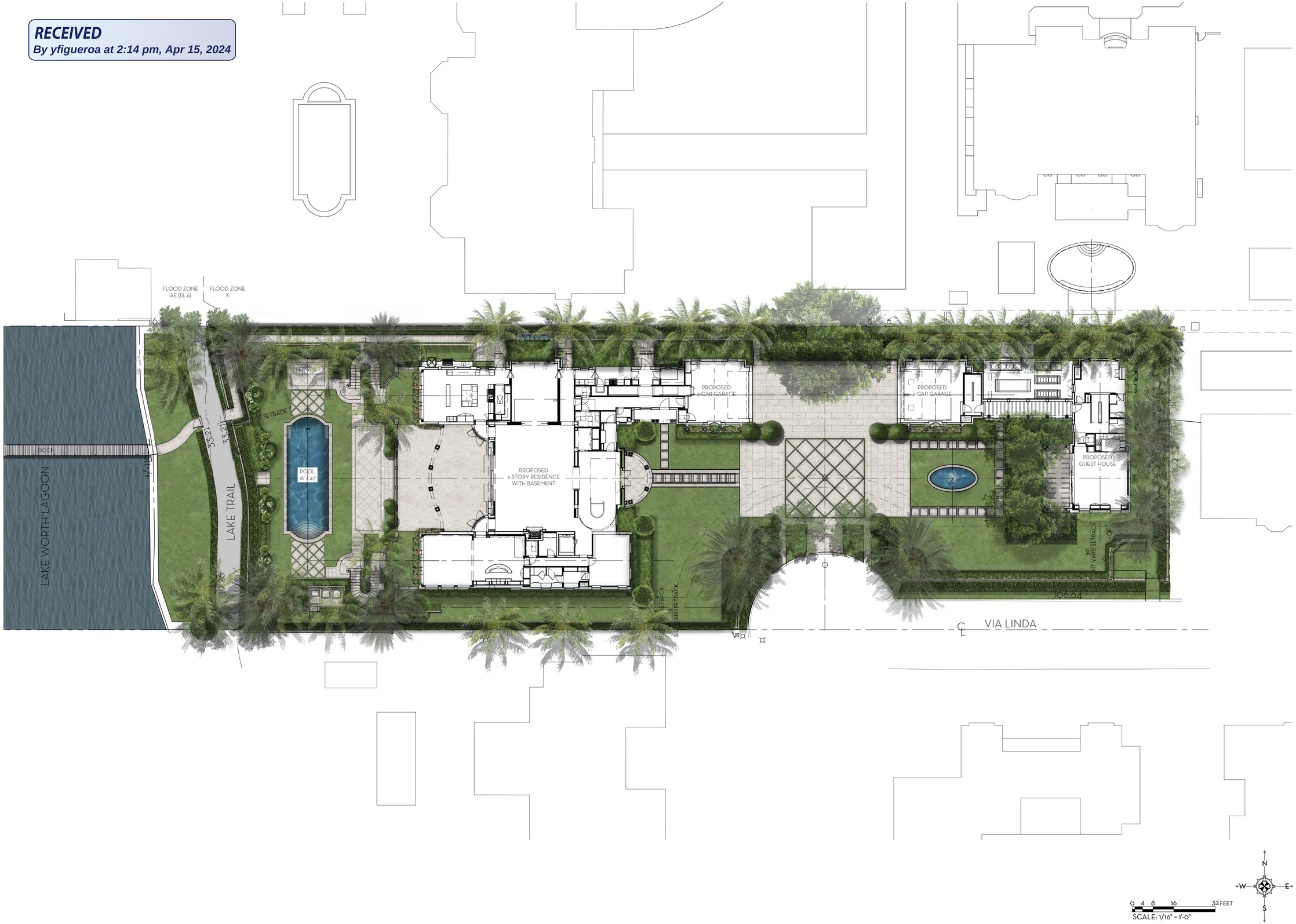

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

01 APRIL 2024
27 FEBRUARY 2024
15 FEBRUARY 2024

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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F: 561-659-2113

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SITE

ARC-24-074

1 EL1 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

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

SOUTH ELEVATION

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EL1

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

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NORTH ELEVATION

THREE PALM TREES, LLC

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

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EL2

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1 EL3 WEST ELEVATION
SCALE: 3/16"=1'-0"

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Registration No.
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SCALE: 3/16" = 1'-0"

WEST ELEVATION

THREE PALM TREES, LLC

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01 APRIL 2024
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EL3

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1 EL4 EAST ELEVATION
SCALE: 3/16"=1'-0"

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EAST ELEVATION

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

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

01 APRIL 2024
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EL4

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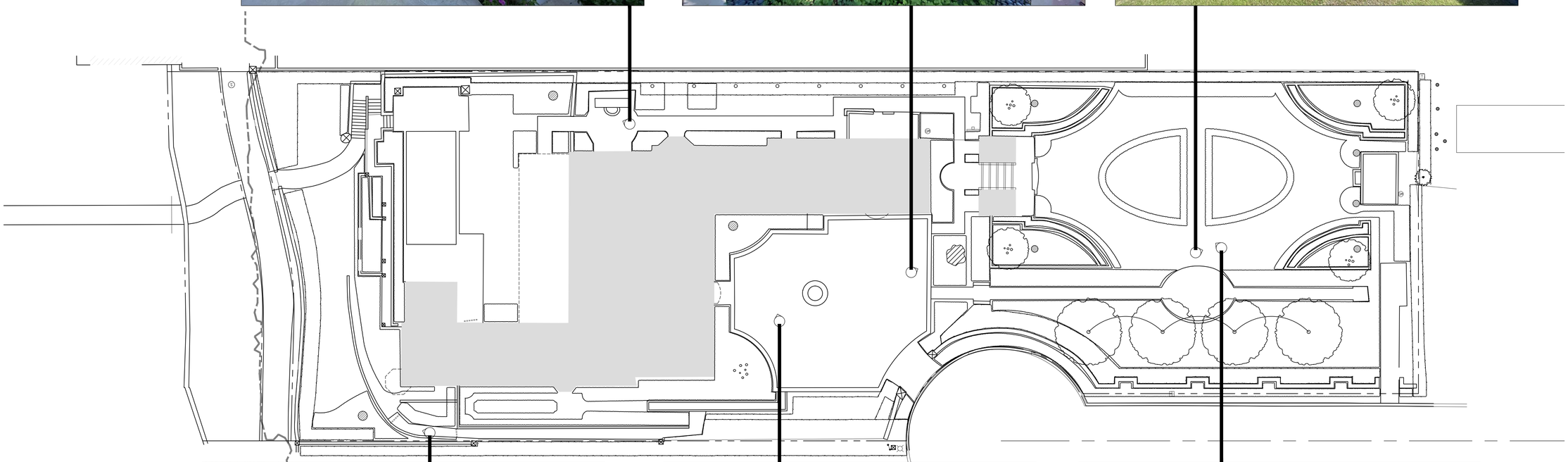

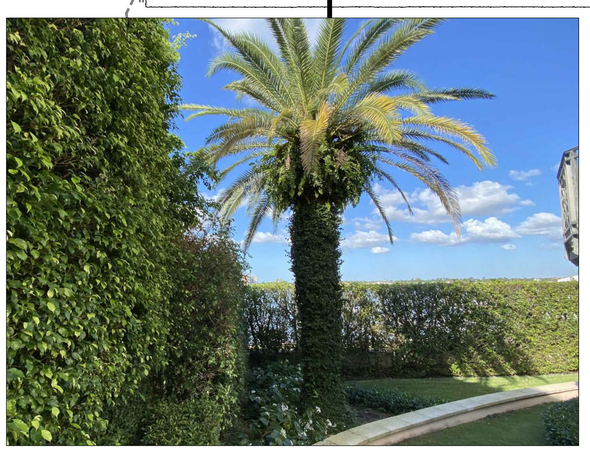

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SCALE: 1/16" = 1'-0"

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S

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6666856

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

EXISTING SITE PHOTOS

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
27 FEBRUARY 2024
15 FEBRUARY 2024

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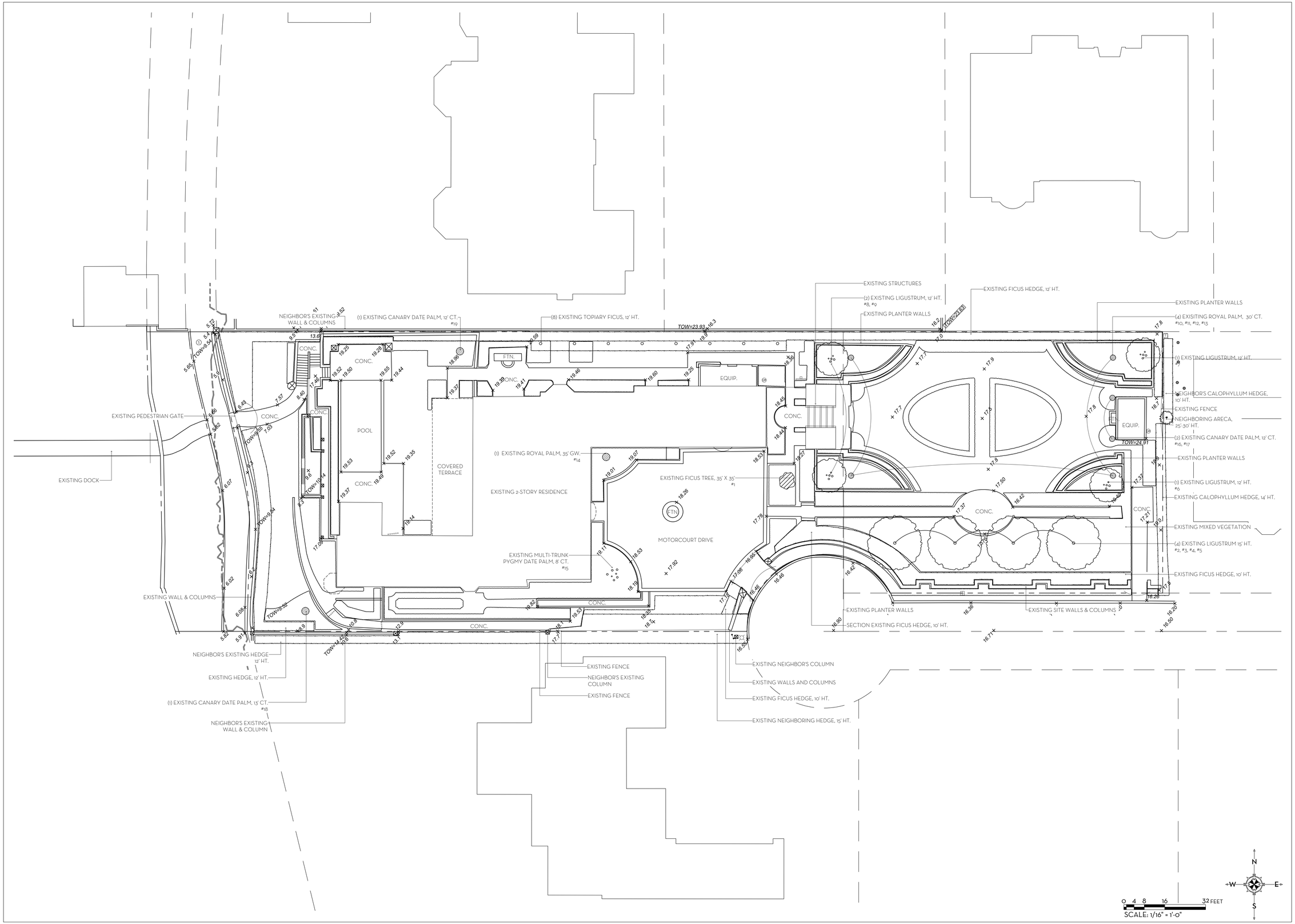

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SCALE: 1/16" = 1'-0"

EXISTING CONDITIONS / SURVEY PLAN

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
27 FEBRUARY 2024
15 FEBRUARY 2024

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EX1

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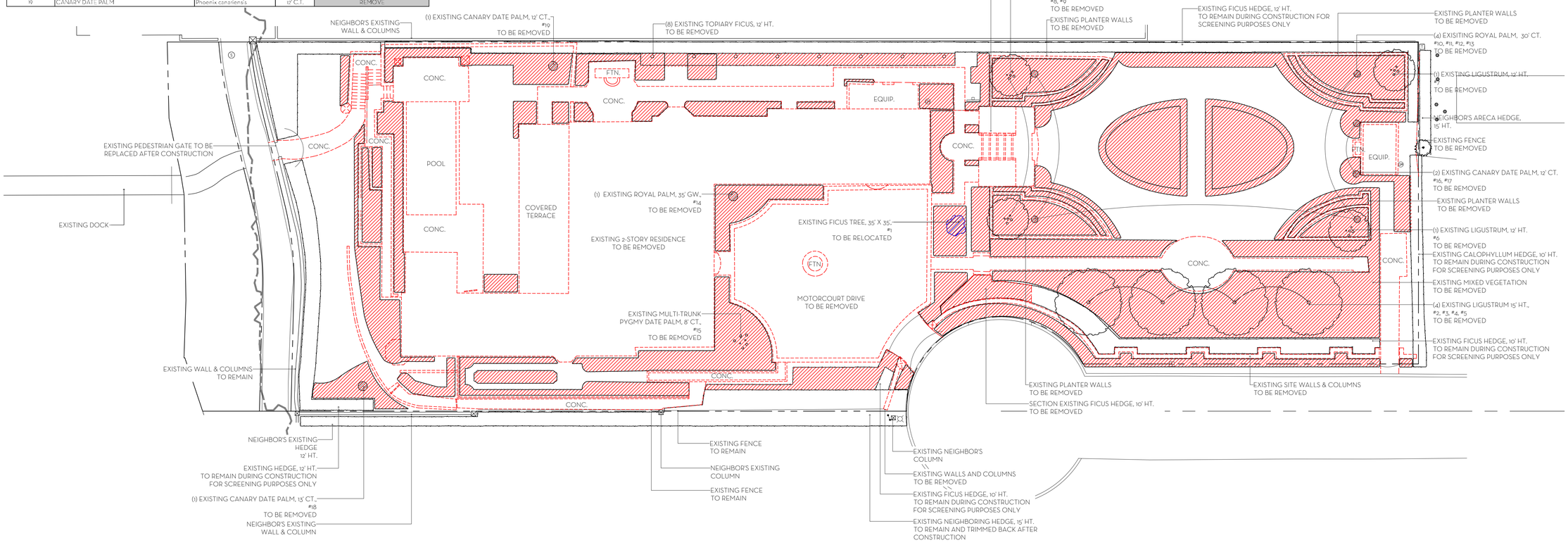
325 Via Linda, Palm Beach, FL 33480

1/12/2023

TREE DISPOSITION

ITEM NO.	COMMON NAME	BOTANICAL NAME	HEIGHT	DISPOSITION
1	FICUS TREE	Ficus altissima	30' x 30' HT.	RELOCATE
2	LIGUSTRUM TREE	Ligustrum lucidum	15' HT.	REMOVE
3	LIGUSTRUM TREE	Ligustrum lucidum	15' HT.	REMOVE
4	LIGUSTRUM TREE	Ligustrum lucidum	15' HT.	REMOVE
5	LIGUSTRUM TREE	Ligustrum lucidum	15' HT.	REMOVE
6	LIGUSTRUM TREE	Ligustrum lucidum	12' HT.	REMOVE
7	LIGUSTRUM TREE	Ligustrum lucidum	12' HT.	REMOVE
8	LIGUSTRUM TREE	Ligustrum lucidum	12' HT.	REMOVE
9	LIGUSTRUM TREE	Ligustrum lucidum	12' HT.	REMOVE
10	ROYAL PALM TREE	Roystonea regia	30' HT.	REMOVE
11	ROYAL PALM TREE	Roystonea regia	30' HT.	REMOVE
12	ROYAL PALM TREE	Roystonea regia	30' HT.	REMOVE
13	ROYAL PALM TREE	Roystonea regia	30' HT.	REMOVE
14	ROYAL PALM TREE	Roystonea regia	35' HT.	REMOVE
15	PYGMY DATE PALM	Phoenix roebelenii	8' C.T.	REMOVE
16	CANARY DATE PALM	Phoenix canariensis	12' C.T.	REMOVE
17	CANARY DATE PALM	Phoenix canariensis	12' C.T.	REMOVE
18	CANARY DATE PALM	Phoenix canariensis	13' C.T.	REMOVE
19	CANARY DATE PALM	Phoenix canariensis	12' C.T.	REMOVE



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6666856

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

DEMOLITION PLAN

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
27 FEBRUARY 2024
15 FEBRUARY 2024

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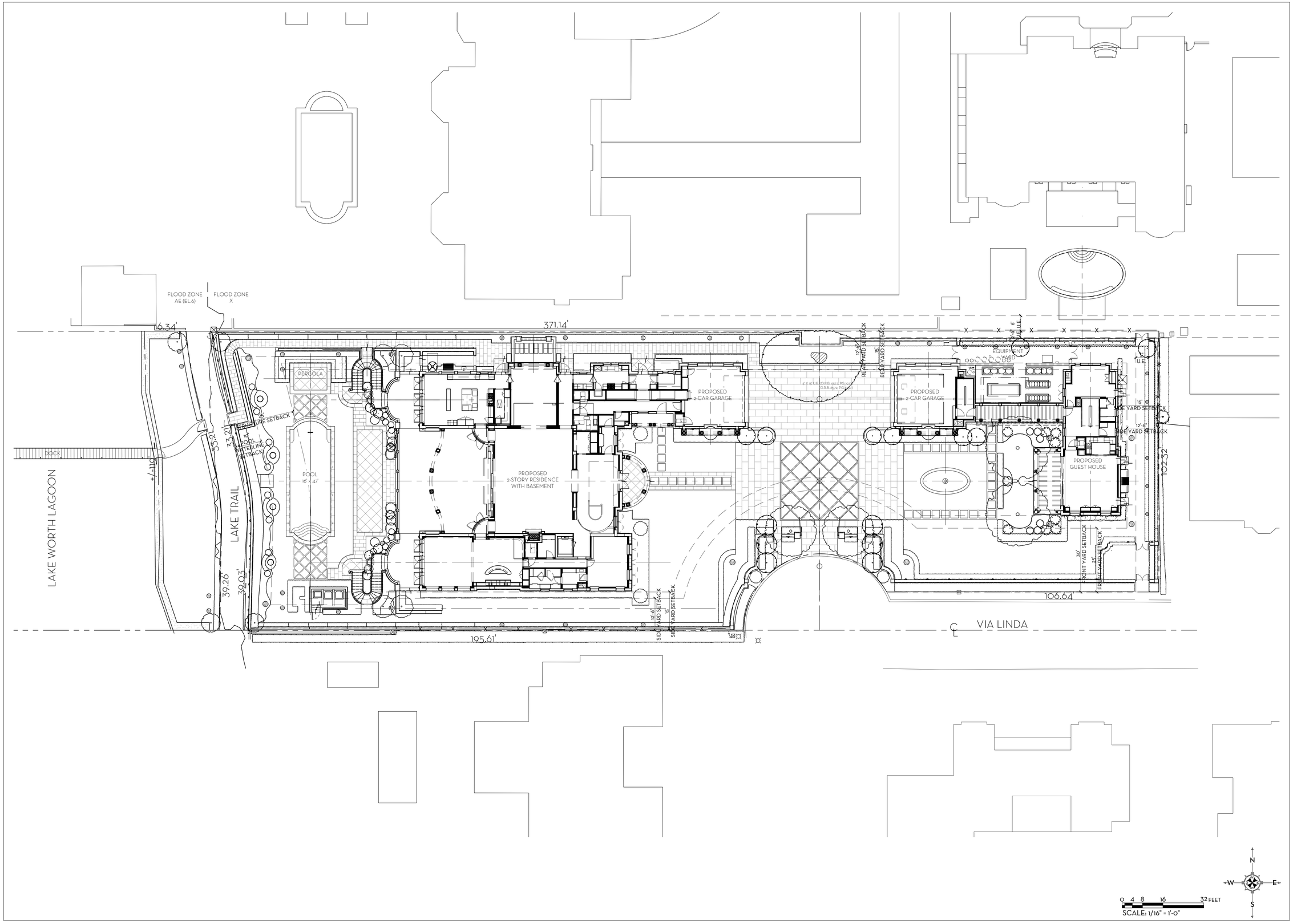

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SCALE: 1/16" = 1'-0"

SITE PLAN

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
27 FEBRUARY 2024
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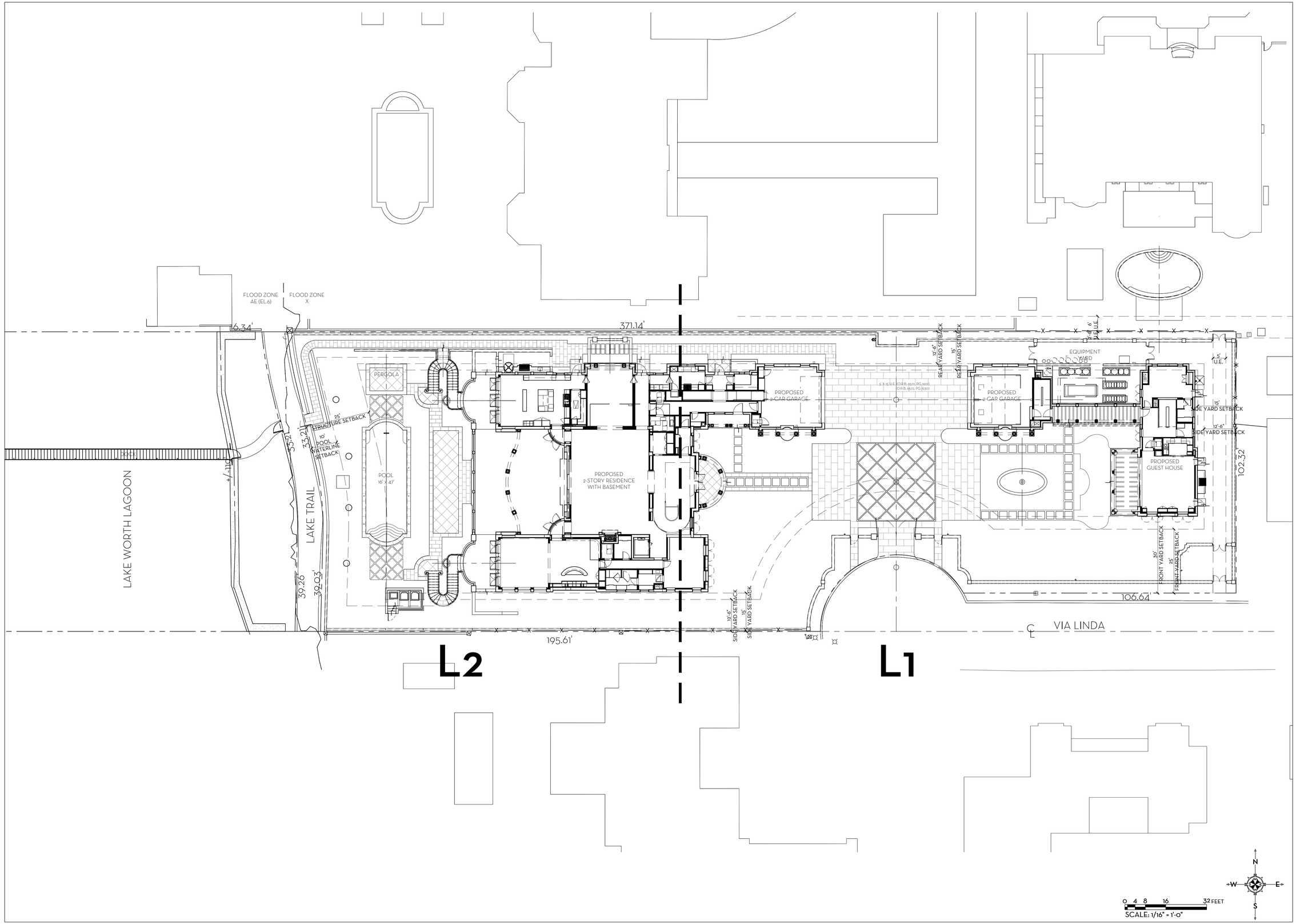

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SCALE: 1/16" = 1'-0"

HARDSCAPE KEY

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
27 FEBRUARY 2024
15 FEBRUARY 2024

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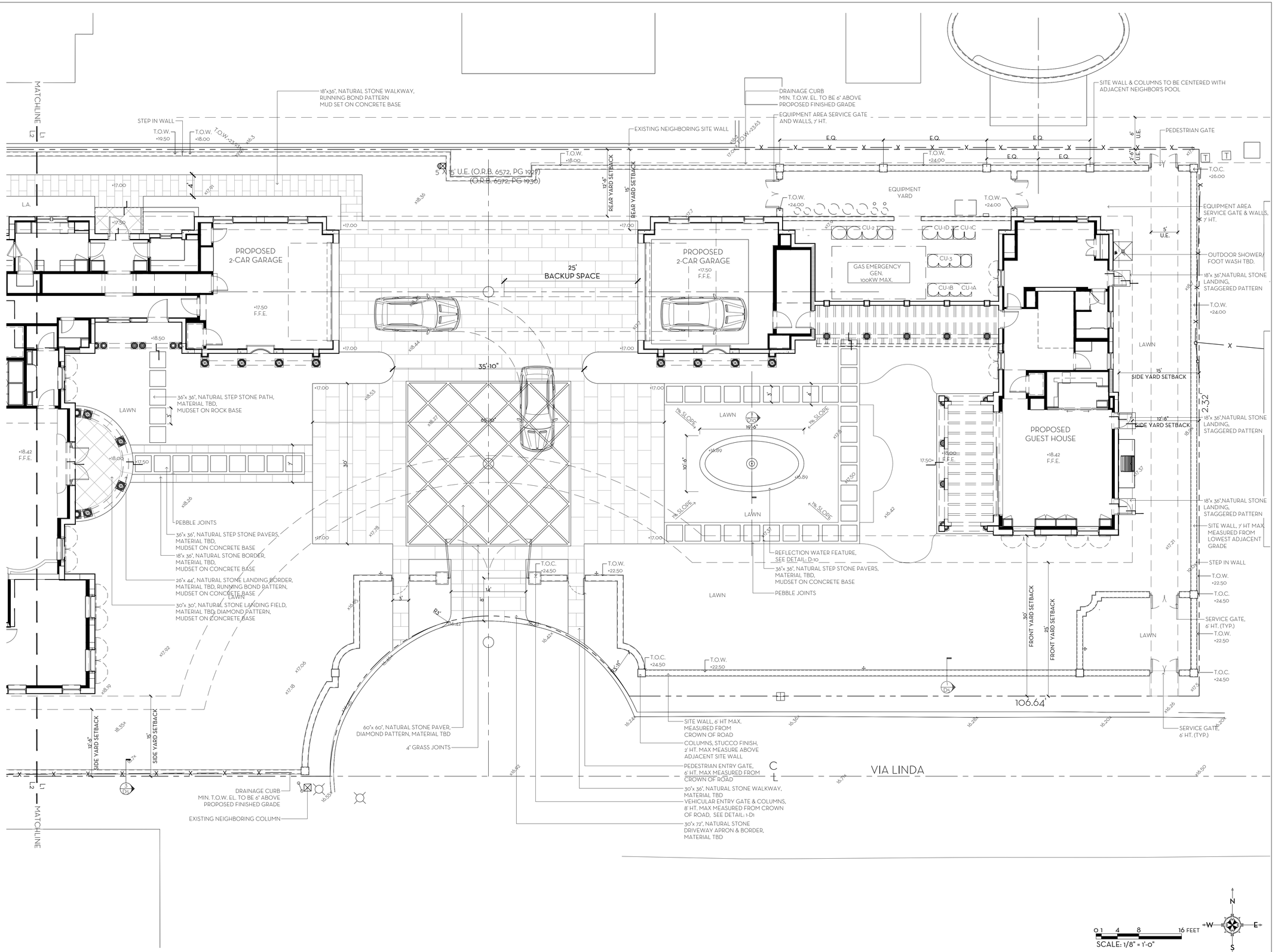

MARIO F. NIEVERA

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

HARDSCAPE PLAN

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

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15 FEBRUARY 2024

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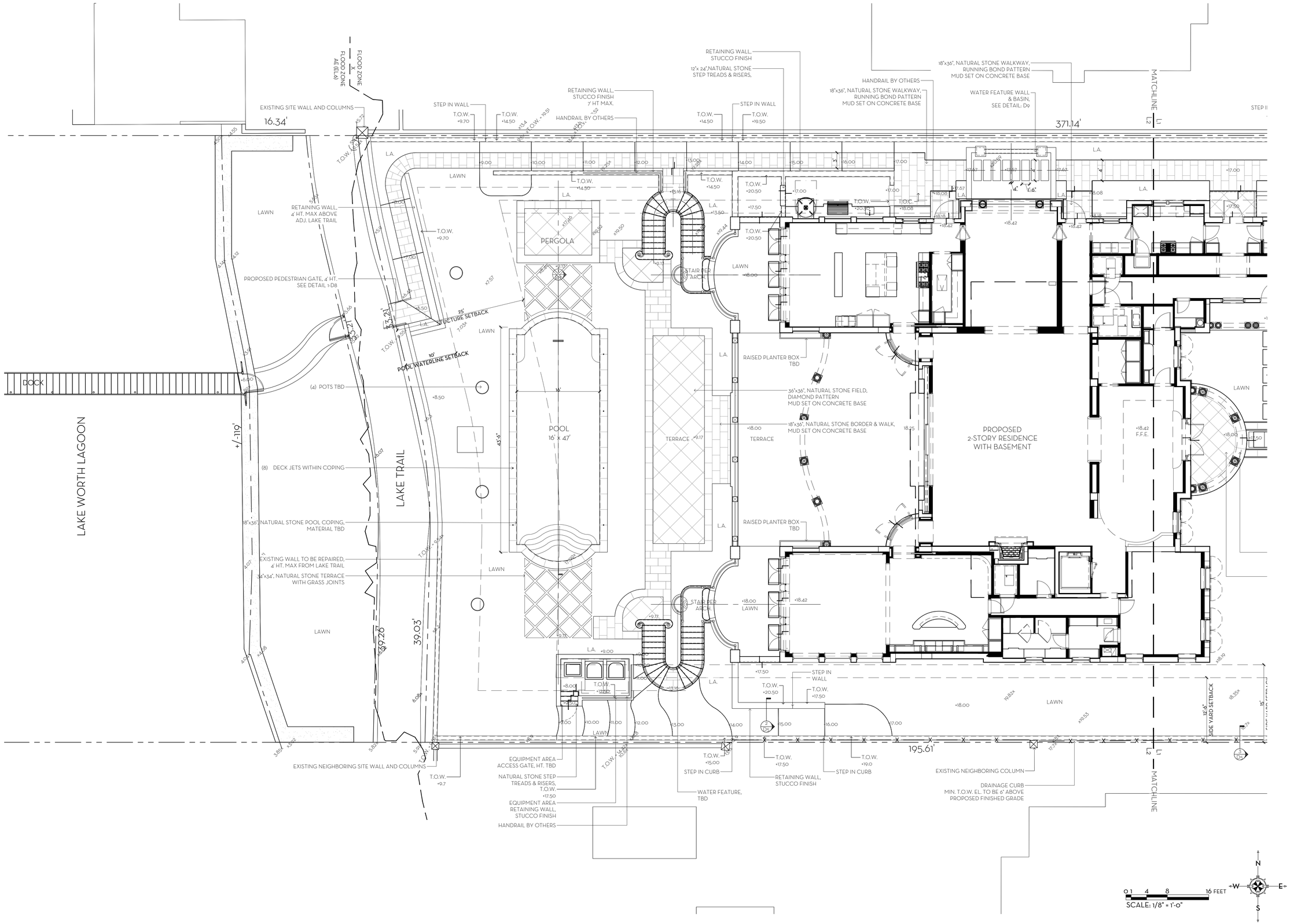

MARIO F. NIEVERA

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

HARDSCAPE PLAN

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
27 FEBRUARY 2024
15 FEBRUARY 2024

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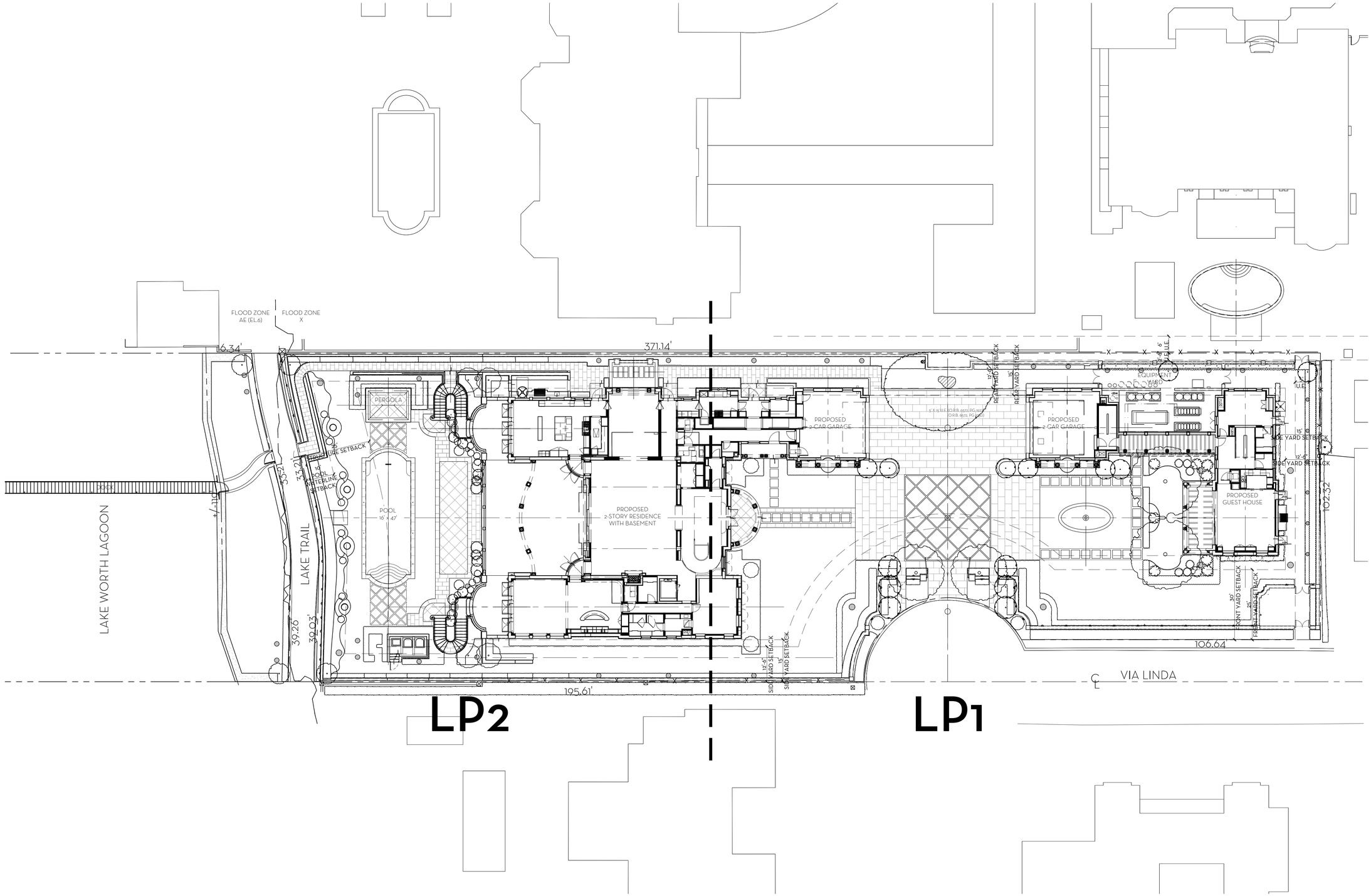

SCALE: 1/16" = 1'-0"

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

MARIO F. NIEVERA

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LANDSCAPE KEY

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
27 FEBRUARY 2024
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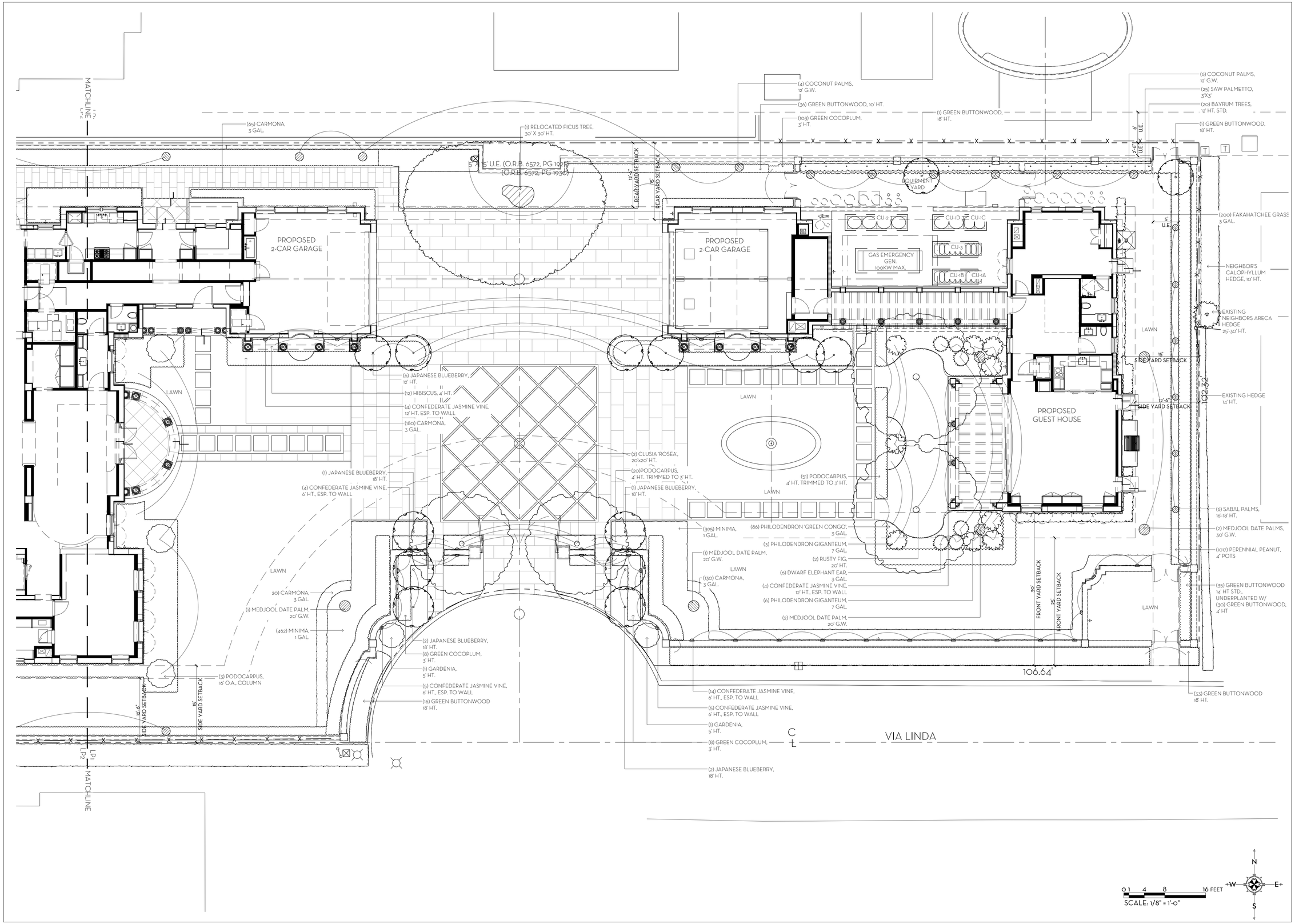

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SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

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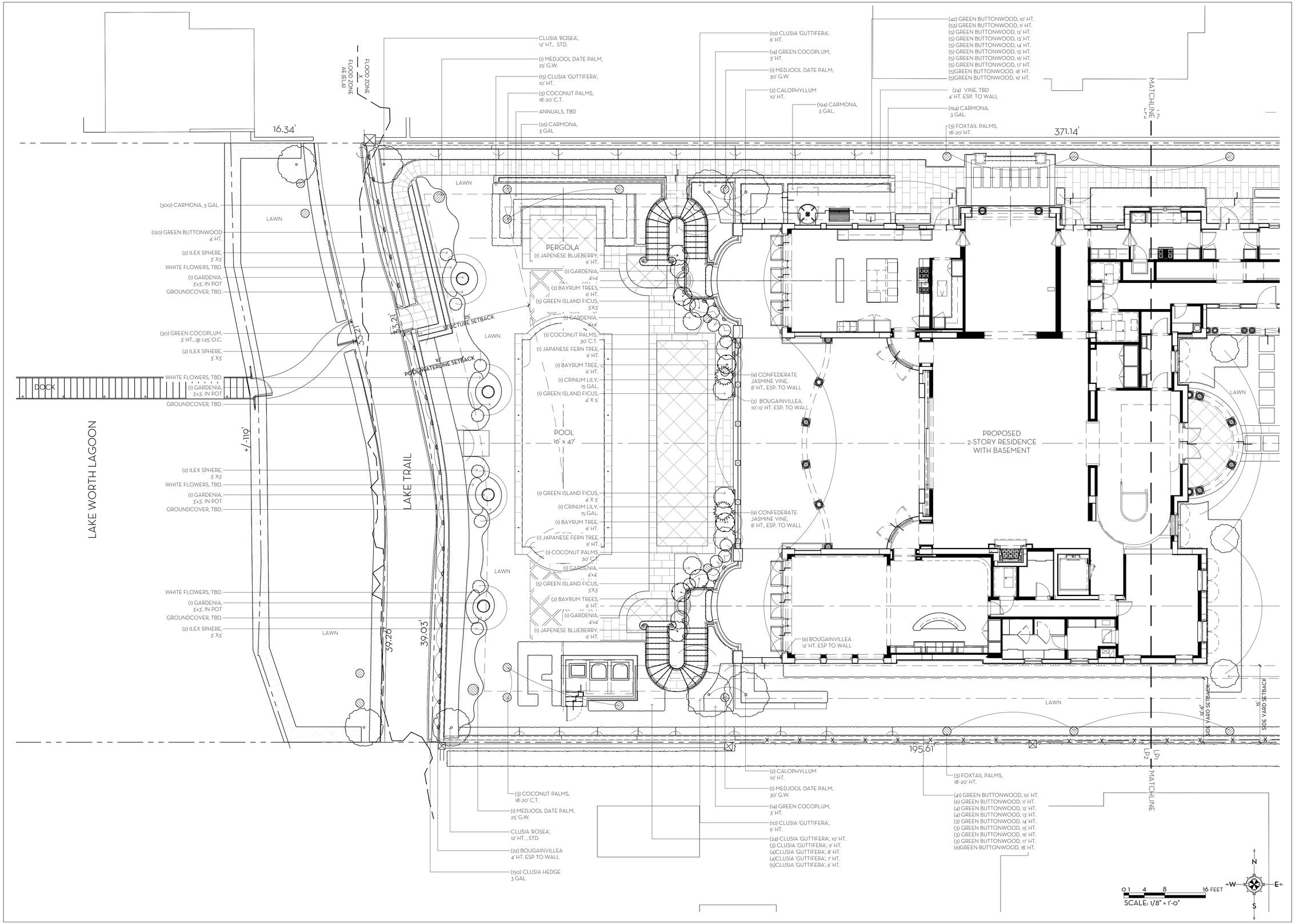

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SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

THREE PALM TREES, LLC

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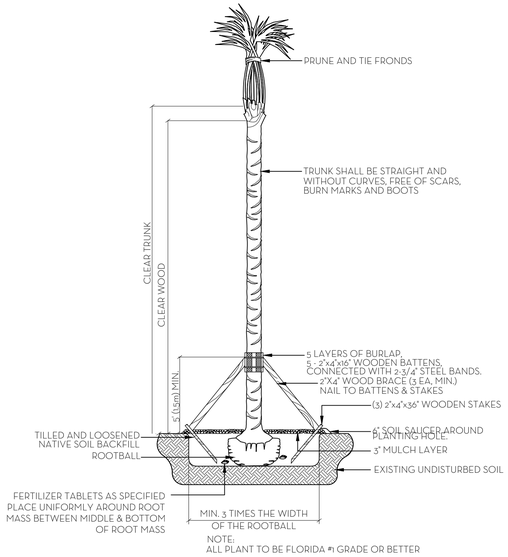
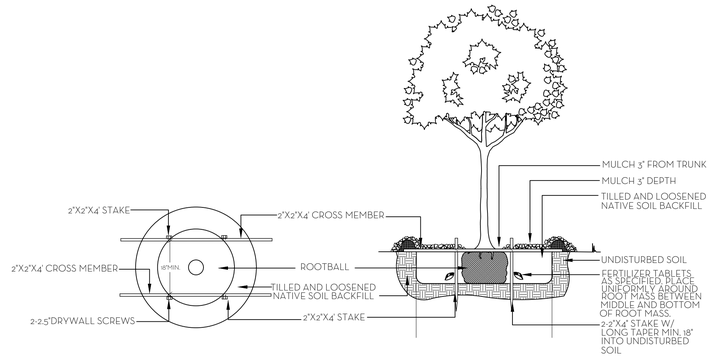


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

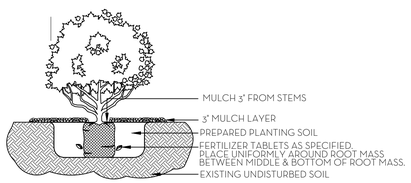
PALM PLANTING DETAIL
N.T.S.

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.



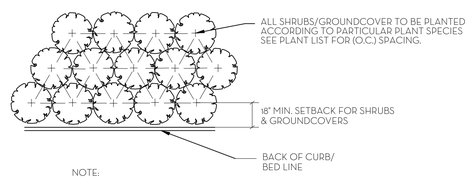
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

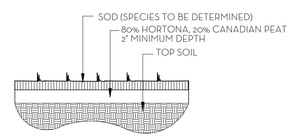
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

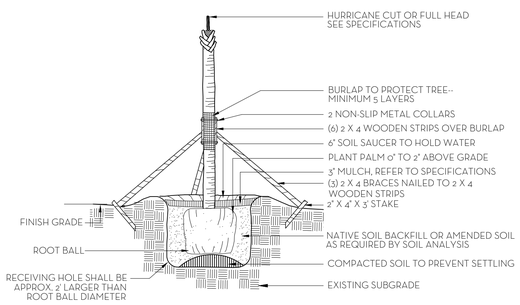
PLANT SPACING DETAIL
N.T.S.

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



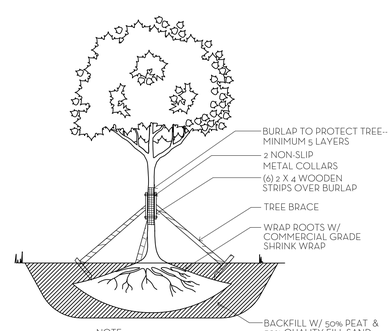
SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



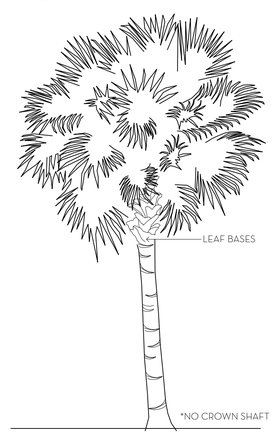
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

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 MANUFACTURER'S SPECIFICATIONS.

NIEVERA WILLIAMS DESIGN

Kanders 325 Via Linda

Palm Beach Fl

04/01/2024

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
	TREES				
1	Bayrum Tree	Pimenta racemosa	20		12' HT. STANDARD
2	Bayrum Tree	Pimenta Racemosa	6		6' HT.
3	Calophyllum	Calophyllum Inophyllum	4		10' HT.
4	Clusia Tree	Clusia Rosea	2	*	20'x20'
5	Clusia Tree	Clusia Rosea	4	*	12' HT. STANDARD
6	Green Buttonwood	Conocarpus Erectus	2	*	18' HT.
7	Green Buttonwood	Conocarpus Erectus	35	*	14' HT. STD.
8	Japanese Blueberry	Elaeocarpus decipiens	6		18' HT.
9	Japanese Blueberry	Elaeocarpus decipiens	6		12' HT.
10	Japanese Blueberry	Elaeocarpus decipiens	2		9' HT.
11	Podocarpus	Podocarpus Latifolius	3		16' O.A. HT.
12	Rusty Fig	Ficus Rubiginosa	2		20' HT.
			94	46%	
	PALMS				
13	Medjool Date Palm	Phoenix Dactylifera	4		20' HT. G.W.
14	Coconut Palms	Cocos nucifera	10		12' G.W
15	Coconut Palms	Cocos nucifera	6		18'-20' C.T.
16	Coconut Palms	Cocos nucifera	4		22'-25' C.T.
17	Coconut Palms	Cocos nucifera	2		30' C.T.
18	Medjool Date Palm	Phoenix Dactylifera	2		25' HT. G.W.
19	Foxtail Palms	Wodyetia bifurcata	6		18'-20' HT.
20	Medjool Date Palm	Phoenix Dactylifera	4		30' HT. G.W.
21	Saw Palmetto	Serenoa repens	25	*	3'x3' HT.
22	Sabal Palms	Sabal Palmetto	6	*	16'-18' HT.
			69	45%	
	HEDGE/SHRUB				
23	Clusia 'Guttifera'	Clusia guttifera	150		3 GAL.
24	Clusia 'Guttifera'	Clusia guttifera	150		4' HT.
25	Clusia 'Guttifera'	Clusia guttifera	25		6' HT.
26	Clusia 'Guttifera'	Clusia guttifera	4		7' HT.
27	Clusia 'Guttifera'	Clusia guttifera	4		8' HT.
28	Clusia 'Guttifera'	Clusia guttifera	3		9' HT.
29	Clusia 'Guttifera'	Clusia guttifera	39		10' HT.
30	Carmona	Carmona Microphylla	1109		3 GAL. 18" O.C.
31	Crinum Lily	Crinum Asiaticum	2		15 GAL.
32	Dwarf Elephant Ear	Alocasia Gagaena 'California'	6		3 GAL. FULL, 2' O.C.
33	Fakahatchee Grass	Tripsacum dactyloides	200	*	3 GAL.
34	Gardenia	Gardenia Jasminoides	4		4'x4'
35	Gardenia	Gardenia Jasminoides	2		5'x5' SPHERE
36	Gardenia	Gardenia Jasminoides	4		3'x3' HT.
37	Green Buttonwood	Conocarpus Erectus	83	*	10' HT.FTB.
38	Green Buttonwood	Conocarpus Erectus	59	*	11' HT. FTB.
39	Green Buttonwood	Conocarpus Erectus	9	*	12' HT. FTB.
40	Green Buttonwood	Conocarpus Erectus	9	*	13' HT. FTB.
41	Green Buttonwood	Conocarpus Erectus	8	*	14' HT. FTB.
42	Green Buttonwood	Conocarpus Erectus	8	*	15' HT. FTB.
43	Green Buttonwood	Conocarpus Erectus	8	*	16' HT. FTB.
44	Green Buttonwood	Conocarpus Erectus	8	*	17' HT.FTB.
45	Green Buttonwood	Conocarpus Erectus	44	*	18' HT.FTB.
46	Green Buttonwood	Conocarpus Erectus	5	*	19' HT.FTB.
47	Green Buttonwood	Conocarpus Erectus	150	*	4' HT. 2' O.C.
48	Green Buttonwood	Conocarpus Erectus	49	*	18' HT. FTB.
49	Green Cocoplum	Chrysobalanus Icaco	30	*	3' HT. 15" O.C.
50	Green Cocoplum	Chrysobalanus Icaco	147	*	3' HT. 3' O.C.
51	Green Island Ficus	Ficus Microcarpa	2		4'x5'
52	Green Island Ficus	Ficus Microcarpa	10		3x3
53	Hibiscus	Hibiscus Rosa-Sinensis	12		4' HT. 2' O.C.
54	Philodendron 'Giganteum'	Philodendron 'Giganteum'	9		7 GAL. 3' O.C.
55	Philodendron 'Green Congo'	Philodendron 'Congo'	86		3 GAL. 2' O.C.
56	Ilex Sphere	Ilex Cassine	8		3'x3' HT.
57	Podocarpus	Podocarpus Macrophyllus	71		4' HT. Trimmed to 3'. 2' O.C.
			2367	35%	
	GROUND COVER/ VINES				
58	Minima	Trachelospermum asiaticum	857		1 GAL. 9" O.C.
59	Perennieal Peanut	Arachis glabrata	1017	*	4" POTS
60	Confederate Jasmine	Trachelospermum Jasminoides	8		12' HT. ESP TO WALL
61	Confederate Jasmine	Trachelospermum Jasminoides	18		8' HT. ESP TO WALL
62	Confederate Jasmine	Trachelospermum Jasminoides	28		6' HT. ESP TO WALL
63	Bougainvillea vine	Bougainvilla SP.	2		10'-12' HT. ESP TO WALL
64	Bougainvillea vine	Bougainvilla SP.	22		4' HT. ESP TO WALL
65	Bougainvillea vine	Bougainvilla SP.	6		12' HT. ESP TO WALL
66	TBD		6		12' HT. ESP TO WALL
			1938	52%	

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Registration No.
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PLANT LIST AND DETAILS

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
27 FEBRUARY 2024
15 FEBRUARY 2024

NIEVERA WILLIAMS DESIGN

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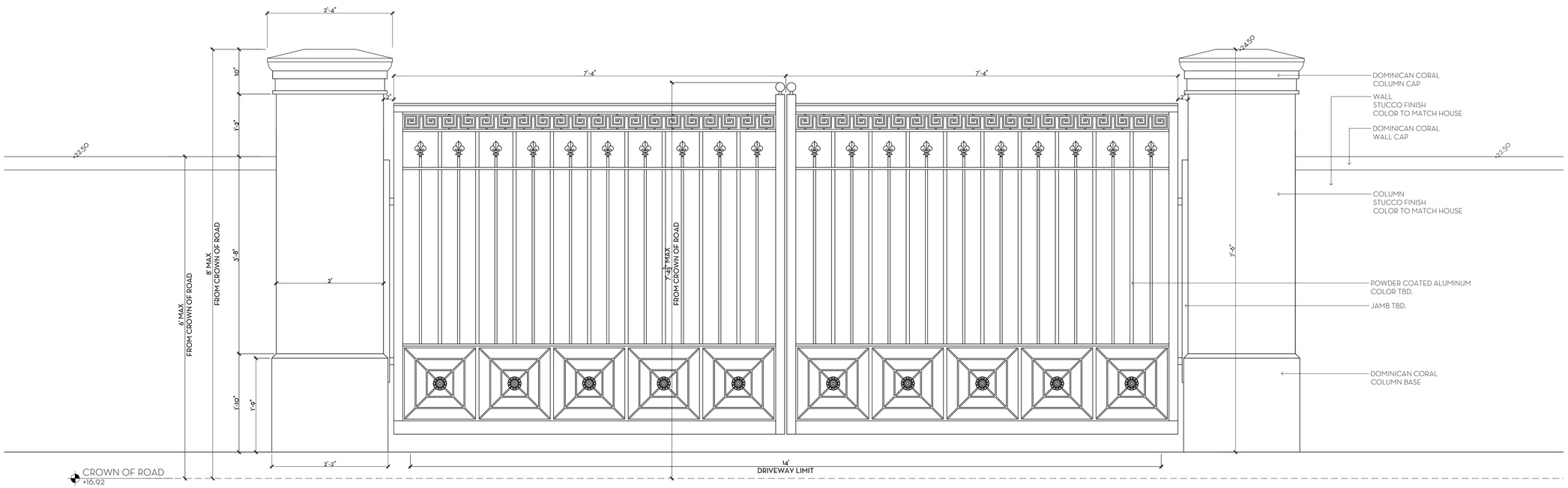

1 / D1 DRIVEWAY GATE DETAIL- ELEVATION
SCALE: 1"=1'-0"

MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

SCALE: 1" = 1'-0"

DETAILS

THREE PALM TREES, LLC

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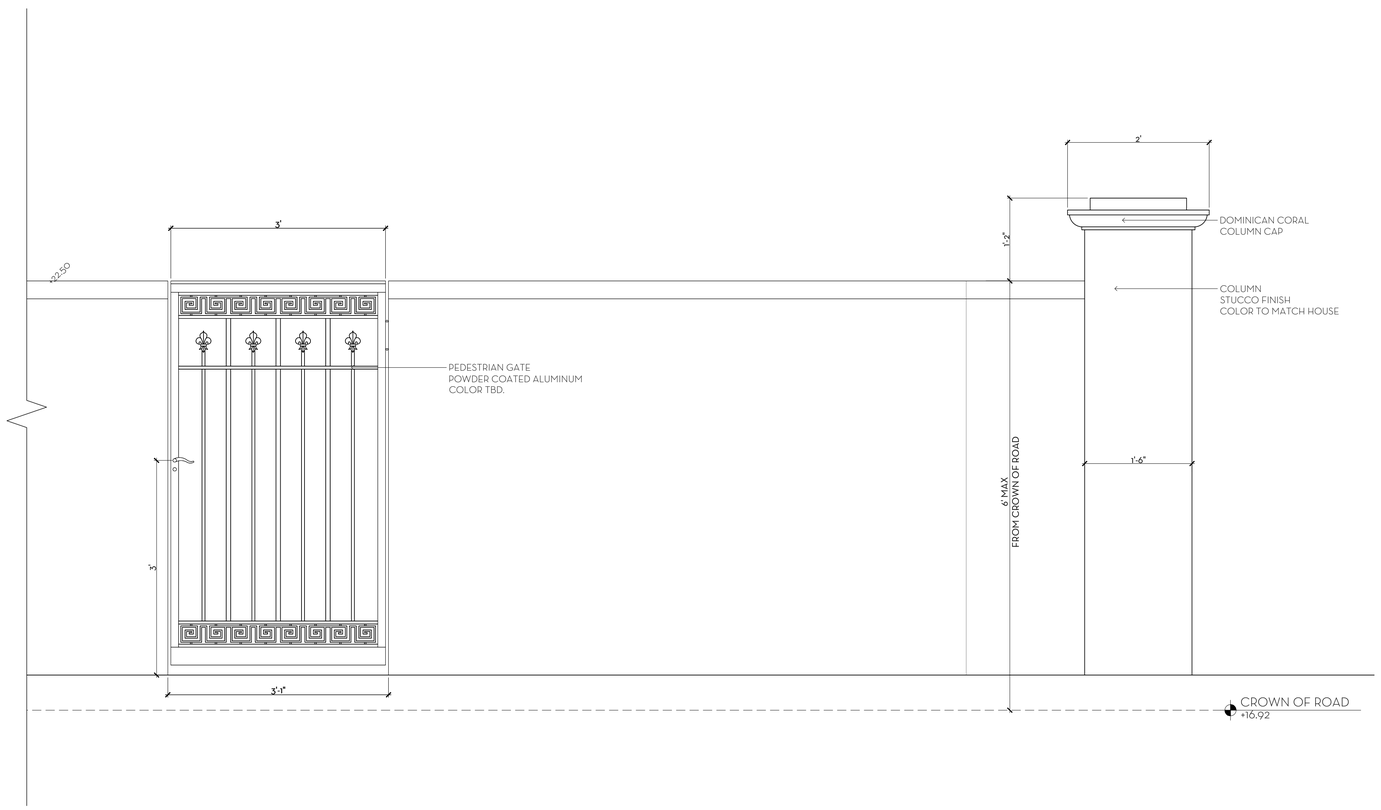

1 / D1.1 DRIVEWAY PEDESTRIAN GATE DETAIL- ELEVATION
SCALE: 1"=1'-0"

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State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1" = 1'-0"

DETAILS

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
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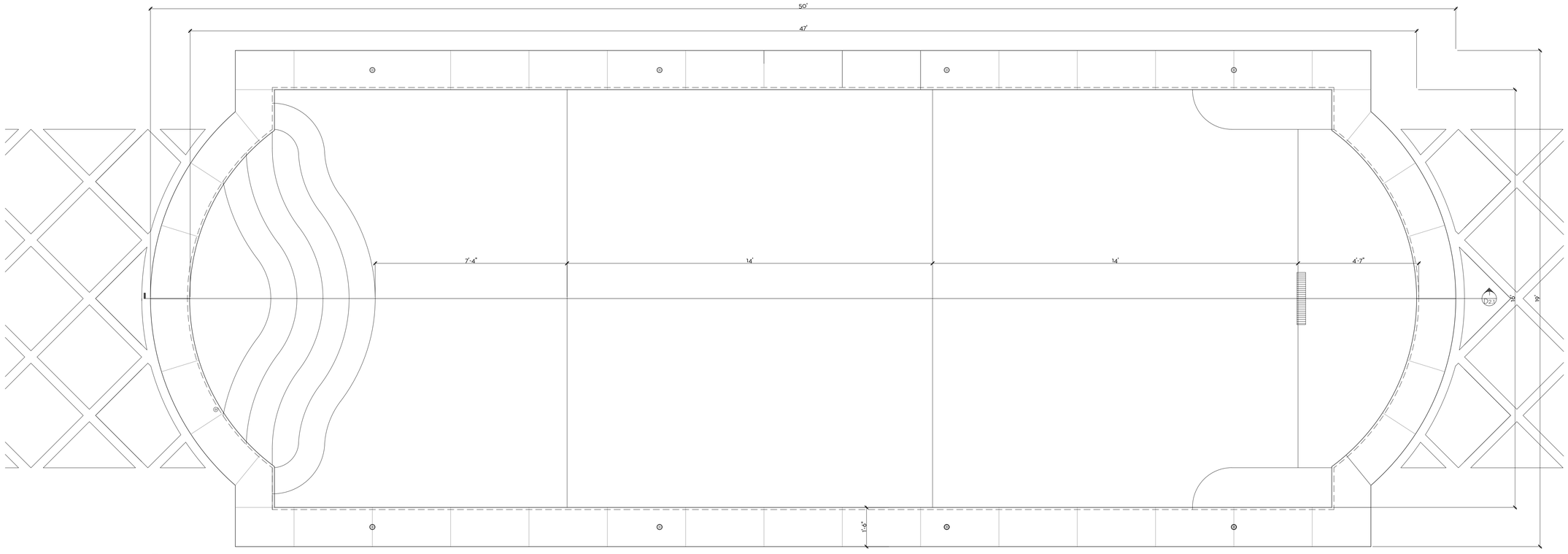
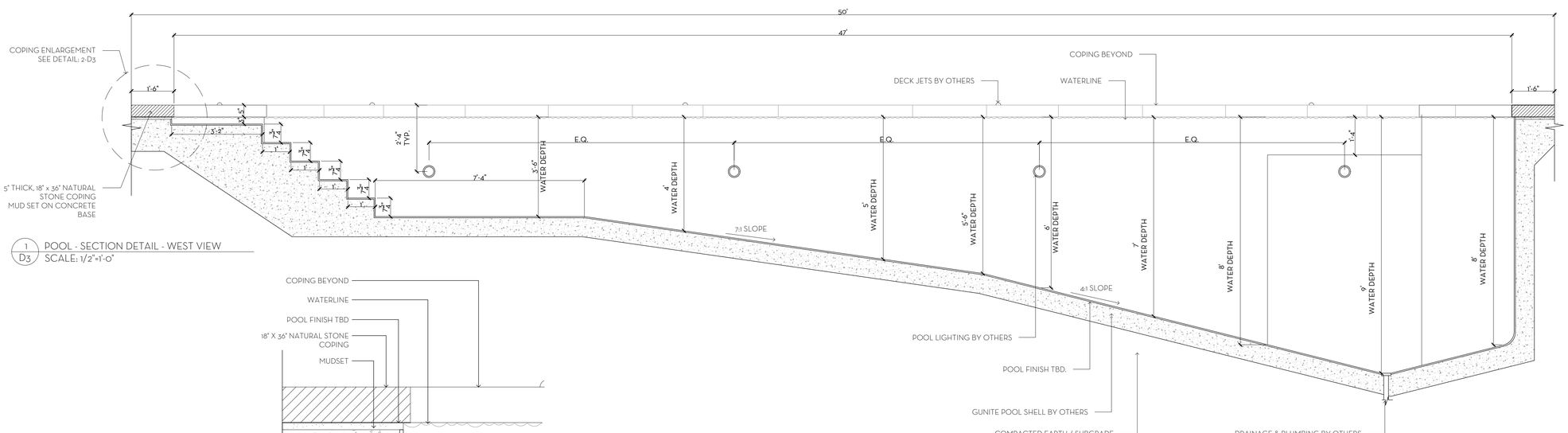
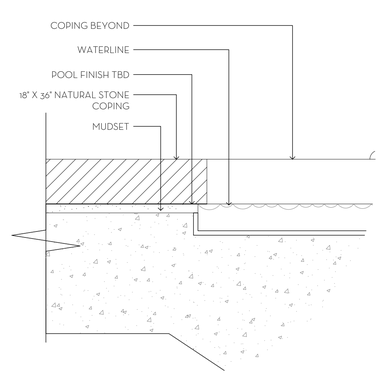


POOL PLAN VIEW
D3 SCALE: 1/2"=1'-0"



1 POOL - SECTION DETAIL - WEST VIEW
D3 SCALE: 1/2"=1'-0"



2 POOL COPING - SECTION DETAIL
D3 SCALE: 1-1/2"=1'-0"

NOTE:

REFER TO POOL ENGINEER DRAWINGS FOR FINAL DESIGN & LAYOUT.

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SCALE: AS NOTED

DETAILS

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
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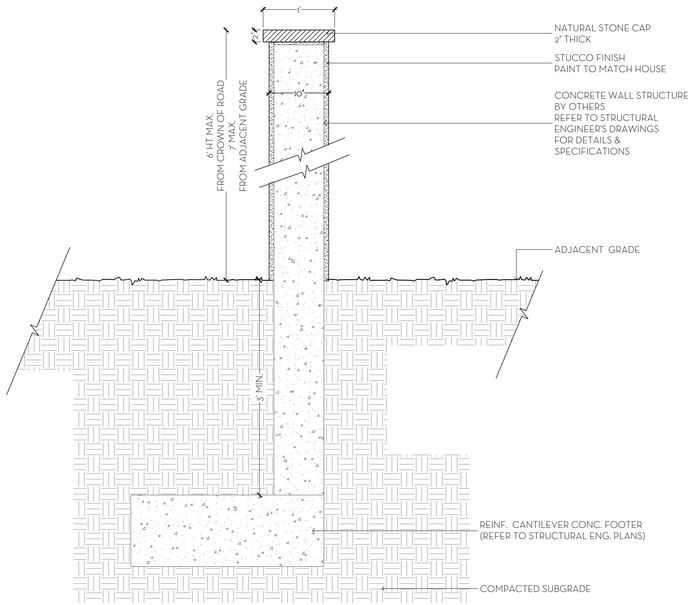
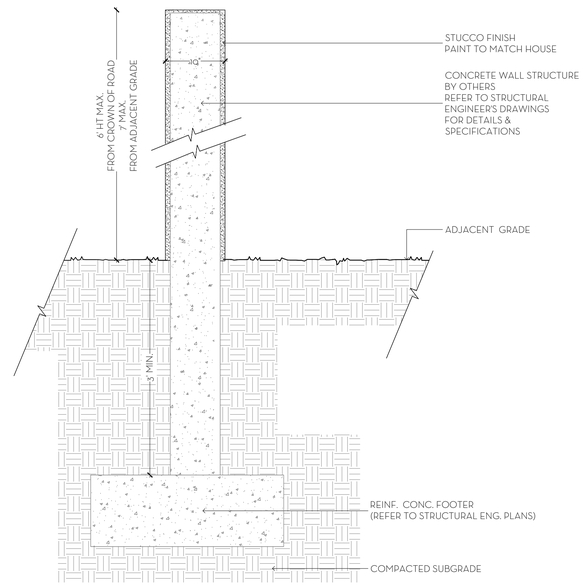
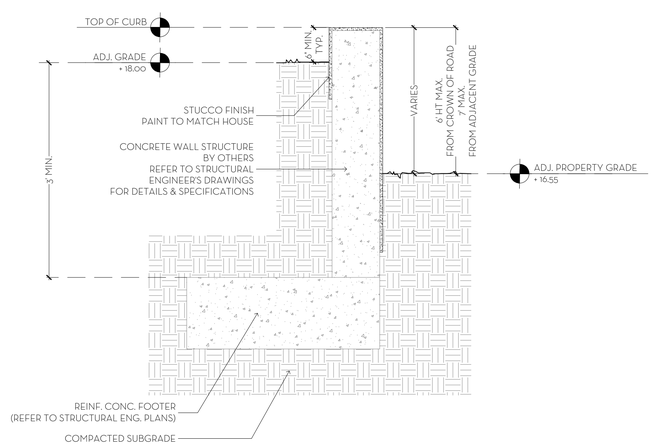


1 / D5 PERIMETER SITE WALL- SECTION DETAIL
SCALE: 1" = 1'-0"



2 / D5 INTERIOR SITE WALL DETAIL
SCALE: 1" = 1'-0"



3 / D5 SOUTH SITE WALL- SECTION DETAIL
SCALE: 1" = 1'-0"

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SCALE: 1" = 1'-0"

DETAILS

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
27 FEBRUARY 2024
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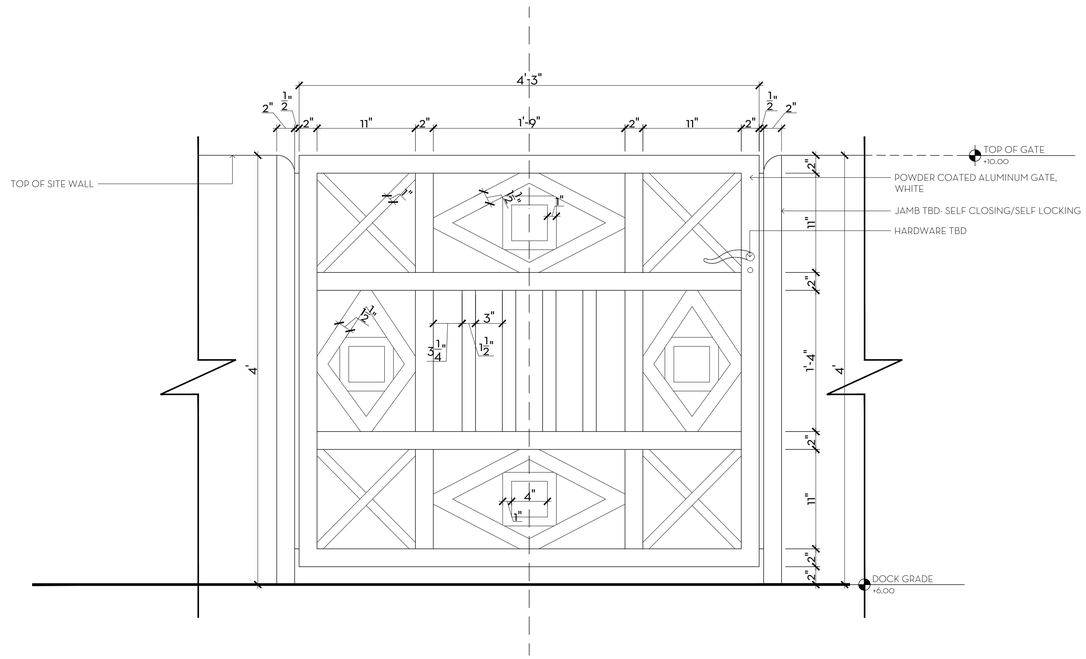

1 / D8 WEST PEDESTRIAN GATE
SCALE: 1-1/2" = 1'-0"

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SCALE: AS NOTED

GATE DETAILS

THREE PALM TREES, LLC

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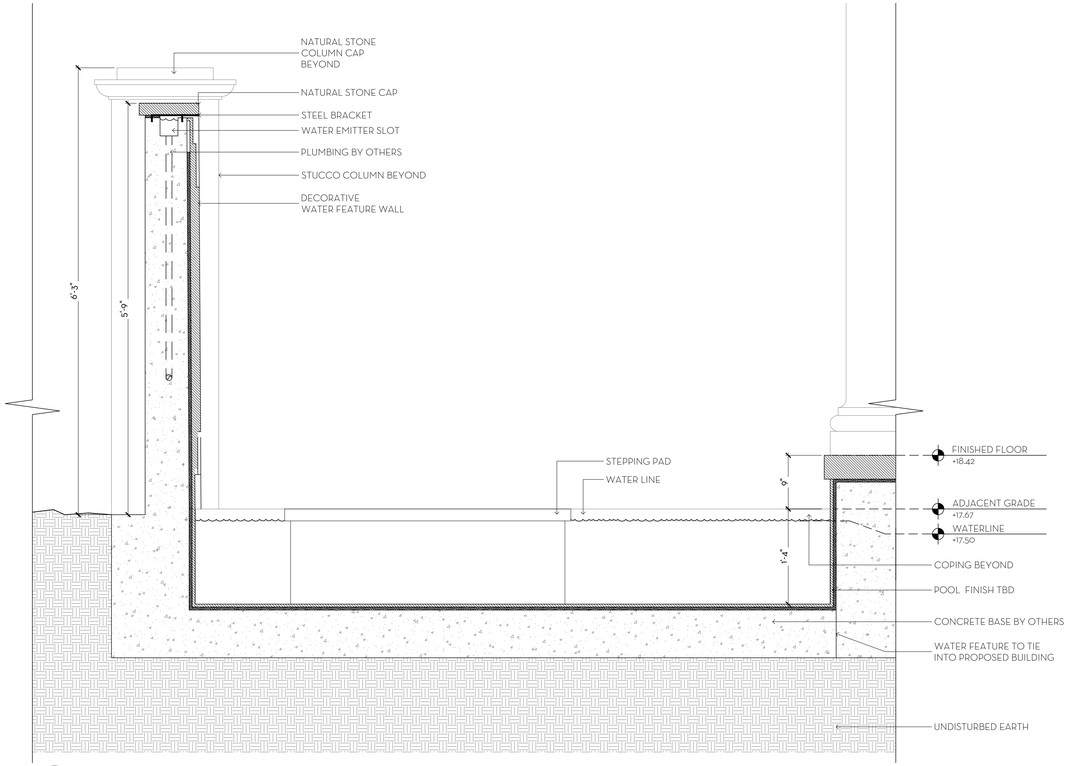

1 / D9 WATER FEATURE - SECTION DETAIL
SCALE: 1"=1'-0"

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SCALE: 1" = 1'-0"

DETAILS

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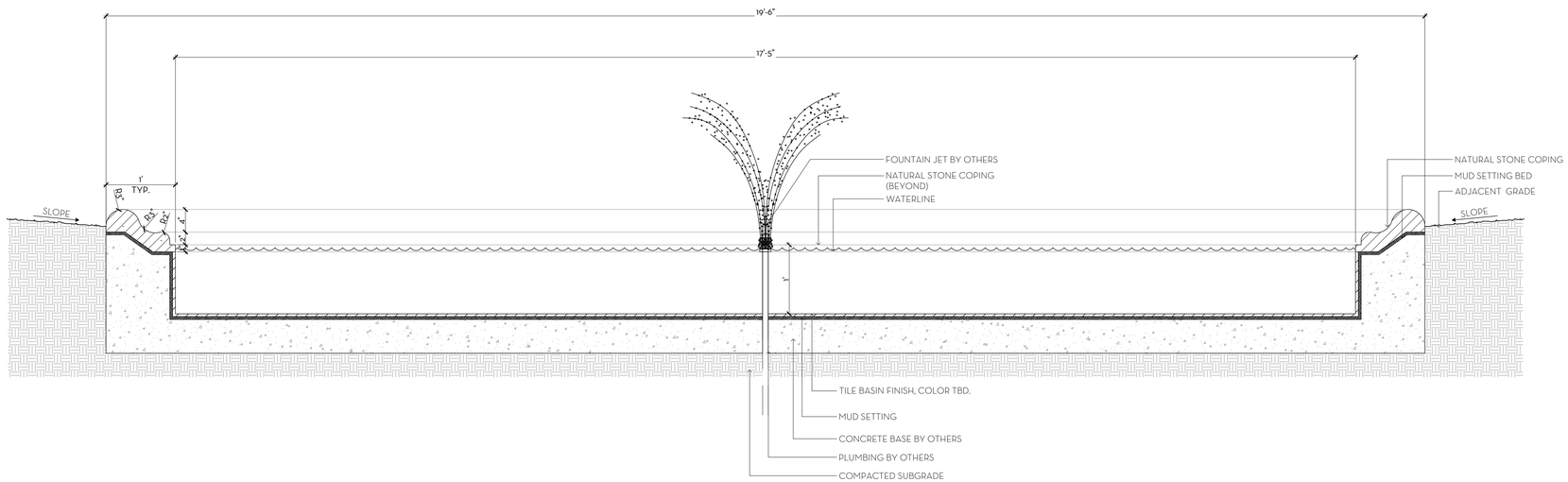

1 / D10 REFLECTION POND - SECTION DETAIL
SCALE: 1"=1'-0"

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SCALE: 1" = 1'-0"

DETAILS

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

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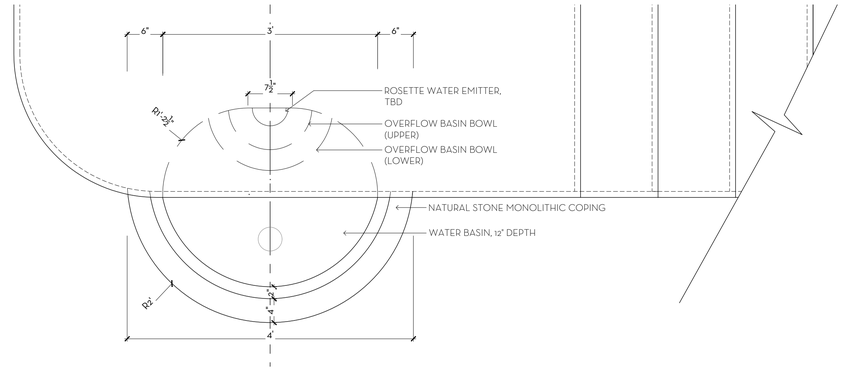
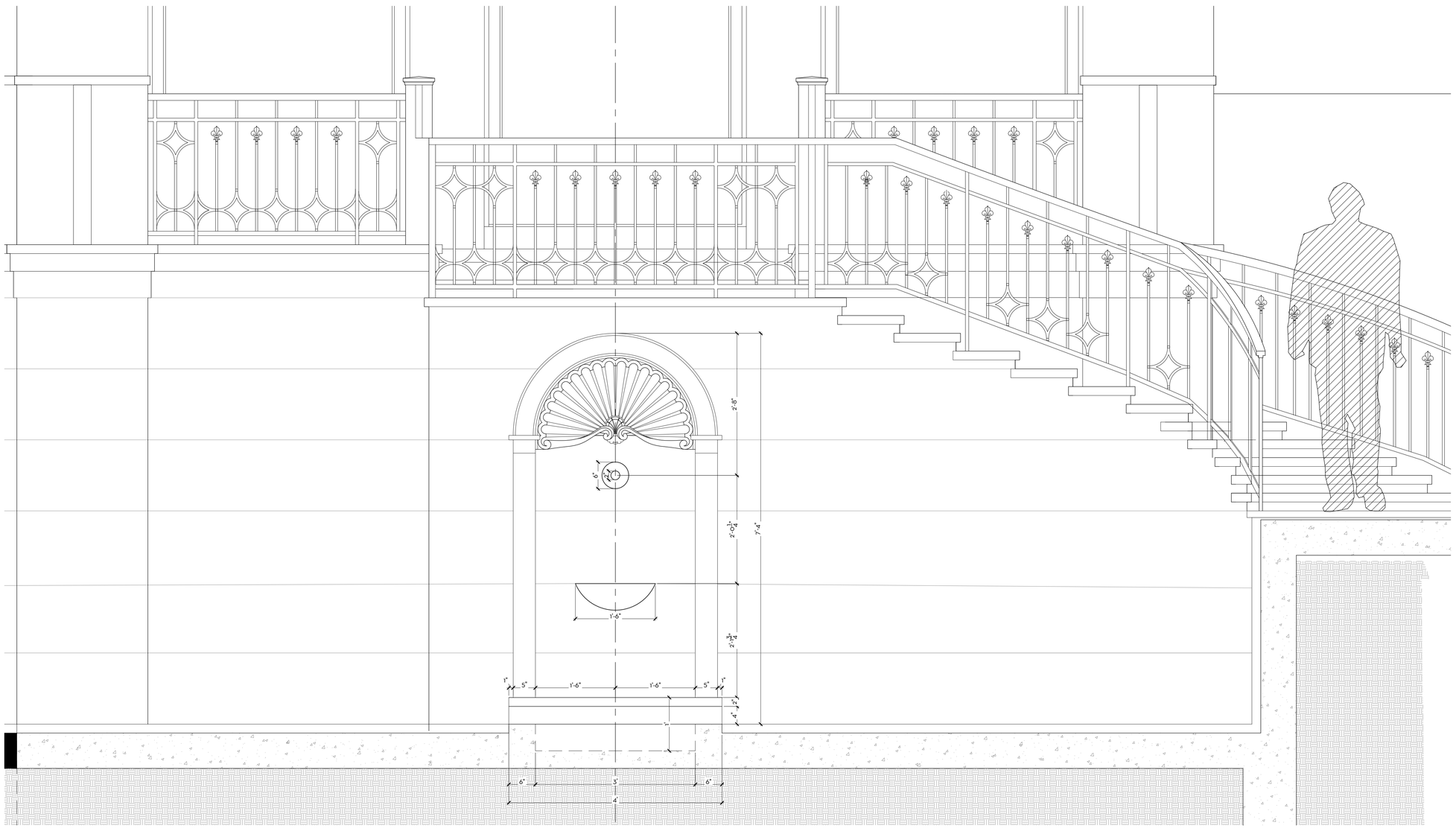


D11 STAIRCASE WATER FEATURE OPTION 1-PLAN VIEW DETAIL
SCALE: 1"=1'-0"



1 D11 STAIRCASE WATER FEATURE OPTION 1-SECTION ELEVATION
SCALE: 1"=1'-0"

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SCALE: 1" = 1'-0"

DETAILS

THREE PALM TREES, LLC

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15 APRIL 2024
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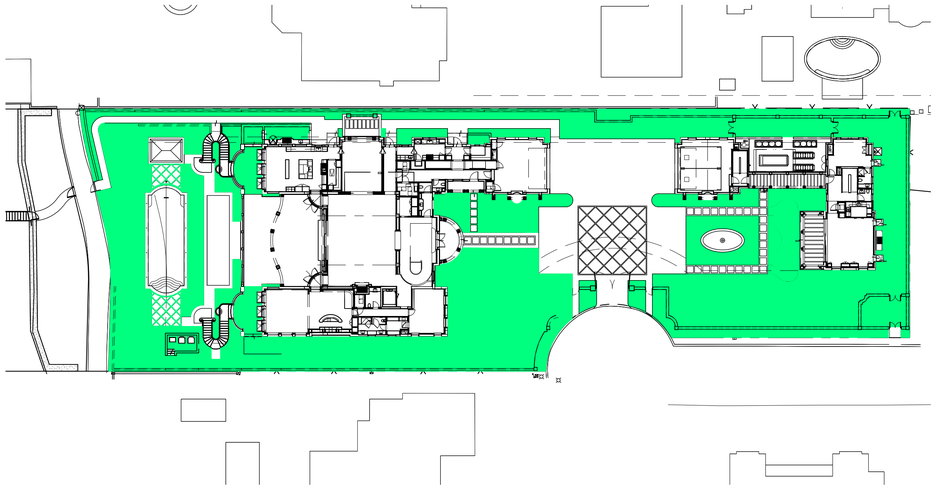
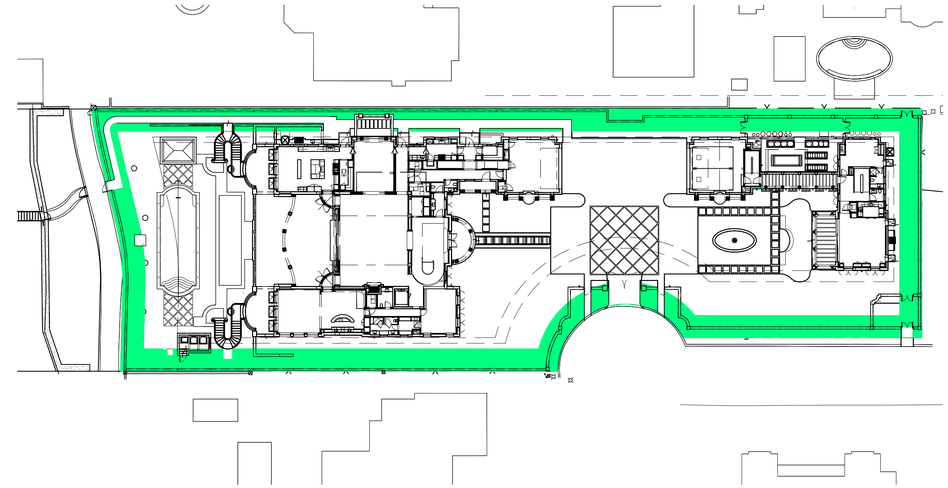


OVERALL R-B SITE CALCULATIONS:

SITE AREA = 39,434 SQ FT 100%

MINIMUM LANDSCAPE:

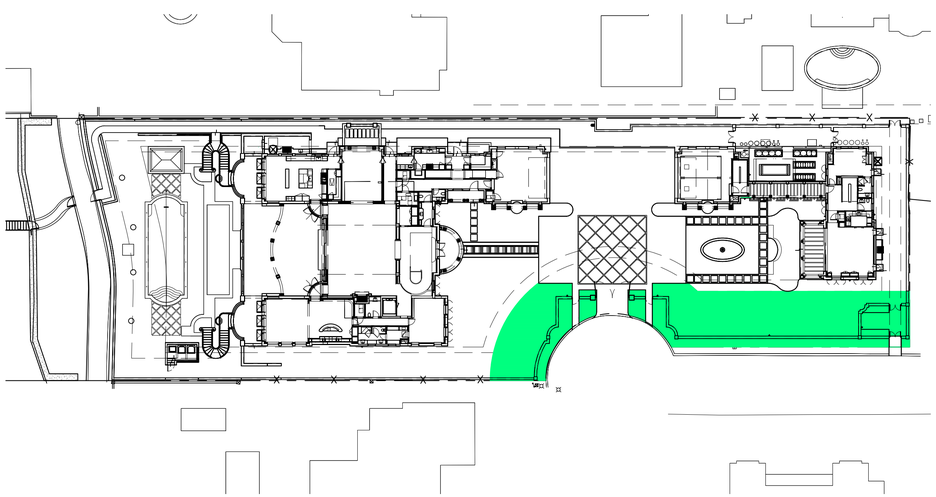
REQUIRED =	17,745	SQ FT	45%
EXISTING =	22,518	SQ FT	57%
PROPOSED =	18,599	SQ FT	47%



10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 9,299 SQ FT

MINIMUM LANDSCAPE: N/A



FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 5,097 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED =	2,038	SQ FT	40%
EXISTING =	3,800	SQ FT	74%
PROPOSED =	4,187	SQ FT	82%

	Landscape Legend		
1	**Property Address:**	325 Via Linda	
4	[redacted]	Required	Proposed
5	Lot Size (sq ft)	39,434 SF	39,434 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	17,745SF/45% MIN	18,599/ 47%
7	Perimeter LOS (Sq Ft and %)	5,097SF / 40% MIN	N/A
8	Front Yard LOS (Sq Ft and %)	2,038 SF/ 40% MIN	4,214SF/82%
9	Native* Trees %	35%	46%
10	Native* Palms %	35%	45%
11	Native* Shrubs %	35%	35%
12	Native* Vines / Ground Cover %	35%	54%

To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.*

NATIVE VEGETATION REQUIREMENT

N
W
E
S

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State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE & NATIVE LANDSCAPE CALCULATIONS

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
27 FEBRUARY 2024
15 FEBRUARY 2024

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

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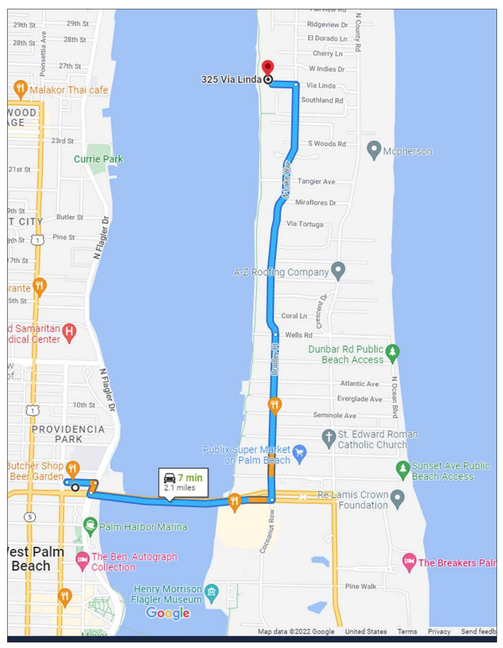
OS1

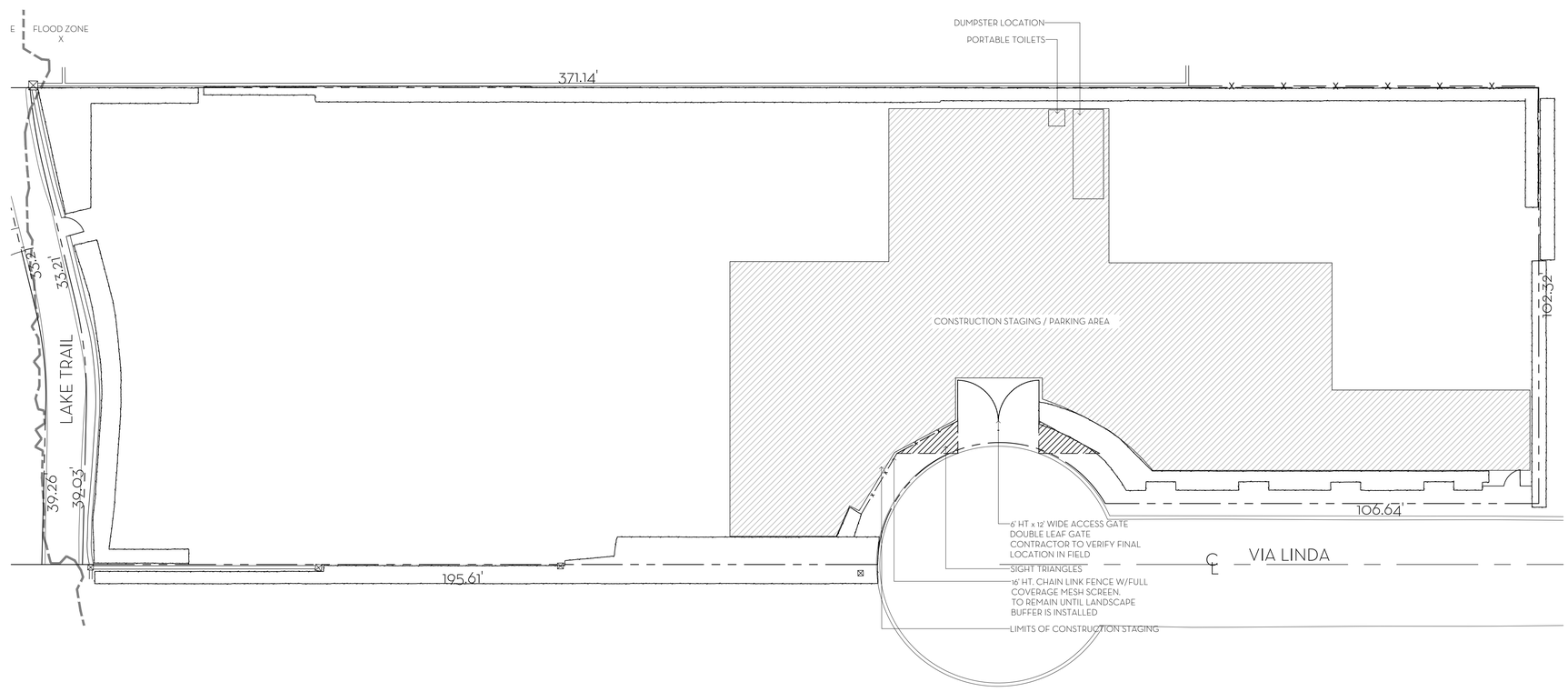
ARC-24-074

TRUCK ROUTE MAP

MAXIMUM TRUCK SIZE: 30 FEET

BEST ROUTE TO PROPERTY:
ROYAL PARK BRIDGE TO COUNTY ROAD, NORTH
LAKE WAY, LEFT TO VIA LINDA
ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 60





NOTE: CONSTRUCTION FENCING MUST BE INSTALLED AND INSPECTED/APPROVED PRIOR TO THE DEMOLITION OF THE BUILDING.

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

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Registration No.
6666856

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

CONSTRUCTION SCREENING / STAGING PLAN

THREE PALM TREES, LLC

325 VIA LINDA, PALM BEACH, FL.

15 APRIL 2024
27 FEBRUARY 2024
15 FEBRUARY 2024

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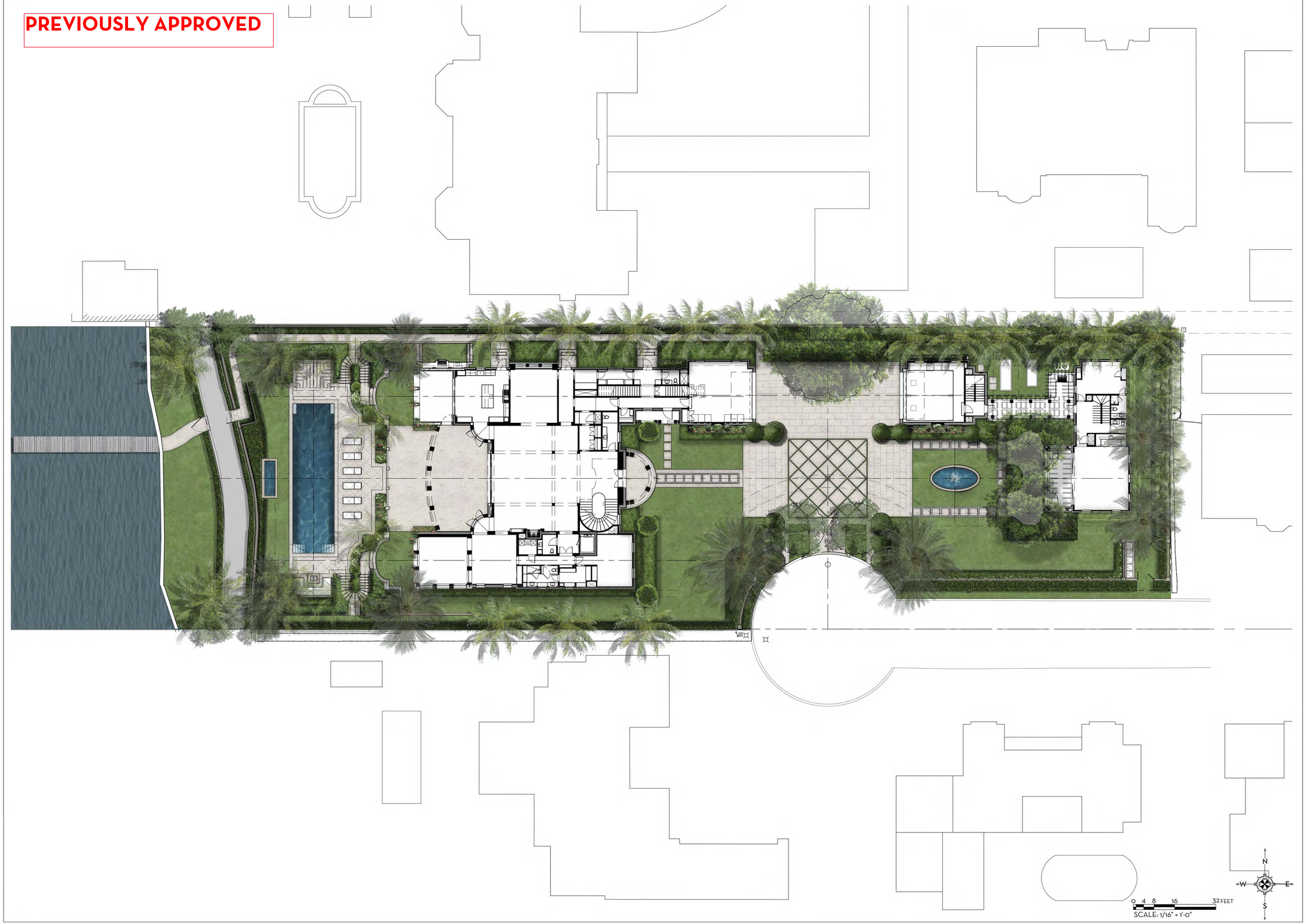

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6666856

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

SITE PLAN

KANDERS RESIDENCE

325 VIA LINDA, PALM BEACH, FL.

26 APRIL 2023
06 MARCH 2023
12 JANUARY 2023
27 DECEMBER 2022
28 NOVEMBER 2022
07 NOVEMBER 2022
24 OCTOBER 2022

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SITE

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ZON-23-029

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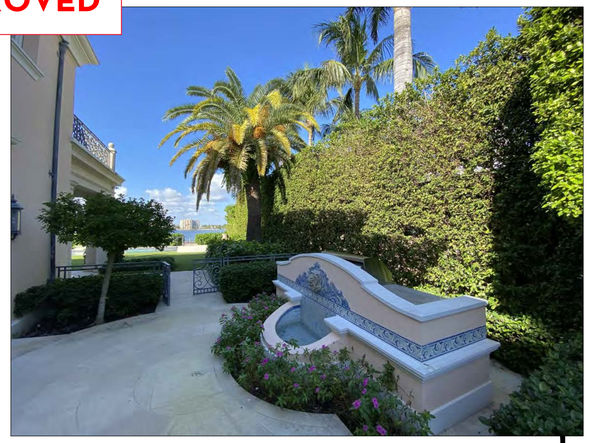

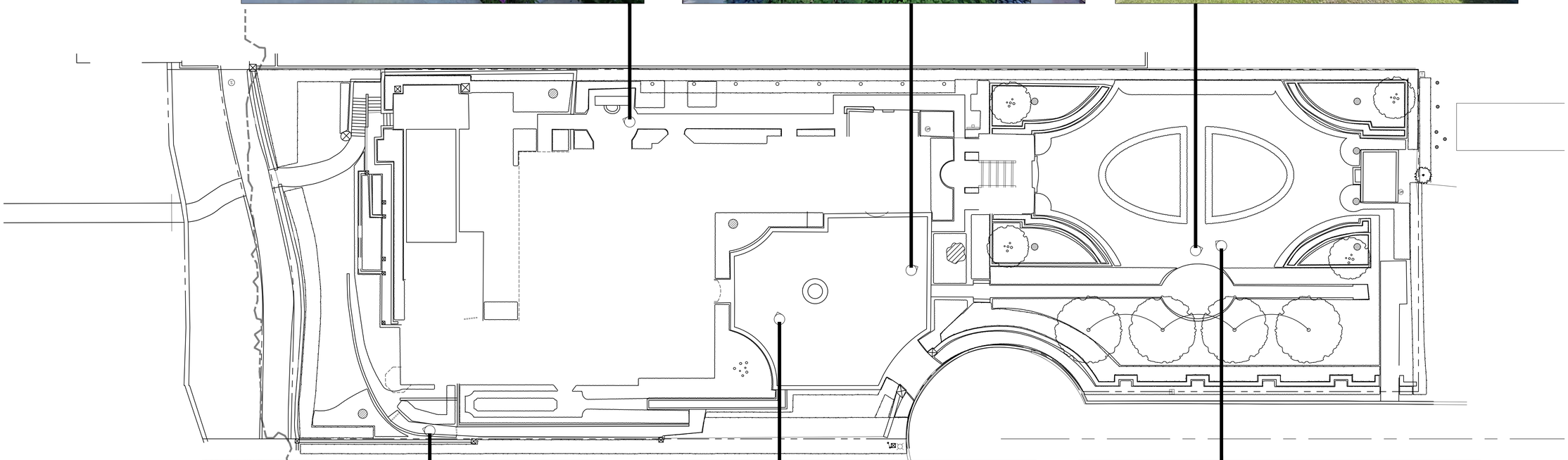

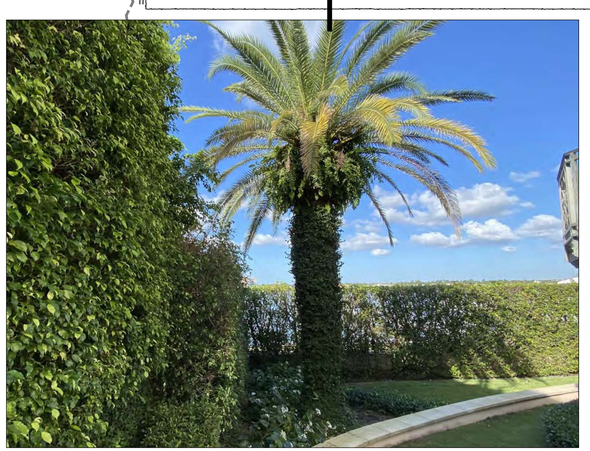

0 4 8 16 32 FEET

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

N W E S

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Registration No.
6666856

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

EXISTING SITE PHOTOS

KANDERS RESIDENCE

325 VIA LINDA, PALM BEACH, FL.

26 APRIL 2023
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EXo

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ZON-23-029

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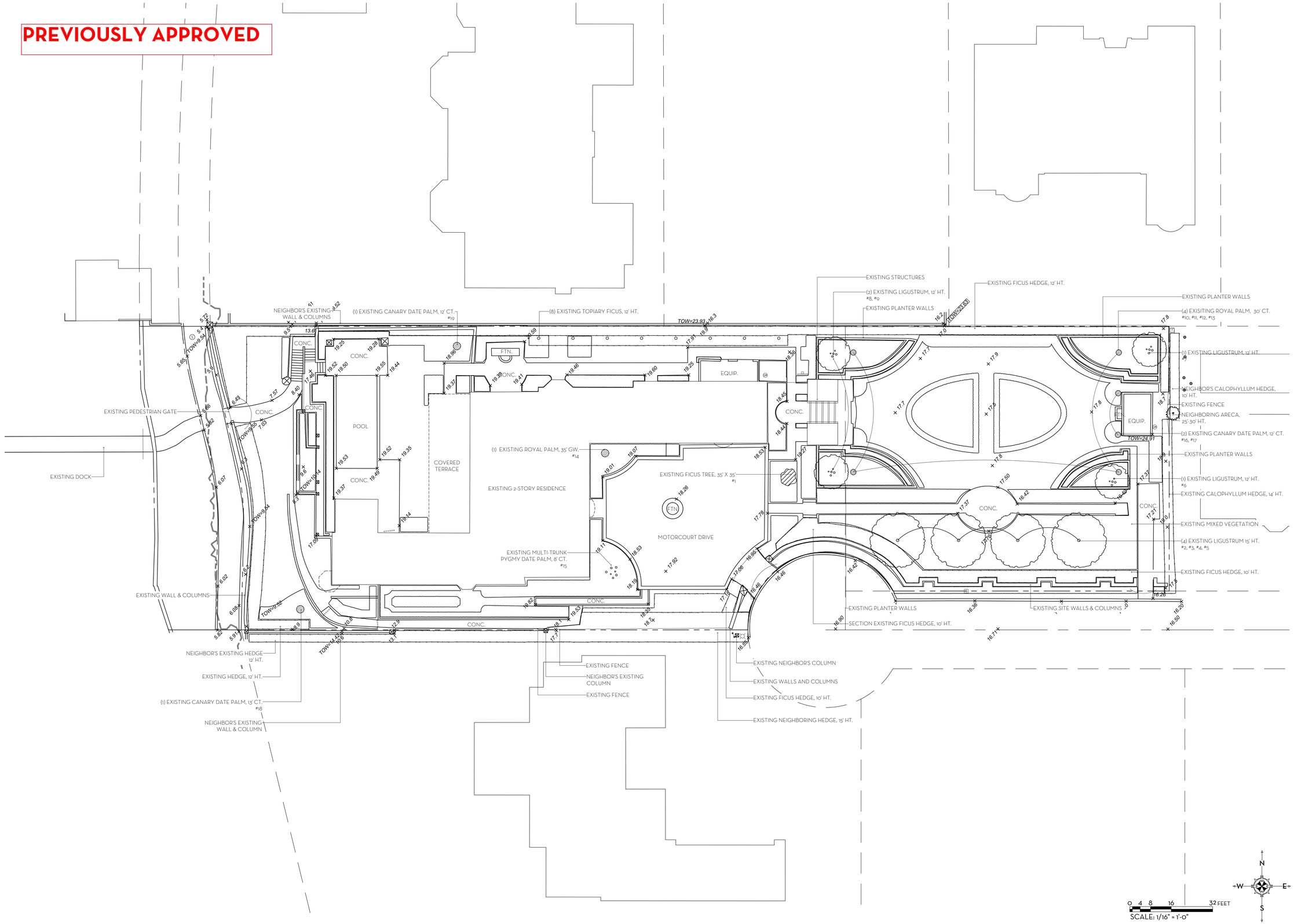

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SCALE: 1/16" = 1'-0"

EXISTING CONDITIONS / SURVEY PLAN

KANDERS RESIDENCE

325 VIA LINDA, PALM BEACH, FL.

26 APRIL 2023
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07 NOVEMBER 2022
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EX1

ARC-23-014
ZON-23-029

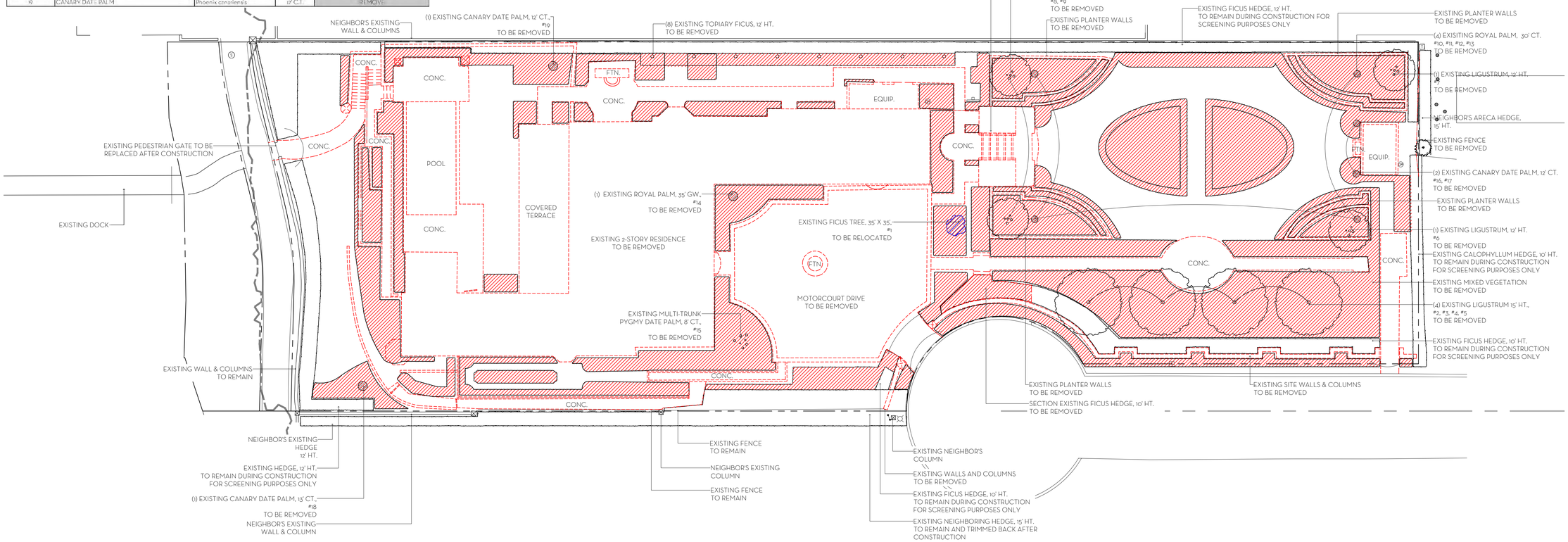
PREVIOUSLY APPROVED

325 Via Linda, Palm Beach, FL 33480

1/12/2023

TREE DISPOSITION

ITEM NO.	COMMON NAME	BOTANICAL NAME	HEIGHT	DISPOSITION
1	FICUS TREE	Ficus altissima	30' x 30' HT.	RELOCATE
2	LIGUSTRUM TREE	Ligustrum lucidum	15' HT.	REMOVE
3	LIGUSTRUM TREE	Ligustrum lucidum	15' HT.	REMOVE
4	LIGUSTRUM TREE	Ligustrum lucidum	15' HT.	REMOVE
5	LIGUSTRUM TREE	Ligustrum lucidum	15' HT.	REMOVE
6	LIGUSTRUM TREE	Ligustrum lucidum	12' HT.	REMOVE
7	LIGUSTRUM TREE	Ligustrum lucidum	12' HT.	REMOVE
8	LIGUSTRUM TREE	Ligustrum lucidum	12' HT.	REMOVE
9	LIGUSTRUM TREE	Ligustrum lucidum	12' HT.	REMOVE
10	ROYAL PALM TREE	Roystonea regia	30' HT.	REMOVE
11	ROYAL PALM TREE	Roystonea regia	30' HT.	REMOVE
12	ROYAL PALM TREE	Roystonea regia	30' HT.	REMOVE
13	ROYAL PALM TREE	Roystonea regia	30' HT.	REMOVE
14	ROYAL PALM TREE	Roystonea regia	35' HT.	REMOVE
15	PYGMY DATE PALM	Phoenix roebelenii	8' C.T.	REMOVE
16	CANARY DATE PALM	Phoenix canariensis	12' C.T.	REMOVE
17	CANARY DATE PALM	Phoenix canariensis	12' C.T.	REMOVE
18	CANARY DATE PALM	Phoenix canariensis	13' C.T.	REMOVE
19	CANARY DATE PALM	Phoenix canariensis	12' C.T.	REMOVE



TO BE RELOCATED

HARDSCAPE TO BE REMOVED

VEGETATION TO BE REMOVED

0 4 8 16 32 FEET

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

MARIO F. NIEVERA

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6666856

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

DEMOLITION PLAN

KANDERS RESIDENCE

325 VIA LINDA, PALM BEACH, FL.

26 APRIL 2023
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ZON-23-029

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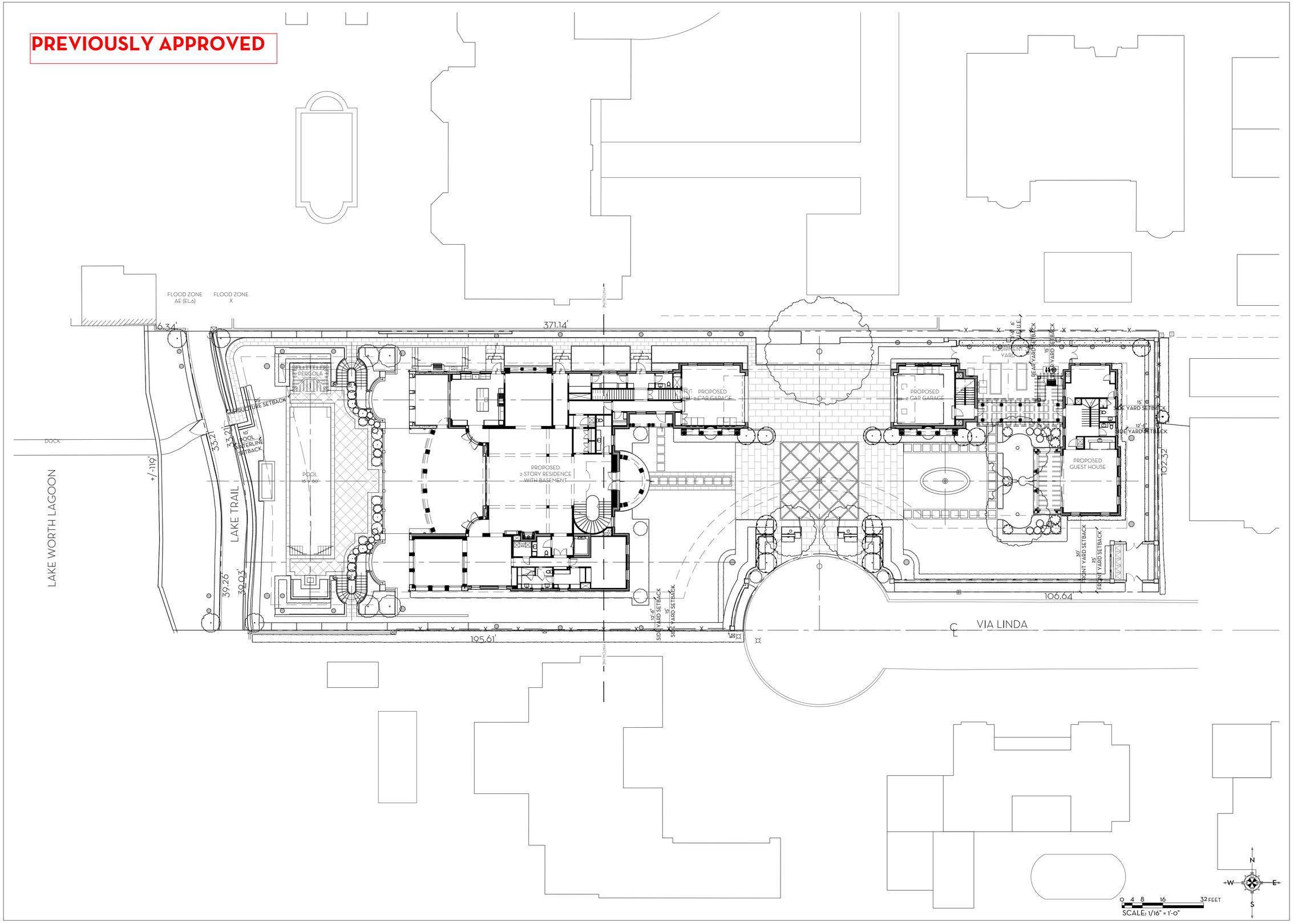

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN

KANDERS RESIDENCE

325 VIA LINDA, PALM BEACH, FL.

26 APRIL 2023
06 MARCH 2023
12 JANUARY 2023
27 DECEMBER 2022
28 NOVEMBER 2022
07 NOVEMBER 2022
24 OCTOBER 2022

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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SITE

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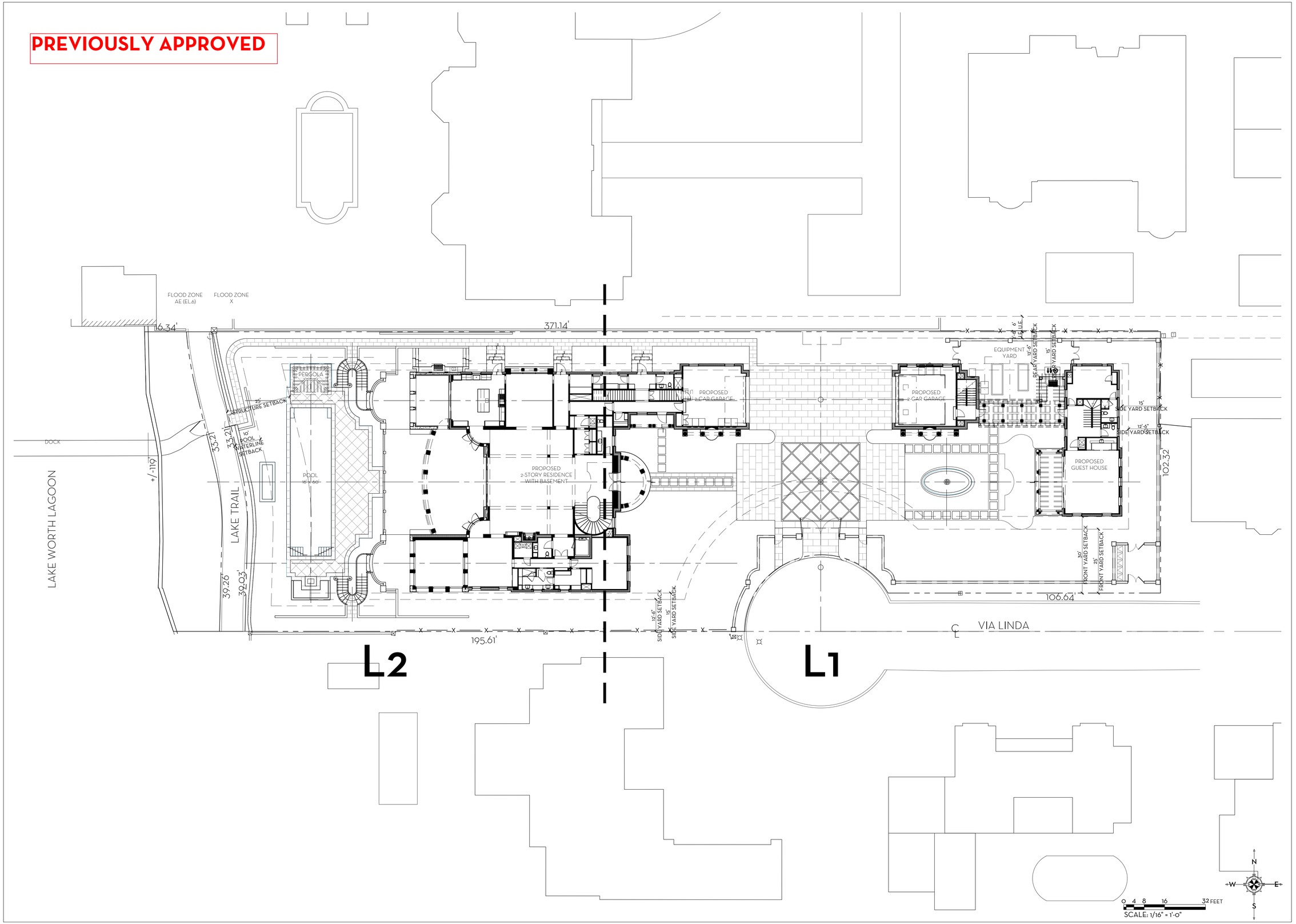

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE KEY

KANDERS RESIDENCE

325 VIA LINDA, PALM BEACH, FL.

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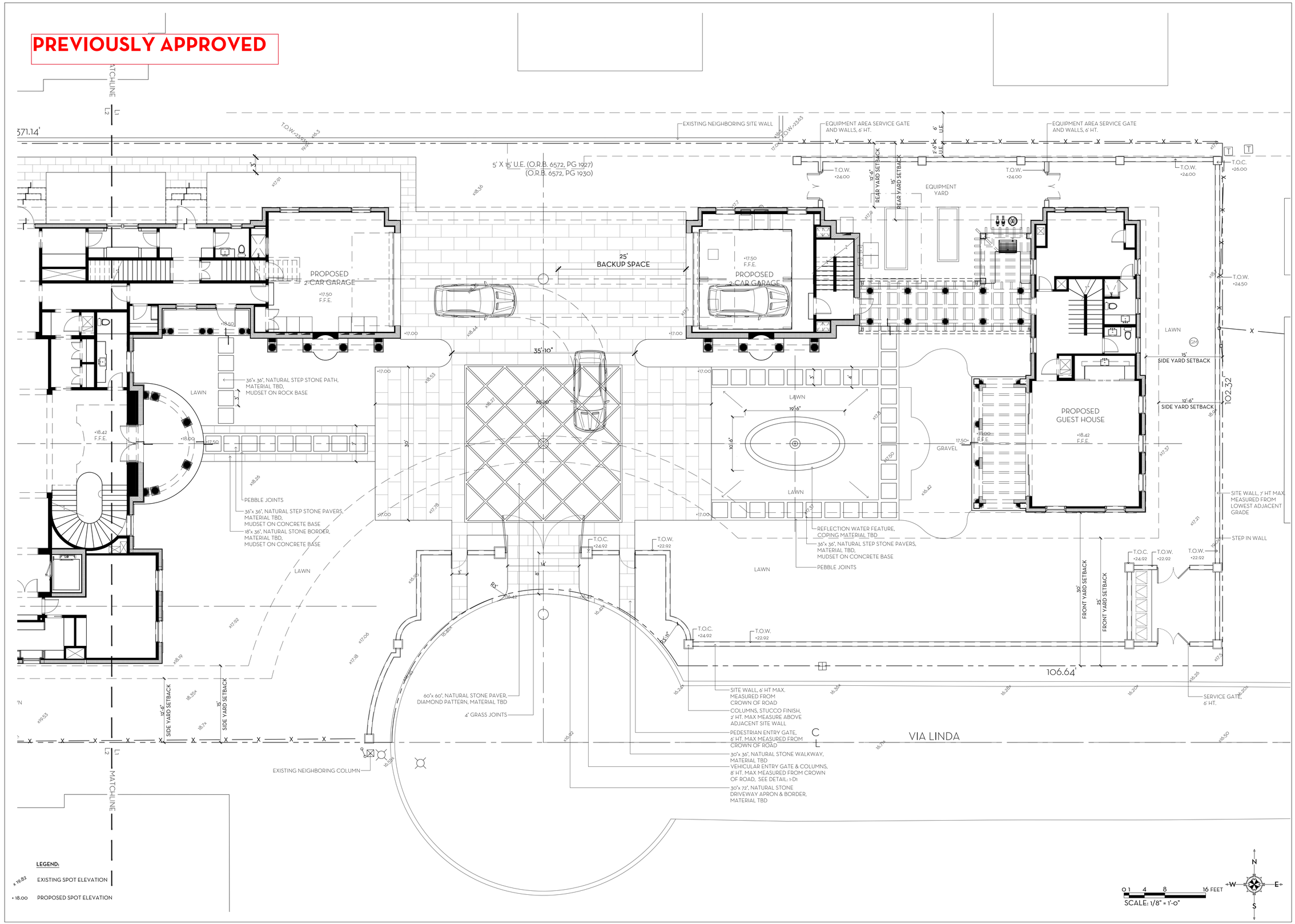

MARIO F. NIEVERA

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Registration No.
6666856

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

HARDSCAPE PLAN

KANDERS RESIDENCE

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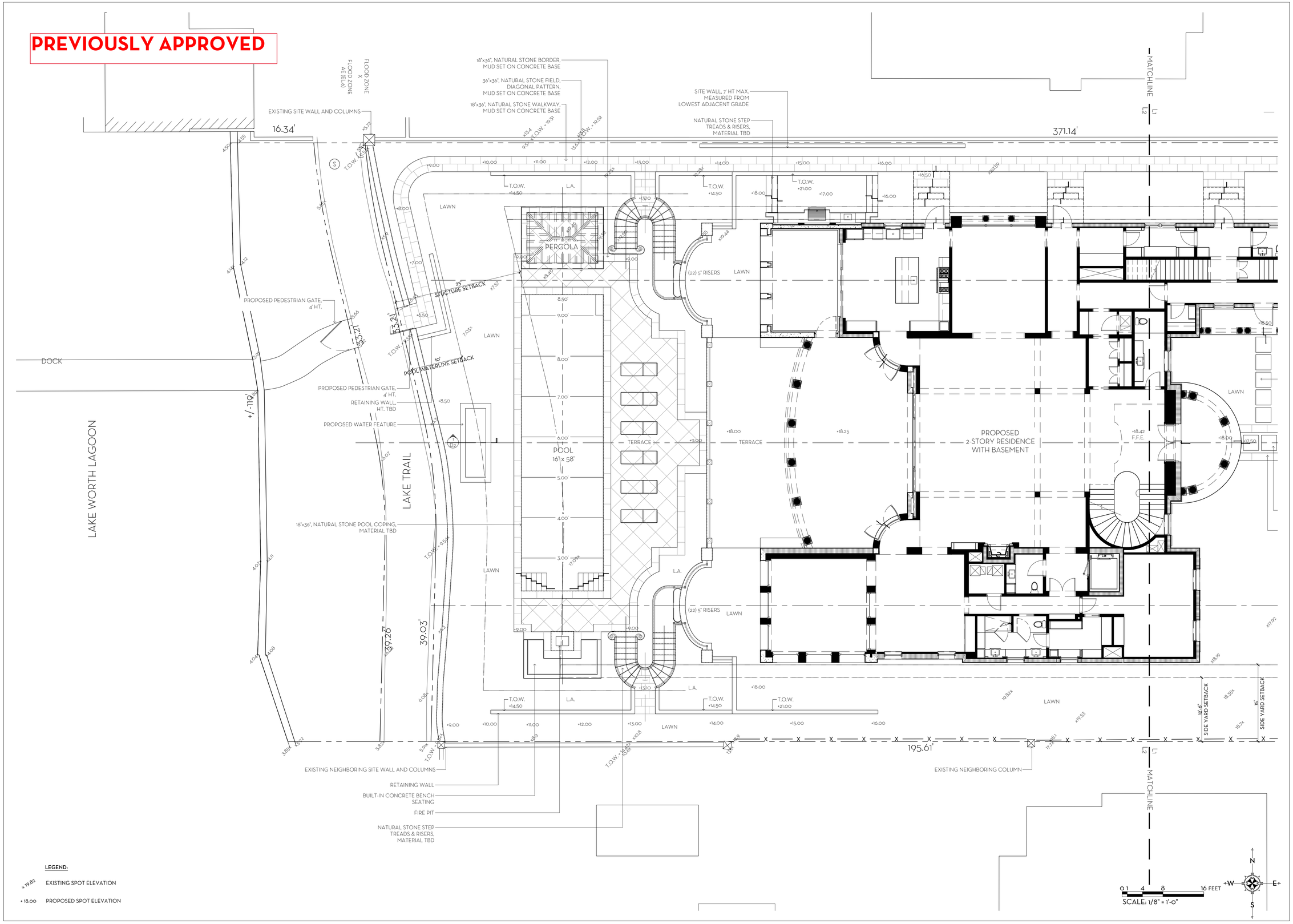

LEGEND:

x 19.82 EXISTING SPOT ELEVATION

+ 18.00 PROPOSED SPOT ELEVATION

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HARDSCAPE PLAN
KANDERS RESIDENCE

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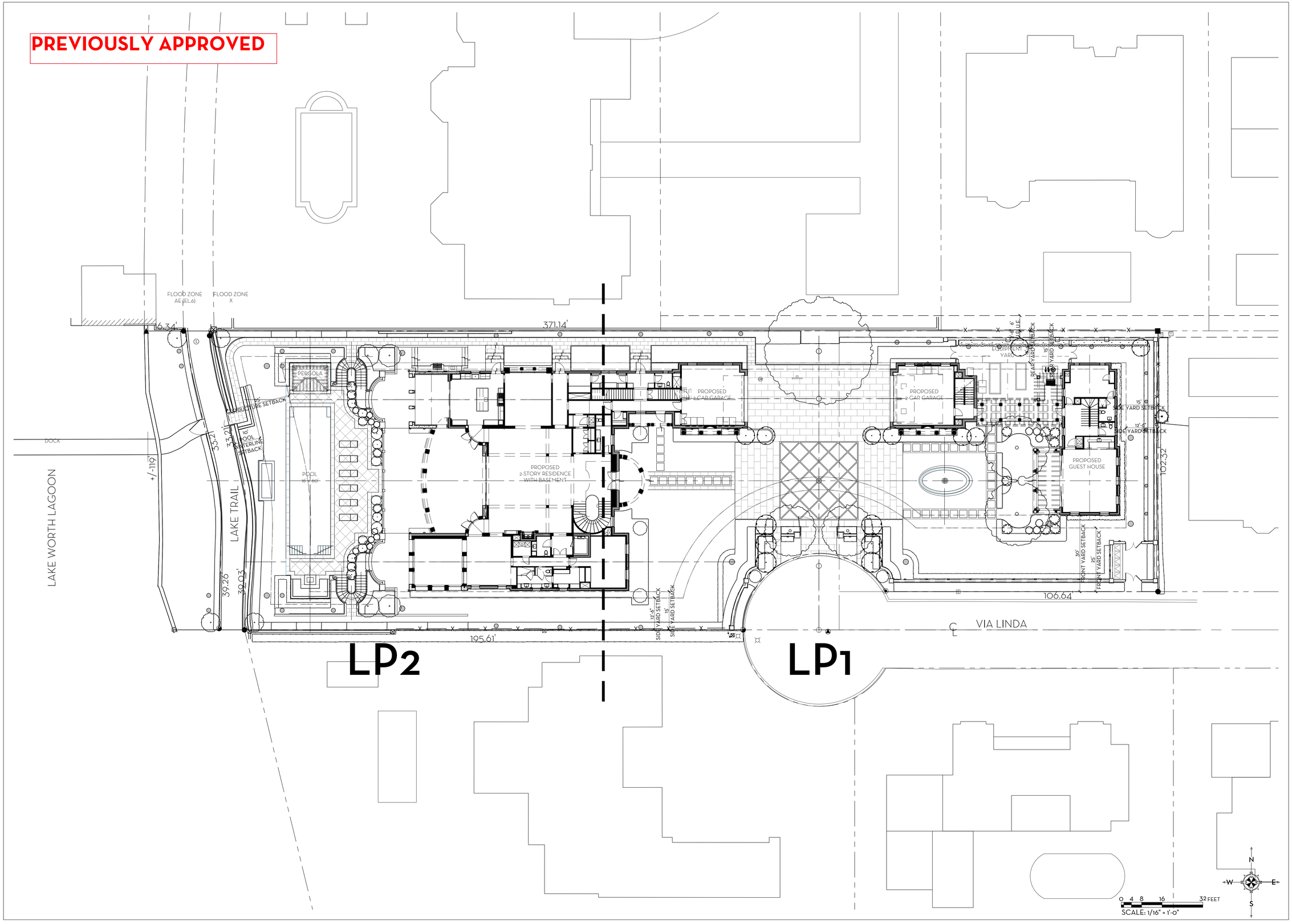

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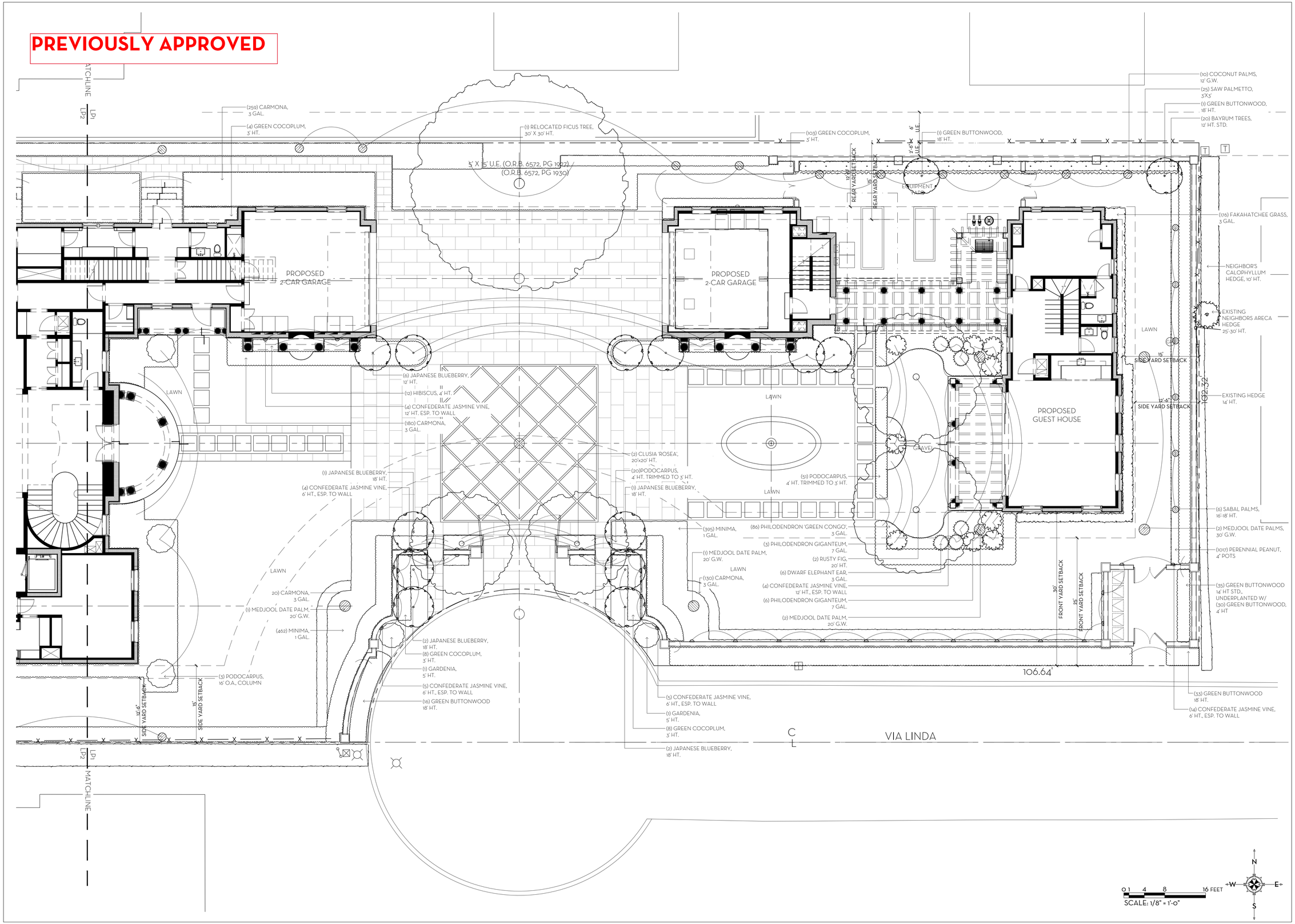

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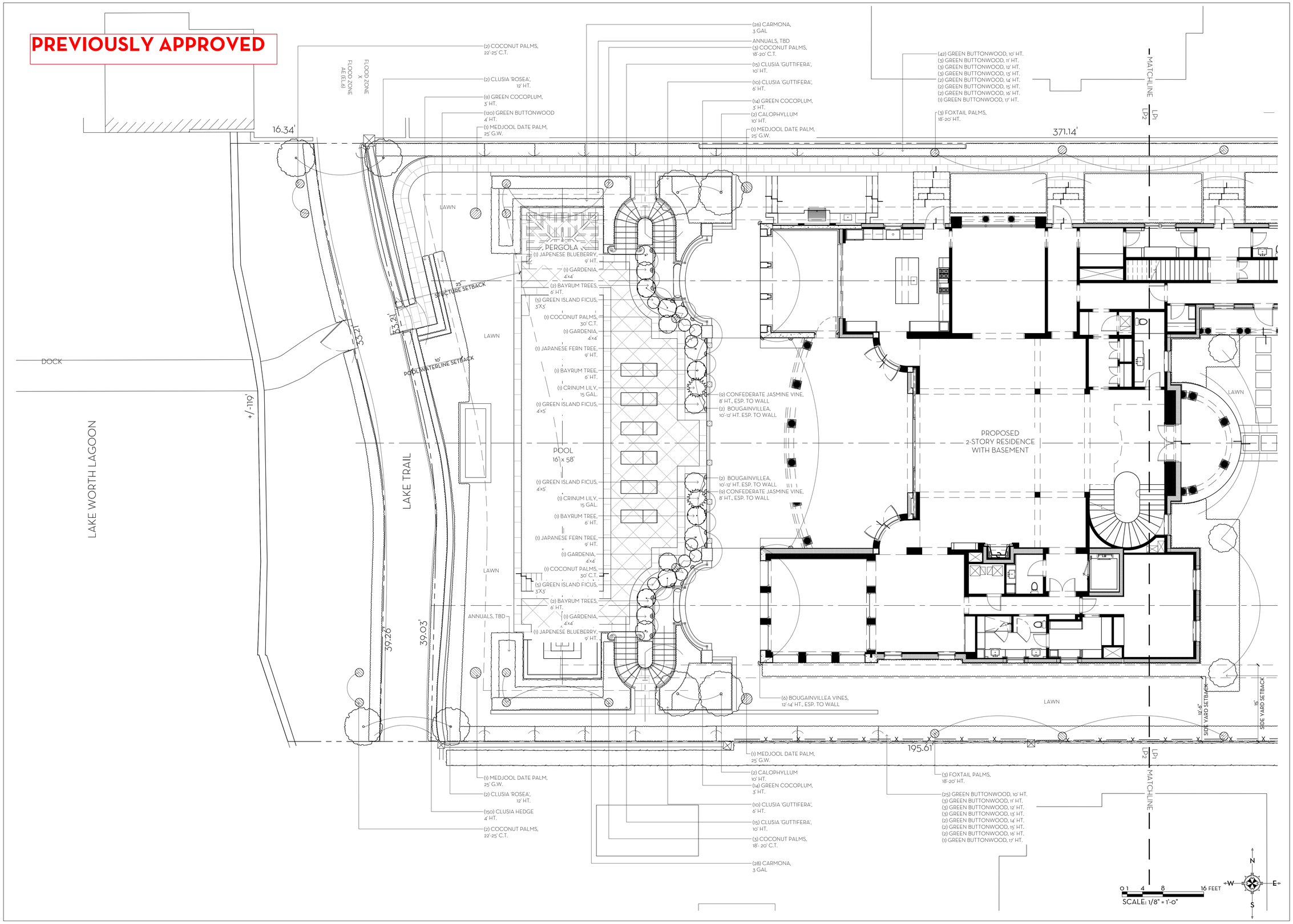

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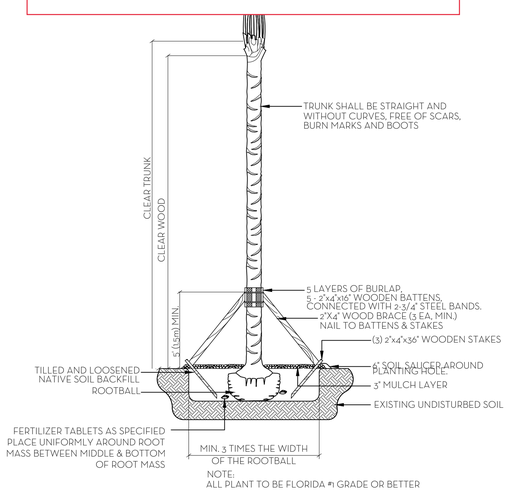
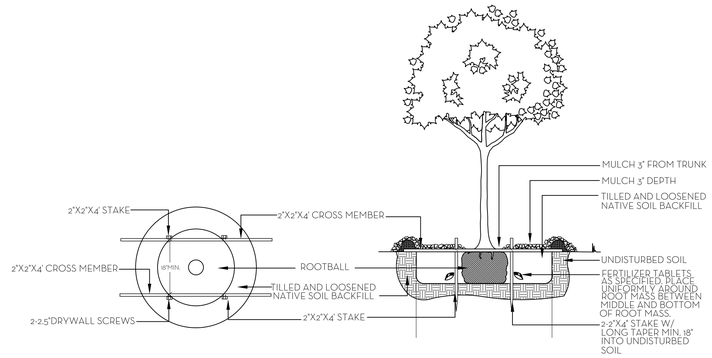


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

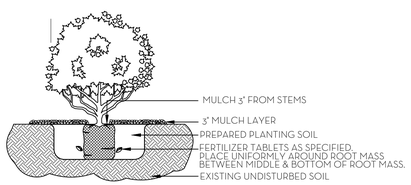
PALM PLANTING DETAIL
N.T.S.

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.



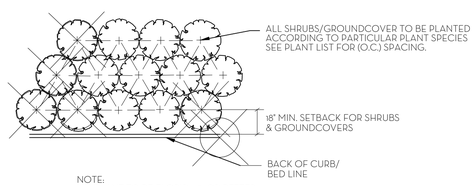
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

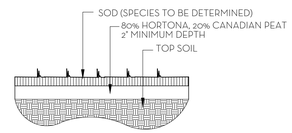
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

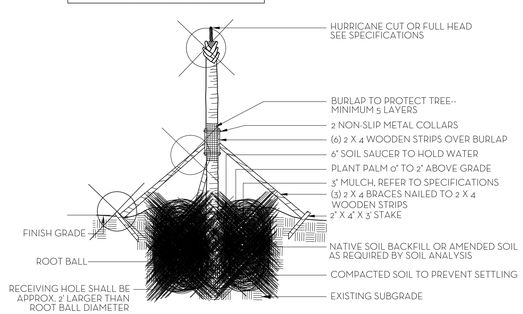
PLANT SPACING DETAIL
N.T.S.

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



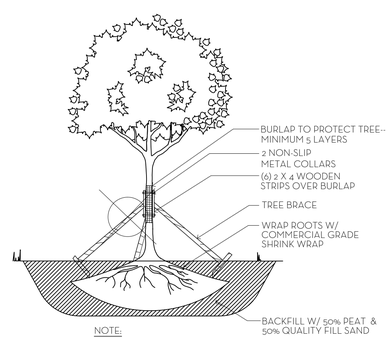
SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



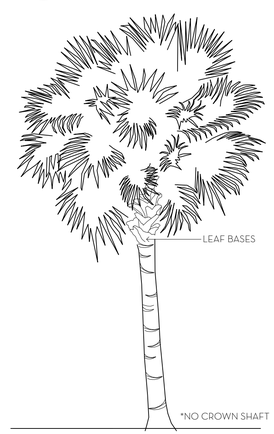
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

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

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

NIEVERA WILLIAMS DESIGN

Kanders 325 Via Linda
Palm Beach Fl
ARCOM
04/26/2023

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
	TREES				
22	Bayrum Tree	Pimenta racemosa	20		12' HT. STANDARD
1	Bayrum Tree	Pimenta Racemosa	6		6' HT.
2	Calophyllum	Calophyllum Inophyllum	4		10' HT.
3	Clusia Tree	Clusia Rosea	2	*	20'x20'
4	Clusia Tree	Clusia Rosea	4	*	12' HT. STANDARD
5	Green Buttonwood	Conocarpus Erectus	2	*	18' HT.
35	Green Buttonwood	Conocarpus Erectus	35	*	14' HT. STD.
6	Japanese Blueberry	Elaeocarpus decipiens	6		18' HT.
7	Japanese Blueberry	Elaeocarpus decipiens	6		12' HT.
8	Japanese Blueberry	Elaeocarpus decipiens	2		9' HT.
9	Japanese Fern Tree	Filicium Decipiens	2		9' HT.
10	Podocarpus	Podocarpus Latifolius	3		16' O.A. HT.
11	Rusty Fig	Ficus Rubiginosa	2		20' HT.
			94	35%	
	PALMS				
12	Medjool Date Palm	Phoenix Dactylifera	4		20' HT. G.W.
13	Coconut Palms	Cocos nucifera	10		12' G.W
14	Coconut Palms	Cocos nucifera	6		18'-20' C.T.
15	Coconut Palms	Cocos nucifera	4		22'-25' C.T.
16	Coconut Palms	Cocos nucifera	2		30' C.T.
17	Medjool Date Palm	Phoenix Dactylifera	4		25' HT. G.W.
18	Foxtail Palms	Wodyetia bifurcata	6		18'-20' HT.
19	Medjool Date Palm	Phoenix Dactylifera	2		30' HT. G.W.
20	Saw Palmetto	Serenoa repens	25	*	3'x3' HT.
21	Sabal Palms	Sabal Palmetto	6	*	16'-18' HT.
			69	46%	
	HEDGE/SHRUB				
23	Clusia 'Guttifera'	Clusia guttifera	150		4' HT.
24	Clusia 'Guttifera'	Clusia guttifera	20		6' HT.
25	Clusia 'Guttifera'	Clusia guttifera	30		10' HT.
26	Carmona	Carmona Microphylla	643		18" O.C.
27	Crinum Lily	Crinum Asiaticum	2		15 GAL.
28	Dwarf Elephant Ear	Alocasia Gagaena 'California'	6		3 GAL. FULL, 2' O.C.
29	Fakahatchee Grass	Tripsacum dactyloides	176	*	3 GAL.
30	Gardenia	Gardenia Jasminoides	4		4'x4'
31	Gardenia	Gardenia Jasminoides	2		5'x5' SPHERE
32	Green Buttonwood	Conocarpus Erectus	6	*	11' HT. FTB.
33	Green Buttonwood	Conocarpus Erectus	6	*	12' HT. FTB.
34	Green Buttonwood	Conocarpus Erectus	6	*	13' HT. FTB.
35	Green Buttonwood	Conocarpus Erectus	4	*	14' HT. FTB.
36	Green Buttonwood	Conocarpus Erectus	4	*	15' HT. FTB.
37	Green Buttonwood	Conocarpus Erectus	4	*	16' HT. FTB.
38	Green Buttonwood	Conocarpus Erectus	2	*	17' HT.FTB.
39	Green Buttonwood	Conocarpus Erectus	67	*	10' HT.FTB.
40	Green Buttonwood	Conocarpus Erectus	150	*	4' HT. 2' O.C.
41	Green Buttonwood	Conocarpus Erectus	49	*	18' HT. FTB.
42	Green Cocoplum	Chrysobalanus Icaco	160	*	3' HT. 30" O.C.
43	Green Island Ficus	Ficus Microcarpa	10		3x3
44	Green Island Ficus	Ficus Microcarpa	2		4x5
45	Hibiscus	Hibiscus Rosa-Sinensis	12		4' HT. 2' O.C.
46	Philodendron 'Giganteum'	Philodendron 'Giganteum'	9		7 GAL. 3' O.C.
47	Philodendron 'Green Congo'	Philodendron 'Congo'	86		3 GAL. 2' O.C.
48	Podocarpus	Podocarpus Macrophyllus	71		4' HT. Trimmed to 3'. 2' O.C.
			1681	37%	
	GROUND COVER/ VINES				
49	Minima	Trachelospermum asiaticum	857		1 GAL. 9" O.C.
50	Perennieal Peanut	Arachis glabrata	1017	*	4" POTS
51	Confederate Jasmine	Trachelospermum Jasminoides	8		12' HT. ESP TO WALL
52	Confederate Jasmine	Trachelospermum Jasminoides	18		8' HT. ESP TO WALL
53	Confederate Jasmine	Trachelospermum Jasminoides	28		6' HT. ESP TO WALL
54	Bougainvillea vine	Bougainvilla SP.	4		10'-12' HT. ESP TO WALL
55	Bougainvillea vine	Bougainvilla SP.	6		12'-14' HT. ESP TO WALL
			1938	52%	

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PLANT LIST AND DETAILS

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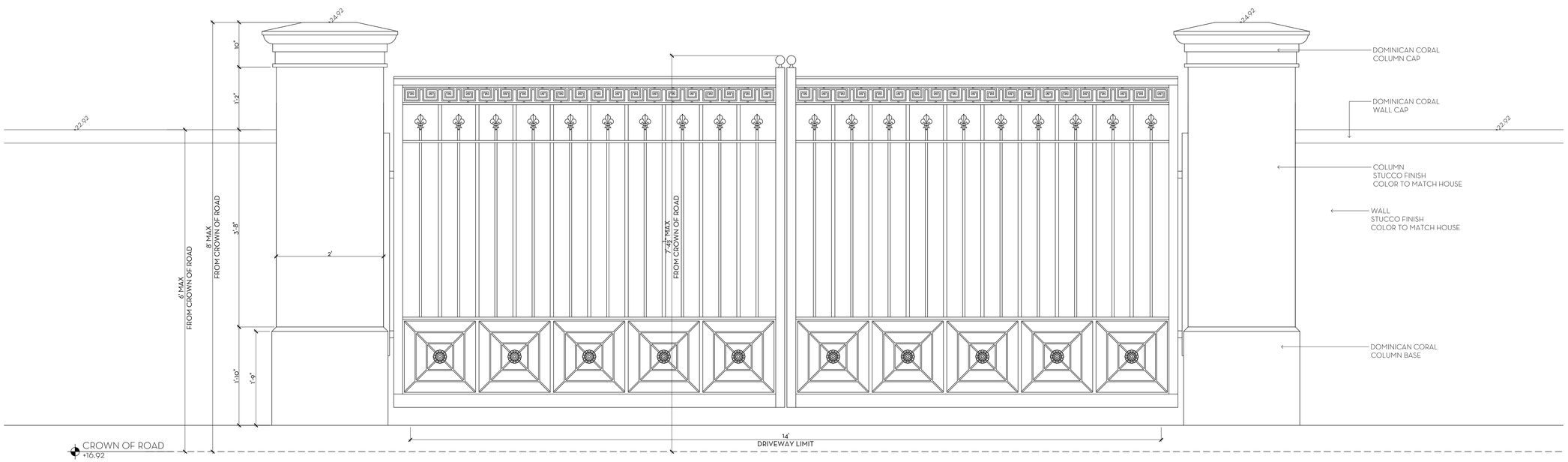

1 / D1 DRIVEWAY GATE DETAIL- ELEVATION
SCALE: 1"=1'-0"

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SCALE: 1" = 1'-0"

DETAILS

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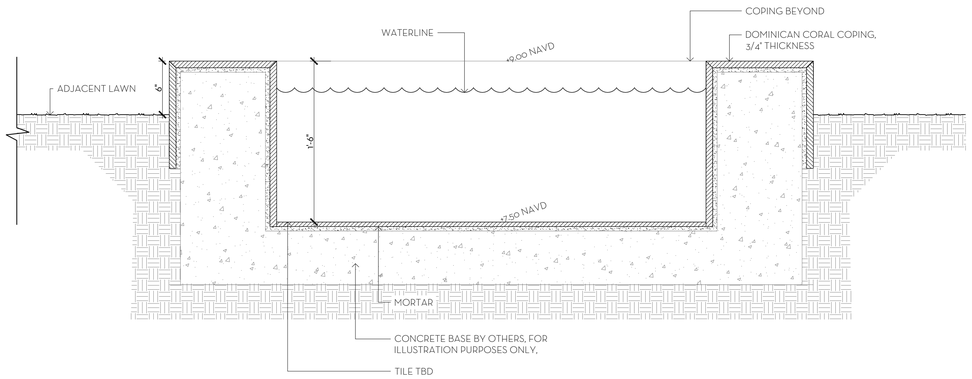

1 / D2 WATER FEATURE
SCALE: 1-1/2"=1'-0"

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SCALE: 3/8" = 1'-0"

DETAILS

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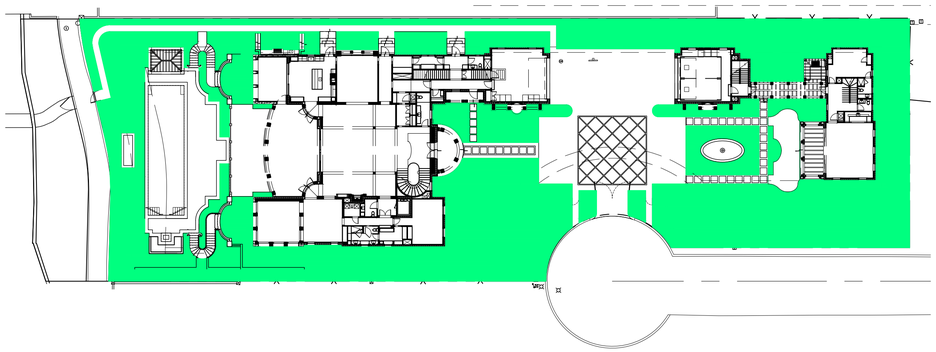
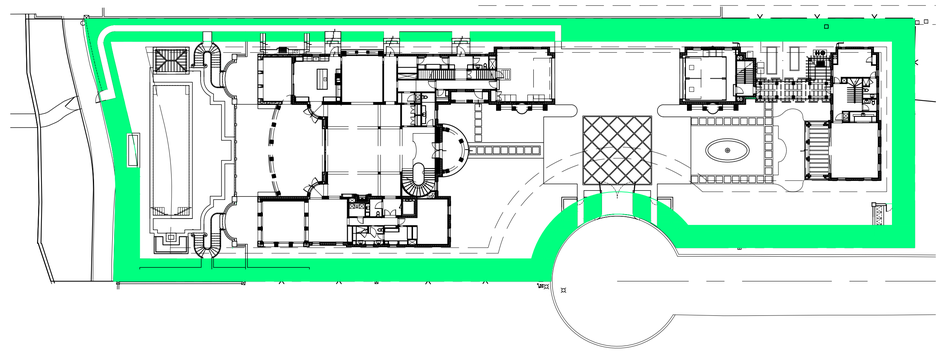


OVERALL R-B SITE CALCULATIONS:

SITE AREA = 39,434 SQ FT 100%

MINIMUM LANDSCAPE:

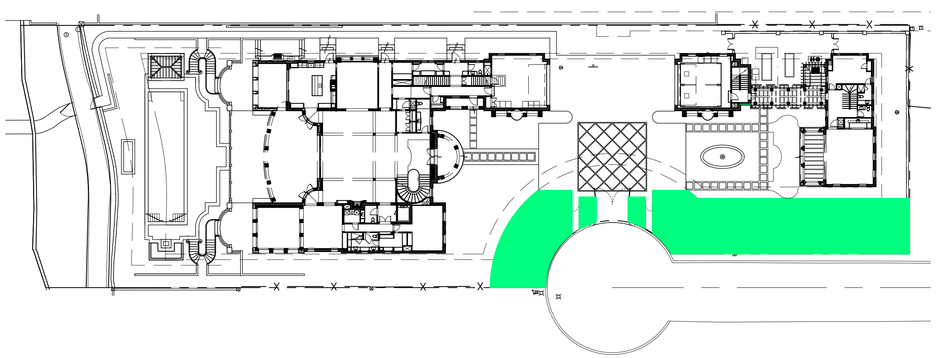
REQUIRED =	17,745	SQ FT	45%
EXISTING =	22,518	SQ FT	57%
PROPOSED =	18,295	SQ FT	46%



10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 9,299 SQ FT

MINIMUM LANDSCAPE: N/A



FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 5,097 SQ FT 100%

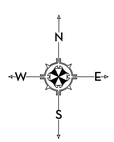
MINIMUM LANDSCAPE:

REQUIRED =	2,038	SQ FT	40%
EXISTING =	3,800	SQ FT	74%
PROPOSED =	4,214	SQ FT	82%

	Landscape Legend		
1	**Property Address:**	325 Via Linda	
4		Required	Proposed
5	Lot Size (sq ft)	39,434 SF	39,434 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	17,745SF/45% MIN	18,452/ 46%
7	Perimeter LOS (Sq Ft and %)	5,097SF / 40% MIN	N/A
8	Front Yard LOS (Sq Ft and %)	2,038 SF/ 40% MIN	4,214SF/82%
9	Native* Trees %	35%	35%
10	Native* Palms %	35%	46%
11	Native* Shrubs %	35%	37%
12	Native* Vines / Ground Cover %	35%	52%

To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.*

NATIVE VEGETATION REQUIREMENT



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OPEN SPACE & NATIVE LANDSCAPE CALCULATIONS

KANDERS RESIDENCE

325 VIA LINDA, PALM BEACH, FL.

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

26 APRIL 2023
06 MARCH 2023
12 JANUARY 2023
27 DECEMBER 2022
28 NOVEMBER 2022
07 NOVEMBER 2022
24 OCTOBER 2022

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS1

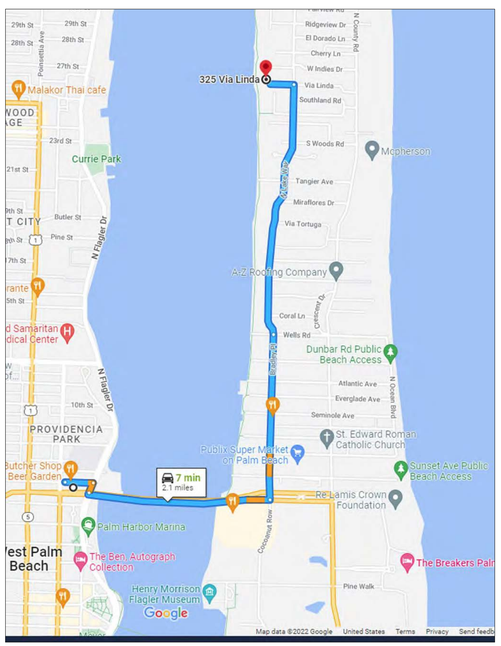
ARC-23-014
ZON-23-029

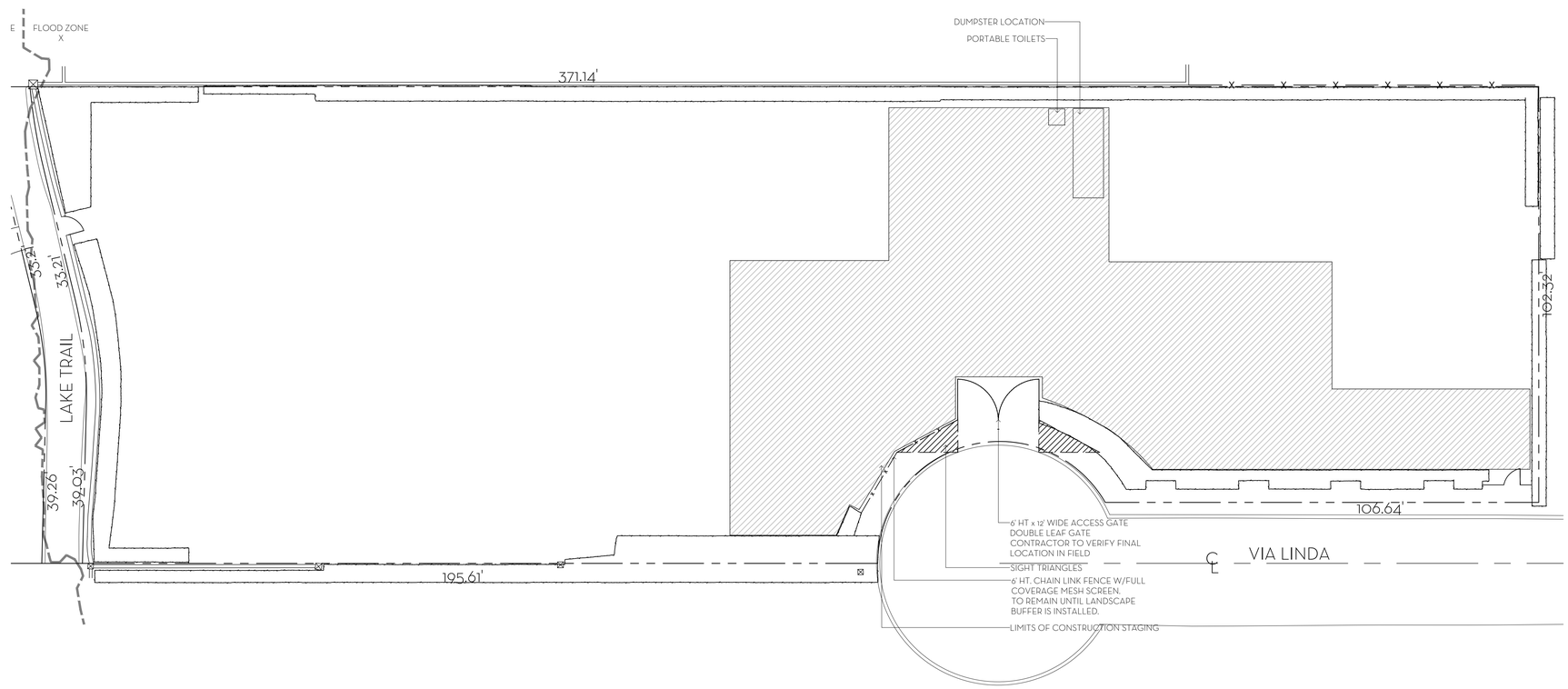
PREVIOUSLY APPROVED

TRUCK ROUTE MAP

MAXIMUM TRUCK SIZE: 30 FEET

BEST ROUTE TO PROPERTY:
ROYAL PARK BRIDGE TO COUNTY ROAD, NORTH LAKE WAY, LEFT TO VIA LINDA
ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 60





NOTE: CONSTRUCTION FENCING MUST BE INSTALLED AND INSPECTED/APPROVED PRIOR TO THE DEMOLITION OF THE BUILDING.

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION SCREENING / STAGING PLAN

KANDERS RESIDENCE

325 VIA LINDA, PALM BEACH, FL.

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CSP

ARC-23-014
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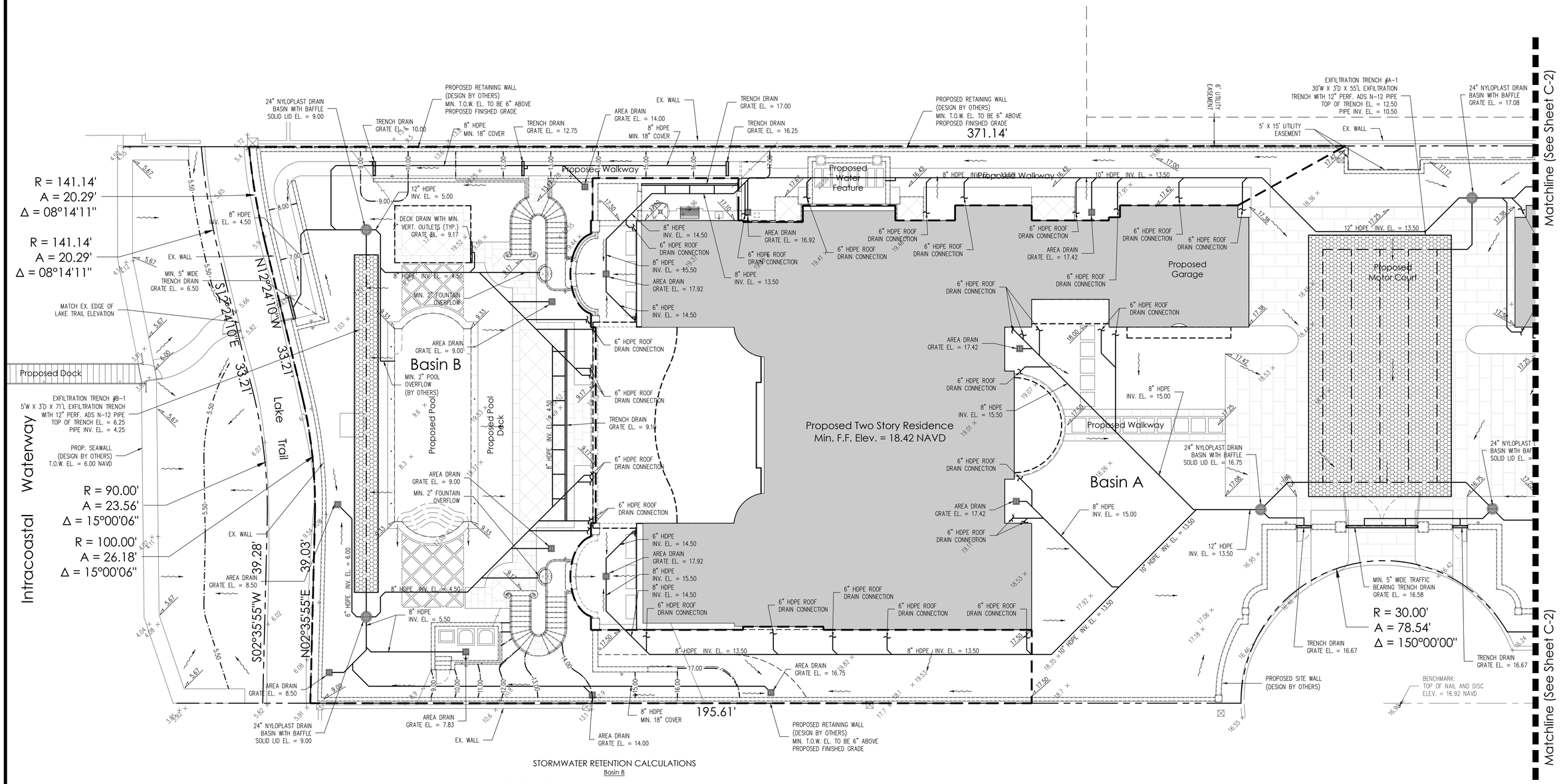


STORMWATER RETENTION CALCULATIONS
Basin B

A. SITE INFORMATION

Total Property Area = 39,435 sq.ft.

Basin B Area = 10,464 sq.ft.

Drainage Area Impervious Surface = 4,418 sq.ft.

Drainage Area Pervious Surface = 6,046 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 4,418 sq.ft. x 1 ft./12 in. = 737 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 6,046 sq.ft. x 1 ft./12 in. = 202 cu.ft.

Total Volume to be Retained = 939 cu.ft.

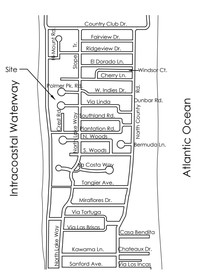
C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 71 ft
W = Trench Width = 5 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 5.00 ft
DU = Un-Saturated Trench Depth = 3.00 ft
DS = Saturated Trench Depth = 0.00 ft

V = Volume Treated = 1,130 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.

Legend

5.7 +	EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
6.00 ↙	PROPOSED ELEVATION (NAVD-88)
—·—7.00—·—	PROPOSED ELEVATION CONTOUR (NAVD-88)
←	FLOW DIRECTION
▨	EXFILTRATION TRENCH
▤	AREA DRAIN
◎	24" NYLOPLAST DRAIN BASIN WITH BAFFLE

0 5 10 20 40
Scale: 1" = 10'

1	02/21/24	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS; ADD GRADING WEST OF LAKE TRAIL
2	03/30/24	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE

Plan Background from Site Plan by
Dailey Janssen Architects Received 3/26/24

ARC-24-074

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.

Site Grading & Drainage Plan For:
PROPOSED RESIDENCE
325 Via Linda
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2022-0127
Issue Date	12/15/2023
Scale	1" = 10'

REVISIONS:

1	02/21/2024
2	03/30/2024
3	
4	
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12	

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

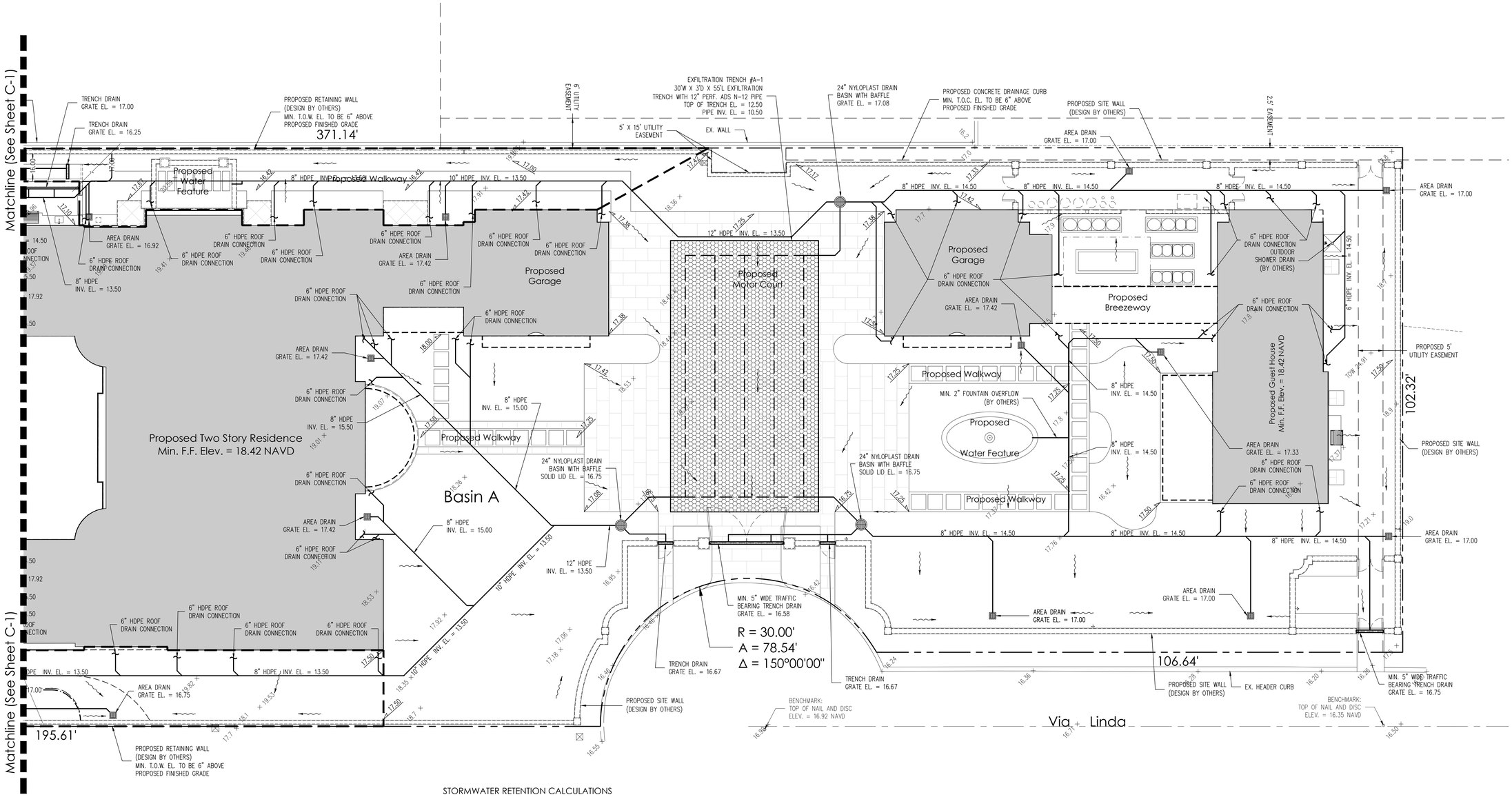
CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2024.03.30 14:25:36 -04'00'

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.

SHEET NUMBER:

C-1



STORMWATER RETENTION CALCULATIONS

Basin A

A. SITE INFORMATION

Total Property Area = 39,435 sq.ft.

Basin A Area = 28,971 sq.ft.

Drainage Area Impervious Surface = 17,271 sq.ft.

Drainage Area Pervious Surface = 11,700 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA) where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

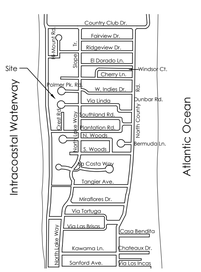
Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 17,271 sq.ft. x 1 ft./12 in. = 2,879 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 11,700 sq.ft. x 1 ft./12 in. = 390 cu.ft.

Total Volume to be Retained = 3,269 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	55	ft
W	=	Trench Width	=	30	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	4,563	cu.ft.



Location Map
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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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Plan Background from Site Plan by Dailey Janssen Architects Received 3/26/24

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

Digitally signed by Chad M Gruber
Date: 2024.03.30 14:25:06 -04'00'

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SHEET NUMBER:

C-2