0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"

N
W
E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

16 MAY 2023
01 MAY 2023
27 MAR 2023
09 MAR 2023
20 FEB 2023

NIEVERA WILLIAMS
DESIGN

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

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FRAMEWORK PLAN

ARC-23-065
ZON-23-060

EAST TO WEST LONGITUDINAL SECTION: 1/16" = 1'

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

EAST TO WEST LONGITUDINAL SECTION

PRIVATE RESIDENCE

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EL5

ARC-23-065
ZON-23-060

EAST EXTERIOR ELEVATION SCALE: 1/8" = 1'

EAST INTERIOR ELEVATION SCALE: 1/8" = 1'

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EAST INTERIOR/ EXTERIOR ELEVATIONS

PRIVATE RESIDENCE

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EL2

ARC-23-065
ZON-23-060

WEST ELEVATION SCALE: 1/8" = 1'

MARIO F. NIEVERA

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Registration No.
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SCALE: 1/8"=1'-0"

WEST ELEVATION

PRIVATE RESIDENCE

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16 MAY 2023
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EL1

ARC-23-065
ZON-23-060

SOUTH ELEVATION- WEST SCALE: 1/8" = 1'

SOUTH ELEVATION- EAST SCALE: 1/8" = 1'

MARIO F. NIEVERA

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Registration No.
6666856

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

SOUTH ELEVATION

PRIVATE RESIDENCE

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EL3

ARC-23-065
ZON-23-060

NORTH ELEVATION- EAST SCALE: 1/8" = 1'

NORTH ELEVATION- WEST SCALE: 1/8" = 1'

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

NORTH ELEVATION

PRIVATE RESIDENCE

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01 MAY 2023
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EL4

ARC-23-065
ZON-23-060

1
D1
FRONT ENTRY GATE DETAIL
SCALE: 1"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1"=1'-0"

GATE DETAILS

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

16 MAY 2023
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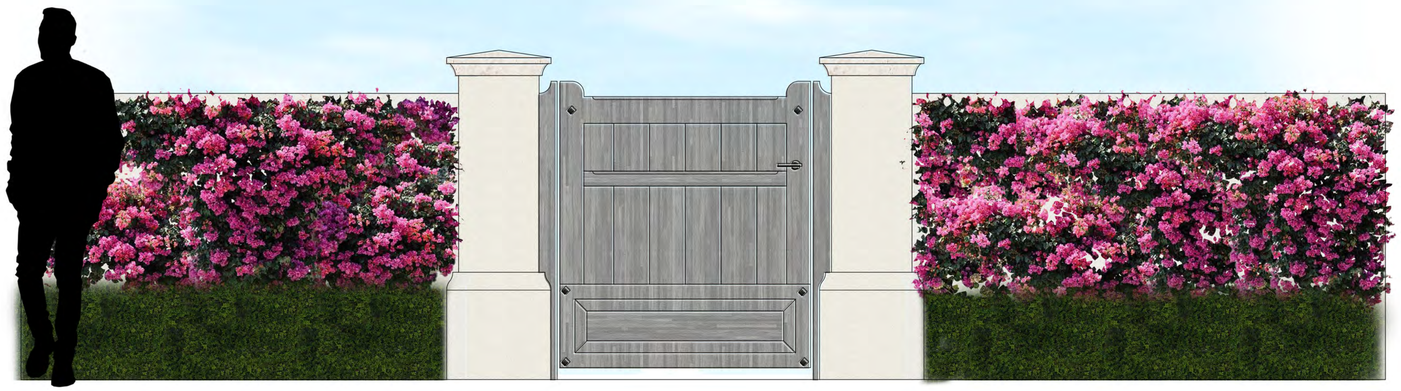
D1

ARC-23-065
ZON-23-060



1
D2
WEST PEDESTRIAN GATE DETAIL
SCALE: 1"=1'-0"

2
D2
NORTH PEDESTRIAN GATE DETAIL
SCALE: 1"=1'-0"

MARIO F. NIEVERA

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SCALE: 1"=1'-0"

GATE DETAILS

PRIVATE RESIDENCE

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D2

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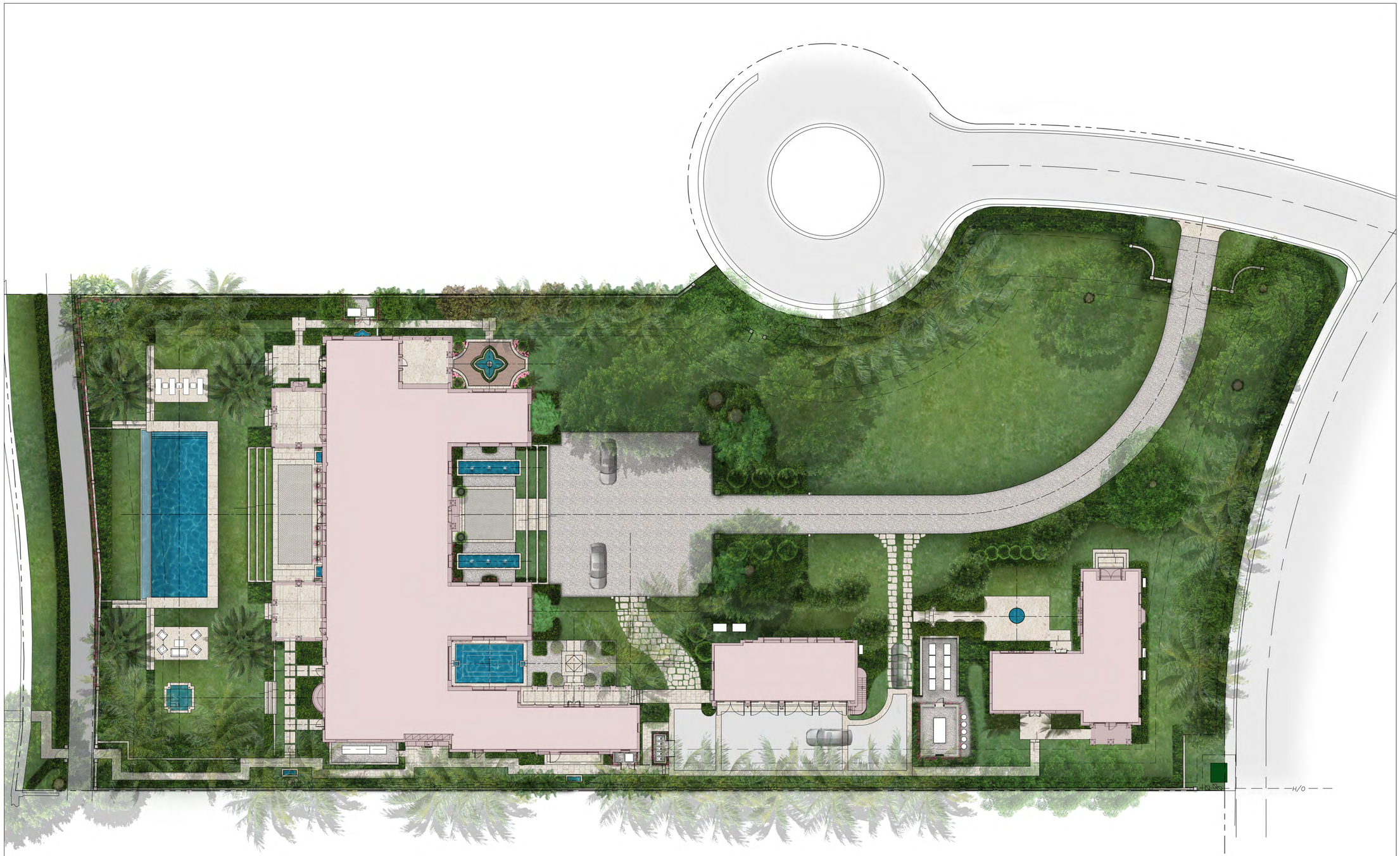

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	79,804	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	35,912	SQ FT	45%
EXISTING =	78,993	SQ FT	98.9%
PROPOSED =	36,955	SQ FT	46.3%

FRONT YARD CALCULATIONS:

PERIMETER AREA =	6,500	SQ FT	100%
MINIMUM LANDSCAPE: (40% OF 2,600 SF) = REQUIRED			
EXISTING =	6,500	SQ FT	100%
PROPOSED =	6,241	SQ FT	96%

0 4 8 16 32 FEET

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

N W E S

MARIO F. NIEVERA

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Landscape Architect
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SCALE: 1/16" = 1'-0"

OVERALL SITE PLAN

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

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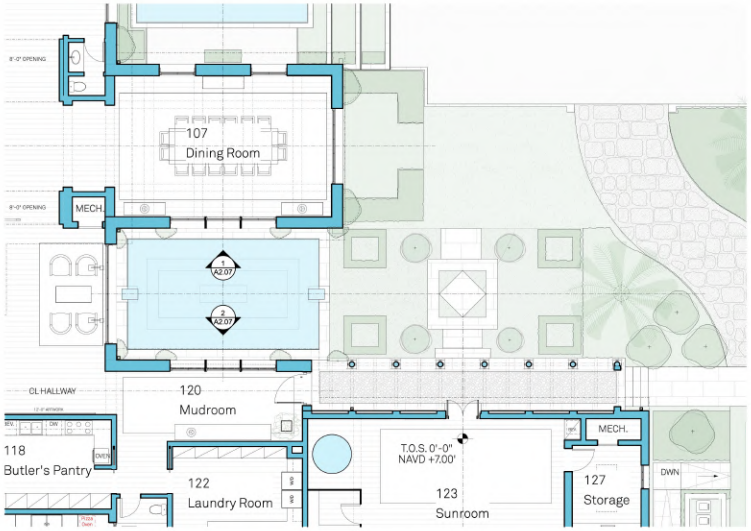
SITE

ARC-23-065
ZON-23-060

Dining Room South Elevation
SCALE: 3/16" = 1'-0"



1st Floor Plan
SCALE: 1/8" = 1'-0"

Sunroom/Mudroom North Elevation
SCALE: 3/16" = 1'-0"

SMITH AND MOORE ARCHITECTS, INC.
1590 S. OLIVE AVE., W.P.B. FL 33401

Design
Joeb Moore & Partners

Project Team

ARCHITECT OF RECORD:
Smith & Moore Architects Inc.
1590 S Olive Ave
West Palm Beach, FL 33401
T: (561) 835-1889

DESIGN ARCHITECT:
Joeb Moore + Partners Architects, L.L.C.
20 Bruce Park Ave
Greenwich, CT 06830
T: (203) 769-5628

INTERIOR DESIGN:
Victoria Hagan Interiors
5 Columbus Circle
New York, NY 10019
T: (212) 888-1178

LANDSCAPE ARCHITECT:
Nevens Williams Design
625 N Flagler Dr Ste 502
West Palm Beach, FL 33401
T: (561) 659-2825

OWNER'S REPRESENTATIVE:
Karen Thomas Associates
345 7th Ave
New York, NY 10001
T: (212) 991-9999

GENERAL CONTRACTOR:
Livingston Builders, Inc.
125 Worth Avenue, Suite 306
Palm Beach, FL 33480
T: (561) 833-3242

CIVIL SITE ENGINEER:
Gruber Consulting Engineers Inc.
2475 Mercer Ave
West Palm Beach, FL 33401
T: (561) 312-2041

General Designer Note: Joeb Moore & Partners, Architects, L.L.C. (Joeb Moore & Partners) is the Design Architect and relies upon the accuracy of the survey, boundary, topographic, wetlands, coastal, septic, and zoning data provided by WALLACE Surveying Corp., dated 04/14/2021 given to Joeb Moore & Partners, Architects, L.L.C by Owner. Utility and infrastructure locations, sizing, and setbacks for items including, but not limited to: Condensing Units, Generator, Pools, Water Feature Filtering Equipment, Heaters, etc. are Schematic and shall be reviewed, located, and confirmed by the Architect of Record (AOR) for zoning and building compliance. AOR to verify and coordinate all floor plate dimensions for all disciplines. Landscape Architect (LA) to verify all vehicle ingress, egress, and turning radiuses for parking and circulation. Driveway gate to be design and location to be determined by LA. Exterior tile details, layout and patterns to be designed by others. Serpentine (twisted) fluting to be implemented at all columns.

ARC - 23 - 065
ZON - 23 - 060

Owner
304 MADDOCK WAY L.L.C.

Address
304 Maddock Way
Palm Beach, FL, 33480

Revisions / Date

PRE-APP SUBMIT.	02-20-2023
FIRST SUBMIT.	03-09-2023
SECOND SUBMIT.	05-01-2023
DROP OFF SUBMIT.	05-16-2023

Scale
3/16" = 1'-0",
1/8" = 1'-0"

Issue
-

Drawing Title
DINING COURT SECTION ELEVATION

FLORIDA AAC

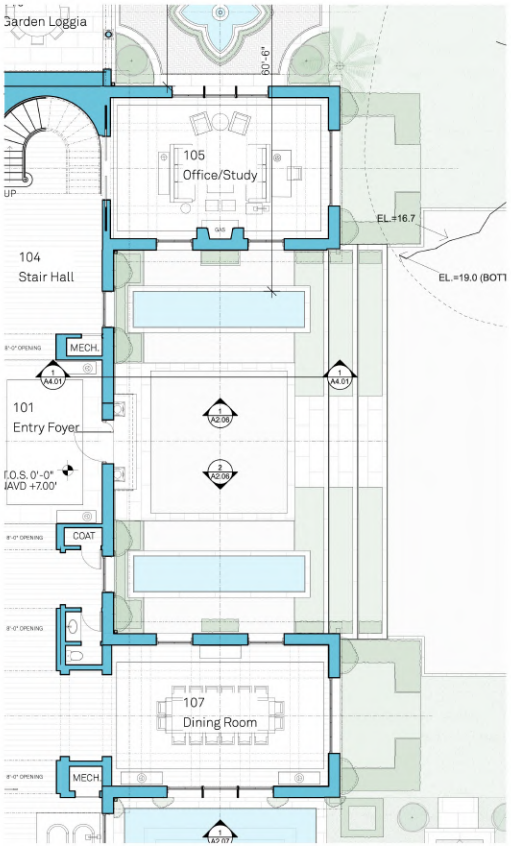
NO. 001285

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

A2.07

Office/ Study South (Entry Court) Elevation
SCALE: 3/16" = 1'-0"

Dining Room North (Entry Court) Elevation
SCALE: 3/16" = 1'-0"



1st Floor Plan
SCALE: 1/8" = 1'-0"

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1590 S. OLIVE AVE., W.P.B. FL 33401

Design
Joeb Moore & Partners

Project Team

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ARC - 23 - 065
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Owner
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Address
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Palm Beach, FL, 33480

Revisions / Date

PRE-APP SUBMIT.	02-20-2023
FIRST SUBMIT.	03-09-2023
SECOND SUBMIT.	05-01-2023
DROP OFF SUBMIT.	05-16-2023

Scale
3/16" = 1'-0",
1/8" = 1'-0"

Issue
-

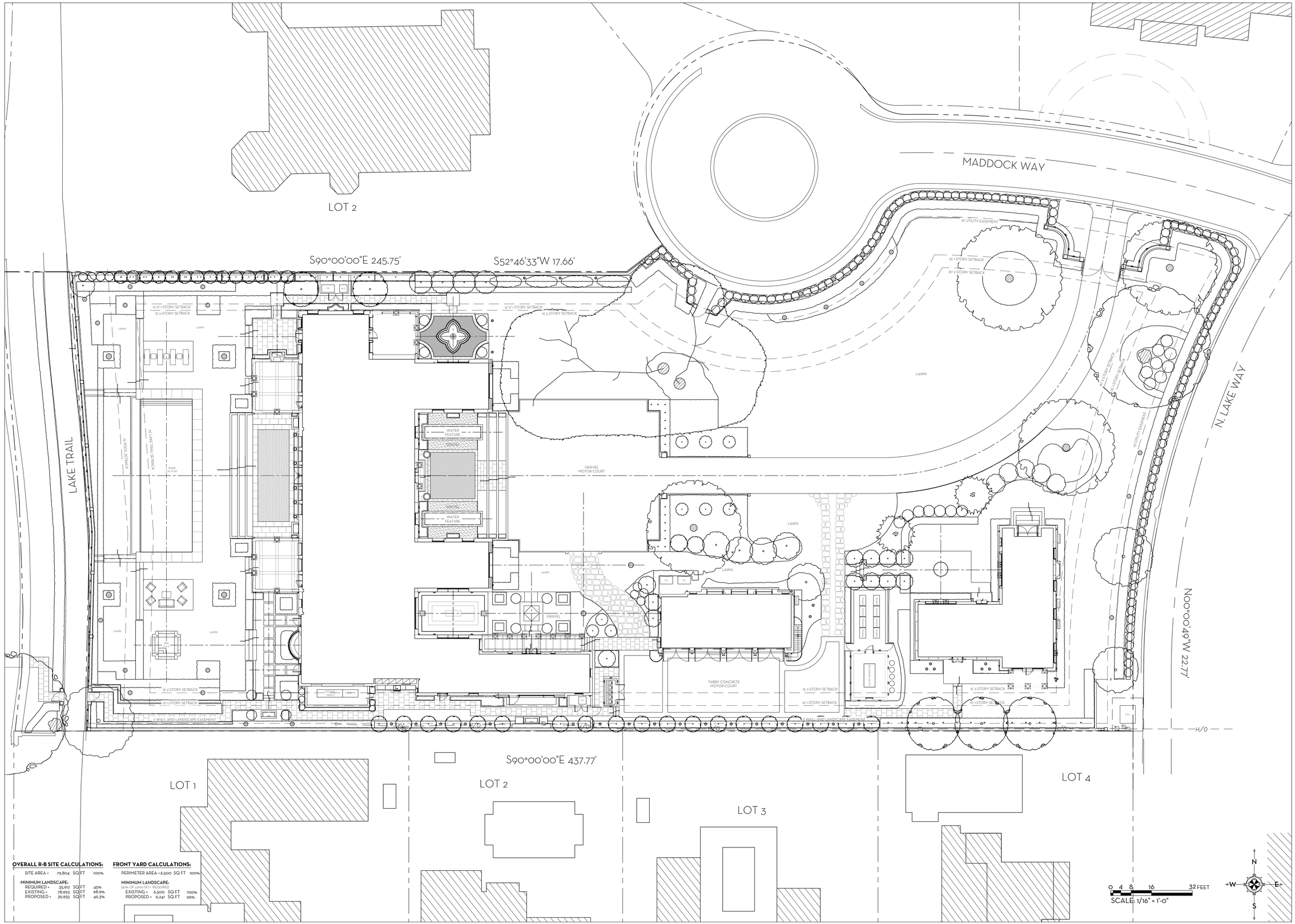
Drawing Title
ENTRY COURT SECTION ELEVATION

FLORIDA AAC

NO. 001285

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

A2.06



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	79,804	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	35,912	SQ FT	45%
EXISTING =	78,993	SQ FT	98.9%
PROPOSED =	36,955	SQ FT	46.3%

FRONT YARD CALCULATIONS:

PERIMETER AREA =	6,500	SQ FT	100%
MINIMUM LANDSCAPE:			
(40% OF 3,000 SF) - 1ST 25 FEET REQUIRED			
EXISTING =	6,500	SQ FT	100%
PROPOSED =	6,241	SQ FT	96%

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

16 MAY 2023
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SITE

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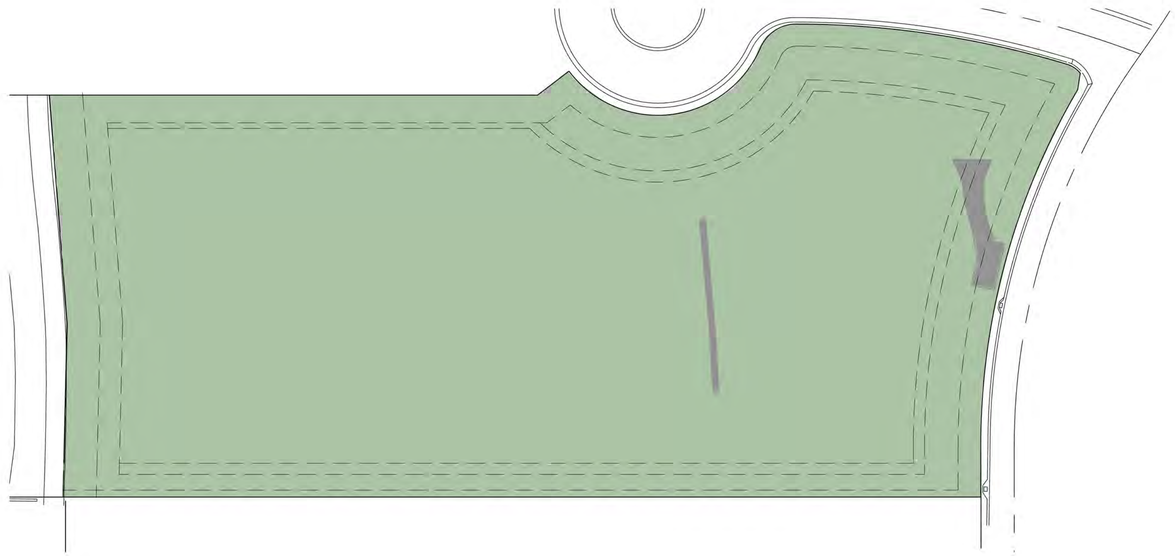

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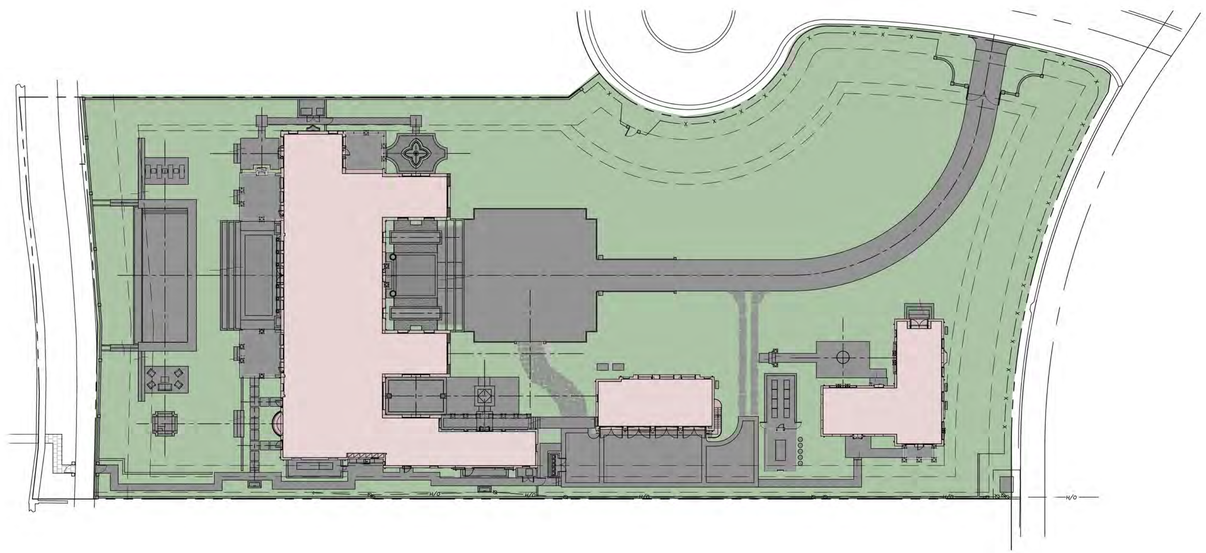

PROPOSED

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	79,804	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	35,912	SQ FT	45%
EXISTING =	78,993	SQ FT	98.9%
PROPOSED =	36,955	SQ FT	46.3%

0 2 4 8 16 24 FEET

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

N W E S

MARIO F. NIEVERA

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6666856

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

OVERALL OPEN SPACE DIAGRAM

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

16 MAY 2023
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OS1

ARC-23-065
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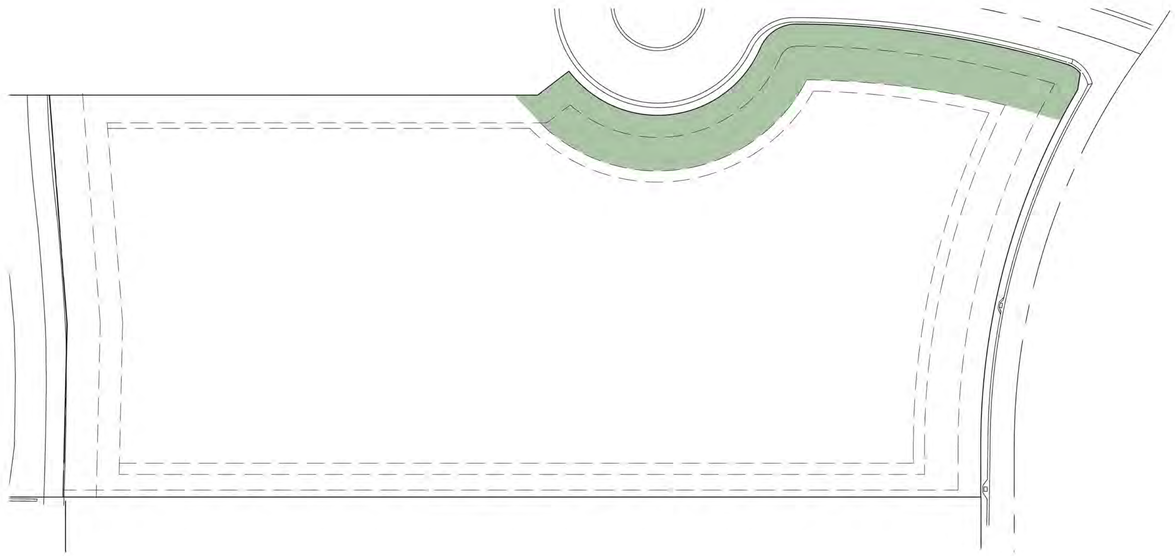

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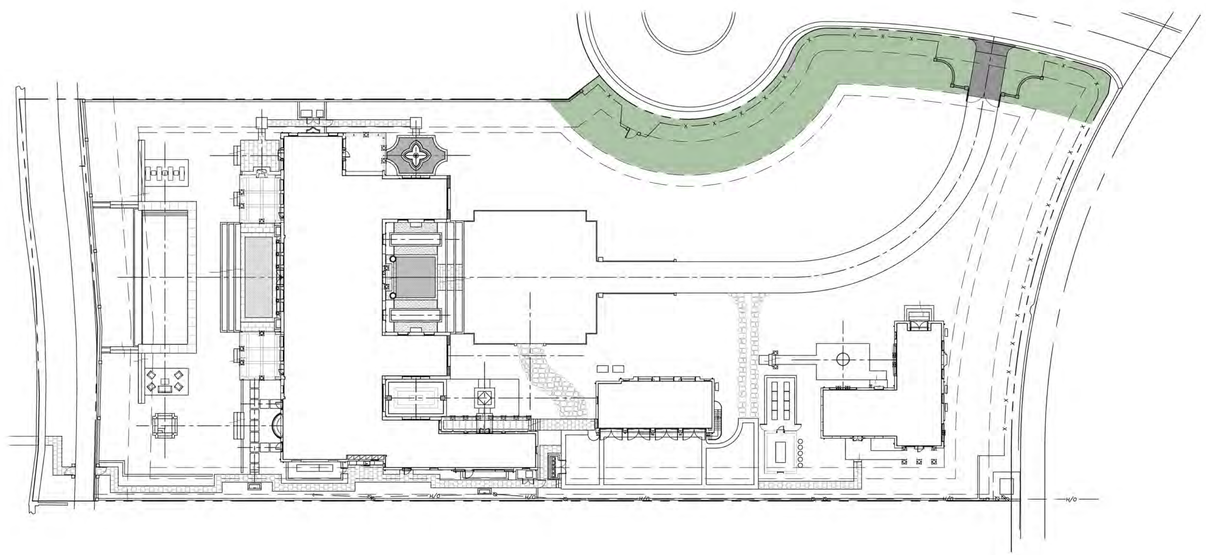

PROPOSED

FRONT YARD CALCULATIONS:

PERIMETER AREA = 6,500 SQ FT 100%

MINIMUM LANDSCAPE:
60% OF 2,500 SF1 - REQUIRED
EXISTING = 6,500 SQ FT 100%
PROPOSED = 6,241 SQ FT 96%

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

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MARIO F. NIEVERA

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

FRONT YARD OPEN SPACE DIAGRAM

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

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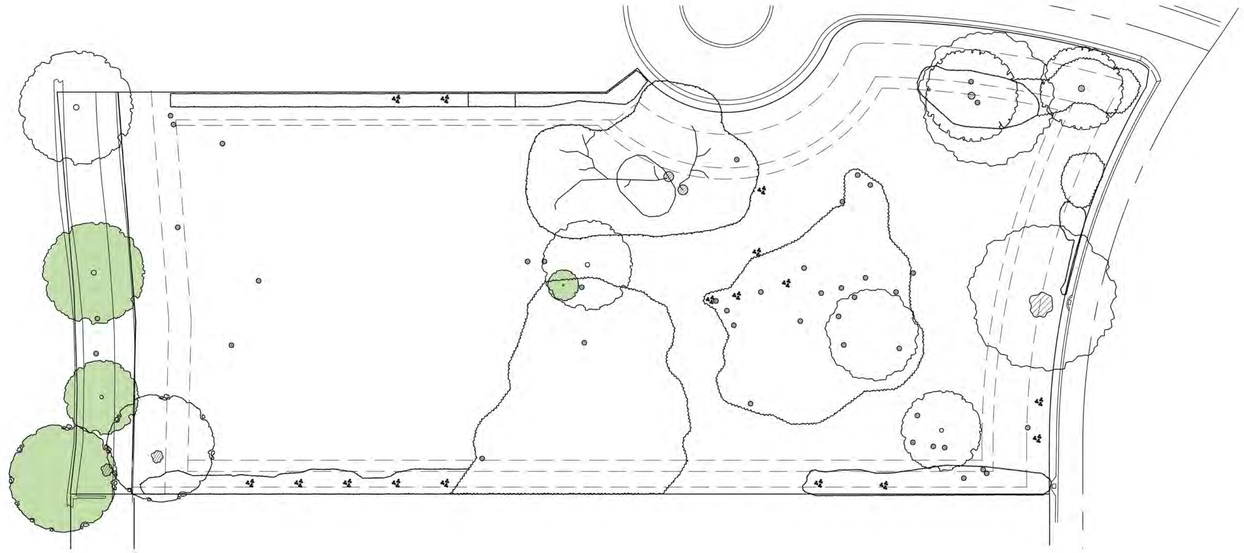

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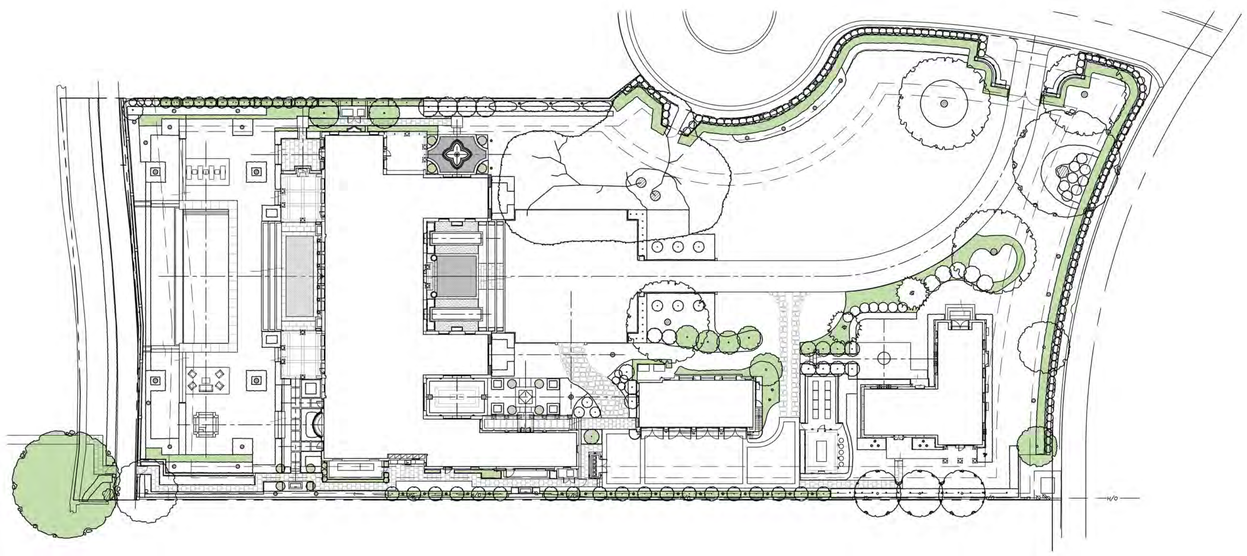

PROPOSED

Town of Palm Beach

Planning Zoning and Building
360 S County Rd Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Native Landscape Legend		
1	**Property Address:**	304 Maddock Way	
4		Required	Proposed
5	Lot Size (sq ft)	79,804 SF	79,804 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	35,912 (45%)	37,736 (47.3%)
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	2,600 SF (40%)	6,241 SF (96%)
9	Native* Trees %	21 (35%)	22 (37%)
10	Native* Palms %	34 (35%)	97 (50%)
11	Native* Shrubs %	1,774 (35%)	1,797 (35%)
12	Native* Vines / Ground Cover %	154 (35%)	160 (36%)

To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood** guide shall be used.*

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

Note: Native ca+A1:D15lculations are based on proposed installation planting only. Per Town Of Palm Beach Landscape Ordinances.

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

MARIO F. NIEVERA

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

NATIVE PLANT DIAGRAM

PRIVATE RESIDENCE

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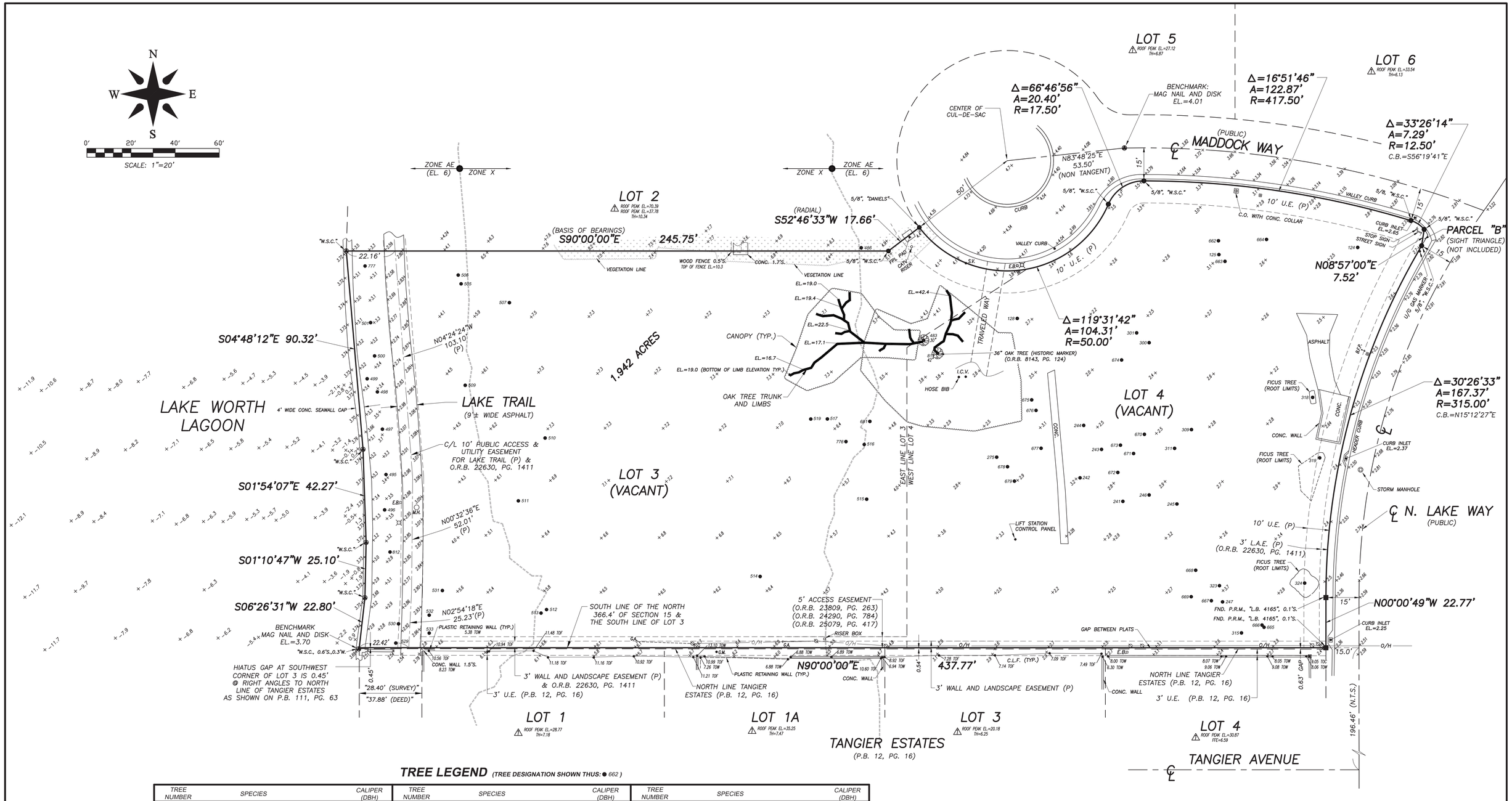


TREE LEGEND (TREE DESIGNATION SHOWN THUS: ● 662)

TREE NUMBER	SPECIES	CALIPER (DBH)	TREE NUMBER	SPECIES	CALIPER (DBH)	TREE NUMBER	SPECIES	CALIPER (DBH)
124	UNKNOWN	16"	497	SEA GRAPE (COCCOLOBA UVIFERA) TRIPLE	10"	662	SABAL PALM (SABAL PALMETTO)	8"
125	UNKNOWN	38"	498	COCONUT PALM (COCOS NUCIFERA)	6"	663	ROYAL PALM (ROYSTONEA REGIA)	15"
128	COCONUT PALM (COCOS NUCIFERA)	12"	499	COCONUT PALM (COCOS NUCIFERA)	7"	664	SABAL PALM (SABAL PALMETTO)	22"
241	SOLITAIRE PALM (PTYCHOSPERMA ELEGANS)	7"	500	COCONUT PALM (COCOS NUCIFERA)	7"	665	MANGO (MANGIFERA INDICA)	9"
242	SABAL PALM (SABAL PALMETTO)	12"	501	COCONUT PALM (COCOS NUCIFERA)	5"	666	SABAL PALM (SABAL PALMETTO)	13"
243	SABAL PALM (SABAL PALMETTO)	13"	505	SABAL PALM (SABAL PALMETTO)	8"	667	MANGO (MANGIFERA INDICA)	12"
244	COCONUT PALM (COCOS NUCIFERA)	10"	506	SABAL PALM (SABAL PALMETTO)	6"	668	SPINDLE PALM (HYOPHORBE VERSCHAFFELTII)	8"
245	SABAL PALM (SABAL PALMETTO)	14"	507	ROYAL PALM (ROYSTONEA REGIA)	17"	669	SCHEFFLERA (SCHEFFLERA ARBORICOLA)	4"
246	FICUS TREE (FICUS BENJAMINA)	48"	509	SABAL PALM (SABAL PALMETTO)	7"	670	MANGO (MANGIFERA INDICA) DOUBLE	8"
247	COCONUT PALM (COCOS NUCIFERA)	14"	510	SABAL PALM (SABAL PALMETTO)	5"	671	SABAL PALM (SABAL PALMETTO)	13"
275	MANGO (MANGIFERA INDICA)	9"	511	SABAL PALM (SABAL PALMETTO)	8"	672	SABAL PALM (SABAL PALMETTO)	16"
300	SABAL PALM (SABAL PALMETTO)	17"	512	COCONUT PALM (COCOS NUCIFERA)	8"	673	ALMOND (PRUNUS DULCIS)	8"
301	SOLITAIRE PALM (PTYCHOSPERMA ELEGANS)	10"	513	SABAL PALM (SABAL PALMETTO)	6"	674	COCONUT PALM (COCOS NUCIFERA)	10"
309	WASHINGTONIA PALM (WASHINGTONIA ROBUSTA)	9"	514	SABAL PALM (SABAL PALMETTO)	13"	675	SABAL PALM (SABAL PALMETTO)	14"
311	SABAL PALM (SABAL PALMETTO)	13"	515	UNKNOWN PALM	3"	676	SABAL PALM (SABAL PALMETTO)	12"
315	DATE PALM (PHOENIX DACTYLIFERA)	12	516	SABAL PALM (SABAL PALMETTO)	13"	677	MANGO (MANGIFERA INDICA) DOUBLE	5"
318	FICUS TREE (FICUS BENJAMINA)	SEE DRAWING	517	UNKNOWN PALM	16"	678	SABAL PALM (SABAL PALMETTO)	10"
319	FICUS TREE (FICUS BENJAMINA)	SEE DRAWING	519	SABAL PALM (SABAL PALMETTO)	16"	679	SABAL PALM (SABAL PALMETTO)	10"
323	MANGO (MANGIFERA INDICA)	9"	529	BUTTONWOOD (PLATANUS OCCIDENTALIS) TRIPLE	18"	681	BANYAN (FICUS BENGHALENSIS)	23"
324	FICUS TREE (FICUS BENJAMINA)	SEE DRAWING	530	BUTTONWOOD (PLATANUS OCCIDENTALIS)	18"	776	SATINLEAF (CHRYSOPHYLLUM OLIVIFORME)	10"
483	LIVE OAK (QUERCUS VIRGINIANA)	26"	531	BANYAN (FICUS BENGHALENSIS)	72"	777	BUTTONWOOD (PLATANUS OCCIDENTALIS)	60"
486	SABAL PALM (SABAL PALMETTO)	15"	532	BANYAN (FICUS BENGHALENSIS)	72"	811	LIVE OAK (QUERCUS VIRGINIANA)	42"
495	COCONUT PALM (COCOS NUCIFERA)	7"	533	BANYAN (FICUS BENGHALENSIS)	72"	812	BUTTONWOOD (PLATANUS OCCIDENTALIS)	36"
496	COCONUT PALM (COCOS NUCIFERA)	10"						

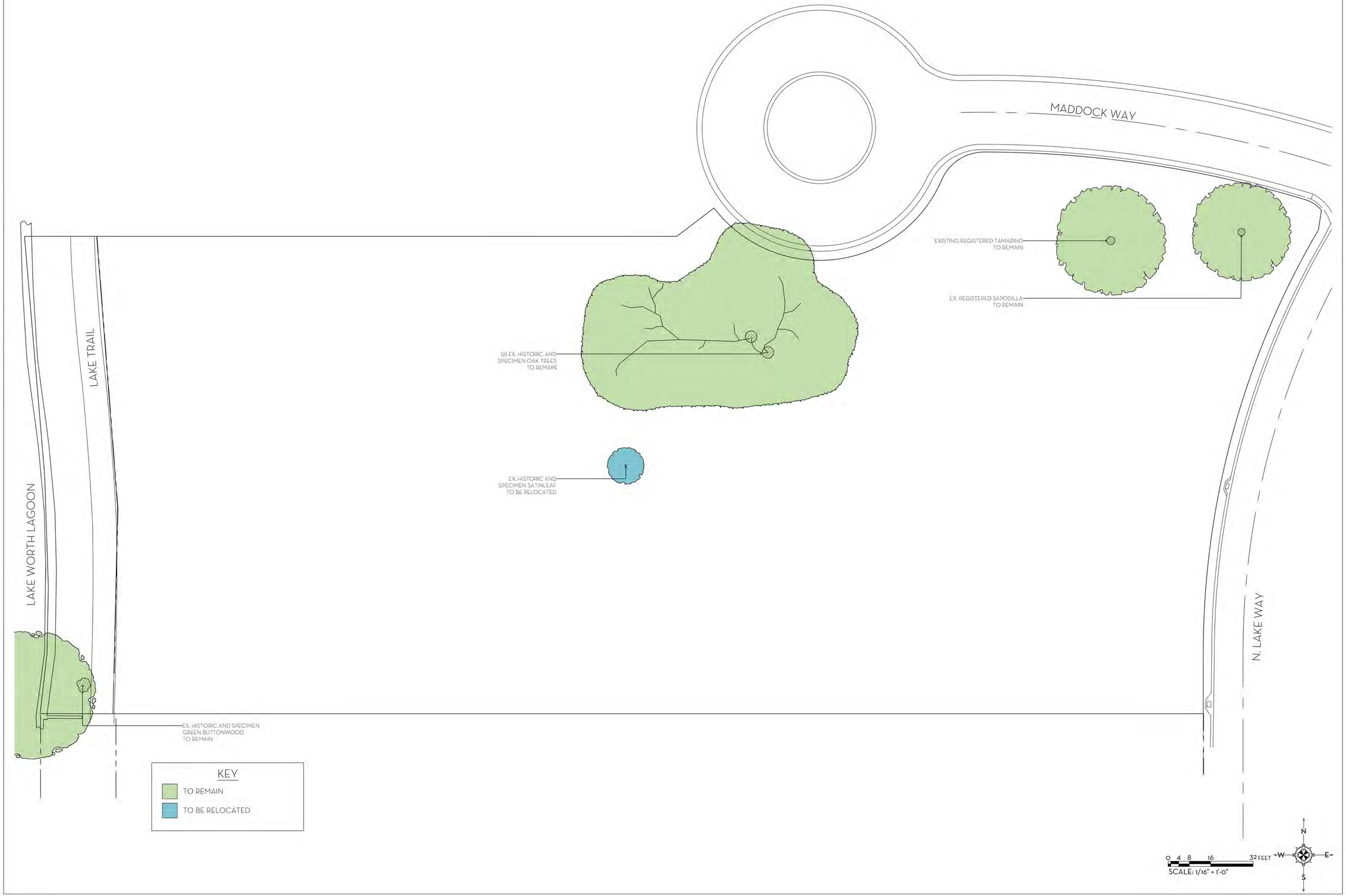
TREE LOCATION NOTES:
This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species, a qualified landscape architect or botanist should be consulted. Trees four (4") caliper inches or larger, when measured at breast height, are shown on the survey drawing. Invasive trees such as Melaleuca, Brazilian Pepper and Australian Pine are not shown on the survey drawing. Clusters of trees are shown grouped with an approximation of the total number of trees located within the group. The canopy diameter and spread are not shown hereon, unless indicated otherwise.

BOUNDARY SURVEY FOR:

304 MADDOCK WAY LLC

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.O.	JOB NO.: 10-1005.8	F.B.: PB311	PG. 19
OFFICE: M.B.	DATE: 4/14/21	DWG. NO. 10-1005-3	
C'K'D: C.W.	REF: 10-1005-3.DWG	SHEET 2	OF 2



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING HISTORIC AND REGISTERED TREES

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

01 MAY 2023
27 MAR 2023
09 MAR 2023
20 FEB 2023

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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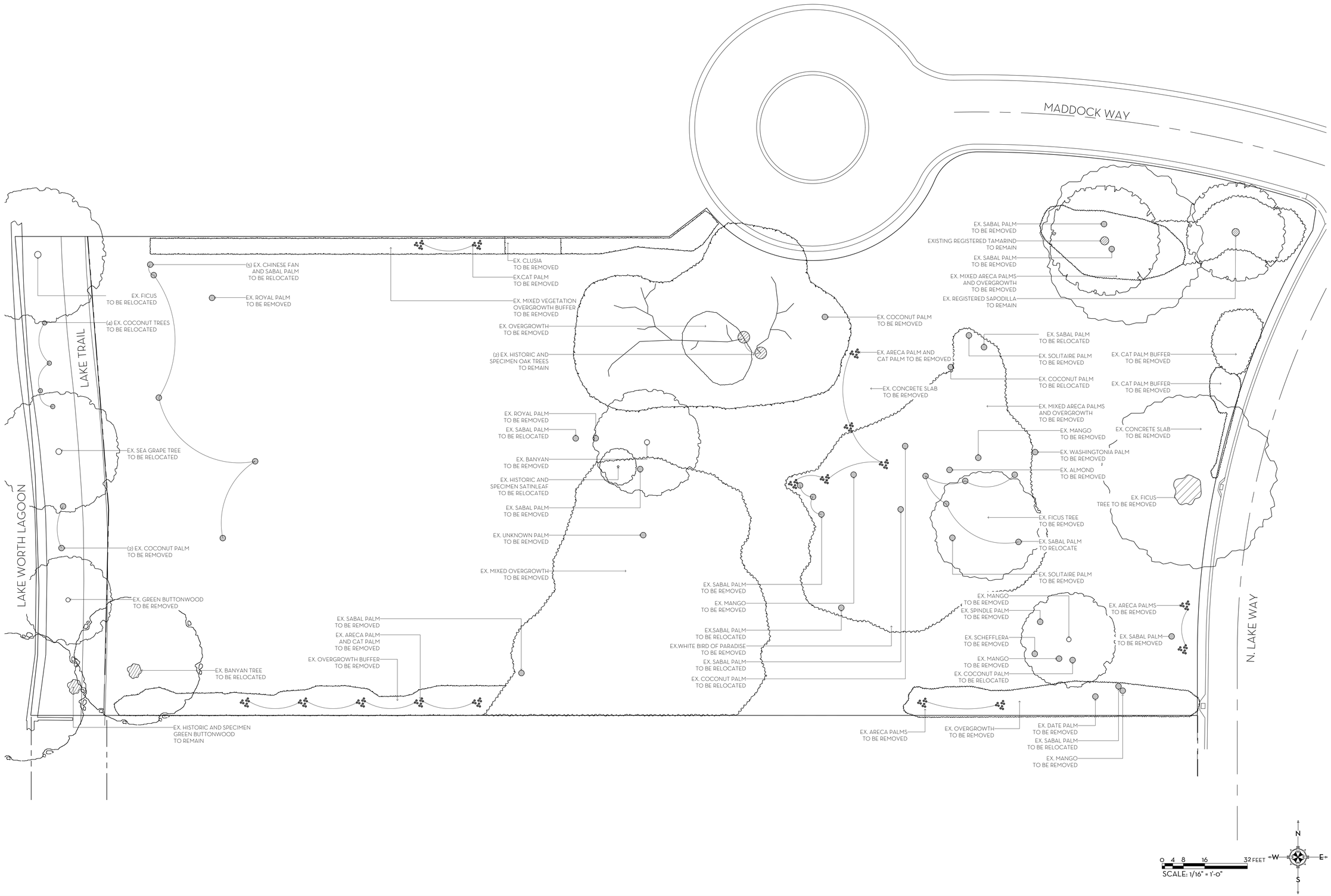
ZON-23-060



MARIO F. NIEVERA

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EXISTING CONDITIONS/ DEMOLITION PLAN

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

16 MAY 2023
01 MAY 2023
27 MAR 2023
09 MAR 2023
20 FEB 2023

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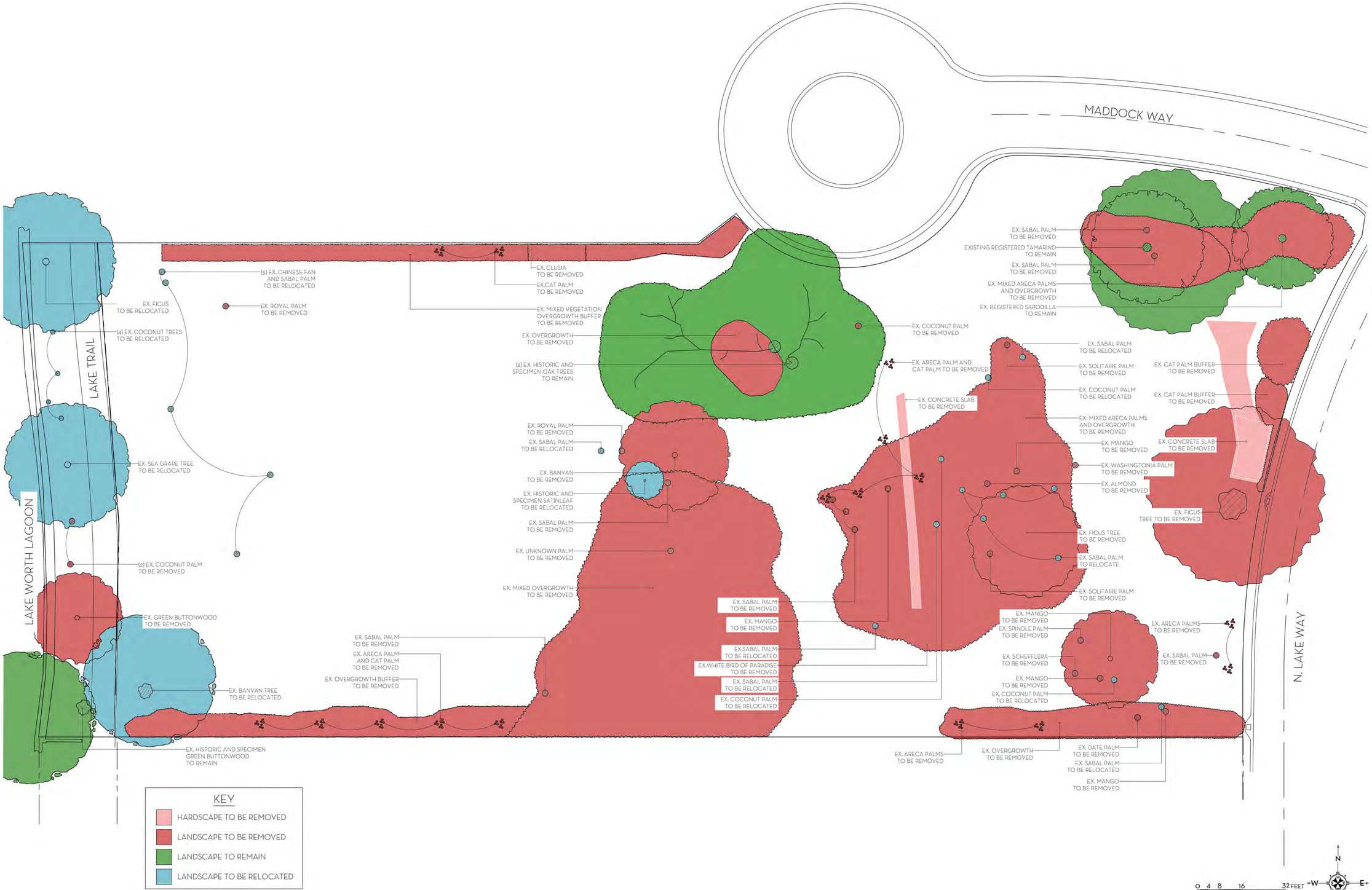

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DEMOLITION PLAN

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

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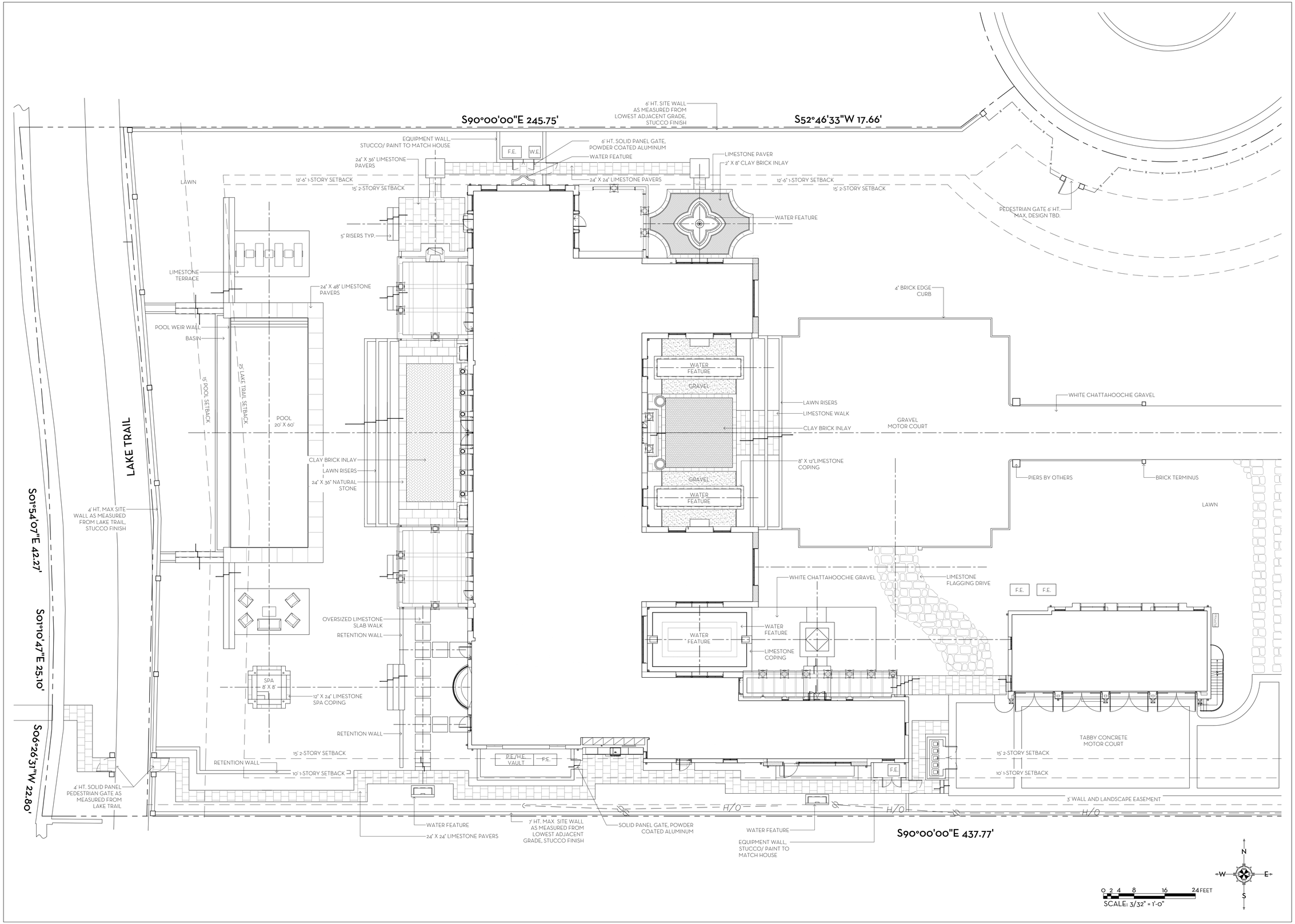

MARIO F. NIEVERA

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6666856

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

HARDSCAPE PLAN

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

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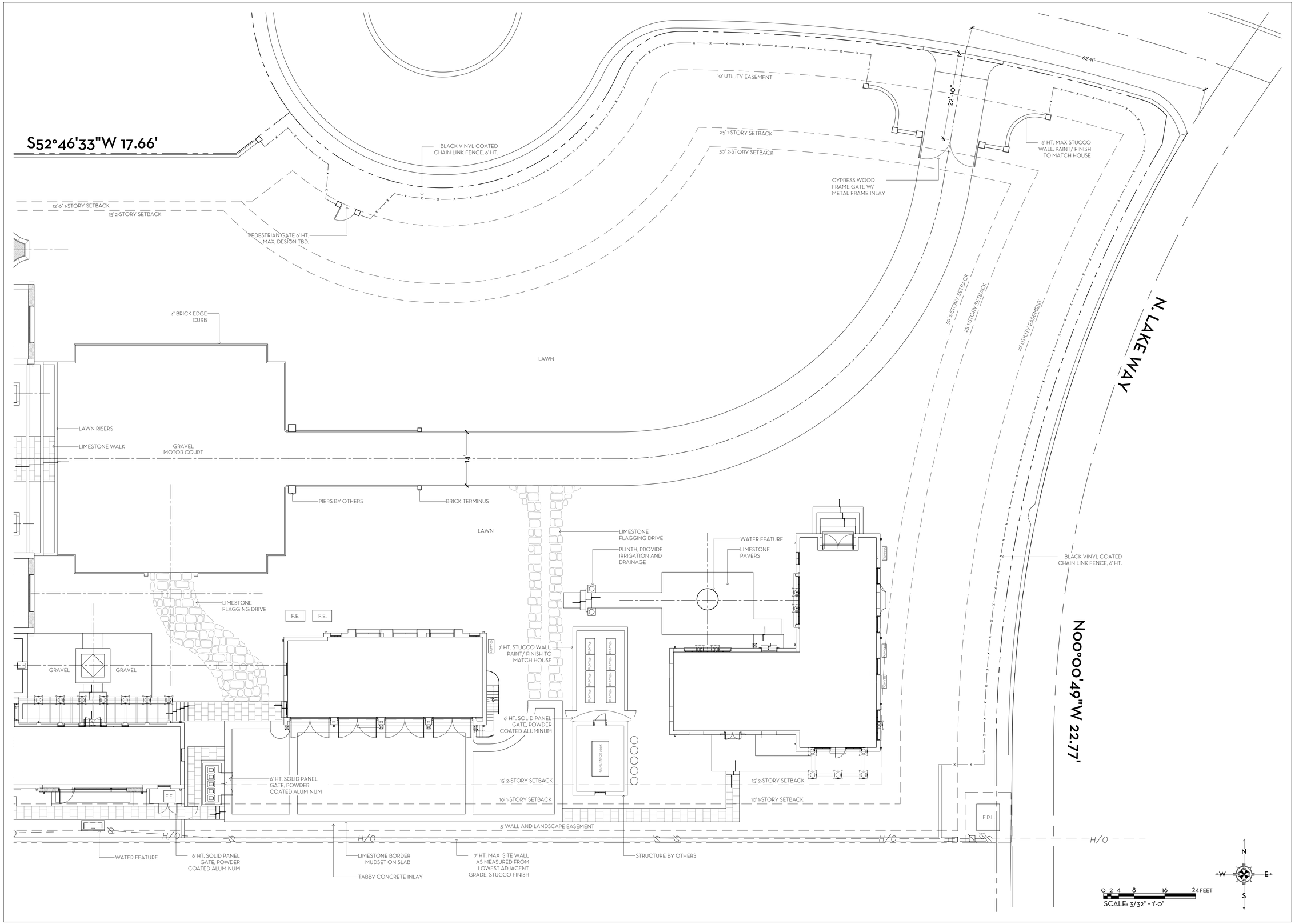

MARIO F. NIEVERA

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Registration No.
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SITE PLAN

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

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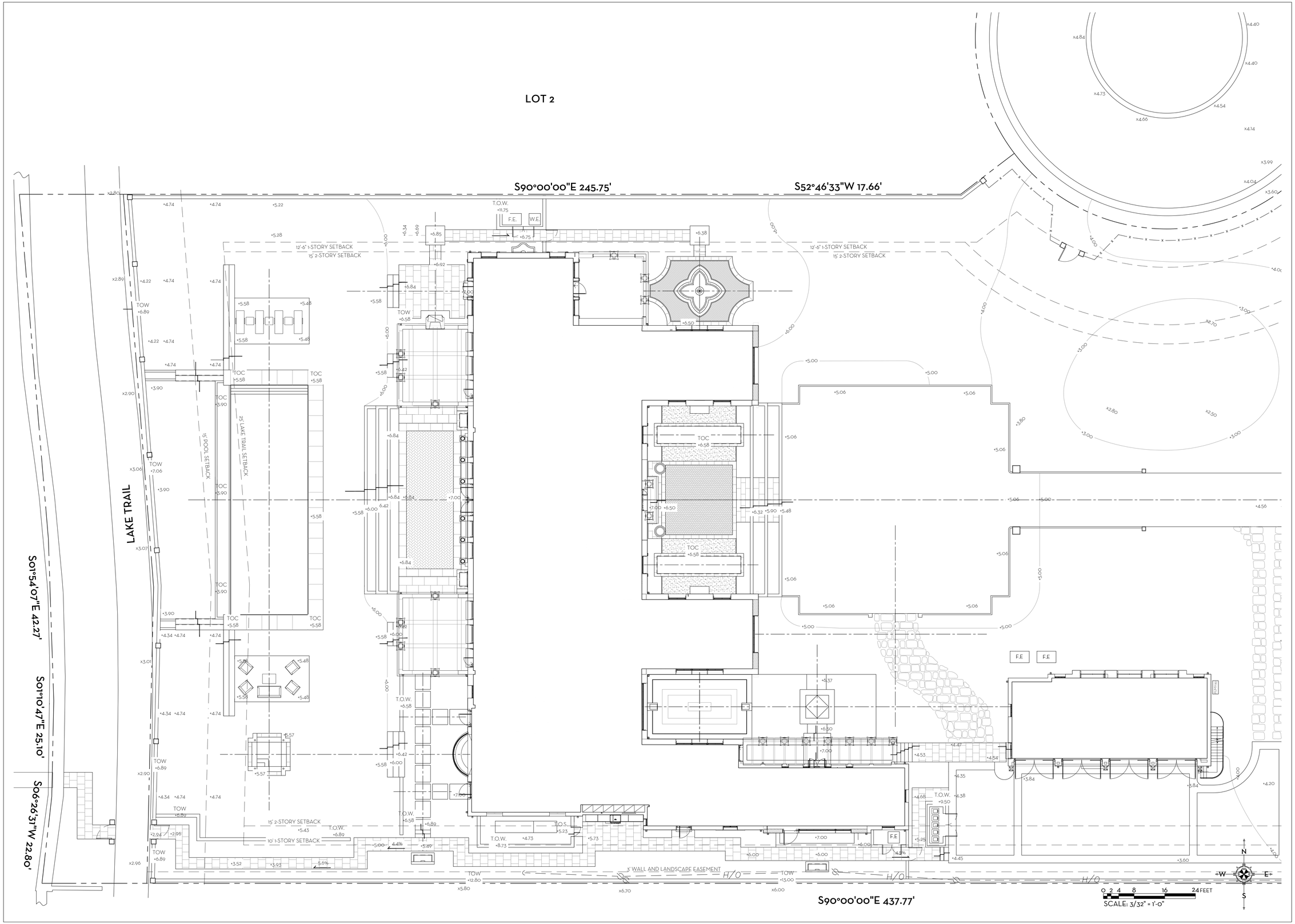

MARIO F. NIEVERA

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LANDSCAPE GRADING PLAN

PRIVATE RESIDENCE

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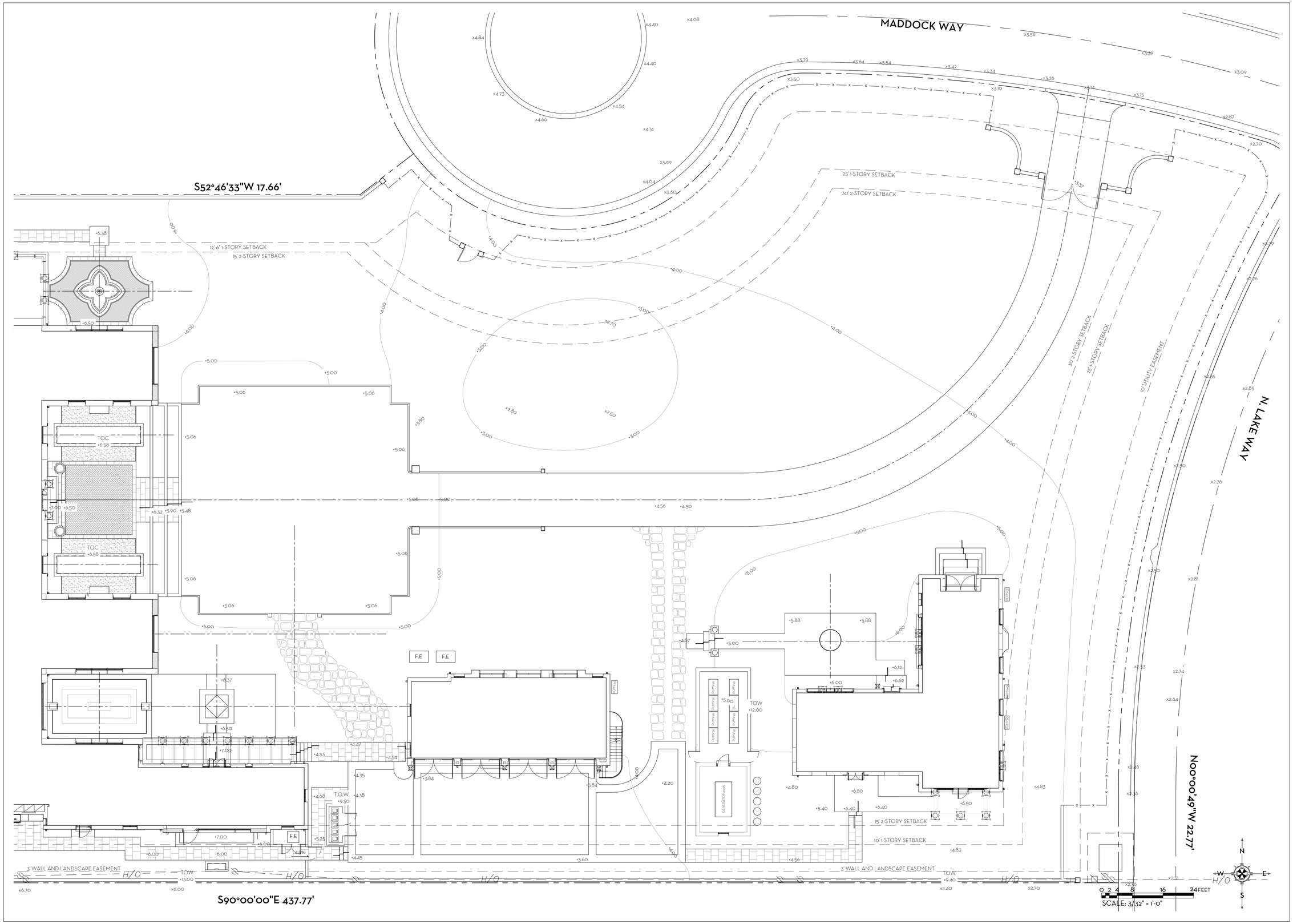

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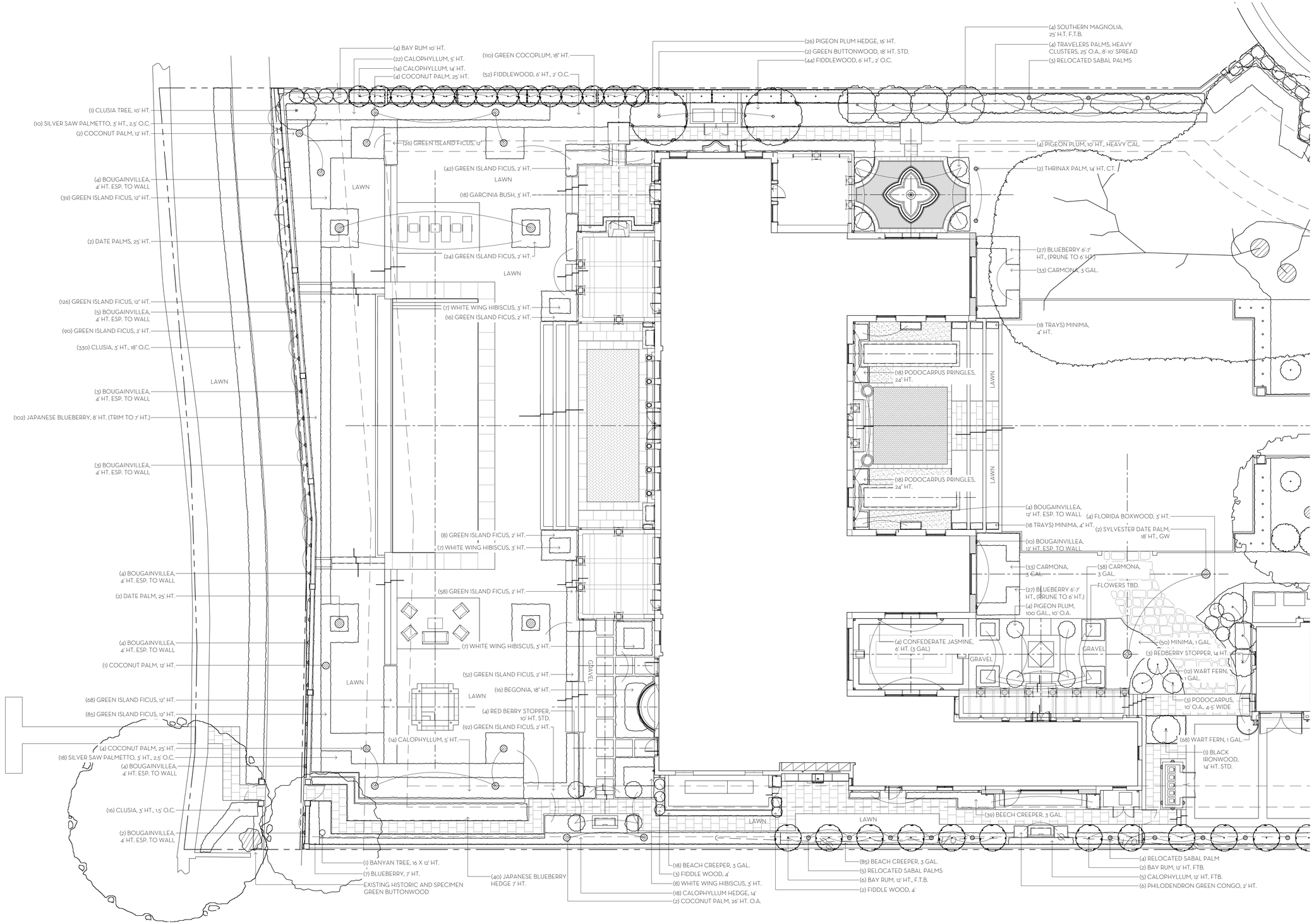

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PLANTING PLAN

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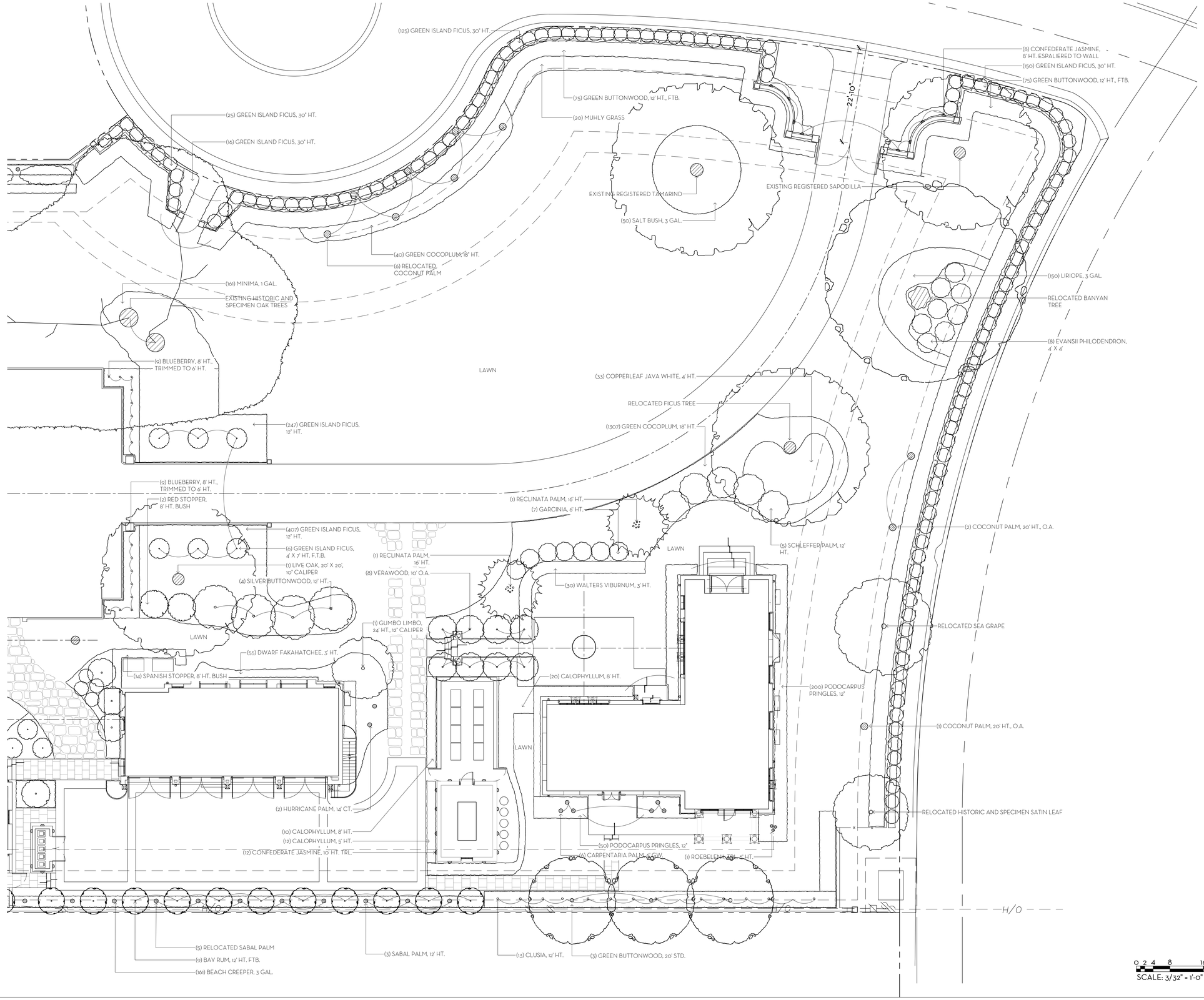

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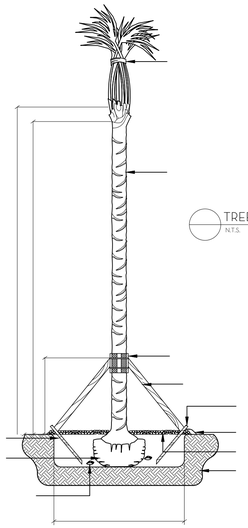
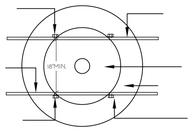
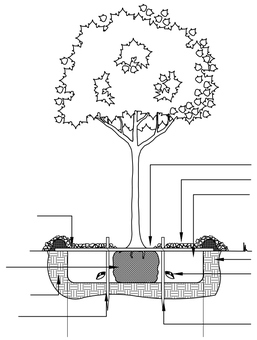




TREE PLANTING DETAIL
N.T.S.



PALM PLANTING DETAIL
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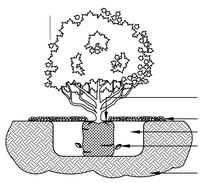

SHRUB & GROUNDCOVER PLANTING DETAIL
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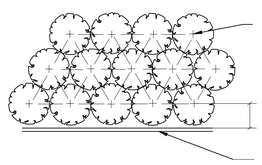

PLANT SPACING DETAIL
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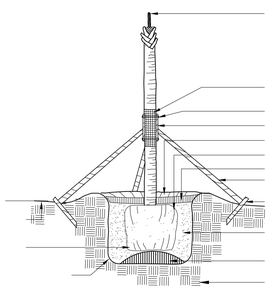
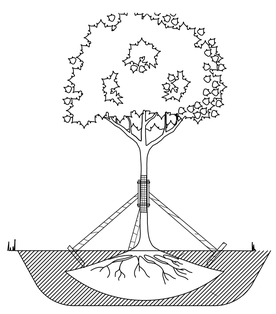


PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



TREE ROOT PRUNING DETAIL
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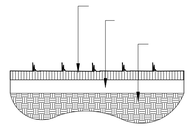

SOD PLANTING DETAIL
N.T.S.

PALM SPECIFICATION DETAIL
N.T.S.

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Address:

304 Maddock Way, Palm Beach, FL

May 1st, 2023

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
BANYAN TREE	Ficus benghalensis	1	16' X 12'	
SILVER BUTTONWOOD	Conocarpus erectus 'Sericeus'	4	12' HT.	*IRC
LIVE OAK	Quercus agrifolia	1	20' X 20', 10" CALIPER	*
VERAWOOD TREE	Bulnesia arborea	8	10' O.A.	*
GUMBO LIMBO	Bursera simaruba	1	24' HT., 12" CALIPER	*IRC
PIGEON PLUM	Viburnum tridentatum	4	10' HT., HEAVY CAL.	*IRC
GREEN BUTTONWOOD	Conocarpus erectus	2	18' HT. STD.	*IRC
GREEN BUTTONWOOD	Conocarpus erectus	3	20' HT. STD.	*IRC
SOUTHERN MAGNOLIA	Magnolia grandiflora	2	25' O.C. F.T.B.	*
CLUSIA TREE	Clusia rosea	1	10' HT.	
FICUS TREE		1	RELOCATED	
BAY RUM	Pimenta racemosa	17	12' HT. F.T.B.	
BAY RUM	Pimenta racemosa	4	10' HT.	
REDBERRY STOPPER	Eugenia confusa	3	14' HT.	*IRC
REDBERRY STOPPER	Eugenia confusa	4	10' HT.	*IRC
BLACK IRONWOOD	Krugiodendron ferreum	1	14' HT. STD.	*IRC
BANYAN TREE	Ficus benghalensis	1	RELOCATED	
SATIN LEAF	Chrysophyllum oliviforme	1	RELOCATED	*IRC
SEA GRAPE	Coccoloba uvifera	1	RELOCATED	
PALMS				
TRAVELERS PALMS	Ravenala madagascariensis	4	25' O.A., 8'-10' SPREAD	
THRINAX PALM	Coccothrinax	2	14' HT, CT.	*
COCONUT PALM	Cocos nucifera	8	25' HT.	
COCONUT PALM	Cocos nucifera	2	26' HT. O.A.	
COCONUT PALM	Cocos nucifera	3	12' HT.	
COCONUT PALM	Cocos nucifera	3	20' HT., O.A.	
COCONUT PALM	Cocos nucifera	6	RELOCATED	
DATE PALM	Phoenix dactylifera	4	25' HT.	
HURRICANE PALM	Phoenix dactylifera	2	14' CT.	
SYLVESTER DATE PALM	Phoenix dactylifera 'Medjool'	2	18' GW	
SCHEFFERI PALM	Ptychosperma schefferi	5	12' HT.	
SABAL PALM	Sabal Palmetto	3	12' HT.	*IRC
SILVER SAW PALMETTO	Serenoa repens 'Cinerea'	28	3' HT.	*IRC
SABAL PALM	Sabal Palmetto	17	RELOCATED	*IRC
RECLINATA PALM	Phoenix reclinata	2	16' HT.	
CARPENTARIA PALM	Carpentaria acuminata	6	6' GW.	
HEDGE/SHRUB AND ACCENT PLANTS				
DWARF FAKAHATCHEE	Tripsacum floridana	55	3' HT.	*IRC
GREEN COCOPLUM	Chrysobalanus icaco	1457	18" HT.	*IRC
WHITE WINGED HIBISCUS	Hibiscus 'White Winged'	29	3' HT.	
SALT BUSH	Atriplex	50	3 GAL.	*
FLORIDA BOXWOOD	Schaefferia frutescens	4	3' HT.	
GREEN ISLAND FICUS	Ficus microcarpa 'Green Island'	998	12" HT.	
GREEN ISLAND FICUS	Ficus microcarpa 'Green Island'	382	2' HT.	
GREEN ISLAND FICUS	Ficus microcarpa 'Green Island'	316	30" HT.	
GREEN ISLAND FICUS	Ficus microcarpa 'Green Island'	6	4' X 7' HT. F.T.B.	
WALTERS VIBURNUM	Viburnum tridentatum	30	3' HT.	
CARMONA	Carmona microphylla	104	3 GAL.	
WART FERN	Microsorum scolopendrium	80	3 GAL.	*
GREEN BUTTONWOOD	Conocarpus erectus	150	12' HT., FTB.	*IRC
MUHLY GRASS	Muhlenbergia capillaris	20	3 GAL.	*IRC
PIGEON PLUM	Coccoloba diversifolia	4	100 GAL. 10' O.A.	
PIGEON PLUM HEDGE	Coccoloba diversifolia	26	16' HT.	
JAPANESE BLUEBERRY	Elaeocarpus decipiens	55	6-7' HT., TRIMMED TO 6' HT.	
JAPANESE BLUEBERRY	Elaeocarpus decipiens	18	8' HT., TRIMMED TO 6' HT.	
JAPANESE BLUEBERRY	Elaeocarpus decipiens	47	7' HT.	
JAPANESE BLUEBERRY	Elaeocarpus decipiens	102	8' HT., TRIMMED TO 7' HT.	
GARCINIA	Garcinia aristata	18	3' HT.	
GARCINIA	Garcinia aristata	7	6' HT.	
FIDDLEWOOD	Citharexylum spinosum	96	6' HT.	*IRC
FIDDLEWOOD	Citharexylum spinosum	5	4' HT.	*IRC
CALOPHYLLUM	Calophyllum inophyllum	32	14' HT.	
CALOPHYLLUM	Calophyllum inophyllum	30	8' HT. FTB.	
CALOPHYLLUM	Calophyllum inophyllum	5	12' HT. FTB.	
CALOPHYLLUM	Calophyllum inophyllum	50	5' HT.	
LIRIOPE	Liriope muscari	150	3 GAL.	
SPANISH STOPPER	Eugenia foetida	14	8' HT. BUSH	*IRC
PHILODENDRON GREEN CONGO	Philodendron 'Congo'	6	2' HT.	
CLUSIA	Clusia guttifera	346	3' HT.	
CLUSIA	Clusia guttifera	13	12' HT.	
ROBELLINI	Phoenix roebelenii	1	6' HT., TPL.	
FLOWER BEDS TBD.				
EVANSII PHILODENDRON	Philodendron 'Evansii'	8	4' X 4'	
COPPER LEAF JAVA WHITE	Acalypha wilkesiana 'Java White'	33	4' HT.	
PODOCARPUS PRINGLES	Podocarpus macrophyllus 'Pringles'	250	12" HT.	
PODOCARPUS PRINGLES	Podocarpus macrophyllus 'Pringles'	36	24" HT.	
PODOCARPUS	Podocarpus macrophyllus	3	10' O.A.	
RED STOPPER	Eugenia rhombea	2	8' HT. BUSH	
BEGONIA		30	18" HT.	
GROUND COVER/VINES				
BEACH CREEPER	Ernodea littoralis	303	3 GAL.	*IRC
BOUGAINVILLEA	Bougainvillea	14	12' HT. ESPALIERED TO WALL	
BOUGAINVILLEA	Bougainvillea	29	4' HT. ESPALIERED TO WALL	
CONFEDERATE JASMINE	Trachelospermum jasminoides	12	10' HT. ESPALIERED TO WALL	
CONFEDERATE JASMINE	Trachelospermum jasminoides	20	8' HT. ESPALIERED TO WALL	
CONFEDERATE JASMINE	Trachelospermum jasminoides	4	6' HT. ESPALIERED TO WALL	
MINIMA	Trachelospermum asiaticum	211	1 GAL.	
MINIMA	Trachelospermum asiaticum	36	4" TRAYS	

Town of Palm Beach
Planning Zoning and Building
360 S County Rd Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Native Landscape Legend		
1	Property Address:	304 Maddock Way	
4		Required	Proposed
5	Lot Size (sq ft)	79,804 SF	79,804 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	35,912 (45%)	37,736 (47.3%)
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	2,600 SF (40%)	6,241 SF (96%)
9	Native* Trees %	21 (35%)	22 (37%)
10	Native* Palms %	34 (35%)	97 (50%)
11	Native* Shrubs %	1,774 (35%)	1,797 (35%)
12	Native* Vines / Ground Cover %	154 (35%)	160 (36%)

To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood** guide shall be used.*

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

Note: Native ca+A1:D15lculations are based on proposed installation planting only. Per Town Of Palm Beach Landscape Ordinances.

MARIO F. NIEVERA

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PLANT LIST AND DETAILS

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

16 MAY 2023
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NIEVERA WILLIAMS DESIGN

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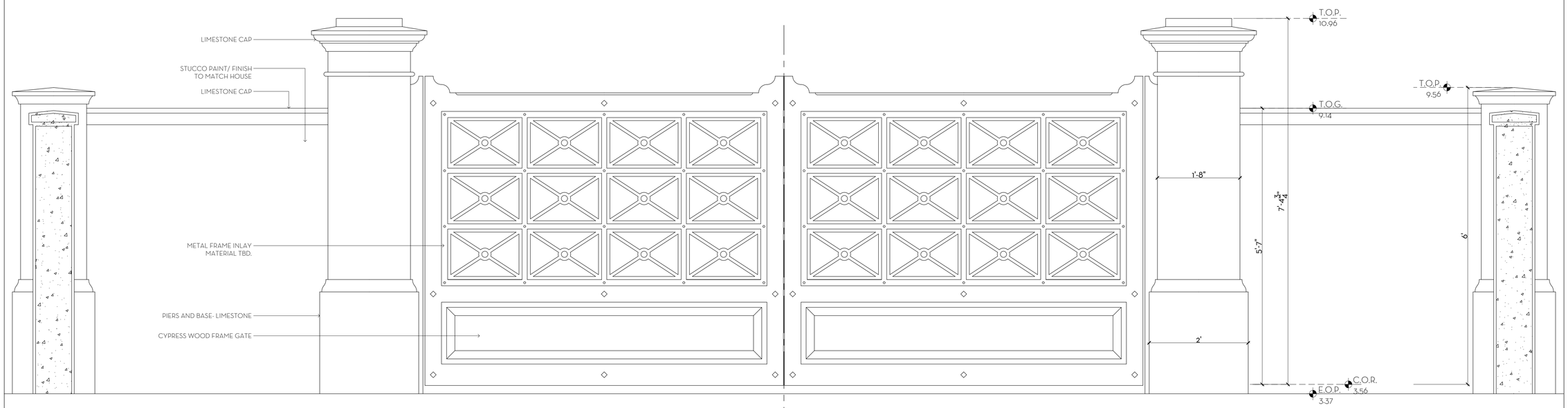

1 / D1 FRONT ENTRY GATE DETAIL
SCALE: 1"=1'-0"

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GATE DETAILS

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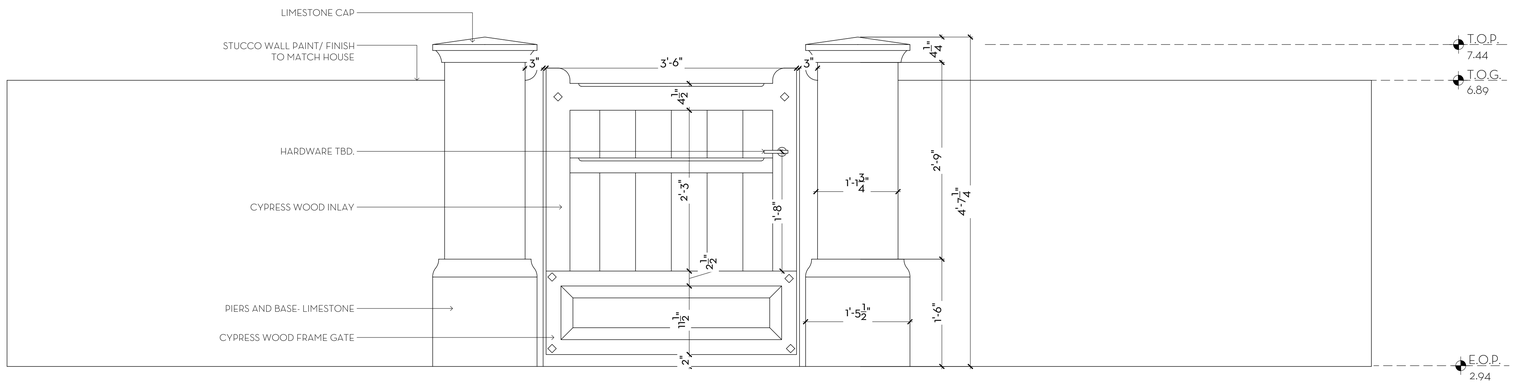

1 / D2 WEST PEDESTRIAN GATE DETAIL
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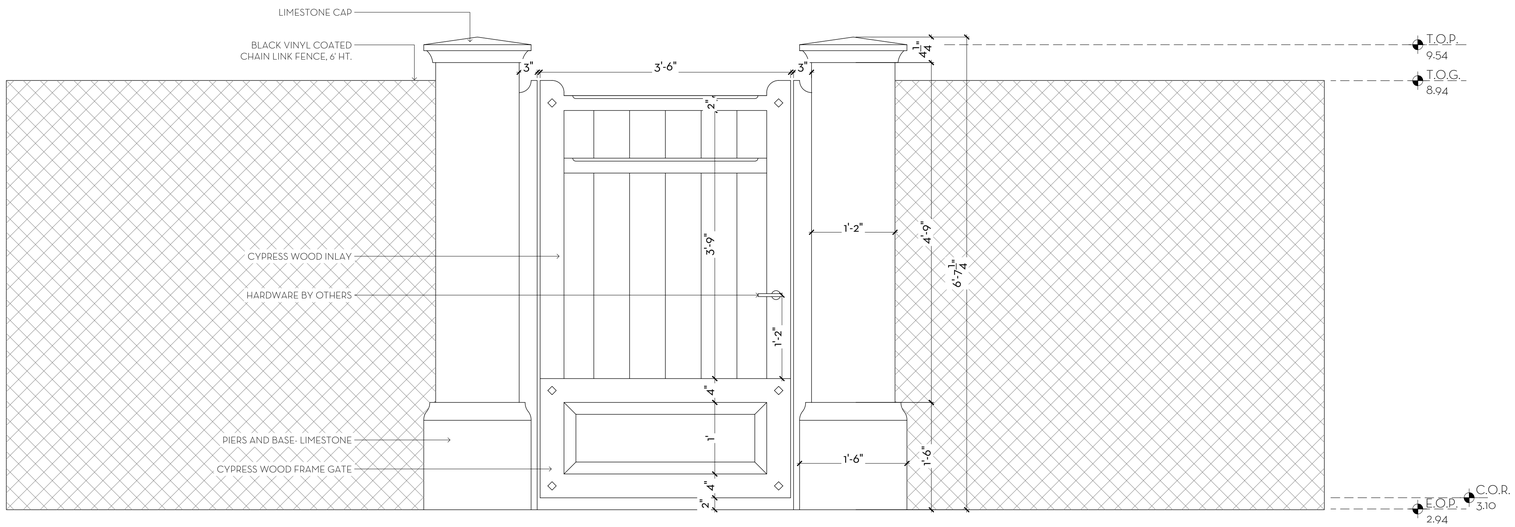

2 / D2 NORTH PEDESTRIAN GATE DETAIL
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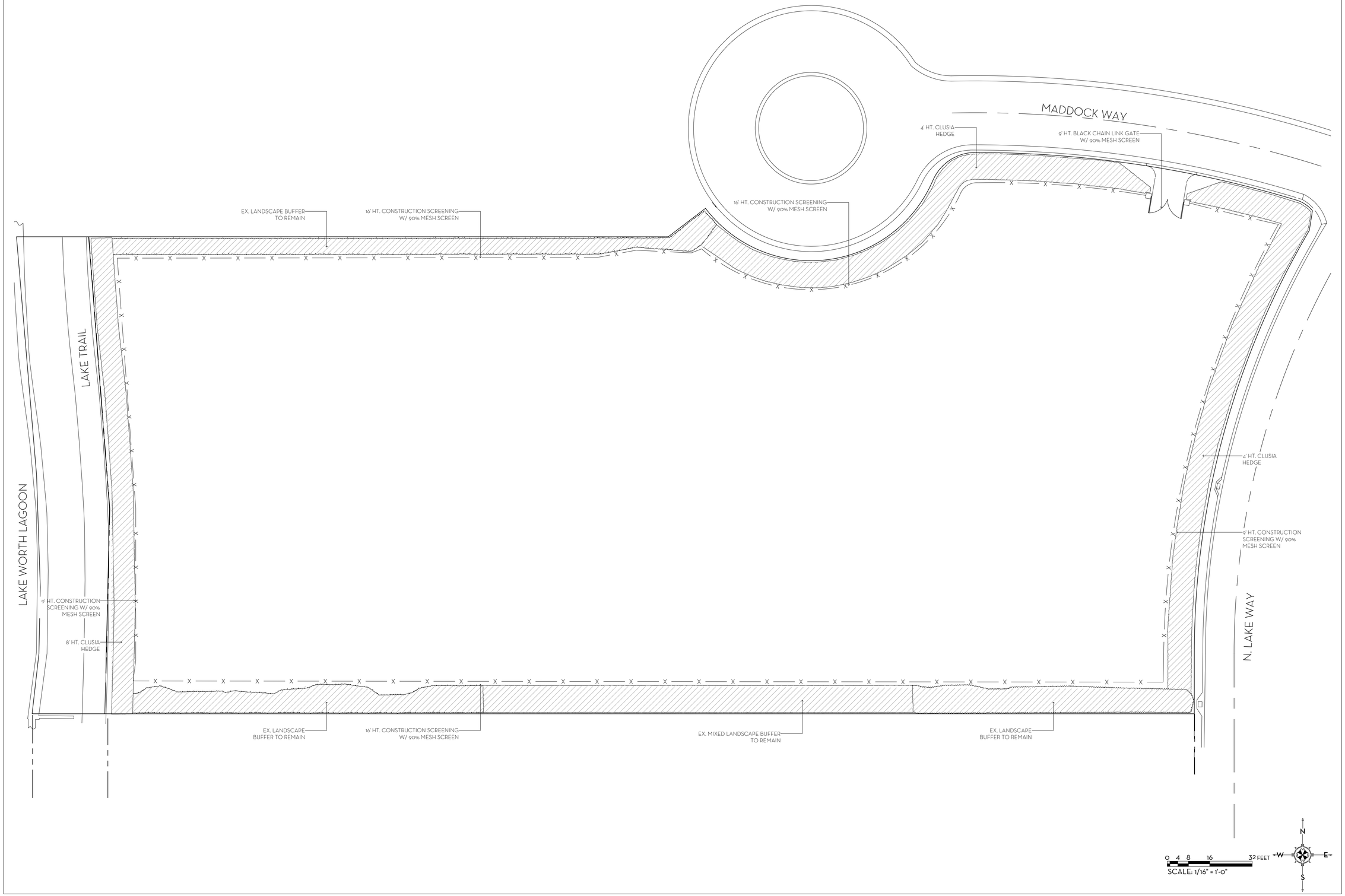
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

D2

ARC-23-065
ZON-23-060



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION SCREENING PLAN

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

16 MAY 2023
01 MAY 2023
27 MAR 2023
09 MAR 2023
20 FEB 2023

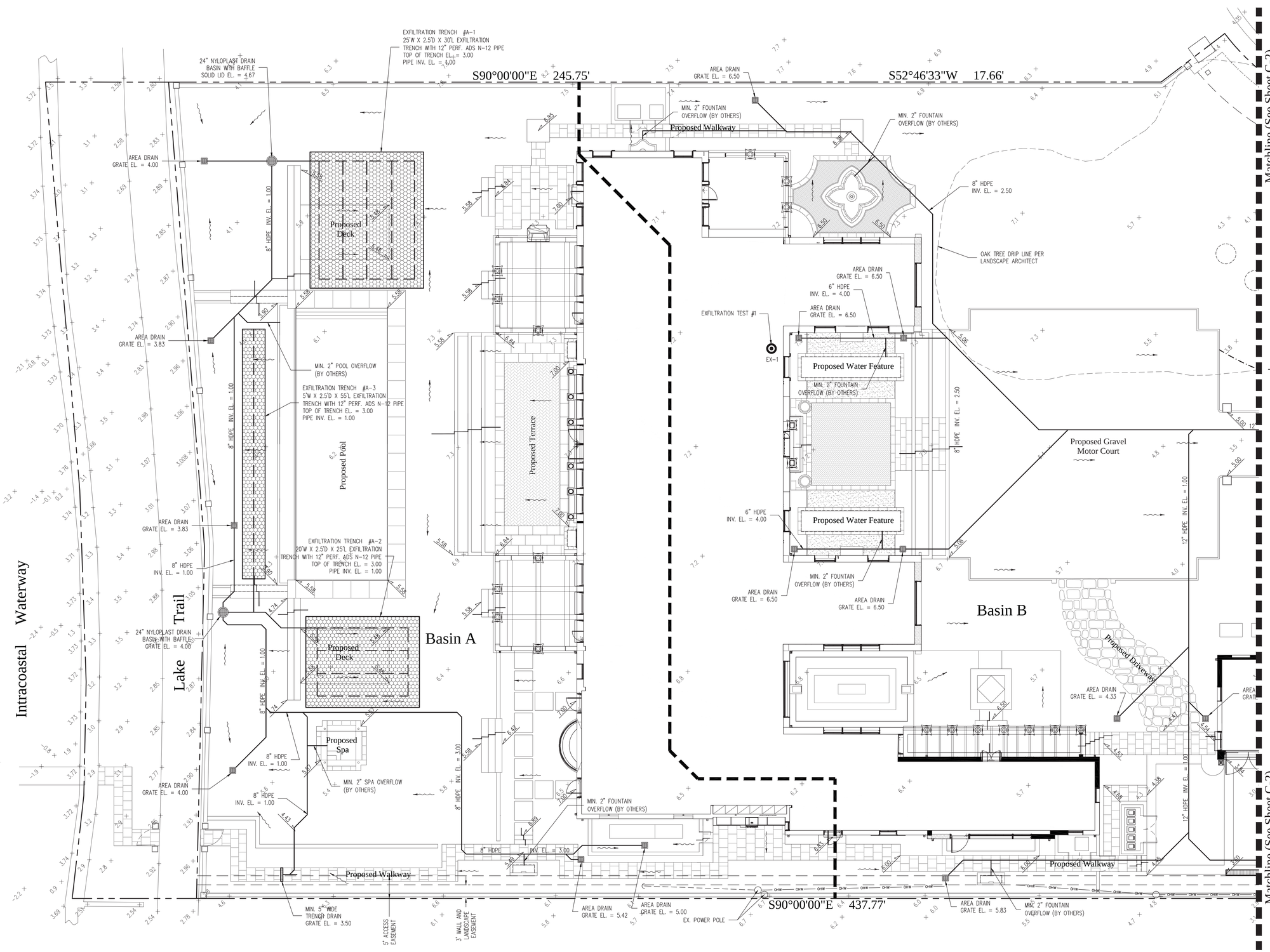
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

CSP

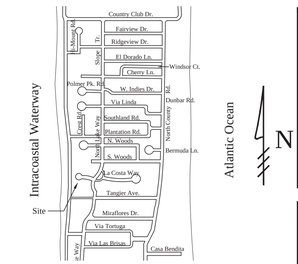
ARC-23-065
ZON-23-060



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.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com



Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

Project Information	
Project No.	2010-0050
Issue Date	03/24/2023
Scale	1" = 10'
Drawn By	KM
Checked By	CG

Site Grading & Drainage Plan (West Portion) For:

Proposed Residence

304 Maddock Way

Palm Beach, Florida

Revisions	
1	05/15/2023
2	
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1 05/15/23 UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE

Chad M. Gruber
FL P.E. No. 57466

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

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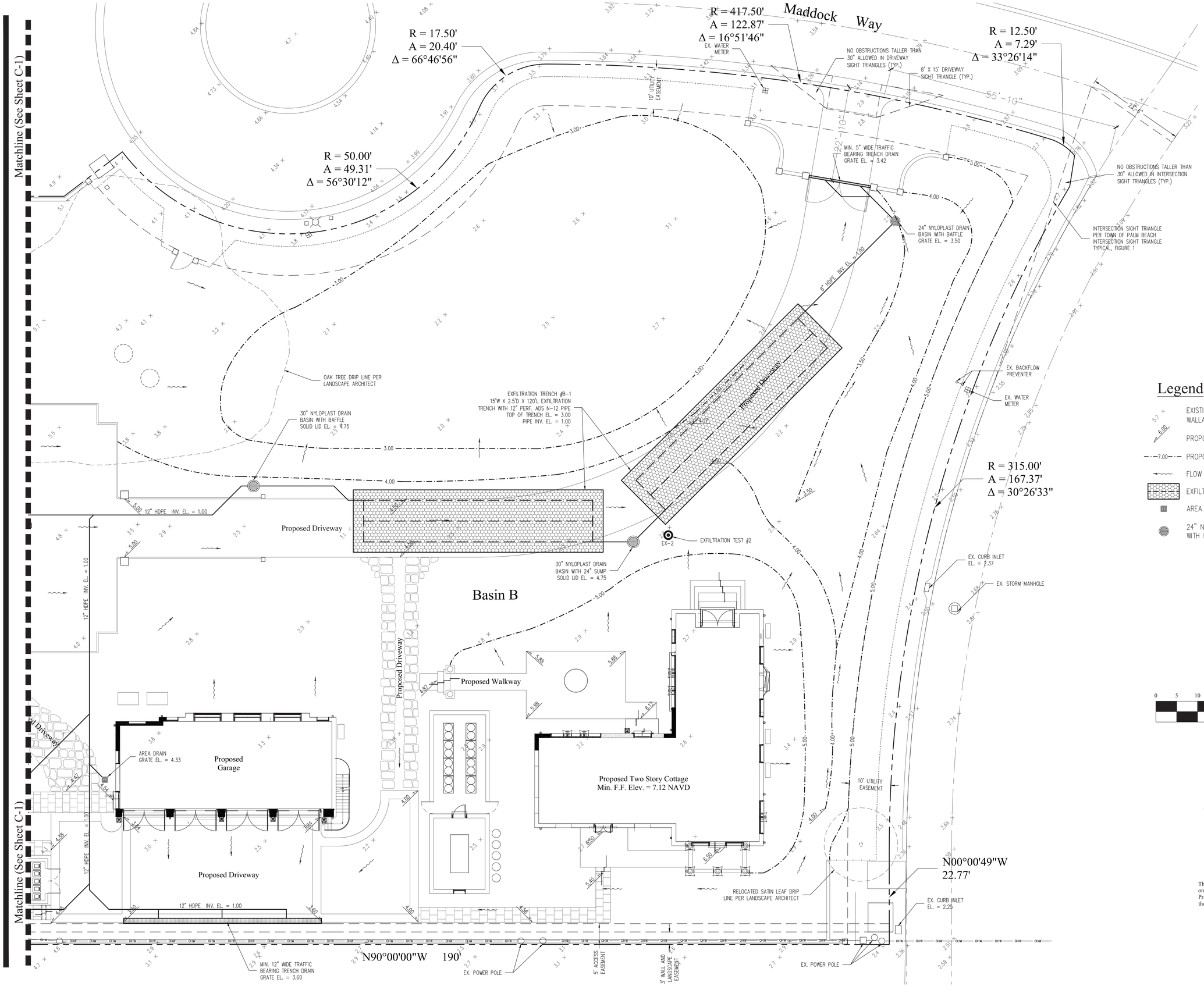
Plan Background from Hardscape Plan by Nievera Williams Design Received 5/15/23

ARC-23-065
ZON-23-060

Sheet No.
C-1



48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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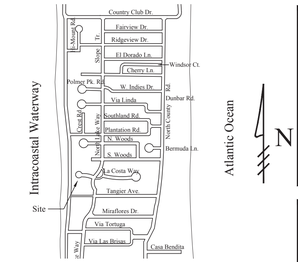

Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

1	05/15/23	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Plan Background from Hardscape Plan by Nievera Williams Design Received 5/15/23

ARC-23-065
ZON-23-060

Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information	
Project No.	2010-0050
Issue Date	03/24/2023
Scale	1" = 10'
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan (East Portion) For:

Proposed Residence

304 Maddock Way

Palm Beach, Florida

Revisions	
1	05/15/2023
2	
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Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-2

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
4) Contractor is responsible for installing and maintaining erosion control measures during construction.
5) Video inspection of storm drainage system required prior to installation of sod.

STORMWATER RETENTION CALCULATIONS
BASIN A

A. SITE INFORMATION

Total Property Area = 80,867 sq.ft.

Basin A Area = 19,357 sq.ft.

Drainage Area Impervious Surface = 9,985 sq.ft.

Drainage Area Pervious Surface = 9,372 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 9,985 sq.ft. x 1 ft./12 in. = 1,664 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 9,372 sq.ft. x 1 ft./12 in. = 312 cu.ft.

Total Volume to be Retained = 1,976 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #A-1

L	=	Total Length of Trench Provided	=	30	ft
W	=	Trench Width	=	25	ft
K	=	Hydraulic Conductivity	=	0.0000907	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.00	ft
DU	=	Un-Saturated Trench Depth	=	2.00	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	1,309	cu.ft.

Exfiltration Trench #A-2

L	=	Total Length of Trench Provided	=	25	ft
W	=	Trench Width	=	20	ft
K	=	Hydraulic Conductivity	=	0.0000907	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.00	ft
DU	=	Un-Saturated Trench Depth	=	2.00	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	883	cu.ft.

Exfiltration Trench #A-3

L	=	Total Length of Trench Provided	=	55	ft
W	=	Trench Width	=	5	ft
K	=	Hydraulic Conductivity	=	0.0000907	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.00	ft
DU	=	Un-Saturated Trench Depth	=	2.00	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	658	cu.ft.

Total Volume Retained in Exfiltration Trenches = 2,850 cu.ft.

STORMWATER RETENTION CALCULATIONS
BASIN B

A. SITE INFORMATION

Total Property Area = 80,867 sq.ft.

Basin B Area = 61,510 sq.ft.

Drainage Area Impervious Surface = 24,300 sq.ft.

Drainage Area Pervious Surface = 37,210 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

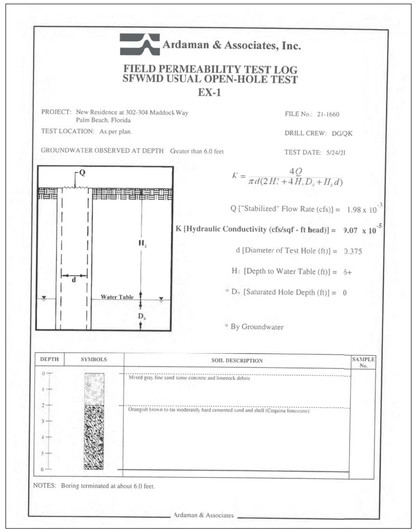
Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 24,300 sq.ft. x 1 ft./12 in. = 4,050 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 37,210 sq.ft. x 1 ft./12 in. = 1,240 cu.ft.

Total Volume to be Retained = 5,290 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	120	ft
W	=	Trench Width	=	15	ft
K	=	Hydraulic Conductivity	=	0.000316	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.92	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	6,338	cu.ft.



Ardaman & Associates, Inc.

FIELD PERMEABILITY TEST LOG
SFWMD USUAL OPEN-HOLE TEST
EX-1

PROJECT: New Residence at 302-304 Maddock Way, Palm Beach, Florida — FILE No.: 21-1660
TEST LOCATION: As per plan — DRILL CREW: DG/QK
GROUNDWATER OBSERVED AT DEPTH: Greater than 6.0 feet — TEST DATE: 5/24/21

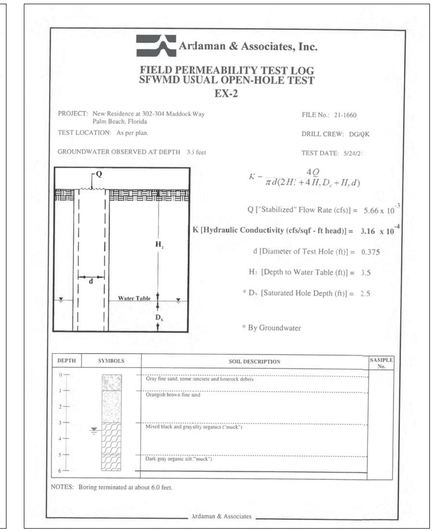
$$K = \frac{4Q}{\pi d(2H_t + 4H_w D_s + H_w d)}$$

Q ["Stabilized" Flow Rate (cfs)] = 1.98×10^{-3}
K [Hydraulic Conductivity (cfs/sqf - ft head)] = 9.07×10^{-5}
d [Diameter of Test Hole (ft)] = 0.375
H_t [Depth to Water Table (ft)] = 5+
* D_s [Saturated Hole Depth (ft)] = 0
* By Groundwater

DEPTH	SYMBOLS	SOIL DESCRIPTION	SAMPLE No.
0–6		Mixed gray fine sand some concrete and limerock debris; Orangish brown to tan moderately hard cemented sand and shell (Coquina limestone)	

NOTES: Boring terminated at about 6.0 feet.

Ardaman & Associates



Ardaman & Associates, Inc.

FIELD PERMEABILITY TEST LOG
SFWMD USUAL OPEN-HOLE TEST
EX-2

PROJECT: New Residence at 302-304 Maddock Way, Palm Beach, Florida — FILE No.: 21-1660
TEST LOCATION: As per plan — DRILL CREW: DG/QK
GROUNDWATER OBSERVED AT DEPTH: 3.5 feet — TEST DATE: 5/24/21

$$K = \frac{4Q}{\pi d(2H_t + 4H_w D_s + H_w d)}$$

Q ["Stabilized" Flow Rate (cfs)] = 5.66×10^{-3}
K [Hydraulic Conductivity (cfs/sqf - ft head)] = 3.16×10^{-4}
d [Diameter of Test Hole (ft)] = 0.375
H_t [Depth to Water Table (ft)] = 3.5
* D_s [Saturated Hole Depth (ft)] = 2.5
* By Groundwater

DEPTH	SYMBOLS	SOIL DESCRIPTION	SAMPLE No.
0–6		Gray fine sand, some concrete and limerock debris; Orangish brown fine sand; Mixed black and gray silty organics ("muck"); Dark gray organic silt ("muck")	

NOTES: Boring terminated at about 6.0 feet.

Ardaman & Associates

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.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information

Project No.	2010-0050
Issue Date	03/24/2023
Scale	As Shown
Drawn By	KM
Checked By	CG

Conceptual Drainage Notes & Calculations For:

Proposed Residence

304 Maddock Way

Palm Beach, Florida

Revisions

1	05/15/2023
2	
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1 05/15/23 REVISE CALCULATIONS; ADD SOIL TEST RESULTS

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2023.05.15 11:24:18 -04'00'

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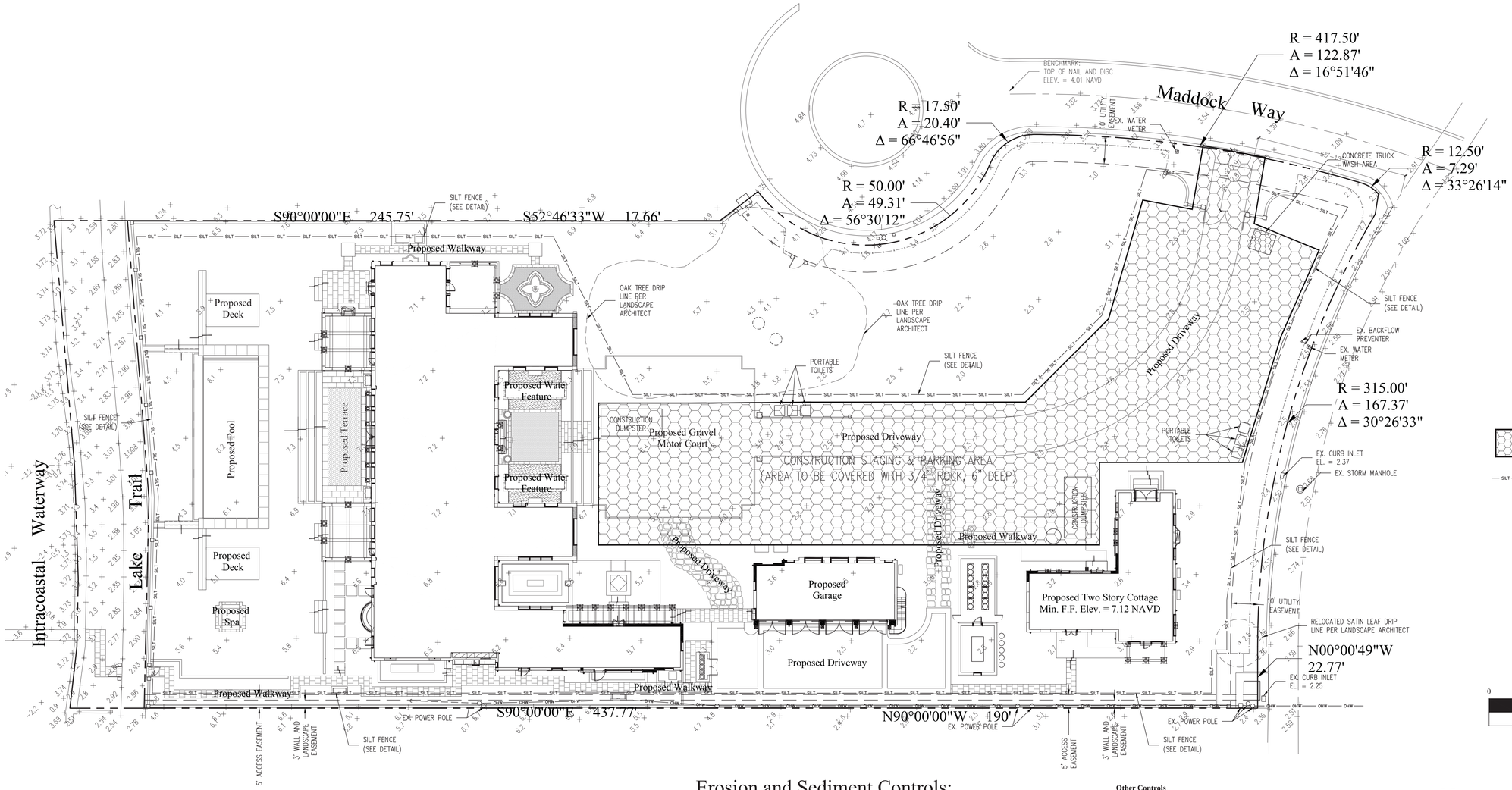
Chad M. Gruber

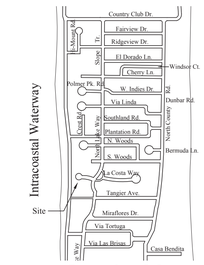
FL P.E. No. 57466

Sheet No.

C-3

ARC-23-065
ZON-23-060





Location Map
N.T.S.

Legend

CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

N

0 10 20 40 80

Scale: 1" = 20'

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.
3) Contractor shall apply for and obtain coverage under the NPDES Notice of Intent to Use Generic Permit from the Florida Department of Environmental Protection for construction activities greater than 1 acre and less than 5 acres prior to commencement of construction.
4) Contractor shall be responsible for keeping a log of inspections, maintenance and repair of erosion control measures throughout the life of the project. Log entries shall be made weekly and after any storm event with greater than 1/2" of rainfall, measured in the onsite rain gauge.

1 05/15/23 UPDATE PLAN BACKGROUND

Digitally signed by Chad M Gruber
Date: 2023.05.15 11:23:20 -04'00'

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Plan Background from Hardscape Plan by Nievera Williams Design Received 5/15/23

ARC-23-065
ZON-23-060

Erosion and Sediment Controls:

Sequence of Timing of Erosion and Sediment Control Measures

1) Excavation of water management facilities should occur immediately after clearing and grubbing to serve as a sediment trap or catchment for stormwater runoff from exposed soils.
2) Construction of perimeter berm or site grading to prevent off-site discharge of stormwater runoff.
3) Placement of silt fences and or hay bales, properly anchored, to contain erosion in areas prone to stormwater runoff erosive velocities.
4) Permanent stabilization will be provided for each inlet either by silt fence/filter fabric staked in place or hay bales.
5) Inlet protection will be provided for each inlet either by silt fence/filter fabric staked in place or hay bales.
6) Outlet protection will be provided by turbidity screens within the receiving body.

Maintenance/Inspection Procedures:

Erosion and Sediment Control and Maintenance Practices

1) All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater. Rainfall amount should be based on an onsite rain gauge.
2) All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of onsite inspection report.
3) Built up sediment will be removed from silt fence when it has reached one-third the height of the fence.
4) Silt fence will be inspected for depth of sediment and tears to see if the fabric is securely attached to the fence posts and to see that the fence posts are firmly in the ground.
5) A maintenance inspection report will be made after each inspection.
6) The site superintendent will designate a qualified employee who will be responsible for inspections, maintenance and repair activities and completing inspection and maintenance reports.

Other Controls
Material Management Practices

Waste Materials: All waste materials will be collected and stored in a securely covered metal dumpster provided by a licensed solid waste management company in local County. The dumpster will meet all County and State solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied as needed so there is no overflow. Trash will be hauled to an authorized/permitted landfill facility. All personnel will be instructed regarding the correct procedure of waste disposal.

Hazardous Waste: All hazardous waste material will be disposed of in a manner specified by local or State regulations. Site personnel will be instructed in these practices.

Sanitary Waste: All sanitary waste will be collected from the portable units a minimum of twice per week by the licensed Sanitary Company, as required by local regulations.

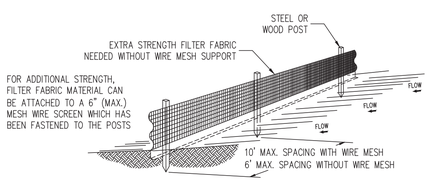
Petroleum Products: All on-site vehicles and tanks will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers, which are clearly labeled. Any asphalt substances used on-site will be applied accordingly to the manufacturer's recommendations. All above ground tanks for fueling will be secondarily contained.

Pesticides and Herbicides: Any pesticide and herbicide usage will be by State licensed applicators.

Fertilizers: Fertilizers used will be applied only in the minimum amount recommended by the manufacturer. If stored on-site, covered storage will be provided. The contents of any partially used bags of fertilizers will be transferred to a sealable container to avoid spills.

Paints: All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturers' instructions or State or local regulations.

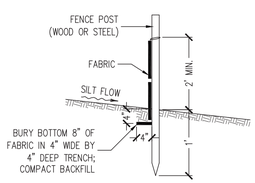
Offsite Vehicle Tracking: A stabilized construction entrance will be provided to reduce vehicle tracking of sediments. Dump trucks hauling material from the construction site will be covered with a tarpaulin, as required by State law.



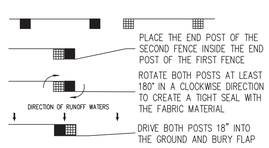
Notes:

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.

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.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information	
Project No.	2010-0050
Issue Date	03/24/2023
Scale	1" = 20'
Drawn By	KM
Checked By	CG

Conceptual Construction Staging & Parking and Erosion Control Plan For:

Proposed Residence

304 Maddock Way

Palm Beach, Floirda

Revisions	
1	05/15/2023
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Chad M. Gruber

FL P.E. No. 57466

Sheet No.

EC-1

2475 Mercer Avenue, Suite 305 | West Palm Beach, FL 33401
561.312.2041
561.537.7229
office@gruberengineers.com

GRUBER CONSULTING ENGINEERS

LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT

To: Planning Administrator
Town of Palm Beach

From: Chad M. Gruber, P.E.

Re: Proposed Residence
302 Maddock Way
Palm Beach, FL

Date: March 24, 2023

I have reviewed the landscape plan prepared by Nievera Williams Design for the referenced project received 4/24/23 and compared it with the latest conceptual drainage plan prepared by this office dated 4/29/23. There do not appear to be any conflicts between the proposed landscape material and the storm piping and exfiltration trenches.

Please feel free to contact me if you have any questions.

Sincerely,

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2023.04.29 12:38:35 -04'00'

Chad M. Gruber, P.E.
Florida P.E. No. 57466

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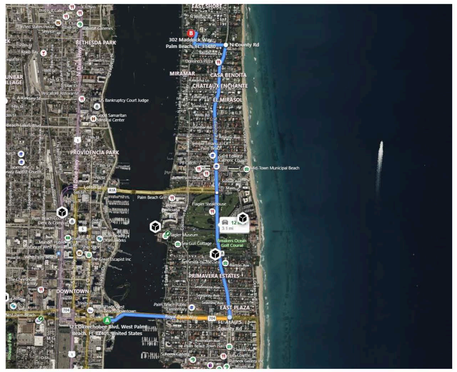
Cc: File



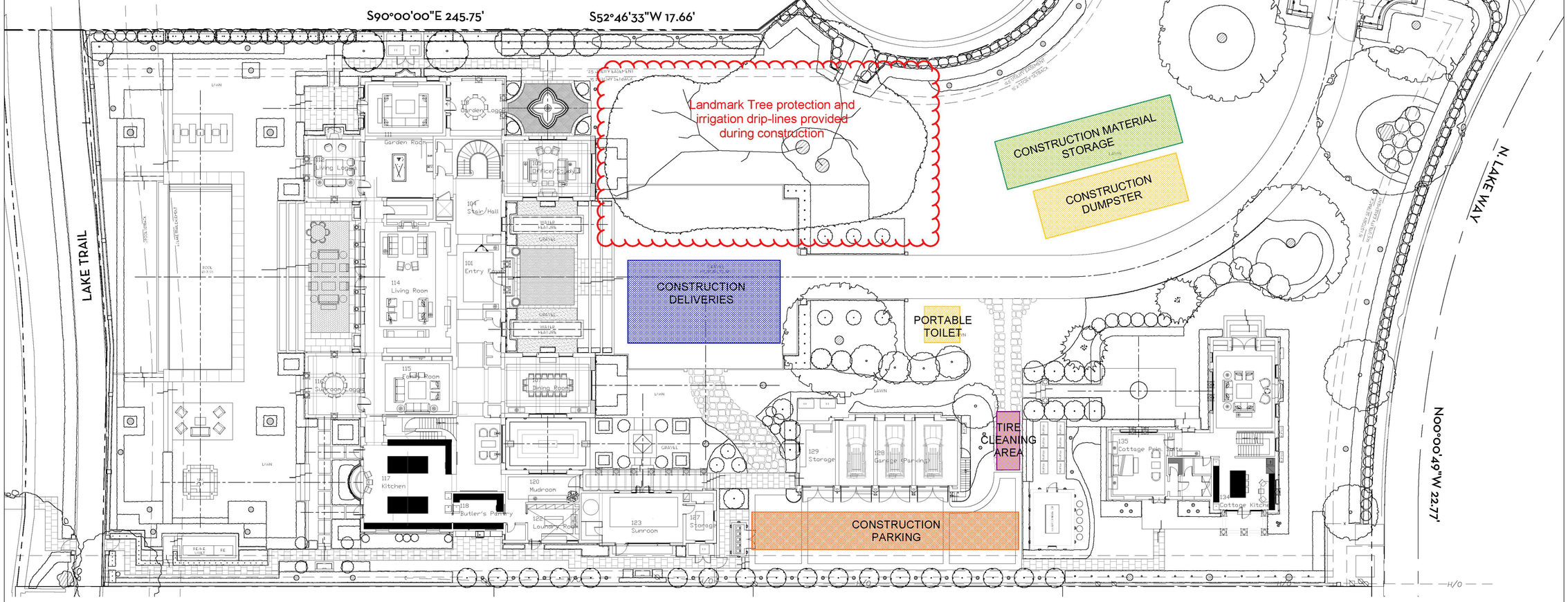
Proposed Route Map for truck traffic

Proposed Truck Logistics

A. Roadways:
Deliveries and workers will be using the Royal Palm Bridge, East to Royal Palm Way, turning North on South County Road, then West on Tangier Ave., then North on N. Lake Way and finally West on Maddock Way to #302 Maddock Way.

B. Maximum Truck Length = 60-feet max.

C. Total Number of estimated deliveries generated by the project = 150
Construction trucks, Fill, Concrete, Equipment, Hardscape, Landscape, etc.



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

PRIVATE RESIDENCE

304 MADDOCK WAY, PALM BEACH, FL.

01 MAY 2023
27 MAR 2023
09 MAR 2023
20 FEB 2023

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

Construction Staging and Truck Logistics

ARC-23-065
ZON-23-060

Preliminary Proposed and Conceptual Construction Schedule Synopsis - ARCOM
304 Maddock Way, Palm Beach, Florida 33480

April 17, 2023

CONSTRUCTION COMMENCEMENT January 8, 2024 (22 Months)

- Site Clearing, Temporary Construction & Site Logistic Preparation Complete – 02/07/24
- Excavation, Rough Grading & Piles Complete – 03/11/24
- Site Utilities & Heavy MEP Rough-In – Complete – 04/04/24
- First Floor Structure & Waterproofing Complete – 04/08/24
- Second Floor Structure & Waterproofing Complete – 07/08/24
- Roof Level Structure & Waterproofing Complete – 09/10/24
- Accessory Buildings Structure & Waterproofing Complete – 09/11/24
- Building Envelope – Roof Sheathing, Windows, Doors Complete – 01/08/25
- Swimming Pool Complete – 01/08/25
- **Dry-In Complete - January 8, 2025**
- Mechanical Systems Rough-In Complete – 04/08/25
- Interior Non-Structural Framing & Rough Carpentry Complete – 05/08/25
- GWB & Taping Complete – 06/06/25
- Intermediate Grading Complete – 06/06/25
- **White Box Complete - June 8, 2025**
- Second Floor – Finishes Complete – 09/08/25
- Final Grading & Exterior Hardscape and Flatwork Complete – 10/08/25
- Landscaping & Exterior Sitework 70% Complete – 09/08/25
- First Floor – Finishes Complete – 09/15/25
- Accessory Buildings – Finishes Complete – 10/08/25
- **Interior Finishes Complete - October 8, 2025**
- Dust Free Inspection & FPL Power Release – 09/08/25
- Final TOPB Inspections Complete (CO) – 08/25/25
- Landscaping & Exterior Sitework 100% Complete – 11/07/25
- Commissioning & Testing All Systems Complete – 11/07/25
- AV Programming/Interior & Exterior Light Pointing Complete 11/07/25
- **Construction Scope Project Completion - November 8, 2025**
- Milling & Paving of Maddock Way

304 MADDOCK WAY - CONCEPTUAL PROJECT SCHEDULE

ID		Task Mode	Task Name	Duration	Start	Finish
1			Site Clearing & Temporary Construction	23 days	Mon 1/8/24	Wed 2/7/24
2			Excavation, Rough Grading & Piles Complete	46 days	Mon 1/8/24	Mon 3/11/24
3			Site Utilities & Heavy MEP Rough-In	45 days	Sun 2/4/24	Thu 4/4/24
4			First Floor Structure & Waterproofing Complete	67 days	Sun 1/7/24	Mon 4/8/24
5			Second Floor Structure & Waterproofing Complete	67 days	Sun 4/7/24	Mon 7/8/24
6			Roof Level Structure & Waterproofing Complete	43 days	Sun 7/14/24	Tue 9/10/24
7			Accessory Buildings Structure & Waterproofing Complete	109 days	Sun 4/14/24	Wed 9/11/24
8			Building Envelope – Roof Sheathing, Windows, Doors Complete	69 days	Sun 10/6/24	Wed 1/8/25
9			Swimming Pool Complete	69 days	Sun 10/6/24	Wed 1/8/25
10			**Dry-In Complete 1/8**	**0 days**	**Wed 1/8/25**	**Wed 1/8/25**
11			Mechanical Systems Rough-In Complete	88 days	Sun 12/8/24	Tue 4/8/25
12			Interior Non-Structural Framing & Rough Carpentry Complete	133 days	Tue 11/5/24	Thu 5/8/25
13			GWB & Taping Complete	111 days	Sun 1/5/25	Fri 6/6/25
14			Intermediate Grading Complete	22 days	Thu 5/8/25	Fri 6/6/25
15			**White Box Complete 6/8**	**0 days**	**Sun 6/8/25**	**Sun 6/8/25**
16			Second Floor – Finishes Complete	131 days	Mon 3/10/25	Mon 9/8/25
17			Final Grading & Exterior Hardscape and Flatwork Complete	130 days	Thu 4/10/25	Wed 10/8/25
18			Landscaping & Exterior Sitework 70% Complete	23 days	Thu 8/7/25	Mon 9/8/25
19			First Floor – Finishes Complete	102 days	Sun 4/27/25	Mon 9/15/25
20			Accessory Buildings – Finishes Complete	65 days	Thu 7/10/25	Wed 10/8/25
21			**Interior Finishes Complete 10/8**	**0 days**	**Wed 10/8/25**	**Wed 10/8/25**
22			Dust Free Inspection & FPL Power Release 9/8	0 days	Mon 9/8/25	Mon 9/8/25
23			Final TOPB Inspections Complete (CO) 8/25	0 days	Mon 8/25/25	Mon 8/25/25
24			Landscaping & Exterior Sitework 100% Complete	23 days	Wed 10/8/25	Fri 11/7/25
25			Commissioning & Testing All Systems Complete	23 days	Wed 10/8/25	Fri 11/7/25
26			AV Programming/Interior & Exterior Light Pointing Complete	23 days	Wed 10/8/25	Fri 11/7/25
27			**Construction Scope Project Completion 11/8**	**0 days**	**Sat 11/8/25**	**Sat 11/8/25**
28			Milling & Paving of Maddock Way			

Project: 304 Maddock Way_Con
Date: Mon 4/17/23

Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Progress | Manual Progress