

FERTILIZATION

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

APPLICATION RATE:

1 GALLON CAN:	1- 21 GRAM TABLET
3 GALLON CAN:	2- 21 GRAM TABLETS
5 GALLON CAN:	3- 21 GRAM TABLETS
7 GALLON CAN:	4- 21 GRAM TABLETS


TREES: 3- 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7- 21 GRAM TABLETS

GROUND COVER AREAS

ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" 20-20-20 RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

[illegible]

PLANT LIST				
Common Name	Botanical Name	Quantity	Install Specification	Native Status
PALMS				
Sabal Palms	Sabal Palmetto	3	3' HT.	X
TREES				
Sea Plum	Coccoloba uvifera x diversifolia	1	14' HT. STD.	X
Green Buttonwood tree	Conocarpus erectus	7	15' HT. 6' CT., STD. PLEACHED	X
Paradise tree	Simarouba glauca	2	6' HT.	X
Gumbo Limbo tree	Bursera simaruba	1	14' X 14' CHARACTER TRUNK	X
Gumbo Limbo tree	Bursera simaruba	1	18' X 18' CHARACTER TRUNK	X
Bayrum tree	Pimenta racemosa	1	12' HT.	
Redberry stopper	Eugenia confusa	8	12' HT.	X
Royal Poinciana	Delenix regia	1	18'x18' Specimen	
Calophyllum	Calophyllum inophyllum	16	12' HT. STD.	
Calophyllum	Calophyllum inophyllum	10	15' HT. 4' CT. STD., MATCHING	
SHRUB/HEDGES				
Heliconia	Heliconia psittacorum	2	10 GAL.	
Green Buttonwood	Conocarpus erectus	52	4 HT. FTB	X
Green Buttonwood	Conocarpus erectus	47	6' HT. FTB	X
Butterflyweed	Asclepias tuberosa	200	3' HT.	X
Wild Coffee	Psychotria nervosa	77	3' HT.	X
Eugenia	Eugenia myrtifolia	8	24' HT.	X
Awabuki	Viburnum odoratissimum	15	3' HT.	
Dwarf Elephant Ear	Alocasia cucullata	60	3 GAL.	
Monstera 'variegated'	Monstera Deliciosas	15	7 GAL. ESP. TO WALL 'VARIEGATED'	
Angel Wing' Begonia	Begonia coccinea	145	3 GAL. @ 12" O.C.	
Japanese blueberry	Elaeocarpus decipiens	13	6' HT., FTB	
Green Island Ficus	Ficus microcarpa	250	3 GAL. 12"x12"	
Begonia odorata	Begonia odorata	2	3 GAL.	
Gardenia	Gardenia jasminoides	3	4x4' MOUNDS	
Gardenia	Gardenia jasminoides	6	5x3' MOUNDS	
VINES/GROUNDCOVER				
Confederate Jasmine	Trachelospermum jasminoides	9	6' HT. ESP TO WALL	
Confederate Jasmine	Trachelospermum jasminoides	4	6'x6' ESP. TO WALL	
Bleeding heart vine	Clerodendrum thomsoniae	2	8'-10' HT. ESP. TO WALL	
Bougainvillea 'salmon'	Bougainvillea spectabilis	2	10' HT. ESP TO WALL	
Golden creeper	Ernodea littoralis	325	3 GAL.	X
Foxtail fern	Asparagus aethiopicus	50	3 GAL.	
Sword fern	Nephrolepis exaltata	100	3 GAL.	X
Green Island Ficus	Ficus microcarpa	50	1 GAL.	
Philodendron Rojo Congo	Philodendron rojo congo	8	7 GAL.	
Jasmine minima	Trachelospermum asiaticum	250	4" POTS	
SOD				



Town of Palm Beach

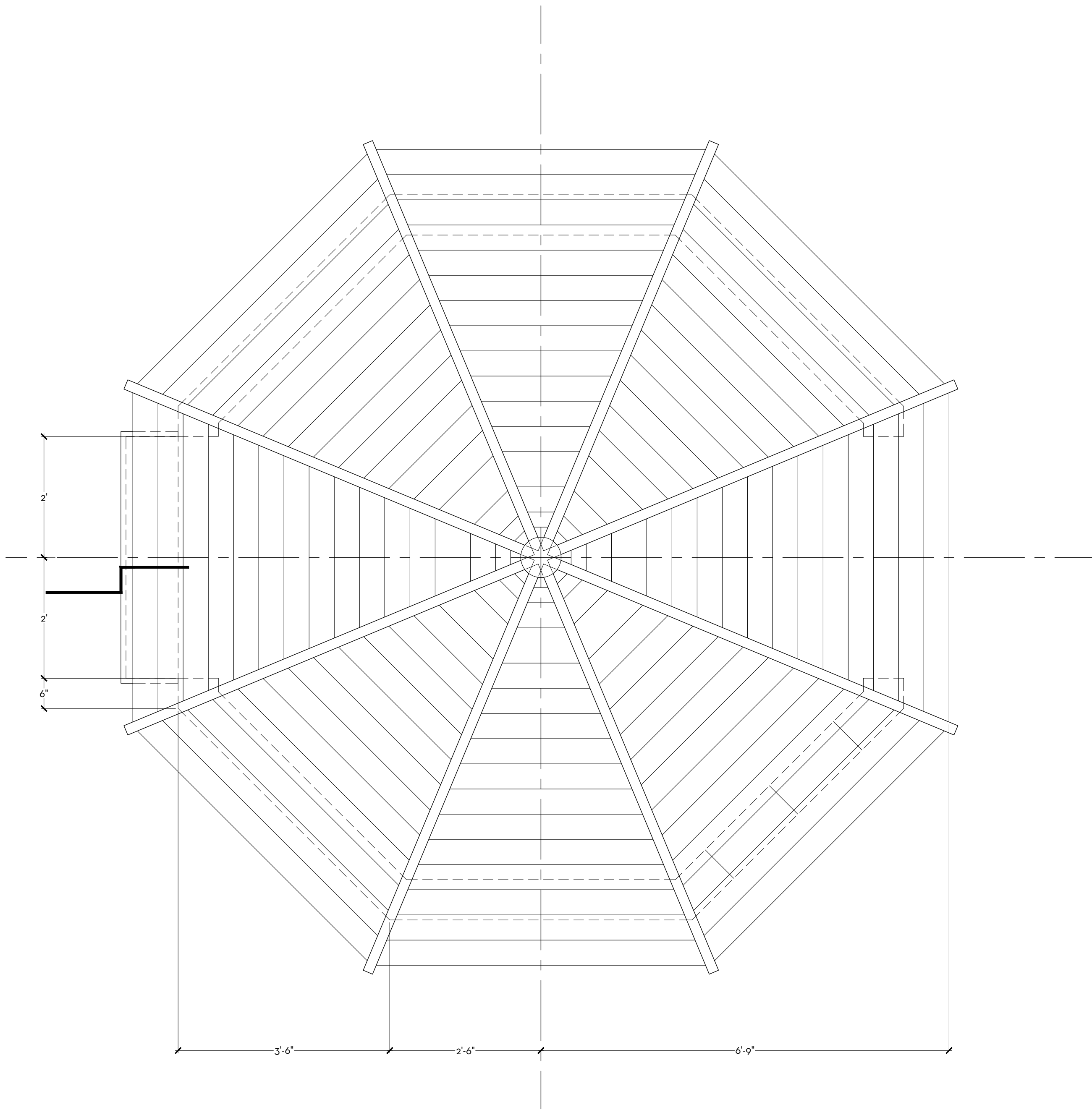
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Native Landscape Legend		
1	Property Address:	31,617	
4		Required	Proposed
5	Lot Size (sq ft)	31,617	31,617
6	Landscape Open Space (LOS) (Sq Ft and %)	14,230 (45%)	14,248 (45%)
7	Perimeter LOS (Sq Ft and %)	4,735 (50%)	6,780 (72%)
8	Front Yard LOS (Sq Ft and %)	750 (40%)	1,039 (56%)
9	Native* Trees %	35%	31%
10	Native* Palms %	35%	100%
11	Native* Shrubs %	35%	48%
12	Native* Vines / Ground Cover %	35%	53%

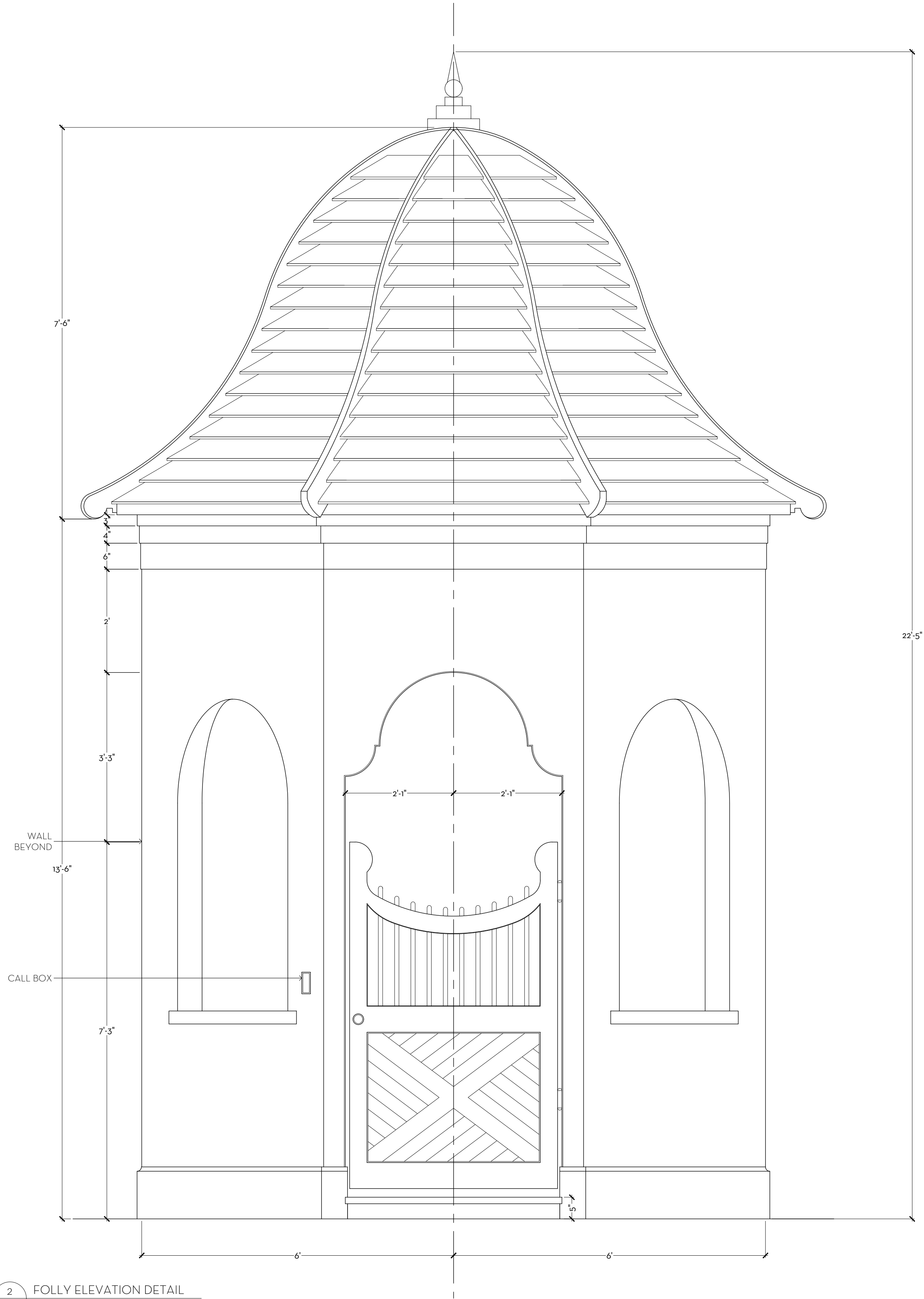
To determine appropriate native vegetation, the **Institute for Regional Conservation** ("IRC"), **Natives for Your Neighborhood** guide shall be used.*

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

ARC-22-117
ZON-22-075



1 FOLLY PLAN DETAIL
D1 SCALE: $\frac{3}{4}$ "=1'-0"



2 FOLLY ELEVATION DETAIL
D1 SCALE: $\frac{3}{4}$ "=1'-0"

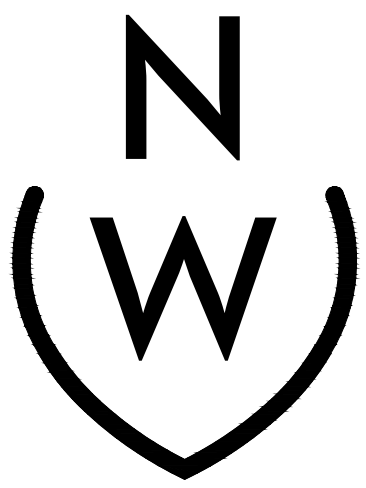
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION DETAILS
PRIVATE RESIDENCE

102 FLAGLER DRIVE, PALM BEACH, FLORIDA

03 MAY 2022 REV 01
28 MARCH 2022
23 MARCH 2022
17 MARCH 2022
07 MARCH 2022
11 NOVEMBER 2021



NIEVERA WILLIAMS
DESIGN

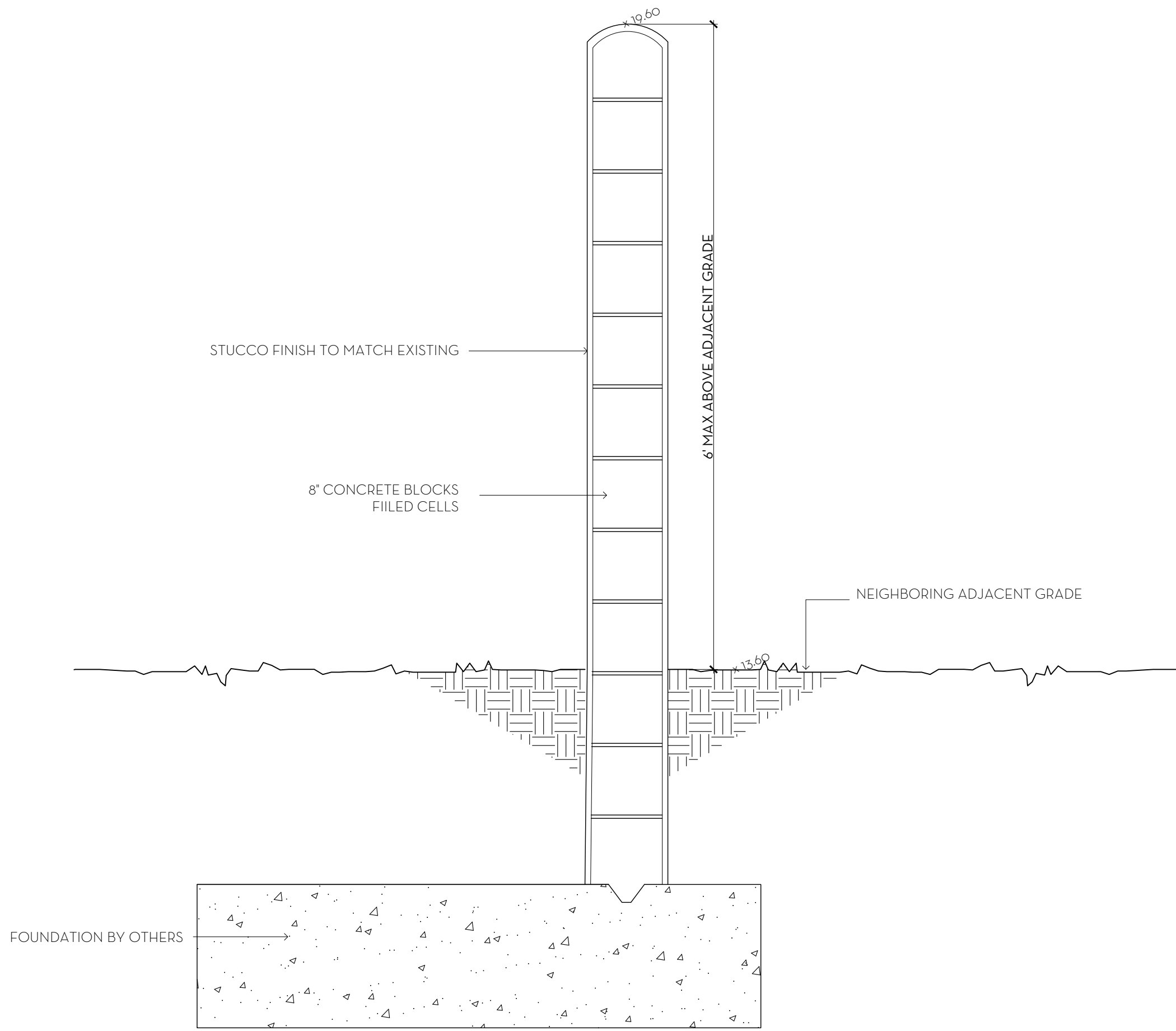
625 Flagler Drive
Suite 502
West Palm Beach, Florida
33410
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

D1

ARC-22-117
ZON-22-075

SCALE: AS SHOWN



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

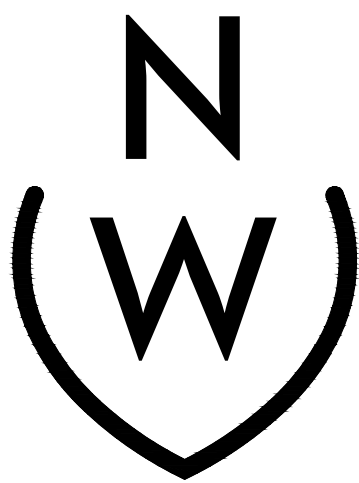
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CONSTRUCTION DETAILS
PRIVATE RESIDENCE

102 FLAGLER DRIVE, PALM BEACH, FLORIDA

03 MAY 2022- REV 01
28 MARCH 2022
23 MARCH 2022
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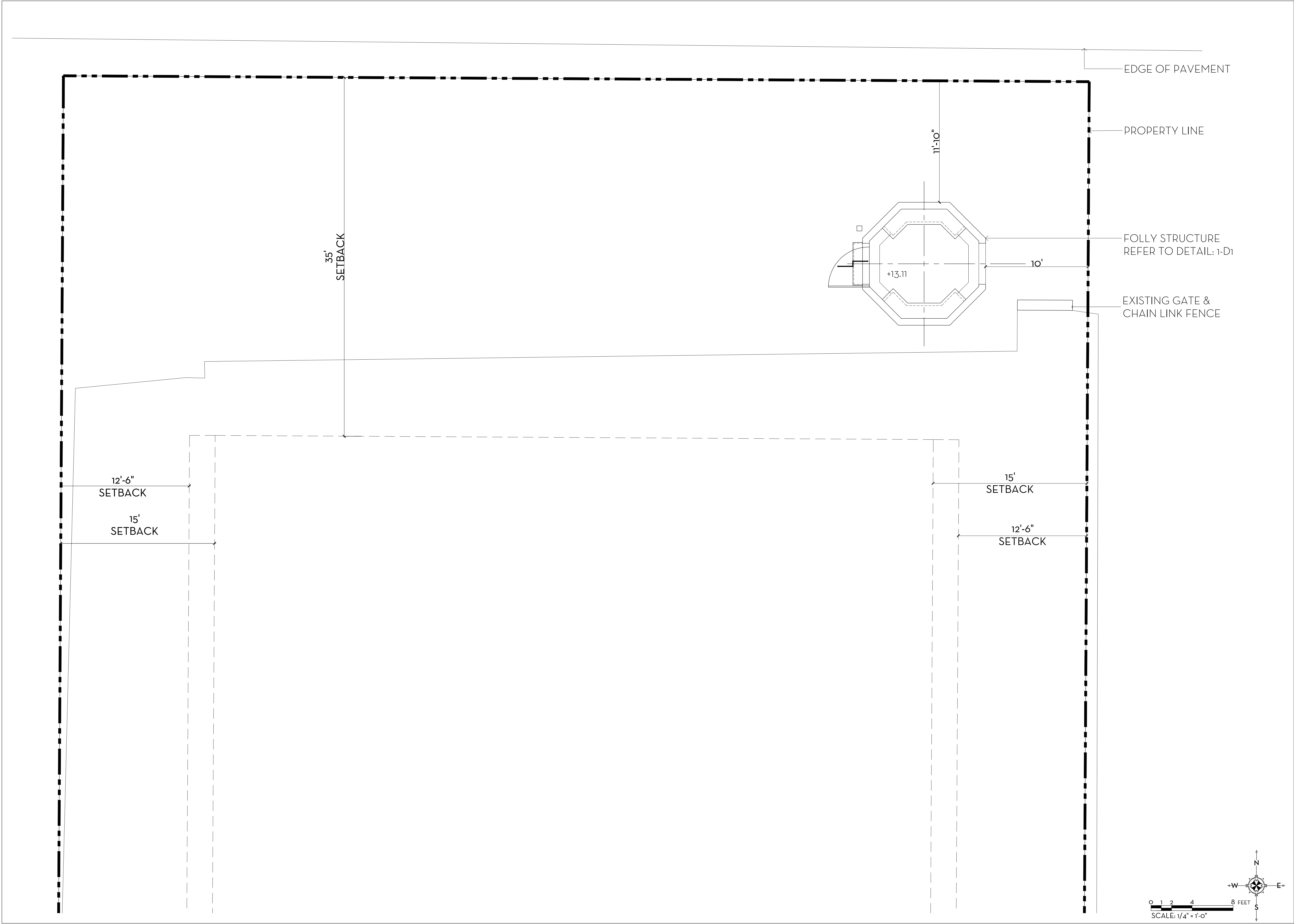
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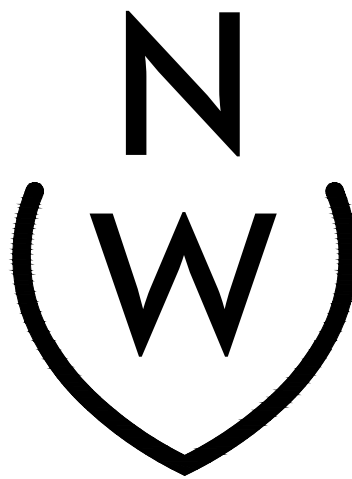
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VARIANCE PLAN
PRIVATE RESIDENCE

102 FLAGLER DRIVE, PALM BEACH, FLORIDA

02 MAY 2022- REV 01
11 APRIL 2022
28 MARCH 2022
23 MARCH 2022
17 MARCH 2022
07 MARCH 2022
11 NOVEMBER 2021



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V1

ARC-22-117
ZON-22-075

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



1 NORTH LANDSCAPE ELEVATION
EL1
SCALE: 3/32" = 1'-0"

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

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LANDSCAPE ELEVATION
PRIVATE RESIDENCE

102 FLAGLER DRIVE, PALM BEACH, FLORIDA

03 MAY 2022 REV 01
28 MARCH 2022
23 MARCH 2022
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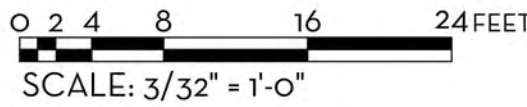
EL1

ARC-22-117
ZON-22-075

SCALE: 3/32" = 1'-0"



1 SOUTH LANDSCAPE ELEVATION
EL2
SCALE: 3/32" = 1'-0"



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LANDSCAPE ELEVATION
PRIVATE RESIDENCE

102 FLAGLER DRIVE, PALM BEACH, FLORIDA

03 MAY 2022 REV 01
28 MARCH 2022
23 MARCH 2022
17 MARCH 2022
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SCALE: 3/32" = 1'-0"



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EL2

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1 EAST LANDSCAPE ELEVATION
EL3 SCALE: 3/32" = 1'-0"

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

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LANDSCAPE ELEVATION
PRIVATE RESIDENCE

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EL3

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ZON-22-075

SCALE: 3/32" = 1'-0"

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EL4

ARC-22-117
ZON-22-075

SCALE: 3/32" = 1'-0"



1 WEST LANDSCAPE ELEVATION
EL4 SCALE: 3/32" = 1'-0"

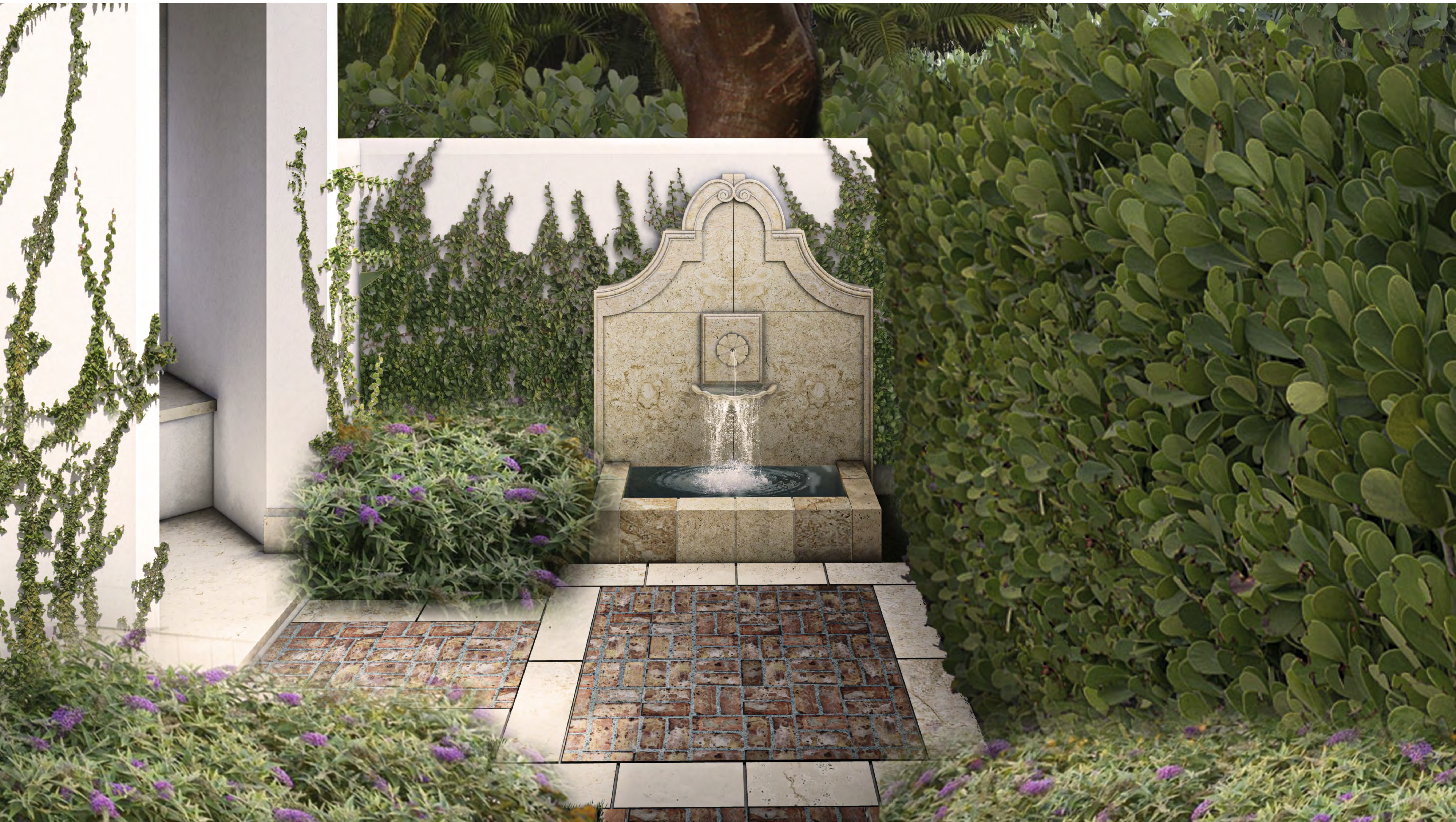
0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"





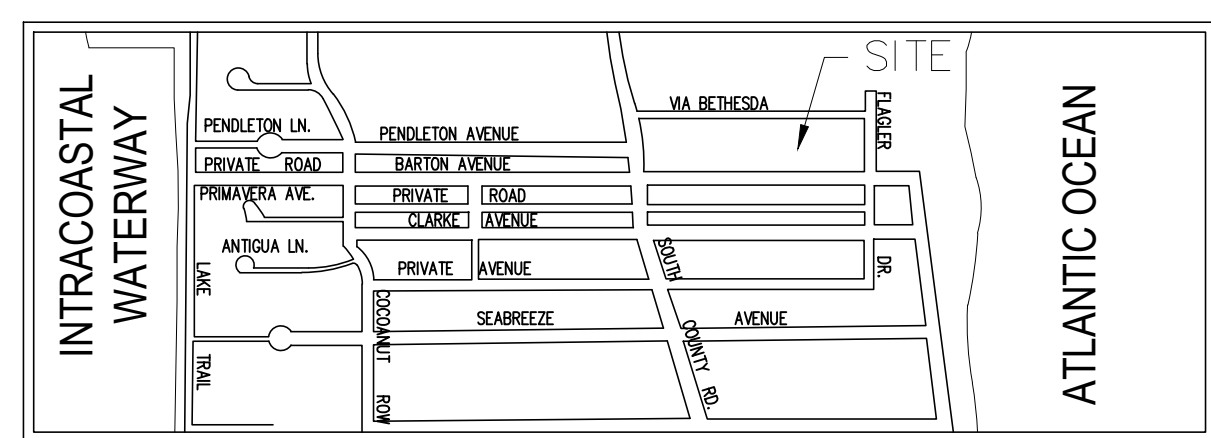






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EXISTING UTILITIES FOR FIELD LOCATION OF UNDERGROUND
UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.



LOCATION MAP
N.T.S.

LEGEND

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD)
- EXISTING ELEVATION
- FLOW DIRECTION
- PROPOSED EXFILTRATION TRENCH
- PROPOSED HOPE STORM PIPE OR APPROVED EQUAL
- PROPOSED AREA DRAIN
- PROPOSED 24" NYLOPLAST DRAIN BASIN WITH BAFFLE
- BASIN AREA
- EXISTING ROOF DRAIN
- EXISTING 4" CAST IRON WATER MAIN
- EXISTING 8" SEWER MAIN
- EXISTING C-INLET TO BE REMOVED
- EXISTING C-INLET TO REMAIN/RELOCATED
- EXISTING DRAINAGE TO REMAIN

- NOTES:
1. 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.
 2. SEWER SERVICE WILL BE NEW 6" PVC TO MAIN OR SEWER MANHOLE PER TOWN OF PALM BEACH STANDARDS AND SPECIFICATIONS DURING CONSTRUCTION OF A NEW RESIDENCE.
 3. ALL PORTIONS OF EXFILTRATION TRENCHES ADJACENT TO PLANT MATERIAL HAVING AN INVASIVE ROOT SYSTEM SHALL BE PROTECTED WITH A ROOT BARRIER
 4. ALL ROOF DRAINS IN BASIN AREA TO BE CONNECTED TO ON-SITE DRAINAGE SYSTEM.

SEE ENLARGED SHEET C-2

SEE ENLARGED SHEET C-3

RESIDENCE RENOVATION
102 FLAGLER DRIVE
PALM BEACH, FLORIDA

STORMWATER MANAGEMENT CALCULATIONS

BASIN I

Total Lot Area (Parcel 1) = 16,866 sq.ft. ±

Impervious Area
(Cabana, driveway, walkways, pool & decks) = 7,721 sq.ft. ±

Pervious Area = 9,145 sq.ft. ±

ESTIMATED RUNOFF VOLUME

Impervious Runoff Volume:
2" x 7,721 sq.ft. x 1 ft./12 in. = 643.4 cu.ft.

Pervious Runoff Volume:
0.4" x 9,145 sq.ft. x 1 ft./12 in. = 304.8 cu.ft.

Total Volume to be Retained = 1,048.2 cu.ft.

EXFILTRATION TRENCH #1

L = Total Length of Trench Provided = 40 ft
W = Trench Width = 6 ft
K = Hydraulic Conductivity = 0.00001951 cfs/sq.ft. per ft. of head
H2 = Depth to Water Table = 5.00 ft
DU = Non-Saturated Trench Depth = 4.00 ft
DS = Saturated Trench Depth = 0.00 ft

V = Volume Treated = 637 cu.ft.

EXFILTRATION TRENCH #2

L = Total Length of Trench Provided = 40 ft
W = Trench Width = 6 ft
K = Hydraulic Conductivity = 0.00001951 cfs/sq.ft. per ft. of head
H2 = Depth to Water Table = 5.00 ft
DU = Non-Saturated Trench Depth = 4.00 ft
DS = Saturated Trench Depth = 0.00 ft

V = Volume Treated = 637 cu.ft.

TOTAL VOLUME TREATED = 1,274 CU.FT.

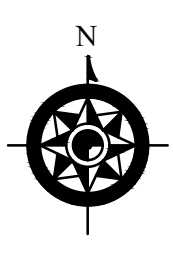
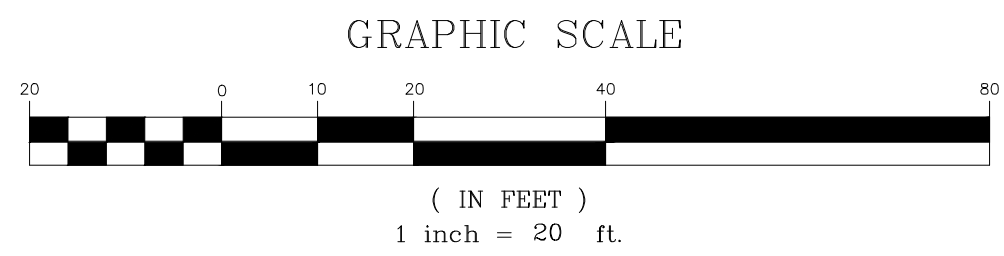
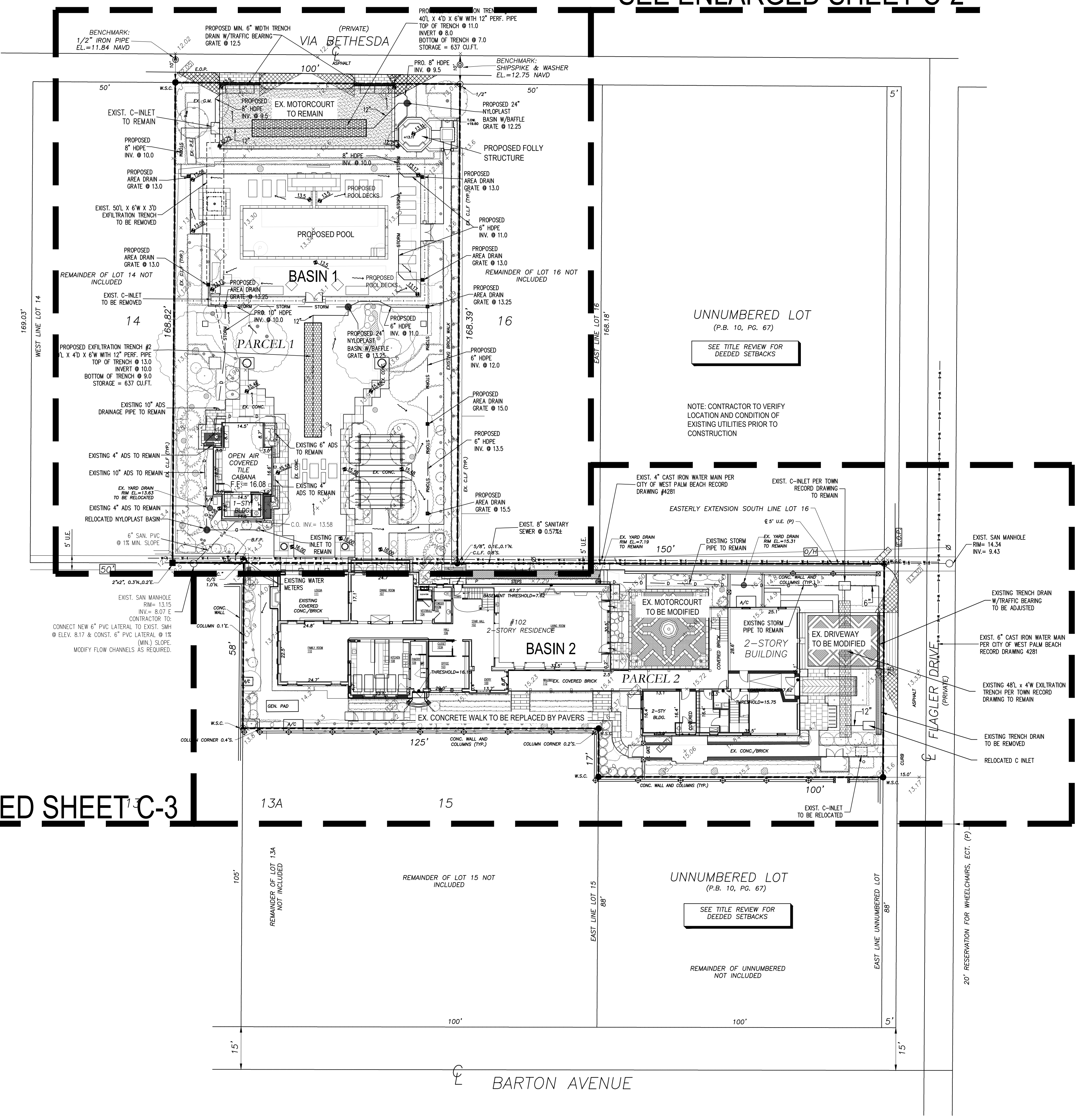
BASIN II

Total Lot Area (Parcel 2) = 14,751 sq.ft. ±

Existing impervious Area
(building, driveway, walkways, etc.) = 9,939 sq.ft. ±

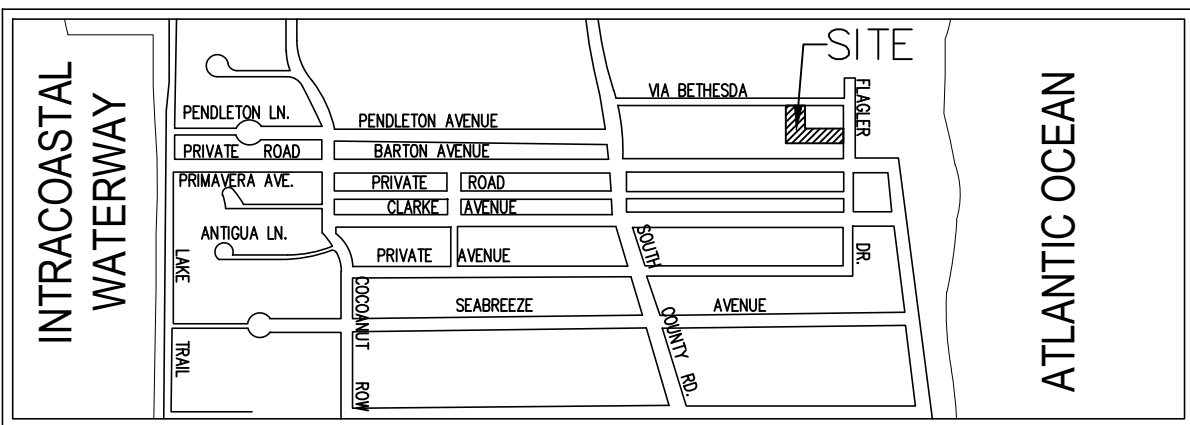
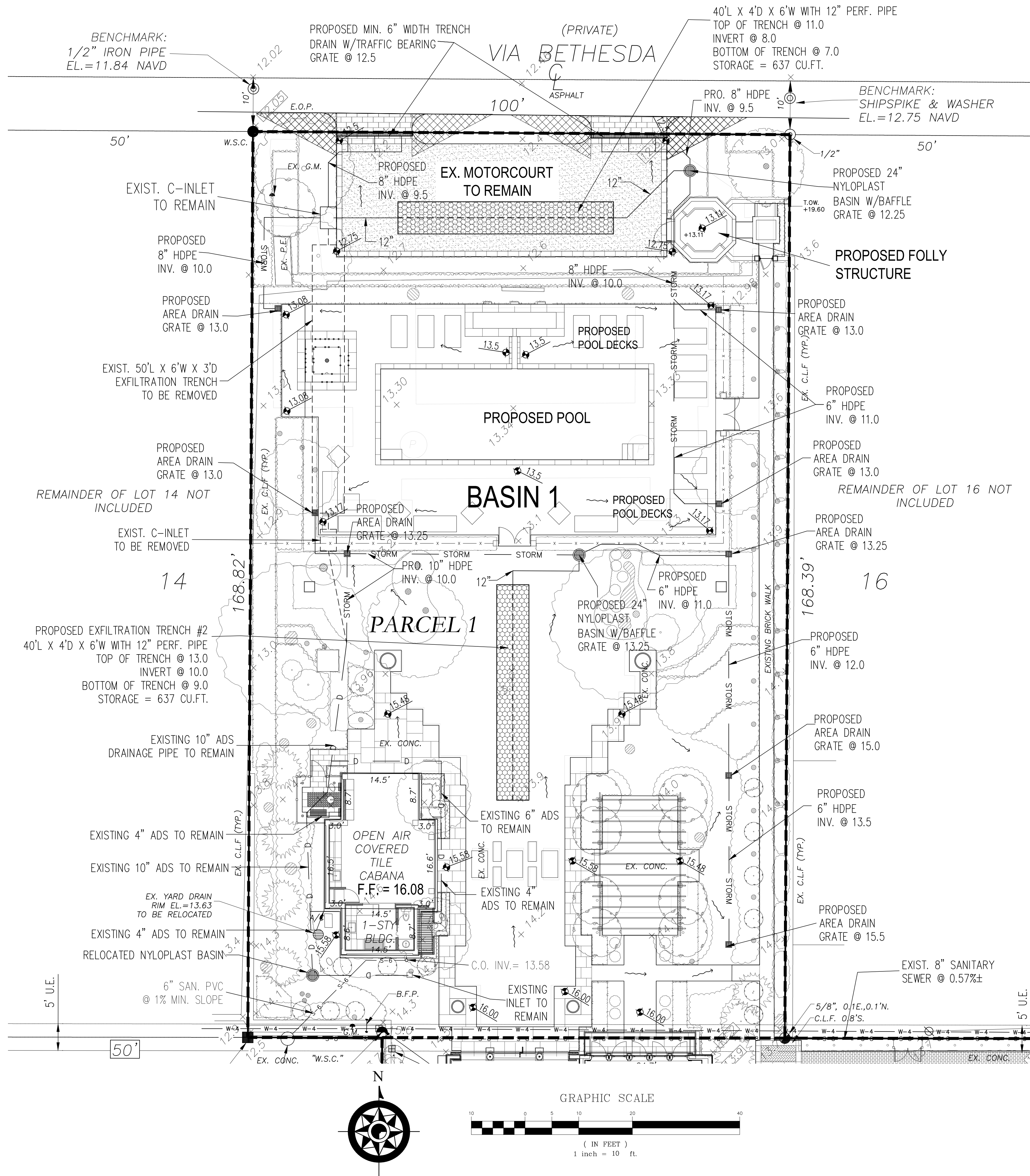
PROPOSED IMPERVIOUS AREA
(building, driveway, walkways, etc.) = 9,875 sq.ft. ±

**SINCE PROPOSED IMPERVIOUS AREA HAS BEEN REDUCED 64 SQ.FT.
THERE IS MINOR RUNOFF IMPACT TO THE BASIN II**

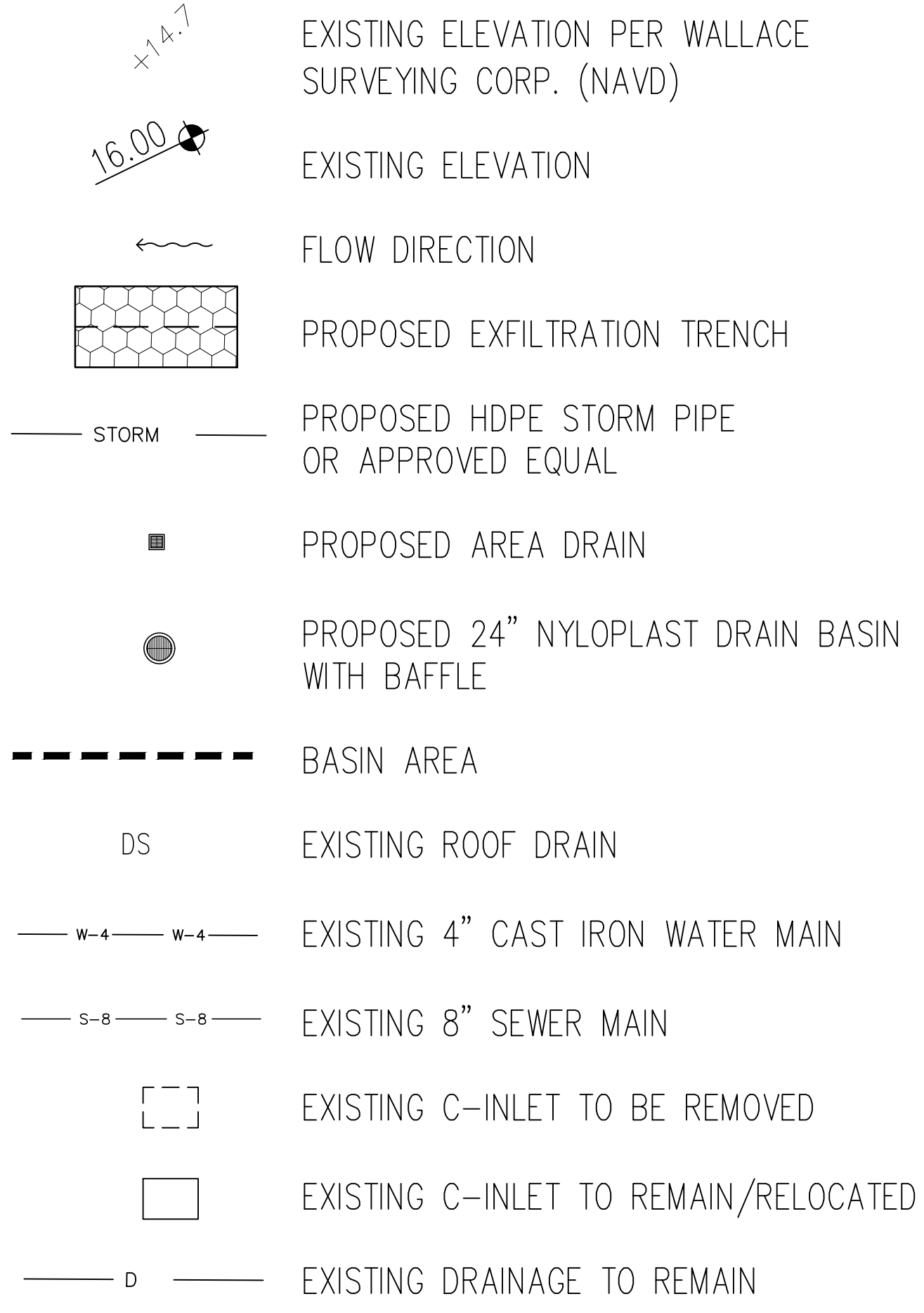


ARC-22-117
ZON-22-075

A-018-2021
A-036-2021
Z-21-00348



LEGEND



- NOTES:
1. 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.
 2. SEWER SERVICE WILL BE NEW 6" PVC TO MAIN OR SEWER MANHOLE PER TOWN OF PALM BEACH STANDARDS AND SPECIFICATIONS DURING CONSTRUCTION OF A NEW RESIDENCE.
 3. ALL PORTIONS OF EXFILTRATION TRENCHES ADJACENT TO PLANT MATERIAL HAVING AN INVASIVE ROOT SYSTEM SHALL BE PROTECTED WITH A ROOT BARRIER
 4. ALL ROOF DRAINS IN BASIN AREA TO BE CONNECTED TO ON-SITE DRAINAGE SYSTEM.

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Doug Winter
Companies, Inc.

Certificate of Authorization #5601
4047 Okeechobee Blvd., Suite 222
West Palm Beach, FL 33409
Ph: (561) 471-9863 Fx: (561) 471-5075

Civil/Environmental/Agricultural Engineering
Water Resources/Land Development
Survey Systems Design
Wetland/Plant Habitat
Project Permitting/Measurement
Golf Course Renovation/Construction

Douglas G. Winter
Florida P.E. #35658

ENLARGED VIEW

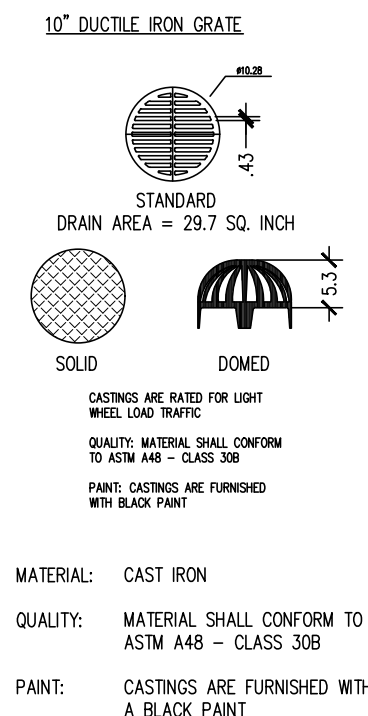
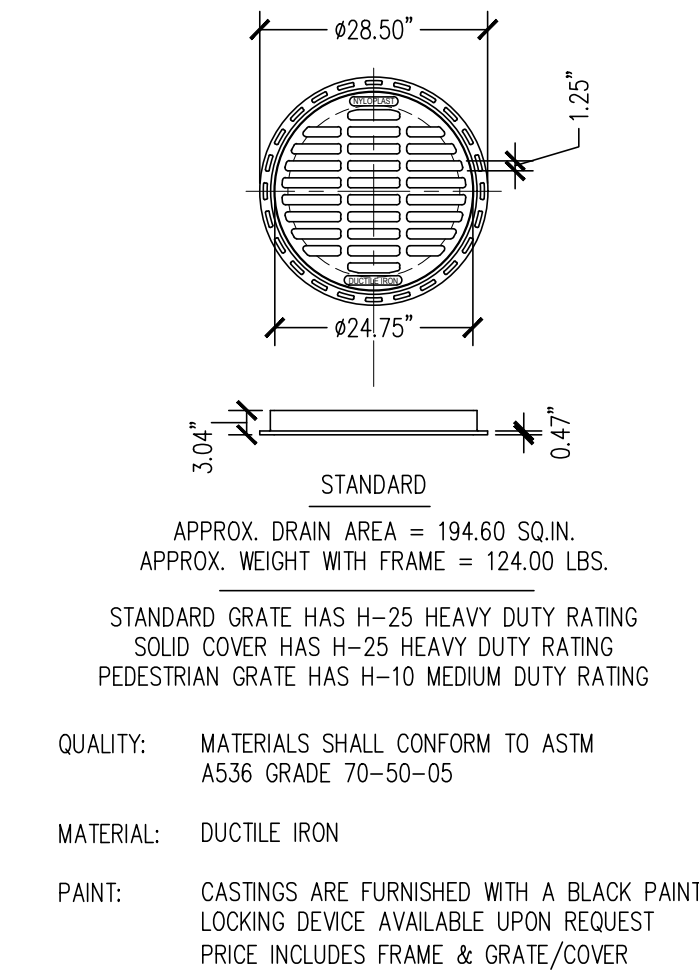
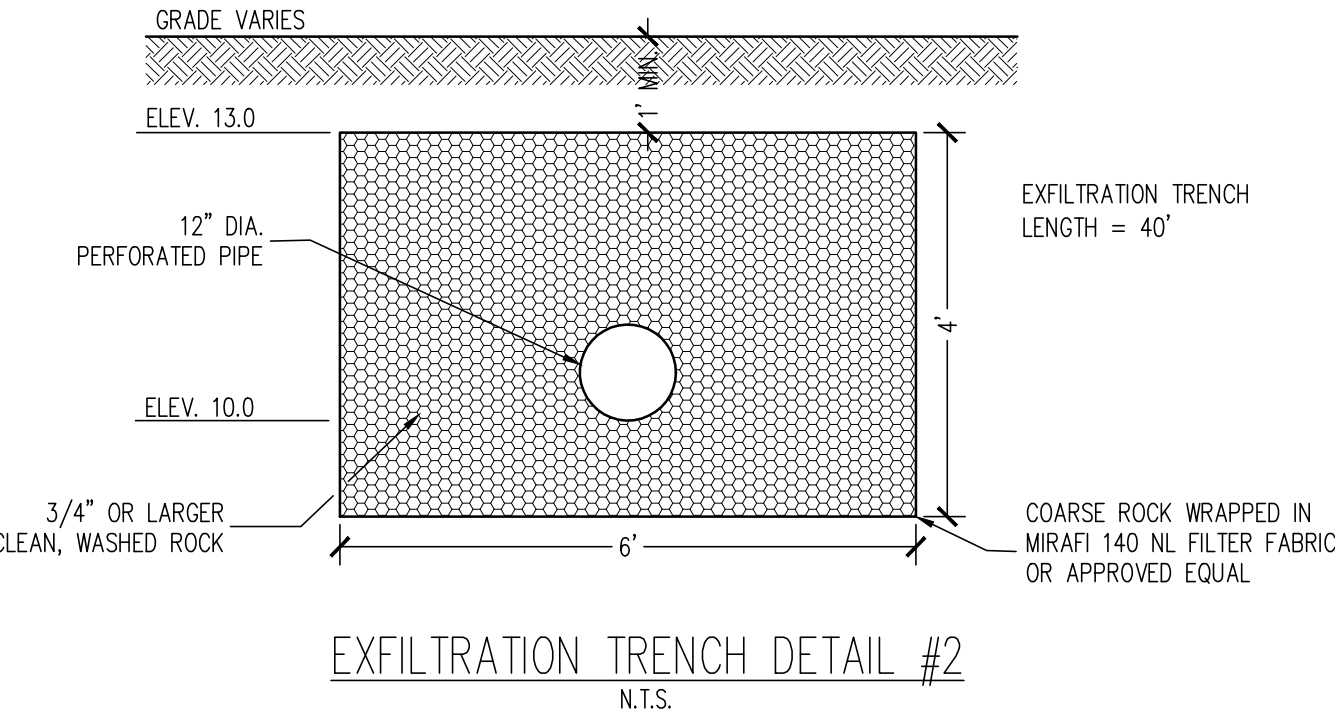
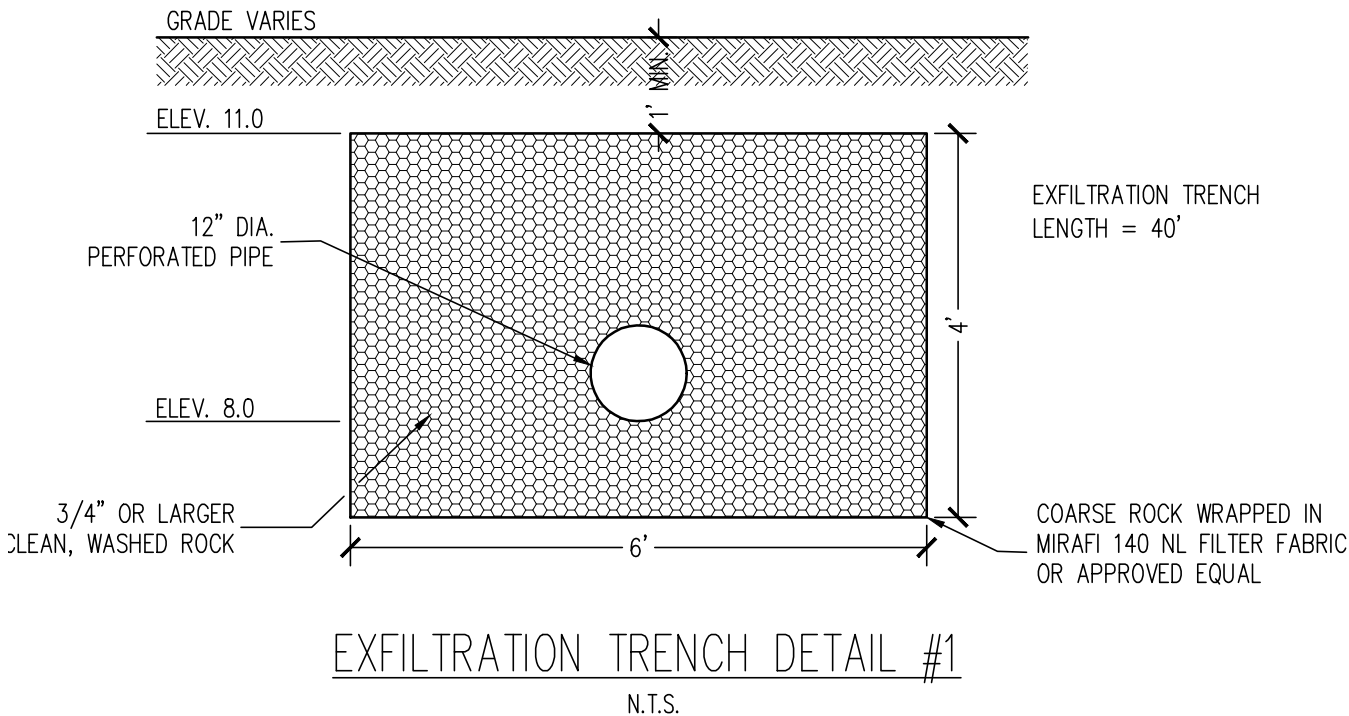
RESIDENCE RENOVATION
102 FLAGLER DRIVE
PALM BEACH, FLORIDA

DRAWN	HV
DSGN BY	HV
CHKD BY	DW
DATE	04/26/22
SCALE	AS SHOWN
JOB #	22-4150

Sheet

C-2

1. The contractor shall check all drawings furnished immediately upon their receipt and shall promptly notify the engineer, the General Winco Company, Inc. in writing of any discrepancies. Any drawing shown on the drawings and not mentioned in the specifications or mentioned in the specifications and not shown on the drawings, shall be of like effect as if shown or mentioned in both.
2. Figure marked on drawings shall, in general, be followed in preference to scale measurements. Large scale drawings shall be general guides only. The contractor shall select and compare all drawings and verify the figures before laying out the work and will be responsible for any errors which might have been avoided thereby. When dimensions on the drawings are affected by the type of material selected, the contractor shall adjust such dimensions as conditions may require.
3. If the contractor, in the course of the work, finds any discrepancy between the drawings and the physical conditions of the locality, or any error or omissions in the drawings or in the layout as given by points and instructions, or discovers unforeseen underground or aboveground conditions or any other unexpected conditions affecting the work, the contractor, if the contractor, it shall be his duty to immediately inform the engineer, in writing, and the engineer shall promptly check the accuracy of the information. Any work done after such discovery until and after such changes are authorized, will be done at the contractor's risk.
4. If any part of the contractor's work depends, for proper execution or result upon the work of any other contractor, the contractor shall inspect and measure work already in place and shall at once report to the engineer any discrepancies between the executed work and the drawings.
5. The engineer or his authorized representative shall have free access to the work of the contractor at any time for purpose of inspection. The contractor shall furnish the facilities to determine as best as possible the quality of the work, the nature and quality of the work performed. Such assistance of the contractor shall, if necessary, include the uncovering, testing or removal of portions of finished work.
6. Debris Removal: All debris shall be removed from the area and legally disposed. Debris may be burned upon obtaining proper burning permit but any unburned remains are to be disposed of as directed by the owner or his representatives.
7. The contractor shall be responsible for protecting all buildings, structures, and utilities that are underground, above ground, or on the surface against construction operations that may be hazardous to said facilities and shall hold and save the owner harmless against all claims of damage.
8. The contractor shall, by repair or replacement, return to equal or better condition, all pavement, sidewalk, lawns, utilities, and other items damaged by this construction activity.
9. The contractor shall be responsible for obtaining all required tests and shall submit reports by an independent testing laboratory approved by the engineer. The contractor shall test to meet specification as shown herein, the contractor shall at his expense correct all deficient work and submit laboratory test results showing compliance with these specifications.
10. All work shall be performed in a workman like manner and shall conform with all applicable City, County, State and Federal regulations and/or Codes. The contractor shall obtain all permits and licenses required to begin work.
11. The contractor shall visually examine the construction site to determine the amount of clearing and existing facilities to be removed, removed and/or relocated which may be required in order to complete the work.
12. The contractor shall give the engineer 48 hours notice prior to requesting required inspection and shall provide all equipment necessary to properly test and inspect the completed work.
13. The contractor shall guarantee all work and materials for a period of one year from the date of project acceptance, during which all faulty construction and/or materials shall be corrected at the contractor's expense.
14. All work shall be accomplished in a safe and workmanlike manner. The contractor shall comply with all applicable laws and regulations of any public and/or private body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss; and shall erect and maintain all necessary safeguards for such safety and protection. The responsibility for project safety rests solely on the contractor with the contractor, the contractor, Palm Beach and their employees and agents are specifically indemnified and held harmless from any actions of the contractor relating to the safety procedures implemented during construction. The contractor shall be held by any persons regarding safety, personal injury or property damage.
15. MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS
 - A. Prior to any major deviation from the approved plans.
 - B. Prior to backfilling of any trenches containing hydraulic conduits, so that jointing may be visually approved.
 - C. Upon completion of subgrade compacting.
 - D. At the time of delivery of base material.
 - E. Upon completion of the base and prior to priming.
 - F. Immediately prior to and upon the first and second applications of the plant mixed wearing course.
 - G. Upon completion of construction. A final inspection will be made with project representative.
 - H. 24 Hour notice before inspection is needed.
16. All unsuitable material such as muck, marl, and debris shall be removed from the limits of construction and legally disposed. At the project site, all debris, muck, marl, shall be stockpiled on the site at designated locations for use in landscaping.
17. Guaranteed: All material and equipment to be furnished and/or installed by the contractor for the project shall be guaranteed for a period of one year from the date of final acceptance thereof, against defective materials, design and workmanship. Upon receipt of notice from the owner of failure in any part of the project, the contractor shall, during the warranty period, of the affected part, parts or materials, shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the contractor fails to replace the defective material or parts within seven (7) days after notification by the owner, the owner may accomplish the work at the expense of the contractor.
18. As-builts: The contractor shall complete "as-built" information relative to pipe lengths, materials and any deviation from plans and provide a copy of such to the owner and engineer for final acceptance of the contractor's work.
19. Elevations: All elevations refer to N.A.V.D. 1988.



AREA DRAIN DETAIL

C-4

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