State of Florida Landscape Architect Registration No. 6666856

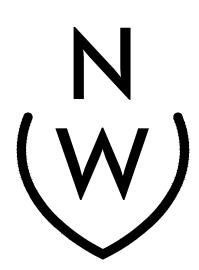
> : : : :

STING CONDITIONS

RAESIDENCE

N AVENUE, PALM BEACH, FLORIDA

29 AUGUST 2022 - FINAL SUE 08 AUGUST 2022 21 JULY 2022



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





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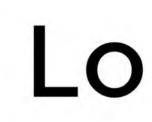
:ALE: 1/8" = 1'-0"

9 AUGUST 2022 - FINAL S 8 AUGUST 2022 1 JULY 2022



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ARC: 22 - 213

PREVIOUSLY PRESENTED



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

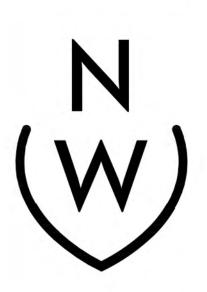
SCAL

RESIDENCE

RESIDENCE

NUE, PALM BEACH, FLORIDA

NOVEMBER 2022 AUGUST 2022



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ARC-22-213 ZON-22-139

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





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CALE: 1" = 1'-0"

RTH ELEVATION

RESIDENCE

A AVENUE, PALM BEACH, FLORIDA

NOVEMBER 2022 AUGUST 2022



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CALE: \frac{1}{4}" = 1'-0"

DUTH ELEVATION

F RESIDENCE
AN AVENUE, PALM BEACH, FLORIDA

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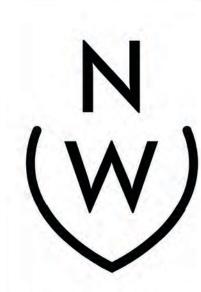
State of Florida Landscape Architect Registration No. 6666856

:ALE: ᇾ" = 1'-0"

FACRIDA CH, FLORIDA

WEST ELEVATION

NOVEMBER 2022



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CALE: 3." = 1'-0"

EAST ELEVATION

F RESIDENCE
AN AVENUE, PALM BEACH, FLORIDA

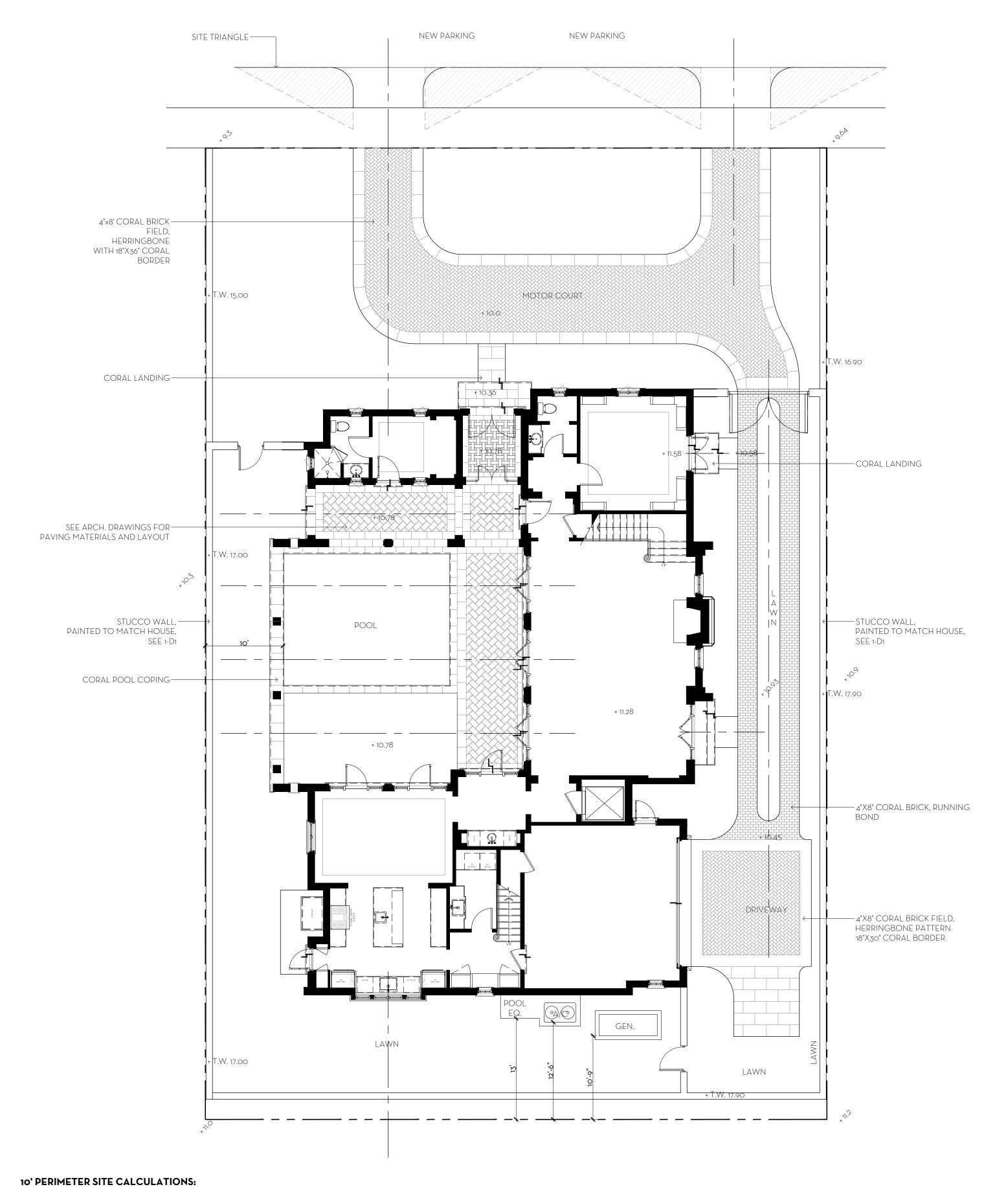
NOVEMBER 2022 AUGUST 2022



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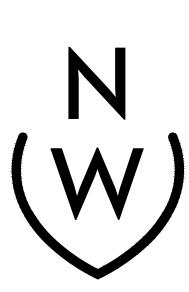
TOPOGRAPHY LEGEND EXISTING GRADE

PROPOSED GRADE + x.xx

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

MARIO F. NIEVERA

State of Florida Landscape Architect Registration No. 6666856



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OVERALL R-B SITE CALCULATIONS: SITE AREA = 10,000 SQ FT 100% MINIMUM LANDSCAPE:

REQUIRED = 4,500 SQ FT 45%

PROPOSED = 4,533 SQ FT 45.33%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 2,000 SQ FT 100%

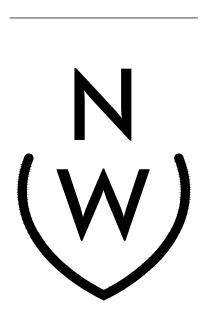
MINIMUM LANDSCAPE:

REQUIRED = 800 SQ FT 40% PROPOSED = 1,087 SQ FT 54.35%

PERIMETER AREA = 3,700 SQ FT MINIMUM LANDSCAPE:

(50% OF 4,500 SF) = 2,250 SF REQUIRED PROPOSED = 2,969 SQ FT

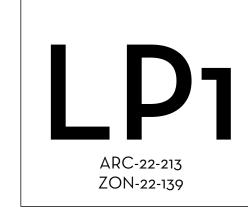
State of Florida Landscape Architect Registration No. 6666856



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OVERALL R-B SITE CALCULATIONS: SITE AREA = 10,000 SQ FT 100%

REQUIRED = 4,500 SQ FT 45% PROPOSED = 4,533 SQ FT 45.33%

MINIMUM LANDSCAPE:

FRONT SETBACK SITE CALCULATIONS: 25' SETBACK AREA = 2,000 SQ FT 100%

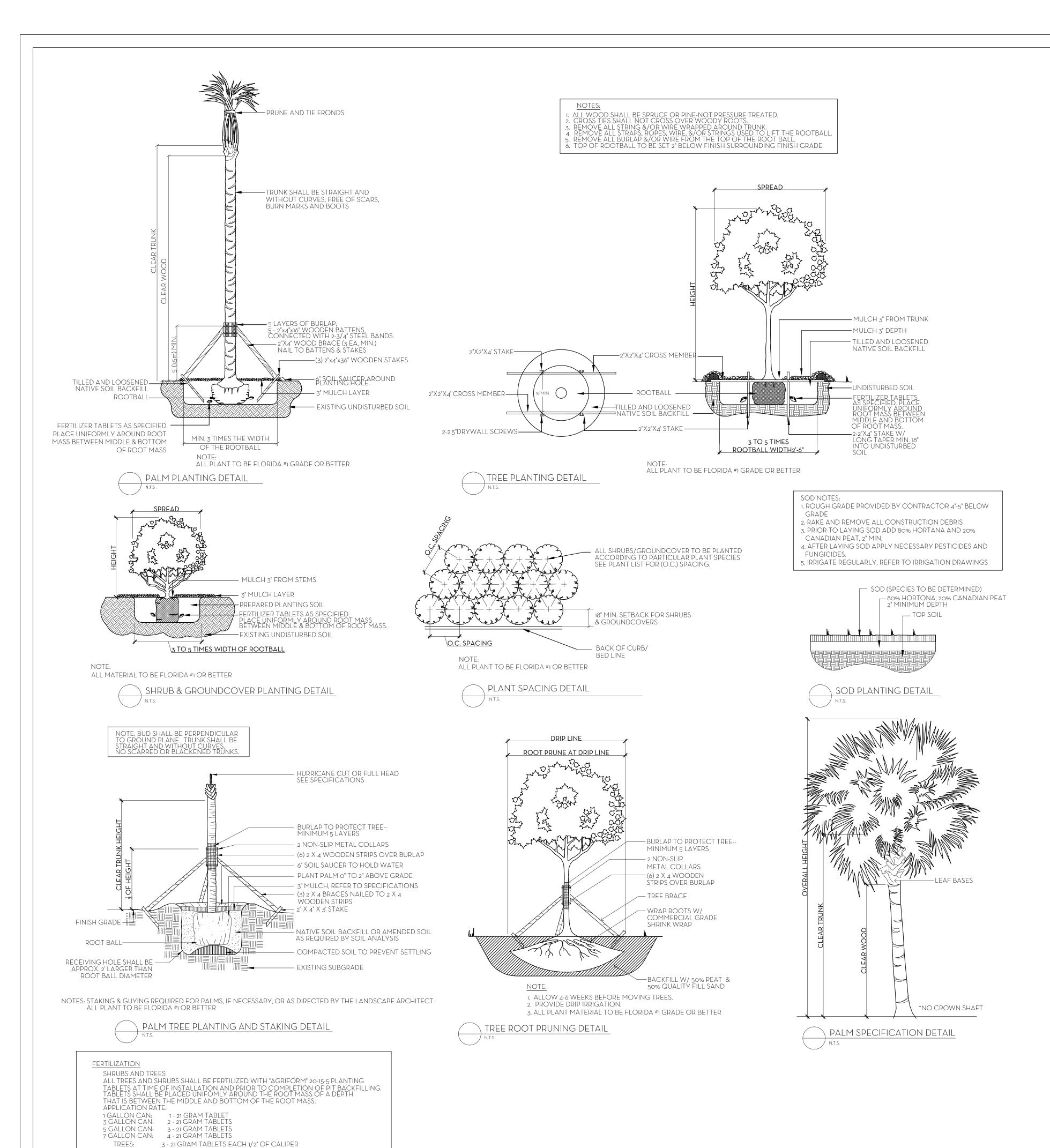
MINIMUM LANDSCAPE: (50% OF 4,500 SF) = 2,250 SF REQUIRED PROPOSED = 2,969 SQ FT

10' PERIMETER SITE CALCULATIONS: PERIMETER AREA = 3,700 SQ FT

MINIMUM LANDSCAPE:

REQUIRED = 800 SQ FT 40%

PROPOSED = 1,087 SQ FT 54.35%



PALMS:

GROUNDCOVER AREAS

7 - 21 GRAM TABLETS

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

	IN .				Guff Residence
	(W)			144 Chî	lean Ave, Palm Beach, F
NII	EVERA WILLIAMS DESIGN				November 01, 202
Landscap	pe Material Schedule				
ltem No.	Common Name	Botanical Name	Qty	Native	Specification
	TREES				
1	WHITE GEIGER	Cordia boissieri	1		16' HT.
2	GREEN BUTTONWOOD	Conocarpus erectus	4	•	15' HT.
3	GREEN BUTTONWOOD	Conocarpus erectus	1	•	18' HT.
4	LIGUSTRUM	Ligustrum	2		18' HT.
5	SCREW PINE	Pandanus utilis	1		10' HT.
6	YELLOW TABEBUIA	Tabebuia caraiba	1		20' HT.
7	SEAGRAPE	Coccoloba uvifera	2	•	16'-18' HT. ARCH
			12	58%	
	PALMS				
8	COCONUT PALM	Cocos nucifera	4		14' GW
9	COCONUT PALM	Co cos nucifera	1		16' GW
10	FISHTAIL PALM	Caryota mitis	6		15' HT.
11	FOXTAIL PALM	Wodyetia bifurcata	5		12' GW
12	SABAL PALM	Sabal palmetto	4	•	12' - 14' CT.
13	SABAL PALM	Sabal palmetto	4	•	6' CT.
14	SILVER SAW PALMETTO	Serenoa repens	4	-	3 GAL. @ 12" O.C.
15	ALEXANDER PALM	Ptychosperma elegans	3		10' CT.
	ALLOGIVE IN ALL	i tyenesperma elegans	31	39%	
	HEDGE/SHRUB		J	37 %	
16	ARECA PALM	Dypsis lutescens	20		15' HT.
17	RHAPIS	7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7	6		6' HT.
18	COCOPLUM	Chrysobalanus icaco	44	✓	4' HT. FTB @ 24" O.C.
19	GREEN COCOPLUM	Chrysobalanus icaco	21	·	8' HT. FTB @ 48" O.C.
20	DOMBEYA	Dombeya	43		3 GAL. @ 18" O.C.
21	DWARFICE PINK OLEANDER	Nerium oleander	8		7 GAL. @ 18" O.C
22	GREEN BUTTONWOOD	Conocarpus erectus	41	•	12' HT FTB @ 36" O.C
23	HIBISCUS	Hibiscus	1		5' HT. STD
24	HIBISCUS	Hibiscus	24		3 GAL. @ 12" O.C.
25	SMALL LEAF CLUSIA	Clusia guttifera	17		12' HT FTB @ 36" O.C
26	WALTER VIBURNUM	Viburnum obovatum	111		3 GAL. @ 18" O.C.
27	PODOCARPUS	Podocarpus macrophyllus	6		10' HT. @ 36" O.C.
		i odobal pao madropity nao	242	44%	10 1111 (@ 100 0.10)
	GROUND COVER/VINES			44 ~	
28	YELLOW ALLAMANDA	Pentalinon luteum	8	•	3 GAL. @ 18" O.C.
29	BEACH CREEPERS	Ernodea littoralis	74		3 GAL. @ 12" O.C.
30	BOUGAINVILLEA	Bougainvillea	8		14' HT ESP
31	BOUGAINVILLEA BUSH	Bougainvillea	51		7 GAL. 18" O.C.
32	CONFEDERATE JASMINE	Trach elospermum jasminoides	7		8' HT ESP
	OOM EDERATE JACTHINE	Tracherospermani jasininoides			O THE COL



Clusia rosea 'Nana'

Begonia odorata 'Alba'

Trachelospermum asiaticum

Alocasia ssp

Podocarpus macrophyllus 'Pringles'

33 MINI CLUSIA

35 BEGONIA

37 MINIMA

38 ZOYSIA

SOD

34 PODOCARPUS PRINGLE

36 DWARF ELEPHANT EAR

Line #	Landscape Legend				
1	Property Address:	144 Chilean Avenue			
4	and the second s	Required	Proposed		
5	Lot Size (sq ft)		10,000		
6	Landscape Open Space (LOS) (Sq Ft and %)	4,500 (45%)	4,533 (45.33%)		
7	Perimeter LOS (Sq Ft and %)	2,250 (50%)	2,969 (65.97%)		
8	Front Yard LOS (Sq Ft and %)	800 (40%)	1,087 (54.35%)		
9	Native* Trees %	35%	58%		
10	Native* Palms %	35%	39%		
11	Native* Shrubs %	35%	44%		
12	Native* Vines / Ground Cover %	35%	35%		

*To determine appropriate native vegetation, the <u>Institute for Regional Conservation ("IRC"), Natives for Your</u>

Neighborhood guide shall be used.

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

REV BF 20220304

3 GAL. @ 12" O.C.

24" HT. @ 16" O.C.

3 GAL. @ 18" O.C.

3 GAL. @ 18" O.C.

TRAYS

35%

10

11

232

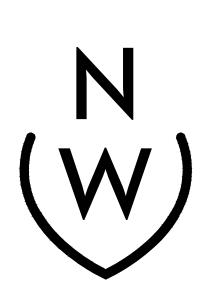
Contractor to (VIF)

MARIO F. NIEVERA

State of Florida Landscape Architect Registration No. 6666856

FF RESIDENCE ELOPINALITY AND DETAILS

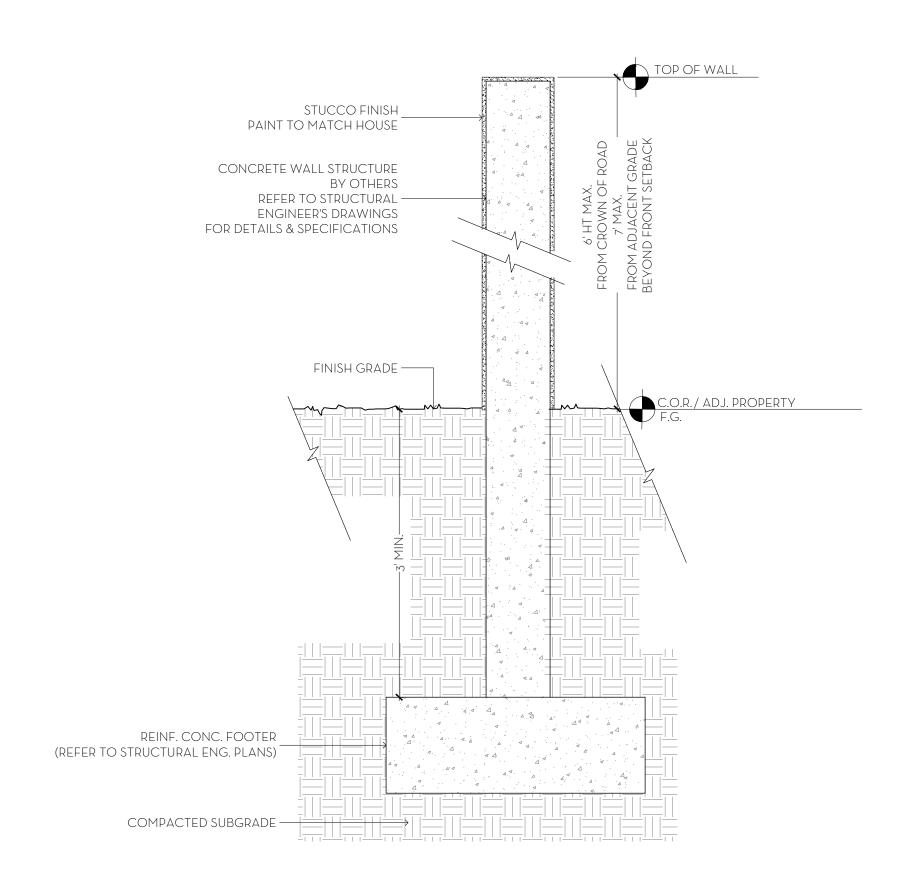
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1 SITE WALL DETAIL- SECTION (TYP.)
D1 SCALE: 1" = 1'-0"

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State of Florida Landscape Architect Registration No. 6666856

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ARC-22-213 ZON-22-139

FRONT SETBACK SITE CALCULATIONS: 10' PERIMETER SITE CALCULATIONS: 25' SETBACK AREA = 2,000 SQ FT 100%

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 10,000 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 4,500 SQ FT 45%

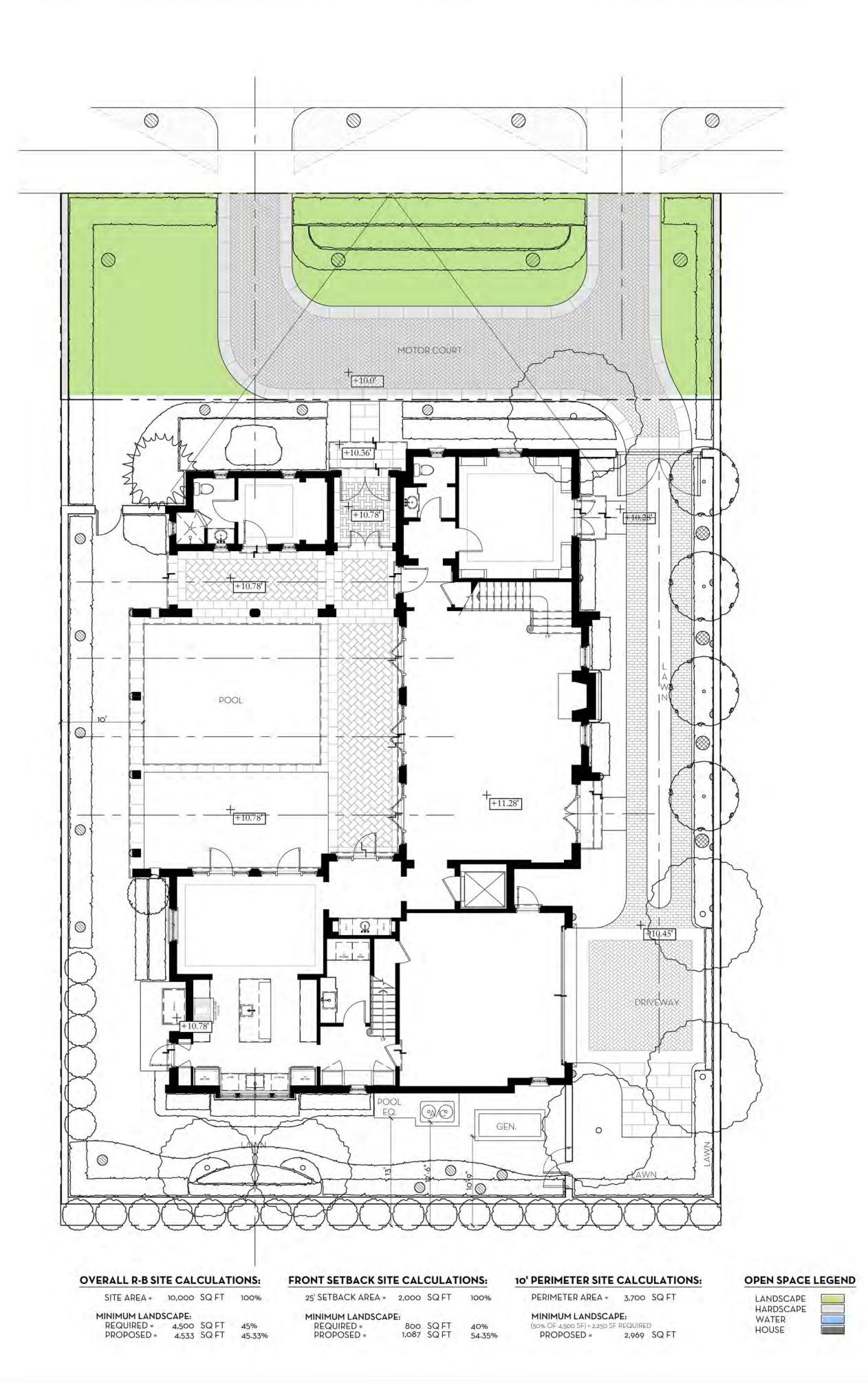
PROPOSED = 4,533 SQ FT 45.33%

PERIMETER AREA = 3,700 SQ FT
 MINIMUM LANDSCAPE:

 REQUIRED =
 800 SQ FT
 40%

 PROPOSED =
 1,087 SQ FT
 54.35%
 MINIMUM LANDSCAPE: (50% OF 4,500 SF) = 2,250 SF REQUIRED PROPOSED = 2,969 SQ FT LANDSCAPE HARDSCAPE WATER HOUSE

OPEN SPACE LEGEND



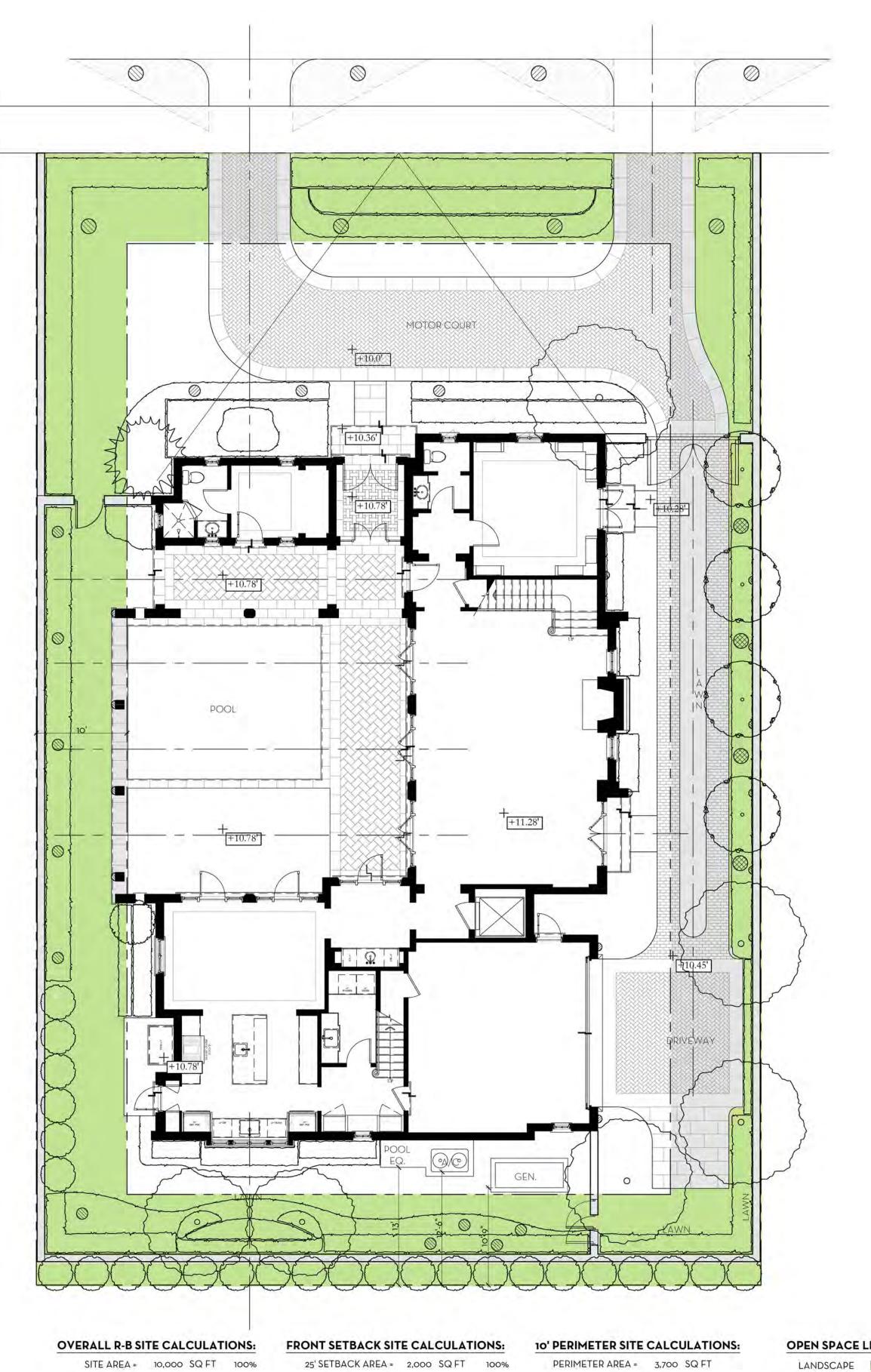
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 MINIMUM LANDSCAPE:

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MARIO F. NIEVERA

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NIEVERA WILLIAMS
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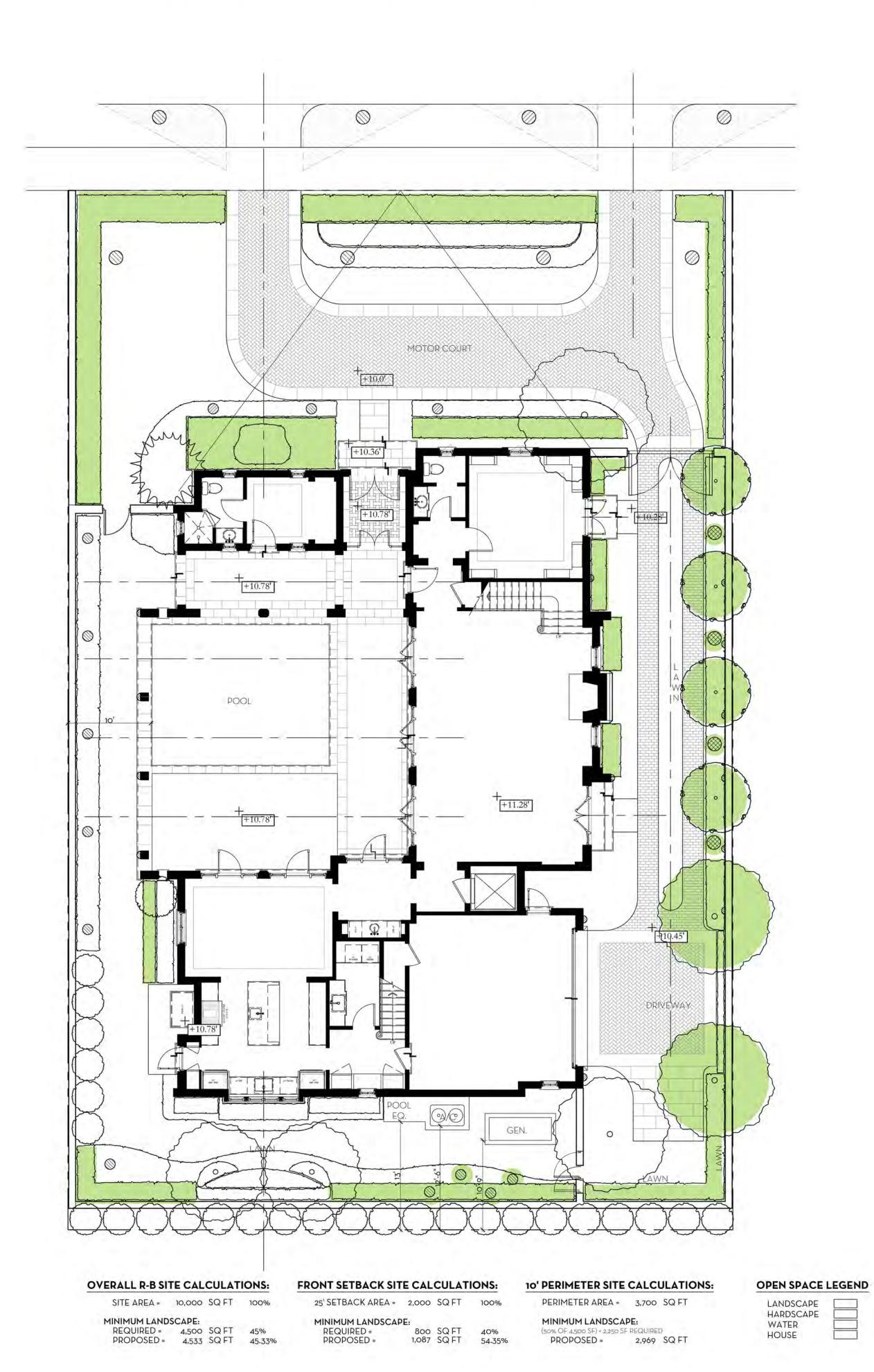
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LANDSCAPE HARDSCAPE WATER HOUSE

OPEN SPACE LEGEND



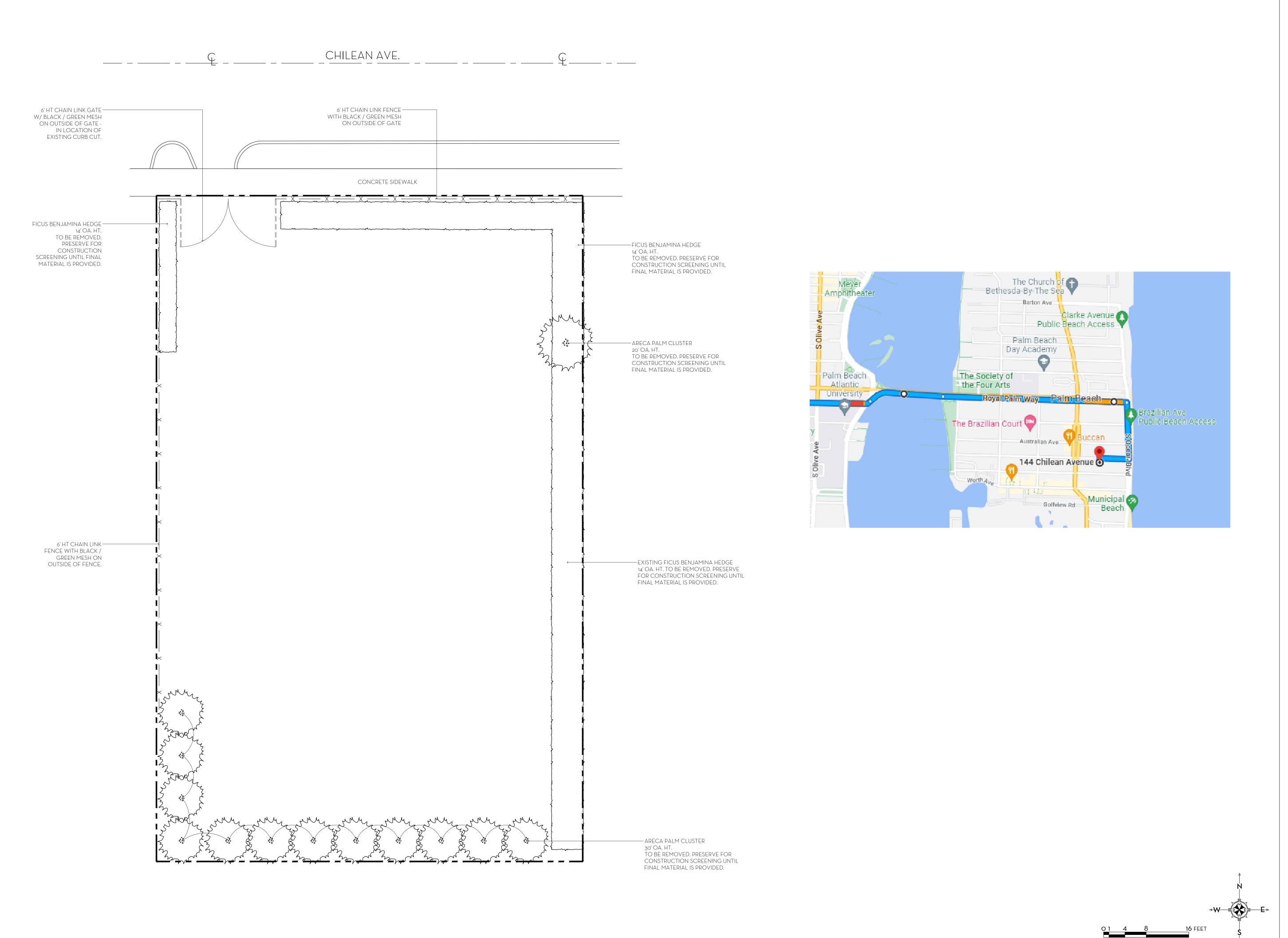
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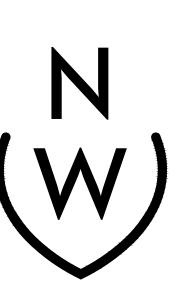
.E: 1/8" = 1'-0"

ENCE ACH, FLORIDA

CONSTRUCTION SCREENING GUFF RESIDEN

144 CHILEAN AVENUE, PALM BEACH, FI

JOVEMBER 2022

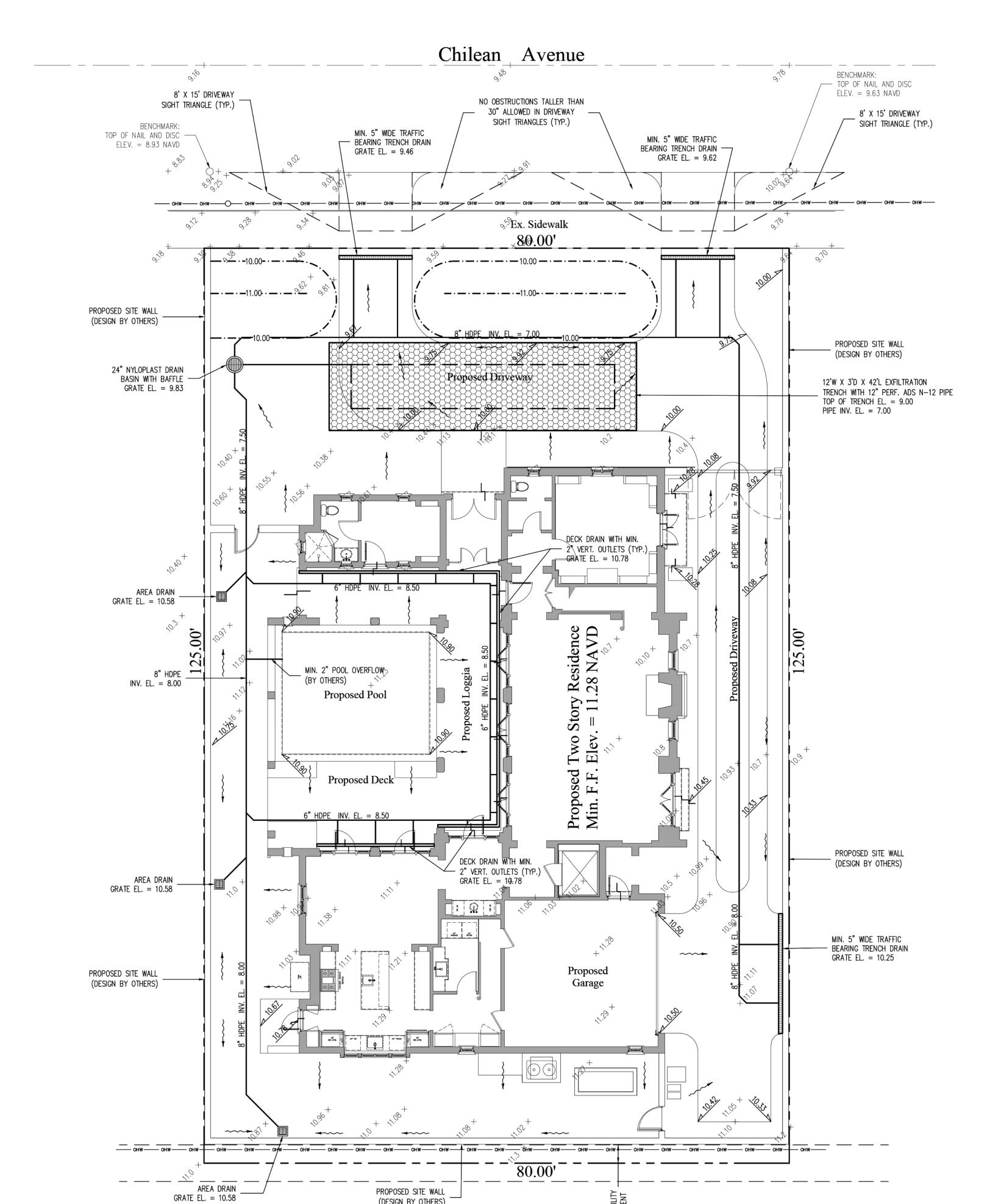


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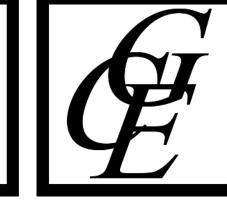


(DESIGN BY OTHERS)

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.

Location Map

N.T.S.



esidence

Propos

Legend

EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)

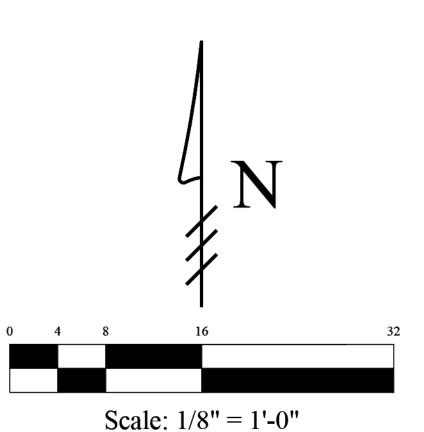
PROPOSED ELEVATION (NAVD-88)

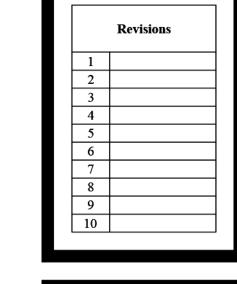
---7.00--- PROPOSED ELEVATION CONTOUR (NAVD-88)

FLOW DIRECTION

EXFILTRATION TRENCH

AREA DRAIN



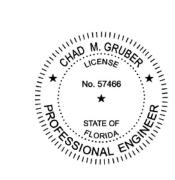


Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1



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> Plan Background from Hardscape Plan by Nievera Williams Design Received 8/24/22

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ARC-22-213 ZON-22-139

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

C = 1.0 (impervious surface) C = 0.2 (pervious surface)

Pervious Runoff Volume:

Impervious Surface Runoff Volume:

i = 2 in/hr

Notes:

Total Property Area = 10,000 sq.ft.

Drainage Area Impervious Surface = 6,322 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

 $1.0 \times 2 \text{ in/hr } \times 6,322 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 1,054 \text{ cu.ft.}$

 $0.2 \times 2 \text{ in/hr } \times 3,678 \text{ sq.ft.} \times 1 \text{ ft./}12 \text{ in.} = 123 \text{ cu.ft.}$

C. PROPOSED EXFILTRATION TRENCH SIZING

Hydraulic Conductivity

Saturated Trench Depth

Un-Saturated Trench Depth

Depth to Water Table

Total Volume to be Retained = 1,177 cu.ft.

= Trench Width

roots with a root barrier.

each affected lane.

The retention volume is estimated using the Rational Method (Q=CiA)

Total Length of Trench Provided = 42 ft

1) Exfiltration trenches and storm piping to be protected from

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.

hydraulic conductivity prior to exfiltration trench installation.

3) Exfiltration trench design uses an assumed value of hydraulic

4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of

5) Contractor is responsible for installing and maintaining erosion

Video inspection of storm drainage system required prior to installation of sod.

control measures during construction.

conductivity. Client may obtain a site specific test for

= 12 ft

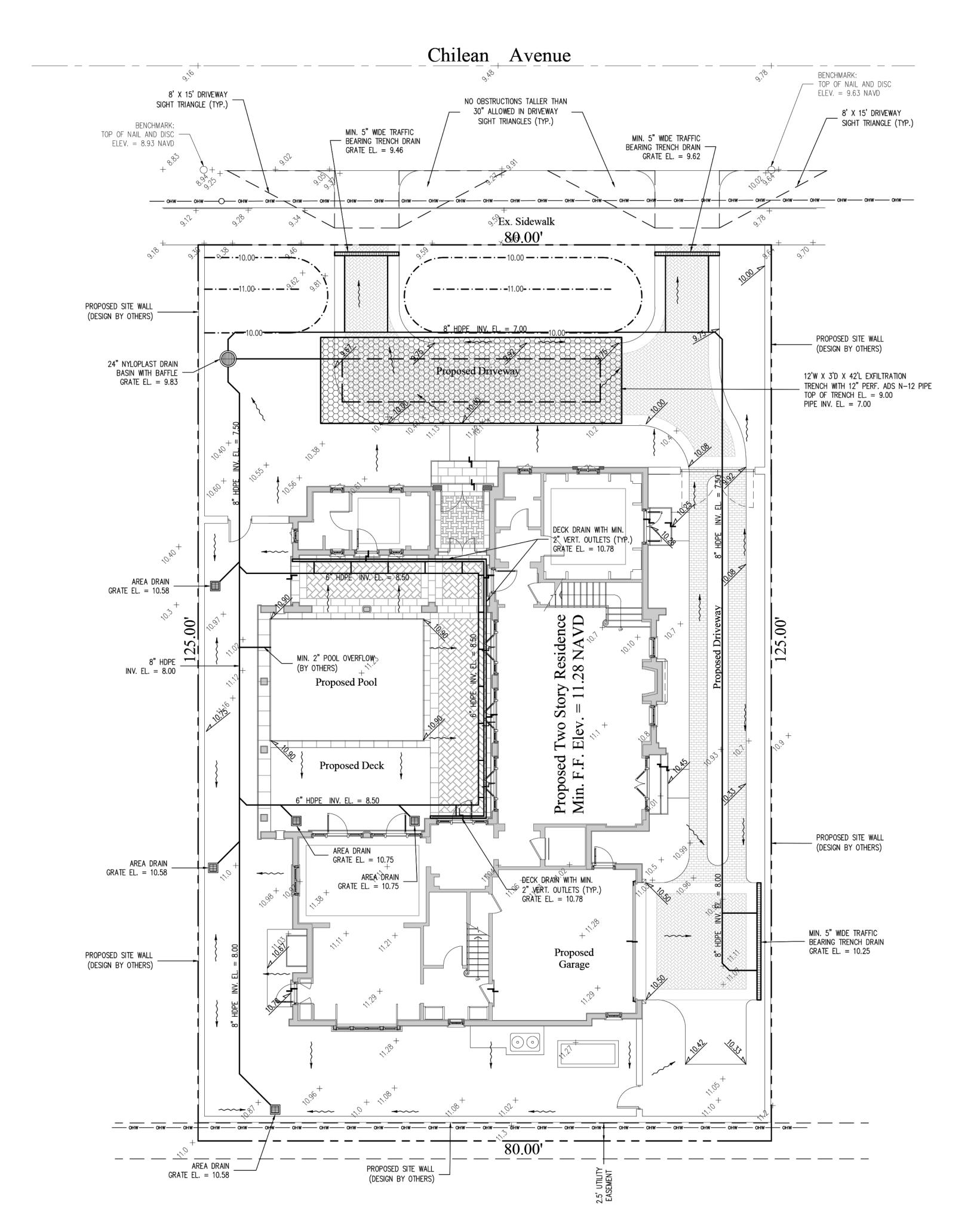
= 6.00 ft = 3.00 ft

= 1,517 cu.ft.

= 0.00 ft

= 0.00005 cfs/sq.ft./ft. of head

Drainage Area Pervious Surface = 3,678 sq.ft.



STORMWATER RETENTION CALCULATIONS

A. <u>SITE INFORMATION</u>

C = 1.0 (impervious surface) C = 0.2 (pervious surface)

Pervious Runoff Volume:

roots with a root barrier.

each affected lane.

installation of sod.

control measures during construction.

Impervious Surface Runoff Volume:

i = 2 in/hr

Notes:

Total Property Area = 10,000 sq.ft.

Drainage Area Impervious Surface = 6,322 sq.ft.

Drainage Area Pervious Surface = 3,678 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

 $1.0 \times 2 \text{ in/hr } \times 6,322 \text{ sq.ft.} \times 1 \text{ ft./}12 \text{ in.} = 1,054 \text{ cu.ft.}$

 $0.2 \times 2 \text{ in/hr} \times 3,678 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 123 \text{ cu.ft.}$

C. PROPOSED EXFILTRATION TRENCH SIZING

Hydraulic Conductivity Depth to Water Table

Total Length of Trench Provided = 42 ft

Un-Saturated Trench Depth = 3.00 ft

DS = Saturated Trench Depth = 0.00 ft

1) Exfiltration trenches and storm piping to be protected from

2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with

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= 12 ft

= 6.00 ft

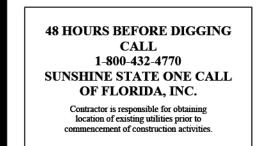
= 1,517 cu.ft.

= 0.00005 cfs/sq.ft./ft. of head

Total Volume to be Retained = 1,177 cu.ft.

Trench Width

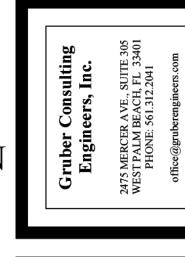
The retention volume is estimated using the Rational Method (Q=CiA)



Location Map

N.T.S.





Project InformationProject No.2022-0092ssue Date08/27/2022scale1/8" = 1'-0"Drawn ByKMCGCG

esidence

Propos

Legend

+ EXISTING ELEVATION PER
WALLACE SURVEYING CORP. (NAVD-88)

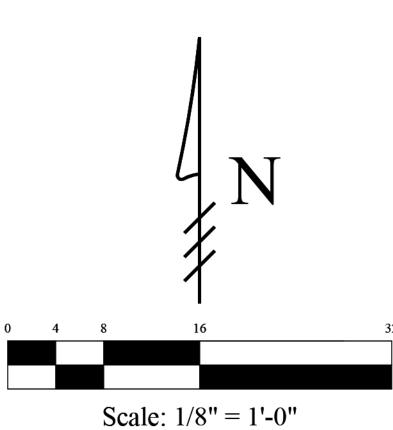
PROPOSED ELEVATION (NAVD-88)

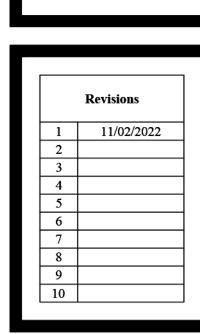
FLOW DIRECTION

EXFILTRATION TRENCH

AREA DRAIN

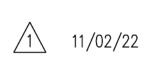
24" NYLOPLAST DRAIN BASIN WITH BAFFLE



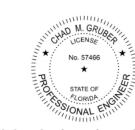


Chad M. Gruber

FL P.E. No. 57466



11/02/22 UPDATE PLAN BACKGROUND; ADJUST PROPOSED GRADING AND DRAINAGE



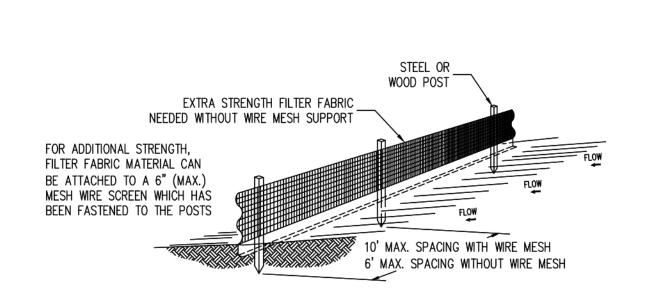
Digitally signed by Chad M Gruber Date: 2022.11.02 11:11:42 -04'00'

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Plan Background from Hardscape Plan by Nievera Williams Design Received 10/31/22

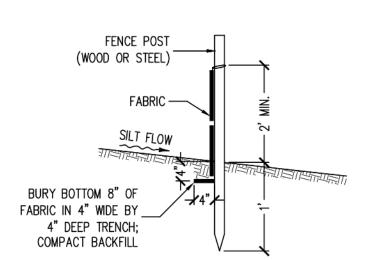
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ARC-22-213 ZON-22-139 Sheet No.

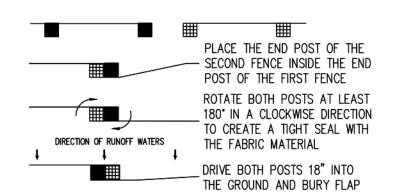


- 1) The height of a silt fence shall not exceed 36".
- 2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
- 3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not
- 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

SILT FENCE DETAIL N.T.S.



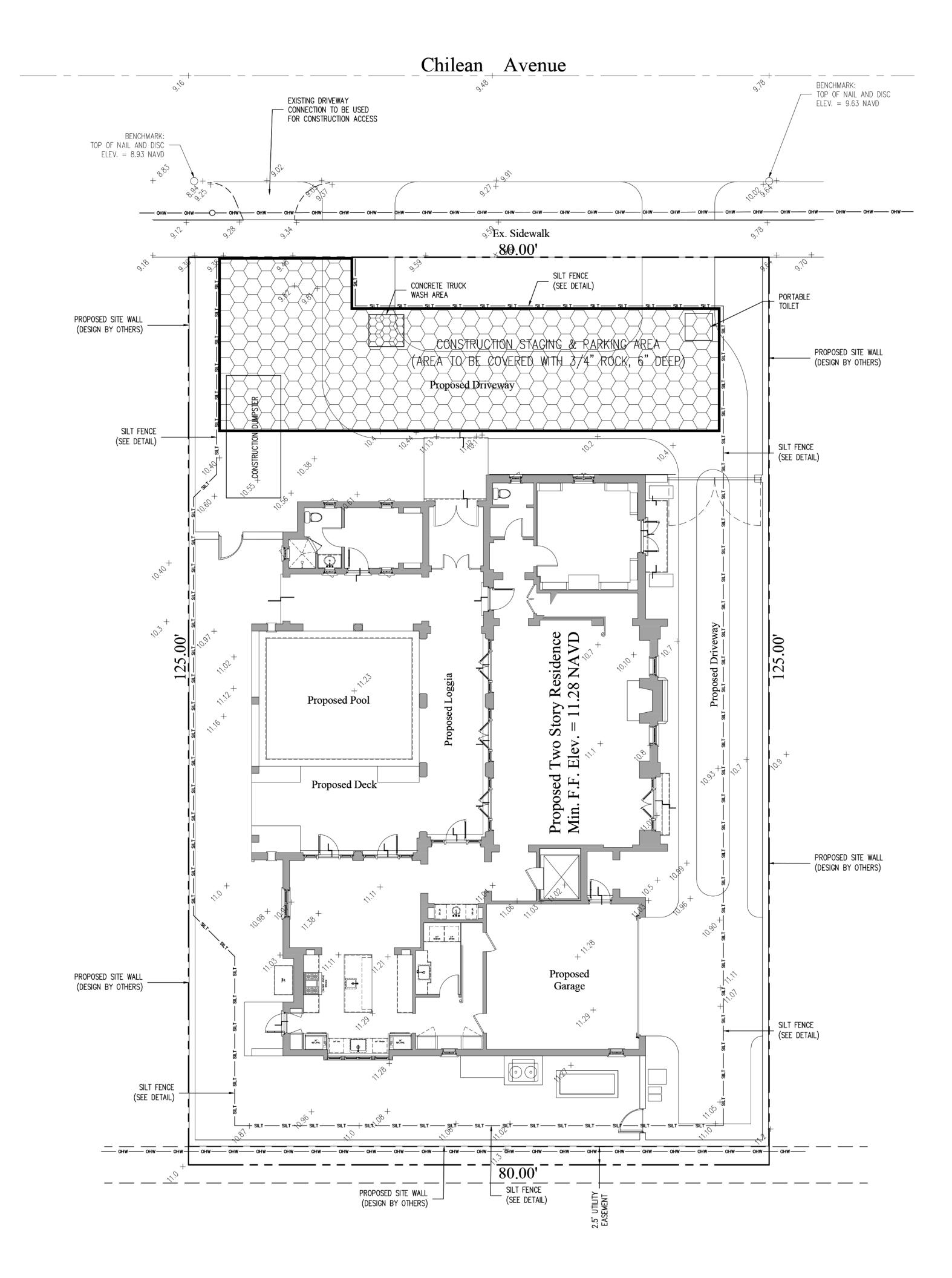
SILT FENCE SECTION

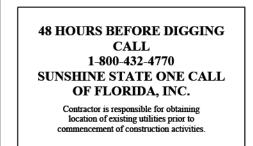


ATTACHING TWO SILT FENCES N.T.S.

Notes:

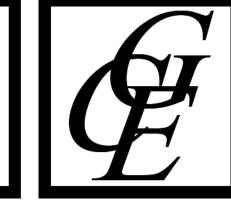
- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.
- Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per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





Location Map

N.T.S.



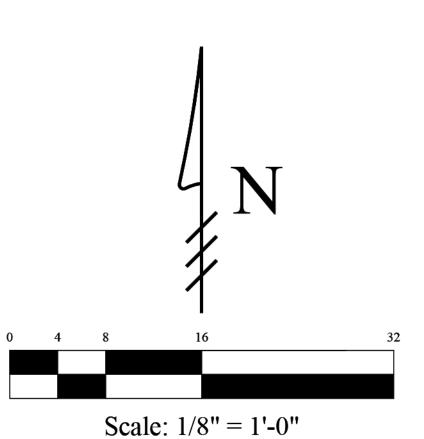
Propos

Legend



CONSTRUCTION STAGING AREA

— SILT FENCE (SEE DETAIL)





13:59:51 -04'00'

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 Nievera Williams Design Received 8/24/22

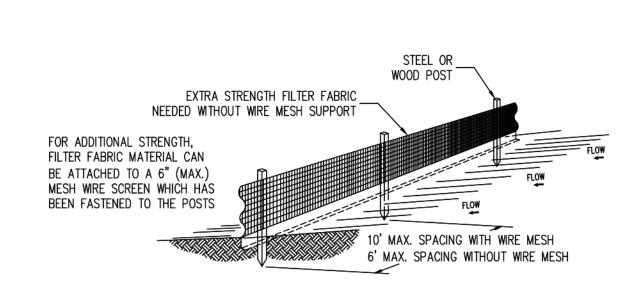
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ARC-22-213 ZON-22-139

Sheet No. EC-1

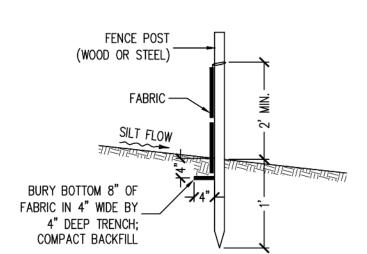
Chad M. Gruber

FL P.E. No. 57466

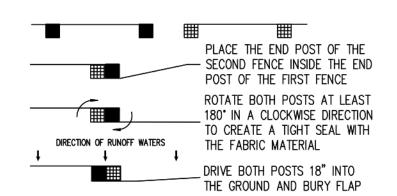


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SILT FENCE DETAIL N.T.S.



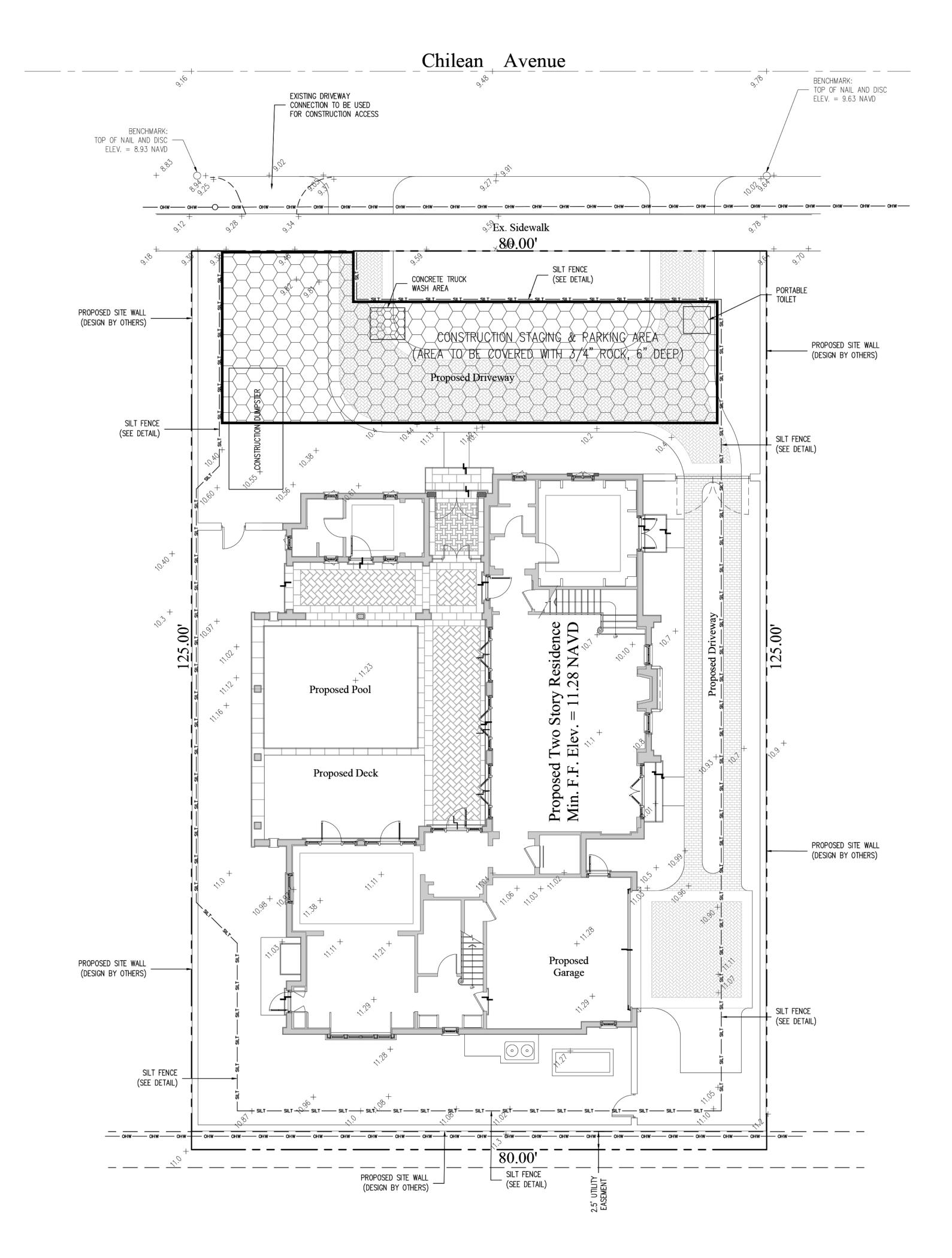
SILT FENCE SECTION N.T.S.



ATTACHING TWO SILT FENCES N.T.S.

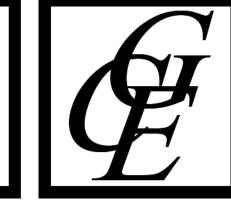
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N.T.S.



Location Map

Residenc

Propos

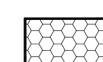
1 11/02/2022

Chad M. Gruber

FL P.E. No. 57466

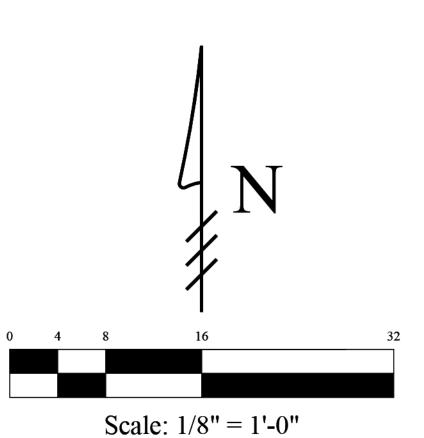
8

Legend



CONSTRUCTION STAGING AREA

— SILT FENCE (SEE DETAIL)







Digitally signed by Chad M Gruber Date: 2022.11.02 11:11:10 -04'00'

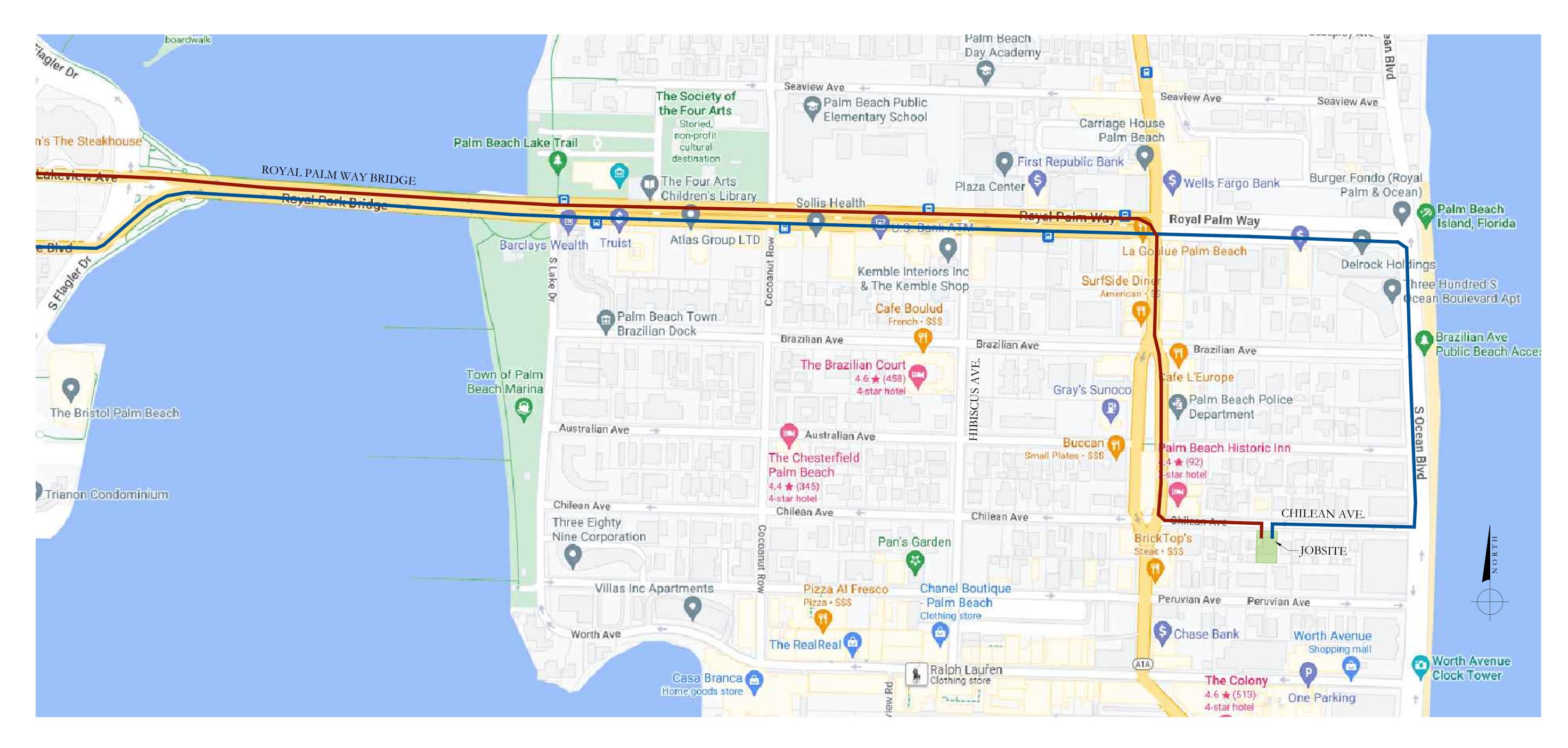
This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by Nievera Williams Design Received 8/24/22

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ARC-22-213 ZON-22-139

Sheet No. EC-1



PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP

N.T.S.

MAXIMUM VEHICLE SIZE ABLE TO
BE ACCOMMODATED ON SITE:

18-FOOT DUMP TRUCK

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

ROUGH SCHEDULE OF CONSTRUCTION W/ MAJOR BENCHMARKS:				
TASK:	DURATION (IN MONTHS):			
SITE PREPARATION	1			
FOUNDATIONS	1			
BLOCK DELIVERIES & CONCRETE POURS	2			
ROOF TRUSS DELIVERIES & TRUSS SETTING	1			
WINDOW/DOOR DELIVERIES & INSTALLATION	0.5			
DRY-IN	0.5			
INTERIOR FRAMING	1			
ROUGH-IN	2			
DRYWALL	2			
FINISHES	4			
LANDSCAPE/HARDSCAPE INSTALLATION	2			
FINAL INSPECTIONS	1			
TOTAL PROPOSED CONSTRUCTION TIME				
(FOLLOWING ISSUANCE OF BUILDING PERMIT):	18 mos.			

JOBSITE OVER LIFE OF CONSTRUCTION:

5 WORKING DAYS/WEEK (AVG.)

x 50 WORK WEEKS/YEAR (AVG.)

x 1.5 YEAR (18 MO) SCHEDULE (PROPOSED)

7 TRUCKS/DAY (AVG.)

x 2 TRIPS/DAY (INGRESS & EGRESS)

14 TRUCK TRIPS/DAY (AVG.)

375 TOTAL WORK DAYS (PROP.)

x 14 TRUCK TRIPS/DAY (AVG.)

5,250 TOTAL TRUCK TRIPS OVER

LIFE OF PROJECT (EST.)

ESTIMATE OF NO. OF TRUCKS VISITING

DRC FINAL SUBMITTAL - REV. 11/02/2022

DRC FINAL SUBMITTAL SET 08/29/2022

DRC FIRST SUBMITTAL SET 08/08/2022

ARCOM CASE #: ARC-22-213

DRC PRE-APP MEETING SET

ZONING CASE #: ZON-22-139

GUFF RESIDENCE 144 CHILEAN AVE. PALM BEACH, FLORIDA

TRUCK LOGISTICS PLAN &
SCHEUDLE OF CONSTRUCTION

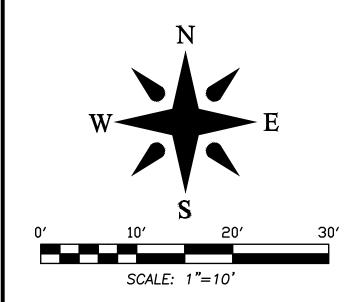
DATE
NOV. 2, 2022

SCALE
AS NOTED

BY
CG

FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000846

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.



LEGEND

= ARC LENGTH = AIR CONDITIONING = ACCESS EASEMENT ASPH. = ASPHALT BLDG. = BUILDING = BENCHMARK = BACK OF CURB B.O.W. = BACK OF WALK = CALCULATED = CABLE ANTENNA TELEVISION = CHORD BEARING = CONCRETE BLOCK STRUCTURE = COASTAL CONSTRUCTION CONTROL LINE = CHORD = CHAIN LINK FENCE = CLEAR = CORRUGATED METAL PIPE C.M.P. CONC. = CONCRETE = DESCRIPTION DATUM = DEED BOOK = DRAINAGE EASEMEN = DRILL HOLE = DRIVEWAY = ELEVATION = ENCROACHMENT = EDGE OF PAVEMENT E.O.W. = EDGE OF WATER ESM'T = EASEMENT = FINISH FLOOR = FOUND = FOUNTAIN = GAS METER = INVFRT I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT = LIMITED ACCESS EASEMENT L.B. = LICENSE BOARD L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT = FIELD MEASUREMENT = MANHOLE = MEAN HIGH WATER LINE M.H.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

= NOT TO SCALE

= OUTSIDE DIAMETER = OVERHEAD UTILITY LINE = OFFICIAL RECORD BOOK

= PLAT BOOK 4, PAGE 1

= PALM BEACH COUNTY = POINT OF CURVATURE

= OVERALL

= PLANTER

= PLAT BOOK

= POINT OF COMPOUND CURVATURE = POOL EQUIPMENT = PAGE = POINT OF INTERSECTION = PART OF

= POINT OF BEGINNING = POINT OF COMMENCEMENT P.O.C. = POINT OF REVERSE CURVATURE = PERMANENT REFERENCE MONUMENT

PROP. = PROPOSED = POINT OF TANGENCY PVM'T = PAVEMENT = RADIAL = RADIUS

= RANGE = ROAD PLAT BOOK = RIGHT OF WAY = SURVEY DATUM = SETBACK = SECTION = SUBDIVISION

= SQUARE FEET S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT S.I.R.W.C.D= SOUTH INDIAN RIVER WATER CONTROL DISTRICT

= STATE ROAD = STATION = STORY = THRESHOLD ELEVATION T.O.B. = TOP OF BANK T.O.C. = TOP OF CURB = TOWNSHIP

= TYPICAL = UNDER CONSTRUCTION = UTILITY EASEMENT = UNRECORDED = WITNESS CORNER

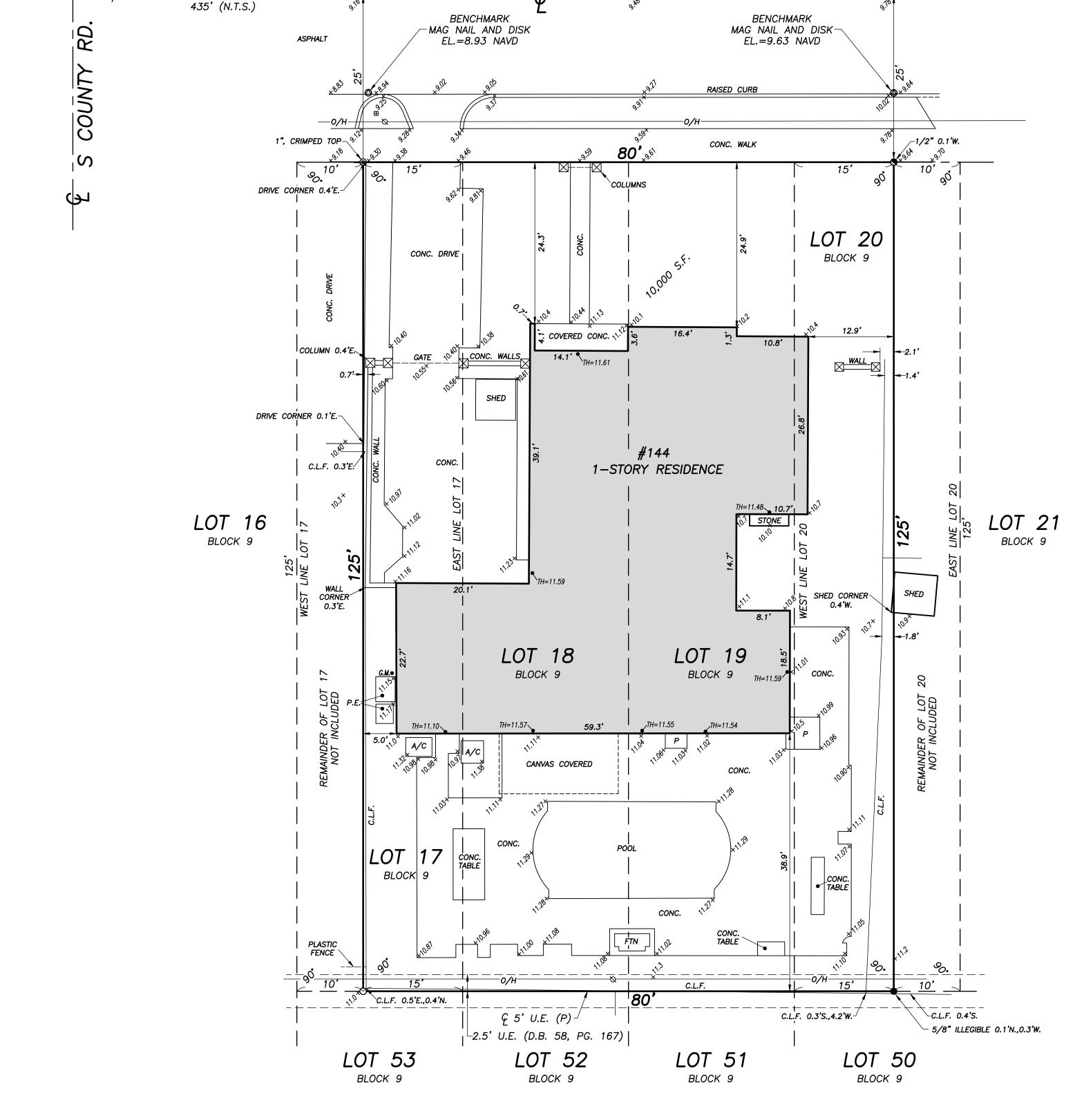
= WATER MANAGEMENT EASEMENT WMMF= WATER MANAGEMENT MAINTENANCE EASEMENT W.M.T. = WATER MANAGEMENT TRACT = BASELINE

= CENTERLINE = CENTRAL ANGLE/DELTA = CONCRETE MONUMENT FOUND (AS NOTED) = CONCRETE MONUMENT SET (LB #4569) = ROD & CAP FOUND (AS NOTED) = 5/8" ROD & CAP SET (LB #4569)

= IRON PIPE FOUND (ÀS NOTED) = IRON ROD FOUND (AS NOTED) = NAIL FOUND = NAIL & DISK FOUND (AS NOTED) = MAG NAIL & DISK SET (LB #4569)

= PROPERTY LINE = UTILITY POLE = FIRE HYDRANT = WATER METER

= WATER VALVE = LIGHT POLE

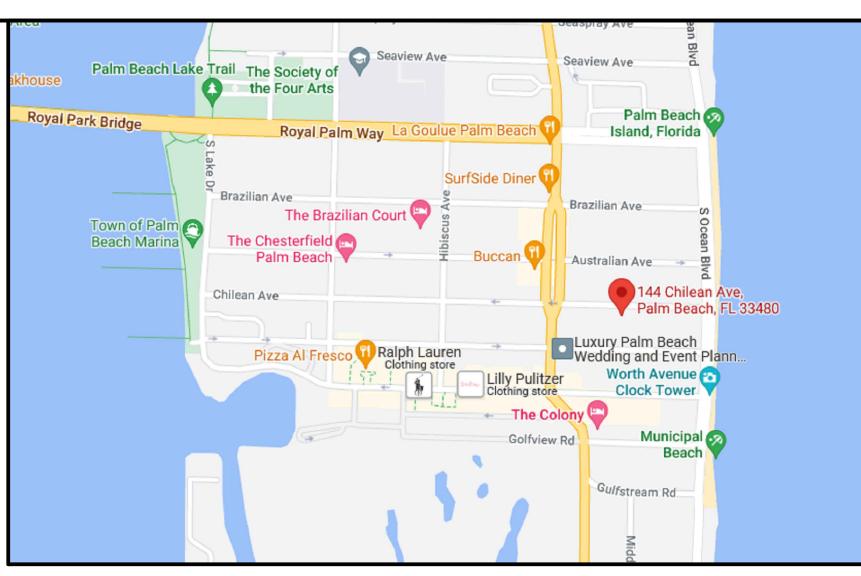


(PUBLIC)

CHILEAN AVENUE

This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

- 1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1230444, issued by Old
- Republic National Title Insurance Company, dated April 15, 2022. This office has made no search of the Public Records. 2. 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. 3. Description furnished by client or client's agent.
- 4. 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. 5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- 6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- 7. 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.
- 8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey. 9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- 10. 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.
- 11. 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.
- 12. 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
- 13. 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. 14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR: CASTILFORTI LLC

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

Castilforti LLC

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

PROPERTY ADDRESS.

144 Chilean Ave

Palm Beach FL 33480

LEGAL DESCRIPTION: Lot 17, less the West 10 feet, all of Lots 18 and 19, and the West 15 feet of Lot 20, Block 9, A REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, according to the Plat thereof on file in the Office of the Clerk of the Court in and for Palm Beach County, Florida, recorded in Plat Book 4, Page 1, said land situate, lying and being in Palm Beach County, Florida.

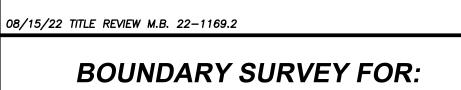
TITLE COMMITMENT REVIEW						
CLIENT: 144 Chilean Trust		COMMITMENT NO. : 1230444 DATE: 04/15/22				
REVIEWED BY: Cra	ig Wallace	JOB NO. : 22-1169.2				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-5	N/A	Standard Exceptions				•
6	PB 4, PG 1	All matters contained on the Plat of Revised Map of Royal Park Addition to Palm Beach.	•			
6a	D.B. 173, PG 158	Dedication of Public Areas in Plat of Revised Map of Royal Park Addition to Palm Beach.		•		
7	D.B. 58, PG 167	Right-of-way for laying and maintaining sewer and transmission lines.	•			
8	N/A	Standard Exception.				•

REVISIONS

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: 05/21/2022

Craig L. Wallace Professional Surveyor and Mapper Florida Certificate No. 3357



CASTILFORTI LLC



1 3333 VILLAGE BOOLEVARD, WEST FALM BEACH, FLORIDA 33407 (301) 040-4331			
FIELD	J.O.	JDB ND.: 22-1169.1	F.B. PB334 PG. 17
OFFICE:	M.B.	DATE: 5/21/22	DWG. NO. 22-1169
C'K'Dı	C.W.	REF: 22-1169.DWG	SHEET 1 DF 1