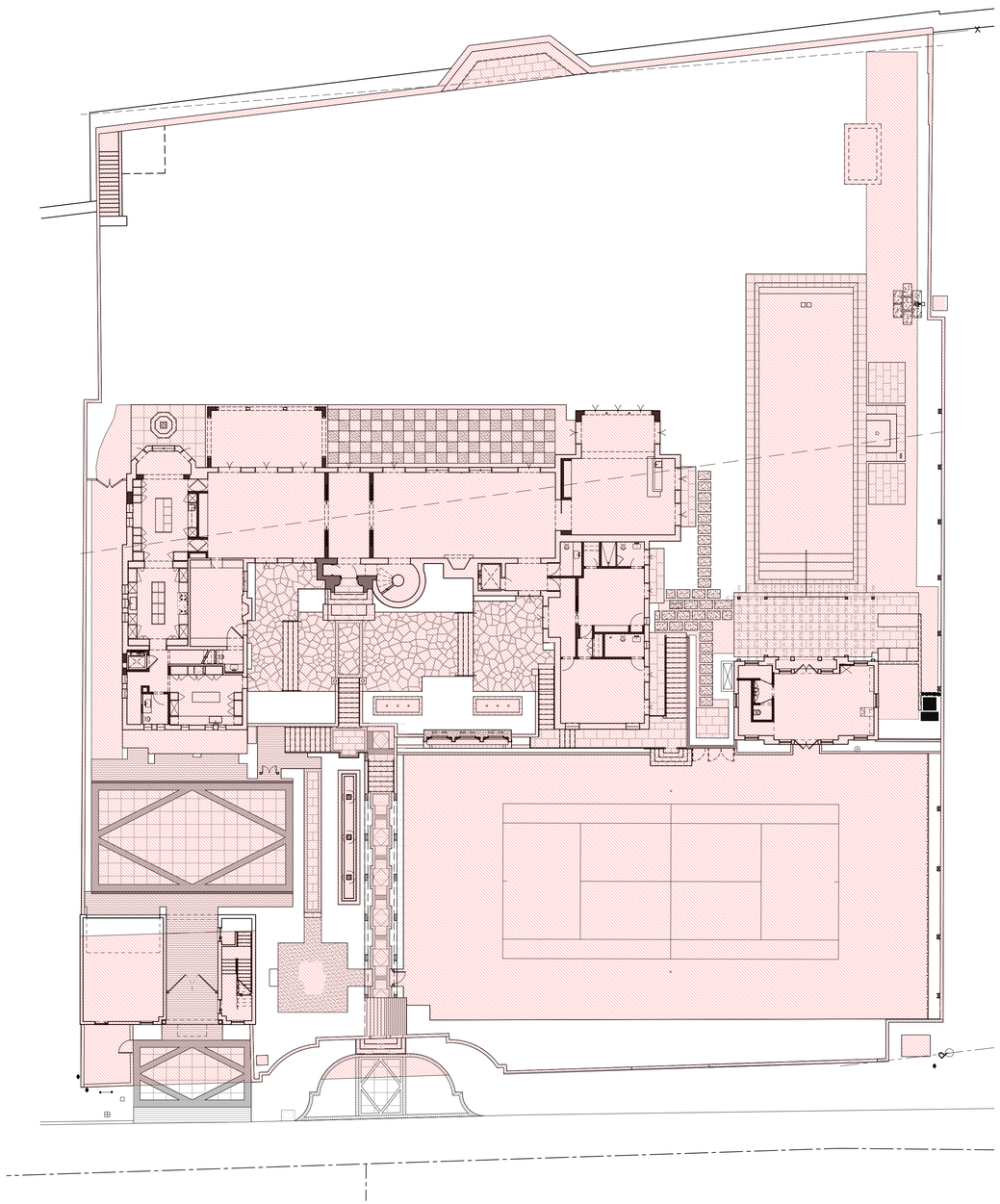
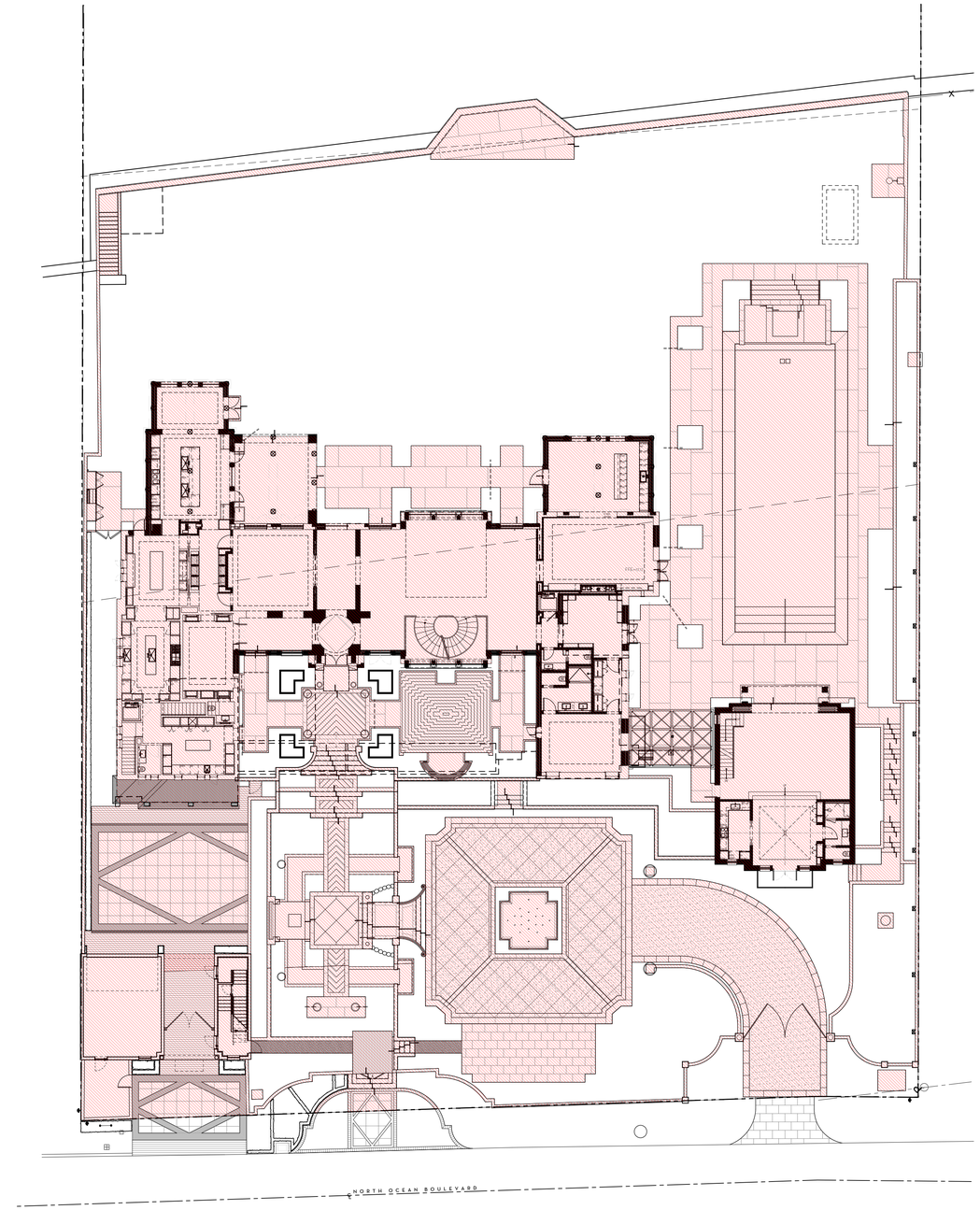
EX4

COA-23-005

PREVIOUSLY APPROVED



EXISTING SITE PLAN
SCALE: 1/16"=1'-0"



PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"

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

E N S W

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

OVERALL SITE PLAN

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

04 OCT 2021
30 AUG 2021
20 JULY 2021
30 APRIL 2021
03 MARCH 2021
22 FEBRUARY 2021
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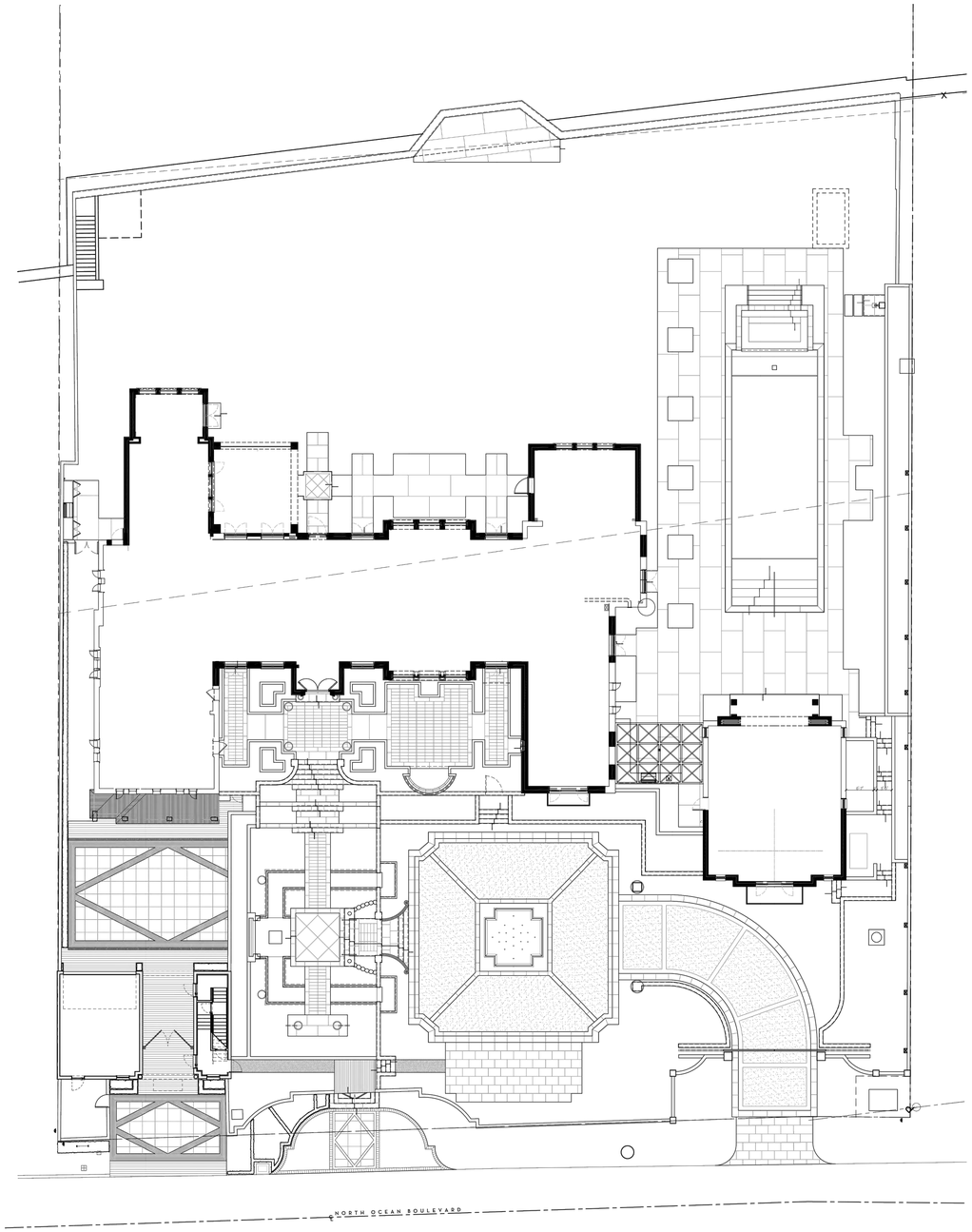
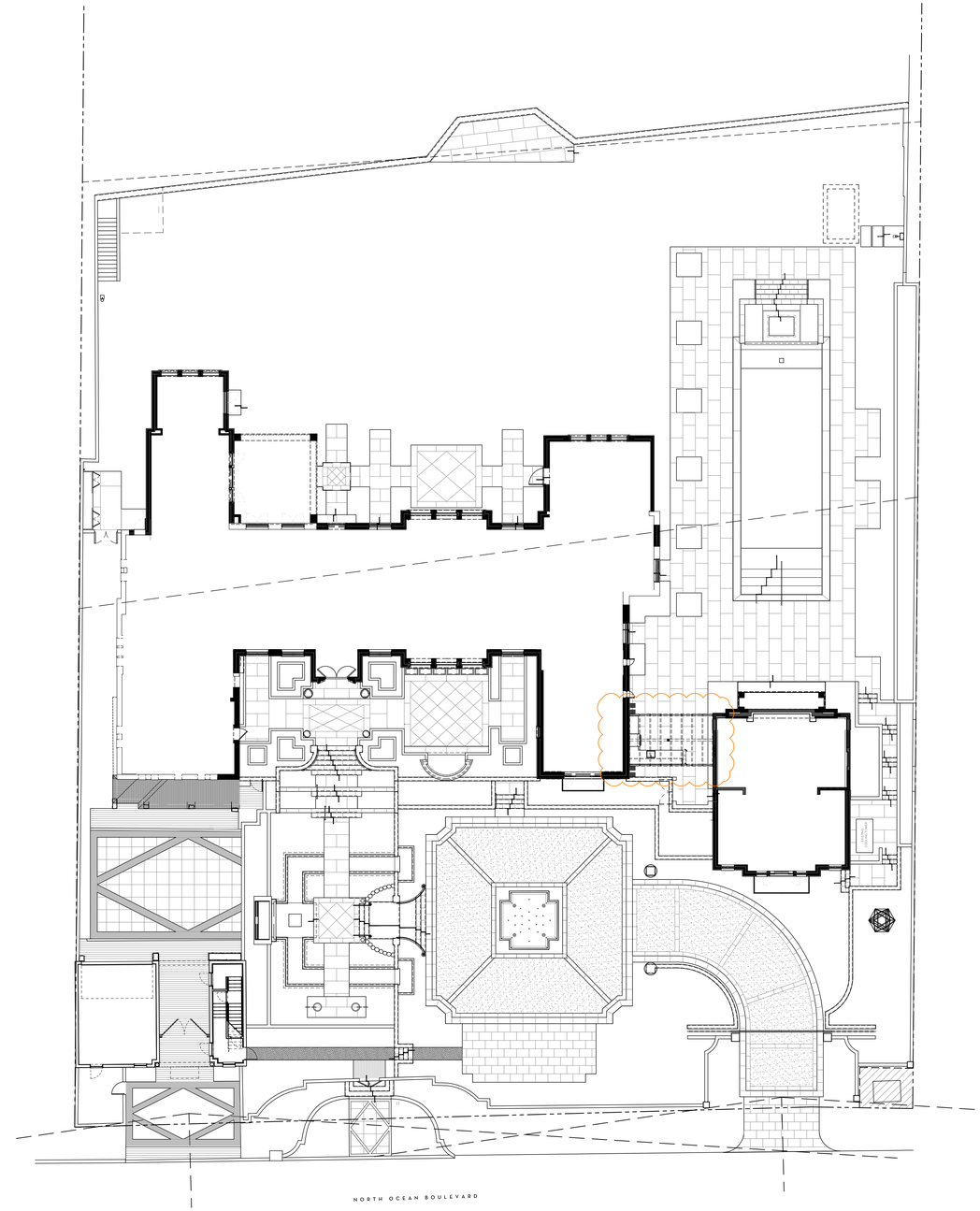
SITE

COA-21-010



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



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

OVERALL SITE PLAN

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

28 NOV 2022
07 NOV 2022
24 OCT 2022

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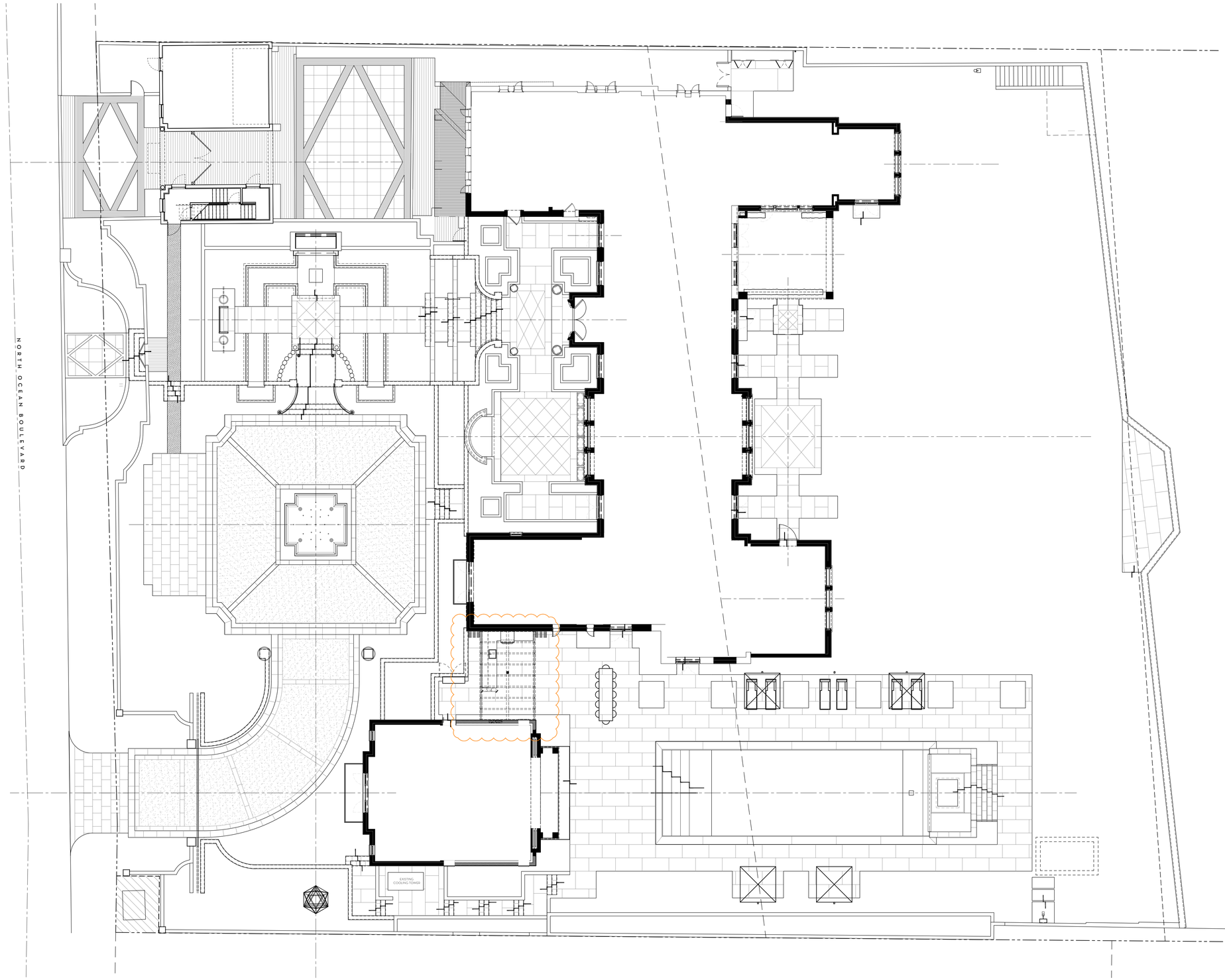
COA-23-005



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1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

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

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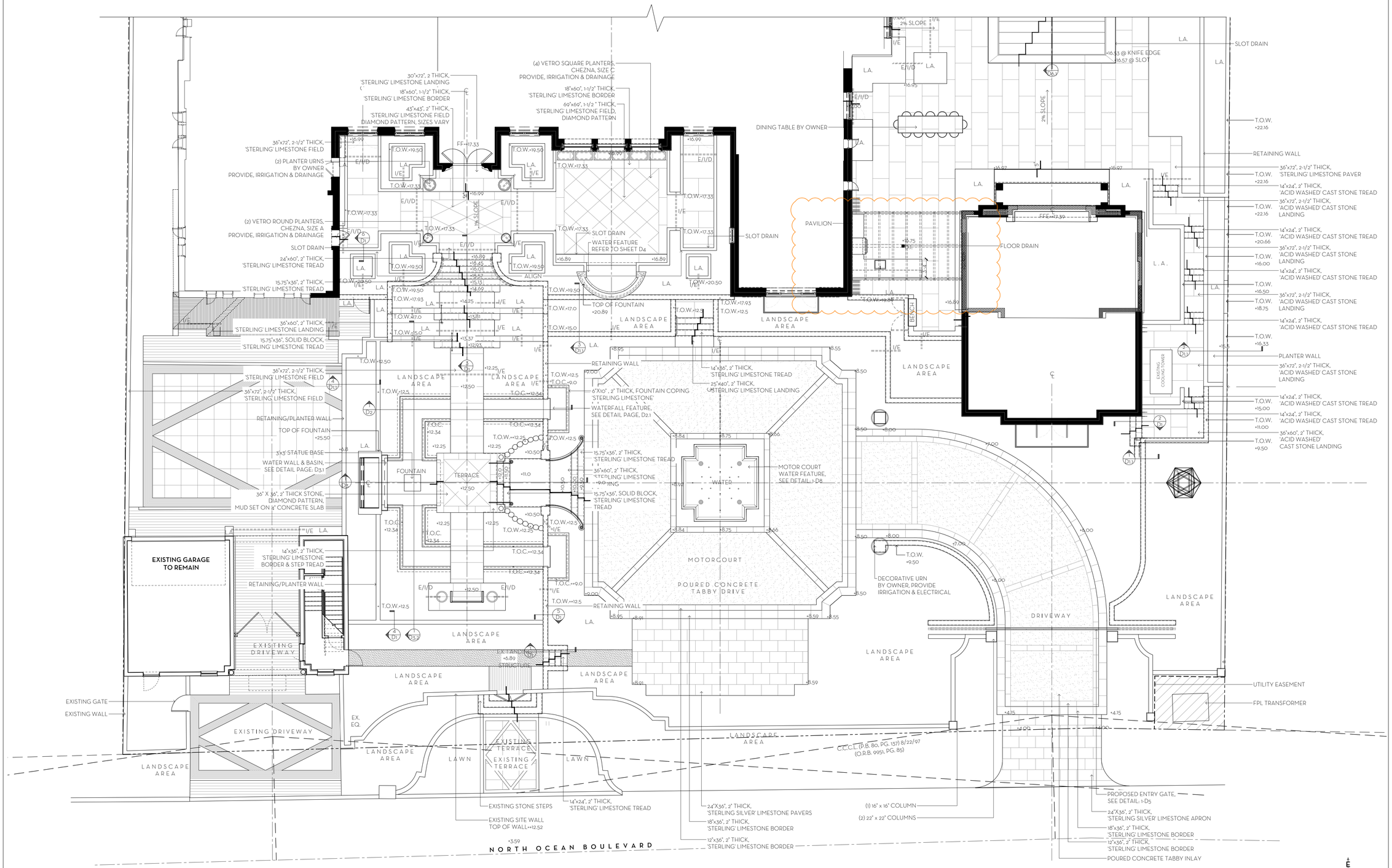

LEGEND	
E/I/D	TYP. SLEVES FOR ELECTRICAL/IRRIGATION/DRAINAGE
+16.99 (+16.75)	F.F.E TOP OF SLAB

MARIO F. NIEVERA

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Registration No.
6666856

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

1095 NORTH OCEAN BLVD.

HARDSCAPE PLAN - PARTIAL

PALM BEACH, FL.

28 NOV 2022
07 NOV 2022
24 OCT 2022

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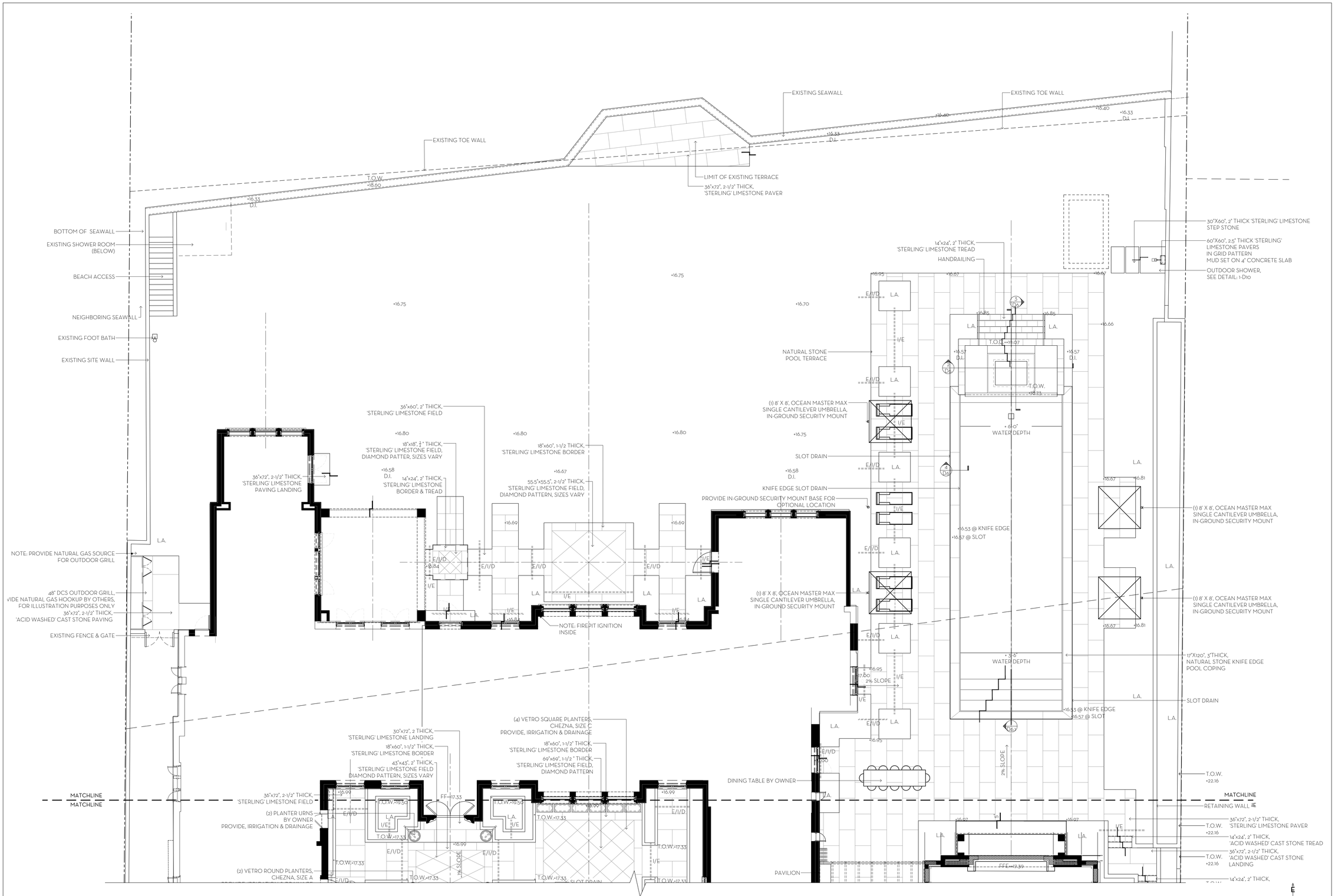

LEGEND

L.A.	LANDSCAPE AREA
I/E ====	2" SLEEVE FOR IRRIGATION & ELECTRICAL

LEGEND

E/I/D	TYP. SLEVES FOR ELECTRICAL/IRRIGATION/DRAINAGE
+16.99 (+16.75)	F.F.E TOP OF SLAB

MARIO F. NIEVERA

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Registration No.
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SCALE: 1/8" = 1'-0"

HARDSCAPE PLAN - PARTIAL

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

28 NOV 2022
07 NOV 2022
24 OCT 2022

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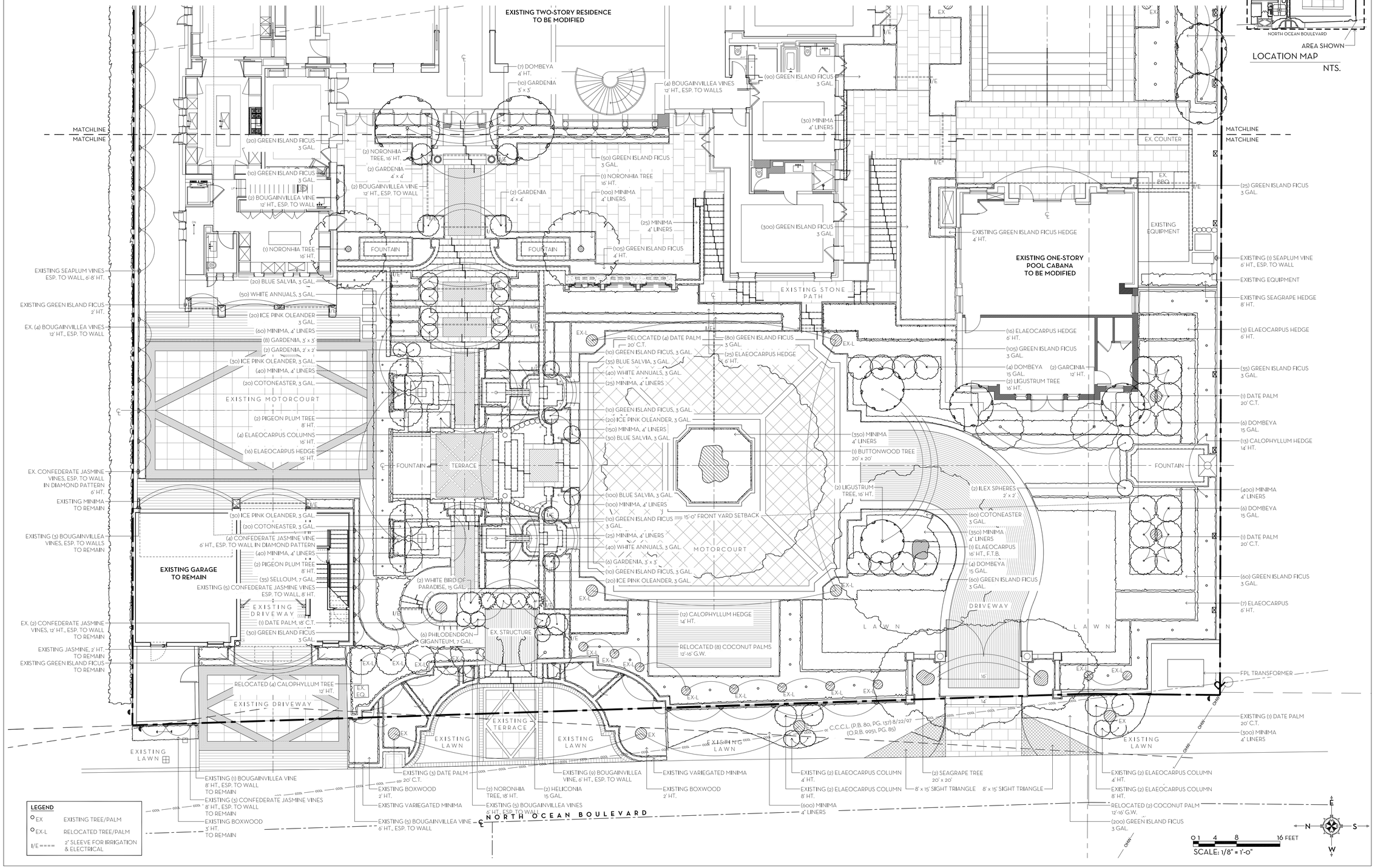

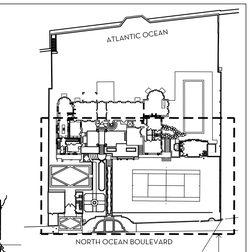

LOCATION MAP

NTS.

MARIO F. NIEVERA

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

LANDSCAPE PLAN - PARTIAL

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

13 OCTOBER 2020
20 JULY 2020

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LP1

COA-028-2020

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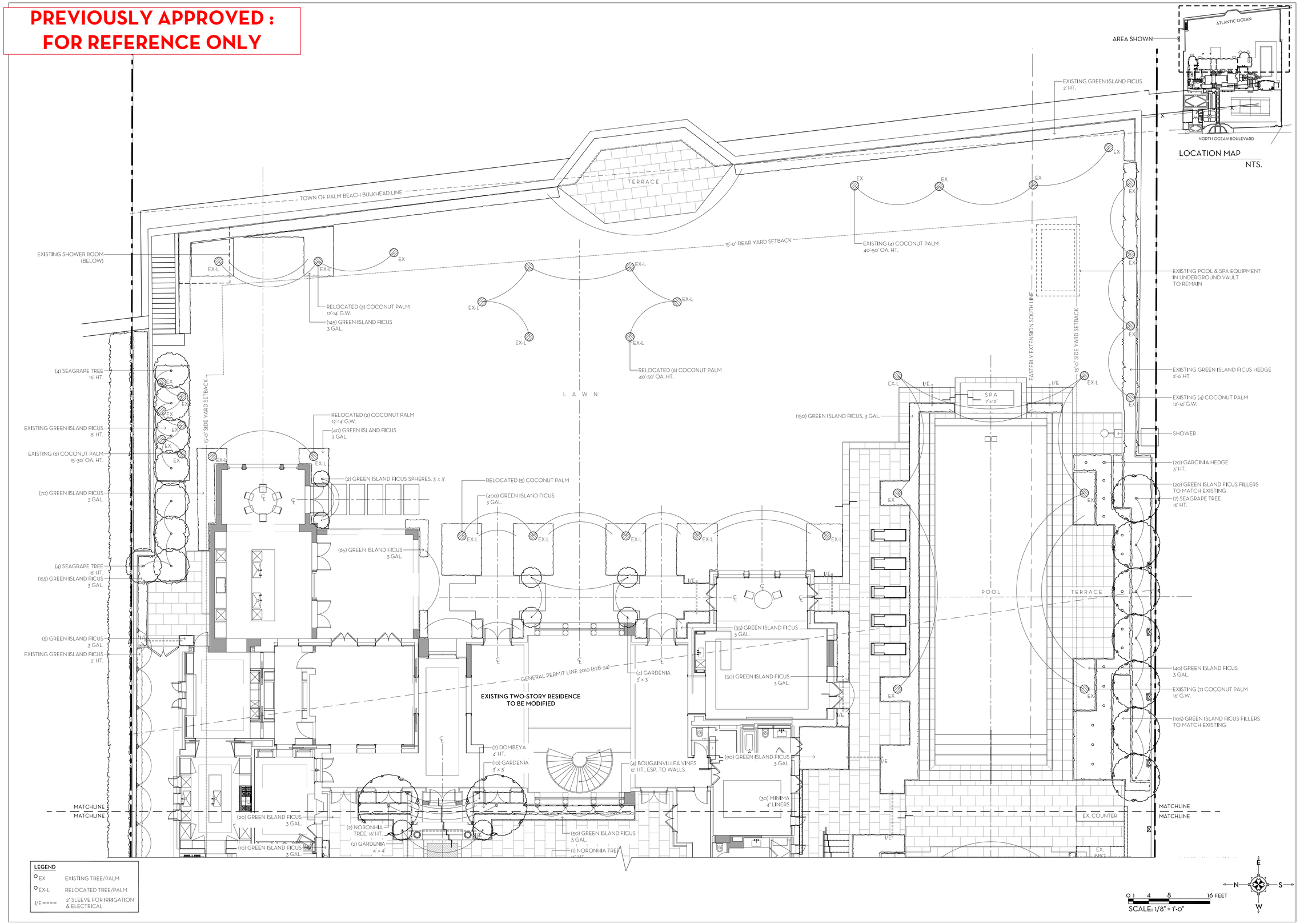

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SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN - PARTIAL

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

13 OCTOBER 2020
20 JULY 2020

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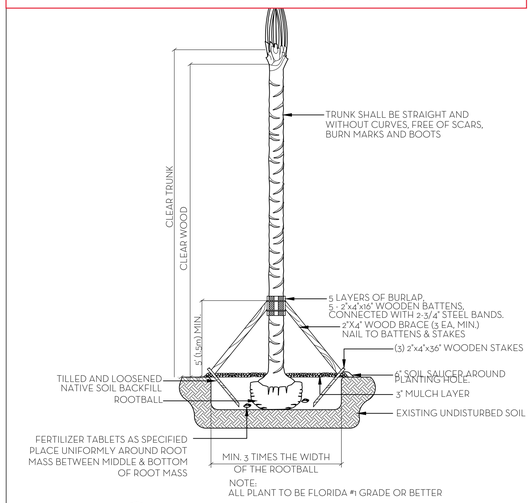
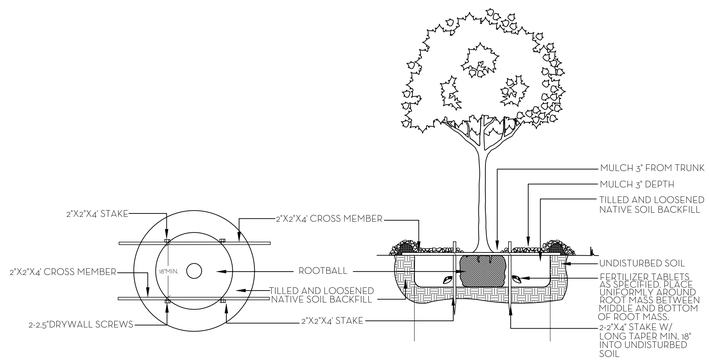
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

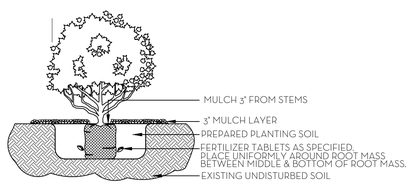
PALM PLANTING DETAIL
N.T.S.



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

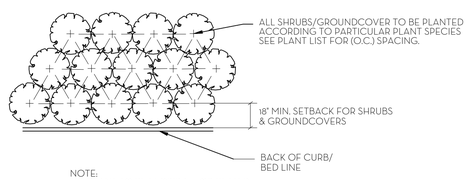
TREE PLANTING DETAIL
N.T.S.

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



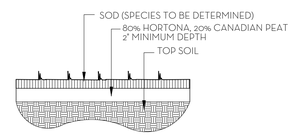
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



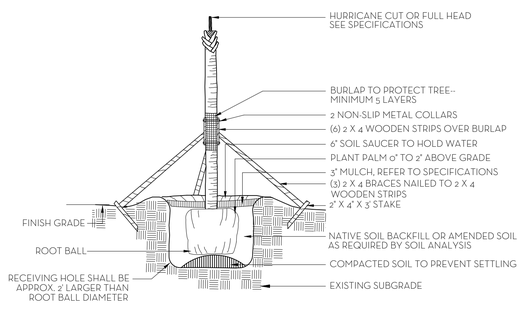
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



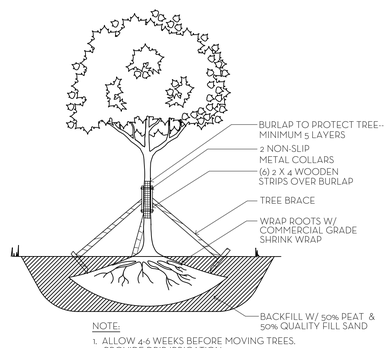
SOD PLANTING DETAIL
N.T.S.

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



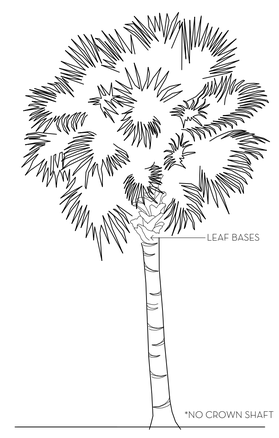
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

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 UNIFOMLY 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

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

NIEVERA WILLIAMS DESIGN

1095 North Ocean Blvd
Palm Beach, FL

October 12, 2020

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)	Established Height
	TREES						
1	Green Buttonwood Tree	Conocarpus erectus	1	20' x 20'	*	315 SF	30' HT.
2	Noronhia Tree	Noronhia emarginata	4	16' HT.			
3	Noronhia Tree	Noronhia emarginata	2	18' HT.			
4	Ligustrum Tree	Ligustrum japonicum	4	16' HT.			
5	Pigeon Plum Tree	Coccoloba diversifolia	4	8' HT.	*	800 SF	12' HT.
6	Seagrape Tree	Coccoloba uvifera	15	16' HT.	*	4,900 SF	20' HT.
7	Seagrape Tree	Coccoloba uvifera	2	20' x 20'	*	980 SF	25' HT.
	PALMS						
8	Date Palm	Phoenix canariensis	1	18' C.T.			
9	Date Palm	Phoenix canariensis	2	20' C.T.			
	HEDGE/SHRUB						
10	Calophyllum Hedge	Calophyllum brasiliense	25	14' HT.			
11	Dombeya	Dombeya x seminole	20	15 GAL.			
12	Dombeya	Dombeya x seminole	7	4' HT.			
13	Garcinia	Garcinia spicata	20	5' HT.			
14	Garcinia	Garcinia spicata	2	12' HT.			
15	Gardenia	Gardenia jasminoides 'Miami Supreme'	2	2' x 2'			
16	Gardenia	Gardenia jasminoides 'Miami Supreme'	28	3' x 3'			
17	Gardenia	Gardenia jasminoides 'Miami Supreme'	4	4' x 4'			
18	Green Island Ficus Spheres	Ficus microcarpa 'Green Island'	2	3' x 3'			
19	Green Island Ficus	Ficus microcarpa 'Green Island'	125	Fillers to match existing			
20	Green Island Ficus	Ficus microcarpa 'Green Island'	105	4' HT.			
21	Ilex Spheres	Ilex vomitoria 'Nana'	2	2' x 2'	*	10 SF	
22	Elaeocarpus Columns	Elaeocarpus decipiens	5	16' HT., F.T.B.			
23	Elaeocarpus Hedge	Elaeocarpus decipiens	20	16' HT.			
24	Elaeocarpus Hedge	Elaeocarpus decipiens	51	6' HT.			
	ACCENTS						
25	Blue Salvia	Salvia azurea	185	3 GAL.	*	380 SF	
26	Heliconia	Heliconia spp.	2	15 GAL.			
27	Ice Pink Oleander	Nerium oleander 'Dwarf Pink Ice'	120	3 GAL.			
28	Philodendron giganteum	Philodendron giganteum	6	7 GAL.			
29	Selloum	Philodendron bipinnatifidum	35	7 GAL.			
30	White annuals	TBD	130				
31	White Bird of Paradise	Strelitzia nicolai	2	15 GAL.			
	GROUND COVER/VINES						
32	Bougainvillea Vine	Bougainvillea spp.	8	12' HT., ESP. TO WALLS			
33	Confederate Jasmine Vine	Trachelospermum jasminoides	4	6' HT., ESP. TO WALL			
34	Cotoneaster	Serissa foetida	100	3 GAL.			
35	Green Island Ficus	Ficus microcarpa 'Green Island'	2,260	3 GAL.			
36	Minima	Trachelospermum asiaticum 'Minima'	2,595	4" LINERS			

NATIVE VEGETATION REQUIREMENT

LANDSCAPE AREA = 22,856 SQ FT 100%

NATIVE LANDSCAPE:

REQUIRED =	5,714	SQ FT	25%
PROPOSED =	7,385	SQ FT	32.3%

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST & DETAILS

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

04 OCT 2021
30 AUG 2021
30 JULY 2021
30 APRIL 2021
03 MARCH 2021
22 FEBRUARY 2021
16 FEBRUARY 2021
03 FEBRUARY 2021

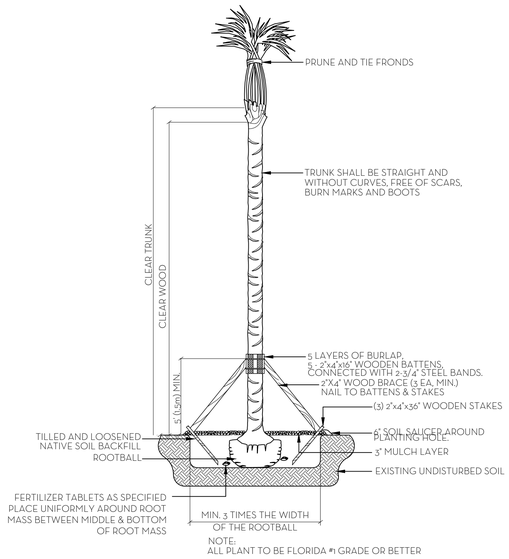
NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

NOTES

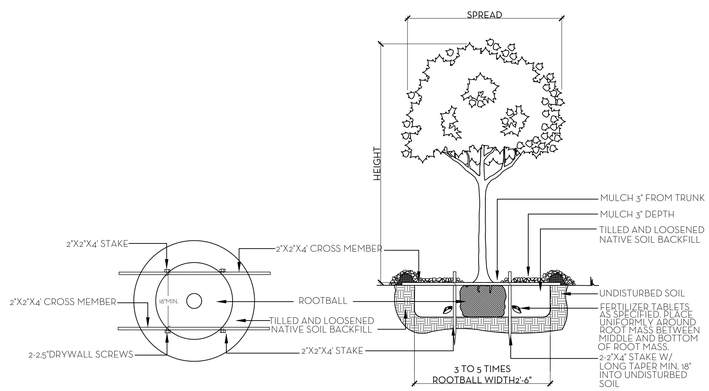
COA-21-010



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

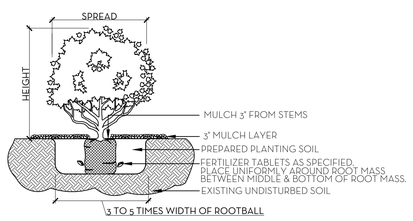
PALM PLANTING DETAIL
N.T.S.

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS 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.



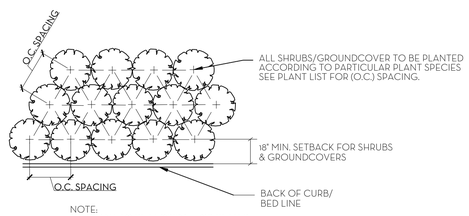
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

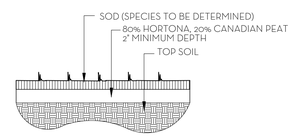
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

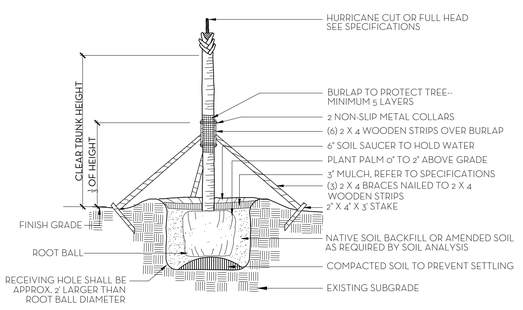
PLANT SPACING DETAIL
N.T.S.

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



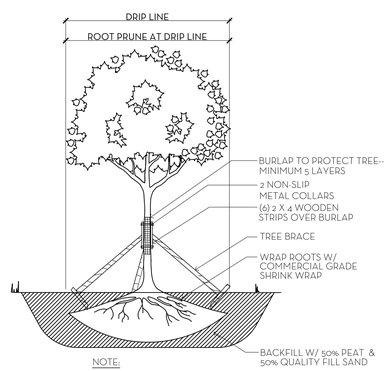
SOD PLANTING DETAIL
N.T.S.

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



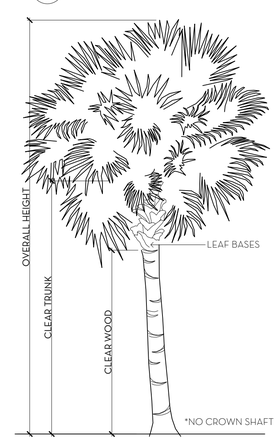
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

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 UNIFOMLY 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

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

NIEVERA WILLIAMS DESIGN

1095 North Ocean Blvd
Palm Beach, FL
October 12, 2020

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)	Established Height
	TREES						
1	Green Buttonwood Tree	Conocarpus erectus	1	20' x 20'	*	315 SF	30' HT.
2	Noronhia Tree	Noronhia emarginata	4	16' HT.			
3	Noronhia Tree	Noronhia emarginata	2	18' HT.			
4	Ligustrum Tree	Ligustrum japonicum	4	16' HT.			
5	Pigeon Plum Tree	Coccoloba diversifolia	4	8' HT.	*	800 SF	12' HT.
6	Seagrape Tree	Coccoloba uvifera	15	16' HT.	*	4,900 SF	20' HT.
7	Seagrape Tree	Coccoloba uvifera	2	20' x 20'	*	980 SF	25' HT.
	PALMS						
8	Date Palm	Phoenix canariensis	1	18' C.T.			
9	Date Palm	Phoenix canariensis	2	20' C.T.			
	HEDGE/SHRUB						
10	Calophyllum Hedge	Calophyllum brasiliense	23	14' HT.			
11	Dombeya	Dombeya x seminole	20	15 GAL.			
12	Dombeya	Dombeya x seminole	7	4' HT.			
13	Garcinia	Garcinia spicata	20	3' HT.			
14	Garcinia	Garcinia spicata	2	12' HT.			
15	Gardenia	Gardenia jasminoides 'Miami Supreme'	2	2' x 2'			
16	Gardenia	Gardenia jasminoides 'Miami Supreme'	28	3' x 3'			
17	Gardenia	Gardenia jasminoides 'Miami Supreme'	4	4' x 4'			
18	Green Island Ficus Spheres	Ficus microcarpa 'Green Island'	2	3' x 3'			
19	Green Island Ficus	Ficus microcarpa 'Green Island'	123	Fillers to match existing			
20	Green Island Ficus	Ficus microcarpa 'Green Island'	103	4' HT.			
21	Ilex Spheres	Ilex vomitoria 'Nana'	2	2' x 2'	*	10 SF	
22	Elaeocarpus Columns	Elaeocarpus decipiens	5	16' HT., F.T.B.			
23	Elaeocarpus Hedge	Elaeocarpus decipiens	20	16' HT.			
24	Elaeocarpus Hedge	Elaeocarpus decipiens	51	6' HT.			
	ACCENTS						
25	Blue Salvia	Salvia azurea	185	3 GAL.	*	380 SF	
26	Heliconia	Heliconia spp.	2	15 GAL.			
27	Ice Pink Oleander	Nerium oleander 'Dwarf Pink Ice'	120	3 GAL.			
28	Philodendron giganteum	Philodendron giganteum	6	7 GAL.			
29	Selloum	Philodendron bipinnatifidum	35	7 GAL.			
30	White annuals	TBD	130				
31	White Bird of Paradise	Strelitzia nicolai	2	15 GAL.			
	GROUND COVER/VINES						
32	Bougainvillea Vine	Bougainvillea spp.	8	12' HT., ESP. TO WALLS			
33	Confederate Jasmine Vine	Trachelospermum jasminoides	4	6' HT., ESP. TO WALL			
34	Cotoneaster	Serissa foetida	100	3 GAL.			
35	Green Island Ficus	Ficus microcarpa 'Green Island'	2,260	3 GAL.			
36	Minima	Trachelospermum asiaticum 'Minima'	2,593	4" LINERS			

NATIVE VEGETATION REQUIREMENT

LANDSCAPE AREA = 22,856 SQ FT 100%

NATIVE LANDSCAPE:

REQUIRED =	5,714	SQ FT	25%
PROPOSED =	7,385	SQ FT	32.3%

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST & DETAILS
1095 NORTH OCEAN BLVD.
PALM BEACH, FL.

2022-04 CT
2022-02 ON AGY
2022-01 NOV 28

NIEVERA WILLIAMS DESIGN

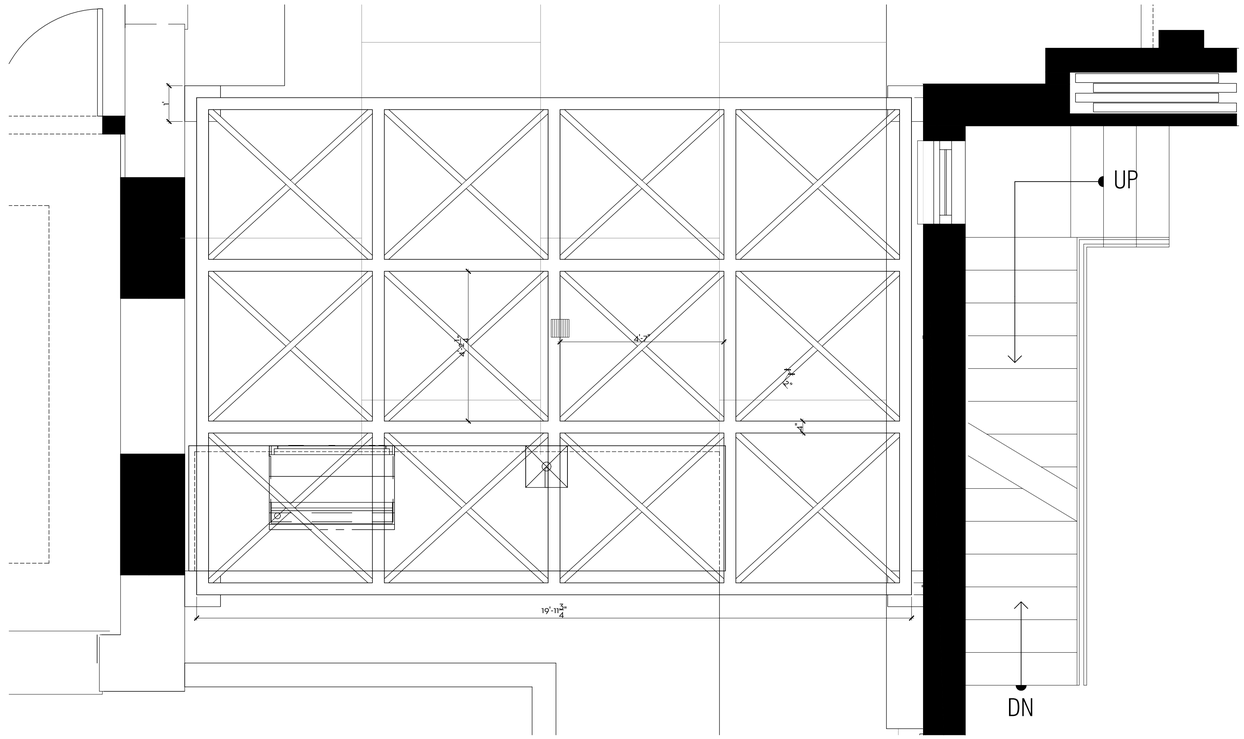
625 North Flagler Drive
Suite 502
West Palm Beach, Florida
33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

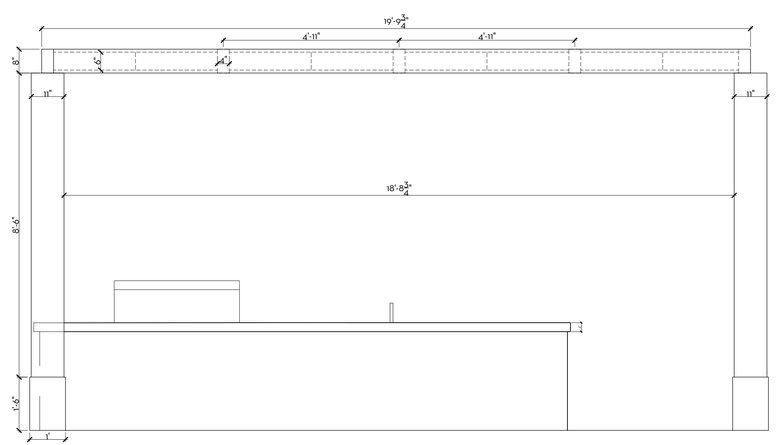
NOTES

COA-23-005

PREVIOUSLY APPROVED



1 / D9 BBQ PERGOLA PLAN LAYOUT
SCALE: ½"=1'-0"



2 / D9 BBQ PERGOLA ELEVATION
SCALE: ½"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE DETAILS

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

SCALE: AS NOTED

30 AUG 2021
03 MARCH 2021
22 FEBRUARY 2021
16 FEBRUARY 2021
03 FEBRUARY 2021
29 DECEMBER 2020
24 NOVEMBER 2020
13 OCTOBER 2020
30 JULY 2020

NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
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Palm Beach, Florida 33480
P: 561-659-2820
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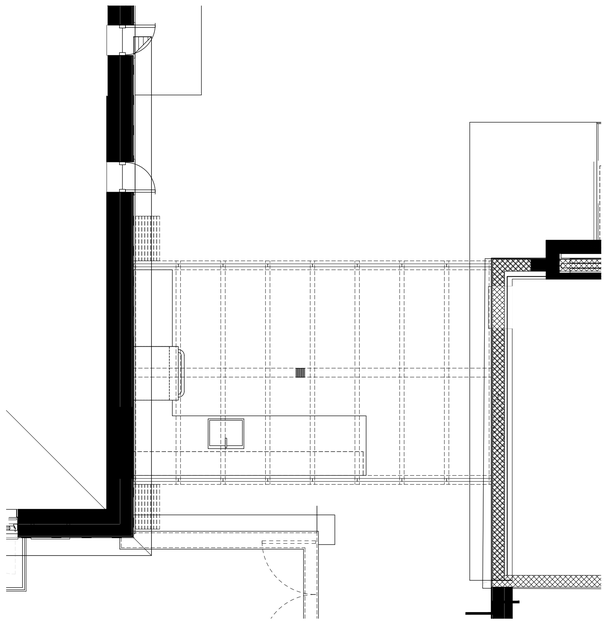
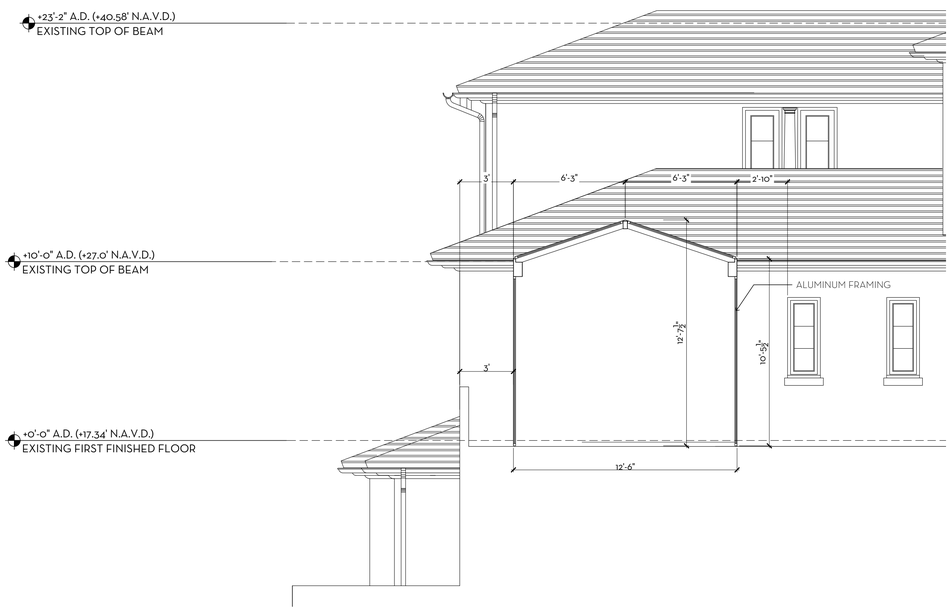
D9

COA-23-005



FLOOR PLAN - PAVILION
SCALE: 1/4"=1'-0"

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



2 / EL1 NORTH SECTION - PAVILION
SCALE: 1/4"=1'-0"

3 / EL1 SOUTH SECTION - PAVILION
SCALE: 1/4"=1'-0"

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

PROPOSED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

GABLE PAVILION ELEVATION

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

SCALE: AS NOTED

7 NOV 2022
24 OCT 2022

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DESIGN

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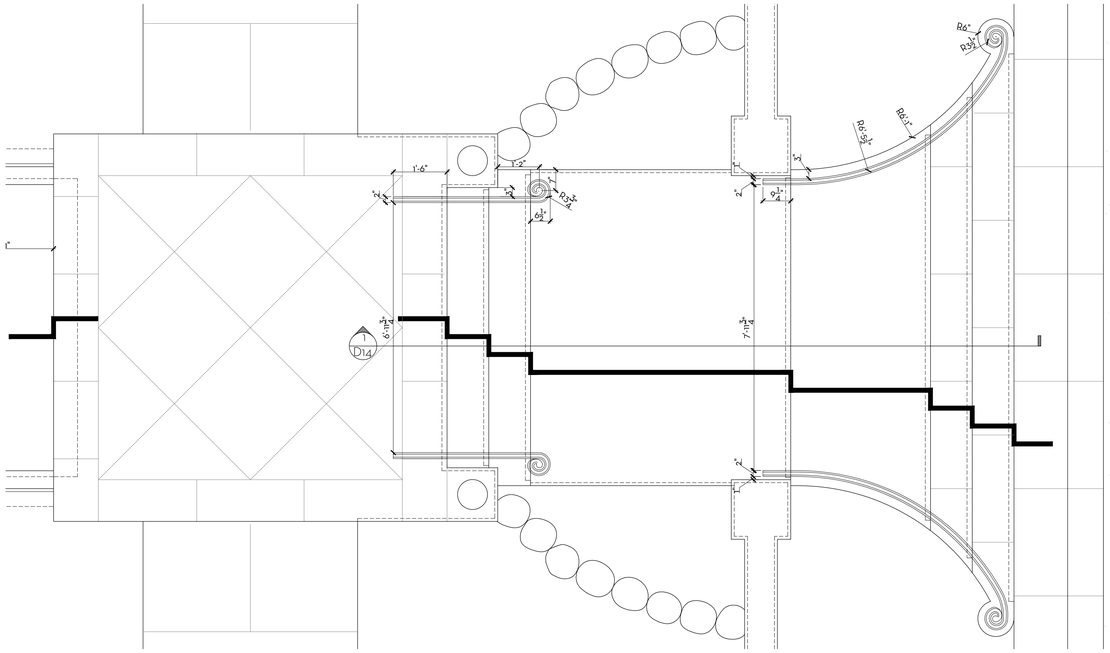
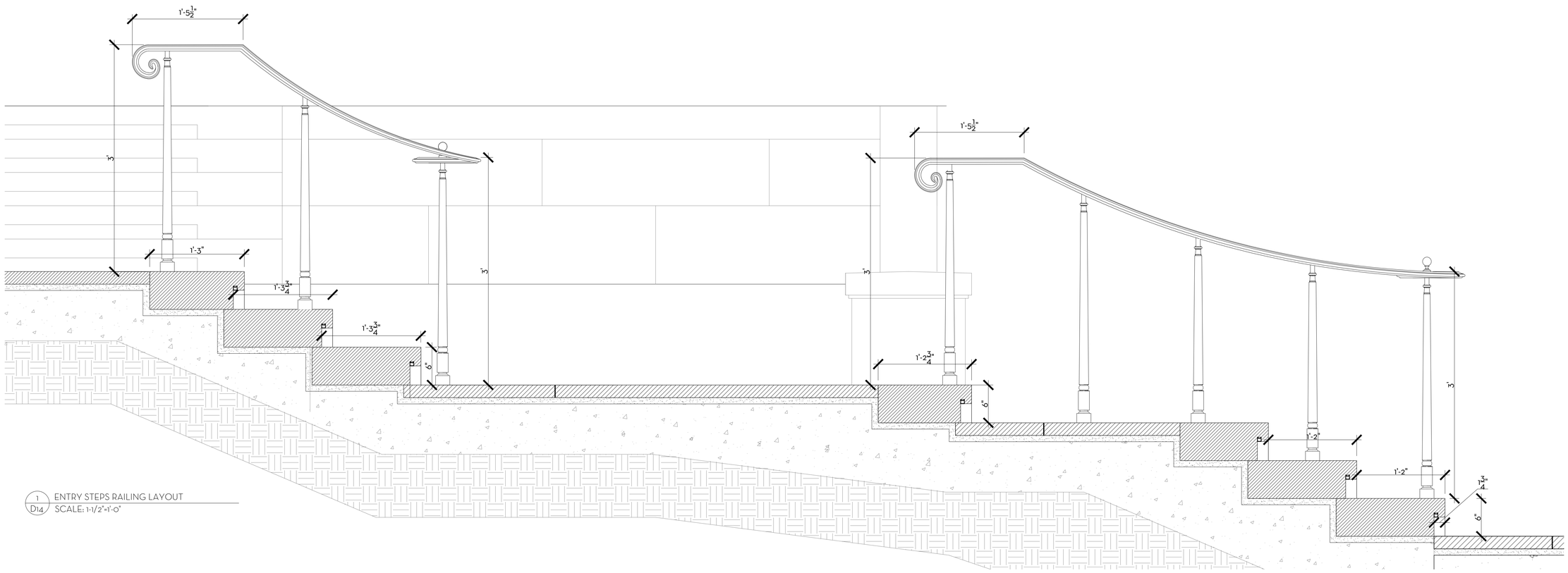


D14 FRONT ENTRY STEPS PLAN
SCALE: 1/2"=1'-0"



1 D14 ENTRY STEPS RAILING LAYOUT
SCALE: 1-1/2"=1'-0"

MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

SITE DETAILS

1095 NORTH OCEAN BLVD.

PALM BEACH, FL.

SCALE: AS NOTED

09 DEC 2022
28 NOV 2022
7 NOV 2022
24 OCT 2022

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D14

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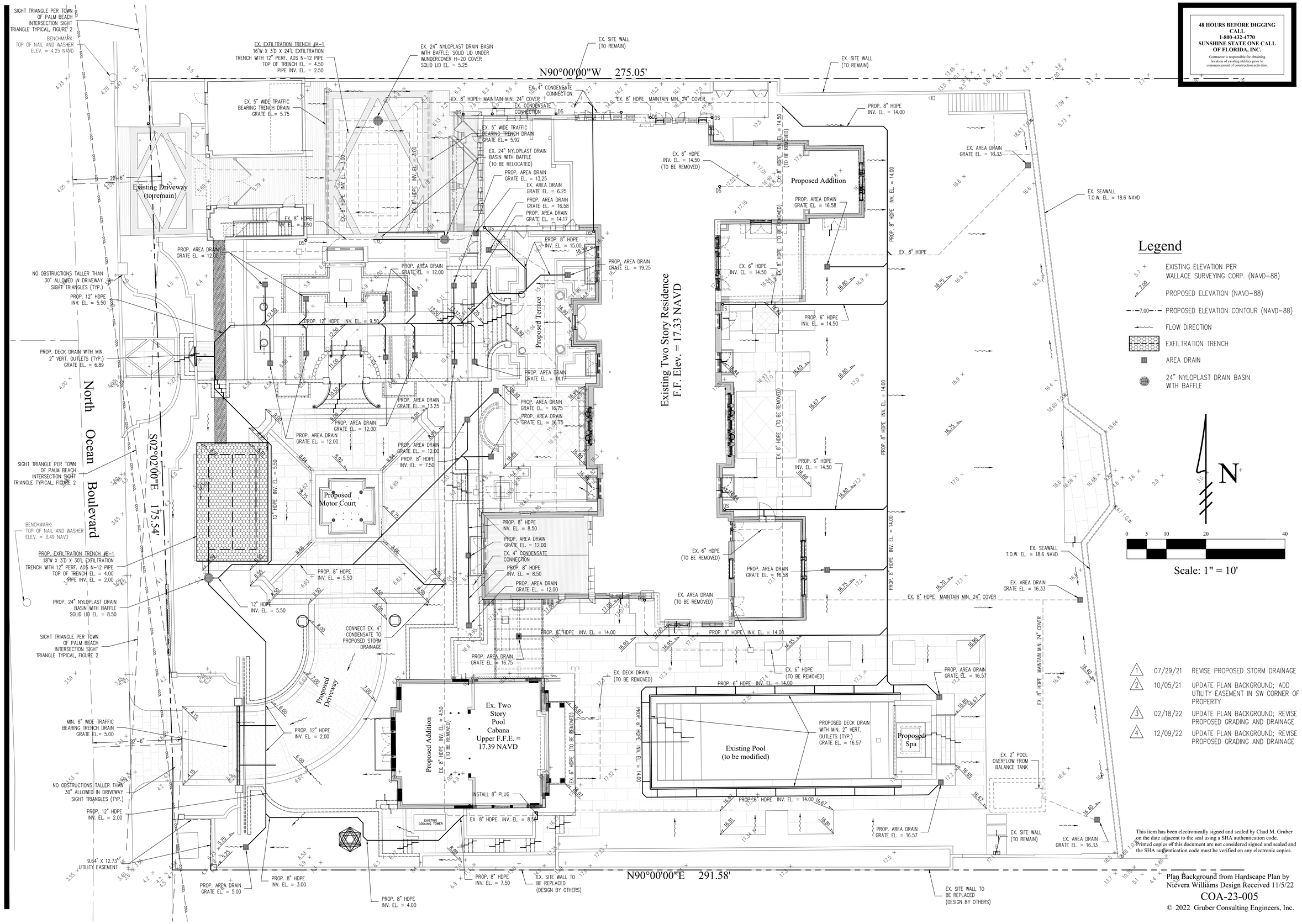

Legend

- 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

1	07/29/21	REVISE PROPOSED STORM DRAINAGE
2	10/05/21	UPDATE PLAN BACKGROUND; ADD UTILITY EASEMENT IN SW CORNER OF PROPERTY
3	02/18/22	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE
4	12/09/22	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by Nievera Williams Design Received 11/5/22

COA-23-005

48 HOURS BEFORE DIGGING 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.

Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information	
Project No.	2015-0112
Issue Date	07/20/2020
Scale	1" = 10'
Drawn By	KM
Checked By	CG

Renovation Grading & Drainage Plan For:

1095 North Ocean Boulevard

Palm Beach, Florida

1095 North Ocean Boulevard

Revisions	
1	07/29/2021
2	10/05/2021
3	02/18/2022
4	12/09/2022
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1