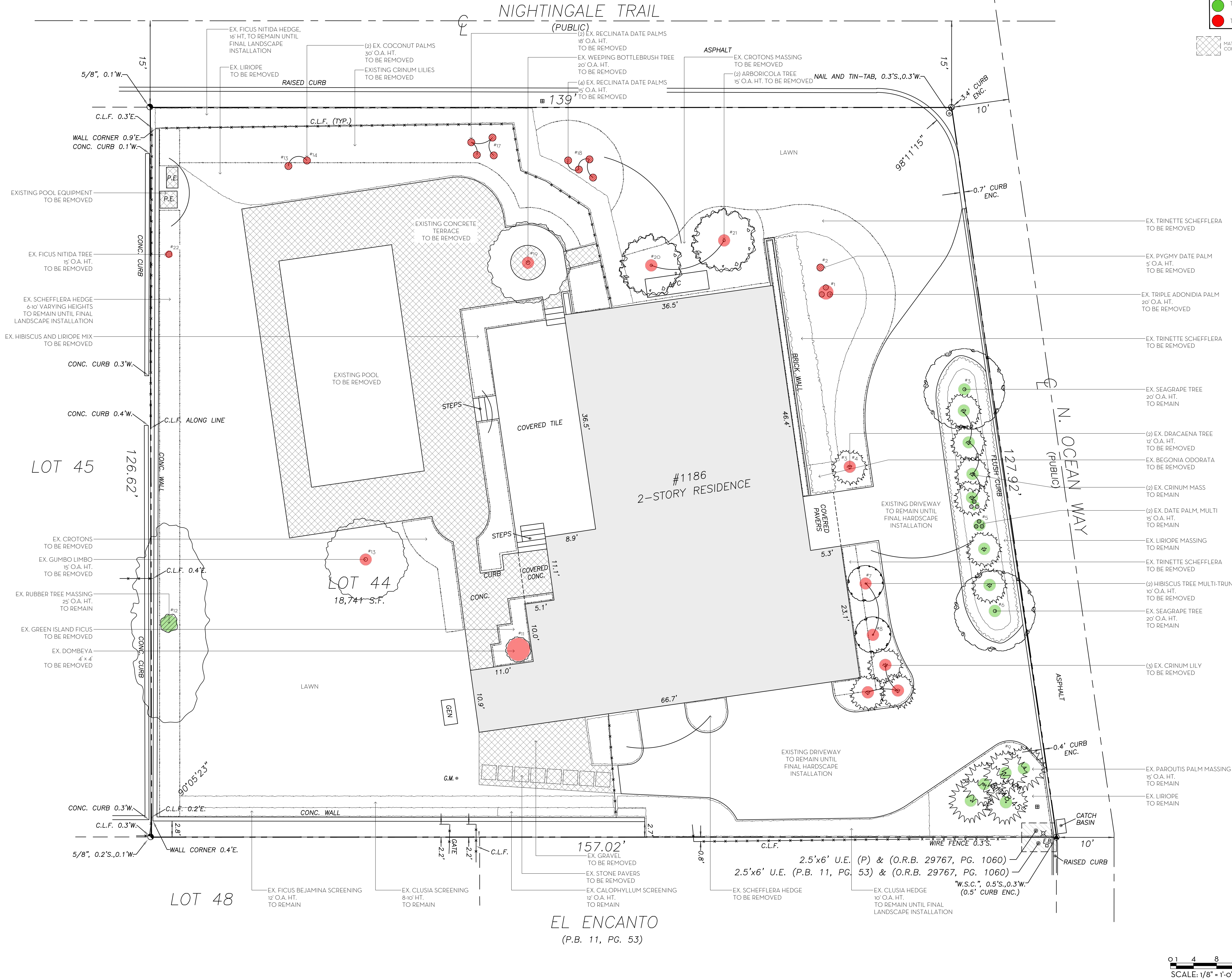


RECEIVED
By yfigueroa at 7:34 am, Oct 12, 2023

LEGEND

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

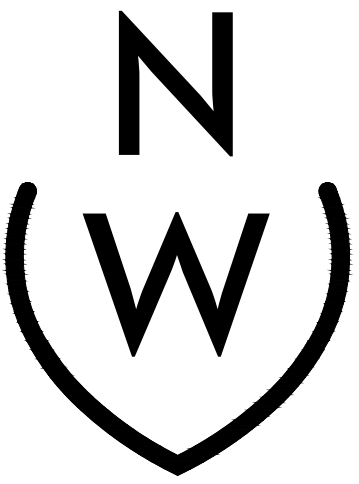


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS/ DEMOLITION PLAN
PRIVATE RESIDENCE
1186 NORTH OCEAN WAY, PALM BEACH, FL.

12 OCT 2023
25 SEPT 2023
28 AUG 2023
10 AUG 2023



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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EX1

ARC-23-123



NIEVERA WILLIAMS
DESIGN

1186 North Ocean Way, Palm Beach, FL 33480

Tree/Palm Disposition Material Schedule

USDA Hardiness Zone: 10b

Item No.	Common Name	Botanical Name	Height	Condition	Disposition	Native
1	Adonidia Palm	Adonidia merrillii	20' O.A. HT.	Fair	Remove	
2	Roebellinii Palm	Phoenix roebellinii	5' O.A. HT.	Fair	Remove	
3	Sea Grape	Coccoloba uvifera	20' O.A. HT.	Fair	Remain	*
4	Dracaena Tree	Dracaena marginata	12' O.A. HT.	Fair	Remove	
5	Dracaena Tree	Dracaena marginata	12' O.A. HT.	Fair	Remove	
6	Date Palm	Phoenix roebellinii x reclinata	15' O.A. HT.	Fair	Remain	
7	Sea Grape	Coccoloba uvifera	20' O.A. HT.	Fair	Remain	*
8	Hibiscus Tree	Hibiscus spp.	10' O.A. HT. Multi-trunk	Fair	Remove	
9	Hibiscus Tree	Hibiscus spp.	10' O.A. HT. Multi-trunk	Fair	Remove	
10	Paurotis Palm	Acoelorrhaphe wrightii	15' O.A. HT. Cluster	Fair	Remain	*
11	Clusia Hedge	Clusia guttifera	10' O.A HT. Hedge	Fair	Remain	
12	Dombeya	Dombeya x seminole	4' x 4 '	Fair	Remove	
13	Rubber Tree	Ficus elastica	25' O.A. HT. Massing	Fair	Remain	
14	Gumbo Limbo Tree	Bursera simaruba	15' O.A. HT.	Fair	Remove	*
15	Ficus nitida Hedge	Ficus nitida	16' O.A. HT.	Fair	Remain	
16	Coconut Palm	Cocos nucifera	30' O.A. HT.	Fair	Remove	
17	Reclinata Palm	Phoenix reclinata	18' O.A. HT. Cluster	Fair	Remove	
18	Reclinata Palm	Phoenix reclinata	15' O.A. HT. Cluster	Fair	Remove	
19	Weeping Bottlebrush	Callistemon viminalis	20' O.A. HT.	Fair	Remove	
20	Arboricola Tree	Heptapleurum actinophyllum	15' O.A. HT.	Fair	Remove	
21	Arboricola Tree	Heptapleurum actinophyllum	15' O.A. HT.	Fair	Remove	
22	Ficus Nitida Tree	Ficus nitida	15' O.A. HT.	Poor	Remove	
23	Calophyllum Hedge	Calophyllum inophyllum	15' O.A .HT.	Fair	Remain	
24	Ficus Benjamina Hedge	Ficus benjamina	15' O.A. H.T.	Fair	Remain	

LEGEND

TREE/PALM TO REMAIN

TREE/PALM TO BE REMOVED

TREE/PALM TO BE RELOCATED

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

014816 FEET

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

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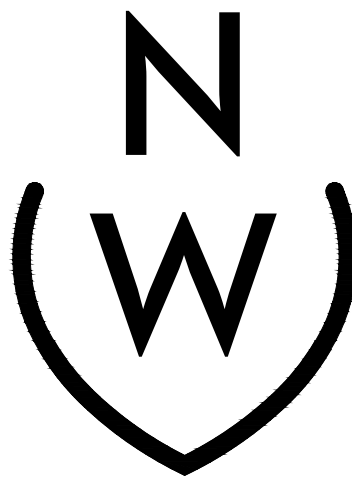
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EXISTING CONDITIONS LANDSCAPE SCHEDULE

PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

12 OCT 2023
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EX2

ARC-23-123

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



PHOTO 1: DRIVE WAY AREA



PHOTO 2: FRONT YARD AREA



PHOTO 3: REAR POOL AREA



PHOTO 4: FRONT YARD AREA



PHOTO 5: DRIVEWAY AREA



PHOTO 6: FRON YARD AREA (STREET VIEW)

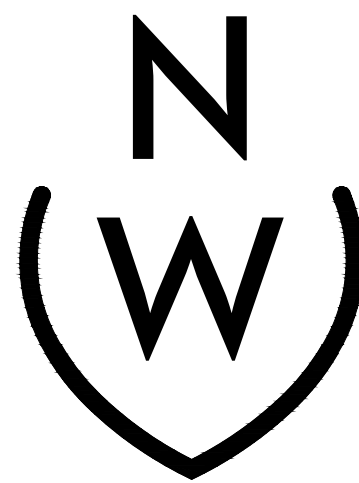
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Registration No.
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EXISTING SITE PHOTOS
PRIVATE RESIDENCE
1186 NORTH OCEAN WAY, PALM BEACH, FL.

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

12 OCT 2023
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10 AUG 2023



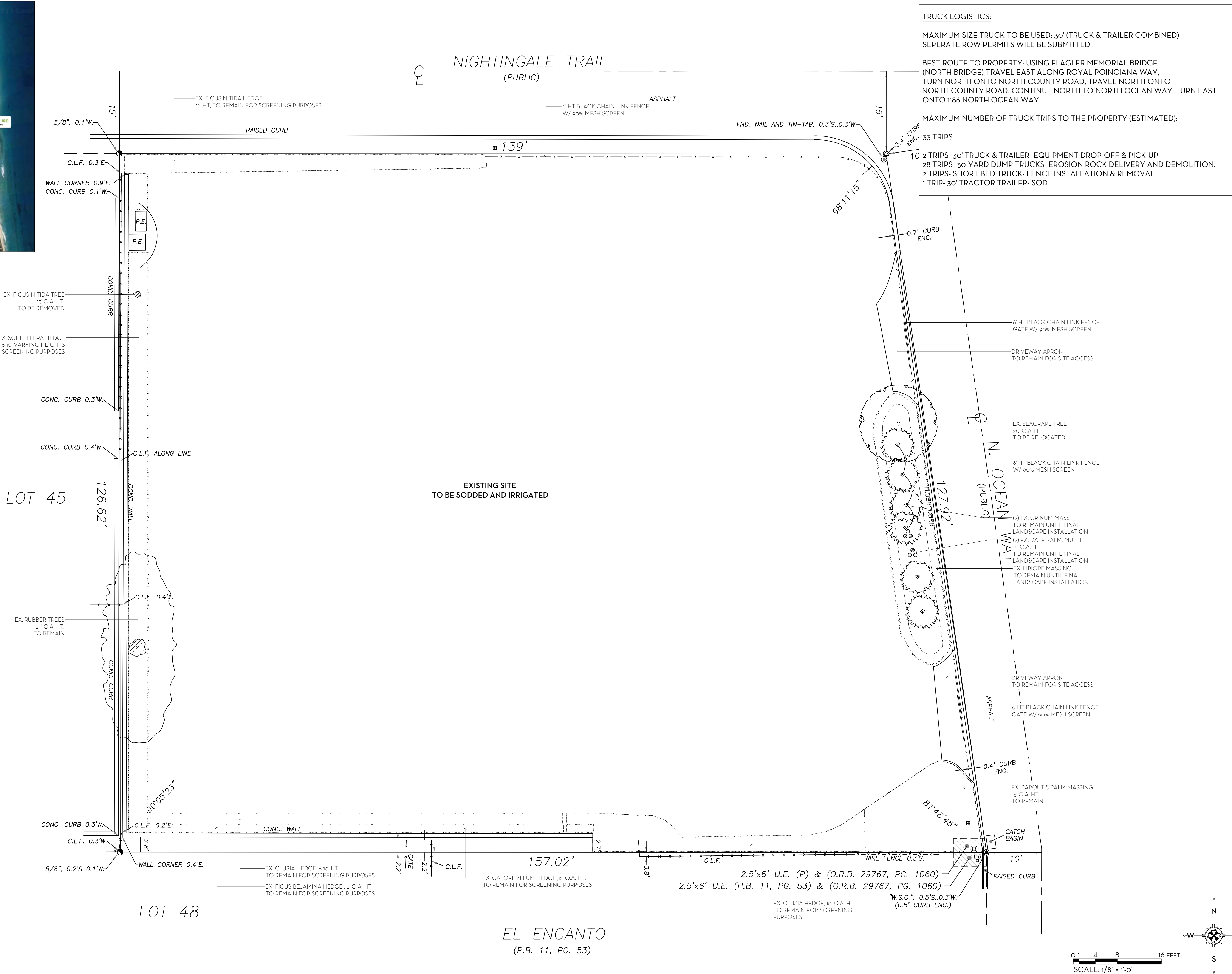
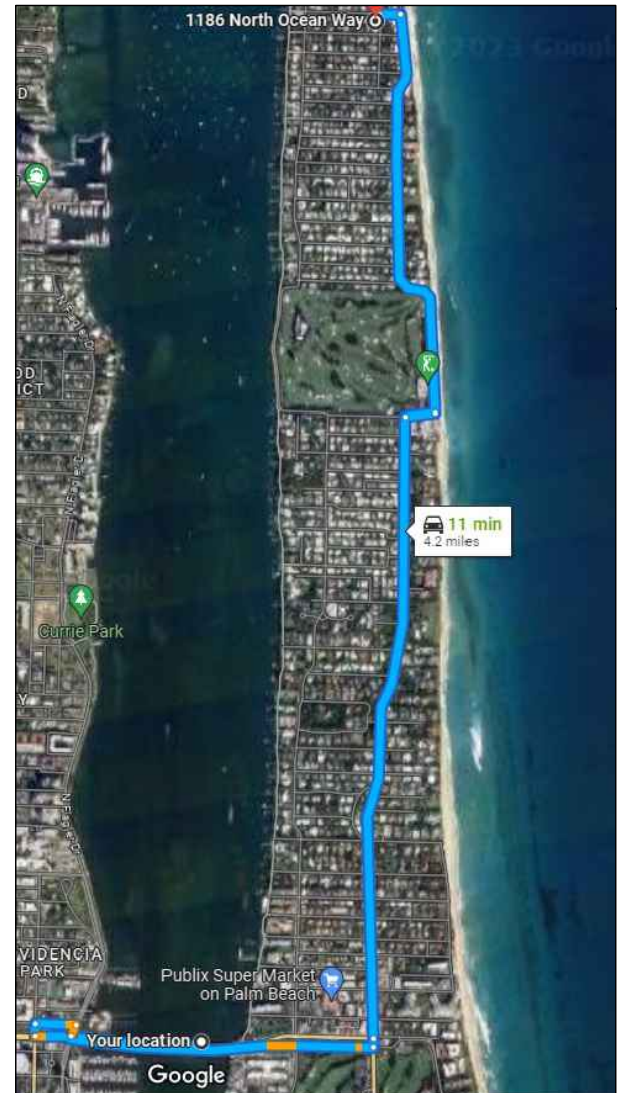
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EX3

ARC-23-123



TRUCK LOGISTICS:

MAXIMUM SIZE TRUCK TO BE USED: 30' (TRUCK & TRAILER COMBINED)
SEPERATE 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 NORTH OCEAN WAY. TURN EAST ONTO 1186 NORTH OCEAN WAY.

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

33 TRIPS

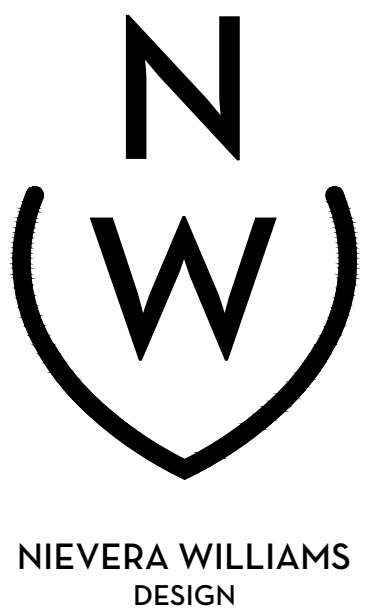
2 TRIPS- 30' TRUCK & TRAILER- EQUIPMENT DROP-OFF & PICK-UP
28 TRIPS- 30-YARD DUMP TRUCKS- EROSION ROCK DELIVERY AND DEMOLITION.
2 TRIPS- SHORT BED TRUCK- FENCE INSTALLATION & REMOVAL
1 TRIP- 30' TRACTOR TRAILER- SOD

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CONSTRUCTION SCREENING PLAN
PRIVATE RESIDENCE
1186 NORTH OCEAN WAY, PALM BEACH, FL.

12 OCT 2023
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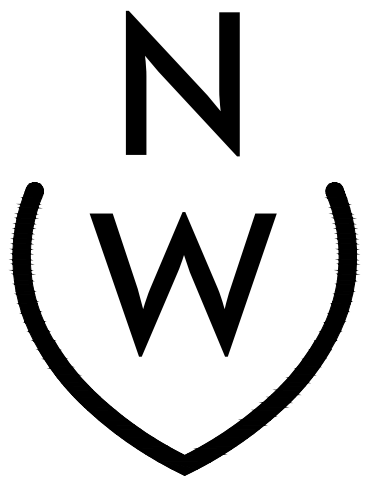
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OVERALL SITE PLAN
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

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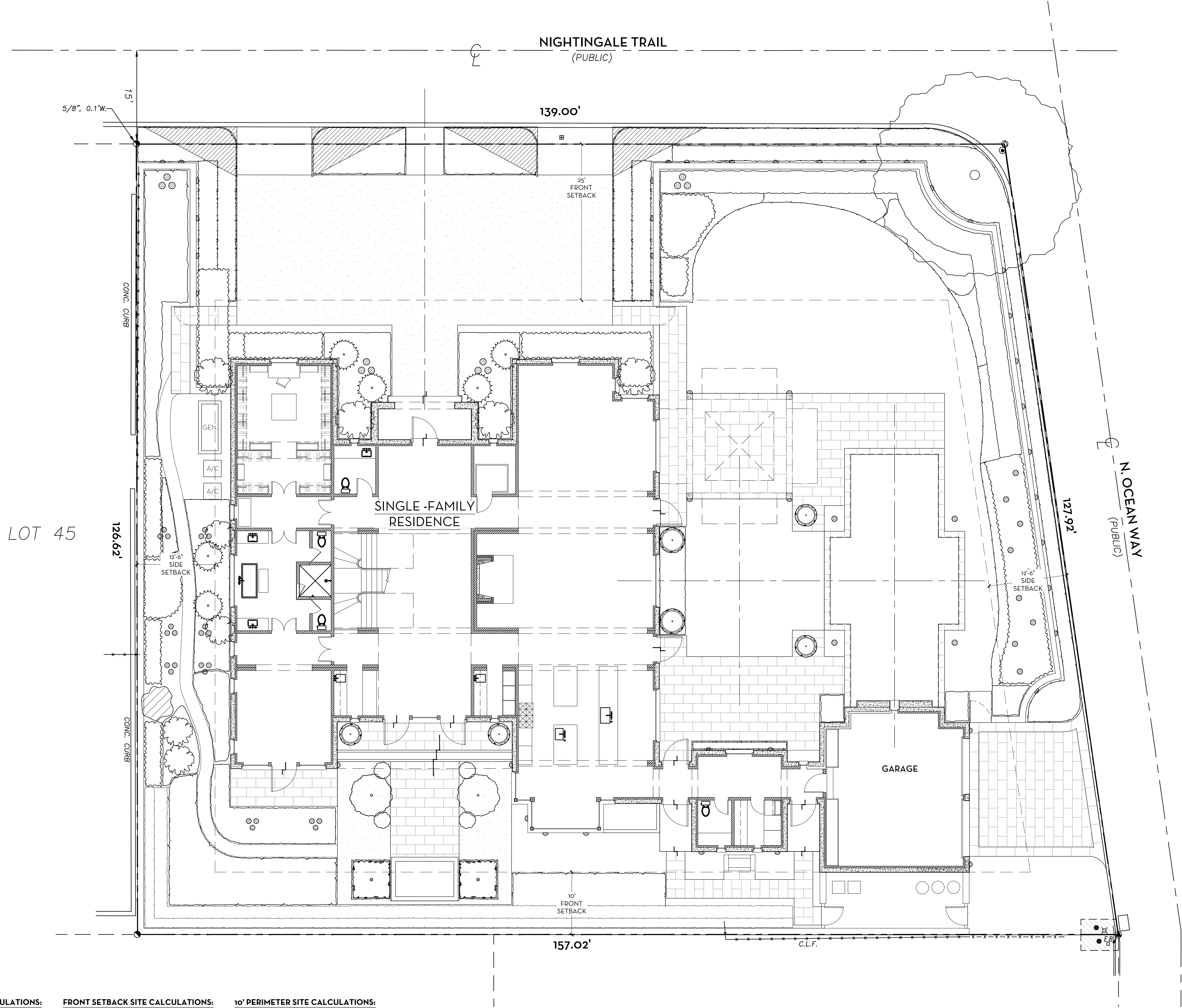
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SITE

ARC-23-123

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA = 18,753 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 8,439 SQ FT 45%
EXISTING = 9,885 SQ FT 52.7%
PROPOSED = 8,443 SQ FT 45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 3,522 SQ FT 100%

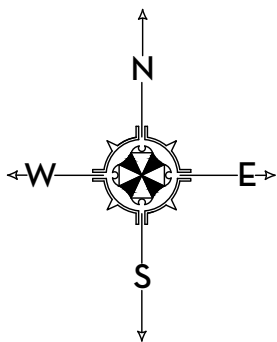
MINIMUM LANDSCAPE:
REQUIRED = 1,408 SQ FT 40%
EXISTING = 3,010 SQ FT 85.5%
PROPOSED = 2,167 SQ FT 61.5%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 5,105 SQ FT

MINIMUM LANDSCAPE:
(50% OF 5,105 SF) = 2,553 REQUIRED
EXISTING = 4,433 SQ FT
PROPOSED = 4,029 SQ FT

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



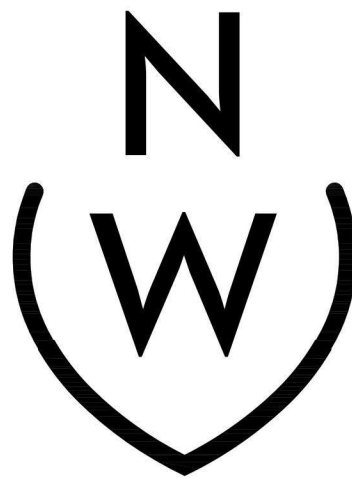
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OPEN SPACE DIAGRAM-OVERALL
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

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DESIGN

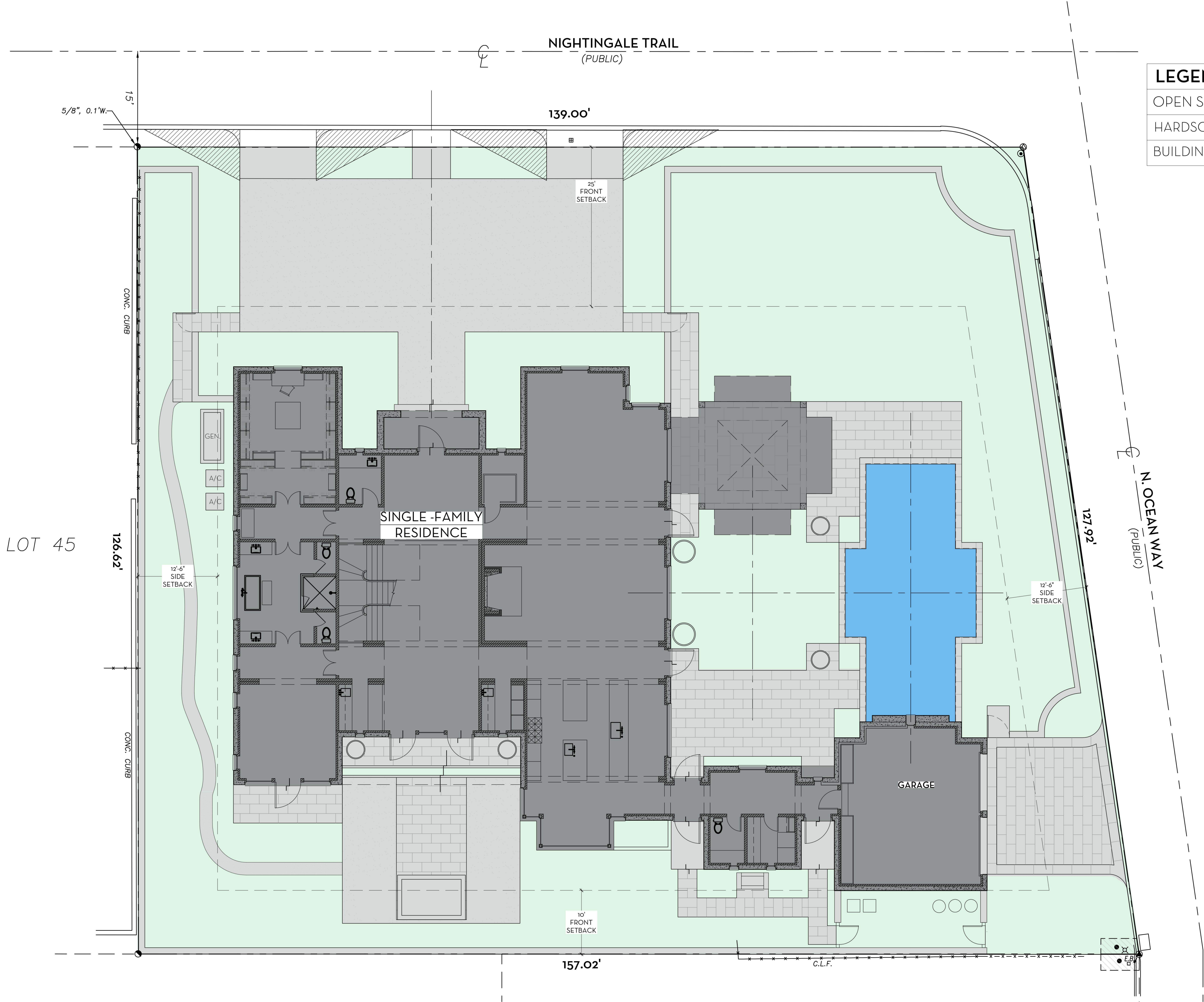
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OS1

ARC-23-123

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA = 18,753 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 8,439 SQ FT 45%
EXISTING = 9,885 SQ FT 52.7%
PROPOSED = 8,443 SQ FT 45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 3,522 SQ FT 100%

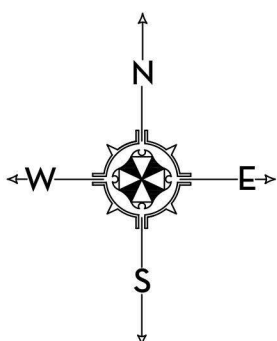
MINIMUM LANDSCAPE:
REQUIRED = 1,408 SQ FT 40%
EXISTING = 3,010 SQ FT 85.5%
PROPOSED = 2,167 SQ FT 61.5%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 5,105 SQ FT

MINIMUM LANDSCAPE:
(50% OF 5,105 SF) = 2,553 REQUIRED
EXISTING = 4,433 SQ FT
PROPOSED = 4,029 SQ FT

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



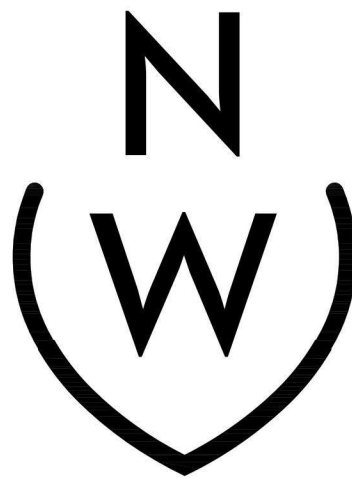
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Registration No.
6666856

OPEN SPACE DIAGRAM-FRONT SETBACK
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

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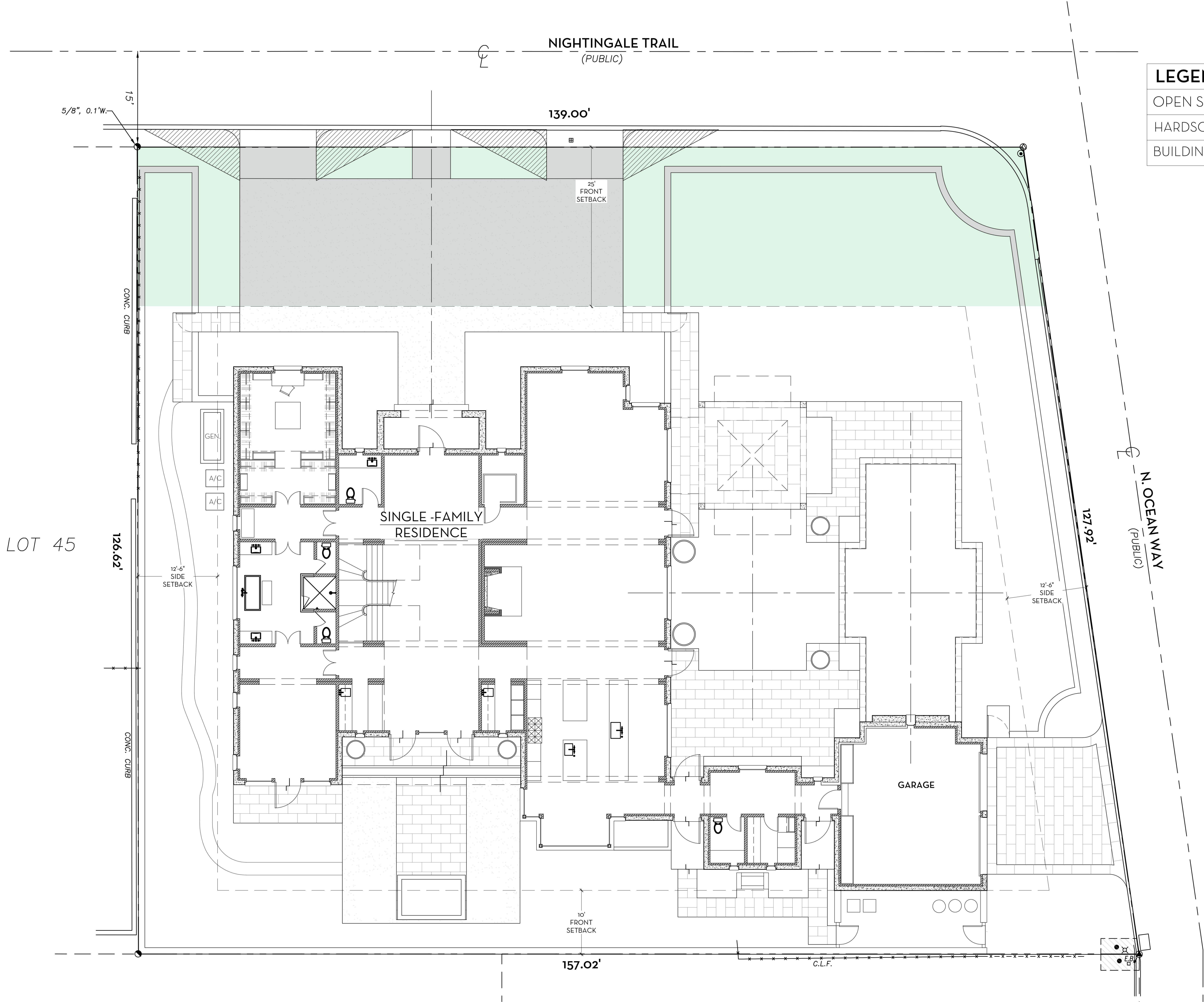
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OS2

ARC-23-123

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



LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 18,753 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 8,439 SQ FT 45%

EXISTING = 9,885 SQ FT 52.7%

PROPOSED = 8,443 SQ FT 45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 3,522 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 1,408 SQ FT 40%

EXISTING = 3,010 SQ FT 85.5%

PROPOSED = 2,167 SQ FT 61.5%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 5,105 SQ FT

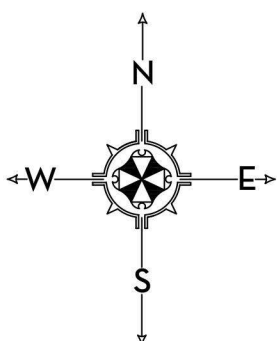
MINIMUM LANDSCAPE:

(50% OF 5,105 SF) = 2,553 REQUIRED

EXISTING = 4,433 SQ FT

PROPOSED = 4,029 SQ FT

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

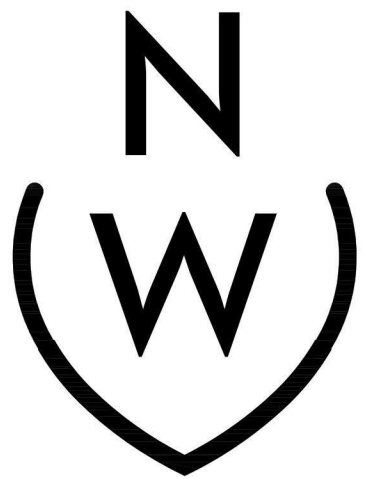


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OPEN SPACE DIAGRAM-PERIMETER SETBACK
PRIVATE RESIDENCE
1186 NORTH OCEAN WAY, PALM BEACH, FL.

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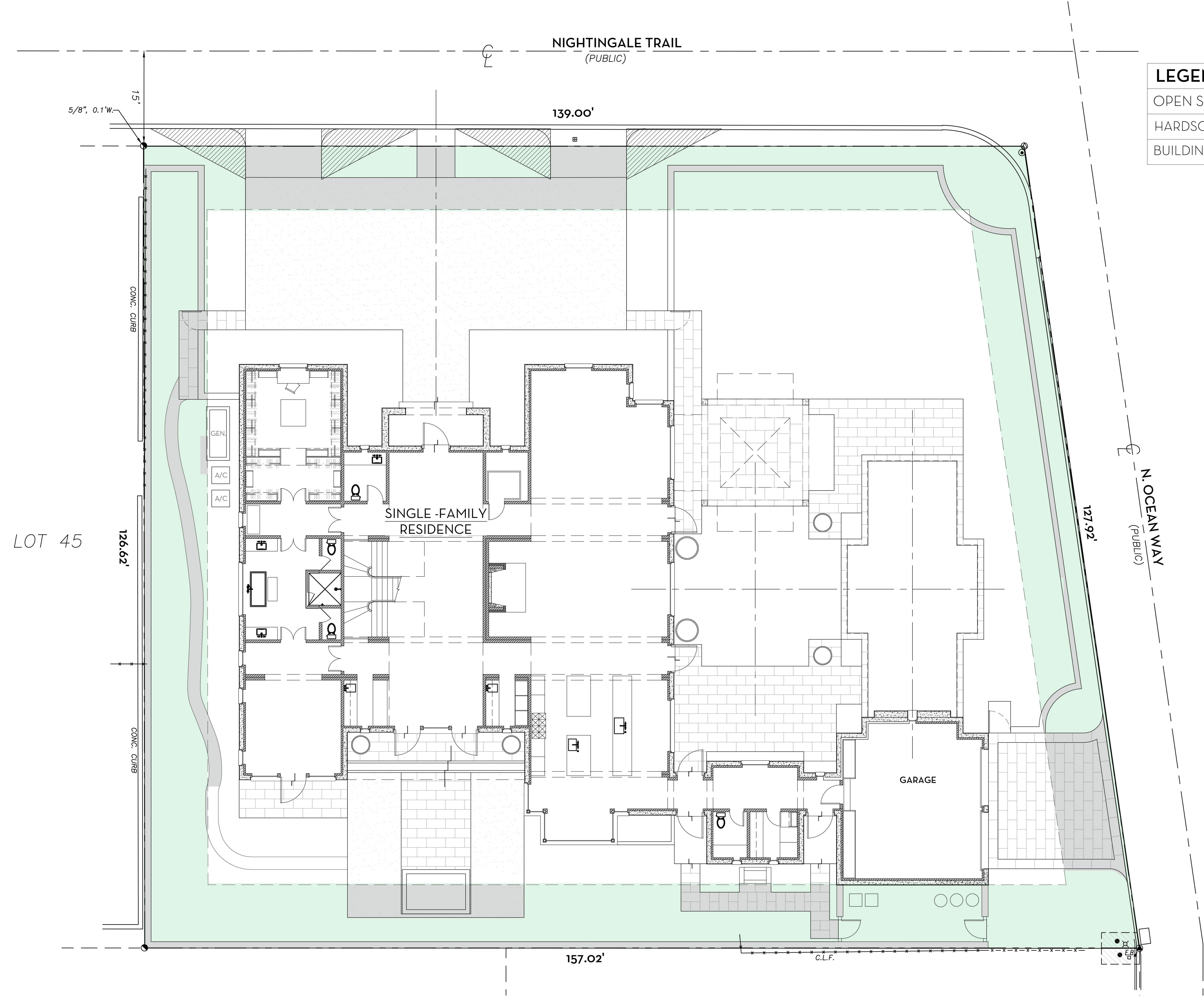
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OS3

ARC-23-123

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA = 18,753 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 8,439 SQ FT 45%
EXISTING = 9,885 SQ FT 52.7%
PROPOSED = 8,443 SQ FT 45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 3,522 SQ FT 100%

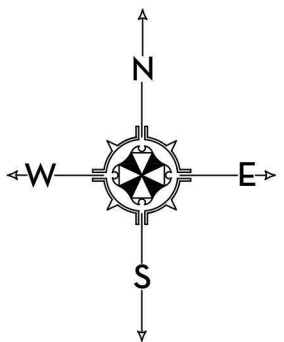
MINIMUM LANDSCAPE:
REQUIRED = 1,408 SQ FT 40%
EXISTING = 3,010 SQ FT 85.5%
PROPOSED = 2,167 SQ FT 61.5%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 5,105 SQ FT

MINIMUM LANDSCAPE:
(50% OF 5,105 SF) = 2,553 REQUIRED
EXISTING = 4,433 SQ FT
PROPOSED = 4,029 SQ FT

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



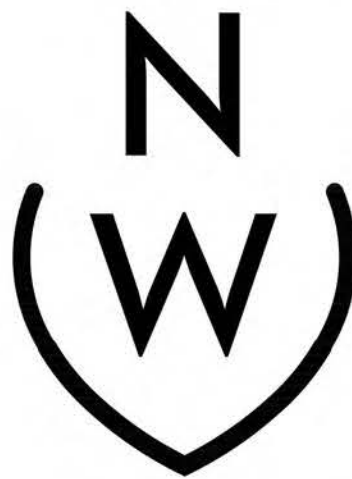
MARIO F. NIEVERA

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Registration No.
6666856

SITE PLAN RENDER
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

25 SEPT 2023
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SCALE: 1/8" = 1'-0"

LOT 45

5/8" 0.1'W.
15'

CONC. CURB

CONC. CURB

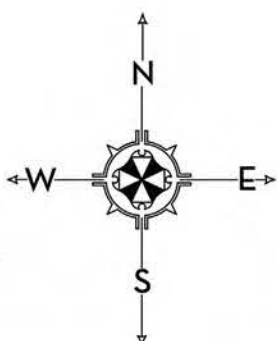
(PUBLIC)

25'
FRONT
SETBACK

(PUBLIC)

C.L.F.

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

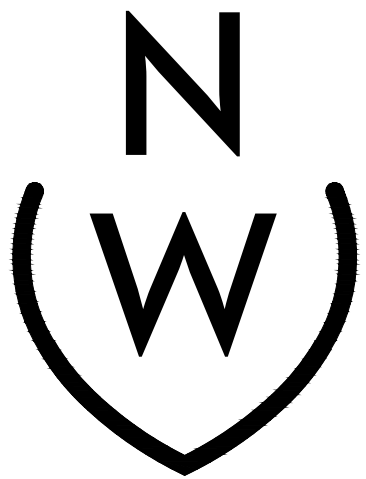


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6666856

HARDSCAPE PLAN
PRIVATE RESIDENCE
1186 NORTH OCEAN WAY, PALM BEACH, FL.

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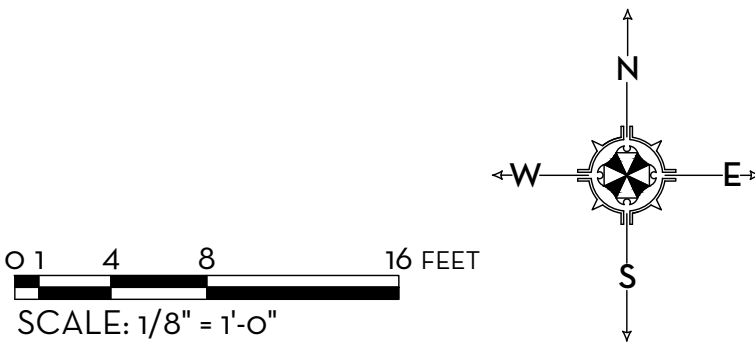
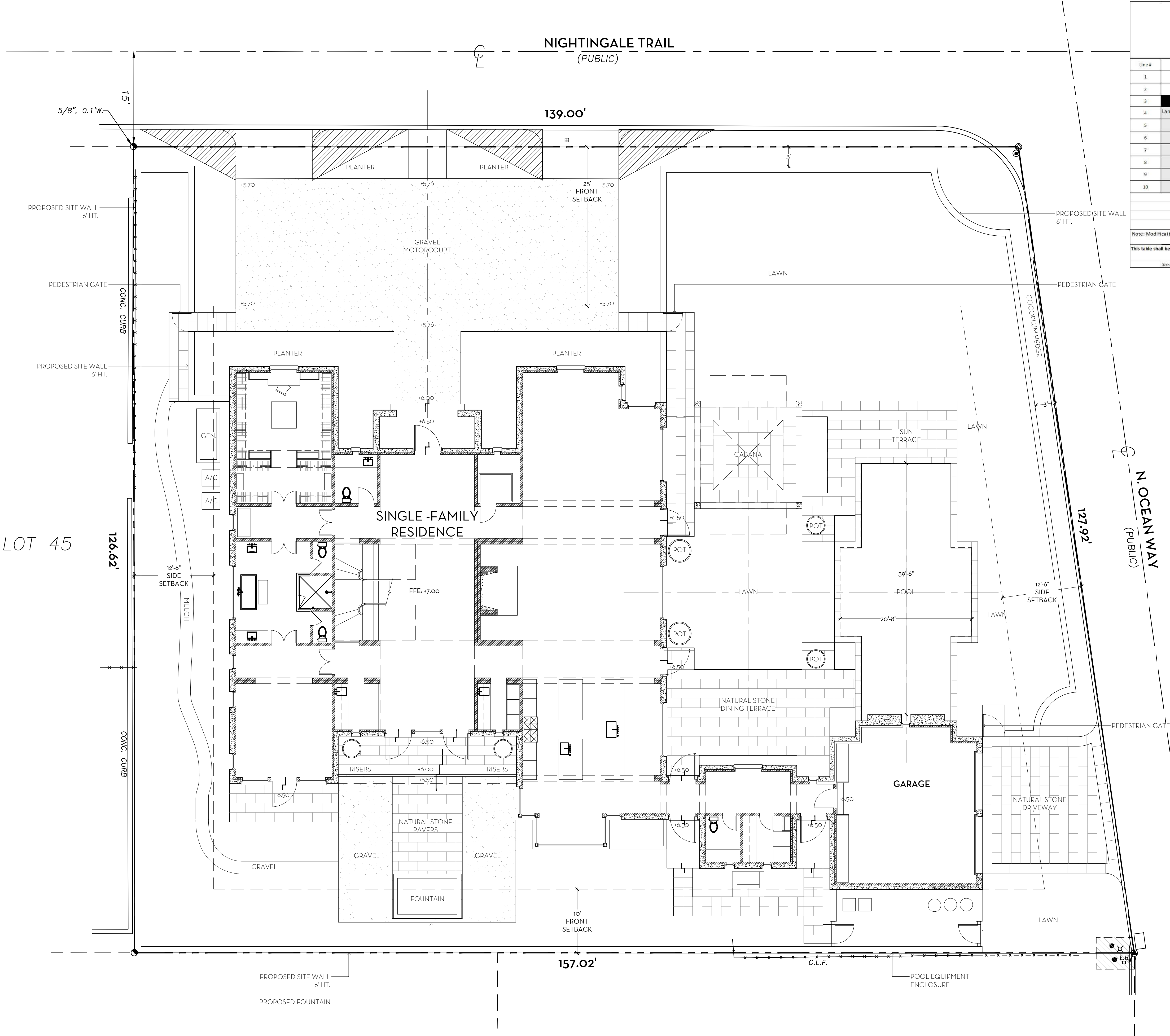
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SCALE: 1/8" = 1'-0"

Town of Palm Beach		
Planning, Zoning, and Building 360 S County Rd, Palm Beach, FL 33460 www.townofpalmbeach.com		
Line #	Landscape Legend	
1	Property Address:	1186 North Ocean Way
2	Lot Area (sq. ft.):	18,753
3		REQUIRED PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	8,439 (45%) 8,443 (45.2%)
5	LOS to be altered (Sq Ft and %)	N/A N/A
6	Perimeter LOS (Sq Ft and %)	2,523 4,029
7	Front Yard LOS (Sq Ft and %)	1,408 (40%) 2,167 (61.5%)
8	Native Trees %	30% (number of trees) 50% (2 Trees)
9	Native Shrubs & Vines %	30% (number of shrubs & vines) 43% (243 Shrubs)
10	Native Groundcover %	30% (groundcover area) 89% (89 Groundcover)
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 08/20230727		



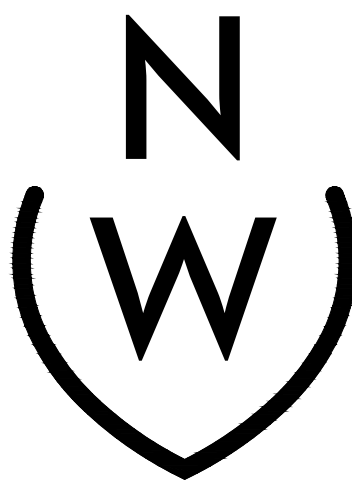
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LANDSCAPE PLANS
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

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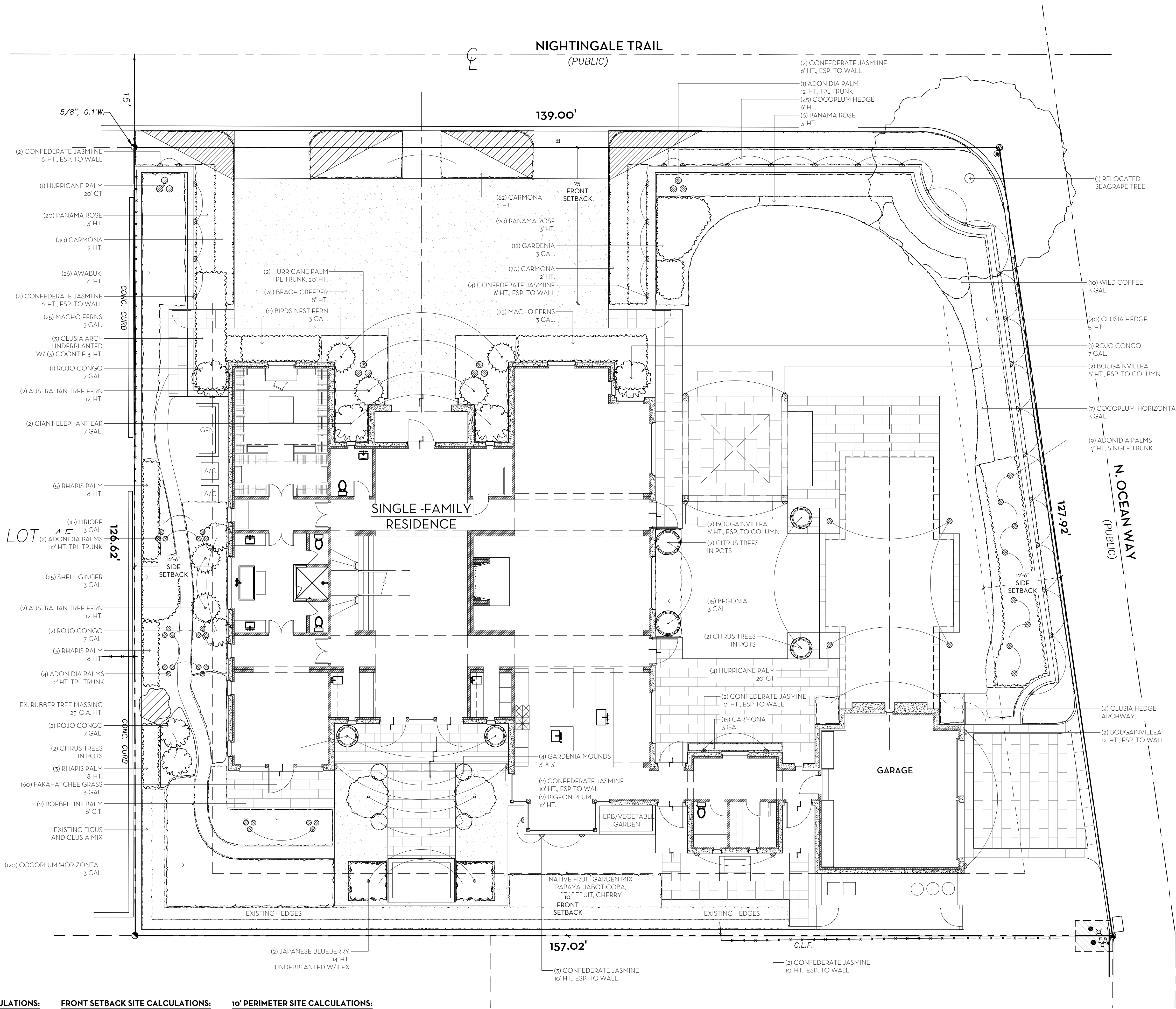
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LP1
ARC-23-123

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	18,753 SQ FT	100%
MINIMUM LANDSCAPE REQUIRED =	8,439 SQ FT	45%
EXISTING =	9,885 SQ FT	52.7%
PROPOSED =	8,443 SQ FT	45%

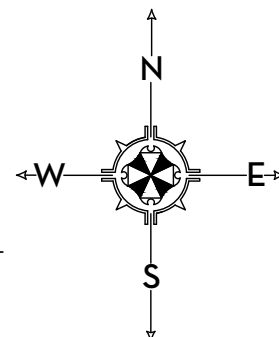
FRONT SETBACK SITE CALCULATIONS:

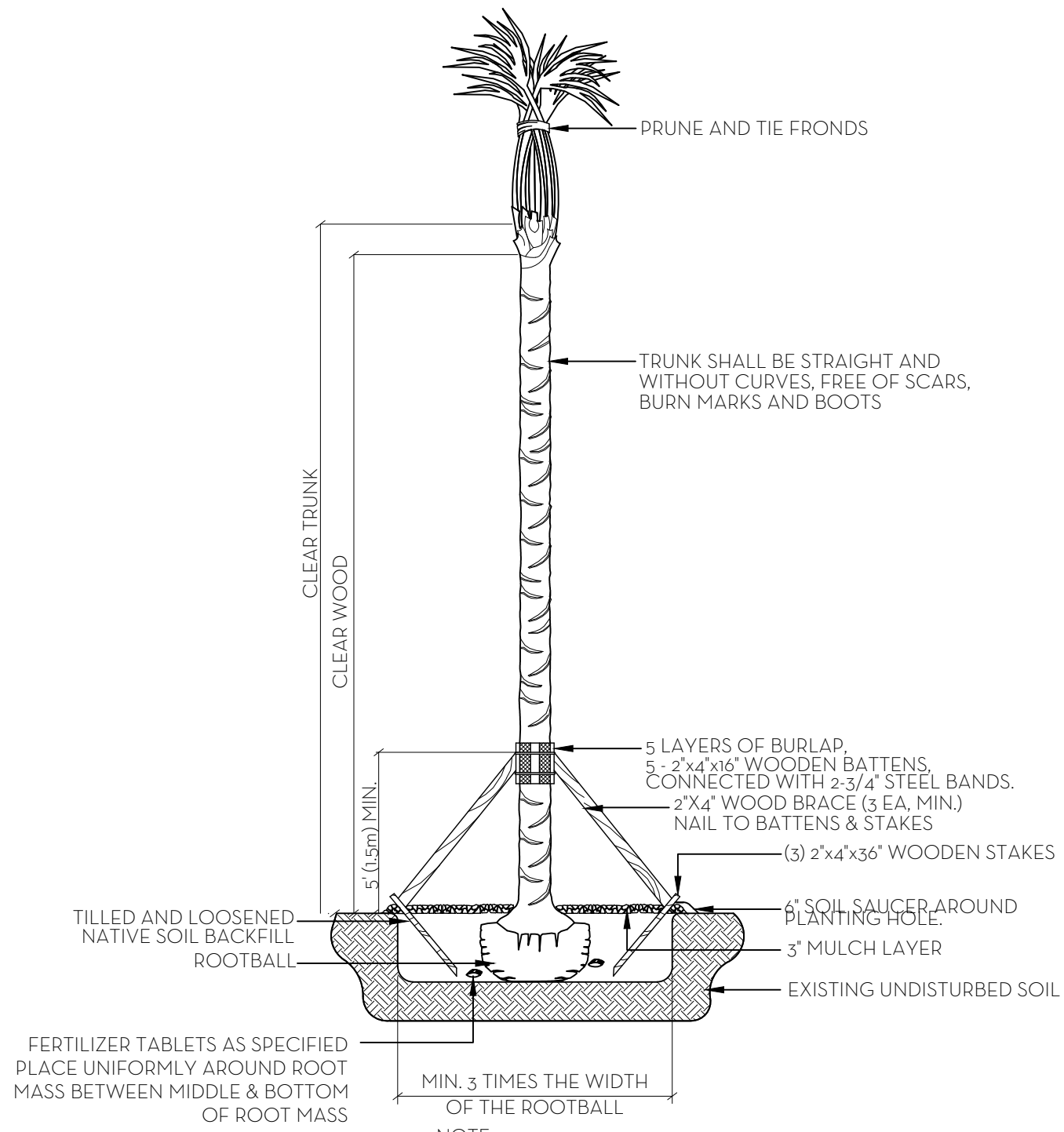
25' SETBACK AREA =	3,522 SQ FT	100%
MINIMUM LANDSCAPE REQUIRED =	1,408 SQ FT	40%
EXISTING =	3,010 SQ FT	85.5%
PROPOSED =	2,167 SQ FT	61.5%

10' PERIMETER SITE CALCULATIONS:

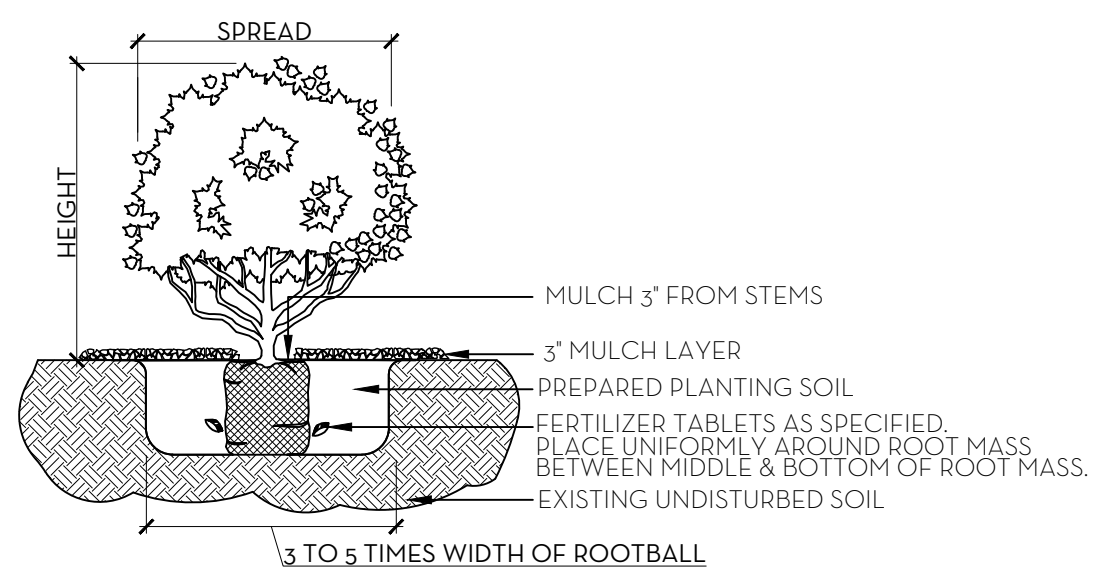
PERIMETER AREA =	5,105 SQ FT
MINIMUM LANDSCAPE REQUIRED =	2,593 SQ FT
EXISTING =	4,433 SQ FT
PROPOSED =	4,029 SQ FT

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



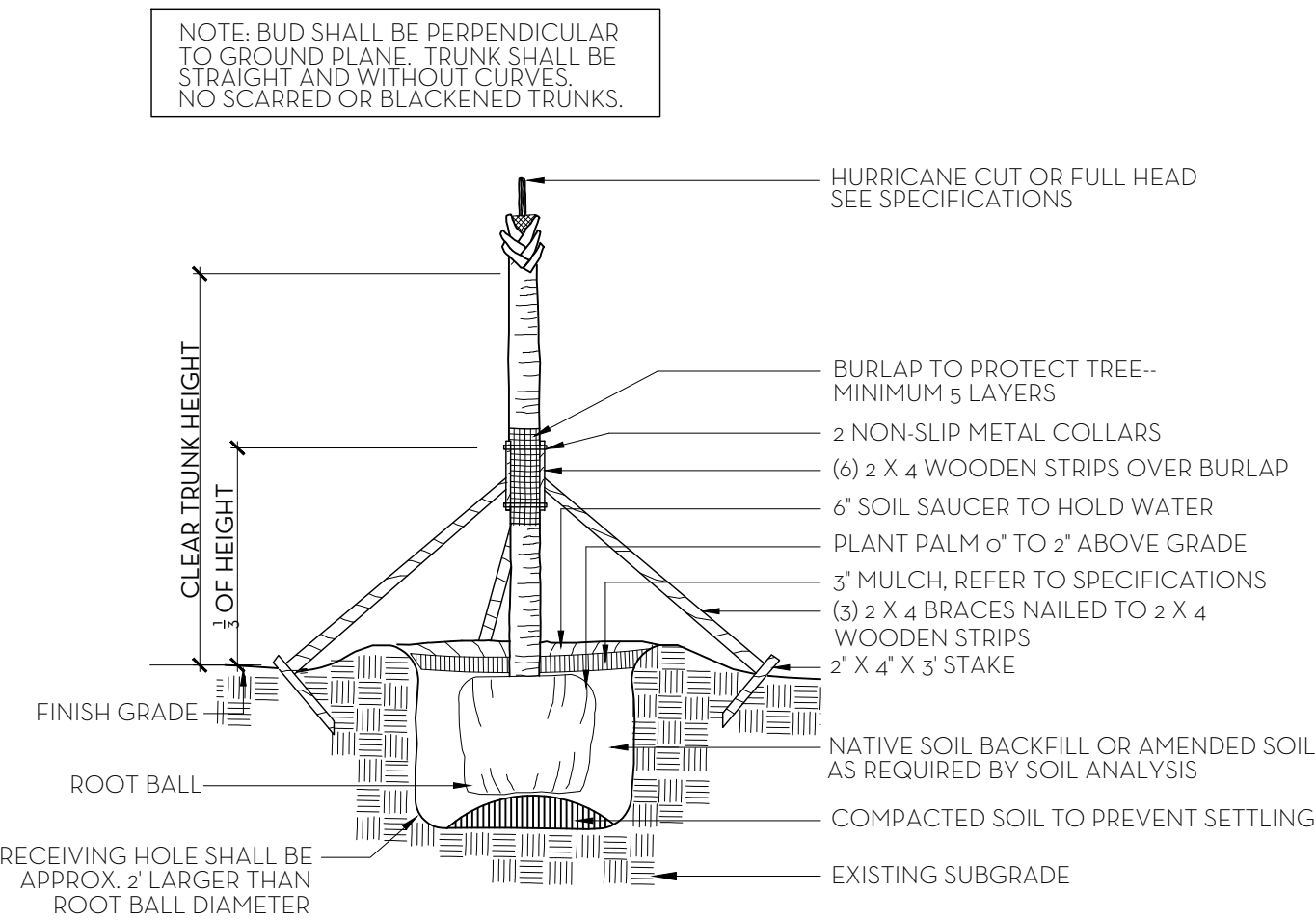


PALM PLANTING DETAIL
NT.S.



NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
NT.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
NT.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 UNIFOLMLY 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 MANUFACTURERS SPECIFICATIONS.

NOTES:

1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.

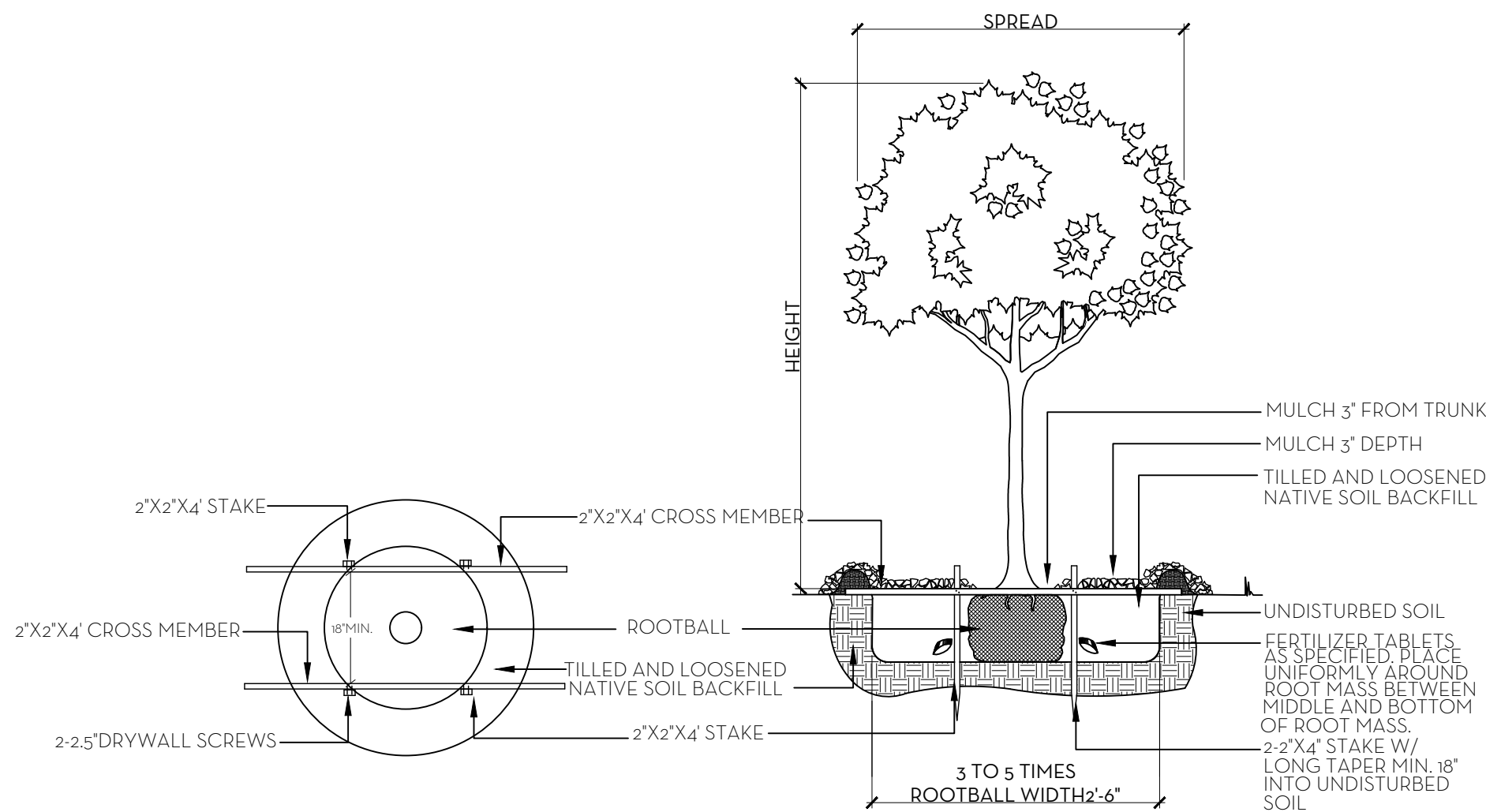
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.

3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.

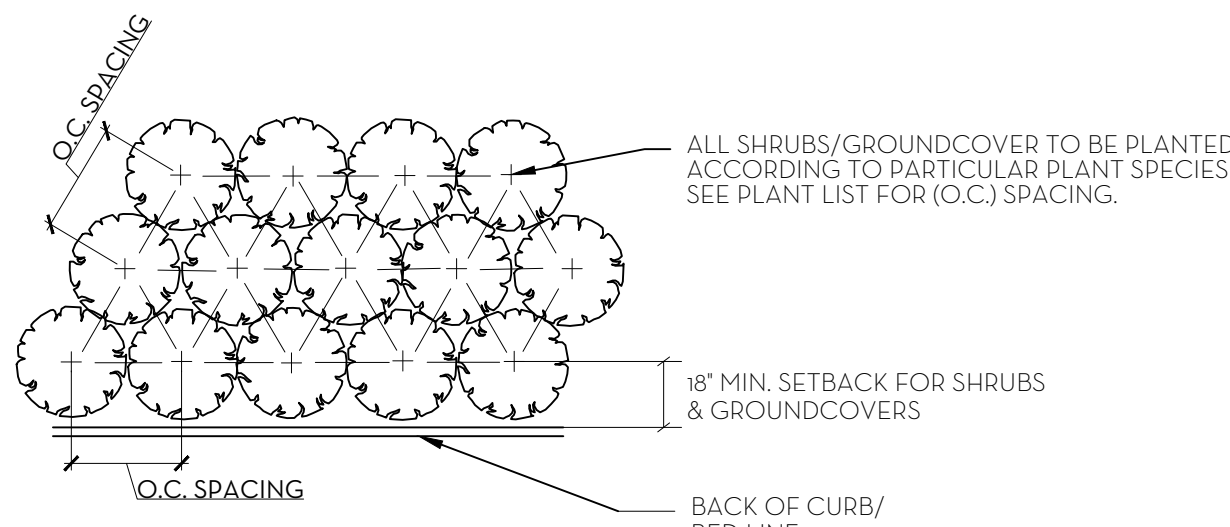
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.

5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.

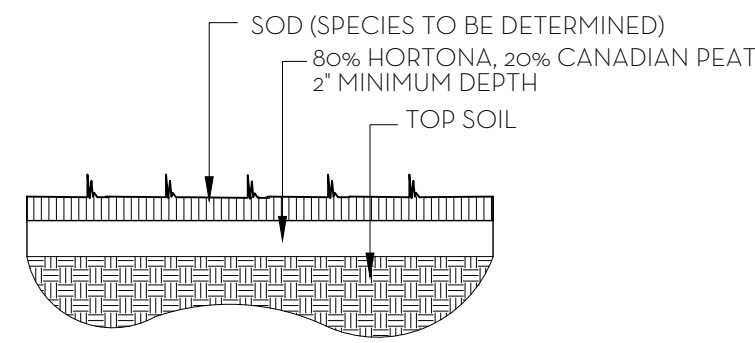
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



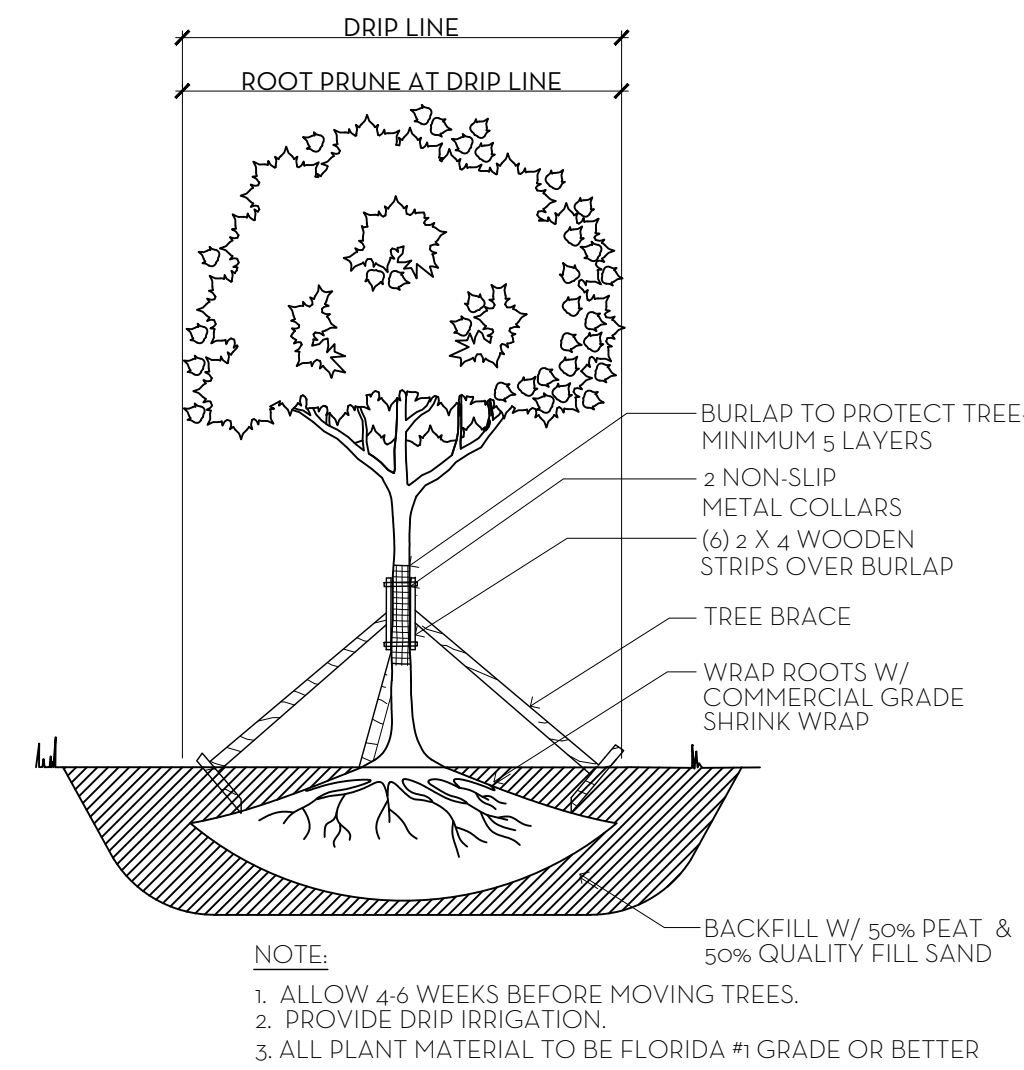
TREE PLANTING DETAIL
NT.S.



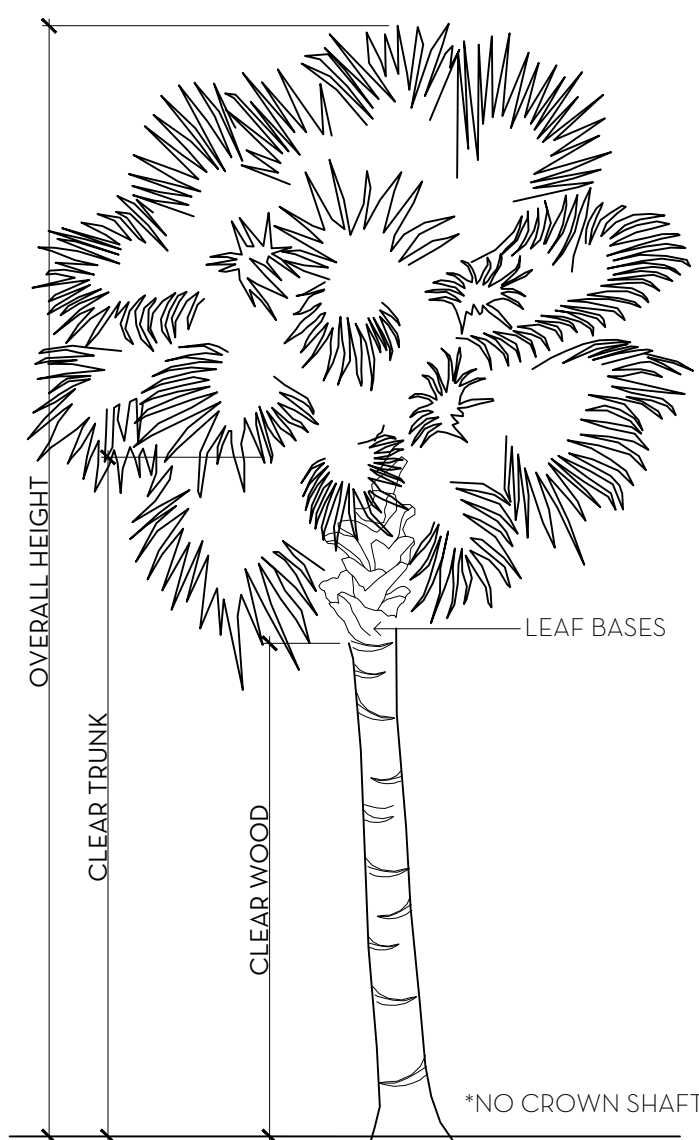
PLANT SPACING DETAIL
NT.S.



SOD PLANTING DETAIL
NT.S.



TREE ROOT PRUNING DETAIL
NT.S.



PALM SPECIFICATION DETAIL
NT.S.

					Johnson Residence
					1186 North Ocean Way, Palm Beach
					August 25, 2023
Landscape Material Schedule					
Item No.	Common Name	Botanical Name	Quantity	Native	Specification
TREES					
1	Existing Sea Grape	Coccoloba uvifera	1		Relocated Sea Grape
2	Japanese Blueberry	Eleaocarpus decipiens	2		14' HT.
3	Citrus Tree	Citrus spp.	4		In Pots
4	Existing Rubber Tree Mass	Ficus elastica	2		25' HT. Existing
5	Pigeon Plum	Coccoloba diversifolia	2	*	12' HT.
PALMS					
6	Hurricane Palm	Dictyospermum album	2		20' HT. Triple Trunk
7	Hurricane Palm	Dictyospermum album	5		20' CT. Single Trunk
8	Adondia Palm	Adondia merrillii	6		12' HT. Triple Trunk
9	Adondia Palm	Adondia merrillii	9		12' HT. Single Trunk
HEDGE/SHRUB/ACCENTS					
10	Australian Tree Fern	Cyathea cooperi	4		12' HT.
11	Awabuki	Viburnum odoratissimum 'Awabuki'	26		6' HT.
12	Begonia	Begonia odorata	15		3 GAL.
13	Bird's Nest Fern	Asplenium nidus	2		3 GAL.
14	Carmona	Serissa japonica	120		3 GAL.
15	Fakahatchee Grass	Tripsacum floridana	60	*	3 GAL.
16	Clusia Arch	Clusia guttifer	6		12' Archway
17	Clusia	Clusia guttifer	40		5' HT.
18	Cocoplum	Chrysobalanus icaco	45	*	6' HT.
19	Cocoplum 'Horizontal'	Chrysobalanus icaco	127	*	3 GAL.
20	Giant Elephant Ear	Alocasia spp.	2		7 GAL.
21	Panama Rose	Rondeletia leucophylla	46		3' HT.
22	Philodendron 'Rojo Congo'	Philodendron 'Rojo Congo'	5		7 GAL.
23	Rhapis Palm	Rhapis excelsa	11		8' HT.
24	Gardenia	Gardenia spp.	2		3' x 3'
25	Gardenia	Gardenia spp.	12		3 GAL.
26	Wild Coffee	Psychotria nervosa	11	*	3 GAL.
27	Shell Ginger	Alpinia zerumbet 'variegata'	25		3 GAL.
GROUND COVER					
28	Beach Creeper	Ernodea littoralis	76	*	18' HT.
29	Liriope	Liriope muscari	10		3 GAL.
30	Coontie Palm	Zamia furfuracea	10	*	3' HT.
VINES					
31	Confederate Jasmine	Trachelospermum jasminoides	12		6' HT. Esp to Wall
32	Confederate Jasmine	Trachelospermum jasminoides	9		12' HT. Esp to Wall
33	Bougainvillea	Bougainvillea glabra	6		12' Esp to Wall/Colum
SOD					
34	Zoysia 'Diamond'	Zoysia spp.			

Town of Palm Beach Planning Zoning and Building 360 S County Rd. Palm Beach, FL 33480 www.townofpalmbeach.com			
Line #	Landscape Legend		
1	Property Address:	1186 North Ocean Way	
2	Lot Area (sq. ft.):	18,753	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	8,439 (45%)	8,443 (45.2%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,523	4,029
7	Front Yard LOS (Sq Ft and %)	1,408 (40%)	2,167 (61.5%)
8	Native Trees %	30% (number of trees)	50% (2 Trees)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	43% (243 Shrubs)
10	Native Groundcover %	30% (groundcover area)	89% (89 Groundcover)
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

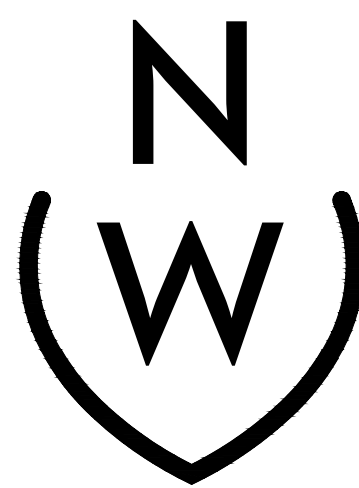
State of Florida
Landscape Architect
Registration No.
6666856

PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

PLANT LIST AND DETAILS

12 OCT 2023
25 SEPT 2023
28 AUG 2023
10 AUG 2023



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-23-123



1 FRONT ELEVATION
EL1 SCALE: 3/16" = 1'-0"

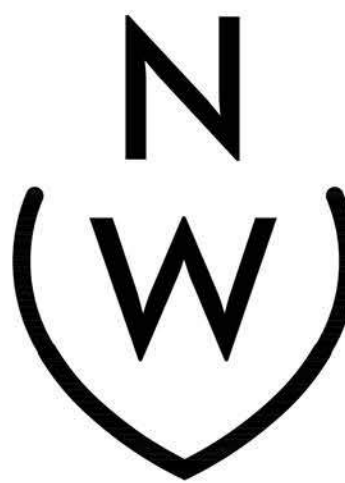
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ELEVATIONS (FRONT)
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

25 SEPT 2023
28 AUG 2023
10 AUG 2023



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EL1

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1 EAST ELEVATION (RIGHT)
EL2 SCALE: 3/16" = 1'-0"

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EAST ELEVATION (RIGHT)
PRIVATE RESIDENCE
1186 NORTH OCEAN WAY, PALM BEACH, FL.

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

28 AUG 2023
10 AUG 2023



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EL2

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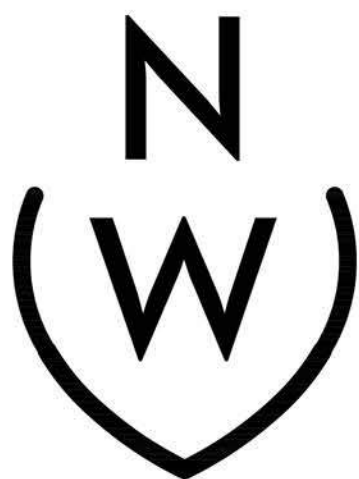
MARIO F. NIEVERA

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

WEST ELEVATION (LEFT)
PRIVATE RESIDENCE
1186 NORTH OCEAN WAY, PALM BEACH, FL.

28 AUG 2023
10 AUG 2023



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EL3

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1 WEST ELEVATION (LEFT)
EL3 SCALE: 3/16" = 1'-0"





1 SOUTH ELEVATION (REAR)
EL4 SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SOUTH ELEVATION (REAR)
PRIVATE RESIDENCE
1186 NORTH OCEAN WAY, PALM BEACH, FL.

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

28 AUG 2023
10 AUG 2023



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EL4

ARC-23-123