

04-12-2024

264 Dunbar Rd

ARC-24-008

Summary of Changes

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

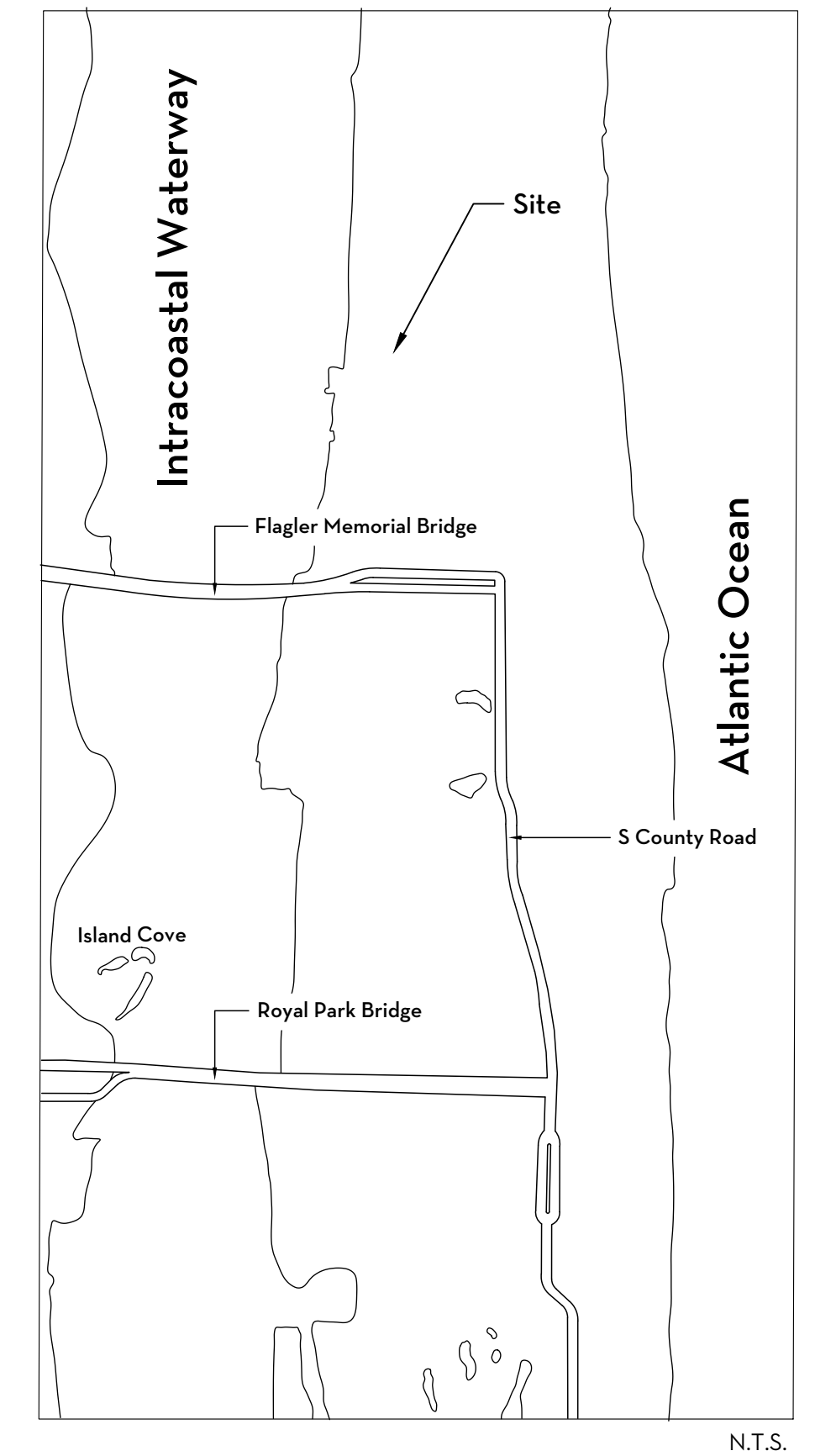
The changes made to 264 Dunbar Rd. are as follows:

1. Driveway paving along the west garden has been modified. The overall width of paving ribbons and 'terrace' feature have been reduced to help offset new paving at the fountain courtyard per ARCOM comments. This is reflected in plans and open space diagrams.
2. The fountain courtyard has been revised in response to ARCOM comments. The previously proposed lawn area has been removed. Paving and additional planting has been incorporated into the design.
3. Open space calculations and native planting legend have been updated to reflect the changes and additions made to the overall plan.
4. New architectural backgrounds have been provided and are reflected within the floor plan and rendered elevations. Changes within the landscape architectural set effect the north façade of the building only.

PRIVATE RESIDENCE

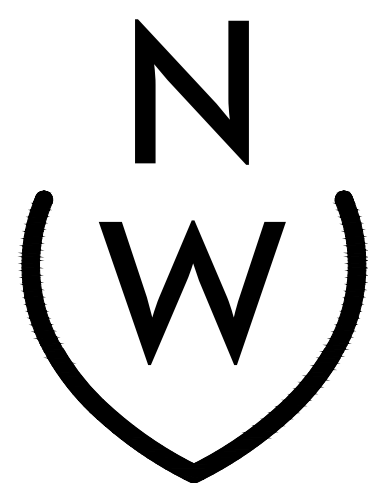
264 DUNBAR ROAD, PALM BEACH, FL.

ARCOM-24-008



SHEET LEGEND:

- LP1 - PREVIOUSLY PRESENTED RENDERED PLAN
- LP1 - CURRENTLY PROPOSED RENDERED PLAN
- EL1 - NORTH (FRONT) RENDERED ELEVATION
- EL2 - SOUTH (BACK) RENDERED ELEVATION
- EL3 - WEST (SIDE) RENDERED ELEVATION + EAST (SIDE) RENDERED ELEVATION
- EX1 - EXISTING PLAN
- DM1 - DEMOLITION PLAN
- SITE - OVERALL SITE PLAN
- L1 - HARDSCAPE PLAN
- L2 - MATERIALS
- LP1 - LANDSCAPE PLAN
- LP2 - LANDSCAPE PLANT SCHEDULE + PLANTING DETAILS
- OS1 - OVERALL: OPEN SPACE DIAGRAM
- OS2 - FRONT: OPEN SPACE DIAGRAM
- OS3 - SIDES: OPEN SPACE DIAGRAM
- OS4 - NATIVE: OPEN SPACE DIAGRAM
- D3 - EQUIPMENT AREA DETAILS
- CSR - CONSTRUCTION SCREENING PLAN

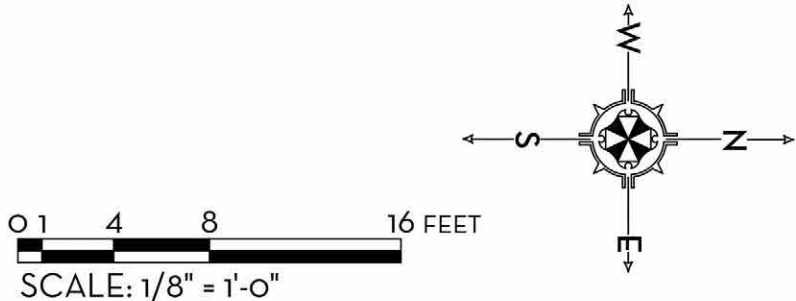


NIEVERA WILLIAMS
DESIGN

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



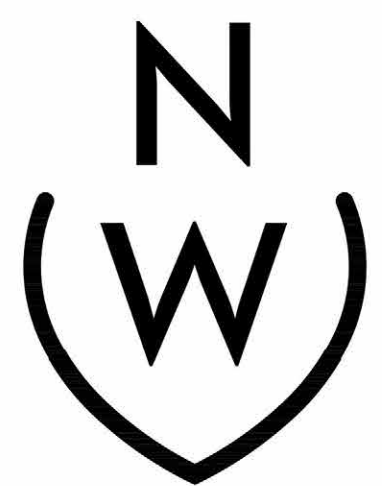
PROPOSED 2-STORY
RESIDENCE
FFE= 7,00'
GARAGE = 5,56 NABD



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

LANDSCAPE PLAN
RESIDENCE
264 DUNBAR ROAD, PALM BEACH, FL

11 MAR 2024
26 JAN 2024
3 JAN 2024
20 NOV 2023
13 NOV 2023



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

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LP1
ARCOM-24-008

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

CURRENTLY PROPOSED

FINAL SUBMITTAL



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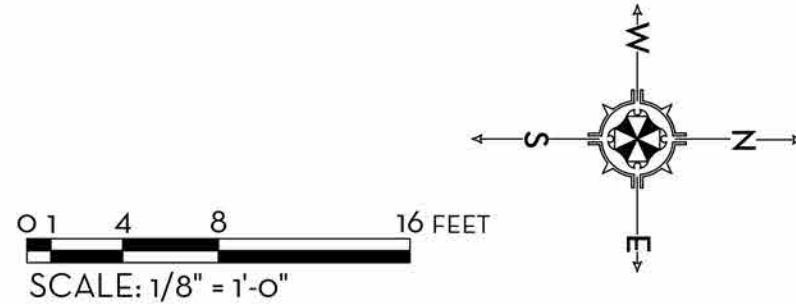
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NORTH (FRONT) ELEVATION PREVIOUSLY PRESENTED



NORTH (FRONT) ELEVATION CURRENTLY PROPOSED

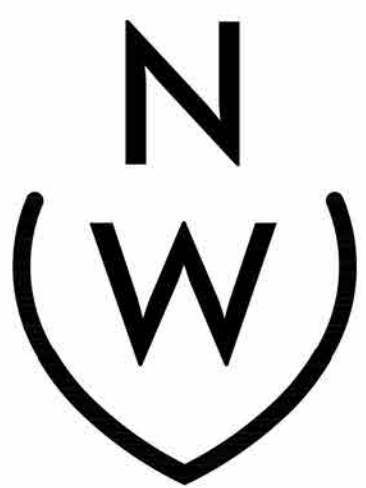
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State of Florida
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NORTH (FRONT) RENDERED ELEVATION
RESIDENCE
264 DUNBAR ROAD, PALM BEACH, FL

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

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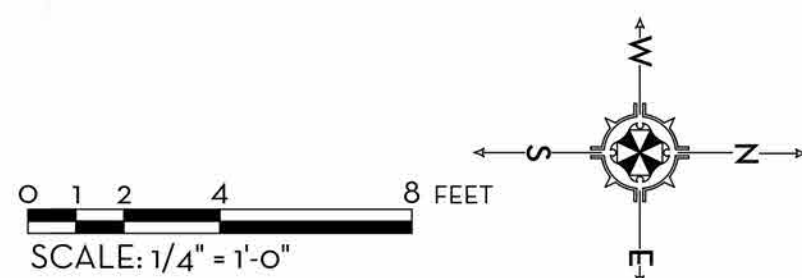
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EL1

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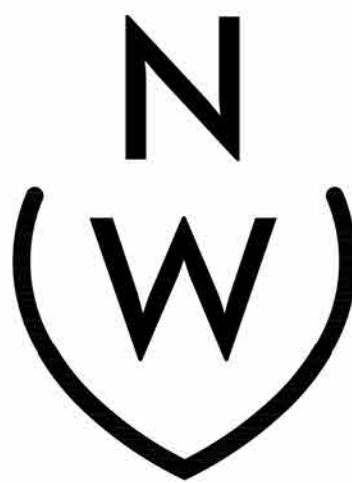
SOUTH (BACK) ELEVATION

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SOUTH (BACK) RENDERED ELEVATION
RESIDENCE
264 DUNBAR ROAD, PALM BEACH, FL.

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

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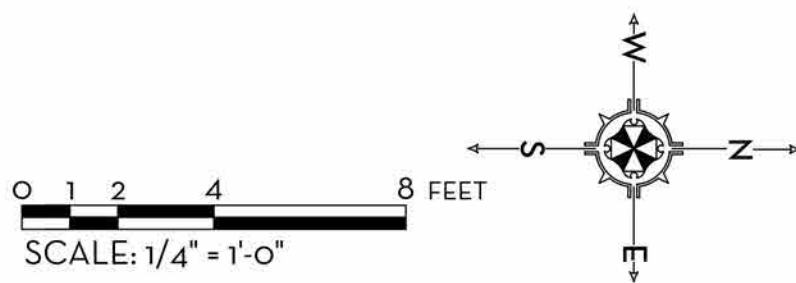
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EL2

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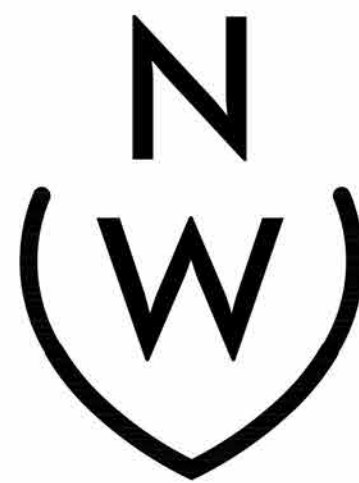
SCALE: 1/8" = 1'-0"

WEST (SIDE) RENDERED ELEVATION

RESIDENCE

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WEST (SIDE) ELEVATION

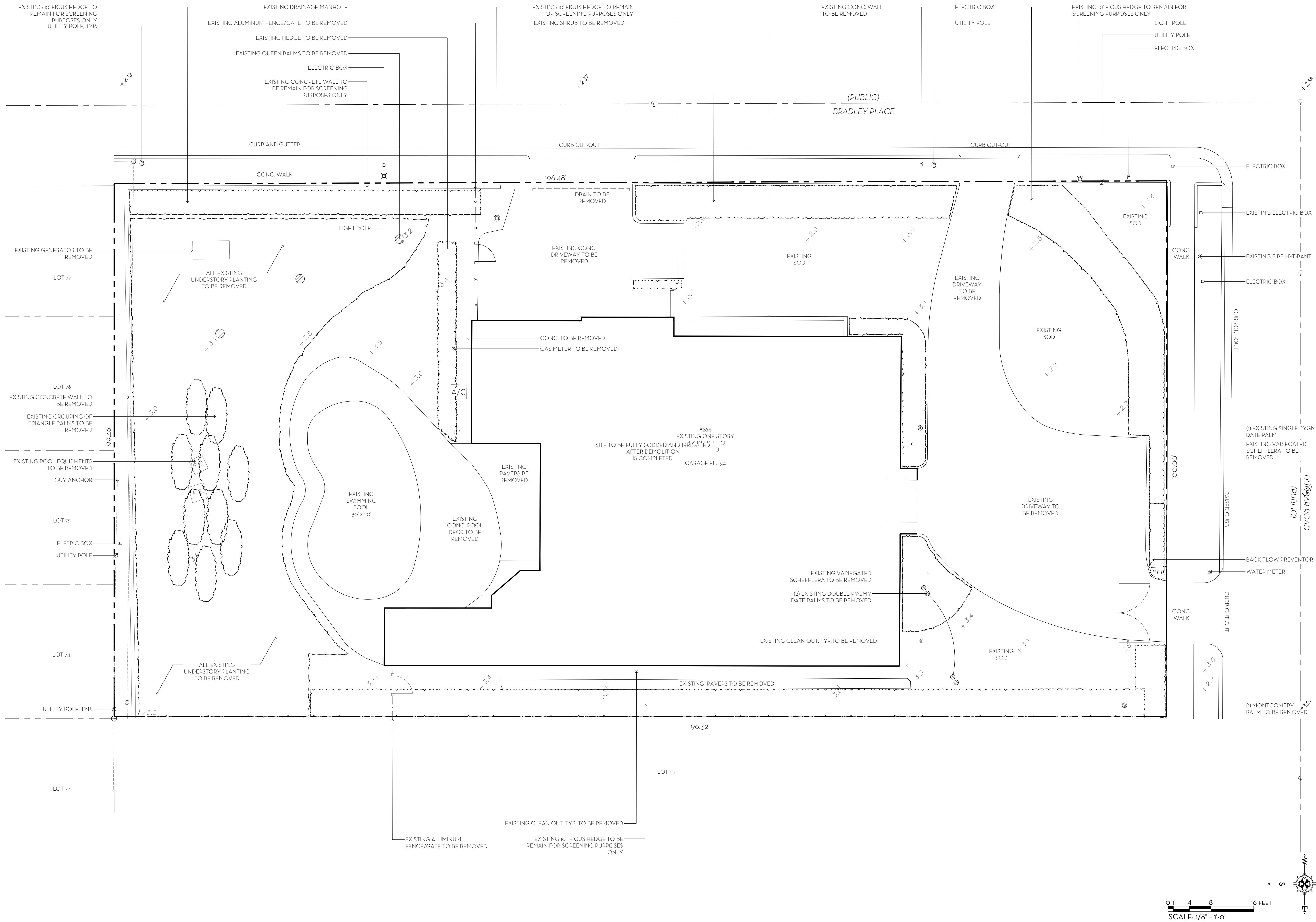


EAST (SIDE) ELEVATION

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

CURRENTLY PROPOSED

FINAL SUBMITTAL

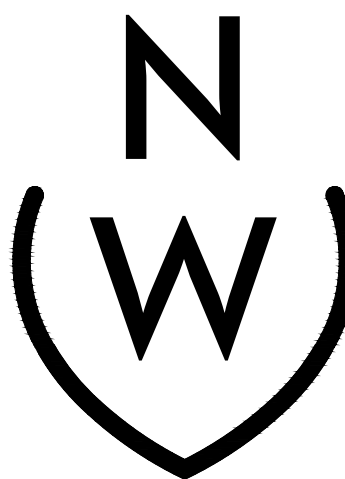


MARIO F. NIEVERA

State of Florida
Landscape Architect
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EXISTING SITE PLAN
RESIDENCE
264 DUNBAR ROAD, PALM BEACH, FL.

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EX1

ARCOM-24-008

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

CURRENTLY PROPOSED

FINAL SUBMITTAL

EXISTING 10' FICUS HEDGE TO
REMAIN FOR SCREENING
PURPOSES ONLY

EXISTING 10' FICUS HEDGE TO REMAIN
FOR SCREENING PURPOSES ONLY

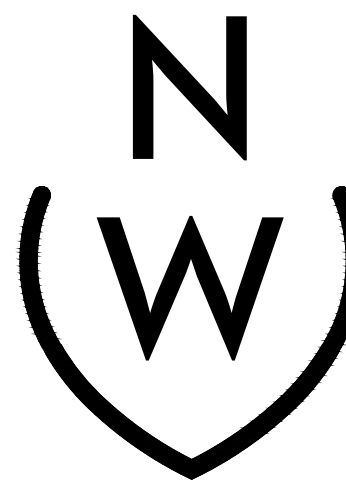
EXISTING 10' FICUS HEDGE TO REMAIN FOR
SCREENING PURPOSES ONLY

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DEMOLITION PLAN
RESIDENCE
264 DUNBAR ROAD, PALM BEACH, FL

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DM1

ARCOM-24-008

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

LEGEND

BUILDING/HARDSCAPE TO BE REMOVED

VEGETATION TO BE REMOVED

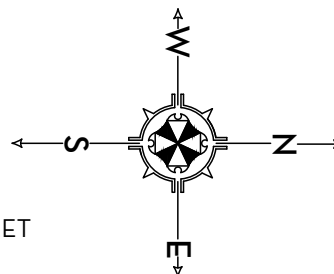
HARDSCAPE TO REMAIN DURING CONSTRUCTION ONLY

VEGETATION TO REMAIN DURING CONSTRUCTION ONLY

*ALL MATERIALS TO BE REMOVED/DEMOLISHED
CONTRACTOR RESPONSIBLE FOR DISPOSAL OFF-SITE

EXISTING 10' FICUS HEDGE TO BE
REMAIN FOR SCREENING PURPOSES
ONLY

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



CURRENTLY PROPOSED

FINAL SUBMITTAL

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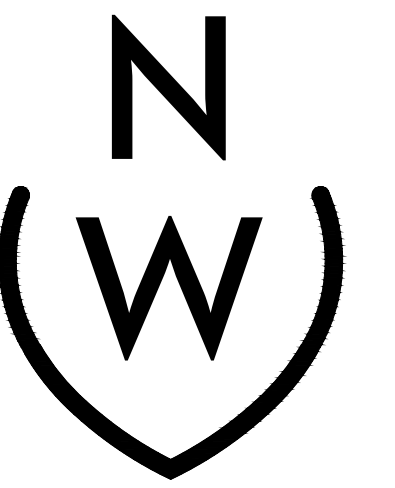
SCALE: 1/8" = 1'-0"

SITE PLAN

RESIDENCE

264 DUNBAR ROAD, PALM BEACH, FL.

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20 NOV 2023	
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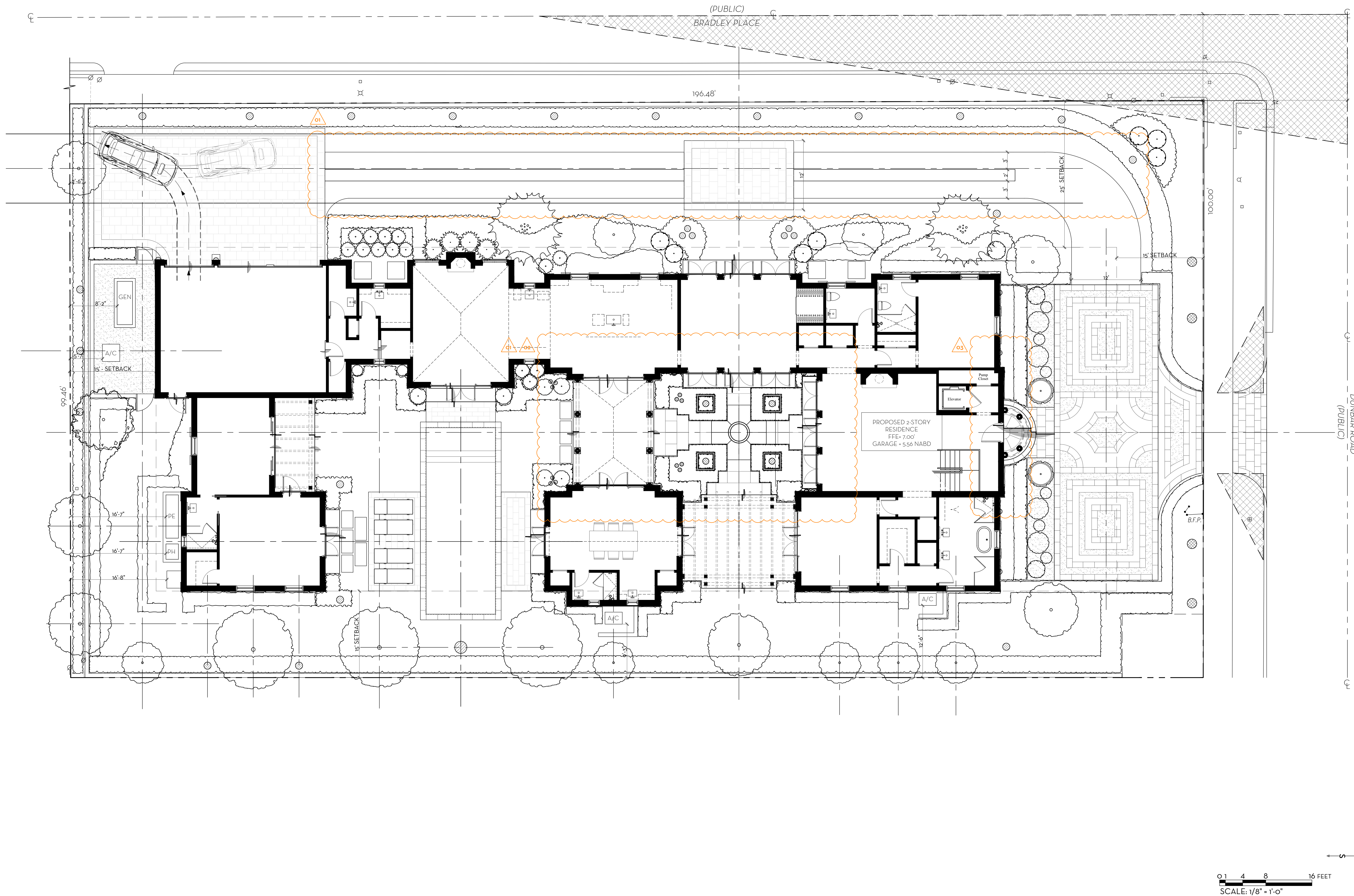
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SITE

ARCOM-24-008



CURRENTLY PROPOSED

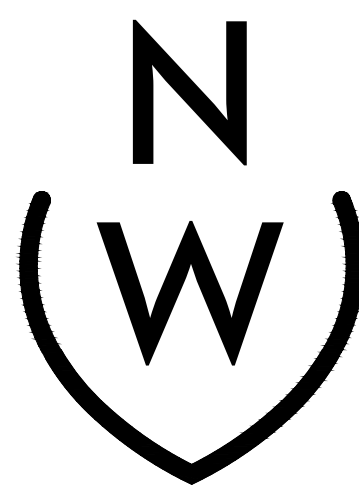
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HARDSCAPE PLAN
RESIDENCE
264 DUNBAR ROAD, PALM BEACH, FL

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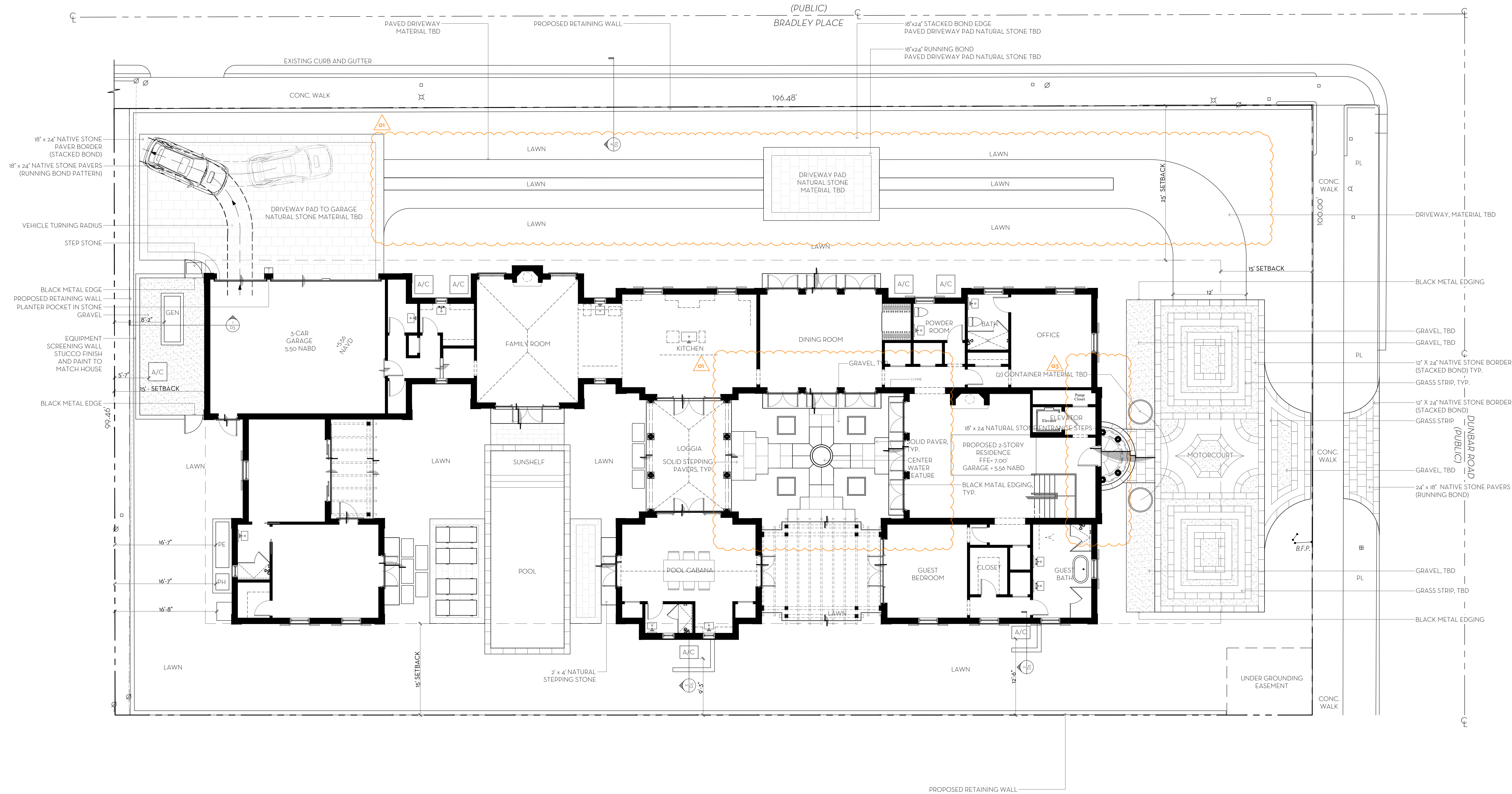
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L1
ARCOM-24-008

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 =	9,634	SQ FT	49.1%

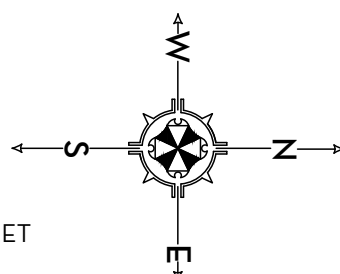
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	1,669	SQ FT	66.7%
PROPOSED =	1,250	SQ FT	50%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,524	SQ FT	
MINIMUM LANDSCAPE:			
REQUIRED =	606 OR 818 SQ FT		10% REQUIRED
EXISTING =	4,586	SQ FT	
PROPOSED =	4,592	SQ FT	

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



CURRENTLY PROPOSED



MOTOR COURT - WHITE RIVER GRAVEL
SCALE: NTS

FINAL SUBMITTAL



SHELL BAY LIMESTONE
SCALE: NTS

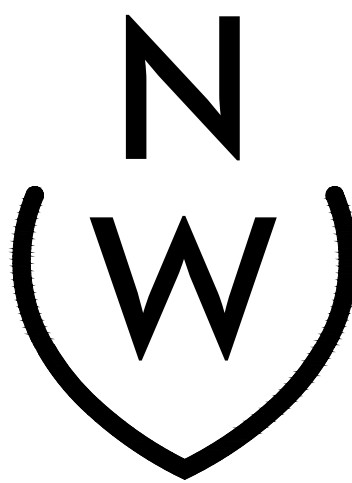
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MATERIALS
RESIDENCE
264 DUNBAR ROAD, PALM BEACH, FL

SCALE: AS SHOWN

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DESIGN

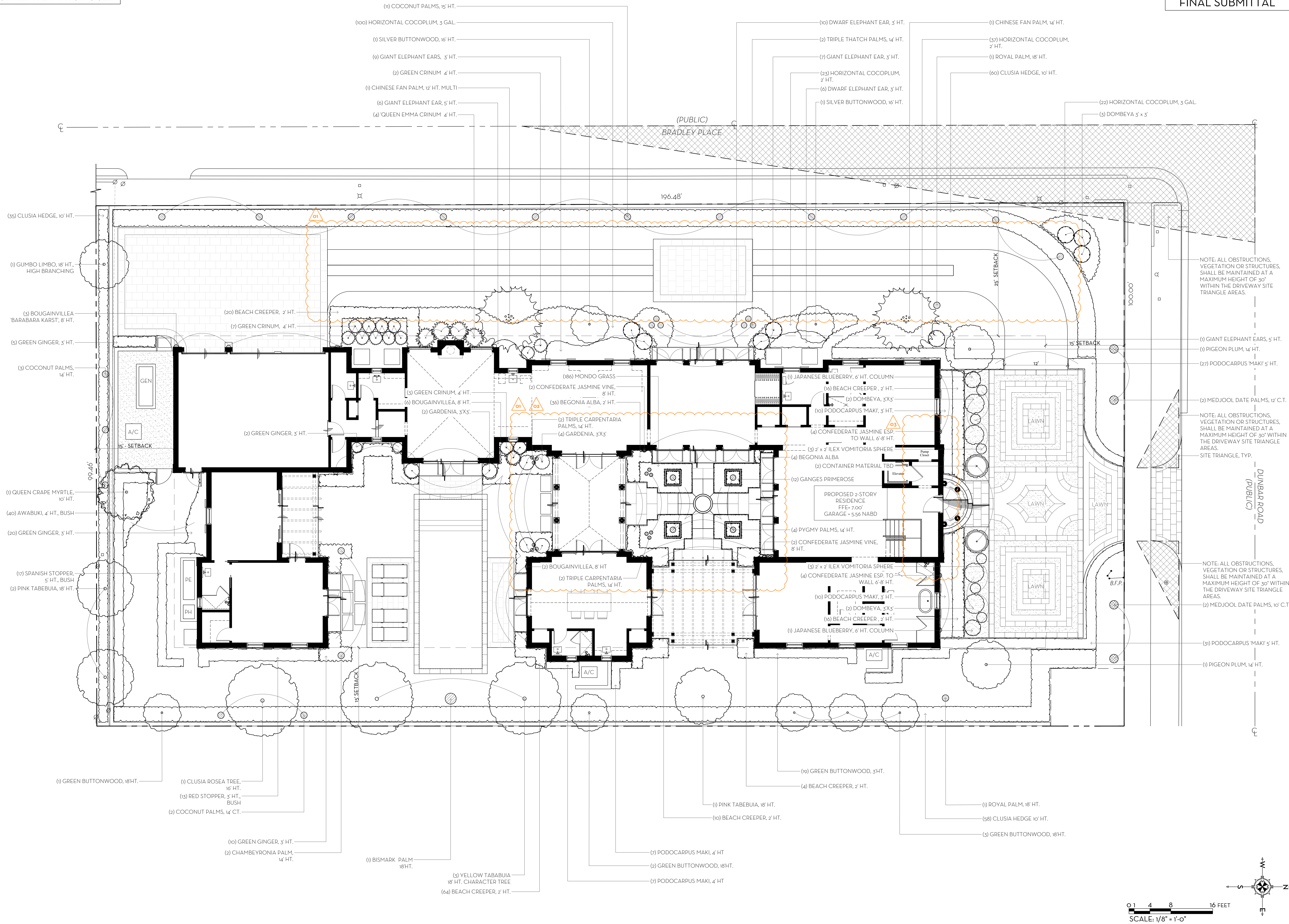
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L2
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CURRENTLY PROPOSED

FINAL SUBMITTAL

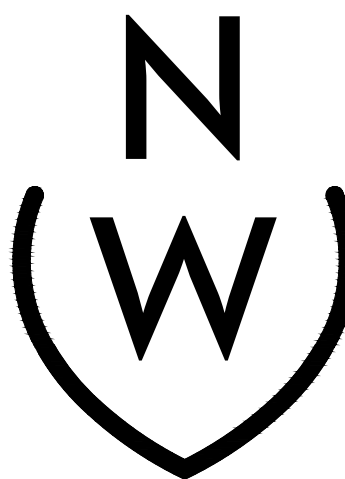


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LANDSCAPE PLAN
RESIDENCE
264 DUNBAR ROAD, PALM BEACH, FL.

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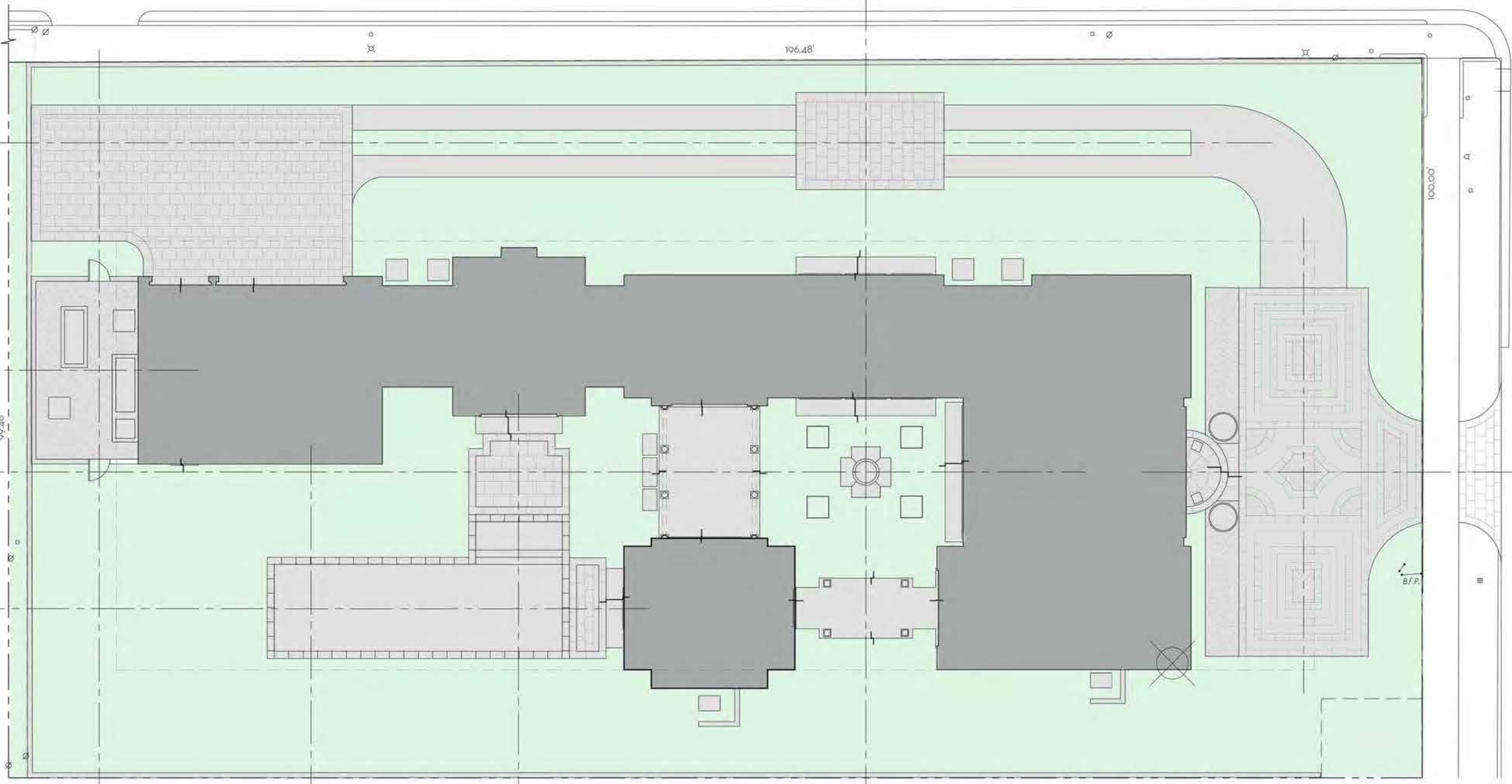
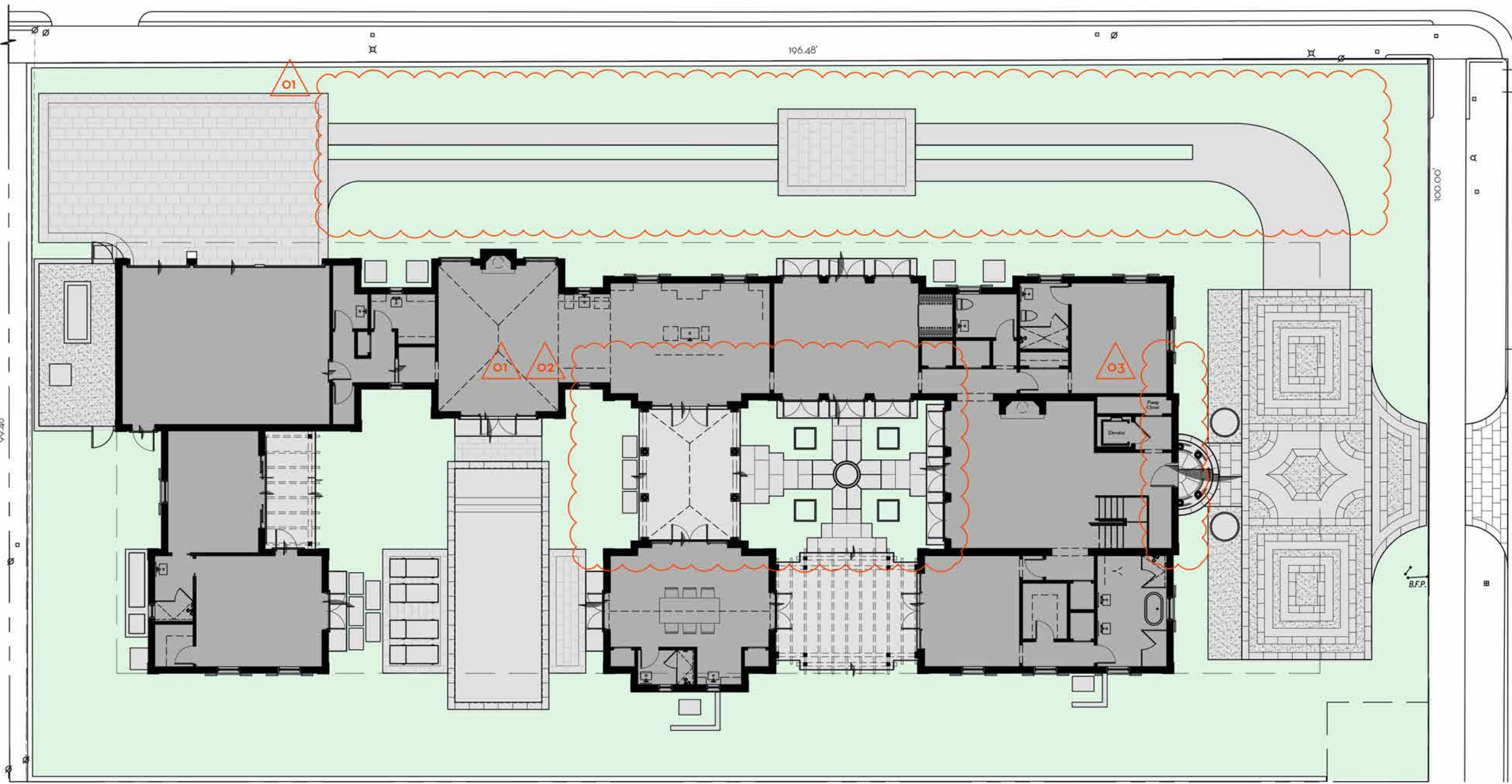
LP1
ARCOM-24-008

CURRENTLY PROPOSED

FINAL SUBMITTAL

CURRENTLY PROPOSED

PREVIOUSLY PRESENTED



LEGEND

OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 19,595 SQ FT 100%
MINIMUM LANDSCAPE:
REQUIRED = 8,818 SQ FT 45%
EXISTING = 9700 SQ FT 49.5%
PROPOSED = 9,634 SQ FT 49.1%

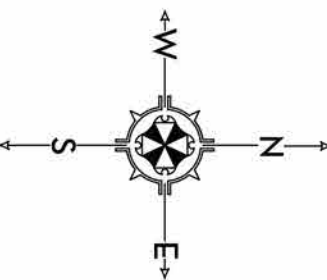
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 2,500 SQ FT 100%
MINIMUM LANDSCAPE:
REQUIRED = 1,000 SQ FT 40%
EXISTING = 1,669 SQ FT 66.7%
PROPOSED = 1,250 SQ FT 50%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 5,324 SQ FT
MINIMUM LANDSCAPE:
(50% OF 8,818 SF) = 4,409 SQ FT REQUIRED
EXISTING = 4,586 SQ FT
PROPOSED = 4,592 SQ FT

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



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OVERALL - OPEN SPACE DIAGRAM

RESIDENCE

264 DUNBAR ROAD, PALM BEACH, FL

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OS1

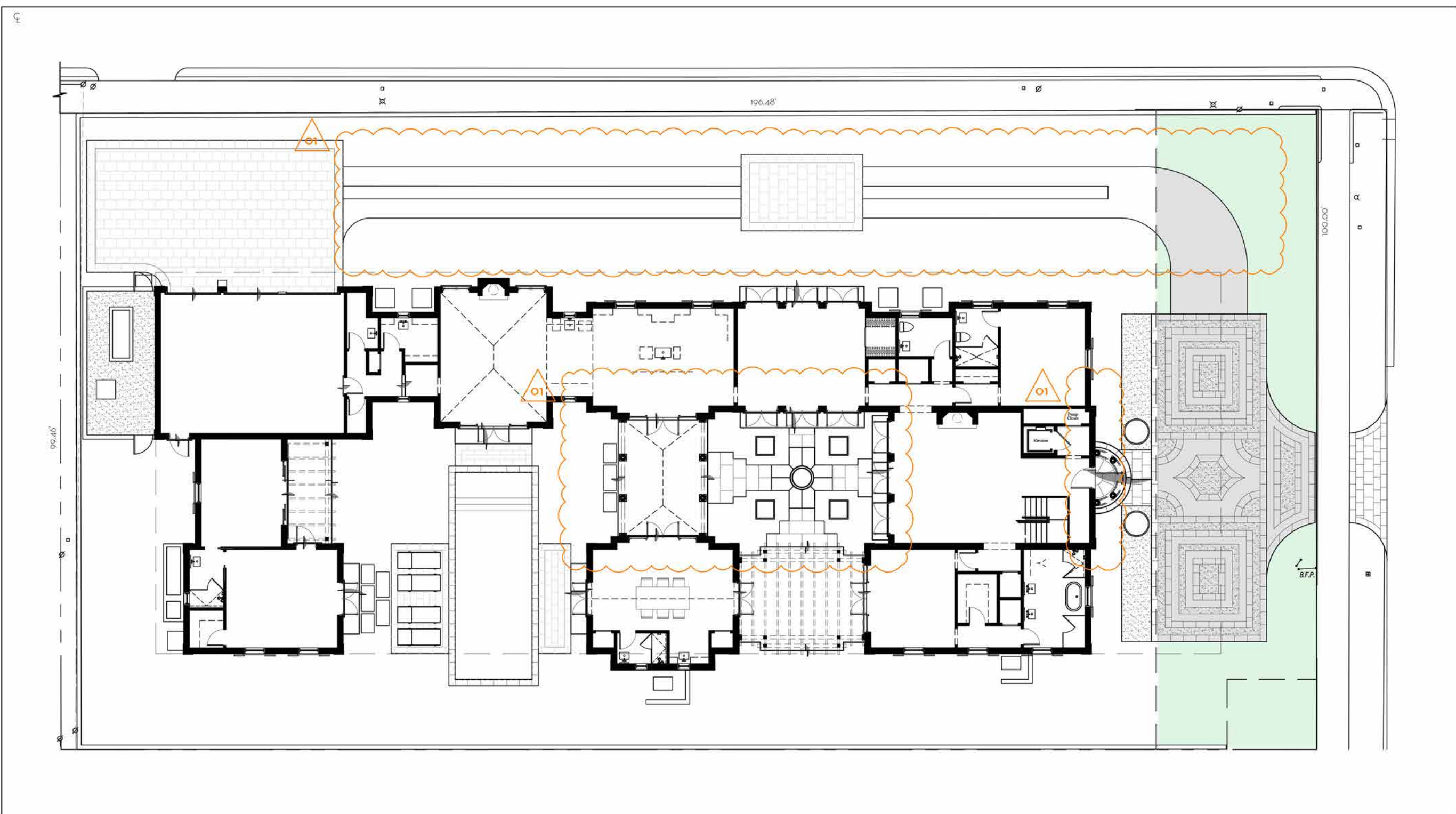
ARCOM-24-008

SCALE: 1/6" = 1'-0"

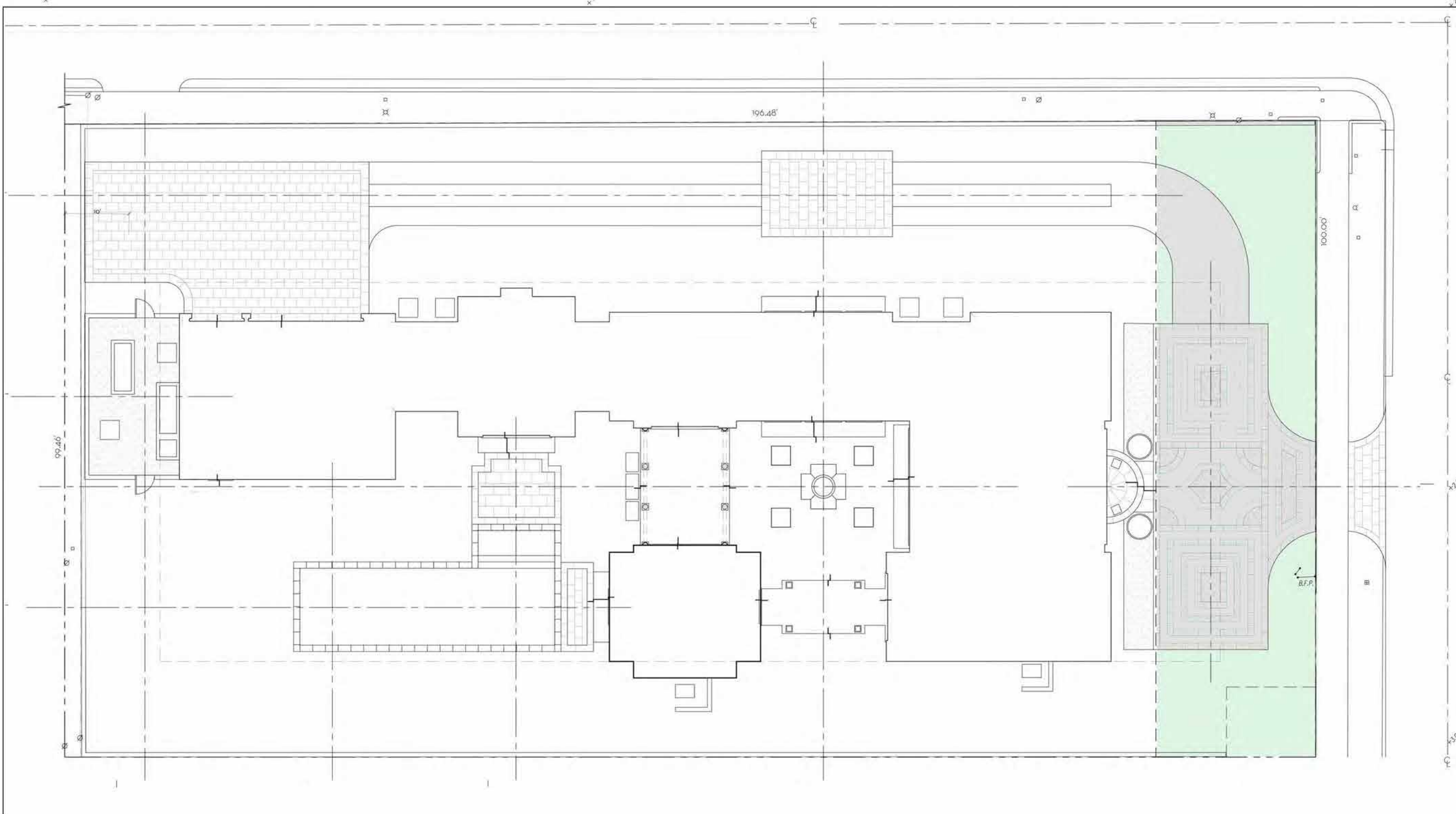
CURRENTLY PROPOSED

FINAL SUBMITTAL

CURRENTLY PROPOSED



PREVIOUSLY PRESENTED



LEGEND

OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE

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 = 9,634 SQ FT 49.1%

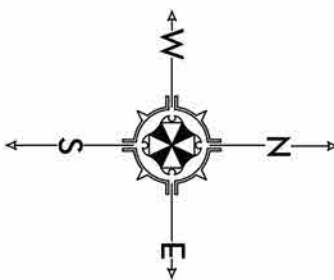
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10' PERIMETER SITE CALCULATIONS:

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MINIMUM LANDSCAPE:
(50% OF 8,818 SF) = 4,409 SQ FT REQUIRED
EXISTING = 4,586 SQ FT
PROPOSED = 4,592 SQ FT

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



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FRONT - OPEN SPACE DIAGRAM

RESIDENCE

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OS2

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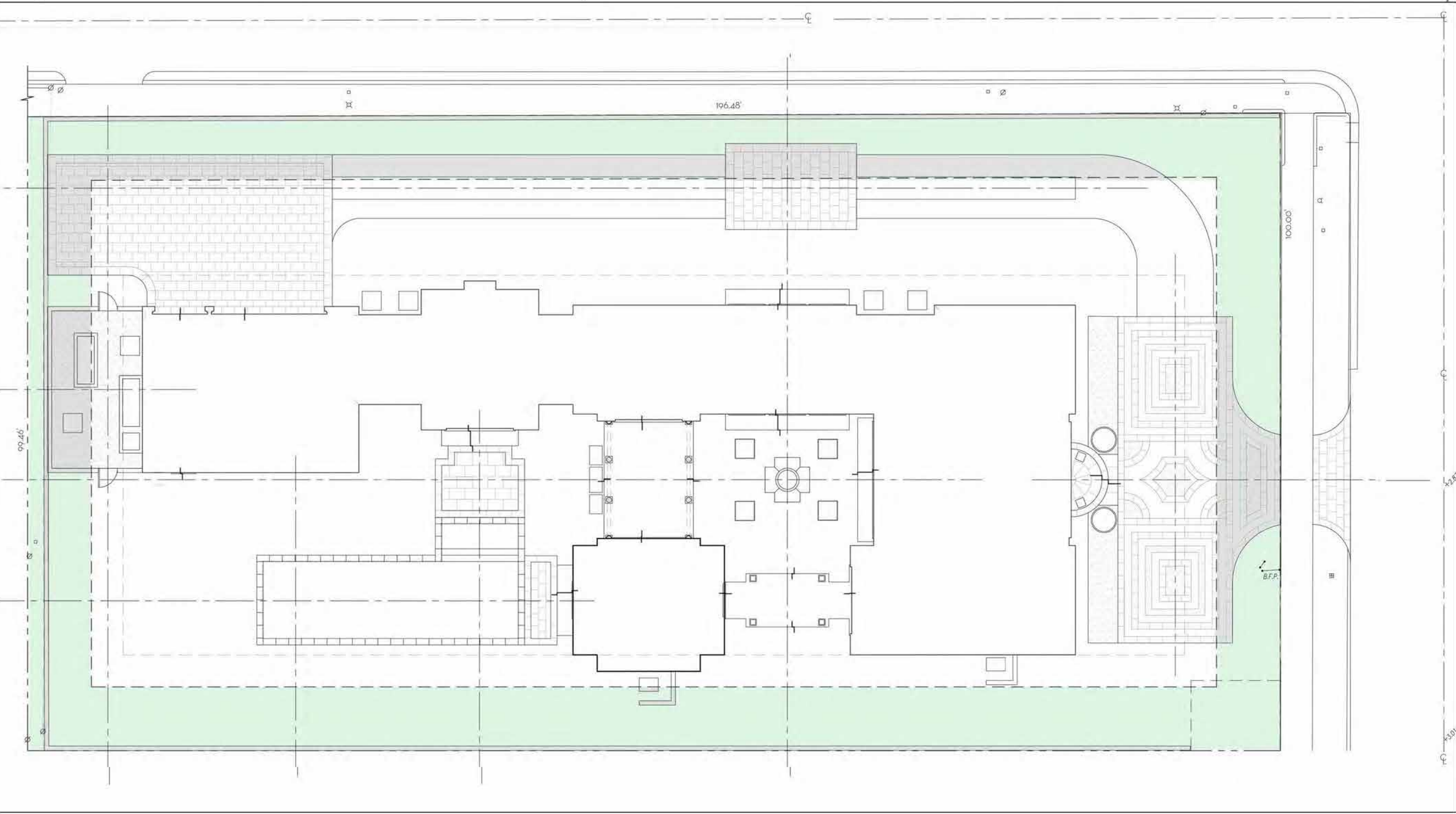
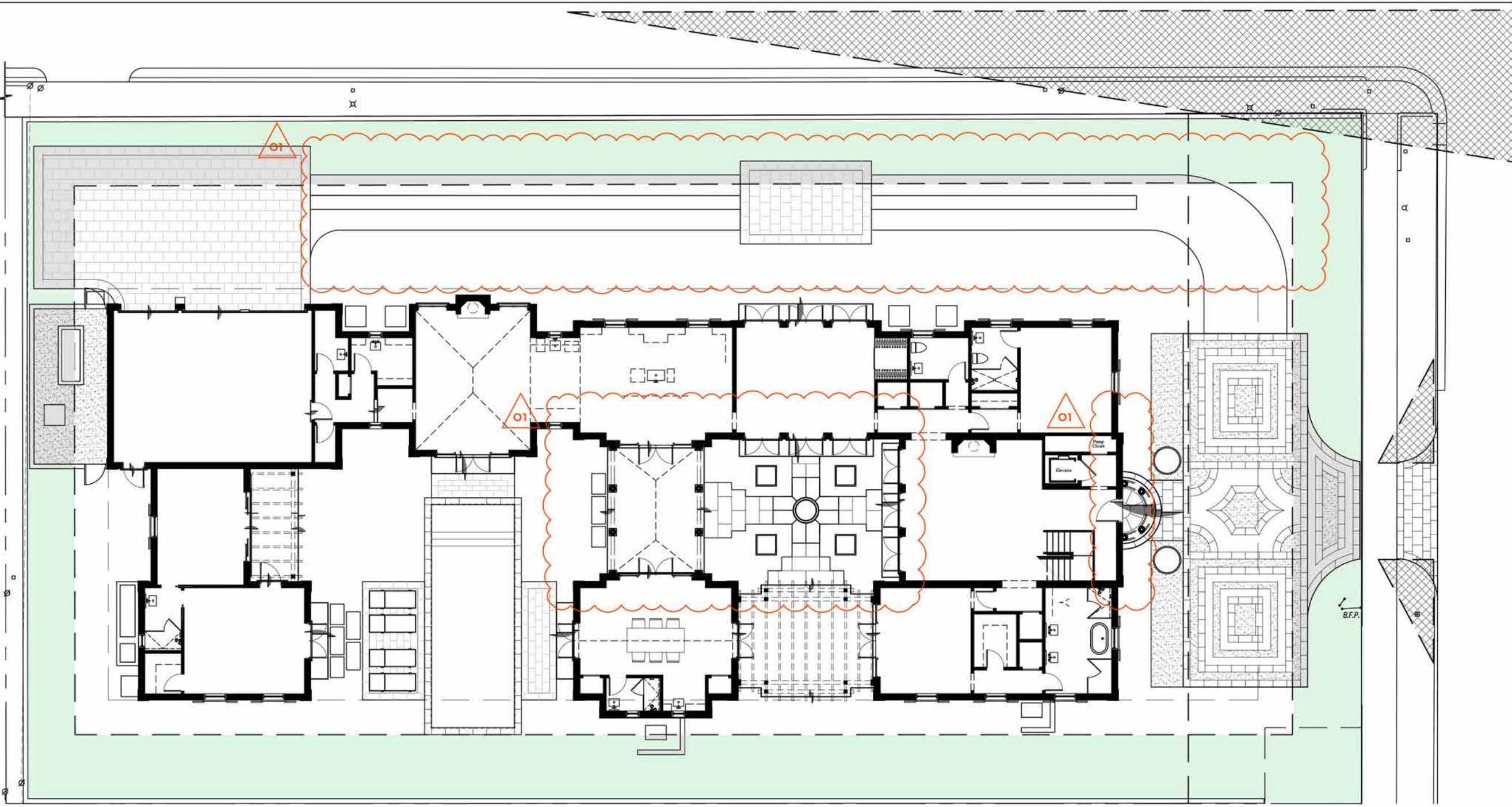
SCALE: 1/8" = 1'-0"

CURRENTLY PROPOSED

FINAL SUBMITTAL

CURRENTLY PROPOSED

PREVIOUSLY PRESENTED



LEGEND

- OPEN SPACE
- HARDSCAPE
- BUILDING/STRUCTURE

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	19,595	SQ FT	100%
MINIMUM LANDSCAPE:			
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EXISTING =	9,700	SQ FT	49.5%
PROPOSED =	9,634	SQ FT	49.1%

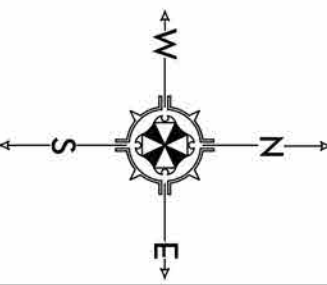
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MINIMUM LANDSCAPE:			
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EXISTING =	1,669	SQ FT	66.7%
PROPOSED =	1,250	SQ FT	50%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,324	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 8,818 SF) = 4,409 SQ FT REQUIRED		
EXISTING =	4,586	SQ FT
PROPOSED =	4,592	SQ FT

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



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SIDES - OPEN SPACE DIAGRAM

RESIDENCE

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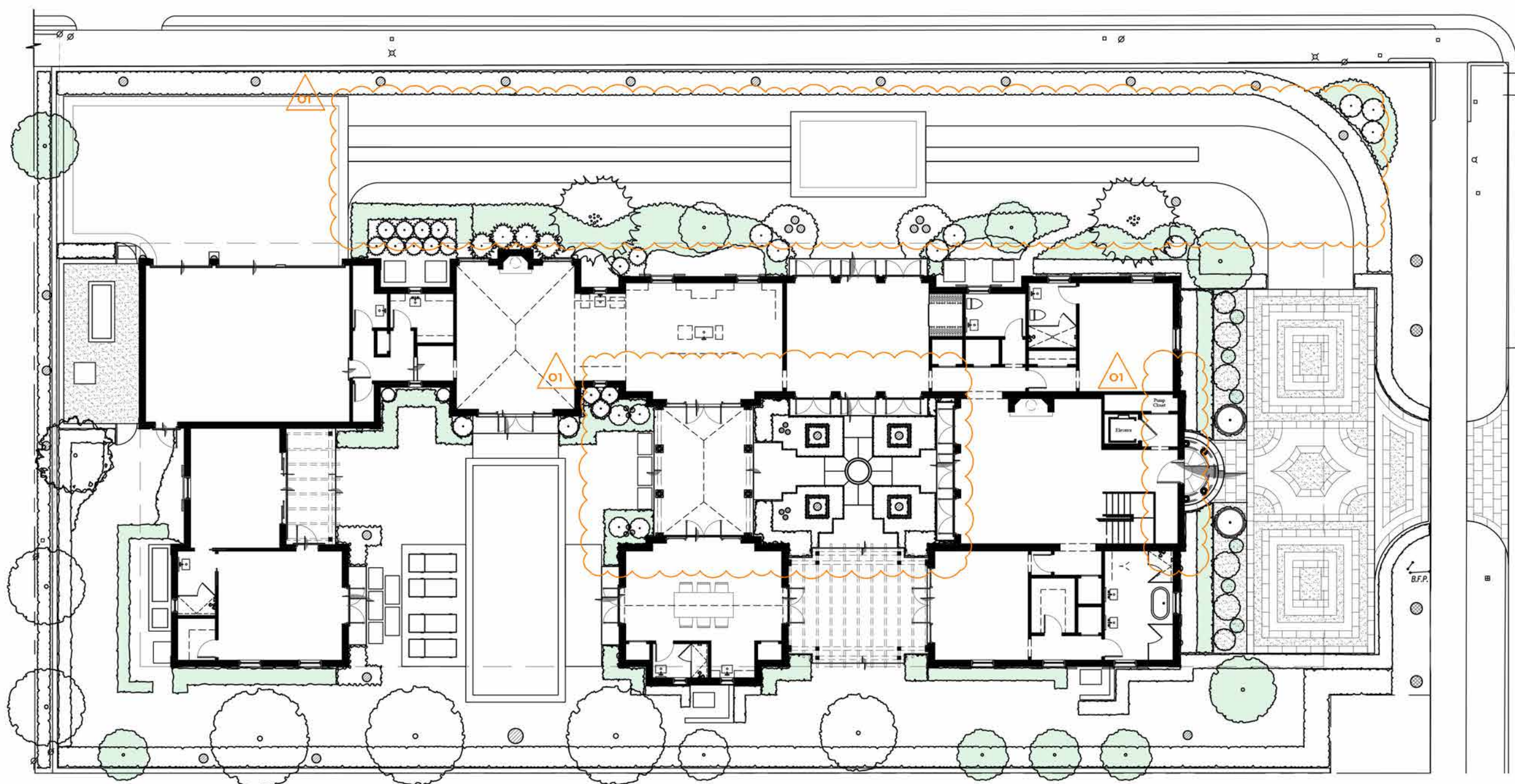
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OS3

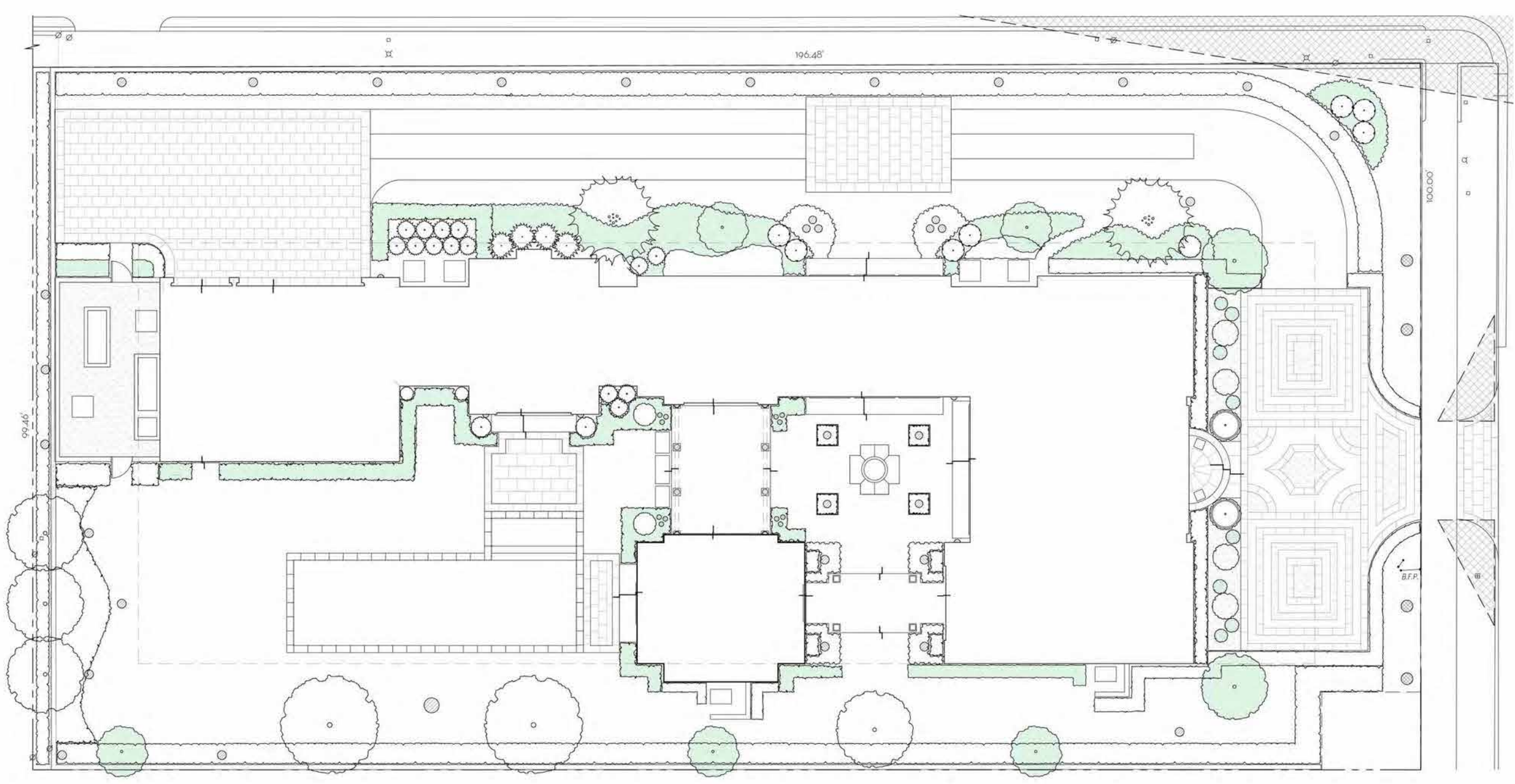
ARCOM-24-008

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

CURRENTLY PROPOSED



PREVIOUSLY PRESENTED



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%)	9,634 SQ FT (49.1%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	4,409 SQ FT (50%)	4,592 SQ FT (52%)
7	Front Yard LOS (Sq Ft and %)	1,000 SQ FT (40%)	1,250 SQ FT (50%)
8	Native Trees %	30% (number of trees)	60% (12)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	33% (237)
10	Native Groundcover %	30% (groundcover area)	36% (110)

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.

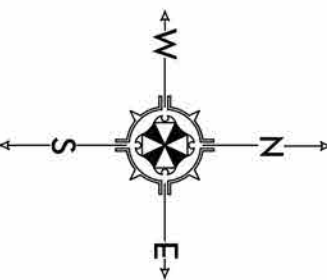
See Ord. 003-2023

REV BF 20230727

LEGEND

NATIVE

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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NATIVES - OPEN SPACE DIAGRAM

RESIDENCE

264 DUNBAR ROAD, PALM BEACH, FL.

15 APR 2024
11 MAR 2024
26 JAN 2024
3 JAN 2024
20 NOV 2023
13 NOV 2023



NIEVERA WILLIAMS
DESIGN

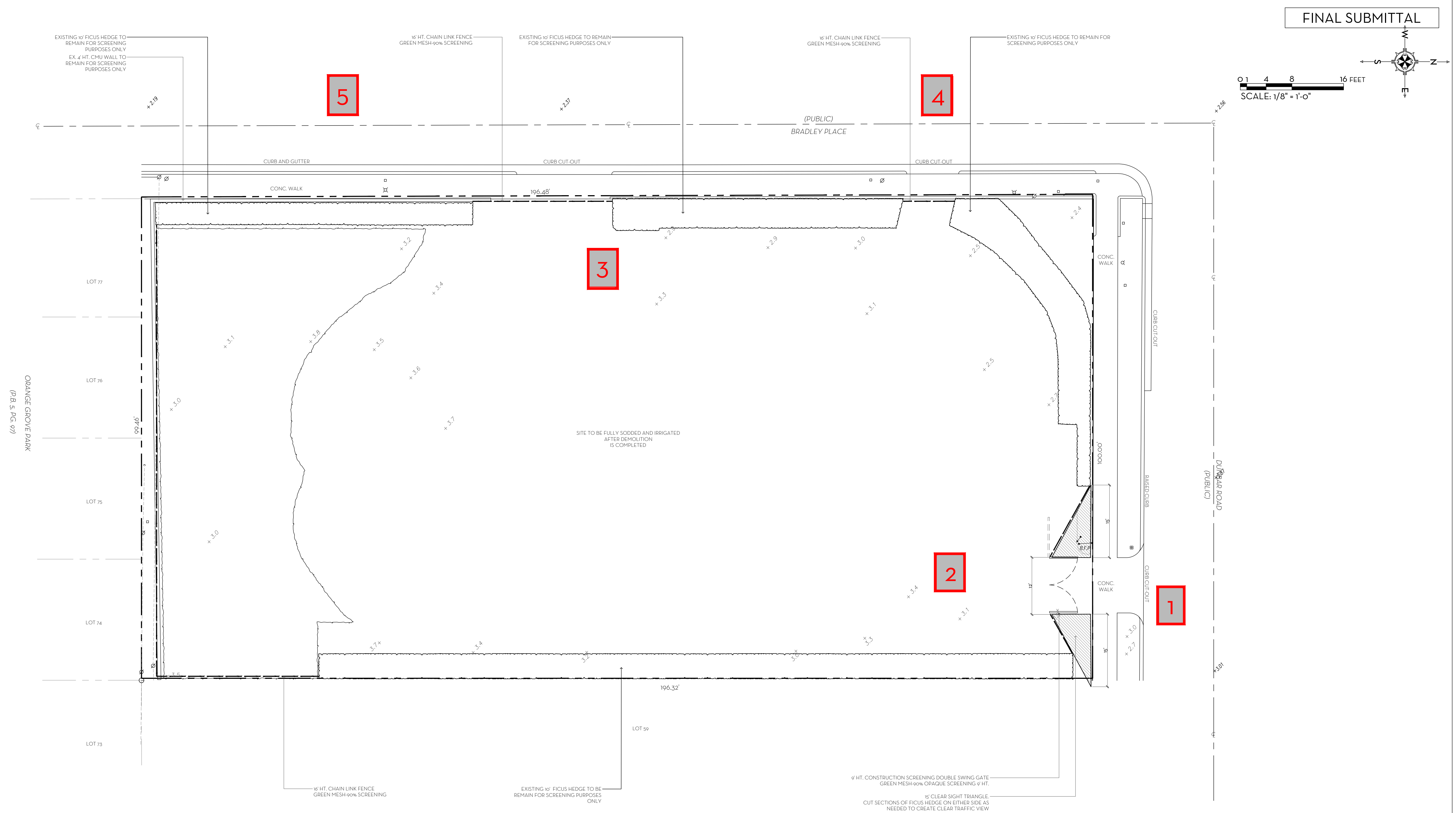
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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OS4

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CURRENTLY PROPOSED



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

MARIO F. NIEVERA

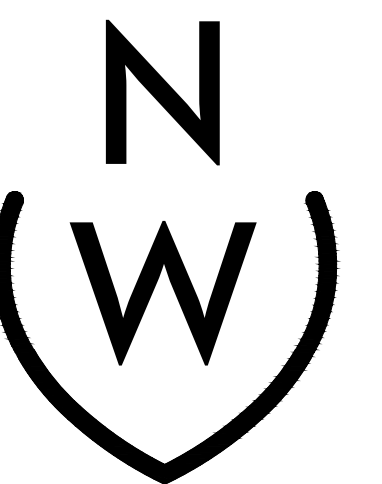
State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN

RESIDENCE

264 DUNBAR ROAD, PALM BEACH, FL.

15 APR 2024
11 MAR 2024
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3 JAN 2024
20 NOV 2023
13 NOV 2023



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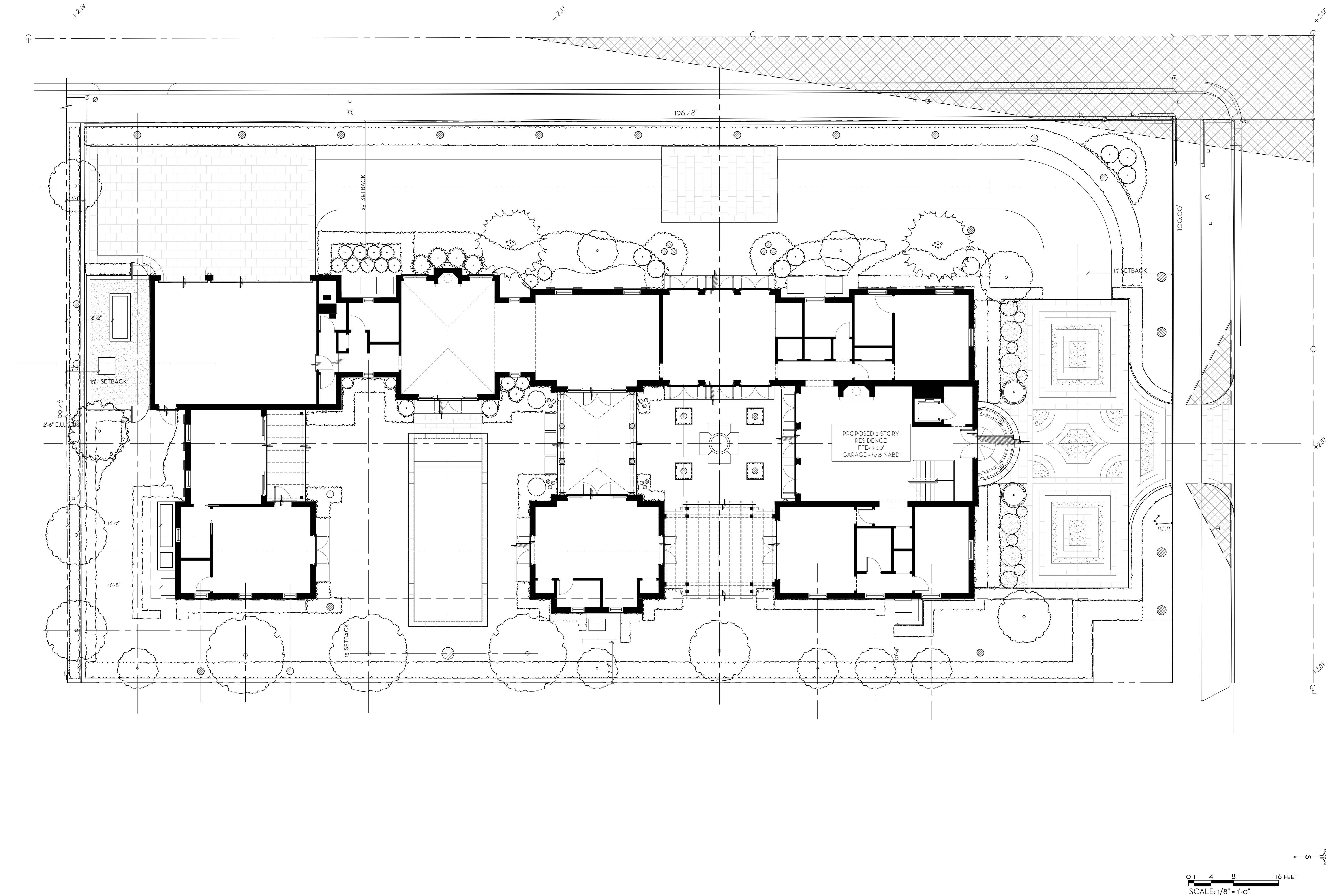
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Suite 502
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PREVIOUSLY PRESENTED

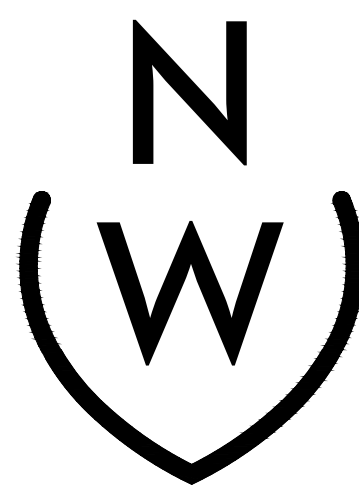


MARIO F. NIEVERA

State of Florida
Landscape Architect
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SITE PLAN
RESIDENCE
264 DUNBAR ROAD, PALM BEACH, FL

11 MAR 2024
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West Palm Beach, FL 33401
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F: 561-659-2113

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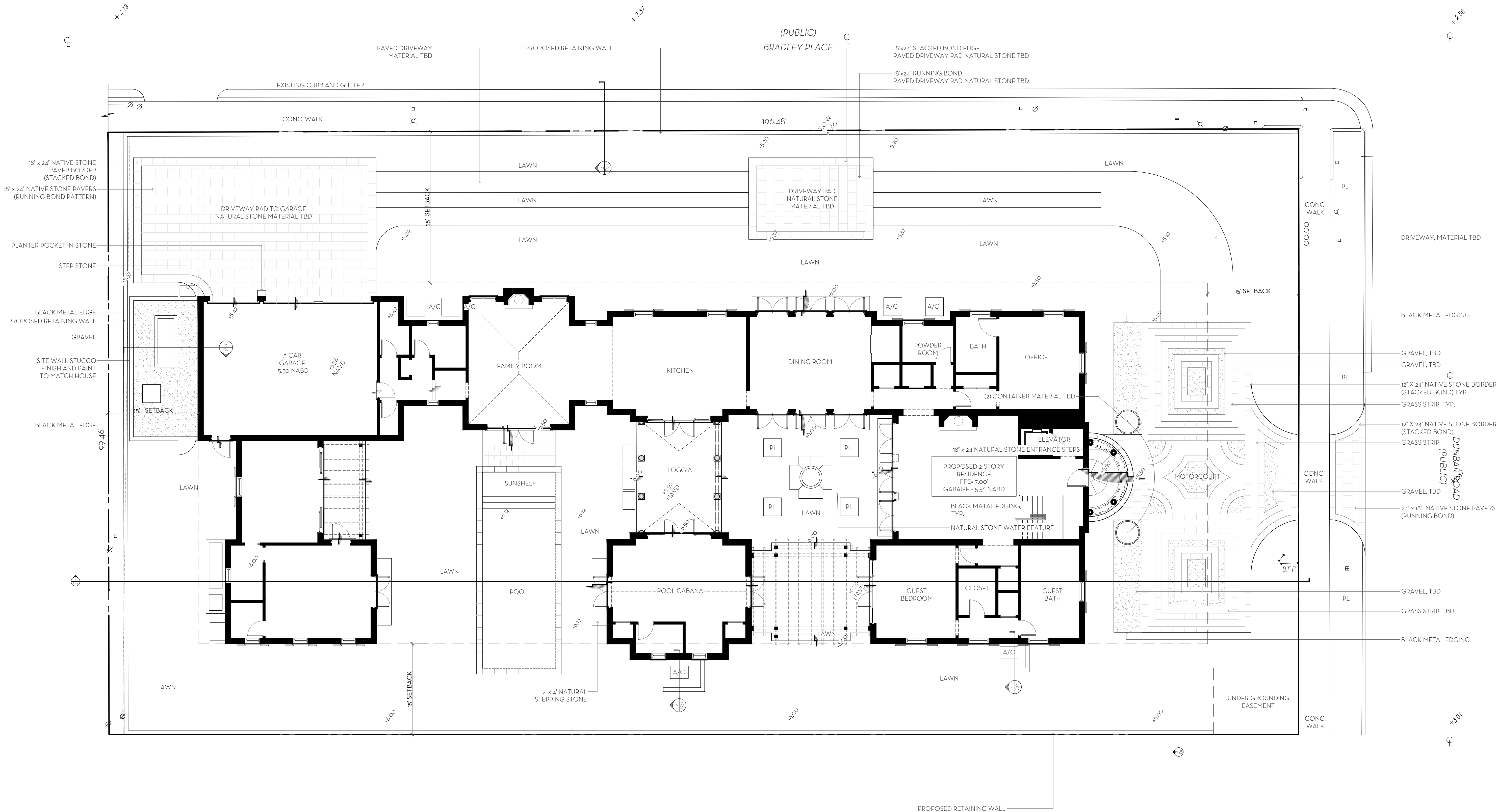
SITE

ARCOM-24-008

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



PREVIOUSLY PRESENTED



OVERALL R-B SITE CALCULATIONS:

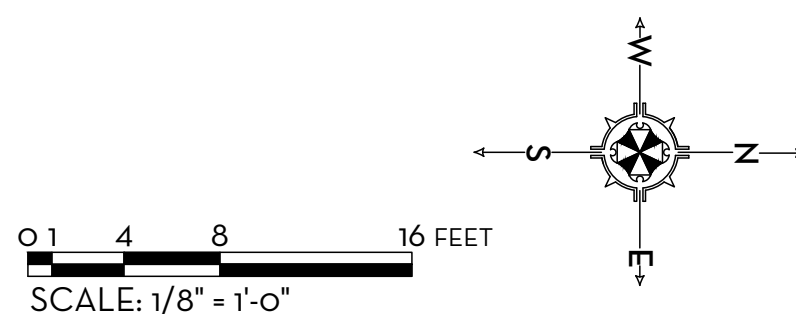
SITE AREA -	10,595	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED -	8,818	SQ FT	45%
EXISTING -	9,700	SQ FT	49.5%
PROPOSED -	9,812	SQ FT	50.07%

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 -	1,300	SQ FT	52%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA -	5,524	SQ FT
MINIMUM LANDSCAPE:		
REQUIRED -	2,262	SQ FT
EXISTING -	4,586	SQ FT
PROPOSED -	4,082	SQ FT



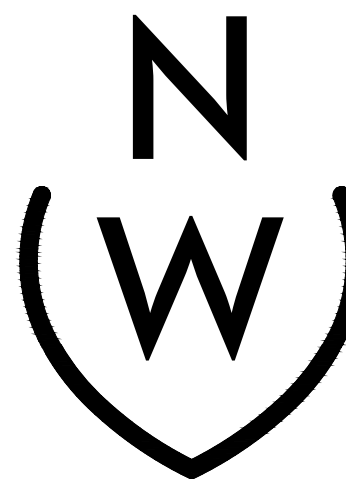
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
RESIDENCE

264 DUNBAR ROAD, PALM BEACH, FL

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DESIGN

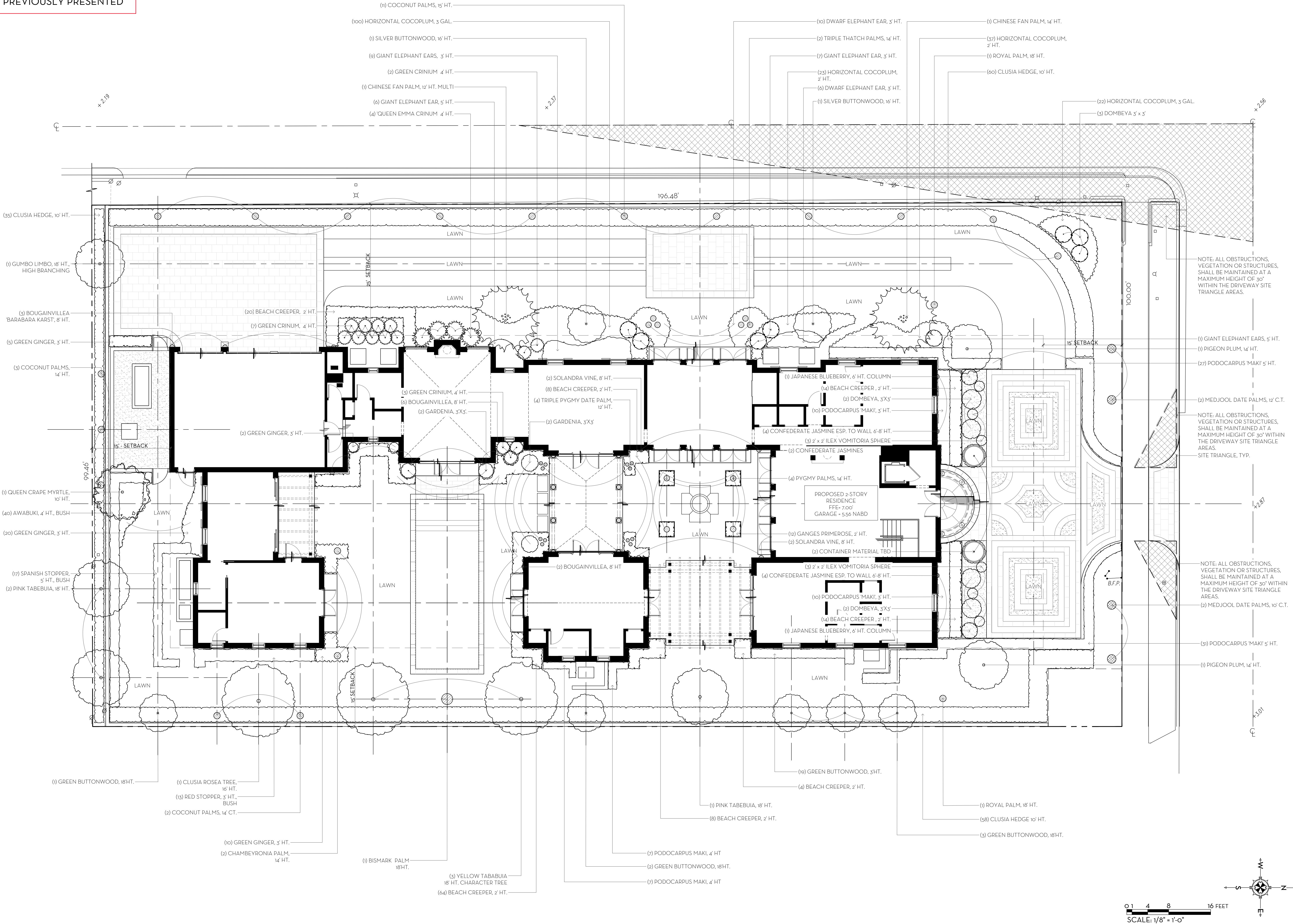
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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

PREVIOUSLY PRESENTED



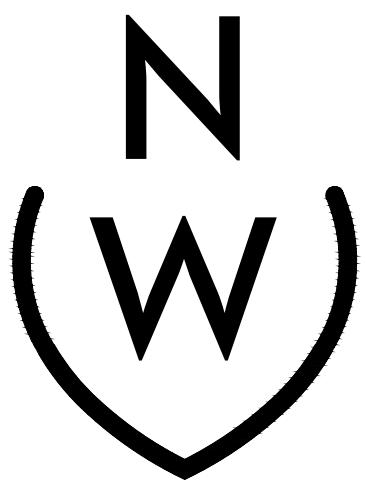
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
RESIDENCE

264 DUNBAR ROAD, PALM BEACH, FL.

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DESIGN

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

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