

RECEIVED
By yfigueroa at 10:18 am, Mar 06, 2023

MARCH 29, 2023
Landscape Set
FINAL SUBMITTAL
232 MOCKINGBIRD TRAIL
Residential
Palm Beach, FL

DRAWING INDEX

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COHEN RESIDENCE
232 MOCKINGBIRD TRAIL, PALM BEACH
COVER SHEET

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
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DATE: MAR 29, 2023
SCALE:

ARC - 22 - 142

C-100

EXISTING NORTH



EXISTING SOUTH



COHEN RESIDENCE

232 MOCKINGBIRD TRAIL, PALM BEACH

EXISTING CONDITIONS

OWNER

FERNANDO WONG

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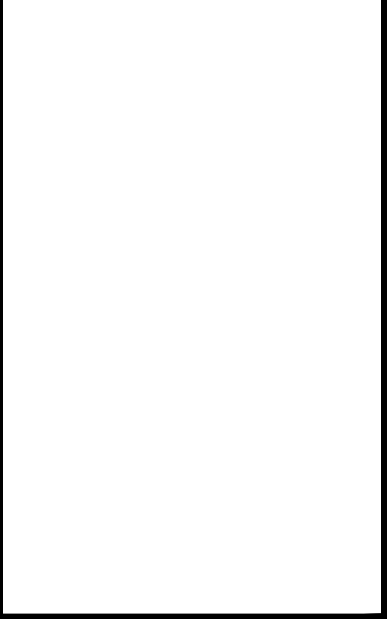
ARC - 22 - 142

EX-001

EXISTING EAST



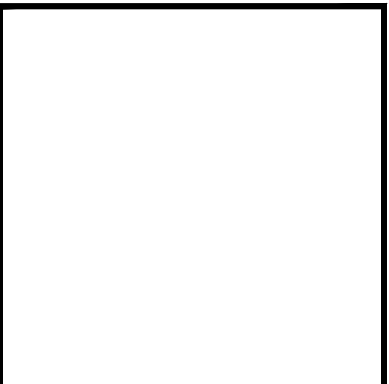
EXISTING WEST



COHEN RESIDENCE
232 MOCKINGBIRD TRAIL, PALM BEACH

EXISTING CONDITIONS

OWNER



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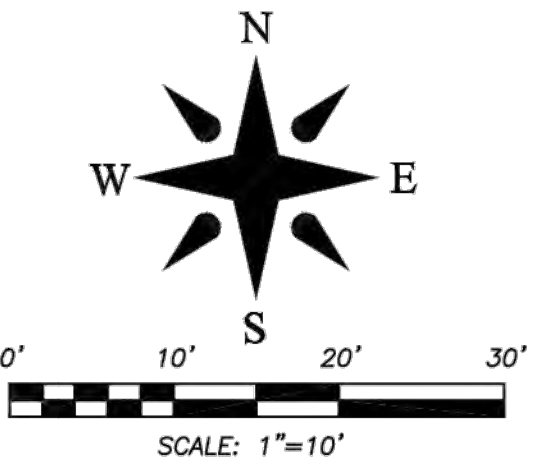
ARC - 22 - 142

EX-002

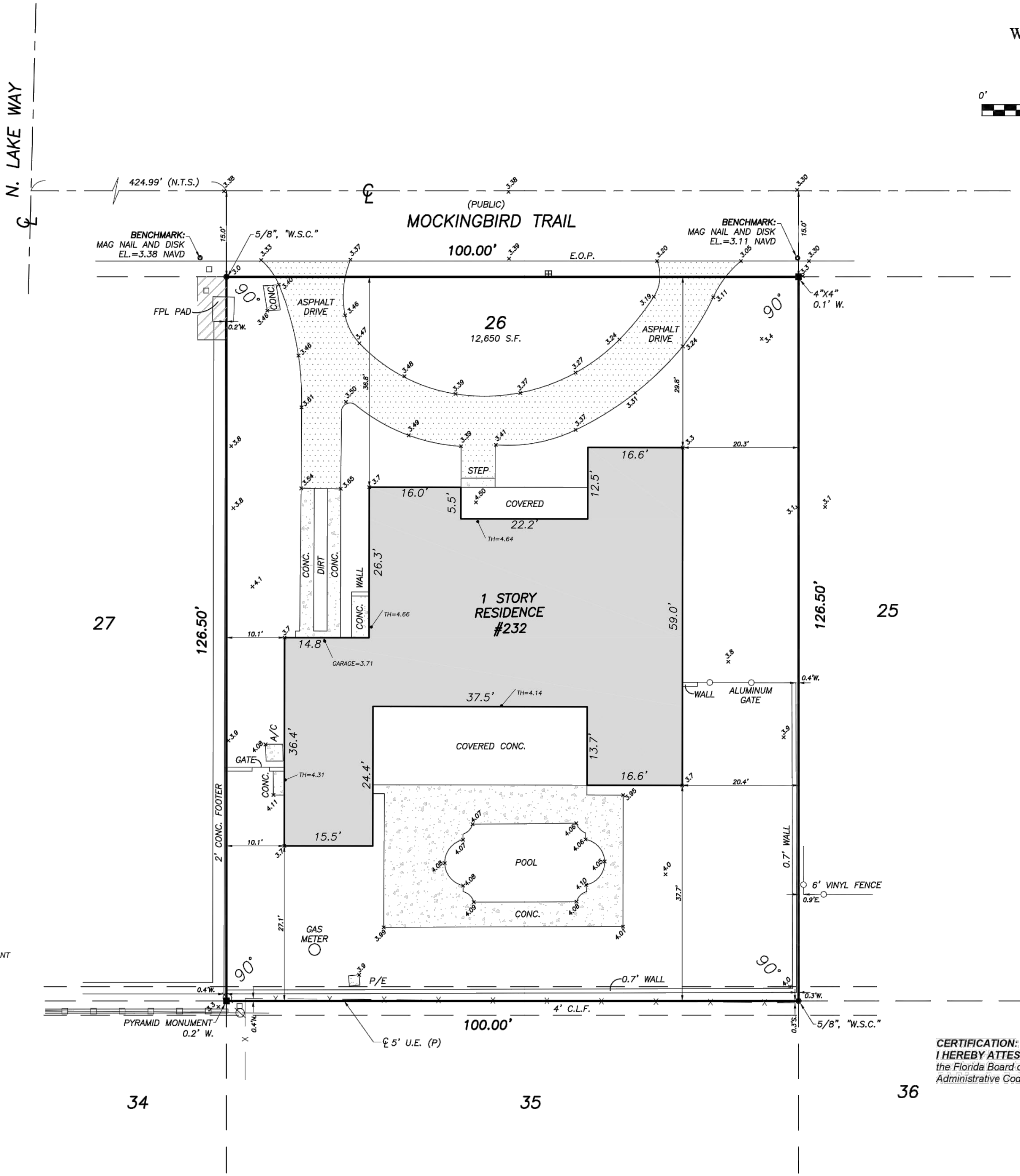
Boundary Survey For:

LEGEND

- A = ARC LENGTH
A.C. = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
B.F.P. = BACKFLOW PREVENTOR
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH. = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
DW. = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT. = EASEMENT
FPL. = FLORIDA POWER LIGHT
F.F. = FINISHED FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
MIN. = MINIMUM
M.L.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
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O.H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O.S. = OFFSET
P. = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P.O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
R.G.E. = RANGE
R.P.B. = ROAD PLAT BOOK
R.P.Z. = REDUCED PRESSURE ZONE
R.W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
SD. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
T.O.W. = TOP OF WALL
TWP. = TOWNSHIP
TYP. = TYPICAL
U.C. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
YD. = YARD DRAIN
YD. = BASELINE
Z. = CENTERLINE
Z. = CENTRAL ANGLE/DELTA
Z. = CONCRETE MONUMENT FOUND (AS NOTED)
Z. = CONCRETE MONUMENT SET (LB #4569)
Z. = ROD & CAP FOUND (AS NOTED)
Z. = 5/8" IRON ROD & CAP SET (LB #4569)
Z. = IRON PIPE FOUND (AS NOTED)
Z. = IRON ROD FOUND (AS NOTED)
Z. = NAIL FOUND (AS NOTED)
Z. = NAIL & DISK FOUND (AS NOTED)
Z. = MAG NAIL & DISK SET (LB #4569)
Z. = PROPERTY LINE
Z. = UTILITY POLE
Z. = FIRE HYDRANT
Z. = WATER METER
Z. = WATER VALVE
Z. = LIGHT POLE



VICINITY SKETCH
(NOT TO SCALE)



PROPERTY ADDRESS:
232 Mockingbird Trail
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 26, **MOCKINGBIRD TRAIL TRACT**, an addition to the town of Palm Beach, Florida, according to the plat thereof as recorded in Plat Book 18, Page(s) 7, Public Records of Palm Beach County, Florida; said lands situate, lying and being in Palm Beach County, Florida.

FLOOD ZONES:
This property is located in Flood Zones AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393F, dated 10/05/2017.

- NOTES:
- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
 - 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.
 - Description furnished by client or client's agent.
 - 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.
 - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
 - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
 - 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.
 - No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
 - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
 - 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.
 - 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.
 - 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 survey will make this survey invalid.
 - 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.
 - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

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: 3/24/2022

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

REVISIONS:			
Boundary Survey For:			
WALLACE SURVEYING			
CORP. LICENSED BUSINESS # 4081			
5855 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 845-4851			
FIELD: J.D.	JOB No.: 08-1110	F.B. PB331	PG. 33-34
OFFICE: D.R.	DATE: 03/24/2022	DWG. No.: 08-1110-1	
C'KD.: C.W.	REF.: 08-1110.dwg	SHEET: 1 OF 1	

COHEN RESIDENCE

232 MOCKINGBIRD TRAIL, PALM BEACH

SURVEY

OWNER

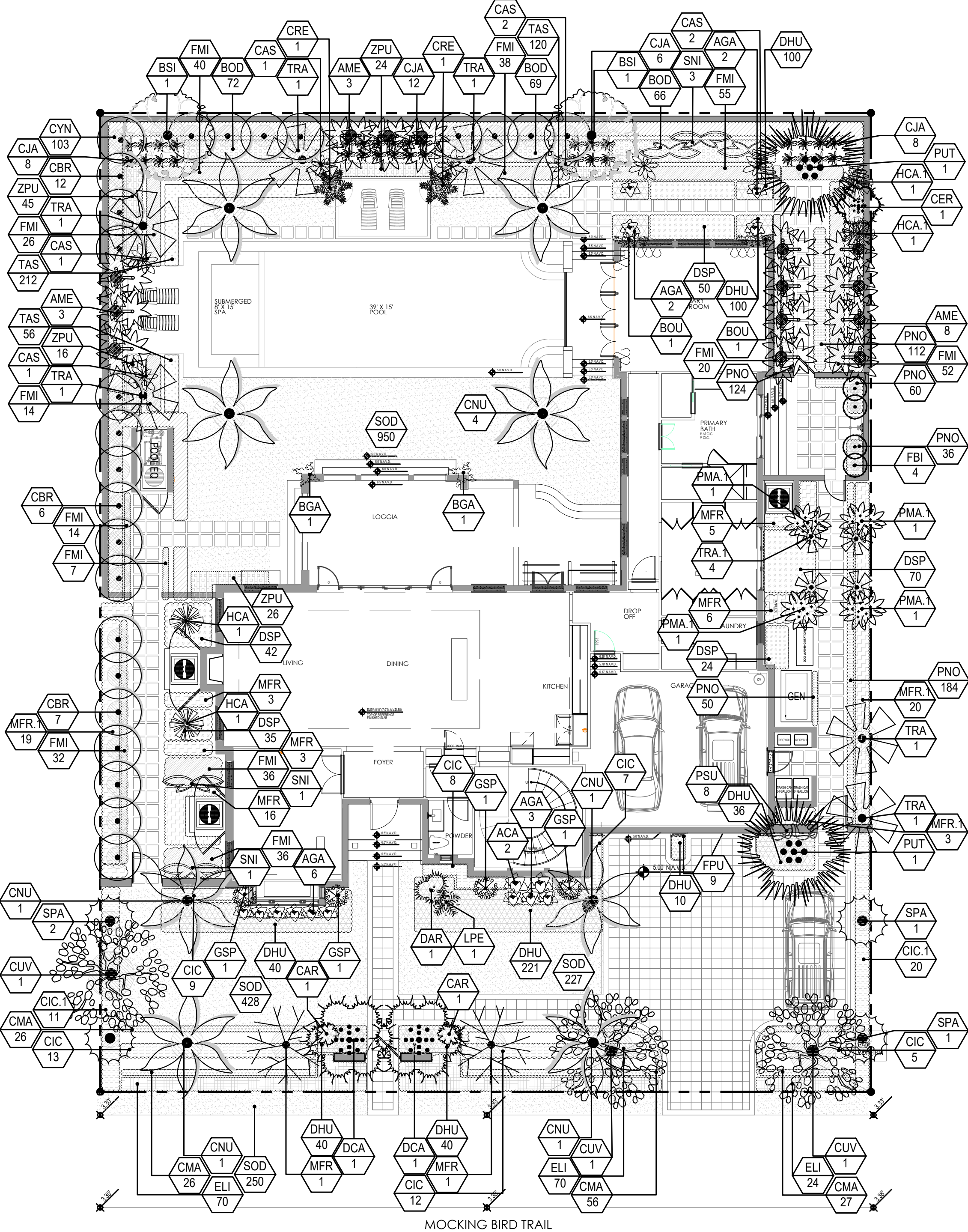
FERNANDO WONG

OUTDOOR LIVING DESIGN

DRAWN BY: FW
CHECKED BY: FW
DATE: MAR 29, 2023
SCALE:

S-100

PREVIOUSLY PROPOSED



3.0 LANDSCAPING

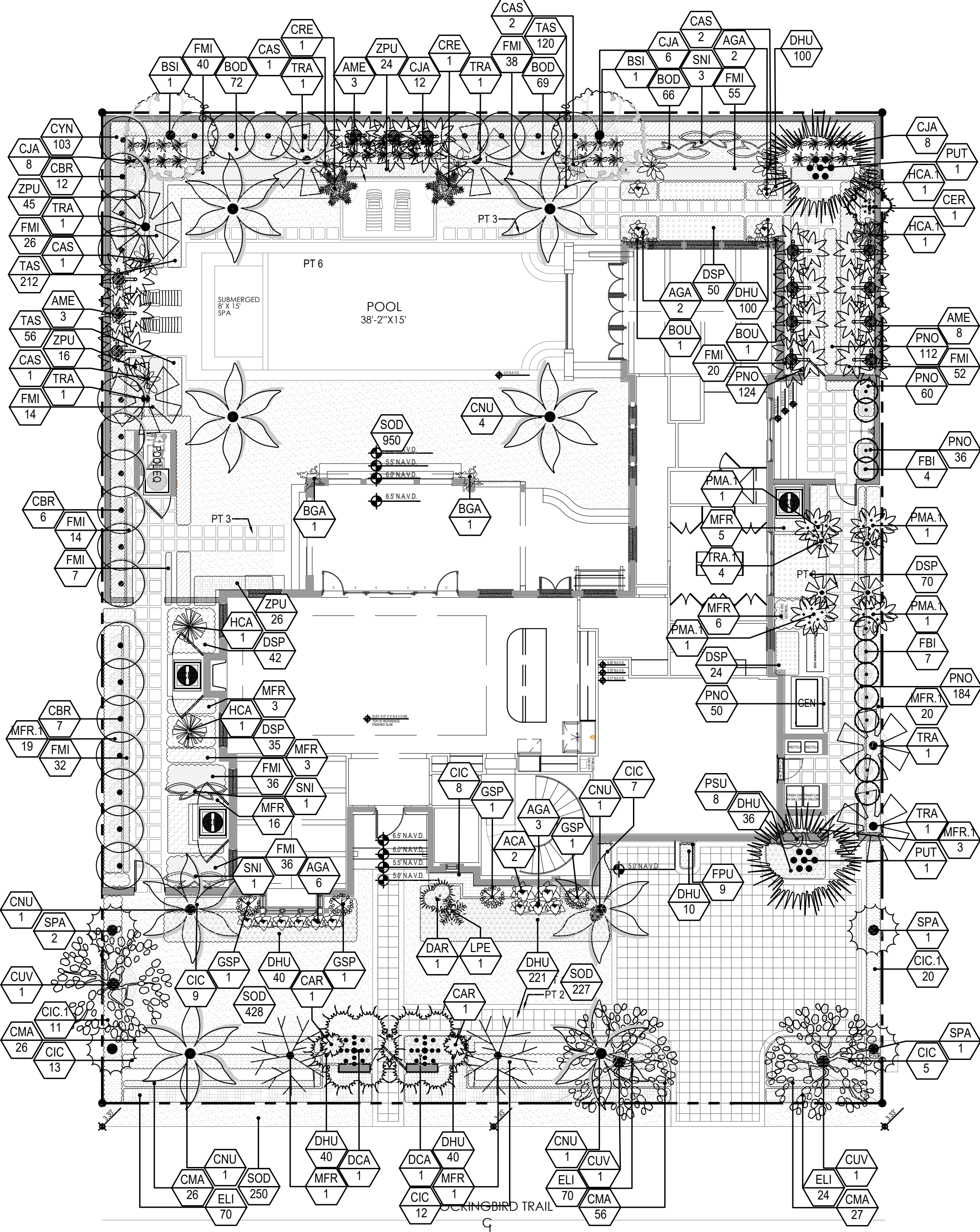
OVERALL R-B SITE CALCULATIONS

OVERALL LOT AREA =	12,650 sq.ft.	100%
MINIMUM LANDSCAPE		
MINIMUM REQUIRED	5,692 sq.ft.	45%
EXISTING	- sq.ft.	0 %
PROPOSED	5,949 sq.ft.	47%

FRONT SETBACK CALCULATIONS

30' SETBACK AREA =	3,000 sq.ft.	100%
MINIMUM LANDSCAPE		
MINIMUM REQUIRED	1,350 sq.ft.	40%
EXISTING	2,224 sq.ft.	74%
PROPOSED	1,674 sq.ft.	55%

CURRENTLY PROPOSED



3.0 LANDSCAPING

OVERALL R-B SITE CALCULATIONS

OVERALL LOT AREA =	12,650 sq.ft.	100%
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EXISTING	- sq.ft.	0 %
PROPOSED	5,952 sq.ft.	47%

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COHEN RESIDENCE

232 MOCKINGBIRD TRAIL, PALM BEACH

LANDSCAPE PLAN

OWNER

FERNANDO WONG

OUTDOOR LIVING DESIGN

DRAWN BY: FW
CHECKED BY: FW
DATE: MAR 29, 2023
SCALE: 3/32" = 1'-0"

L-100

TREES				
SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	MFR	2	* Myrcianthes fragrans SIMPSON STOPPER	13-14' O.A HT 65 GAL.
	PUT	2	Pandanus utilis SCREW PINE	14' O.A PLANTED HT F.G
	BSI	2	* Bursera simaruba GUMBO LIMBO	20' O.A HT F.G
	CUV	3	* Cocoloba uvifera SEA GRAPE	10-12' CT 18-20' O.A MULTI F.G.
	DAR	1	Dracaena arborea DRACAENA TREE	15' O.A HT F.G.

% NATIVE TREES = 77%

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	CBR	25	Calophyllum brasiliense BRAZILIAN BEAUTY LEAF	18" O.A HT F.G
	FBI	11	Ficus binnendijkii FICUS ALII	12-14' O.A HT 36" O.C F.G

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	CNU	8	<i>Cocos nucifera</i> GREEN MALAYAN COCONUT PALM	18' GW. STRAIGHT TRUNK. F.G.
	PMA.1	4	<i>Ptychosperma macarthurii</i> Schefferi MACARTHUR PALM	9'-10' 25 GAL
	DCA	2	<i>Dypsis cabadae</i> CABADA PALM	10-12 O.A HT F.G.
	SPA	4	* <i>Sabal palmetto</i> CABBAGE PALM	22' O.A HT F.G.
	AME	14	<i>Adonidia merrillii</i> CHRISTMAS PALM	14-16' O.A. PLANTED HT. F.G. TRIPLE.
	CER	1	<i>Chamaedorea erumpens</i> BAMBOO PALM	10 FT O.A HT 25 GAL
	TRA	6	* <i>Thrinax radiata</i> FLORIDA THATCH PALM	18' CT TRIPLE F.G
OPT 2	LCH	6	<i>Livistona chinensis</i> CHINESE FAN PALM	18' CT TRIPLE F.G
	TRA.1	4	* <i>Thrinax radiata</i> FLORIDA THATCH PALM	6' CT SINGLE 25 GAL
	CAR	2	* <i>Coccothrinax argentata</i> SILVER THATCH PALM	4' HT TRIPLE 15 GAL

% NATIVE PALMS = 31%

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	FMI	370	Ficus microcarpa 'Green Island Ficus' GREEN ISLAND FIGUS	12" O.C. KEEP TRIMMED AT 12" HT. 3 GAL.
	CIC	54	*Chrysobalanus icaco GREEN TIP COCOPLUM	4-5' O.A HT 25 GAL.
	CIC.1	31	*Chrysobalanus icaco 'Red tip' RED TIP COCOPLUM	6-7' O.A HT 25 GAL.
	CMA	135	Carissa macrocarpa CARISSA	1' PLANTED HT. 3 GAL.
	CYN	103	*Capparis cynophallophora JAMAICAN CAPER	6-7' O.A HT 45 GAL.
	MFR.1	42	* Myrcianthes fragrans SIMPSON STOPPER	4-5' PLANTED HT. 25 GAL.
	ZPU	153	*Zamia pumila COONTIE	3-4' O.A HT 3 GAL.
	SNI	5	Strelitzia reginae WHITE BIRD OF PARADISE	7-8' OA HT. 25 GAL.
	HCA	2	Heliconia psittacorum FALSE BIRD OF PARADISE	2-3' HT 7 GAL.
	HCA.1	2	Heliconia rostrata 'Lobster claw' HELICONIA	4-5' HT 15 GAL.
	CRE	2	Cycas revoluta SAGO PALM	30 GAL.
	CAS	7	Crinum asiaticum GREEN CRINUM	5' HT 15 GAL.
	AGA	13	Alocasia gageana DWARF ALOCASIA	3 GAL.
	ACA	2	Alocasia calidra GIANT ELEPHANT EAR	4-5' O.A HT 7 GAL.
	CJA	34	Crinum jagus ST CHRISTOPHER LILY	12"-18" O.A HT 3 GAL.
OPT 2	HLA	34	Hymenocallis latifolia SPIDER LILY	3 GAL.
OPT 3	NCA	34	Neomarica caerulea 'Regina' GIANT APOSTLES IRIS	3 GAL.
	LPE	1	Licuala peltata sumawongii LICUALA THAI GIANT	4-5' HT 25 GAL.
OPT 2	CCR	1	Coccothrinax crinita OLD MAN PALM	45 GAL.
	GSP	4	Garcinia spicata GARCINIA COLUMN	10-12' O.A HT COLUMN

% NATIVE SHRUBS = 39%

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	BOU	2	Bougainvillea 'James Walker' PINK BOUGAINVILLEA	12' O.A. PLANTED HT. ESPALIER TO WALL 25 GAL. 12" X 12" SS GRID
	PSU	8	*Passiflora suberosa CORKSYSTEM PASSIONFLOWER	TRELLIS 3 GAL.
OPT 2	SGU	8	Solandra guttata GOLDEN CHALICE VINE	TRELLIS 3 GAL.
	BGA	2	Bignonia capreolata CROSSVINE	TRELLIS 25 GAL.
	FPU	9	Ficus pumila CREEPING FIG	12" O.C 1 GAL.
% NATIVE VINES = 38%				

	DSP	221	Dwarf spathiphyllum DWARF PEACE LILY	12"-18" HT. 1 GAL.
	PNO	474	* Phylla nodiflora FROGFRUIT	12" O.C. 6" CELL.
	BOD	207	Begonia odorata 'alba' BEGONIA WHITE ANGEL	18" O.C 3 GAL.
	ELI	164	* Ernodea littoralis GOLDEN BEACH CREEPER	1' HT 3 GAL.
	DHU	587	* Dyckhoris humistrata SWAMP TWINFLOWER	12" O.C 1 GAL.
	TAS	388	Trachelospermum asiaticum JASMINE MINIMA	6" O.C 4" CELL

% NATIVE GROUNDCOVERS = 62.6%

SYMBOL	KEY	SQ. FT	PROPOSED MATERIAL	DESCRIPTION
	SOD	1,855	Diamond Zoysia	
			ZOYSIA SOD	

COHEN RESIDENCE
232 MOCKINGBIRD TRAIL, PALM BEACH

LANDSCAPE SCHEDULE

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

OUTDOOR LIVING DESIGN

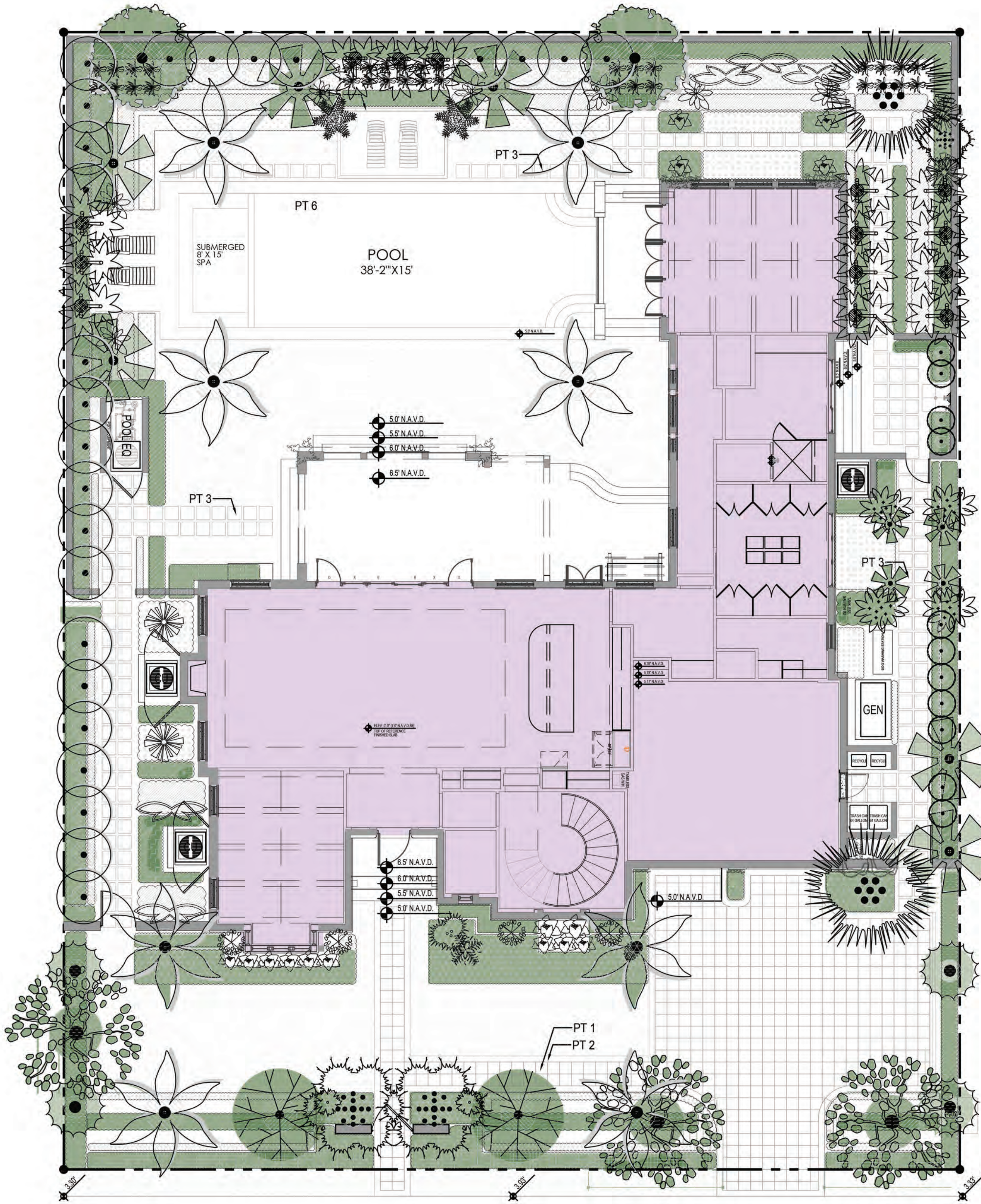
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CHECKED BY: _____ FW

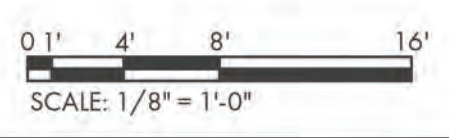
DATE: MAR 29, 2023

SCALE: _____

L-102



3.0 LANDSCAPING		
OVERALL R-B SITE CALCULATIONS		
OVERALL LOT AREA =	12,650 sq.ft.	100%
MINIMUM LANDSCAPE		
MINIMUM REQUIRED	5,692 sq.ft.	45%
EXISTING	— sq.ft.	0 %
PROPOSED	5,952 sq.ft.	47%
FRONT SETBACK CALCULATIONS		
30' SETBACK AREA =	3,000 sq.ft.	100%
MINIMUM LANDSCAPE		
MINIMUM REQUIRED	1,350 sq.ft.	40%
EXISTING	2,224 sq.ft.	74%
PROPOSED	1,674 sq.ft.	55%
NATIVE LANDSCAPE VEGETATION = 55% by quantity		



COHEN RESIDENCE
232 MOCKINGBIRD TRAIL, PALM BEACH

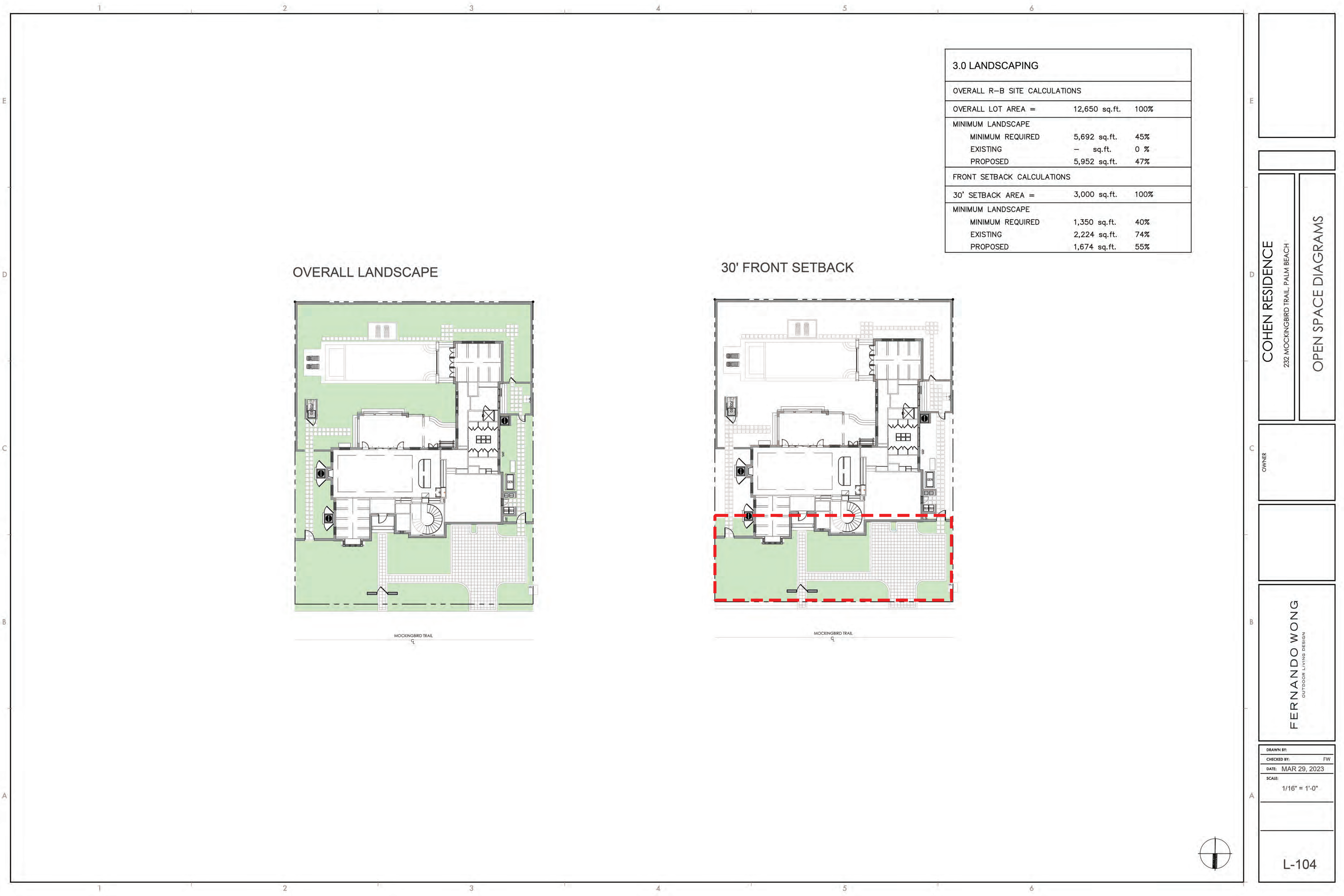
NATIVE PLANTING PLAN

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY: FW
DATE: MAR 29, 2023
SCALE: 1/8" = 1'-0"

L-103



OVERALL LANDSCAPE

30' FRONT SETBACK

3.0 LANDSCAPING

OVERALL R-B SITE CALCULATIONS

OVERALL LOT AREA = 12,650 sq.ft. 100%

MINIMUM LANDSCAPE

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EXISTING	- sq.ft.	0 %
PROPOSED	5,952 sq.ft.	47%

FRONT SETBACK CALCULATIONS

30' SETBACK AREA = 3,000 sq.ft. 100%

MINIMUM LANDSCAPE

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COHEN RESIDENCE

232 MOCKINGBIRD TRAIL, PALM BEACH

OPEN SPACE DIAGRAMS

OWNER

FERNANDO WONG

OUTDOOR LIVING DESIGN

DRAWN BY:

CHECKED BY:

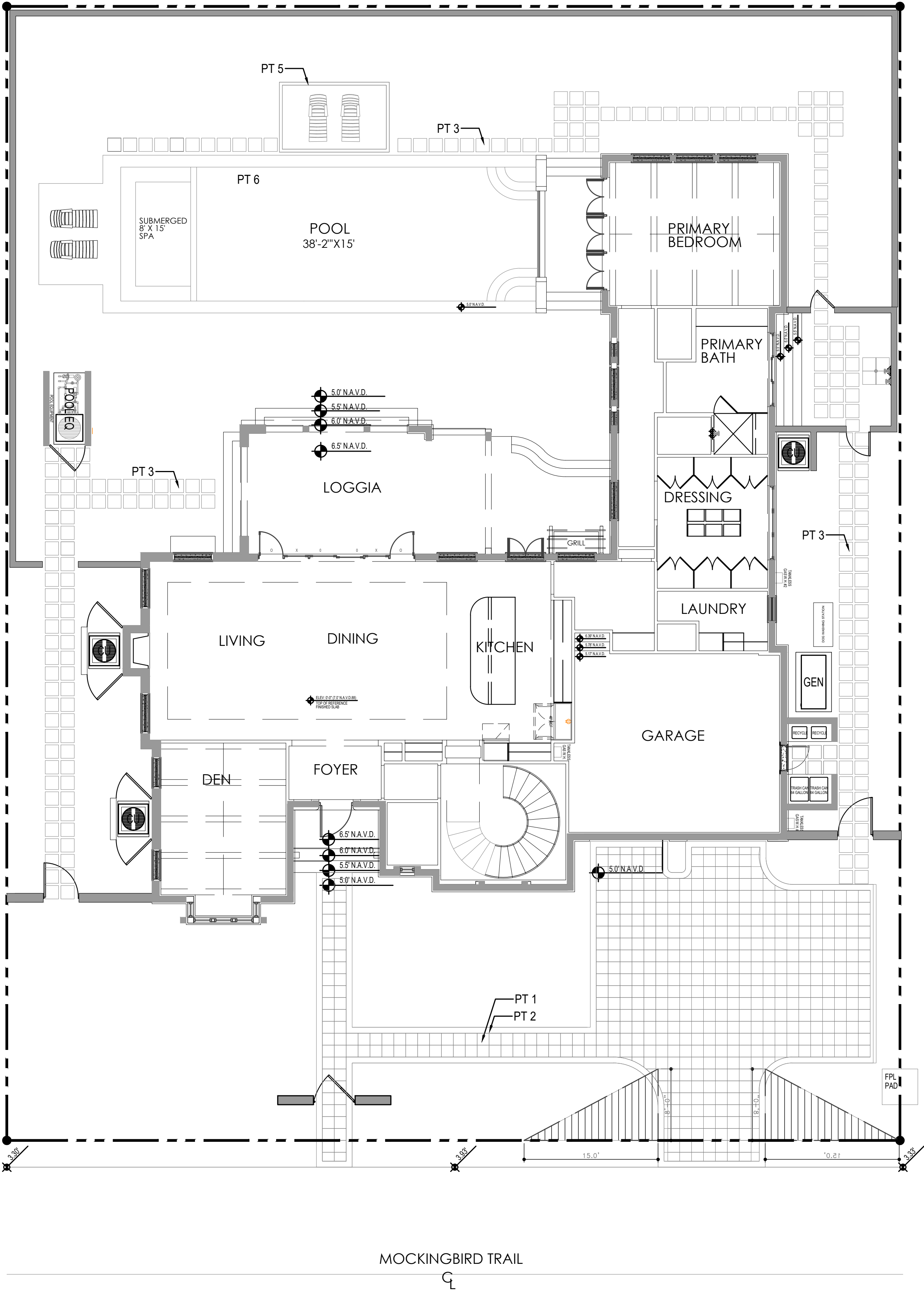
FW

DATE: MAR 29, 2023

SCALE:

1/16" = 1'-0"

L-104



3.0 LANDSCAPING

OVERALL R-B SITE CALCULATIONS

OVERALL LOT AREA = 12,650 sq.ft. 100%

MINIMUM LANDSCAPE

MINIMUM REQUIRED 5,692 sq.ft. 45%

EXISTING - sq.ft. 0%

PROPOSED 5,952 sq.ft. 47%

FRONT SETBACK CALCULATIONS

30' SETBACK AREA = 3,000 sq.ft. 100%

MINIMUM LANDSCAPE

MINIMUM REQUIRED 1,350 sq.ft. 40%

EXISTING 2,224 sq.ft. 74%

PROPOSED 1,674 sq.ft. 55%

MATERIAL LEGEND:

PAVING TYPE	MATERIAL	DIMENSION	COLOR	APPLICATION	NOTES	QTY	PHOTO
PT 1	CORALLOCK	16"x16"x1-5/8 THICK	IVORY	DRIVEWAY FILL	STONE MORTARED TO CONCRETE SLAB	943 SQ FT	SHEET H-100
PT 2	CORAL STONE	8" x 12" x 1-3/4 THICK	BEIGE	DRIVEWAY BORDER	STONE MORTARED TO CONCRETE SLAB	170 SQ FT	SHEET H-100
PT 3	LIMESTONE ST CROIX	18" x 18" x 1-3/4 THICK	BEIGE	STEPPING STONES	STONE MORTARED TO CONCRETE SLAB	572 SQ FT	SHEET H-100
PT 4	LIMESTONE ST CROIX	12" x 24" x 1-3/4 THICK	BEIGE	POOL COPING + PAD	STONE MORTARED TO CONCRETE SLAB	245 SQ FT	SHEET H-100
PT 5	LIMESTONE ST CROIX	4" x 12" x 1-3/4 THICK	BEIGE	BORDER	STONE MORTARED TO CONCRETE SLAB	15 SQ FT	SHEET H-100
PT 6	DIAMOND BRITE FINISH	4" x 12" x 1-3/4 THICK	COOL BLUE	POOL FINISH			

CORALLOCK



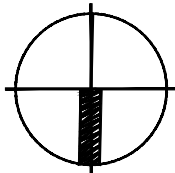
CORAL STONE



ST CROIX LIMESTONE



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



COHEN RESIDENCE
232 MOCKINGBIRD TRAIL, PALM BEACH
HARDSCAPE PLAN

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: FW
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SCALE: 1/8" = 1'-0"

H-100



FRONT - NORTH ELEVATION

RIGHT - WEST ELEVATION

COHEN RESIDENCE
232 MOCKINGBIRD TRAIL, PALM BEACH

NORTH & WEST ELEVATIONS

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
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DATE: MAR 29, 2023
SCALE: 1/4" = 1'-0"

EL-100



REAR - SOUTH ELEVATION

LEFT - EAST ELEVATION

COHEN RESIDENCE
232 MOCKINGBIRD TRAIL, PALM BEACH
SOUTH & EAST ELEVATIONS

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY: FW
DATE: MAR 29, 2023
SCALE: 1/4" = 1'-0"

EL-101



1 EXISTING SOUTH PERIMETER



2 EXISTING NORTH PERIMETER



3 EXISTING EAST PERIMETER



4 EXISTING WEST PERIMETER



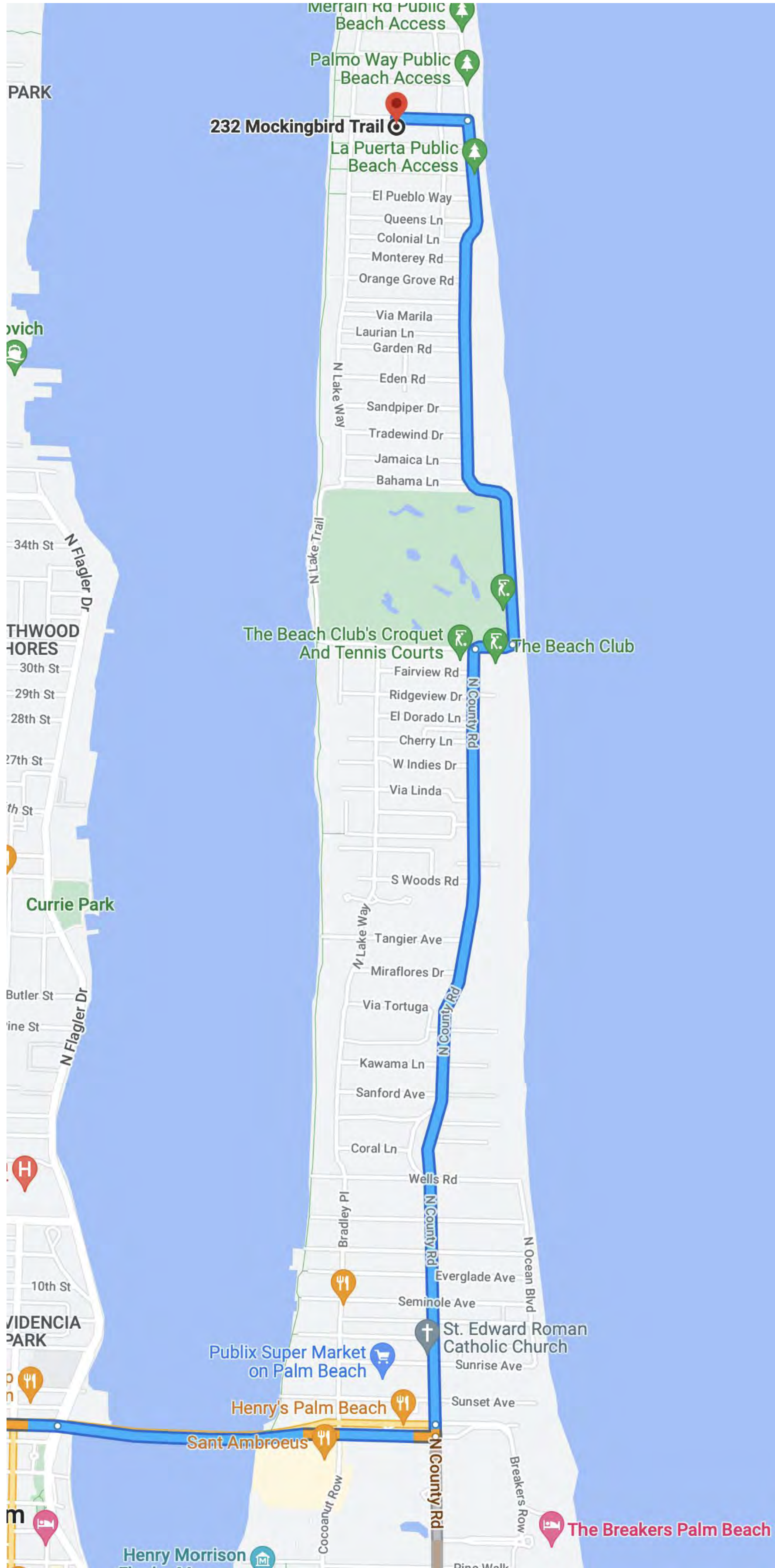
COHEN RESIDENCE
232 MOCKINGBIRD TRAIL, PALM BEACH
CONSTRUCTION SCREENING

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY: FW
DATE: MAR 29, 2023
SCALE: N.T.S.

CS -100



Deliveries and workers will be using the Flagler memorial bridge to N County road. Make a left on N County road. Continue until 232 Mockingbird Lane. Site will be on the left.

TRUCK LOGISTICS

- 1. Maximum truck length 35' (Concrete truck)
- 2. Total number of deliveries generated by the project 1,980 (Estimated for the entire duration). (Dump trucks, demolition, fill, steel, concrete block, windows & doors, trusses, roof sheathing, A/C units, cabinets, floor tile, landscape, etc.)

CONSTRUCTION SCHEDULE

Site Preparation	1 month
Foundation	1 month
Concrete building shell	2 months
Roof trusses & sheathing	1 month
Door/window installation	5 months
Roofing	5 months
Interior framing	1 month
MEP rough ins	2 months
Drywall	1 month
Int/ext finishes	3 months
Landscape/hardscape	2 months
Inspections	1 month

COHEN RESIDENCE

232 MOCKINGBIRD TRAIL, PALM BEACH

TRUCK LOGISTICS

OWNER

FERNANDO WONG

OUTDOOR LIVING DESIGN

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TL-100

48 HOURS BEFORE DIGGING
CALL
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



Gruber Consulting
Engineers, Inc.
SUNSHINE AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

Project Information				
Project No.	2022-0041	Issue Date	05/31/2022	Scale
		Scale	1/8" = 1'-0"	Drawn By
		Checked By	KM	CG

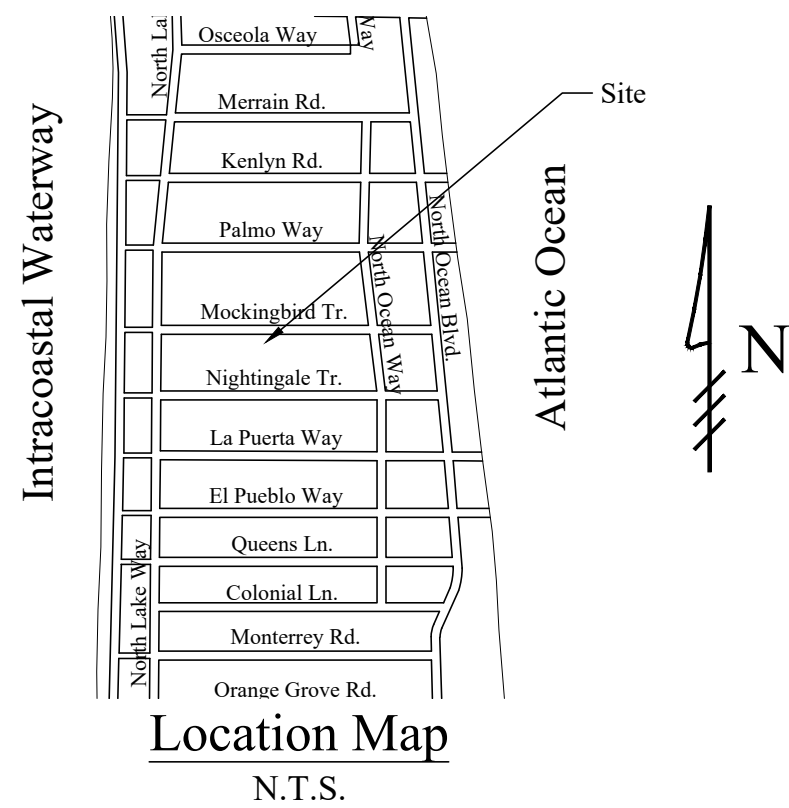
Conceptual Site Grading & Drainage Plan For:
Proposed Residence
232 Mockingbird Trail
Palm Beach, Florida

Revisions	
1	10/25/2022
2	02/01/2023
3	
4	
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Chad M. Gruber

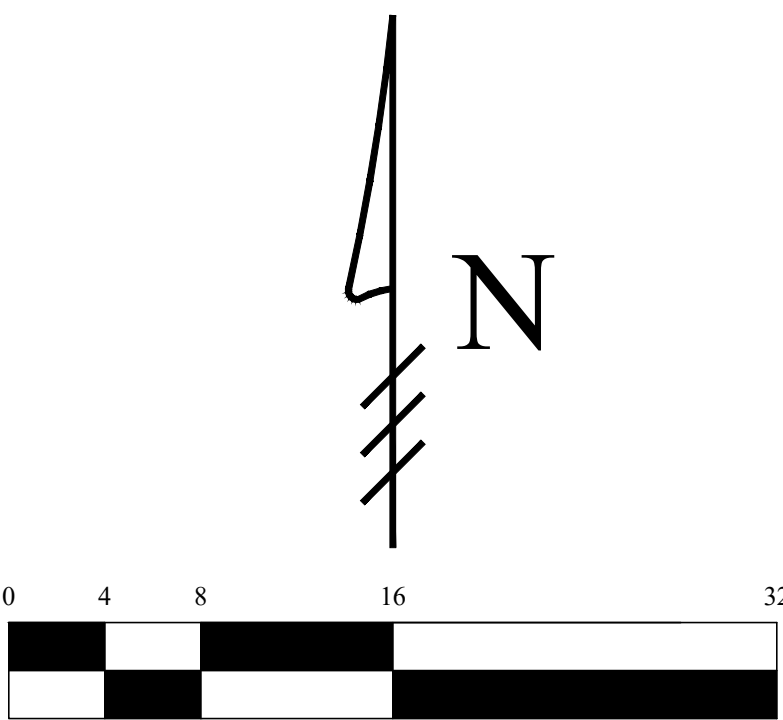
FL P.E. No. 57466

Sheet No.
C-1



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"

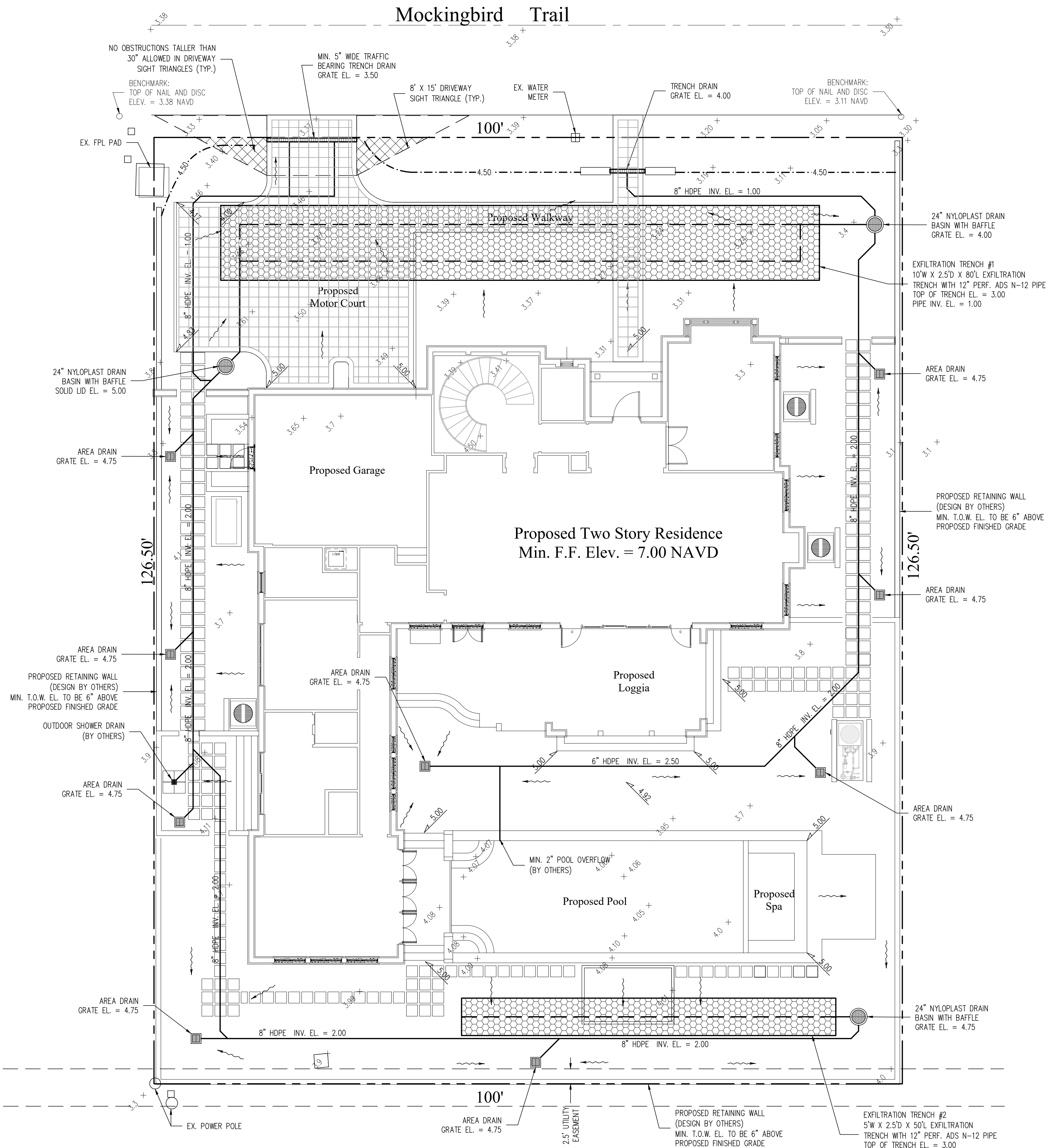
- 10/25/22 UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE
- 02/01/23 UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE

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 Fernando Wong Received 1/23/23

ARC-22-142

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STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 12,650 sq.ft.
Drainage Area Impervious Surface = 6,957 sq.ft.
Drainage Area Pervious Surface = 5,693 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 6,957 sq.ft. x 1 ft/12 in. = 1,160 cu.ft.
Pervious Runoff Volume:
0.2 x 2 in/hr x 5,693 sq.ft. x 1 ft/12 in. = 190 cu.ft.
Total Volume to be Retained = 1,350 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1
L = Total Length of Trench Provided = 80 ft
W = Trench Width = 10 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.00 ft
DU = Un-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 1.00 ft
V = Volume Treated = 1,008 cu.ft.
Exfiltration Trench #2
L = Total Length of Trench Provided = 50 ft
W = Trench Width = 5 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.00 ft
DU = Un-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 1.00 ft
V = Volume Treated = 350 cu.ft.
Total Volume Retained in Exfiltration Trenches = 1,358 cu.ft.

Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 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.
- Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- 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.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.

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SUNSHINE STATE ONE CALL
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Gruber Consulting
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Project Information				
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Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
			CG	

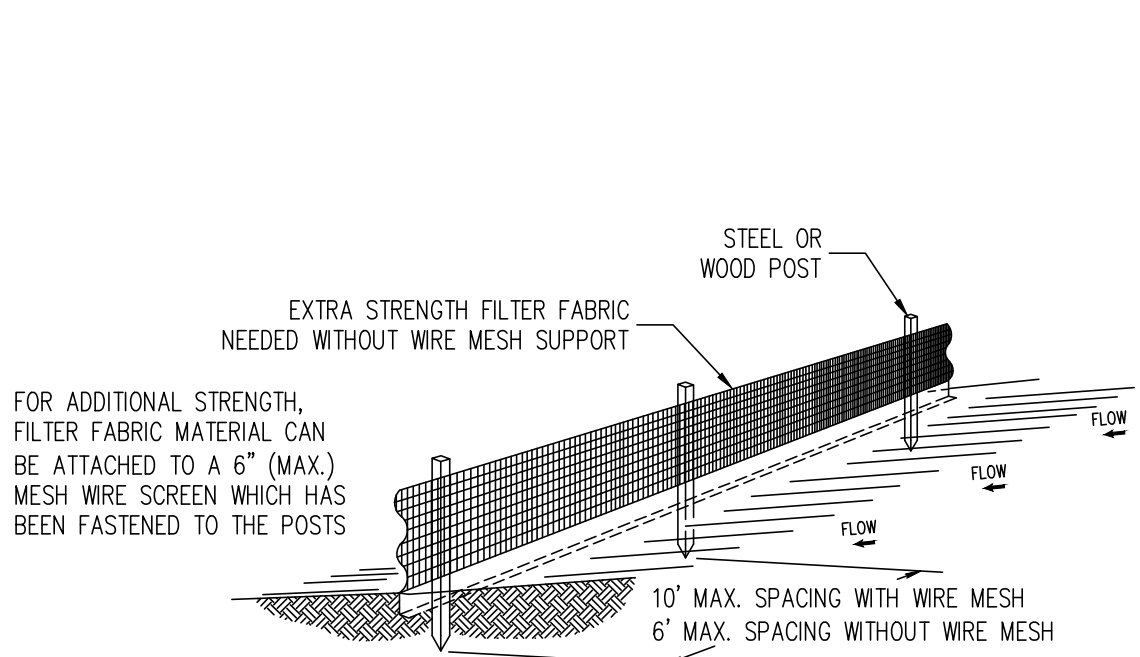
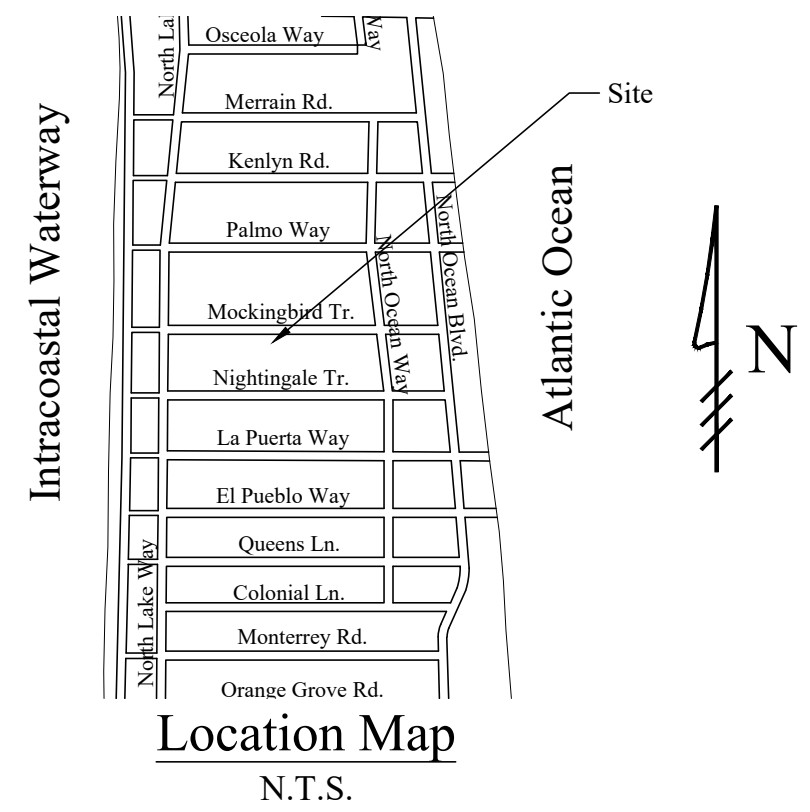
Conceptual Construction Staging & Parking and Erosion Control Plan For:
Proposed Residence
232 Mockingbird Trail
Palm Beach, Florida

Revisions	
1	10/25/2022
2	02/01/2023
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Chad M. Gruber

FL P.E. No. 57466

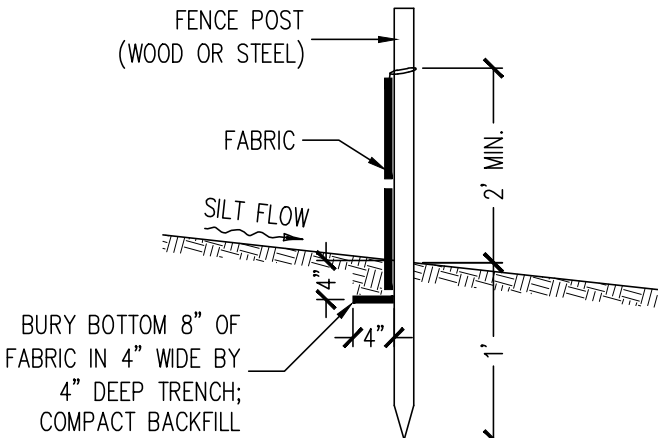
Sheet No.
EC-1



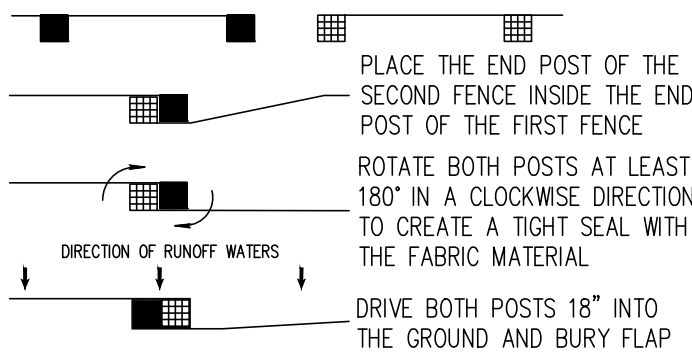
Notes:

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

SILT FENCE DETAIL
N.T.S.



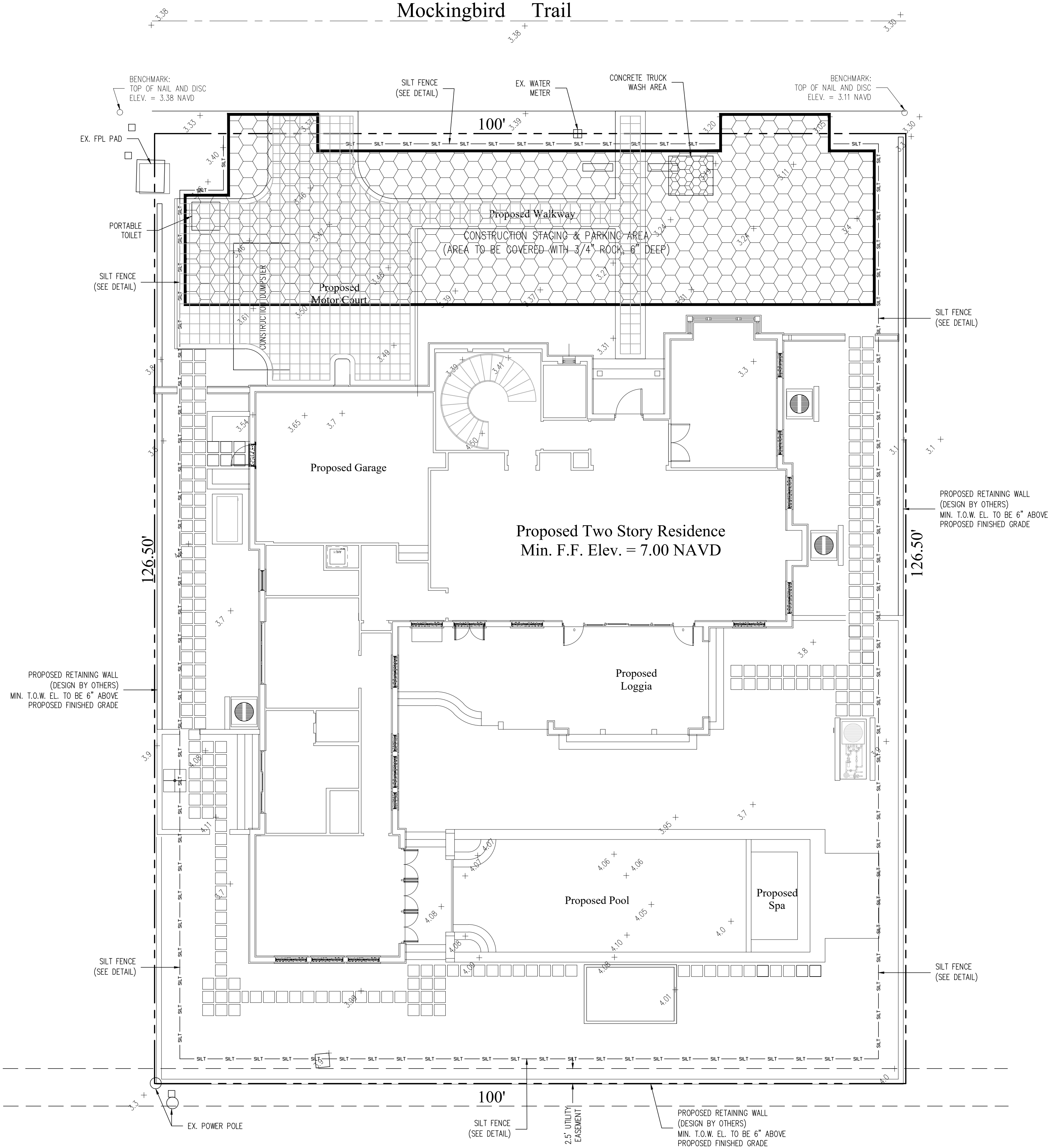
SILT FENCE SECTION
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.

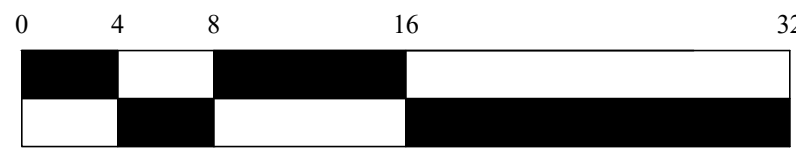
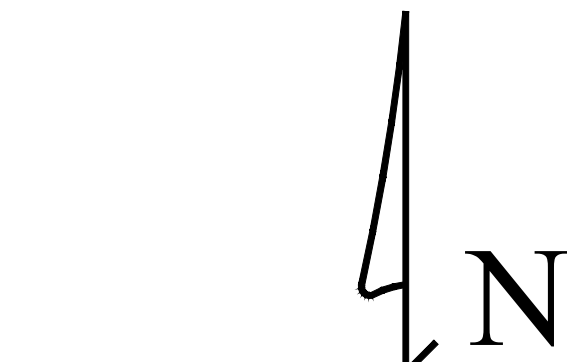
Notes:

- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 2) 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.



Legend

- CONSTRUCTION STAGING AREA
- SILT FENCE (SEE DETAIL)



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

- 10/25/22 UPDATE PLAN BACKGROUND
- 02/01/23 UPDATE PLAN BACKGROUND

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Fernando Wong Received 1/23/23

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