

MARIO F. NIEVERA

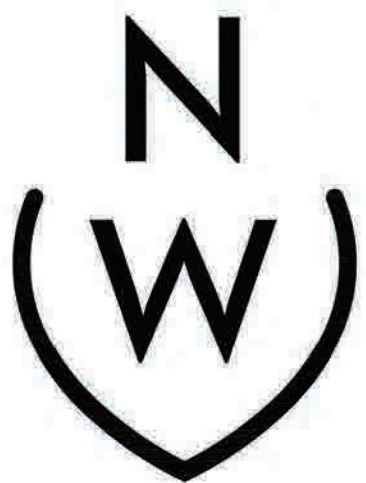
State of Florida  
Landscape Architect  
Registration No.  
6666856

NORTH ELEVATION-FRONT YARD  
**PRIVATE RESIDENCE**

245 SEMINOLE AVE, PALM BEACH, FL

SCALE: 1/2" = 1'-0"

09 MAY 2024  
24 APR 2024  
07 MAR 2024  
27 FEB 2024  
25 JAN 2024  
17 AUG 2023  
01 AUG 2023  
10 JAN 2023  
11 NOV 2022  
6 SEPT 2022



NIEVERA WILLIAMS  
DESIGN

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

NIEVERAWILLIAMS.COM

**EL1**



1 OVERALL-EXISTING PLAN  
SCALE: 3/16"=1'-0"

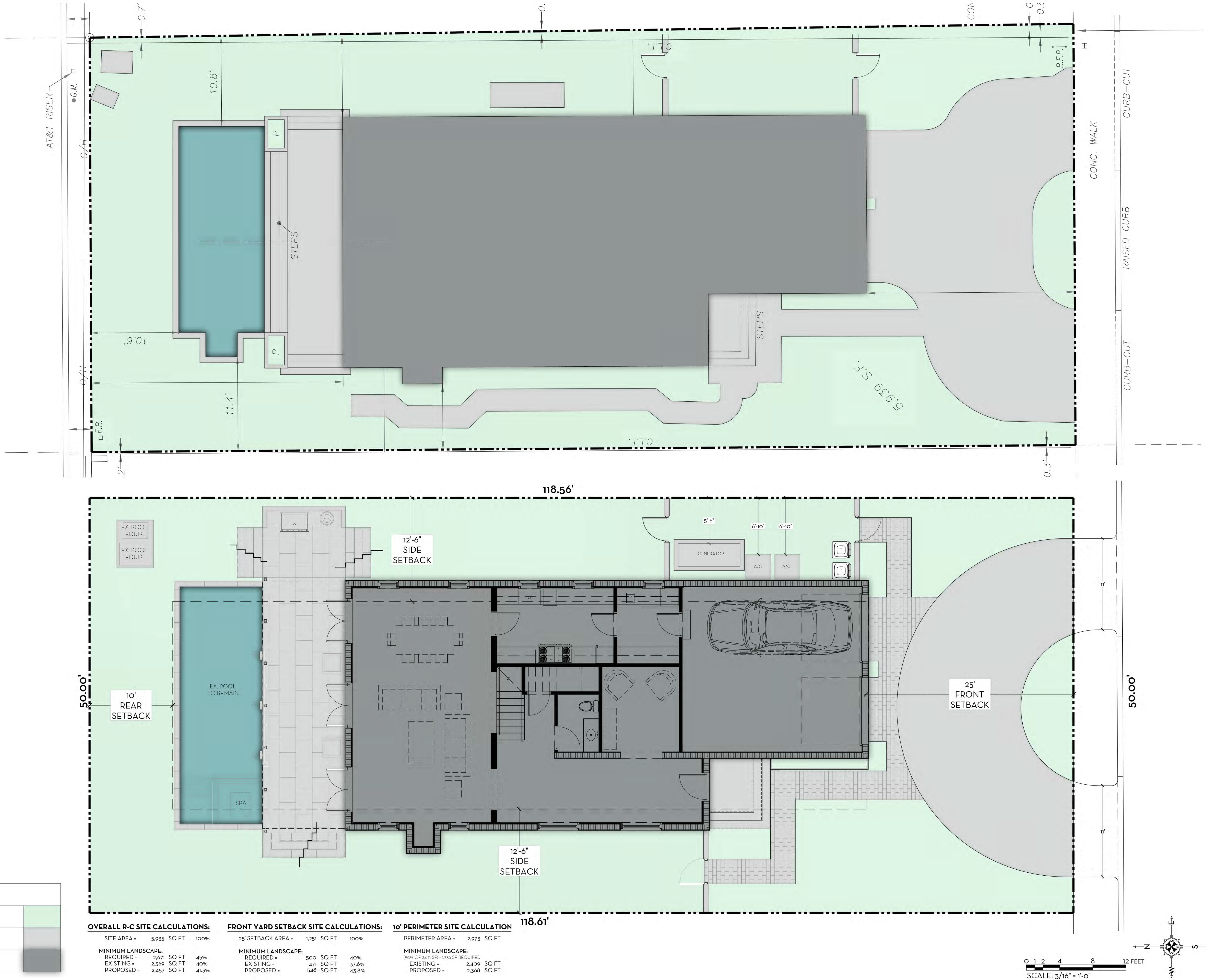
2 OVERALL-PROPOSED PLAN  
SCALE: 3/16"=1'-0"

### LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE



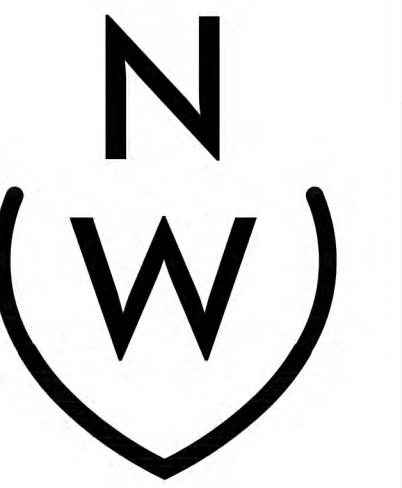
MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

## OPEN SPACE DIAGRAM-OVERALL PLAN PRIVATE RESIDENCE

245 SEMINOLE AVE, PALM BEACH, FL

28 MAY 2024  
09 MAY 2024  
24 APR 2024



NIEVERA WILLIAMS  
DESIGN

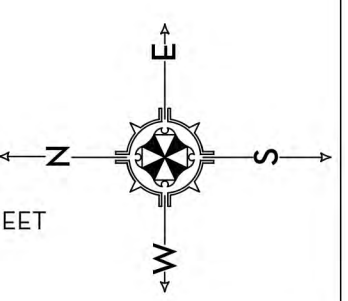
625 N. Flagler Drive  
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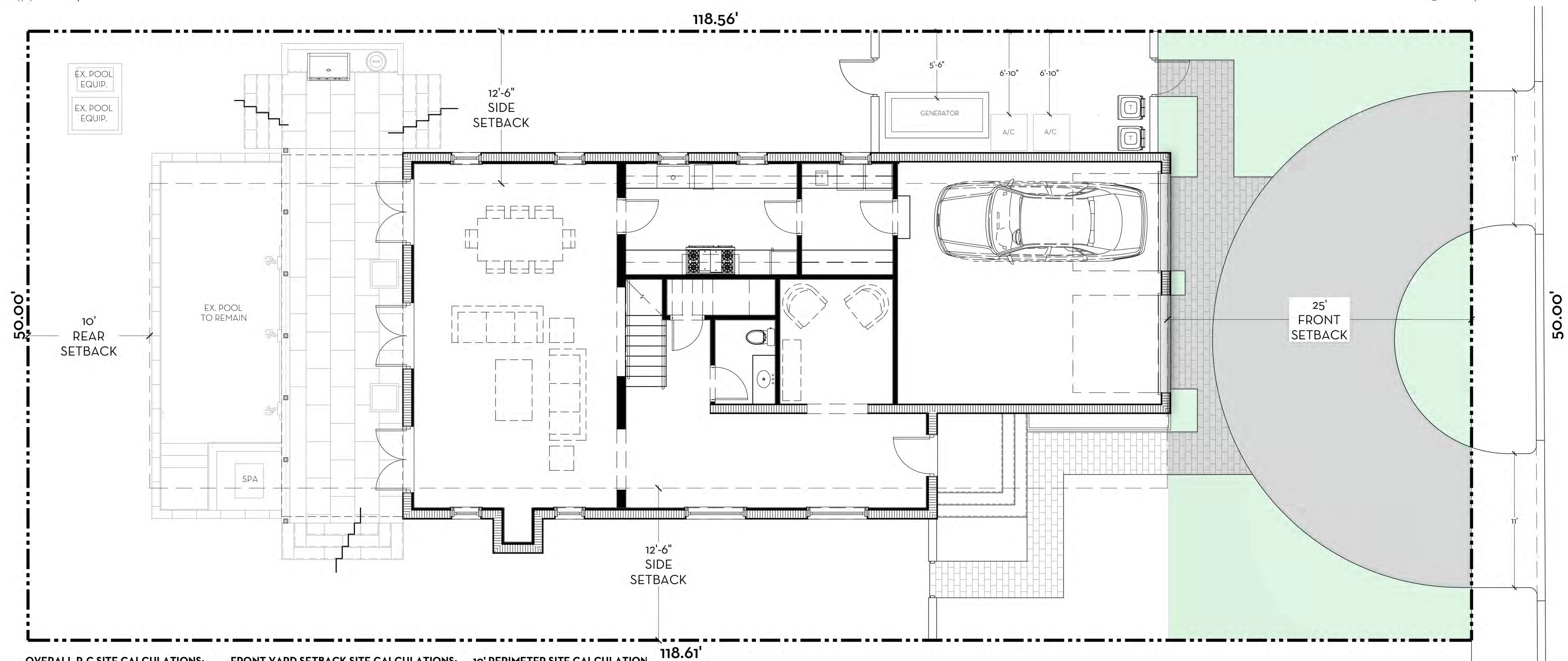
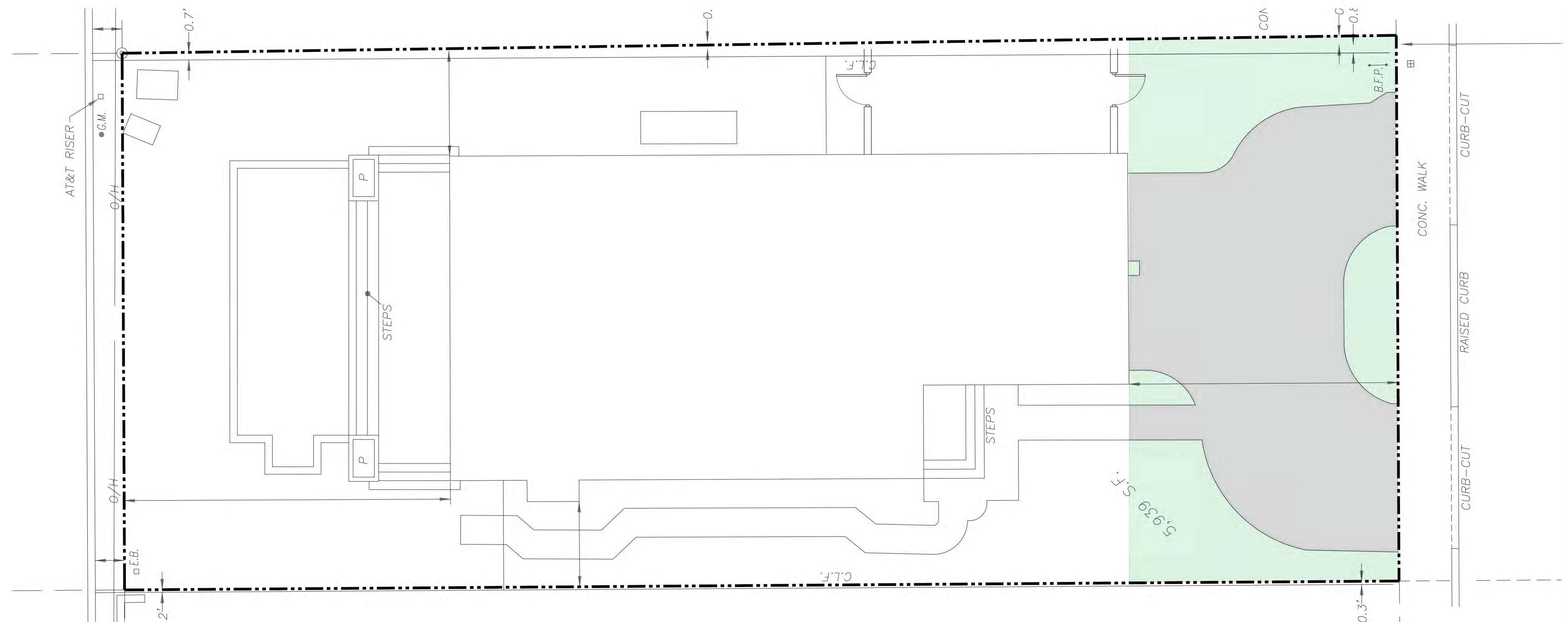
OS1

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

0 1 2 4 8 12 FEET  
SCALE: 3/16" = 1'-0"







OVERALL R-C SITE CALCULATIONS:				FRONT YARD SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATION			
SITE AREA =		5,935	SQ FT	25' SETBACK AREA =		1,251	SQ FT	PERIMETER AREA =		2,973	SQ FT
100%				100%							
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED =		2,671	SQ FT	REQUIRED =		500	SQ FT	40%		(50% OF 2,671 SF) = 1,336 SF REQUIRED	
EXISTING =		2,356	SQ FT	EXISTING =		471	SQ FT	37.6%		EXISTING = 2,409	
PROPOSED =		2,457	SQ FT	PROPOSED =		548	SQ FT	43.8%		PROPOSED = 2,368	
45%				40%						SQ FT	
40%				37.6%						SQ FT	
41.3%				43.8%						SQ FT	

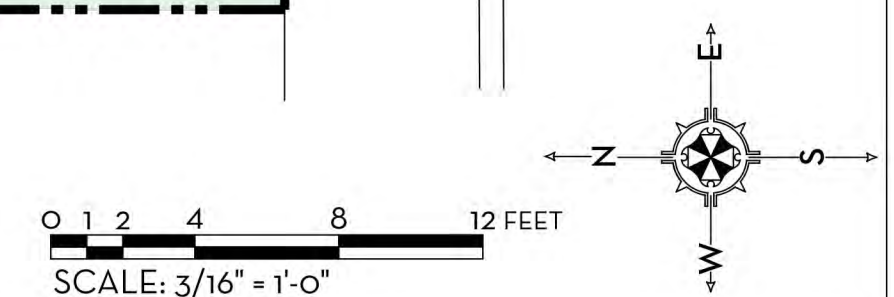
FRONT YARD SETBACK SITE CALCULATIONS:		
25' SETBACK AREA =	1,251 SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>		
REQUIRED =	500 SQ FT	40%
EXISTING =	471 SQ FT	37.6%
PROPOSED =	548 SQ FT	43.8%

**10' PERIMETER SITE CALCULATION**

PERIMETER AREA =	2,973	SQ FT
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**MINIMUM LANDSCAPE:**  
(50% OF 2,671 SF) = 1,336 SF REQUIRED

EXISTING =	2,409	SQ FT
PROPOSED =	2,368	SQ FT



MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

OPEN SPACE DIAGRAM-FRONT SETBACK

**PRIVATE RESIDENCE**

245 SEMINOLE AVE., PALM BEACH, FL.

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09 MAY 2024  
24 APR 2024



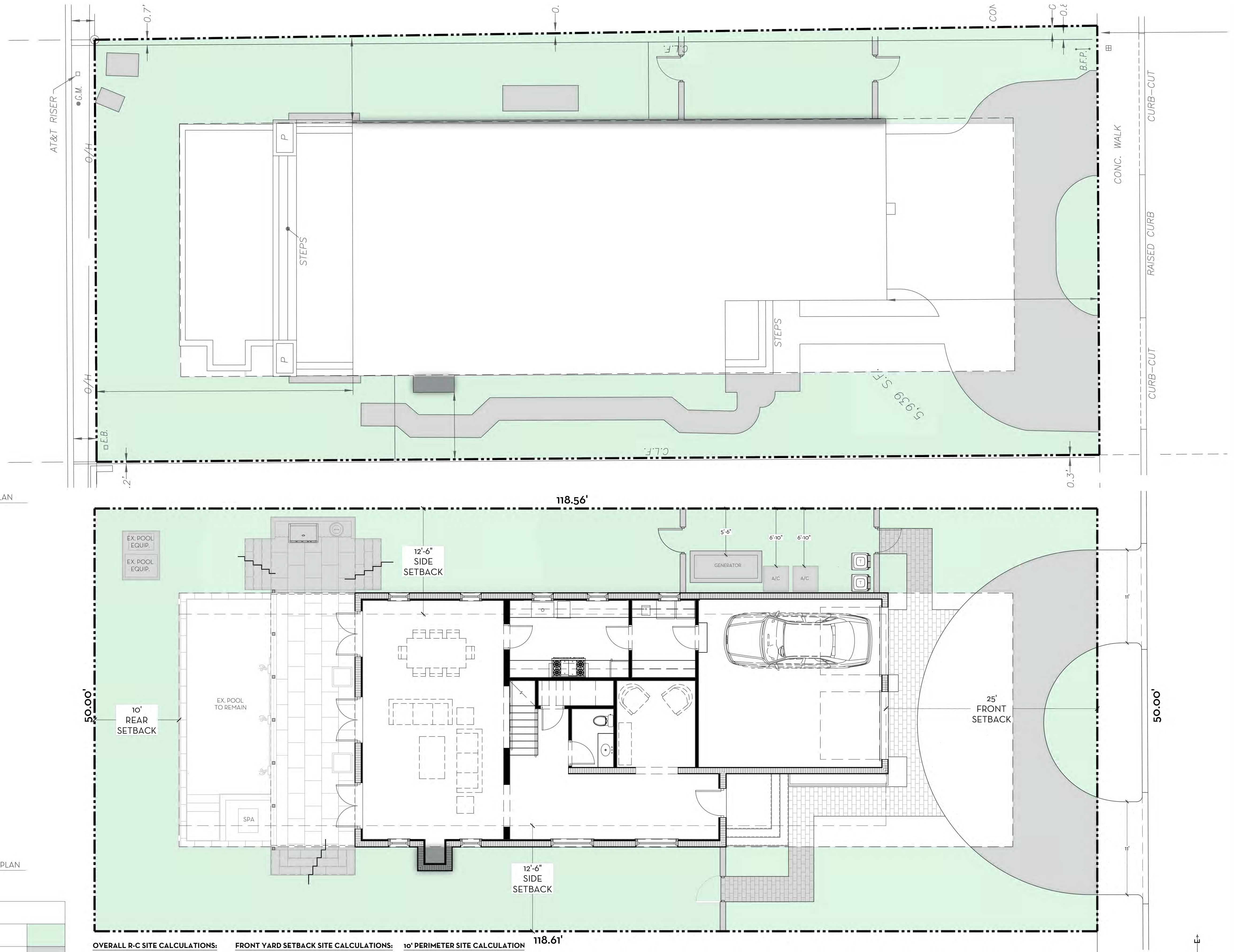
NIEVERA WILLIAMS  
DESIGN

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NIEVERAWILLIAMS.COM

# OS<sub>2</sub>



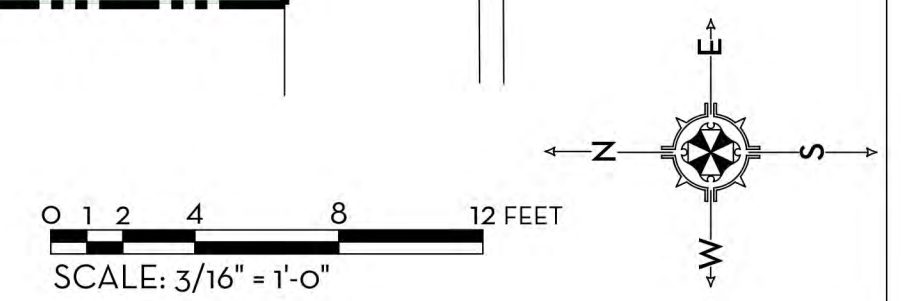


1 10' PERIMETER SETBACK-EXISTING PLAN  
OS3 SCALE: 3/16"=1'-0"

2 10' PERIMETER SETBACK-PROPOSED PLAN  
OS3 SCALE: 3/16"=1'-0"

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-C SITE CALCULATIONS:			FRONT YARD SETBACK SITE CALCULATIONS:			10' PERIMETER SITE CALCULATION		
SITE AREA =	5,935	SQ FT 100%	25' SETBACK AREA =	1,251	SQ FT 100%	PERIMETER AREA =	2,973	SQ FT
MINIMUM LANDSCAPE:			MINIMUM LANDSCAPE:			MINIMUM LANDSCAPE:		
REQUIRED =	2,671	SQ FT 45%	REQUIRED =	500	SQ FT 40%	REQUIRED =	1,336	SF REQUIRED
EXISTING =	2,359	SQ FT 40%	EXISTING =	471	SQ FT 37.6%	EXISTING =	2,409	SQ FT
PROPOSED =	2,457	SQ FT 41.3%	PROPOSED =	548	SQ FT 43.8%	PROPOSED =	2,368	SQ FT



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

OPEN SPACE DIAGRAM- 10' FT PERIMETER  
**PRIVATE RESIDENCE**

245 SEMINOLE AVE, PALM BEACH, FL

28 MAY 2024  
09 MAY 2024  
24 APR 2024



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

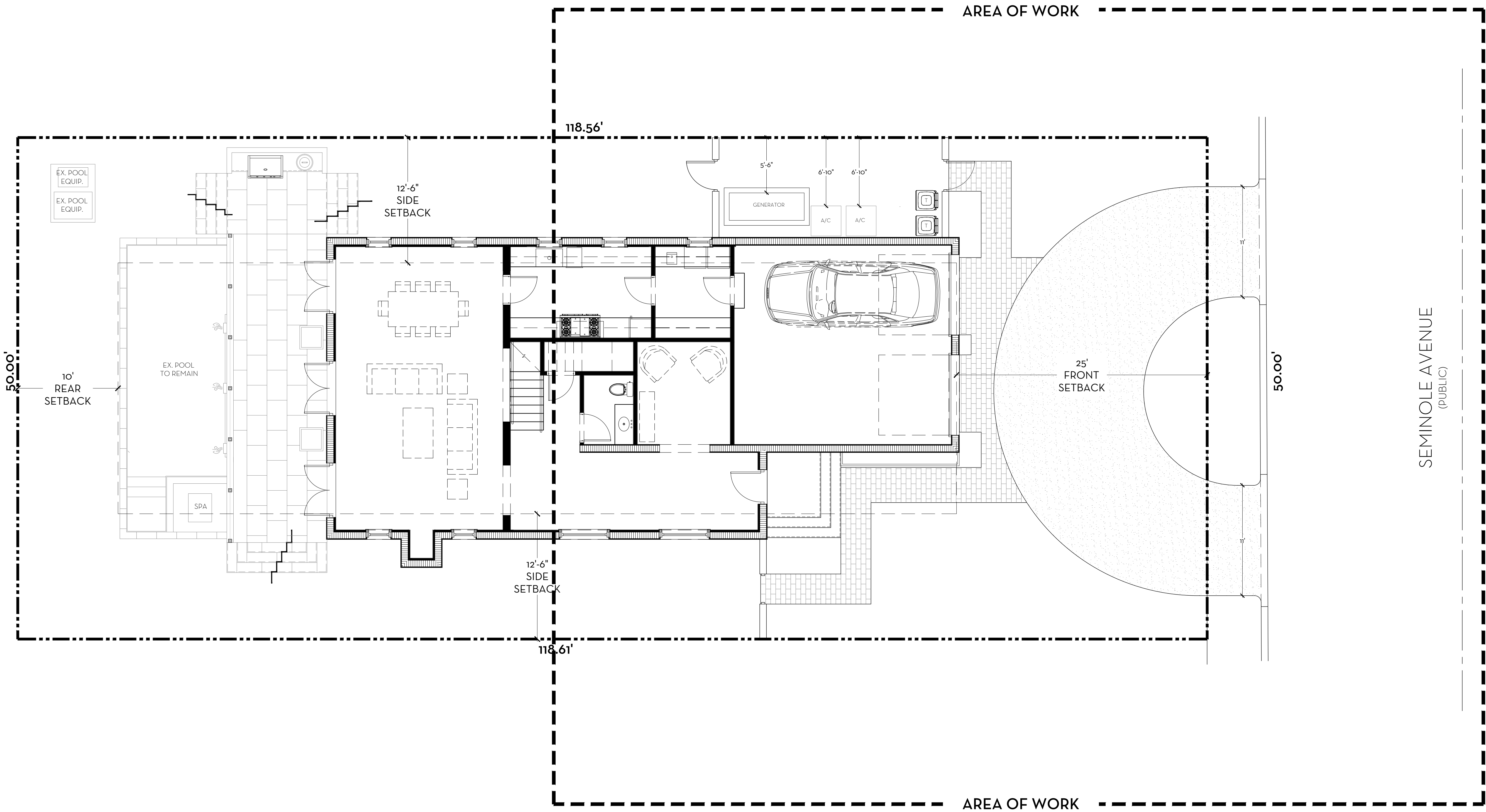
NIEVERAWILLIAMS.COM

**OS3**

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



OVERALL R-C SITE CALCULATIONS:				FRONT YARD SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:			
SITE AREA =		5,935	SQ FT	25' SETBACK AREA =		1,251	SQ FT	PERIMETER AREA =		2,973	SQ FT
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED =		2,671	SQ FT	REQUIRED =		500	SQ FT	(50% OF 2,671 SF) = 1,336 SF REQUIRED			
EXISTING =		2,369	SQ FT	EXISTING =		471	SQ FT	EXISTING =		2,409	SQ FT
PROPOSED =		2,457	SQ FT	PROPOSED =		548	SQ FT	PROPOSED =		2,368	SQ FT
			45%			40%					
			40%			37.6%					
			41.3%			43.8%					



MARIO F. NIEVERA

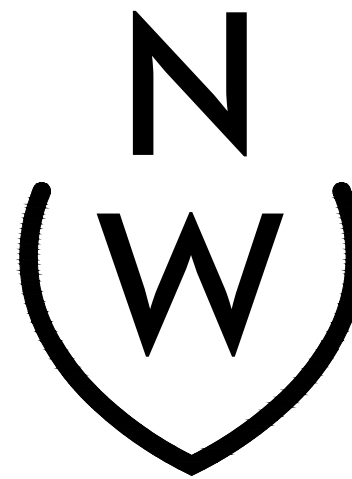
State of Florida  
Landscape Architect  
Registration No.  
6666856

OVERALL SITE PLAN RENDERING

# PRIVATE RESIDENCE

245 SEMINOLE AVE, PALM BEACH, FL

28 MAY 2024  
09 MAY 2024  
24 APR 2024



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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# Lo



OVERALL R-C SITE CALCULATIONS:				FRONT YARD SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:			
SITE AREA =	5,935	SQ FT	100%	25' SETBACK AREA =	1,251	SQ FT	100%	PERIMETER AREA =	2,973	SQ FT	
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED =	2,671	SQ FT	45%	REQUIRED =	500	SQ FT	40%	(50% OF 2,671 SF) = 1,336 SF REQUIRED			
EXISTING =	2,369	SQ FT	40%	EXISTING =	471	SQ FT	37.6%	EXISTING =	2,409	SQ FT	
PROPOSED =	2,457	SQ FT	41.3%	PROPOSED =	548	SQ FT	43.8%	PROPOSED =	2,368	SQ FT	

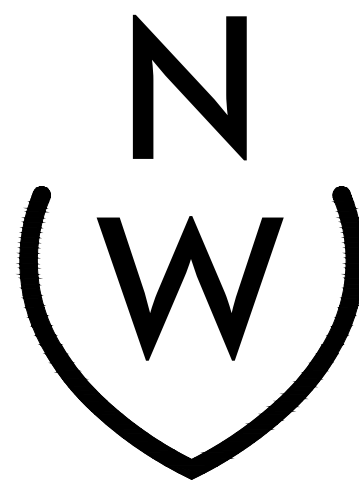
MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

HARDSCAPE PLAN  
PRIVATE RESIDENCE

245 SEMINOLE AVE, PALM BEACH, FL

28 MAY 2024  
09 MAY 2024  
24 APR 2024



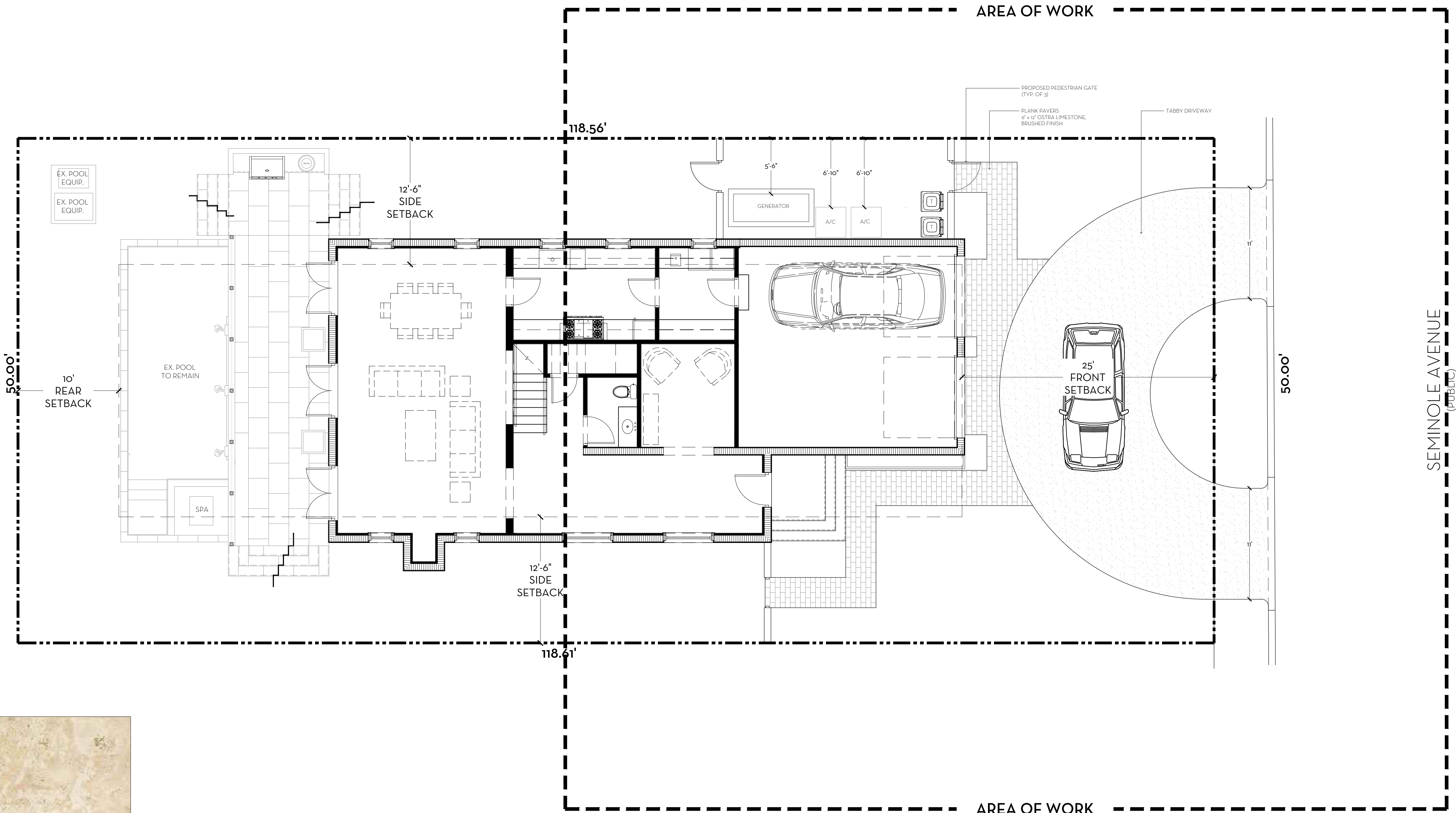
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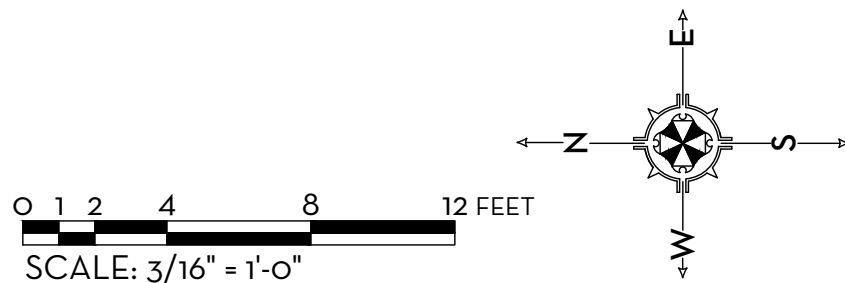
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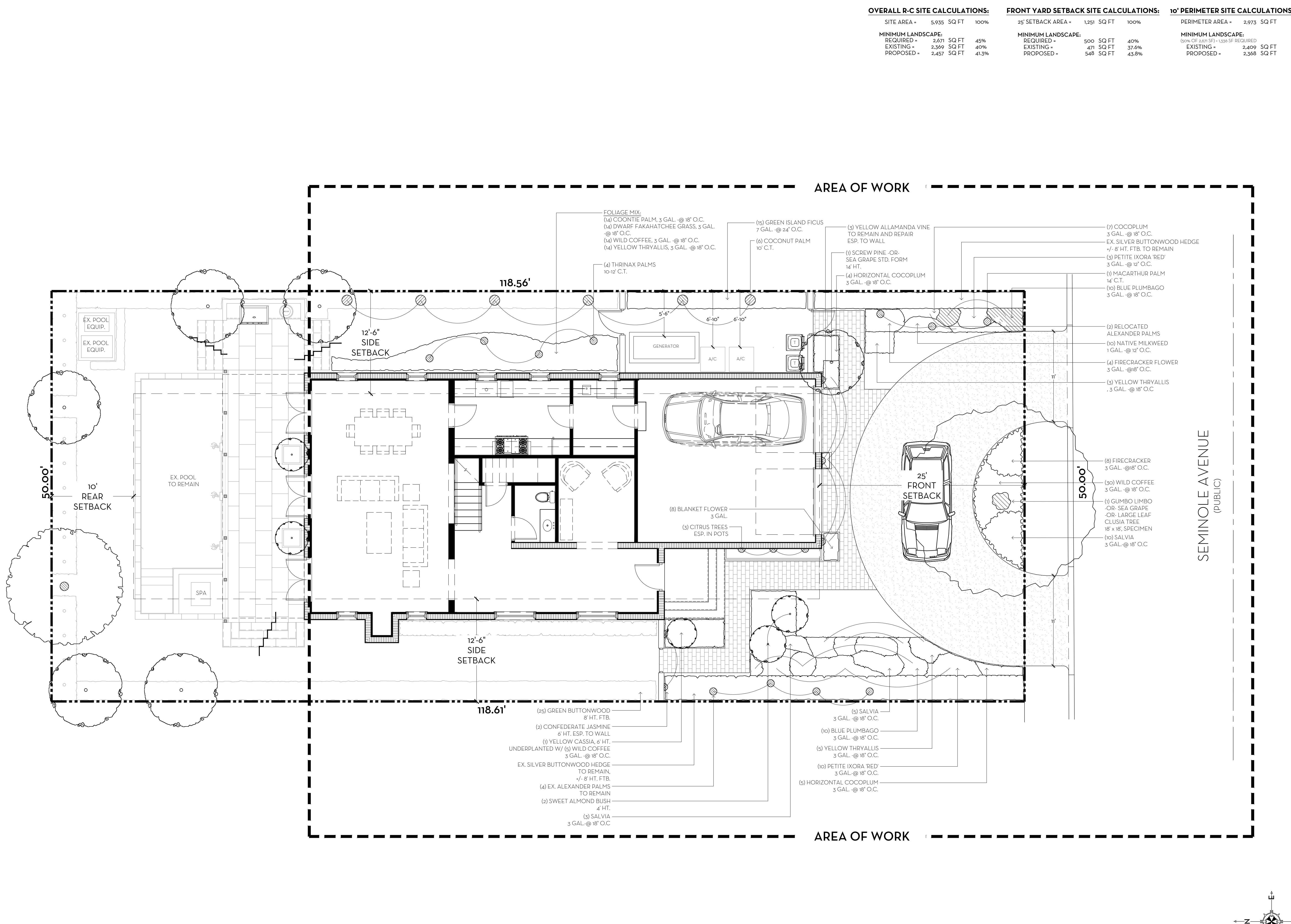
SCALE: 3/16" = 1'-0"



MATERIAL:  
LIMESTONE







OVERALL R-C SITE CALCULATIONS:				FRONT YARD SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:			
SITE AREA =	5,935	SQ FT	100%	25' SETBACK AREA =	1,251	SQ FT	100%	PERIMETER AREA =	2,973	SQ FT	
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED =	2,671	SQ FT	45%	REQUIRED =	500	SQ FT	40%	(50% OF 2,671 SF) = 1,336 SF REQUIRED			
EXISTING =	2,369	SQ FT	40%	EXISTING =	471	SQ FT	37.6%	EXISTING =	2,409	SQ FT	
PROPOSED =	2,457	SQ FT	41.3%	PROPOSED =	548	SQ FT	43.8%	PROPOSED =	2,368	SQ FT	

MARIO F. NIEVERA

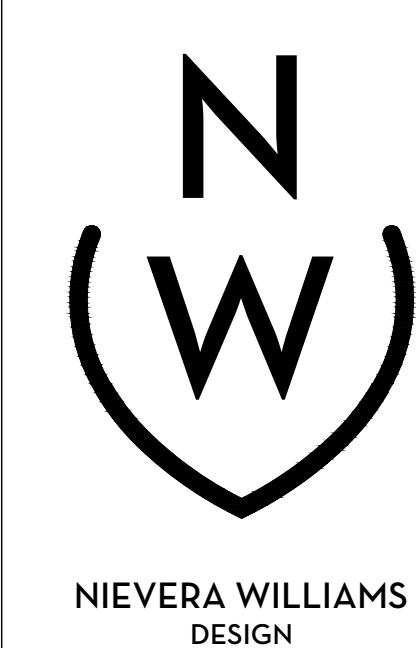
State of Florida  
Landscape Architect  
Registration No.  
6666856

PLANTING PLAN

# PRIVATE RESIDENCE

245 SEMINOLE AVE, PALM BEACH, FL

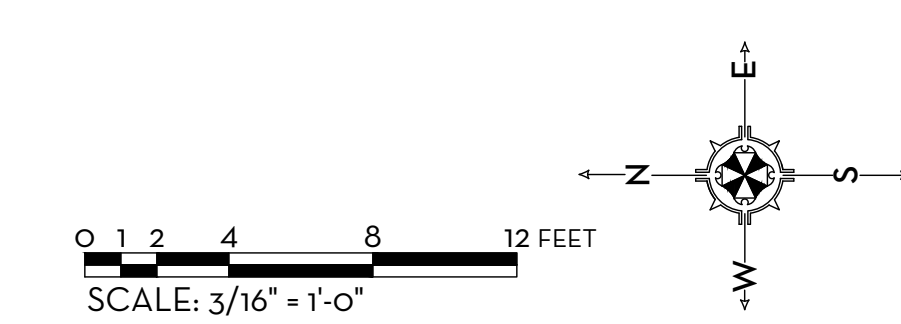
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# LP1



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



Line #	Landscape Legend		
1	Property Address:	245 Seminole Ave	
2	Lot Area (sq. ft.):	5,935 SF	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	2,671 SF	2,382 SF
5	LOS to be altered (Sq Ft and %)	N/A	13 SF
6	Perimeter LOS (Sq Ft and %)	1,487 SF	2,243 SF
7	Front Yard LOS (Sq Ft and %)	500 SF	471 SF
8	Native Trees %	30% (1)	100% (1)
9	Native Shrubs & Vines %	30% (2)	45% (71)
10	Native Groundcover %	30% (15)	100% (50)
<p>To determine qualifying native vegetation use either:</p> <p><a href="#">the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List</a>  OR  <a href="#">the Florida Native Plant Society Native Plants for Your Area List</a></p> <p>Note: Modification of &gt;50% of existing landscape/greenspace are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.</p> <p><b>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.</b></p>			
See Ord. 003-2023		REV BF 20230727	

# LP2





**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:	245 Seminole Ave		
2	Zoning District:	R-C		
3	Lot Area (sq. ft.):	5,935 SF		
4	Lot Width (W) & Depth (D) (ft.):	50' ft (W) 118.56' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:			
7	Zero Datum for point of meas. (NAVD)			
8	Crown of Road (COR) (NAVD)			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	10,000 sf	5,935 sf	5,935sf
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	N/A
12	*Front Yard Setback (Ft.)	N/A	N/A	N/A
13	* Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	N/A	N/A	N/A
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	N/A	N/A	N/A
18	Overall Building Height (Ft.)	N/A	N/A	N/A
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/A	+17.00	+17.00
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	2,671 SF (45%)	2,369 SF (40%)	2,457 SF (41%)
24	Perimeter LOS (Sq Ft and %)	1,336 SF (50%)	2,409 SF (81%)	2,368 (79%)
25	Front Yard LOS (Sq Ft and %)	500 SF (40%)	471 SF (37.6%)	548 (43.8%)
26	*** Native Plant Species %	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

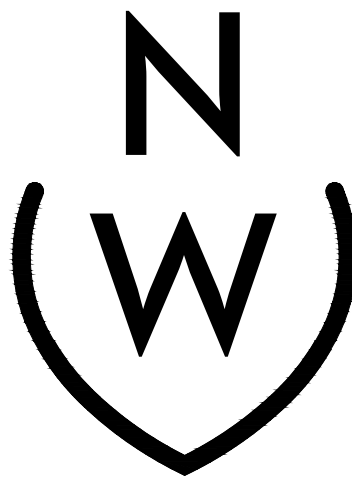
MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

ZONING LEGEND  
**PRIVATE RESIDENCE**

245 SEMINOLE AVE, PALM BEACH, FL

28 MAY 2024  
09 MAY 2024  
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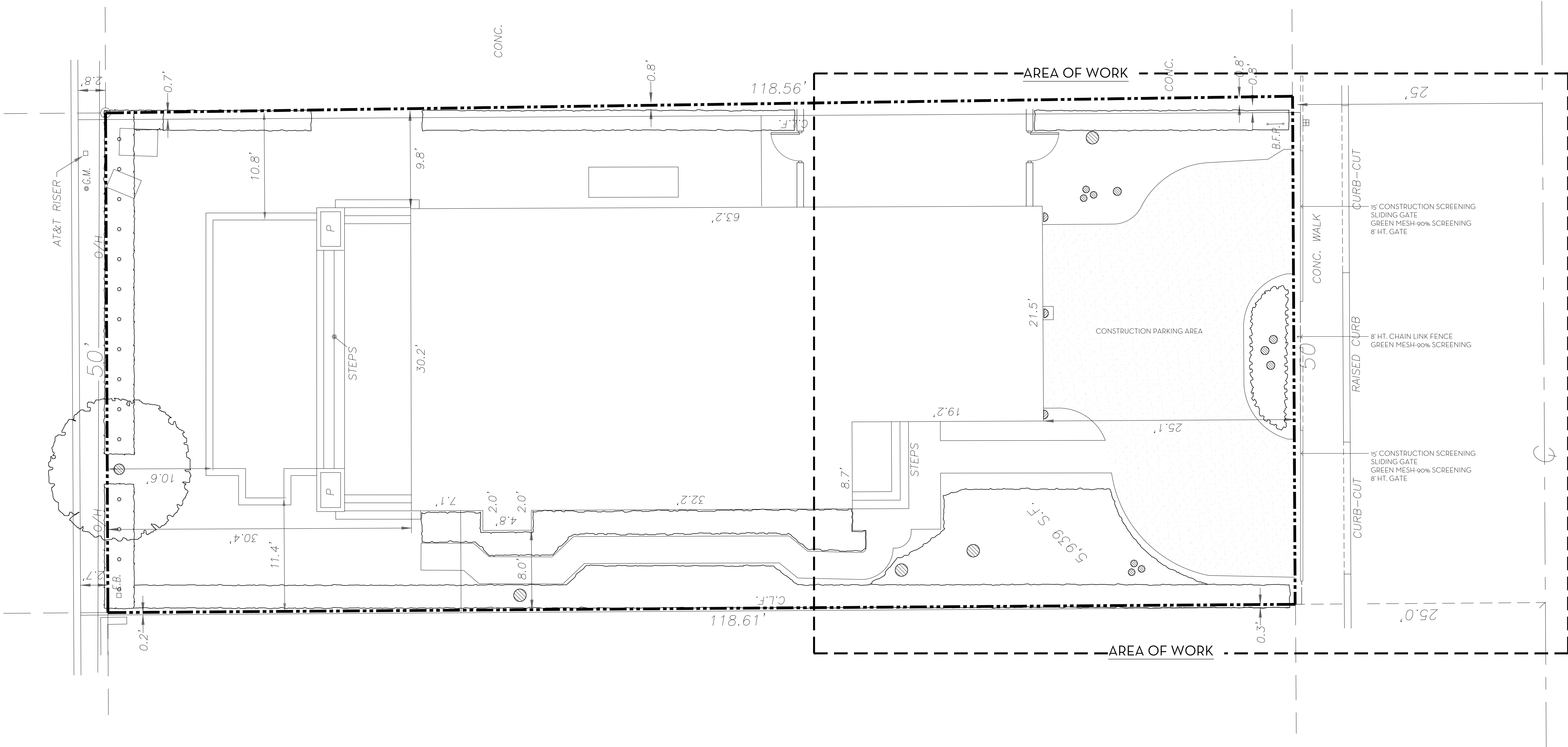
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LP3





MARIO F. NIEVERA

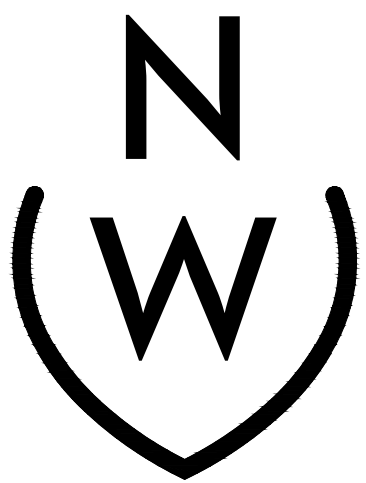
State of Florida  
Landscape Architect  
Registration No.  
6666856

CONSTRUCTION SCREENING PLAN

# PRIVATE RESIDENCE

245 SEMINOLE AVE, PALM BEACH, FL

28 MAY 2024  
09 MAY 2024  
24 APR 2024



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# CSP

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



State of Florida  
Landscape Architect  
Registration No.  
6666856

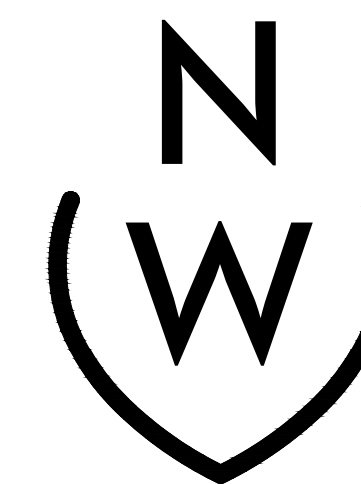
SCALE: 3/16" = 1'-0"

CONSTRUCTION STAGING PLAN

# PRIVATE RESIDENCE

345 SEMINOLE AVE PALM BEACH FL

28 MAY 2024  
09 MAY 2024  
24 APR 2024



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# CSP<sub>2</sub>

