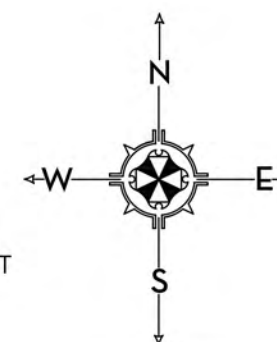


RECEIVED

By yfigueroa at 1:49 pm, Jan 04, 2024



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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
McCANN RESIDENCE

217 BAHAMA LANE, PALM BEACH, FL.

05 SEPTEMBER 2023
10 JULY 2023
23 JUNE 2023
08 JUNE 2023



NIEVERA WILLIAMS
DESIGN

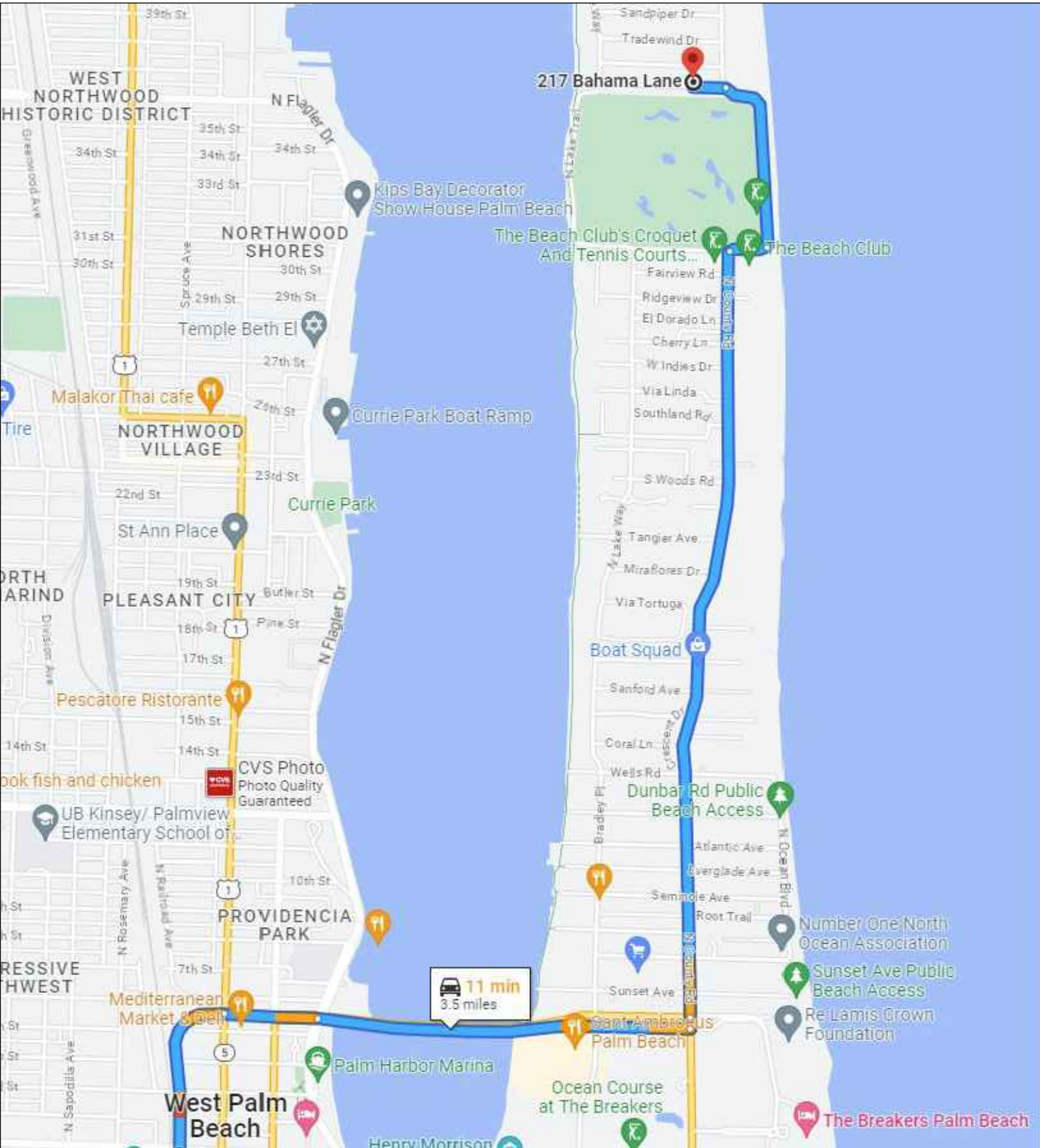
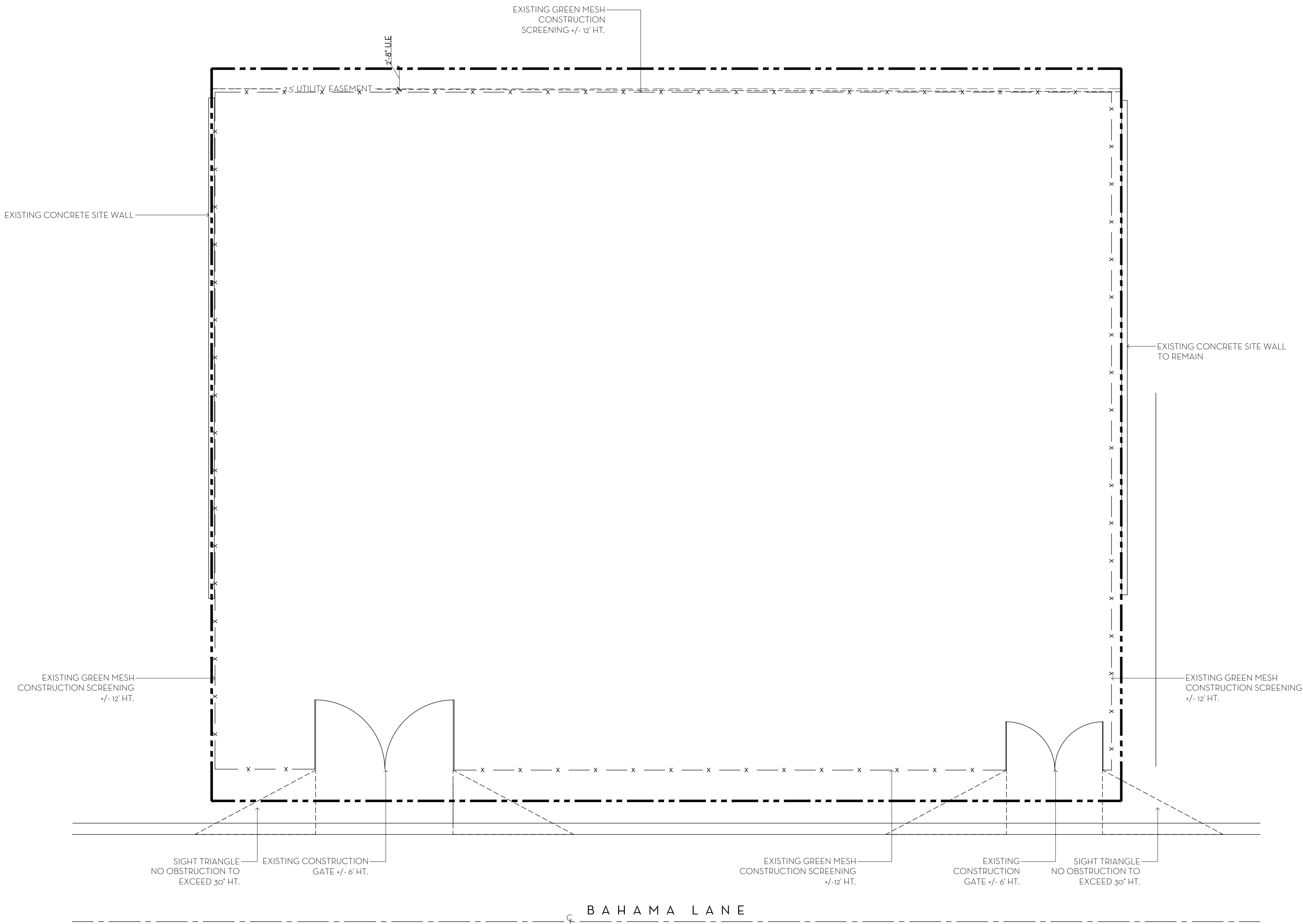
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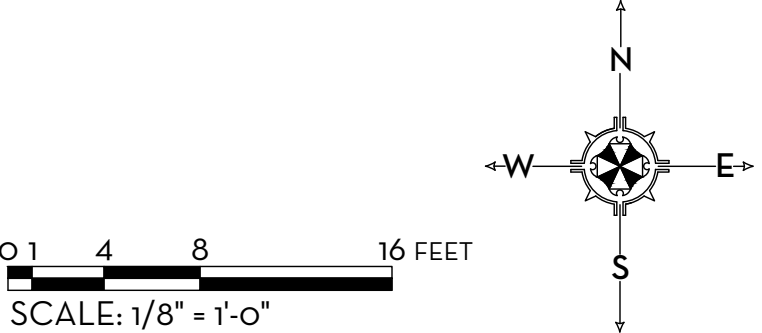
SITE

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H-006-2021

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



TRUCK LOGISTICS
MAX. TRUCK LENGTH: 30 FEET



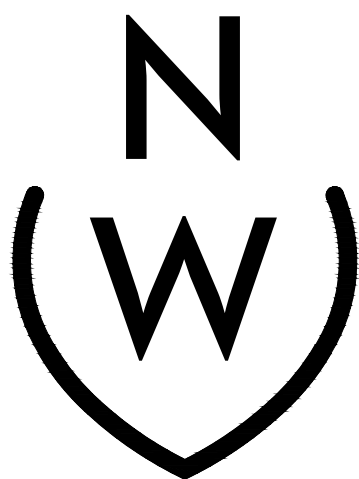
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CONSTRUCTION SCREENING PLAN
McCANN RESIDENCE

217 BAHAMA LANE, PALM BEACH, FL.

03 JANUARY 2023
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OVERALL R-B SITE CALCULATIONS:

SITE AREA +	10,283	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	4,627	SQ FT	45%
PROPOSED +	4,813	SQ FT	47%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA +	2,825	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	1,130	SQ FT	40%
PROPOSED +	1,852	SQ FT	66%

10' PERIMETER SITE CALCULATIONS:

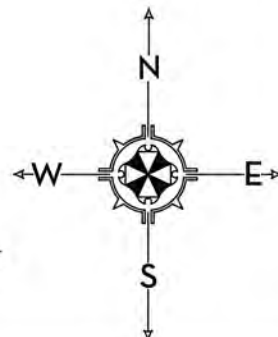
PERIMETER AREA +	3,680	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 4,627 SF) + 2,313 REQUIRED			
PROPOSED +	3,099	SQ FT	

OPEN SPACE LEGEND:

- RESIDENCE
- POOL / FOUNTAIN
- HARDSCAPE
- LANDSCAPE



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



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OPEN SPACE DIAGRAM
McCann Residence
217 BAHAMA LANE, PALM BEACH, FL.

03 JANUARY 2023
05 SEPTEMBER 2023
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SCALE: 1/8" = 1'-0"

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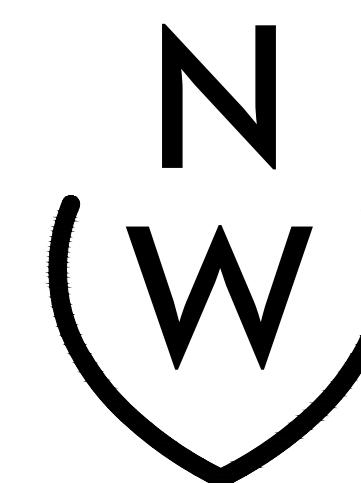
SCALE: $1/8'' = 1'-0''$

HARDSCAPE PLAN

McCANN RESIDENCE

317 BAHAMA LANE DAI M BEACH FL

03 JANUARY 2023
05 SEPTEMBER 2023
10 JULY 2023
23 JUNE 2023
08 JUNE 2023



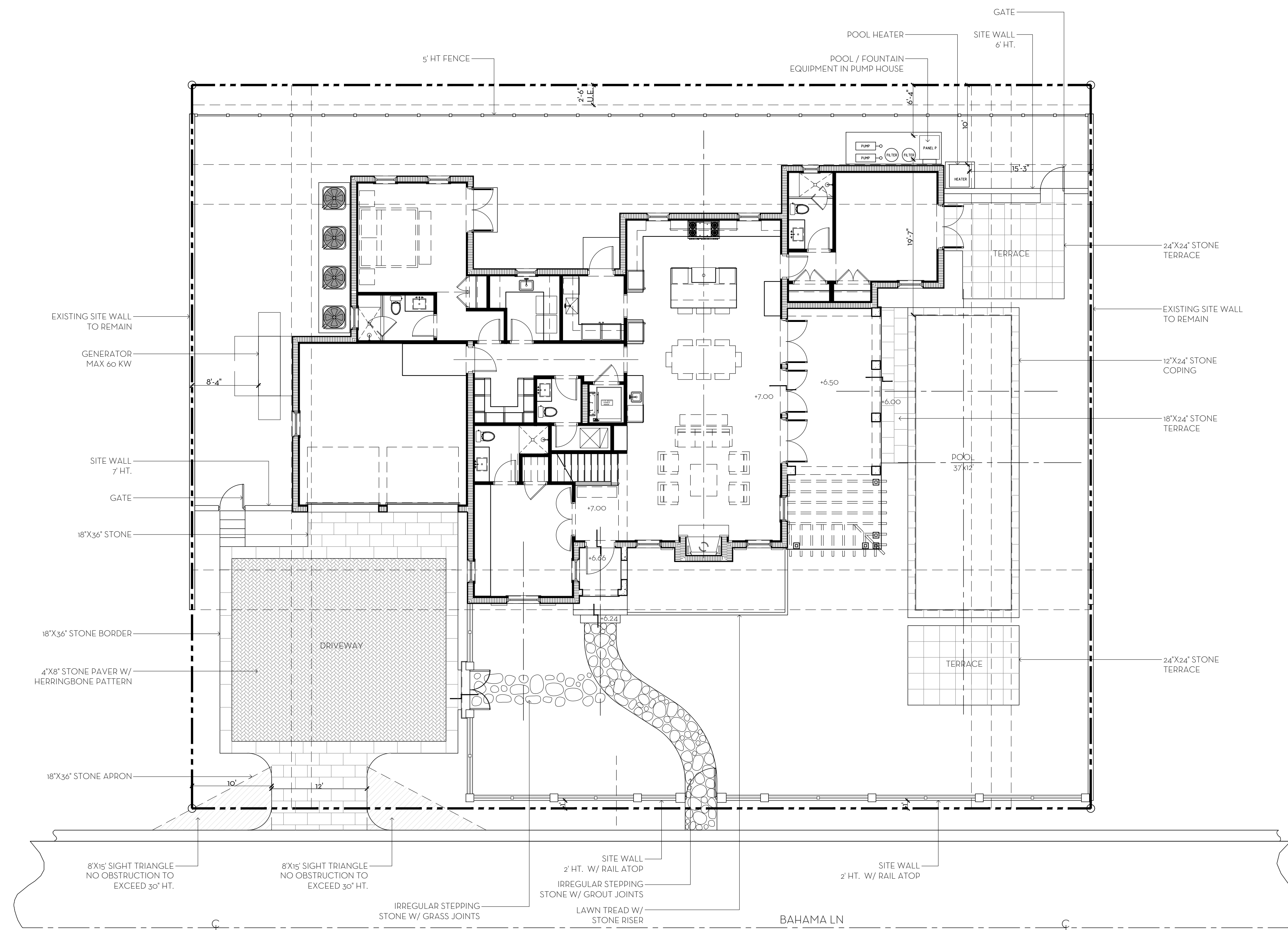
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SITE AREA = 10,283 SQ FT 100%

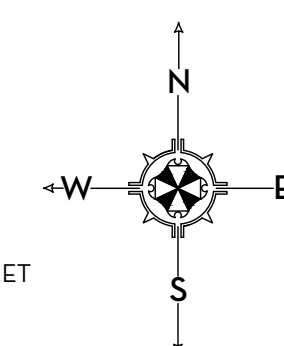
MINIMUM LANDSCAPE: 25 FEET

25' SETBACK AREA =	2,825 SQ FT	100%
--------------------	-------------	------

MINIMUM LANDSCAPE: _____

PERIMETER AREA = 3,680 SQ FT

MINIMUM LANDSCAPE:



State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

McCANN RESIDENCE

217 BAHAMA LANE. PALM BEACH. FL.

03 JANUARY 2023
05 SEPTEMBER 2023
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23 JUNE 2023
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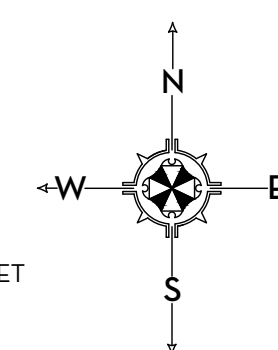
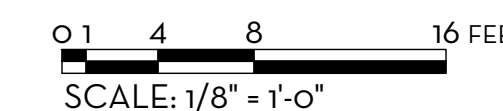
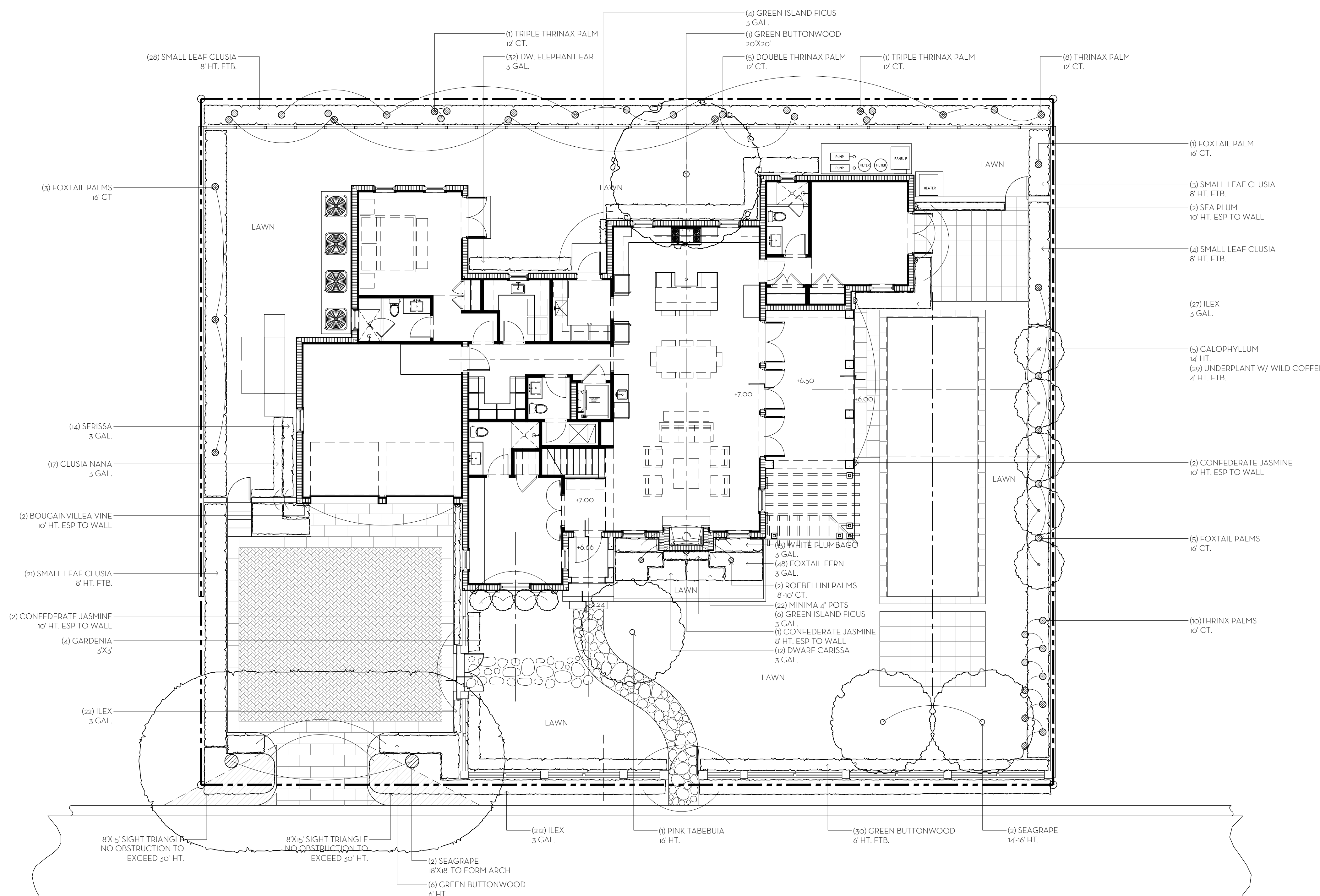
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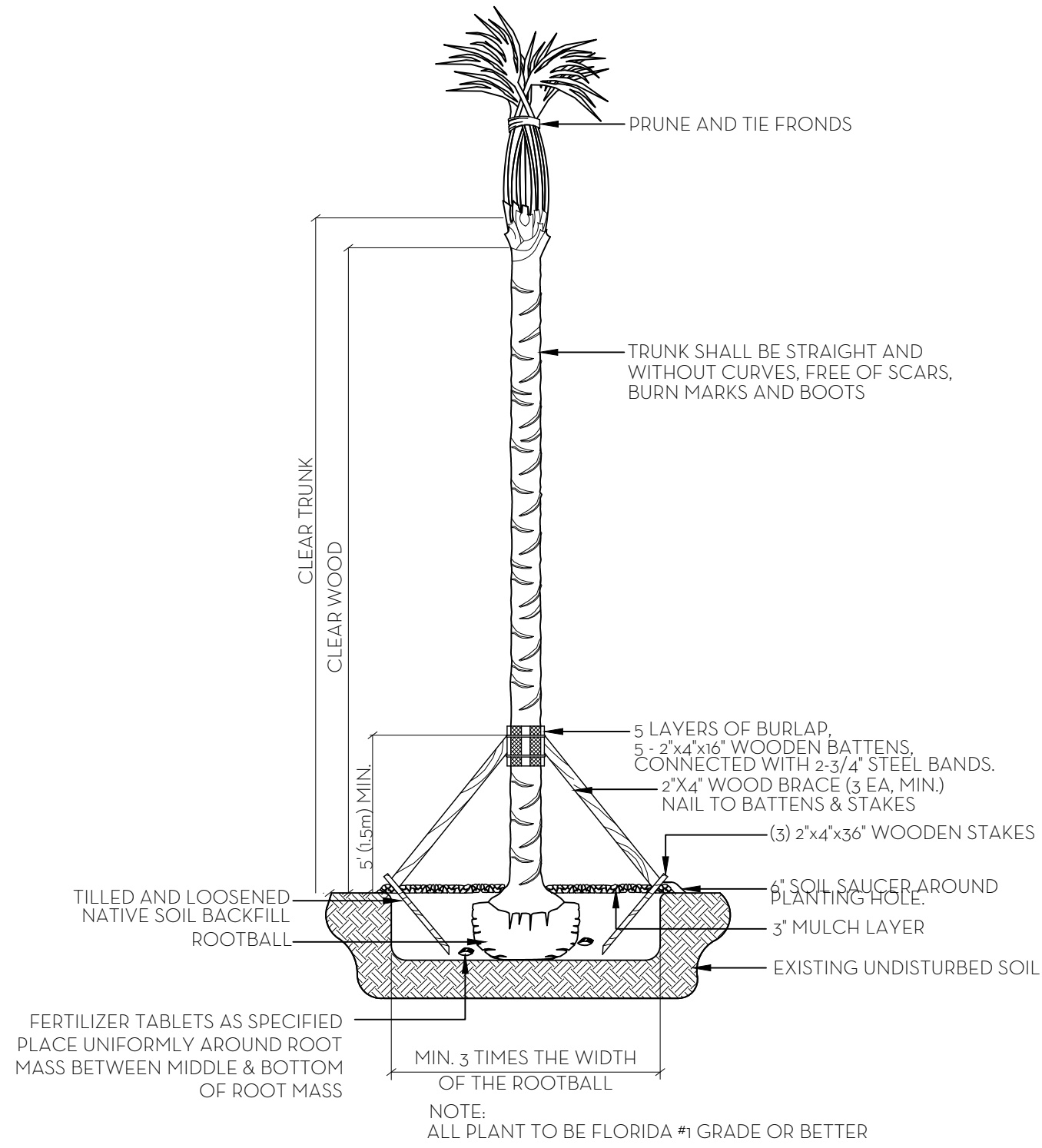
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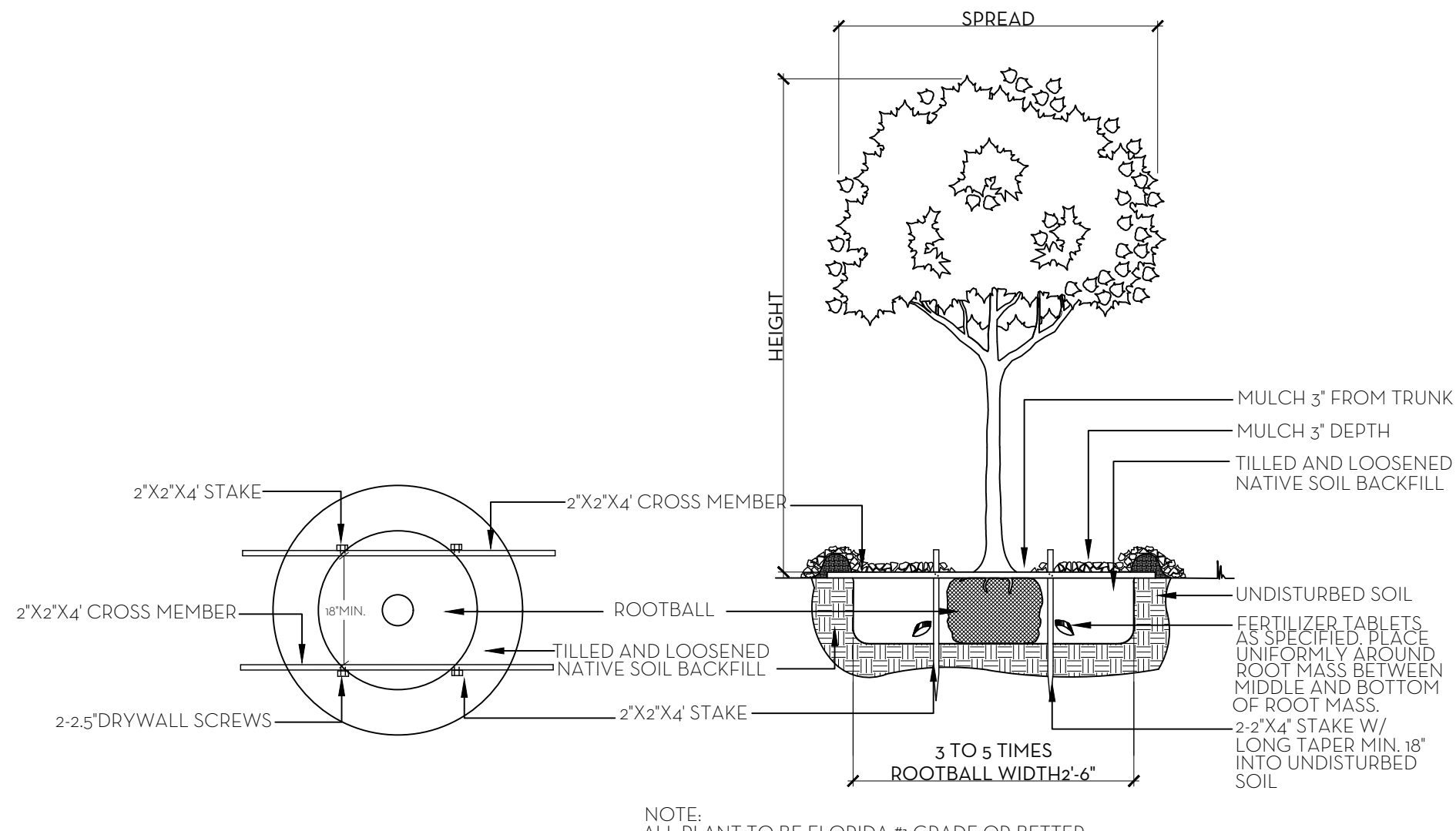
LP1

Z-21-00386
H-006-2021

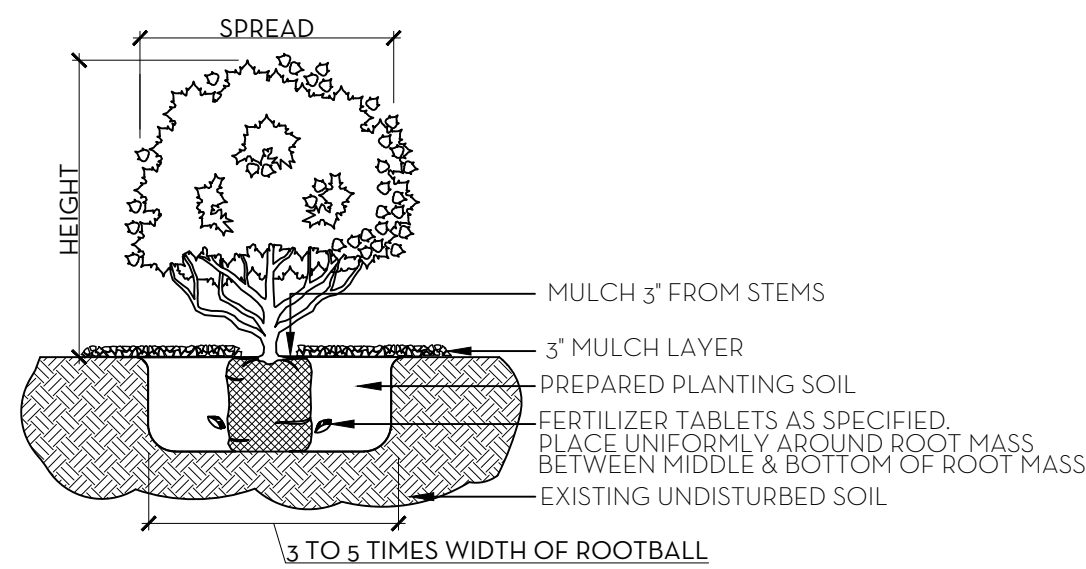




PALM PLANTING DETAIL
NTS

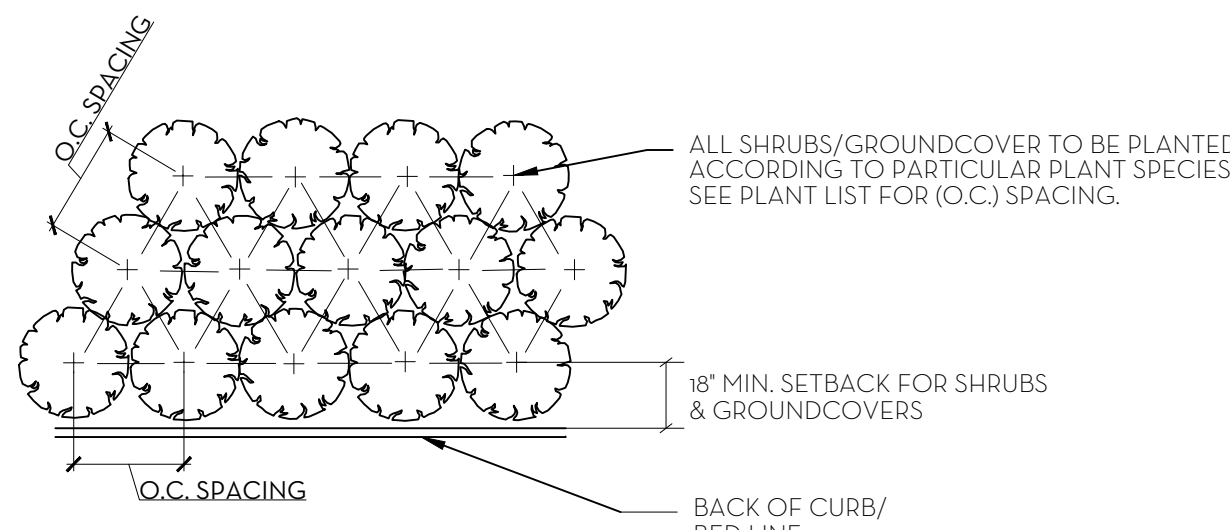


TREE PLANTING DETAIL
NTS



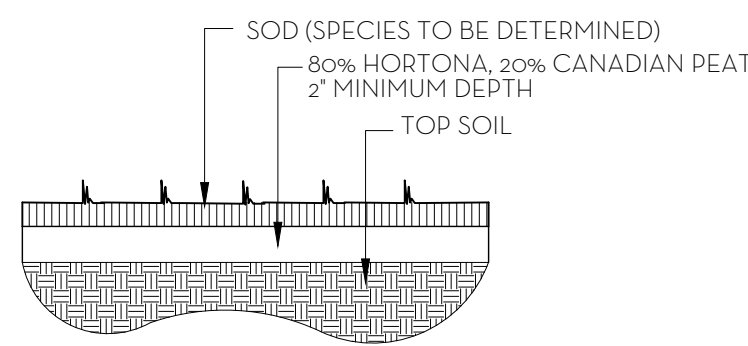
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
NTS

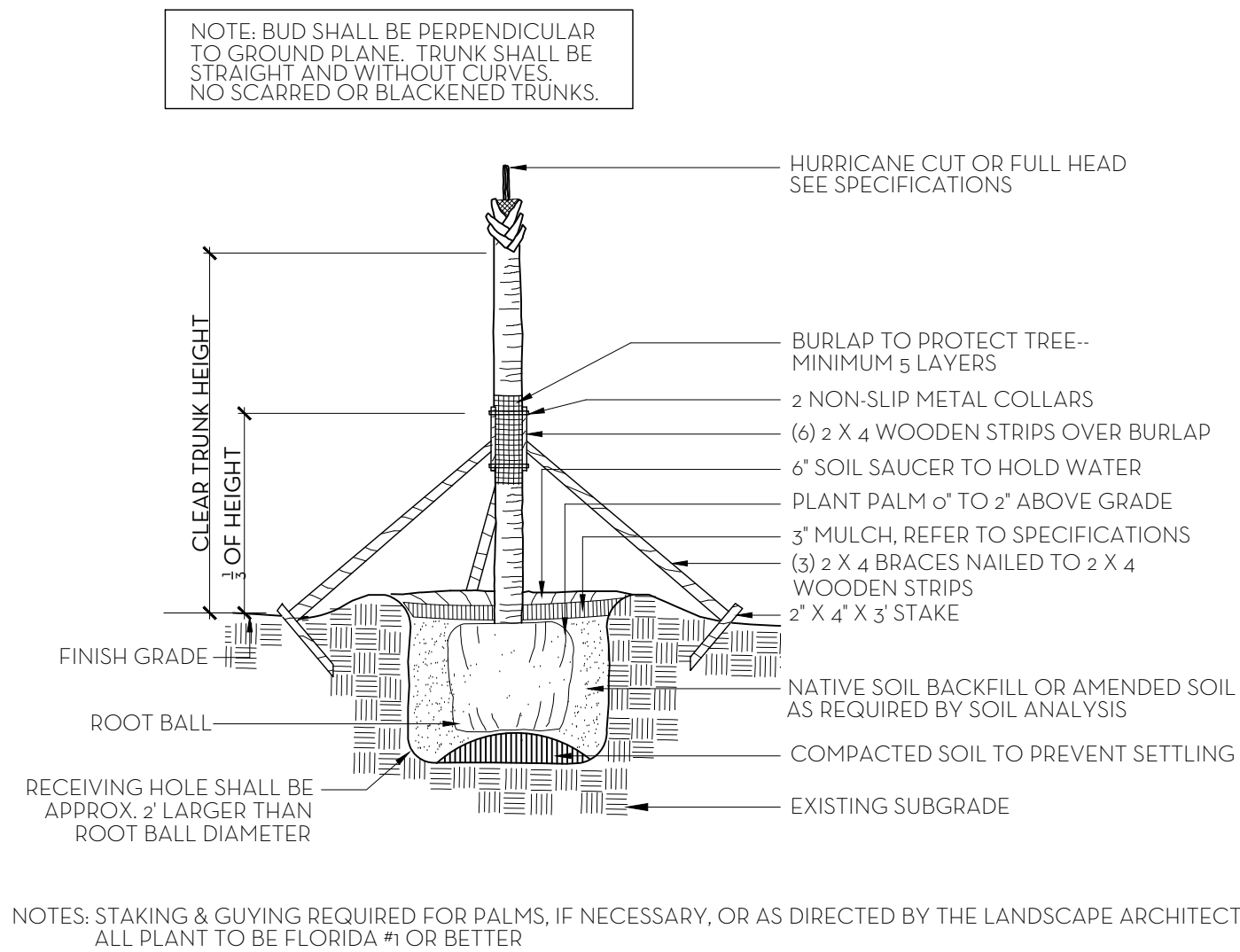


PLANT SPACING DETAIL
NTS

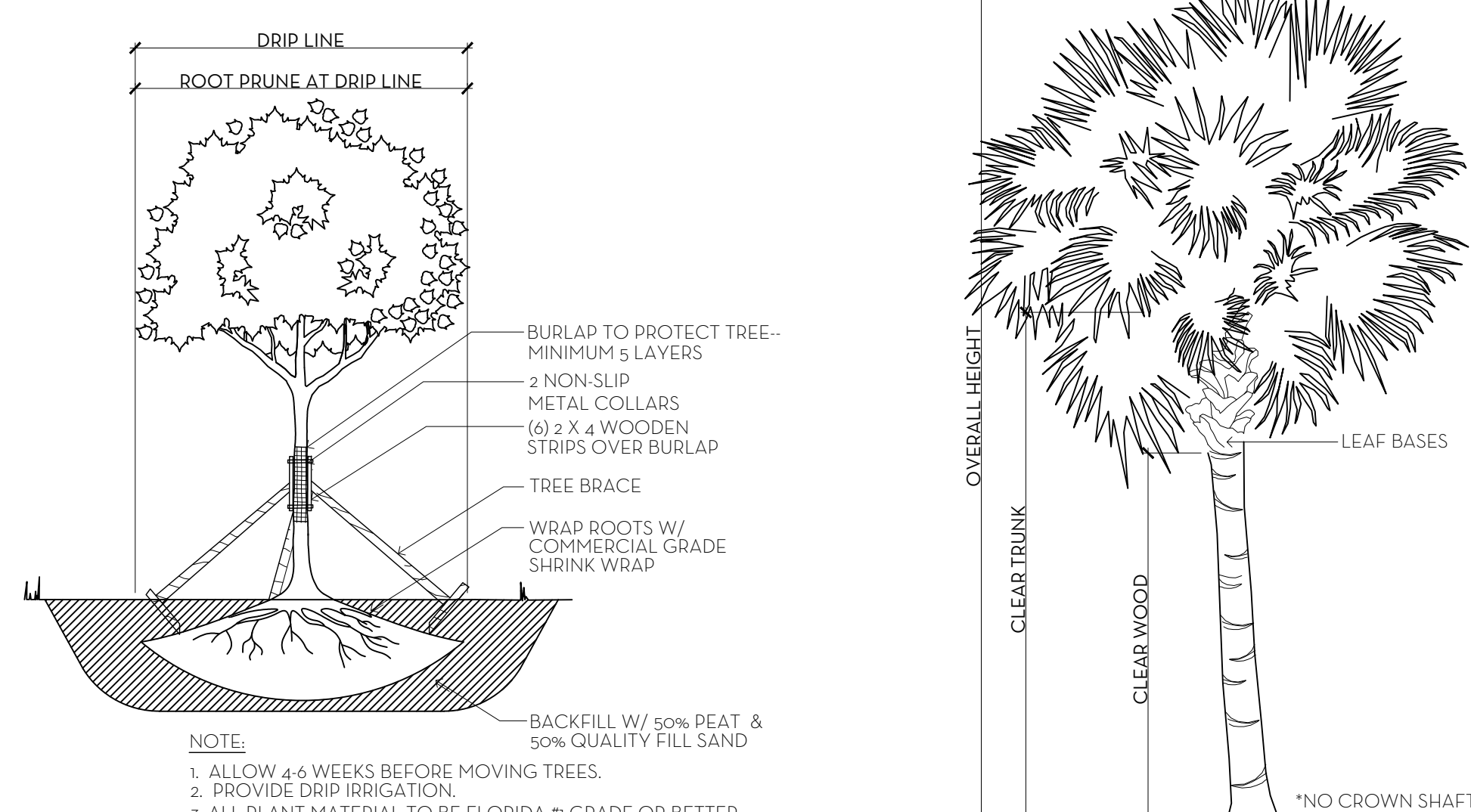
SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



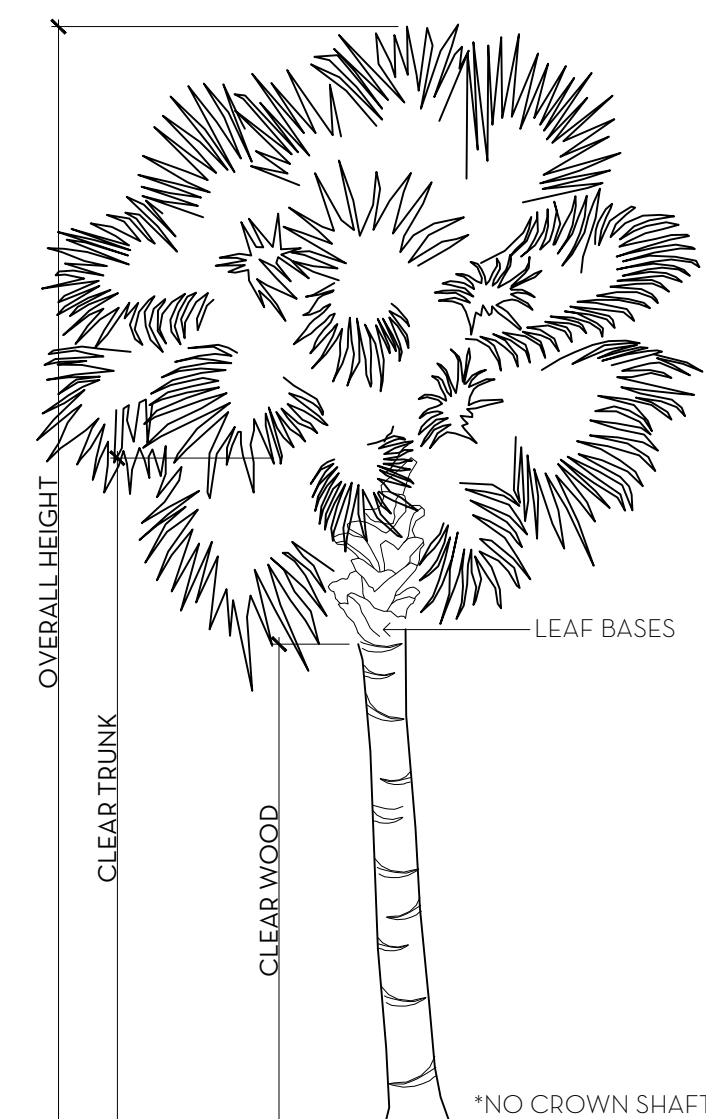
SOD PLANTING DETAIL
NTS



PALM TREE PLANTING AND STAKING DETAIL
NTS




TREE ROOT PRUNING DETAIL
NTS



PALM SPECIFICATION DETAIL
NTS

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 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" 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.

 NIEVERA WILLIAMS DESIGN		McCann Residence 217 Bahama Lane December 27, 2023			
Landscape Material Schedule					
Common Name	Botanical Name	Quantity	Specification	Area (SqFt)	Native
TREES					
Green Buttonwood Tree	Conocarpus erectus	1	20'X20'		*
Calophyllum	Calophyllum brasiliense	5	14' I.T.		
Pink Tabebuia	Tabebuia heterophylla	1	16' I.T.		
Seagrape	Coccoloba uvifera	2	14'-16' HT.		*
Seagrape	Coccoloba uvifera	2	18'x18'		*
		11			45%
PALMS					
Thrinx Palms	Coccothrinax crinita	8	12' CT.		
Thrinx Palms	Coccothrinax crinita	10	10' CT.		
DoubleThrinx Palms	Coccothrinax crinita	5	12' CT.		
Tripla Thrinx Palms	Coccothrinax crinita	2	10' Cf.		
Foxtail Palms	Wodyetia bifurcata	9	16' Cf.		
Roebellini Palms	Phoenix roebelenii	2	8'-10' CT.		
SHRUB/VINE					
Green Buttonwood	Conocarpus erectus	36	6' HT., FULL TO BASE		*
Small Leaf Clusia	Clusia guttifera	56	8' HT., FULL TO BASE		
Wild Coffee	Psychotria nervosa	29	4' HT. FULL TO BASE		*
Gardenia Sphere	Gardenia jasminoides	4	3' X 3'		
Confederate Jasmine Vines	Trachelospermum jasminoides	4	10' HT., ESPALIERED TO WALL		
Confederate Jasmine Vines	Trachelospermum jasminoides	1	8' HT., ESPALIERED TO WALL		
Bougainvillea Vine	Bougainvillea	2	10' HT., ESPALIERED TO WALL		
Sea plum	Coccoloba uvifera x diversifolia	2	10' HT., ESPALIERED TO WALL		*
White Plumbago	Plumbago auriculata	13	3 Gal.		
		147			53%
GROUND COVER					
Ilex	Ilex cassine	261	3 GAL.	149	*
Clusia Nana	Clusia rosea 'Nana'	17	3 GAL.	22	
Serissa	Serissa japonica	14	3 GAL.	35	
Dwarf Elephant Ear	Alocasia 'Amazonica'	30	3 GAL.	128	
Green Island Ficus	Ficus microcarpa 'Green Island'	10	3 GAL.	9	
Dwarf Carissa	Carissa macrocarpa	12	3 GAL.	11	
Foxtail Fern	Asparagus densiflorus 'Meyerii'	48	3 GAL.	42	
Minima	Trachelospermum asiaticum	22	4" Pots	11	
				407	64%
SOD					
Diamond Zoysia Sod		1,250 SF	CONTRACTOR TO FIELD VERIFY		



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

Landscape Legend		
Property Address:	217 BAHAMA LANE	
	Required	Proposed
Lot Size (sq ft)	10,283	10,283
Landscape Open Space (LOS) (Sq Ft and %)	4,627 (45%)	4,813 SF (47%)
Perimeter LOS (Sq Ft and %)	2,313 SF	3,099 SF
Front Yard LOS (Sq Ft and %)	1,130 (40%)	1,852 SF (66%)
Native* Trees %	30%	45%
Native* Palms %	N/A	N/A
Native* Shrubs %	30%	53%
Native* Vines / Ground Cover %	30%	64%

*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

REV BF 20220304

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANTING DETAILS

McCANN RESIDENCE

217 BAHAMA LANE, PALM BEACH, FL.

03 JANUARY 2023

05 SEPTEMBER 2023

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08 JUNE 2023

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SOUTH ELEVATION - PREVIOUSLY PRESENTED



SOUTH ELEVATION

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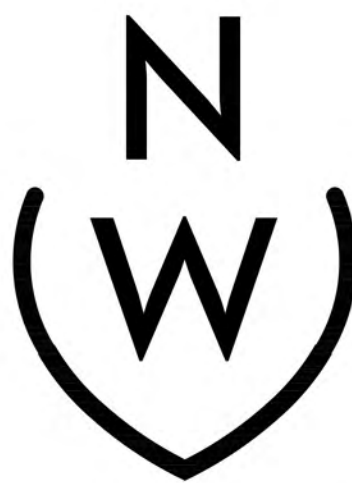
State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

ELEVATION RENDERING
McCANN RESIDENCE

217 BAHAMA LANE, PALM BEACH, FL

03 JANUARY 2023
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WEST ELEVATION - PREVIOUSLY PRESENTED



WEST ELEVATION

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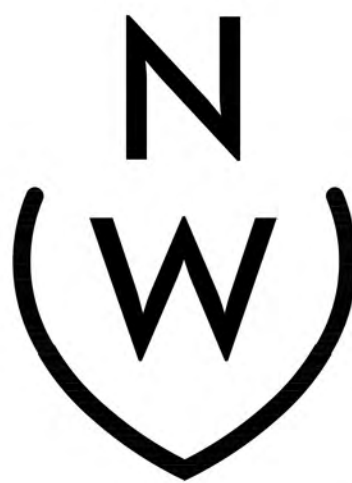
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SCALE: 1/4" = 1'-0"

ELEVATION RENDERING
McCANN RESIDENCE

217 BAHAMA LANE, PALM BEACH, FL.

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NORTH ELEVATION - PREVIOUSLY PRESENTED



NORTH ELEVATION

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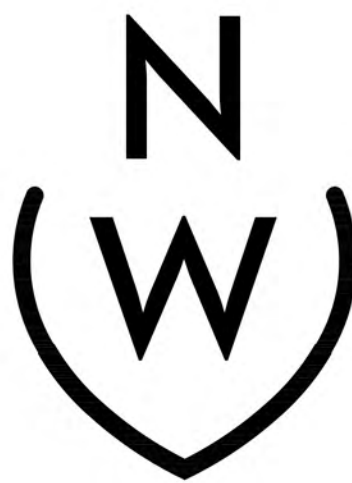
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ELEVATION RENDERING
McCANN RESIDENCE

277 BAHAMA LANE, PALM BEACH, FL

03 JANUARY 2023
05 SEPTEMBER 2023
10 JULY 2023
23 JUNE 2023
08 JUNE 2023

SCALE: 1/4" = 1'-0"



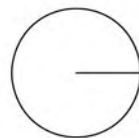
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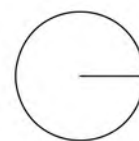
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EAST ELEVATION - PREVIOUSLY PRESENTED



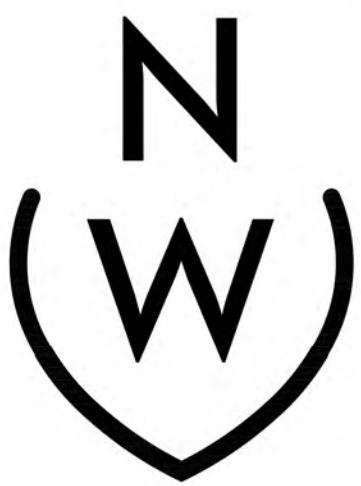
EAST ELEVATION

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ELEVATION RENDERING
McCANN RESIDENCE
217 BAHAMA LANE, PALM BEACH, FL.

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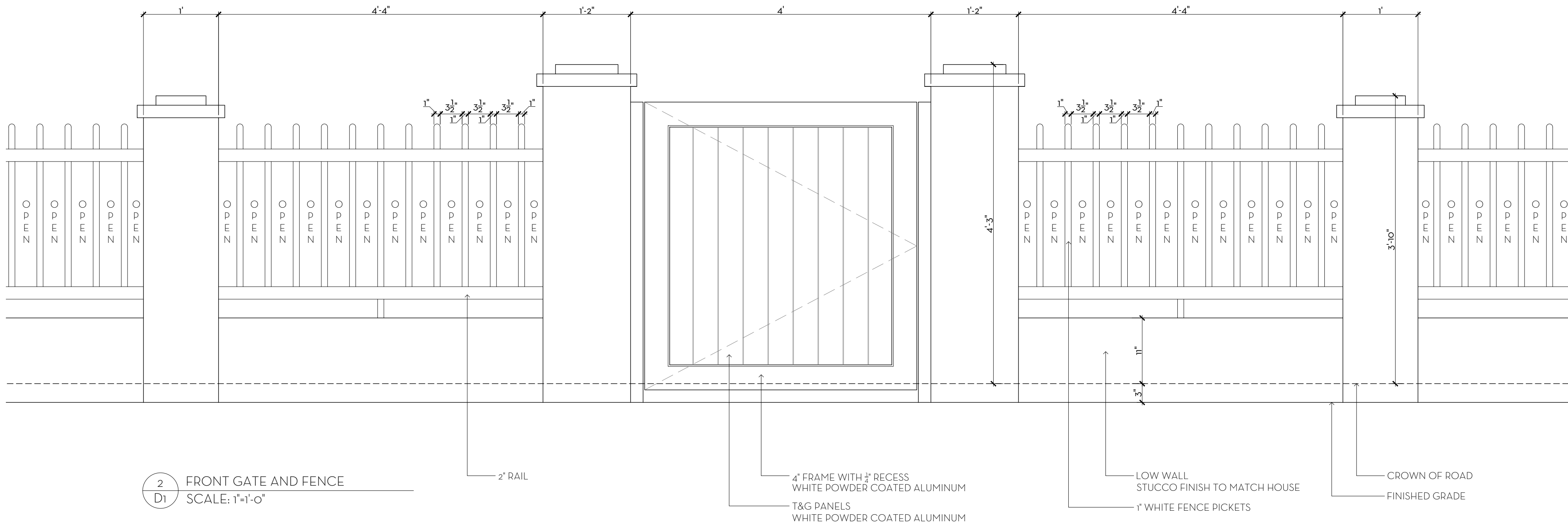
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SCALE: 1/4" = 1'-0"



2
D1
FRONT GATE AND FENCE
SCALE: 1"=1'-0"

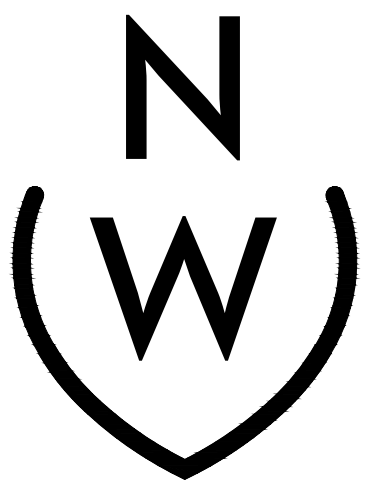
MARIO F. NIEVERA

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SITE DETAILS
McCann Residence

217 BAHAMA LANE, PALM BEACH, FL.

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SCALE: AS NOTED