

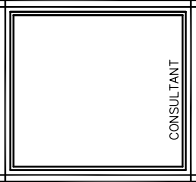
FIRST SUBMITTAL
ADDITIONS TO
615 CREST ROAD
PALM BEACH, FLORIDA
ARC-023-163

RECEIVED

By yfigueroa at 11:22 am, Dec 07, 2023



**BRIDGES MARSH
& ASSOCIATES, INC.**
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33460
Phone: (561) 832 1533
Fax: (561) 832 1520



NEW RESIDENCE FOR:

**1440 S OCEAN BLVD
PALM BEACH, FLORIDA**



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REVISIONS	1	6
	2	7
	3	8
	4	9
	5	10



10/5/23	DATE	HCT3/31	CHK
		M.M.	DRWN

COVER
DWG. NO.

SHEET INDEX

ARCHITECTURAL

SHEET	TITLE
CI	COVER SHEET
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A1.3	STREETSCAPE ZONING SECTION
A1.4	SURROUNDING PROPERTIES
A1.5	EXISTING PROPERTY
A1.6	EXISTING PROPERTY
A2.1	PLANS
A2.2	PLANS
A3.1	ROOF PLAN
A4.1	ELEVATIONS
A4.2	ELEVATIONS

LANDSCAPE

SHEET	TITLE
SITE	SITE PLAN
EL1	ELEVATION
EL2	ELEVATION
EL3	ELEVATION
OS1	SITE PLAN
EX1	EXISTING SITE
EX2	EXISTING SITE
L0	SITE PLAN
L1	HARDSCAPE PLAN
LP1	PLANTING
LP2	PLANT LIST
D1	DETAILS
CSP	CONSTRUCTION SCREENING

CIVIL

SHEET	TITLE
C-1	
C-2	
C-3	
C-4	
C-5	

SURVEY

SHEET	TITLE
1 of 2	
2 of 2	

SCOPE OF WORK

- NEW 1-STORY ADDITION
- PARTIAL HARDSCAPE, LANDSCAPE

MEETING DATES:

PROJECT TYPE:	Private Residence
Pre-App Submittal:	September 18, 2022
Pre-App Meeting:	September 25, 2022
First Submittal:	October 5, 2023
Second Submittal:	November 20, 2023
ARCOM Hearing:	January 24, 2024

PROJECT TEAM:

ARCHITECT

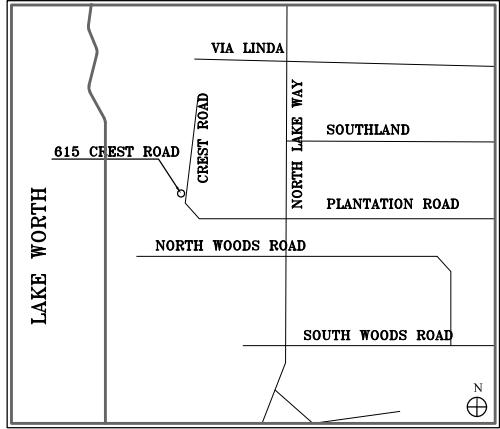
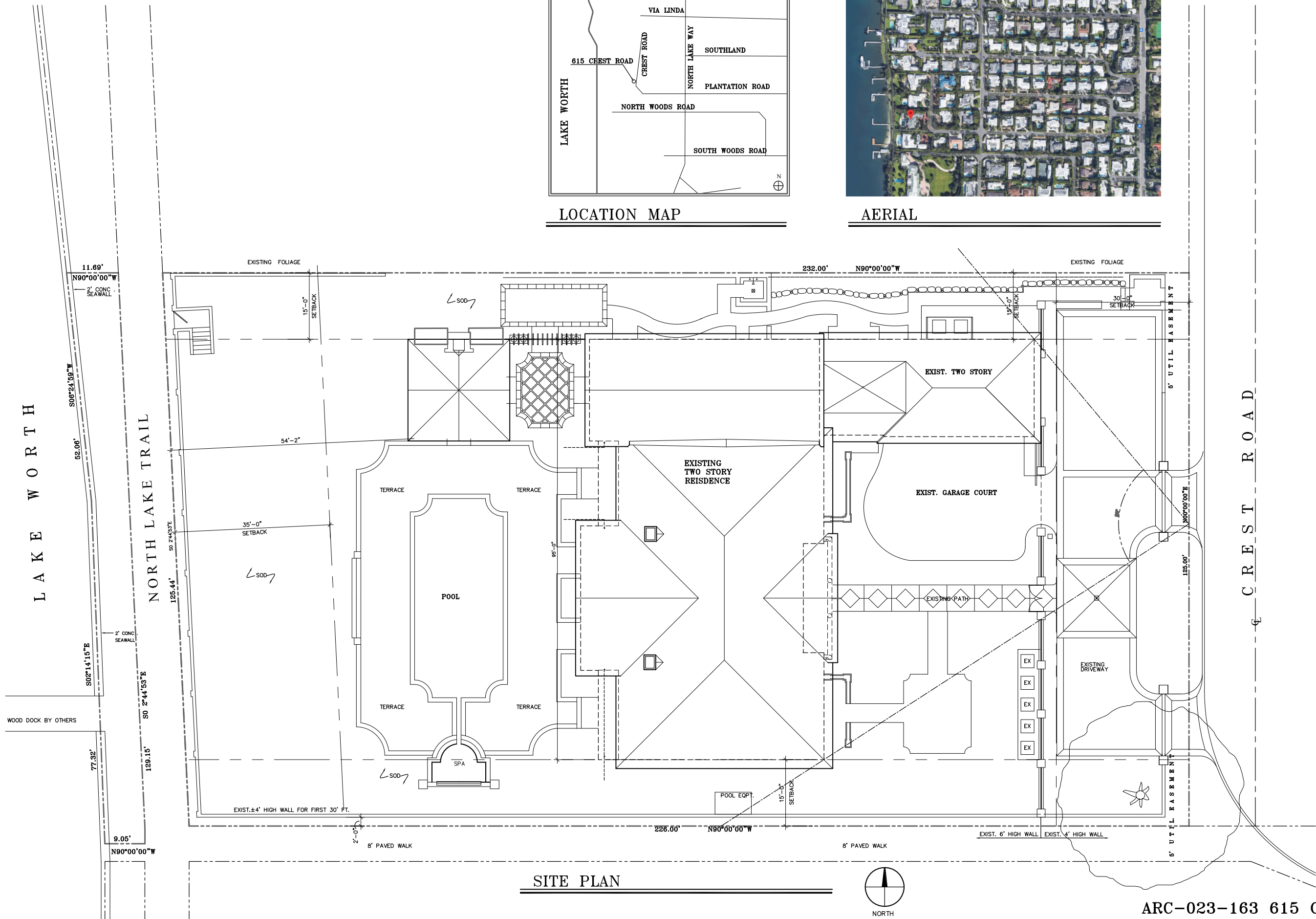
BRIDGES, MARSH & ASSOCIATES, INC.
18 VIA MIZNER
PALM BEACH, FL. 33480
PHONE: (561) 832-1533

LANDSCAPE ARCHITECT

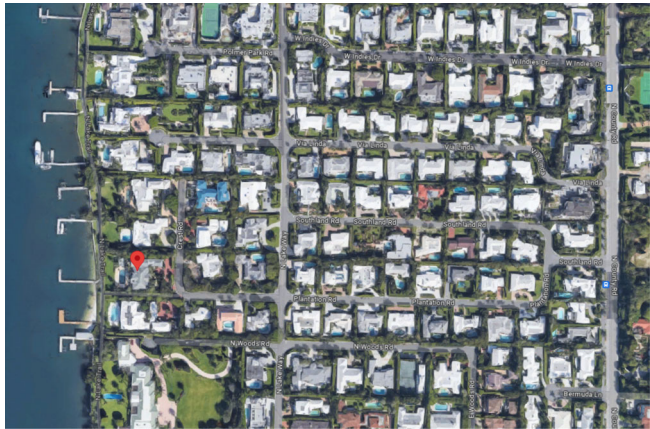
NIEVERIA WILLIAMS DESIGN
625 N FLAGLER DRIVE SUITE 502
WEST PALM BEACH
WEST PALM BEACH, FL. 33401
PHONE: (561) 659-2820

CIVIL ENGINEER

GRUBER CONSULTING ENGINEERS, INC
2475 MERCER AVE. SUITE 305
WEST PALM BEACH, FL. 33401
PHONE: (561) 312-2041
FAX: (561) 537-7229



LOCATION MAP



AERIAL

SITE PLAN



BRIDGES MARSH & ASSOCIATES, INC.
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CONSULTANT

SEAL

JOB

EXISTING SITE PLAN
DRAWING

JOB NO.

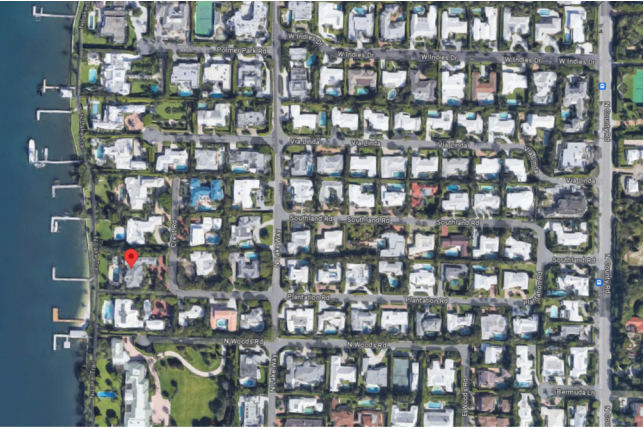
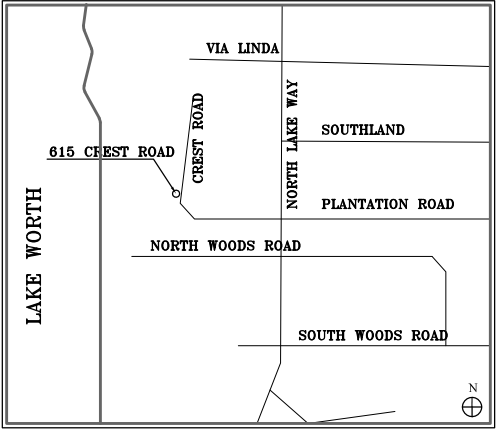
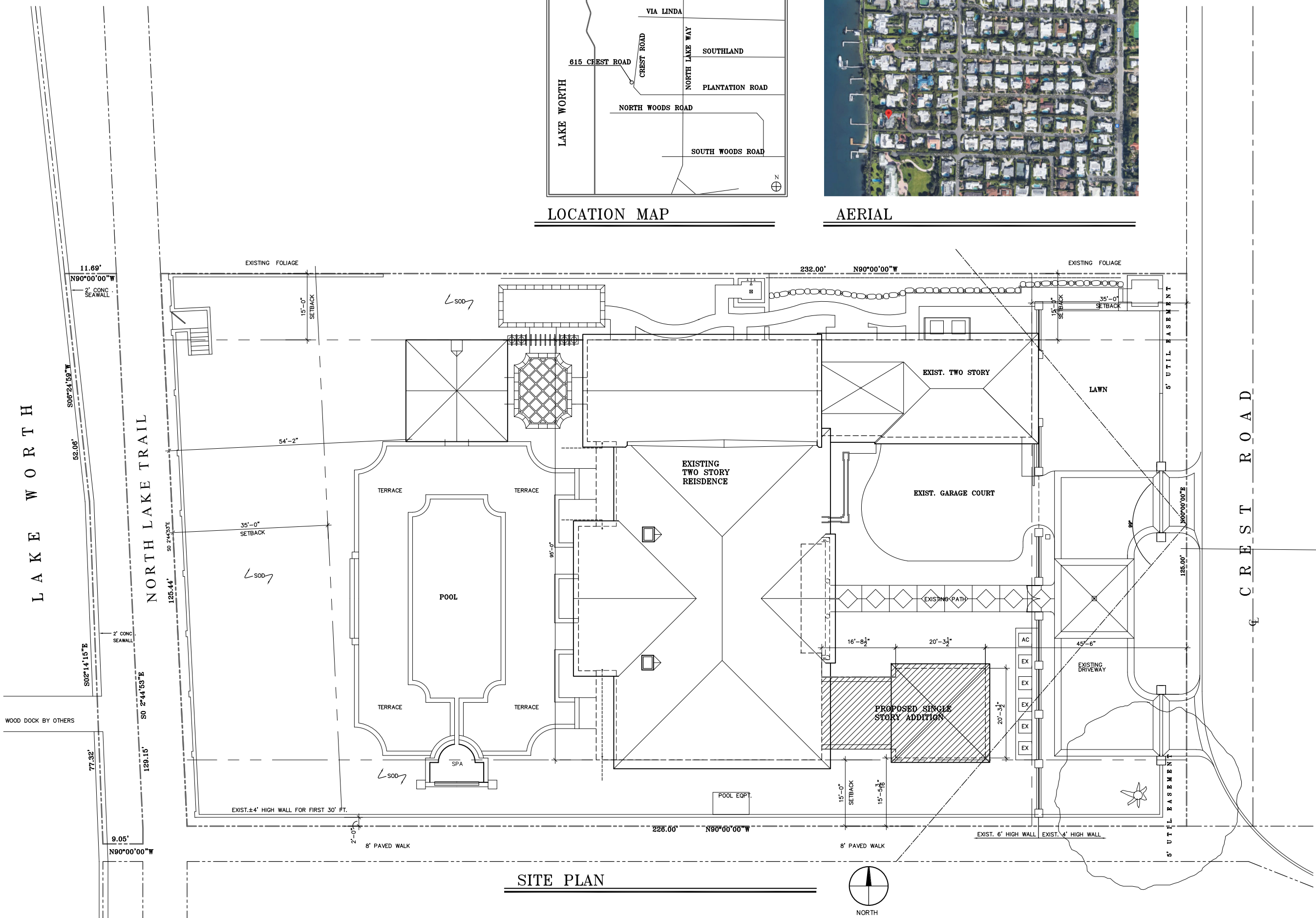
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	2	7
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1"=10'-0"
SCALE

10/04/23	DATE	HCT3	CHK. DRAWN
		M.M	

A1.1
DWG. NO.



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		M.M	

A1.2
DWG. NO.



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:	615 Crest Road		
2	Zoning District:	RB		
3	Lot Area (sq. ft.):	29832		
4	Lot Width (W) & Depth (D) (ft.):	125X245		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	FEMA Flood Zone Designation:	AE & X		
7	Zero Datum for point of meas. (NAVD)	13.37		
8	Crown of Road (COR) (NAVD)	11.87		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%(8950)	22.4%	24.7%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc.)			
12	*Front Yard Setback (Ft.)	30'	35'	no change
13	*Side Yard Setback (1st Story) (Ft.)	12.5'	12'	no change
14	*Side Yard Setback (2nd Story) (Ft.)	15'	14.9'	no change
15	*Rear Yard Setback (Ft.)	25'	90'	no change
16	Angle of Vision (Deg.)	100	83	99
17	Building Height (Ft.)	22	18.25'	6.83
18	Overall Building Height (Ft.)	30	27.17	12.25'
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.50	3.92	4.08
20	** Max. Fill Added to Site (Ft.)	-		
21	Finished Floor Elev. (FFE)(NAVD)	6+1	10.48	no change
22	Base Flood Elevation (BFE)(NAVD)	6	6	no change
23	Landscape Open Space (LOS) (Sq Ft and %)	45	see LA	see LA
24	Perimeter LOS (Sq Ft and %)	50	see LA	see LA
25	Front Yard LOS (Sq Ft and %)	40	see LA	see LA
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

ZONING LEGEND

CCR CALCULATIONS

ALLOWABLE CCR

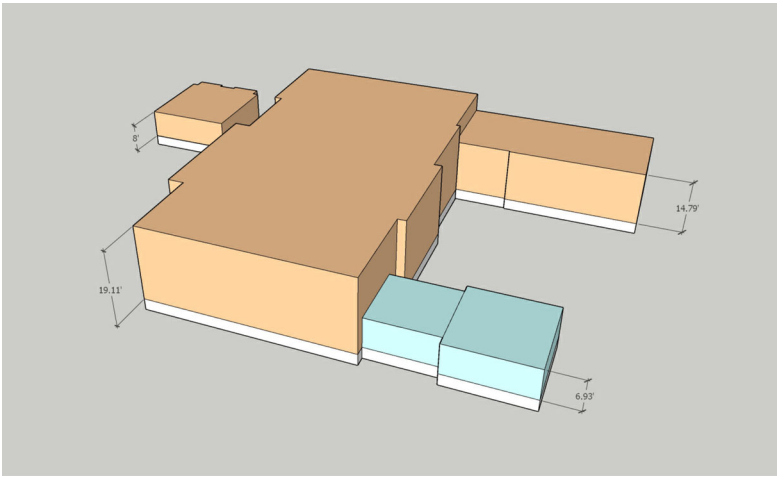
$$\begin{aligned} 4.5 \times 29800 &= 134100 \\ \text{EXISTING CCR} \times \text{LOT AREA} &= \text{EXISTING CUBIC VOLUME} \\ 3.92 \times 29800 &= 116952 \end{aligned}$$

$$\begin{aligned} \text{EXISTING CUB VOL} + \text{NEW CUB. VOL. TO BE CONSTRUCTED} &= \text{TOTAL CUBIC VOLUME} \\ 116952 + (684 \text{ SF} \times 6.93') &= 4740 \\ \text{TOTAL CUBIC VOLUME} / \text{TOTAL SITE AREA} &= \text{CCR} \\ 121692 / 29800 &= 4.08 \end{aligned}$$

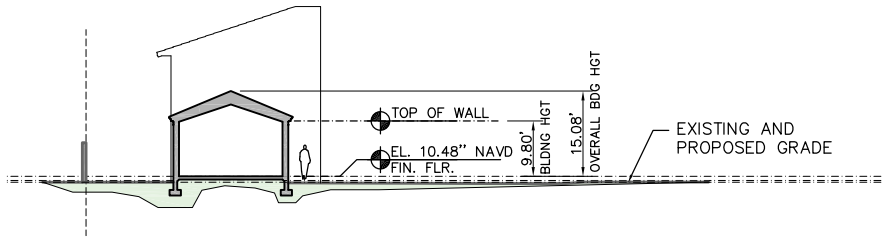
VOLUME CALCULATIONS

$$\begin{aligned} \text{EXISTING TWO STORY RESIDENCE} &= 96964 \\ 5074 \text{ SF} \times 19.11 & \\ \text{EXISTING TWO STORY GARAGE WING} &= 15396 \\ 1041 \text{ SF} \times 14.79 & \\ \text{EXISTING LOGGIA} &= 4592 \\ 574 \text{ SF} \times 8 & \\ \text{NEW ADDITION} &= 4740 \\ 684 \text{ SF} \times 6.93 & \\ \text{TOTAL VOLUME} &= 121692 \end{aligned}$$

CUBIC CONTENT CALCULATIONS



CUBIC CONTENT DIAGRAM



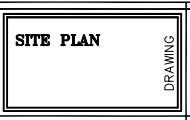
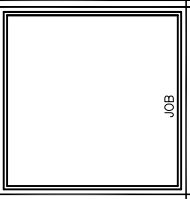
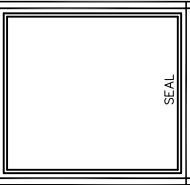
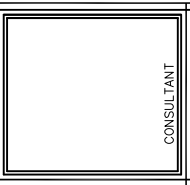
BUILDING SECTION DIAGRAM



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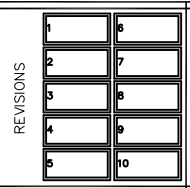
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1"=10'-0"
SCALE

10/04/23 DATE
HCT3
M.M
CHK. DRWN

A1.3
DWG. NO.



322
PLANTATION

LAKE TRAIL



615
(SUBJECT PROPERTY)

EL. 40.5' NAVD
OVERALL

EL. 44.0' NAVD
FIN FLOOR

625



635

STREETSCAPE



324 PLANTATION



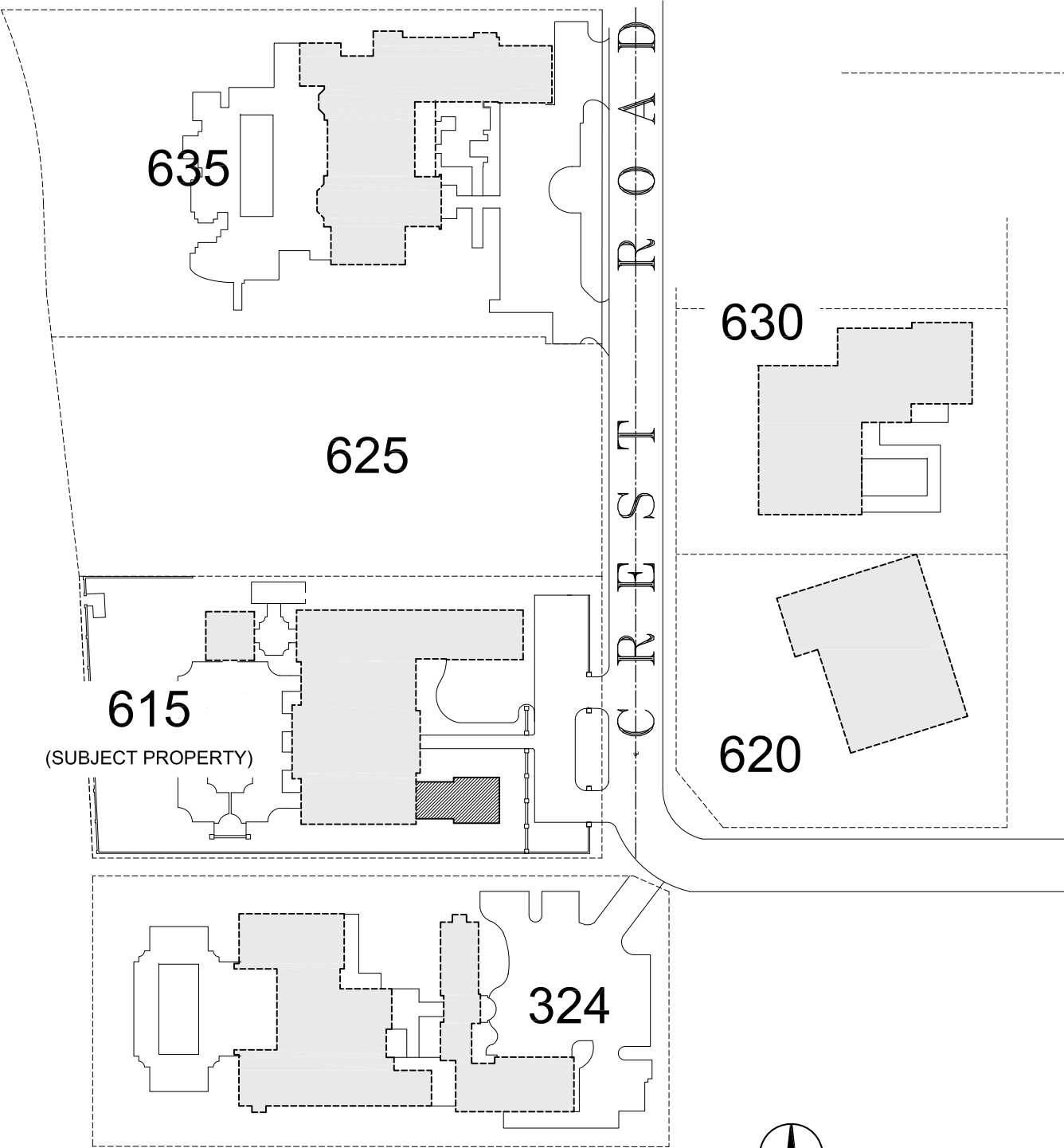
615 CREST ROAD



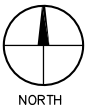
625 CREST ROAD



625 CREST ROAD



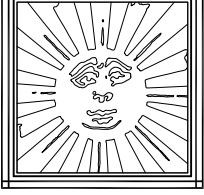
SURROUNDING PROPERTIES



630 CREST ROAD



620 CREST ROAD



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2	7
3	8
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10/04/23	DATE	HCT3	CHK
		M.M	DRAWN

A1.4
DWG. NO.



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SEAL

JOB

**PHOTOS
OF EXISTING
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10/04/23 DATE HCT3
M.M. CHK. DRAWN

A1.5
DWG. NO.



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SEAL

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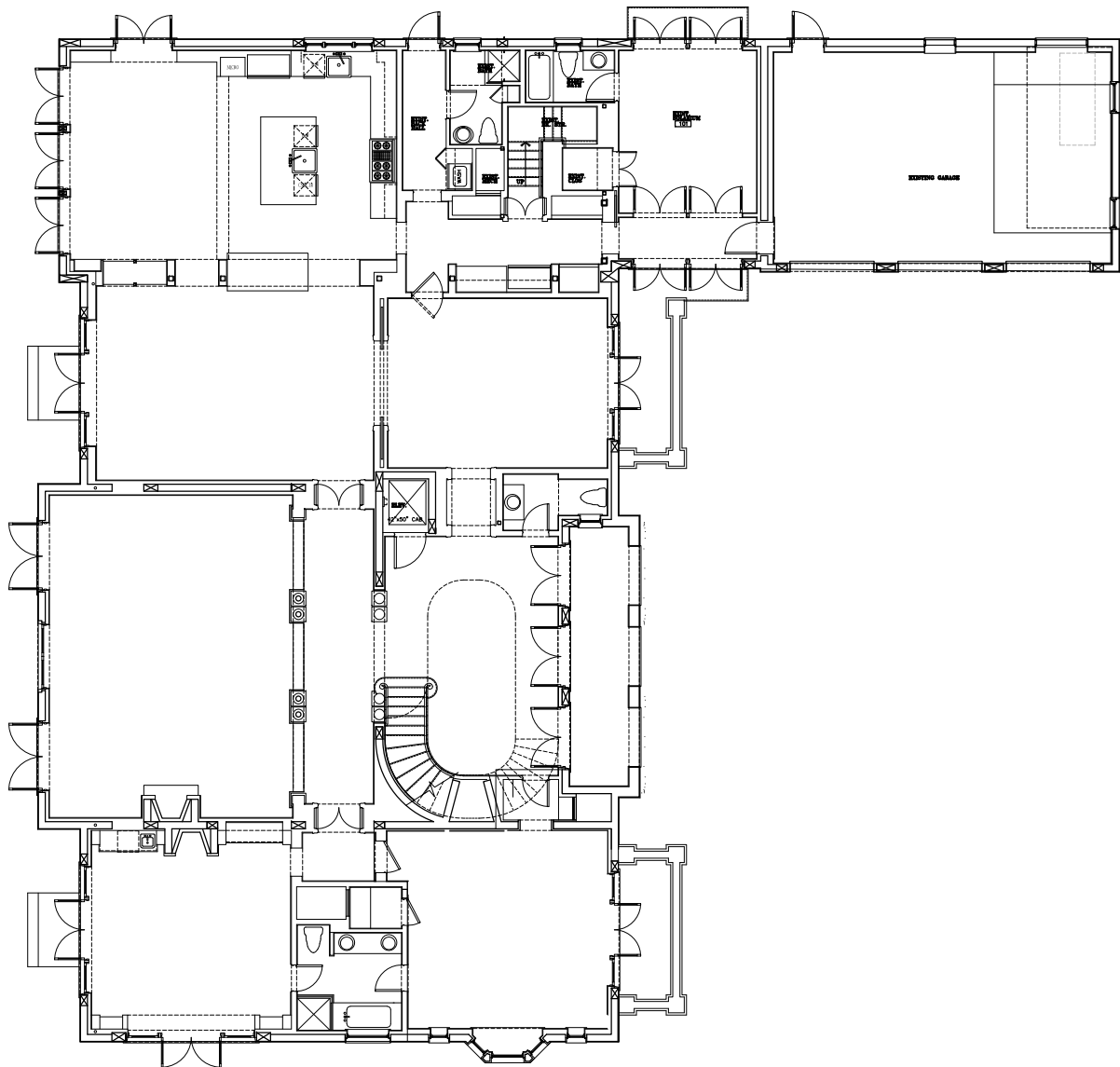
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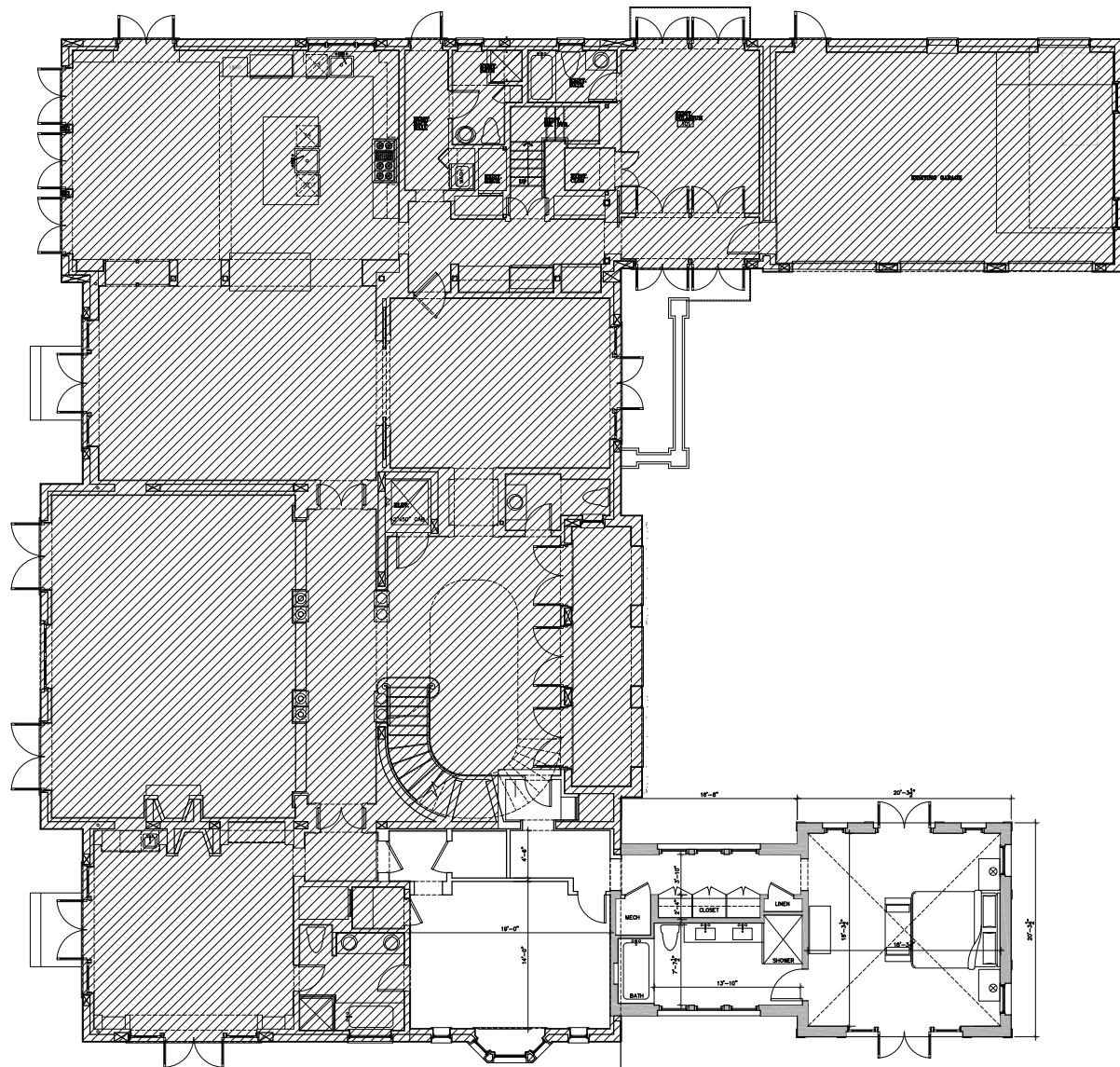
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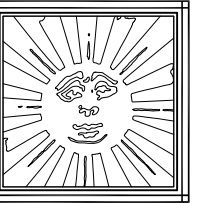


EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR ADDITION

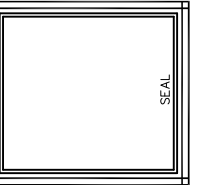
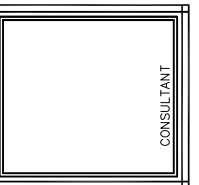
ARC-023-163 615 CREST ROAD



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Palm Beach, Florida 33480

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ADDITIONS/RENOVATION TO
**RICHMAN
RESIDENCE**

615 CREST ROAD
PALM BEACH, FLORIDA

**PARTIAL GROUND
FLOOR PLAN**

JOB NO.

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1/8"=1'-0"

10/05/23 DATE
M.M. CHK. DRAWN

A2.1
DWG. NO.



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CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
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JOB
615 CREST ROAD
PALM BEACH, FLORIDA

**PARTIAL GROUND
FLOOR PLAN**
DRAWING

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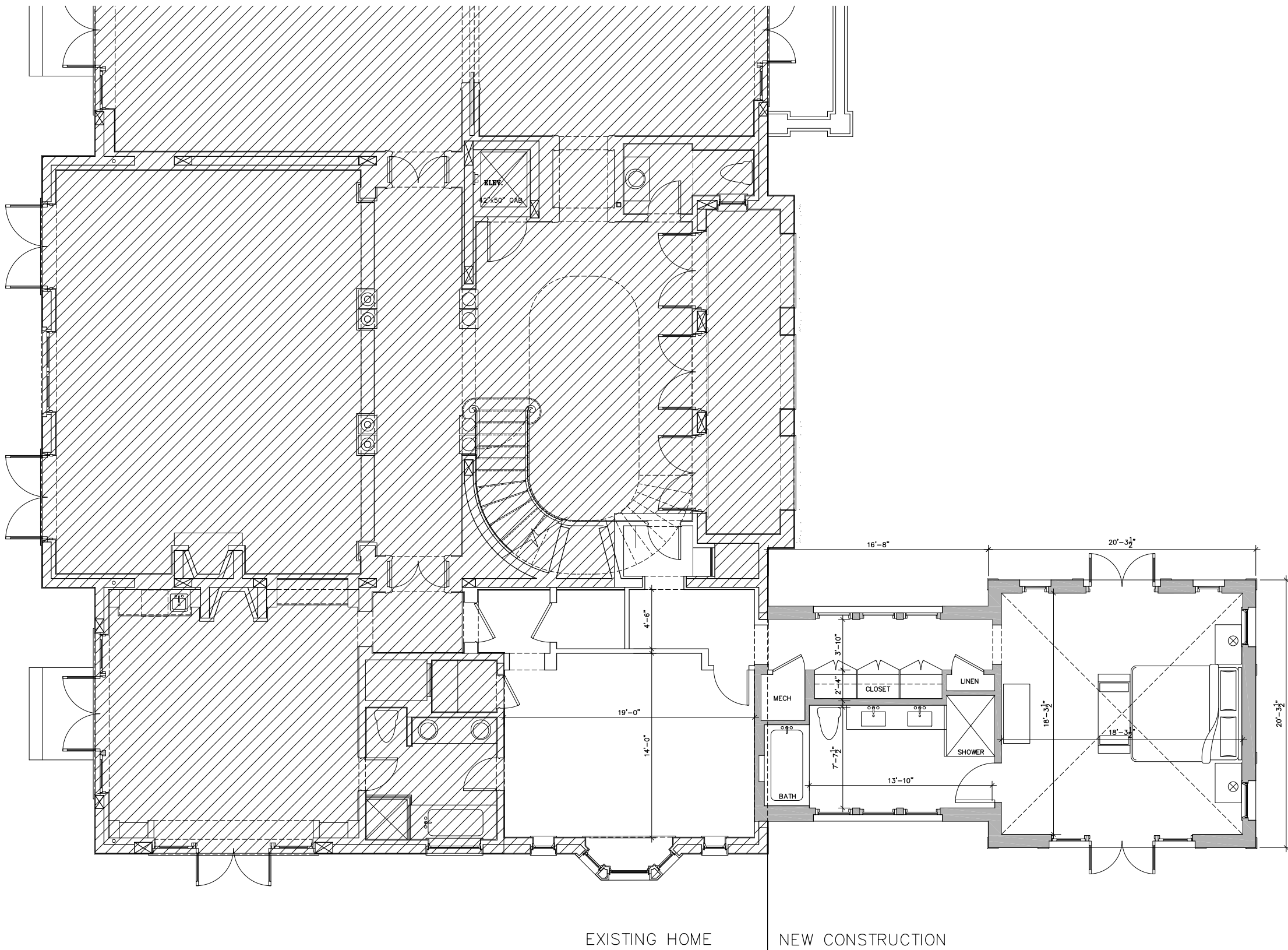
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SCALE

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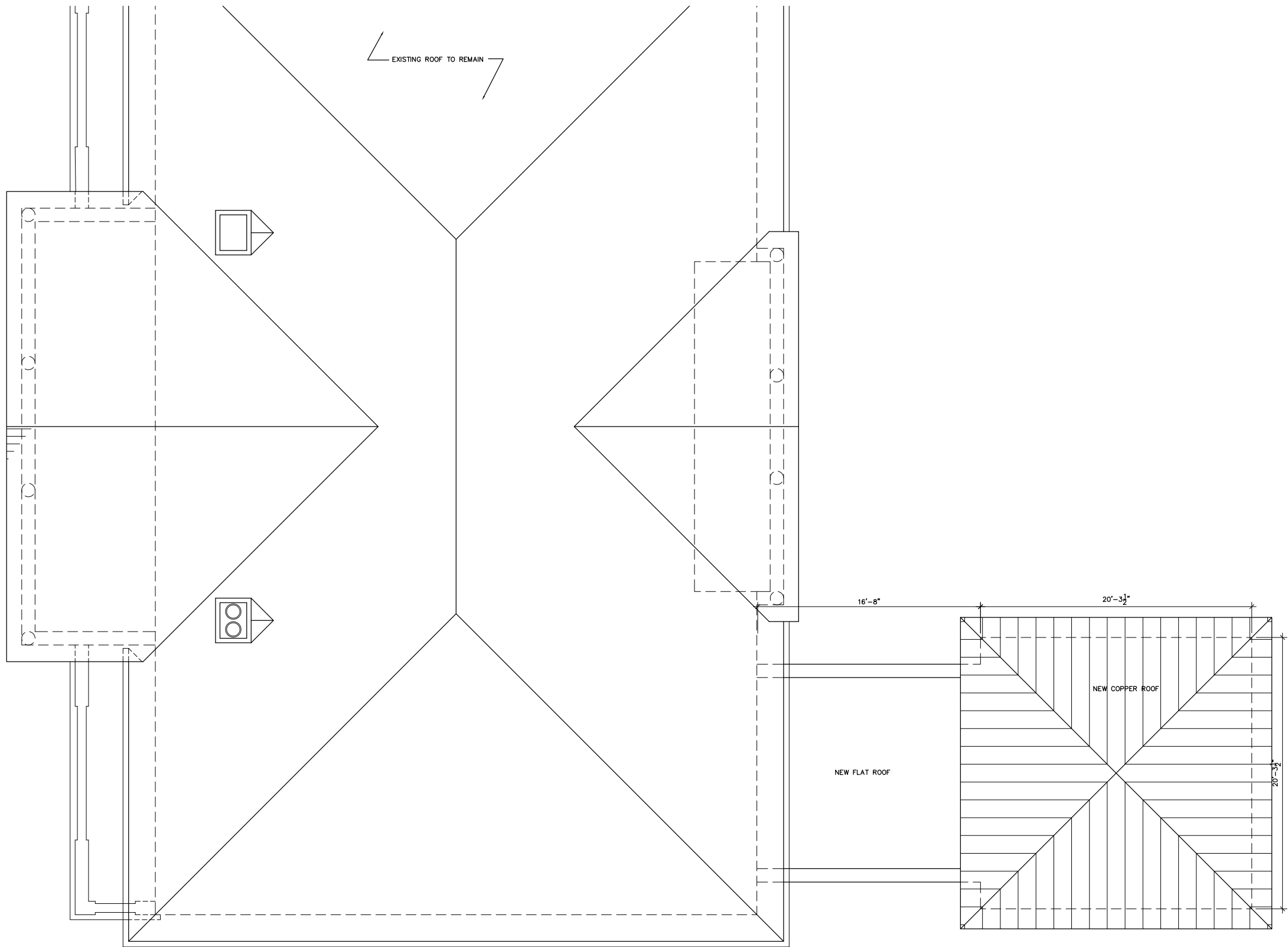
A2.2
DWG. NO.



PARTIAL GROUND FLOOR PLAN

ARC-023-163 615 CREST ROAD





PARTIAL ROOF PLAN

ARC-023-163 615 CREST ROAD



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CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
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RESIDENCE**
JOB
**615 CREST ROAD
PALM BEACH, FLORIDA**

**PARTIAL
ROOF PLAN**
DRAWING

JOB NO.

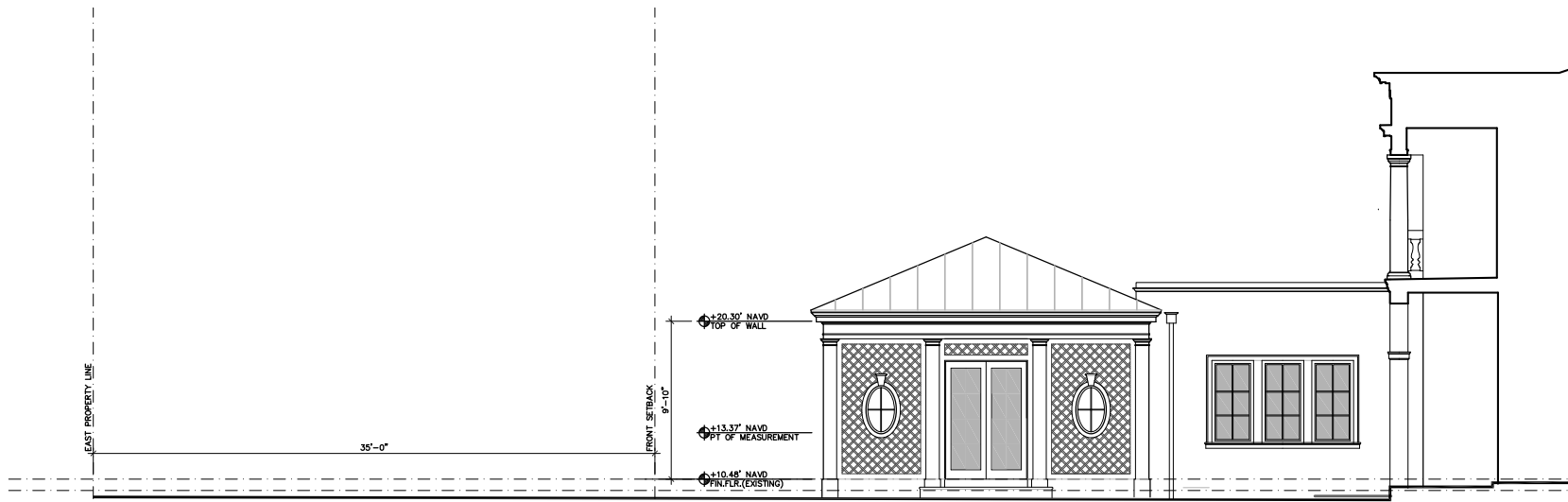
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	4	9
	5	10

1/4"=1'-0"
SCALE

10/05/23 DATE
M.M. CHK. DRAWN

DWG. NO.
A3.1



SOUTH ELEVATION



STUCCO LATTICE EXAMPLE



EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED



**BRIDGES MARSH
& ASSOCIATES, INC.**
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
**RICHMAN
RESIDENCE**
JOB
615 CREST ROAD
PALM BEACH, FLORIDA

PARTIAL GROUND
FLOOR PLAN
DRAWING

JOB NO.

NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE
TO BE READ IN CONJUNCTION WITH
EACH OTHER. THESE INCLUDE, BUT
ARE NOT LIMITED TO, ARCHITECTURAL,
SURVEYING, STRUCTURAL, CIVIL,
MECHANICAL, ELECTRICAL, SPECIALTY
DRAWINGS, AND WRITTEN SPEC-
IFICATIONS.
CONTRACTOR TO VERIFY ALL EXISTING
SITE CONDITIONS AND THOROUGHLY
CHECK ELEVATIONS AND DIMENSIONS
BEFORE COMMENCING WORK.
REPORT TO THE ARCHITECT ENGINEER
ANY DISCREPANCIES, ERRORS OR
CONDITIONS THAT WILL ALTER
CONSTRUCTION AS INTENDED BY
THESE DRAWINGS. ARCHITECT IS
NOT RESPONSIBLE FOR ANY WORK
AND/OR MATERIALS FURNISHED
ON THE JOB.

REVISIONS	1	6
	2	7
	3	8
	4	9
	5	10

1/4"=1'-0"
SCALE

10/05/23 DATE
M.M. CHK. DRAWN

A4.1
DWG. NO.



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CONSULTANT

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**615 CREST ROAD
PALM BEACH, FLORIDA**

**PARTIAL GROUND
FLOOR PLAN**
DRAWING

JOB NO.

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1	6
2	7
3	8
4	9
5	10

1/4"=1'-0"
SCALE

10/05/23 DATE
M.M. CHK. DRAWN

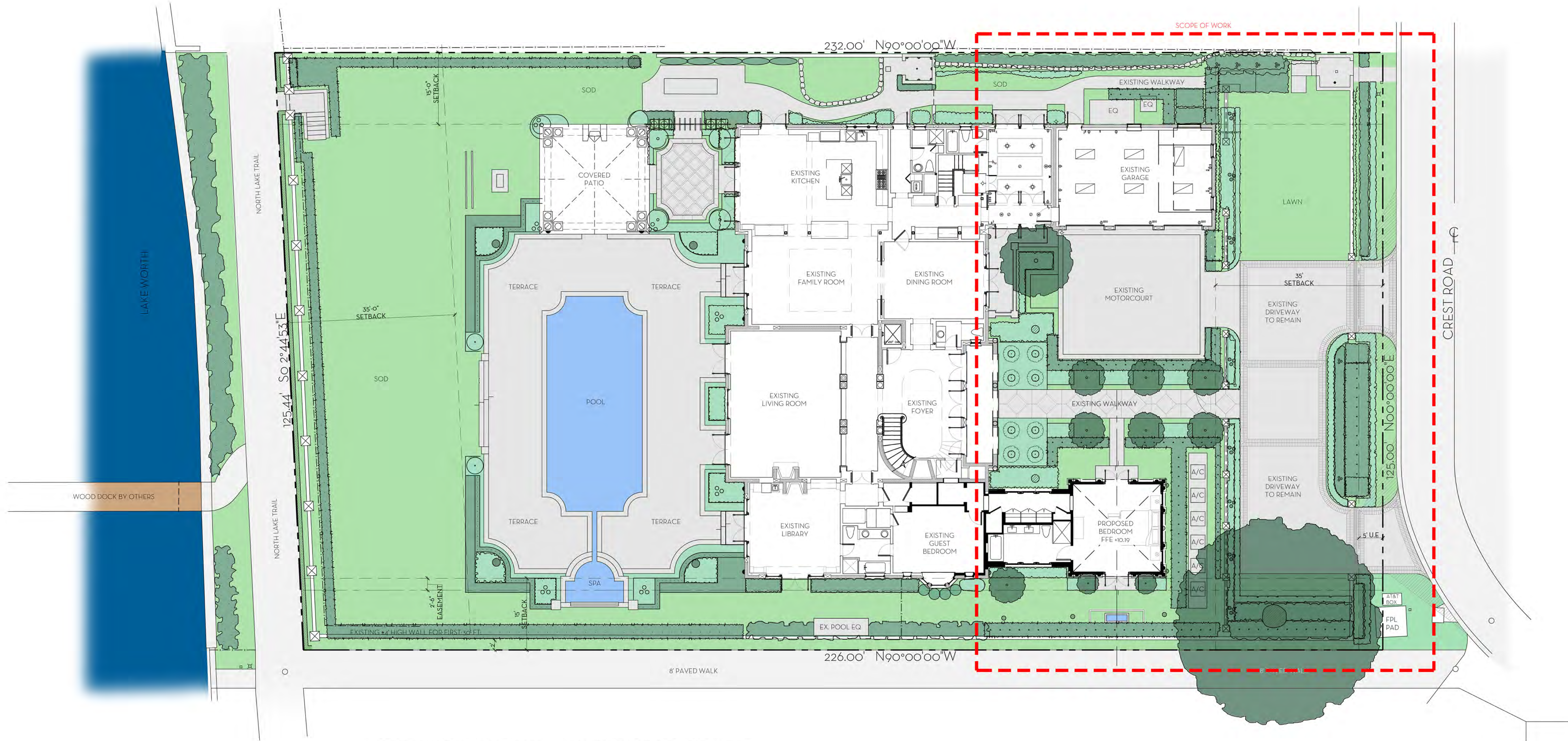
DWG. NO.
A4.2



SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - PROPOSED



OVERALL R-B SITE CALCULATIONS:

SITE AREA = 28,624 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 12,881 SQ FT 45%
EXISTING = 12,973 SQ FT 45.3%
PROPOSED = 13,396 SQ FT 46.8%

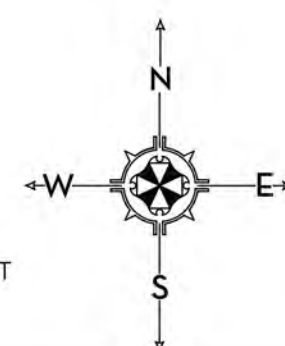
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 3,125 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 1,250 SQ FT 40%
EXISTING = 1,275 SQ FT 40.8%
PROPOSED = 1,823 SQ FT 58%

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN
RICHMAN RESIDENCE

615 CREST ROAD, PALM BEACH, FL

7 DEC 2023 - FINAL DROPOFF

SCALE: 3/32" = 1'-0"



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DESIGN

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SITE

ARC-23-163

MARIO F. NIEVERA

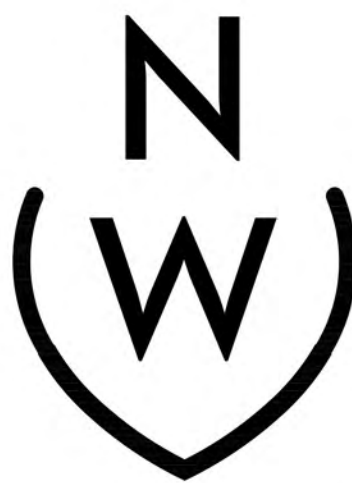
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Registration No.
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EAST ELEVATION
RICHMAN RESIDENCE

615 CREST ROAD, PALM BEACH, FL.

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



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EL1

ARC-23-163



1 EAST EXTERIOR PROPERTY LINE ELEVATION
EL1 SCALE: 3/16" = 1'-0"



1 NORTH INTERIOR ELEVATION
EL2 SCALE: 3/16" = 1'-0"

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State of Florida
Landscape Architect
Registration No.
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NORTH ELEVATION
RICHMAN RESIDENCE

615 CREST ROAD, PALM BEACH, FL.

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



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EL2

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1 SOUTH EXTERIOR PROPERTY LINE ELEVATION
EL3 SCALE: 3/16" = 1'-0"

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SOUTH ELEVATION
RICHMAN RESIDENCE
615 CREST ROAD, PALM BEACH, FL.

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

7 DEC 2023 - FINAL DROPOFF



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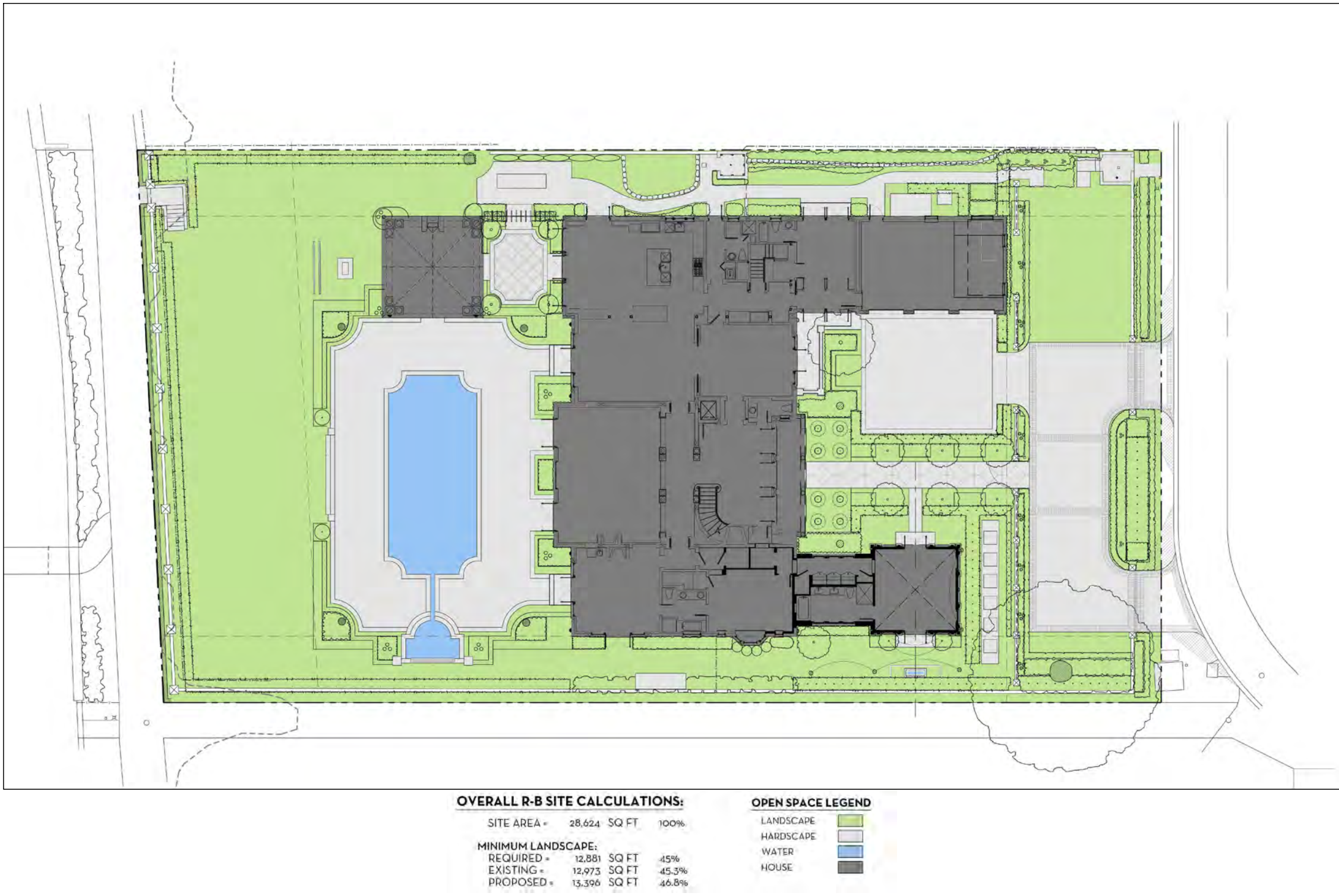
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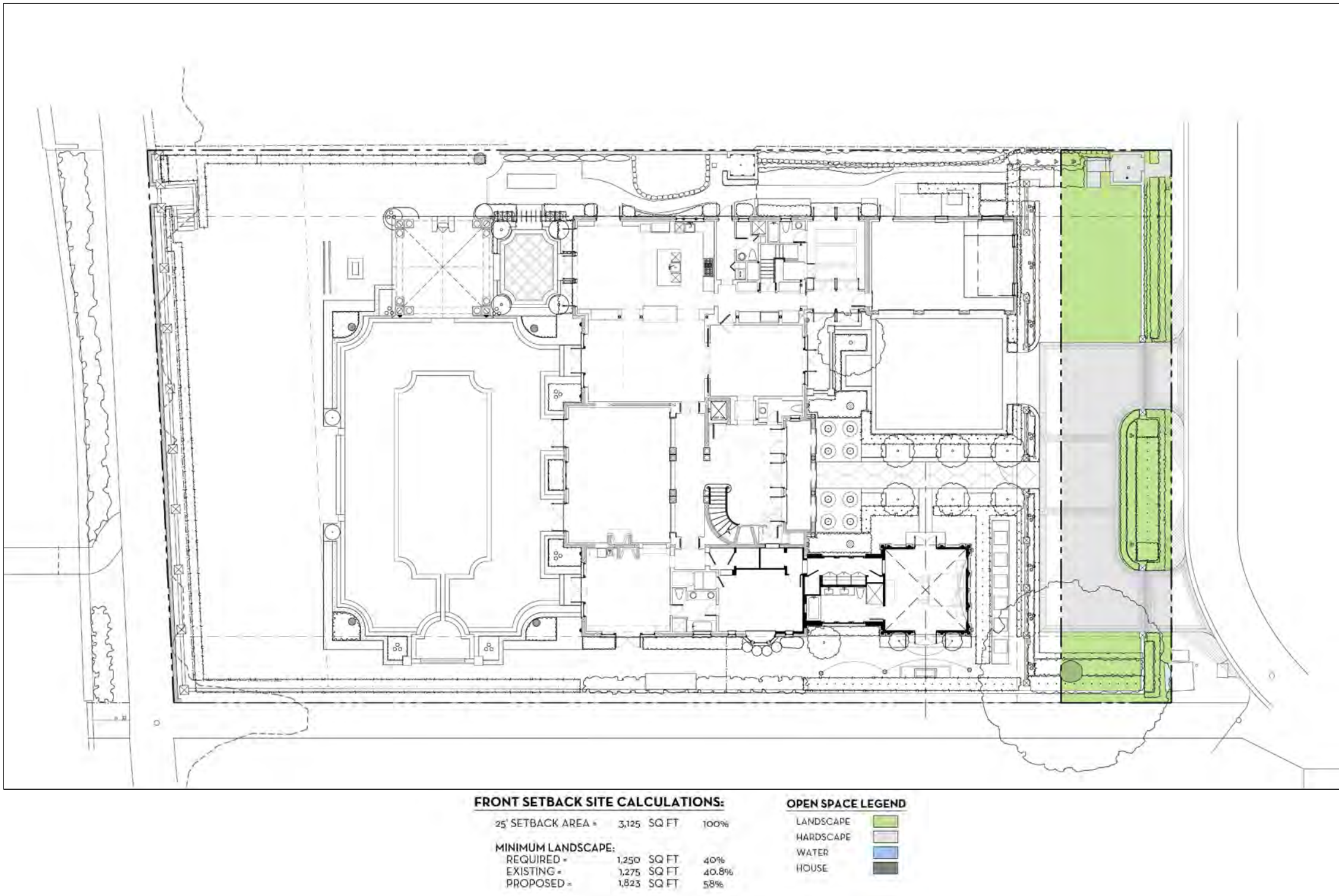
EL3

ARC-23-163

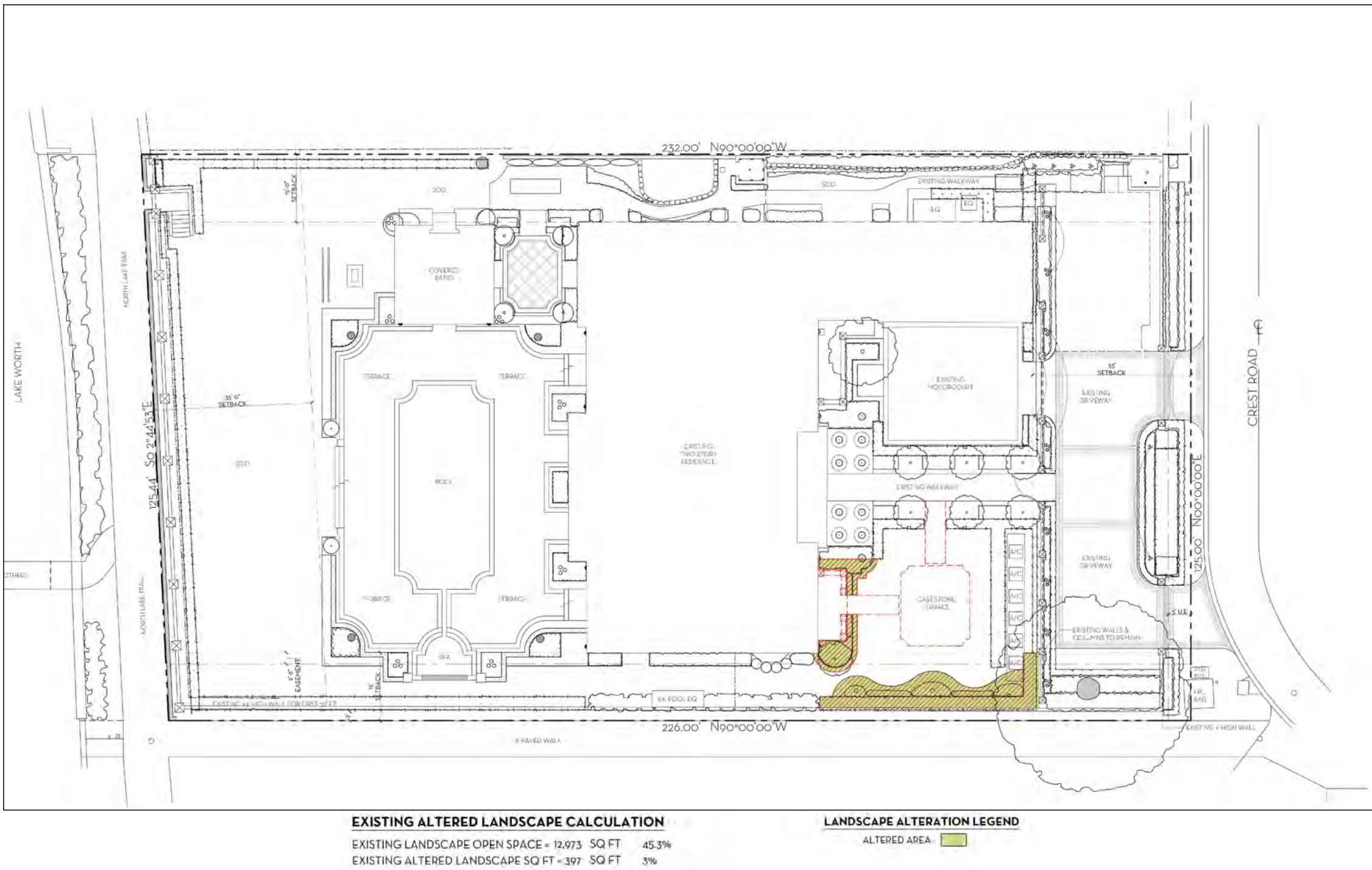
OVERALL OPEN SPACE
DIAGRAM



FRONT YARD OPEN SPACE
DIAGRAM



LANDSCAPE ALTERATION
DIAGRAM



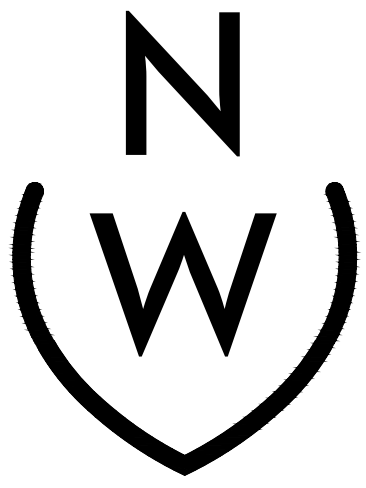
 Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com			
Line #	Landscape Legend		
1	Property Address:	615 CREST RD	
2	Lot Area (sq. ft.):	28,624 Sq Ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	12,881 Sq Ft (45%)	13,396 Sq Ft (46.8%)
5	LOS to be altered (Sq Ft and %)	N/A	397 Sq Ft (3%)
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	1,250 Sq Ft (40%)	1,823 Sq Ft (58%)
8	Native Trees %	30% (number of trees)	82%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	0%
10	Native Groundcover %	30% (groundcover area)	0%

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](#)

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OPEN SPACE CALCULATIONS
RICHMAN RESIDENCE
615 CREST ROAD, PALM BEACH, FL.

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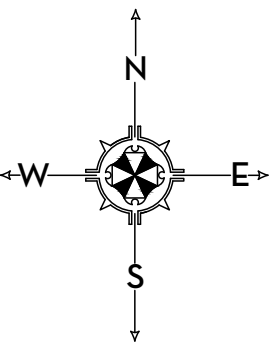

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OS1

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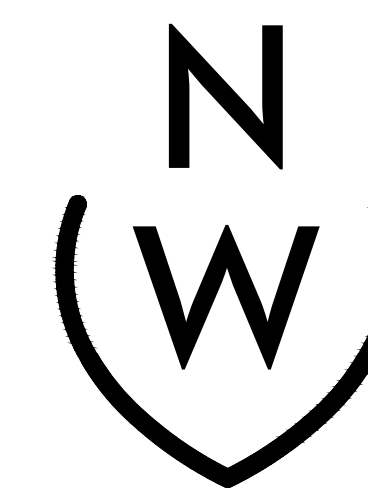


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615 CREST ROAD, PALM BEACH, FL.

SCALE: $z/z_0 = 1-0$

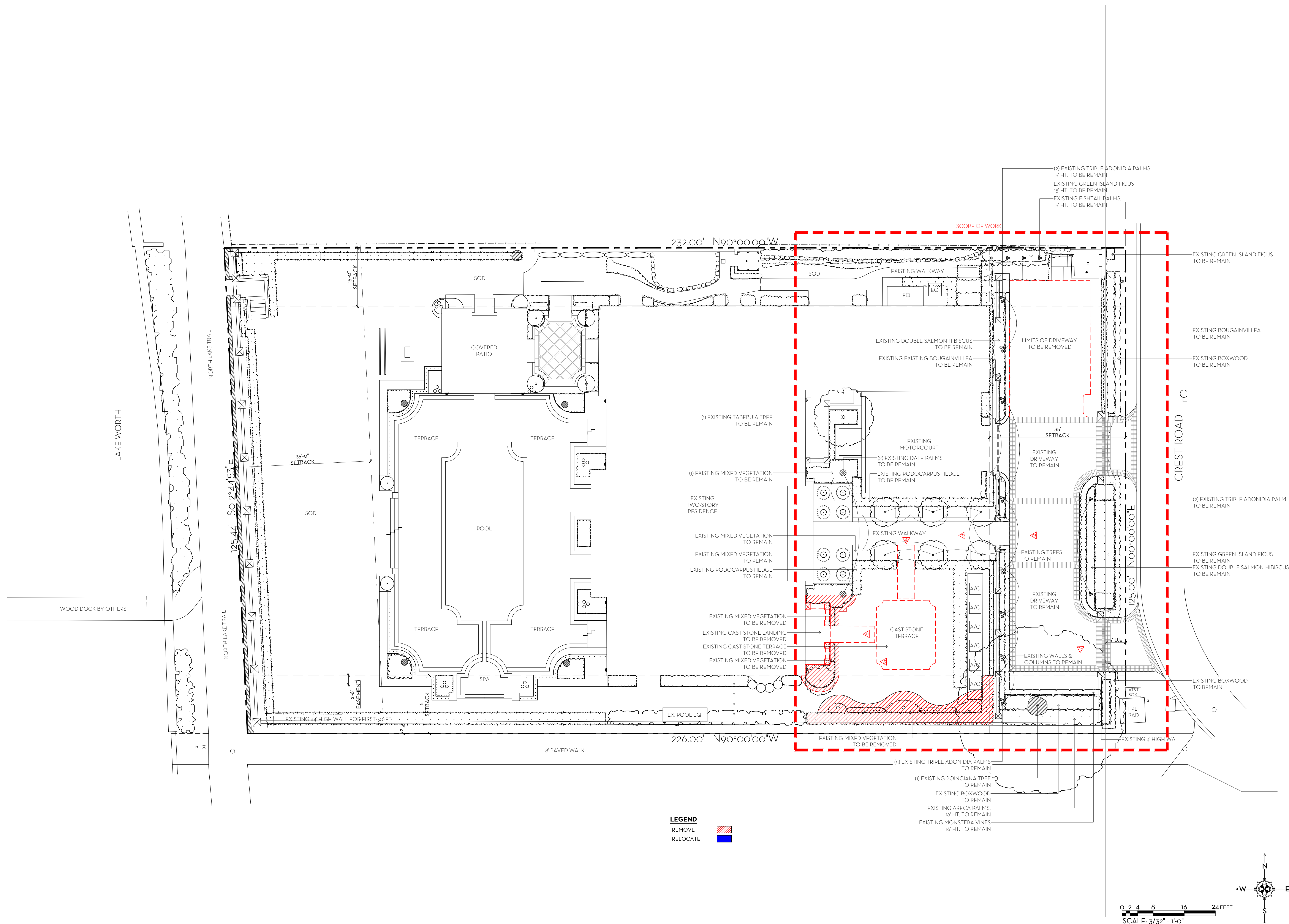
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EX1

ARC-23-163





1. EXISTING DRIVEWAY



2. ENTRY GATE



3. EXISTING WALKWAY



4. EXISTING WALKWAY TO COURTYARD



5. EXISTING COURTYARD



6. EXISTING EXTERIOR TERRACE

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EXISTING CONDITIONS
RICHMAN RESIDENCE
615 CREST ROAD, PALM BEACH, FL.

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NW
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EX2

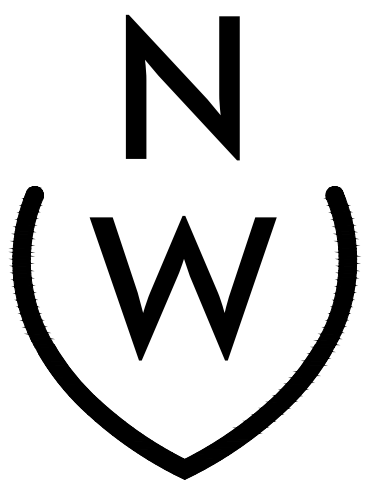
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN
RICHMAN RESIDENCE
615 CREST ROAD, PALM BEACH, FL.

SCALE: 3/32" = 1'-0"

7 DEC 2023 - FINAL DROPOFF



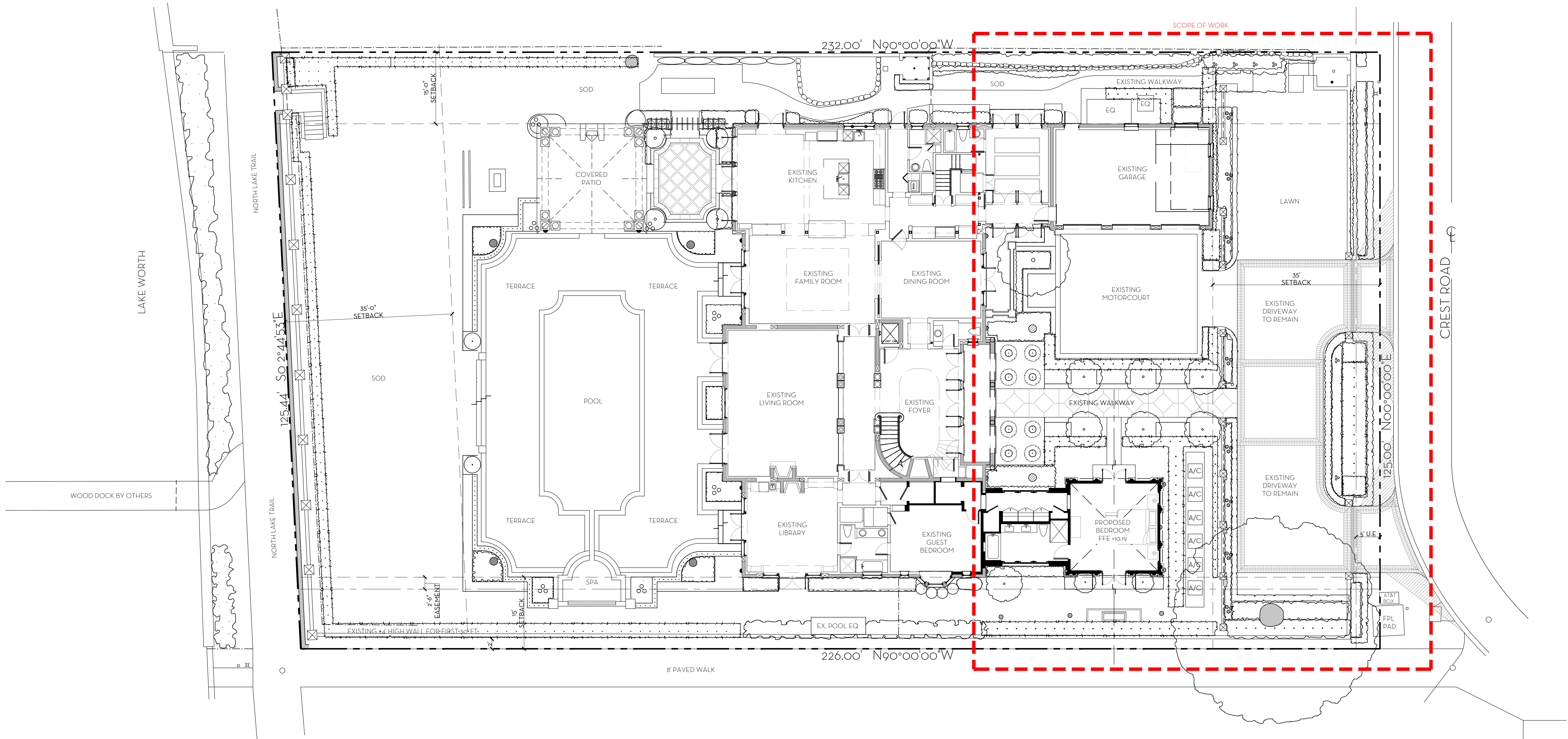
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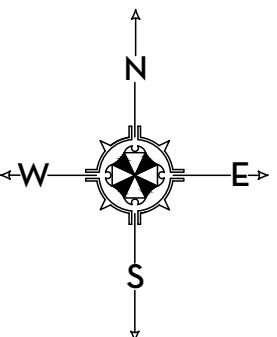
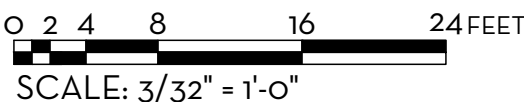


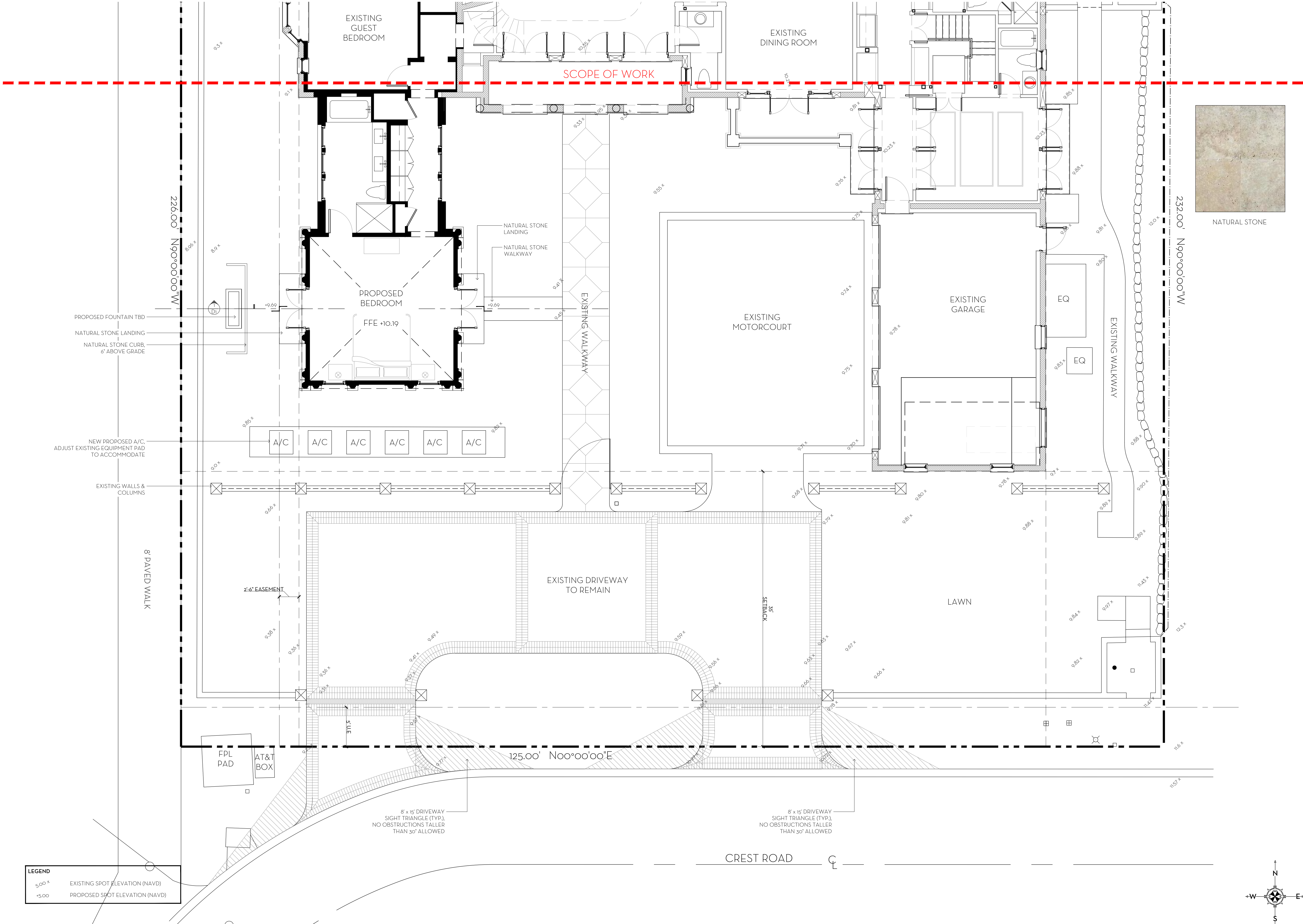
OVERALL R-B SITE CALCULATIONS:

SITE AREA =	28,624	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	12,881	SQ FT	45%
EXISTING =	12,973	SQ FT	45.3%
PROPOSED =	13,396	SQ FT	46.8%

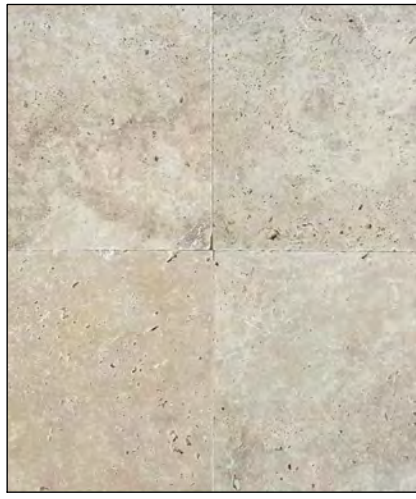
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,125	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,250	SQ FT	40%
EXISTING =	1,275	SQ FT	40.8%
PROPOSED =	1,823	SQ FT	58%





LEGEND	
5.00 x	EXISTING SPOT ELEVATION (NAVD)
+5.00	PROPOSED SPOT ELEVATION (NAVD)



NATURAL STONE

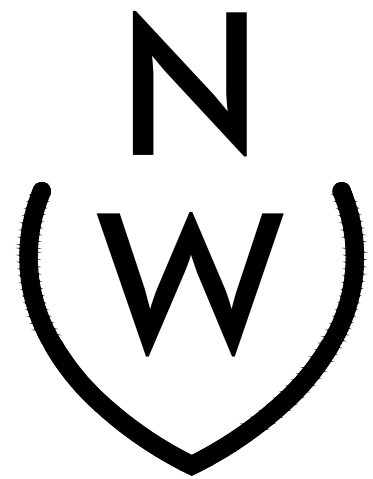
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Registration No.
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HARDSCAPE PLAN
RICHMAN RESIDENCE

615 CREST ROAD, PALM BEACH, FL.

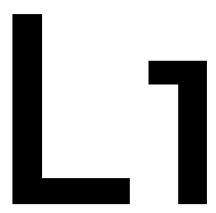
7 DEC 2023 - FINAL DROPOFF



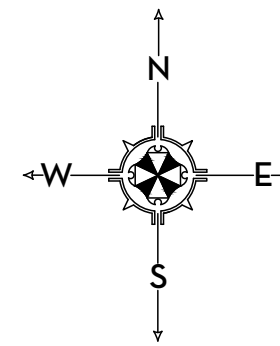
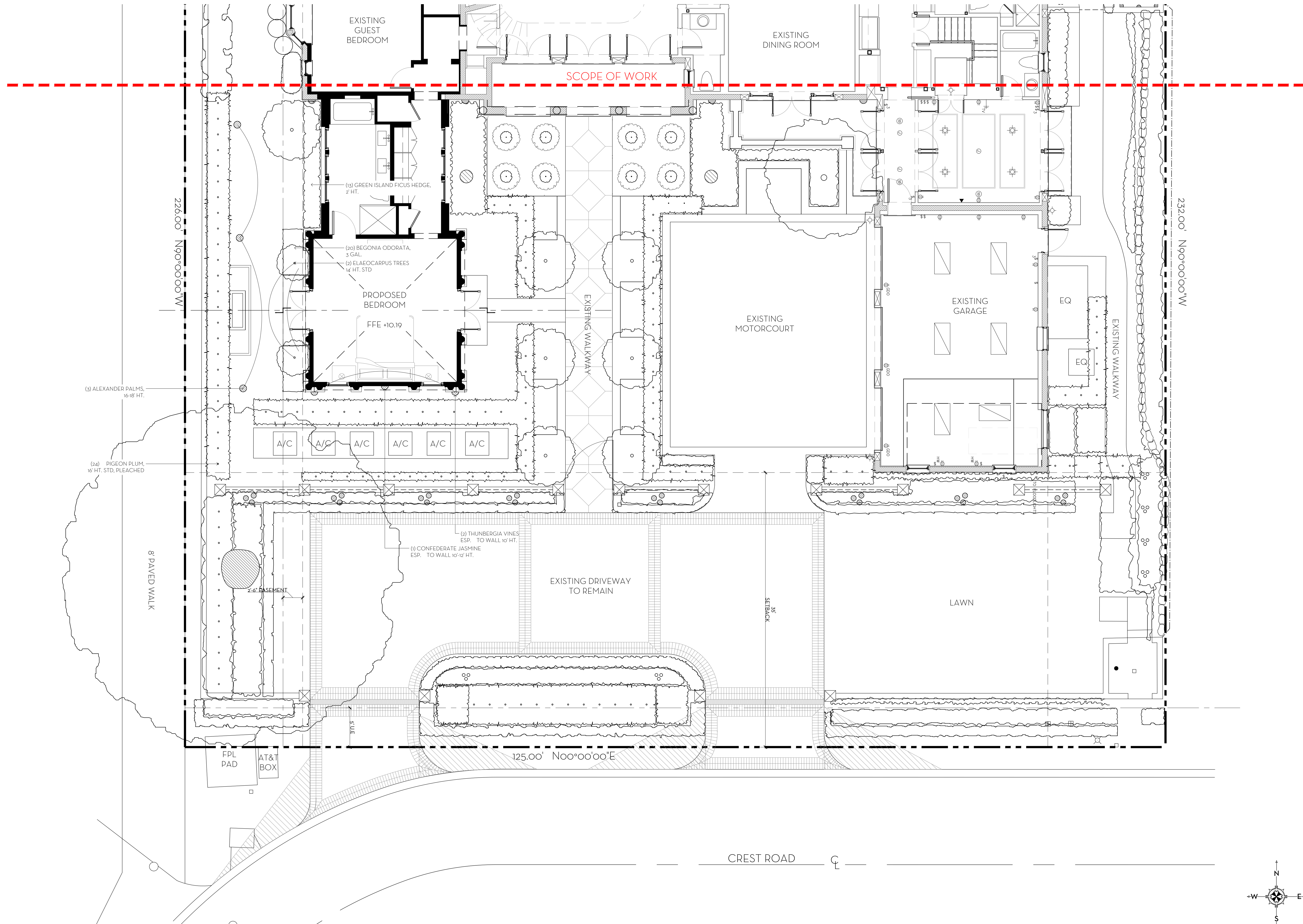
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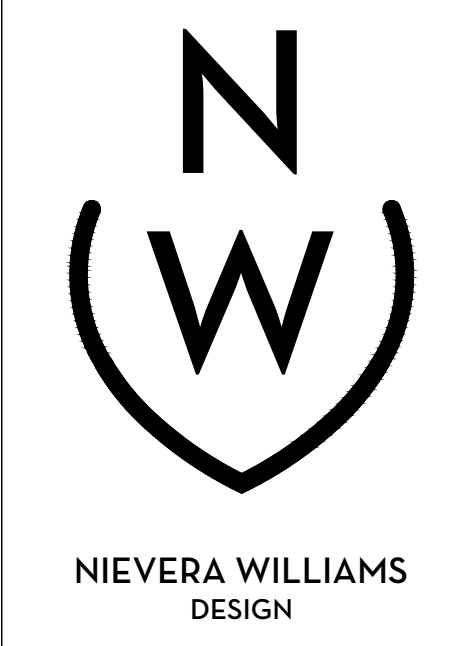
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LANDSCAPE PLAN

RICHMAN RESIDENCE

615 CREST ROAD, PALM BEACH, FL.



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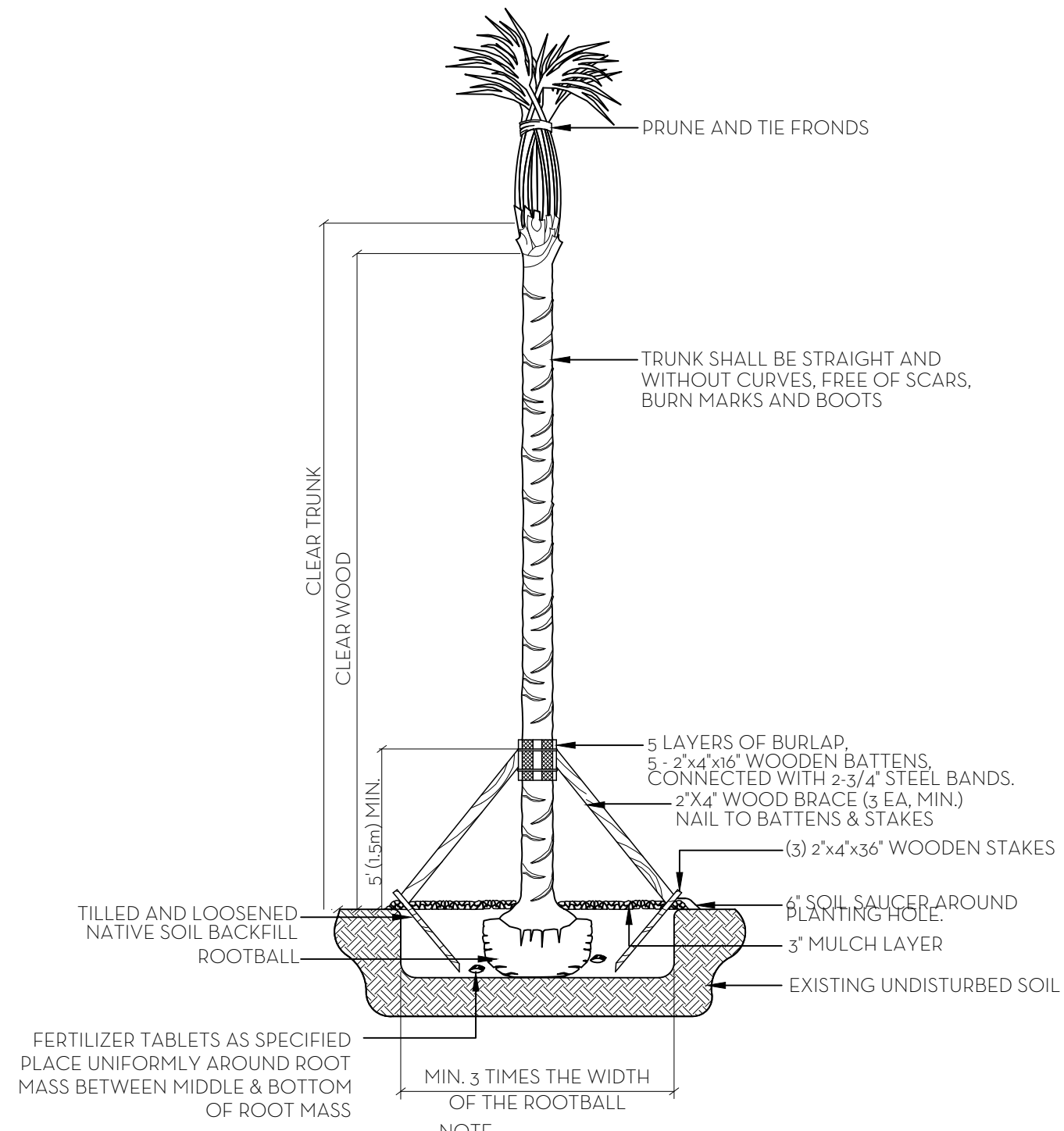
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LP1

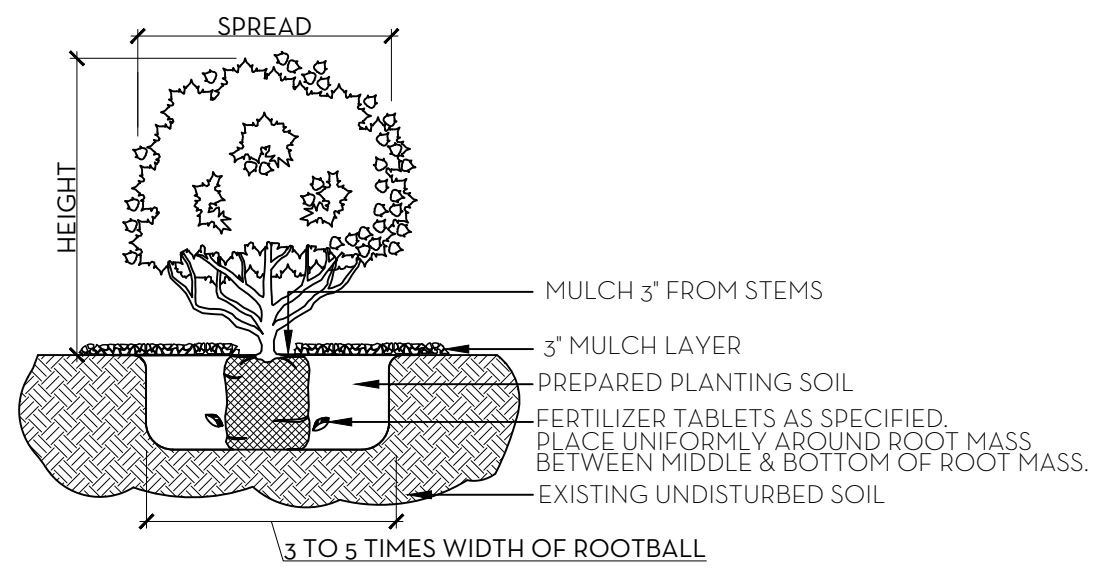
ARC-23-163

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

7 DEC 2023 - FINAL DROPOFF



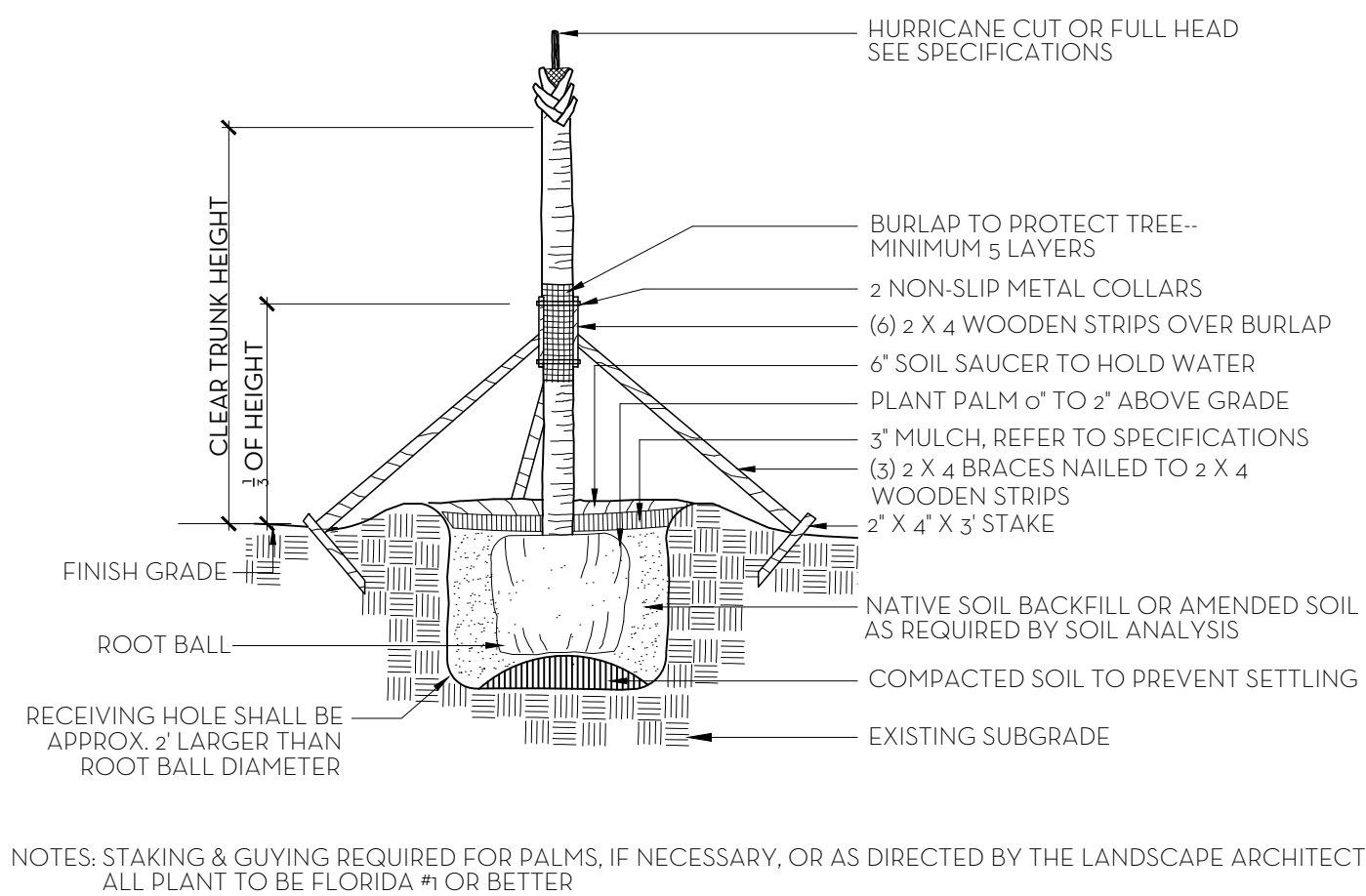
PALM PLANTING DETAIL
NTS



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:

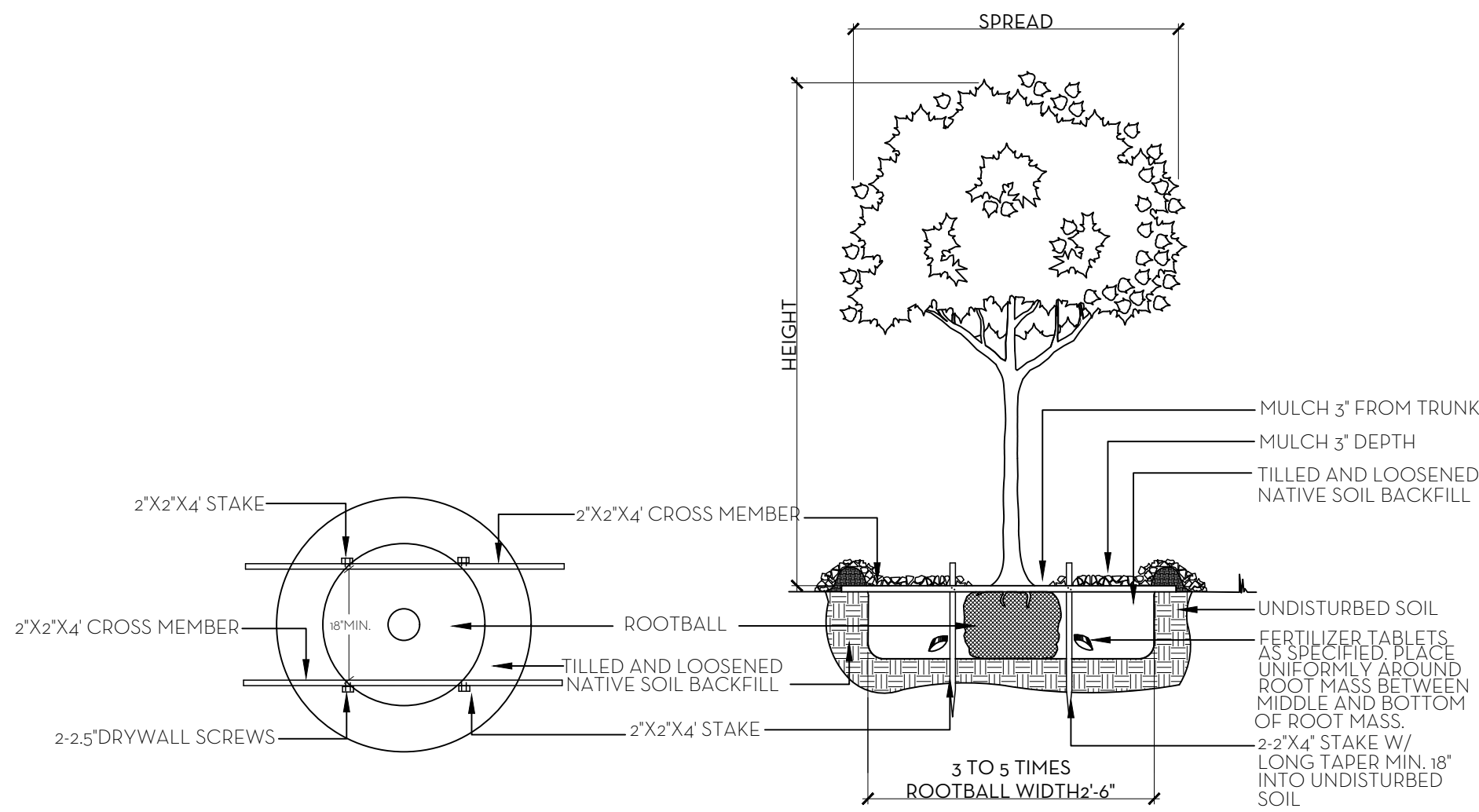
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS

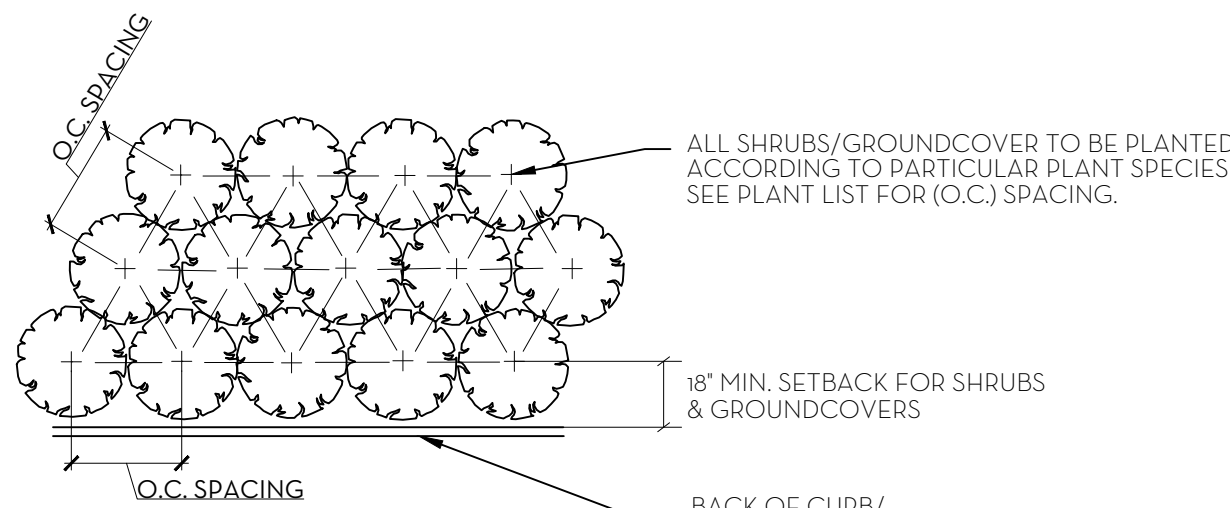
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURERS SPECIFICATIONS.

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.



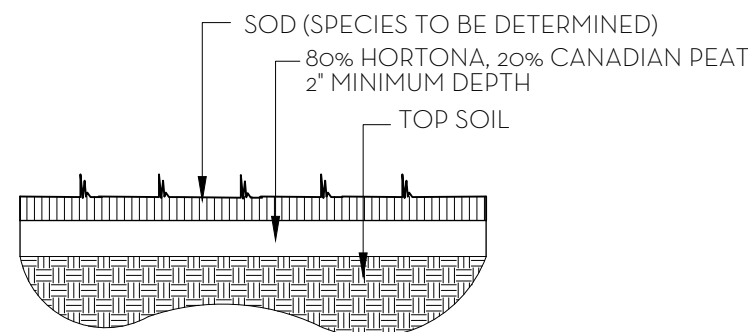
TREE PLANTING DETAIL
NTS



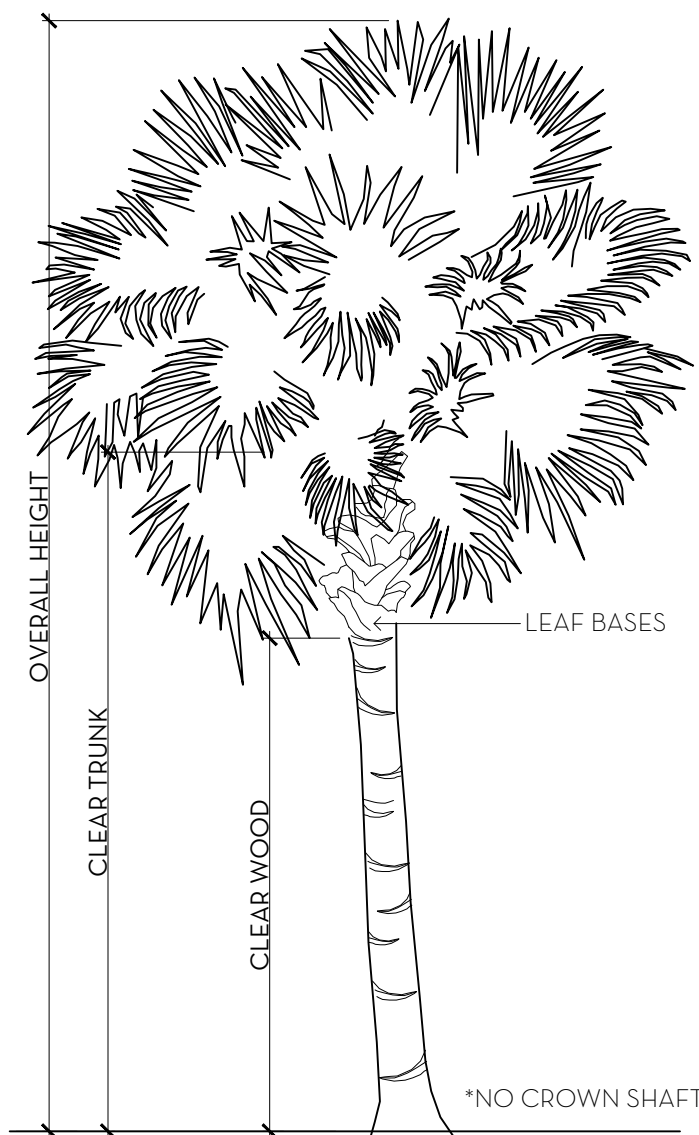
NOTE: ALL PLANT TO BE FLORIDA #1 OR BETTER

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

TREE ROOT PRUNING 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



NIEVERA WILLIAMS
DESIGN

615 CREST ROAD

11/17/23

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
3	TREES & PALMS				
4	ELAEOCARPUS TREES		2		14' HT., STD
5	PIGEON PLUM	Coccoloba diversifolia	24	*	16' HT., STD, PLEACHED
6	ALEXANDER PALMS	Ptychosperma elegans	3		16'-18' HT.
			29	82%	
6	SHRUBS/VINES				
7	BEGONIA 'ODORATA'	Begonia odorata 'Alba'	20		5 GAL.
8	THUNBERGIA VINE	Thunbergia	2		ESP. TO WALL 10' HT.
9	CONFEDERATE JASMINE	Trachelospermum Jasminoides	1		ESP. TO WALL 10'-12' HT.
10	GREEN ISLAND FICUS	Ficus microcarpa Green Island	13		2' HT.
			36	0%	
11	GROUND COVER				
12			0	0%	

MARIO F. NIEVERA

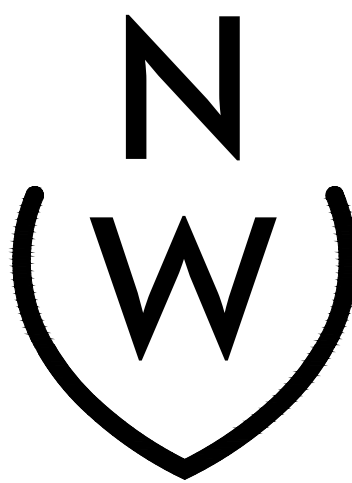
State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

RICHMAN RESIDENCE

615 CREST ROAD, PALM BEACH, FL.

7 DEC 2023 - FINAL DROPOFF



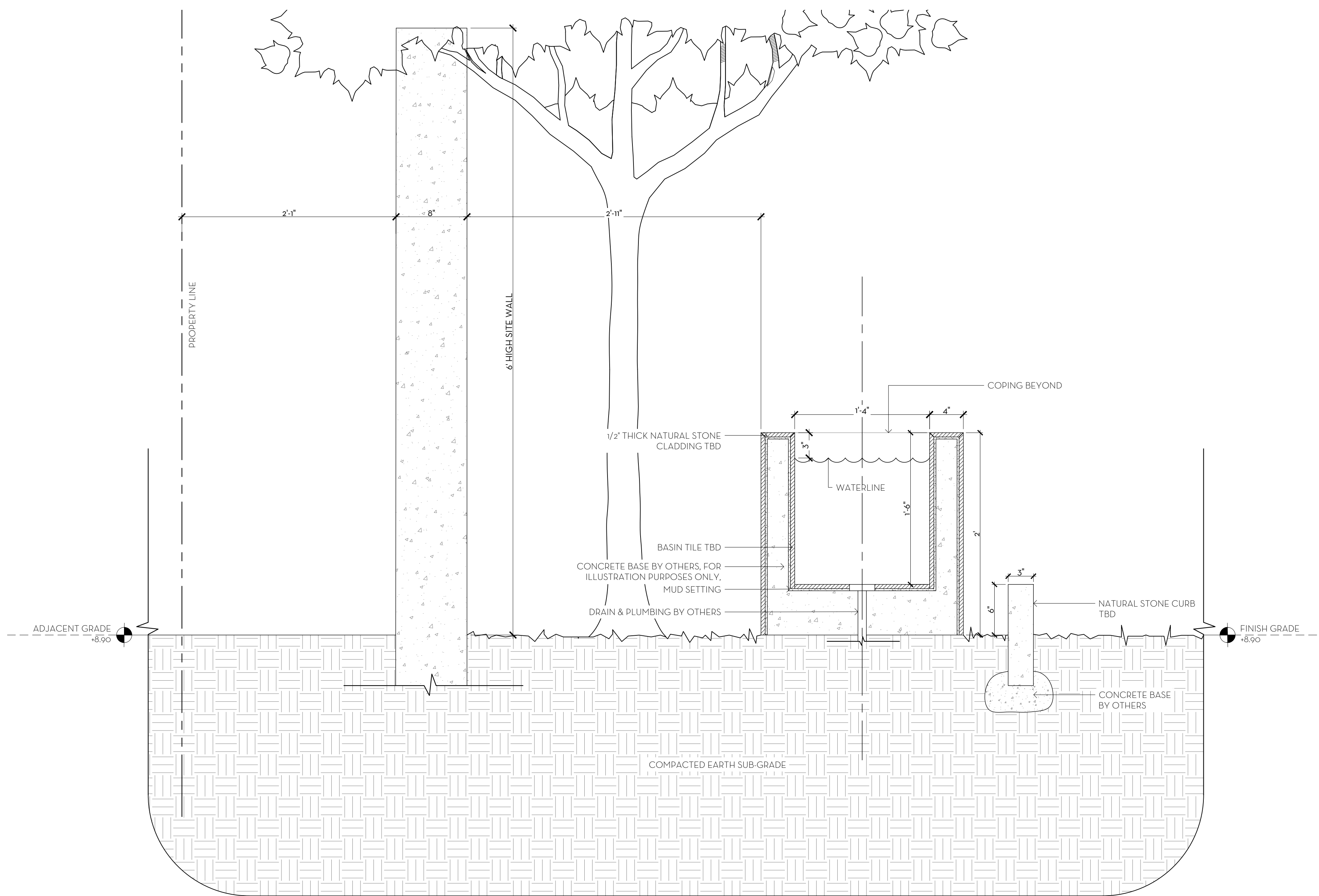
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LP2

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1 WATER FEATURE SECTION DETAIL
D1 SCALE: 1-1/2"=1'-0"

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DETAILS
RICHMAN RESIDENCE

615 CREST ROAD, PALM BEACH, FL.

7 DEC 2023 - FINAL DROPOFF

SCALE: AS SHOWN



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DESIGN

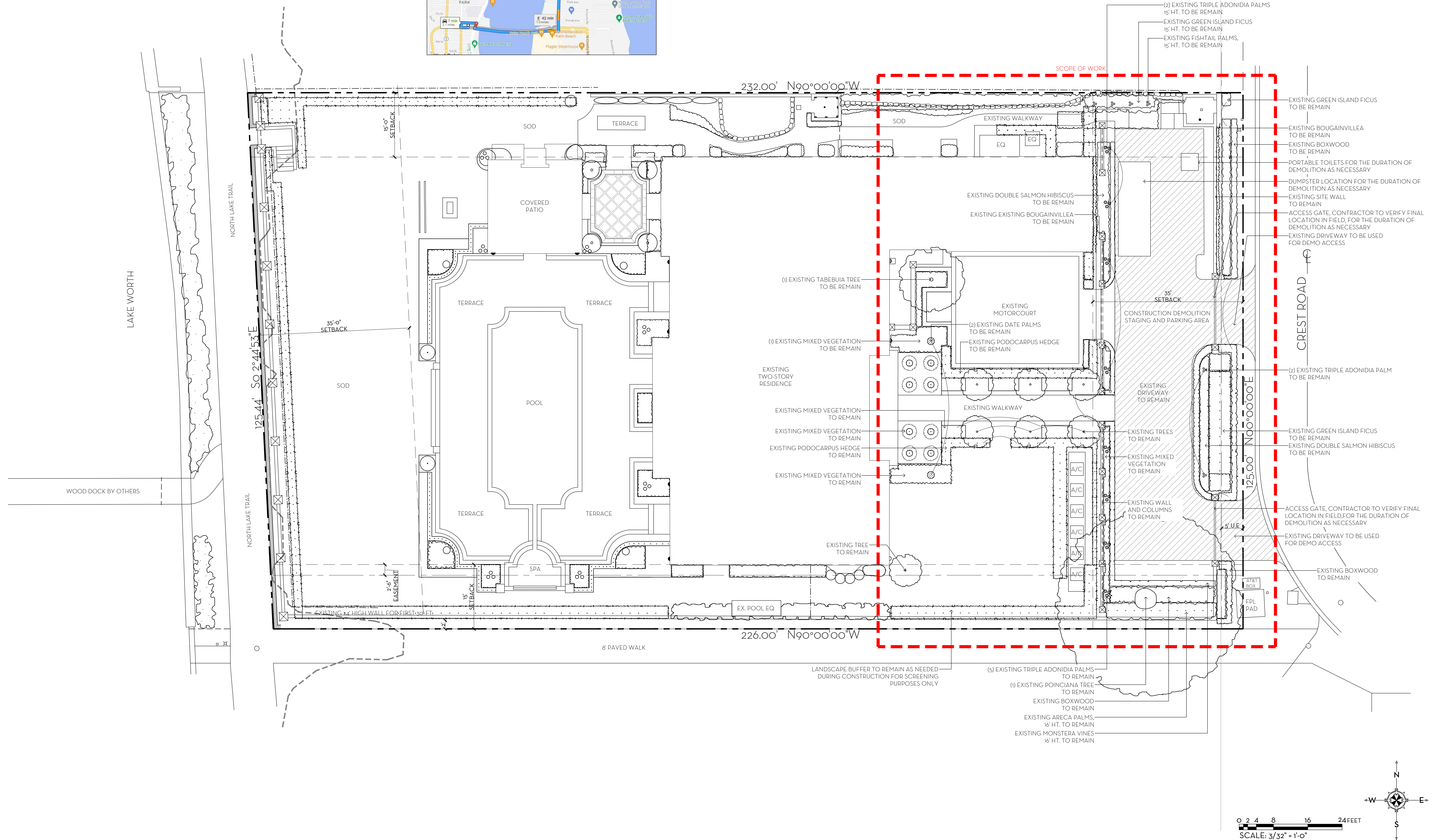
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D1

ARC-23-163

MAXIMUM SIZE OF TRUCKS NEEDED FOR CONSTRUCTION:
DUMPSTER TRUCK - 8.5'W x 24.5'L

[illegible]

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Landscape Architect
Registration No.
6666856

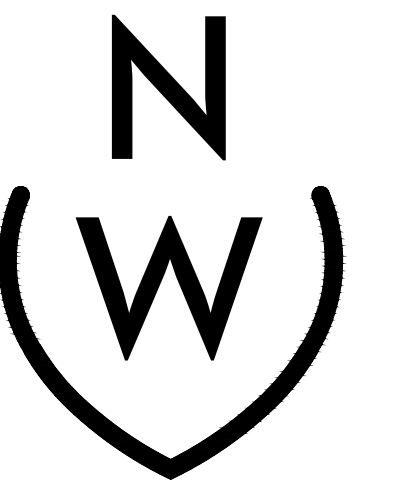
CONSTRUCTION SCREENING / STAGING PLAN

RICHMAN RESIDENCE

615 CREST ROAD, PALM BEACH, FL.

SCALE: $3/32 = 1 \cdot 0$

7 DEC 2023 - FINAL DROP OFF



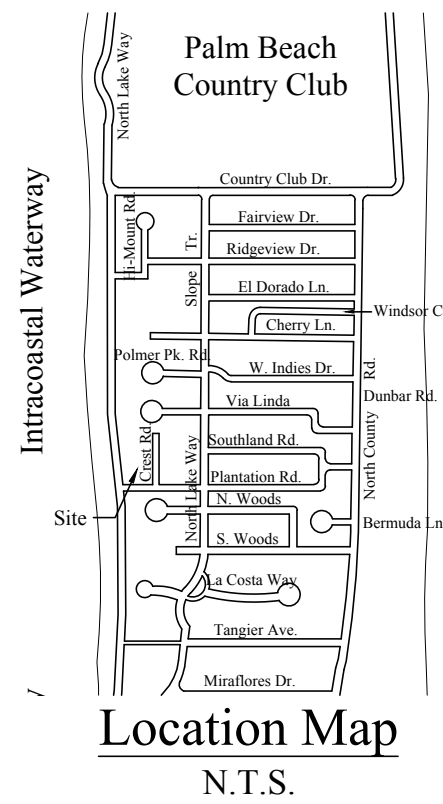
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CSP

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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.
- 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.
- Existing drainage system shown per site grading/drainage plan by Doug Winter Companies, Inc. dated 11/10/10.
- Existing drainage system to be cleaned, video inspected, re-habitated and re-certified prior to completion of construction.

A. SITE INFORMATION

Total Property Area = 29,832 sq.ft.

Proposed Drainage Area = 28,623 sq.ft.

Drainage Area Impervious Surface = 16,719 sq.ft.

Drainage Area Pervious Surface = 11,904 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:

$1.0 \times 2 \text{ in/hr} \times 16,719 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 2,787 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 11,904 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 397 \text{ cu.ft.}$

Total Volume to be Retained = 3,184 cu.ft.

C. EXISTING EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L = Total Length of Trench Provided = 40 ft
W = Trench Width = 4 ft
K = Hydraulic Conductivity = 0.000261 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 6.00 ft
DU = Un-Saturated Trench Depth = 4.00 ft
DS = Saturated Trench Depth = 0.00 ft

V = Volume Treated = 2,445 cu.ft.

Exfiltration Trench #2

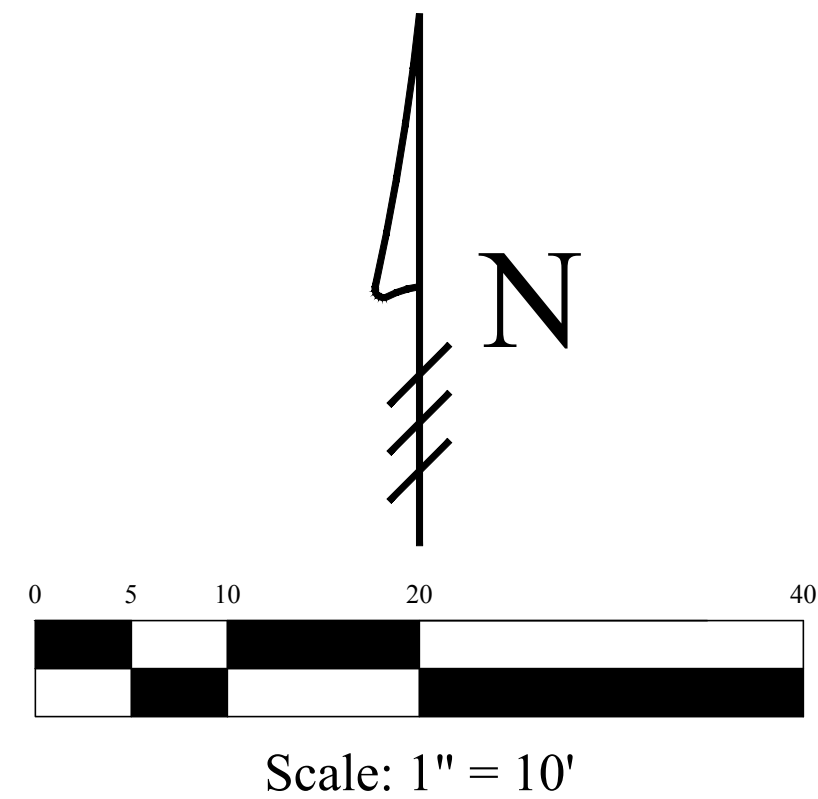
L = Total Length of Trench Provided = 40 ft
W = Trench Width = 4.00 ft
K = Hydraulic Conductivity = 0.000216 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 4.50 ft
DU = Un-Saturated Trench Depth = 4.00 ft
DS = Saturated Trench Depth = 0.00 ft

V = Volume Treated = 1,514 cu.ft.

Total Volume Retained in Exfiltration Trenches = 3,959 cu.ft.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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Project Information
Project No. 2023-0099
Issue Date 12/01/2023
Scale 1" = 10'
Drawn By KM
Checked By CG

Conceptual Site Grading & Drainage and Construction Staging Plan For:
Proposed Addition
Palm Beach, Florida
615 Crest 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.
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the SHA authentication code must be verified on any electronic copies.

Plan Background from Site Plan by
Bridges, Marsh & Assoc. Received 10/23/23
ARC-23-163
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