

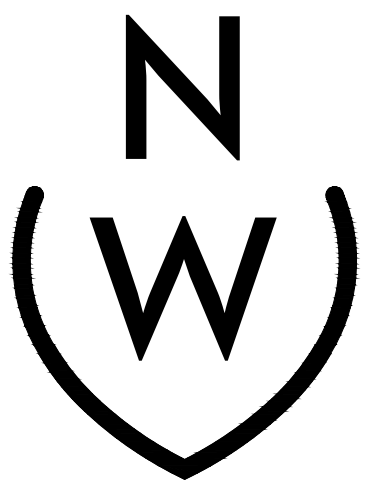


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

30 NOV 2023
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

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

MARIO F. NIEVERA

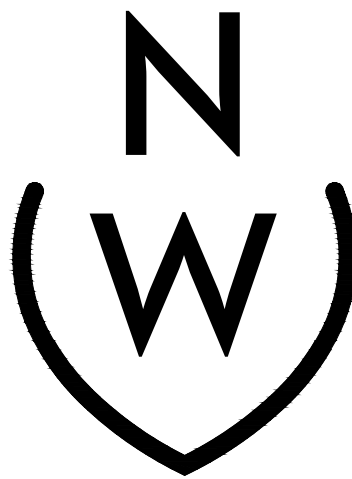
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EXISTING CONDITIONS LANDSCAPE SCHEDULE

PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

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EX2

ARC-23-123

014816 FEET

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

N

W

E

S



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)

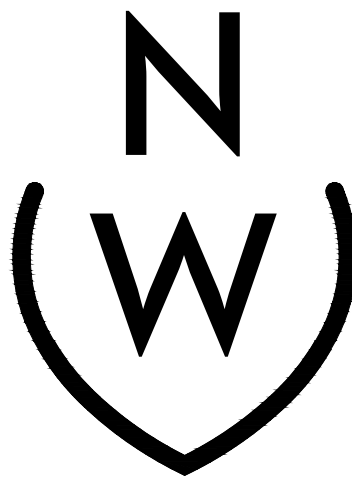
MARIO F. NIEVERA

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EXISTING SITE PHOTOS
PRIVATE RESIDENCE
1186 NORTH OCEAN WAY, PALM BEACH, FL.

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

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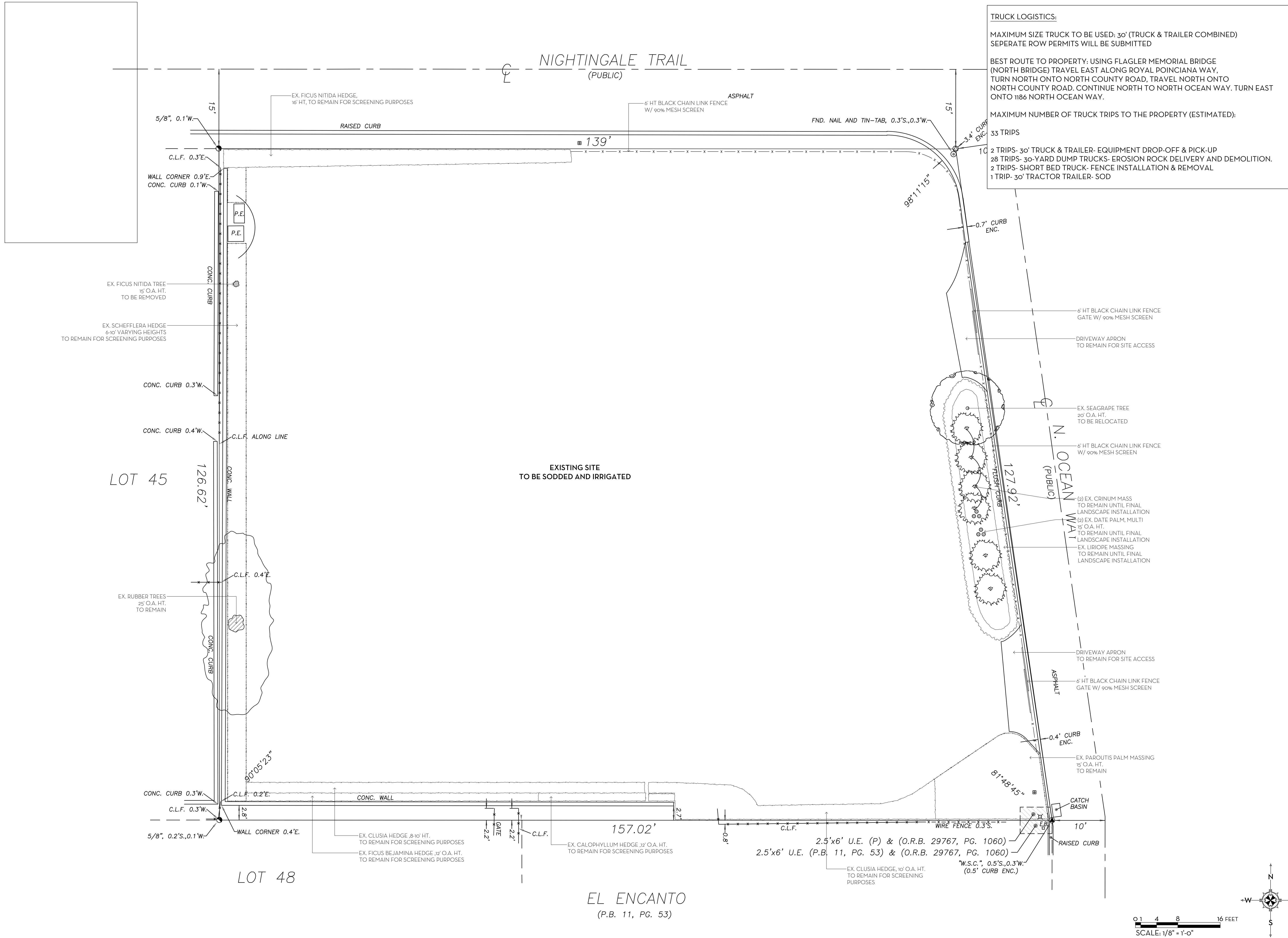
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EX3

ARC-23-123



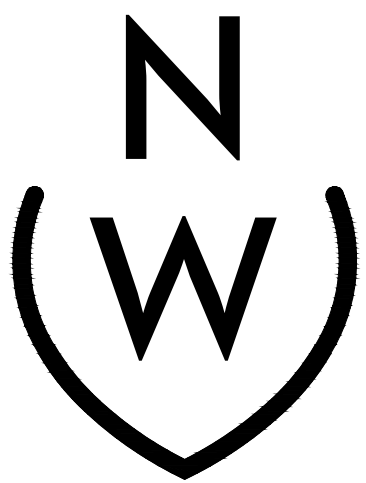
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CONSTRUCTION SCREENING PLAN
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

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CSP

ARC-23-123

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

MARIO F. NIEVERA

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OVERALL SITE PLAN
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

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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 =	8,693 SQ FT	46.3%

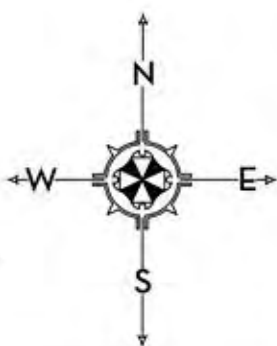
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,522 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	1,408 SQ FT	40%
EXISTING =	3,010 SQ FT	85.5%
PROPOSED =	2,247 SQ FT	63.8%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,105 SQ FT	
MINIMUM LANDSCAPE:		
(MIN OF 14,029 SF) - 100% REQUIRED		
EXISTING =	4,433 SQ FT	
PROPOSED =	4,029 SQ FT	

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

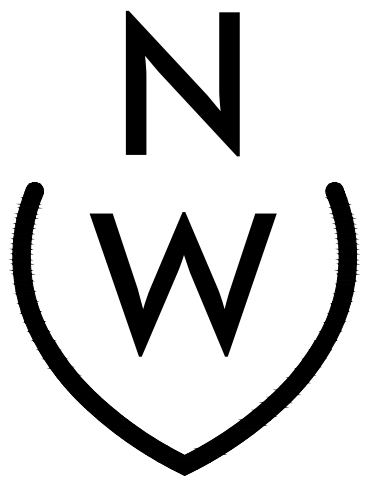


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OVERALL SITE PLAN
PRIVATE RESIDENCE
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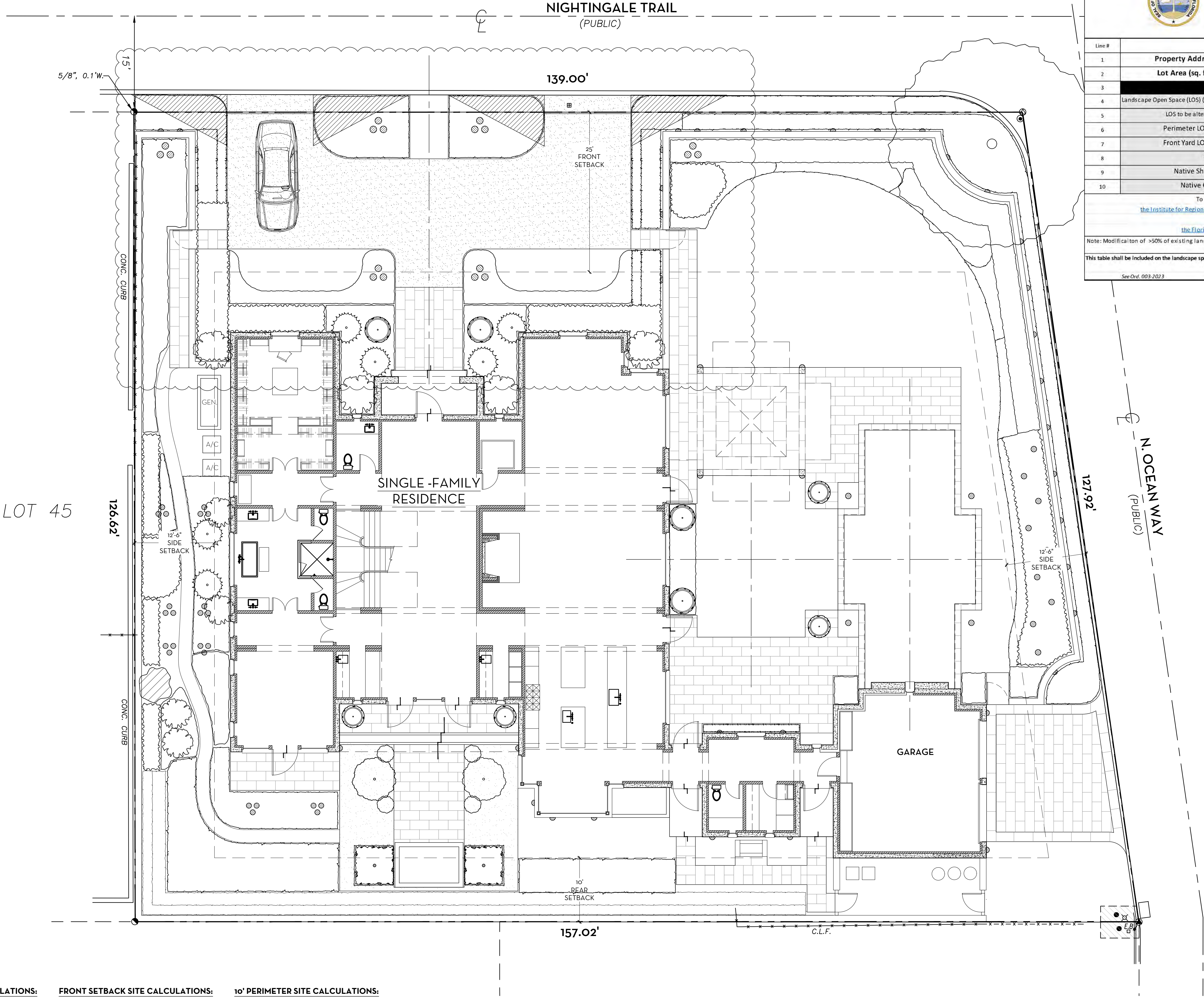


Town of Palm Beach

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

Line #	Landscape Legend		
	Property Address:	1186 North Ocean Way	
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%)	8,693 (46.3%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,523	4,029 (78.9%)
7	Front Yard LOS (Sq Ft and %)	1,408 (40%)	2,247 (63.8%)
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 REVBF 20230727



OVERALL R-B SITE CALCULATIONS:

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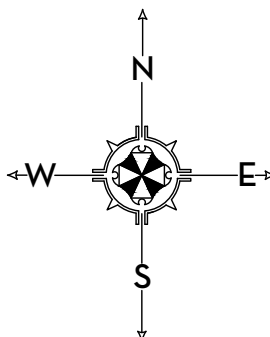
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10' PERIMETER SITE CALCULATIONS:

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-OVERALL
PRIVATE RESIDENCE

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OS1

ARC-23-123

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

LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE

LOT 45

NIGHTINGALE TRAIL
(PUBLIC)

139.00'

25'
FRONT
SETBACK

SINGLE-FAMILY
RESIDENCE

12'-6"
SIDE
SETBACK

127.92'

N. OCEAN WAY
(PUBLIC)

12'-6"
SIDE
SETBACK

GARAGE

10'
REAR
SETBACK

157.02'

C.L.F.

OVERALL R-B SITE CALCULATIONS:

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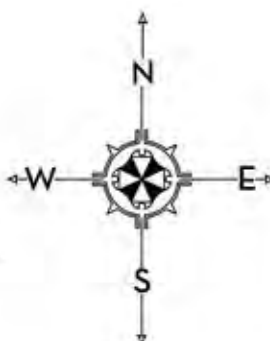
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10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 5,305 SQ FT

MINIMUM LANDSCAPE:
(50% OF 5,305 SQ FT = 2,653 SQ FT 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-FRONT SETBACK
PRIVATE RESIDENCE

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OS2

ARC-23-123

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

LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE

LOT 45

NIGHTINGALE TRAIL
(PUBLIC)

139.00'

25'
FRONT
SETBACK

SINGLE-FAMILY
RESIDENCE

GARAGE

N. OCEAN WAY
(PUBLIC)

127.92'

157.02'

10'
REAR
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C.L.F.

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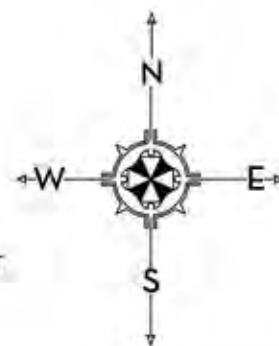
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