



Farkas Residence

516 South Ocean Boulevard, Palm Beach, FL 33480



ARCHITECTURE

MP DESIGN & ARCHITECTURE

Scope of Work

* A proposed addition above the existing Three-Car Garage and Family Room on the west (rear) side of the property.
The new second story will included 2 Guest Suites with Bathrooms and Closets. Also a shared Laundry Room.

ARC-23-083

First Submittal 04/13/2023
Second Submittal 05/01/2023
Final Submittal 05/16/2023
ARCOM Meeting 06/28/2023

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Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

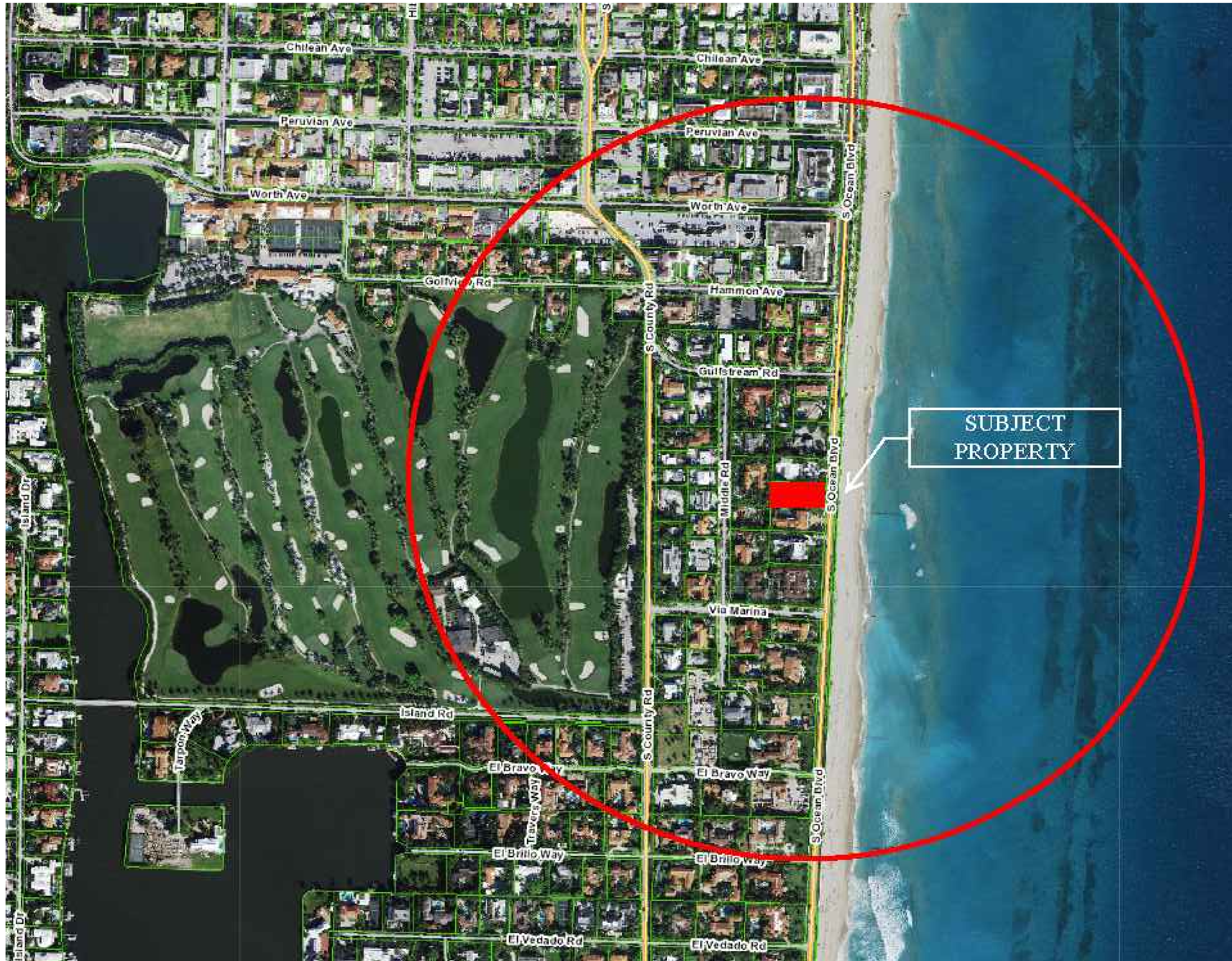
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	516 South Ocean Boulevard, Palm Beach, FL 33480		
2	Zoning District:	R-A ESTATE RESIDENTIAL		
3	Structure Type:	Residential		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	20,000 SF	22,513 SF	22,513 SF
6	Lot Depth	150'	222.5'	222.5'
7	Lot Width	125'	100'	100'
8	Lot Coverage	25%	24.7% (5,574 SF)	24.7% (5,574 SF)
9	Front Yard Setback	35'	52.83'	52.83'
10	* Side Yard Setback (1st Story)	15'	15.08'	15.08'
11	* Side Yard Setback (2nd Story)	15'	18.00'	18.00'
12	Rear Yard Setback	15'	15.08'	15.08'
13	Angle of Vision	100	100	100
14	Building Height	25'	23'	23'
15	Overall Building Height	35'	29'	29'
16	Finished Floor Elev. (FFE)(NAVD)	-	16.24'	16.24'
17	Zero Datum for pt. of Meas. (NAVD)	-	16.40'	16.40'
18	Base Flood Elevation (BFE)(NAVD)	-	15.89'	15.89'
19	Landscape Open Space (LOS)	50%	51.1%(10,493 SF)	51.1%(10,493 SF)
20	Perimeter LOS	-	-	-
21	Front Yard LOS	45%	56.0%(1,945 SF)	56.0%(1,945 SF)
22	Native Plant Species %	-	-	-

* Indicate each side yard with direction
(N,S,E,W)

If value is not applicable, enter N/A

If value is not changing, enter N/C



COMM NO.
2306
DATE
05/16/2023

REVISIONS

516 South Ocean Boulevard
Palm Beach, Florida, 33480
Additions & Renovations to the
Farkas Residence

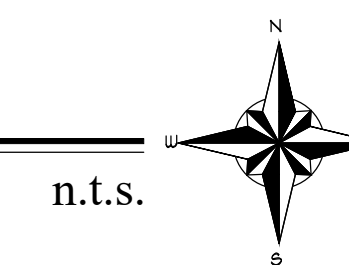


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SHEET NO.
**Aerial
Vicinity
Map**

Aerial Vicinity Map

Scale



LEGEND

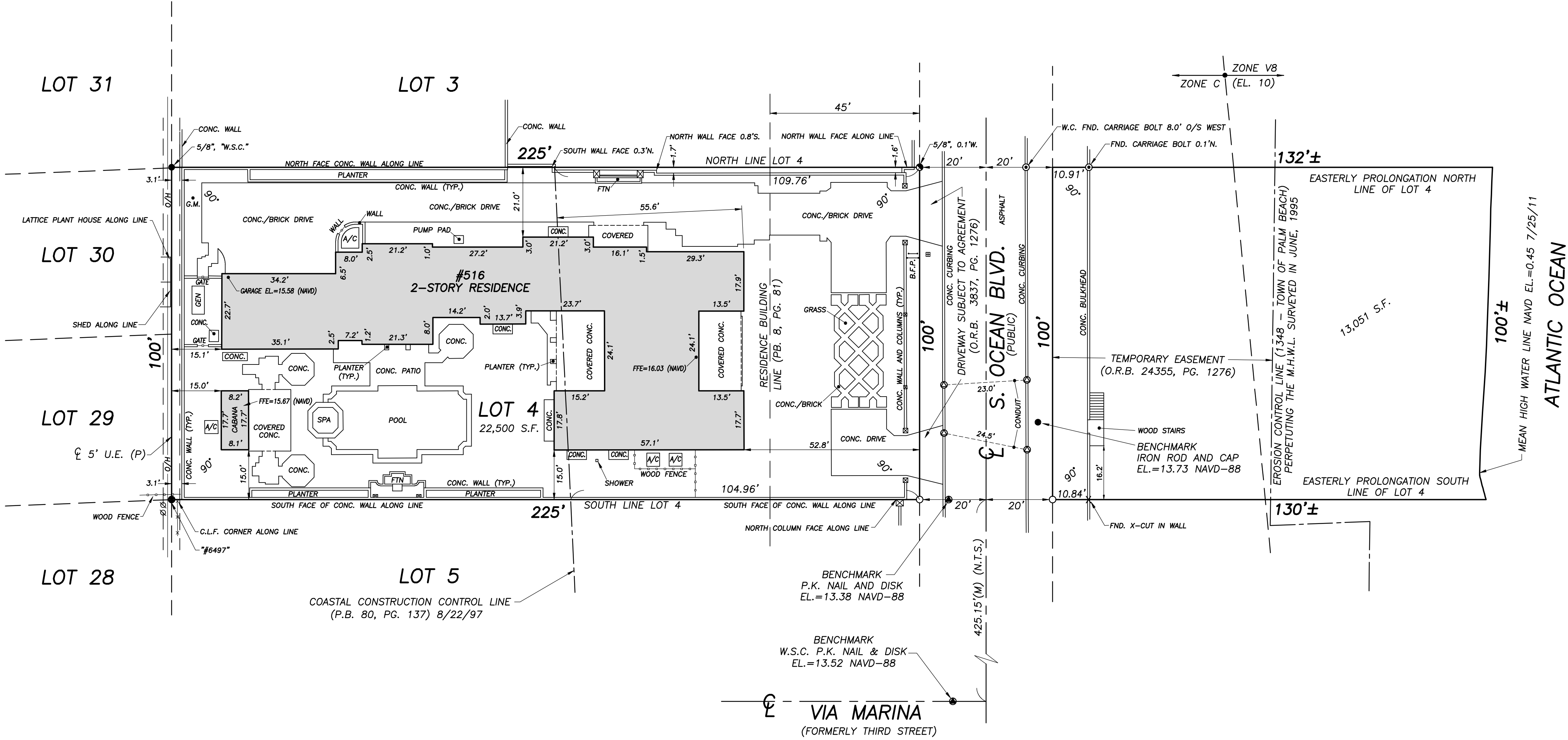
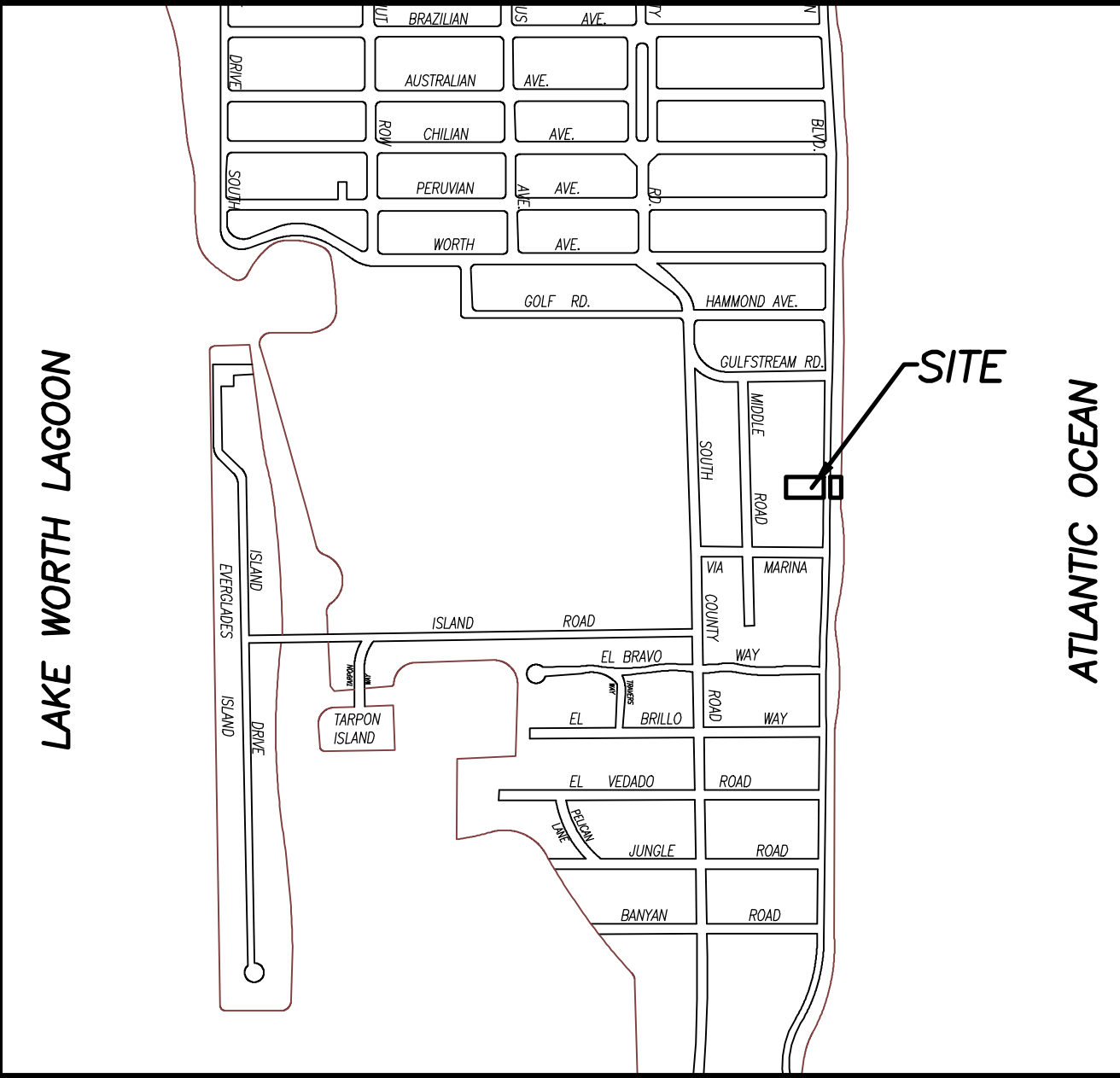
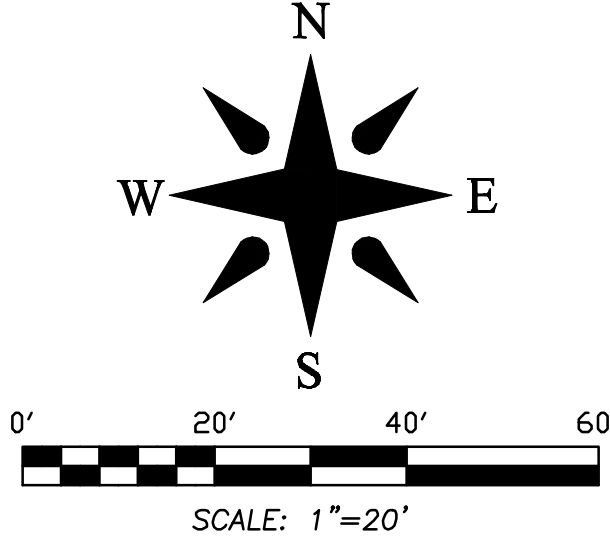
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = 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.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
FTN = FOUNTAIN
GEN = GENERATOR
G.M. = GAS METER
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
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.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
= 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) = 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
RGE = RANGE
R.P.B. = ROAD PLAT BOOK
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
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
W.M.T. = BASELINE
Δ = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
■ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
○ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
○ = MAG NAIL & DISK SET (LB #4569)
P = PROPERTY LINE
P = UTILITY POLE
H = FIRE HYDRANT
H = WATER METER
H = WATER VALVE
H = LIGHT POLE
P = PINE TREE
P = SABAL PALM

BOUNDARY SURVEY FOR: CHRISTOPHER A. SINCLAIR AND MARGARET D. SINCLAIR

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

Christopher A. Sinclair and Margaret D. Sinclair
Squire Sanders (US) LLP
First American Title Insurance Company
Gunster, Yoakley & Stewart, P.A.

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



PROPERTY ADDRESS:
516 South Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lot 4, SINGER ADDITION TO THE TOWN OF PALM BEACH, according to the Plat thereof, as recorded in Plat Book 8, Page 81.

AND

The land lying between Ocean Boulevard directly East of Lot 4, SINGER ADDITION TO THE TOWN OF PALM BEACH, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in Plat Book 8, Page 81, extending to the waters of the Atlantic Ocean and bounded on the North by the prolongation East of the North line of Lot 4, SINGER ADDITION to the Waters of the Atlantic Ocean and bounded on the South by the prolongation East of the South line of said Lot 4 to the waters of the Atlantic Ocean.

FLOOD ZONE:

This property is located in Flood Zones C & V8 (EL. 10), according to F.I.R.M. (Flood Insurance Rate Map) No. 120220 0003 C, dated September 30, 1982.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from Commitment Number 1062-2950333 (Rev A), issued by First American National Title Insurance Company, dated 04/16/2013. 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 and 0.1' 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 it bears 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. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- 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 53-17 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'.

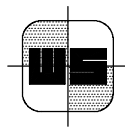
TITLE COMMITMENT REVIEW				
CLIENT:		Christopher A. Sinclair and Margaret D. Sinclair	COMMITMENT NO. : 1062-2950333 (Rev A)	DATE: 04/16/2013
REVIEWED BY:		Craig L. Wallace	JOB NO. : 06-1214.012	
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS	PLOTTED
15	N/A	STANDARD EXCEPTIONS	Y	N
9	PB 8, PG 81	Dedication of Highways and streets to the public	Y	Y
10	ORB 3837 PG 1276	Removal and Hold Harmless Agreement	Y	Y
11		Right of Way of South Ocean Boulevard	Y	Y
12	N/A	Intentionally Deleted		
13	ORB 24355, PG 1276	Temporary Easement Mid-Town Beach Restoration Project to the Town of Palm Beach	Y	Y
14-17	N/A	STANDARD EXCEPTIONS	Y	N

REVISIONS:

01/12/16	MARK LOCATION OF CONDUIT S.W./M.B. 06-1214.40 PB215/26
12/08/15	SURVEY UPDATE AND FINAL TIE-IN B.M./M.B. 06-1214.39 PB209/51
08/23/15	FORMBOARD TIE IN & EL. S.W./N.L. 06-1214.38 PB207/31
08/14/15	FORMBOARD TIE IN & EL. E.G./J.P. 06-1214.37 WP137/36
01/30/15	POOL FORM TIE-IN B.M./M.B. 06-1214.36 PB189/71
12/24/14	CABANA TIE-BEAM C.E./N.L. 06-1214.35 PB192/6
12/11/14	CABANA FORM TIE-IN B.M./M.B. 06-1214.34 PB188/53
11/26/14	CABANA FORM TIE-IN N.L./M.B. 06-1214.33 PB186/55
10/04/14	FOOTER FORM TIE-IN B.M./M.B. 06-1214.31 PB184/74
09/19/14	FOOTER FORM TIE-IN E.G./M.B. 06-1214.30 PB183/70
09/08/14	SHOW PROPOSED CABANA M.B. 06-1214.29
08/14/14	2nd FLOOR TIE-BEAM ELEVATIONS B.M./M.B. 06-1214.27 06-1214.27
08/04/14	FOOTER FORM TIE-IN B.M./J.P. 06-1214.25
03/29/14	F.B. TIE IN & EL. T.S./J.P. 06-1214.23
03/20/14	F.B. TIE IN & EL. T.S./J.P. 06-1214.22
07/15/13	ADD REVISED LEGAL J.P.
05/15/13	SURVEY AND TIE-IN UPDATE C.E./M.B. 06-1214.12 PB154/47
02/19/13	SURVEY AND TIE-IN UPDATE B.M./M.B. 06-1214.11 PB148/29
07/29/11	RECERTIFY M.B.

BOUNDARY SURVEY FOR:

CHRISTOPHER A. SINCLAIR
AND MARGARET D. SINCLAIR



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 498
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

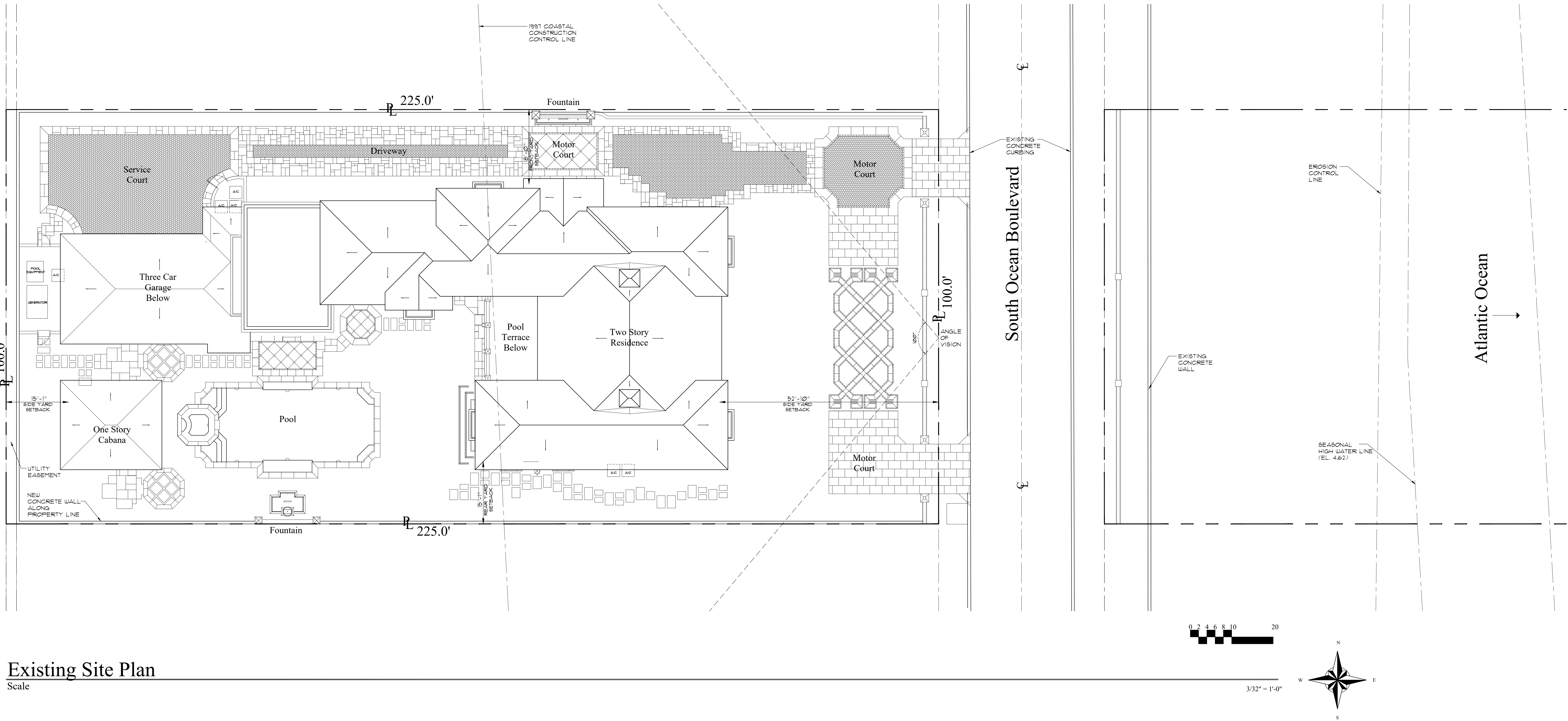
CERTIFICATION:

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 53-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

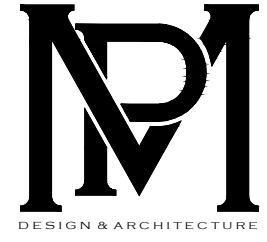
DATE OF LAST FIELD SURVEY: 12/08/2015

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

FIELD	D.G.	JOB NO.	06-1214.10	F.B.	PB129 PG. 52
OFFICE	M.B.	DATE:	7/25/11	DWG. NO.	06-1214-1
C.K'D.	C.W.	REF:	06-1214-1.DWG	SHEET	1 OF 1



Existing Site Plan
Scale



COMM NO.
2306

DATE
05/16/2023

REVISIONS

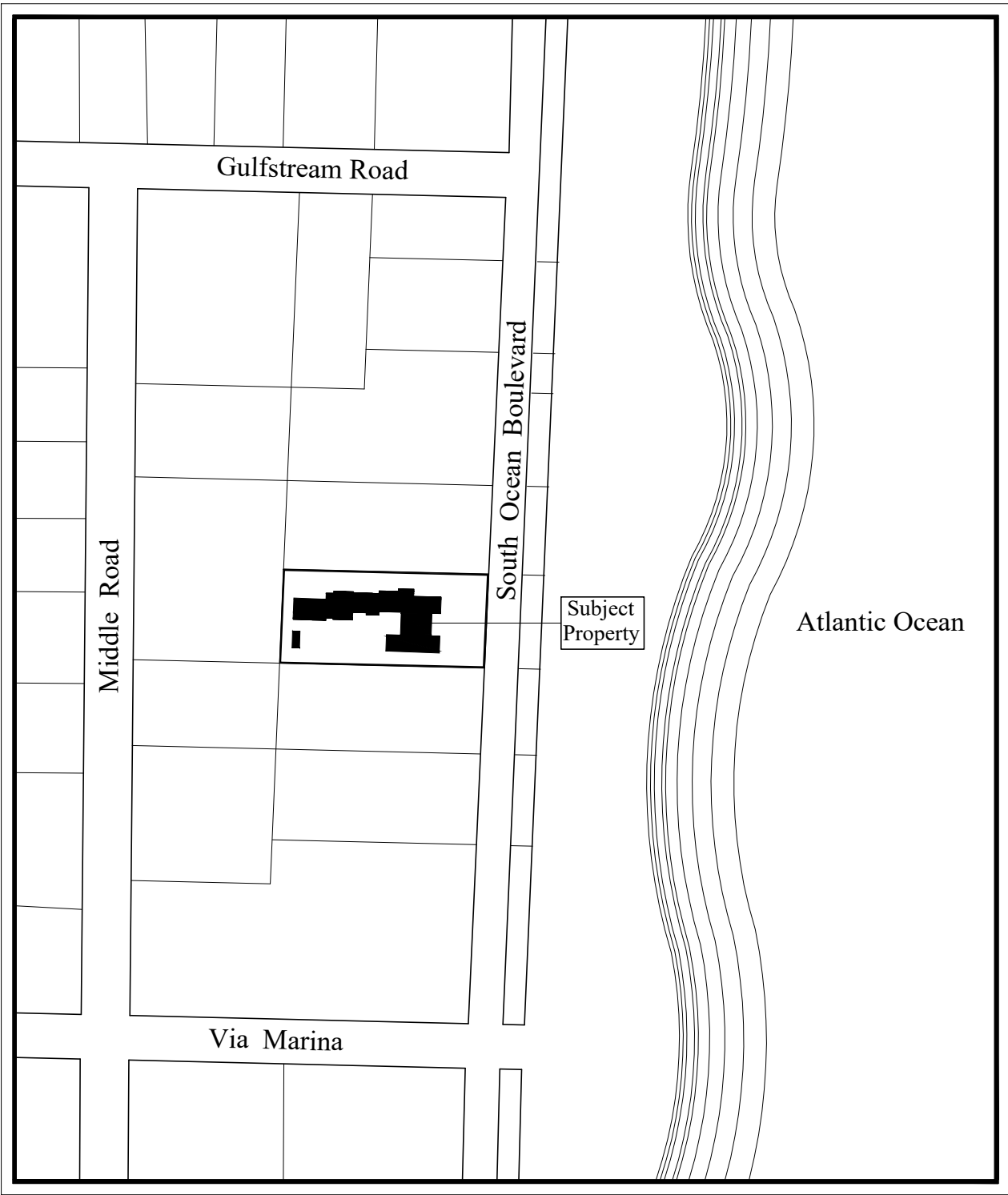
Additions & Renovations to the
Farkas Residence

516 South Ocean Boulevard
Palm Beach, Florida, 33480

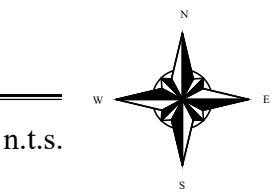


MP DESIGN & ARCHITECTURE, INC
2117 PERUVIAN AVENUE, SUITE 4
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561.853.7575
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SHEET NO.
A000



Location Map
Scale



ZONING & SITE CALCULATIONS

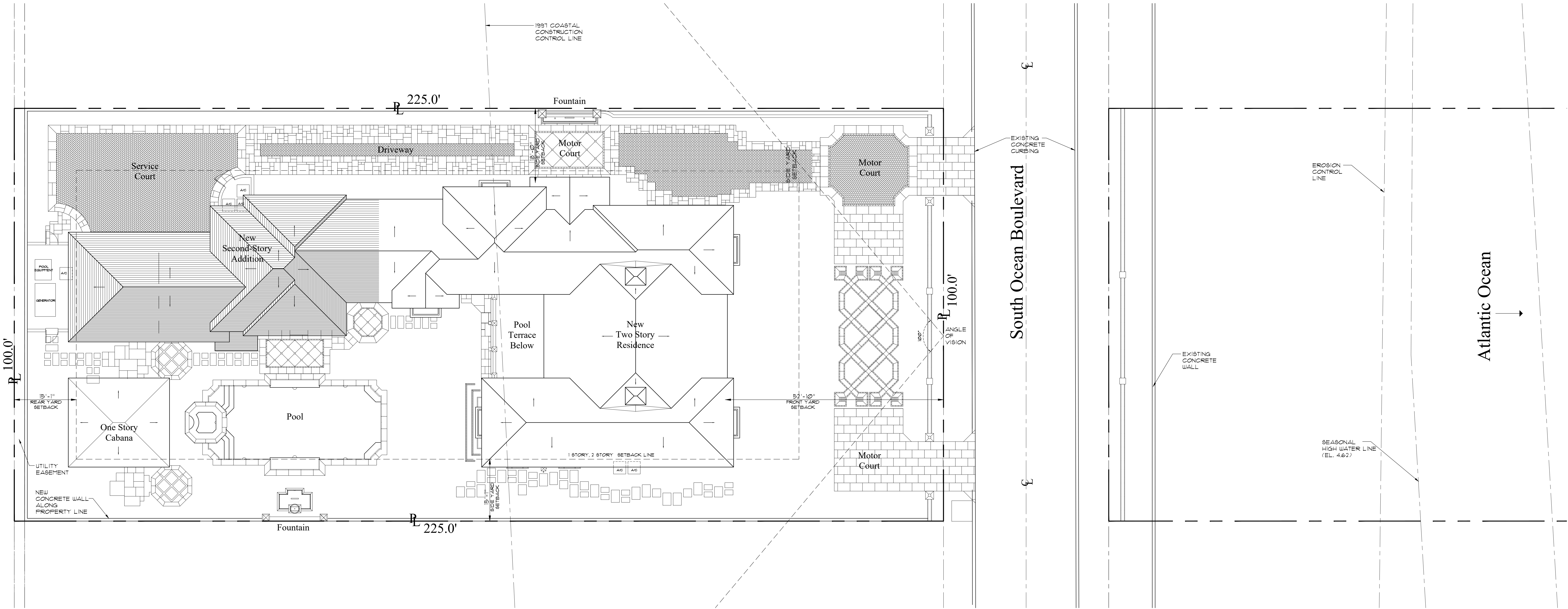
Zoning Item	Required/Allowed	Proposed
Zoning District	RA	RA
Lot Area	20,000 SF	22,513 SF
Lot Width	125'	100'
Lot Depth	150'	222.5'
Front Yard Setback	35' 2' setback per 1' bldg. height	EXISTING TO REMAIN
Side Yard Setback	15'	EXISTING TO REMAIN
Rear Yard Setback	15'	EXISTING TO REMAIN
Maximum Building Height	25'	EXISTING TO REMAIN
Maximum Overall Height	35'	EXISTING TO REMAIN
Lot Coverage	25%	EXISTING TO REMAIN
Landscape Open Space	50%	EXISTING TO REMAIN
Required Front Yard	45%	EXISTING TO REMAIN
Angle of Vision	100 °	EXISTING TO REMAIN

AREAS

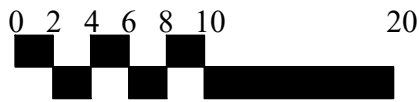
	Existing	Proposed
1st Floor A/C	5,346 SF	N/A
2nd Floor A/C	3,796 SF	1,620 SF
Total A/C	9,142 SF	10,762 SF
Loggias	228 SF	

LEGAL DESCRIPTION

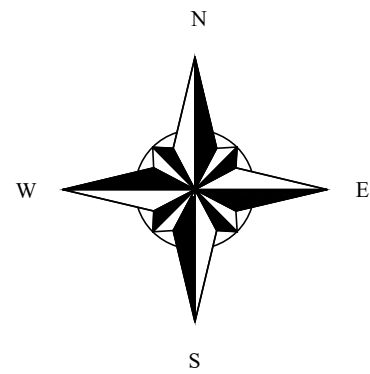
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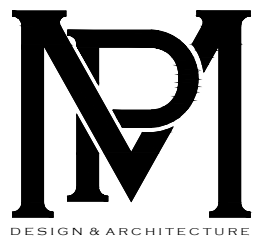
Proposed Site Plan
Scale



3/32" = 1'-0"



ARC-23-083



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REVISIONS

Additions & Renovations to the
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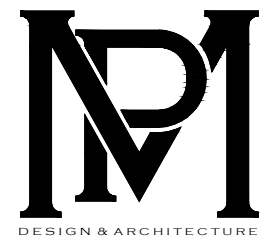
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A001



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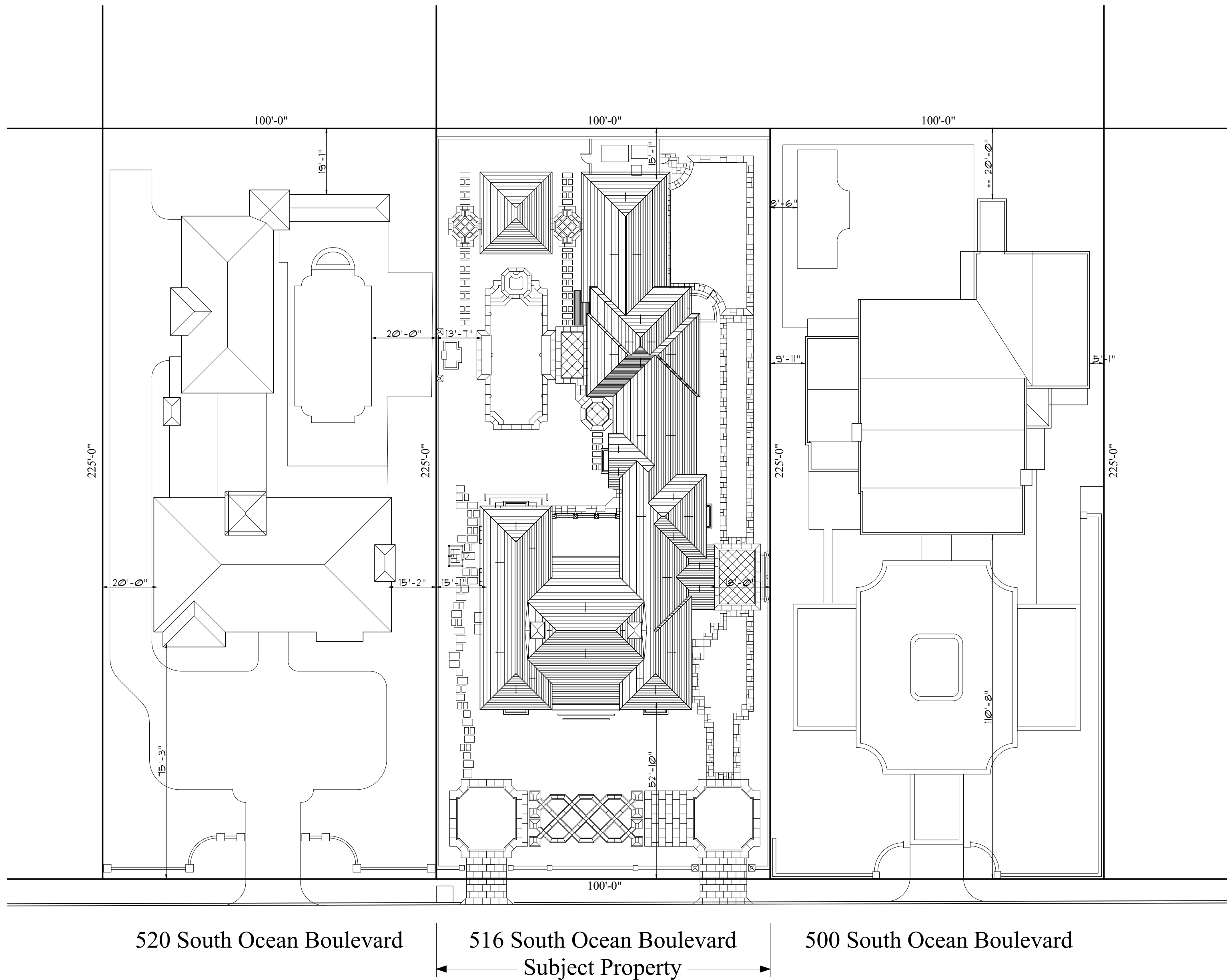
516 South Ocean Boulevard



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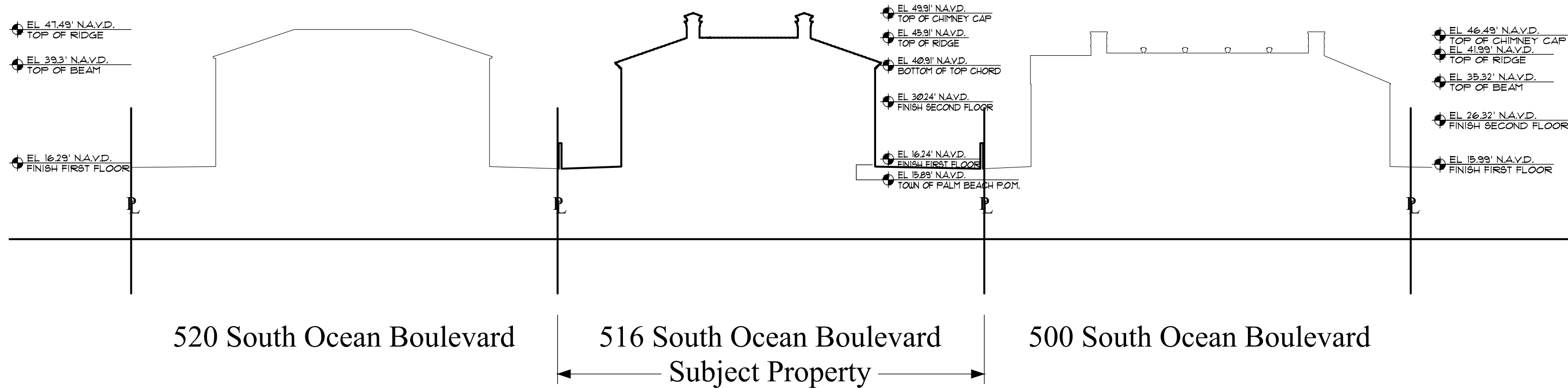
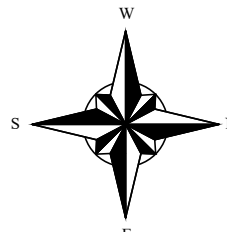
A002



Sitescape Plan

Scale

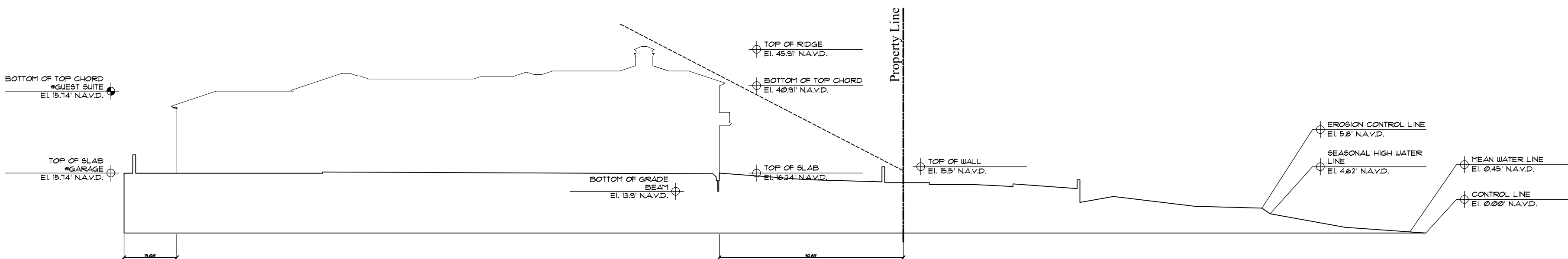
1" = 20'-0"



West Streetscape @ South Ocean Boulevard

Scale

1" = 20'-0"



Site Section

Scale

n.t.s.



530 S Ocean Boulevard



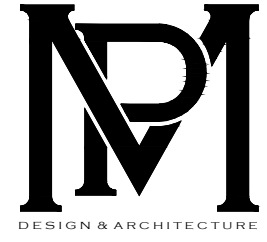
530 S Ocean Boulevard



520 S Ocean Boulevard



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Photo
1

State of Florida
Professional Seal
ANGELO DAVILA P.A.
LICENSED ARCHITECT
#AR0016639

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ARC-23-083



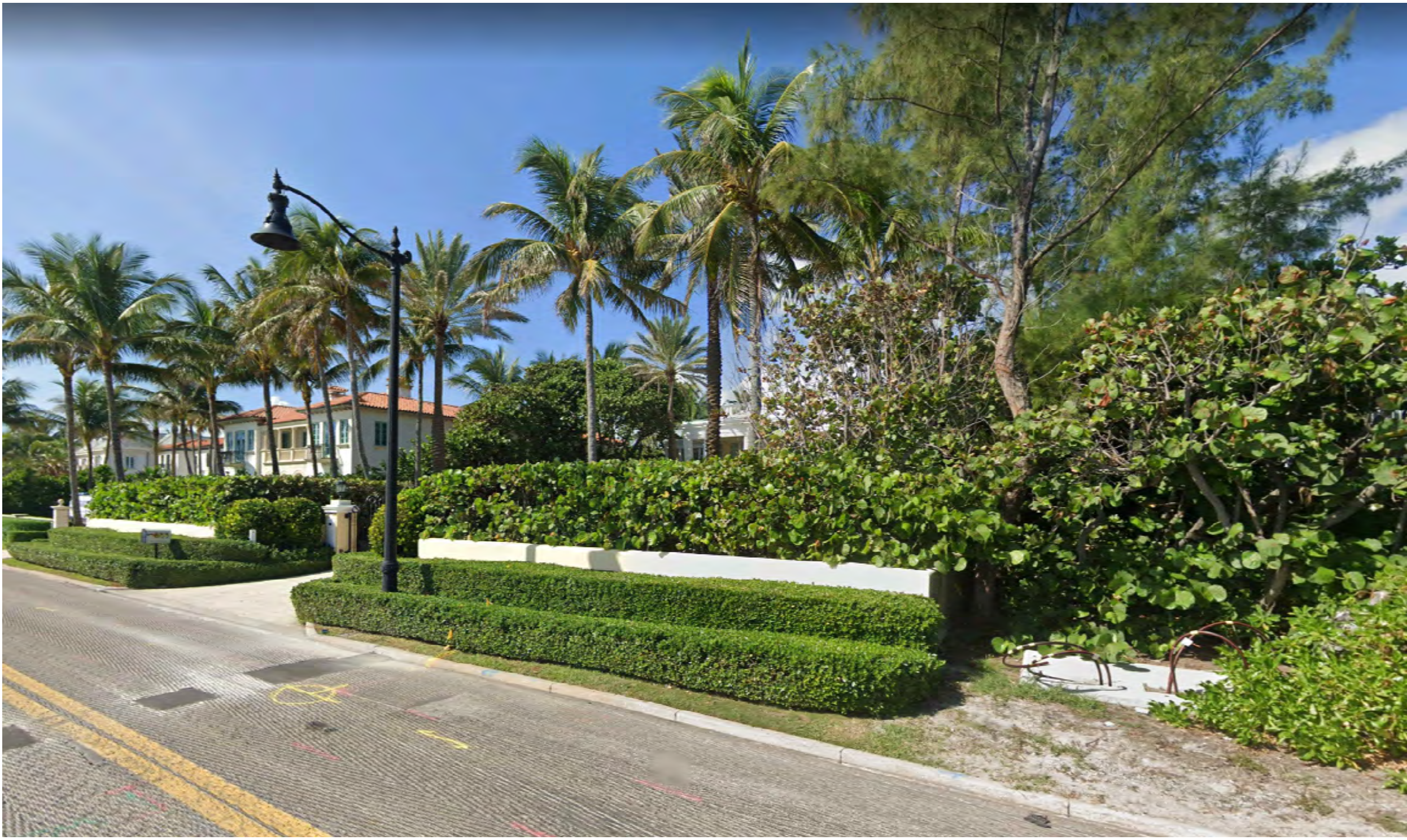
516 S Ocean Boulevard
Subject Property



516 S Ocean Boulevard
Subject Property



500 S Ocean Boulevard



500 S Ocean Boulevard



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Farkas Residence
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SHEET NO.
Photo
2



480 S Ocean Boulevard



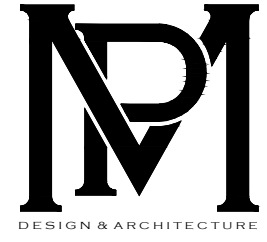
480 S Ocean Boulevard



476 S Ocean Boulevard



476 S Ocean Boulevard



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AA26001667

STATE OF FLORIDA
ANGEL DAVILA P.A.
ARCHITECT
#AR0016639

MP DESIGN & ARCHITECTURE, INC
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SHEET NO.
**Photo
3**



516 S Ocean Boulevard
Subject Property



516 S Ocean Boulevard
Subject Property



516 S Ocean Boulevard
Subject Property



516 S Ocean Boulevard
Subject Property



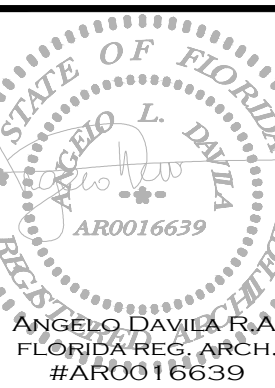
COMM NO.
2306

DATE
05/16/2023

REVISIONS

Additions & Renovations to the
Farkas Residence

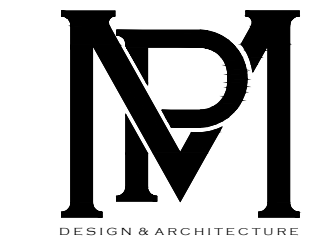
516 South Ocean Boulevard
Palm Beach, Florida, 33480



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SHEET NO.

Exterior
1



COMM NO.
2306

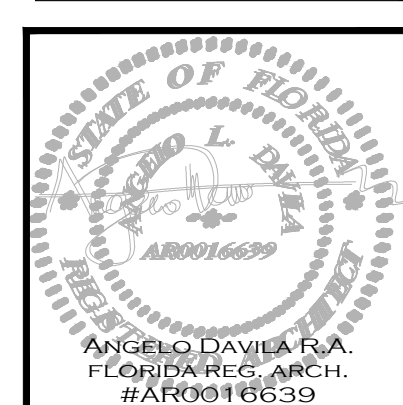
DATE
05/16/2023

REVISIONS

Additions & Renovations to the
Farkas Residence

Palm Beach, Florida, 33480

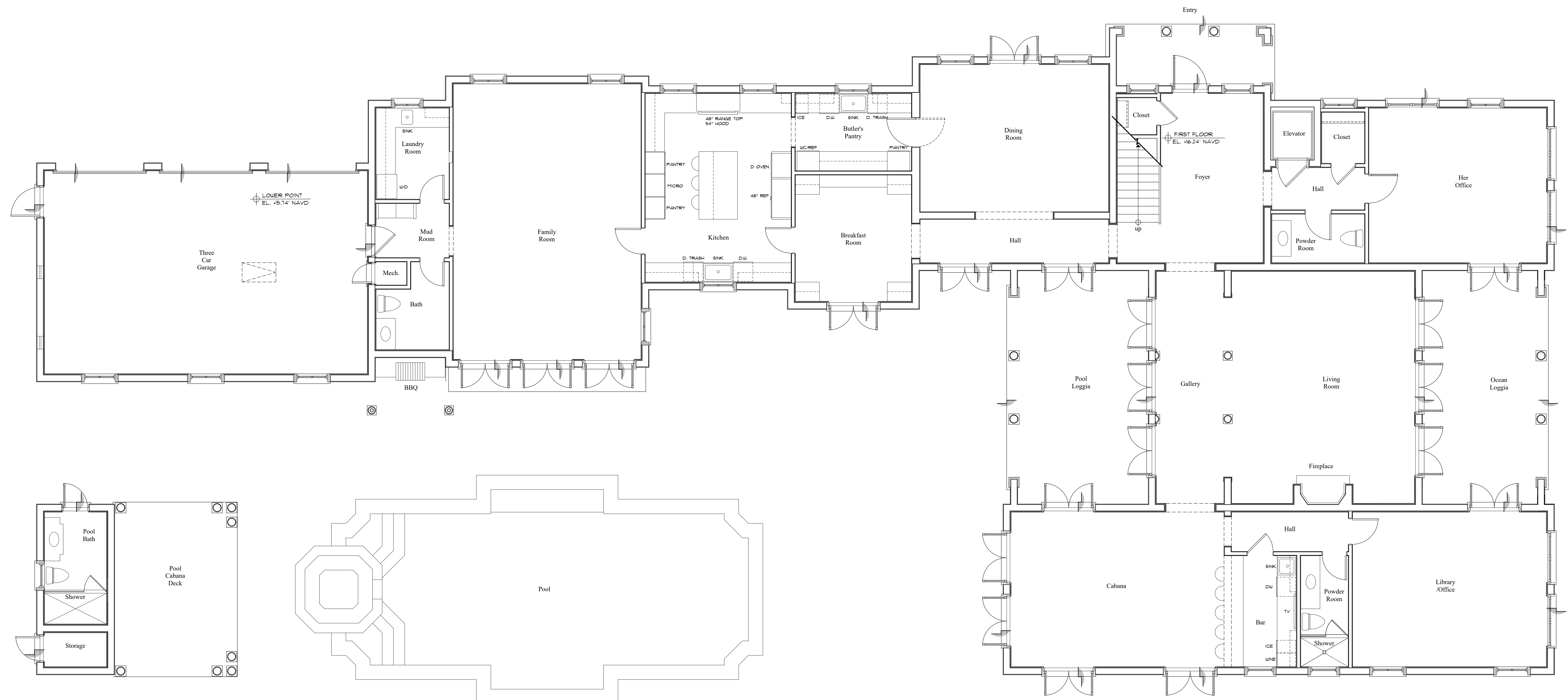
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SHEET NO.

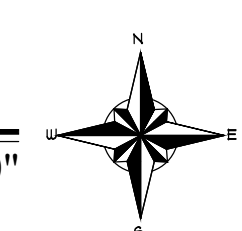
A100



Existing First Floor Plan

Scale

1/4"=1'-0"



ARC-23-083



COMM NO.
2306

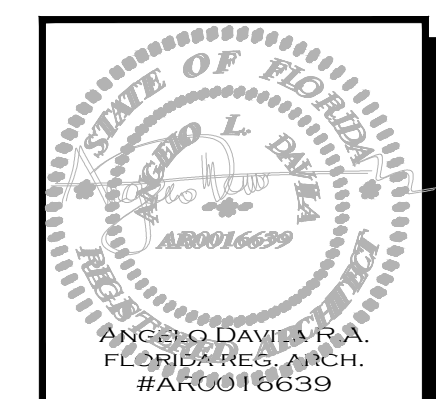
DATE
05/16/2023

REVISIONS

Additions & Renovations to the
Farkas Residence

Palm Beach, Florida, 33480

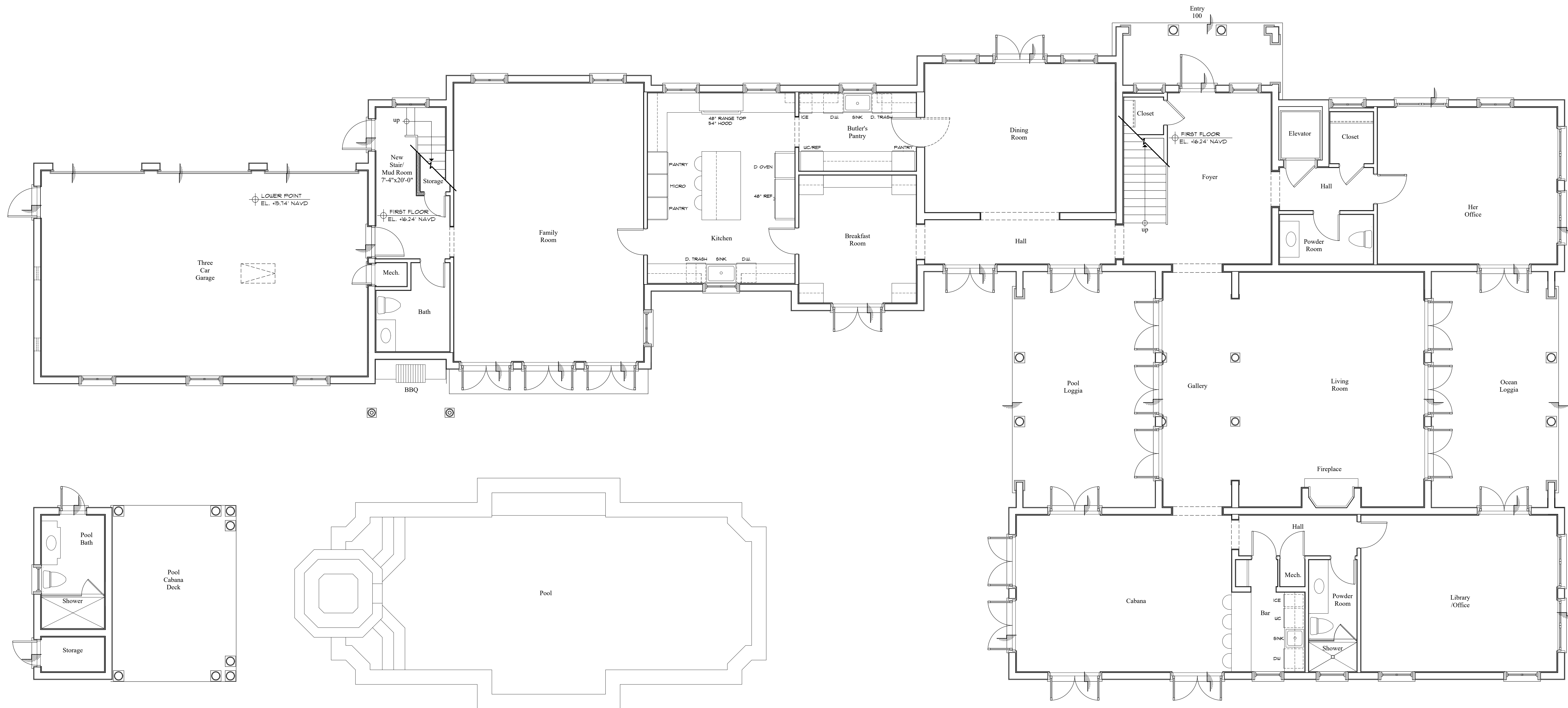
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SHEET NO.

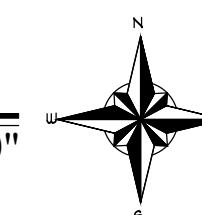
A101



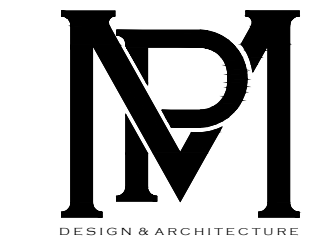
Proposed First Floor Plan

Scale

1/4"=1'-0"



ARC-23-083



COMM NO.
2306

DATE
05/16/2023

REVISIONS

Additions & Renovations to the
Farkas Residence

Palm Beach, Florida, 33480

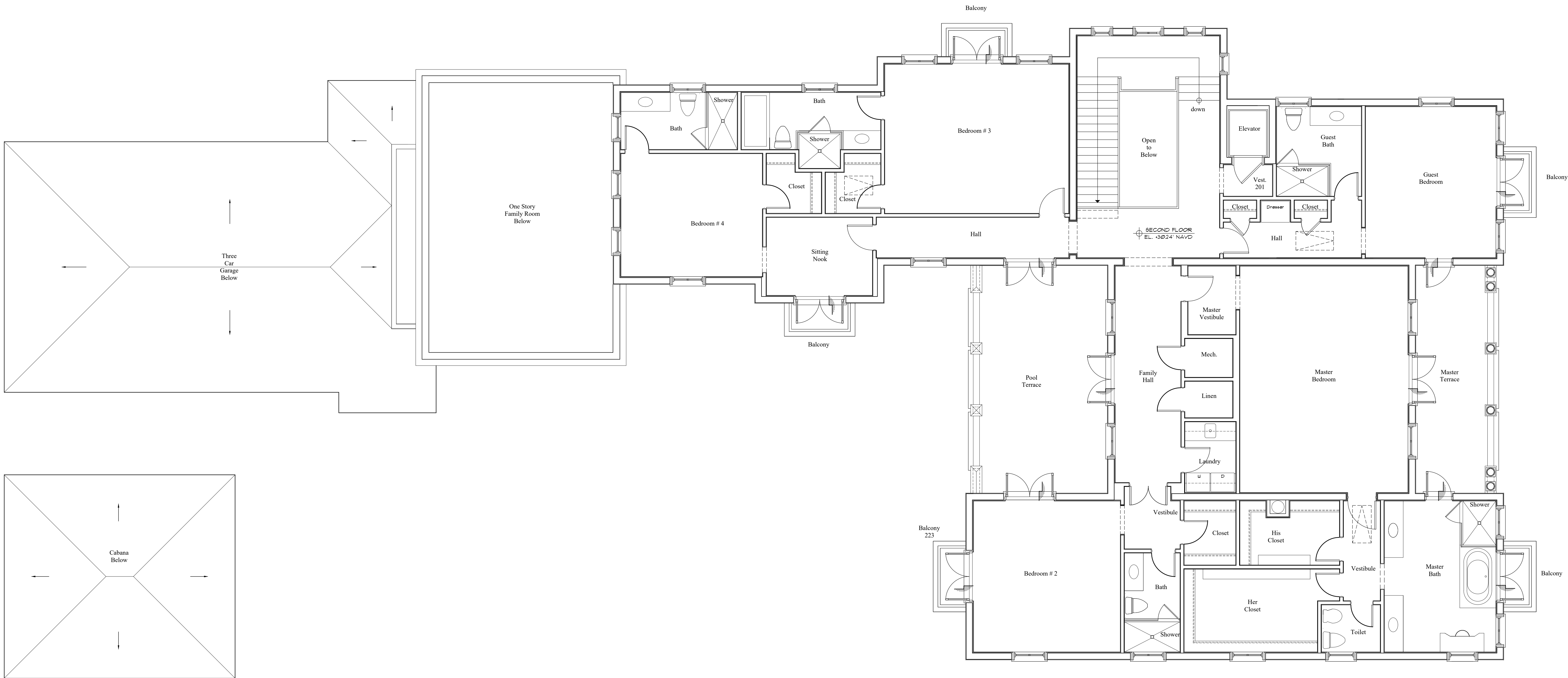
516 South Ocean Boulevard



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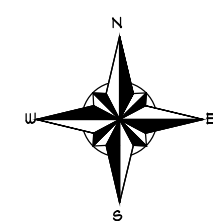
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A102

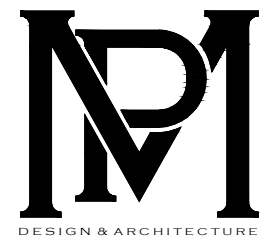


Existing Second Floor Plan
Scale

1/4"=1'-0"



ARC-23-083



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2306

DATE

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Additions & Renovations to the

Farkas Residence

Palm Beach, Florida, 33480

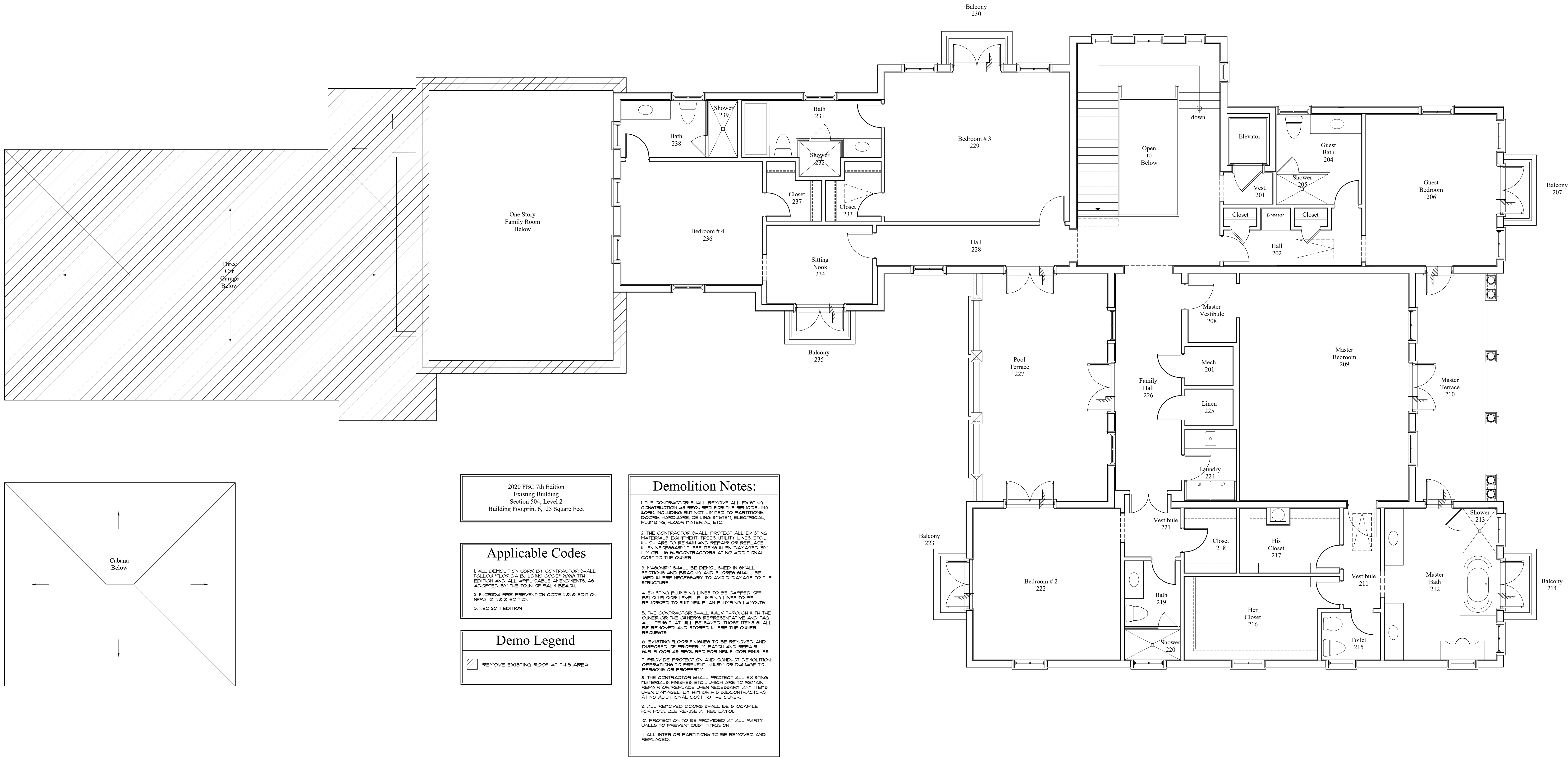
516 South Ocean Boulevard



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SHEET NO.

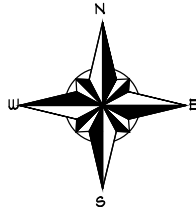
D100



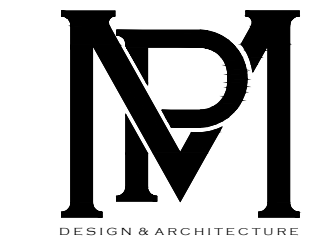
Demolition Plan - Second Floor

Scale

1/4"=1'-0"



ARC-23-083



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DATE
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Additions & Renovations to the
Farkas Residence

Palm Beach, Florida, 33480

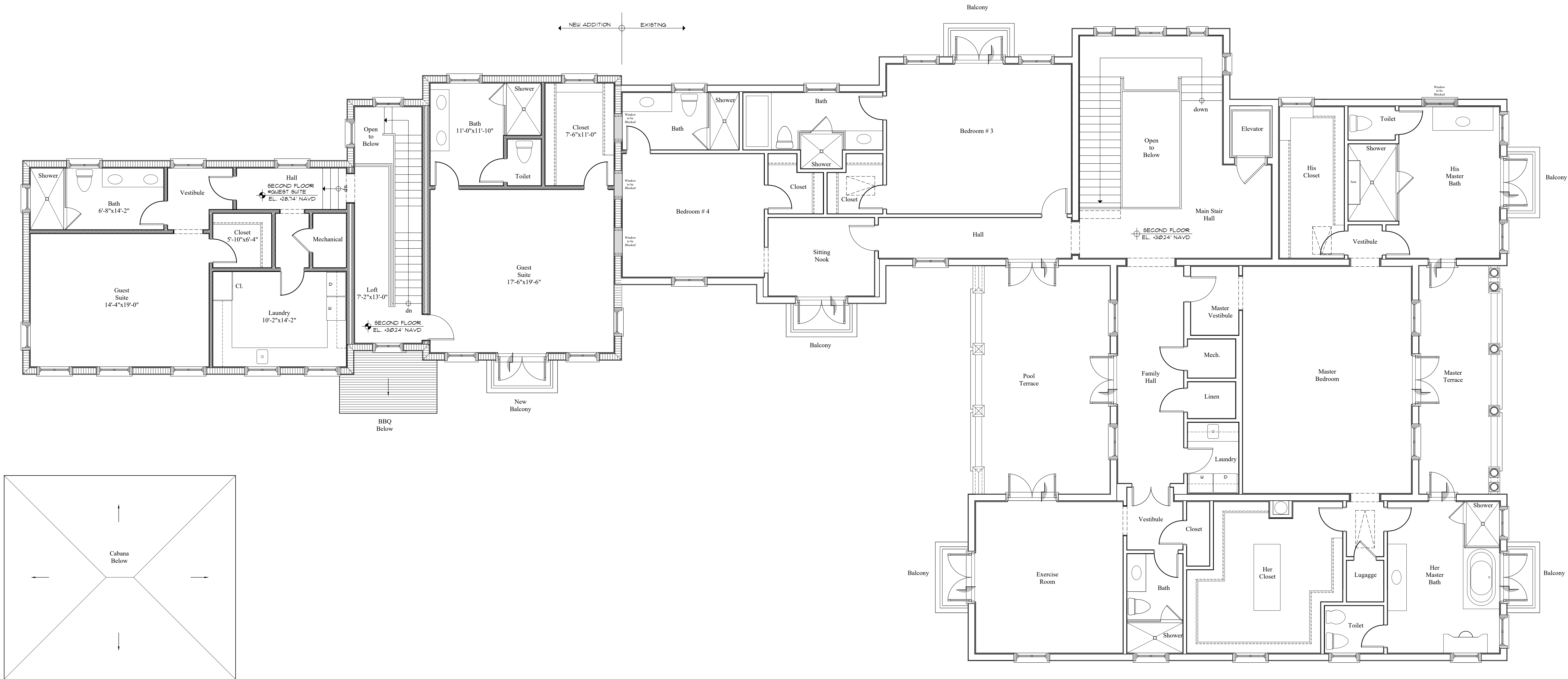
516 South Ocean Boulevard



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SHEET NO.

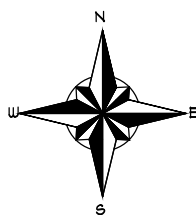
A103



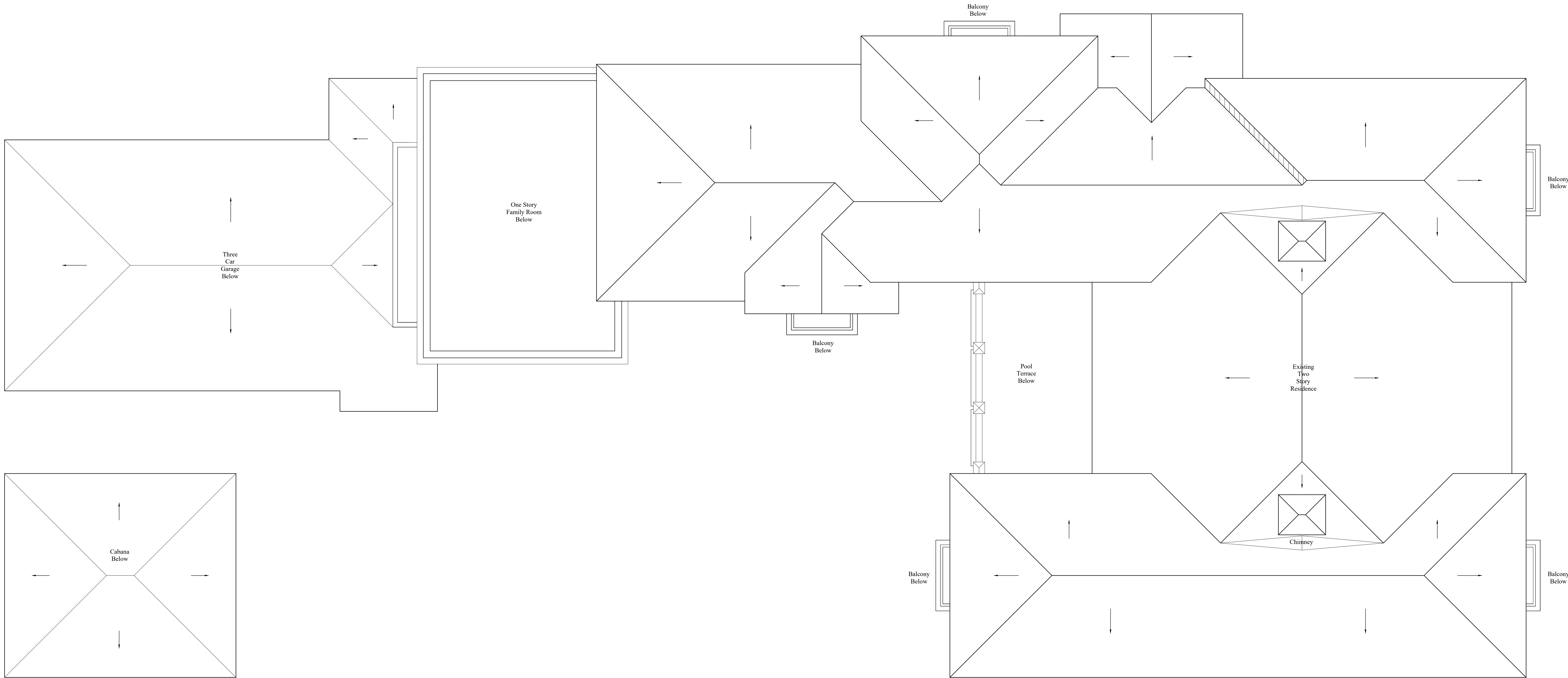
Proposed Second Floor Plan

Scale

1/4"=1'-0"



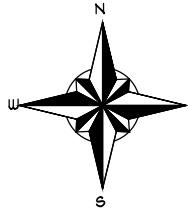
ARC-23-083



Existing Roof Plan

Scale

1/4"=1'-0"



ARC-23-083



COMM NO.
2306

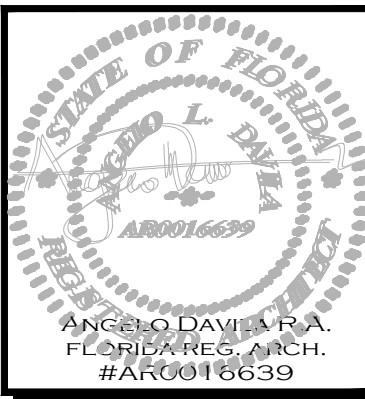
DATE
05/16/2023

REVISIONS

Additions & Renovations to the
Farkas Residence

Palm Beach, Florida, 33480

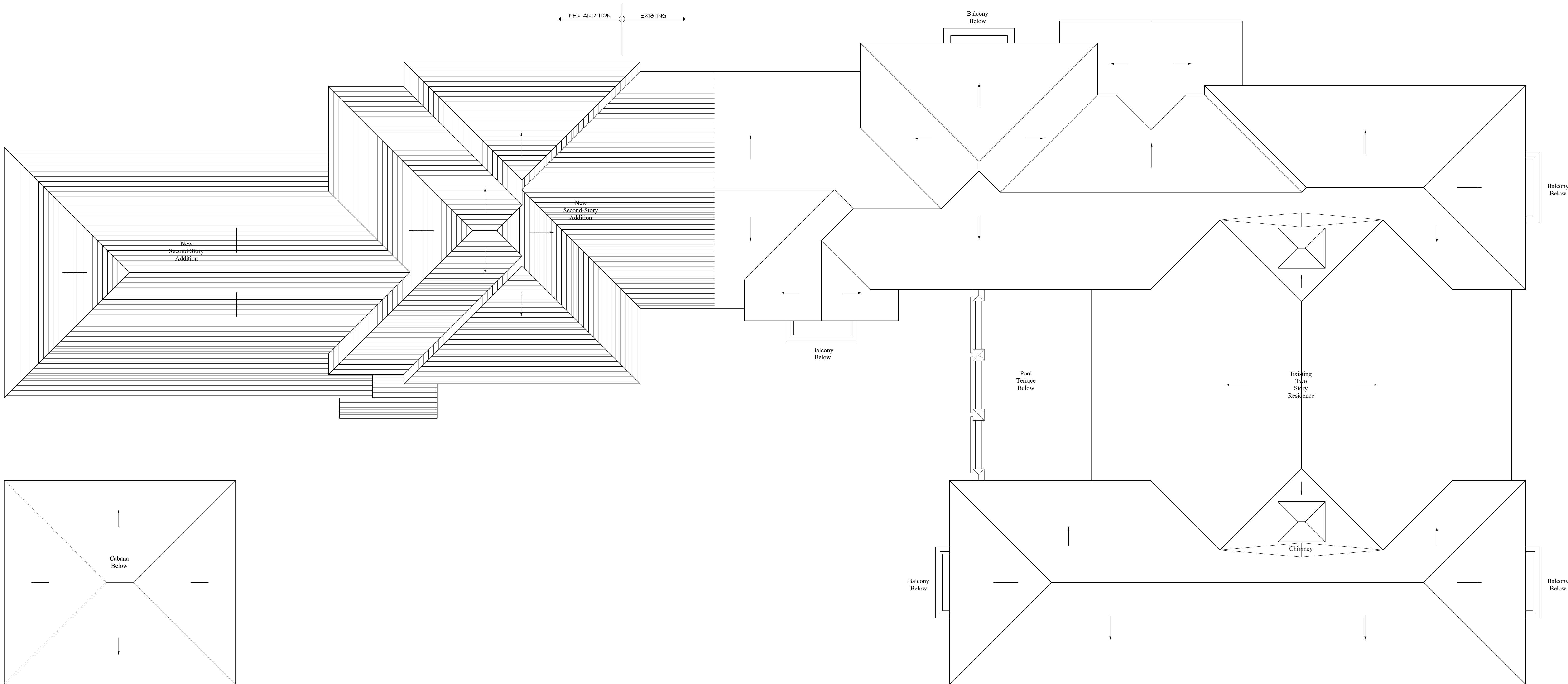
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SHEET NO.

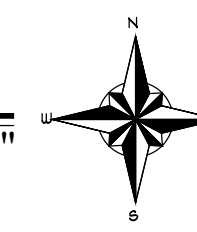
A104



Proposed Roof Plan

Scale

1/4"=1'-0"



ARC-23-083



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2306

DATE
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Additions & Renovations to the
Farkas Residence

Palm Beach, Florida, 33480

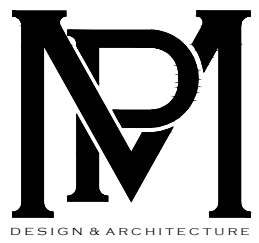
516 South Ocean Boulevard



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A105



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2306

DATE
05/16/2023

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Additions & Renovations to the
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516 South Ocean Boulevard



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SHEET NO.

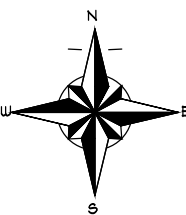
D200



Demolition - West Elevation

Scale

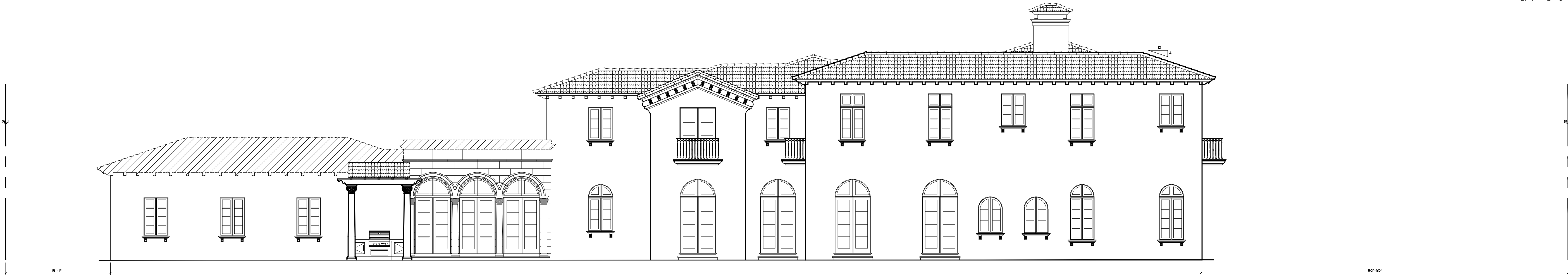
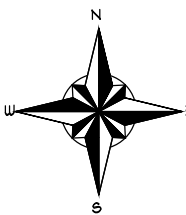
1/4"=1'-0"



Demolition - North Elevation

Scale

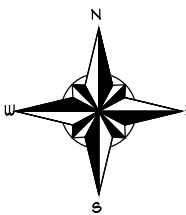
1/4"=1'-0"



Demolition - South Elevation

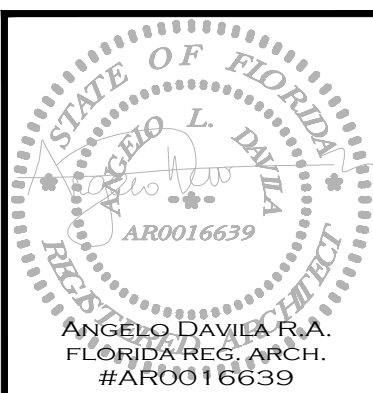
Scale

1/4"=1'-0"



Legend

EXISTING ROOF TO BE REMOVED



Existing East Elevation

LA
Scale

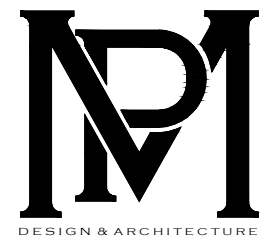
1/4" = 1'-0'



East Elevation - No Work

Label
Scale

1/4" = 1'-0'



COMM NO.
2306

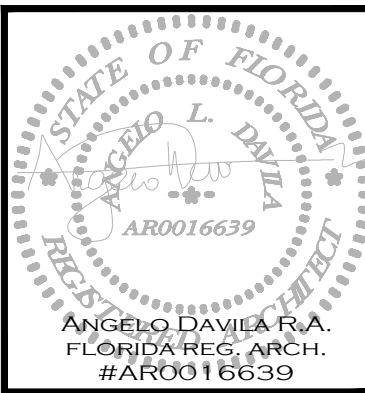
DATE
05/16/2023

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Additions & Renovations to the
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SHEET NO.

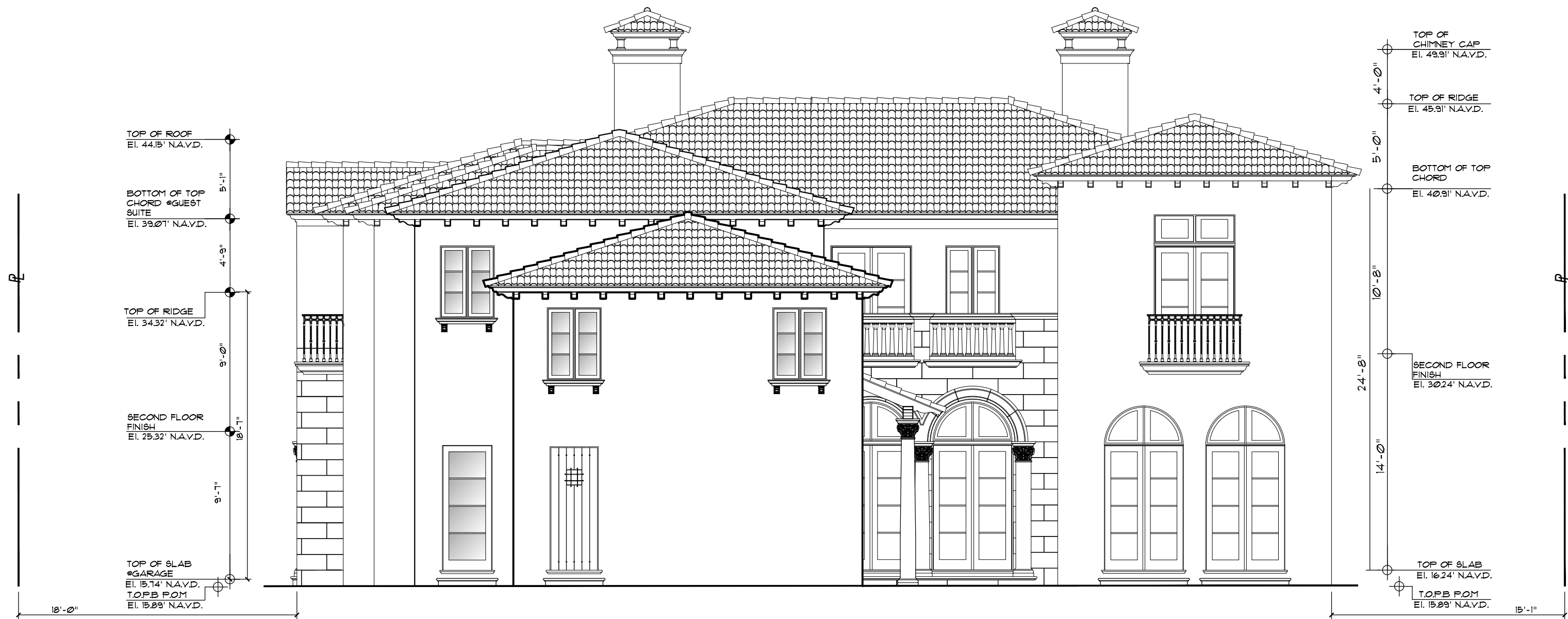
A201



Existing West Elevation

Scale

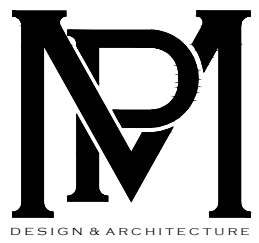
1/4" = 1'-0"



Proposed West Elevation

Scale

1/4" = 1'-0"



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2306

DATE
05/16/2023

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Additions & Renovations to the
Farkas Residence

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SHEET NO.

A202



Existing North Elevation

Scale

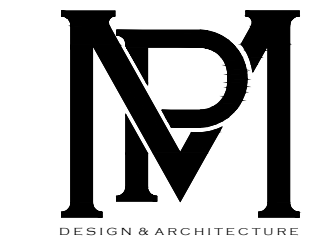
1/4" = 1'-0"



Proposed North Elevation

Scale

1/4" = 1'-0"



COMM NO.
2306

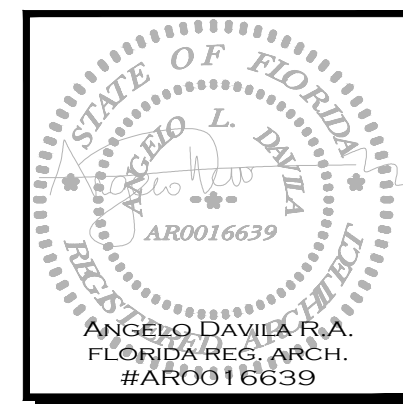
DATE
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Additions & Renovations to the
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SHEET NO.

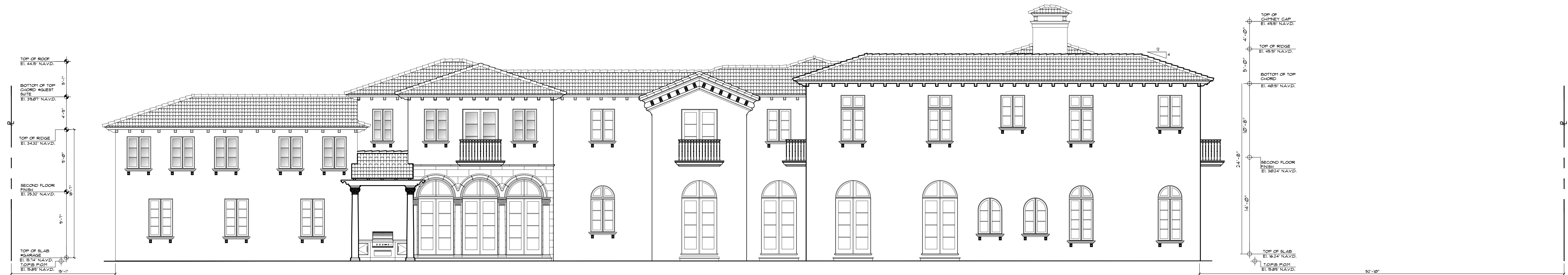
A203



Existing South Elevation

Scale

1/4" = 1'-0"



Proposed South Elevation

Scale

1/4" = 1'-0"



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516 South Ocean Boulevard
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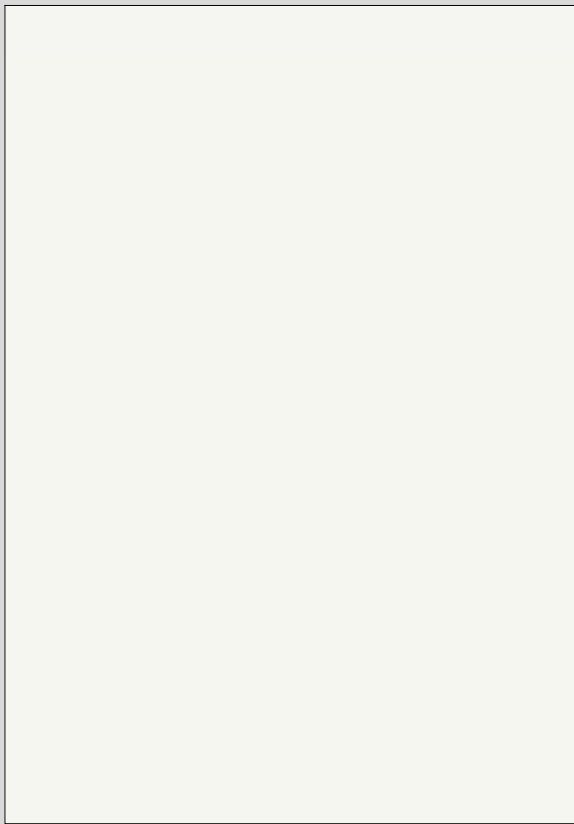
Additions & Renovations to the
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SHEET NO.

Colors

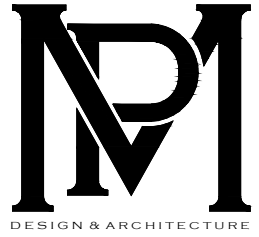
				
Chantilly Lace OC-65	Seafoam 2039-60	Black	Stone	Natural Clay
Benjamin Moore	Benjamin Moore	Benjamin Moore		
Building Color & Trims	Windows and Doors	Railings	Loggias	Barrel Tile Roof

Currently Building Colors









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2306

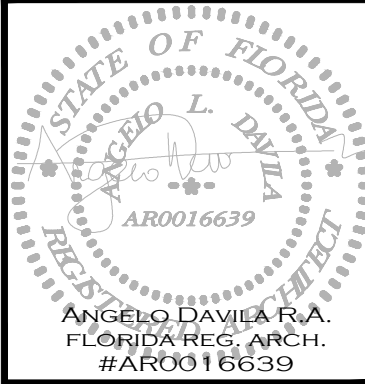
DATE
05/16/2023

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Farkas Residence

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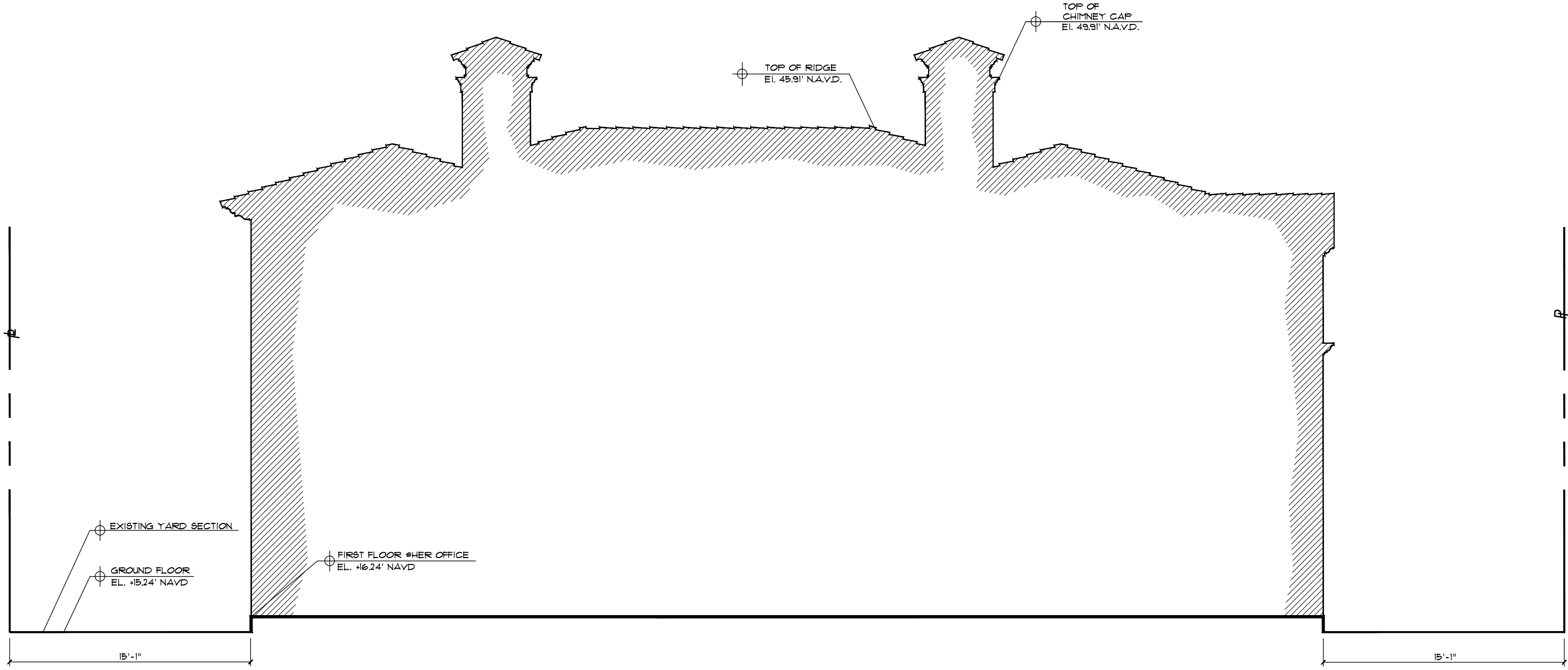
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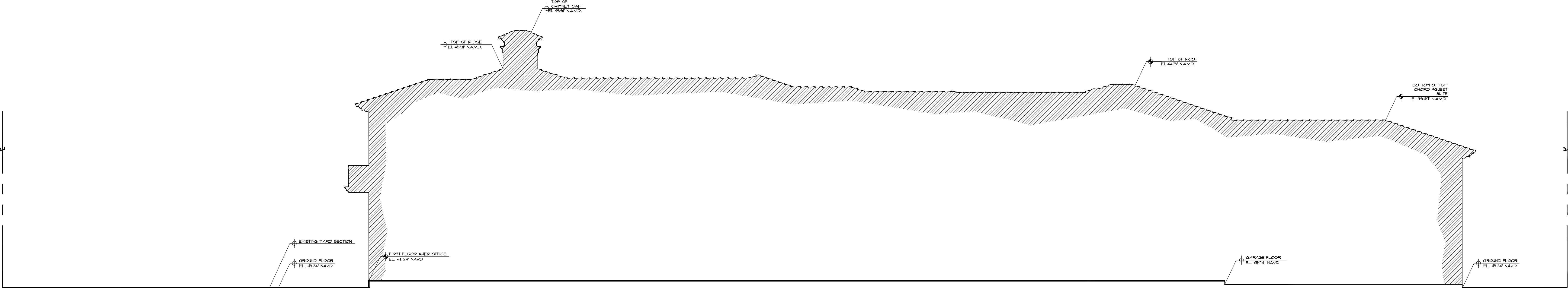
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A300



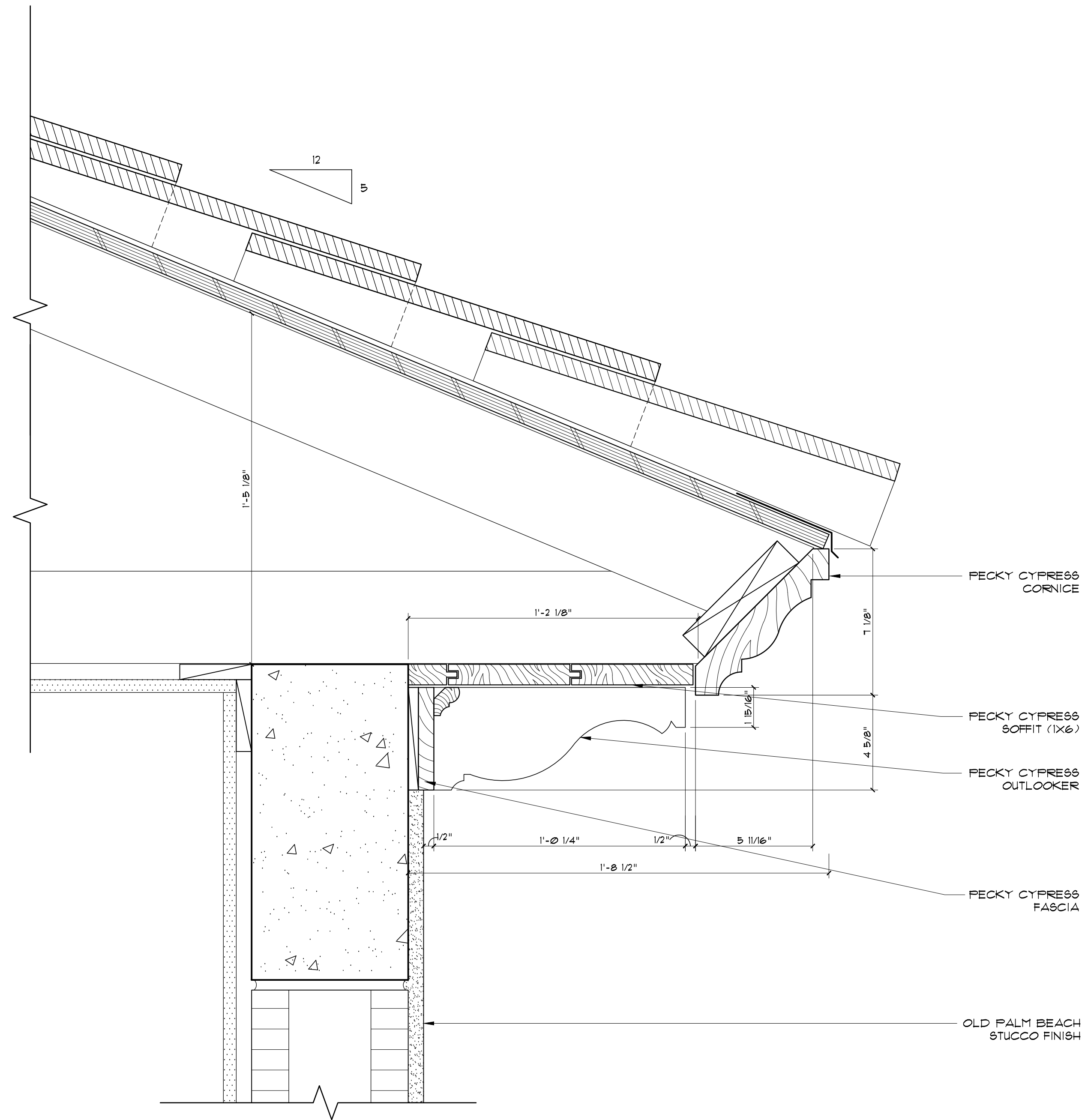
Proposed Yard Section Diagram - East

Scale 1/4" = 1'-0"



Proposed Yard Section Diagram - North

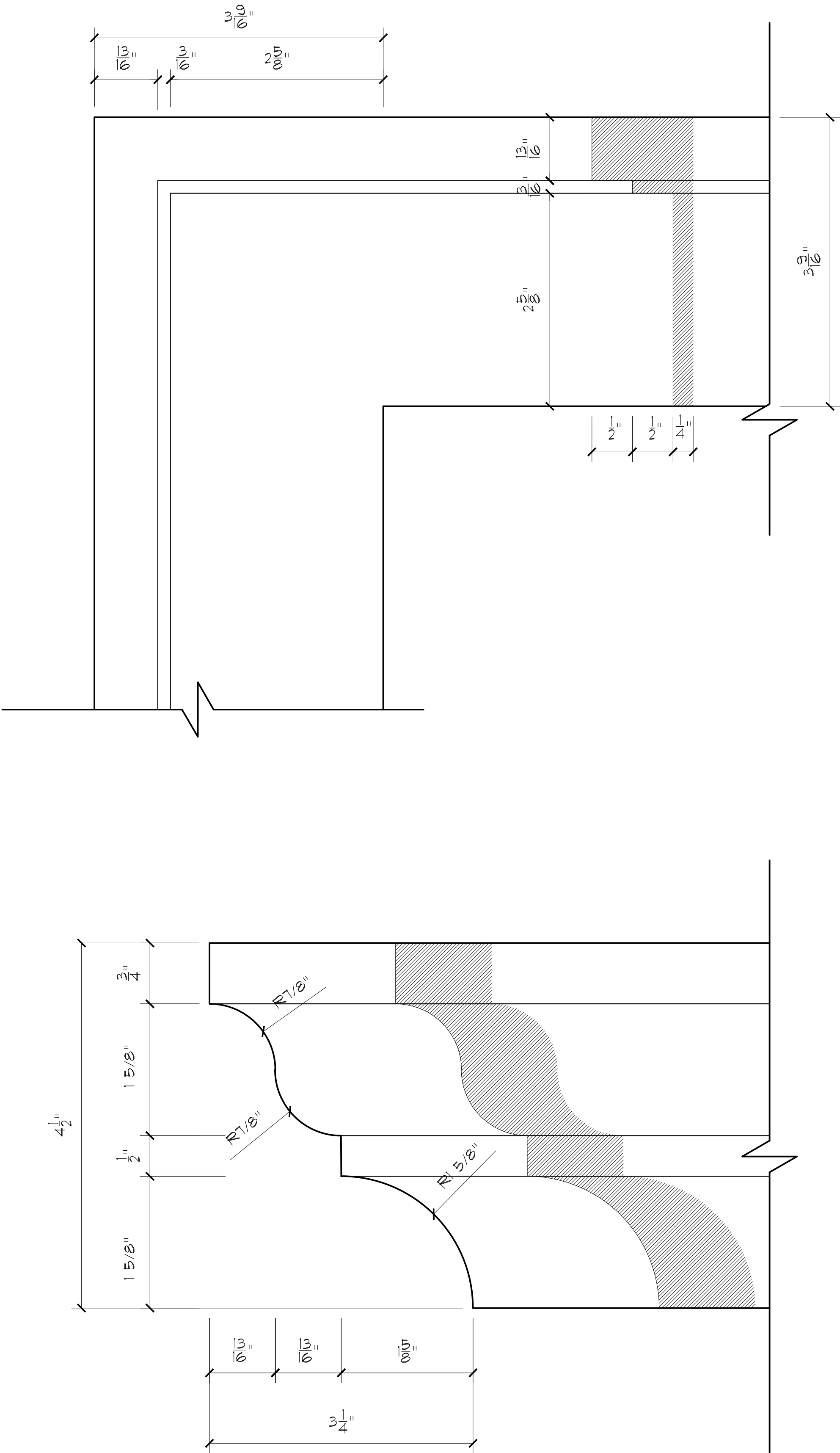
Scale 1/4" = 1'-0"



Roof Eave Section

Scale

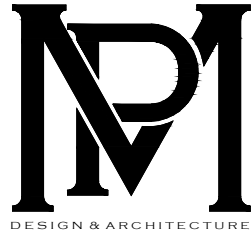
3" = 1'-0"



Window Surround Detail

Scale

3" = 1'-0"



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DATE

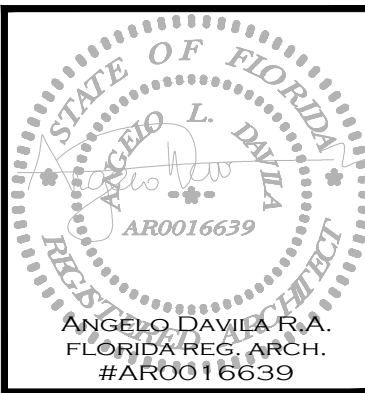
05/16/2023

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Additions & Renovations to the
Farkas Residence

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SHEET NO.

A302

Route To Property:

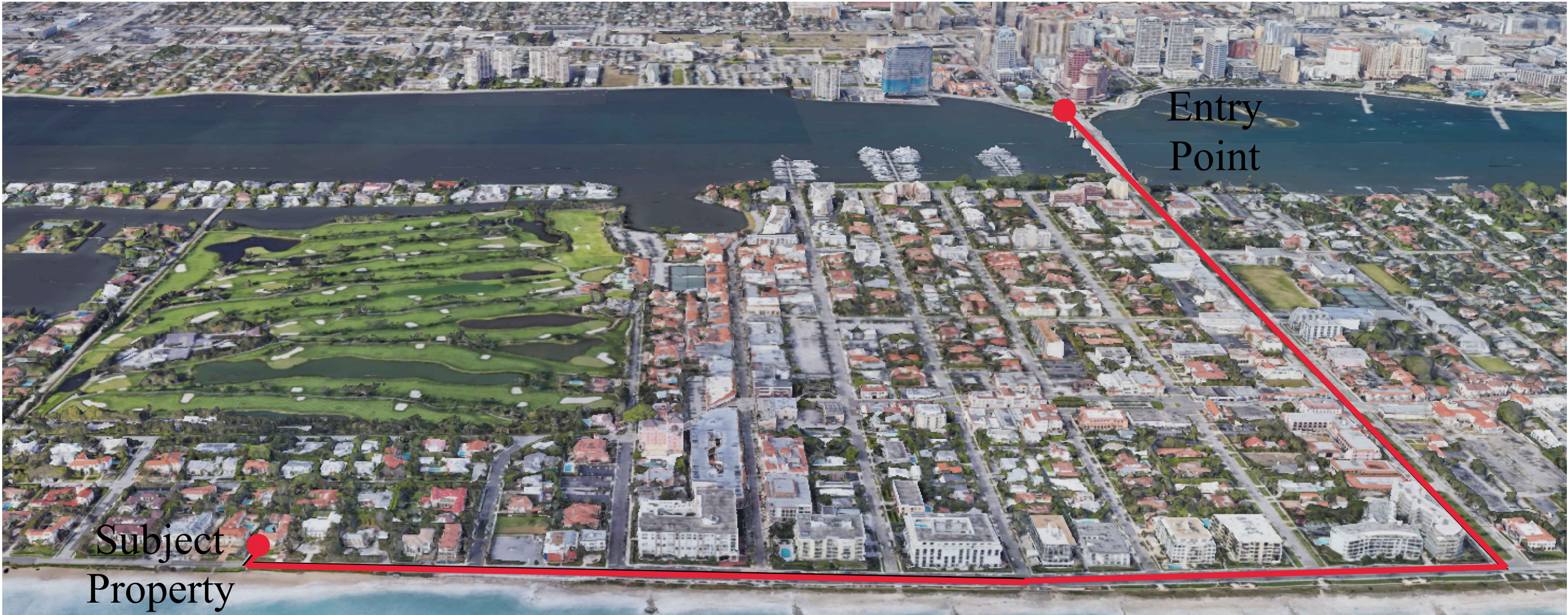
Enter the Town of Palm Beach thru the Flagler Memorial Bridge. Turn left on N County Road heading north. Continue straight to stay on N County Road, stay on N County Road until it becomes N Ocean Boulevard. Turn right on Via Marila heaign west until reaching subject property.

Max. Number Of Trips to Subject Property:

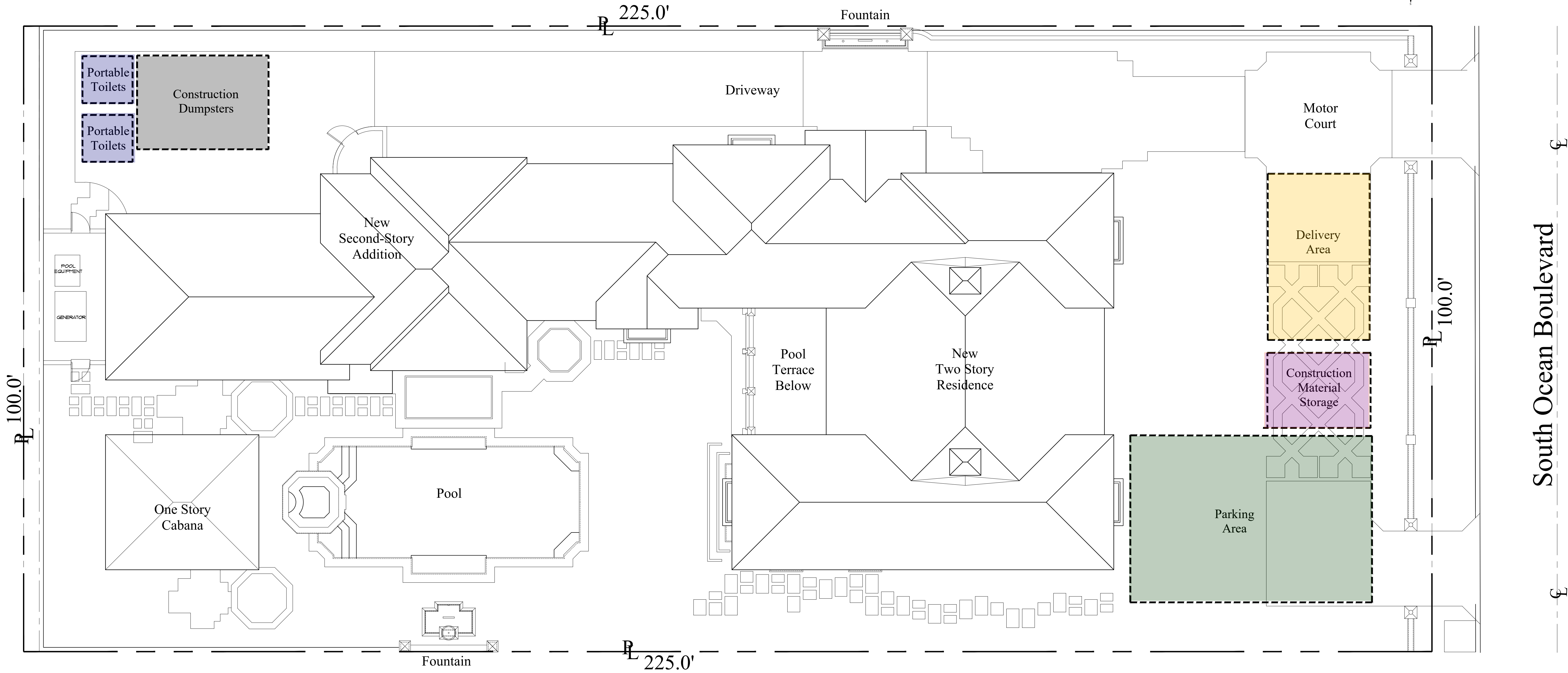
60 Building material and dumpster trucks

Maximum Truck Length:

60'



Truck Traffic Map



Truck Logistics Plan

Scale

1/8" = 1'-0"



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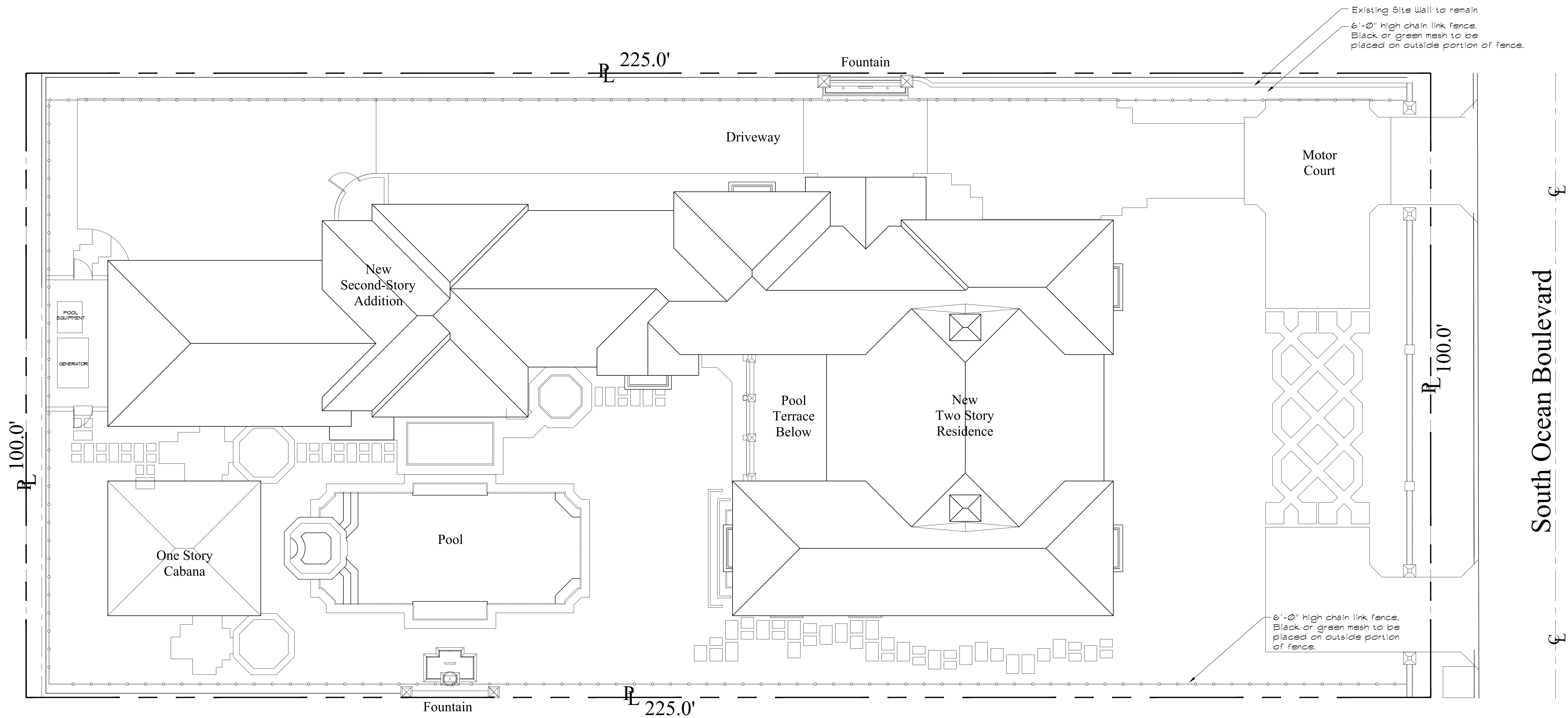
516 South Ocean Boulevard
Palm Beach, Florida, 33480



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561.853.7573
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SHEET NO.

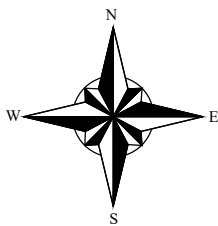
A003



Construction Screening Plan

Scale

1/8" = 1'-0"



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SHEET NO.

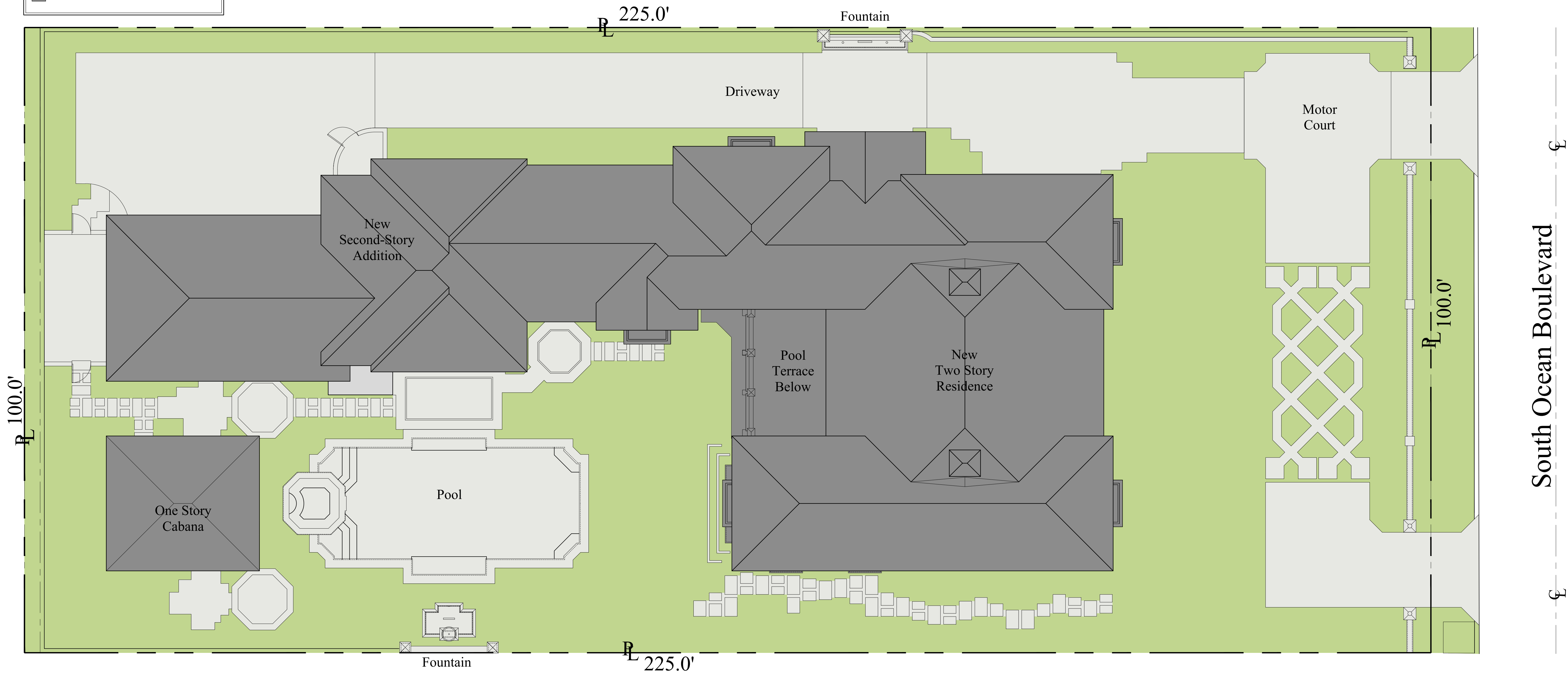
A004

Legend

OPEN SPACE

HARDSCAPE

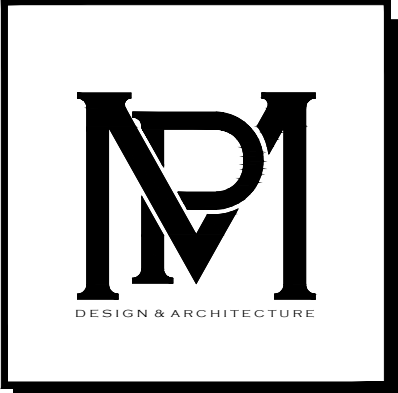
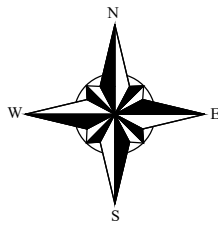
BUILDING/STRUCTURE



Open Space Diagram - Overall

Scale

1/8" = 1'-0"



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516 South Ocean Boulevard

516 South Ocean Boulevard, Florida, 33480

Additional & Renovations to the

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SHEET NO.

A005

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.
Certificate of Authorization No. 28190
2465 MERCER AVE. SUITE 206
WEST PALM BEACH, FL 33411
PHONE: 561.312.2841
OFFICE: 561.312.2841
www.grubereng.com

Project Information				
Project No.	2008-0037	Issue Date	08/22/2013	Scale
Drawn By	CG	Checked By	CG	CG

Conceptual Site Grading & Drainage Plan For:

Sinclair Residence

Palm Beach, Florida

516 South Ocean Boulevard

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

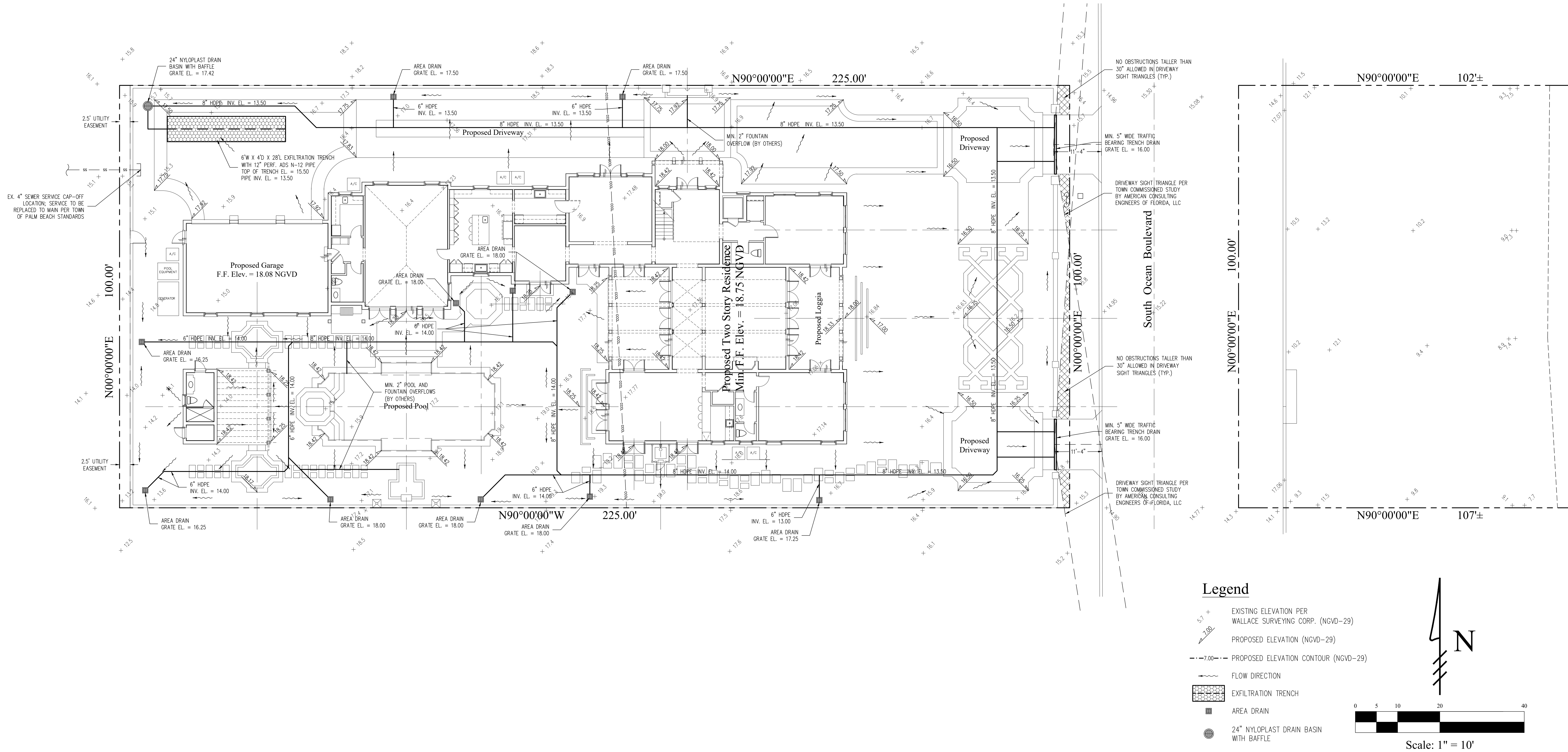
Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1

Plan Background from Hardscape Plan by
Nievera Williams Design Received 8/16/13
SPR # 14-2013
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STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Property Area (west of S. Ocean Blvd.) = 22,500 sq.ft.
Impervious Surface Area
(proposed residence, pool, terraces, driveway) = 10,939 sq.ft.
Pervious Surface Area = 11,561 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

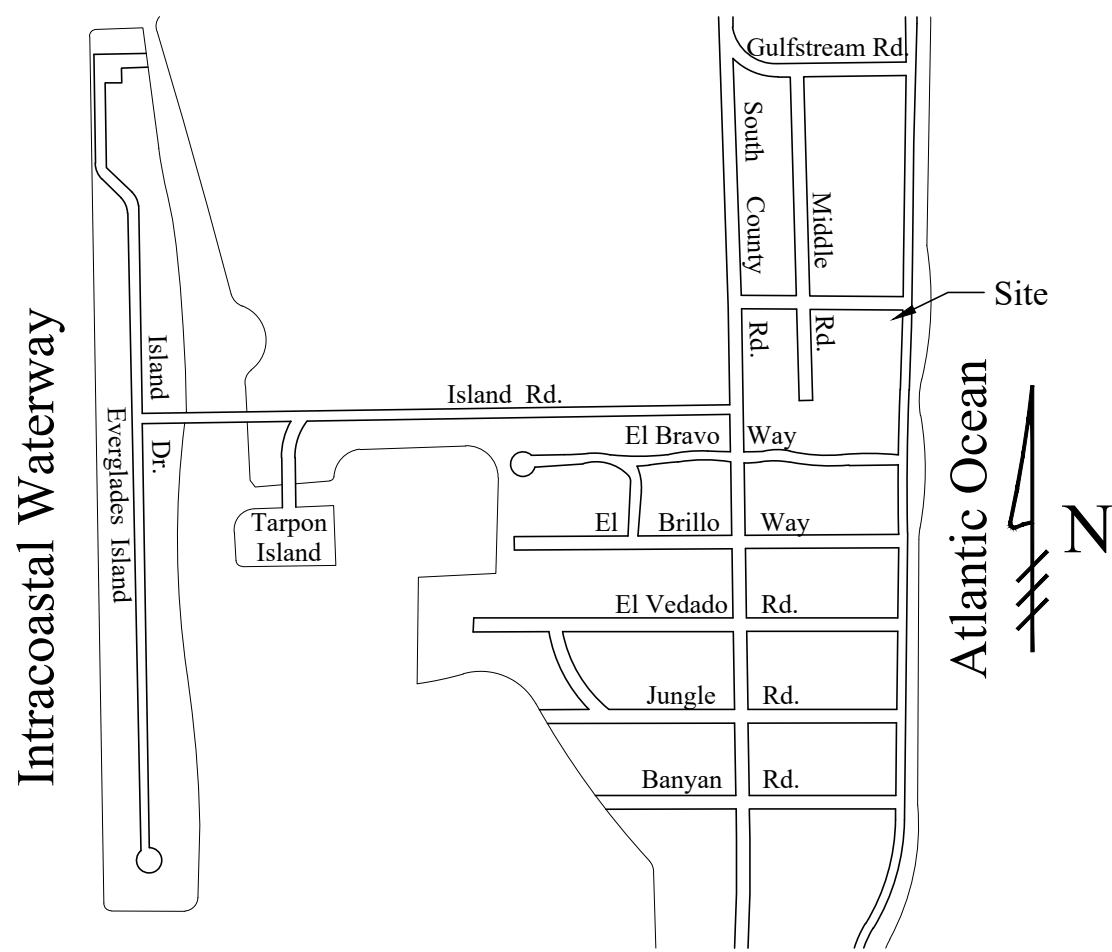
Impervious Surface Runoff Volume:
 $1.0 \times 2 \text{ in/hr} \times 10,939 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 1,823 \text{ cu.ft.}$
Pervious Runoff Volume:
 $0.2 \times 2 \text{ in/hr} \times 11,561 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 385 \text{ cu.ft.}$
Total Volume to be Retained = 2,208 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 28 ft
 W = Trench Width = 6.00 ft
 K = Hydraulic Conductivity = 0.000265 cfs/sq.ft. of head
 H_2 = Depth to Water Table = 6.00 ft
 DU = Un-Saturated Trench Depth = 3.50 ft
 DS = Saturated Trench Depth = 0.50 ft
 V = Volume Treated = 2,229 cu.ft.

Notes:

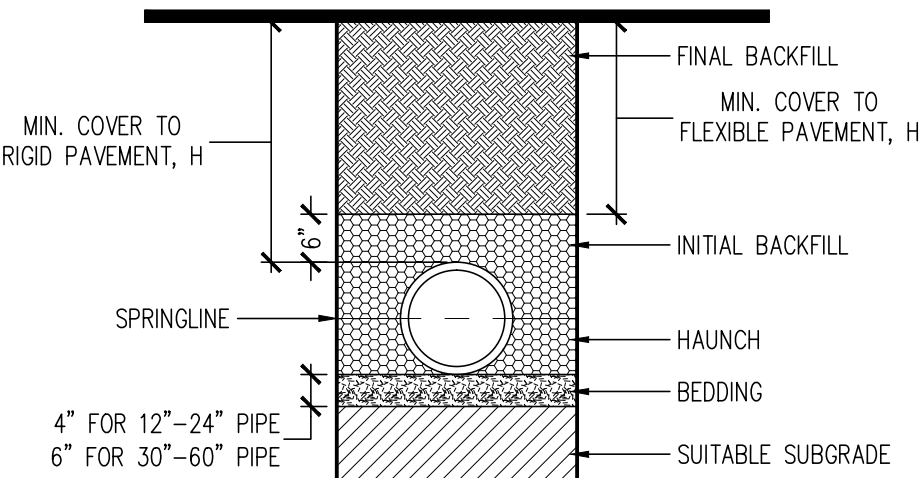
- Exfiltration trenches to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Exfiltration trench design uses an assumed value of 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.



Location Map
N.T.S.

General Notes & Specifications:

- 1) The contractor shall check all drawings furnished immediately upon their receipt and shall promptly notify the engineer in writing of any discrepancies. Anything shown on the drawings and not mentioned in the specifications or mentioned in the specifications and not shown on the drawings shall be of like effect as if shown or mentioned in both.
- 2) Figure marked on drawings shall, in general, be followed in preference to scale measurements. Large scale drawings shall in general, govern small scale drawings. The contractor shall compare all drawings and verify the figures before laying out the work and will be responsible for any errors which might have been avoided thereby. When dimensions on the drawings are affected by the type of equipment selected, the contractor shall adjust such dimensions as conditions may require.
- 3) If the contractor, in the course of the work, finds any discrepancy between the drawings and the physical conditions of the locality, or any error or omissions in the drawings or in the layout as given by points and instructions, or discovers unforeseen underground or above ground conditions or any other unexpected conditions requiring additional work by the contractor, it shall be his duty to immediately inform the engineer, in writing, and the engineer shall promptly check the accuracy of the information. Any work done after such discovery, until any necessary changes are authorized, will be done at the contractor's risk.
- 4) If any part of the contractor's work depends, for proper execution or results, upon the work of any other contractor, the contractor shall inspect and measure work already in place and shall at once report to the engineer any discrepancies between the executed work and the drawings.
- 5) The engineer or his authorized representative shall have free access to the work of the contractor at any time for the purpose of inspection. The contractor shall furnish the facilities to determine, as best as can reasonably be done, the nature and quality of the work performed. Such assistance of the contractor shall, if necessary, include the uncovering, testing or removal of portions of the finished work.
- 6) All debris shall be removed from the area and legally disposed. Debris may be burned upon obtaining proper burning permit but any unburned remains are to be disposed of as directed by the owner or his representatives.
- 7) The contractor shall be responsible for protecting all buildings, structures, and utilities that are underground, above ground, or on the surface against construction operations that may be hazardous to said facilities and shall hold and save the owner harmless against all claims of damage. The contractor shall, by repair or replacement, return to equal or better condition all pavement, sidewalks, lawns, utilities and other items damaged by this construction activity.
- 8) The contractor shall be responsible for obtaining all required tests and shall submit reports by an independent testing laboratory approved by the engineer. Should any test fail to meet specification as shown herein, the contractor shall, at his expense, correct all deficient work and submit laboratory test results showing compliance with these specifications.
- 9) All work shall be performed in a workman like manner and shall conform with all applicable City, County, State and Federal regulations and/or Codes. The contractor shall obtain all permits and licenses required to begin work.
- 10) The contractor shall visually examine the construction site to determine the amount of clearing and existing facilities to be replaced, removed and/or relocated which may be required in order to complete the work.
- 11) The contractor shall give the engineer 48 hours notice prior to requesting required inspections and shall supply all equipment necessary to properly test and inspect the completed work.
- 12) The contractor shall guarantee all work and materials for a period of one year from the date of project acceptance, during which all faulty construction and/or materials shall be corrected at the contractor's expense.
- 13) All work shall be accomplished in a safe and workmanlike manner. The contractor shall comply with all applicable laws and regulations of any public and/or private body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss and shall erect and maintain all necessary safeguards for such safety and protection. The responsibility for project safety rests solely and specifically with the contractor. Local agencies and their employees and agents are specifically indemnified and held harmless from any actions of the contractor relating to the safety procedures implemented during construction and from any claims brought by any persons regarding safety, personal injury or property damage.
- 14) Minimum Construction Inspection Checkpoints: 1) Prior to any major deviation from the approved plans 2) Prior to backfilling of any trenches containing hydraulic conduits so that jointing may be mutually approved 3) Upon completion of subgrade compacting 4) At the time of delivery of base material 5) Upon completion of the base and prior to printing 6) Immediately prior to and upon the first and second applications of the plant mixed wearing course 7) Upon completion of construction, a final inspection will be made with project representative.
- 15) All unsuitable material such as muck, marl and debris shall be removed from the limits of construction and legally disposed. At the engineer's direction, muck may be stockpiled on the site at designated locations for use in landscaping.
- 16) All material and equipment to be furnished and/or installed by the contractor for this project shall be guaranteed for a period of one year from the date of final acceptance thereof, against defective materials, design and workmanship. Upon receipt of notice from the owner of failure of any part of the guaranteed equipment or materials during the guarantee period, the affected part, parts or materials shall be replaced promptly with new parts or materials by the contractor at no expense to the owner. In the event the contractor fails to make the necessary replacement or repairs within seven (7) days after notification by the owner, the owner may accomplish the work at the expense of the contractor.
- 17) The contractor shall complete "as-built" information relative to pipe lengths, materials and any deviation from plans and provide a copy of such to the owner and engineer for final acceptance of the contractor's work.

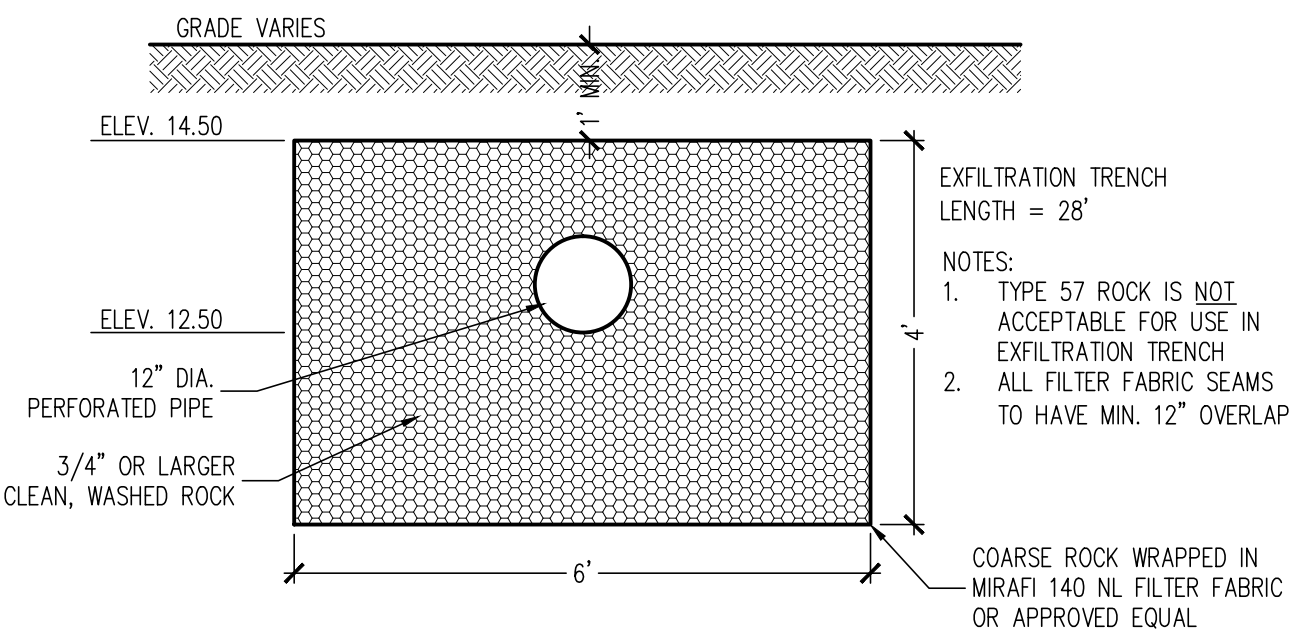


- NOTES:
- 1) ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
- 2) MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINS INTO BACKFILL MATERIAL, WHEN REQUIRED
- 3) SUITABLE SUBGRADE: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- 4) BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE. EXTENDING NOT LESS THAN 6\"/>

TRENCH AND BACKFILL DETAIL
N.T.S.

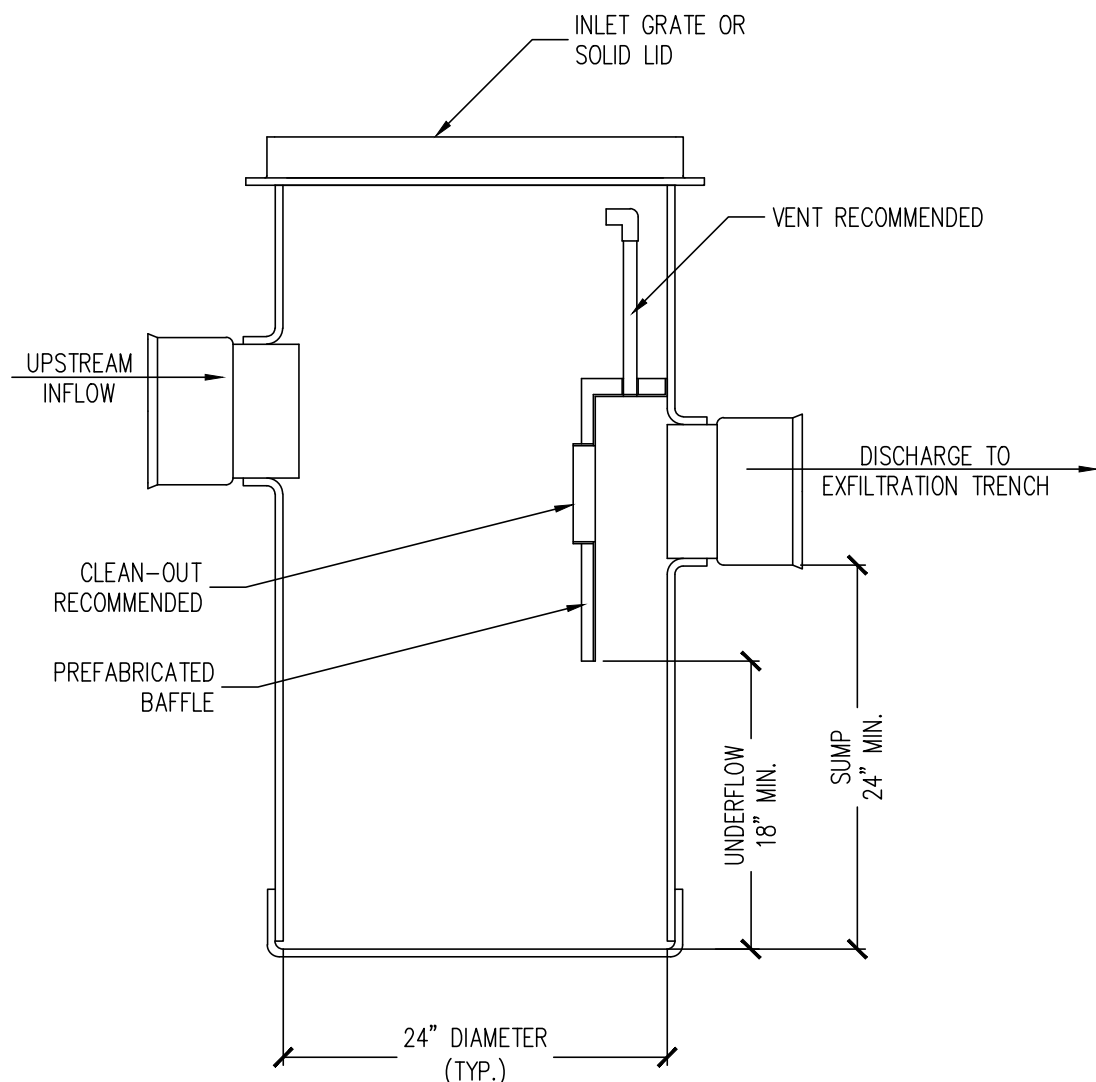
STORMWATER RETENTION CALCULATIONS

- A. SITE INFORMATION
- Property Area (west of S. Ocean Blvd.) = 22,500 sq.ft.
- Impervious Surface Area (proposed residence, pool, terraces, driveway) = 10,939 sq.ft.
- Pervious Surface Area = 11,561 sq.ft.
- B. ESTIMATED STORMWATER RETENTION VOLUME
- The retention volume is estimated using the Rational Method (Q-C-IA) 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 10,939 sq.ft. x 1 ft./12 in. = 1,823 cu.ft.
- Pervious Runoff Volume:
0.2 x 2 in/hr x 11,561 sq.ft. x 1 ft./12 in. = 385 cu.ft.
- Total Volume to be Retained = 2,208 cu.ft.
- C. PROPOSED EXFILTRATION TRENCH SIZING
- | | | | | | |
|----|---|---------------------------------|---|----------|------------------------|
| L | = | Total Length of Trench Provided | = | 28 | ft |
| W | = | Trench Width | = | 6.00 | ft |
| K | = | Hydraulic Conductivity | = | 0.000265 | cfs/sq.ft./ft. of head |
| H2 | = | Depth to Water Table | = | 6.00 | ft |
| DX | = | Un-Saturated Trench Depth | = | 3.50 | ft |
| DS | = | Saturated Trench Depth | = | 0.50 | ft |
| V | = | Volume Treated | = | 2,229 | cu.ft. |



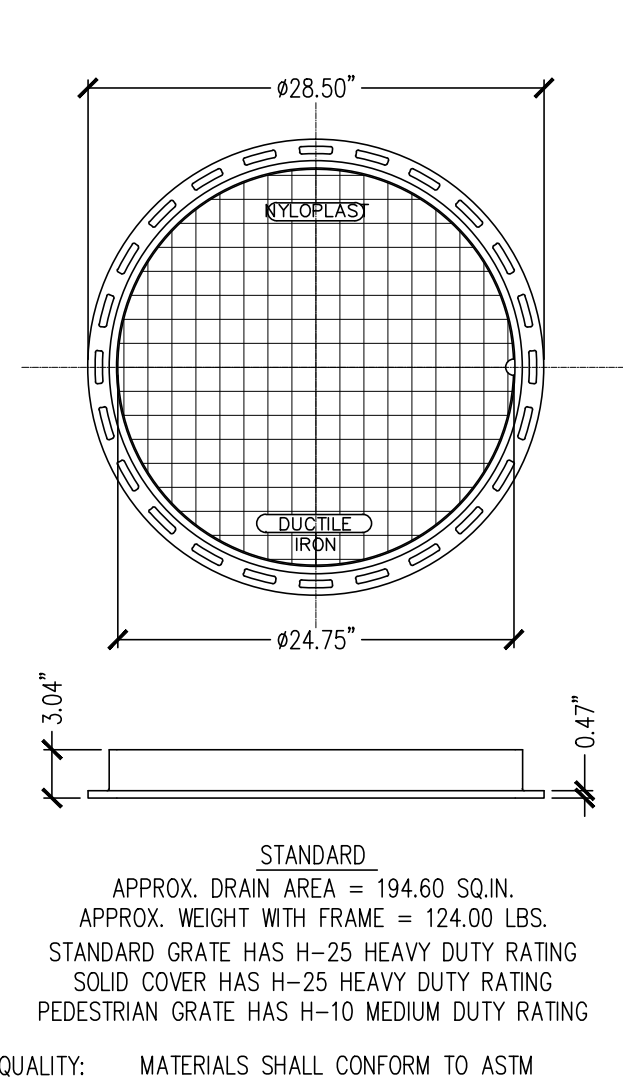
EXFILTRATION TRENCH DETAIL
N.T.S.

24" NYLOPLAST DRAIN BASIN



NOTE: INLET TO HAVE MIN. 24" SUMP AND MIN. 18" CLEARANCE BETWEEN BOTTOM OF BAFFLE AND BOTTOM OF INLET

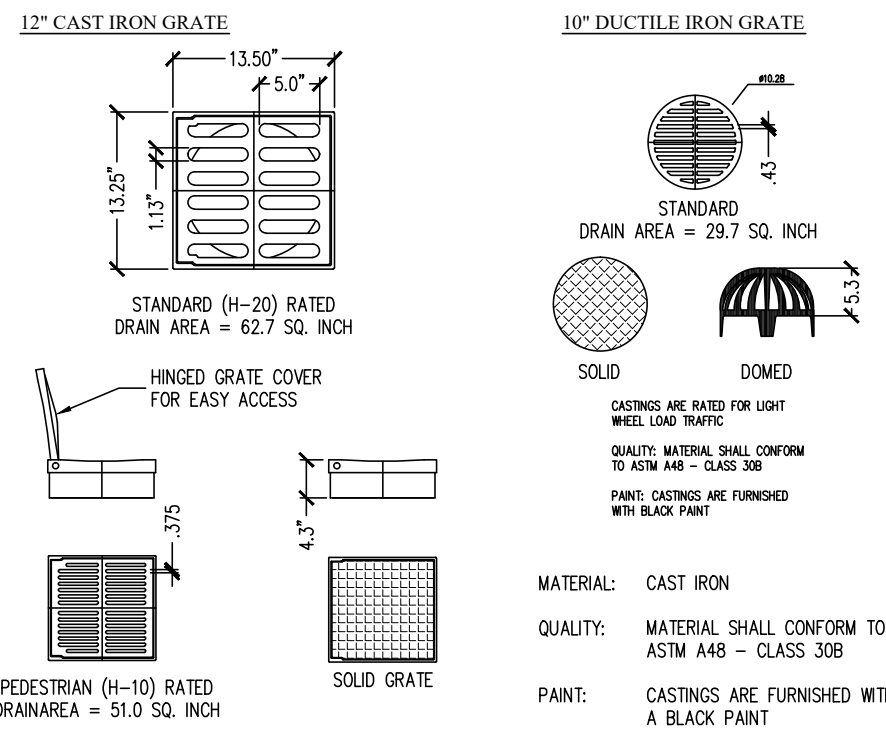
24" SOLID LID



QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05

MATERIAL: DUCTILE IRON

PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT LOOKING DEVICE AVAILABLE UPON REQUEST PRICE INCLUDES FRAME & GRATE/COVER

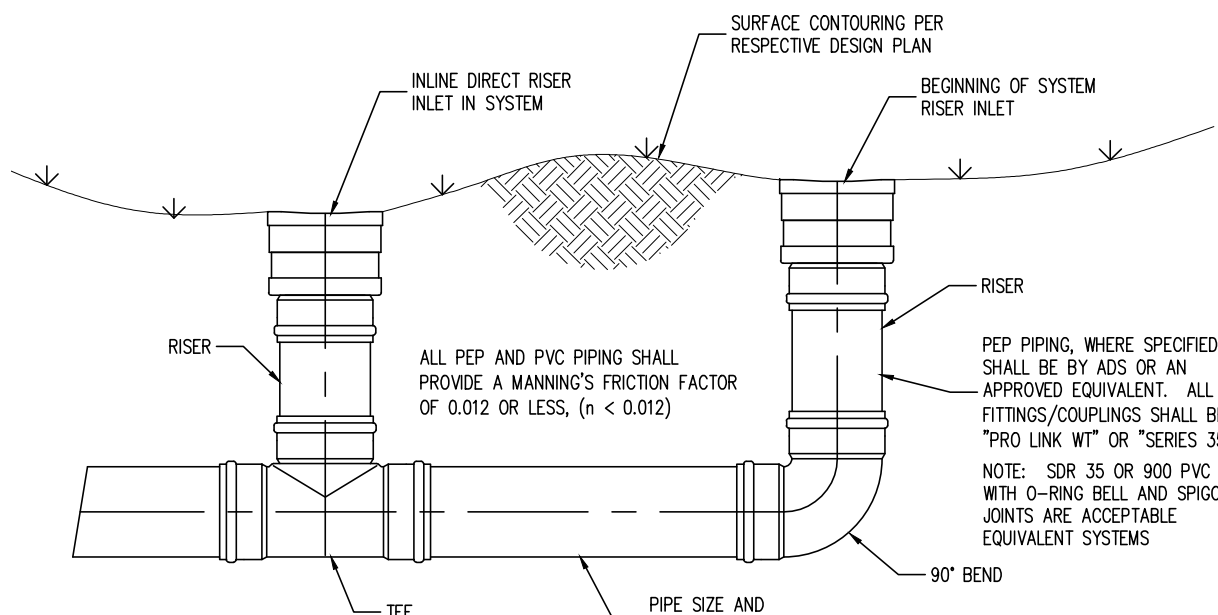


NOTE:

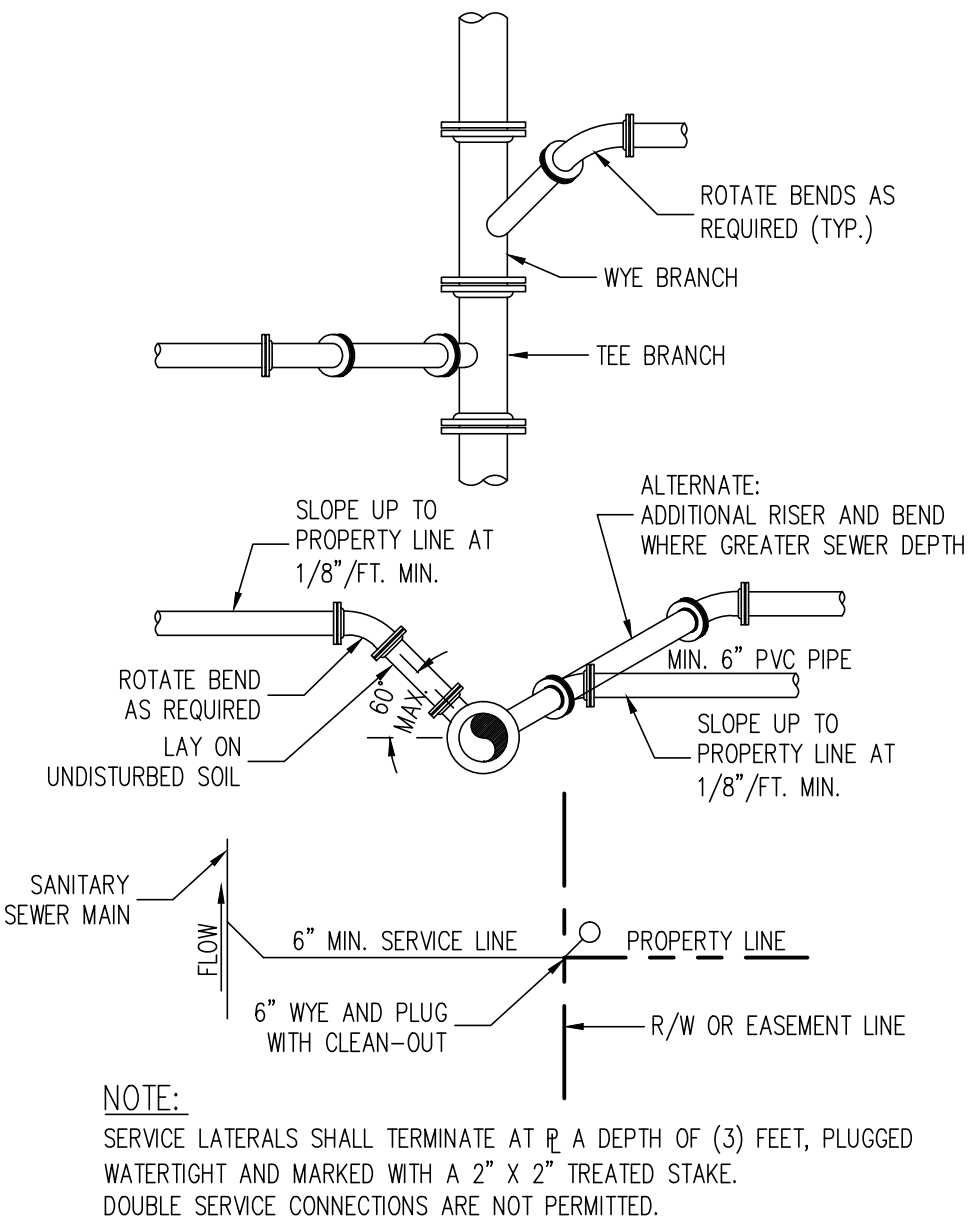
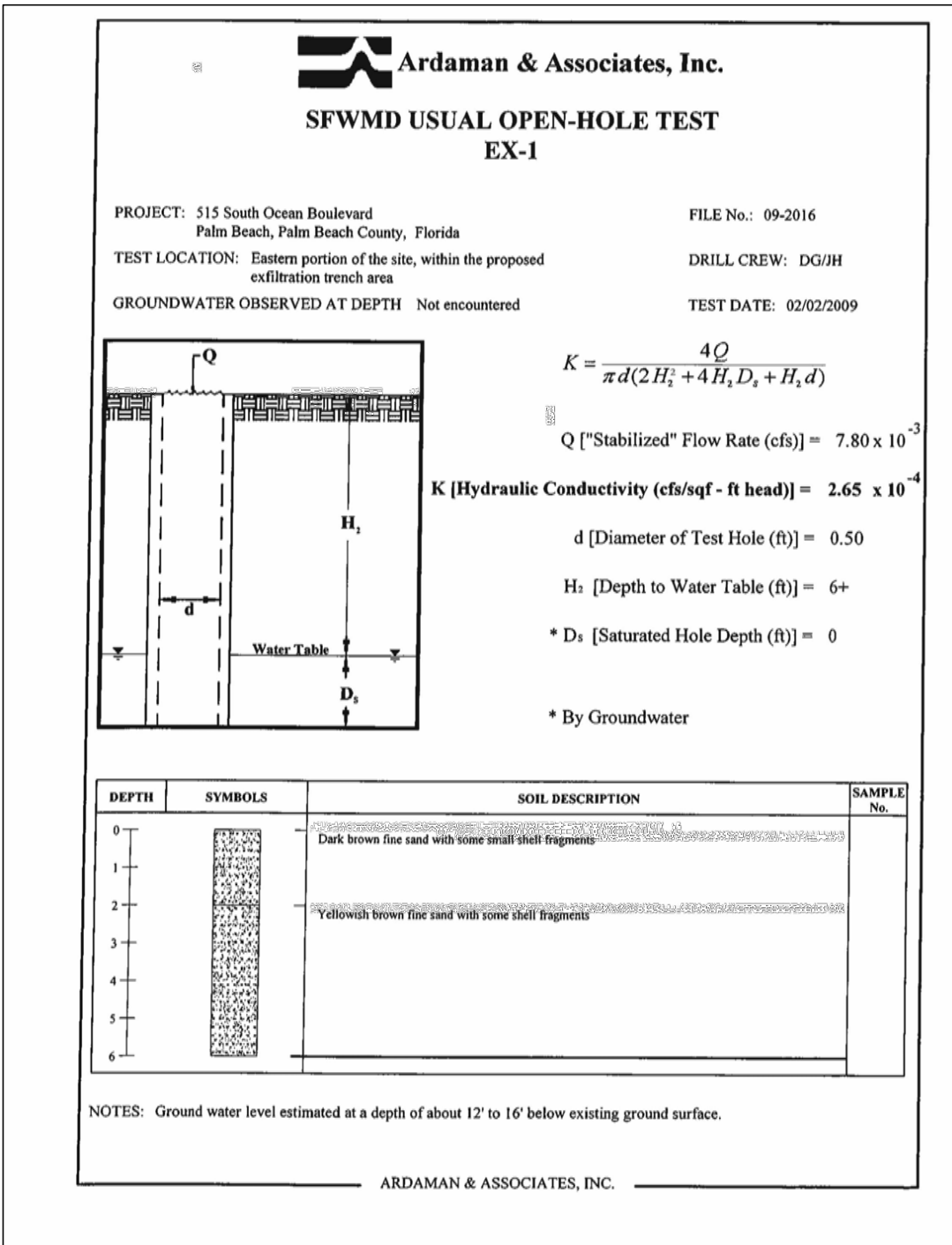
TYPE OF GRATES & INLETS TO BE COORDINATED WITH ENGINEER & LANDSCAPE ARCHITECT

PIPE MATERIAL MAY BE PVC, ADS, NDS, OR APPROVED EQUAL

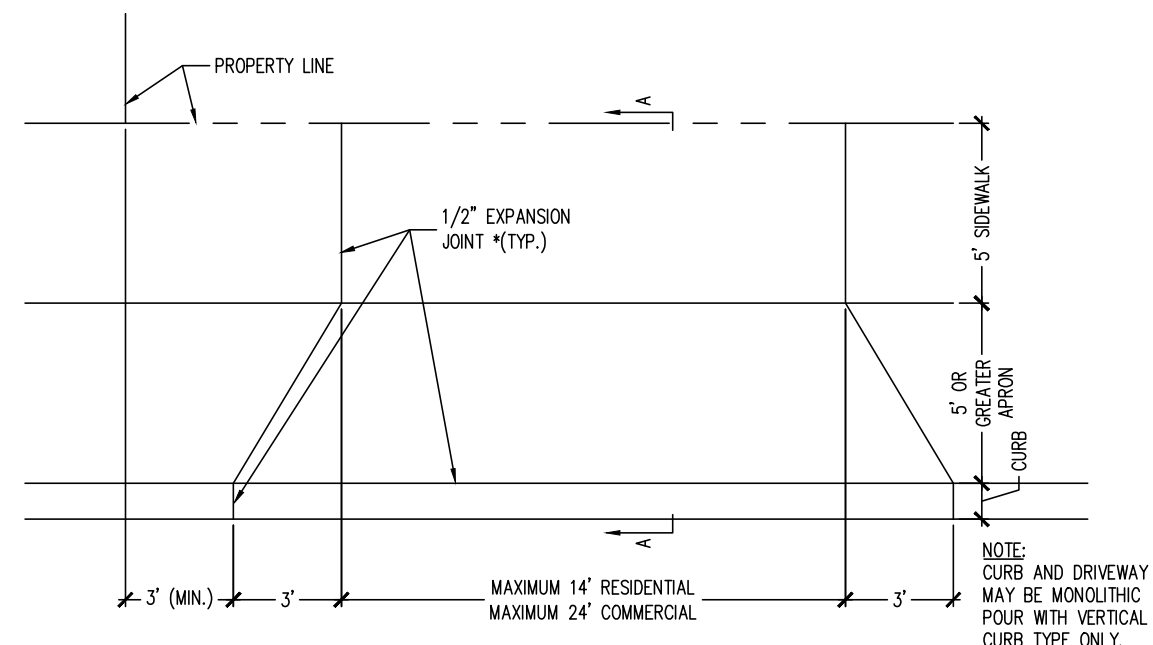
AREA DRAIN DETAIL
N.T.S.



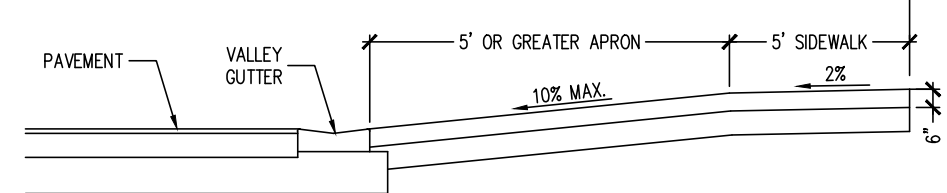
DIRECT RISER INLET: TYPICAL
N.T.S.



TYPICAL SEWER SERVICE CONNECTIONS
N.T.S.



CURB TRANSITION PROFILE
N.T.S.



- SECTION A-A
N.T.S.
1. DRIVEWAY TO BE PORTLAND CEMENT, MIN. 3,000 P.S.I. @ 28 DAYS.
 2. BASE TO BE A MINIMUM 4" CLEAN SAND OR SANDY LOAM, FULLY COMPACTED, FULL WIDTH.
 3. CONCRETE TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE.

RESIDENTIAL DRIVEWAY
CURB & GUTTER SECTION (CONCRETE)

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.
Certificate of Authorization No. 28190
2465 HERBERT AVE., SUITE 206
WEST PALM BEACH, FL 33411
PHONE: 561.312.2841
FAX: 561.312.2841
office@gruberengineers.com

Project Information	
Project No.	2008-0037
Issue Date	08/22/2013
Scale	As Shown
Drawn By	CG
Checked By	CG

Drainage Specifications and Details For:
Simlair Residence
516 South Ocean Boulevard
Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-2