



NIEVERA WILLIAMS
DESIGN

February 10, 2025

RE: 1600 S. Ocean Blvd. | ARC-24-0113

We are pleased to submit these revised drawings for the entry and dock gates at the subject property. In response to comments received at the January ARCOM hearing, we have restudied the scale of the columns, refined the detailing of the column bases and caps, and refined the detail in the gate designs.

Best Regards,

Cory Meyer
Nievera Williams Design

PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

NEW YORK
39 Fifth Avenue
Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

nieverawilliams.com

1600 S. OCEAN BLVD.

PALM BEACH, FLORIDA

2nd DROP OFF SUBMITTAL - FEBRUARY 10, 2025
ARC-24-0113

ANTICIPATED MEETING: FEBRUARY 26, 2025

SCOPE OF WORK:

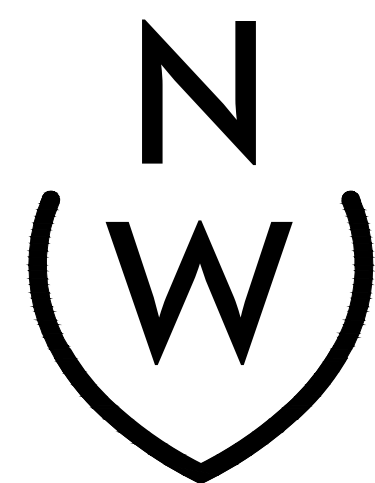
- OVERALL LANDSCAPE ENHANCEMENTS
- NEW FRONT GATE AND COLUMNS

SHEET LEGEND:

Lo-SITE PLAN RENDERING
EL1: FRONT ELEVATION
SK1: FRONT GATE RENDERED ELEVATION
SK2: DOCK GATE RENDERED ELEVATION
D5: FRONT GATE DETAILS
D5.1: DOCK GATE DETAILS
EX4: EXISTING GATE PHOTOS

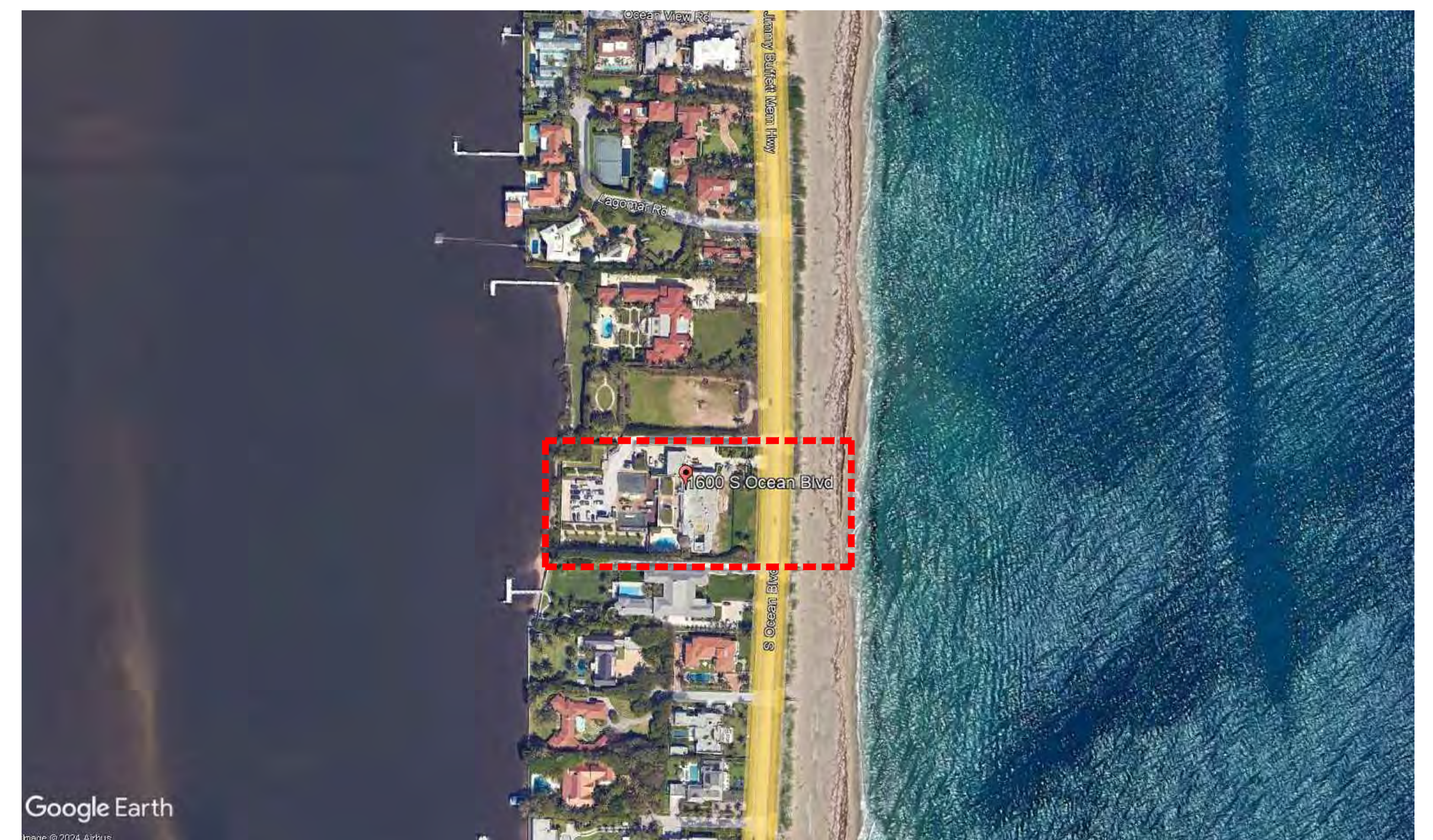
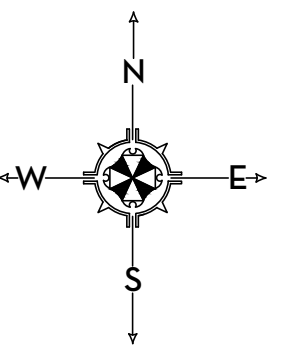
FOR REFERENCE ONLY:

EX1: EXISTING CONDITIONS/DEMOLITION
EX2: LOCATION PLAN
EX3: SITE PHOTOS
CSP: CONSTRUCTION SCREENING PLAN
L1: HARDSCAPE PLAN
LP1: PLANTING PLAN
LP2: PLANT LIST, NATIVE CALCULATIONS, DETAILS
LL1: LANDSCAPE LIGHTING PLAN
LL2: LANDSCAPE LIGHTING SPECIFICATIONS
D4: TYPICAL WALL DETAIL
OS1: OPEN SPACE DIAGRAM
OS2: SITE ALTERATION DIAGRAM

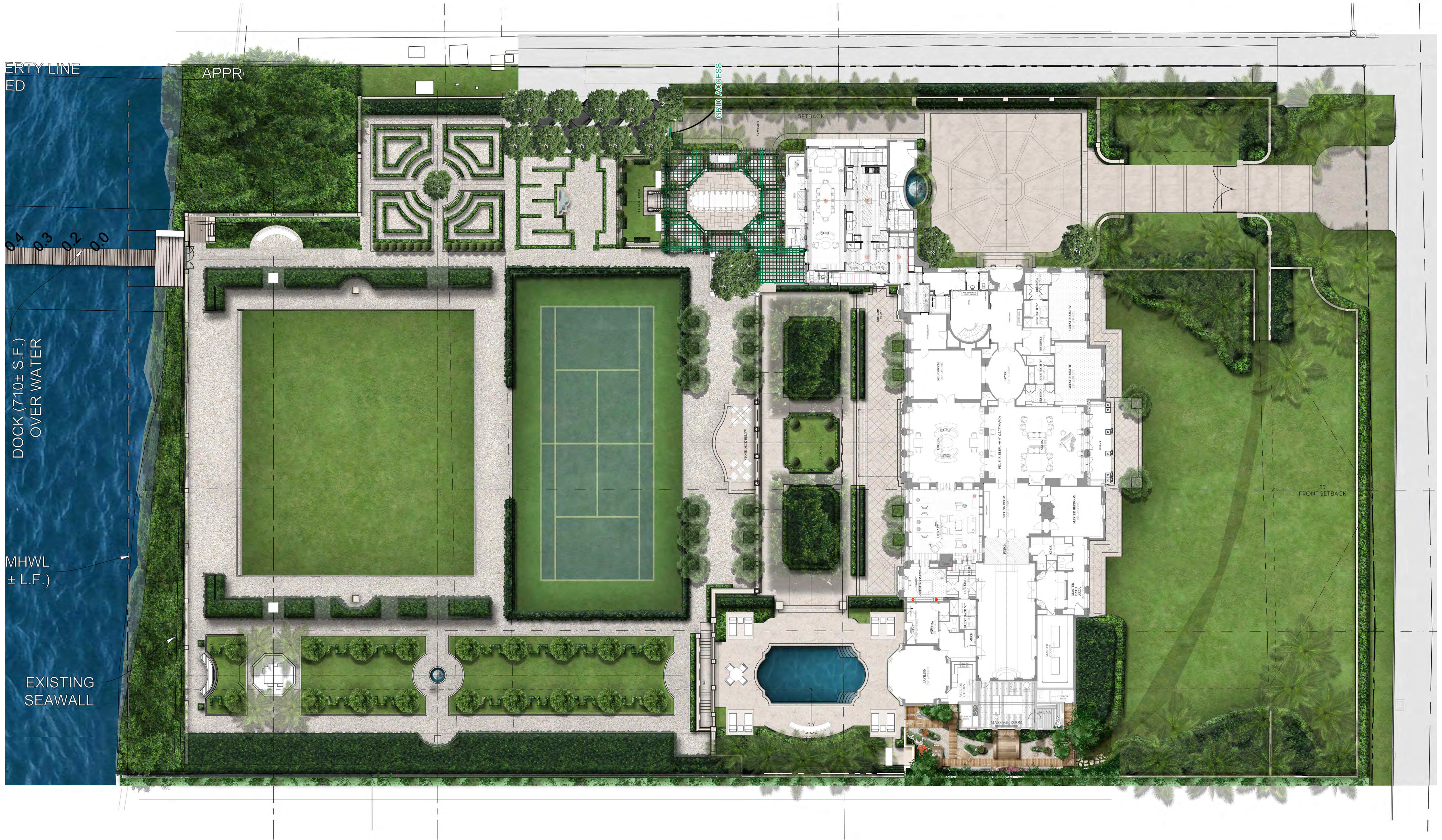


NIEVERA WILLIAMS
DESIGN

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



VICINITY LOCATION MAP



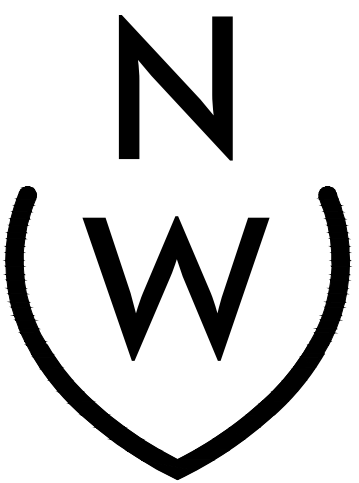
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

10 FEBRUARY 2025
16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024

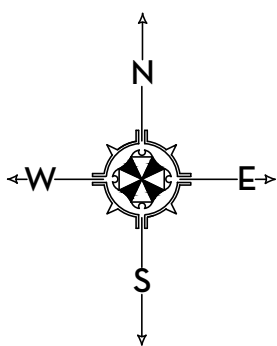


NIEVERA WILLIAMS
DESIGN

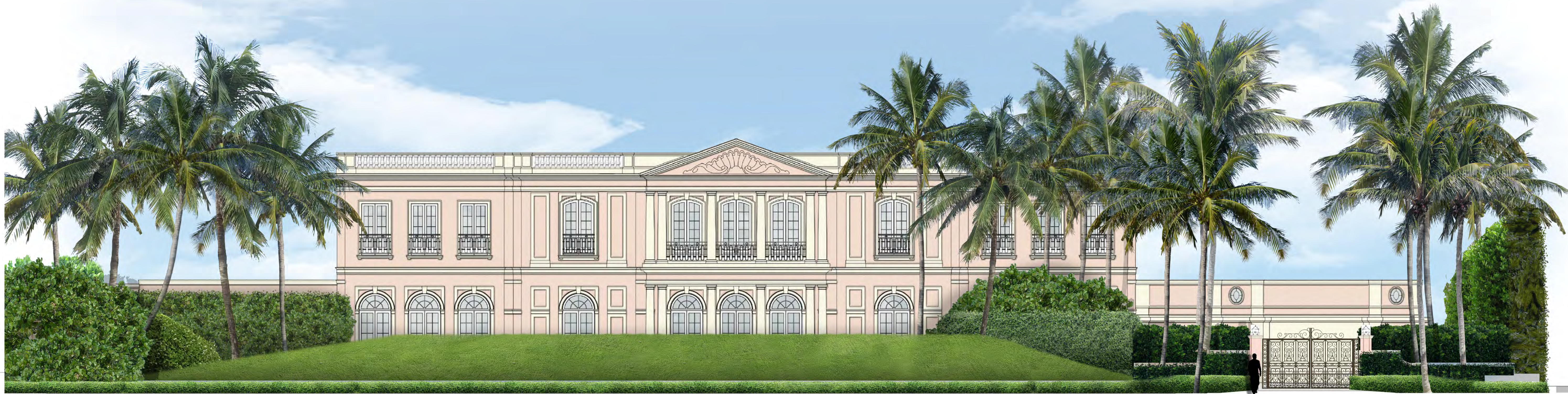
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

Lo



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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION
PRIVATE RESIDENCE
1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024

SCALE: 1/16" = 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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE DETAILS
PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024

SCALE: 1/16" = 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

SK1



DOCK GATE ELEVATION
SCALE: 1/8" = 1'-0"

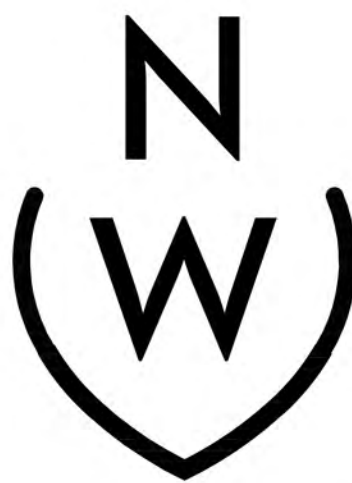
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE DETAILS
PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024



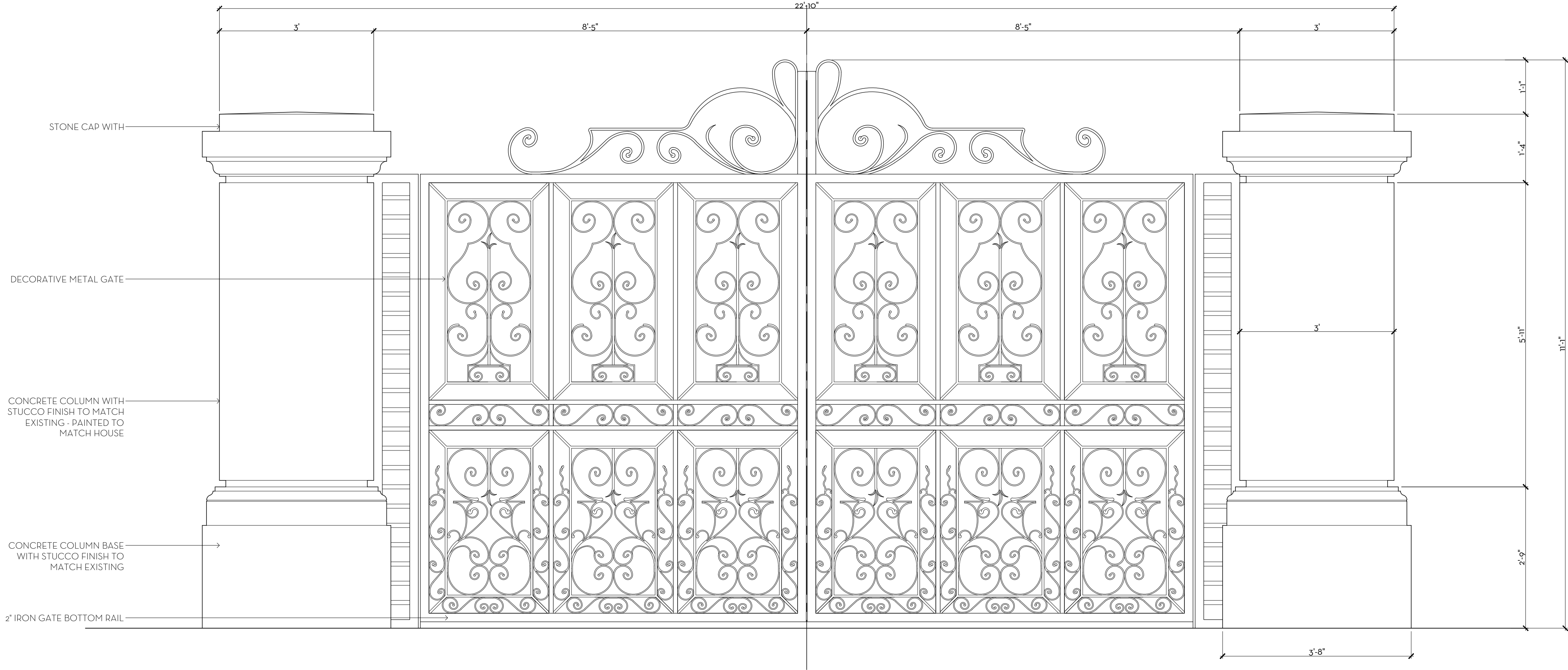
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

SK2

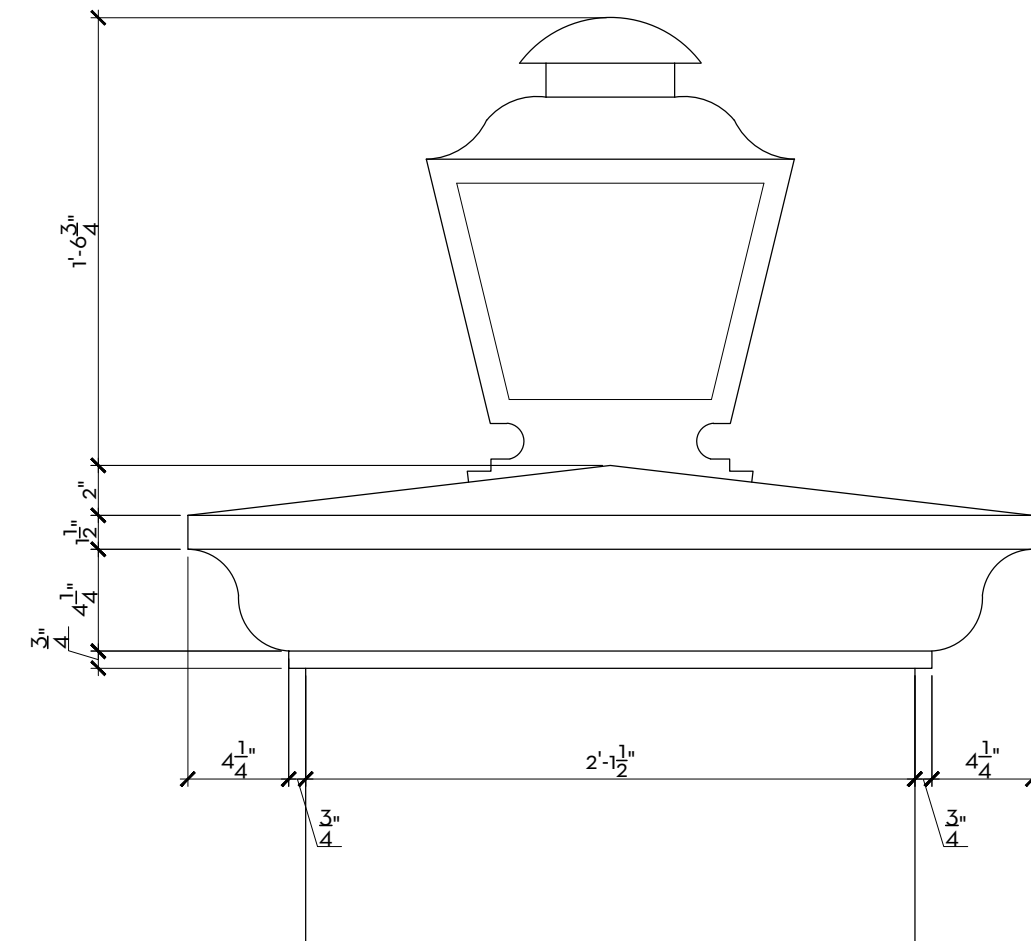
SCALE: 1/16" = 1'-0"



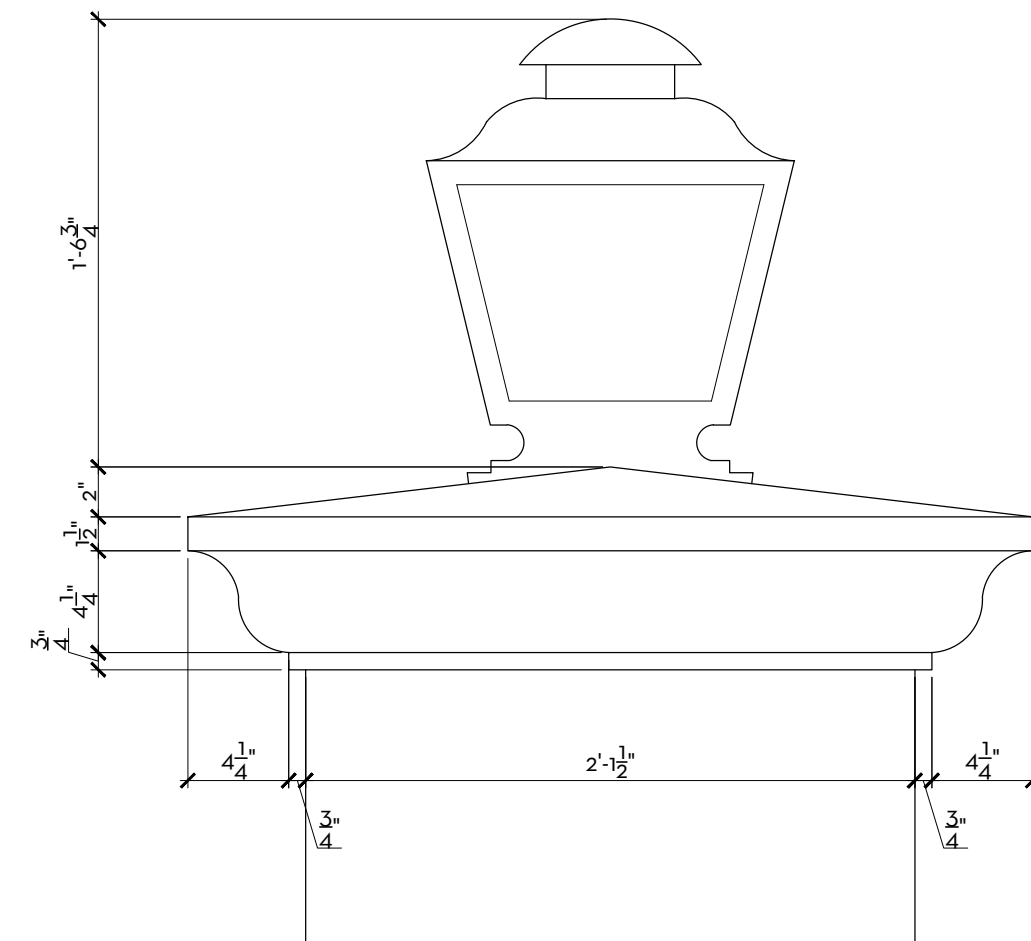
1 PREVIOUSLY PRESENTED MAIN VEHICULAR GATE ELEVATION
D5 SCALE: 3/4\"=1'-0"



2 PROPOSED MAIN VEHICULAR GATE ELEVATION
D5 SCALE: 3/4\"=1'-0"



3 CAP DETAIL
D5 SCALE: 1-1/2\"=1'-0"



4 BASE DETAIL
D5 SCALE: 1-1/2\"=1'-0"

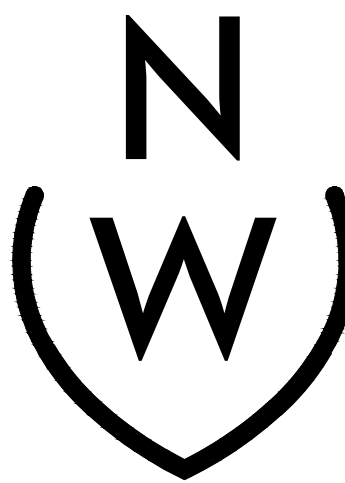
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE DETAILS
PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

10 FEBRUARY 2025
16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024



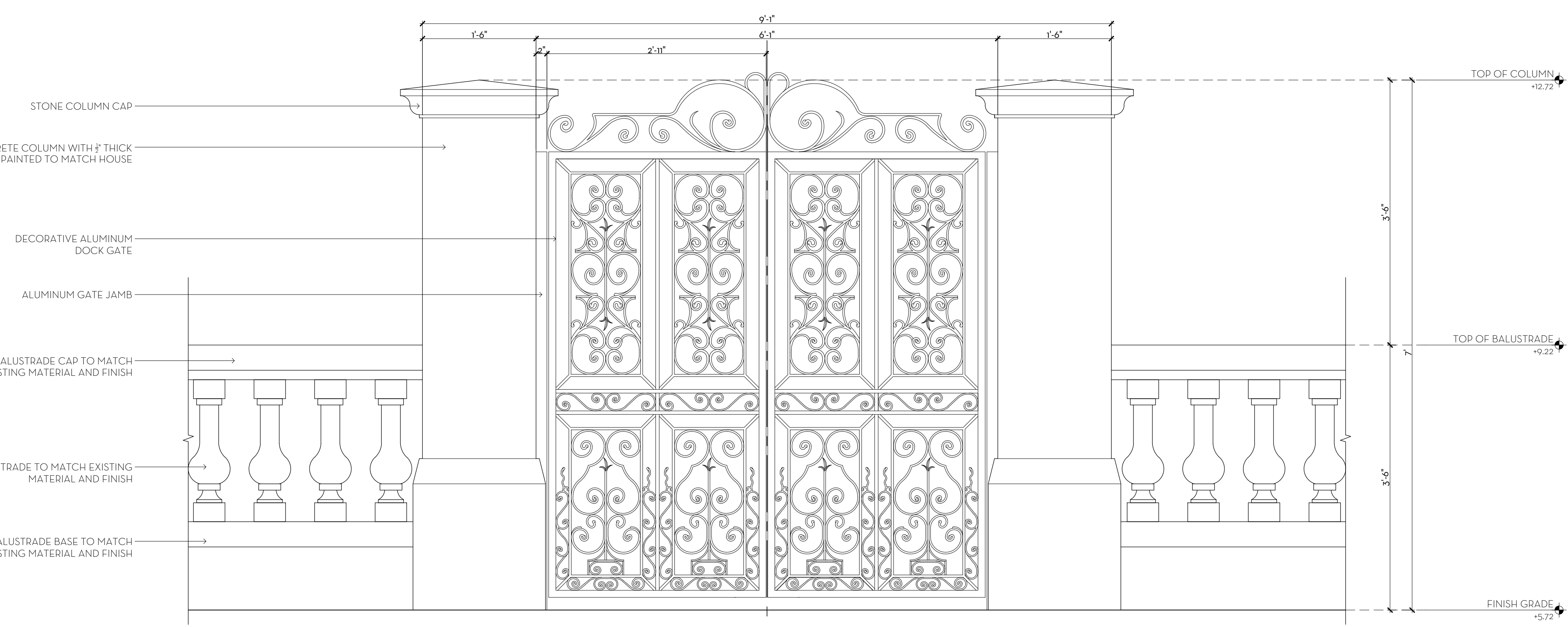
NIEVERA WILLIAMS
DESIGN

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

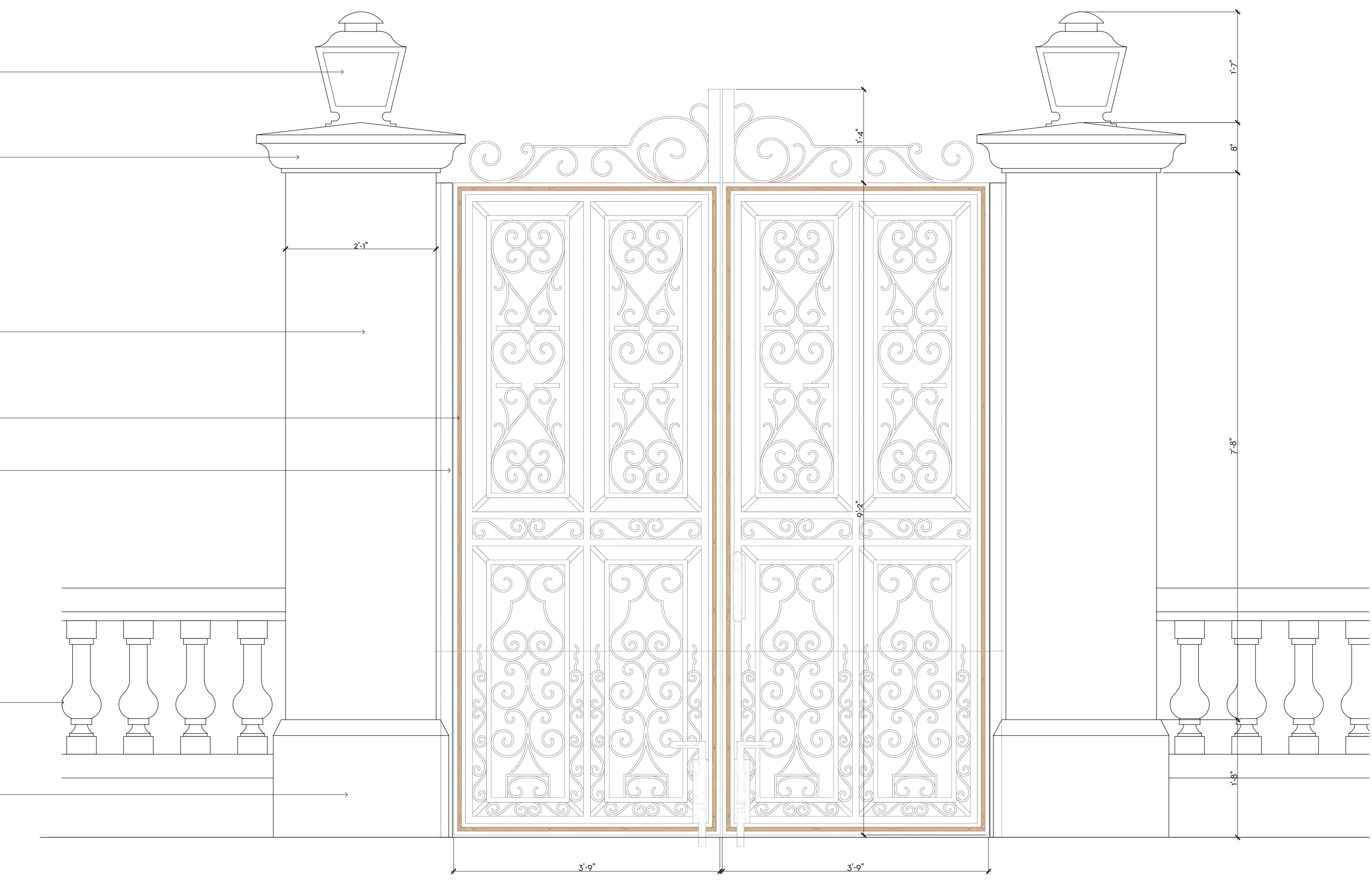
NIEVERAWILLIAMS.COM

D5

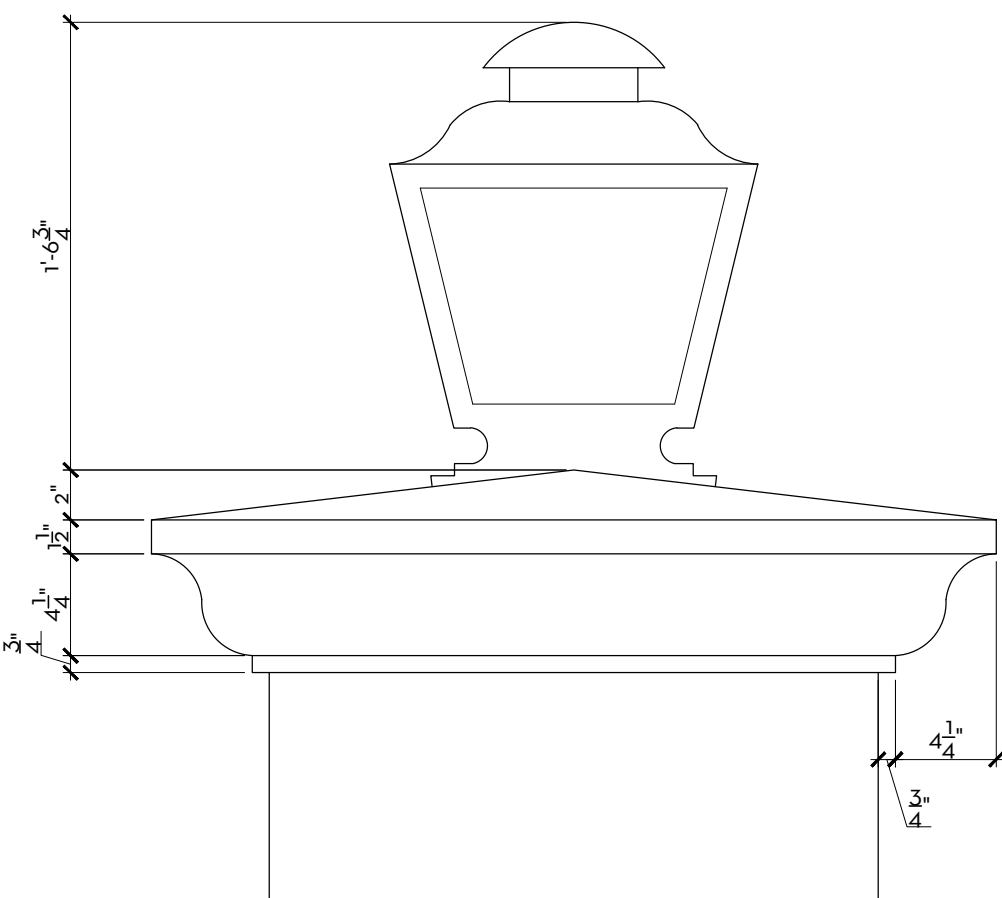
SCALE: 1/16" = 1'-0"



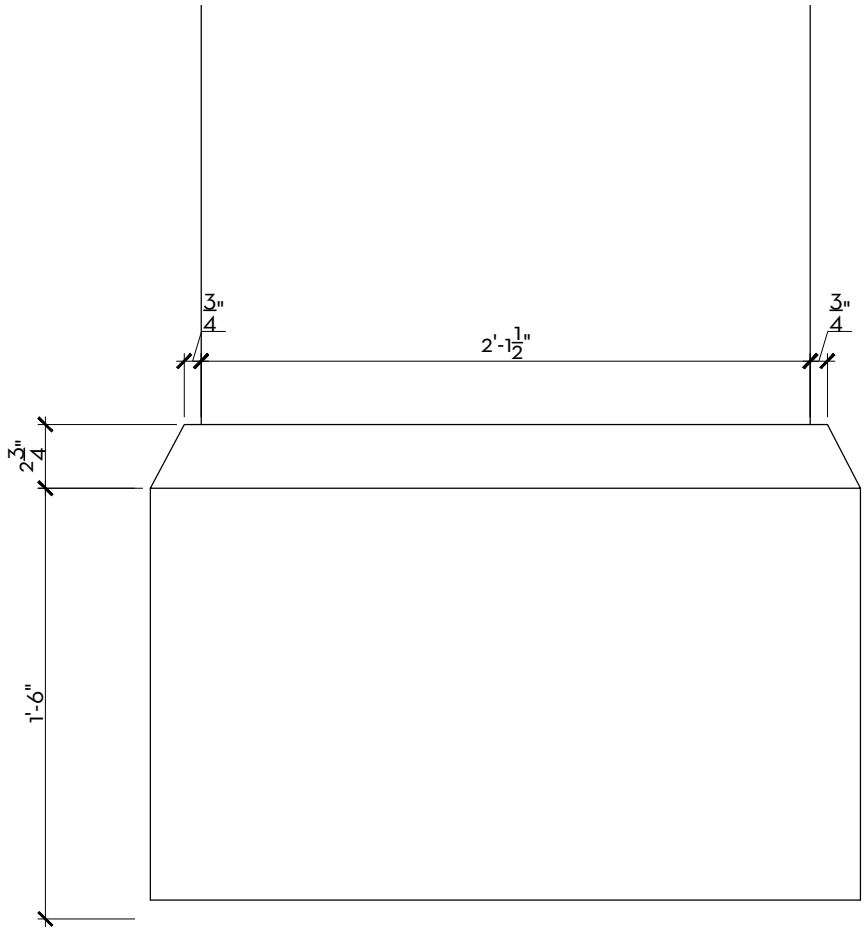
1 PREVIOUSLY PRESENTED DOCK GATE
SCALE: 3/4"=1'-0"



2 PROPOSED DOCK GATE ELEVATION
SCALE: 1/2"=1'-0"



3 COLUMN CAP DETAIL
SCALE: 1-1/2"=1'-0"

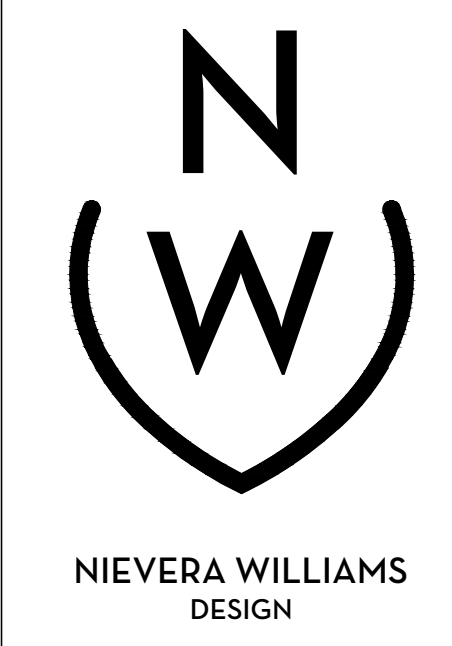


4 COLUMN BASE DETAIL
SCALE: 1-1/2"=1'-0"

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

SITE DETAILS
PRIVATE RESIDENCE
1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

10 FEBRUARY 2025
16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024



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

NIEVERAWILLIAMS.COM

D5.1



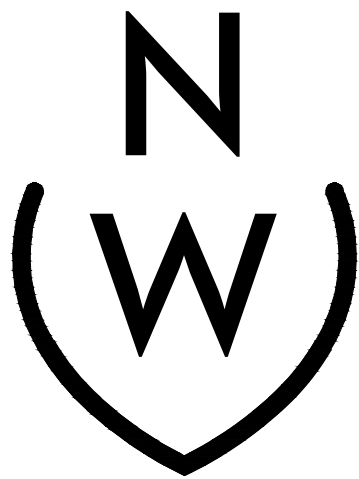
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING GATE
PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

10 FEBRUARY 2025
16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024



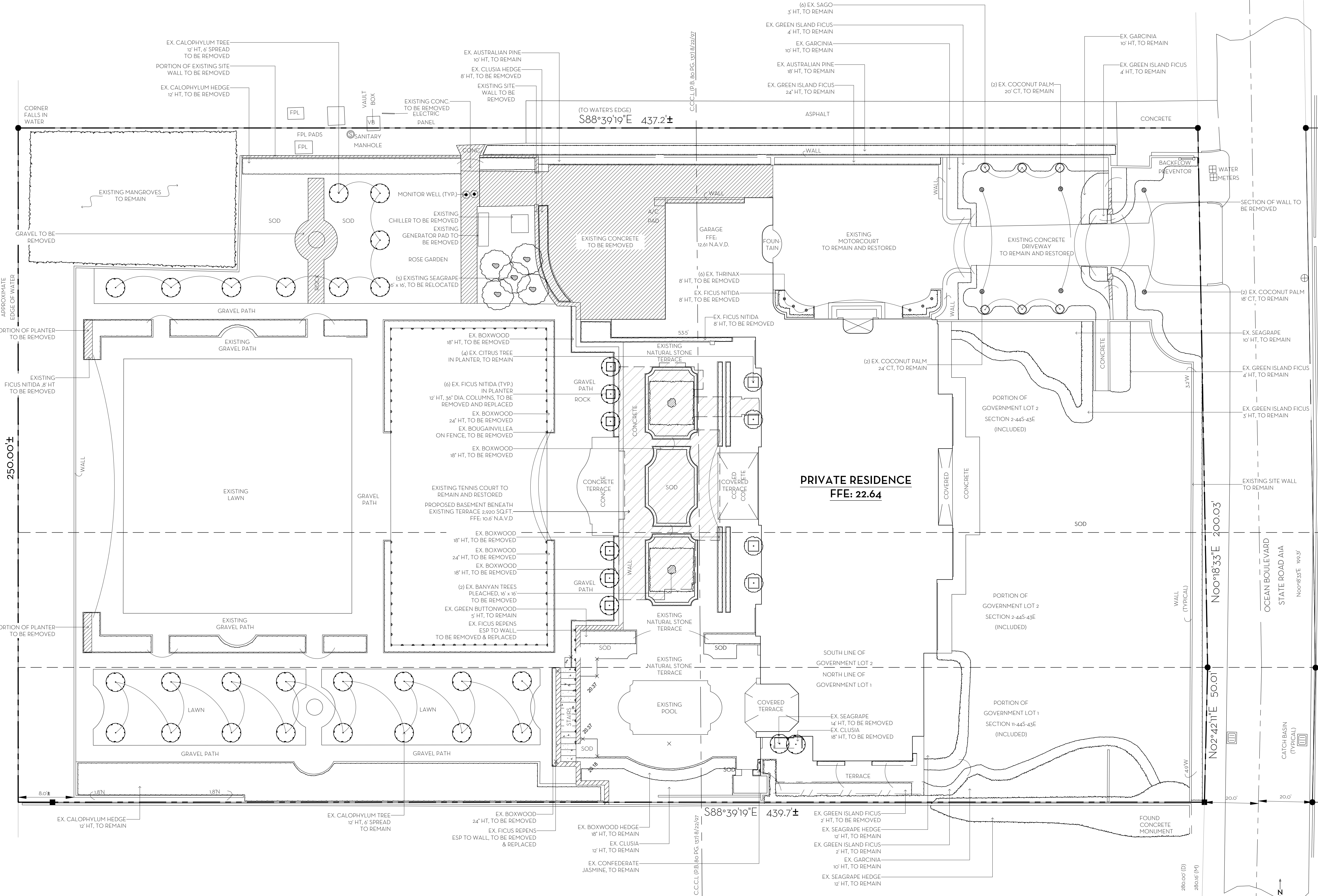
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX4

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



NOTES:
1. ALL CURBS AROUND GRAVEL PATHS TO REMAIN

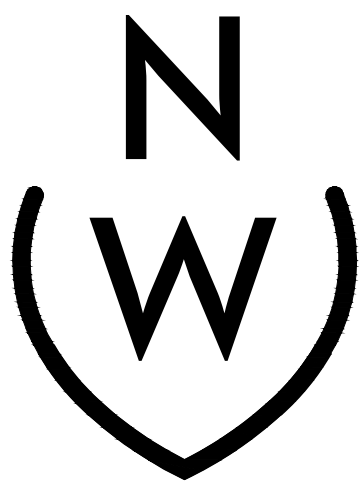
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS PLAN
PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024



NIEVERA WILLIAMS
DESIGN

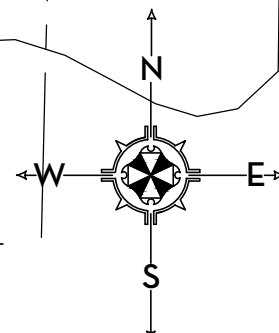
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX1

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

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





LOCATION PLAN

MARIO F. NIEVERA

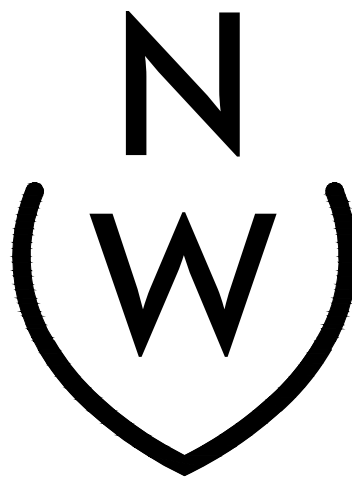
State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS PLAN
PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024

SCALE: 1/16" = 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

EX2



LOOKING WEST FROM POOL



LOOKING WEST



MOTORCOURT LOOKING WEST



FROM POOL LOOKING NORTH

MARIO F. NIEVERA

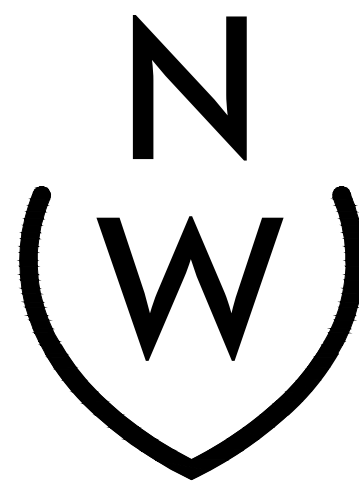
State of Florida
Landscape Architect
Registration No.
6666856

SITE PHOTOS
PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024

SCALE: 1/16" = 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

EX3

State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION SCREENING PLAN

600 SOUTH OCEAN BLVD. PALM BEACH, FL.

10 FEBRUARY 2025
16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
08 JUNE 2024

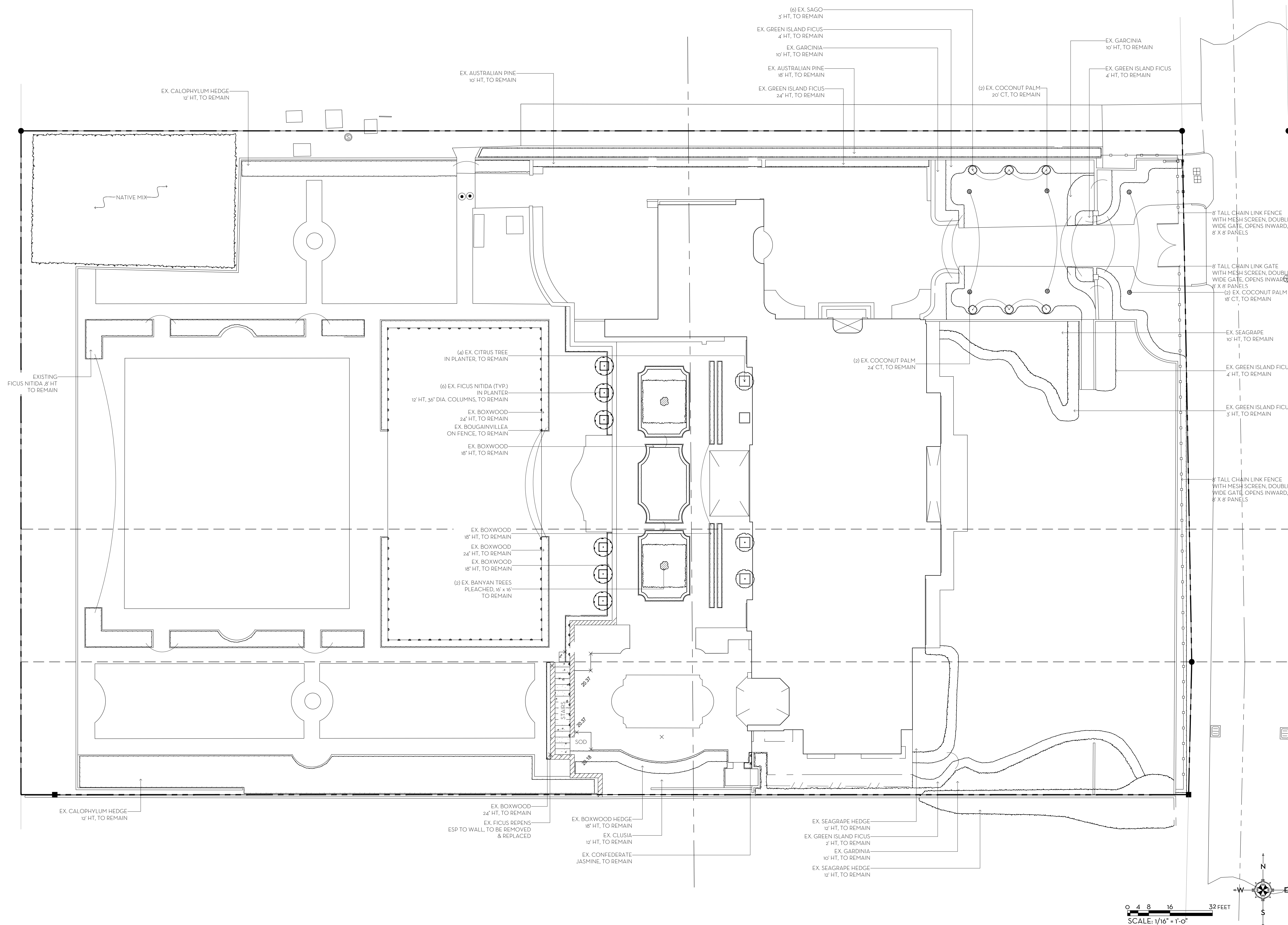


NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

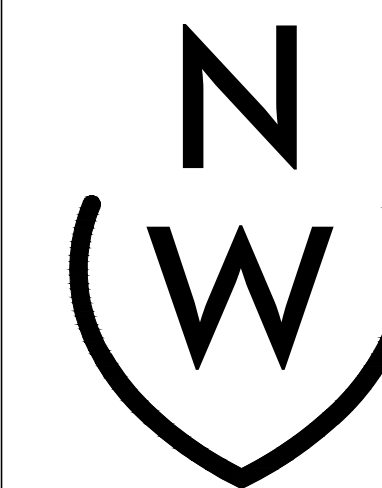
CSP



State of Florida
Landscape Architect
Registration No.
6666856

600 SOUTH OCEAN BLVD, PALM BEACH, FL.

10 FEBRUARY 2025
16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
08 JUNE 2024



NIEVERA WILLIAMS
DESIGN

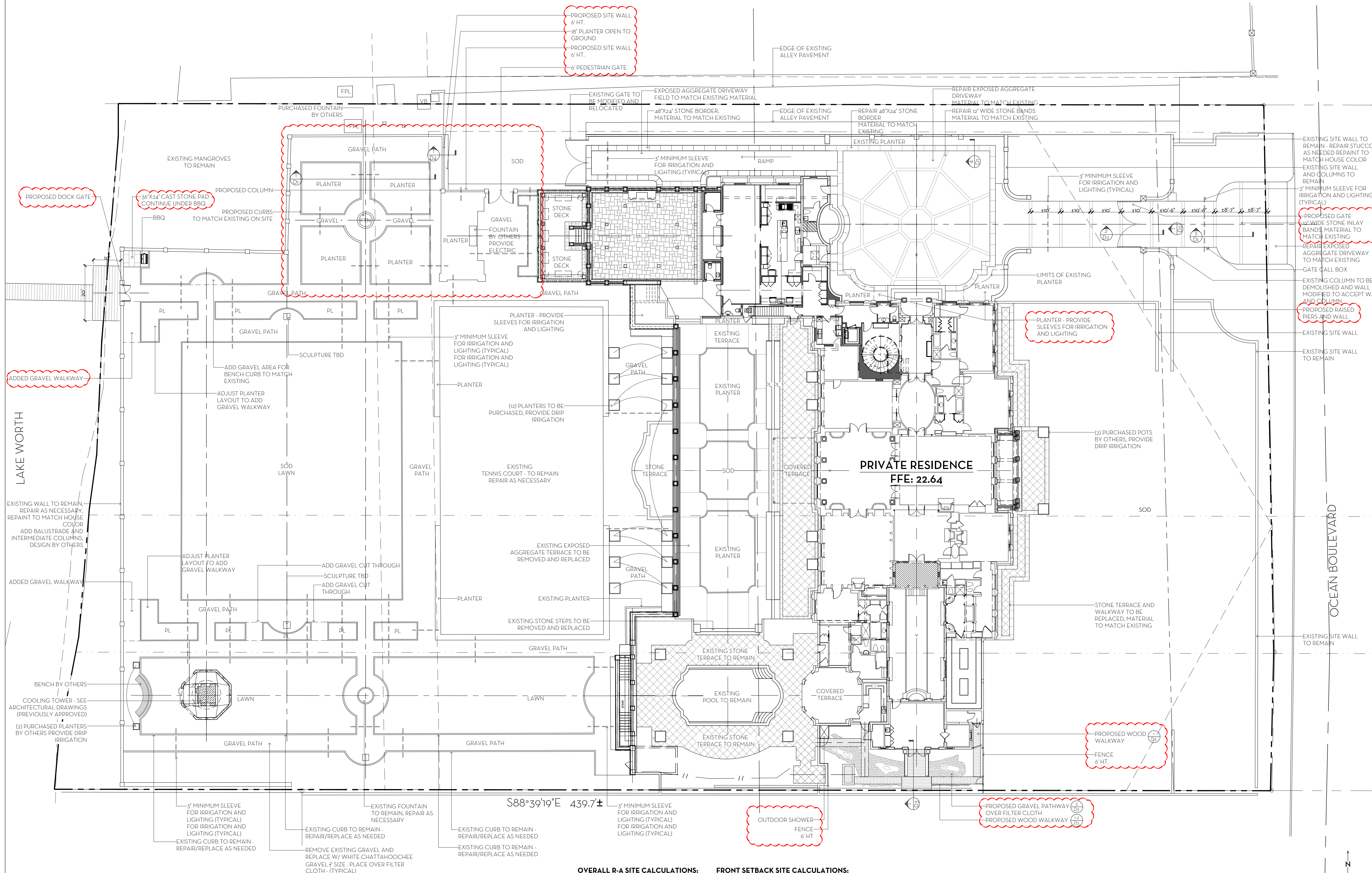
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

L

NOTES:

1. ALL SITE IMPROVEMENTS ARE EXISTING (TO REMAIN) UNLESS OTHERWISE NOTED
2. NO WORK PROPOSED SEAWARD OF SOUTH OCEAN BOULEVARD
3. ANY EXISTING MATERIAL REMOVED FOR CONSTRUCTION TO BE REPLACED IN KIND

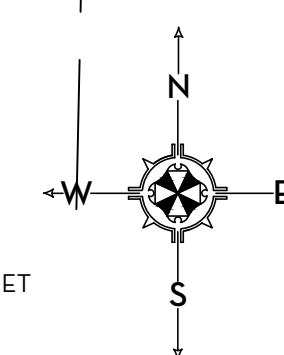


	107,288	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	53,644	SQ FT	50%
EXISTING =	57,077	SQ FT	53.2%
PROPOSED =	54,021	SQ FT	50.35%

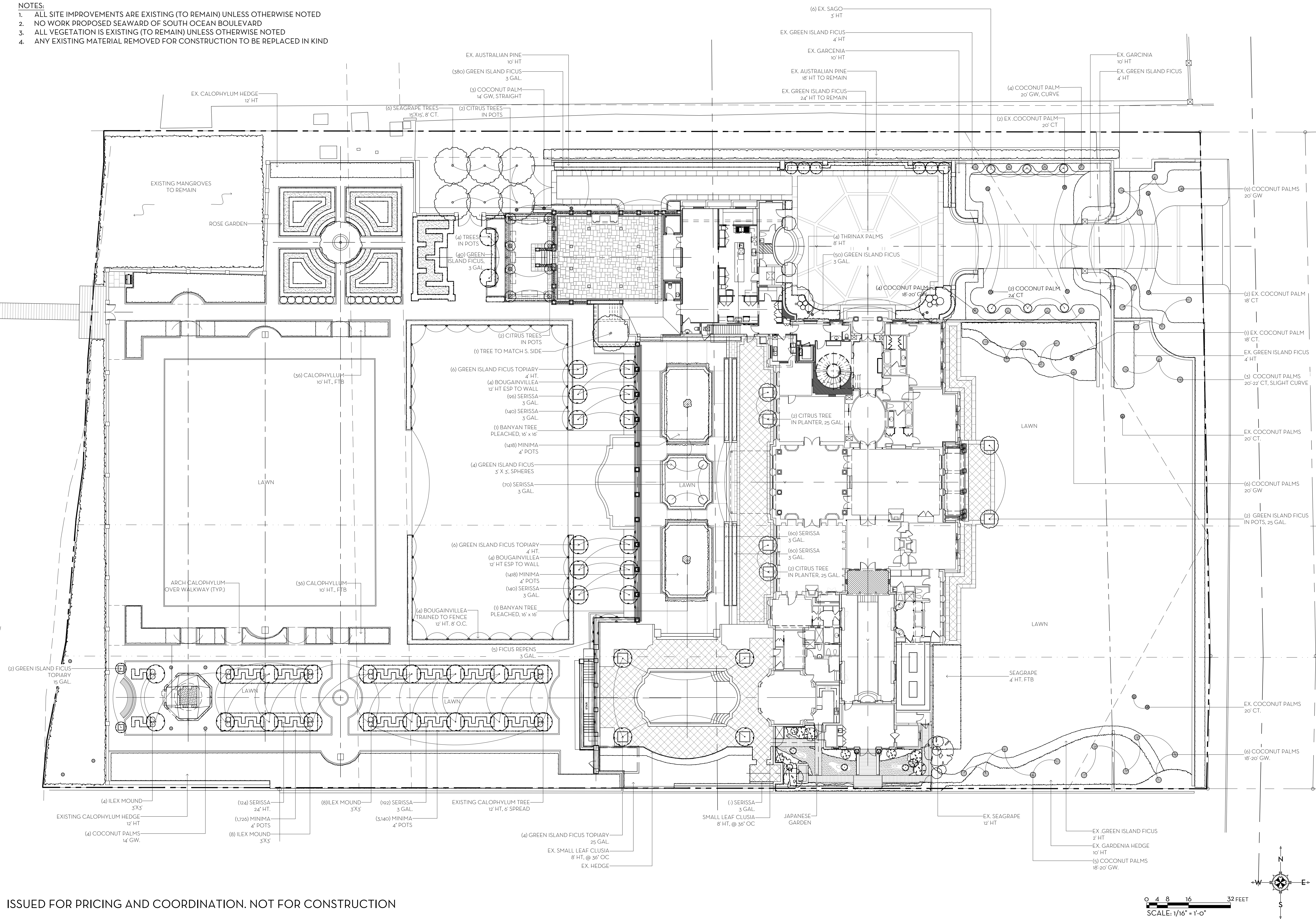
35' SETBACK AREA =	8,585	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,863	SQ FT	45%
EXISTING =	7,785	SQ FT	90.6%
PROPOSED =	7,785	SQ FT	90.6%

ISSUED FOR PRICING AND COORDINATION. NOT FOR CONSTRUCTION

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

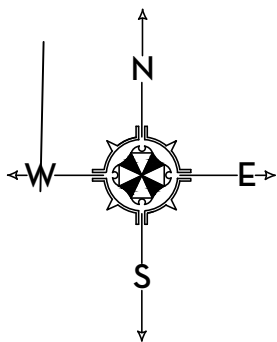


- NOTES:
1. ALL SITE IMPROVEMENTS ARE EXISTING (TO REMAIN) UNLESS OTHERWISE NOTED
 2. NO WORK PROPOSED SEAWARD OF SOUTH OCEAN BOULEVARD
 3. ALL VEGETATION IS EXISTING (TO REMAIN) UNLESS OTHERWISE NOTED
 4. ANY EXISTING MATERIAL REMOVED FOR CONSTRUCTION TO BE REPLACED IN KIND



ISSUED FOR PRICING AND COORDINATION. NOT FOR CONSTRUCTION

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



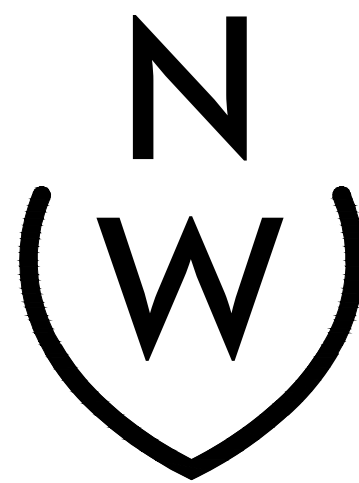
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

10 FEBRUARY 2025
16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024



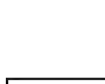
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP1

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



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

REV 06/20/2027

Line #	Landscape Legend	
1	Property Address:	1600 S. Ocean
2	Lot Area (sq. ft.):	107,288
3		
4	REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	53,644 (50%) 54,021 (50.35%)
5	LOS to be altered (Sq FT and %)	N/A
6	Perimeter LOS (Sq Ft and %)	N/A
7	Front Yard LOS (Sq Ft and %)	3,863 (45%) 7,785 (90.6%)
8	Native Trees %	30% (number of trees) 90%
9	Native Shrubs & Vines %	30% (number of shrubs & vines) 59%
10	Native Groundcover %	30% (groundcover area) 31%

To determine qualifying native vegetation use either:
[the Institute for Regional Conservation Nations for Your Neighborhood FL Statewide Plant List](#)
 OR
[the Florida Native Plant Society Nations Subjects to Your Area List](#)

Note: Modification of >50% of existing landscape/groundcover 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 openness data shall be incorporated on to corresponding zoning legend.

Std Ord. 083-2023

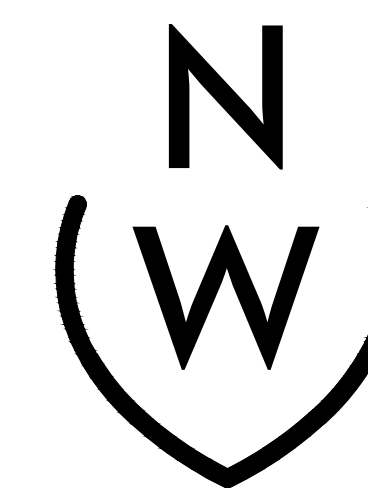
REV 06/20/2027

ISSUED FOR PRICING AND COORDINATION. NOT FOR CONSTRUCTION

State of Florida
Landscape Architect
Registration No.
6666856

600 SOUTH OCEAN BLVD. PALM BEACH, FL.

10 FEBRUARY 2025
16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
08 JUNE 2024



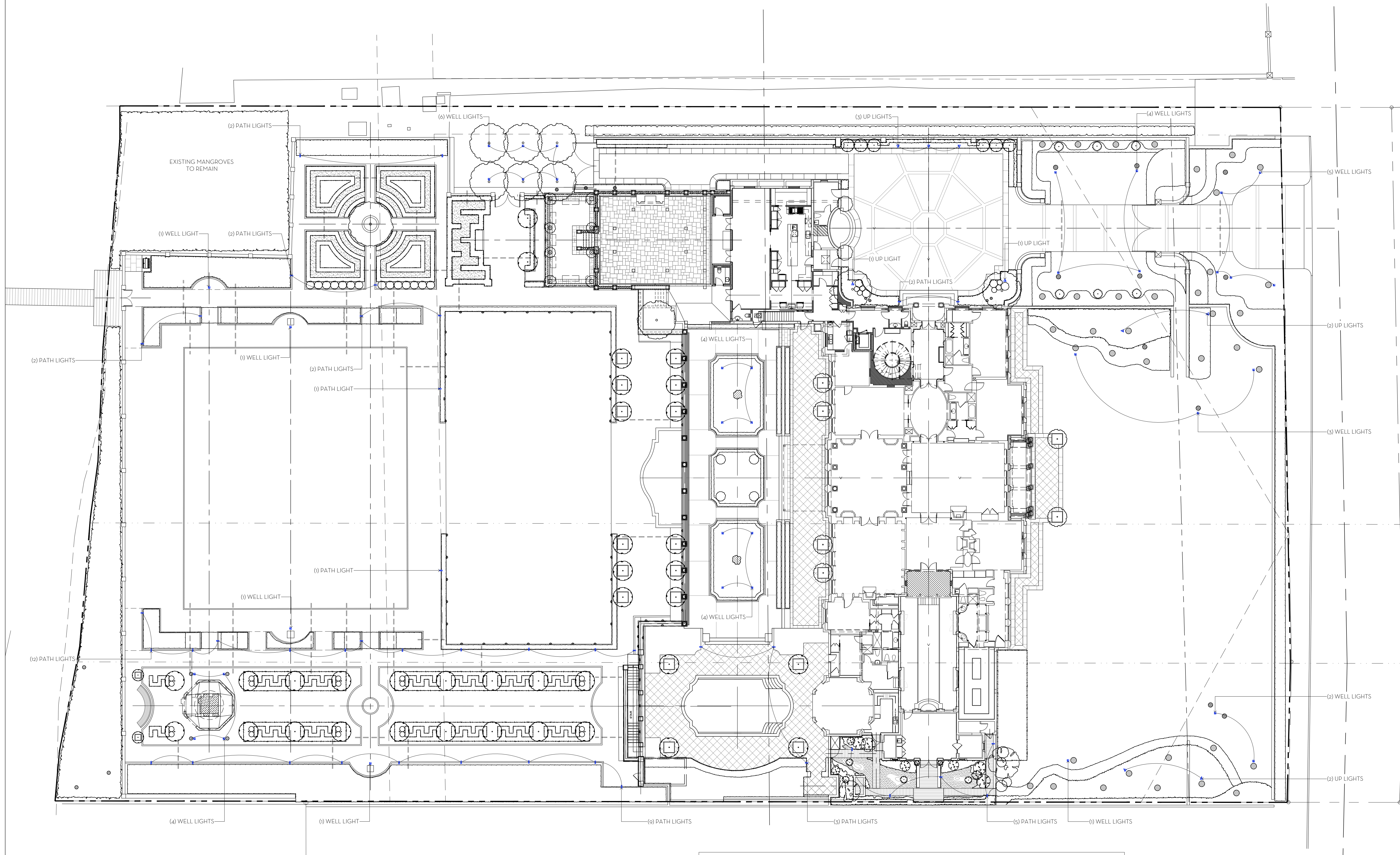
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

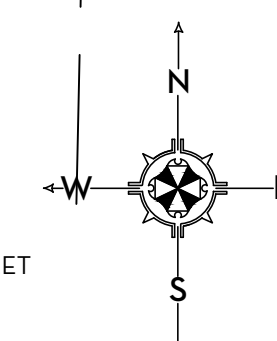
LL-

SCALE 1/4" = 1' 0"



LIGHTING TABLE							
SYMBOL	LIGHT	QTY	FIXTURE	FINISH	WATTAGE	LUMENS	COLOR TEMP
	UP LIGHT	09	SPJ LIGHTING 'TITAN'	MBR	6 W	300	2700K
	PATH LIGHT	41	SPJ-SQ100-1	MBR	3 W	350	2700K
	WELL LIGHT	37	SPJ-MW1000-P-GR	MBR	6 W	300	2700K

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




ISSUED FOR PRICING AND COORDINATION. NOT FOR CONSTRUCTION

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Directional Light
TITAN



MODEL: TITAN

MATERIAL: Solid Brass

FINISH SHOWN: Matte Bronze

ELECTRICAL: 12-15v

WATTAGE: 6W

ENGINE: FB-3W-CYL-TA16

LUMENS: 300

MOUNTING: 1/2" NPT, Dual Fin Spike Included

FINISHES

☐ Matte Bronze (MBR)

☐ Verde (V)

☐ Moss (M)

☐ Black (B)

☐ Rusty (R)

☐ Satin Brass (SB)

☐ Aged Brass (AG)

☐ Raw Copper (RC)

☐ Natural Copper (NC)

PVD PREMIUM

☐ PVD Polished (PVDP)

☐ PVD Satin (PVDS)

☐ PVD Graphite (PVDG)

☐ PVD Bronze (PVD8Z)

☐ PVD Black (PVD8L)

WATTAGE

☐ 6W

LUMENS

☐ 300

Custom lumen packages are available upon request.

COLOR TEMPERATURE

☐ 2200K

☐ 5000K

☐ 2700K

☐ 4500K

☐ 3000K

☐ RGBW

☐ 4000K

☐ WARM DIMMING

Custom options are available

ELECTRICAL

☐ 12-15V

☐ 120V

OPTICS

☐ SPOT

☐ FL000

☐ WIDE FLOOD

☐ WIDE ANGLE FLOOD

19d

38d

54d

120d

Tempered Glass

Adjustable Shroud

8/32" Phillip Screw

4"

2 1/8"



2 1/4"

4"

1/2" NPT Male

Thumb/slotted solid brass set screw

Wet Listed



Ordering Example

Customer Approval


Date

TITAN-MBR-6W-27K-12-15V

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Contemporary Path Lights
SPJ-SQ100-1



MODEL: SPJ-SQ100-1

MATERIAL: Solid Brass

FINISH SHOWN: Matte Bronze

ELECTRICAL: 12V or 120V

WATTAGE: 2W

ENGINE: FB-L32

LUMENS: 150

MOUNTING: 1/2" NPT, Dual Fin Spike Included

FINISHES

☐ Matte Bronze (MBR)

☐ Verde (V)

☐ Moss (M)

☐ Black (B)

☐ Rusty (R)

☐ Satin Brass (SB)

☐ Aged Brass (AG)

☐ Raw Copper (RC)

☐ Natural Copper (NC)

PVD PREMIUM

☐ PVD Polished (PVDP)

☐ PVD Satin (PVDS)

☐ PVD Graphite (PVDG)

☐ PVD Bronze (PVD8Z)

☐ PVD Black (PVD8L)

WATTAGE

☐ 2W

LUMENS

☐ 150

Custom lumen packages are available upon request.

COLOR TEMPERATURE

☐ 2200K

☐ 5000K

☐ 2700K

☐ 6500K

☐ 3000K

☐ Amber (TF)

☐ 4000K

☐ RGBW

Custom options are available

ELECTRICAL

☐ 12V

☐ 120V

1" SQ.




4 7/8"

1"

21"

1/2" NPT

Wet Listed



Ordering Example

Customer Approval


Date

SPJ-SQ100-1-MBR-2W-27K-12V

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Well Light
SPJ-MW1000-P-GR



MODEL: SPJ-MW1000-P-GR

MATERIAL: Solid Brass

FINISH SHOWN: PVD Satin

ELECTRICAL: 8-15V or 12V-15V

ENGINE: FB-3W-CYL-TA16

LUMENS: 200

COLOR TEMP: 2700K

MOUNTING: In Ground

LED: Nichia

FINISHES

☐ Matte Bronze (MBR)

☐ Verde (V)

☐ Moss (M)

☐ Black (B)

☐ Rusty (R)

☐ Satin Brass (SB)

☐ Aged Brass (AG)

☐ Raw Copper (RC)

☐ Natural Copper (NC)

PVD PREMIUM

☐ PVD Polished (PVDP)

☐ PVD Satin (PVDS)

☐ PVD Graphite (PVDG)

☐ PVD Bronze (PVD8Z)

☐ PVD Black (PVD8L)

WATTAGE

☐ 1W

LUMENS

☐ 80

Custom lumen packages are available upon request.

COLOR TEMPERATURE

☐ 2200K

☐ 5000K

☐ 2700K

☐ 6500K

☐ 3000K

☐ RGBW

☐ 4000K

Custom options are available

ELECTRICAL

☐ 8-15V

☐ 12V-15V

OPTICS

☐ SPOT

☐ FLOOD

☐ WIDE FLOOD

☐ WIDE ANGLE FLOOD

19d

38d

54d

120d

4 1/4"

7 1/2"

Concrete Flush Out

Tempered glass



8/32 screws

Wire Exit

Specify: Bottom or Side

2 3/4"

Wet Listed



Ordering Example

Customer Approval

Date

SPJ-MW1000-P-GR-PVDS-3W-27K-8-15V

LIGHTING TABLE							
SYMBOL	LIGHT	QTY	FIXTURE	FINISH	WATTAGE	LUMENS	COLOR TEMP
▼	UP LIGHT	09	SPJ LIGHTING 'TITAN'	MBR	6 W	300	2700K
▬	PATH LIGHT	41	SPJ-SQ100-1	MBR	3 W	350	2700K
⦿	WELL LIGHT	37	SPJ-MW1000-P-GR	MBR	6 W	300	2700K



MARIO F. NIEVERA

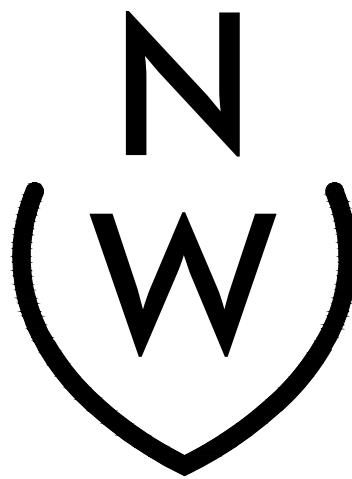
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE LIGHTING SPEC

PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

10 FEBRUARY 2025
16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024

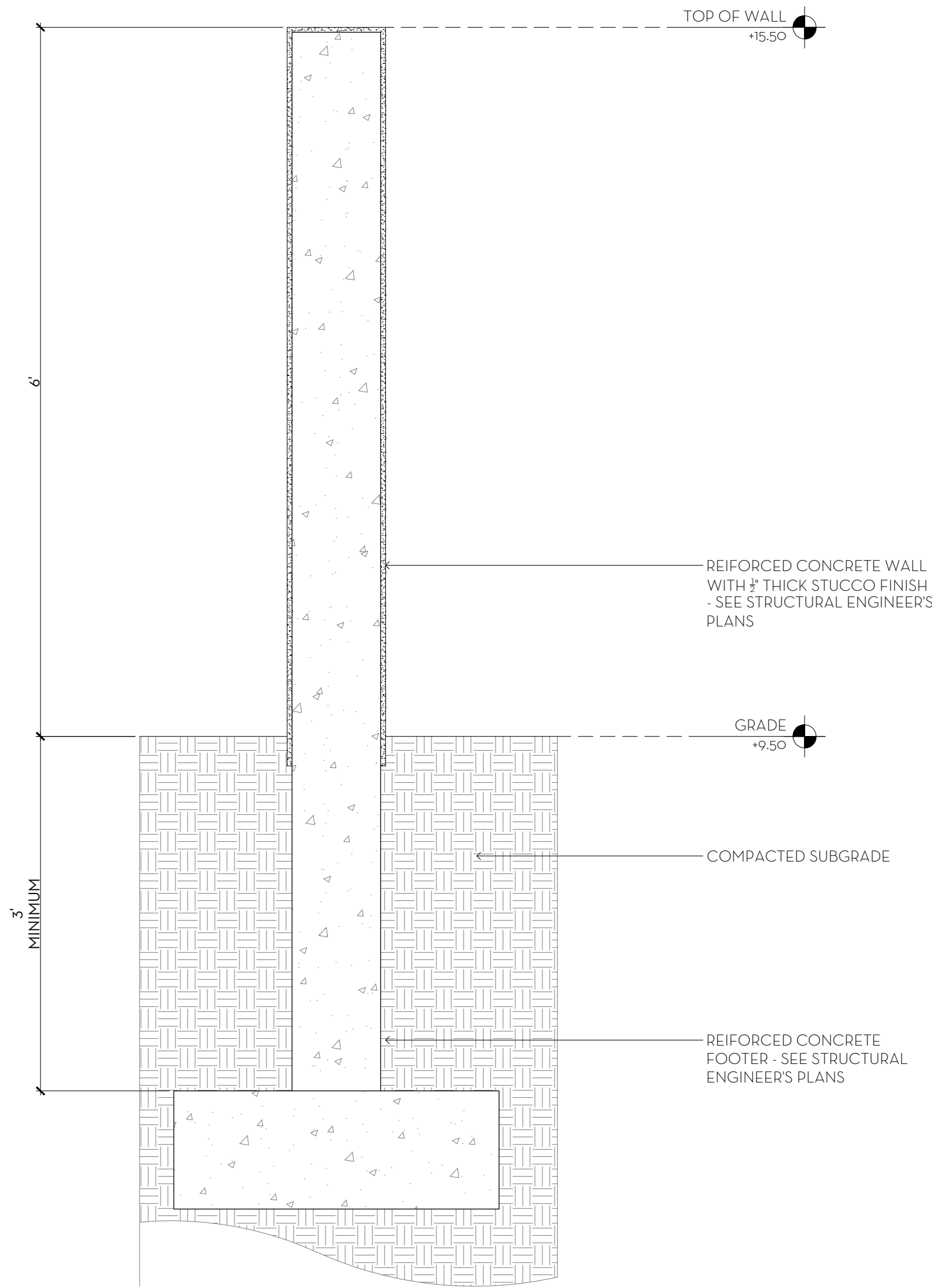


NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LL2



1 TYPICAL SITE WALL DETAIL
D4 SCALE: 1/4" = 1'-0"

ISSUED FOR PRICING AND COORDINATION. NOT FOR CONSTRUCTION

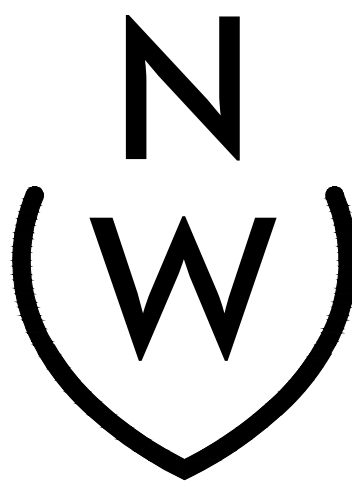
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE DETAILS
PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

10 FEBRUARY 2025
16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 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

D4

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

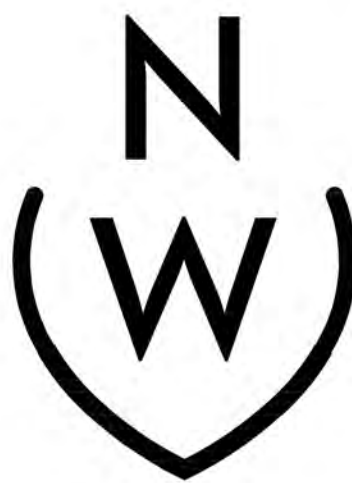
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM
PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024



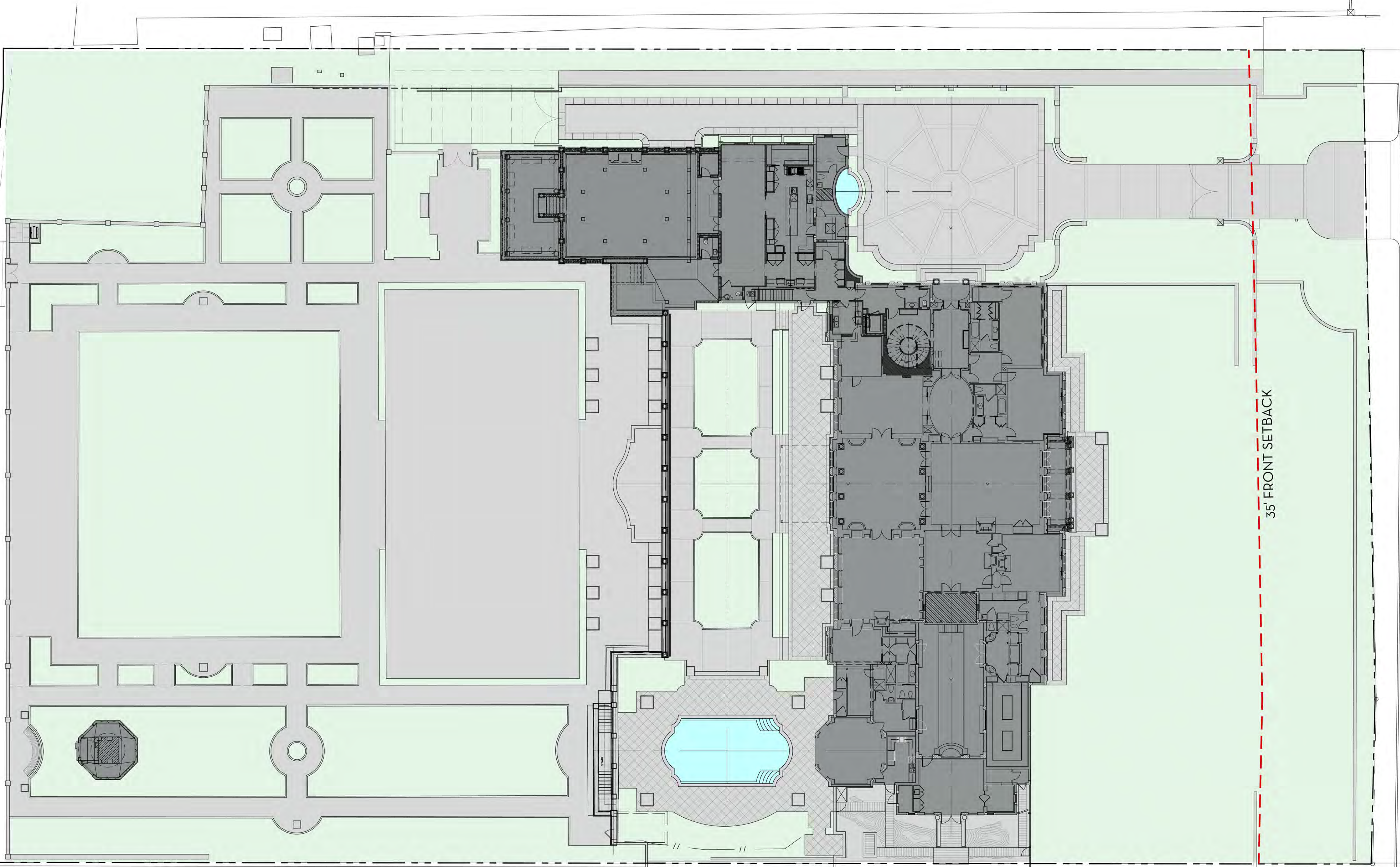
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS1

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



- NOTES:
- ALL SITE IMPROVEMENTS ARE EXISTING (TO REMAIN) UNLESS OTHERWISE NOTED
 - NO WORK PROPOSED SEAWARD OF SOUTH OCEAN BOULEVARD

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	
WATER FEATURE / POOL	

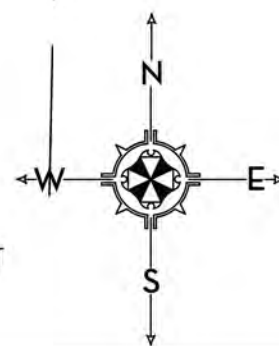
OVERALL R-A SITE CALCULATIONS:

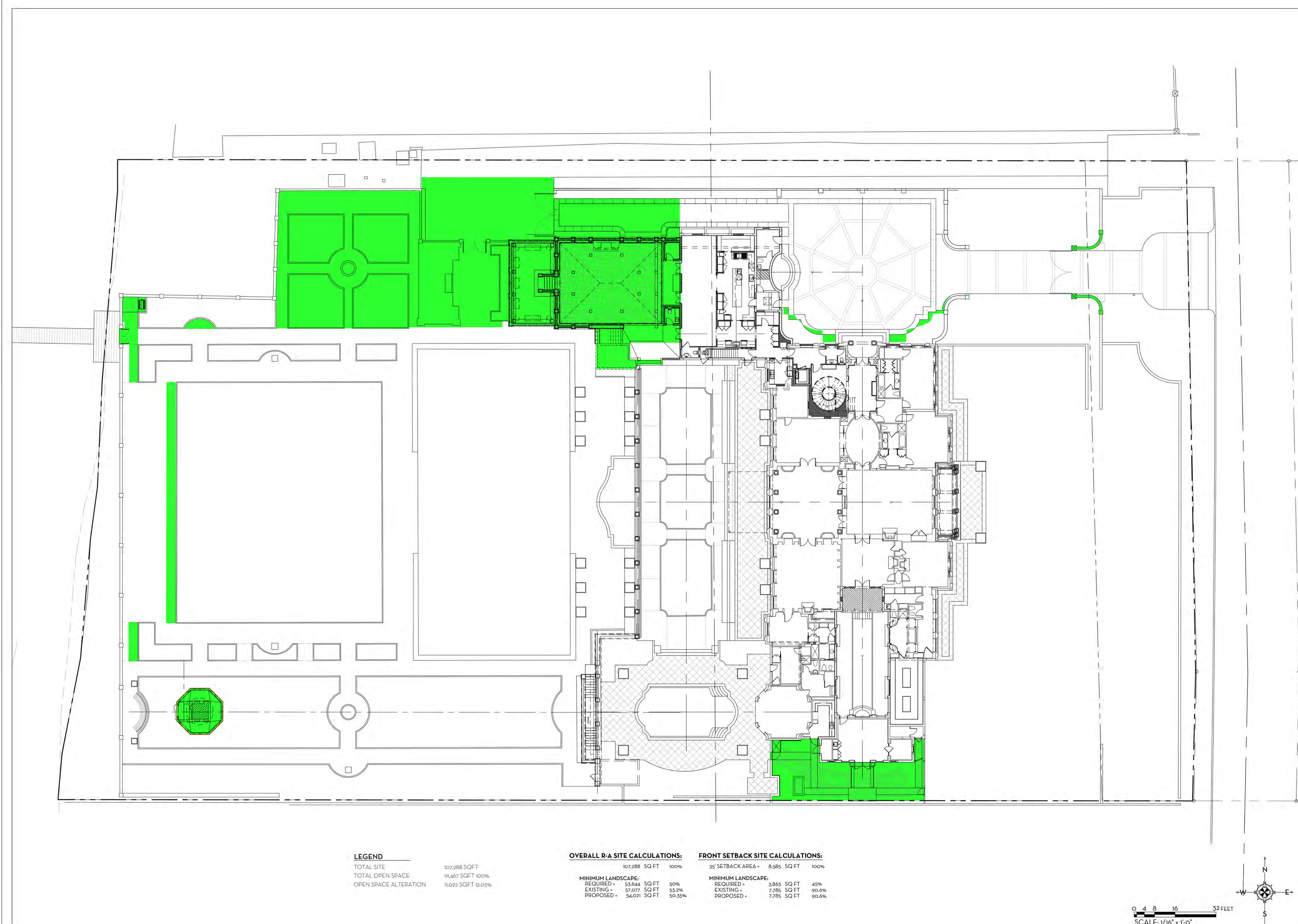
	107,288	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	53,644	SQ FT	50%
EXISTING +	57,077	SQ FT	53.2%
PROPOSED +	54,021	SQ FT	50.35%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	8,585	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,863	SQ FT	45%
EXISTING =	7,785	SQ FT	90.6%
PROPOSED =	7,785	SQ FT	90.6%

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



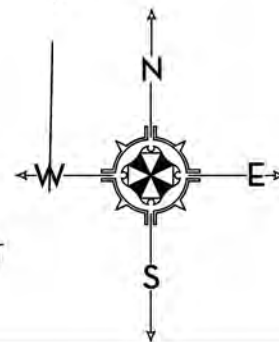


LEGEND	
TOTAL SITE	107,288 SQ FT
TOTAL OPEN SPACE	91,467 SQ FT 100%
OPEN SPACE ALTERATION	11,022 SQ FT 12.05%

OVERALL R-A SITE CALCULATIONS:	
	107,288 SQ FT 100%
MINIMUM LANDSCAPE:	
REQUIRED +	53,644 SQ FT 50%
EXISTING +	57,077 SQ FT 53.2%
PROPOSED +	54,021 SQ FT 50.35%

FRONT SETBACK SITE CALCULATIONS:	
	35' SETBACK AREA + 8,585 SQ FT 100%
MINIMUM LANDSCAPE:	
REQUIRED +	3,863 SQ FT 45%
EXISTING +	7,785 SQ FT 90.6%
PROPOSED +	7,785 SQ FT 90.6%

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



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

OPEN SPACE ALTERATION DIAGRAM
PRIVATE RESIDENCE
1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

16 DECEMBER 2024
04 NOVEMBER 2024
15 OCTOBER 2024
31 JULY 2024
19 JUNE 2024



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

NIEVERAWILLIAMS.COM

OS2

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