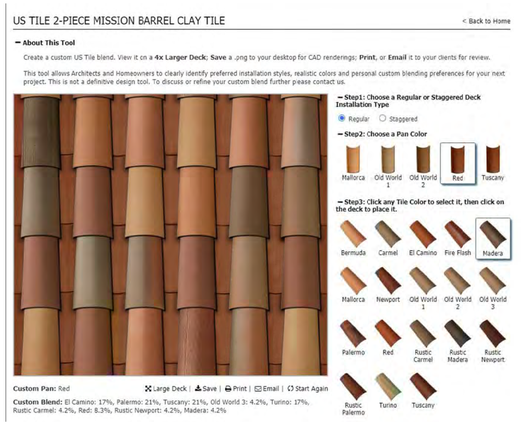
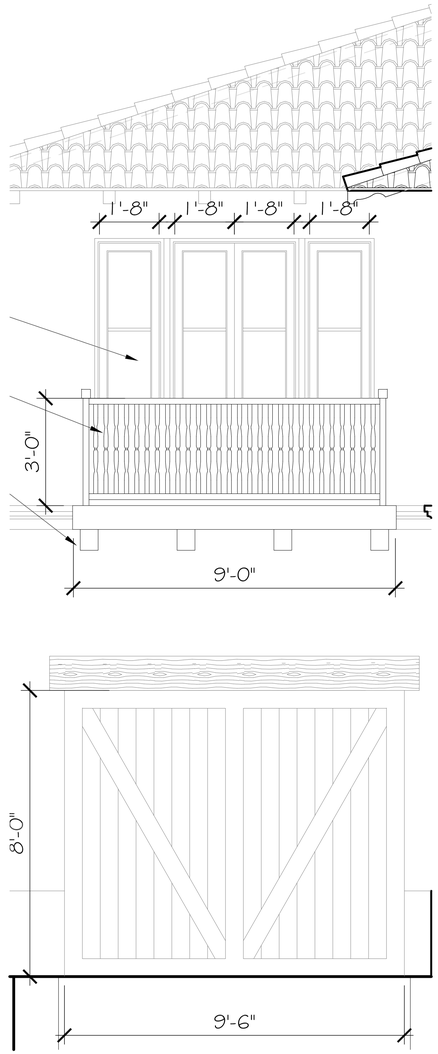


Chantilly Lace
OC-65



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

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERIMAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

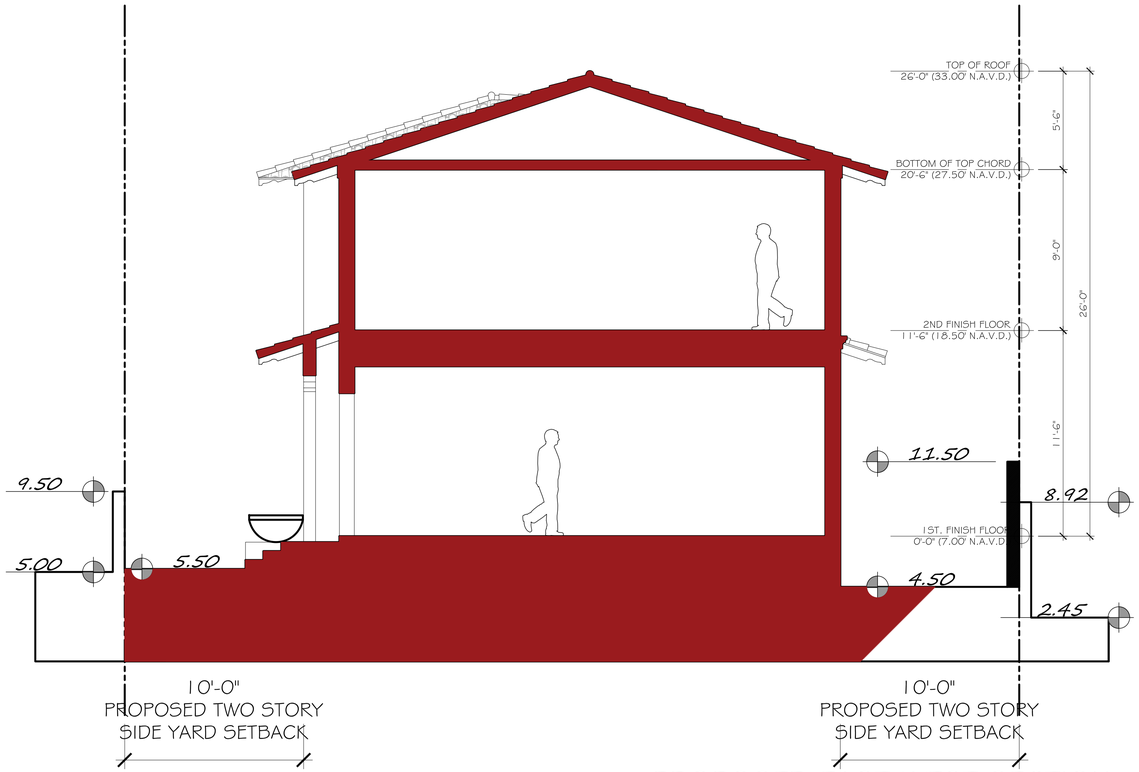
PROPOSED RENOVATIONS OF RESIDENCE FOR:
422 DEVELOPMENT GROUP, LLC
422 AUSTRALIAN AVE
PALM BEACH, FLORIDA 33480

A.A. #0001345
A.R. #10,181
STATE OF FLORIDA
PATRICK W. SEGRAVES
A.R. #10,181
REGISTERED ARCHITECT

REVISIONS:

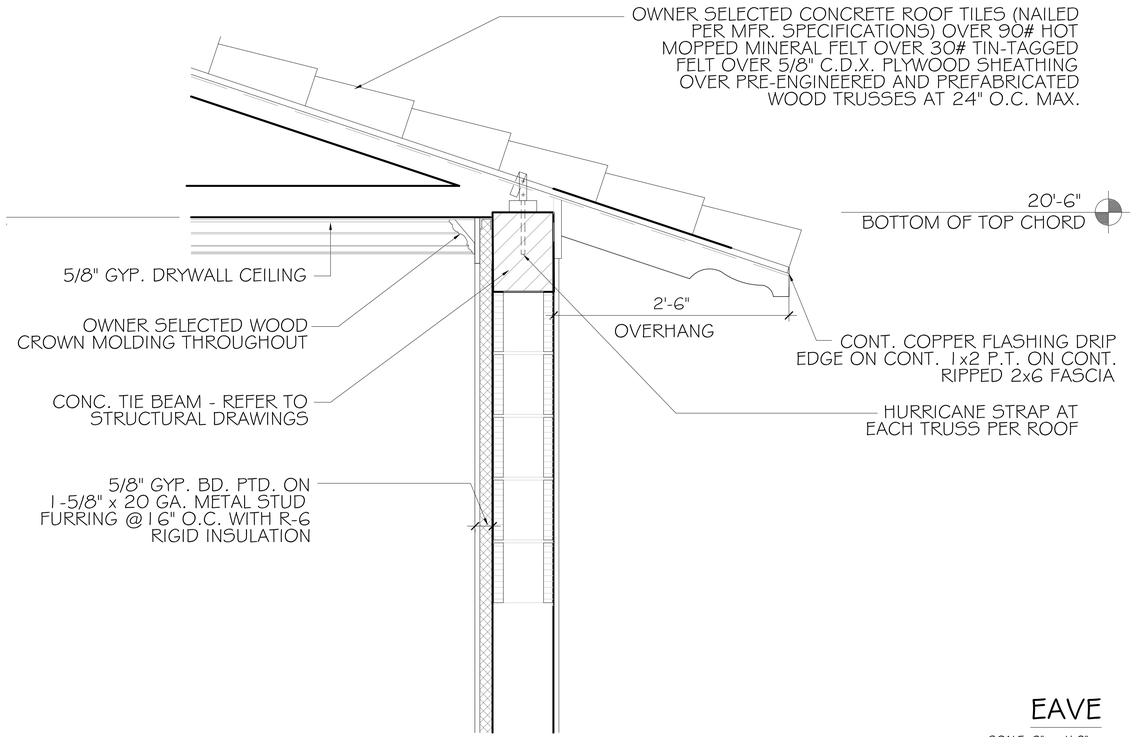
SHEET NUMBER:
22

ISSUE DATE: 10-1-22
JOB #: ARC-22-244
ZON-23-004



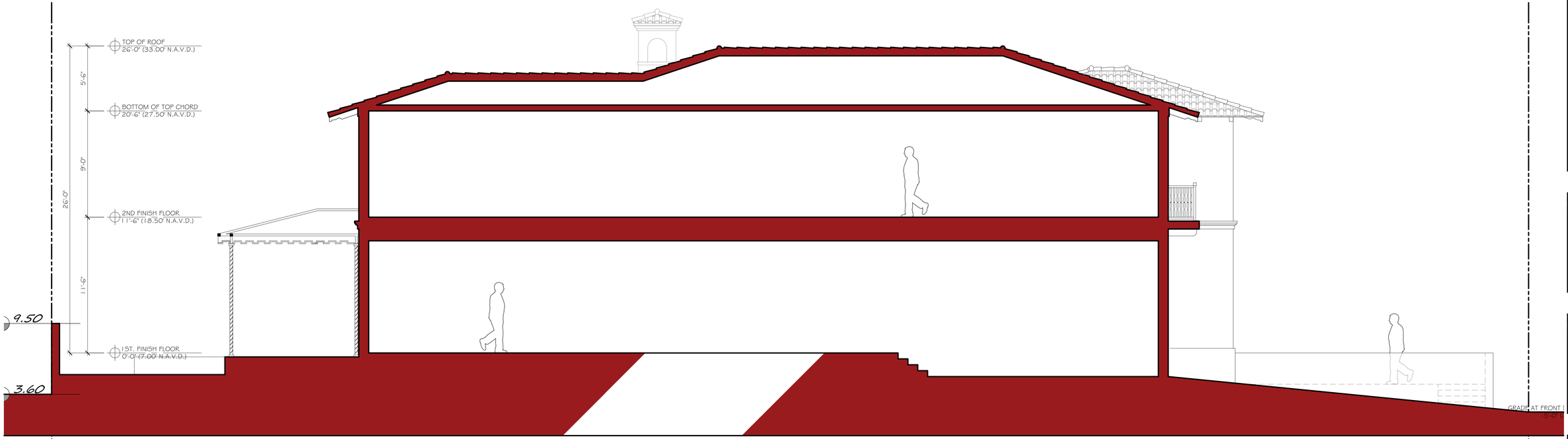
PROPOSED EAST-WEST SECTION

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



EAVE

SCALE: 3" = 1'-0"



PROPOSED NORTH-SOUTH SECTION

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

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERIMAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

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422 DEVELOPMENT GROUP, LLC
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PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

STATE OF FLORIDA
PATRICK W. SEGRAVES
A.R. # 10,181
A.A. #001345
REGISTERED ARCHITECT

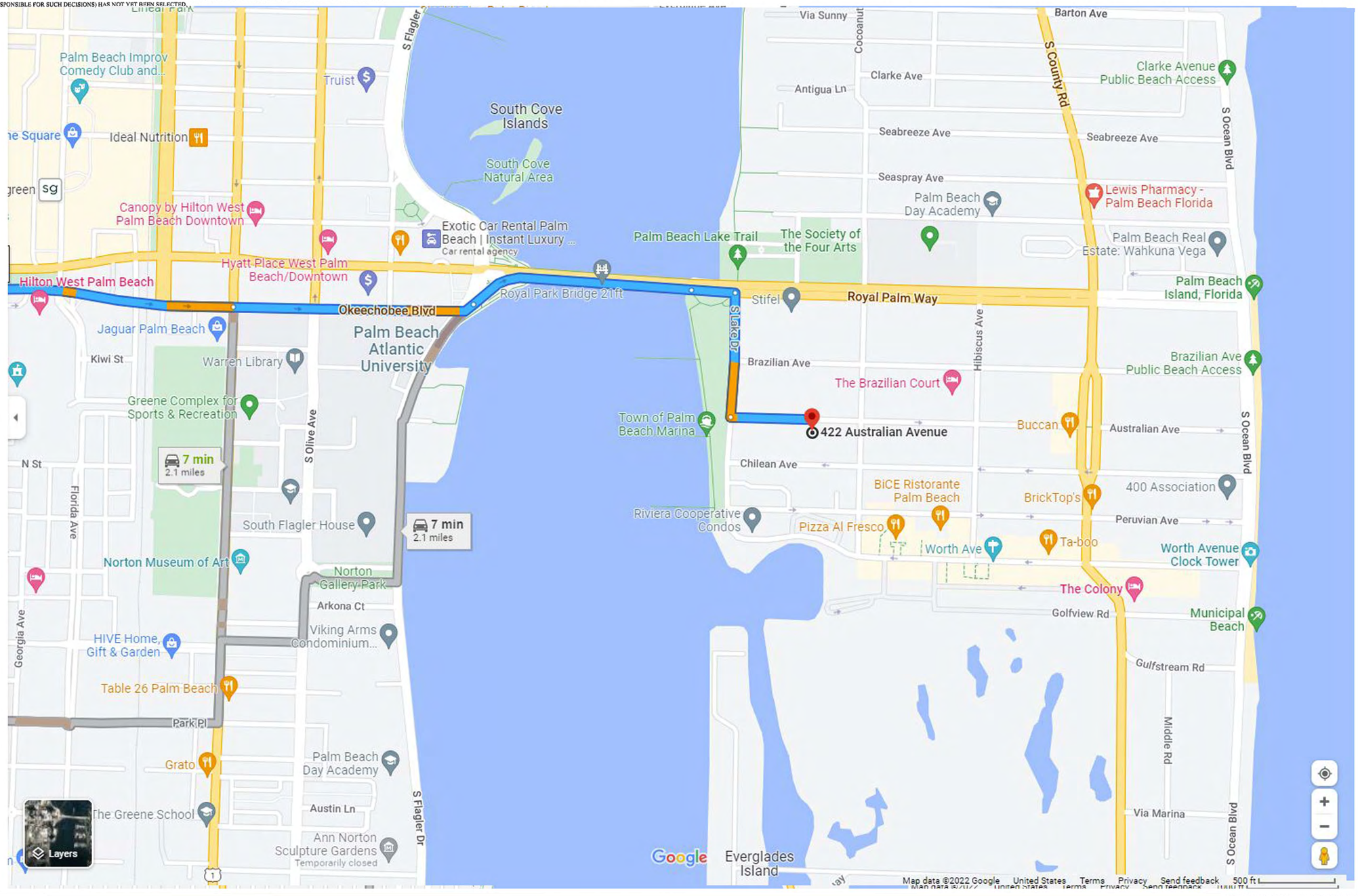
REVISIONS:

SHEET NUMBER:
21

ISSUE DATE: 10-1-22
JOB #: ARC-22-244
ZON-23-004

	% COMPLETE	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 6	WEEK 7	WEEK 8	WEEK 9	WEEK 10	WEEK 11	WEEK 12	WEEK 13	WEEK 14	WEEK 15	WEEK 16	WEEK 17	WEEK 18	WEEK 19	WEEK 20	WEEK 21	WEEK 22	WEEK 23	WEEK 24	WEEK 25	WEEK 26	WEEK 27	WEEK 28	WEEK 29	WEEK 30	WEEK 31	WEEK 32	WEEK 33	WEEK 34	WEEK 35	WEEK 36	WEEK 37	WEEK 38	WEEK 39	WEEK 40	WEEK 41	WEEK 42	WEEK 43	WEEK 44	WEEK 45	WEEK 46	WEEK 47	WEEK 48	WEEK 49	WEEK 50	WEEK 51	WEEK 52	WEEK
SIMPLE CONSTRUCTION SCHEDULE																																																				
CONSTRUCTION																																																				
MOBILIZATION																																																				
DEMO																																																				
ROUGH FRAMING																																																			
STRUCTURAL REPAIR																																																			
GYM & LOGGIA																																																			
MEP ROUGH IN																																																			
DRYWALL																																																			
PAINTING																																																			
TRIM																																																			
FINISHES																																																			
SUBSTANTIAL COMPLETION																																																			
CLOSE-OUT																																																			
PUNCH LIST																																																			
FINAL INSPECTIONS																																																			
CLOSE-OUT																																																			

NOTE: THIS IS A PRELIMINARY PLAN. SKA ARCHITECT-PLANNER IS NEITHER LIABLE NOR RESPONSIBLE FOR BUILDING CONSTRUCTION MEANS AND METHODS.
CONTRACTOR (PARTY RESPONSIBLE FOR SUCH DECISIONS) HAS NOT YET BEEN SELECTED.



TRUCK LOGISTICS PLAN

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

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249 PERUVIAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

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PALM BEACH, FLORIDA 33480

A.A. #0011345
A.R. #10,181

REVISIONS:

SHEET NUMBER:

ISSUE DATE: 9-1-22
JOB #: ARC-22-OXX ZON-22-OXX

Existing View to Front from Road

Existing View to North Property

Existing View to South Property

Existing View to Front Yard

Existing View Back Yard

Existing View Back Yard

ENVIROMENT DESIGN GROUP
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Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
422 Australian Ave
Town of Palm Beach

L O R I D A

JOB NUMBER: # 22234.00 LA
DRAWN BY: Nick Pastor
DATE: 10.03.2022

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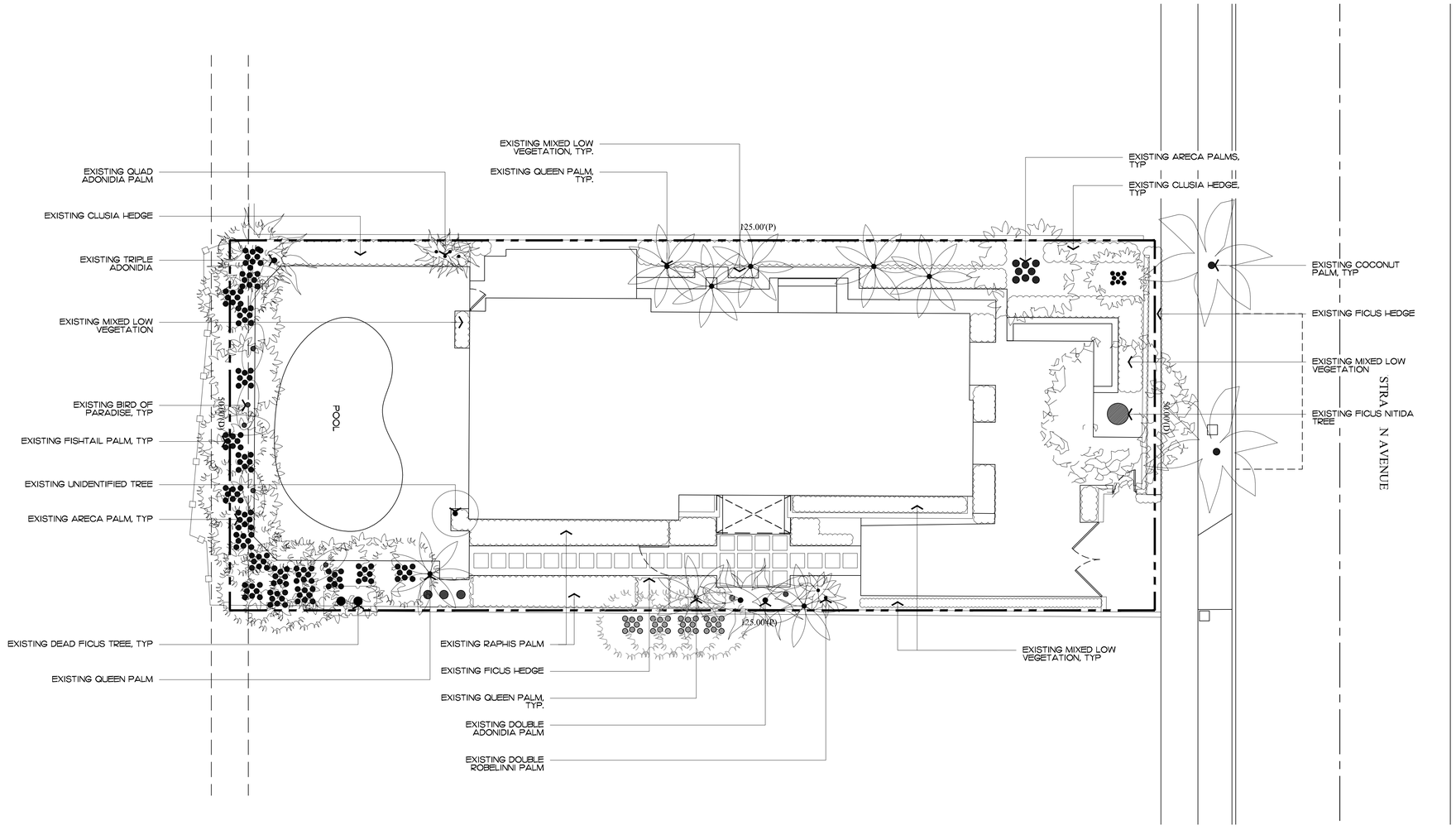
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET L1.0

ARCOM# ARC-22-244
ZON-23-004

Existing Site Photos



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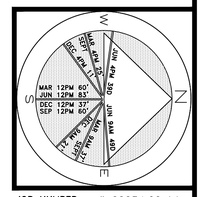
FLORIDA



JOB NUMBER: # 22234.00 LA
DRAWN BY: Nick Pastor
DATE: 10.03.2022

SHEET L2.0

64 sf.
AREA IN SQ.FT.

ARCOM# ARC-22-244
ZON-23-004

Existing Vegetation Inventory & Action Plan

SCALE IN FEET 0' 8' 16' 24'

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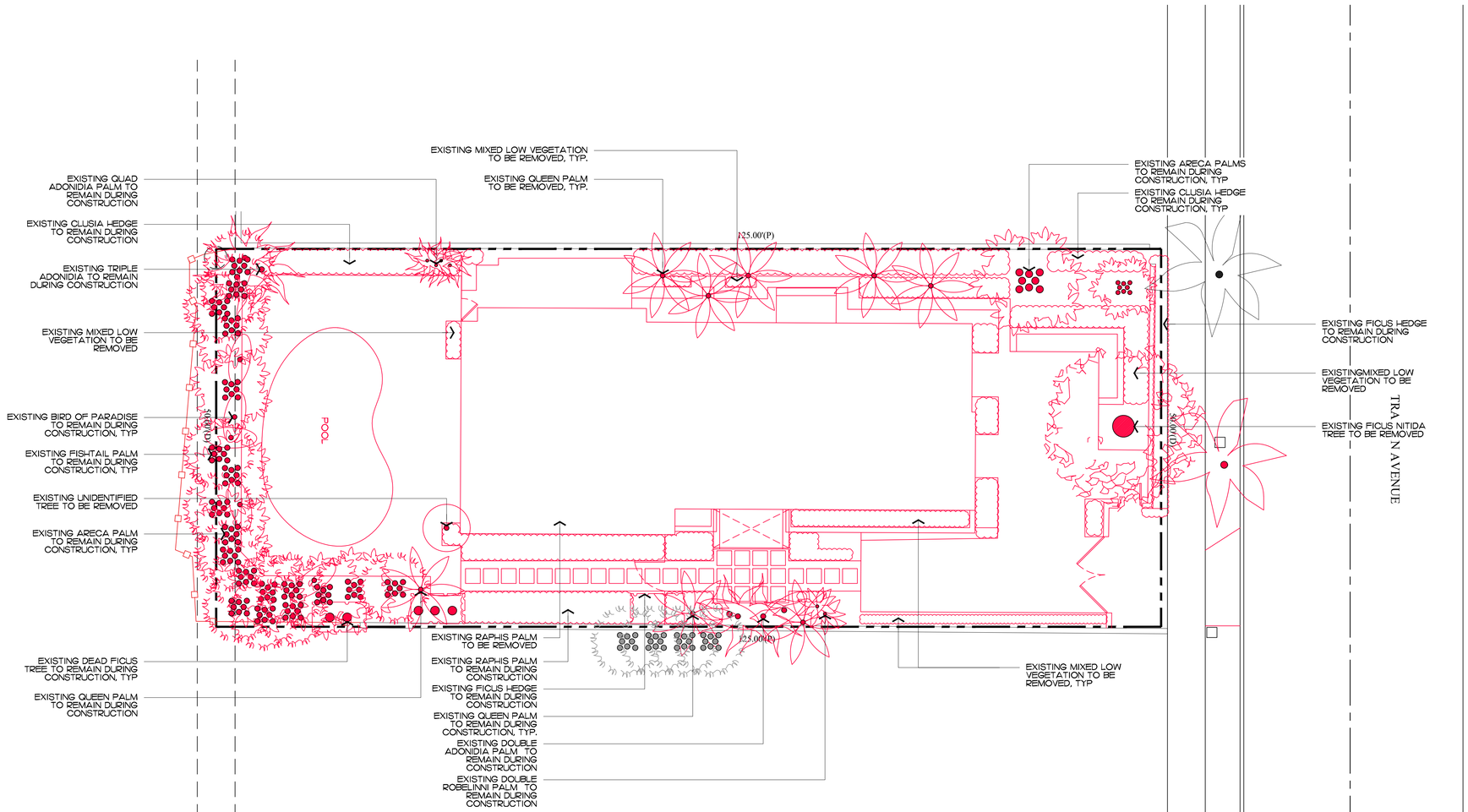

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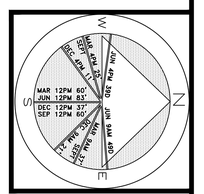

JOB NUMBER: # 22234.00 LA
DRAWN BY: Nick Pastor
DATE: 10.03.2022

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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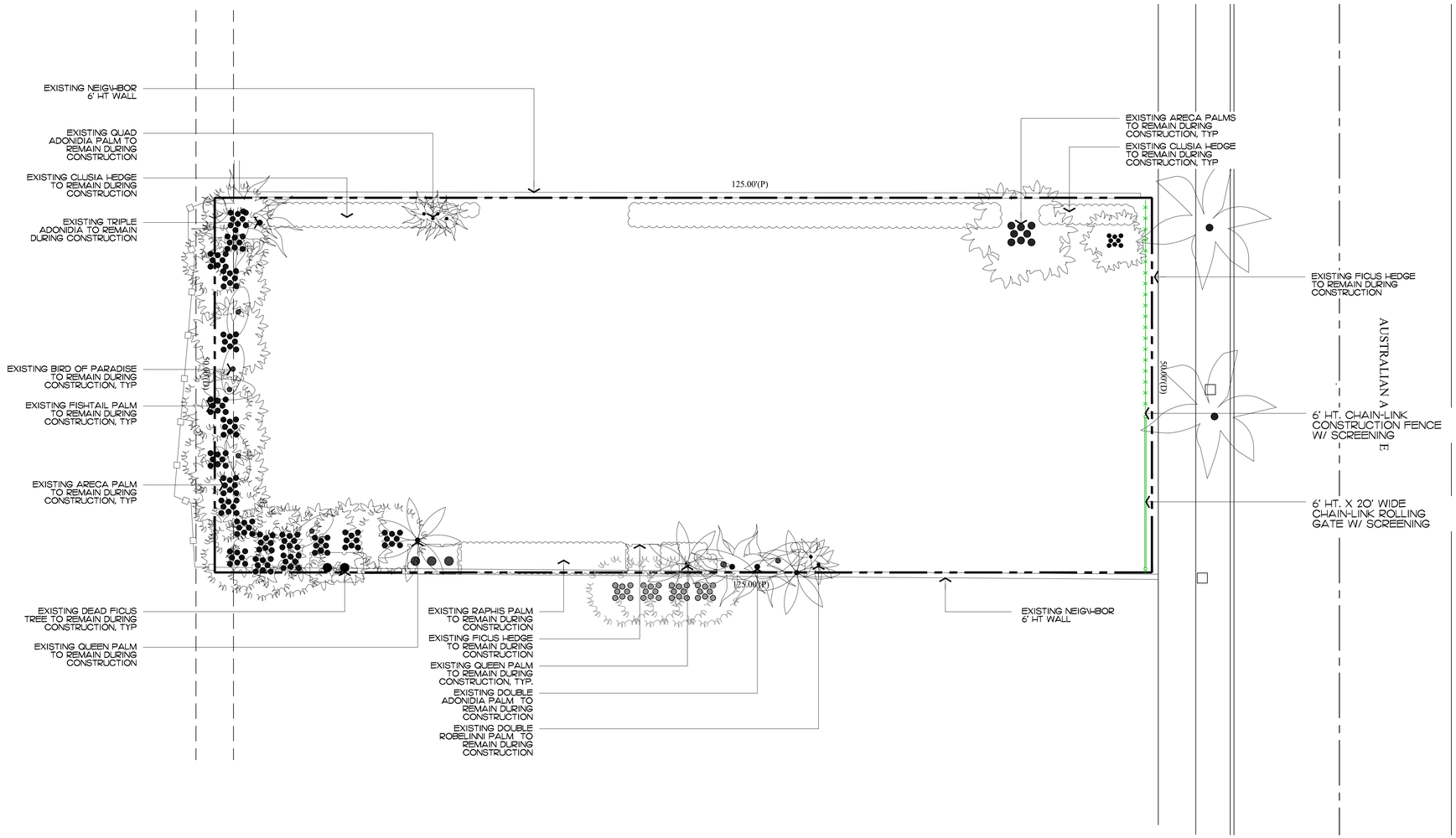
ARCOM# ARC-22-244
ZON-23-004

Demolition and Vegetation Action Plan

SCALE IN FEET 0' 8' 16' 24'



NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

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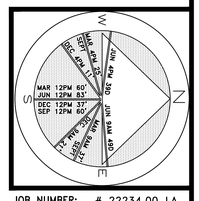

JOB NUMBER: # 22234.00 LA
DRAWN BY: Nick Pastor
DATE: 10.03.2022

SHEET L4.0

64 sf.
AREA IN SQ.FT.

ARCOM# ARC-22-244
ZON-23-004

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

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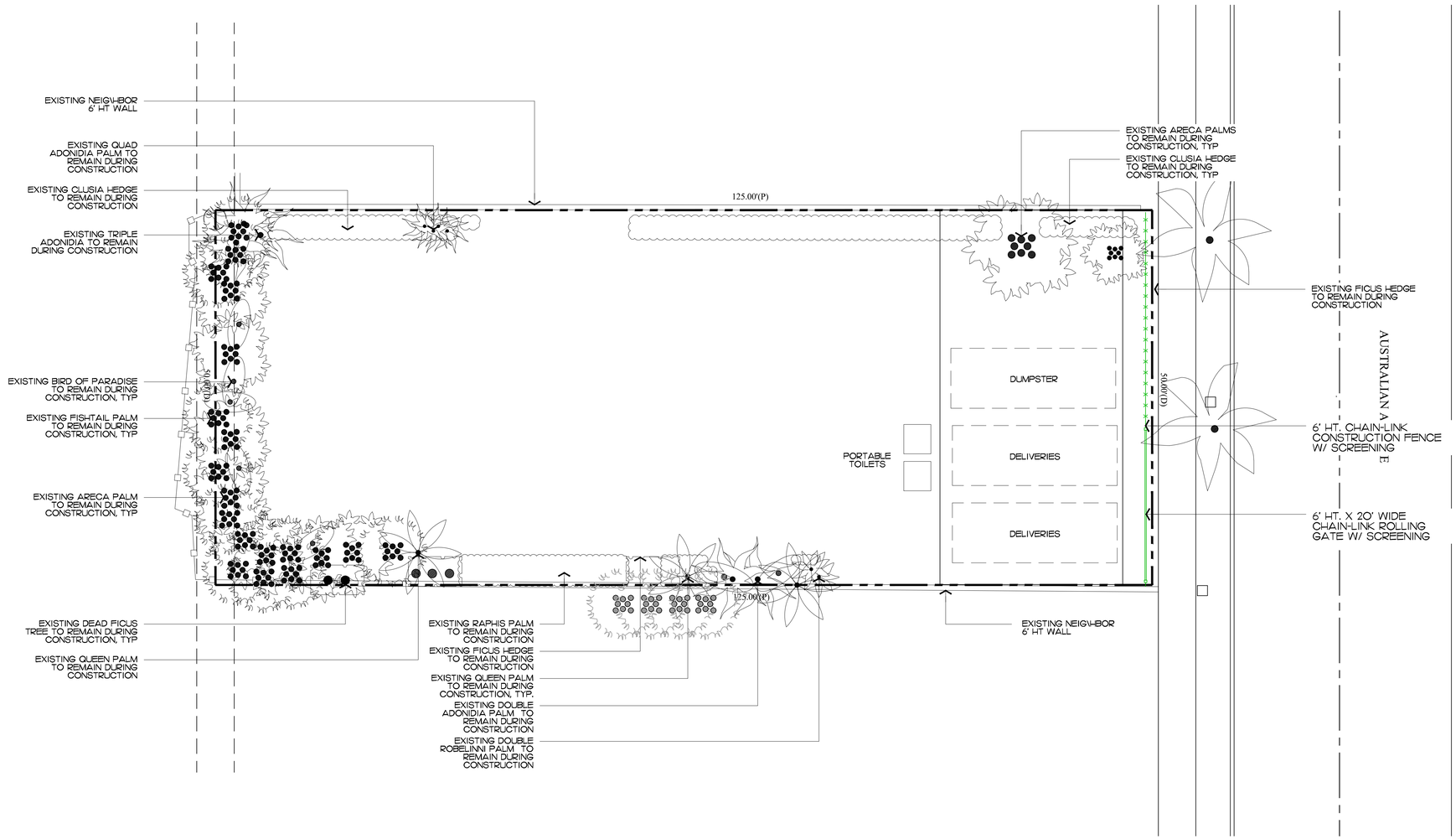

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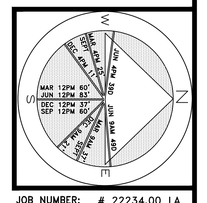

JOB NUMBER: # 22234.00 LA
DRAWN BY: Nick Pastor
DATE: 10.03.2022

SHEET L5.0

ARCOM# ARC-22-244
ZON-23-004

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

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1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

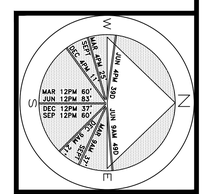
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE



JOB NUMBER: # 22234.00 LA
DRAWN BY: Nick Pastor
DATE: 10.03.2022

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Dustin@environmentdesigngroup.com

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FLORIDA

SHEET L6.0

ARCOM# ARC-22-244
ZON-23-004

Truck Logistics Plan

SCALE: NOT TO SCALE

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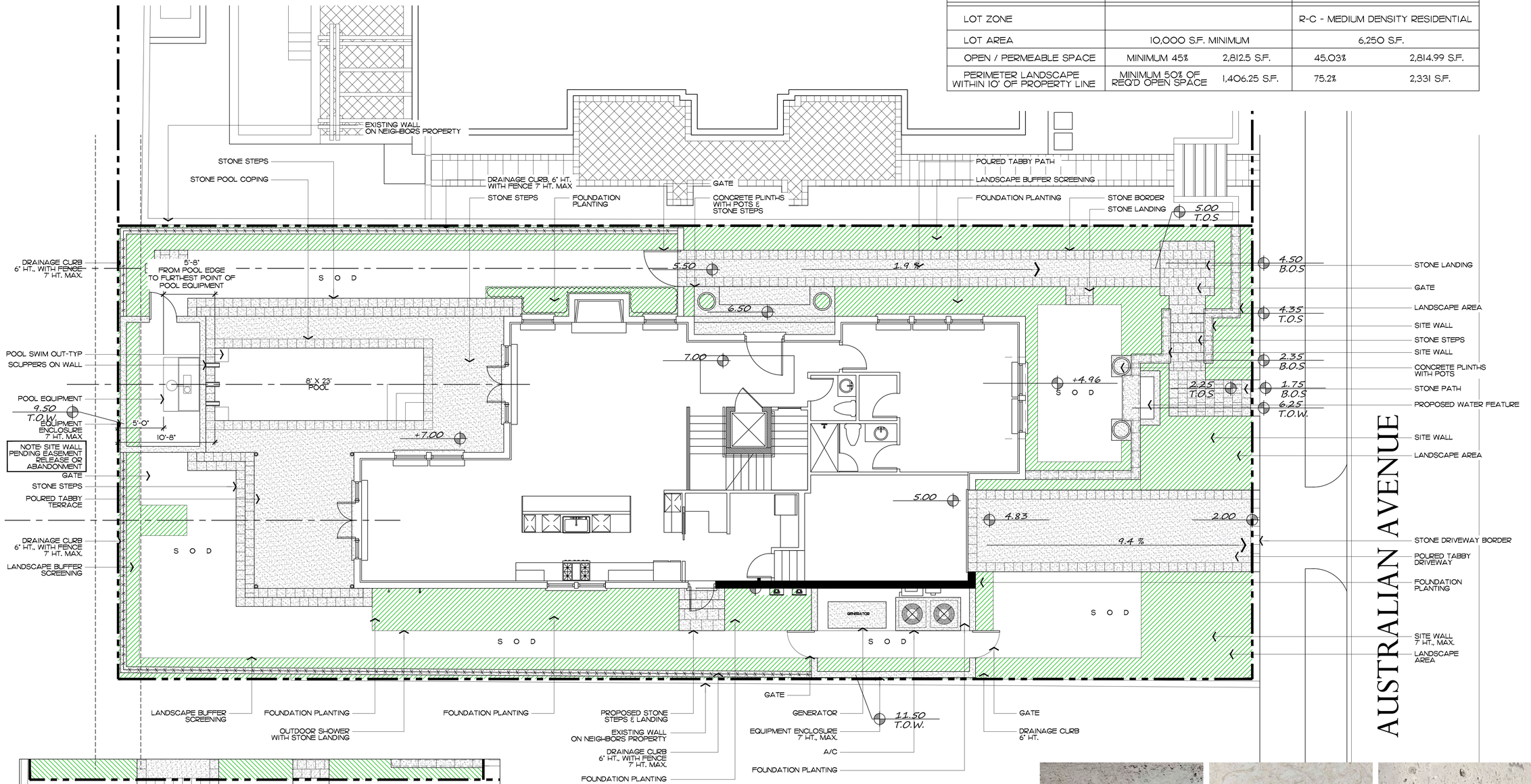
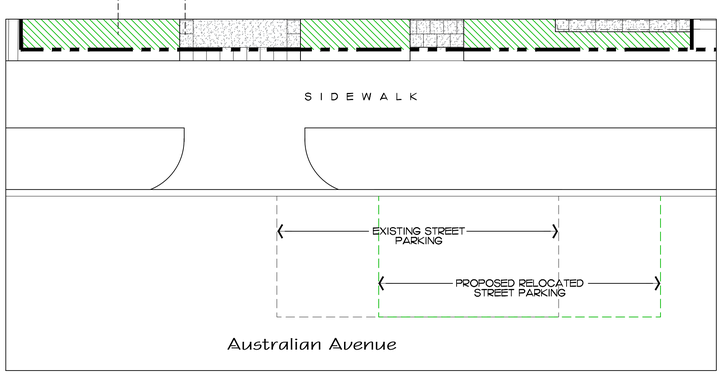
Proposed Site Data

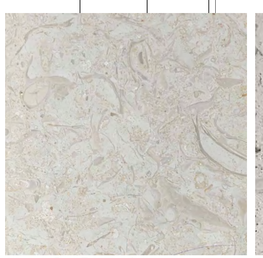
DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		6,250 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,812.5 S.F.	45.03%	2,814.99 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,406.25 S.F.	75.2%	2,331 S.F.



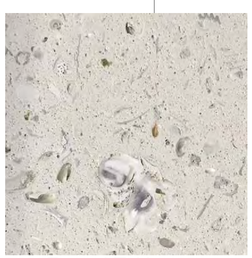


Existing Vs. Proposed Parking

Coral Stone



St. Croix Limestone



Poured Tabby

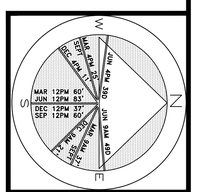
Border - Coral Stone or St. Croix Limestone

Field - Poured Tabby

ARCOM# ARC-22-244
ZON-23-004

Site Plan

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



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FLORIDA

JOB NUMBER: # 22234.00 LA
DRAWN BY: Dustin Mizell
DATE: 10.03.2022
10.31.2022
11.17.2022

SHEET L7.0

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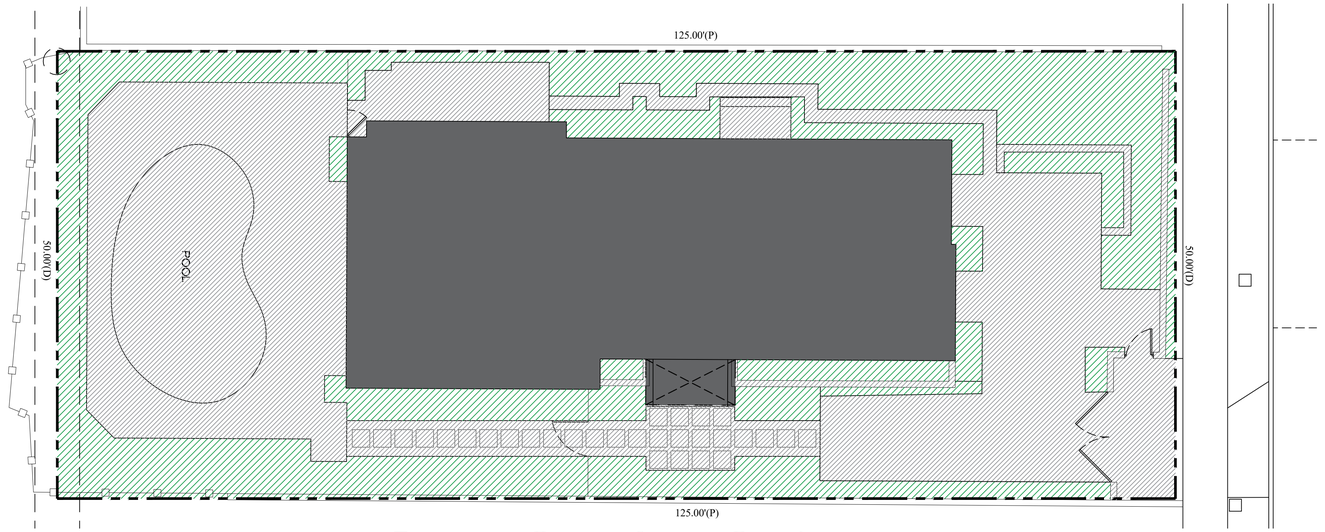

Existing Open Space Graphic

Proposed Open Space Graphic

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		6,250 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,812.5 S.F.	29.3%	1,829 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,406.25 S.F.	50%	1,551 S.F.

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		6,250 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,812.5 S.F.	45.03%	2,814.99 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,406.25 S.F.	75.2%	2,331 S.F.

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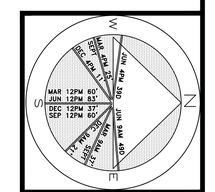
FL LOT D



JOB NUMBER: # 22234.00 LA
DRAWN BY: Lauren Freeman
DATE: 10.03.2022

SHEET L7.1

ARCOM# ARC-22-244
ZON-23-004

Site Calculation/Open Space Graphics

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

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(65) CHRYSOBALANUS ICACO HORIZONTAL 'GREEN TIP' COCOPLUM 3 GAL., 12' O.C.
(1) LATANIA LODDIGESII LATANIA PALM 14' C.T.
(80) TRACHELOSPERMUM ASIATICUM JASMINE MINIMA 4' LINERS, 6' O.C.
(3) PODOCARPUS MACROPHYLLUS PODOCARPUS COLUMNS 8' HT. - MATCHING
(115) CHRYSOBALANUS ICACO HORIZONTAL 'GREEN TIP' COCOPLUM 3 GAL., 12' O.C.
(400) TRACHELOSPERMUM ASIATICUM JASMINE MINIMA 4" LINERS, 6" O.C.
(2) FICUS MICROCARPA GREEN ISLAND FICUS 3' X 3' IN POTS
(3) PODOCARPUS MACROPHYLLUS PODOCARPUS COLUMNS 12' HT. - MATCHING
(2) THRINAX RADIATA FLORIDA THATCH PALM 8' C.T.

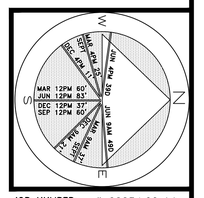
(1) THRINAX RADIATA TRIPLE THATCH PALM 8'-12' OA. HT.
(100) PHYLA NODIFLORA FROG FRUIT 1 GAL., 8" O.C.
(2) THRINAX RADIATA THATCH PALM 12'-14' C.T.
(15) CHRYSOBALANUS ICACO, HORIZONTAL 'GREEN TIP' COCOPLUM, 3 GAL., 12" O.C.
(1) THRINAX RADIATA TRIPLE THATCH PALM 8'-12' OA. HT.
(50) PHYLA NODIFLORA FROG FRUIT 1 GAL., 8" O.C.
(100) CHRYSOBALANUS ICACO, HORIZONTAL 'GREEN TIP' COCOPLUM, 3 GAL., 12" O.C.
(30) CONOCARPUS ERECTUS GREEN BUTTONWOOD TREES, PLEACHED 14' HT., 6' C.T.

LAWN
GENERATOR

EXISTING COCONUT PALM TO REMAIN, TYP.
(16) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 6' HT., 24" O.C.
(6) PITTOSPORUM TOBIRA PITTOSPORUM 'CREME DE MINT' 7 GAL., 24" O.C.
(3) LIGNUM VITAE LIGNUM VITAE 14' OA, MATCHING
(17) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 4' HT., 24" O.C.
(80) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 8" O.C.
(15) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL., 12" O.C.
(2) FICUS MICROCARPA GREEN ISLAND FICUS SPHERES 3' X 3' , IN POTS
FICUS MICROCARPA GREEN ISLAND FICUS - 3 GAL., 12" O.C.
(140) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 8" O.C.
(10) PITTOSPORUM TOBIRA PITTOSPORUM 'CREME DE MINT' 7 GAL., 24" O.C.
(150) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL., 12" O.C.
(80) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 8" O.C.
(15) FICUS MICROCARPA GREEN ISLAND FICUS - 3 GAL., 12" O.C.

(1) LATANIA LODDIGESII LATANIA PALM 14' C.T.
(1) POLYALTHIA LONGIFOLIA MAST TREE 16' HT.
(20) PSYCHOTRIA LANCEOLATA WILD COFFEE 3' HT., 24" O.C.
(16) CHRYSOBALANUS ICACO, HORIZONTAL 'GREEN TIP' COCOPLUM, 3 GAL., 12" O.C.
(16) CHRYSOBALANUS ICACO, HORIZONTAL 'GREEN TIP' COCOPLUM, 3 GAL., 12" O.C.
(15) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE 6' HT., 24" O.C.
(25) PITTOSPORUM TOBIRA PITTOSPORUM 'CREME DE MINT' 7 GAL., 24" O.C.

AUSTRALIAN AVENUE



JOB NUMBER: # 22234.00 LA
DRAWN BY: Adam Mills, Jean Twomey
DATE: 10.25.2022, 02.06.2023

SHEET L8.0

ARCOM# ARC-22-244
ZON-23-004

Landscape Plan

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

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Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS PLEACHED GREEN BUTTONWOOD TREE	30	6' CT., 14' OA., PLEACHED	YES
	LIGNUM VITAE LIGNUM VITAE	2	14' OA., MATCHING	YES
	POLYALTHIA LONGIFOLIA MAST TREE	1	16' HT.	NO

TOTAL:	33
NATIVE SPECIES:	30 (90.1%)

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	LATANIA LODDIGESII LATANIA PALM	2	8' CT	NO
	TRIPLE THRINAX RADIATA FLORIDA TRIPLE THATCH PALM	2	2' CT	YES
	THRINAX RADIATA FLORIDA THATCH PALM	4	8' CT	YES

TOTAL:	8
NATIVE SPECIES:	6 (75%)

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO HORIZONTAL GREEN TIP COCOPLUM	460	3 GAL., 12" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	166 4	3 GAL., 12" O.C. 3' X 3' SPHERES, IN POTS	NO
	PITTOSPORUM TOBIRA PITTOSPORUM 'CREME DE MINT	16	7 GAL, 24" O.C.	NO
	PSYCHOTRIA LANCEOLATA WILD COFFEE	20	36" HT. 24" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	48 6	6' HT., 24" O.C. 8' HT., MATCHING COLUMNS	NO

TOTAL:	720
NATIVE SPECIES:	480 (66.6%)

Groundcover & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS PUMILA CREEPING FIG VINE	30	1 GAL., ESP TO WALL	NO
	PHYLA NODIFLORA FROG FRUIT	300	1 GAL., 6" OC	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	480	1 GAL., 6" OC	NO

TOTAL:	750
NATIVE SPECIES:	300 (40%)

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

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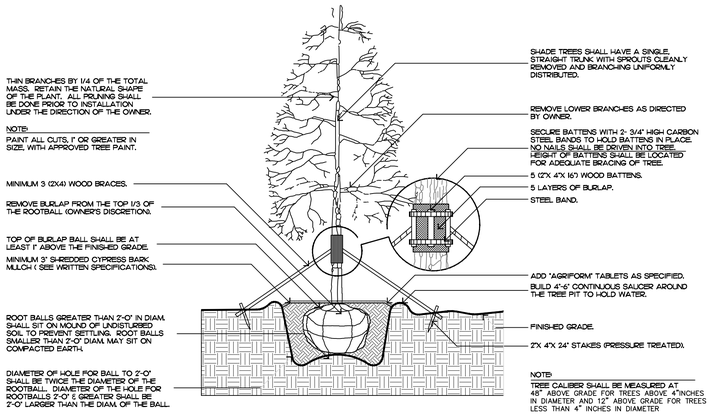
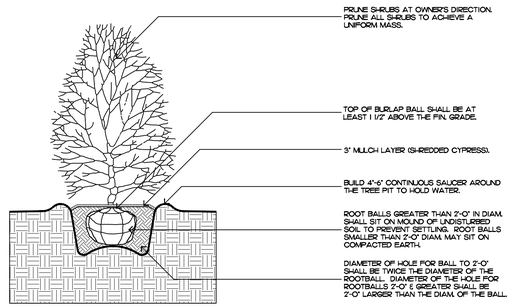
Plant Schedule



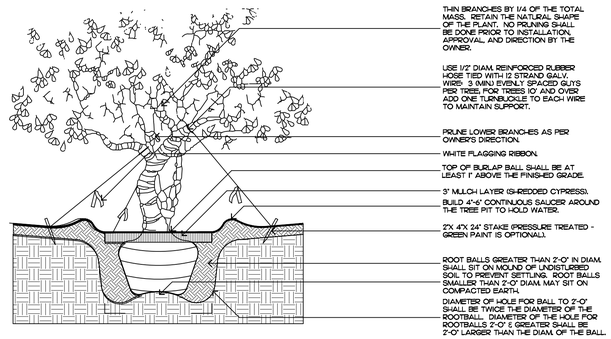
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



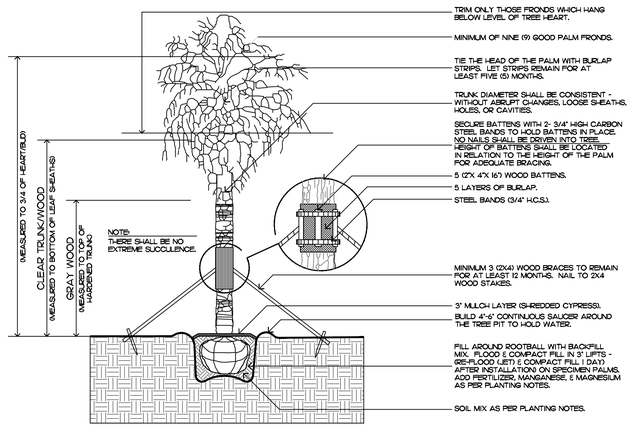
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting



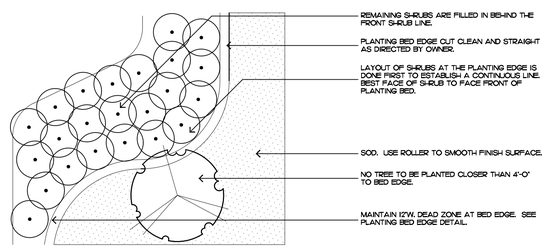
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

irregular and multi-stem tree



FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

palm tree planting



shrub & ground cover layout

Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHOROUS
SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

1. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE
2. CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS. TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

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JOB NUMBER: # 22234.00 LA
DRAWN BY: Lauren Freeman
DATE: 10.03.2022

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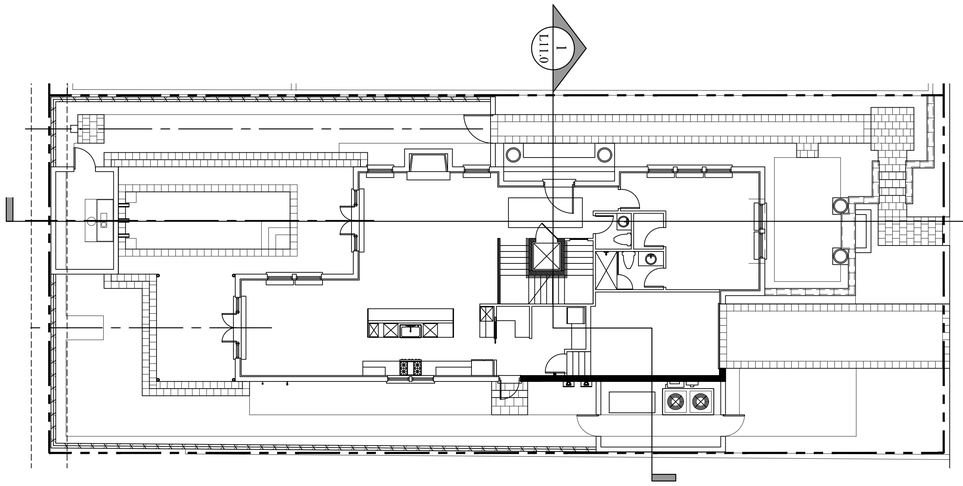
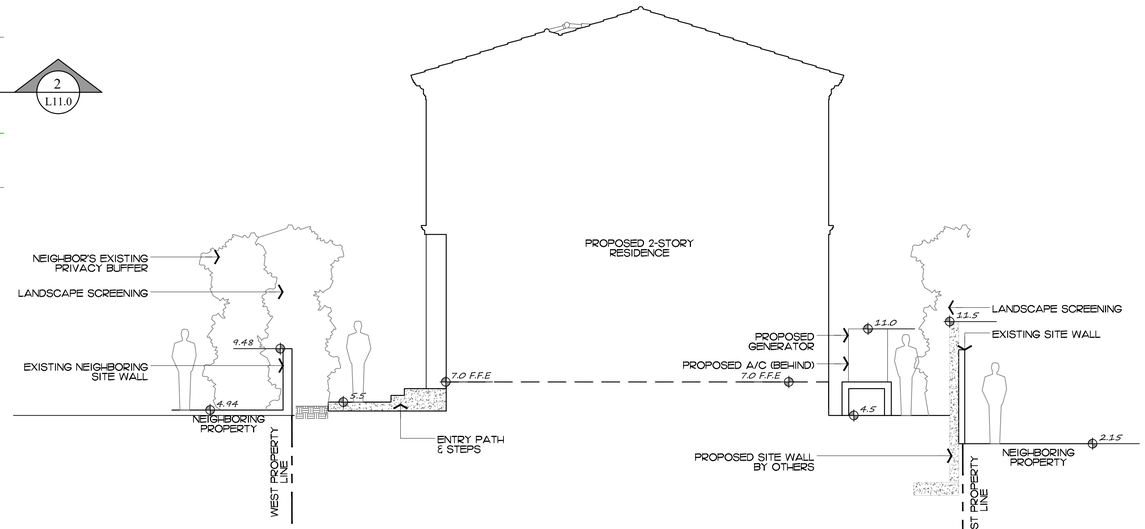
Planting Details & Specifications

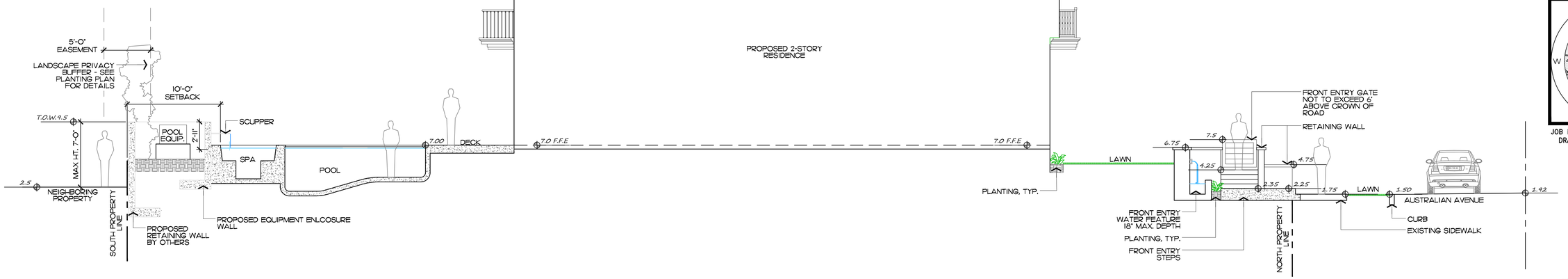


Site Plan

SCALE: 1/10" = 1'



1 L11.0 Side Yard Section



2 L11.0 Front & Back Yard Section

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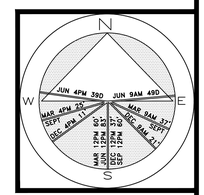
ARCOM# ARC-22-244
ZON-23-004

Section Diagrams

SCALE: 3/16" = 1'

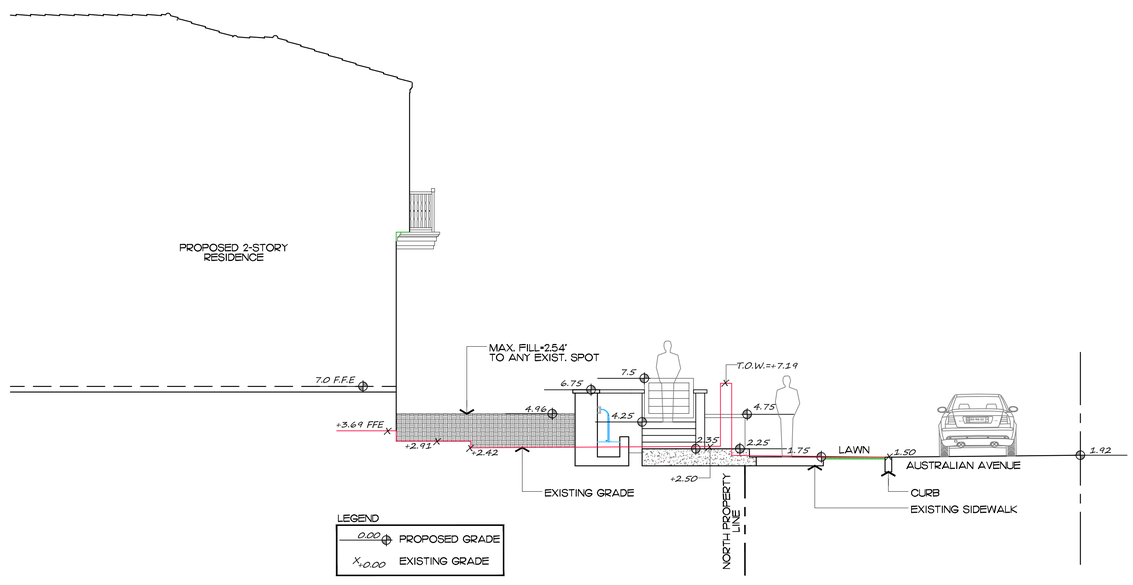
ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
422 Australian Ave
Palm Beach
FLORIDA



JOB NUMBER: # 22234.00 LA
DRAWN BY: Jean Twomey
DATE: 10.25.2022

SHEET L11.0



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L11.0a

Front Yard Section

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Palm Beach
FLORIDA

JOB NUMBER: # 22234.00 LA
DRAWN BY: Lauren Freeman
DATE: 12.14.2022

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ARCOM# ARC-22-244
ZON-23-004

Section Fill Diagram

SCALE: 3/16" = 1'

STORMWATER RETENTION CALCULATIONS
(Basin A)

A. SITE INFORMATION

Total Property Area = 6,250 sq.ft.

Drainage Basin Area = 5,402 sq.ft.

Drainage Area Impervious Surface = 3,081 sq.ft.

Drainage Area Pervious Surface = 2,321 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 3,081 sq.ft. x 1 ft./12 in. = 514 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 2,321 sq.ft. x 1 ft./12 in. = 78 cu.ft.

Total Volume to be Retained = 592 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #A-1

L	=	Total Length of Trench Provided	=	15 ft
W	=	Trench Width	=	6 ft
K	=	Hydraulic Conductivity	=	0.000352 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.00 ft
DU	=	Un-Saturated Trench Depth	=	2.00 ft
DS	=	Saturated Trench Depth	=	1.00 ft
V	=	Volume Treated	=	704 cu.ft.

STORMWATER RETENTION CALCULATIONS
(Basin B)

A. SITE INFORMATION

Total Property Area = 6,250 sq.ft.

Drainage Basin Area = 848 sq.ft.

Drainage Area Impervious Surface = 356 sq.ft.

Drainage Area Pervious Surface = 492 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 356 sq.ft. x 1 ft./12 in. = 60 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 492 sq.ft. x 1 ft./12 in. = 17 cu.ft.

Total Volume to be Retained = 77 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #B-1

L	=	Total Length of Trench Provided	=	17 ft
W	=	Trench Width	=	14 ft
K	=	Hydraulic Conductivity	=	0.000352 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	0.50 ft
DU	=	Un-Saturated Trench Depth	=	0.50 ft
DS	=	Saturated Trench Depth	=	0.50 ft
V	=	Volume Treated	=	228 cu.ft.

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Report of Exfiltration Test

Client: 422 Development Group, LLC — Order No: 20124.1
Project: Proposed Residence — Report No: 1
Location: 422 Australian Avenue — Date: 9/29/22
Palm Beach, Florida
Test: Usual Open Hole Exfiltration Test
Surface Elevation: Approx. @ Road Crown — Water table from ground surface: 1.5'
Casing Diameter: 6"
Tube Depth: 6'

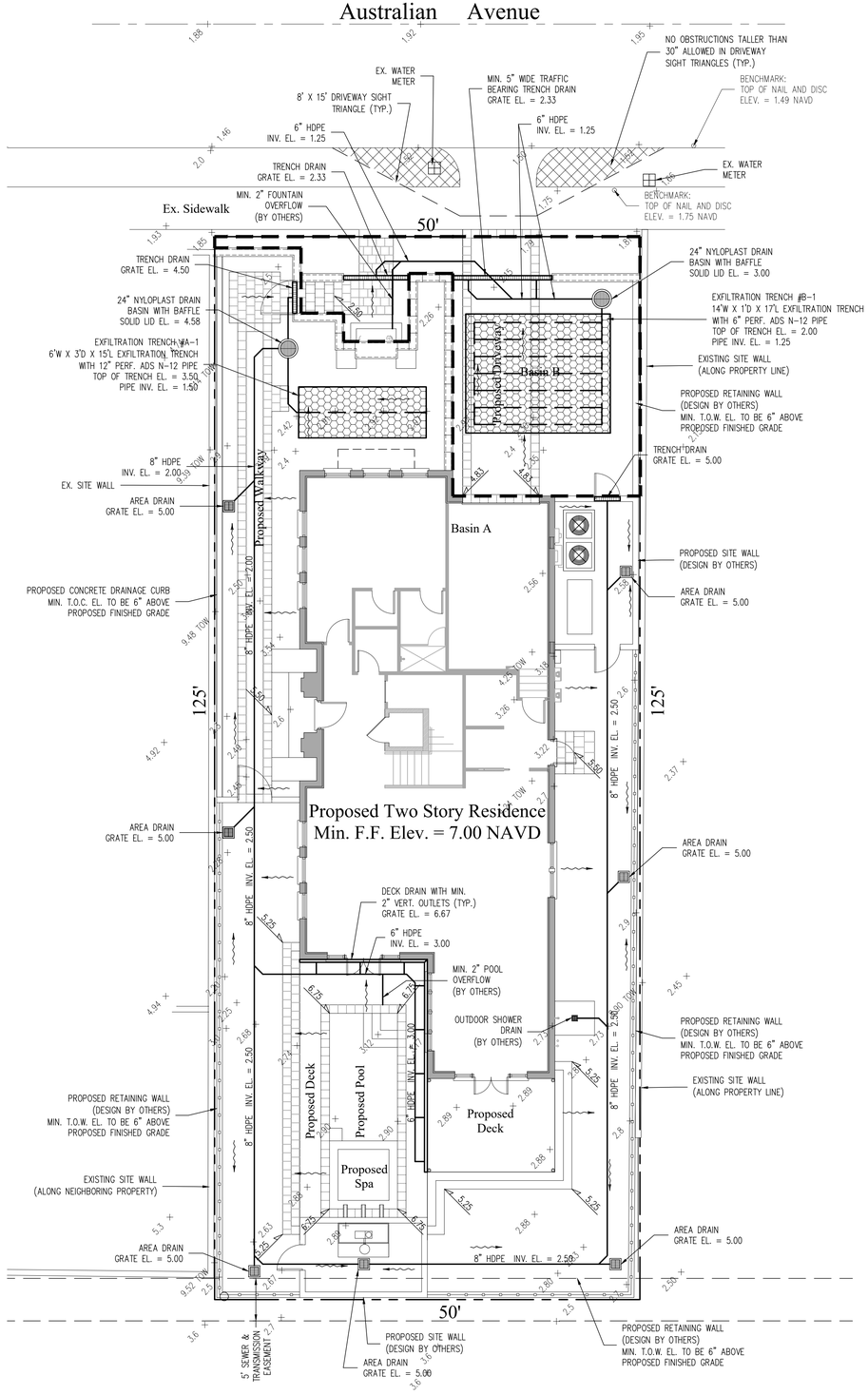
Hydraulic Conductivity (K) = 3.52 x 10^{-4} cfs/ft/ft.head

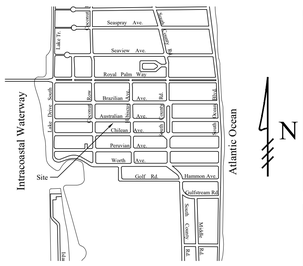
EXFIL NO. 1	One Minute Increme	Pump Rate in Gal/Min
	1	2.0
	2	2.0
	3	2.0
	4	2.0
	5	2.0
	6	2.0
	7	2.0
	8	2.0
	9	2.0
	10	2.0

Sample Location: Approx. as located on site plan.

Material: 0-4.25" CONCRETE
4.25"-11" Basecourse
11"-6" Lt. brown fine SAND and SHELL

1310 NEPTUNE DRIVE - BOYNTON BEACH, FLORIDA 33426 -561-736-4900 - FAX 561-737-9975
Treasure Coast 772-408-1050 - Broward 954-941-8700 - Miami Dade 305-824-0060

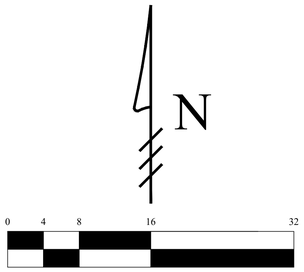




Location Map
N.T.S.

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"

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) 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.
4) Contractor is responsible for installing and maintaining erosion control measures during construction.
5) Video inspection of storm drainage system required prior to installation of sod.

1	11/26/22	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS

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 11/17/22

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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@grubercegineers.com

Project Information	
Project No.	2022-0113
Issue Date	00/00/2021
Scale	1/8"=1'-0"
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan For:

Proposed Residence

422 Australian Avenue
Palm Beach, Florida

Revisions	
1	11/26/2022
2	
3	
4	
5	
6	
7	
8	
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10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.
C-1

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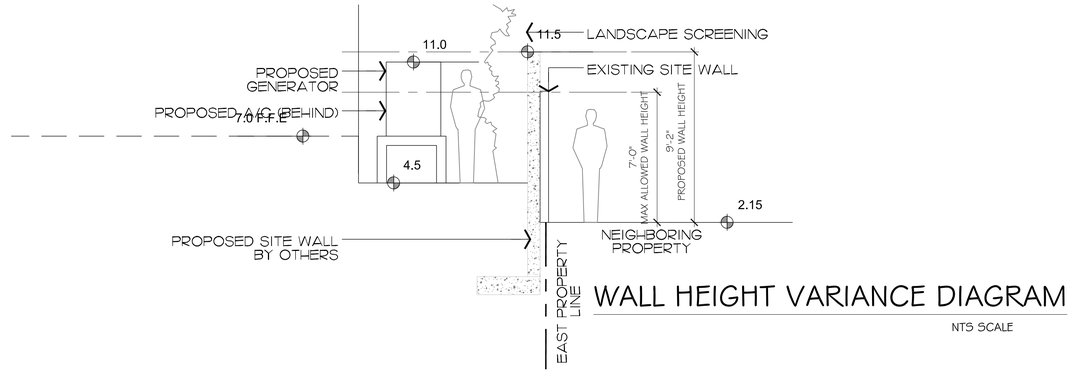
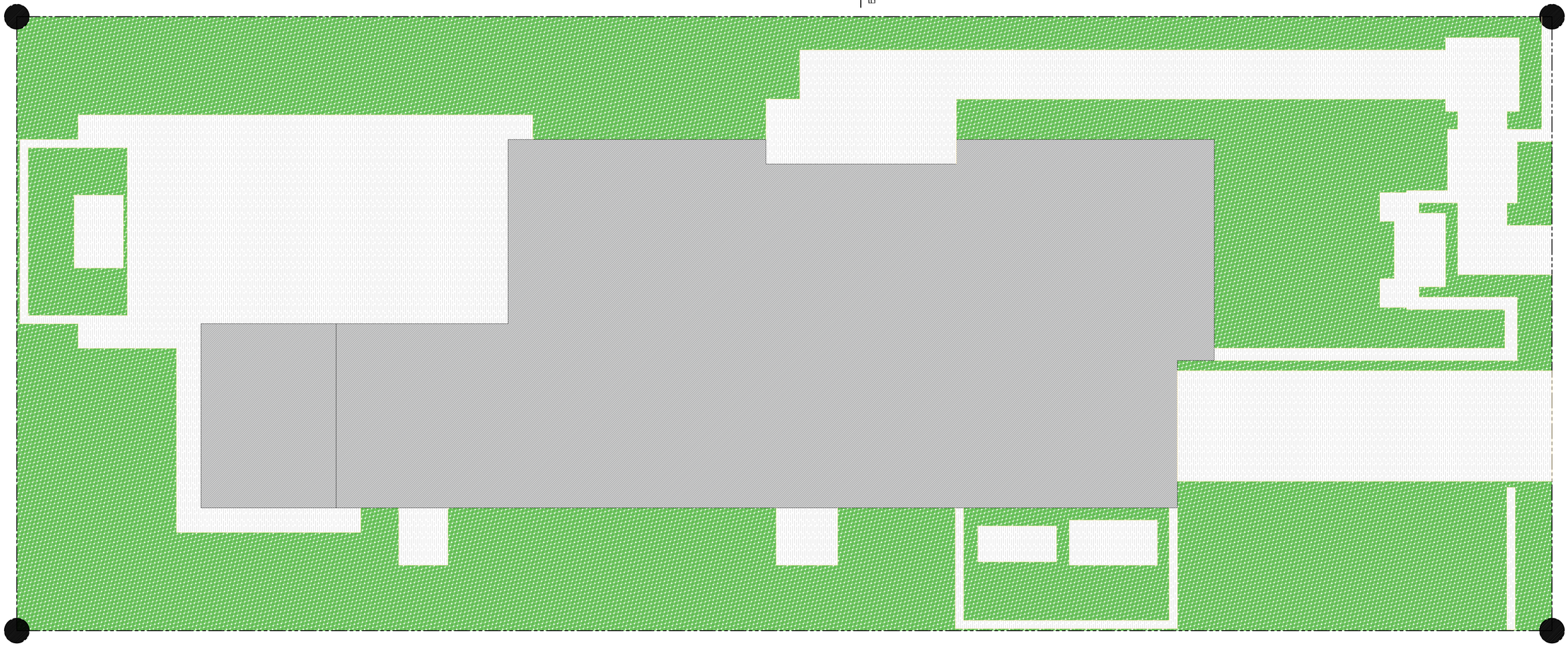


WALL HEIGHT VARIANCE DIAGRAM

NTS SCALE



	LOT COVERAGE	1,868.00 SQ. FT.	(29.98%)
	AWNING	165.00 SQ. FT.	(2.69%)
	OPEN SPACE	2,814.99 SQ. FT.	(45.03%)
	HARDSCAPE	1,277.01 SQ. FT.	(22.30%)
	TOTAL	6,125.00 SQ. FT.	(100.00%)

OPEN SPACE DIAGRAM

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

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CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
422 DEVELOPMENT GROUP, LLC
422 AUSTRALIAN AVE
PALM BEACH, FLORIDA 33480

A.A. #0001345
A.R. #10,181
STATE OF FLORIDA
PATRICK W. SEQUENZIA
A.R. # 10,181
REGISTERED ARCHITECT

REVISIONS:

SHEET NUMBER:
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ISSUE DATE: 10-1-22
JOB #: ARC-22-244
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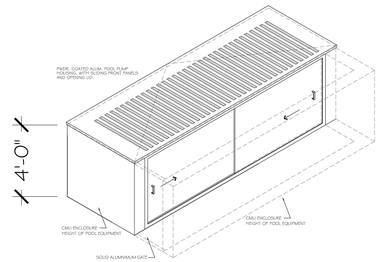
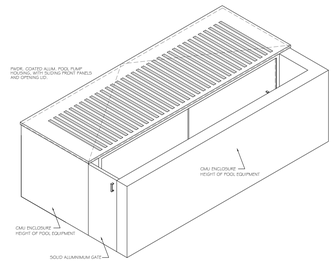
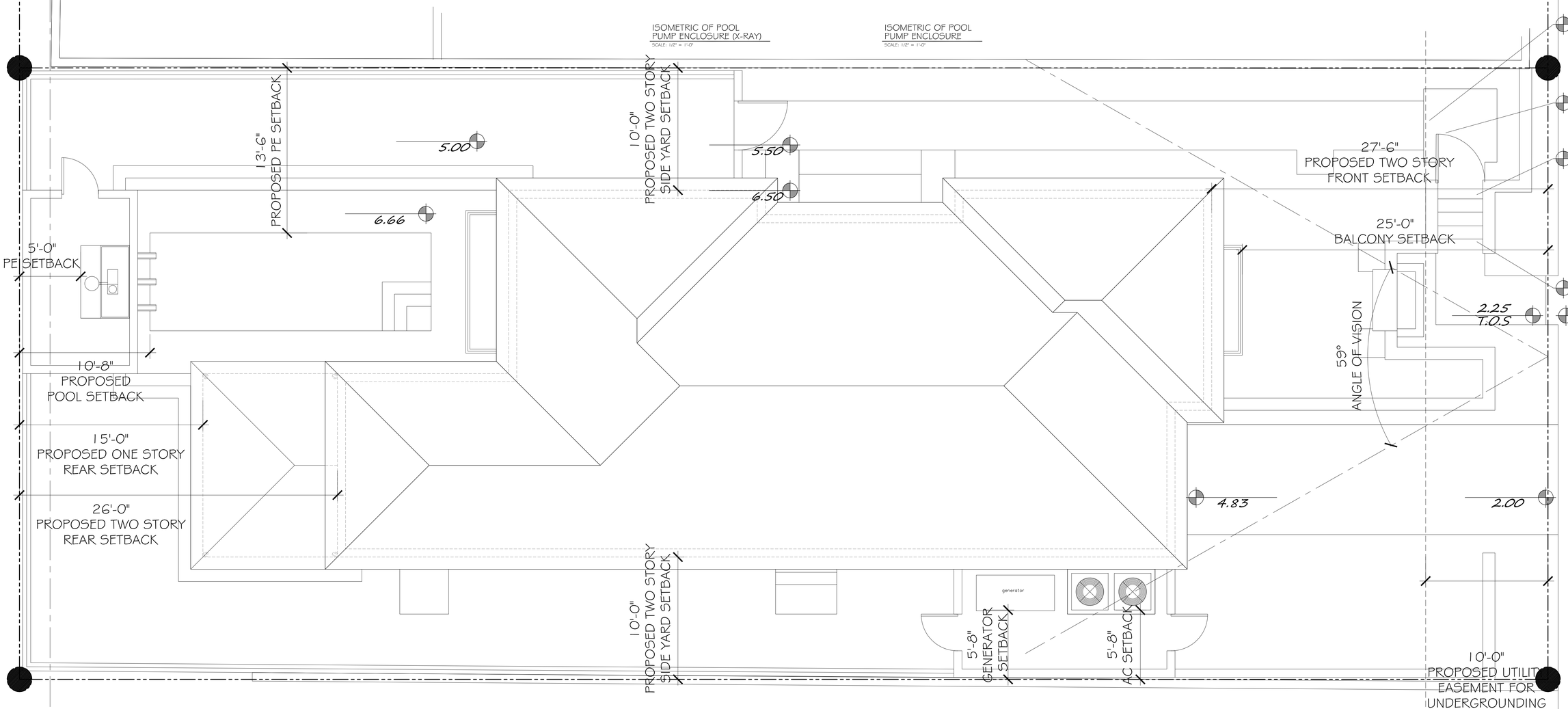


ISOMETRIC OF POOL
PUMP ENCLOSURE (X-RAY)
SCALE: 1/2" = 1'-0"



ISOMETRIC OF POOL
PUMP ENCLOSURE
SCALE: 1/2" = 1'-0"



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

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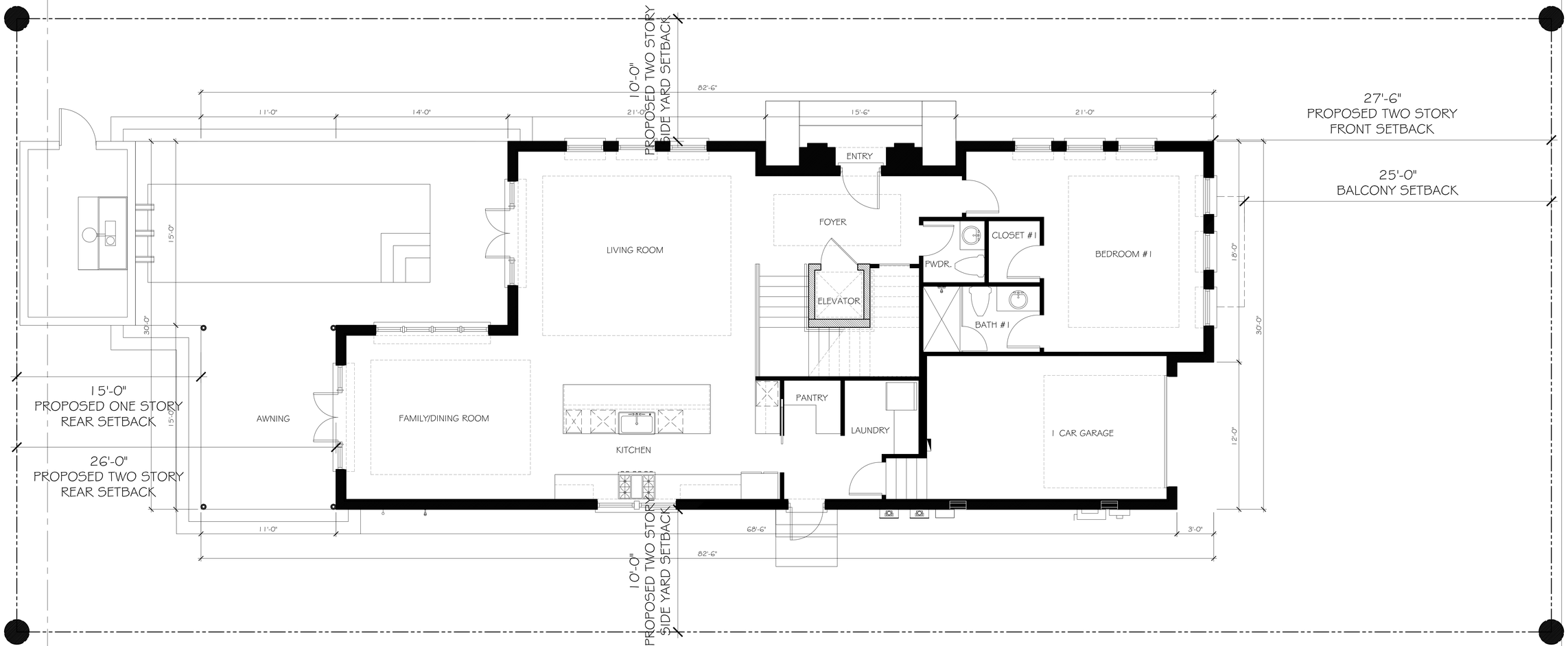

FIRST FLOOR PLAN

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

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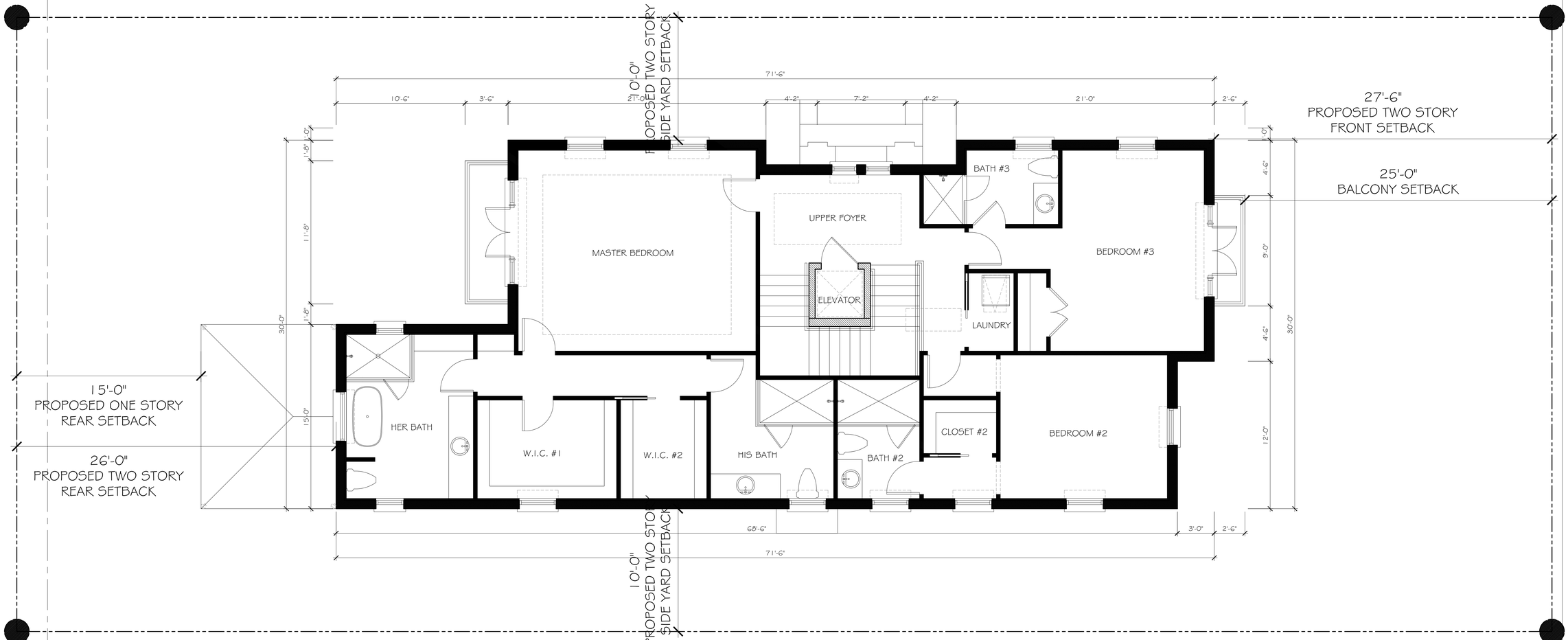

SECOND FLOOR PLAN

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

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PROPOSED NORTH ELEVATION

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

PROPOSED NORTH ELEVATION

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

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ISSUE DATE: 10-1-22
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PROPOSED EAST ELEVATION

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

PROPOSED WEST ELEVATION

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

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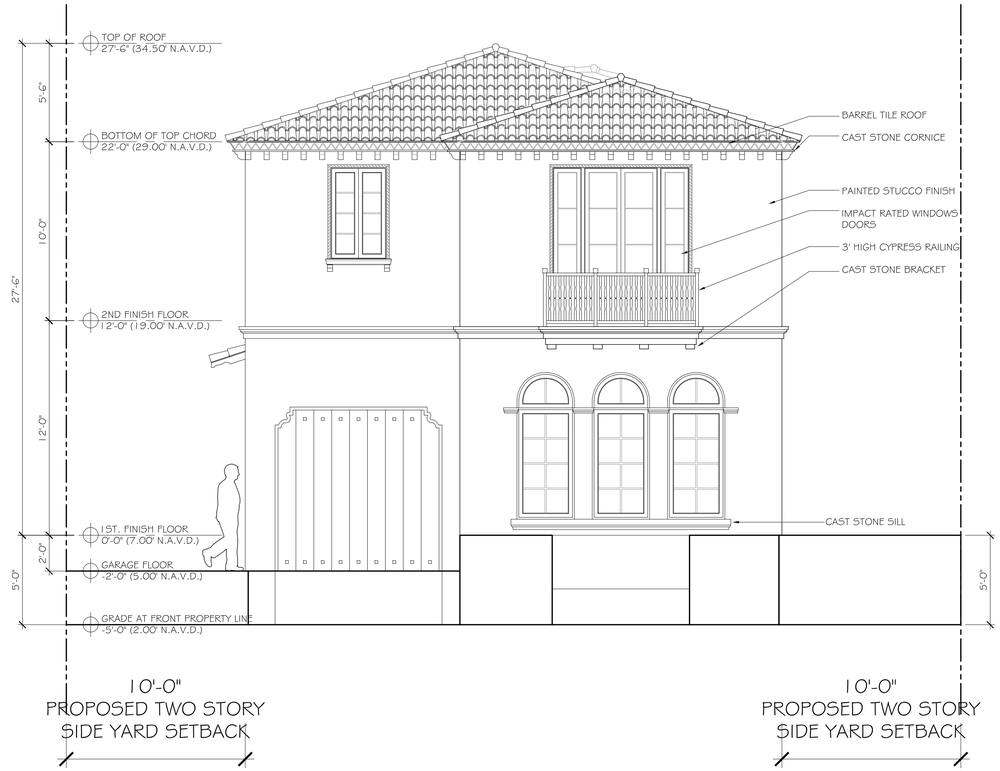
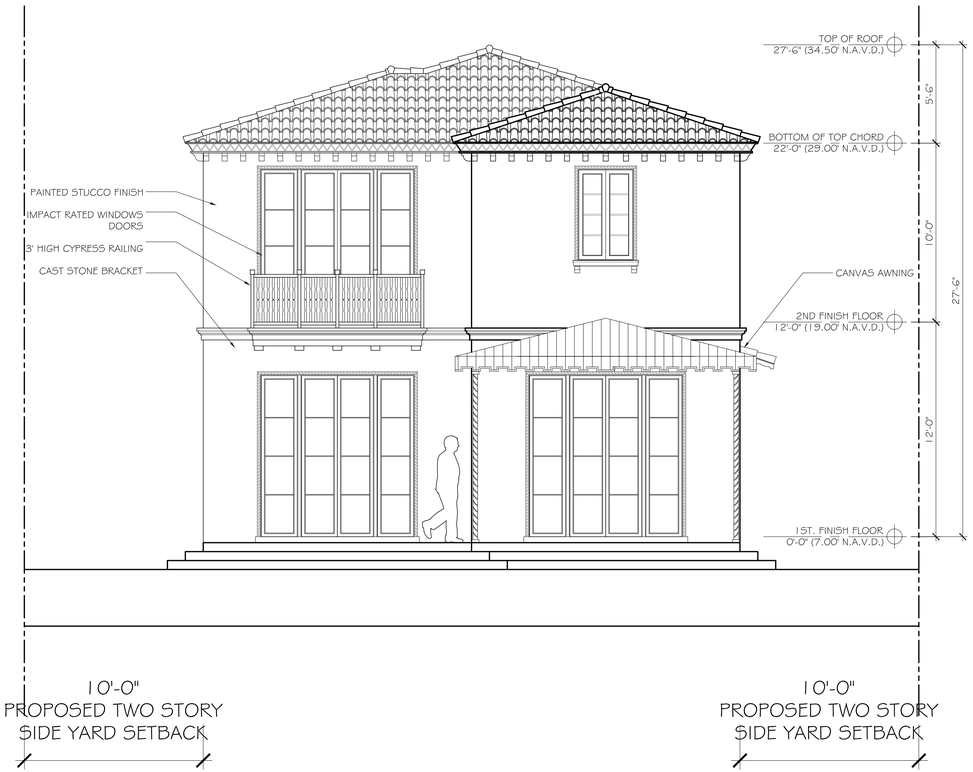


PROPOSED NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

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25'-0"
PROPOSED BALCONY
FRONT YARD SETBACK

15'-0"
PROPOSED ONE STORY
REAR YARD SETBACK

27'-6"
PROPOSED TWO STORY
FRONT YARD SETBACK

PROPOSED EAST ELEVATION

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

25'-0"
PROPOSED BALCONY
FRONT YARD SETBACK

27'-6"
PROPOSED TWO STORY
FRONT YARD SETBACK

15'-0"
PROPOSED ONE STORY
REAR YARD SETBACK

PROPOSED WEST ELEVATION

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

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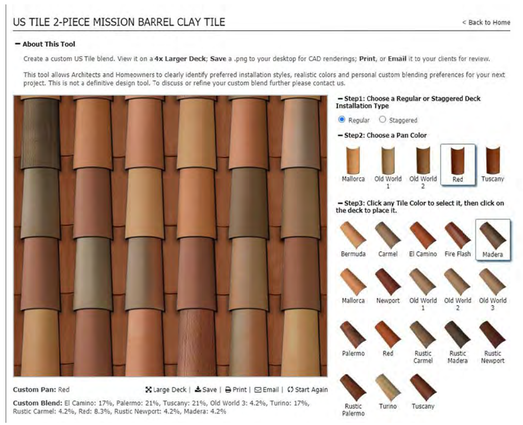
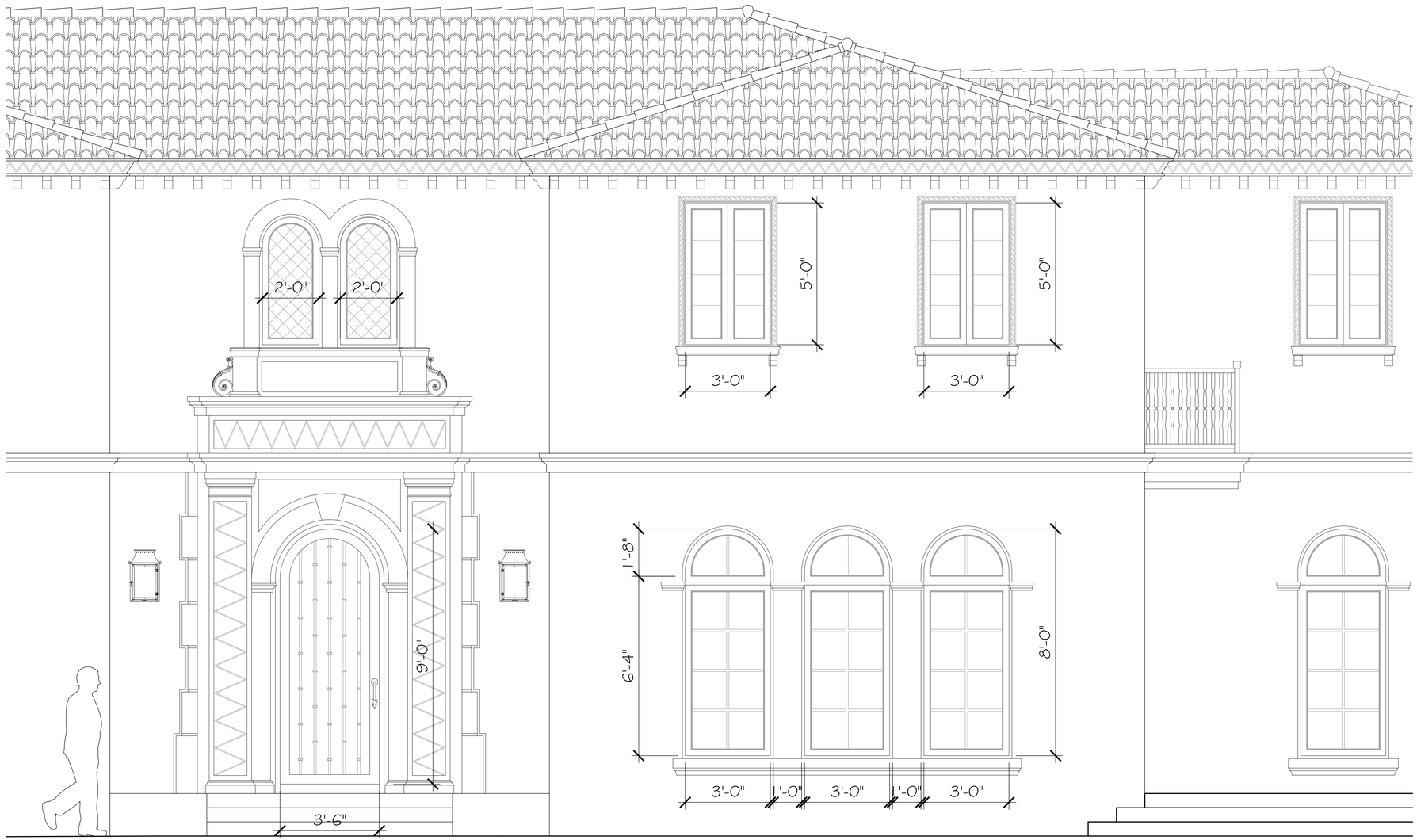
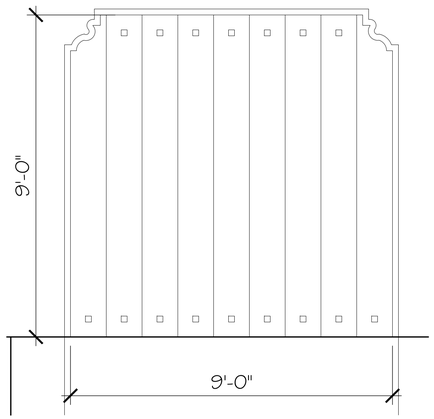


Chantilly Lace
OC-65





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

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A.A. #001345
A.R. #10,181
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PATRICK W. SEGRAVES
A.R. # 10,181
AA #001345
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REVISIONS:

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ISSUE DATE: 10-1-22
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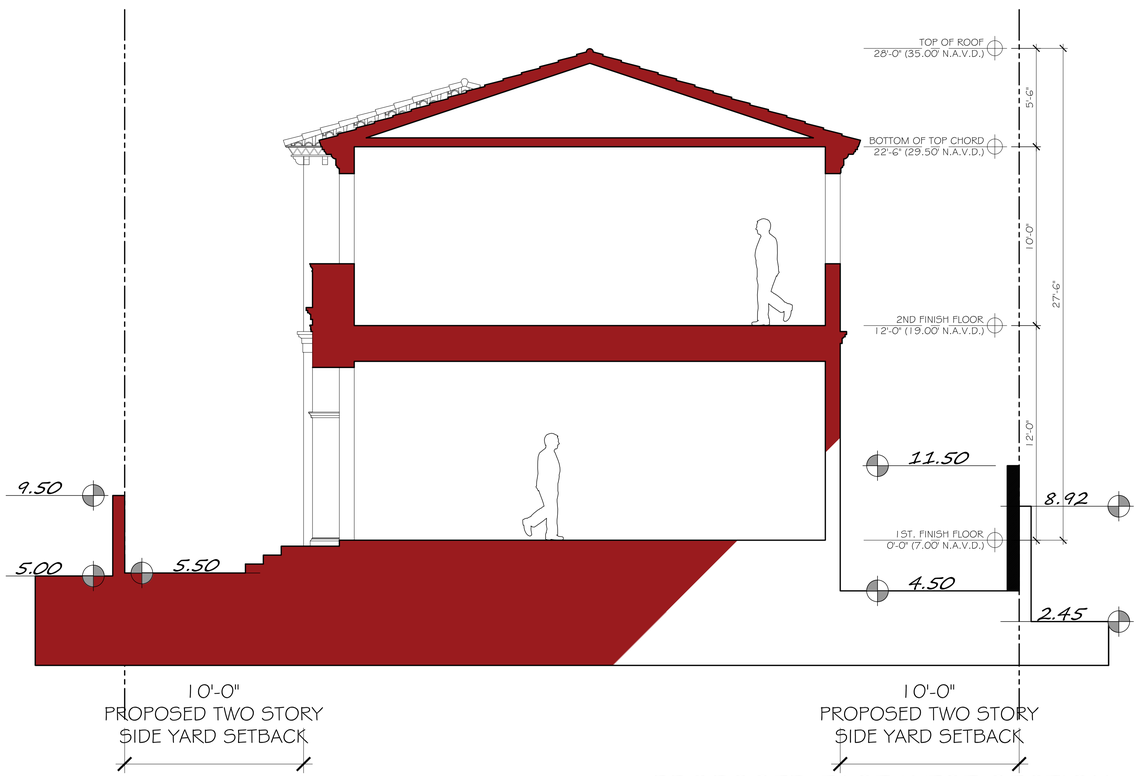
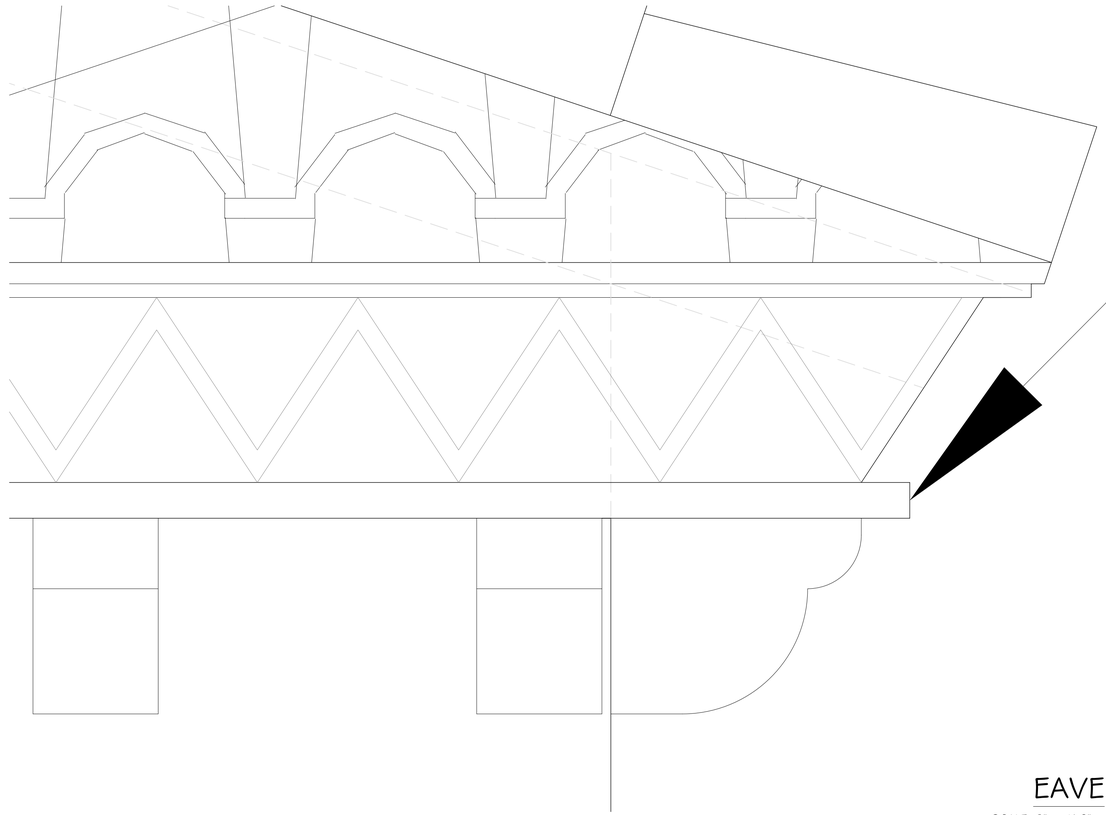


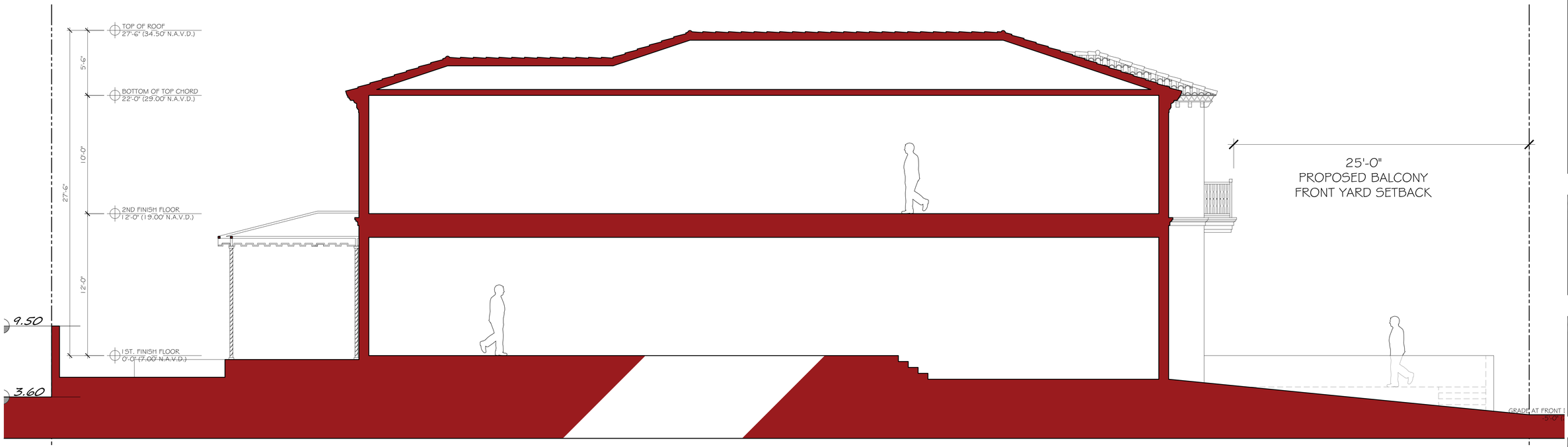
PROPOSED EAST-WEST SECTION

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



EAVE

SCALE: 3" = 1'-0"



PROPOSED NORTH-SOUTH SECTION

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

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422 DEVELOPMENT GROUP, LLC
422 AUSTRALIAN AVE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

STATE OF FLORIDA
PATRICK W. SEGRAVES
A. R. # 10,181
AA #001345
REGISTERED ARCHITECT

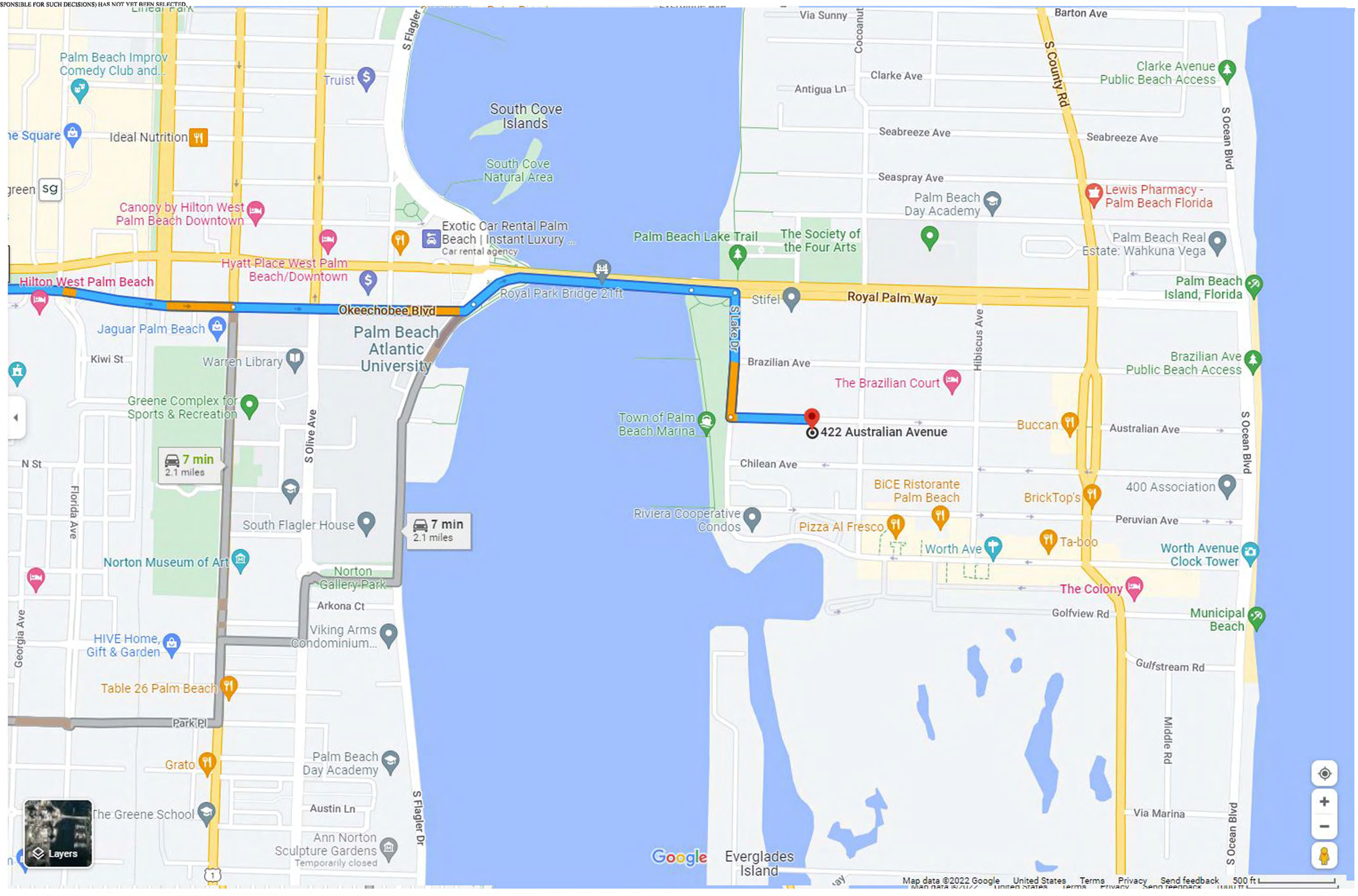
REVISIONS:

SHEET NUMBER:
21

ISSUE DATE: 10-1-22
JOB #: ARC-22-244
ZON-23-004

	% COMPLETE	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 6	WEEK 7	WEEK 8	WEEK 9	WEEK 10	WEEK 11	WEEK 12	WEEK 13	WEEK 14	WEEK 15	WEEK 16	WEEK 17	WEEK 18	WEEK 19	WEEK 20	WEEK 21	WEEK 22	WEEK 23	WEEK 24	WEEK 25	WEEK 26	WEEK 27	WEEK 28	WEEK 29	WEEK 30	WEEK 31	WEEK 32	WEEK 33	WEEK 34	WEEK 35	WEEK 36	WEEK 37	WEEK 38	WEEK 39	WEEK 40	WEEK 41	WEEK 42	WEEK 43	WEEK 44	WEEK 45	WEEK 46	WEEK 47	WEEK 48	WEEK 49	WEEK 50	WEEK 51	WEEK 52	WEEK
SIMPLE CONSTRUCTION SCHEDULE																																																				
CONSTRUCTION																																																				
MOBILIZATION																																																				
DEMO																																																				
ROUGH FRAMING																																																			
STRUCTURAL REPAIR																																																			
GYM & LOGGIA																																																			
MEP ROUGH IN																																																			
DRYWALL																																																			
PAINTING																																																			
TRIM																																																			
FINISHES																																																			
SUBSTANTIAL COMPLETION																																																			
CLOSE-OUT																																																			
PUNCH LIST																																																			
FINAL INSPECTIONS																																																			
CLOSE-OUT																																																			

NOTE: THIS IS A PRELIMINARY PLAN. SKA ARCHITECT-PLANNER IS NEITHER LIABLE NOR RESPONSIBLE FOR BUILDING CONSTRUCTION MEANS AND METHODS.
CONTRACTOR (PARTY RESPONSIBLE FOR SUCH DECISIONS) HAS NOT YET BEEN SELECTED.



TRUCK LOGISTICS PLAN

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

SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
422 DEVELOPMENT GROUP, LLC
422 AUSTRALIAN AVE
PALM BEACH, FLORIDA 33480

A.A. #0011345
A.R. #10,181

REVISIONS:

SHEET NUMBER:

ISSUE DATE: 9-1-22
JOB #: ARC-22-OXX ZON-22-OXX

Existing View to Front from Road

Existing View to North Property

Existing View to South Property

Existing View to Front Yard

Existing View Back Yard

Existing View Back Yard

ENVIROMENT 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 FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
422 Australian Ave
Town of Palm Beach
FLORIDA

JOB NUMBER: # 22234.00 LA
DRAWN BY: Nick Pastor
DATE: 10.03.2022

SHEET L1.0

ARCOM# ARC-22-244
ZON-23-004

Existing Site Photos

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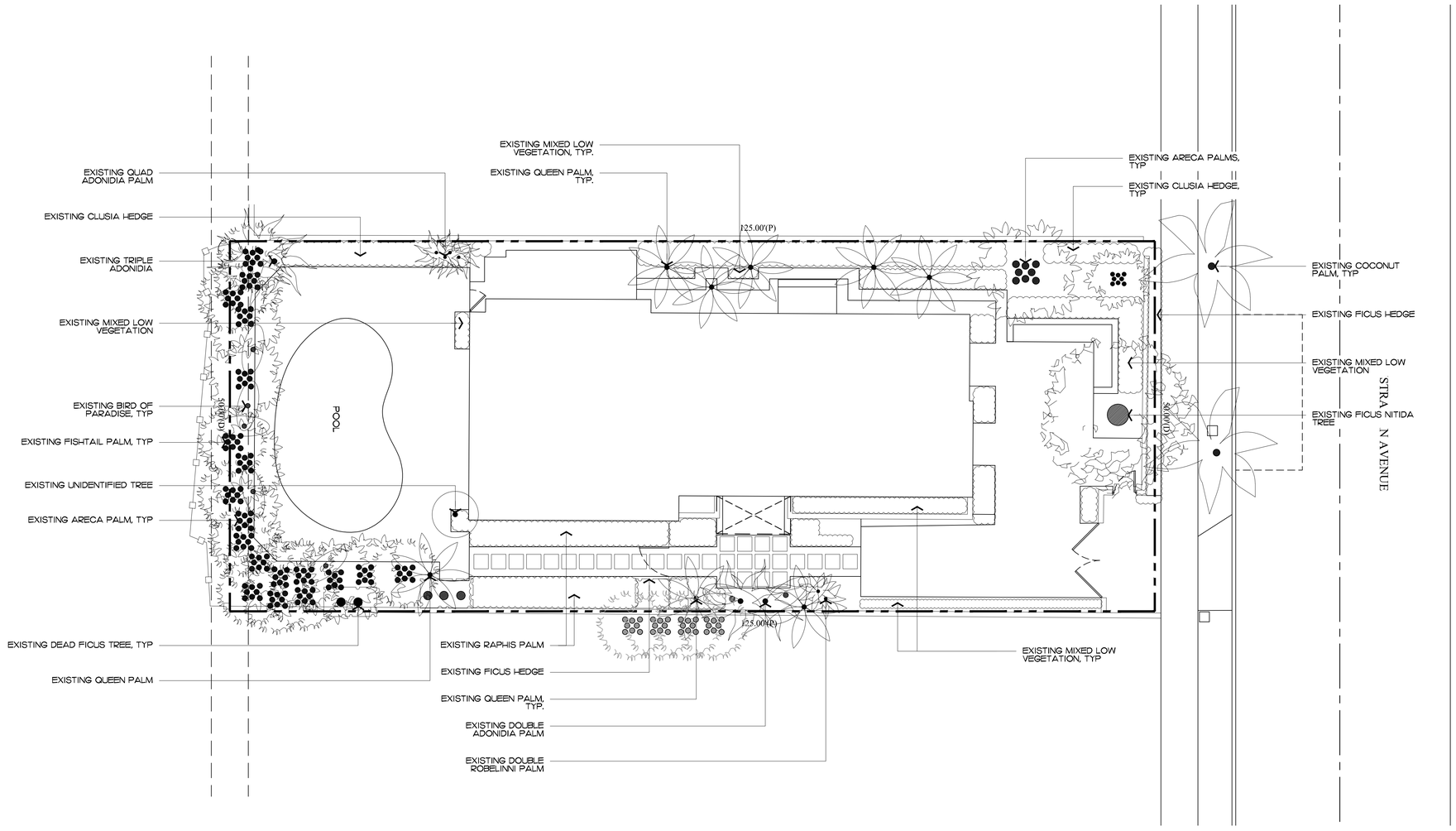

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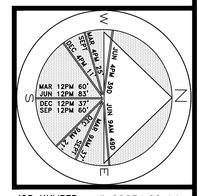

JOB NUMBER: # 22234.00 LA
DRAWN BY: Nick Pastor
DATE: 10.03.2022

SHEET L2.0

ARCOM# ARC-22-244
ZON-23-004

Existing Vegetation Inventory & Action Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

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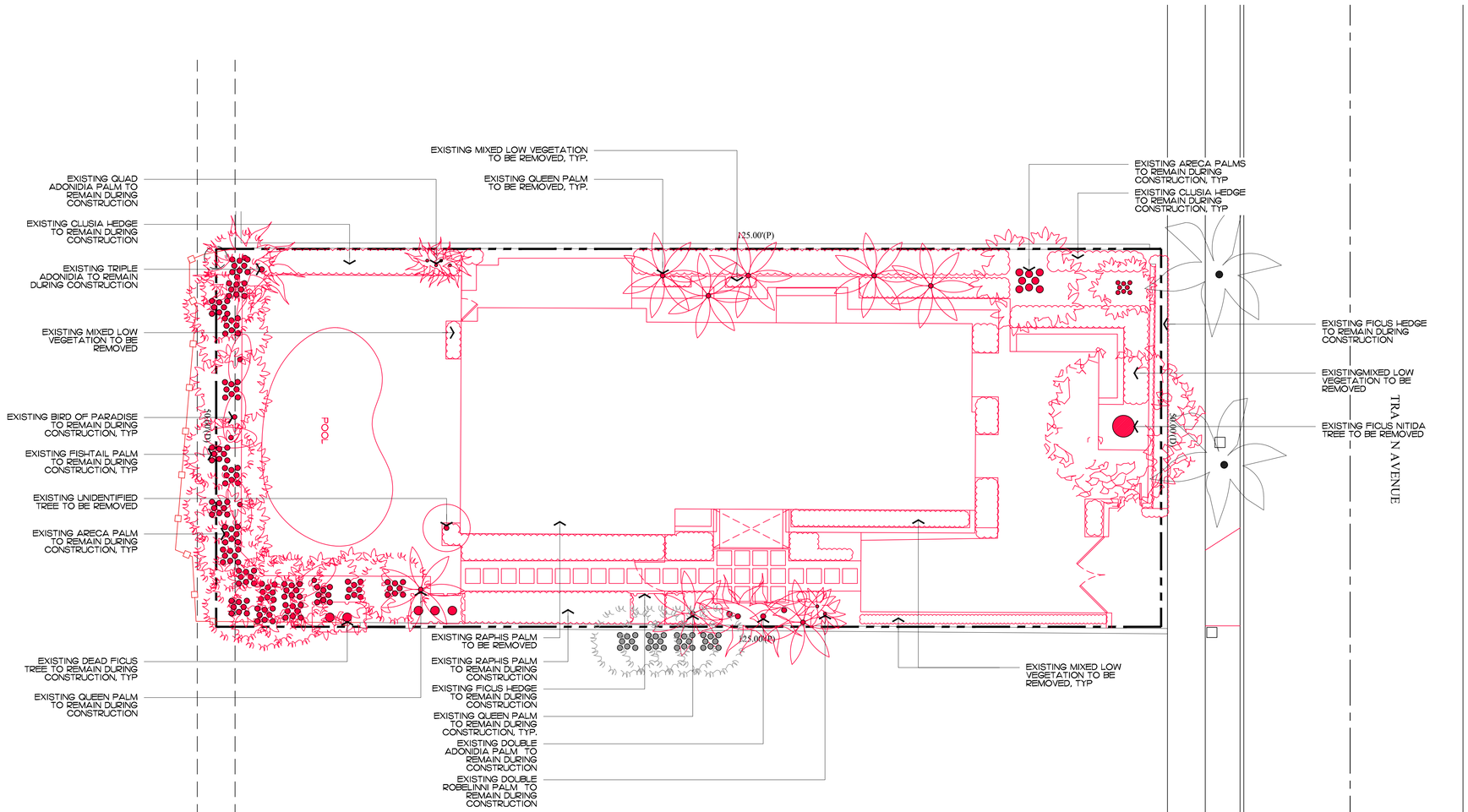

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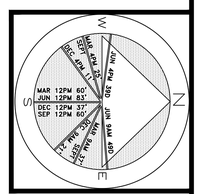
Town of Palm Beach
FL



JOB NUMBER: # 22234.00 LA
DRAWN BY: Nick Pastor
DATE: 10.03.2022

SHEET L3.0

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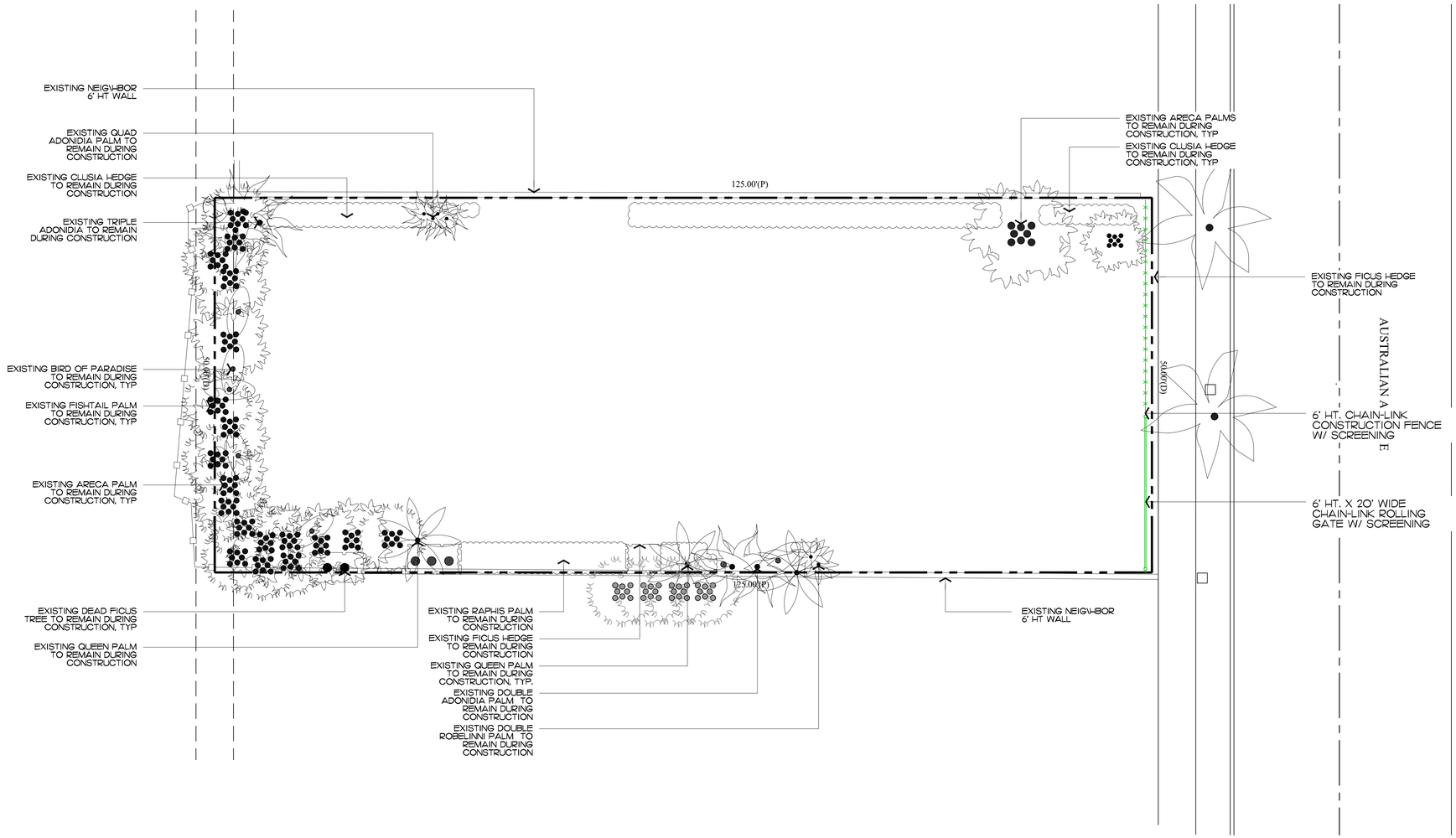
ARCOM# ARC-22-244
ZON-23-004

Demolition and Vegetation Action Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.



NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

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Dustin@environmentdesigngroup.com

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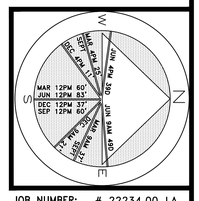
LOT D



JOB NUMBER: # 22234.00 LA
DRAWN BY: Nick Pastor
DATE: 10.03.2022

SHEET L4.0

64 sf.
AREA IN SQ.FT.

ARCOM# ARC-22-244
ZON-23-004

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

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Dustin@environmentdesigngroup.com

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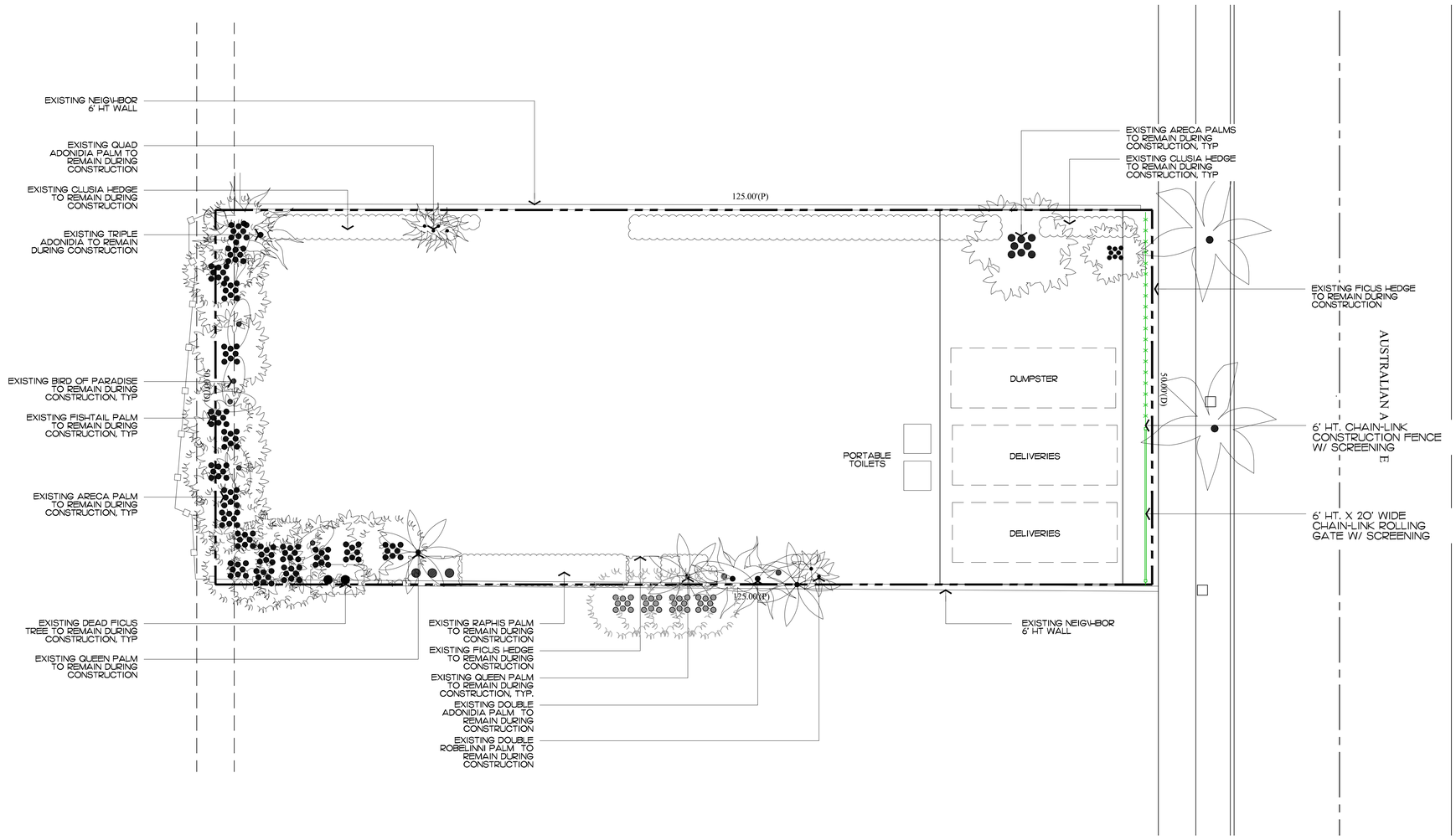
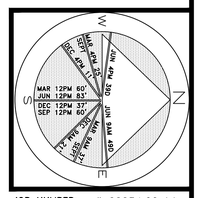
Town of Palm Beach
FLORIDA





JOB NUMBER: # 22234.00 LA
DRAWN BY: Nick Pastor
DATE: 10.03.2022

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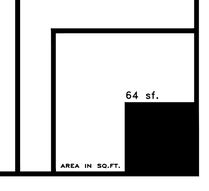
SHEET L5.0

ARCOM# ARC-22-244
ZON-23-004

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'



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1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

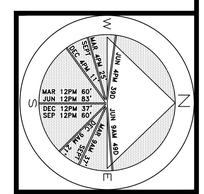
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE



JOB NUMBER: # 22234.00 LA
DRAWN BY: Nick Pastor
DATE: 10.03.2022

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Dustin@environmentdesigngroup.com

Private Residence
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FLORIDA

SHEET L6.0

ARCOM# ARC-22-244
ZON-23-004

Truck Logistics Plan

SCALE: NOT TO SCALE

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Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		6,250 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,812.5 S.F.	45.03%	2,814.99 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,406.25 S.F.	75.2%	2,331 S.F.

ENVIRONMENT DESIGN GROUP
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Dustin@environmentdesigngroup.com

Private Residence
422 Australian Ave
Palm Beach
FLORIDA

EXISTING WALL ON NEIGHBORS PROPERTY
STONE STEPS
STONE POOL COPING
POOL SWIM OUT
DRAINAGE CURB, 6" HT. WITH FENCE 7' HT. MAX
STONE STEPS
FOUNDATION PLANTING
GATE
CONCRETE PLINTHS WITH POTS & STONE STEPS
POURED TABBY PATH
LANDSCAPE BUFFER SCREENING
FOUNDATION PLANTING
STONE BORDER
STONE LANDING
5.00 T.O.S

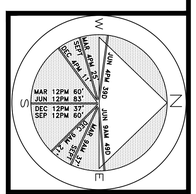
DRAINAGE CURB 6" HT., WITH FENCE 7' HT. MAX.
5'-8" FROM POOL EDGE TO FURTHEST POINT OF POOL EQUIPMENT
S O D
5.50
1.9 %
6.50
SCUPPERS ON WALL
8' X 8' SPA
8' X 15' POOL
7.00
FOYER
CLOSET #1
PWDR.
BEDROOM #1
S O D
4.50 B.O.S
STONE LANDING
GATE
4.35 T.O.S
LANDSCAPE AREA
SITE WALL
STONE STEPS
SITE WALL
2.35 B.O.S
CONCRETE PLINTHS WITH POTS
2.25 T.O.S
1.75 B.O.S
STONE PATH
6.25 T.O.W.
PROPOSED WATER FEATURE
POOL EQUIPMENT
9.50 T.O.W.
EQUIPMENT ENCLOSURE 7' HT. MAX
5'-0"
10'-8"
NOTE SITE WALL PENDING EASEMENT RELEASE OR ABANDONMENT
GATE
STONE STEPS
POURED TABBY TERRACE
+7.00
ELEVATOR
PWDR.
BATH #1
SITE WALL
LANDSCAPE AREA
FAMILY/DINING ROOM
KITCHEN
PANTRY
LAUNDRY
5.00
1 CAR GARAGE
4.83
2.00
9.4 %
STONE DRIVEWAY BORDER
POURED TABBY DRIVEWAY
FOUNDATION PLANTING
DRAINAGE CURB 6" HT., WITH FENCE 7' HT. MAX.
LANDSCAPE BUFFER SCREENING
S O D
S O D
S O D
GENERATOR
S O D
SITE WALL 7' HT., MAX.
LANDSCAPE AREA

AUSTRALIAN AVENUE

LANDSCAPE BUFFER SCREENING
FOUNDATION PLANTING
OUTDOOR SHOWER WITH STONE LANDING
FOUNDATION PLANTING
PROPOSED STONE STEPS & LANDING
EXISTING WALL ON NEIGHBORS PROPERTY
DRAINAGE CURB 6" HT., WITH FENCE 7' HT. MAX.
FOUNDATION PLANTING
GATE
GENERATOR
11.50 T.O.W.
EQUIPMENT ENCLOSURE 7' HT., MAX.
A/C
FOUNDATION PLANTING
GATE
DRAINAGE CURB 6" HT.

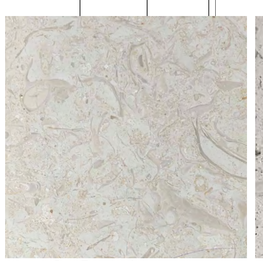
SIDEWALK
EXISTING STREET PARKING
PROPOSED RELOCATED STREET PARKING
Australian Avenue

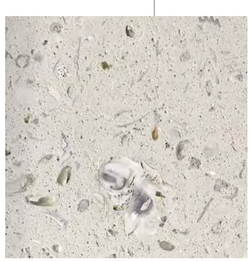
Existing Vs. Proposed Parking



JOB NUMBER: # 22234.00 LA
DRAWN BY: Dustin Mizell
DATE: 10.03.2022
10.31.2022
11.17.2022

Coral Stone


St. Croix Limestone


Poured Tabby

Border - Coral Stone or St. Croix Limestone
Field - Poured Tabby

ARCOM# ARC-22-244
ZON-23-004

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

SHEET L7.0

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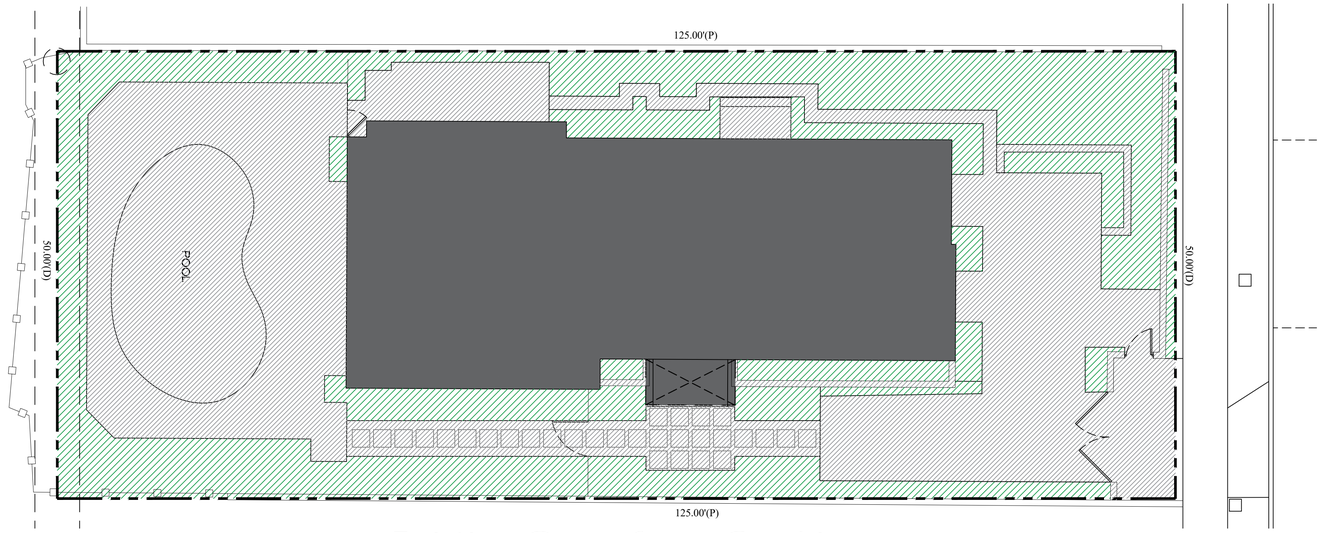


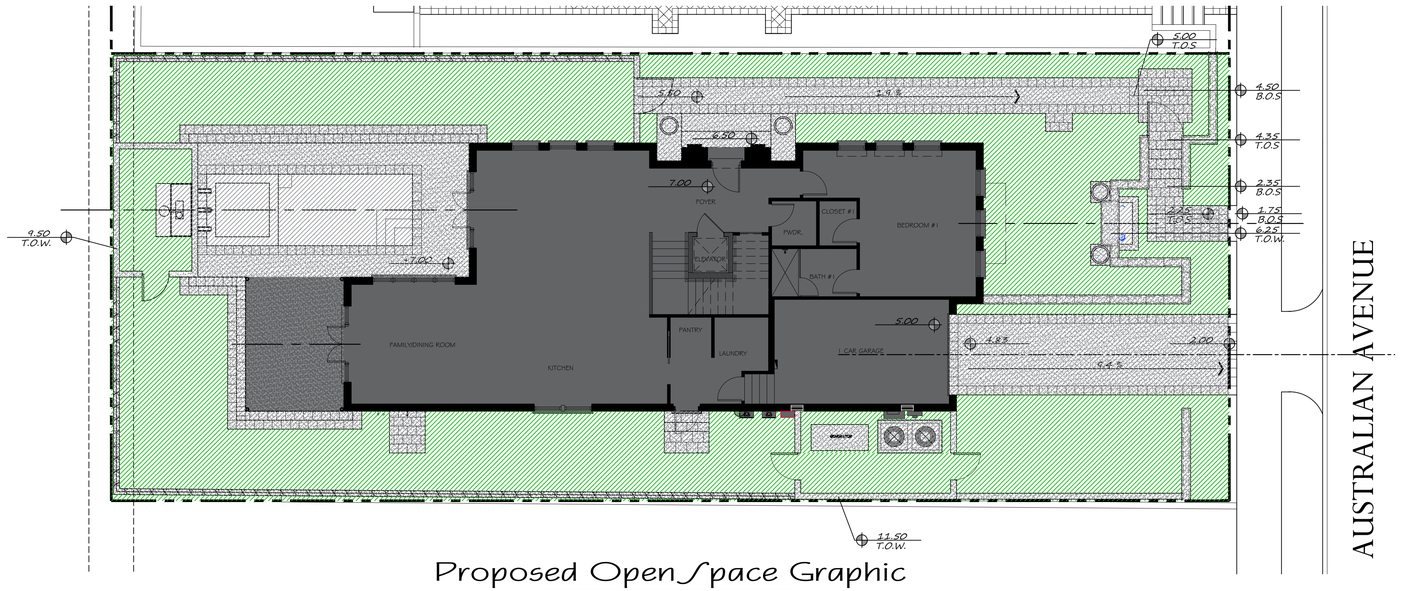
Existing Open Space Graphic

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		6,250 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,812.5 S.F.	29.3%	1,829 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,406.25 S.F.	50%	1,551 S.F.



Proposed Open Space Graphic

Proposed Site Data

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LOT ZONE			R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		6,250 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,812.5 S.F.	45.03%	2,814.99 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,406.25 S.F.	75.2%	2,331 S.F.

ENVIRONMENT DESIGN GROUP
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Dustin@environmentdesigngroup.com

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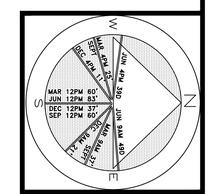

JOB NUMBER: # 22234.00 LA
DRAWN BY: Lauren Freeman
DATE: 10.03.2022

SHEET L7.1

ARCOM# ARC-22-244
ZON-23-004

Site Calculation/Open Space Graphics

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

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(80) TRACHELOSPERMUM ASIATICUM
JASMINE MINIMA
4" LINERS, 6" O.C.

(65) CHRYSOBALANUS ICACO
HORIZONTAL 'GREEN TIP' COCOPLUM
3 GAL., 12" O.C.

(20) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL., 12" O.C.

(1) LATANIA LODDIGESII
LATANIA PALM
14' C.T.

(3) PODOCARPUS MACROPHYLLUS
PODOCARPUS COLUMNS
8' HT. - MATCHING

(115) CHRYSOBALANUS ICACO
HORIZONTAL 'GREEN TIP' COCOPLUM
3 GAL., 12" O.C.

(400) TRACHELOSPERMUM ASIATICUM
JASMINE MINIMA
4" LINERS, 6" O.C.

(2) FICUS MICROCARPA
GREEN ISLAND FICUS
3' X 3' IN POTS

(3) PODOCARPUS MACROPHYLLUS
PODOCARPUS COLUMNS
12' HT. - MATCHING

(20) FICUS MICROCARPA
GREEN ISLAND FICUS
3' GAL., 12" O.C.

(2) THRINAX RADIATA
FLORIDA THATCH PALM
8' C.T.

(1) THRINAX RADIATA
TRIPLE THATCH PALM
8'-12' OA. HT.

(100) PHYLA NODIFLORA
FROG FRUIT
1 GAL., 8" O.C.

(2) THRINAX RADIATA
THATCH PALM
12'-14' C.T.

(15) CHRYSOBALANUS
ICACO, HORIZONTAL
'GREEN TIP' COCOPLUM,
3 GAL., 12" O.C.

(1) THRINAX RADIATA
TRIPLE THATCH PALM
8'-12' OA. HT.

(50) PHYLA NODIFLORA
FROG FRUIT
1 GAL., 8" O.C.

(100) CHRYSOBALANUS
ICACO, HORIZONTAL
'GREEN TIP' COCOPLUM,
3 GAL., 12" O.C.

(30) CONOCARPUS
ERECTUS
GREEN BUTTONWOOD
TREES, PLEACHED
14' HT., 6' C.T.

L A W N

GENERATOR

(1) LATANIA LODDIGESII
LATANIA PALM
14' C.T.

(1) POLYALTHIA LONGIFOLIA
MAST TREE
16' HT.

(20) PSYCHOTRIA LANCEOLATA
WILD COFFEE
3' HT., 24" O.C.

(16) CHRYSOBALANUS
ICACO, HORIZONTAL
'GREEN TIP' COCOPLUM,
3 GAL., 12" O.C.

(16) CHRYSOBALANUS
ICACO, HORIZONTAL
'GREEN TIP' COCOPLUM,
3 GAL., 12" O.C.

(25) PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE
6' HT., 24" O.C.

EXISTING COCONUT PALM
TO REMAIN, TYP.

(16) PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE - 6' HT., 24" O.C.

(6) PITTOSPORUM TOBIRA
PITTOSPORUM 'CREME DE MINT
7 GAL., 24" O.C.

(80) PHYLA NODIFLORA
FROG FRUIT - 1 GAL., 8" O.C.

(2) LIGNUM VITAE
LIGNUM VITAE
14' OA, MATCHING

(30) FICUS PUMILA
CREEPING FIG VINE - 3 GAL., 24" O.C.

(15) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL., 12" O.C.

(2) FICUS MICROCARPA
GREEN ISLAND FICUS SPHERES
3' X 3' , IN POTS

(10) PITTOSPORUM TOBIRA
PITTOSPORUM 'CREME DE MINT
7 GAL., 24" O.C.

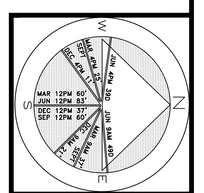
(140) PHYLA NODIFLORA
FROG FRUIT - 1 GAL., 8" O.C.

(150) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL., 12" O.C.

(80) PHYLA NODIFLORA
FROG FRUIT - 1 GAL., 8" O.C.

(6) PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE - 6' HT., 24" O.C.

AUSTRALIAN AVENUE



JOB NUMBER: # 22234.00 LA
DRAWN BY: Adam Mills
Jean Twomey
DATE: 10.25.2022

SHEET L8.0

ARCOM# ARC-22-244
ZON-23-004

Landscape Plan

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

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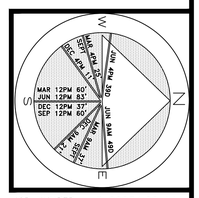

JOB NUMBER: # 22234.00 LA
DRAWN BY: Adam Mills
Sean Twomey
DATE: 11.03.2022

SHEET L8.1

ARCOM# ARC-22-244
ZON-23-004

Rendered Landscape Plan

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

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Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+ + +	CONOCARPUS ERECTUS PLEACHED GREEN BUTTONWOOD TREE	30	6' CT., 14' OA., PLEACHED	YES
+	LIGNUM VITAE LIGNUM VITAE	2	14' OA., MATCHING	YES
+	POLYALTHIA LONGIFOLIA MAST TREE	1	16' HT.	NO

TOTAL:	33
NATIVE SPECIES:	30 (90.1%)

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	LATANIA LODDIGESII LATANIA PALM	2	8' CT	NO
+	TRIPLE THRINAX RADIATA FLORIDA TRIPLE THATCH PALM	2	2' CT	YES
+	THRINAX RADIATA FLORIDA THATCH PALM	4	8' CT	YES

TOTAL:	8
NATIVE SPECIES:	6 (75%)

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO HORIZONTAL GREEN TIP COCOPLUM	460	3 GAL., 12" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	166 4	3 GAL., 12" O.C. 3' X 3' SPHERES, IN POTS	NO
	PITTOSPORUM TOBIRA PITTOSPORUM 'CREME DE MINT	16	7 GAL, 24" O.C.	NO
	PSYCHOTRIA LANCEOLATA WILD COFFEE	20	36" HT. 24" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	48 6	6' HT., 24" O.C. 8' HT., MATCHING COLUMNS	NO

TOTAL:	720
NATIVE SPECIES:	480 (66.6%)

Groundcover & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS PUMILA CREEPING FIG VINE	30	1 GAL., ESP TO WALL	NO
	PHYLA NODIFLORA FROG FRUIT	300	1 GAL., 6" OC	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	480	1 GAL., 6" OC	NO

TOTAL:	750
NATIVE SPECIES:	300 (40%)

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

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SHEET L8.2

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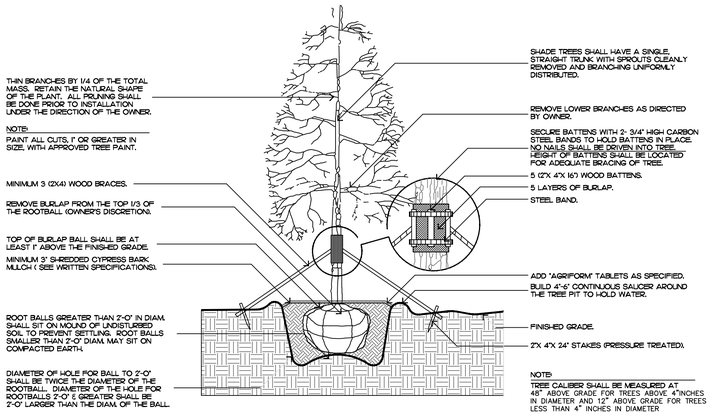
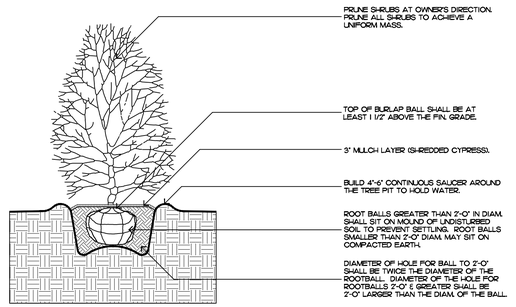
Plant Schedule



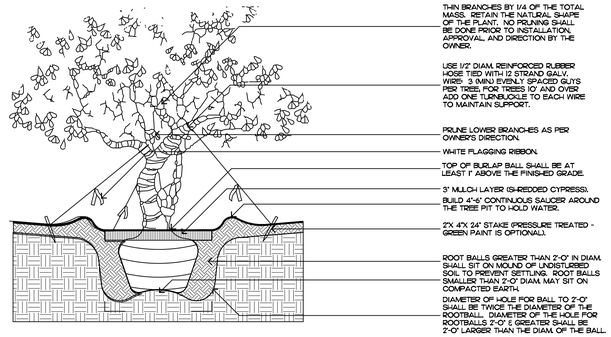
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



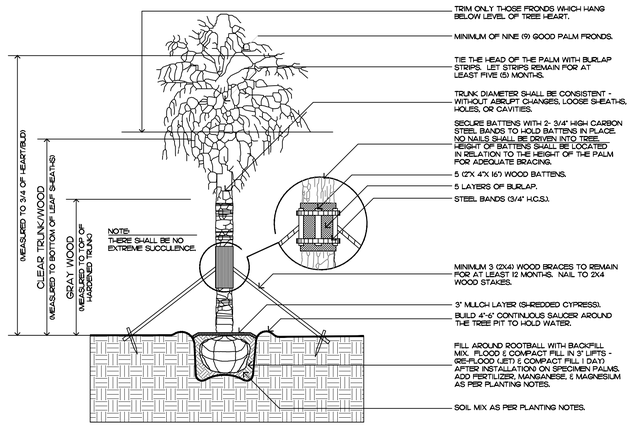
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting



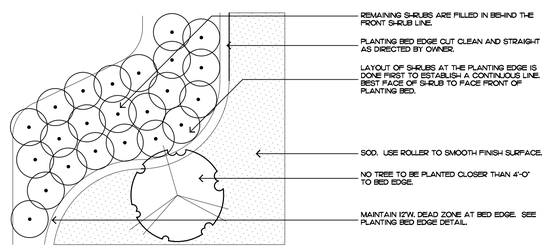
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

irregular and multi-stem tree



FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

palm tree planting



shrub & ground cover layout

Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHOROUS
SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

1. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE
2. CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS. TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

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ZON-23-004

Planting Details & Specifications

North Elevation

South Elevation

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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARCOM# ARC-22-244
ZON-23-004

Rendered Landscape Elevations

SCALE IN FEET: 1/4"-1'-0"

East Elevation

West Elevation

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 FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
422 Australian Ave
Palm Beach
L O R I D A

JOB NUMBER: # 22234.00 LA
DRAWN BY: Lauren Freeman
DATE: 10.25.2022

SHEET L9.1

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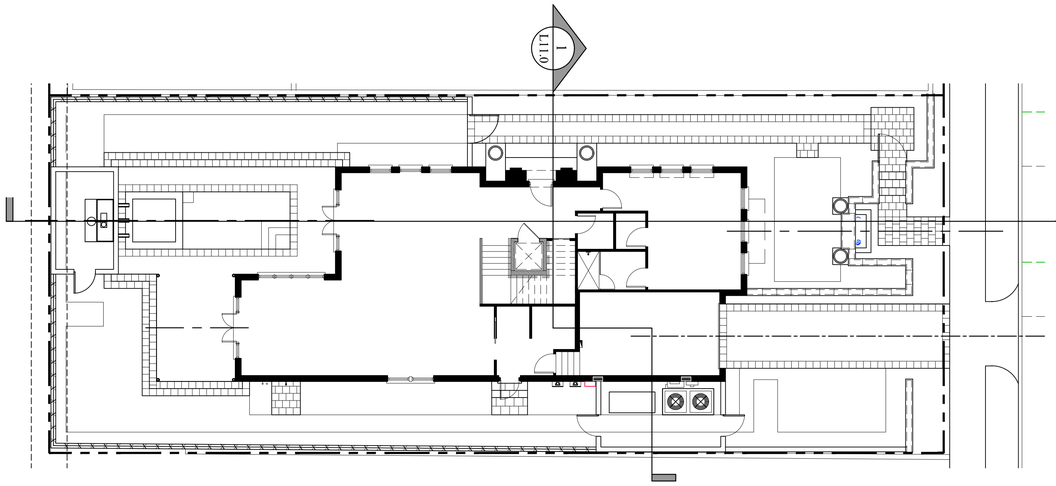
ZON-23-004

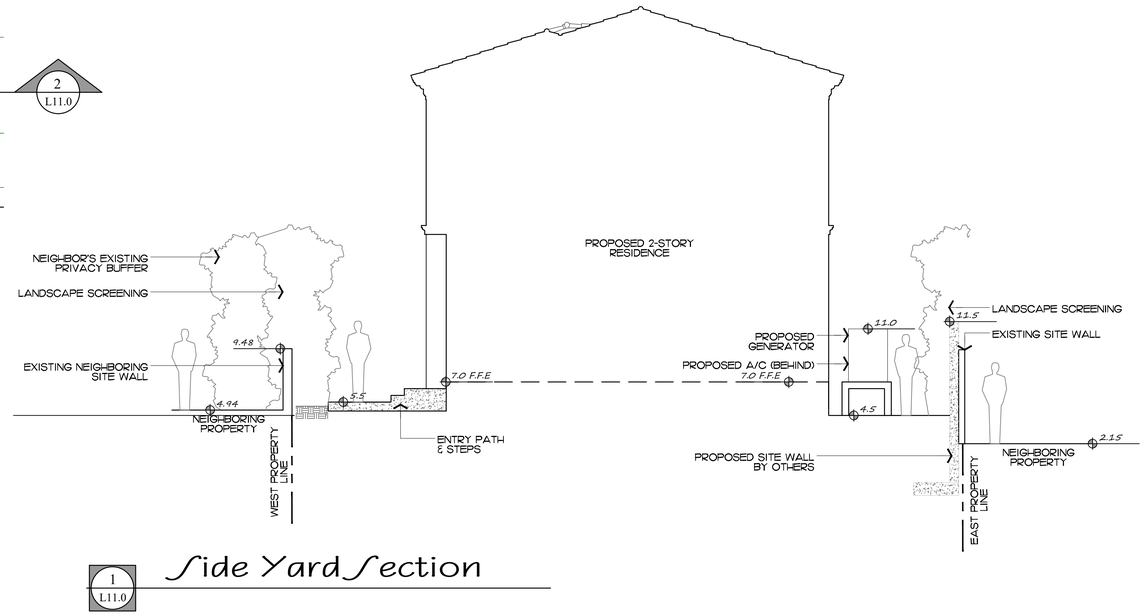
Rendered Landscape Elevations

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

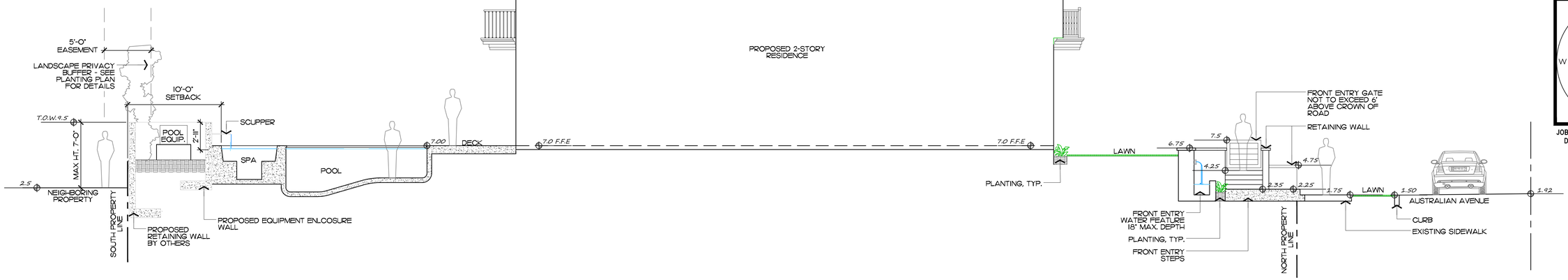


Site Plan

SCALE: 1/10" = 1'



1 L11.0 Side Yard Section



2 L11.0 Front & Back Yard Section

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Section Diagrams

SCALE: 3/16" = 1'

ENVIRONMENT DESIGN GROUP
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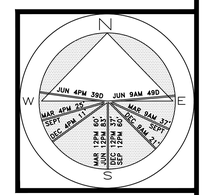

JOB NUMBER: # 22234.00 LA
DRAWN BY: Jean Twomey
DATE: 10.25.2022

SHEET L11.0

STORMWATER RETENTION CALCULATIONS
(Basin A)

A. SITE INFORMATION

Total Property Area = 6,250 sq.ft.

Drainage Basin Area = 5,402 sq.ft.

Drainage Area Impervious Surface = 3,081 sq.ft.

Drainage Area Pervious Surface = 2,321 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 3,081 sq.ft. x 1 ft./12 in. = 514 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 2,321 sq.ft. x 1 ft./12 in. = 78 cu.ft.

Total Volume to be Retained = 592 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #A-1

L	=	Total Length of Trench Provided	=	15 ft
W	=	Trench Width	=	6 ft
K	=	Hydraulic Conductivity	=	0.000352 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.00 ft
DU	=	Un-Saturated Trench Depth	=	2.00 ft
DS	=	Saturated Trench Depth	=	1.00 ft
V	=	Volume Treated	=	704 cu.ft.

STORMWATER RETENTION CALCULATIONS
(Basin B)

A. SITE INFORMATION

Total Property Area = 6,250 sq.ft.

Drainage Basin Area = 848 sq.ft.

Drainage Area Impervious Surface = 356 sq.ft.

Drainage Area Pervious Surface = 492 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 356 sq.ft. x 1 ft./12 in. = 60 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 492 sq.ft. x 1 ft./12 in. = 17 cu.ft.

Total Volume to be Retained = 77 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #B-1

L	=	Total Length of Trench Provided	=	17 ft
W	=	Trench Width	=	14 ft
K	=	Hydraulic Conductivity	=	0.000352 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	0.50 ft
DU	=	Un-Saturated Trench Depth	=	0.50 ft
DS	=	Saturated Trench Depth	=	0.50 ft
V	=	Volume Treated	=	228 cu.ft.

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Report of Exfiltration Test

Client: 422 Development Group, LLC — Order No: 20124.1
Project: Proposed Residence — Report No: 1
Location: 422 Australian Avenue — Date: 9/29/22
Palm Beach, Florida
Test: Usual Open Hole Exfiltration Test
Surface Elevation: Approx. @ Road Crown — Water table from ground surface: 1.5'
Casing Diameter: 6"
Tube Depth: 6'

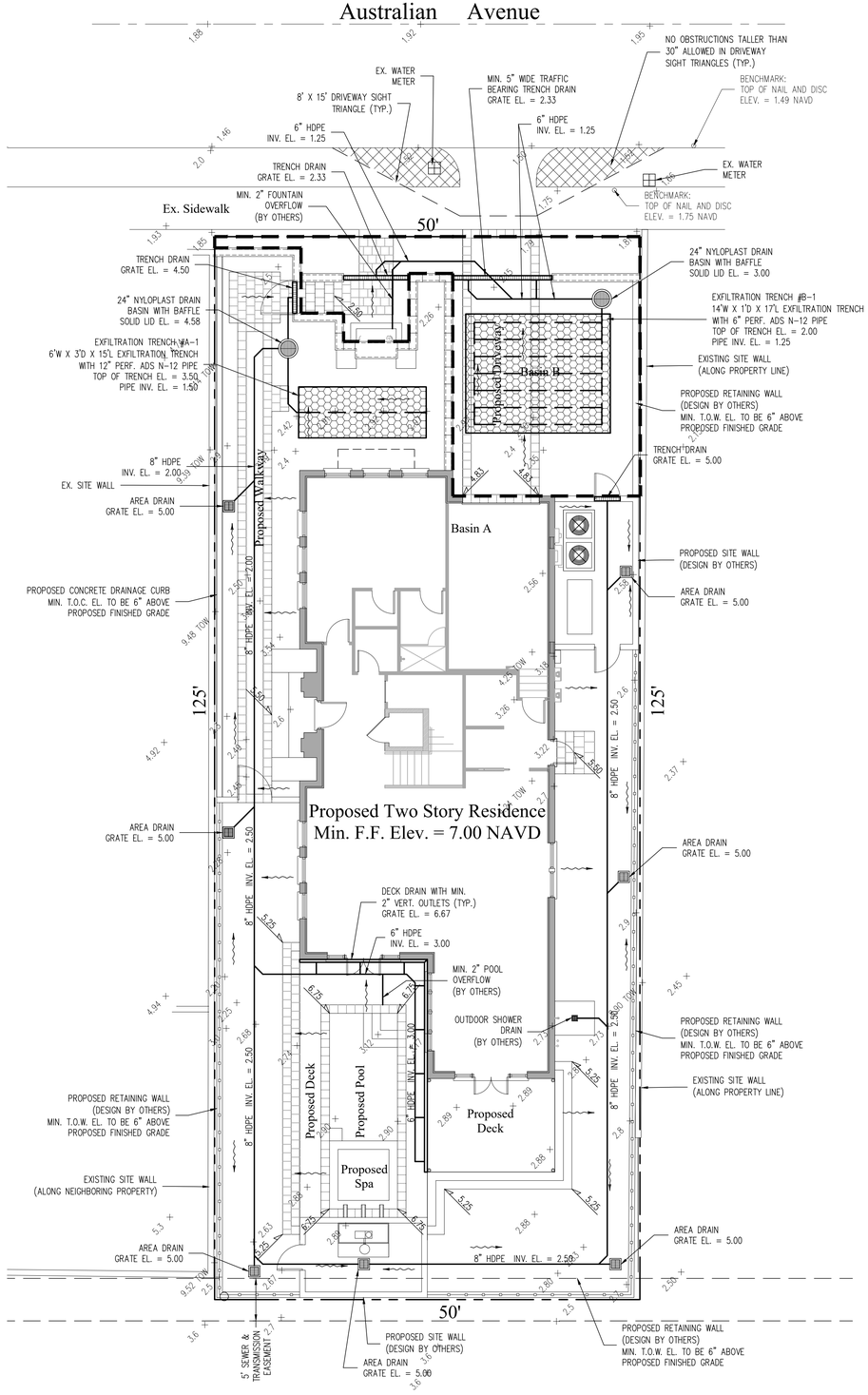
Hydraulic Conductivity (K) = 3.52 x 10^{-4} cfs/ft/ft.head

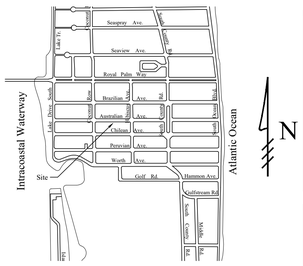
EXFIL NO. 1	One Minute Increme	Pump Rate in Gal/Min
	1	2.0
	2	2.0
	3	2.0
	4	2.0
	5	2.0
	6	2.0
	7	2.0
	8	2.0
	9	2.0
	10	2.0

Sample Location: Approx. as located on site plan.

Material: 0-4.25" CONCRETE
4.25"-11" Basecourse
11"-6" Lt. brown fine SAND and SHELL

1310 NEPTUNE DRIVE - BOYNTON BEACH, FLORIDA 33426 -561-736-4900 - FAX 561-737-9975
Treasure Coast 772-408-1050 - Broward 954-941-8700 - Miami Dade 305-824-0060

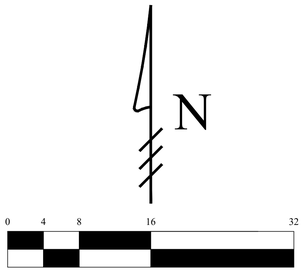




Location Map
N.T.S.

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"

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) 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.
4) Contractor is responsible for installing and maintaining erosion control measures during construction.
5) Video inspection of storm drainage system required prior to installation of sod.

1	11/26/22	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS

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 11/17/22

ARC-22-244
ZON-23-004

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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@grubercegineers.com

Project Information	
Project No.	2022-0113
Issue Date	00/00/2021
Scale	1/8"=1'-0"
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan For:

Proposed Residence

422 Australian Avenue
Palm Beach, Florida

Revisions	
1	11/26/2022
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.
C-1