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By yfigueroa at 9:00 am, Jan 04, 2024



225 WELLS ROAD PALM BEACH FLORIDA

FINAL SUBMITTAL JAN24
FINAL SUBMITTAL DEC23
FINAL SUBMITTAL NOV23
SECOND SUBMITTAL 092523

ARC 23-135

ATA

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

SEAL

Michael J. Phillips
FL LA 0001540

Private Residence
225 Wells Road
Palm Beach, Florida 33480

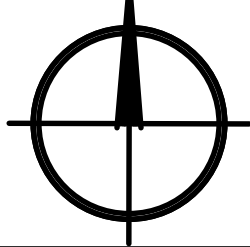
12/30/23

COVER



EXISTING SITE PICTURES

ARC 23-135



NTS

NTA

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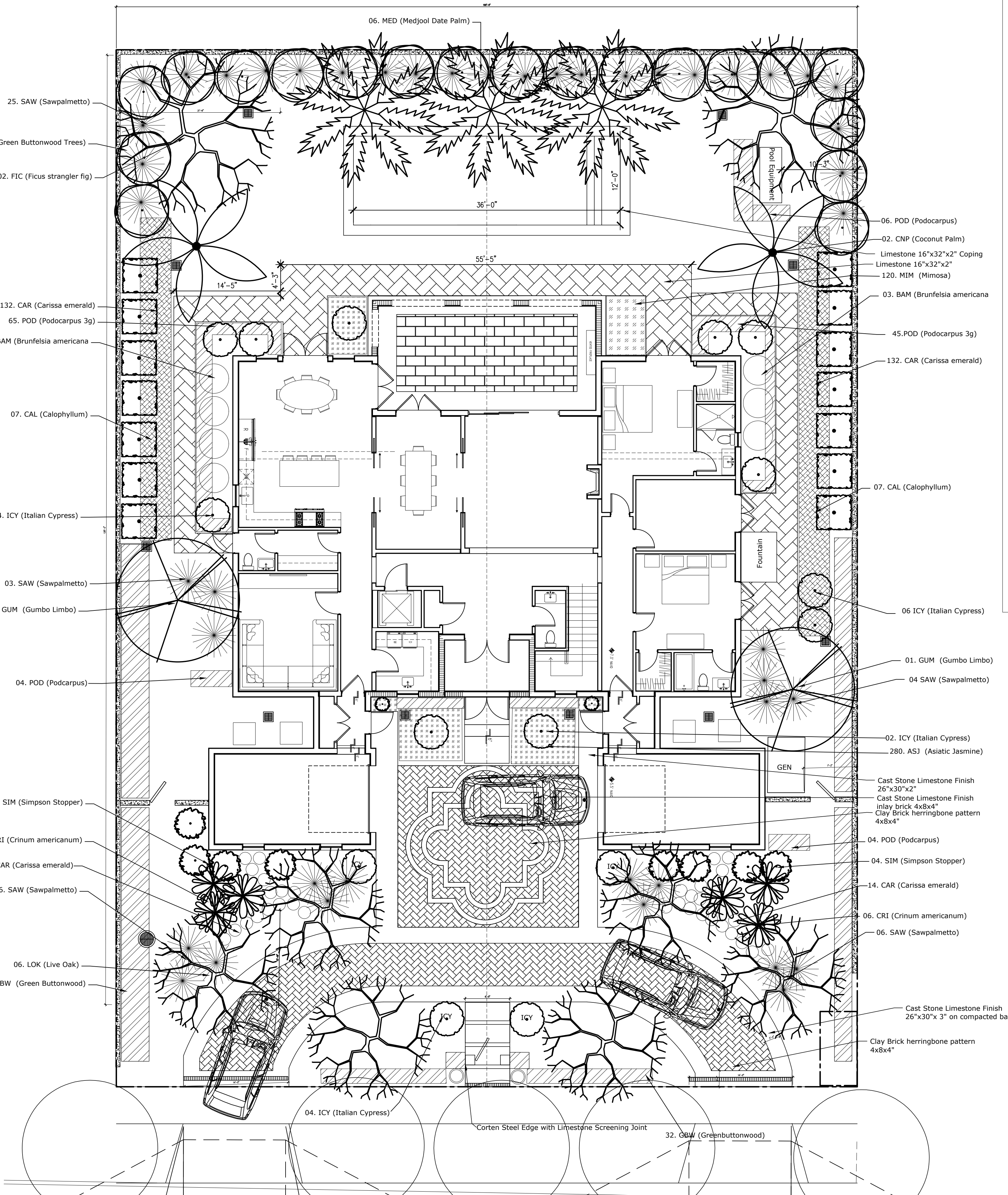
12/30/23

Landscape Plan

LP1



LP2



Zoning Legend			
Property Address: 225 Wells Road			
Zoning District: RB			
Structure Type: concrete block/stucco			
	Required/Allowed	Existing	Proposed
Lot Size (Sq Ft)	10,000 sqft	14,000 sqft	14,000 sqft
Lot Depth	100 ft	140'	140'
Lot Width	100'	100'	100'
Lot Coverage (Sq Ft and %)	30% 4,200 sq ft	na	29% 4,070 sq ft
Enclosed Sq Ft (1st & 2nd Basement Accs. Struct. etc.)	—	—	—
Cubic Content Ratio (CCR) (R-B ONLY) 5% allowance for unenclosed space	3.96 55,440 2,772	NA	55,156 2,772
Total allowable cubic content	58,212	NA	57,928
*Front Yard Setback Main House(Ft.)	25' & 30'	NA	32'-0" & 52'-8"
*Side Yard Setback (1st Story)(Ft.)	12'-6"	NA	12'-6"
*Side Yard Setback (2nd Story)(Ft.)	15'-0"	NA	15'-9"
*Rear Yard Setback (Ft.)	15' - 2 story	NA	41'-4"
Angle of Vision (Deg.)	100	NA	99.25
Building height (Ft.)	22'	NA	19'-10"
Overall Building Height (Ft.)	30'	NA	24'-8.5"
Crown of Road (COR)(NAVD)	4.47 navd	4.47 navd	4.47 navd
Max. Amount of Fill Added to Site (Ft.)	1.27'	1.27'	1.27'
Finished Floor Elev. (FFE)(NAVD)	7.0' NAVD	7.0' NAVD	7.0 NAVD
Zero Datum for point of meas. (NAVD)	—	7.0' NAVD	7.0 NAVD
FEMA Flood Zone Designation	Zone x	Zone x	Zone X
Base Flood Elevation (BFE)(NAVD)	7' navd	7' navd	7' navd
Landscape Open Space (LOS)(Sq Ft and %)	6300 sqft 45%	NA	6768 sqft 48%
Perimeter LOS (Sq Ft and %)	3150sqft 50%	NA	3150 sqft 50%
Front Yard LOS (Sq Ft and %)	1000 sqft 40%	NA	1000 sqft 40%
**Native Plant Species %	Please refer to separate landscape legend		

*Indicate each yard area with cardinal direction (N,S,E,W)
**Provide Native plant species calculation per category
as required by Ord. 24-2021 on separate table

Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com		
Line #	Landscape Legend	
1	Property Address:	225 Wells Road
2	Lot Area (sq. ft.):	14,000 sqft
3		REQUIRED PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6300 sqft 45% 6723 sqft 48%
5	LOS to be altered (Sq Ft and %)	
6	Perimeter LOS (Sq Ft and %)	3150sqft 50% 3150 sqft 50%
7	Front Yard LOS (Sq Ft and %)	1000 sqft 40% 1000 sqft 40%
8	Native Trees %	30% (number of trees) 66% (50)
9	Native Shrubs & Vines %	30% (number of shrubs & vines) 39% (420)
10	Native Groundcover %	30% (groundcover area) 30% (400sqft)

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

PROPOSED LANDSCAPE PLAN



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

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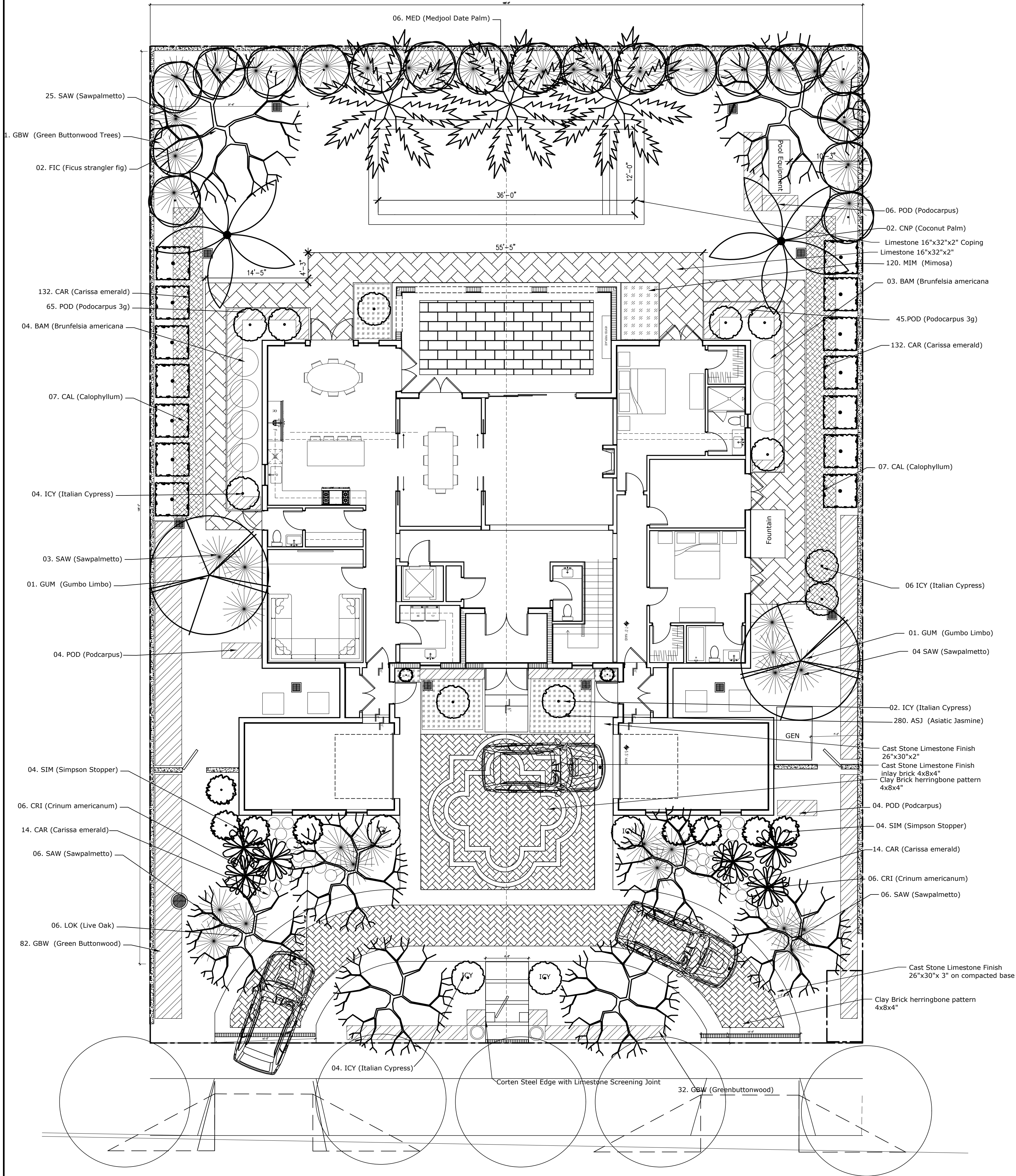
Private Residence
225 Wells Road
Palm Beach, Florida 33480

12/30/23

Landscape Plan

LP3

ARC 23-135



Town of Palm Beach

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

Line #	Landscape Legend		
1	Property Address:	225 Wells Road	
2	Lot Area (sq. ft.):	14,000 sqft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6300 sqft 45%	6723 sqft 48%
5	LOS to be altered (Sq FT and %)		
6	Perimeter LOS (Sq Ft and %)	3150sqft 50%	3150 sqft 50%
7	Front Yard LOS (Sq Ft and %)	1000 sqft 40%	1000 sqft 40%
8	Native Trees %	30% (number of trees)	66% (50)
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TREE

Shrub and Vine

Groundcover

PROPOSED KEY				FF- FLORIDA FRIENDLY N- NATIVE SPECIES	
KEY	DESCRIPTION	SPECIFICATION	QTY		
CNP	Cocoanut Palm	13' ct, heavy caliper Specimen and Matching	02	FF	
GUM	Bursera simaruba Gumbo Limbo	7-8' ct, heavy caliper Specimen	02	N	
LOK	Quercus virginiana Live Oak Tree	9' clear trunk, specimens Florida Grade A, character	06	N	
MEJ	Phoenix dactylifera 'Medjool' Medjool Date Palm	9' ct, matching specimen quality	03	FF	
FIC	Ficus Rubignosa Strangler Fig	9' ct, matching specimen quality	02	N	
CAL	Calophyllum Brasilense Brazil Beauty Leaf	18' o.a.h., 5' sprd, Pleached, Square head as per plan	14	FF	
GBW	Conocarpus erectus Green Buttonwood	5' ct., 16 o.a.h. x 4' spr, 36" spacing	21	N	

BAM	Brunfelsia americanum	15g nice and full	7	FF	
CAL	Calophyllum Brasilense Brazil Beauty Leaf	18' o.a.h., 5' sprd, Pleached, Square head as per plan	12	FF	
CAR	Carissa grandiflora 'Green Emerald' Dwarf Natal Plum	14" Ht X 14" Spr. 14" O.C. sp.	292	FF	
CCP	Cocoplum Chrysobalanus icaco Cocoplum	24" Ht X 14" Spr. 14" O.C. sp.	32	N	
GBW	Conocarpus erectus Green Buttonwood	12" OA ht x 4' spr, 36" spacing	82	N	
ICY	Cupressus sempervirens Italian Cypress	12'-14' o.a. matching	18	FF	
POD	Podocarpus macrophyllus Japanese Yew	3g, 16" spacing full to base	110	FF	
POD	Podocarpus macrophyllus Japanese Yew	6' ht OA ht., 24" spacing multi-stem, full to base	14	FF	
SAW	Serenoa repens Saw Palmetto, Silver Green Mix	45 gal., 48" ht 48-60" O.C. spacing	45	N	
SIM	Myrcianthes fragrans Simpsons Stopper	60" ht. x 36" spr. Spacing as shown.	08	N	

CRI	Crinum americanum	30" Ht X 30" Spr. multi heads specimens	12	N	
MIM	Mimosa Mimosa	14" Ht X 14" Spr. 14" O.C. sp.	280	N	

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Landscape Plan

LP4



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Proposed Landscape Colored Plan

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12/30/23

Landscape Details
LP5

REV	DESCRIPTION	DATE

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South Elevation



South Elevation

Proposed Landscape Elevation

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ATA

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REV	DESCRIPTION	DATE

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Landscape Elevation

LP6



East Elevation



West Elevation

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Proposed Landscape Elevation

ATA

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Landscape Elevation

LP7



South Elevation



North Elevation

Proposed Landscape Elevation

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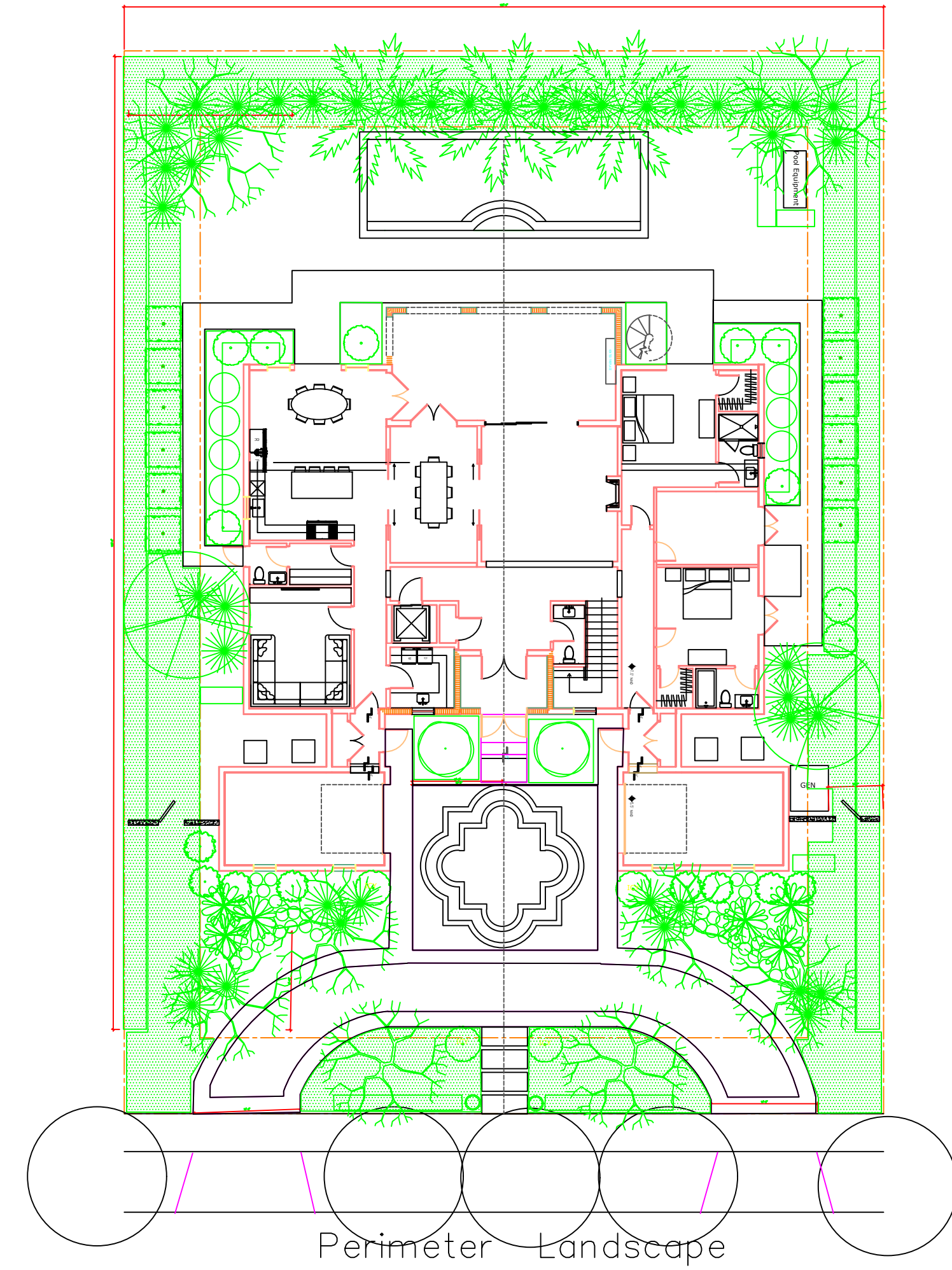
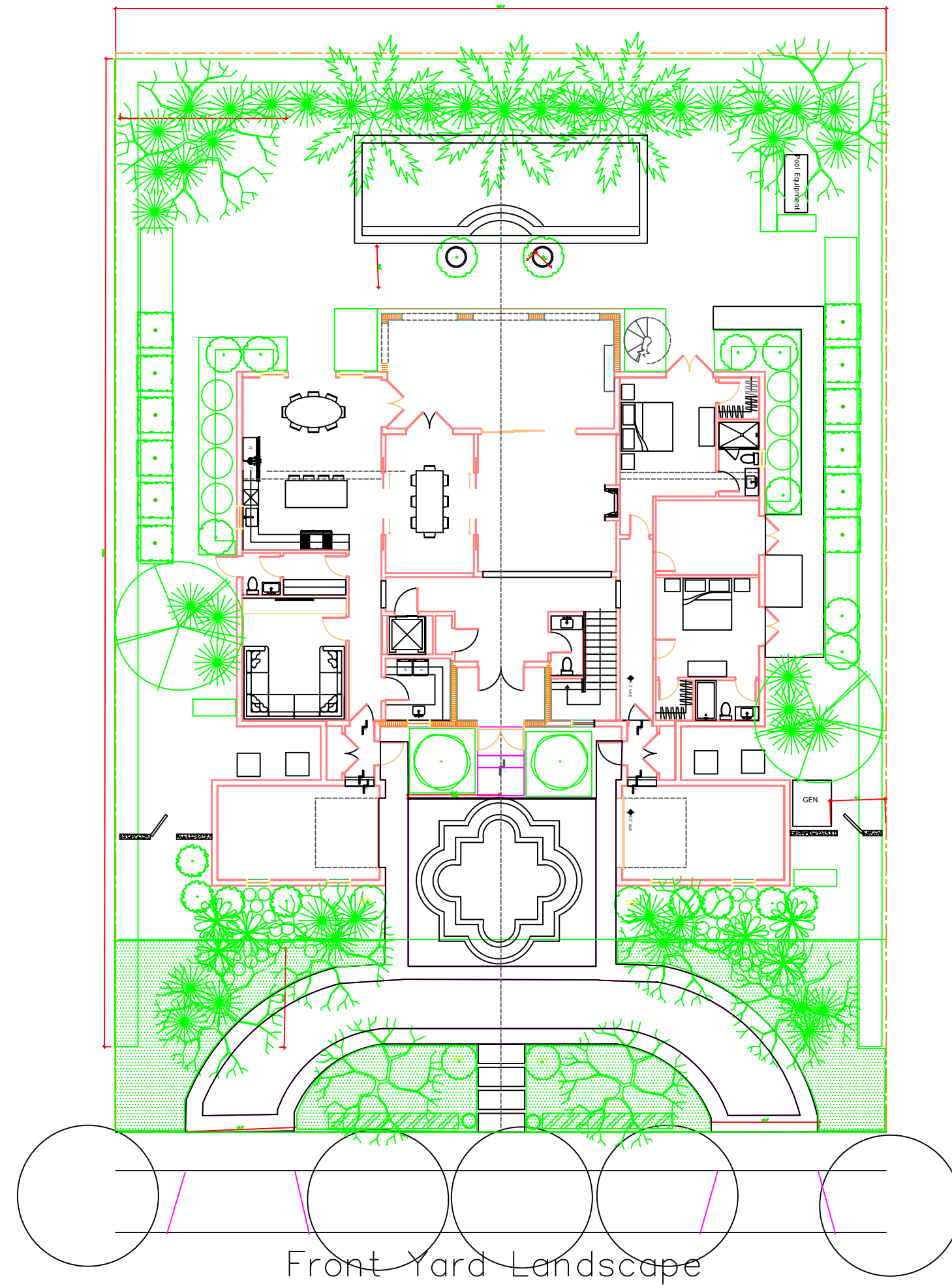
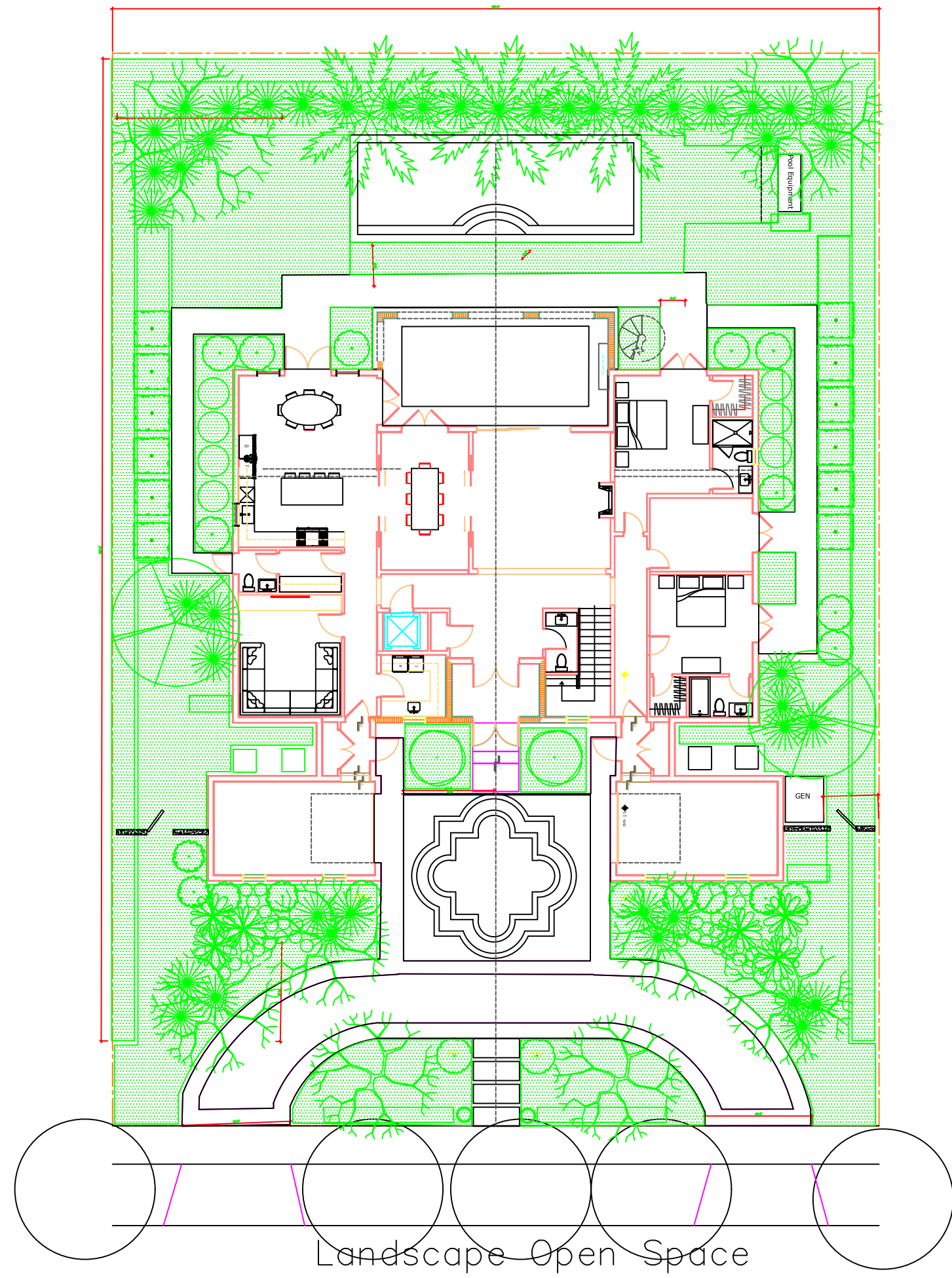
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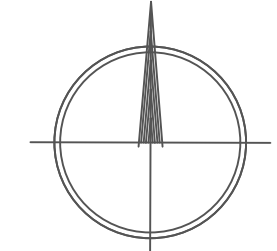
Landscape Elevation

LP8



PROPOSED LANDSCAPE ZONING PLAN

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

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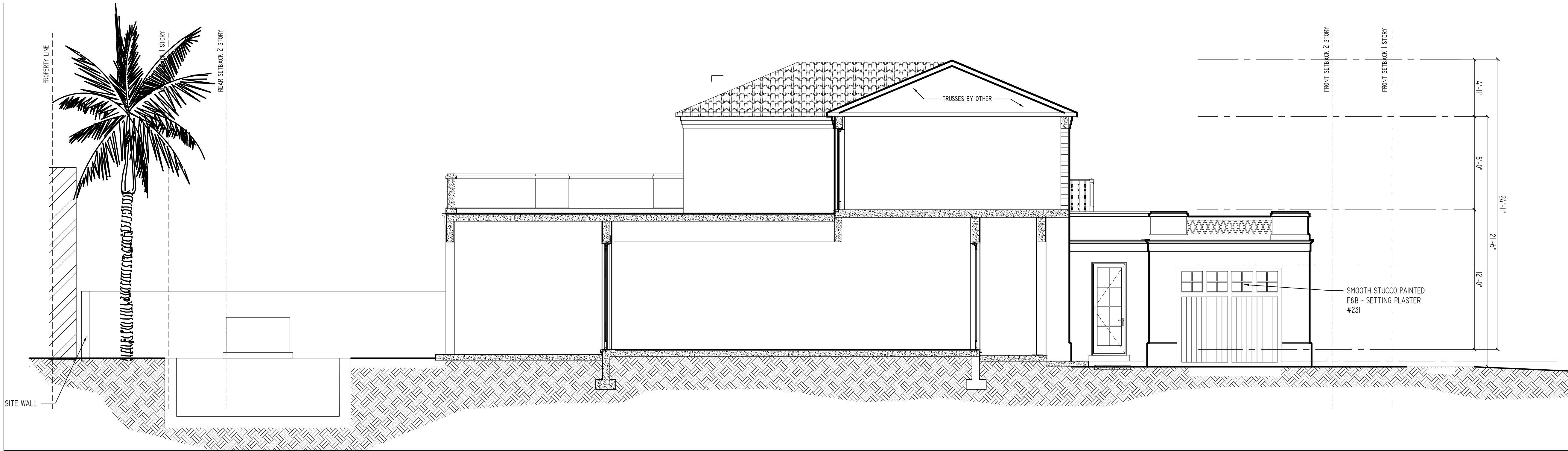
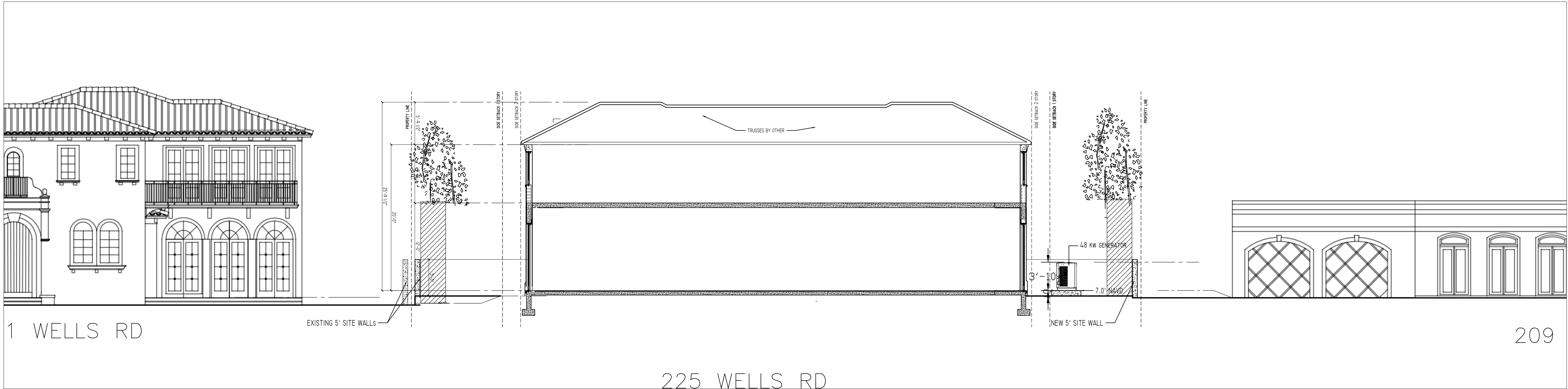
Landscape Plan
Zoning
LP9

SEAL

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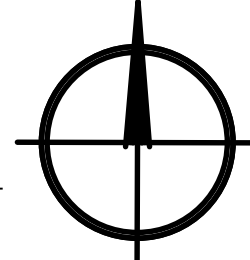
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PROPOSED LANDSCAPE CROSS SECTION

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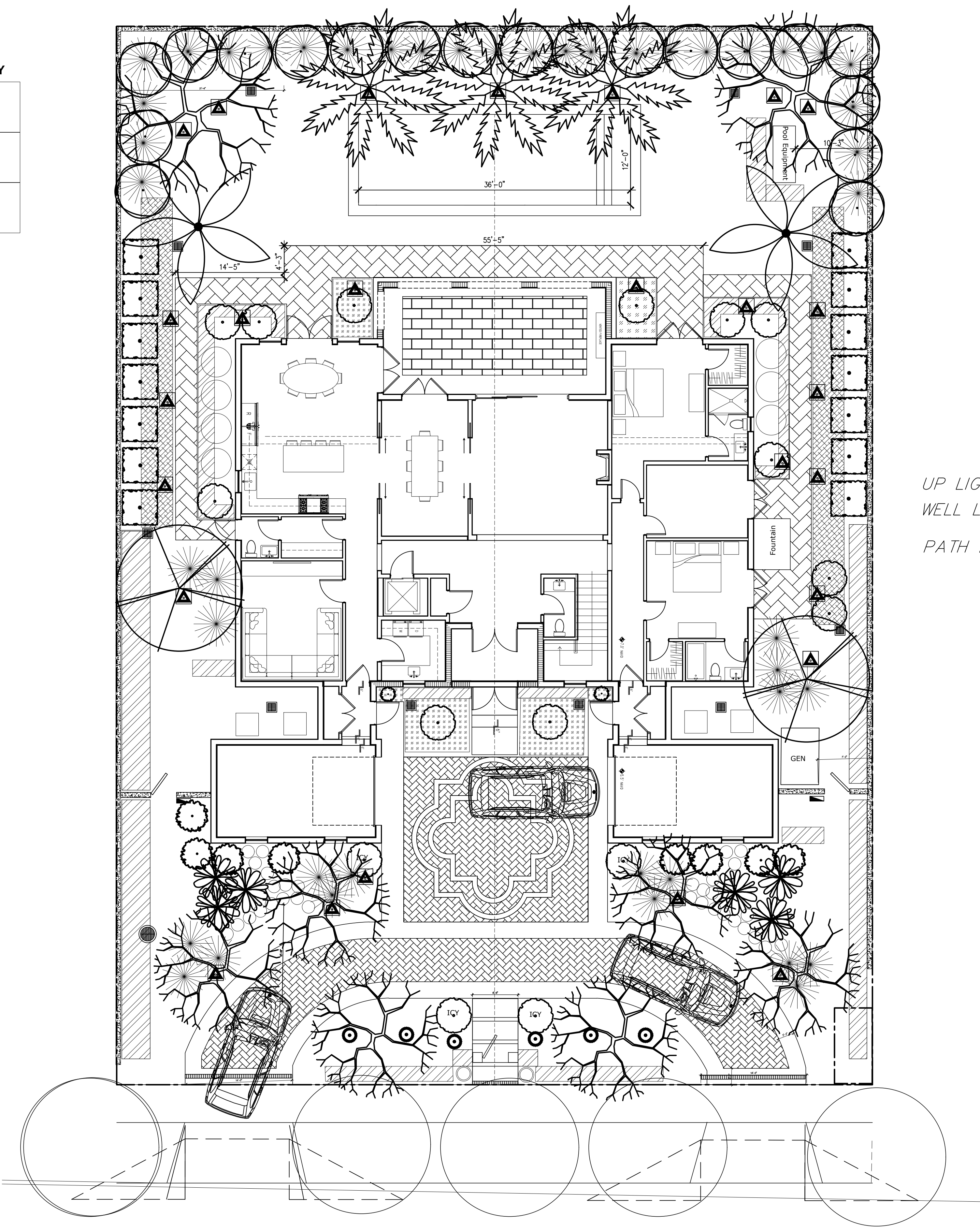
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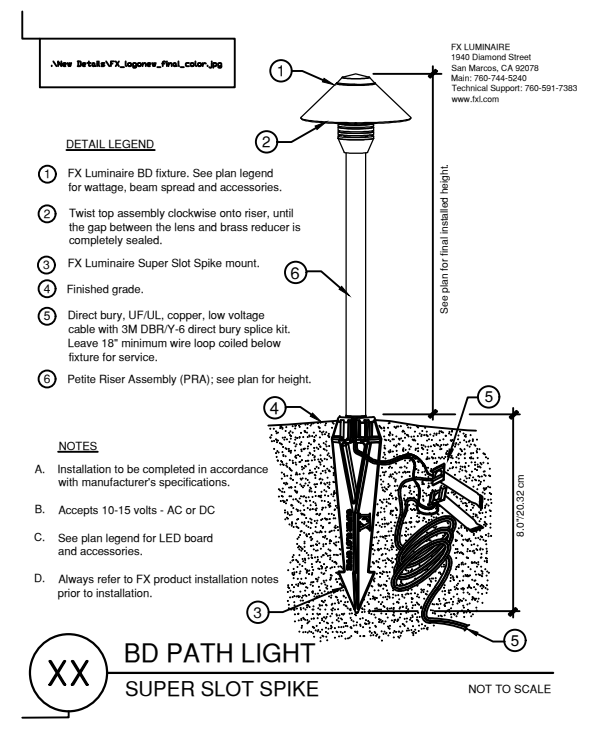
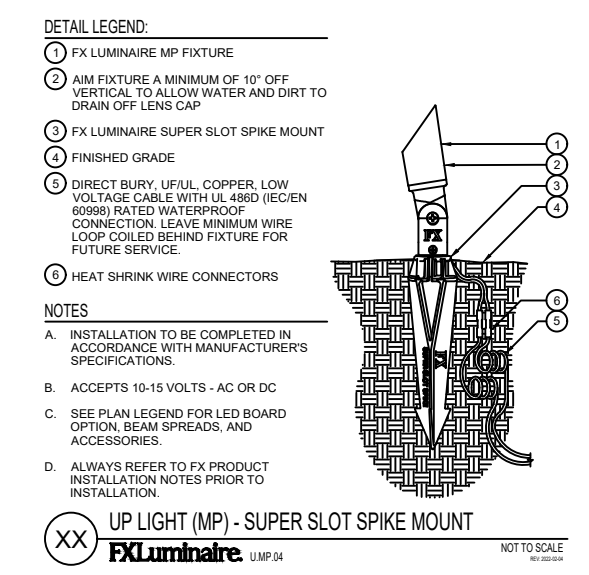
Landscape Plan
Zoning
LP10

Y



UP LIGHTS
WELL LIGHTS
PATH LIGHTS

LANDSCAPE LIGHTING		
DESCRIPTION	LOCATION	QTY
FX LED UP LANDSCAPE LIGHT ▲ BRASS FIXTURE, BRONZE COLOR	As indicated	30
FX LED WELL LANDSCAPE LIGHT ● BRASS FIXTURE, BRONZE COLOR	As indicated	06
FX LED PATH LANDSCAPE LIGHT ▴ BRASS FIXTURE, BRONZE COLOR	As indicated	02



PROPOSED LANDSCAPE LIGHTING

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

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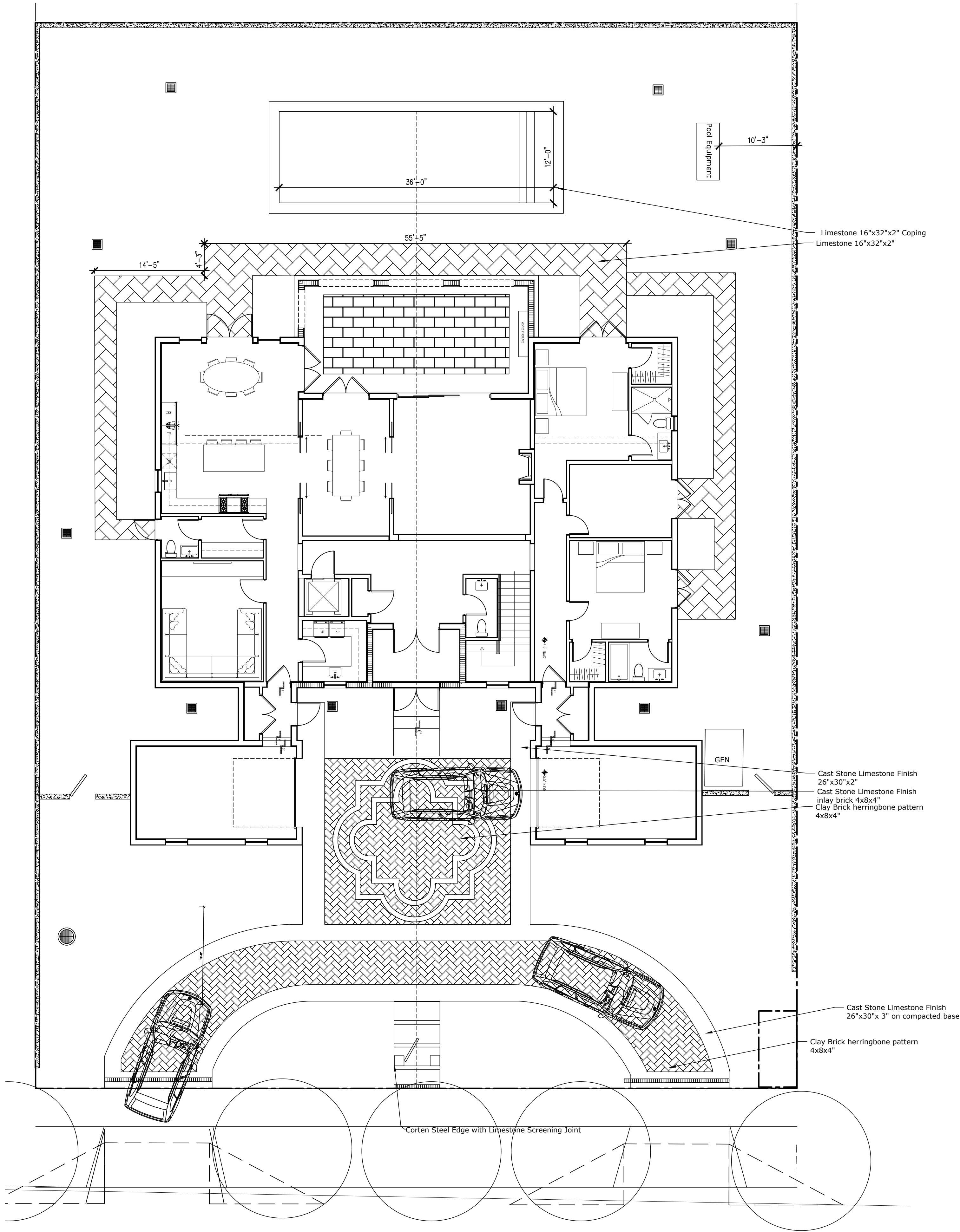
225 Wells Road

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12/30/23

Landscape Plan

LP11



HARDSCAPE MATERIALS LIST		
DESCRIPTION	LOCATION	QTY
TURKISH LIMESTONE 16" X 32" X 2"	POOL COPING	137SQFT
TURKISH LIMESTONE 16" X 32" X 2"	POOL DECKING AND PATHWAYS	485SQFT
CAST STONE, LIMESTONE FINISH 26" X 30" X 2"	DRIVEWAY BORDER	596 SQFT
QUEEN CHICAGO BRICK 4" X 9" X 4"	DRIVEWAY INLAY	1008 SQFT
CAST STONE, LIMESTONE FINISH 30" X 30" X 2"	DRIVEWAY INLAY	90 SQFT



Queen Chicago Pavers

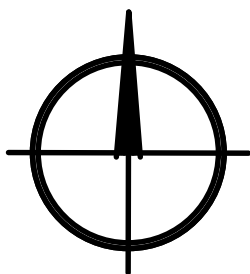


TURKISH LIMESTONE



CAST STONE WITH LIMESTONE FINISH

PROPOSED HARDSCAPE PLAN



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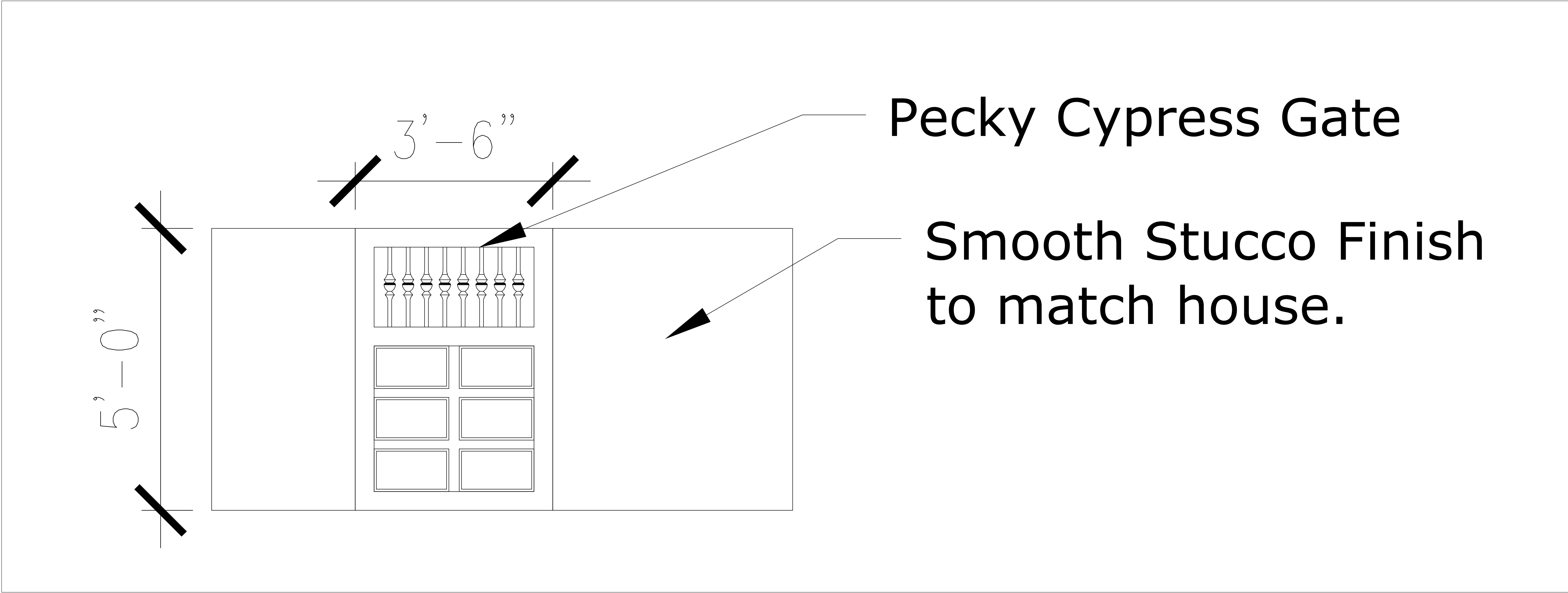
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Hardscape Plan

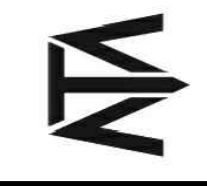
HP-1



Pecky Cypress Gate



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Hardscape Schedule

HP-2



PECKY CYPRESS GATES



CAST STONE WITH LIMESTONE FINISH

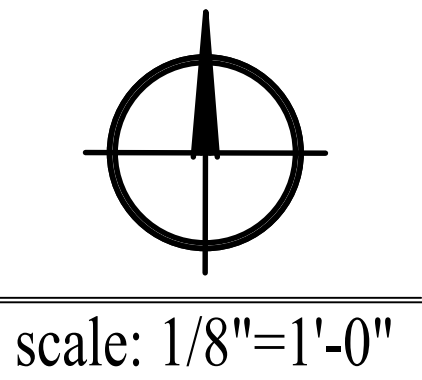


QUEEN CHICAGO BRICK



TURKISH LIMESTONE

EXTERIOR FINISH SELECTIONS



ARC 23-135

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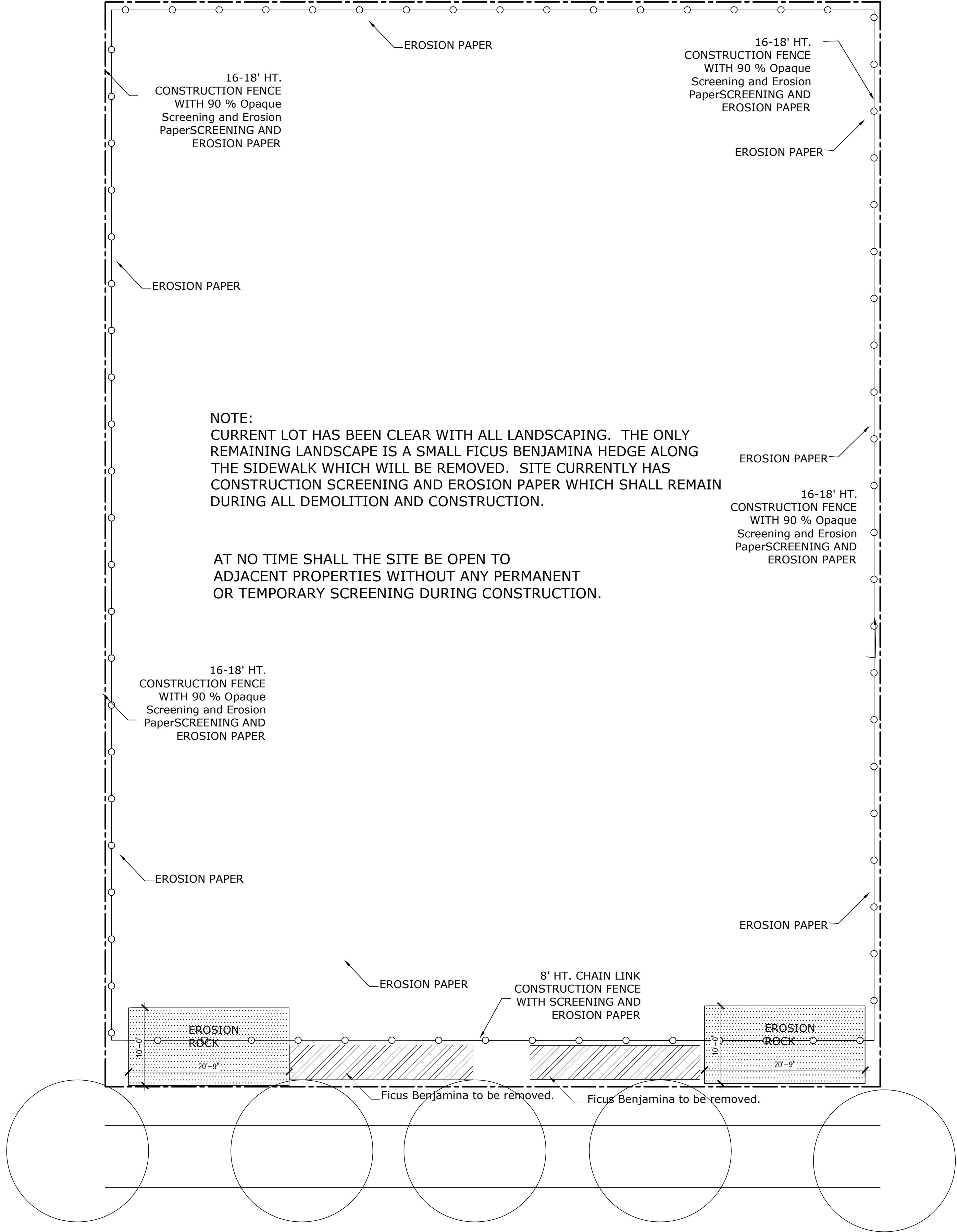
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Hardscape Plan

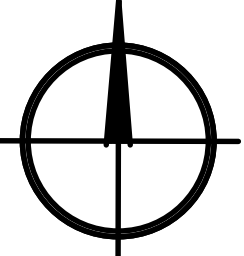
HP3



NOTE:
CURRENT LOT HAS BEEN CLEAR WITH ALL LANDSCAPING. THE ONLY
REMAINING LANDSCAPE IS A SMALL FICUS BENJAMINA HEDGE ALONG
THE SIDEWALK WHICH WILL BE REMOVED. SITE CURRENTLY HAS
CONSTRUCTION SCREENING AND EROSION PAPER WHICH SHALL REMAIN
DURING ALL DEMOLITION AND CONSTRUCTION.

AT NO TIME SHALL THE SITE BE OPEN TO
ADJACENT PROPERTIES WITHOUT ANY PERMANENT
OR TEMPORARY SCREENING DURING CONSTRUCTION.

ARC 23-135



CONSTRUCTION SCREENING

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

TTM

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Construction Screen
Plan

CS1