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By yfigueroa at 9:10 am, Jul 10, 2023

Scope of Work

- * Existing driveway to be replaced
- * Revised associated landscape
- * Overall improvement of permeable square footage.

Private Residence 241 Fairview Road Palm Beach

F L O R I D A

Application #: ARC-23-077

Final Submittal

Projected Hearing Date: 07.26.2023

Design Team/Consultants

Landscape Architects

ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

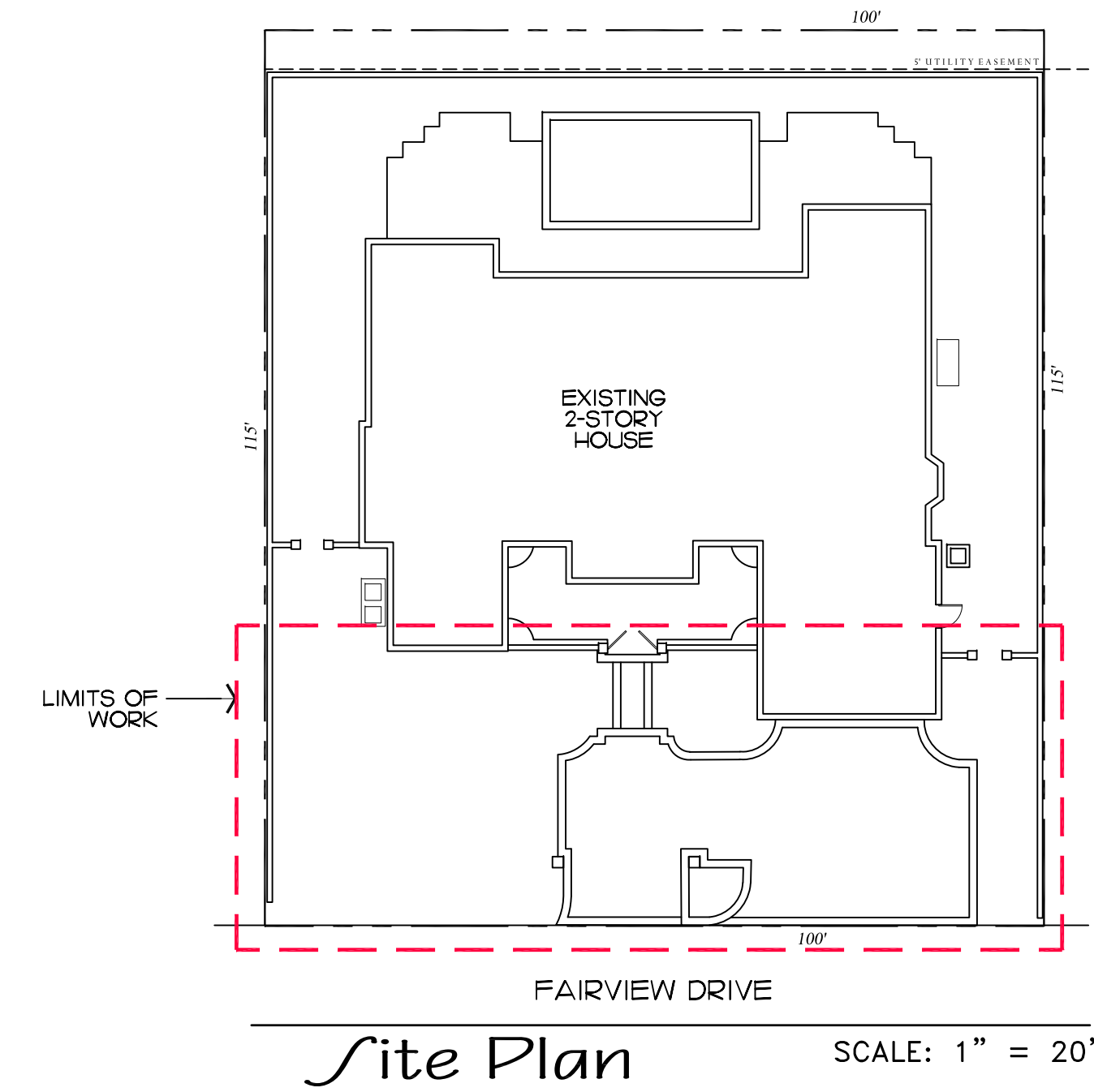
Civil Engineer

GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041

Sheet Index

Cover Sheet

- L1.0 - Existing Site Photos
- L1.1 - Existing Site Photos / Neighborhood context
- L2.0 Existing Vegetation Inventory & Action Plan
- L3.0 - Construction Screening Palm
- L4.0 - Construction Staging Plan
- L5.0 - Truck Logistic Plan
- L6.0 - Landscape Plan
- L6.1 - Site Calculation/Lot Coverage Graphics
- L7.0 - Landscape Plan
- L8.0 - Landscape Rendering
- L9.0 - Landscape Elevation
- Site Plan Town Record
- Civil Engineering Plan



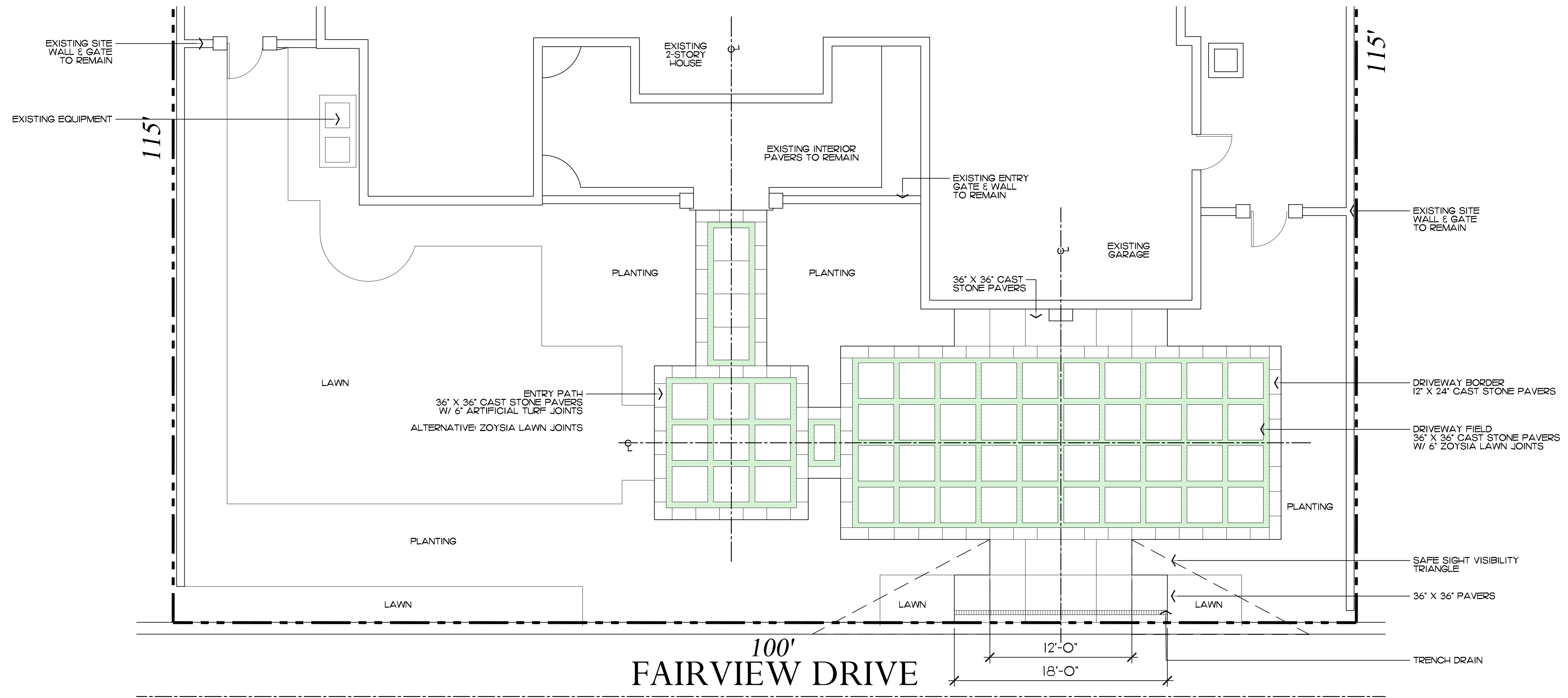
Site Data

LOT ZONE	R-B - LOW DENSITY RESIDENTIAL							
DESCRIPTION	REQUIRED		EXISTING		PREVIOUSLY APPROVED		CURRENTLY PROPOSED	
LOT AREA	10,000 S.F. MINIMUM		11,500 S.F.		11,500 S.F.		11,500 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,175 S.F.	42.2%	4,853 S.F.	43.59%	5,013 S.F.	45%	5,176 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	40%	1,000 S.F.	56%	1,400 S.F.	59.2%	1,481 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,587 S.F.	59.57%	3,083 S.F.	63.57%	3,290 S.F.	64.7%	3,350 S.F.

Hardscape Materials



DRIVEWAY FIELD - 36" X 36" CAST STONE PAVERS W/ 6" ZOYSIA LAWN JOINTS
DRIVEWAY BORDER - 12" X 24" CAST STONE PAVERS



NOTE:
EXISTING DRIVEWAY - 46 FT
REDUCTION - 28 FT
PROPOSED DRIVEWAY - 18 FT

ARC-23-077

Front Yard Improvement Plan

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

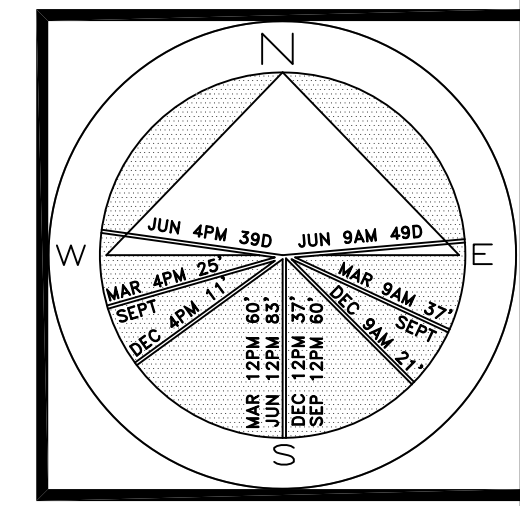
ENVIRONMENT
DESIGN
GROUP

139 North County Road 570-8 Palm Beach, FL 33480
Phone: 561.832.4000 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
241 Fairview Road
Palm Beach



JOB NUMBER: # 22124.00 LA
DRAWN BY: Adam Mills
DATE: 03.27.2023
04.21.2023
05.16.2023
06.09.2023
07.10.2023

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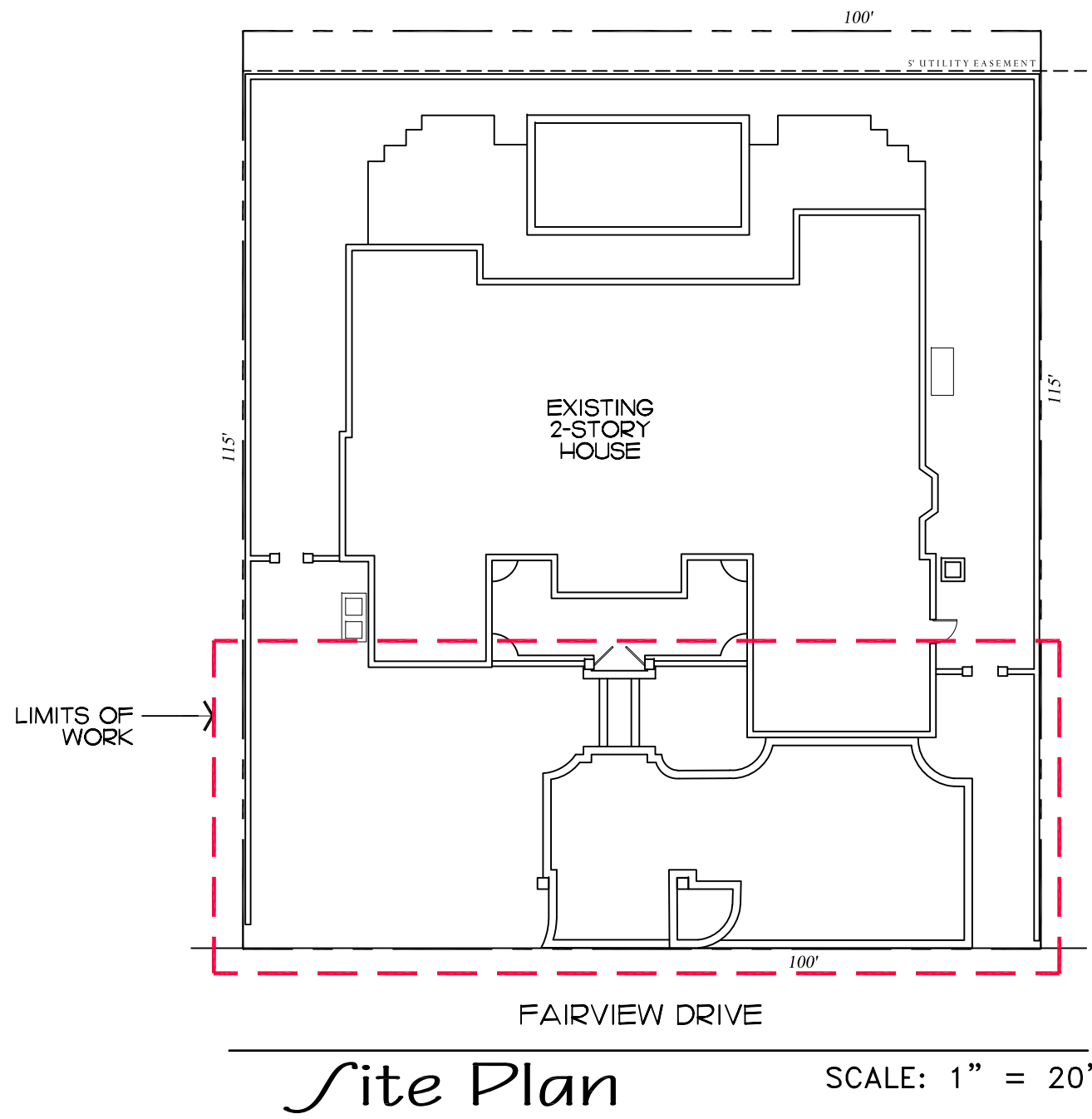
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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

SHEET L6.0

64 sf.

AREA IN SQ. FT.



Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHOENIX CANARIENSIS RELOCATED CANARY ISLAND DATE PALM	1	29' OA HT	NO
	CALOPHYLLUM INOPHYLLUM CALOPHYLLUM	4	16' OA HT	NO
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	3	12'-14' OA HT	YES
	ILEX CASSINE DAHOON HOLLY TREE	2	14' HT., 6' CT.	YES

TOTAL TREES: 9
NATIVES: 5 (55.55%)

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	57	12' HT., 12" O.C.	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	49	6' HT., 18" O.C.	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	6	36" X 36"	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	20	3 GAL., 12" O.C.	NO
	CHRYSOBALANUS ICACO HORIZONTAL GREEN TIP COCOPLUM	146	1 GAL., 12" O.C.	YES
	BEGONIA ODORATA WHITE BEGONIA 'ALBA'	6	1 GAL., 12" O.C.	NO
	SPARTINA BAKERII SAND CORDGRASS	6	7 GAL., 24" O.C.	YES

TOTAL: 290
NATIVES: 152 (52.40%)

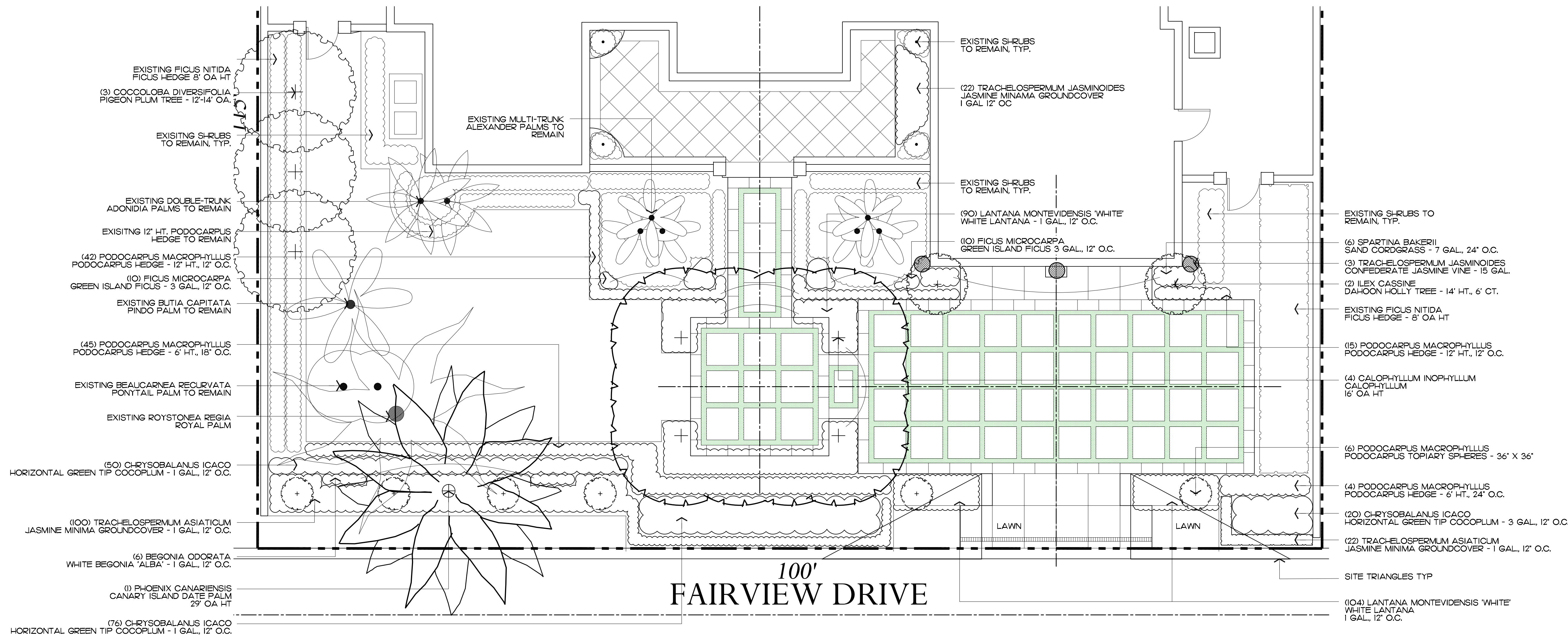
Vines & Groundcovers

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA GROUNDCOVER	144	1 GAL., 12" O.C.	NO
	LANTANA MONTEVIDENSIS 'WHITE' WHITE LANTANA	194	1 GAL., 12" O.C.	YES
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	3	15 GAL	NO

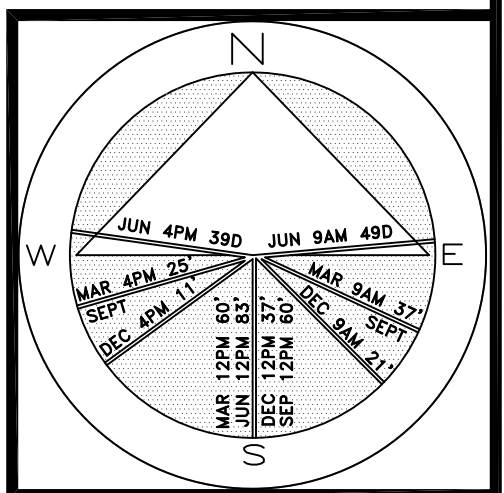
TOTAL: 341
NATIVES: 194 (56.89%)

Native Vegetation

NOTE:
LESS THAN 50% OF THE EXISTING LANDSCAPE/ GREENSPACE IS BEING REDEVELOPED



Private Residence
241 Fairview Road
Palm Beach

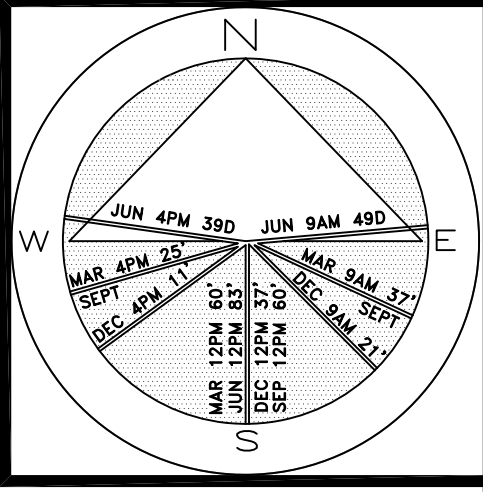


JOB NUMBER: # 22124.00 LA
DRAWN BY: Nick Pastor
DATE: 07.20.2022
09.14.2022
05.16.2023
06.20.2023
07.10.2023

SHEET L7.0



Private Residence
241 Fairview Road
Palm Beach



JOB NUMBER: # 22124.00 LA
DRAWN BY: Jean Twomey
DATE: 05.16.2023
07.10.2023

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ARC-23-077
Front Elevation Rendering
NOT TO SCALE



Private Residence
241 Fairview Road
Palm Beach

F L O R I D A

Previously Presented Presentation
June 2023 Meeting



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- * Revised associated landscape
- * Overall improvement of permeable square footage.

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F L O R I D A

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Final Submittal
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Landscape Architects
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Private Residence
241 Fairview Road
Palm Beach

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A

JOB NUMBER: # 22124.00 LA
DRAWN BY: Jean Twomey
DATE: 03.27.2023

SHEET L1.0



257 Fairview Drive



249 Fairview Drive

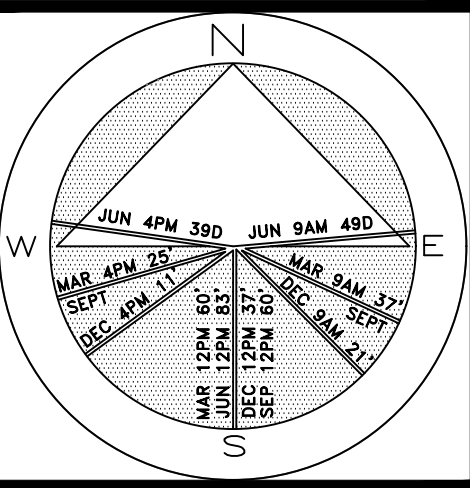


241 Fairview Drive
Subject Property



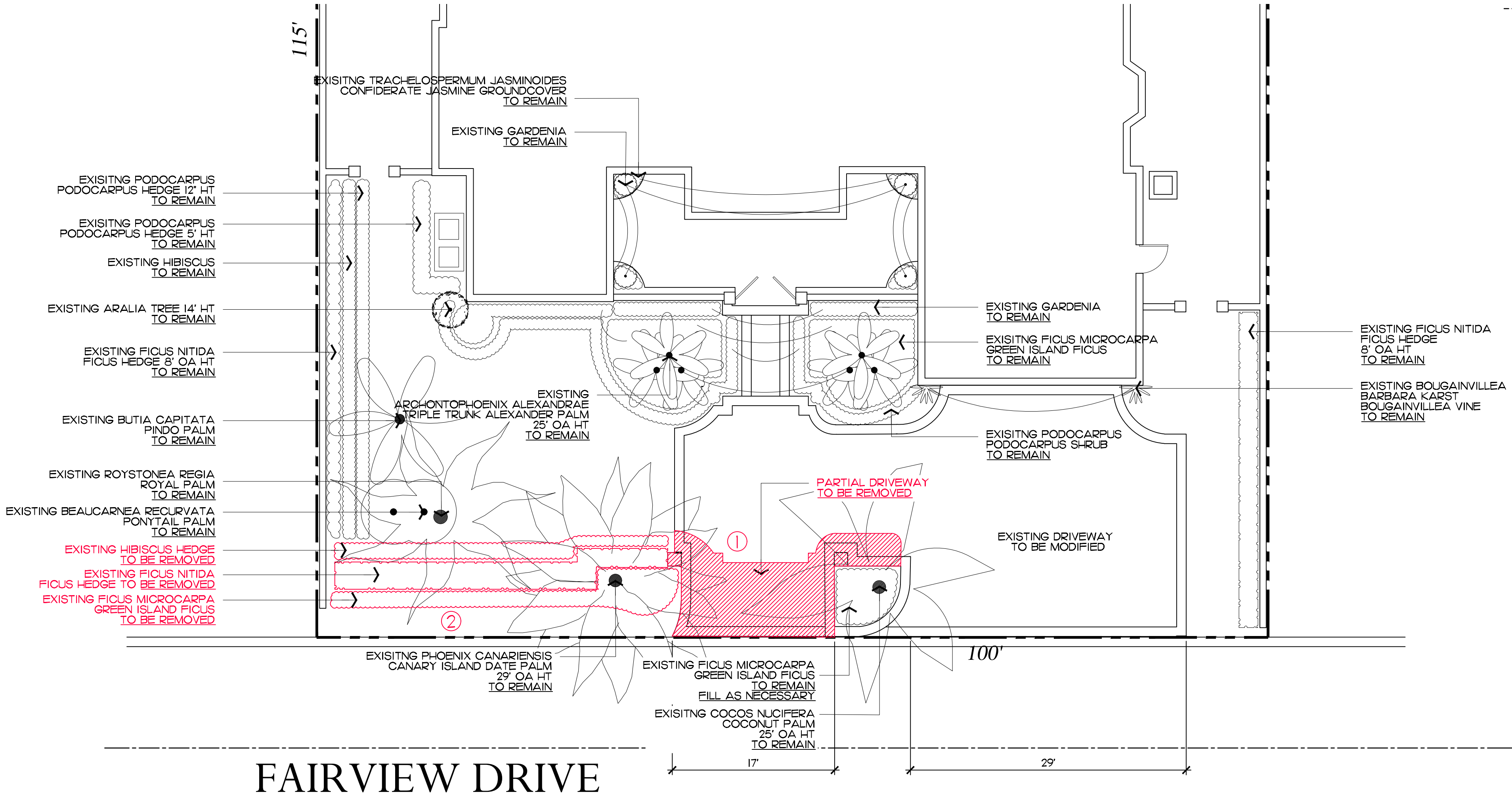
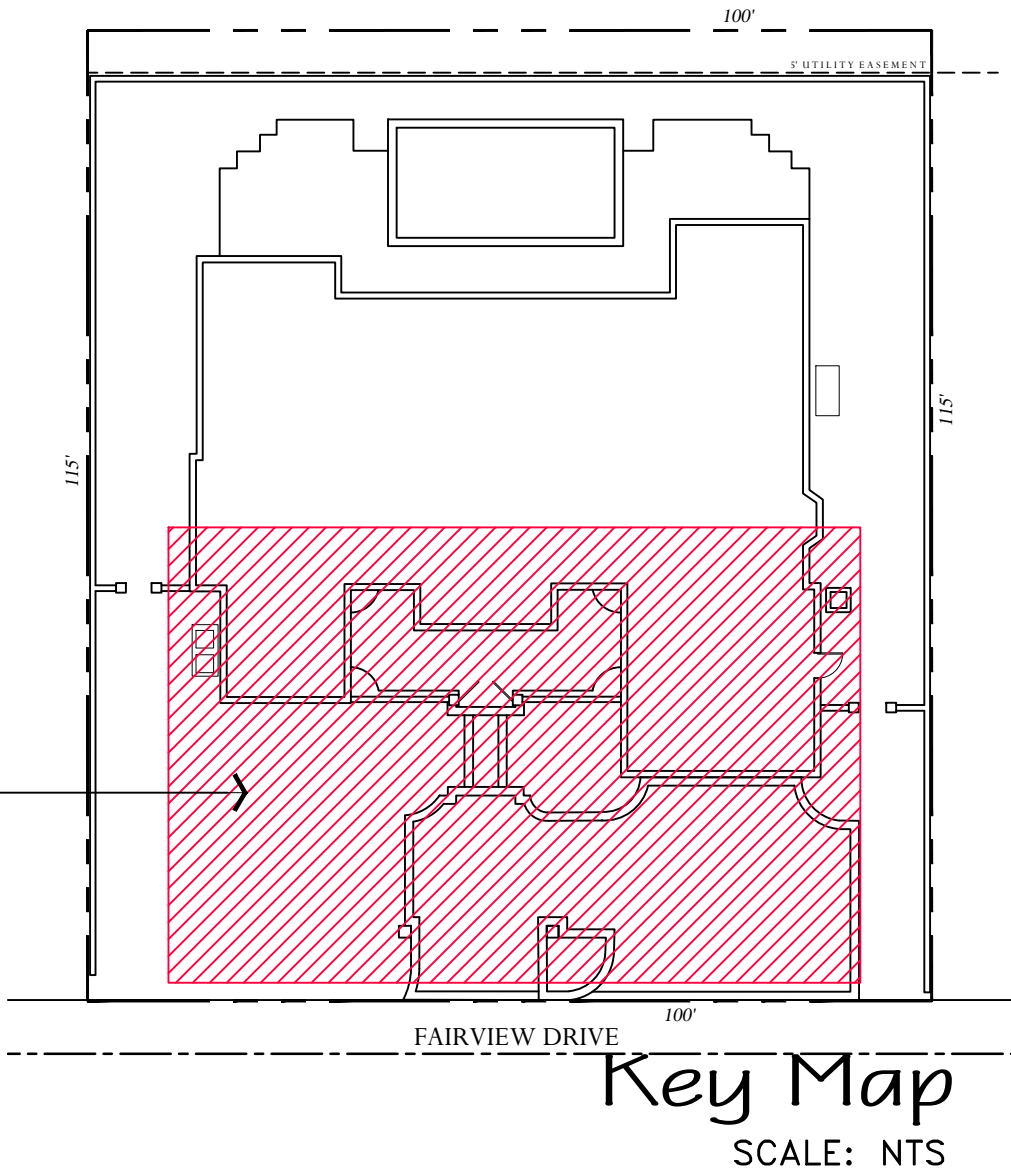
The Beach Club's Croquet And Tennis Courts

Private Residence
241 Fairview Road
Palm Beach



JOB NUMBER: # 22124.00 LA
DRAWN BY: Nick Pastor
DATE: 07.20.2022
09.14.2022

SHEET L2.0



Revisions

- ① PARTIAL REMOVAL OF EXISTING DRIVEWAY
- ② PARTIAL MODIFICATION OF EXISTING LANDSCAPE

Site Data

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Existing Vegetation Inventory & Action Plan

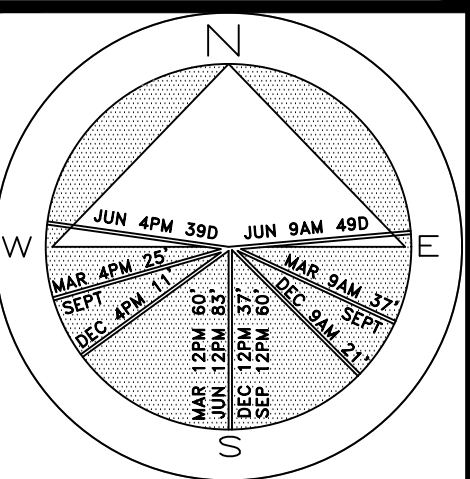
ARC-23-077

SCALE IN FEET 0' 8' 16' 24'

64 sf.

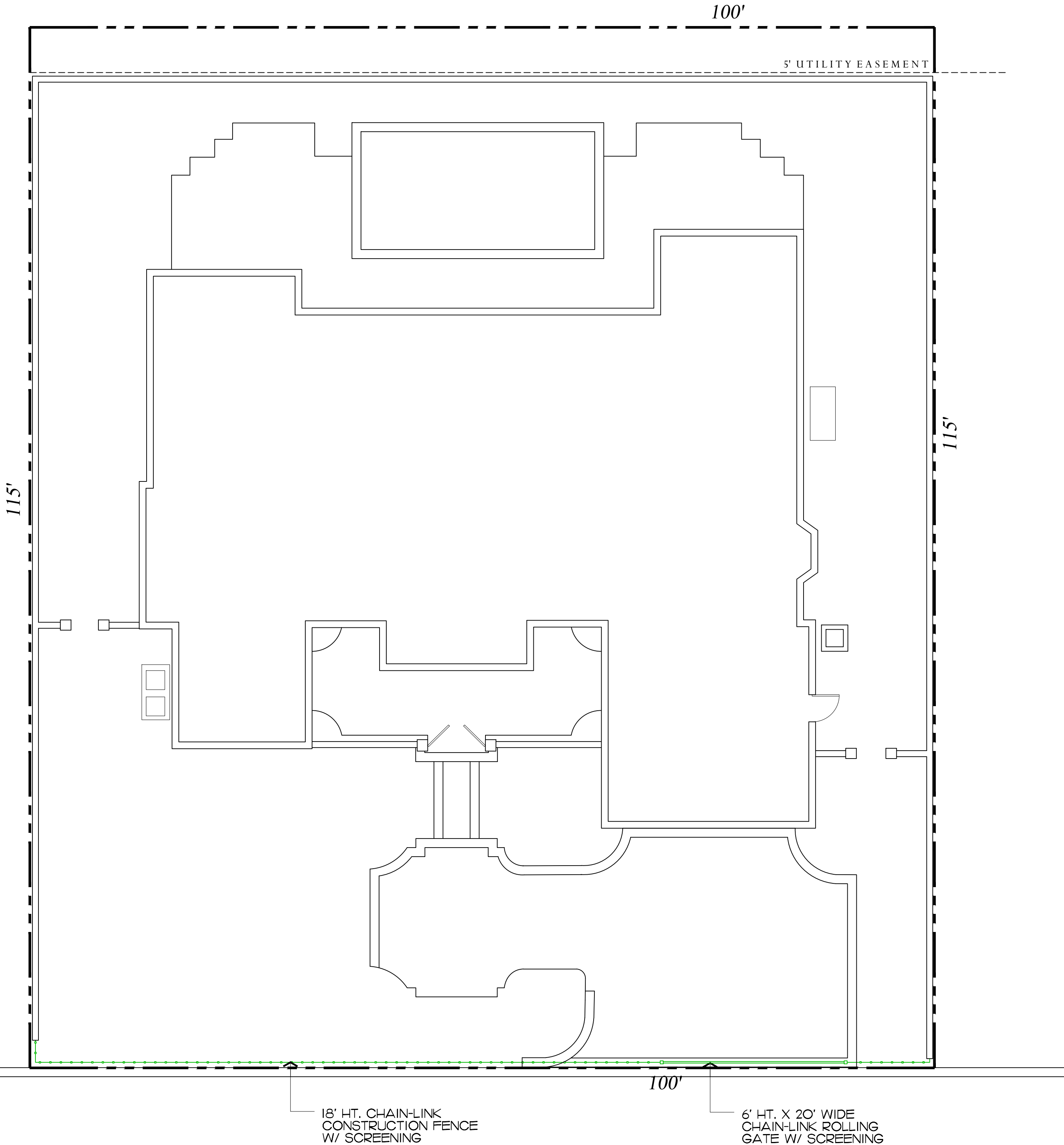
AREA IN SQ.FT.

Private Residence
241 Fairview Road
Palm Beach



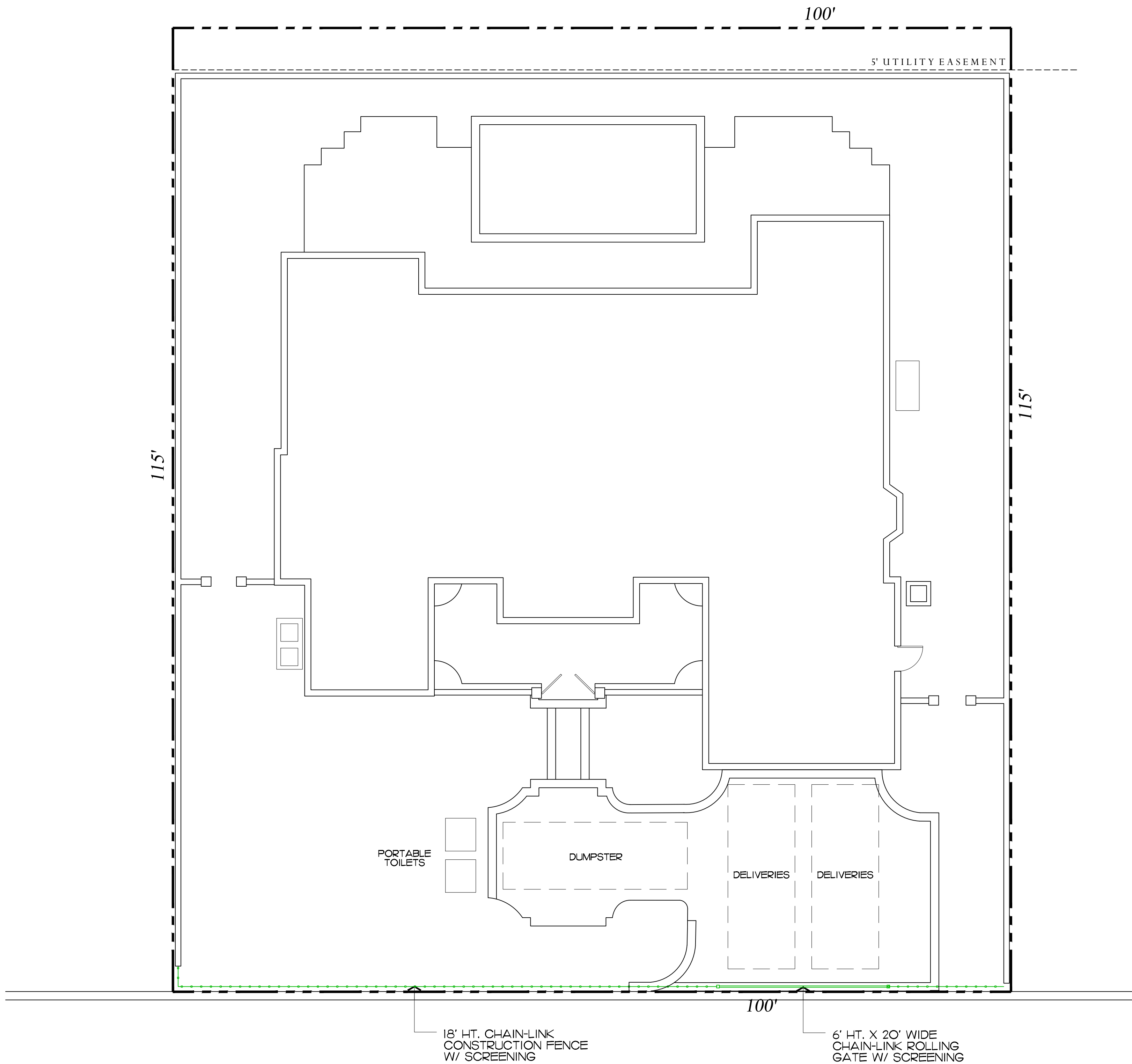
JOB NUMBER: # 22124.00 LA
DRAWN BY: Nick Pastor
DATE: 08.24.2022

SHEET L3.0



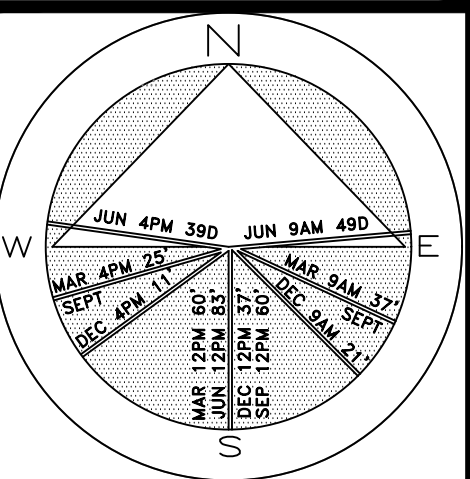
NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

FAIRVIEW DRIVE



NOTE:
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Private Residence
241 Fairview Road
Palm Beach



JOB NUMBER: # 22124.00 LA
DRAWN BY: Nick Pastor
DATE: 08.24.2022

FAIRVIEW DRIVE

SHEET L4.0

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

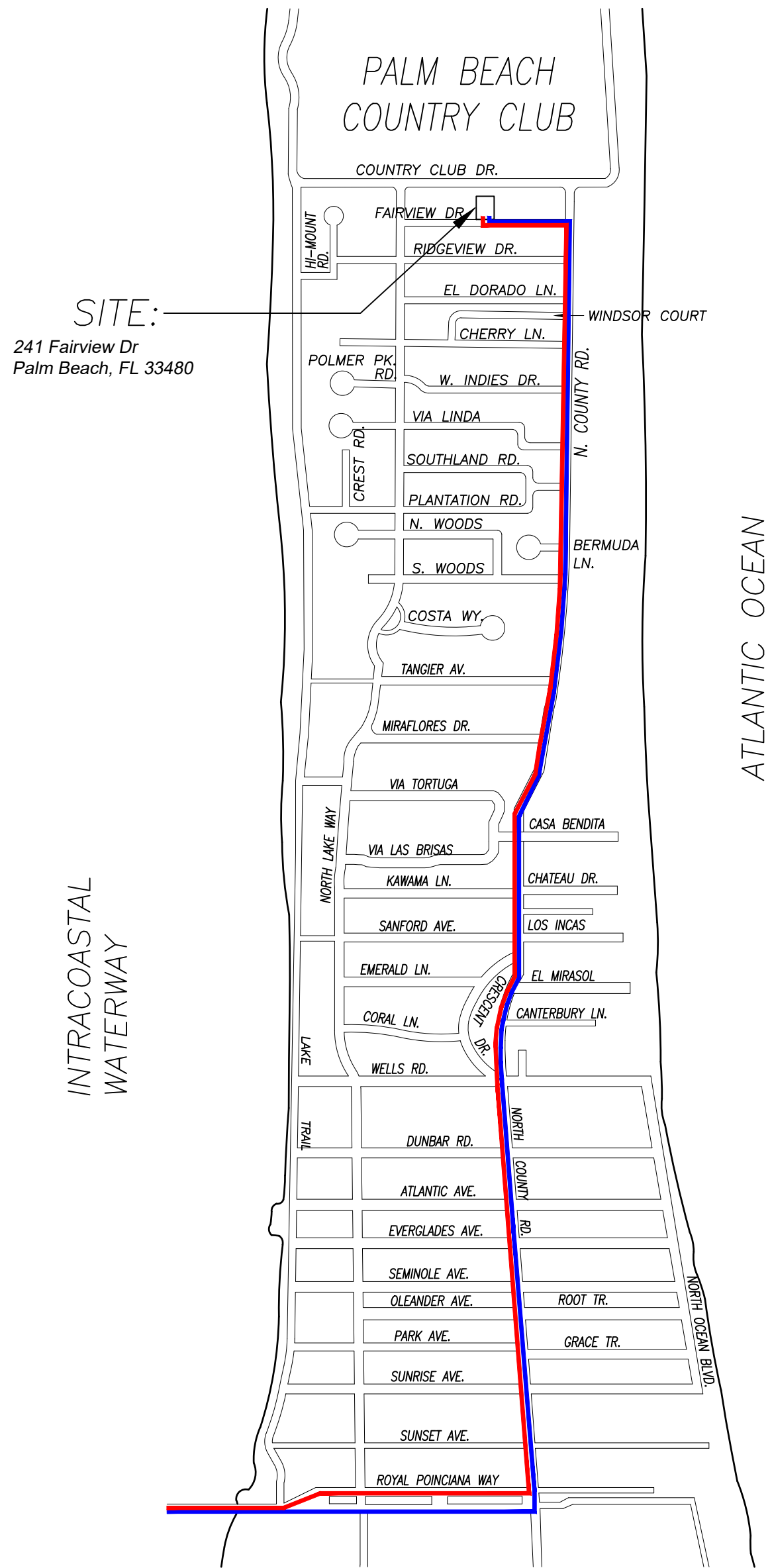
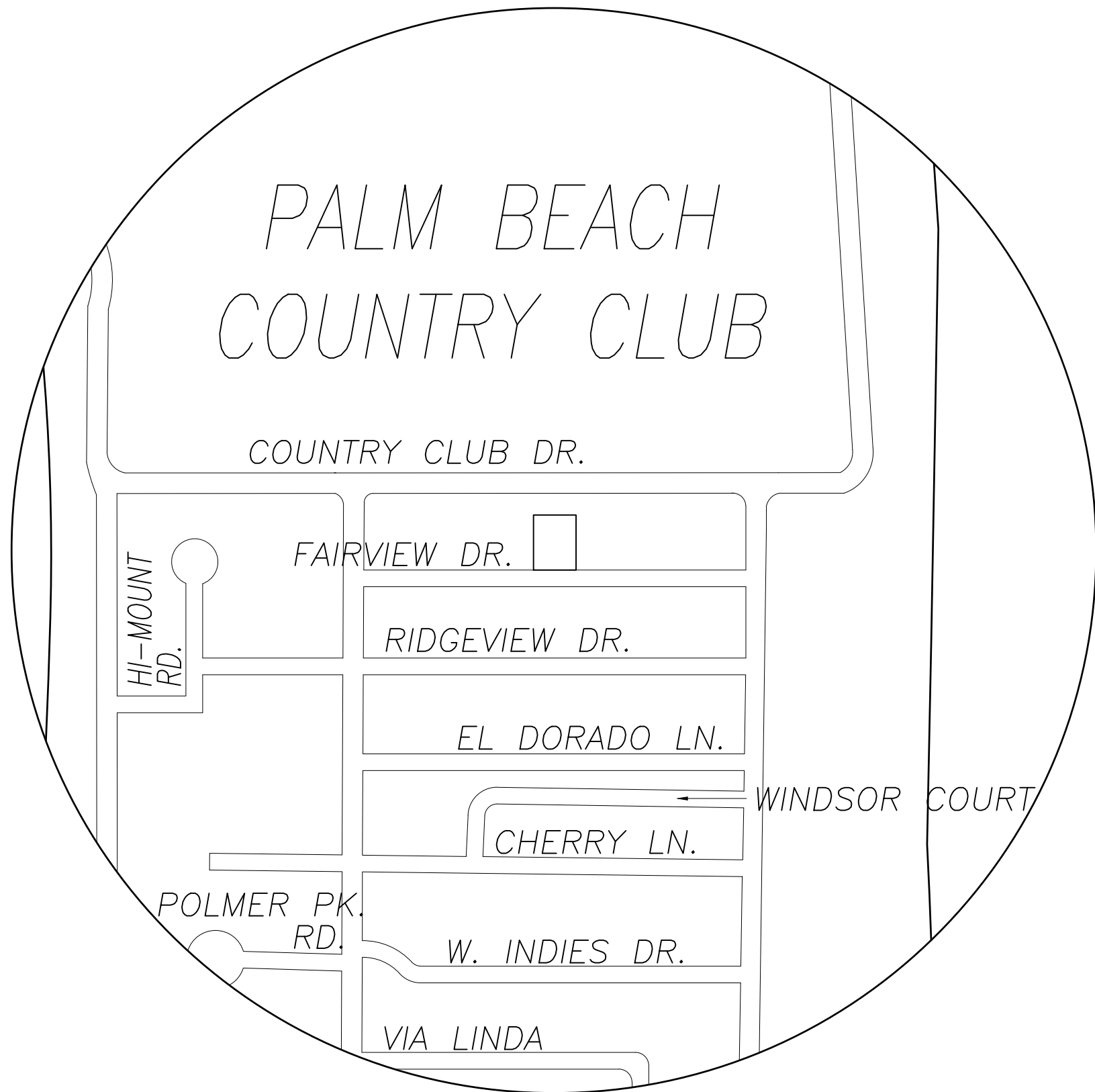
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

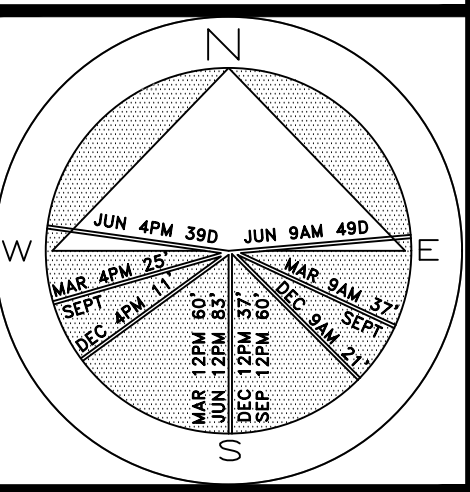
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING,
MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

2 1/4 MILE VICINITY MAP FROM SITE

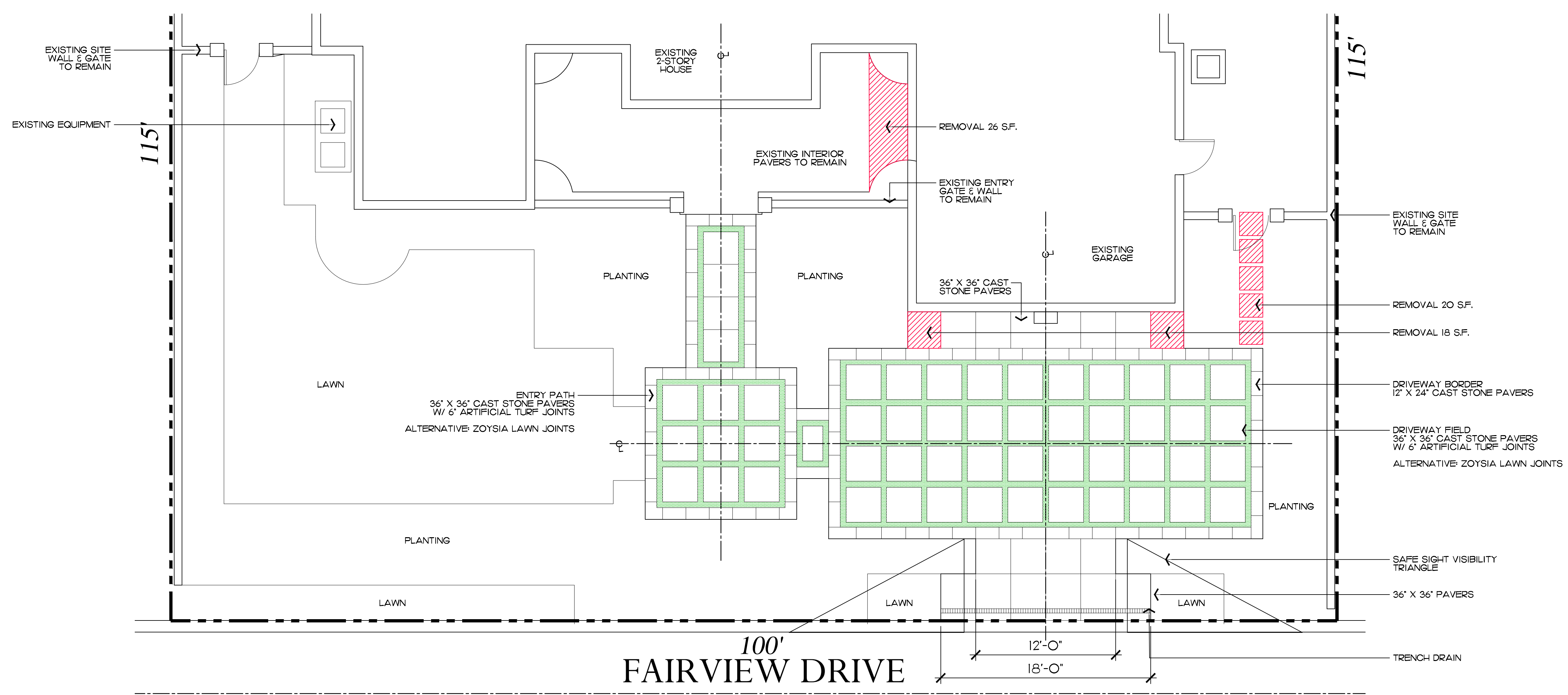
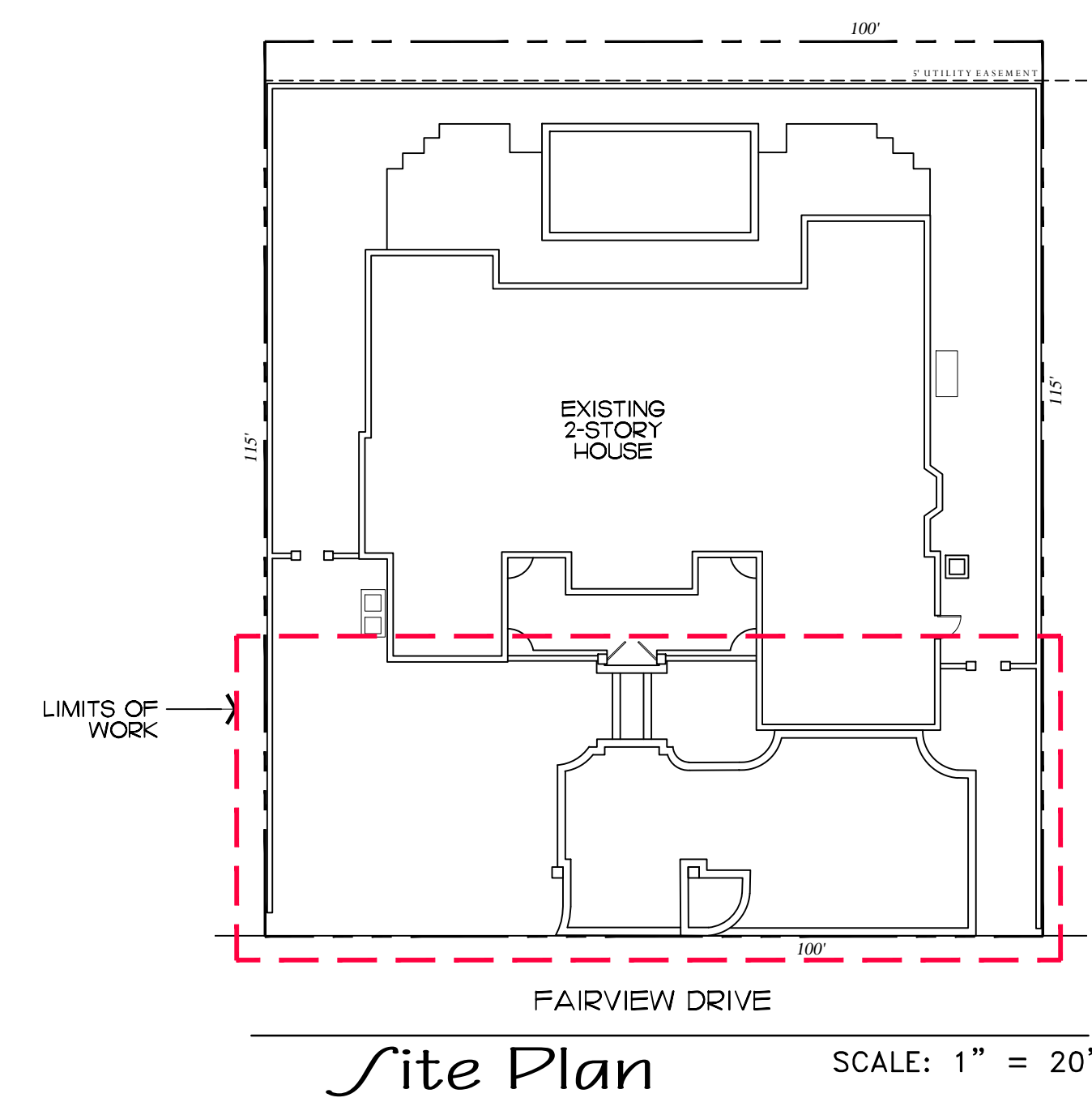


Private Residence
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DATE: 08.24.2022
05.16.2023

SHEET L5.0



NOTE:
 EXISTING DRIVEWAY - 46 FT
 REDUCTION - 28 FT
 PROPOSED DRIVEWAY - 18 FT

* REVISED
ARC-23-077

Front Yard Improvement Plan

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

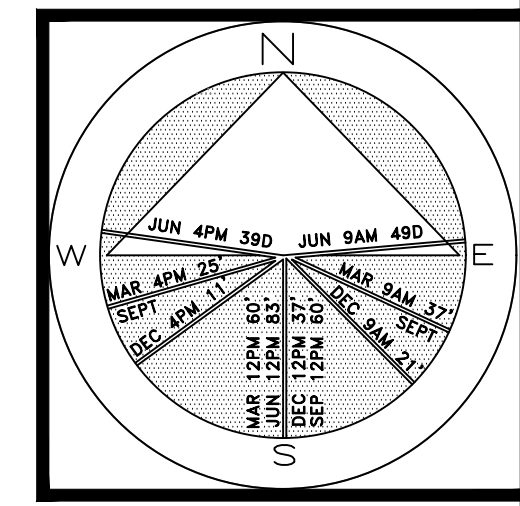
**ENVIRONMENT
 DESIGN
 GROUP**

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 Phone: 561.832.4600 Mobile: 561.313.4424

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 SUNSHINE STATE ONE CALL
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SHEET L6.0

64 sf.

AREA IN SQ.FT.

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE

Site Data

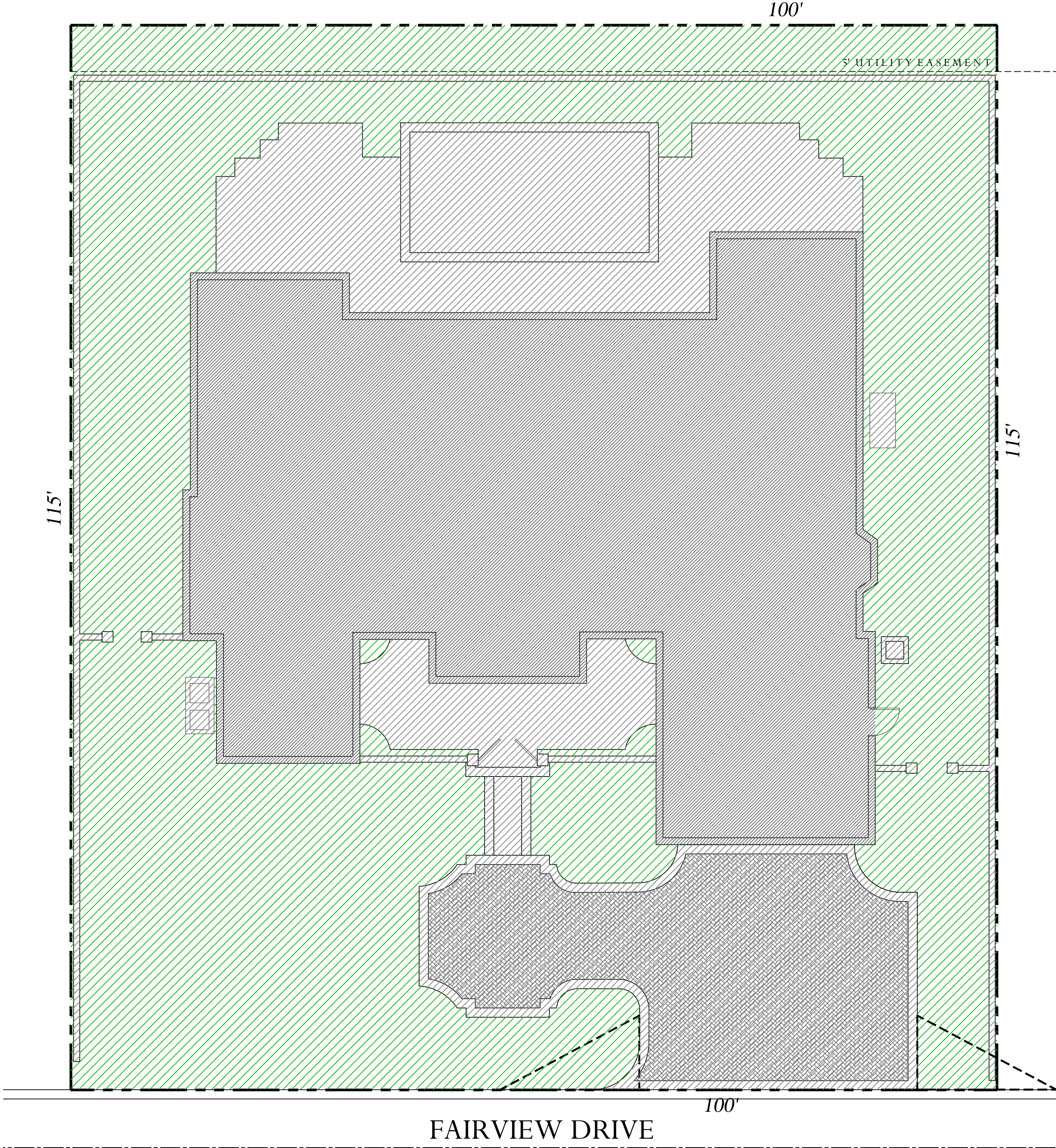
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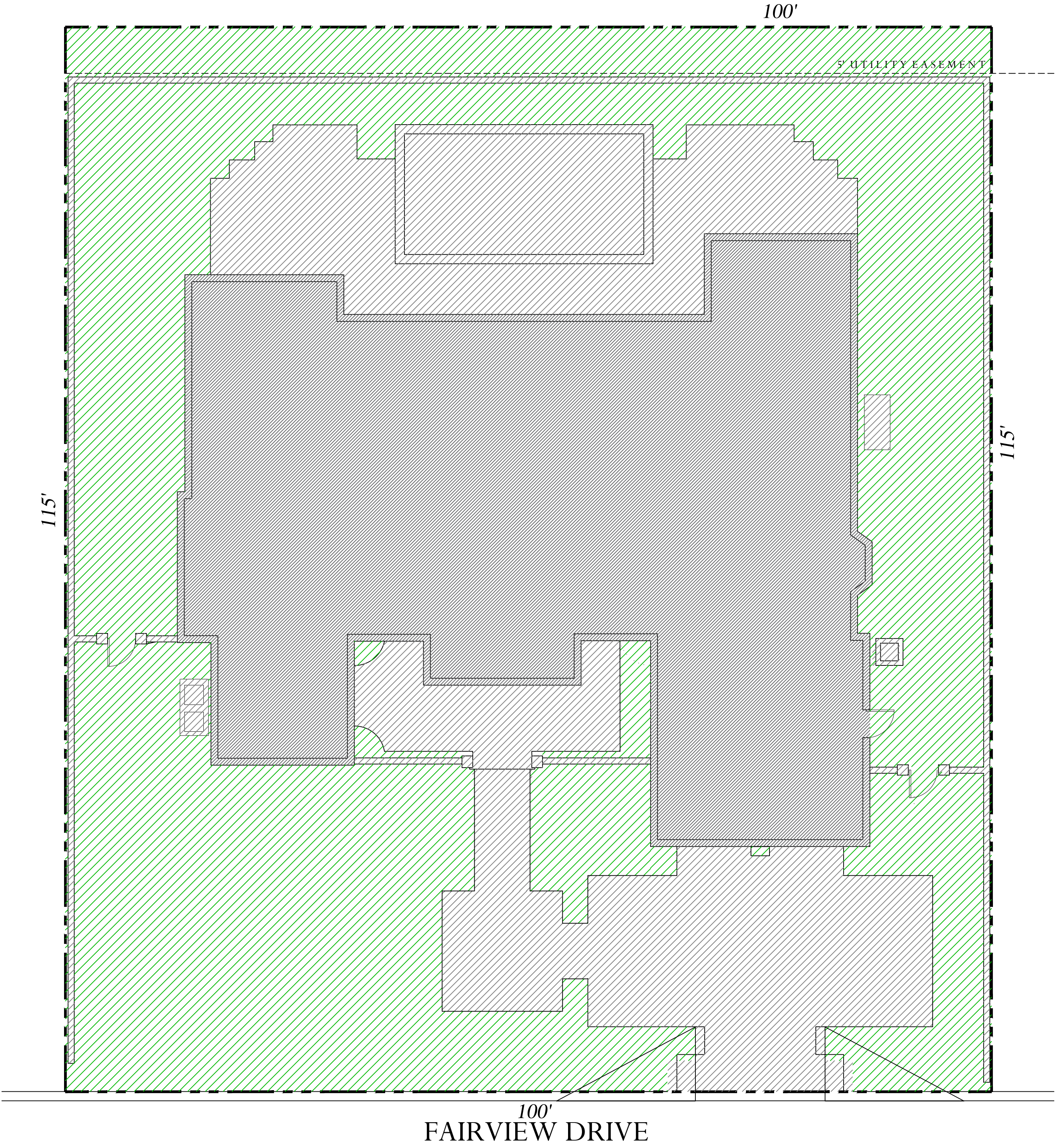
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Landscape Architecture
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Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com



Previously Approved Plan



Currently Proposed Plan

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Site Calculations / Open Space Graphics

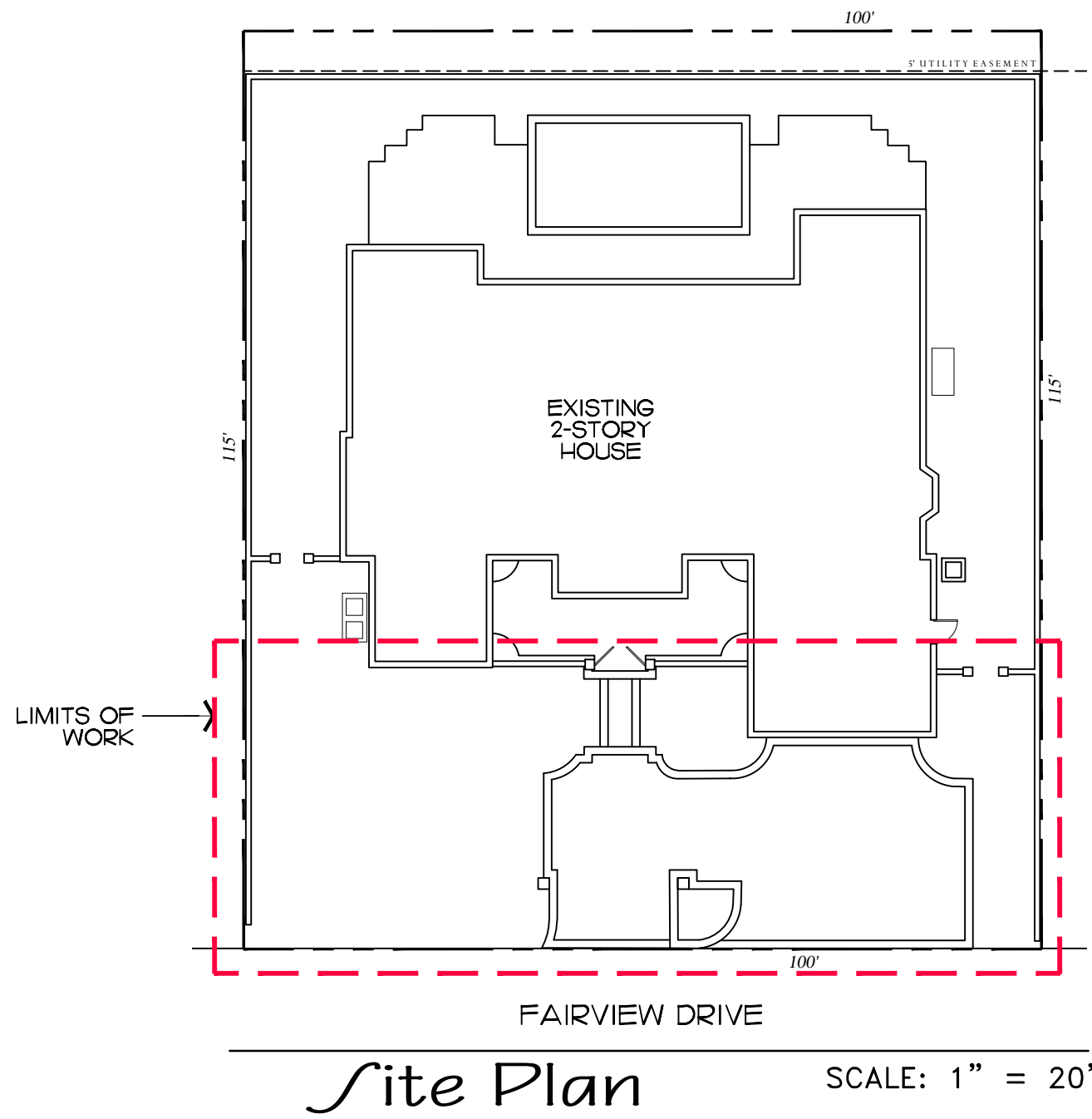
* REVISED
ARC-23-077

SCALE IN FEET 0' 8' 16' 24'

AREA IN SQ.FT. 0 16 64

SHEET L6.1

AREA IN SQ.FT. 0 16 64



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TOTAL: 284
NATIVES: 146 (51.40%)

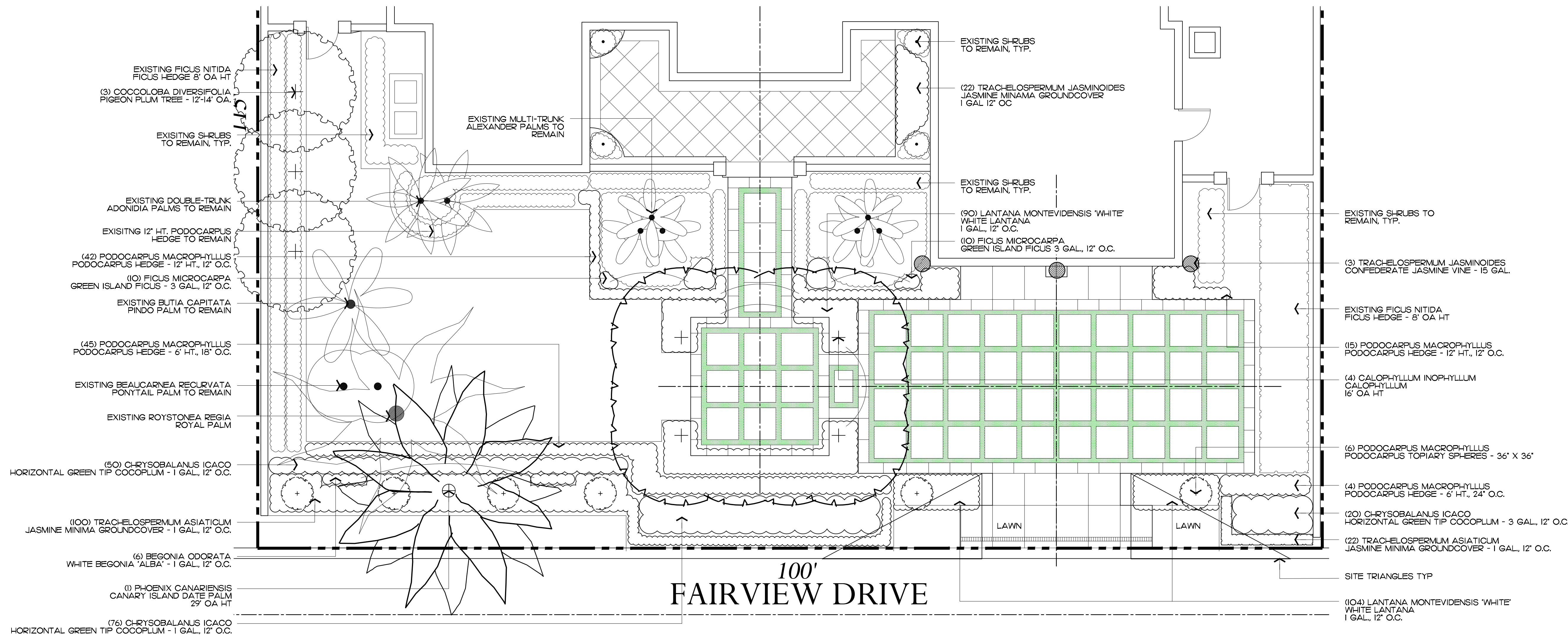
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2023
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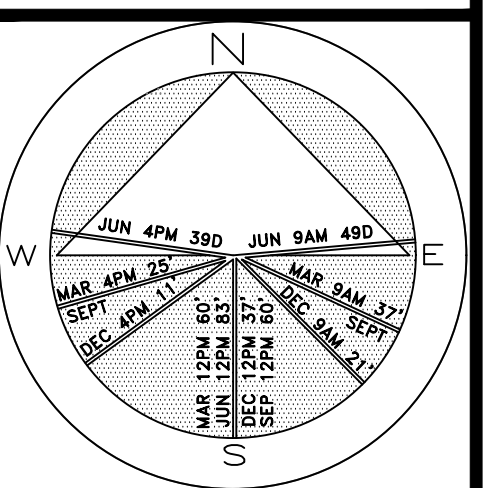
2023
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1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

ARC-23-077
Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

ENVIRONMENT
DESIGN
GROUP
139 North County Road 570-B Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. #6666784
dustin@environmentdesigngroup.com

Private Residence
241 Fairview Road
Palm Beach



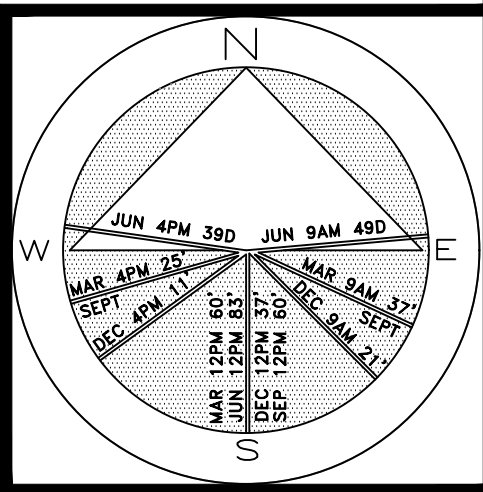
JOB NUMBER: # 22124.00 LA
DRAWN BY: Nick Pastor
DATE: 07.20.2022
09.14.2022
05.16.2023
06.20.2023

SHEET L7.0

64 sf.

AREA IN SQ. FT.

Private Residence
241 Fairview Road
Palm Beach



JOB NUMBER: # 22124.00 LA
DRAWN BY: Jean Twomey
DATE: 05.16.2023
06.20.2023

SHEET L8.0



Fairview Road

ARC-23-077
Rendered Landscape Plan - Limits of Work

SCALE IN FEET

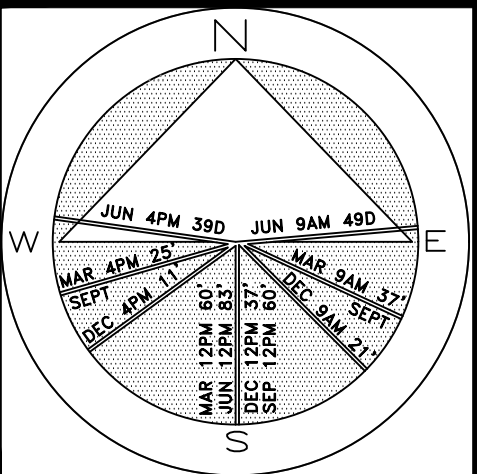
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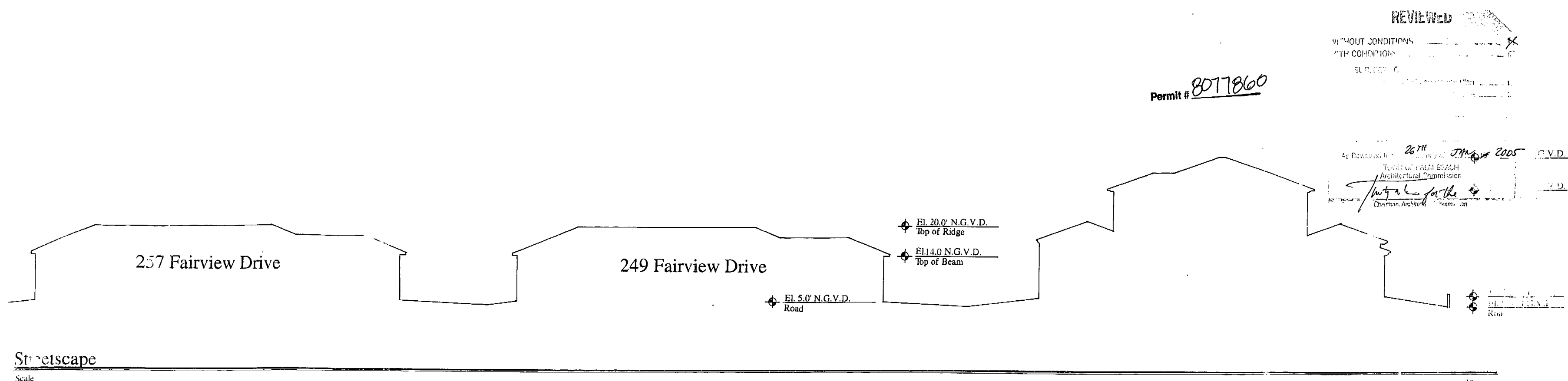


Private Residence
241 Fairview Road
Palm Beach



JOB NUMBER: # 22124.00 LA
DRAWN BY: Jean Twomey
DATE: 05.16.2023

SHEET L9.0

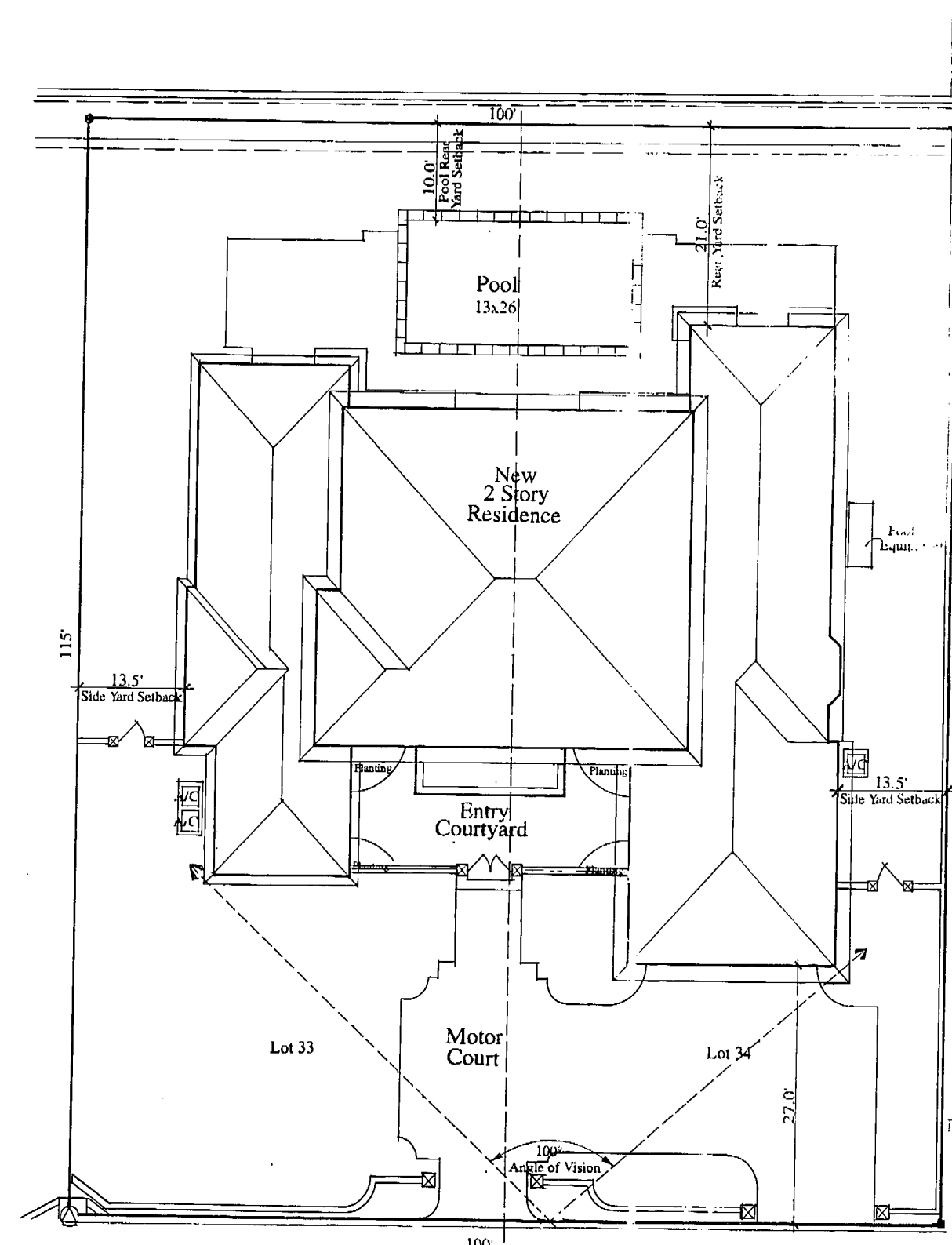


LEGAL DESCRIPTION

LOT 33 & 34, MACK RAFALSKY TRACT, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 11, PAGE 51.

(241 FAIRVIEW DRIVE, PALM BEACH, FLORIDA)

ZONING & SITE CALCULATIONS		
Zoning Item	Required/Allowed	Proposed
Zoning District	RB	RB
Lot Area	10,000 S.F.	11,500 S.F.
Lot Width	100'	110'
Lot Depth	100'	115'
Front Yard Setback	25'	27'
Angle of Vision	100 Degrees	100 Degrees
Side Yard Setback	12.5'/1 Story	13.5'
	15'/2 Story	27.25'
Street Side Yard Setback	N/A	N/A
Rear Yard Setback	10'/1 Story	21'
	15'/2 Story	30'
Maximum Building Height	14'/1 Story	10'
	22'/2 Story	19.5'
Maximum Overall Height	30'	26.0'
Lot Coverage	30%/2 Story	30.0% 3,450.00 S.F.
Landscape Open Space	40%	42.2% 4,853.00 S.F.
Required Front Yard	40%	40% 1,000.00 S.F.
Landscape Open Space		
Cubic Content Ratio	3.99	3.95



Site Plan

Scale

1"=10'

RECEIVED

JAN 19 2005

TOWN OF PALM BEACH

PZB DEPT.

MPERRY DESIGN, INC.

217 PERMAN AVENUE, SUITE 4

PA: ME: ACH, FLORIDA 33480

561.833.7575

SHEET NO.

A000

JAN 19 2005

OFFICE COPY

ALL COPIES OF THIS PLAN MUST BE IDENTICAL TO THE ORIGINALS WITH THE EXCEPTED NOTES.

Mr. [Name] for [Address]

241 Fairview Drive

Palm Beach, FL 33480

This document has been prepared by, or under the responsible supervision of

Ames Bennett
Registered Architect
Florida Certificate # A60001912
(561) 655-0555

MPerry Design, Inc.
in association with
Ames Bennett & Associates, P.A.
ARCHITECTURE
Architectural License # A60001912
230 Royal Palm Way #301
Palm Beach, Florida 33480

01/19/05

Notes:

- 1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- 3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- 4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- 5) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 6) Video inspection of storm drainage system required prior to installation of sod.
- 7) Existing storm drainage shown per conceptual site grading/drainage plan by Doug Winter Companies, Inc., revision dated 12/16/04. Existing drainage system shall be cleaned, video inspected, rehabilitated and re-certified prior to completion of project.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 11,500 sq.ft.

Drainage Area Impervious Surface = 6,416 sq.ft.

Drainage Area Pervious Surface = 5,084 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CIA)

where:

C = 1.0 (impervious surface)

C = 0.2 (pervious surface)

i = 2 in/hr

Impervious Surface Runoff Volume:

1.0 x 2 in/hr x 6,416 sq.ft. x 1 ft./12 in. = 1,070 cu.ft.

Pervious Runoff Volume:

0.2 x 2 in/hr x 5,084 sq.ft. x 1 ft./12 in. = 170 cu.ft.

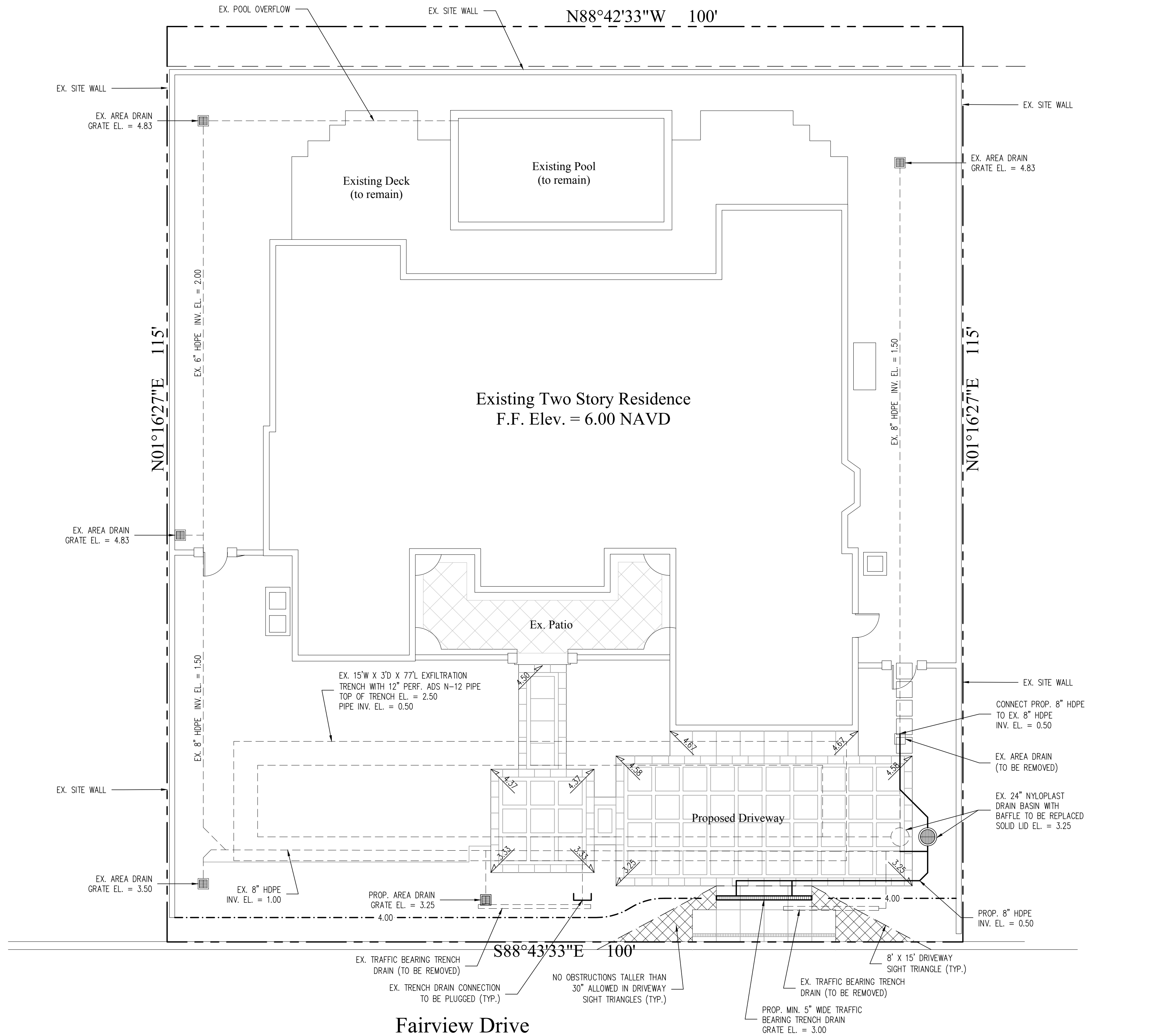
Total Volume to be Retained = 1,240 cu.ft.

C. EXISTING EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 77 ft
W = Trench Width = 15 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head*
H2 = Depth to Water Table = 1.50 ft
DU = Un-Saturated Trench Depth = 1.00 ft
DS = Saturated Trench Depth = 1.00 ft

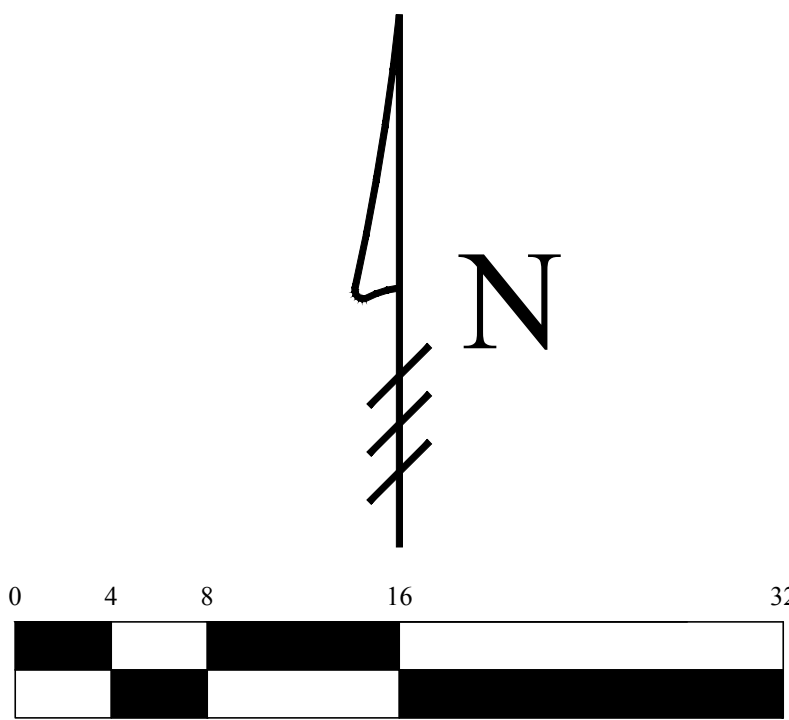
V = Volume Treated = 967 cu.ft.

* Exfiltration test required prior to building permit submittal.



Legend

- EXISTING ELEVATION PER PROJECT REPRESENTATIVES (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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

48 HOURS BEFORE DIGGING
CALL
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



Gruber Consulting
Engineers, Inc.
5474 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

Project Information				
Project No.	2023-0022	Issue Date	05/16/2023	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
CG				

Conceptual Site Grading & Drainage Plan For:
Proposed Renovation
Palm Beach, Florida
241 Fairview Road

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber
FL P.E. No. 57466

Sheet No.
C-1