



**RECEIVED**

**By yfigueroa at 8:32 am, May 17, 2023**

## Scope of Work

- \* Existing driveway to be replaced
- \* Revised associated landscape
- \* Overall improvement of permeable square footage.

Private Residence  
241 Fairview Road  
Palm Beach

F L O R I D A

Application #: ARC-23-077  
Final Submittal  
Projected Hearing Date: 06.28.2023

## Design Team/Consultants

Landscape Architects  
ENVIRONMENT DESIGN GROUP  
139 NORTH COUNTY ROAD SUITE 20B  
PALM BEACH, FL 33480  
561.832.4600  
WWW.ENVIRONMENTDESIGNGROUP.COM

Civil Engineer  
GRUBER CONSULTING ENGINEERS  
2475 MERCER AVE  
WEST PALM BEACH, FL 33401  
561.312.2041

## Sheet Index

Cover Sheet  
L1.0 - Existing Site Photos  
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L2.0 Existing Vegetation Inventory & Action Plan  
L3.0 - Construction Screening Palm  
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L5.0 - Truck Logistic Plan  
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L8.0 - Landscape Rendering  
L9.0 - Landscape Elevation  
Site Plan Town Record  
Civil Engineering Plan





Private Residence  
241 Fairview Road  
Palm Beach

F L O R I D A

JOB NUMBER: # 22124.00 LA  
DRAWN BY: Jean Twomey  
DATE: 03.27.2023

SHEET L1.0





257 Fairview Drive



249 Fairview Drive

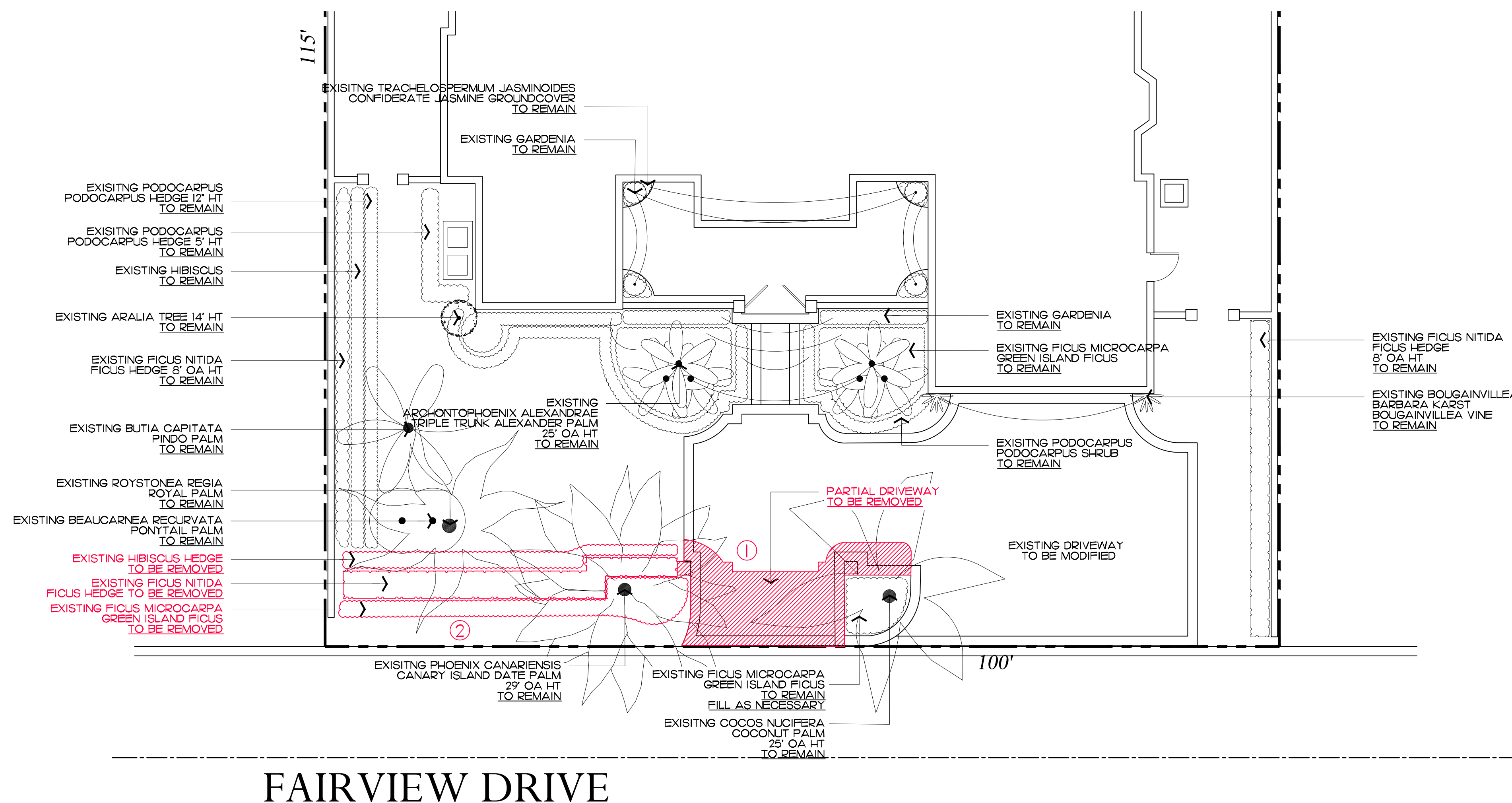


241 Fairview Drive  
Subject Property

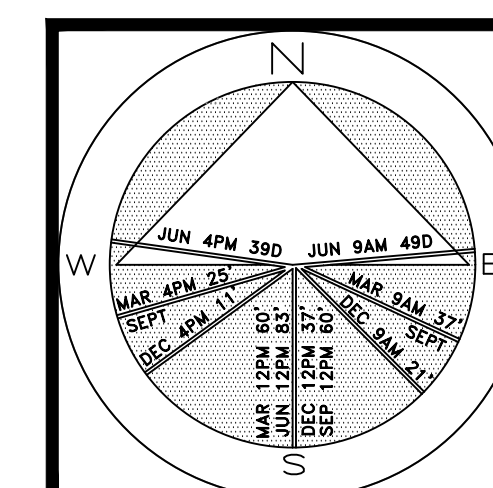


The Beach Club's Croquet And Tennis Courts





- ① PARTIAL REMOVAL OF EXISTING DRIVEWAY
- ② PARTIAL MODIFICATION OF EXISTING LANDSCAPE



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DRAWN BY: Nick Pastor  
DATE: 07.20.2022  
09.14.2022

| LOT ZONE  | R-B - LOW DENSITY RESIDENTIAL   |            |             |            |                     |            |                    |            |
|---|---------------------------------|------------|-------------|------------|---------------------|------------|--------------------|------------|
| DESCRIPTION                                     | REQUIRED                        |            | EXISTING    |            | PREVIOUSLY APPROVED |            | CURRENTLY PROPOSED |            |
| LOT AREA  | 10,000 S.F. MINIMUM             |            | 11,500 S.F. |            | 11,500 S.F.         |            | 11,500 S.F.        |            |
| OPEN / PERMEABLE SPACE                          | MINIMUM 45%                     | 5,175 S.F. | 42.2%       | 4,853 S.F. | 43.59%              | 5,013 S.F. | 44.4%              | 5,112 S.F. |
| FRONT YARD LANDSCAPE                            | MINIMUM 40% OF FRONT YARD       | 1,000 S.F. | 40%         | 1,000 S.F. | 56%                 | 1,400 S.F. | 59.2%              | 1,481 S.F. |
| PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE | MINIMUM 50% OF REQ'D OPEN SPACE | 2,587 S.F. | 59.57%      | 3,083 S.F. | 63.57%              | 3,290 S.F. | 64.7%              | 3,350 S.F. |

|   |   |
|---|---|
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|---|---|

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SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

ARC-23-077

## Existing Vegetation Inventory & Action Plan

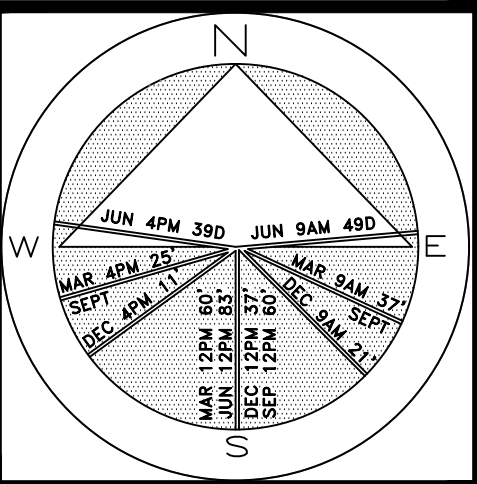


64 sf

AREA IN SQ FT



Private Residence  
241 Fairview Road  
Palm Beach

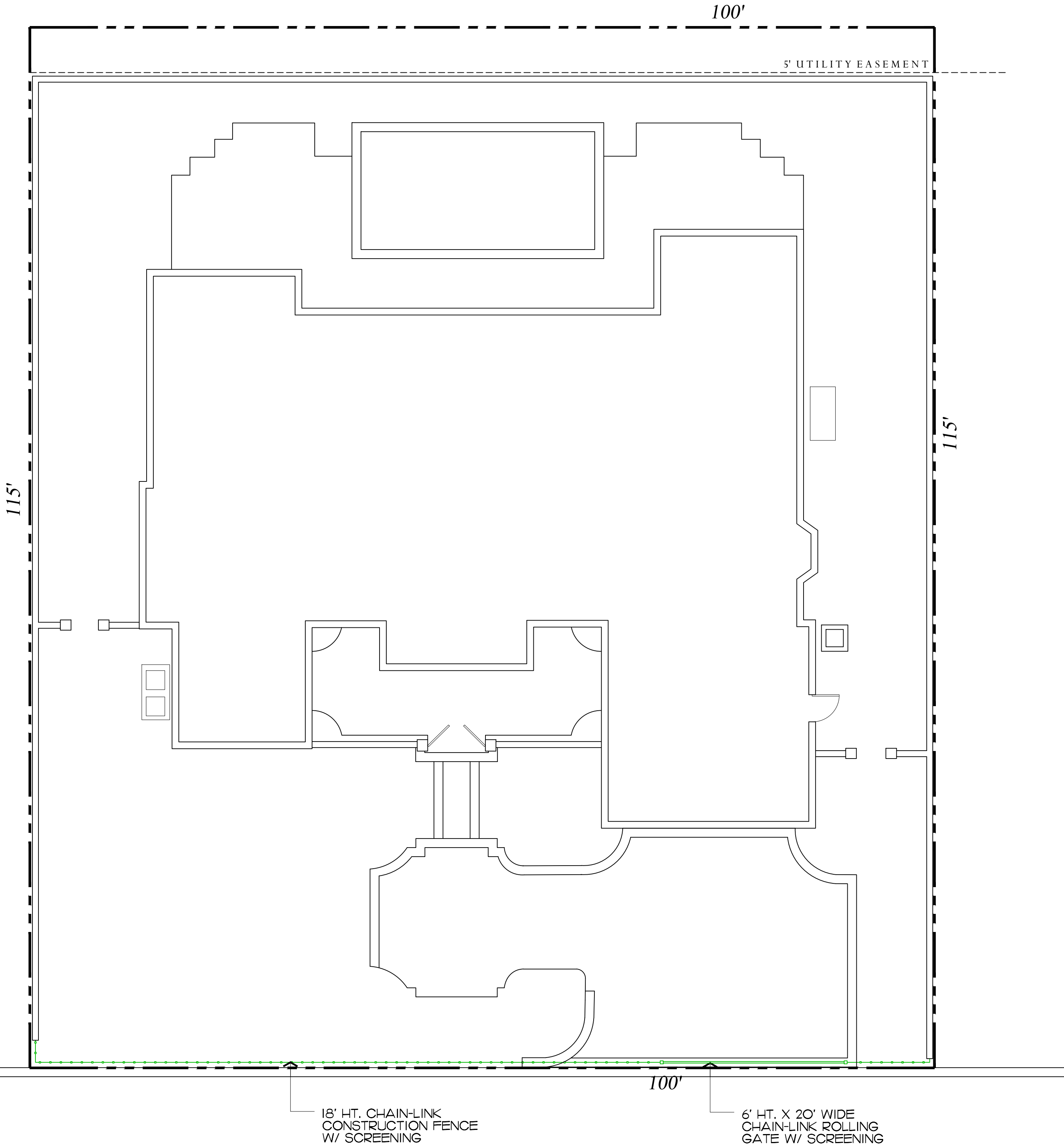


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DATE: 08.24.2022

SHEET L3.0



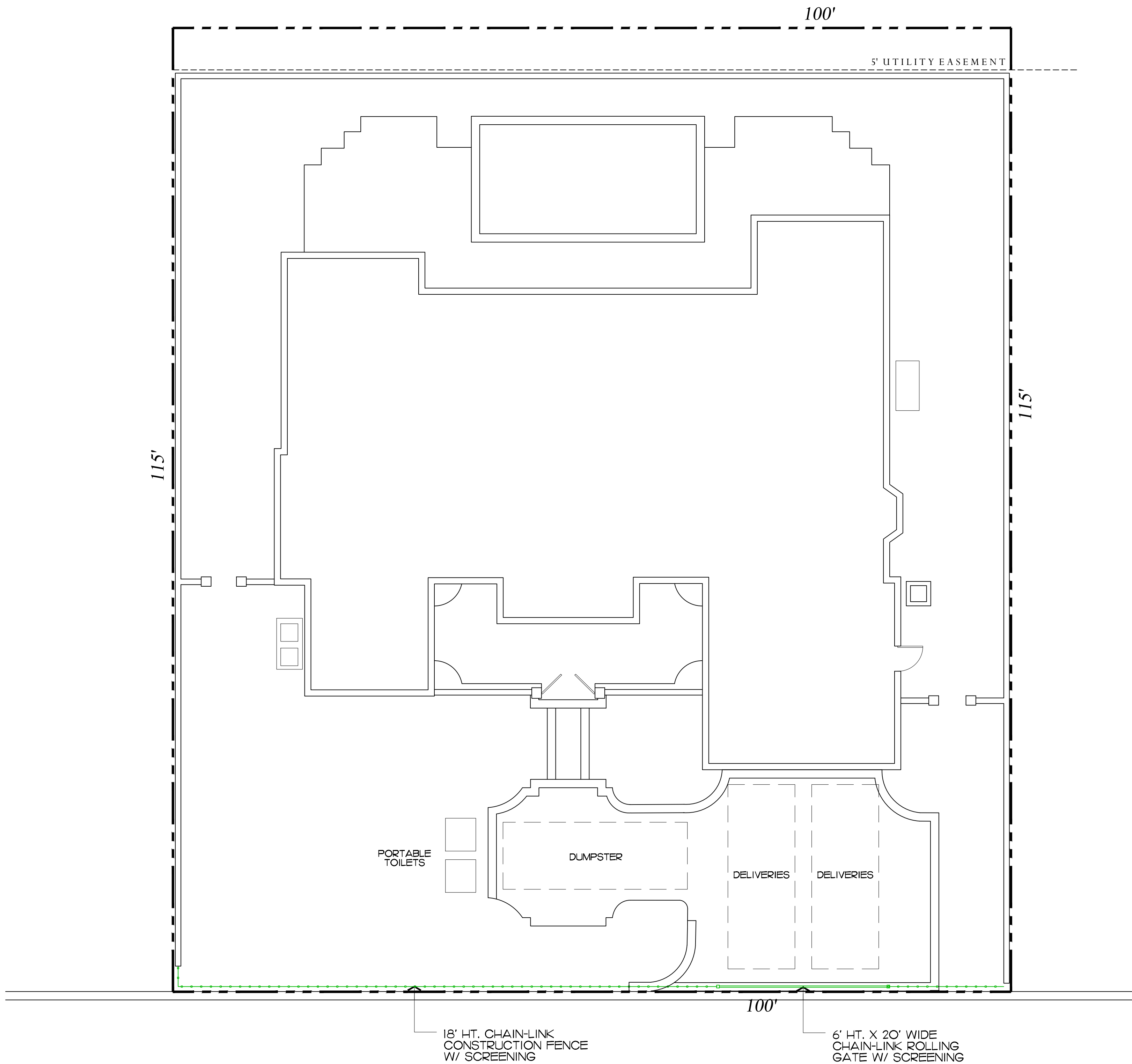
AREA IN SQ.FT. 64 sf.



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.

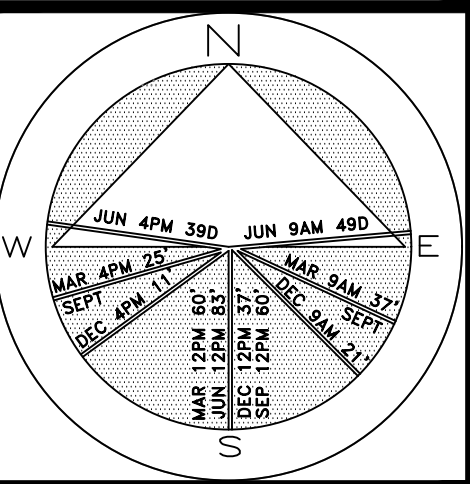
FAIRVIEW DRIVE





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JOB NUMBER: # 22124.00 LA  
DRAWN BY: Nick Pastor  
DATE: 08.24.2022

FAIRVIEW DRIVE

SHEET L4.0



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

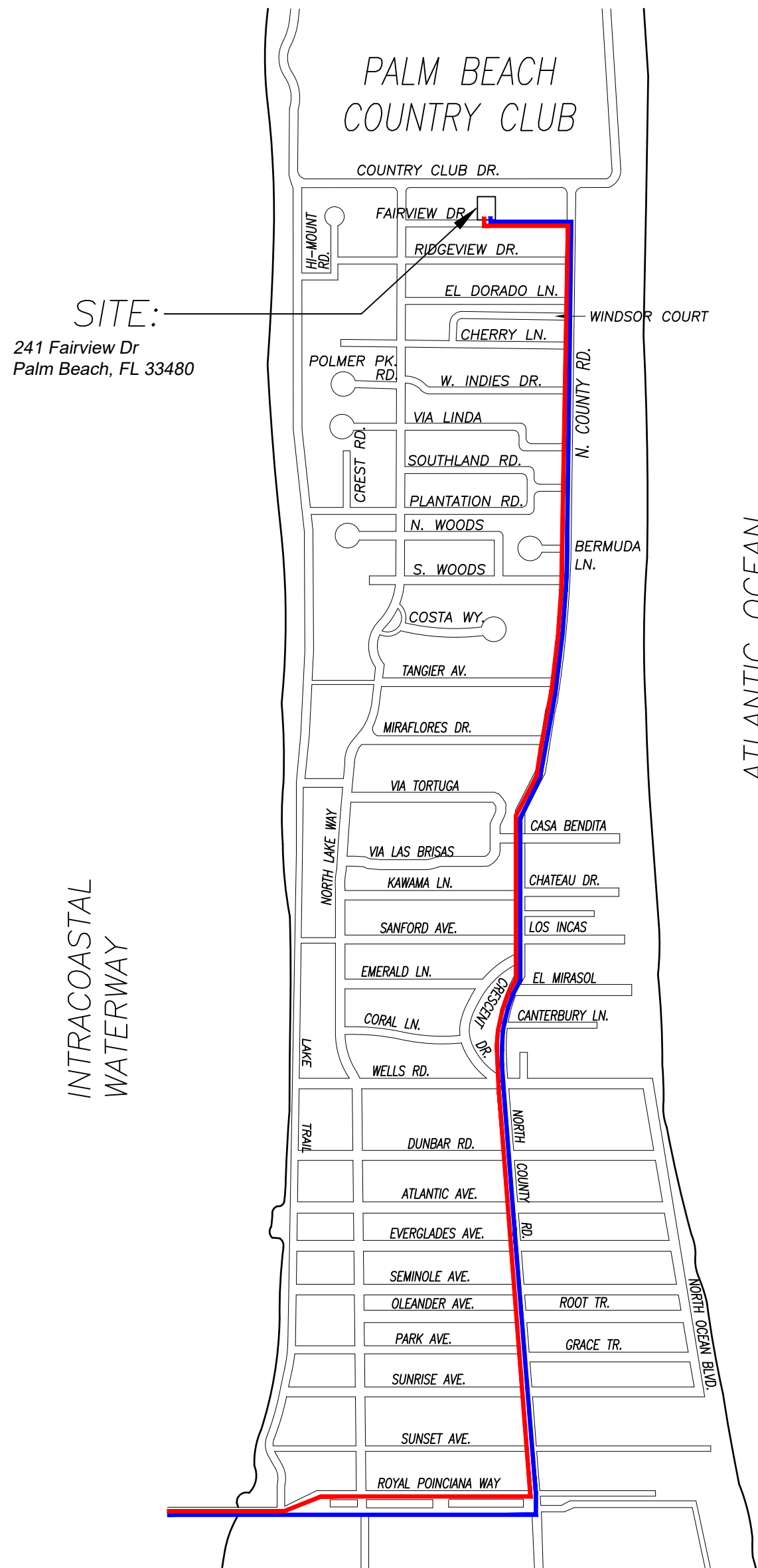
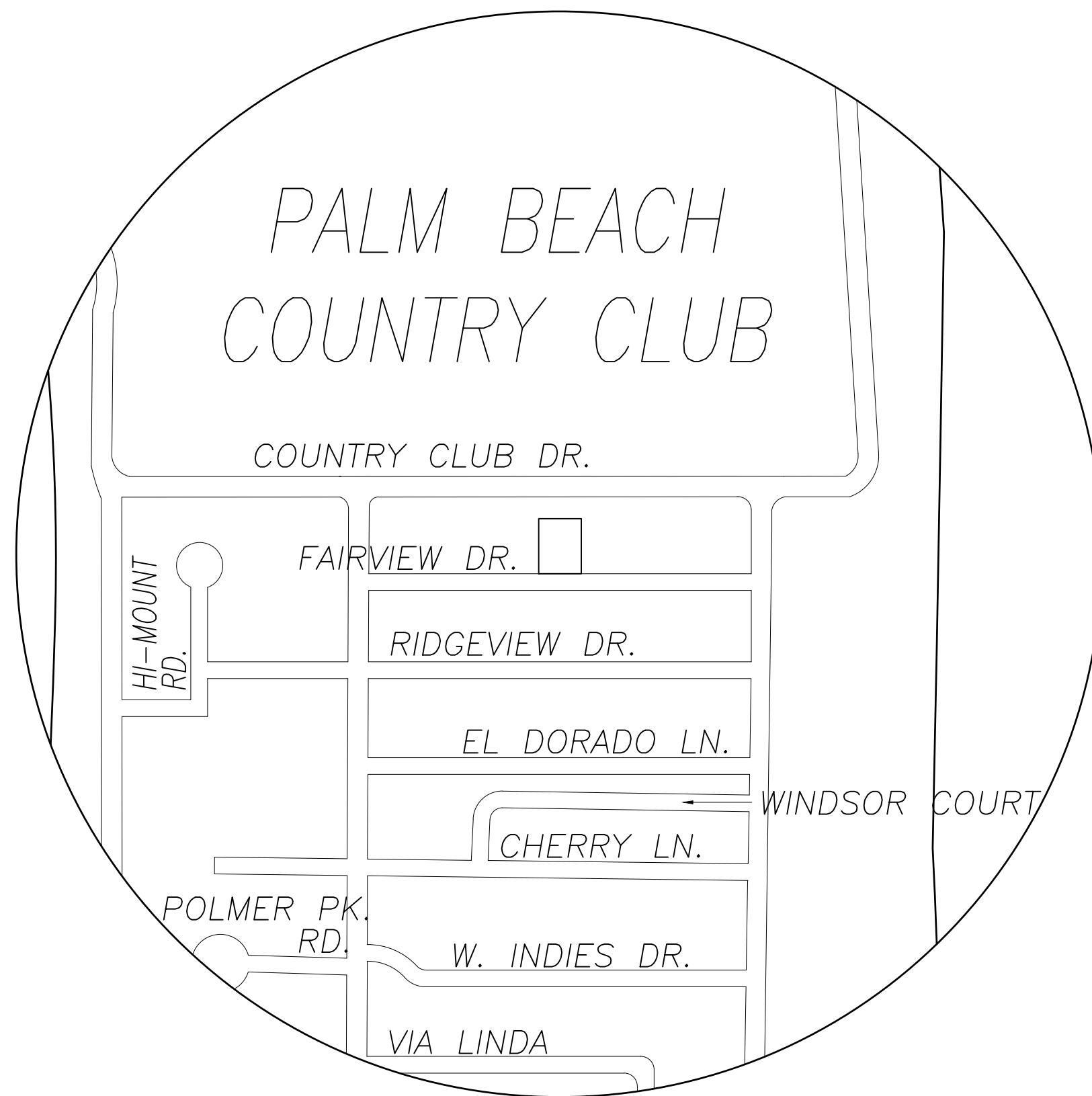
MONTH 1: DEMOLITION AND CLEANUP  
(3 - 5 DAYS)

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

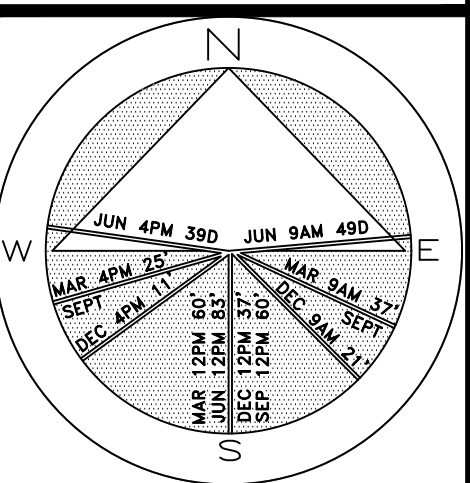
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING,  
MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

2 1/4 MILE VICINITY MAP FROM SITE



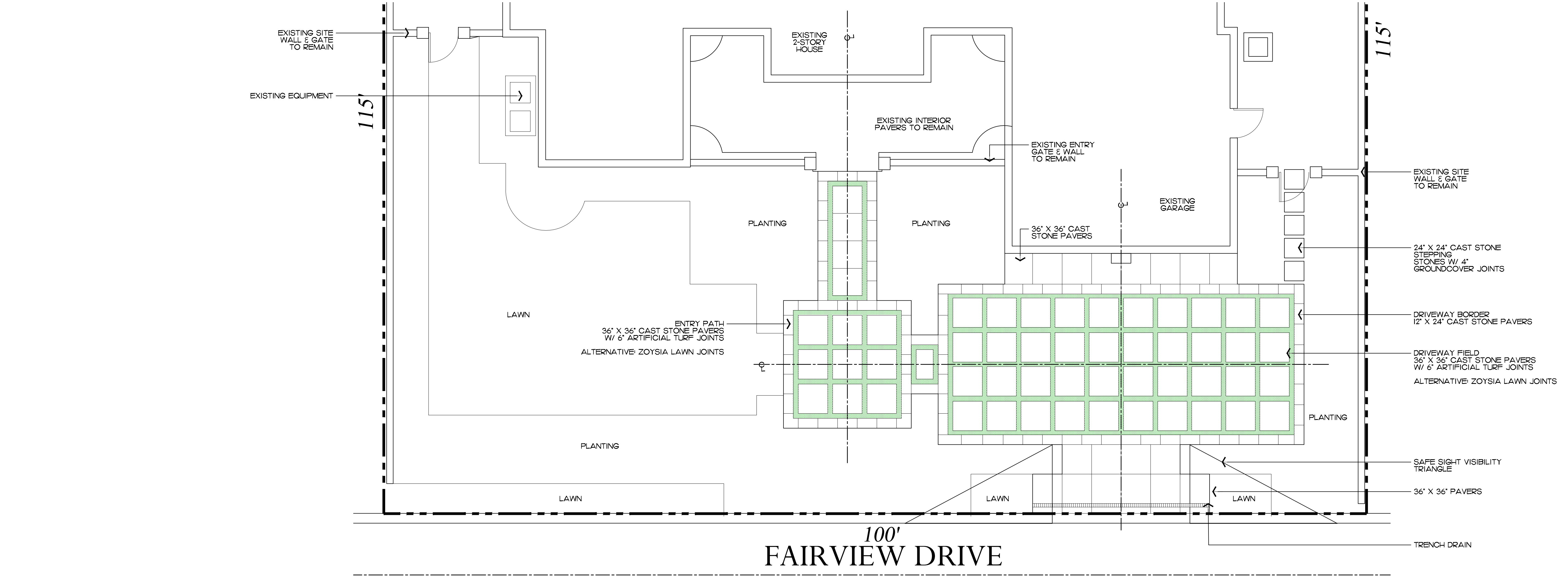
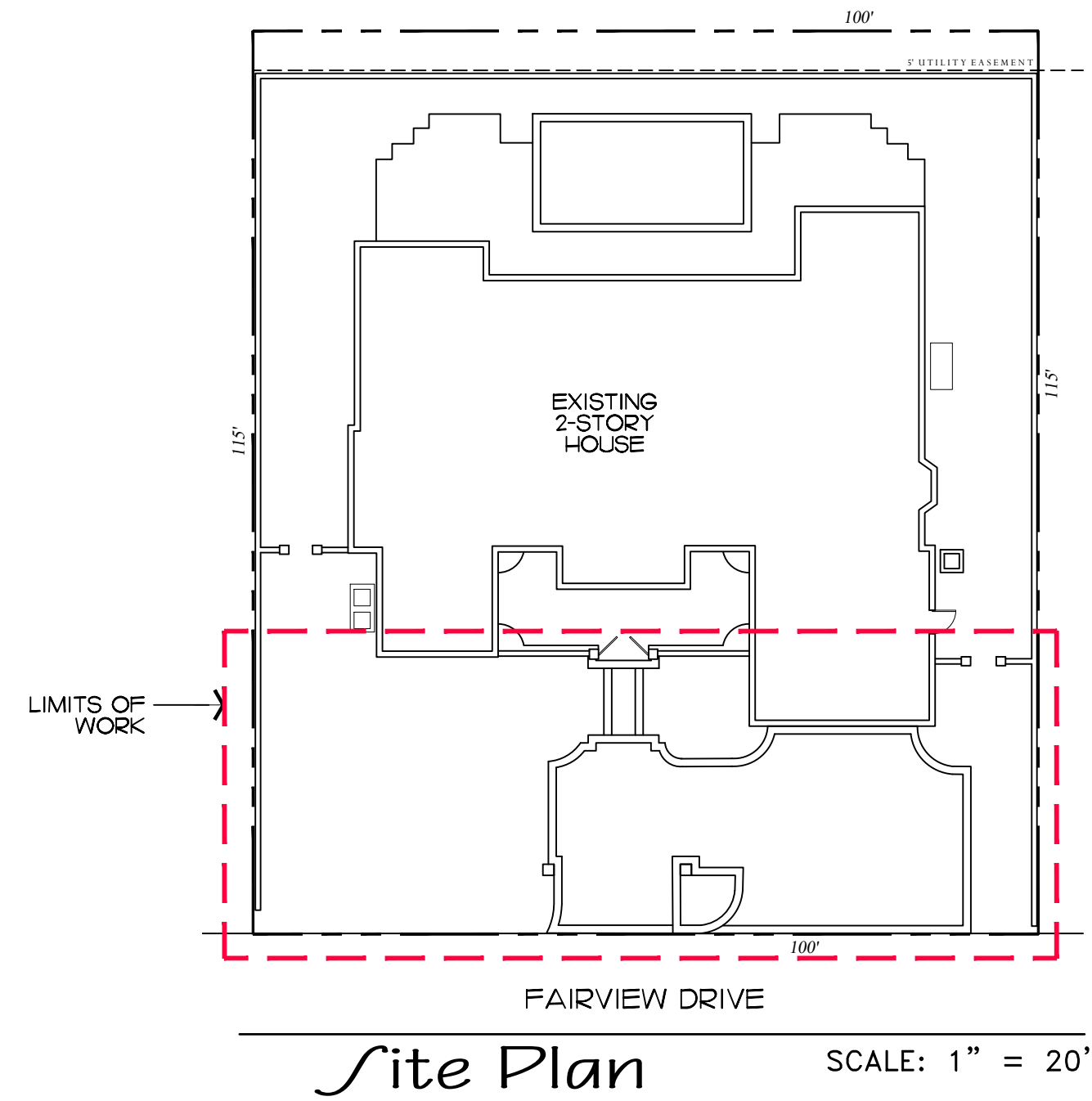
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Palm Beach



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DRAWN BY: Nick Pastor  
DATE: 08.24.2022  
05.16.2023

SHEET L5.0





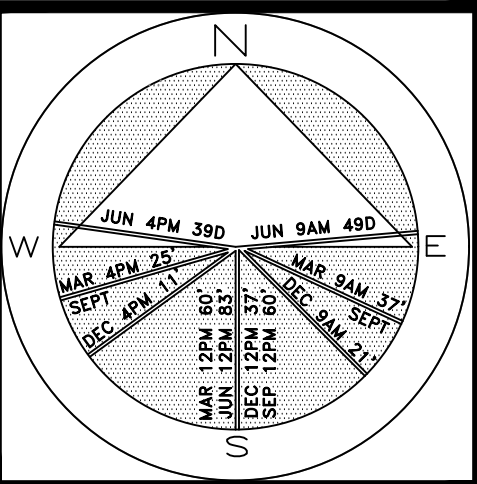
ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5420-B Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

Dustin M. Mizell, MIA, RLA #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
241 Fairview Road  
Palm Beach



JOB NUMBER: # 22124.00 LA  
DRAWN BY: Adam Mills  
Jean Twomey  
DATE: 03.27.2023  
04.21.2023  
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ARC-23-077  
Front Yard Improvement Plan  
SCALE: 3/16" = 1'-0"

SHEET L6.0

64 sf.

AREA IN SQ. FT.



Legend

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

Site Data

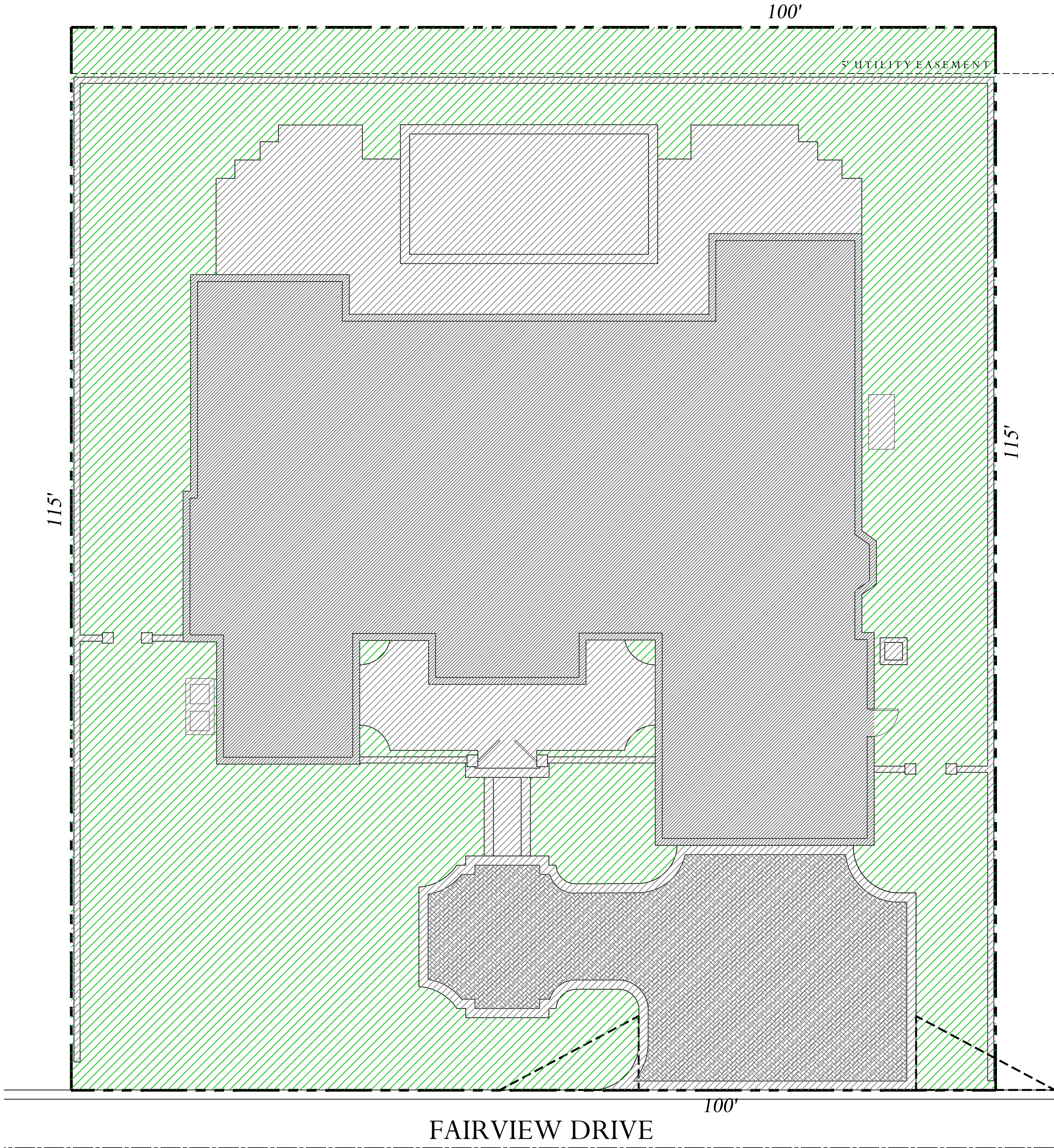
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DESIGN  
GROUP

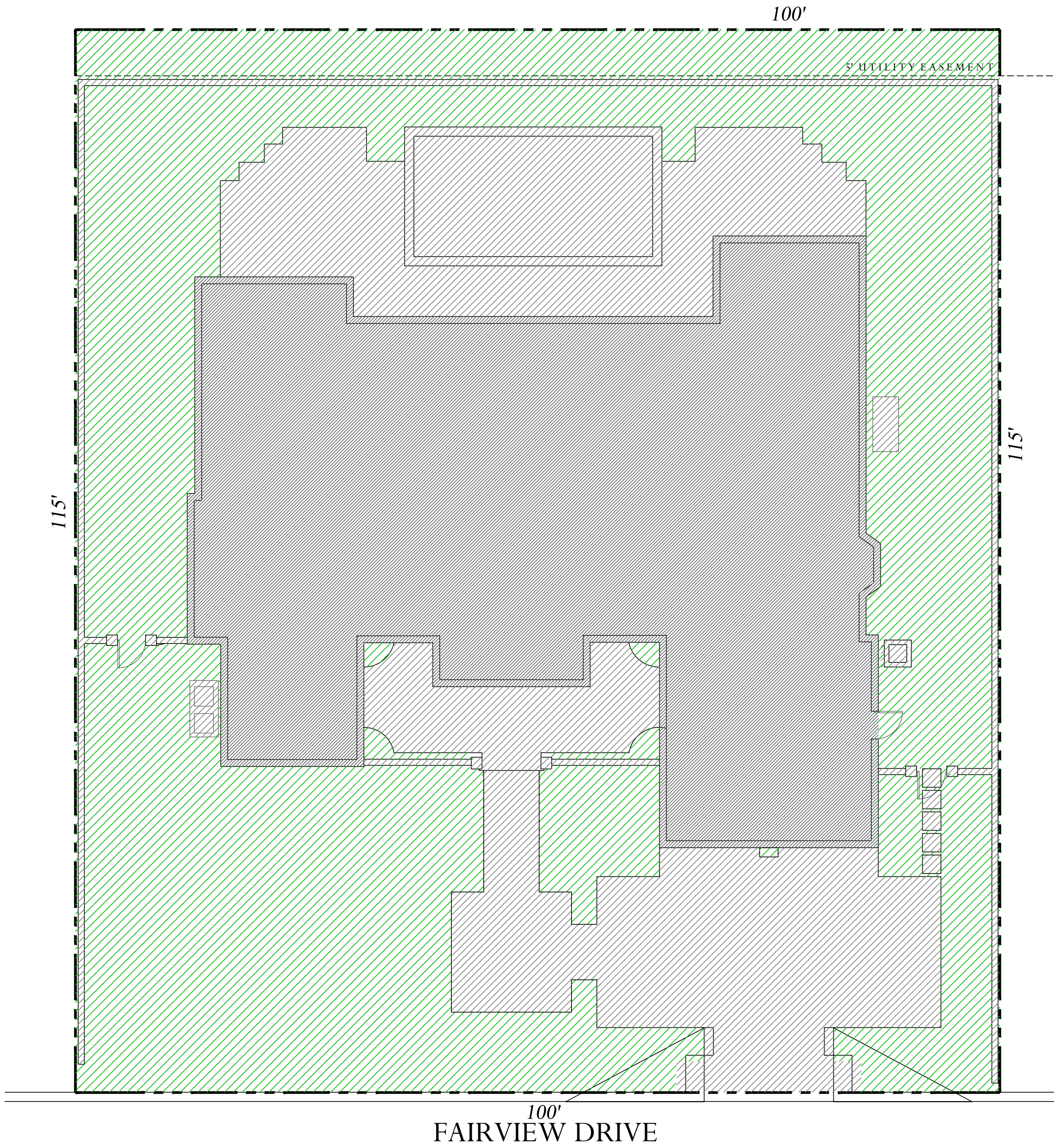
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Landscape Architecture  
Land Planning  
Landscape Management

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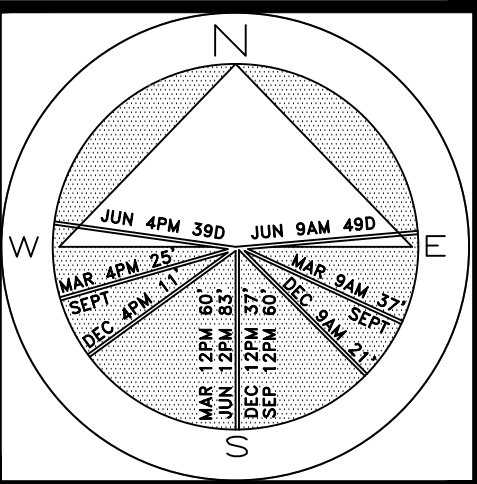


Previously Approved Plan



Currently Proposed Plan

Private Residence  
241 Fairview Road  
Palm Beach



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DATE: 03.27.2023  
05.16.2023

SHEET L6.1

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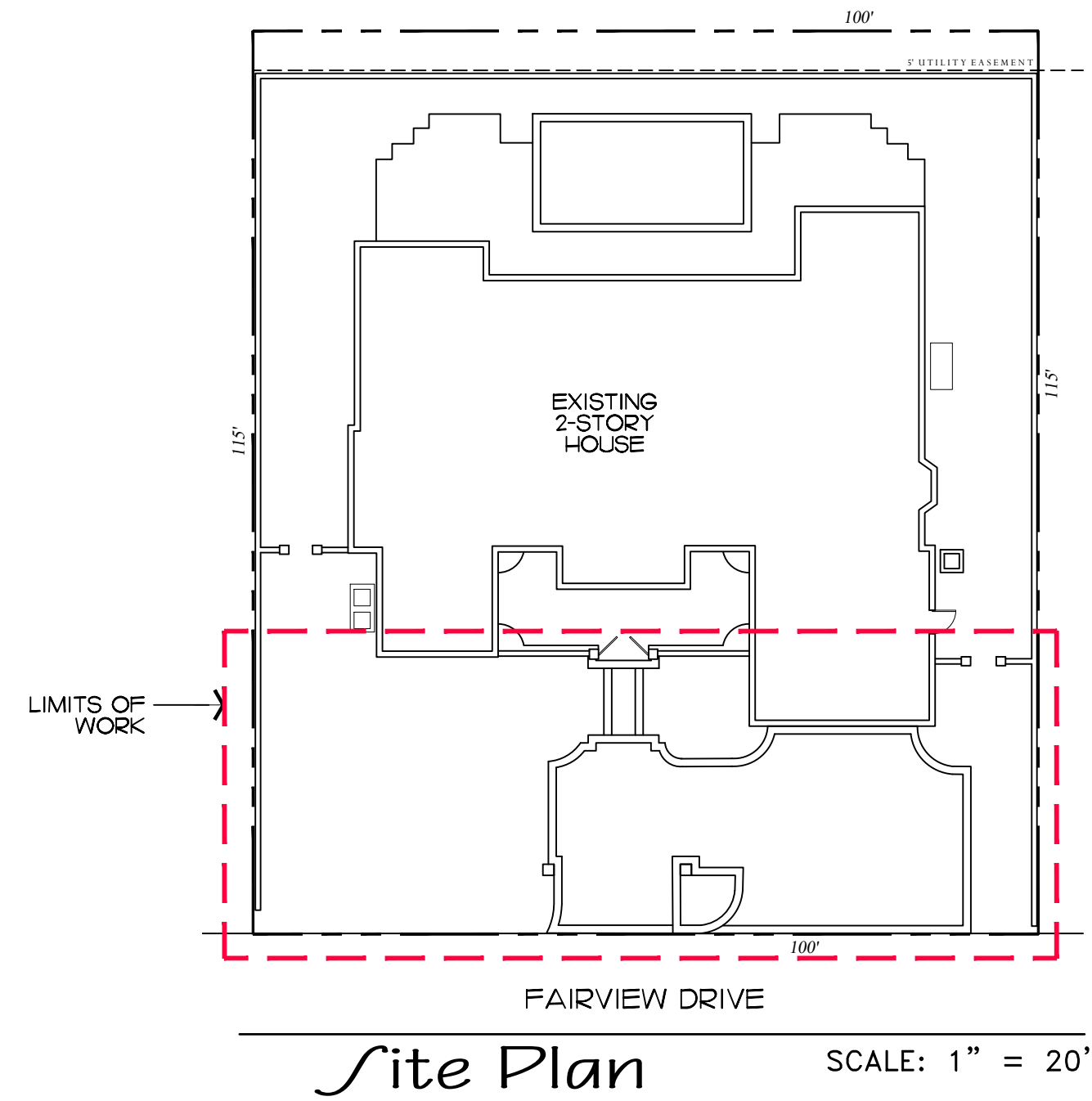
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SUNSHINE STATE ONE CALL  
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ARC-23-077  
Site Calculations / Open Space Graphics  
SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.

AREA IN SQ. FT.





## Trees & Palms

| SYMBOL | PLANT NAME                                     | QTY.                | DESCRIPTION | NATIVE |
|--------|--|---------------------|-------------|--------|
|        | PHOENIX CANARIENSIS<br>CANARY ISLAND DATE PALM | 1                   | 29' OA HT   | NO     |
|        | CALOPHYLLUM INOPHYLLUM<br>CALOPHYLLUM          | 4                   | 16' OA HT   | NO     |
|        | COCOLOBA DIVERSIFOLIA<br>PIGEON PLUM TREE      | 3                   |             |        |
|        |  | TOTAL TREES: 7      |             |        |
|        |  | NATIVES: 3 (42.85%) |             |        |

## Shrubs

| SYMBOL | PLANT NAME   | QTY.                 | DESCRIPTION       | NATIVE |
|--------|--|----------------------|-------------------|--------|
|        | PODOCARPUS MACROPHYLLUS<br>PODOCARPUS HEDGE          | 46                   | 12' HT., 12" O.C. | NO     |
|        | PODOCARPUS MACROPHYLLUS<br>PODOCARPUS HEDGE          | 49                   | 6' HT., 18" O.C.  | NO     |
|        | PODOCARPUS MACROPHYLLUS<br>PODOCARPUS HEDGE          | 6                    | 36" X 36"         | NO     |
|        | FICUS MICROCARPA<br>GREEN ISLAND FICUS               | 20                   | 3 GAL., 12" O.C.  | NO     |
|        | CHRYSOBALANUS ICACO<br>HORIZONTAL GREEN TIP COCOPLUM | 146                  | 1 GAL., 12" O.C.  | YES    |
|        | BEGONIA ODORATA<br>WHITE BEGONIA 'ALBA'              | 6                    | 1 GAL., 12" O.C.  | NO     |
|        |  | TOTAL: 273           |                   |        |
|        |  | NATIVES: 146 (53.5%) |                   |        |

## Vines & Groundcovers

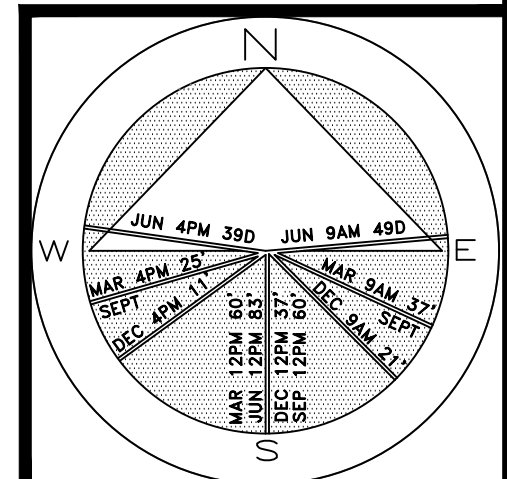
| SYMBOL | PLANT NAME  | QTY.                 | DESCRIPTION      | NATIVE |
|--------|---|----------------------|------------------|--------|
|        | TRACHELOSPERMUM ASIATICUM<br>JASMINE MINIMA GROUNDCOVER | 122                  | 1 GAL., 12" O.C. | NO     |
|        | LANTANA MONTEVIDENSIS 'WHITE'<br>WHITE LANTANA          | 194                  | 1 GAL., 12" O.C. | YES    |
|        | TRACHELOSPERMUM JASMINOIDES<br>CONFEDERATE JASMINE VINE | 3                    | 15 GAL           | NO     |
|        |   | TOTAL: 319           |                  |        |
|        |   | NATIVES: 194 (60.8%) |                  |        |

## Native Vegetation

NOTE:  
LESS THAN 50% OF THE EXISTING LANDSCAPE/ GREENSPACE IS BEING REDEVELOPED

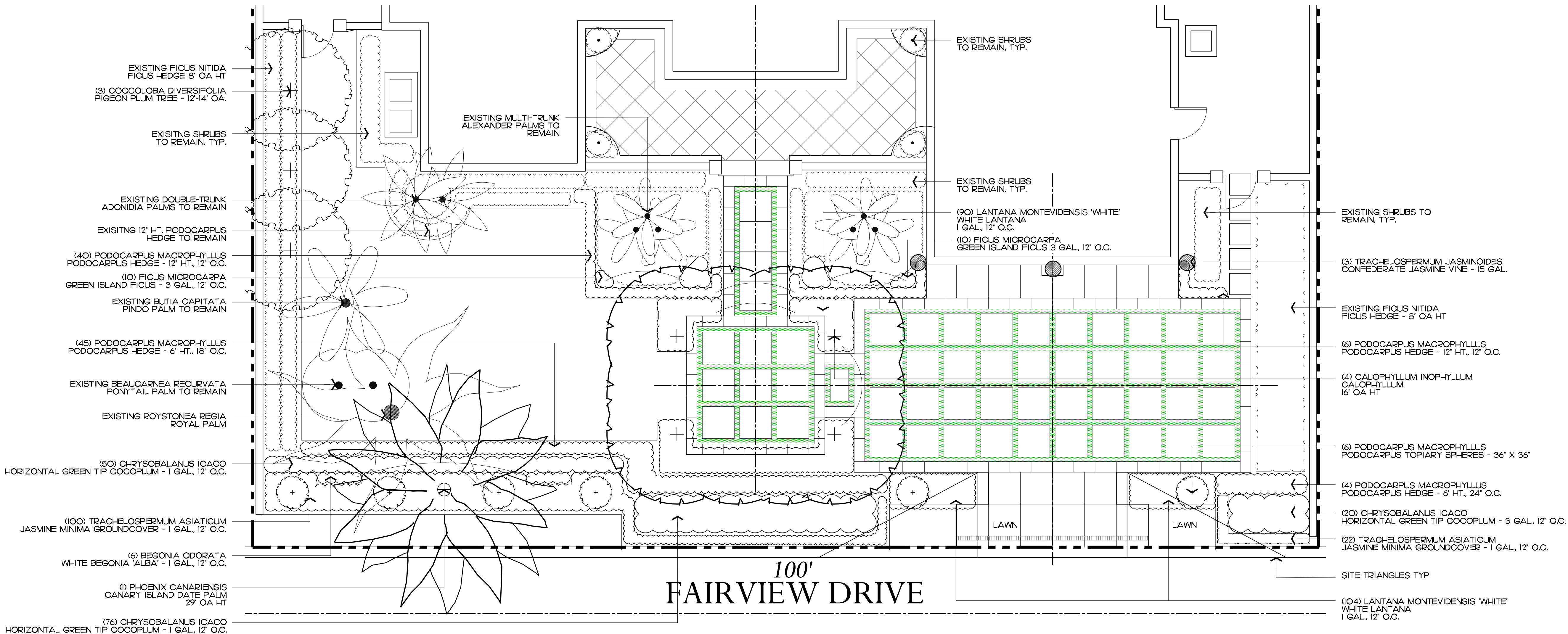
Private Residence  
241 Fairview Road  
Palm Beach

A  
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JOB NUMBER: # 22124.00 LA  
DRAWN BY: /Nick Pastor  
DATE: 07.20.2022  
09.14.2022  
05.16.2023

SHEET L7.0



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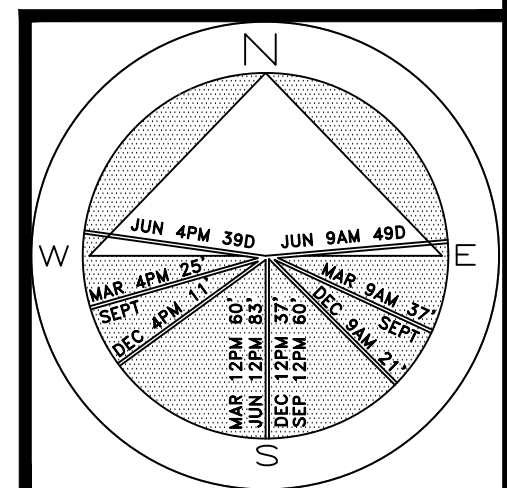
ARC-23-077  
Landscape Plan  
SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ. FT.



Private Residence  
241 Fairview Road  
Palm Beach



JOB NUMBER: # 22124.00 LA  
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DATE: 05.16.2023

SHEET L8.0



Fairview Road

ARC-23-077  
Rendered Landscape Plan - Limits of Work

SCALE IN FEET

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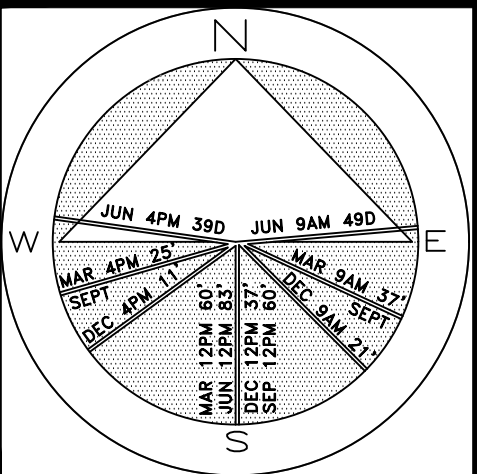
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Private Residence  
241 Fairview Road  
Palm Beach



JOB NUMBER: # 22124.00 LA  
DRAWN BY: Jean Twomey  
DATE: 05.16.2023

SHEET L9.0





312,157,000

26716 JMD 2005 GVD

TOWN OF PALM BEACH  
Architectural Commission  
*Walter A. [Signature]*  
Chairman, Architectural Commission

249 Fairview Drive

 El. 20.0' N.G.V.D.  
 Top of Ridge

 El. 14.0' N.G.V.D.  
 Top of Beam

 El. 5.0' N.G.V.D.  
Road

## Streetscape

Scale

### LEGAL DESCRIPTION

LOT 33 & 34, MACK RAFALSKY TRACT, ACCORDING TO THE PLAT THEREOF,  
ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR  
PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 11, PAGE 51.

(241 FAIRVIEW DRIVE, PALM BEACH, FLORIDA)

## ZONING & SITE CALCULATIONS

| <u><b>Zoning Item</b></u> | <u><b>Required/Allowed</b></u> | <u><b>Proposed</b></u> |
|---------------------------|--------------------------------|------------------------|
| Zoning District           | RB                             | RB                     |
| Lot Area                  | 10,000 S.F.                    | 11,500 S.F.            |
| Lot Width                 | 100'                           | 110'                   |
| Lot Depth                 | 100'                           | 115'                   |
| Front Yard Setback        | 25'                            | 23'                    |
| Angle of Vision           | 100 Degrees                    | 100 Degrees            |
| Side Yard Setback         | 12.5/71' Story<br>15/2' Story  | 13.75'<br>27.25'       |
| Street Side Yard Setback  | N/A                            | N/A                    |
| Rear Yard Setback         | 10/1' Story<br>30' Story       | 21'<br>21'             |
| Maximum Building Height   | 14/1' Story<br>22/2' Story     | 10'<br>19.5'           |
| Maximum Overall Height    | 30'/2' Story                   | 26.0'                  |
| Lot Coverage              | 30%/2' Story                   | 30.0%, 3,450.0 S.F.    |
| Landscaped Open Space     | 40%                            | 42.2%, 4,853.0 S.F.    |
| Required Front Yard       | 40%                            | 40%, 1,000.0 S.F.      |
| Landscaped Open Space     |                                |                        |
| Cubic Content Ratio       | 3.99                           | 3.95                   |

**This document has been prepared by, or under the responsible supervision of**

  
Ames Bennett  
Registered Architect  
Florida Certificate #AR000191  
(561) 655-0555

**MPerry Design, Inc.**  
in association with  
**Ames Bennett  
& Associates, P.A.**  
**ARCHITECTURE**  
Authorization No. AAC002108  
230 Royal Palm Way #301  
Palm Beach, Florida 33480

## Site Plan

See

**MURPHY DESIGN, INC.**  
217 PERJUAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575

SHEET NO.

A000

JAN 19 2005

Mr. E. J. ... and Rogers's OFFICE COPY  
SUBJECT TO COMPLIANCE WITH  
ALL GOVERNMENT ORDINANCES  
IN RESPECT OF THE TOWN OF  
PALMER, N. H. ROAD 80  
Palm Beach.

241 Enigma: Drive



Notes:

- 1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- 3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- 4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- 5) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 6) Video inspection of storm drainage system required prior to installation of sod.
- 7) Existing storm drainage shown per conceptual site grading/drainage plan by Doug Winter Companies, Inc., revision dated 12/16/04. Existing drainage system shall be cleaned, video inspected, rehabilitated and re-certified prior to completion of project.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 11,500 sq.ft.  
Drainage Area Impervious Surface = 6,416 sq.ft.  
Drainage Area Pervious Surface = 5,084 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 6,416 sq.ft. x 1 ft./12 in. = 1,070 cu.ft.

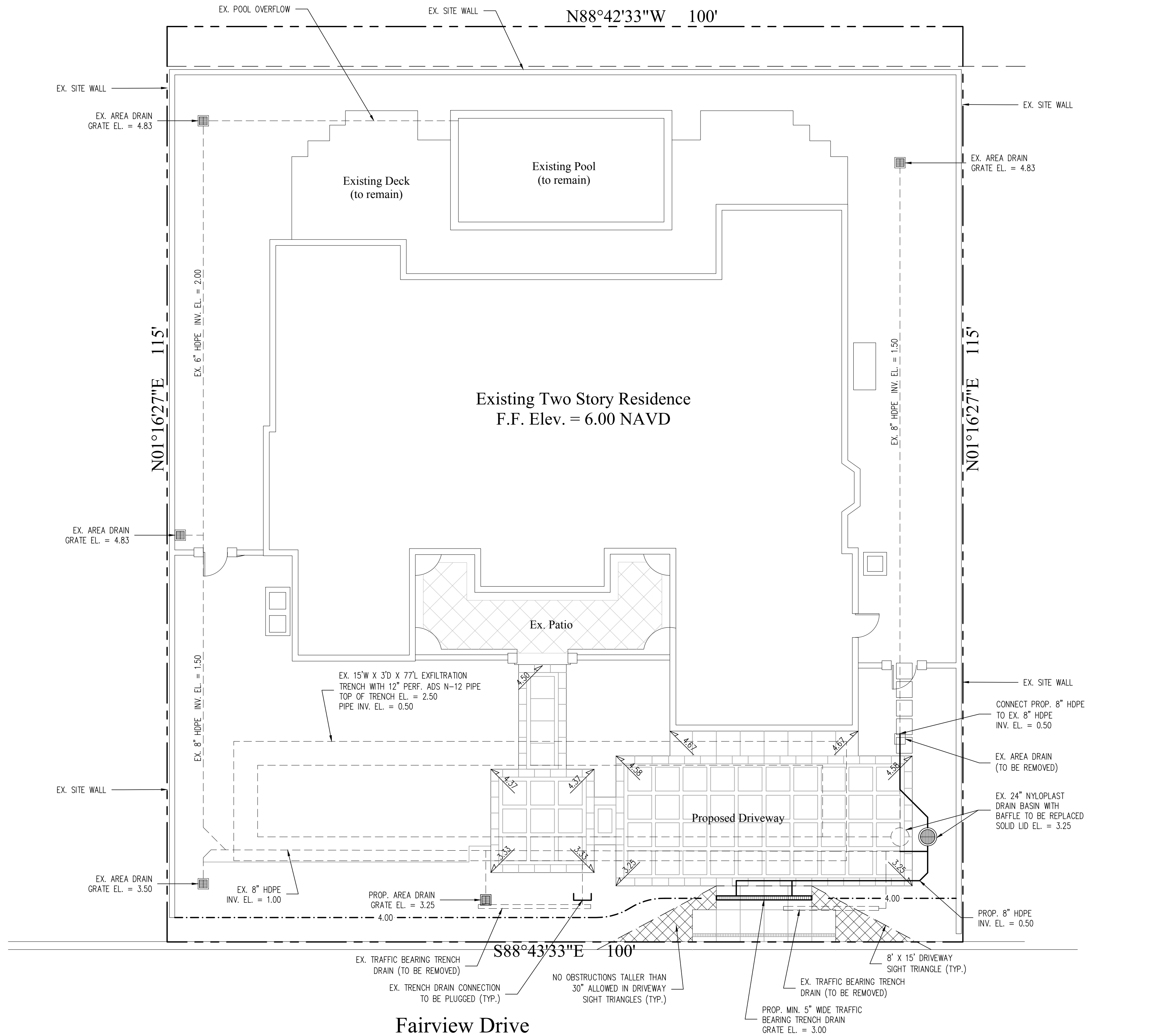
Pervious Runoff Volume:  
0.2 x 2 in/hr x 5,084 sq.ft. x 1 ft./12 in. = 170 cu.ft.

Total Volume to be Retained = 1,240 cu.ft.

C. EXISTING EXFILTRATION TRENCH SIZING

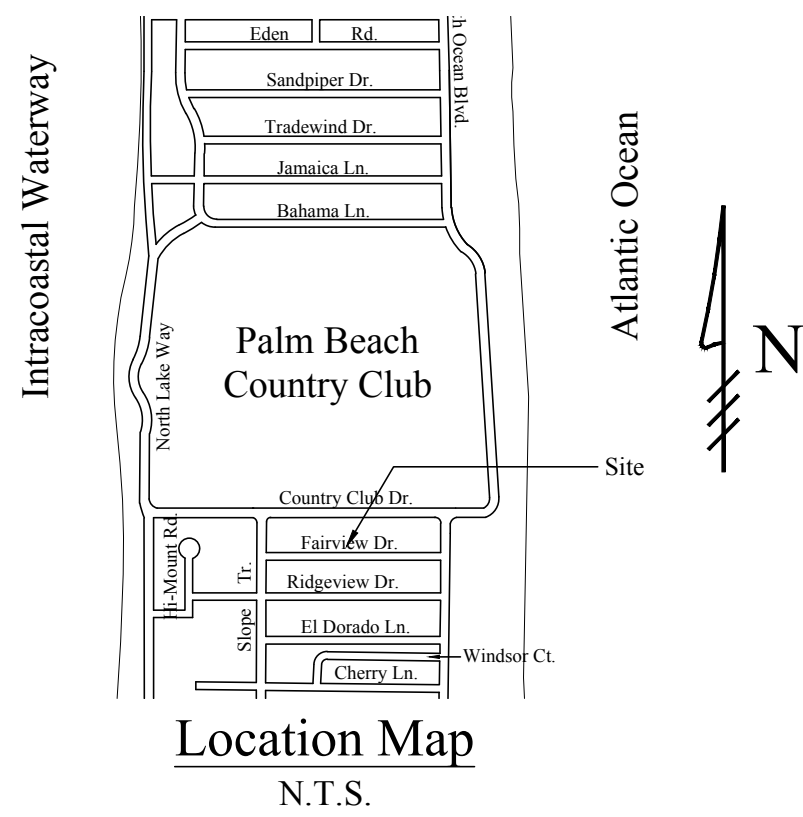
L = Total Length of Trench Provided = 77 ft  
W = Trench Width = 15 ft  
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head\*  
H2 = Depth to Water Table = 1.50 ft  
DU = Un-Saturated Trench Depth = 1.00 ft  
DS = Saturated Trench Depth = 1.00 ft  
V = Volume Treated = 967 cu.ft.

\* Exfiltration test required prior to building permit submittal.



Legend

- EXISTING ELEVATION PER PROJECT REPRESENTATIVES (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



Location Map  
N.T.S.

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.  
5474 MERCER AVE., SUITE 305  
WEST PALM BEACH, FL 33401  
PHONE: 561.312.2841  
office@gruberengineers.com

| Project Information |              |            |            |            |
|---------------------|--------------|------------|------------|------------|
| Project No.         | 2023-0022    | Issue Date | 05/16/2023 | Scale      |
| Scale               | 1/8" = 1'-0" | Drawn By   | KM         | Checked By |
|                     |              |            | CG         |            |

Conceptual Site Grading & Drainage Plan For:

Proposed Renovation

Palm Beach, Florida

241 Fairview Road

Revisions

|    |  |
|----|--|
| 1  |  |
| 2  |  |
| 3  |  |
| 4  |  |
| 5  |  |
| 6  |  |
| 7  |  |
| 8  |  |
| 9  |  |
| 10 |  |

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1