

01-16-2024

264 Dunbar Rd

ARC-24-008

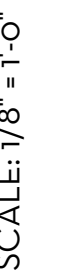
### ***Summary of Changes***

This submission includes revisions to the previously submitted ARCOM set of plans.

The changes made to 264 Dunbar Rd are as follows:

- The motor court area has been revised to provide a clean stone border with sod inlays. Due to subsurface compacted base that is required for stabilization we have not adjusted the open space calculations.
- Northeast corner of the site has been revised per public works comments to remove landscape within the utility easement space of 14' x 11'. Landscape sheet LP1 has been revised with no effect on plant quantity. All other sheets within the set reflect this change including all diagrammatic layouts.
- A dimension line has been added to the garage paving showing back up distance.
- The construction screening plan has been revised to indicate heights of existing buffer material remaining during construction.
- A curb wall detail has been provided showing proposed conditions along Bradley Place.







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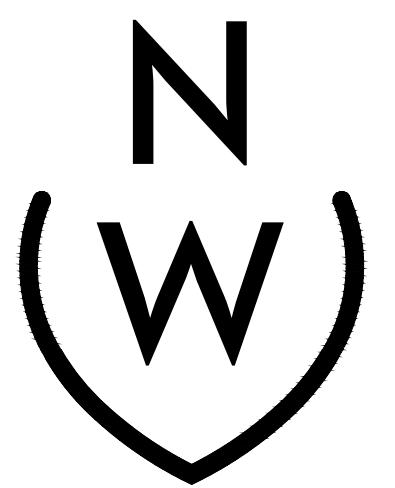
SCALE:  $1/8'' = 1'-0''$ 

DEMOLITION PLAN

**RESIDENCE**

264 DUNBAR ROAD, PALM BEACH, FL.

12 JAN 2024	
3 JAN 2024	
20 NOV 2023	
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DESIGN

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DM1

ARCOM-24-008

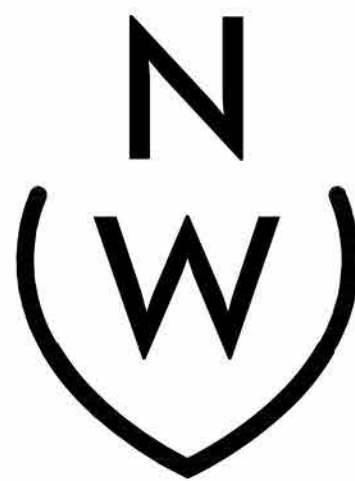




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LANDSCAPE PLAN  
**RESIDENCE**  
264 DUNBAR ROAD, PALM BEACH, FL

12 JAN 2024  
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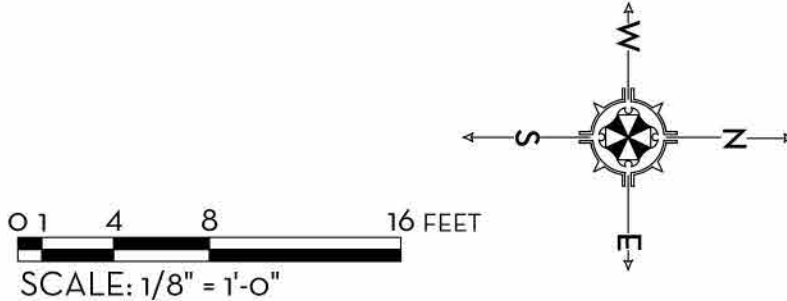
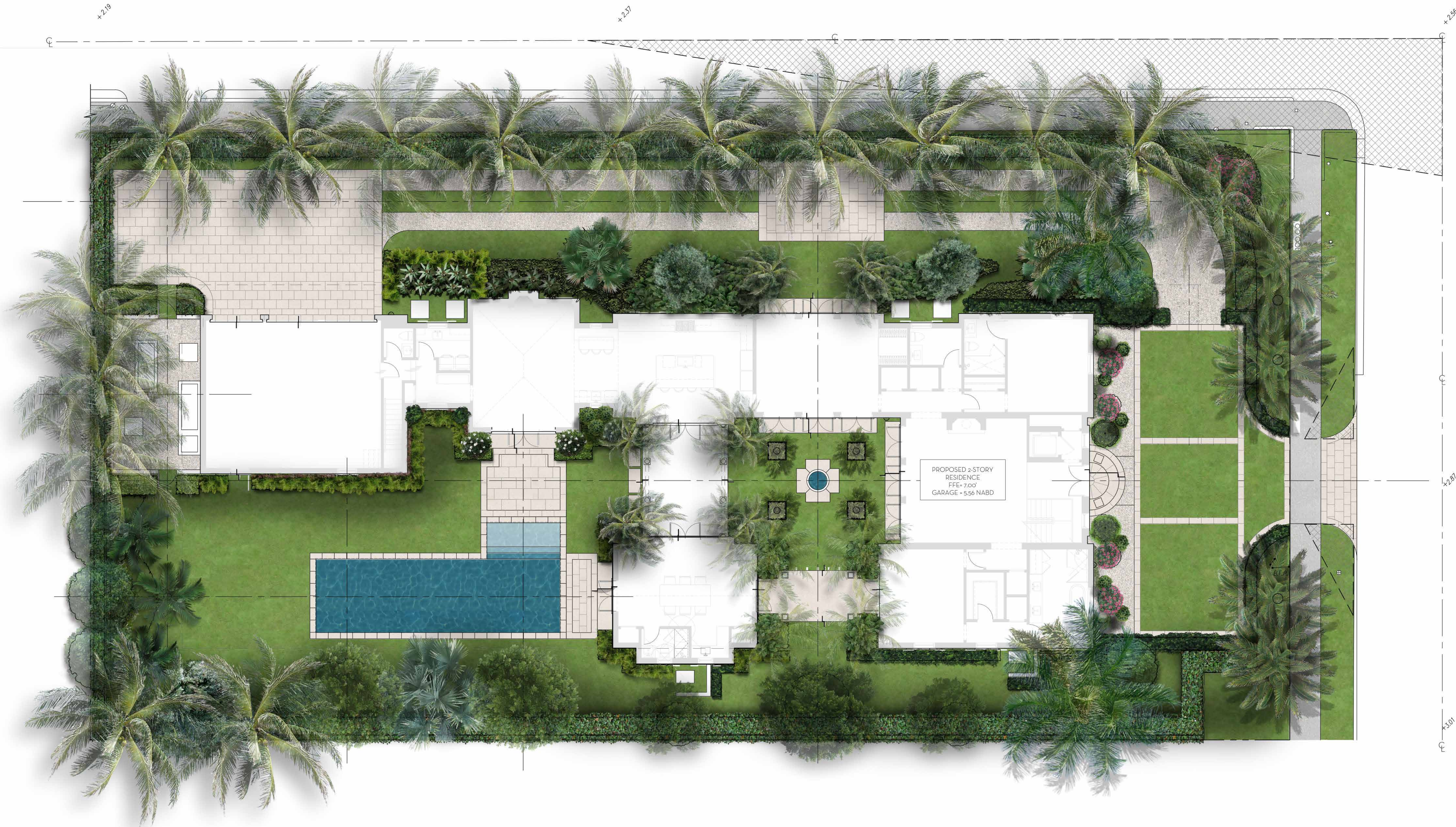
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**LP1**  
ARCOM-24-008

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





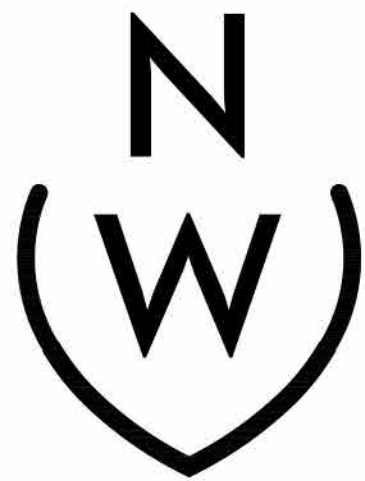
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SCALE: AS SHOWN

ELEVATION PLAN  
**RESIDENCE**  
264 DUNBAR ROAD, PALM BEACH, FL

4 JAN 2024  
20 NOV 2023  
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**EL1**

ARCOM-24-008



1 NORTH (FRONT) ELEVATION  
EL1 SCALE: 1/4" = 1'-0"



2 SOUTH (BACK) ELEVATION  
EL1 SCALE: 1/4" = 1'-0"





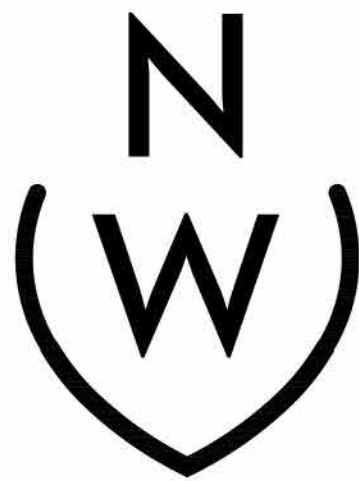
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SCALE: 1/8" = 1'-0"

ELEVATION PLAN  
**RESIDENCE**  
264 DUNBAR ROAD, PALM BEACH, FL.

3 JAN 2024  
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**EL2**

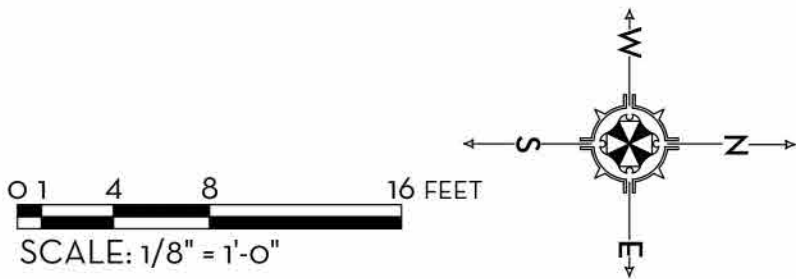
ARCOM-24-008



1 WEST (SIDE) ELEVATION  
EL2 SCALE: 1/8"=1'-0"



2 EAST (SIDE) ELEVATION  
EL2 SCALE: 1/8"=1'-0"



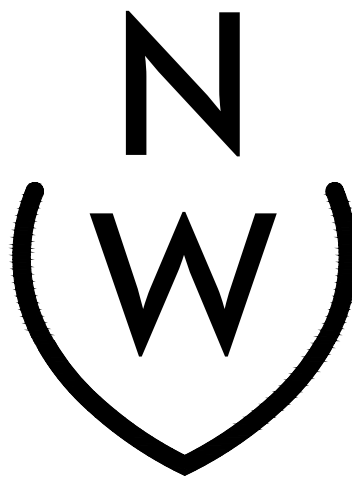


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SITE PLAN  
**RESIDENCE**  
264 DUNBAR ROAD, PALM BEACH, FL

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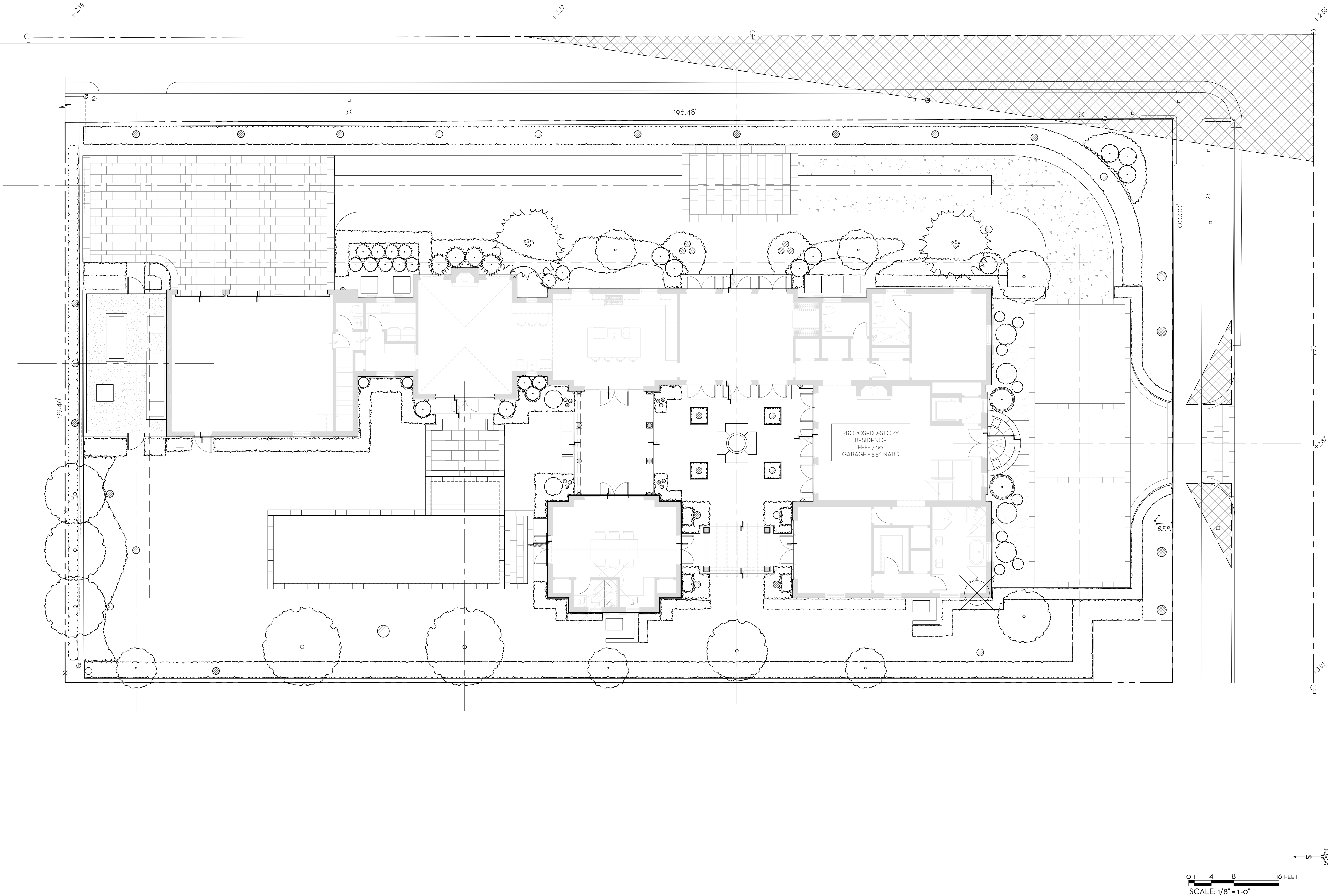
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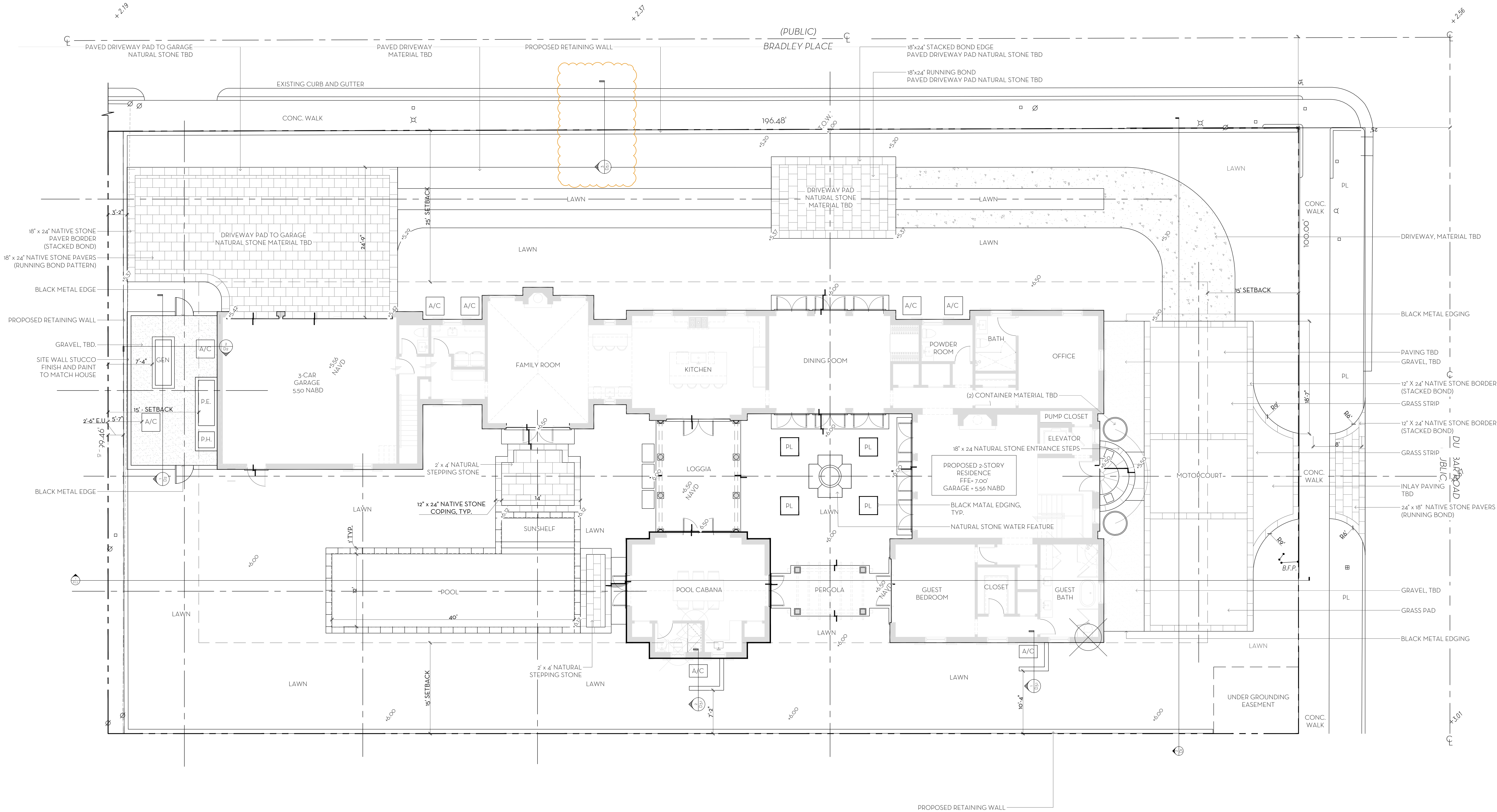
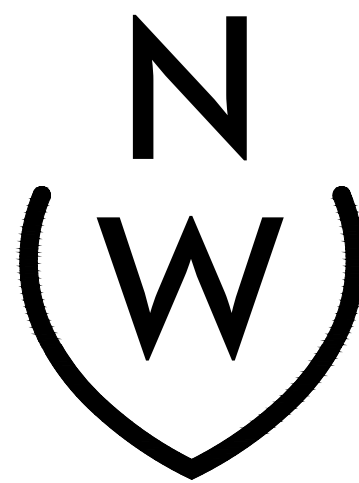
**SITE**

ARCOM-24-008

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







OVERALL R-B SITE CALCULATIONS:

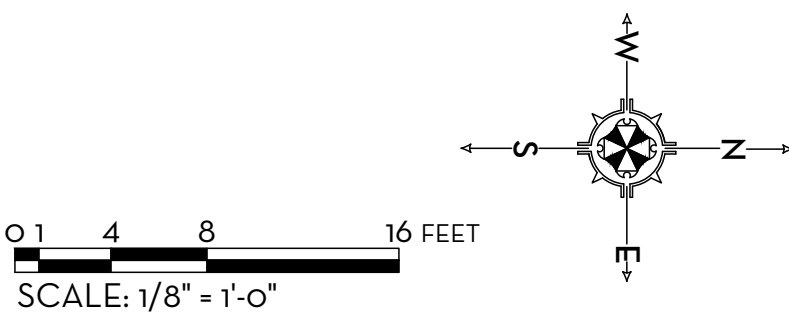
SITE AREA -	10,595	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED -	8,818	SQ FT	45%
EXISTING -	9,700	SQ FT	49.5%
PROPOSED -	10,800	SQ FT	55.1%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA -	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED -	1,000	SQ FT	40%
EXISTING -	1,669	SQ FT	66.7%
PROPOSED -	2,174	SQ FT	86.9%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA -	5,524	SQ FT	
MINIMUM LANDSCAPE:			
REQUIRED -	6,000	SQ FT	108.6%
EXISTING -	4,586	SQ FT	83.0%
PROPOSED -	4,842	SQ FT	87.7%







MOTOR COURT - WHITE RIVER GRAVEL  
SCALE: NTS



SHELL BAY LIMESTONE  
SCALE: NTS

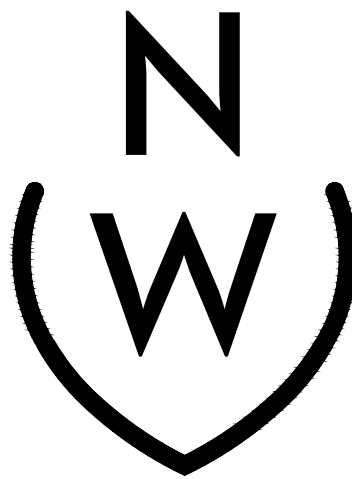
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MATERIALS  
**RESIDENCE**  
264 DUNBAR ROAD, PALM BEACH, FL

SCALE: AS SHOWN

12 JAN 2024  
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**L2**  
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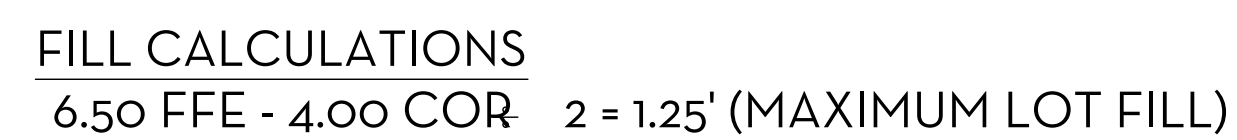




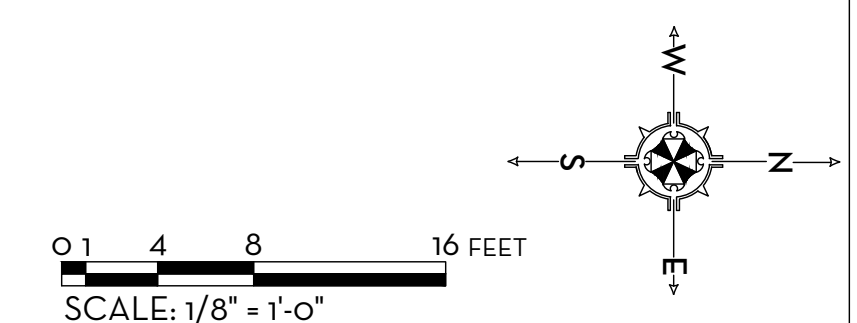
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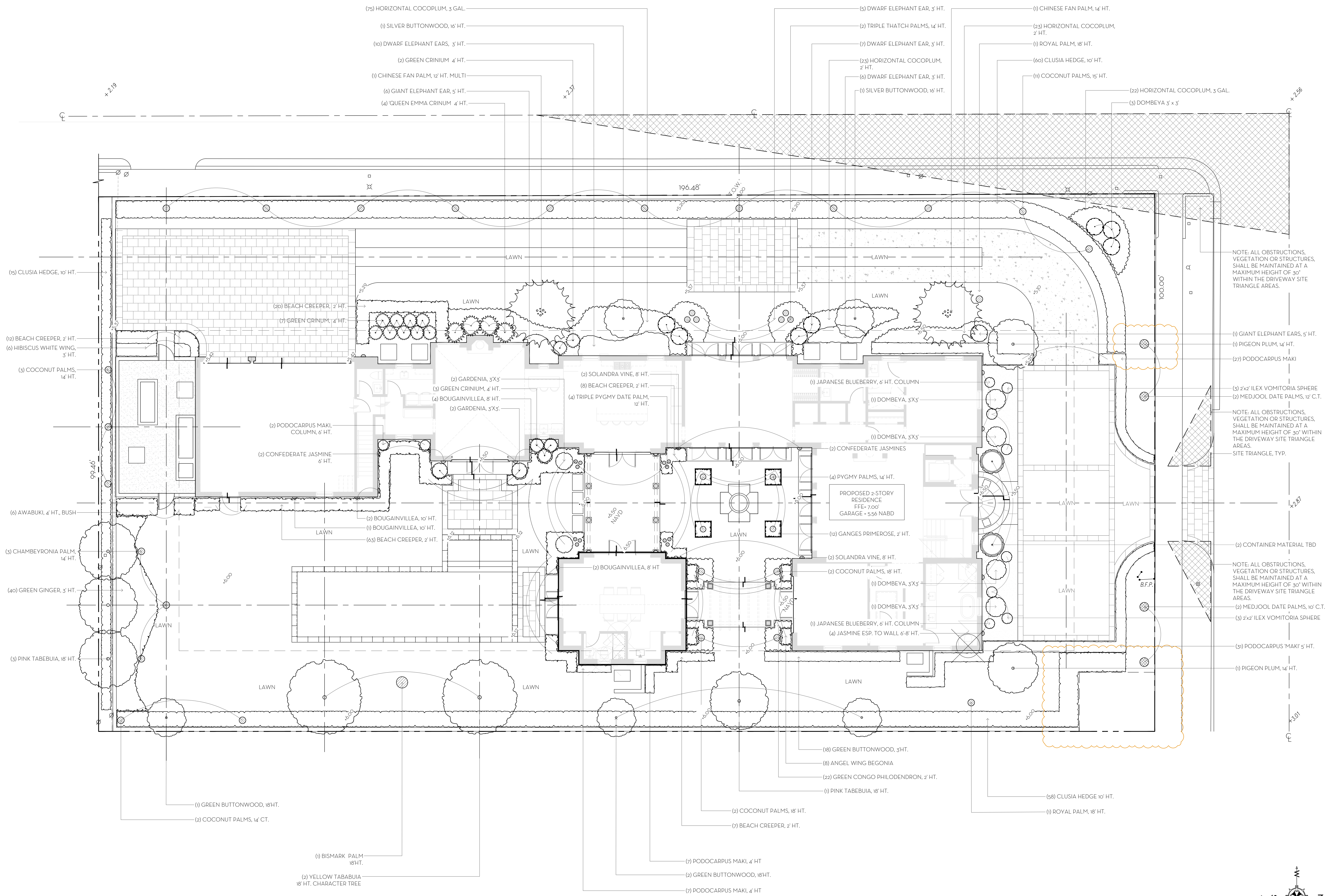
**LG1**  
ARCOM-24-008



X - EXISTING GRADE  
X - PROPOSED GRADE







NOTE: ALL OBSTRUCTIONS, VEGETATION OR STRUCTURES, SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30' WITHIN THE DRIVEWAY SITE TRIANGLE AREAS.

(1) GIANT ELEPHANT EARS, 5' HT.  
(1) PIGEON PLUM, 14' HT.  
(27) PODOCARPUS MAKI

NOTE: ALL OBSTRUCTIONS, VEGETATION OR STRUCTURES, SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30' WITHIN THE DRIVEWAY SITE TRIANGLE AREAS. SITE TRIANGLE, TYP.

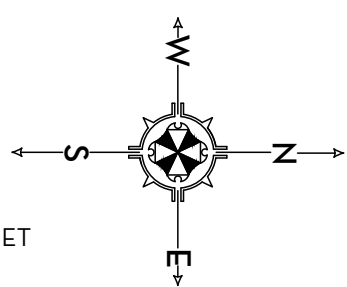
(2) CONTAINER MATERIAL TBD

NOTE: ALL OBSTRUCTIONS, VEGETATION OR STRUCTURES, SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30' WITHIN THE DRIVEWAY SITE TRIANGLE AREAS.

(2) MEDJOOOL DATE PALMS, 10' C.T.  
(3) 2' x 2' ILEX VOMITORIA SPHERE

(3) PODOCARPUS MAKI 5' HT.  
(1) PIGEON PLUM, 14' HT.

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



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LANDSCAPE PLAN  
**RESIDENCE**

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**LP1**  
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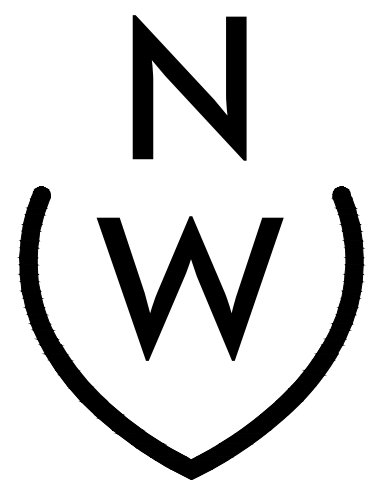


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PLANT LIST DETAILS  
**RESIDENCE**  
264 DUNBAR ROAD, PALM BEACH, FL.

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**LP2**  
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					1/12/2024

Landscape Material Schedule				
Common Name	Botanical Name	Quantity	Native	Specification
PALMS				
TRIPLE PYGMY DATE PALM	Phoenix roebelenii	4		12 HT.
SINGLE PYGMY DATE PALM	Phoenix roebelenii	4		14 HT.
COCONUT PALM	Cocos nucifera	5		14 HT.
COCONUT PALM	Cocos nucifera	11		15 HT.
COCONUT PALM	Cocos nucifera	4		18 HT.
CHINESE FAN PALM	Livingstonia chinensis	1		12 C.T. MULTI
CHINESE FAN PALM	Livingstonia chinensis	1		12 C.T.
MEDJOO PALM	Phoenix dactylifera	4		10 C.T.
BISMARCK PALM	Bismarckia nobilis	1		18 HT.
CHAMBEYRONIA PALM	Chambeyronia macrocarpa	3		14 HT.
TRIPLE THATCH PALM	Thrinax radiata	2		14 HT.
ROYAL PALM	Roystonea regia	2	*	18 HT.
TREES				
YELLOW TABEBUIA	Tabebuia chrysotricha	2		18 HT. Character Tree
PINK TABEBUIA	Tabebuia chrysotricha	2		18 HT.
PIGEON PLUM	Coccoloba diversifolia	2	*	14 HT., STD
SILVER BUTTONWOOD	Conocarpus erectus	2	*	16 HT.
GREEN BUTTONWOOD	Conocarpus erectus	3	*	18 HT.
JAPANESE BLUEBERRY TREE	Elaeocarpus decipiens	2		6 HT., COLUMN, FTB
SHRUB				
ANGEL WING BEGONIA	Begonia odorata 'Alba'	8		18 HT.
BOUGAINVILLEA 'BARBARA KARST'	Bougainvillea spp.	9		10 HT.
AWABUKI VIBURNUM	Viburnum odoratissimum var. awabuki	6		4 HT. BUSH
CLUSIA	Clusia guttifera	133		10 HT., 3 O.C.
CONFEDERATE JASMINE	Trachelospermum jasminoides	2		6 HT.
DOMBEYA 'SEMINOLE'	Dombaya x seminole	7		3' X 3'
GARDENIA	Gardenia jasminoides 'Miami Supreme'	2		3' X 3'
GREEN GINGER	Alpinia zerumbet	40		3 HT.
GREEN CRINUM	Crinum spp.	12		3 HT.
HIBISCUS WHITE WING	Hibiscus rosa sinensis 'White Wing'	6		12 HT.
ILEX SPHERE	Ilex vomitoria	6	*	2 X 2'
PHILODENDRON GREEN CONGO	Philodendron 'Green Congo'	22		2 HT., 1.75' O.C.
GIANT ELEPHANT EAR	Alocasia portora	7		5 HT.
DWARF ELEPHANT EAR	Alocasia portora	34		3 HT., 1.75' O.C.
PODOCARPUS MAKI	Podocarpus macrophyllus 'Maki'	2		6 HT., COLUMN
CRINUM LILY 'QUEEN EMMA'	Crinum augustum	4		4 HT.
JASMINE	Jasmine Esp.	4		6-8' HT.
PODOCARPUS MAKI	Podocarpus macrophyllus 'Maki'	72		5 HT., 1.5' O.C.
GREEN BUTTONWOOD	Conocarpus erectus	18	*	3 HT., BUSH
HORIZONTAL COCCOPLUM	Chrysobalanus icao var. 'Horizontal'	143	*	3 GAL.
ALLAMANDA VINE	Allamanda cathartica	2	*	10 HT.
GROUND COVER				
GANGES PRIMEROSE	Asystasia gangetica	12		2 HT.
BEACH CREEPER	Ernodea littoralis	110	*	2 HT.



### 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:	264 DUNBAR ROAD	
2	Lot Area (sq. ft.):	19,595 SQ. FT.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	8,818 SQ FT (45%)	9,693 SQ FT (49.4%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,762 SQ FT (50%)	4,622 SQ FT (84%)
7	Front Yard LOS (Sq Ft and %)	1,000 SQ FT (40%)	1,524 SQ FT (61%)
8	Native Trees %	30% (number of trees)	53.84%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	31.23%
10	Native Groundcover %	30% (groundcover area)	90.16%

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.

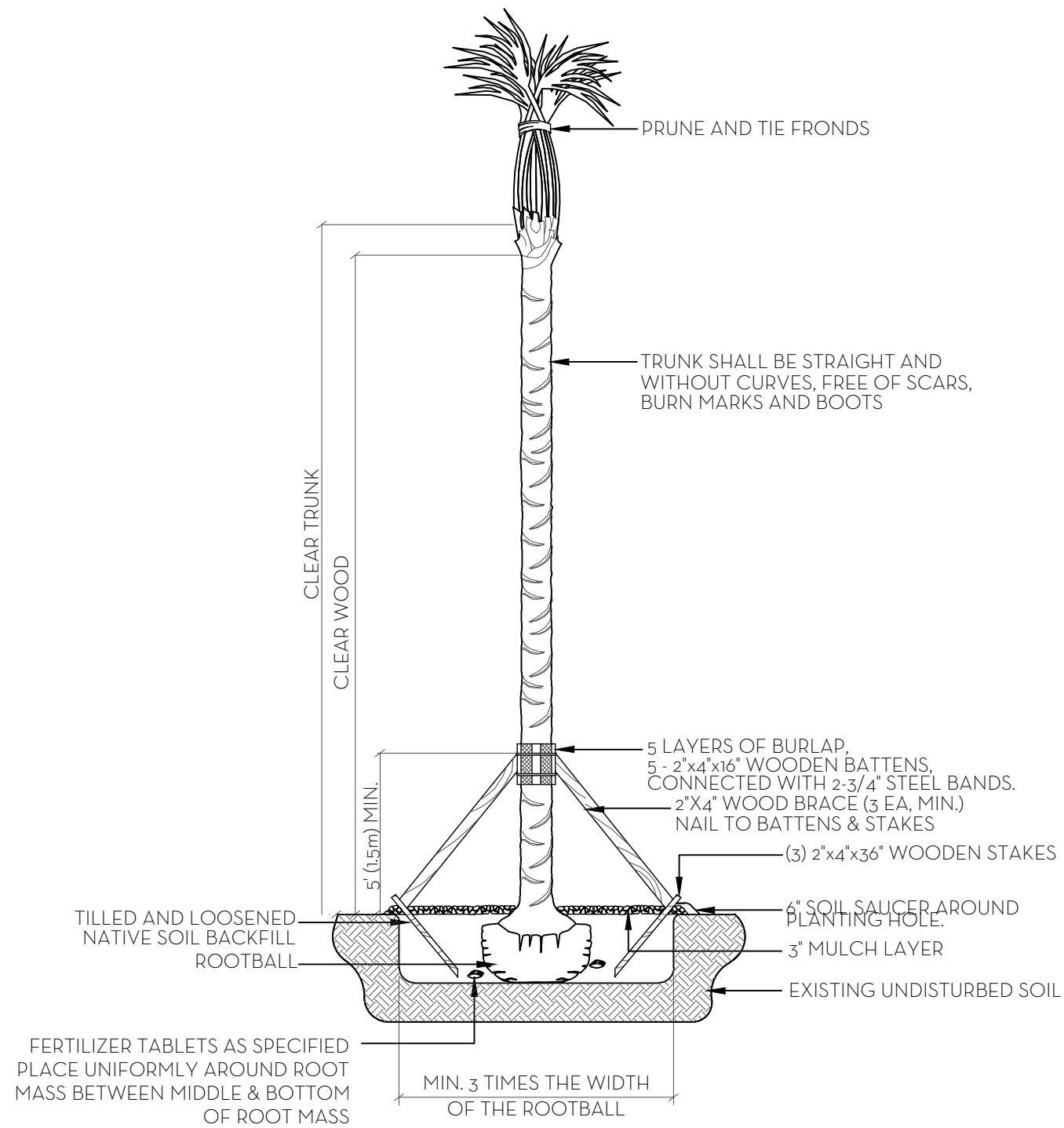
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023

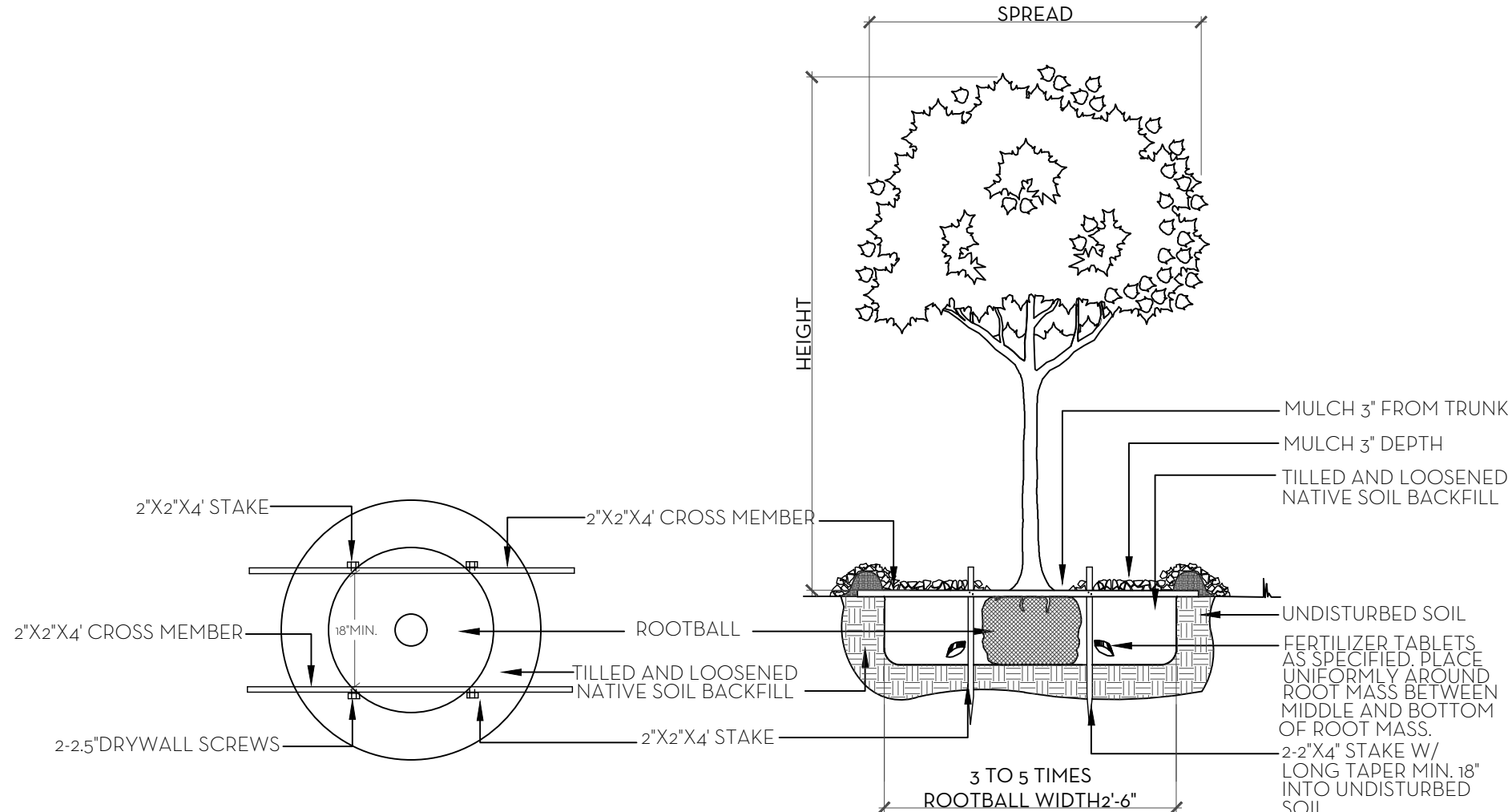
REV BF 20230727

#### NOTES:

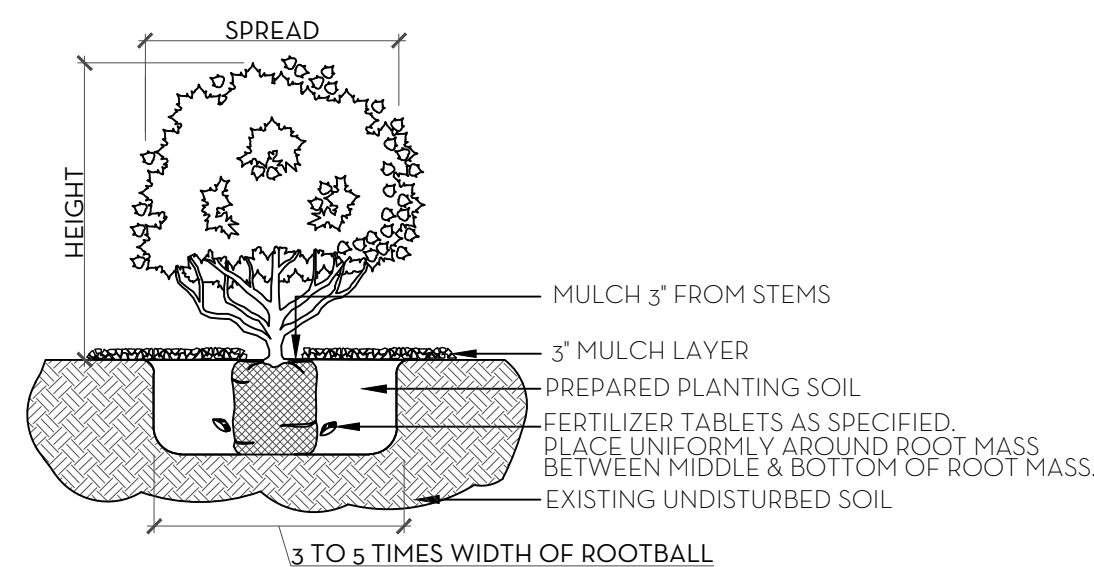
1. ALL WOOD SHALL BE SPRUCE OR PINE NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP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



#### PALM PLANTING DETAIL

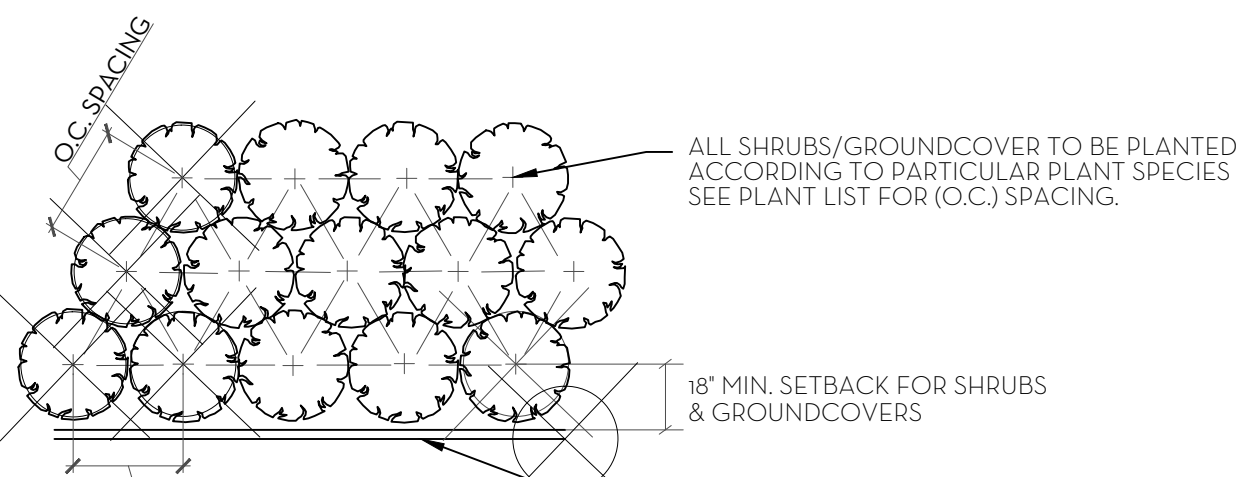


#### TREE PLANTING DETAIL



NOTE:  
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

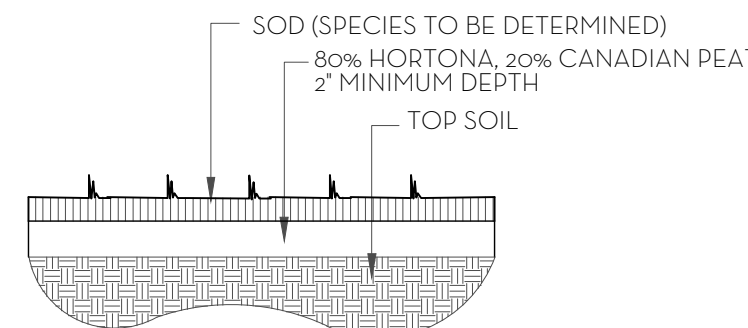
#### SHRUB & GROUNDCOVER PLANTING DETAIL



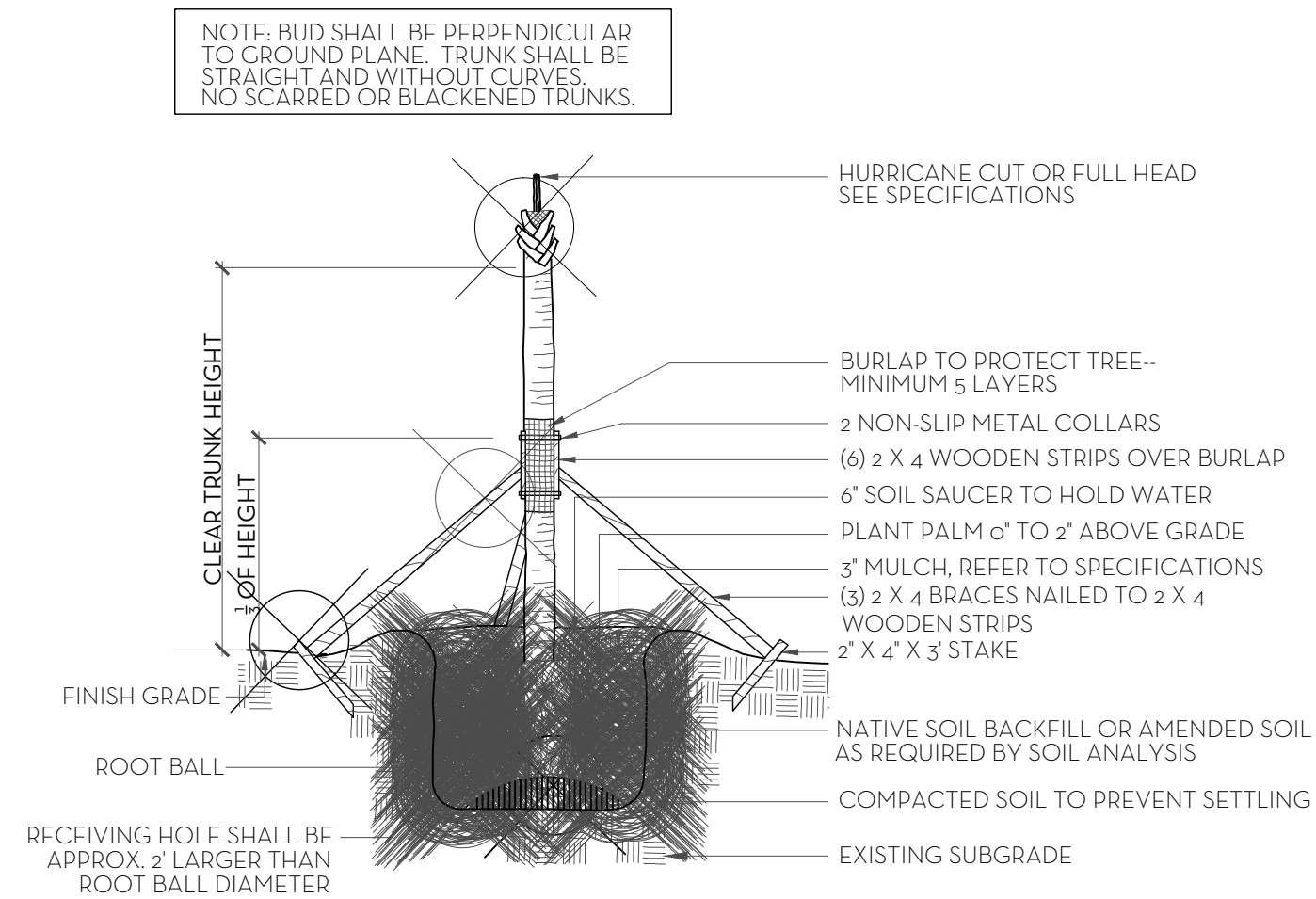
NOTE:  
ALL PLANT TO BE FLORIDA #1 OR BETTER

#### PLANT SPACING DETAIL

- 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

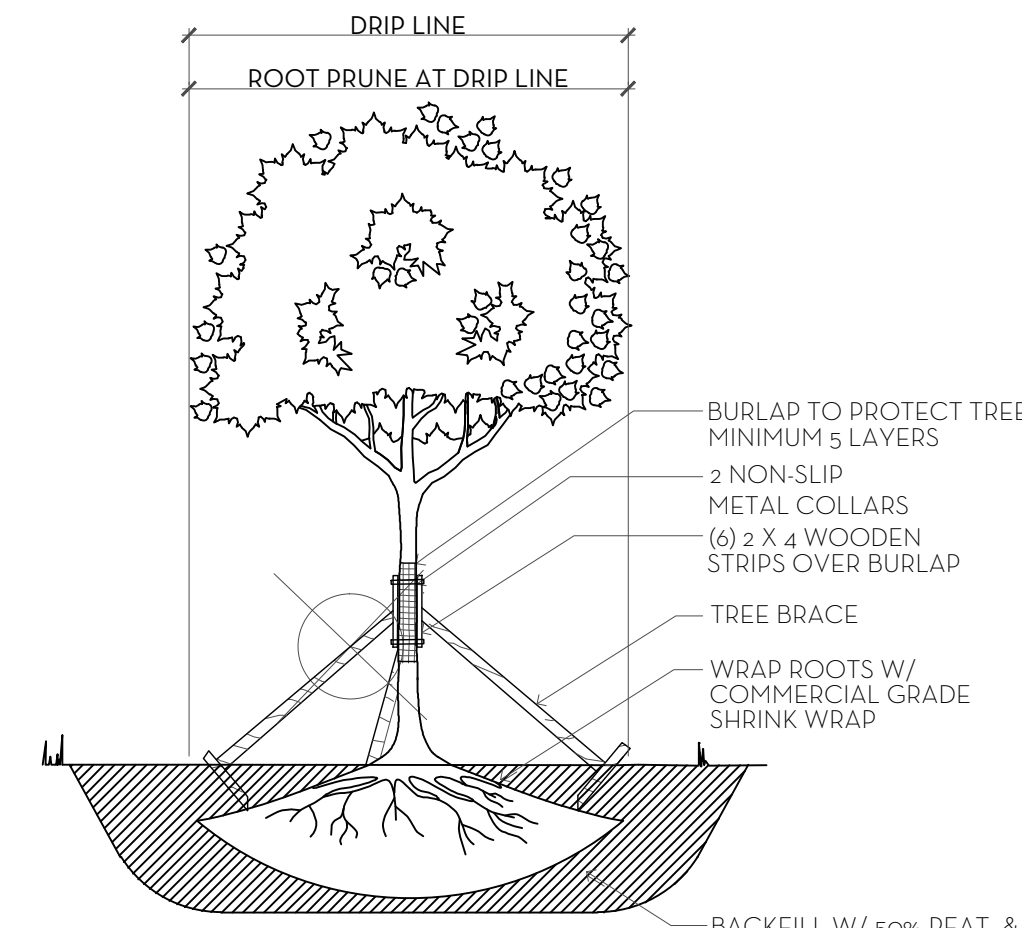


#### SOD PLANTING DETAIL



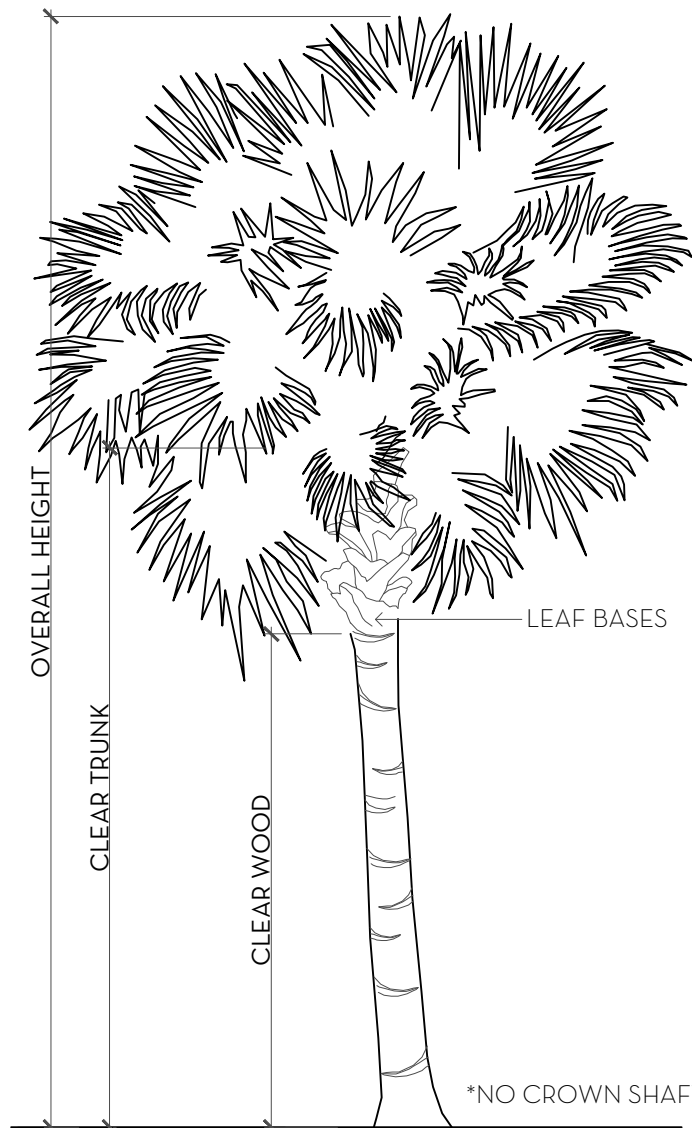
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.  
ALL PLANT TO BE FLORIDA #1 OR BETTER

#### PALM TREE PLANTING AND STAKING DETAIL



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



#### PALM SPECIFICATION DETAIL

#### FERTILIZATION

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

#### APPLICATION RATE:

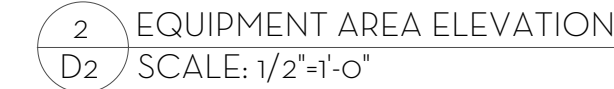
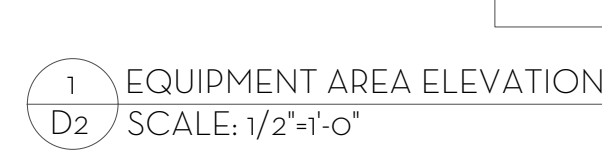
- |               |                     |
|---------------|---------------------|
| 1 GALLON CAN: | 1 - 21 GRAM TABLET  |
| 3 GALLON CAN: | 2 - 21 GRAM TABLETS |
| 5 GALLON CAN: | 3 - 21 GRAM TABLETS |
| 7 GALLON CAN: | 4 - 21 GRAM TABLETS |

- |        |                                  |
|--------|----------------------------------|
| TREES: | 3 - 21 GRAM TABLETS EACH 1/2\"/> |
| 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.





**D3**  
ARCOM-24-008



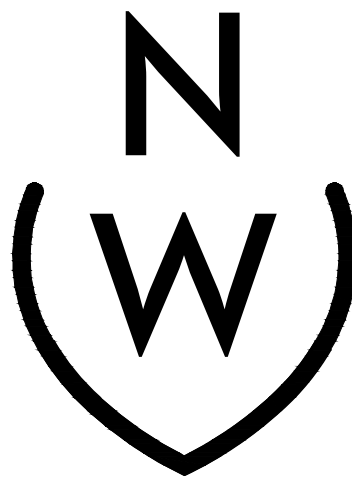
MARIO F. NIEVERA

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SCALE: AS SHOWN

AREA DETAILS  
**RESIDENCE**  
264 DUNBAR ROAD, PALM BEACH, FL.

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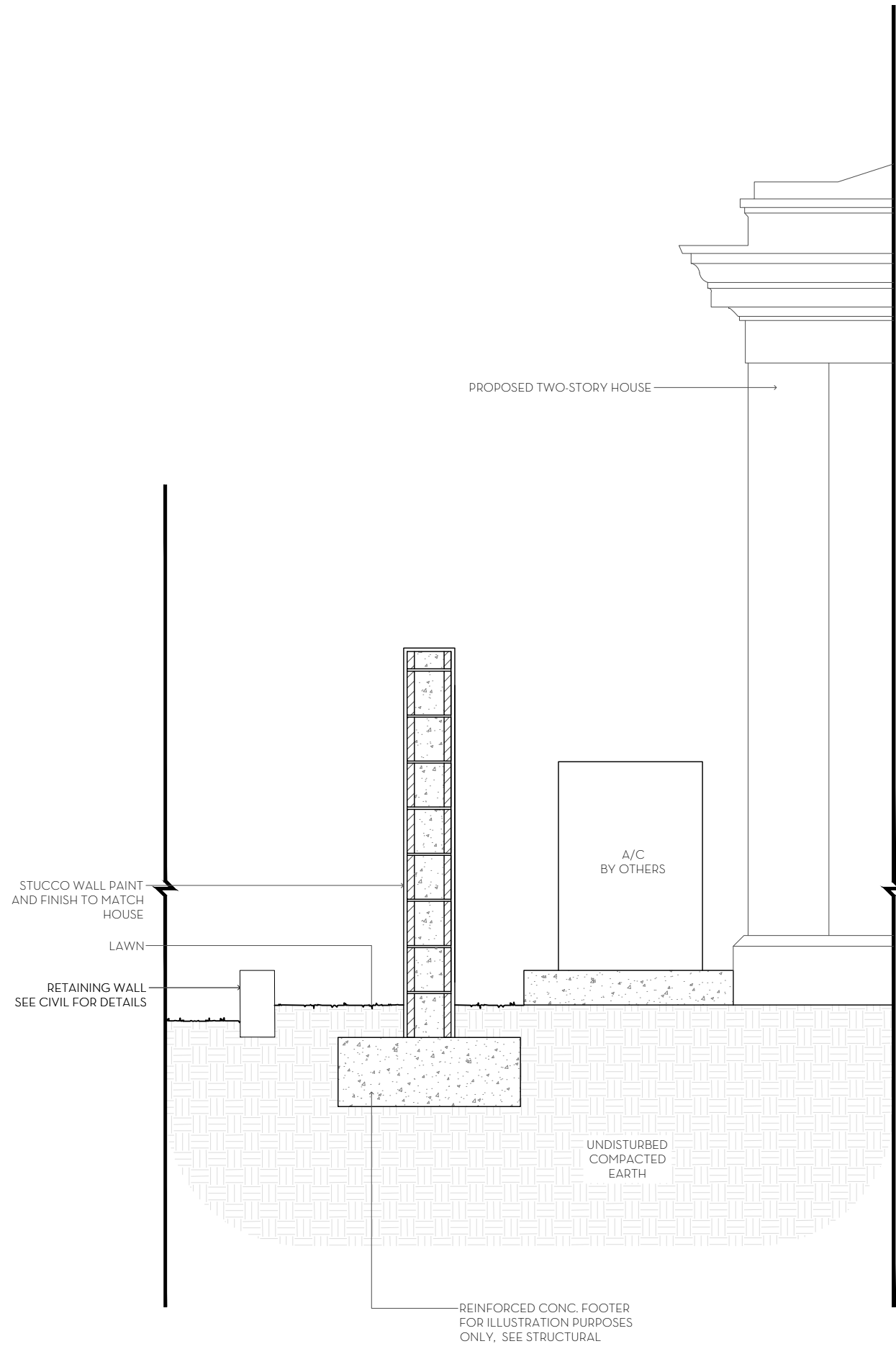


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DESIGN

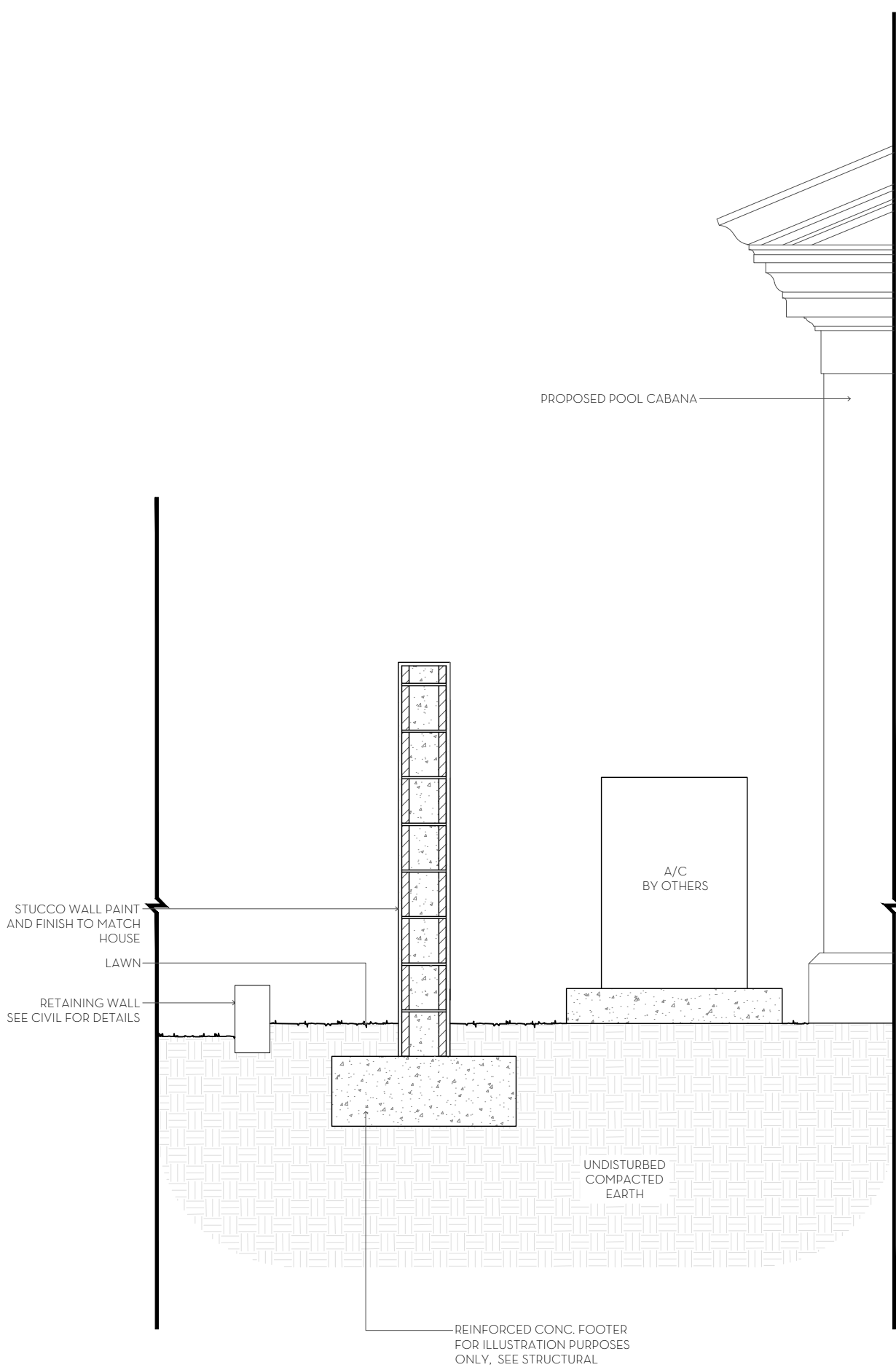
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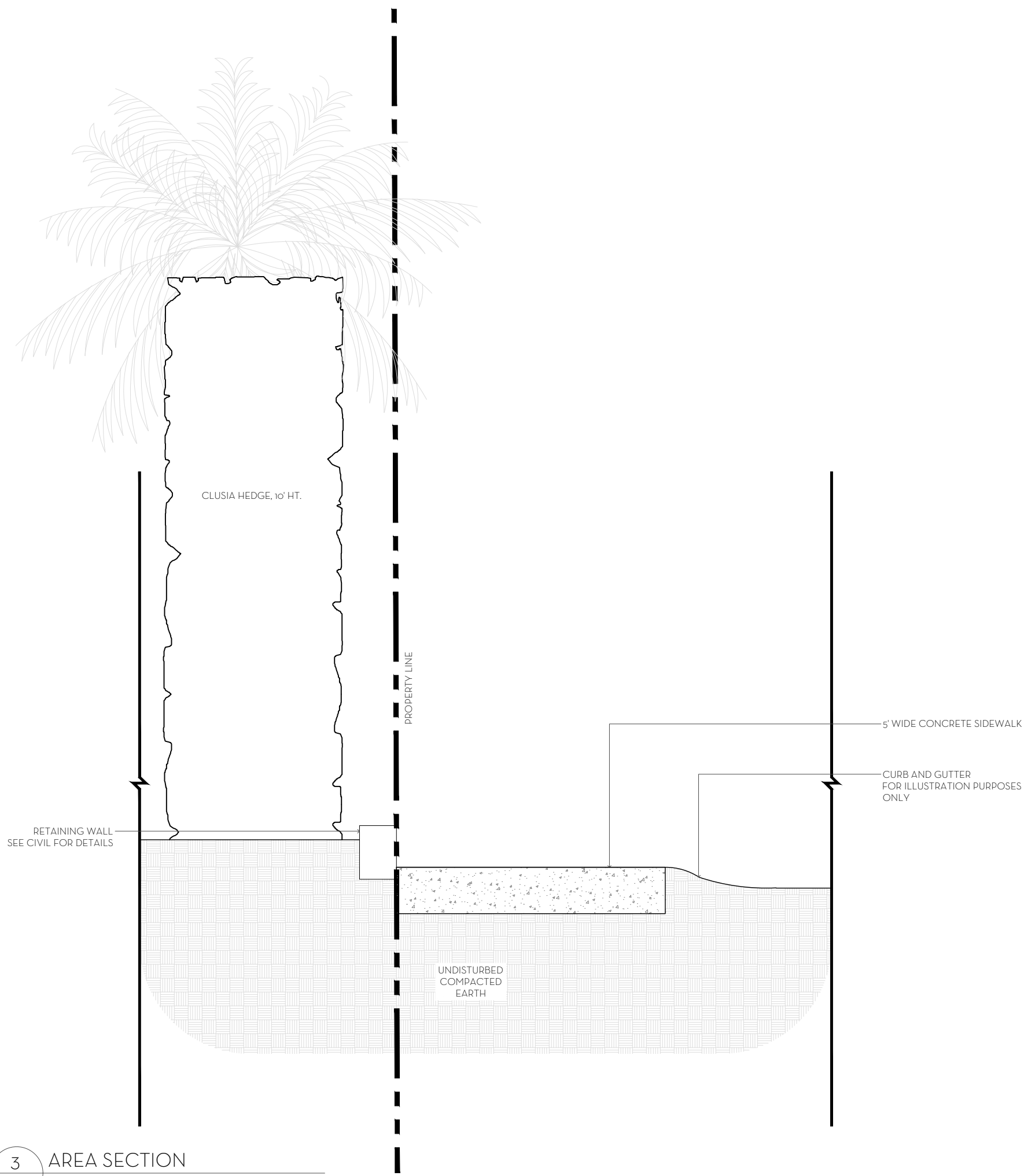
**D3.1**  
ARCOM-24-008



1 EQUIPMENT AREA ELEVATION  
D3.1 / SCALE: 1/2"=1'-0"



2 EQUIPMENT AREA ELEVATION  
D3.1 / SCALE: 1/2"=1'-0"



3 AREA SECTION  
D3.1 / SCALE: 1/2"=1'-0"



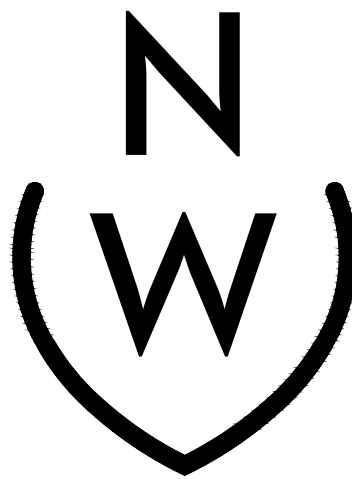
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SCALE: AS SHOWN

SITE SECTION/ELEVATION  
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20 NOV 2023  
13 NOV 2023



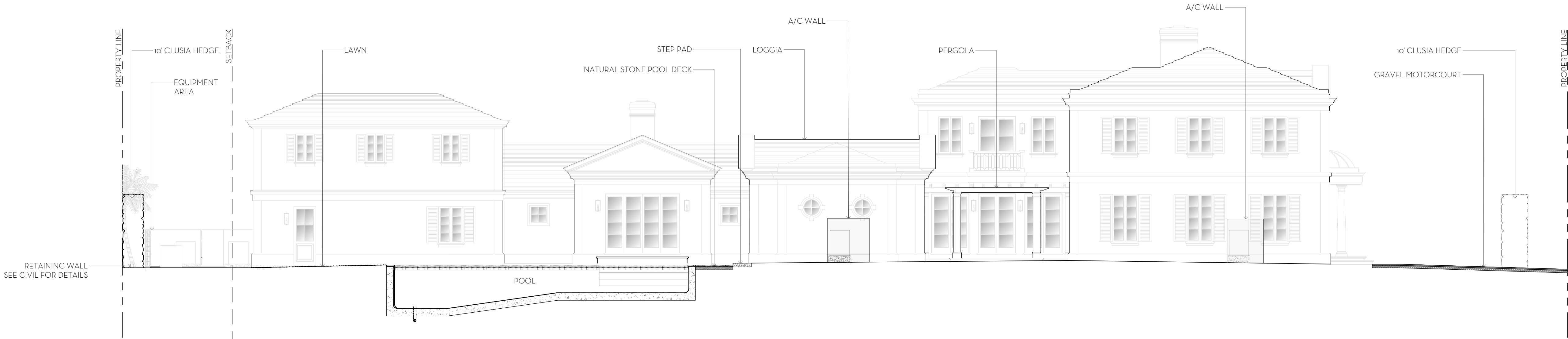
NIEVERA WILLIAMS  
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625 N. Flagler Drive  
Suite 502  
West Palm Beach, FL 33401  
P: 561-659-2820  
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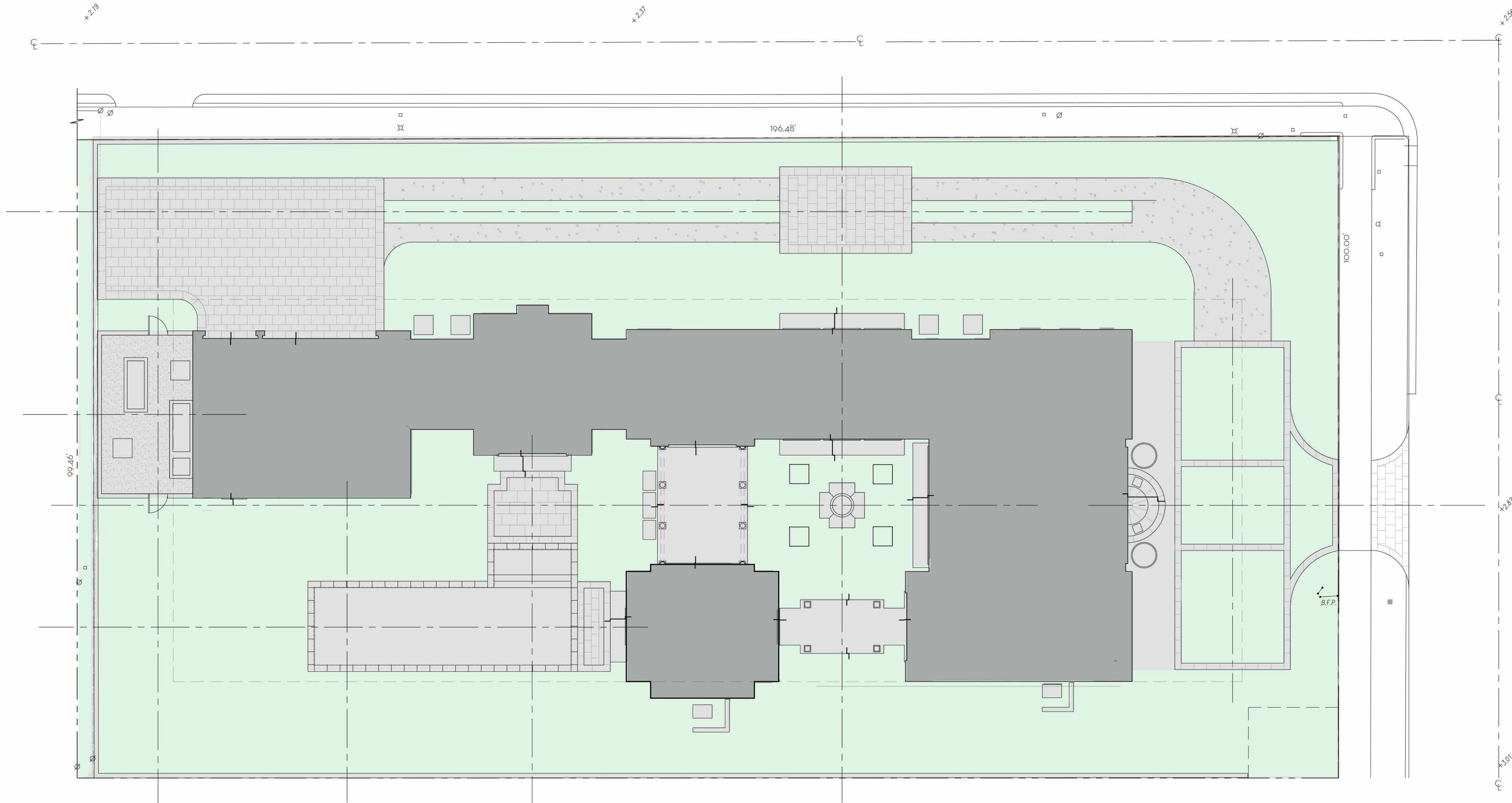
**EL3**

ARCOM-24-008



1 SITE SECTION/ELEVATION  
EL3 SCALE: 1/8"=1'-0"





**OVERALL R-B SITE CALCULATIONS:**

SITE AREA =	19,595	SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>			
REQUIRED =	8,818	SQ FT	45%
EXISTING =	9,700	SQ FT	49.5%
PROPOSED =	10,800	SQ FT	55.1%

**FRONT SETBACK SITE CALCULATIONS:**

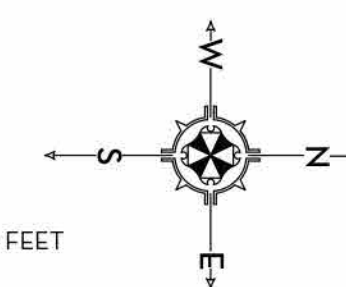
25' SETBACK AREA =	2,500	SQ FT	100%
<b>MINIMUM LANDSCAPE:</b>			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	1,469	SQ FT	66.7%
PROPOSED =	2,174	SQ FT	86.9%

**10' PERIMETER SITE CALCULATIONS:**

PERIMETER AREA =	5,524	SQ FT	
<b>MINIMUM LANDSCAPE:</b>			
(50% OF 5,524 SF) = 2,762 SQ FT REQUIRED			
EXISTING =	4,386	SQ FT	
PROPOSED =	4,842	SQ FT	

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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



MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

OVERALL - OPEN SPACE DIAGRAM

**RESIDENCE**

264 DUNBAR ROAD, PALM BEACH, FL.

12 JAN 2024  
3 JAN 2024  
20 NOV 2023  
13 NOV 2023



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**OS1**

ARCOM-24-008

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



MARIO F. NIEVERA

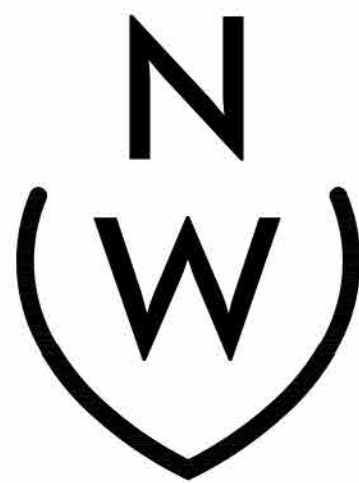
State of Florida  
Landscape Architect  
Registration No.  
6666856

FRONT - OPEN SPACE DIAGRAM

RESIDENCE

264 DUNBAR ROAD, PALM BEACH, FL.

12 JAN 2024  
3 JAN 2024  
20 NOV 2023  
13 NOV 2023



NIEVERA WILLIAMS  
DESIGN

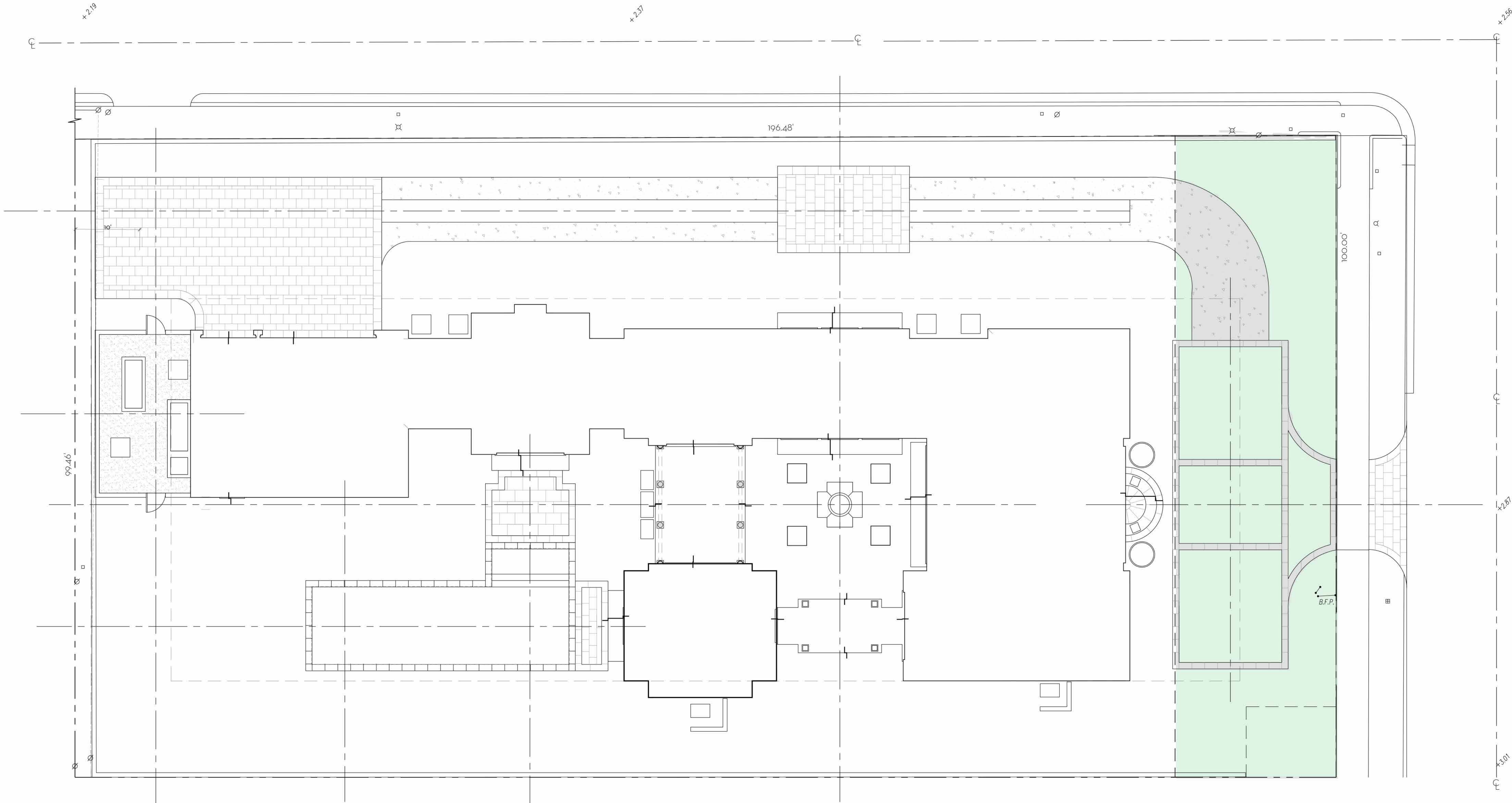
625 N. Flagler Drive  
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OS2

ARCOM-24-008

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	19,595	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,818	SQ FT	45%
EXISTING =	9,700	SQ FT	49.5%
PROPOSED =	10,800	SQ FT	55.1%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	1,669	SQ FT	66.7%
PROPOSED =	2,174	SQ FT	86.9%

10' PERIMETER SITE CALCULATIONS:

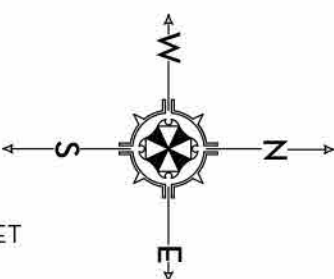
PERIMETER AREA =	5,524	SQ FT
MINIMUM LANDSCAPE:		
REQUIRED =	(50% OF 5,524 SF) = 2,762	SQ FT REQUIRED
EXISTING =	4,586	SQ FT
PROPOSED =	4,842	SQ FT

LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE



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

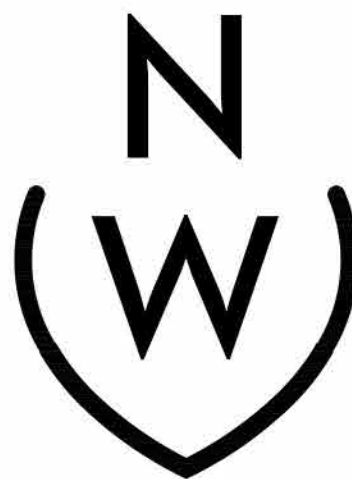


MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

SIDES - OPEN SPACE DIAGRAM  
**RESIDENCE**  
264 DUNBAR ROAD, PALM BEACH, FL.

12 JAN 2024  
3 JAN 2024  
20 NOV 2023  
13 NOV 2023



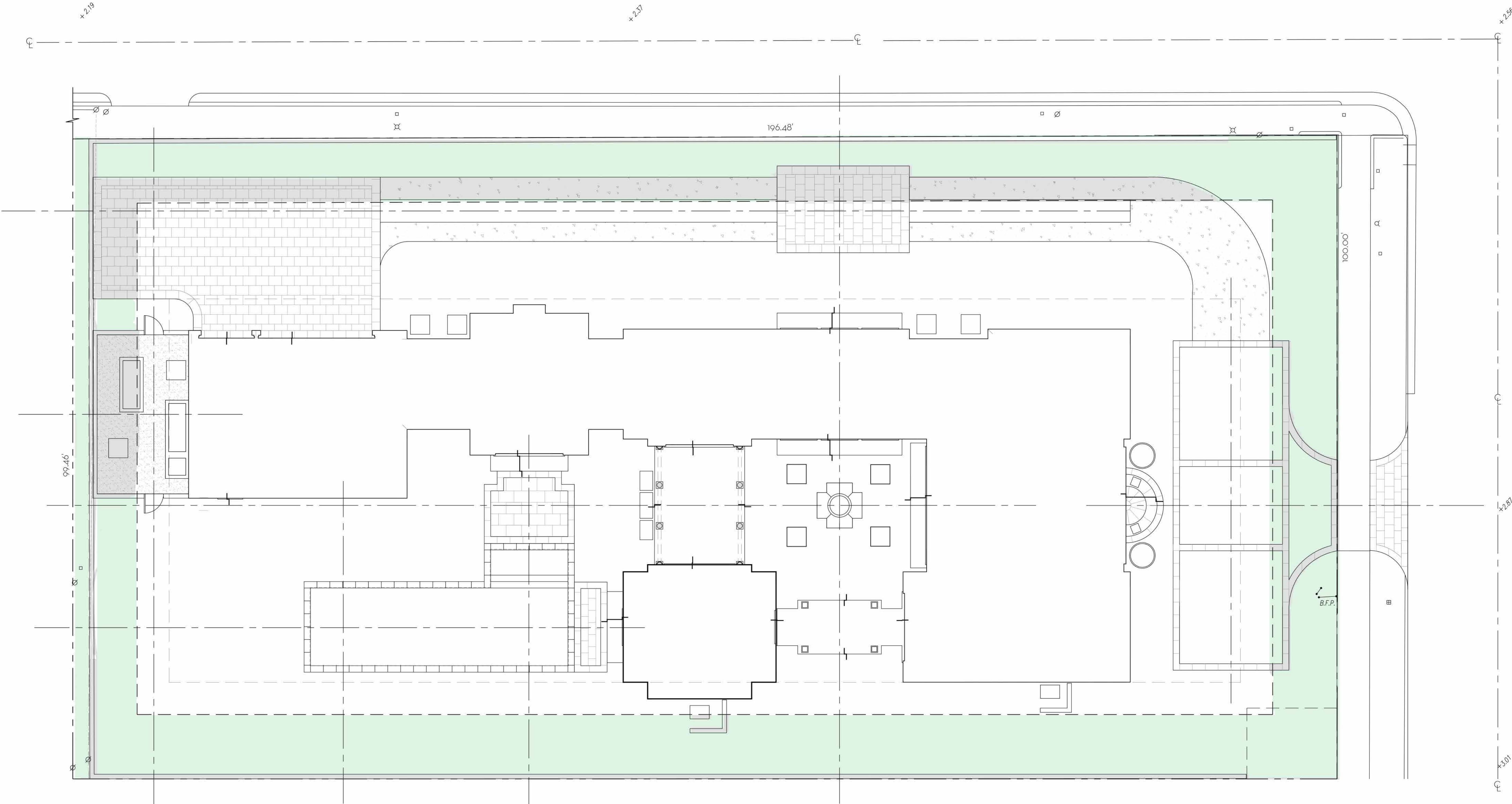
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**OS3**  
ARCOM-24-008

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA *	19,595	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED *	8,818	SQ FT	45%
EXISTING *	9,700	SQ FT	49.5%
PROPOSED *	10,800	SQ FT	55.1%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA *	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED *	1,000	SQ FT	40%
EXISTING *	1,669	SQ FT	66.7%
PROPOSED *	2,174	SQ FT	86.9%

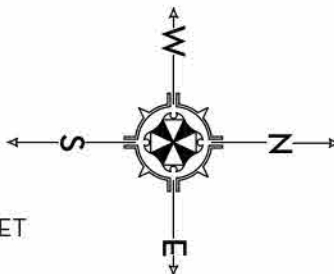
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA *	5,524	SQ FT	
MINIMUM LANDSCAPE:			
REQUIRED *	(50% OF 5,524 SF) = 2,762	SQ FT	
EXISTING *	4,586	SQ FT	
PROPOSED *	4,842	SQ FT	

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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





MARIO F. NIEVERA

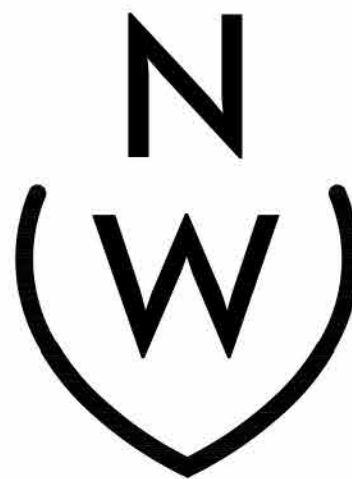
State of Florida  
Landscape Architect  
Registration No.  
6666856

NATIVES - OPEN SPACE DIAGRAM

RESIDENCE

264 DUNBAR ROAD, PALM BEACH, FL.

12 JAN 2024  
3 JAN 2024  
20 NOV 2023  
13 NOV 2023



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DESIGN

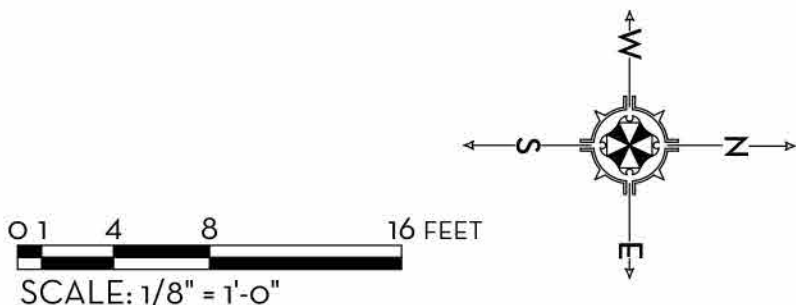
625 N. Flagler Drive  
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OS4

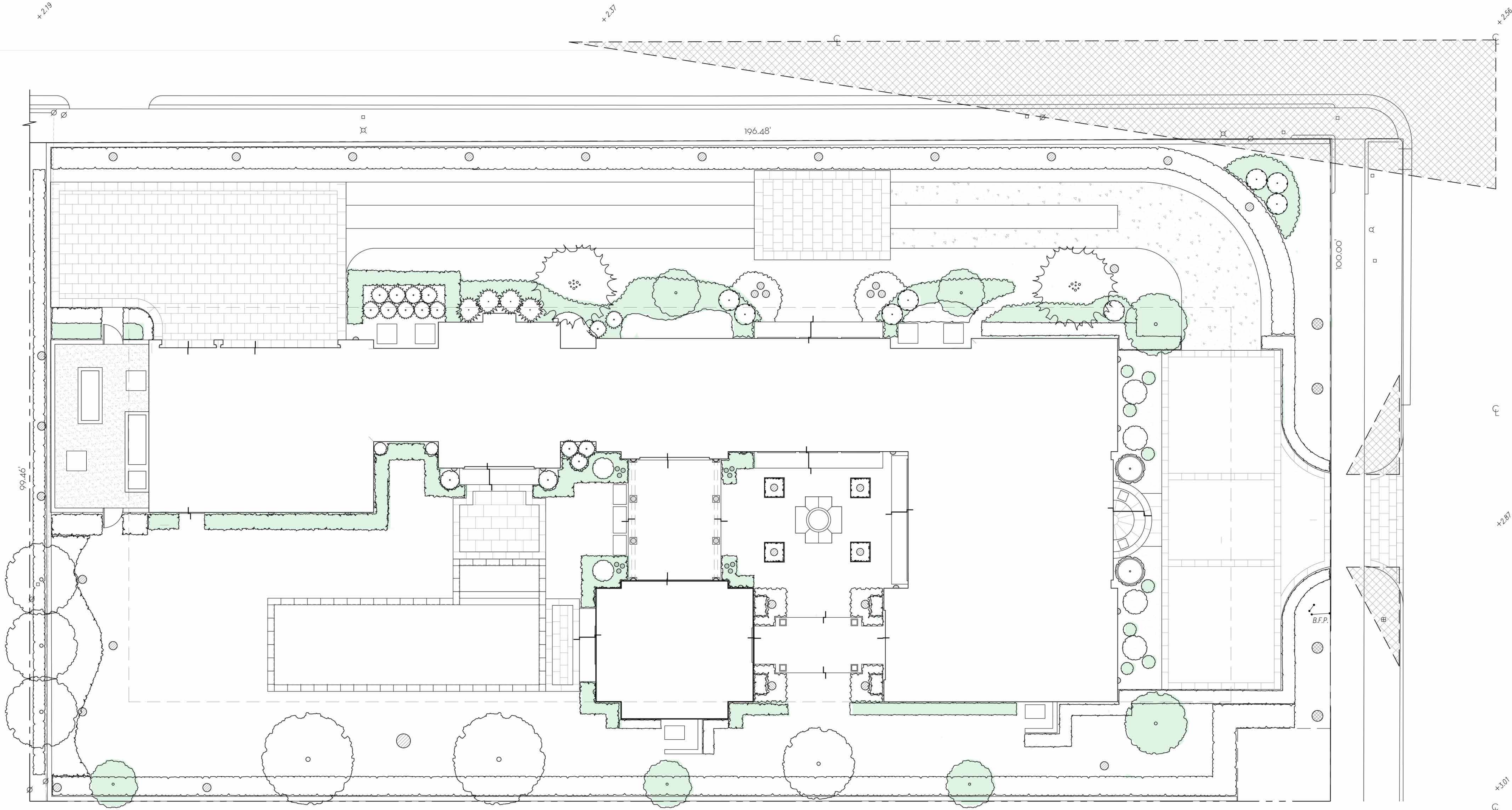
ARCOM-24-008

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

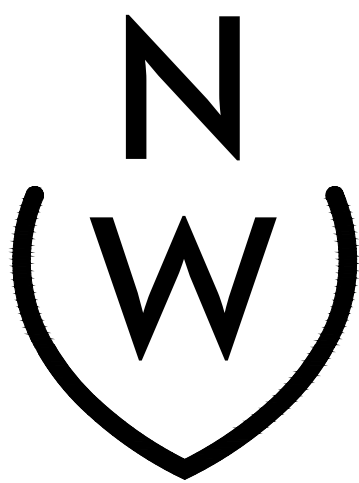


LEGEND

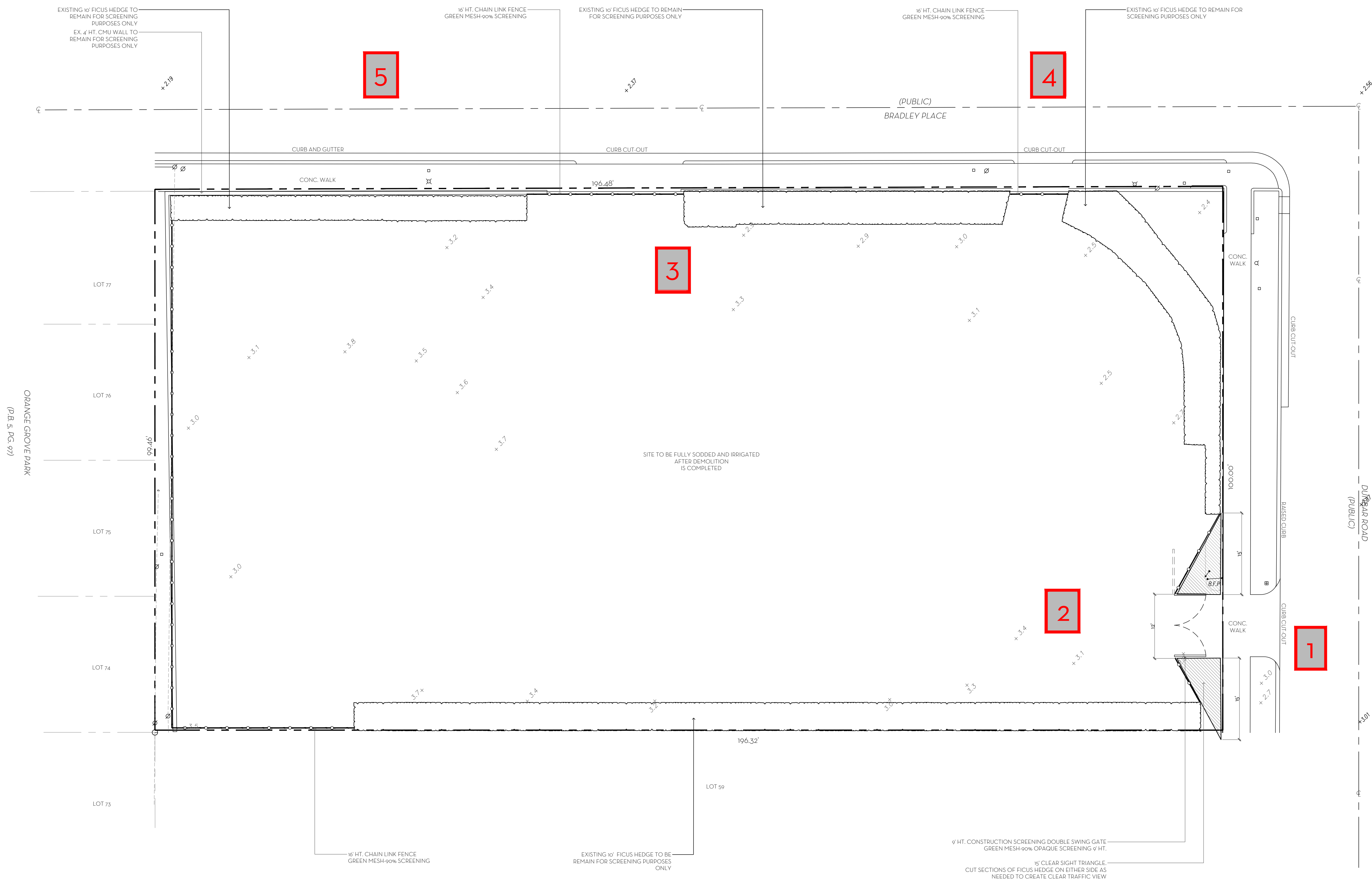
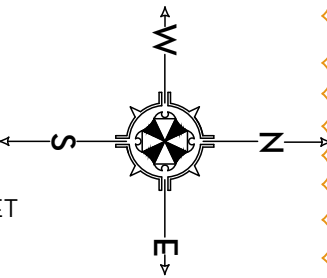
NATIVE







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



1 SIDE ENTRANCE FICUS HEDGE



2 DRIVEWAY ENTRANCE FICUS HEDGE



3 WALKWAY FICUS HEDGE



4 STREET VIEW FICUS HEDGE



5 STREET VIEW FICUS HEDGE + WALL