

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM-PERIMETER SETBACK
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

OS3

ARC-23-123

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

LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE

LOT 45

NIGHTINGALE TRAIL
(PUBLIC)

139.00'

N. OCEAN WAY
(PUBLIC)

127.92'

157.02'

C.L.F.

SINGLE-FAMILY
RESIDENCE

GARAGE

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:

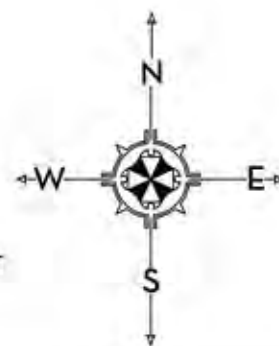
25' SETBACK AREA = 3,522 SQ FT 100%

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 = 5,305 SQ FT

MINIMUM LANDSCAPE:
(50% OF 5,305 SF) = 2,653 REQUIRED
EXISTING = 4,433 SQ FT
PROPOSED = 4,029 SQ FT



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

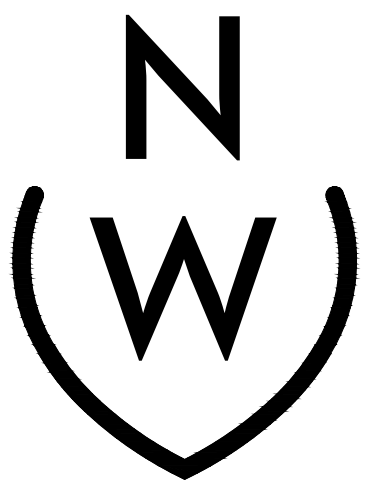
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HARDSCAPE PLAN
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

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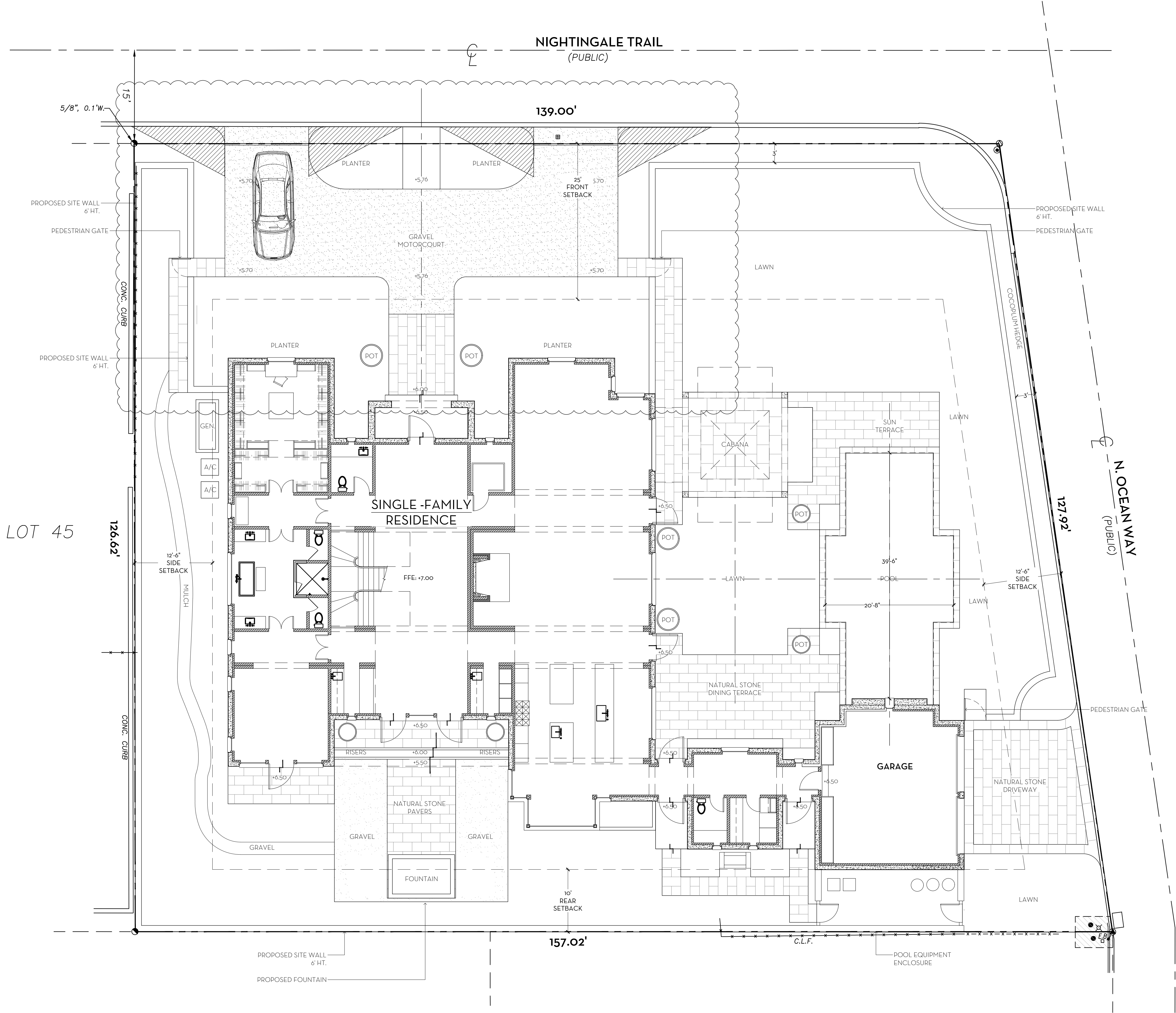
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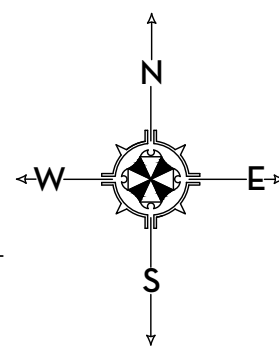
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L1
ARC-23-123

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



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



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186 NORTH OCEAN WAY, PALM BEACH, FL.

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

30 NOV 2023
2 OCT 2023
25 SEPT 2023
28 AUG 2023
0 AUG 2023

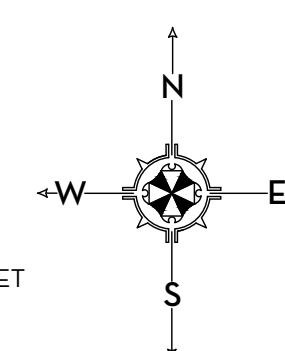


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LP1
ARC-23-123



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%

25' SETBACK AREA =	3,522	SQ FT	100%
MINIMUM LANDSCAPE:			
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EXISTING =	3,010	SQ FT	85.5%
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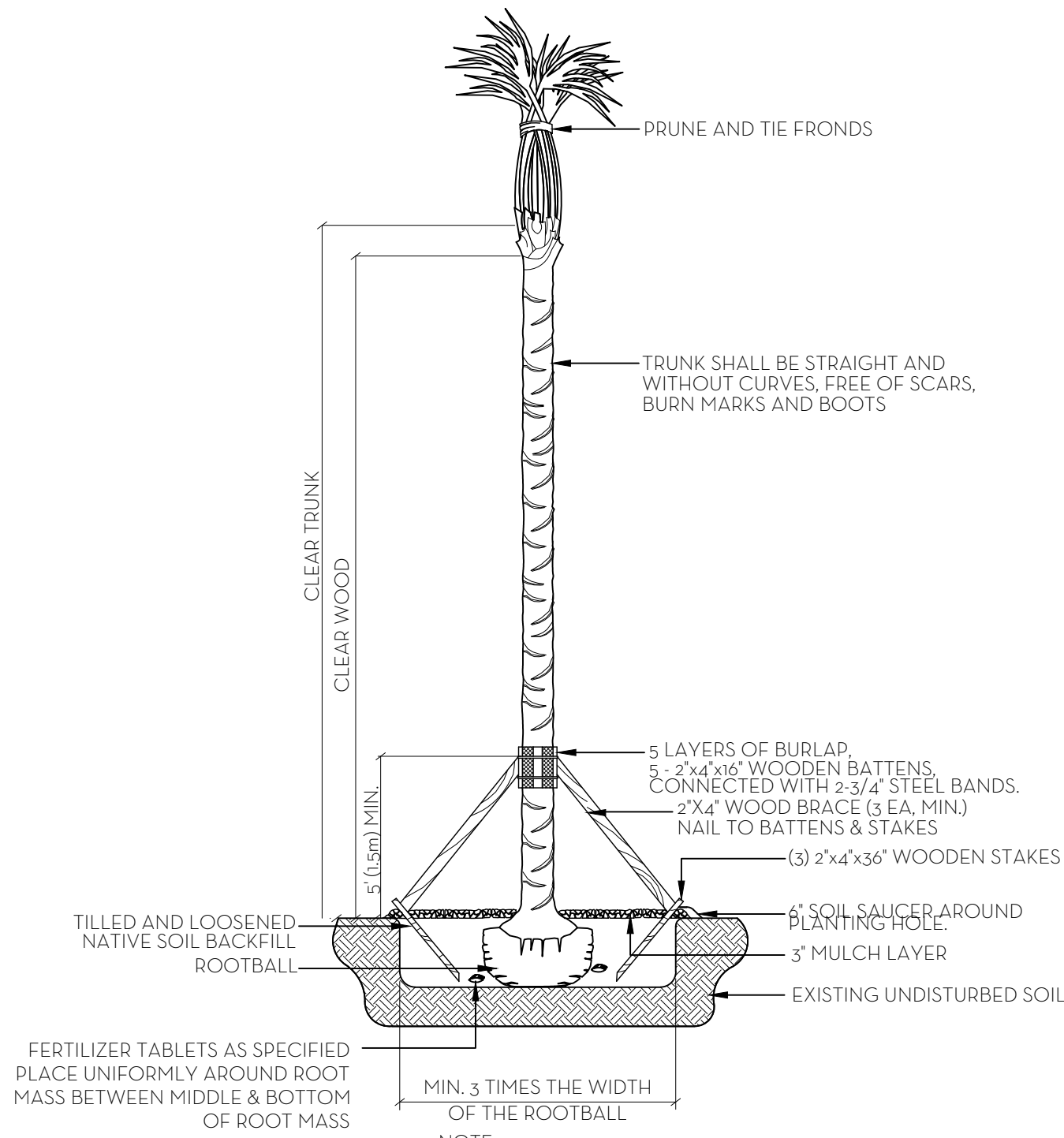
PERIMETER AREA = 5,105 SQ FT

MINIMUM LANDSCAPE:
(50% OF 5,105 SF) = 2,523 REQUIRED

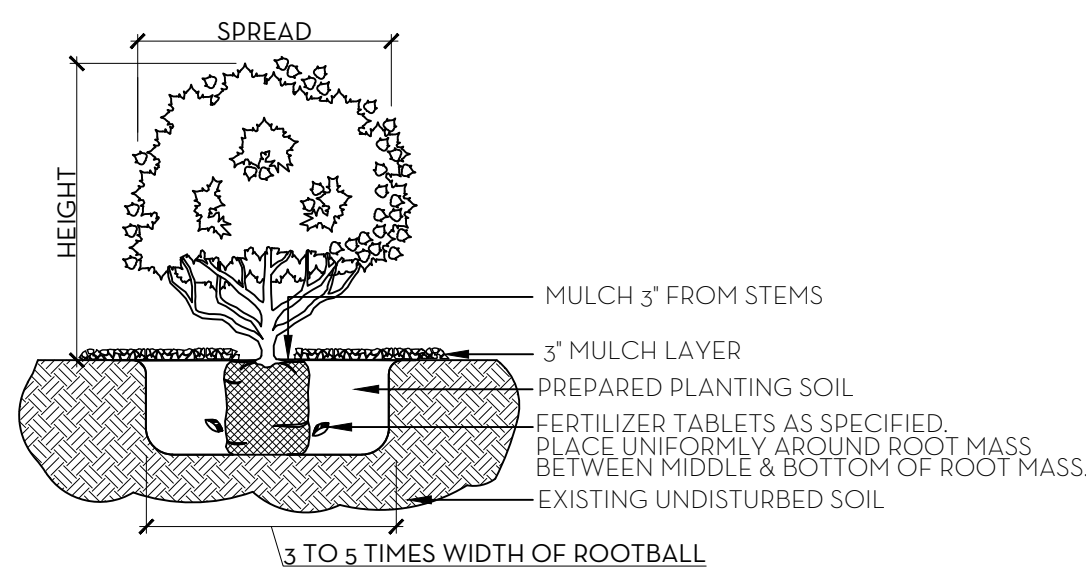
EXISTING =	4,423	SQ FT
PROPOSED =	4,029	SQ FT

EXISTING =	4,433	SQ FT
PROPOSED =	4,029	SQ FT

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



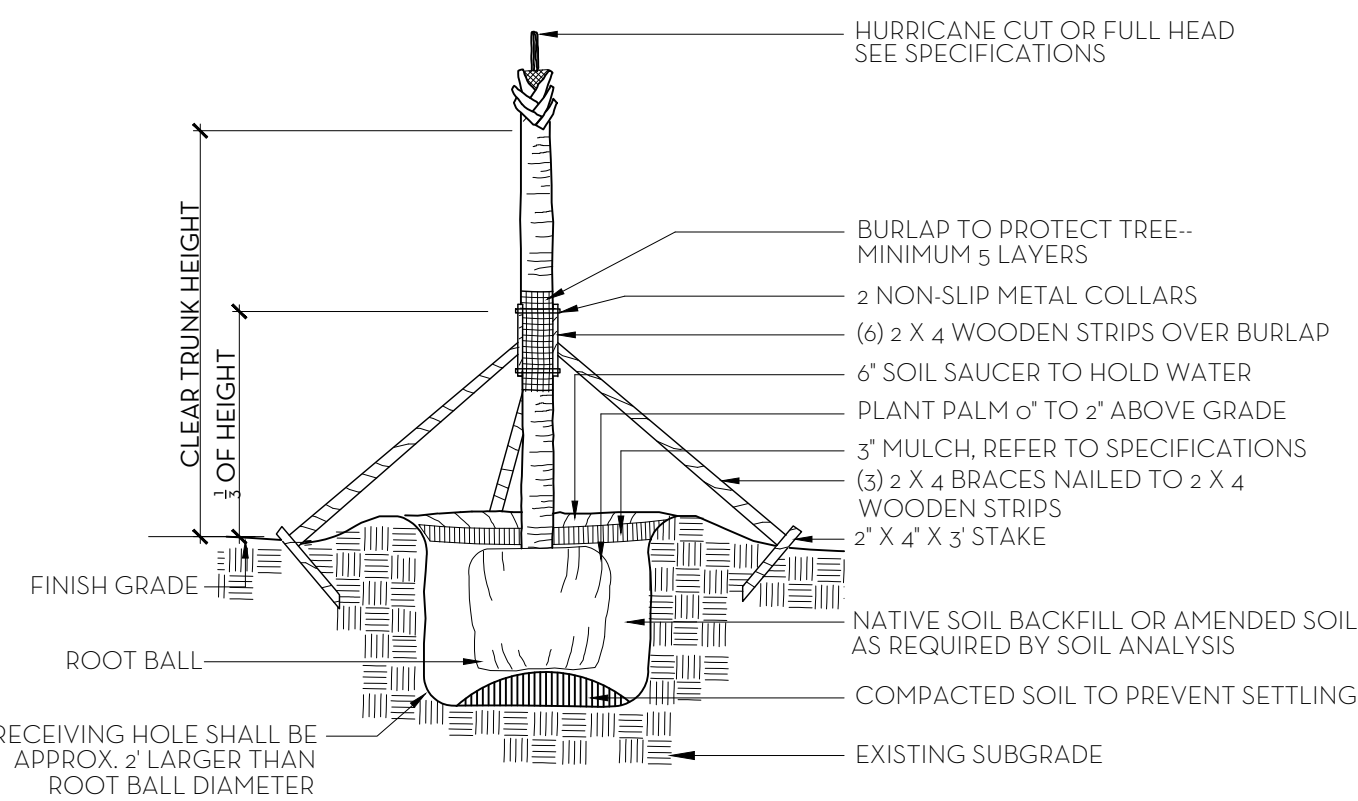
PALM PLANTING DETAIL
NT.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
NT.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



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

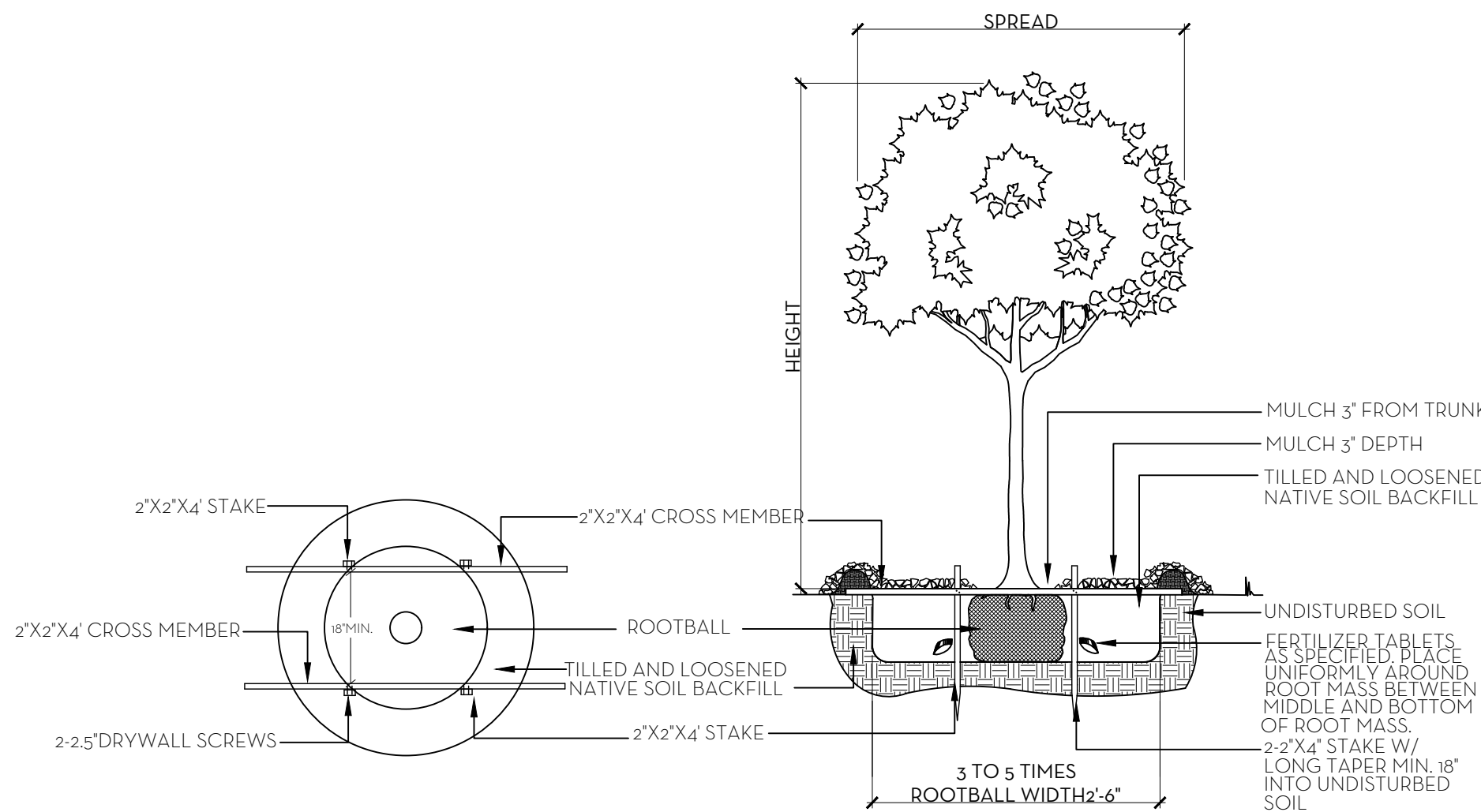
SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

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

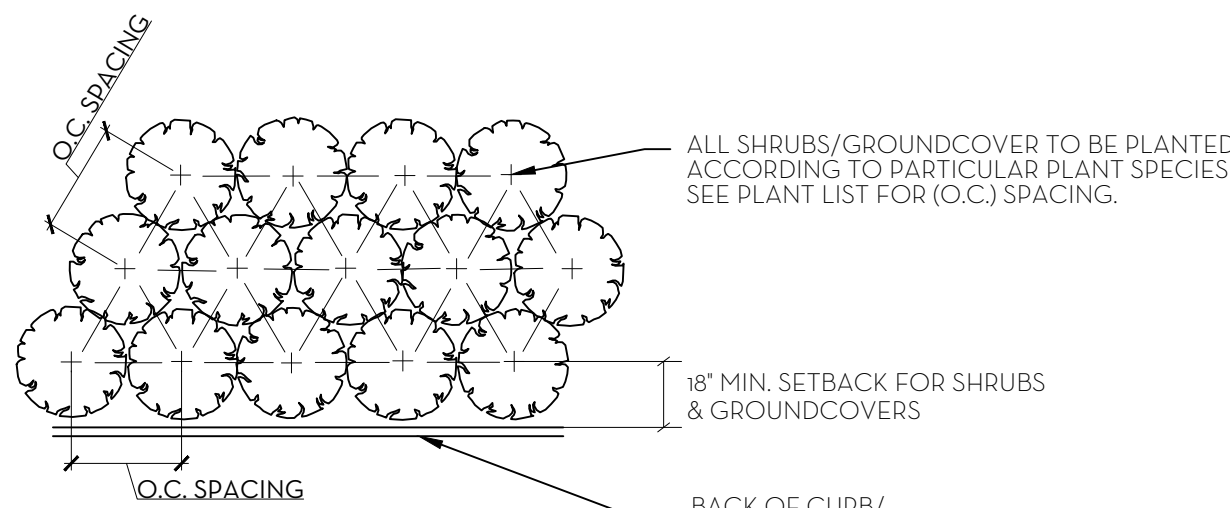
GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURERS SPECIFICATIONS.

- 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.



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

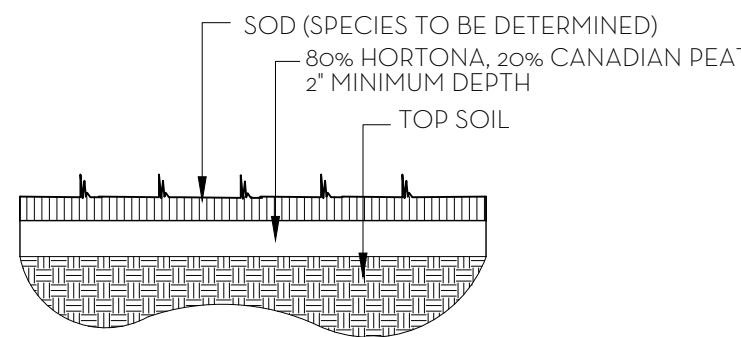
TREE PLANTING DETAIL
NT.S.



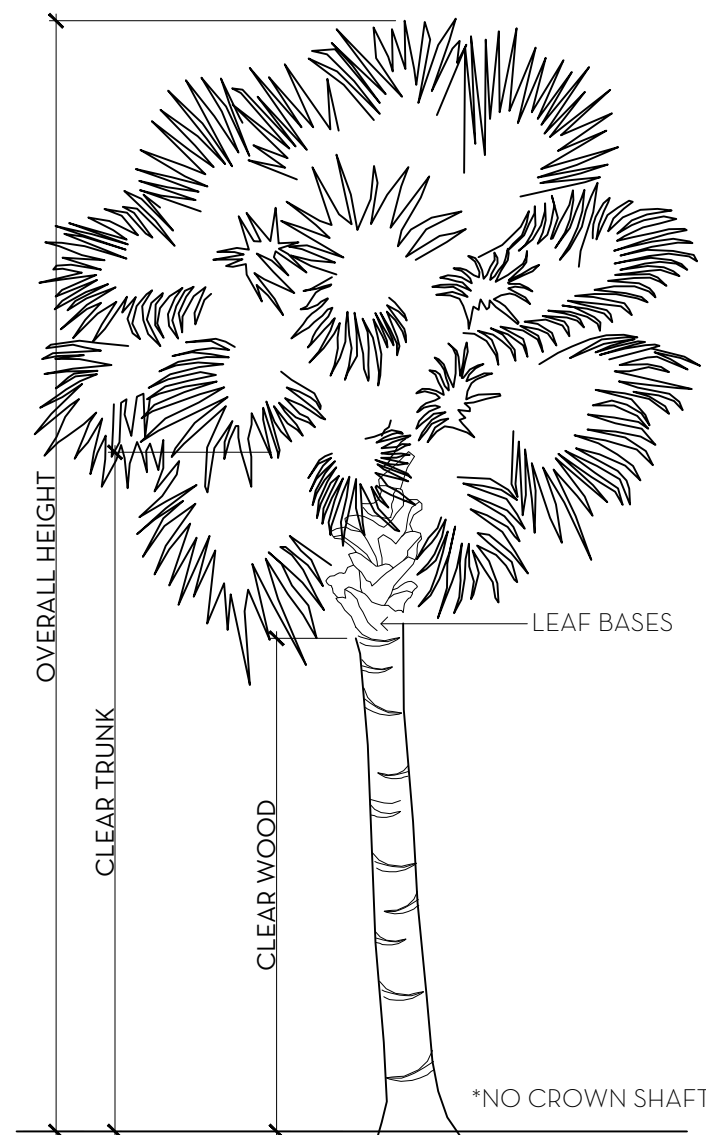
NOTE:
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PLANT SPACING DETAIL
NT.S.

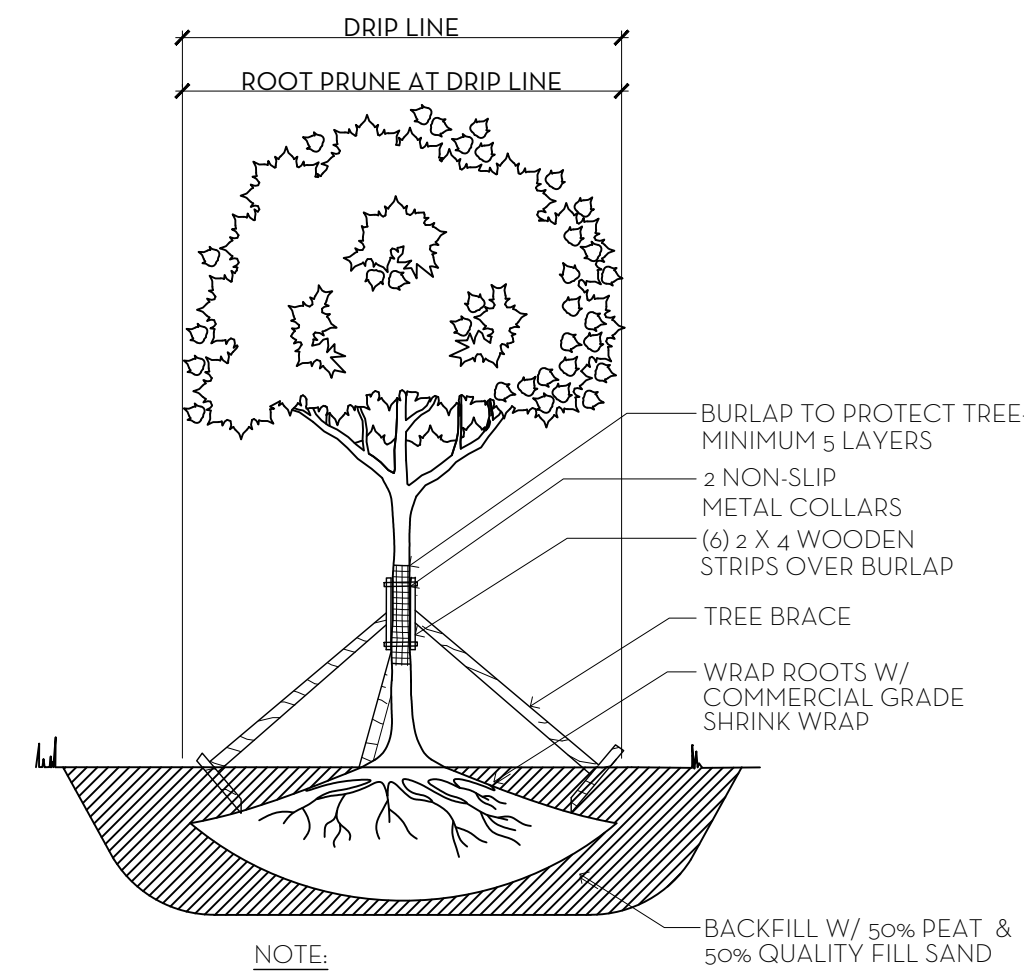
- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
 2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL
NT.S.



PALM SPECIFICATION DETAIL
NT.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
NT.S.

					Johnson Residence
					1186 North Ocean Way, Palm Beach
					November 16, 2023
NIEVERA WILLIAMS DESIGN					

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	Eleoacarpus decipiens	2		14' HT.
3	Citrus Tree	Citrus spp.	6		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	Roebellinii Palm	Phoenix roebellinii	2		6' C.T. Single Trunk
9	Adondia Palm	Adonidia merrillii	7		12' HT. Triple Trunk
10	Adondia Palm	Adonidia merrillii	9		12' HT. Single Trunk
HEDGE/SHRUB/ACCENTS					
11	Australian Tree Fern	Cyathea cooperi	4		12' HT.
12	Awabuki	Viburnum odoratissimum 'Awabuki'	26		6' HT.
13	Begonia	Begonia odorata	20		3 GAL. @ 18" O.C.
14	Bird's Nest Fern	Asplenium nidus	2		3 GAL.
15	Carmona	Serissa japonica	15		3 GAL. @ 12" O.C.
16	Carmona	Serissa japonica	180		2' HT. @ 24" O.C.
17	Fakahatchee Grass	Tripsacum floridana	60	*	3 GAL.
18	Clusia Arch	Clusia guttifera	7		12' Archway
19	Clusia	Clusia guttifera	40		5' HT. @ 36" O.C.
20	Cocoplum	Chrysobalanus icaco	45	*	6' HT. @ 36" O.C.
21	Cocoplum 'Horizontal'	Chrysobalanus icaco 'Horizontal'	135	*	3 GAL. @ 18" O.C.
22	Giant Elephant Ear	Alcaesja spp.	2		2 GAL.
23	Green Island Ficus	Ficus microcarpa	200		3 GAL.
24	Panama Rose	Rondeletia leucophylla	46		5' HT. @ 24" O.C.
25	Philodendron 'Rojo Congo'	Philodendron 'Rojo Congo'	6		7 GAL.
26	Rhapis Palm	Rhapis excelsa	11		8' HT.
27	Macho Fern	Nephrolepis biserrata	50		3 GAL. @ 18" O.C.
28	Gardenia	Gardenia spp.	4		3' x 3' Sphere
29	Gardenia	Gardenia spp.	17		3 GAL. @ 24" O.C.
30	Wild Coffee	Psychotria nervosa	20	*	3 GAL. @ 24" O.C.
31	Shell Ginger	Alpinia zerumbet 'variegata'	25		3 GAL.
GROUND COVER					
32	Beach Creeper	Ernodea littoralis	80	*	18" HT. @ 18" O.C.
33	Liriope	Liriope muscari	40		3 GAL. @ 24" O.C.
34	Coontie Palm	Zamia furfuracea	3	*	5' HT.
VINES					
35	Bougainvillea	Bougainvillea spp.	4		8' HT. Esp to Column
36	Bougainvillea	Bougainvillea spp.	2		12' HT. Esp to Wall
37	Confederate Jasmine	Trachelospermum jasminoides	12		6' HT. Esp to Wall
38	Confederate Jasmine	Trachelospermum jasminoides	9		10' HT. Esp to Wall
SOD					

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%)	8,693 (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 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	

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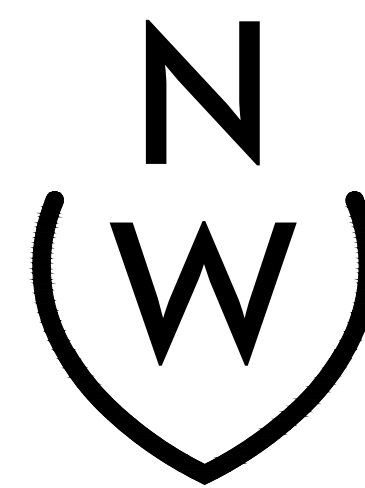
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PLANT LIST AND DETAILS

PRIVATE RESIDENCE

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LP2

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

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

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

EAST ELEVATION (RIGHT)
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EL2

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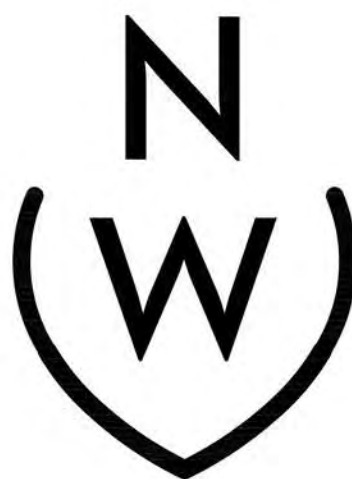
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SCALE: 3/16" = 1'-0"

WEST ELEVATION (LEFT)
PRIVATE RESIDENCE
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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"

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SOUTH ELEVATION (REAR)
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EL4
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