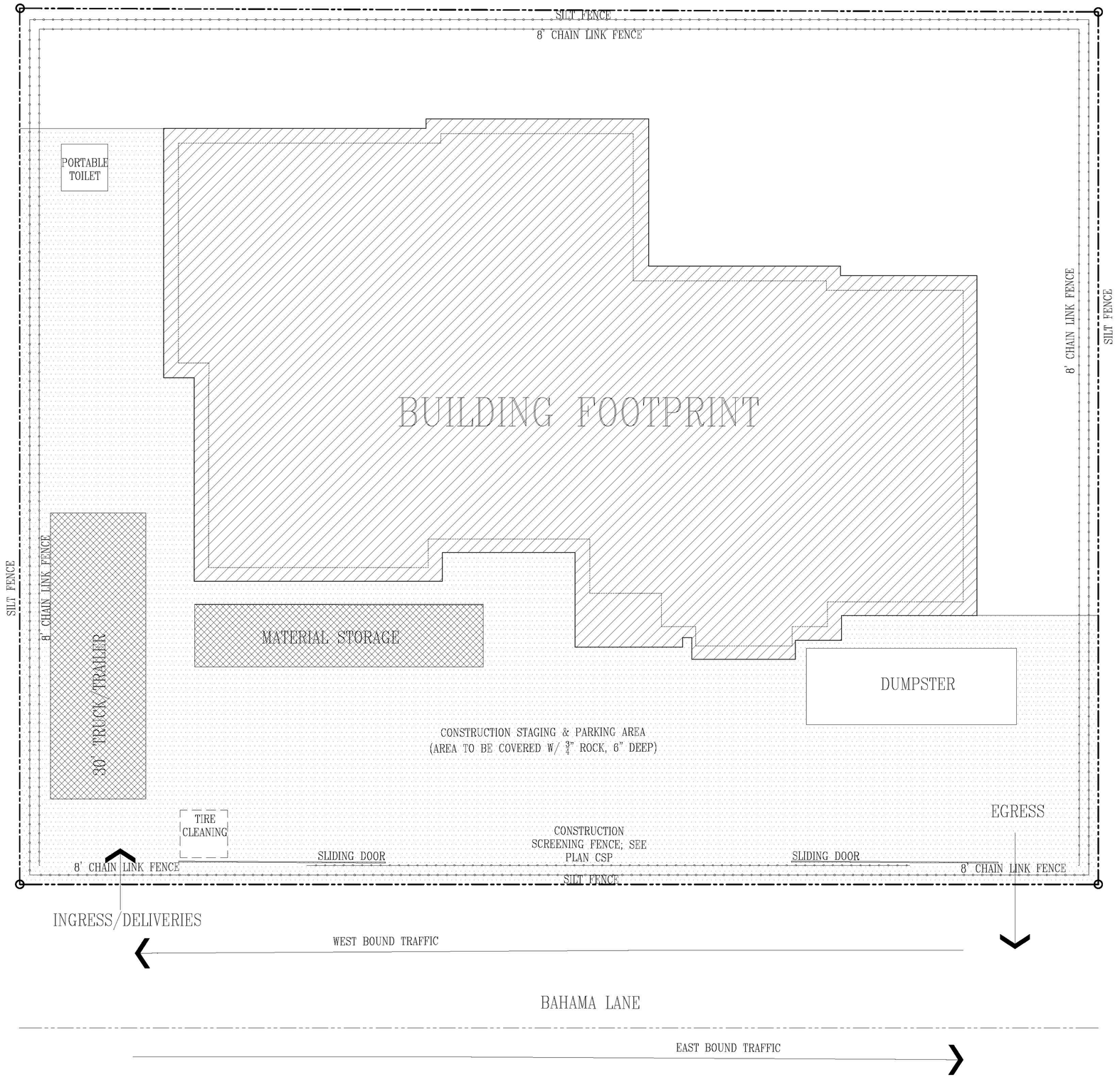
ARC: 22-115
ZON: 22-125



PROPOSED CONSTRUCTION STAGING PLAN

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

StudioSR
Architecture+Design
License Number AA26003104
44 Cocoanut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

EXISTING HOUSE RENOVATION
233 BAHAMA LANE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

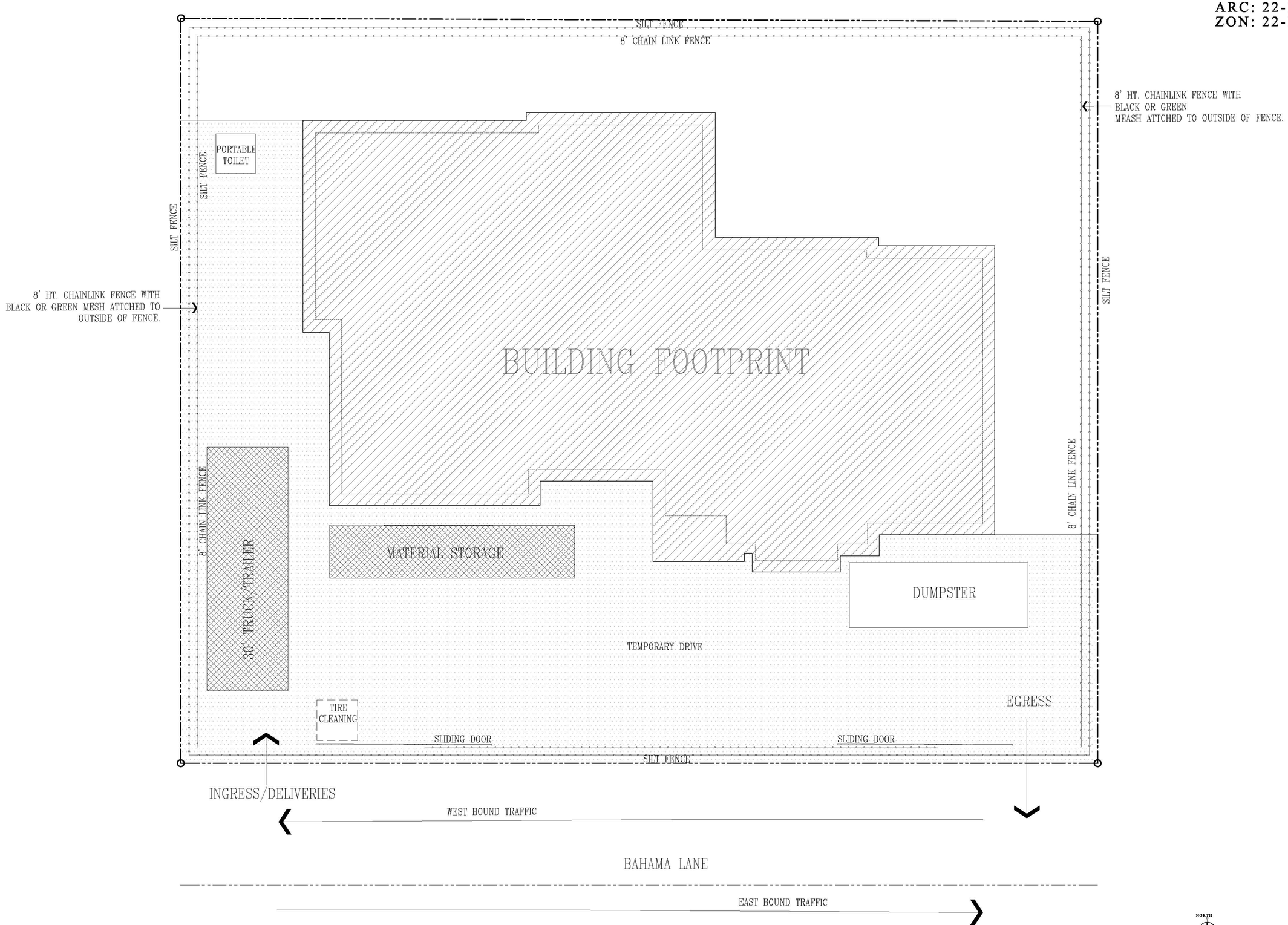
LIC Number AR0016608

REVISIONS

DATE:
05.31.2022

A2

ARC: 22-115
ZON: 22-125



CONSTRUCTION SCREENING PLAN

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

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44 Cocoanut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

EXISTING HOUSE RENOVATION
233 BAHAMA LANE, PALM BEACH
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Rafael A. Rodriguez

LIC Number AR0016608

REVISIONS

DATE:
05.31.2022

CSP

ARC: 22-115
ZON: 22-125

FRONT VIEW(SOUTH VIEW)

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Architecture+Design
License Number AA26003104
44 Cocoanut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

EXISTING HOUSE RENOVATION
233 BAHAMA LANE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

LIC Number AR0016608

REVISIONS

DATE:
05.31.2022

3D-1

ARC: 22-115
ZON: 22-125

REAR VIEW(NORTH-EAST VIEW)

StudioSR
Architecture+Design
License Number AA26003104
44 Cocoanut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

EXISTING HOUSE RENOVATION

233 BAHAMA LANE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

LIC Number AR0016608

REVISIONS

DATE:
05.31.2022

3D-2

ARC: 22-115
ZON: 22-125

REAR VIEW(NORTH-WEST VIEW)

StudioSR
Architecture+Design
License Number AA26003104
44 Cocoanut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

EXISTING HOUSE RENOVATION

233 BAHAMA LANE, PALM BEACH
FLORIDA, 33480

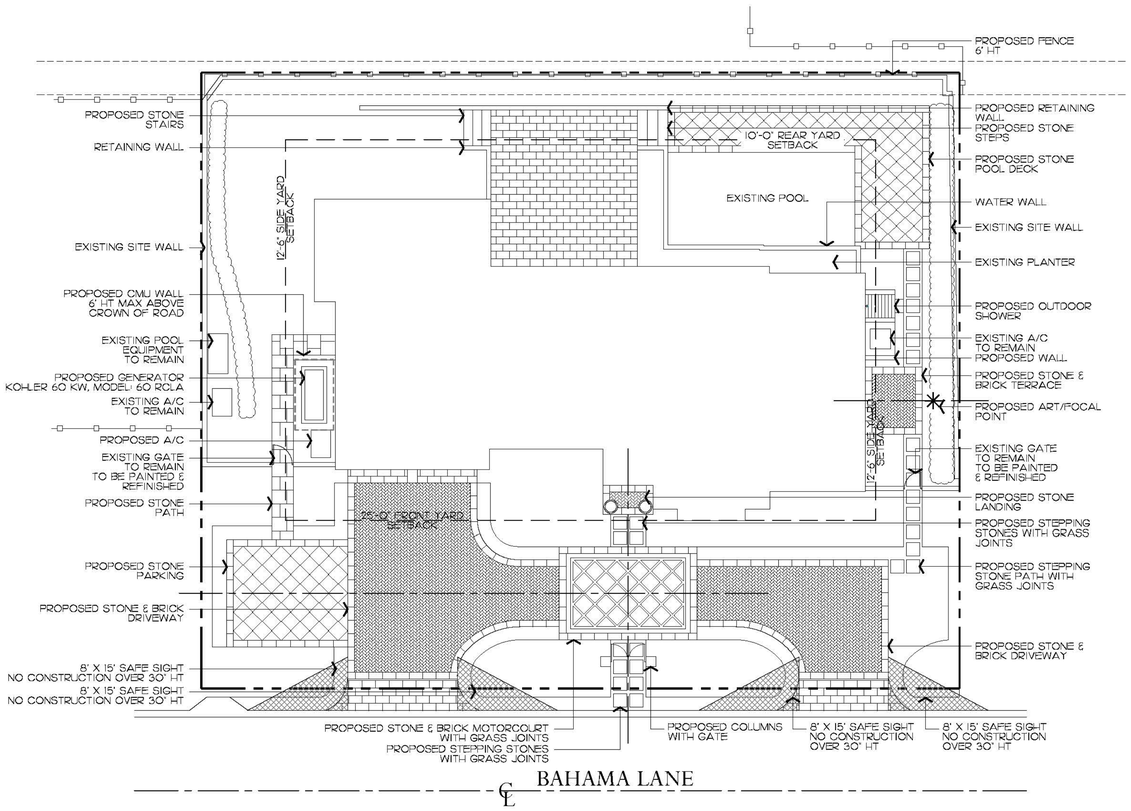
Rafael A. Rodriguez

LIC Number AR0016608

REVISIONS

DATE:
05.31.2022

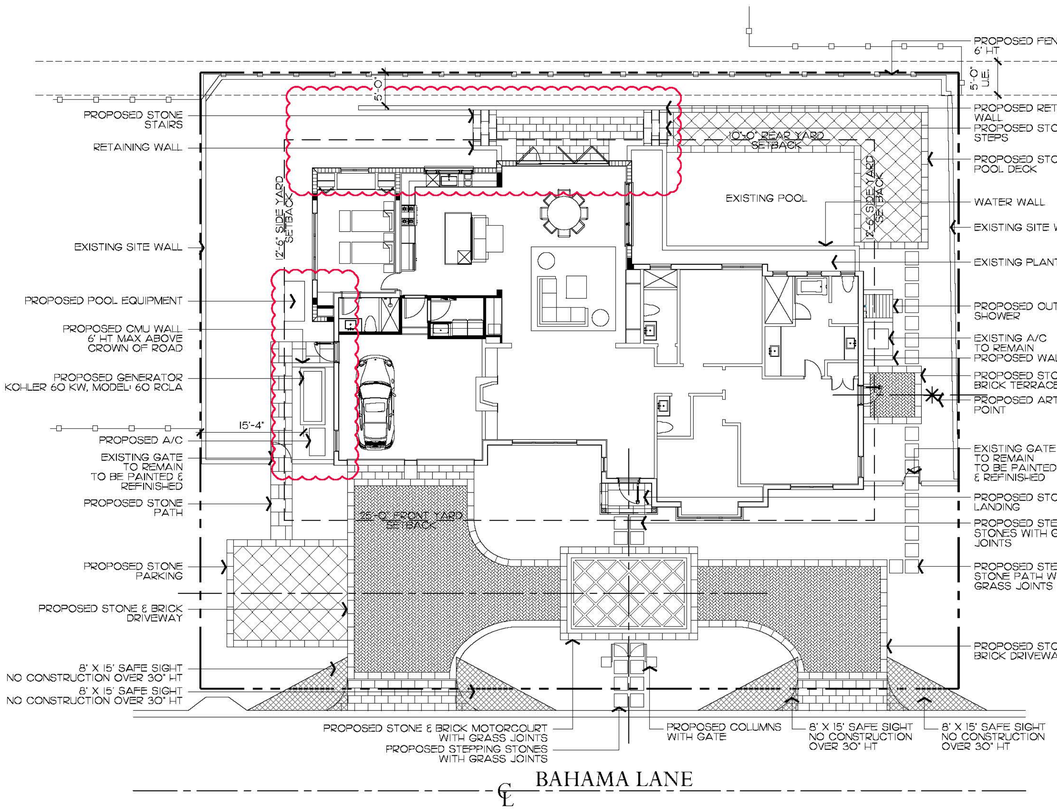
3D-3



Previously Approved Site Plan

Previously Approved Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,370 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,666.5 S.F.	38.9%	4,001 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,130 S.F.	40.3%	1,139 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,333.25 S.F.	53.4%	2,491 S.F.



Currently Proposed Site Plan

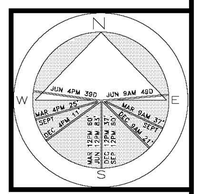
Currently Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,370 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,666.5 S.F.	37.6%	3,901 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,130 S.F.	40.3%	1,139 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,333.25 S.F.	53.8%	2,515 S.F.

NOTE: NO SITE PLAN CHANGES WILL BE VISIBLE FROM BAHAMA LANE

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone: 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
233 Bahama Lane
Palm Beach
FLORIDA



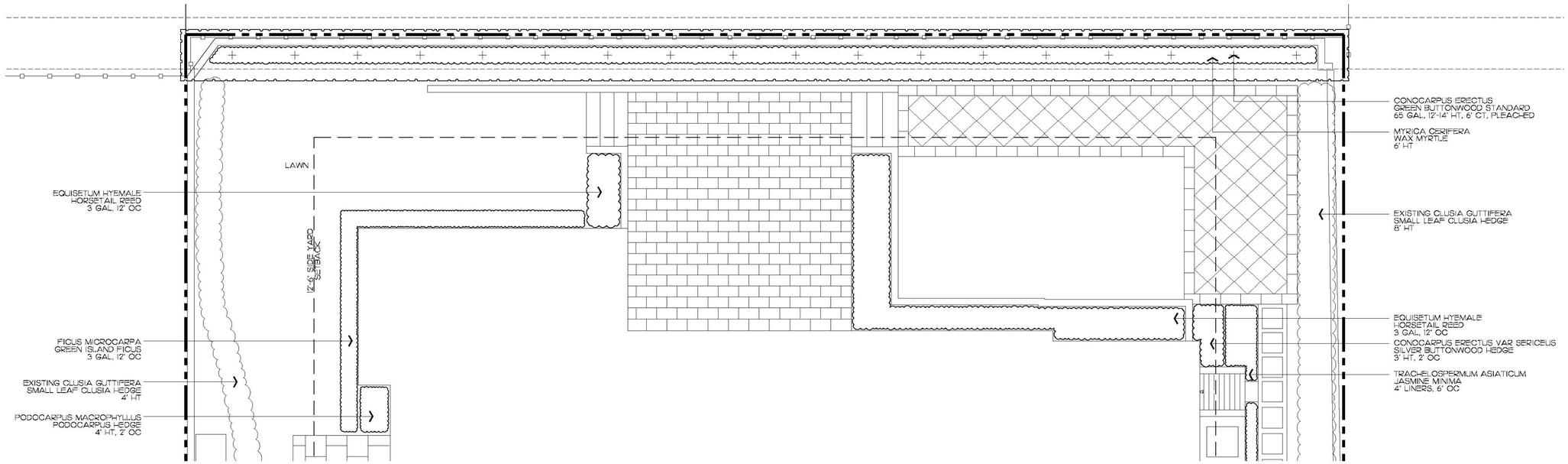
JOB NUMBER: # 21218.00 LA
DRAWN BY: Lauren Freeman, Sean Twomey
DATE: 06.27.2022

ARCOM# ARC-22-011

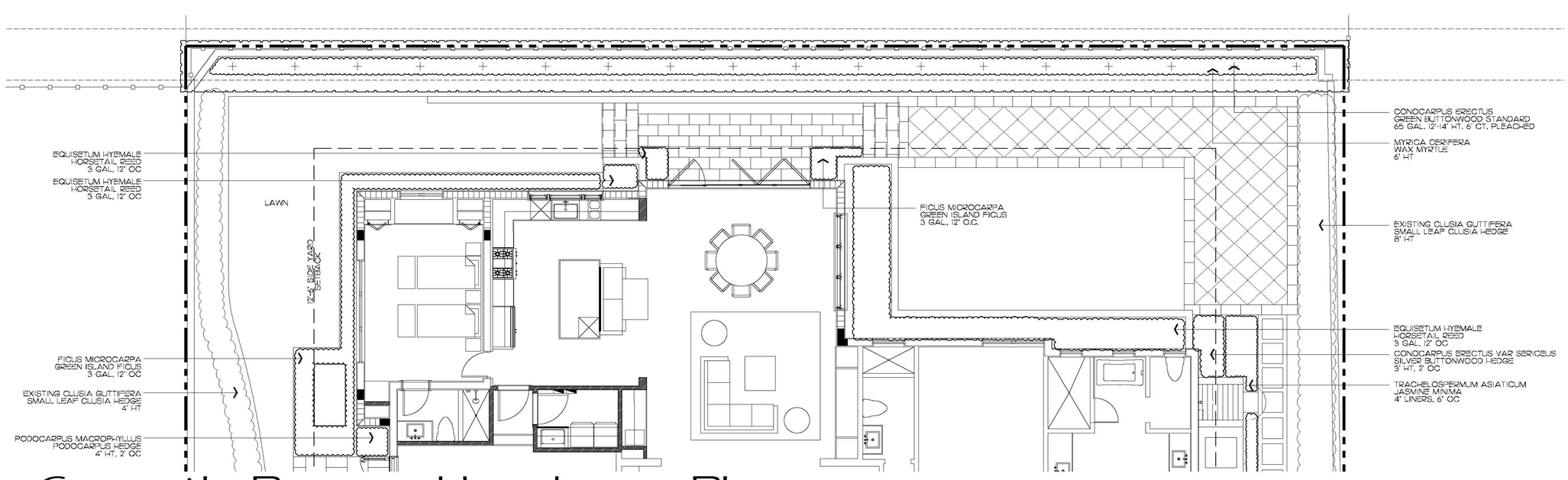
Site Plan

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

SHEET L1.0



Previously Approved Landscape Plan



Currently Proposed Landscape Plan

NOTE: NO LANDSCAPE CHANGES WILL BE VISIBLE FROM BAHAMA LANE OR SURROUNDING PROPERTIES

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

ENVIROMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone: 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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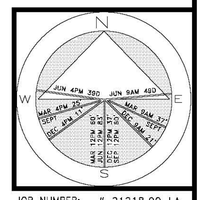


JOB NUMBER: # 21218.00 LA
DRAWN BY: Lauren Freeman
Jean Twomey
DATE: 06.27.2022

SHEET L2.0

ARCOM# ARC-22-011

Landscape Plan - Limits of Work

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

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 10,370 sq.ft.

Drainage Area Impervious Surface
(existing residence, pool, decks, proposed driveway, walkways) = 6,632 sq.ft.

Drainage Area Pervious Surface = 3,738 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 6,632 sq.ft. x 1 ft./12 in. = 1,106 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 3,738 sq.ft. x 1 ft./12 in. = 125 cu.ft.

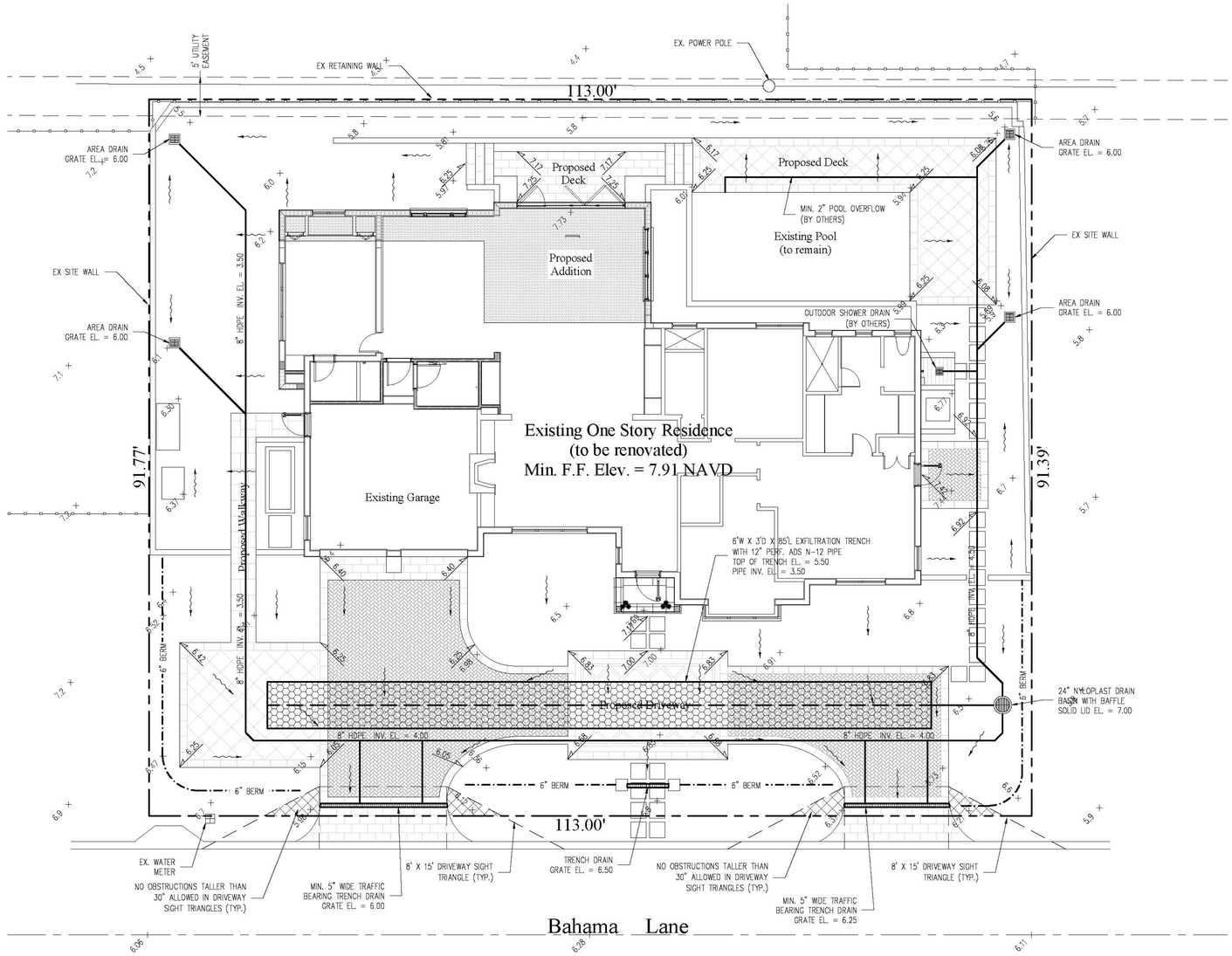
Total Volume to be Retained = 1,231 cu.ft.

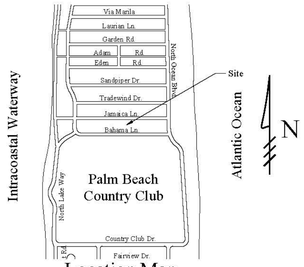
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	85 ft
W	=	Trench Width	=	6 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	4.50 ft
DU	=	Un-Saturated Trench Depth	=	3.00 ft
DS	=	Saturated Trench Depth	=	0.00 ft
V	=	Volume Treated	=	1,466 cu.ft.

Notes:

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

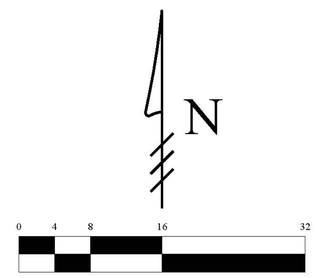




Location Map
N.T.S.

Legend

- 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



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

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.

Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@grubercengineers.com

Project Information	
Project No.	2021-0169
Issue Date	05/07/2022
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan For:

Proposed Renovation

233 Bahama Lane
Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL 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.

Plan Background from Hardscape Plan by Environment Design Group Received 5/4/22

ARC-22-____

Sheet No.
C-1