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By yfigueroa at 1:10 pm, Jan 16, 2024

WELLER RESIDENCE

234 BRAZILIAN AVE, PALM BEACH, FL.

ARC-24-023

SHEET LEGEND:

EX1-EXISTING CONDITIONS

EX2-EXISTING CONDITIONS PHOTOS

OS1-OPEN SPACE DIAGRAM (OVERALL)

OS2-OPEN SPACE DIAGRAM (FRONT)

OS3-OPEN SPACE DIAGRAM (PERIMETER)

SITE-OVERALL SITE PLAN (RENDERING)

EL1- ELEVATIONS

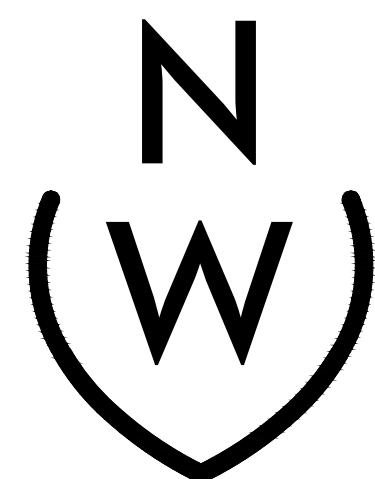
SITE- OVERALL SITE PLAN

LP1-LANDSCAPE PLAN

LP2-LANDSCAPE PLANT SCHEDULE

AND PLANTING DETAILS

DETAILS



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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F: 561-659-2113
nieverawilliams.com

****PROPOSED PLANS TO MATCH PREVIOUSLY APPROVED
STAFF APPROVAL OUTSIDE OF AREA OF WORK****

FRONT: A-23-03134

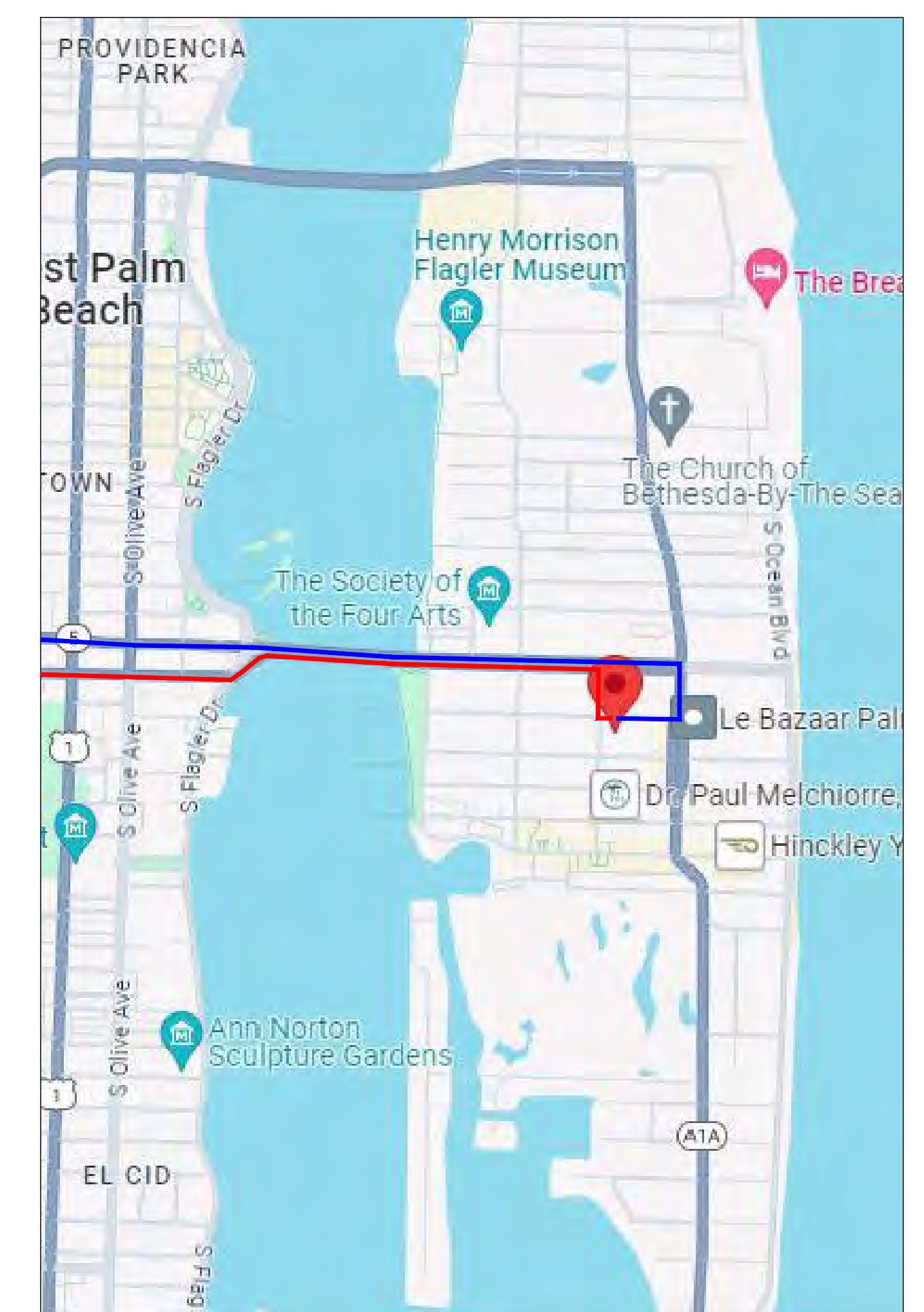
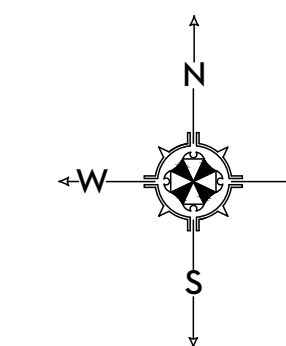
REAR: A-23-02934

TRUCK LOGISTICS PLAN

— INBOUND
— OUTBOUND



VICINITY MAP: ¼ RADIUS



State of Florida
Landscape Architect
Registration No.
6666856

234 BRAZILIAN AVE. PALM BEACH, FL.

16 JAN 2024
03 JAN 2024
14 DEC 2023
27 NOV 2023
08 NOV 2023
04 OCT 2023



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EX

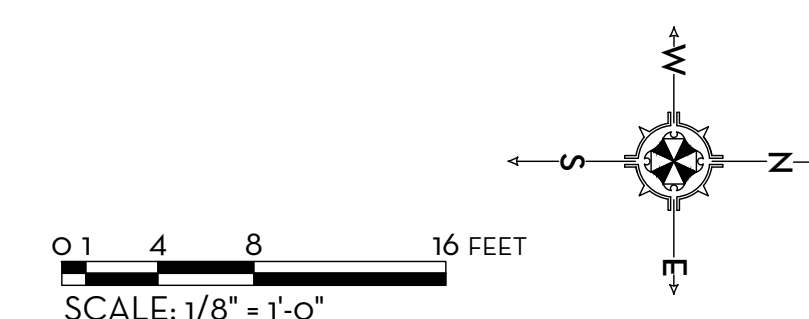




PHOTO 1: REAR YARD POOL AREA



PHOTO 2: REAR YARD POOL AREA



PHOTO 3: FRONT YARD ENTRY



PHOTO 4: REAR YARD PERGOLA



PHOTO 5: REAR YARD POOL AREA



PHOTO 6: EQUIPMENT ACCESS

MARIO F. NIEVERA

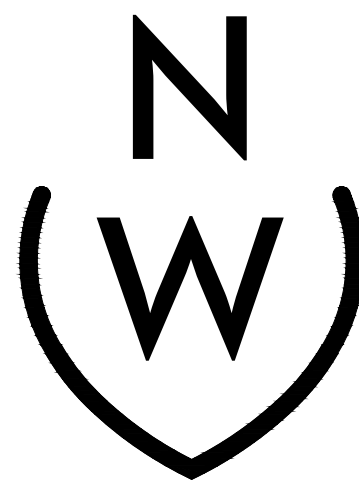
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EXISTING CONDITIONS PHOTOS
WELLER RESIDENCE

234 BRAZILIAN AVE, PALM BEACH, FL

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

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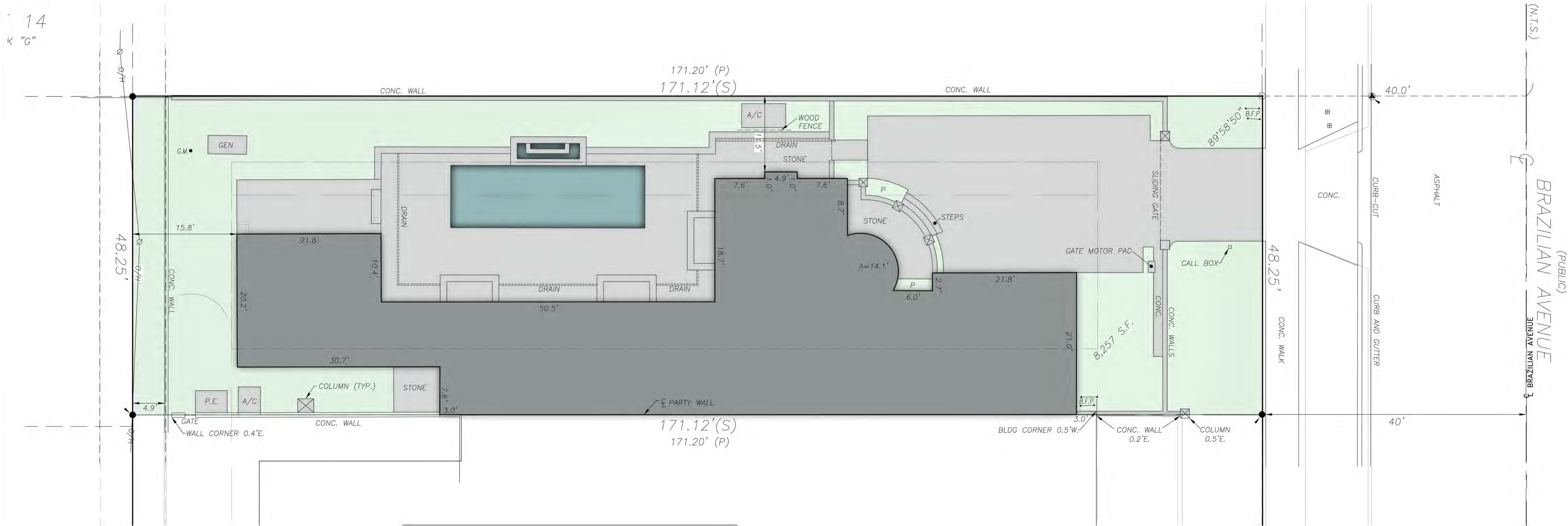
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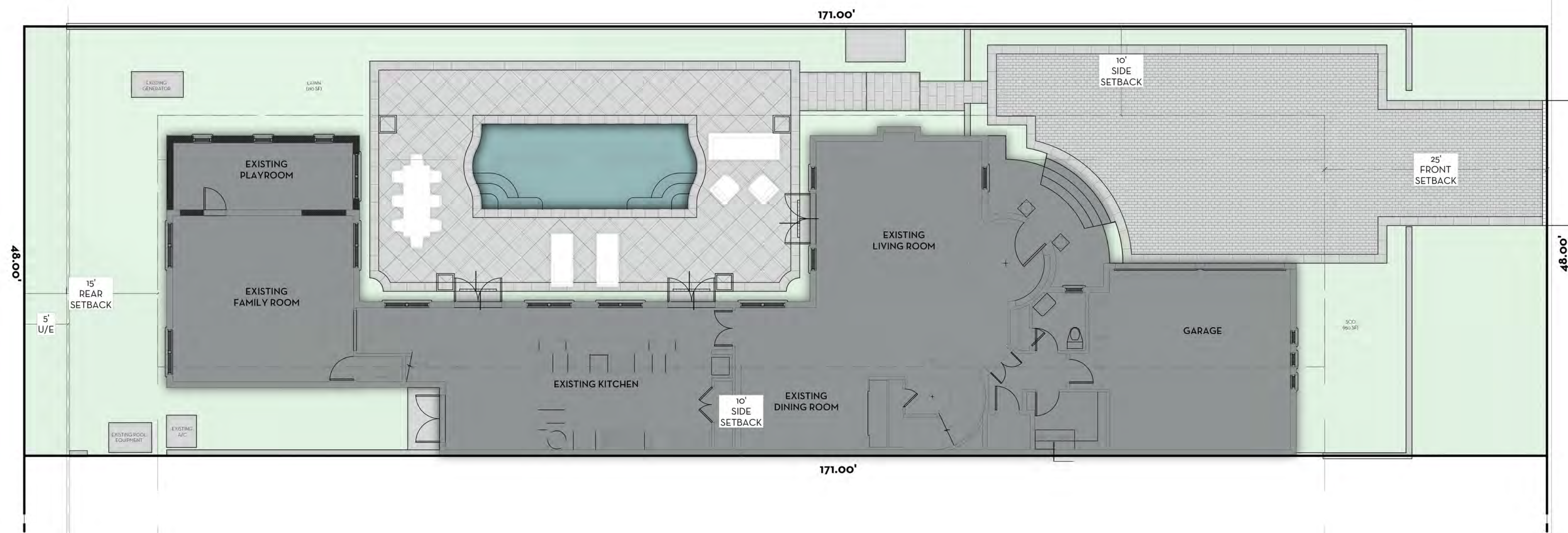
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EX2

14
K "G"



1 OPEN SPACE DIAGRAM-EXISTING OVERALL
SCALE: 1/8"=1'-0"



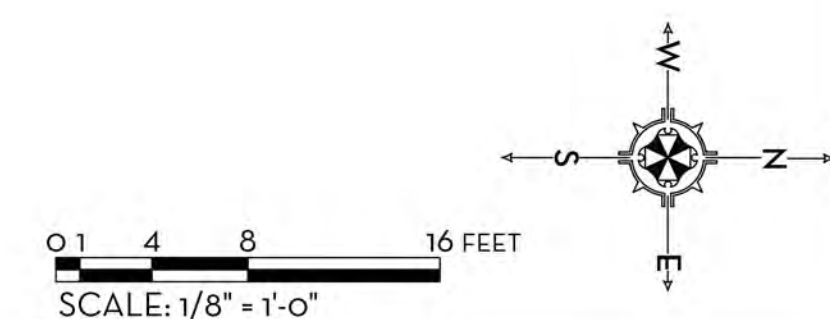
2 OPEN SPACE DIAGRAM-PROPOSED OVERALL
SCALE: 1/8"=1'-0"

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-C SITE CALCULATIONS:			
SITE AREA =	8,365 SQ FT	100%	
MINIMUM LANDSCAPE:			
REQUIRED =	2,992.75 SQ FT	35%	
EXISTING =	2,604 SQ FT	31.5%	
PROPOSED =	2,718 SQ FT	32.8%	

FRONT SETBACK SITE CALCULATIONS:			
25' SETBACK AREA =	1,208 SQ FT	100%	
MINIMUM LANDSCAPE:			
REQUIRED =	483 SQ FT	40%	
EXISTING =	783 SQ FT	65%	
PROPOSED =	783 SQ FT	65%	

10' PERIMETER SITE CALCULATIONS:			
PERIMETER AREA =	3,990 SQ FT		
MINIMUM LANDSCAPE:			
(50% OF 3,990 SF) = 1,995 SF REQUIRED			
EXISTING =	1,636 SQ FT		
PROPOSED =	2,042 SQ FT		



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OPEN SPACE DIAGRAMS-OVERALL
WELLER RESIDENCE
234 BRAZILIAN AVE, PALM BEACH, FL

03 JAN 2024
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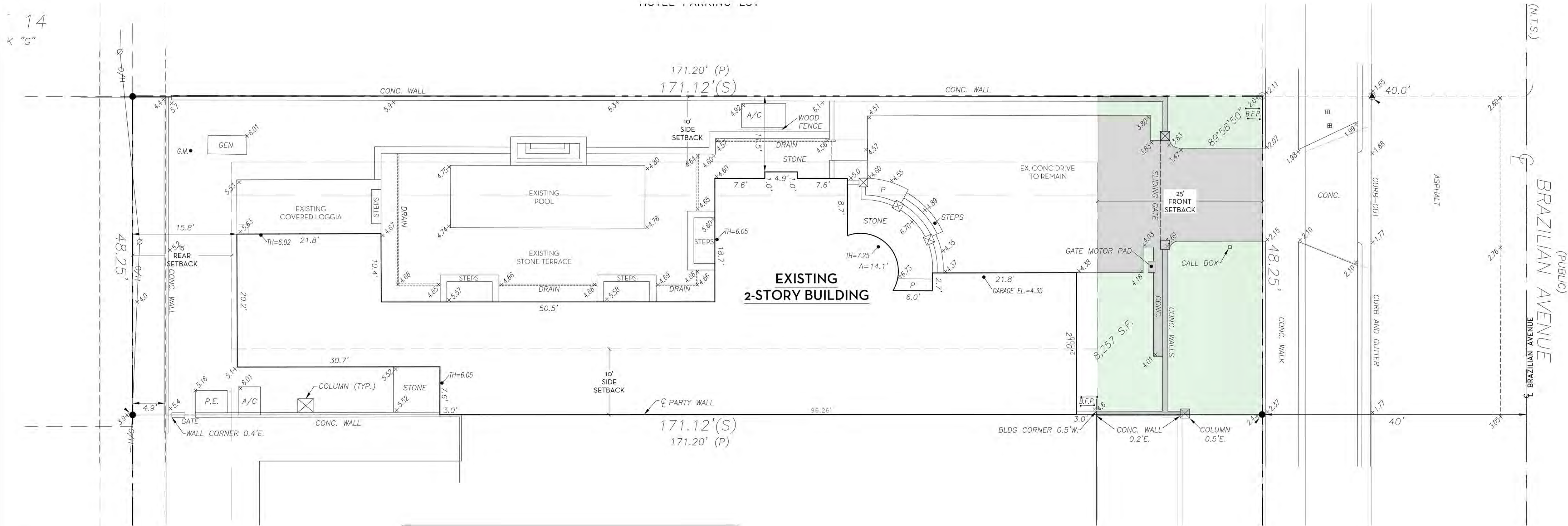
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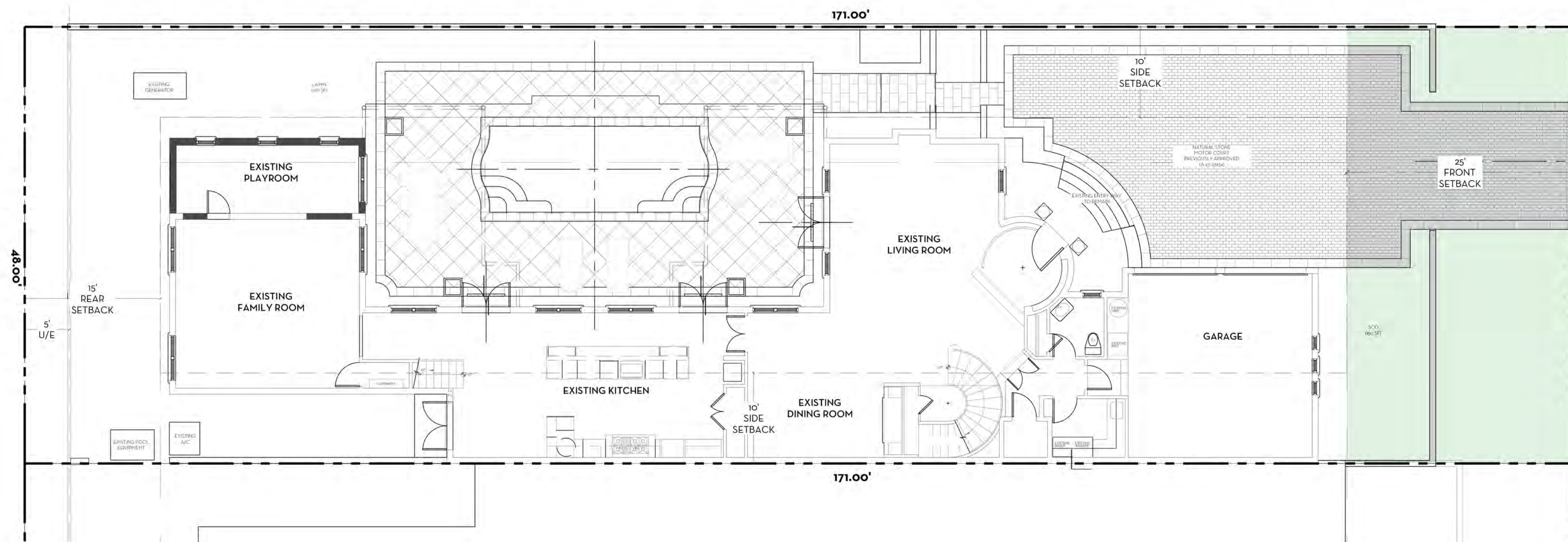
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OS1

14
K "G"



1 OPEN SPACE DIAGRAM-EXISTING FRONT SETBACK
OS2 SCALE: 1/8"=1'-0"



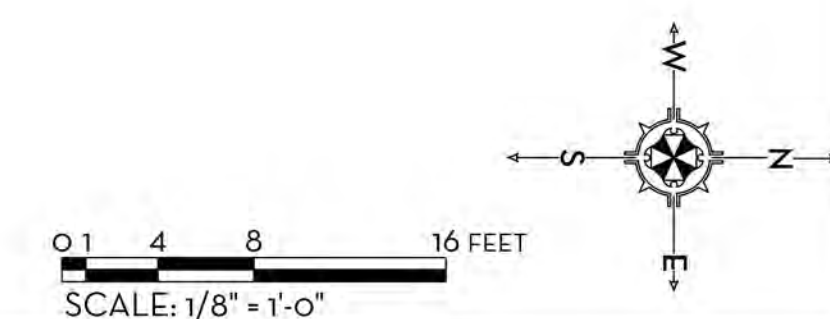
2 OPEN SPACE DIAGRAM-PROPOSED FRONT SETBACK
OS2 SCALE: 1/8"=1'-0"

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-C SITE CALCULATIONS:			
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10' PERIMETER SITE CALCULATIONS:			
PERIMETER AREA =	3,990 SQ FT		
MINIMUM LANDSCAPE:			
REQUIRED =	1,595 SF REQUIRED		
EXISTING =	1,636 SQ FT		
PROPOSED =	2,042 SQ FT		



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OPEN SPACE DIAGRAM-FRONT SETBACK
WELLER RESIDENCE
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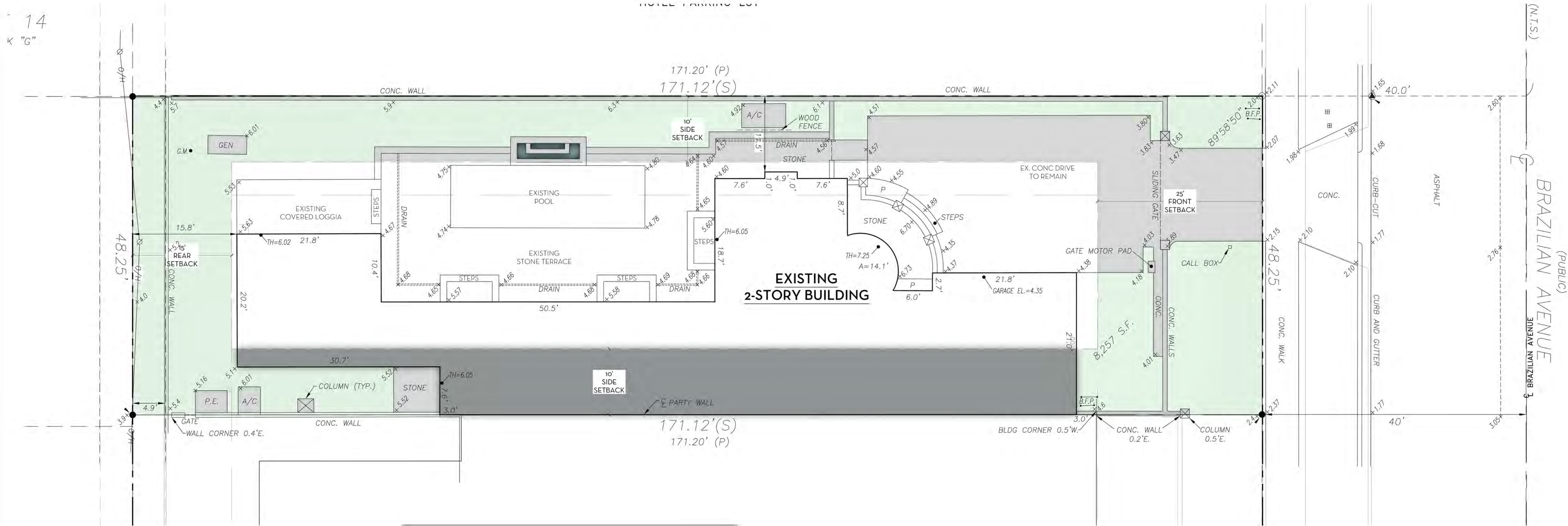
N
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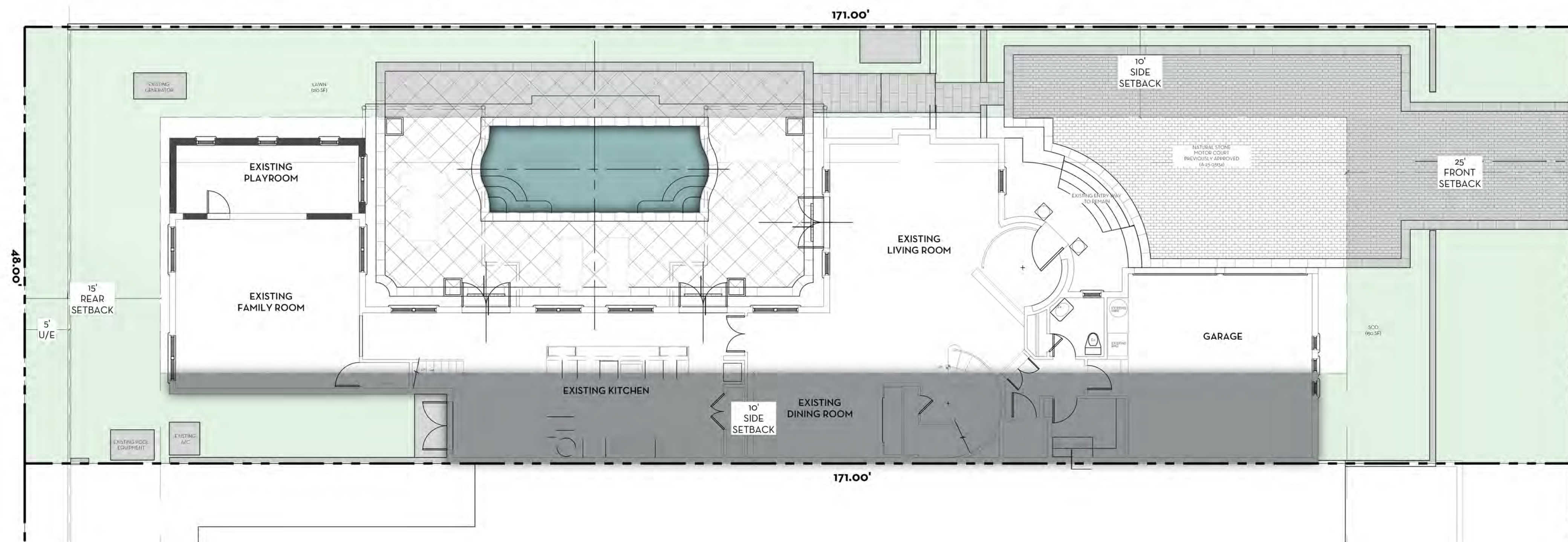
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OS2

14
K "G"



1 OPEN SPACE DIAGRAM-EXISTING OVERALL
OS1 SCALE: 1/8"=1'-0"



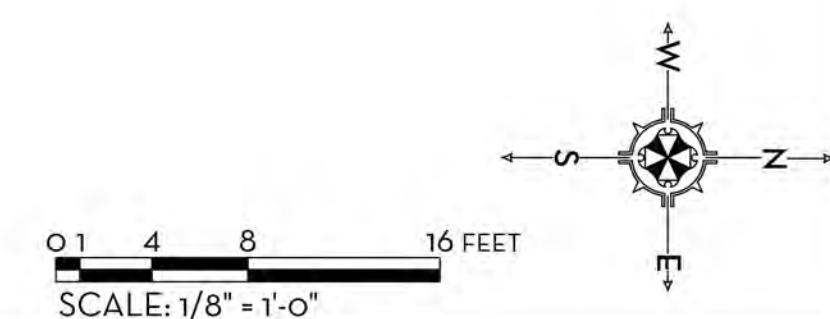
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OS1 SCALE: 1/8"=1'-0"

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OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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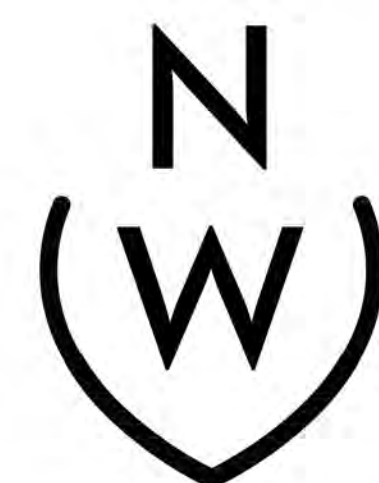
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(50% OF 3,990 SF) = 1,995 SF REQUIRED			
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PROPOSED =	2,042 SQ FT		



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OPEN SPACE DIAGRAM-10' FT PERIMETER
WELLER RESIDENCE
234 BRAZILIAN AVE, PALM BEACH, FL.

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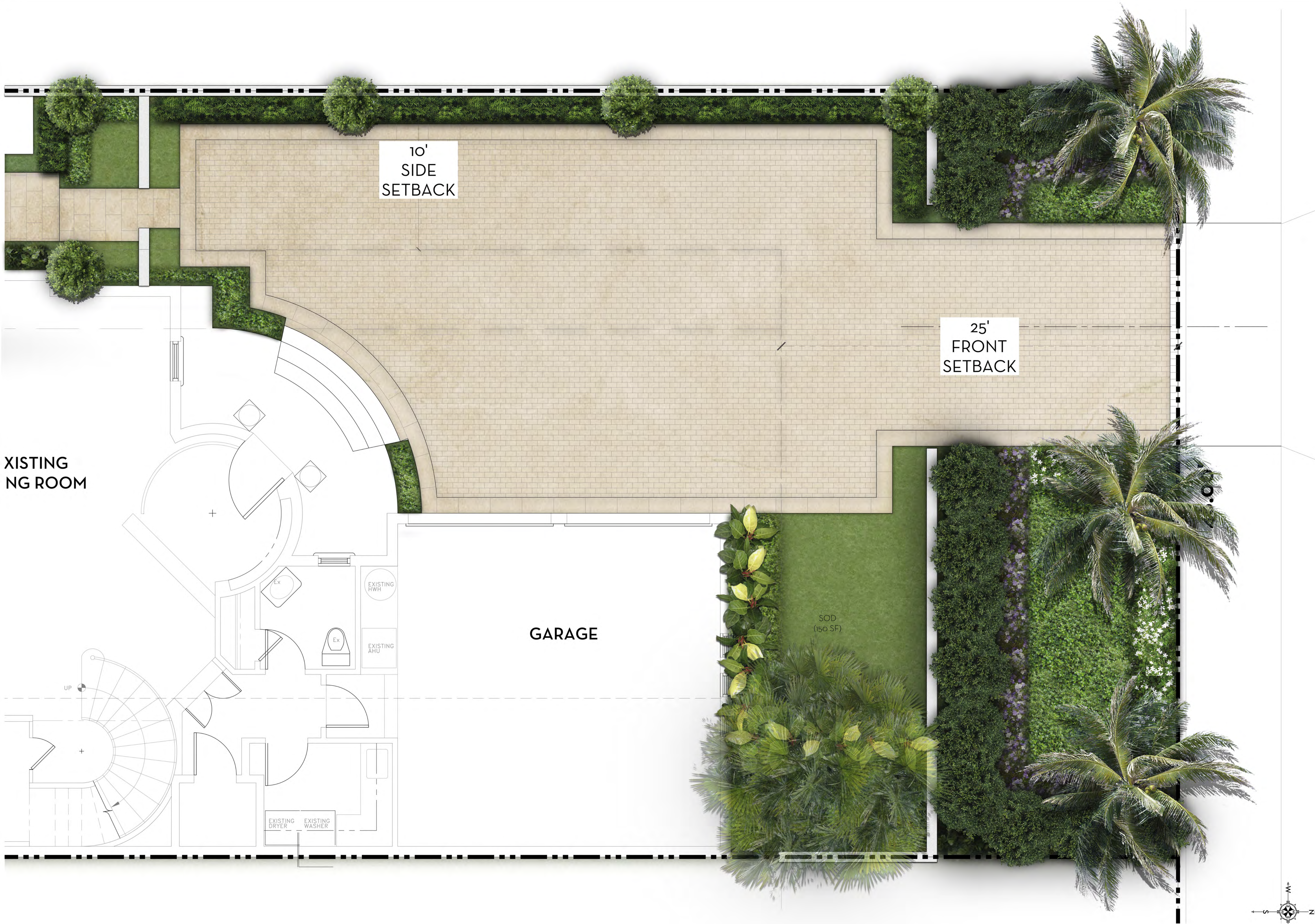


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OS3



EXISTING
DINING ROOM

10'
SIDE
SETBACK

25'
FRONT
SETBACK

GARAGE

SOD
(150 SF)

10.00'

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SITE PLAN RENDER
WELLER RESIDENCE
234 BRAZILIAN AVE, PALM BEACH, FL.

SCALE: 3/8" = 1'-0"

14 DEC 2023
27 NOV 2023
08 NOV 2023
04 OCT 2023
19 SEPT 2023
14 AUG 2023
19 JULY 2023



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Lo



1 FRONT ELEVATION (EXISTING)
EL1 SCALE: 3/8"=1'-0"

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FRONT ELEVATION (EXISTING)
WELLER RESIDENCE

234 BRAZILIAN AVE, PALM BEACH, FL.

SCALE: 3/16" = 1'-0"

06 NOV 2023
04 OCT 2023
19 SEPT 2023
14 AUG 2023



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EL1



1 FRONT YARD ELEVATION
EL1 SCALE: 3/8"=1'-0"

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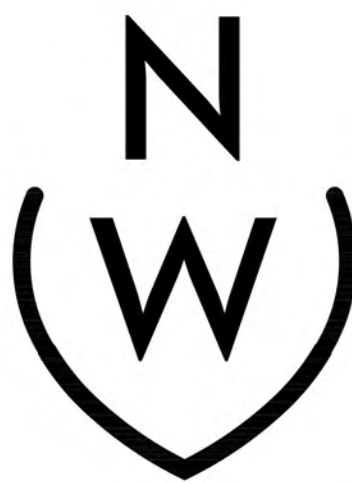
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FRONT ELEVATION
WELLER RESIDENCE

234 BRAZILIAN AVE, PALM BEACH, FL.

SCALE: 3/16" = 1'-0"

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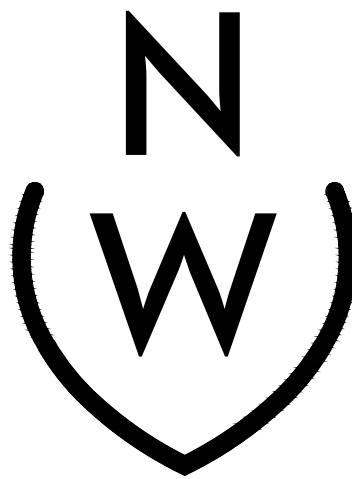
EL1

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OVERALL SITE PLAN
WELLER RESIDENCE
234 BRAZILIAN AVE, PALM BEACH, FL.

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SITE

OVERALL R-C SITE CALCULATIONS:

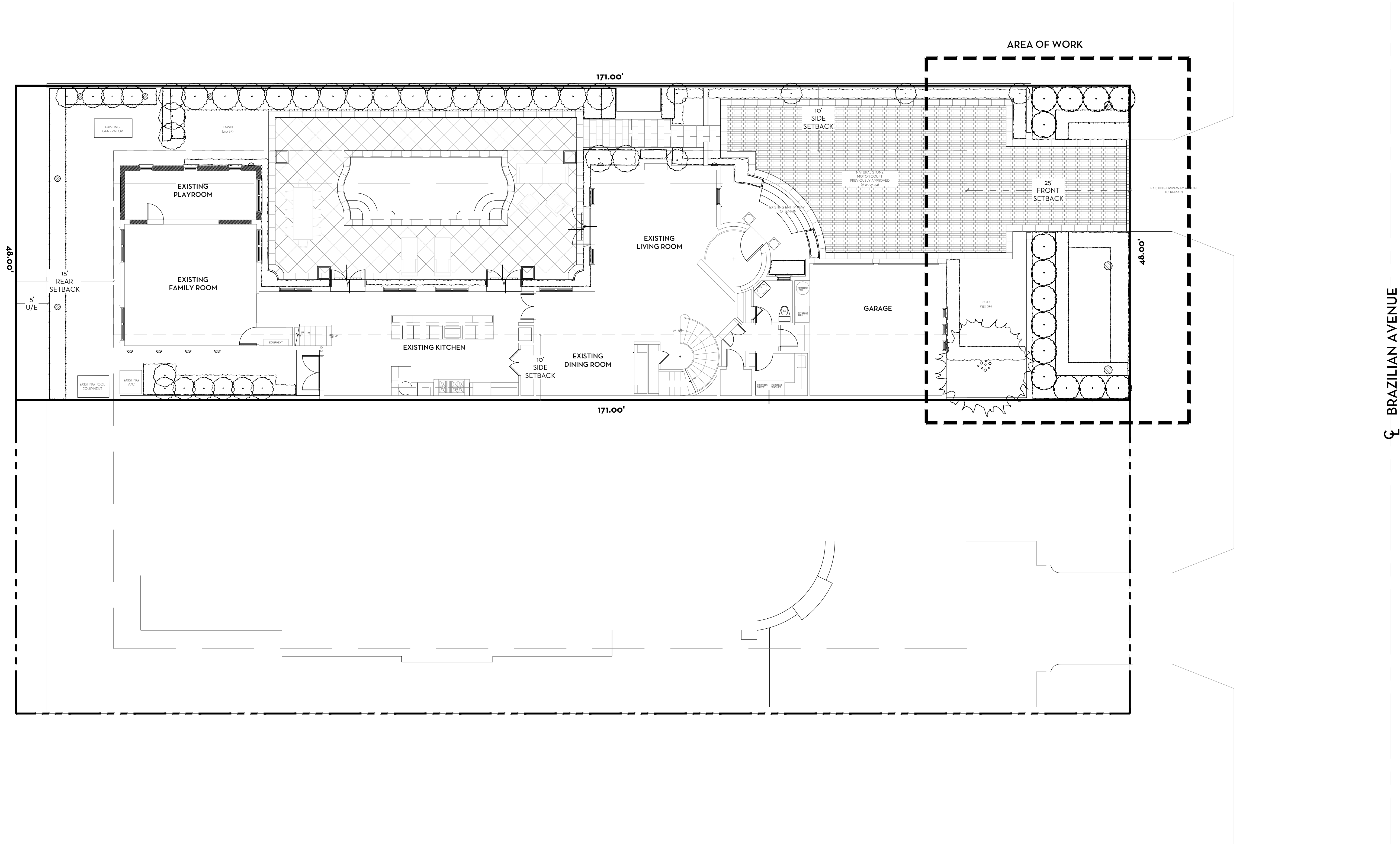
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MINIMUM LANDSCAPE:			
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25' SETBACK AREA =	1,208	SQ FT	100%
MINIMUM LANDSCAPE:			
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EXISTING =	783	SQ FT	65%
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10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,990	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 3,990 SF) = 1,995 SF REQUIRED			
EXISTING =	1,636	SQ FT	
PROPOSED =	2,042	SQ FT	



****PROPOSED PLANS TO MATCH PREVIOUSLY APPROVED
STAFF APPROVAL OUTSIDE OF AREA OF WORK****
FRONT: A-23-03134
REAR: A-23-02934

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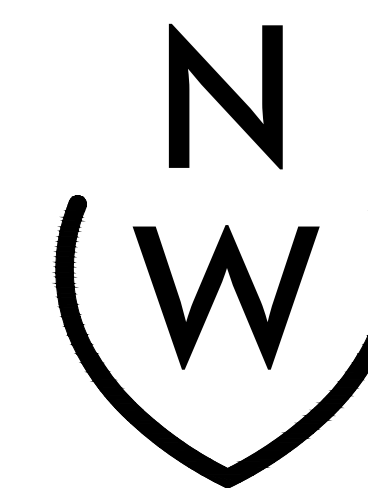
SCALE: $1/4'' = 1'-0''$

LANDSCAPE PLAN

WELLER RESIDENCE

234 BRAZILIAN AVE. PALM BEACH, FL.

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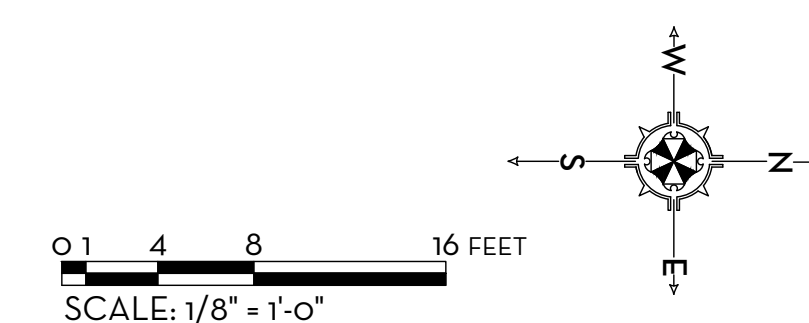
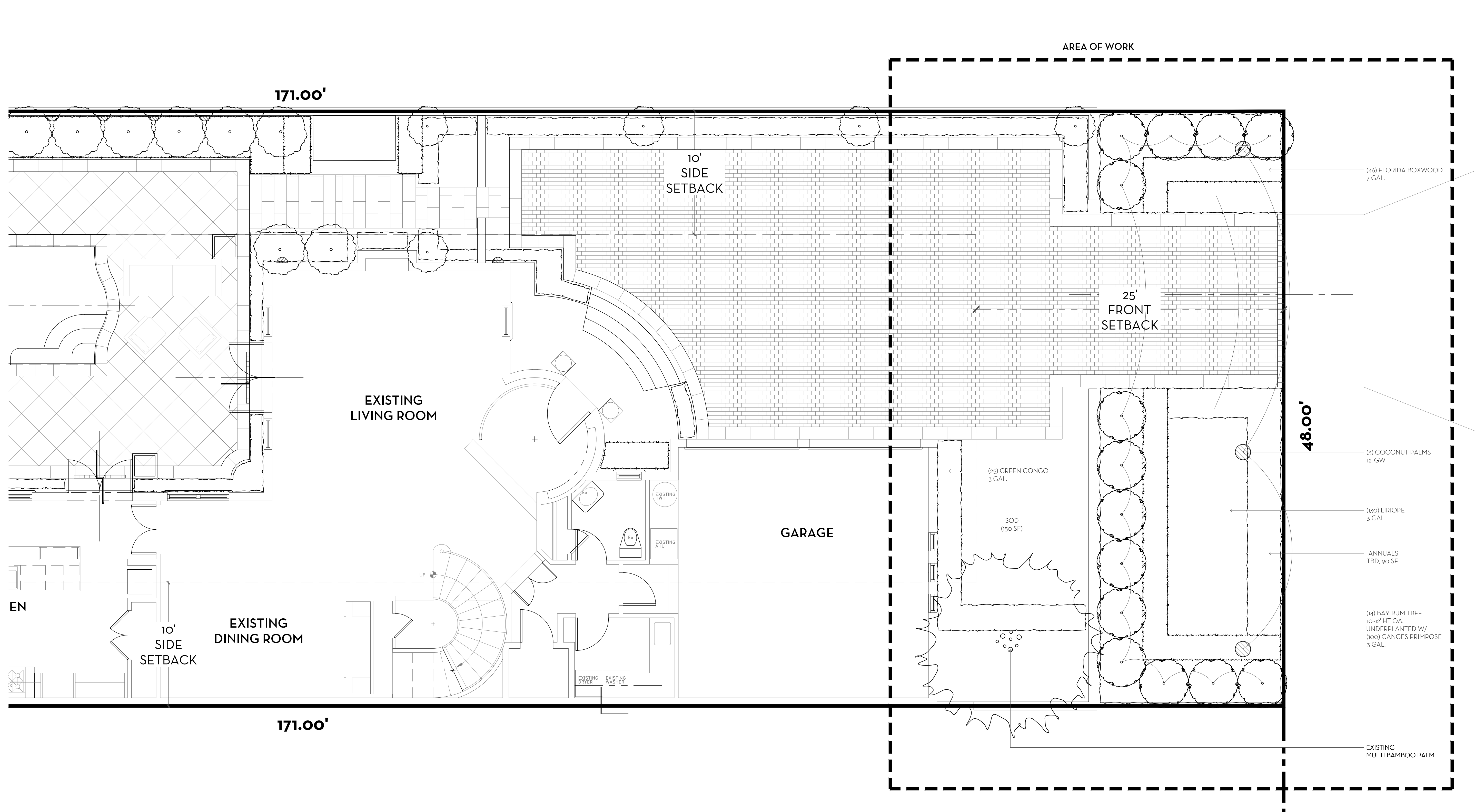


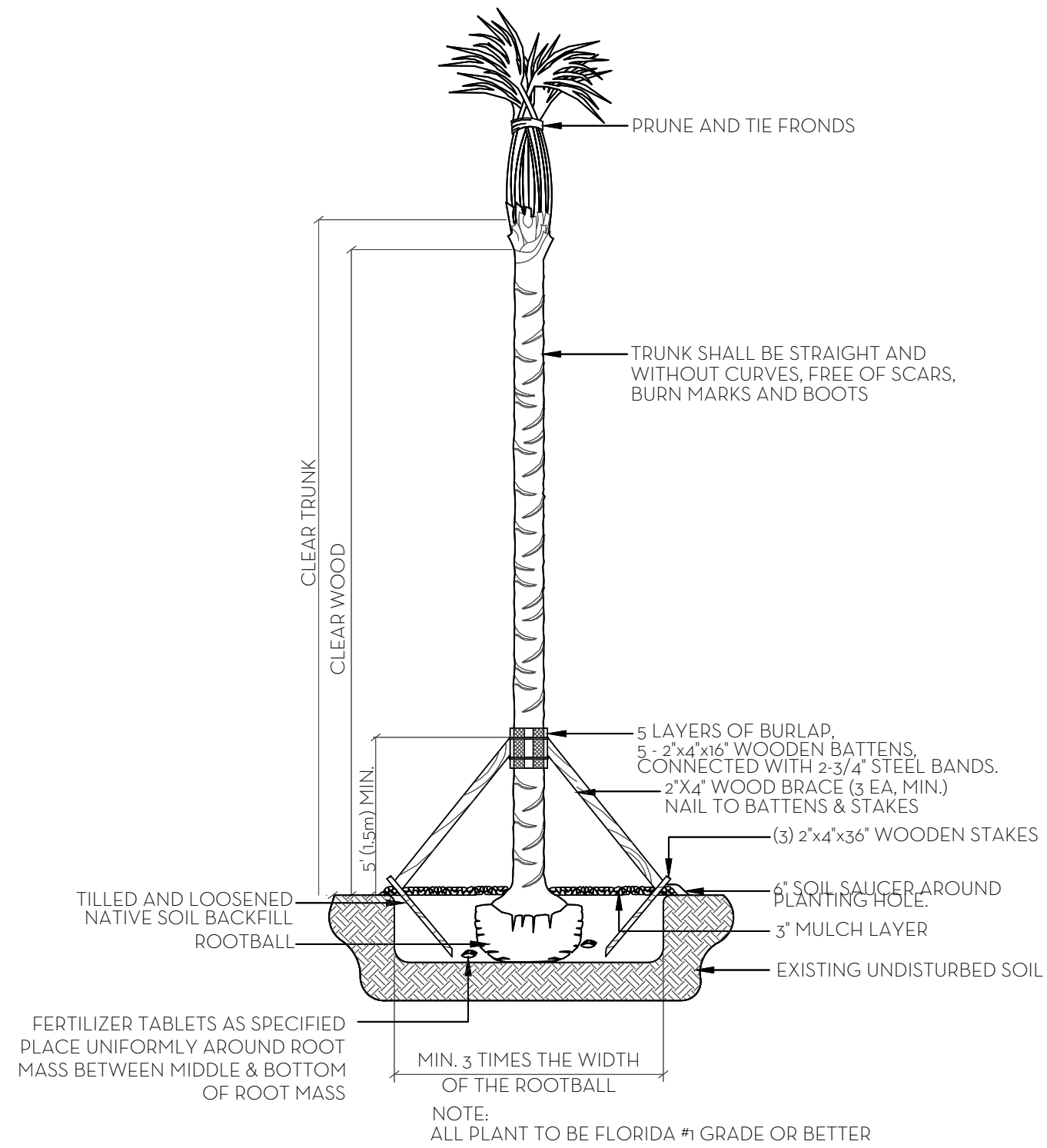
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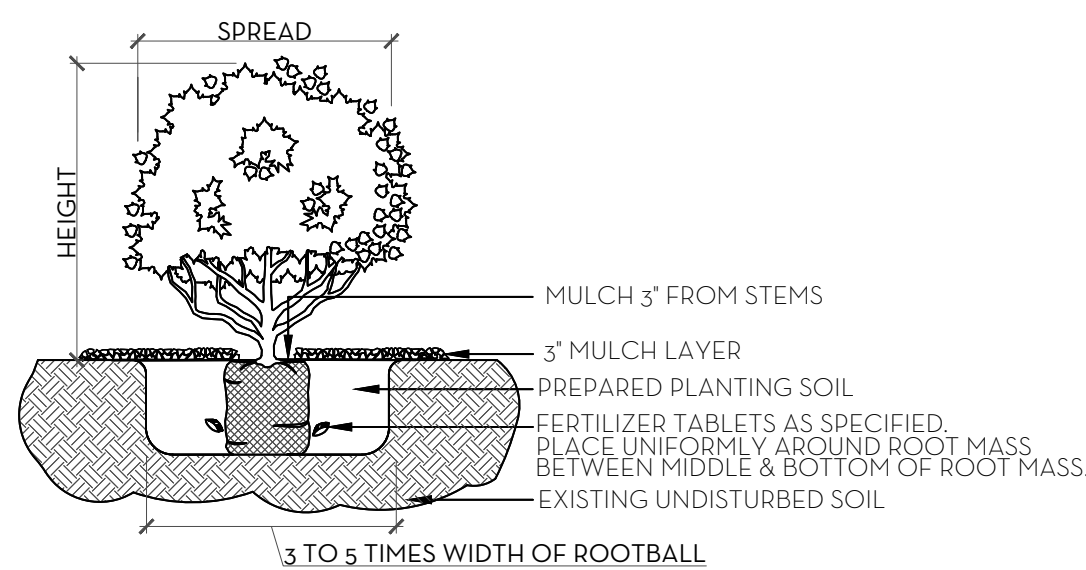
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LP1





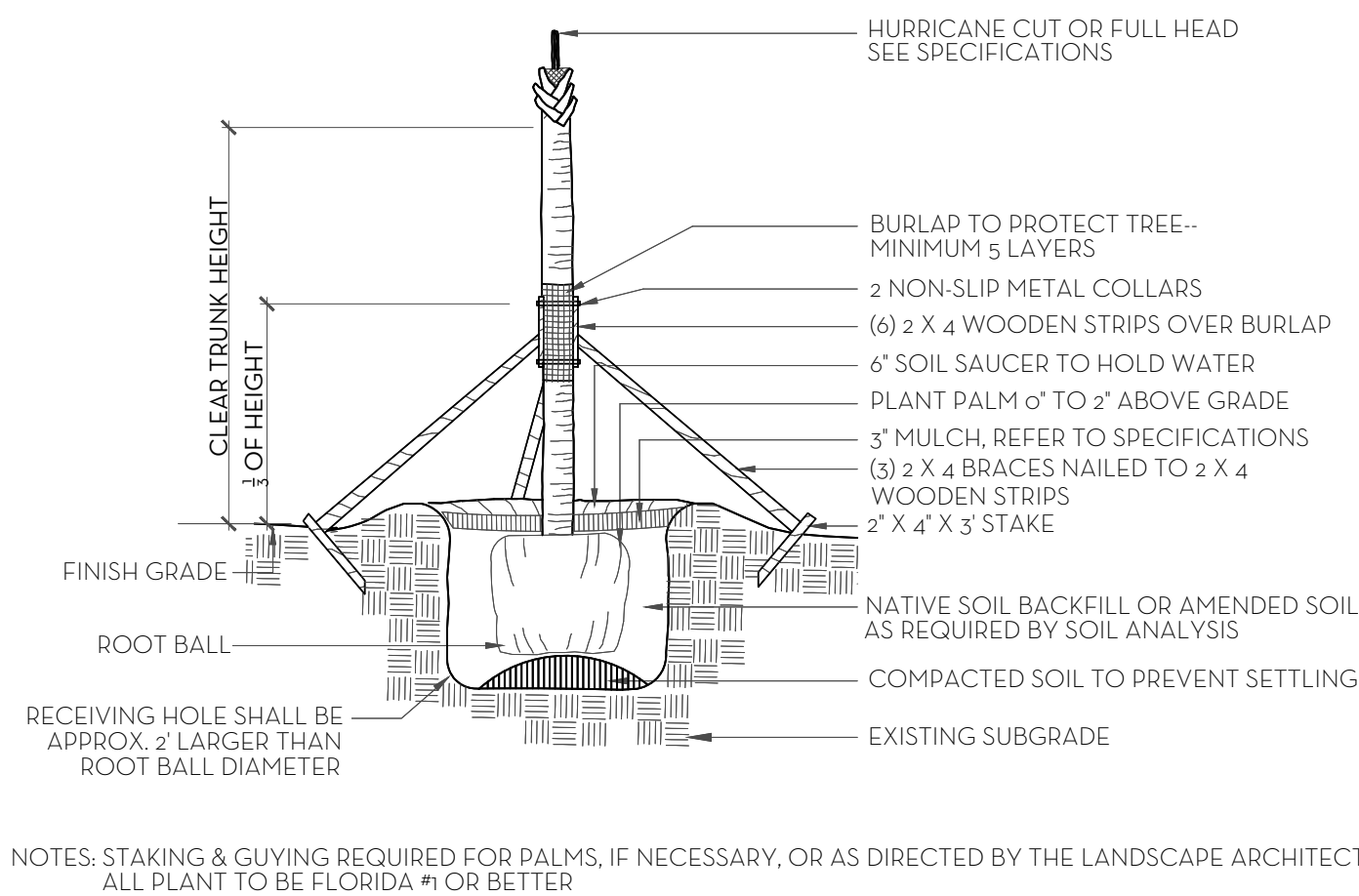
PALM PLANTING DETAIL
NT.S.



NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
NT.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
NT.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:

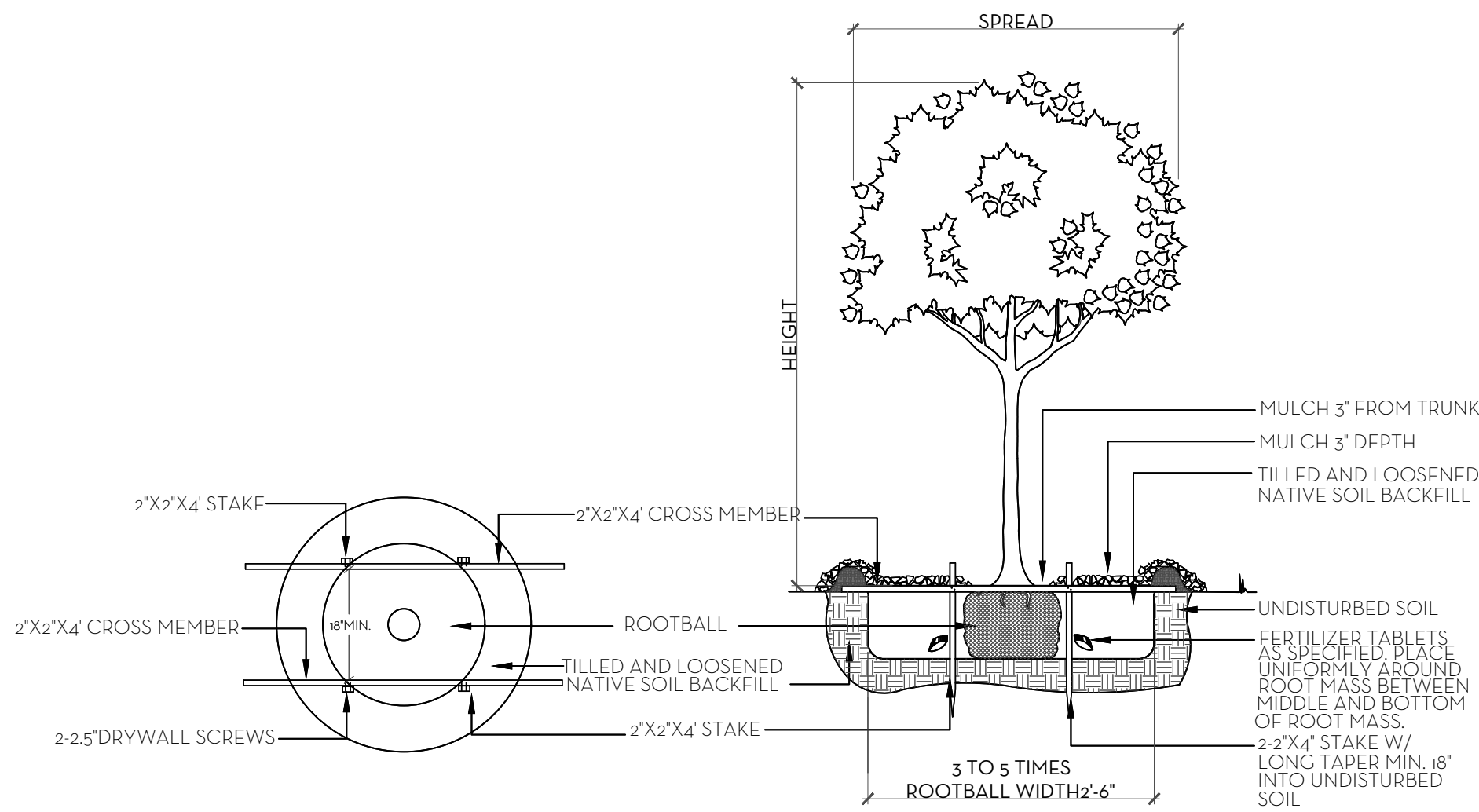
1 GALLON CAN: 1- 21 GRAM TABLET
3 GALLON CAN: 2- 21 GRAM TABLETS
5 GALLON CAN: 3- 21 GRAM TABLETS
7 GALLON CAN: 4- 21 GRAM TABLETS
TREES: 3- 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7- 21 GRAM TABLETS

GROUNDCOVER AREAS

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

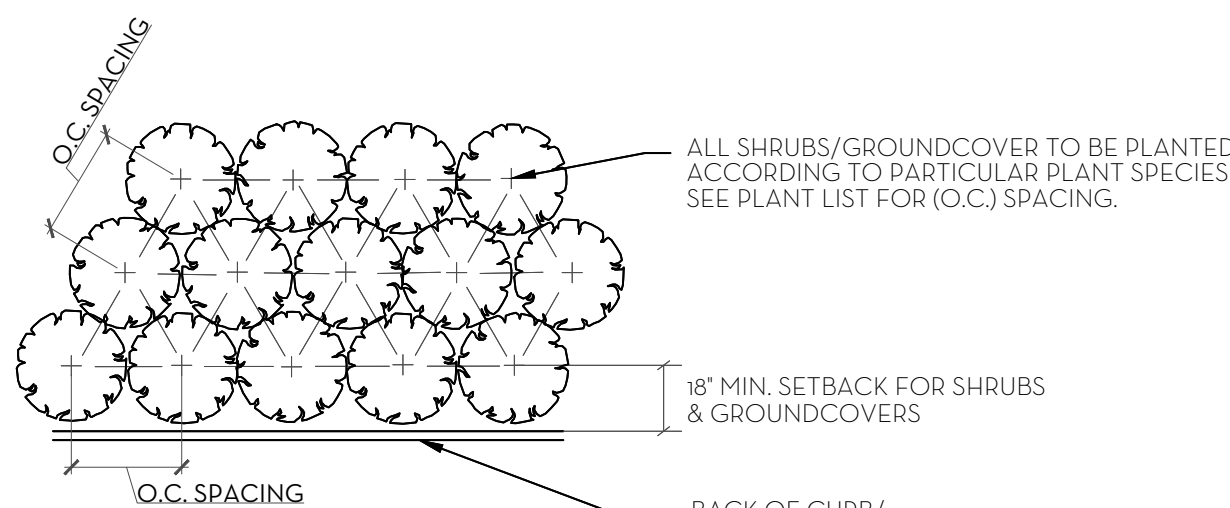
NOTES:

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

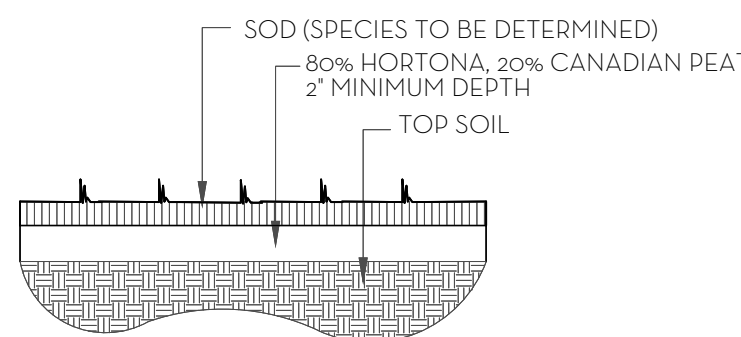
TREE PLANTING DETAIL
NT.S.



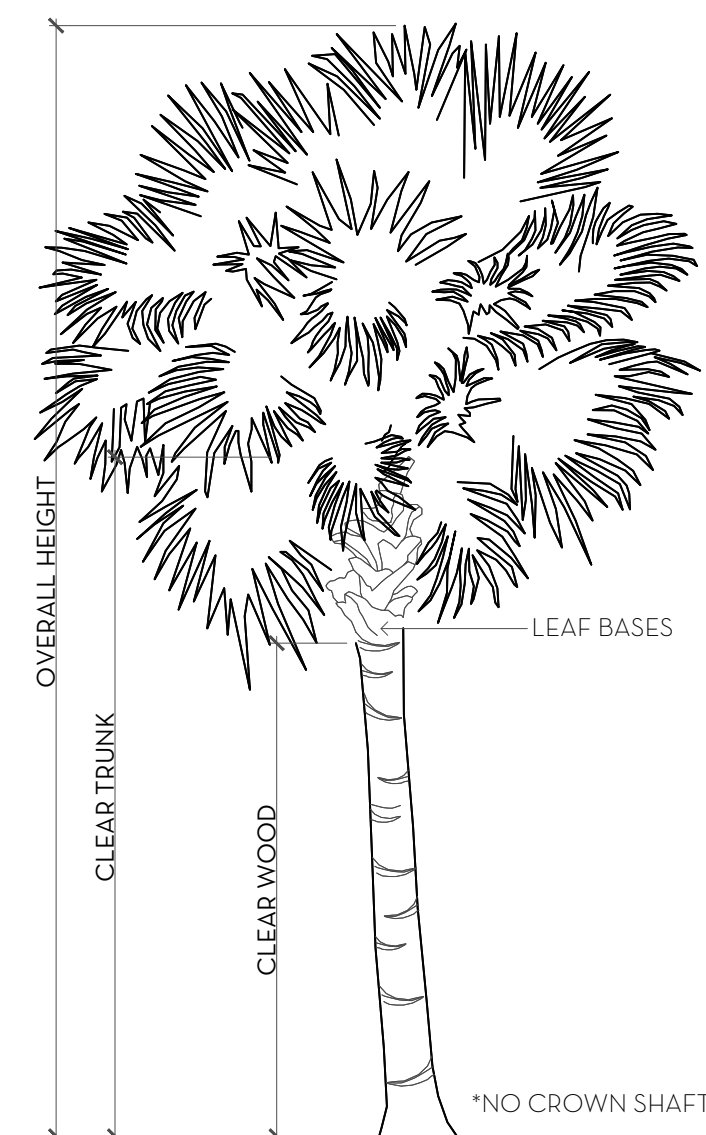
NOTE: ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
NT.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
NT.S.



PALM SPECIFICATION DETAIL
NT.S.

TREE ROOT PRUNING DETAIL
NT.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

<div><div><div><div>N</div><div>W</div></div><div>NIEVERA WILLIAMS DESIGN</div></div><div><div>Weller Residence</div><div>234 Brazilian Ave</div><div>January 16, 2024</div></div></div>					
Landscape Material Schedule					
Item No.	Common Name	Botanical Name	Quantity	Native	Specification
TREES					
	Bay Rum Tree	Pimenta racemosa	14	*	10'-12' O.A. HT.
PALMS					
	Coconut Palm	Cocos nucifera	3		12' .G.W
HEDGE/SHRUB					
	Green Congo	Philodendron 'Green Congo'	25		3 GAL.
	Ganges Primrose	Asystasia cormandeliana	80		3 GAL.
	Florida Boxwood	Schaefferia frutescens Jacq	46	*	7 GAL.
GROUND COVER/VINES					
	Liriope	Liriope muscari	130		3 GAL. (115 Sq Ft)
	Beach Creeper	Erdonea littalis	90	*	1 GAL. (90 Sq Ft)
SOD					
	Zoysia Grass	Zoysia spp.	360 SF		

<div><div><div><div>TOWN OF PALM BEACH</div><div>PLANNING ZONING AND BUILDING</div></div><div>360 S County Rd. Palm Beach, FL 33480</div><div>www.townofpalmbeach.com</div></div><div>Town of Palm Beach Planning Zoning and Building 360 S County Rd. Palm Beach, FL 33480 www.townofpalmbeach.com</div></div>			
Line #	Landscape Legend		
1	Property Address: 234 Brazilian Ave		
2	Lot Area (sq. ft.): 8,265 SQ FT		
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	35% (2,892 SQ FT)	32.8% (2,718 SQ FT)
5	LOS to be altered (Sq Ft and %)	N/A	
6	Perimeter LOS (Sq Ft and %)	50% (1,995 SQ FT)	51% (2,042 SQ FT)
7	Front Yard LOS (Sq Ft and %)	40% (483 SQ FT)	65% (783 SQ FT)
8	Native Trees %	30% (4)	100% (14/14)
9	Native Shrubs & Vines %	30% (45)	31% (46/151)
10	Native Groundcover %	30% (66)	41% (90/220)
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	

MARIO F. NIEVERA

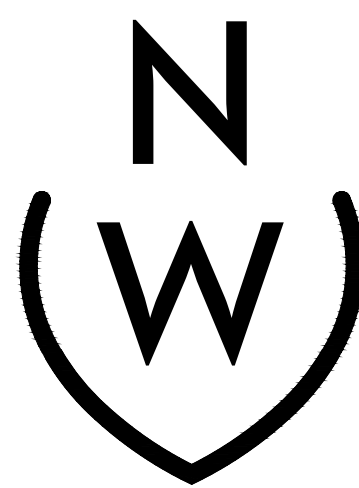
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PLANT LIST AND DETAILS

WELLER RESIDENCE

234 BRAZILIAN AVE, PALM BEACH, FL.

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LP2