

PROPOSED RESIDENCE

249 WEST INDIES

ARC-24-0115

SECOND SUBMITTAL - DEC. 16, 2024

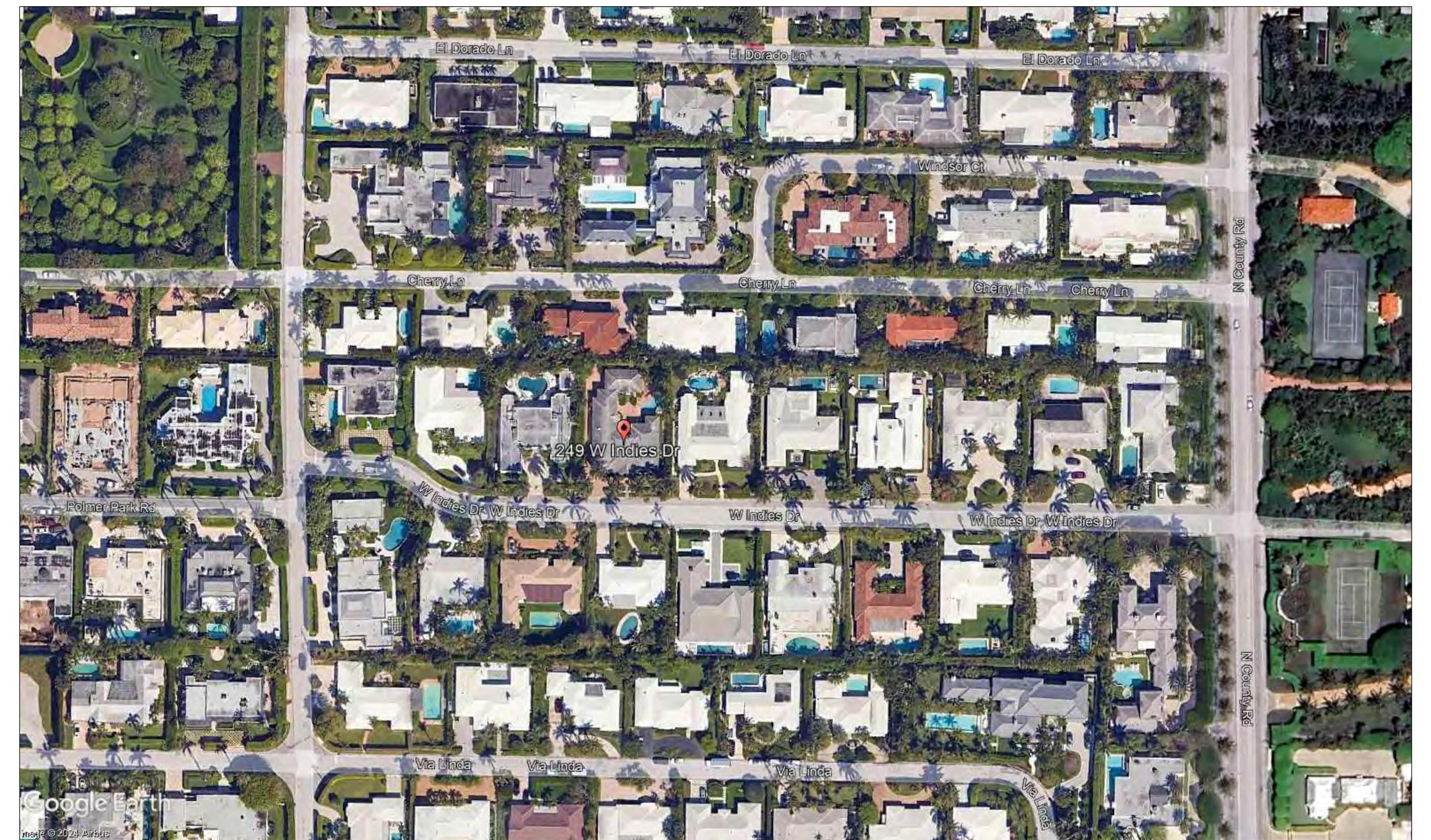
ANTICIPATED MEETING DATE: JAN. 29, 2025

SCOPE OF WORK

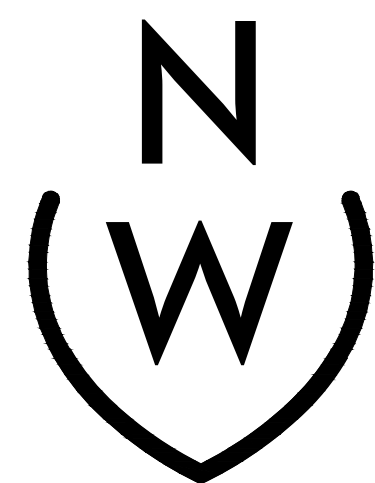
- NEW DRIVEWAY
- NEW POOL
- NEW LANDSCAPE
- GENERATOR

SHEET LEGEND:

- EX1-LOCATION MAP AND ZONING LEGEND
- EX2-SITE PHOTOS
- EX3-SITE PHOTOS
- EX4-EXISTING CONDITIONS PLAN
- CSP-CONSTRUCTION SCREENING PLAN
- LO-SITE PLAN RENDERING
- EL1-EL4: RENDERED ELEVATIONS
- L1-HARDSCAPE PLAN
- L2-HARDSCAPE MATERIALS
- LP1-PLANTING PLAN
- LP2-PLANTING PLAN, DETAILS, AND LANDSCAPE LEGEND
- D1-SITE DETAILS
- OS1-EXISTING OPEN SPACE DIAGRAM
- OS1.1-SITE ALTERATION DIAGRAM
- OS2-PROPOSED OPEN SPACE DIAGRAM
- SURVEY

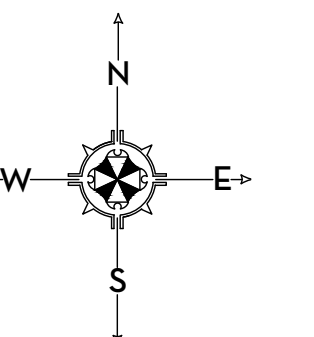


VICINITY MAP



NIEVERA WILLIAMS
DESIGN

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





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:	249 West Indies		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	14,641		
4	Lot Width (W) & Depth (D) (ft.):	99' W x 147.92' D		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	Zone X		
7	Zero Datum for point of meas. (NAVD)	6.32		
8	Crown of Road (COR) (NAVD)	6.32		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,856 (40%)	5,772 (39.4%)	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Atrium, Structure, etc.)		5,372 (36.96%)	N/C
12	*Front Yard Setback (Ft.)	25' (S)	25'	N/C
13	*Side Yard Setback (1st Story) (Ft.)	12.5' (E/W)	12.6' (E) 13.9' (W)	N/C
14	*Side Yard Setback (2nd Story) (Ft.)	15' (E/W)	N/A	N/C
15	*Rear Yard Setback (Ft.)	10' (N)	10.8'	N/C
16	Angle of Vision (Deg.)			
17	Building Height (Ft.)			
18	Overall Building Height (Ft.)			
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)	.72'	0	N/C
21	Finished Floor Elev. (FFE)(NAVD)	7.00	7.76'	N/C
22	Base Flood Elevation (BFE)(NAVD)	7.00	7.00	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	6,588 (45%)	5,027 (34.3%)	5,625 (38.43%)
24	Perimeter LOS (Sq Ft and %)	3,294 (50%)	3,423 (51.95%)	3,332 (50.57%)
25	Front Yard LOS (Sq Ft and %)	990 (40%)	1,680 (67.8%)	1,466 (59.2%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

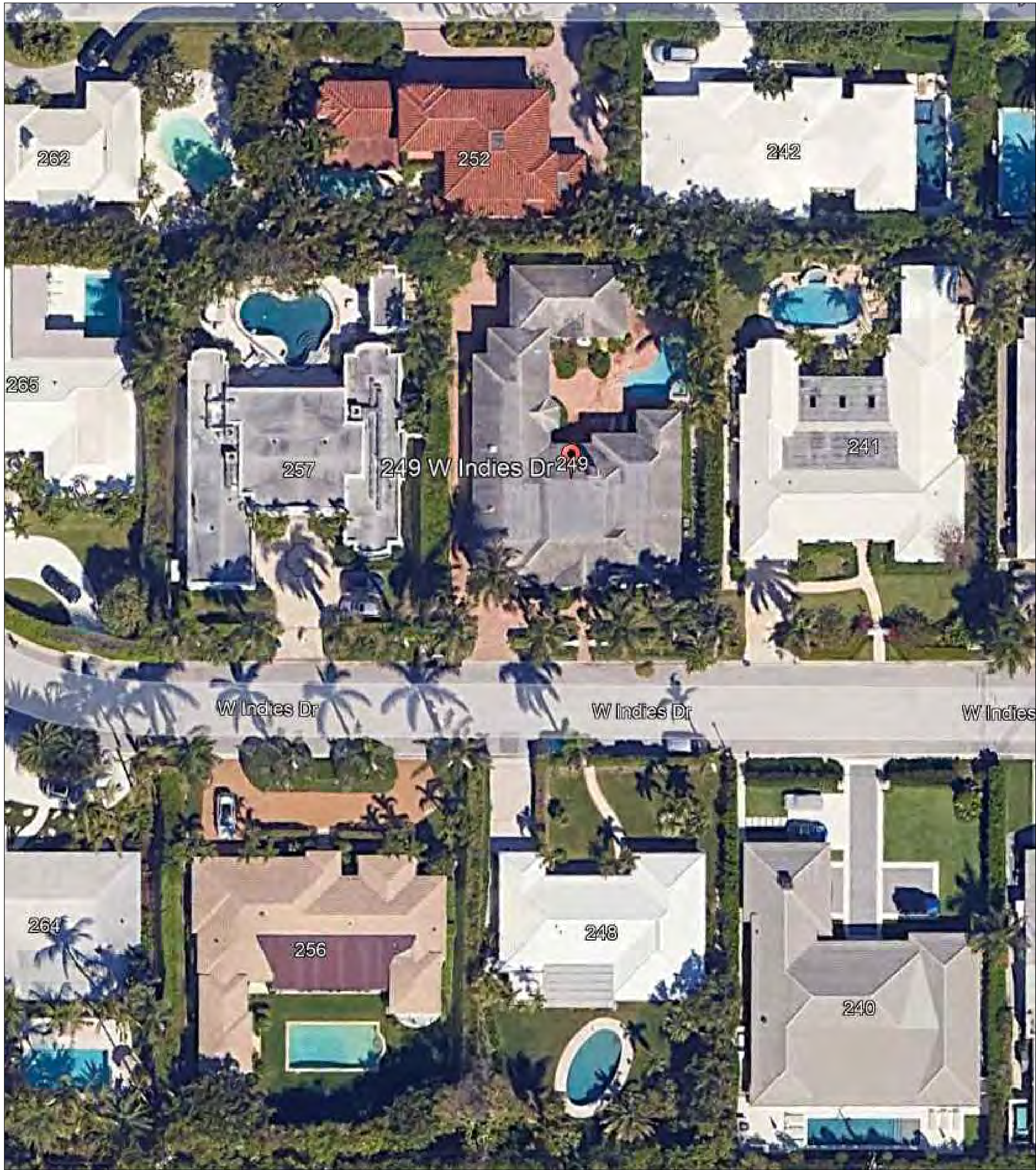
* Indicate each yard area with cardinal direction
(N,S,E,W)

** 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



LOCATION PLAN

MARIO F. NIEVERA

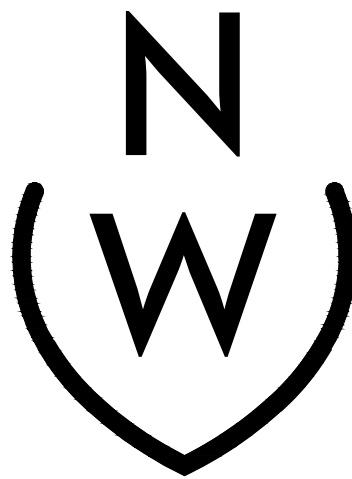
State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS
249 WEST INDIES

PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX1



FRONT ENTRY



FRONT OF HOUSE



FRONT OF HOUSE

MARIO F. NIEVERA

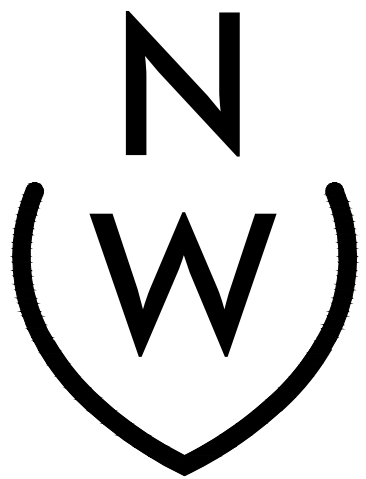
State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS
249 WEST INDIES

PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX2



EXISTING POOL LOOKING NORTHEAST



EAST SIDE ALONG HOUSE LOOKING SOUTH



EXISTING POOL LOOKING EAST



EXISTING DRIVEWAY LOOKING NORTH

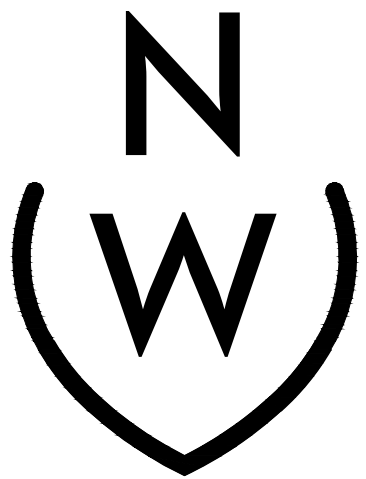
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS
249 WEST INDIES

PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX3

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS

249 WEST INDIES

PALM BEACH, FLORIDA

DAIM BEACH EL OPIDA

3 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL

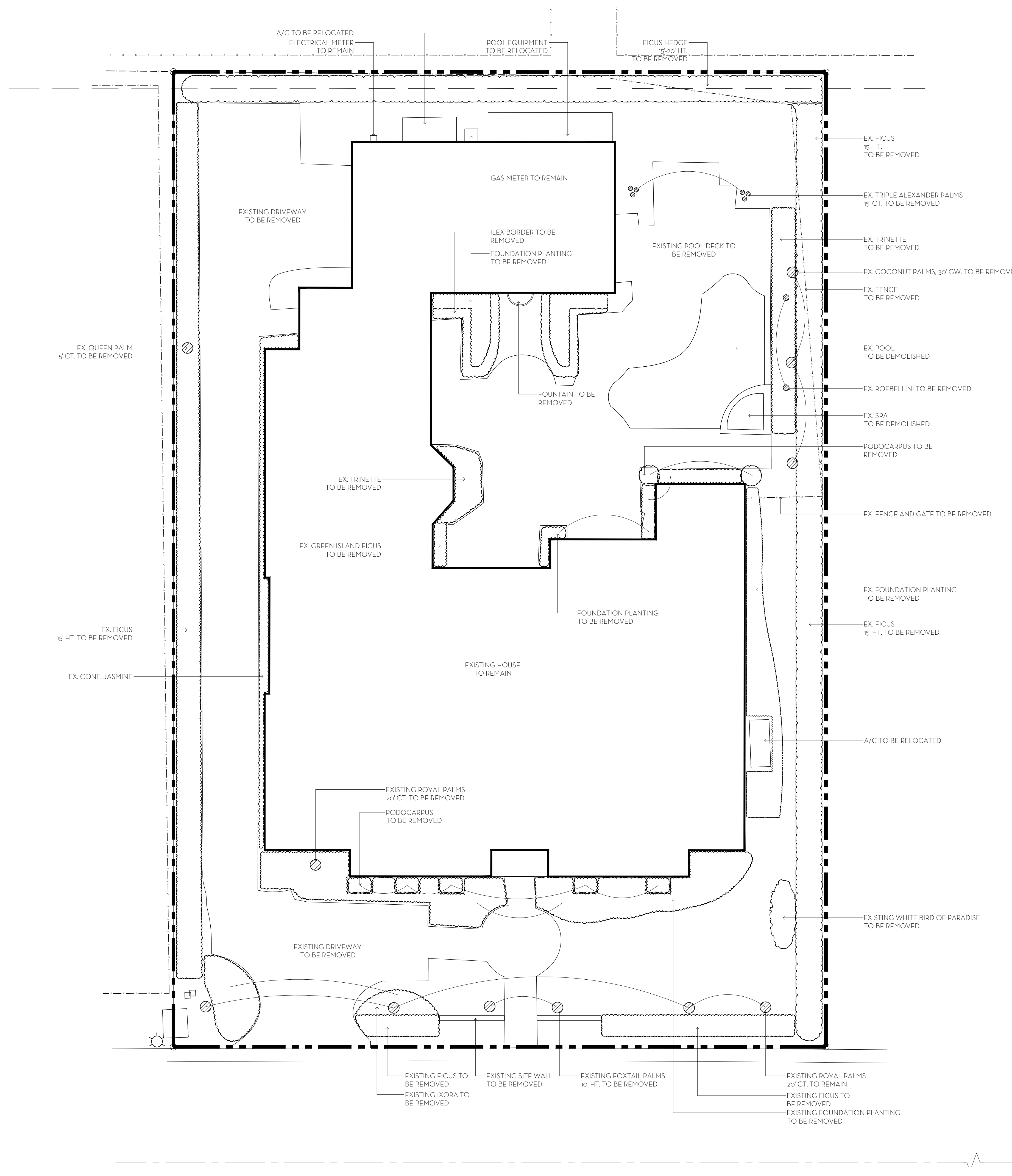


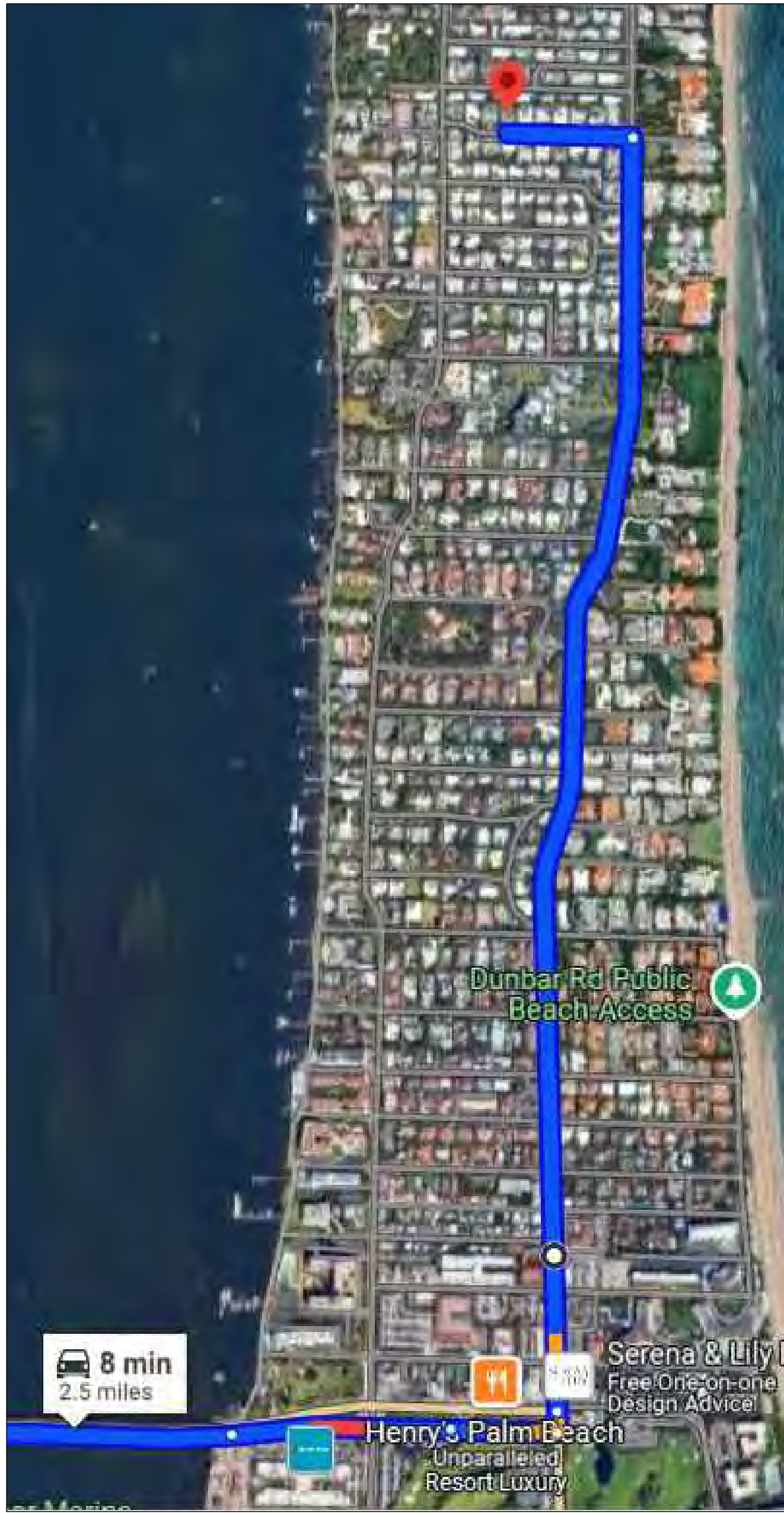
NIEVERA WILLIAMS
DESIGN

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

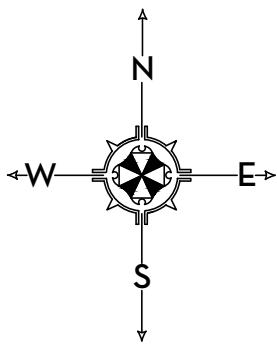
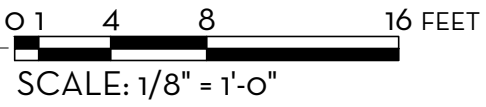
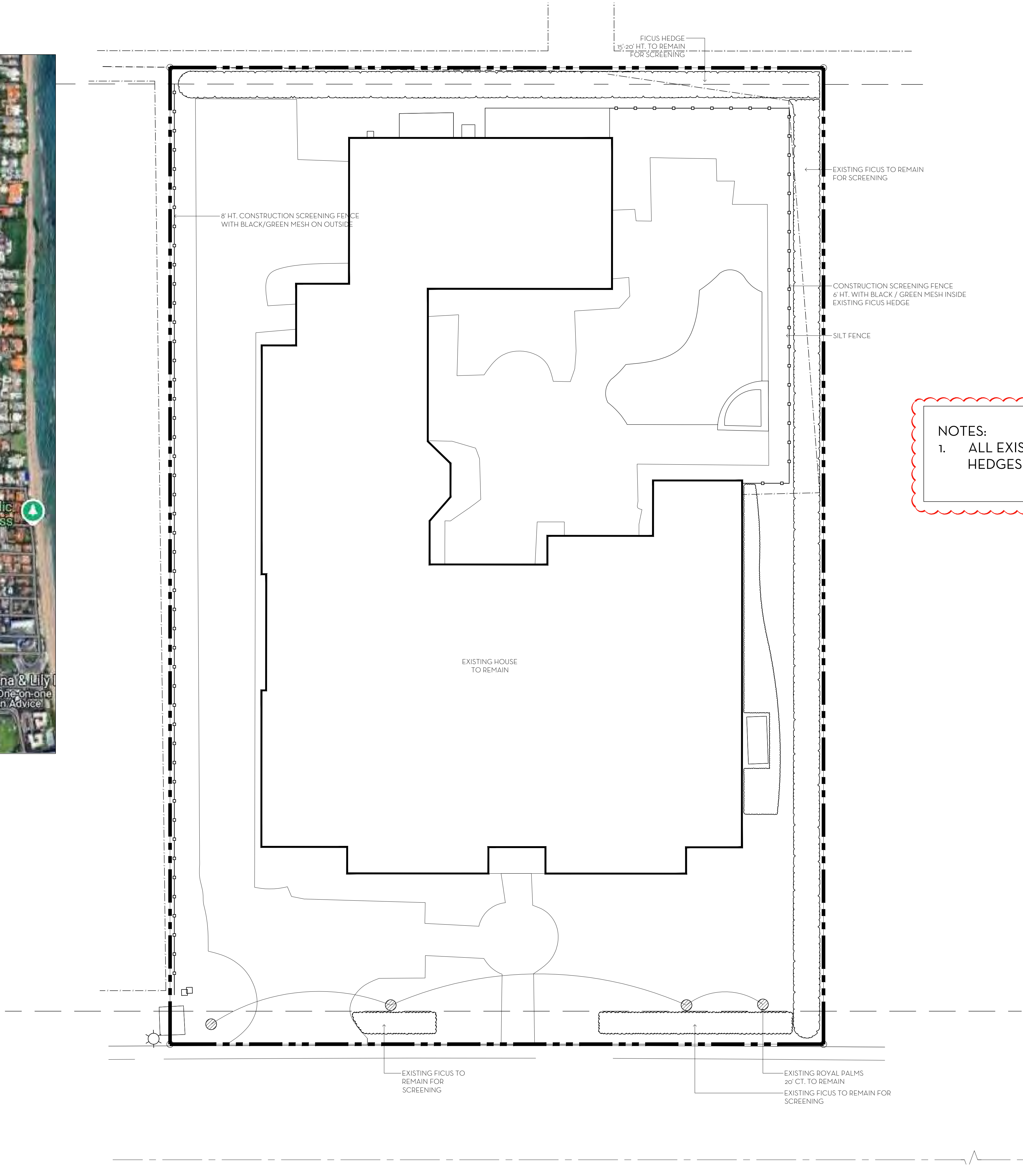
NIEVERAWILLIAMS.COM

EX4





TRUCK LOGISTICS



MARIO F. NIEVERA

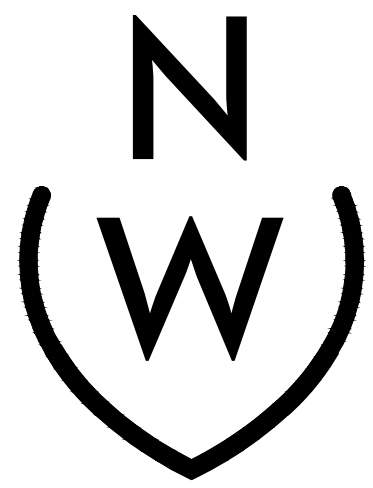
State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN
249 WEST INDIES

PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL

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

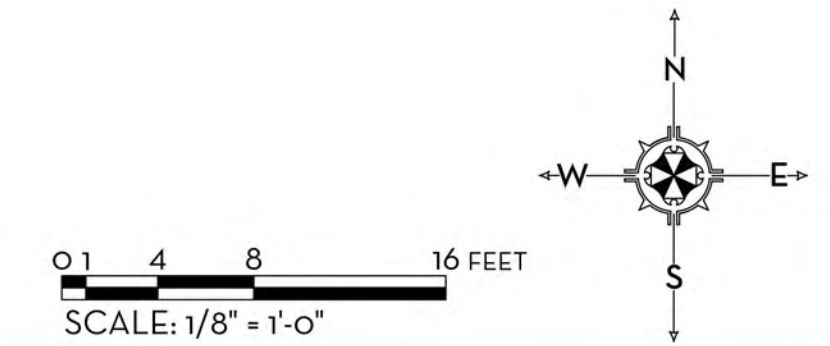


NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

CSP



MARIO F. NIEVERA

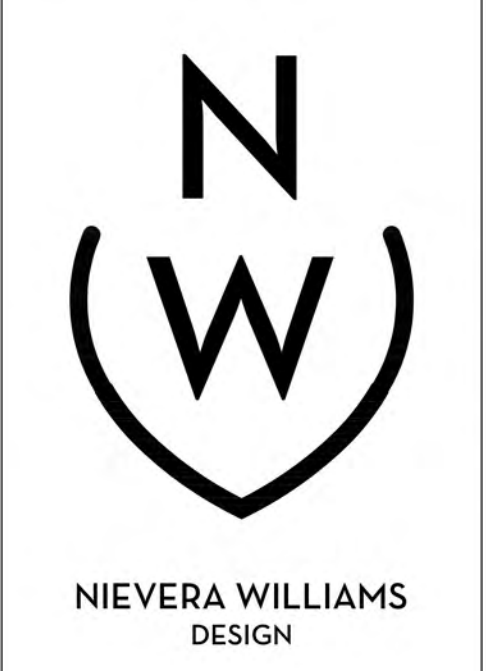
State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN

249 WEST INDIES

PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL



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

NIEVERAWILLIAMS.COM

Lo

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



SOUTH ELEVATION

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION PLAN
249 WEST INDIES

PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL

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



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



EAST ELEVATION

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION PLAN
249 WEST INDIES
PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL

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



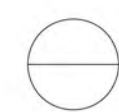
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EL2



 NORTH ELEVATION

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION PLAN
249 WEST INDIES
PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL

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



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EL3



WEST ELEVATION

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION PLAN
249 WEST INDIES

PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL

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

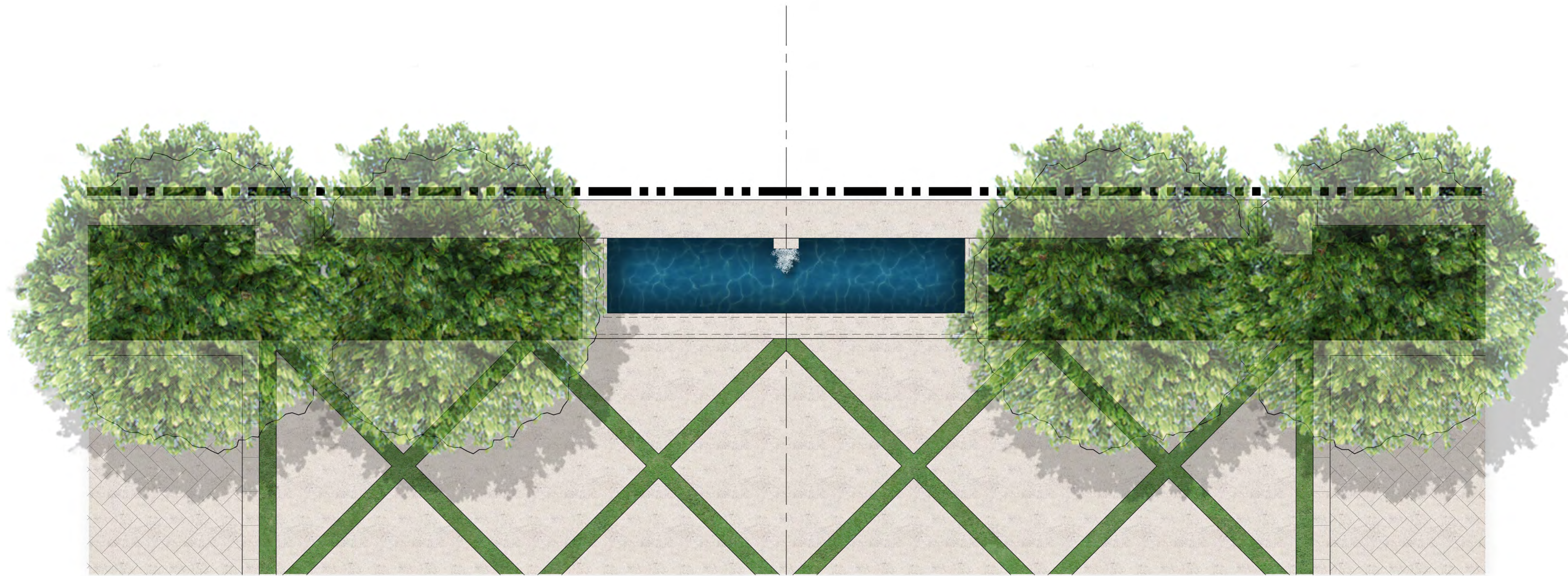


NIEVERA WILLIAMS
DESIGN

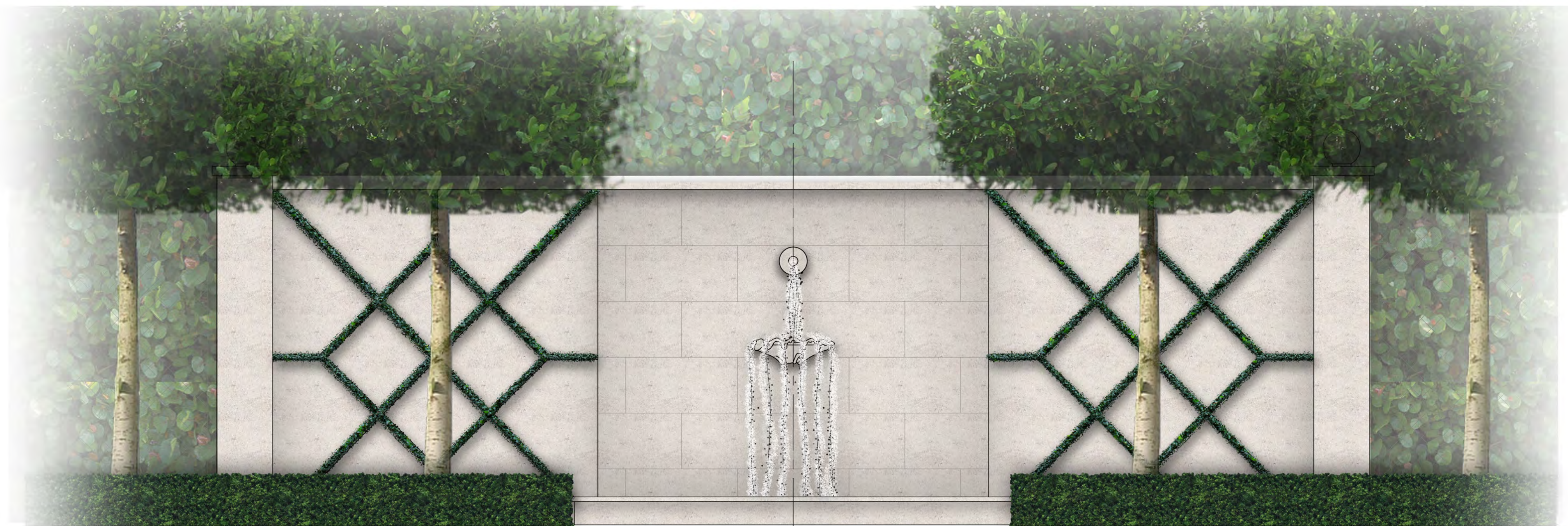
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL4



1 FOUNTAIN IN PLAN
D1 SCALE: 3/4"=1'-0"



2 FOUNTAIN ELEVATION
D1 SCALE: 3/4"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/4" = 1'-0"

DETAILS
249 WEST INDIES
PALM BEACH, FLORIDA

21 JUNE 2024

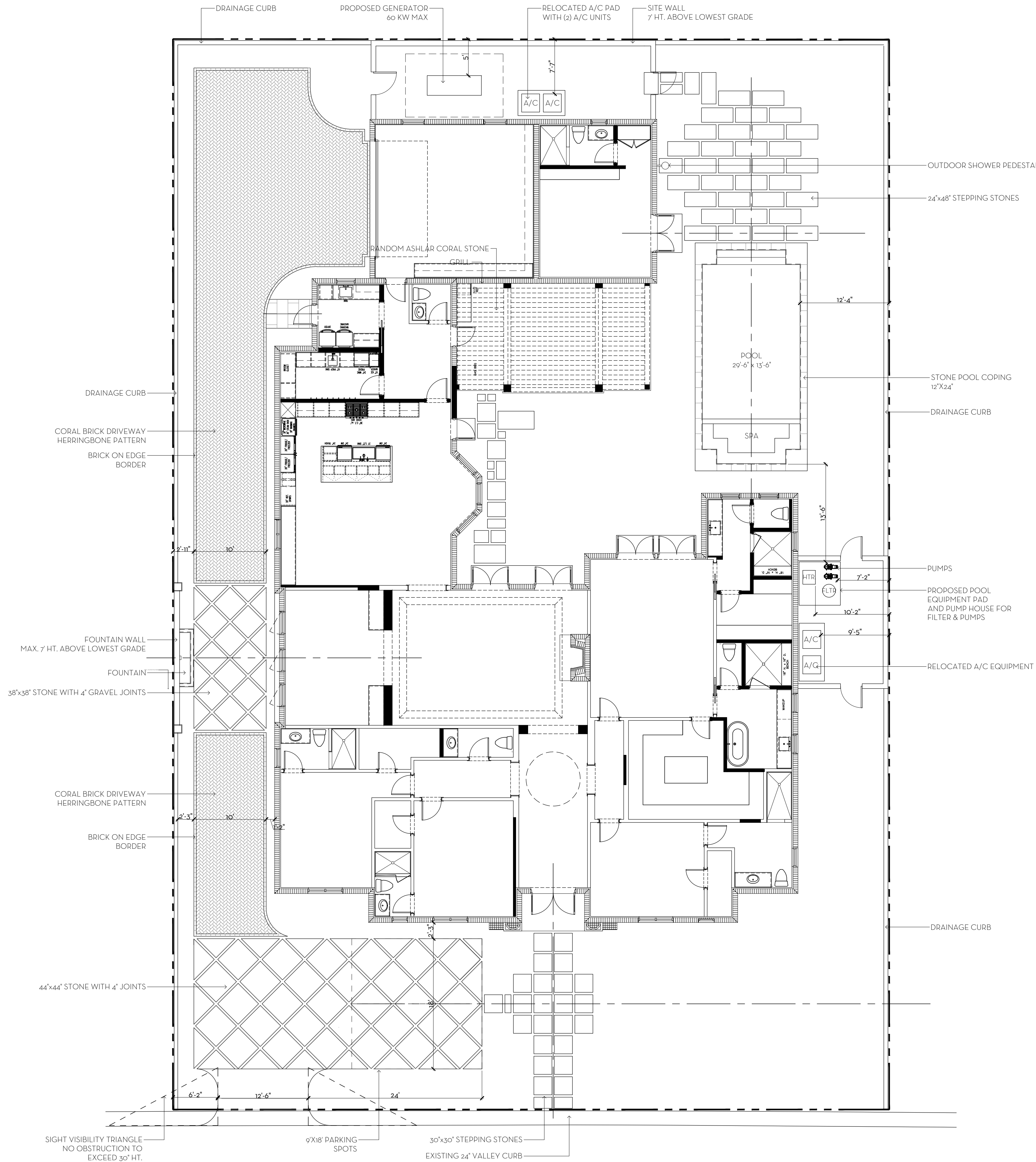


NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

D1



F.F. ELEVATION: 7.76'
HIGHEST CROWN OF ROAD: 6.32
 $7.76 - 6.32 = 1.44$
 $1.44 / 2 = 0.72'$ FILL ALLOWED

NOTE: NO GRADE CHANGES
PROPOSED FROM EXISTING

OVERALL R-B SITE CALCULATIONS:

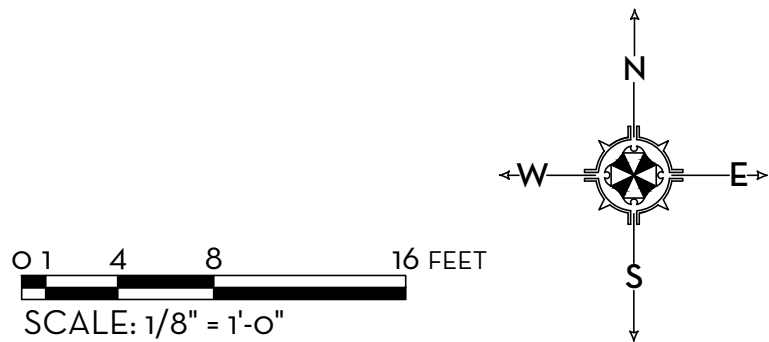
SITE AREA =	14,641 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	6,588 SQ FT	45%
EXISTING =	5,027 SQ FT	34.3%
PROPOSED =	5,625 SQ FT	38.43%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,475 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	990 SQ FT	40%
EXISTING =	1,680 SQ FT	67.8%
PROPOSED =	1,466 SQ FT	59.2%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,538 SQ FT	
MINIMUM LANDSCAPE:		
(50% OF 6,588 SF) = 3,294 REQUIRED		
EXISTING =	3,423 SQ FT	51.95%
PROPOSED =	3,332 SQ FT	50.57%



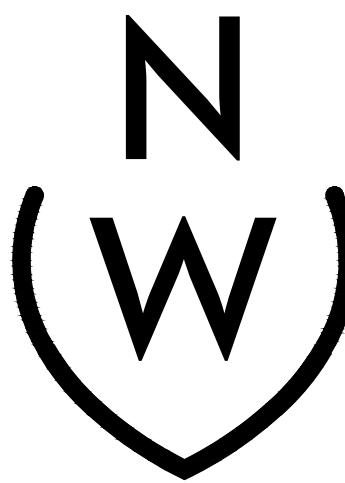
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
249 WEST INDIES

PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM



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



CORAL/CORAL BRICK

MARIO F. NIEVERA

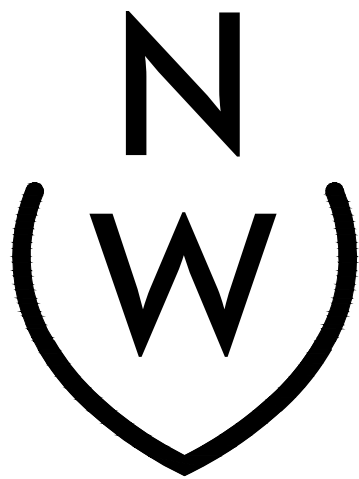
State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE MATERIALS
249 WEST INDIES

PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL

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

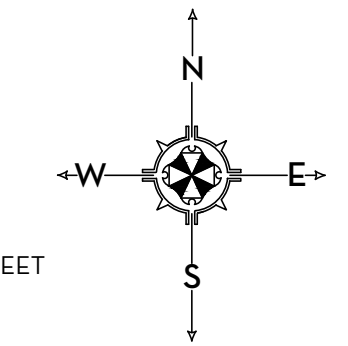
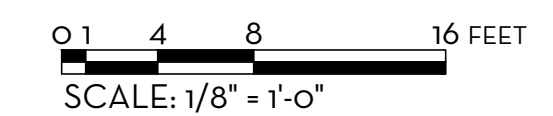
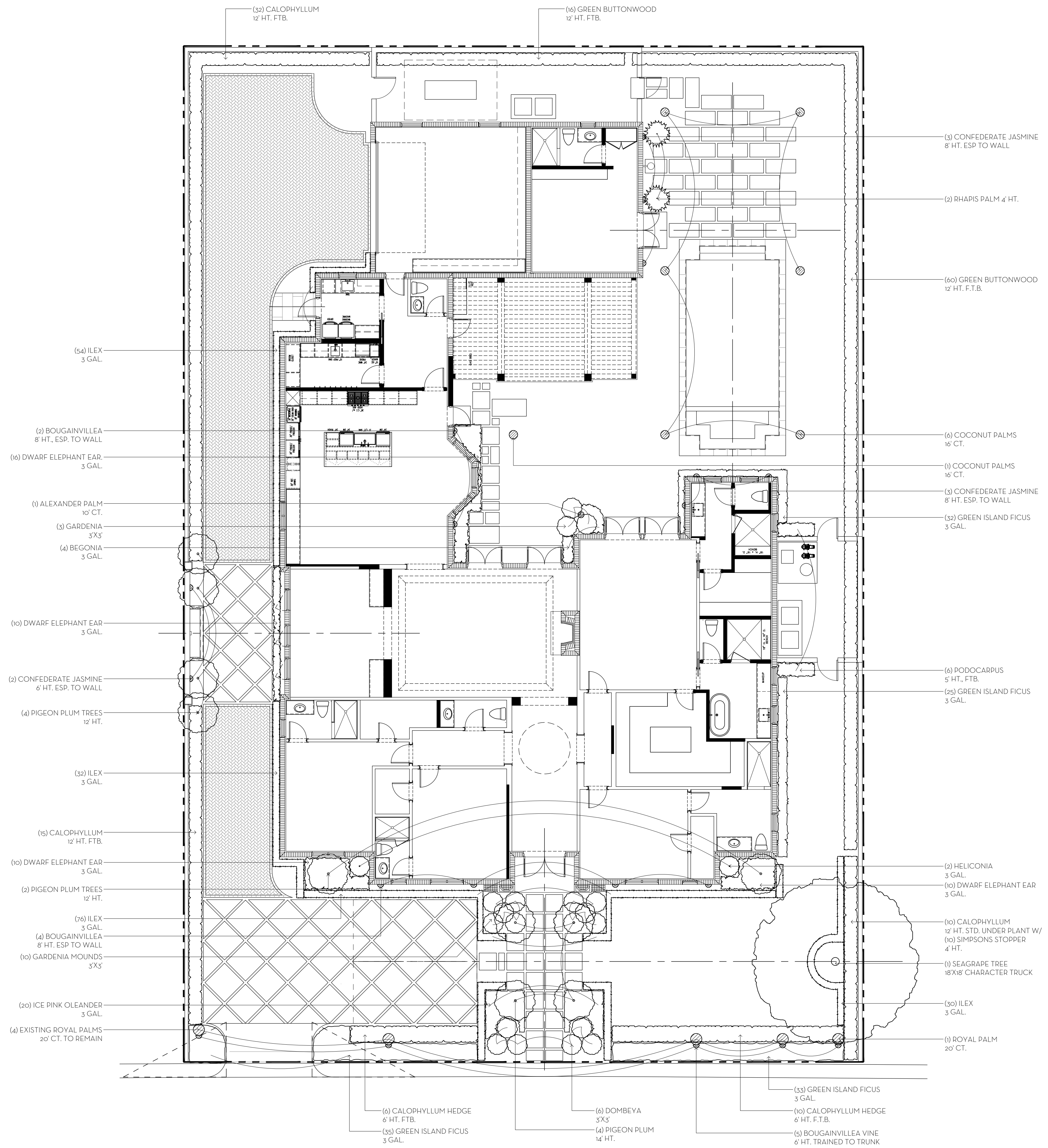


NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

L2



MARIO F. NIEVERA

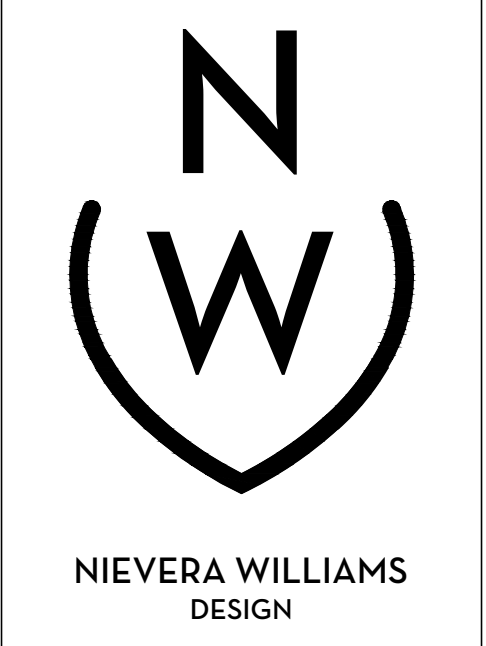
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN

249 WEST INDIES

PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL

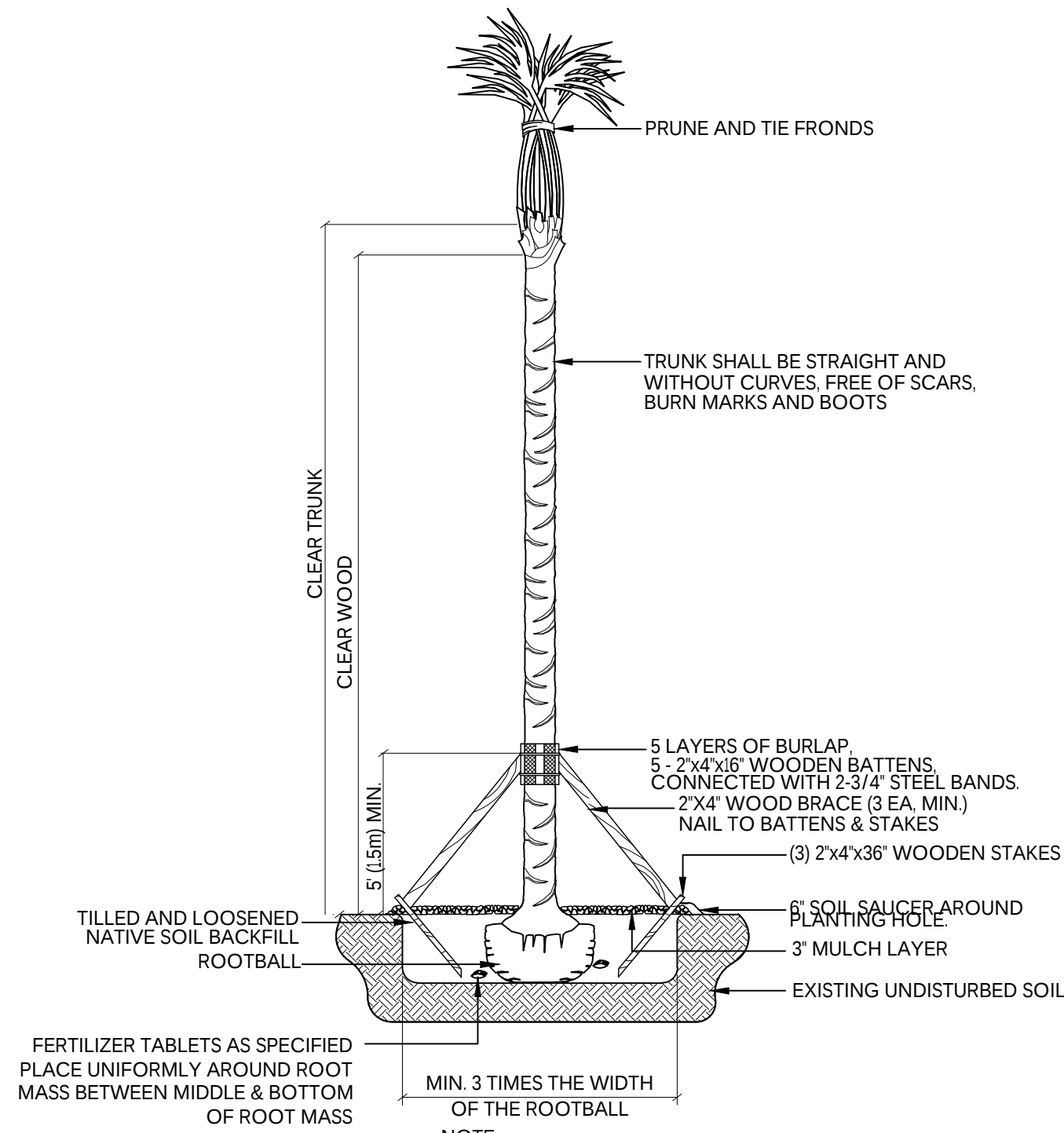


625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

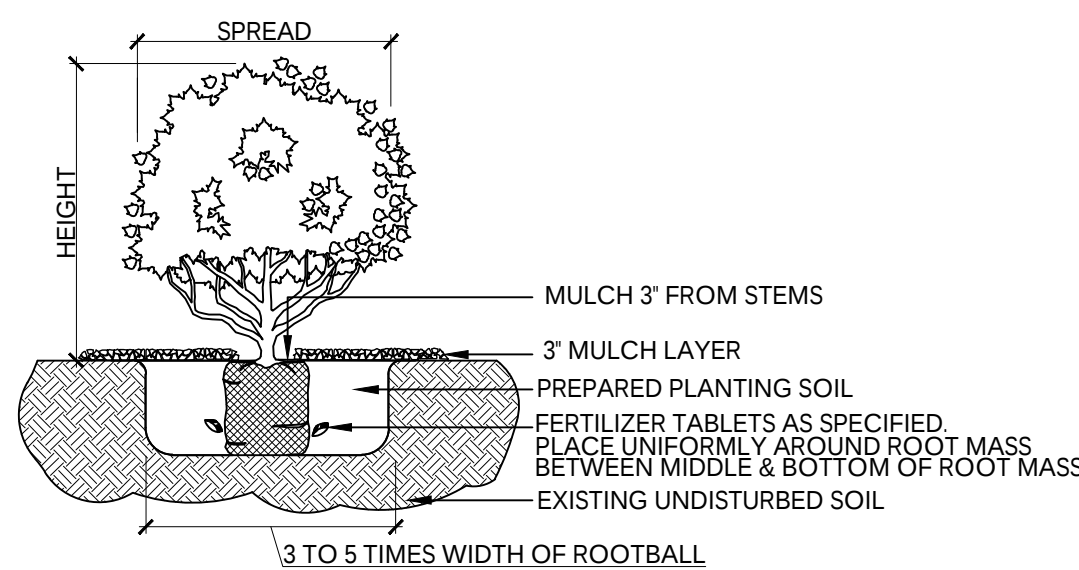
NIEVERAWILLIAMS.COM

LP1

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



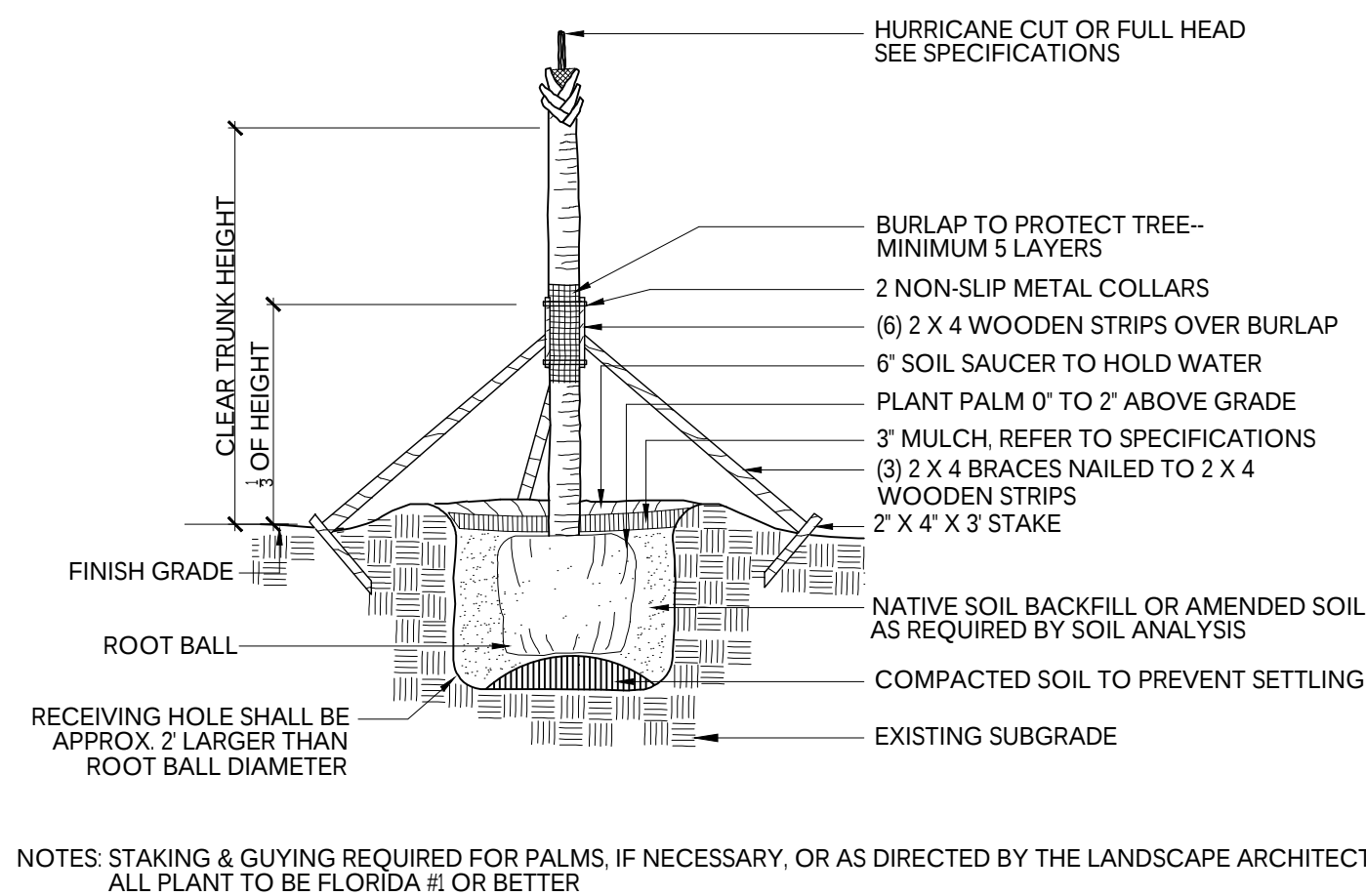
PALM PLANTING DETAIL
NTS



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
NTS

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
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 UNIFOMLY AROUND THE ROOT MASS OF A DEPTH
THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

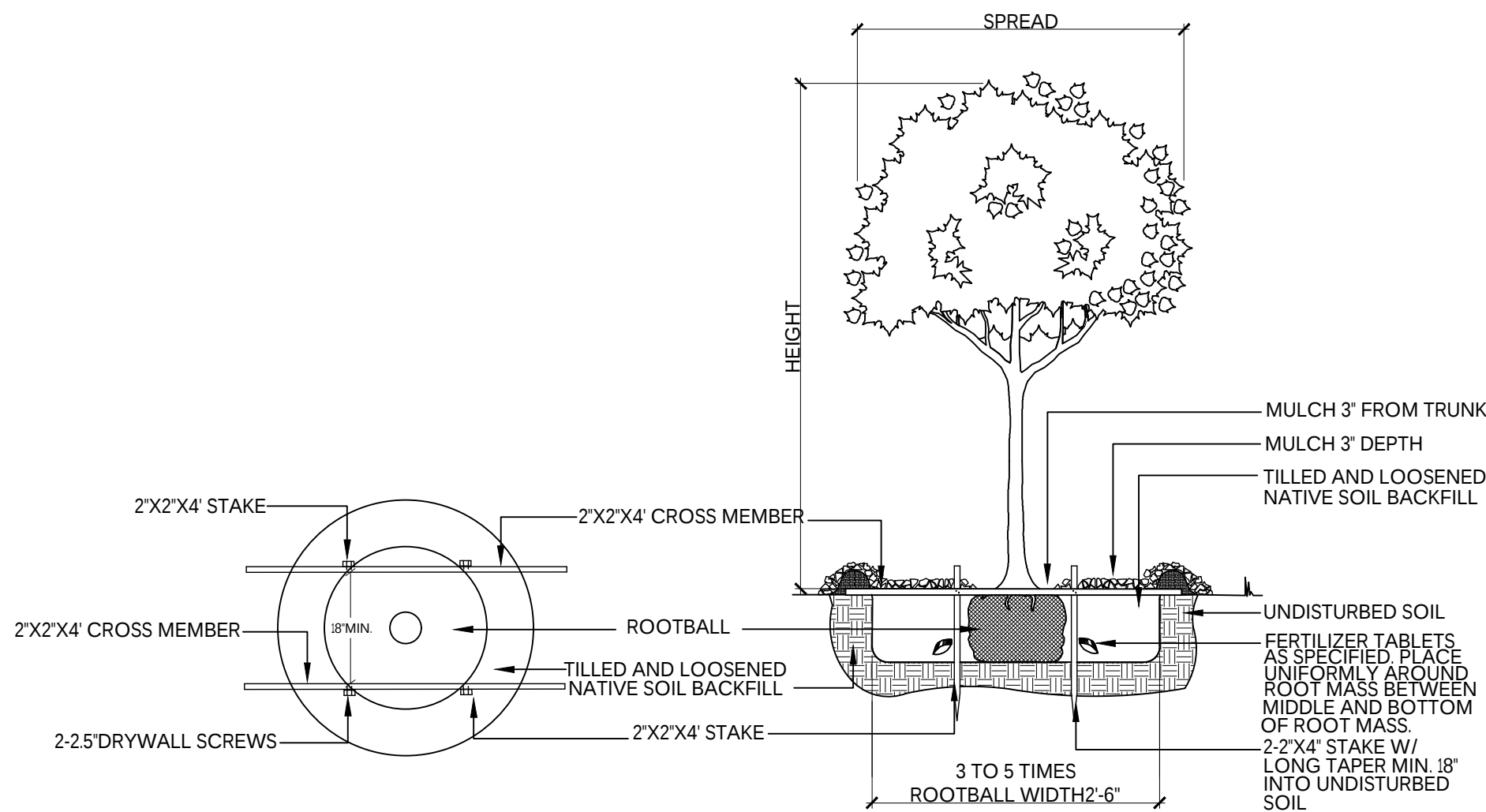
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS

TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

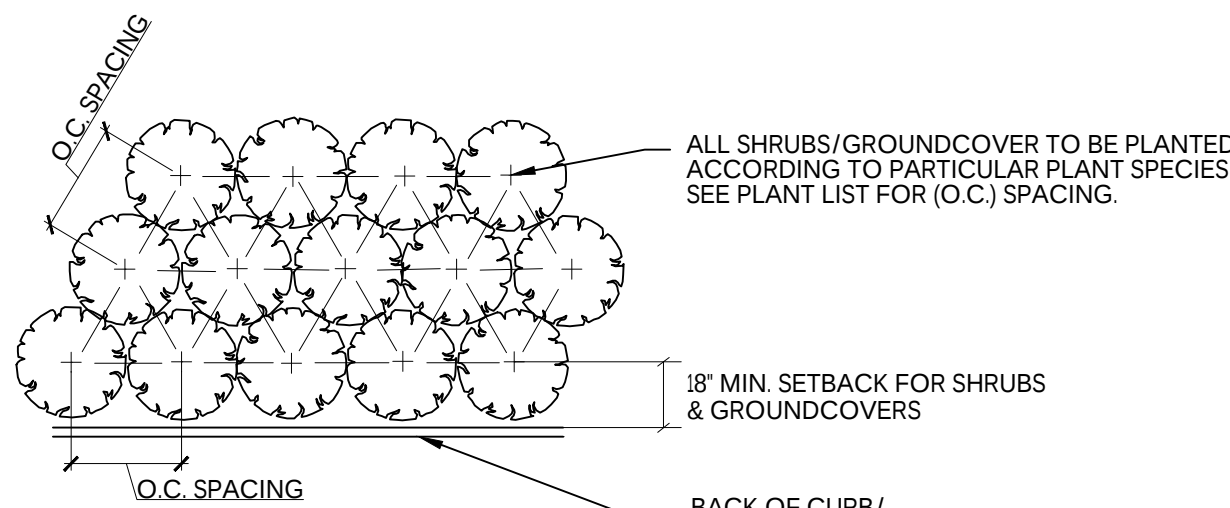
GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH 'OZMOCOTE'
TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

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.



TREE PLANTING DETAIL
NTS

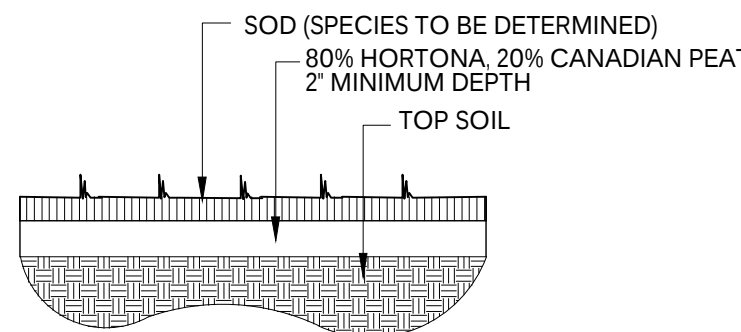


NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

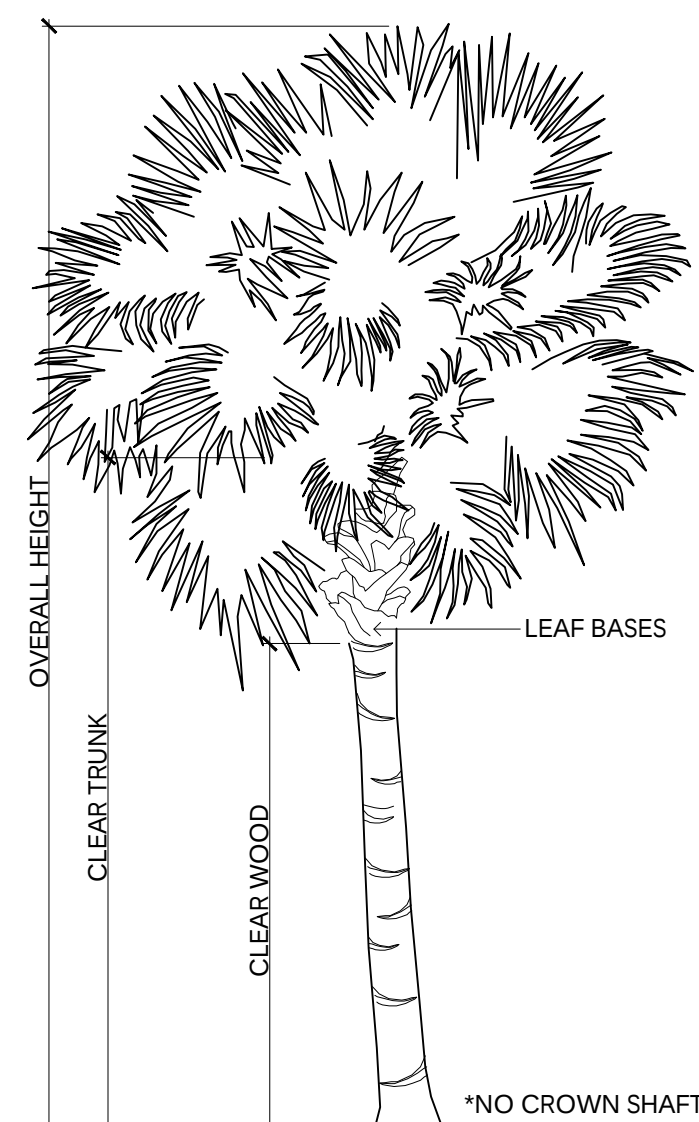
PLANT SPACING DETAIL
NTS

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 SPECIFICATION DETAIL
NTS

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
NTS

249 West Indies Palm Beach, FL					
NIEVERA WILLIAMS DESIGN					
Landscape Material Schedule					
ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION
1	PALMS				
2	Existing Royal Palm	Roystonea regia	4		20' C.T.
3	Coconut Palm	Cocos nucifera	7		16' C.T.
4	Alexander Palm	Archontophoenix alexandrae	1		10' C.T.
5					
6	TREES				
7	Seagrape	Coccoloba uvifera	1	✓	18"± Character Trunk
8	Pigeon Plum	Coccoloba diversifolia	6	✓	12' HT.
9	Pigeon Plum	Coccoloba diversifolia	4	✓	14' HT.
10			11	100.00%	
11	SHRUBS AND VINES				
12	Bougainvillea	Bougainvillea glabra	6		8' HT. Esp to Wall
13	Bougainvillea	Bougainvillea glabra	5		6' HT. Trained to Trunk
14	Confederate Jasmine	Trachelospermum jasminoides	6		8' HT. Esp. to Wall
15	Confederate Jasmine	Trachelospermum jasminoides	2		6' HT. Esp to Wall
16	Dombeya	Dombeya 'Seminola'	6		5'±, Full
17	Gardenia	Gardenia 'Miami Supreme'	13		5'±, Full
18	Ice Pink Oleander	Nerium oleander 'Ice Pink	20		3 Gal.
19	Heliconia	Heliconia Platyacorum	2		3 Gal.
20	Simpsons Stopper	Myrcianthes fragrans	10	✓	
21	Podocarpus	Podocarpus macrophyllum	6		5' HT. F.T.B.
22	Calophyllum	Calophyllum brasiliense	16		6' HT. F.T.B.
23	Calophyllum	Calophyllum brasiliense	37		12' HT. F.T.B.
24	Green Buttonwood	Conocarpus erectus	76	✓	12' HT. F.T.B.
25	Raphis Palm	Rhapis excelsa	2		4' HT.
28	Begonia	Begonia odorata 'alba'	4		3 Gal.
29	Green Island Ficus	Ficus microcarpa 'Green Island'	157		3 Gal.
30	Ilex	Ilex vomitoria	160	✓	3 Gal.
31	Dwarf Elephant Ear	Alocasia macrorrhizos	46		3 Gal.
32			594	41.41%	
33	SOD				Solid sod, 2" 80/20 base soil mix, roll, top-dress, sig joints, qty lb/cv by contractor
34	Zoysia Sod	Zoysia - Review w/LA			

Landscape Legend			
1	Property Address:	218 West Indies	
2	Lot Area (sq. ft.):	14,641 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,588 (45%)	5,625 (38.43%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3, 294 (50%)	3,332 (50.57%)
7	Front Yard LOS (Sq Ft and %)	990 (40%)	1,466 (59.2%)
8	Native Trees %	30% (number of trees)	100%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	41%
10	Native Groundcover %	30% (groundcover area)	NONE
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	

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

249 WEST INDIES

PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL

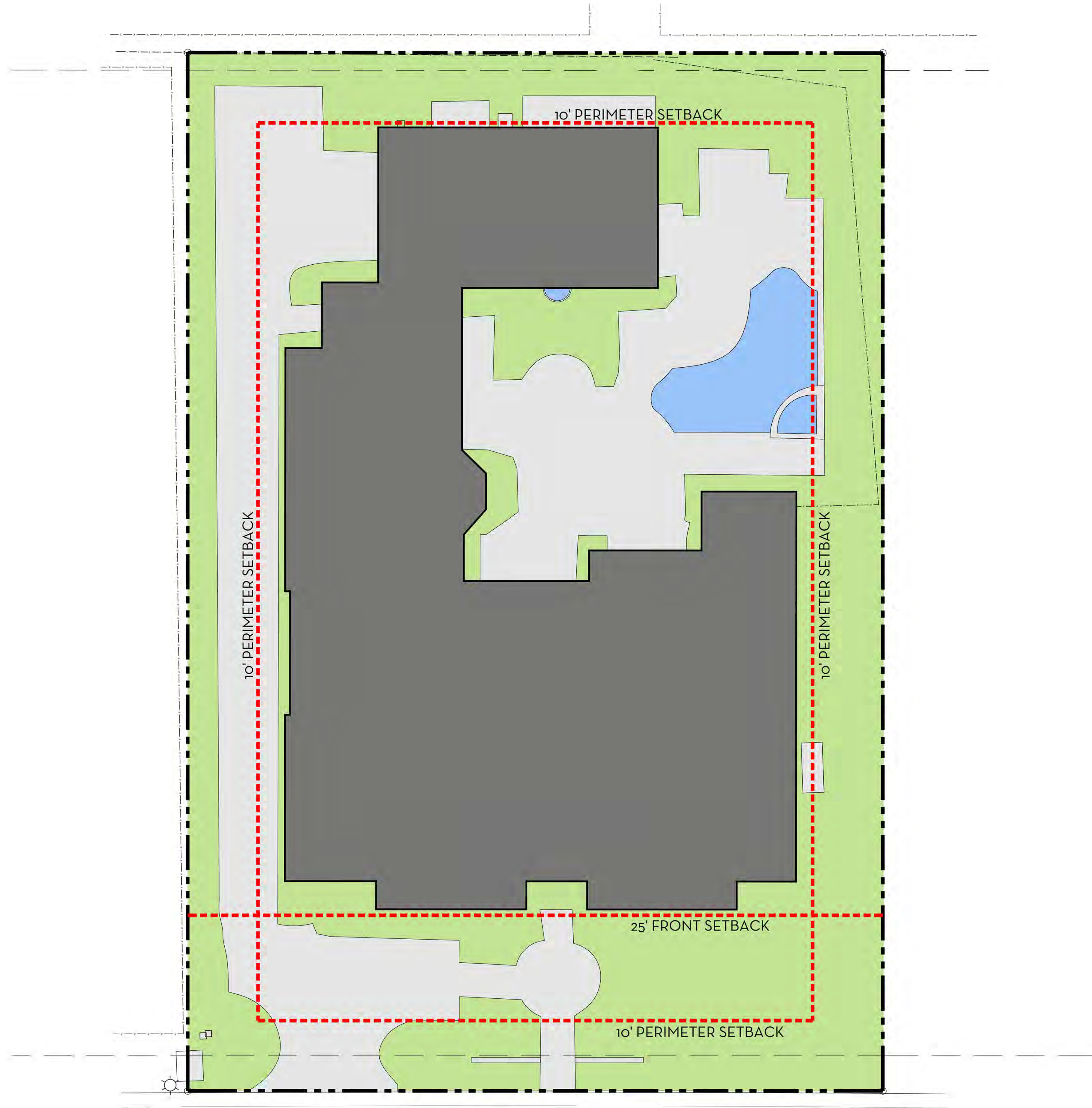


NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP2



OVERALL R-B SITE CALCULATIONS:

SITE AREA *	14,641	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED *	6,588	SQ FT	45%
EXISTING *	5,027	SQ FT	34.3%
PROPOSED *	5,088	SQ FT	34.75%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA *	2,475	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED *	990	SQ FT	40%
EXISTING *	1,680	SQ FT	67.8%
PROPOSED *	1,466	SQ FT	59.2%

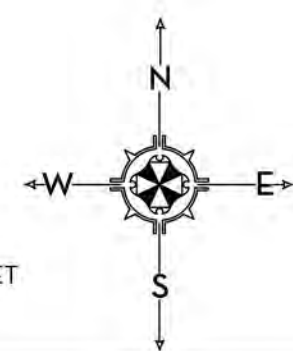
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA *	4,538	SQ FT	
MINIMUM LANDSCAPE:			
REQUIRED *	1,594	SQ FT	35.1%
EXISTING *	3,423	SQ FT	75.2%
PROPOSED *	3,332	SQ FT	73.4%

OPEN SPACE LEGEND:

HARDSCAPE	
LANDSCAPE	
WATER FEATURE	
HOUSE	

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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING OPEN SPACE
249 WEST INDIES
PALM BEACH, FLORIDA

04 NOVEMBER 2024

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

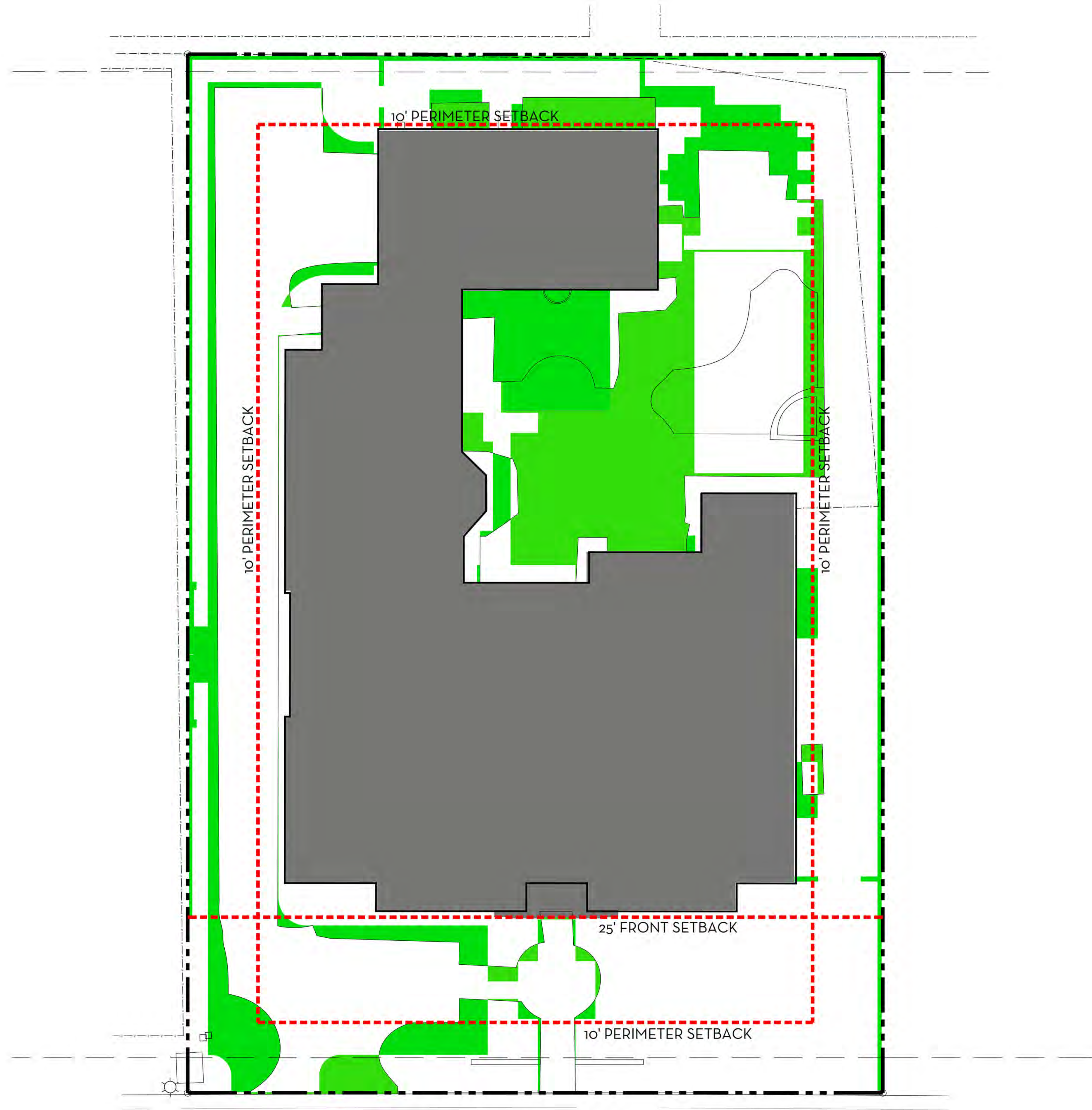


NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS1



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	14,641 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	6,588 SQ FT	45%
EXISTING =	5,027 SQ FT	34.3%
PROPOSED =	5,625 SQ FT	38.43%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,475 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	990 SQ FT	40%
EXISTING =	1,680 SQ FT	67.8%
PROPOSED =	1,466 SQ FT	59.2%

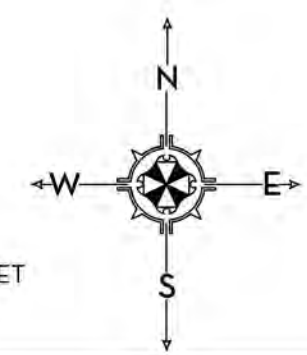
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,538 SQ FT	
MINIMUM LANDSCAPE:		
REQUIRED =	1,680 SQ FT	37.0%
EXISTING =	3,423 SQ FT	75.5%
PROPOSED =	3,332 SQ FT	73.4%

OPEN SPACE CALCULATIONS:

TOTAL SITE	14,641 SQFT
TOTAL OPEN SPACE	9,170 SQFT 100%
OPEN SPACE ALTERATION	1,924 SQFT 20.9%

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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE
249 WEST INDIES
PALM BEACH, FLORIDA

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

04 NOVEMBER 2024



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS1.1

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	14,641	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,588	SQ FT	45%
EXISTING =	5,027	SQ FT	34.3%
PROPOSED =	5,625	SQ FT	38.43%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,475	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	990	SQ FT	40%
EXISTING =	1,680	SQ FT	67.8%
PROPOSED =	1,466	SQ FT	59.2%

10' PERIMETER SITE CALCULATIONS:

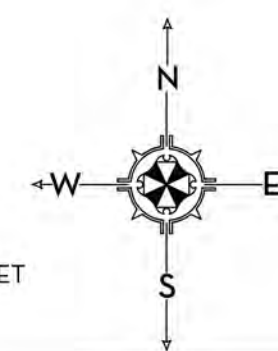
PERIMETER AREA =	4,538	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 6,588 SF) = 3,294 REQUIRED			
EXISTING =	3,423	SQ FT	51.95%
PROPOSED =	3,332	SQ FT	50.57%

OPEN SPACE LEGEND:

	HARDSCAPE
	LANDSCAPE
	WATER FEATURE
	HOUSE



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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PROPOSED OPEN SPACE
249 WEST INDIES
PALM BEACH, FLORIDA

13 DECEMBER 2024-SECOND SUBMITTAL
04 NOVEMBER 2024-FIRST SUBMITTAL

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



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS2