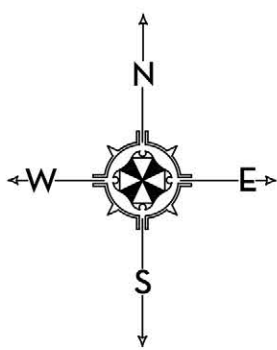
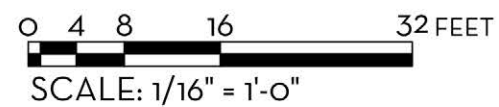




OS COLOR LEGEND	
	LANDSCAPE
	HARDSCAPE
	HOUSE
	WATER

OVERALL R-A SITE CALCULATIONS:			
SITE AREA =	72,213	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	36,413	SQ FT	50%
PREV. PRESENTED =	49,045	SQ FT	67.92%
PROPOSED =	50,052	SQ FT	69.3%

FRONT SETBACK SITE CALCULATIONS:			
35' SETBACK AREA =	3,154	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,419	SQ FT	45%
PREV. PRESENTED =	2,474	SQ FT	78.44%
PROPOSED =	2,304	SQ FT	72.9%



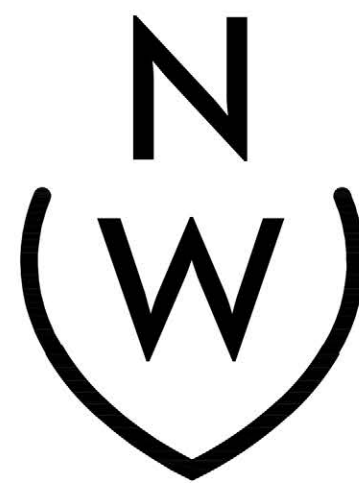
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE
203 S. LAKE TRAIL

PALM BEACH, FLORIDA

04 DECEMBER 2024
07 OCTOBER 2024
01 JULY 2024 - SECOND SUBMITTAL
13 JUNE 2024 - FIRST SUBMITTAL



NIEVERA WILLIAMS
DESIGN

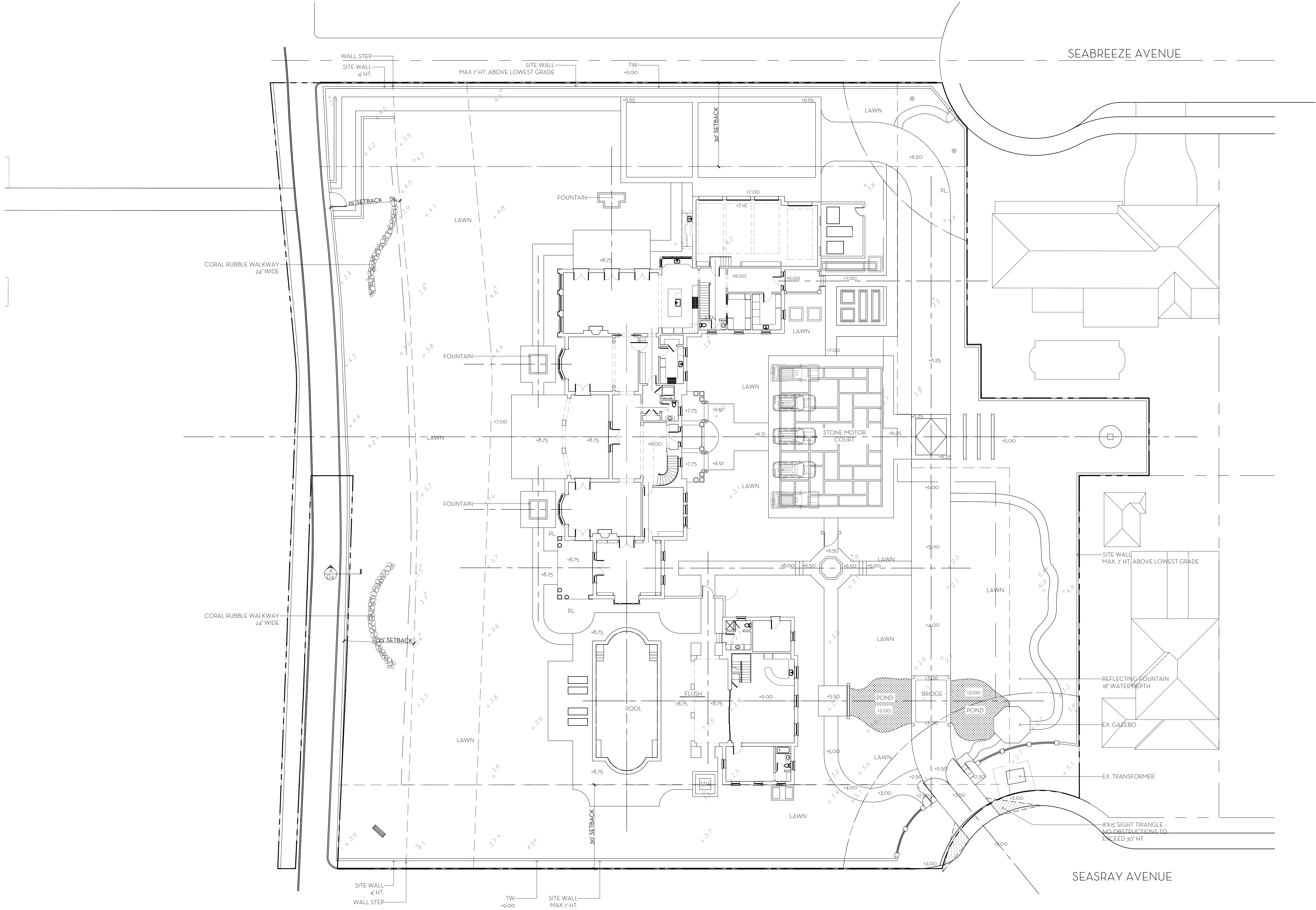
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS1

ZON-24-0034
ARC-24-00-27

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



OVERALL R-A SITE CALCULATIONS:

SITE AREA +	72,213	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	36,413	SQ FT	50%
PREV. PRESENTED +	49,045	SQ FT	67.92%
PROPOSED +	50,052	SQ FT	69.3%

FRONT SETBACK SITE CALCULATIONS:

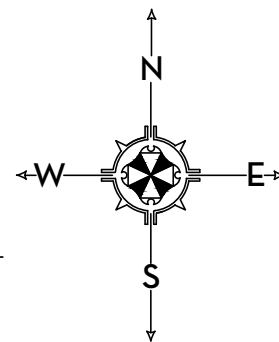
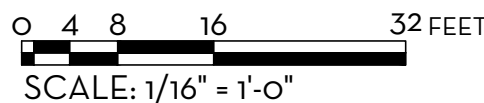
35' SETBACK AREA +	3,154	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	1,419	SQ FT	45%
PREV. PRESENTED +	2,474	SQ FT	78.44%
PROPOSED +	2,304	SQ FT	72.9%

GRADE LEGEND

2.02'	EXISTING GRADE
+2.00	PROPOSED GRADE

MAXIMUM FILL

LOWEST F.F.: 9.00
CROWN OF RD: 2.02
MAX FILL: 3.49' ALLOWED



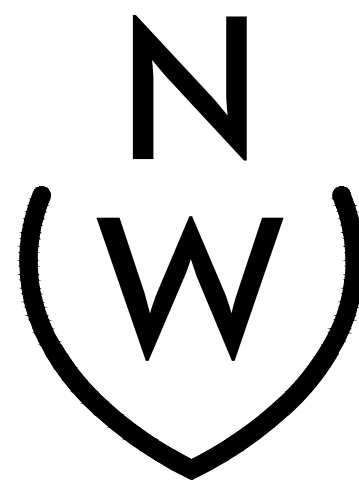
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
203 S. LAKE TRAIL

PALM BEACH, FLORIDA

04 DECEMBER 2024
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NIEVERA WILLIAMS
DESIGN

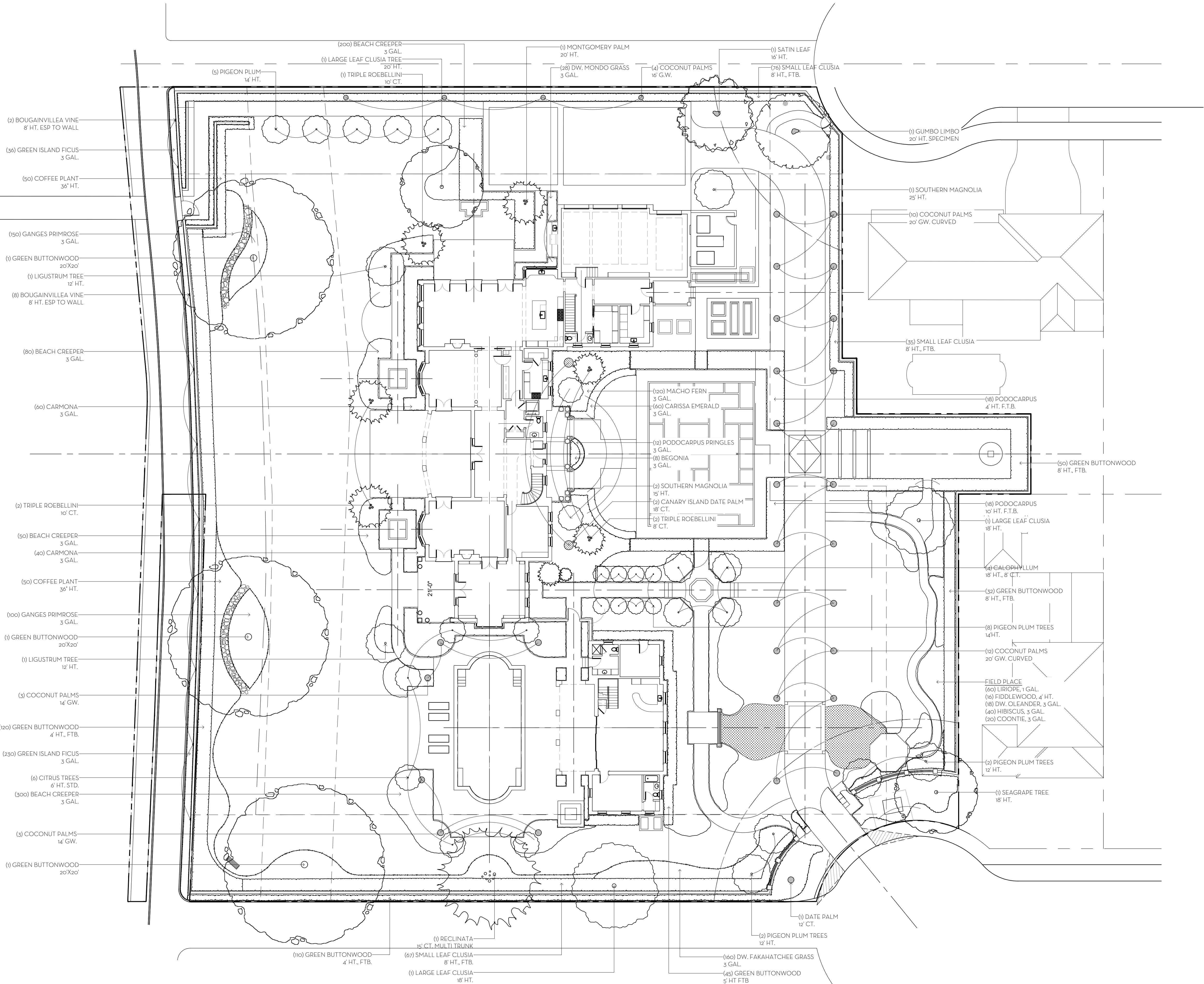
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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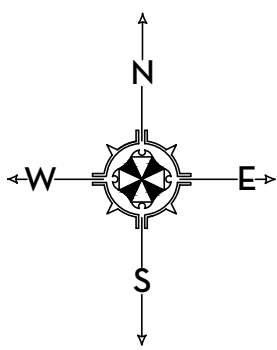


ZON-24-0034
ARC-24-00-27

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



0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"

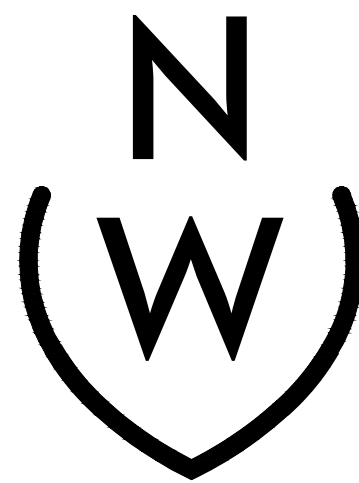


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
203 S. LAKE TRAIL
PALM BEACH, FLORIDA

04 DECEMBER 2024
07 OCTOBER 2024
01 JULY 2024 - SECOND SUBMITTAL
13 JUNE 2024 - FIRST SUBMITTAL



NIEVERA WILLIAMS
DESIGN

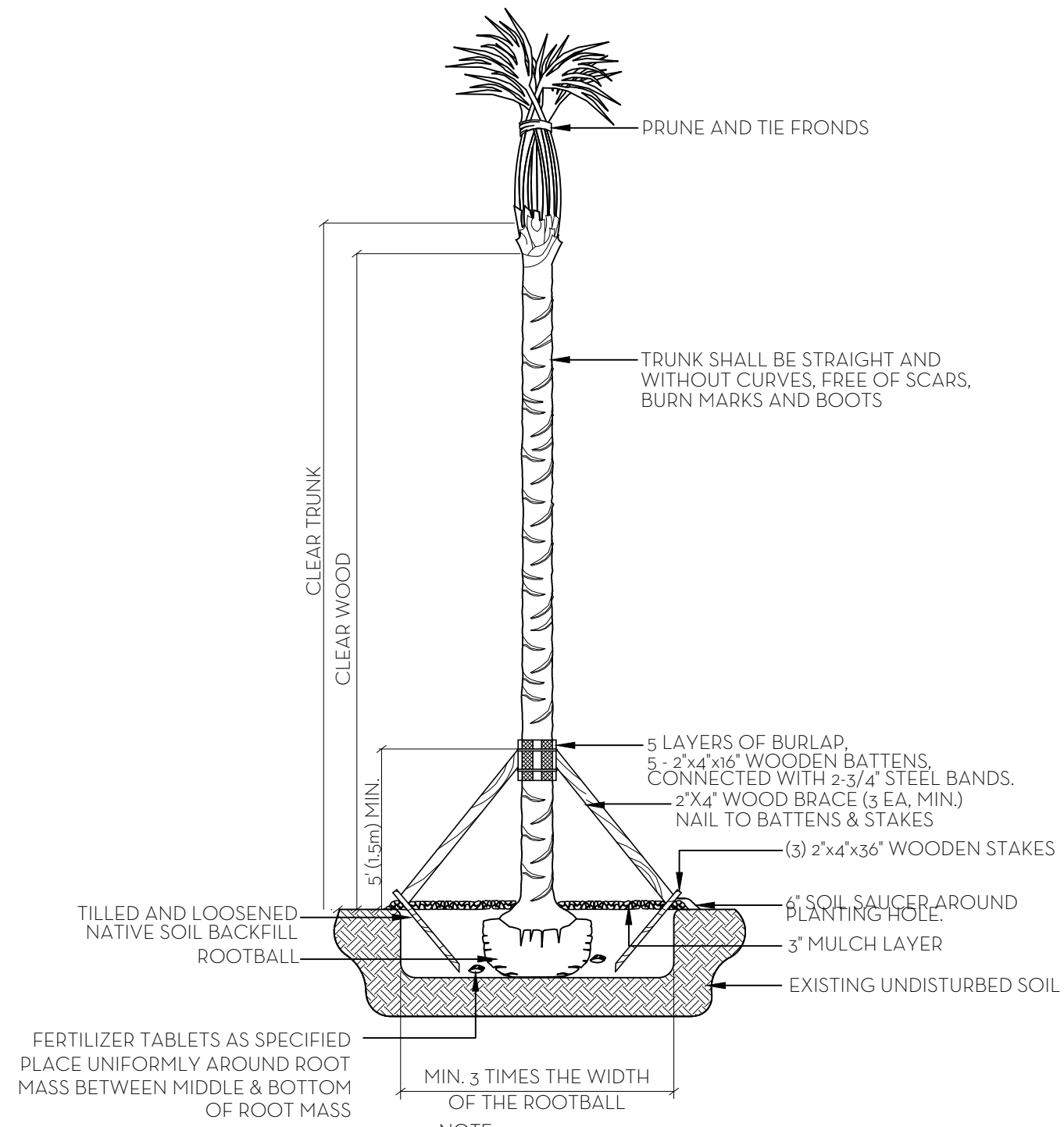
625 N. Flagler Drive
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NIEVERAWILLIAMS.COM

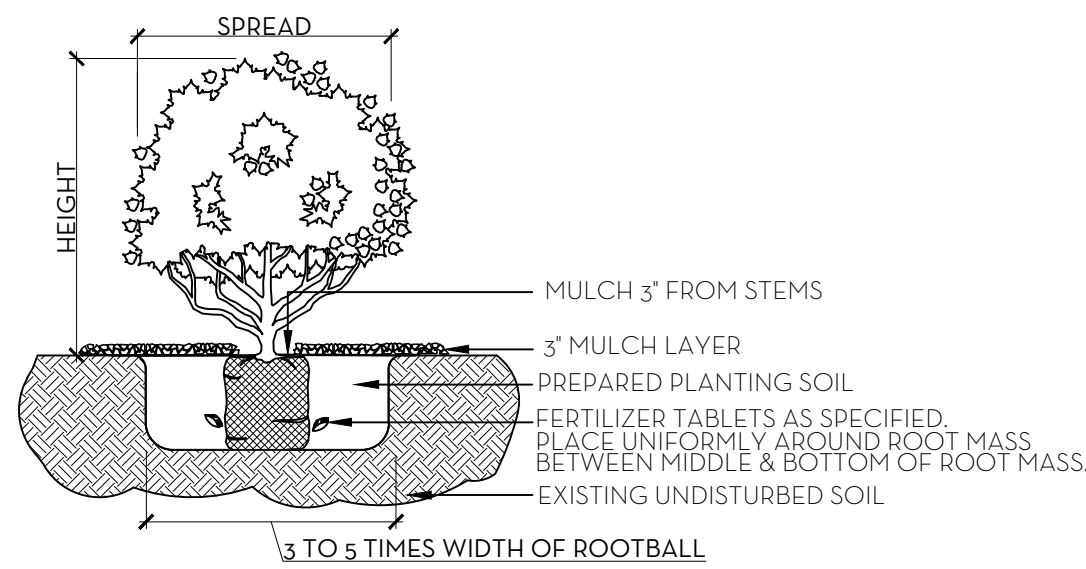
LP1

ZON-24-0034
ARC-24-00-27

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



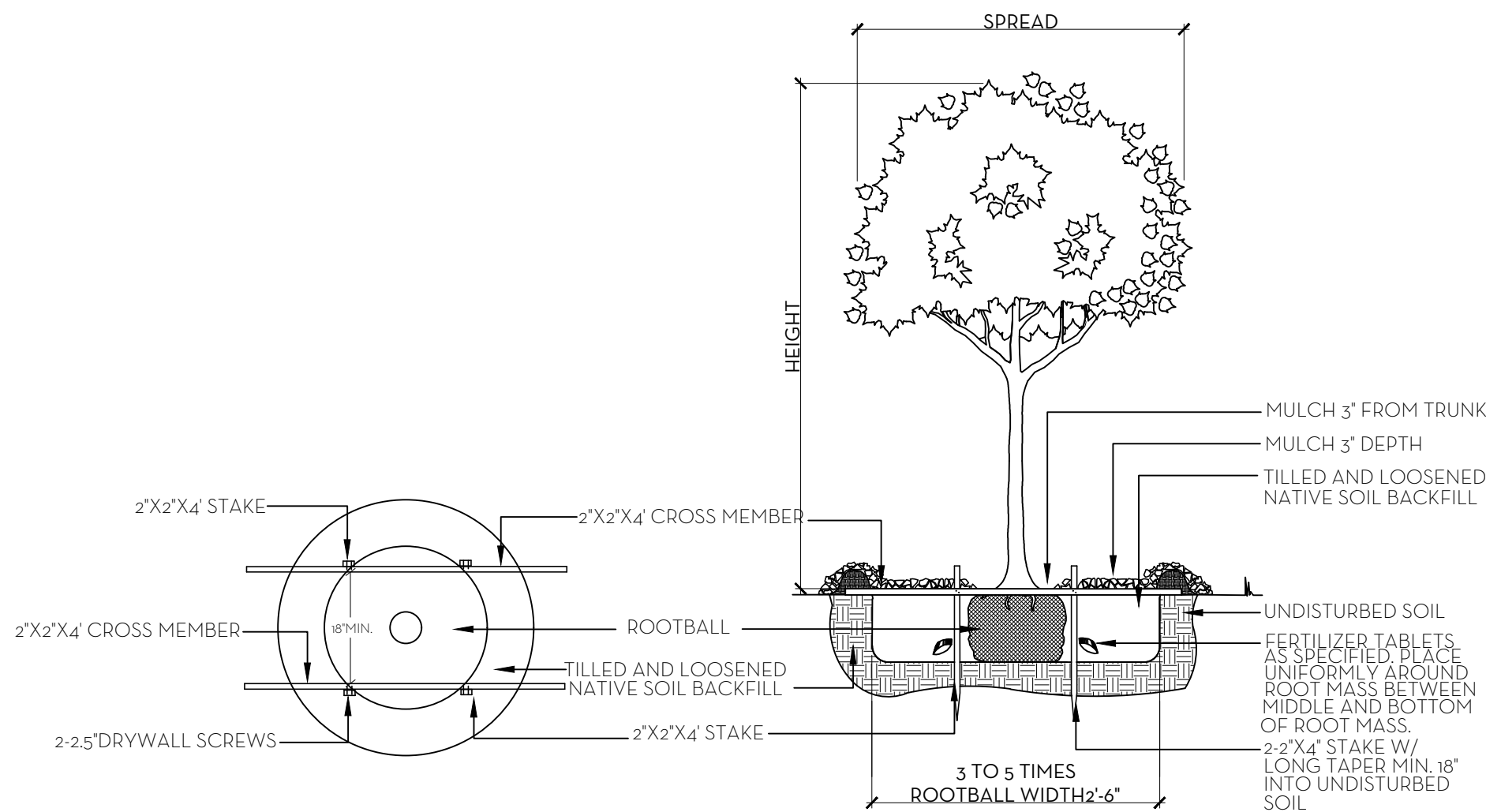
PALM PLANTING DETAIL
N.T.S.



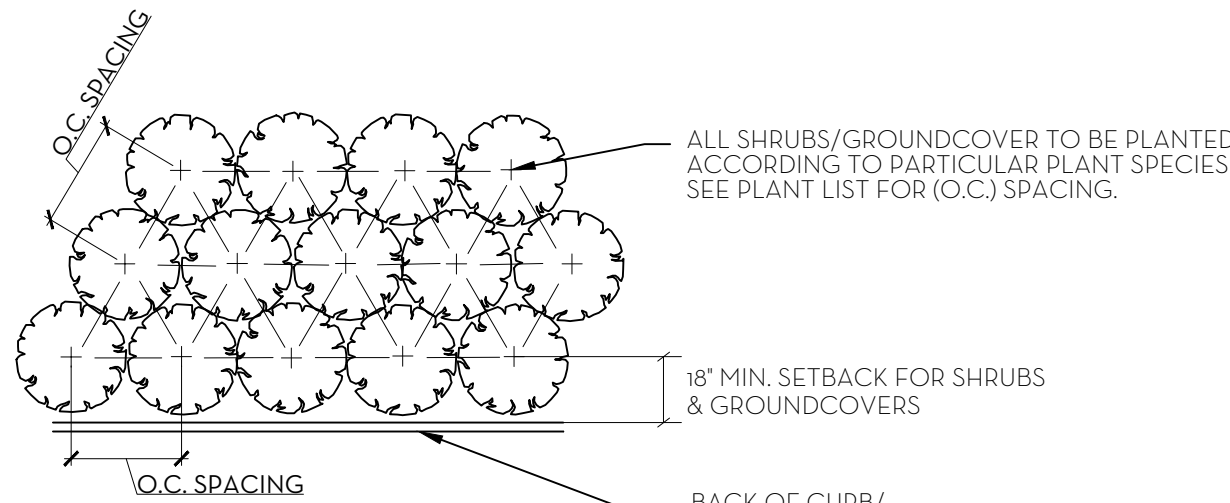
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

- 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.



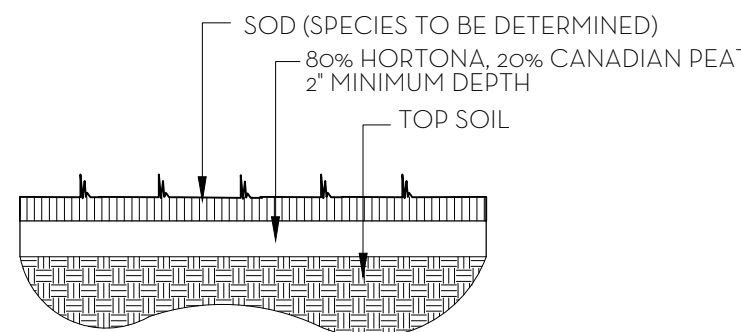
TREE PLANTING DETAIL
N.T.S.



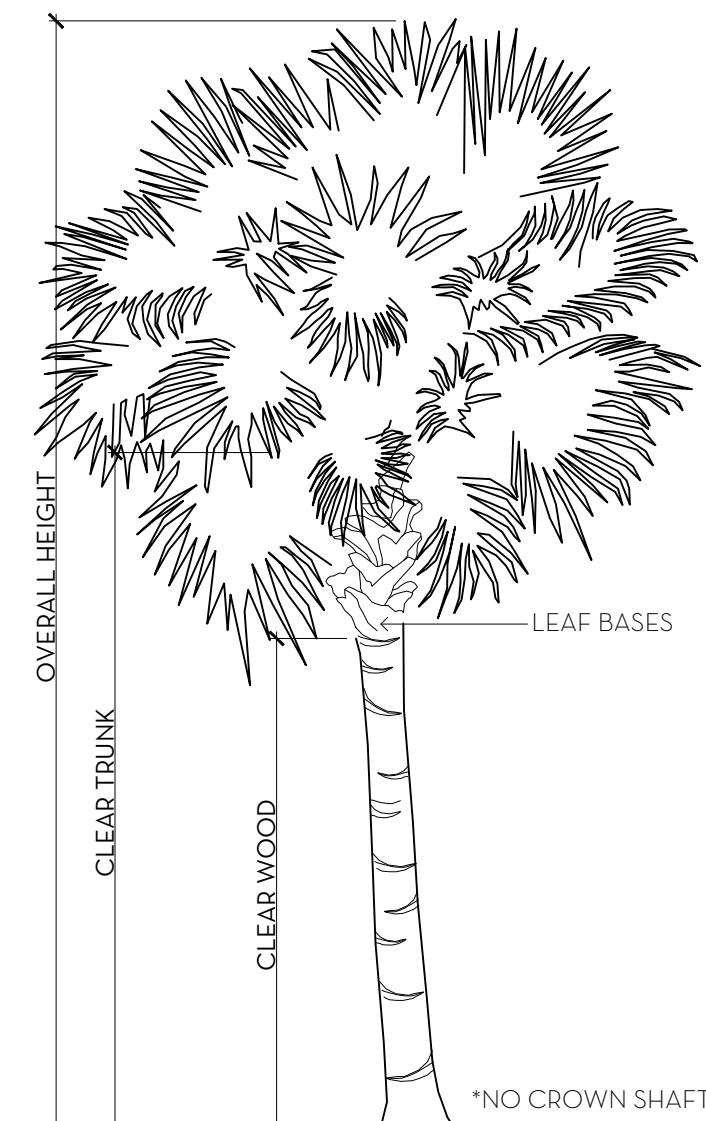
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.

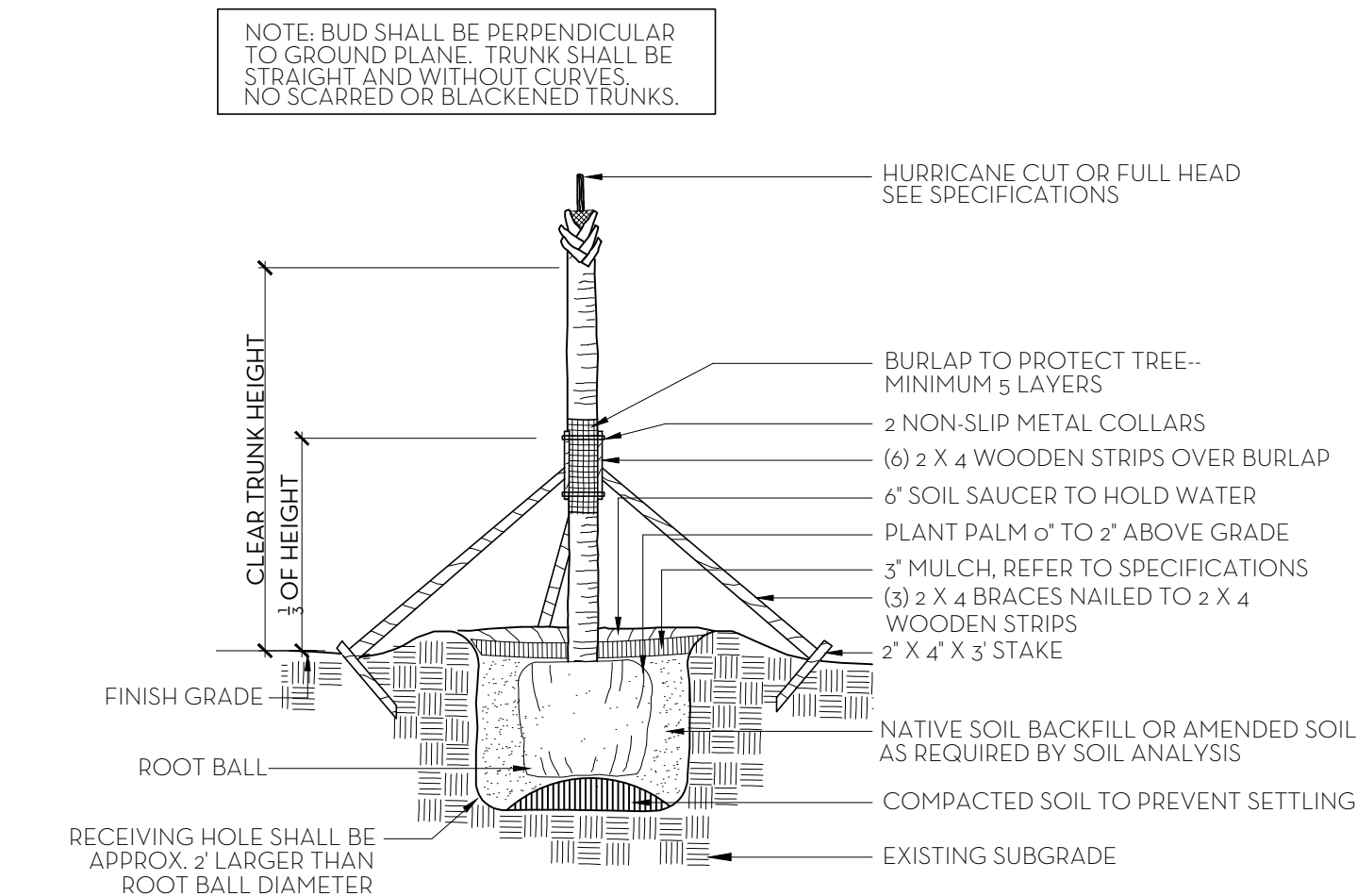
- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
 2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL
N.T.S.

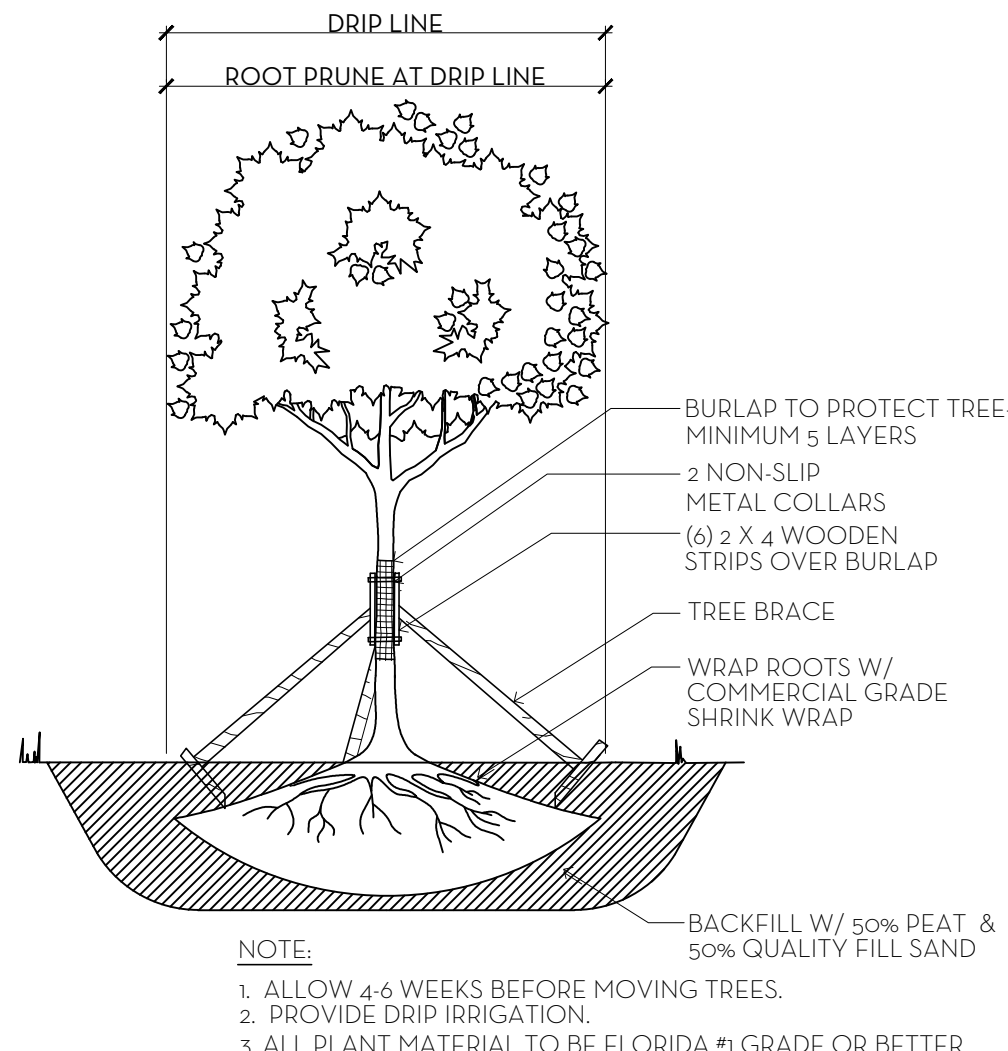


PALM SPECIFICATION DETAIL
N.T.S.



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.



TREE ROOT PRUNING 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 MANUFACTURERS SPECIFICATIONS.

<div><div>N</div><div>W</div></div> <div>NIEVERA WILLIAMS DESIGN</div>							203 South Lake Trail
							December 03, 2024
Landscape Material Schedule							
Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)	
1	TREES						
2	Green Buttonwood	Conocarpus erectus	3	20'x20'	*		
3	Pigeon Plum	Coccoloba diversifolia	13	14' HT.	*		
4	Large Leaf Clusia	Clusia rosea	1	20' HT.	*		
5	Satin Leaf	Chrysophyllum oliviforme	1	16' HT.			
6	Gumbo Limbo	Bursera simaruba	1	20' HT. Specimen	*		
7	Large Leaf Clusia	Clusia rosea	2	18' HT.	*		
8	Calophyllum	Calophyllum brasiliense	4	18' HT., 8' CT.			
9	Pigeon Plum	Coccoloba diversifolia	4	12' HT.	*		
10	Seagrape	Coccoloba uvifera	1	18' HT.	*		
11	Citrus Tree	Citrofortunella microcarpa	6	6' HT., STD.			
12	Ligustrum Tree	Ligustrum japonicum	2	12' HT.			
13			38		66%		
14	PALMS						
15	Coconut Palm	Cocos nucifera	6	14' GW			
16	Roebelenii	Phoenix roebelenii	3	10' CT. Triple			
17	Mongomery Palm	Veitchia arecina	1	20' CT.			
18	Coconut Palm	Cocos nucifera	4	16' GW.			
19	Coconut Palm	Cocos nucifera	22	20' GW. Curved			
20	Canary Island Date Palm	Phoenix canariensis	2	18' CT.			
21	Roebelenii	Phoenix roebelenii	2	8' CT. Triple			
22	Canary Island Date Palm	Phoenix canariensis	1	12' C.T.			
23	Reclinata Palm	Phoenix reclinata	1	15' CT. Multi Truck			
24			42				
25	SHRUB/VINE						
26	Green Buttonwood	Conocarpus erectus	230	4' HT., FTB.	*		
27	Coffee Plant	Psychotria nervosa	100	36" HT.	*		
28	Small Leaf Clusia	Clusia guttifera	178	8' HT., FTB.			
29	Southern Magnolia	Magnolia grandiflora	1	25' HT. Column			
30	Podocarpus	Podocarpus macrophyllus	36	10' HT., FTB			
31	Green Buttonwood	Conocarpus erectus	82	8' HT., FTB	*		
32	Green Buttonwood	Conocarpus erectus	45	5' HT., FTB	*		
33	Southern Magnolia	Magnolia grandiflora	2	15' HT. Column			
34	Bougainvillea Vine	Bougainvillea ssp	10	8' HT. ESP TO WALL			
35	Fiddlewood	Citharexylum spinosum	16	4' HT.			
36			700		65%		
37	GROUND COVER						
38	Beach Creeper	Ernodea littoralis	630	3 GAL.	*	945	
39	Green Island Ficus	Ficus microcarpa 'Green Island'	266	3 GAL.		399	
40	Ganges Primrose	Asystasia gangetica	250	3 GAL.		375	
41	Carmona	Carmona microphylla	100	3 GAL.		150	
42	Dwarf Mondo Grass	Ophiopogon japonicus 'Nana'	28	3 GAL.		56	
43	Macho Fern	Nephrolepis biserrata	120	3 GAL.	*	480	
44	Carissa	Carissa macrocarpa	60	3 GAL.		90	
45	Podocarpus Pringles	Podocarpus macrophyllus 'Pringles'	12	3 GAL.		18	
46	Begonia	Begonia odorata 'Alba'	8	3 GAL.		16	
47	Liriope	Liriope muscari	60	3 GAL.		90	
48	Dwarf Oleander	Nerium oleander 'Dwarf'	18	3 GAL.		36	
49	Hibiscus	Hibiscus ssp	40	3 GAL.		80	
50	Coontie	Zamia integrifolia	20	3 Gal.	*	80	
51	Dwarf Fakahatchee Grass	Tripsacum floridana	160	3 GAL.	*	320	
52			2663		58%	3135	

Line #	Landscape Legend		
1	Property Address:	203 South Lake Trail	
2	Lot Area (sq. ft.):	72,213	
3		REQUIRED	PROPOSED
4	andscape Open Space (LOS) (Sq Ft and %)	36,413 (50%)	50,052 (69.3%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	1,419 (45%)	2,304 (72.9%)
8	Native Trees %	30% (number of trees)	66%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	65%
10	Native Groundcover %	30% (groundcover area)	58%

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

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

203 S. LAKE TRAIL

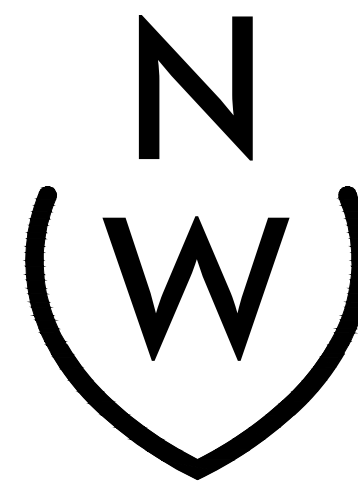
PALM BEACH, FLORIDA

04 DECEMBER 2024

07 OCTOBER 2024

01 JULY 2024 - SECOND SUBMITTAL

13 JUNE 2024 - FIRST SUBMITTAL



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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LP2

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ARC-24-00-27

State of Florida
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PALM BEACH, FLORIDA

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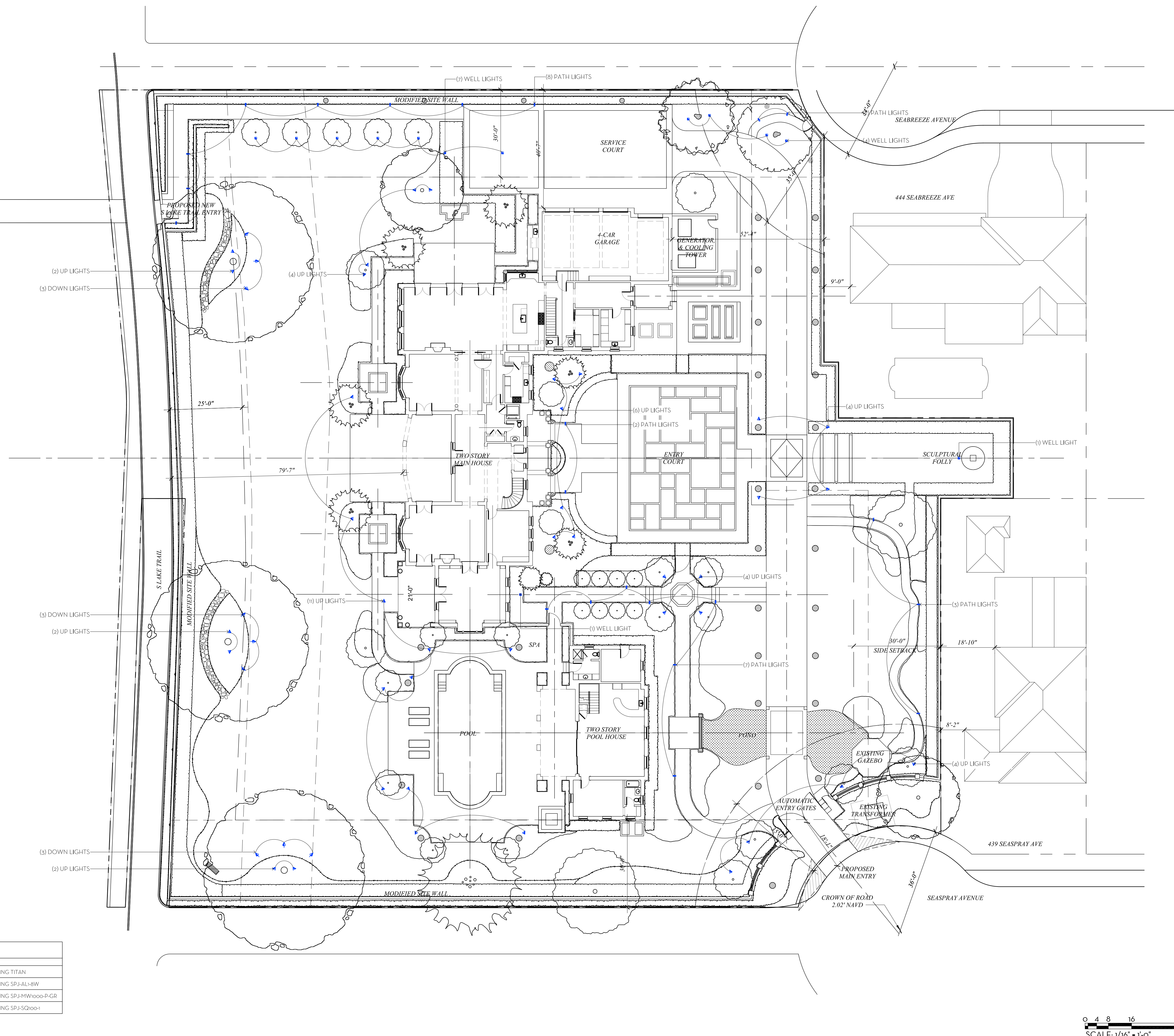
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West Palm Beach, FL 33401
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ZON-24-0034
ARC-24-00-27




LANDSCAPE LIGHTING FIXTURE LEGEND			
SYMBOL	DESCRIPTION	QTY	MODEL
	UP LIGHT	39	SPJ LIGHTING TITAN
	DOWN LIGHT	9	SPJ LIGHTING SPJ-AL-8W
	WELL LIGHT	16	SPJ LIGHTING SPJ-MW1000-P-GR
	PATH LIGHT	19	SPJ LIGHTING SPJ-SQ100-1

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Directional Light
TITAN



MODEL: TITAN
MATERIAL: Solid Brass
FINISH SHOWN: Matte Bronze
ELECTRICAL: 12-15V
WATTAGE: 6W
ENGINE: FB-6W-CYL-TA16
LUMENS: 300
MOUNTING: 1/2" NPT, Dual Fin Spike Included

FINISHES

- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM

- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDG)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDG2)
- ☐ PVD Black (PVDGL)

WATTAGE

- ☐ 6W

LUMENS

- ☐ 300

Custom lumen packages are available upon request

COLOR TEMPERATURE

- ☐ 2200K
- ☐ 2700K
- ☐ 3000K
- ☐ 4000K
- ☐ 5000K
- ☐ 6500K
- ☐ RGBW
- ☐ WARM DIMMING

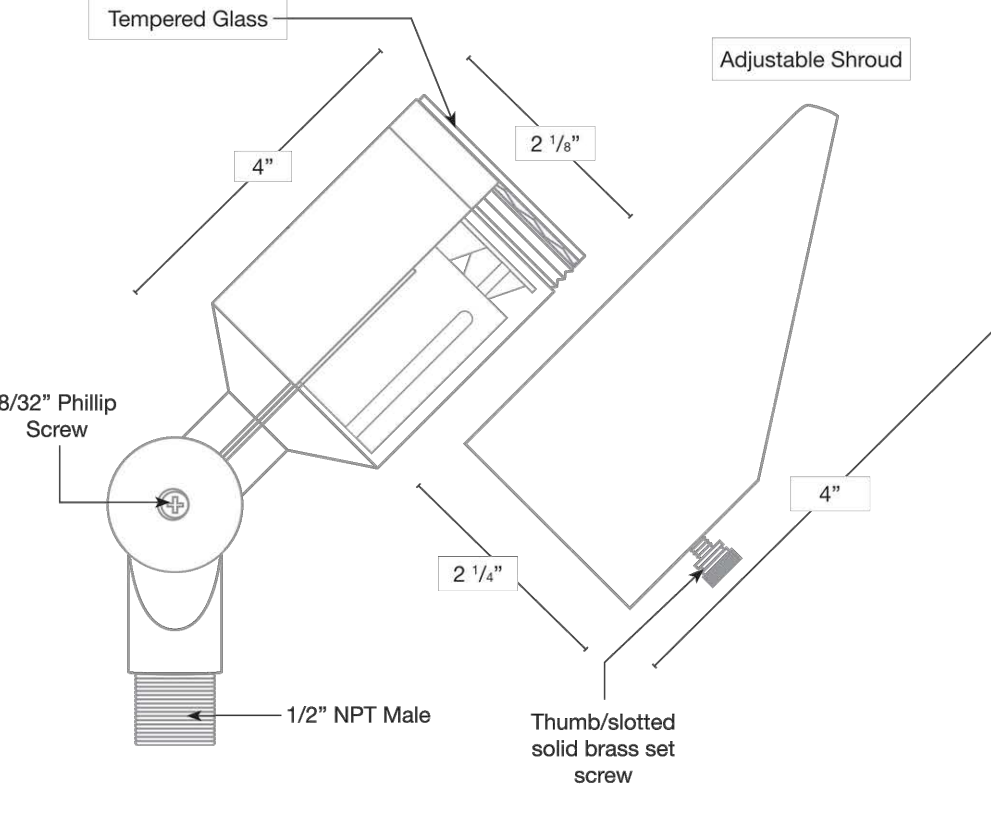
Custom options are available

ELECTRICAL

- ☐ 12-15V
- ☐ 120V

OPTICS

- ☐ SPOT 19d
- ☐ FLOOD 38d
- ☐ WIDE FLOOD 54d
- ☐ WIDE ANGLE FLOOD 120d



Tempered Glass

Adjustable Shroud

4"

2 1/4"

8/32" Phillip Screw

1/2" NPT Male

Thumb/slotted solid brass set screw

4"

2 1/4"

Ordering Example: TITAN-MBR-6W-27K-12-15V

Customer Approval: _____

Date: _____


Wet Listed

1 UP LIGHT
LL2 SCALE: NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Well Light
SPJ-MW1000-P-GR



MODEL: SPJ-MW1000-P-GR
MATERIAL: Solid Brass
FINISH SHOWN: PVD Satin
ELECTRICAL: 8-15V or 12V-15V
ENGINE: FB-3W-CYL-TA16
LUMENS: 200
COLOR TEMP: 2700K
MOUNTING: In Ground
LED: Nichia

FINISHES

- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM

- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDG)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDG2)
- ☐ PVD Black (PVDGL)

WATTAGE

- ☐ 1W
- ☐ 2W
- ☐ 3W
- ☐ 6W
- ☐ 8W
- ☐ 16W

LUMENS

- ☐ 80
- ☐ 150
- ☐ 200
- ☐ 300
- ☐ 580
- ☐ 1160

COLOR TEMPERATURE

- ☐ 2200K
- ☐ 2700K
- ☐ 3000K
- ☐ 4000K
- ☐ 5000K
- ☐ 6500K
- ☐ RGBW
- ☐ WARM DIMMING

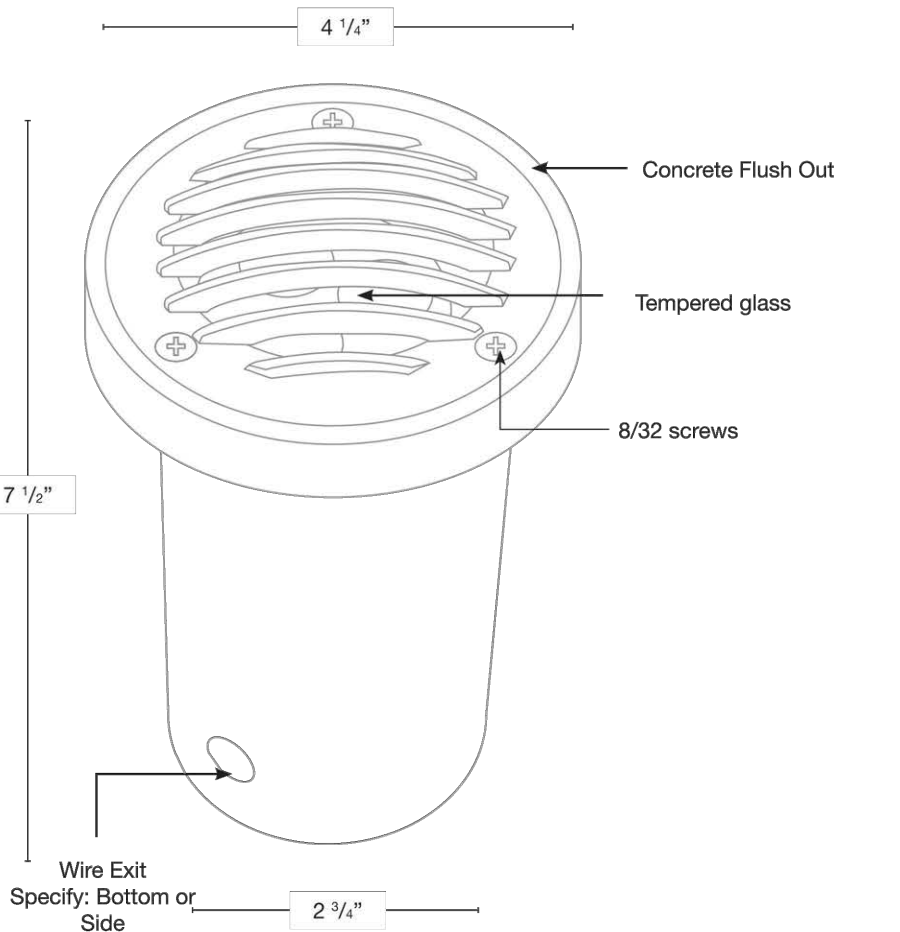
Custom options are available

ELECTRICAL

- ☐ 8-15V
- ☐ 12V-15V

OPTICS

- ☐ SPOT 19d
- ☐ FLOOD 38d
- ☐ WIDE FLOOD 54d
- ☐ WIDE ANGLE FLOOD 120d



Concrete Flush Out

Tempered glass

8/32 screws

4 1/4"

7 1/2"

Wire Exit
Specify: Bottom or Side

2 3/4"

Ordering Example: SPJ-MW1000-P-GR-PVDG-3W-27K-8-15V

Customer Approval: _____

Date: _____


Wet Listed

3 WELL LIGHT
LL2 SCALE: NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Surface Mount Directional
SPJ-AL1-8W



MODEL: SPJ-AL1-8W
MATERIAL: Solid Brass
FINISH SHOWN: Matte Bronze
ELECTRICAL: 12-15V
WATTAGE: 8W
ENGINE: FB-8W-CYL-TA16
LUMENS: 580
MOUNTING: Surface Mount

FINISHES

- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM

- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDG)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDG2)
- ☐ PVD Black (PVDGL)

WATTAGE

- ☐ 8W

LUMENS

- ☐ 580

Custom lumen packages are available upon request

COLOR TEMPERATURE

- ☐ 2200K
- ☐ 2700K
- ☐ 3000K
- ☐ 4000K
- ☐ 5000K
- ☐ 6500K
- ☐ RGBW
- ☐ WARM DIMMING

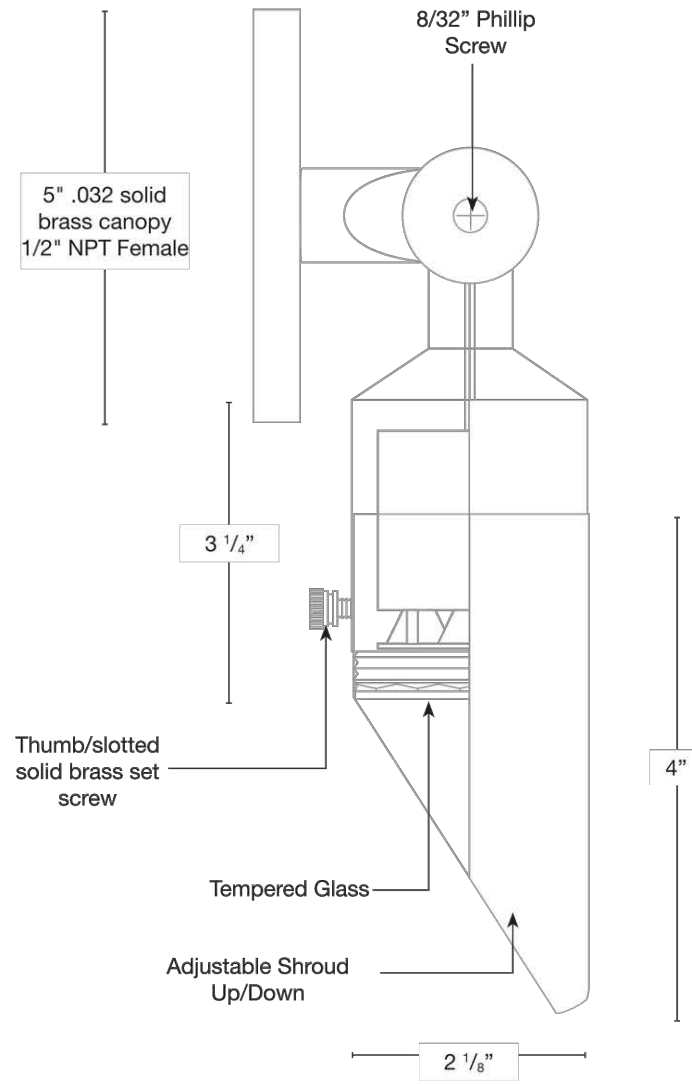
Custom options are available

ELECTRICAL

- ☐ 12-15V
- ☐ 120V

OPTICS

- ☐ SPOT 19d
- ☐ FLOOD 38d
- ☐ WIDE FLOOD 54d
- ☐ WIDE ANGLE FLOOD 120d



5" .032 solid brass canopy
1/2" NPT Female

8/32" Phillip Screw

3 1/4"

Thumb/slotted solid brass set screw

Tempered Glass

Adjustable Shroud Up/Down

4"

2 1/4"

MOUNTING CANOPIES

- 2 1/4" SPJ19-01
- 4" SPJ19-10
- 5" SPJ19-11

Ordering Example: SPJ-AL1-8W-MBR-8W-27K-12-15V

Customer Approval: _____

Date: _____


Wet Listed

2 DOWN LIGHT
LL2 SCALE: NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Contemporary Path Lights
SPJ-SQ100-1



MODEL: SPJ-SQ100-1
MATERIAL: Solid Brass
FINISH SHOWN: Matte Bronze
ELECTRICAL: 12V or 120V
WATTAGE: 2W
ENGINE: FB-LS2
LUMENS: 150
MOUNTING: 1/2" NPT, Dual Fin Spike Included

FINISHES

- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM

- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDG)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDG2)
- ☐ PVD Black (PVDGL)

WATTAGE

- ☐ 2W
- ☐ 3W

LUMENS

- ☐ 150
- ☐ 350

Custom lumen packages are available upon request

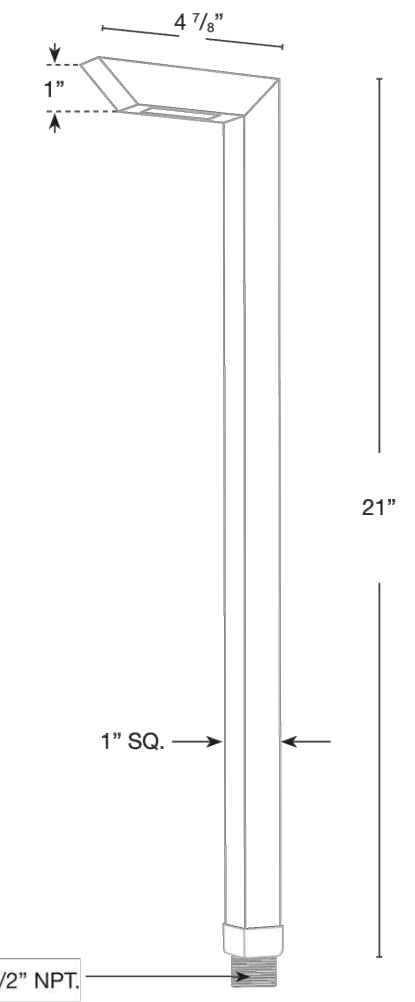
COLOR TEMPERATURE

- ☐ 2200K
- ☐ 2700K
- ☐ 3000K
- ☐ 4000K
- ☐ 5000K
- ☐ 6500K
- ☐ Amber (TF)
- ☐ RGBW
- ☐ WARM DIMMING

Custom options are available

ELECTRICAL

- ☐ 12V
- ☐ 120V



4 7/8"

1"

21"

1" SQ.

1/2" NPT

Ordering Example: SPJ-SQ100-1-MBR-2W-27K-12V

Customer Approval: _____

Date: _____

Wet Listed

4 PATH LIGHT
LL2 SCALE: NTS

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
203 S. LAKE TRAIL
PALM BEACH, FLORIDA

04 DECEMBER 2024
07 OCTOBER 2024
01 JULY 2024 - SECOND SUBMITTAL
13 JUNE 2024 - FIRST SUBMITTAL

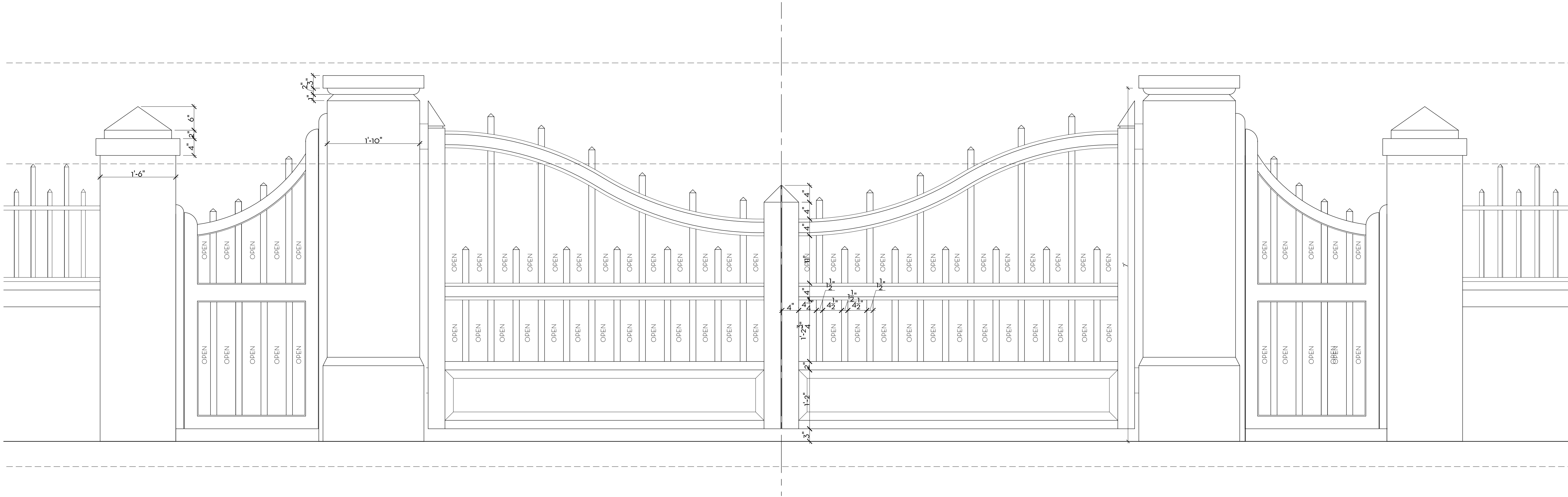
NIEVERA WILLIAMS
DESIGN

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

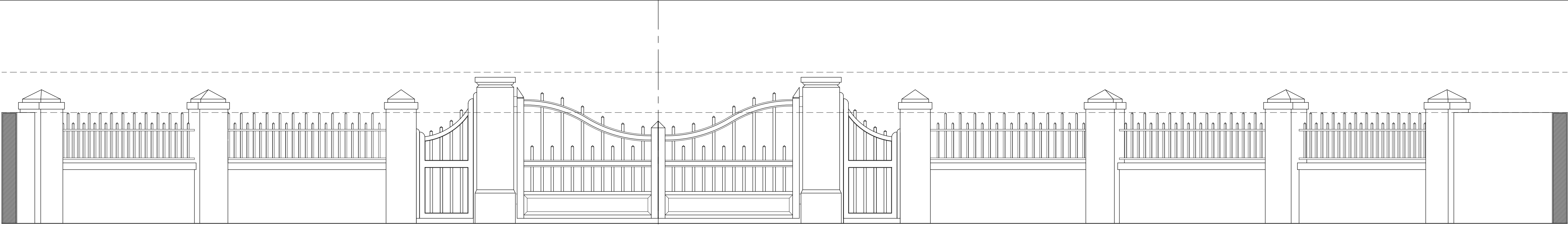
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LL2

ZON-24-0034
ARC-24-00-27



1 SEASPRAY ENTRANCE GATE ELEVATION ENLARGEMENT
D1 SCALE: 1/4\"/>



2 SEASPRAY ENTRANCE GATE ELEVATION
D1 SCALE: 3/8\"/>

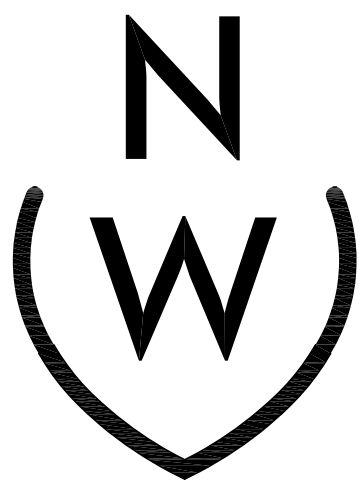
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SITE DETAILS
203 S. LAKE TRAIL

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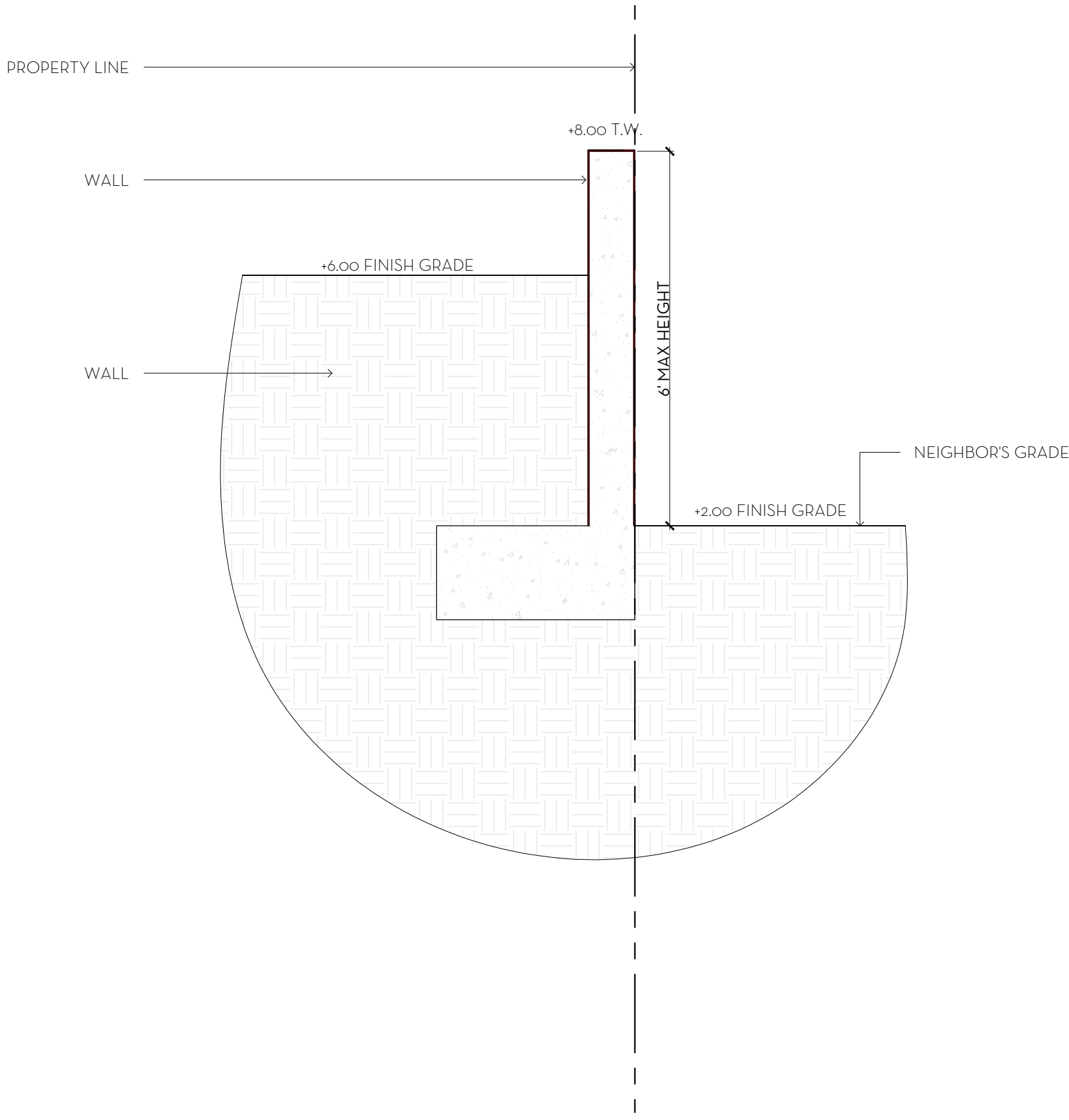
625 N. Flagler Drive
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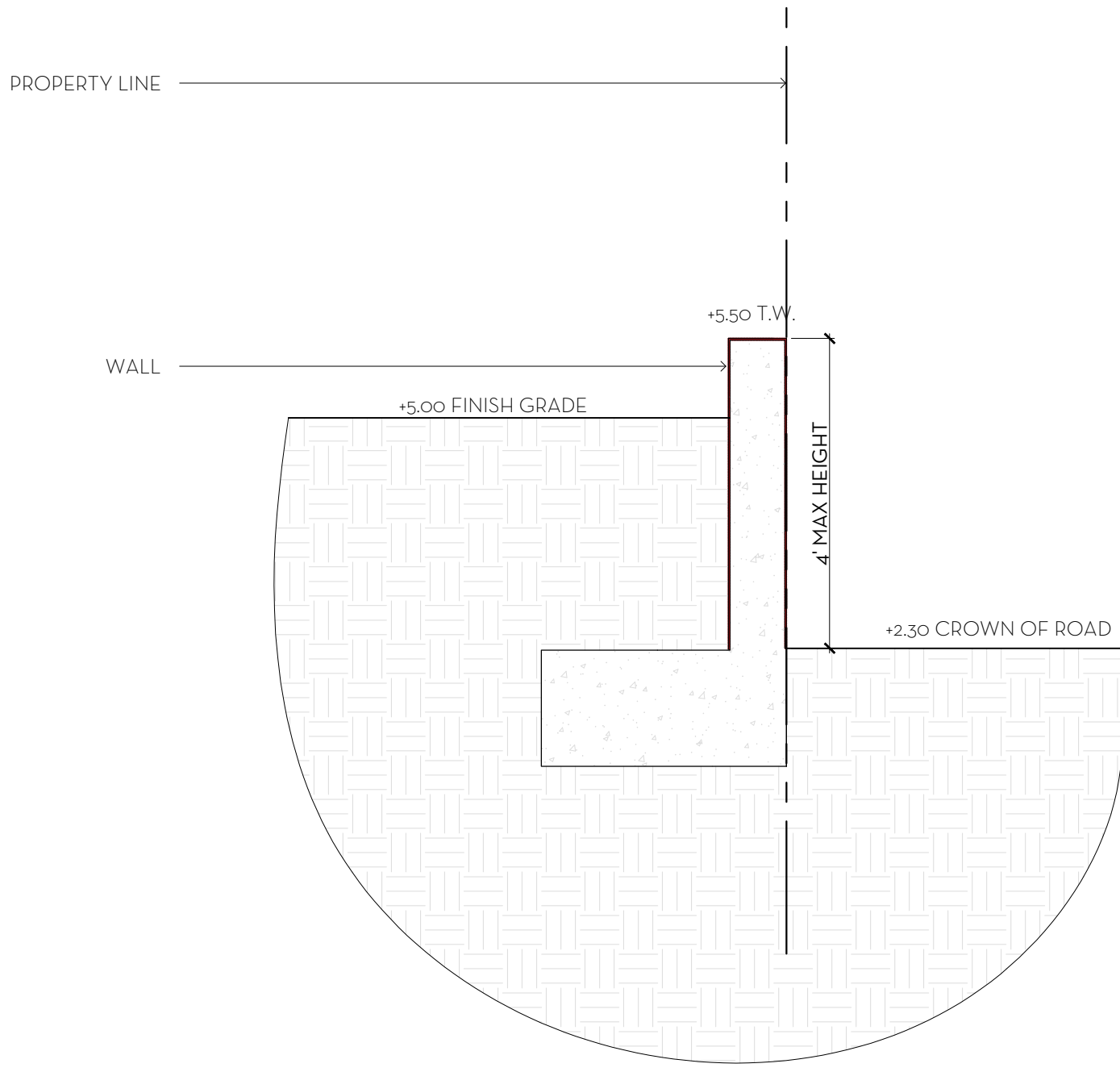
D1

ZON-24-0034
ARC-24-00-27

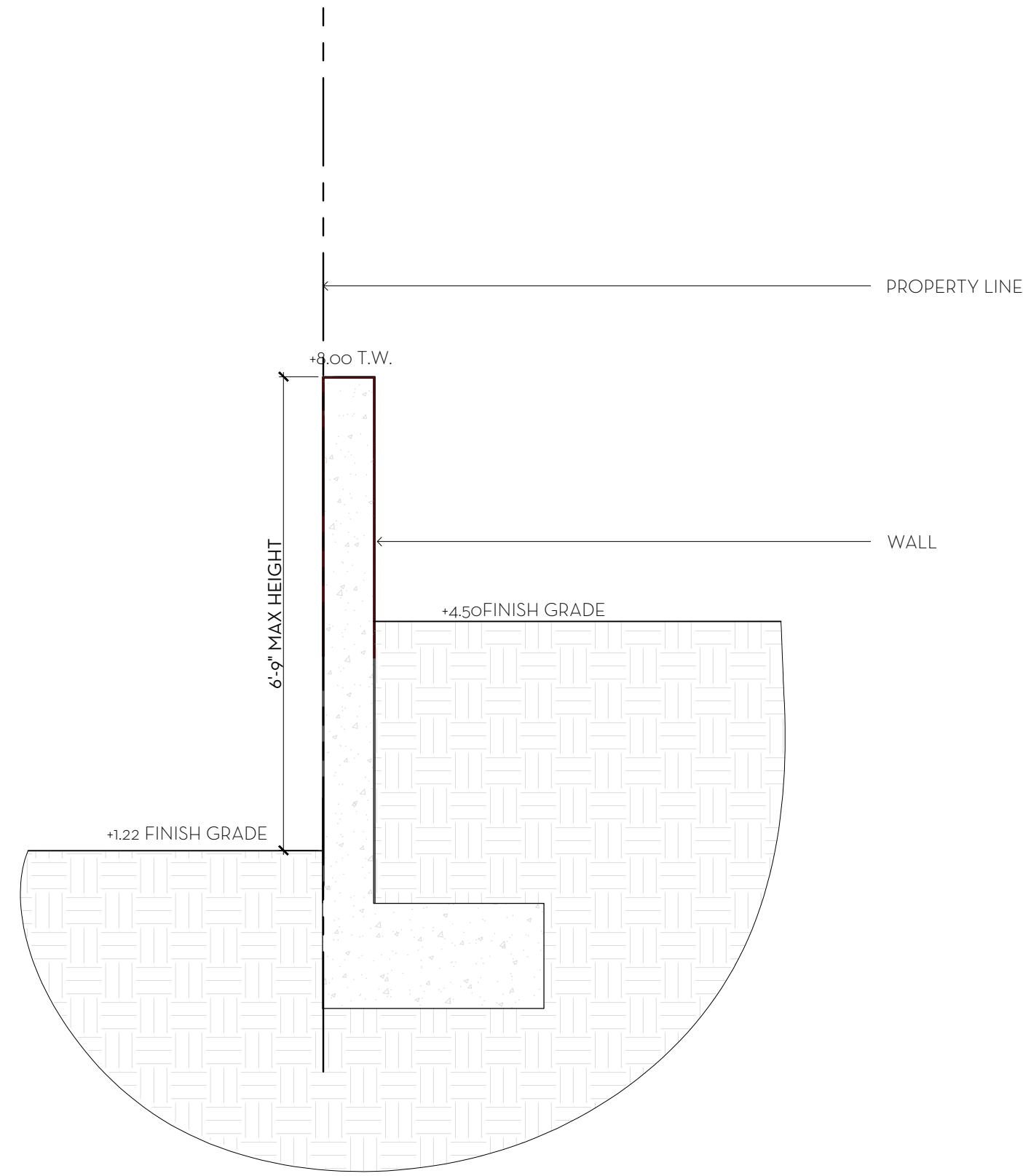
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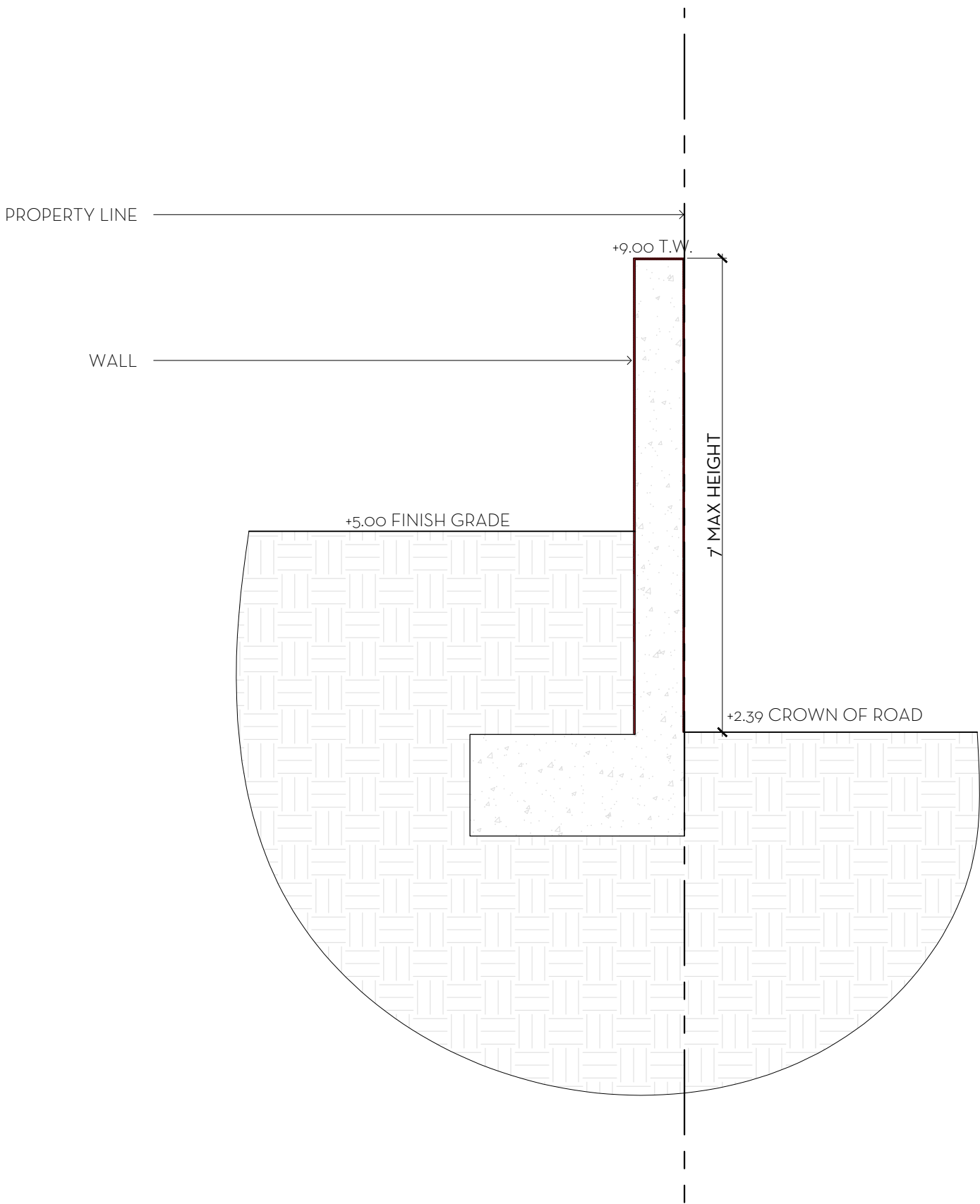
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D2 WALL DETAIL TYP.
SCALE: 1/2"= 1'-0"



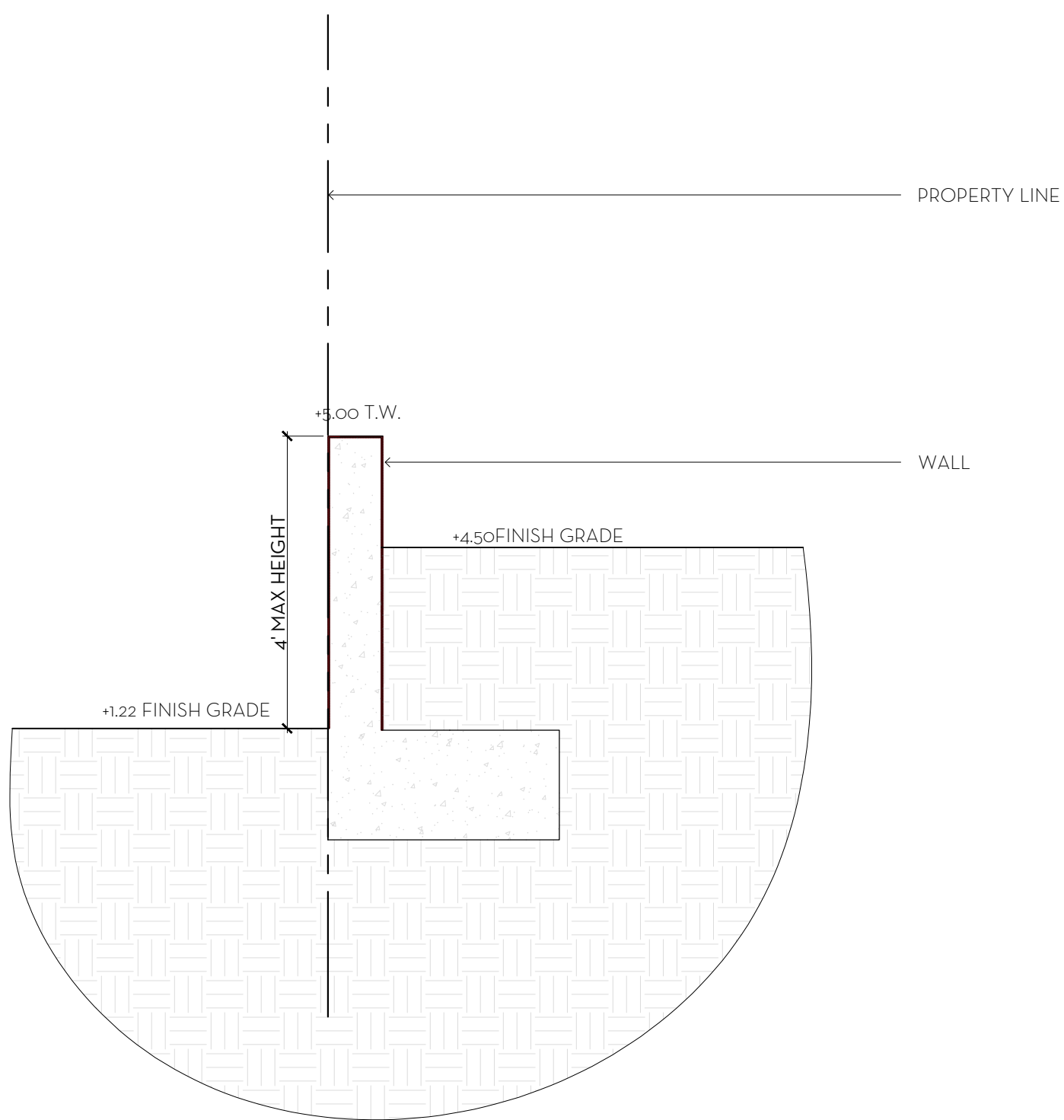
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D2 WALL DETAIL TYP.
SCALE: 1/2"= 1'-0"



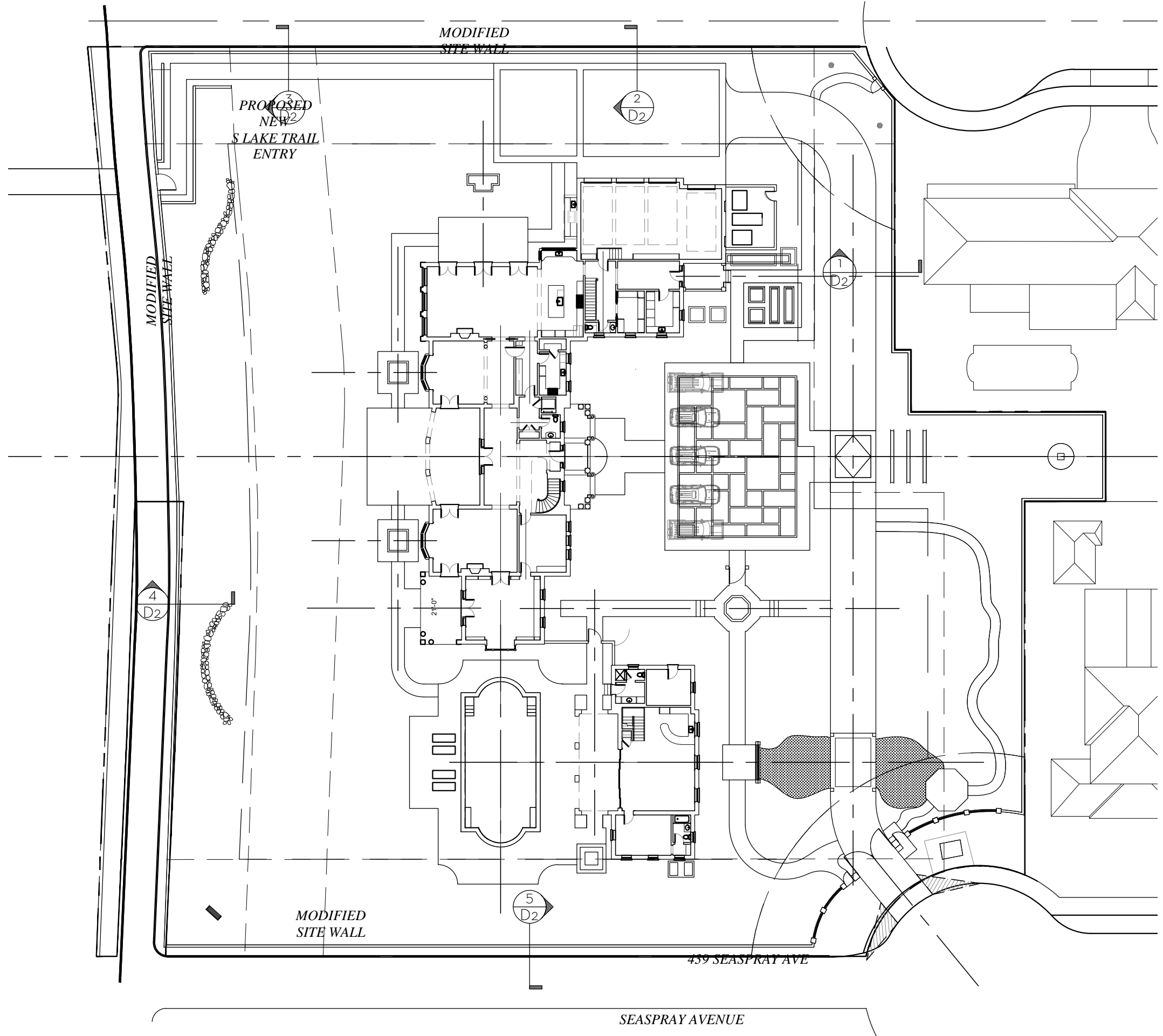
5
D2 WALL DETAIL TYP.
SCALE: 1/2"= 1'-0"



2
D2 WALL DETAIL TYP.
SCALE: 1/2"= 1'-0"



4
D2 WALL DETAIL TYP.
SCALE: 1/2"= 1'-0"



6
D2 KEY PLAN
SCALE: 1/32"= 1'-0"

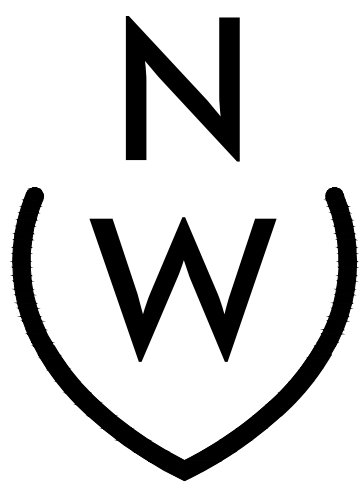
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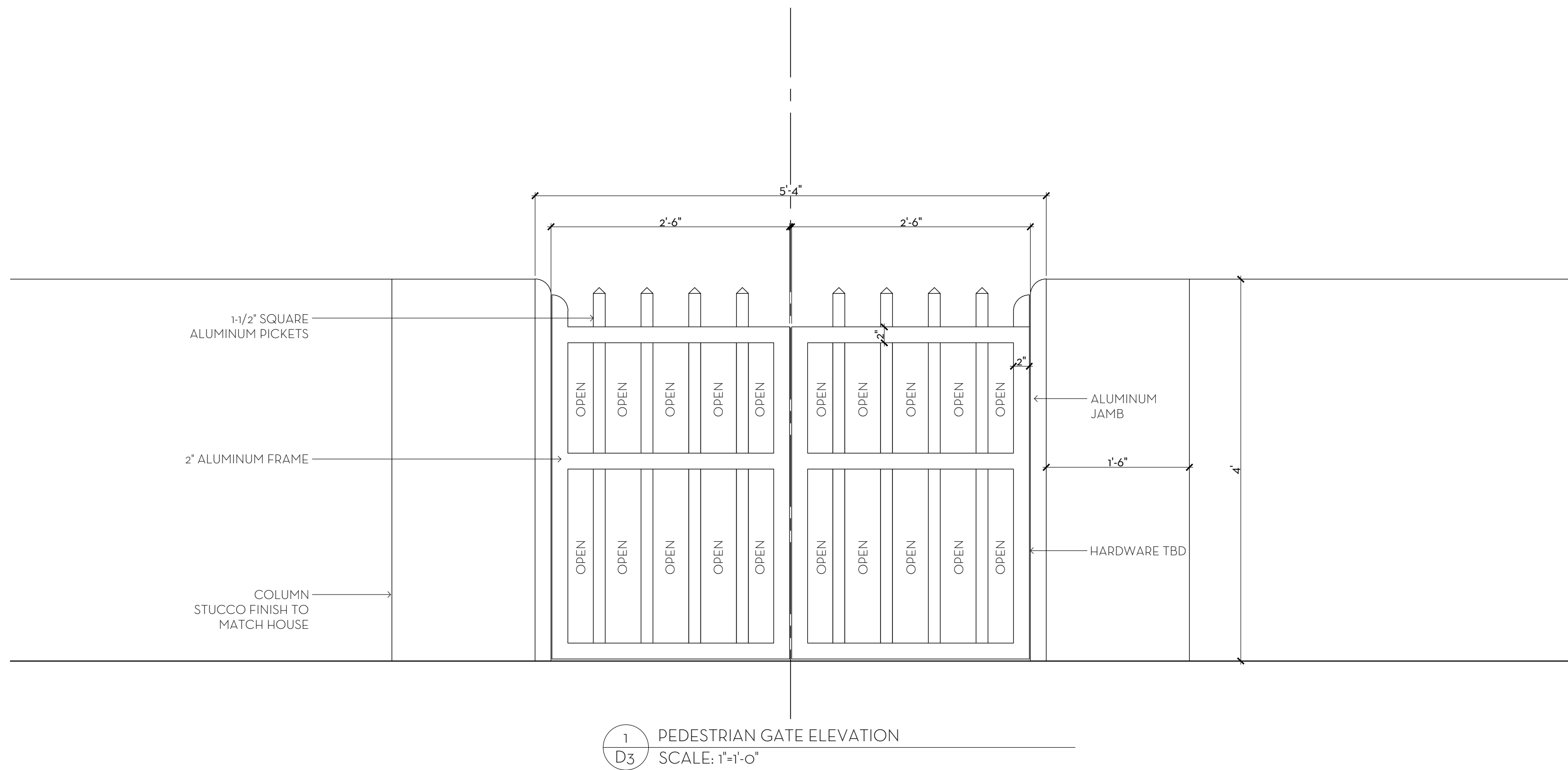
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D2

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SCALE: AS NOTED



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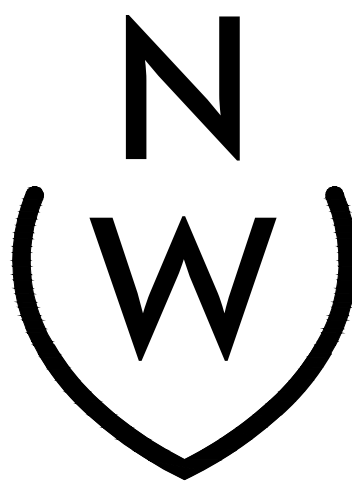
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SCALE: AS NOTED



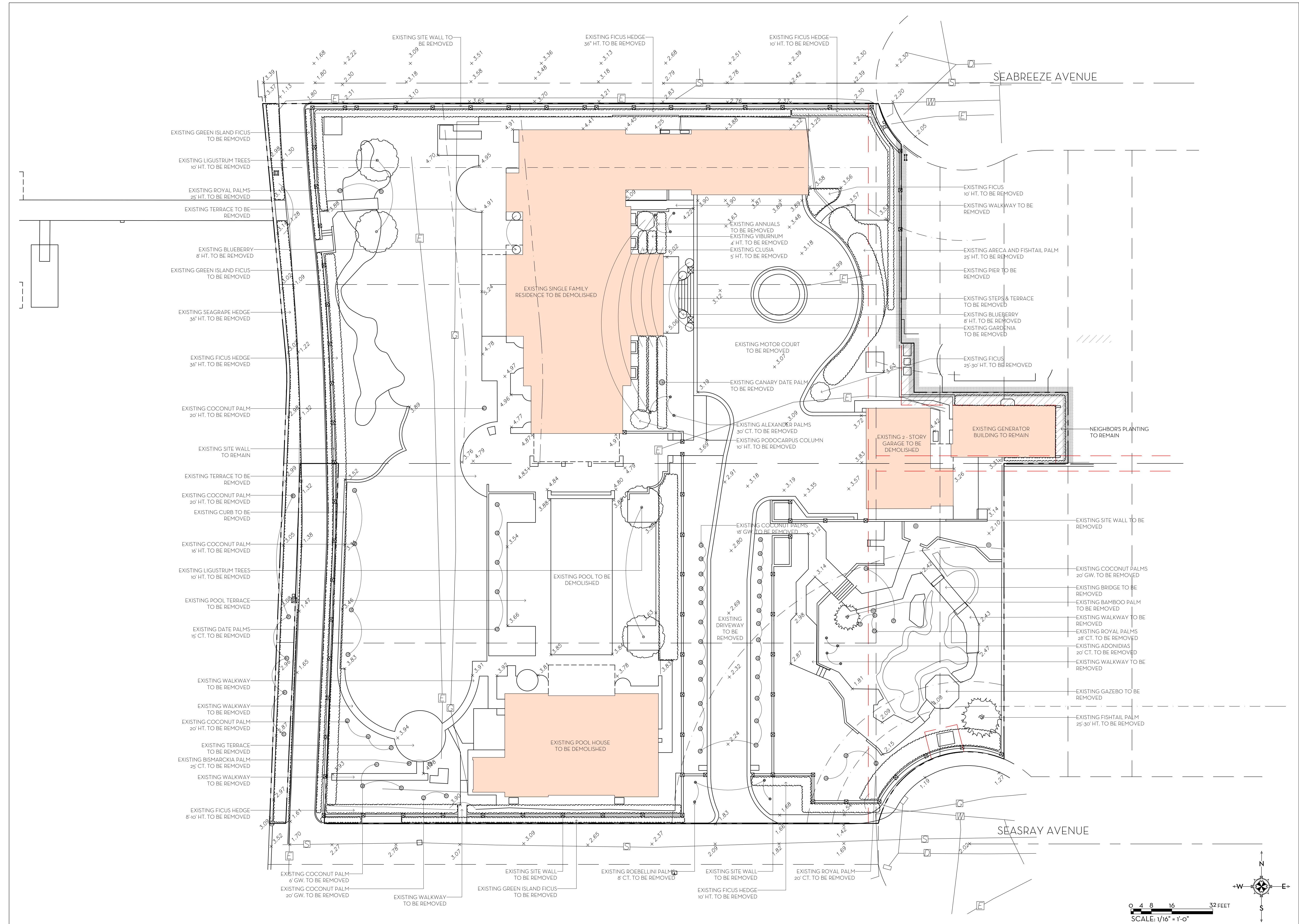
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D3

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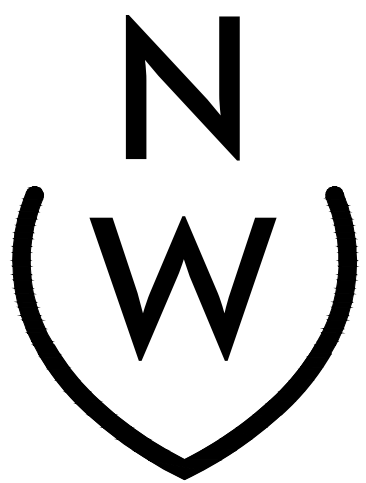
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EXISTING CONDITIONS PLAN
203 S. LAKE TRAIL

PALM BEACH, FLORIDA

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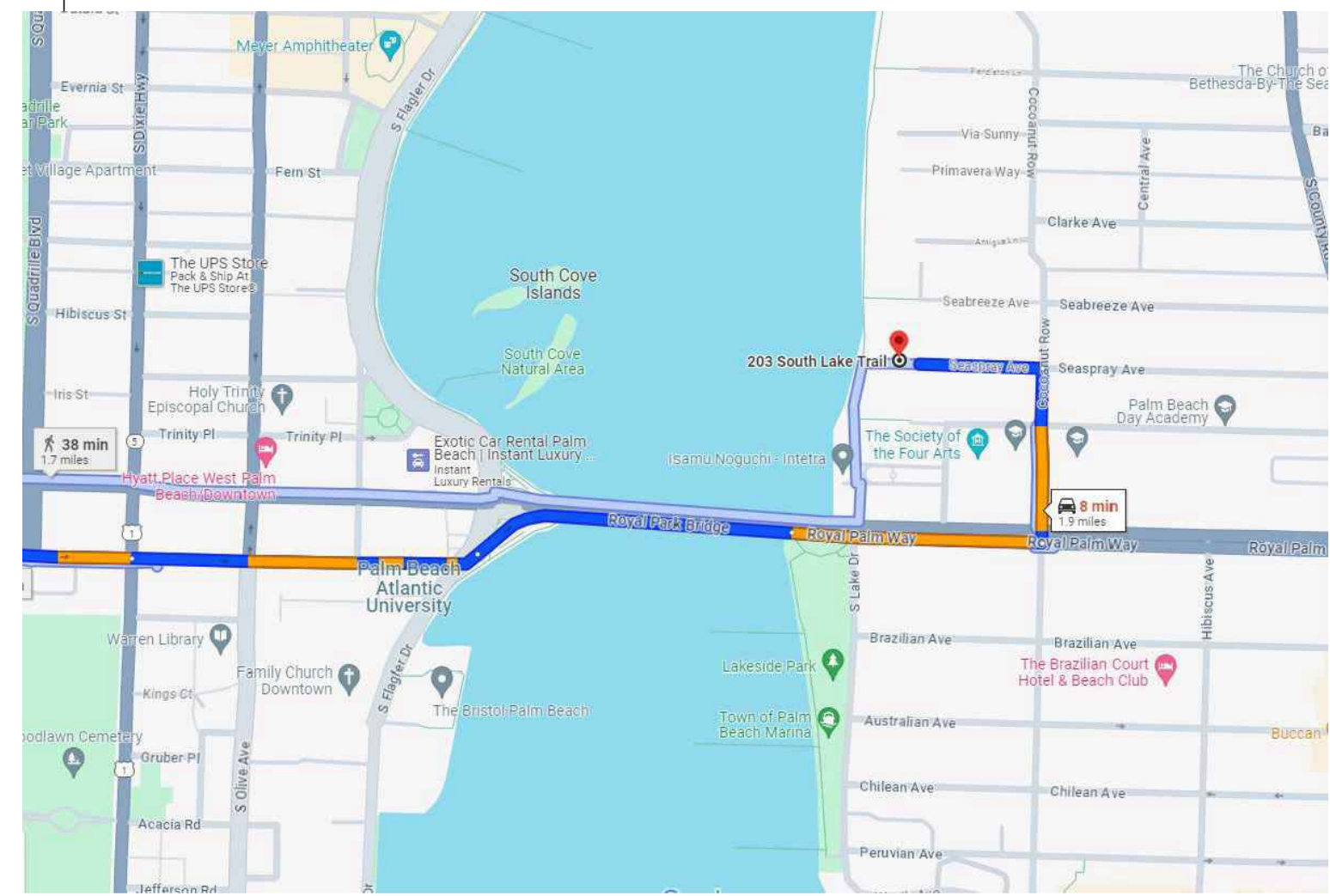
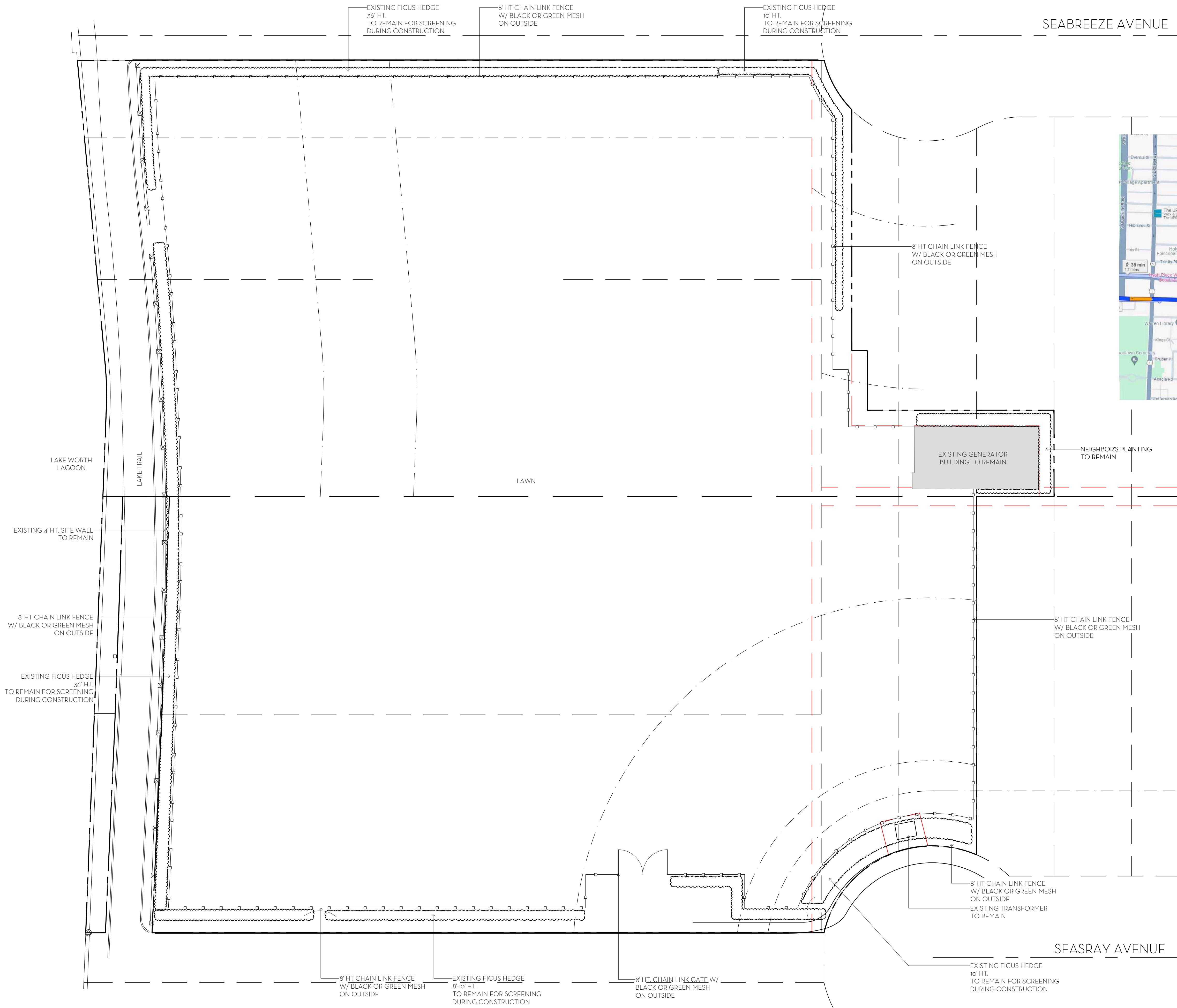
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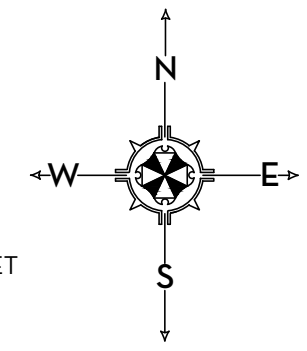
EX

ZON-24-0034
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TRUCK LOGISTICS

0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"



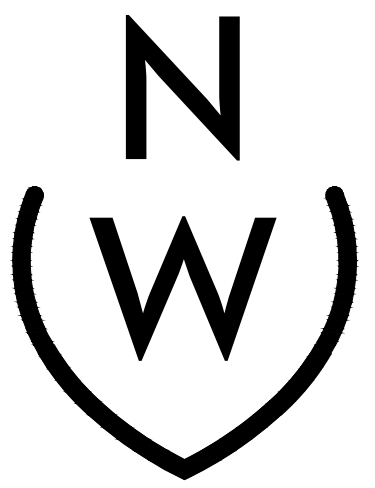
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CONSTRUCTION SCREENING PLAN
203 S. LAKE TRAIL

PALM BEACH, FLORIDA

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CSP

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