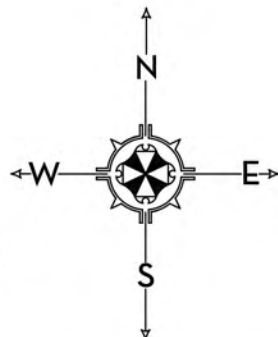


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By yfigueroa at 2:20 pm, Sep 05, 2023



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



MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
McCANN RESIDENCE
217 BAHAMA LANE, PALM BEACH, FL.

05 SEPTEMBER 2023
10 JULY 2023
23 JUNE 2023
08 JUNE 2023



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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Florida 33401
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F: 561-659-2113

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SITE

Z-21-00386
H-006-2021

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



SOUTH ELEVATION - PREVIOUSLY PRESENTED



SOUTH ELEVATION

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

McCANN RESIDENCE

277 BAHAMA LANE, PALM BEACH, FL.

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WEST ELEVATION - PREVIOUSLY PRESENTED



WEST ELEVATION

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Landscape Architect
Registration No.
6666856

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

ELEVATION RENDERING
McCANN RESIDENCE
217 BAHAMA LANE, PALM BEACH, FL.

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NORTH ELEVATION - PREVIOUSLY PRESENTED



NORTH ELEVATION

MARIO F. NIEVERA

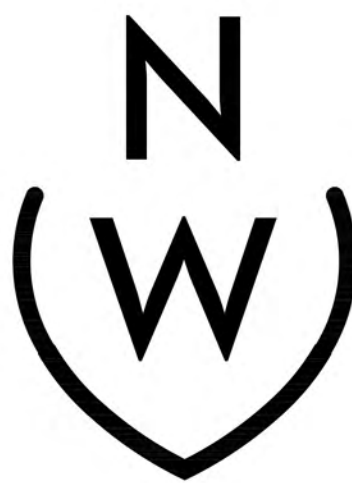
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6666856

ELEVATION RENDERING
McCANN RESIDENCE

217 BAHAMA LANE, PALM BEACH, FL.

05 SEPTEMBER 2023
10 JULY 2023
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SCALE: 1/4" = 1'-0"



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EAST ELEVATION - PREVIOUSLY PRESENTED



EAST ELEVATION

MARIO F. NIEVERA

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Registration No.
6666856

ELEVATION RENDERING
McCANN RESIDENCE
217 BAHAMA LANE, PALM BEACH, FL.

05 SEPTEMBER 2023
10 JULY 2023
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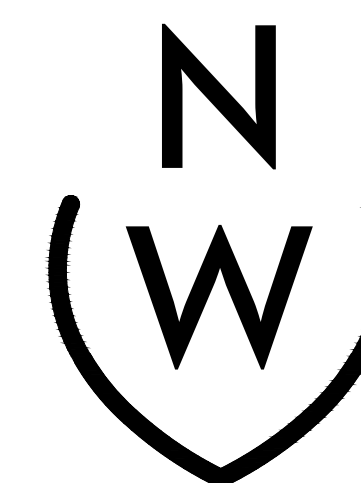
Z-21-00386
H-006-2021

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

State of Florida
Landscape Architect
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6666856

217 BAHAMA LANE, PALM BEACH, FL.

05 SEPTEMBER 2023
10 JULY 2023
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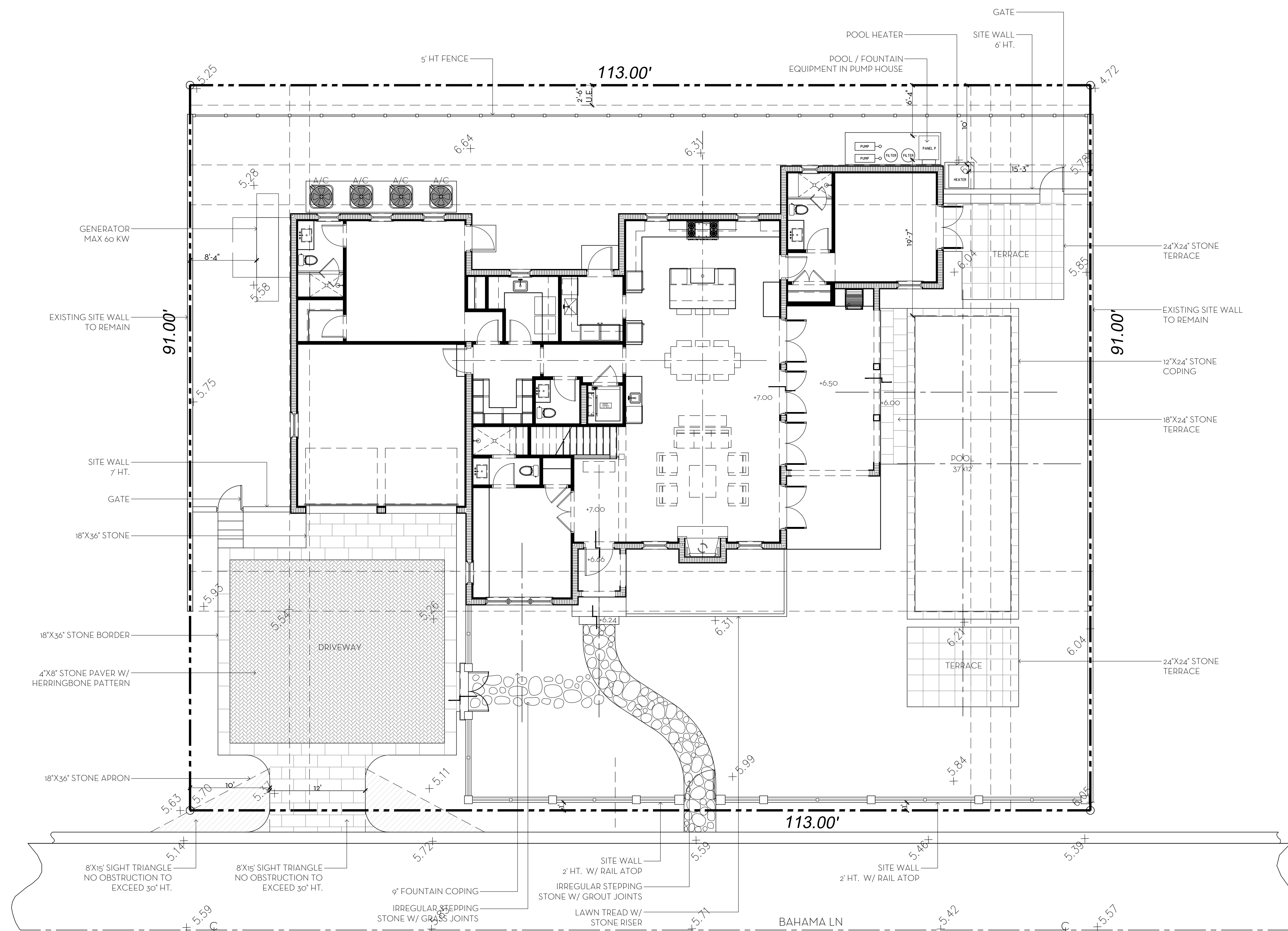


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L

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H-006-2021

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



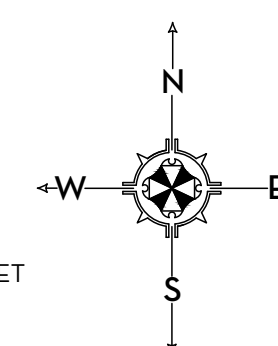
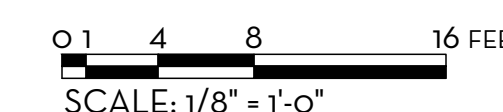
SITE AREA = 10,283 SQ FT 100%

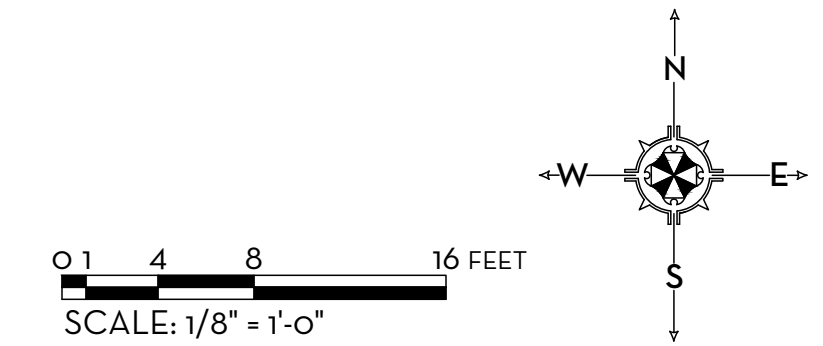
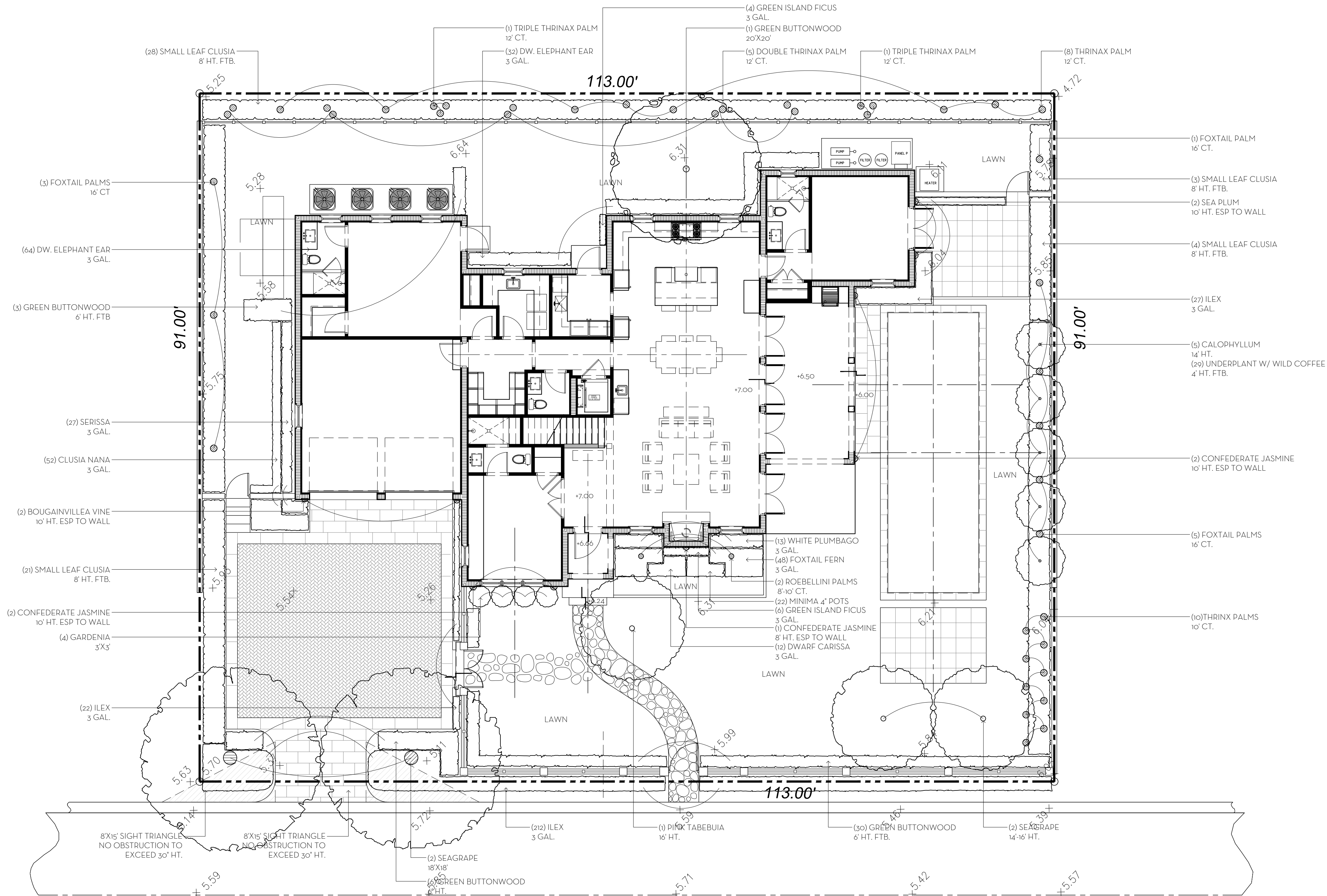
25' SETBACK AREA =	2,825	SQ FT	100%
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PERIMETER AREA = 3,680 SQ FT

(50% OF 4,627 SF) = 2,313 REQUIRED

PROPOSED = 3,050 SQ FT



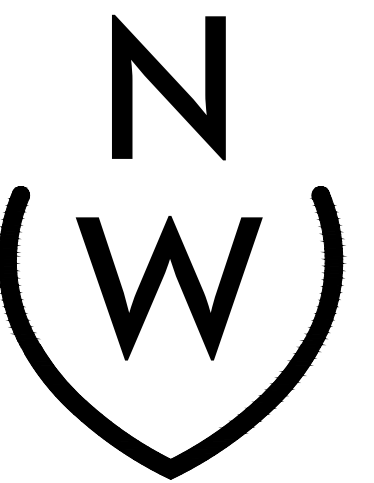


MARIO F. NIEVERA

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LANDSCAPE PLAN
McCANN RESIDENCE
277 BAHAMA LANE, PALM BEACH, FL.

05 SEPTEMBER 2023
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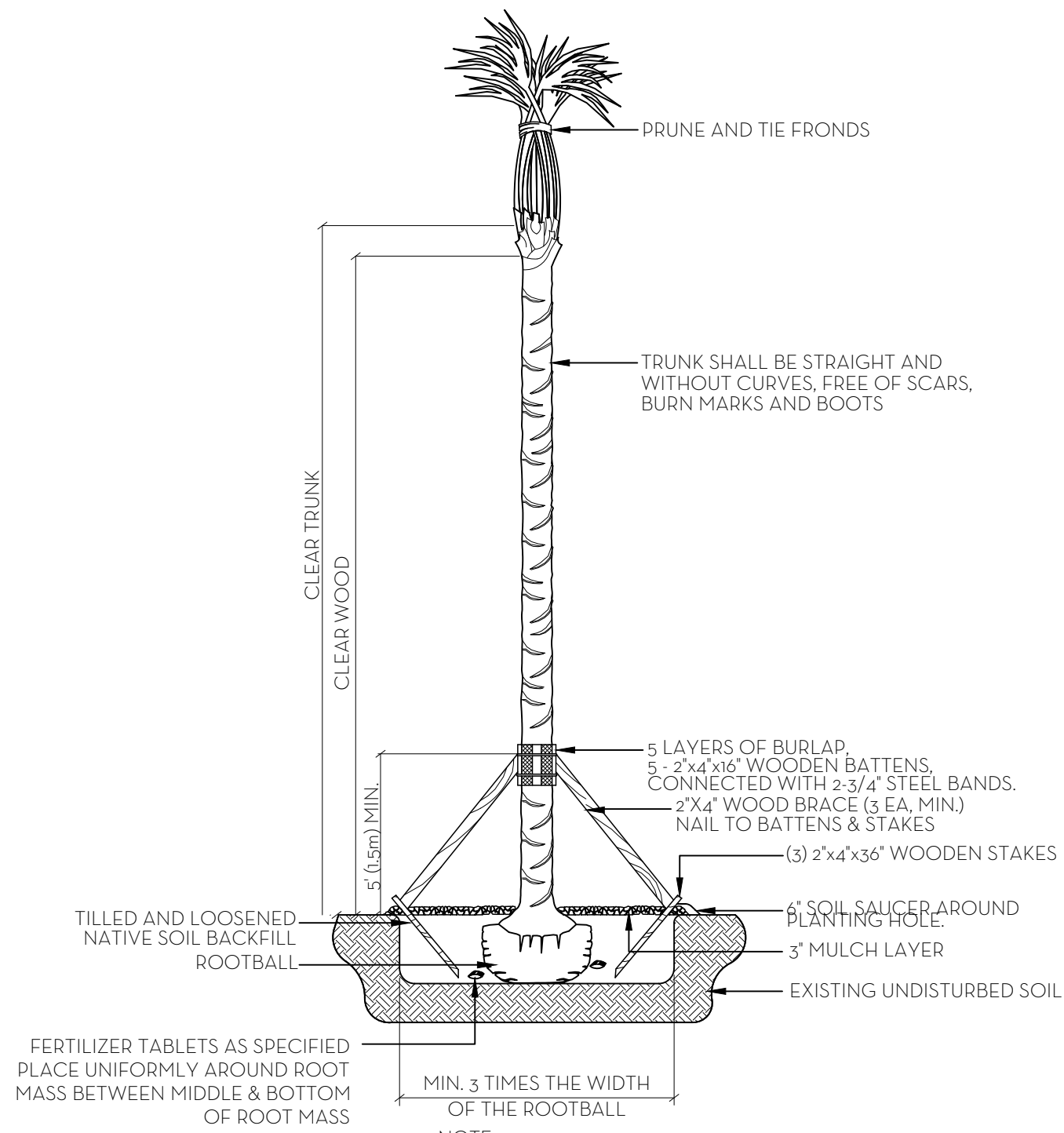
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DESIGN

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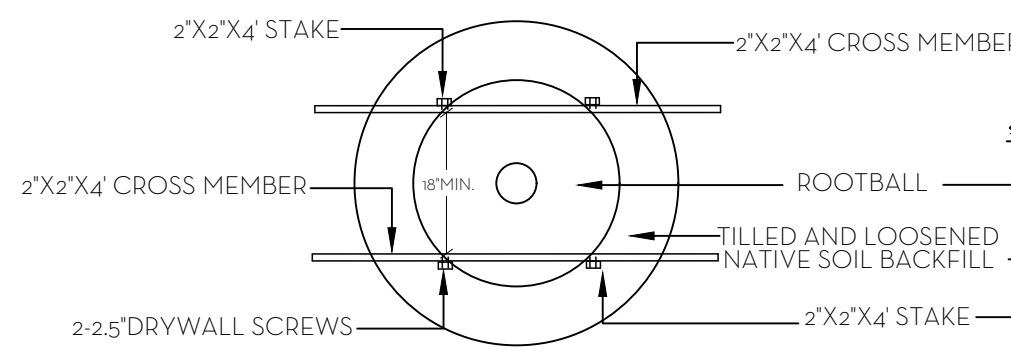
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LP1

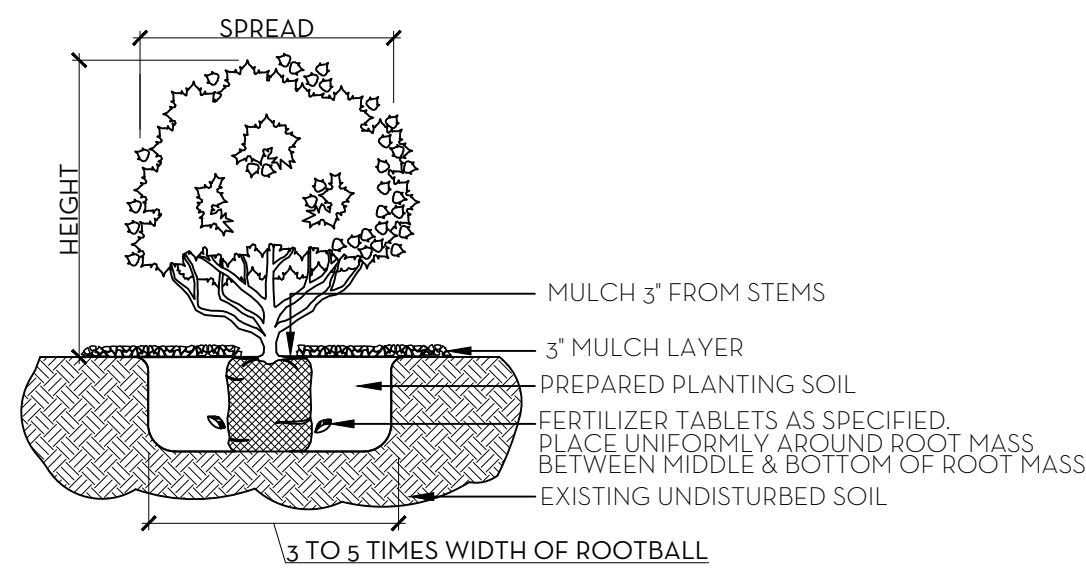
Z-21-00386
H-006-2021



PALM PLANTING DETAIL
N.T.S.

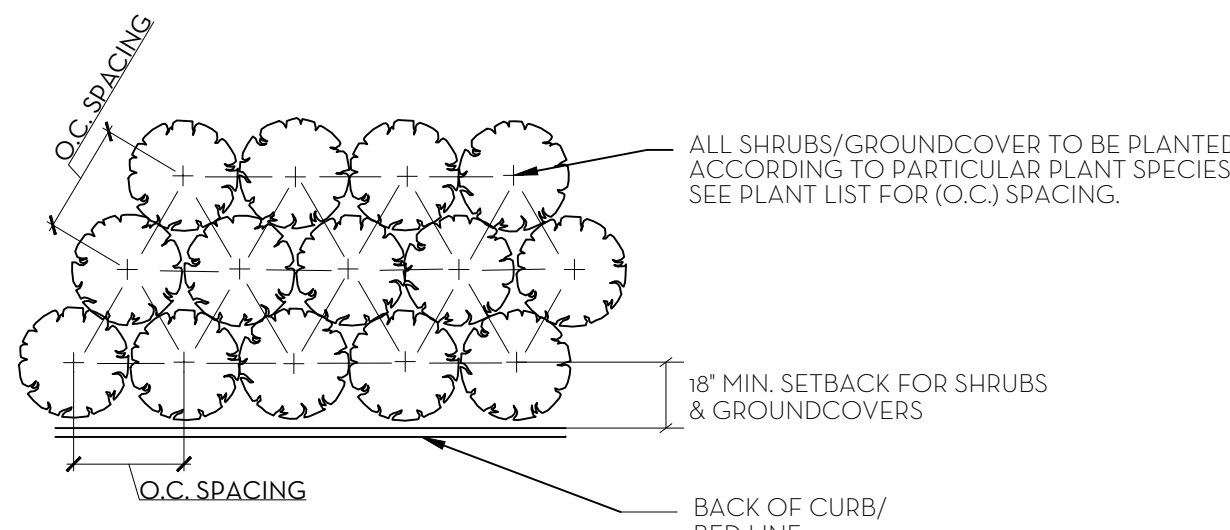


TREE PLANTING DETAIL
N.T.S.



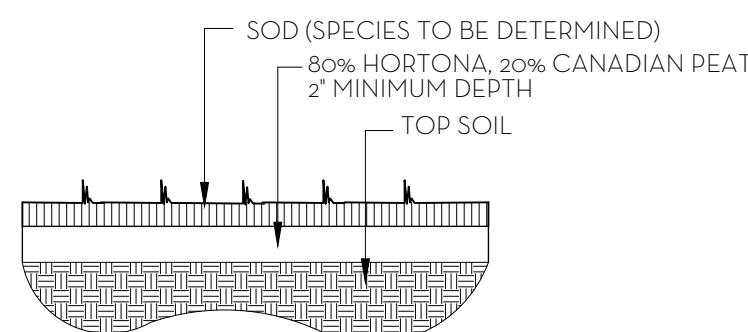
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

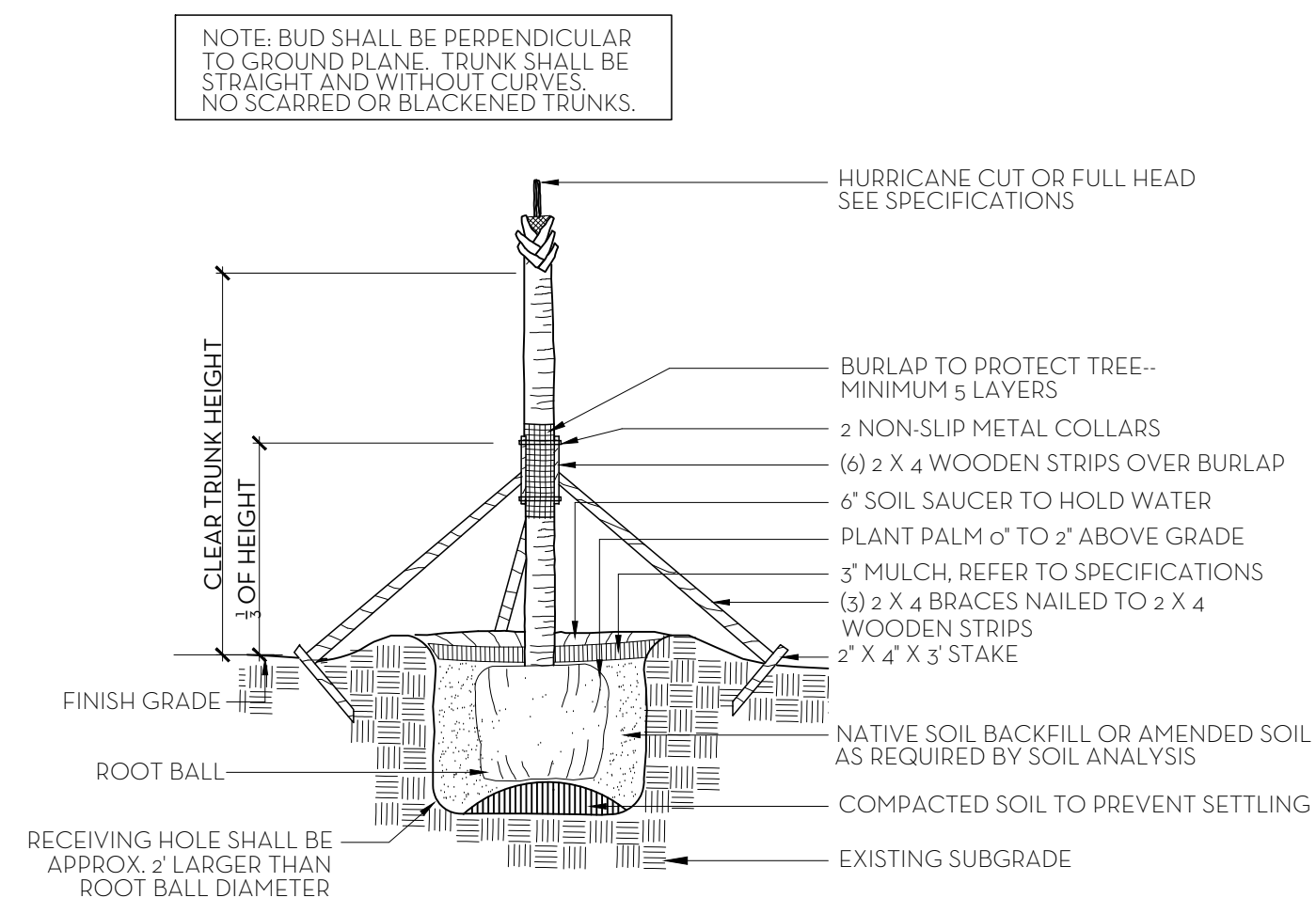


PLANT SPACING DETAIL
N.T.S.

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

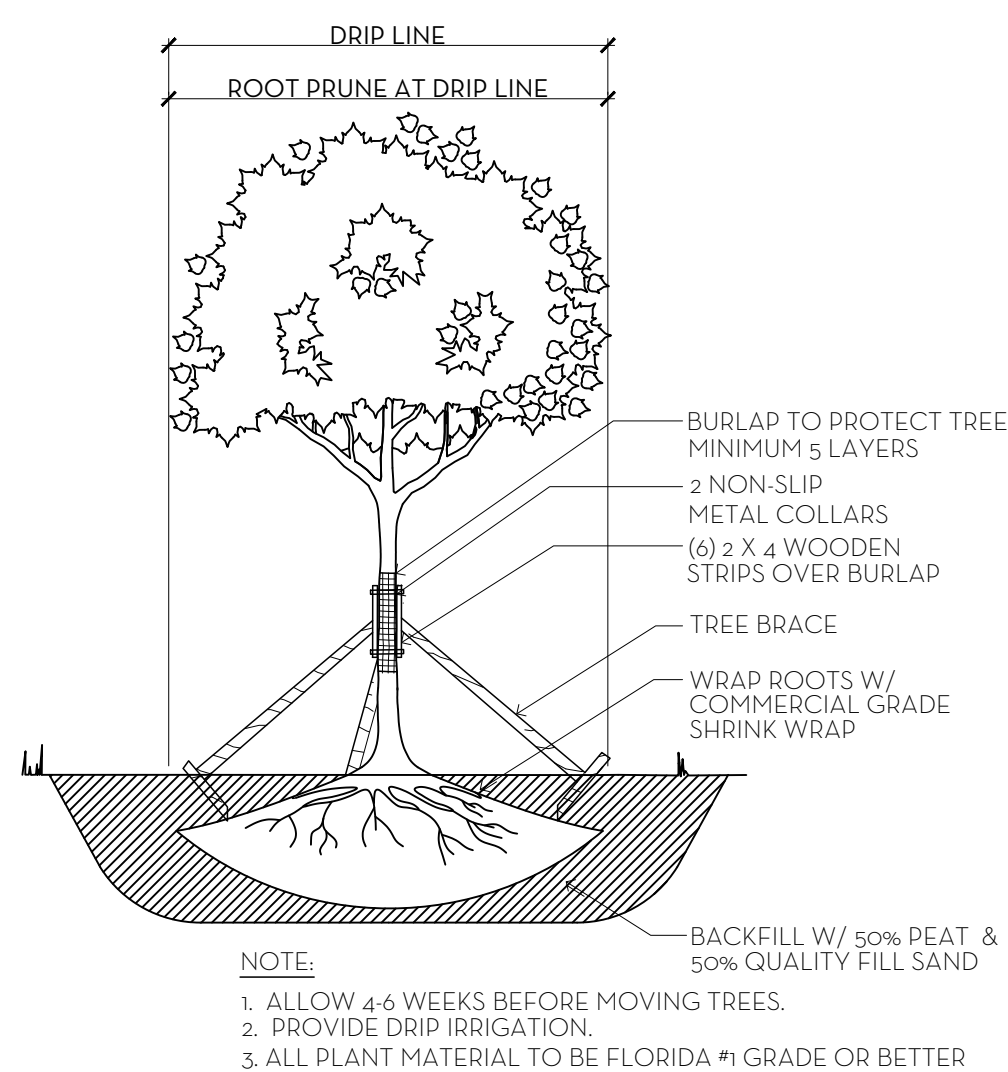


SOD PLANTING DETAIL
N.T.S.



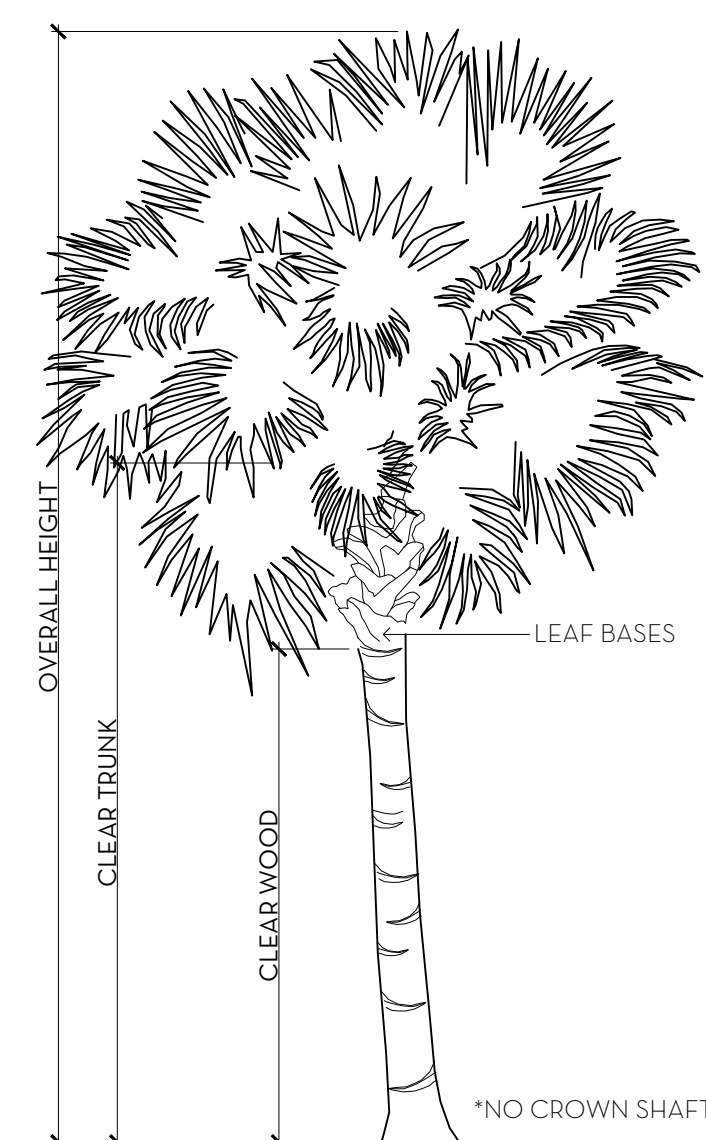
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



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.



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

N W NIEVERA WILLIAMS DESIGN		McCann Residence 217 Bahama Lane September 01, 2023			
Landscape Material Schedule					
Common Name	Botanical Name	Quantity	Specification	Area (SqFt)	Native
TREES					
Green Buttonwood Tree	Conocarpus erectus	1	20'X20'		*
Calophyllum	Calophyllum brasiliense	5	14' HT.		
Pink Tabebuia	Tabebuia heterophylla	1	16' HT.		
Seagrape	Coccoloba uvifera	2	14'-16' HT.		*
Seagrape	Coccoloba uvifera	2	18'x18'		*
		11			45%
PALMS					
Thrinx Palms	Coccothrinax crinita	8	12' CT.		
Thrinx Palms	Coccothrinax crinita	10	10' CT.		
DoubleThrinx Palms	Coccothrinax crinita	5	12' CT.		
Triple Thrinx Palms	Coccothrinax crinita	2	10' CT.		
Foxtail Palms	Wodyetia bifurcata	9	16' CT.		
Roebellini Palms	Phoenix roebelenii	2	8'-10' CT.		
SHRUB/VINE					
Green Buttonwood	Conocarpus erectus	39	6' HT., FULL TO BASE		*
Small Leaf Clusia	Clusia guttifera	56	8' HT., FULL TO BASE		
Wild Coffee	Psychotria nervosa	29	4' HT. FULL TO BASE		*
Gardenia Sphere	Gardenia jasminoides	4	3' X 3'		
Confederate Jasmine Vines	Trachelospermum jasminoides	4	10' HT., ESPALIERED TO WALL		
Confederate Jasmine Vines	Trachelospermum jasminoides	1	8' HT., ESPALIERED TO WALL		
Bougainvillea Vine	Bougainvillea	2	10' HT., ESPALIERED TO WALL		
Sea plum	Coccoloba uvifera x diversifolia	2	10' HT., ESPALIERED TO WALL		*
White Plumbago	Plumbago auriculata	13	3 Gal.		
		150			54%
GROUND COVER					
Ilex	Ilex cassine	261	3 GAL.	149	*
Clusia Nana	Clusia rosea 'Nana'	52	3 GAL.	22	
Serissa	Serissa japonica	27	3 GAL.	35	
Dwarf Elephant Ear	Alocasia 'Amazonica'	96	3 GAL.	128	
Green Island Ficus	Ficus microcarpa 'Green Island'	10	3 GAL.	9	
Dwarf Carissa	Carissa macrocarpa	12	3 GAL.	11	
Foxtail Fern	Asparagus densiflorus 'Meyerii'	48	3 GAL.	42	
Minima	Trachelospermum asiaticum	22	4" Pots	11	
				407	64%
SOD					
Diamond Zoysia Sod		1,250 SF	CONTRACTOR TO FIELD VERIFY		



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

Landscape Legend		
Property Address:	217 BAHAMA LANE	
	Required	Proposed
Lot Size (sq ft)	10,283	10,283
Landscape Open Space (LOS) (Sq Ft and %)	4,627 (45%)	4,665 SF (45.4%)
Perimeter LOS (Sq Ft and %)	2,313 SF	3,050 SF
Front Yard LOS (Sq Ft and %)	1,130 (40%)	1,846 SF (65.34)
Native* Trees %	30%	45%
Native* Palms %	N/A	N/A
Native* Shrubs %	30%	54%
Native* Vines / Ground Cover %	30%	64%

*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

REV BF 20220304

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANTING DETAILS
McCANN RESIDENCE
217 BAHAMA LANE, PALM BEACH, FL.

05 SEPTEMBER 2023
10 JULY 2023
23 JUNE 2023
08 JUNE 2023



NIEVERA WILLIAMS
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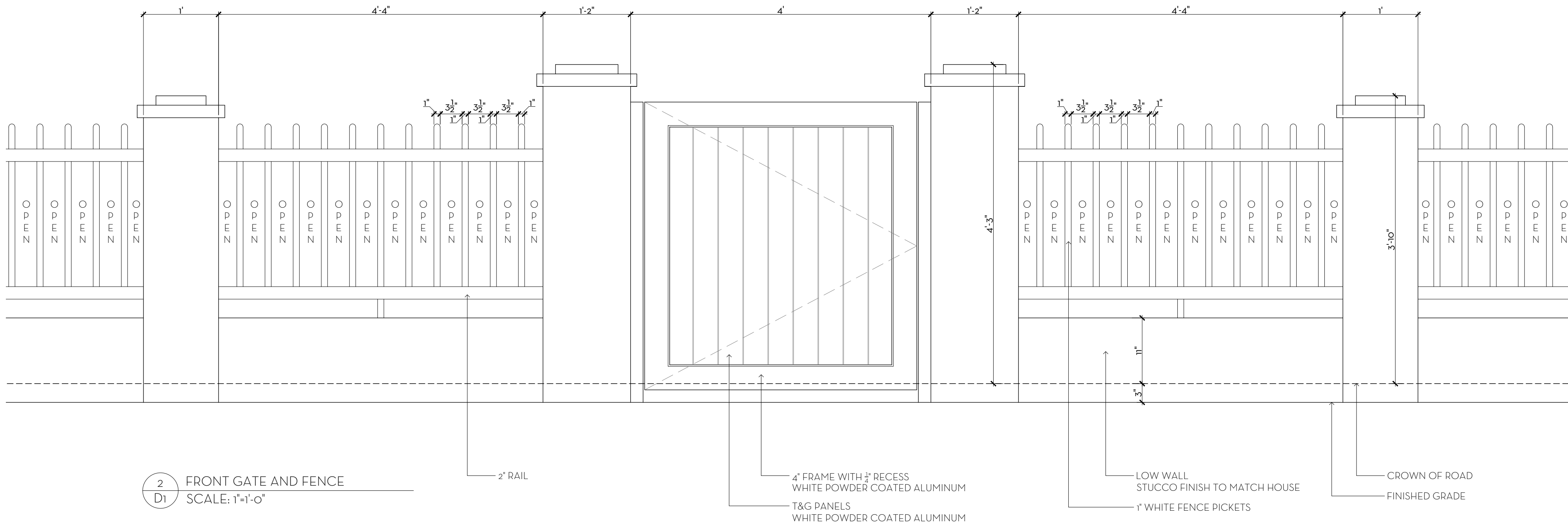
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LP2

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



2
D1
FRONT GATE AND FENCE
SCALE: 1"=1'-0"

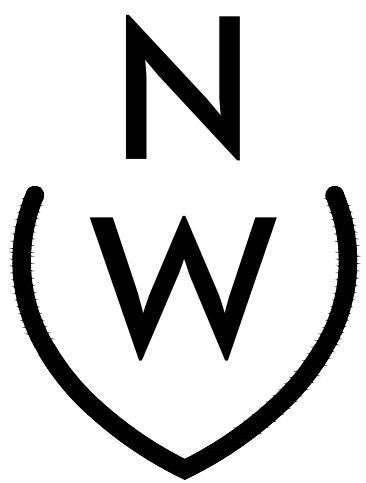
MARIO F. NIEVERA

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SITE DETAILS
McCANN RESIDENCE

217 BAHAMA LANE, PALM BEACH, FL.

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D1

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SCALE: AS NOTED

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

OPEN SPACE DIAGRAM

McCANN RESIDENCE

217 BAHAMA LANE, PALM BEACH, FL.

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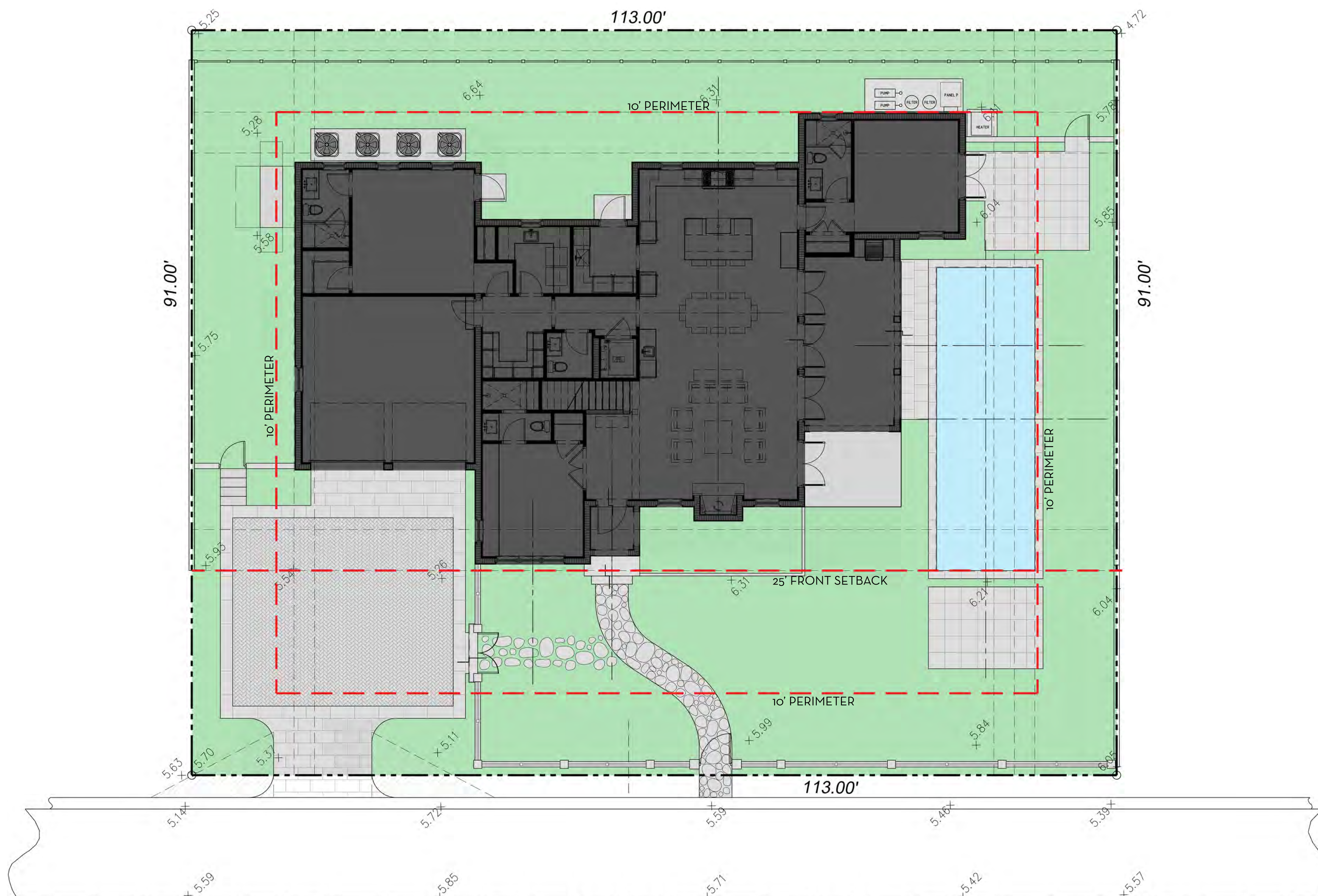
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SITE AREA =	10,283	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,627	SQ FT	45%
PROPOSED =	4,665	SQ FT	45.4%

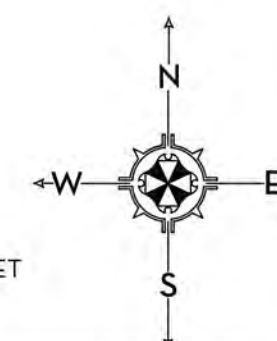
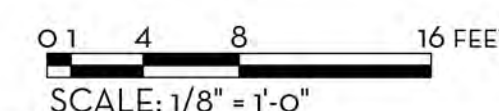
25' SETBACK AREA =	2,825	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,130	SQ FT	40%
PROPOSED =	1,846	SQ FT	65.34%

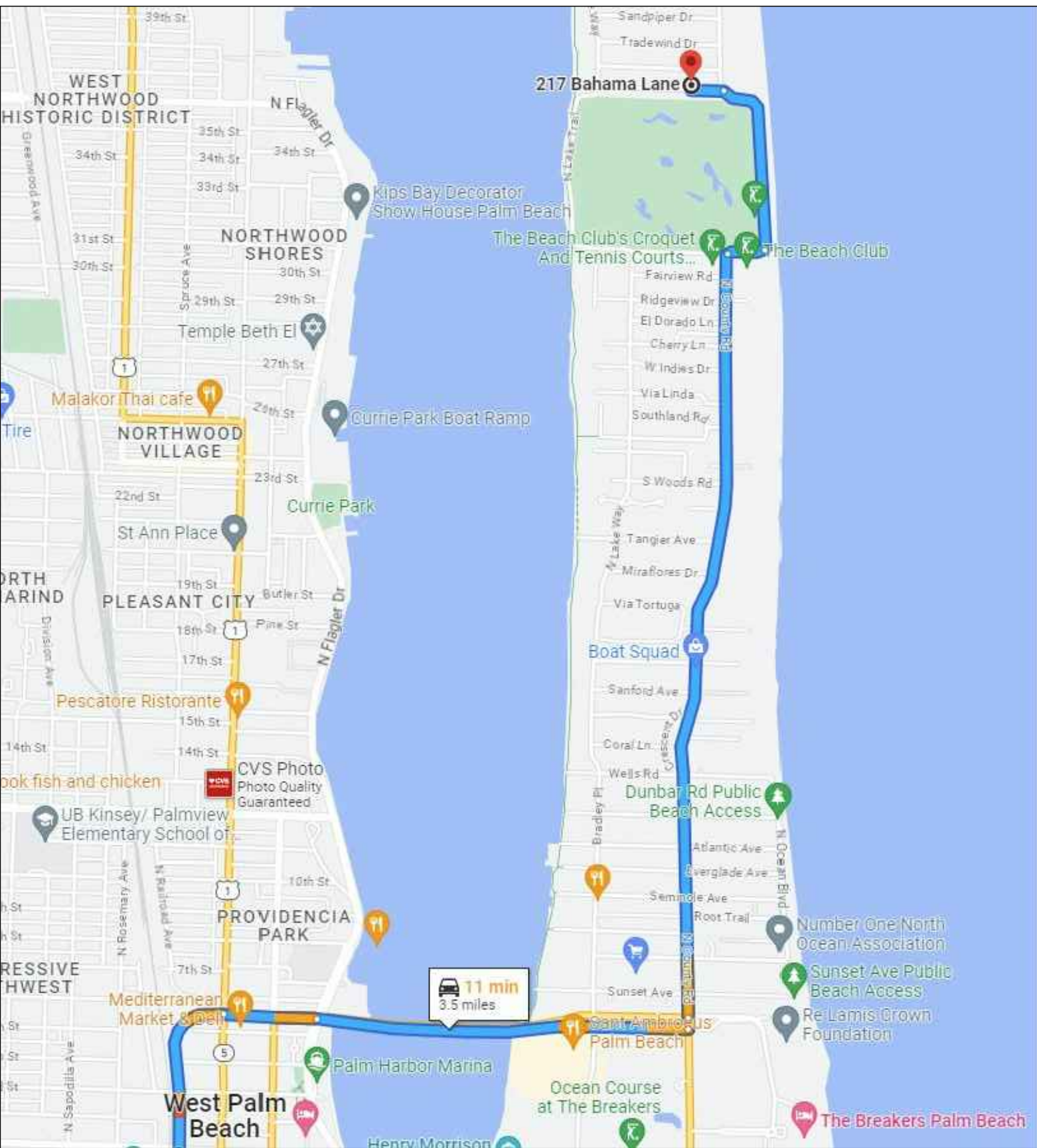
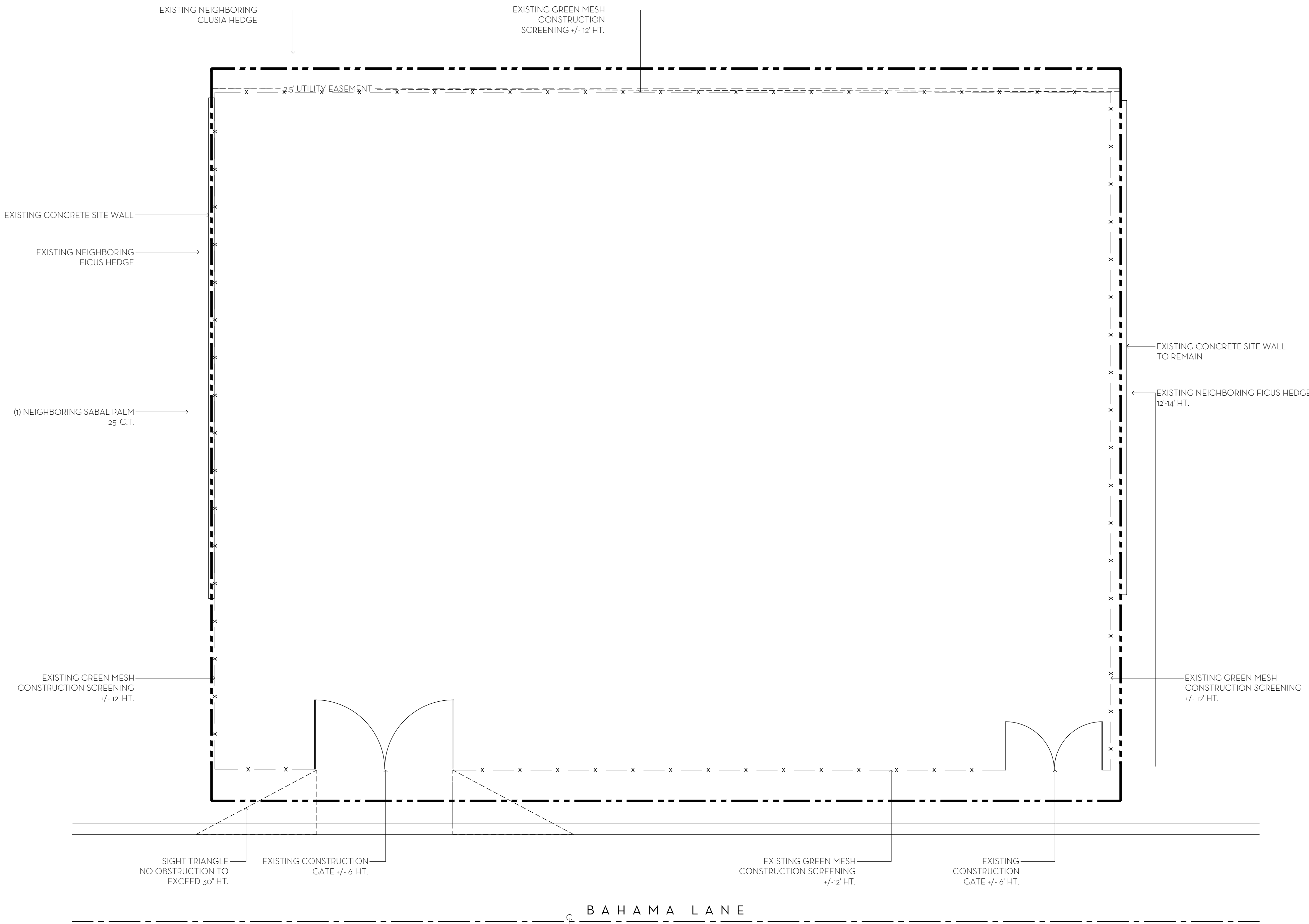
PERIMETER AREA = 3,680 SQ FT

MINIMUM LANDSCAPE:
(50% OF 4,627 SF) = 2,313 REQUIRED

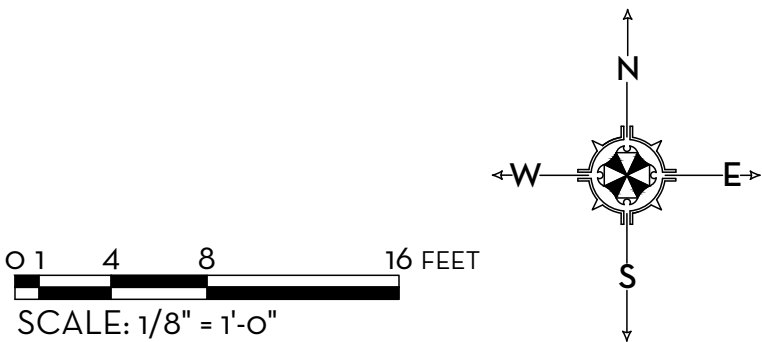
PROPOSED = 3,050 SQ FT

	RESIDENCE
	POOL / FOUNTAIN
	HARDSCAPE
	LANDSCAPE





TRUCK LOGISTICS
MAX. TRUCK LENGTH: 30 FEET



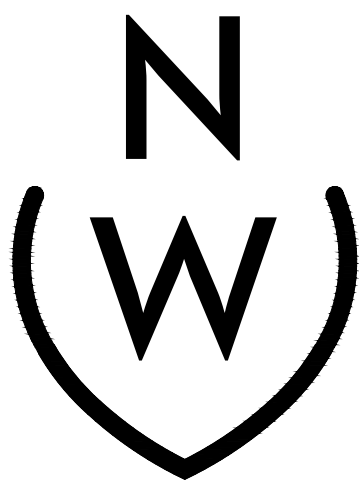
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CONSTRUCTION SCREENING PLAN
McCANN RESIDENCE

217 BAHAMA LANE, PALM BEACH, FL.

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