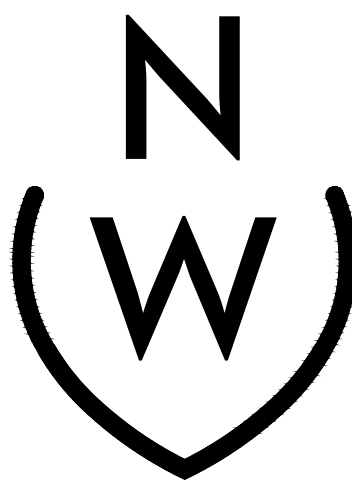






NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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F: 561-659-2113

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EX

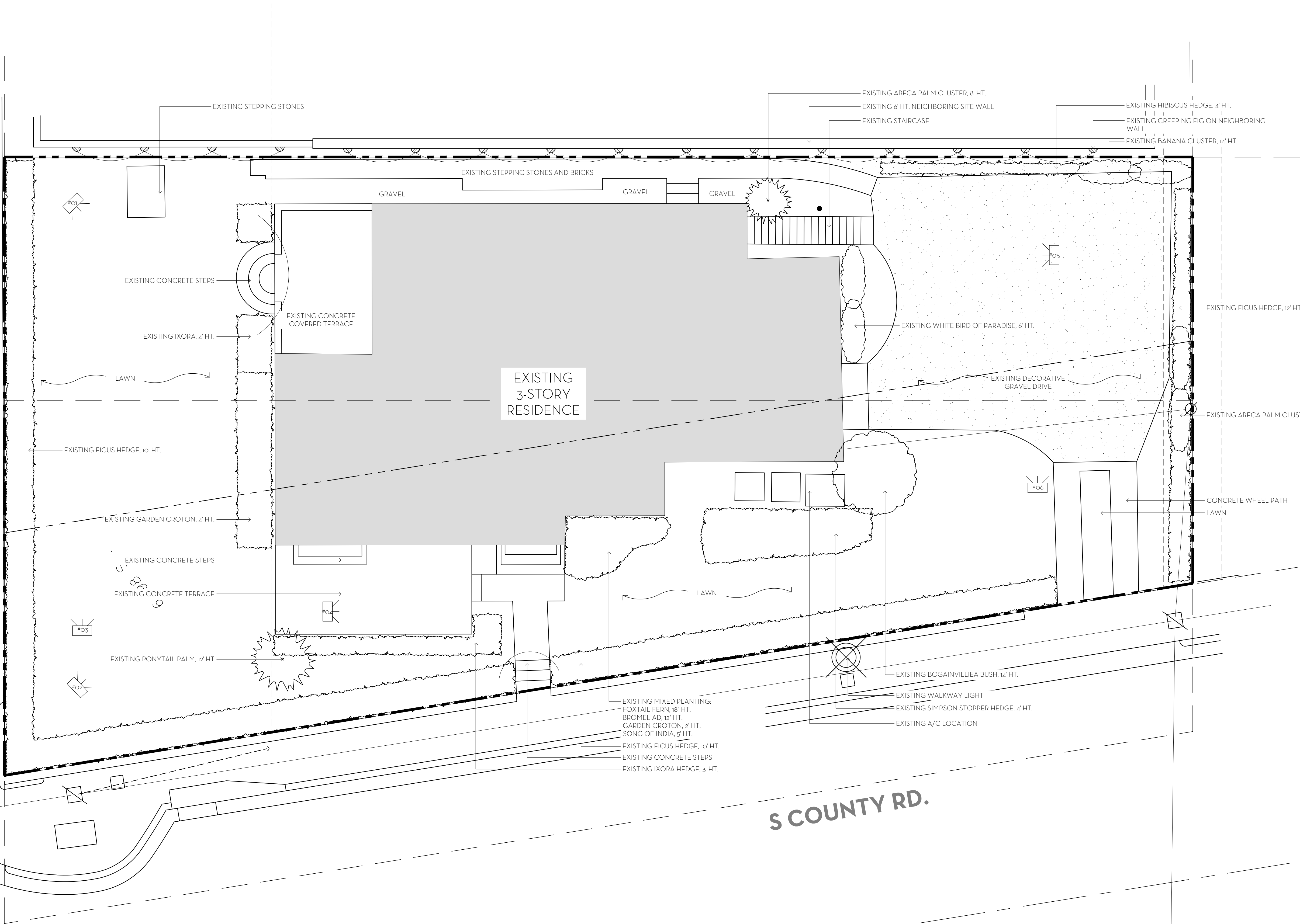
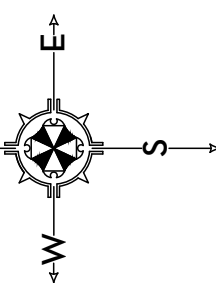
COA-24-0021
ZON-24-0056

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

SEASPRAY AVE.

S COUNTY RD.

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"



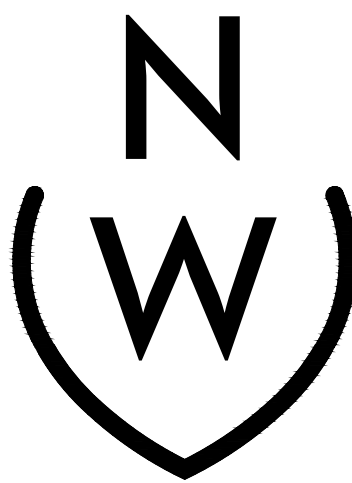
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS PHOTOS
RESIDENCE
225 S COUNTY RD., PALM BEACH, FL.

04 DEC. 2024
21 OCT. 2024
07 OCT. 2024
23 SEPT. 2024
05 SEPT. 2024



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#1



#2



#3



#4



#5



#6

SEASPRAY AVE.

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Registration No.
6666856

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

SITE PLAN
RESIDENCE
225 S COUNTY RD., PALM BEACH, FL

04 DEC. 2024
21 OCT. 2024
07 OCT. 2024
23 SEPT. 2024
05 SEPT. 2024



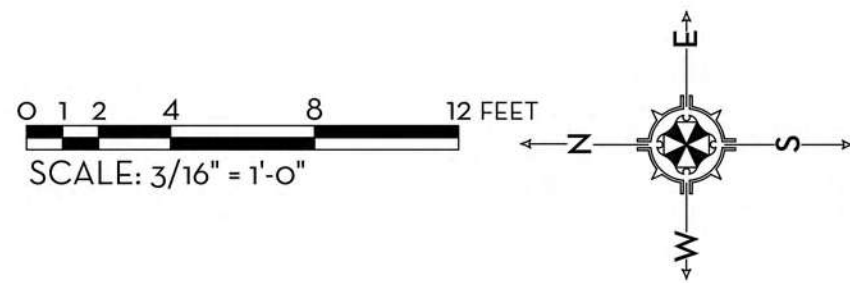
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SITE

COA-24-0021
ZON-24-0056











MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

NORTH ELEVATION
RESIDENCE
225 S COUNTY RD., PALM BEACH, FL.

23 SEPT. 2024
05 SEPT. 2024



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EL1
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Registration No.
6666856

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

SOUTH ELEVATION
RESIDENCE
225 S COUNTY RD., PALM BEACH, FL.

23 SEPT. 2024
05 SEPT. 2024



NIEVERA WILLIAMS
DESIGN

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EL2

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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

WEST AND EAST ELEVATIONS
RESIDENCE

225 S COUNTY RD., PALM BEACH, FL.

23 SEPT. 2024
05 SEPT. 2024



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EL3

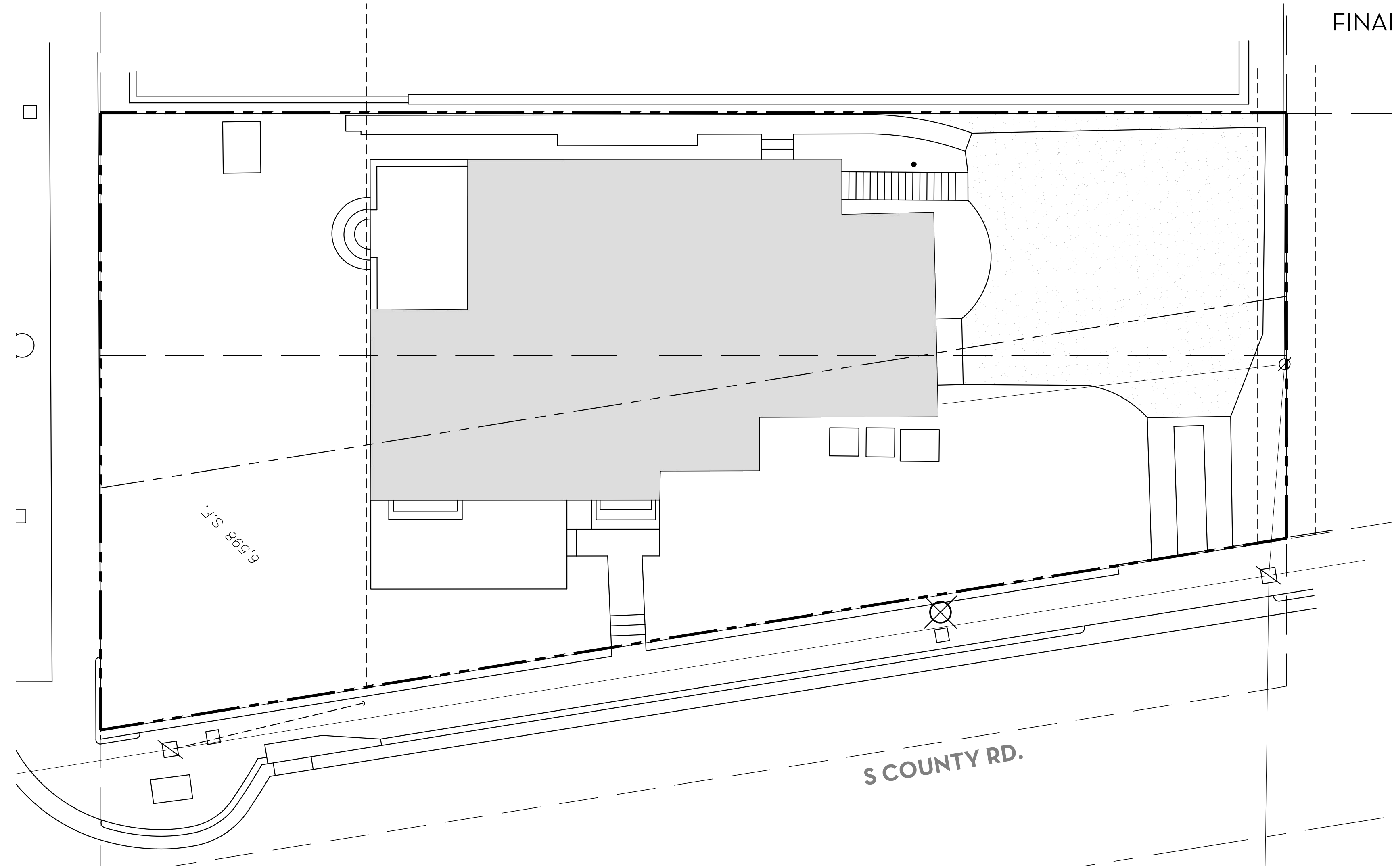
COA-24-0021
ZON-24-0056



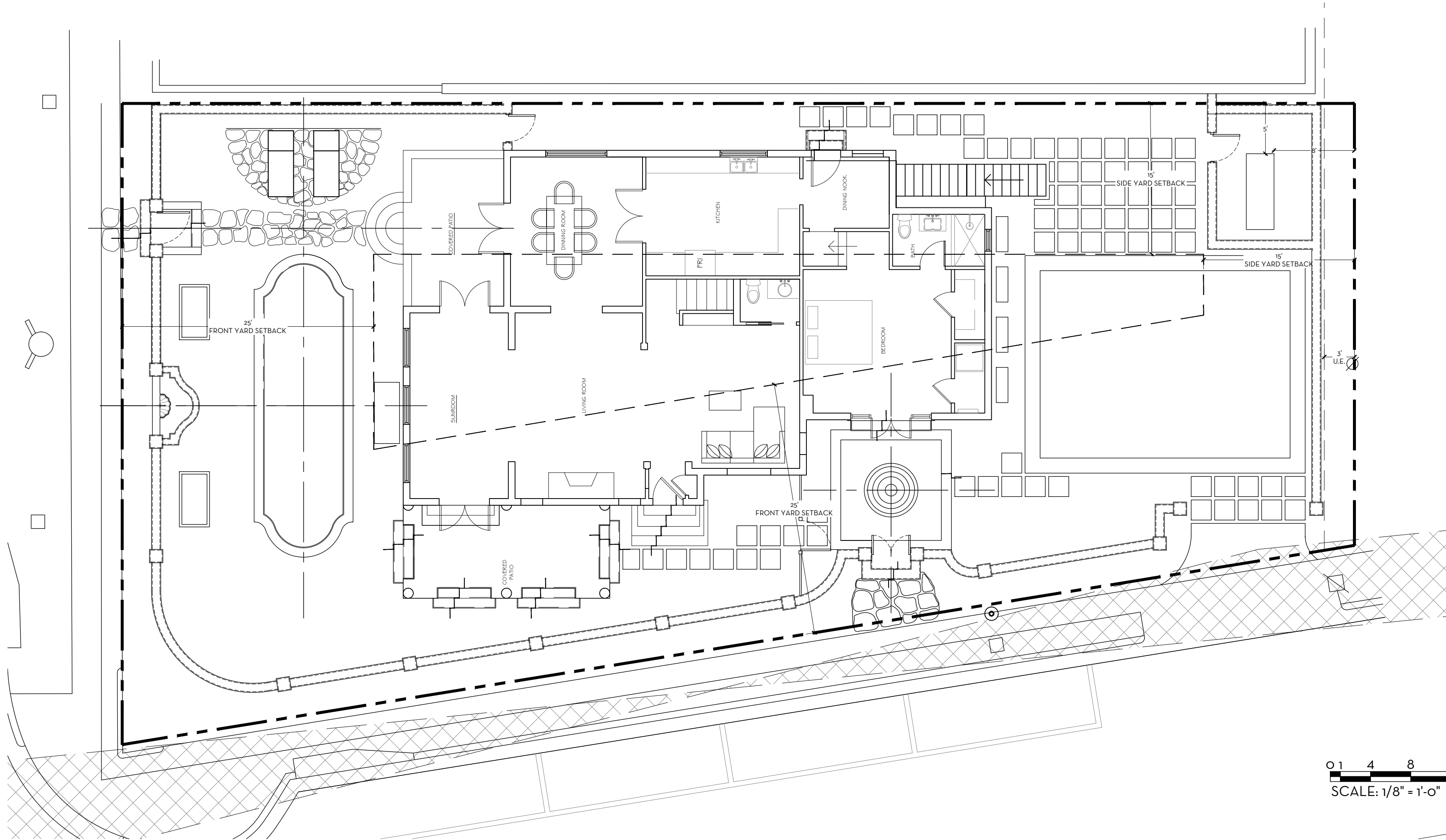
1 WEST ELEVATION
EL3 SCALE: 3/8"=1'-0"



2 EAST ELEVATION
EL3 SCALE: 3/8"=1'-0"



FINAL SUBMITTAL



OVERALL R-B SITE CALCULATIONS:

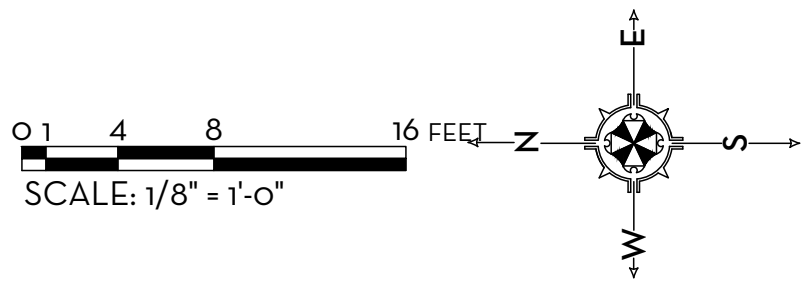
SITE AREA =	6,598 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	2,969 SQ FT	45%
EXISTING =	3,273 SQ FT	49%
PROPOSED =	3,010 SQ FT	45.6%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,062 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	1,224 SQ FT	40%
EXISTING =	1,540 SQ FT	50%
PROPOSED =	1,798 SQ FT	59%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,140 SQ FT	
MINIMUM LANDSCAPE:		
(50% OF 2,969 SF) = 1,484 REQUIRED		
EXISTING =	2,075 SQ FT	
PROPOSED =	1,853 SQ FT	59%



MARIO F. NIEVERA

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6666856

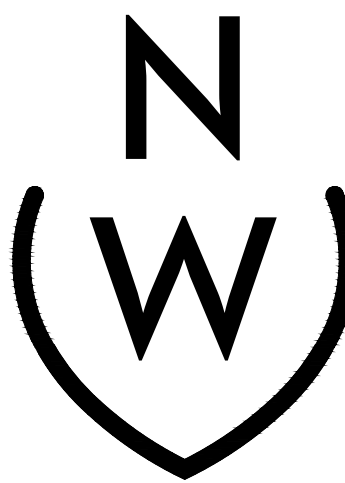
OVERALL- OPEN SPACE DIAGRAM

RESIDENCE

225 S COUNTY RD., PALM BEACH, FL.

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

04 DEC. 2024
21 OCT. 2024
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05 SEPT. 2024



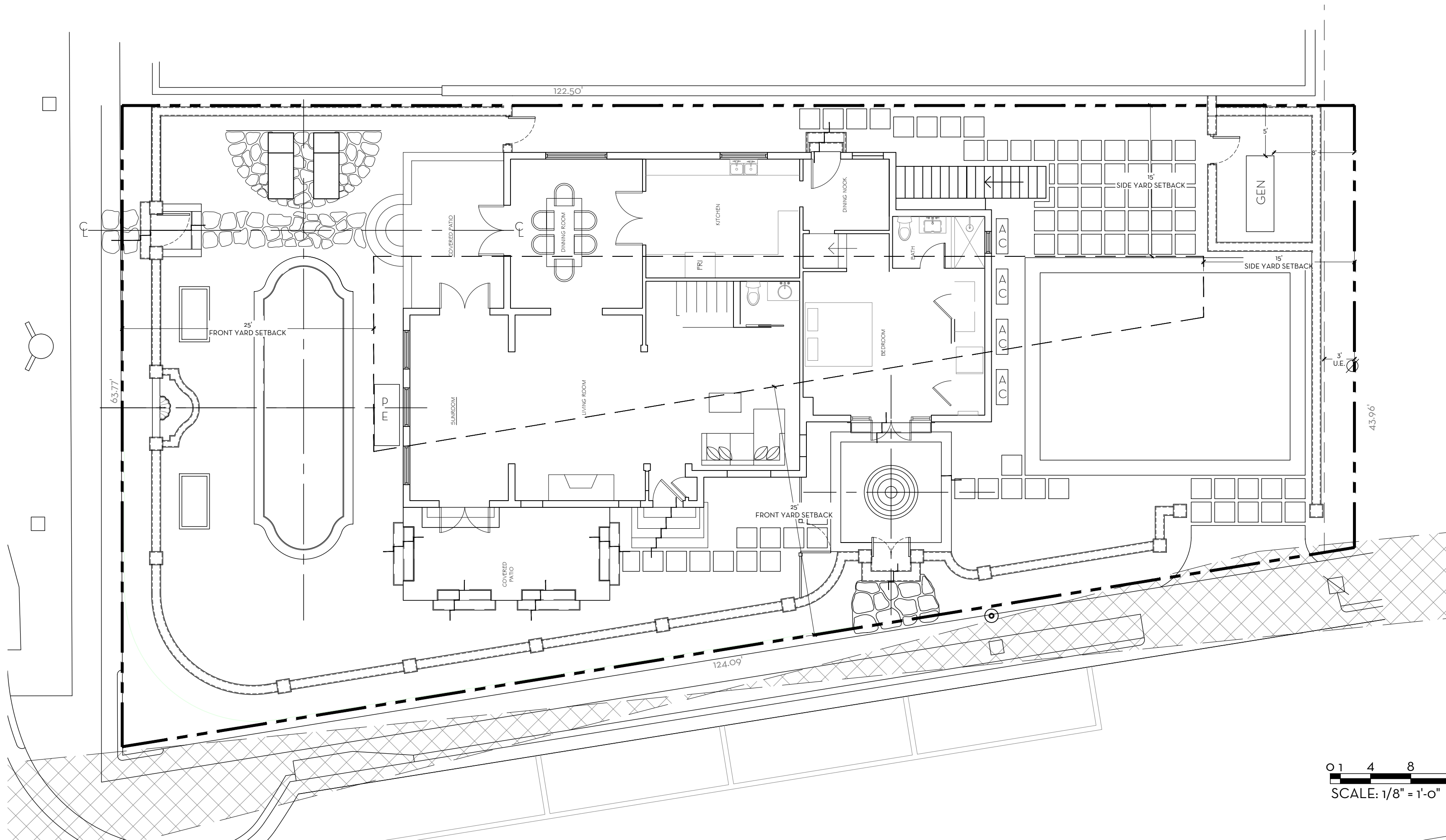
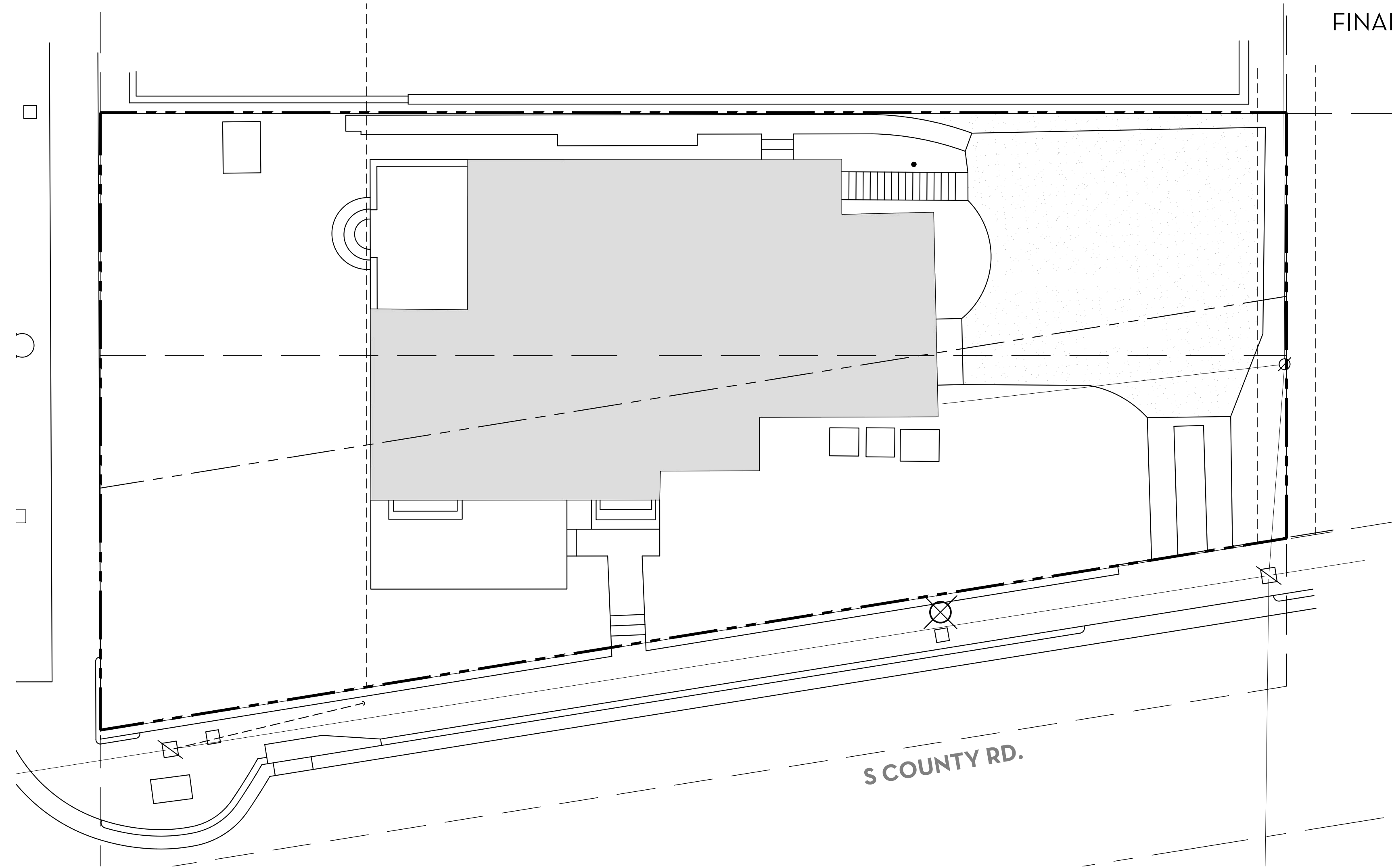
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OVERALL R-B SITE CALCULATIONS:

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MINIMUM LANDSCAPE:		
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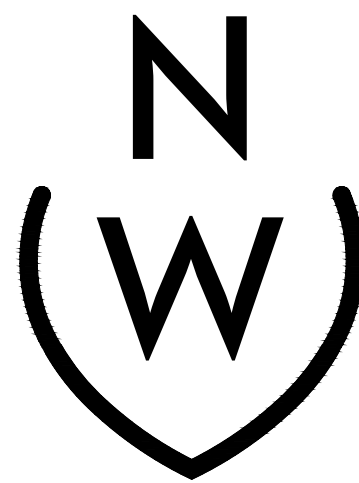
FRONT YARD OPEN SPACE DIAGRAM

RESIDENCE

225 S COUNTY RD., PALM BEACH, FL.

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

04 DEC. 2024
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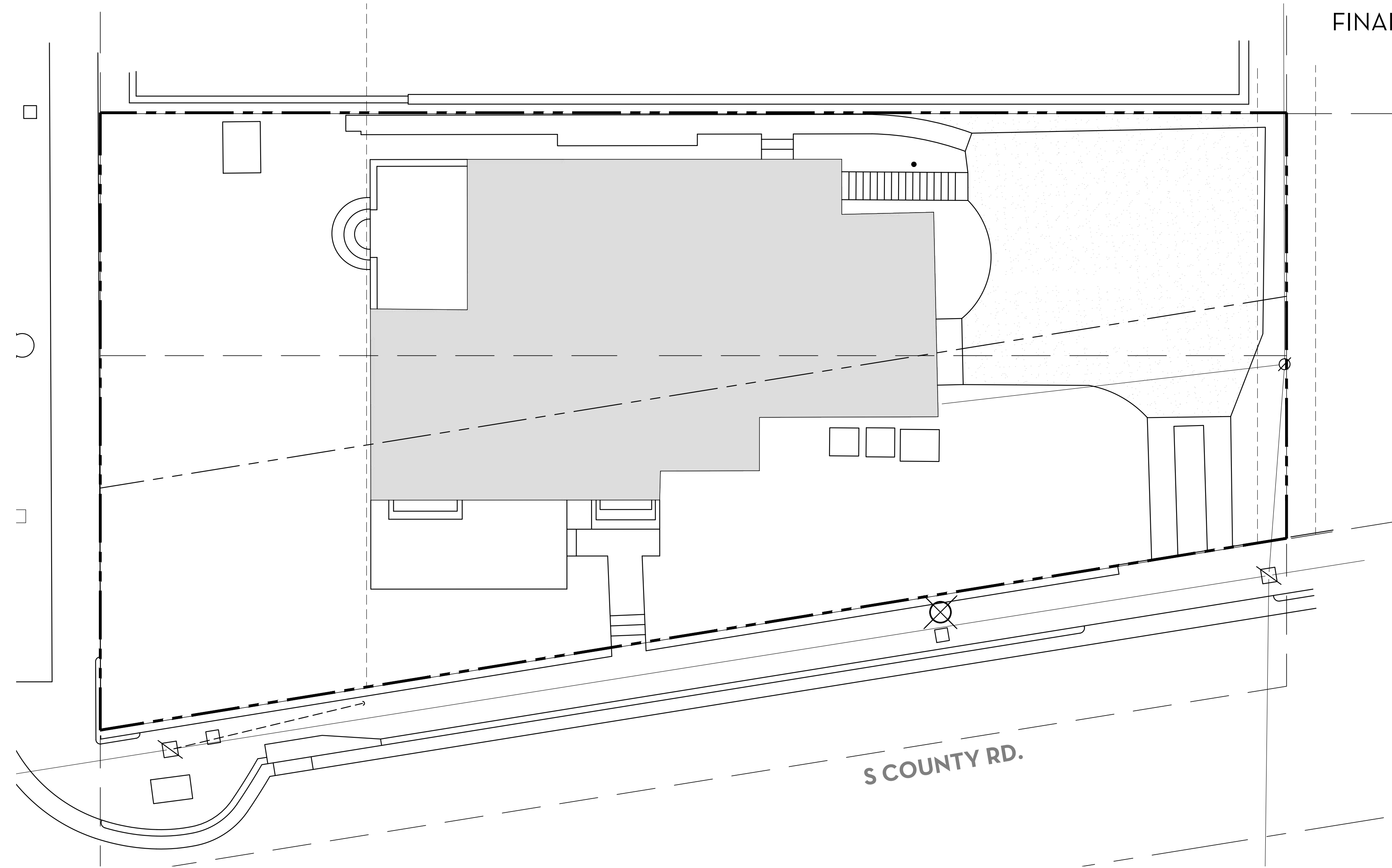
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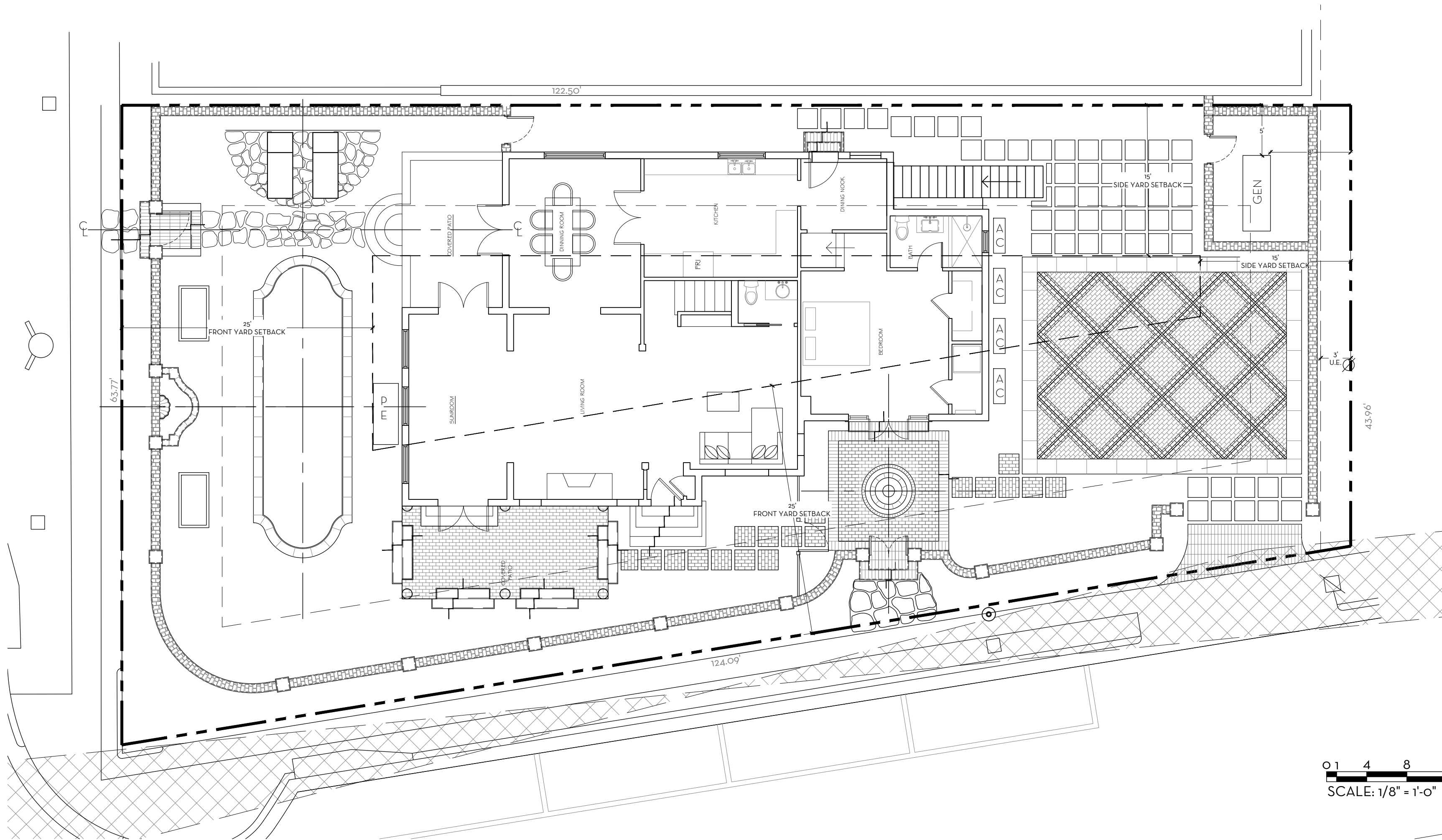
NIEVERAWILLIAMS.COM

OS2

COA-24-0021
ZON-24-0056



FINAL SUBMITTAL



OVERALL R-B SITE CALCULATIONS:

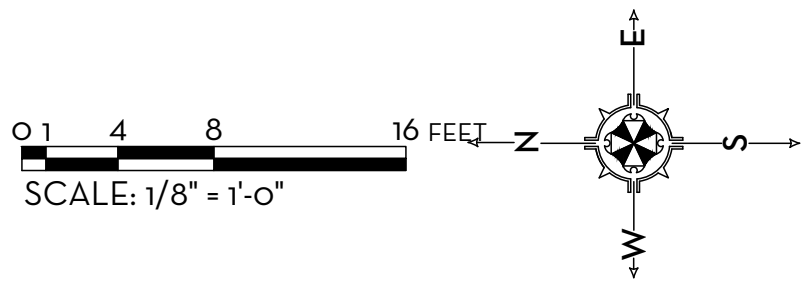
SITE AREA =	6,598 SQ FT	100%
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MINIMUM LANDSCAPE:		
(50% OF 2,969 SF) = 1,484 REQUIRED		
EXISTING =	2,075 SQ FT	
PROPOSED =	1,853 SQ FT	59%



MARIO F. NIEVERA

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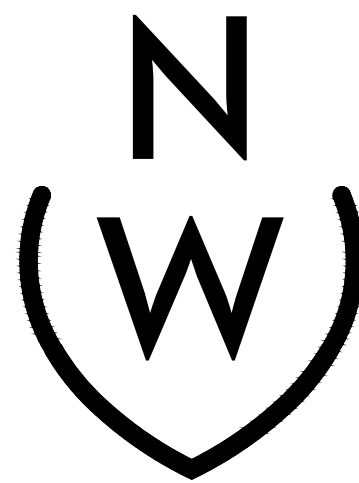
PERIMETER - OPEN SPACE DIAGRAM

RESIDENCE

225 S COUNTY RD., PALM BEACH, FL.

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

04 DEC. 2024
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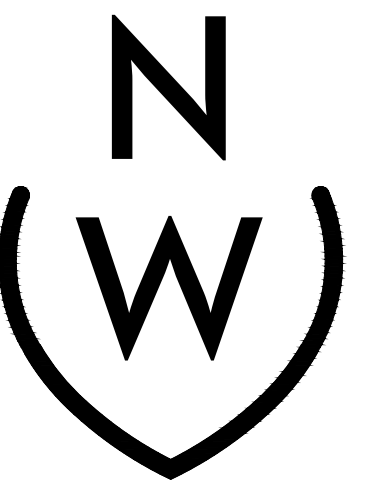
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HARDSCAPE PLAN

RESIDENCE

125 S COUNTY RD., PALM BEACH, FL.

04 DEC. 2024
21 OCT. 2024
07 OCT. 2024
23 SEPT. 2024
05 SEPT. 2024



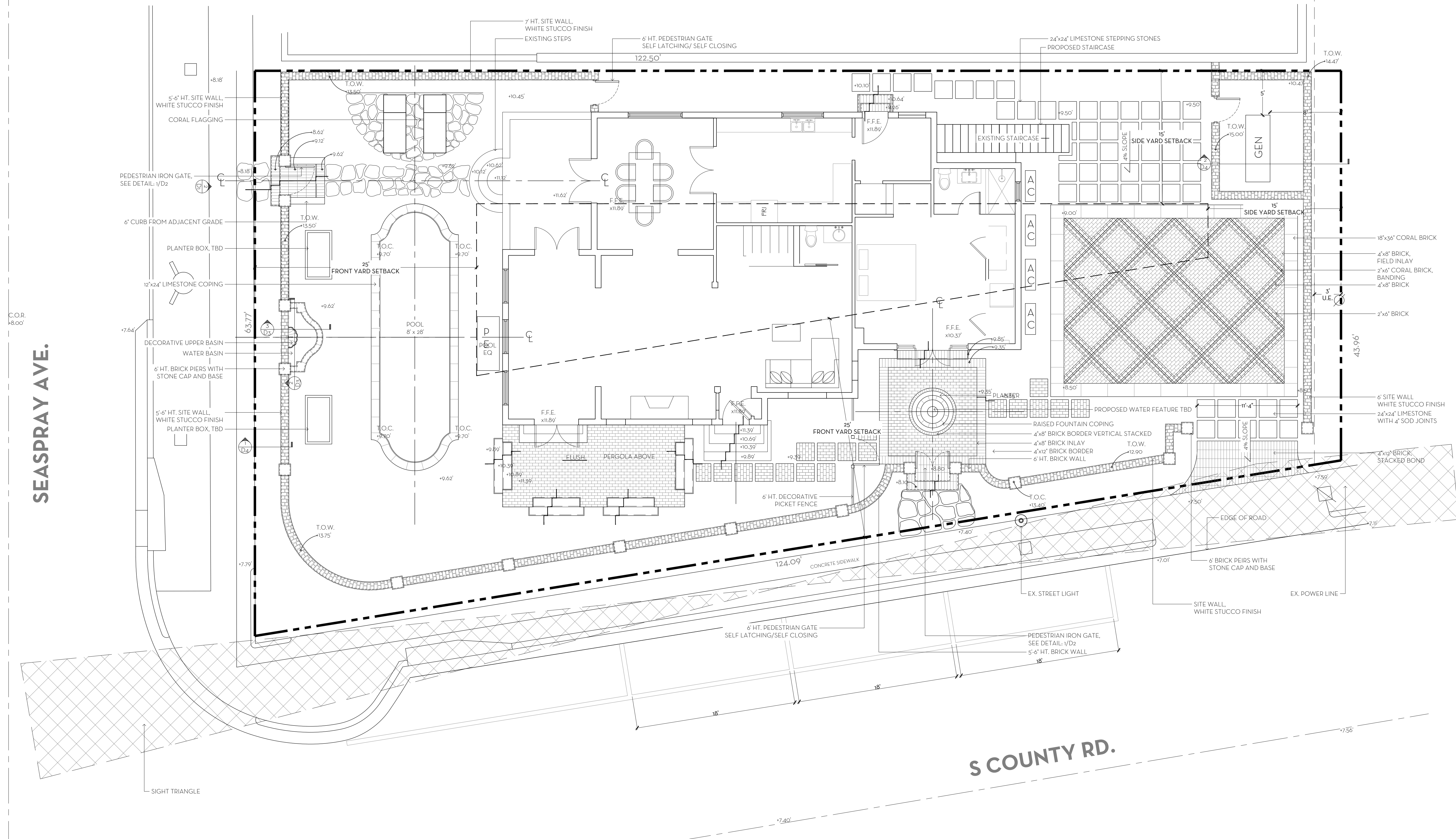
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DESIGN

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ZON-24-0056



OVERALL R-B SITE CALCULATIONS:

SITE AREA = 6,598 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED =	2,969	SQ FT	45%
EXISTING =	3,273	SQ FT	49%
PROPOSED =	3,010	SQ FT	45.6%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,062 SQ FT	100%
--------------------	-------------	------

MINIMUM LANDSCAPE:

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PROPOSED =	1,798 SQ FT	59%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 3,140 SQ FT

MINIMUM LANDSCAPE:

(50% OF 2,969 SF) = 1,484 REQUIRED

EXISTING =	2,075	SQ FT	
PROPOSED =	1,853	SQ FT	59%

FILL CALCULATIONS
 11.89' F.F.E. - 7.40' COR $\div 2 = 2.25'$ (MAXIMUM LOT FILL)
 WEST SETBACK (FRONT YARD) = 9.35'-7.40' = 1.95'
 NORTH SETBACK (SIDE YARD) = 9.65' - 8.18' = 1.47'
 EAST SETBACK (REAR SETBACK) = 10.45' - 10.20' = .25'
 SOUTH SETBACK (SIDE YARD) = 9.00' - 10.20' = -1.20'



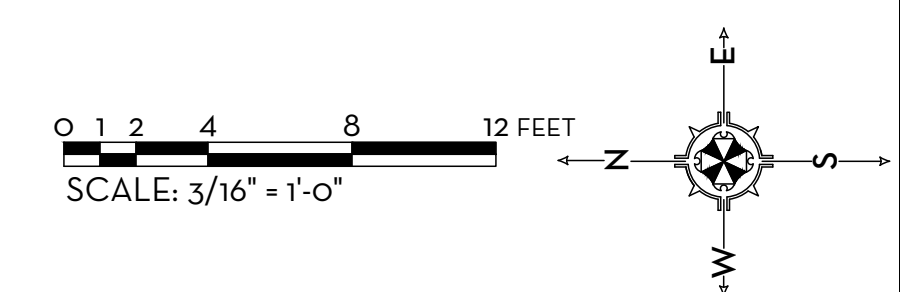
BRICK

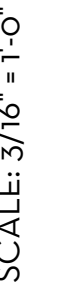


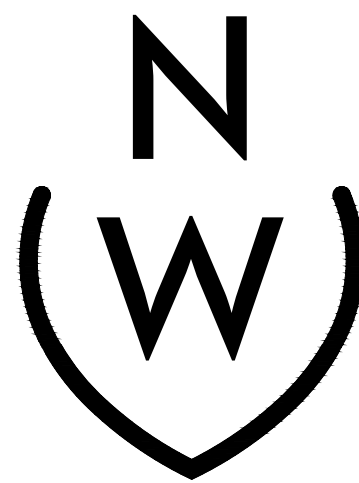
WHITE BRICK



CORAL STONE







N W NIEVERA WILLIAMS 04.15.24 225 S County Rd, Palm Beach Landscape Material Schedule 12/4/2024					
Landscape Material Schedule					
COMMON NAME	BOTANICAL NAME	QUANTITY	NATIVE	SPECIFICATION	COVERED AREA
TREES					
Pigeon Plum	Coccoloba diversifolia	3	✓	12' HT.	
Gumbo Limbo	Buaya americana	1	✓	20' x 20'	
Mango Tree	Mangifera indica	1		14' HT.	
Mango Tree	Mangifera indica	1		15' x 15'	
Morichea Tree	Morichea emergens	3		14' HT.	
Breadfruit Tree	Artocarpus altilis	1		16' HT.	
Sagepalm Tree	Coccothba uvifera	1	✓	20' x 20'	
Yellow Tabebuia	Tabebuia thevetioides	1		18' HT.	
Pink Tabebuia	Tabebuia heterophylla	1		14' HT.	
Avocado Tree	Persea americana	1		16' HT.	
		24			
PALMS					
Coconut Palm	Cocos nucifera	1		12' CT.	
Coconut Palm	Cocos nucifera	2		16' HT.	
Coconut Palm	Cocos nucifera	1		35' CT.	
Silver Saw Palmetto	Serenoa repens	2		4' x 4'	
Travelers Palm	Ravennia madagascariensis	1		12' HT.	
Travelers Palm	Ravennia madagascariensis	2		14' HT.	
Travelers Palm	Ravennia madagascariensis	1		16' HT.	
Travelers Palm	Ravennia madagascariensis	1		16' HT., Cluster	
Paurotis Palm	Acroelochia wrightii	1		16' HT., Cluster	
Fan Palm	Caryota mitis	1		14' HT., Cluster	
Chinese Fan Palm	Livistona chinensis	1		5' x 5'	
Chinese Fan Palm	Livistona chinensis	10		4' x 4'	
		27			
SHRUBS & VINES					
Dombeya	Dombeya sp.	3		5' HT.	
Dombeya	Dombeya sp.	3		5' x 5'	
Dombeya	Dombeya sp.	1		4' HT.	
Dombeya	Dombeya sp.	2		5' HT.	
Banana	Musa acuminata	5		12' HT., Cluster	
Sagepalm	Coccothba uvifera	15	✓	5' HT.	
Sagepalm	Coccothba uvifera	4	✓	5' HT.	
Shell Ginger	Alpinia zerumbet	5		4' HT.	
Amazon Caper	Quadrifida jamaicensis	15	✓	4'-6' HT.	
Amazon Caper	Quadrifida jamaicensis	20	✓	4' HT.	
Porter Weed	Stachytarpheta jamaicensis	15	✓	5'-6' HT.	
Porter Weed	Stachytarpheta jamaicensis	20	✓	4' HT.	
Rosemary	Salvia rosmarinus	10		1' Gal.	
Rosemary	Salvia rosmarinus	10		2' HT.	
Stephanotis Vine	Stephanotis floribunda	4		8' Ht. Exp. to Wall	
Stephanotis Vine	Stephanotis floribunda	2		10' Ht. Exp. to Wall	
Confederate Jasmine	Trachelospermum jasminoides	4		6' Ht. Exp. to Wall	
Bougainvillea	Bougainvillea	15		4' Ht. Exp. to Wall	
Carriway Elm	Ricinus communis	2		4' Ht. Exp. to Wall	
Pigeon Plum Vine	Coccoloba diversifolia	4	✓	6' Ht. Exp. to Wall	
Hone Vine	Pyrostegia venusta	4		Exp. on top of Wall	
Cocoplum	Chrysobalanus icaco	10	✓	4' HT.	
Farebush	Hamelia patens	25	✓	5' HT.	
Farebush	Hamelia patens	15	✓	5'-6' HT.	
Farebush	Hamelia patens	15	✓	4' HT.	
Farebush	Hamelia patens	20	✓	6' HT.	
Dwarf Elephant Ear	Alseodes cucullata	15		3' HT.	
Silver Buttonwood Hedge	Conocarpus verticillatus 'Serotinus'	8		4' HT.	
Green Buttonwood	Conocarpus verticillatus	4	✓	3'-4' HT.	
Green Island Ficus	Ficus microcarpa 'Green Island'	10		2' HT.	
Green Island Ficus	Ficus microcarpa 'Green Island'	4		4' HT.	
White Bird of Paradise	Stratizia nicotia	1		8' HT.	
White Bird of Paradise	Stratizia nicotia	1		10' HT.	
Beach Creeper	Ernodea littoralis	30	✓	2' HT.	
Coontie	Zamia integrifolia	24	✓	2' x 2'	
Olson	Olson adula	2		4' x 4'	
Olson	Olson adula	8	✓	16' HT.	
Carriway Plant	Alpinia americana	1		4' x 4'	
White Dombeya	Dombeya sp.	11		5' x 5'	
White Dombeya	Dombeya sp.	5		5' HT.	
		324			
GROUND COVER					
Silver Saw Palmetto	Serenoa repens	10		3' Gal.	10
Green Pandanus Grass	Pandanus amarillifolius	16		3' Gal.	16
Zamia	Zamia integrifolia	8	✓	5' x 5'	24
Zamia	Zamia integrifolia	15	✓	4' x 4'	30
Beach Creeper	Ernodea littoralis	10	✓	1' Gal.	40
Sage	Salvia officinalis	25		3' Gal.	25
Lavender	Lavandula angustifolia	15		3' Gal.	15
Blue Plumbago	Plumbago auriculata	21		3' Gal.	21
White Dumbcane	Tournefortia bicolorata 'White'	25		3' Gal.	25
Minima	Trachelospermum asiaticum	12		4' DOTS	12
		121			259
SOD					
Diamond Zoysia Sod	Zoysia japonica			Solid sod, 2" deep base soil min. root top dress, rtg points, qty lftd by contractor	

Line #	Landscape Legend		
1	Property Address:	225 S County Rd	
2	Lot Area (sq. ft.):	6,598 sq ft	
3		REQUIRED	PROPOSED
4	andscape Open Space (LOS) (Sq Ft and %)	2,969 sq ft (45%)	3,010 sq ft (45.6%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	1,484 sq ft	1,853 sq ft
7	Front Yard LOS (Sq Ft and %)	1,224 sq ft (40%)	1,798 sq ft (59%)
8	Native Trees %	30% (number of trees)	36%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	65%
10	Native Groundcover %	30% (groundcover area)	53%

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

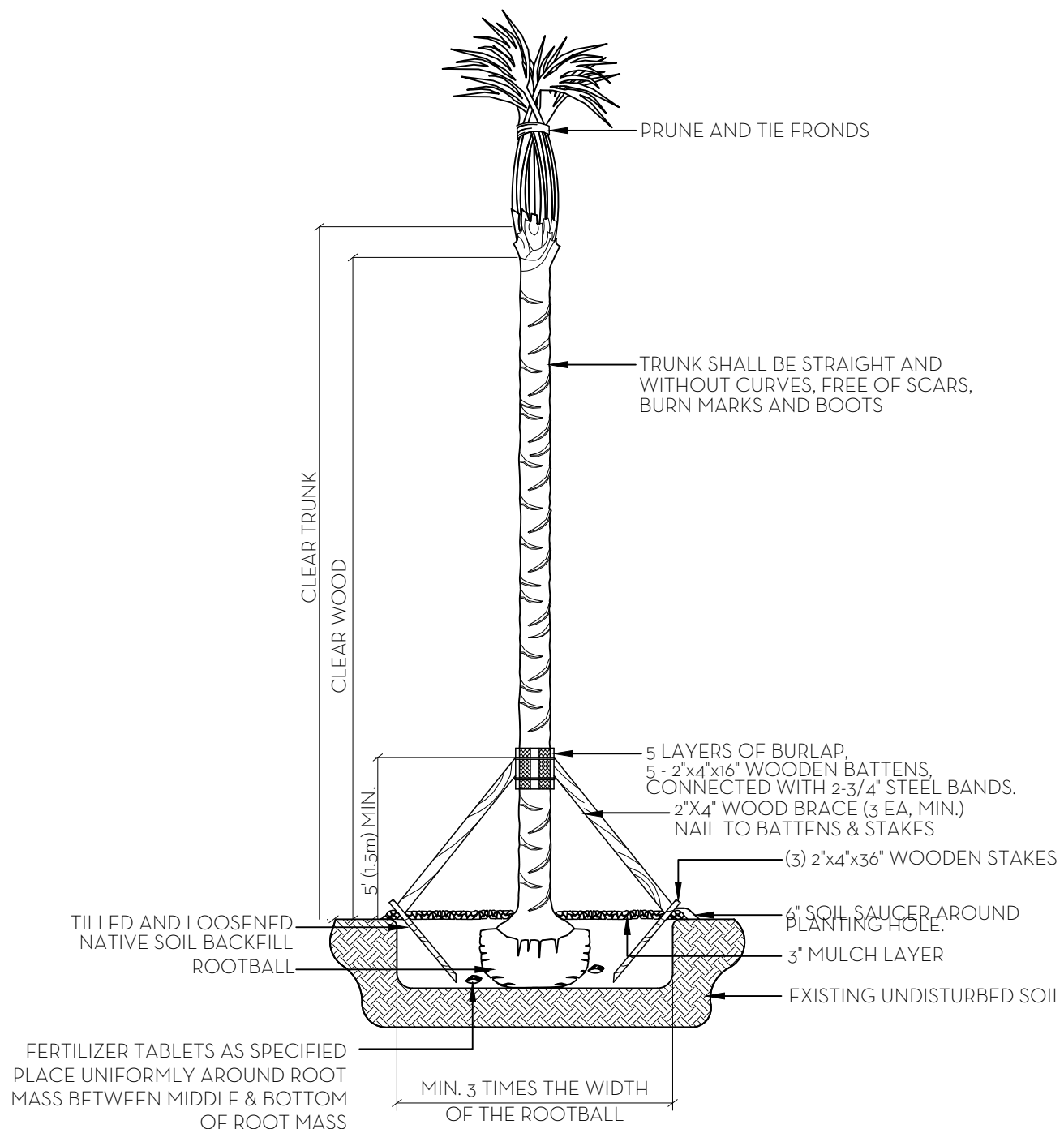
Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

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.

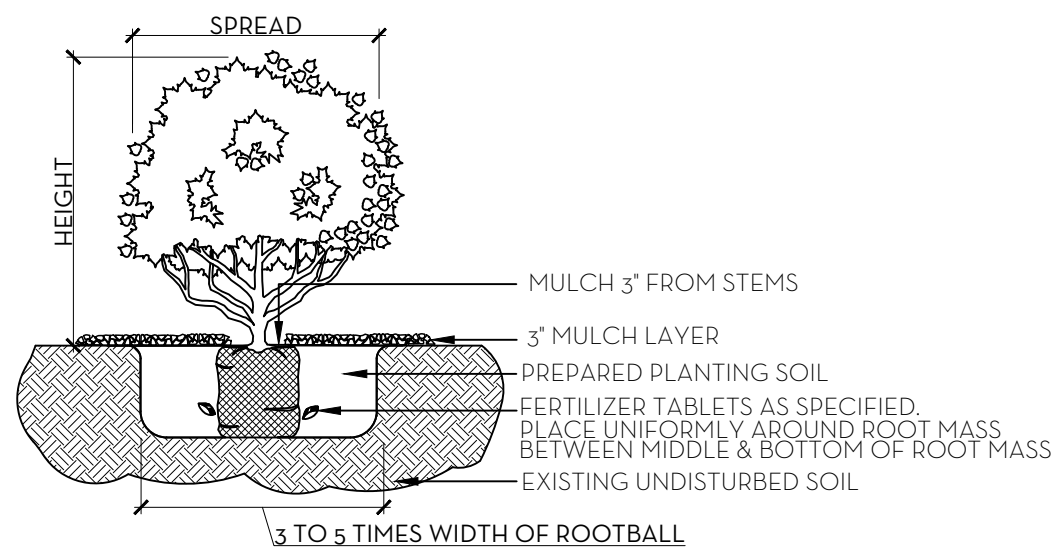
See Ord. 003-2023

REV BF 20230727

- 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.

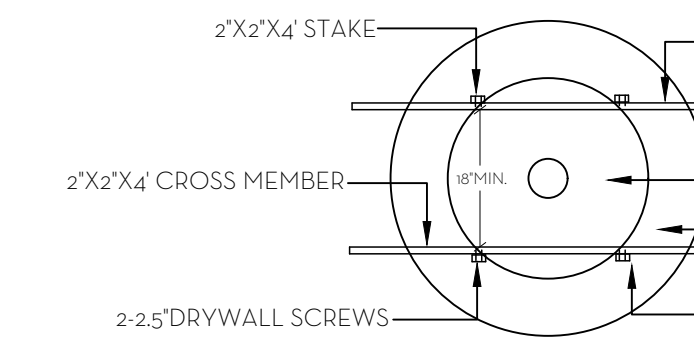


PALM PLANTING DETAIL
N.T.S.

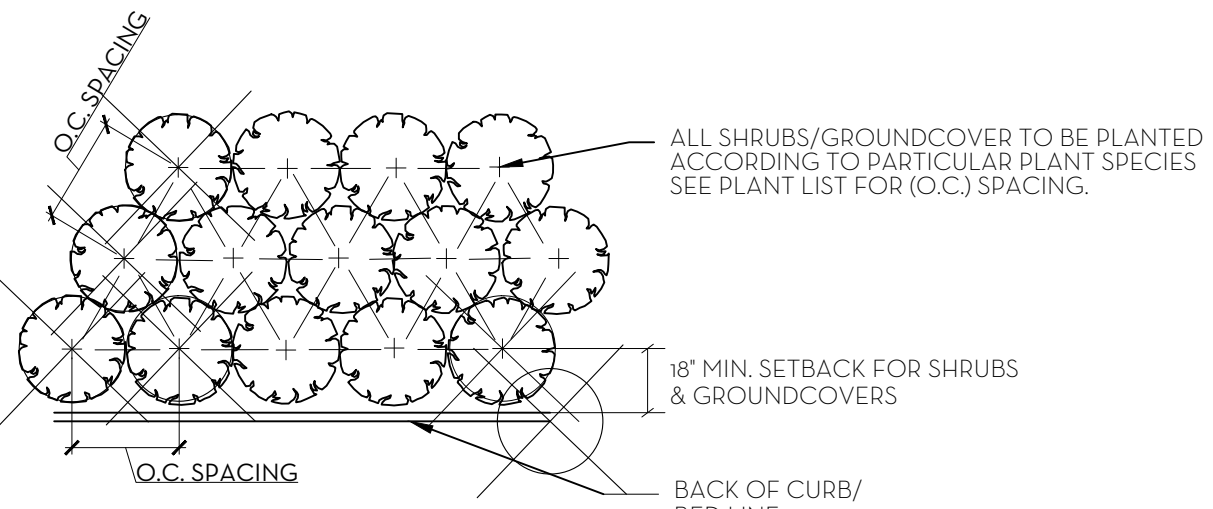


NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUND COVER PLANTING DETAIL
N.T.S.

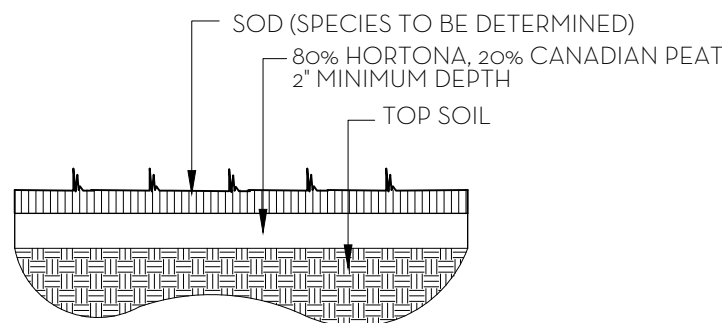


TREE PLANTING DETAIL
N.T.S.

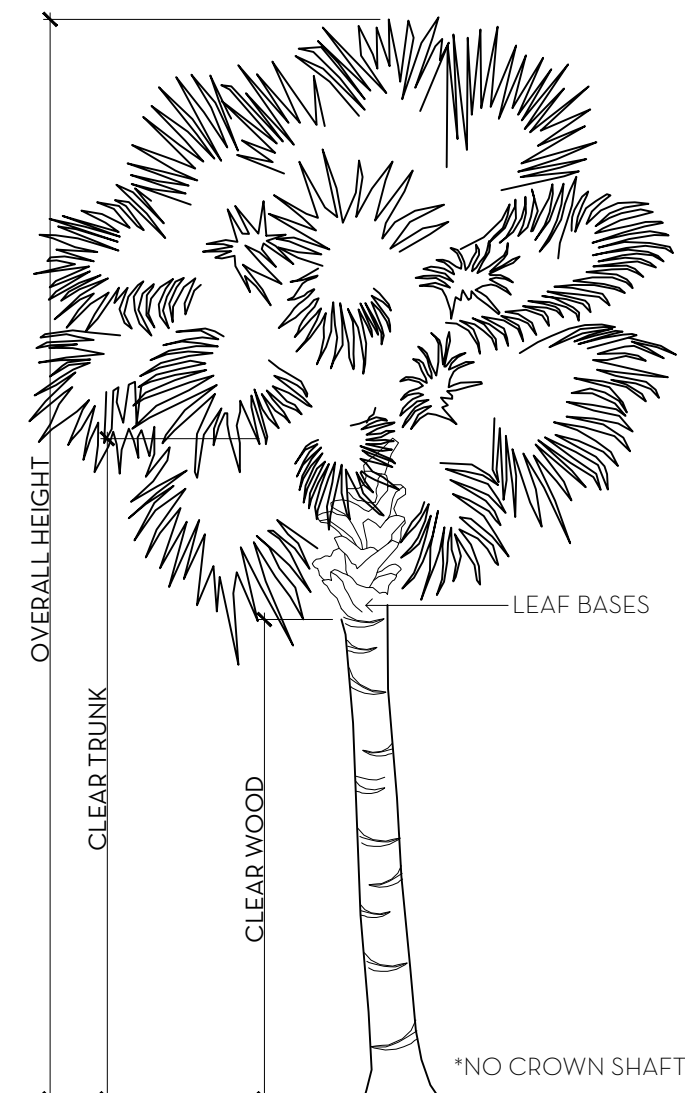


PLANT SPACING DETAIL
N.T.S.

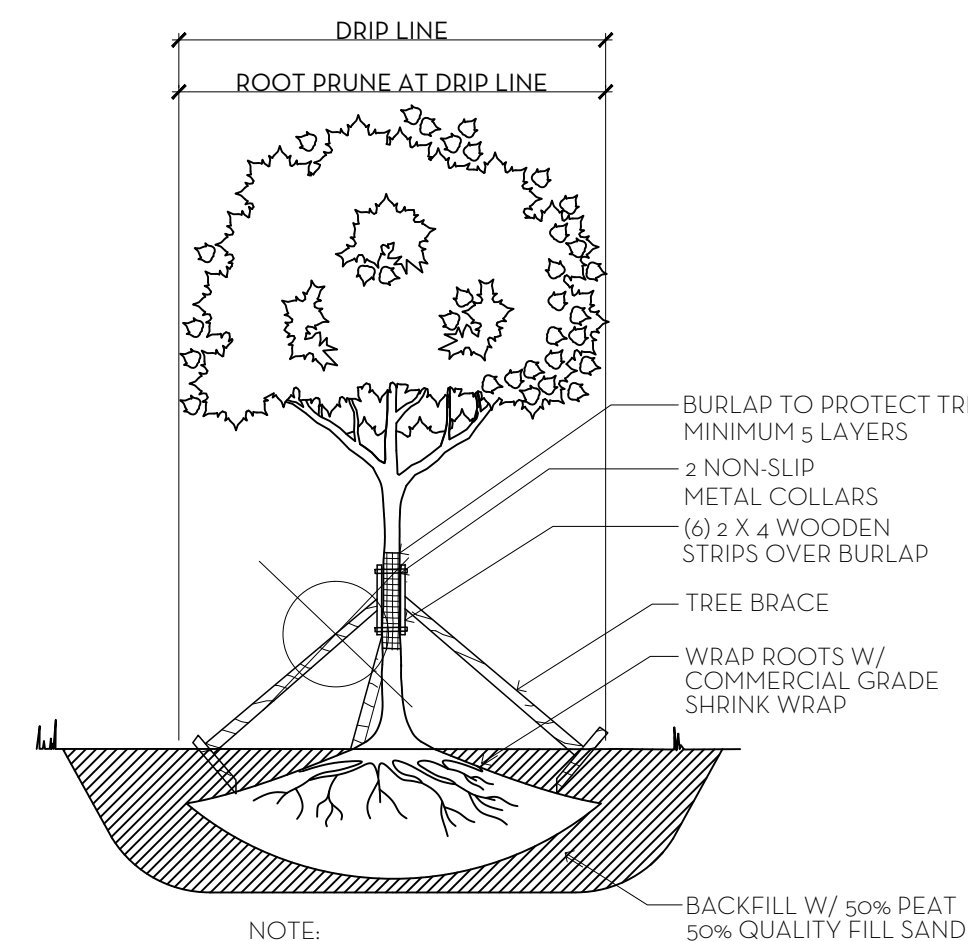
- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE.
 2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL
N.T.S.

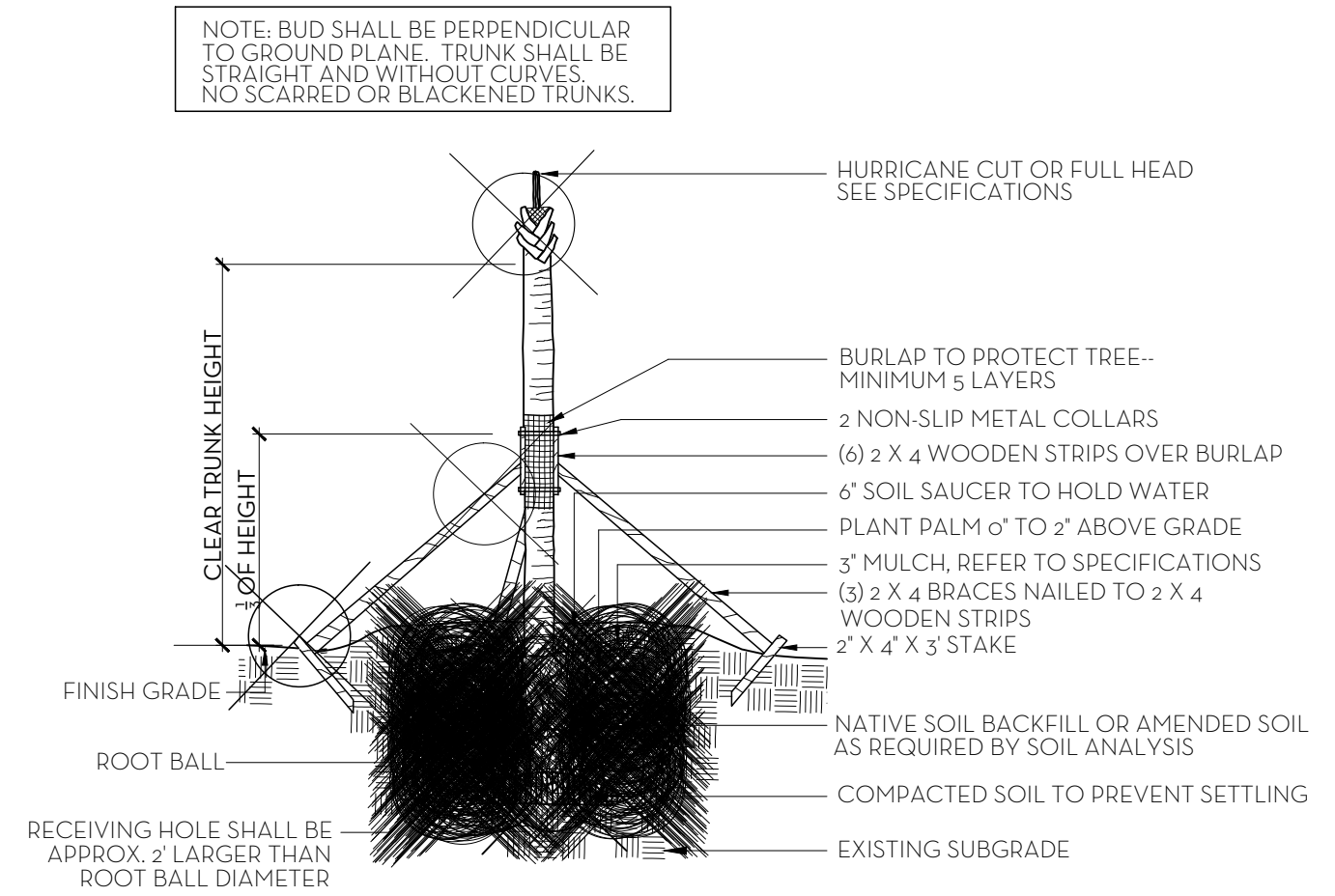


PALM SPECIFICATION DETAIL
N.T.S.



- NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
 2. PROVIDE DRIP IRRIGATION.
 3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

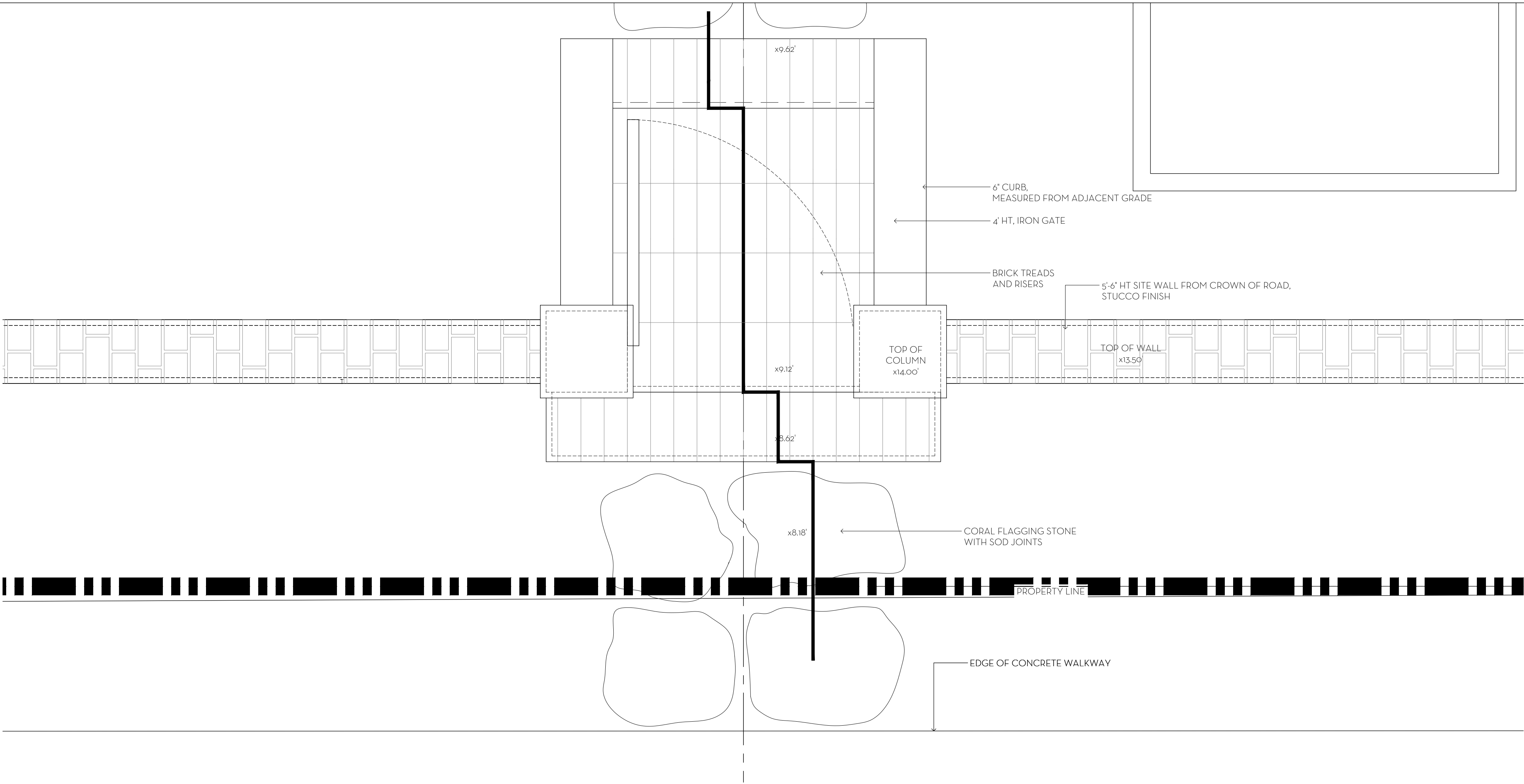
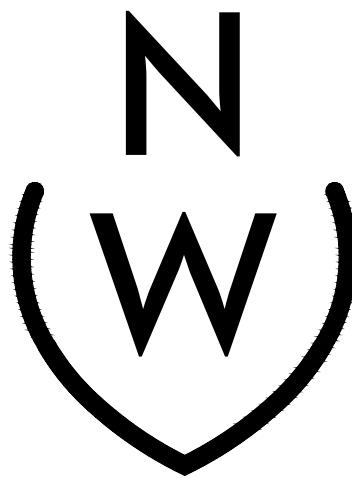
TREE ROOT PRUNING DETAIL
N.T.S.



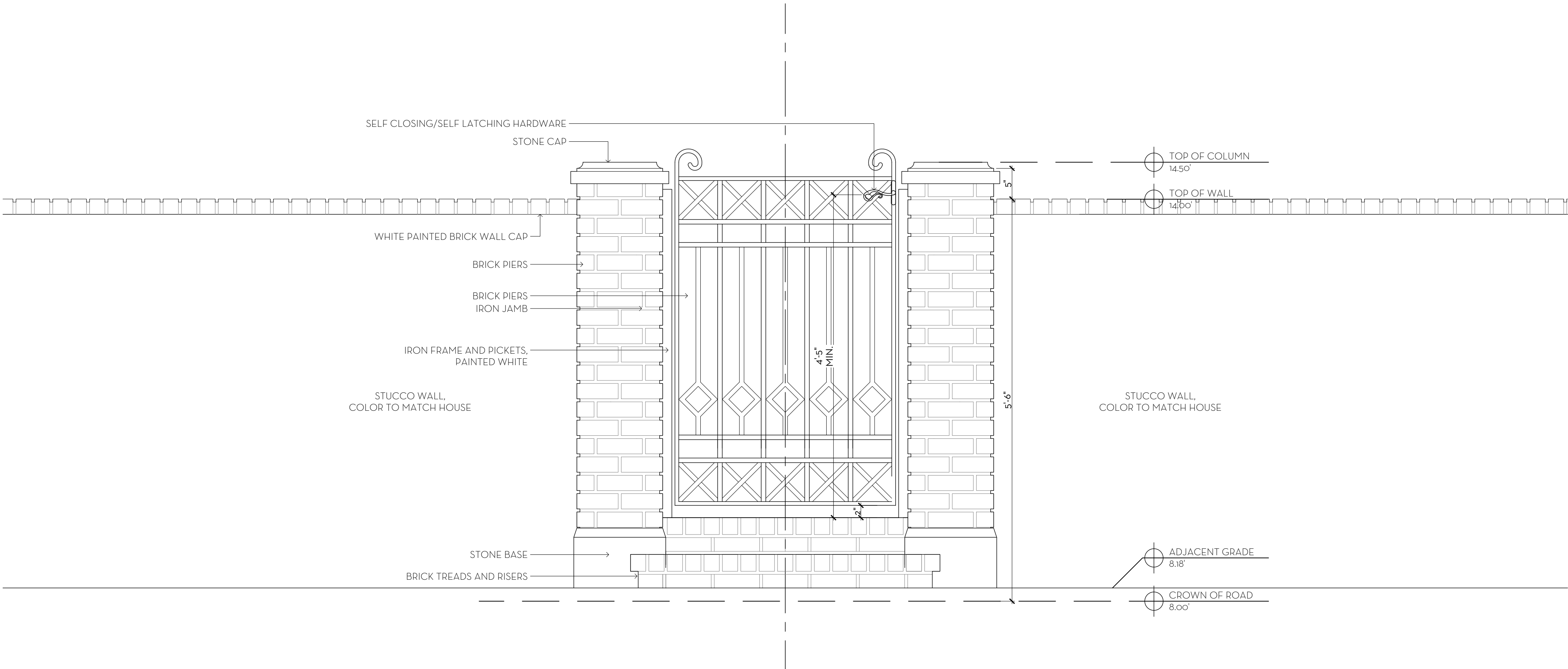
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
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
- GROUND COVER AREAS
- ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.



1 PEDESTRIAN GATE PLAN
D1 SCALE: 1"=1'-0"



2 PEDESTRIAN GATE- ELEVATION
D1 SCALE: 1"=1'-0"

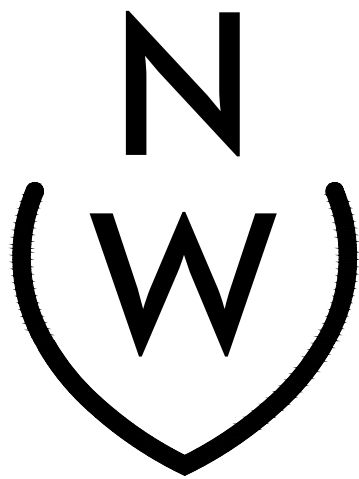
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1" = 1'-0"

WEST GATE ELEVATION
RESIDENCE
225 S COUNTY RD., PALM BEACH, FL.

04 DEC. 2024
21 OCT. 2024
07 OCT. 2024
23 SEPT. 2024
05 SEPT. 2024

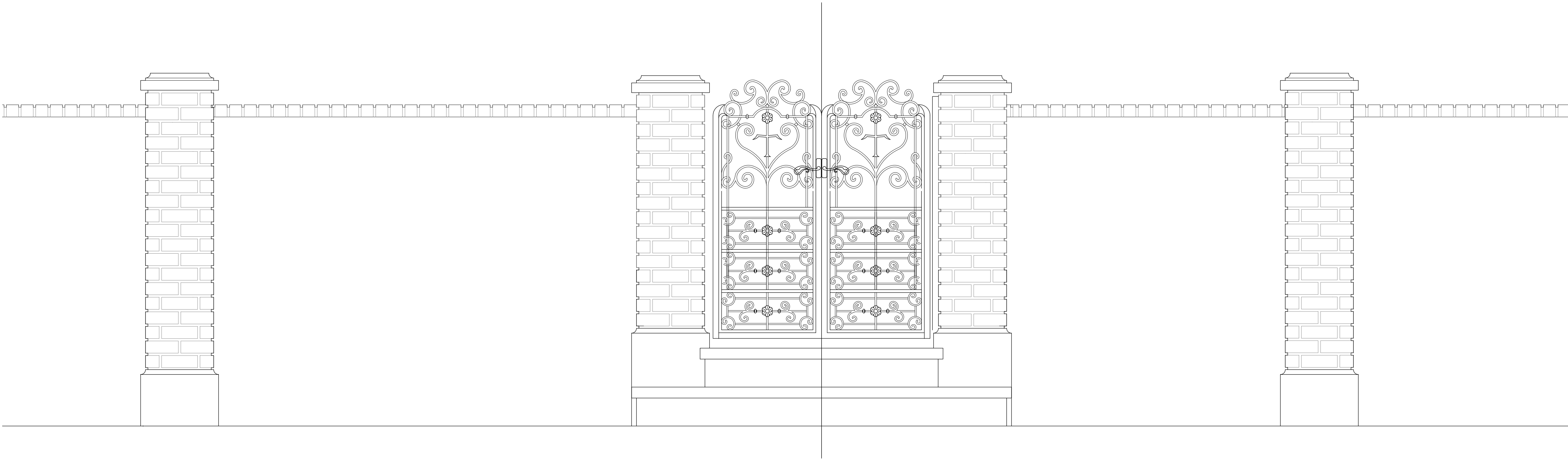


NIEVERA WILLIAMS
DESIGN

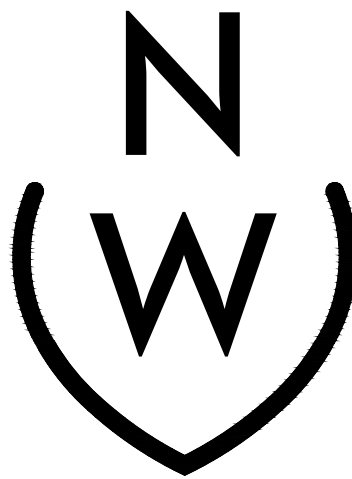
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

D2
COA-24-0021
ZON-24-0056



1 WEST PEDESTRIAN GATE ELEVATION
D2 SCALE: 1"=1'-0"

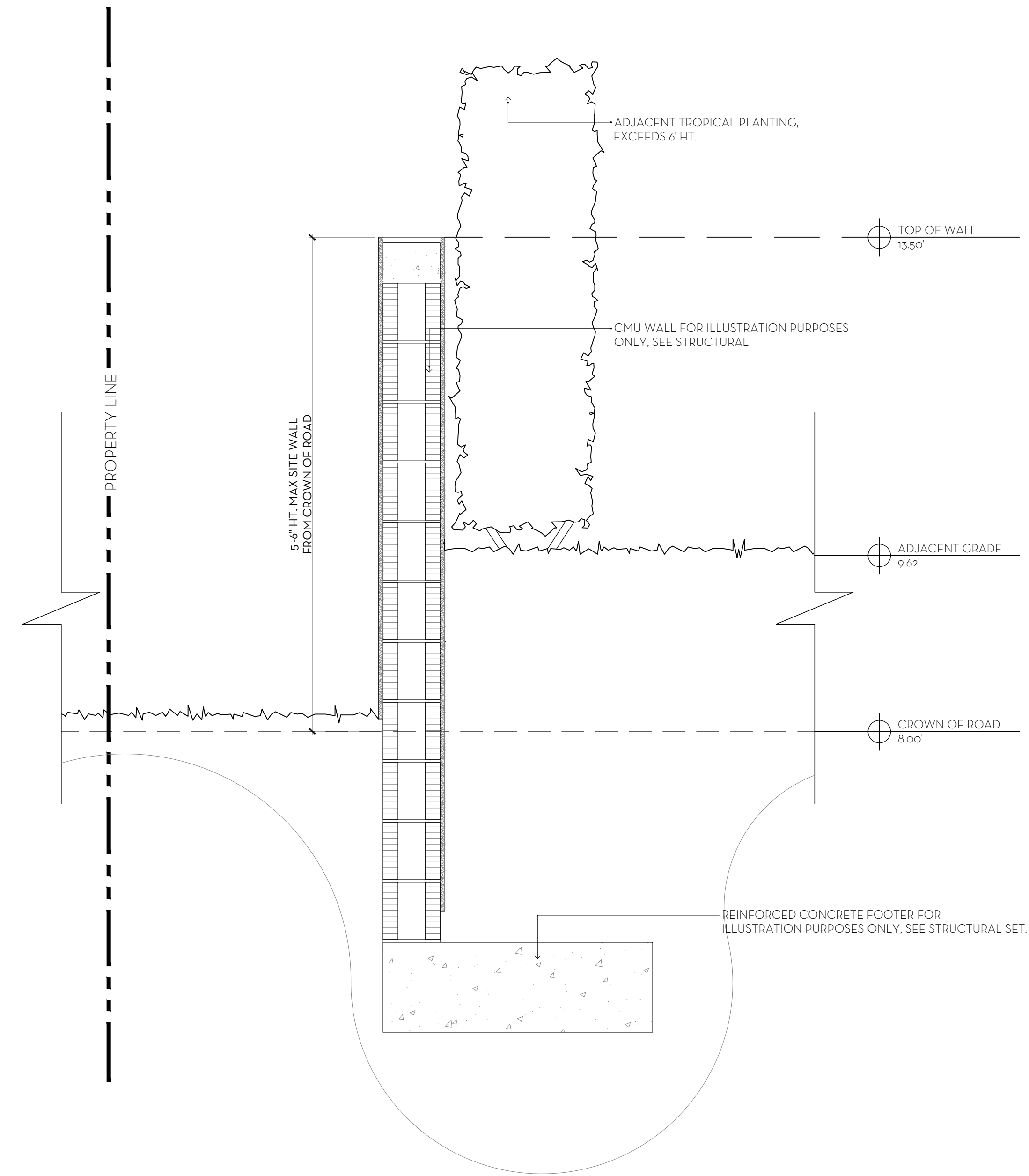


NIEVERA WILLIAMS
DESIGN

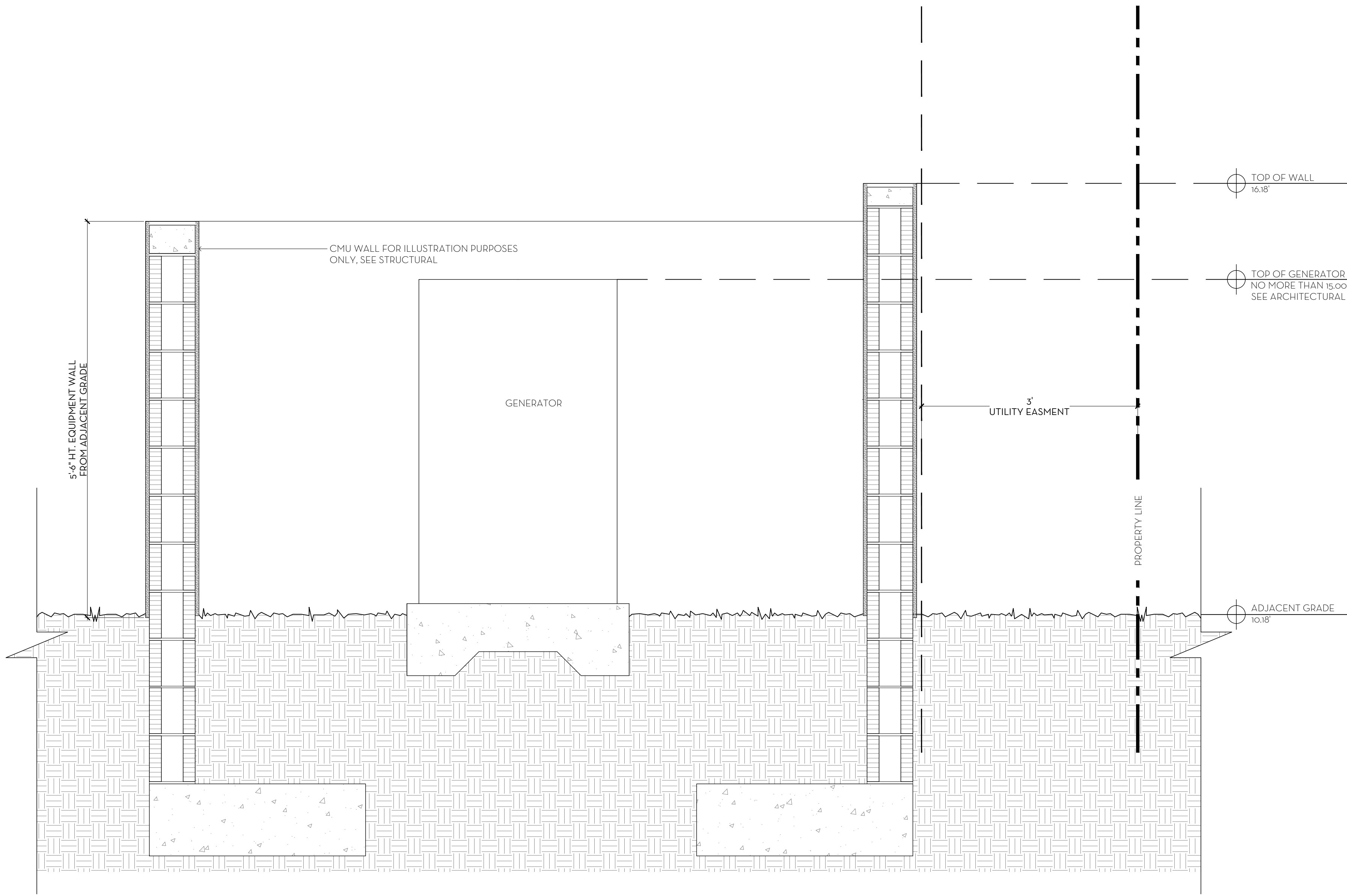
625 N. Flagler Drive
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D4
COA-24-0021
ZON-24-0056

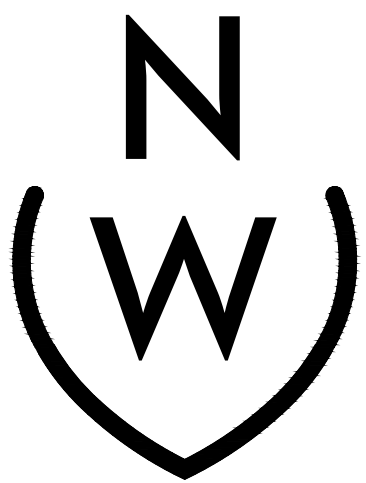


1 NORTH SITE WALL - SECTION TYP.
D4 SCALE: 1/4\"/>



2 TYPICAL SITE WALL - SECTION
D4 SCALE: 3/4\"/>

SCALE: SEE DETAIL



NIEVERA WILLIAMS
DESIGN

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CSP

COA-24-0021
ZON-24-0056

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

SEASPRAY AVE.

S COUNTY RD.

