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264 Dunbar LLC

264 Dunbar Road Palm Beach Fl. 33480

DESIGN & ARCHITECTURE

ARCHITECURE

M P D E S I G N & A R C H I T E C U R E

LANDSCAPE

NIEVERA + WILLIAMS DESIGN

ARC-24-008
ZON-24-017

First Submital	12-14-2024
Second Submital	01-03-2024
TC Meeting	03-13-2024
Arcom Meeting	02-28-2024
Final Submittal	03-11-2024
Arcom Meeting	03-27-2024

PREVIOUSLY PROPOSED SCOPE OF WORK

- Proposed new Two-Story Residence with a Three-Car Garage, Guest House above, Pool Loggia, Pool Cabana and New Pool
- A variance is sought to increase the generator enclosure wall height by 1'-3" due to specific requirements outlined by the Kholer 60kW generator, deviating from the standard 7'-0" specifications.

CURRENTLY PROPOSED SCOPE OF WORK

- Proposed new Two-Story Residence with a Three-Car Garage, Guest House beside the Garage, Pool Loggia, Pool Cabana and New Pool
- A variance is sought to increase the generator enclosure wall height by 1'-3" due to specific requirements outlined by the Kholer 60kW generator, deviating from the standard 7'-0" specifications.

SHEET INDEX

SHEET INDEX

SHEET INDEX

BOUNDARY SURVEY FOR: CARIN E. SEARBY

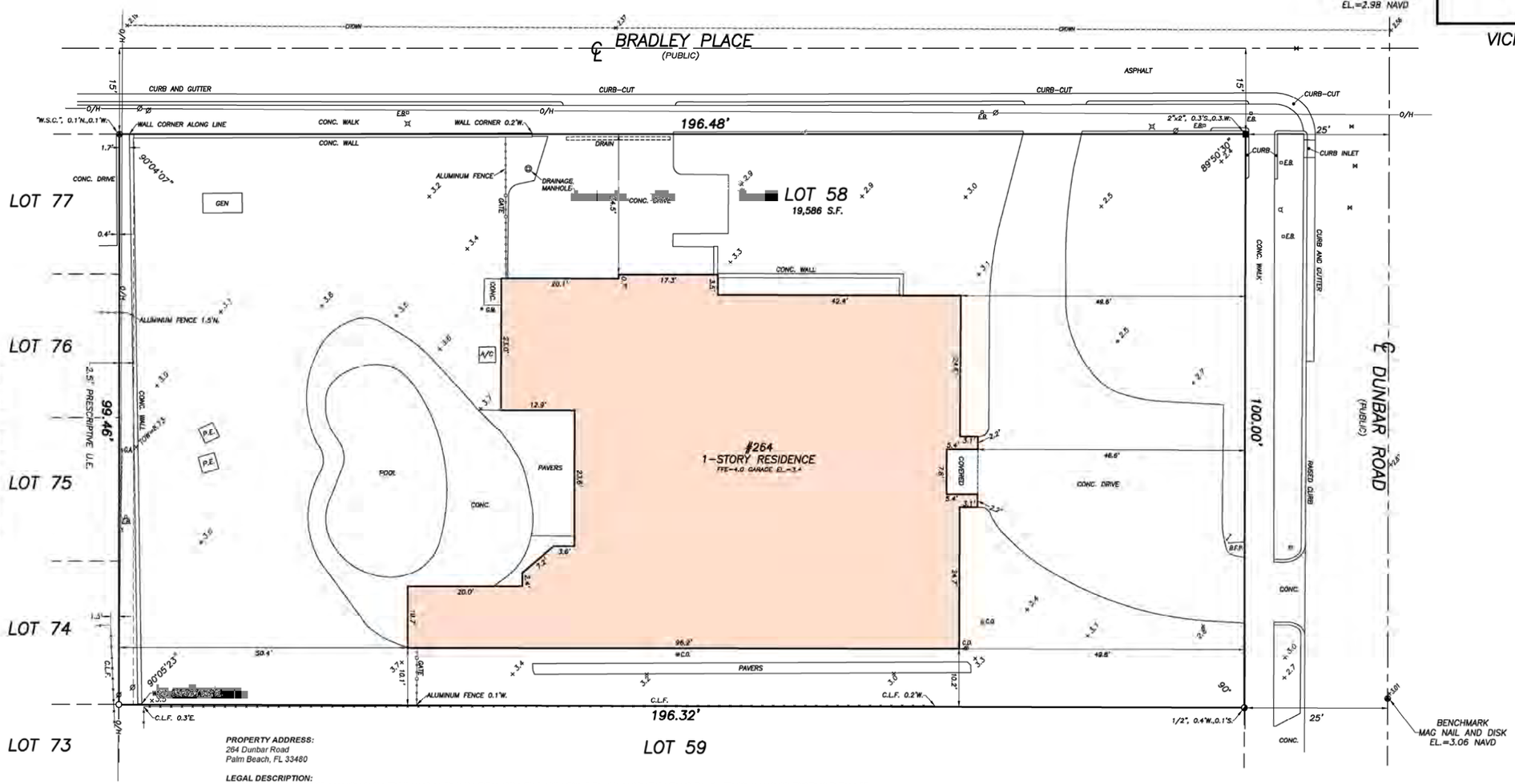
This survey is made specifically and only for the following party for the purpose of permitting on the surveyed property:

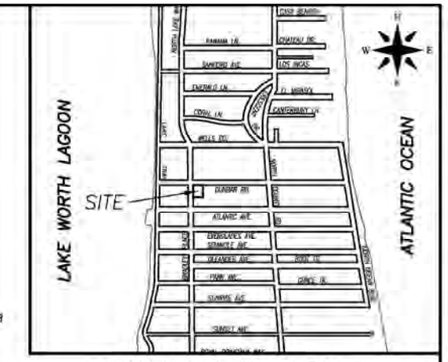
Carin E. Searby

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

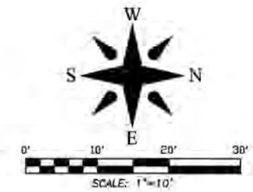
TITLE COMMITMENT REVIEW

CLIENT: Carin Elizabeth Searby		COMMITMENT NO. : 23-17225	DATE: 11/16/23			
REVIEWED BY: Craig Wallace		JOB NO. : 11-1164.3				
SEC. 6	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
i	PB 7 PG 68	Plat of ADAMS ADDITION TO PALM BEACH.	•			
iii	ORB 29431, PG 436	As effected by Resolution NO. 184-2013			•	





VICINITY SKETCH N.T.S.



LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
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
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
E.M.	= ELECTRIC METER
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
FFE	= FINISH FLOOR ELEVATION
FND.	= FOUND
G.A.	= GUY ANCHOR
GEN.	= GENERATOR
G.M.	= GAS METER
INV.	= INVERT
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
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 RECORD BOOK
OS	= OFFSET
(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
PIE	= 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/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
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
TOW	= TOP OF WALL ELEVATION
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
℄	= BASELINE
℄	= CENTERLINE
Δ	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
[illegible]	= CONCRETE MONUMENT SET (LB #4569)
[illegible]	= [illegible]
[illegible]	= 5/8" ROD W/ CAP SET (LB [illegible])
⊙	= IRON PIPE FOUND (AS NOTED)
●	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
●	= NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET (LB #4569)
E	= PROPERTY LINE
[illegible]	= UTILITY POLE
[illegible]	= FIRE HYDRANT
[illegible]	= WATER METER
[illegible]	= WATER VALVE
[illegible]	= LIGHT POLE

PROPERTY ADDRESS:
264 Dunbar Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 58, **ADAMS ADDITION**, 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 7, Page 68.*

FLOOD ZONE:
This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581F, dated 10/5/2017.

NOTES:

1. *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 23-17225, issued by Statewide Land Title, dated November 16, 2023. This office has made no search of the Public Records.*
2. *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 (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *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.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *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.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *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.*
11. *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.*
12. *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.*
13. *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.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to 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: 11/7/2023

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

REVISIONS:

12/14/23 SPOT ELEVATIONS J.D./S.W. 11-1164.4 PB355/39

BOUNDARY SURVEY FOR:

CARIN E. SEARBY

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	J.M.	JOB NO.:	11-1164.3	F.B. PB354	PG. 65
OFFICE:	M.B.	DATE:	11/7/23	DWG. NO.	11-1164-1
CK'D:	C.W.	REF:	11-1164-1.DWG	SHEET	1 OF 1

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:**	264 DUNBAR ROAD		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	19,586 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100' x 196.32'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	Flood Zone AE (Elevation: 6'-0")		
7	**Zero Datum for point of meas. (NAVD)**	7'-0"		
8	**Crown of Road (COR) (NAVD)**	2.87		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	-	26.5%(5,201 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	-	7,197 SF
12	*Front Yard Setback (Ft.)	30'	-	34'-7"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"E, 25'-0"W	-	12'-7"E
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"E, 30'-0"W	-	15'-1"E,30'-0"W
15	*Rear Yard Setback (Ft.)	10'	-	14'-9"
16	Angle of Vision (Deg.)	100	-	100
17	Building Height (Ft.)	22'	-	20'-0"
18	Overall Building Height (Ft.)	30'	-	28'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.91(76,245 CCR)+5%(3,812)=4.1	-	3.95 (76,937 CCR)
20	** Max. Fill Added to Site (Ft.)	2.11	-	2.11
21	Finished Floor Elev. (FFE)(NAVD)	7'-0"	-	7'-0"
22	Base Flood Elevation (BFE)(NAVD)	-	-	6'-0"
23	Landscape Open Space (LOS) (Sq Ft and %)	45%	-	48.91% 9,585 SF
24	Perimeter LOS (Sq Ft and %)	2,762 SF (50%)	-	4,411 SF (50.02%)
25	Front Yard LOS (Sq Ft and %)	40%	-	52.0% 1,300 SF
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 requited 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

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

COMM NO.
2314

DATE
04-24-24

REVISIONS

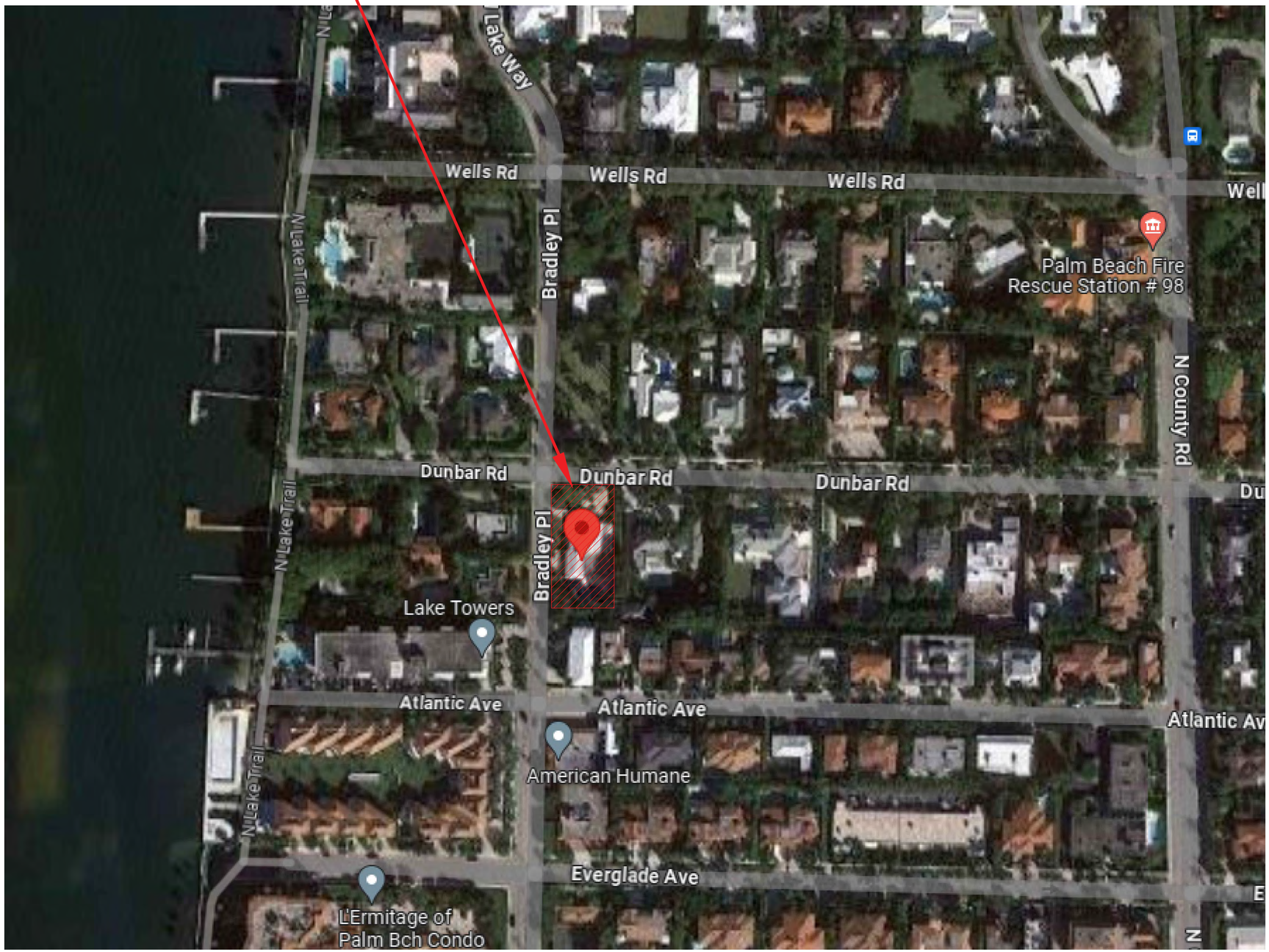
A New Residence for
264 Dunbar L.L.C.
264 Dunbar Road
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
AR0016639

MP DESIGN & ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
Zoning Legend

SUBJECT PROPERTY



Vicinity Location Map

Scale n.t.s.

ARC-24-008
ZON-24-047

COMM NO.
2314

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264 Dunbar Road
Palm Beach FL 33480

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561.833.7575
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SHEET NO.
Vicinity Location Map

Location Plan

Scale n.t.s.

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

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2314

DATE
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REVISIONS

A New Residence for
264 Dunbar L.L.C.
264 Dunbar Road Palm Beach FL 33480

STATE OF FLORIDA ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
Location Plan

Location Map

Scale n.t.s.

ZONING & SITE CALCULATIONS

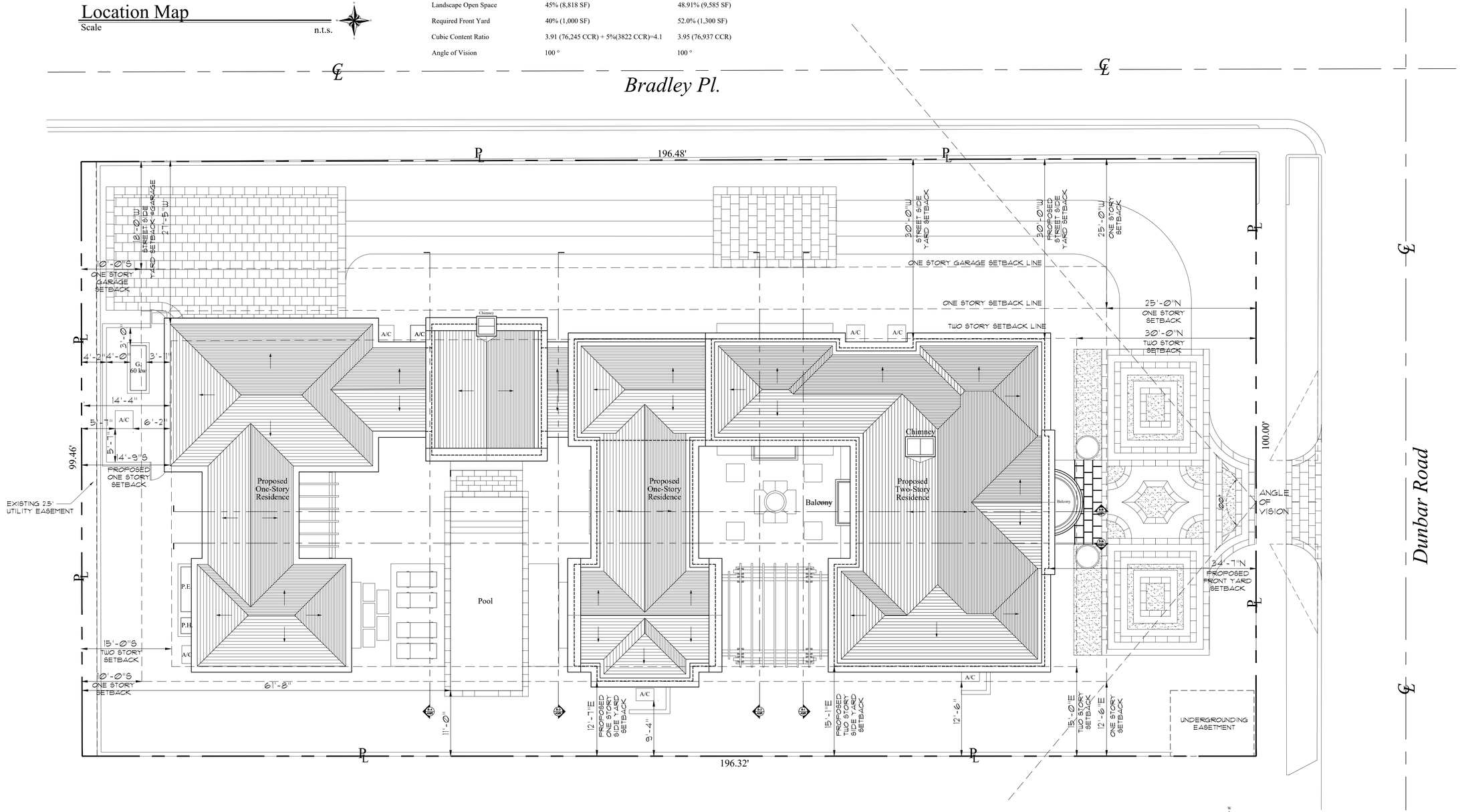
Zoning Item	Required/Allowed	Proposed
Zoning District	RB	RB
Lot Area Lot Width Lot Depth	10,000 SF 100' 100'	19,586 SF 100' 196.32'
Front Yard Setback	30' 2-Story	34'-7"
Side Yard Setback - East	15'-0" 2-Story	15'-1"
Street Side Yard Setback - West	18' @ One-Story Garage	27'-5"
Rear Yard Setback	10'-0" 2-Story	14'-9"
Maximum Building Height	14' 1-Story 22' 2-Story	10-0" 20'-0"
Maximum Overall Height	30'	27'-0"
Lot Coverage	30% 2-Story (5,875 SF)	26.5% (5,201 SF)
Landscape Open Space	45% (8,818 SF)	48.91% (9,585 SF)
Required Front Yard	40% (1,000 SF)	52.0% (1,300 SF)
Cubic Content Ratio	3.91 (76,245 CCR) + 5%(3822 CCR)=4.1	3.95 (76,937 CCR)
Angle of Vision	100 °	100 °

AREAS SF CALCULATIONS

First Floor AC	3,997 SF
Second Floor AC	1,996 SF
Total AC	5,993 SF
Garage	730 SF
Loggia	250 SF
Pergolas	224 SF

LEGAL DESCRIPTION

LT 58 ADAMS ADDITION, 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 7, Page 68.



Currently Proposed Site Plan

Scale 1/8 " = 1'-0"

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

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A New Residence for
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264 Dunbar Road
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016339
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
AR0016339

MP DESIGN & ARCHITECTURE, INC
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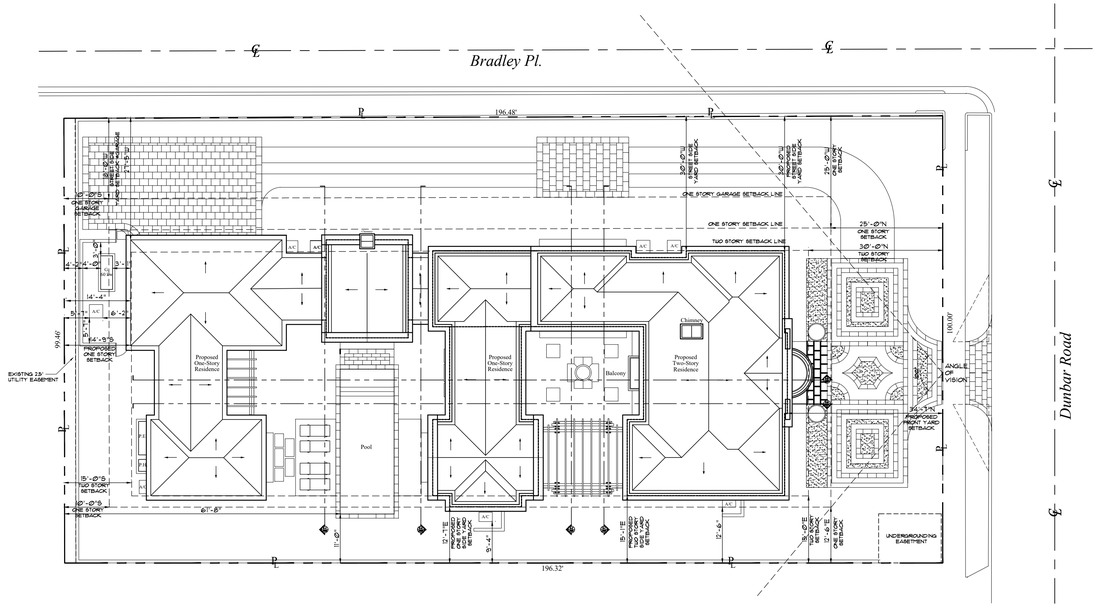
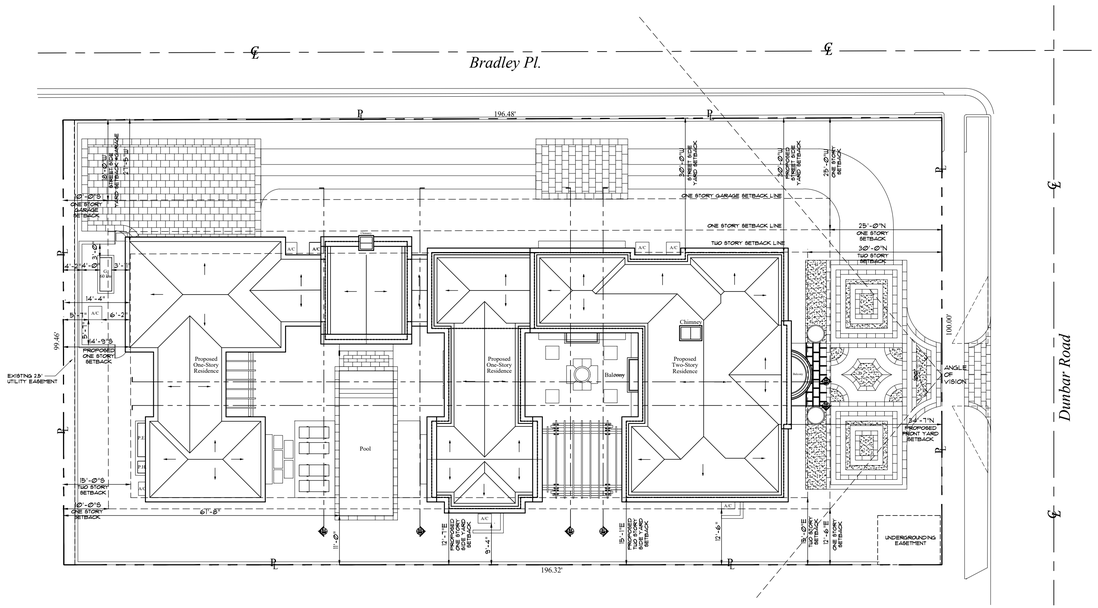
AA26001667

SHEET NO.
A000



Previously Proposed Site Plan

Scale 1/16"=1'-0"



Currently Proposed Site Plan

Scale 1/16"=1'-0"

ARC-24-008
ZON-24-047

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2314

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264 Dunbar Road
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STATE OF FLORIDA
ANGELO L. DAVILA
ARCHITECT
LICENSE
No. AR0016630

ANGELO DAVILA R.A.
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No. AR0016630

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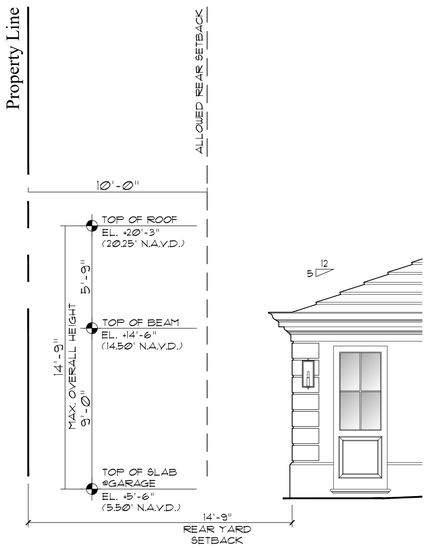
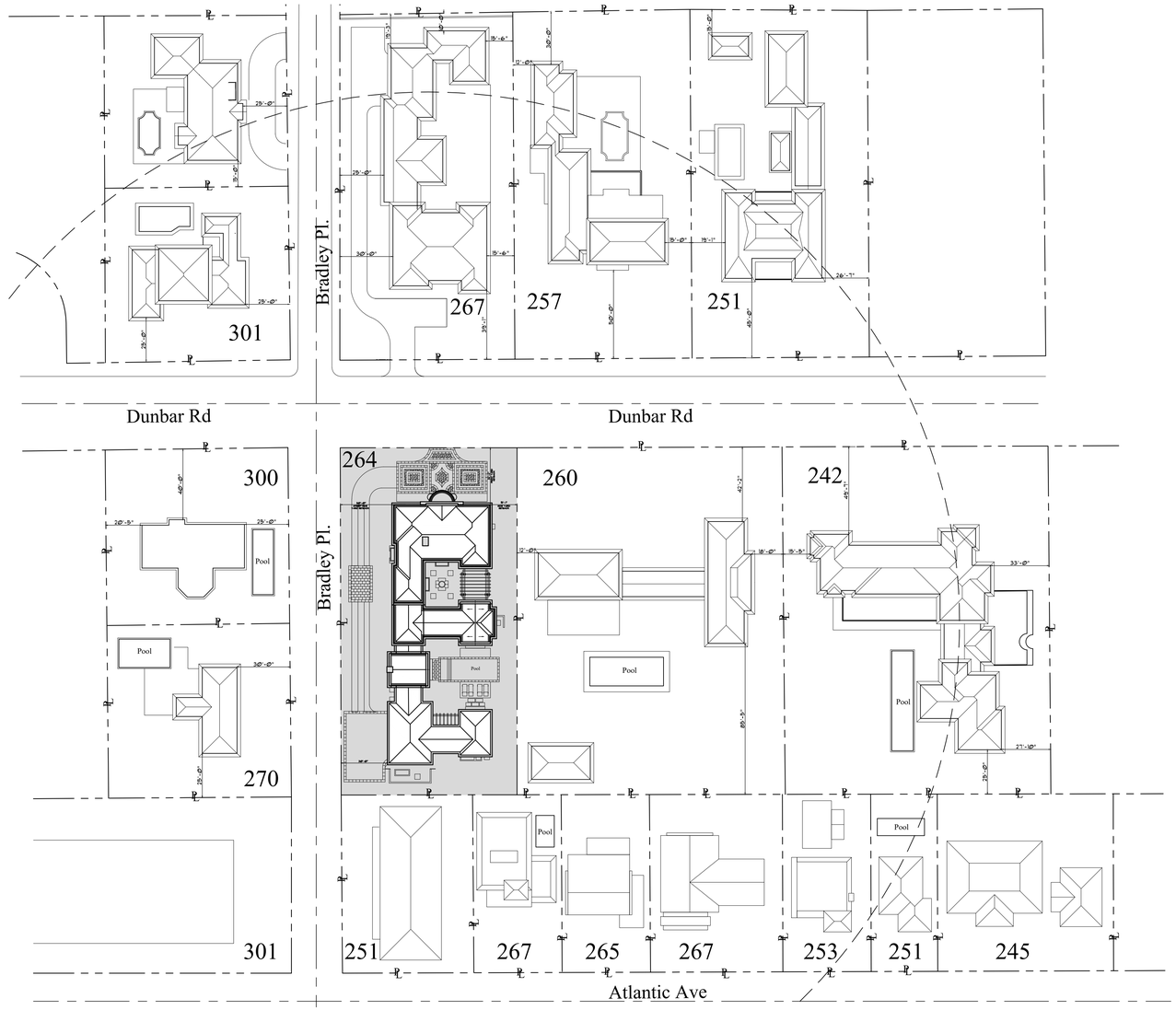
SHEET NO.
A000.1



Rear Height Plane Diagram

Scale 1/4" = 1'-0"



Sitescape

Scale 1/64" = 1'-0"

Streetscape (North Side) Dunbar Road

Scale 1/32" = 1'-0"

Streetscape (South Side) Dunbar Road

Scale 1/32" = 1'-0"

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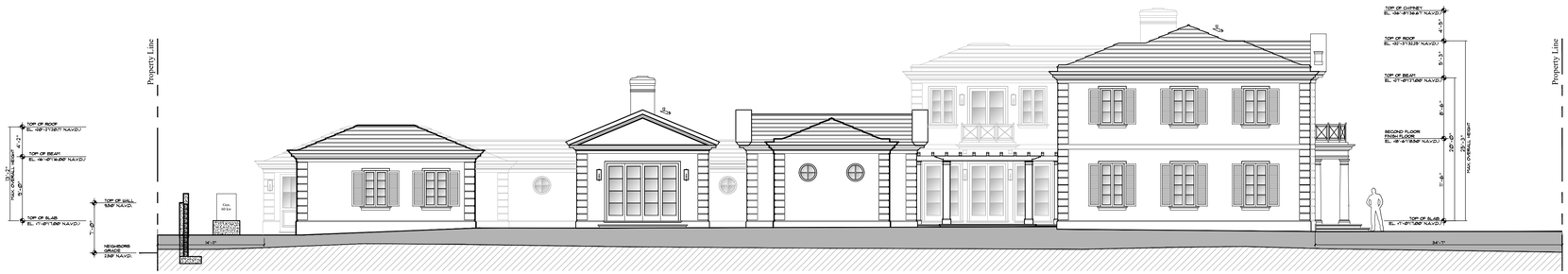
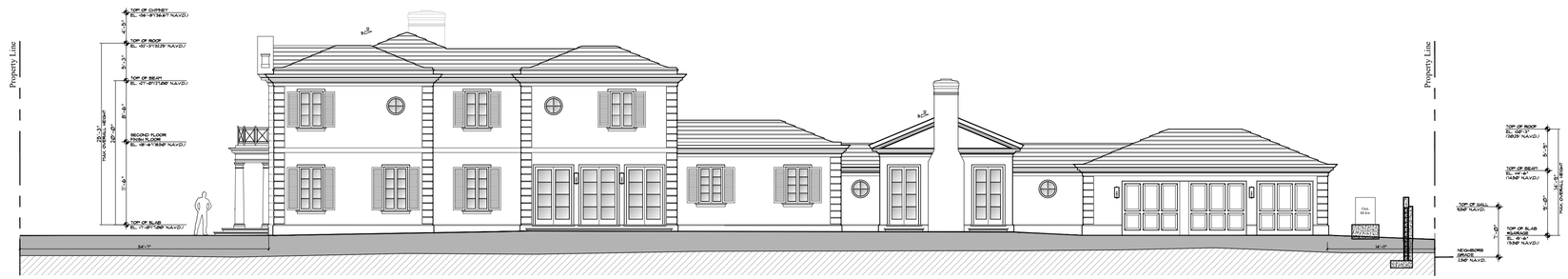
A001



Proposed East Elevation - Yard Section Diagram

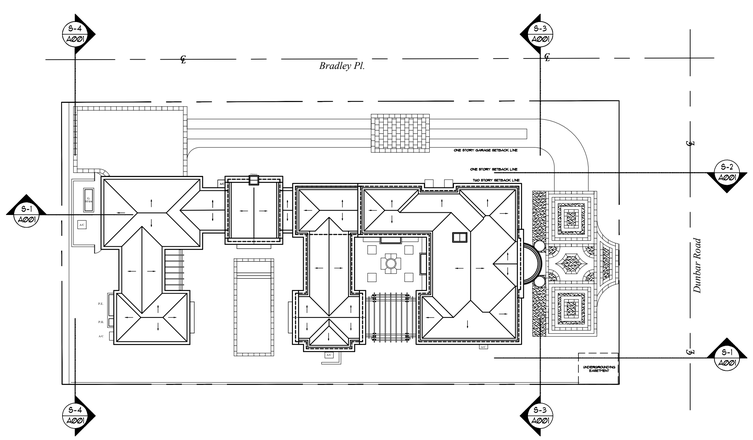
3/32" = 1'-0"



Proposed West Elevation - Yard Section Diagram

Scale

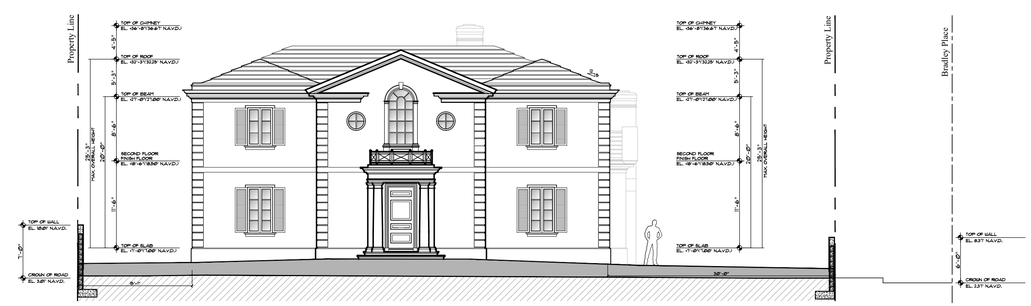
3/32" = 1'-0"



Key Plan

Scale

N.T.S.



Proposed North Elevation - Yard Section Diagram

Scale

3/32" = 1'-0"

Proposed South Elevation - Yard Section Diagram

Scale

3/32" = 1'-0"

LEGEND

Area of Fill

ARC-24-008
ZON-24-047

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ANGELA DAVILA
AR0016539
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217 PERUVIAN AVENUE, SUITE 4
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561.833.7575
AA26001667

SHEET NO.

A007

301 Dunbar Rd

267 Dunbar Rd

257 Dunbar Rd

251 Dunbar Rd

ARC-24-008

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AA26001667

SHEET NO.
Photos
1

242 Dunbar Rd

260 Dunbar Rd

264 Dunbar Rd
(Subject Property)

300 Dunbar Rd

ARC-24-008

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SHEET NO.
Photos
2

264 Dunbar Rd
(Front View)

264 Dunbar Rd
(Rear View)

264 Dunbar Rd
(Side View)

264 Dunbar Rd
(Side View)

ARC-24-008

COMM NO.
2314

DATE
04-24-24

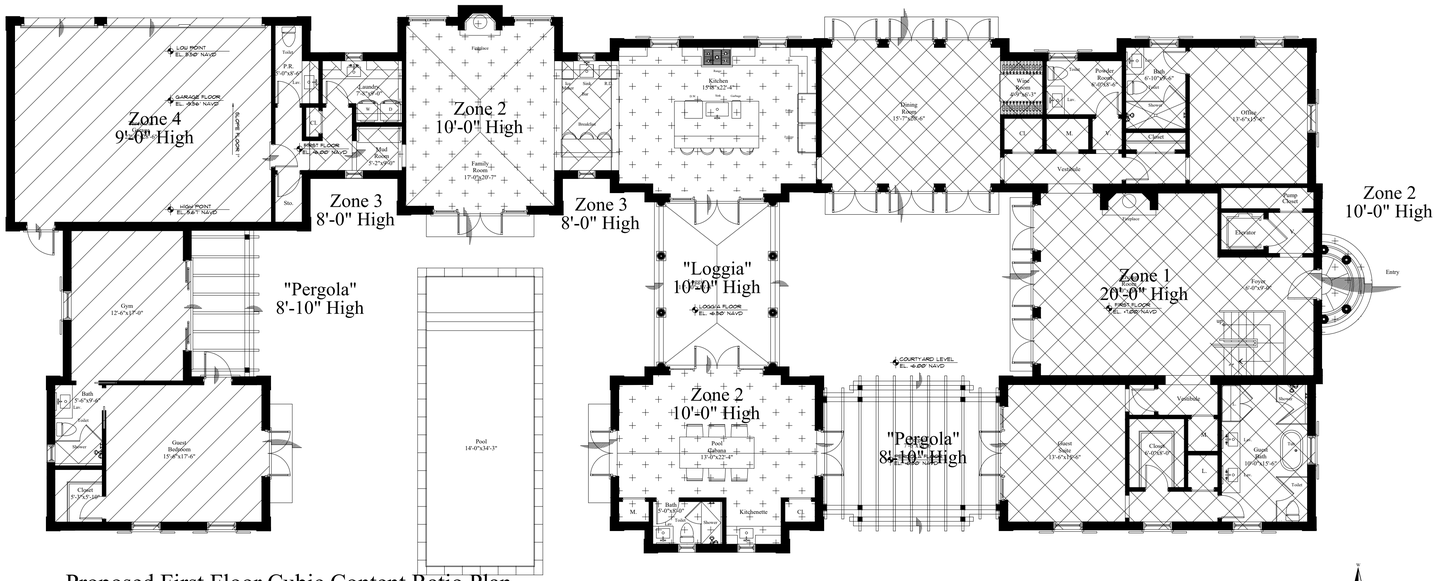
REVISIONS

A New Residence for
264 Dunbar L.L.C.
264 Dunbar Road
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

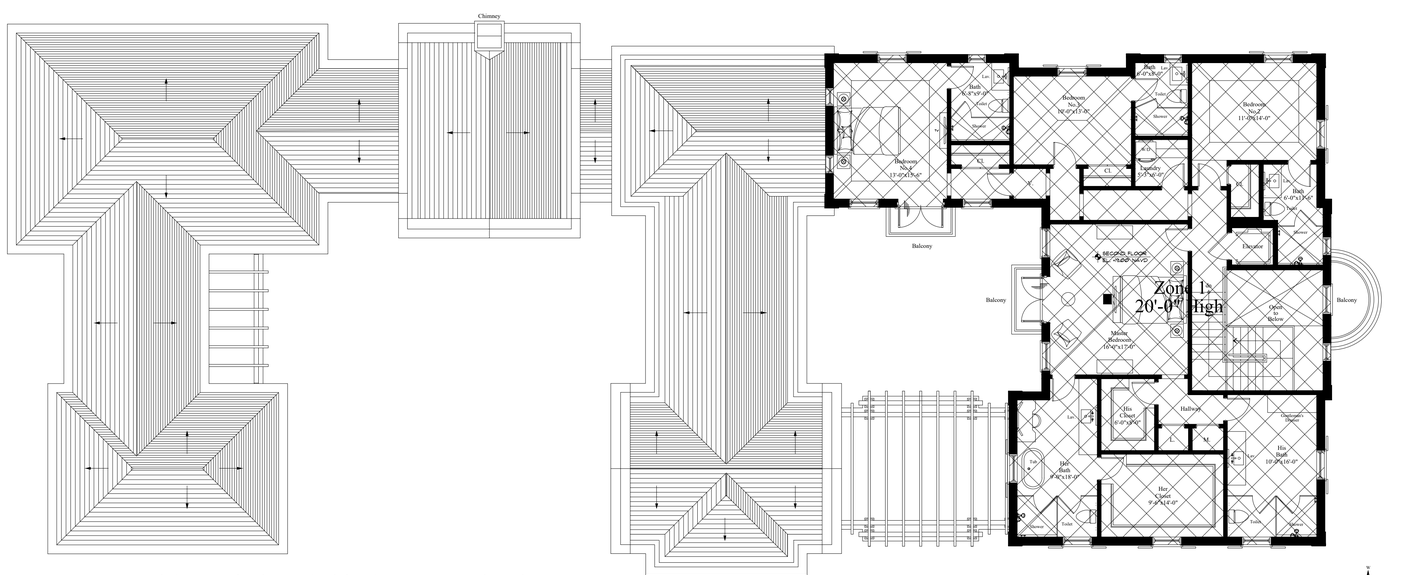
MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
Subject
Property



Proposed First Floor Cubic Content Ratio Plan

Scale 3/32" = 1'-0"



Proposed Second Floor Cubic Content Ratio Plan

Scale 3/32" = 1'-0"

Proposed CCR Calculations

ZONE	CUBIC FEET
1	43,193 CU.FT
2	13,230 CU.FT
3	1,728 CU.FT
4	13,113 CU.FT
TOTAL	TOTAL =71,264 CU.FT *
*PERGOLAS (366 x 8'-10"=3233 CCR) *LOGGIA (244 x 10'-0"=2,440 CCR)	
(3.65) 71,264 CCR= 5,673 CCR=(3.95) 76,937 CCR	

Legend

- ZONE 1 TWO STORY AREA
- ZONE 2 ONE STORY AREA
- ZONE 3 ONE STORY AREA
- ZONE 4 ONE STORY AREA

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COMM NO. 2314

DATE 04-24-24

REVISIONS

A New Residence for

264 Dunbar L.L.C.

264 Dunbar Road

Palm Beach FL 33480

STATE OF FLORIDA ANGELO DAVILA AR0016639

ANGELO DAVILA R.A.
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A002

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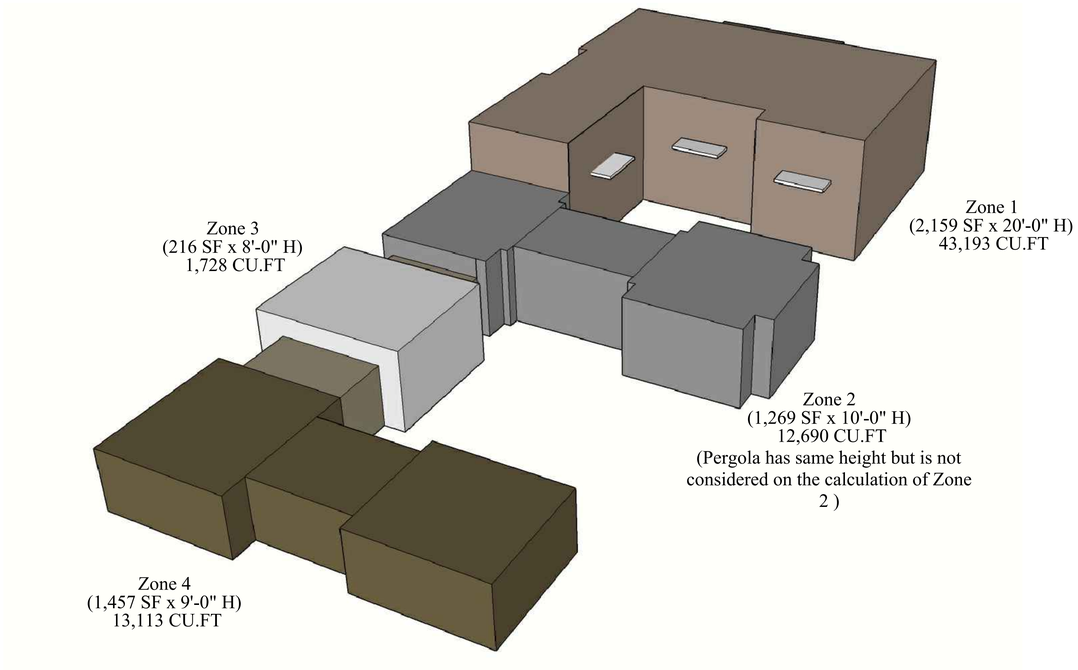
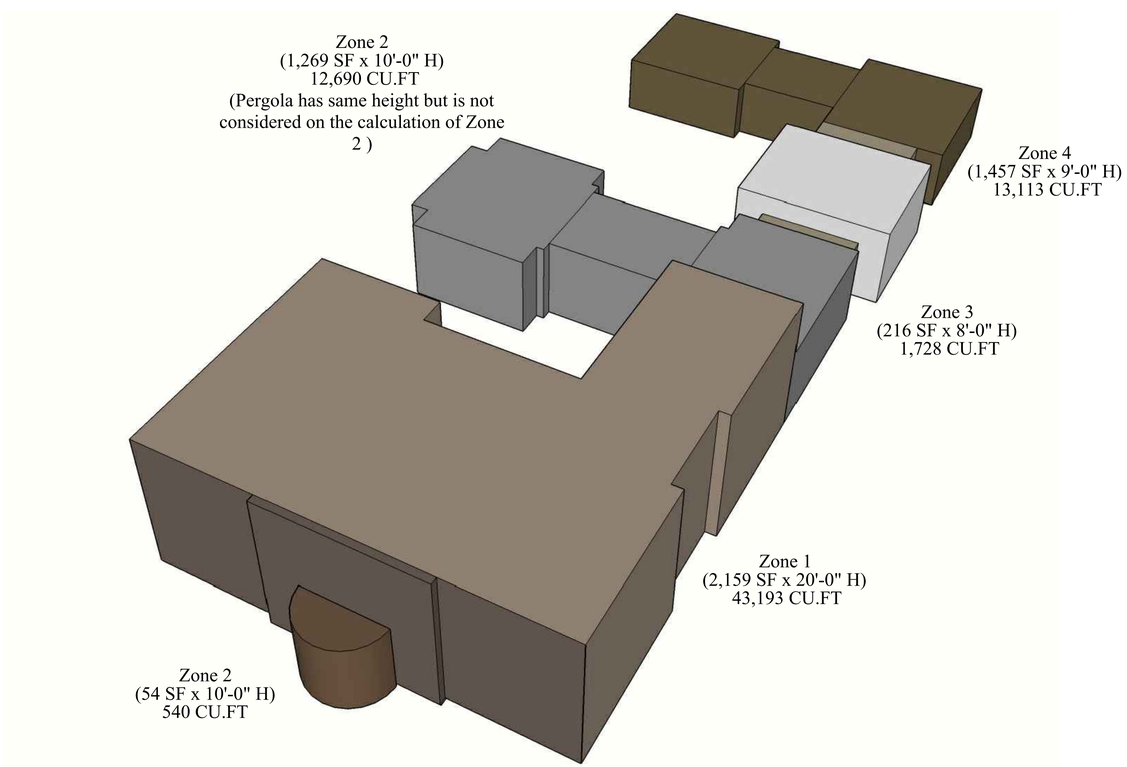
ZON-24-047



Proposed Cubic Content Ratio Axonometric

Scale n.t.s.



Proposed Cubic Content Ratio Axonometric

Scale n.t.s.

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COMM NO.
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REVISIONS

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STATE OF FLORIDA
ANGELO L. DAVILA
LICENSE NO. AR0016539
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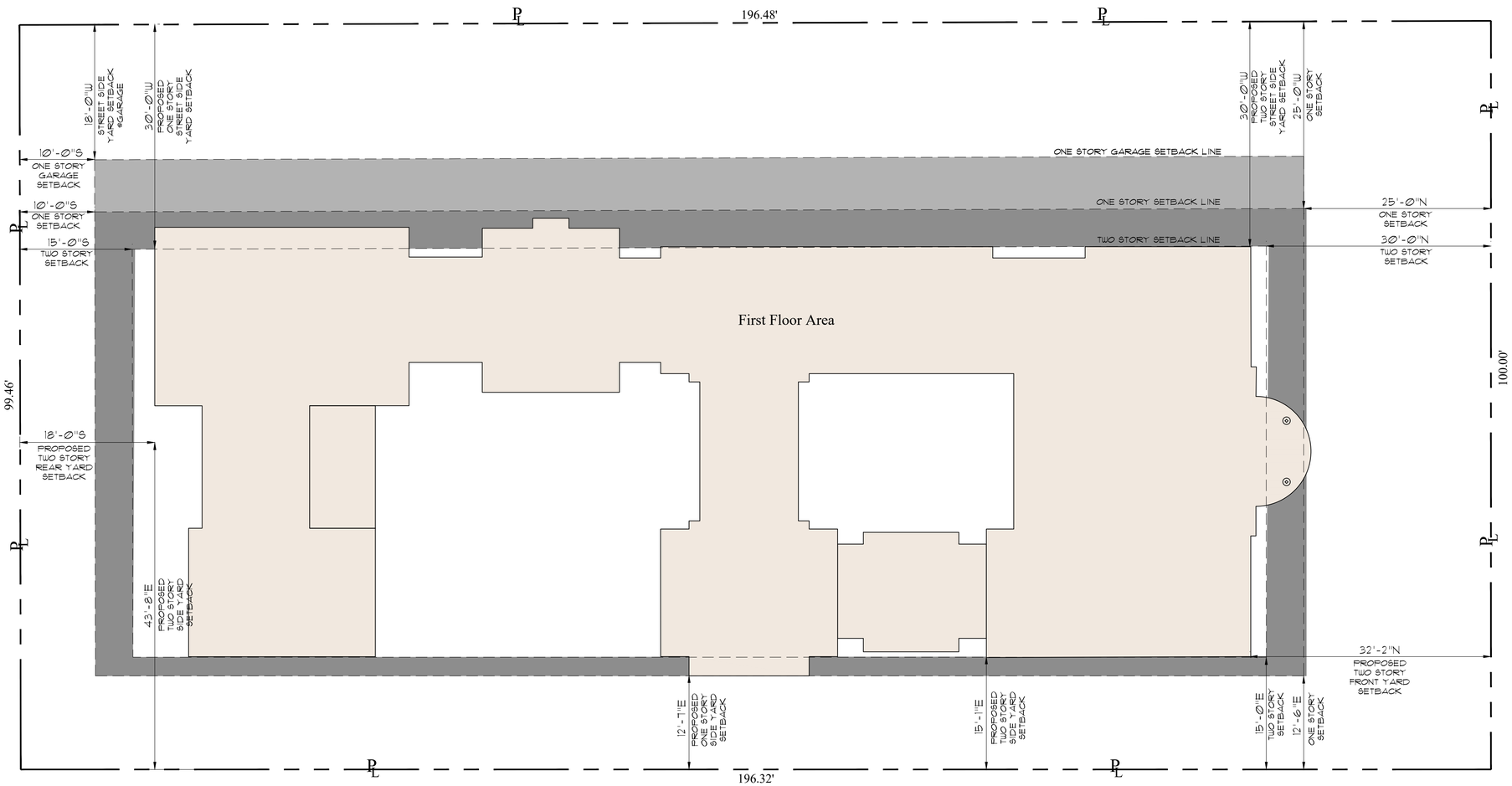
A003



Proposed First Floor Zoning Diagram

Scale 3/32" = 1'-0"

Legend

- 1 STORY GARAGE SETBACK LINE
- 1 STORY SETBACK LINE
- 2 STORY SETBACK LINE
- BUILDABLE AREA
- PROPOSED 2 STORY HOUSE

ARC-24-008
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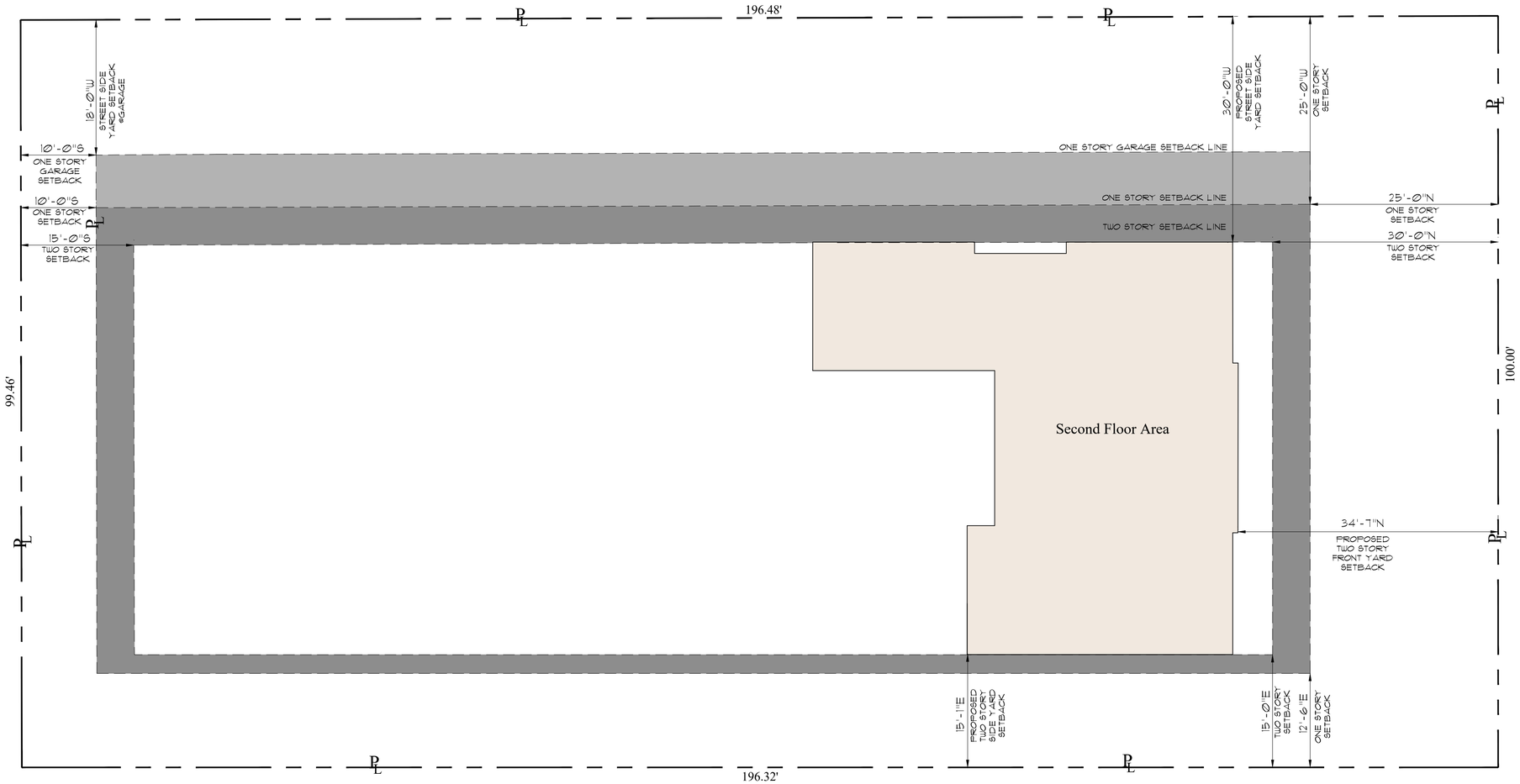
A004



Proposed Second Floor Zoning Diagram

Scale 3/32" = 1'-0"

Legend

- 1 STORY GARAGE SETBACK LINE
- 1 STORY SETBACK LINE
- 2 STORY SETBACK LINE
- BUILDABLE AREA
- PROPOSED 2 STORY HOUSE

ARC-24-008
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MP DESIGN & ARCHITECTURE

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STATE OF FLORIDA
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ARCHITECT
ANGELO L. DAVILA R.A.
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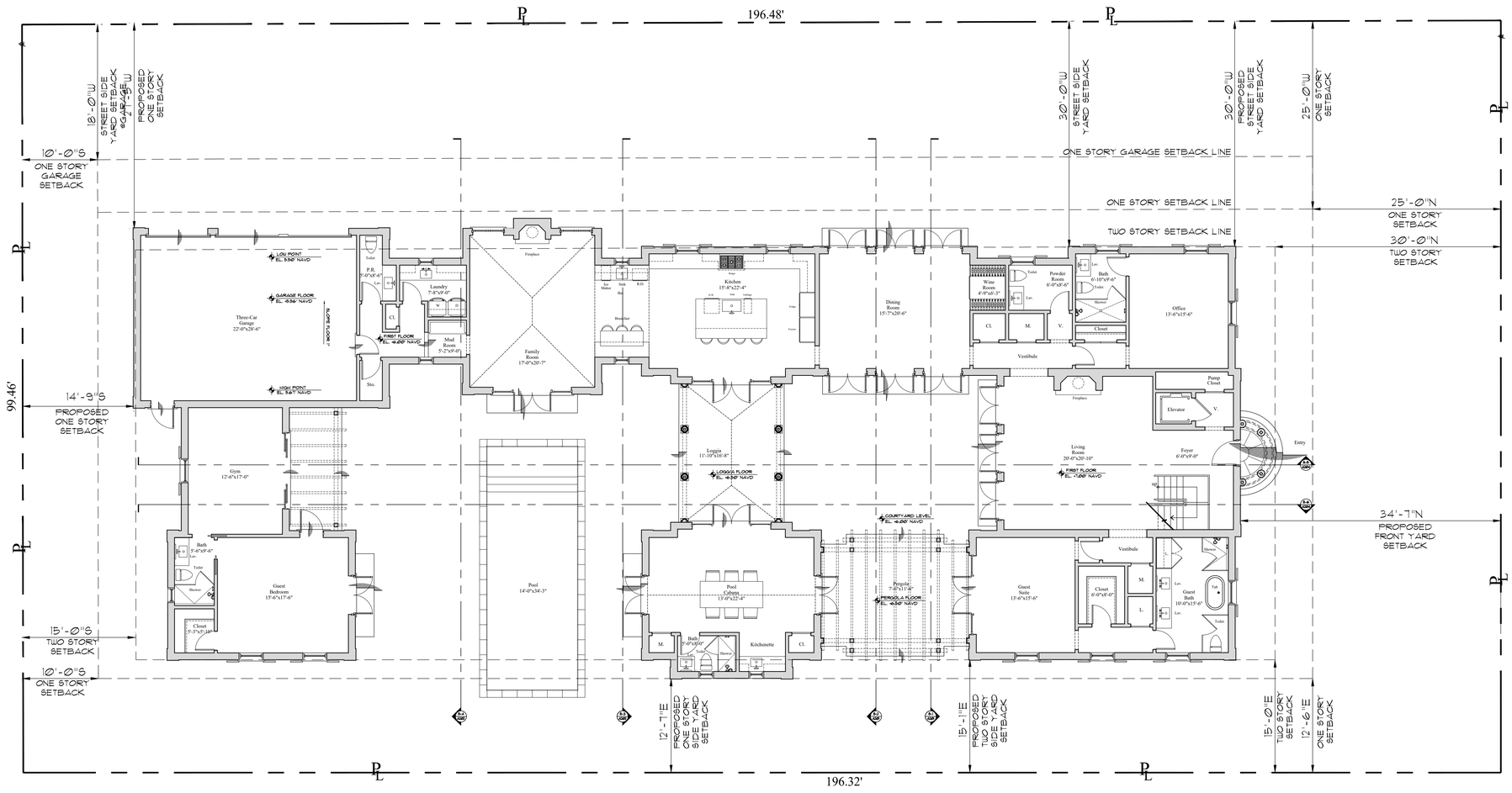
A005



Currently Proposed First Floor Plan

Scale 1/8 " = 1'-0"

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REVISIONS

A New Residence for
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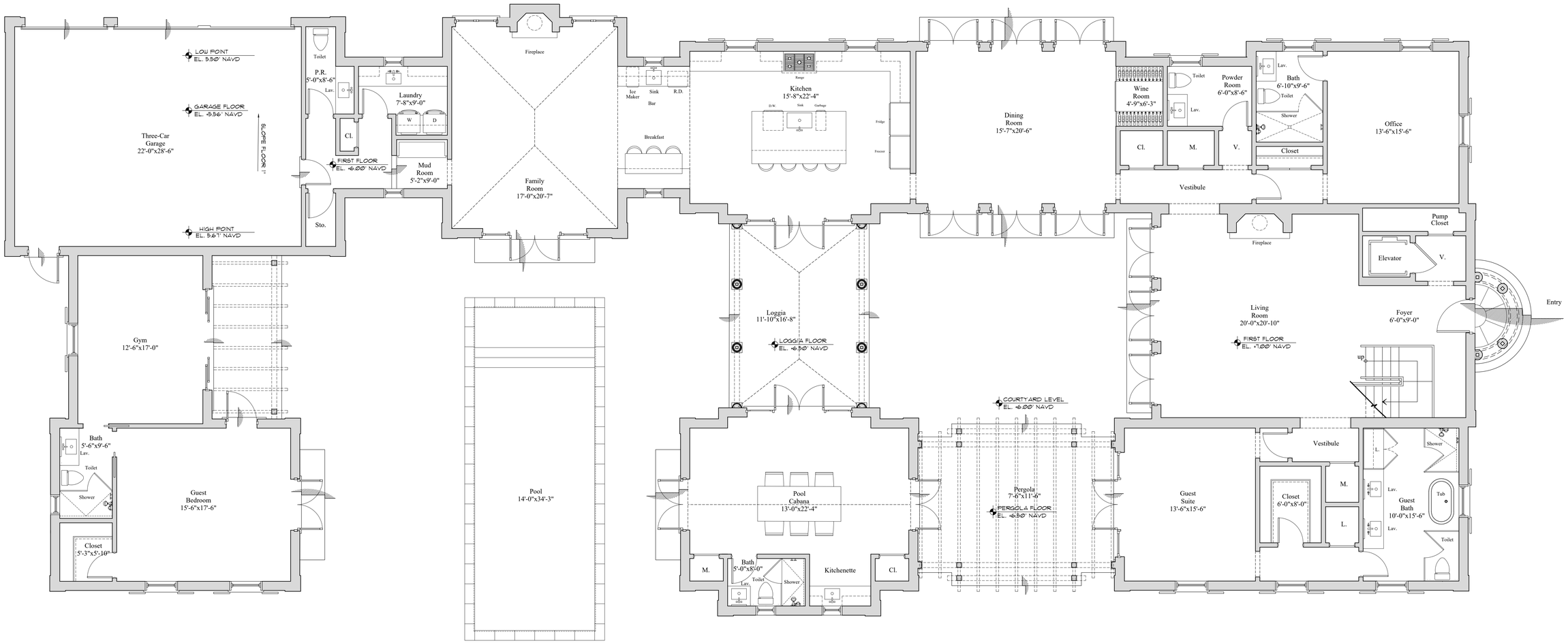
SHEET NO.
A100



Currently Proposed First Floor Plan

Scale n.t.s.

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COMM NO.
2314

DATE
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REVISIONS

A New Residence for
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A100.1

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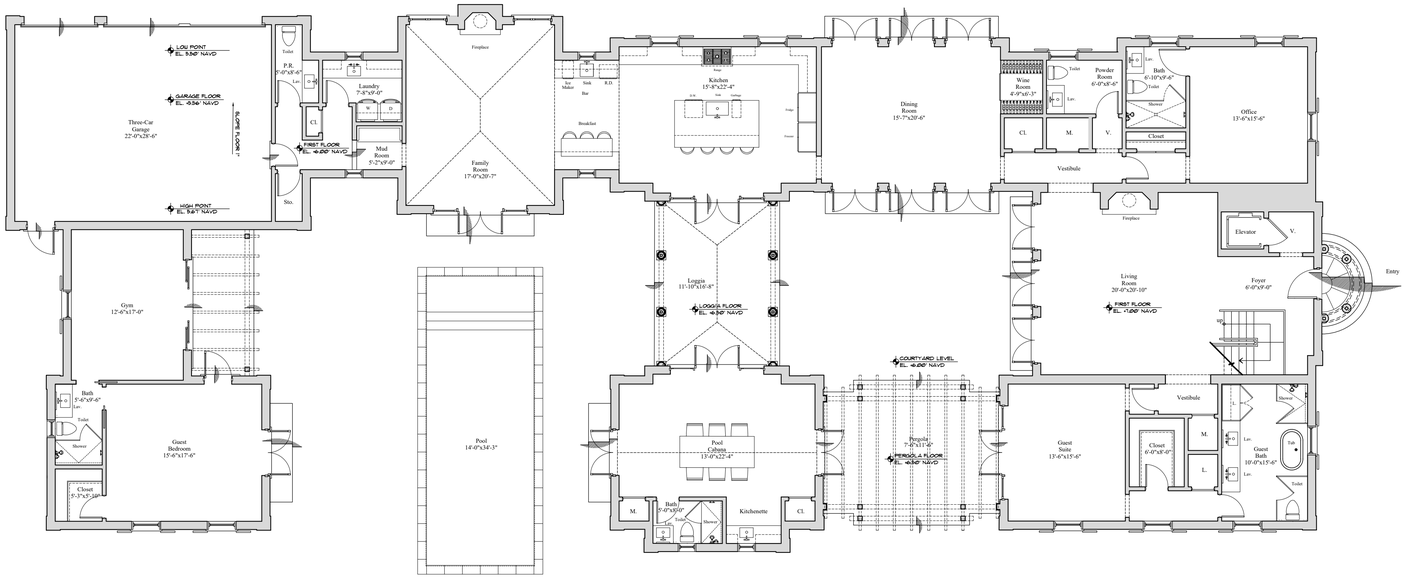
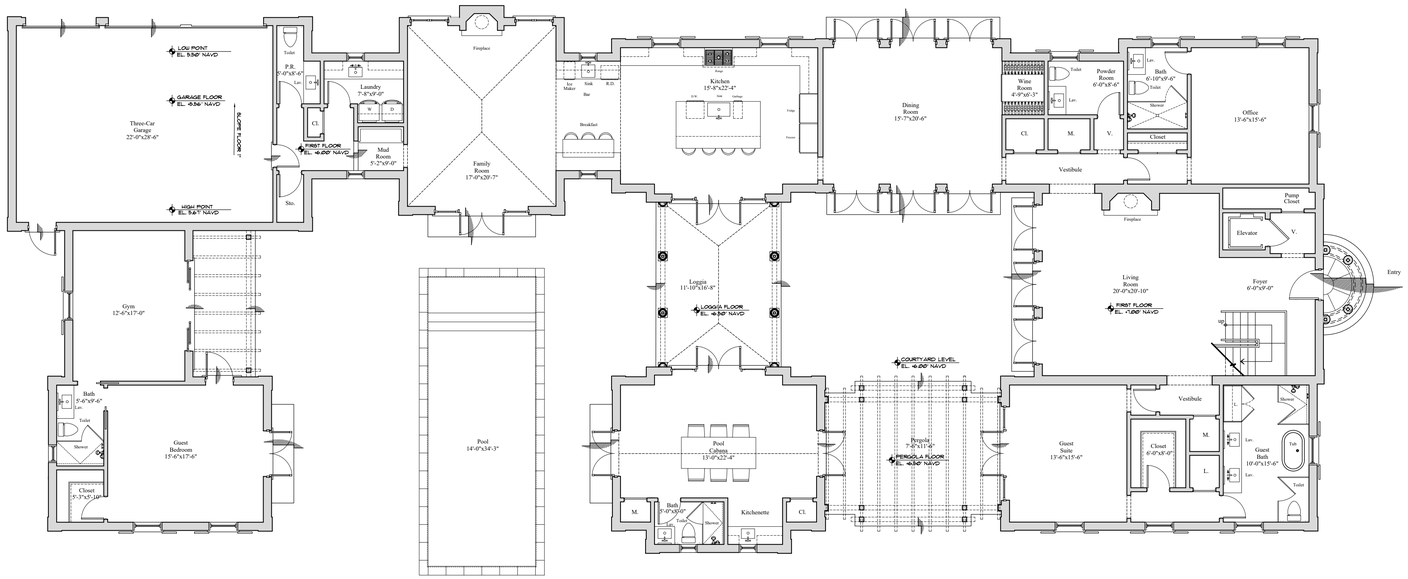


Previously Proposed First Floor Plan

Scale 1/8 " = 1'-0"



Currently Proposed First Floor Plan

Scale 1/8 " = 1'-0"

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SHEET NO.
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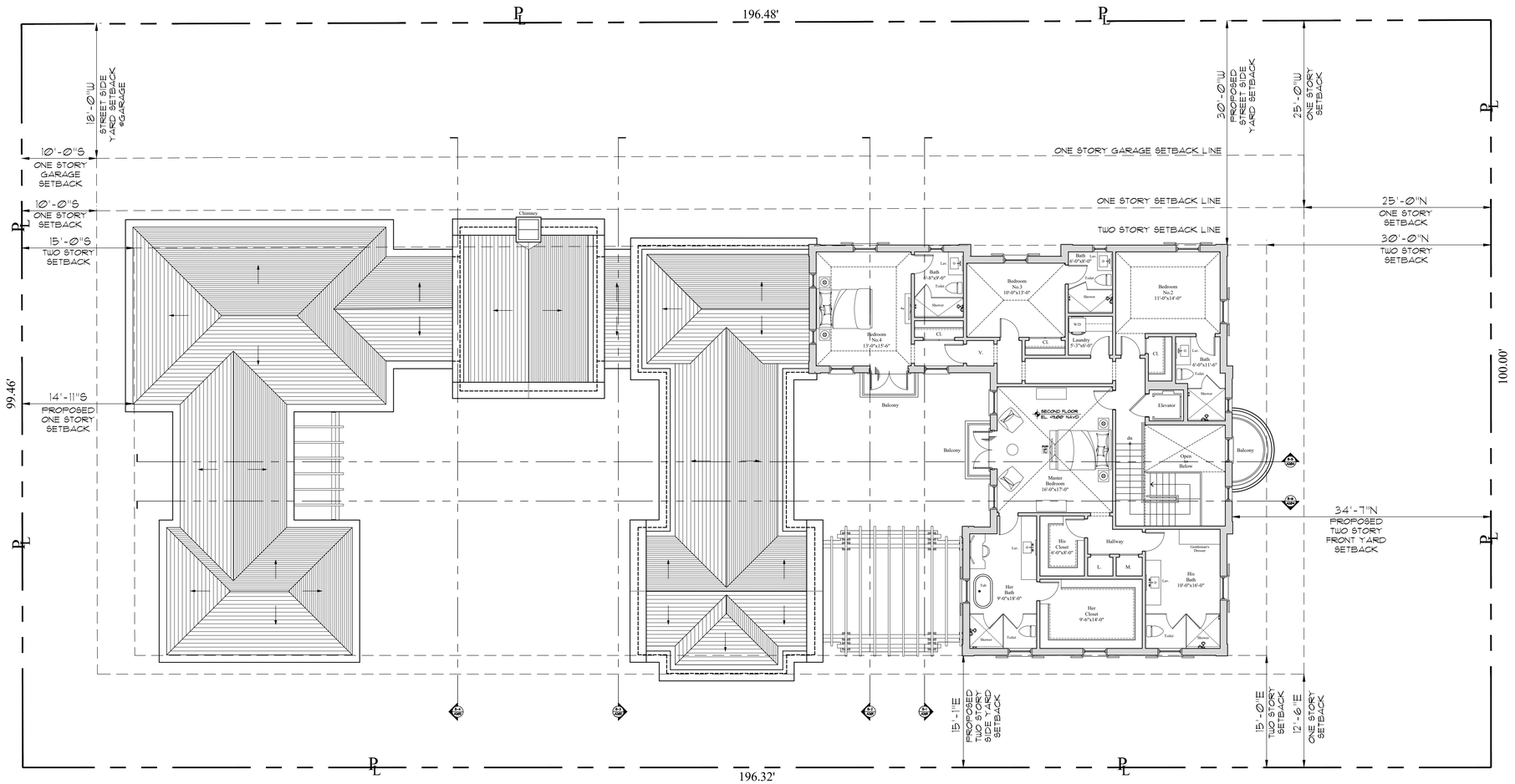

Currently Proposed Second Floor Plan- Option 1

Scale 1/8 " = 1'-0"

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REVISIONS

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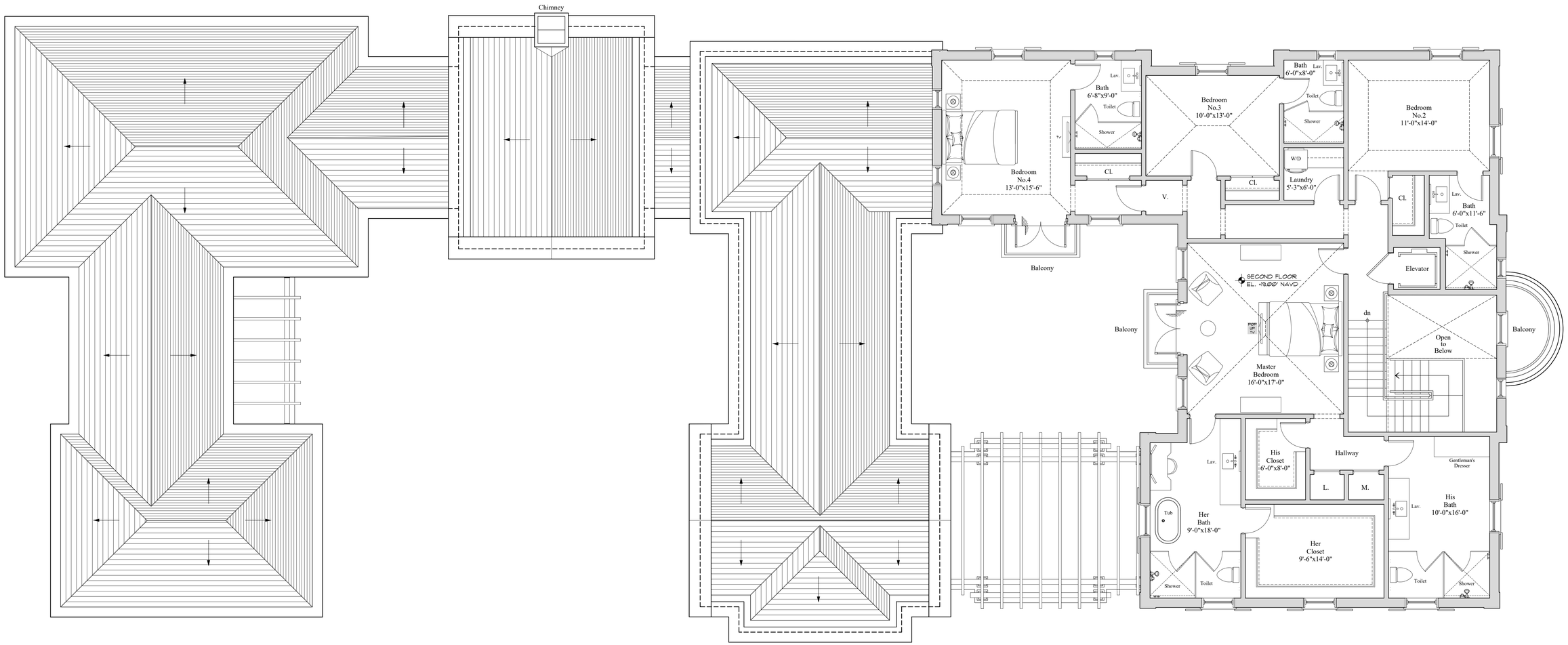
SHEET NO.
A101



Currently Proposed Second Floor Plan

Scale n.t.s.

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2314

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REVISIONS

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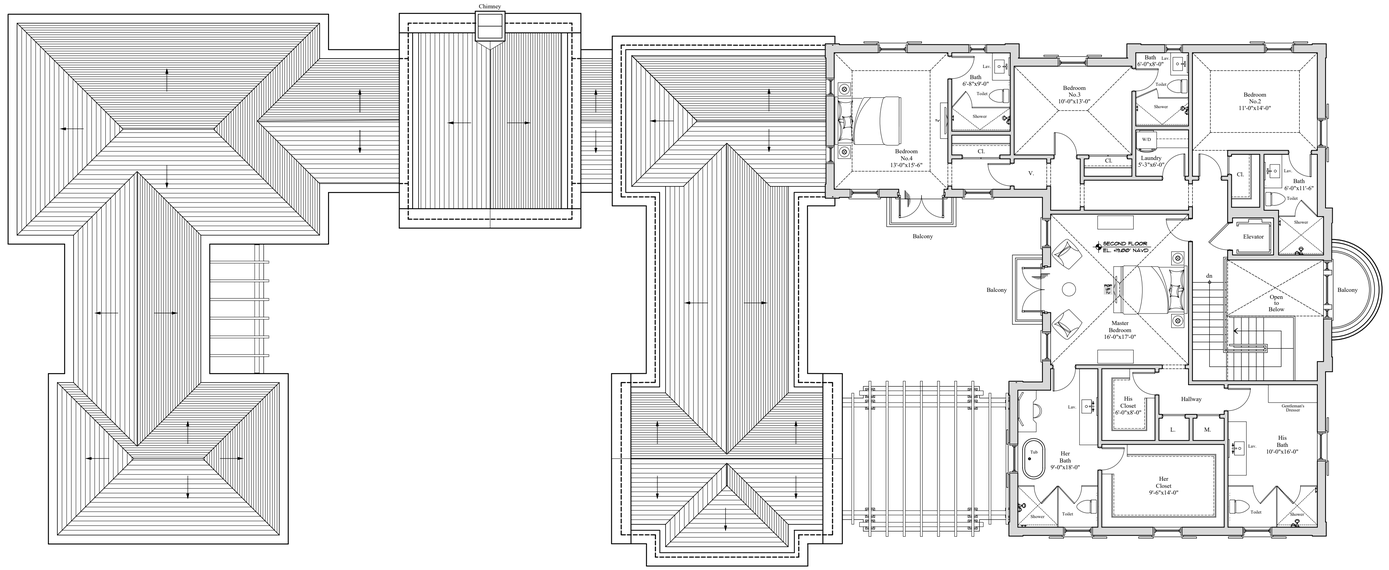
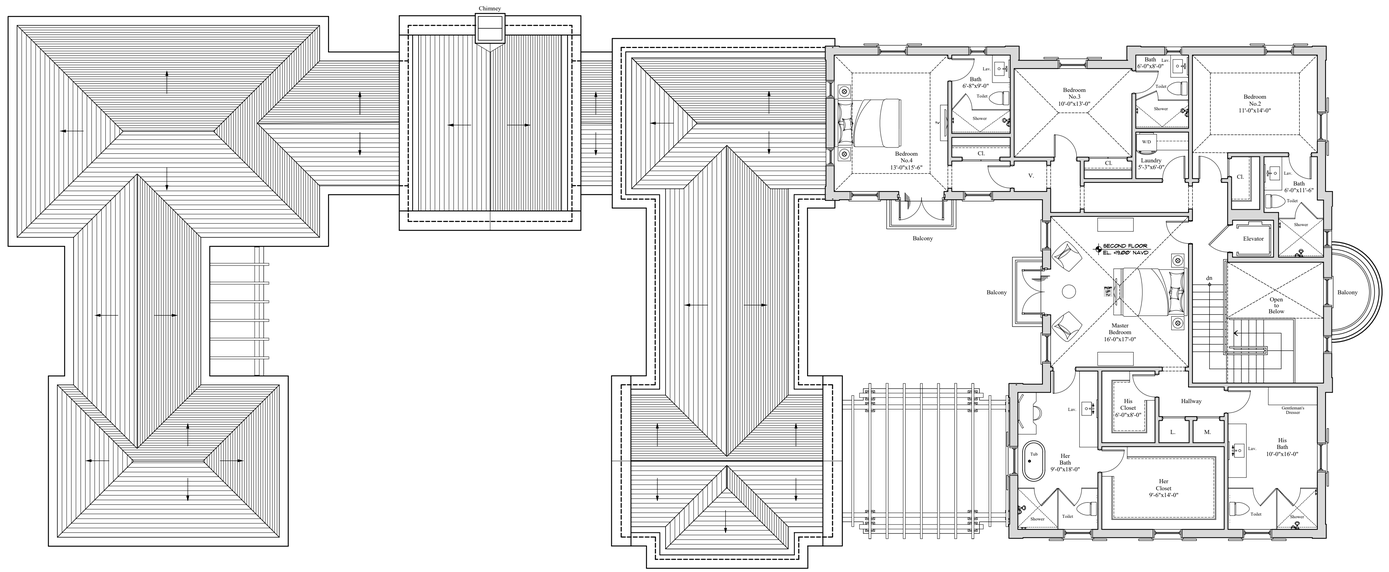
SHEET NO.
A101.1



Previously Proposed Second Floor Plan

Scale 1/8 " = 1'-0"



Currently Proposed Second Floor Plan

Scale 1/8 " = 1'-0"

ARC-24-008
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MP DESIGN & ARCHITECTURE

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REVISIONS

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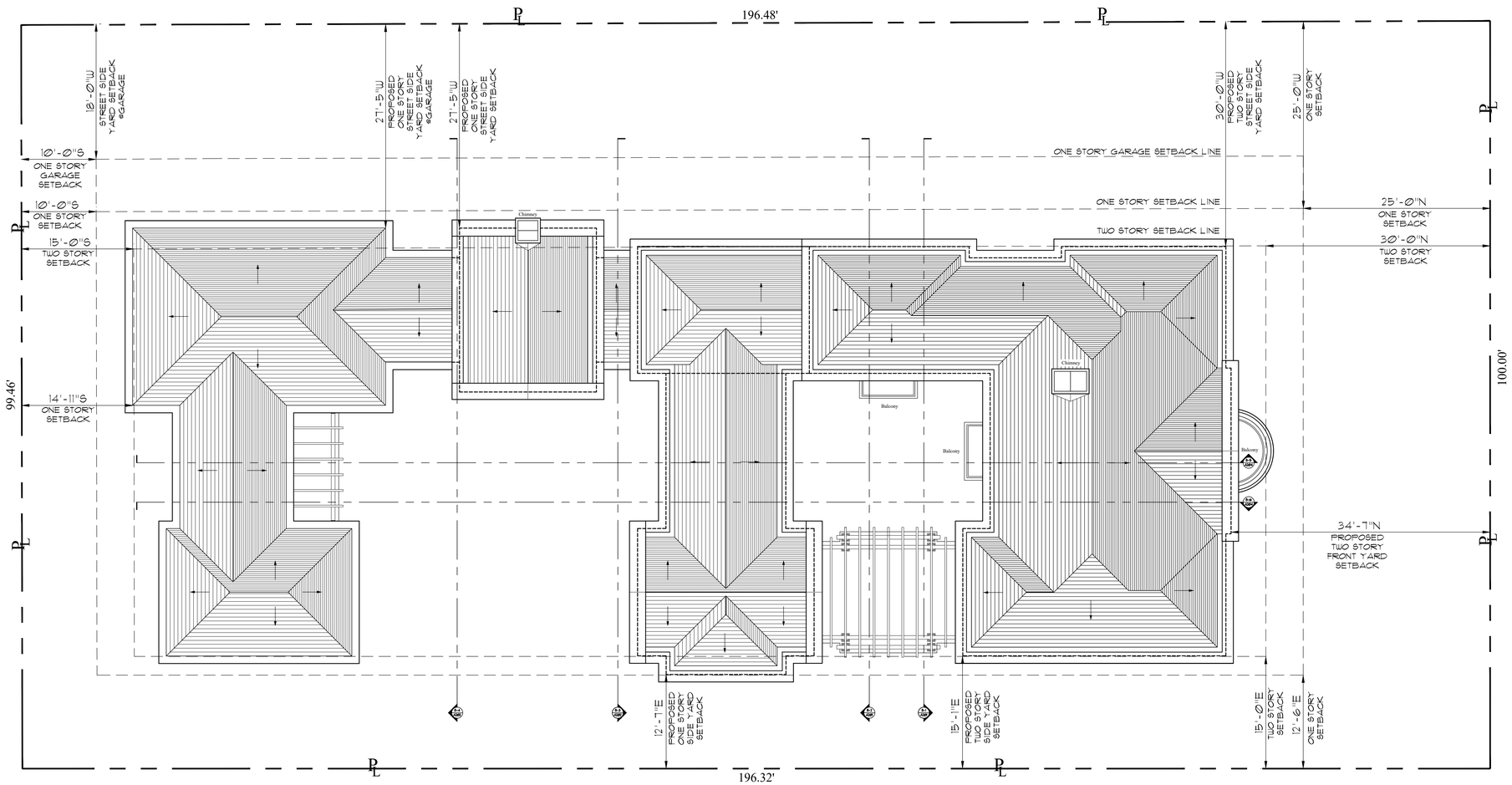
SHEET NO.
A101.2



Currently Proposed Roof Plan- Option 1

Scale 1/8 " = 1'-0"

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

COMM NO.
2314

DATE
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REVISIONS

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264 Dunbar Road Palm Beach FL 33480

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PALM BEACH, FLORIDA 33480
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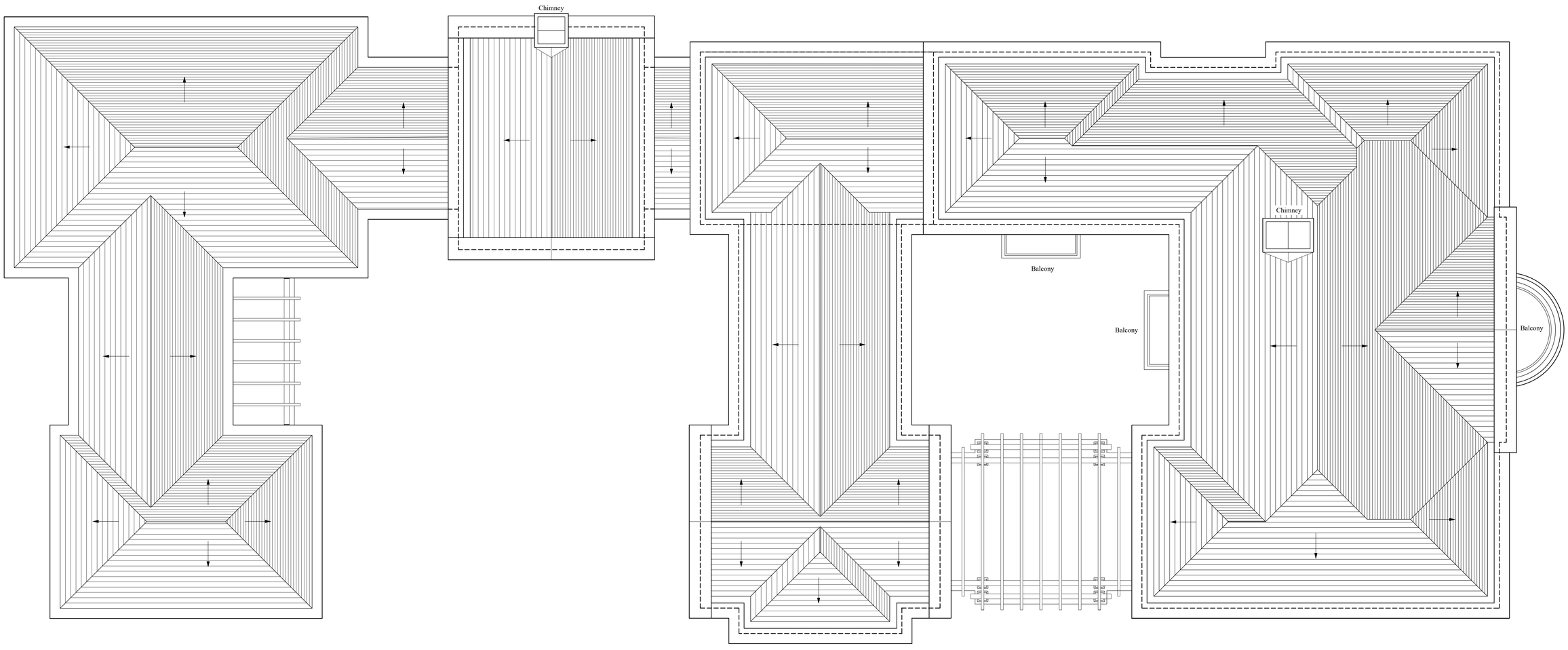
SHEET NO.
A102



Currently Proposed Roof Plan

Scale n.t.s.

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

COMM NO.
2314

DATE
04-24-24

REVISIONS

A New Residence for
264 Dunbar L.L.C.
264 Dunbar Road
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
ARC016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#ARC016639

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217 PERUVIAN AVENUE, SUITE 4
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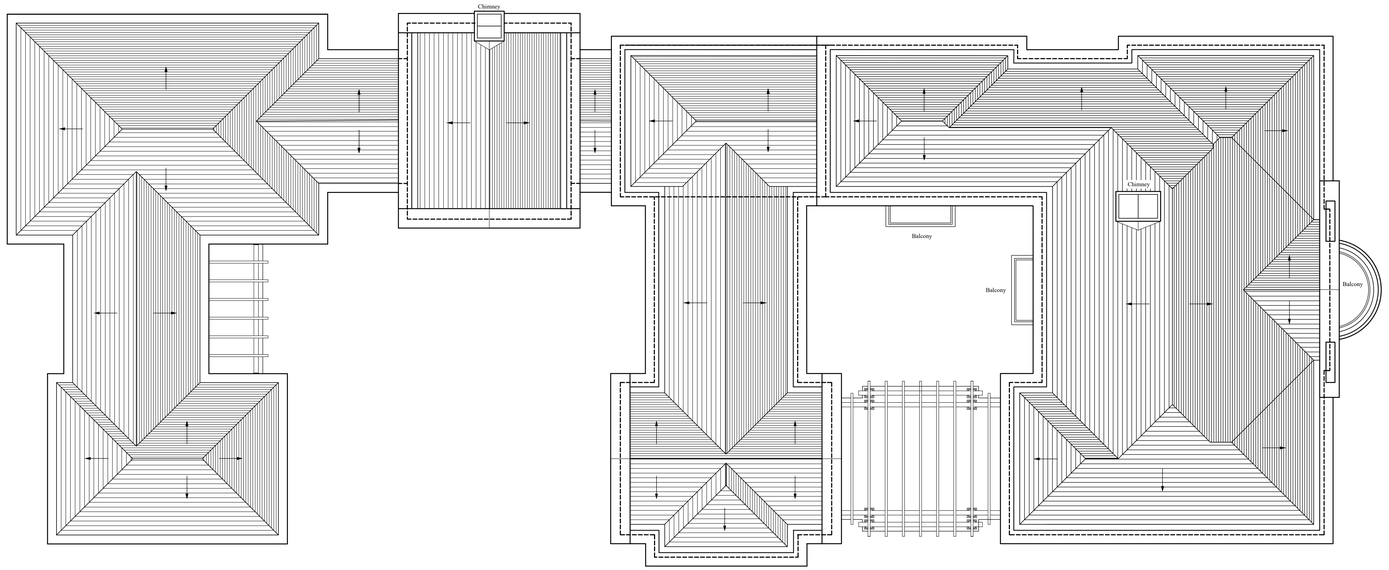
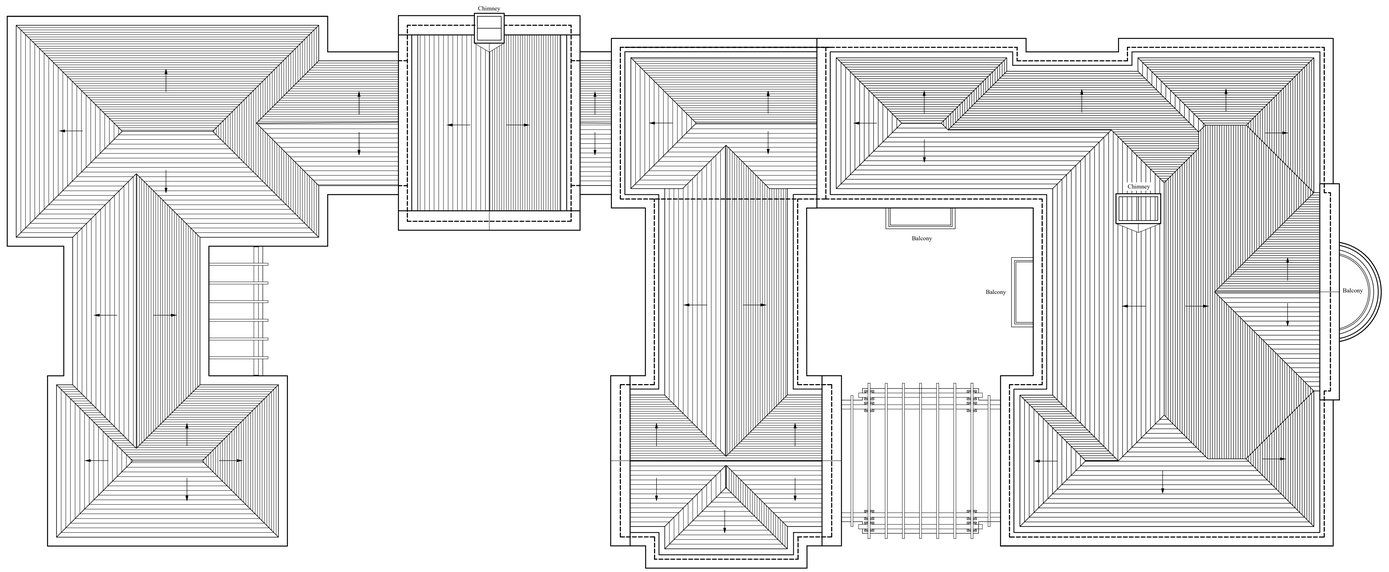
AA26001667

SHEET NO.
A102.1



Previously Proposed Roof Plan

Scale 1/8 " = 1'-0"



Currently Proposed Roof Plan

Scale 1/8 " = 1'-0"

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

COMM NO.
2314

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REVISIONS

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SHEET NO.
A102.2

Lightning Storm 359 Benjamin Moore Building Color	White Doors, Windows, Shutters, Railings, Trims and Details	White Flat Cement Roof Tile	Yarmouth Blue HC-150 Front Door

Proposed Building Colors

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

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DATE
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REVISIONS

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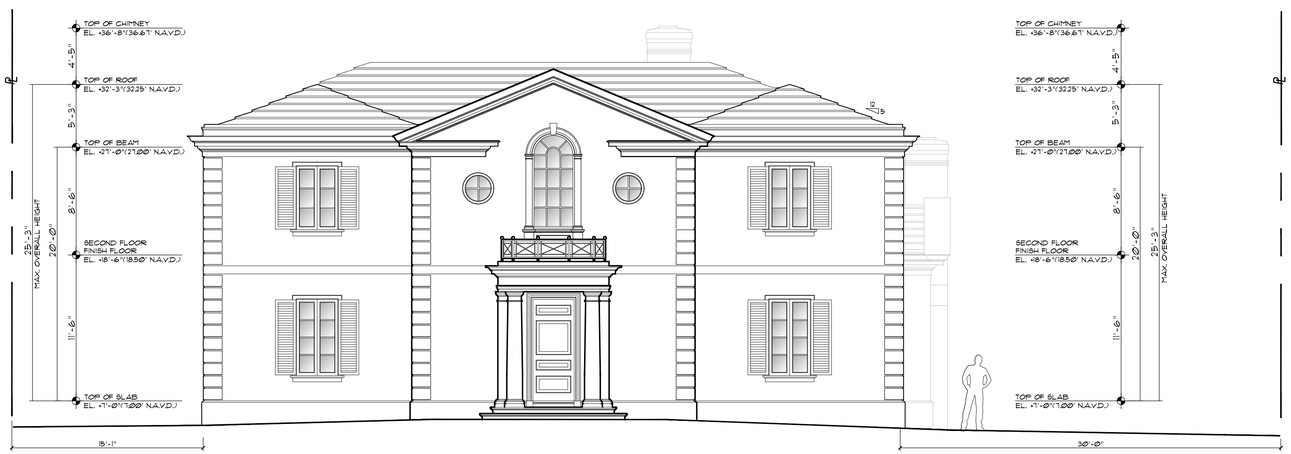
SHEET NO.
Colors

Previously Proposed North Elevation

Scale n.t.s.



Currently Proposed North Elevation

Scale n.t.s.

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

COMM NO.
2314

DATE
04-24-24

REVISIONS

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STATE OF FLORIDA
ANGELO L. DAVILA
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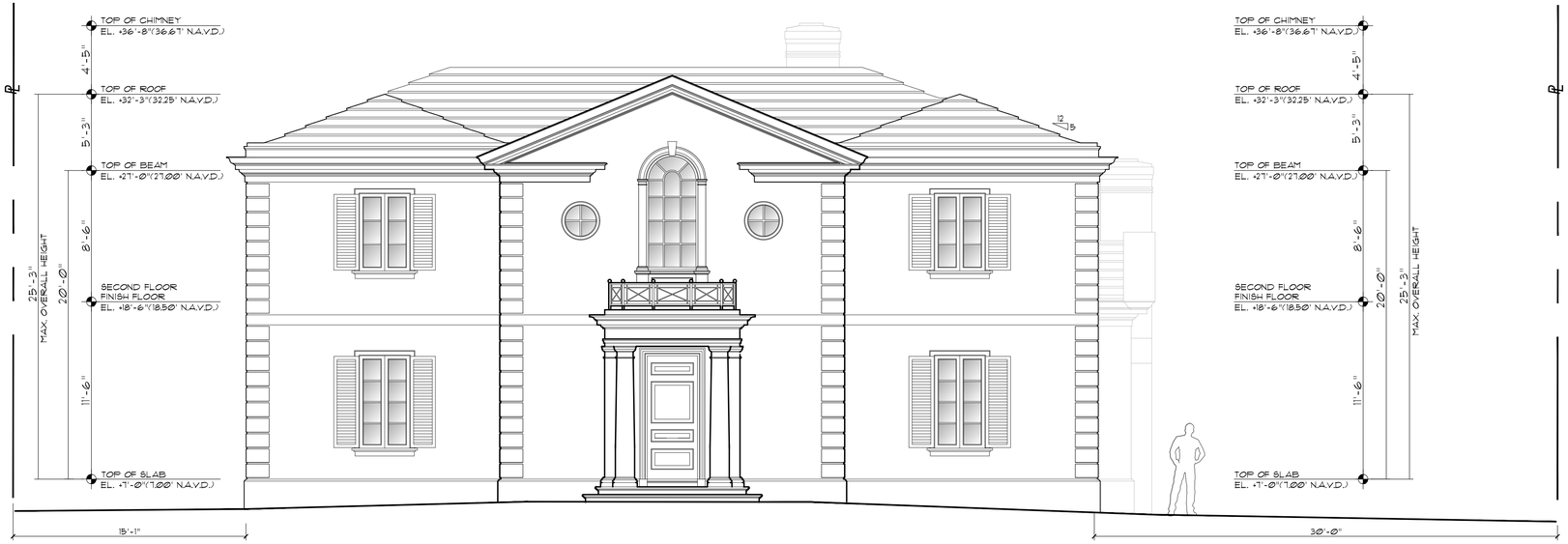
SHEET NO.
A200

Enlarged Previously Proposed North Elevation

Scale n.t.s.



Enlarged Currently Proposed North Elevation

Scale n.t.s.

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

COMM NO.
2314

DATE
04-24-24

REVISIONS

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STATE OF FLORIDA
ANGELA DAVILA R.A.
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PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
A200.1

Previously Proposed South Elevation

Scale n.t.s.

Currently Proposed South Elevation

Scale n.t.s.

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

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REVISIONS

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STATE OF FLORIDA
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SHEET NO.
A201

Enlarged Previously Proposed South Elevation

Scale n.t.s.

Enlarged Currently Proposed South Elevation

Scale n.t.s.

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

COMM NO.
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SHEET NO.
A201.1

Previously Proposed South Elevation- Section 1

Scale n.t.s.

Currently Proposed South Elevation- Section 1

Scale n.t.s.

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ZON-24-047

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SHEET NO.
A202

Enlarged Previously Proposed South Elevation - Section 1

Scale n.t.s.

Enlarged Currently Proposed South Elevation - Section 1

Scale n.t.s.

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

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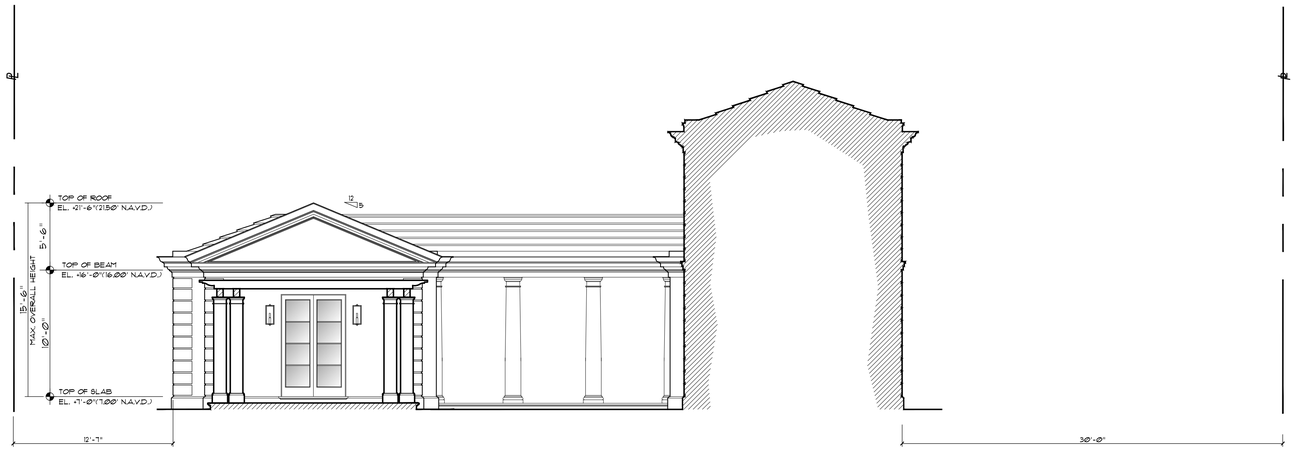
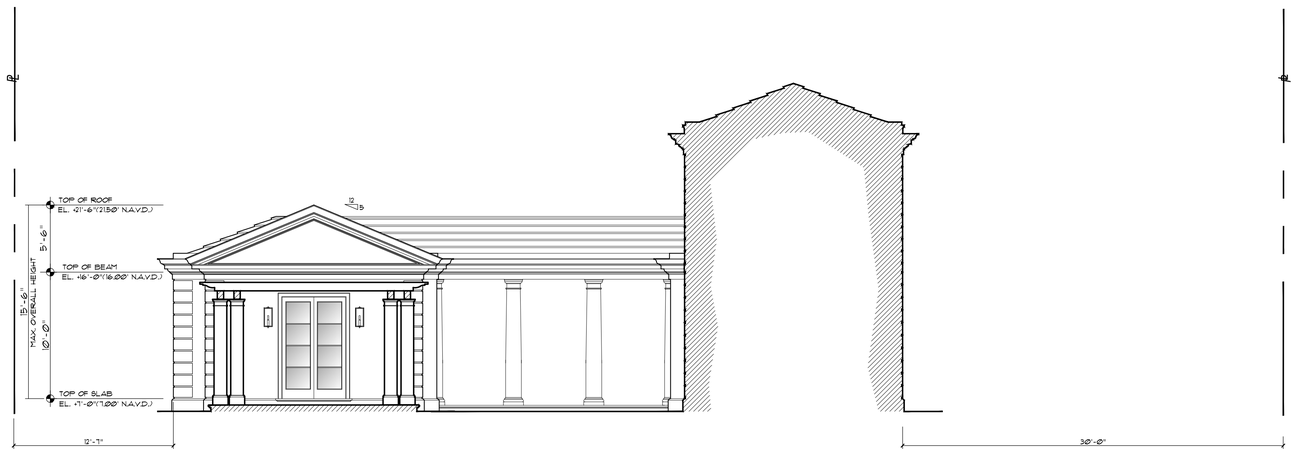
SHEET NO.
A202.1



Previously Proposed North Elevation- Section 2

Scale n.t.s.



Currently Proposed North Elevation- Section 2

Scale n.t.s.

ARC-24-008
ZON-24-047

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REVISIONS

A New Residence for
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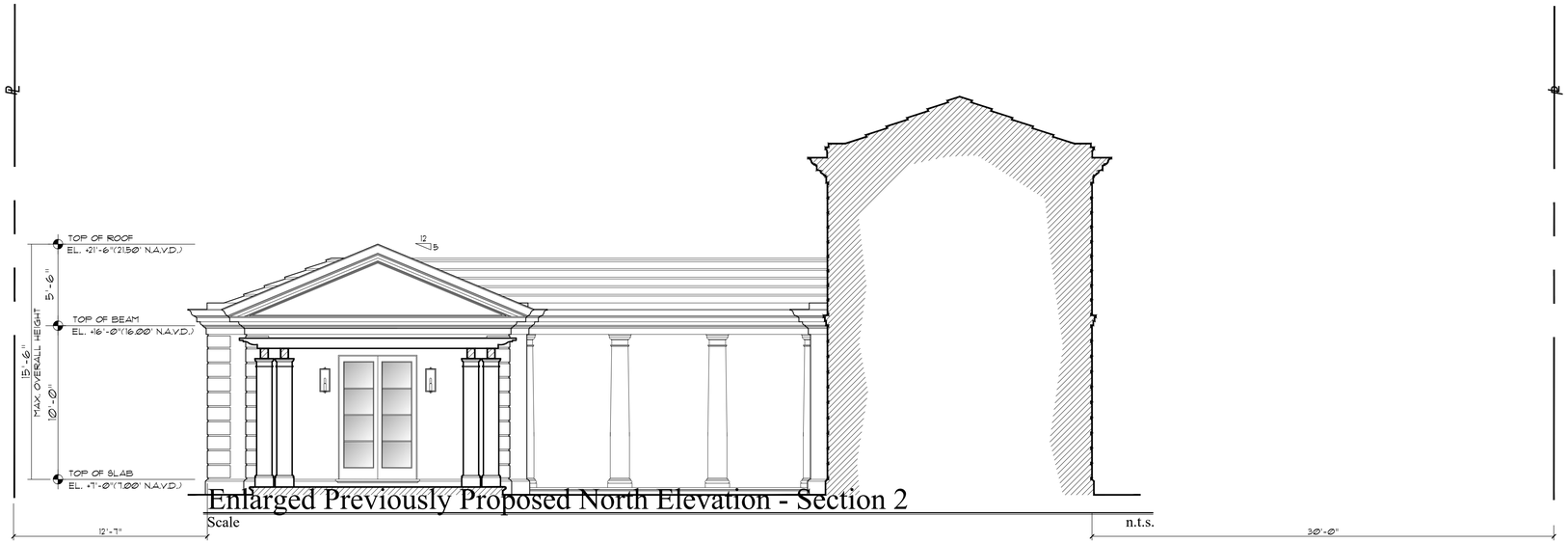
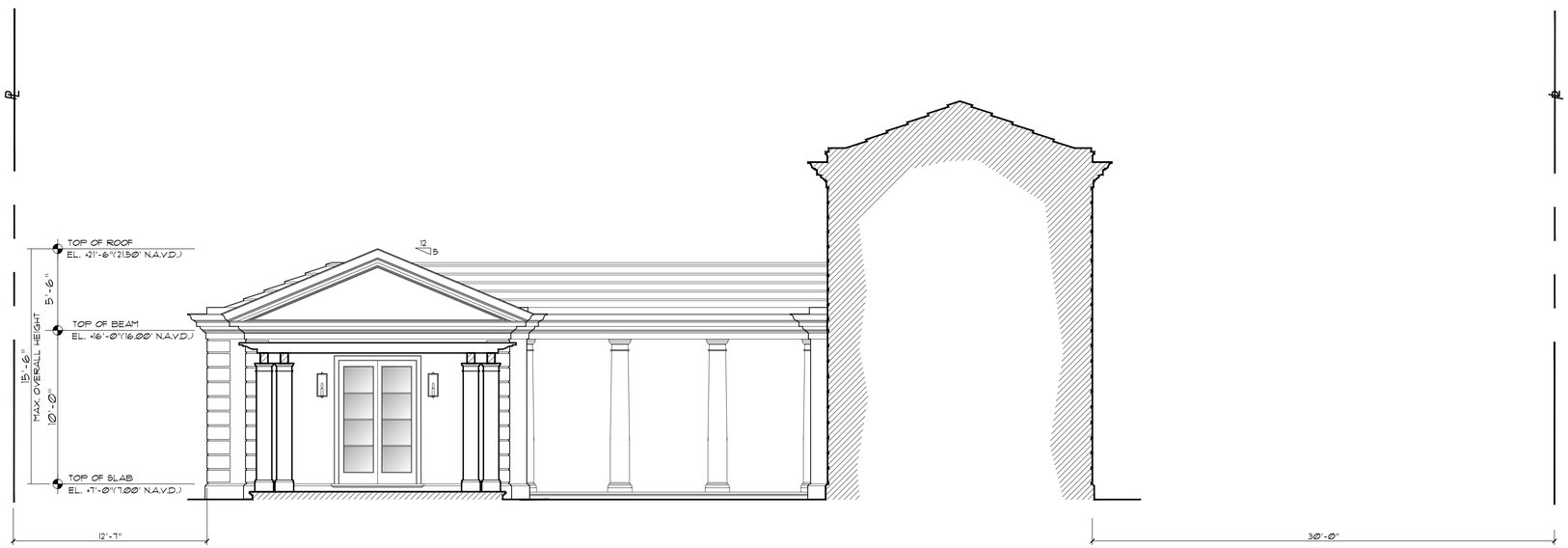
SHEET NO.
A203



Enlarged Previously Proposed North Elevation - Section 2

Scale n.t.s.



Enlarged Currently Proposed North Elevation - Section 2

Scale n.t.s.

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

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2314

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REVISIONS

A New Residence for
264 Dunbar L.L.C.
264 Dunbar Road
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STATE OF FLORIDA
ANGELO L. DAVILA
AR0016339
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FLORIDA REG. ARCH.
AR0016339

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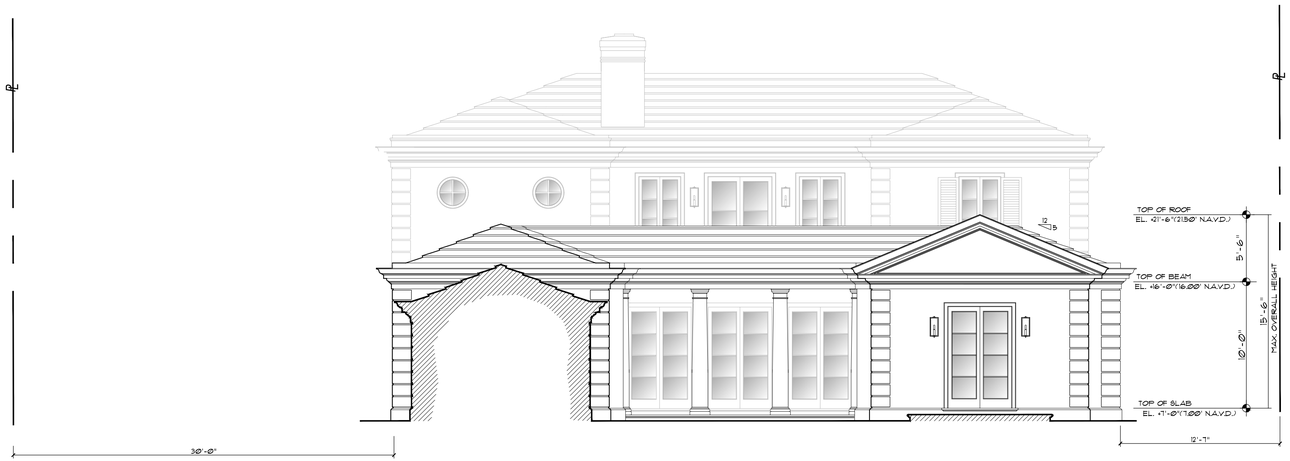
SHEET NO.
A203.1

Previously Proposed South Elevation- Section 3

Scale n.t.s.



Currently Proposed South Elevation- Section 3

Scale n.t.s.

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SHEET NO.
A204

Enlarged Previously Proposed South Elevation - Section 3

Scale n.t.s.

Enlarged Currently Proposed South Elevation - Section 3

Scale n.t.s.

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REVISIONS

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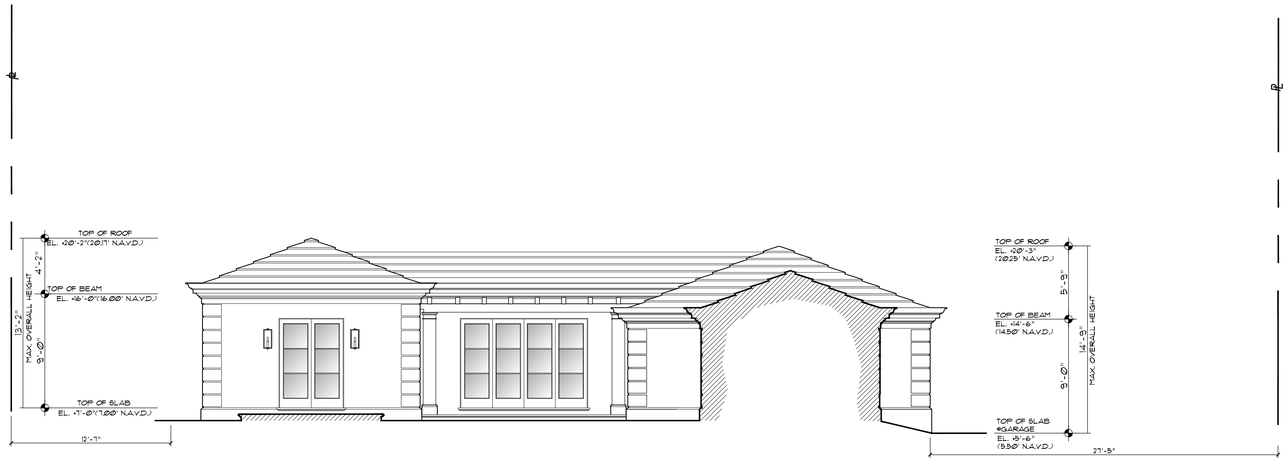
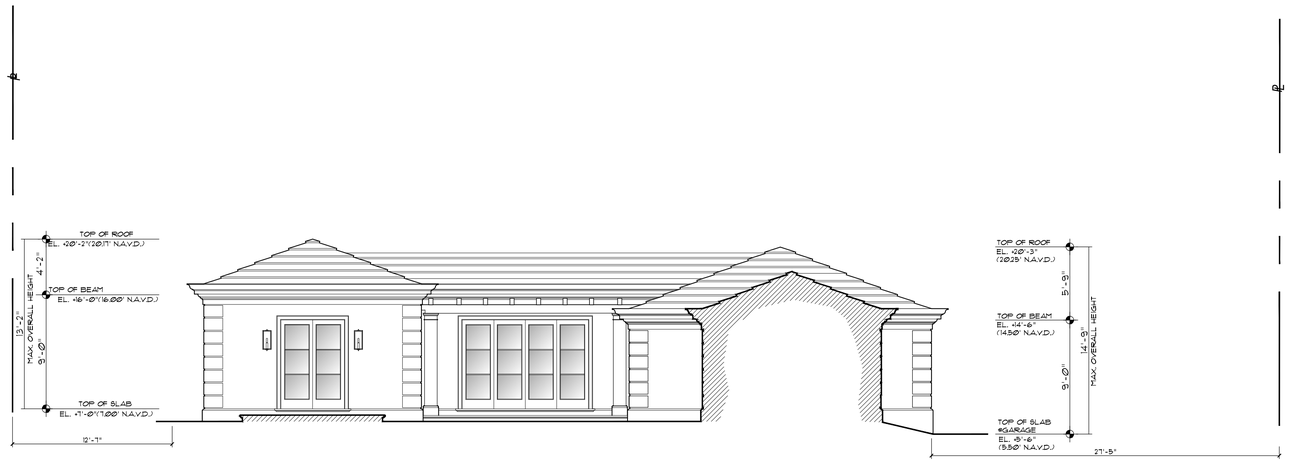
SHEET NO.
A204.1



Previously Proposed North Elevation- Section 4

Scale n.t.s.



Currently Proposed North Elevation- Section 4

Scale n.t.s.

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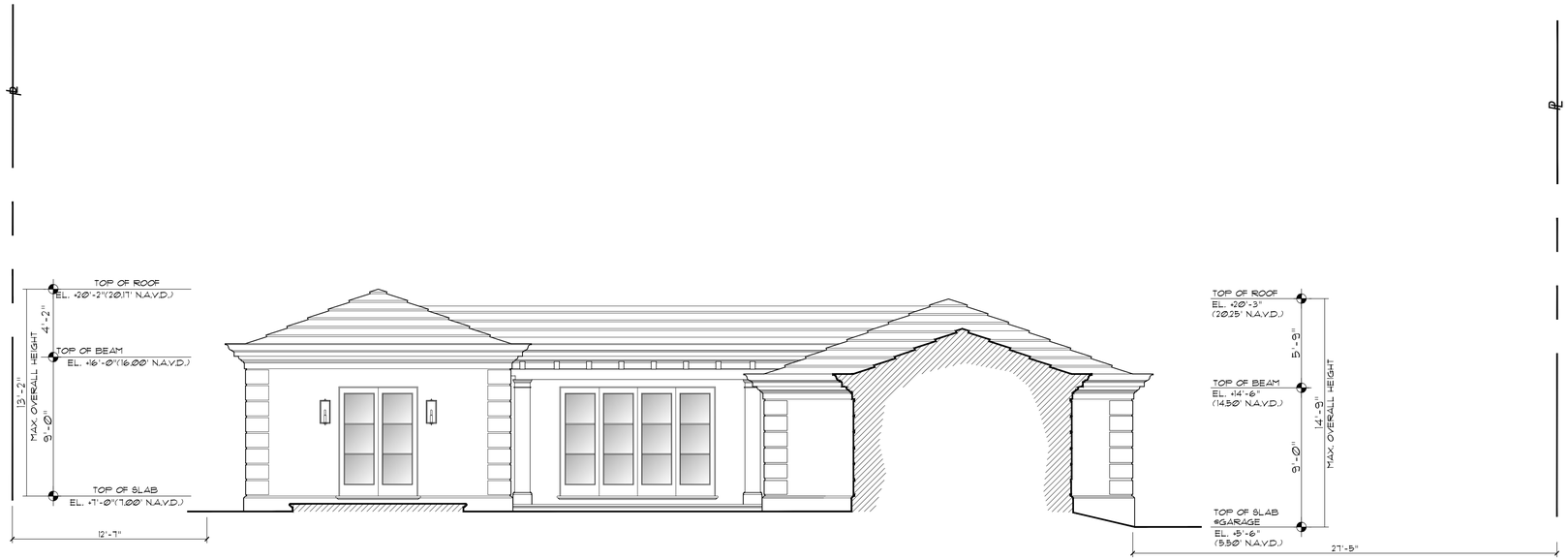
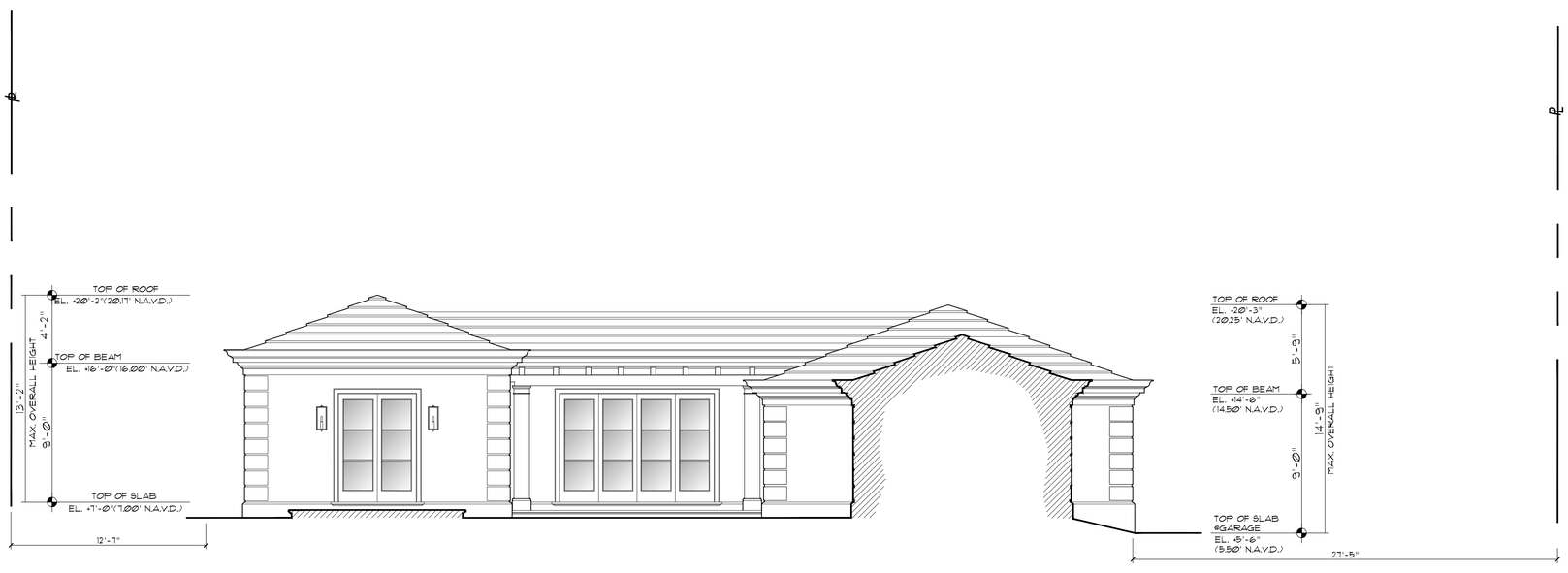
SHEET NO.
A205



Enlarged Previously Proposed North Elevation - Section 4

Scale n.t.s.



Enlarged Currently Proposed North Elevation - Section 4

Scale n.t.s.

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SHEET NO.
A205.1

Previously Proposed East Elevation

Scale n.t.s.

Currently Proposed East Elevation

Scale n.t.s.

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SHEET NO.
A206

Enlarged Previously Proposed East Elevation

Scale n.t.s.

Enlarged Currently Proposed East Elevation

Scale n.t.s.

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SHEET NO.
A206.1

Previously Proposed West Elevation

Scale n.t.s.

Currently Proposed West Elevation

Scale n.t.s.

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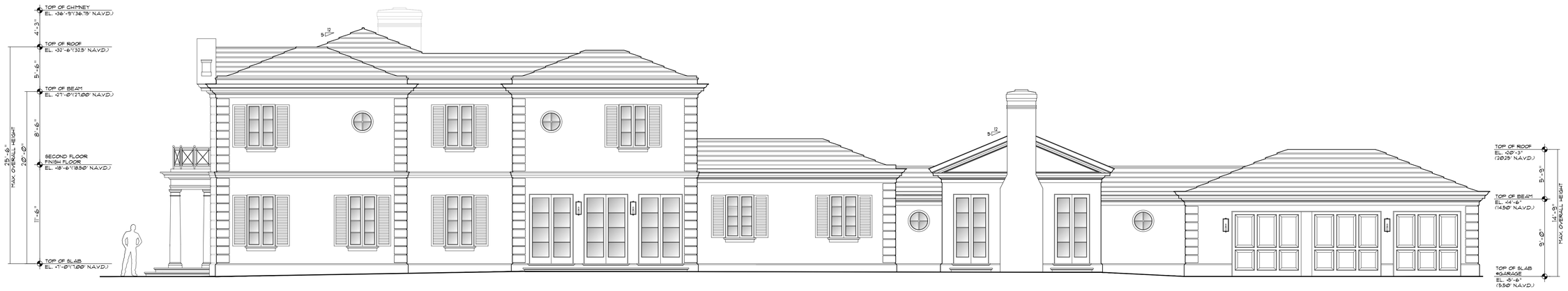
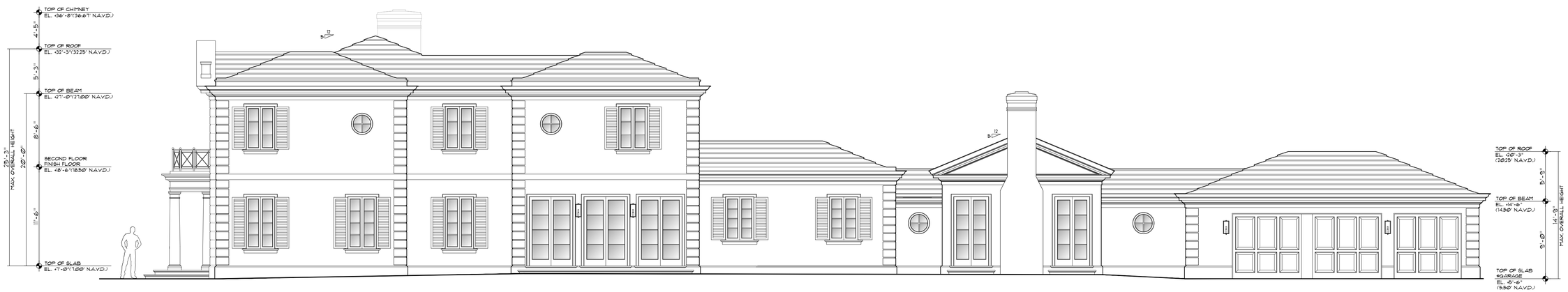
SHEET NO.

A207



Enlarged Previously Proposed West Elevation

Scale n.t.s.



Enlarged Currently Proposed West Elevation

Scale n.t.s.

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SHEET NO.

A207.1

Previously Proposed East Elevation- Section 5

Scale n.t.s.

Currently Proposed East Elevation - Section 5

Scale n.t.s.

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SHEET NO.
A208

Enlarged Previously Proposed East Elevation- Section 5

Scale n.t.s.

Enlarged Currently Proposed East Elevation- Section 5

Scale n.t.s.

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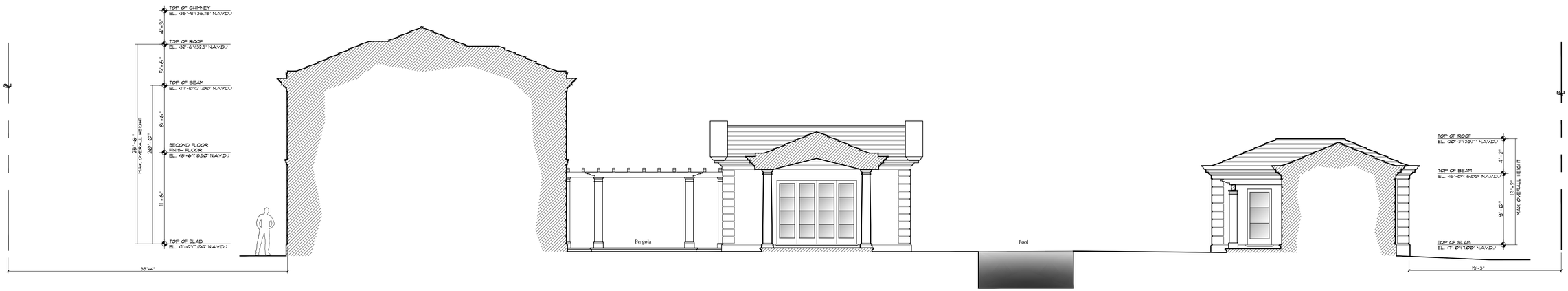
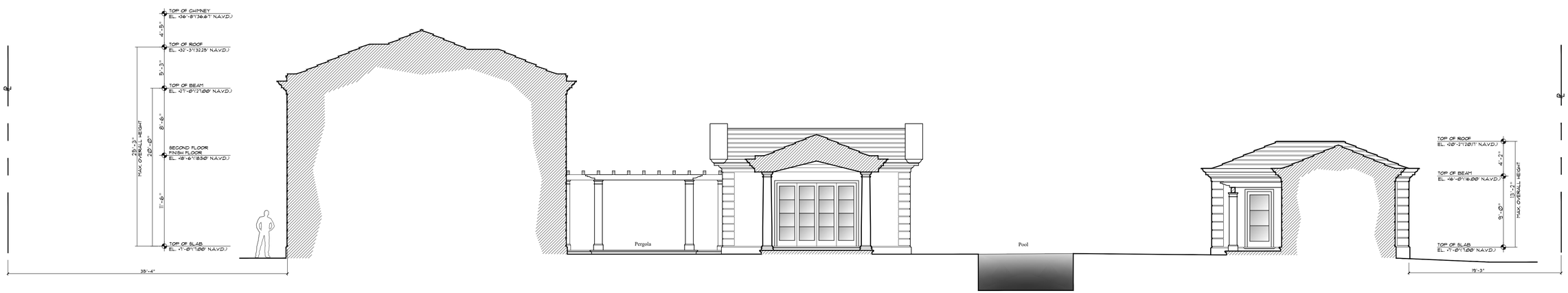
SHEET NO.
A208.1



Previously Proposed West Elevation- Section 6

Scale n.t.s.



Currently Proposed West Elevation - Section 6

Scale n.t.s.

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A New Residence for

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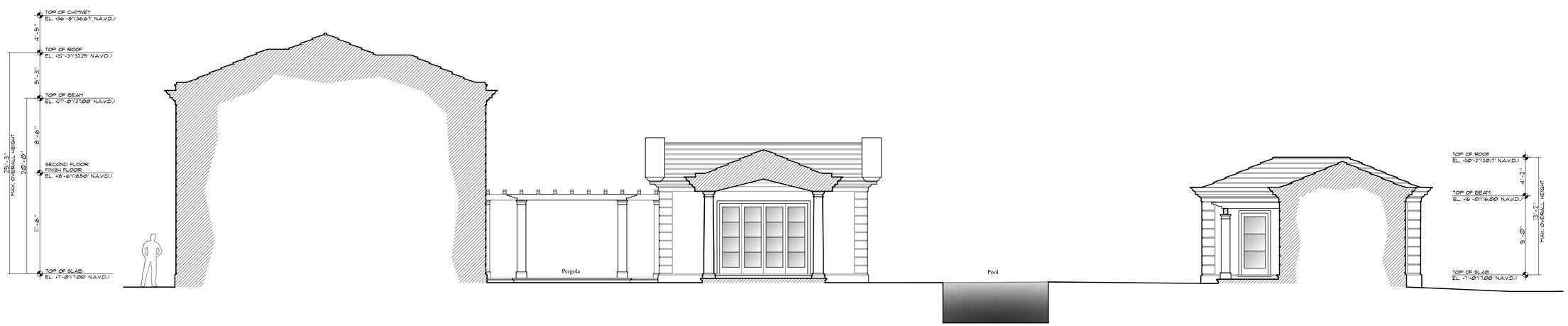
SHEET NO.

A209

Enlarged Previously Proposed West Elevation- Section 6

Scale n.t.s.



Enlarged Currently Proposed West Elevation- Section 6

Scale n.t.s.

ARC-24-008
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COMM NO.
2314

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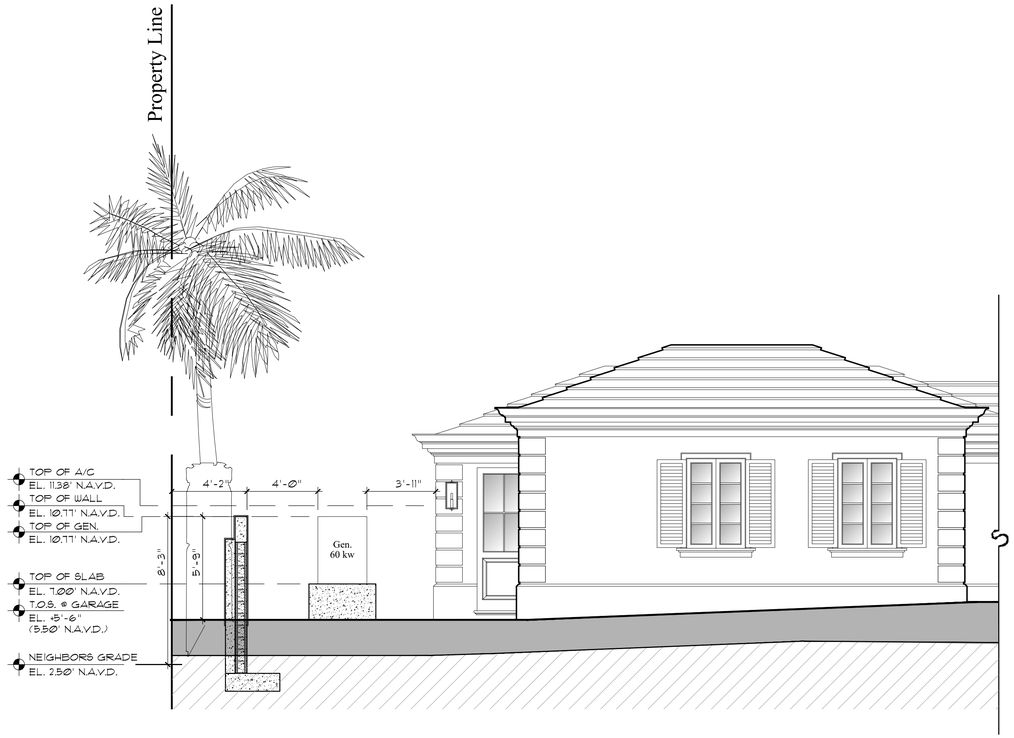
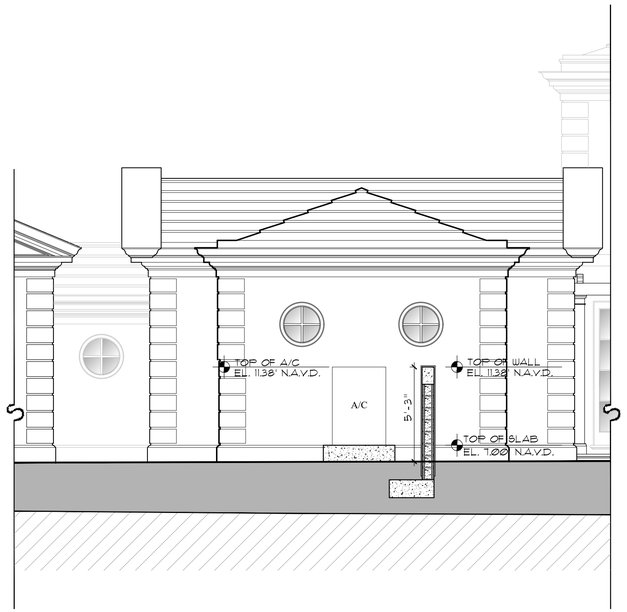
SHEET NO.
A209.1



Proposed Equipment Enclosure Section @South Side

Scale 1/4=1'-0"



Proposed A/C Wall Section @East Side

Scale 1/4=1'-0"

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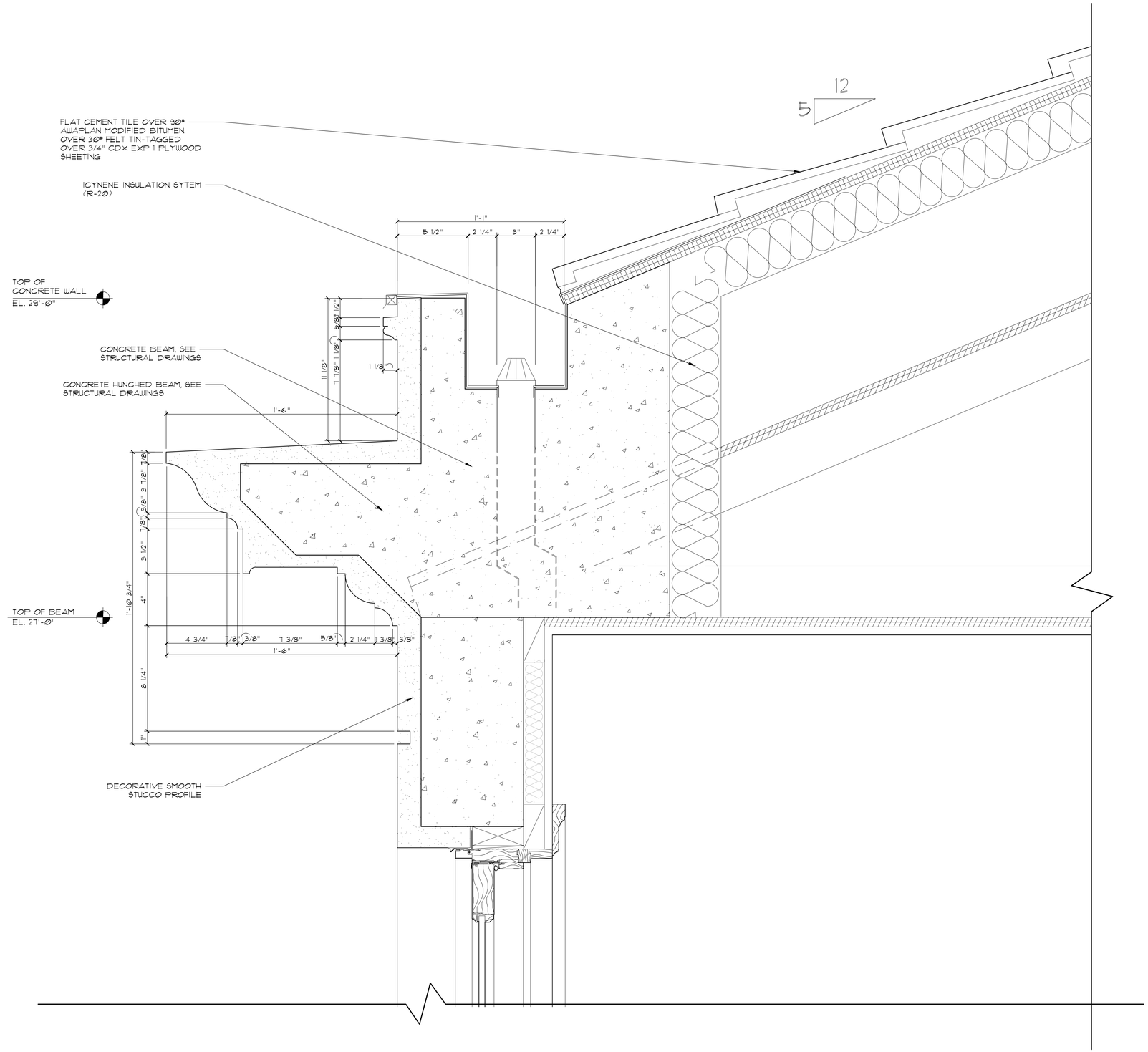
SHEET NO.
A210



S-1
A300

Cornice & Gutter Section

Scale 3" = 1'-0"

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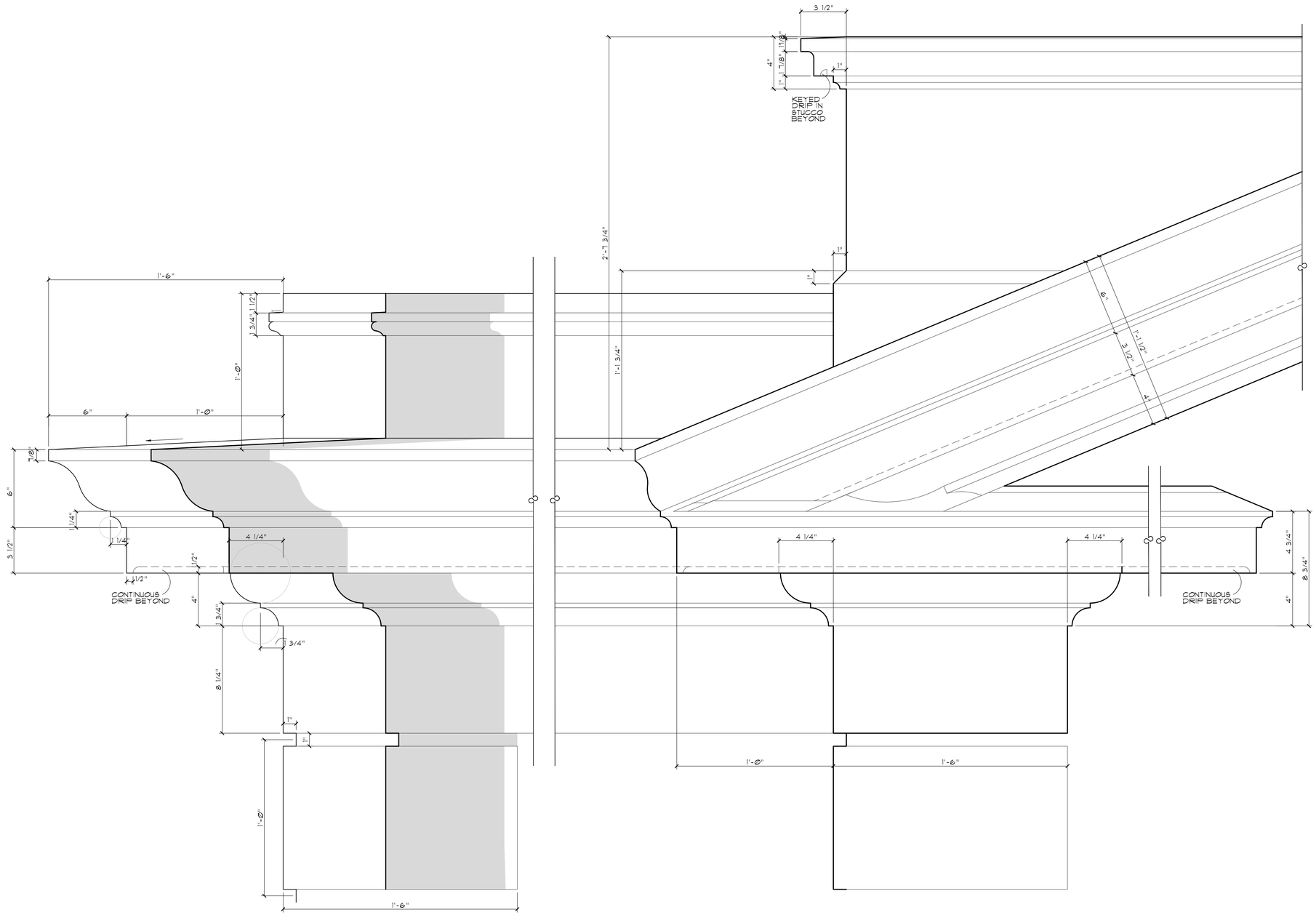
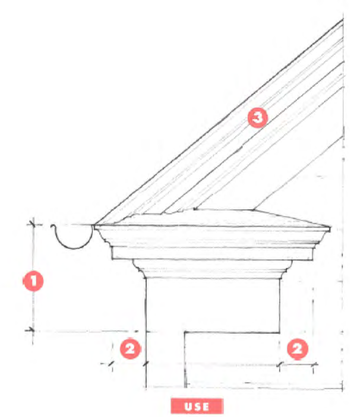
SHEET NO.
A300





S-1
A300.1

Cornice, Quoin & Open Pediment Detail

Scale 3" = 1'-0"

Eave Return - Book Reference

Get your House Right - Marianne Cusato & Ben Pentreath with Richard Sammons & Leon Krier

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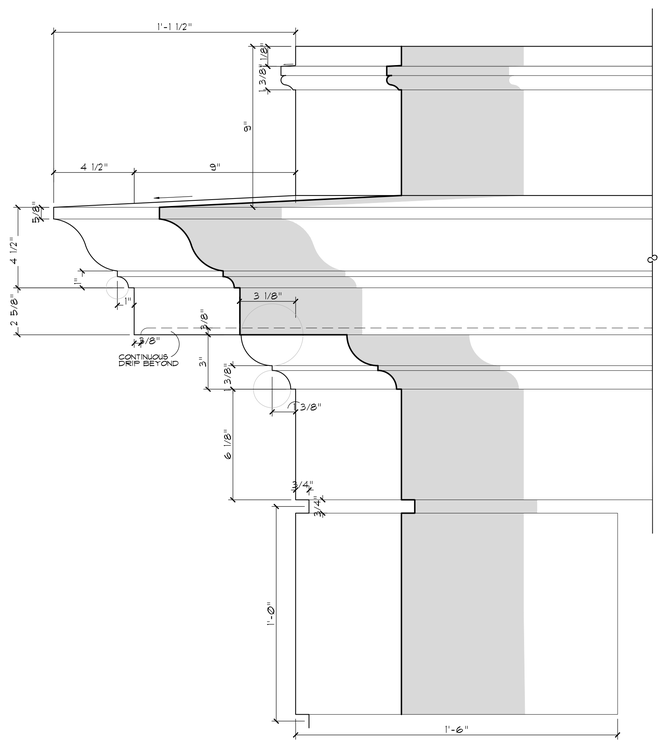
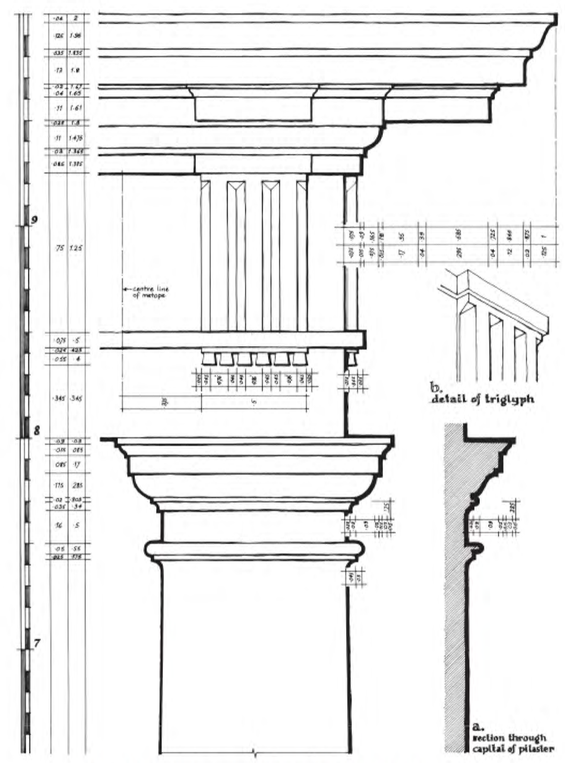
SHEET NO.
A300.1



S-2
A300.2

Cornice & Quoin @One Story Building

Scale 3" = 1'-0"



14. THE DORIC CAPITAL AND ENTABLATURE I

65

Cornice Detail- Book Reference

The Classical Orders of Architecture - Robert Chitham

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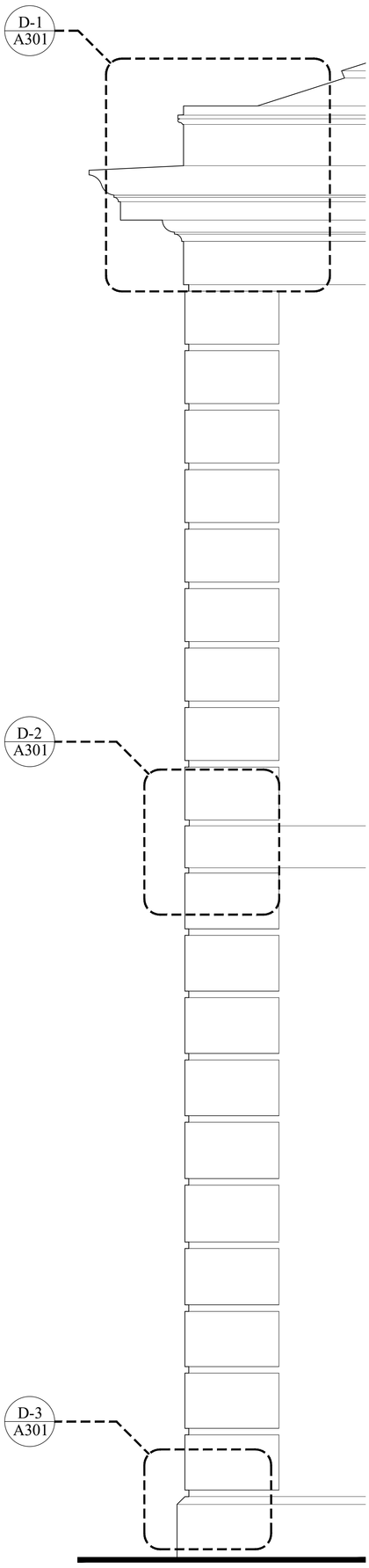
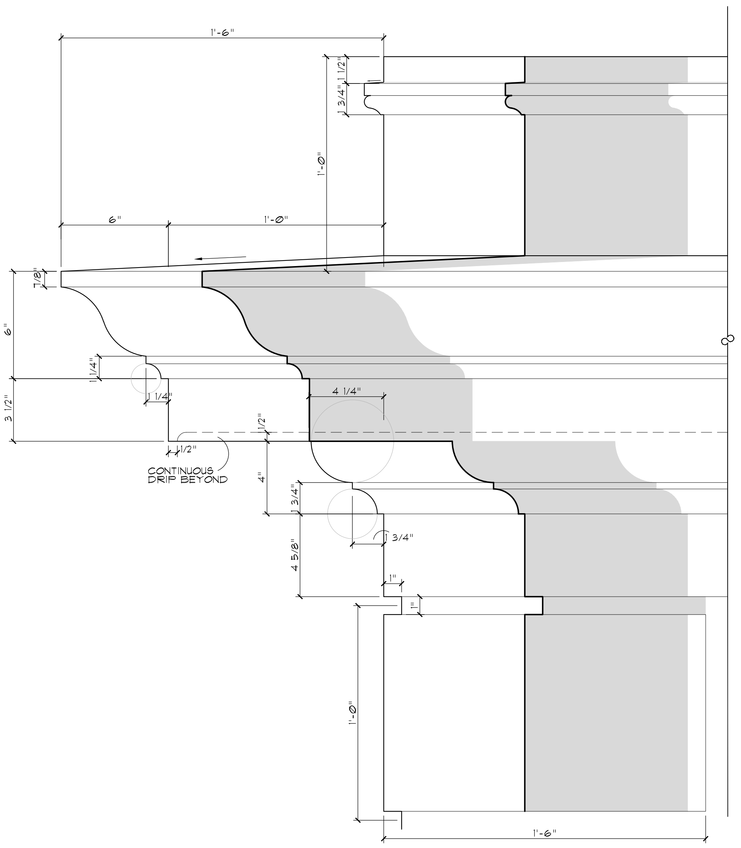
SHEET NO.
A300.2



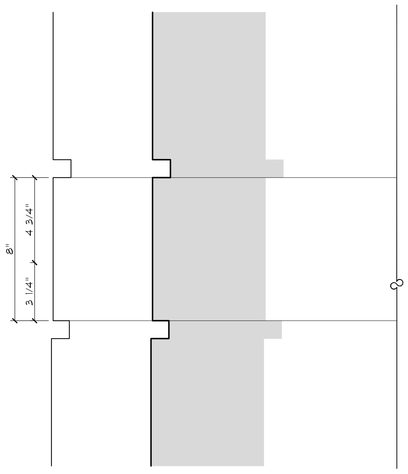
Profile Details

Scale 1"=1'-0"



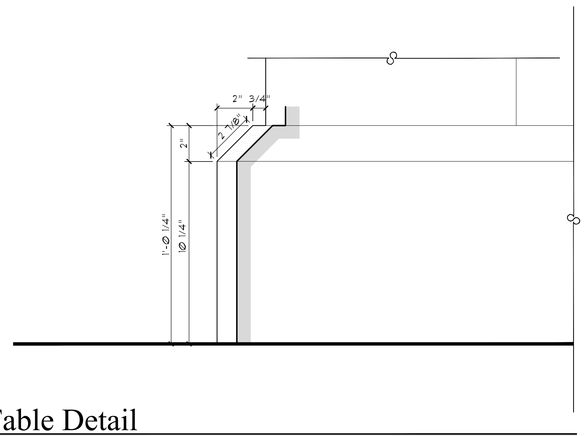
A301 D-1 Cornice Detail

Scale 3"=1'-0"



A301 D-2 String Course Detail

Scale 3"=1'-0"



A301 D-3 Water Table Detail

Scale 3"=1'-0"

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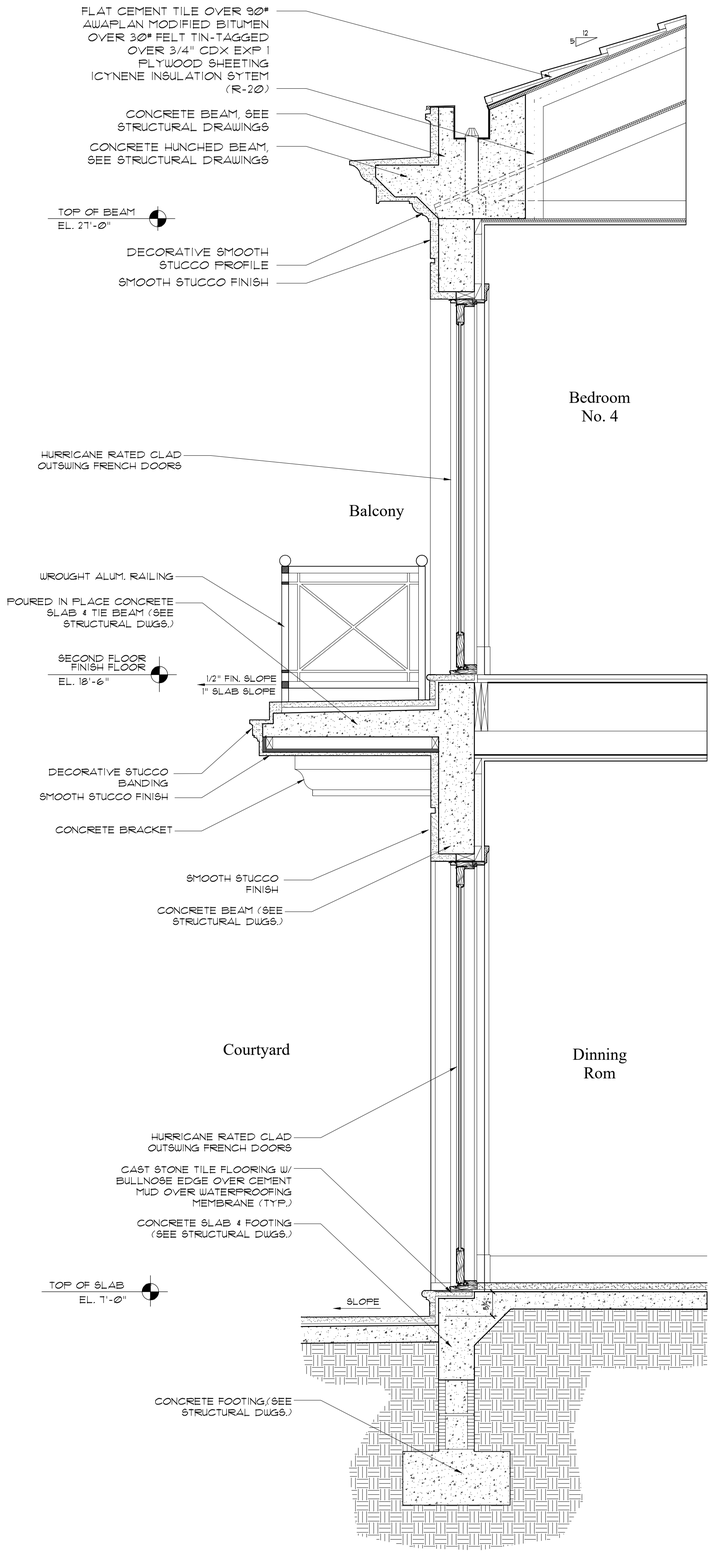
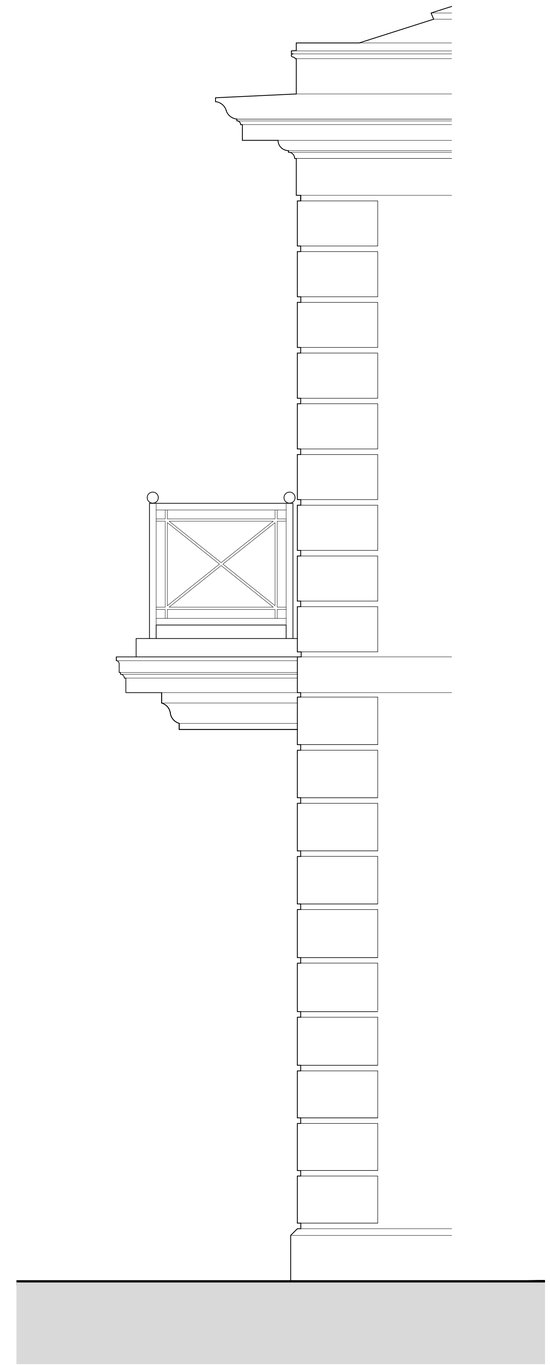


Wall Section @ Bedroom No.4

Scale 3/4" = 1'-0"



East Elevation @ Facing South Courtyard

Scale 3/4" = 1'-0"

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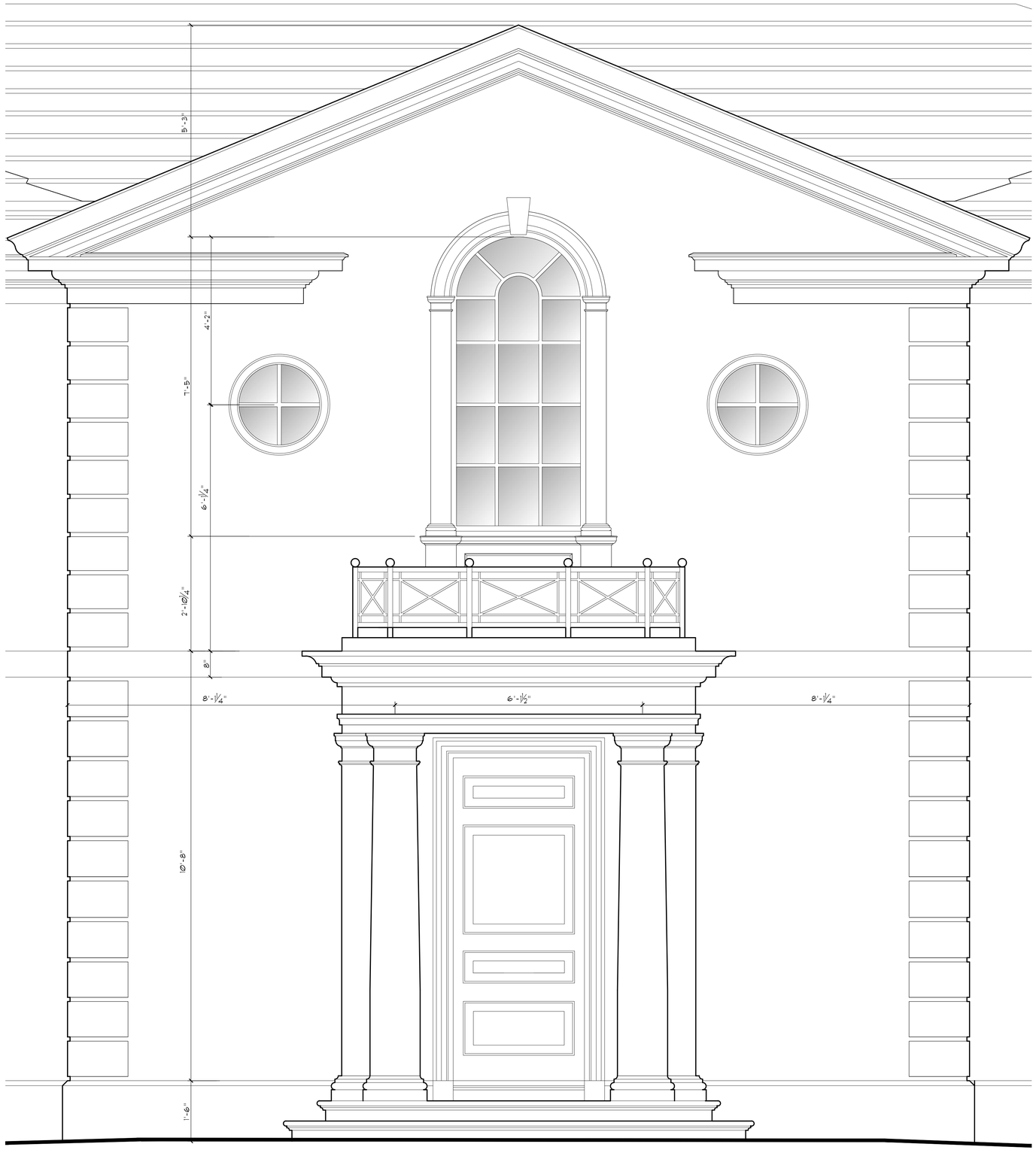
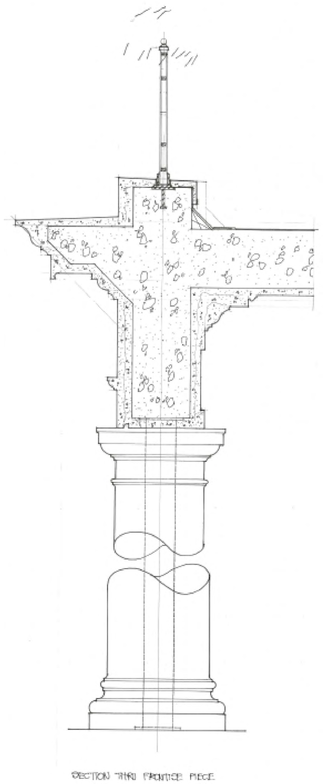
SHEET NO.
A302



Entry Elevation Detail

Scale 3/4" = 1'-0"



Frontise Piece Section

Scale n.t.s.

Reference Photo of the Entrance

Scale

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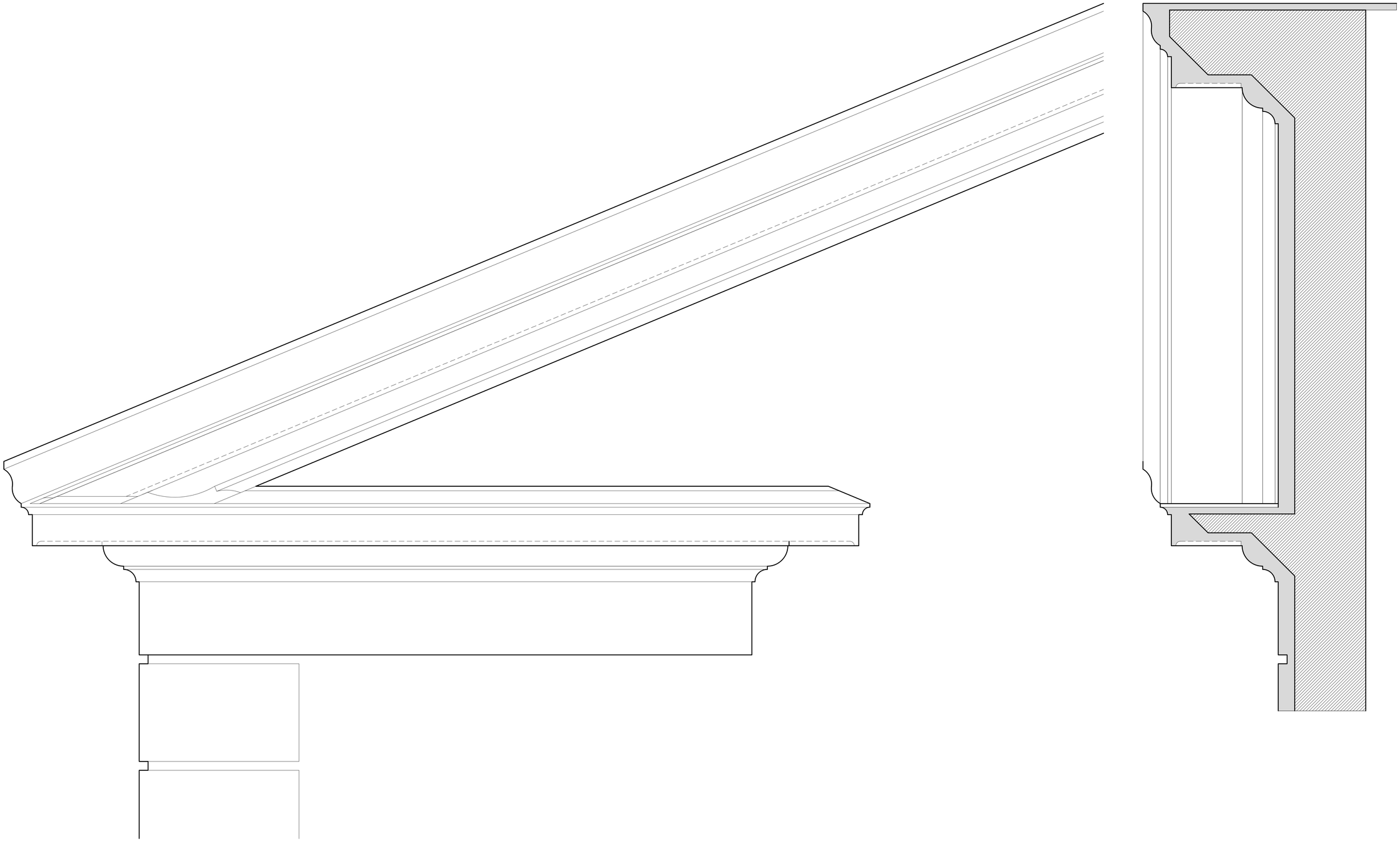
MP DESIGN & ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
Entry Elevation Detail



Full Pediment Profile

Scale

Full Size

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

COMM NO.
2314

DATE
04-24-24

REVISIONS

A New Residence for

264 Dunbar L.L.C.

264 Dunbar Road

Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016539

ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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MP DESIGN &
ARCHITECTURE, INC
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PALM BEACH, FLORIDA 33480
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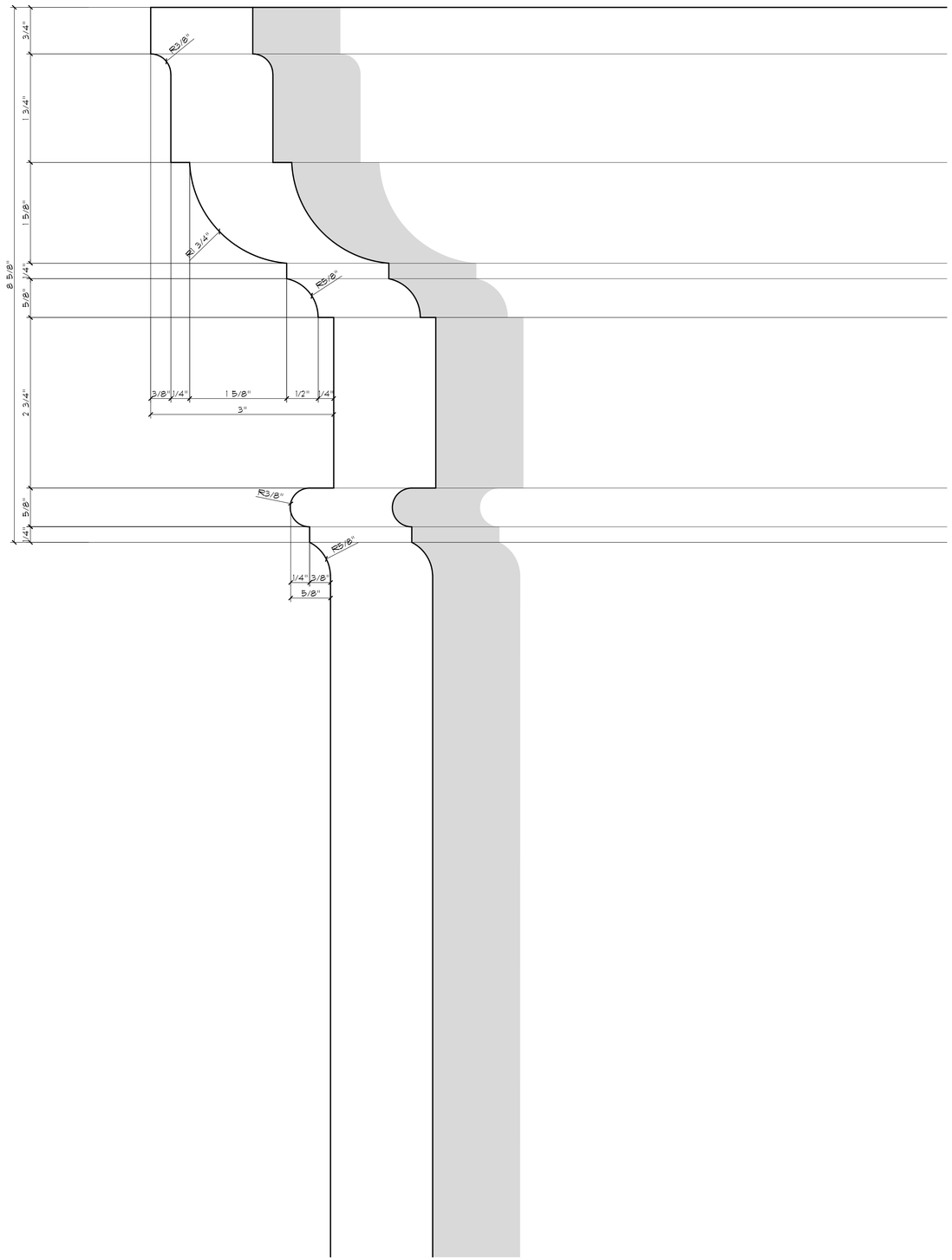
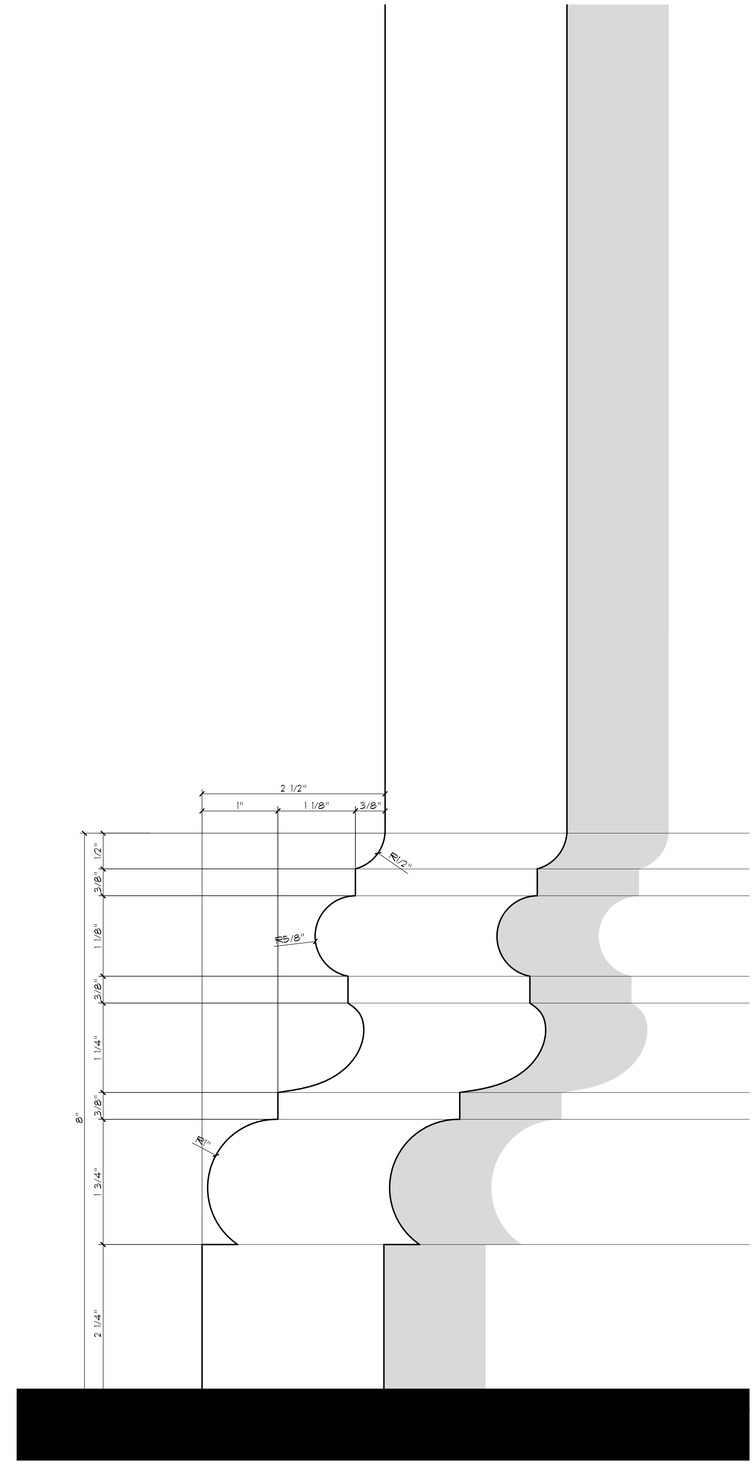
SHEET NO.

Pediment Profile



Column Cap Detail

Scale Full Size



Column Base Detail

Scale Full Size

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

COMM NO.
2314

DATE
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REVISIONS

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264 Dunbar Road

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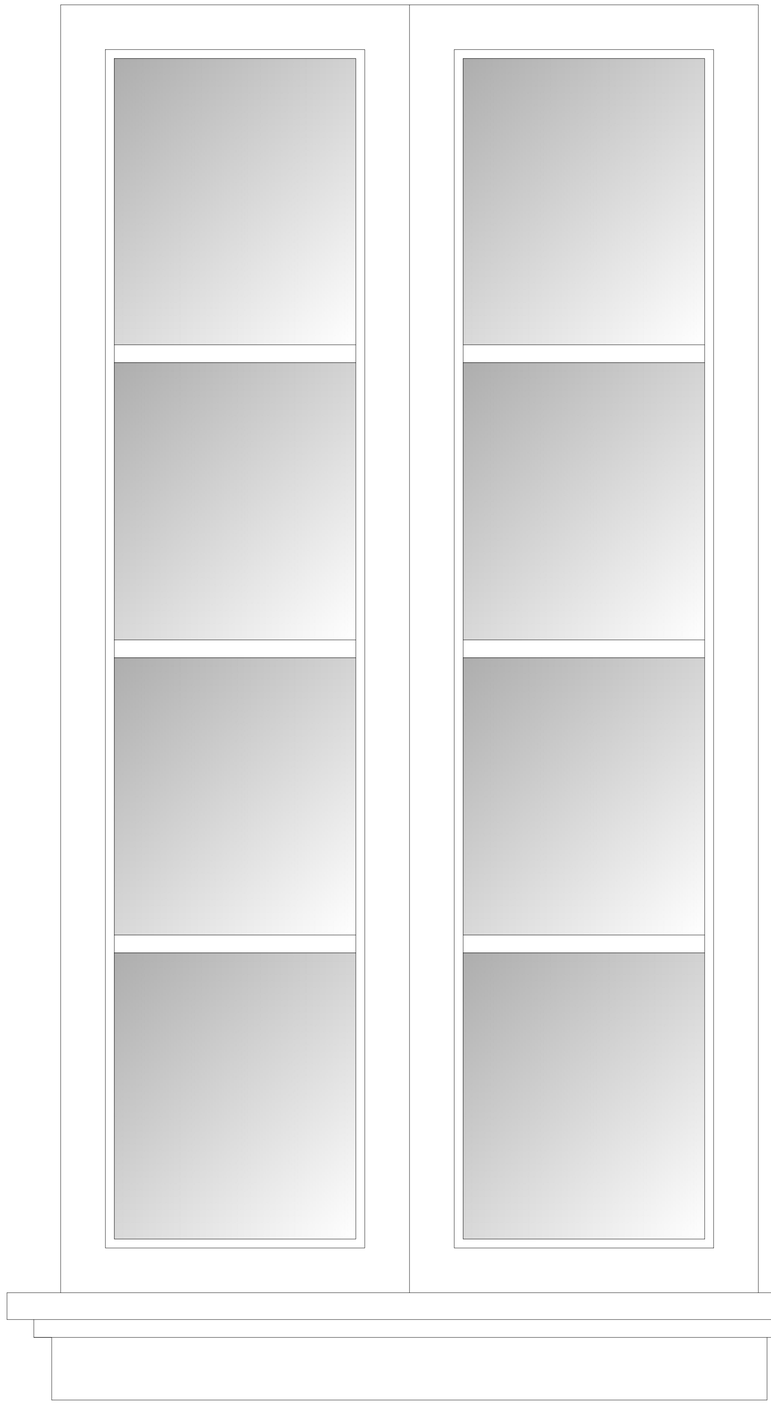
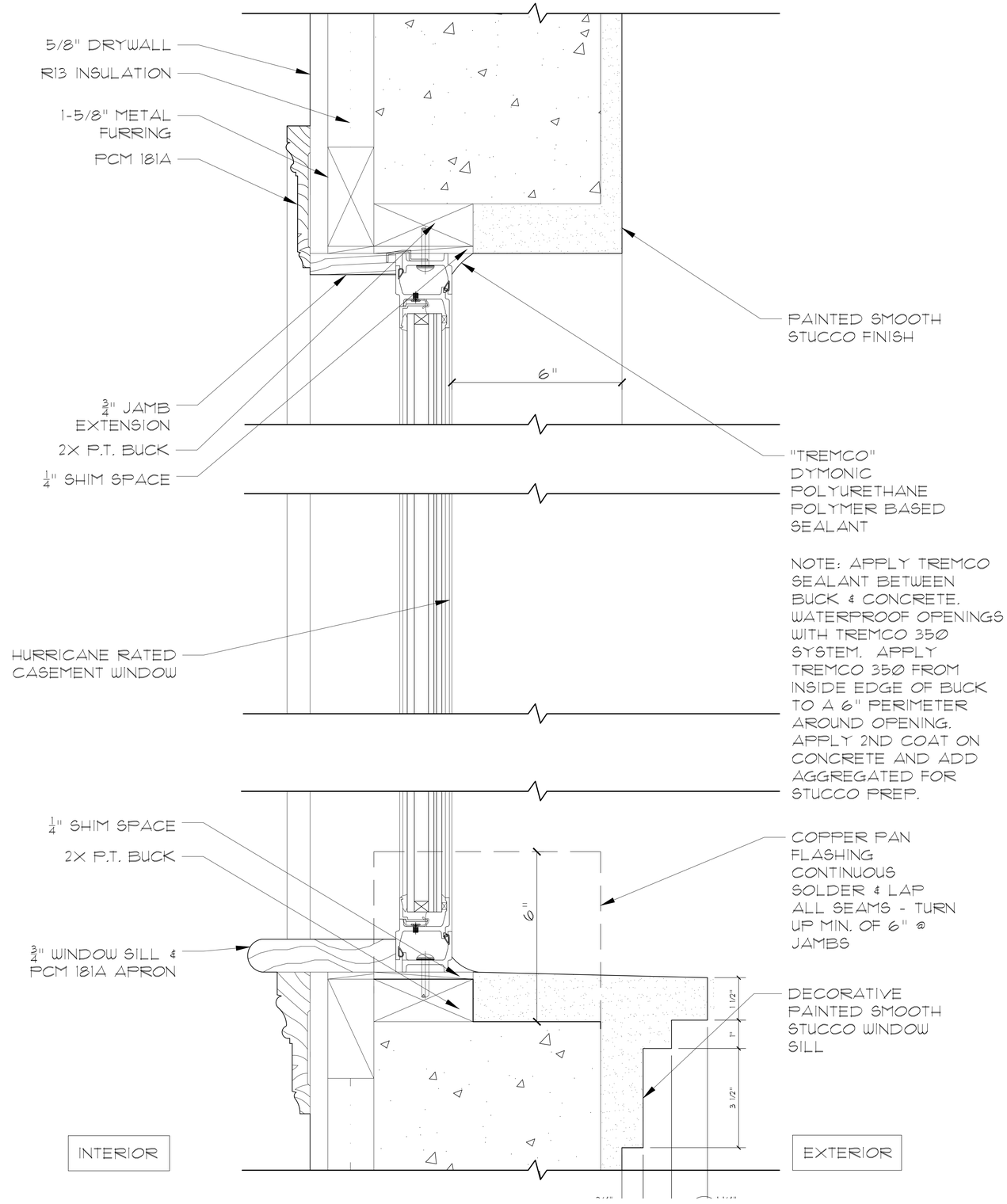
SHEET NO.

Column Detail





Window Details

Scale 6"=1'-0"

ARC-24-008
ZON-24-047

COMM NO.
2314

DATE
04-24-24

REVISIONS

A New Residence for
264 Dunbar L.L.C.
264 Dunbar Road
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
ARCHITECT
ARC0016539
ANGELO L. DAVILA R.A.
FLORIDA REG. ARCH.
#ARC0016539

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217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
Window Detail

Route To Property:

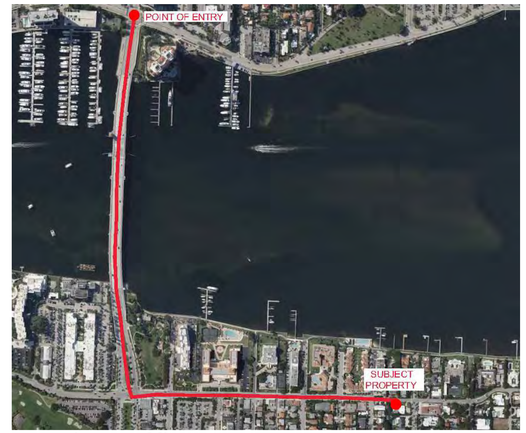
Enter the Town of Palm Beach thru US HWY 1 over the Flagler Memorial Bridge. Turn left on Bradley Place heading north until reaching subject property on Dunbar Road. Entry point to be at north driveway on Dunbar Road.

Max. Number Of Trips to Subject Property:

80 Building material and dumpster trucks

Maximum Truck Length:

60'



Truck Traffic Map

Scale n.t.s.

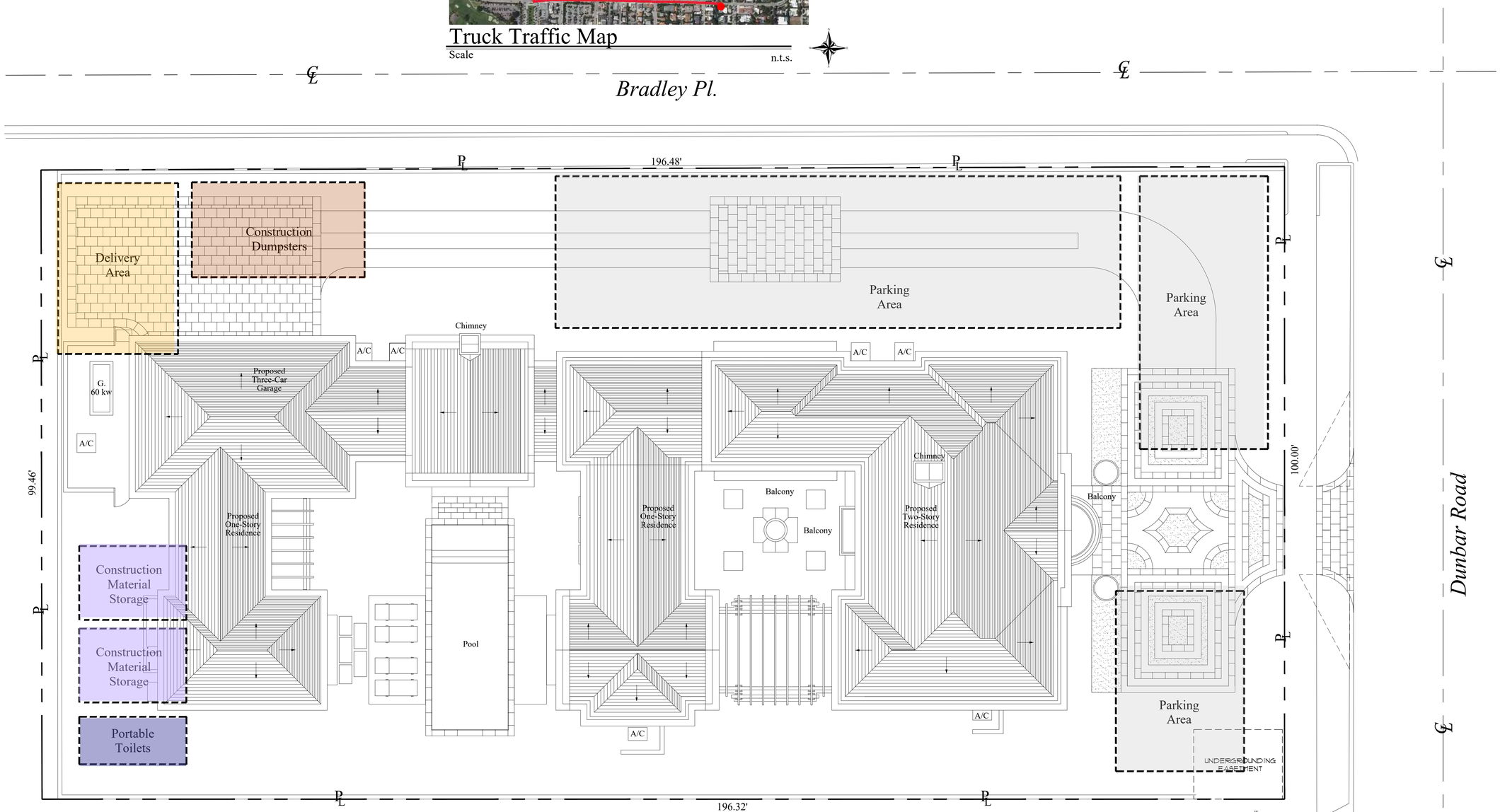
Proposed Truck Ingress/Egress Routes Map:

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



Truck & Site Logistics Plan

Scale 1/8 " = 1'-0"

ARC-24-008
ZON-24-047

MP DESIGN & ARCHITECTURE

COMM NO.
2314

DATE
04-24-24

REVISIONS

A New Residence for
264 Dunbar L.L.C.
264 Dunbar Road
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
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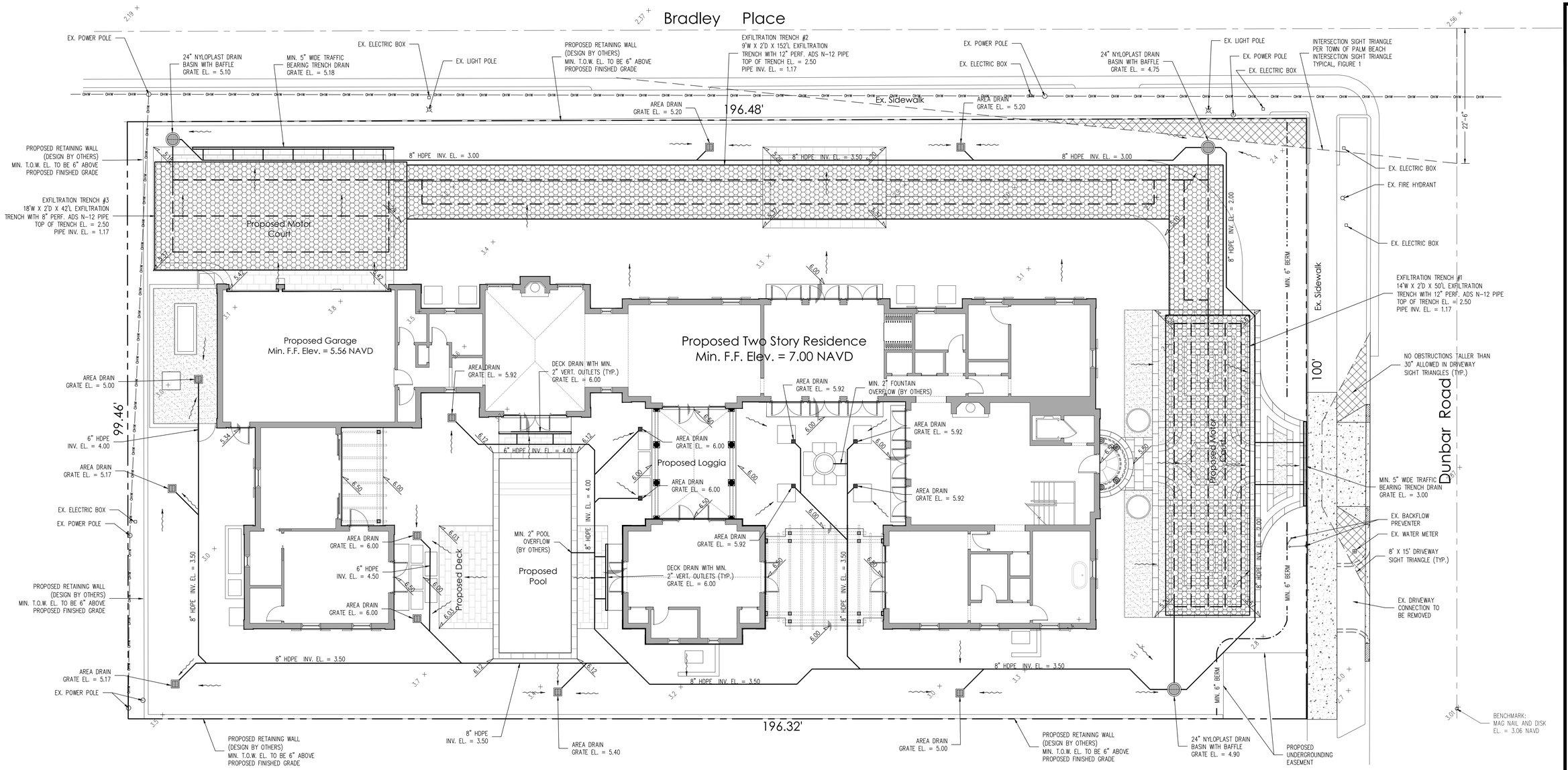
SHEET NO.
A006



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

N

0 4 8 16 32

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

Note:
Maximum amount of fill allowed at any one location within the setbacks is 2.11 ft. Maximum proposed fill proposed in the setbacks is 2.00 ft.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 19,587 sq.ft.

Drainage Area Impervious Surface = 10,772 sq.ft.

Drainage Area Pervious Surface = 8,815 sq.ft. *

* Minimum required by zoning code without a variance.

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 10,772 sq.ft. x 1 ft./12 in. = 1,795 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 8,815 sq.ft. x 1 ft./12 in. = 294 cu.ft.

Total Volume to be Retained = 2,089 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Trench #1

L	=	Total Length of Trench Provided	=	50	ft
W	=	Trench Width	=	14	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	=	589	cu.ft.

Trench #2

L	=	Total Length of Trench Provided	=	152	ft
W	=	Trench Width	=	9	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	=	1,201	cu.ft.

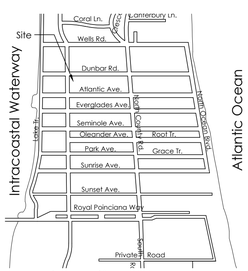
Trench #3

L	=	Total Length of Trench Provided	=	42	ft
W	=	Trench Width	=	18	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	=	625	cu.ft.

Total Volume Treated = 2,415 cu.ft.

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.



Location Map
N.T.S.

Plan Background from Hardscape Plan by Nievera Williams Design Received 3/19/24

ARC-24-008

GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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.

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

264 Dunbar Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2011-0072
Issue Date	03/21/2024
Scale	1/8" = 1'-0"

REVISIONS:

1
2
3
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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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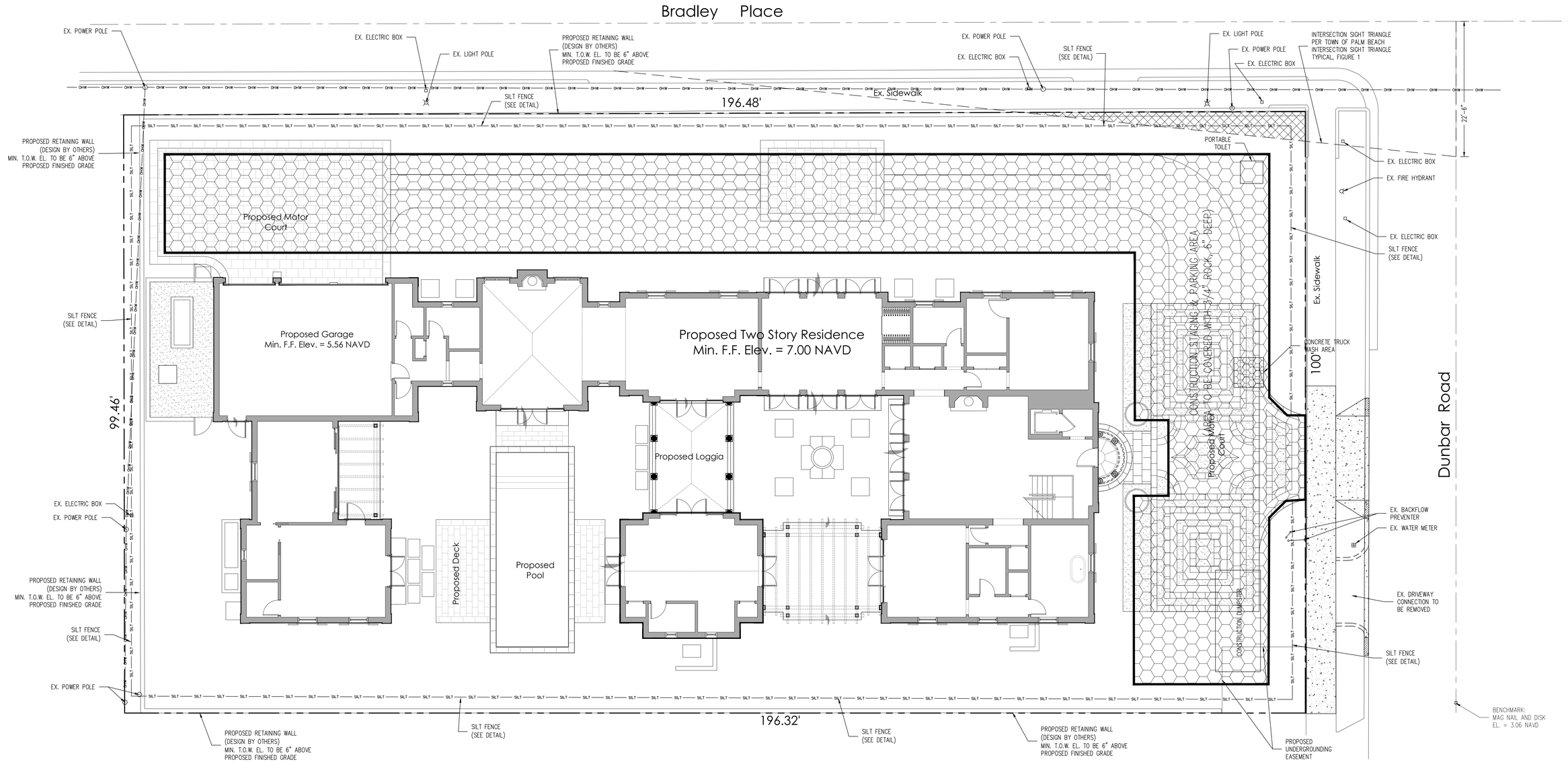
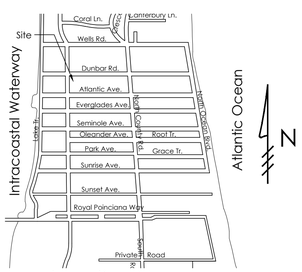
SHEET NUMBER:

C-1



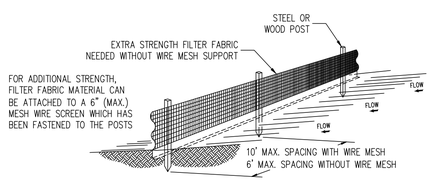
Notes:

1) Contractor is responsible for installing and maintaining erosion control measures during construction.
2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per Town of Palm Beach standards.



Location Map

N.T.S.

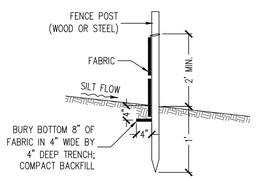


Notes:

1) The height of a silt fence shall not exceed 36".
2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
7) The trench shall be backfilled and the soil compacted over the filter fabric.

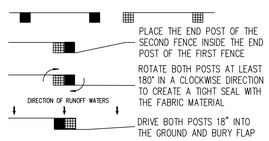
SILT FENCE DETAIL

N.T.S.



SILT FENCE SECTION

N.T.S.



ATTACHING TWO SILT FENCES

N.T.S.

Legend

CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

N

0 4 8 16 32

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

Plan Background from Hardscape Plan by Nievera Williams Design Received 3/19/24

ARC-24-008

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Conceptual Construction Staging Plan For:

PROPOSED RESIDENCE

264 Dunbar Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2011-0072
Issue Date	03/21/2024
Scale	1/8" = 1'-0"

REVISIONS:

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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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SHEET NUMBER:

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