

PROJECT TEAM	
ARCHITECT:	McALPINE 1133 BROADWAY, SUITE 1416 NEW YORK, NY 10010 212.414.1272
LANDSCAPE ARCHITECT:	NIEVERA WILLIAMS DESIGN 625 FLAGLER DDRIVE SUITE 502 WEST PALM BEACH, FL 33401 561.659.2820
CIVIL ENGINEER:	GRUBER CONSULTING ENGINEERS, INC. 2474 MERCER AVENUE SUITE 305 WEST PALM BEACH, FL 33401 561.312.2041

SCOPE OF WORK	
-	CONSTRUCT NEW TWO-STORY, 5 BEDROOM, 5 FULL BATH, 2 HALF-BATH MAIN HOUSE
-	NEW HARDSCAPE AND FOUNTAIN
-	NEW LANDSCAPE AND PLANTINGS
-	CIVIL - STORM WATER MANAGEMENT PLAN

RECEIVED

By yfigueroa at 1:48 pm, Feb 05, 2024

A0.0	TITLE SHEET
A0.10	ZONING DIAGRAMS - LOT COVERAGE
A0.11	ZONING DIAGRAMS - CCR DIAGRAM
A1.1A	FIRST FLOOR PLAN COMPARISON
A1.1B	PROPOSED FIRST FLOOR PLAN
A1.2A	SECOND FLOOR PLAN COMPARISON
A1.2B	PROPOSED SECOND FLOOR PLAN
A1.3A	ROOF PLAN COMPARISON
A1.3B	PROPOSED ROOF PLAN
A2.1A	BUILDING ELEVATIONS COMPARISON
A2.1B	BUILDING ELEVATIONS
A2.2A	BUILDING ELEVATIONS COMPARISON
A2.3	BUILDING ELEVATIONS COMPARISON
A2.4	BUILDING ELEVATIONS COMPARISON
SITE	OVERALL SITE PLAN - RENDERED
SITE	OVERALL SITE PLAN - LINEWORK
OS1	OPEN SPACE DIAGRAM - OVERALL
OS2	OPEN SPACE DIAGRAM-SETBACK
OS3	OPEN SPACE DIAGRAM-PERIMETER SETBACK
L1	HARDSCAPE PLAN
LP1	LANDSCAPE PLANS
LP2	PLANT LIST AND DETAILS
EL1	NORTH ELEVATION (FRONT)
EL2	EAST ELEVATION (RIGHT)
EL3	WEST ELEVATION (LEFT)
EL4	SOUTH ELEVATION (REAR)
C-1	CONCEPTUAL SITE GRADING & DRAINAGE PLAN
EC-1	CONCEPTUAL CONSTRUCTION STAGING & PARKING AND EROSION PLAN

a proposed new home for

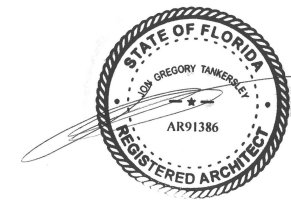
1186 N. Ocean Way

Palm Beach, FL 33480

ARCOM #: 23-123

ZON-23-105

- ARCOM PRESENTATION - PRE-APP SUBMITTAL - 06/30/2023
- ARCOM PRESENTATION - FIRST SUBMITTAL - 08/10/2023
- ARCOM PRESENTATION - SECOND SUBMITTAL - 09/25/2023
- ARCOM PRESENTATION - FINAL DROP-OFF - 10/12/2023
- ARCOM PRESENTATION - 11/20/2023
- ARCOM PRESENTATION - FIRST DEFERRAL - 12/15/2023
- ARCOM PRESENTATION - SECOND DEFERRAL - 02/05/2024



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PALM BEACH, FL 33480

ARC 23-123

PRE-APP 06/30/2023

FIRST 08/10/2023

SECOND 09/25/2023

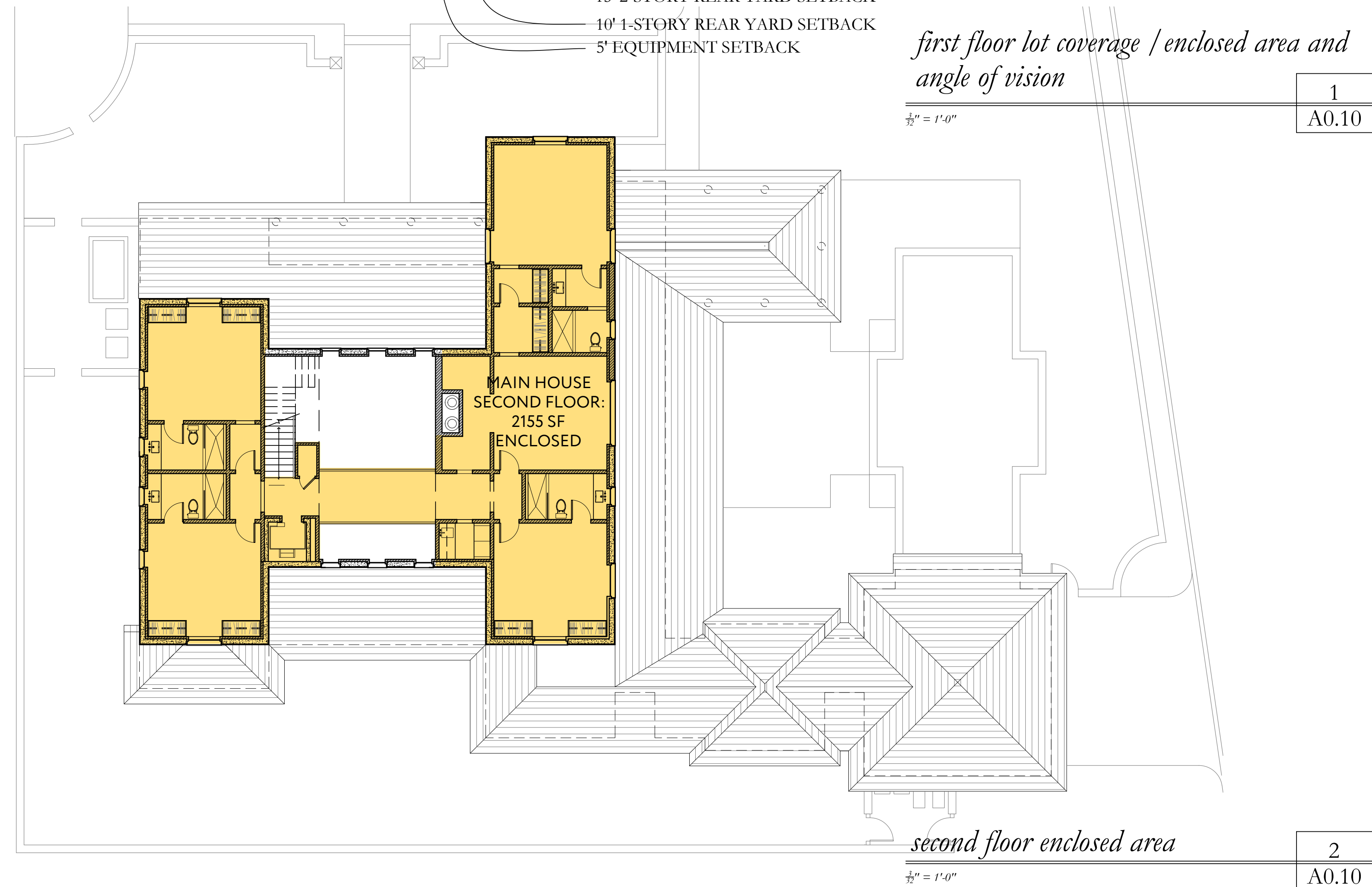
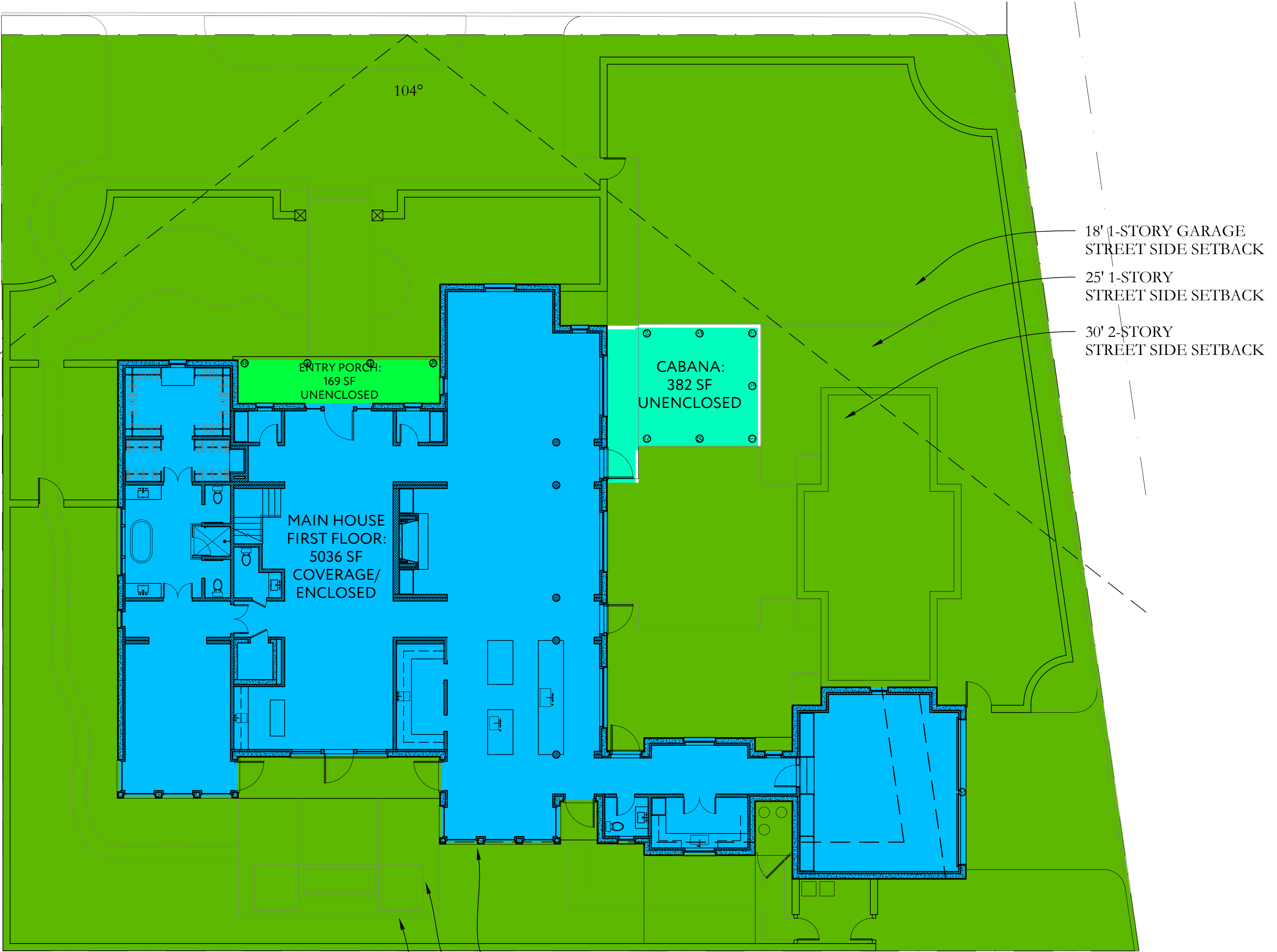
FINAL 10/12/2023

FIRST DEFERRAL
12/15/2023

SECOND DEFERRAL
02/28/2024

COVER SHEET

A0.0



LOT COVERAGE CALCULATIONS

ALLOWABLE COVERAGE: 30%

LOT AREA: 18,754 SF

ALLOWABLE AREA: (18,754)(.3) = 5626 SF

MAIN HOUSE COVERAGE:	5036 SF
ENTRY PORCH:	169 SF
COVERED CABANA:	382 SF

TOTAL COVERAGE: 5036 + 169 + 382 = 5587 SF

ENCLOSED AREA:

FIRST FLOOR ENCLOSED AREA:	5036 SF
SECOND FLOOR ENCLOSED AREA:	2155 SF

5036 SF + 2155 SF = 7191 SF



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

Line #	Zoning Legend		
1	Property Address:	1186 N. Ocean Way	
2	Zoning District:	R-B	
3	Lot Area (sq. ft.):	18,754	
4	Lot Width (W) & Depth (D) (ft.):	139' W x 127.92' D	
5	Structure Type:	SINGLE FAMILY	
6	(Single-Family, Multi-Family, Comm., Other)		
7	FEMA Flood Zone Designation:	AE	
8	Zero Datum for point of meas. (NAVD)	+ 7.00 (AE6 + 1' FREEBOARD)	
9	Crown of Road (COR) (NAVD)	+ 5.49	
10		REQ'D / PERMITTED	EXISTING
11	Lot Coverage (Sq Ft and %)	5626 SF (30%)	N/A
12	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc)	N/A	5488 SF (29.9%)
13	*Front Yard Setback (Ft.)	25 FT / 30 FT N	7191 SF
14	* Side Yard Setback (1st Story) (Ft.)	N/A	34'-6"
15	* Side Yard Setback (2nd Story) (Ft.)	12.5 FT W / 18 FT E	NA / 18'-9.5" E
16	* Side Yard Setback (2nd Story) (Ft.)	15 FT W / 30 FT E	16 FT W / 67'-1" E
17	*Rear Yard Setback (Ft.)	10 FT S	10 FT S
18	Angle of Vision (Deg.)	104 DEG.	100 DEG.
19	Building Height (Ft.)	22 FT	20'-1.5"
20	Overall Building Height (Ft.)	30 FT	N/A
21	Cubic Content Ratio (CCR) (R-B ONLY)	73508 CF/ 3.91	26'-11"
22	** Max. Fill Added to Site (Ft.)	7 - 5.49 = 1.51/2 =0.76	N/A
23	Finished Floor Elev. (FFE)(NAVD)	+7.00 FT	68,936 CF/3.7
24	Base Flood Elevation (BFE)(NAVD)	+ 6.00 FT	0.76
25	Landscape Open Space (LOS) (Sq Ft and %)	8,439 SF / 45%	N/A
26	Perimeter LOS (Sq Ft and %)	2523 SF / 50%	N/A
27	Front Yard LOS (Sq Ft and %)	1408 SF / 40%	N/A
28	*** Native Plant Species %	2,247 (63.8%)	
29	Please refer to TOPB Landscape Legend.		

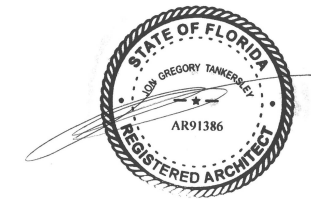
* Indicate each yard area with cardinal direction (N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626



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ARC 23-123

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SECOND DEFERRAL
02/28/2024

ZONING DIAGRAMS -
LOT COVERAGE

A0.10

SHEET NO

CCR CALCULATIONS

MAX CCR + VOLUME ALLOWED: $60,000 - 18,800 \text{ SF LOT} = 41/50000 = (.82)(.5) = .41$
 $+3.5 = \underline{3.91 \text{ CCR}}$

$(3.91)(18,800 \text{ SF}) = 73,508 \text{ CUBIC FEET}$

5% LOGGIA CREDIT: $(73,508)(.05) = 3,675 \text{ CUBIC FEET}$

(2261 SF)(8.5 FT) = 19,219 cu. ft.

(2162 SF)(20.125 FT) = 43,510 cu. ft.

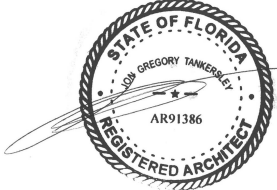
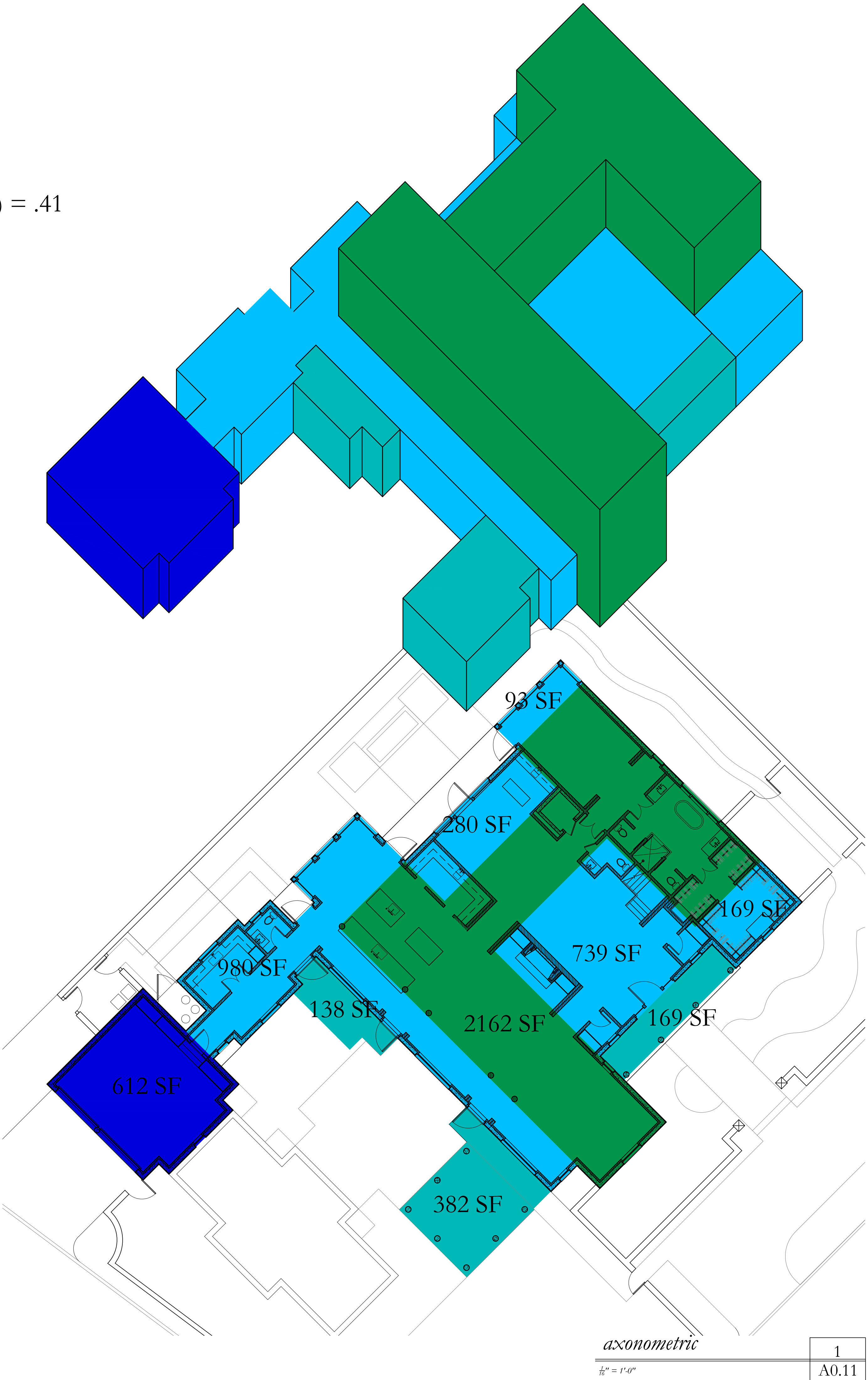
(612 SF)(8.5 FT) = 5,202 cu. ft.

(520 SF)(9 FT) = 4,680 cu. ft.

ENCLOSED VOLUME = 67,931 cu. ft.
UNENCLOSED VOLUME = 4680 cu. ft.

4680 - 3675 LOGGIA CREDIT = 1005 UNENCLOSED MUST GO TO TOTAL

$67,931 + 1005 = 68,936 \text{ CU. FT PROPOSED} < 73,508 \text{ ALLOWED}$
 $\text{CCR} = 68,936 / 18,800 = 3.7$



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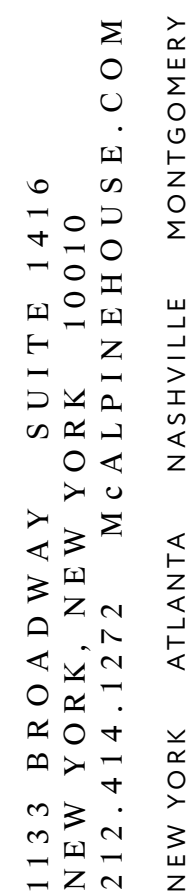
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CCR DIAGRAMS

TITLE

A0.11

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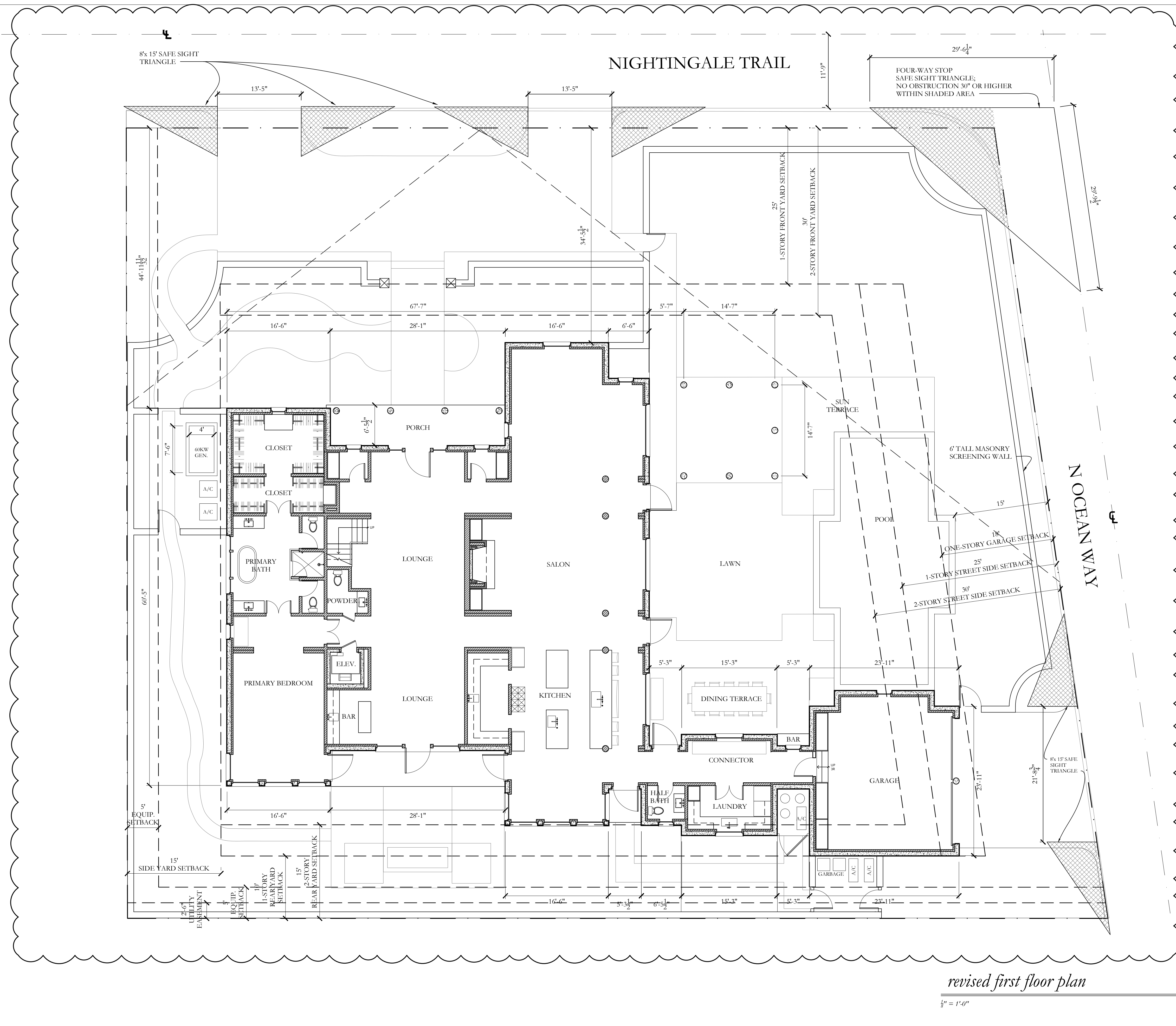
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02/28/2024

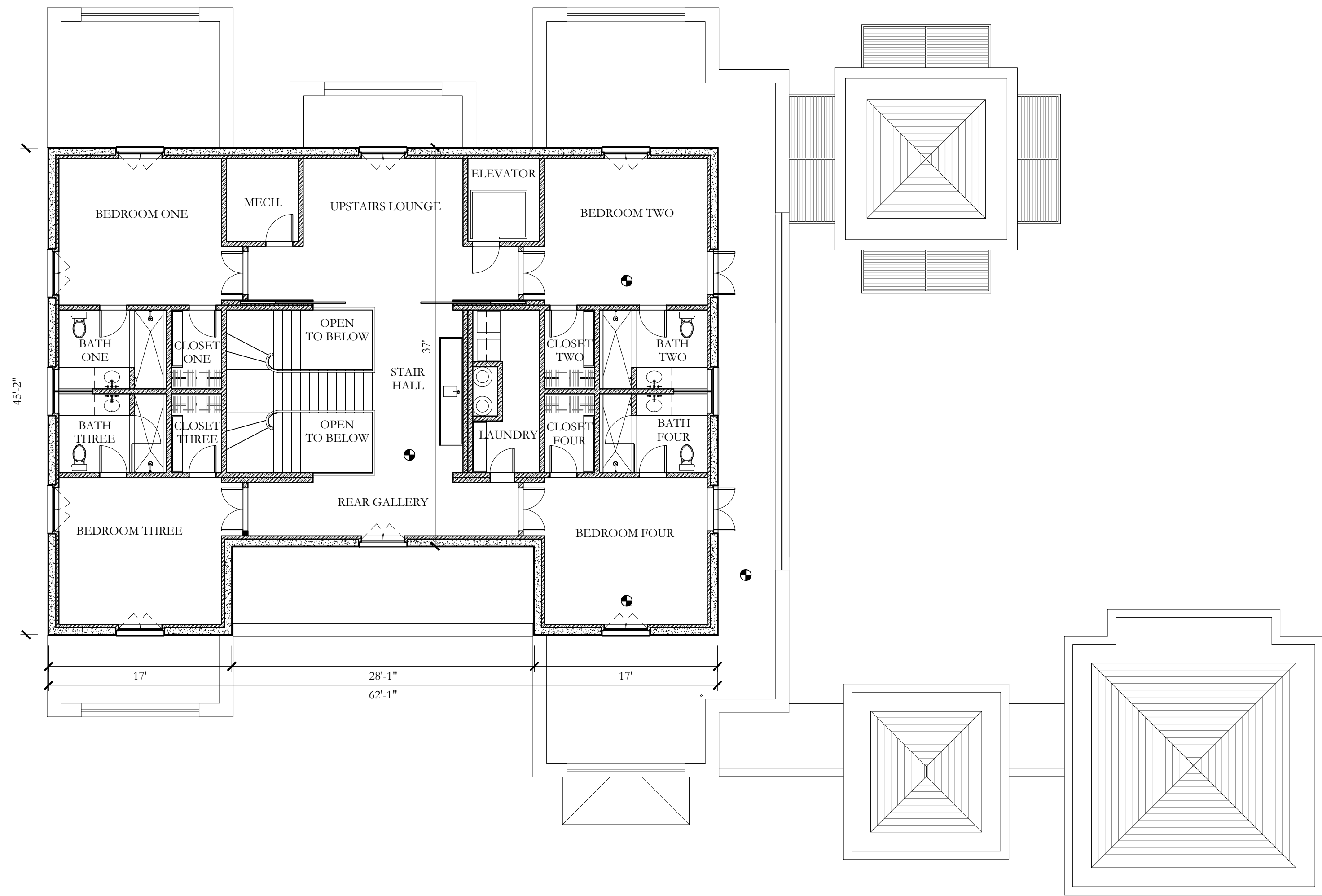
FIRST FLOOR PLAN

TITLE

A1.1b

SHEET No

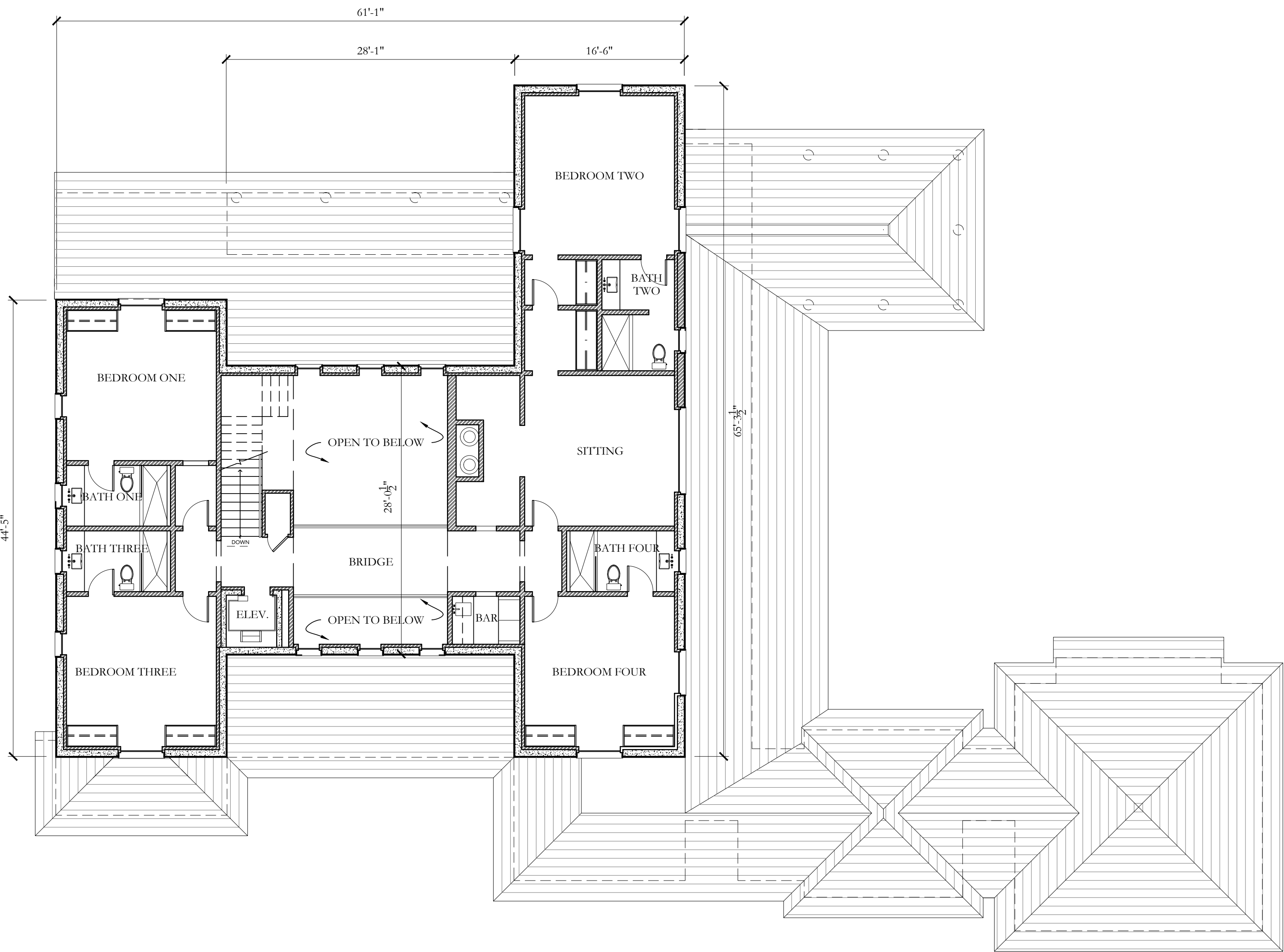
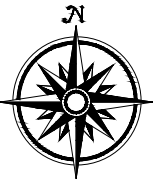




12.15.2023 proposed second floor plan

1/8" = 1'-0"

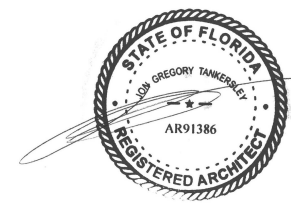
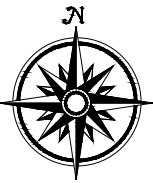
1
A1.2a



revised proposed second floor plan

1/8" = 1'-0"

2
A1.2a



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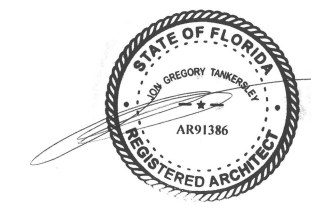
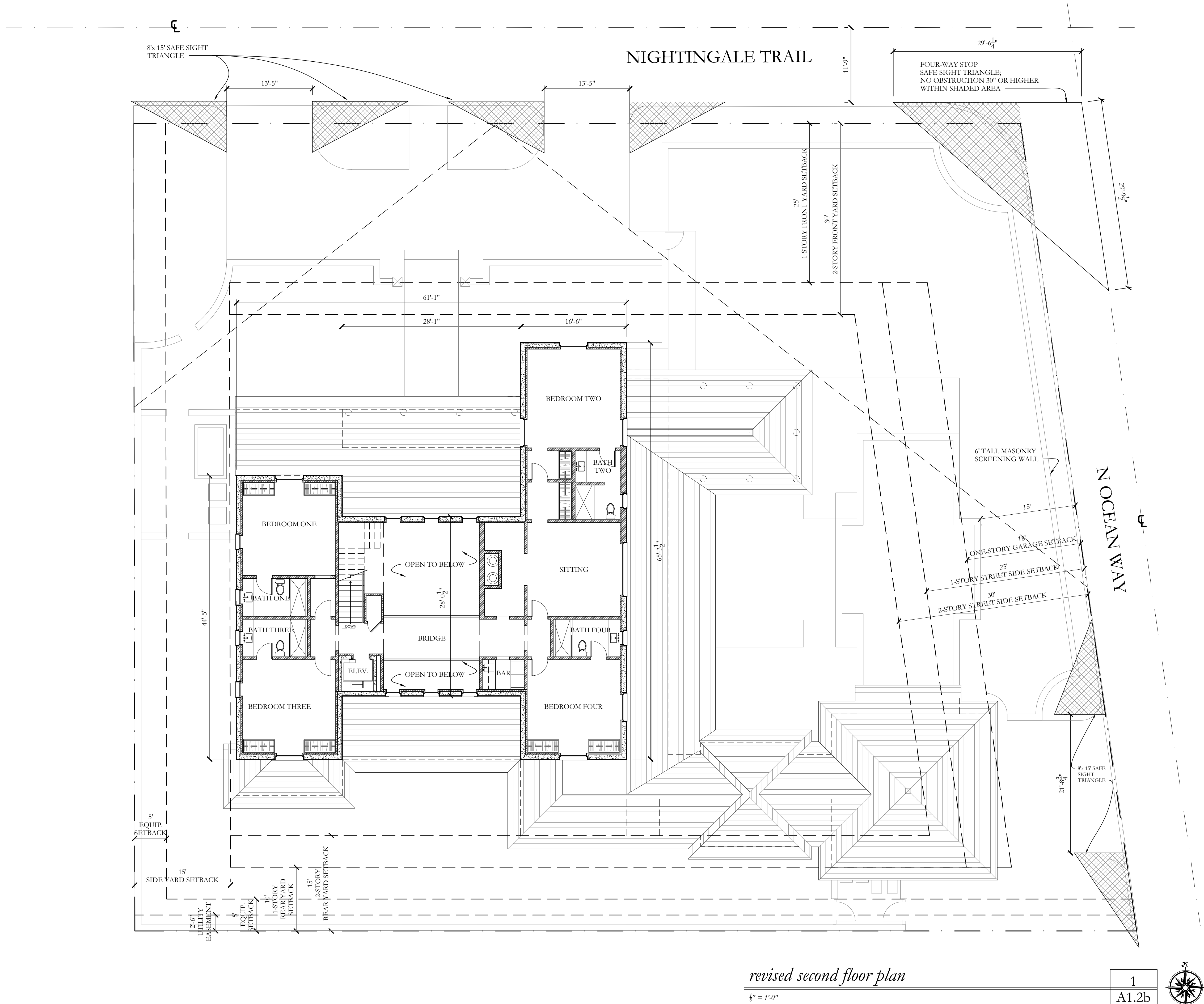
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SECOND FLOOR PLAN

A1.2a

SHEET No



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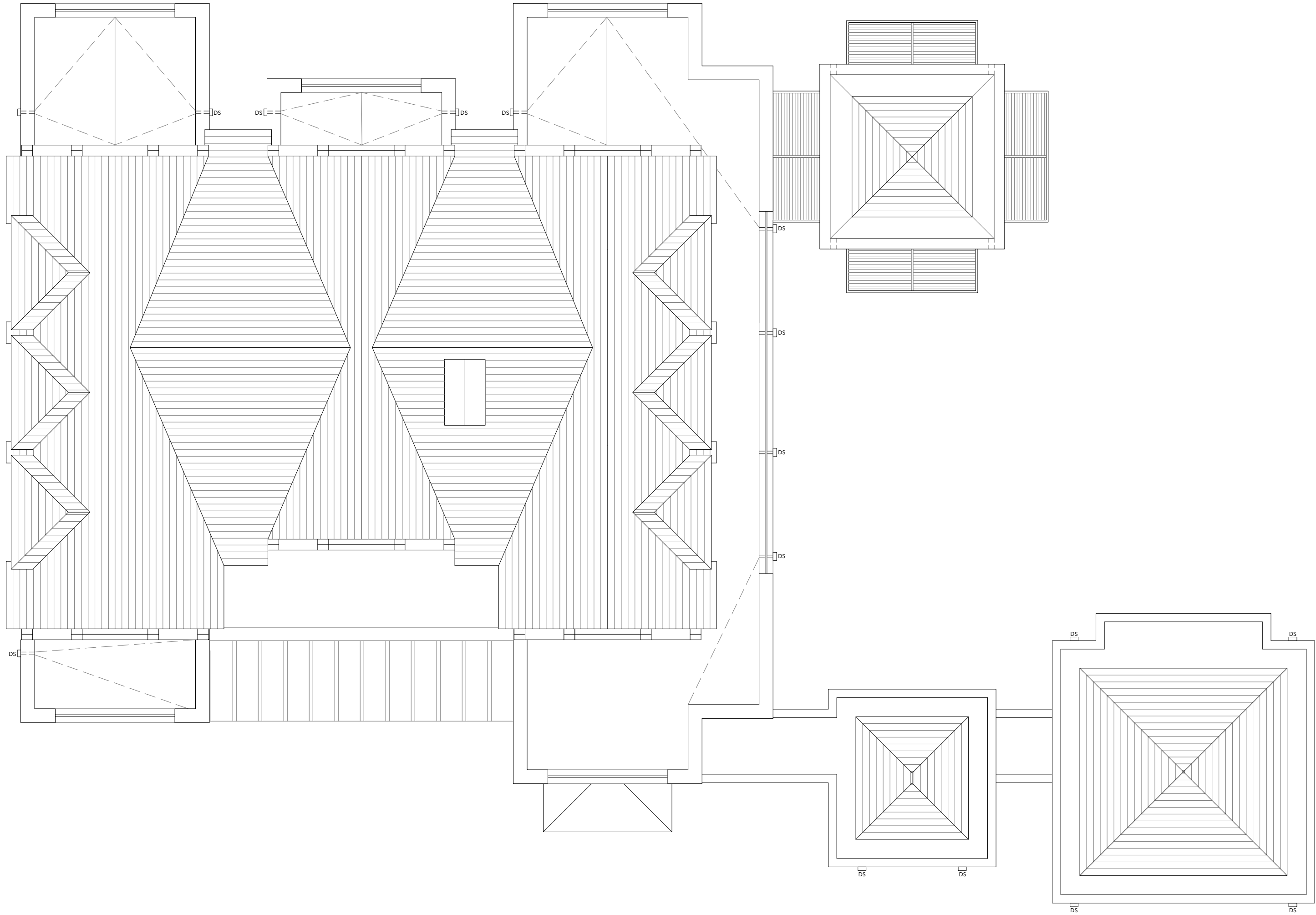
SECOND DEFERRAL
02/28/2024

SECOND FLOOR PLAN

TITLE

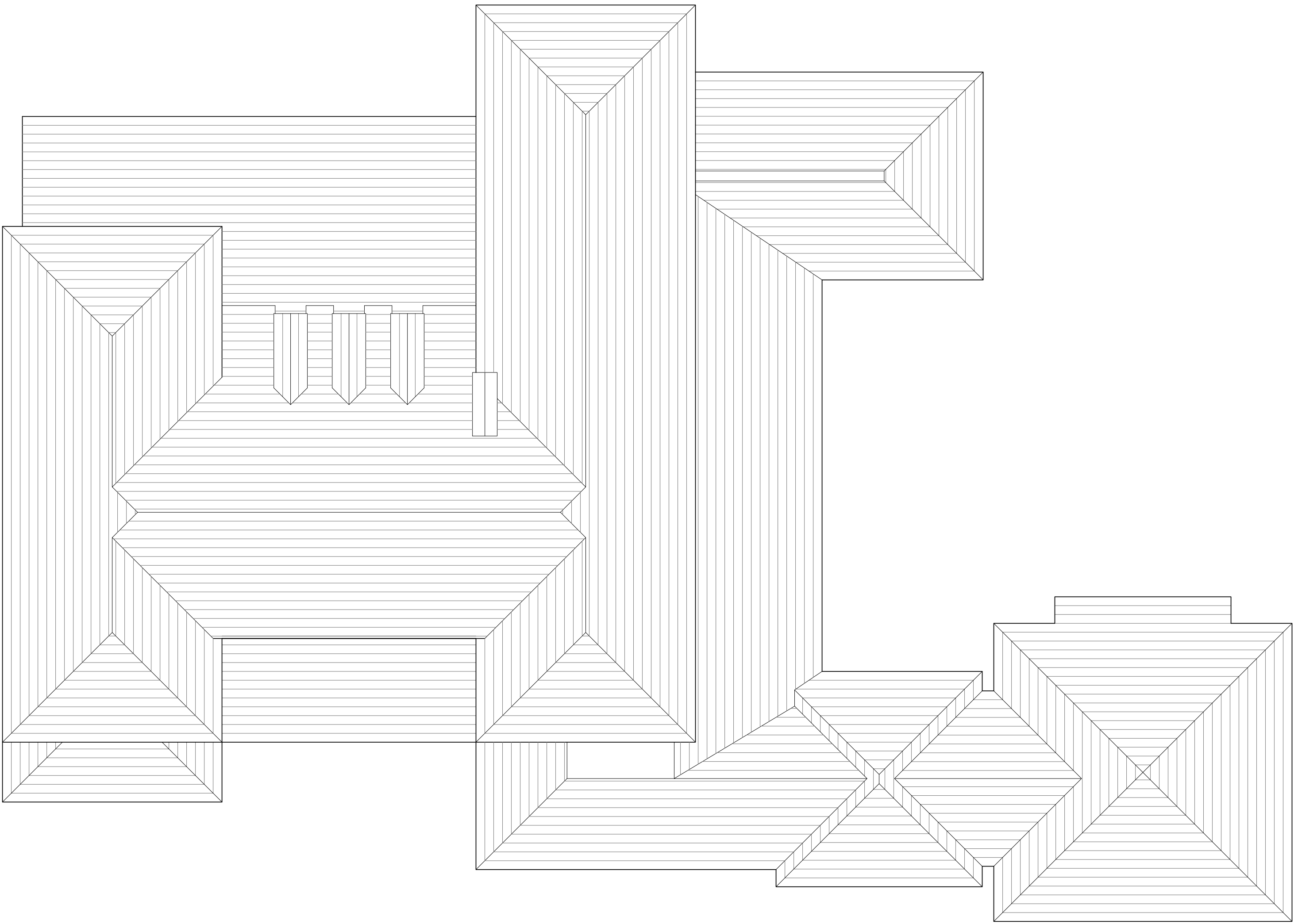
A1.2b

SHEET No



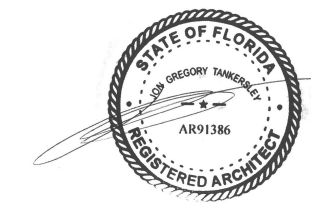
12/15/2023 proposed roof plan

1
A1.3a



revised roof plan

2
A1.3a



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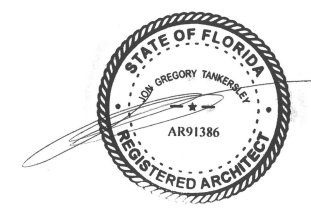
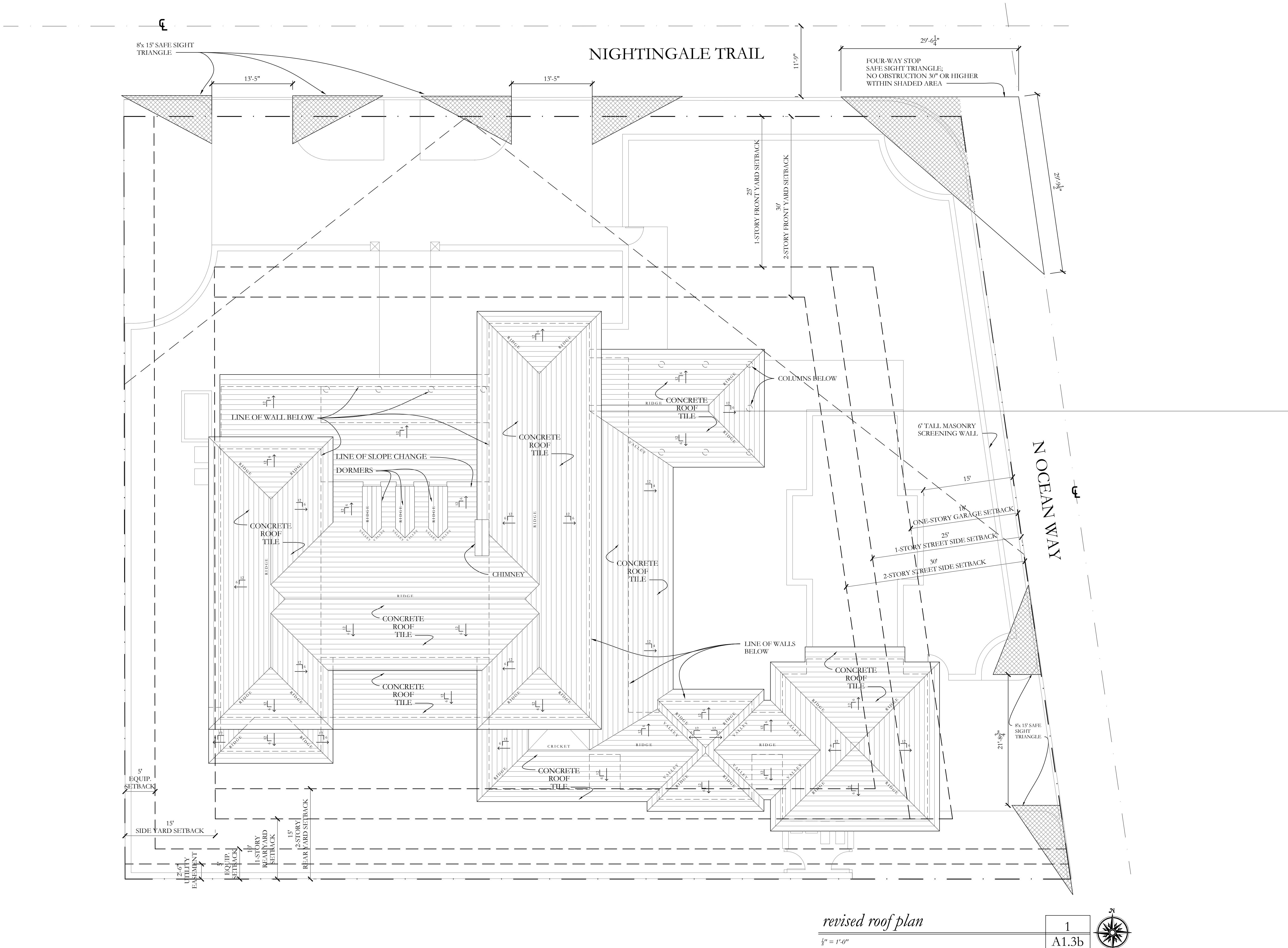
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SECOND DEFERRAL 02/28/2024

ROOF PLAN

A1.3a

SHEET No



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ROOF PLAN

TITLE

A1.3b

SHEET NO



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02/28/2024

ELEVATIONS

TITLE

SHEET No

A2.1a

STUCCO: INHERENT COLOR TO MATCH SHERWIN
WILLIAMS PEARLY WHITE SW-7009

ROOF: BORAL ROOFING, BERMUDA SMOOTH, NATURAL GRAY, PAINTED W/ WHITE ELASTOMERIC ROOF COATING

SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE SW-7009

EXPOSED RAFTER TAILS: WOOD PAINTED W/ SHERWIN
WILLIAMS PEARLY WHITE SW-7009

HOUSE LANTERNS: CUSTOM SIZE BEVOLO COTTON
EXCHANGE COPPER LANTERNS

ENTRY LANTERNS: CUSTOM SIZE BEVOLO MODERNIST
COPPER LANTERNS

STUCCO: INHERENT COLOR TO
MATCH SHERWIN WILLIAMS
PEARLY WHITE SW-7009

ROOF: SMOOTH FLAT
CONCRETE ROOF TILE,
PAINTED W/ WHITE
ELASTOMERIC ROOF COATING



SHUTTERS:
SHERWIN WILLIAMS
PEARLY WHITE SW-7009

ENTRY LANTERNS:
BEVOLO MODERNIST'
CUSTOM SIZE



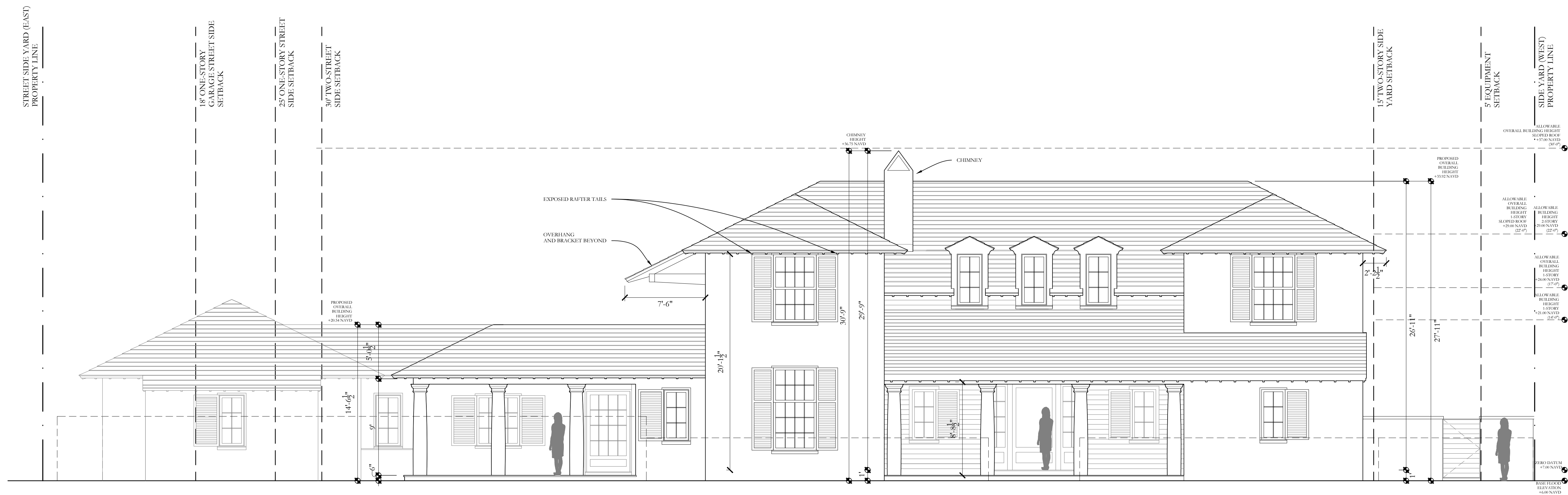
ENTRY LANTERNS:
BEVOLO COTTON EXCHANGE
CUSTOM SIZE



12.15.2023 proposed front elevation (nightingale trail)

$$\frac{3}{16}'' = 1'-0''$$

1
A2.1a



revised front elevation (nightingale trail)

$$\frac{3}{16}'' = 1'-0''$$

2
A2.1a

FINISHES:

STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE SW-7009

ROOF: BORAL ROOFING, BERMUDA SMOOTH, NATURAL GRAY, PAINTED W/ WHITE ELASTOMERIC ROOF COATING

SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE SW-7009

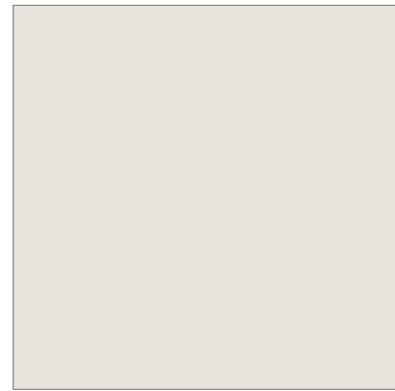
EXPOSED RAFTER TAILS: WOOD PAINTED W/ SHERWIN WILLIAMS PEARLY WHITE SW-7009

HOUSE LANTERNS: CUSTOM SIZE BEVOLO COTTON EXCHANGE COPPER LANTERNS

ENTRY LANTERNS: CUSTOM SIZE BEVOLO MODERNIST COPPER LANTERNS

COLOR SWATCHES

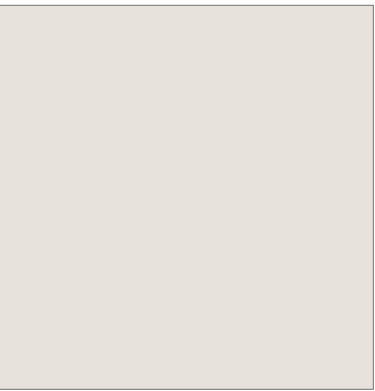
STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE SW-7009



ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED W/ WHITE ELASTOMERIC ROOF COATING



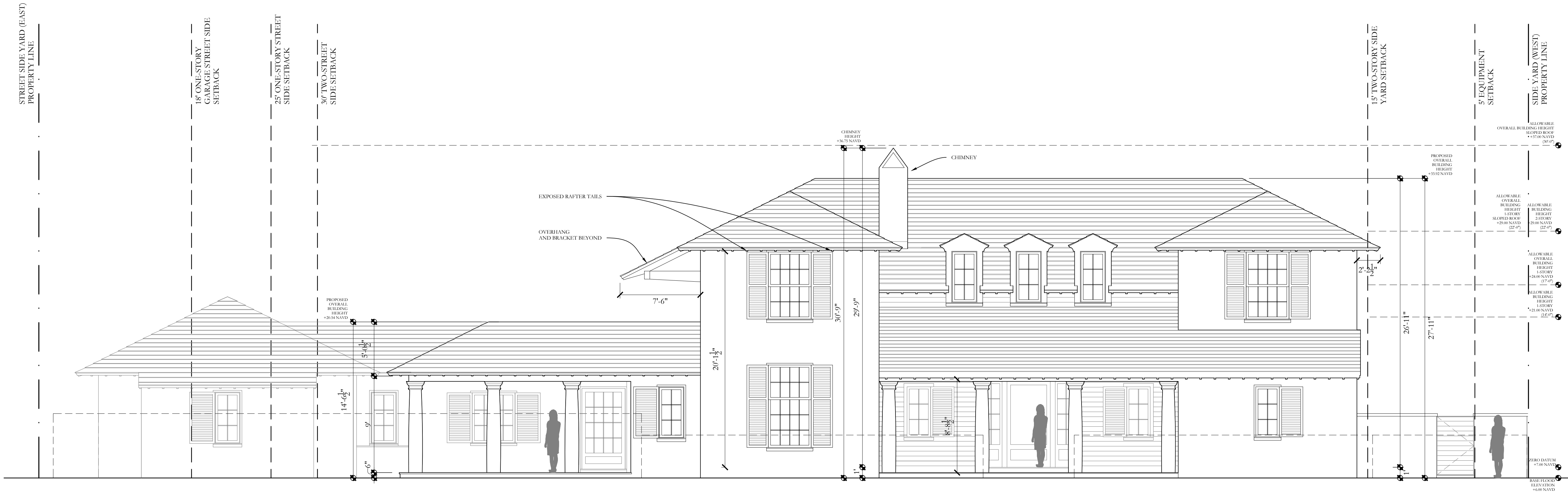
SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE SW-7009



ENTRY LANTERNS: BEVOLO MODERNIST CUSTOM SIZE



ENTRY LANTERNS: BEVOLO COTTON EXCHANGE CUSTOM SIZE



revised front elevation (nightingale trail)

1/16" = 1'-0"

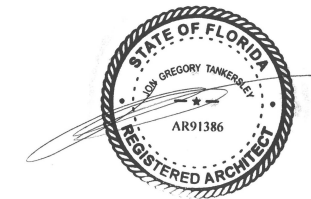
1
A2.1b



revised front elevation street view (nightingale trail)

1/16" = 1'-0"

2
A2.1b



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ELEVATIONS

A2.1b



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ELEVATIONS

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ROOF: BORAL ROOFING, BERMDA SMOOTH, NATURAL GRAY, PAINTED W/ WHITE ELASTOMERIC ROOF COATING

SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE SW-7009

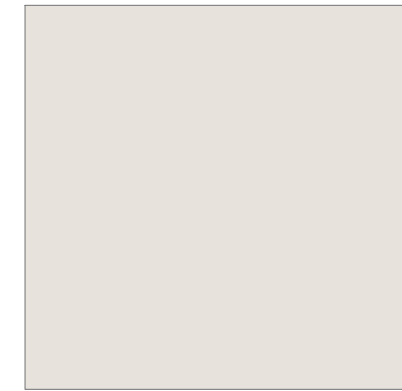
EXPOSED RAFTER TAILS: WOOD PAINTED W/ SHERWIN WILLIAMS PEARLY WHITE SW-7009

HOUSE LANTERNS: CUSTOM SIZE BEVOLO COTTON EXCHANGE COPPER LANTERNS

ENTRY LANTERNS: CUSTOM SIZE BEVOLO MODERNIST COPPER LANTERNS

COLOR SWATCHES

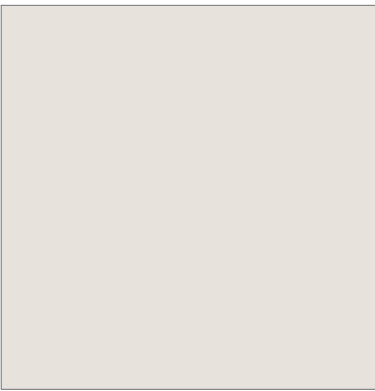
STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE SW-7009



ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED W/ WHITE ELASTOMERIC ROOF COATING



SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE SW-7009



ENTRY LANTERNS: BEVOLO MODERNIST CUSTOM SIZE



ENTRY LANTERNS: BEVOLO COTTON EXCHANGE CUSTOM SIZE



12.15.2023 proposed east elevation (n. ocean way)

$\frac{1}{8}'' = 1'-0''$

1
A2.2a



revised east elevation (n. ocean way)

$\frac{1}{8}'' = 1'-0''$

2
A2.2a

A2.2a

SHEET No

FINISHES:

STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE SW-7009

ROOF: BORAL ROOFING, BERMDA SMOOTH, NATURAL GRAY, PAINTED W/ WHITE ELASTOMERIC ROOF COATING

SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE SW-7009

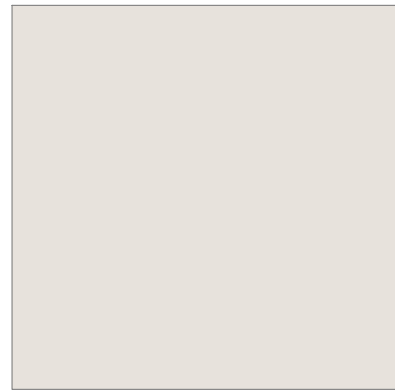
EXPOSED RAFTER TAILS: WOOD PAINTED W/ SHERWIN WILLIAMS PEARLY WHITE SW-7009

HOUSE LANTERNS: CUSTOM SIZE BEVOLO COTTON EXCHANGE COPPER LANTERNS

ENTRY LANTERNS: CUSTOM SIZE BEVOLO MODERNIST COPPER LANTERNS

COLOR SWATCHES

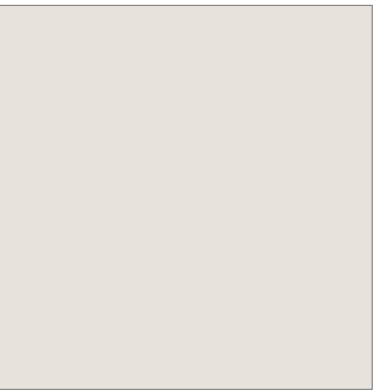
STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE SW-7009



ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED W/ WHITE ELASTOMERIC ROOF COATING



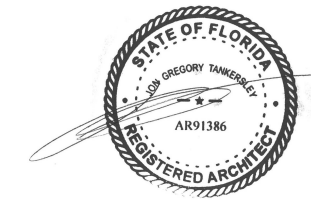
SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE SW-7009



ENTRY LANTERNS: BEVOLO MODERNIST CUSTOM SIZE



ENTRY LANTERNS: BEVOLO COTTON EXCHANGE CUSTOM SIZE



1133 BROADWAY SUITE 1416
NEW YORK, NEW YORK 10010
212.414.1272 MCAIPINEHOUSE.COM
NEW YORK ATLANTA NASHVILLE MONTGOMERY

MCAIPINE

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a proposed new house
for

1186 N. OCEAN WAY
PALM BEACH, FL 33480

ARC 23-123

PRE-APP 06/30/2023

FIRST 08/10/2023

SECOND 09/25/2023

FINAL 10/12/2023

FIRST DEFERRAL
12/15/2023

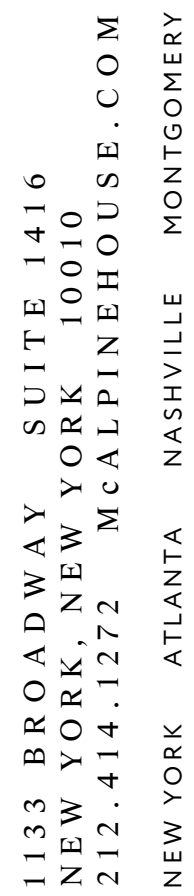
SECOND DEFERRAL
02/28/2024

ELEVATIONS

TITLE

A2.2b

SHEET No



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a proposed new house
for

1186 N. OCEAN WAY
PALM BEACH, FL 33480

ARC 23-123

PRE-APP 06/30/2023

FIRST 08/10/2023

SECOND 09/25/2023

FINAL 10/12/2023

FIRST DEFERRAL
12/15/2023

SECOND DEFERRAL
02/28/2024

ELEVATIONS	
------------	--

PROJECT

TITLE

SHEET No

A2.3

STUCCO: INHERENT COLOR TO MATCH SHERWIN
WILLIAMS PEARLY WHITE SW-7009

SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE SW-7009

EXPOSED RAFTER TAILS: WOOD PAINTED W/ SHERWIN
WILLIAMS PEARLY WHITE SW-7009

HOUSE LANTERNS: CUSTOM SIZE BEVOLO COTTON
EXCHANGE COPPER LANTERNS

ENTRY LANTERNS: CUSTOM SIZE BEVOLO MODERNIST
COPPER LANTERNS

STUCCO: INHERENT COLOR TO
MATCH SHERWIN WILLIAMS
PEARLY WHITE SW-7009



ROOF: SMOOTH FLAT
CONCRETE ROOF TILE,
PAINTED W/ WHITE
ELASTOMERIC ROOF COATING

SHUTTERS:
SHERWIN WILLIAMS
PEARLY WHITE SW-7009



ENTRY LANTERNS:
BEVOLO MODERNIST
CUSTOM SIZE

ENTRY LANTERNS:
BEVOLO COTTON EXCHANGE
CUSTOM SIZE


$$\frac{3}{16}'' = 1'-0''$$

1

A2.3


$$\frac{3}{16}'' = 1'-0''$$

2

A2.3

FINISHES:

STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE: SW-7009

ROOF: BORAL ROOFING, BERMUDA SMOOTH, NATURAL GRAY, PAINTED W/ WHITE ELASTOMERIC ROOF COATING

SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE: SW-7009

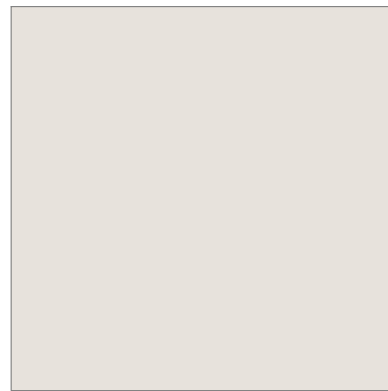
EXPOSED RAFTER TAILS: WOOD PAINTED W/ SHERWIN WILLIAMS PEARLY WHITE: SW-7009

HOUSE LANTERNS: CUSTOM SIZE BEVOLO COTTON EXCHANGE COPPER LANTERNS

ENTRY LANTERNS: CUSTOM SIZE BEVOLO MODERNIST COPPER LANTERNS

COLOR SWATCHES

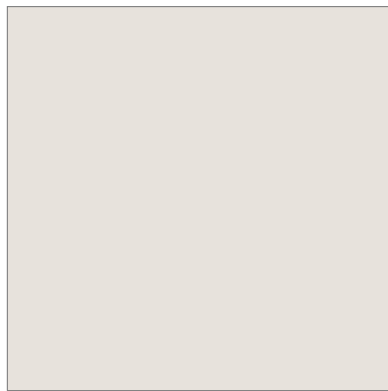
STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE: SW-7009



ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED W/ WHITE ELASTOMERIC ROOF COATING



SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE: SW-7009



ENTRY LANTERNS: BEVOLO MODERNIST CUSTOM SIZE

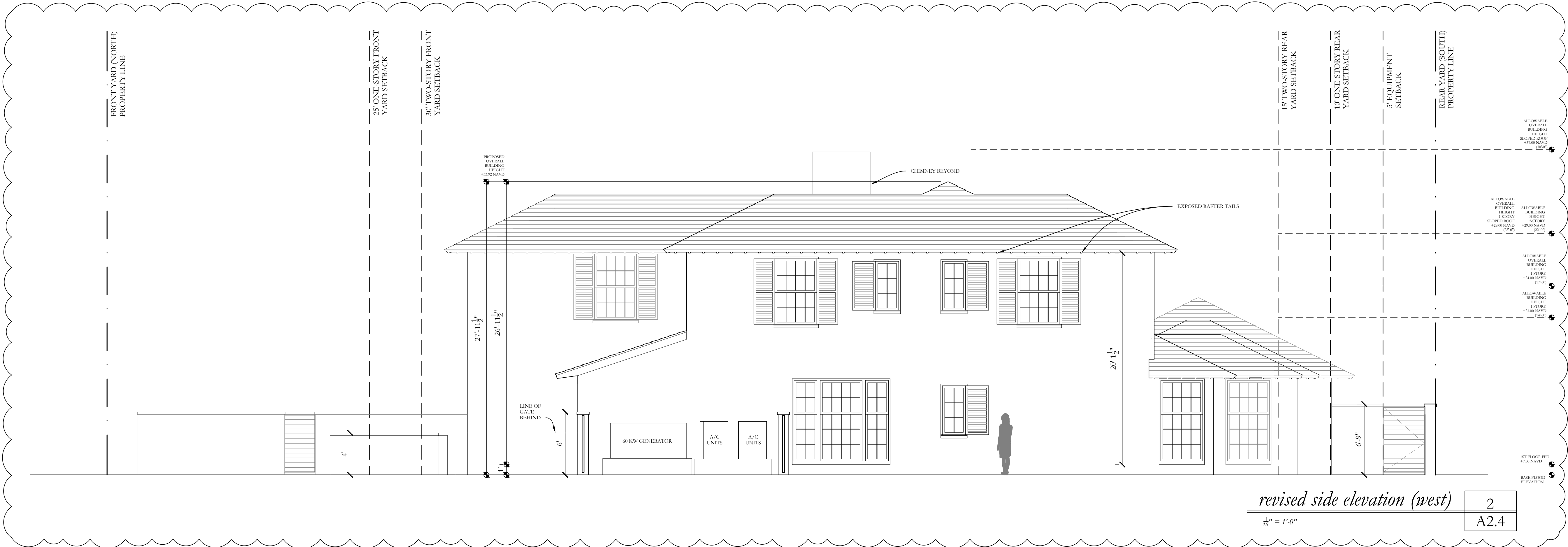


ENTRY LANTERNS: BEVOLO COTTON EXCHANGE CUSTOM SIZE



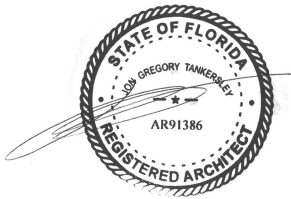
originally proposed side elevation (west)

1
A2.4



revised side elevation (west)

2
A2.4



1133 BROADWAY SUITE 1416
NEW YORK, NEW YORK 10010
212.414.1272 MCALEPINEHOUSE.COM
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MCALEPINE

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a proposed new house
for

1186 N. OCEAN WAY
PALM BEACH, FL 33480

ARC 23-123

PROJECT

PRE-APP 06/30/2023

FIRST 08/10/2023

SECOND 09/25/2023

FINAL 10/12/2023

FIRST DEFERRAL
12/15/2023

SECOND DEFERRAL
02/28/2024

ELEVATIONS

TITLE

SHEET NO.
A2.4



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 =	8,910	SQ FT	47.5%

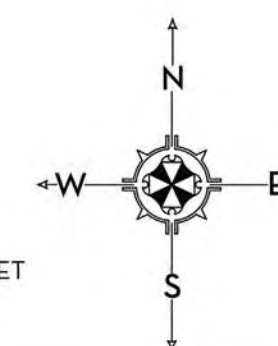
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,522	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,408	SQ FT	40%
EXISTING =	3,010	SQ FT	85.5%
PROPOSED =	2,297	SQ FT	65.2%

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 =	4,141	SQ FT	

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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN RENDERING
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

03 FEB 2024
30 NOV 2023
12 OCT 2023
25 SEPT 2023
28 AUG 2023
10 AUG 2023



NIEVERA WILLIAMS
DESIGN

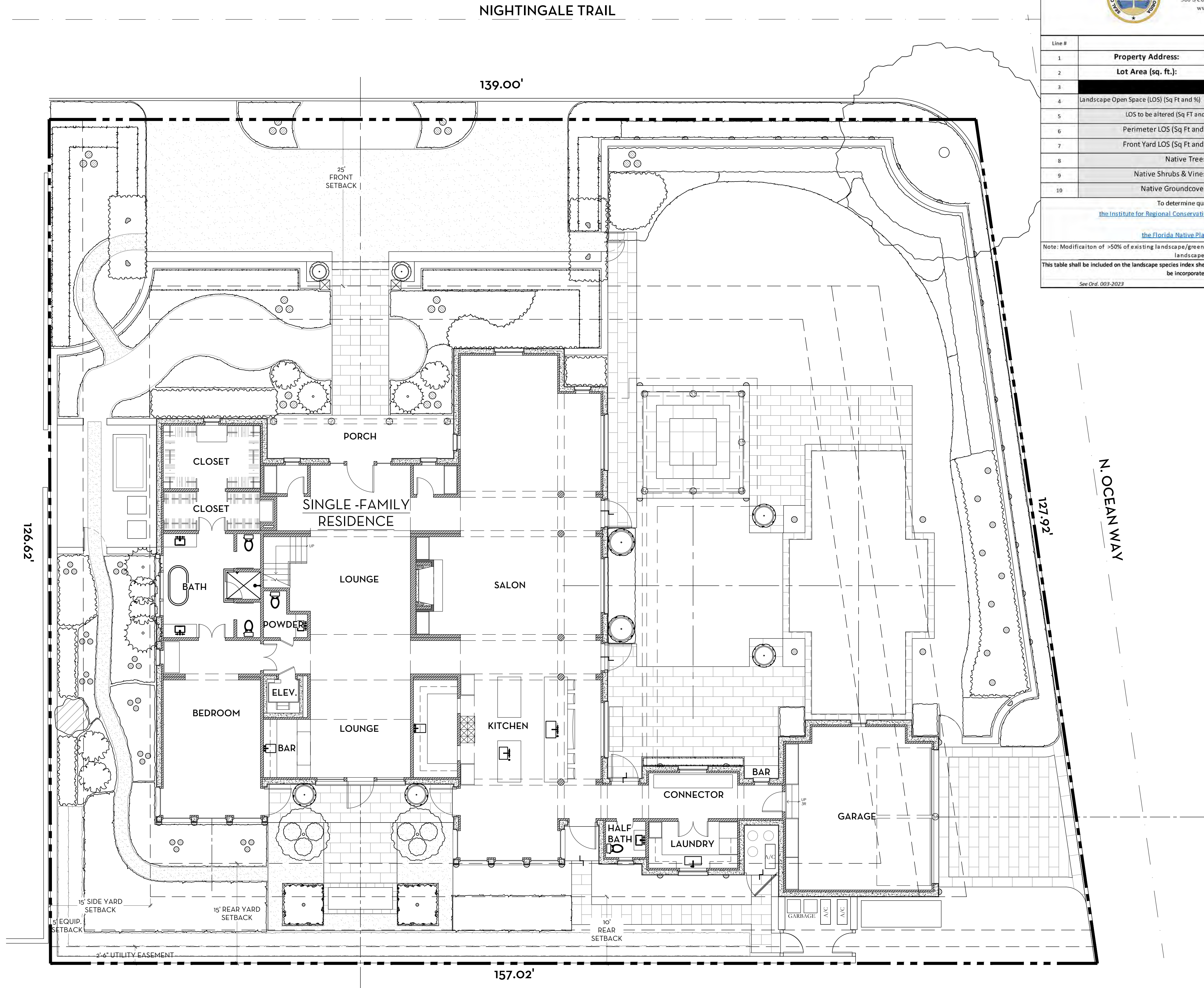
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SITE

ARC-23-123

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



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

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 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

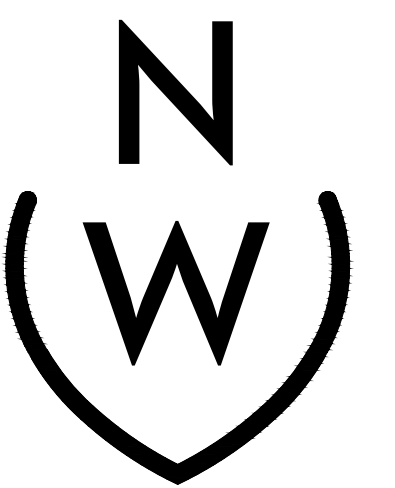
REV BF 20230727

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE 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

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SITE

ARC-23-123

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 =	8,910	SQ FT	47.5%

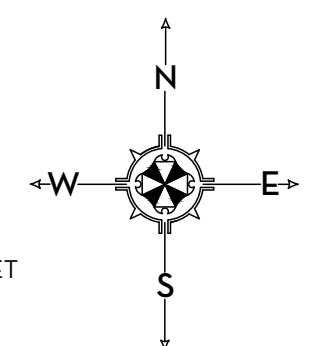
FRONT SETBACK SITE CALCULATIONS:

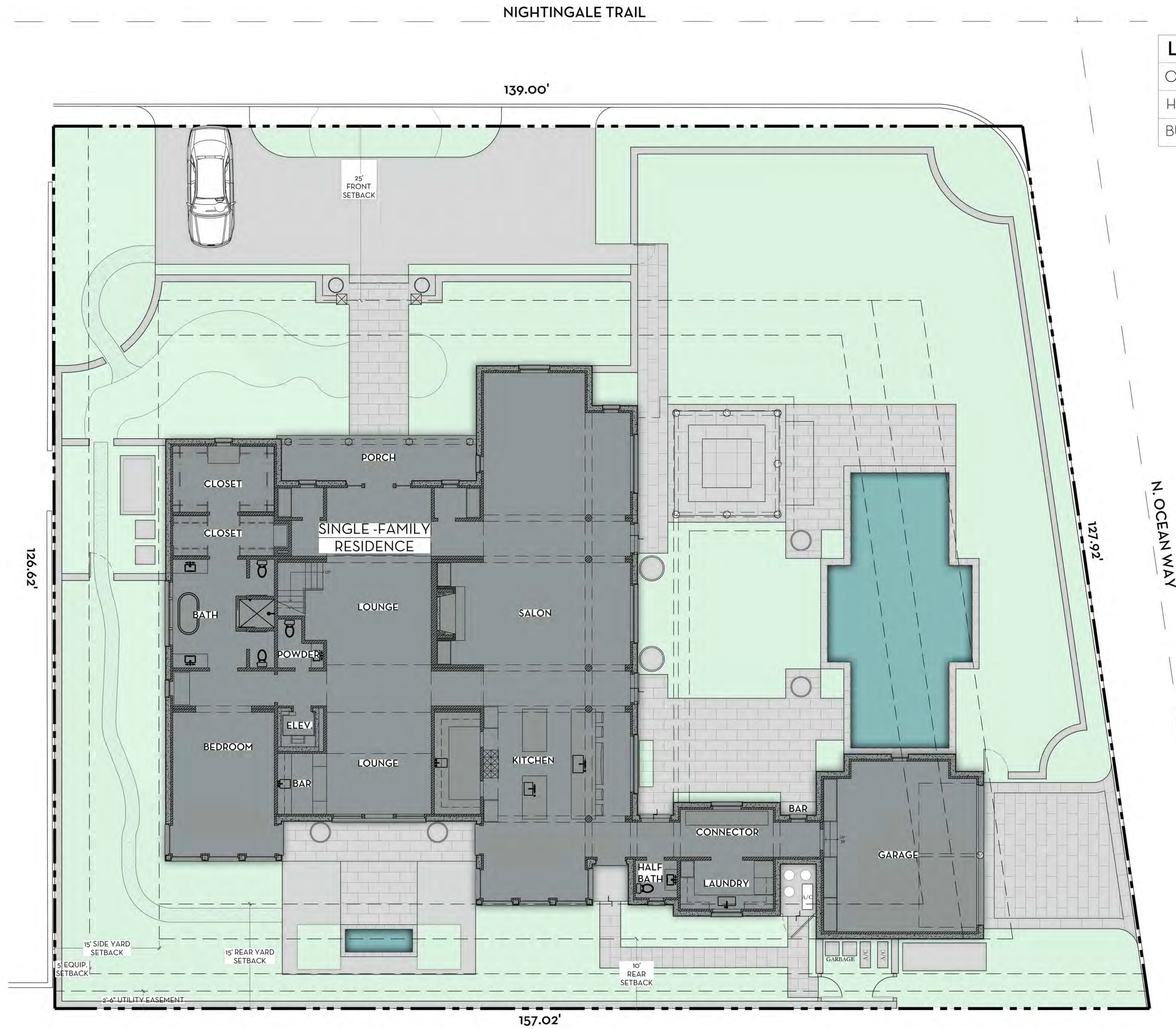
25' SETBACK AREA =	3,522	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,408	SQ FT	40%
EXISTING =	3,010	SQ FT	85.5%
PROPOSED =	2,297	SQ FT	65.2%

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 =	4,141	SQ FT	

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





LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-B SITE CALCULATIONS:

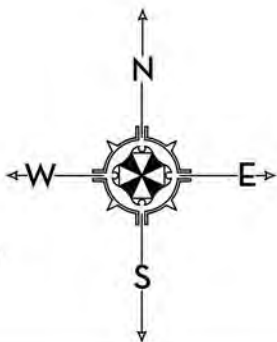
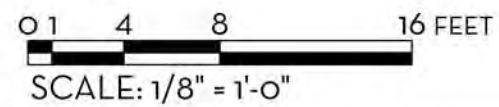
SITE AREA =	18,753	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,439	SQ FT	45%
EXISTING =	9,885	SQ FT	52.7%
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FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,522	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,408	SQ FT	40%
EXISTING =	3,010	SQ FT	85.5%
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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 =	4,141	SQ FT	



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM-OVERALL
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

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



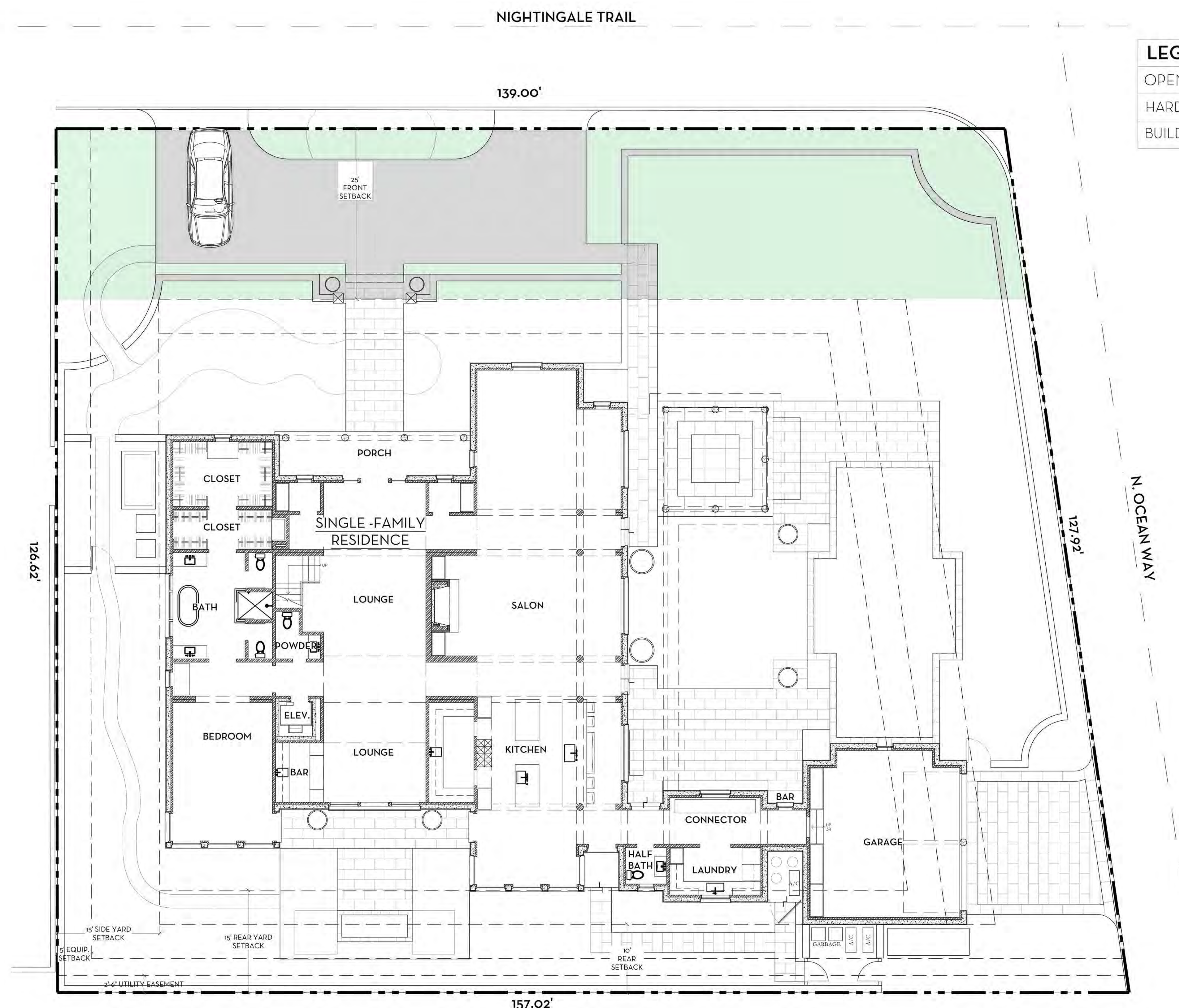
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS1
ARC-23-123

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



LEGEND

OPEN SPACE	[Green Box]
HARDSCAPE	[Grey Box]
BUILDING/STRUCTURE	[Dark Grey Box]

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 =	8,910	SQ FT	47.5%

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 =	2,297	SQ FT	65.2%

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 =	4,141	SQ FT	

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

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

OPEN SPACE DIAGRAM-FRONT 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

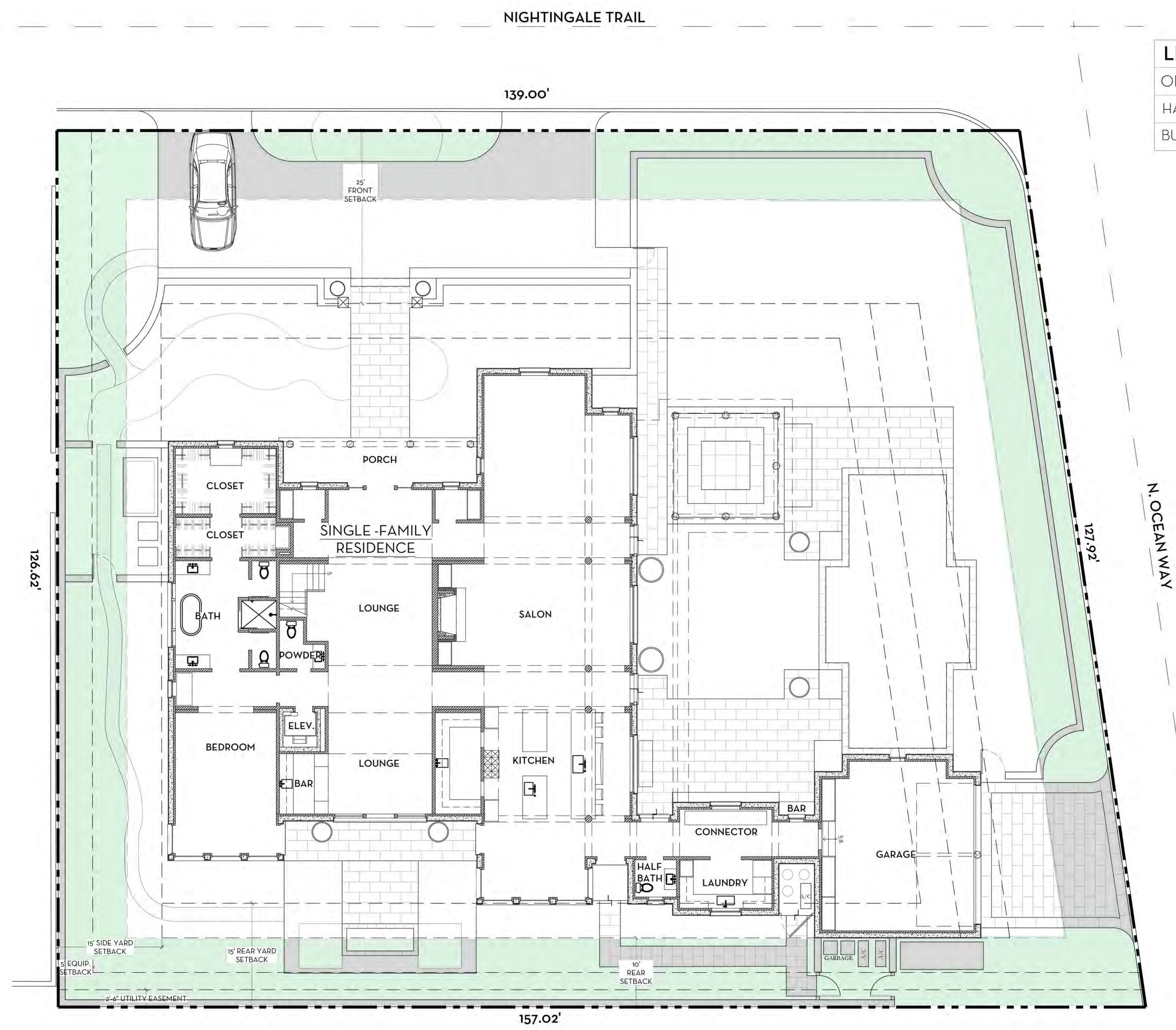
NIEVERA WILLIAMS
DESIGN

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

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OS2
ARC-23-123

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



LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE

OVERALL R-B SITE CALCULATIONS:				FRONT SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:			
SITE AREA =	18,753	SQ FT	100%	25' SETBACK AREA =	3,522	SQ FT	100%	PERIMETER AREA =	5,105	SQ FT	
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED =	8,439	SQ FT	45%	REQUIRED =	1,408	SQ FT	40%	REQUIRED =	50% OF 5,105 SF = 2,553	REQUIRED	
EXISTING =	9,885	SQ FT	52.7%	EXISTING =	3,010	SQ FT	85.5%	EXISTING =	4,433	SQ FT	
PROPOSED =	8,910	SQ FT	47.5%	PROPOSED =	2,297	SQ FT	65.2%	PROPOSED =	4,141	SQ FT	

0 4 8 16 FEET

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

N

W

E

S

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

N

W

E

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"

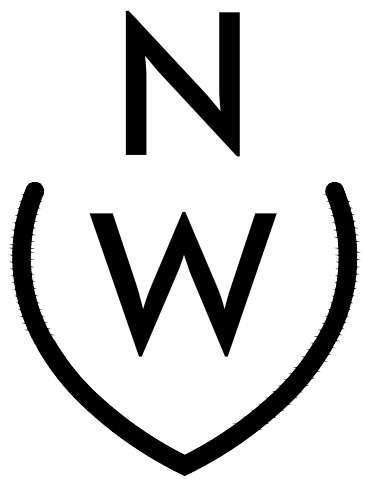
NIGHTINGALE TRAIL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE 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



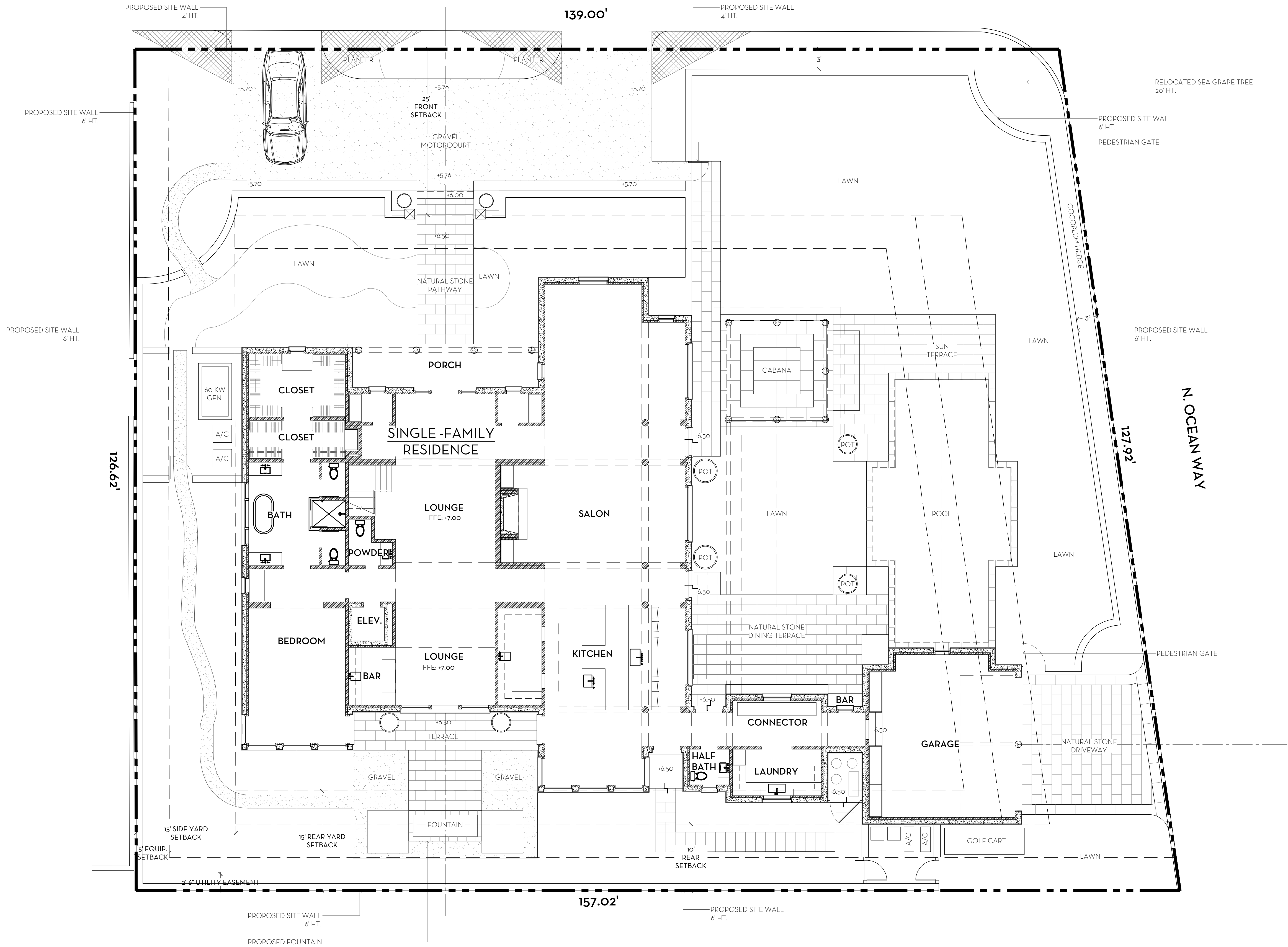
NIEVERA WILLIAMS
DESIGN

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

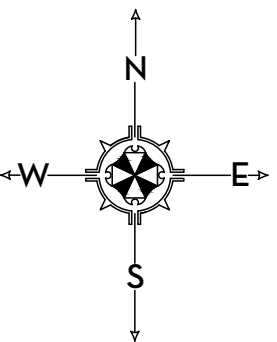
NIEVERAWILLIAMS.COM

ARC-23-123

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



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

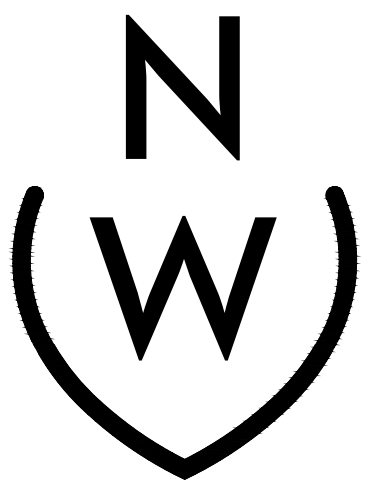


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLANS
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

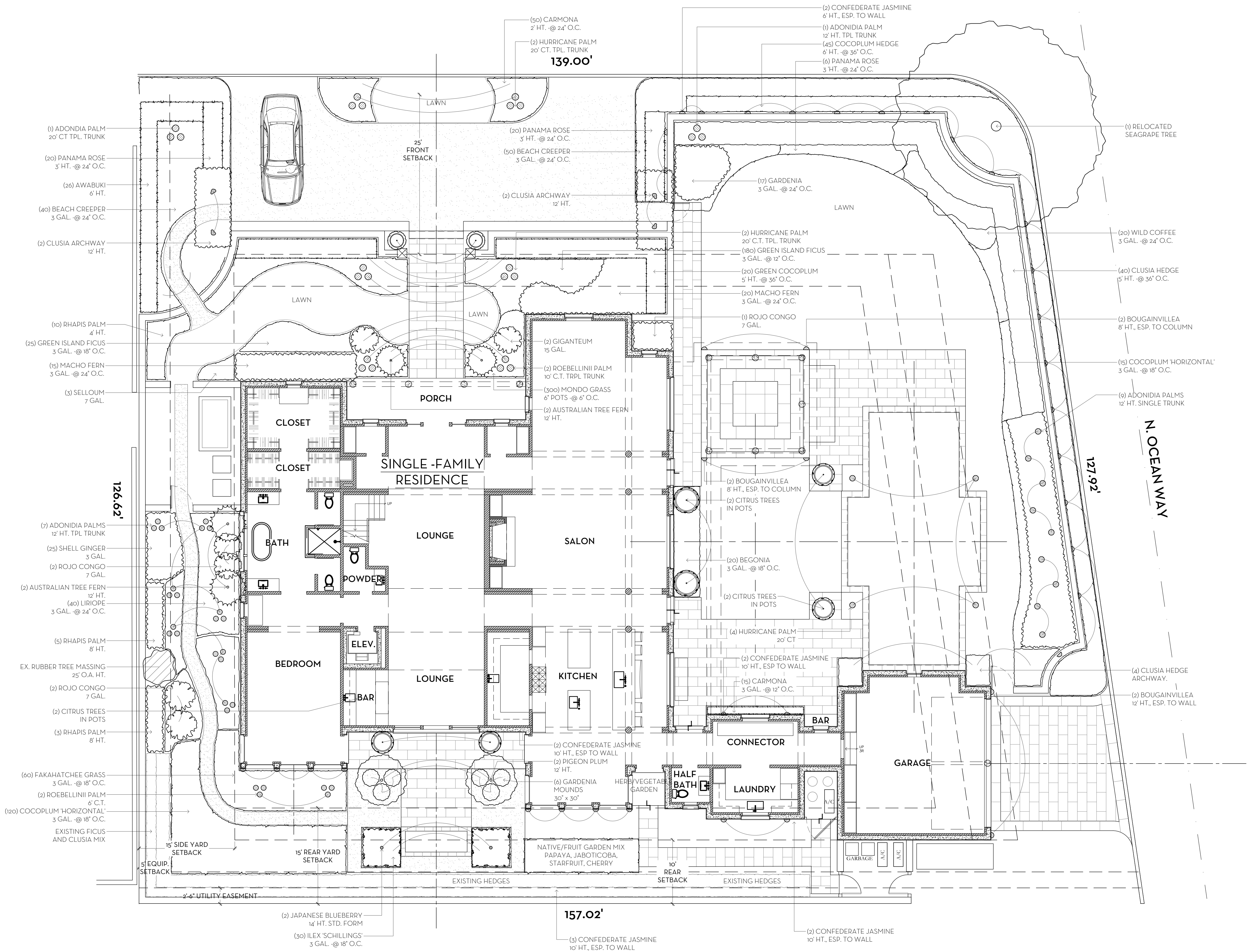
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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LP1
ARC-23-123

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

NIGHTINGALE TRAIL



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 =	8,910	SQ FT	47.5%

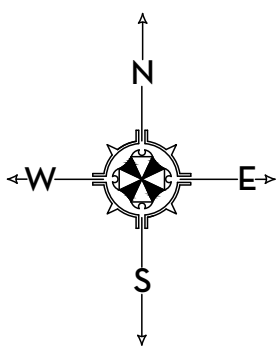
FRONT SETBACK SITE CALCULATIONS:

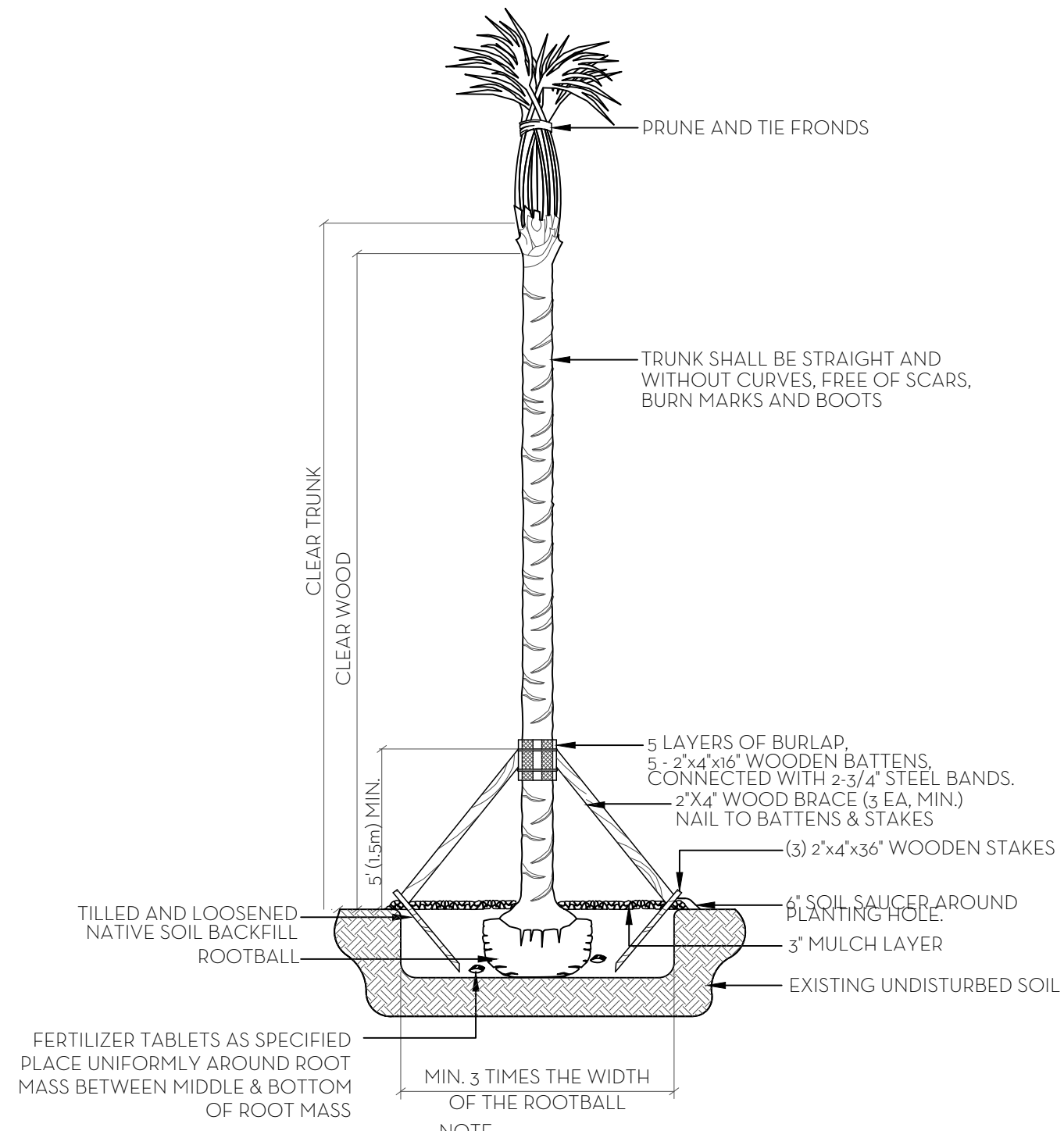
25' SETBACK AREA =	3,522	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,408	SQ FT	40%
EXISTING =	3,010	SQ FT	85.5%
PROPOSED =	2,297	SQ FT	65.2%

10' PERIMETER SITE CALCULATIONS:

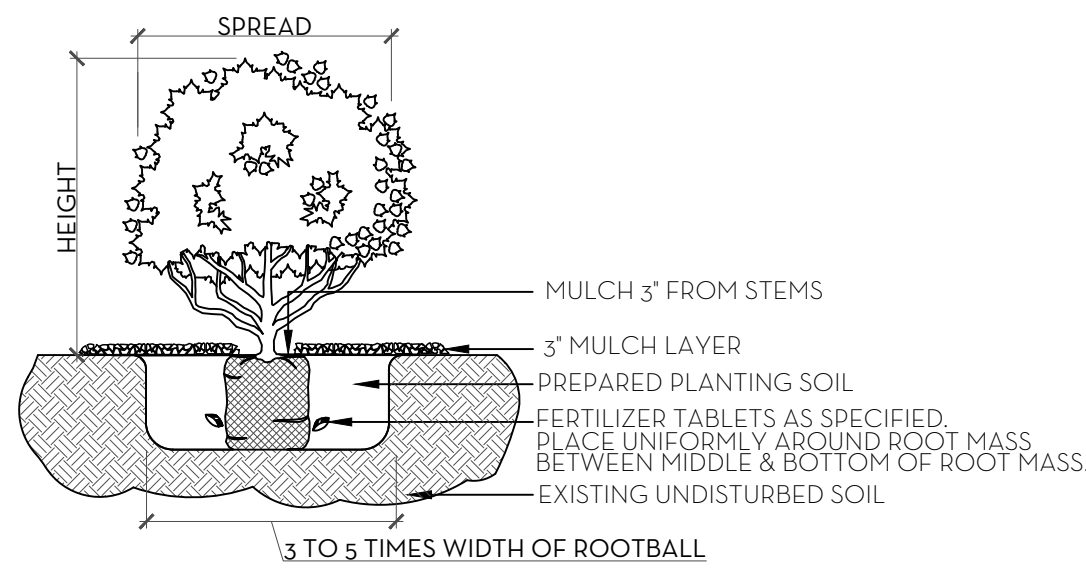
PERIMETER AREA =	5,105	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 5,105 SF) = 2,553 REQUIRED		
EXISTING =	4,433	SQ FT
PROPOSED =	4,141	SQ FT

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





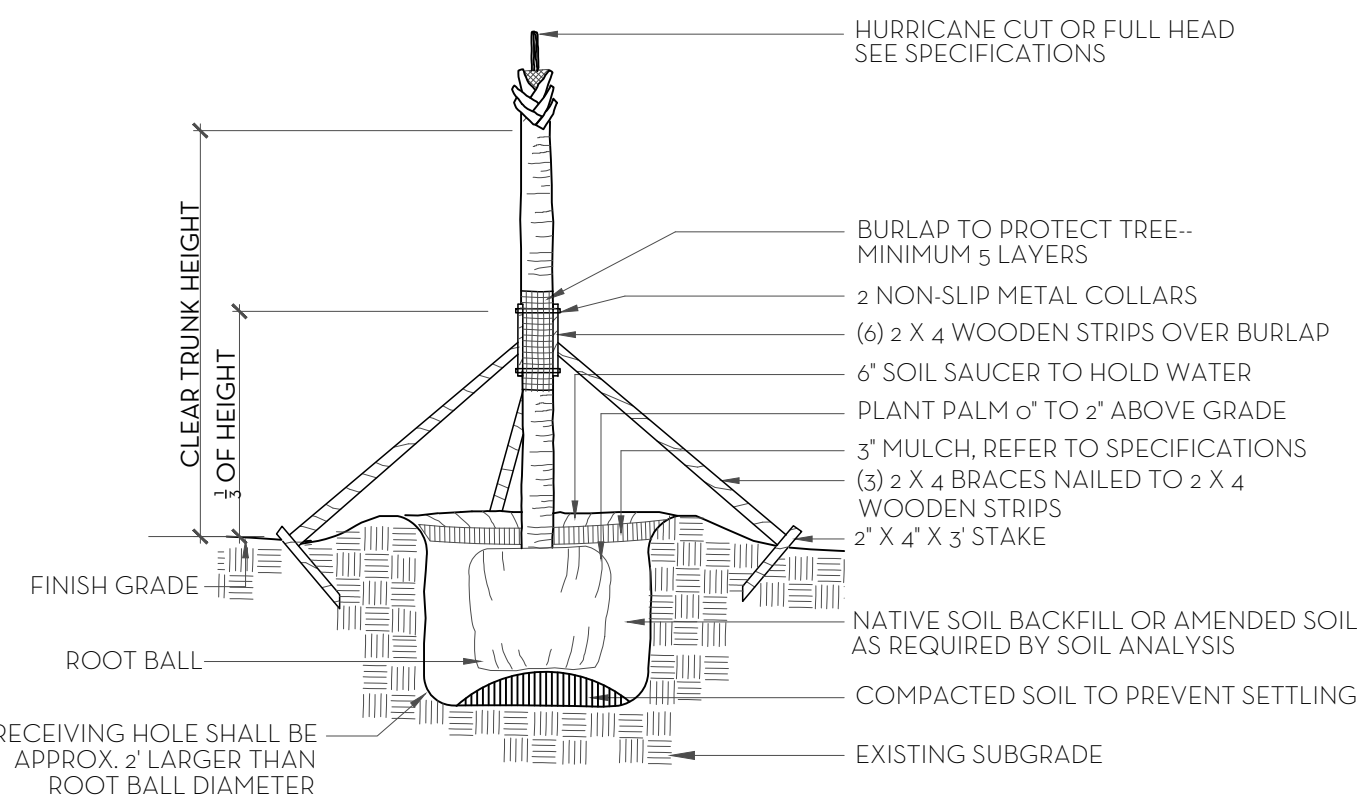
PALM PLANTING DETAIL
NT.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
NT.S.

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

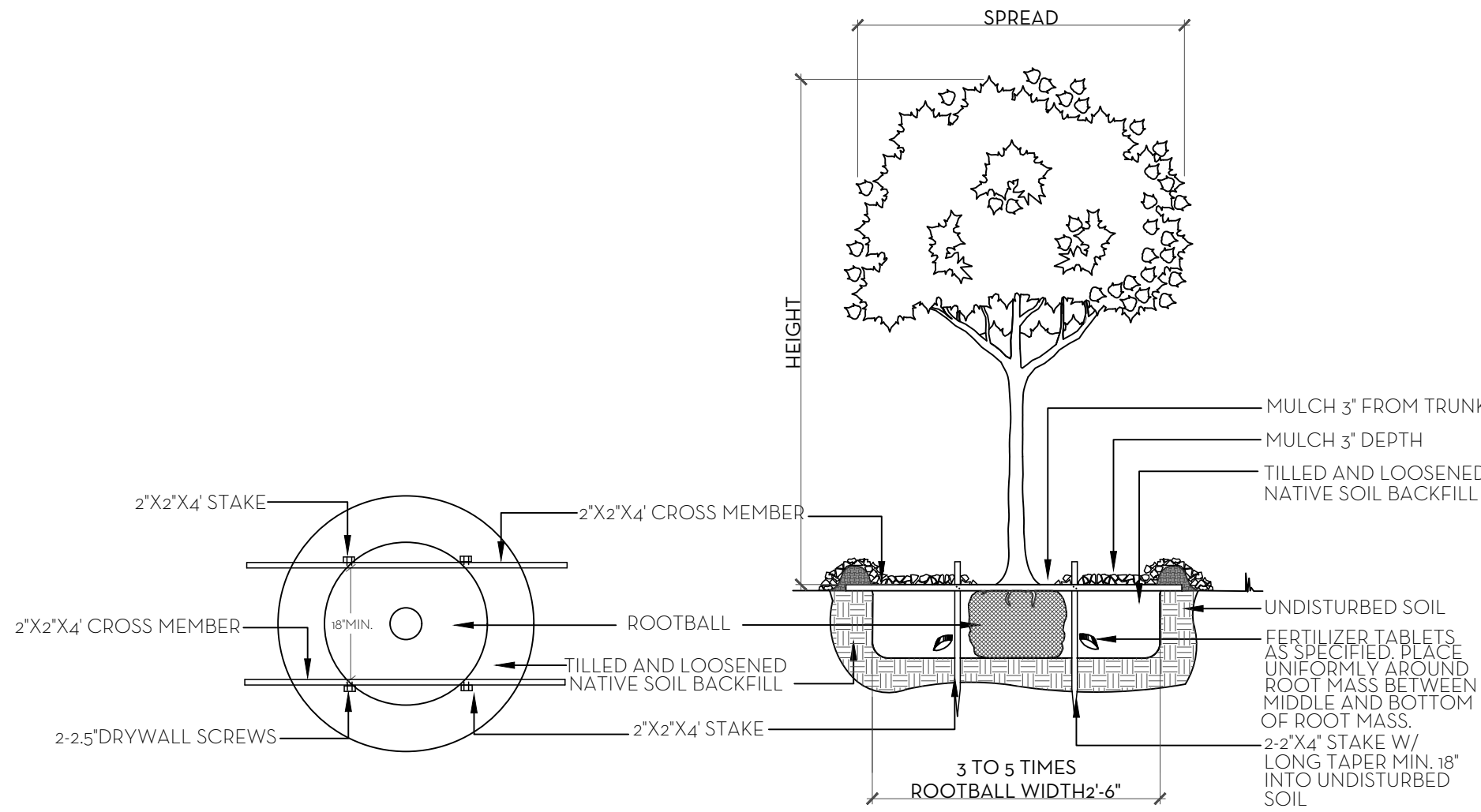


NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
NT.S.

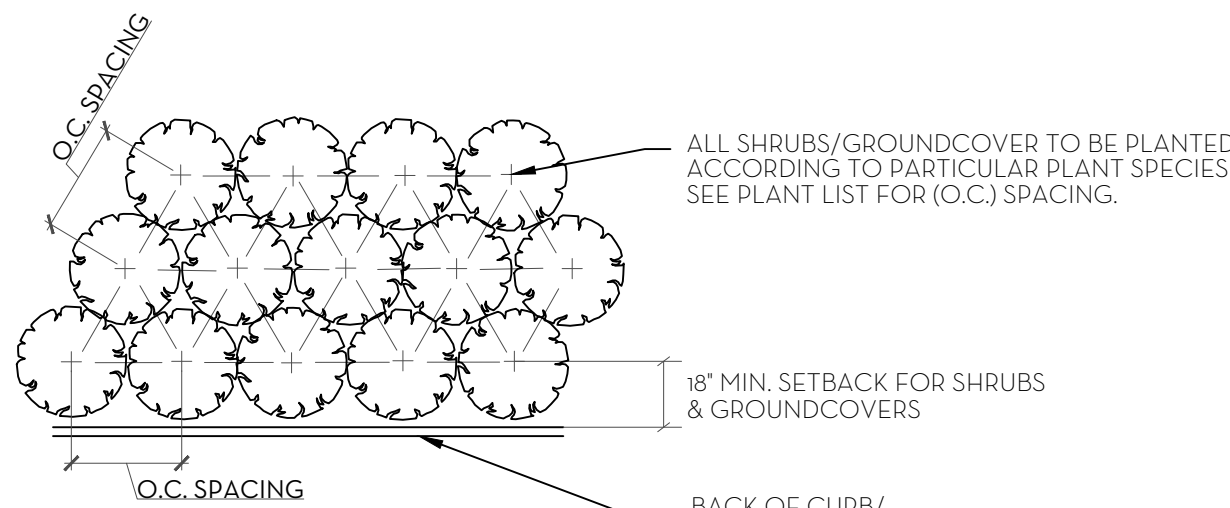
FERTILIZATION
SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
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
GROUND COVER AREAS
ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S 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.



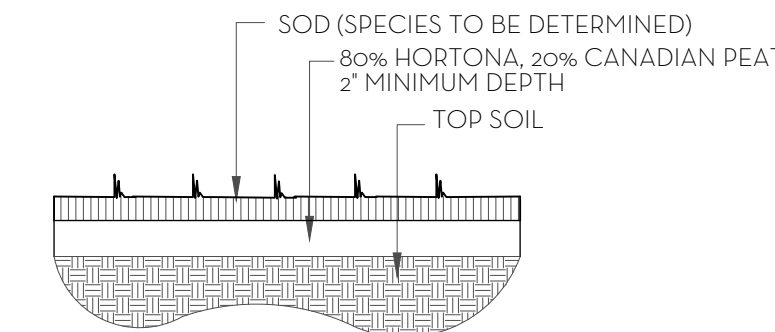
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
NT.S.

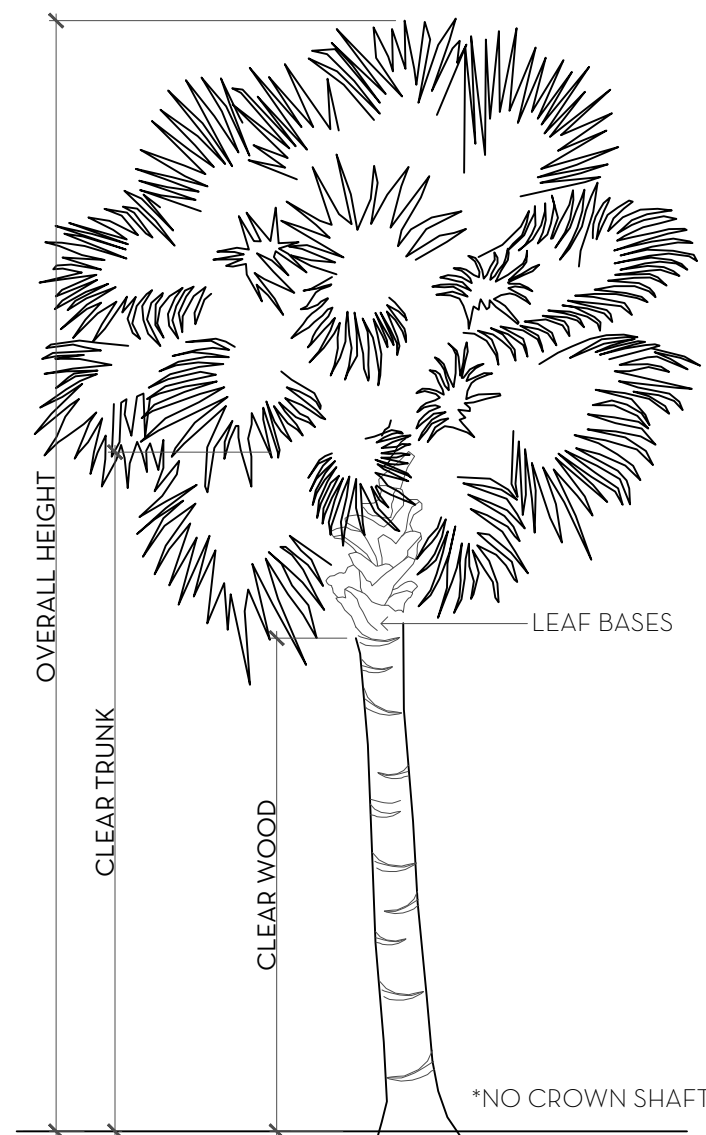


NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

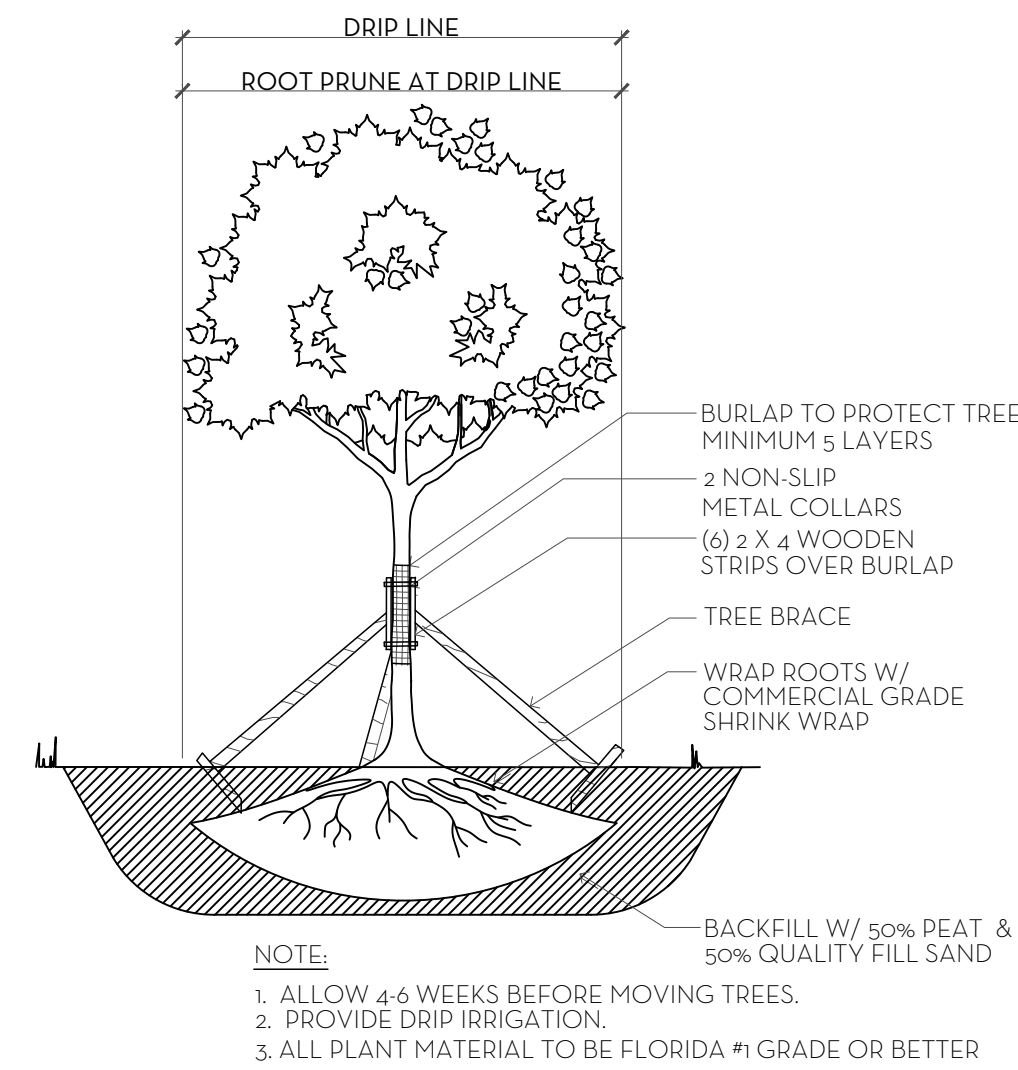
PLANT SPACING DETAIL
NT.S.



SOD PLANTING DETAIL
NT.S.



PALM SPECIFICATION DETAIL
NT.S.



TREE ROOT PRUNING DETAIL
NT.S.

 NIEVERA WILLIAMS DESIGN					
					Johnson Residence
					1186 North Ocean Way, Palm Beach
					February 2, 2024
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	Elaeagnus decipiens	2		14' HT. Standard Form
3	Existing Rubber Tree Mass	Ficus elastica	2		25' HT. Existing
4	Pigeon Plum	Coccoloba diversifolia	2	*	12' HT.
PALMS					
5	Hurricane Palm	Dictyospermum album	4		20' HT. Triple Trunk
6	Hurricane Palm	Dictyospermum album	6		20' CT. Single Trunk
7	Roebellinii Palm	Phoenix roebellinii	2		6' C.T. Single Trunk
8	Roebellinii Palm	Phoenix roebellinii	2		10' C.T. Triple Trunk
9	Adonidia Palm	Adonidia merrillii	9		12' HT. Triple Trunk
10	Adonidia 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	Carmona	Serissa japonica	15		3 GAL. @ 12" O.C.
15	Carmona	Serissa japonica	50		2' HT. @ 24" O.C.
16	Fakahatchee Grass	Tripsacum floridana	60	*	3 GAL.
17	Clusia Arch	Clusia guttifer	8		12' Archway
18	Clusia	Clusia guttifer	40		5' HT. @ 36" O.C.
19	Cocoplum	Chrysobalanus icaco	20	*	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	Alcornoque spp.	2		7 GAL.
23	Green Island Ficus	Ficus microcarpa	180		3 GAL. @ 12" O.C.
24	Green Island Ficus	Ficus microcarpa	25		3 GAL. @ 18" O.C.
25	Panama Rose	Rondeletia leucophylla	46		5' HT. @ 24" O.C.
26	Philodendron 'Rejo Congo'	Philodendron 'Rejo Congo'	5		7 GAL.
27	Rhapis Palm	Rhapis excelsa	10		4' HT.
28	Rhapis Palm	Rhapis excelsa	8		6' HT.
29	Yaupon Holly	Ilex vomitoria 'Schilling'	30	*	3 GAL. @ 18" O.C.
30	Macho Fern	Nephrolepis biserrata	35	*	3 GAL. @ 24" O.C.
31	Gardenia	Gardenia spp.	4		5' x 5' Sphere
32	Gardenia	Gardenia spp.	17		3 GAL. @ 24" O.C.
33	Wild Coffee	Psychotria nervosa	20	*	3 GAL. @ 24" O.C.
34	Selloum	Philodendron bipinnatifidum	3		7 GAL.
35	Shell Ginger	Alpinia zerumbet 'variegata'	25		3 GAL.
GROUND COVER					
36	Beach Creeper	Ernodea littoralis	90	*	18" HT. @ 18" O.C.
37	Liriope	Liriope muscari	40		3 GAL. @ 24" O.C.
38	Mondo Grass	Ophiopogon spp.	100		1 GAL. @ 12" O.C.
VINES					
39	Bougainvillea	Bougainvillea spp.	4		6' HT. Esp. to Column
40	Bougainvillea	Bougainvillea spp.	2		12' HT. Esp. to Wall
41	Confederate Jasmine	Trachelospermum jasminoides	2		6' HT. Esp. to Wall
42	Confederate Jasmine	Trachelospermum jasminoides	10		10' HT. Esp. to Wall
SOD					
43	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%)	8,910 (47.5%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,523	4,141 (78.9%)
7	Front Yard LOS (Sq Ft and %)	1,408 (40%)	2,247 (63.8%)
8	Native Trees %	30% (number of trees)	50% (2/4 Trees)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	43% (345/851 Shrubs & Vines)
10	Native Groundcover %	30% (groundcover area)	39% (90/230 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/greenspace 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

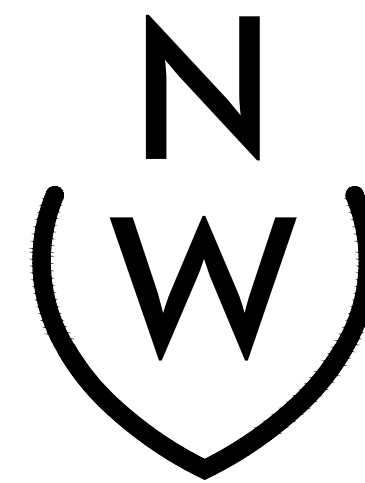
State of Florida
Landscape Architect
Registration No.
6666856

PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

PLANT LIST AND DETAILS

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



NIEVERA WILLIAMS
DESIGN

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

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LP2

ARC-23-123



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATIONS (FRONT)
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

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

03 FEB 2024
30 NOV 2023
12 OCT 2023
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28 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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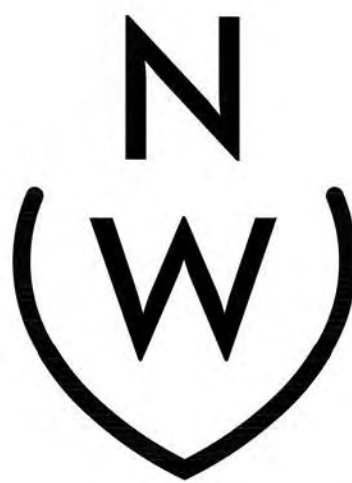
State of Florida
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EAST ELEVATION (RIGHT)
PRIVATE RESIDENCE

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EL2

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

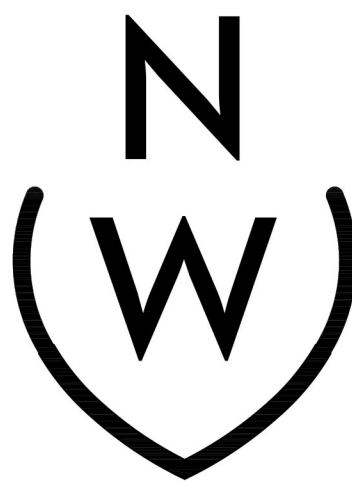
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

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

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EL3

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

MARIO F. NIEVERA

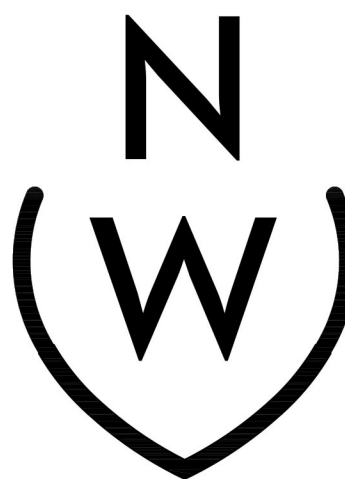
State of Florida
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SOUTH ELEVATION (REAR)
PRIVATE RESIDENCE

1186 NORTH OCEAN WAY, PALM BEACH, FL.

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

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EL4

ARC-23-123