



SOUTH ELEVATION GARAGE

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

216 VIA MARILA

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C00174

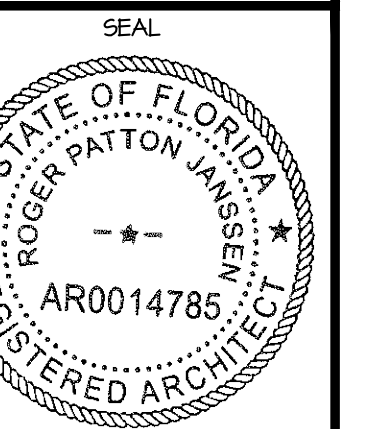
DATE: 2024.4.24

DRAWN: FM

REVISIONS:

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.15

JOB NUMBER: 24-103



STREET VIEW

PROPOSED RESIDENCE AT:

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PALM BEACH COUNTY

TOWN OF PALM BEACH

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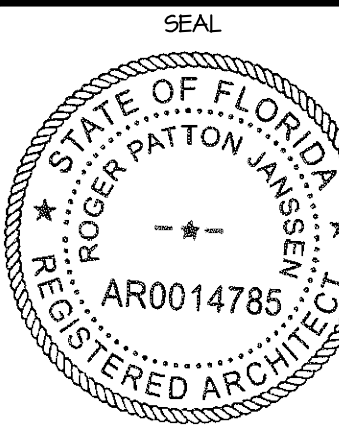
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.16

JOB NUMBER: 24-103



AERIAL VIEW LOOKING NW

PROPOSED RESIDENCE AT:

216 VIA MARILA

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001914

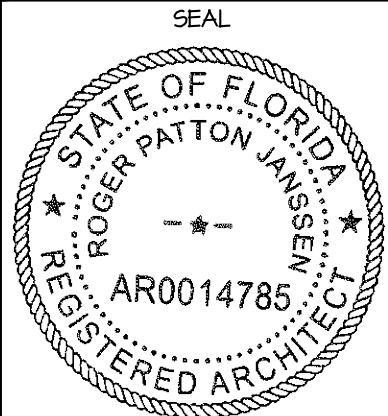
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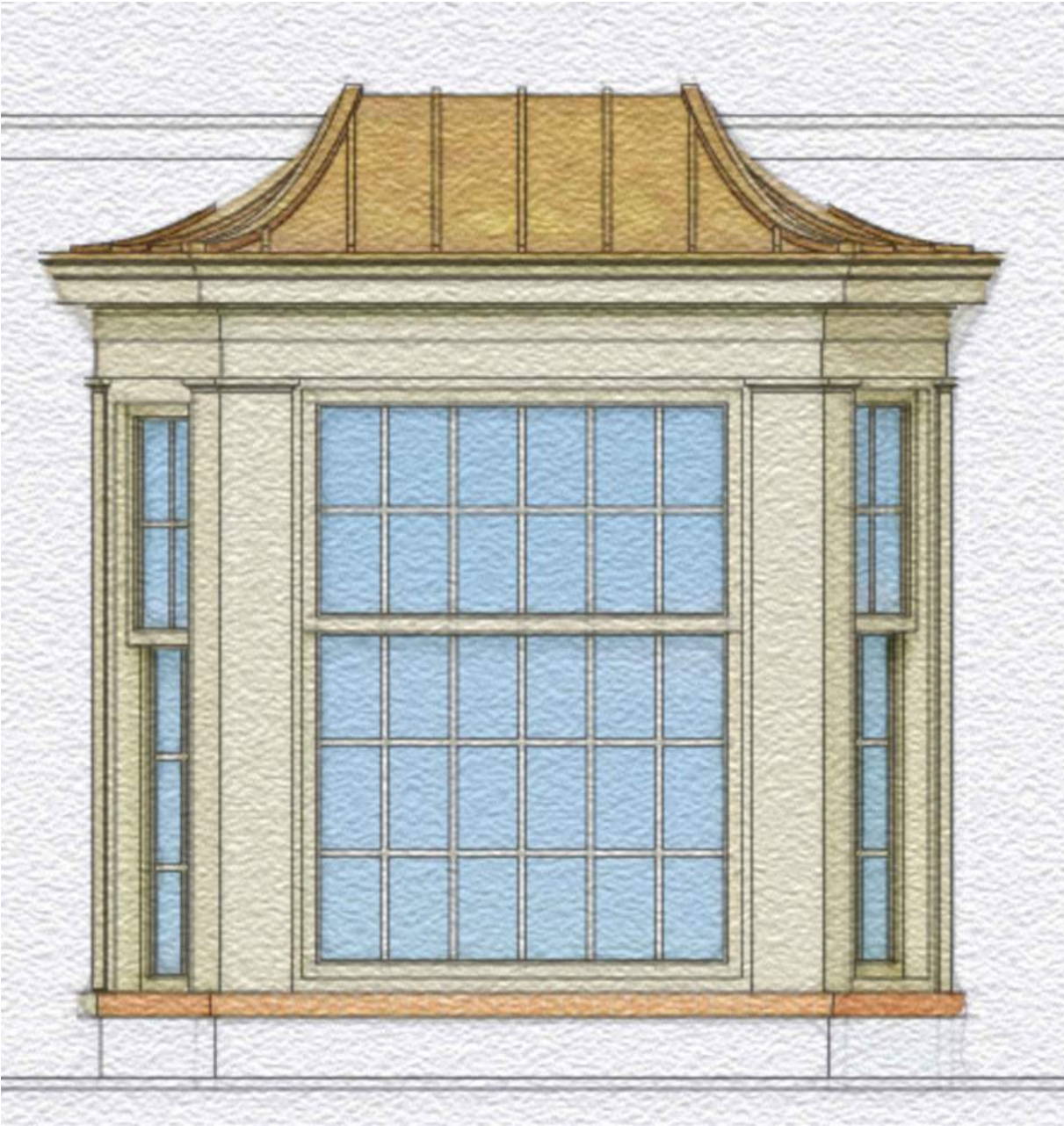
DRAWING NO.

A2.17

JOB NUMBER: 24-103



LOGGIA/RAILING DETAIL



BAY DETAIL



LOGGIA DETAIL



PIGEONEER DETAIL

PROPOSED RESIDENCE AT:

216 VIA MARILA

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001914

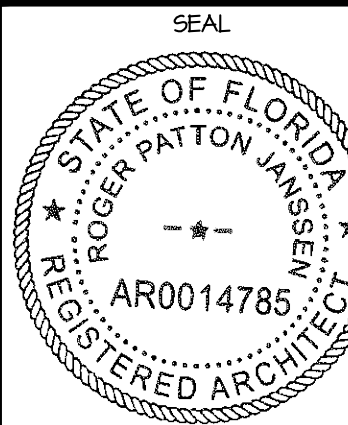
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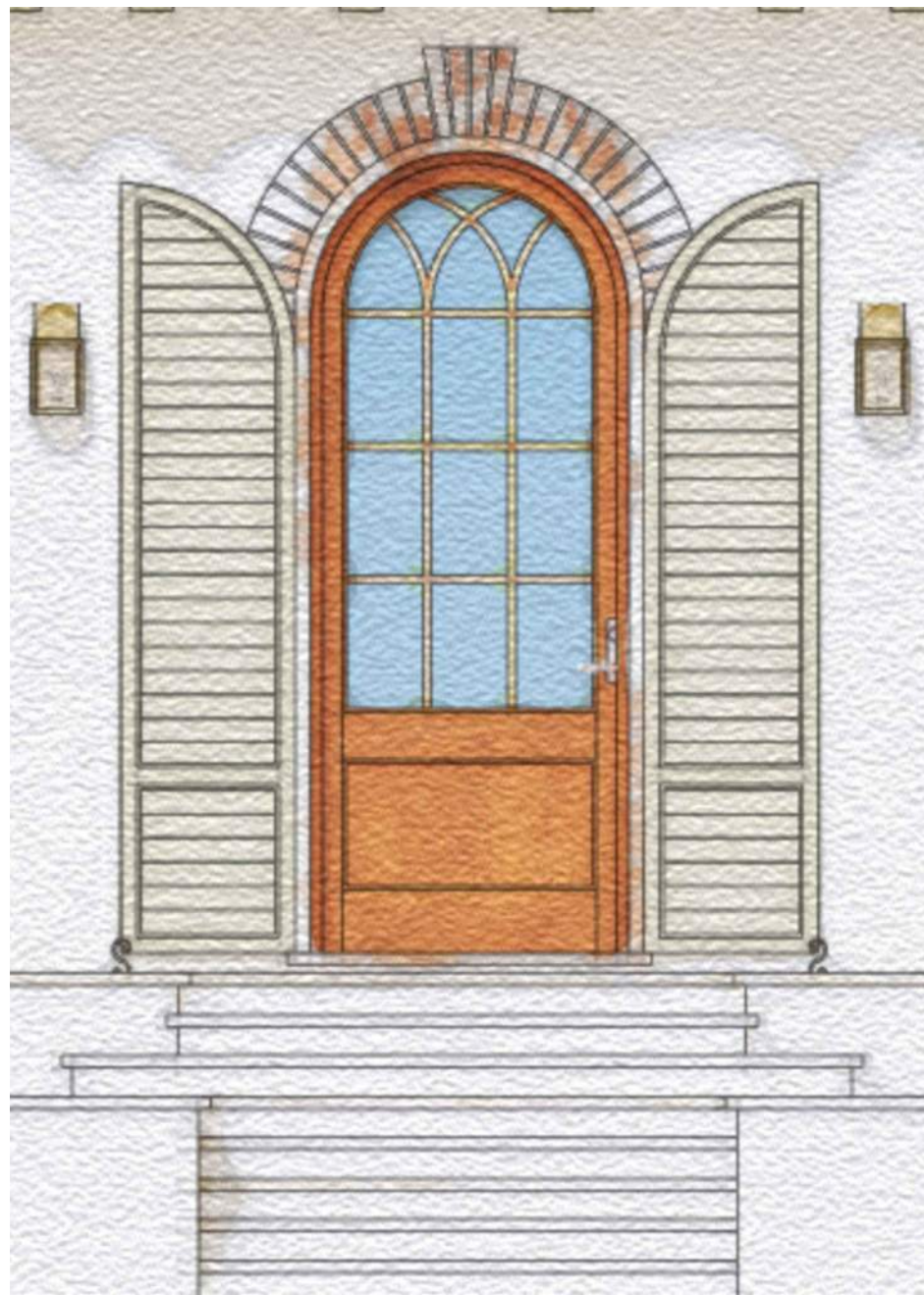


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DRAWING NO.

A2.18

JOB NUMBER: 24-103



ENTRY DOOR DETAIL



WINDOW DETAIL



EAVE DETAIL



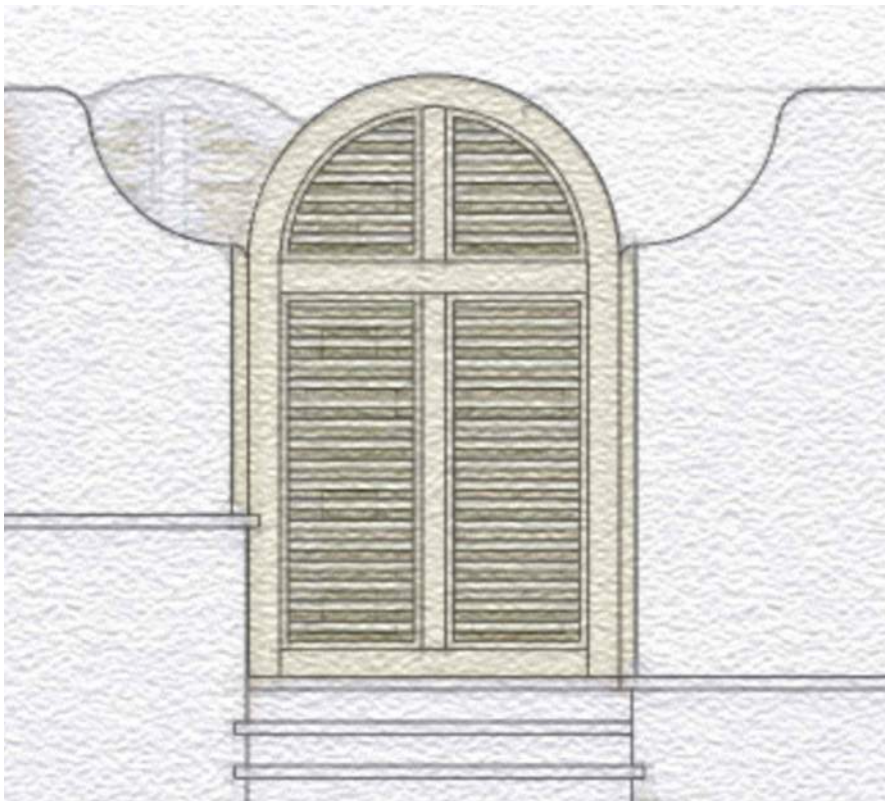
COVERED BALCONY DETAIL



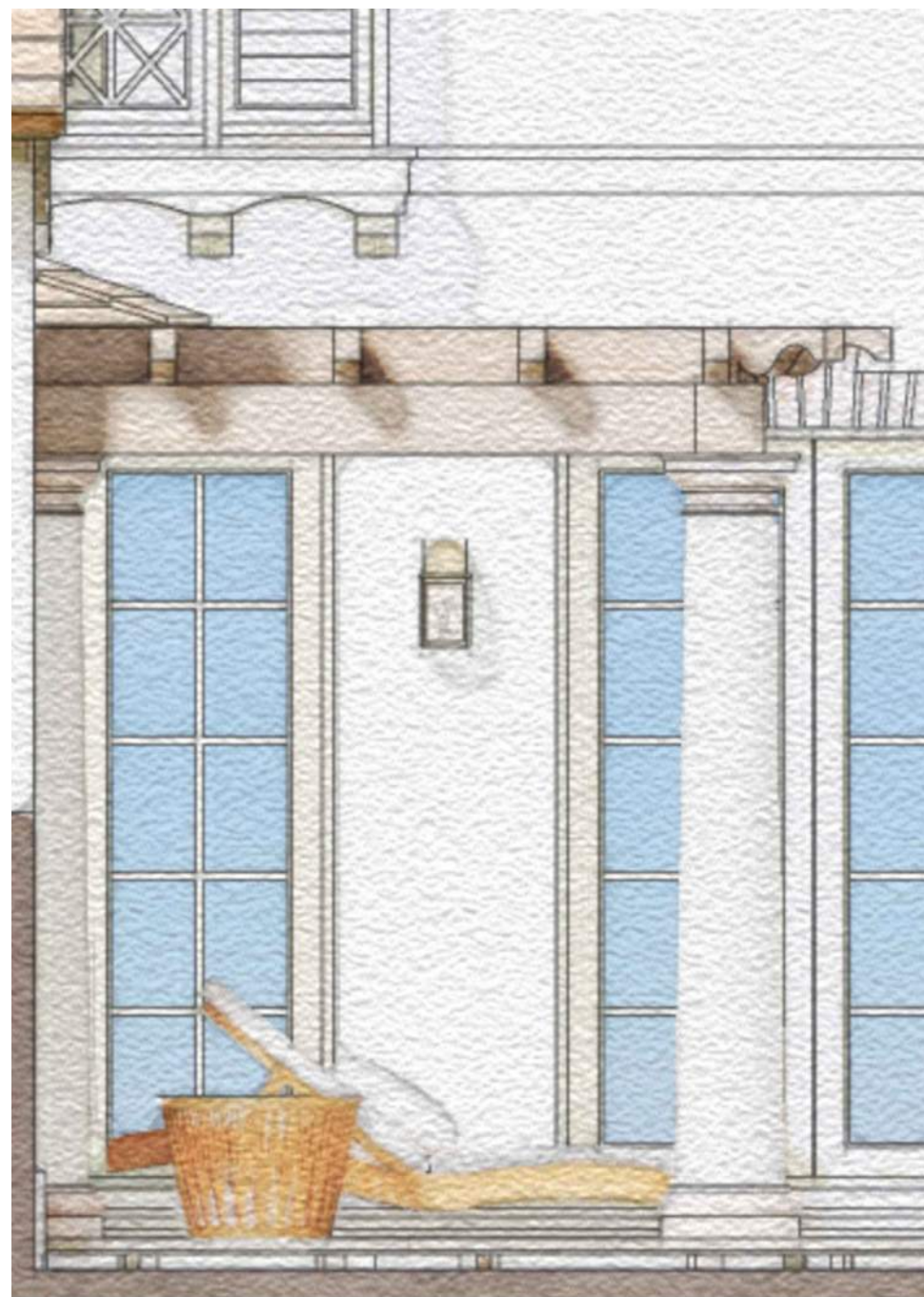
DOUBLE WINDOW DETAIL



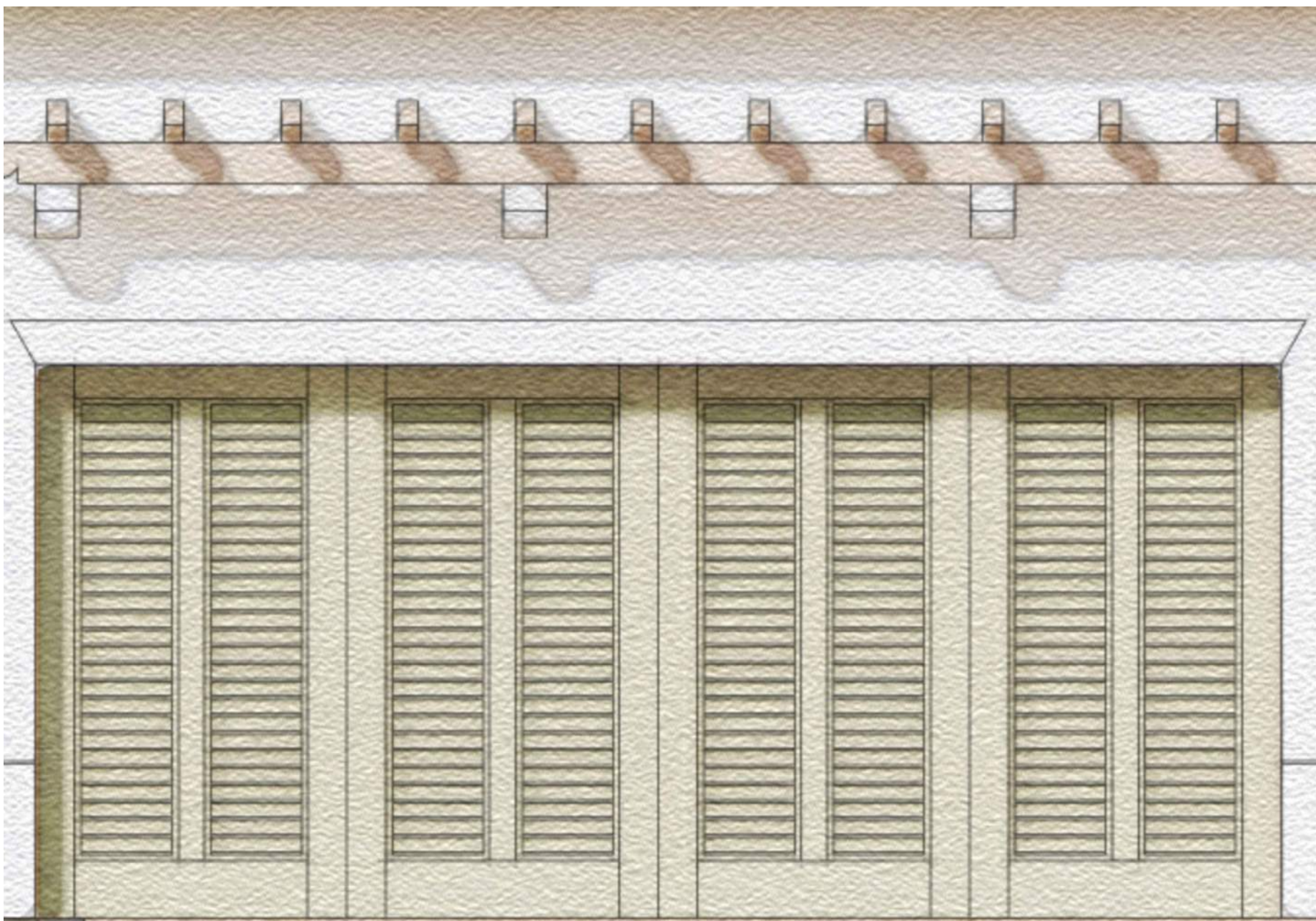
TRIPLE WINDOW DETAIL



GATE DETAIL



PERGOLA DETAIL



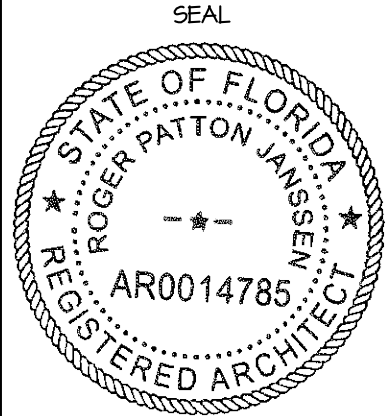
GARAGE DOOR DETAIL

PROPOSED RESIDENCE AT:

DATE: 2024.4.24
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.19

JOB NUMBER: 24-103

216 VIA MARILA

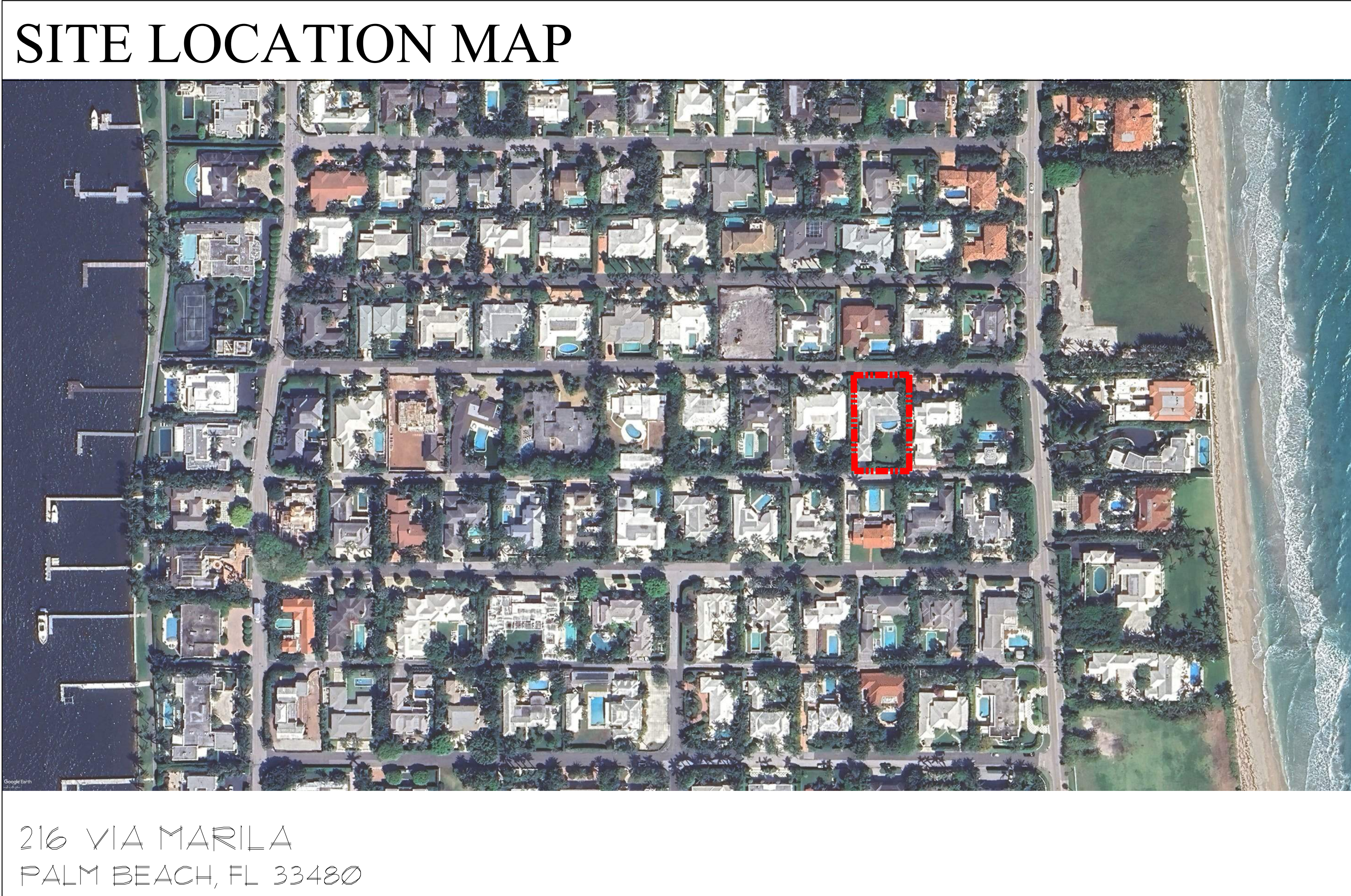
TOWN OF PALM BEACH

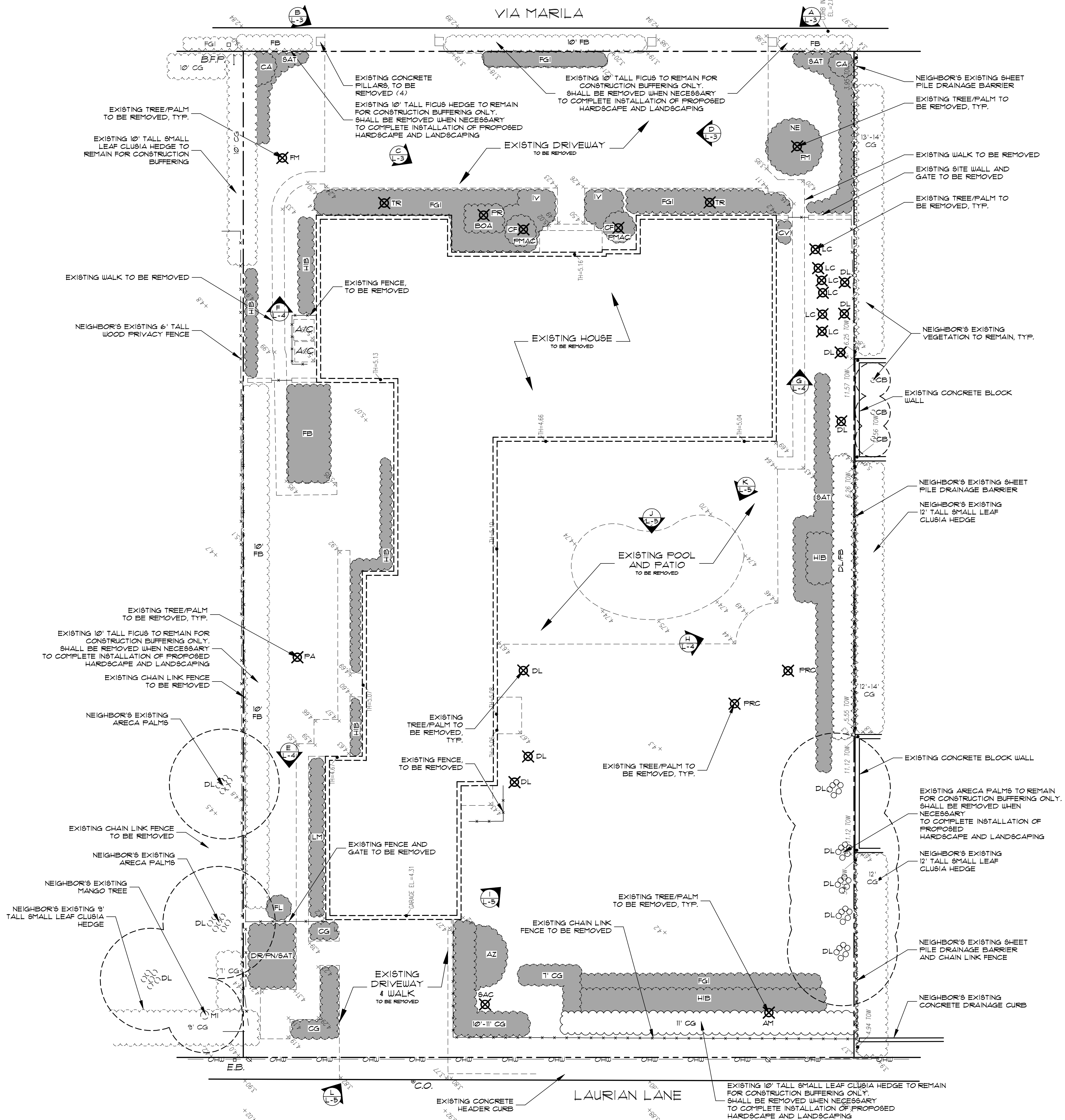
PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C00174

216 VIA MARILA
PALM BEACH, FLORIDA
SECOND SUBMITTAL
ARC-24-0013

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Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

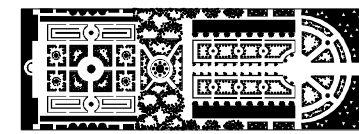
- AM = Adonidia merrillii / Christmas Palm
AZ = Alpinia zerumbet / Shell Ginger
BOA = Begonia odorata 'Alba' / White Angel Wing Begonia
CA = Crinum asiaticum / Crinum Lily
CB = Calophyllum brasiliense / Brazilian Beautyleaf
CF = Cyrtomium falcatum / Holly Fern
CG = Clusia guttifera / Small Leaf Clusia
CV = Codiaeum variegatum / Croton
DL = Dypsis lutescens / Areca Palm
DR = Dracaena speciosa / Dracaena
FB = Ficus benjamina / Weeping Fig
FGI = Ficus 'Green Island' / Green Island Ficus
FL = Ficus lyrata / Fiddle Leaf Fig
FM = Ficus microcarpa / Cuban Laurel
HIB = Hibiscus / Hibiscus shrub
IV = Ilex vomitoria 'Stokes Dwarf'
LC = Livistona chinensis / Chinese Fan Palm
LM = Liriope muscari / Liriope
MI = Mangifera indica / Mango
NE = Nephrolepis exaltata / Boston Fern
PA = Persea americana / Avocado
FMAC = Ptychosperma macarthurii / Macarthur Palm
FN = Psychotria nervosa / Wild Coffee
FR = Phoenix roebelenii / Pygmy Date Palm
FRC = Phoenix reclinata / Senegal Date Palm
SAC = Schefflera actinophylla / Umbrella Tree
SAT = Schefflera arboricola 'Trinette' / Variegated Dwarf Scheff
TR = Tririx radiata / Florida Thatch Palm

Existing Plant Removal List

SYM	QTY	NAME
AM	1	Adonidia merrillii / Christmas Palm
DL	12	Dypsis lutescens / Areca Palm
FM	2	Ficus microcarpa / Cuban Laurel
LC	6	Livistona chinensis / Chinese Fan Palm
PA	1	Persea americana / Avocado
FMAC	2	Ptychosperma macarthurii / Macarthur Palm
FR	1	Phoenix roebelenii / Pygmy Date Palm
FRC	2	Phoenix reclinata / Senegal Date Palm
SAC	1	Schefflera actinophylla / Umbrella Tree
TR	2	Tririx radiata / Florida Thatch Palm

Note:

CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION PER TOWN CODE. CONSTRUCTION SCREENING SHALL BE INSTALLED PRIOR TO DEMOLITION AND REMAIN FOR THE DURATION OF THE PROJECT. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO COMPLETE CONSTRUCTION ACTIVITIES AND NEW VEGETATION OR SCREENING IS INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK.



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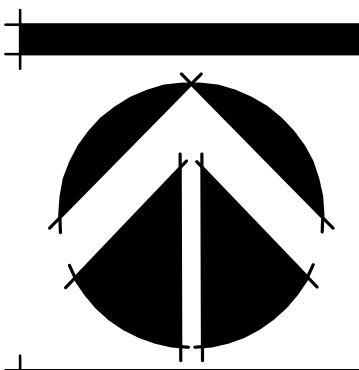
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216 VIA MARILA
PALM BEACH, FLORIDA
EXISTING CONDITIONS AND LANDSCAPE/HARDSCAPE DEMOLITION PLAN

DATE: 3/19/24
DRAWN BY: SJW/ML
JOB NO.: 24-030
SCALE: 1/8"=1'-0"
FILENAME: 216 V1 01

REVISIONS:
4/12/24 First Submittal
4/29/24 Second Submittal
5/9/24 Per staff comments



SHEET:
L-2

ARC: 24-0013



A
L-3

EXISTING VIEW FROM VIA MARILA



B
L-3

EXISTING VIEW FROM VIA MARILA



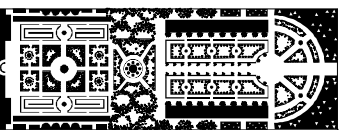
C
L-3

EXISTING RESIDENCE



D
L-3

EXISTING DRIVEWAY - INTERIOR VIEW



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PALM BEACH, FLORIDA
EXISTING SITE PHOTOGRAPHS

DATE: 3/19/24
DRAWN BY: SJW/ML
JOB NO: 24-030
SCALE: N/A
FILENAME: 216 VM 01

REVISIONS:
4/12/24 First Submittal
4/29/24 Second Submittal
5/29/24 Per staff comments



SHEET:
L-3

ARC: 24-0013



E EXISTING WEST SIDE YARD
L-4



F EXISTING WEST SIDE YARD
L-4

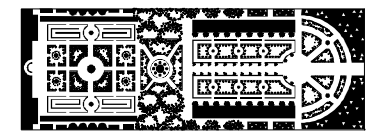


G EXISTING EAST SIDE YARD
L-4



H EXISTING EAST SIDE YARD
L-4

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PALM BEACH, FLORIDA
EXISTING SITE PHOTOGRAPHS

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JOB NO: 24-030
SCALE: N/A
FILENAME: 216 V11 01

REVISIONS:
4/12/24 First Submittal
4/29/24 Second Submittal
5/29/24 Per staff comments



SHEET:
L-4



I
L-5

EXISTING REAR YARD



J
L-5

EXISTING REAR YARD



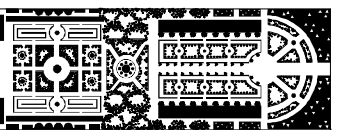
K
L-5

EXISTING REAR YARD



L
L-5

EXISTING REAR DRIVEWAY - VIEW FROM LAURIAN LANE



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216 VIA MARILA
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EXISTING SITE PHOTOGRAPHS

DATE: 3/19/24
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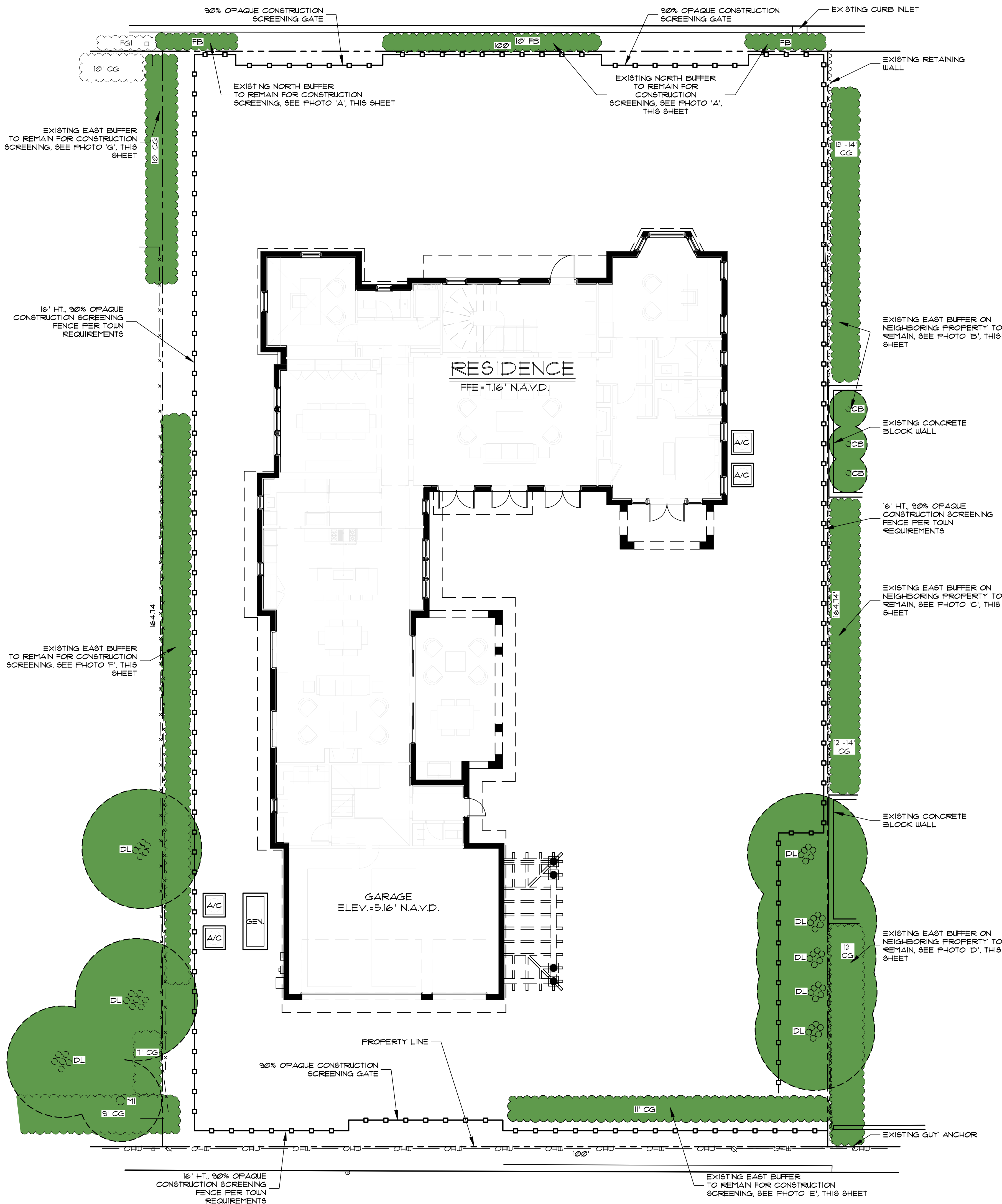
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4/12/24 First Submittal
4/29/24 Second Submittal
5/29/24 Per staff comments



SHEET:

L-5

ARC: 24-0013



A EXISTING NORTH BUFFER
L-6



B EXISTING EAST BUFFER
L-6



C EXISTING EAST BUFFER
L-6



D EXISTING EAST BUFFER
L-6



E EXISTING SOUTH BUFFER
L-6

Existing Plant Symbol Key

- Existing tree/palm to remain for const. buffering. Shall be removed when necessary to complete construction
- Existing vegetation to remain for const. buffering. Shall be removed when necessary to complete construction

Existing Plant Key

- AM = Adonidia merrillii / Christmas Palm
- AZ = Alpinia zerumbet / Shell Ginger
- BOA = Begonia odorata 'Alba' / White Angel Wing Begonia
- CA = Crinum asiaticum / Crinum Lily
- CB = Calophyllum brasiliense / Brazilian Beautyleaf
- CF = Cyrtomium falcatum / Holly Fern
- CG = Clusia guttifera / Small Leaf Clusia
- CV = Codiaeum variegatum / Croton
- DL = Dyplasia lutescens / Areca Palm
- DR = Dracaena speciosa / Dracaena
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- FGI = Ficus 'Green Island' / Green Island Ficus
- FL = Ficus lyrata / Fiddle Leaf Fig
- FM = Ficus microcarpa / Cuban Laurel
- HIB = Hibiscus / Hibiscus shrub
- IV = Ilex vomitoria 'Stokes Dwarf'
- LC = Livistona chinensis / Chinese Fan Palm
- LM = Liriope muscari / Liriope
- MI = Mangifera indica / Mango
- NE = Nephrolepis exaltata / Boston Fern
- PA = Persea americana / Avocado
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- PN = Psychotria nervosa / Wild Coffee
- PR = Phoenix roebelenii / Pygmy Date Palm
- PRC = Phoenix reclinata / Senegal Date Palm
- SAC = Schefflera actinophylla / Umbrella Tree
- SAT = Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera
- TR = Thrinax radiata / Florida Thatch Palm

Construction Screening Note:

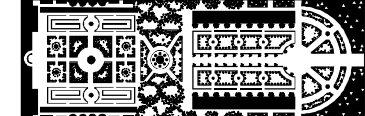
PER TOWN CODE, CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF TEMPORARY CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION IN THE ABSENCE OF A SITE WALL. EXISTING VEGETATION SHALL BE LEFT IN PLACE AS LONG AS POSSIBLE. CONSTRUCTION SCREENING SHALL BE INSTALLED PRIOR TO DEMOLITION AND REMAIN FOR THE DURATION OF THE PROJECT. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO INSTALL PERIMETER IMPROVEMENTS AND NEW VEGETATION OR SCREENING SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK. CONSTRUCTION SCREENING SHALL BE 90% OPAQUE AND OF A SUFFICIENT HEIGHT TO SHIELD ADJACENT RESIDENTS FROM CONSTRUCTION, INCLUDING HOMES ACROSS THE STREET. HEIGHT OF SCREENING IS SUBJECTIVE TO LINE OF SIGHT VIEWS, BUT GENERALLY REQUIRE 6'-8' SCREENING FOR ONE STORY HOMES AND 16'-18' FOR TWO STORY HOMES. CONSTRUCTION SCREENING CANNOT OBSTRUCT THE TOWN'S 8'X18' SAFE SIGHT VISIBILITY TRIANGLE AT CONSTRUCTION SITE EGRESS LOCATIONS.



F EXISTING WEST BUFFER
L-6



G EXISTING WEST BUFFER
L-6



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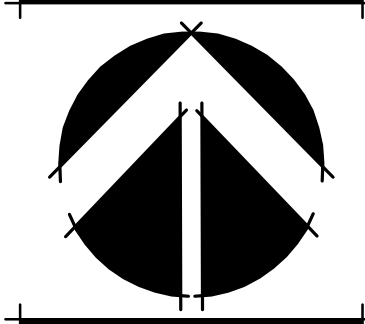
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CONSTRUCTION SCREENING PLAN

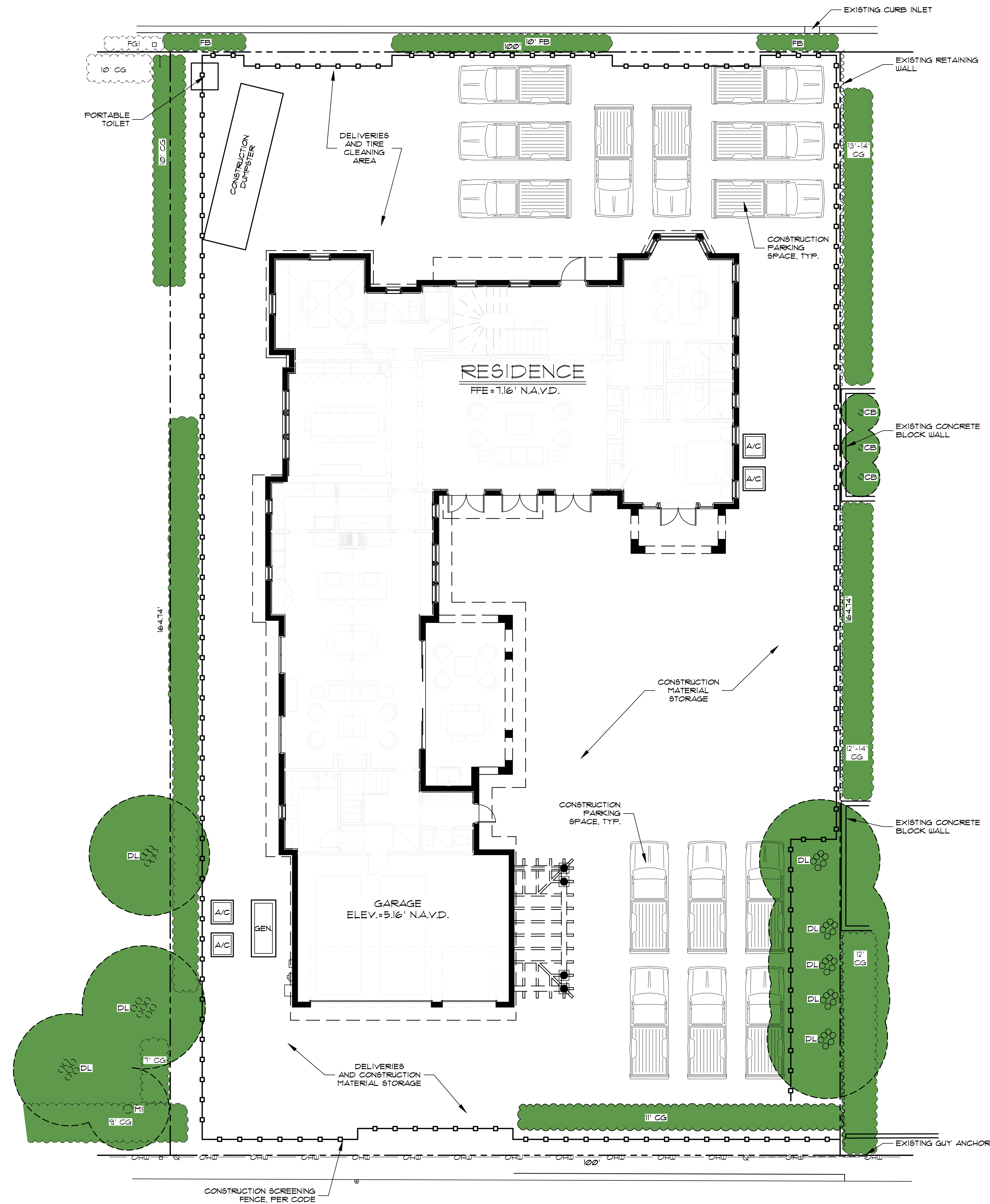
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DRAWN BY: SJW/ML
JOB NO.: 24-030
SCALE: 1/8"=1'-0"
FILENAME: 216 V1 01

REVISIONS:
4/12/24 First Submittal
4/23/24 Second Submittal
5/29/24 Per staff comments

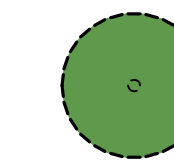


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ARC: 24-0013



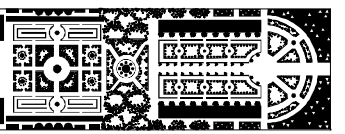
Existing Plant Symbol Key



Existing tree/palm to remain for const. buffering.
Shall be removed when necessary to complete construction



Existing vegetation to remain for const. buffering.
Shall be removed when necessary to complete construction



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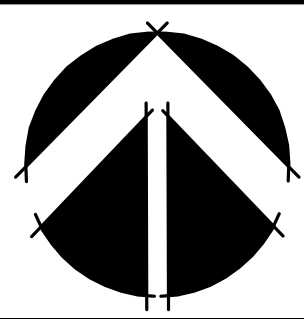
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CUSTOM RESIDENCE

216 VIA MARILA
PALM BEACH, FLORIDA
CONSTRUCTION STAGING PLAN

DATE: 3/19/24
DRAWN BY: SJW/ML
JOB NO: 24-0330
SCALE: 1/8"=1'-0"
FILENAME: 216 V11 01

REVISIONS:
4/1/24 First Submittal
4/23/24 Second Submittal
5/29/24 Per staff comments

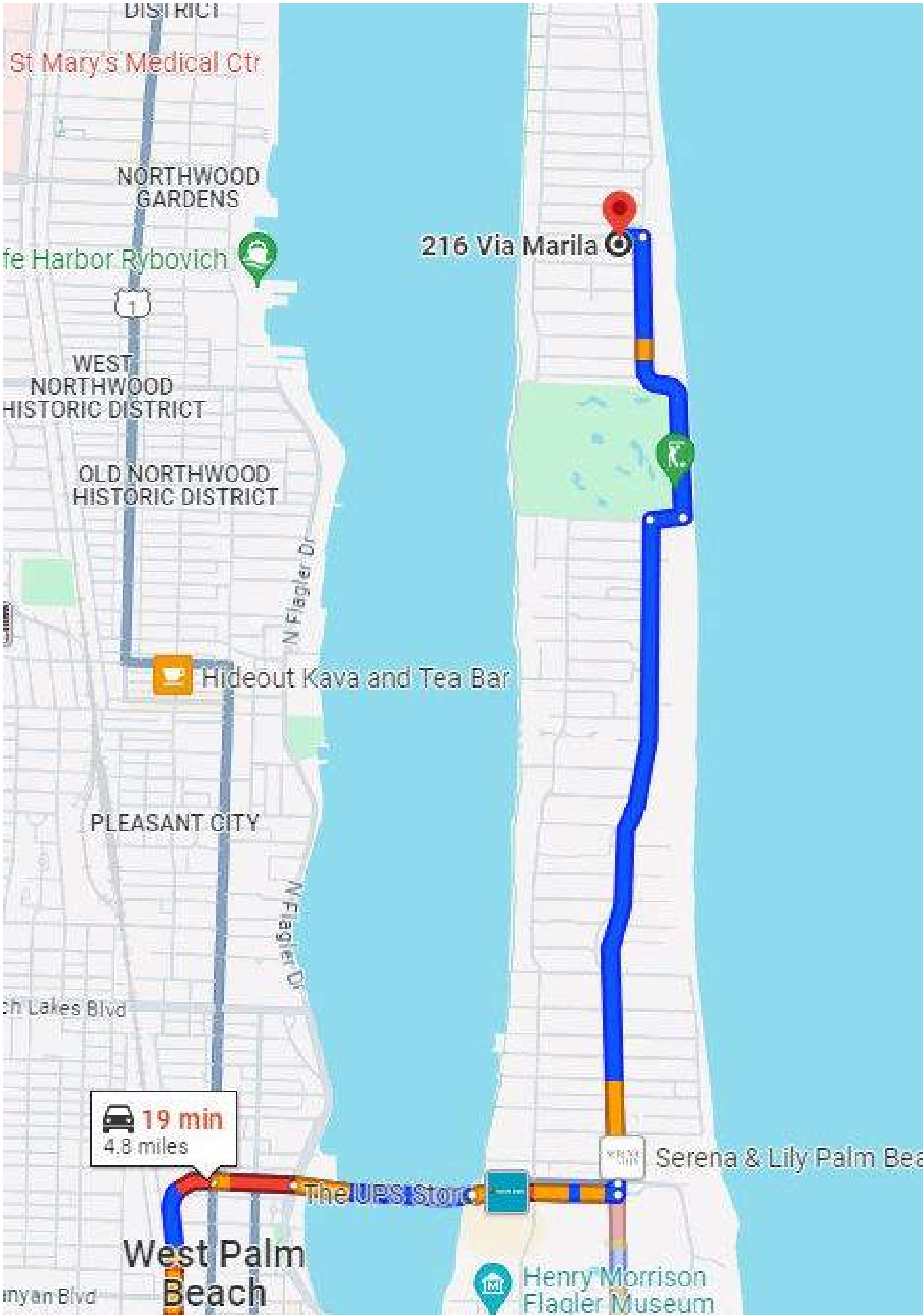


MAY 9, 2024

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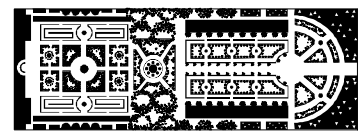


PRELIMINARY CONSTRUCTION SCHEDULE

ARCHITECTURAL COMMISSION MEETING	JUNE 26, 2024
PERMIT DRAWING PREPARATION AND PERMIT REVIEW	JULY 2024 - DECEMBER 2024
DEMOLITION OF EXISTING STRUCTURES AND LANDSCAPING	1 MONTH - COMMENCE FEBRUARY 2024
MOBILIZATION AND SITE PREPARATION	1 MONTH
FOUNDATION AND MECHANICAL ROUGH-IN	2 MONTHS
MASONRY INSTALLATION	1 MONTH
SET ROOF TRUSSES	1 MONTH
DOOR AND WINDOW INSTALLATION	1 MONTH
INTERIOR FRAMING	1½ MONTHS
MECHANICAL, ELECTRICAL AND PLUMBING ROUGH-IN	2 MONTHS
DRY WALL, TRIM, PAINT	3½ MONTHS
INSTALL FINISHES AND FIXTURES	6 MONTHS
LANDSCAPE AND HARDSCAPE INSTALLATION	2 MONTHS
PUNCH LIST AND FINAL INSPECTIONS	2 MONTHS
CLOSE-OUT	JANUARY 2025

Truck Logistics

- A. Roadways: Deliveries and workers will access Palm Beach by heading east on Quadrille Boulevard over the Flagler Memorial Bridge. Then head north on North County Road until it turns into North Ocean Blvd and continue north. Turn west onto Via Marila. The subject property is on the South side of the road.
- B. Maximum truck length = 30'
- C. Estimated number of deliveries generated by this project = 200



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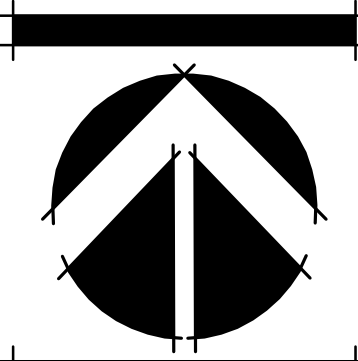
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CUSTOM RESIDENCE
216 VIA MARILA
PALM BEACH, FLORIDA
TRUCK LOGISTICS PLAN

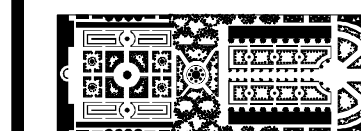
DATE: 3/19/24
DRAWN BY: SJW/ML
JOB NO.: 24-030
SCALE: 1/8"=1'-0"
FILENAME: 216 V11.D1

REVISIONS:
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4/23/24 Second Submittal
5/29/24 Per staff comments



SHEET:
L-8

ARC: 24-0013



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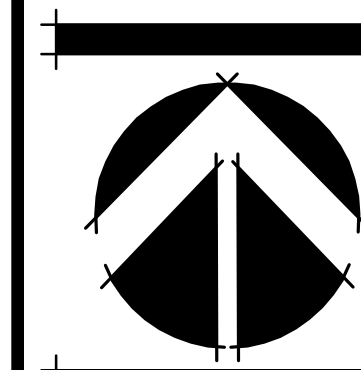
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CUSTOM RESIDENCE
216 VIA MARILA
PALM BEACH, FLORIDA
LANDSCAPE PLAN RENDER

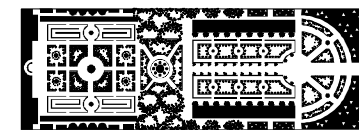
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DRAWN BY: SJW/ML
JOB NO: 24-030
SCALE: 1/8"=1'-0"
FILENAME: 216 V11 01

REVISIONS:
4/1/24 First Submittal
4/23/24 Second Submittal
5/29/24 Per staff comments



SHEET:
1-9

ARC: 24-0013



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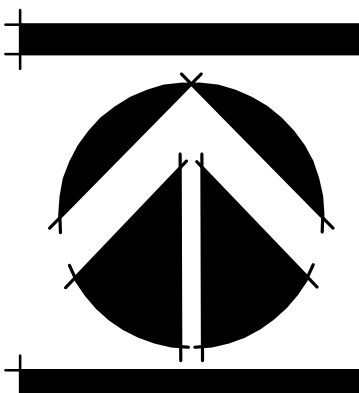
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CUSTOM RESIDENCE
216 VIA MARILA
PALM BEACH, FLORIDA
LANDSCAPE AND LANDSCAPE LIGHTING PLAN

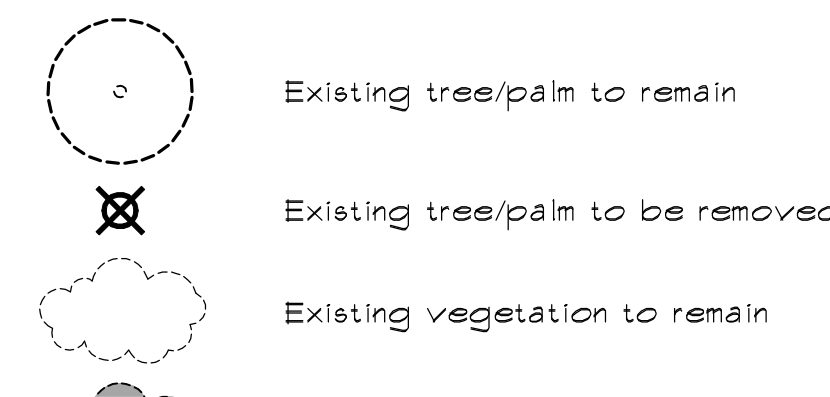
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DRAWN BY: SJW/ML
JOB NO.: 24-030
SCALE: 1/8"=1'-0"
FILENAME: 216 V1 01

REVISIONS:
4/12/24 First Submittal
4/23/24 Second Submittal
5/29/24 Per staff comments



SHEET:
L-10

Existing Plant Symbol Key



Existing Plant Key

AM = Adonidia merillii / Christmas Palm
AZ = Alpinia zerumbet / Shell Ginger
BOA = Begonia odorata 'Alba' / White Angel Wing Begonia
CA = Crinum asiaticum / Crinum Lily
CB = Calophyllum brasiliense / Brazilian Beautyleaf
CF = Cyrtomium falcatum / Holly Fern
CG = Clusia guttifera / Small Leaf Clusia
CV = Codiaeum variegatum / Croton
DL = Dypsis lutescens / Areca Palm
DR = Dracaena speciosa / Dracaena
FB = Ficus benjamina / Weeping Fig
FGI = Ficus 'Green Island' / Green Island Ficus
FL = Ficus lyrata / Fiddle Leaf Fig
FM = Ficus microcarpa / Cuban Laurel
HIB = Hibiscus / Hibiscus shrub
IV = Ilex vomitoria 'Stokes Dwarf'
LC = Livistona chinensis / Chinese Fan Palm
LM = Liriope muscari / Liriope
MI = Mangifera indica / Mango
NE = Nephrolepis exaltata / Boston Fern
PA = Persea americana / Avocado
PMAC = Ptychosperma macarthurii / Macarthur Palm
FN = Psychotria nervosa / Wild Coffee
PR = Phoenix roebelenii / Pygmy Date Palm
FRC = Phoenix reclinata / Senegal Date Palm
SAC = Schefflera actinophylla / Umbrella Tree
SAT = Schefflera arboricola 'Trinette' / Variegated Dwarf Scheff
TR = Tririx radiata / Florida Thatch Palm

Landscape Lighting Specifications

SYM	QTY	SPECIFICATION
A	24	CAST BRASS ACCENT LIGHT; WAC 5011-21BBR 12V 8W LED, 60" WIDE FLOOD
B	5	CAST BRASS ACCENT LIGHT; WAC 5011-21BBR 12V 4W LED, 40" WIDE FLOOD
C	4	CAST BRASS WELL LIGHT; WAC 5031-21BBR 12V 8W LED, 60" WIDE FLOOD
D	10	CAST BRASS PATH LIGHT; WAC 6041-21BBR 12V 6.5 W LED, TIKI PATH LIGHT

LANDSCAPE LIGHTING DATA:

TOTAL LOT AREA = 16,474 SQ. FT. (0.378 ACRES)

TOTAL LIGHT FIXTURES = 43

TOTAL FIXTURES PER ACRE: 114 (150 MAX.)

TOTAL WATTS PROPOSED (LED) = 309 WATTS

TOTAL WATTS PER ACRE (LED) = 811 WATTS/ACRE (5,000 WATTS/ACRE MAX.)

TOTAL WATTS PROPOSED (HALOGEN / INCANDESCENT EQUIVALENT) = 1,405 WATTS

TOTAL WATTS PER ACRE (HALOGEN / INCANDESCENT EQUIVALENT) = 3,711 WATTS/ACRE (5,000 WATTS/ACRE MAX.)

LANDSCAPE LIGHTING NOTES:

- MOUNT ALL ABOVE GROUND FIXTURES ON M6000-STAKE.
- INSTALL ALL LOW VOLTAGE WIRING IN CONDUIT MINIMUM 12" BELOW GRADE.
- ALL FIXTURES SHALL BE 6'-0" MINIMUM FROM SWIMMING POOL OR OTHER BODY OF WATER.
- ALL FIXTURES WITHIN 10'-0" OF POOL SHALL HAVE A TRANSFORMER BASE AND GFCI PROTECTION.
- NO FIXTURE SHALL EXCEED 80 WATTS.
- NO LIGHT BULB OR FIXTURE SHALL BE VISIBLE FROM OUTSIDE OF THE PROPERTY.
- NO MORE THAN 1/2 FOOT-CANDLE OF LIGHT SHALL BE REFLECTED OFF OF THE PROPERTY.



ARC: 24-0013



Front Elevation - View From Via Marila

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216 VIA MARILA
PALM BEACH, FLORIDA
PROPOSED LANDSCAPE ELEVATIONS

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5/8/24 Per staff comments



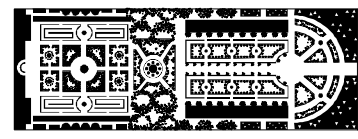
SHEET:

L-11

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Front Elevation - Interior View



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PROPOSED LANDSCAPE ELEVATIONS

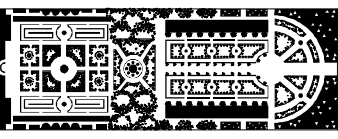
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PALM BEACH, FLORIDA
PROPOSED LANDSCAPE ELEVATIONS

DATE: 3/19/24
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SCALE: N/A
FILENAME: 216 V1 01

REVISIONS:
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4/29/24 Second Submittal
5/8/24 Per staff comments



SHEET:

L-13

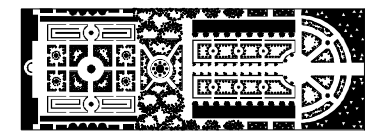
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East Elevation





Rear Elevation



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CUSTOM RESIDENCE
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PALM BEACH, FLORIDA
PROPOSED LANDSCAPE ELEVATIONS

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SCALE: N/A
FILENAME: 216 V11 01

REVISIONS:
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4/29/24 Second Submittal
5/8/24 Per staff comments



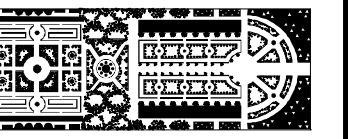
SHEET:

L-14

ARC: 24-0013



West Elevation



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CUSTOM RESIDENCE
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PALM BEACH, FLORIDA
PROPOSED LANDSCAPE ELEVATIONS

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REVISIONS:
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4/29/24 Second Submittal
5/8/24 Per staff comments



SHEET:

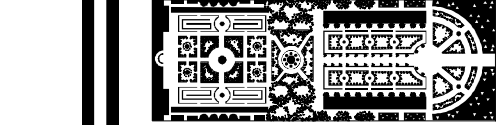
L-15

ARC: 24-0013

Plant List

SYM	QTY	NAME	SPECIFICATIONS
PALMS			
AM	6	Adonidia merrillii / Christmas Palm	14' c.t., triple stem, full frond
CN	9	Cocos nucifera 'Green Malayan' / Coconut Palm	7'9", 2'11" g.w., heavy cal., full frond
LG	2	Licuala grandis / Licuala Palm	7' ht., full frond, Florida Fancy, matching
* LL	1	Leucothrinax morrisii / Keys Thatch Palm	7' ht., heavy cal., full frond
PE12	1	Ptychosperma elegans / Alexander Palm	12' ht., triple stem, full frond, Florida Fancy
PE14	1	Ptychosperma elegans / Alexander Palm	14' ht., triple stem, full frond, Florida Fancy
WB	7	Wodyetia bifurcata / Foxtail Palm	6' g.w., heavy cal., full frond
TREES			
* CU	2	Coccoloba uvifera / Sea Grape	16' x 10', 4' c.t., single stem, full canopy
SHRUBS and VINES			
ANN	16	Annuals	Install in pots with planting soil, filter fabric and drain rock
AOC	10	Alocasia odora 'California' / Alocasia	3 gal., 22" x 22", full to base
BOA	63	Begonia odorata 'Alba' / White Angel Wing Begonia	3 gal., 18" x 20", full
BV	8	Bougainvillea 'Barbara Karst' / Bougainvillea Vine	25 gal., 10' ht., full to base, espalier to wall
BV3	41	Bougainvillea 'Barbara Karst' / Bougainvillea Vine	3 gal., 36" ht. trellis, full to base, espalier to wall
CG4	13	Clusia guttifera / Small Leaf Clusia	4' x 3', full to base
CG5	56	Clusia guttifera / Small Leaf Clusia	15 gal., 5' x 3', full to base
CG6	8	Clusia guttifera / Small Leaf Clusia	25' gal., 6' x 42", full to base
CG12	10	Clusia guttifera / Small Leaf Clusia	12' x 5', limbed up
CH	4	Chamaerops humilis / European Fan Palm	7 gal., 30" x 30", single stem, full frond, matching
* CIH	580	Chrysobalanus icaco 'Horizontal' / Horizontal Cocoplum	3 gal., 16" x 18", full
DE	2	Dioon edule / Mexican Cycad	3' x 30", full
DS	6	Dombeya 'Seminole' / Dombeya	15 gal., 3' x 3', full
FGI	345	Ficus 'Green Island' / Green Island Ficus	3 gal., 12" x 12", full
GS-1	4	Garcinia spicata / Mangosteen	4' x 2', full to base
GS-3	4	Garcinia spicata / Mangosteen	9' x 4', full to base
HIB	9	Hibiscus 'White Wings' / Hibiscus shrub	3 gal., 24" x 22", full to base, white flower with red throat
PM5	143	Podocarpus macrophyllus / Yew	15 gal., 5' x 24", full to base
PM7	55	Podocarpus macrophyllus / Yew	25 gal., 7' x 30", full to base
PMP	18	Podocarpus macrophyllus 'Pringles' / Pringles Yew	3 gal., 14" x 14", full
RM	5	Ravenala madagarscariensis / Travelers Tree	14' ht., multi-stem, full to base, Florida Fancy
TJD	8	Trachelospermum jasminoides / Confederate Jasmine	15 gal., 6' ht., full to base, espalier to wall in diamond pattern
MISCELLANEOUS			
MULCH		Chocolate Brown	3" depth, 100% coverage in all plant beds
SOD		Zeon Zoysia or alternate approved by Landscape Architect	Solid sod, laid tight, rolled for compaction Fine grade and install 80/20 mix of 80% coarse sand and 20% Canadian peat, 2"-3" thick over existing soil prior to laying sod

* Denotes Florida native plant material.



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CUSTOM RESIDENCE
216 VIA MARILA
PALM BEACH, FLORIDA
PLANT LIST

DATE: 3/19/24
DRAWN BY: SJW/ML
JOB NO.: 24-030
SCALE: N/A
FILENAME: 216 V11 01

REVISIONS:
4/12/24 First Submittal
4/29/24 Second Submittal
5/09/24 Per staff comments



SHEET:

L-16

ARC: 24-0013

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect, where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "v" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burred trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16"-1'-12"	"AGRIFORM" TABLET (21 Grams)
------------	------------	------------------------------

1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1'-6" caliper	2 lbs./1" caliper	2 1/1" caliper
6" and larger	3 lbs./1" caliper	2 1/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

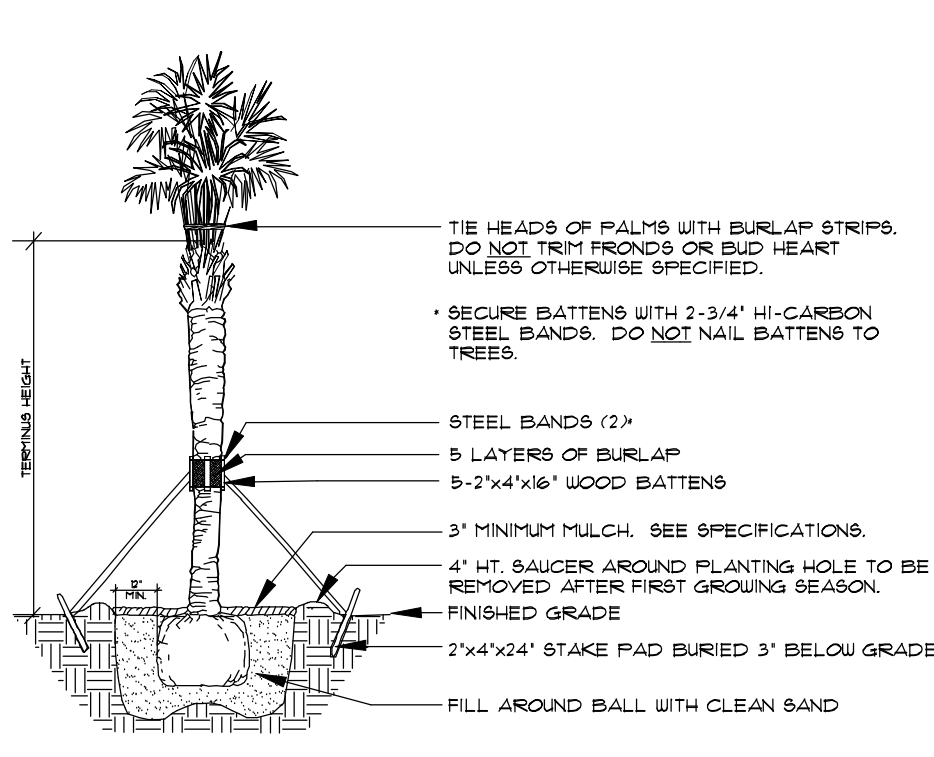
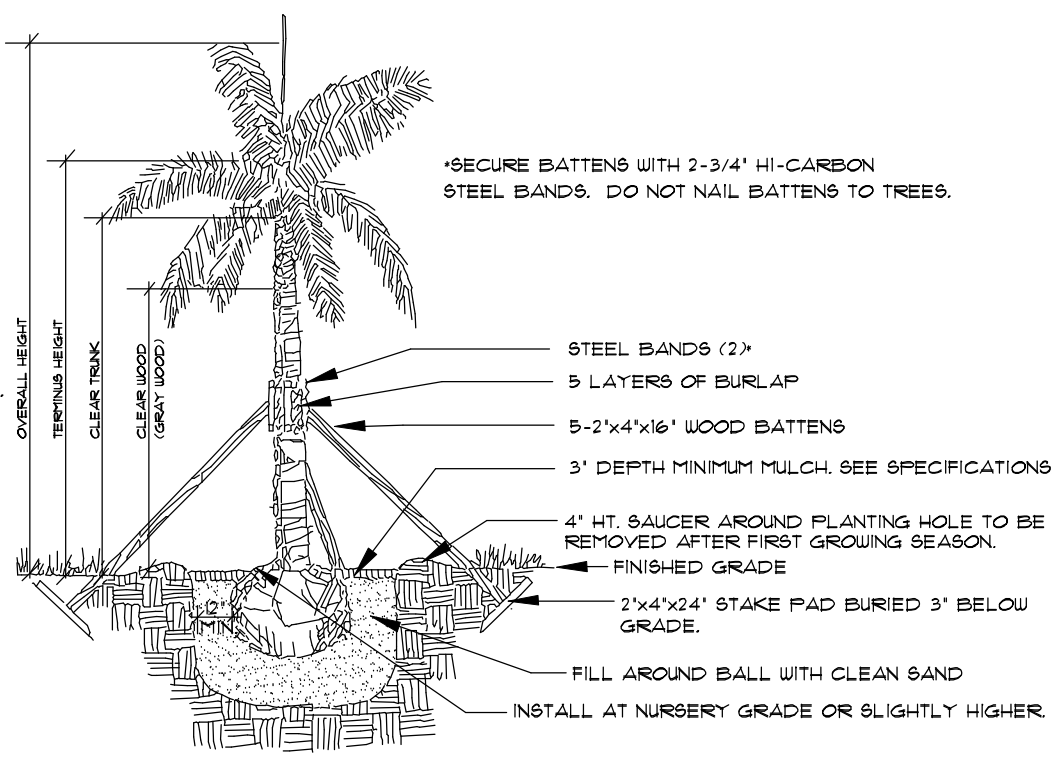
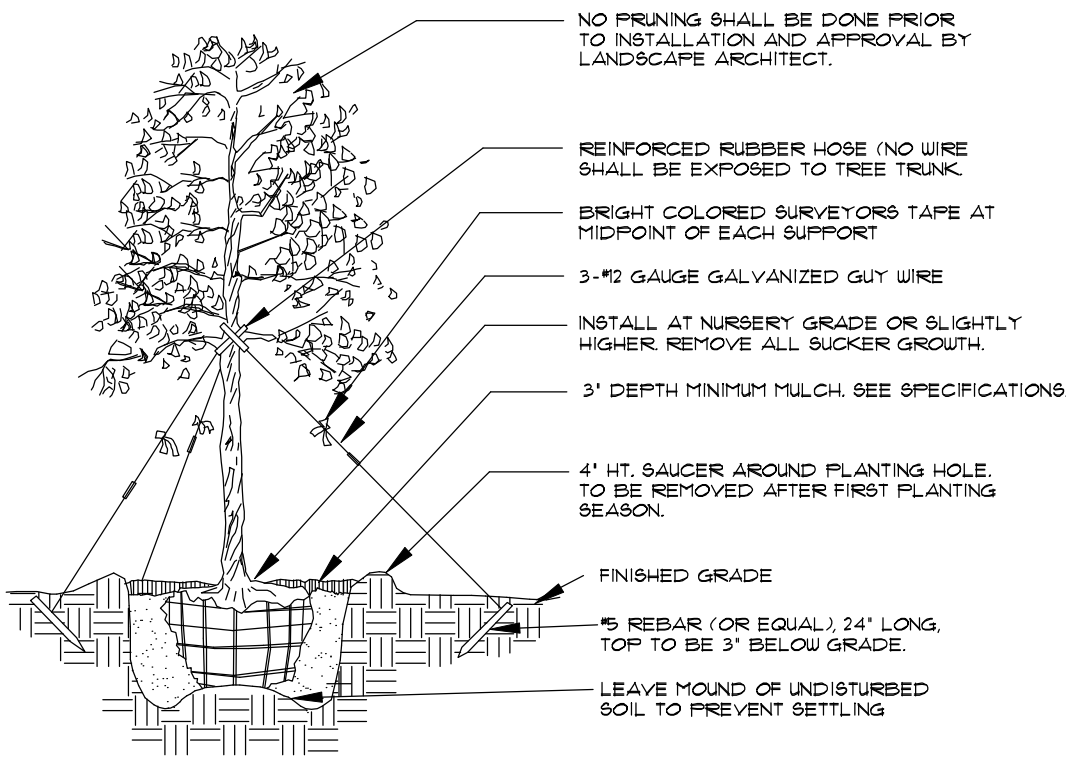
MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

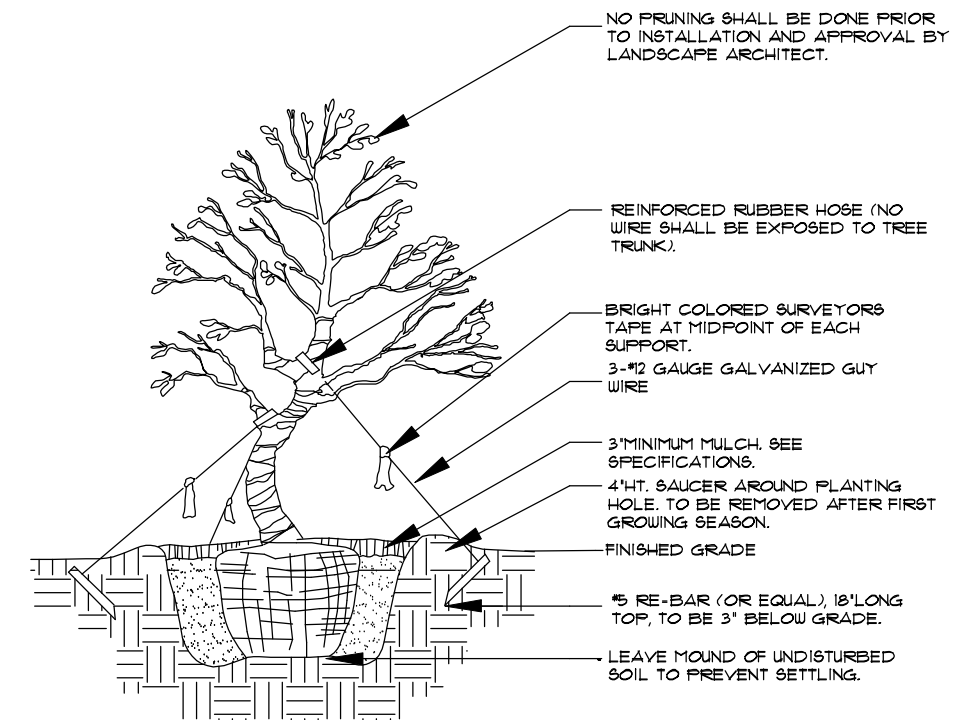
No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B4B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Planting Details



Tree Planting

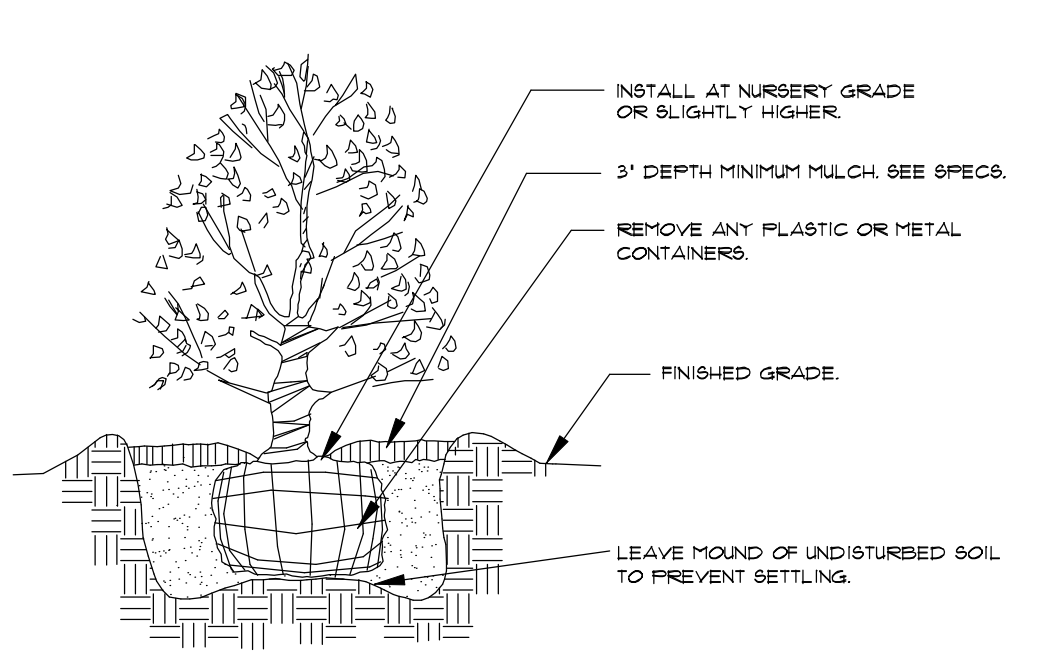
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* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

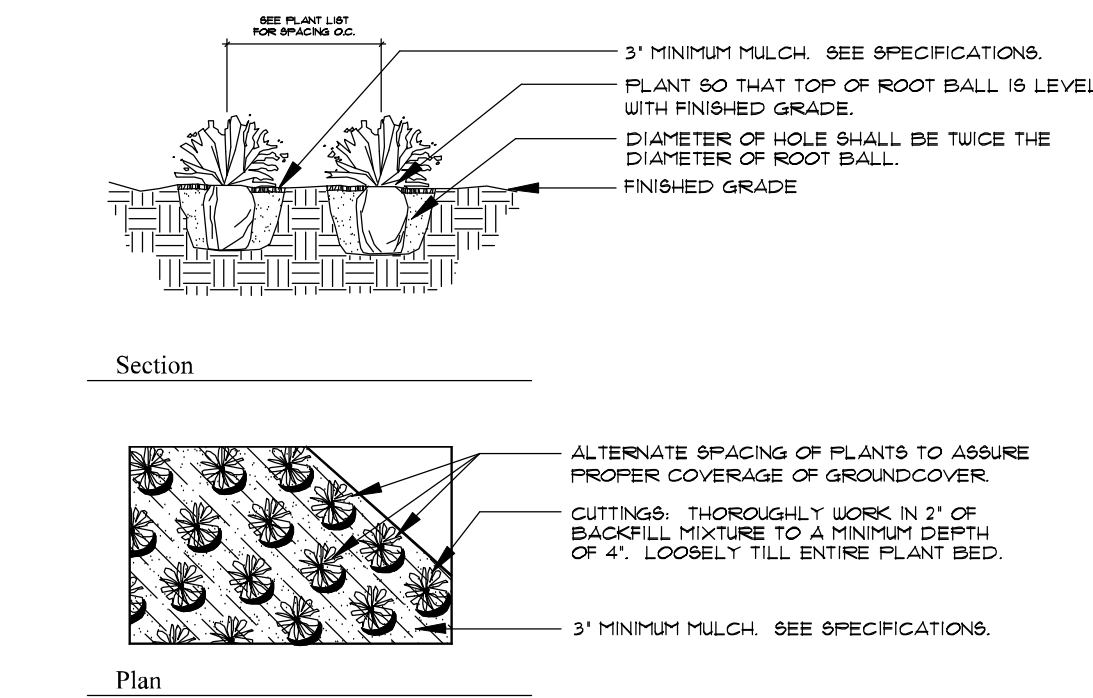
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS.

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Irregular & Multi-Stem Tree Planting

FOR TREES 6'-11' HT. NOTES:
* SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

Shrub Planting

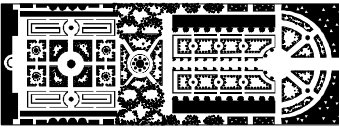
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Groundcover Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage. Said system shall consist of an automatic or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Schefflera and Earleaf Acacia shall be eradicated in the development area and removed from the site.



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CUSTOM RESIDENCE

216 VIA MARILA
PALM BEACH, FLORIDA

PLANTING DETAILS AND SPECIFICATIONS

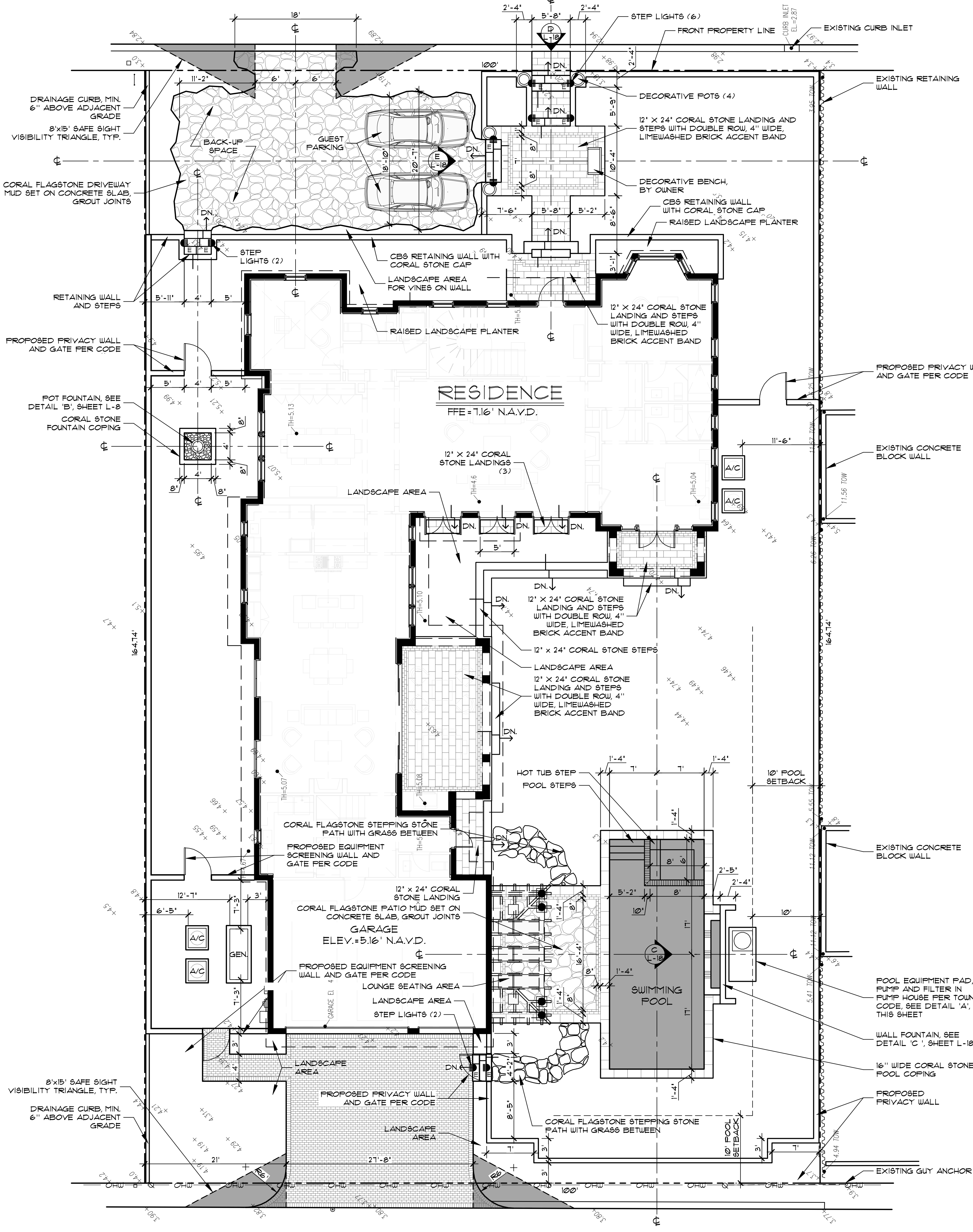
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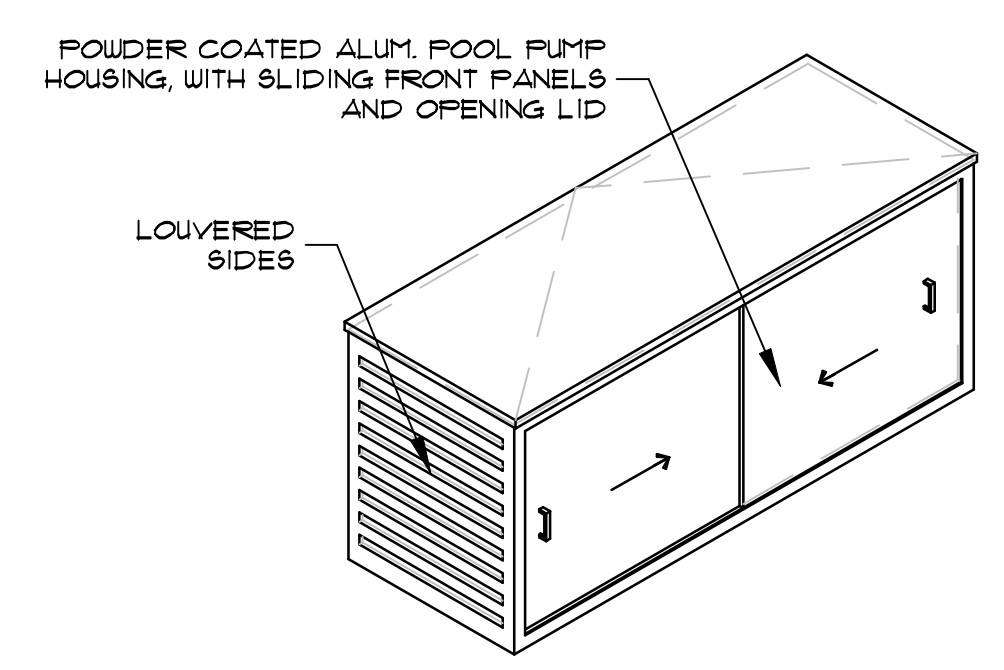
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ARC: 24-0013

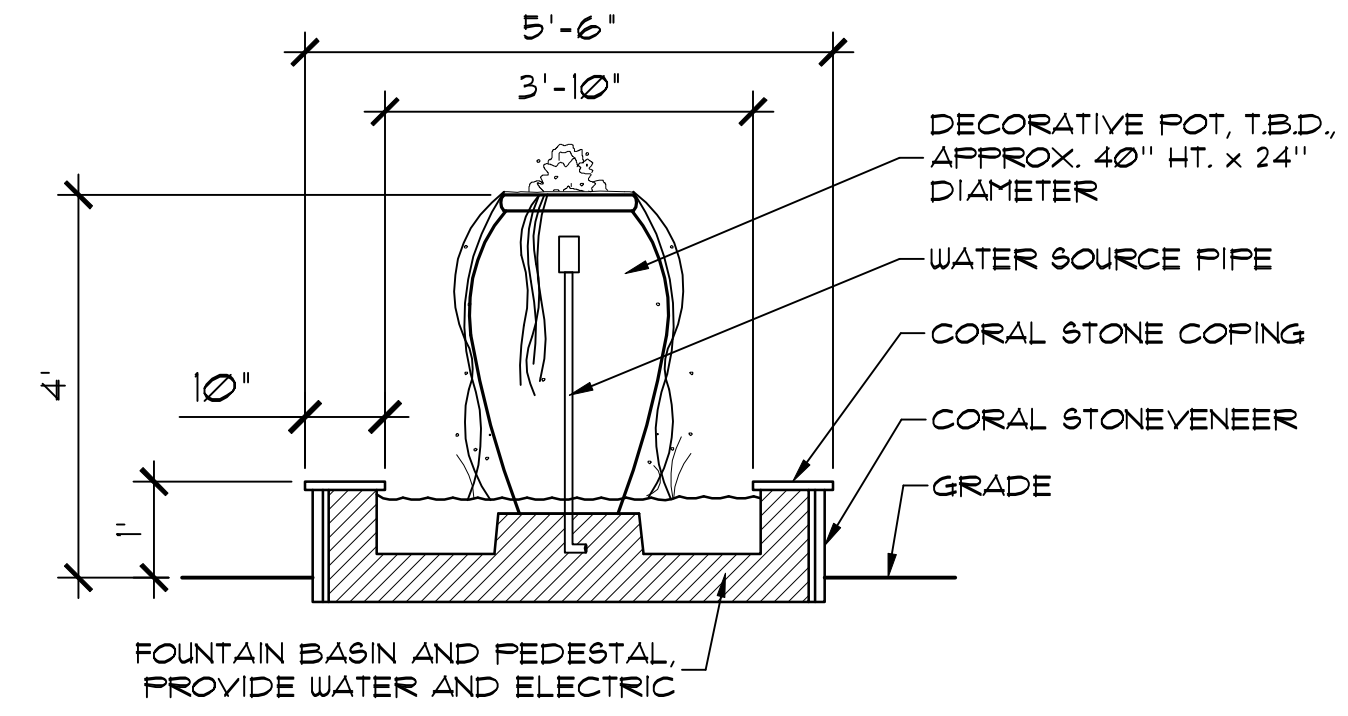


Lighting Specifications

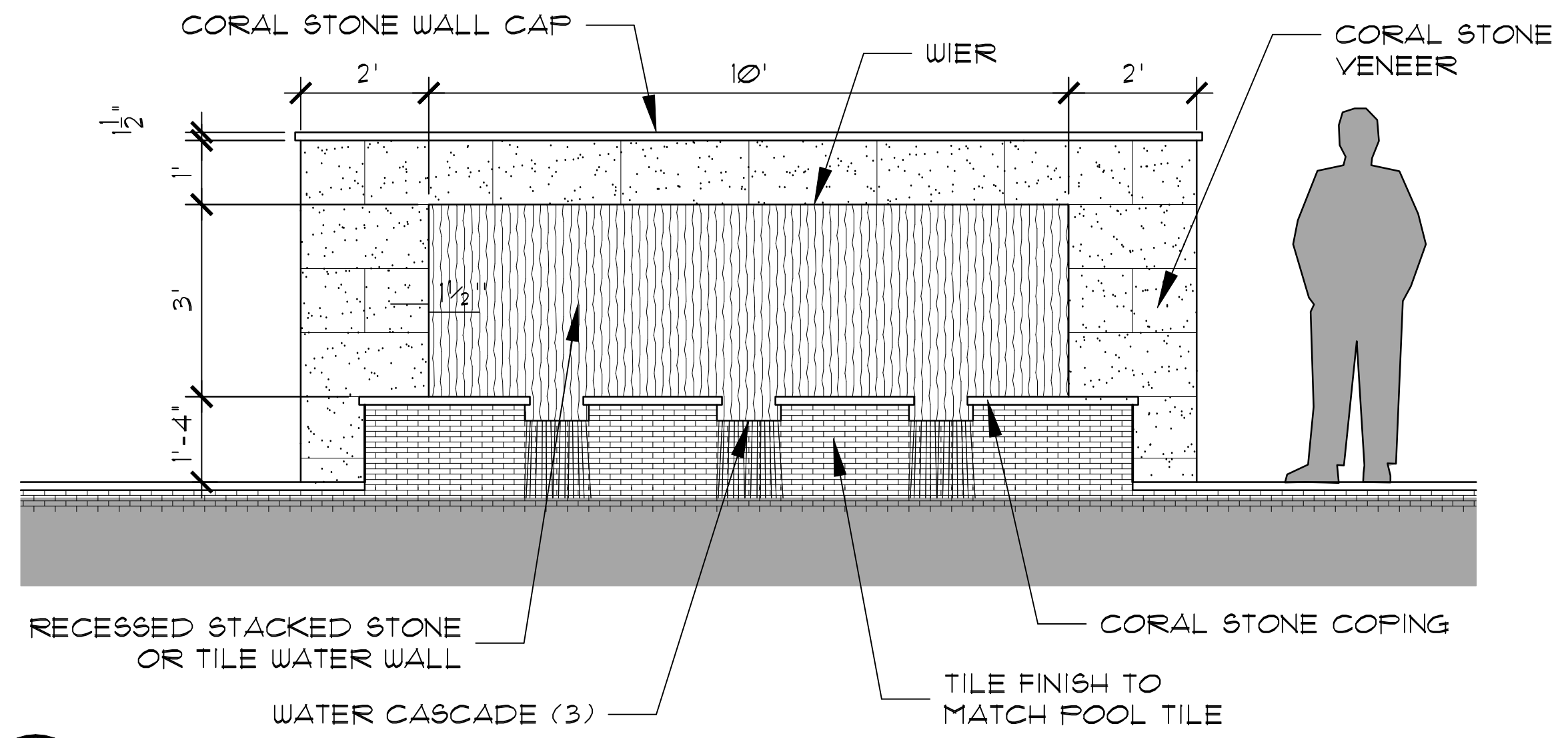
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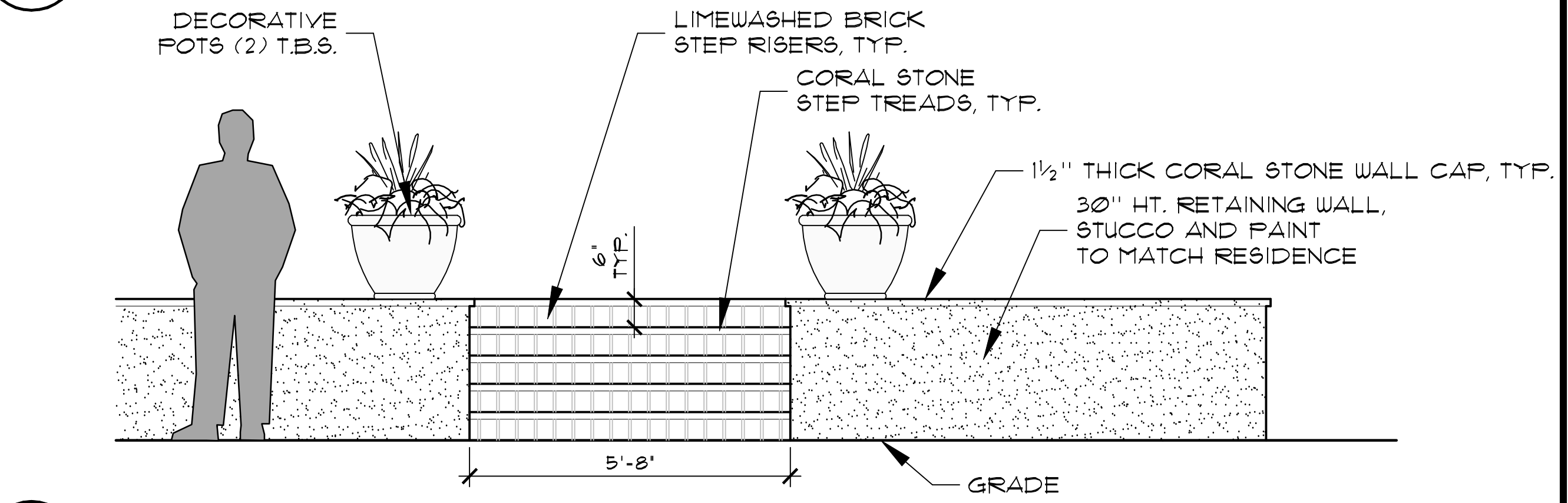
A POOL PUMP ENCLOSURE DETAIL
L-18



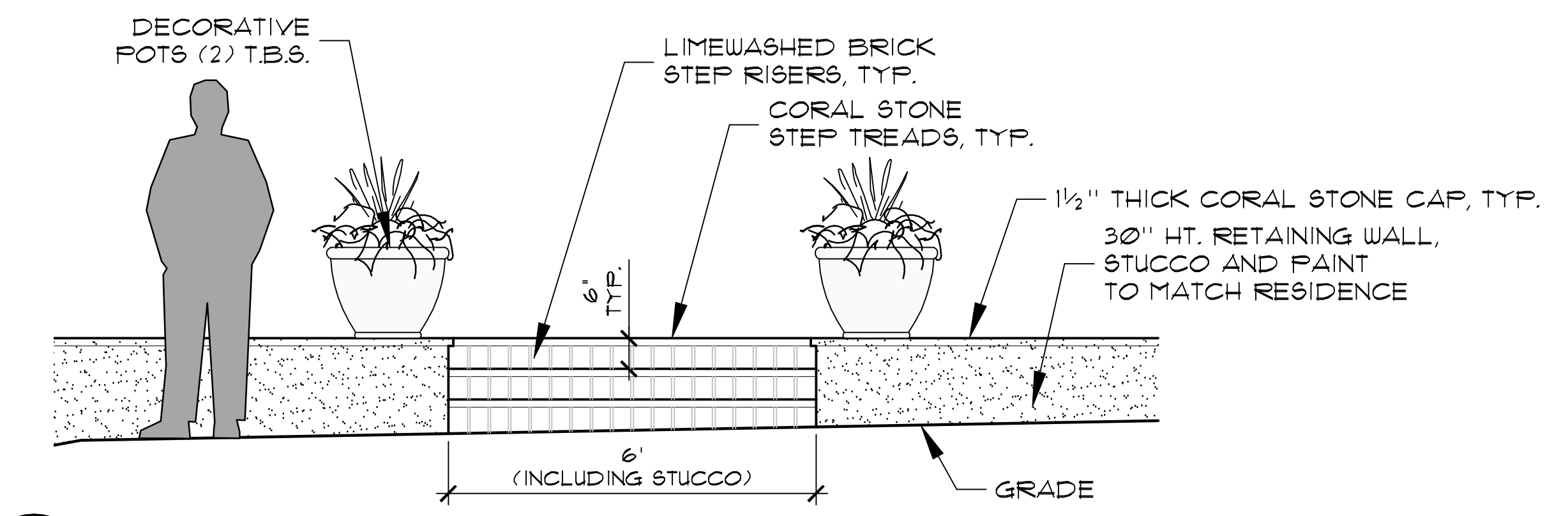
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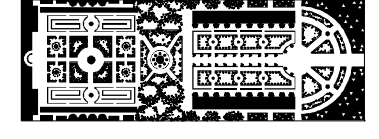
C WALL FOUNTAIN ELEVATION
L-18



D NORTH RETAINING WALL ELEVATION
L-18



E WEST RETAINING WALL ELEVATION
L-18



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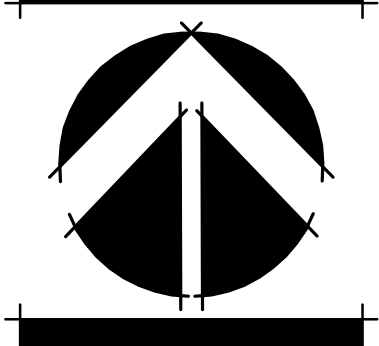
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CUSTOM RESIDENCE
216 VIA MARILA
PALM BEACH, FLORIDA
LANDSCAPE PLAN

DATE: 3/19/24
DRAWN BY: SJW/ML
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SCALE: 1/8"=1'-0"
FILENAME: 216 V1 01

REVISIONS:
4/1/24 First Submittal
4/29/24 Second Submittal
5/29/24 Per staff comments



SHEET:
L-18

ARC: 24-0013



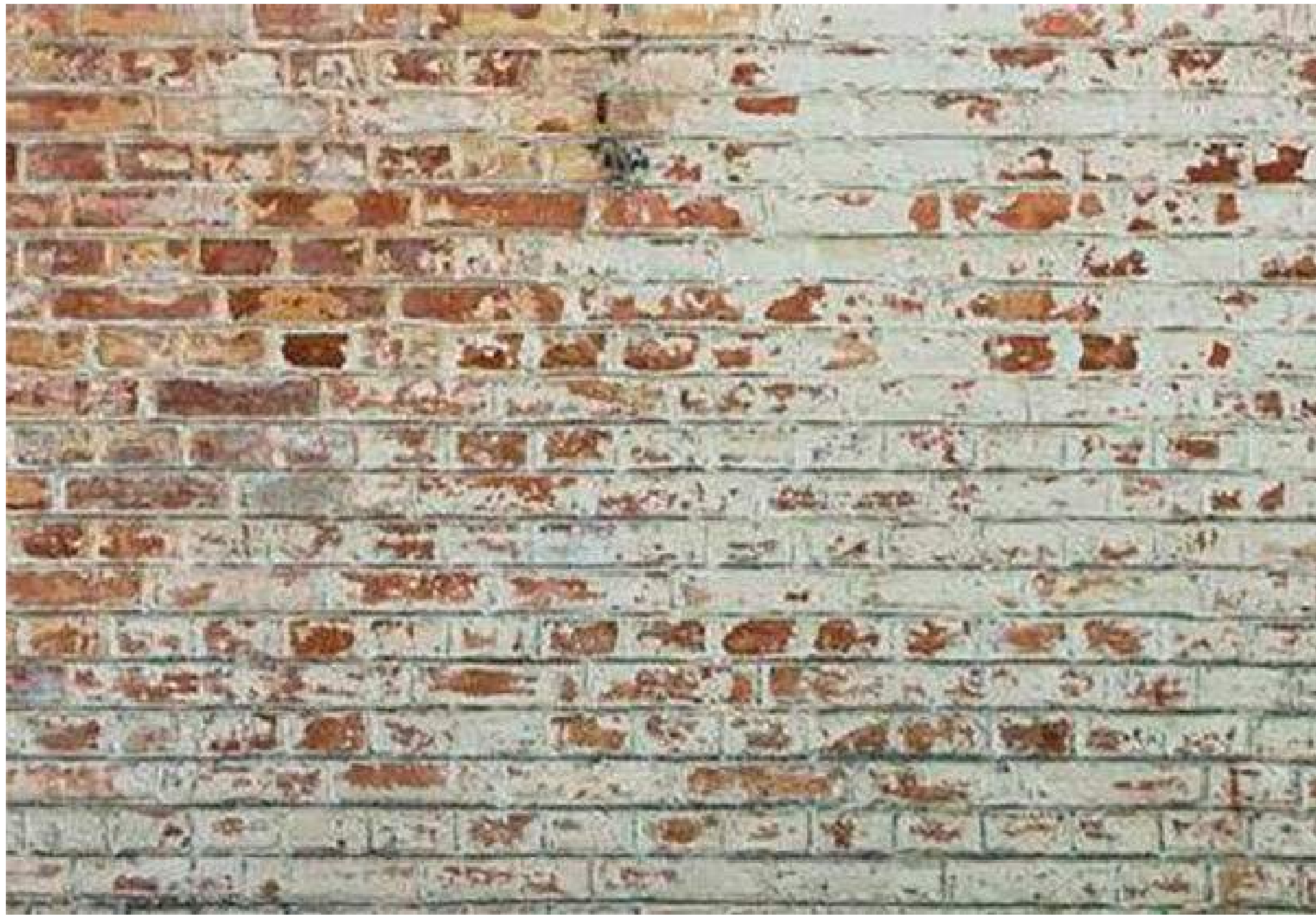
A DOMINICAN CORAL FLAGSTONE
L-19



B DOMINICAN CORAL STONE
L-19

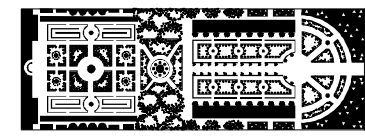


C CORAL STEPPING STONES
L-19



D LIMEWASHED BRICK
L-19

ARC: 24-0013



PARKER-YANNETTE
design group, inc.

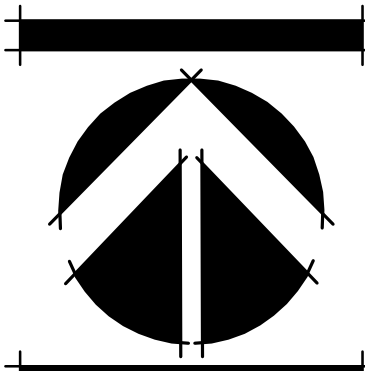
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

CUSTOM RESIDENCE
216 VIA MARILA
PALM BEACH, FLORIDA
HARDSCAPE MATERIAL IMAGES

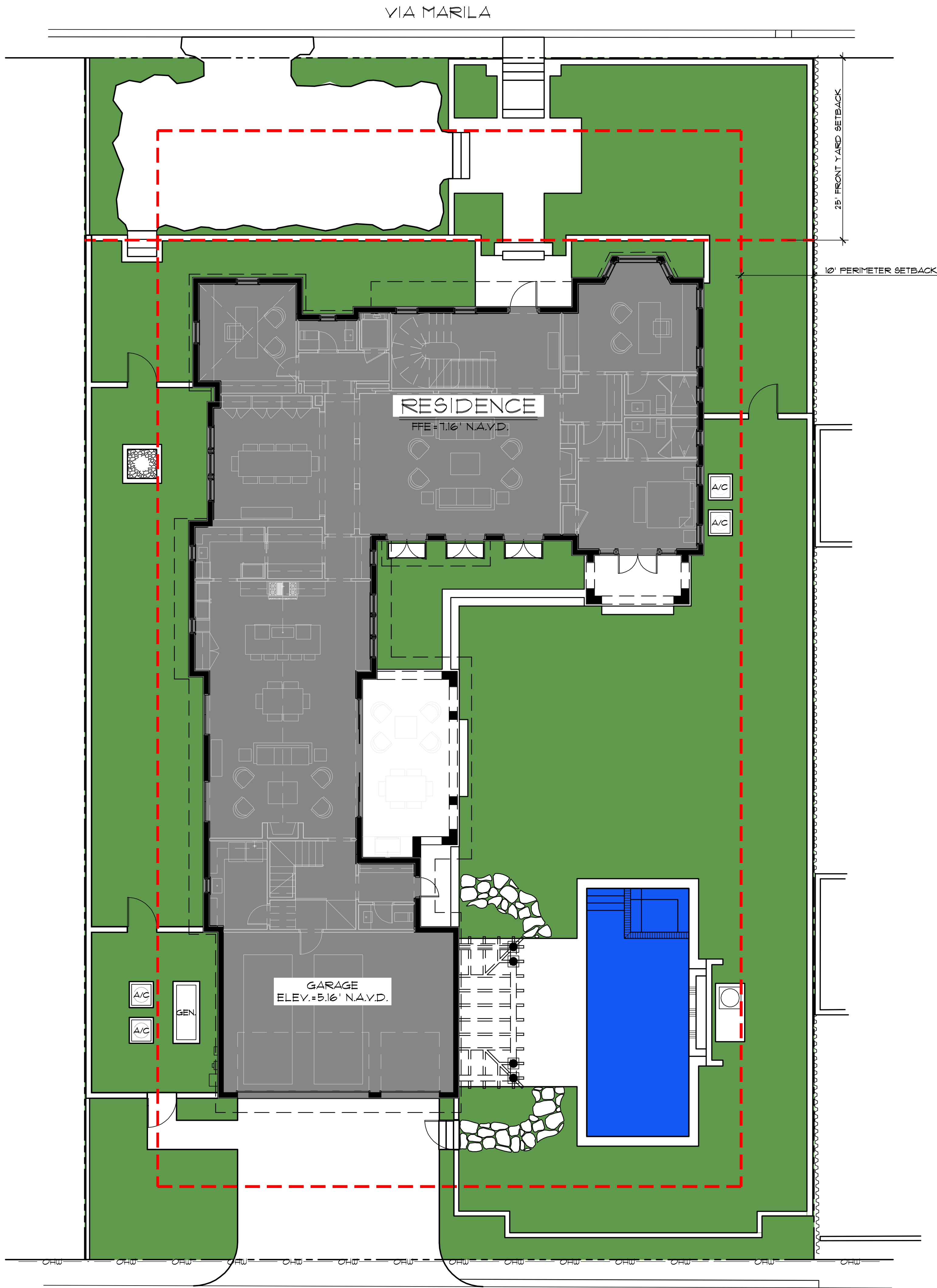
DATE: 3/19/24
DRAWN BY: SJW/ML
JOB NO: 24-030
SCALE: 1/8"=1'-0"
FILENAME: 216 V11 01

REVISIONS:
4/1/24 First Submittal
4/23/24 Second Submittal
5/29/24 Per staff comments



SHEET:

L-19



Landscape Open Space Key

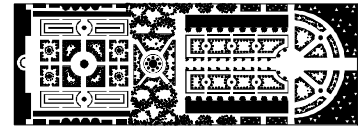
- Landscape Open Space
- Residence
- Pool
- Hardscape



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend		
	Property Address:	216 Via Marila	
1	Lot Area (sq. ft.):	16,474 sq. ft.	
2		REQUIRED	PROPOSED
3	Landscape Open Space (LOS) (Sq Ft and %)	7,413 sq. ft. / 45%	7,752.4 sq. ft. / 47.1%
4	LOS to be altered (Sq Ft and %)	N/A	16,474 sq. ft. / 100%
5	Perimeter LOS (Sq Ft and %)	3,707 sq. ft. / 50%	3,707.7 sq. ft. / 50.0%
6	Front Yard LOS (Sq Ft and %)	1,000 sq. ft. / 40%	1,154.1 sq. ft. / 46.2%
7	Native Trees %	30% (number of trees)	100% (2)
8	Native Shrubs & Vines %	30% (number of shrubs & vines)	42.3% (561)
9	Native Groundcover %	30% (groundcover area)	N/A
10			

To determine qualifying native vegetation use either:
[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)



PARKER-YANNETTE
design group, inc.

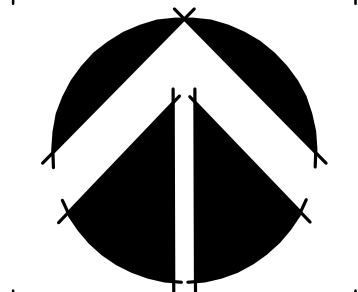
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

CUSTOM RESIDENCE
216 VIA MARILA
PALM BEACH, FLORIDA
LANDSCAPE OPEN SPACE DIAGRAM

DATE: 3/19/24
DRAWN BY: SJW/ML
JOB NO: 24-030
SCALE: 1/8"=1'-0"
FILENAME: 216 VM 01

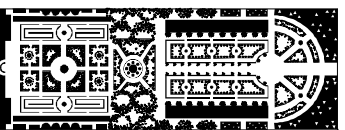
REVISIONS:
4/1/24 First Submittal
4/23/24 Second Submittal
5/2/24 Per staff comments



SHEET:

L-20

ARC: 24-0013



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

Native Planting Key

Native Vegetation



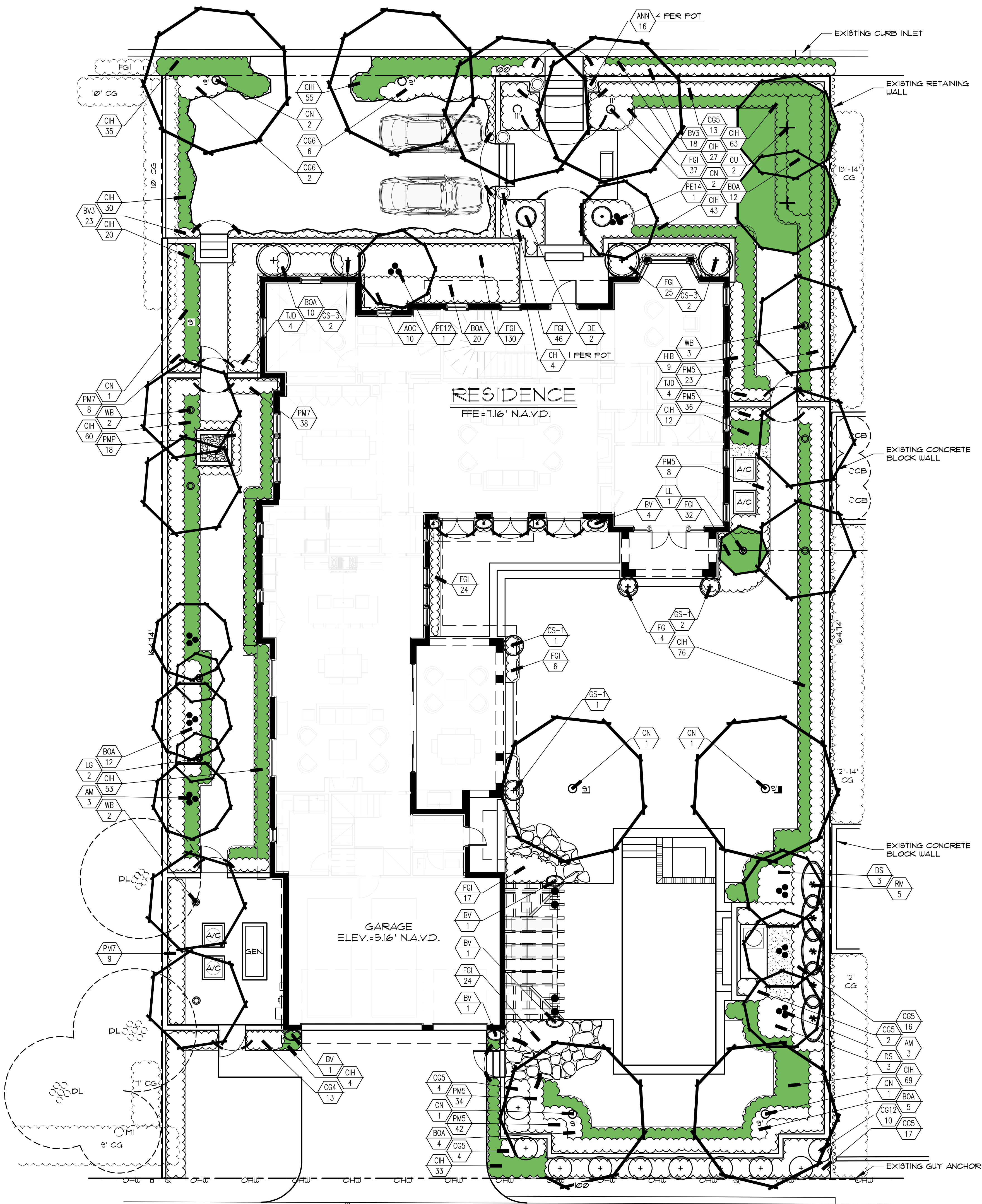
Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend		
1	Property Address:	216 Via Marila	
2	Lot Area (sq. ft.):	16,474 sq. ft.	
3		REQUIRED	PROPOSED
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5	LOS to be altered (Sq Ft and %)	N/A	16,474 sq. ft. / 100%
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7	Front Yard LOS (Sq Ft and %)	1,000 sq. ft. / 40%	1,154.1 sq. ft. / 46.2%
8	Native Trees %	30% (number of trees)	100% (2)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	42.3% (561)
10	Native Groundcover %	30% (groundcover area)	N/A

To determine qualifying native vegetation use either:

[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)



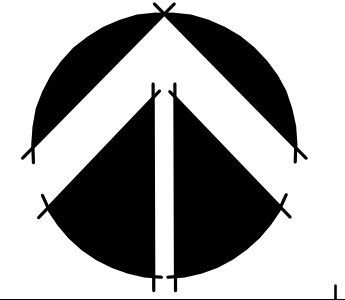
CUSTOM RESIDENCE

216 VIA MARILA
PALM BEACH, FLORIDA

FLORIDA NATIVE LANDSCAPE DIAGRAM

DATE: 3/18/24
DRAWN BY: SJW/CML
JOB NO.: 24-030
SCALE: 1/8"=1'-0"
FILENAME: 216 VM 01

REVISIONS:
4/12/24 First Submittal
4/29/24 Second Submittal
5/29/24 Per staff comments



SHEET:
L-21

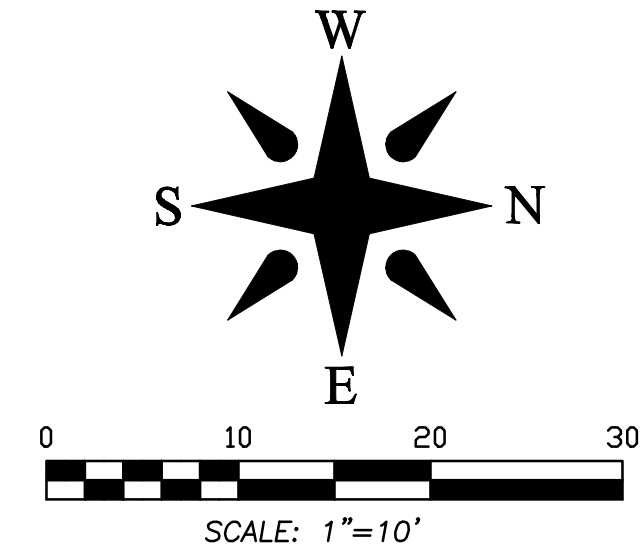
ARC: 24-0013

BOUNDARY SURVEY FOR: 216 VM LLC

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

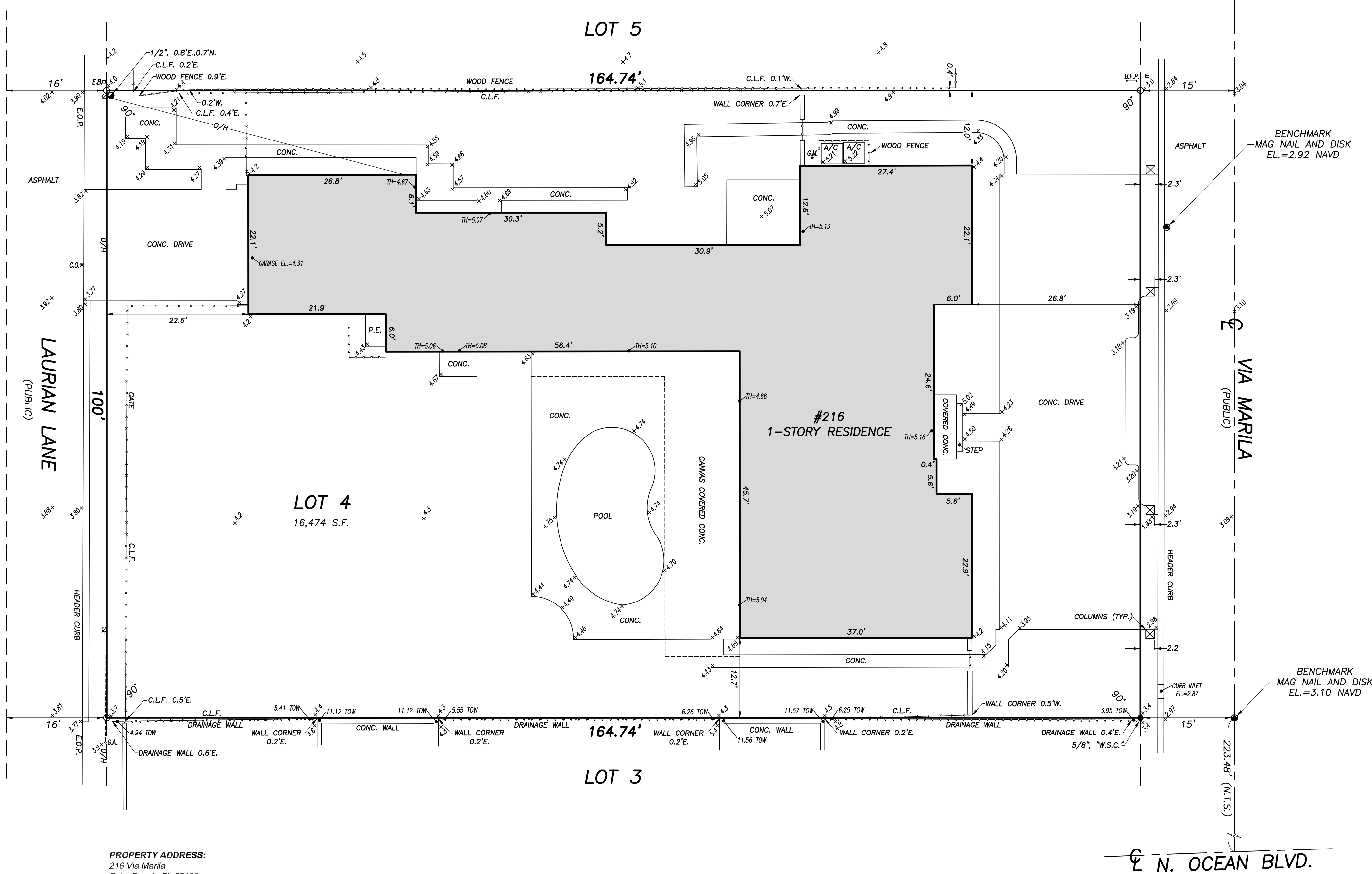
216 VM LLC
Old Republic National Title Insurance Company
Gunster, Yoakley & Stewart, P.A.
MidFirst Private Banking, ISAOA/ATIMA

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



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
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
G.M.	= GAS METER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
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
O/S	= 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
P.O.	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
P.V.M.T.	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
R.G.E.	= 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
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
T.O.W.	= TOP OF WALL ELEVATION
T.W.P.	= 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
W	= BASELINE
X	= CENTERLINE
Y	= CENTRAL ANGLE/DELTA
Z	= CONCRETE MONUMENT FOUND (AS NOTED)
1	= CONCRETE MONUMENT SET (LB #4569)
2	= ROD & CAP FOUND (AS NOTED)
3	= 5/8" ROD & CAP SET (LB #4569)
4	= IRON PIPE FOUND (AS NOTED)
5	= IRON ROD FOUND (AS NOTED)
6	= NAIL FOUND
7	= NAIL & DISK FOUND (AS NOTED)
8	= MAG NAIL & DISK SET (LB #4569)
9	= PROPERTY LINE
10	= UTILITY POLE
11	= FIRE HYDRANT
12	= WATER METER
13	= WATER VALVE
14	= LIGHT POLE



PROPERTY ADDRESS:
216 Via Marila
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 4, CORAL ESTATES, according to the plat thereof as recorded in Plat Book 22, Page 27, Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393F, dated 10/5/2017.

NOTES:

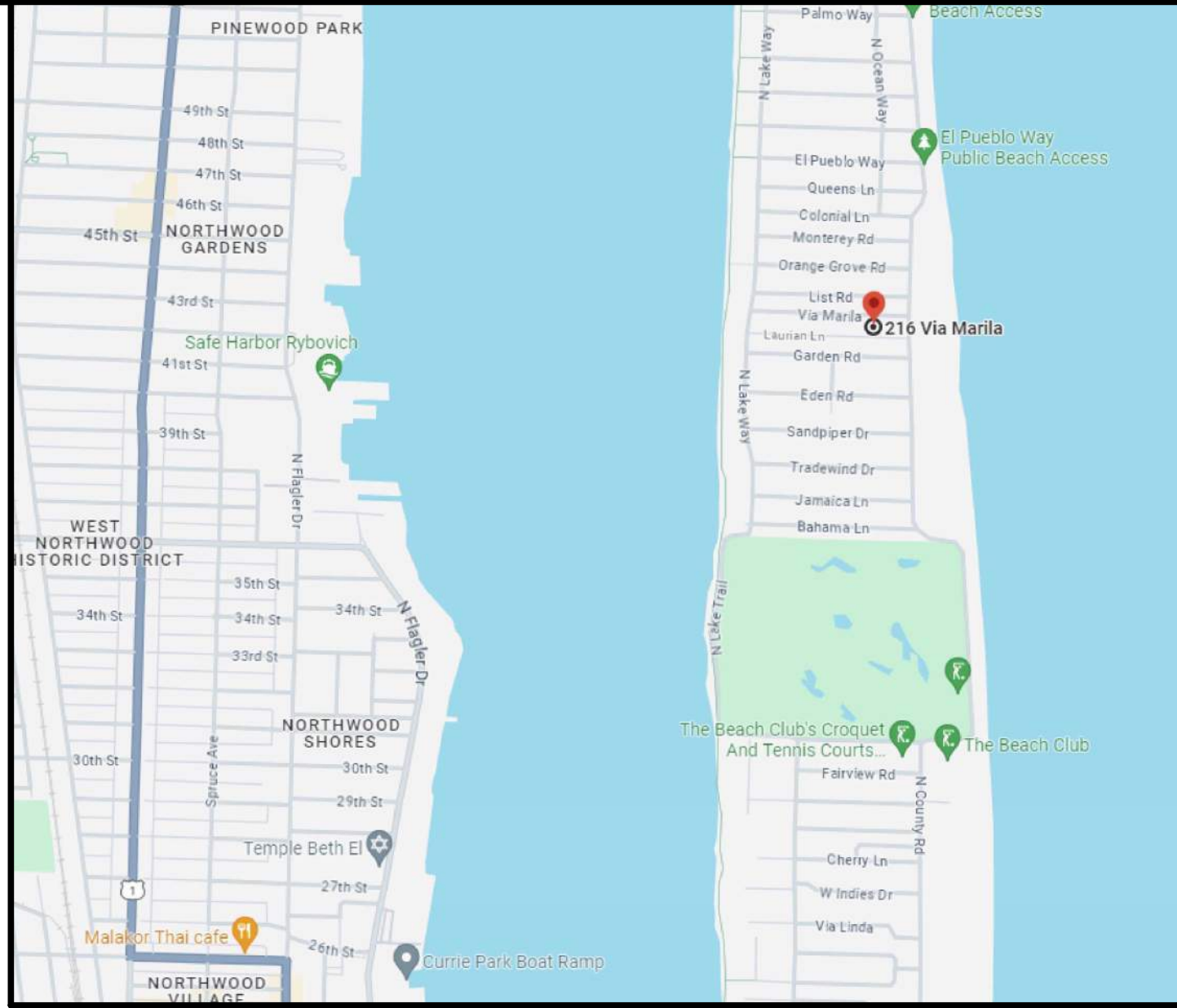
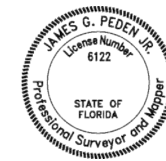
- All information regarding record easements, adjoining, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1481059, issued by Old Republic National Title Insurance Company, dated February 5, 2024. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (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.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon 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: 2/14/2024

James G. Peden Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122



VICINITY SKETCH N.T.S.

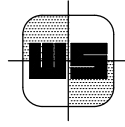
TITLE COMMITMENT REVIEW					
CLIENT: Jason Green		COMMITMENT NO.: 1481059	DATE: 02/05/24		
REVIEWED BY: James G. Peden Jr.		JOB NO.: 196499-SE			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-4	N/A	Standard Exceptions.			
5	PB 22, PG 27	All matters contained on the Plat of Coral Estates.	•		
5a	ORB 33510, PG 1856	As affected by Resolution No. 050-2022 vacating and abandoning a portion of utility easement.			•
6	DB 22, PG 123	Easement in favor of West Palm Beach Telephone Company, providing the right to erect, maintain, repair and operate telephone poles and lines.		•	
6a	DB 124, PG 430	As conveyed to Southern Bell Telephone & Telegraph Company.		•	
7	ORB 597, PG 185	Terms and conditions contained in Agreement for Easements, providing access and parking by inside lot owners.		•	
7a	ORB 31994, PG 224	Amended.		•	
8	ORB 3952, PG 132	Easement in favor of the Town of Palm Beach, Florida, for storm sewer purposes.			•
8a	ORB 3964, PG 1245	Vacating and abandoning a portion of a certain utility easement and substituting therefore by dedication another easement.			•
9	ORB 33595, PG 1833	Underground Easement (individual) in favor of Florida Power & Light Company, Bell South Telecommunications, LLC, Comcast Corporation and The Town of Palm Beach.			•
10	ORB 32228, PG 882 ORB 32277, PG 1501, 1554, 1557, 1560, 1598, 1592, 1676, 1873, 1941 ORB 32278, PG 20 ORB 32301, PG 1799 ORB 32400, PG 1275	Easement in favor of Florida Power & Light Company, Bell South Telecommunications, LLC, Comcast Corporation and The Town of Palm Beach.		•	
11	ORB 33071, PG 891 ORB 33103, PG 1048	Terms and conditions contained in Via Marila Beach Access License Agreement for ingress and egress (beach access).		•	
12	ORB 597, PG 185	Agreement for easements.		•	
12a	ORB 31994, PG 224	As affected by the Amendment to Agreement for Easements.		•	
13-17	N/A	Standard Exceptions.			•

REVISIONS

03/02/24 SPOT ELEVATIONS B.M./M.B. PB358/67

BOUNDARY SURVEY FOR:

216 VM LLC

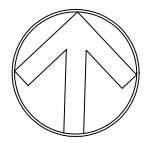
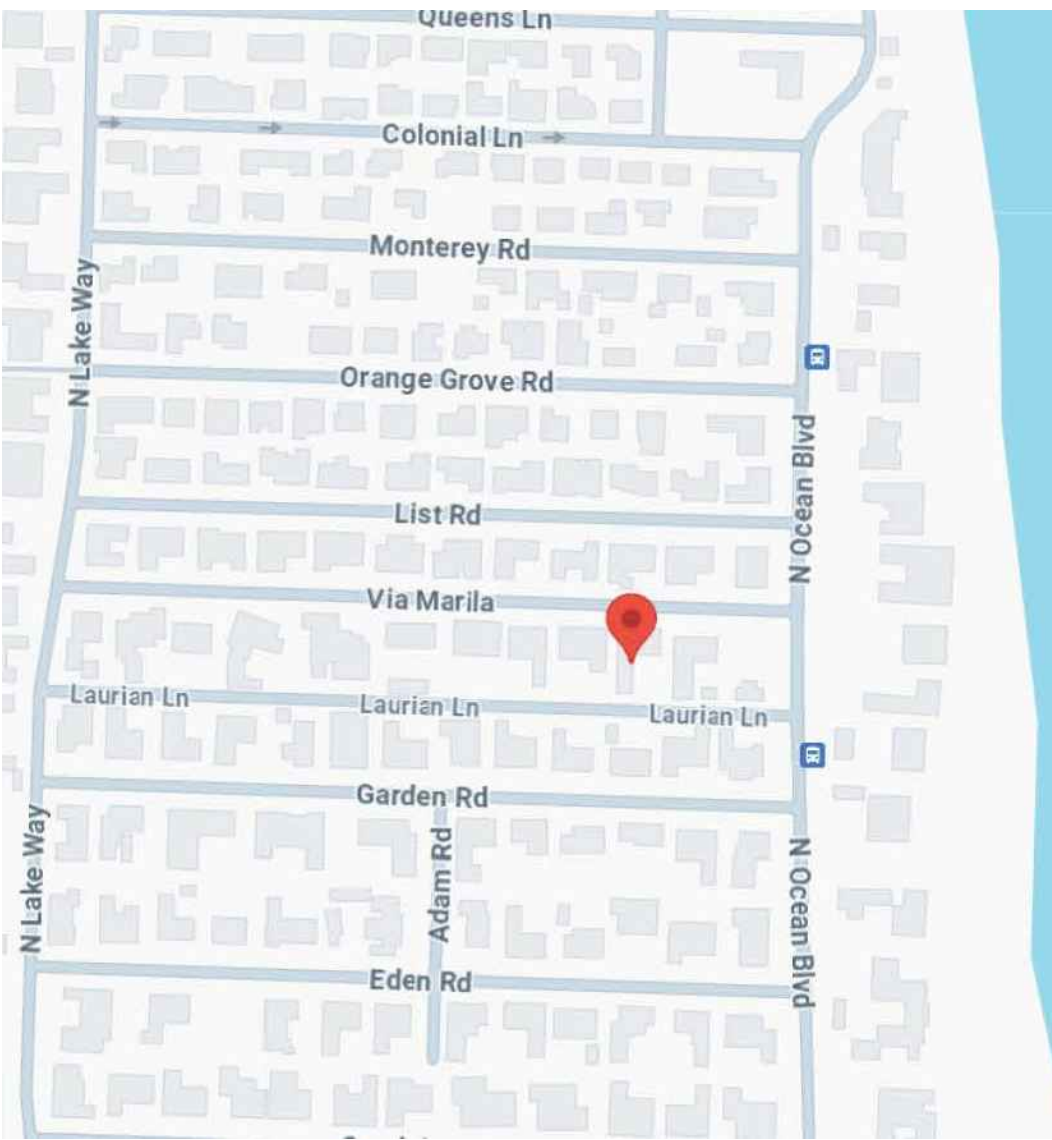


WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4051

FIELD:	B.M.	JOB NO:	196499	F.B:	PB357 PG. 59
OFFICE:	M.B.	DATE:	2/14/24	DWG. NO.	196499
C'D:	J.P.	REF:	196499.DWG	SHEET	1 OF 1



Know what's below.
Call before you dig.



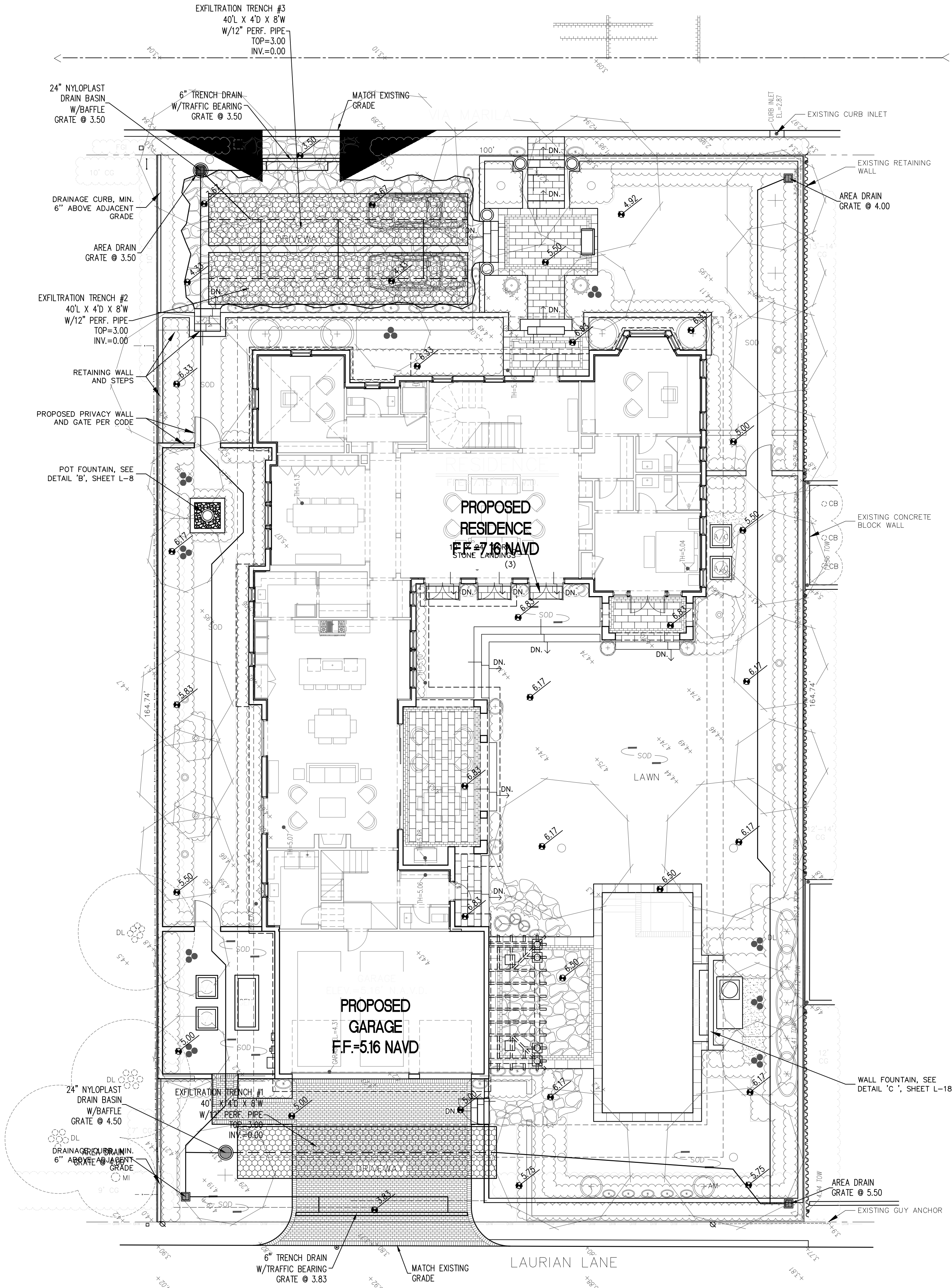
LOCATION MAP
N.T.S.

LEGEND

- EXISTING ELEVATION PER WALLACE SURVEYING, INC. (NAVD)
- PROPOSED ELEVATION (NAVD)
- FLOW DIRECTION.
- DOWNSPOUT
- AREA DRAIN
- EXFILTRATION TRENCH
- NYLOPLAST DRAIN BASIN W/BAFFLE

NOTES

- SITE DRAINAGE PLAN TO MEET TOWN OF PALM BEACH STORMWATER REQUIREMENTS. DURING DETAILED CONSTRUCTION PLAN PREPARATION, ADDITIONAL DRAINAGE IMPROVEMENTS MAY BE INCORPORATED INTO THE SITE DRAINAGE PLAN FROM THAT SHOWN. IF NECESSARY, STEM WALLS OR OTHER ITEMS MAY BE REQUIRED ALONG THE PROPERTY LINES TO PREVENT RUNOFF ONTO ADJACENT PROPERTIES.
- ALL PORTIONS OF EXFILTRATION TRENCHES ADJACENT TO PLANT MATERIAL HAVING AN INVASIVE ROOT SYSTEM SHALL BE PROTECTED WITH A ROOT BARRIER.



PROPOSED RESIDENCE 216 VIA MARILA PALM BEACH, FLORIDA STORMWATER MANAGEMENT CALCULATIONS

SITE PLAN DATA

Total Lot Area = 16,474 sq. ft. ±
Impervious Area (footprint, drive, walkways, pool, decking) = 9,802 sq.ft. ±
Pervious Area = 6,672 sq.ft. ±

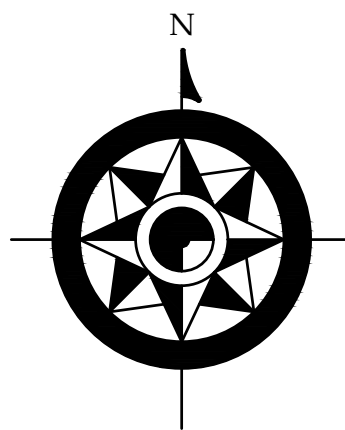
ESTIMATED RUNOFF VOLUME

Impervious Runoff Volume:
2" x 9,802 sq.ft. x 1 ft./12 in. = 1,634 cu.ft.
Pervious Runoff Volume:
0.4" x 6,672 sq.ft. x 1 ft./12 in. = 222 cu.ft.
Total Volume to be Retained = 1,856 cu.ft.

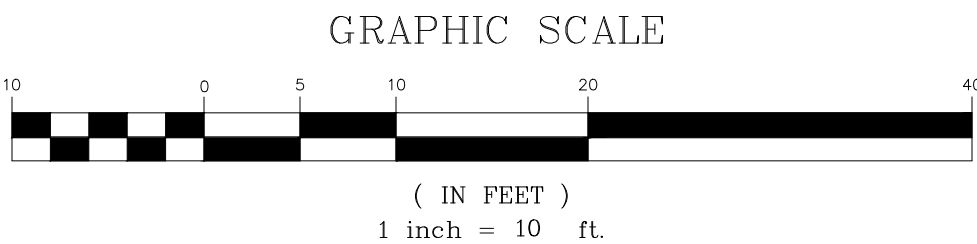
EXFILTRATION TRENCH #1, #2, #3
L = Total Length of Trench Provided = 40 ft
W = Trench Width = 8 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft. per ft. of head
H2 = Depth to Water Table = 2.00 ft
DU = Non-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 2.50 ft
V = Volume Treated = 458 cu.ft.

RETENTION PROVIDED IN TRENCH = 1,374 cu.ft.

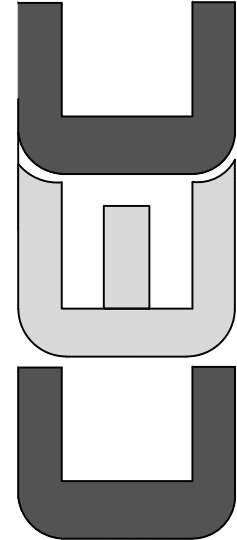
Percolation test is forthcoming and will show that all three trenches or less will suffice for storage.



DRAINAGE & GRADING PLAN



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398

andre@cec-fl.com

Date:

Revisions:

No:

CIVIL PLANS FOR: PROPOSED RESIDENCE 216 VIA MARILA PALM BEACH, FLORIDA

Project #: 24-045
Issue Date: 04/11/24
Drawn By: AMW
Chkd By: AMW
Scale: As Shown

ANDRE M. WEBSTER
P.E.
No. 87358
STATE OF FLORIDA
Professional Engineer
Florida License #87358

SHEET TITLE

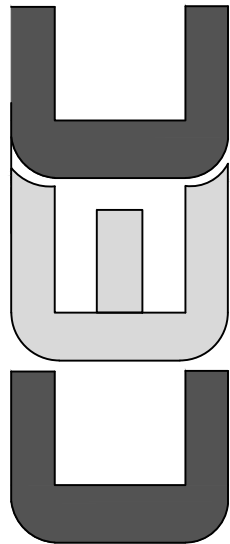
DRAINAGE &
GRADING PLAN

SHEET NUMBER:

C-1



Know what's below.
Call before you dig.



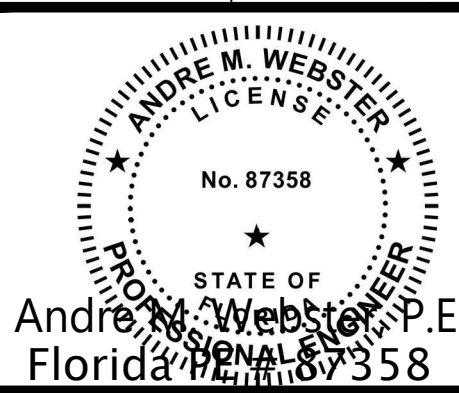
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398

andre@cec-fl.com

No:	Revisions:	Date:

CIVIL PLANS FOR:
PROPOSED RESIDENCE
216 VIA MARLA
PALM BEACH, FLORIDA

Project #:	24-045
Issue Date:	04/11/24
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown

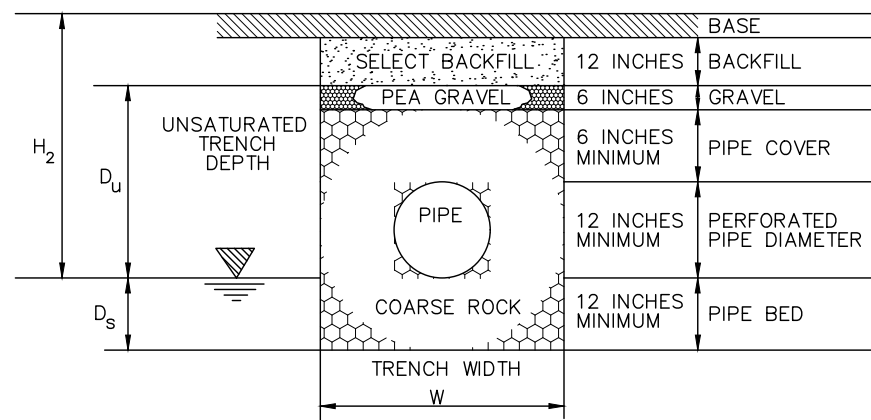


SHEET TITLE
DRAINAGE & GRADING DETAILS

SHEET NUMBER:

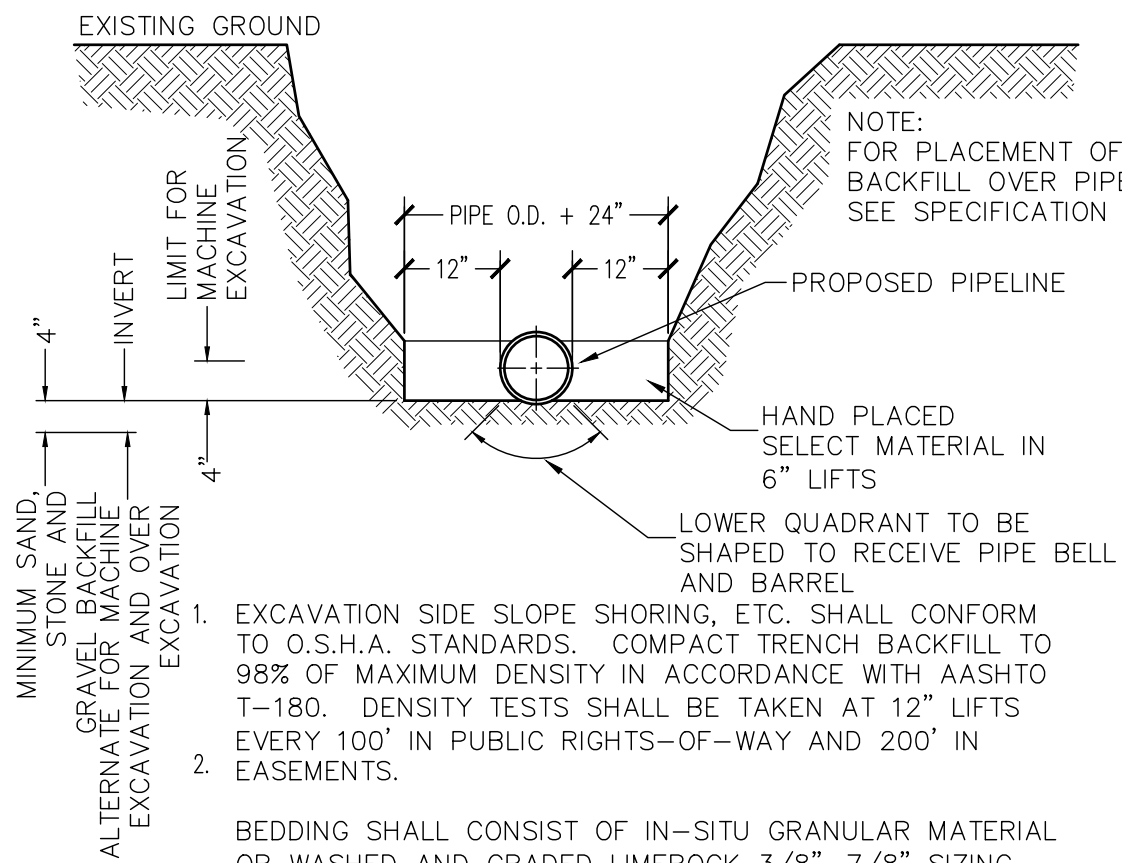
C-2

TYPICAL EXFILTRATION TRENCH



$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

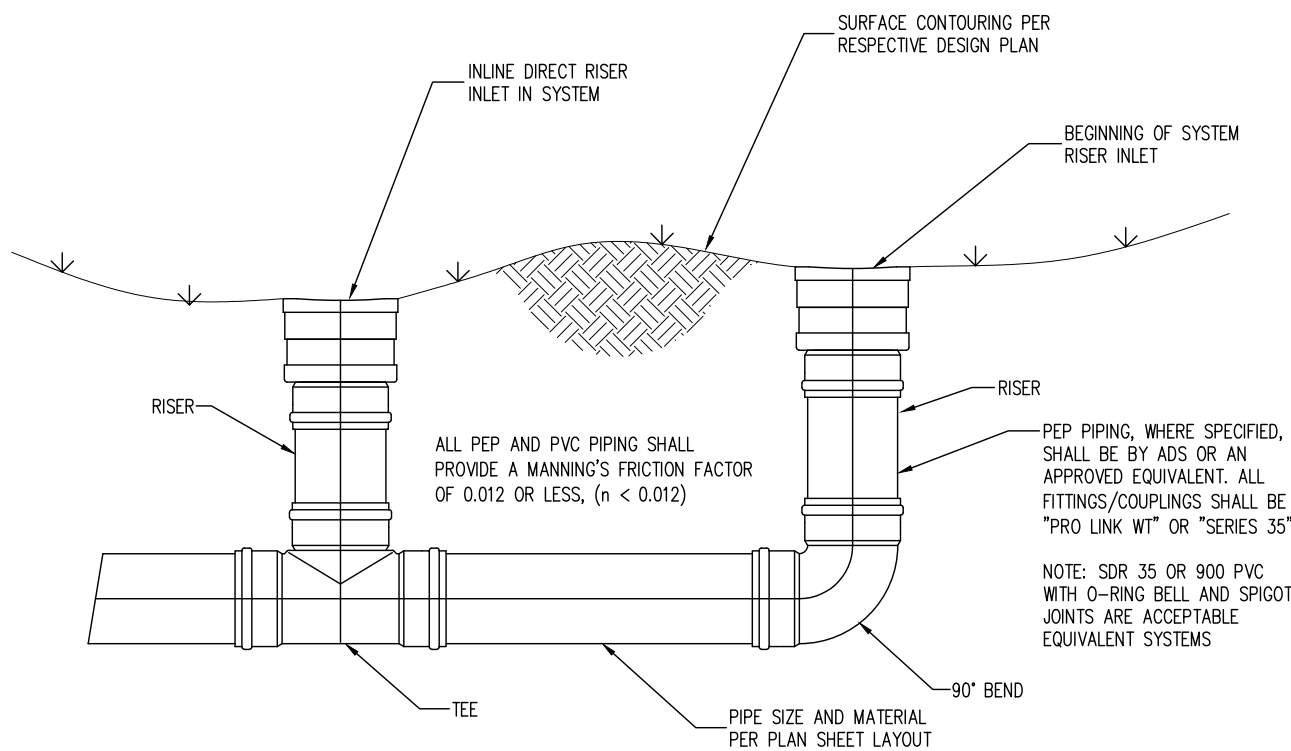
L = LENGTH OF TRENCH REQUIRED (FEET)
V = VOLUME TREATED (ACRE-INCHES)
W = TRENCH WIDTH (FEET)
K = HYDRAULIC CONDUCTIVITY (CFS/FT.² - FT.HEAD)
H₂ = DEPTH TO WATER TABLE (FEET)
D_u = NON-SATURATED TRENCH DEPTH (FEET)
D_s = SATURATED TRENCH DEPTH (FEET)



1. EXCAVATION SIDE SLOPE SHORING, ETC. SHALL CONFORM TO O.S.H.A. STANDARDS. COMPACT TRENCH BACKFILL TO 98% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180. DENSITY TESTS SHALL BE TAKEN AT 12" LIFTS EVERY 100' IN PUBLIC RIGHTS-OF-WAY AND 200' IN EASEMENTS.
2. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS, HARDPAN AND LARGER ROCKS SHALL BE REMOVED.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, HARDPAN AND DEBRIS.
5. SEE SEPARATE DETAIL FOR "PIPE INSTALLATION UNDER EXISTING PAVEMENT-OPEN CUT."
6. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.

TRENCH AND BACKFILL DETAIL

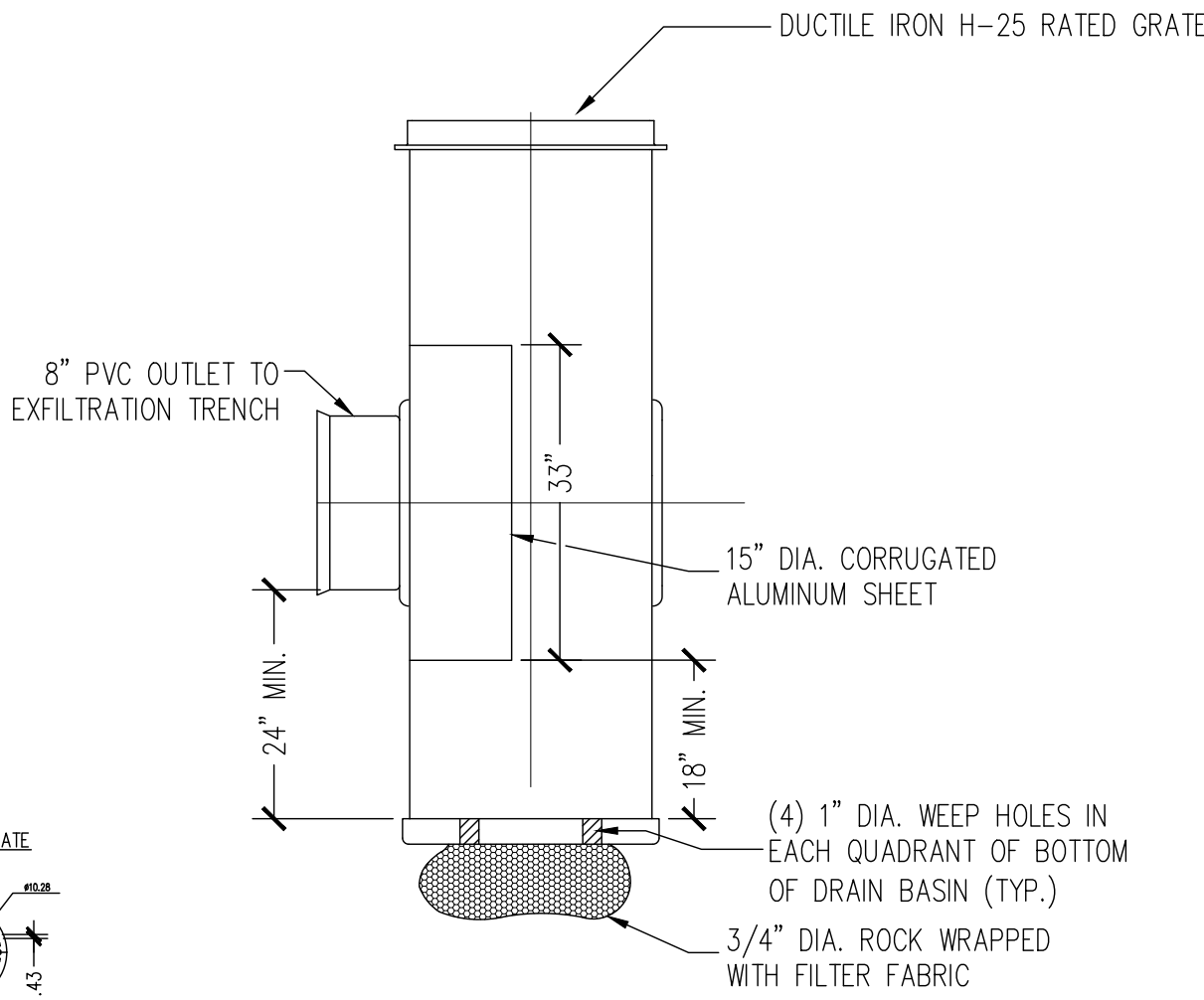
N.T.S.



DIRECT RISER INLET: TYPICAL INSTALLATION

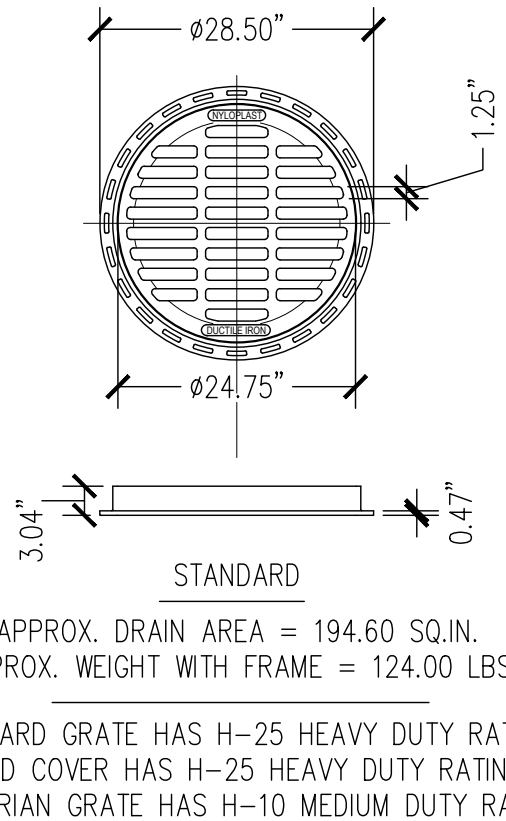
N.T.S.

24" NYLOPLAST DRAIN BASIN

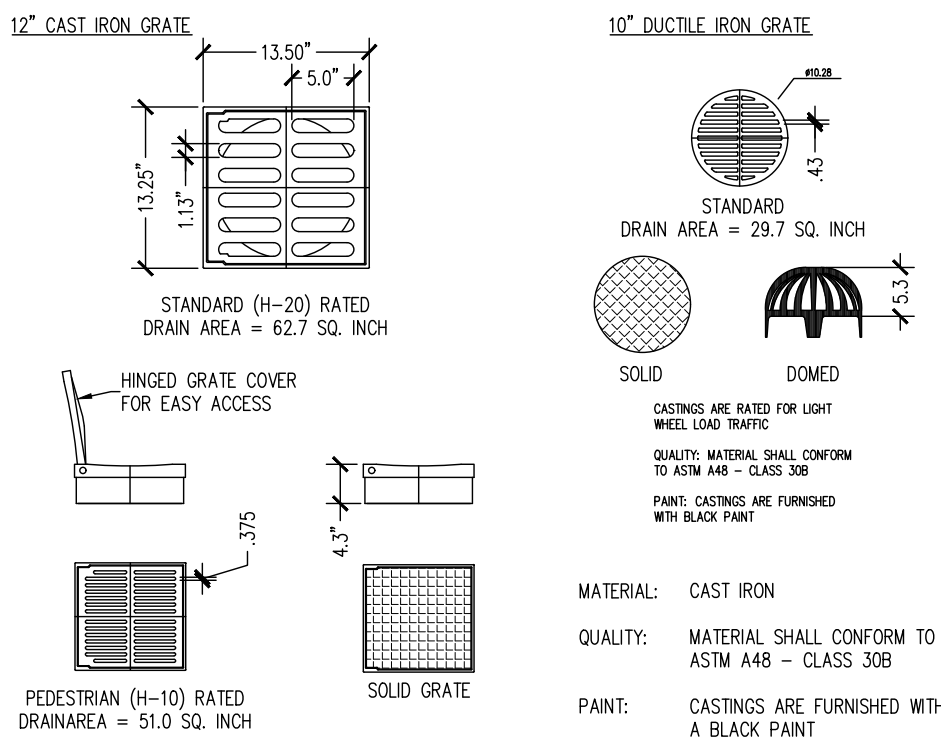


NOTE:
INLET TO HAVE MIN. 24" SUMP AND MIN. 18" CLEARANCE BETWEEN BOTTOM OF BAFFLE AND BOTTOM OF INLET

24" DUCTILE IRON GRATE

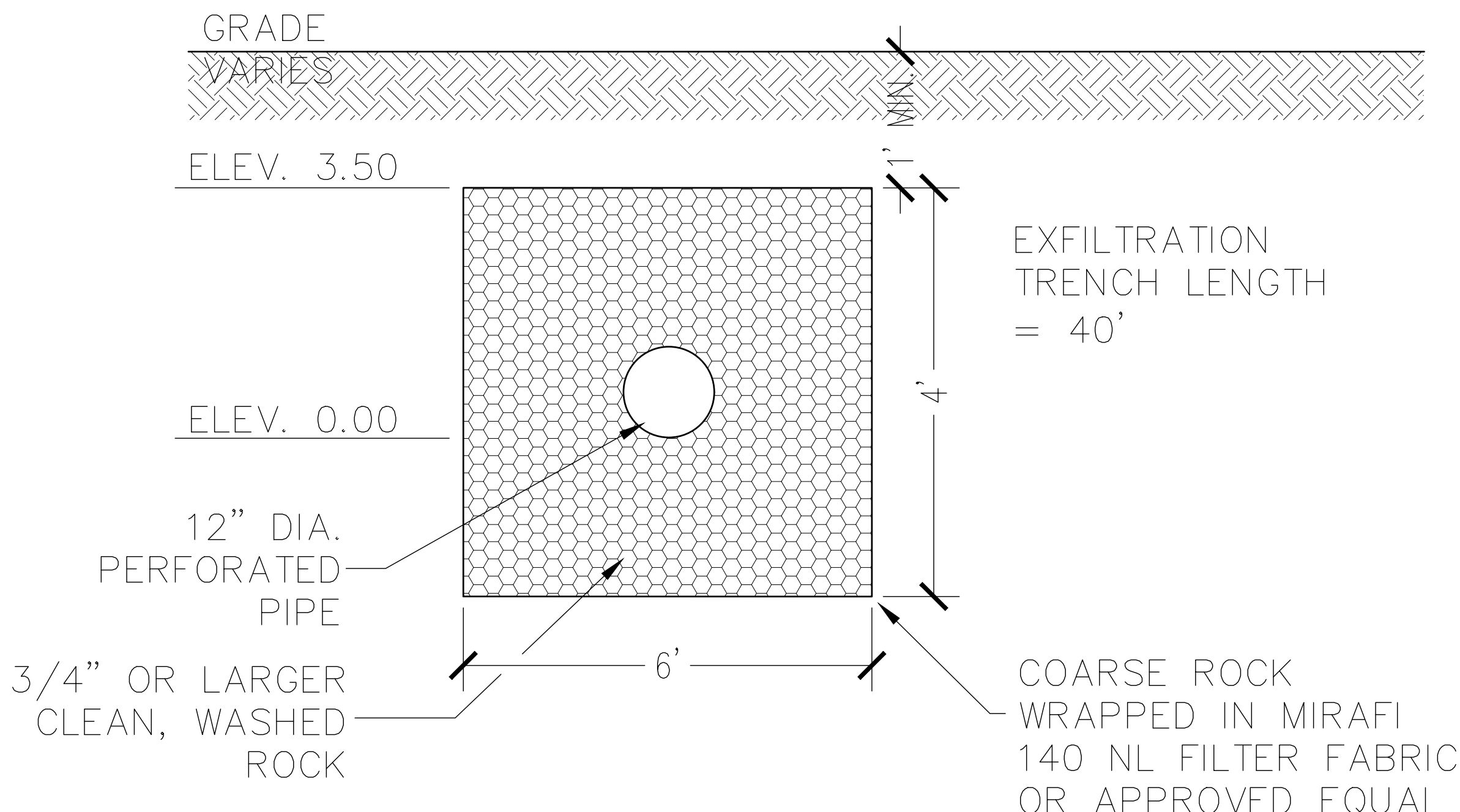


APPROX. DRAIN AREA = 194.60 SQ. IN.
APPROX. WEIGHT WITH FRAME = 124.00 LBS.
STANDARD GRATE HAS H-25 HEAVY DUTY RATING
SOLID COVER HAS H-25 HEAVY DUTY RATING
PEDESTRIAN GRATE HAS H-10 MEDIUM DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
MATERIAL: DUCTILE IRON
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT LOCKING DEVICE AVAILABLE UPON REQUEST PRICE INCLUDES FRAME & GRATE/COVER



NOTE:
TYPE OF GRATES & INLETS TO BE COORDINATED WITH ENGINEER & LANDSCAPE ARCHITECT
PIPE MATERIAL MAY BE PVC, ADS, NDS, OR APPROVED EQUAL

AREA DRAIN DETAIL



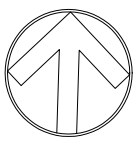
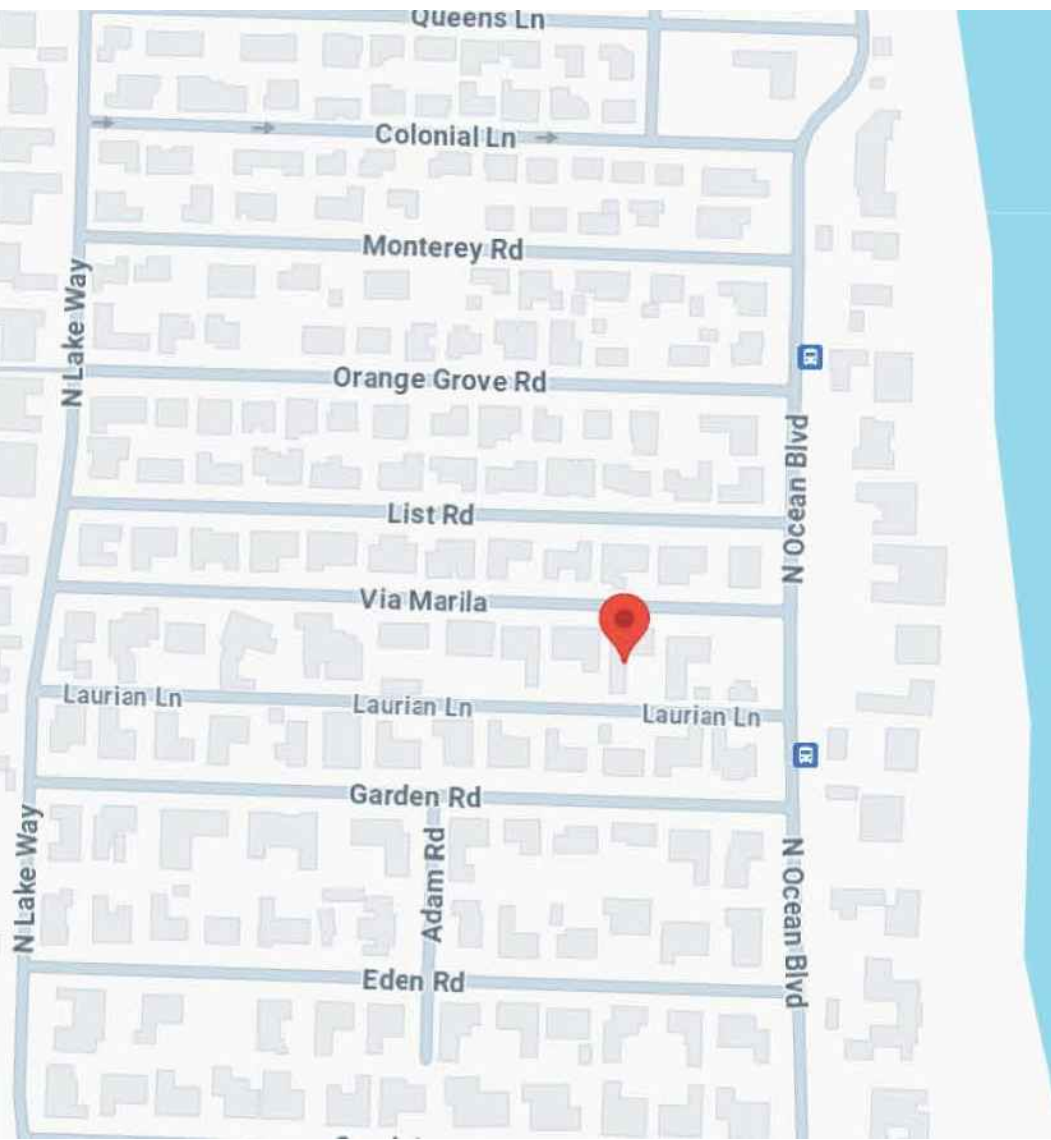
EXFILTRATION TRENCH DETAIL #1, #2, #3

N.T.S.

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Know what's below.
Call before you dig.

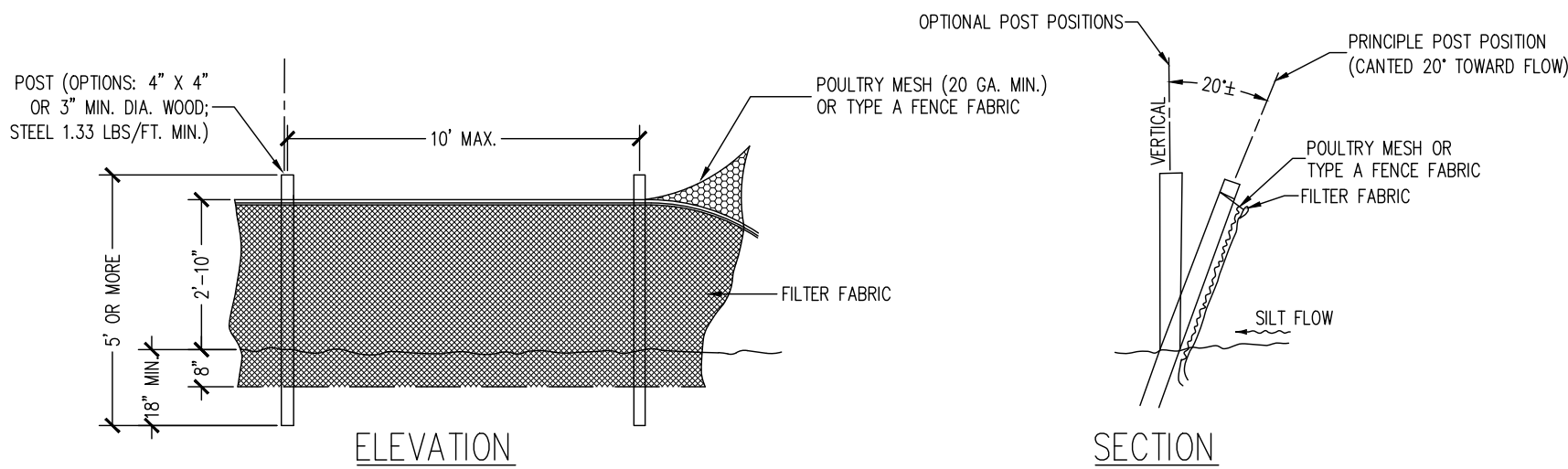


LOCATION MAP
N.T.S.

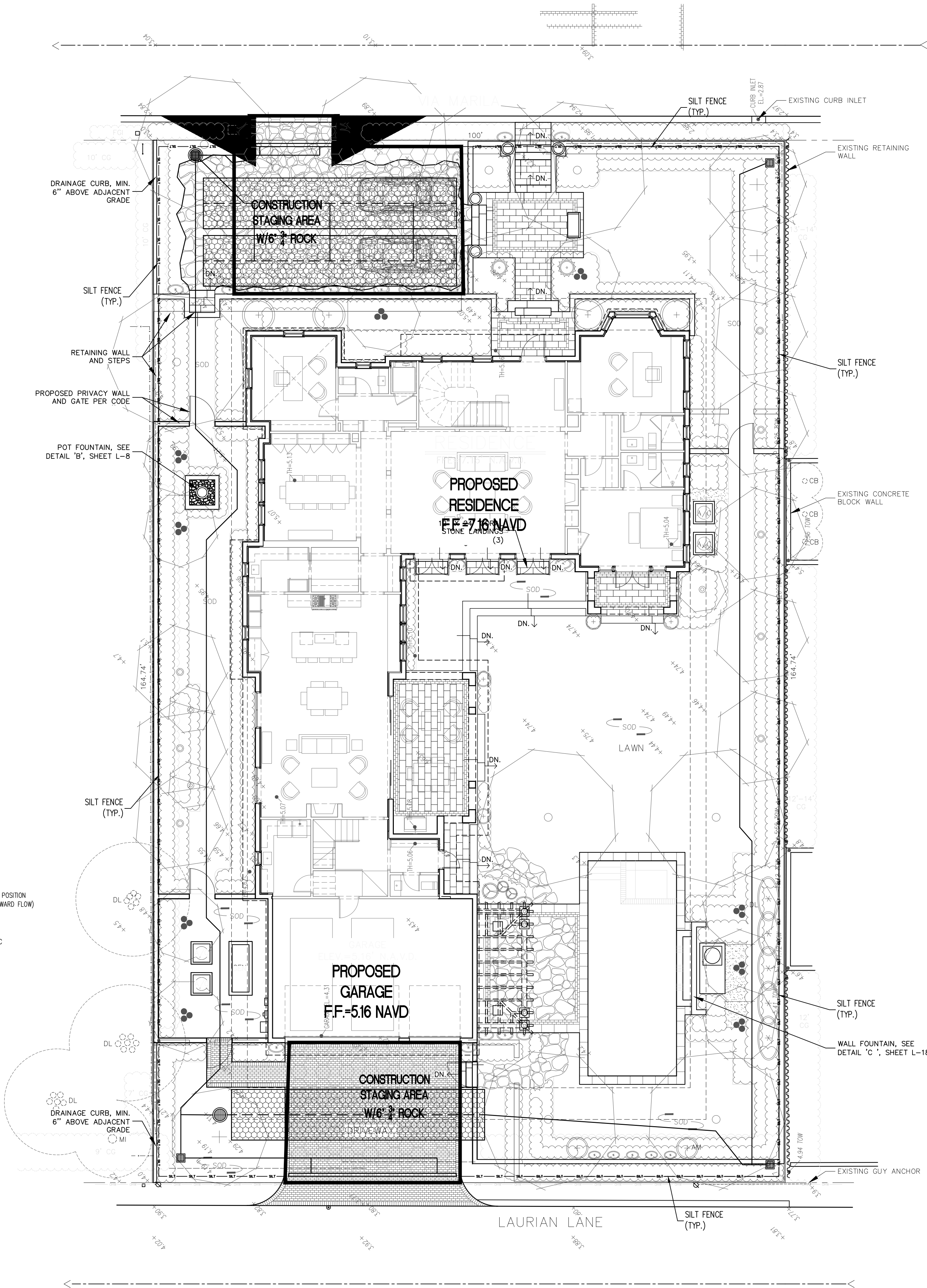
LEGEND

- EXISTING ELEVATION PER WALLACE SURVEYING, INC. (NAVD)
- SILT FENCE
- CONSTRUCTION FENCE
- CONSTRUCTION STAGING AREA

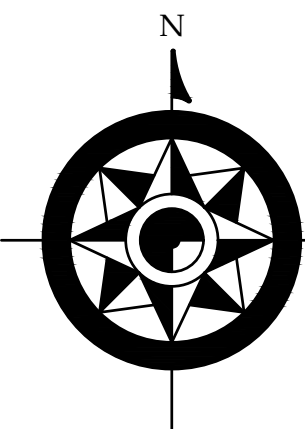
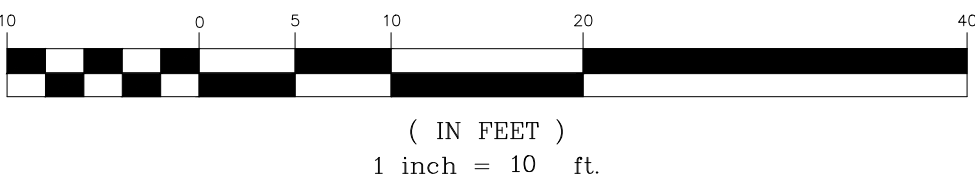
NOTES:
1. ADDITIONAL SCREENING HEIGHTS MAY BE NEEDED BASED ON NEIGHBOR'S LINE OF SIGHT. A PERIMETER CONSTRUCTION FENCE NEEDS TO BE INSTALLED ON THE SIDE OF THE HOUSE WHERE SITE WORK IS PROPOSED.



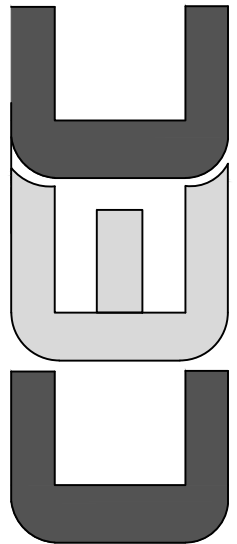
SILT FENCE DETAIL
N.T.S.



GRAPHIC SCALE



EROSION CONTROL AND CONSTRUCTION STAGING PLAN



CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398

andre@cec-fl.com

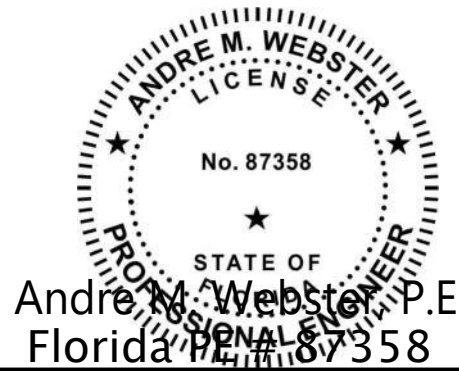
Date:

Revisions:

No:

CIVIL PLANS FOR: PROPOSED RESIDENCE 216 VIA MARILA PALM BEACH, FLORIDA

Project #: 24-045
Issue Date: 04/11/24
Drawn By: AMW
Chkd By: AMW
Scale: As Shown



Sheet Title
EROSION CONTROL
AND CONSTRUCTION
STAGING PLAN

Sheet Number:

EC-1

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CIVIL ENGINEERING CONSULTING, INC.

MEMO

April 29, 2024

Town of Palm Beach Planning, Zoning and Building Department
Palm Beach, FL

Re: Proposed Residence
216 Via Marila
Palm Beach, Florida

To Whom it May Concern,

The stormwater plan and landscape plan have been coordinated to prevent conflicts between drainage pipes and structures with proposed trees and shrubs.

Sincerely,

Andre Webster

Andre Webster, P.E.

