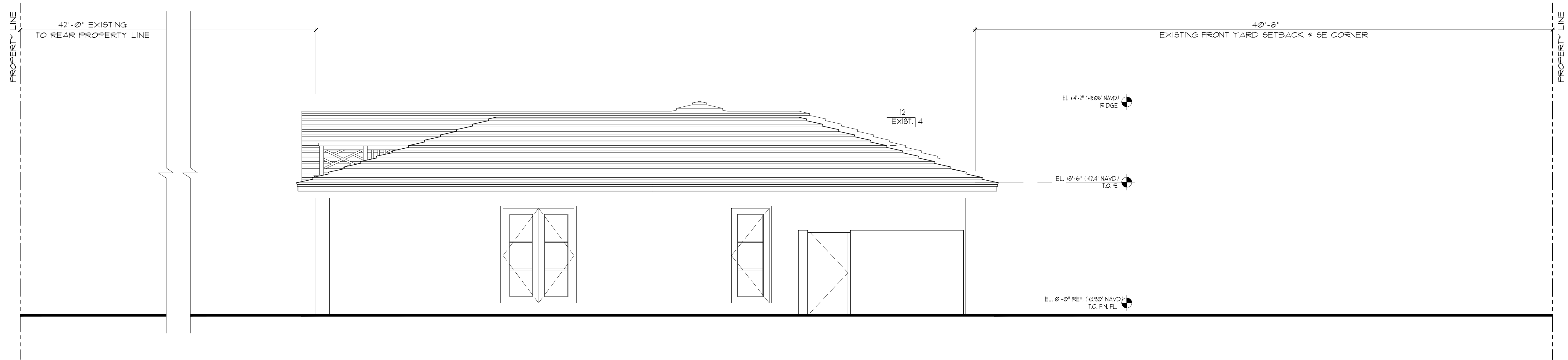
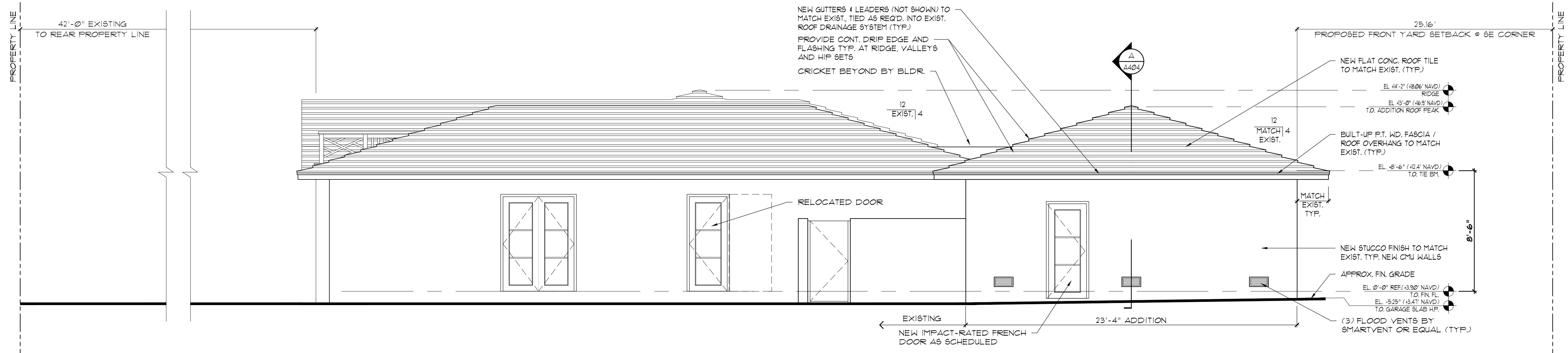




Existing West Elevation

Scale

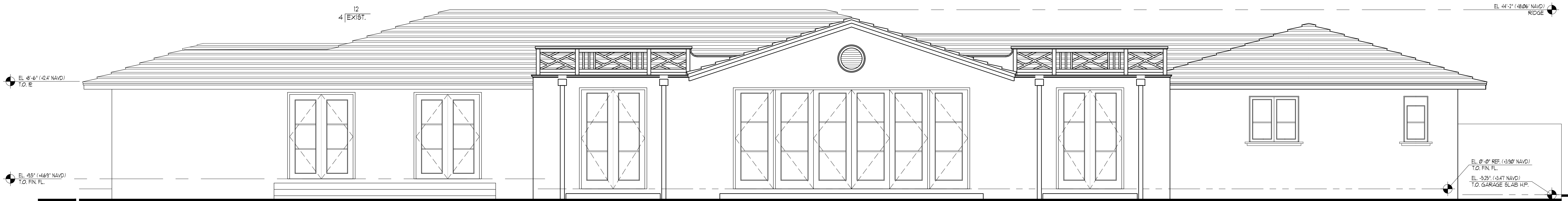
1/4" = 1'-0"



Proposed West Elevation

Scale

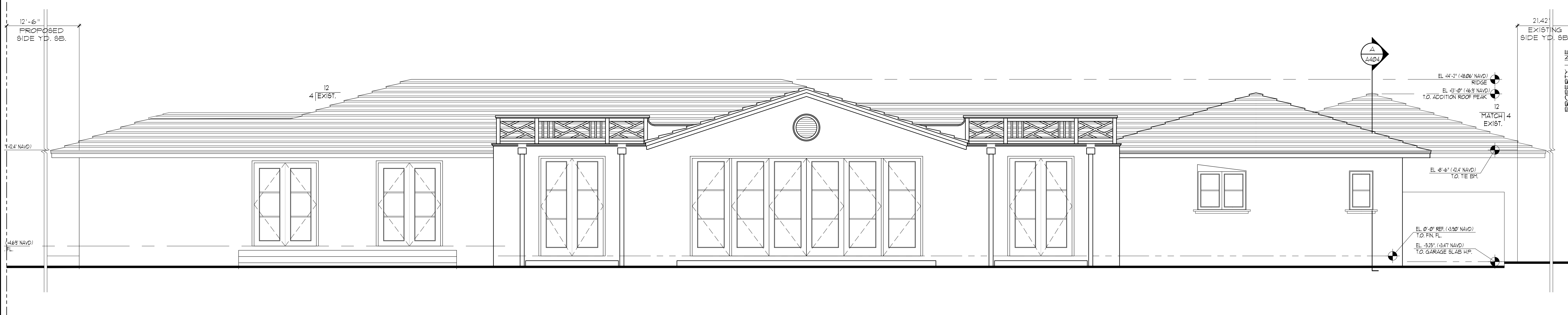
1/4" = 1'-0"



Existing South Elevation

Scale

1/4" = 1'-0"



Proposed South Elevation

Scale

1/4" = 1'-0"

ARC-25 0011
ZON-25-00xx

MHK
ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE © 2025

IMPROVEMENTS TO THE
RESIDENCE
261 MIRAFLORES DRIVE
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971
NOT FOR
CONSTRUCTION

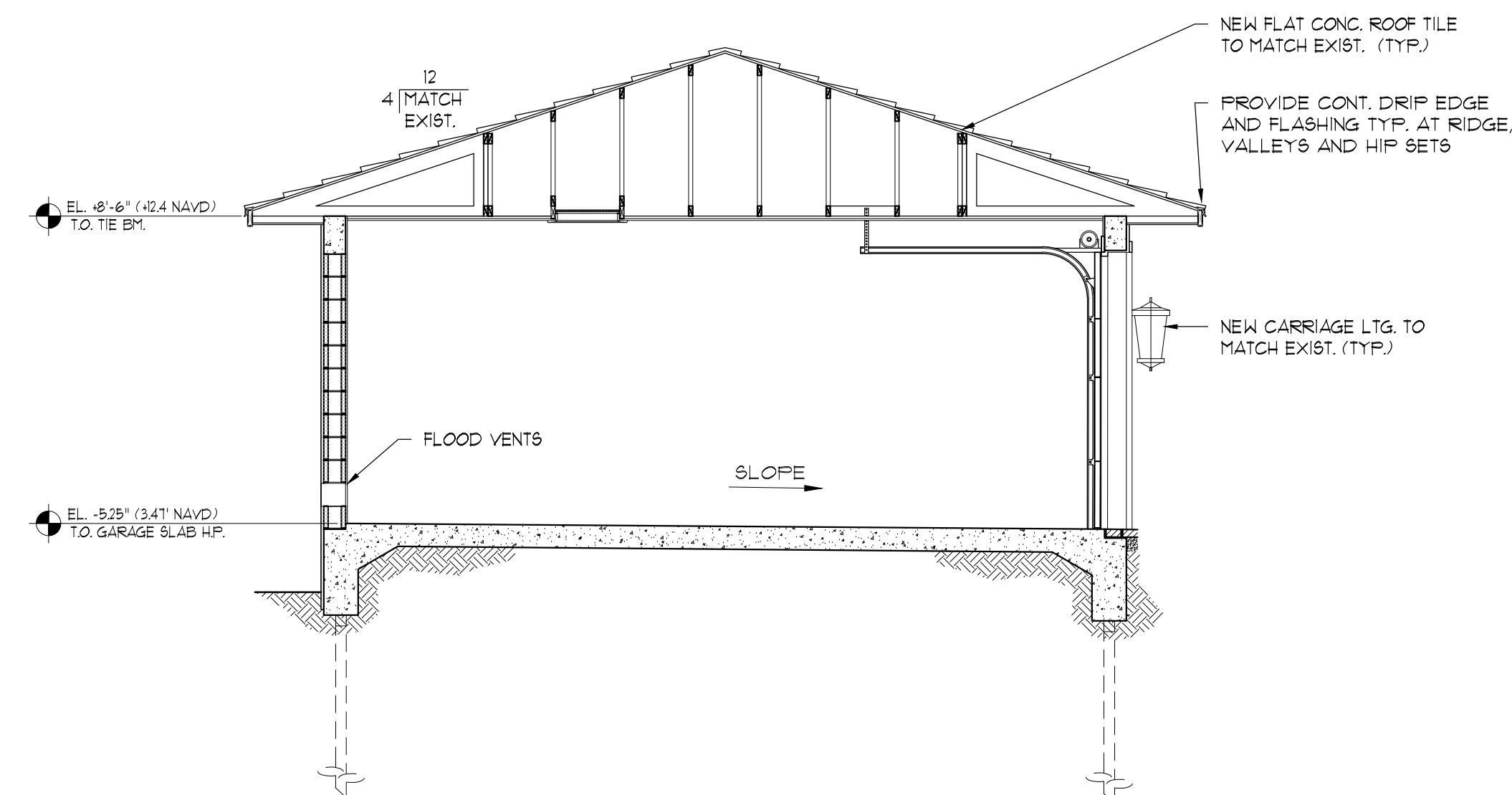
ISSUANCE ARCON 2nd SUBMITTAL 09/10/25
1
2
3
4
5
6
7
8
9
10
11
12

PHASE SD
PR NO 25025

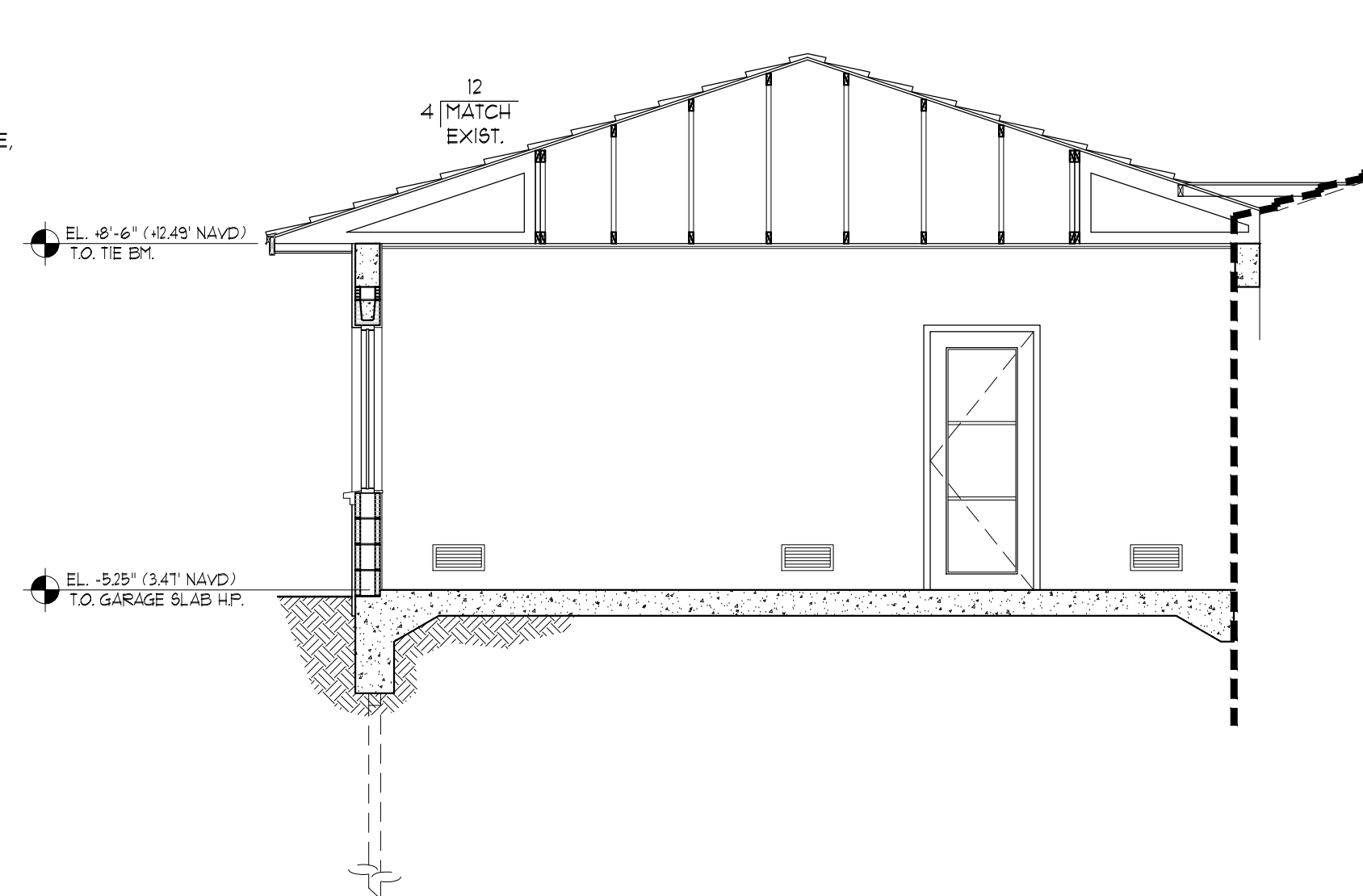
A400



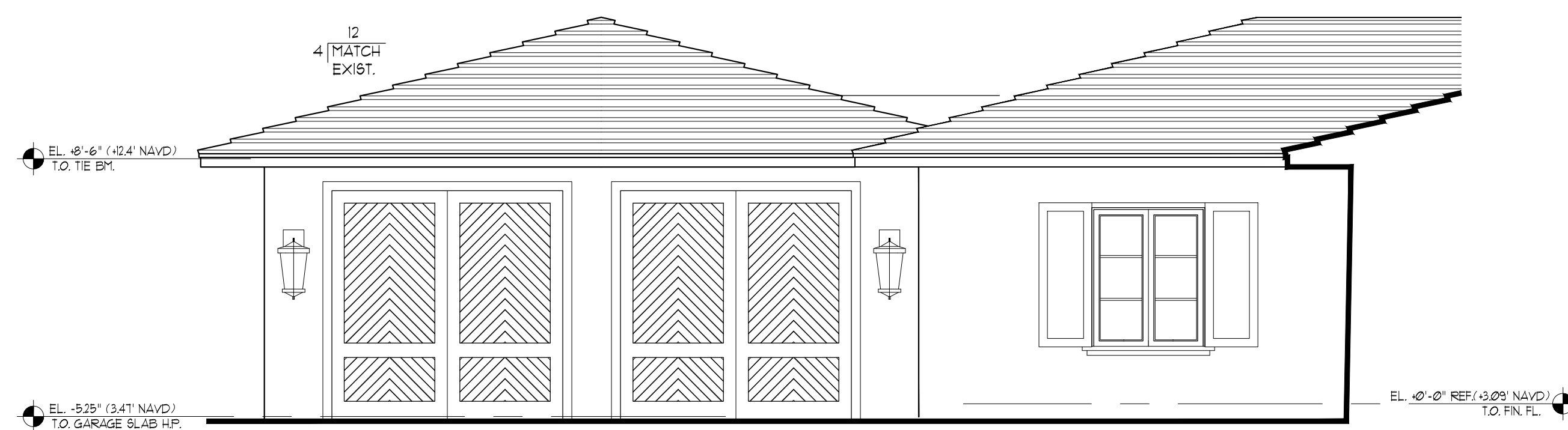




A Building Section
Scale 1/4" = 1'-0"



B Building Section
Scale 1/4" = 1'-0"



C Full East Elevation @ Proposed Addition
Scale 1/4" = 1'-0"

ARC-25 0011
ZON-25-00xx





VOOK

ARCHITECTURE

211 SEAVIEW AVE.
ALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE
RESIDENCE
261 MIRAFLORES DRIVE
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR
CONSTRUCTION

[illegible]

PHASE	SD
PR NO	25tbd

P003











MARK ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE
RESIDENCE

261 MIRAFLORES DRIVE
PALM BEACH, FL 33480

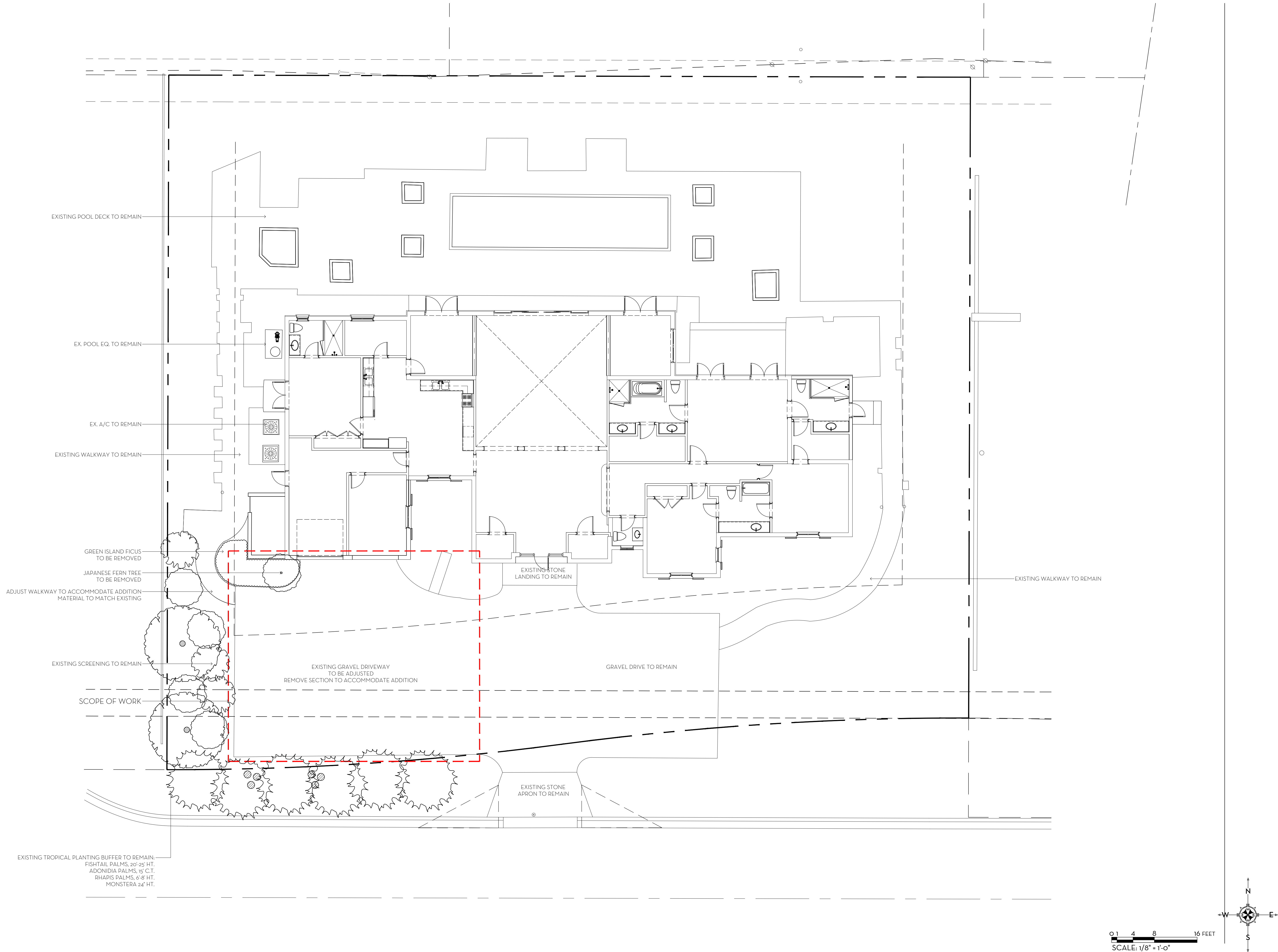
FLORIDA SEAL
REG# AR 16971

NOT FOR
CONSTRUCTION

[illegible]

PHASE	SD
PR NO	25tbd

P008



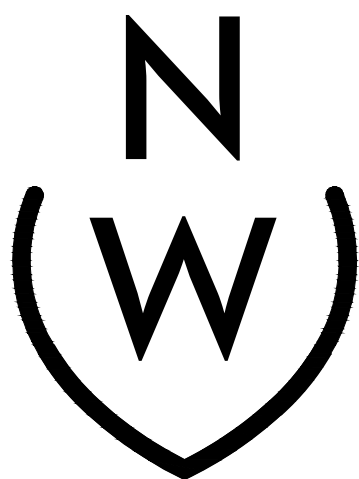
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS PLAN
261 MIRAFLORES
PALM BEACH, FLORIDA

06 MARCH 2025

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



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX

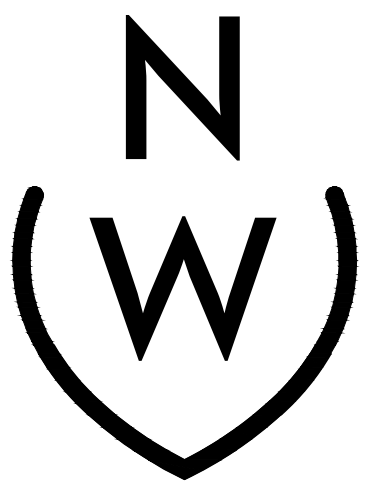
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
261 MIRAFLORES
PALM BEACH, FLORIDA

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

06 MARCH 2025

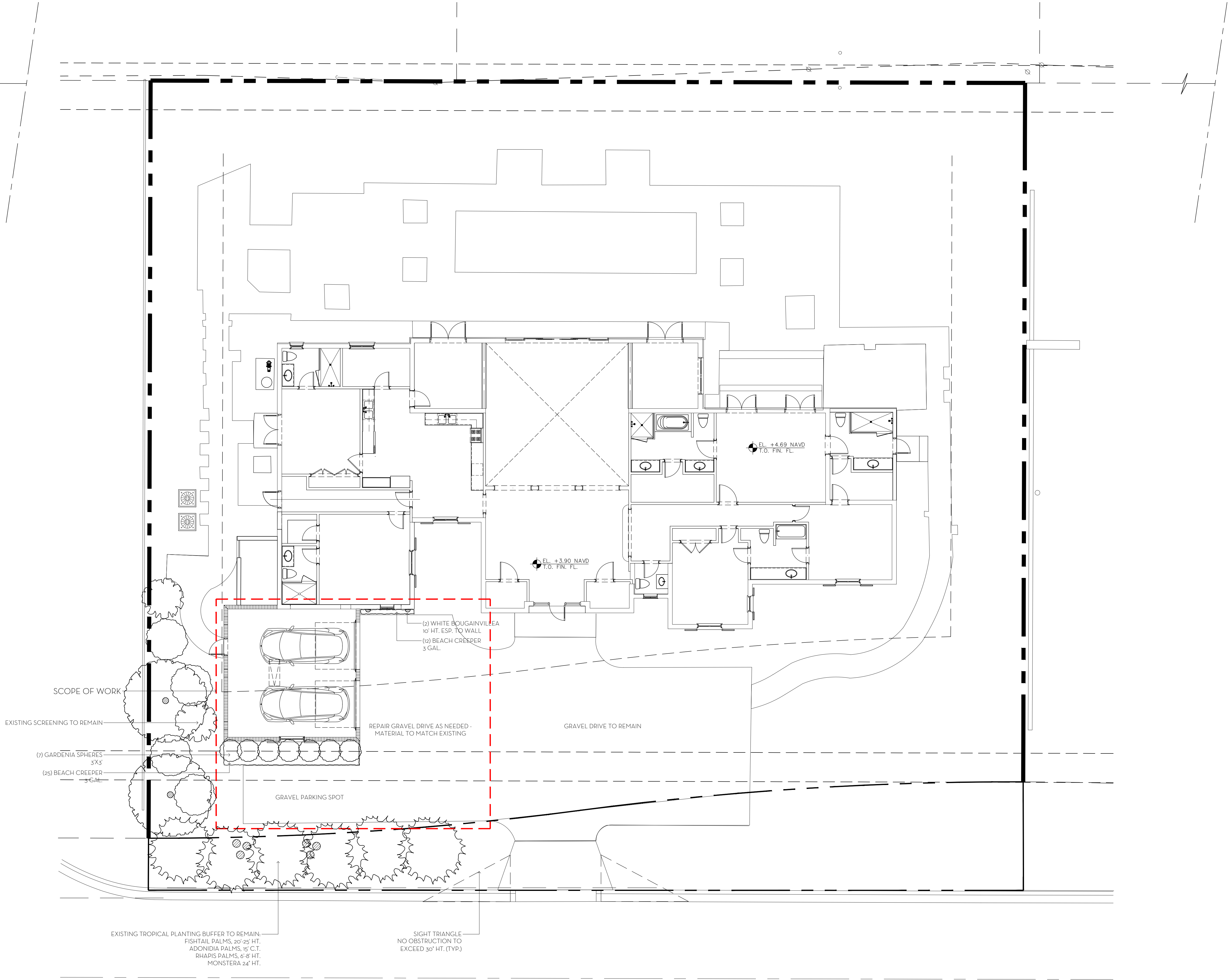


NIEVERA WILLIAMS
DESIGN

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

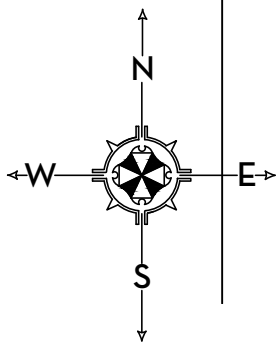
NIEVERAWILLIAMS.COM

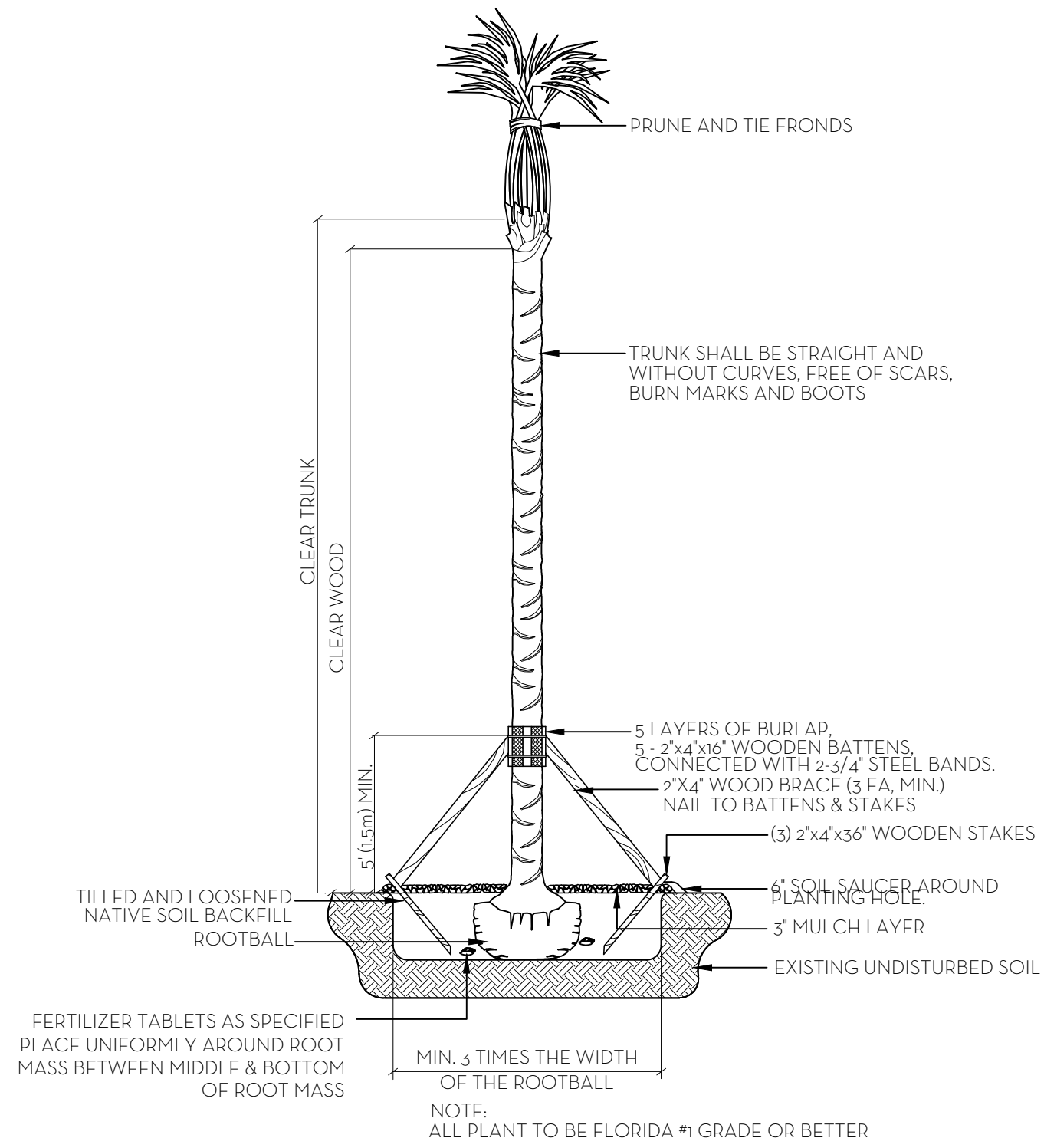
LP1



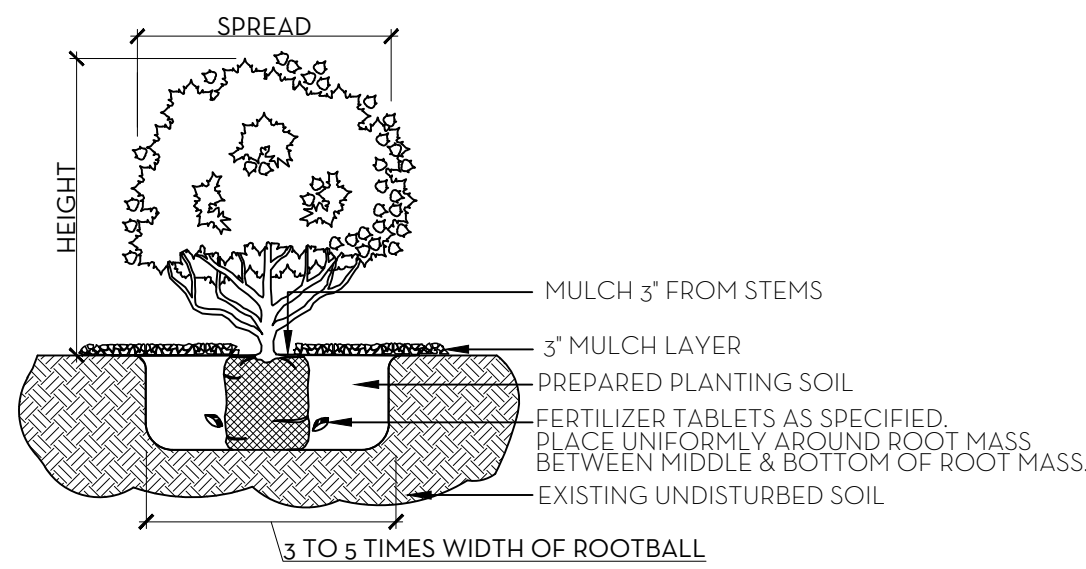
LOT SIZE = 18,740 S.F.

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





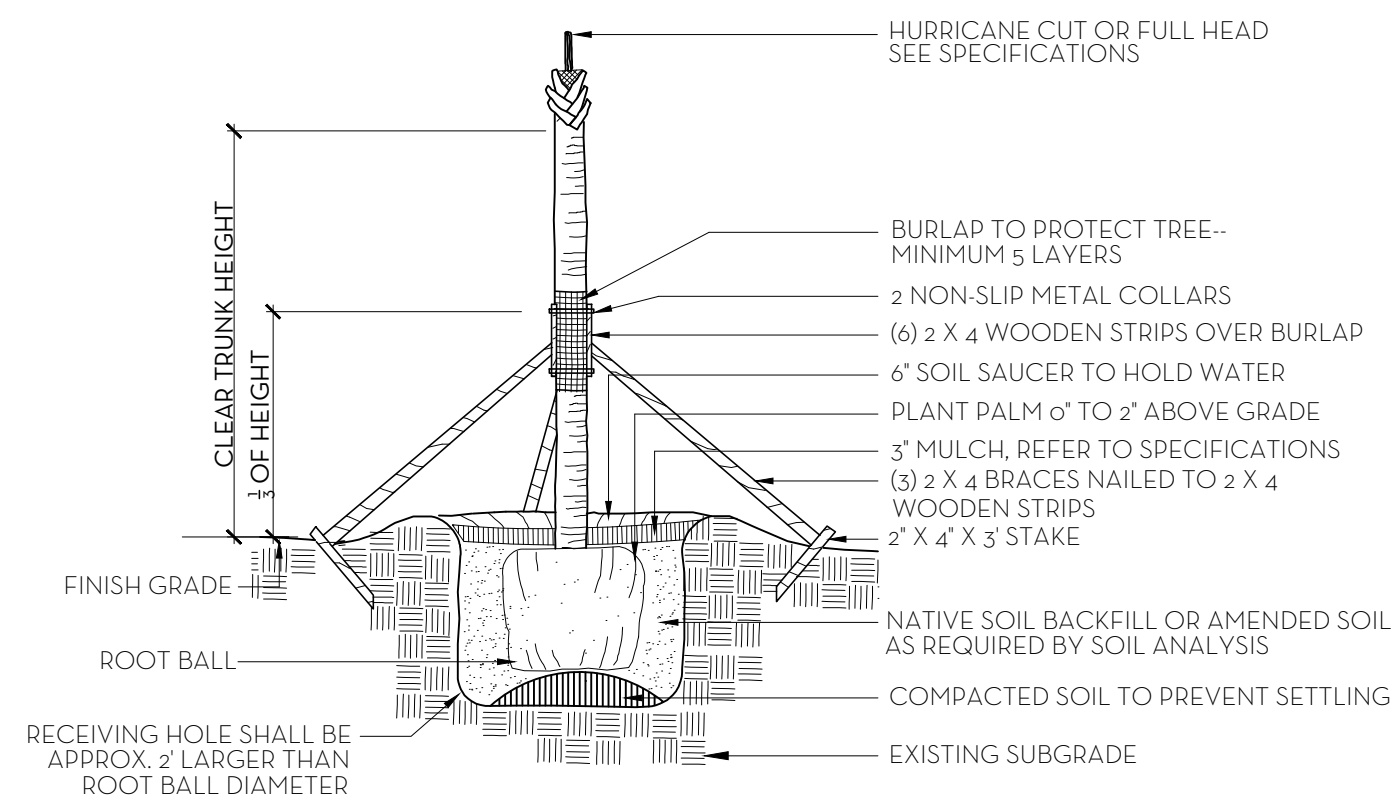
PALM PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER 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.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

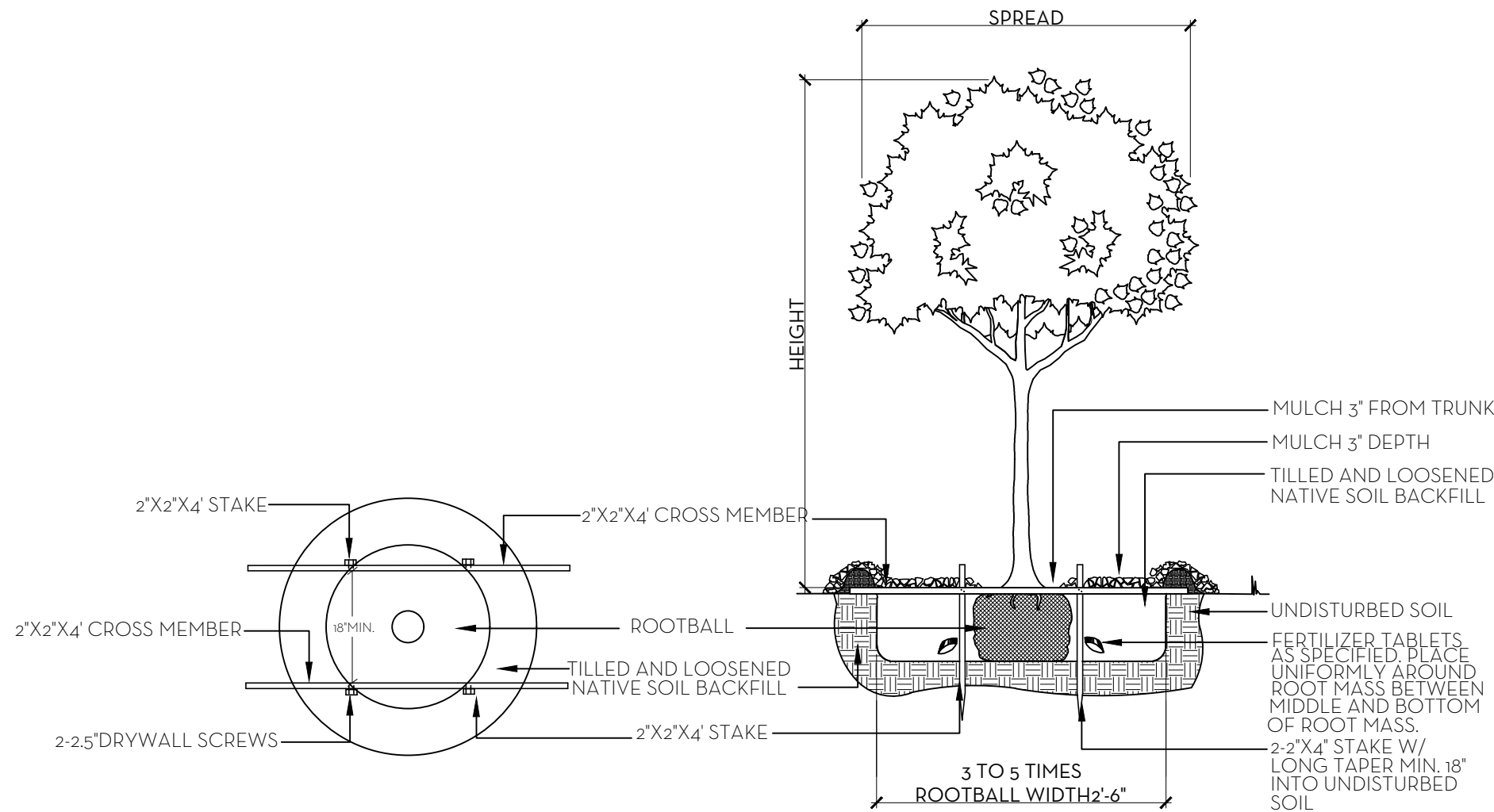
APPLICATION RATE:

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

GROUNDCOVER AREAS

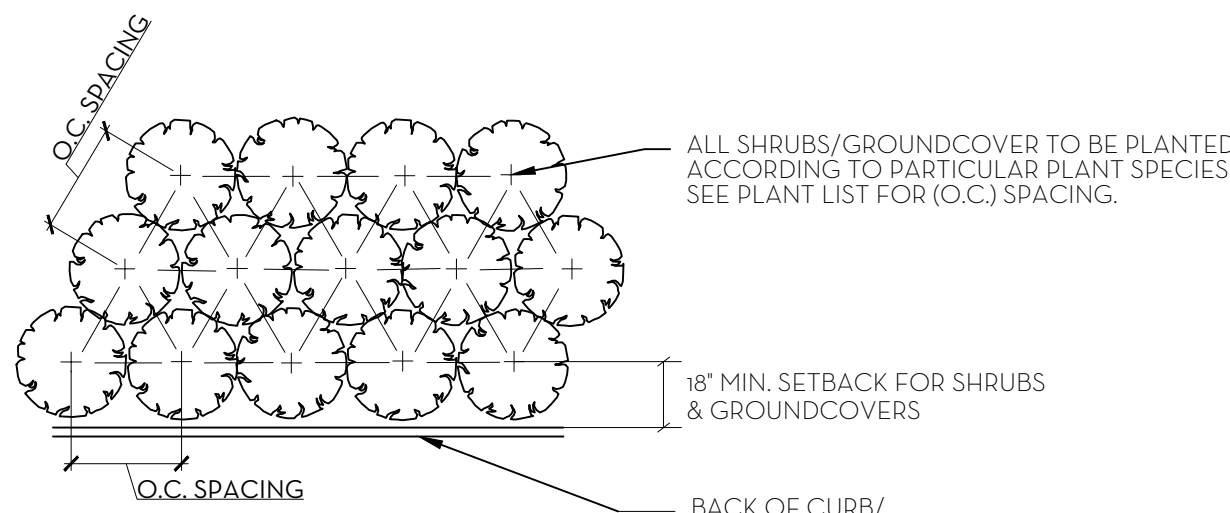
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURERS SPECIFICATIONS.

- NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
 2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
 3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
 4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
 5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
 6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



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

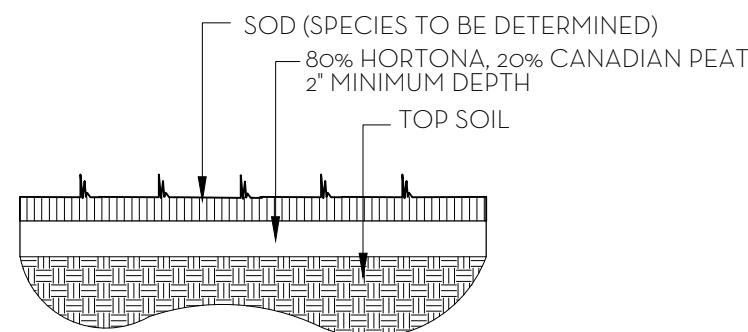
TREE PLANTING DETAIL
N.T.S.



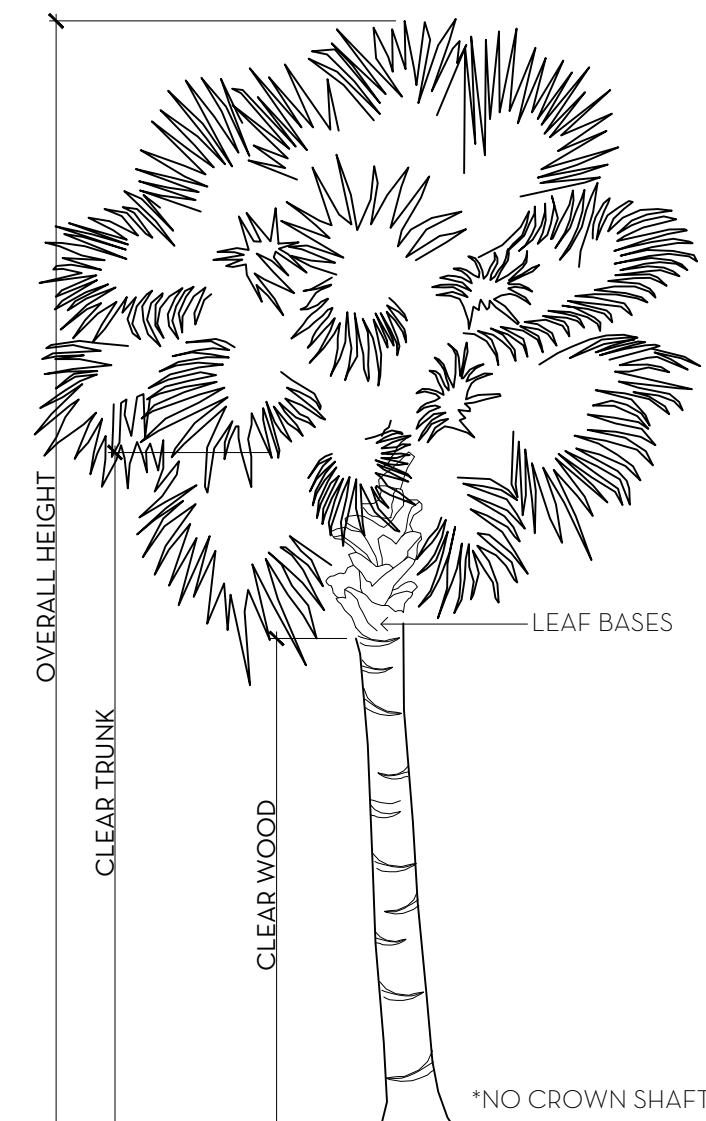
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.

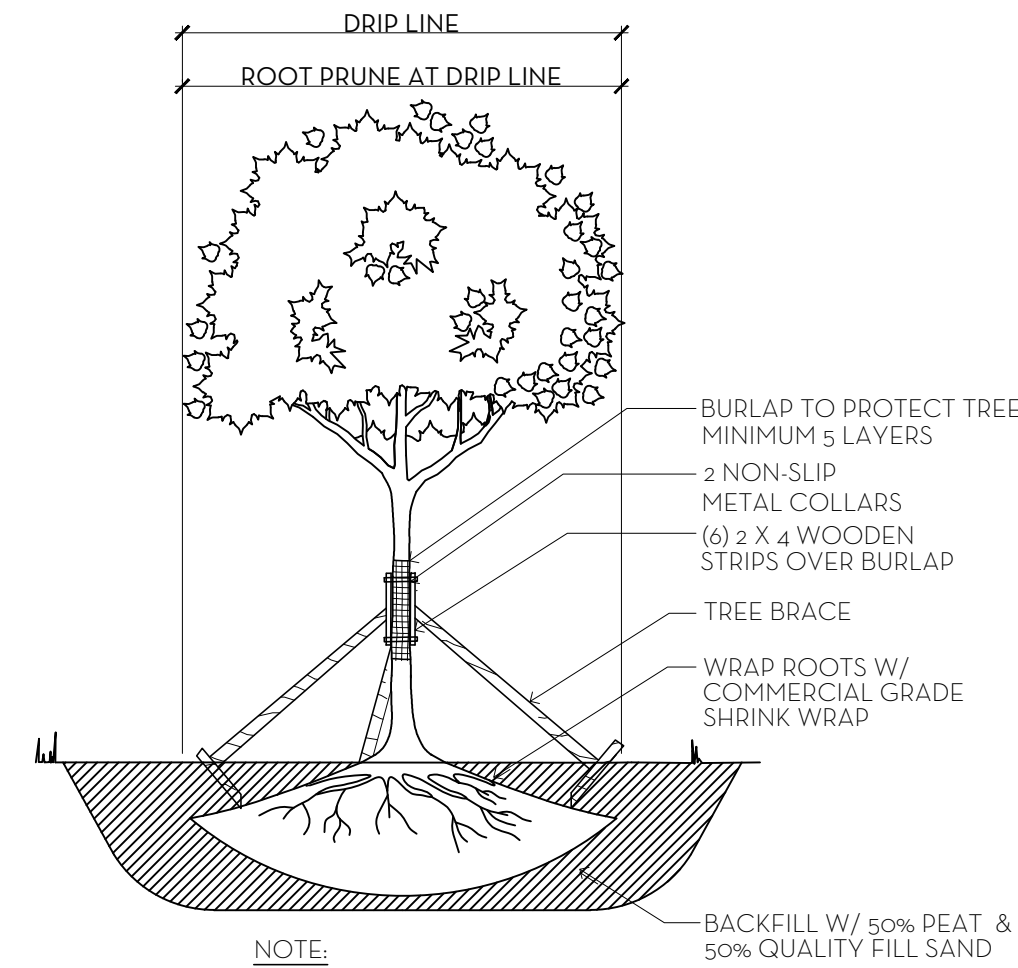
- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
 2. BAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.



TREE ROOT PRUNING DETAIL
N.T.S.

261 Miraflores Plant List

COMMON NAME	BOTANICAL NAME	QTY	SPEC.	NATIVE
TREES				
n/a				
SHRUBS & VINES				
Gardenia	Gardenia jasminoides 'Miami Supreme'	7	3'x3'	
Beach Creeper	Ernodea littoralis	37	3 Gal.	✓
Bougainvillea (white)	Bougainvillea ssp.	2	10' Ht. Esp to Wall	
		46		80%
Groundcover				
n/a				

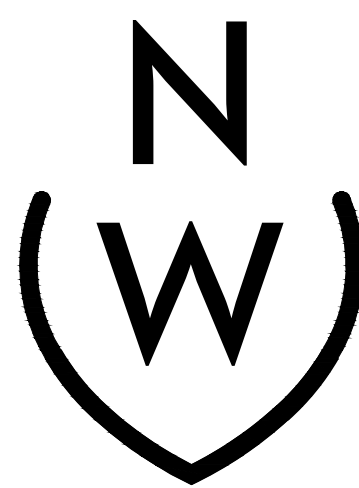
Line #	Landscape Legend		
1	Property Address:	261 Miraflores	
2	Lot Area (sq. ft.):	18,740	
3		REQUIRED	PROPOSED
4	andscape Open Space (LOS) (Sq Ft and %)	8,433 sf (45%)	8,503 (45.3%)
5	LOS to be altered (Sq Ft and %)	n/a	648 sf (7.68%)
6	Perimeter LOS (Sq Ft and %)	4,216.5 (50%)	4,228 sf (50.14%)
7	Front Yard LOS (Sq Ft and %)	1,504 sf (40%)	1,742 sf (46%)
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	80%
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 OR the Florida Native Plant Society Native Plants for Your Area List Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review. This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.			
See Ord. 003-2023		REV BF 20230727	

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS
261 MIRAFLORES
PALM BEACH, FLORIDA

06 MARCH 2025



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP2

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 18,740 sq.ft.
Drainage Area Impervious Surface = 10,520 sq.ft.
Drainage Area Pervious Surface = 8,220 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
 $1.0 \times 2 \text{ in/hr} \times 10,520 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 1,753 \text{ cu.ft.}$

Pervious Runoff Volume:
 $0.2 \times 2 \text{ in/hr} \times 8,220 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 274 \text{ cu.ft.}$

Total Volume to be Retained = 2,027 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

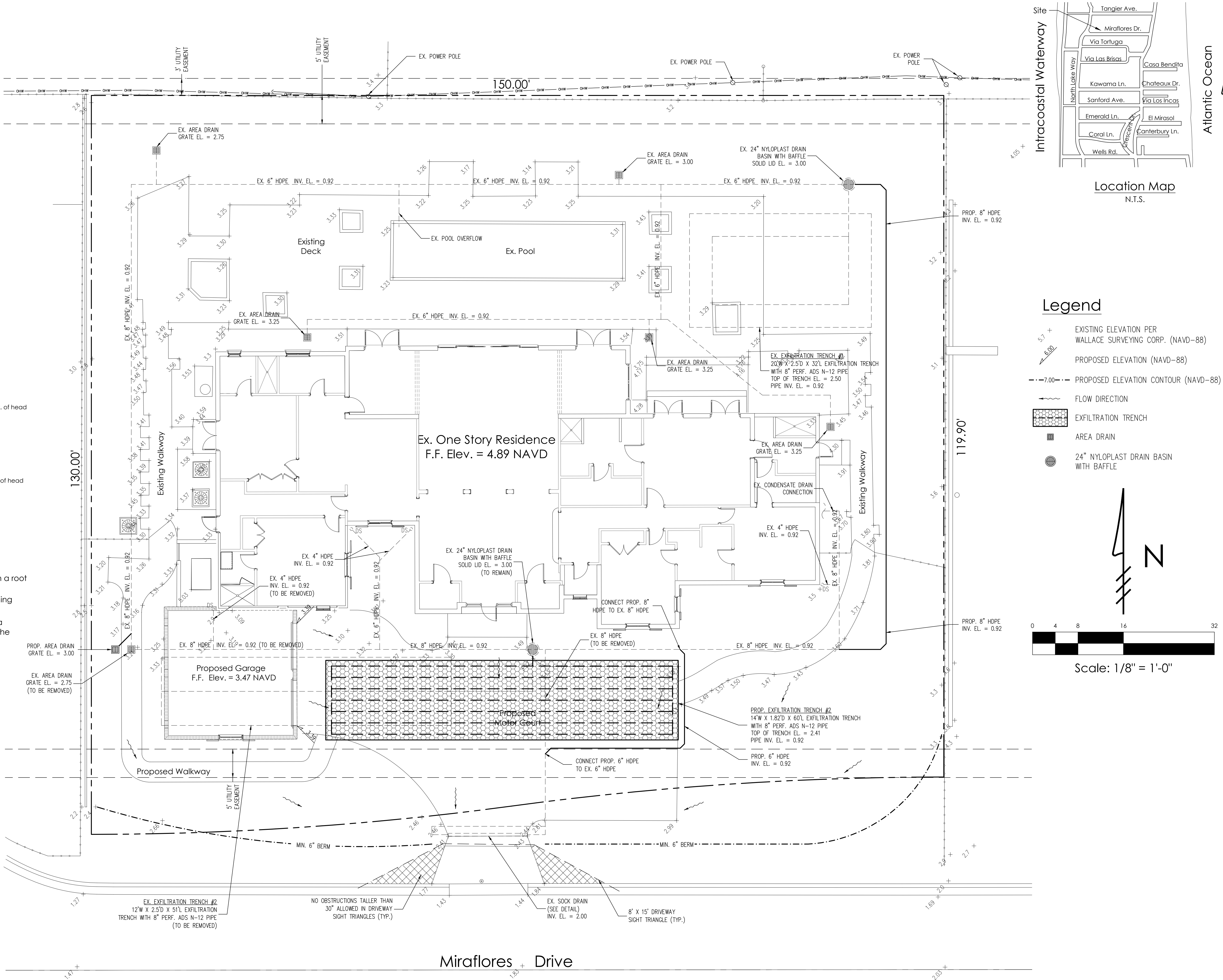
Existing Exfiltration Trench #1
 L = Total Length of Trench Provided = 32 ft
 W = Trench Width = 20 ft
 K = Hydraulic Conductivity = 0.000278 cfs/sq.ft./ft. of head
 H_2 = Depth to Water Table = 0.91 ft
 DU = Un-Saturated Trench Depth = 0.91 ft
 DS = Saturated Trench Depth = 0.91 ft
 V = Volume Treated = 961 cu.ft.

Proposed Exfiltration Trench #2
 L = Total Length of Trench Provided = 60 ft
 W = Trench Width = 14 ft
 K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
 H_2 = Depth to Water Table = 0.91 ft
 DU = Un-Saturated Trench Depth = 0.91 ft
 DS = Saturated Trench Depth = 0.91 ft
 V = Volume Treated = 1,307 cu.ft.

Total Volume Retained in Exfiltration Trenches = 2,268 cu.ft.

Notes:

- Exfiltration trenches to be protected from roots with a root barrier
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- 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.



Plan Background from Site Plan by
MHK Architecture Received 2/17/25

ZON-25-XXXX

© 2025 Gruber Consulting Engineers, Inc.



**GRUBER
CONSULTING
ENGINEERS**

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

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

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

Conceptual Site Grading & Drainage Plan For:

NIVEN RESIDENCE

261 Miraflores Drive
Palm Beach, Florida

PROJECT INFORMATION:

Project No. 2012-0107
Issue Date 03/04/2025
Scale 1/8" = 1'-0"

REVISIONS:

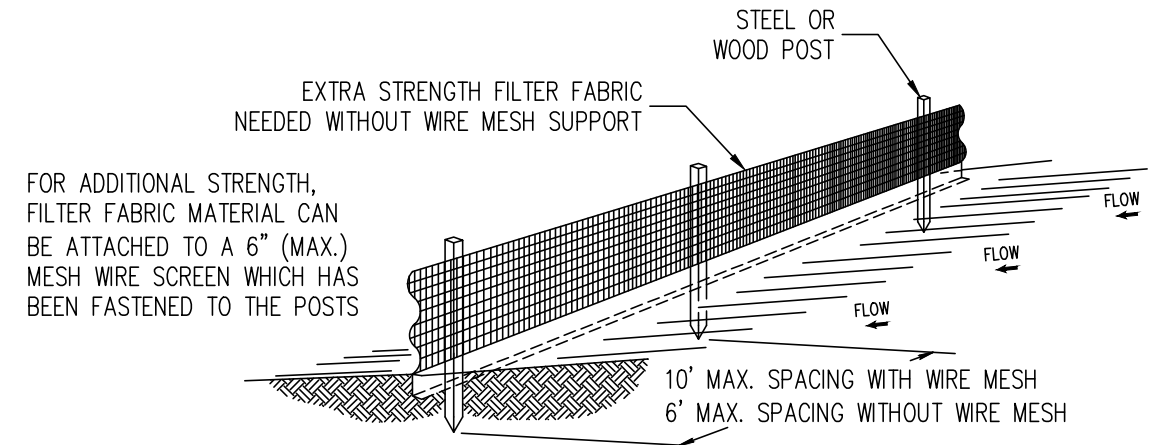
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

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

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:

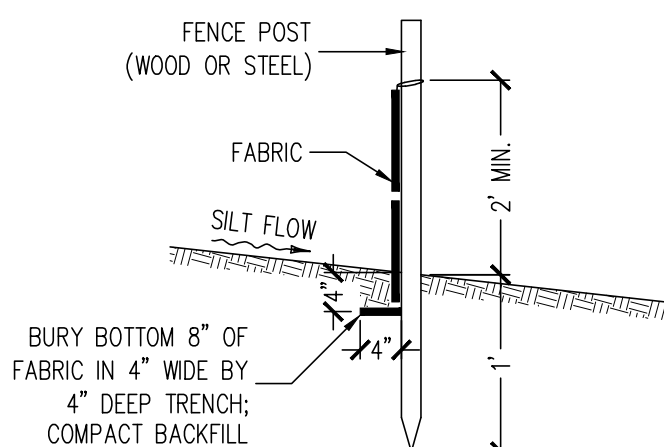
C-1



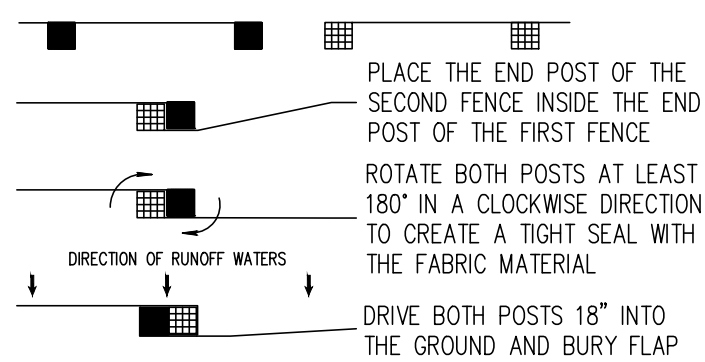
Notes:

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

SILT FENCE DETAIL
N.T.S.



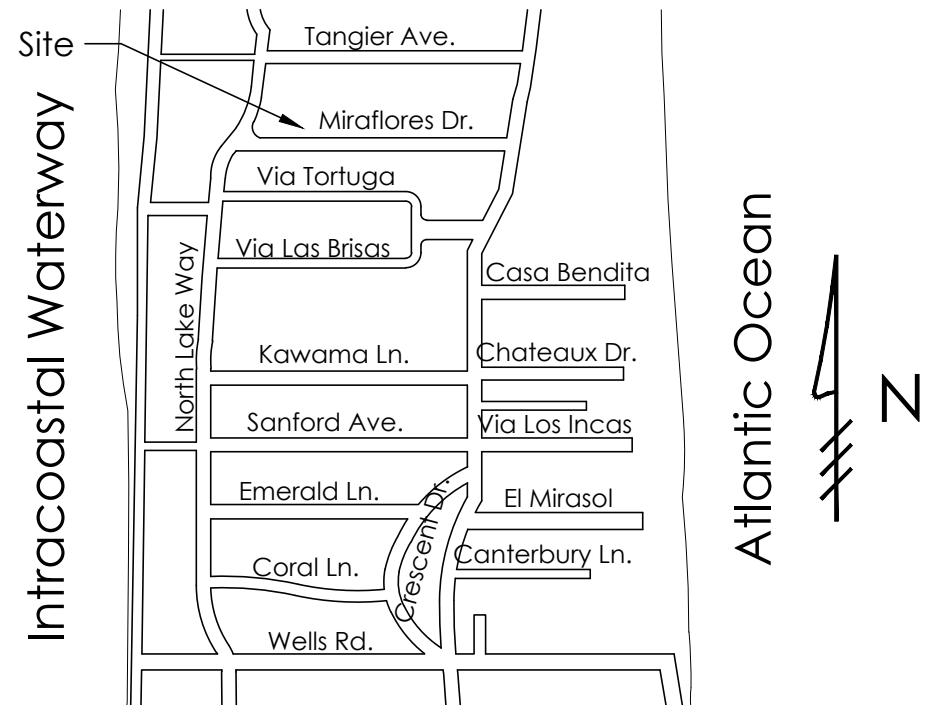
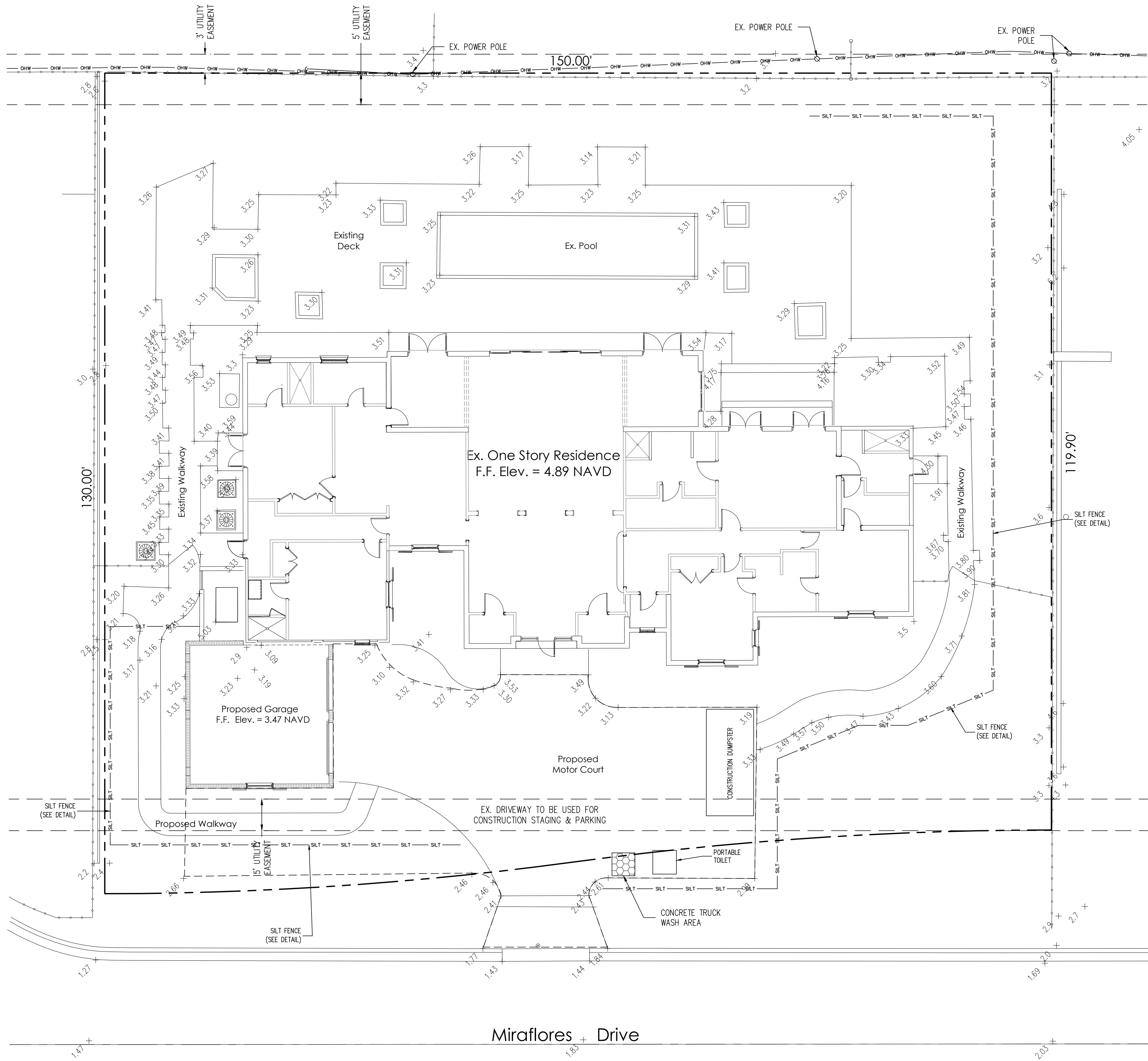
SILT FENCE SECTION
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.

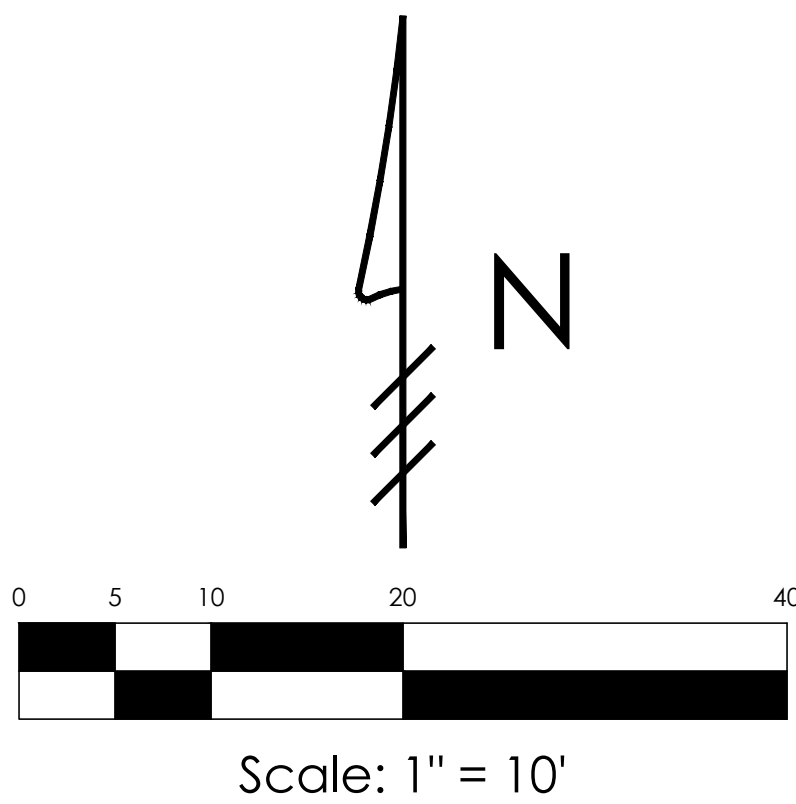
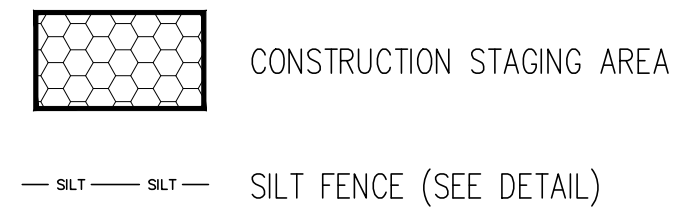
Notes:

- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.



Location Map
N.T.S.

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.

Construction Staging/Parking & Erosion Control Plan For:

NIVEN RESIDENCE

261 Miraflores Drive
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2012-0107
Issue Date	03/04/2025
Scale	1" = 10'

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

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

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.

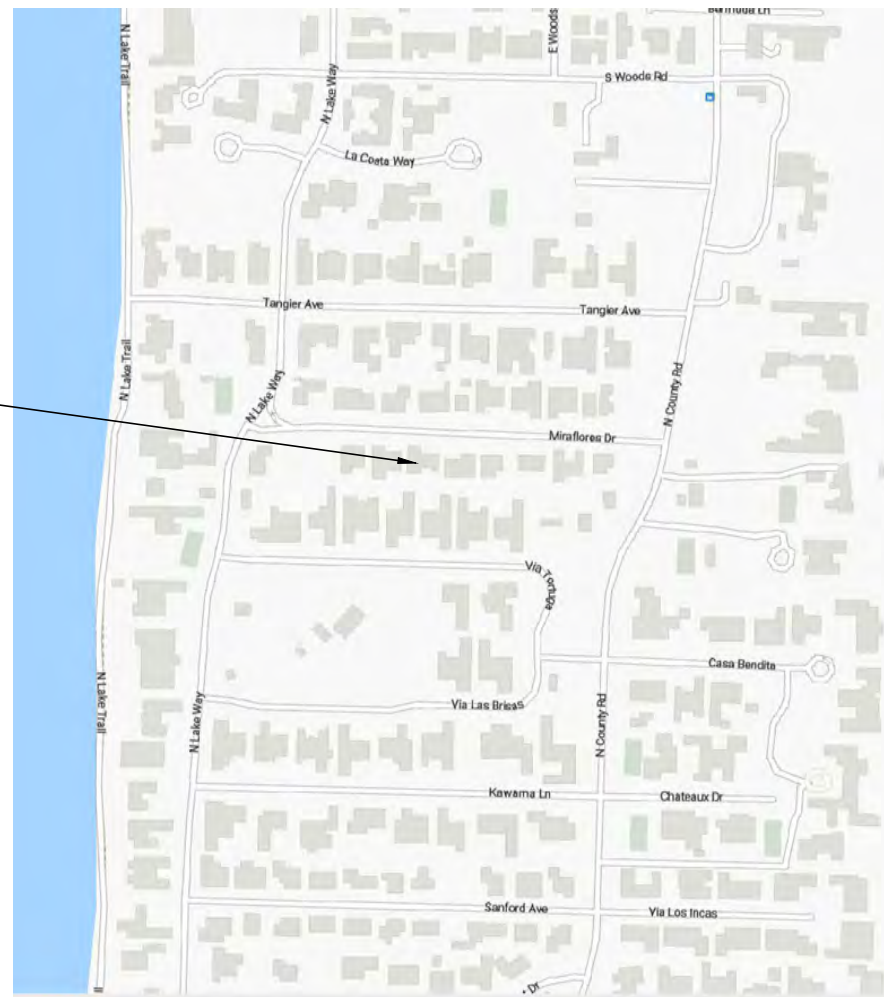
SHEET NUMBER:

EC-1

Plan Background from Site Plan by
MHK Architecture Received 2/17/25

ZON-25-XXXX

© 2025 Gruber Consulting Engineers, Inc.

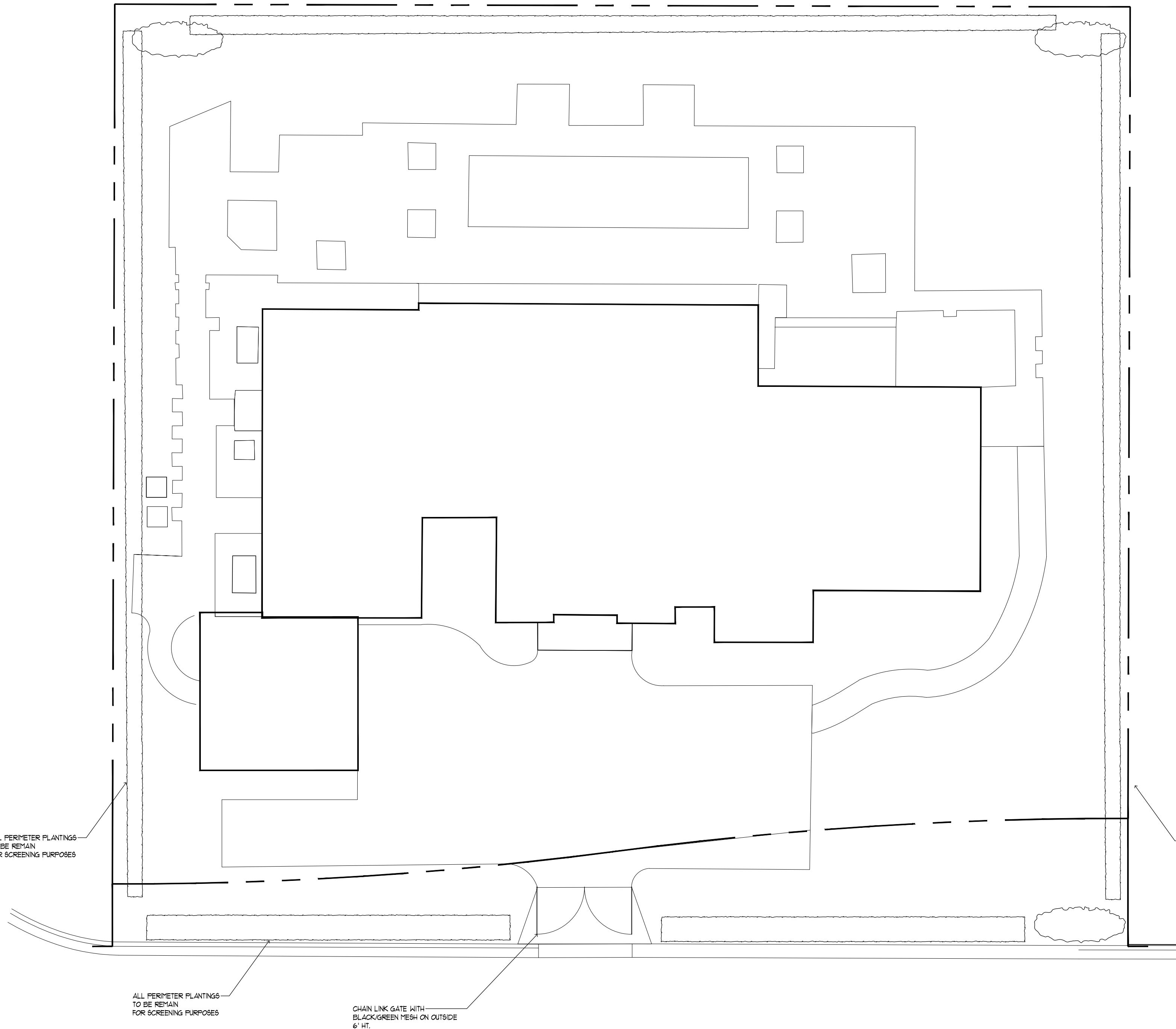


Location Map /
Truck Logistics Plan
Scale N.T.S.



- TRUCK LOGISTICS
- MAXIMUM SIZED TRUCK THAT CAN TRAVERSE THE STREET TO ACCESS PROPERTY = 30'
 - BEST ROUTE TO PROPERTY: NORTH BRIDGE / ROYAL POINCIANA WAY TO COUNTRY ROAD / NORTH OCEAN BLVD. TO MIRAFLORES DRIVE
 - MAXIMUM NUMBER OF TRUCK TRIPS TO PROPERTY (ESTIMATED) = 10

NOTE: CONSTRUCTION SCREENING TO ENSURE 100% COVERAGE FROM NEIGHBORING PROPERTIES, INCLUDING SECOND FLOOR WINDOWS AND BALCONIES, AND FROM R.O.W.



Proposed Construction / Screening Plan
Scale

1/8" = 1'-0"



ARC-25 0011
ZON-25-00xx