

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX2

ARC-24-0071



#01



#02



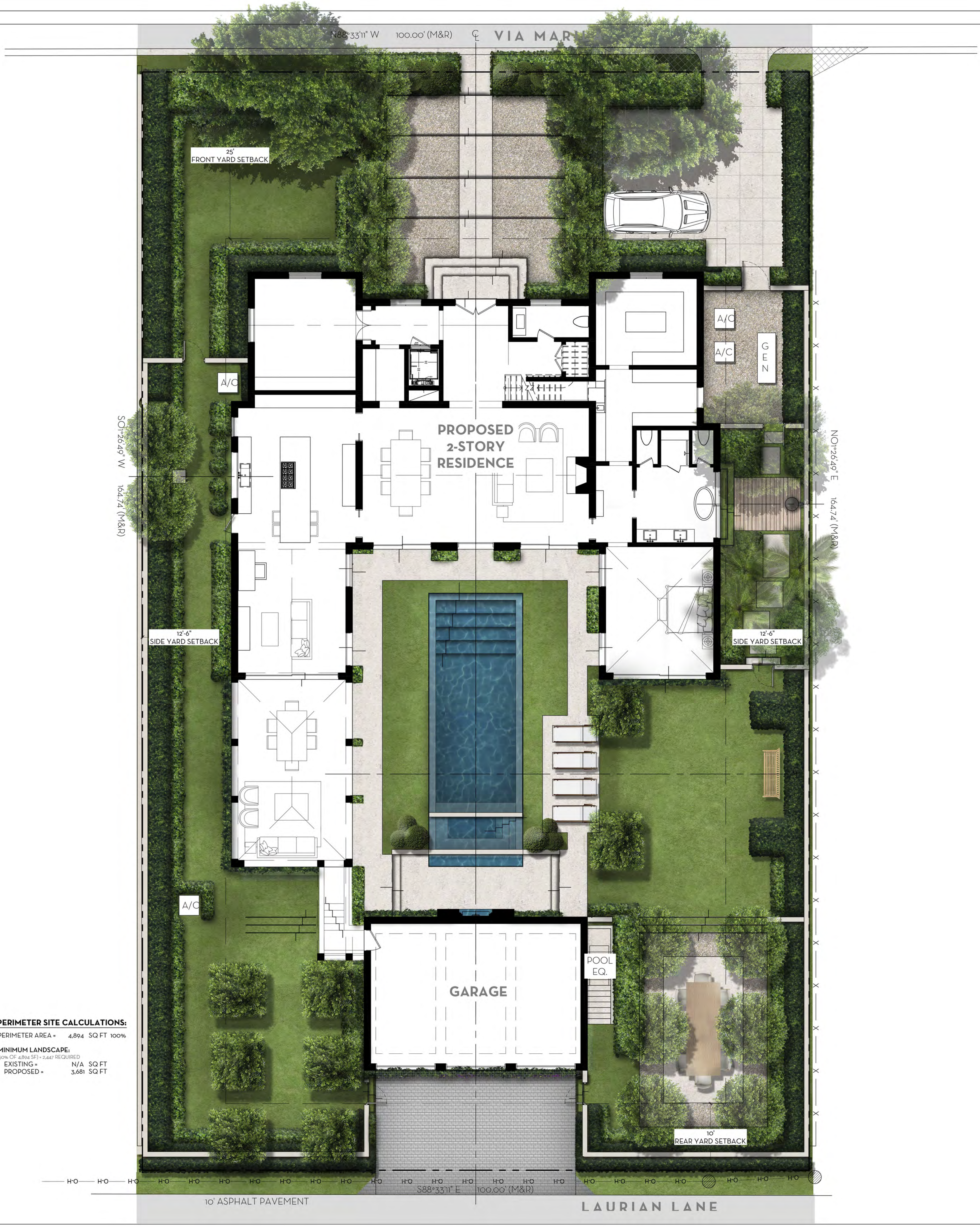
#03



#04



#05



OVERALL R-B SITE CALCULATIONS:

SITE AREA *	16,474	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED *	7,413	SQ FT	45%
EXISTING *	N/A	SQ FT	
PROPOSED *	7,490	SQ FT	45.5%

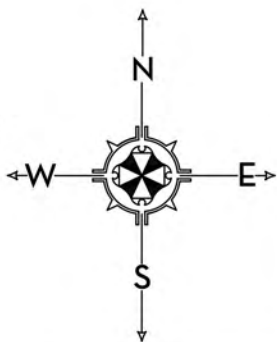
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA *	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED *	1,000	SQ FT	40%
EXISTING *	N/A	SQ FT	
PROPOSED *	1,304	SQ FT	47.8%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA *	4,894	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED *	50% OF 4,894 SF = 2,447	REQUIRED	
EXISTING *	N/A	SQ FT	
PROPOSED *	3,681	SQ FT	

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



FINAL SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN
RESIDENCE

224 VIA MARILA, PALM BEACH, FL

12 AUGUST 2024
29 JULY 2024
11 JULY 2024
24 JUNE 2024



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SITE

ARC-24-0071

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







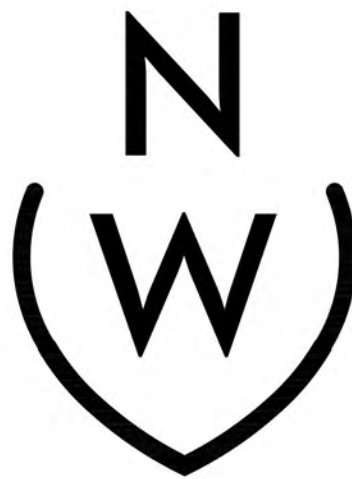
MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

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

ELEVATION RENDERS
RESIDENCE
224 VIA MARILA, PALM BEACH, FL

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EL1

ARC-24-0071



1 FRONT YARD - ELEVATION
EL1 SCALE: 1/4"=1'-0"



2 REAR YARD - ELEVATION
EL1 SCALE: 1/4"=1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

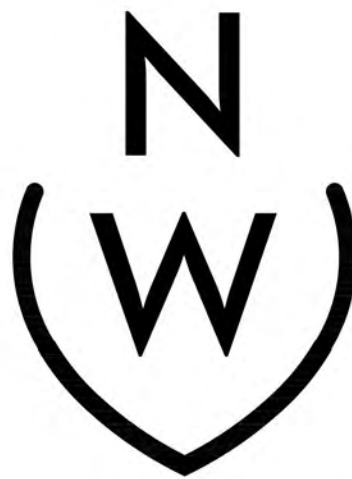
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FRONT - NORTH ELEVATION
RESIDENCE
224 VIA MARILA, PALM BEACH, FL

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EL2

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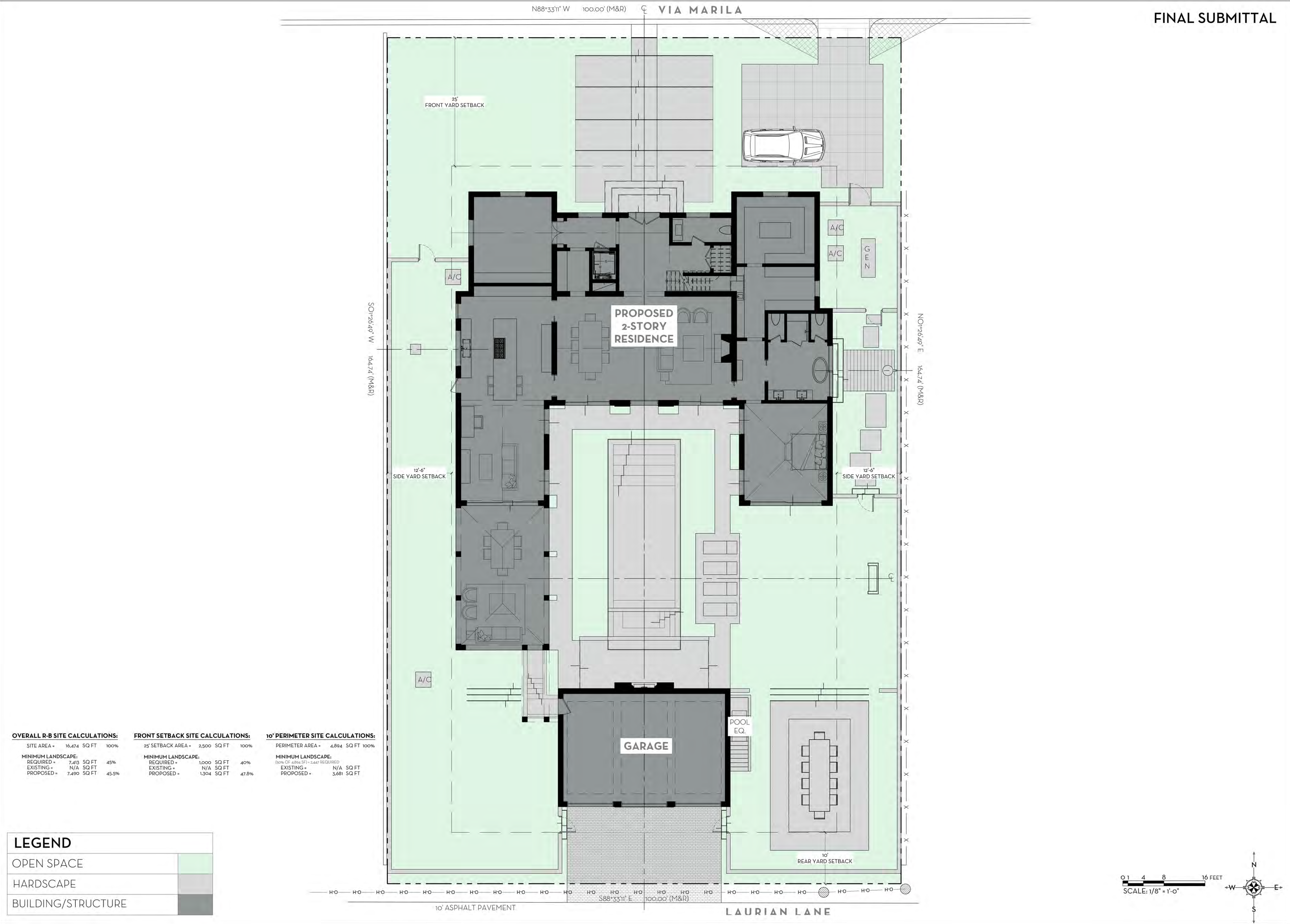


1 WEST - ELEVATION
EL2 SCALE: 1/4"=1'-0"



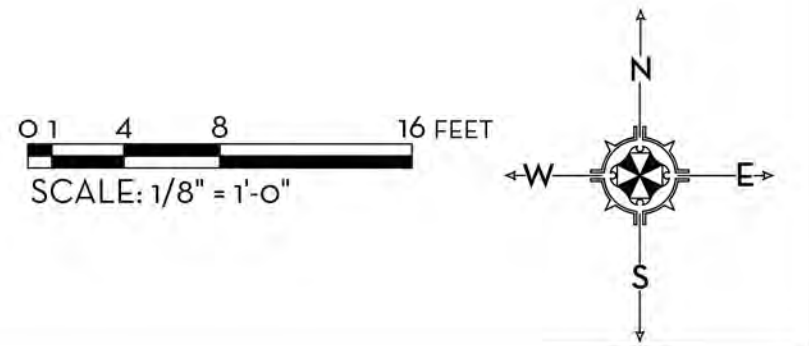
1 EAST - ELEVATION
EL2 SCALE: 1/4"=1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"



OVERALL R-B SITE CALCULATIONS:				FRONT SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:			
SITE AREA =		16,474	SQ FT	25' SETBACK AREA =		2,500	SQ FT	PERIMETER AREA =		4,894	SQ FT
			100%				100%				100%
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED =		7,413	SQ FT	REQUIRED =		1,000	SQ FT	REQUIRED =		1,000	SQ FT
EXISTING =		N/A	SQ FT	EXISTING =		N/A	SQ FT	EXISTING =		N/A	SQ FT
PROPOSED =		7,490	SQ FT	PROPOSED =		1,304	SQ FT	PROPOSED =		3,681	SQ FT
			45.5%				47.8%				47.8%

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	



FINAL SUBMITTAL

MARIO F. NIEVERA

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OVERALL - OPEN SPACE DIAGRAM

RESIDENCE

224 VIA MARILA, PALM BEACH, FL

12 AUGUST 2024
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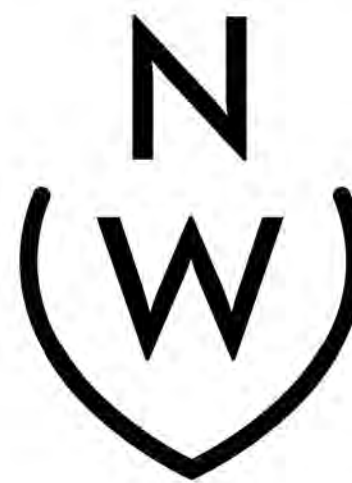
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OS1

ARC-24-0071

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



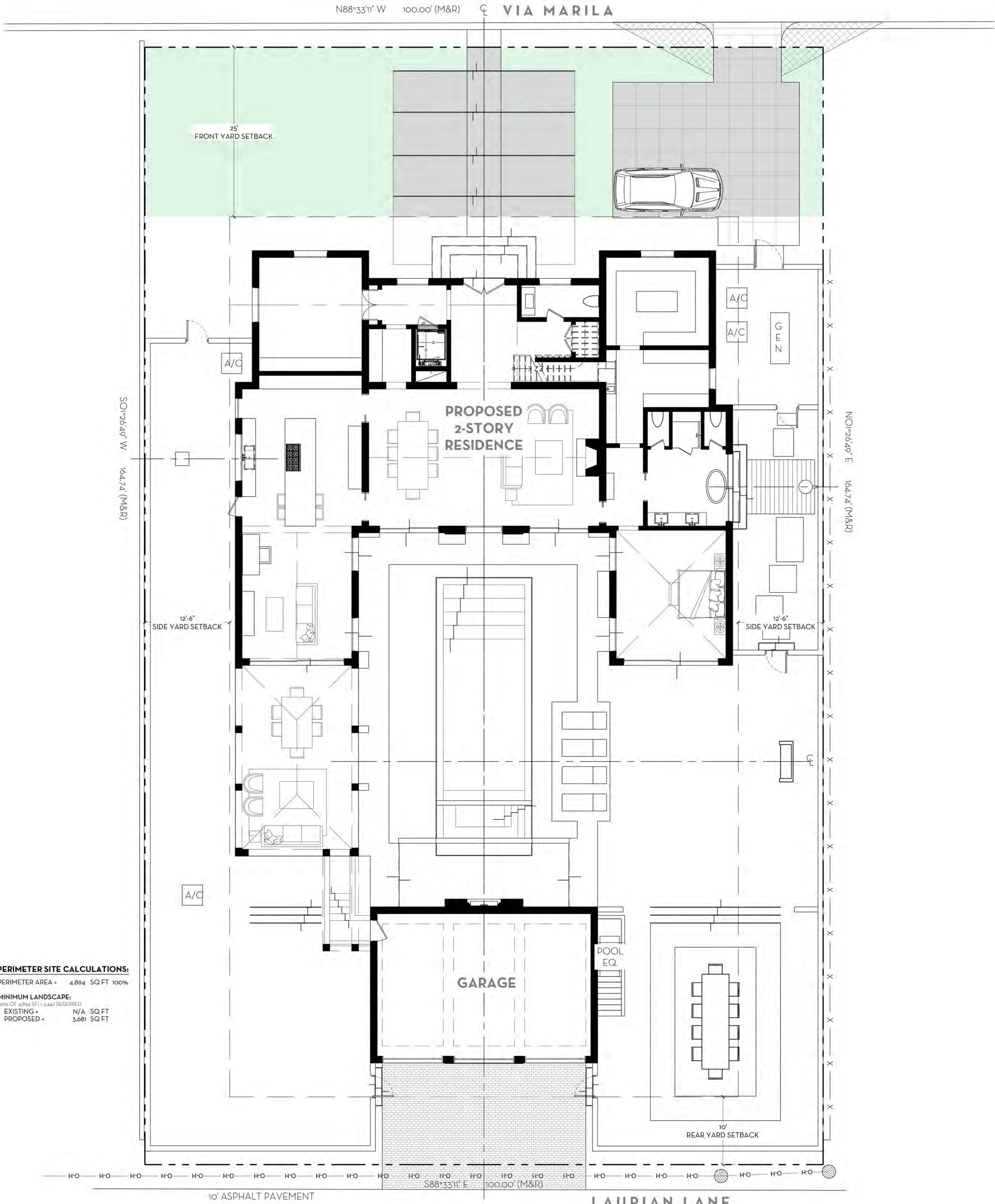
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OS2
ARC-24-0071

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA *	16,474	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED *	7,413	SQ FT	45%
EXISTING *	N/A	SQ FT	
PROPOSED *	7,490	SQ FT	45.5%

FRONT SETBACK SITE CALCULATIONS:

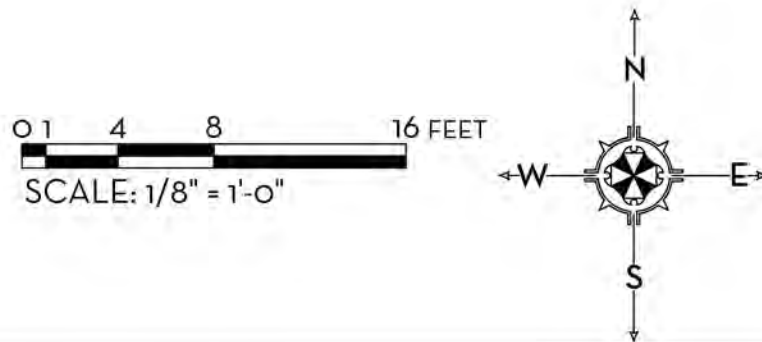
25' SETBACK AREA *	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED *	1,000	SQ FT	40%
EXISTING *	N/A	SQ FT	
PROPOSED *	1,304	SQ FT	47.8%

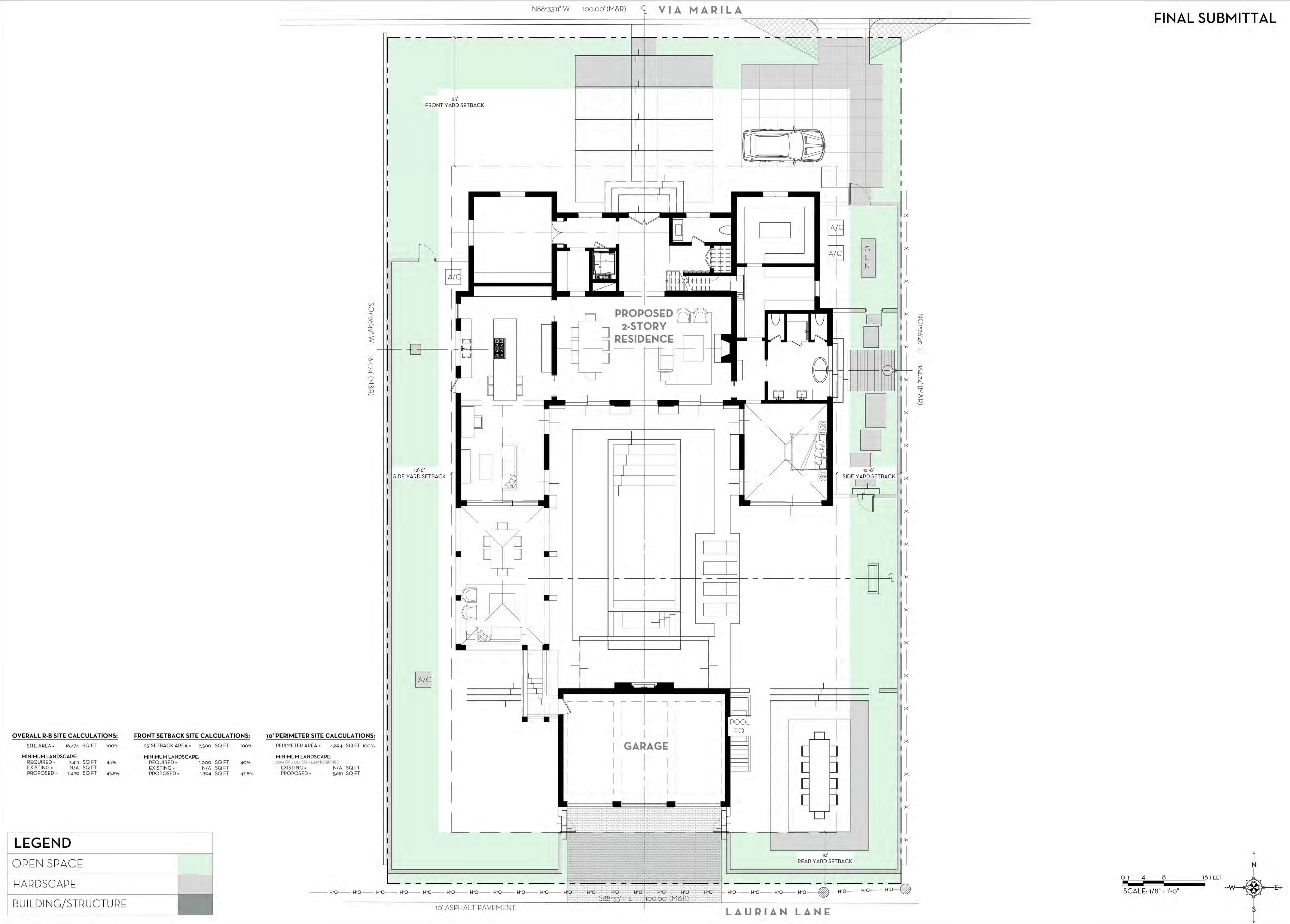
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA *	4,894	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED *	1,000	SQ FT	40%
EXISTING *	N/A	SQ FT	
PROPOSED *	1,304	SQ FT	47.8%

LEGEND

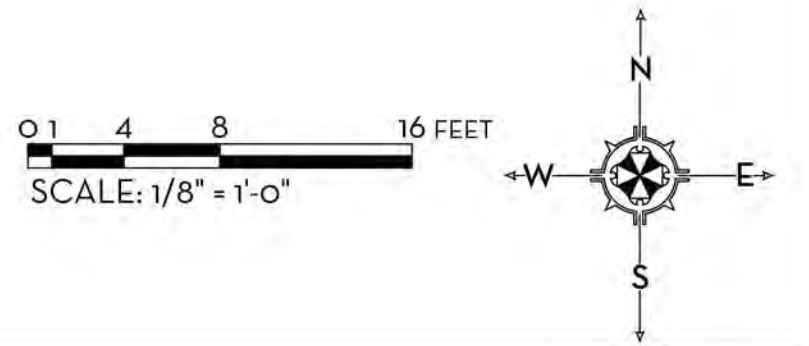
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	





OVERALL R-B SITE CALCULATIONS:				FRONT SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:			
SITE AREA *	16,474	SQ FT	100%	25' SETBACK AREA *	2,500	SQ FT	100%	PERIMETER AREA *	4,894	SQ FT	100%
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED *	7,413	SQ FT	45%	REQUIRED *	1,000	SQ FT	40%	REQUIRED *	1,000	SQ FT	40%
EXISTING *	N/A	SQ FT		EXISTING *	N/A	SQ FT		EXISTING *	N/A	SQ FT	
PROPOSED *	7,490	SQ FT	45.5%	PROPOSED *	1,304	SQ FT	47.8%	PROPOSED *	3,681	SQ FT	75.2%

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	



FINAL SUBMITTAL

MARIO F. NIEVERA

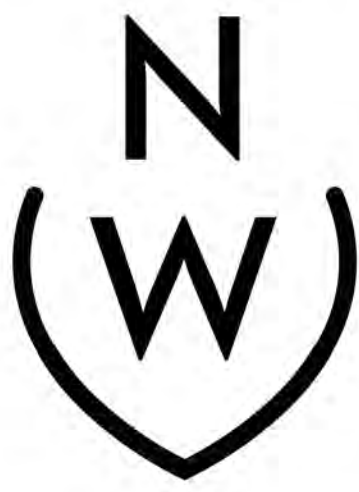
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SIDE SETBACK- OPEN SPACE DIAGRAM

RESIDENCE

224 VIA MARILA, PALM BEACH, FL

12 AUGUST 2024
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24 JUNE 2024



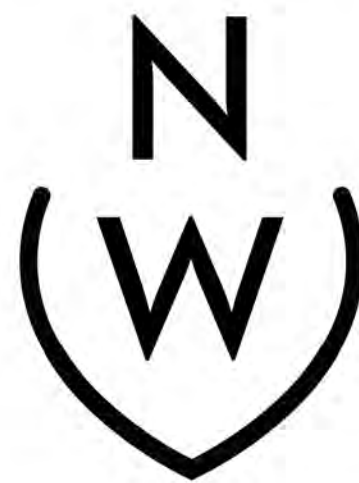
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OS3
ARC-24-0071

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



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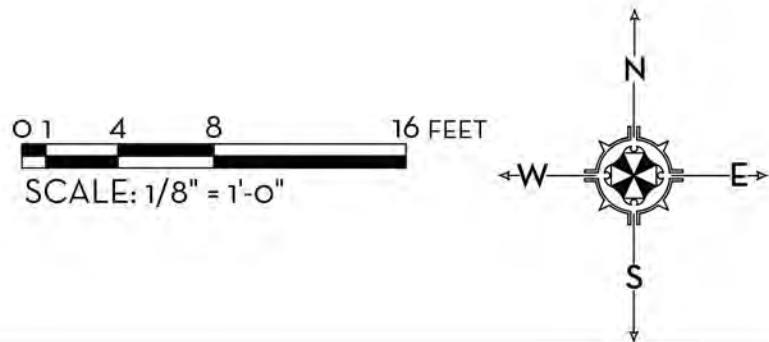
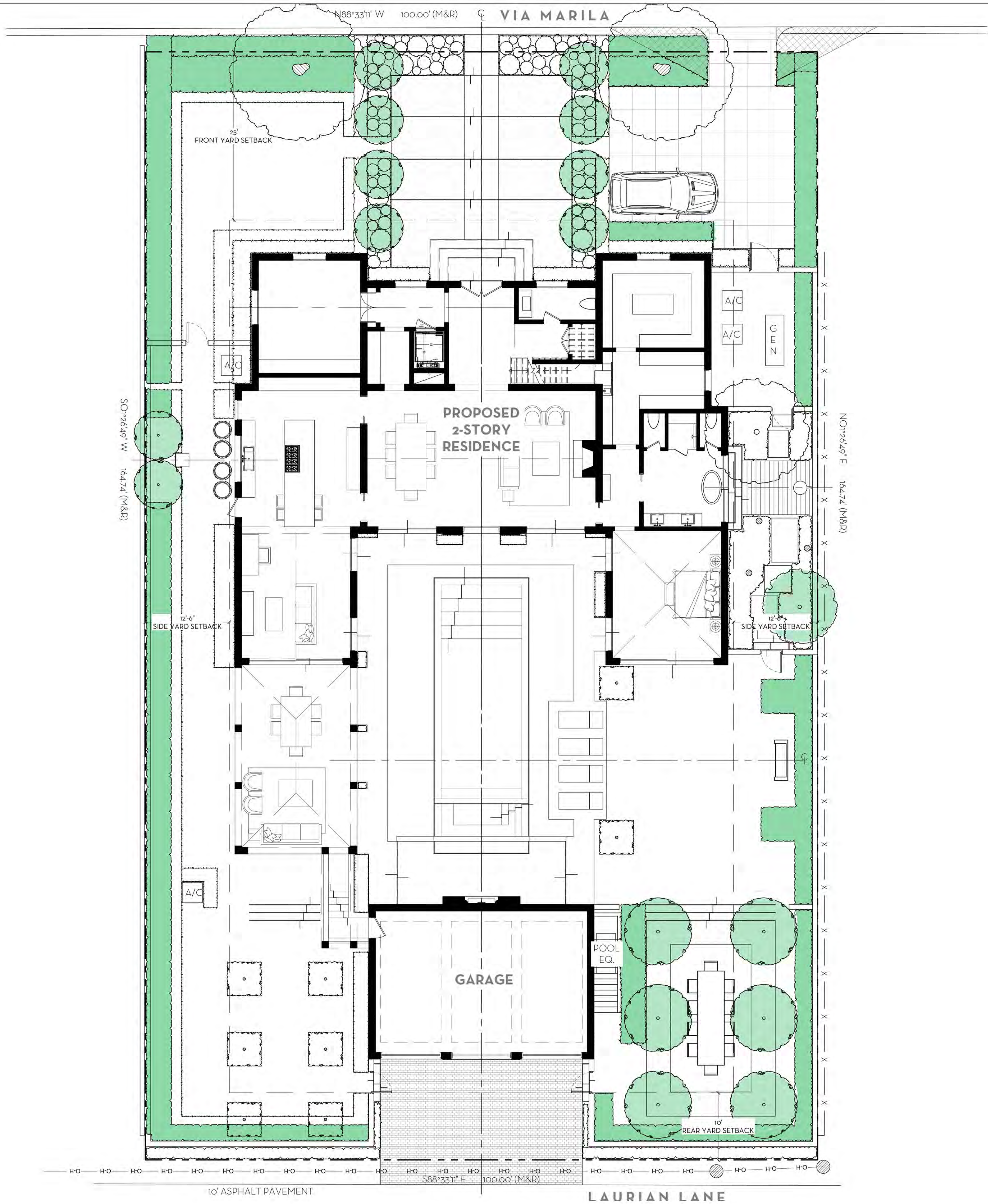
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OS4
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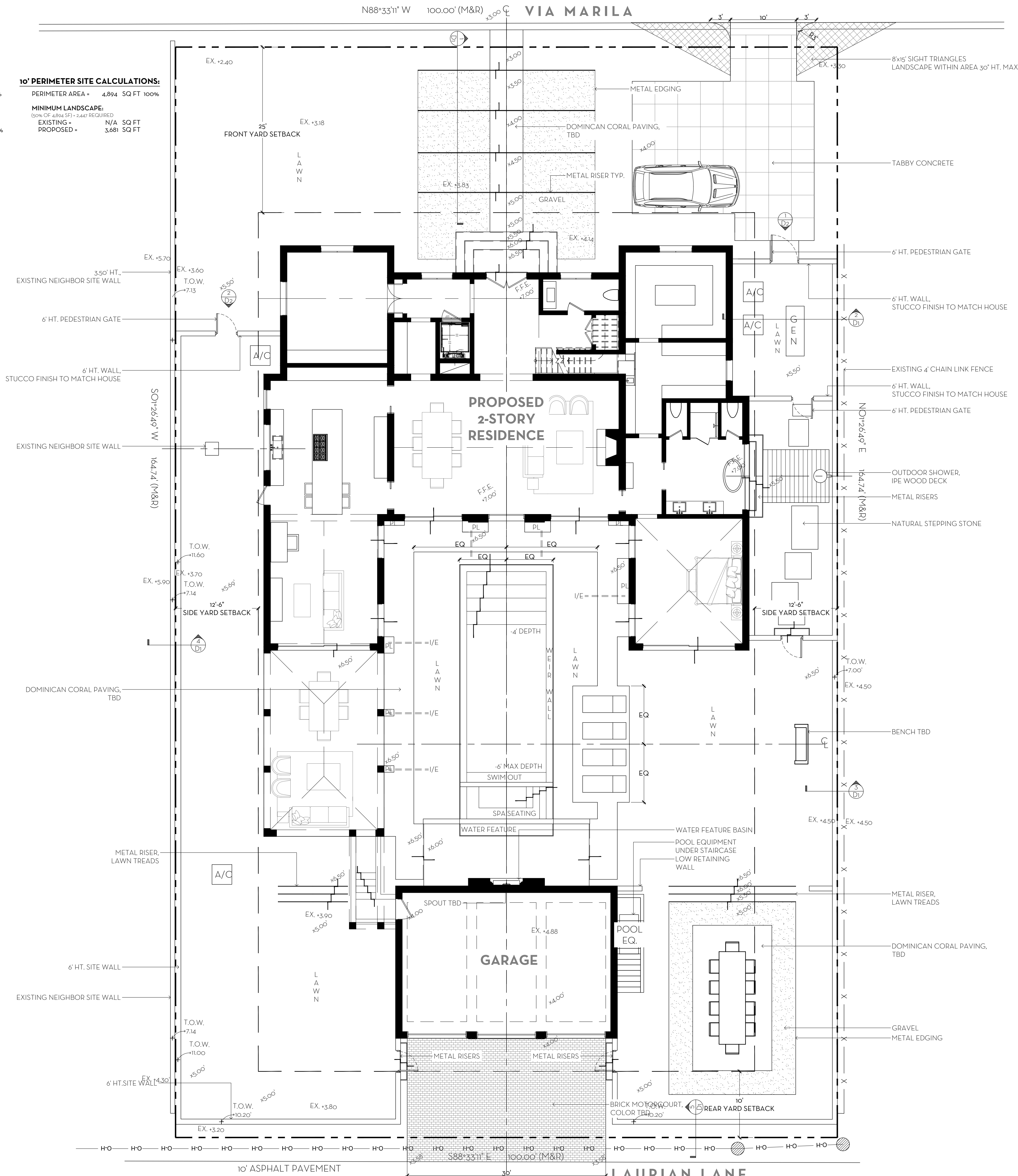
LEGEND

NATIVE LANDSCAPE



OVERALL R-B SITE CALCULATIONS:				FRONT SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:						
SITE AREA =		16,474	SQ FT	100%	25' SETBACK AREA =		2,500	SQ FT	100%	PERIMETER AREA =		4,894	SQ FT	100%
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:						
REQUIRED =		7,413	SQ FT	45%	REQUIRED =		1,000	SQ FT	40%	REQUIRED =		(50% OF 4,894 SF) = 2,447	REQUIRED	
EXISTING =		N/A	SQ FT		EXISTING =		N/A	SQ FT		EXISTING =		N/A	SQ FT	
PROPOSED =		7,490	SQ FT	45.5%	PROPOSED =		1,304	SQ FT	47.8%	PROPOSED =		3,681	SQ FT	

FILL CALCULATIONS
7.00' F.F.E. - 3.00' COR \pm 2 = 2.00' (MAXIMUM LOT FILL)
NORTH SETBACK (FRONT YARD) = 5.00'-3.69' = 1.31' PROPOSED LOT FILL



FINAL SUBMITTAL



WHITE DOMINICAN CORAL



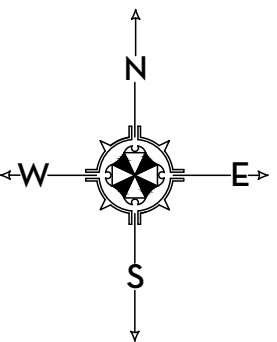
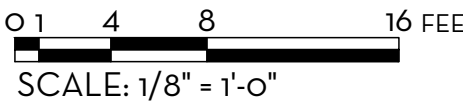
TABBY CONCRETE



GRAVEL



GRAY BRICK



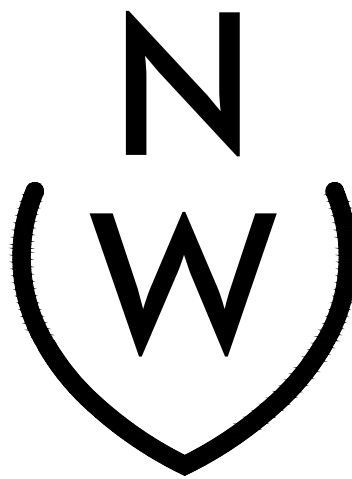
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HARDSCAPE PLAN
RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

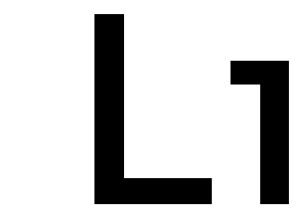
12 AUGUST 2024
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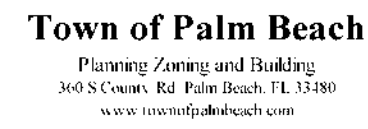
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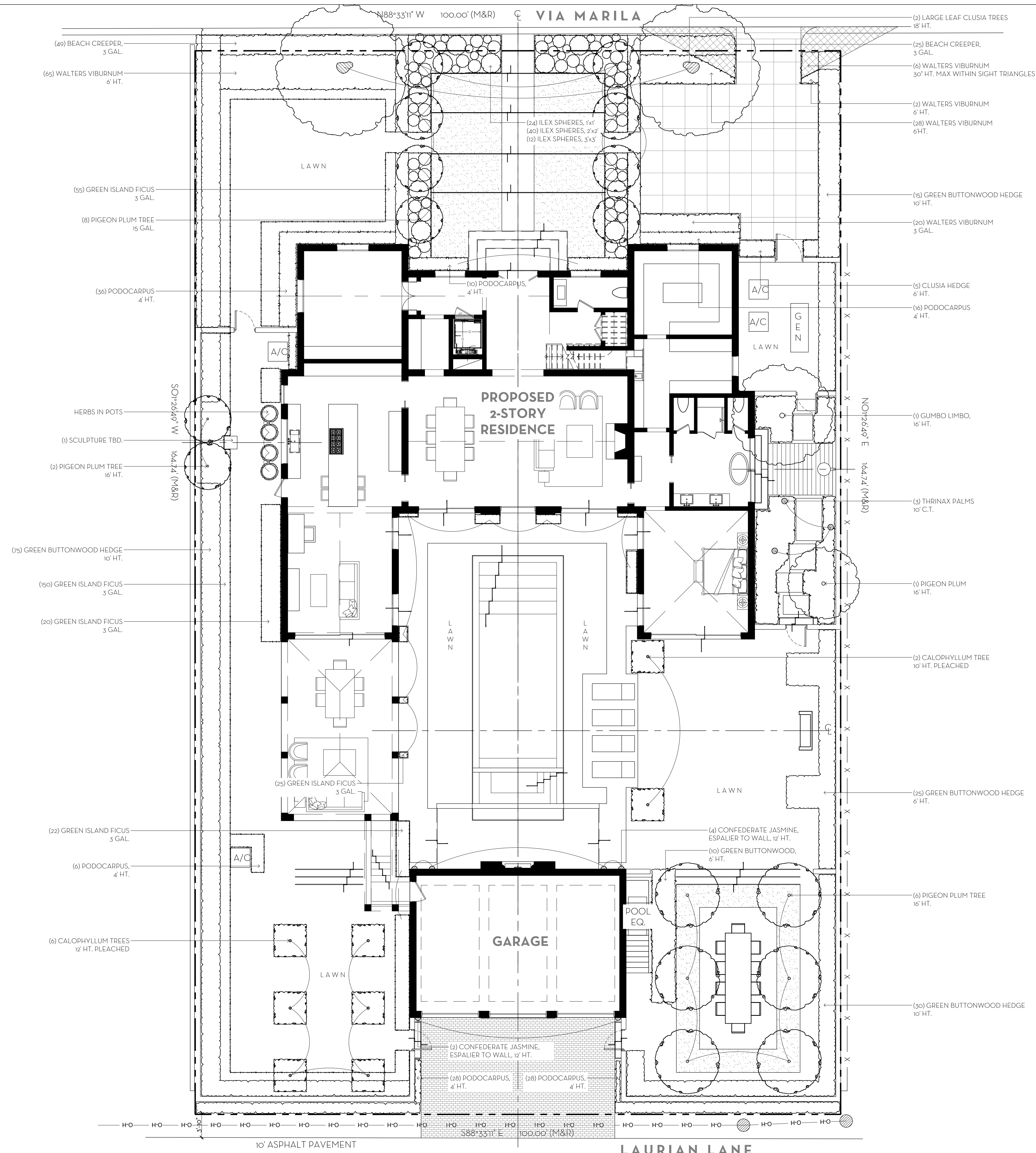
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ARC-24-0071



Line #	Landscape Legend		
1	Property Address:	121 Via Verde	
2	Lot Area (sq. ft.):	(34,743 SF)	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (sq. Ft. and %)	7,413 SF (45%)	7,500 SF (45.6%)
5	LOS to be irrigated (sq. Ft. and %)	N/A	N/A
6	Perimeter LOS (sq. Ft. and %)	2,447 SF (50%)	3,681 SF (75%)
7	Front Yard LOS (sq. Ft. and %)	1,000 (40%)	1,304 SF (47.8%)
8	Native Trees	9 (30%)	20 (66%)
9	Native Shrubs & Vines	187 (30%)	342 (54%)
10	Native Groundcover	22 (30%)	74 (100%)



FINAL SUBMITTAL

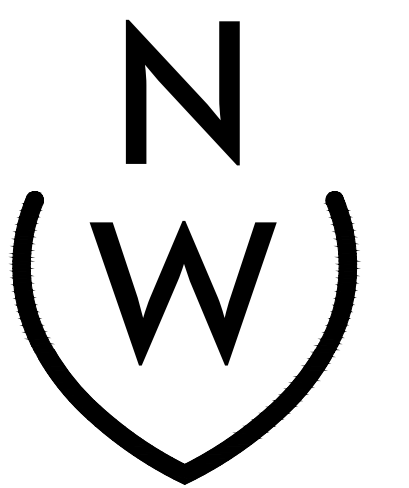
MARIO F. NIEVERA

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6666856

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

LANDSCAPE PLAN
RESIDENCE
224 VIA MARILA, PALM BEACH, FL.

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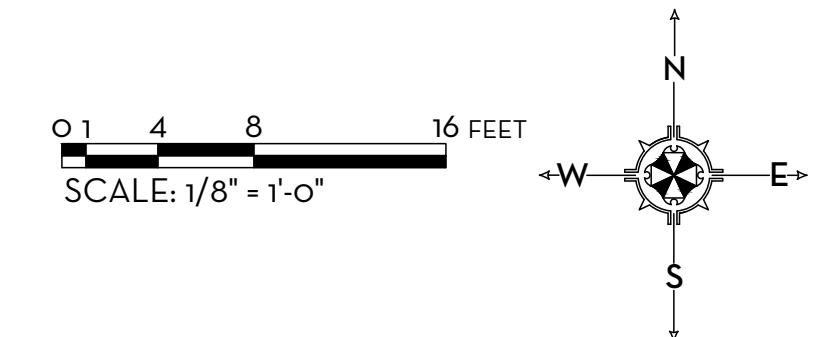
NIEVERA WILLIAMS
DESIGN

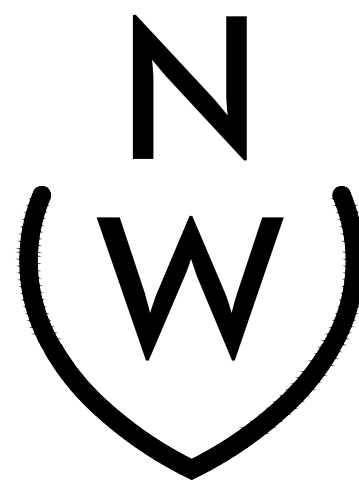
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LP1

ARC-24-0071



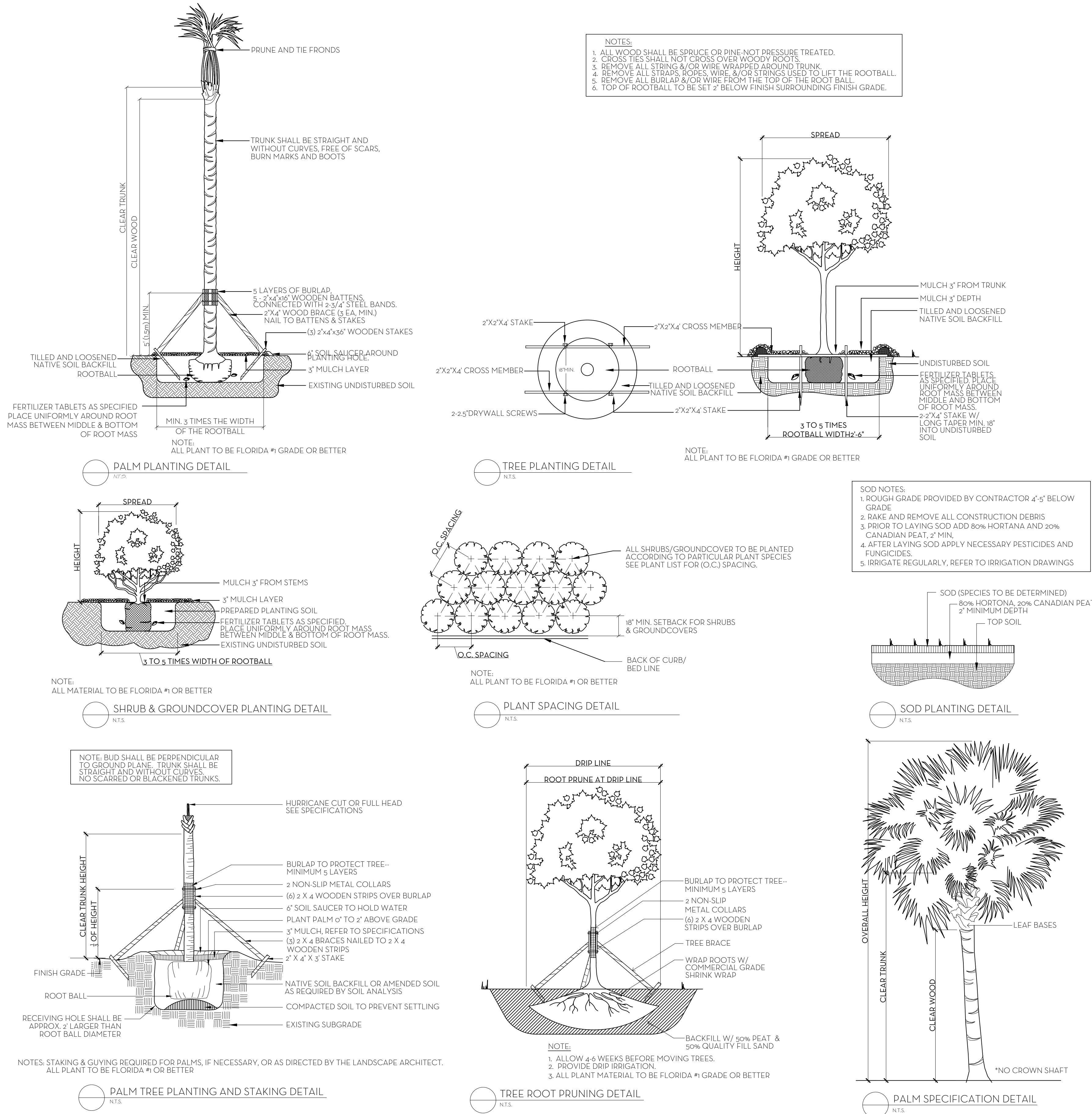


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LP2
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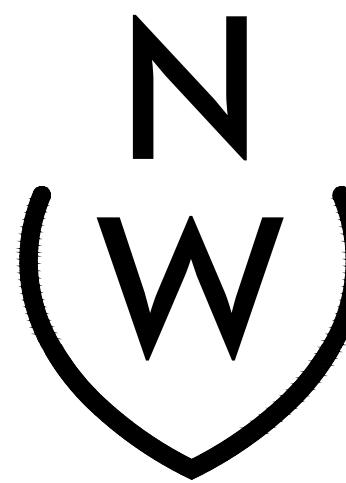
		224 Via Marila		
NIEVERA WILLIAMS DESIGN		07/29/2024		
Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Large Leaf Clusia	Clusia rosea	2	18' HT. Character Tree	*
Pigeon Plum	Coccoloba diversifolia	8	15 GAL.	*
Pigeon Plum	Coccoloba diversifolia	9	16' HT.	*
Calophyllum	Calophyllum brasiliense	8	10' HT. PLEACHED	*
Gumbo Limbo Tree	Bursera simaruba	1	16' HT.	*
PALMS				
Thrinax Palms		3	10' C.T.	*
HEDGE/SHRUB				
Green Island Ficus	Ficus microcarpa	239	3 GAL.	
Clusia	Clusia guttifera	5	6' HT.	
Ilex Spheres	Ilex vomitoria	24	1' x 1' HT. Spheres	*
Ilex Spheres	Ilex vomitoria	40	2' x 2' HT. Spheres	*
Ilex Spheres	Ilex vomitoria	12	3' x 3' HT. Spheres	*
Walters Viburnum	Viburnum obovatum	20	3 GAL.	*
Walters Viburnum	Viburnum obovatum	6	30' HT.	*
Walters Viburnum	Viburnum obovatum	95	6' HT.	*
Podocarpus	Podocarpus macrophyllus	56	4' HT.	
Green Buttonwood	Conocarpus erectus	10	6' HT.	*
Green Buttonwood	Conocarpus erectus	145	10' HT.	*
GROUND COVER/ VINES				
Beach creeper	Ernodea littoralis	74	3 GAL.	
Confederate Jasmine	Trachelospermum jasminoides	6	12' HT. Espalier to wall	
SOD				
Zoysia Sod			Contractor responsible for own takeoff	



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: 224 Via Marila		
2	Lot Area (sq. ft.): 16,474 SF		
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	7,413 SF (45%)	7,500 SF (45.5%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,447 SF (50%)	3,681 SF (75%)
7	Front Yard LOS (Sq Ft and %)	1,000 (40%)	1,304 SF (47.8%)
8	Native Trees %	9 (30%)	20 (71%)
9	Native Shrubs & Vines %	191 (30%)	342 (54%)
10	Native Groundcover %	22 (30%)	74 (100%)



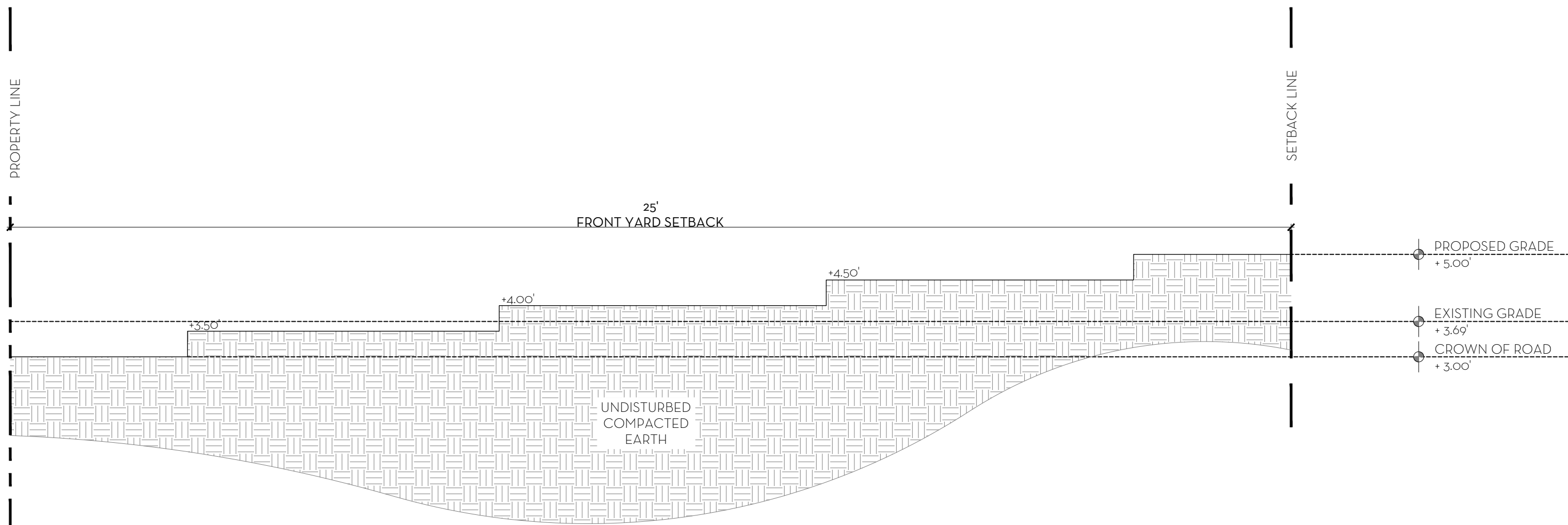
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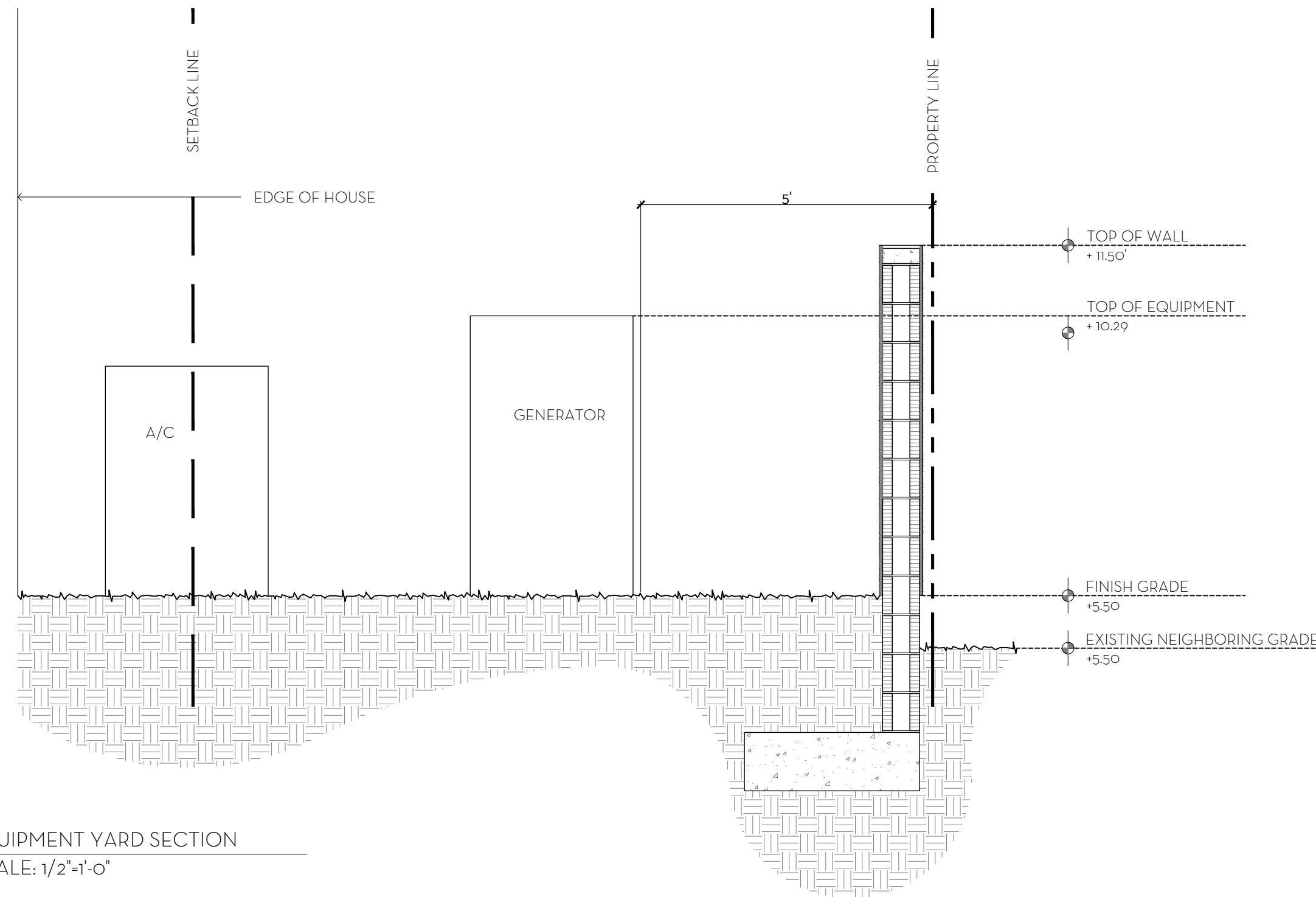
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D1

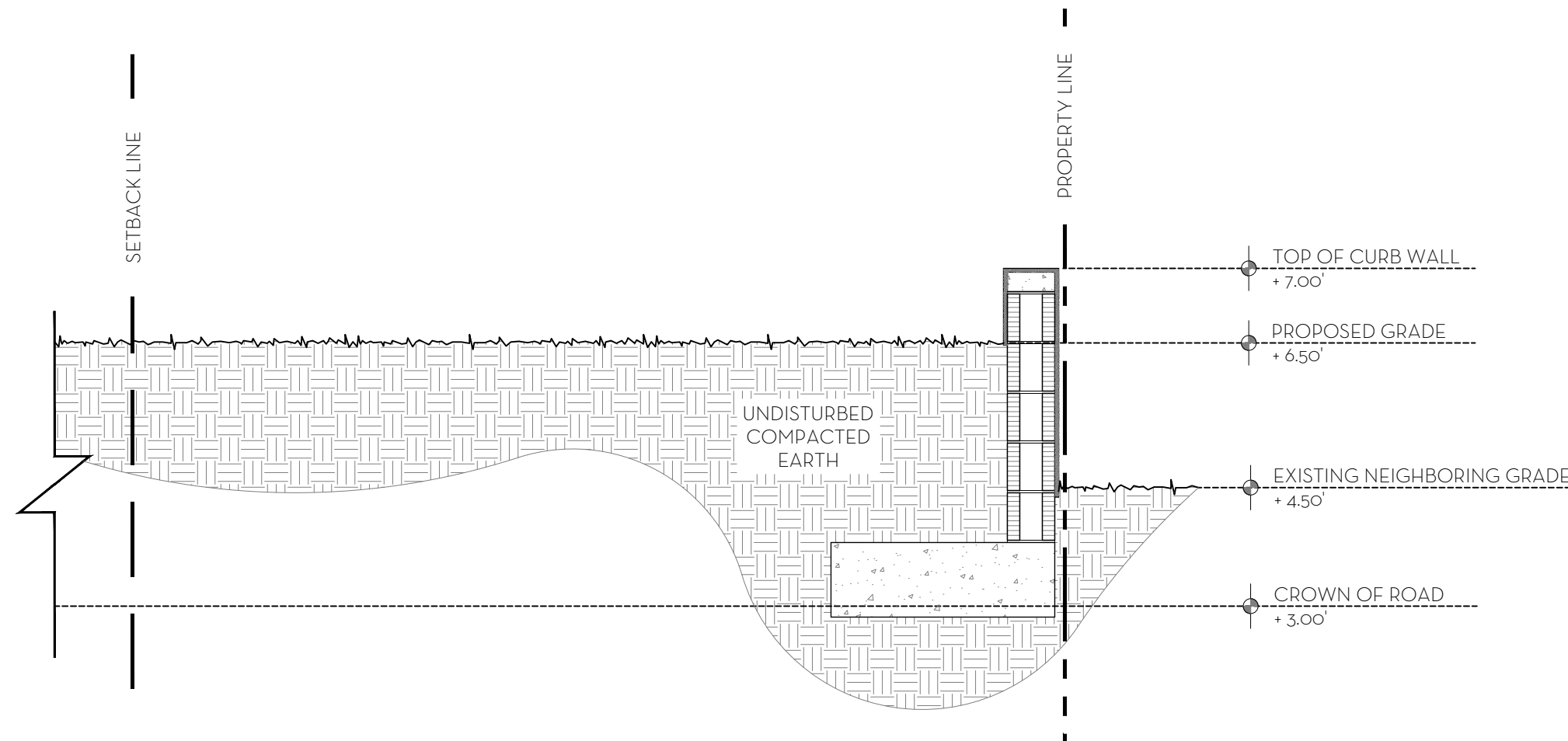
ARC-24-0071



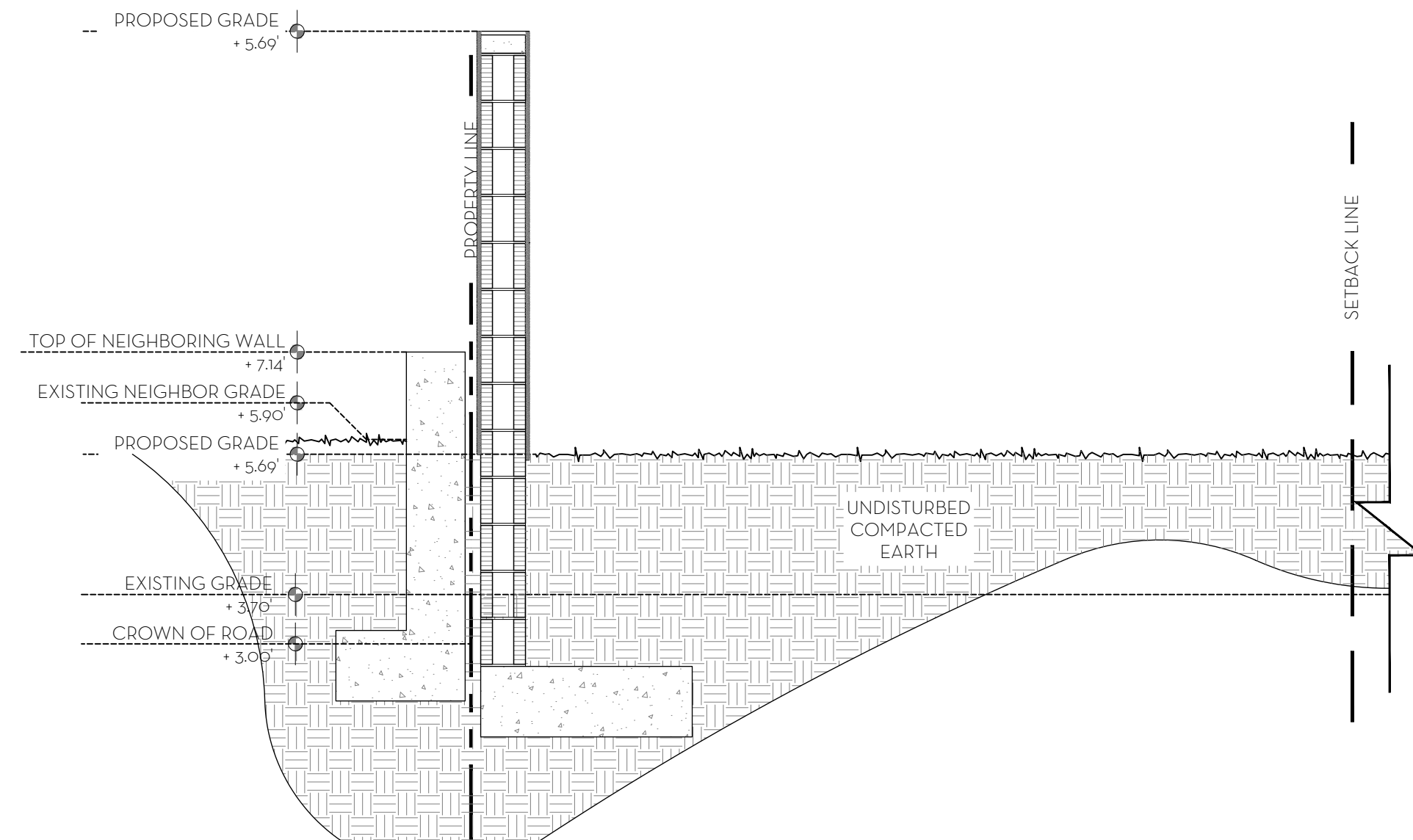
1 FRONT YARD - LOT FILL SECTION
D1 SCALE: 1/2"=1'-0"



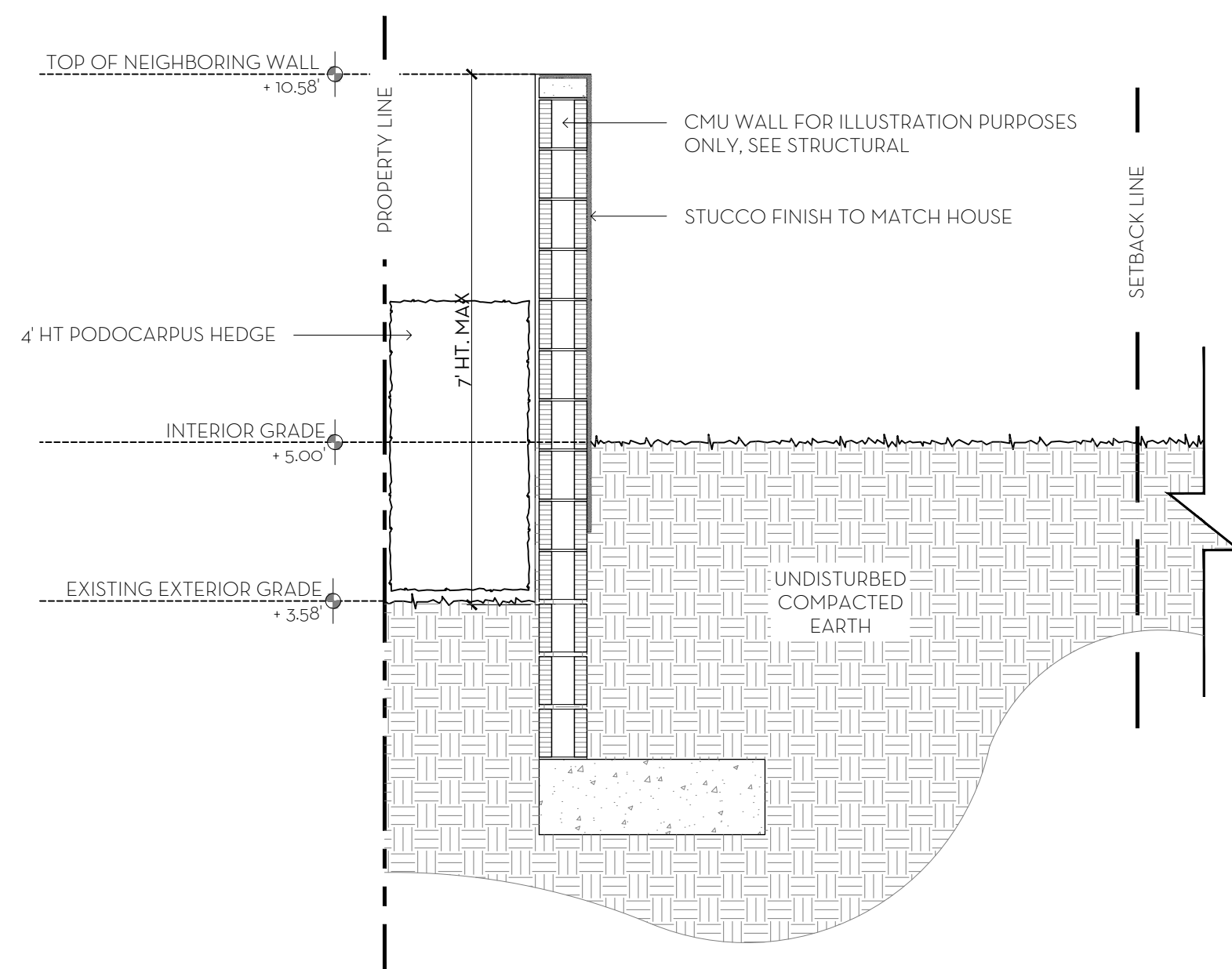
2 EQUIPMENT YARD SECTION
D1 SCALE: 1/2"=1'-0"



3 EAST SETBACK - LOT FILL SECTION
D1 SCALE: 1/2"=1'-0"



4 WEST SETBACK - LOT FILL SECTION
D1 SCALE: 1/2"=1'-0"



5 REAR SETBACK - LOT FILL SECTION
D1 SCALE: 1/2"=1'-0"

SCALE: 1/2" = 1'-0"

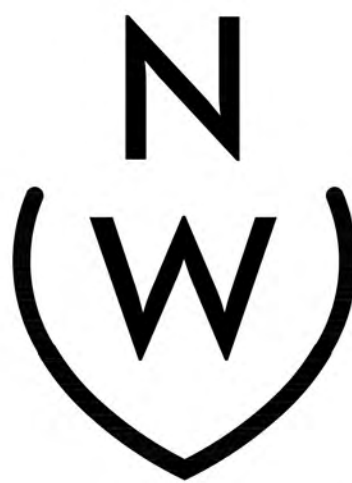
MARIO F. NIEVERA

State of Florida
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6666856

SCALE: 1" = 1'-0"

GATE DETAILS
RESIDENCE
224 VIA MARILA, PALM BEACH, FL

12 AUGUST 2024
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11 JULY 2024
24 JUNE 2024



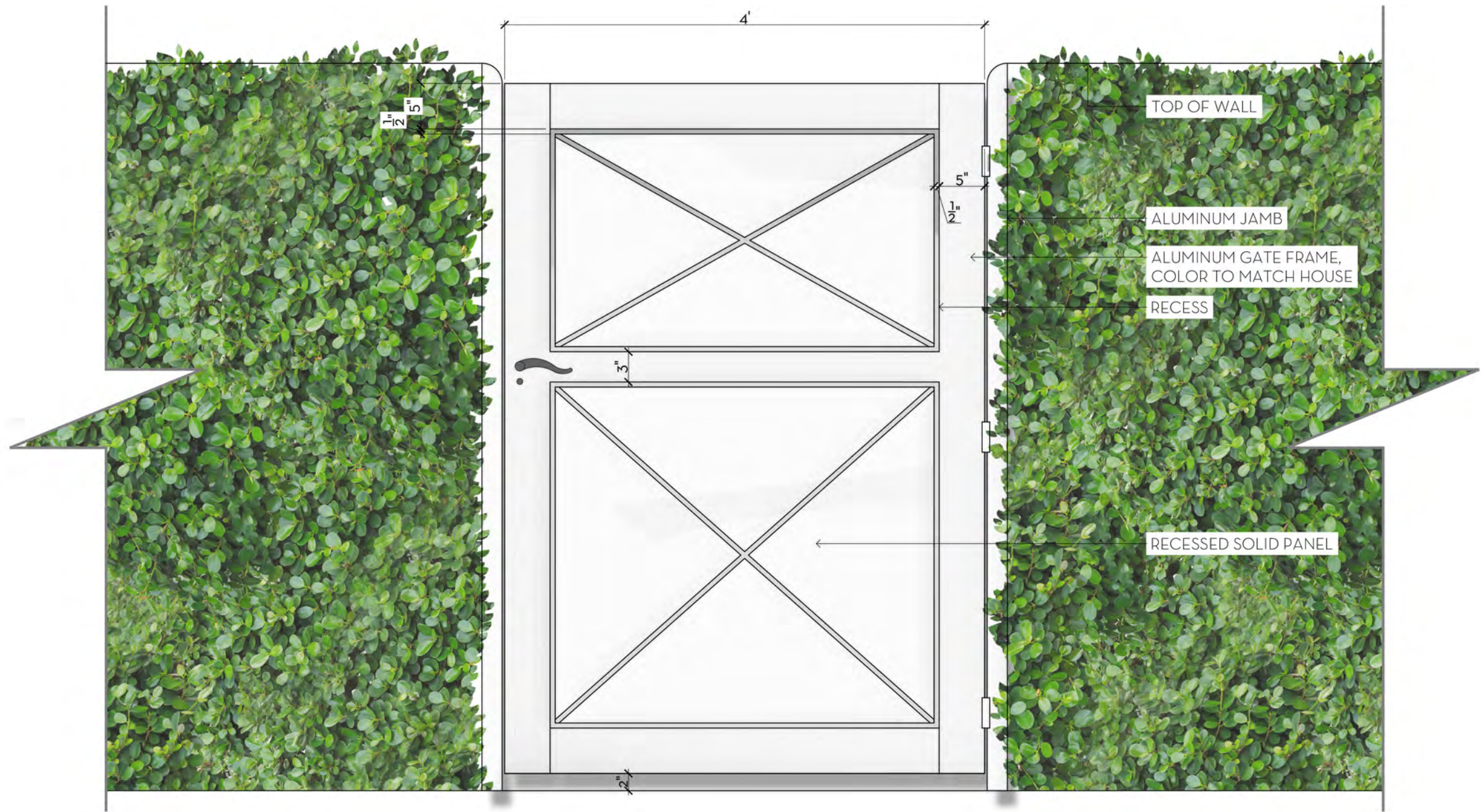
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D2

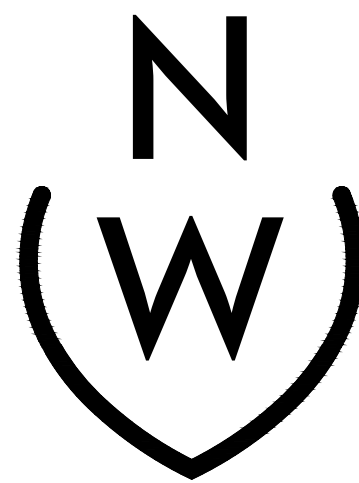
ARC-24-0071



1 MOTORCOURT PEDESTRIAN GATE DETAIL
D2 SCALE: 1"=1'-0"



2 TYP. GATE DETAIL
D2 SCALE: 1"=1'-0"

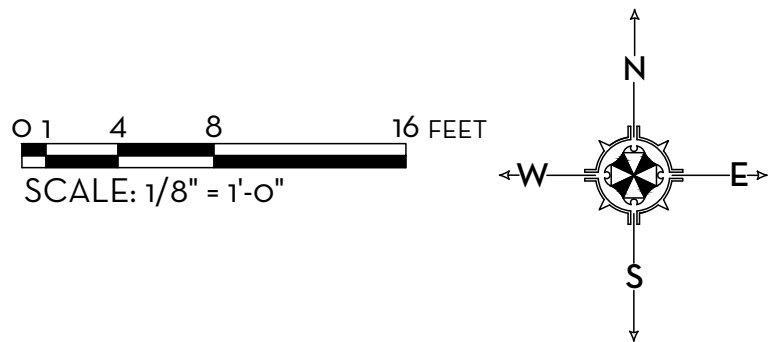
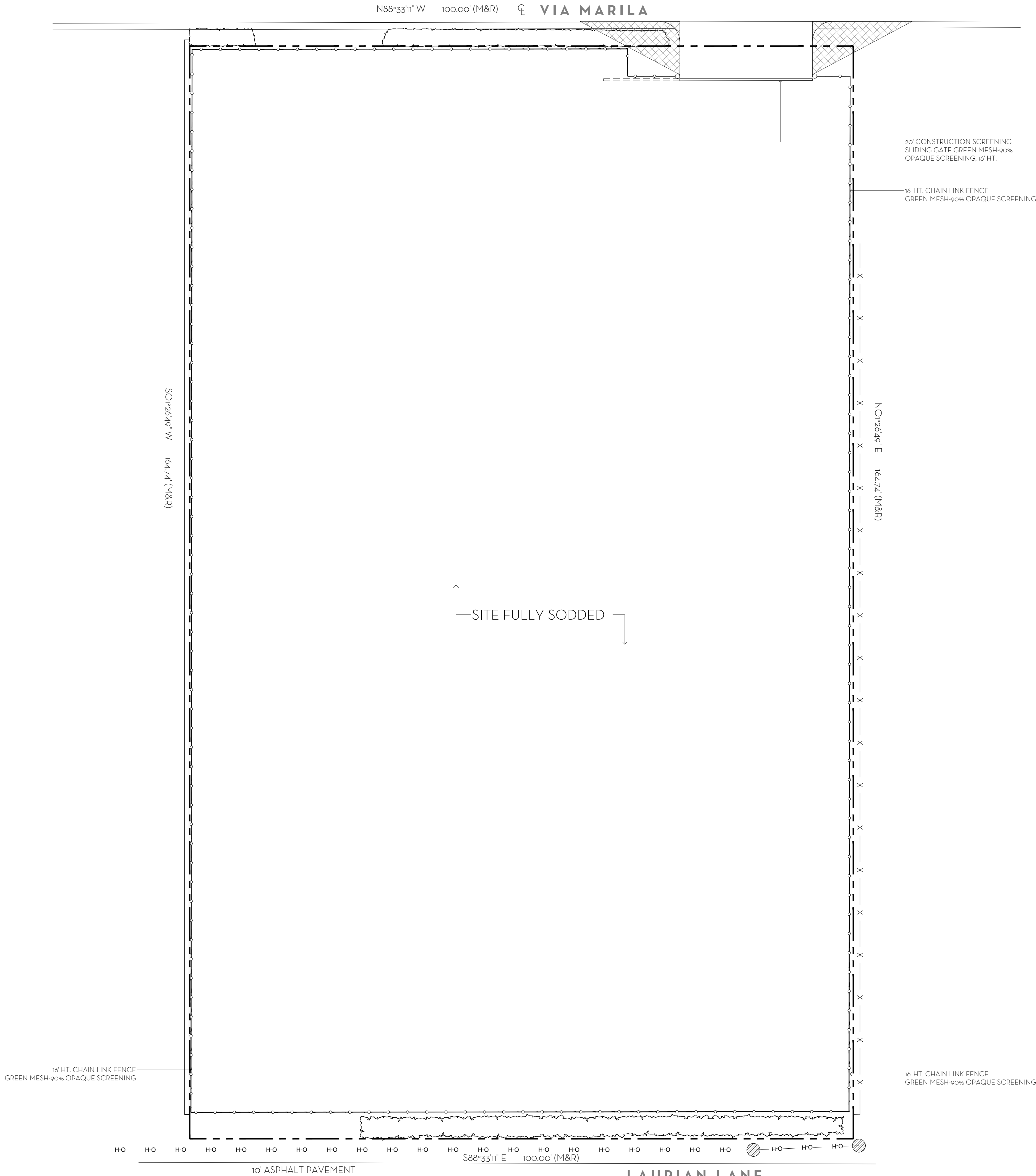


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CSP
ARC-24-0071



STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 16,473 sq.ft.
Drainage Area Impervious Surface = 8,380 sq.ft.
Drainage Area Pervious Surface = 8,093 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 8,380 sq.ft. x 1 ft./12 in. = 1,397 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 8,093 sq.ft. x 1 ft./12 in. = 270 cu.ft.

Total Volume to be Retained = 1,667

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1
L = Total Length of Trench Provided = 27 ft
W = Trench Width = 12 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.00 ft
DU = Un-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 1.50 ft

V = Volume Treated = 410 cu.ft.

Exfiltration Trench #2
L = Total Length of Trench Provided = 25 ft
W = Trench Width = 12 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.00 ft
DU = Un-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 1.50 ft

V = Volume Treated = 380 cu.ft.

Exfiltration Trench #3
L = Total Length of Trench Provided = 30 ft
W = Trench Width = 12 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.00 ft
DU = Un-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 1.50 ft

V = Volume Treated = 456 cu.ft.

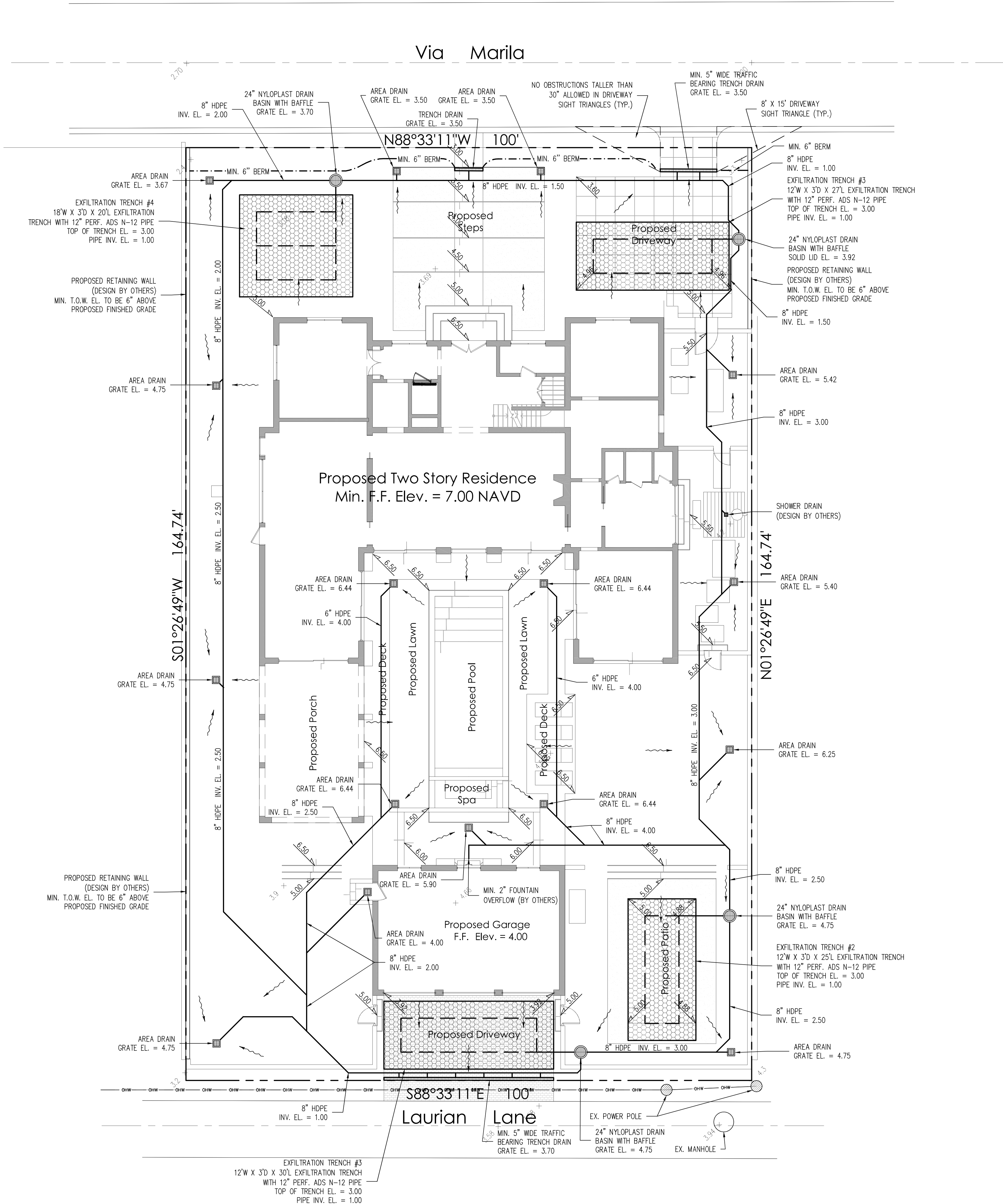
Exfiltration Trench #4
L = Total Length of Trench Provided = 20 ft
W = Trench Width = 18 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.00 ft
DU = Un-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 1.50 ft

V = Volume Treated = 438 cu.ft.

Total Volume Retained in Trenches = 1,684 cu.ft.

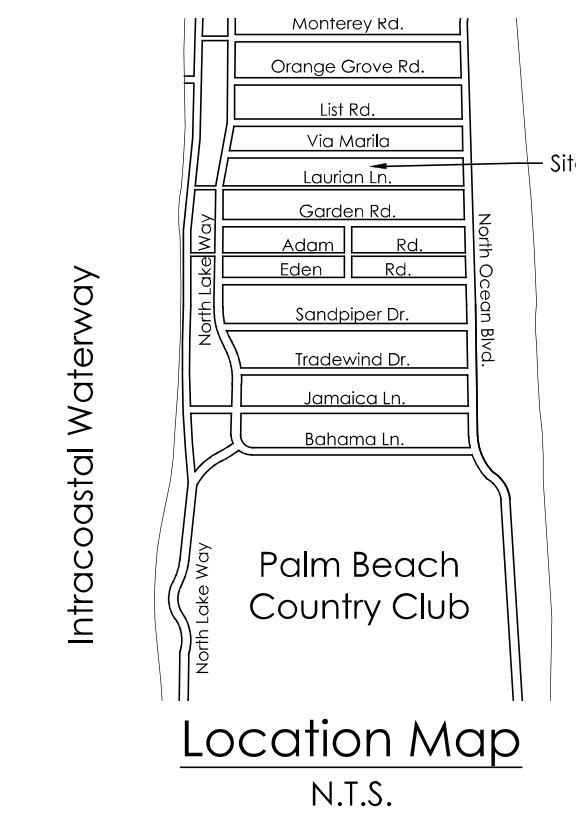
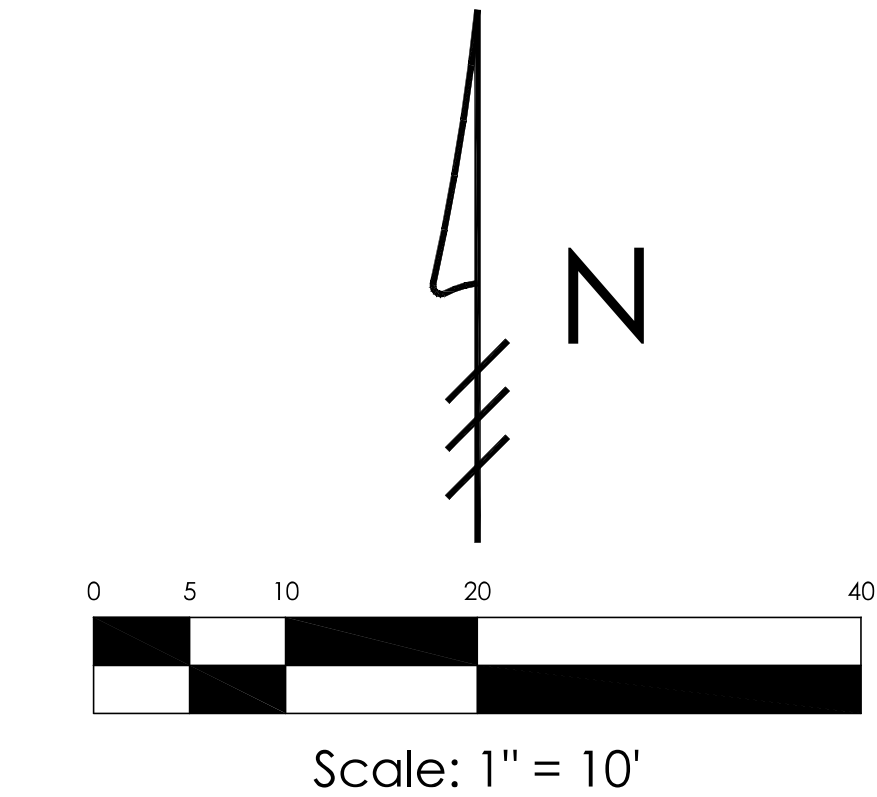
Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.



Legend

- 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



48 HOURS BEFORE DIGGING.
CALL 1-800-432-4770
SUNSHINE STATE ONE
CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Conceptual Site Grading & Drainage Plan For:

Proposed Residence

224 Via Marila
Palm Beach, Florida

PROJECT INFORMATION:	
Project No.	2024-0066
Issue Date	08/10/2024
Scale	1" = 10'

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

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Chad M Gruber
Date: 2024.08.10 17:48:36 -04'00'

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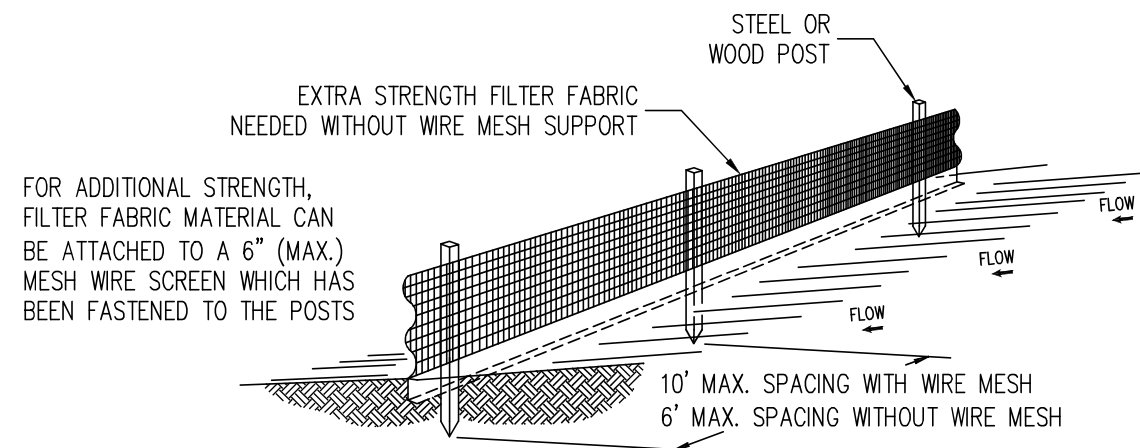
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Plan Background from Hardscape
Plan by Nievera Williams Design
Received 07/11/24

ARC-24-0071

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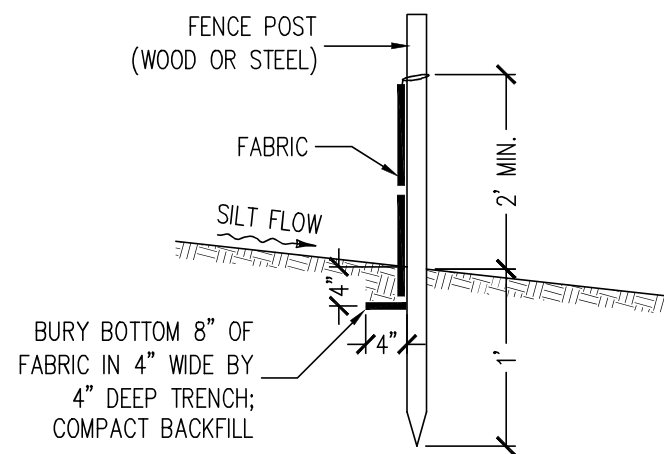
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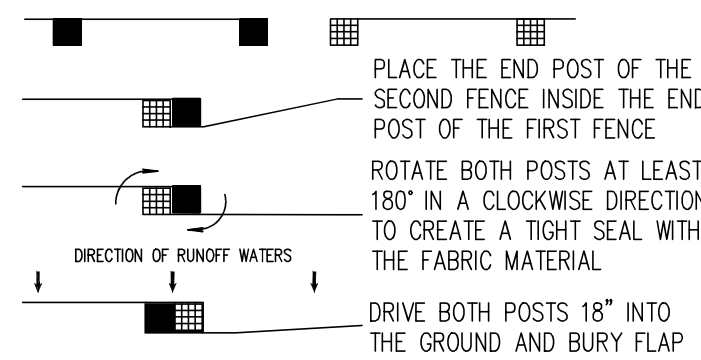
Notes:

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

SILT FENCE DETAIL N.T.S.



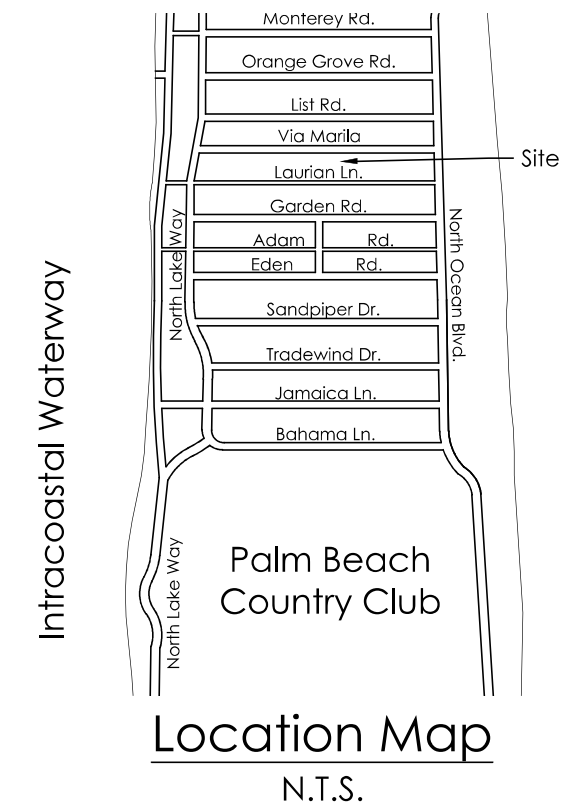
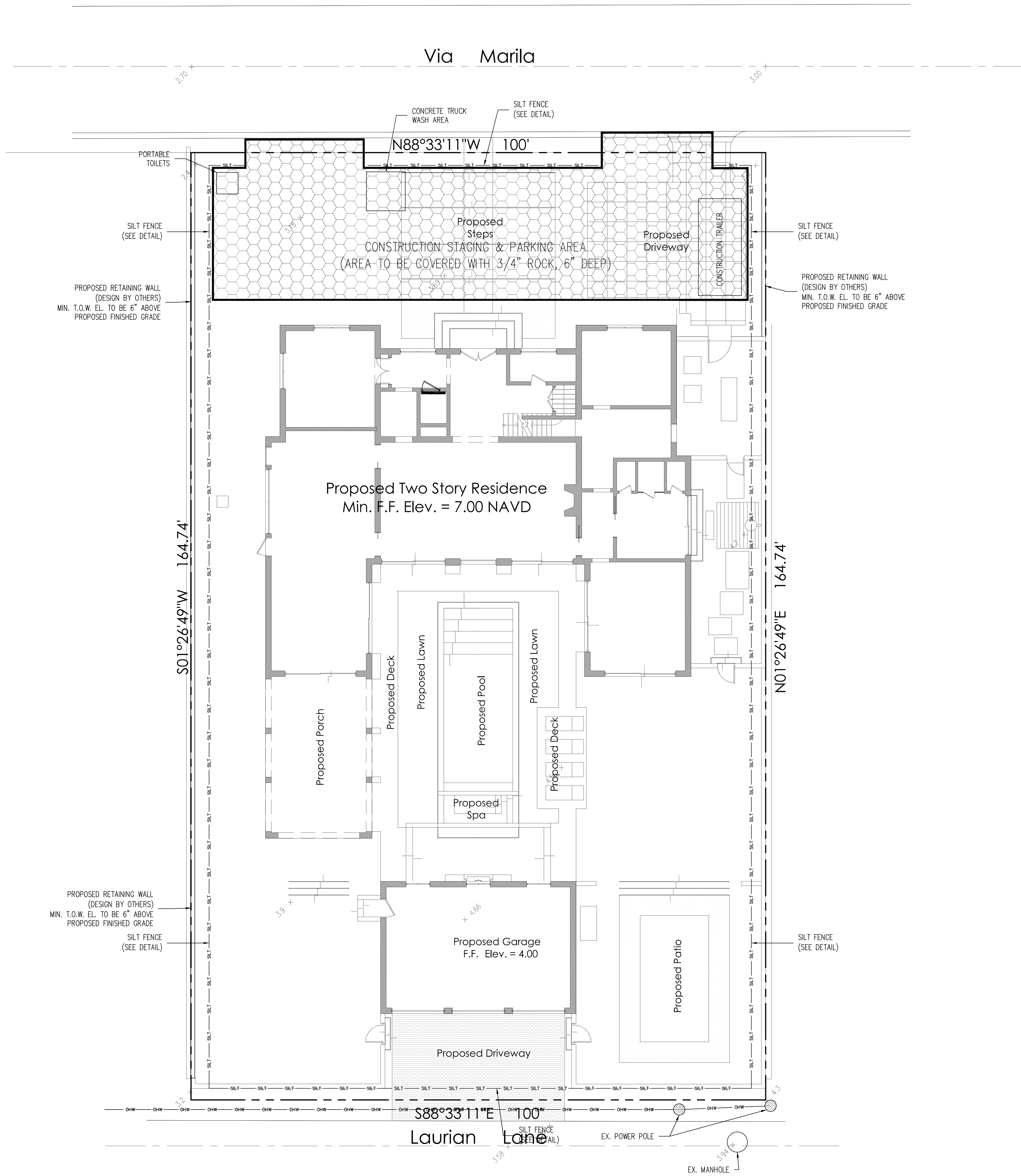
SILT FENCE SECTION N.T.S.



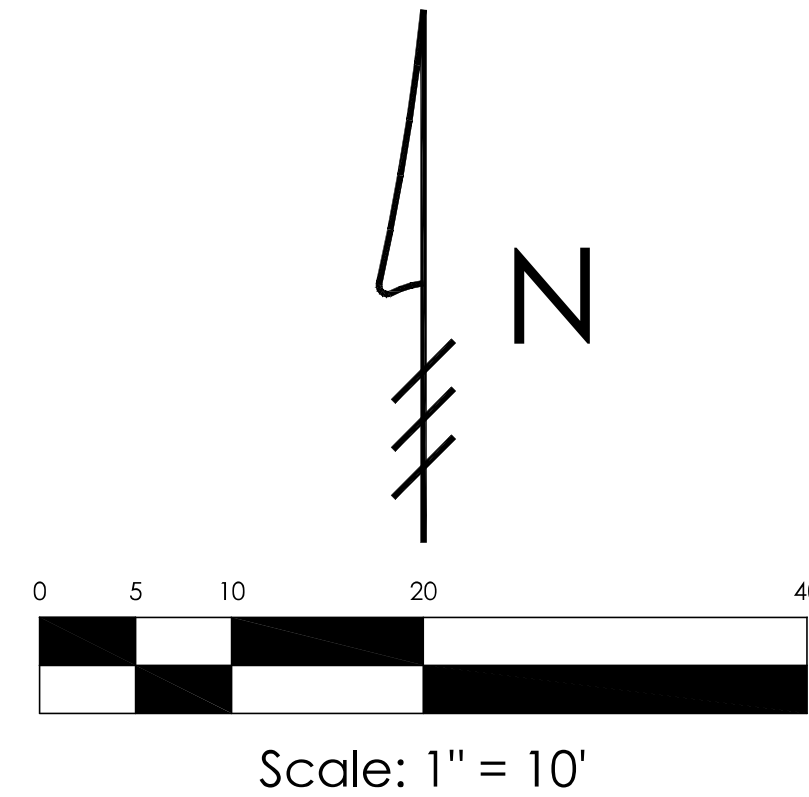
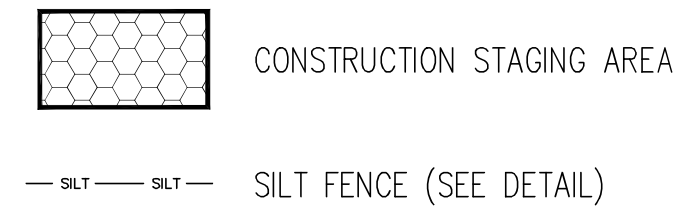
ATTACHING TWO SILT FENCES N.T.S.

Notes:

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



Legend



GRUBER CONSULTING ENGINEERS

2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
☎ 561.312.2041
✉ office@gruberengineers.com

**48 HOURS BEFORE DIGGING,
CALL 1-800-432-4770
SUNSHINE STATE ONE
CALL OF FLORIDA, INC.**

Contractor is responsible for
obtaining location of existing
utilities prior to commencement
of construction activities.

Conceptual Erosion Control Plan For: **Proposed Residence** 224 Via Marila Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2024-0066
Issue Date	08/10/2024
Scale	1" = 10'

REVISIONS:

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

Digitally
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Chad M
Gruber
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17:46:41
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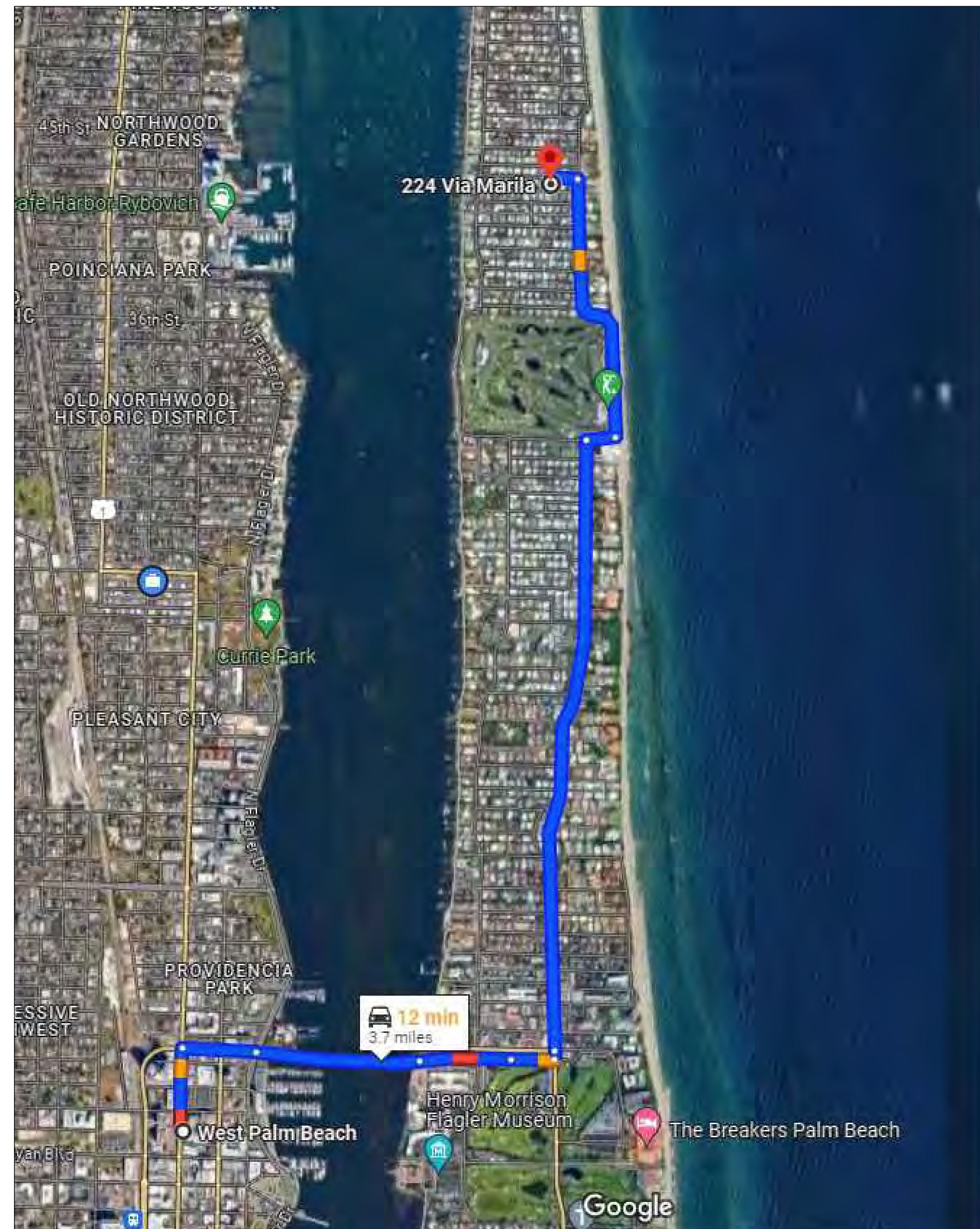
SHEET NUMBER:

EC-1

Plan Background from Hardscape
Plan by Nievera Williams Design
Received 07/11/24

ARC-24-0071

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TRUCKS WILL TAKE THE NORTH BRIDGE, TO NORTH COUNTY ROAD, TO VIA MARILA AND LEAVE THE SAME ROUTE

CONSTRUCTION SCHEDULE

MONTH 1	- SITE WORK & FOUNDATION
MONTH 2-4	- SHELL ROUGH WORK
MONTH 5	- FINISH CDX PLYWOOD ROOF SHEATHING & DRY IN
MONTH 6	- START ROUGH TRADES AND EXTERIOR OPENING INSTALLS
MONTH 7	- INSULATION & DRYWALL WORK
MONTH 8	- FINISH DRYWALL WORK
MONTH 9	- START INTERIOR FINISHES
MONTH 10	- FINISH INTERIOR FINISHES
MONTH 11	- SET ELECTRIC AND PLUMBING FIXTURES
MONTH 12	- DRIVEWAY AND POOL
MONTH 13	- LANDSCAPE, IRRIGATION AND FINAL INSPECTION

TRUCK SIZES & TYPES

LARGEST TRUCK TO BE A TRUSS FLATBED, APPROX 50' LONG

20 DUMPTRUCKS

60 DELIVERY TRUCKS

28 DUMPSTER TRUCKS

50 SUBCONTRACTOR VANS

1 GUNNITE TRUCK

1 PLASTER TRUCK

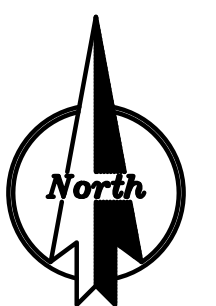


CONSULTANTS

224 VIA MARILA

224 VIA MARILA
PALM BEACH, FL
33480

ARC-TBD

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TRUCK LOGISTICS PLAN

CC-003

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