



NIEVERA WILLIAMS
DESIGN

Summary of Changes Since Last Presentation ARC-23-061 | 301 Plantation

In response to the comments at the last ARCOM meeting, we have added additional greenspace at the front of the property, reducing the driveway area by approximately 250 sq. ft. Additionally, the hardscape area in the northeast corner was also reduced by approximately 75 sq. ft. Planting was added to those areas to soften them.

Additionally, 4 Foxtail Palms were added to the front of the property for increased height and screening. Finally, a Green Buttonwood hedge and Native Coffee hedge were added to the east side along N. Lake Way, to screen the site wall. The wall is being added to eliminate a variance (a 6 foot high site wall is required for a pool on a corner lot)

PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

NEW YORK
39 Fifth Avenue
Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

nieverawilliams.com

301 PLANTATION

PALM BEACH, FLORIDA

JUNE 05, 2023 - REVISED PRESENTATION

ARC-23-061

ZON-23-062

MEETING: JUNE 28, 2023

LANDSCAPE SHEET LEGEND:

Lo: SITE PLAN RENDERING

EL1: SOUTH ELEVATION

EL2: WEST ELEVATION

EL3: NORTH ELEVATION

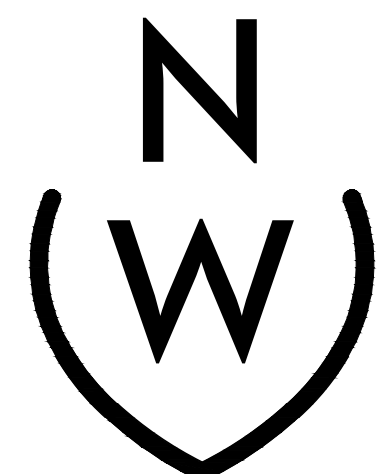
EL4: EAST ELEVATION

L1: HARDSCAPE PLAN

LP1: PLANTING PLAN

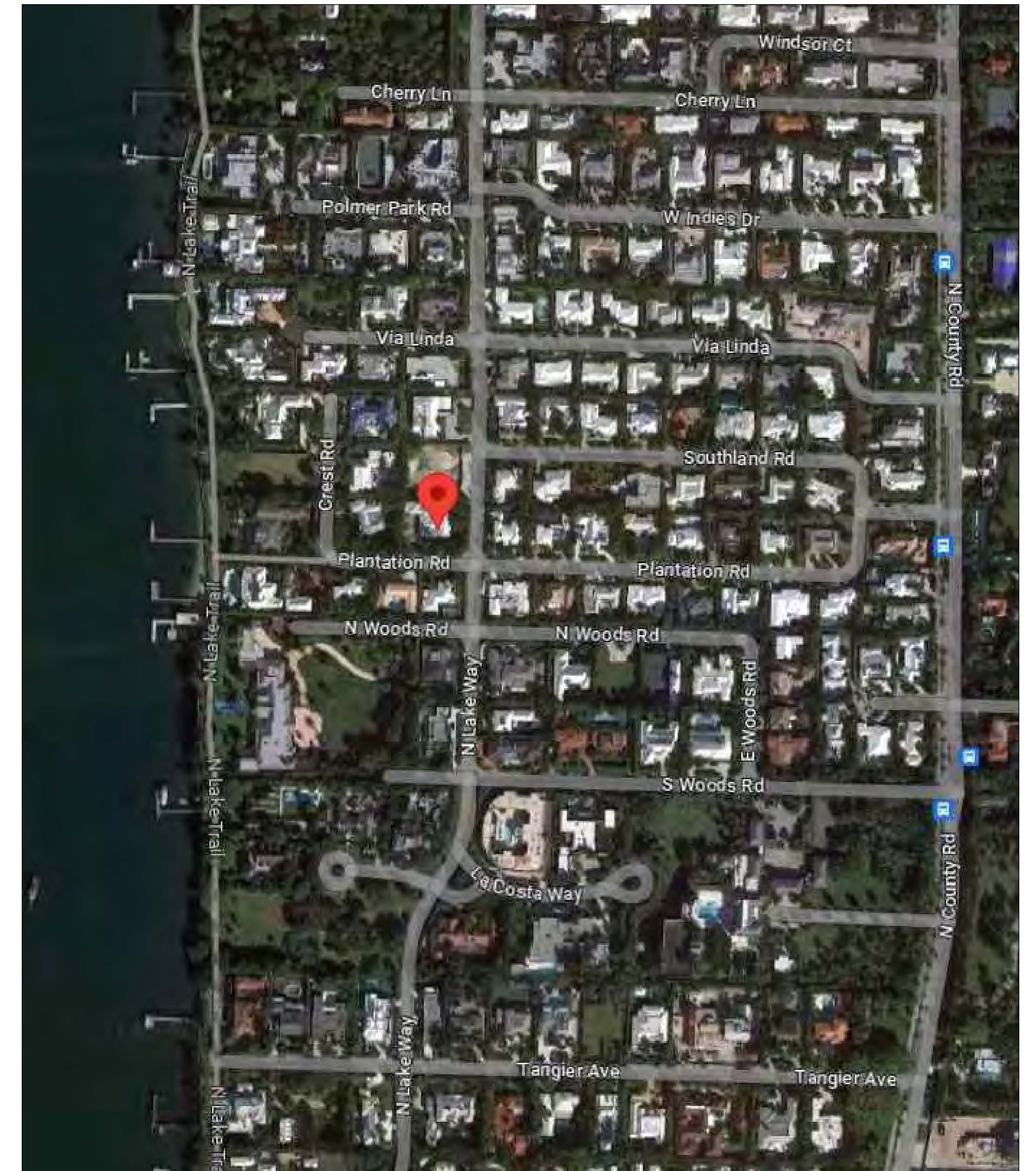
LP2: PLANT DETAILS, PLANT LIST AND DATA TABLES

CSP: CONSTRUCTION SCREENING PLAN

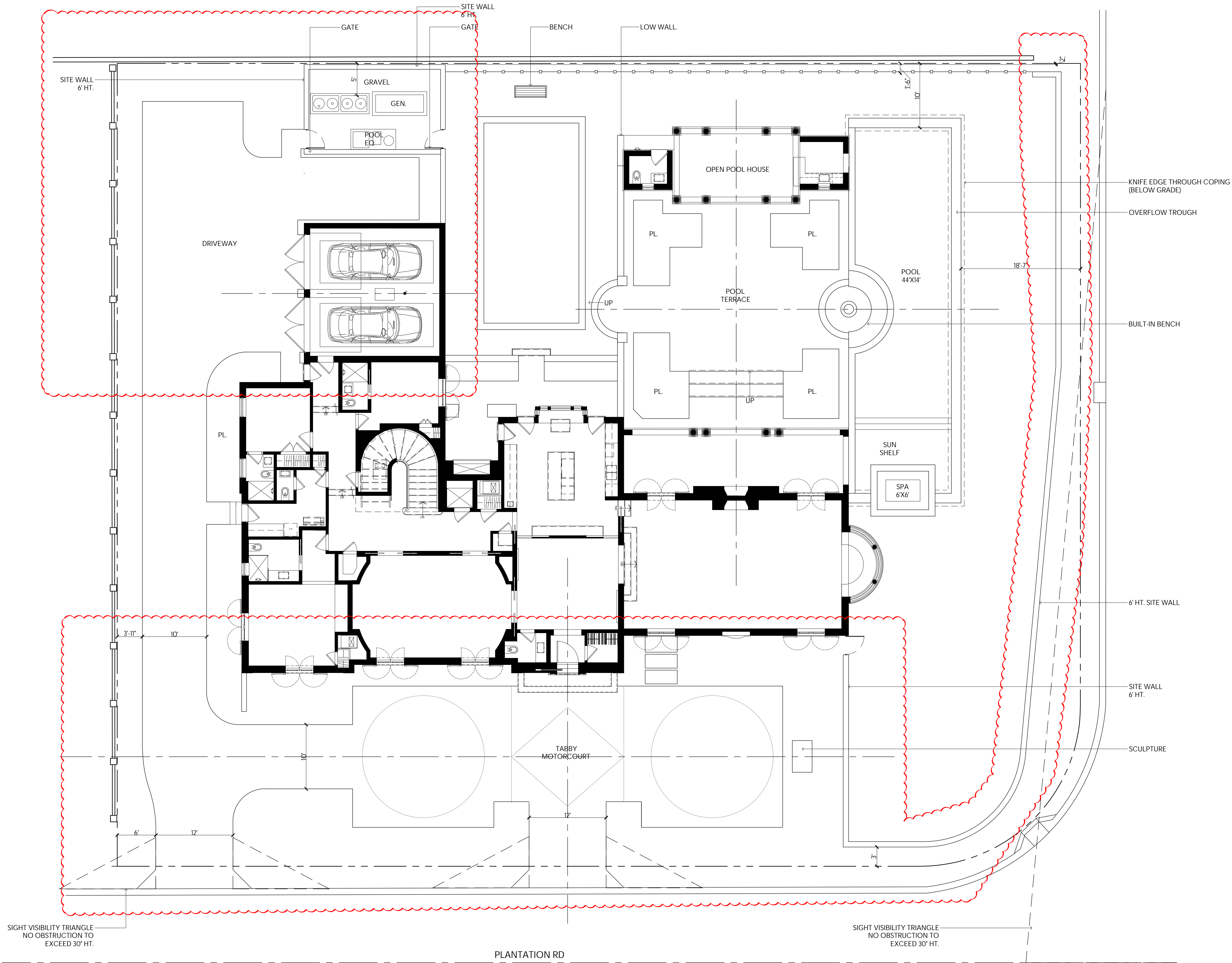


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625 N. FLAGLER DRIVE
SUITE 502
WEST PALM BEACH, FL.
P: 561-659-2820
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VICINITY MAP



OVERALL R-B SITE CALCULATIONS:

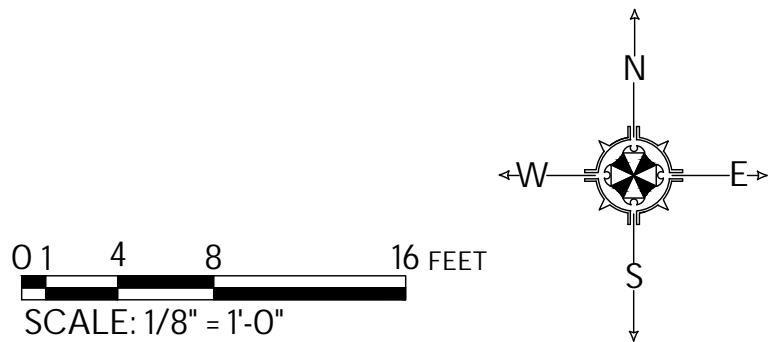
SITE AREA =	18,616	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,377	SQ FT	45%
PROPOSED =	8,655	SQ FT	46.49%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,615	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,446	SQ FT	40%
PROPOSED =	1,803	SQ FT	49.88%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,014	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 8,377 SF) = 4,188 REQUIRED			
PROPOSED =	4,245	SQ FT	



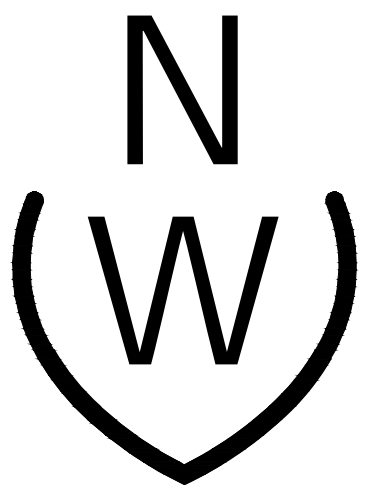
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
301 PLANTATION ROAD
PALM BEACH, FLORIDA

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

5 JUNE 2023 REVISED PRESENTATION

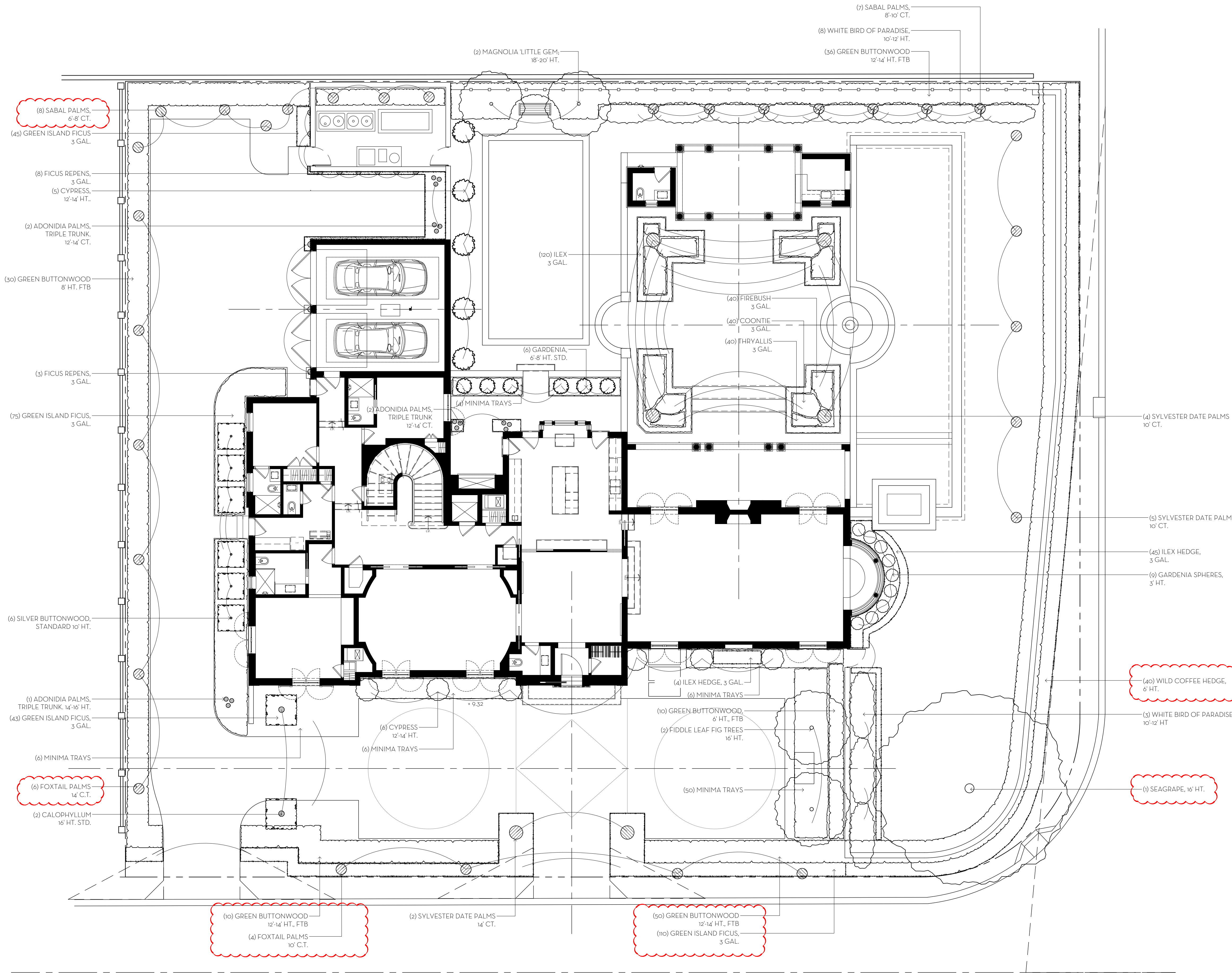


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L1



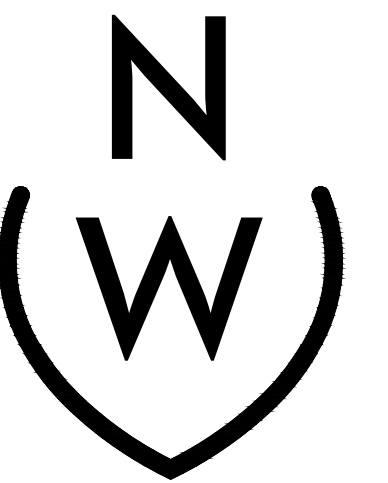
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LANDSCAPE PLAN
301 PLANTATION ROAD
PALM BEACH, FLORIDA

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

5 JUNE 2023-REVISED PRESENTATION

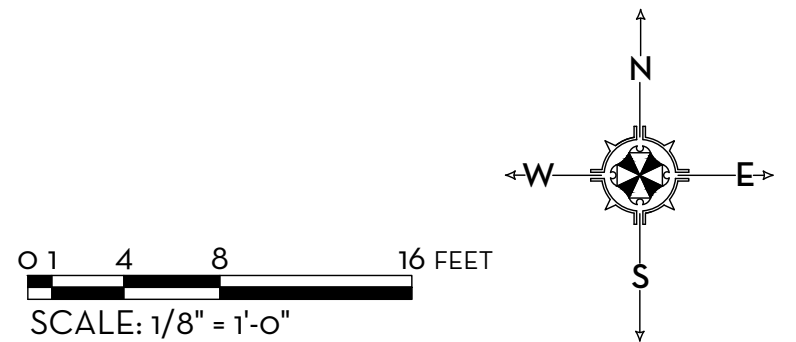


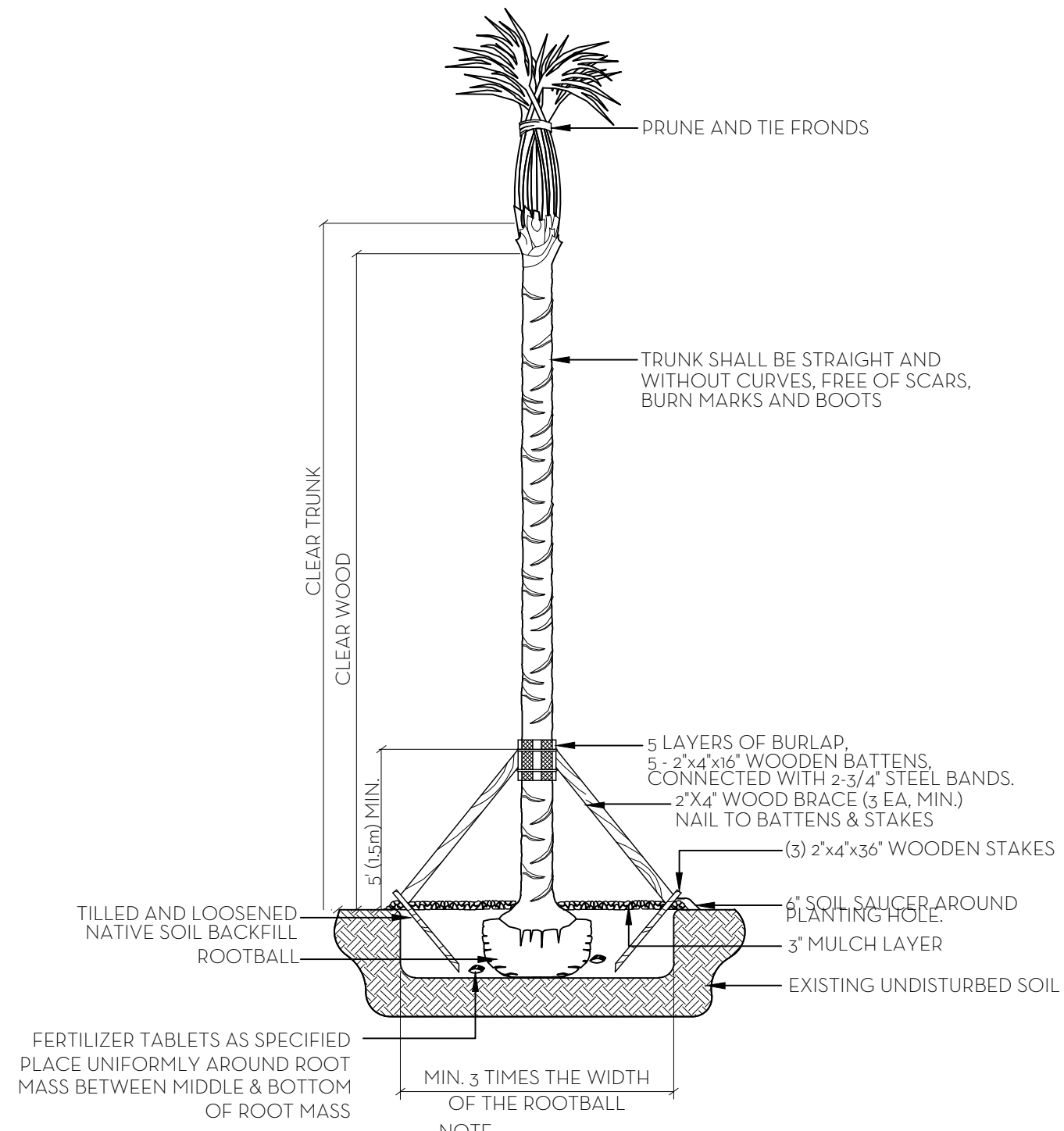
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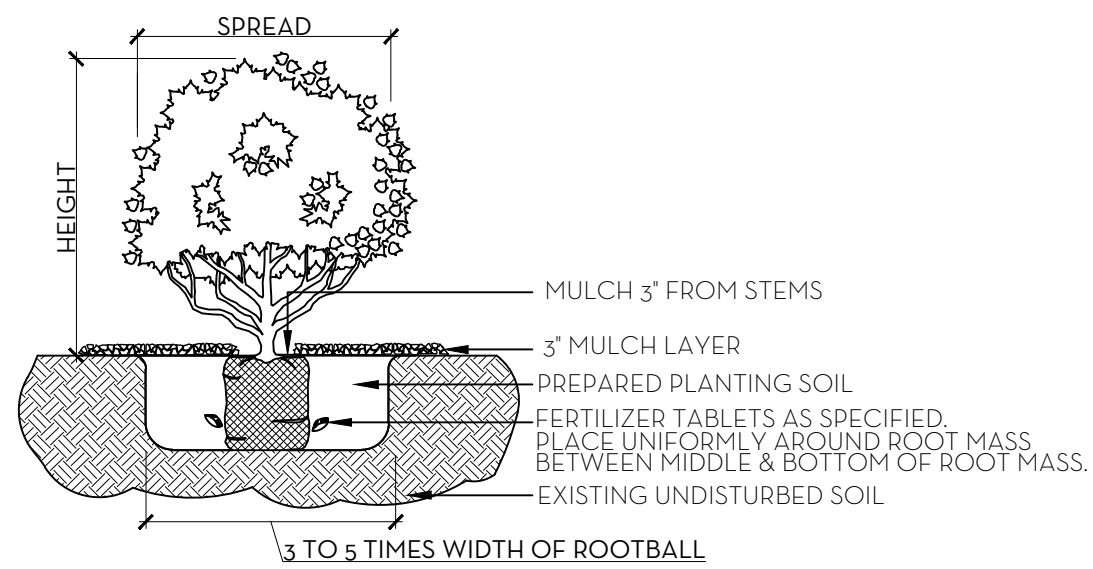
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LP1





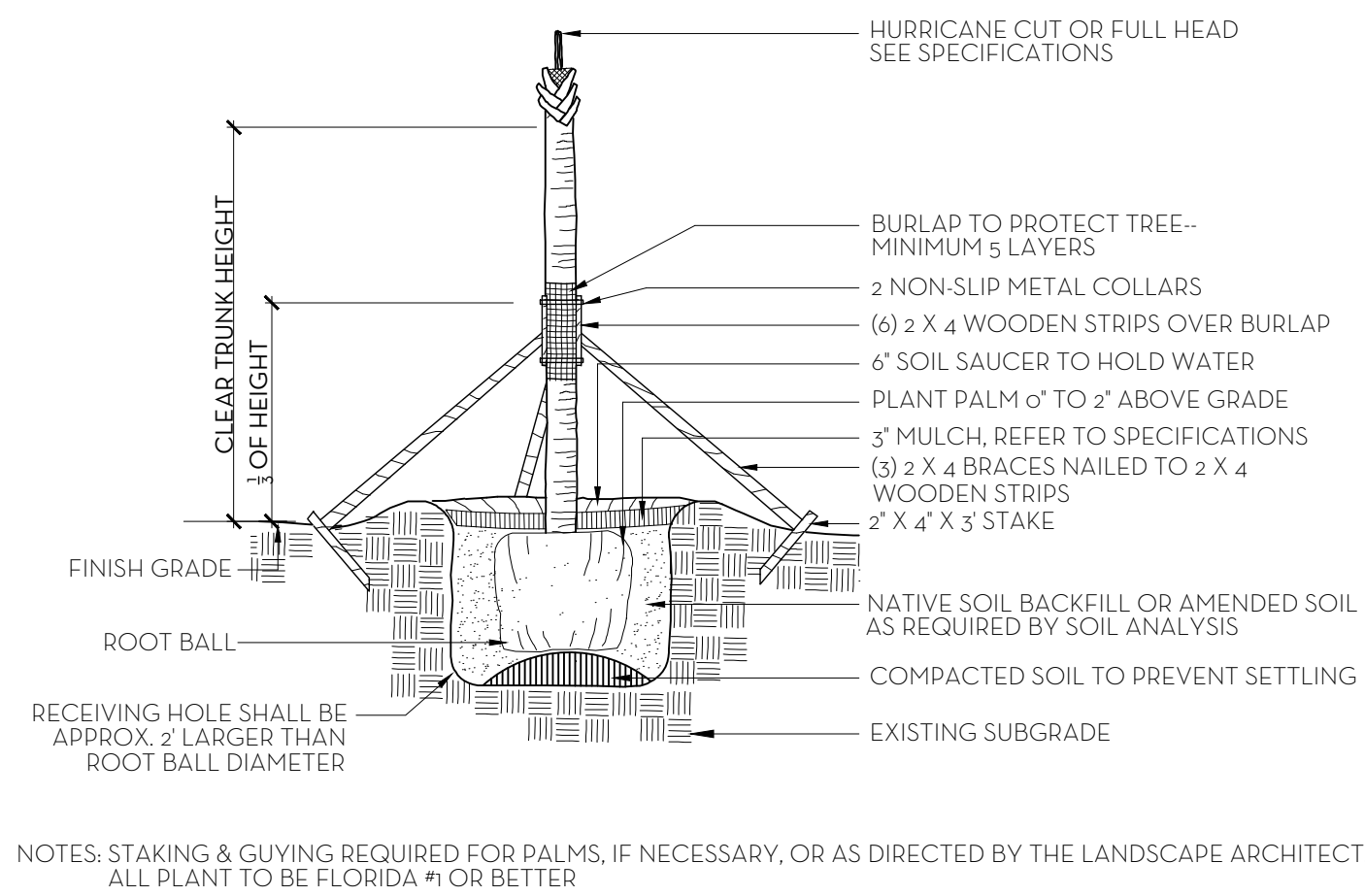
PALM PLANTING DETAIL
N.T.S.



NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER 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.



PALM TREE PLANTING AND STAKING 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 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: 3- 21 GRAM TABLETS EACH 1/2" OF CALIPER

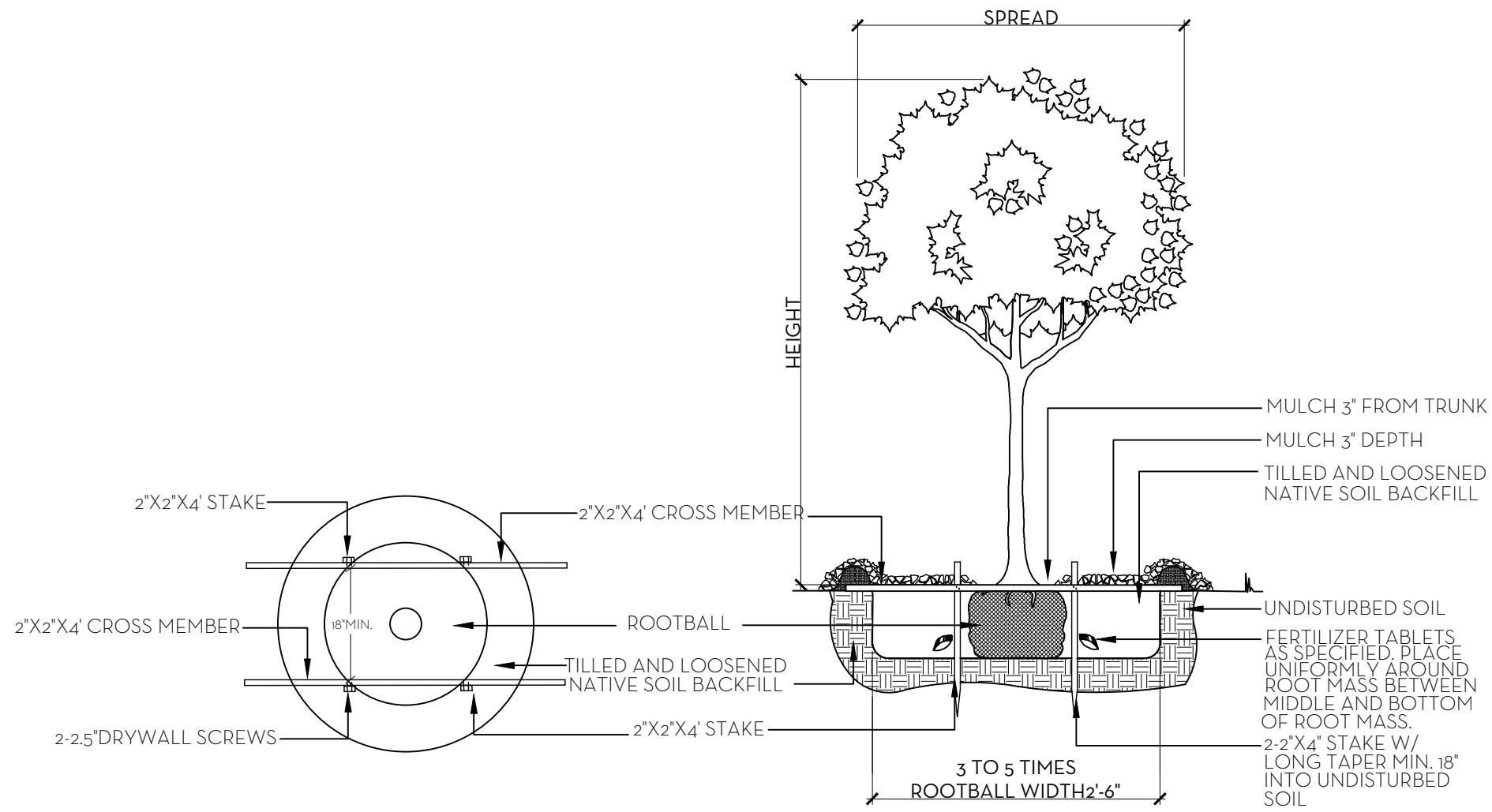
PALMS: 7- 21 GRAM TABLETS

GROUNDCOVER AREAS

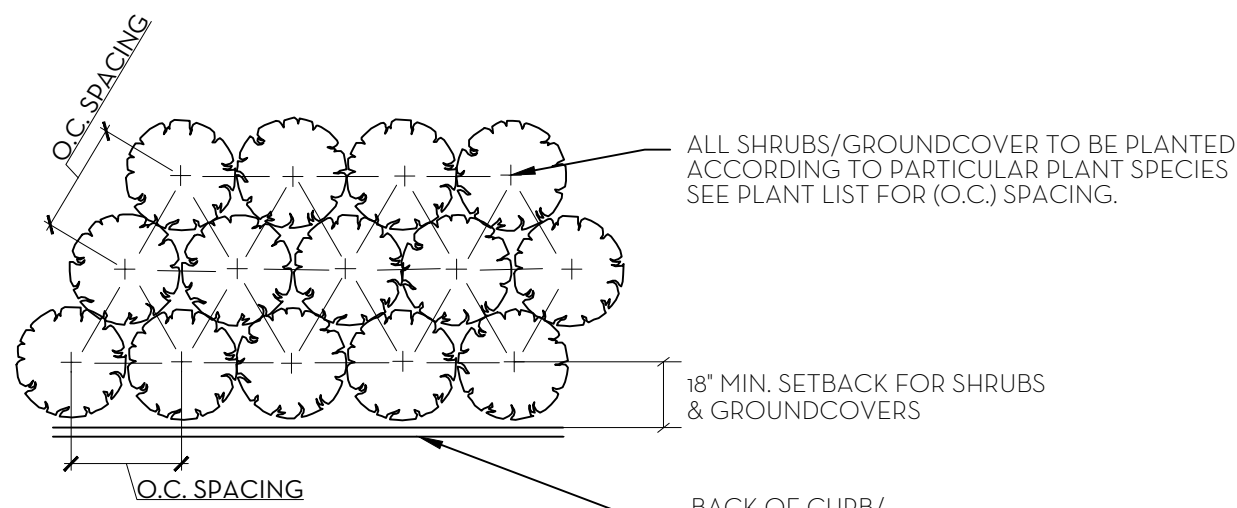
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

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.



TREE PLANTING DETAIL
N.T.S.

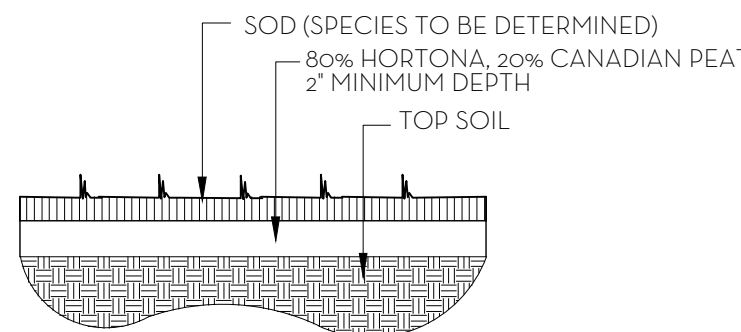


NOTE: ALL PLANT TO BE FLORIDA #1 OR BETTER

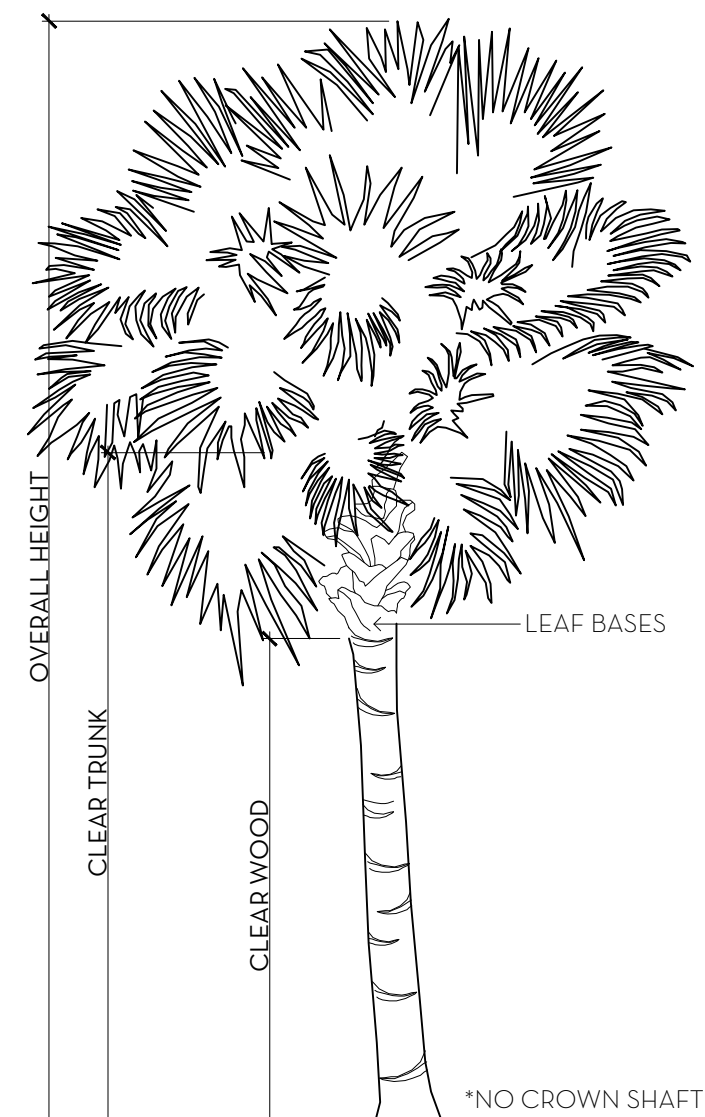
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:

1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
2. BAKE 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.



PALM SPECIFICATION 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.

		301 PLANTATION RD, PALM BEACH, FL			
NIEVERA WILLIAMS DESIGN		May 5, 2023			
Landscape Material Schedule					
Item No.	Common Name	Botanical Name	Qty	Native	Specification
1	TREES				
2	CALOPHYLLUM	Calophyllum anilatum	2		16' HT. STD
3	HIDDLE LEAF FIG TREE	Ficus lyrata	2	✓	16' HT.
4	SILVER BUTTONWOOD	Conocarpus erectus	6	✓	10' HT.
5	MAGNOLIA "LITTLE GEM"	Magnolia grandiflora	2		18'-20' HT.
6			12	67%	
7	PALMS				
8	FOXTAIL PALM	Wodyetia bifurcata	6		12' GW.
9	FOXTAIL PALM	Wodyetia bifurcata	4		10' GW.
10	SABAL PALM	Sabal palmetto	8	✓	6'-8' CT.
11	SABAL PALM	Sabal palmetto	7	✓	8'-10' CT.
12	SYLVESTER DATE PALM	Phoenix sylvestris	9		10' CT.
13	SYLVESTER DATE PALM	Phoenix sylvestris	2		14' CT.
14	ADONIDIA PALM	Veitchia merrillii	4		12'-14' CT TRIPLE
15	ADONIDIA PALM	Veitchia merrillii	1		14'-16' CT TRIPLE
16			41	37%	
17	HEDGE/SHRUB				
18	WHITE BIRDS OF PARADISE	Strelitzia nicotai	11		10'-12' HT.
19	GREEN BUTTONWOOD	Conocarpus erectus	96	✓	12'-14' HT., FTB
20	GREEN BUTTONWOOD	Conocarpus erectus	30	✓	8' HT., FTB
21	GREEN BUTTONWOOD	Conocarpus erectus	10	✓	6' HT., FTB
22	WILD COFFEE	Psychotria ligustrifolia	40	✓	6' HT., FTB
23	GARDENIA	Gardenia jasminoides	6		6'-8' HT. STD
24	CYPRESS	Taxodium distichum	11		12'-14' HT.
25			204	86%	
26	GROUND COVER/VINES				
27	GREEN ISLAND FICUS	Ficus microcarpa	273		3 GAL.
28	ILEX	Ilex cassine	169	✓	3 GAL.
29	MINIMA	Trachelospermum asiaticum	72		TRAYS
30	FIREBUSH	HAMELIA PATENS	40	✓	3 GAL.
31	COONTIE	ZAMIA PUMILLA	40	✓	3 GAL.
32	THRYALLIS	GALPHIMIA GRACILIS	40	✓	3 GAL.
33	CREEPING FIG	FICUS REPENS	8		3 GAL.
34			642	45%	
35	SOD				
36	ZOYSIA	Contractor to (VIF)			
37					



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Property Address:	301 Plantation Rd	
		Required	Proposed
1	Lot Size (sq ft)		18,616
4	Landscape Open Space (LOS) (Sq Ft and %)	8,377 (45%)	8,655 (46.49%)
6	Perimeter LOS (Sq Ft and %)	4,188 (50%)	4,245 (84.18%)
7	Front Yard LOS (Sq Ft and %)	1,446 (40%)	1,803 (49.88%)
8	Native* Trees %	35%	67%
9	Native* Palms %	35%	37%
10	Native* Shrubs %	35%	77%
11	Native* Vines / Ground Cover %	35%	44%

*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

REV BF 20220304

MARIO F. NIEVERA

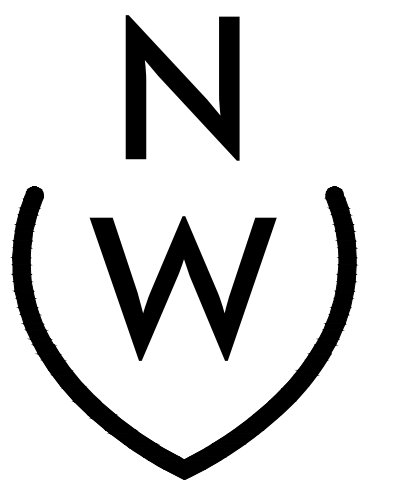
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PLANT LIST AND DETAILS

301 PLANTATION ROAD

PALM BEACH, FLORIDA

5 JUNE 2023-REVISED PRESENTATION

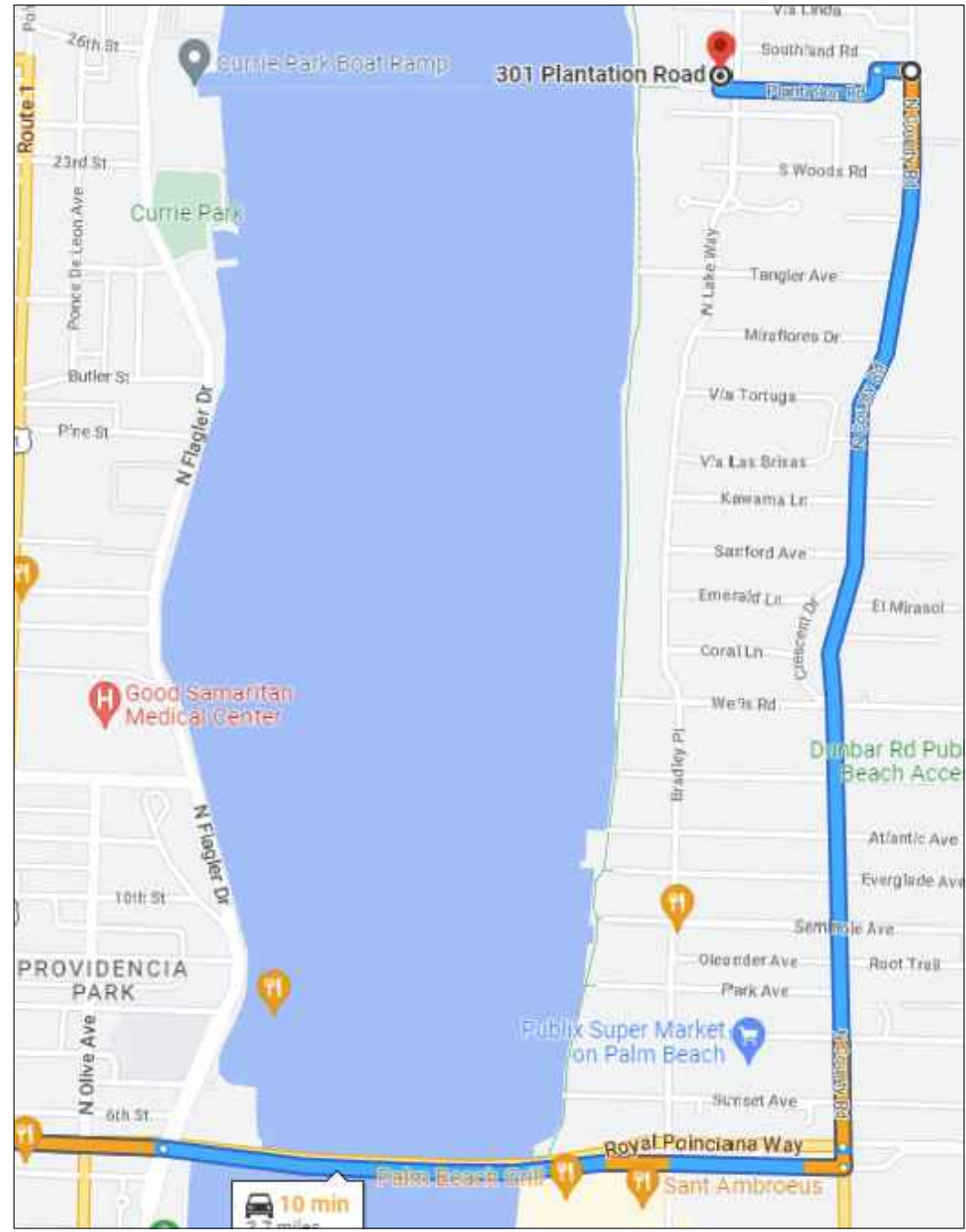
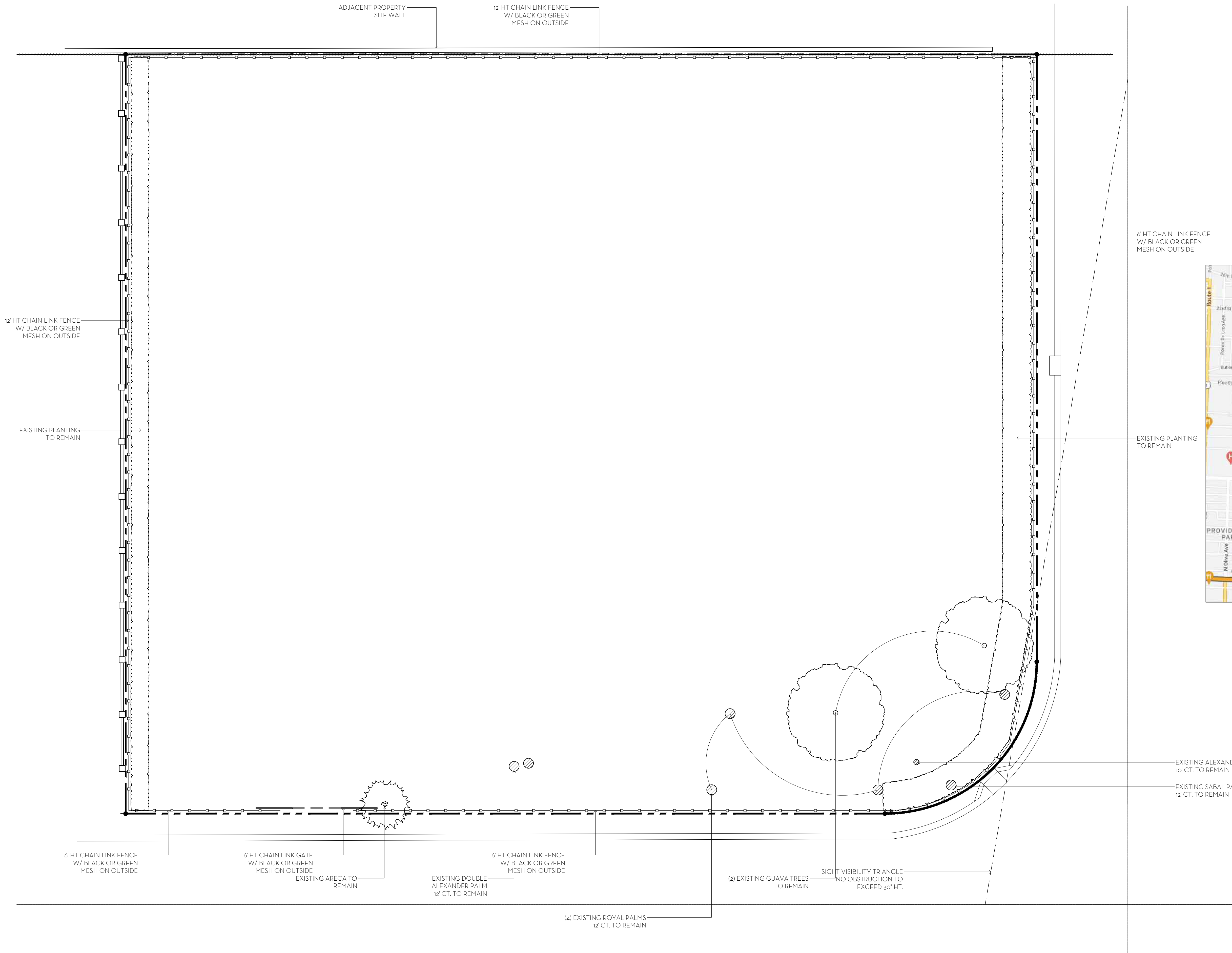


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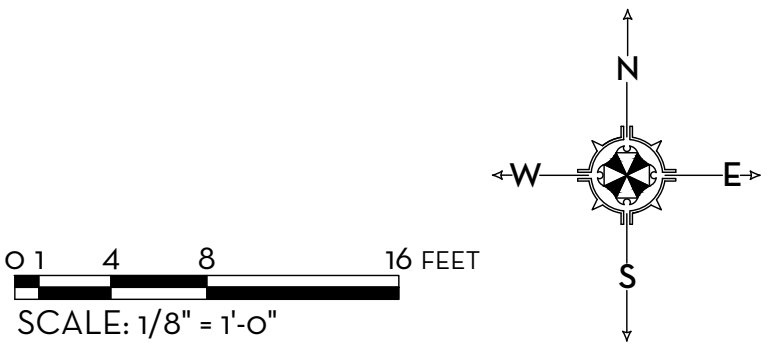
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LP2



TRUCK LOGISTICS PLAN
MAX TRUCK LENGTH = 30 FEET
ACCESS VIA FLAGLER MEMORIAL BRIDGE > N. COUNTY ROAD > PLANTATION ROAD.
ESTIMATED NUMBER OF TRIPS FOR LARGE TRUCKS = 25



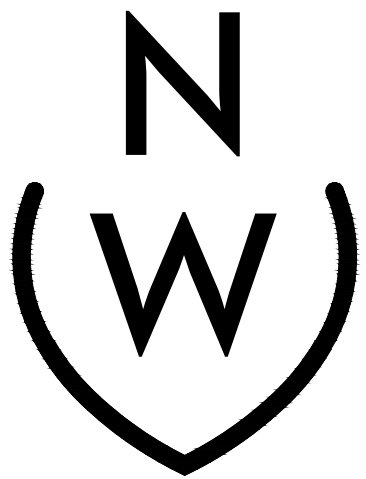
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CONSTRUCTION SCREENING PLAN
301 PLANTATION ROAD

PALM BEACH, FLORIDA

27 MARCH 2023 - FINAL SUBMITTAL
09 MARCH 2023 - FIRST SUBMITTAL

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



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CSP