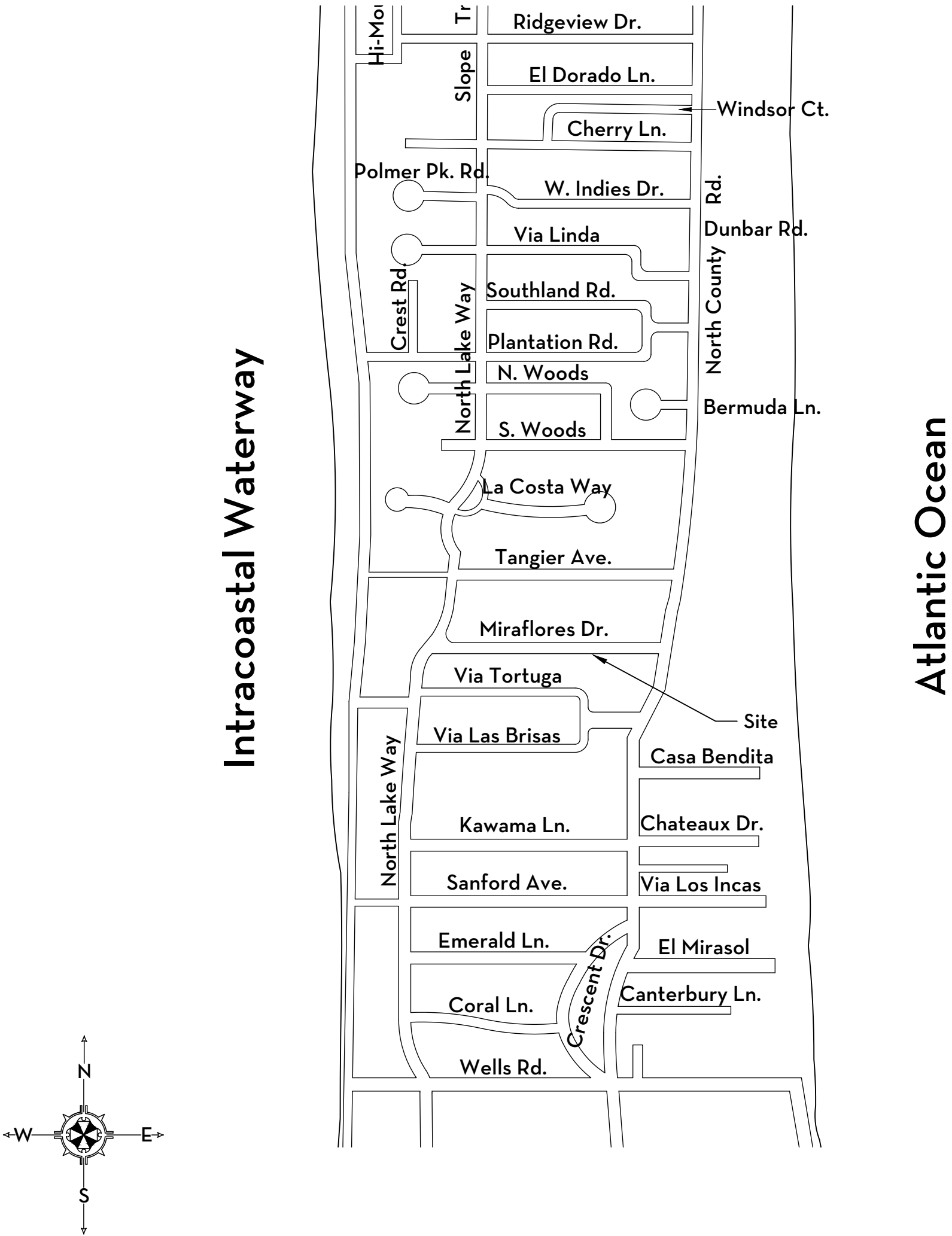


PRIVATE RESIDENCE

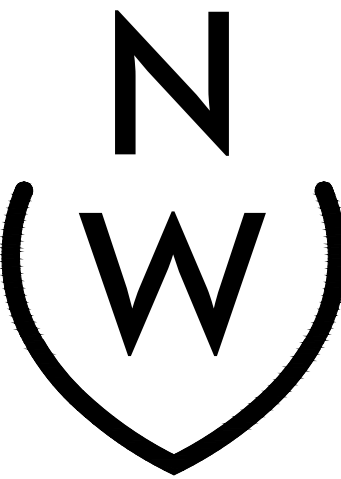
233 MIRAFLORES DR, PALM BEACH, FL.

ARC-024-066



SHEET LEGEND:

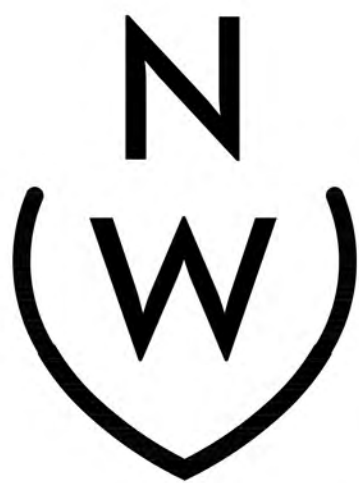
- SITE -RENDERED SITE PLAN
- EL1 -RENDERED ELEVATION
- EL2 -RENDERED ELEVATION
- EL3 -RENDERED ELEVATION
- EL4 -RENDERED ELEVATION
- LM -LOCATION MAP
- VM -VICINITY MAP
- EX -EXISTING SITE PLAN
- DM1 -HARDSCAPE DEMOLITION PLAN
- DM2 -LANDSCAPE DEMOLITION PLAN
- EX2 -NEIGHBORHOOD GARAGE COMPARISON
- SITE -OVERALL SITE PLAN
- L1 -HARDSCAPE PLAN
- M1 -MATERIALS PLAN
- M2 -MATERIALS PLAN FOR GARAGE DOOR
- LP1 -LANDSCAPE PLAN
- LP2 -LANDSCAPE PLANT SCHEDULE AND PLANTING DETAILS
- OS1 -OVERALL OPEN SPACE DIAGRAM
- OS2 -FRONT SETBACK OPEN SPACE DIAGRAM
- OS3 - PERIMETER OPEN SPACE DIAGRAM
- OS4 - NATIVE DIAGRAM
- CSP -CONSTRUCTION SCREENING PLAN AND TRUCK LOGISTICS



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STE 502
WEST PALM BEACH FL 33408
P: 561-659-2820
F: 561-659-2113
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ELEVATIONS
PRIVATE RESIDENCE
233 MIRAFLORES, PALM BEACH, FL.

15 APRIL 2024
14 MARCH 2024



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DESIGN

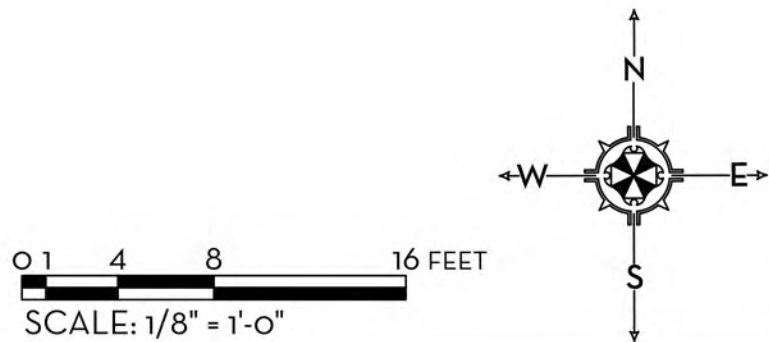
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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EL1
ARC-24-066



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





1 SOUTH ELEVATION
EL2 SCALE: 1/4"=1'-0"

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Landscape Architect
Registration No.
6666856

ELEVATIONS
PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

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

15 APRIL 2024
14 MARCH 2024



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EL2
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1 WEST ELEVATION
EL3 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
EL3 SCALE: 1/4"=1'-0"

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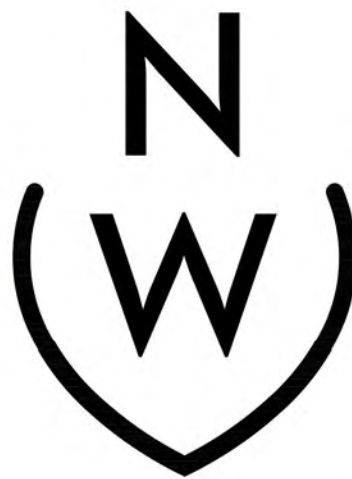
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ELEVATIONS
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EL3
ARC-24-066

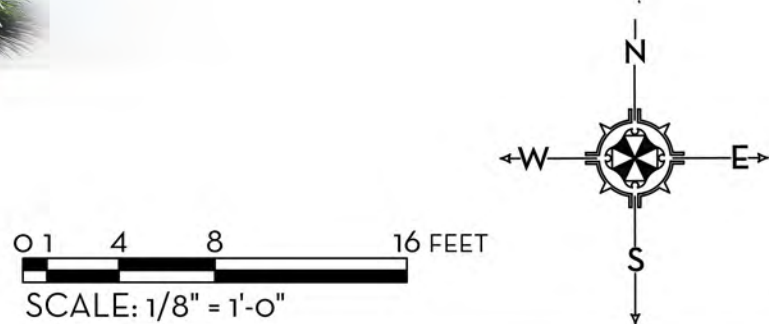
SCALE: 3/16" = 1'-0"



EXISTING NORTH ELEVATION



CURRENTLY PROPOSED NORTH ELEVATION



MARIO F. NIEVERA

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ELEVATIONS
PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

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

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EL4
ARC-24-066

SITE PLAN
PRIVATE RESIDENCE
233 MIRAFLORES, PALM BEACH, FL.

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SITE

ARC-24-066



OVERALL R-B SITE CALCULATIONS:

SITE AREA *	12,071 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED *	5,431.95 SQ FT	45%
EXISTING *	5,680.33 SQ FT	47%
PROPOSED *	5,439.8 SQ FT	45%

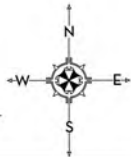
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA *	2,303 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED *	921.2 SQ FT	40%
EXISTING *	1,371 SQ FT	59.5%
PROPOSED *	1,235.38 SQ FT	53%

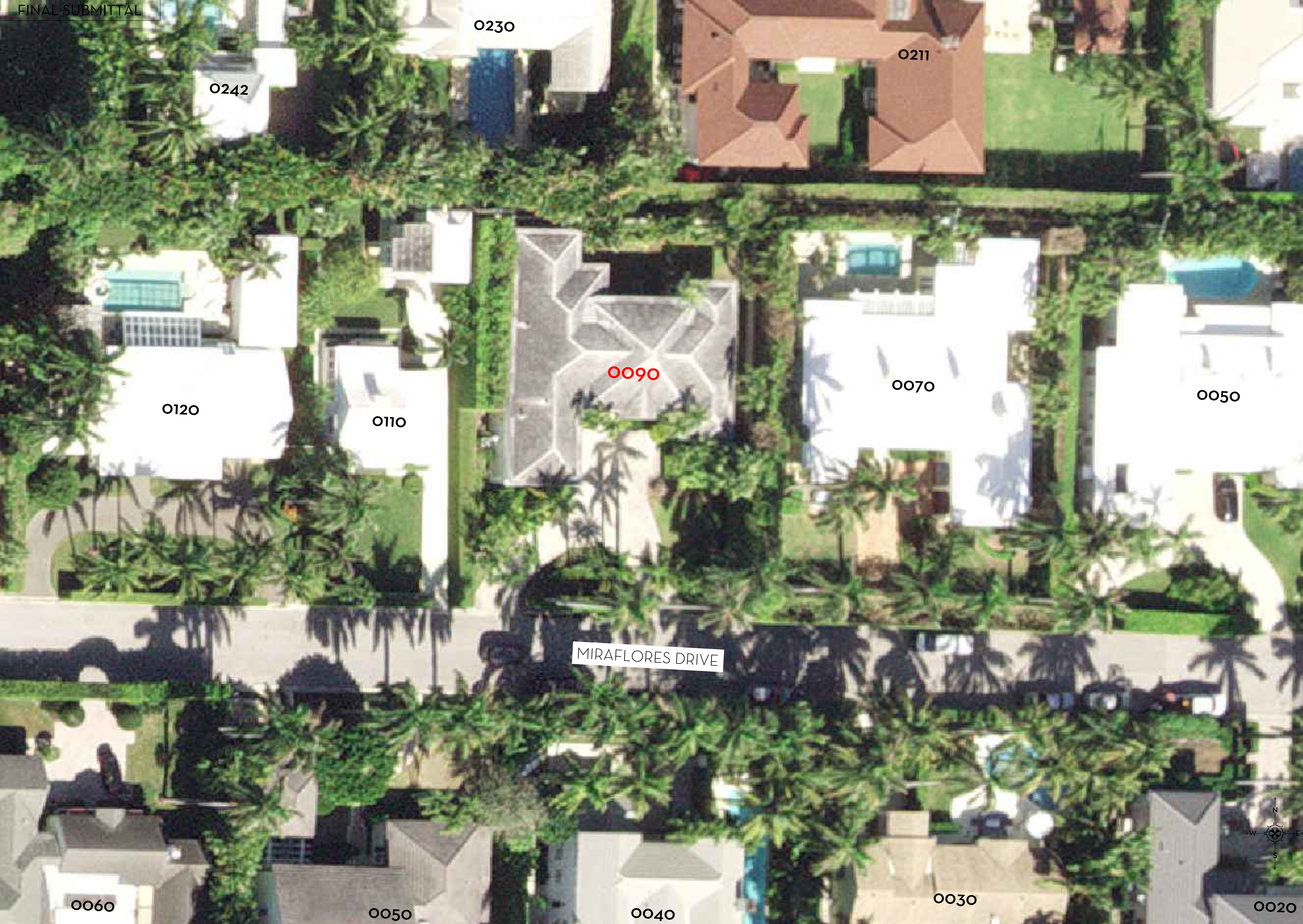
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA *	4,036 SQ FT	
MINIMUM LANDSCAPE:		
(50% OF 4,036 SQ FT) = 2,018 REQUIRED		
EXISTING *	3,635 SQ FT	
PROPOSED *	2,889 SQ FT	

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



FINAL SUBMITTAL



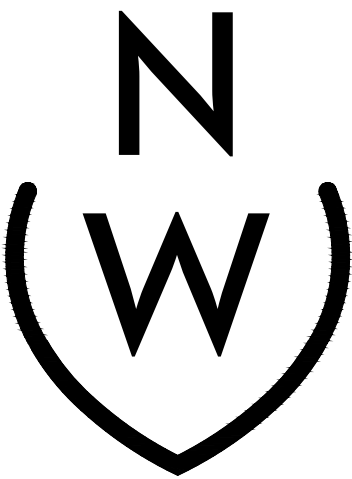
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Landscape Architect
Registration No.
6666856

LOCATION MAP
PRIVATE RESIDENCE
233 MIRAFLORES, PALM BEACH, FL.

SCALE: NOT TO SCALE

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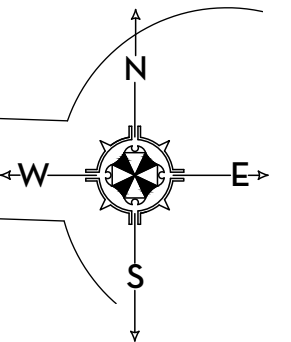
233 MIRAFLORES, PALM BEACH, FL.

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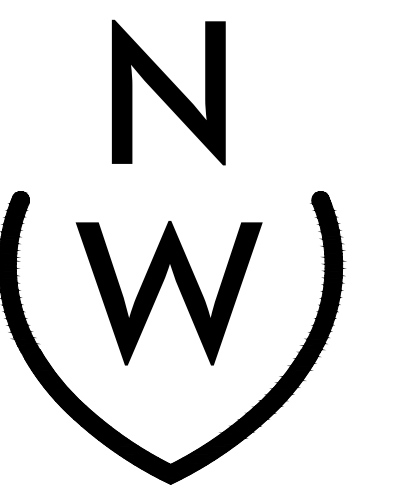


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EXISTING CONDITIONS PLAN



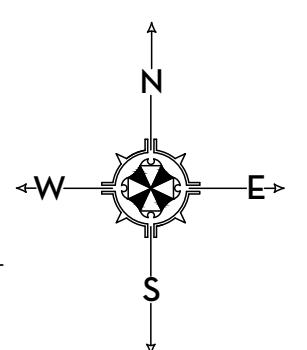
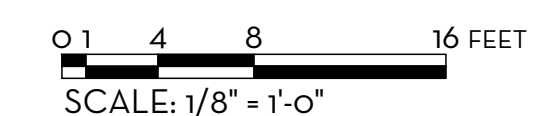
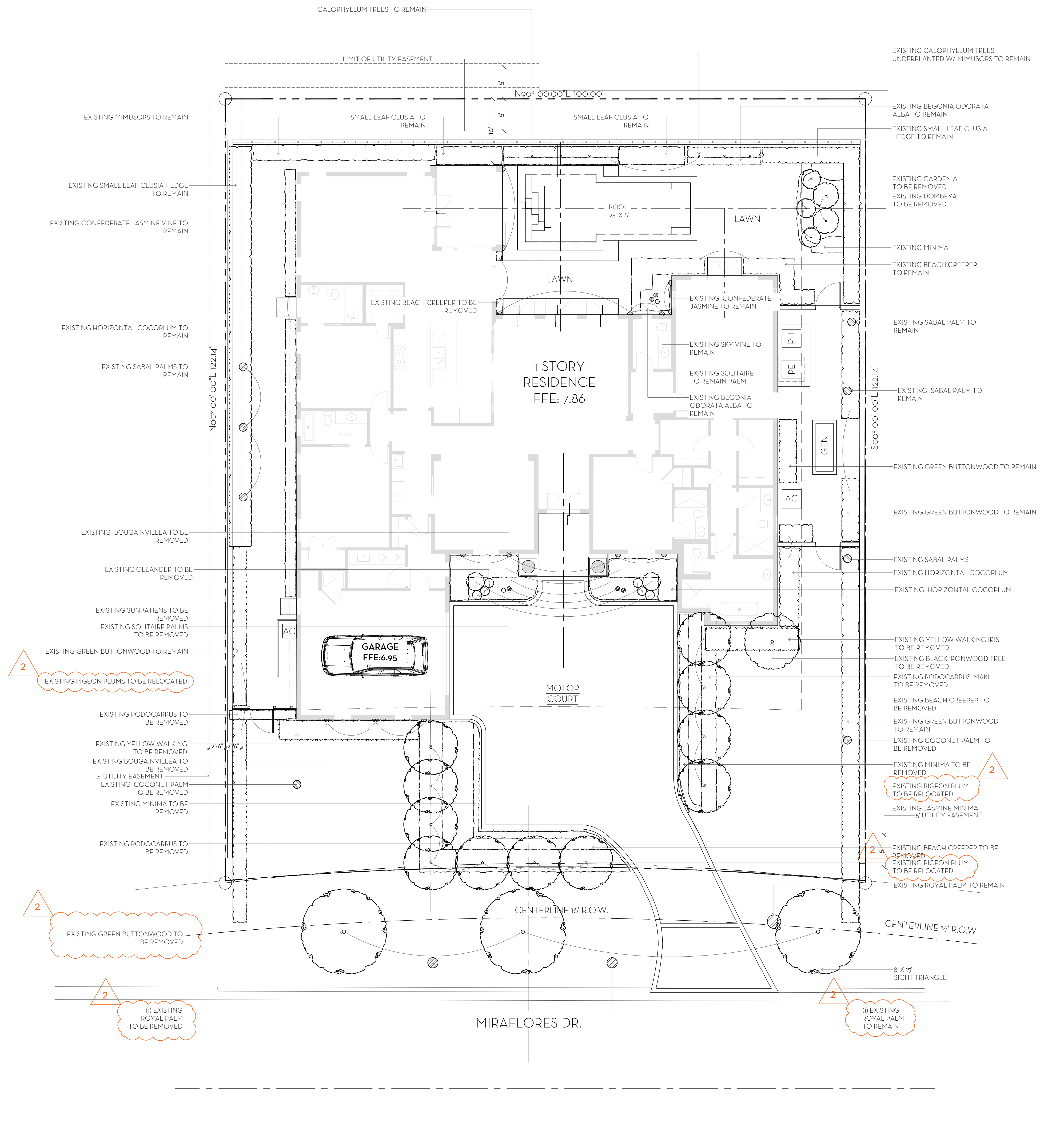
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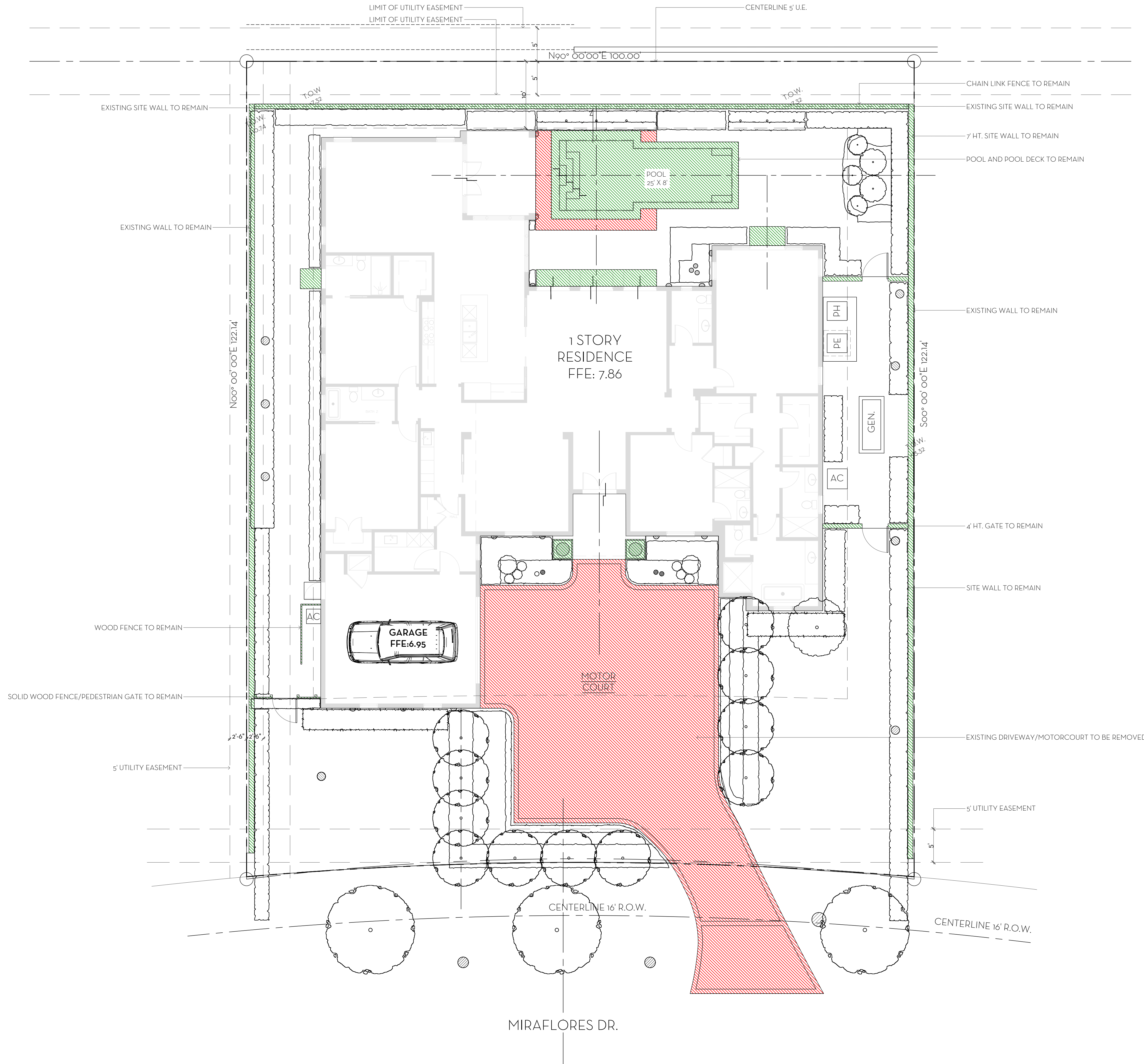
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EX1

ARC-24-066



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DEMOLITION LEGEND:

 MATERIALS TO BE
DEMOLISHED/REMOVED
CONTRACTOR RESPONSIBLE
FOR DISPOSAL OFF-SITE

 MATERIALS TO BE REMAIN

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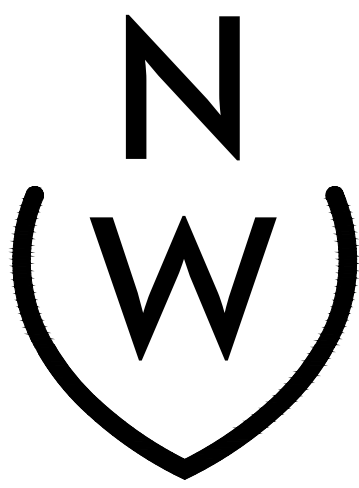
HARDSCAPE DEMOLITION PLAN

PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

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

15 APRIL 2024



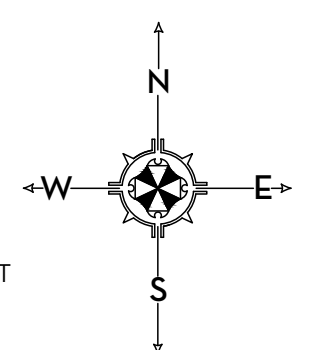
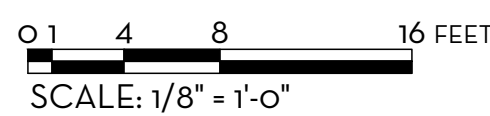
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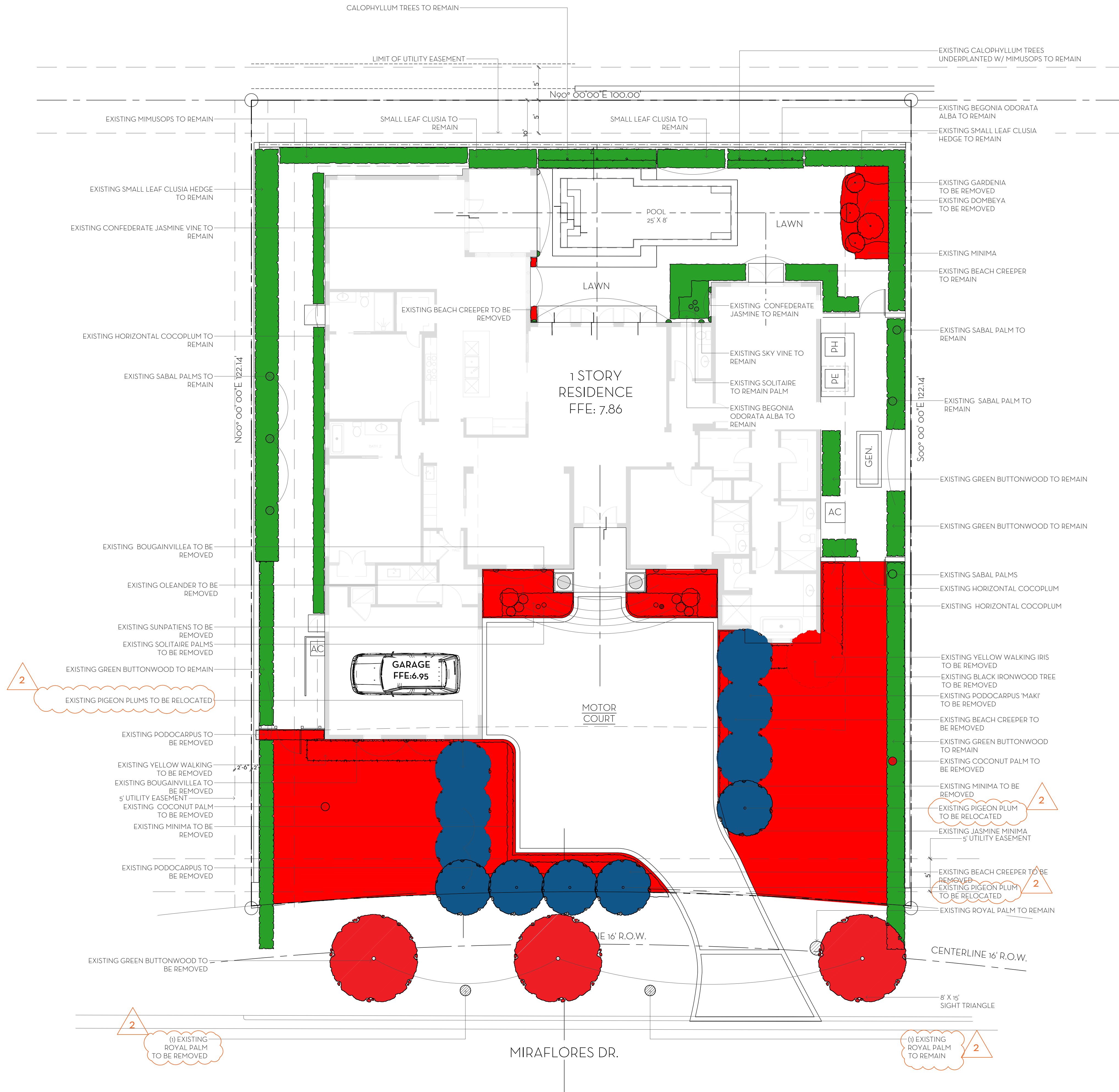
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DM1

ARC-24-066



FINAL SUBMITTAL



DEMOLITION LEGEND:

PLANTS TO BE REMOVED

PLANTS TO REMAIN

PLANTS TO BE RELOCATED

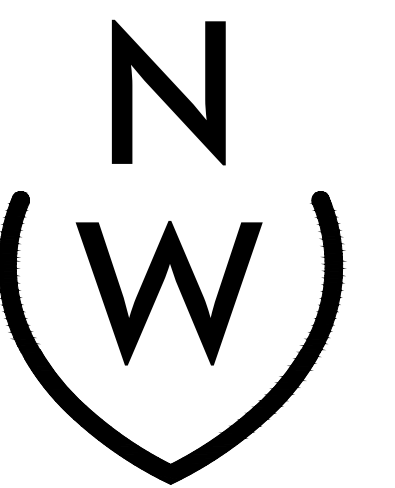
MARIO F. NIEVERA

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Registration No.
6666856

LANDSCAPE DEMOLITION PLAN

PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.



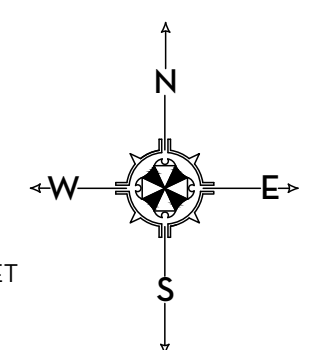
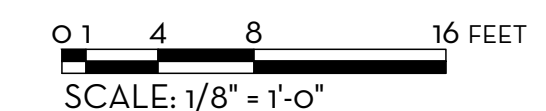
NIEVERA WILLIAMS
DESIGN

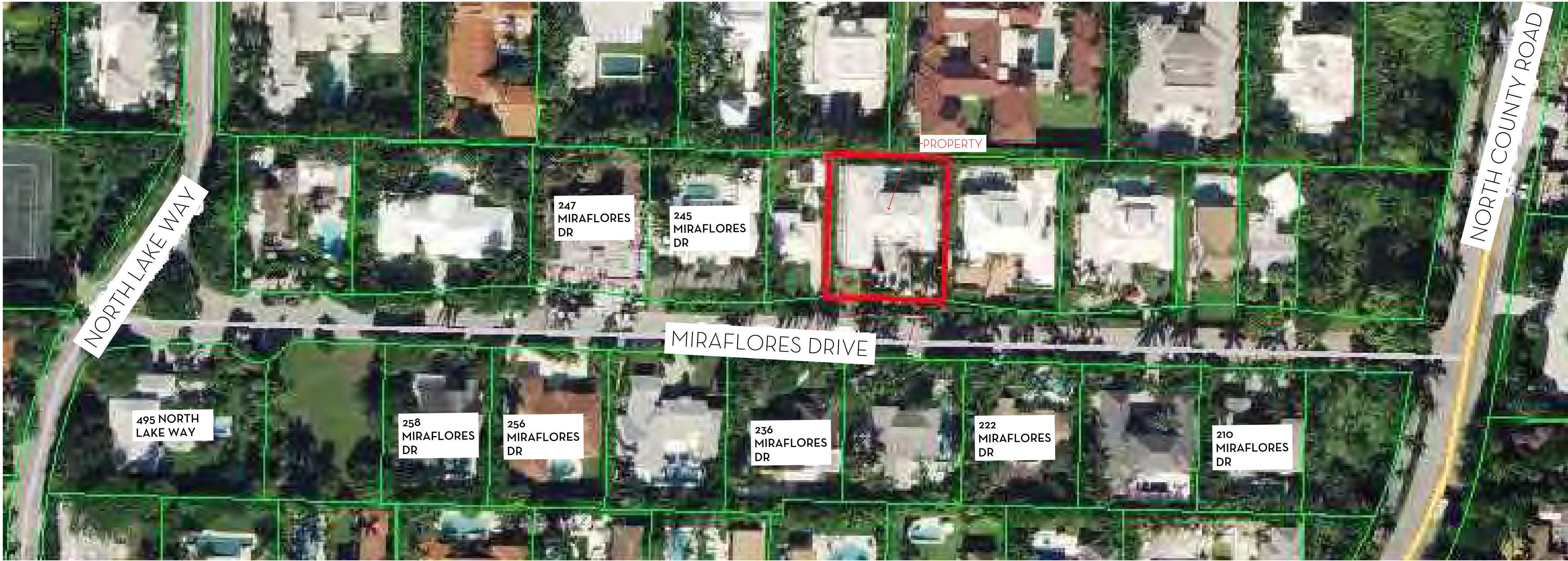
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DM2

ARC-24-066





247 MIRAFLORES DR
FRONT FACING GARAGE



245 MIRAFLORES DR
FRONT FACING GARAGE



495 NORTH LAKE WAY
FRONT FACING GARAGE



258 MIRAFLORES DR
FRONT FACING GARAGE



256 MIRAFLORES DR
FRONT FACING GARAGE



236 MIRAFLORES DR
FRONT FACING GARAGE



222 MIRAFLORES DR
FRONT FACING GARAGE



210 MIRAFLORES DR
FRONT FACING GARAGE

GARAGE CONFIGURATIONS STATISTICS (MIRAFLORES DRIVE):

TOTAL RESIDENCES = 19
GARAGE TYPES:
FRONT LOADING = 8 NONE/OTHER = 3
HIDDEN/ANGLED = 8

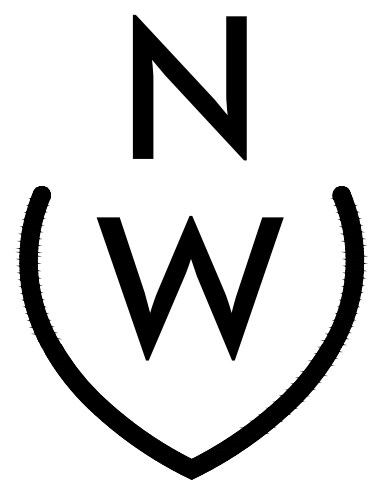
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Registration No.
6666856

NEIGHBORHOOD GARAGE COMPARISON PHOTOS
PRIVATE RESIDENCE
233 MIRAFLORES, PALM BEACH, FL.

SCALE: NTS

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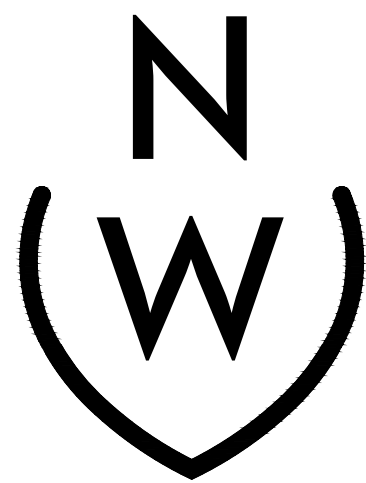
EX2

ARC-24-066

SITE PLAN
PRIVATE RESIDENCE
233 MIRAFLORES, PALM BEACH, FL.

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

15 APRIL 2024



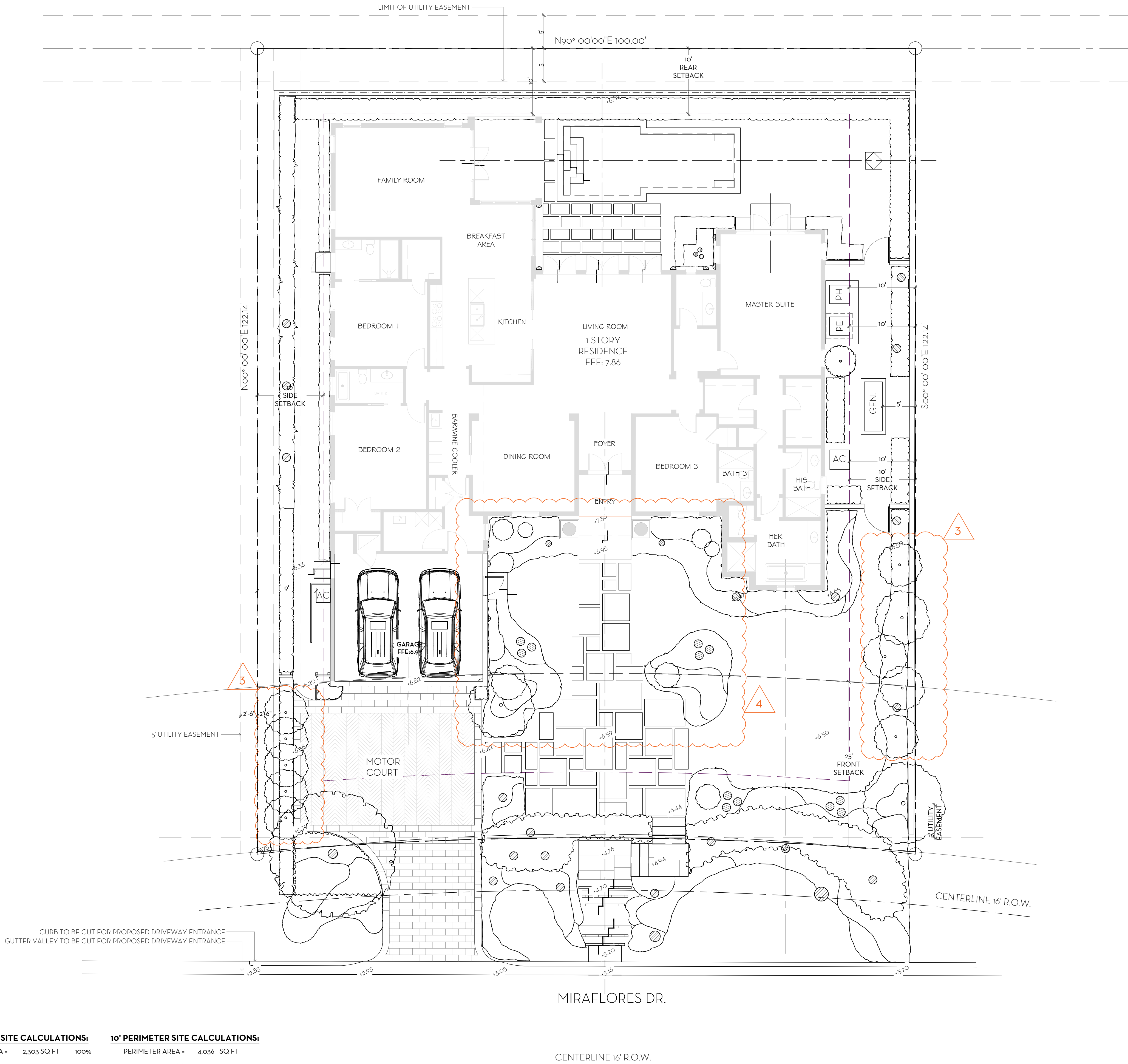
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SITE

ARC-24-066



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,071 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	5,431.95 SQ FT	45%
EXISTING =	5,680.33 SQ FT	47%
PROPOSED =	5,439.8 SQ FT	45%

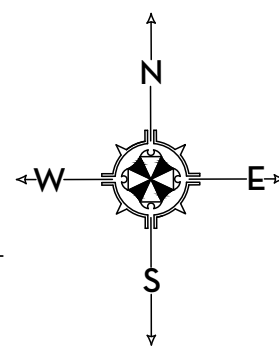
FRONT SETBACK SITE CALCULATIONS:

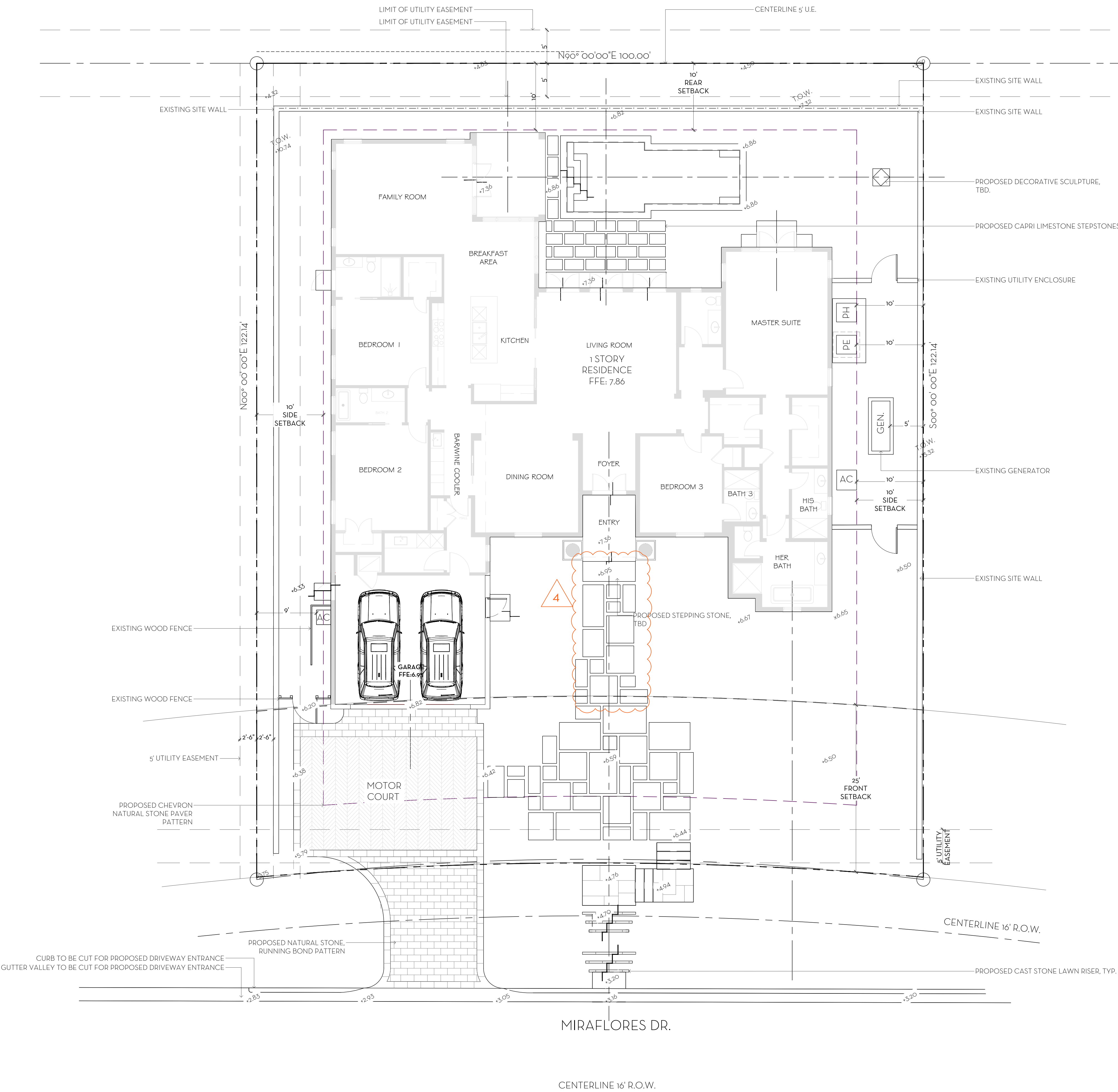
25' SETBACK AREA =	2,303 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	921.2 SQ FT	40%
EXISTING =	1,371 SQ FT	59.5%
PROPOSED =	1,225.28 SQ FT	53%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,036 SQ FT	
MINIMUM LANDSCAPE:		
(50% OF 4,036 SQ FT) = 2,018 REQUIRED		
EXISTING =	3,635 SQ FT	
PROPOSED =	2,889 SQ FT	

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





MARIO F. NIEVERA

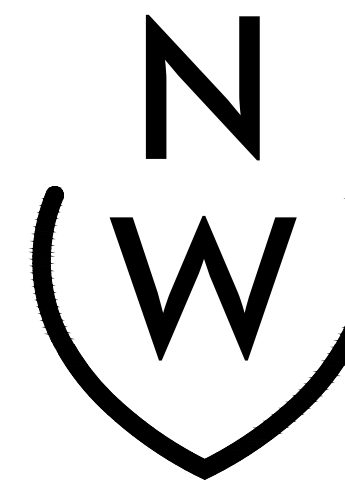
State of Florida
Landscape Architect
Registration No.
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HARDSCAPE PLAN
PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

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

15 APRIL 2024



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L1

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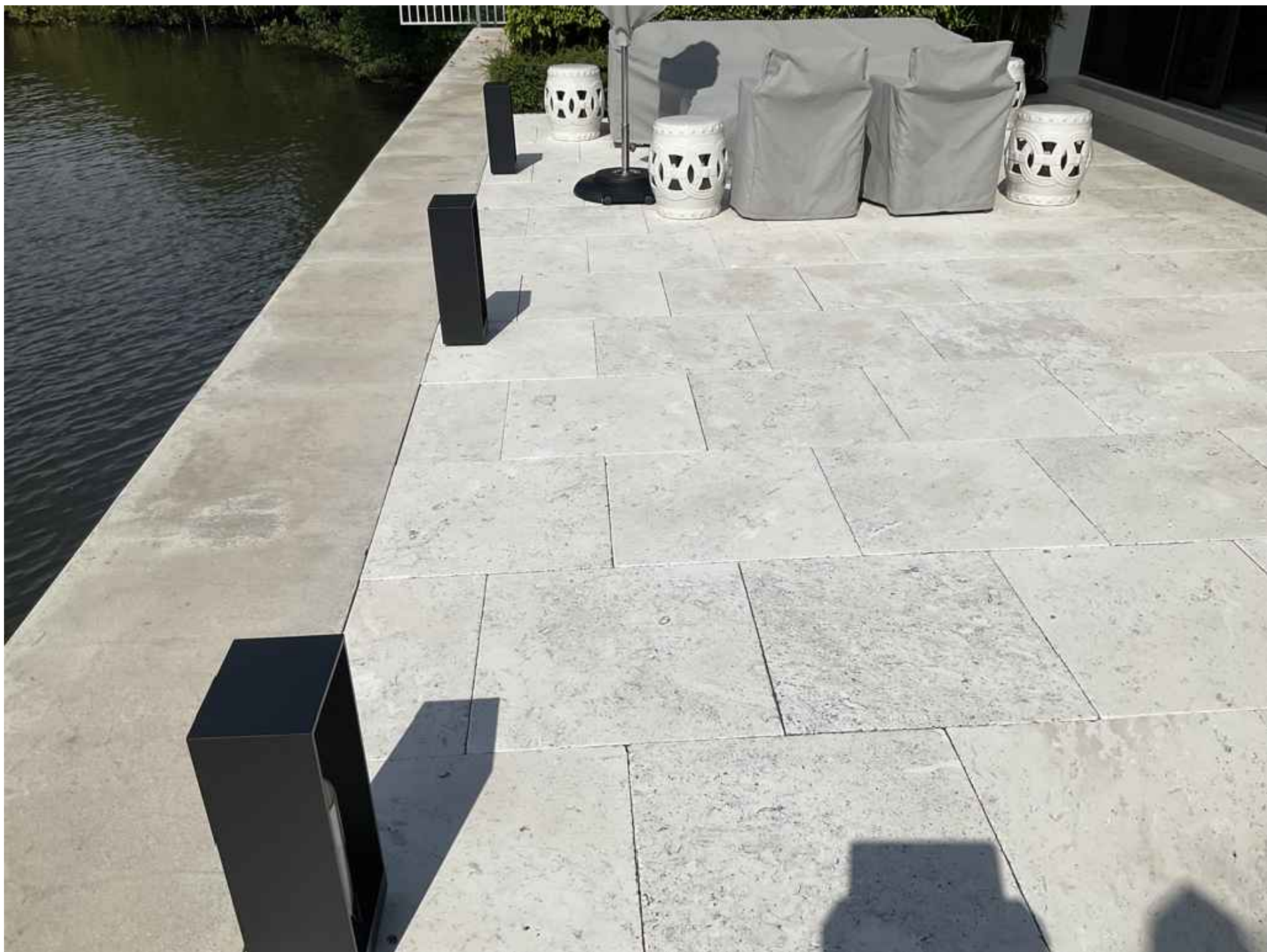
SHELL STONE



CAPRI PAVERS



TUMBLED SHELL STONE



CAPRI POOL COPING AND PAVING

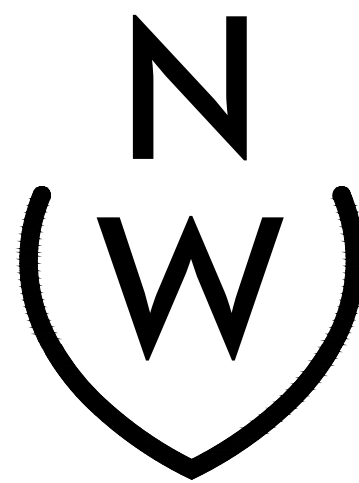
MARIO F. NIEVERA

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Registration No.
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MATERIALS SHEET
PRIVATE RESIDENCE
233 MIRAFLORES, PALM BEACH, FL.

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

15 APRIL 2024



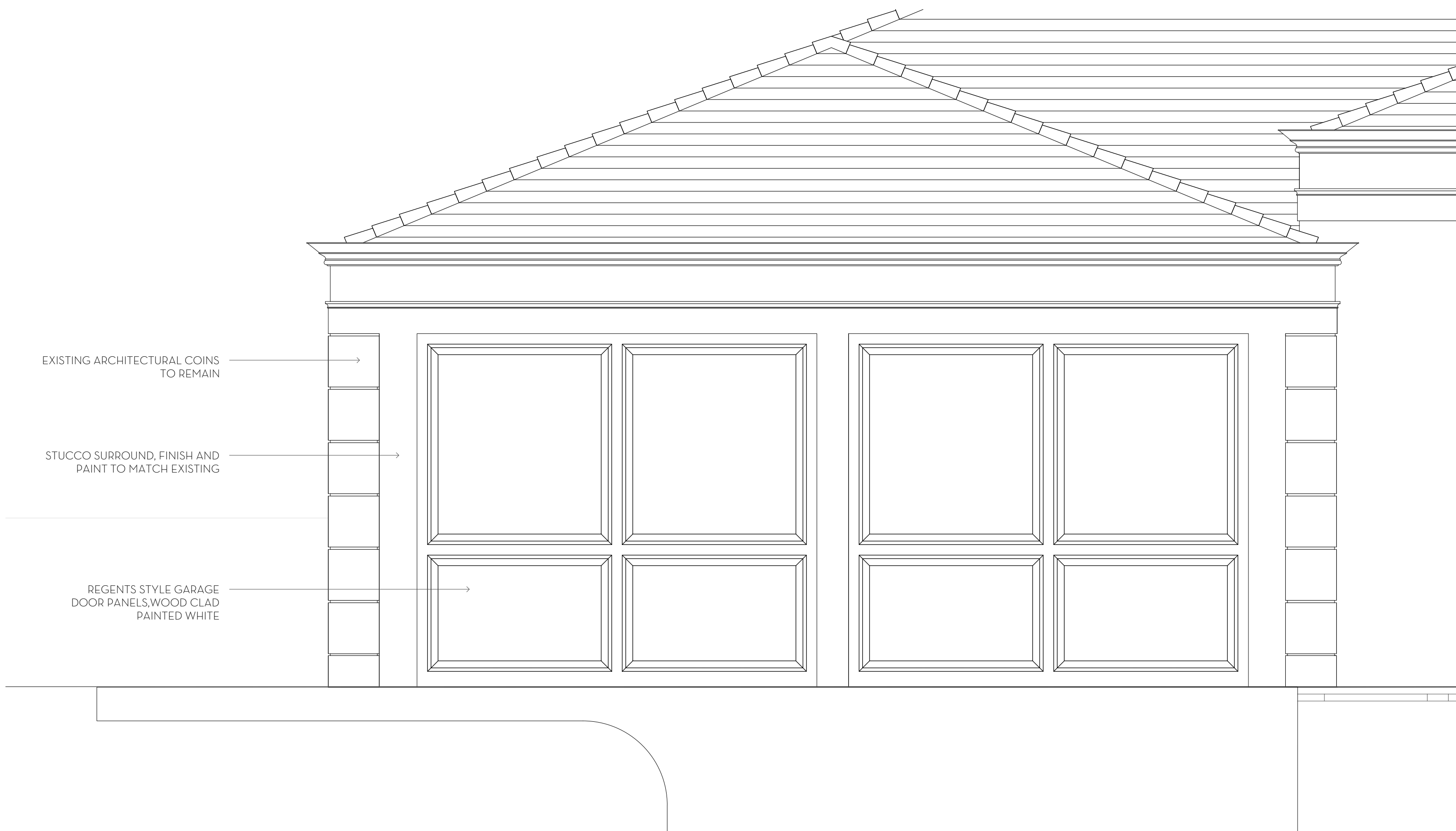
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M1

ARC-24-066



1 NORTH ELEVATION - GARAGE DOOR
M2 SCALE: 1/2"=1'-0"

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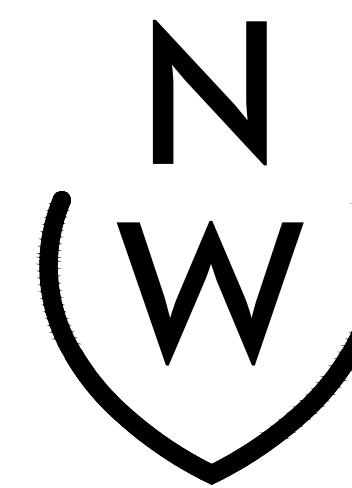
State of Florida
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Registration No.
6666856

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

MATERIALS SHEET - GARAGE DOOR
PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

15 APRIL 2024



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M2

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LANDSCAPE PLAN



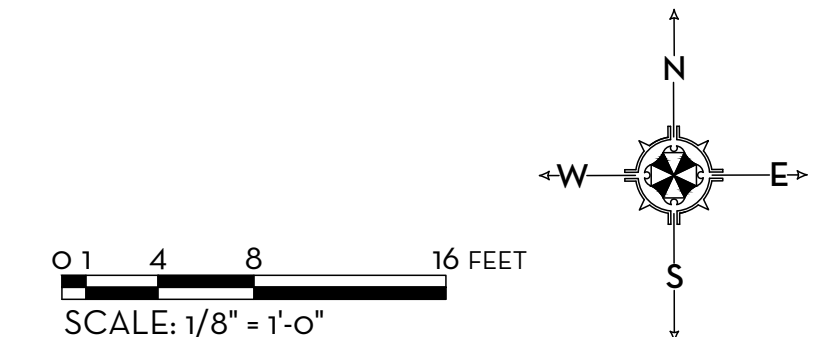
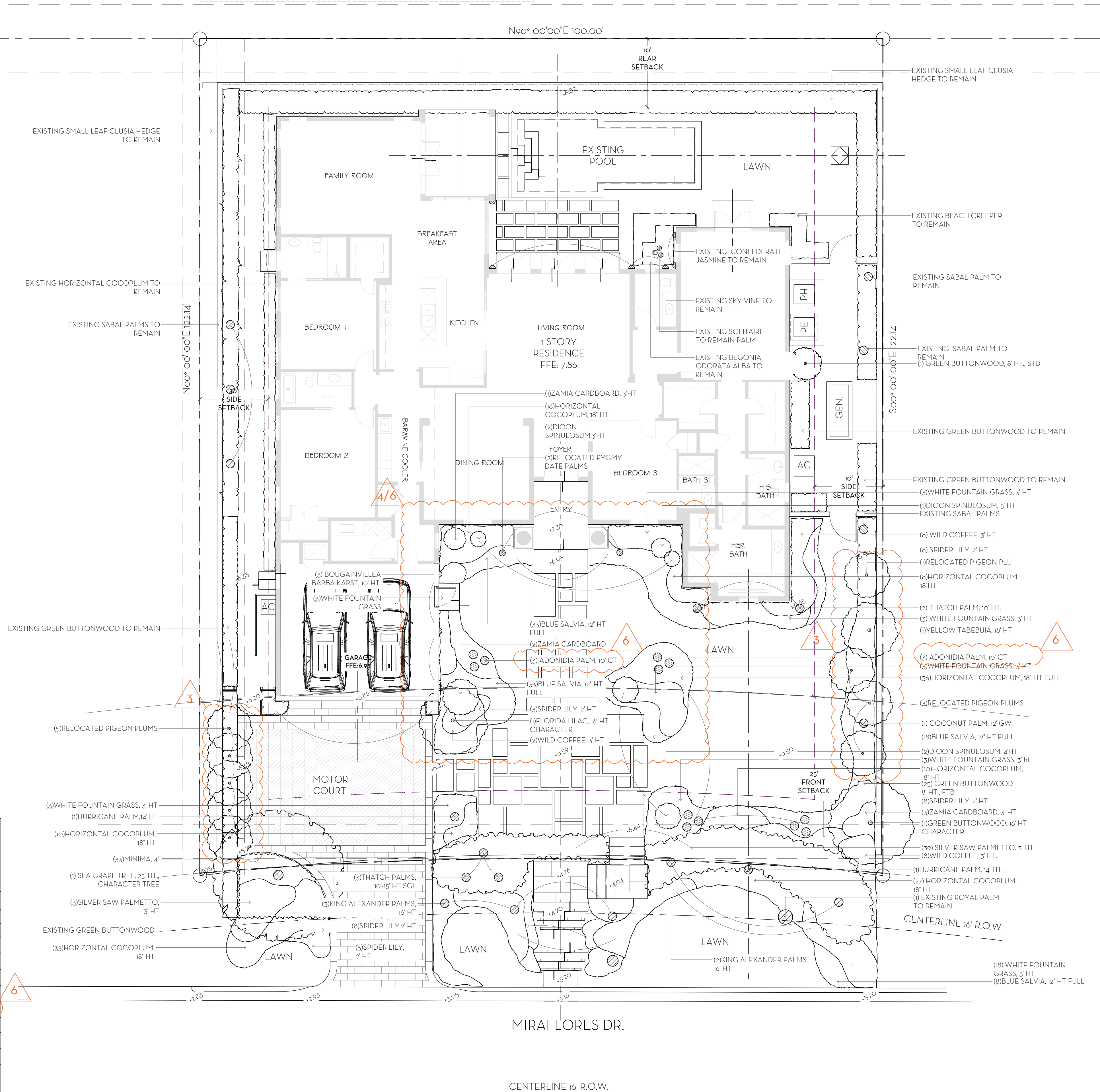
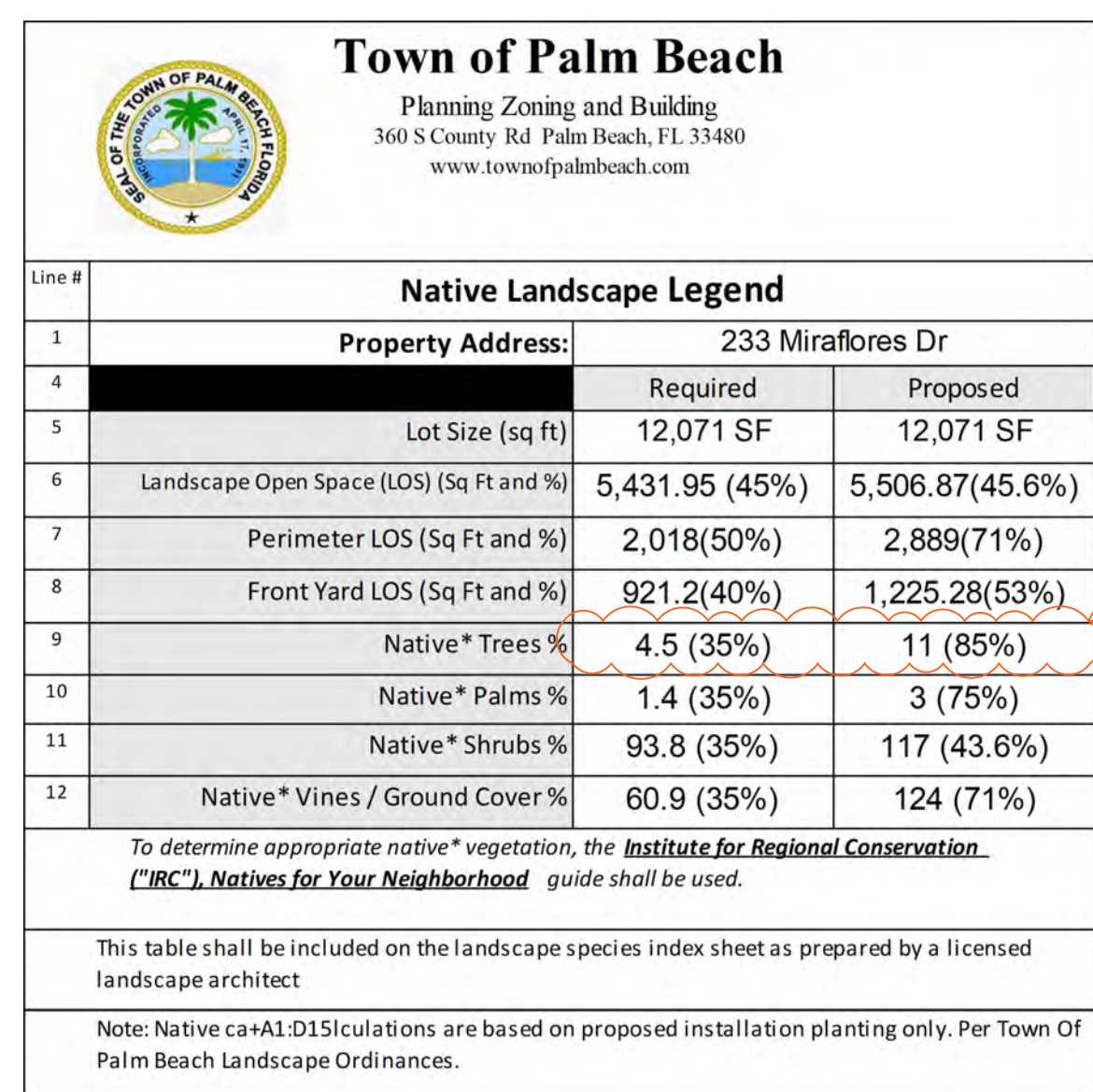
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F:561-659-2113

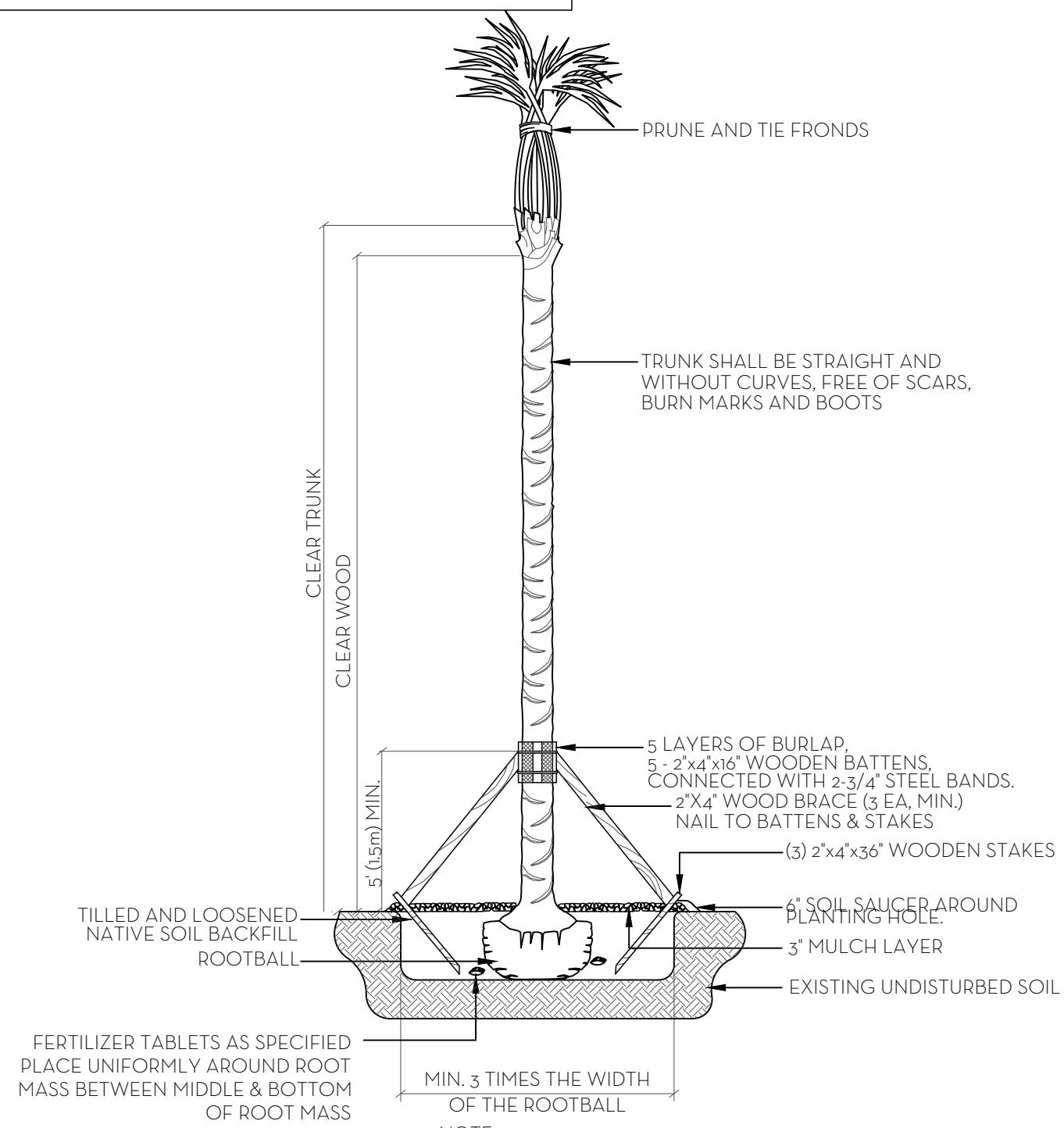
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LP1

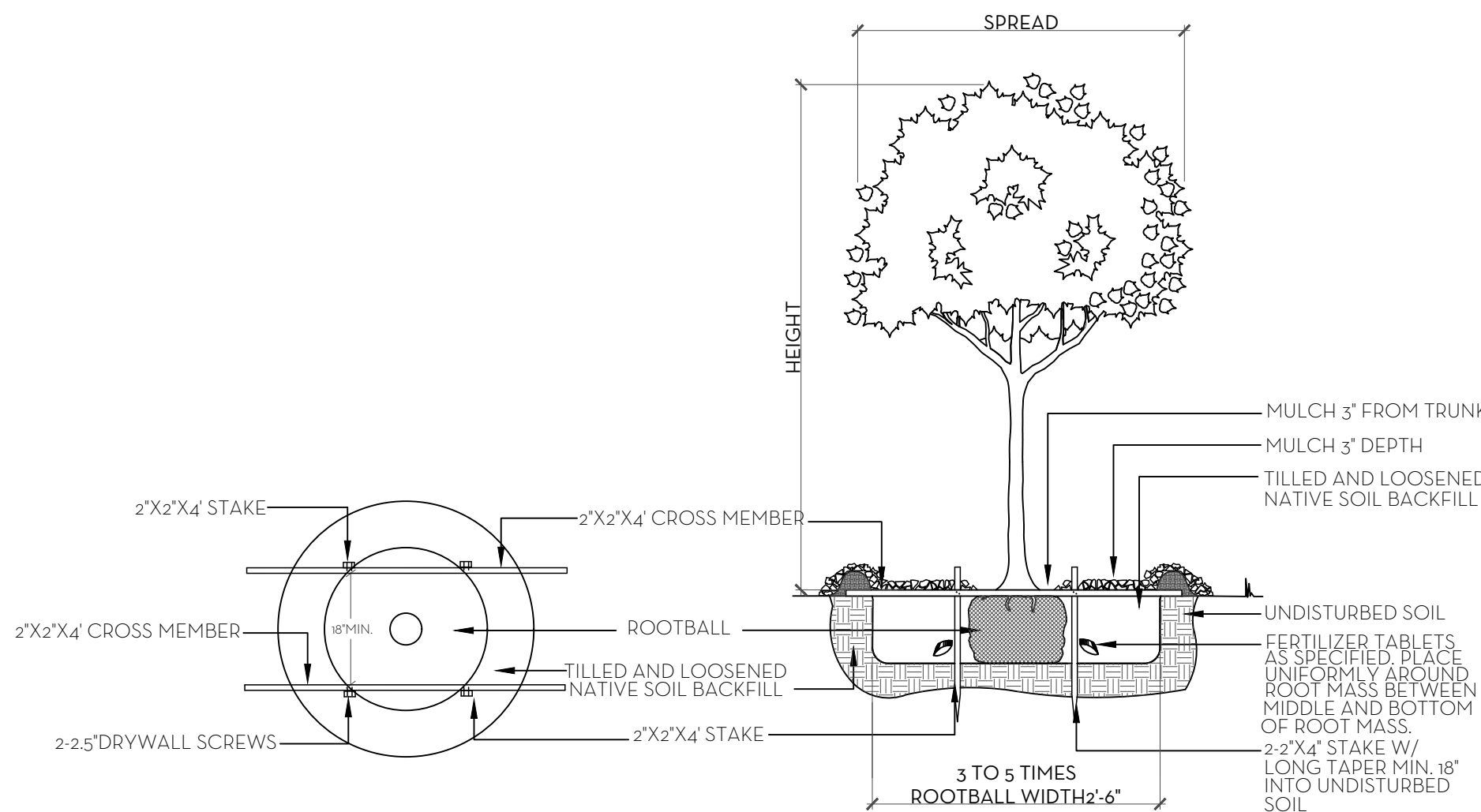
ARC-24-066



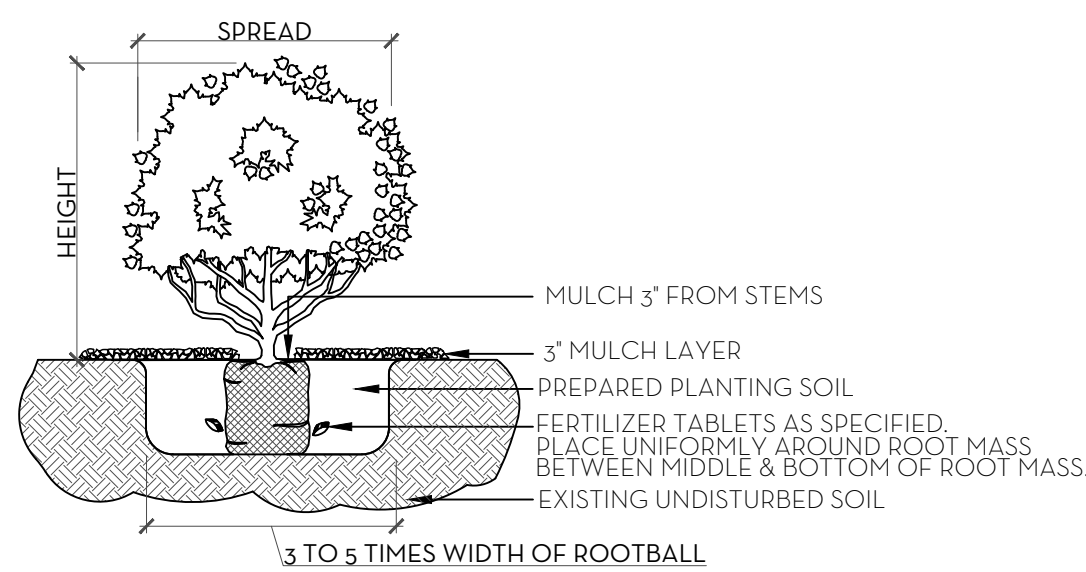
FINAL SUBMITTAL



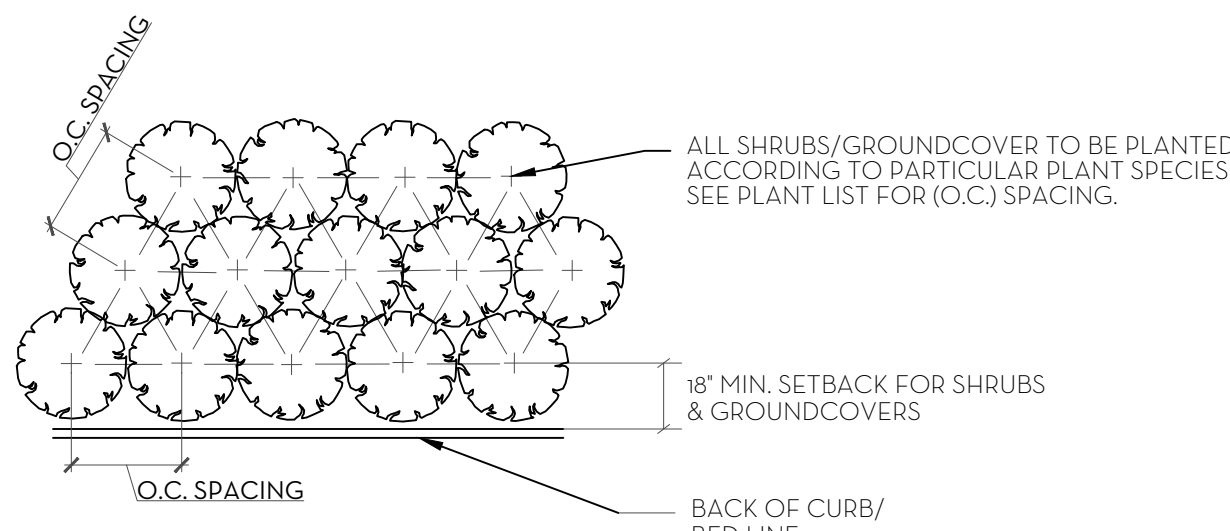
PALM PLANTING DETAIL



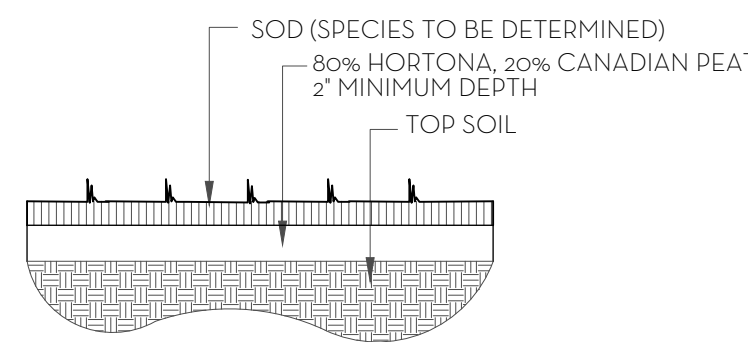
TREE PLANTING DETAIL



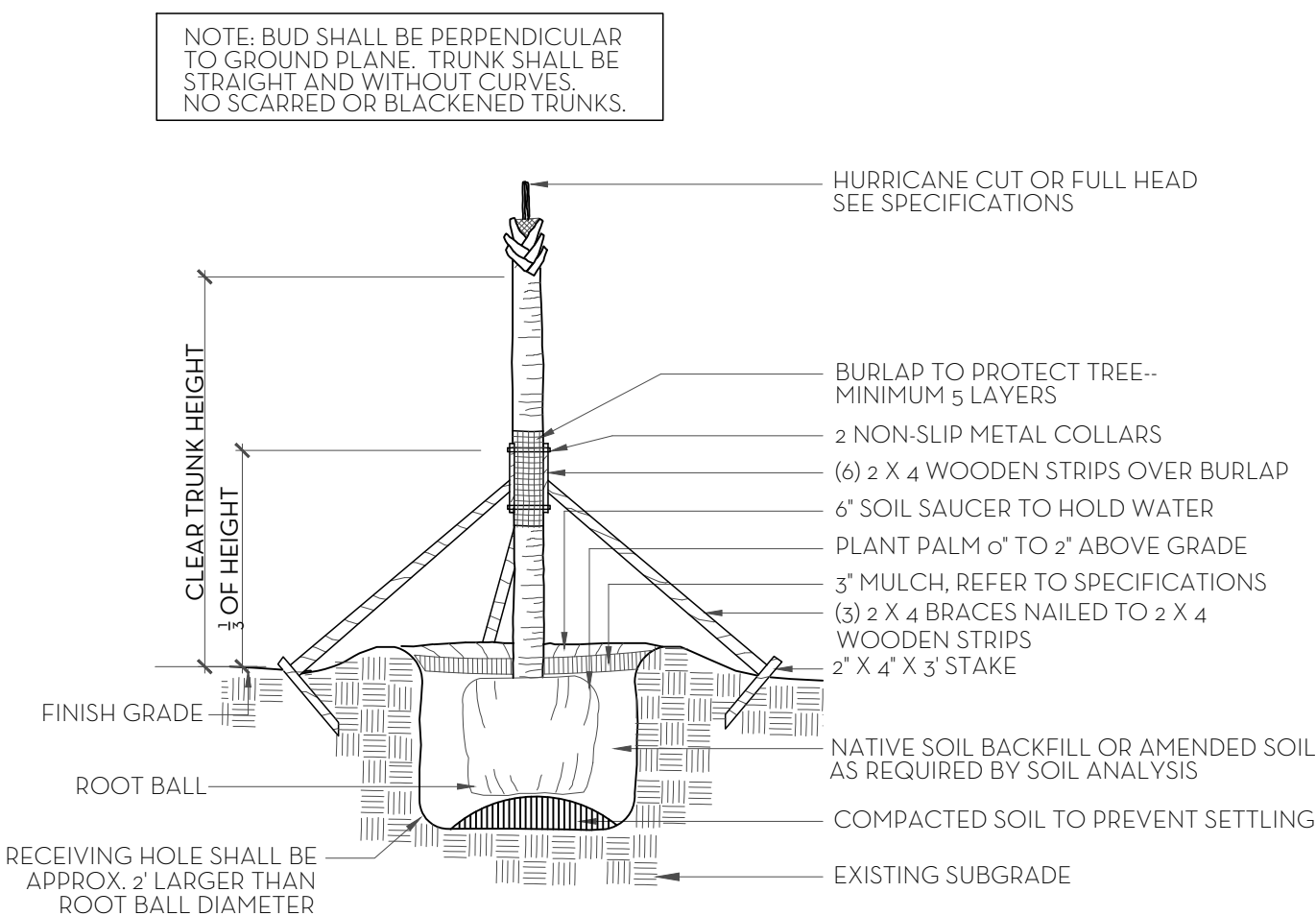
SHRUB & GROUNDCOVER PLANTING DETAIL



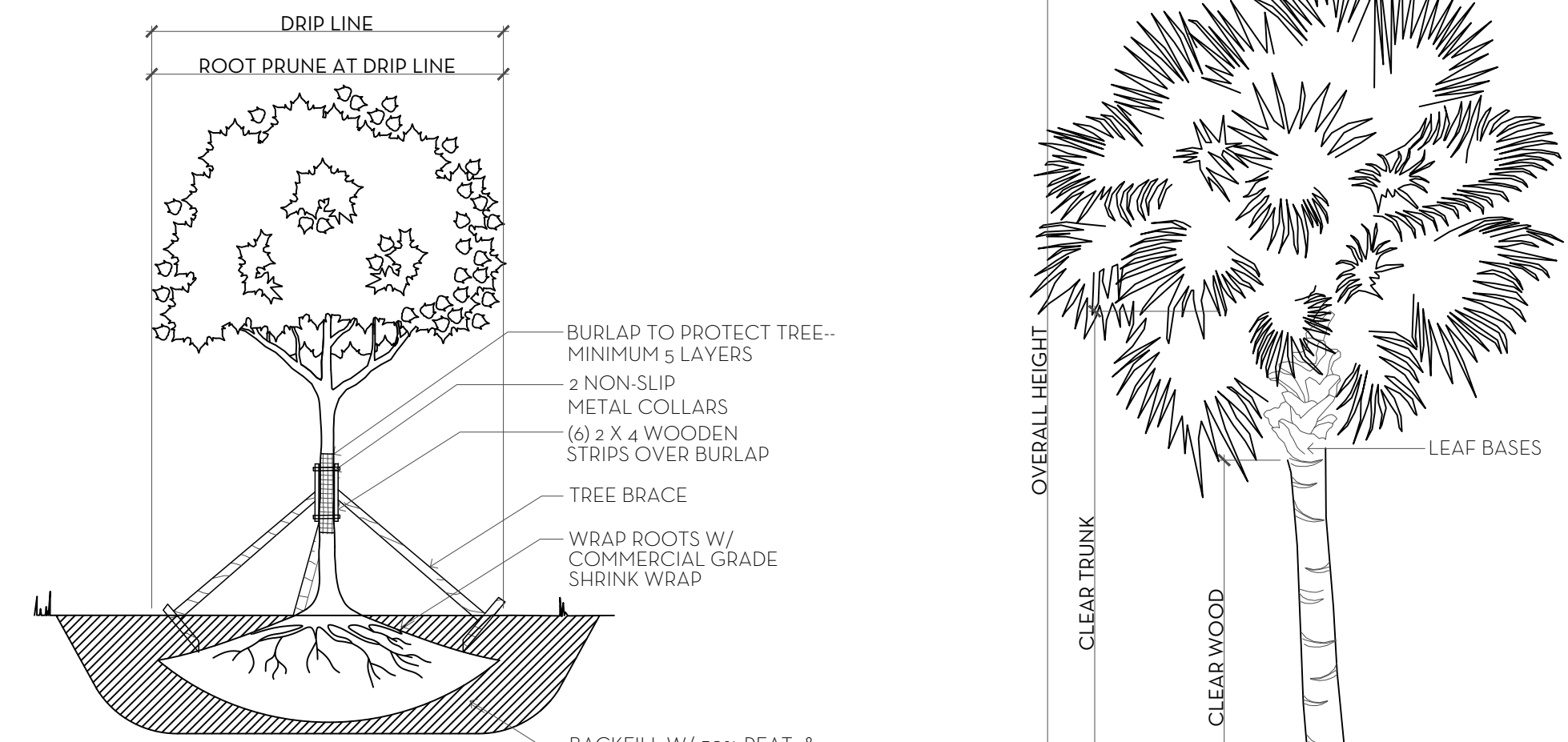
PLANT SPACING DETAIL



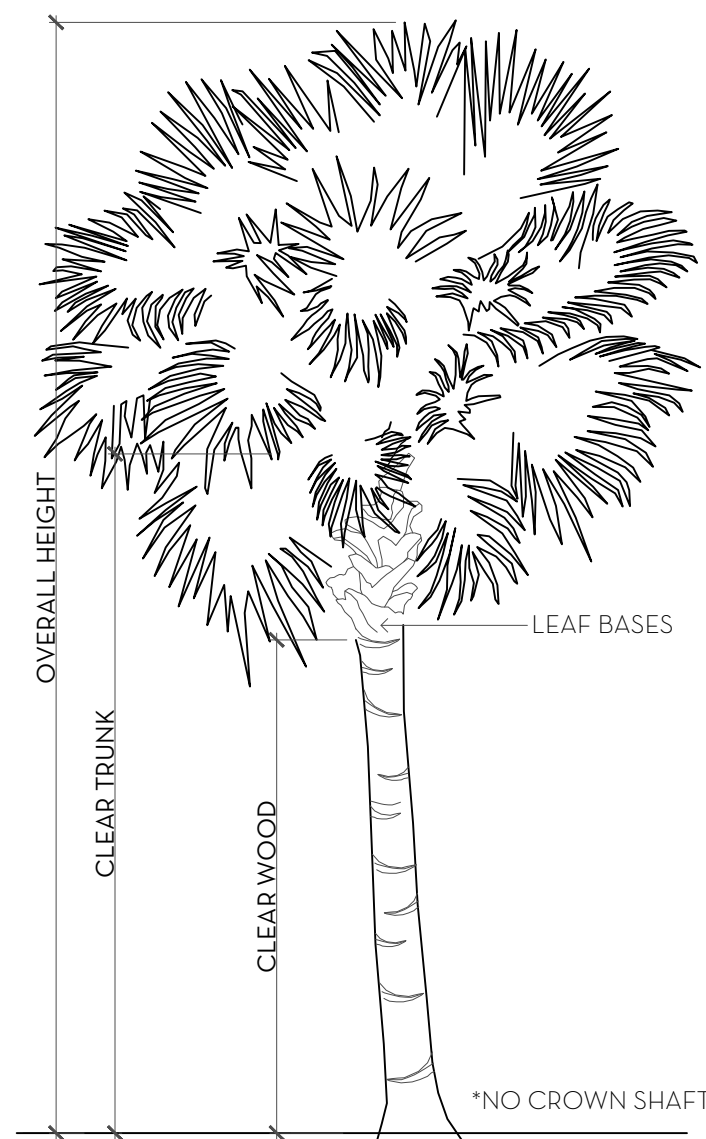
SOD PLANTING DETAIL



PALM TREE PLANTING AND STAKING DETAIL



TREE ROOT PRUNING DETAIL



PALM SPECIFICATION DETAIL

- 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\"

- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4\"
 2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2\"
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS

- 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\" |
|--------------------------------|
- PALMS:
- | |
|---------------------|
| 7 - 21 GRAM TABLETS |
|---------------------|
- GROUNDCOVER AREAS
- ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH 'OZMOCOTE' TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

NW NIEVERA WILLIAMS DESIGN 233 Miraflores Drive April 15, 2024				
Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Sea Grape Tree	Coccoloba uvifera	1	25' HT, character	*
Green Buttonwood	Conocarpus erectus	1	16' HT, character	*
Yellow Tabebuia	Tabebuia caraiba	1	18' HT	
Florida Lilac	Lonchocarpus violaceus	1	16' HT, Character	
PALMS				
Adonidia Palm	Veitchia merrillii	3	10' CT TPL	
Thatch Palm	Coccothrinax argentea	3	10'-15' HT SGL	
King Alexander Palm	Archontophoenix alexandrae	5	16' HT	
Hurricane Palm	Dictyosperma album	2	14' HT	
RELOCATED				
Pigeon Plum	Coccoloba diversifolia	9	RELOCATED	*
HEDGE/SHRUB				
Blue Salvia	Salvia azurea grandiflora	92	12' HT FULL	
Spider Lily	Hymenocallis littoralis	32	2' HT	*
White Fountain Grass	Pennisetum setaceum 'Alba'	36	3' HT	
Wild Coffee	Psychotria ligustrifolia	18	3' HT	*
Silver Saw Palmetto	Serenoa repens 'Cinerea'	42	3' HT	*
Zamia Cardboard	Zamia furfuracea	6	3' HT	
Dioon Spinulosum	Dioon Spinulosum	2	3' HT	
Dioon Spinulosum	Dioon Spinulosum	2	4' HT	
Dioon Spinulosum	Dioon Spinulosum	1	5' HT	
Green Buttonwood	Conocarpus erectus	25	8' HT EFB	*
Calophyllum	Calophyllum	12	12' HT STD, 5' CT	
GROUNDCOVER / VINES				
Bougainvillea 'Barbara Karst'	Bougainvillea 'Barbara Karst'	3	10' HT	
Confederate Jasmine	Trachelospermum jasminoides	14	8' HT Esp. To Wall	
Horizontal Cocoplum	Chrysobalanus icaco	124	18' HT.	*
Minima	Trachelospermum asiaticum	33	4'	
SOD				
Diamond Zyosia				
* Indicates Native Status For Palm Beach for IRC Database				

NW NIEVERA WILLIAMS DESIGN Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com			
Line #	Native Landscape Legend		
1	Property Address: 233 Miraflores Dr		
4		Required	Proposed
5	Lot Size (sq ft)	12,071 SF	12,071 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	5,431.95 (45%)	5,506.87(45.6%)
7	Perimeter LOS (Sq Ft and %)	2,018(50%)	2,889(71%)
8	Front Yard LOS (Sq Ft and %)	921.2(40%)	1,225.28(53%)
9	Native* Trees %	4.5 (35%)	11 (85%)
10	Native* Palms %	1.4 (35%)	3 (75%)
11	Native* Shrubs %	93.8 (35%)	117 (43.6%)
12	Native* Vines / Ground Cover %	60.9 (35%)	124 (71%)
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			
Note: Native ca+A1:D15 calculations are based on proposed installation planting only. Per Town Of Palm Beach Landscape Ordinances.			

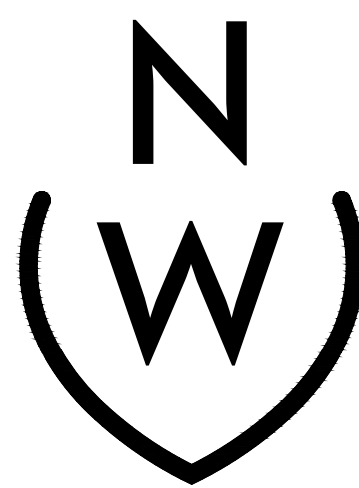
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

PLANT LIST AND DETAILS



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P:561-659-2820
F:561-659-2113

NIEVERAWILLIAMS.COM

LP2

ARC-24-066

15 APRIL 2024

OPEN SPACE DIAGRAM-OVERALL
PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

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

15 APRIL 2024



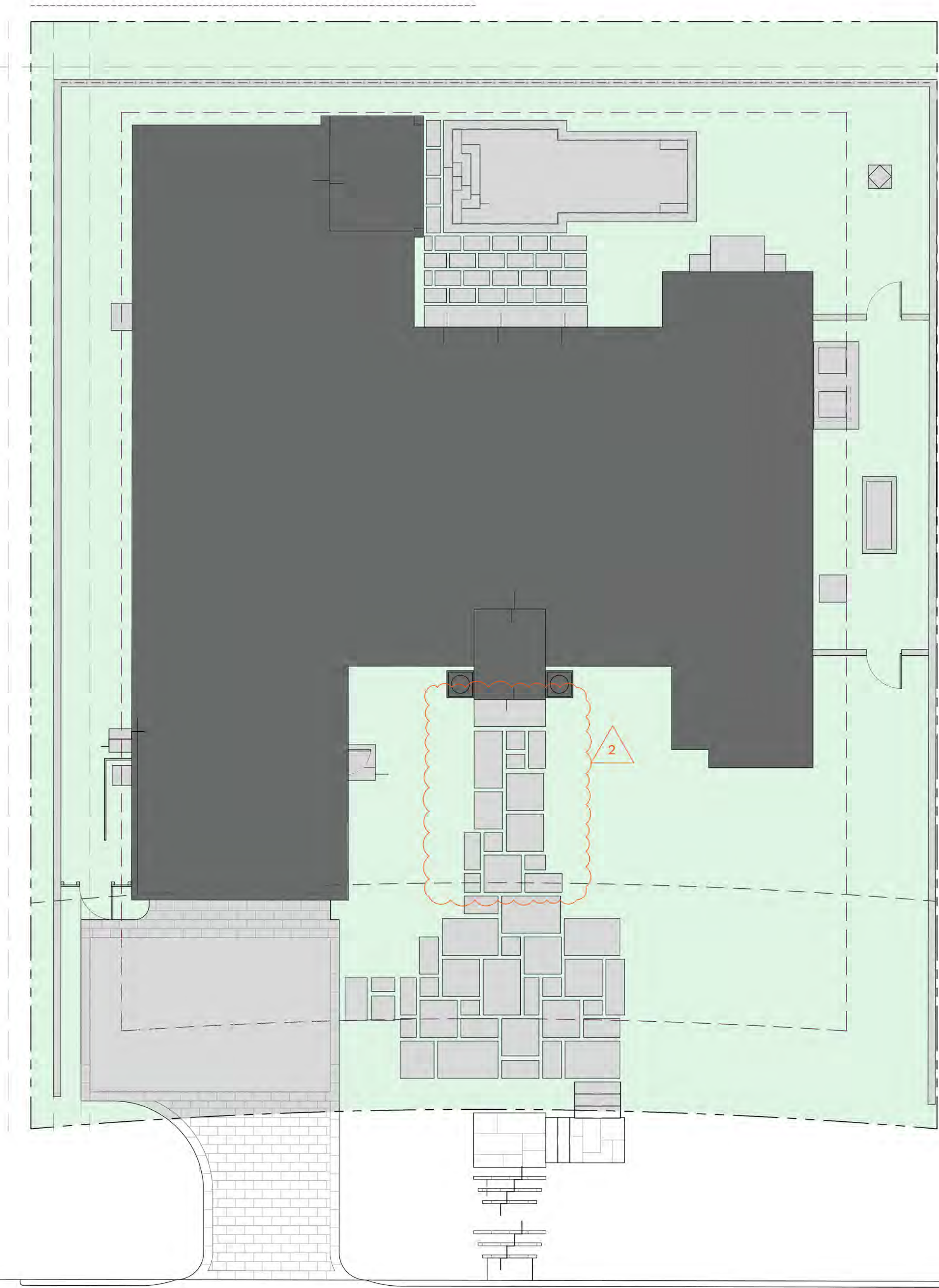
NIEVERA WILLIAMS
DESIGN

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F:561-659-2113

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OS1

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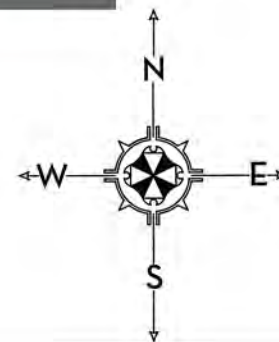


LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE



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

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,071 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	5,431.95 SQ FT	45%
EXISTING =	5,680.33 SQ FT	47%
PROPOSED =	5,439.8 SQ FT	45%

5

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,303 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	921.2 SQ FT	40%
EXISTING =	1,371 SQ FT	59.5%
PROPOSED =	1,225.28 SQ FT	53%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,036 SQ FT
MINIMUM LANDSCAPE:	
(50% OF 4,036 SF) = 2,018 REQUIRED	
EXISTING =	3,433 SQ FT
PROPOSED =	2,889 SQ FT

OPEN SPACE DIAGRAM-FRONT SETBACK
PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

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

15 APRIL 2024



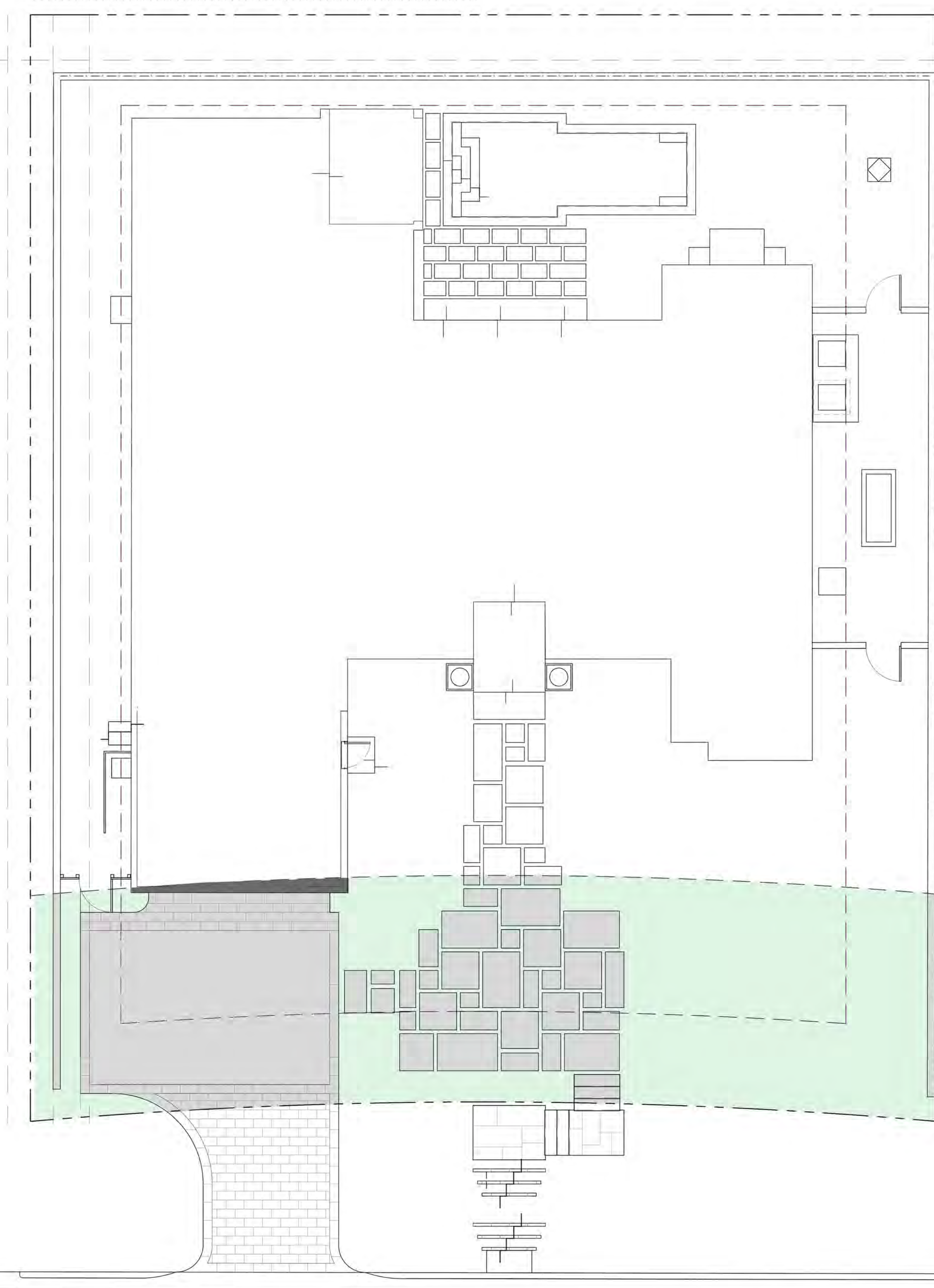
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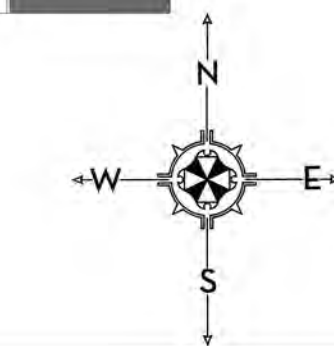


LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE



0 1 4 8 16 FEET
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5

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PERIMETER AREA =	4,036 SQ FT
MINIMUM LANDSCAPE:	
(50% OF 4,036 SF) = 2,018 REQUIRED	
EXISTING =	3,635 SQ FT
PROPOSED =	2,889 SQ FT

OPEN SPACE DIAGRAM-PERIMETER
PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

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

15 APRIL 2024



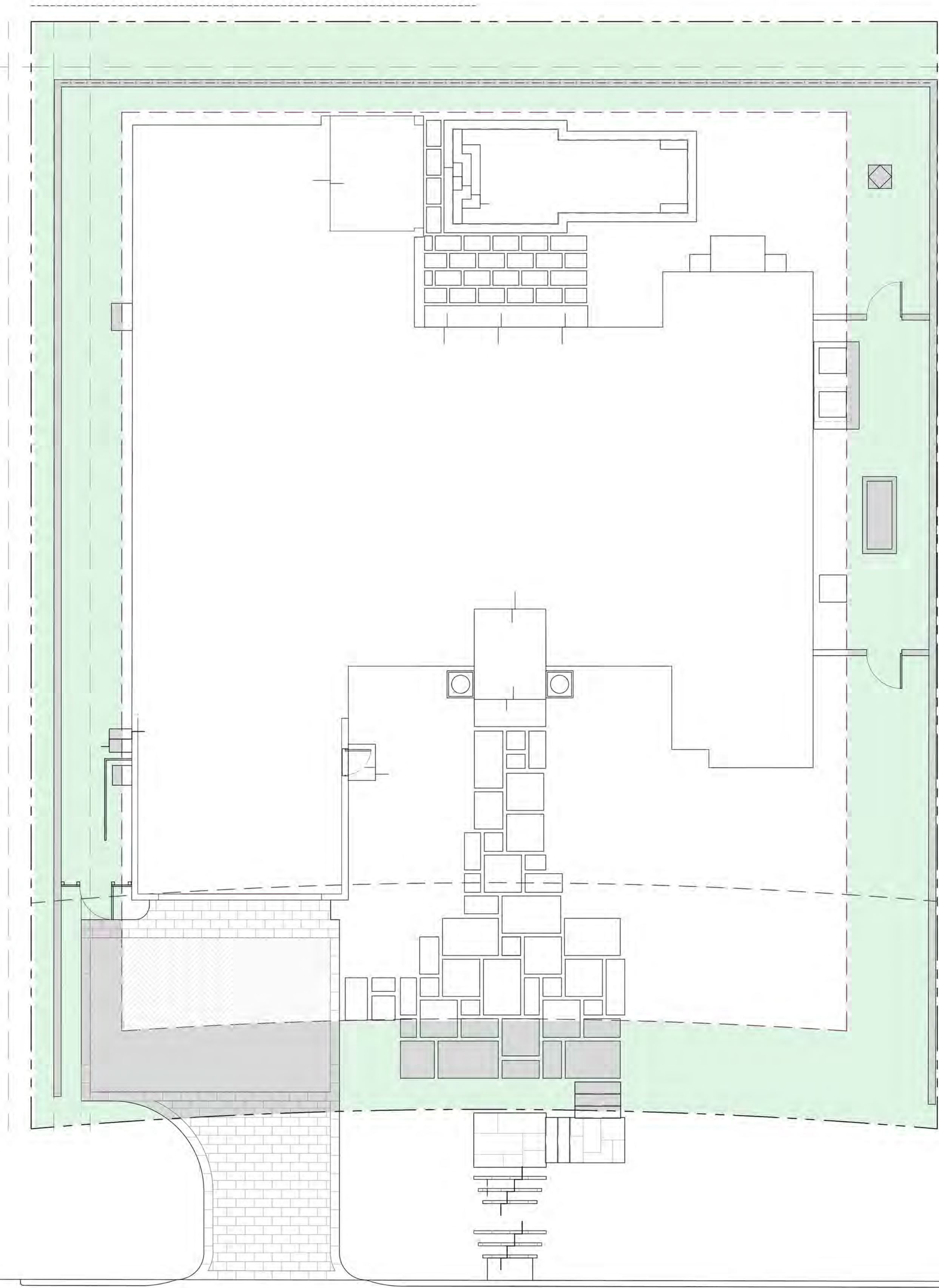
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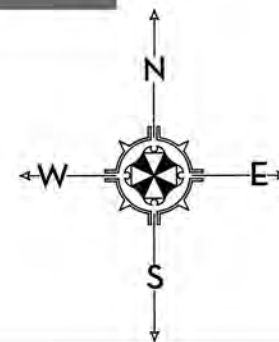


LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE



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PERIMETER AREA =	4,036 SQ FT
MINIMUM LANDSCAPE:	
(50% OF 4,036 SF) = 2,018 REQUIRED	
EXISTING =	3,435 SQ FT
PROPOSED =	2,889 SQ FT

FINAL SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM-NATIVE
PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

15 APRIL 2024



NIEVERA WILLIAMS
DESIGN

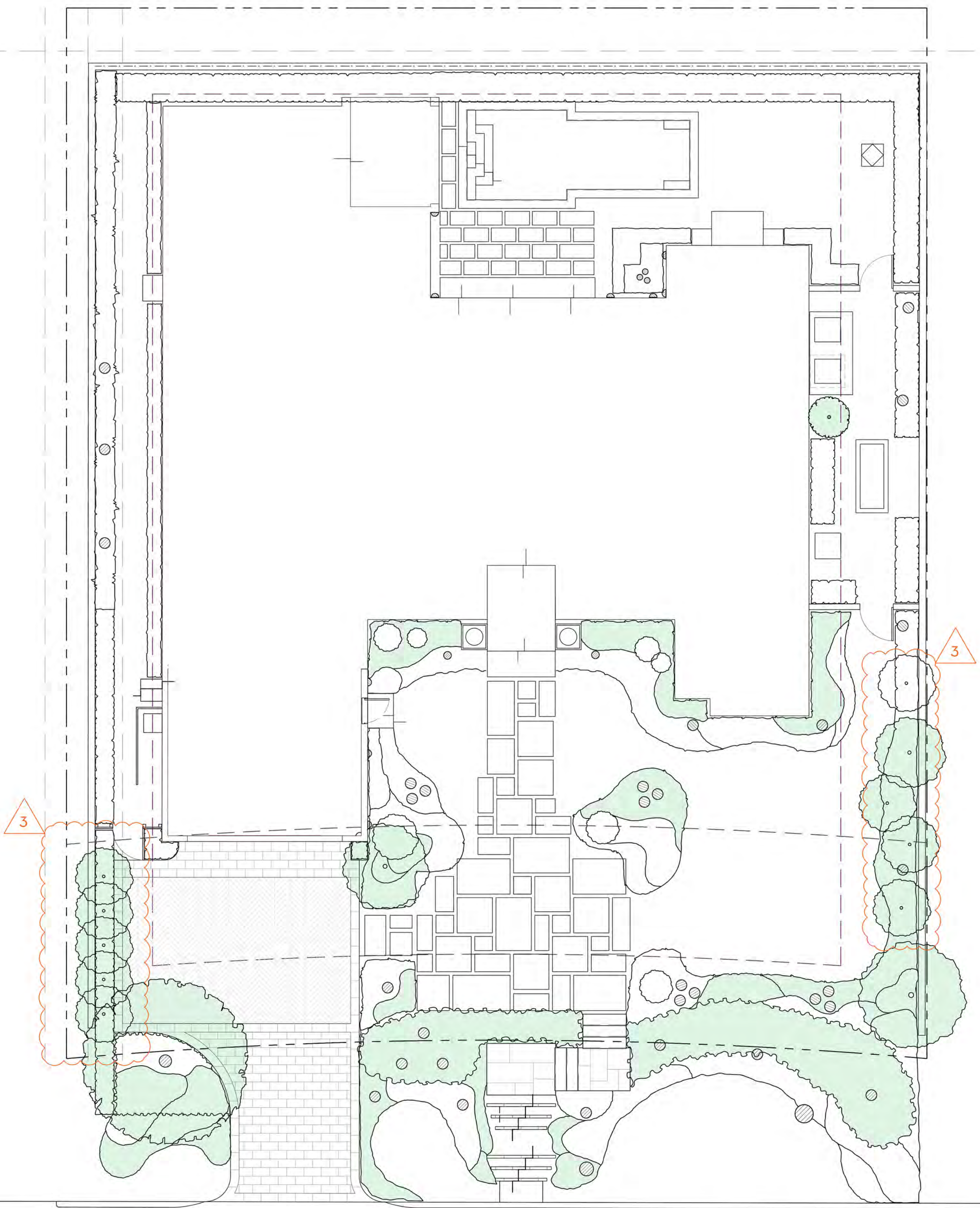
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OS4

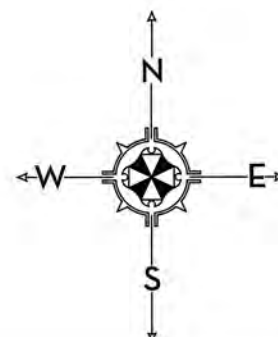
ARC-24-066

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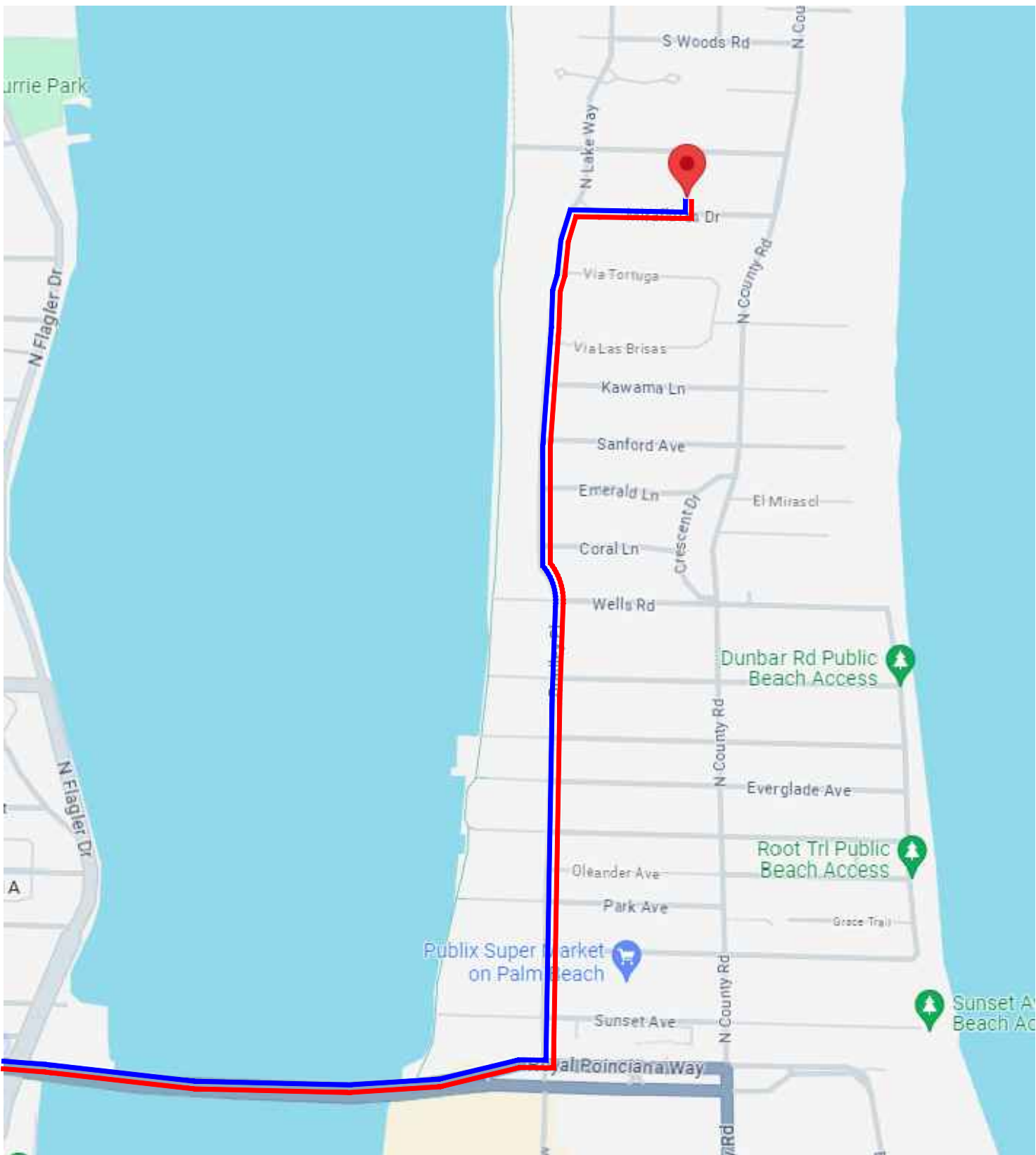


LEGEND

NATIVES



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



TRUCK LOGISTICS PLAN

- INBOUND
- OUTBOUND

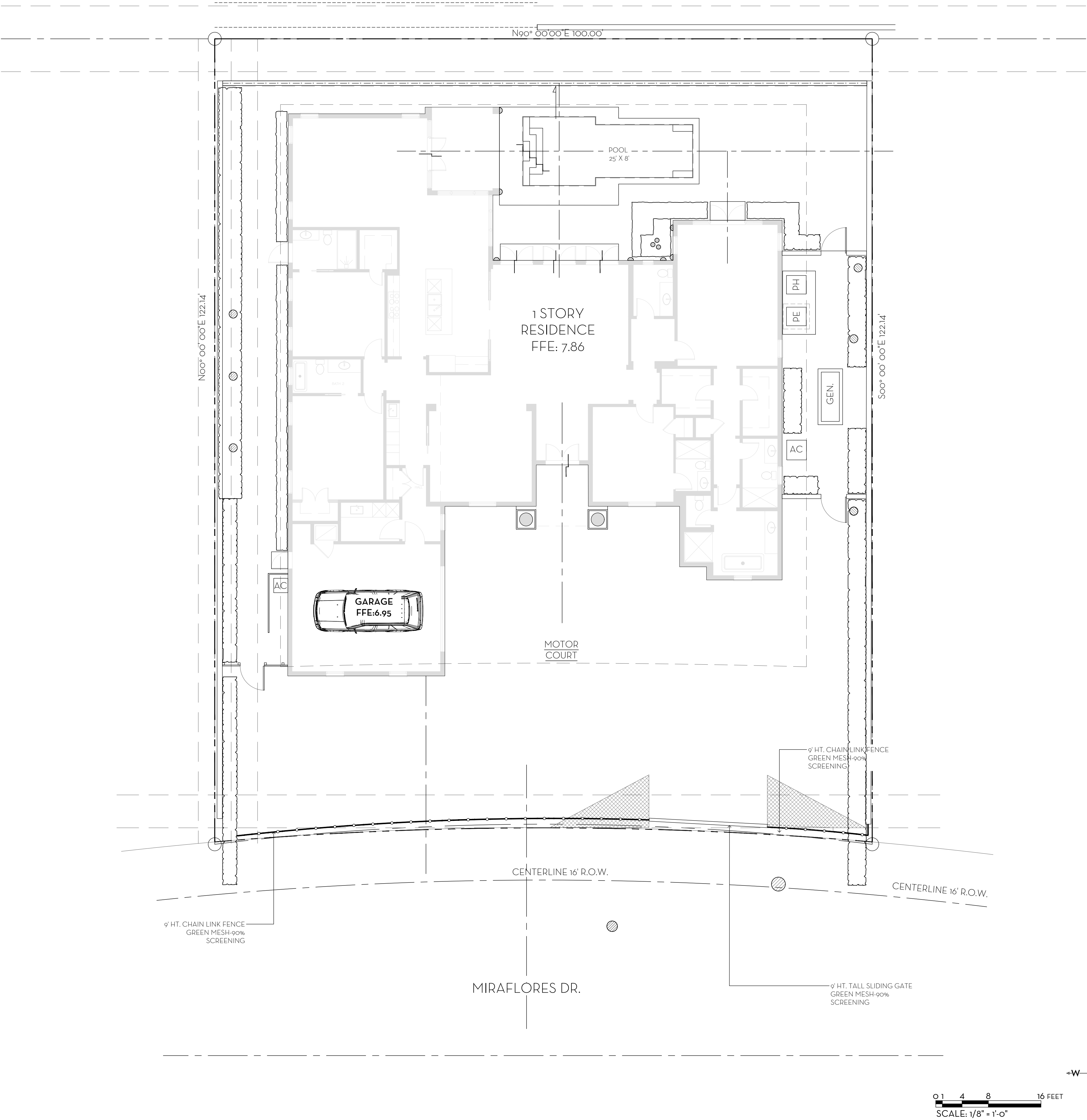
TRUCK LOGISTICS:

MAXIMUM SIZE TRUCK TO BE USED: 30' (TRUCK & TRAILER COMBINED)
SEPARATE ROW PERMITS WILL BE SUBMITTED

BEST ROUTE TO PROPERTY: USING FLAGLER MEMORIAL BRIDGE (NORTH BRIDGE) TRAVEL EAST ALONG ROYAL POINCIANA WAY, TURN NORTH ONTO NORTH COUNTY ROAD, TRAVEL NORTH ONTO NORTH COUNTY ROAD. CONTINUE NORTH TO BRADLEY PLACE. TURN EAST ONTO MIRAFLORES DRIVE.

MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED):

10-15 TRIPS



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

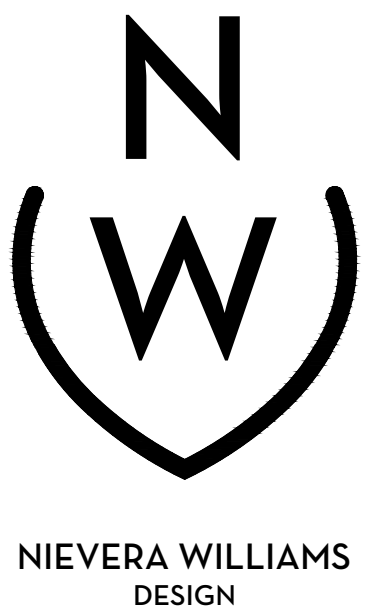
CONSTRUCTION SCREENING AND TRUCK LOGISTICS PLAN

PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

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

15 APRIL 2024



NIEVERA WILLIAMS
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