

CURRENTLY PROPOSED
09-01-2023

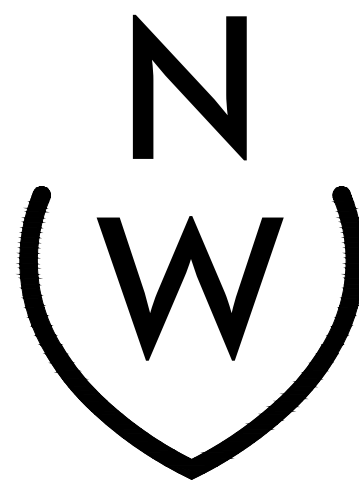
REVISION SUMMARY:		
REV. NO.	DATE	DESC.
1	06/28/23	REVISED PER MODIFIED SITE PLAN
2	09/01/23	AREA OF BEING REVISED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

DEMOLITION PLAN
RESIDENCE
1473 N OCEAN BLVD, PALM BEACH, FL.

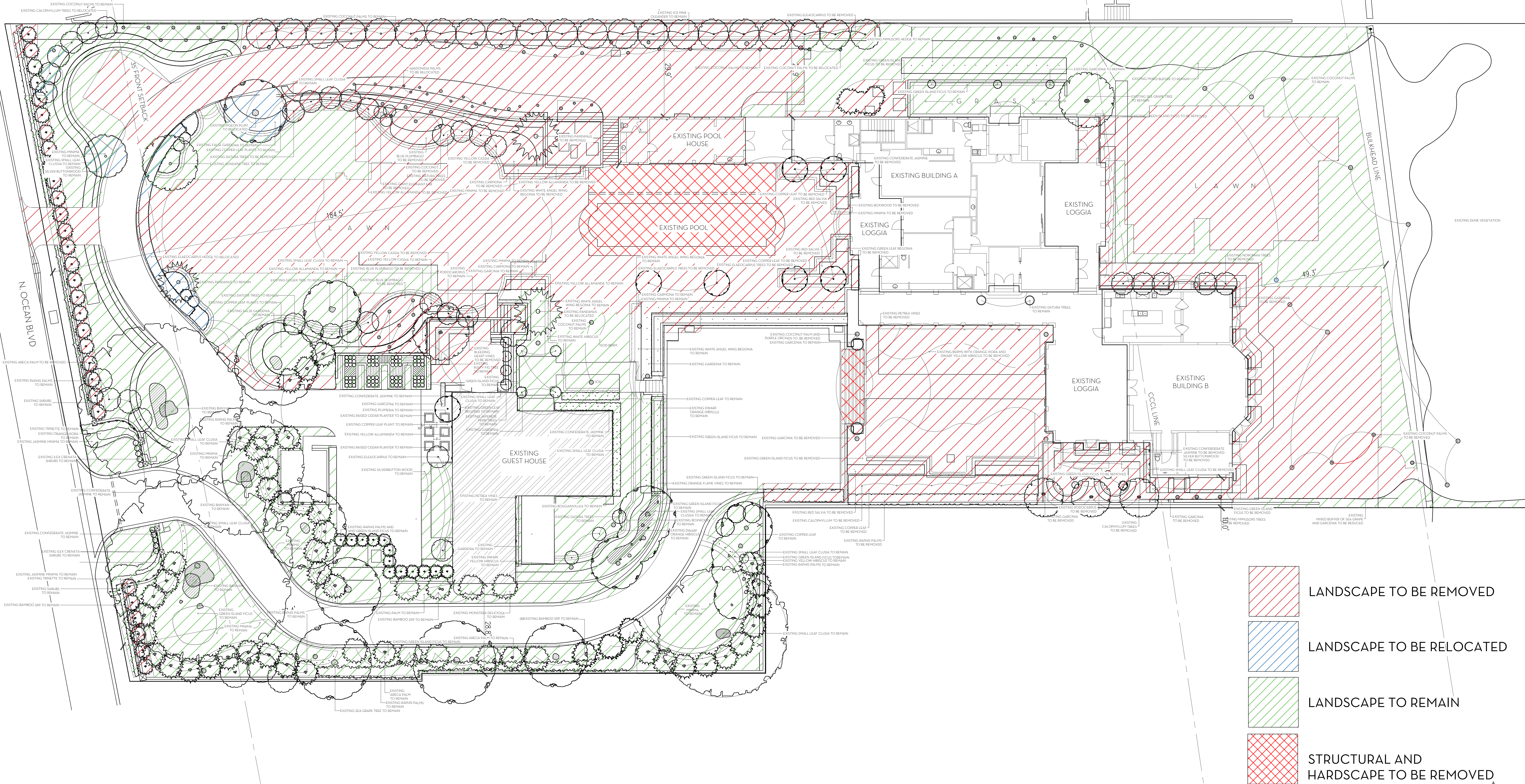
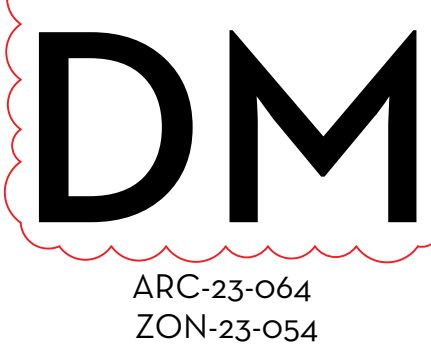
01 SEPT 2023 REV02
28 JUNE 2023 REV01
16 MAY 2023



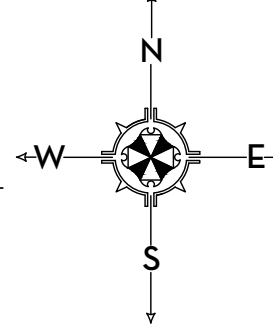
NIEVERA WILLIAMS
DESIGN

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

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0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"



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

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REVISION SUMMARY:		
REV. NO.	DATE	DESC.
1	06/28/23	REVISED PER MODIFIED SITE PLAN
1	09/01/23	LANDSCAPE AND HARDSCAPE REVISIONS

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN
RESIDENCE
1473 N OCEAN BLVD, PALM BEACH, FL.

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

01 SEPT 2023 REV02
28 JUNE 2023 REV01
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SITE

ARC-23-064
ZON-23-054

AREA OF WORK

AREA OF WORK

AREA OF WORK



Town of Palm Beach

Planning Zoning and Building

300 N. Ocean Blvd.

Palm Beach, FL 33480

www.townofpalmbeach.com

Zoning Legend

Property Address: 1473 North Ocean Blvd			
Zoning District: R-A ESTATE RESIDENTIAL			
Structure Type	Required/Allowed	Existing	Proposed
1. Lot Size (sq ft)	20,000 SQ FT	80,011 SQ FT	80,011 SQ FT
2. Lot Depth	150.00'	347.28'	347.28'
3. Lot Width	125.00'	214.28'	214.28'
4. Lot Coverage (sq ft and %)	20,000 SQ FT (25%)	11,431 SQ FT (14.3%)	16,899 SQ FT (19.1%)
5. Enclosed Square Footage	NA	17,051 SQ FT	29,007 SQ FT
6. Cubic Content Ratio (CCR) (R-A ONLY)	NA	NA	NA
7. Front Yard Setback (ft)	35'	107.4'	101.8'
8. Side Yard Setback (1st Story) (ft)	15.0'	9.9' S/29.9' N	9.9' S / 29.9' N
9. Side Yard Setback (2nd Story) (ft)	15.0'	NA	29.9'
10. Rear Yard Setback (ft)	15'	49.3'	16.42'
11. Angle of Vision (deg)	NA	NA	NA
12. Building Height (ft)	25.0'	12.0'	23.86'
13. Overall Building Height (ft)	35.0'	20.66'	33.66'
14. Crown of Road (CCR) (NAVD)	NA	3.36'	3.36'
15. Max. Amount of Fill Added to Site (ft)	NA	NA	NA
16. Finished Floor Elev. (FFEL) (NAVD)	7.00 MIN	15.55'	15.55'
17. Zero Datum for point of mass. (NAVD)	7.00 MIN	7.00'	7.00'
18. FEMA Flood Zone Designation	NA	AE-X-VE	AE-X-VE
19. Base Flood Elevation (BFE) (NAVD)	15.55'	15.55'	15.55'
20. Landscape Open Space (LOS) (sq ft and %)	50%	45,388 SQ FT (56.7%)	89,388 SQ FT (110.4%)
21. Perimeter LOS (sq ft and %)	NA	NA	NA
22. Front Yard LOS (sq ft and %)	45%	5,602 SQ FT (7.0%)	5,358 SQ FT (6.7%)
23. Native Plant Species %	Refer to Native Landscape Legend located on sheet LPS		

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

If value is not applicable, enter NA

** Provide Native plant species calculation per category as required by Ord. 20-2022 on separate sheet

If value is not changing, enter N/A

OVERALL R-A SITE CALCULATIONS:

78,116 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 39,058 SQ FT 50%
EXISTING = 46,388 SQ FT 59%
PROPOSED = 39,532 SQ FT 50.6%

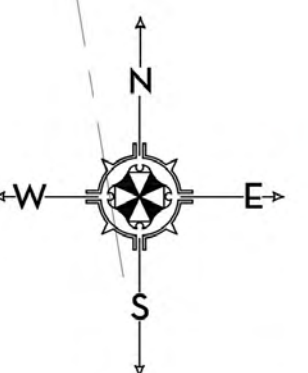
FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA = 7,115 100%

MINIMUM LANDSCAPE:

REQUIRED = 3,202 SQ FT 45%
EXISTING = 5,602 SQ FT 78.3%
PROPOSED = 5,358 SQ FT 75.3%

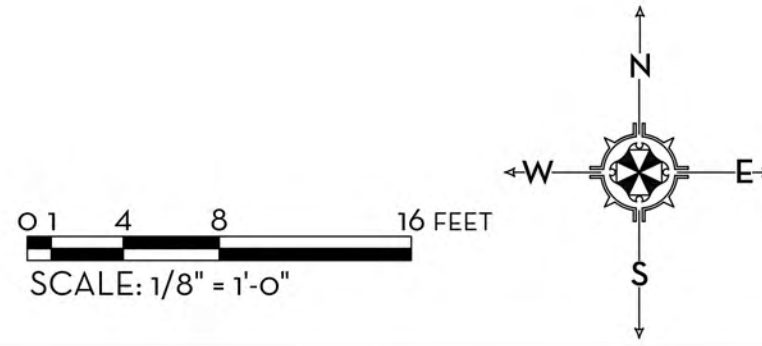
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SCALE: 1/16" = 1'-0"



CURRENTLY PROPOSED
09-01-2023



1 WEST ELEVATION
EL1 SCALE: 1/8"=1'-0"



MARIO F. NIEVERA

State of Florida
Landscape Architect
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6666856

FRONT ELEVATION
RESIDENCE
1475 N OCEAN BLVD, PALM BEACH, FL.

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

28 JUNE 2023
16 MAY 2023
29 APRIL 2023
22 FEBRUARY 2023



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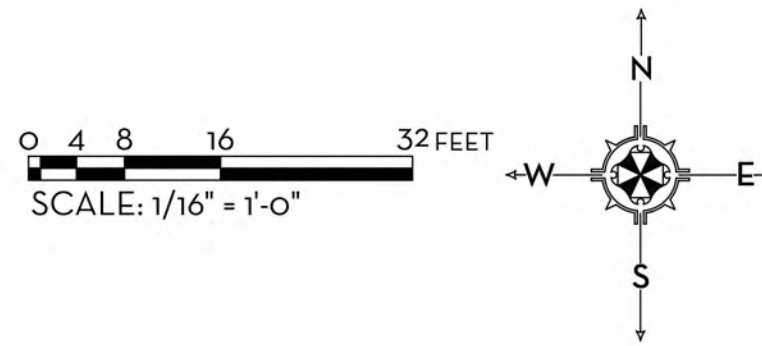
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EL1

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09-01-2023



1 SOUTH ELEVATION
EL2 SCALE: 1/16" = 1'-0"

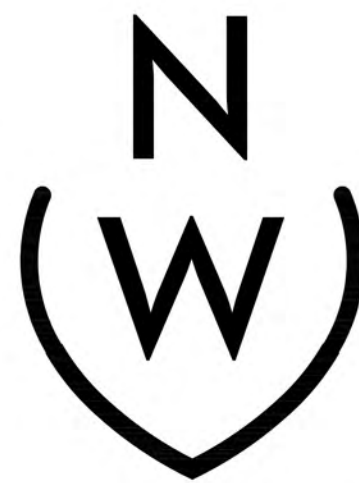


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SOUTH ELEVATION
RESIDENCE
1473 N OCEAN BLVD, PALM BEACH, FL.

28 JUNE 2023
16 MAY 2023
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22 FEBRUARY 2023



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EL2

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

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MARIO F. NIEVERA

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

NORTH ELEVATION
RESIDENCE
1473 N OCEAN BLVD, PALM BEACH, FL.

28 JUNE 2023
16 MAY 2023
29 APRIL 2023
22 FEBRUARY 2023



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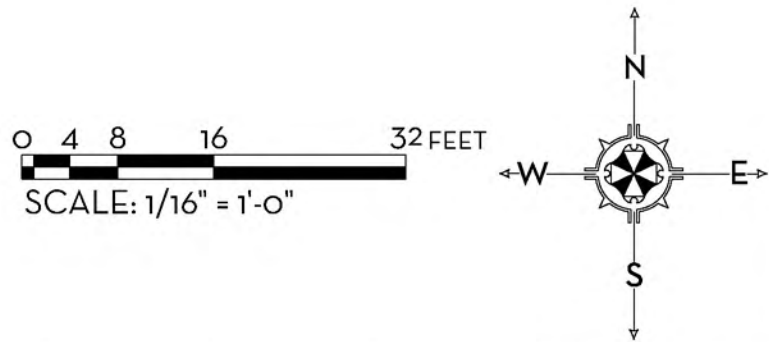
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EL3



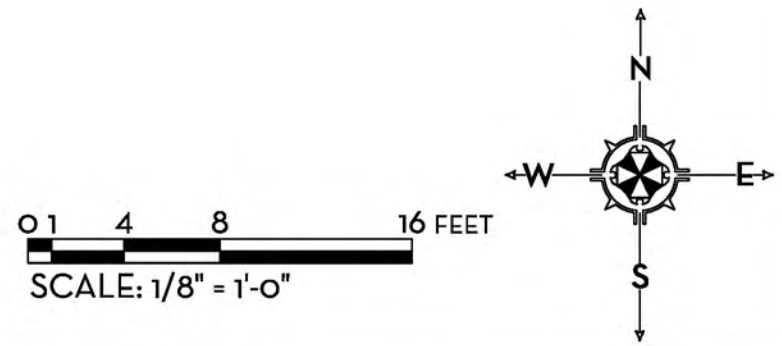
1 NORTH ELEVATION
EL3 SCALE: 1/16"=1'-0"



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1 EAST ELEVATION
EL4 SCALE: 1/8"=1'-0"

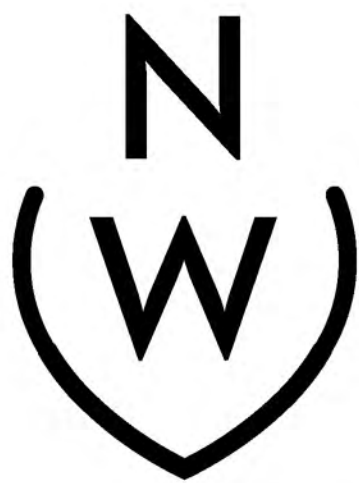


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EAST ELEVATION
RESIDENCE
1473 N OCEAN BLVD, PALM BEACH, FL.

28 JUNE 2023
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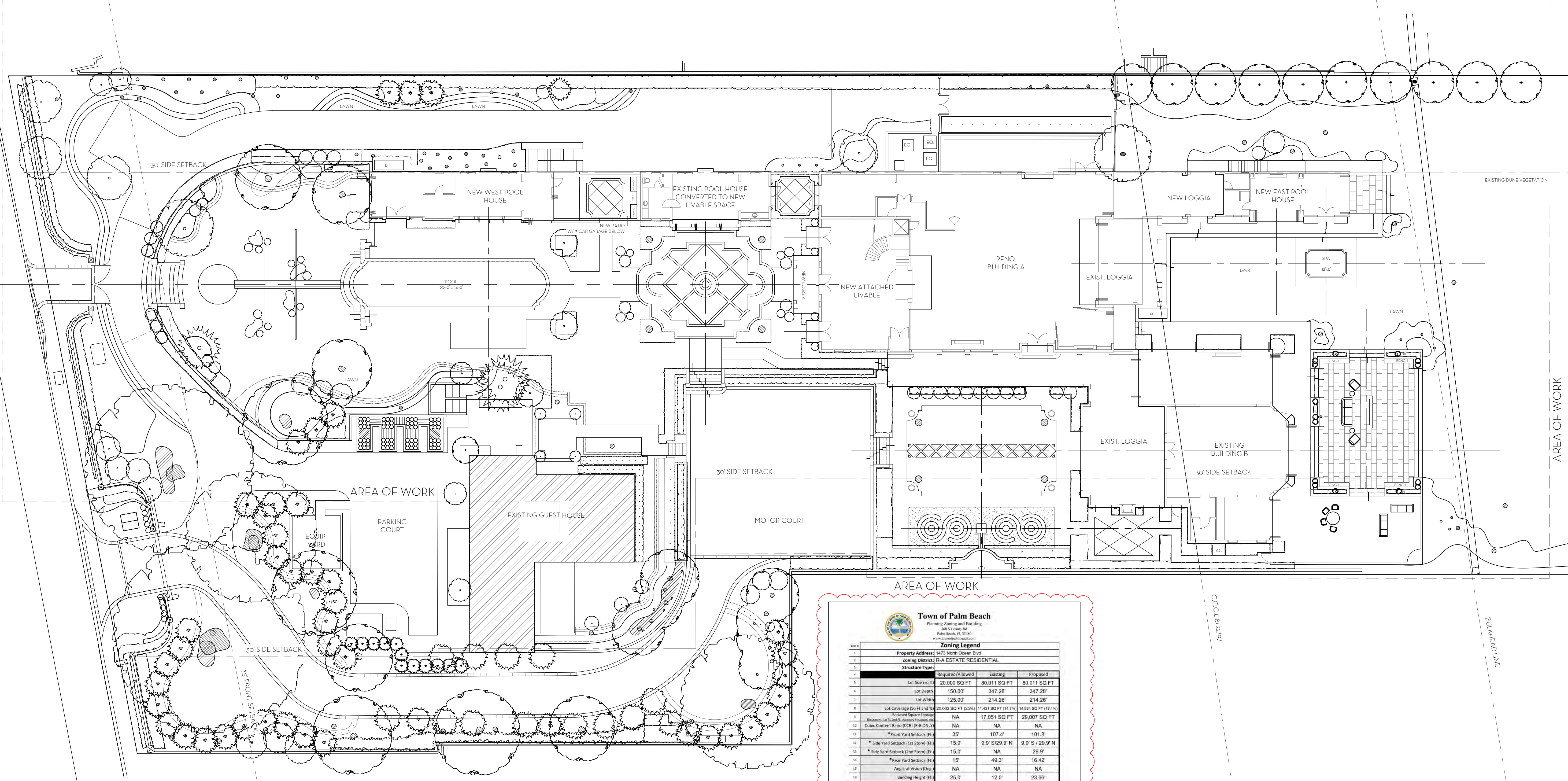
EL4

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

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REVISION SUMMARY:		
REV. NO.	DATE	DESC.
1	06/28/23	REVISED PER MODIFIED SITE PLAN
1	09/01/23	LANDSCAPE AND HARDSCAPE REVISIONS

AREA OF WORK



OVERALL R-A SITE CALCULATIONS:

78,116 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 39,058 SQ FT 50%
EXISTING = 46,388 SQ FT 59%
PROPOSED = 39,532 SQ FT 50.6%

FRONT SETBACK SITE CALCULATIONS:

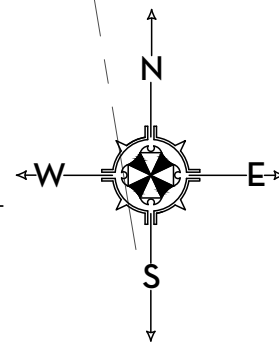
35' SETBACK AREA = 7,115 100%

MINIMUM LANDSCAPE:
REQUIRED = 3,202 SQ FT 45%
EXISTING = 5,602 SQ FT 78.3%
PROPOSED = 5,358 SQ FT 75.3%

Town of Palm Beach Planning, Zoning, and Building 1475 N. Ocean Blvd. Palm Beach, FL 33401 www.townofpalmbeach.com			
Zoning Legend			
1	Property Address: 1475 North Ocean Blvd		
2	Zoning District: R-A ESTATE RESIDENTIAL		
3	Structure Type:	Required/Allowed	Existing
4	Lot Size (Sf)	20,000 SQ FT	80,011 SQ FT
5	Lot Depth	150.00'	347.28'
6	Lot Width	128.00'	214.26'
7	Lot Coverage (Sf Ft and %)	20,002 SQ FT (25%)	11,431 SQ FT (14.7%)
8	Uncovered Square Footage	NA	17,051 SQ FT
9	Cubic Content Ratio (CCR) (R-A Only)	NA	NA
10	*Front Yard Setback (Ft)	35'	107.4'
11	*Side Yard Setback (Lot Story) (Ft)	15.0'	9.9' S / 29.9' N
12	*Side Yard Setback (2nd Story) (Ft)	15.0'	NA
13	*Rear Yard Setback (Ft)	15'	48.3'
14	Angle of Vision (Deg)	NA	NA
15	Building Height (Ft)	25.0'	23.88'
16	Overall Building Height (Ft)	35.0'	33.86'
17	Crown of Road (CCR) (NAVG)	NA	3.36'
18	Max. Amount of F/R Added to Site (Ft)	NA	NA
19	Flooded Floor Elev. (FEENAVG)	7.00 MIN	15.55'
20	Zero Datum for point of mass. (NAVG)	7.00 MIN	7.00'
21	FEMA Flood Zone Designation	NA	AE-X-VE
22	Base Flood Elevation (BFE NAVG)	15.55'	15.55'
23	Landscaped Open Space (LOS) (Sf and %)	50%	46,388 SQ FT (59%)
24	Permeable LOS (Sf and %)	NA	NA
25	*Front Yard LOS (Sf and %)	45%	5,602 SQ FT (78.3%)
26	Refer to Native Landscape Legend located on sheet LPS		

* Indicates each area with central direction (N, S, E, W)
If value is not applicable, enter N/A
Provide Native plant species calculation per category as required by Ord. 29-0023 on separate sheet
If value is not changing, enter N/C

0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"

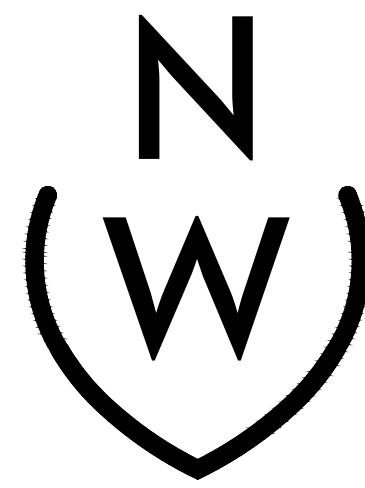


MARIO F. NIEVERA

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Landscape Architect
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SITE PLAN
RESIDENCE
1475 N OCEAN BLVD, PALM BEACH, FL

01 SEPT 2023 REV02
28 JUNE 2023 REV01
16 MAY 2023



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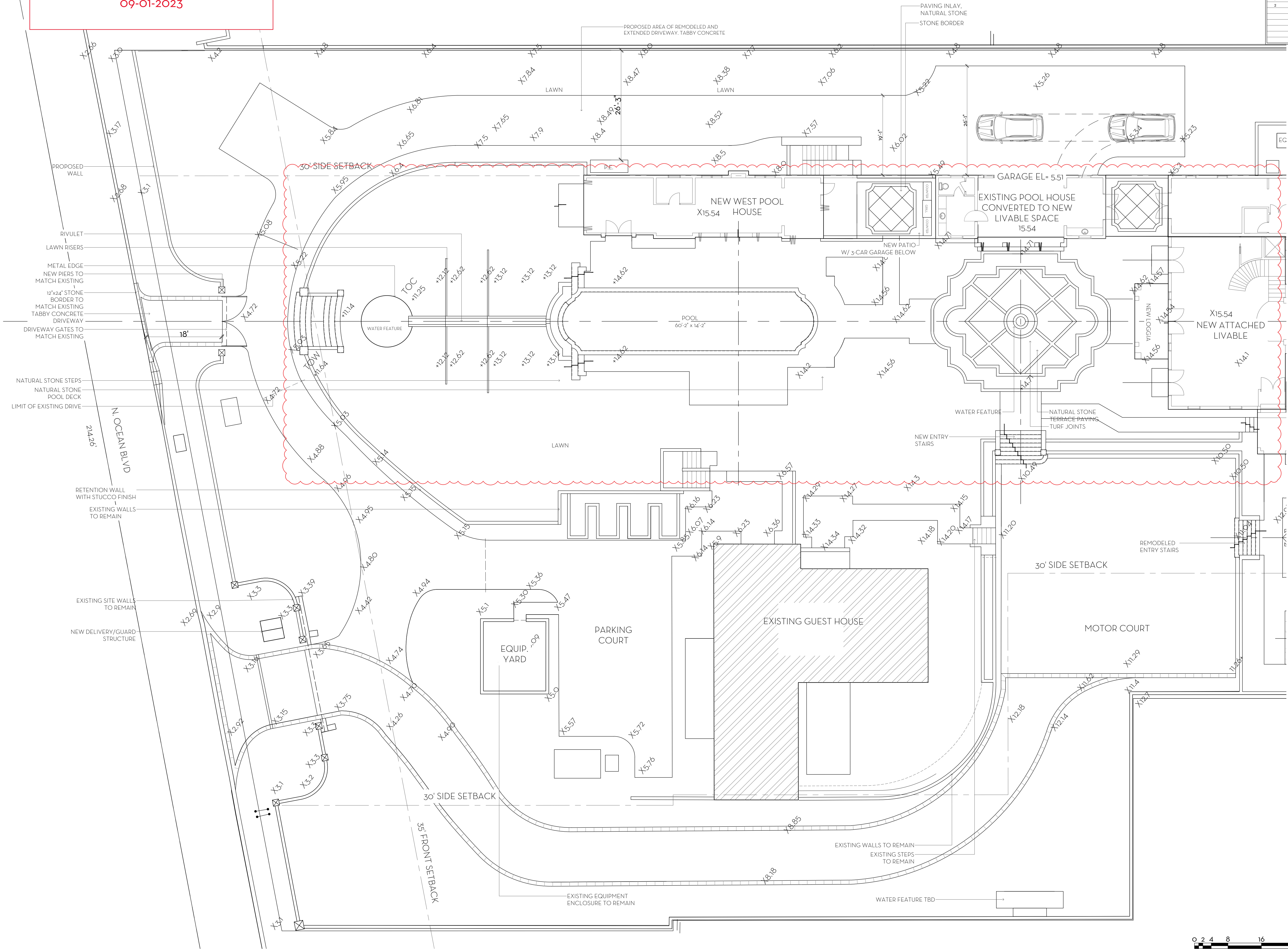
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SITE

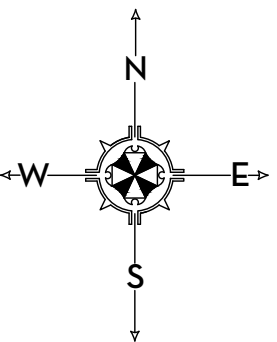
ARC-23-064
ZON-23-054

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09-01-2023

REVISION SUMMARY:		
REV. NO.	DATE	DESC.
1	06/28/23	REVISIONS TO DRIVEWAY AND CURB CUT
2	09/01/23	HARDSCAPE REVISIONS



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SCALE: 3/32" = 1'-0"

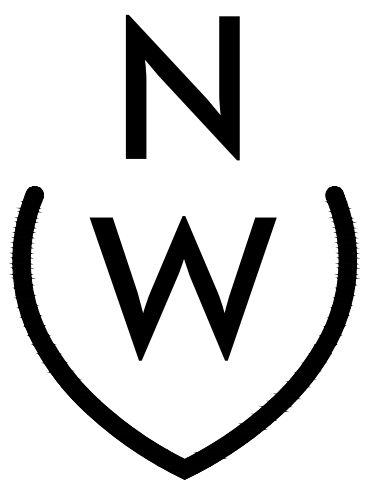


MARIO F. NIEVERA

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Landscape Architect
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6666856

HARDSCAPE PLAN
RESIDENCE
1473 N OCEAN BLVD, PALM BEACH, FL.

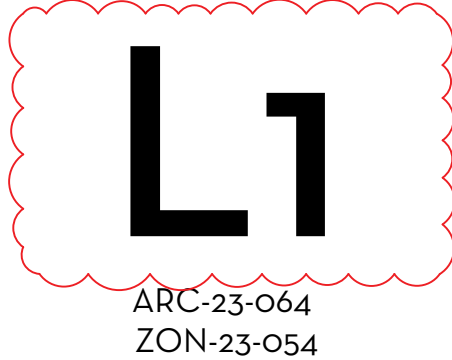
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SCALE: 3/32" = 1'-0"

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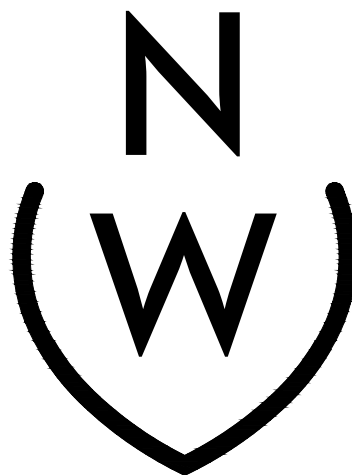
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1	06/28/23	REVISED PER MODIFIED SITE PLAN
2	09/01/23	HARDSCAPE REVISIONS

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Registration No.
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SCALE: $3/32'' = 1'-0''$

473 N OCEAN BLVD, PALM BEACH, FL.

01 SEPT 2023 REV02
28 JUNE 2023 REV01
16 MAY 2023



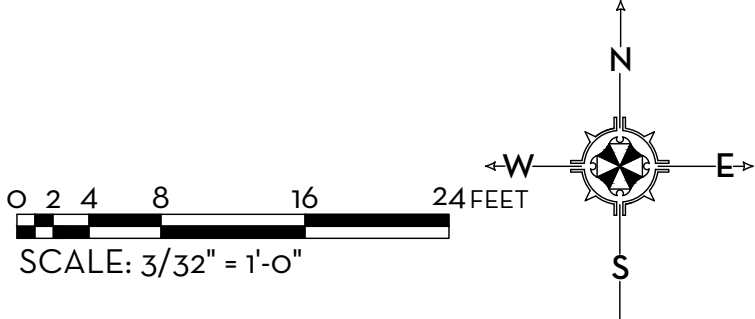
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L2

ARC-23-064
ZON-23-054



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1	06/28/23	

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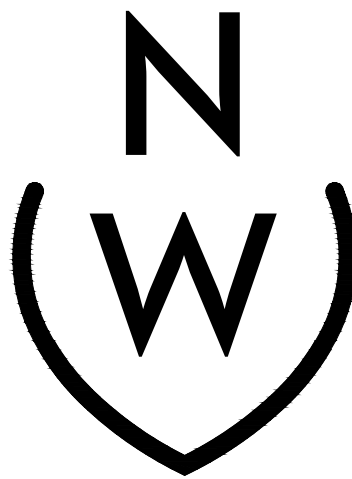
1 TABBY CONCRETE AND STONE BORDER TO MATCH EXISTING
D1 SCALE: NTS



2 RAILING AND STEPS TO MATCH EXISTING
D1 SCALE: NTS

HARDSCAPE MATERIALS
RESIDENCE
1473 N OCEAN BLVD, PALM BEACH, FL.

01 SEPT 2023 REV02
28 JUNE 2023 REV01
16 MAY 2023



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ARC-23-064
ZON-23-054

CURRENTLY PROPOSED
09-01-2023

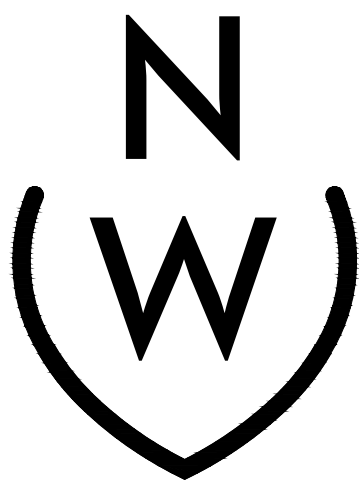
REVISION SUMMARY:		
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2	09/01/23	LANDSCAPE REVISIONS

State of Florida
Landscape Architect
Registration No.
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SCALE: 3/32" = 1'-0"

1473 N OCEAN BLVD, PALM BEACH, FL.

01 SEPT 2023 REVO2



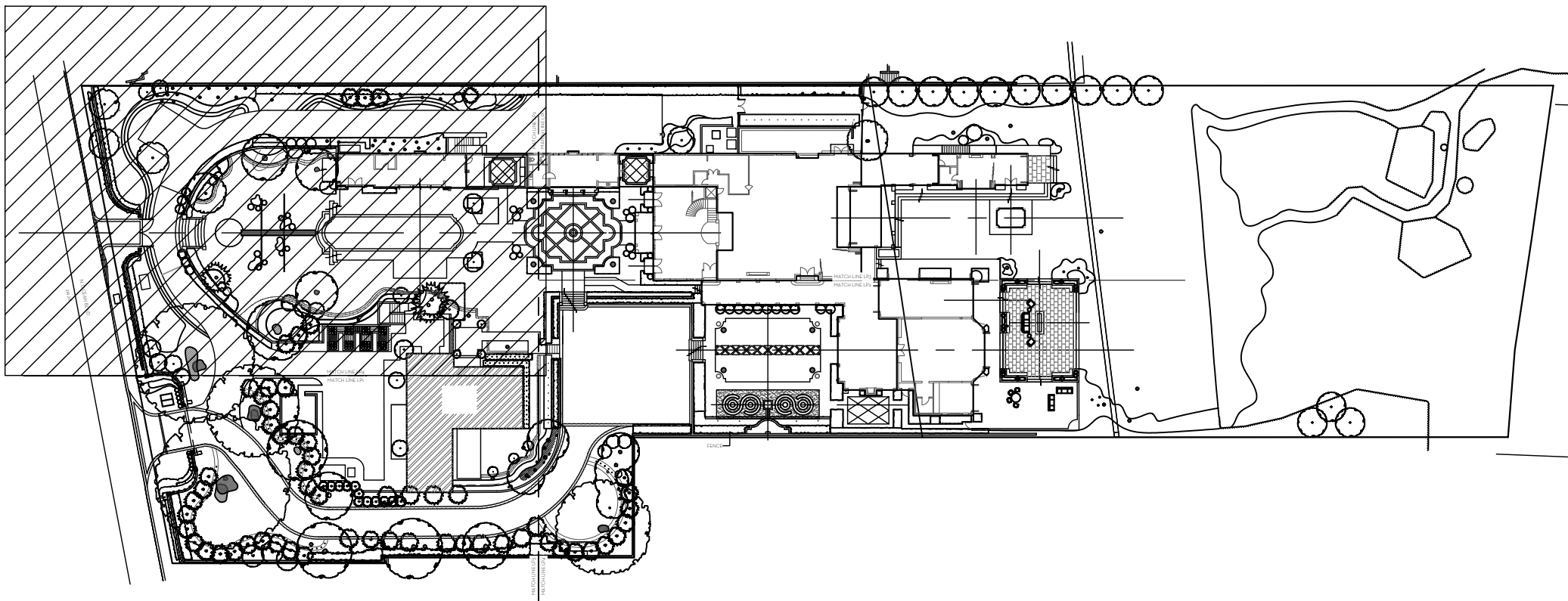
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LP1

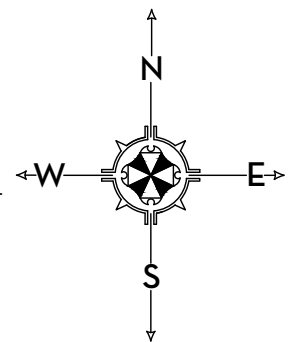
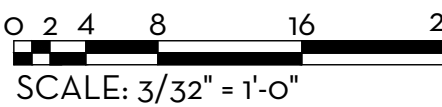
ARC-23-064
ZON-23-054



MATCH LINE KEY

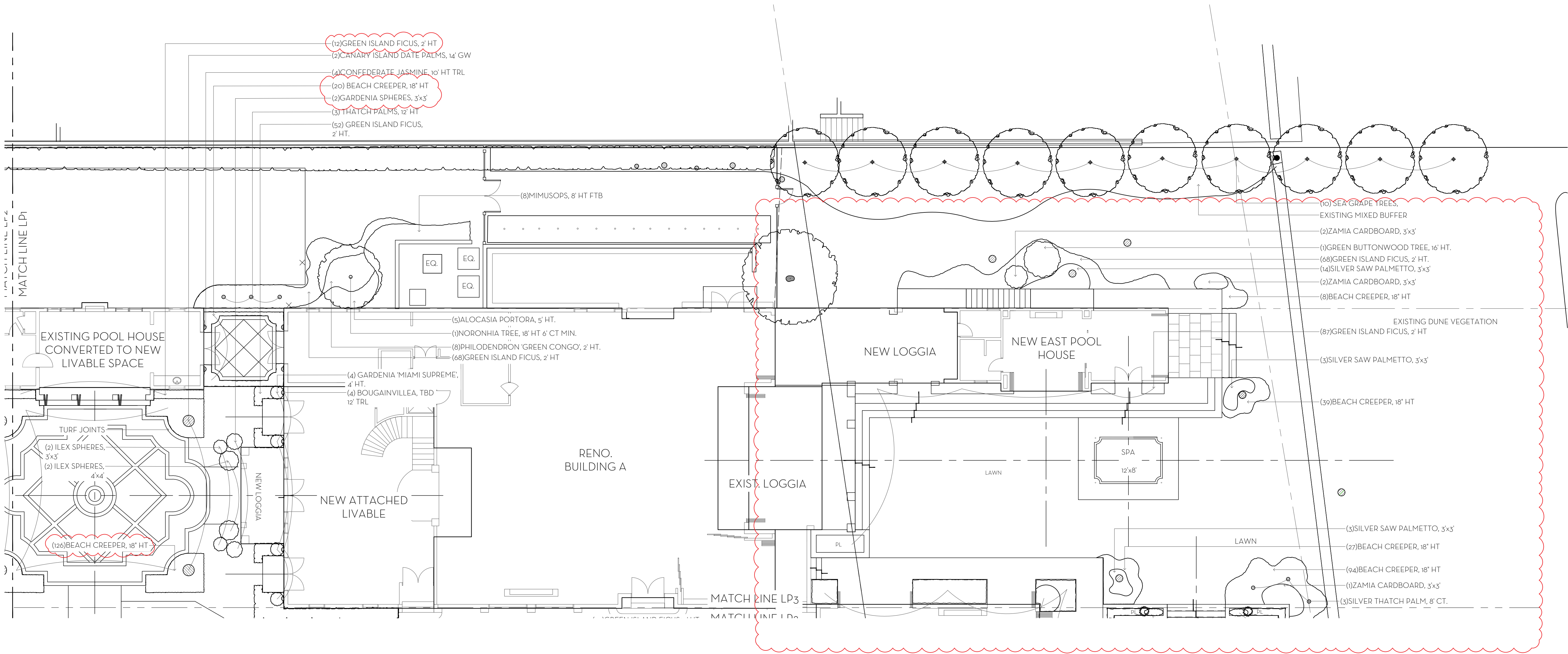
MATCH LINE L

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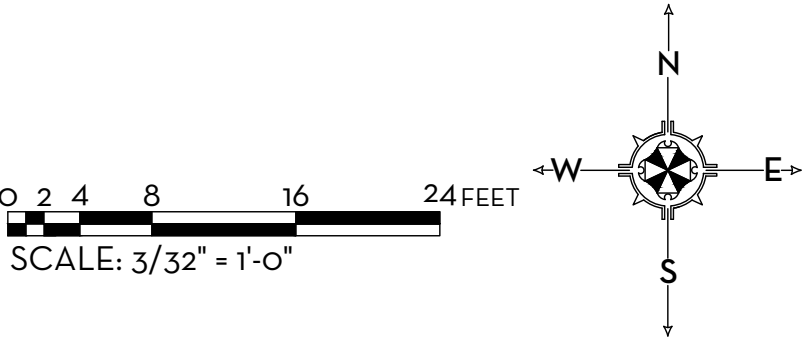
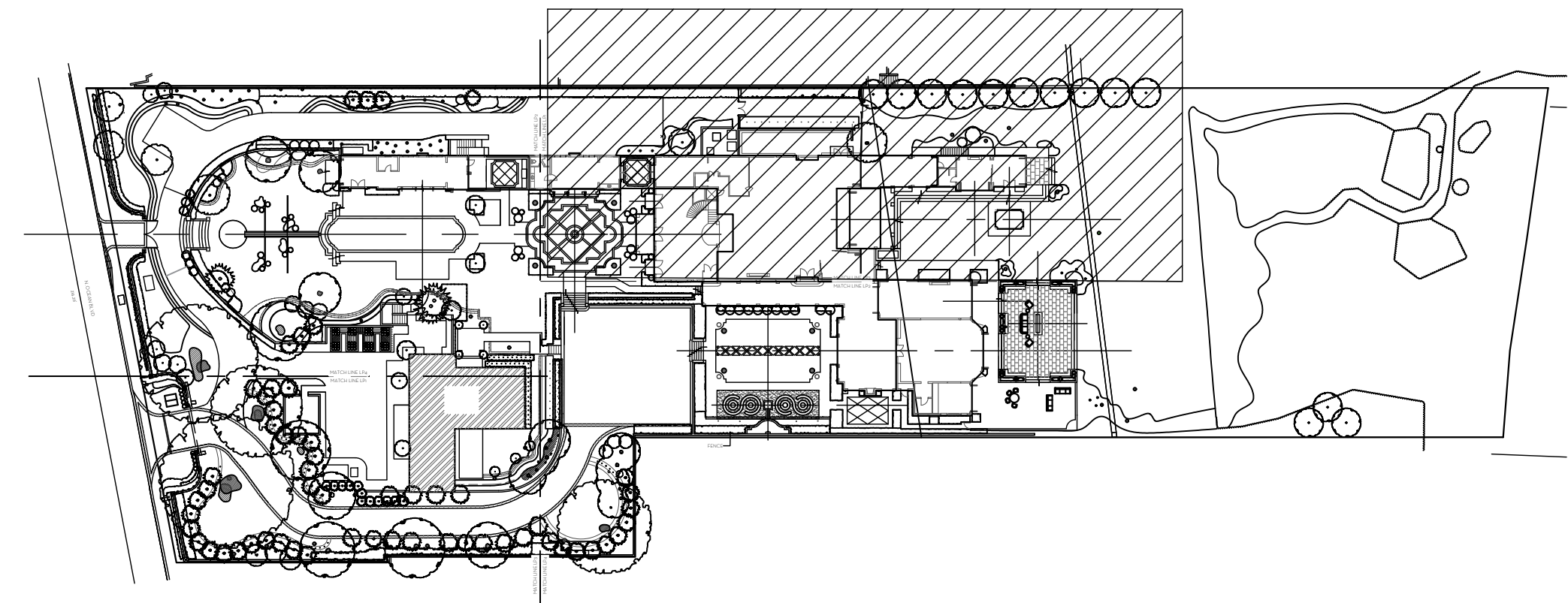


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2	09/01/23	LANDSCAPE REVISIONS



MATCH LINE KEY



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LANDSCAPE PLAN
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1473 N OCEAN BLVD, PALM BEACH, FL.

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NW

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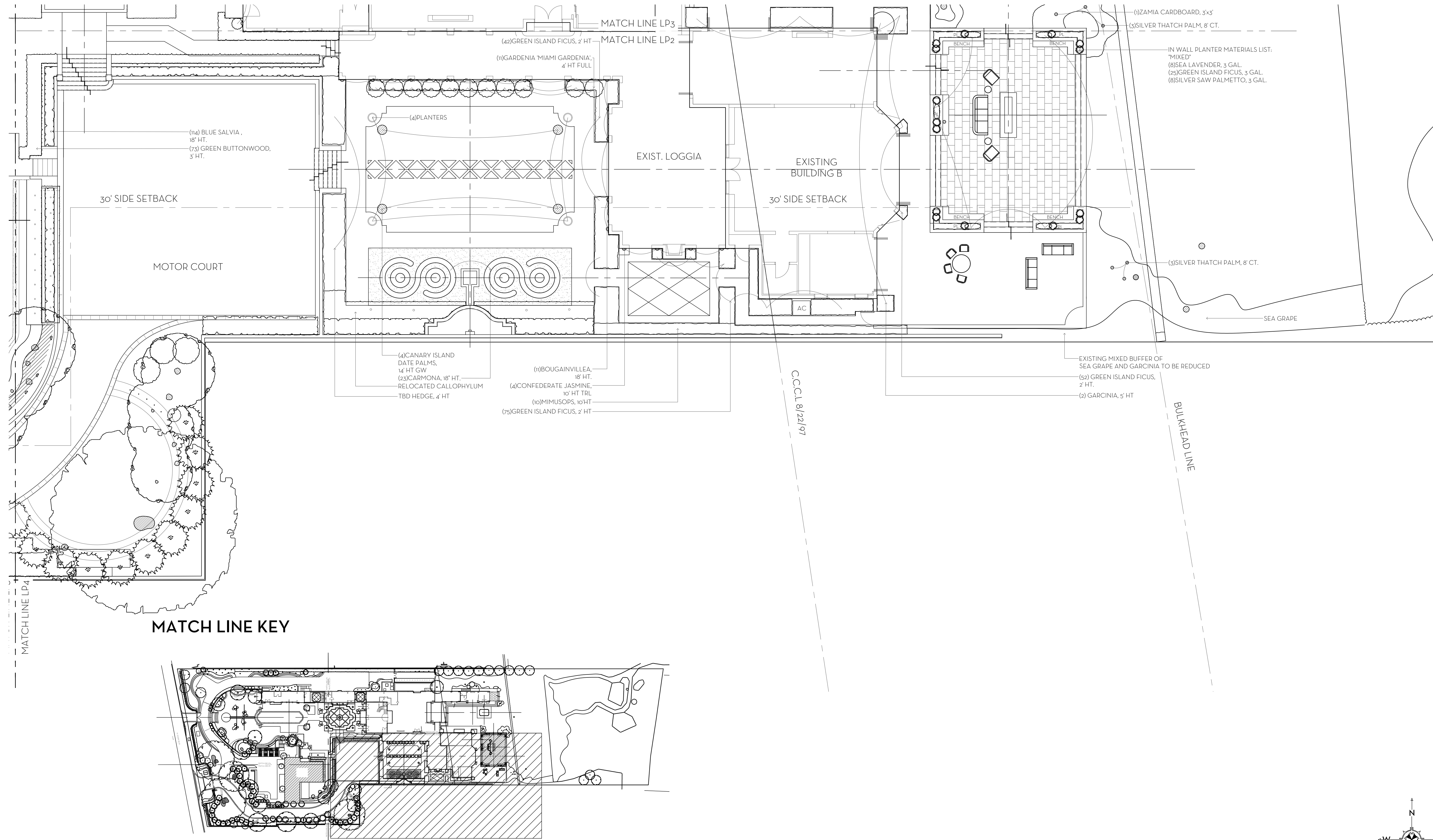
LP2

ARC-23-064
ZON-23-054

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REVISION SUMMARY:		
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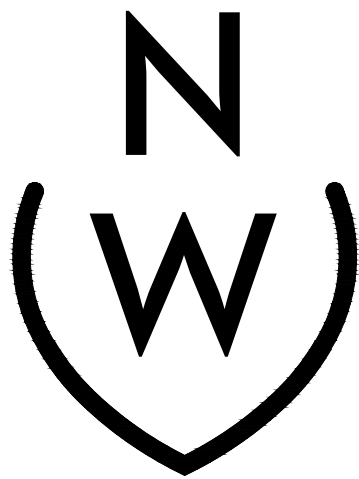
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LANDSCAPE PLAN
RESIDENCE
1473 N OCEAN BLVD, PALM BEACH, FL.

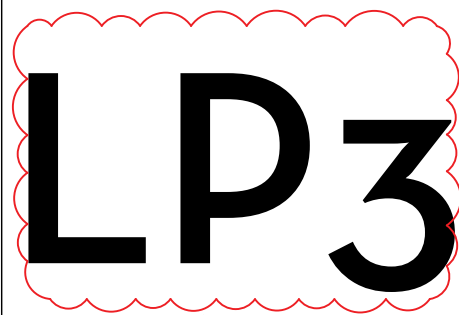
01 SEPT 2023 REVO2
28 JUNE 2023 REVO1
16 MAY 2023



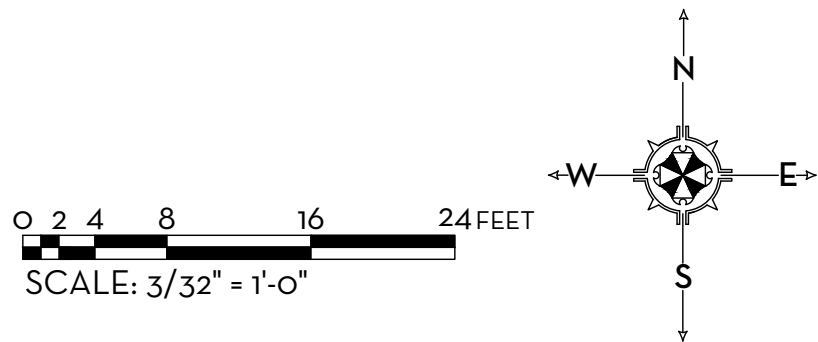
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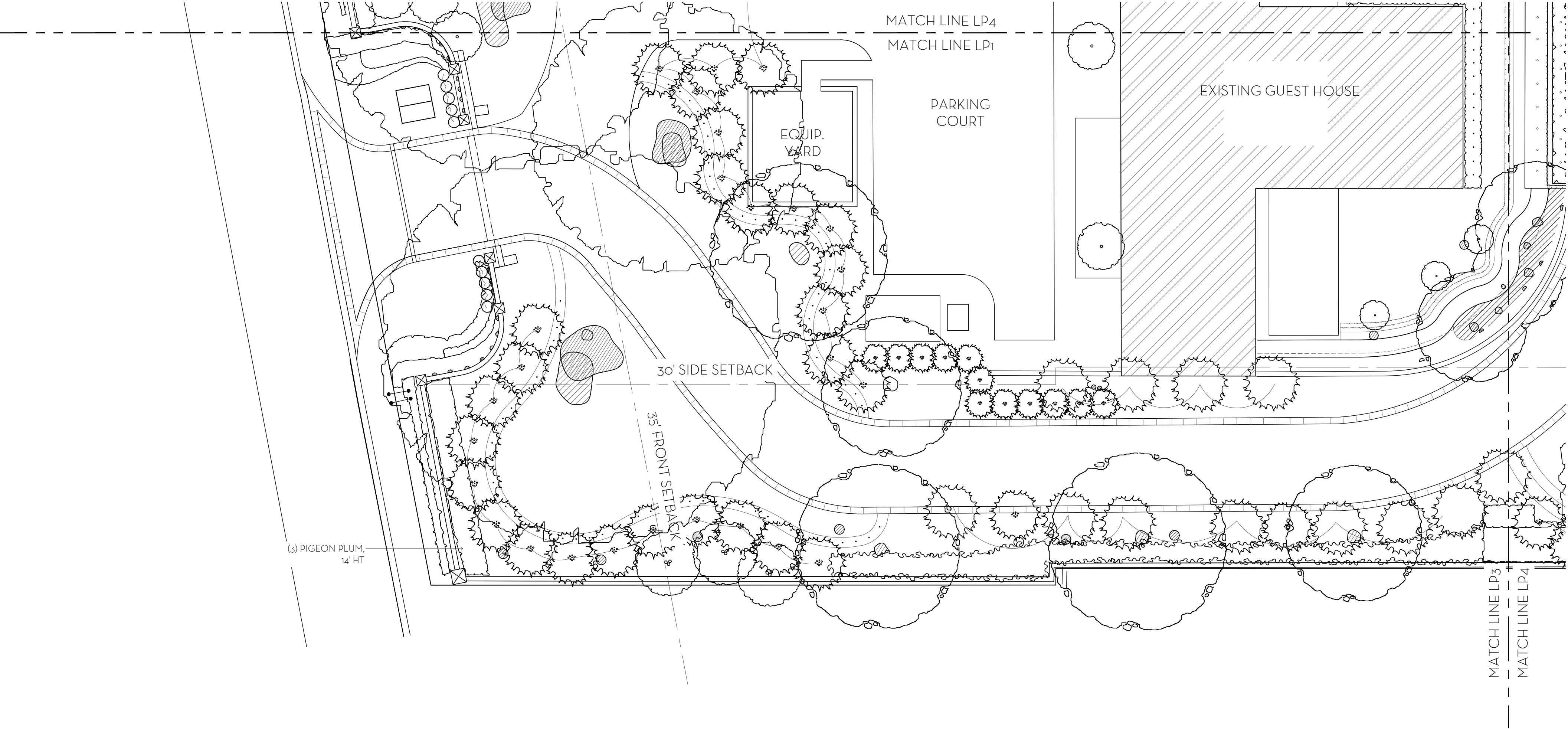


ARC-23-064
ZON-23-054

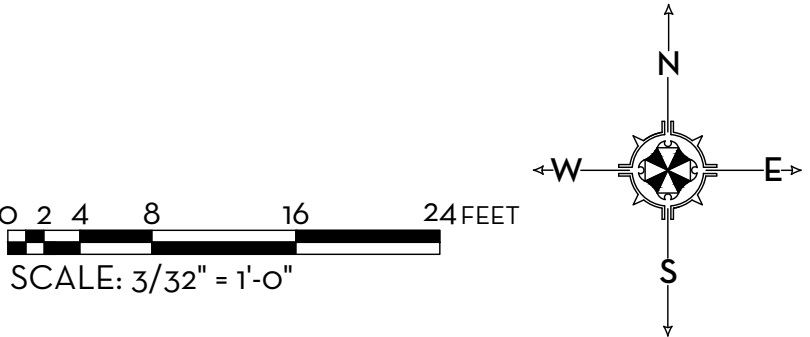
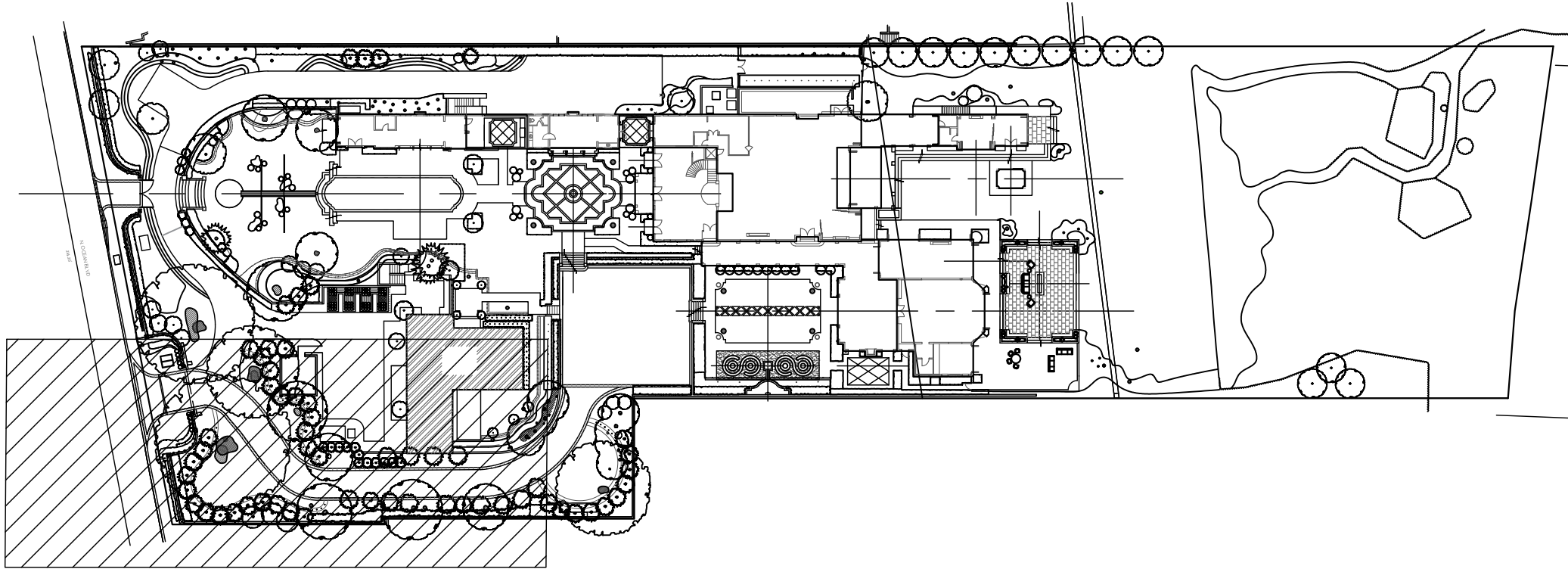


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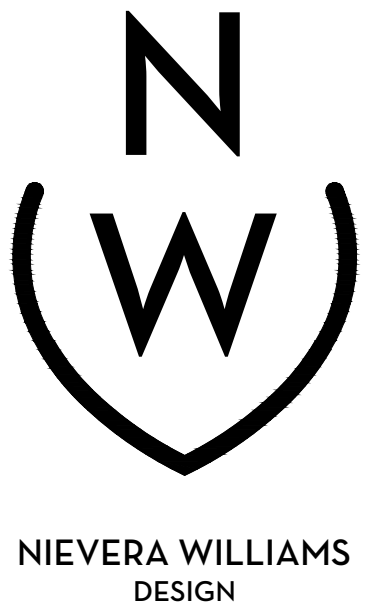
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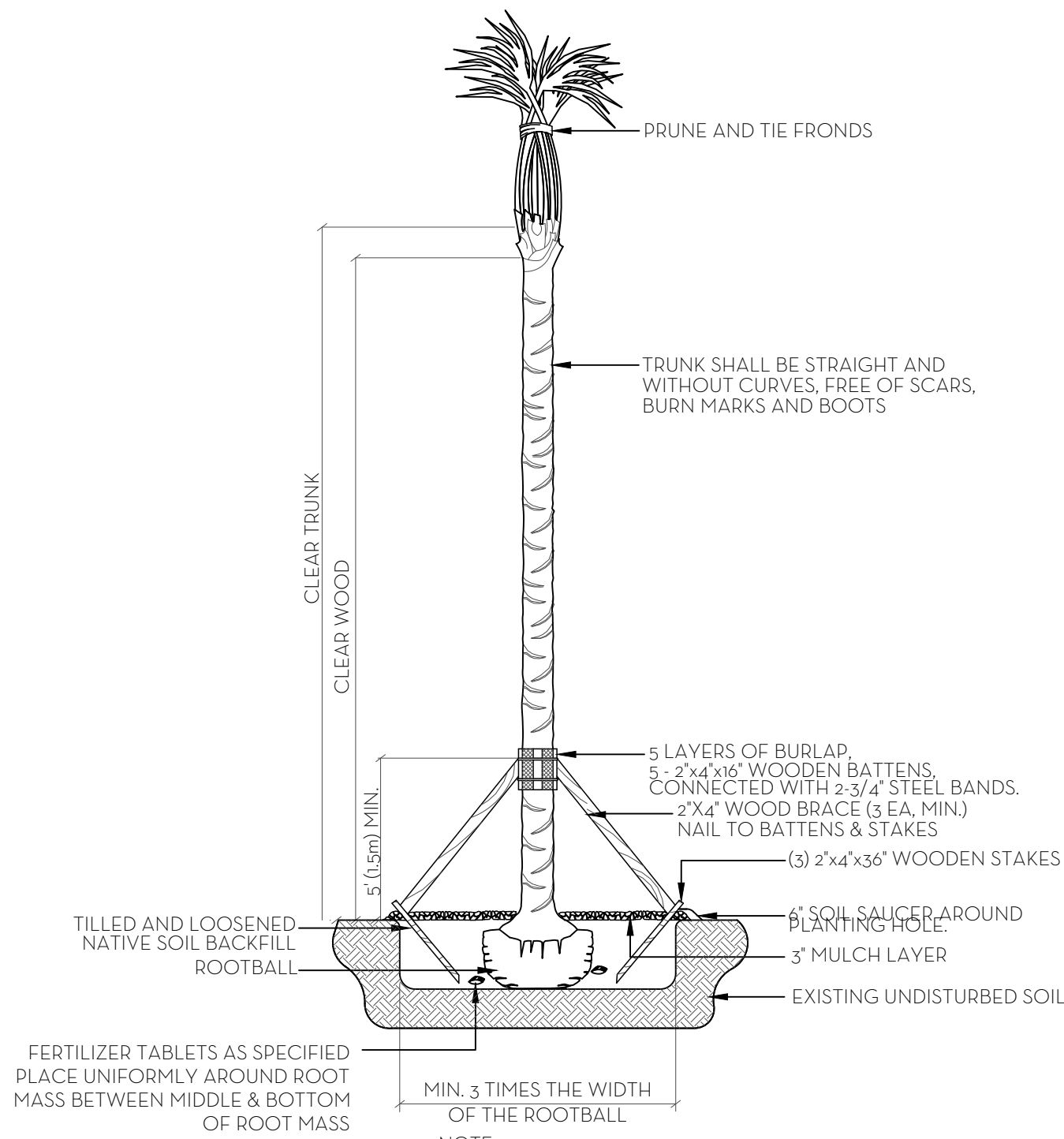


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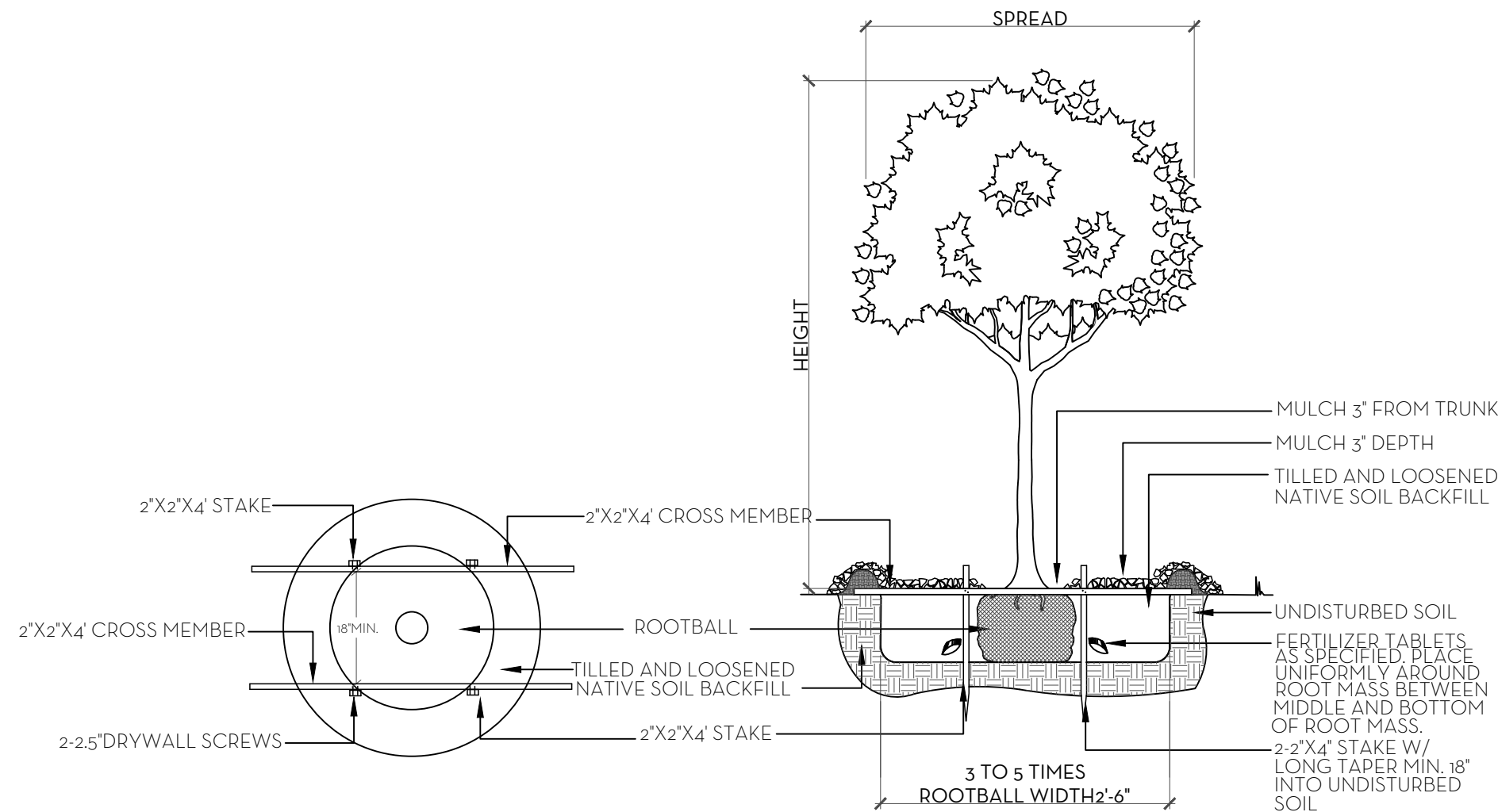
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LP4
ARC-23-064
ZON-23-054

SCALE: 3/32" = 1'-0"

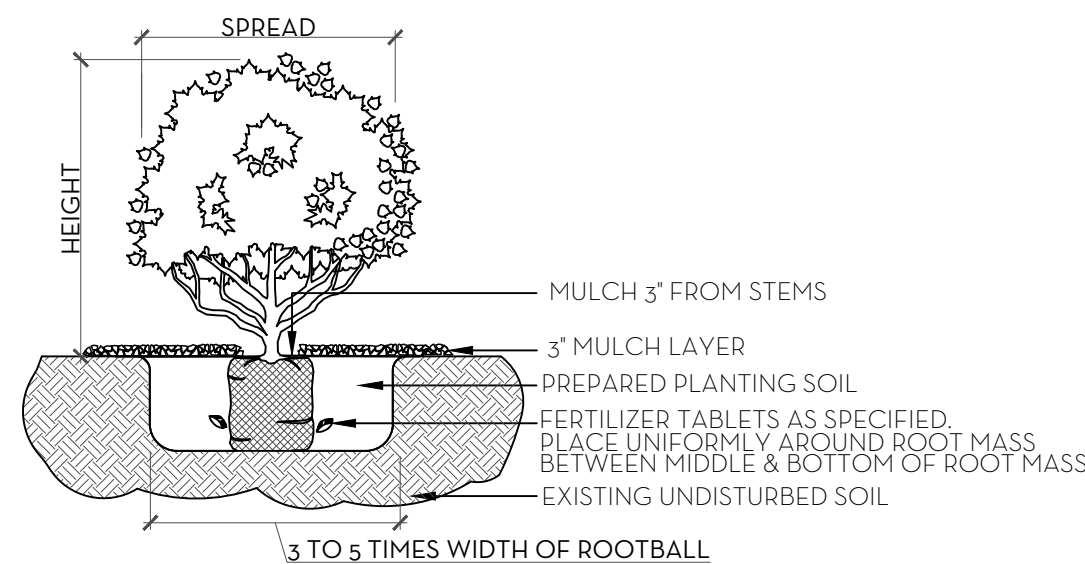


- NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
 2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
 3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK
 4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
 5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
 6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



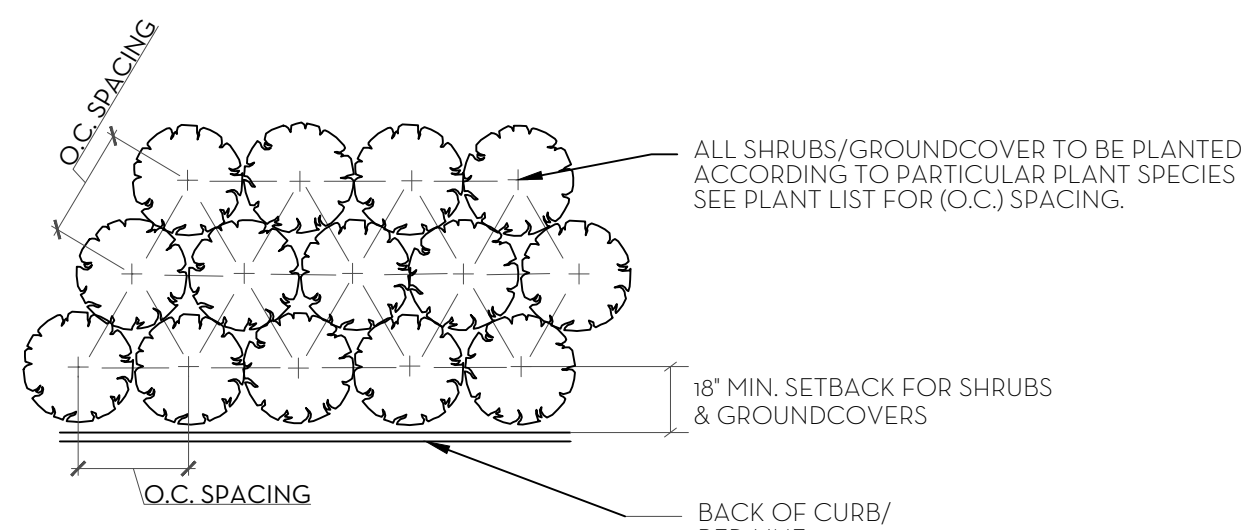
PALM PLANTING DETAIL
N.T.S.

TREE PLANTING DETAIL
N.T.S.



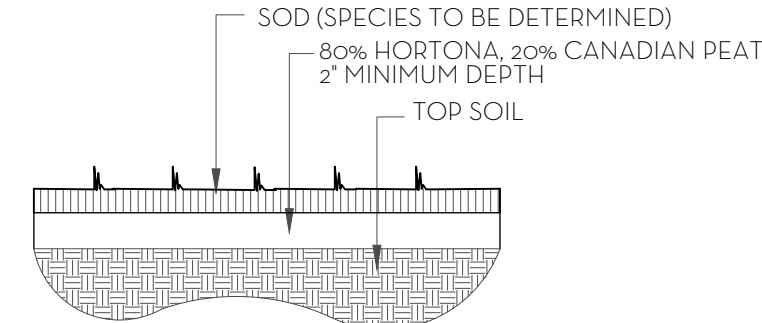
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



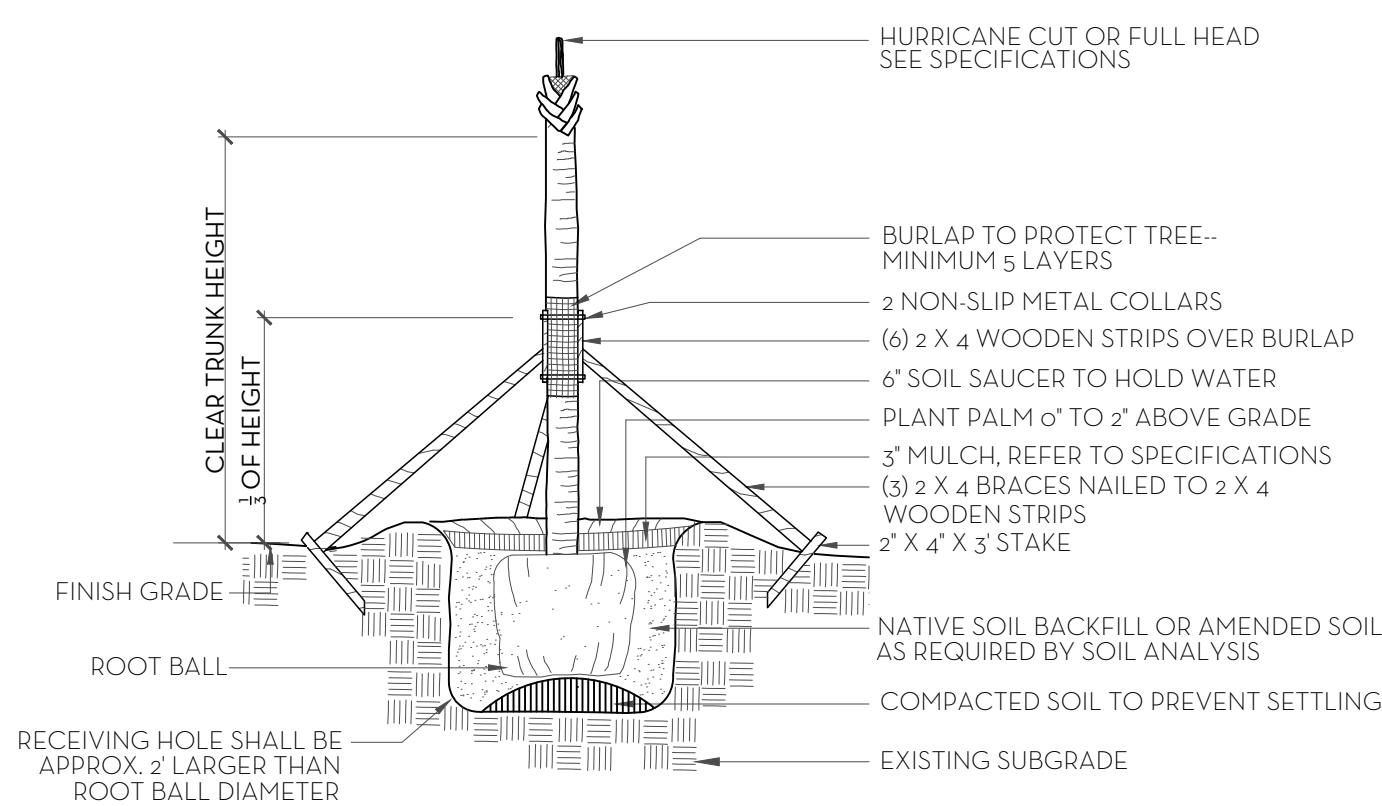
PLANT SPACING DETAIL
N.T.S.

- 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
N.T.S.

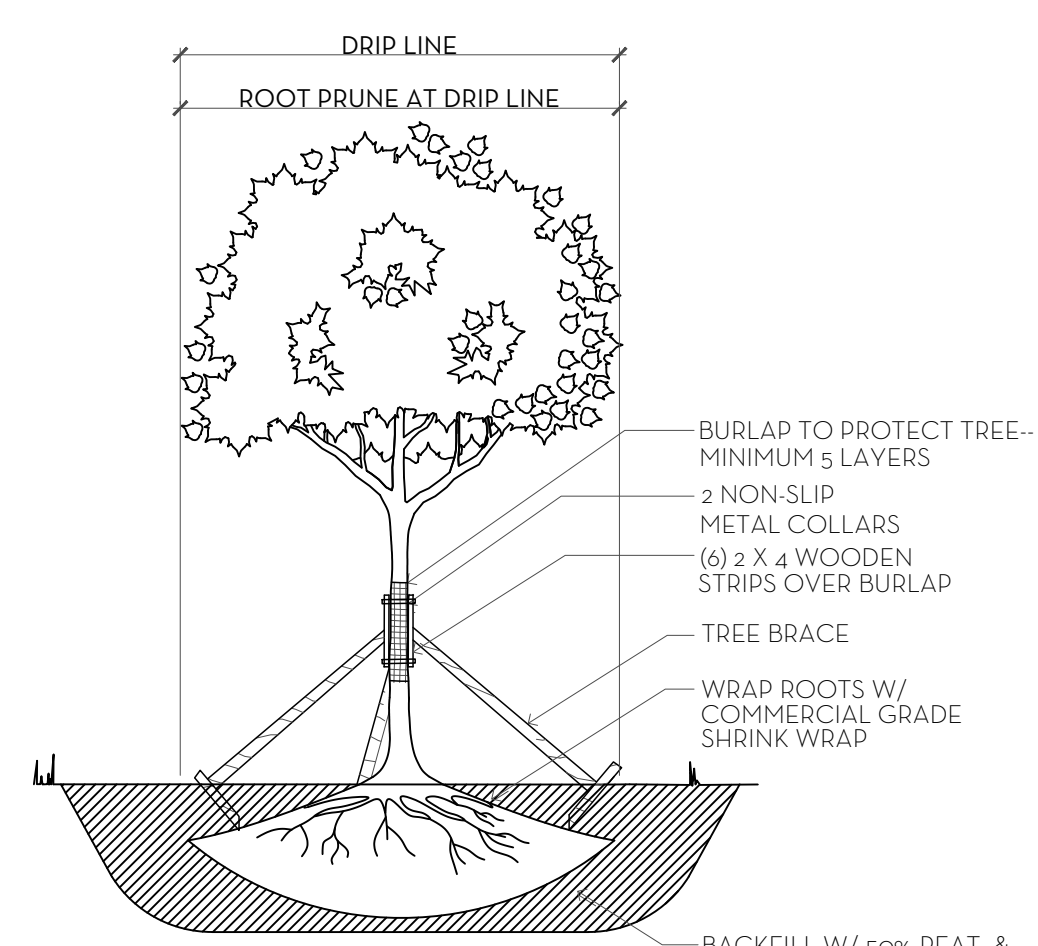
NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



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

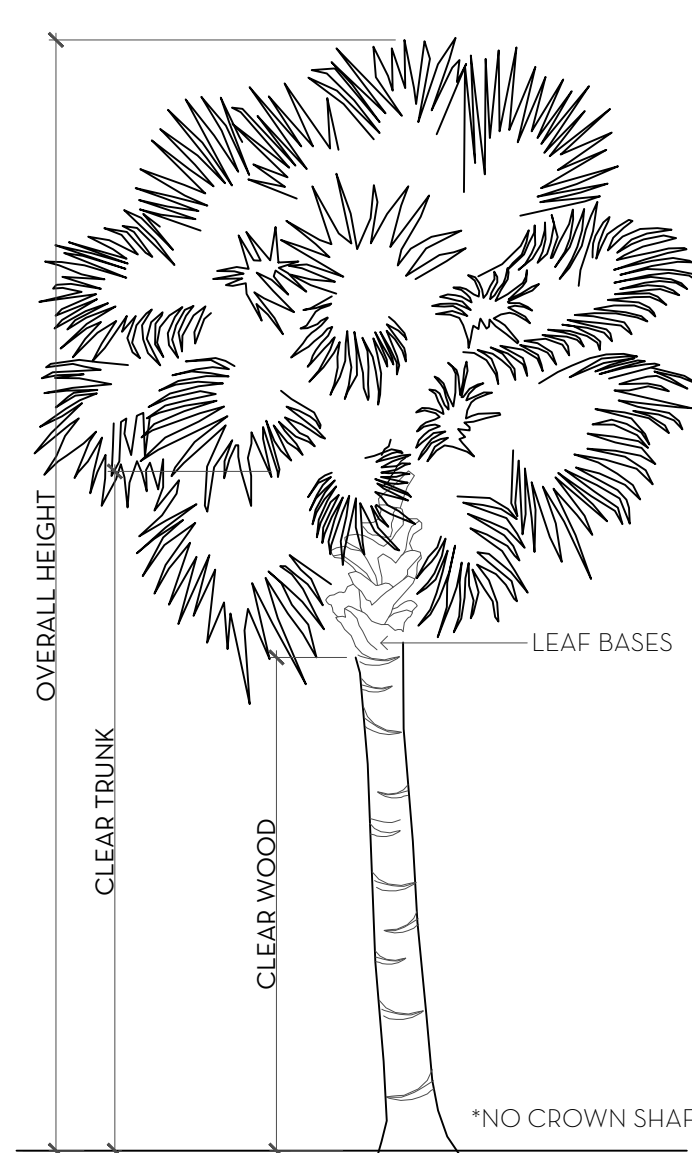
PALM TREE PLANTING AND STAKING DETAIL
N.T.S.

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



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
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

<div><div><div>NW</div><div>NIEVERA WILLIAMS</div><div>DESIGN</div></div><div>Landscape Material Schedule</div></div>		Private Residence 1473 N. OCEAN BLVD ARCOM Application Date: 09/01/23					
Item No.	Common Name	Botanical Name	Quantity	Native	Provided	Required	Specification
Trees							
	Sea Grape Tree	Coccoloba uvifera	10	* IRC			12' F.T.B.
	Noronhia	Noronhia emarginata	1				18" HT, 6" CT MIN.
	Noronhia	Noronhia emarginata	2				12' STD
	Pigeon Plum	Coccoloba diversifolia	50	* IRC			14' HT STD
	Redberry Stopper	Eugenia Confusa	3	* IRC			12' HT
	TOTAL:		67		64/95.5%	24/35%	
Palms							
	Canary Island Date Palm	Phoenix canariensis	8				14' GW
	Florida Silver Palm	Coccothrinax Argentea	11	* IRC			5' HT
	Silver Thatch Palm	Leucothrinax Morritzi	6	*			8' CT
	Silver Thatch Palm	Leucothrinax Morritzi	3	*			12' HT
	Scheffer's Palm	Ptychosperma Schefferi	1				12' HT MLT
	TOTAL:		29		11/36%	10/35%	
Shrubs							
	Alcaesia Portula		3				4' HT
	Alcaesia Portula		5				5' HT
	Bamboo Spp.	MATCH EXISTING	3				MATCH EXISTING
	Blue Salvia	Salvia azurea	114				18' HT
	Boxwood	Buxus sempervirens	50				3 GAL.
	Copper Leaf	Acalypha wilkesiana COLOR TBD	18				3 GAL.
	Copper Leaf	Acalypha wilkesiana 'Jane White'	9				4' HT FULL
	Carmona	Carmona microphylla	23				18' HT
	Dombeys	Dombeys x 'Seminoe'	1				3'x3' MASSING
	Dwarf Elephant Ear	Alcaesia 'Amazonica' - Dwarf	5				5' HT
	Garcinia		2				5' FULL
	Gardenia	Gardenia Miami Supreme	7				3'x3'
	Gardenia	Gardenia Miami Supreme	26				4' HT FULL
	Green Island Ficus Spheres	Ficus microcarpa 'Green Island'	3				3'x3'
	Green Island Ficus Spheres	Ficus microcarpa 'Green Island'	8				2' x 2'
	Green Buttonwood	Conocarpus erectus	158	* IRC			5' HT
	Green Buttonwood	Conocarpus erectus	1	* IRC			16' HT
	Green Buttonwood	Conocarpus erectus	6	* IRC			14' HT
	Silver Buttonwood	Conocarpus erectus	77	* IRC			5' HT
	Halliconia	Halliconia Sp.	6				6' HT
	Halliconia	Halliconia Sp.	5				8' HT
	Ice Pink Oleander	Nerium oleander 'Ice Pink'	4				2'x2'
	Ilex	Ilex Vomitoria	2	*			2' x 2'
	Ilex	Ilex Vomitoria	2	*			3' x 3'
	Ilex	Ilex Vomitoria	4	*			4' x 4'
	Mimulus	Manilkara roxburghian	10				10' HT
	Mimulus	Manilkara roxburghian	8				6' HT FTB
	Philodendron 'Green Congo'	Philodendron 'Congo'	8				2' HT
	Zamia Cardboard	Zamia furfuracea	5	*			3'x3'
	Silver Saw Palmetto	Serenoa repens	20	* IRC			3'x3'
	Silver Saw Palmetto	Serenoa repens	8	* IRC			3 GAL.
	Sea Lavender	Limonium	8				3 GAL.
	TOTAL:		610		271/44%	213/30%	
Ground Cover/Vines							
	Beach Creeper	Ernodea littoralis	440	* IRC			18' HT
	Bougainvillea	Bougainvillea	11				18' HT
	Bougainvillea	Bougainvillea	4				12' HT TRL
	Confederate Jasmine	Trachelospermum jasminoides	12				10' HT TRL
	Green Island Ficus	Ficus microcarpa 'Green Island'	25				3 GAL.
	Green Island Ficus	Ficus microcarpa 'Green Island'	538				2' HT
	Jasmine Minima	Trachelospermum asiaticum	2				4" Trays
	TOTAL:		1,032		440/43%	361/30%	
Sod							
	Sea Isle Paspalum		1				
	Diamond Zoysia		1				
Relocated							
	Androsida Palm	Veitchia merrilli	2				

* DENOTES FLORIDA NATIVE MATERIAL, *IRC DENOTES REQUIRED NATIVE MATERIALS FROM THE INSTITUTE FOR REGIONAL CONSERVATION'S NATIVES FOR YOUR NEIGHBORHOOD LIST.

Landscape Legend		
Line #	Property Address:	1473 NORTH OCEAN BLVD
1		
4		
5	Lot Size (sq ft)	164,449
6	andscape Open Space (LOS) (Sq Ft and %)	82,224 (50%)
7	Perimeter LOS (Sq Ft and %)	N/A
8	Front Yard LOS (Sq Ft and %)	1,575 (45%)
9	Native* Trees %	35%
10	Native* Palms %	35%
11	Native* Shrubs %	35%
12	Native* Vines / Ground Cover %	35%

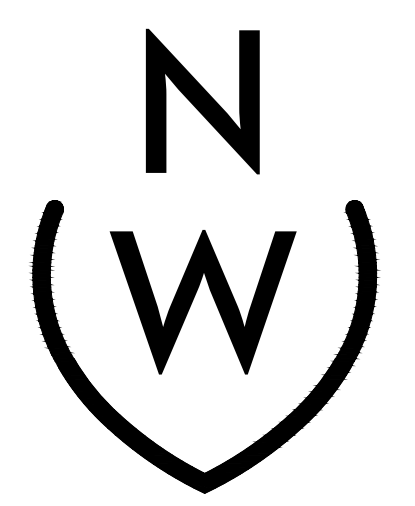
*To determine appropriate native vegetation, the Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS
RESIDENCE
1473 N OCEAN BLVD, PALM BEACH, FL.

01 SEPT 2023 REV 02
28 JUNE 2023 REV 01
16 MAY 2023



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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F: 561-659-2113

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LP5

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ZON-23-054

CURRENTLY PROPOSED
09-01-2023

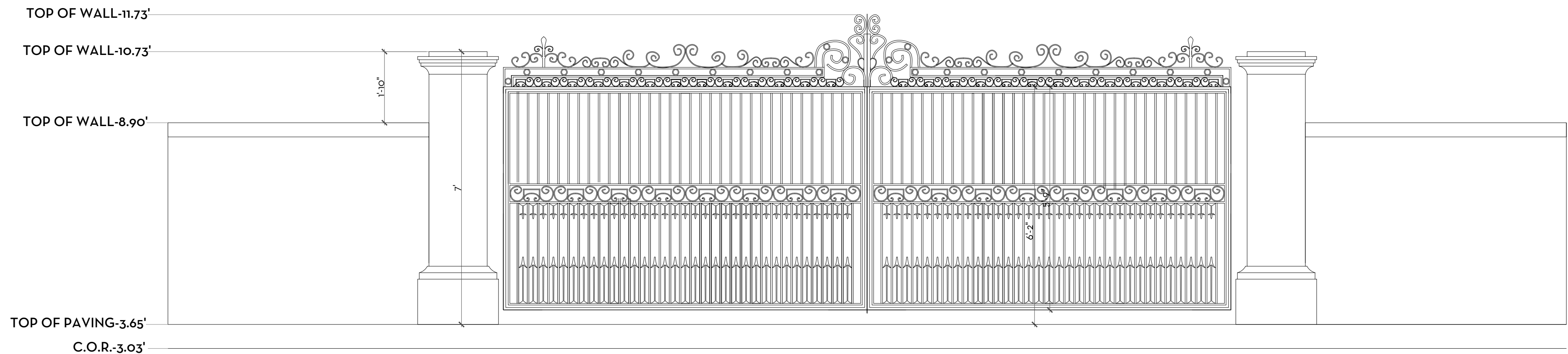
REVISION SUMMARY:		
REV. NO.	DATE	DESC.
1	09/28/23	EXISTING GATE DETAILS ADDED



1 NEW DRIVEWAY GATES TO MATCH EXISTING
D1 / SCALE: NTS



2 NEW DRIVEWAY GATES TO MATCH EXISTING
D1 / SCALE: NTS



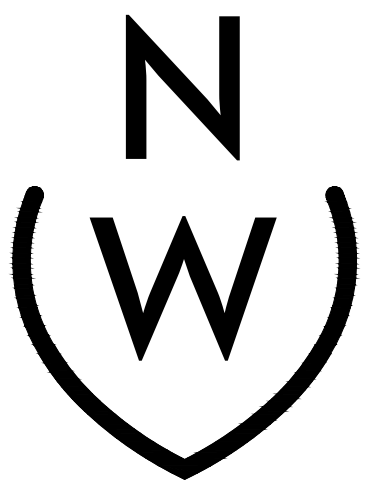
3 PROPOSED GATES
D1 / SCALE: 3/8" = 1'

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GATE ENTRY DETAILS
RESIDENCE
1473 N OCEAN BLVD, PALM BEACH, FL.

01 SEPT 2023 REV02
28 JUNE 2023 REV01
16 MAY 2023



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D1

ARC-23-064
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SCALE: NTS

CURRENTLY PROPOSED
09-01-2023

[illegible]

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6666856

SCALE: 1/32" = 1'-0"

OVERALL OPEN SPACE DIAGRAM

RESIDENCE

1473 N OCEAN BLVD, PALM BEACH, FL.

01 SEPT 2023 REVO2
28 JUNE 2023 REVO1
16 MAY 2023



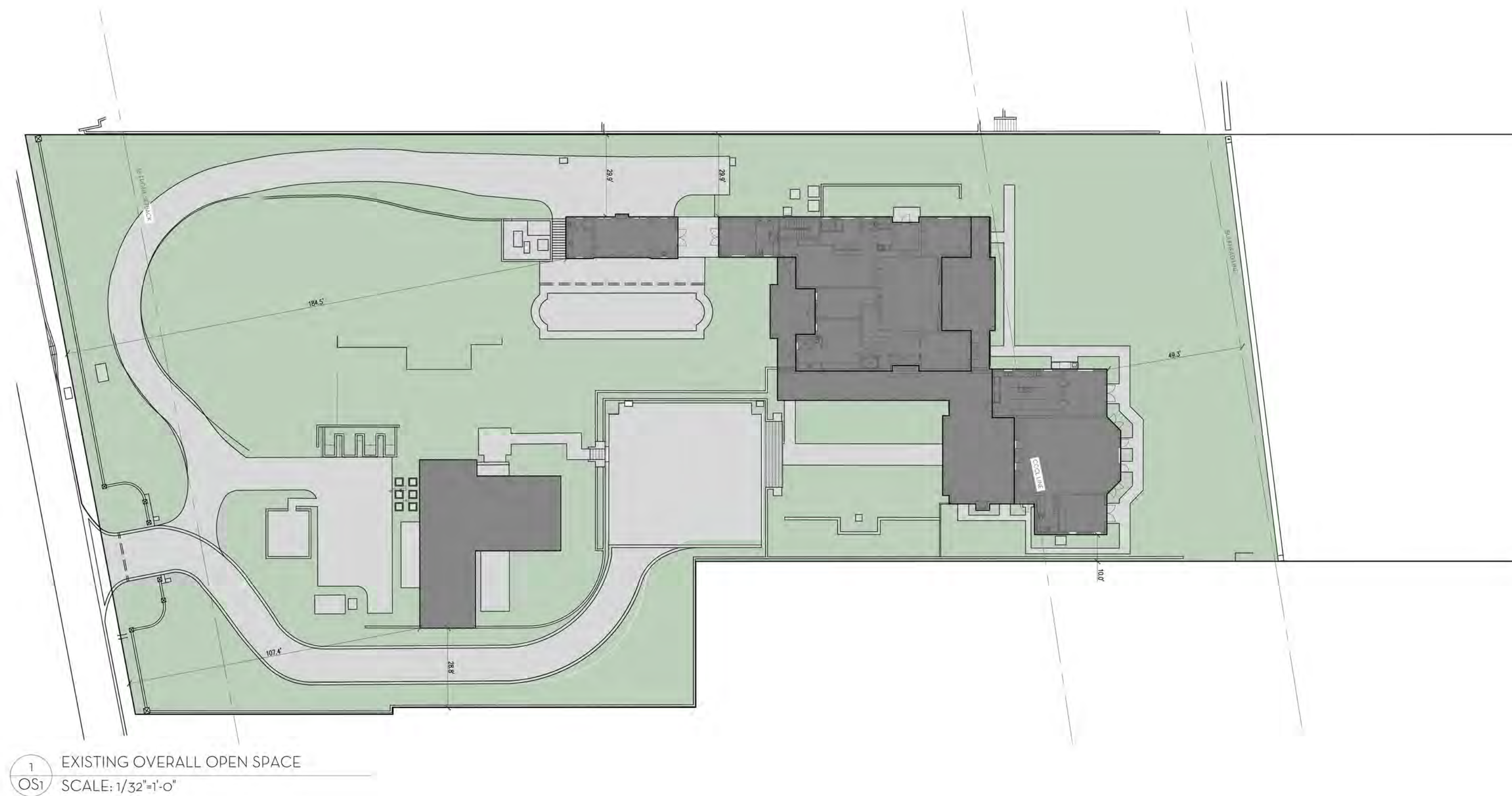
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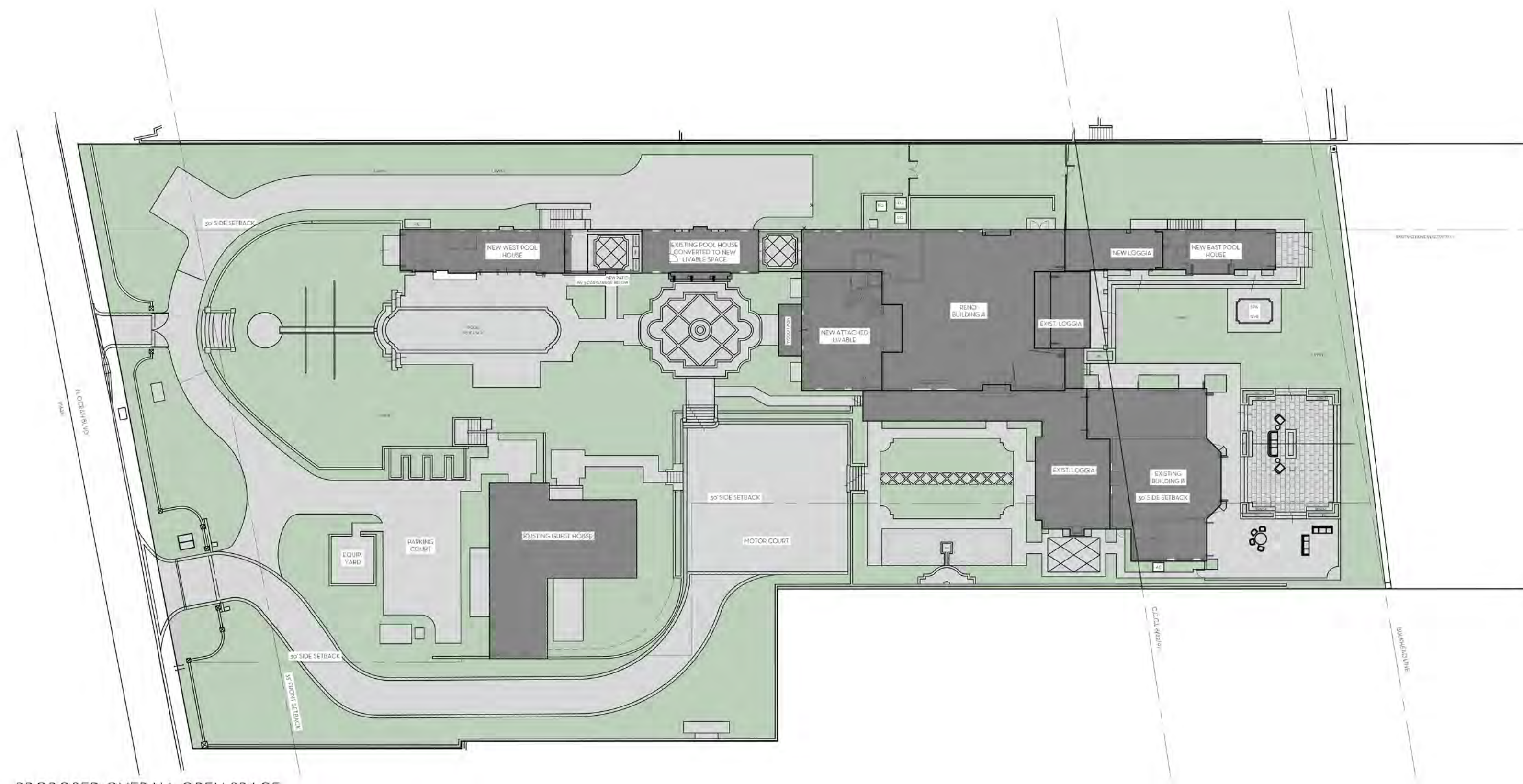
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OS1

ARC-23-064
ZON-23-054



1 EXISTING OVERALL OPEN SPACE
OS1 SCALE: 1/32"=1'-0"



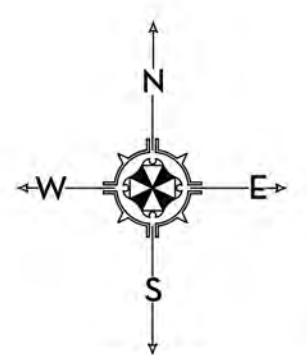
2 PROPOSED OVERALL OPEN SPACE
OS1 SCALE: 1/32"=1'-0"

OVERALL R-A SITE CALCULATIONS:

	78,116	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	39,058	SQ FT	50%
EXISTING =	46,388	SQ FT	59%
PROPOSED =	39,532	SQ FT	50.6%

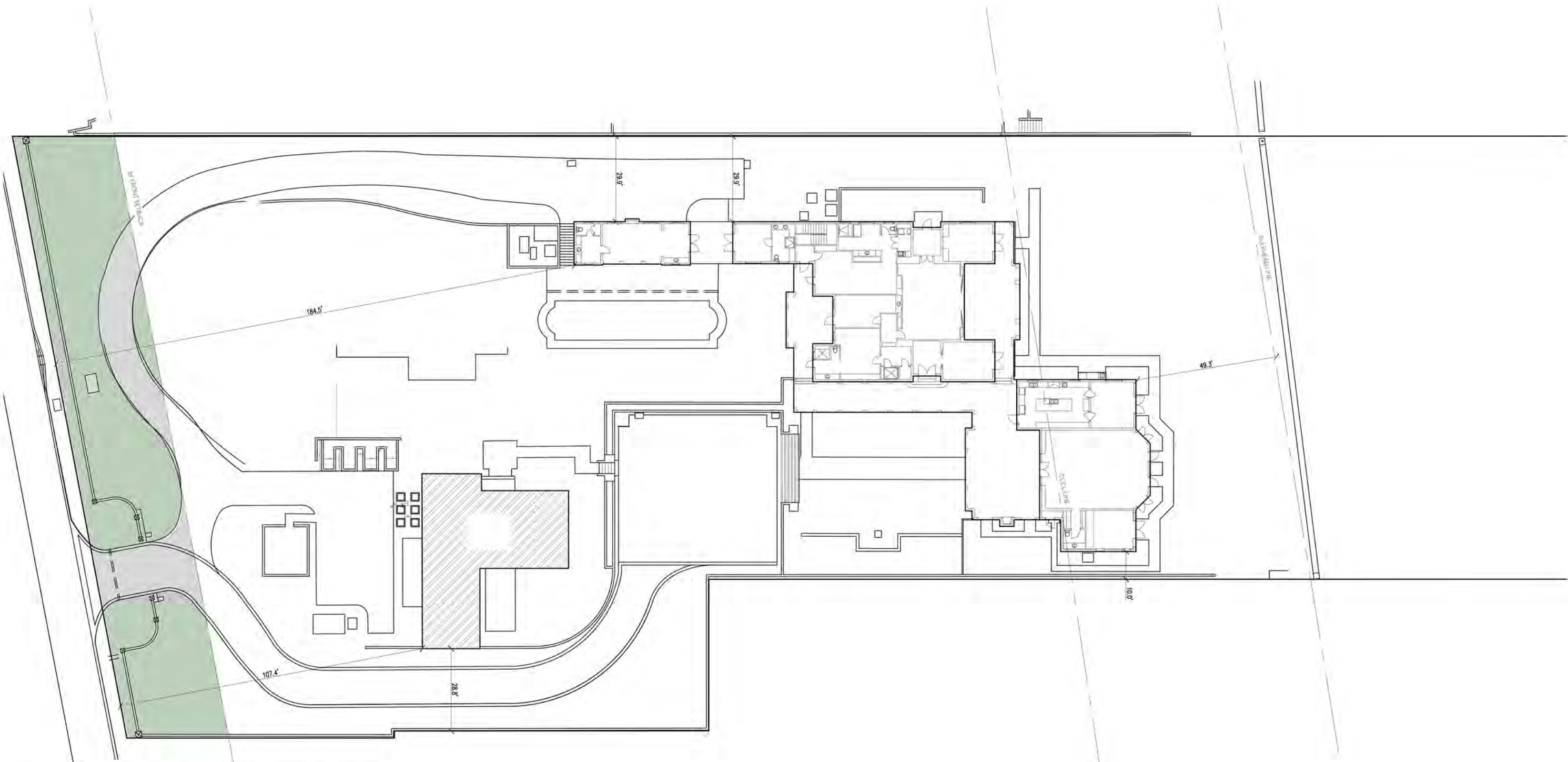
FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	7,115	100%
MINIMUM LANDSCAPE:		
REQUIRED =	3,202 SQ FT	45%
EXISTING =	5,602 SQ FT	78.3%
PROPOSED =	5,358 SQ FT	75.3%

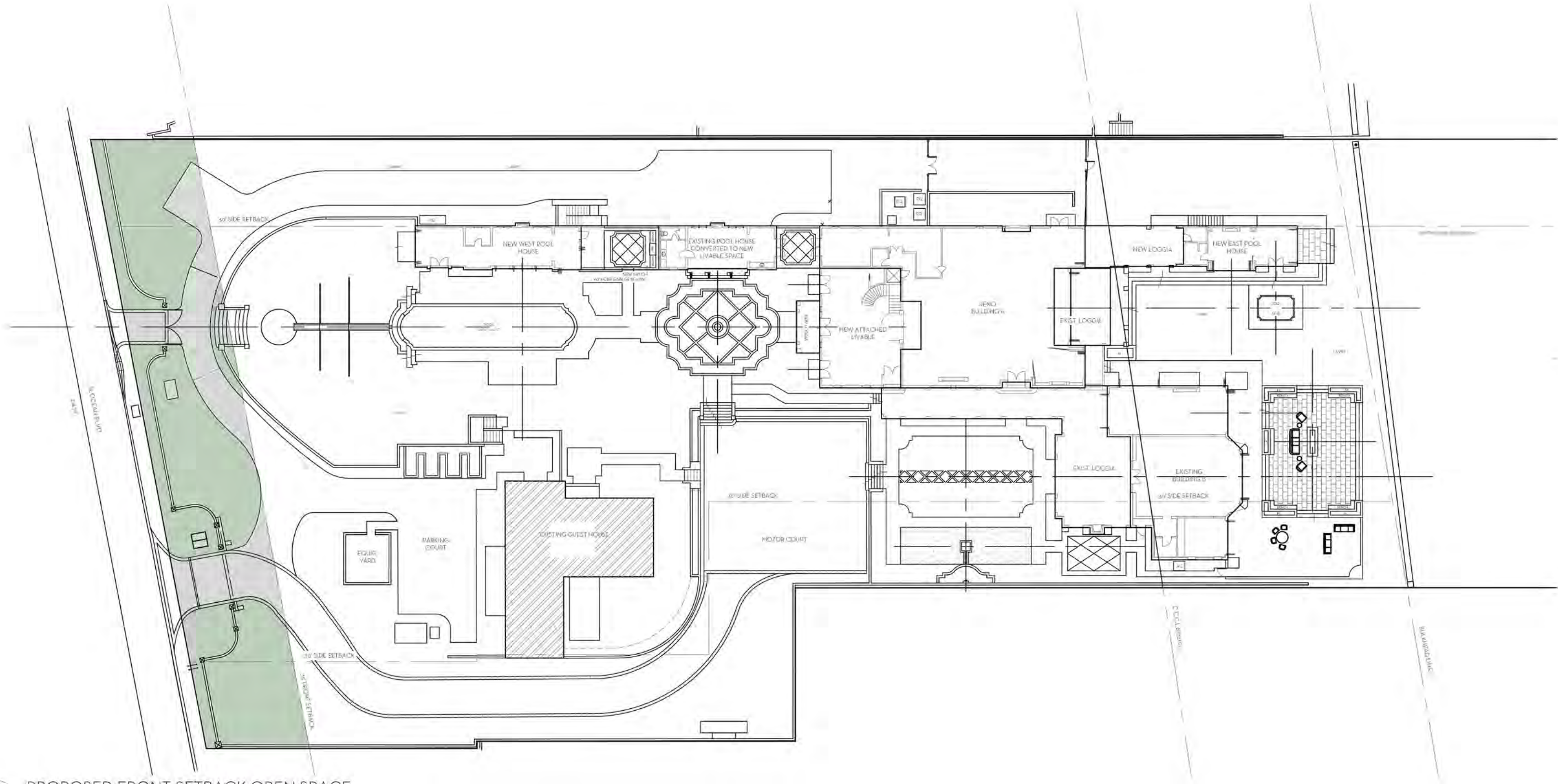


CURRENTLY PROPOSED
09-01-2023

REVISION SUMMARY:		
REV. NO.	DATE	DESC.
1	06/28/23	REVISED PER MODIFIED SITE PLAN



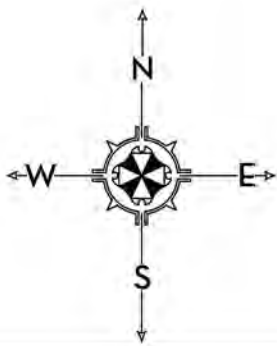
1
OS2
EXISTING FRONT SETBACK OPEN SPACE
SCALE: 1/32"=1'-0"



2
OS2
PROPOSED FRONT SETBACK OPEN SPACE
SCALE: 1/32"=1'-0"

FRONT SETBACK SITE CALCULATIONS:

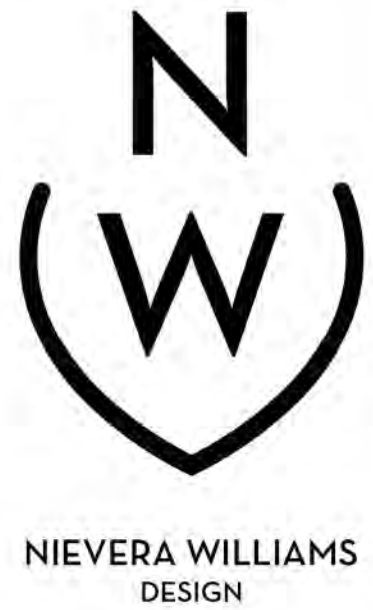
35' SETBACK AREA =	7,115	100%
MINIMUM LANDSCAPE:		
REQUIRED =	3,202 SQ FT	45%
EXISTING =	5,602 SQ FT	78.3%
PROPOSED =	5,358 SQ FT	75.3%



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FRONT SETBACK OPEN SPACE DIAGRAM
RESIDENCE
1473 N OCEAN BLVD, PALM BEACH, FL.

01 SEPT 2023 REV02
28 JUNE 2023 REV01
16 MAY 2023



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OS2

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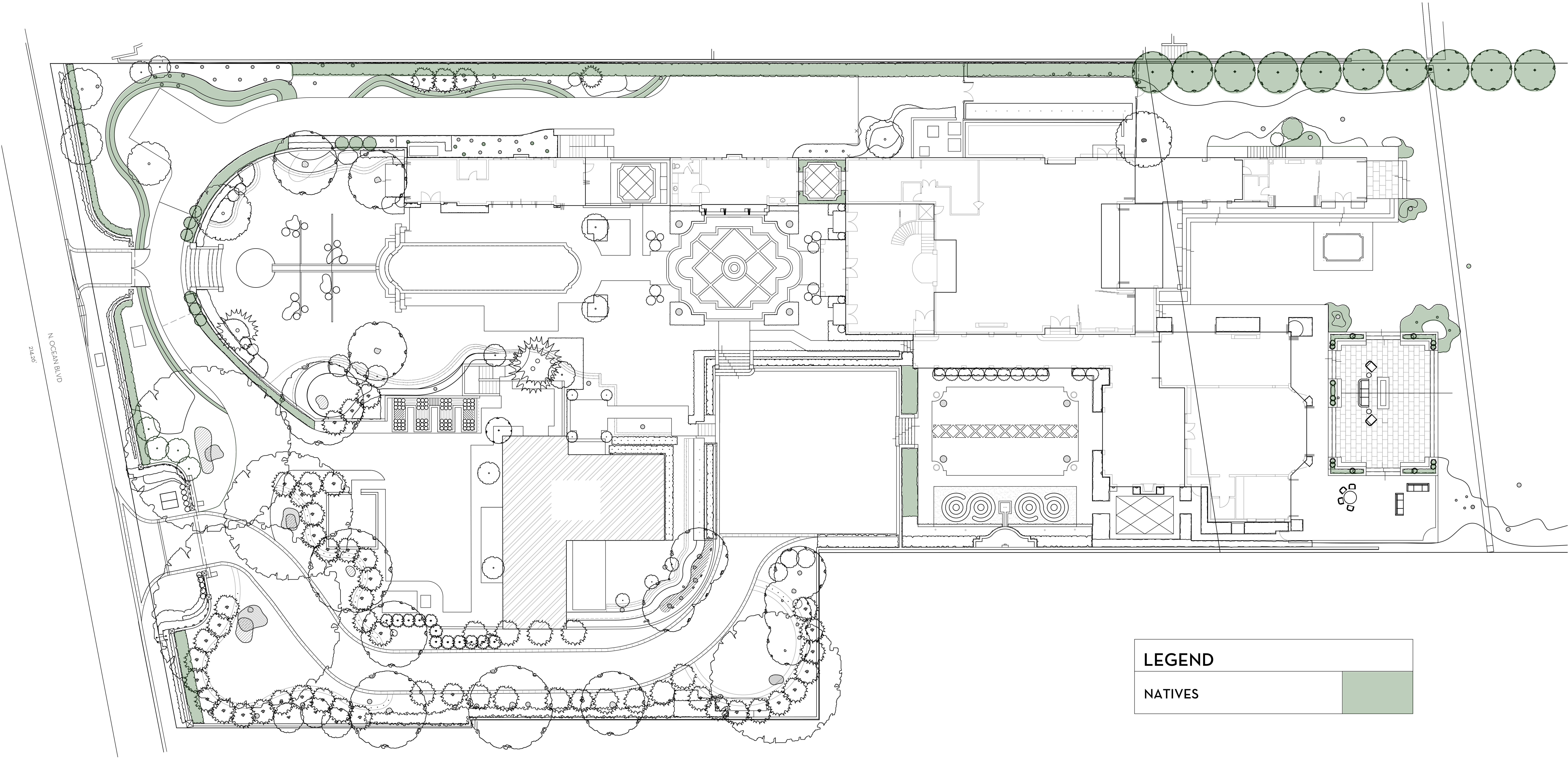
SCALE: 1/32" = 1'-0"

Landscape Legend		
1	Property Address: 1473 NORTH OCEAN BLVD	
4	Required	Proposed
5	Lot Size (sq ft)	164,449
6	Landscape Open Space (LOS) (Sq Ft and %)	120,962 (73.5%)
7	Perimeter LOS (Sq Ft and %)	N/A
8	Front Yard LOS (Sq Ft and %)	1,700 (48.6%)
9	Native* Trees %	96%
10	Native* Palms %	36%
11	Native* Shrubs %	44%
12	Native* Vines / Ground Cover %	43%

*To determine appropriate native vegetation, the Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.

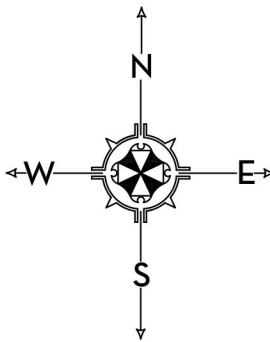
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

REVISION SUMMARY:		
REV. NO.	DATE	DESC.
1	06/28/23	REVISED PER MODIFIED SITE PLAN
2	09/01/23	LANDSCAPE REVISIONS



LEGEND

NATIVES



MARIO F. NIEVERA

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NATIVES - OPEN SPACE DIAGRAM

RESIDENCE

1473 N OCEAN BLVD, PALM BEACH, FL.

01 SEPT 2023 REV02
28 JUNE 2023 REV01
16 MAY 2023

NW

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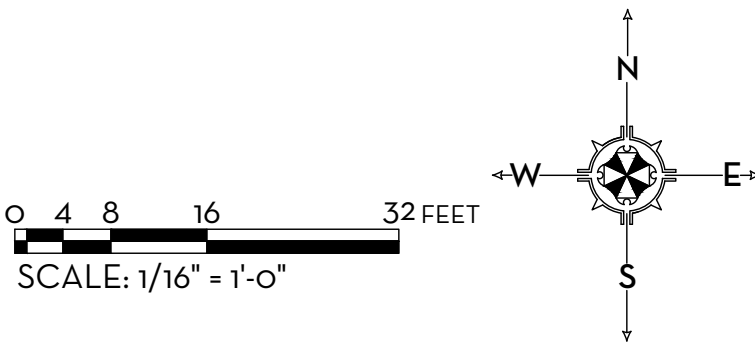
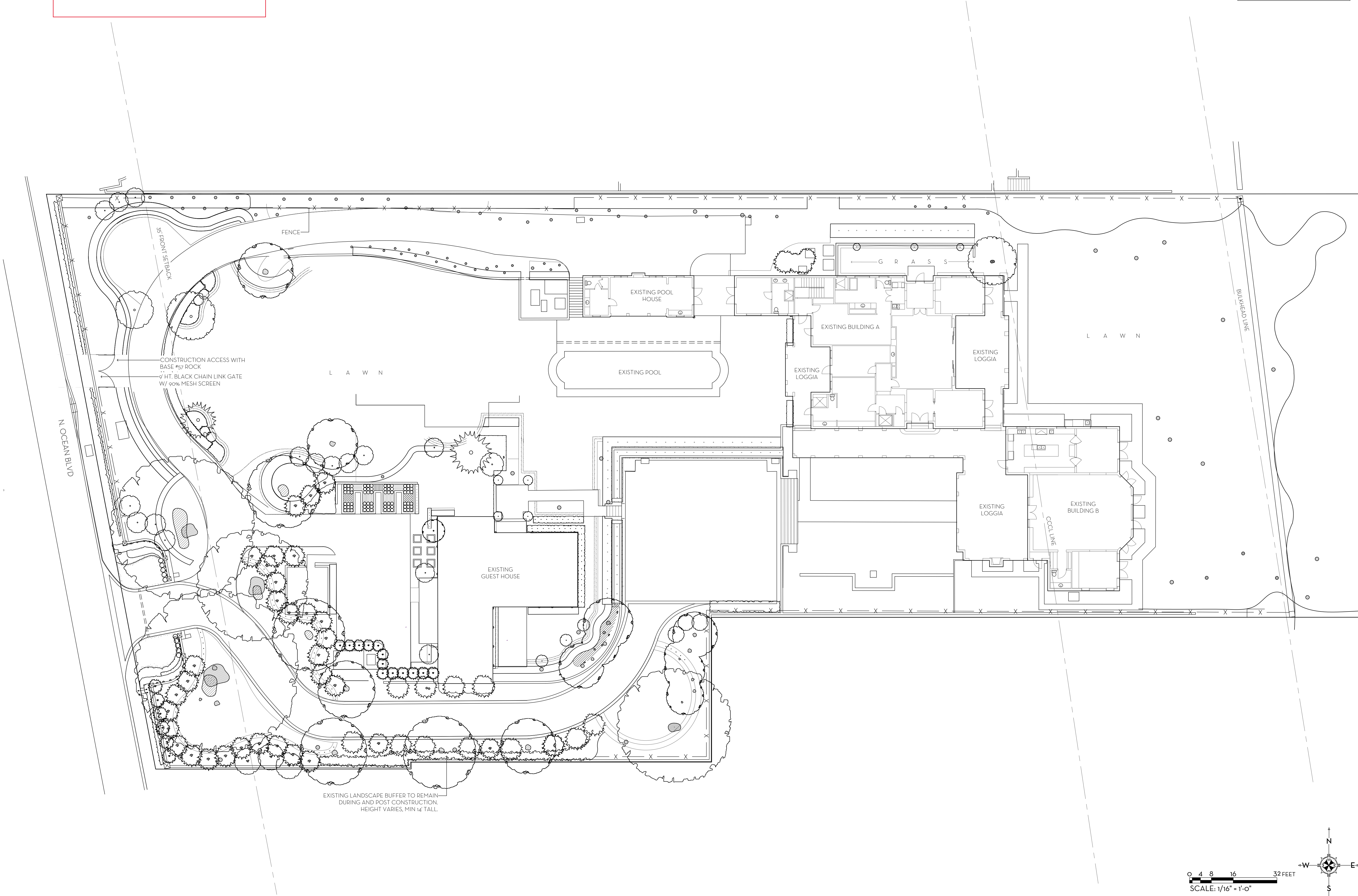
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OS3

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ZON-23-054

CURRENTLY PROPOSED
09-01-2023

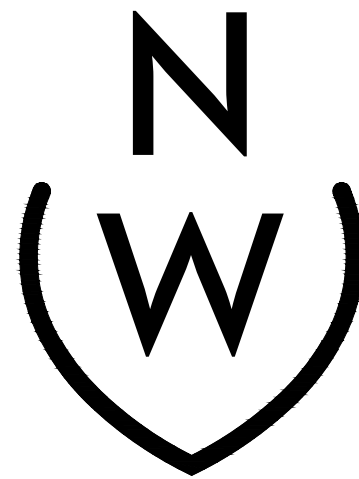
REVISION SUMMARY:			
REV. NO.	DATE	DESC.	
1	06/28/23	REVISED PER MODIFIED SITE PLAN	



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CONSTRUCTION SCREENING PLAN
RESIDENCE
1473 N OCEAN BLVD, PALM BEACH, FL.

01 SEPT 2023 REV02
28 JUNE 2023 REV01
16 MAY 2023



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DESIGN

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CSP

ARC-23-064
ZON-23-054

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



