

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

LANDSCAPE PLAN  
**GILBANE RESIDENCE**  
745 NORTH LAKE WAY, PALM BEACH, FL

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

16 OCT 2024  
09 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
28 MARCH 2024  
25 JANUARY 2024



NIEVERA WILLIAMS  
DESIGN

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

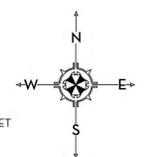
NIEVERAWILLIAMS.COM

**LP1**



THE OWNER IS PURSUING  
ABANDONMENT OF UTILITY  
EASEMENTS ALONG THE SOUTHERLY  
PROPERTY BOUNDARY.

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



10/29/24  
RESPONSE TO SECOND  
SUBMITTAL COMMENT

FIRST SUBMITTAL

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856



1 WEST (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"



2 EAST (BACK) ELEVATION  
SCALE: 1/4" = 1'-0"

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

ELEVATION PLAN  
**GILBANE RESIDENCE**  
745 NORTH LAKE WAY, PALM BEACH, FL

09 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
28 MARCH 2024  
25 JANUARY 2024



NIEVERA WILLIAMS  
DESIGN

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

NIEVERAWILLIAMS.COM

**EL1**

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

10/29/24  
RESPONSE TO SECOND  
SUBMITTAL COMMENT

FIRST SUBMITTAL

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

ELEVATION PLAN  
**GILBANE RESIDENCE**  
745 NORTH LAKE WAY, PALM BEACH, FL

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

02 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
28 MARCH 2024  
25 JANUARY 2024



NIEVERA WILLIAMS  
DESIGN

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

NIEVERAWILLIAMS.COM

**EL2**



1 NORTH (SIDE) ELEVATION  
EL2 SCALE: 1/4" = 1'-0"



2 SOUTH (SIDE) ELEVATION  
EL2 SCALE: 1/4" = 1'-0"

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

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

HARDSCAPE PLAN  
**GILBANE RESIDENCE**  
745 NORTH LAKE WAY, PALM BEACH, FL

16 OCT 2024  
09 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
28 MARCH 2024  
25 JANUARY 2024



NIEVERA WILLIAMS  
DESIGN

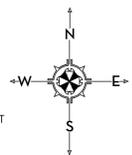
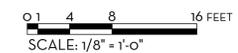
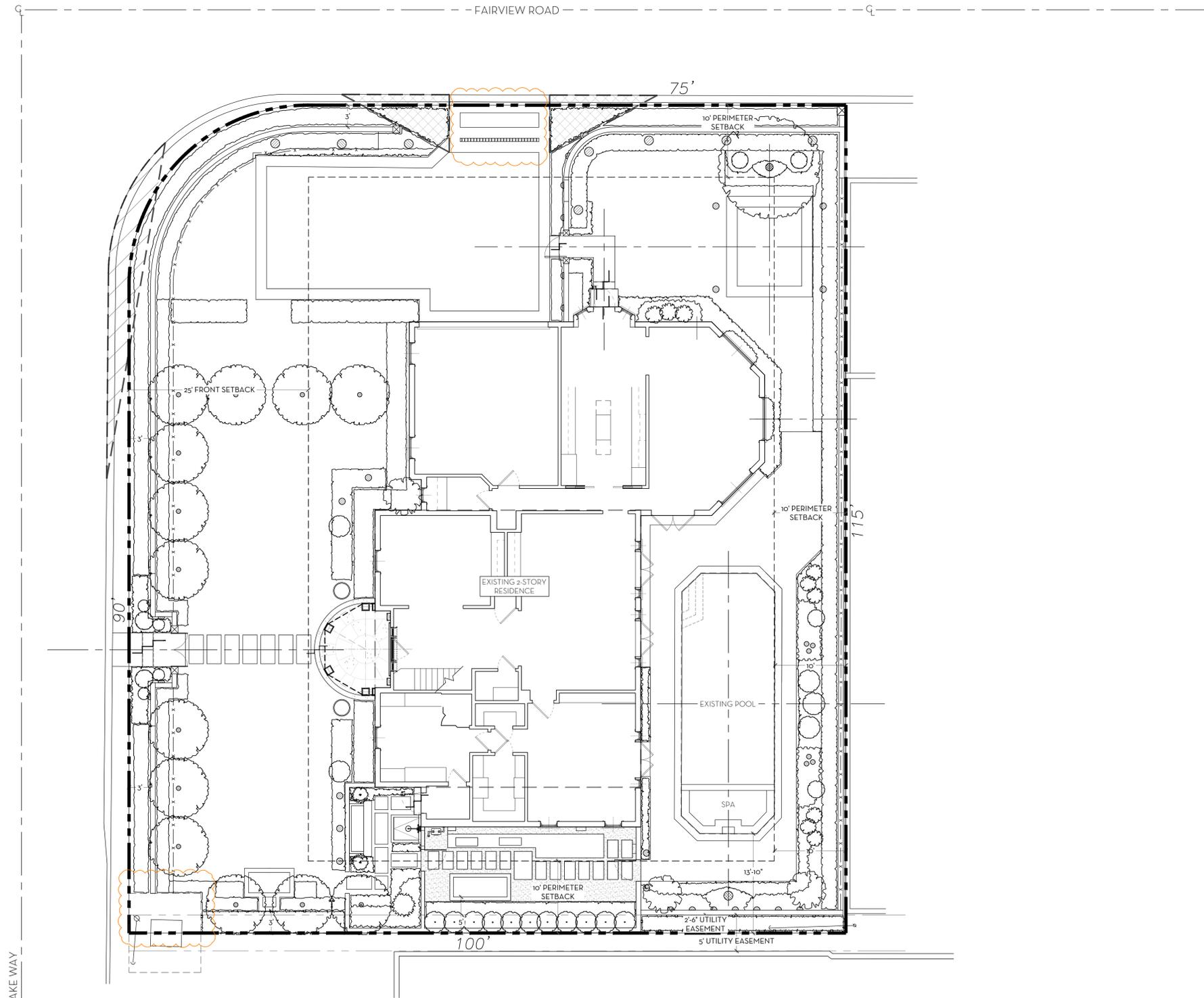
625 N. Flagler Drive  
Suite 502  
West Palm Beach, FL 33401  
P: 561-659-2820  
F: 561-659-2113

NIEVERAWILLIAMS.COM

**SITE**

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

THE OWNER IS PURSUING  
ABANDONMENT OF UTILITY  
EASEMENTS ALONG THE SOUTHERLY  
PROPERTY BOUNDARY.



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,366	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,115	SQ FT	45%
EXISTING =	5,357	SQ FT	47%
PROPOSED =	5,210	SQ FT	46%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,741	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	946	SQ FT	40%
EXISTING =	1,898	SQ FT	80%
PROPOSED =	2,384	SQ FT	87%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,814	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 5,115 SF) = 2,558 REQUIRED		
EXISTING =	2,968	SQ FT
PROPOSED =	2,685	SQ FT

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

HARDSCAPE PLAN  
**GILBANE RESIDENCE**  
745 NORTH LAKE WAY, PALM BEACH, FL

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

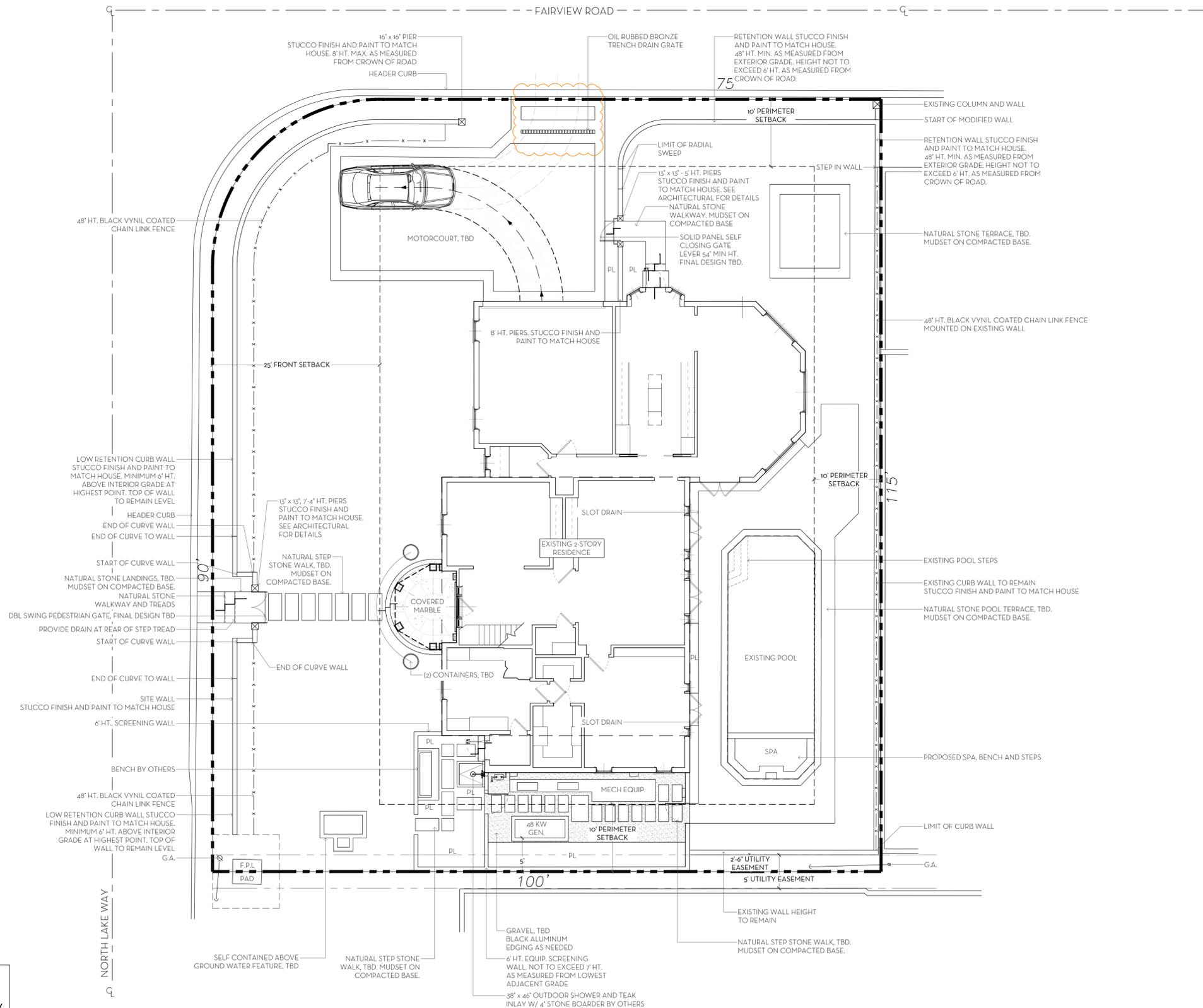
16 OCT 2024  
09 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
28 MARCH 2024  
25 JANUARY 2024



NIEVERA WILLIAMS  
DESIGN

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

NIEVERAWILLIAMS.COM

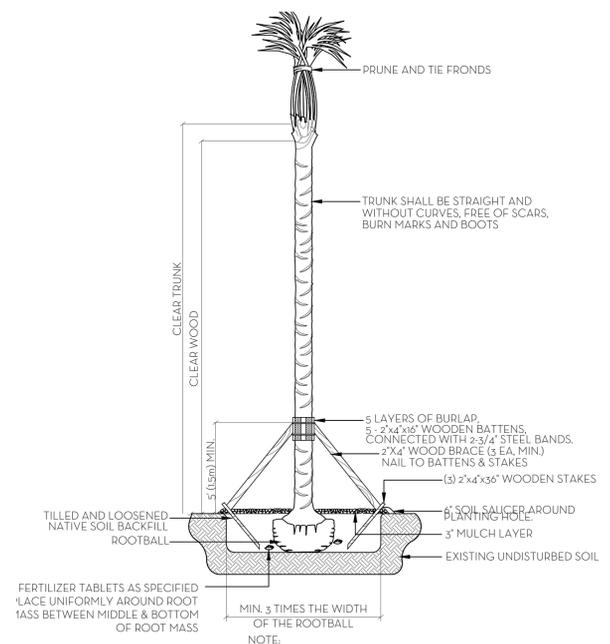


THE OWNER IS PURSUING  
ABANDONMENT OF UTILITY  
EASEMENTS ALONG THE SOUTHERLY  
PROPERTY BOUNDARY.

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

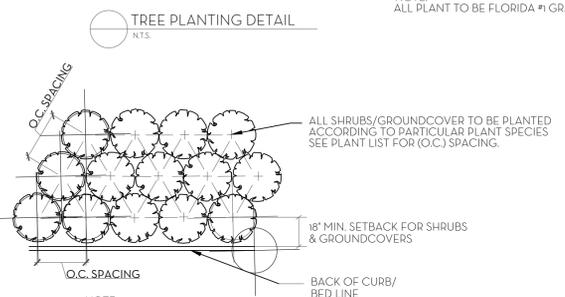
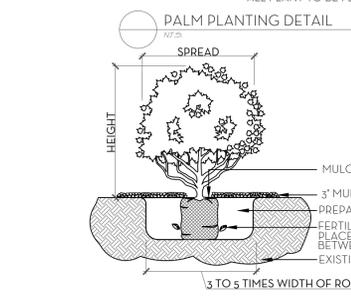
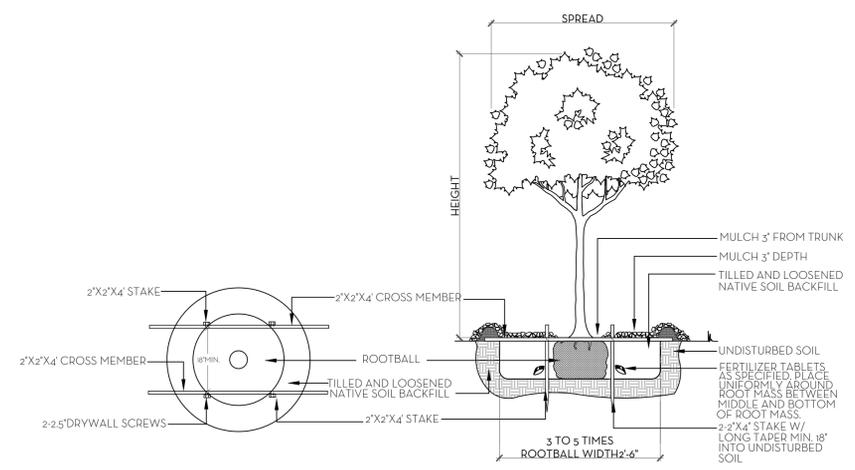






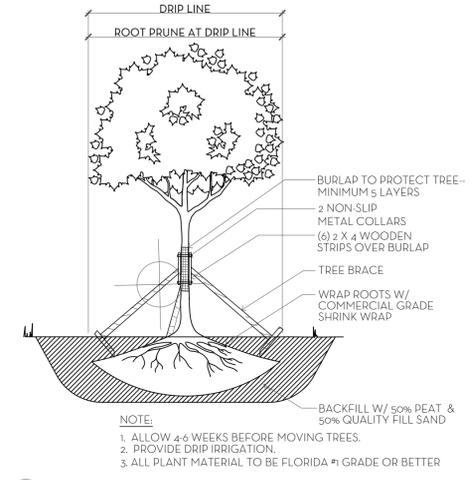
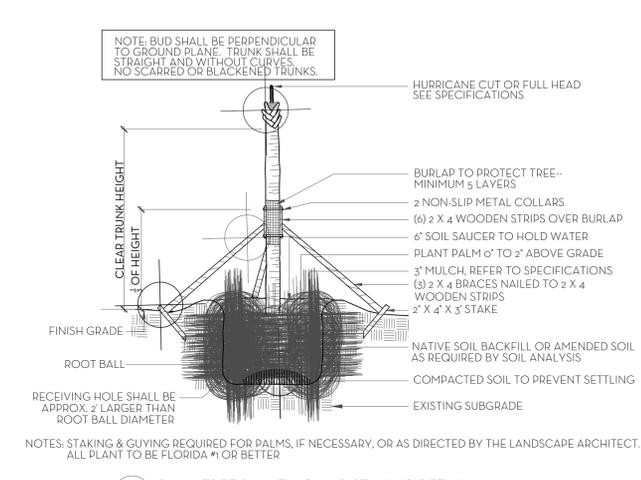
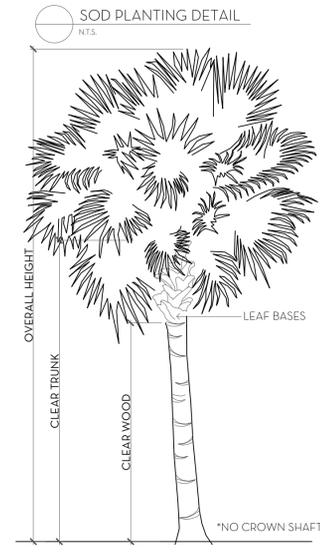
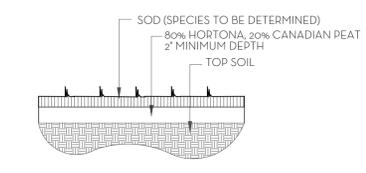
NOTES:

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.



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



FERTILIZATION

SHRUBS AND TREES

ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH 'AGRIFORM' 20-10-5 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

GROUND COVER AREAS

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

Common Name	Botanical Name	Quantity	Install Specification	Native Status
<b>TREES</b>				
Elaeocarpus decipens	Japanese Blueberry Tree	13	14' HT., F.T.B.	
Green Buttonwood	Conocarpus erectus	34	12' HT., F.T.B., 36" O.C.	*
<b>PALMS</b>				
Adonia Palm, Triple	Adonia merrillii	2	12' HT., TRIPLE	
Sylvester Date Palm	Pheonix sylvestris	1	14' C.T.	
Solitaire Palms	Ptychosperma elegans	4	12' G.W.	
Single Pygmy Date Palm	Pheonix roebelenii	3	6' C.T.	
Single Pygmy Date Palm	Pheonix roebelenii	1	8' C.T.	
Single Pygmy Date Palm	Pheonix roebelenii	2	10' C.T., 5' G.W.	
<b>HEDGE/SHRUB</b>				
Begonia	Begonia odorata	26	2' HT.	
Calophyllum	Calophyllum antillarum	20	8' HT. HEDGE	
Calophyllum	Calophyllum antillarum	78	10' HT. HEDGE	
Carmona	Carmona microphylla	32	2' HT.	
Florida Boxwood	Schafferia frutescens	14	5' HT.	*
Florida Boxwood	Schafferia frutescens	18	4' HT.	*
Gardenia Bush	Gardenia jasminoides 'Miami Supreme'	2	4' GLOBES	
Gardenia Bush	Gardenia jasminoides 'Miami Supreme'	4	3' GLOBES	
Gardenia Bush	Gardenia jasminoides 'Miami Supreme'	3	3' x 3'	
Gardenia Bush	Gardenia jasminoides 'Miami Supreme'	22	3' HT., BUSH	
Giant Elephant Ears	Colocasia gigantea	18	4' HT.	
Green Buttonwood	Conocarpus erectus	27	12' HT., STD., 36" O.C.	*
Green Buttonwood	Conocarpus erectus	86	4' HT., BUSH	*
Monstera	Monstera Deliciosa	12	2' HT.	
Green Congo	Philodendron 'Green Congo'	31	18' HT., FULL	
Brunfelsia 'Lady of the Night'	Brunfelsia gigantea 'Lady of the Night'	2	2' HT.	
Green Ginger	Alpinia zerumbet	6	3' HT.	
Green Cocoplum	Chrysobalanus icaco	18	18" HT. F.T.B.	*
Oleander 'Dwarf Pink Ice'	Nerium oleander 'Dwarf Pink Ice'	26	18" HT.	
Panama Rose	Rondeletia leucophylla	4	3' x 3'	
<b>VINES/GROUND COVER</b>				
Solandra 'Cup of Gold'	Solandra maxima	6	8' HT., ESP TO WALL	
Confederate Jasmine	Trachelospermum jasminoides	7	5' HT., ESP. TO WALL	
Minima	Trachelospermum asiaticum	119	1 GAL.	
Wart Fern	Microsorium scolopendria	166	1 GAL.	*
Soft Tip Agave	Agave attenuata	7	(3) 3 GAL. (4) 1 GAL.	
Coral Honeysuckle Vine	Lonicera sempervirens	2	7' HT., WIRE TO TOP OF WALL	
Bougainvillea 'Barbara Karsi'	Bougainvillea spectabilis	4	6' HT.	
<b>PLANTINGS TO BE RELOCATE</b>				
Sabal Palm		8		
Silk Floss Tree		1		

Town of Palm Beach

Native Landscape Legend

Line #	Property Address:	745 North Lake Way	
		Required	Proposed
1			
4			
5	Lot Size (sq ft)	11,366 SF	11,366 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	5,115 SF (45%)	5,210 SF (46.7%)
7	Perimeter LOS (Sq Ft and %)	2,558 SF (50%)	2,685 (67.67%)
8	Front Yard LOS (Sq Ft and %)	946 SF (40%)	2,384 SF (87%)
9	Native* Trees %	14 (30%)	34 (72%)
11	Native* Shrubs %	135 (30%)	163 (36%)
12	Native* Vines / Ground Cover %	93 (30%)	166 (59%)

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

PLANT LIST AND DETAILS

GILBANE RESIDENCE

745 NORTH LAKE WAY, PALM BEACH, FL

16 OCT 2024  
09 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
28 MARCH 2024  
25 JANUARY 2024



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

**OVERALL R-B SITE CALCULATIONS:**

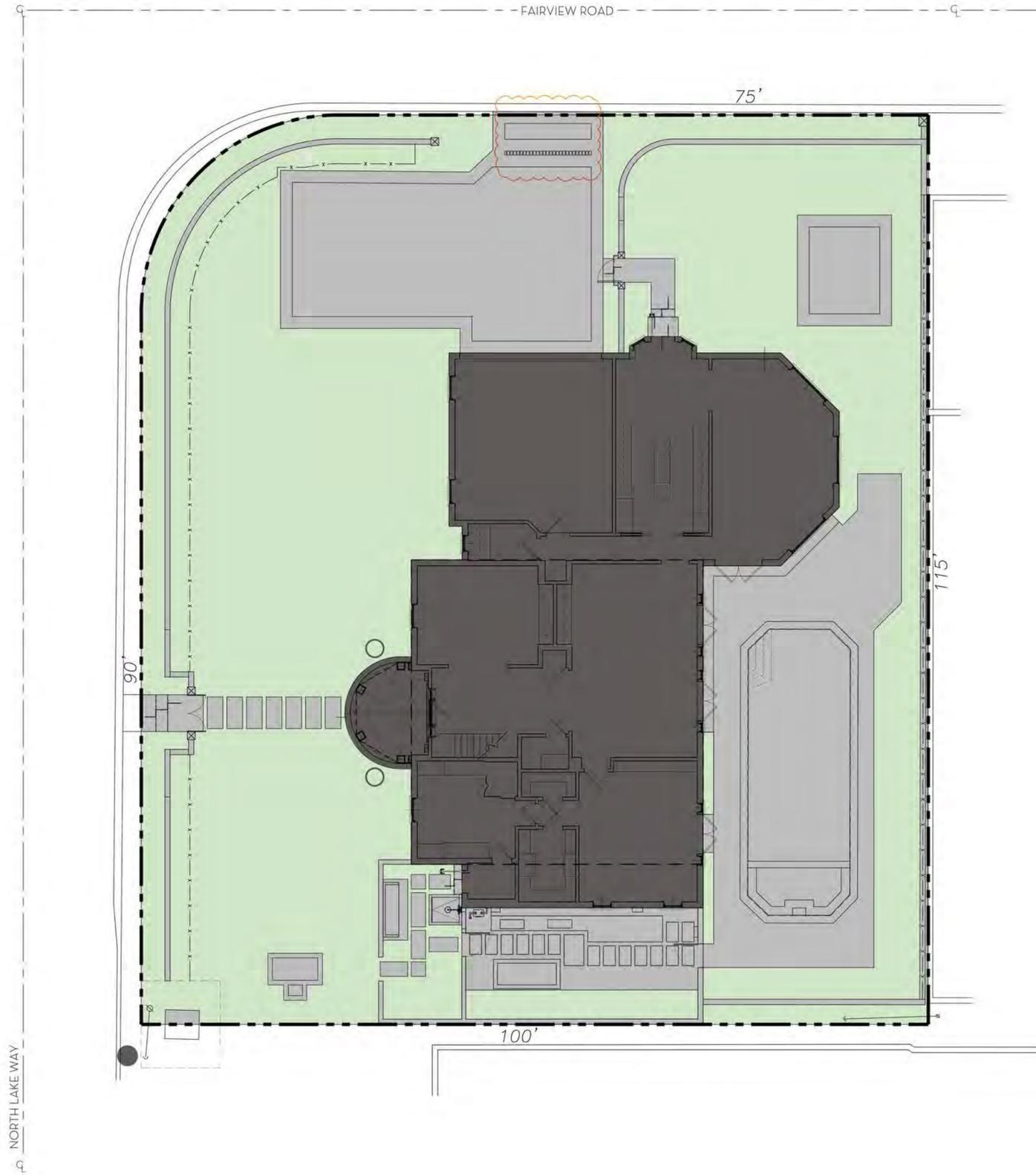
SITE AREA +	11,366 SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>		
REQUIRED +	5,115 SQ FT	45%
EXISTING +	5,357 SQ FT	47%
PROPOSED +	5,210 SQ FT	46%

**FRONT SETBACK SITE CALCULATIONS:**

25' SETBACK AREA +	2,741 SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>		
REQUIRED +	946 SQ FT	40%
EXISTING +	1,898 SQ FT	80%
PROPOSED +	2,384 SQ FT	87%

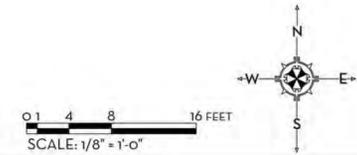
**10' PERIMETER SITE CALCULATIONS:**

PERIMETER AREA +	3,814 SQ FT
<b>MINIMUM LANDSCAPE:</b>	
<small>(50% OF 5,115 SQ FT = 2,558 REQUIRED)</small>	
EXISTING +	2,968 SQ FT
PROPOSED +	2,685 SQ FT



**LEGEND**

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	



MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

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

OPEN SPACE DIAGRAM - OVERALL  
**GILBANE RESIDENCE**  
745 NORTH LAKE WAY, PALM BEACH, FL

16 OCT 2024  
09 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
28 MARCH 2024  
25 JANUARY 2024



NIEVERA WILLIAMS  
DESIGN

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

NIEVERAWILLIAMS.COM

**OS1**

**OVERALL R-B SITE CALCULATIONS:**

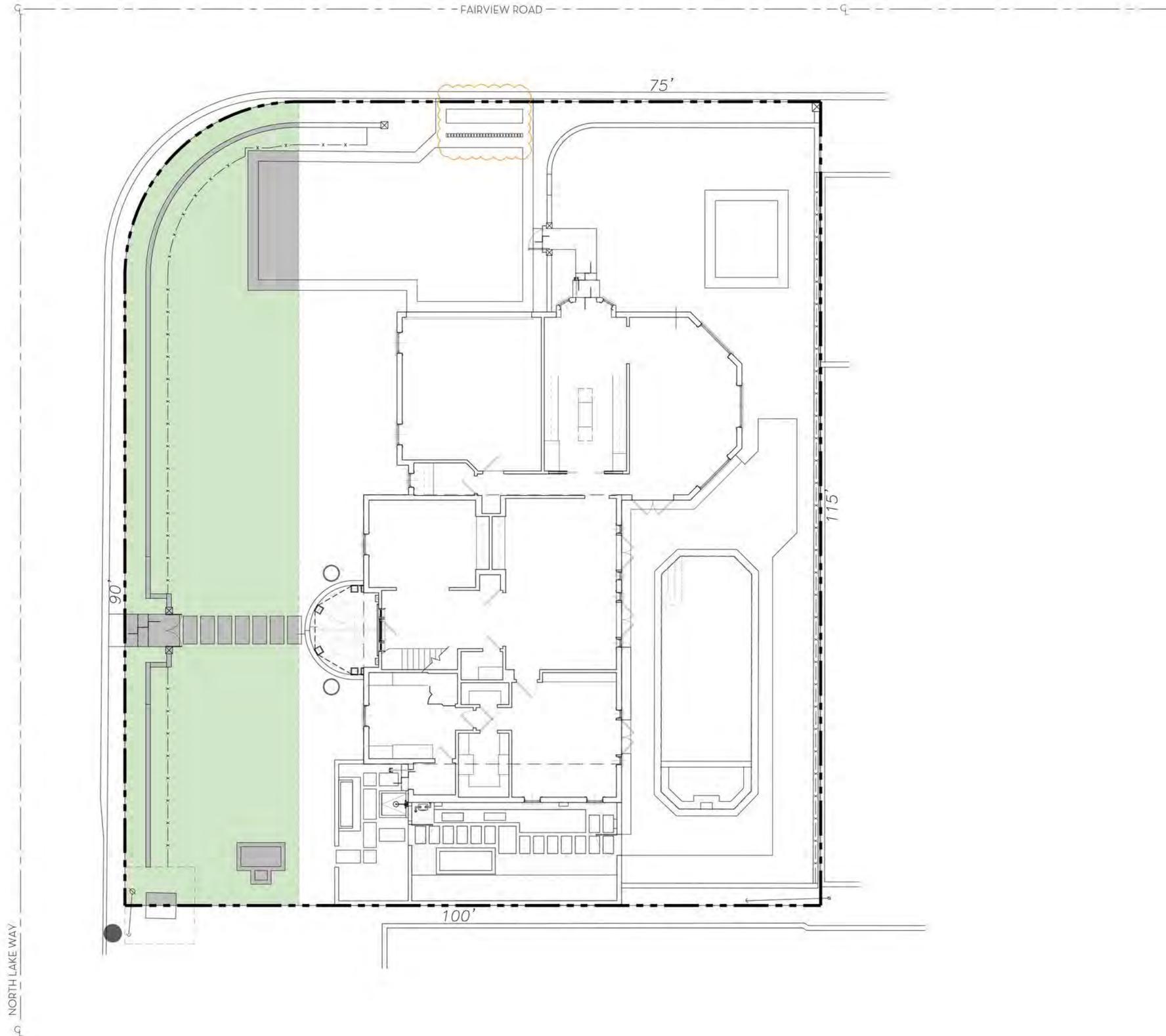
SITE AREA +	11,366	SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>			
REQUIRED +	5,115	SQ FT	45%
EXISTING +	5,357	SQ FT	47%
PROPOSED +	5,210	SQ FT	46%

**FRONT SETBACK SITE CALCULATIONS:**

25' SETBACK AREA +	2,741	SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>			
REQUIRED +	946	SQ FT	40%
EXISTING +	1,898	SQ FT	80%
PROPOSED +	2,384	SQ FT	87%

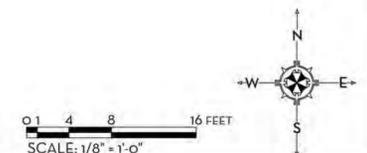
**10' PERIMETER SITE CALCULATIONS:**

PERIMETER AREA +	3,814	SQ FT
<b>MINIMUM LANDSCAPE:</b>		
REQUIRED +	5,115	SQ FT
EXISTING +	2,968	SQ FT
PROPOSED +	2,685	SQ FT



**LEGEND**

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	



MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

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

OPEN SPACE DIAGRAM - 25' FRONT SETBACK  
**GILBANE RESIDENCE**  
745 NORTH LAKE WAY, PALM BEACH, FL

16 OCT 2024  
09 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
28 MARCH 2024  
25 JANUARY 2024



NIEVERA WILLIAMS  
DESIGN

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

NIEVERAWILLIAMS.COM

**OS2**

**OVERALL R-B SITE CALCULATIONS:**

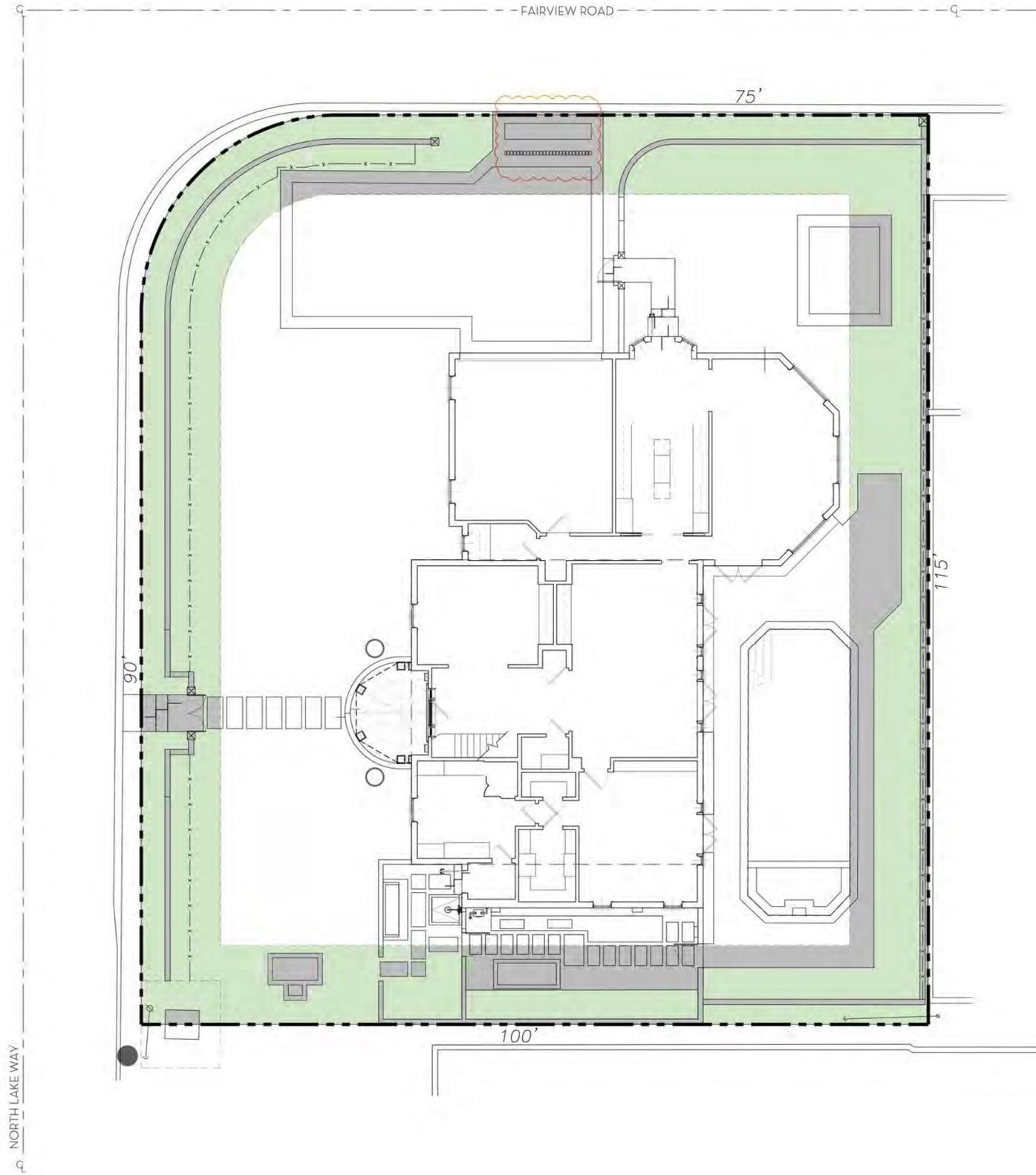
SITE AREA +	11,366 SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>		
REQUIRED +	5,115 SQ FT	45%
EXISTING +	5,357 SQ FT	47%
PROPOSED +	5,210 SQ FT	46%

**FRONT SETBACK SITE CALCULATIONS:**

25' SETBACK AREA +	2,741 SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>		
REQUIRED +	946 SQ FT	40%
EXISTING +	1,898 SQ FT	80%
PROPOSED +	2,384 SQ FT	87%

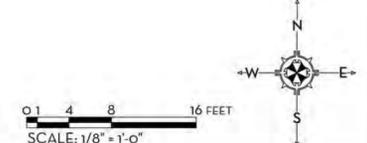
**10' PERIMETER SITE CALCULATIONS:**

PERIMETER AREA +	3,814 SQ FT
<b>MINIMUM LANDSCAPE:</b>	
<small>(50% OF 5,115 SQ FT = 2,558 REQUIRED)</small>	
EXISTING +	2,968 SQ FT
PROPOSED +	2,685 SQ FT



**LEGEND**

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	



MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

OPEN SPACE DIAGRAM - 10' PERIMETER SETBACK  
**GILBANE RESIDENCE**  
745 NORTH LAKE WAY, PALM BEACH, FL

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

16 OCT 2024  
09 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
28 MARCH 2024  
25 JANUARY 2024



NIEVERA WILLIAMS  
DESIGN

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

NIEVERAWILLIAMS.COM

**OS3**

**OVERALL R-B SITE CALCULATIONS:**

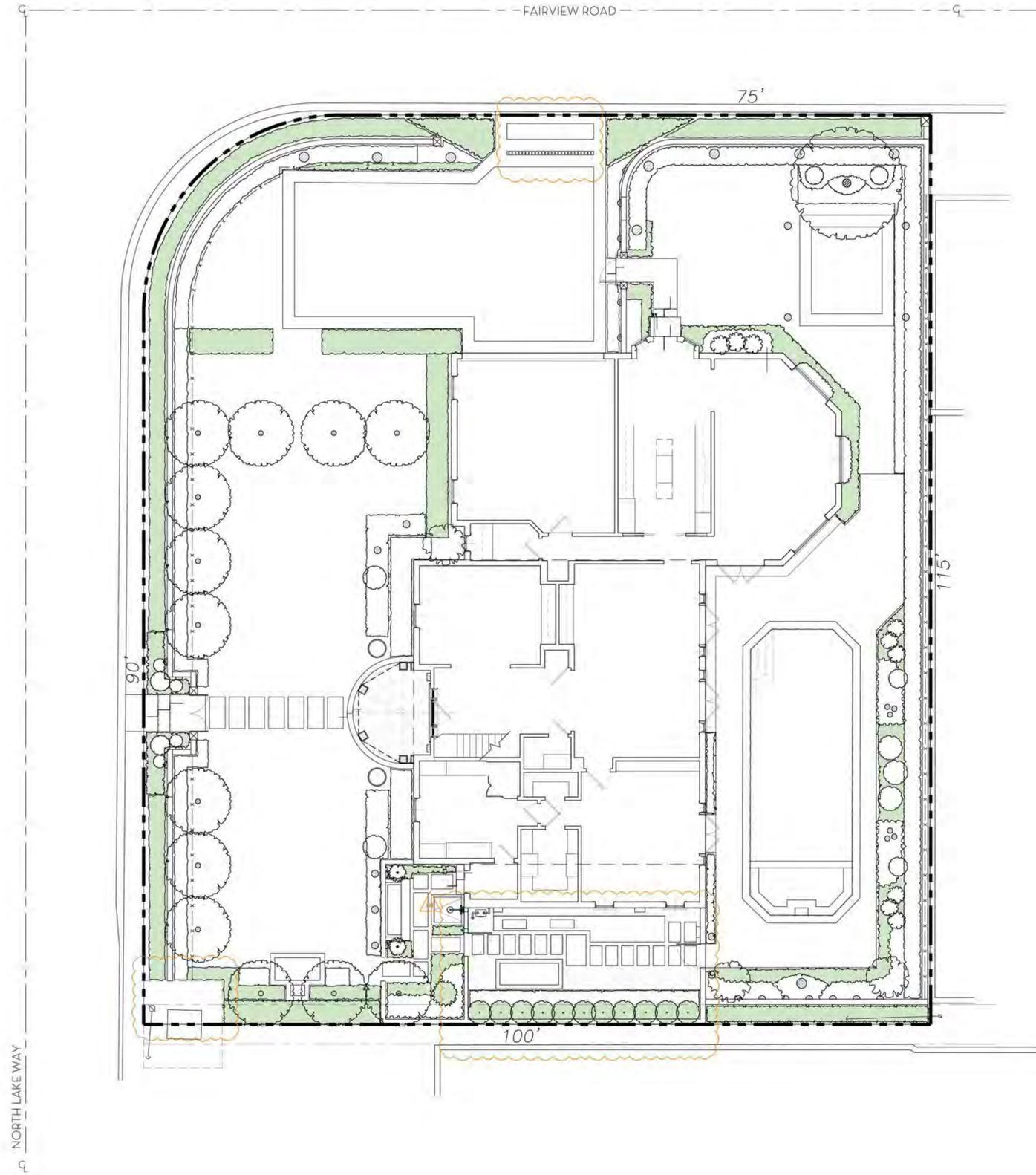
SITE AREA =	11,366 SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>		
REQUIRED =	5,115 SQ FT	45%
EXISTING =	5,357 SQ FT	47%
PROPOSED =	5,210 SQ FT	46%

**FRONT SETBACK SITE CALCULATIONS:**

25' SETBACK AREA =	2,741 SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>		
REQUIRED =	946 SQ FT	40%
EXISTING =	1,898 SQ FT	80%
PROPOSED =	2,384 SQ FT	87%

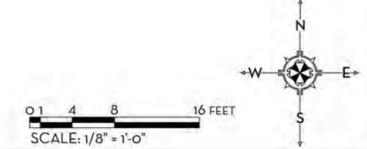
**10' PERIMETER SITE CALCULATIONS:**

PERIMETER AREA =	3,814 SQ FT
<b>MINIMUM LANDSCAPE:</b>	
<small>(50% OF 10' SETBACK) = 2,259 REQUIRED</small>	
EXISTING =	2,968 SQ FT
PROPOSED =	2,685 SQ FT



**LEGEND**

NATIVE	
--------	--



MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

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

OPEN SPACE DIAGRAM - NATIVE  
**GILBANE RESIDENCE**  
745 NORTH LAKE WAY, PALM BEACH, FL

16 OCT 2024  
02 OCT 2024  
21 AUG 2024  
15 APRIL 2024  
28 MARCH 2024  
25 JANUARY 2024



NIEVERA WILLIAMS  
DESIGN

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

NIEVERAWILLIAMS.COM

**OS4**