



NIEVERA WILLIAMS
DESIGN

September 1, 2023

308 Arabian Road – ARC-23-108

Narrative of Changes

Pursuant to the comments received at the last ARCOM meeting, we have made the following adjustments to the plans:

- Adjusted the location of the pavilion to attach it to the cabana
- Changed the solid walkway from the front entry to the service entry to stepping stones rather than a solid path.
- Reduced the hardscape amount by approximately 200 sq. ft.

Enclosed are revised drawings reflecting these adjustments.

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



NIEVERA WILLIAMS
DESIGN

June 7, 2023

Letter of Intent
308 Arabian Road
ARC-23-103

September 1, 2023 – Revised ARCOM Presentation

We are requesting approval for the construction of a new loggia in the rear of the property to replace an existing trellis structure. The proposed loggia complies with all setbacks, height requirements, open space requirements, and CCR.

Additionally, we are proposing to demolish the existing driveway and replace it with new. We are also proposing to add a spa adjacent to the existing pool. The planting throughout the property will also be refreshed.

Perimeter site walls exist and will remain in their current condition. The equipment, including A/C and pool equipment, will remain in their existing locations.

The additions set forth above meet all subsections of Sec 18-205. We believe the additions enhance the property and are in conformity of good taste and design.

None of the proposed changes are of inferior quality or will have a negative impact on the surrounding neighborhood.

Please let us know if you have any questions or need anything further.

Cory Meyer
Nievera Williams Design

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LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

SEPTEMBER 5, 2023 - DROP-OFF SUBMITTAL

ARC-23-103

MEETING: SEPTEMBER 27, 2023

SHEET LEGEND:

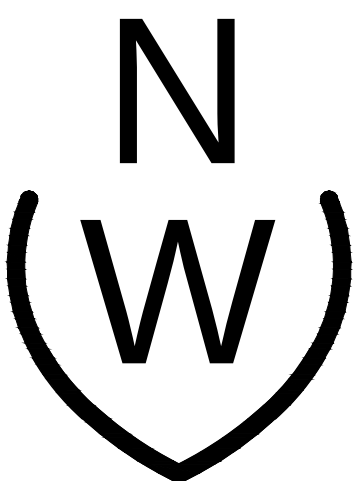
EX1: LOCATION PLAN
P100: EXISTING SITE PHOTOGRAPHY
P101: EXISTING SITE PHOTOGRAPHY
P102: EXISTING SITE PHOTOGRAPHY
A001: EXISTING SITE PLAN
A002: PREVIOUSLY SUBMITTED SITE PLAN
A003: PROPOSED SITE PLAN
A100: EXISTING FIRST FLOOR PLAN
A101: PREVIOUSLY SUBMITTED FIRST FLOOR PLAN
A102: PROPOSED FIRST FLOOR PLAN
A103: EXISTING SECOND FLOOR PLAN
A104: PREVIOUSLY PROPOSED SECOND FLOOR PLAN
A105: PROPOSED SECOND FLOOR PLAN
A106: EXISTING ROOF PLAN
A107: PREVIOUSLY PROPOSED ROOF PLAN
A108: PROPOSED ROOF PLAN

SHEET LEGEND:

A400: LOGGIA ELEVATIONS
A401: COURTYARD ELEVATIONS
A402: PREVIOUSLY PROPOSED SOUTH ELEVATIONS
A403: PROPOSED SOUTH ELEVATIONS
A500: EXISTING/PROPOSED COURTYARD ELEVATION
EX2: EXISTING CONDITIONS PLAN
L0: SITE PLAN RENDERING
EL1-EL5: ELEVATION RENDERINGS
CSP: CONSTRUCTION SCREENING PLAN
L1: HARDSCAPE PLAN
L2: EXTERIOR MATERIALS
LP1: PLANTING PLAN
LP2: PLANT DETAILS, PLANT LIST
OS: OPEN SPACE DIAGRAM
SURVEY
C-1: GRADING AND DRAINAGE

SCOPE:

- REAR LOGGIA
- NEW DRIVEWAY
- NEW SPA
- PLANTING UPDATES

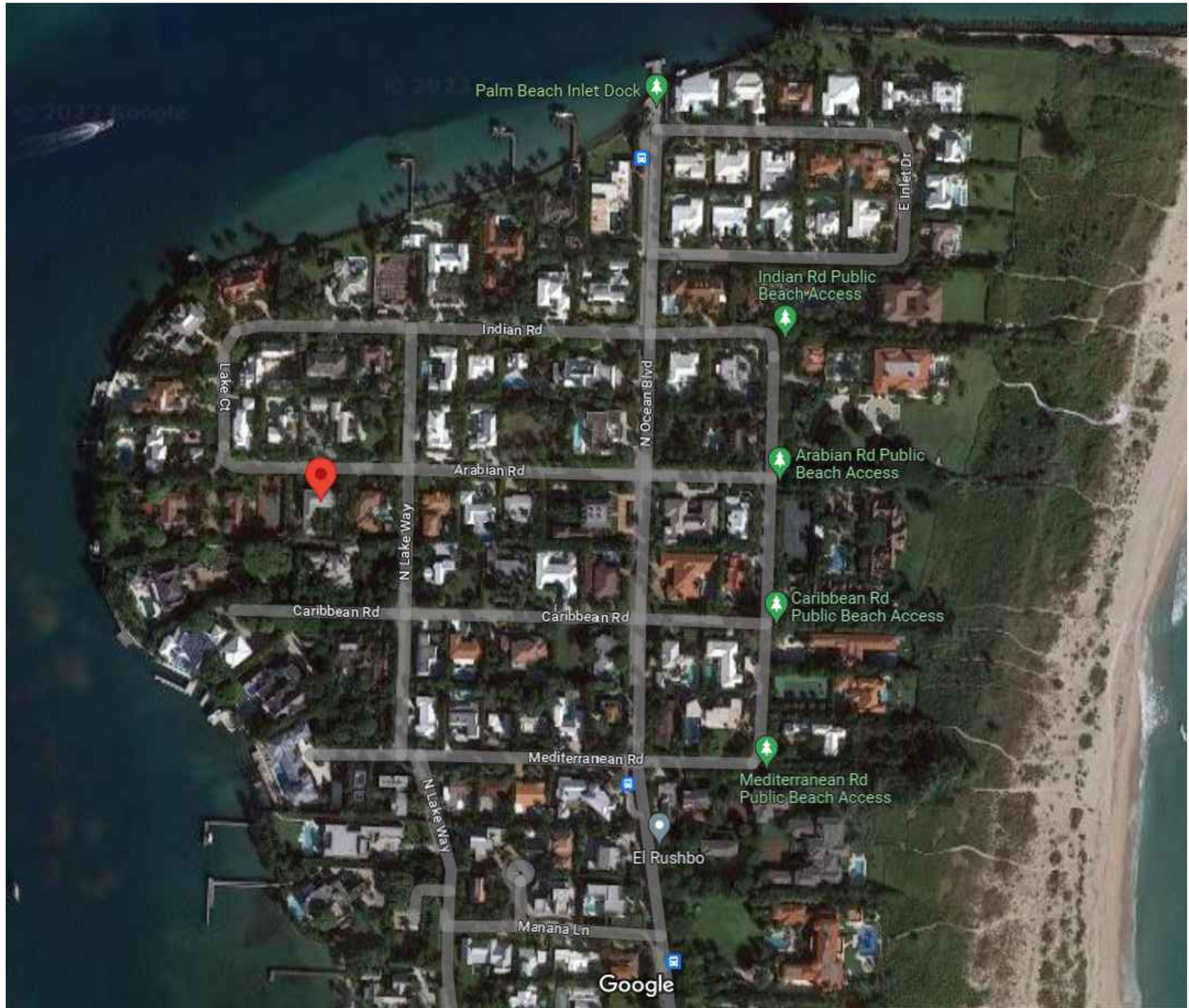


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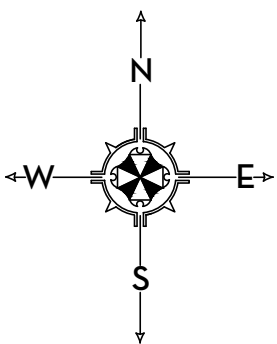
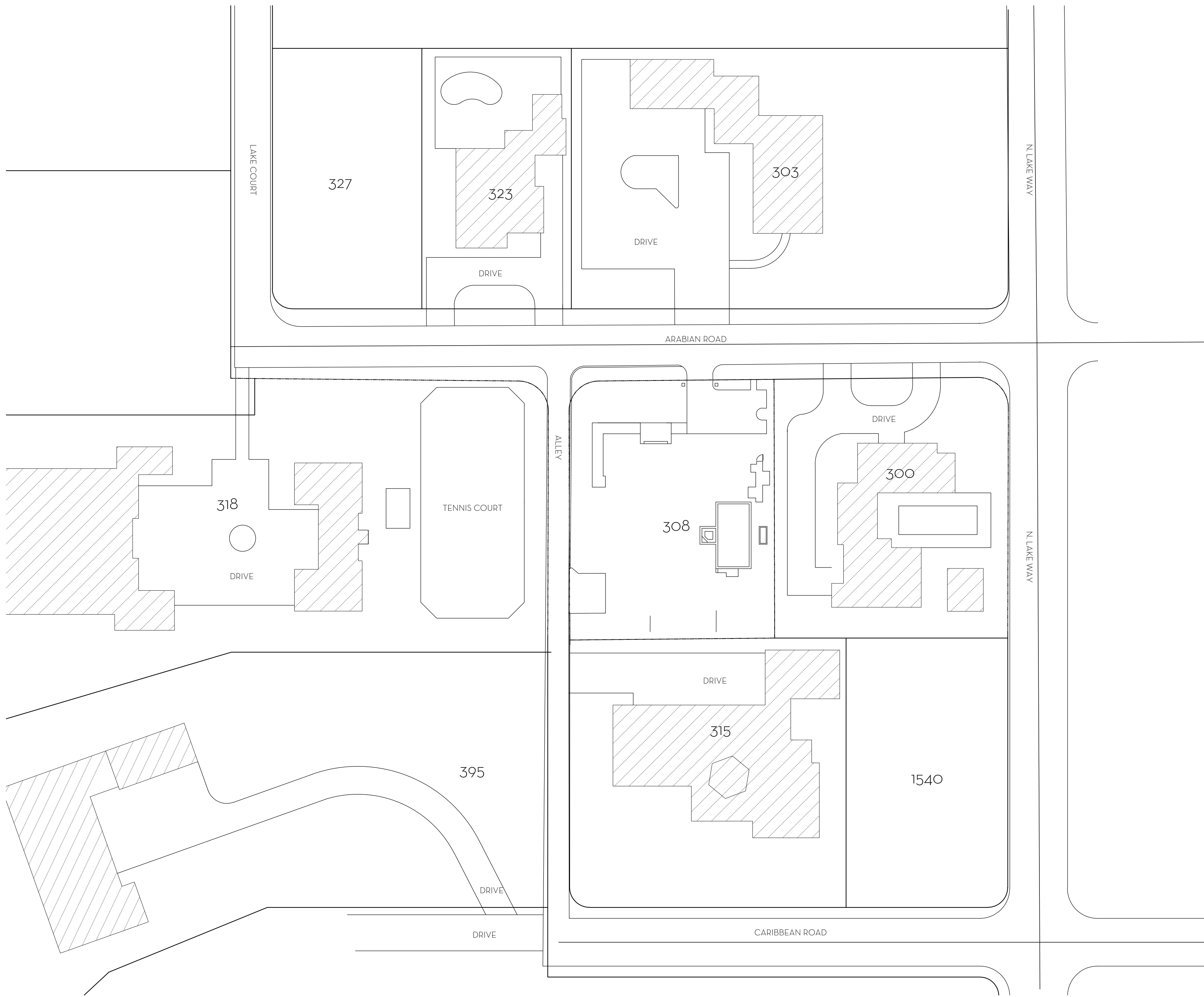
625 N. FLAGLER DRIVE
SUITE 502
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nieverawilliams.com



211 SEAVIEW AVE.
PALM BEACH,
FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM



VICINITY MAP



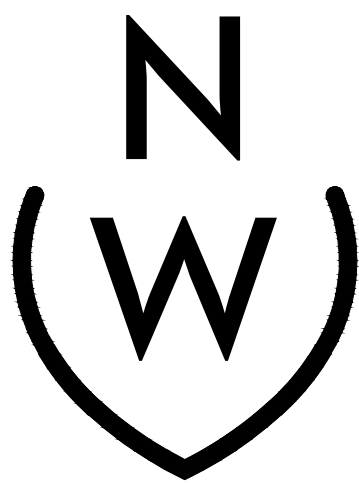
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LOCATION PLAN
LAUGHLIN RESIDENCE

05 SEPTEMBER 2023 308 ARABIAN ROAD, PALM BEACH, FLORIDA
11 JULY 2023 DROP-OFF SUBMITTAL
26 JUNE 2023 - SECOND SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL

SCALE: 1/32" = 1'-0"



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EX1



Existing Site Photography
Scale

NTS



Existing Site Photography

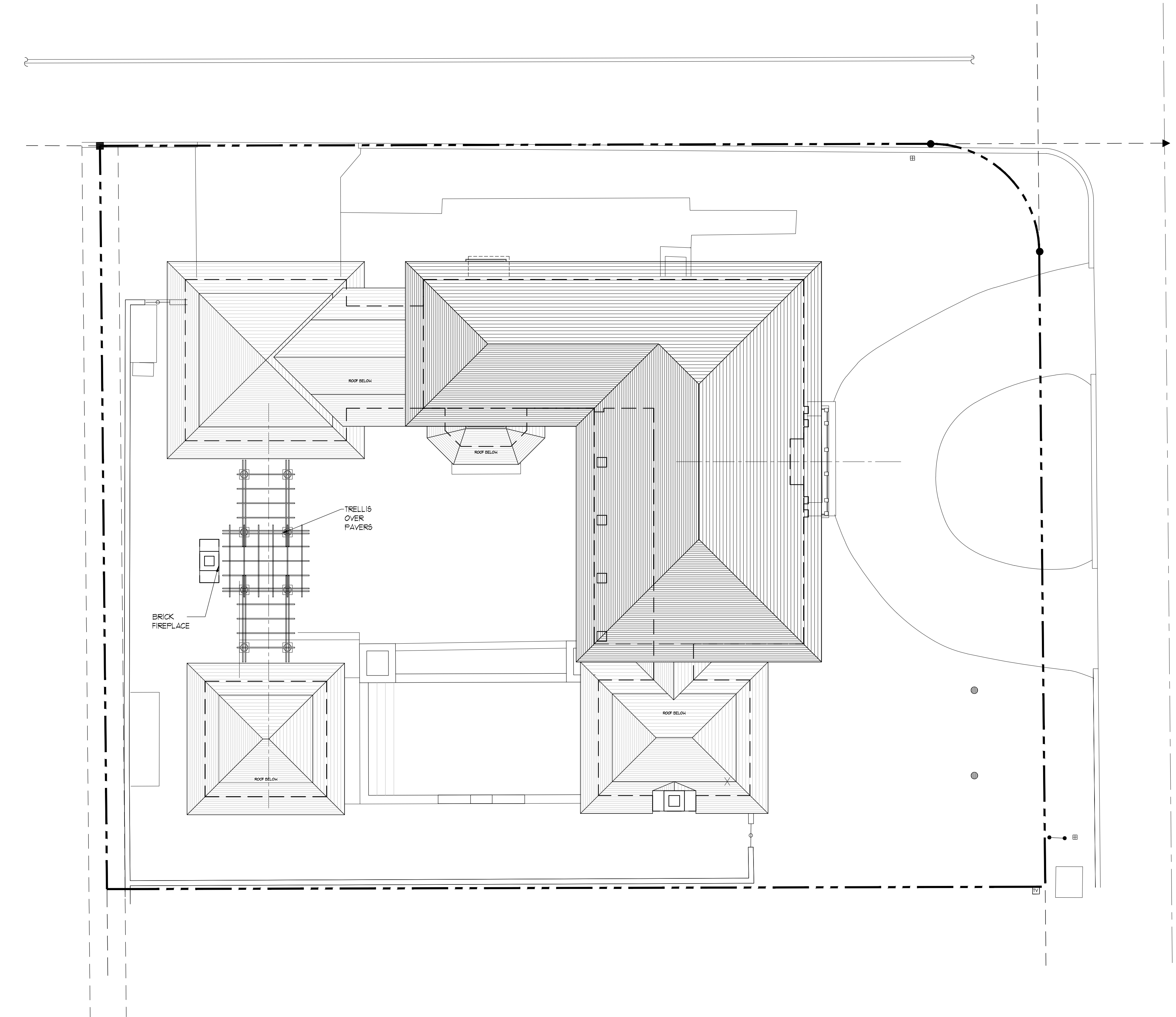
Scale

NTS



Existing Site Photography
Scale

NTS



Existing Site Plan

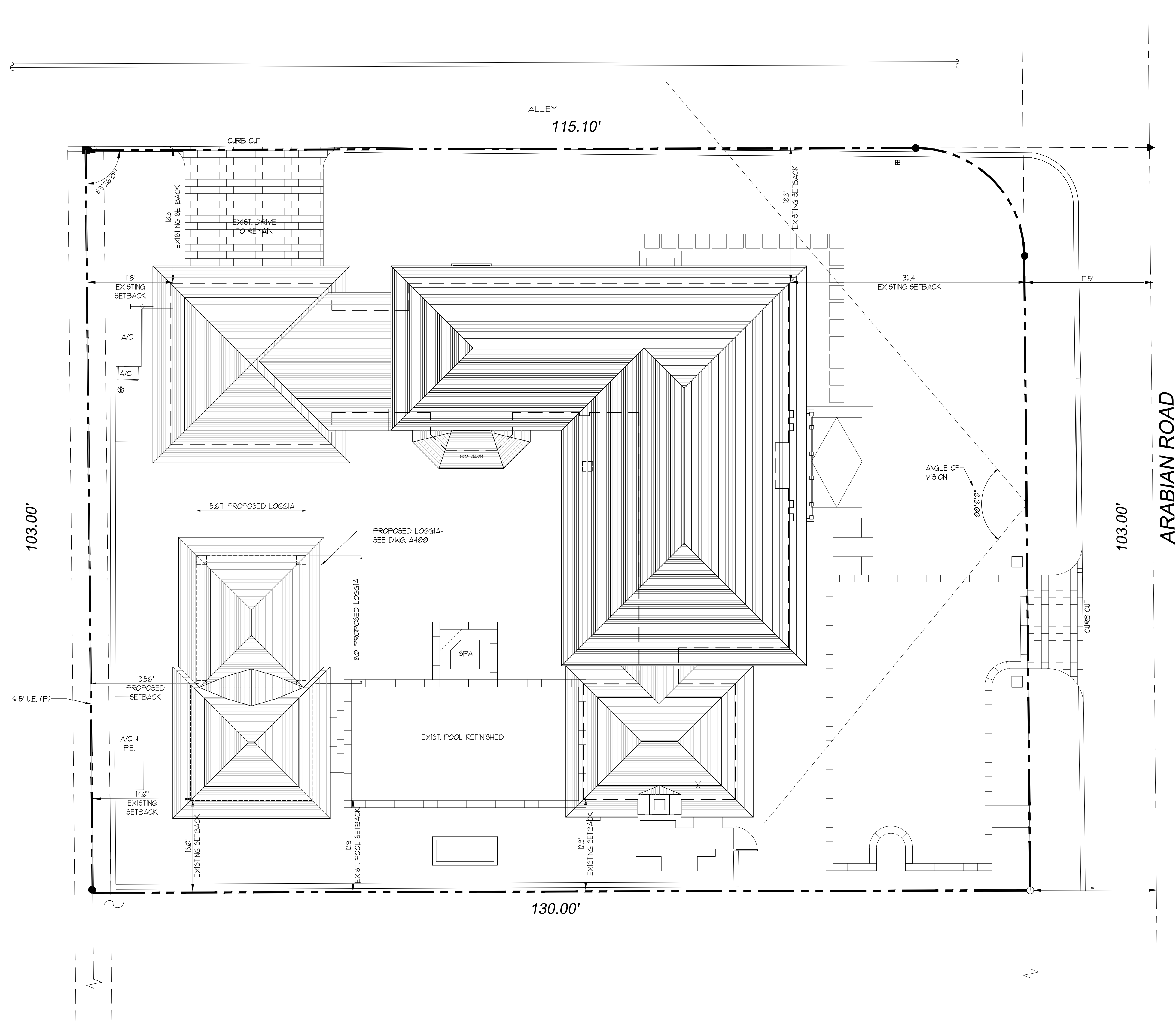
Scale

1/8" = 1'-0"




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

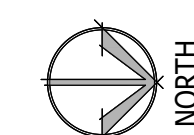
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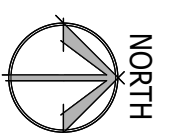


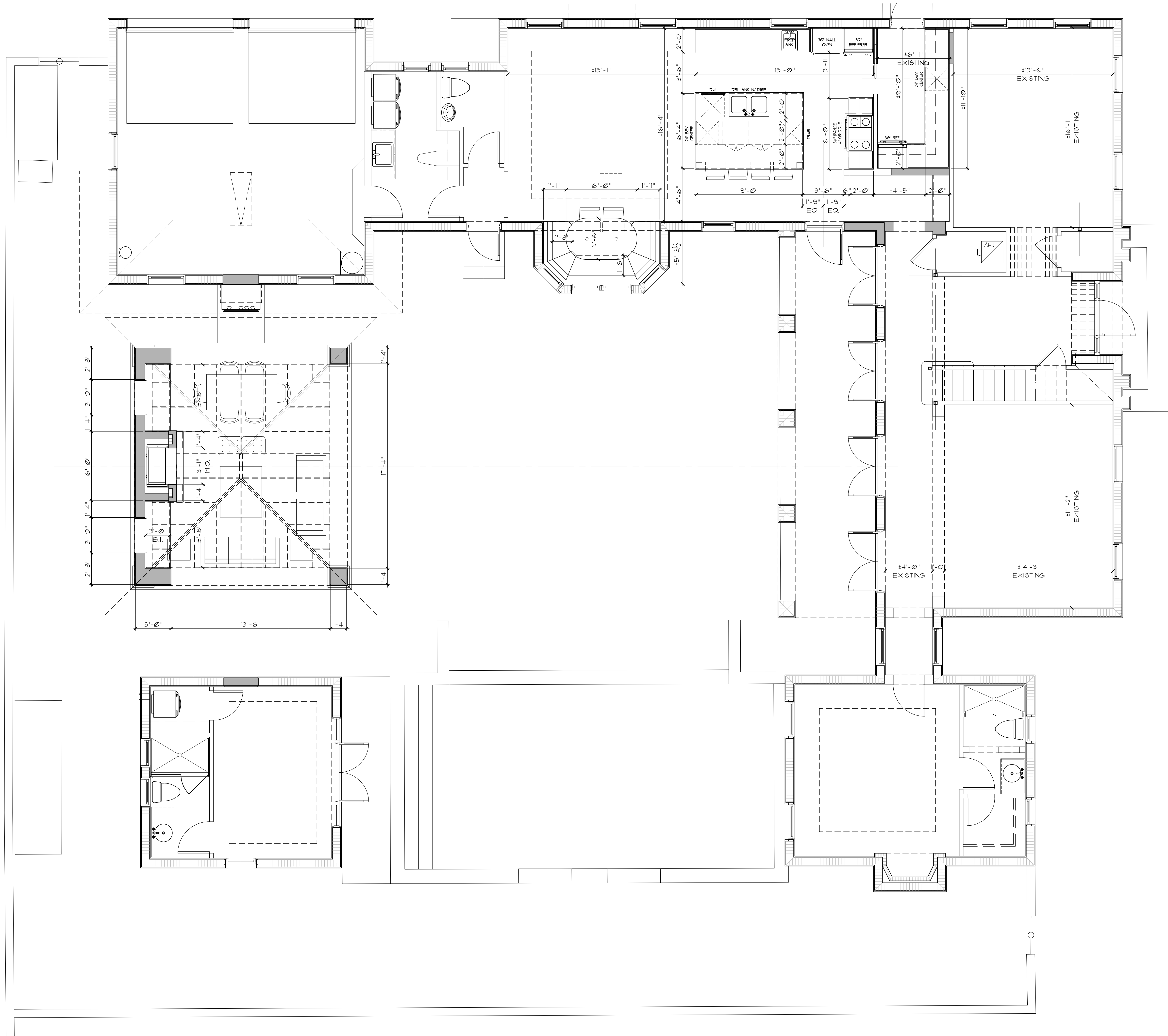
Proposed Site Plan

Scale

1/8" = 1'-0"

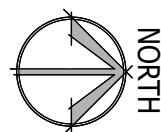


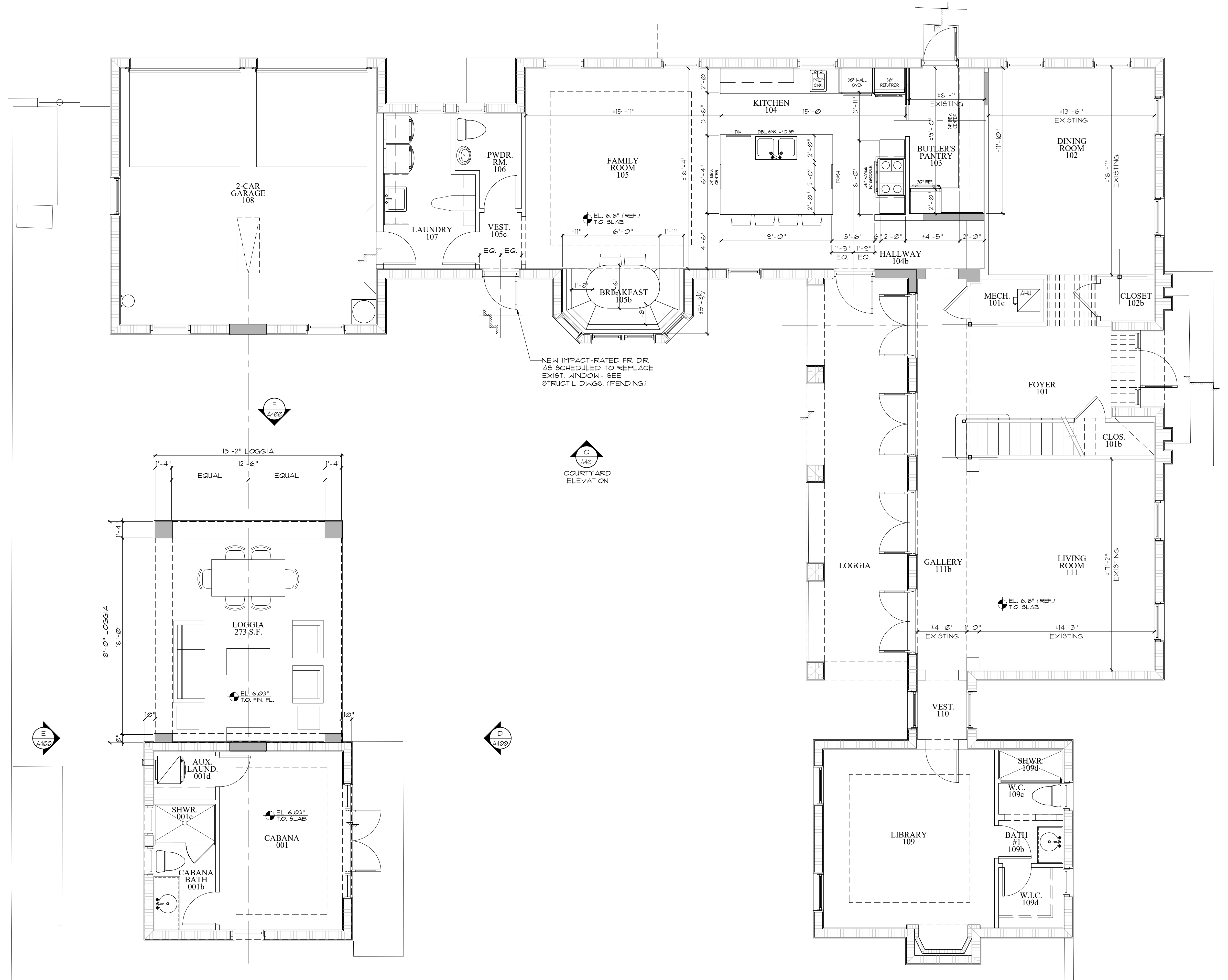




Previously Submitted First Floor Plan
Scale

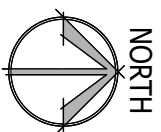
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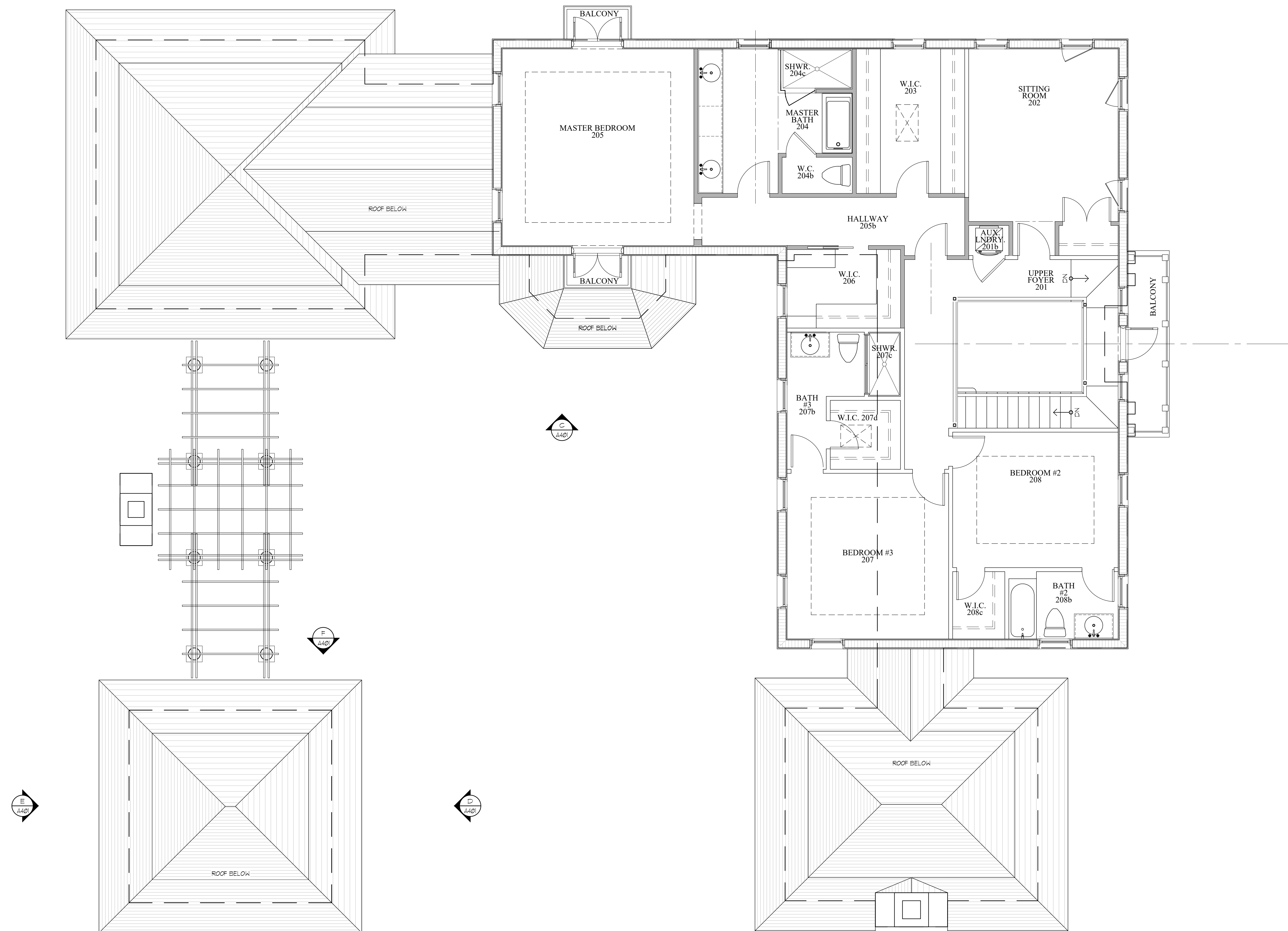




Proposed First Floor Plan
Scale

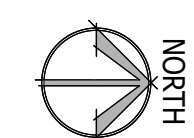
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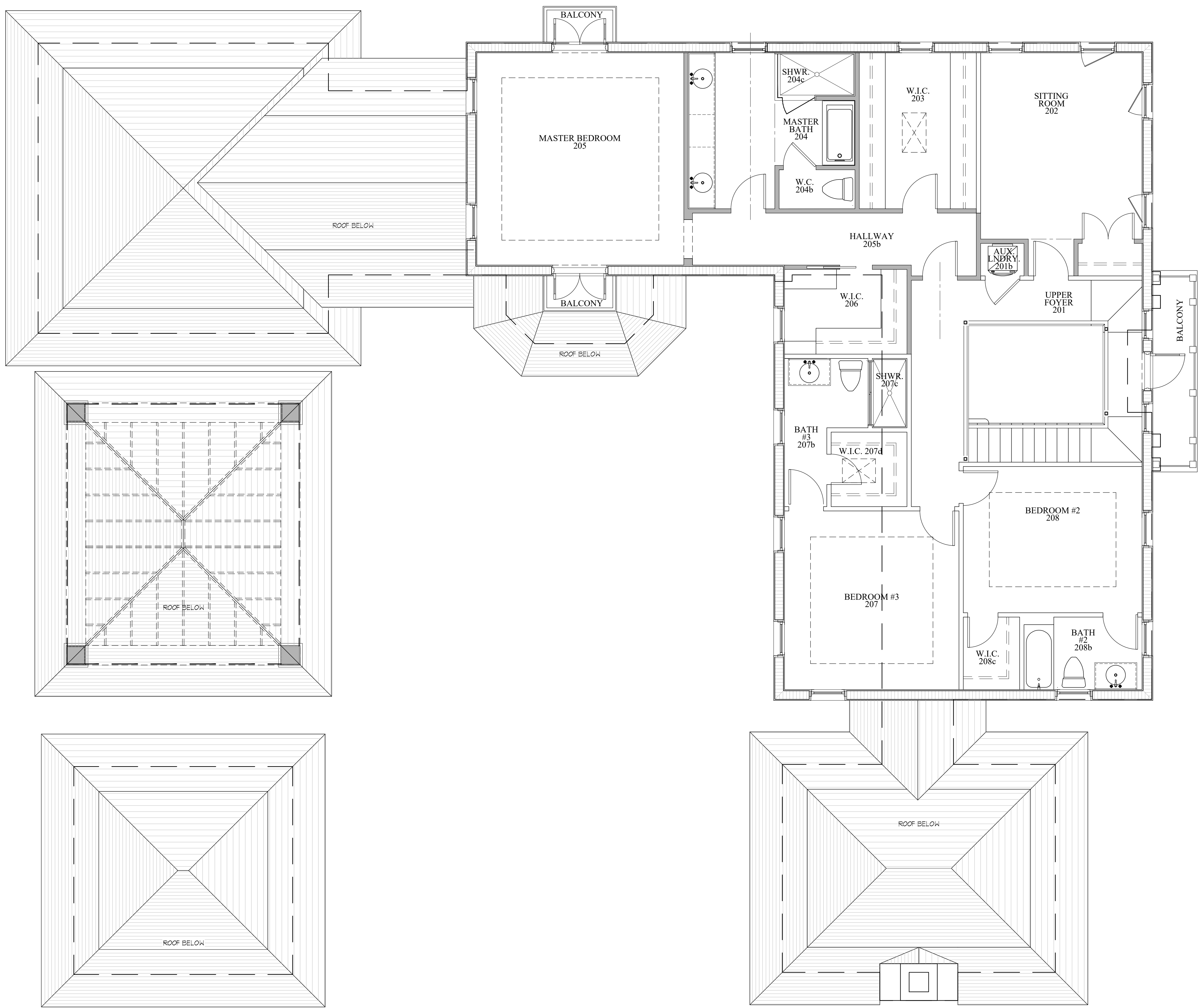




Existing Second Floor Plan
Scale

1/4" = 1'-0"

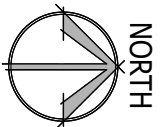


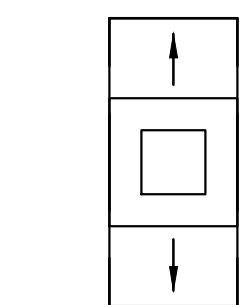


Previously Proposed Second Floor Plan

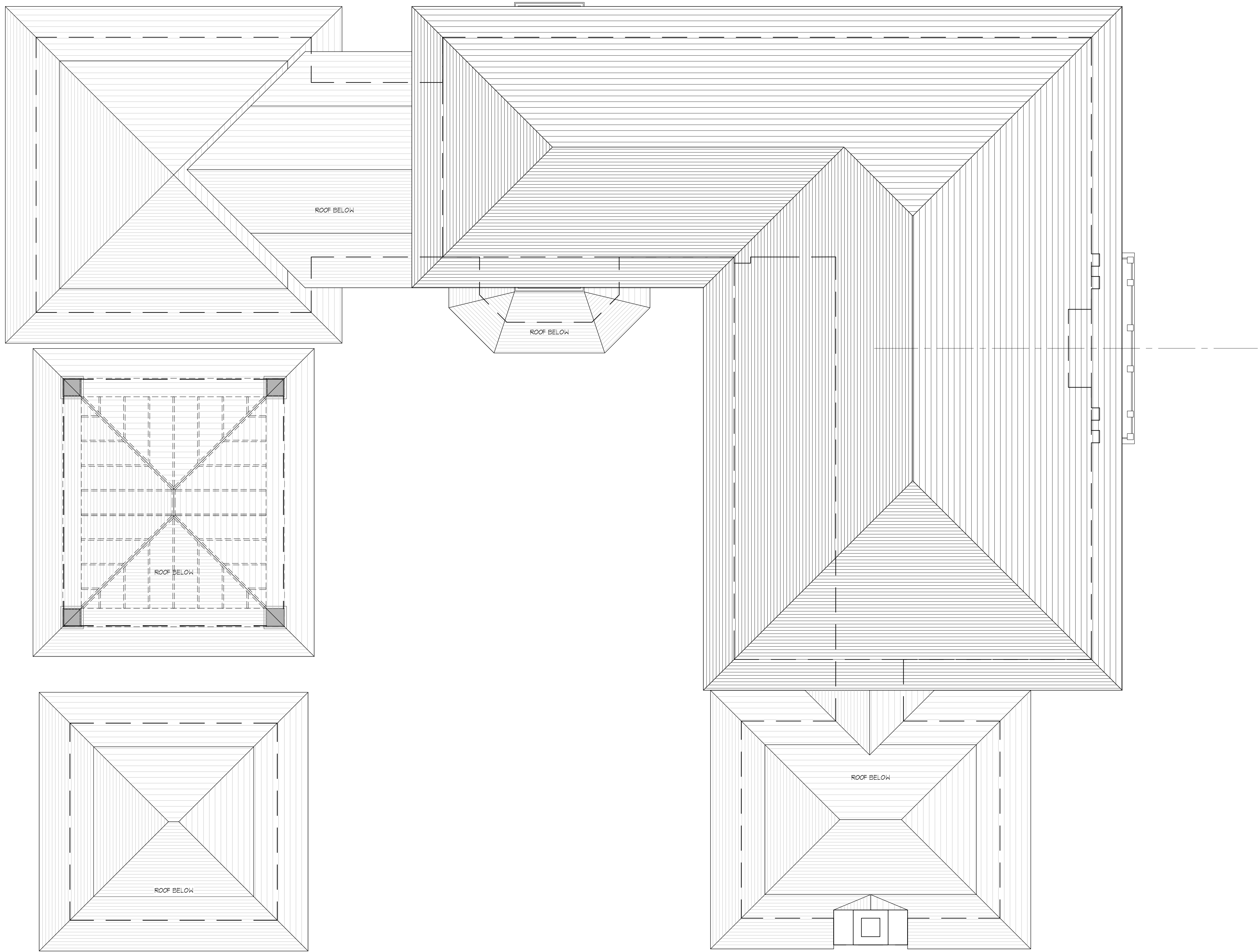
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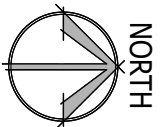
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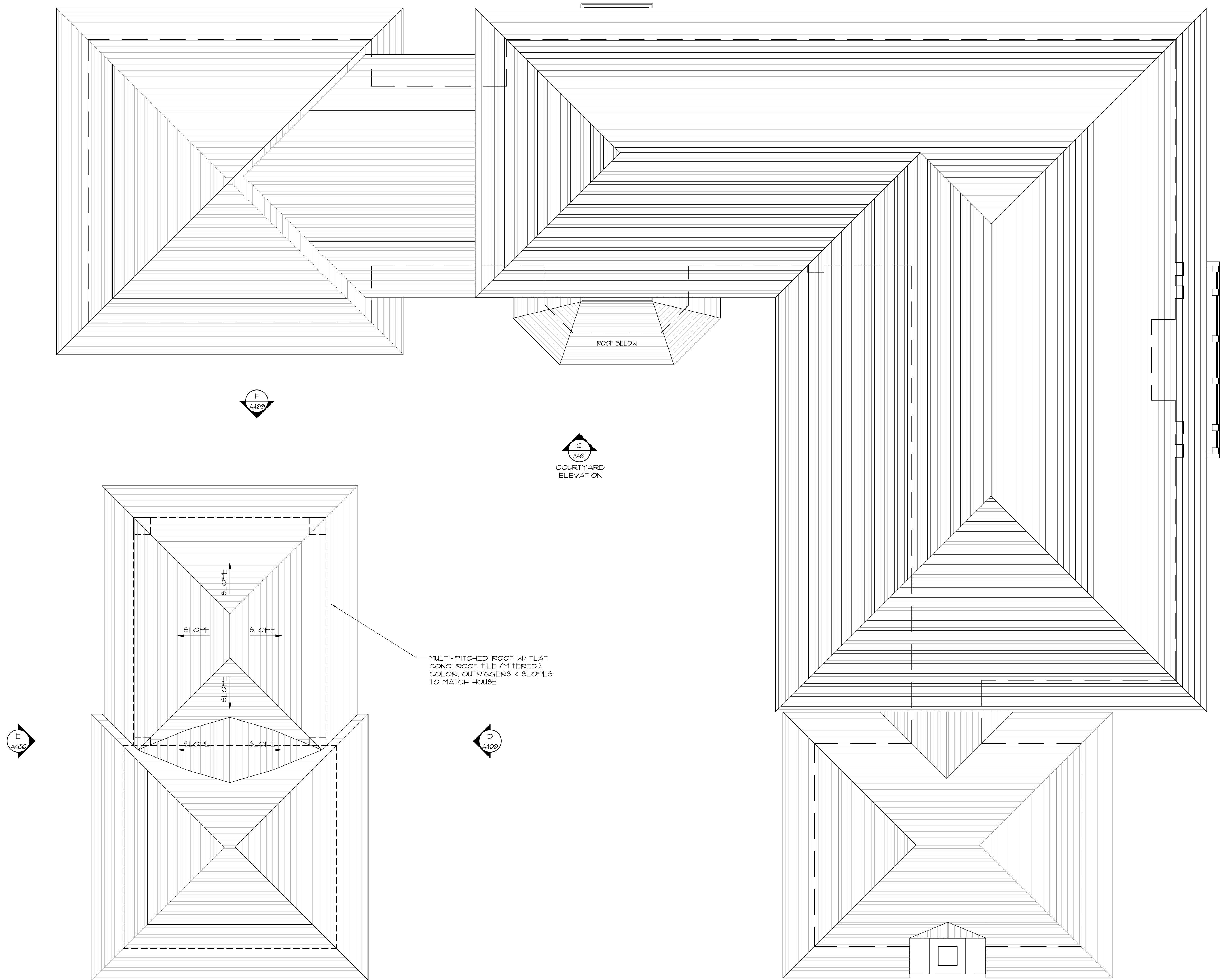


Previously Proposed Roof Plan

Scale

1/4" = 1'-0"

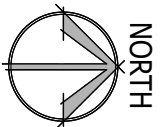


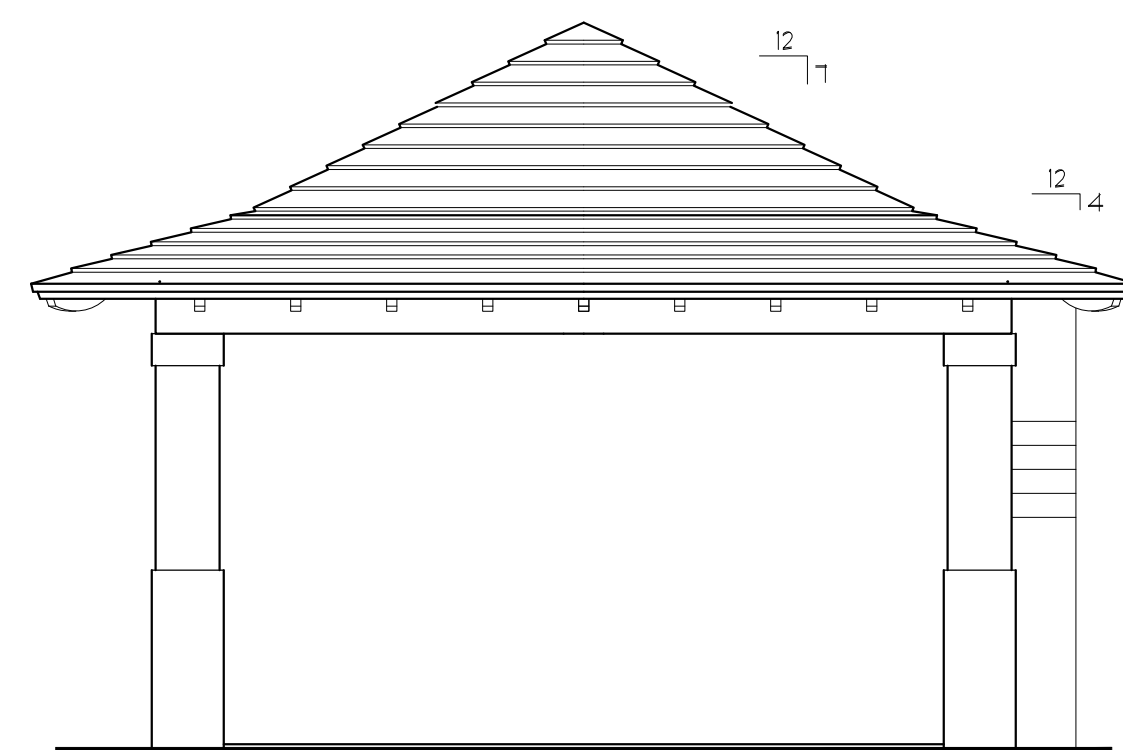


Proposed Roof Plan

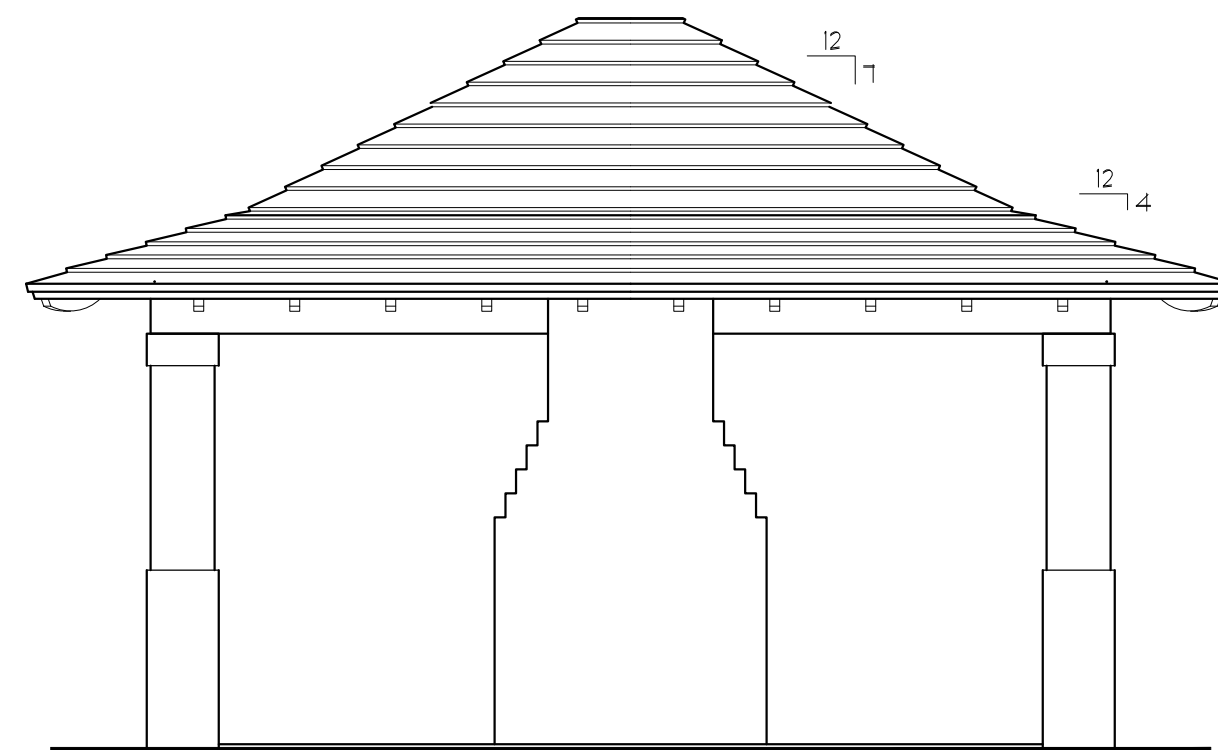
Scale

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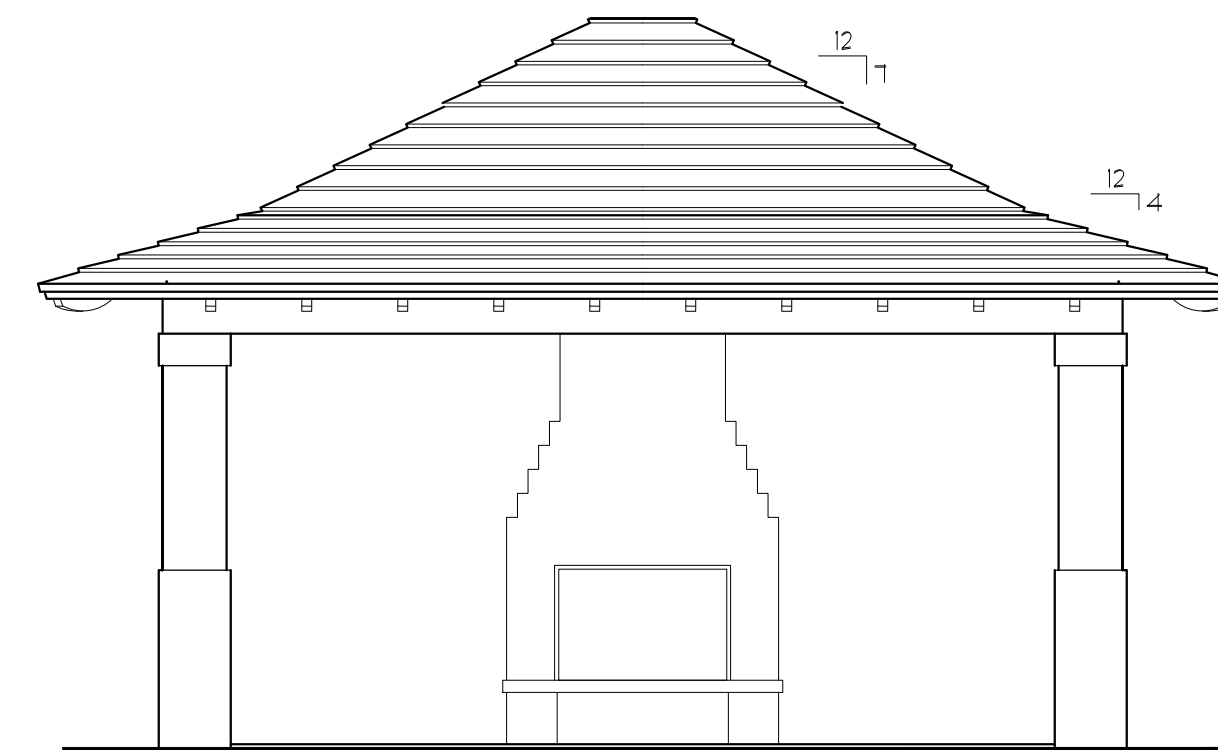




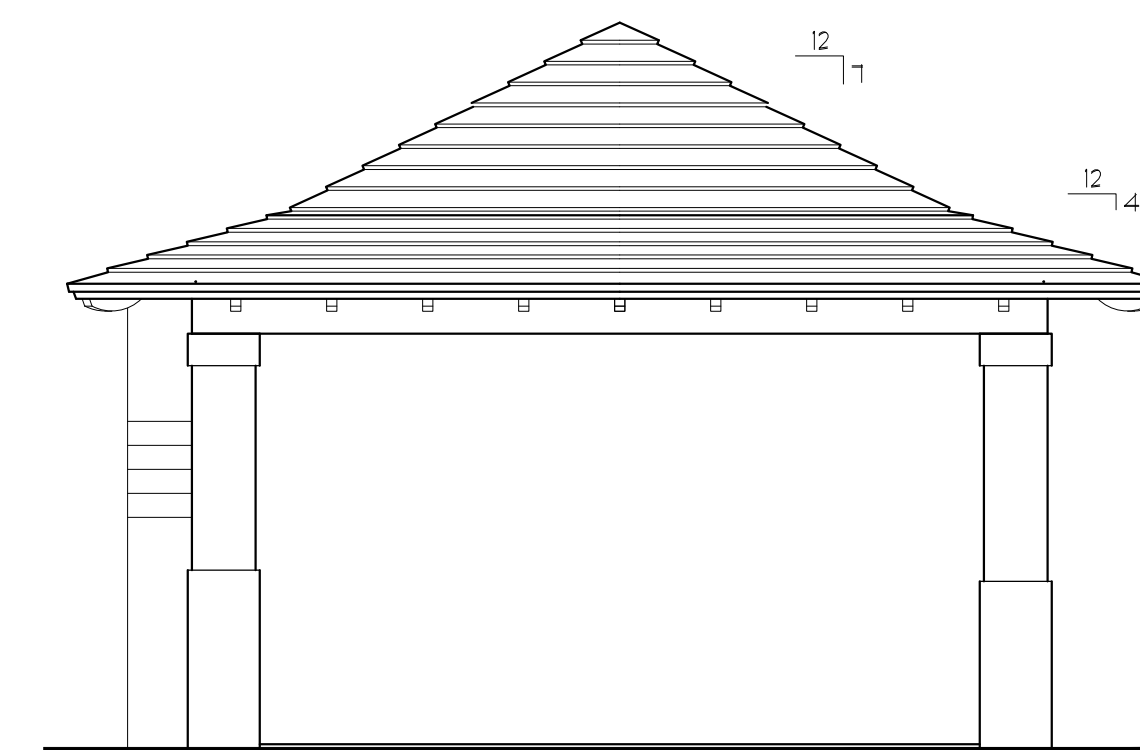
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Loggia Elevation F (East)
Scale 1/4" = 1'-0"



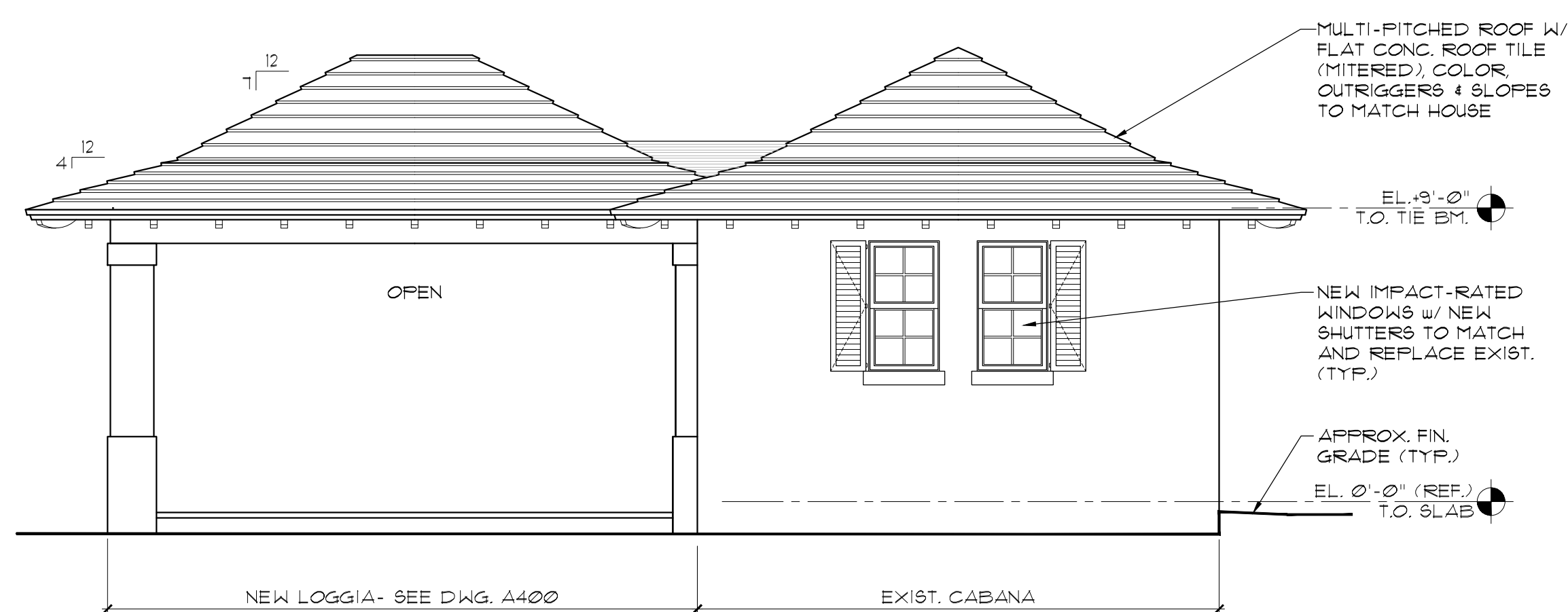
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Loggia Elevation E (South)
Scale 1/4" = 1'-0"



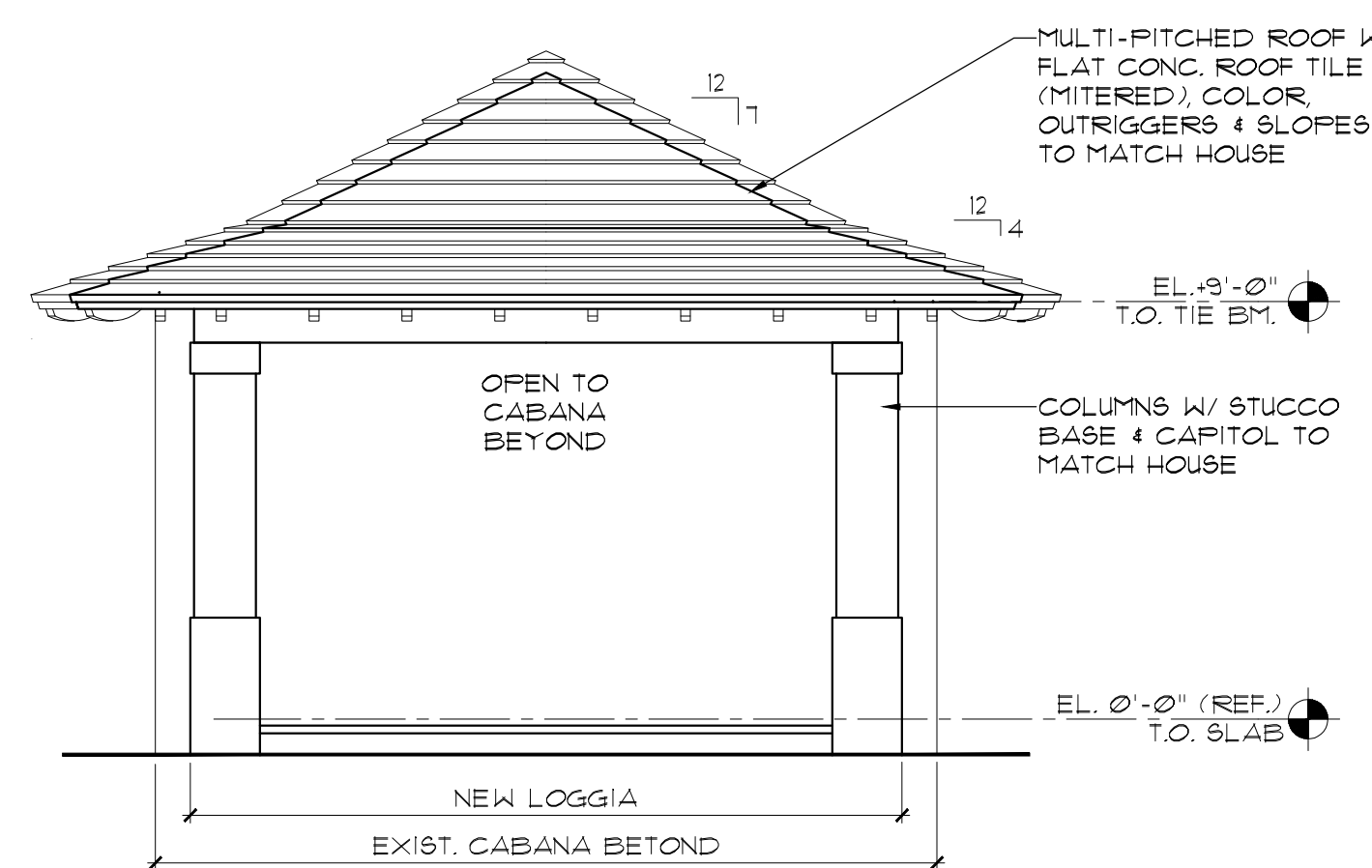
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Loggia Courtyard Elevation D (North)
Scale 1/4" = 1'-0"



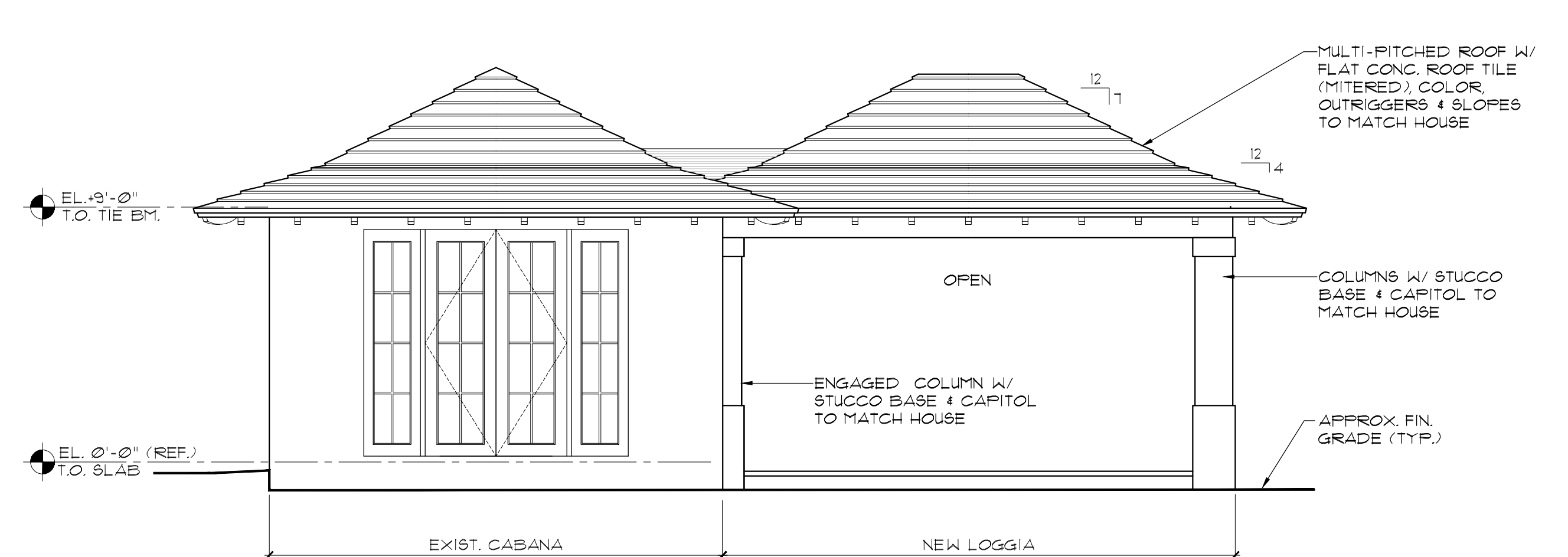
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Loggia Courtyard Elevation D (West)
Scale 1/4" = 1'-0"



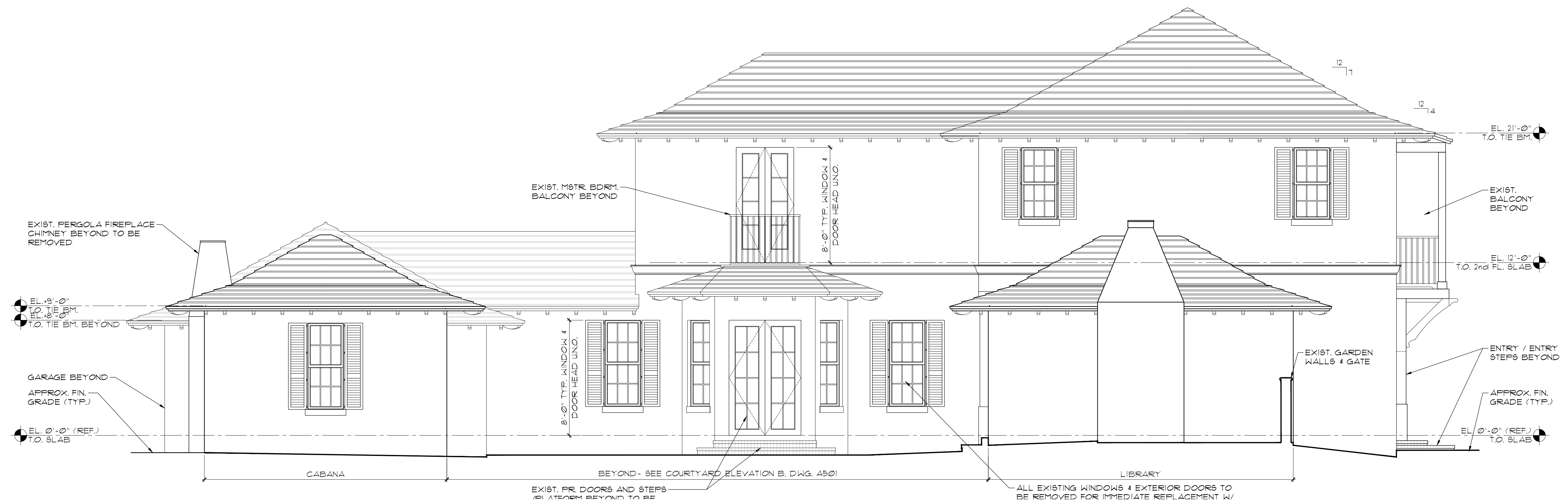
Proposed
Loggia Elevation E (South)
Scale 1/4" = 1'-0"



Proposed
Loggia Courtyard Elevation F (West)
Scale 1/4" = 1'-0"

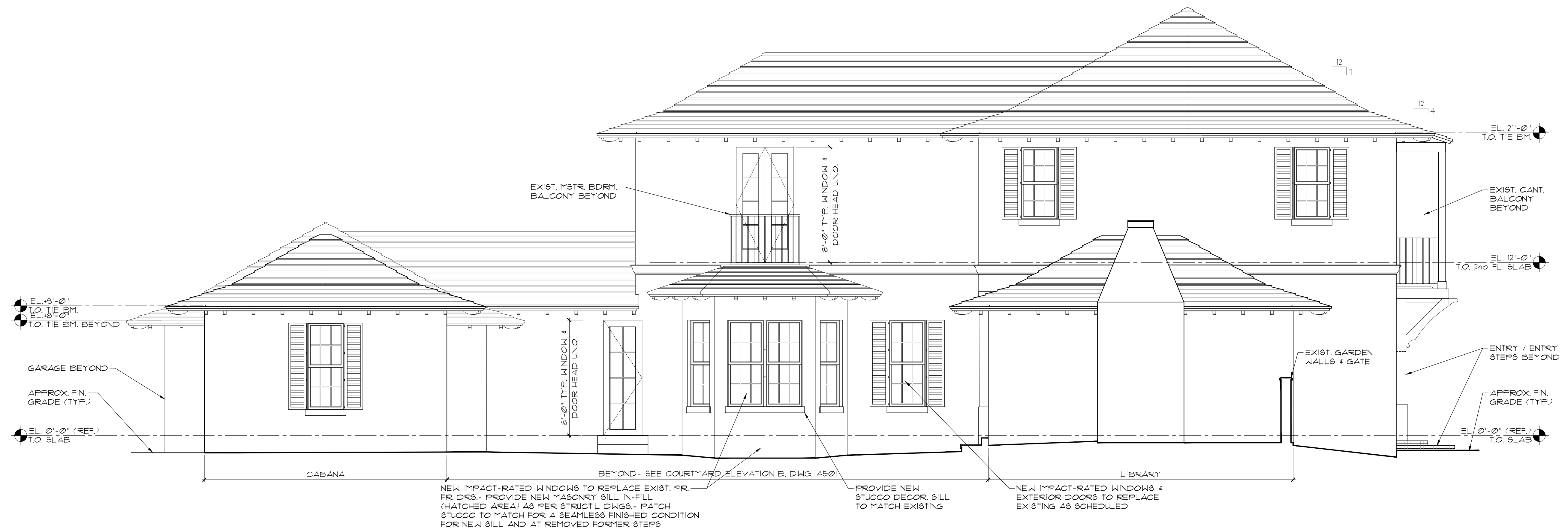


Proposed
Loggia Courtyard Elevation D (North)
Scale 1/4" = 1'-0"



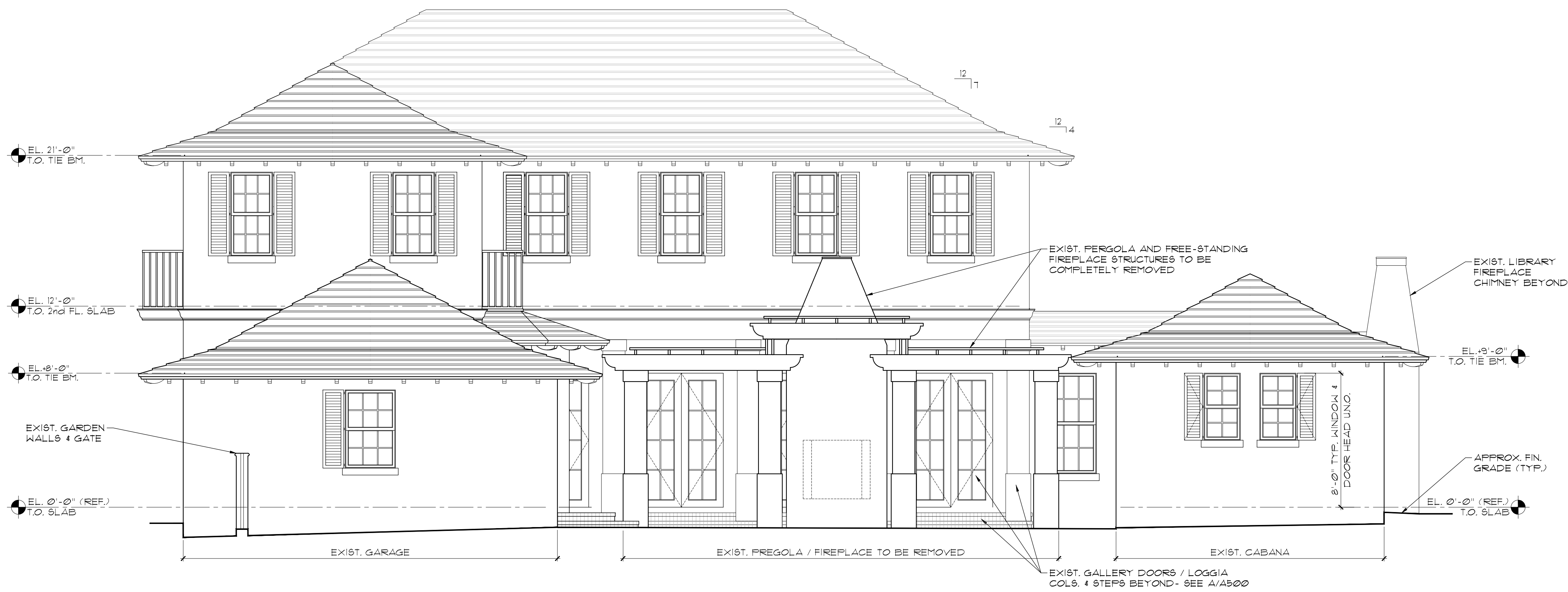
Existing Courtyard Elevation C
Scale

1/4" = 1'-0"



Proposed Courtyard Elevation C
Scale

1/4" = 1'-0"



Existing South Elevation

Scale

1/4" = 1'-0"



Proposed South Elevation

Scale

1/4" = 1'-0"

State of Florida
Landscape Architect
Registration No.
6666856

308 ARABIAN ROAD, PALM BEACH, FLORIDA

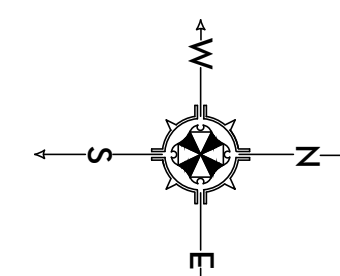
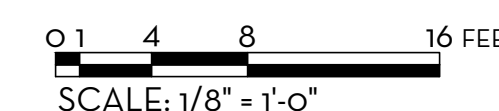
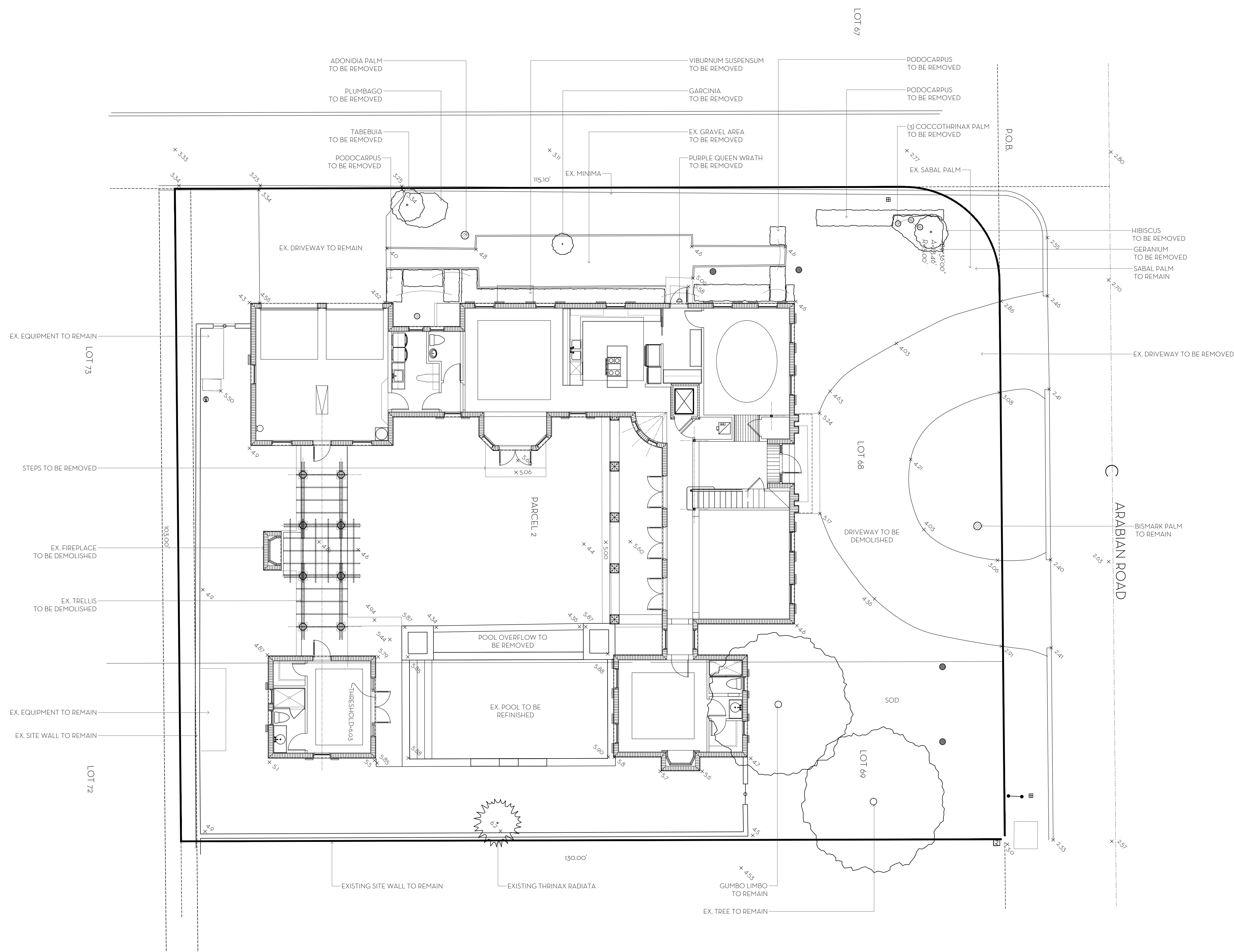


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EX2

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	13,342	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,004	SQ FT	45%
EXISTING =	7,070	SQ FT	53.0%
PREV. PERSENTED =	6,690	SQ FT	50.1%
PROPOSED =	6,899	SQ FT	51.70%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,506	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,002	SQ FT	40%
EXISTING =	1,678	SQ FT	67.0%
PROPOSED =	1,448	SQ FT	57.8%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,218	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 6,004 SF) = 3,002 REQUIRED			
EXISTING =	3,615	SQ FT	
PROPOSED =	3,252	SQ FT	77%



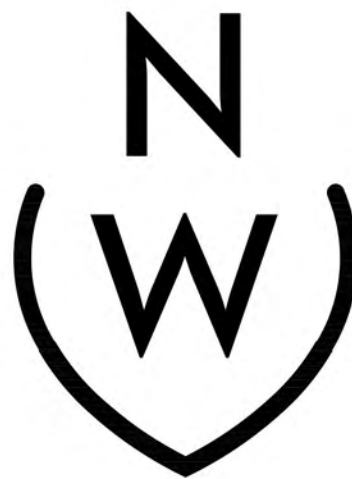
MARIO F. NIEVERA

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OPEN SPACE DIAGRAM
LAUGHLIN RESIDENCE

05 SEPTEMBER 2023 308 ARABIAN ROAD, PALM BEACH, FLORIDA
11 JULY 2023 - DROP-OFF SUBMITTAL
26 JUNE 2023 - SECOND SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL

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



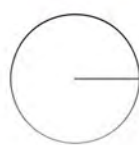
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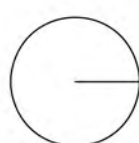
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Lo



 NORTH ELEVATION - PREVIOUSLY PRESENTED



 NORTH ELEVATION

MARIO F. NIEVERA

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Registration No.
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ELEVATION RENDERING
LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

05 SEPTEMBER 2023
11 JULY 2023-DROP-OFF SUBMITTAL
26 JUNE 2023 - SECOND SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL

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



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EL1



EAST ELEVATION - PREVIOUSLY PRESENTED



EAST ELEVATION

MARIO F. NIEVERA

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6666856

ELEVATION RENDERING
LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

05 SEPTEMBER 2023
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26 JUNE 2023 - SECOND SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL

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

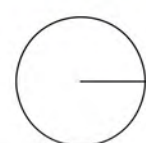


NIEVERA WILLIAMS
DESIGN

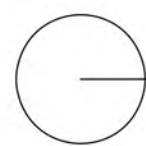
625 N. Flagler Drive
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EL2



SOUTH ELEVATION - PREVIOUSLY PRESENTED



SOUTH ELEVATION

MARIO F. NIEVERA

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Registration No.
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ELEVATION RENDERING
LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

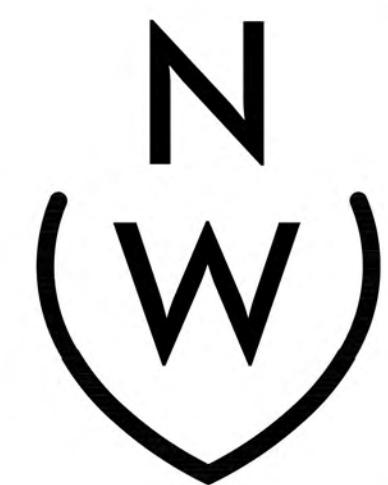
05 SEPTEMBER 2023

11 JULY 2023-DROP-OFF SUBMITTAL

26 JUNE 2023 - SECOND SUBMITTAL

08 JUNE 2023 - FIRST SUBMITTAL

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



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EL3



WEST ELEVATION - PREVIOUSLY PRESENTED



WEST ELEVATION

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

ELEVATION RENDERING
LAUGHLIN RESIDENCE

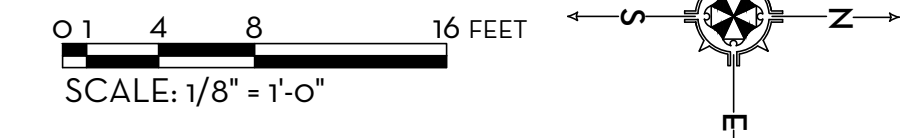
308 ARABIAN ROAD, PALM BEACH, FLORIDA
05 SEPTEMBER 2023 - DROP-OFF SUBMITTAL
11 JULY 2023 - SECOND SUBMITTAL
26 JUNE 2023 - FIRST SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL
SCALE: 1/4" = 1'-0"



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EL4



- MAXIMUM SIZE TRUCK THAT CAN TRAVERSE THE STREET TO ACCESS PROPERTY = 30 FEET
- BEST ROUTE TO PROPERTY: NORTH BRIDGE/ROYAL POINCIANA WAY TO COUNTY ROAD/ N. OCEAN BLVD., TO ARABIAN ROAD
- MAXIMUM NUMBER OF TRUCK TRIPS TO PROPERTY (ESTIMATED) = 10 (DUMPSTER, WINDOWS, DOORS)

NOTE: CONSTRUCTION SCREENING TO ENSURE 100% COVERAGE FROM NEIGHBORING PROPERTIES, INCLUDING SECOND FLOOR WINDOWS AND BALCONIES, AND FROM R.O.W.



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CSP

MARIO F. NIEVERA

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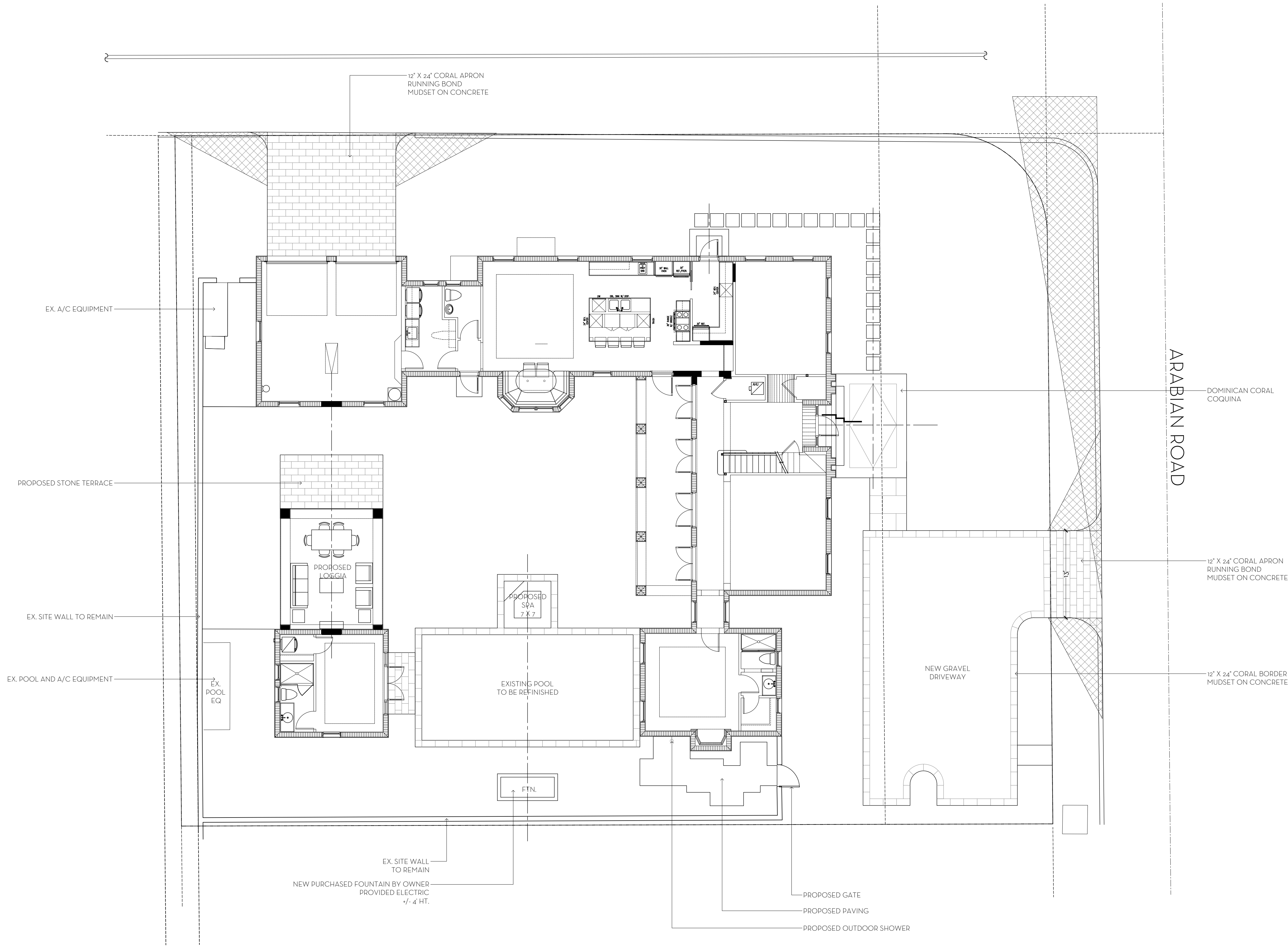
CONSTRUCTION SCREENING PLAN
LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

05 SEPTEMBER 2023 3087

26 JUNE 2023 - SECOND SUBMITTAL

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA = 13,342 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED =	6,004	SQ FT	45%
EXISTING =	7,070	SQ FT	53.0%
PREV. PERSENTED =	6,690	SQ FT	50.1%
PROPOSED =	6,899	SQ FT	51.70%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 2,506 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED =	1,002	SQ FT	40%
EXISTING =	1,678	SQ FT	67.0%
PROPOSED =	1,448	SQ FT	57.8%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 4,218 SQ FT

MINIMUM LANDSCAPE:

(50% OF 6,004 SF) = 3,002 REQUIRED

EXISTING =	3,615	SQ FT	
PROPOSED =	3,252	SQ FT	77%



MARIO F. NIEVERA

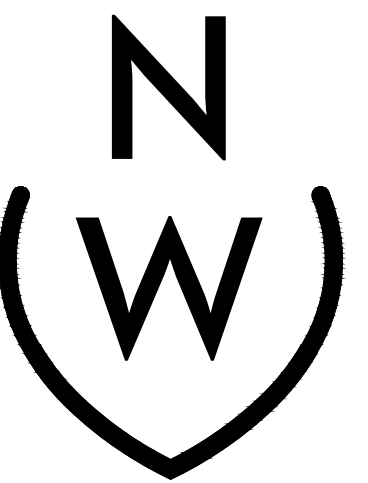
State of Florida
Landscape Architect
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HARDSCAPE PLAN
LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

05 SEPTEMBER 2023
11 JULY 2023-DROP-OFF SUBMITTAL
26 JUNE 2023 - SECOND SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL

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



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CORAL PAVING
DRIVEWAY AND REAR HARDSCAPE



GRAVEL
DRIVEWAY MATERIAL

MARIO F. NIEVERA

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Landscape Architect
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EXTERIOR MATERIALS
LAUGHLIN RESIDENCE

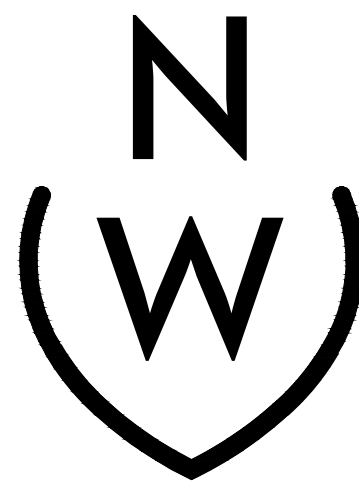
308 ARABIAN ROAD, PALM BEACH, FLORIDA

05 SEPTEMBER 2023 - DROP-OFF SUBMITTAL

11 JULY 2023 - SECOND SUBMITTAL

26 JUNE 2023 - FIRST SUBMITTAL

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



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P: 561-659-2820
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NIEVERAWILLIAMS.COM

L2

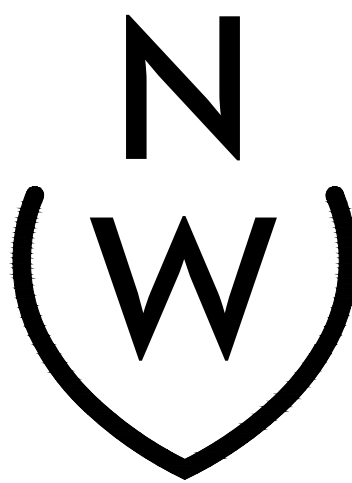
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
LAUGHLIN RESIDENCE

05 SEPTEMBER 2023 308 ARABIAN ROAD, PALM BEACH, FLORIDA
11 JULY 2023 DROP-OFF SUBMITTAL
26 JUNE 2023 - SECOND SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL

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

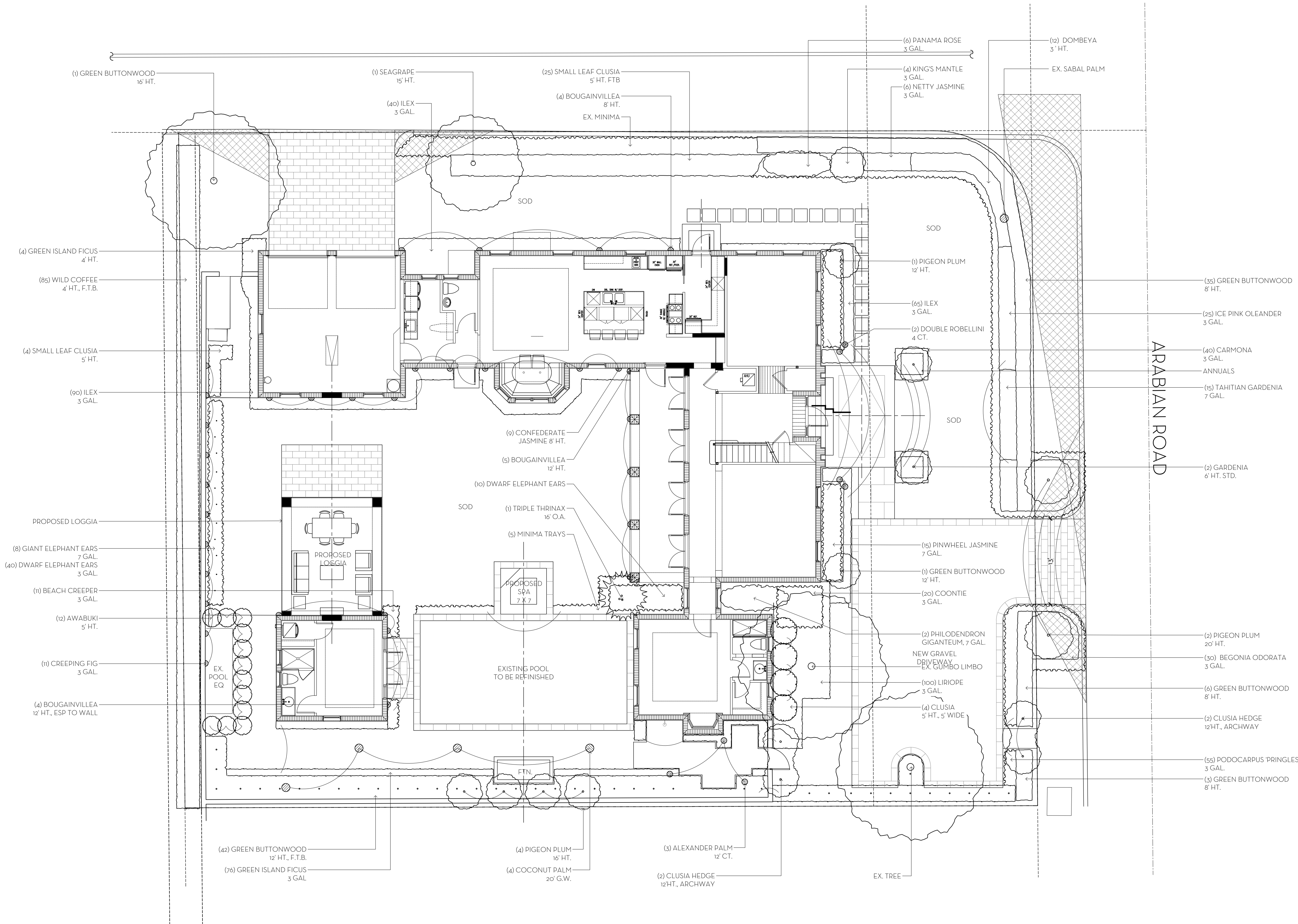


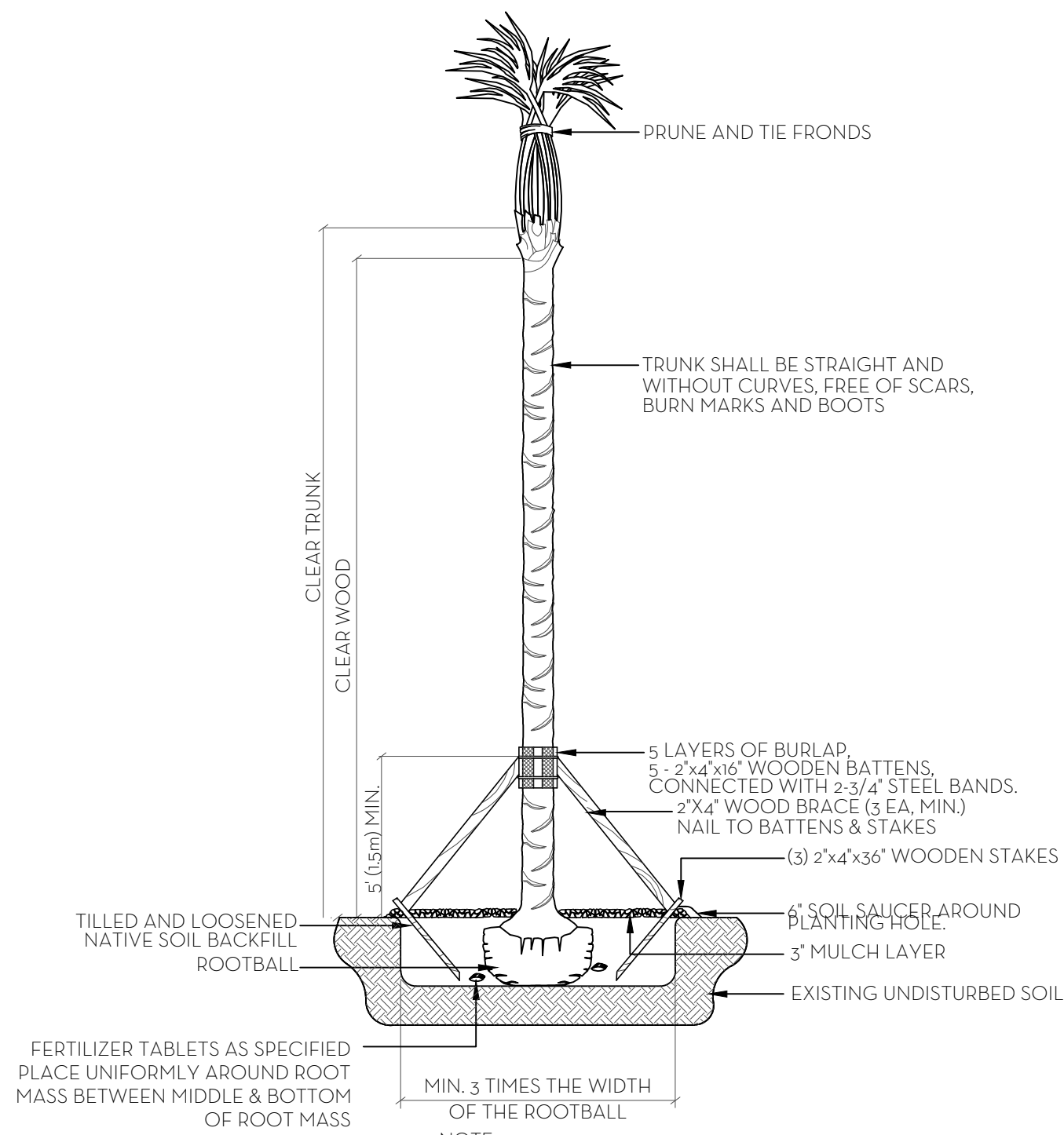
NIEVERA WILLIAMS
DESIGN

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

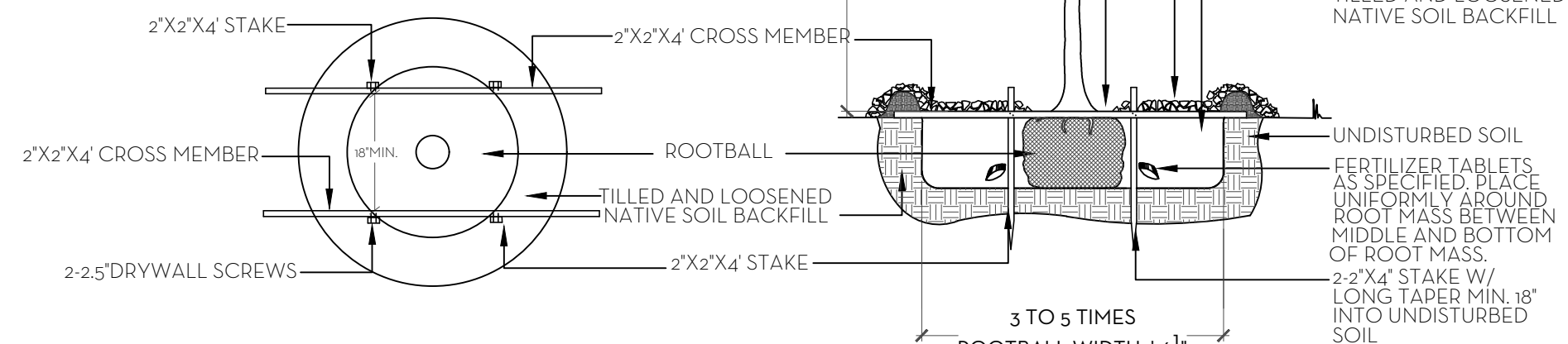
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LP1

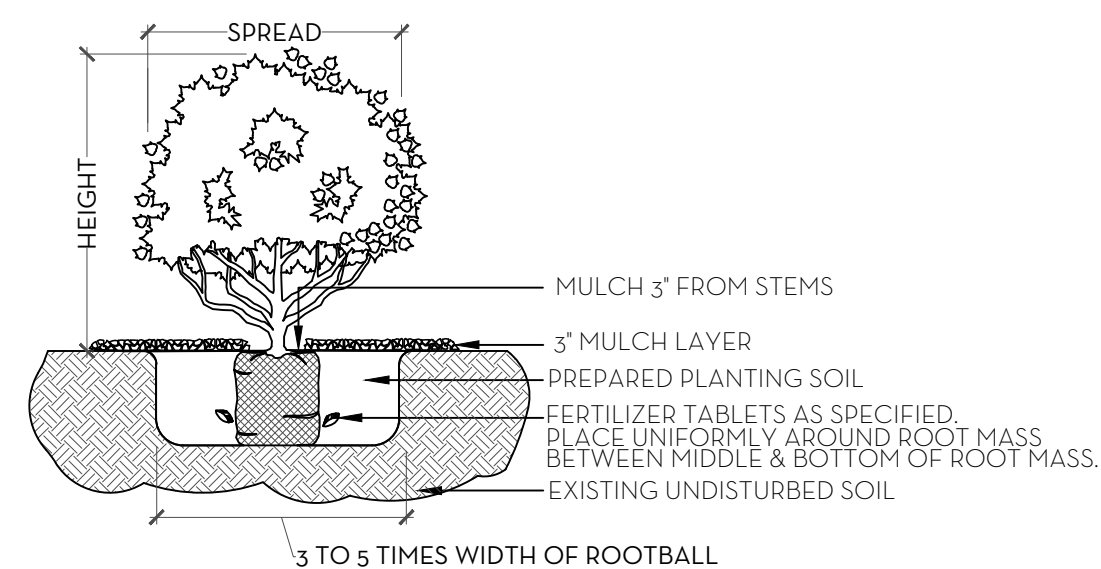




PALM PLANTING DETAIL

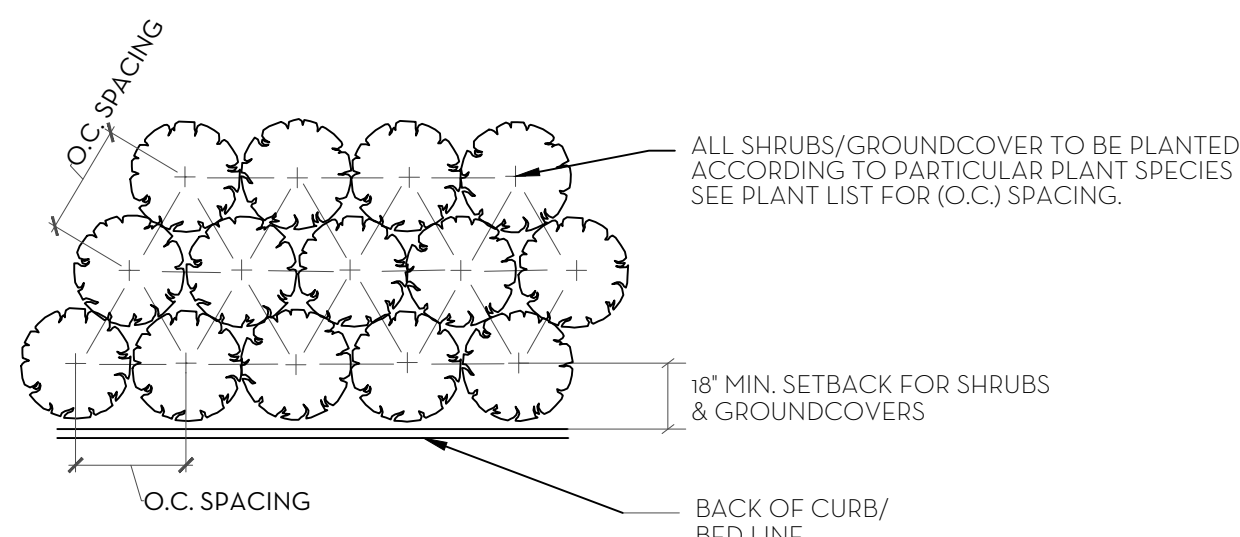


TREE PLANTING DETAIL



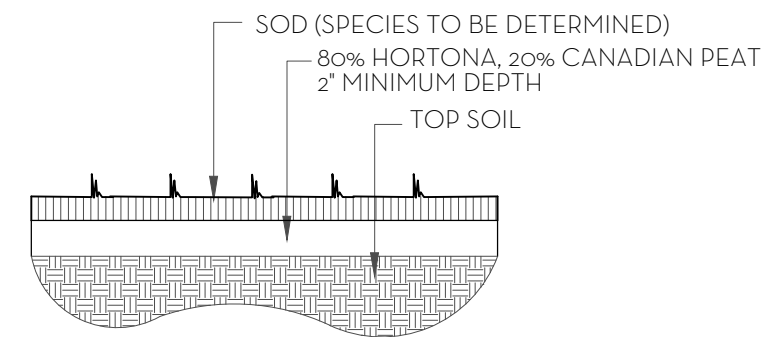
NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL

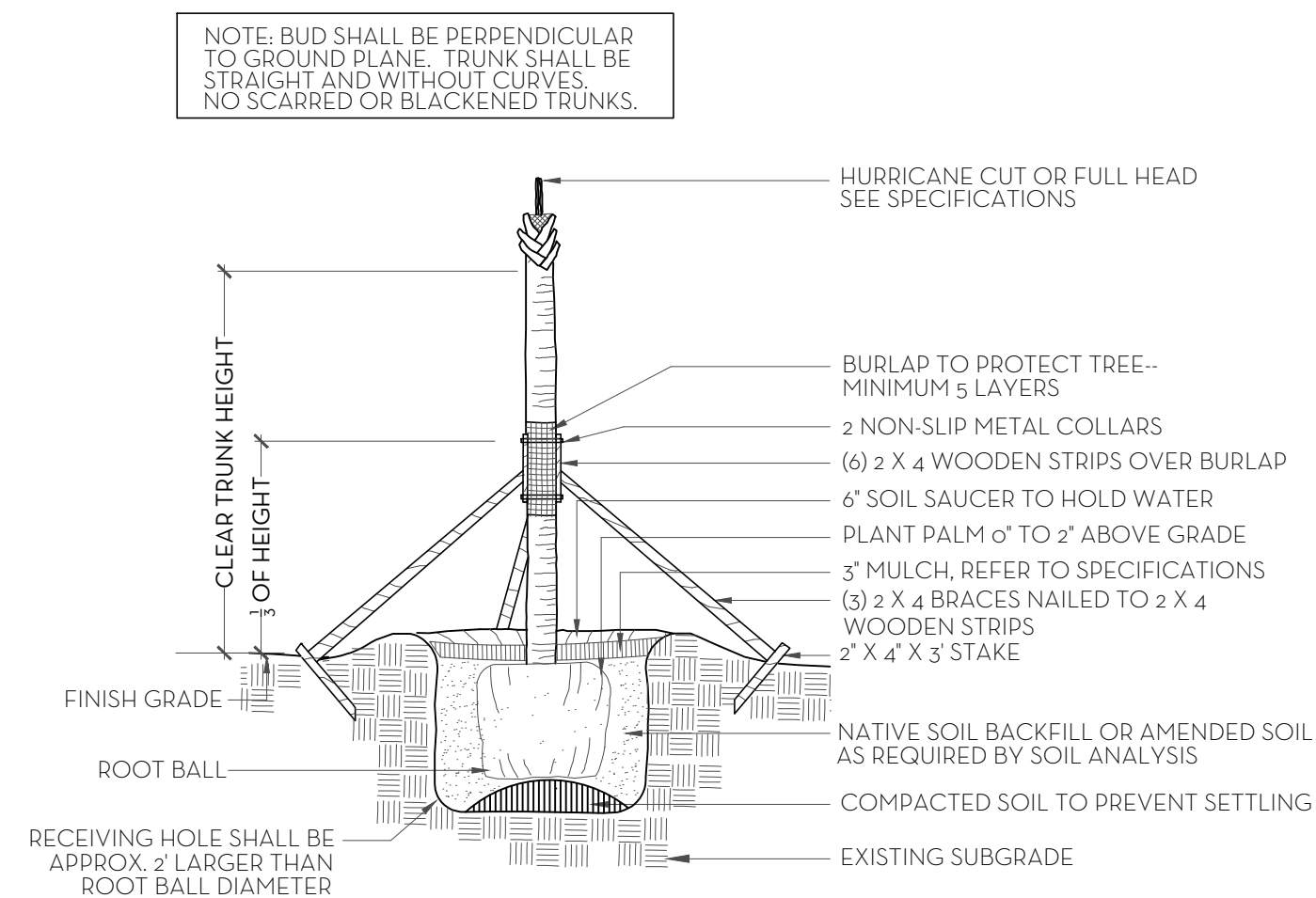


PLANT SPACING DETAIL

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

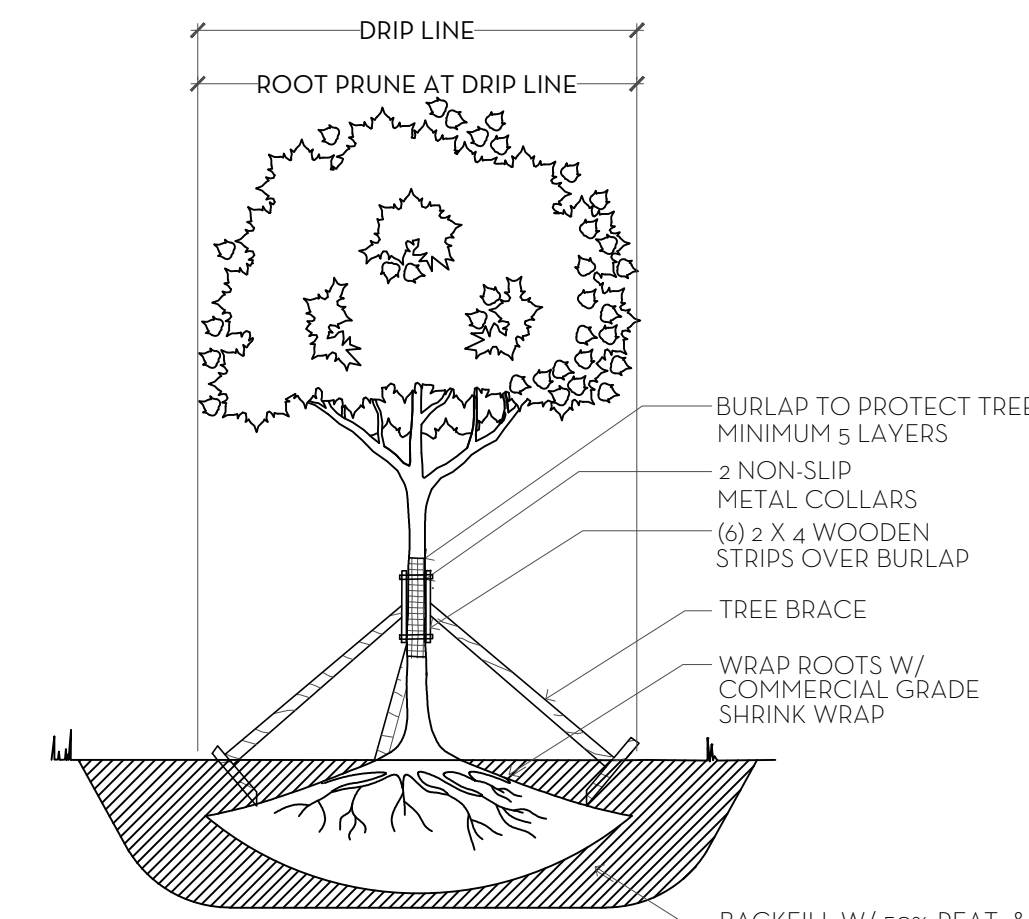


SOD PLANTING DETAIL

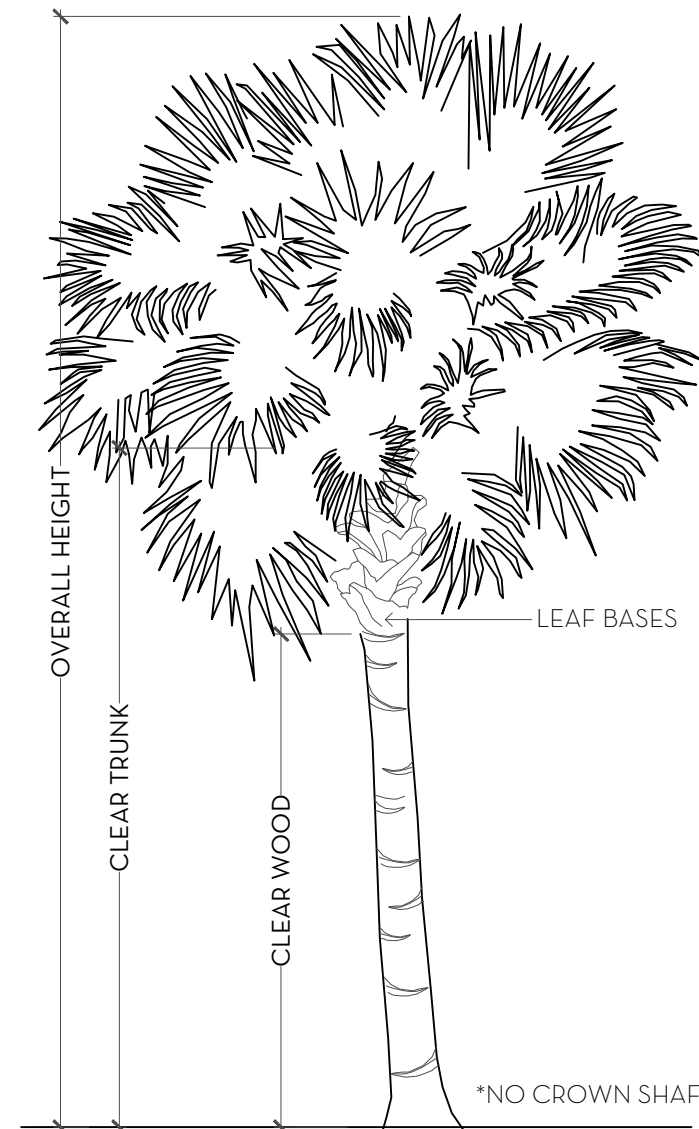


NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL



TREE ROOT PRUNING DETAIL



PALM SPECIFICATION DETAIL

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.

Common Name	Botanical Name	Qty	Size	Native
Trees/Palms				
Existing Gumbo Limbo	Bursera simaruba	1	20'	✓
Existing Sabal Palm	Sabal palmetto	1	10' CT	✓
Alexander Palm	Ptychosperma elegans	3	12' CT	
Triple Thrinax Palm	Thrinax radiata	1	16' OA	✓
Robellini Palm	Phoenix roebellini	2	4' CT, Double	
Coconut Palm	Cocos nucifera	4	20' GW	
Green Buttonwood	Conocarpus erectus	1	16' HT.	✓
Green Buttonwood	Conocarpus erectus	1	12' HT.	✓
Pigeon Plum	Coccoloba diversifolia	2	20' HT.	✓
Pigeon Plum	Coccoloba diversifolia	4	16' HT.	✓
Pigeon Plum	Coccoloba diversifolia	1	12' HT.	✓
Seagrape	Coccoloba uvifera	1	15' HT	✓
		10		100%
Shrubs/Vines				
Awabuki	Viburnum odoratissimum awabuk	12	5' HT. FTB	
Bougainvillea	Bougainvillea ssp	4	8' HT.	
Bougainvillea	Bougainvillea ssp	9	12' HT.	
Confederate Jasmine	Trachelospermum jasminoides	9	8' HT.	
Dombeya	Dombeya seminole	12	3' Ht.	
Giant Elephant Ear	Alocasia ssp.	8	7 Gal.	
Green Buttonwood	Conocarpus erectus	44	8' HT.	✓
Green Buttonwood	Conocarpus erectus	42	12' HT.	✓
Green Island Ficus	Ficus microcarpa 'Green Island'	76	3 Gal.	
Green Island Ficus	Ficus microcarpa 'Green Island'	4	4' HT.	
Philodendron Giganteum	Philodendron giganteum	2	7 Gal.	
Small Leaf Clusia	Clusia guttifera	4	12' HT. STD., ARCHWAY	
Small Leaf Clusia	Clusia guttifera	29	5' HT. FTB	
Small Leaf Clusia	Clusia guttifera	4	5' Ht, 5' Wide	
Tahitian Gardenia	Gardenia taitensis	15	7 Gal.	
Wild Coffee	Psychotria tenuifolia	85	4' HT., F.T.B.	✓
Gardenia	Gardenia jasminoides 'Miami Supreme'	2	6' Ht. STD	
		361		47%
Ground Covers				
Beach Creeper	Ernodea littoralis	11	3 Gal.	✓
Begonia 'Odorata Alba'	Begonia odorata 'Alba'	30	3 Gal.	
Carmona	Carmona microphylla	40	3 Gal.	
Coontie	Zamia integrifolia	20	3 Gal.	✓
Creeping Fig	Ficus repens	11	3 Gal.	
Dwarf Elephant Ear	Alocasia ssp.	50	3 Gal.	
Ice Pink Oleander	Nerium oleander	25	3 Gal.	
Ilex	Ilex cassine	195	3 Gal.	✓
King's Mantle	Thunbergia erecta	4	3 Gal.	
Liriope	Liriope ssp.	100	3 Gal.	
Minima	Trachelospermum asiaticum 'Minima'	5	Trays	
Netty Jasmine	Tabernaemontana divaricata 'Netty'	6	3 Gal.	
Panama Rose	Rondeletia leucophylla	6	3 Gal.	
Pinwheel Jasmine	Tabernaemontana divaricata 'Pinwheel Jasmine'	15	7 Gal.	
Podocarpus Pringles	Podocarpus macrophyllus 'Pringles'	55	3 Gal.	
		573		39%

Landscape Legend		
Property Address:	308 ARABIAN RD	
	Required	Proposed
Lot Size (sq ft)	13,342	13,342
Landscape Open Space (LOS) (Sq Ft and %)	6,004 (45%)	6,899 (51.7%)
Perimeter LOS (Sq Ft and %)	3,002 (50%)	3,252 (77%)
Front Yard LOS (Sq Ft and %)	1,002 (40%)	1,448 (57.8%)
Native* Trees %	30%	100%
Native* Palms %	N/A	N/A
Native* Shrubs %	30%	47%
Native* Vines / Ground Cover %	30%	39%

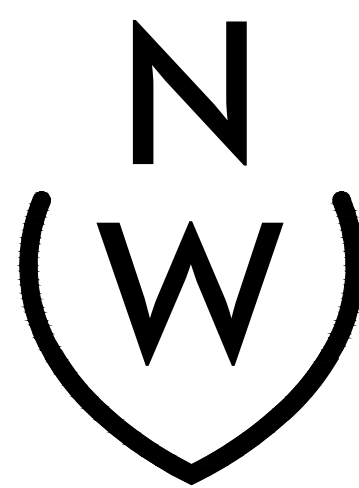
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

05 SEPTEMBER 2023
11 JULY 2023-DROP-OFF SUBMITTAL
26 JUNE 2023 - SECOND SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL

308 ARABIAN ROAD, PALM BEACH, FLORIDA

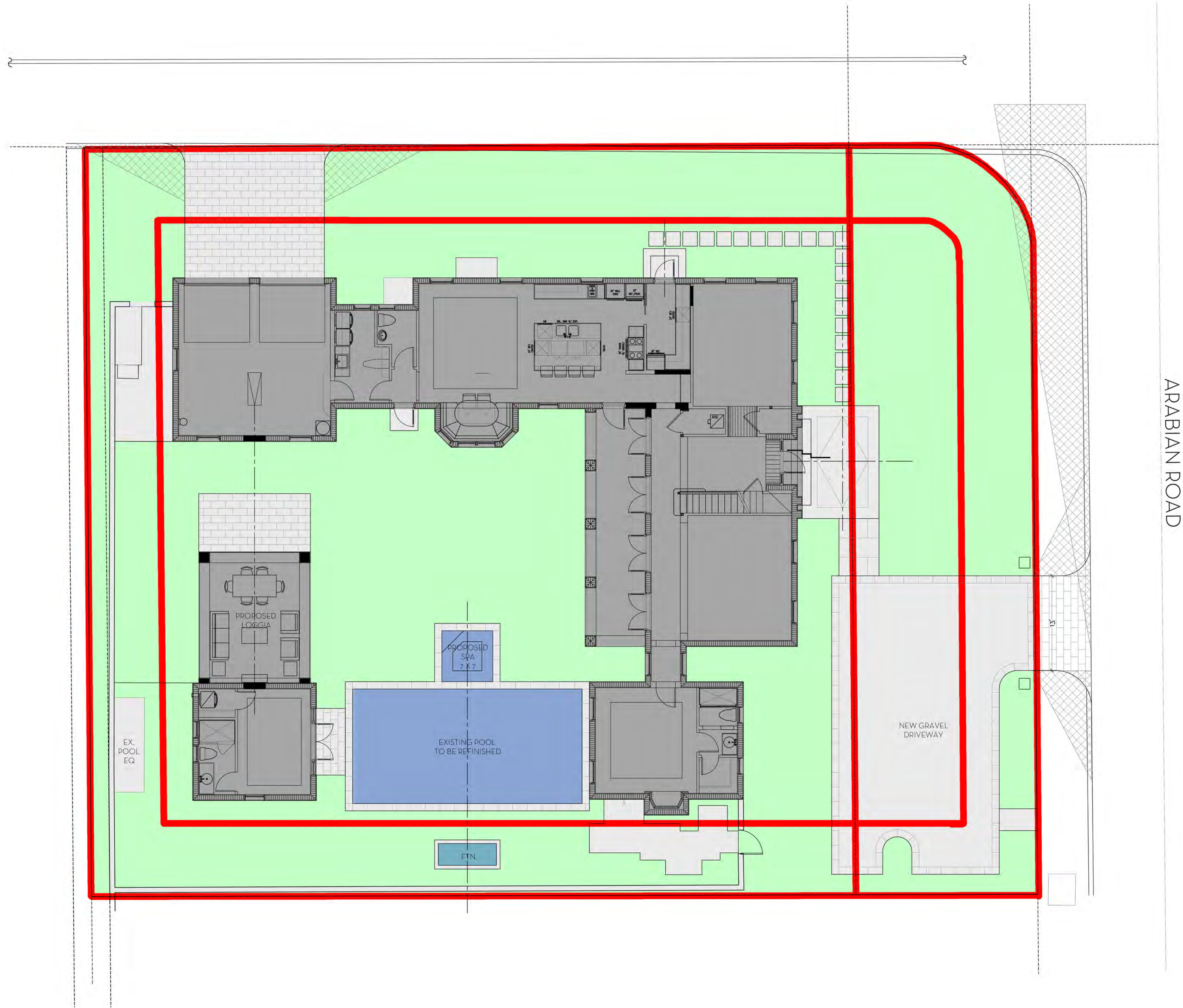


NIEVERA WILLIAMS
DESIGN

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P: 561-659-2820
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LP2



OVERALL R-B SITE CALCULATIONS:

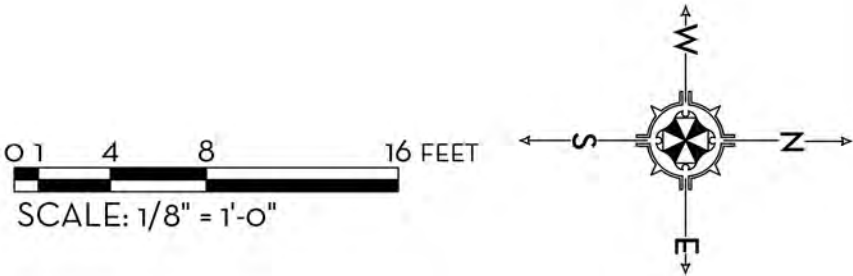
SITE AREA =	13,342	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,004	SQ FT	45%
EXISTING =	7,070	SQ FT	53.0%
PREV. PERSENTED =	6,690	SQ FT	50.1%
PROPOSED =	6,899	SQ FT	51.70%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,506	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,002	SQ FT	40%
EXISTING =	1,678	SQ FT	67.0%
PROPOSED =	1,448	SQ FT	57.8%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,218	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 6,004 SF) = 3,002 REQUIRED			
EXISTING =	3,615	SQ FT	
PROPOSED =	3,252	SQ FT	77%



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM
LAUGHLIN RESIDENCE

05 SEPTEMBER 2023
11 JULY 2023 DROP-OFF SUBMITTAL
26 JUNE 2023 - SECOND SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL

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



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OS

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 13,344 sq.ft.

Drainage Area Impervious Surface = 6,629 sq.ft.

Drainage Area Pervious Surface = 6,715 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:

$1.0 \times 2 \text{ in/hr} \times 6,629 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 1,105 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 6,715 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 224 \text{ cu.ft.}$

Total Volume to be Retained = 1,329 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L = Total Length of Trench Provided = 30 ft
W = Trench Width = 20 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 = 0.50 ft
DS = Saturated Trench Depth = 0.50 ft
V = Volume Treated = 239 cu.ft.

Exfiltration Trench #2

L = Total Length of Trench Provided = 40 ft
W = Trench Width = 10 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 = 1.50 ft
DS = Saturated Trench Depth = 1.00 ft
V = Volume Treated = 449 cu.ft.

Exfiltration Trench #3

L = Total Length of Trench Provided = 60 ft
W = Trench Width = 6 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 = 1.50 ft
DS = Saturated Trench Depth = 1.50 ft
V = Volume Treated = 443 cu.ft.

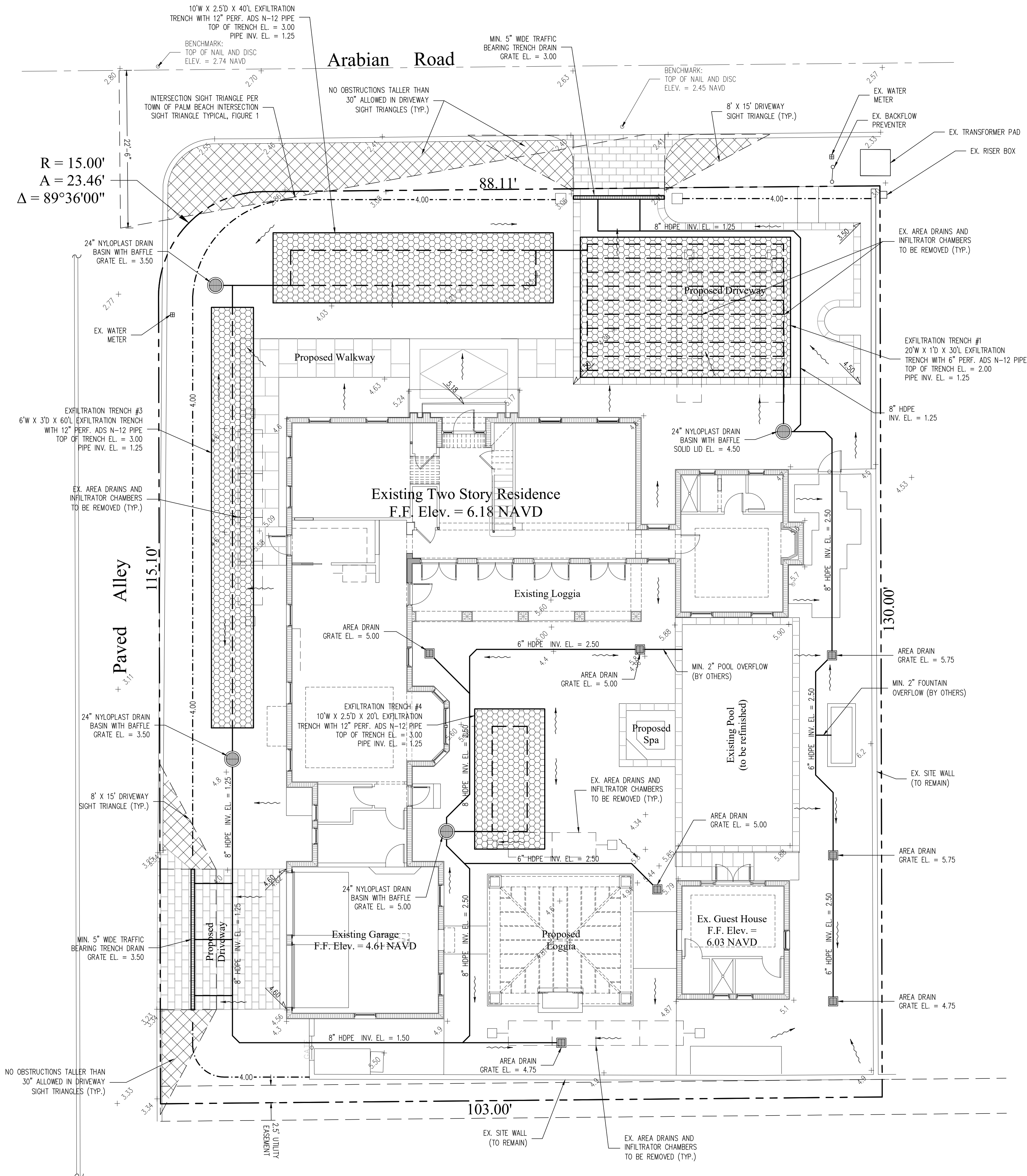
Exfiltration Trench #4

L = Total Length of Trench Provided = 20 ft
W = Trench Width = 10 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 = 1.50 ft
DS = Saturated Trench Depth = 1.00 ft
V = Volume Treated = 224 cu.ft.

Total Volume Retained in Exfiltration Trenches = 1,355 cu.ft.

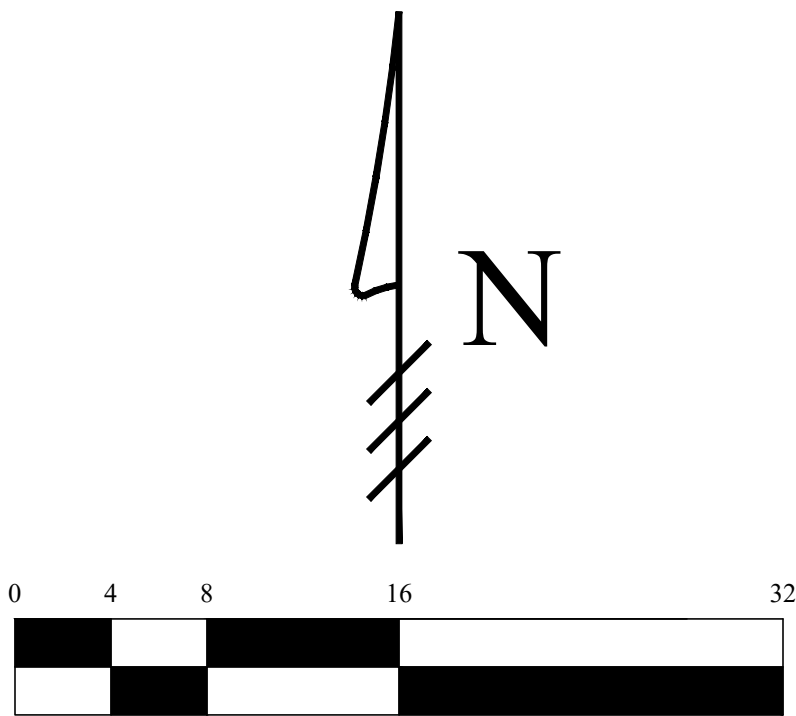
Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 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.
- 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.
- 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.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.



Legend

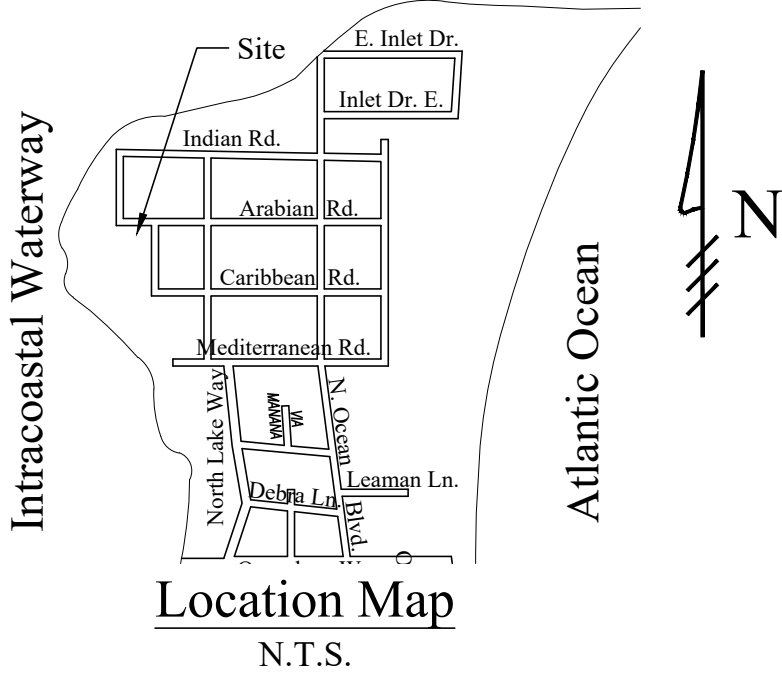
- 5.7 +
8.00
PROPOSED ELEVATION (NAVD-88)
- 7.00
PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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.

Lake Worth Inlet



Location Map
N.T.S.



Gruber Consulting
Engineers, Inc.

SUNSHINE AVE. SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

Project Information				
Project No.	2023-0049	Issue Date	07/05/2023	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
Checked By	CG			

Conceptual Site Grading & Drainage Plan For:

Proposed Renovation

Palm Beach, Florida

308 Arabian Road

Revisions

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1

This item has been electronically signed and sealed by Chad M. Gruber
on the date adjacent to the seal using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and
the SHA authentication code must be verified on any electronic copies.

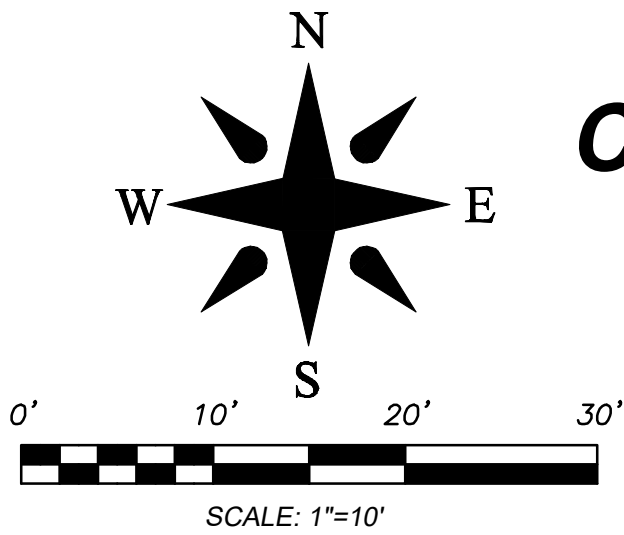
Plan Background from Hardscape Plan by
Nievera Williams Design Received 6/22/23

ARC-23-103

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LEGEND

A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
B.F.P. = BACKFLOW PREVENTOR
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CL.R. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.D.C. = FIRE DEPARTMENT CONNECTION
FFE = FINISHED FLOOR ELEVATION
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
MIN. = MINIMUM
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORDS BOOK
O.S. = OFFSET
P = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
PVMT = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R.P.Z. = REDUCED PRESSURE ZONE
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
T.O.W. = TOP OF WALL
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
YD = YARD DRAIN
B = BASELINE
C = CENTERLINE
C.A. = CENTRAL ANGLE/Delta
C.M.F. = CONCRETE MONUMENT FOUND (AS NOTED)
C.M.S. = CONCRETE MONUMENT SET (LB #4569)
R & C.P. = ROD & CAP FOUND (AS NOTED)
5/8" IRON ROD & CAP SET (LB #4569)
IRON PIPE FOUND (AS NOTED)
IRON ROD FOUND (AS NOTED)
NAIL FOUND (AS NOTED)
NAIL & DISK FOUND (AS NOTED)
MAG NAIL & DISK SET (LB #4569)
PROPERTY LINE
UTILITY POLE
FIRE HYDRANT
WATER METER
WATER VALVE
LIGHT POLE
CABLE TV RISER
ELECTRIC BOX
GAS METER
SANITARY MANHOLE

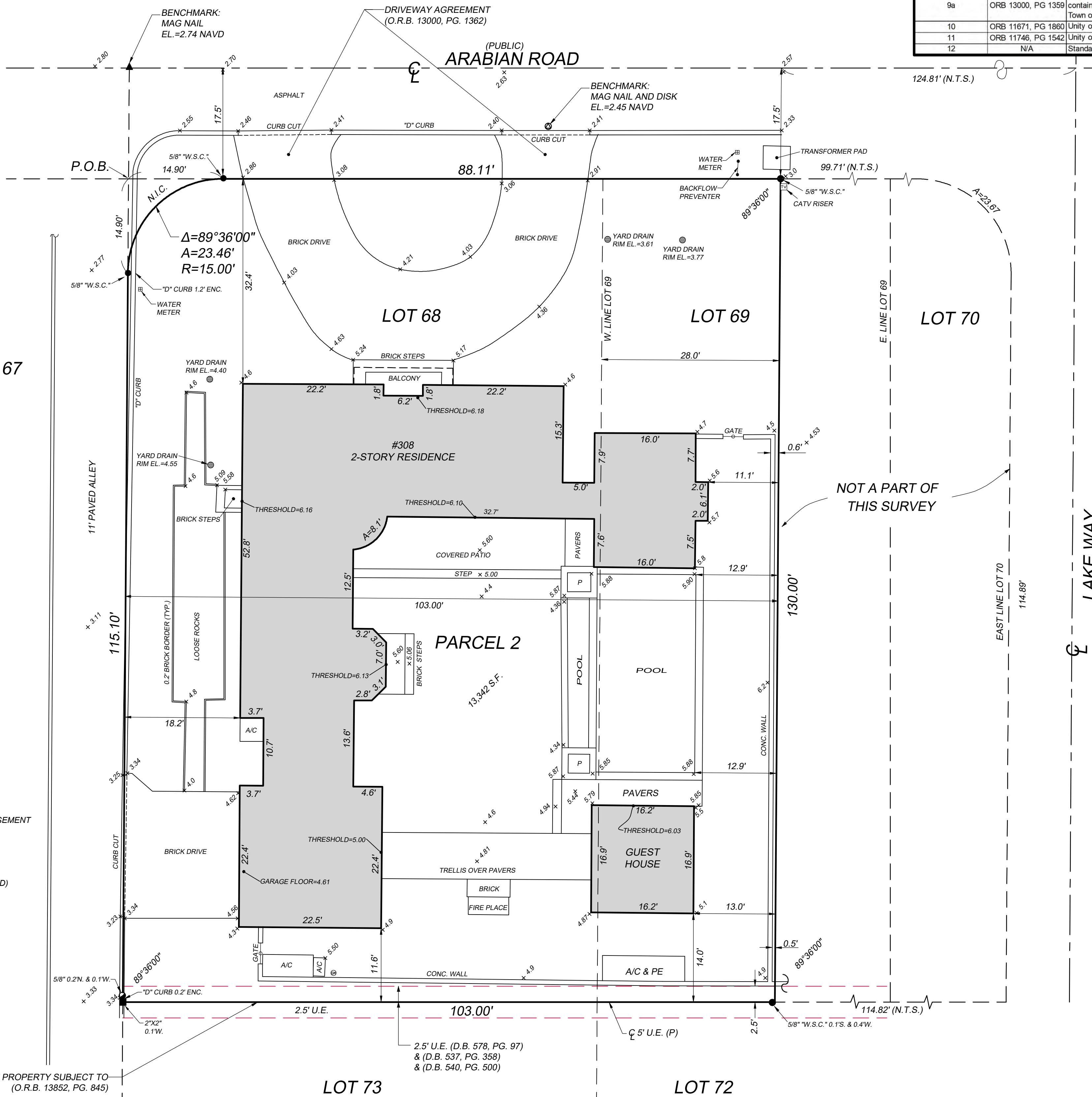


Boundary Survey For: CONAN LAUGHLIN AND BROOKE LAUGHLIN

This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

Conan Laughlin and Brooke Laughlin
Old Republic National Title Insurance Company
Dickenson Law, P.A.
First Republic Bank, Its Successors and/or Assigns
Kochman & Ziska PLC

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.



TITLE COMMITMENT REVIEW

CLIENT: Conan Laughlin		COMMITMENT NO. : 1259893	DATE: 04/11/22			
REVIEWED BY: Craig Wallace		JOB NO. : 91-1217.38				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-5	N/A	Standard Exceptions.				•
6	PB 18, PG 5	All matters contained on the Plat of Revised Plat of Lake Front Addition to Boca Raton Company's Inlet Subdivision.	•			
7	D.B. 537, PG 358 D.B. 578, PG 97 D.B. 540, PG 500	Easement contained in Deeds.	•			
7a	D.B. 548, PG 134	Amended.		NOT SUPPLIED		
8	ORB 13852, PG 845	Terms and conditions contained in Agreement by and between John D. Andrica and the Town of Palm Beach.	•			
9	ORB 13000, PG 1362	Terms and conditions contained in Agreement to the Town of Palm Beach.	•			
9a	ORB 13000, PG 1359	Terms and conditions contained in Agreement to the Town of Palm Beach.			•	
10	ORB 11671, PG 1860	Unity of Title.		•		
11	ORB 11746, PG 1542	Unity of Title.		•		
12	N/A	Standard Exception.				•

PALM BEACH INLET

LAKE WORTH LAGOON

SITE

VICINITY SKETCH

(NOT TO SCALE)

PROPERTY ADDRESS:

308 Arabian Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lot 68, and the West 28.00 feet of Lot 69 of **REVISED PLAT OF LAKE FRONT ADDITION TO BOCA RATON COMPANY'S INLET SUBDIVISION**, according to the Plat thereof as recorded in Plat Book 18, Page 5, of the Public Records of Palm Beach County, Florida.

Less and except the following described thereof:

Begin at the Northwest corner of said Lot 68; thence Easterly along the North line of said Lot 68, a distance of 14.90 feet to a point; thence Westerly and Southerly along the Arc of a curve concave to the Southeast and having a Radius of 15 feet and a central angle of 89°36'00", a distance of 23.46 feet to the end of said curve, being a point in the East line of said Lot 67; thence Northerly along the East line of said Lot 67, a distance of 14.90 feet to the **POINT OF BEGINNING**.

Situate in the county of Palm Beach, State of Florida.

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1259893, issued by Old Republic National Title Insurance Company, dated April 11, 2022. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 6/27/2023

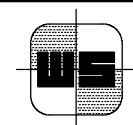
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:

06/27/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 91-1217.40 PB349/64
TITLE REVIEW S.W. 91-1217.38

Boundary Survey For:

CONAN LAUGHLIN AND BROOKE LAUGHLIN



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4999
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 840-4551

FIELD:	B.M.	JOB No.:	91-1217.37	F.B.:	PB331	PG.:	37
OFFICE:	S.W.	DATE:	03/28/22	DWG. No.:	91-1217		
C'K'D.:	C.W.	REF.:	91-1217F.DWG	SHEET:	1	OF	1