

LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

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JULY 11, 2023 - DROP-OFF SUBMITTAL
ARC-23-103

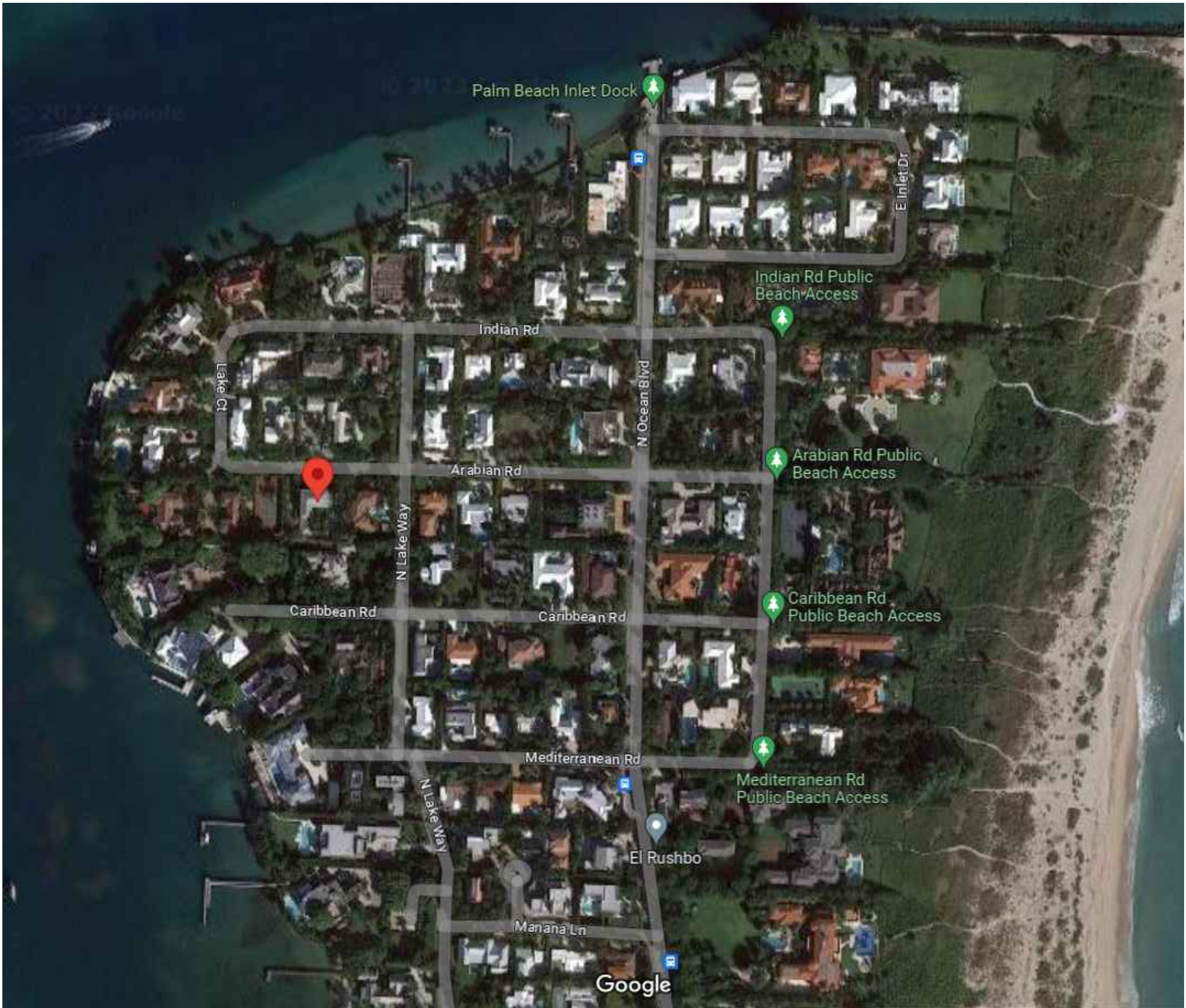
MEETING: AUGUST 23, 2023

SHEET LEGEND:

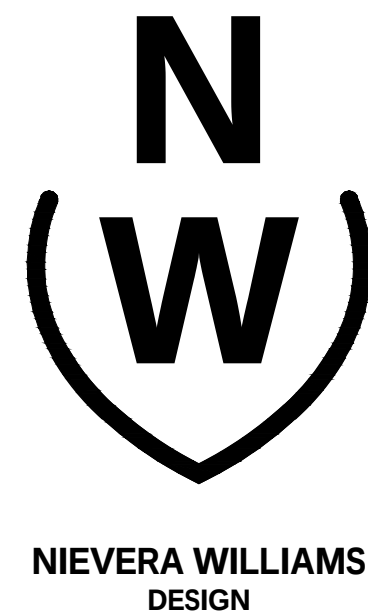
- EX1: LOCATION PLAN
- P100: EXISTING SITE PHOTOGRAPHY
- P101: EXISTING SITE PHOTOGRAPHY
- P102: EXISTING SITE PHOTOGRAPHY
- A001: EXISTING SITE PLAN
- A002: PROPOSED SITE PLAN
- A100: EXISTING FIRST FLOOR PLAN
- A102: EXISTING ROOF PLAN
- A103: PROPOSED FIRST FLOOR PLAN
- A105: PROPOSED ROOF FLOOR PLAN
- A400: LOGGIA ELEVATIONS
- A401: EXISTING/PROPOSED REAR ELEVATIONS (SOUTH)
- A500: EXISTING/PROPOSED COURTYARD ELEVATION
- EX2: EXISTING CONDITIONS PLAN
- L0: SITE PLAN RENDERING
- EL1-EL5: ELEVATION RENDERINGS
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- L2: EXTERIOR MATERIALS
- LP1: PLANTING PLAN
- LP2: PLANT DETAILS, PLANT LIST
- OS: OPEN SPACE DIAGRAM
- SURVEY
- C-1: GRADING AND DRAINAGE

SCOPE:

- REAR LOGGIA
- NEW DRIVEWAY
- NEW SPA
- PLANTING UPDATES



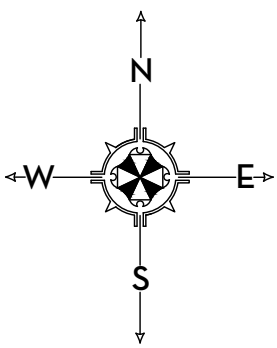
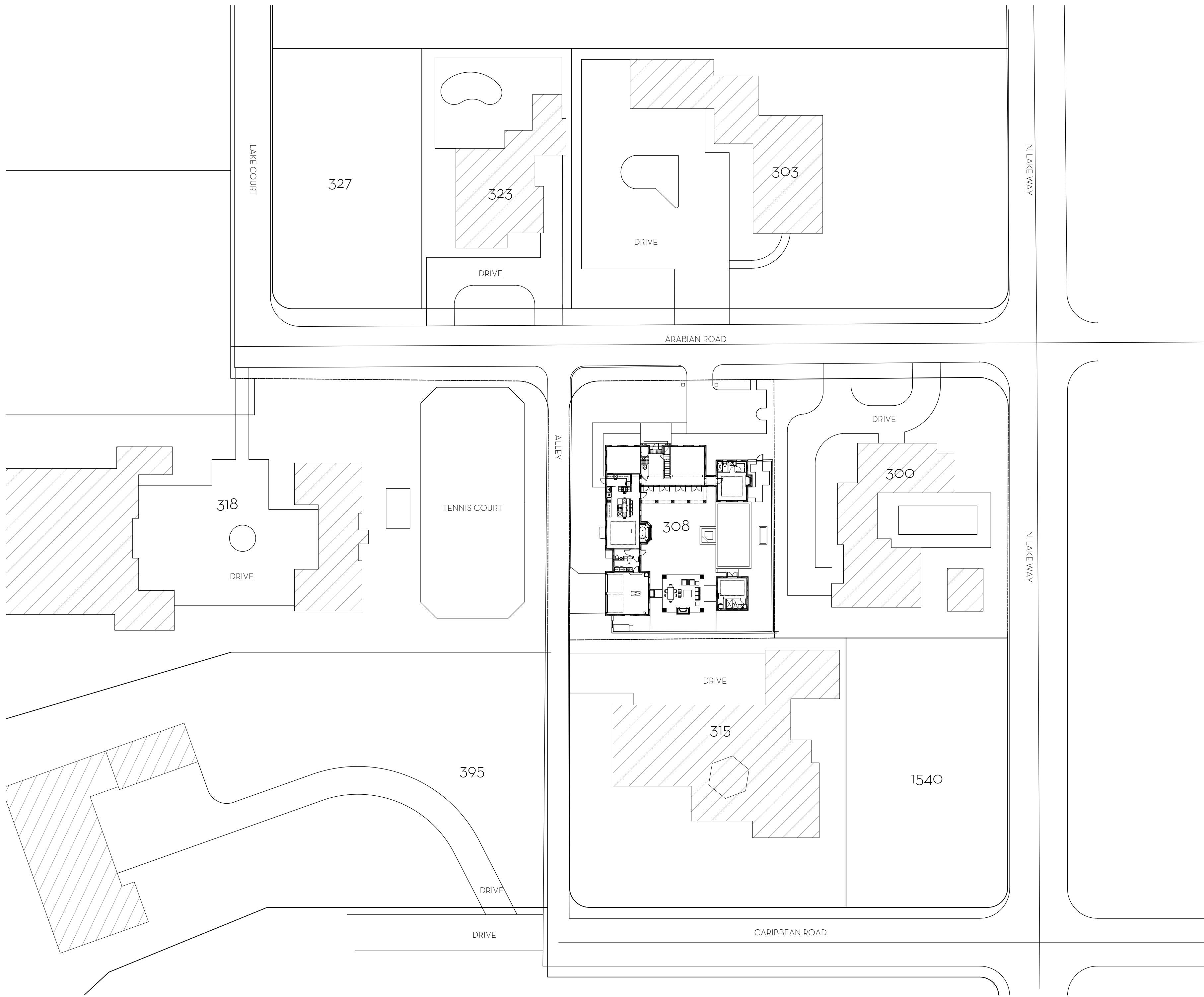
VICINITY MAP



625 N. FLAGLER DRIVE
SUITE 502
WEST PALM BEACH, FL.
P: 561-659-2820
F: 561-659-2113
nieverawilliams.com



211 SEAVIEW AVE.
PALM BEACH,
FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM



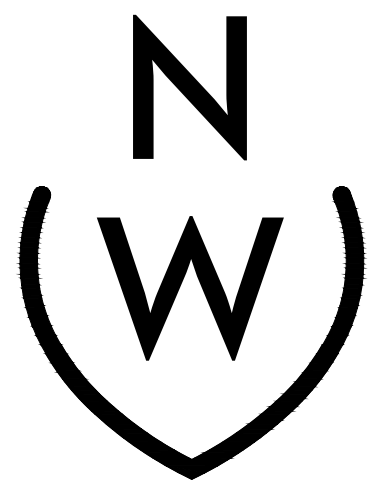
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LOCATION PLAN
LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA
11 JULY 2023 - DROP-OFF SUBMITTAL
26 JUNE 2023 - SECOND SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL

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



NIEVERA WILLIAMS
DESIGN

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West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EX1



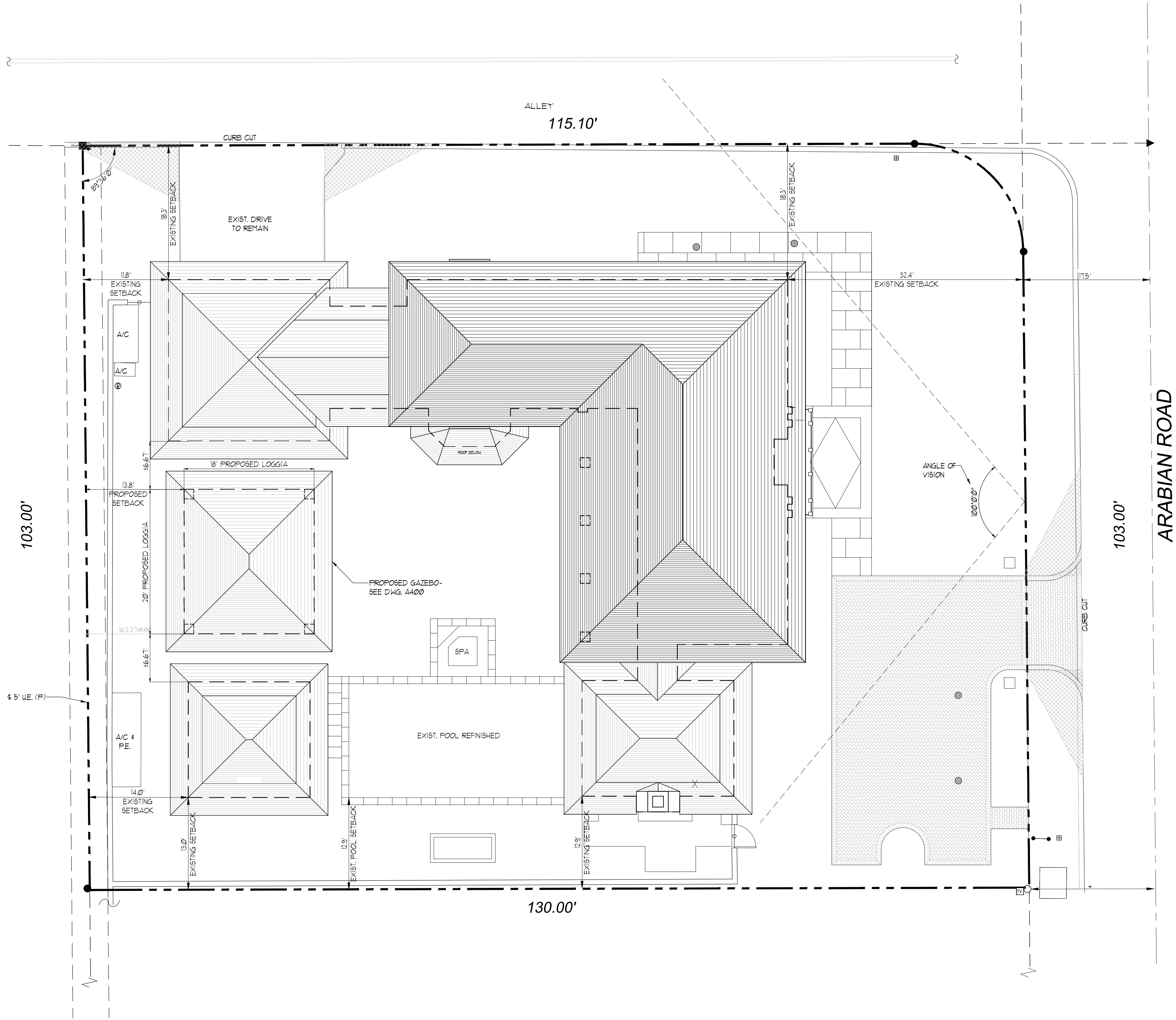
Existing Site Photography
Scale

NTS



Existing Site Photography
Scale

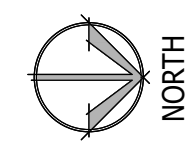
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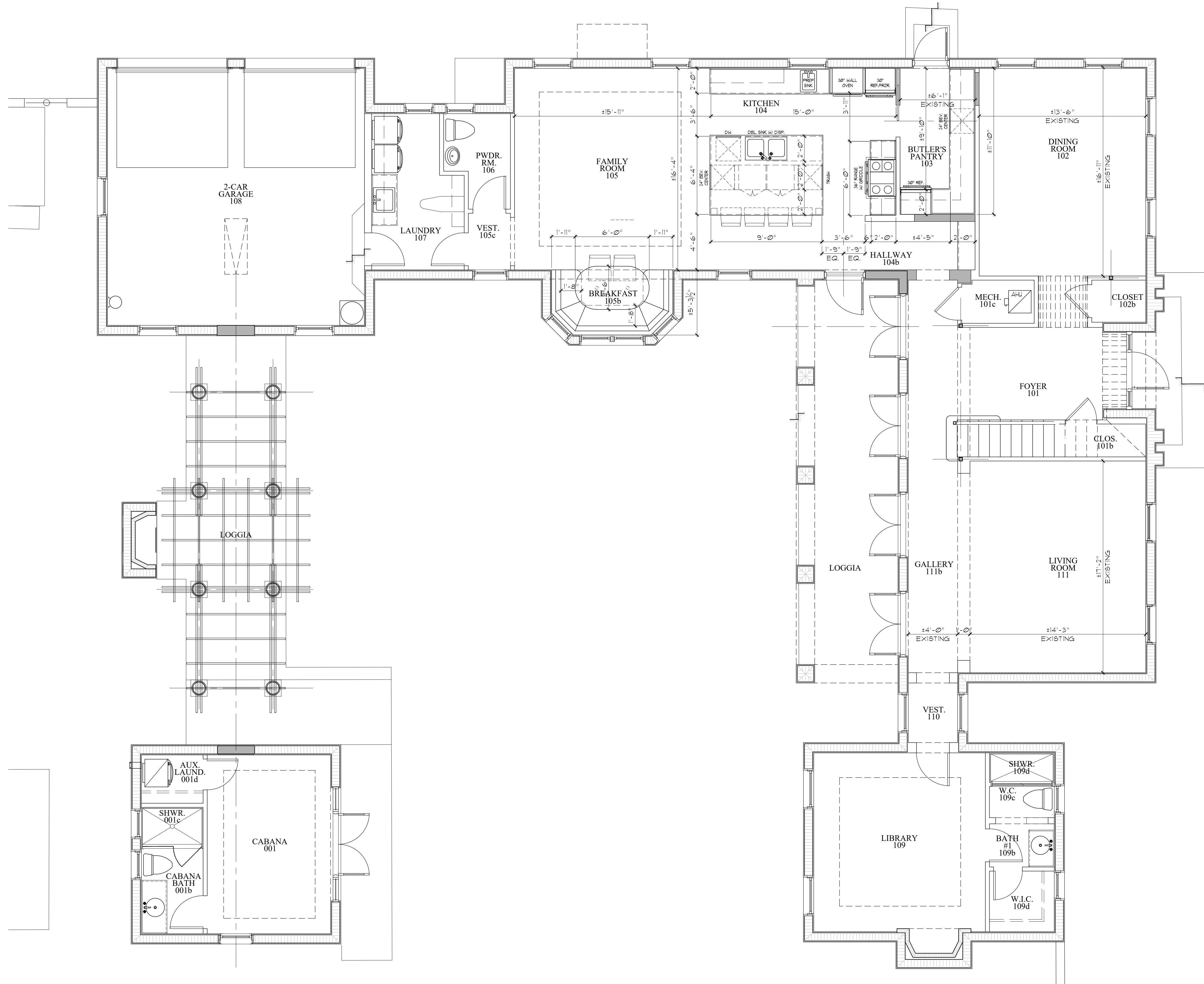


Proposed Site Plan

Scale

1/8" = 1'-0"

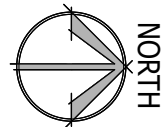


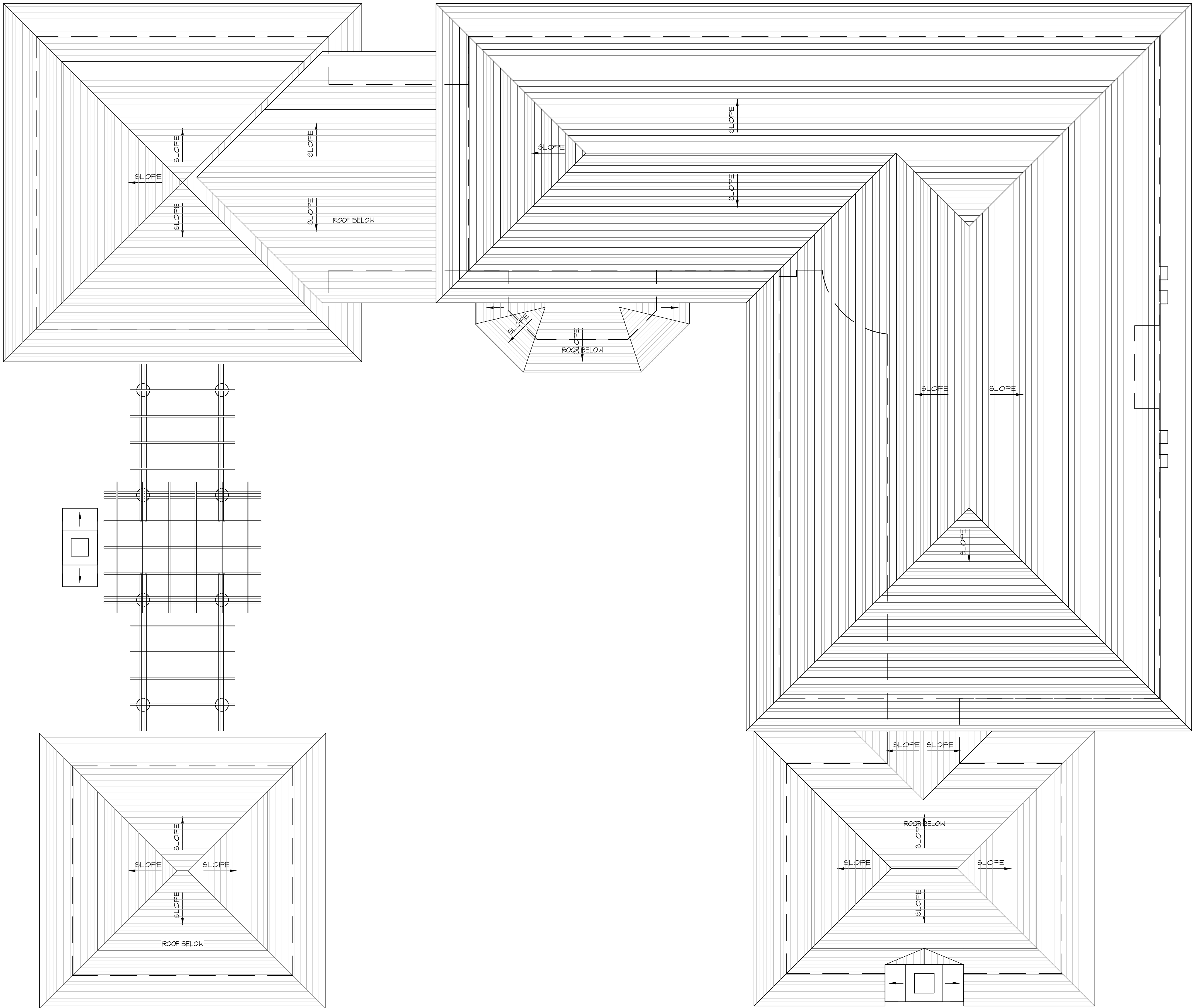


Existing First Floor Plan

Scale

1/4" = 1'-0"

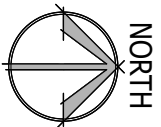


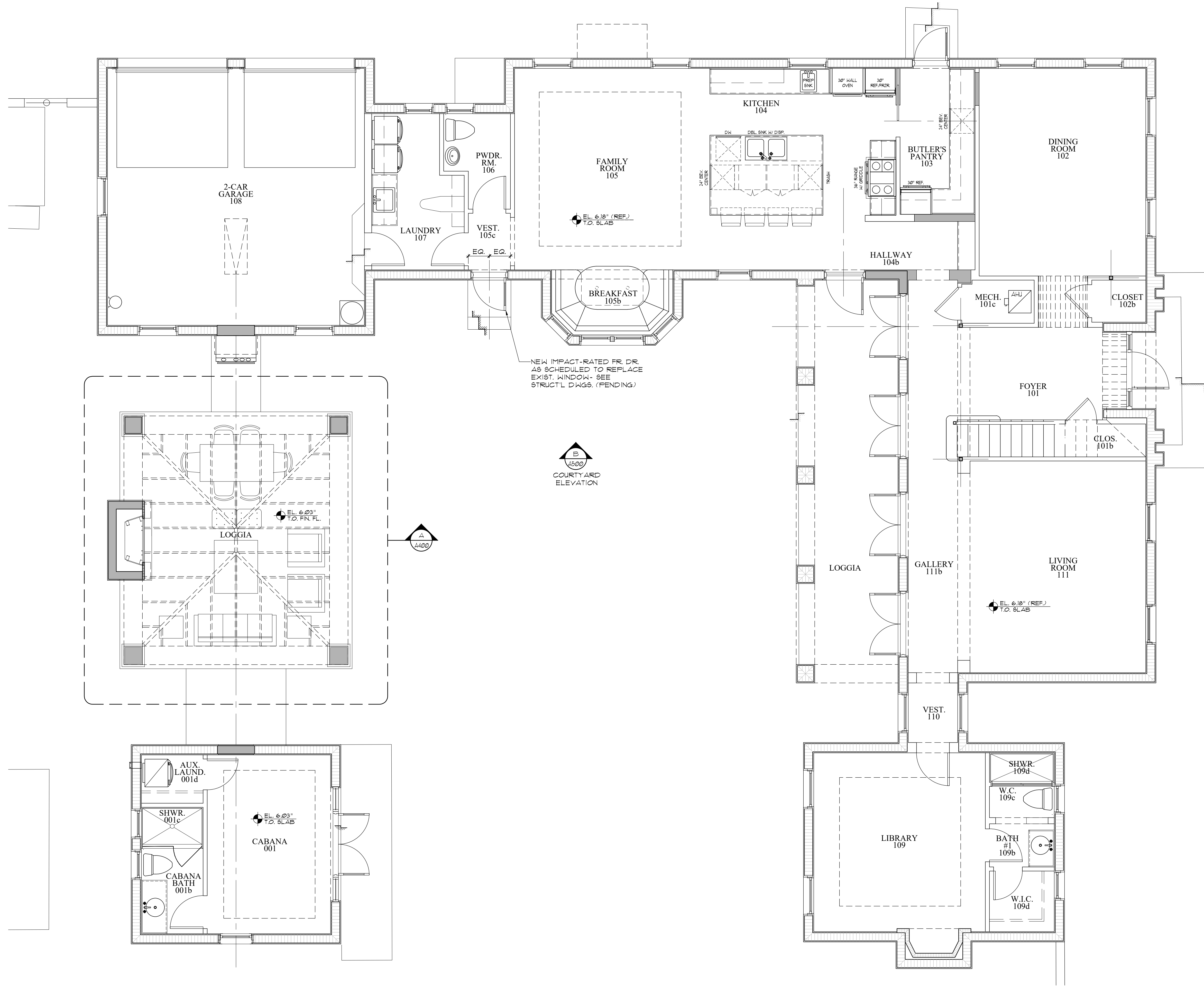


Existing Roof Plan

Scale

1/4" = 1'-0"

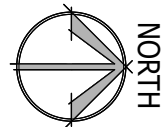


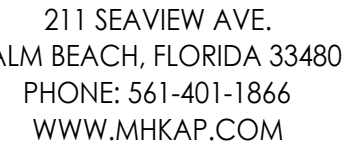


Proposed First Floor Plan

Scale

1/4" = 1'-0"





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IMPROVEMENTS
TO THE EXISTING RESIDENCE
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PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

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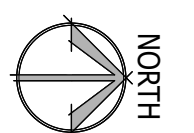
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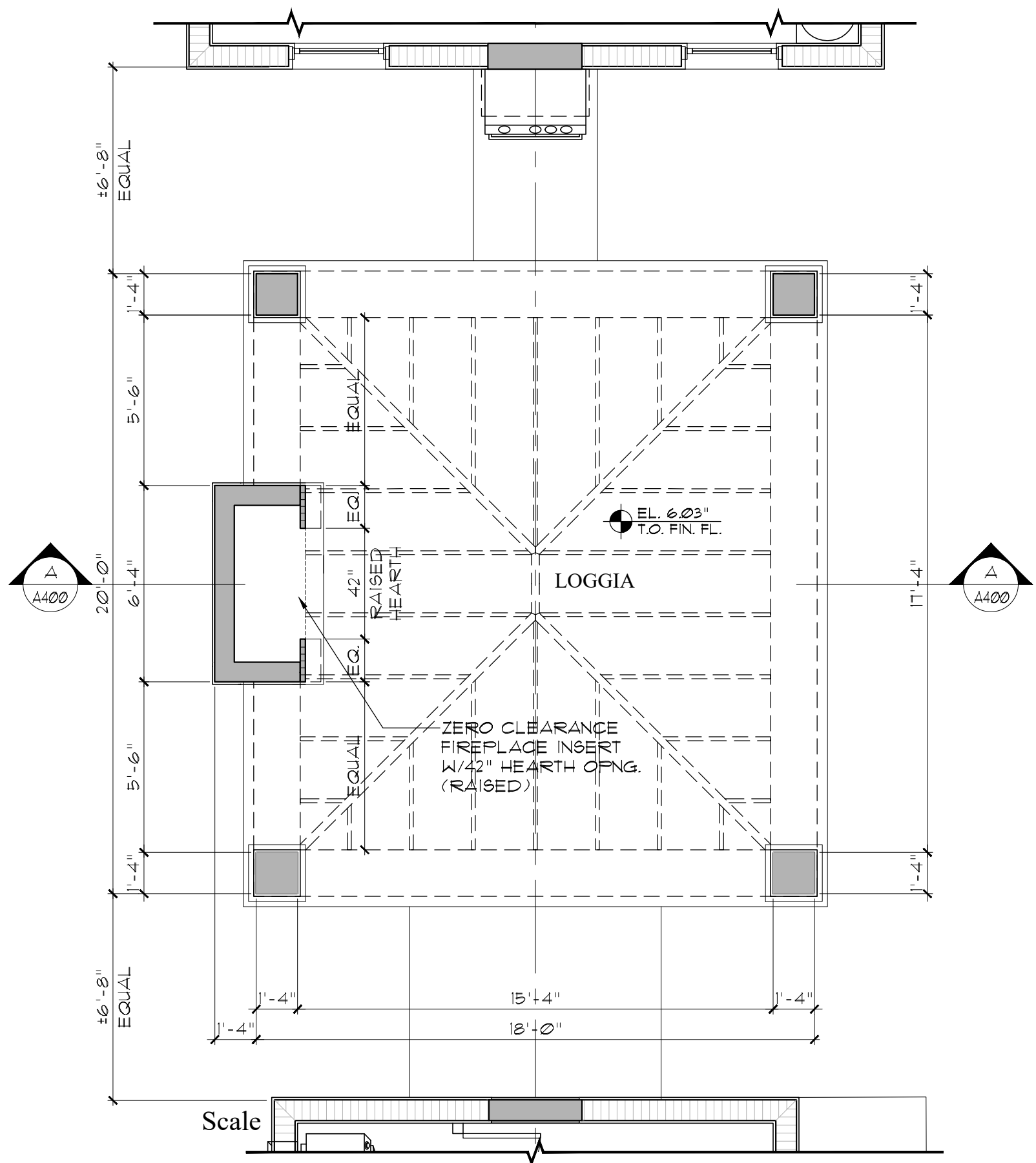
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PR NO	23114

A105

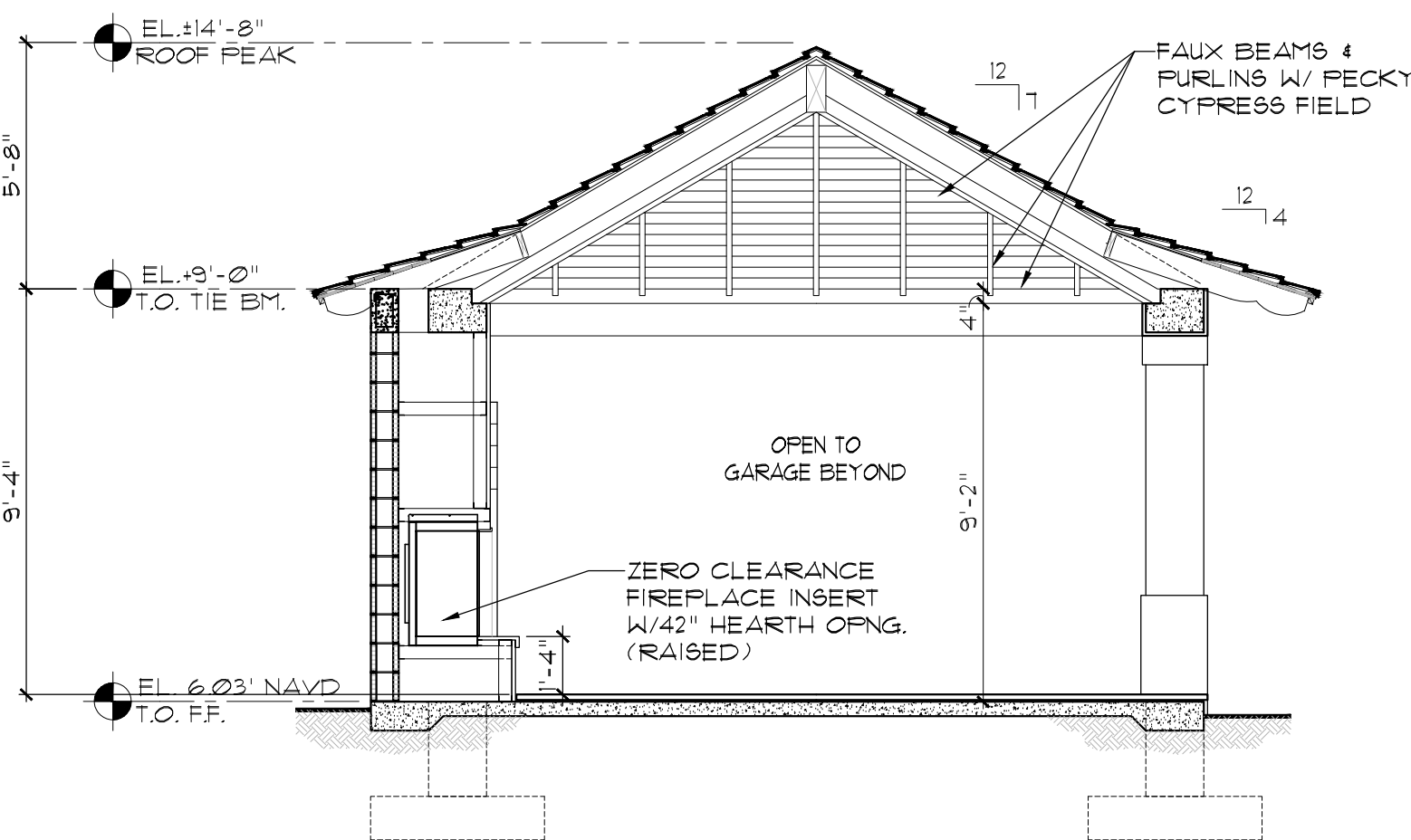


1/4" = 1'-0"

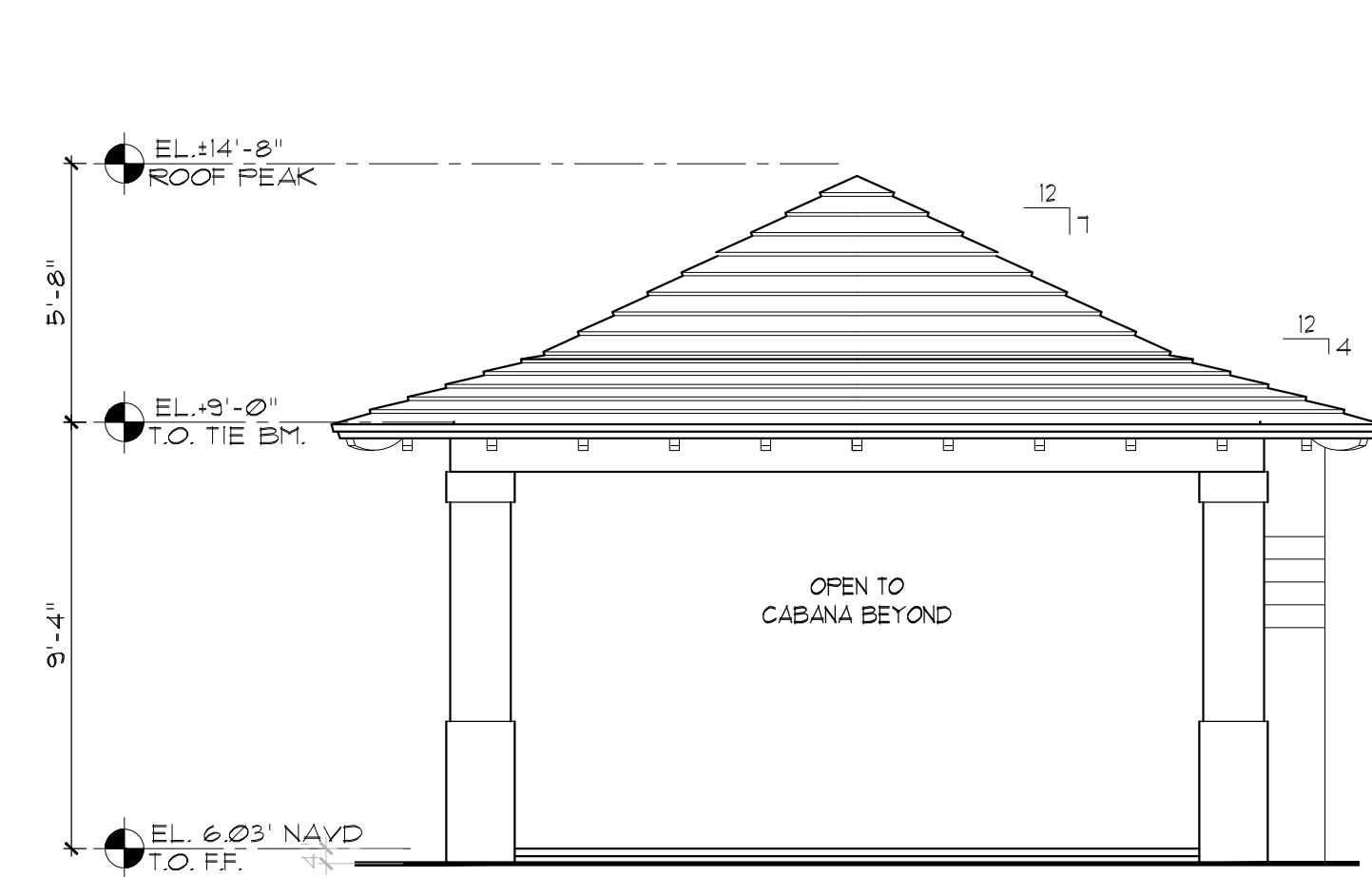




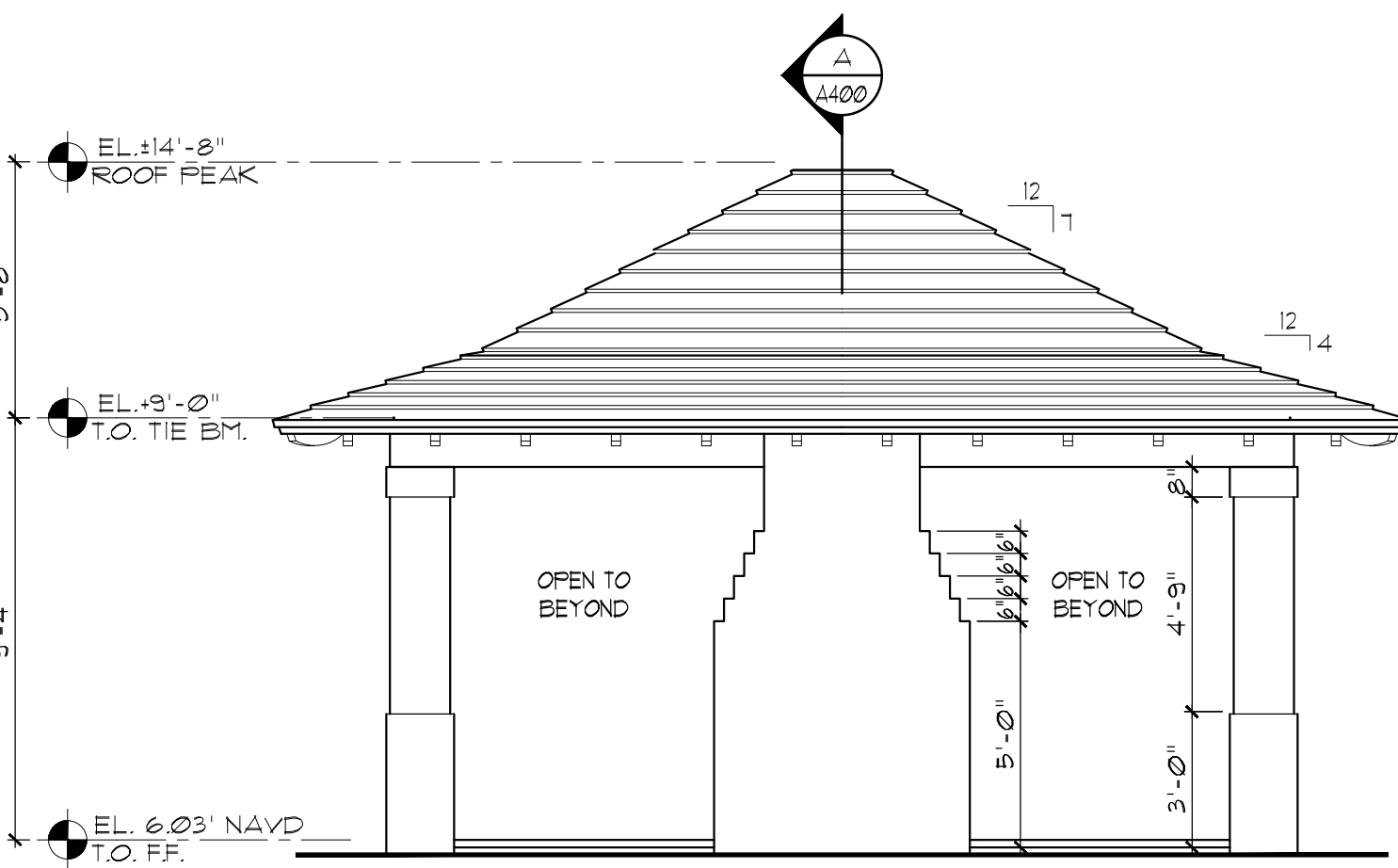
Loggia Floor Plan
Scale 1/4" = 1'-0"



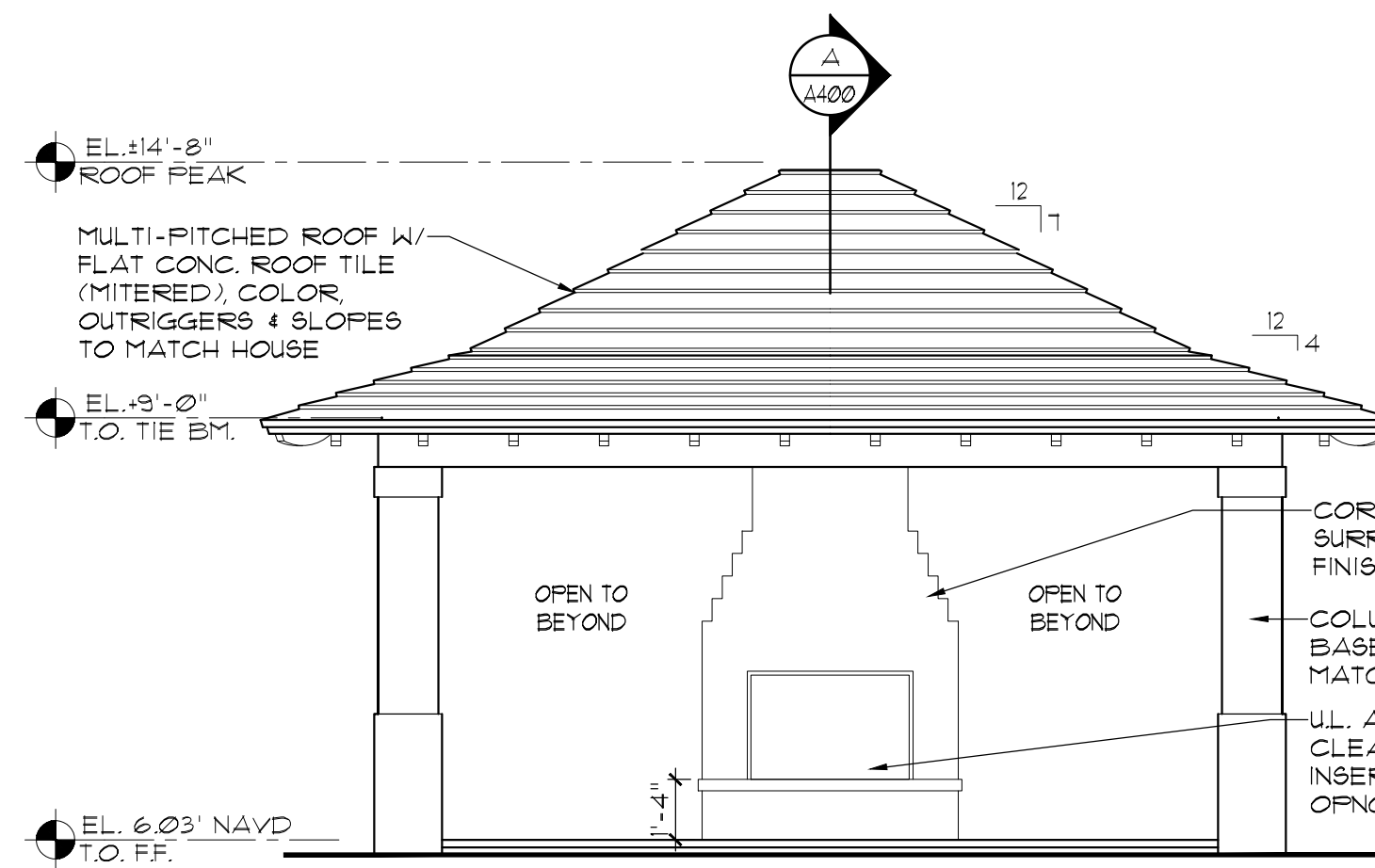
Loggia Section
Scale 1/4" = 1'-0"



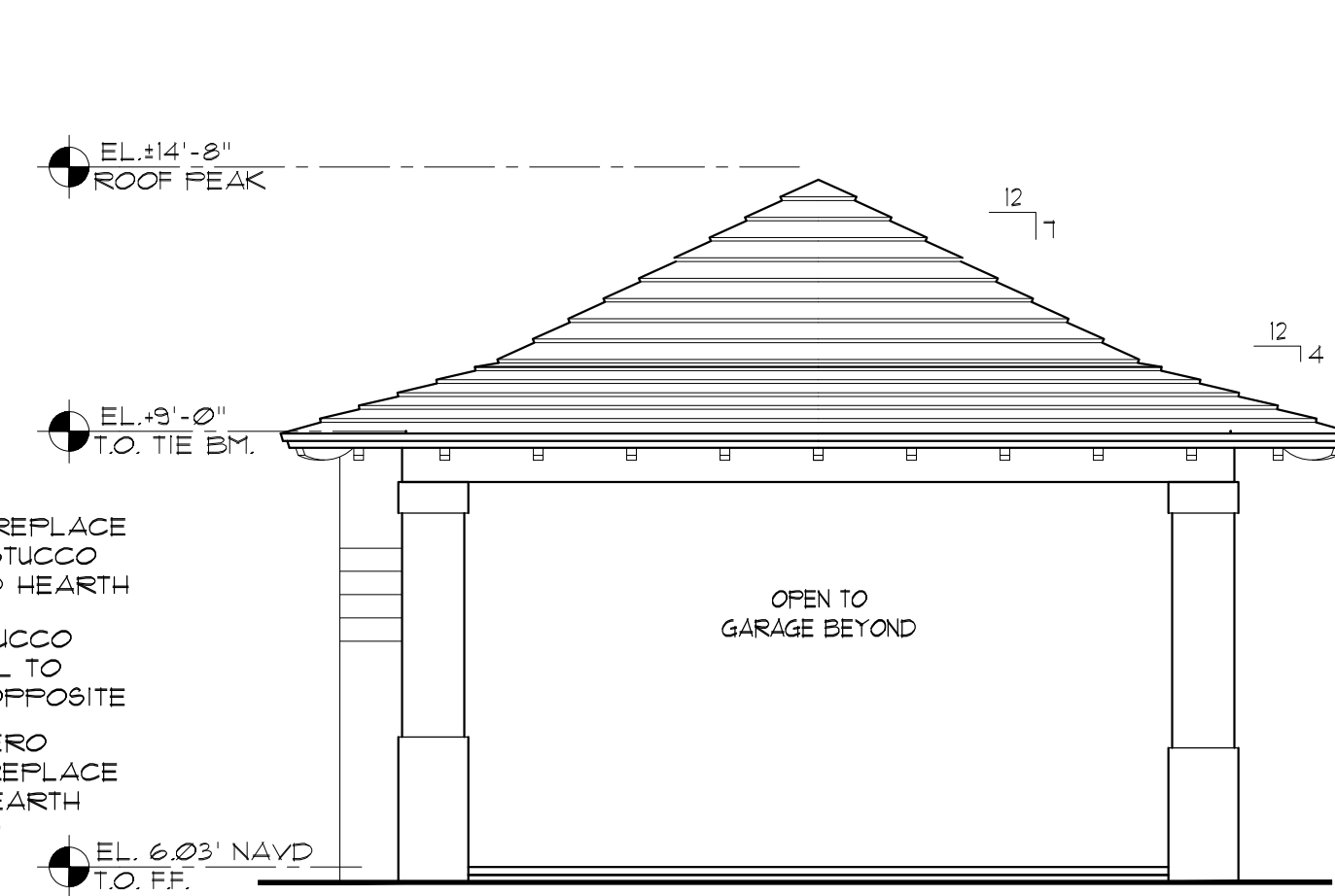
West



South



North



East

Loggia Elevations
Scale

1/4" = 1'-0"



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

Zoning Legend			
1	Property Address: 308 Arabian Road		
2	Zoning District: R-B		
3	Structure Type: Existing House		
4		Required/Allowed	Existing
5	Lot Size (sq ft)	10,000	13,342
6	Lot Depth	100	130'
7	Lot Width	100	103'
8	Lot Coverage (Sq Ft and %)	30%	24% (3212)
9	Enclosed Square Footage (1st & 2nd Fl. Basement, Apts, Structures, etc.)	N/A	4,432
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.97 (52,968)	44,763
11	*Front Yard Setback (Ft.)	N/A	N/A
12	*Side Yard Setback (1st Story) (Ft.)	N/A	N/A
13	*Side Yard Setback (2nd Story) (Ft.)	N/A	N/A
14	*Rear Yard Setback (Ft.)	10'	11.6'
15	Angle of Vision (Deg.)	N/A	N/A
16	Building Height (Ft.)	14	9
17	Overall Building Height (Ft.)	22	14'-8"
18	Crown of Road (COR) (NAVD)	2.7	2.7
19	Max. Amount of Fill Added to Site (Ft.)	N/A	1.74'
20	Finished Floor Elev. (FFE)(NAVD)	6.18	6.18
21	Zero Datum for point of meas. (NAVD)	N/A	N/A
22	FEMA Flood Zone Designation	AE	AE
23	Base Flood Elevation (BFE)(NAVD)	6.0 NAVD	6.0 NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	6,004 (45%)	7,070 (53%)
25	Perimeter LOS (Sq Ft and %)	3,002 (50%)	3,615 (60.2%)
26	Front Yard LOS (Sq Ft and %)	1,002 (40%)	1,678 (67%)
27	**Native Plant Species %	Please refer to separate landscape legend.	

Zoning Data / Area Calculations

2 STORY HOUSE	1606 X 21	33726
GUEST	364 X 8	2912
BAY	55 X 9	495
LAUNDRY	160 X 8	1280
GARAGE	480 X 8	3820
CABANA	210 X 9	2430
TOTAL PROPOSED		44763
TOTAL ALLOWED		65611
DIFFERENCE		20844
EXISTING LOGGIA	252 X 9	2268
PROPOSED LOGGIA	275 X 9	2475

35 + 1160000 + 13342 / 50000 X .05
35 + 46858 / 50000 X .05
35 + 933 X .05
35 + 466 + 391
391 or 52368

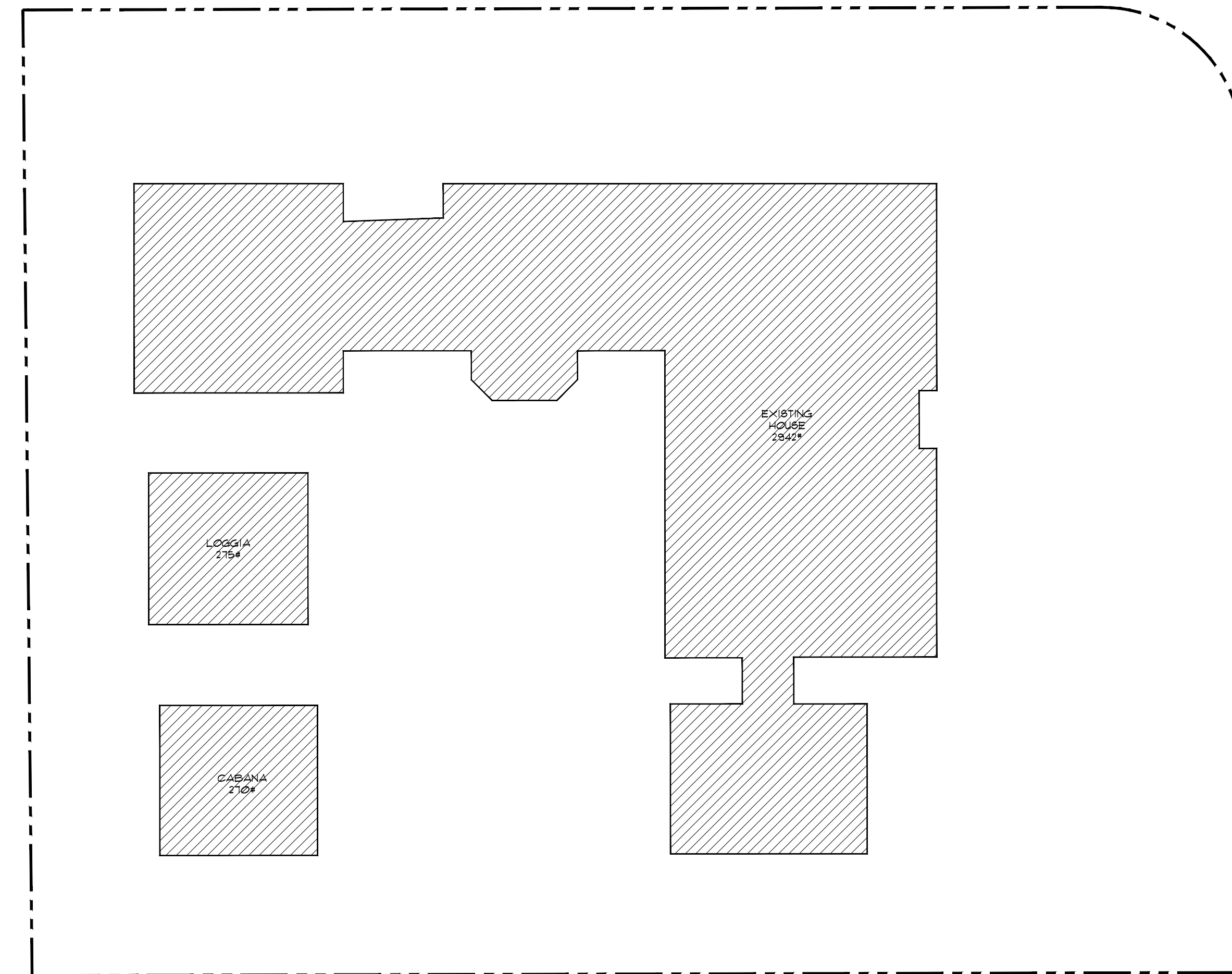
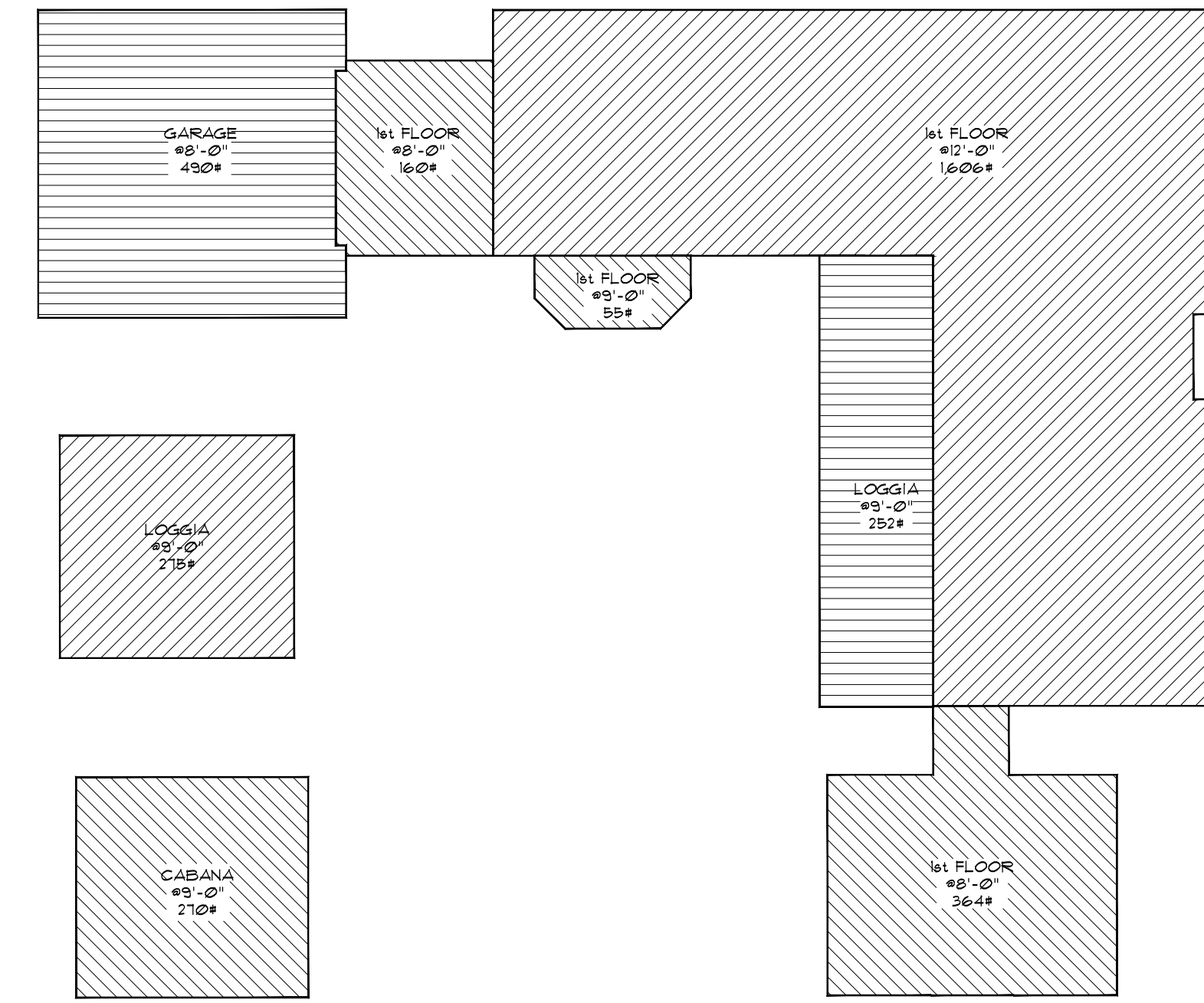
EXISTING HOUSE CCR = 44763
ALLOW CCR = 52368
DIFFERENCE = 380

5% OF TOTAL ALLOWABLE LOGGIA 2648
EXISTING LOGGIA 2268
DIFFERENCE 380

REMAINING HOUSE CCR = 8250
REMAINING LOGGIA CCR = 380
TOTAL REMAINING CCR = 8632
PROPOSED LOGGIA CCR = 2475

TOTAL PROPOSED CCR = 44763 + 2475 = 47238

LOT SIZE	13342
EXISTING TWO STORY HOUSE	2942 SQ FT
EXISTING CABANA	275 SQ FT
NEW LOGGIA	275 SQ FT
TOTAL EXISTING LOT COVERAGE 24%	24% + 3012
TOTAL ALLOWABLE LOT COVERAGE 30%	30% + 4002
TOTAL PROPOSED LOT COVERAGE 26%	26% + 3481



MHK
ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

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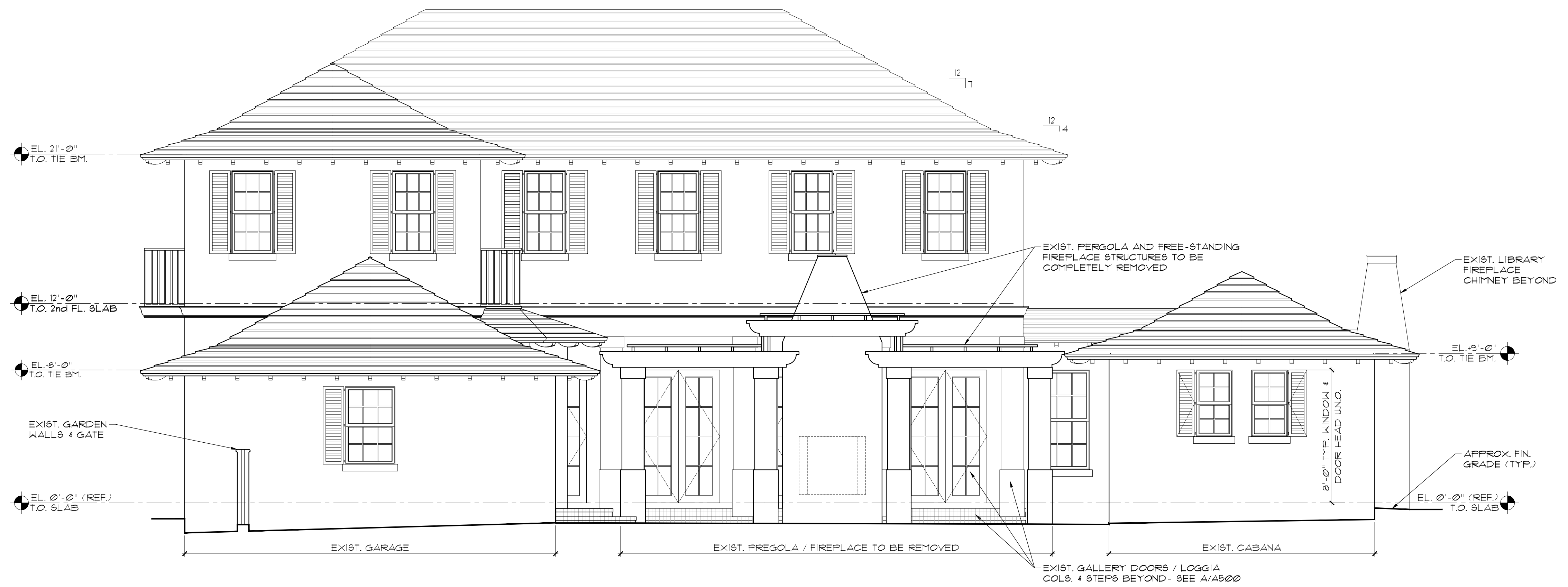
IMPROVEMENTS
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FLORIDA SEAL
PREP APR 1974
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CONSTRUCTION

04/24/2023
ISSUANCE
NOT FOR CONSTRUCTION

PHASE CD
PR NO 23114

A400



Existing Rear Elevation (South)

Scale

1/4" = 1'-0"



Proposed Rear Elevation (South)

Scale

1/4" = 1'-0"



Existing Courtyard Elevation B

Scale

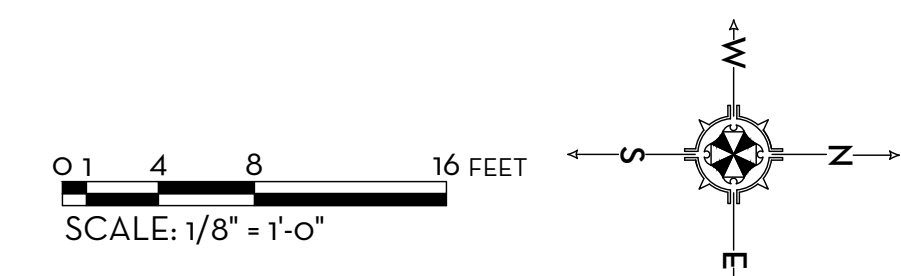
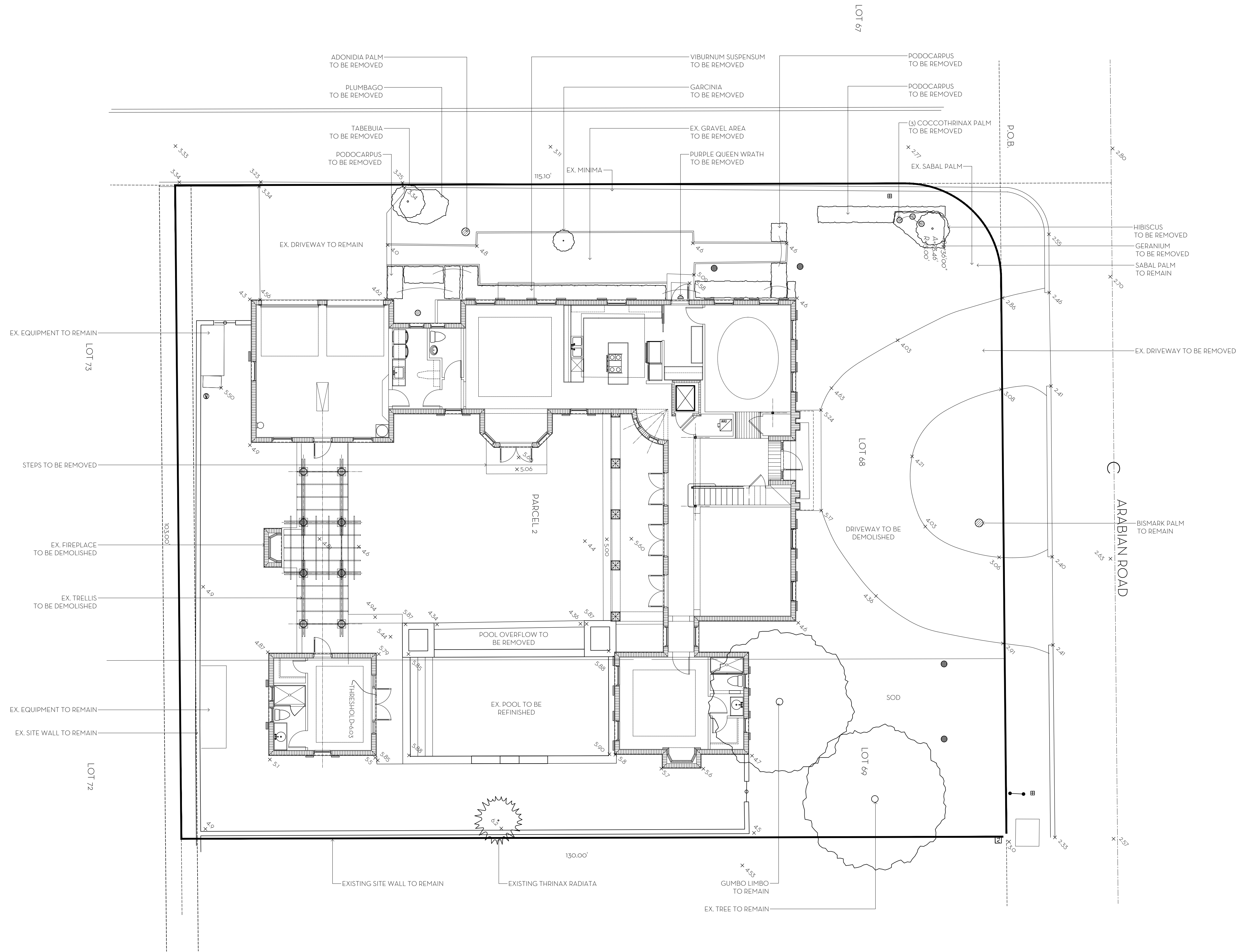
1/4" = 1'-0"



Proposed Courtyard Elevation B

Scale

1/4" = 1'-0"



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

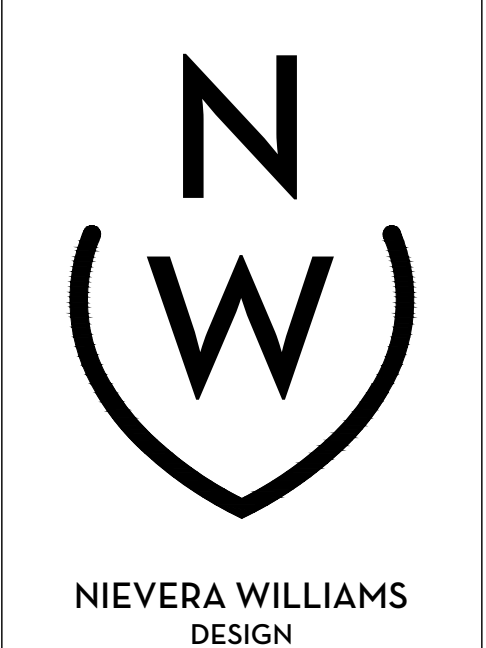
EXISTING CONDITIONS PLAN

LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

11 JULY 2023 DROPOFF SUBMITTAL
26 JUNE 2023 - SECOND SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL

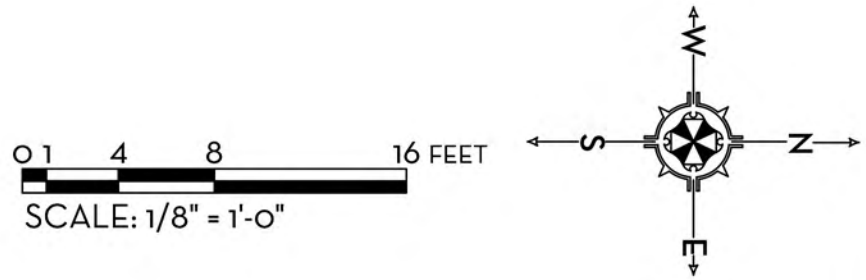
SCALE: 1/8" = 1'-0"



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

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EX2



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM
LAUGHLIN RESIDENCE

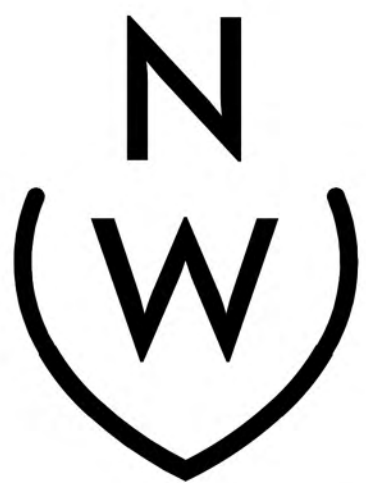
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26 JUNE 2023 - SECOND SUBMITTAL

08 JUNE 2023 - FIRST SUBMITTAL

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



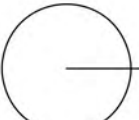
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Suite 502
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P: 561-659-2820
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Lo



 NORTH ELEVATION

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION RENDERING
LAUGHLIN RESIDENCE

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

308 ARABIAN ROAD, PALM BEACH, FLORIDA
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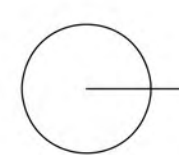


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625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EL1



EAST ELEVATION

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION RENDERING
LAUGHLIN RESIDENCE

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



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DESIGN

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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EL2



SOUTH ELEVATION

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION RENDERING
LAUGHLIN RESIDENCE

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



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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EL3



WEST ELEVATION

MARIO F. NIEVERA

State of Florida
Landscape Architect
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6666856

ELEVATION RENDERING
LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

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



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DESIGN

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West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EL4



SOUTH INTERIOR ELEVATION

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION RENDERING
LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

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

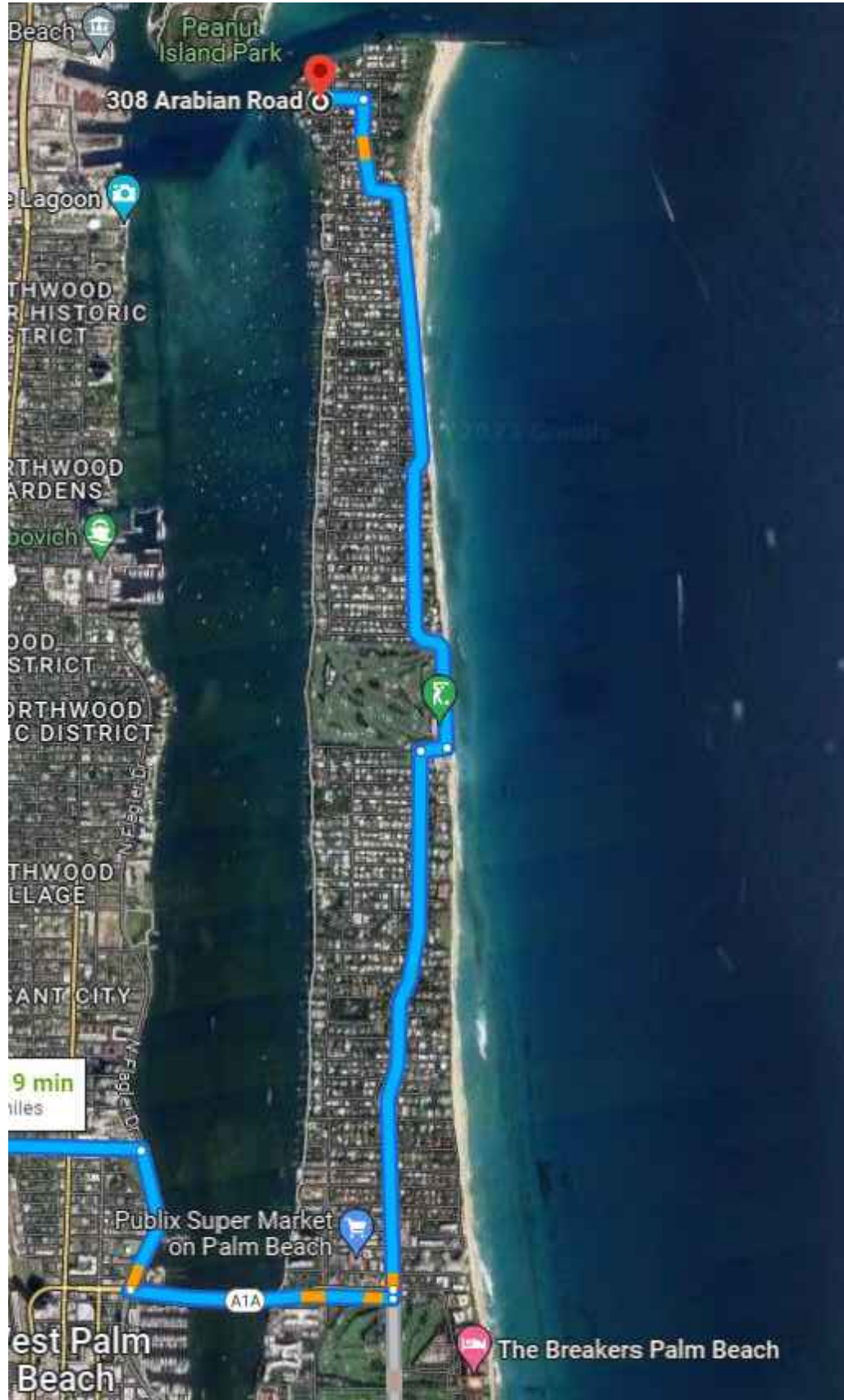
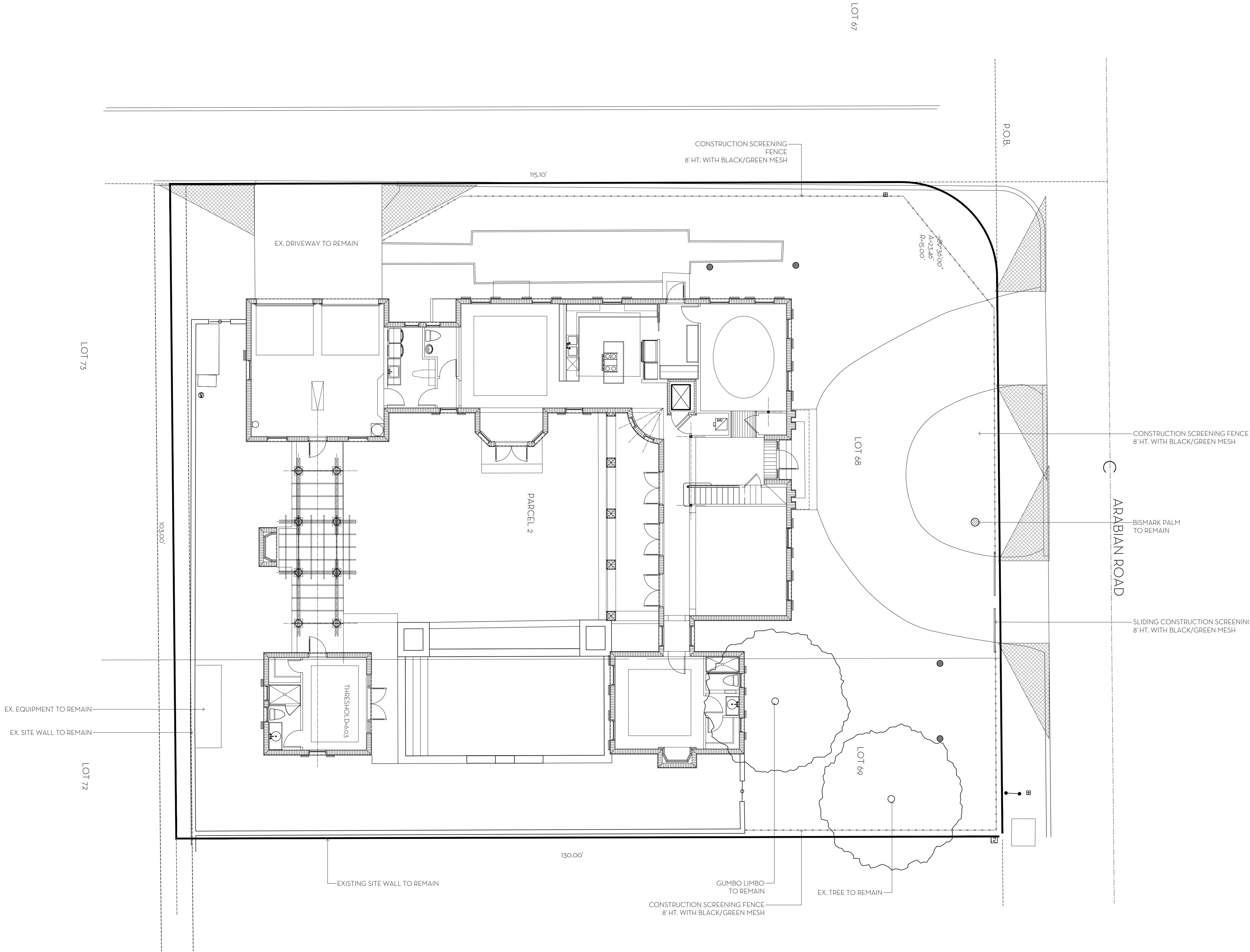


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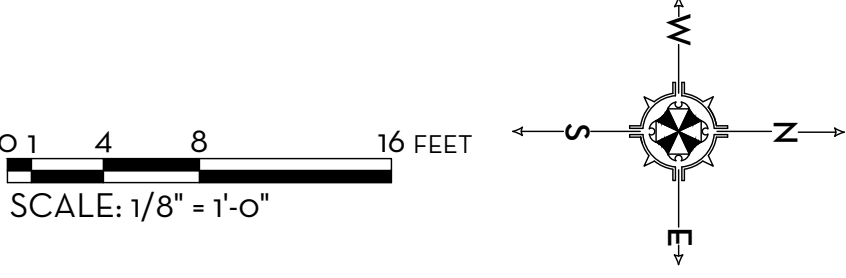
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EL5



TRUCK LOGISTICS

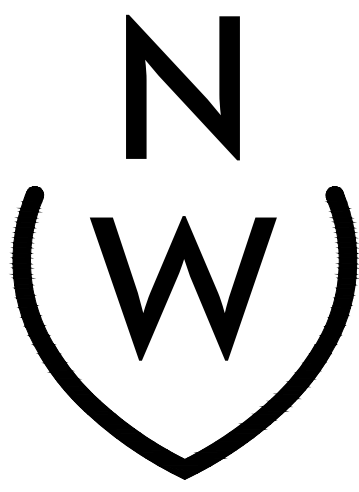


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CONSTRUCTION SCREENING PLAN
LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA
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SCALE: 1/8" = 1'-0"

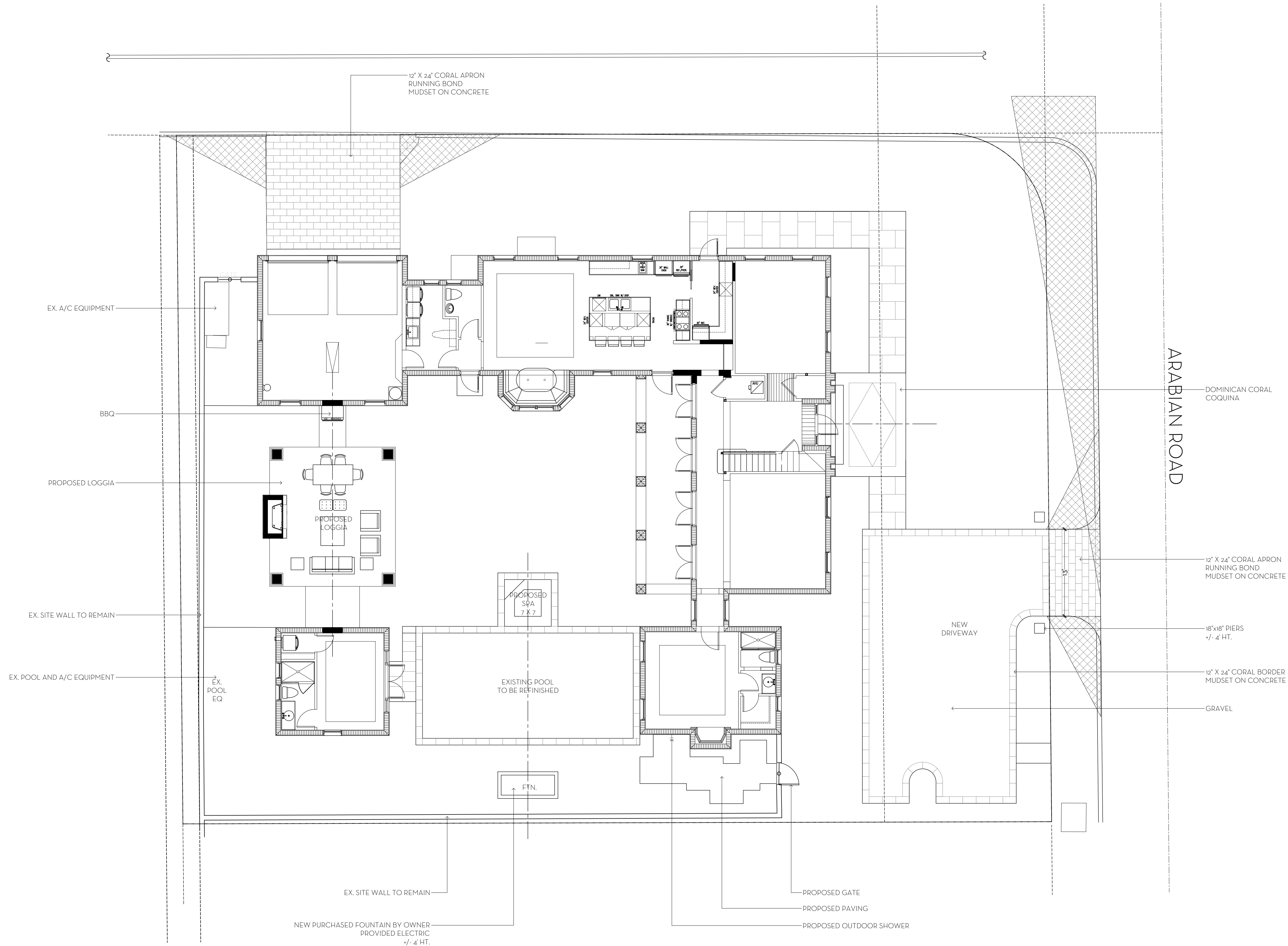


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CSP



MARIO F. NIEVERA

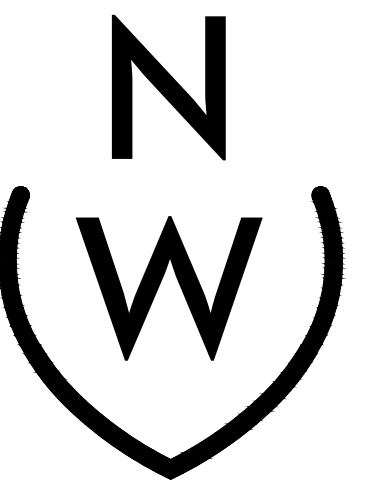
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HARDSCAPE PLAN
LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

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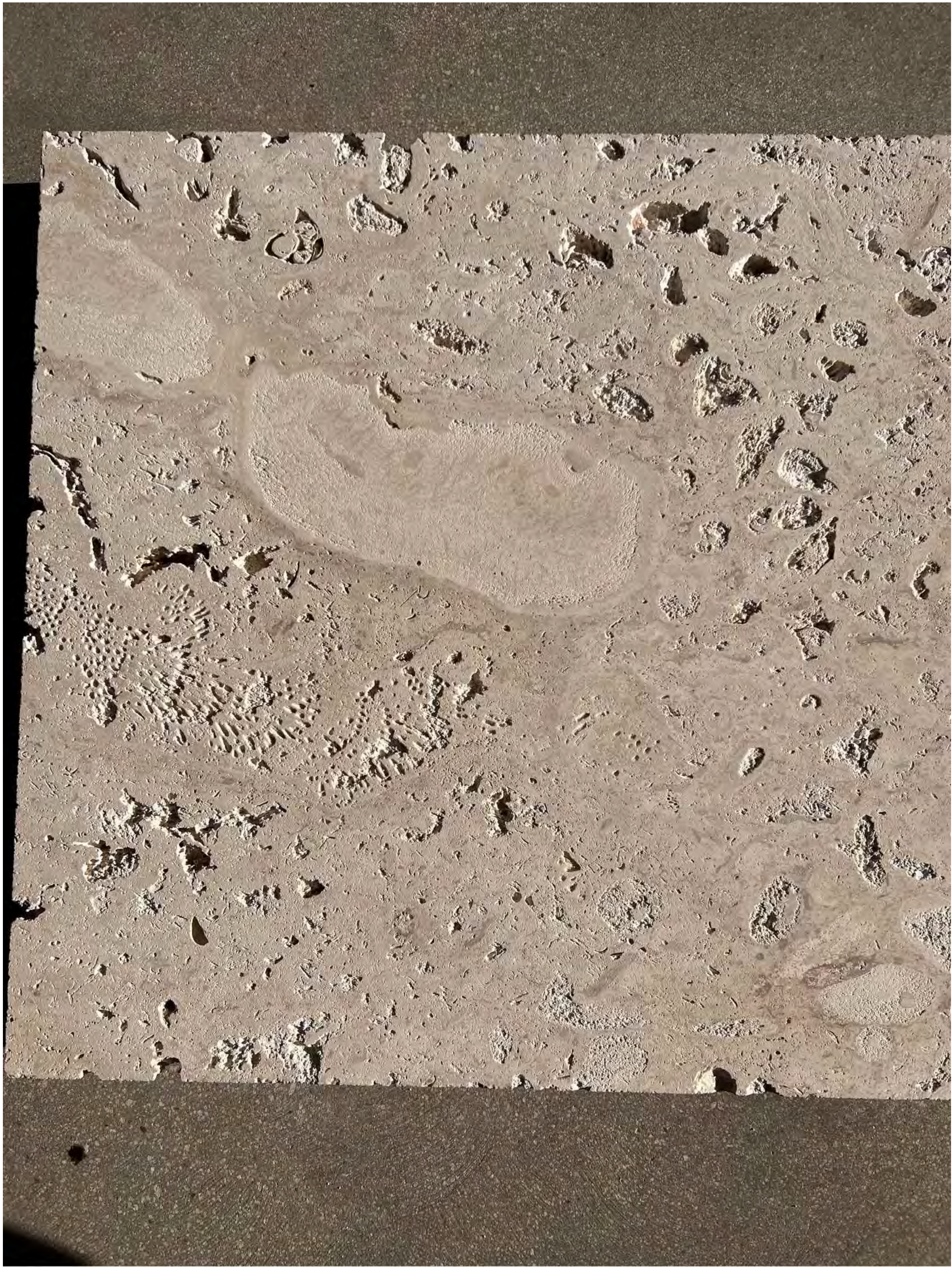


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CORAL PAVING
DRIVEWAY AND REAR HARDSCAPE



GRAVEL
DRIVEWAY MATERIAL

MARIO F. NIEVERA

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EXTERIOR MATERIALS
LAUGHLIN RESIDENCE

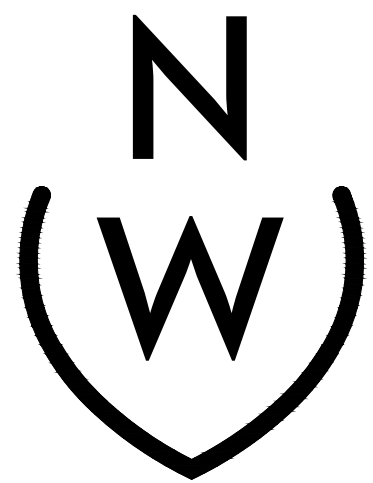
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L2

MARIO F. NIEVERA

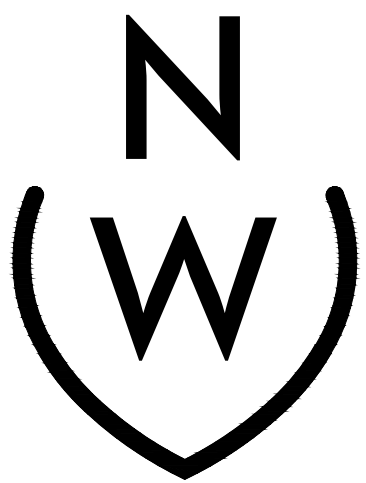
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LANDSCAPE PLAN
LAUGHLIN RESIDENCE

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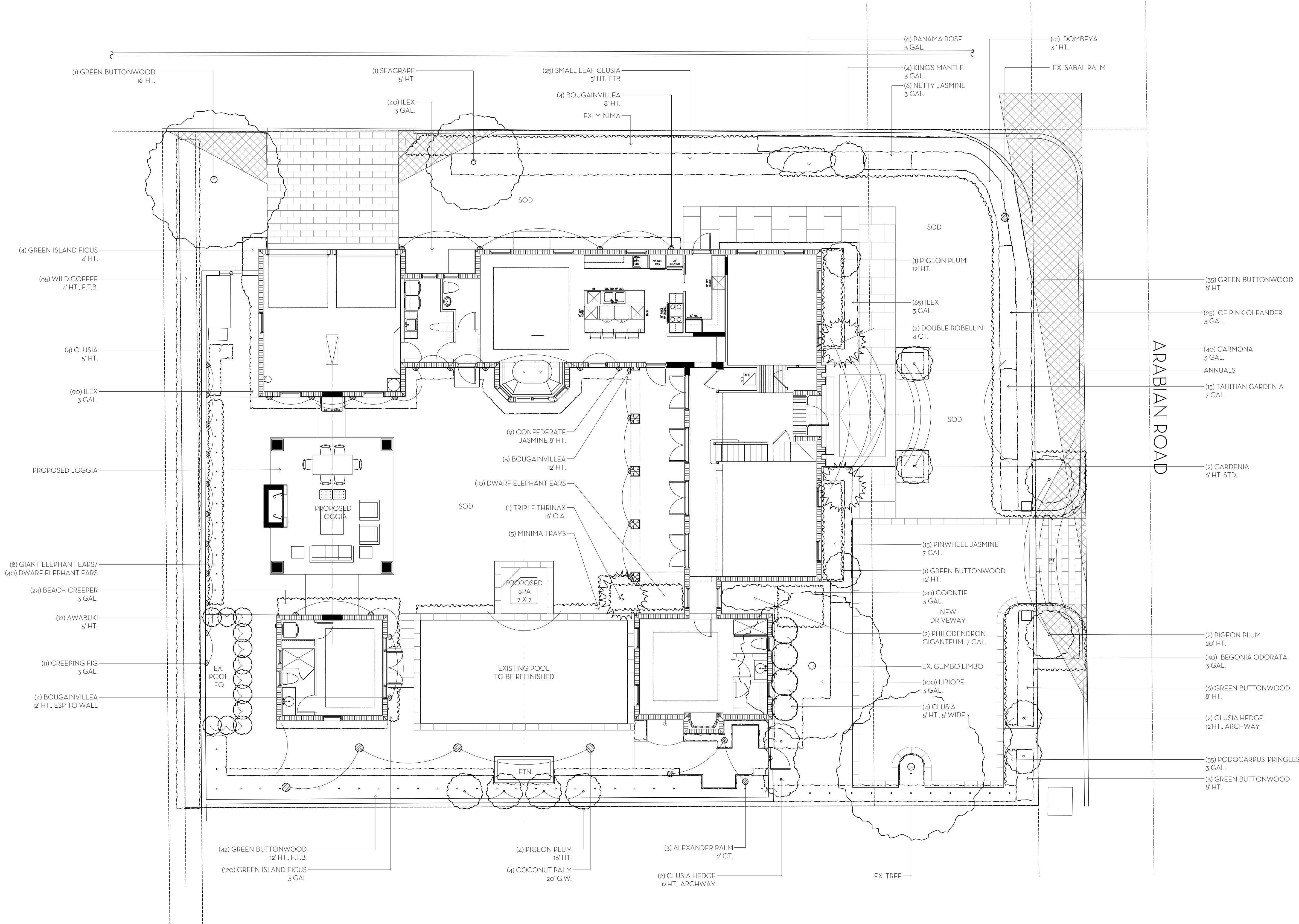


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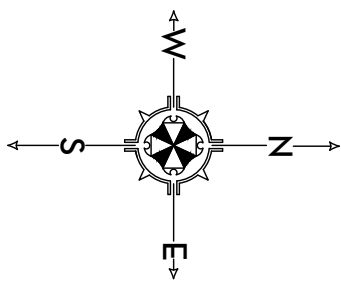
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F: 561-659-2113

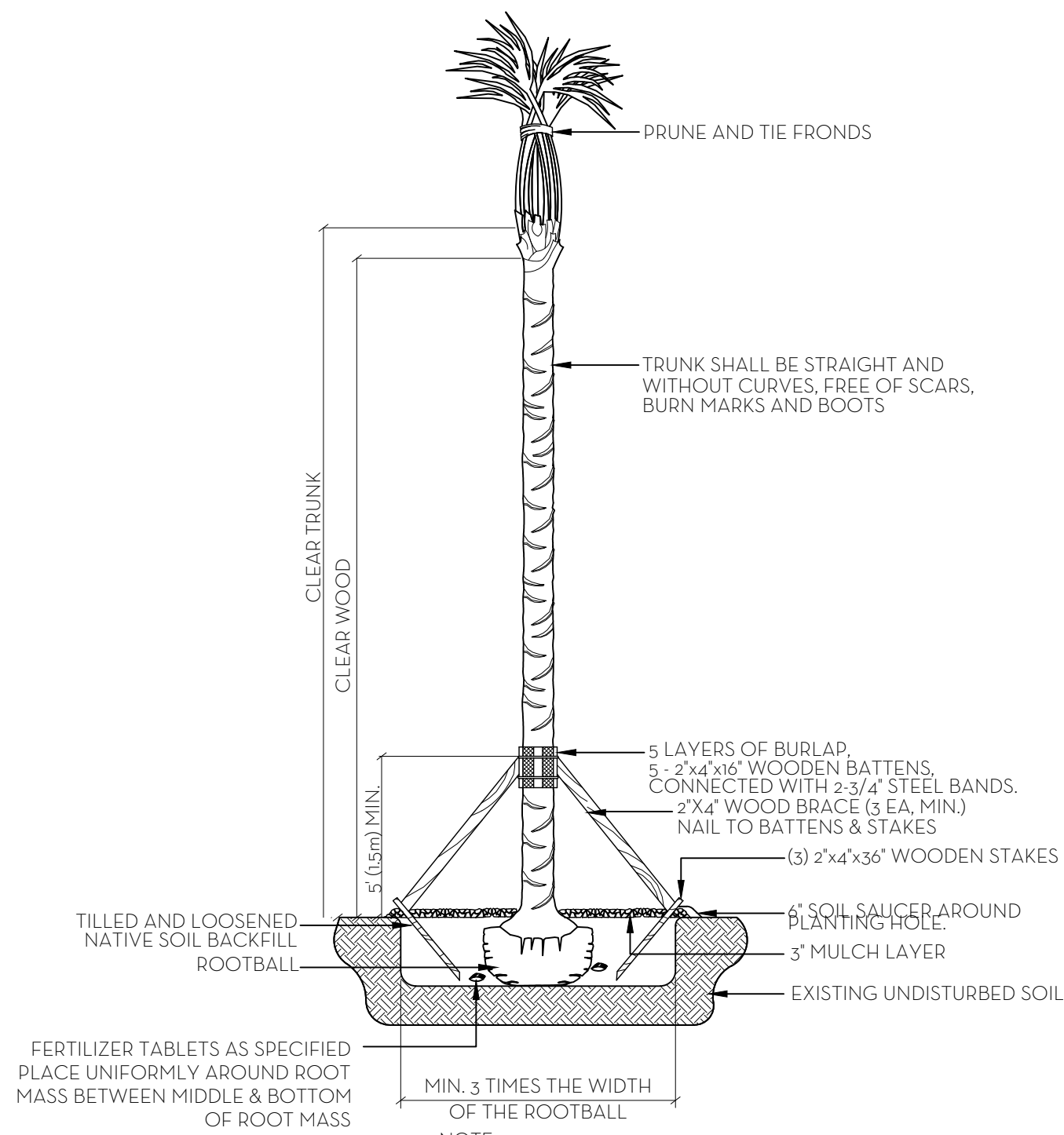
NIEVERAWILLIAMS.COM

LP1

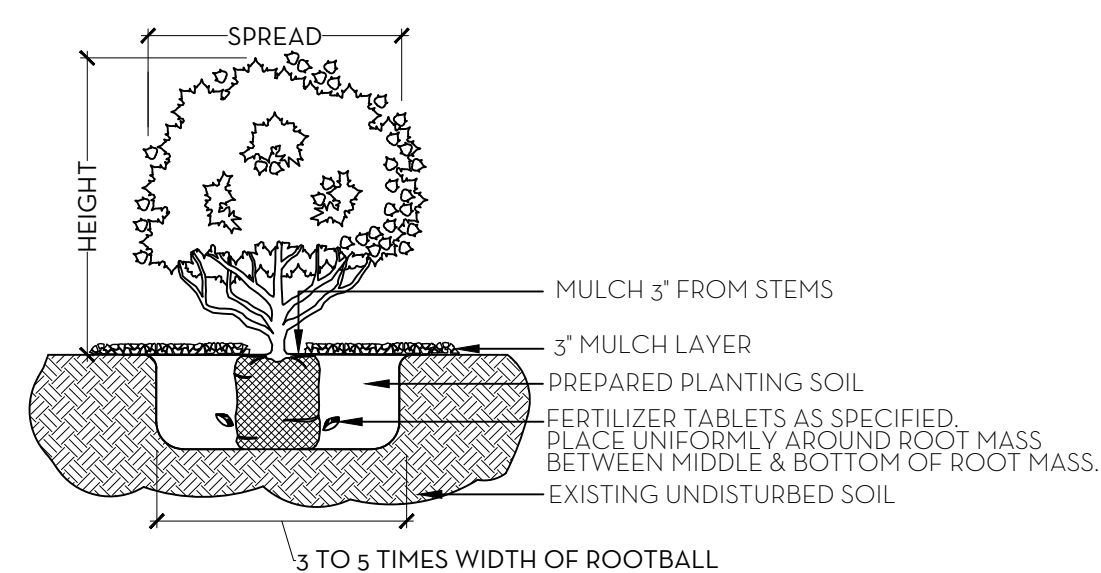


0 4 8 16 FEET
SCALE: 1/8" = 1'-0"





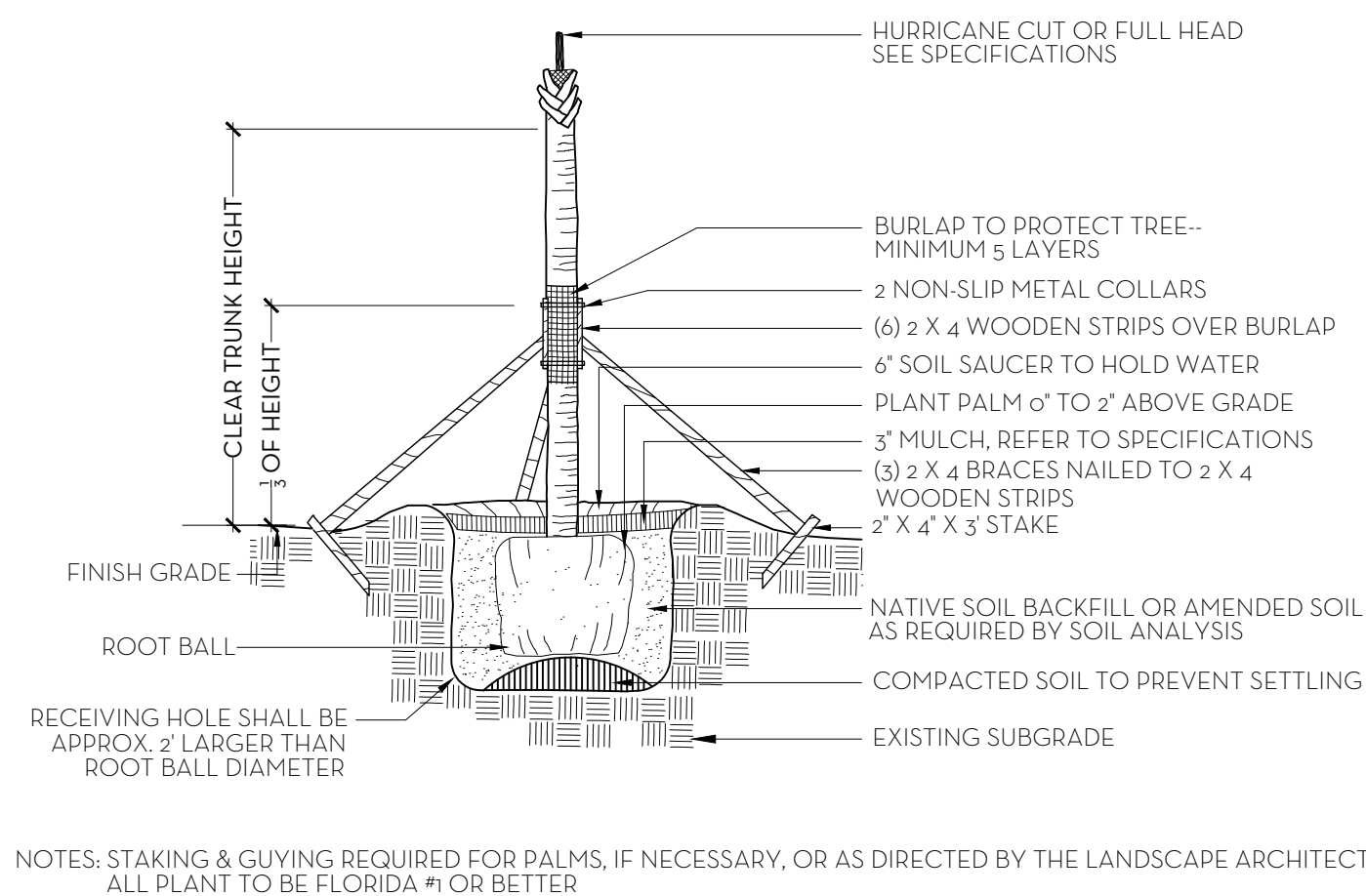
PALM PLANTING DETAIL



NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

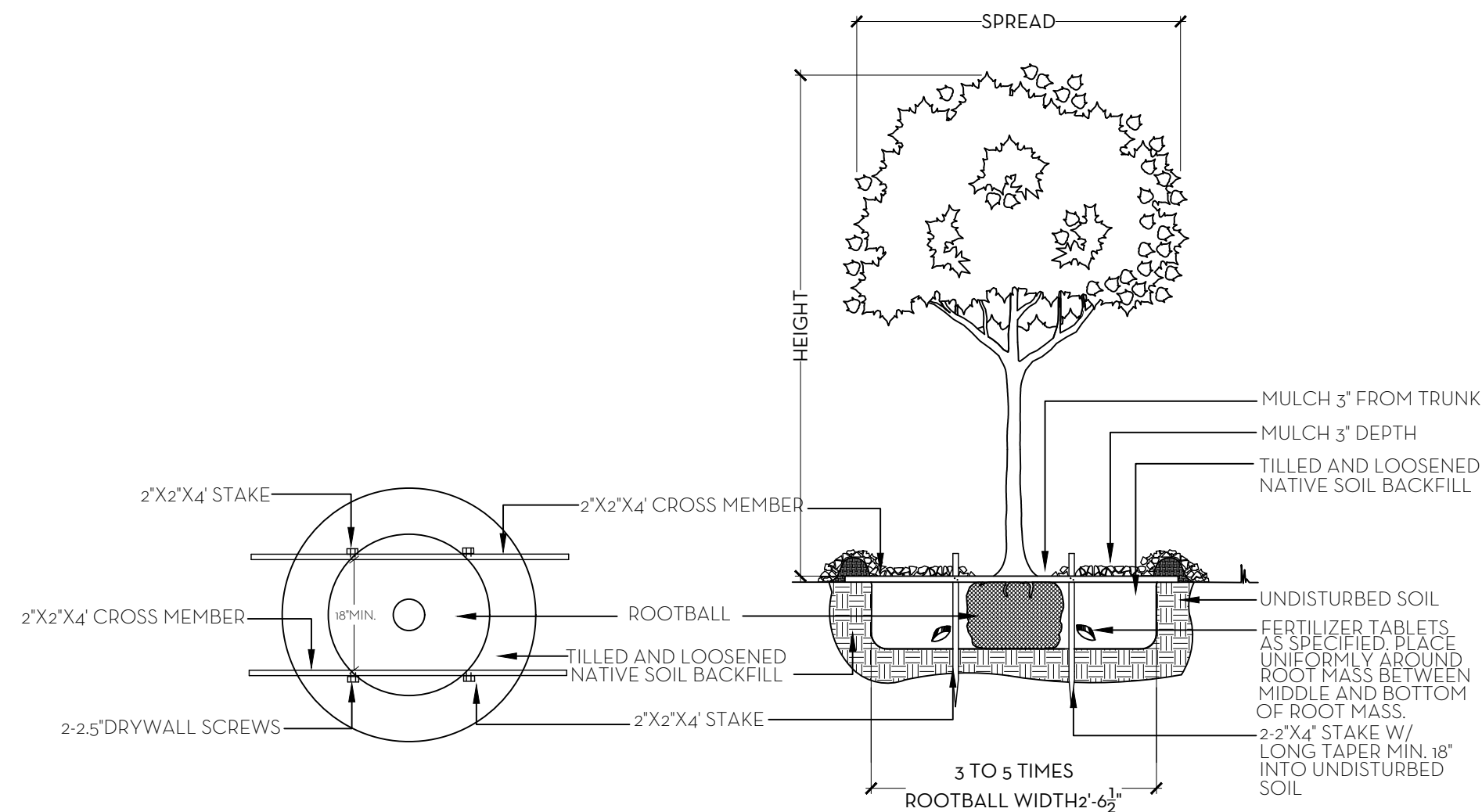
PALM TREE PLANTING AND STAKING DETAIL

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS
GROUND COVER AREAS
ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

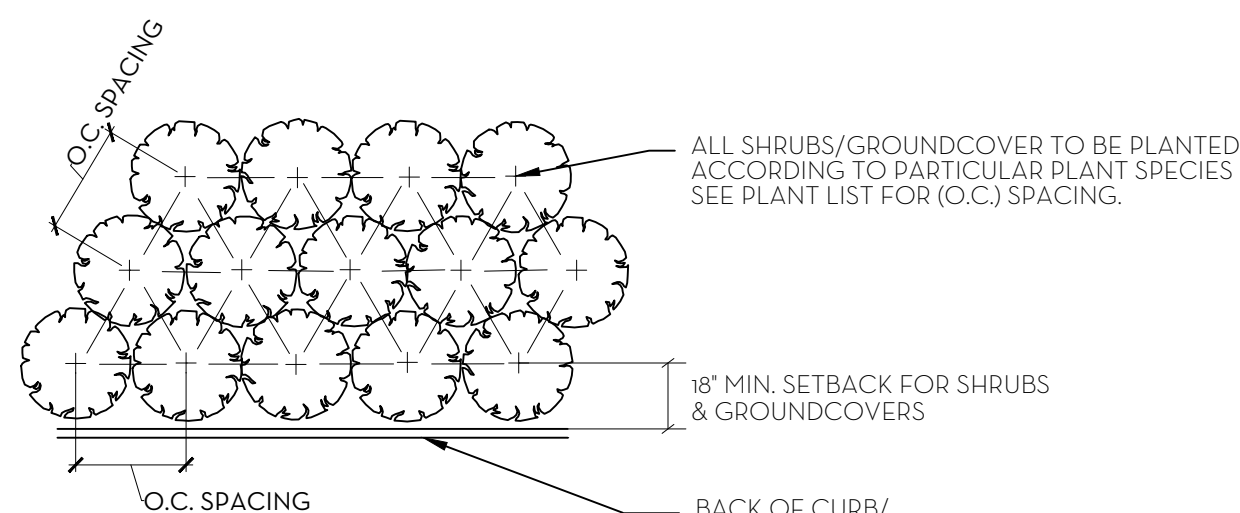
NOTES:

1. ALL WOOD SHALL BE SPRUCE OR PINE, NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPE, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



NOTE: ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

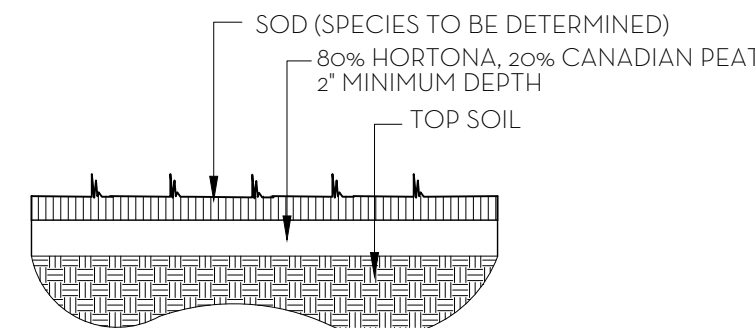
TREE PLANTING DETAIL



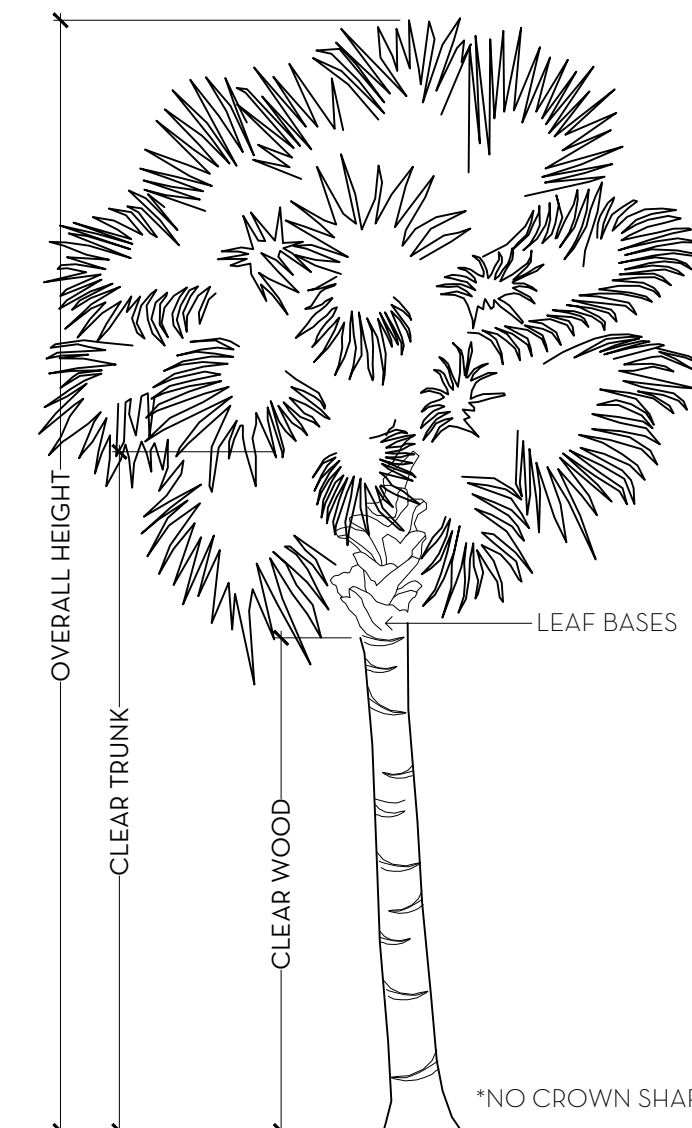
NOTE: ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL

- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
 2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY. REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL



PALM SPECIFICATION DETAIL

Common Name	Botanical Name	Qty	Size	Native
Trees/Palms				
Existing Gumbo Limbo	Bursera simaruba	1	20'	✓
Existing Sabal Palm	Sabal palmetto	1	10' CT	✓
Alexander Palm	Ptychosperma elegans	3	12' CT	
Triple Thrinax Palm	Thrinax radiata	1	16' OA	✓
Robellini Palm	Phoenix roebellini	2	4' CT, Double	
Coconut Palm	Cocos nucifera	4	20' GW	
Green Buttonwood	Conocarpus erectus	1	16' HT.	✓
Green Buttonwood	Conocarpus erectus	1	12' HT.	✓
Pigeon Plum	Coccoloba diversifolia	2	20' HT.	✓
Pigeon Plum	Coccoloba diversifolia	4	16' HT.	✓
Pigeon Plum	Coccoloba diversifolia	1	12' HT.	✓
Seagrape	Coccoloba uvifera	1	15' HT	✓
		10		100%
Shrubs/Vines				
Awabuki	Viburnum odoratissimum awabuk	12	5' HT. FTB	
Bougainvillea	Bougainvillea ssp	4	8' HT.	
Bougainvillea	Bougainvillea ssp	9	12' HT.	
Confederate Jasmine	Trachelospermum jasminoides	9	8' HT.	
Dombeya	Dombeya seminole	12	3' HT.	
Giant Elephant Ear	Alocasia ssp.	8	7 Gal.	
Green Buttonwood	Conocarpus erectus	45	8' HT.	✓
Green Buttonwood	Conocarpus erectus	42	12' HT.	✓
Green Island Ficus	Ficus microcarpa 'Green Island'	120	3 Gal.	
Green Island Ficus	Ficus microcarpa 'Green Island'	4	4' HT.	
Philodendron Giganteum	Philodendron giganteum	2	7 Gal.	
Small Leaf Clusia	Clusia guttifera	4	12' HT. STD., ARCHWAY	
Small Leaf Clusia	Clusia guttifera	29	5' HT. FTB	
Small Leaf Clusia	Clusia guttifera	4	5' Ht, 5' Wide	
Tahitian Gardenia	Gardenia taitensis	15	7 Gal.	
Wild Coffee	Psychotria tenuifolia	85	4' HT., F.T.B.	✓
Gardenia	Gardenia jasminoides 'Miami Supreme'	2	6' Ht. STD	
		406		42%
Ground Covers				
Beach Creeper	Ernodea littoralis	24	3 Gal.	✓
Begonia 'Odorata Alba'	Begonia odorata 'Alba'	30	3 Gal.	
Carmona	Carmona microphylla	40	3 Gal.	
Coontie	Zamia integrifolia	20	3 Gal.	✓
Creeping Fig	Ficus repens	11	3 Gal.	
Dwarf Elephant Ear	Alocasia ssp.	50	3 Gal.	
Ice Pink Oleander	Nerium oleander	25	3 Gal.	
Ilex	Ilex cassine	195	3 Gal.	✓
King's Mantle	Thunbergia erecta	4	3 Gal.	
Liriope	Liriope ssp.	100	3 Gal.	
Minima	Trachelospermum asiaticum 'Minima'	5	Trays	
Netty Jasmine	Tabernaemontana divaricata 'Netty'	6	3 Gal.	
Panama Rose	Rondeletia leucophylla	6	3 Gal.	
Pinwheel Jasmine	Tabernaemontana divaricata 'Pinwheel Jasmine'	15	7 Gal.	
Podocarpus Pringles	Podocarpus macrophyllus 'Pringles'	55	3 Gal.	
		586		41%

Landscape Legend		
Property Address:	308 ARABIAN RD	
	Required	Proposed
Lot Size (sq ft)	13,342	13,342
Landscape Open Space (LOS) (Sq Ft and %)	6,004 (45%)	6,690 (50.1%)
Perimeter LOS (Sq Ft and %)	3,002 (50%)	3,252 (77%)
Front Yard LOS (Sq Ft and %)	1,002 (40%)	1,448 (54.16%)
Native* Trees %	30%	100%
Native* Palms %	N/A	N/A
Native* Shrubs %	30%	42%
Native* Vines / Ground Cover %	30%	41%

MARIO F. NIEVERA

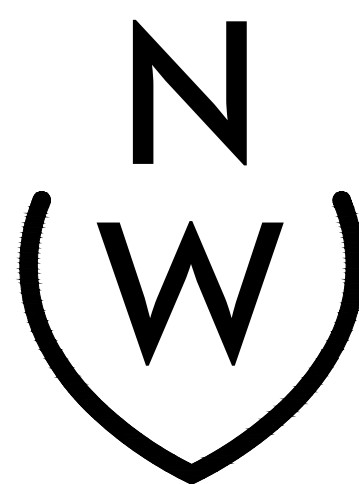
State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA

11 JULY 2023 DROPOFF SUBMITTAL
26 JUNE 2023 - SECOND SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL

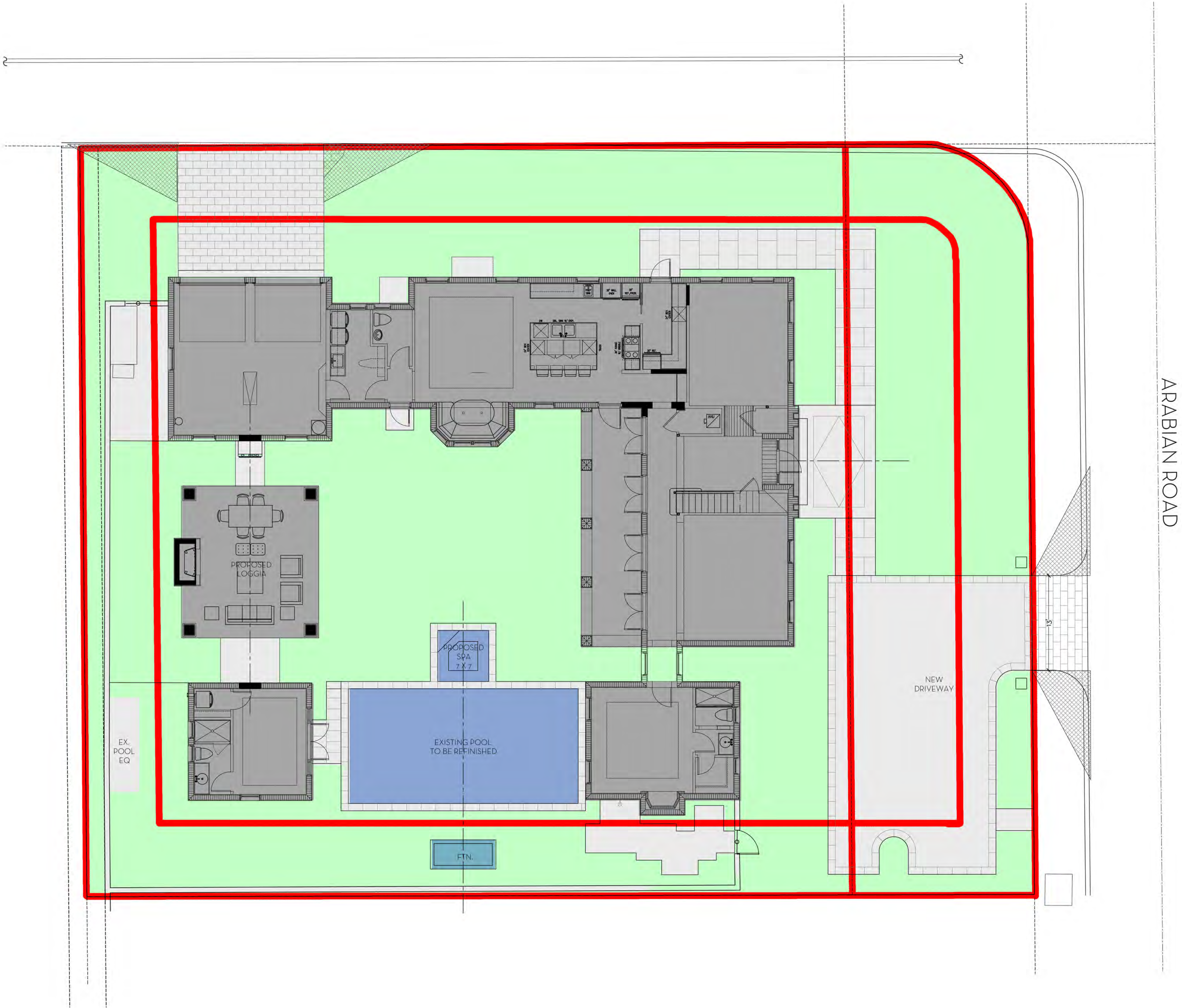


NIEVERA WILLIAMS
DESIGN

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

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LP2



OVERALL R-B SITE CALCULATIONS:

SITE AREA = 13,342 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 6,004 SQ FT 45%
EXISTING = 7,070 SQ FT 53.0%
PROPOSED = 6,690 SQ FT 50.1%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 2,506 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 1,002 SQ FT 40%
EXISTING = 1,678 SQ FT 67.0%
PROPOSED = 1,448 SQ FT 57.8%

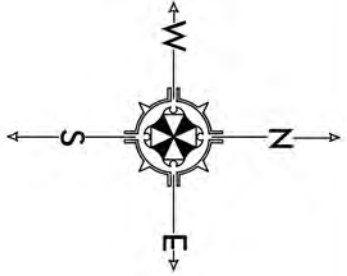
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 4,218 SQ FT

MINIMUM LANDSCAPE:

(50% OF 6,004 SF) = 3,002 REQUIRED
EXISTING = 3,615 SQ FT
PROPOSED = 3,252 SQ FT 77%

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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM
LAUGHLIN RESIDENCE

308 ARABIAN ROAD, PALM BEACH, FLORIDA
26 JUNE 2023 - SECOND SUBMITTAL
08 JUNE 2023 - FIRST SUBMITTAL

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



NIEVERA WILLIAMS
DESIGN

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OS

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 13,344 sq.ft.

Drainage Area Impervious Surface = 6,629 sq.ft.

Drainage Area Pervious Surface = 6,715 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:

$1.0 \times 2 \text{ in/hr} \times 6,629 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 1,105 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 6,715 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 224 \text{ cu.ft.}$

Total Volume to be Retained = 1,329 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L	=	Total Length of Trench Provided	=	30	ft
W	=	Trench Width	=	20	ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head	
H2	=	Depth to Water Table	=	1.50	ft
DU	=	Un-Saturated Trench Depth	=	0.50	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	239	cu.ft.

Exfiltration Trench #2

L	=	Total Length of Trench Provided	=	40	ft
W	=	Trench Width	=	10	ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head	
H2	=	Depth to Water Table	=	1.50	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	449	cu.ft.

Exfiltration Trench #3

L	=	Total Length of Trench Provided	=	60	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head	
H2	=	Depth to Water Table	=	1.50	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.50	ft
V	=	Volume Treated	=	443	cu.ft.

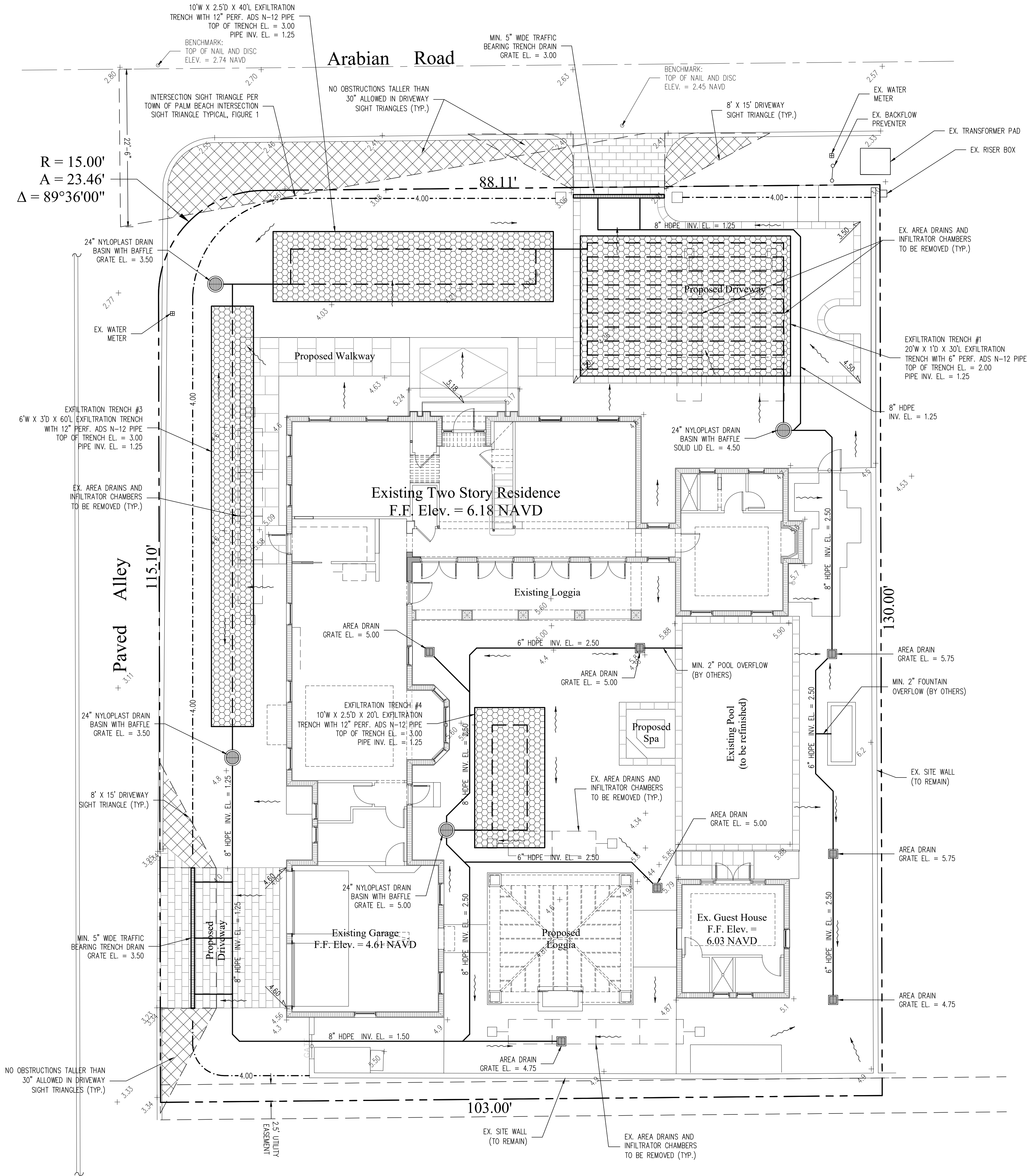
Exfiltration Trench #4

L	=	Total Length of Trench Provided	=	20	ft
W	=	Trench Width	=	10	ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head	
H2	=	Depth to Water Table	=	1.50	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	224	cu.ft.

Total Volume Retained in Exfiltration Trenches = 1,355 cu.ft.

Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.



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



Gruber Consulting
Engineers, Inc.

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

Project Information				
Project No.	2023-0049	Issue Date	07/05/2023	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
Checked By	CG			

Conceptual Site Grading & Drainage Plan For:

Proposed Renovation

Palm Beach, Florida

308 Arabian Road

Revisions

1	
2	
3	
4	
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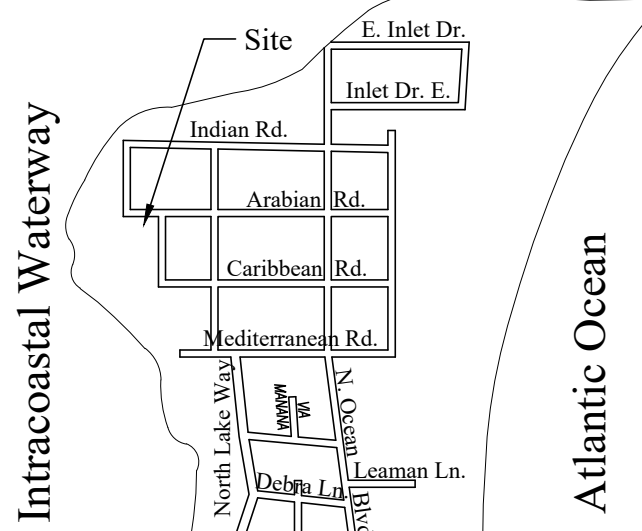
Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1

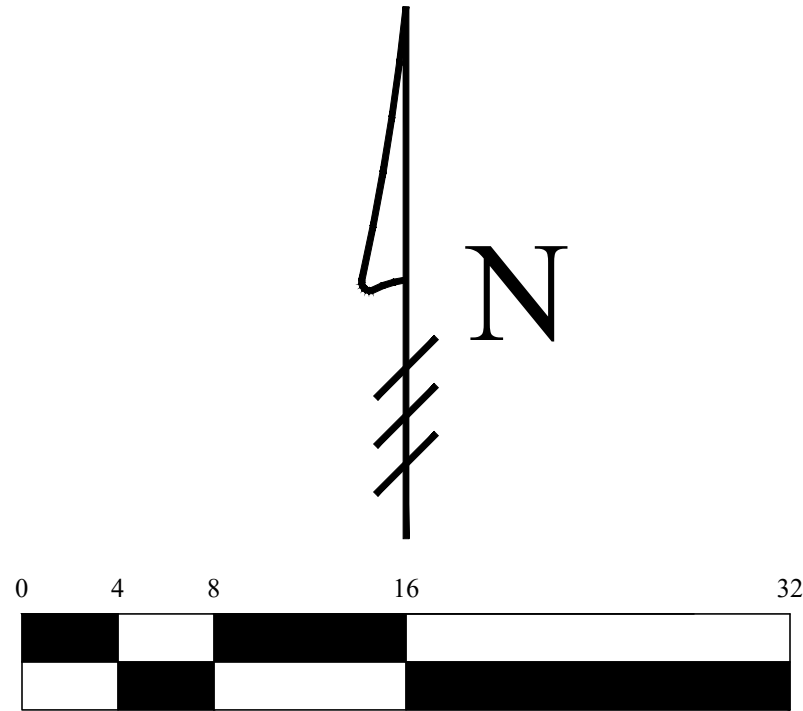
Lake Worth Inlet



Location Map
N.T.S.

Legend

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



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

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

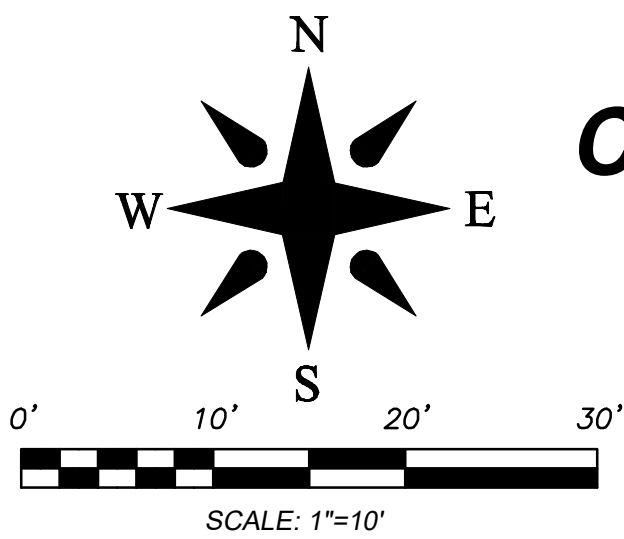
Plan Background from Hardscape Plan by
Nievera Williams Design Received 6/22/23

ARC-23-103

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LEGEND

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

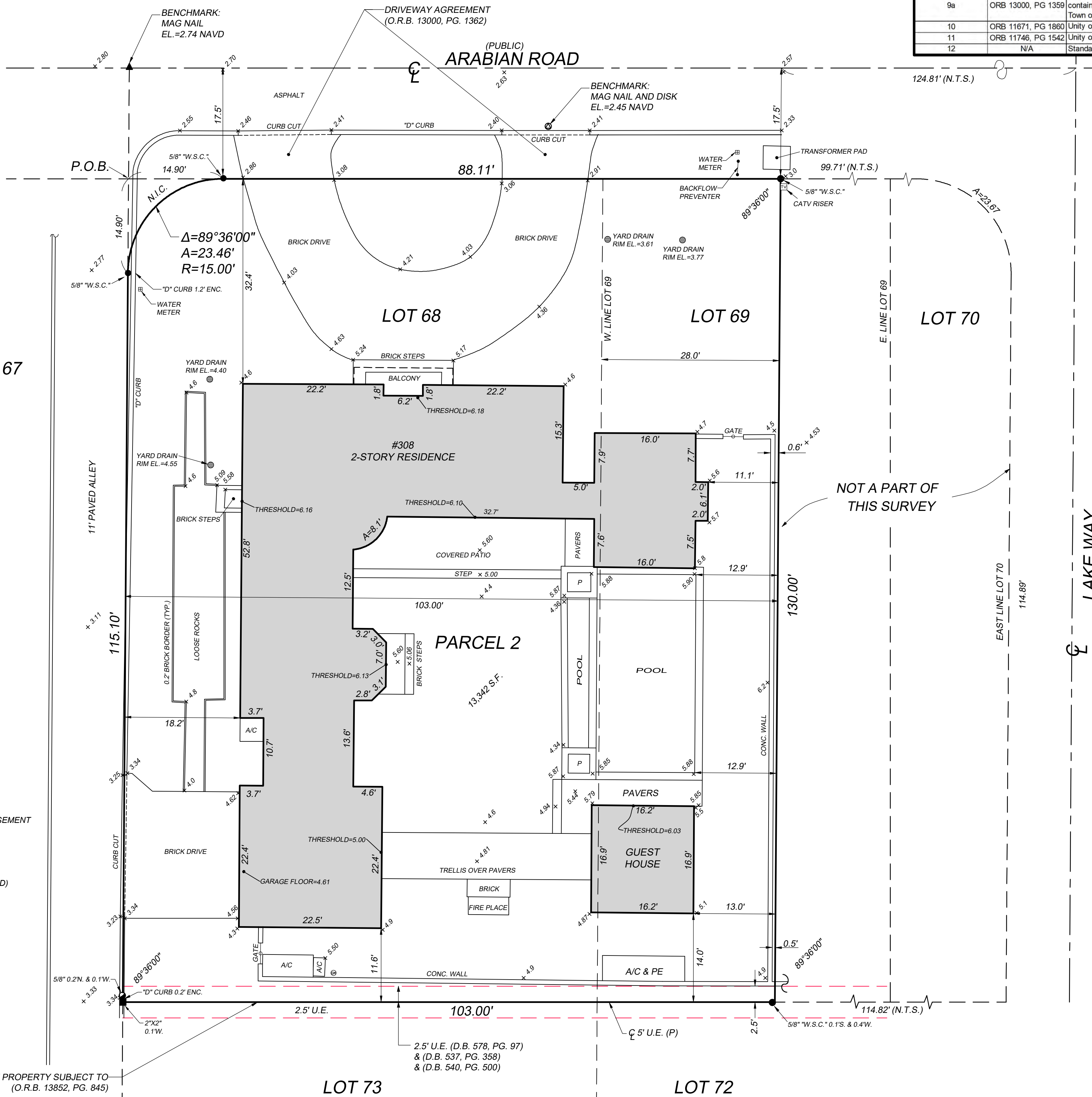


Boundary Survey For: CONAN LAUGHLIN AND BROOKE LAUGHLIN

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

Conan Laughlin and Brooke Laughlin
Old Republic National Title Insurance Company
Dickenson Law, P.A.
First Republic Bank, Its Successors and/or Assigns
Kochman & Ziska PLC

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



TITLE COMMITMENT REVIEW

CLIENT: Conan Laughlin	COMMITMENT NO. : 1259893	DATE: 04/11/22			
REVIEWED BY: Craig Wallace	JOB NO. : 91-1217.38				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-5	N/A	Standard Exceptions.			•
6	PB 18, PG 5	All matters contained on the Plat of Revised Plat of Lake Front Addition to Boca Raton Company's Inlet Subdivision.	•		
7	D.B. 537, PG 358 D.B. 578, PG 97 D.B. 540, PG 500	Easement contained in Deeds.	•		
7a	D.B. 548, PG 134	Amended Terms and conditions contained in Agreement by and between John D. Andrica and the Town of Palm Beach.		NOT SUPPLIED	
8	ORB 13852, PG 845	Terms and conditions contained in Agreement to the Town of Palm Beach.	•		
9	ORB 13000, PG 1362	Terms and conditions contained in Agreement to the Town of Palm Beach.	•		
9a	ORB 13000, PG 1359	Terms and conditions contained in Agreement to the Town of Palm Beach.			•
10	ORB 11671, PG 1860	Unity of Title.		•	
11	ORB 11746, PG 1542	Unity of Title.		•	
12	N/A	Standard Exception.			•

PALM BEACH INLET

LAKE WORTH LAGOON

SITE

VICINITY SKETCH

(NOT TO SCALE)

PROPERTY ADDRESS:

308 Arabian Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lot 68, and the West 28.00 feet of Lot 69 of **REVISED PLAT OF LAKE FRONT ADDITION TO BOCA RATON COMPANY'S INLET SUBDIVISION**, according to the Plat thereof as recorded in Plat Book 18, Page 5, of the Public Records of Palm Beach County, Florida.

Less and except the following described thereof:

Begin at the Northwest corner of said Lot 68; thence Easterly along the North line of said Lot 68, a distance of 14.90 feet to a point; thence Westerly and Southerly along the Arc of a curve concave to the Southeast and having a Radius of 15 feet and a central angle of 89°36'00", a distance of 23.46 feet to the end of said curve, being a point in the East line of said Lot 67; thence Northerly along the East line of said Lot 67, a distance of 14.90 feet to the **POINT OF BEGINNING**.

Situate in the county of Palm Beach, State of Florida.

FLOOD ZONE:

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

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 1259893, issued by Old Republic National Title Insurance Company, dated April 11, 2022. 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 presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. 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 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 6/27/2023

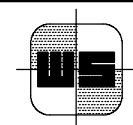
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:

06/27/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 91-1217.40 PB349/64
TITLE REVIEW S.W. 91-1217.38

Boundary Survey For:

CONAN LAUGHLIN AND BROOKE LAUGHLIN



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4999
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 840-4551

FIELD:	B.M.	JOB No.:	91-1217.37	F.B.:	PB331	PG.:	37
OFFICE:	S.W.	DATE:	03/28/22	DWG. No.:	91-1217		
C'K'D.:	C.W.	REF.:	91-1217F.DWG	SHEET:	1	OF	1