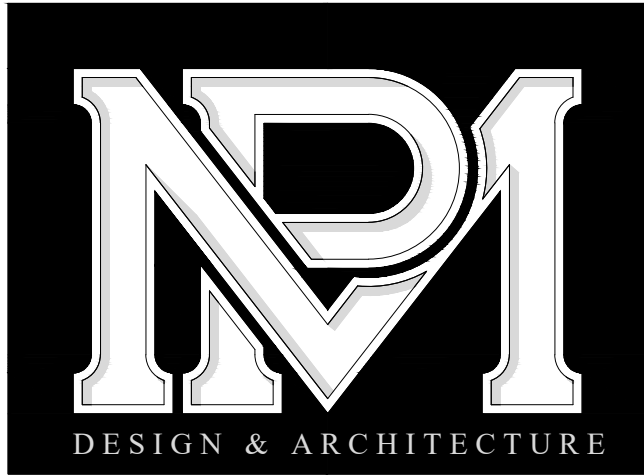




Pierce Residence

274 Monterey Road Palm Beach, FL 33480



ARCHITECTURE

MP DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECTURE

ENVIRONMENTAL DESIGN GROUP

Scope of Work

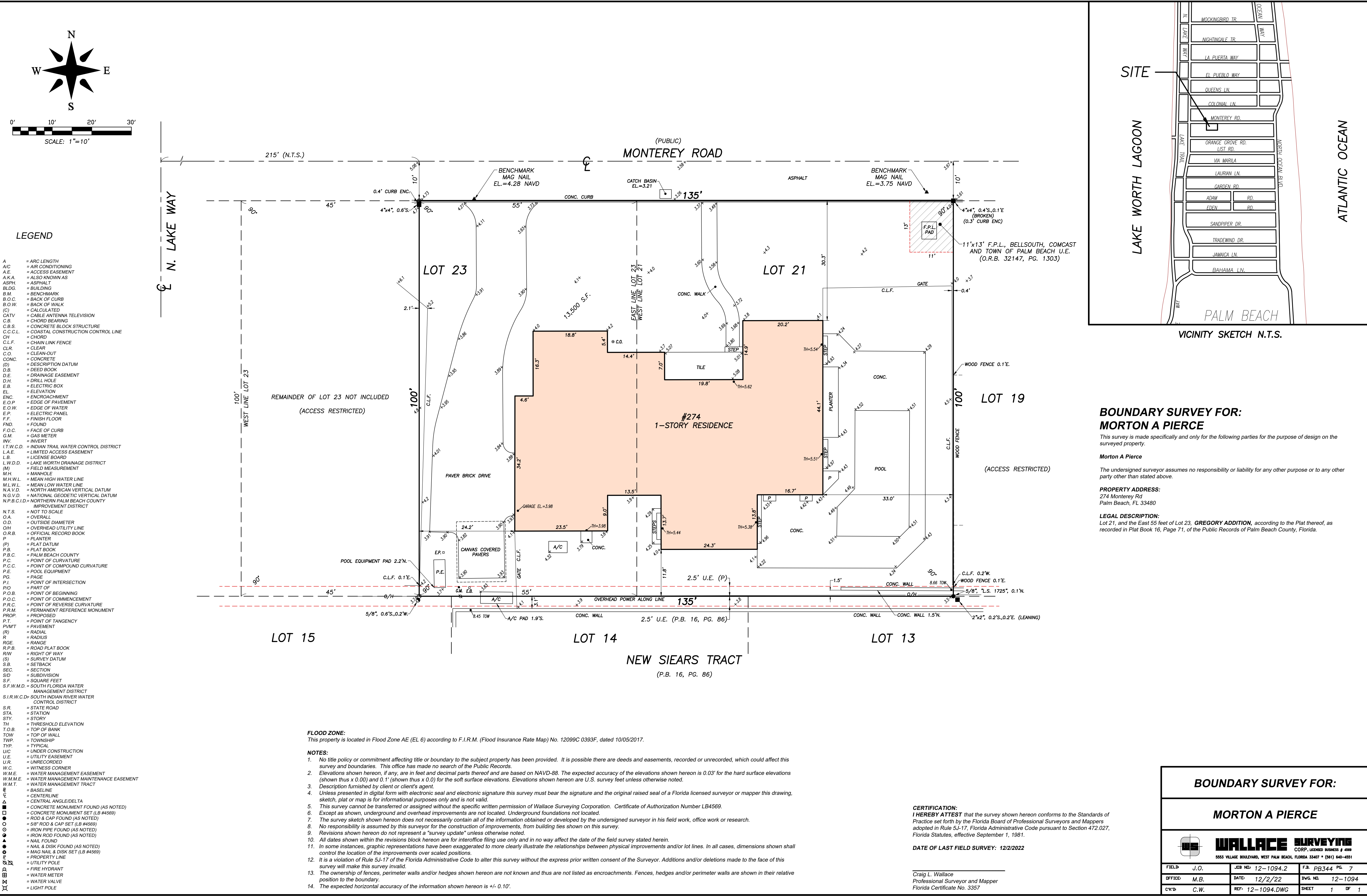
- * Proposed new Two-Story Residence with 2 Car Garage.
- * New Hardscape, Landscape and Pool.

ARC-23-099

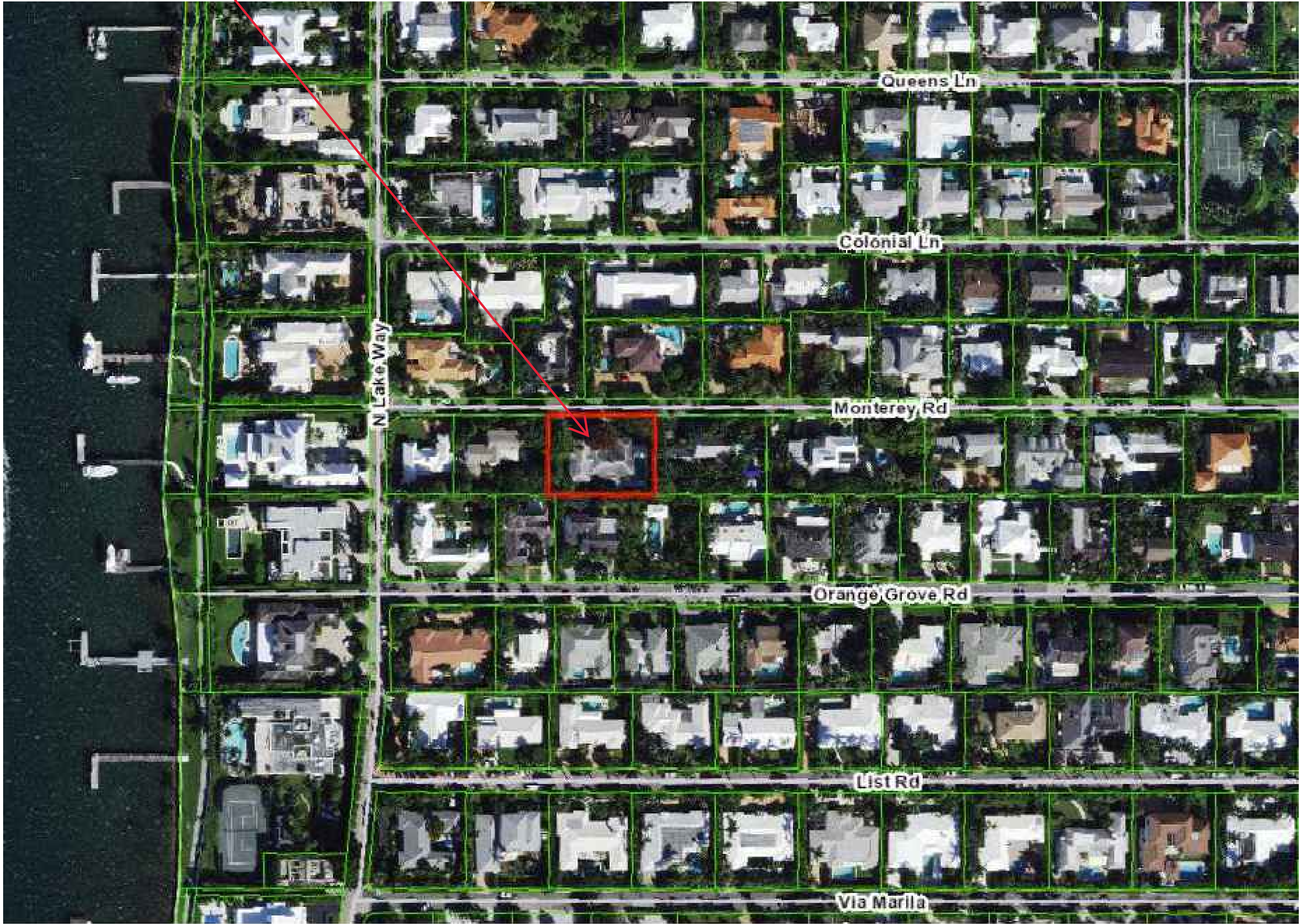
Final Submittal 09-05-2023
ARCOM 09-27-2023

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	CURRENTLY PROPOSED ROOF PLAN		



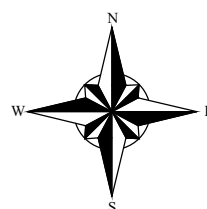
PROPERTY SUBJECT



Vicinity Location Map

Scale

n.t.s.



ARC-23-099



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2229

DATE
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REVISIONS

A New Residence for

Mr. Pierce

Palm Beach FL 33480

274 Monterey Road



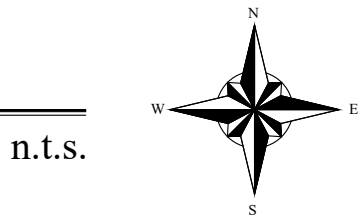
MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
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561.833.7575
AA26001667

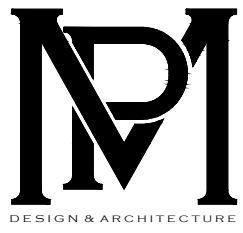
SHEET NO.

Vicinity
Location
Map



Location Plan
Scale





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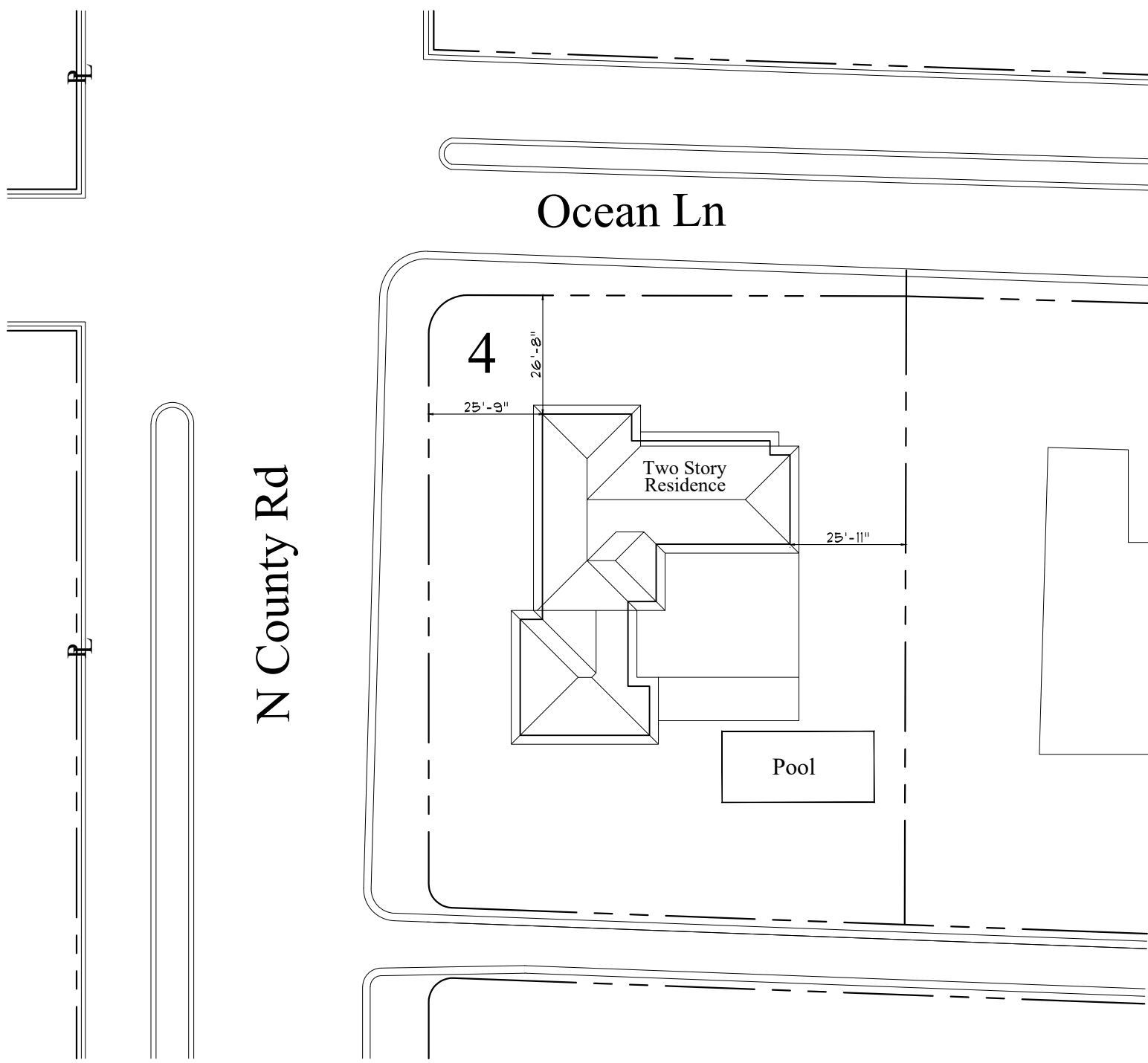
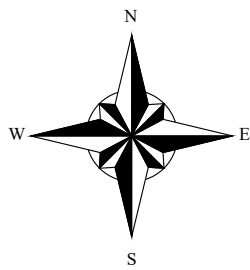
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Location Plan



Aerial Map

Scale

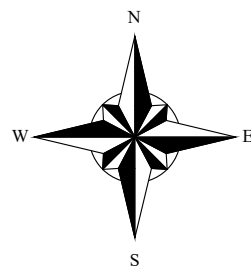
3/32" = 1'-0"



Site Scope

Scale

3/32" = 1'-0"



North View

Scale

N.T.S



West Aerial View

Scale

N.T.S



North West View

Scale

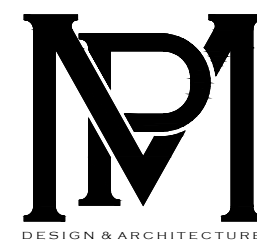
N.T.S



South West Aerial View

Scale

N.T.S



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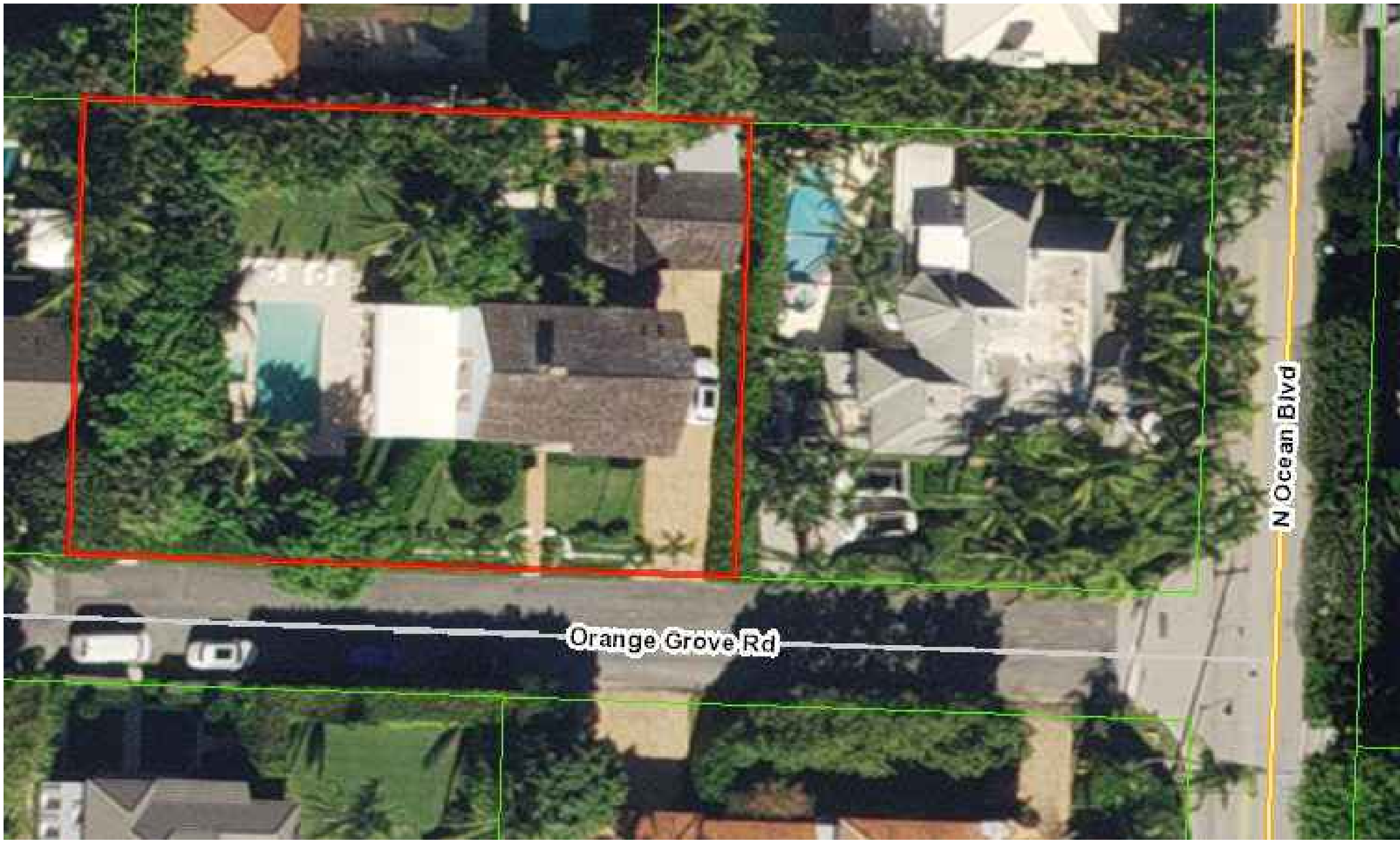


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Precedent

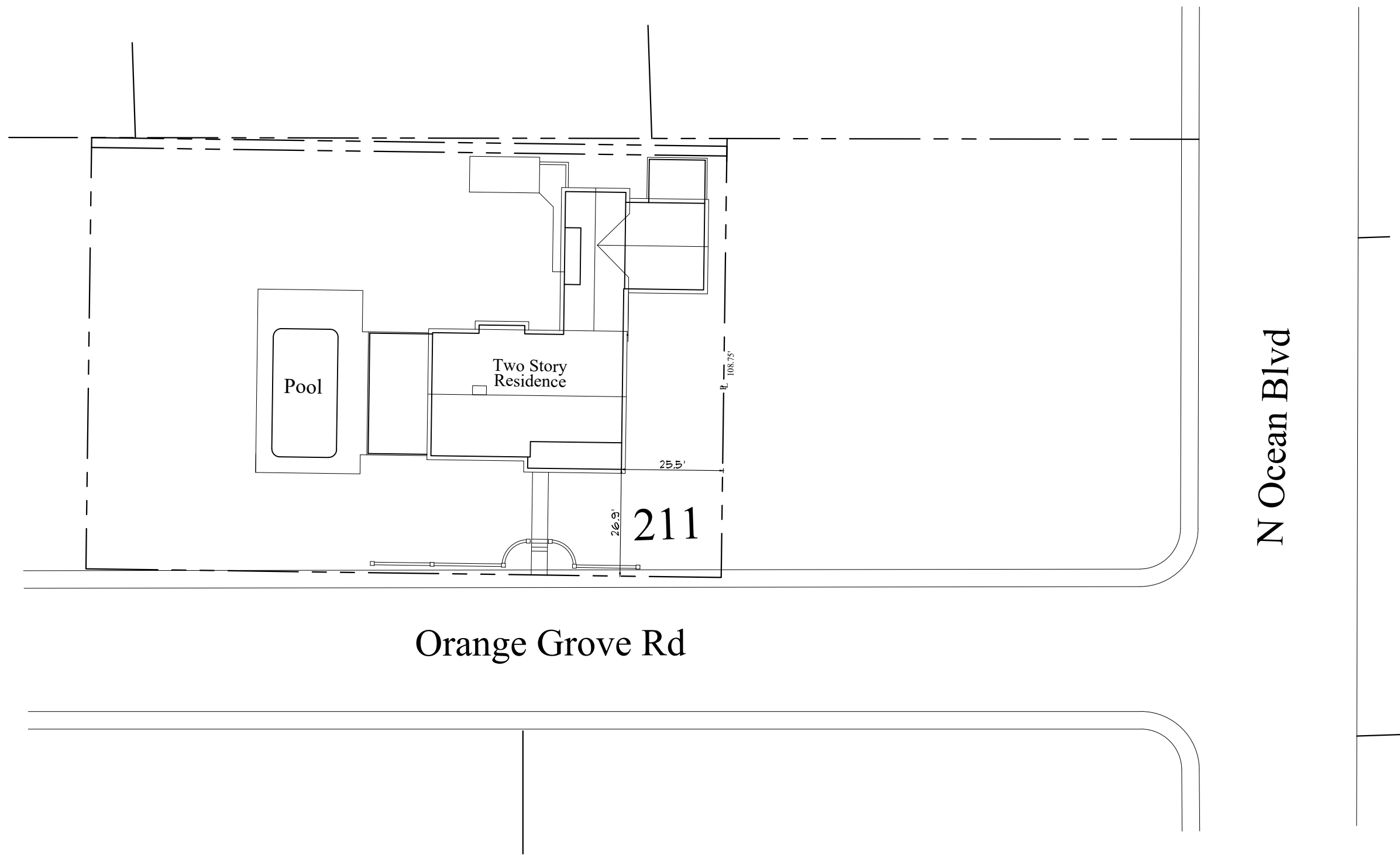
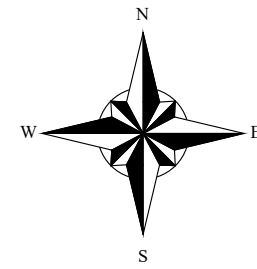
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Aerial Map

Scale

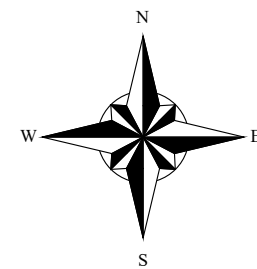
3/32" = 1'-0"



Site Scape

Scale

3/32" = 1'-0"



South View

Scale

N.T.S



South Aerial View

Scale

N.T.S



South East View

Scale

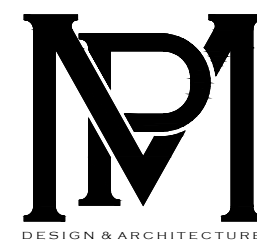
N.T.S



North Aerial View

Scale

N.T.S



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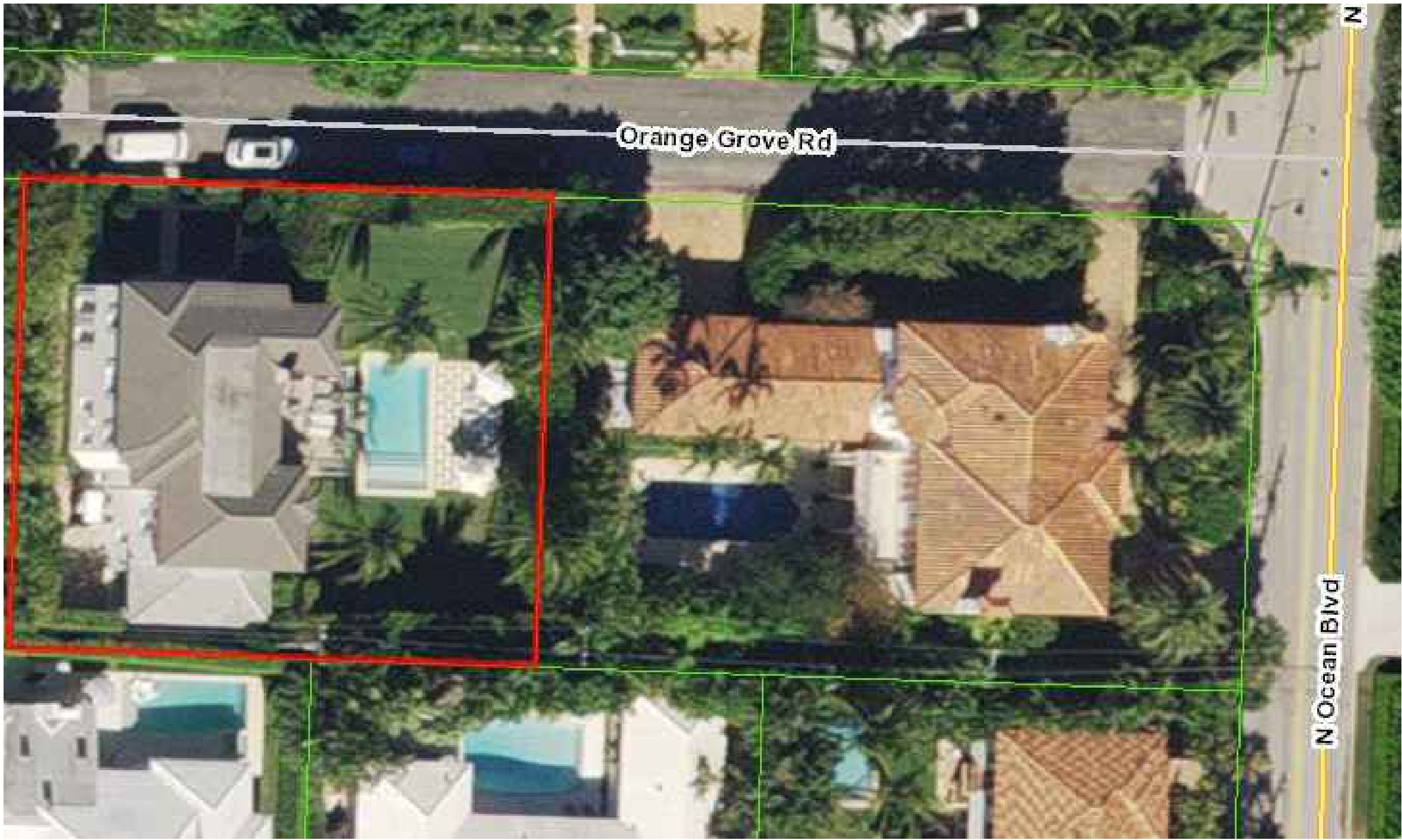


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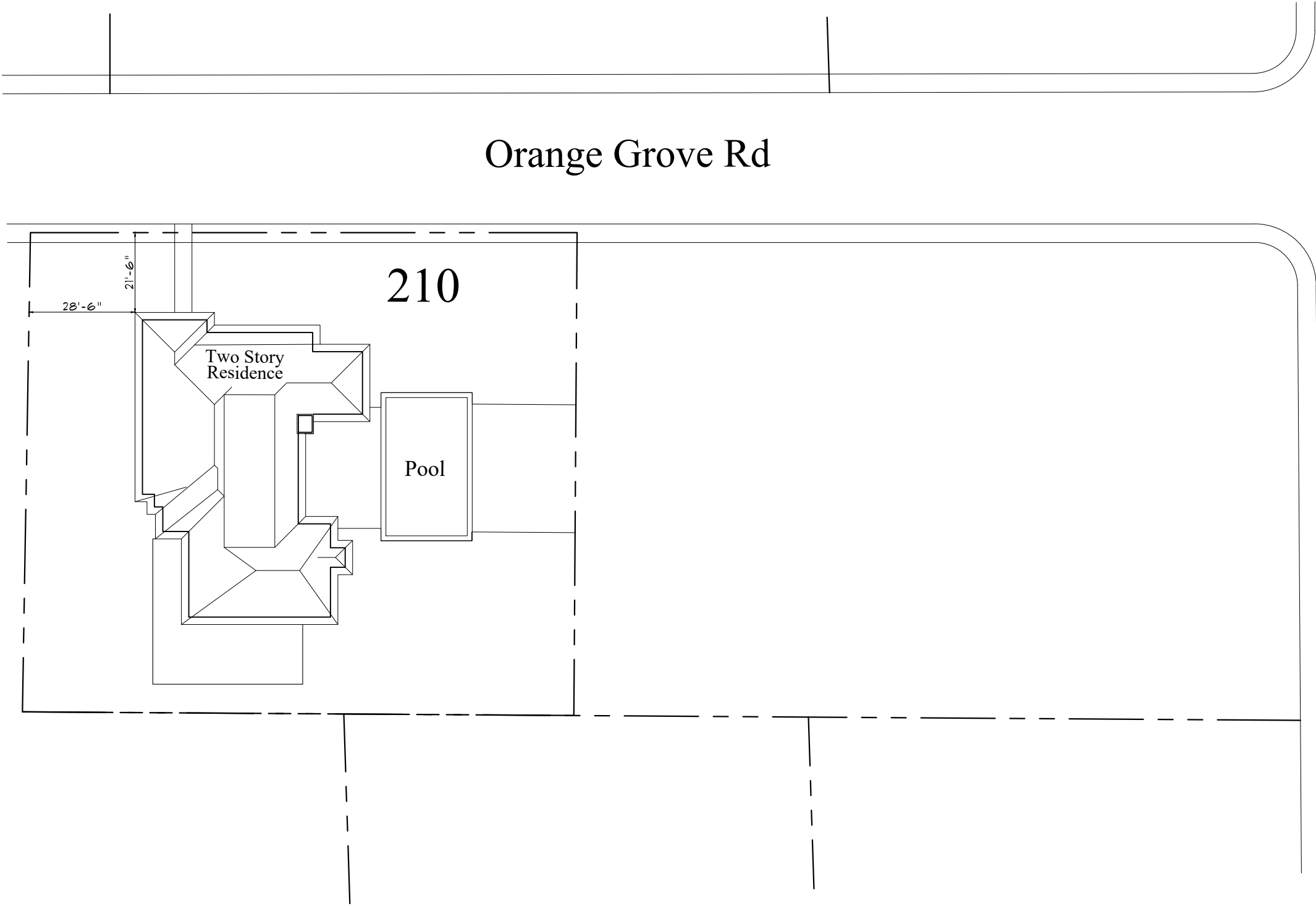
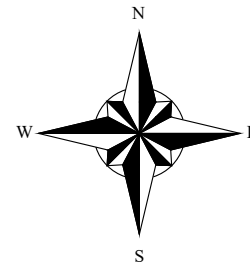
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Aerial Map

Scale

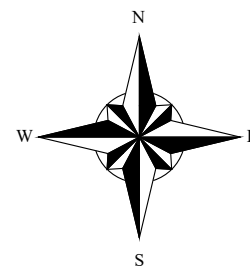
3/32" = 1'-0"



Site Scope

Scale

3/32" = 1'-0"



North View

Scale

N.T.S



North Aerial View

Scale

N.T.S



North East View

Scale

N.T.S



South Aerial View

Scale

N.T.S



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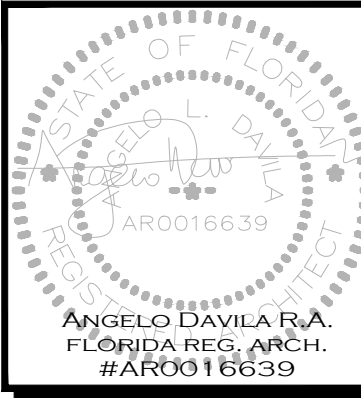
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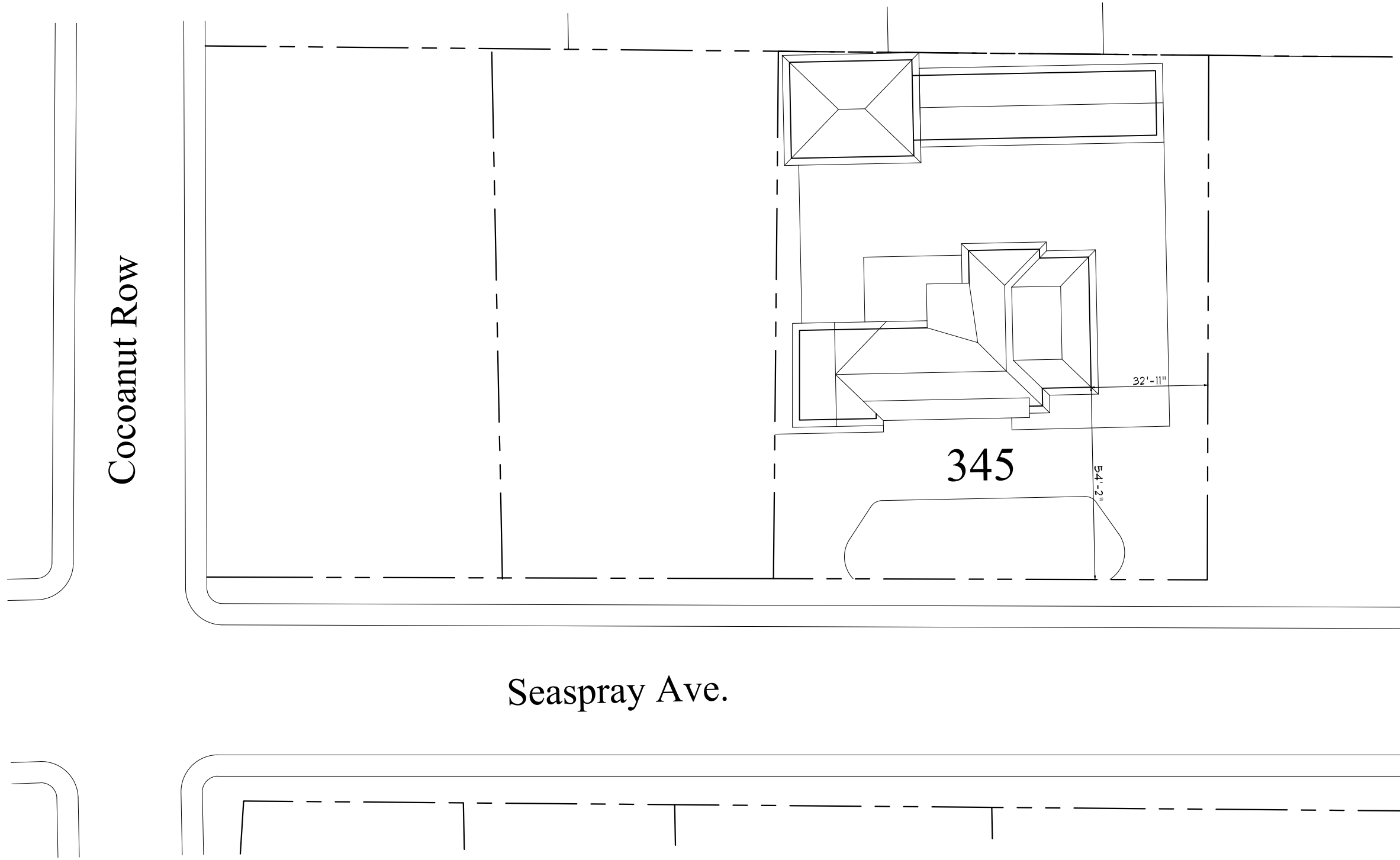
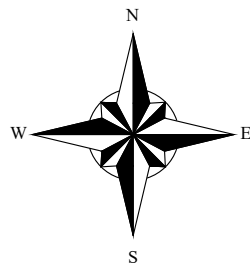
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Aerial Map

Scale

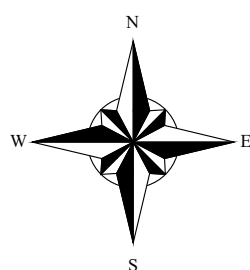
3/32" = 1'-0"



Site Scape

Scale

3/32" = 1'-0"



South View

Scale

N.T.S



South Aerial View

Scale

N.T.S



South East View

Scale

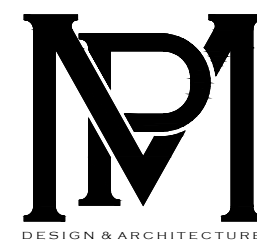
N.T.S



North Aerial View

Scale

N.T.S



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A New Residence for

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Precedent

4



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

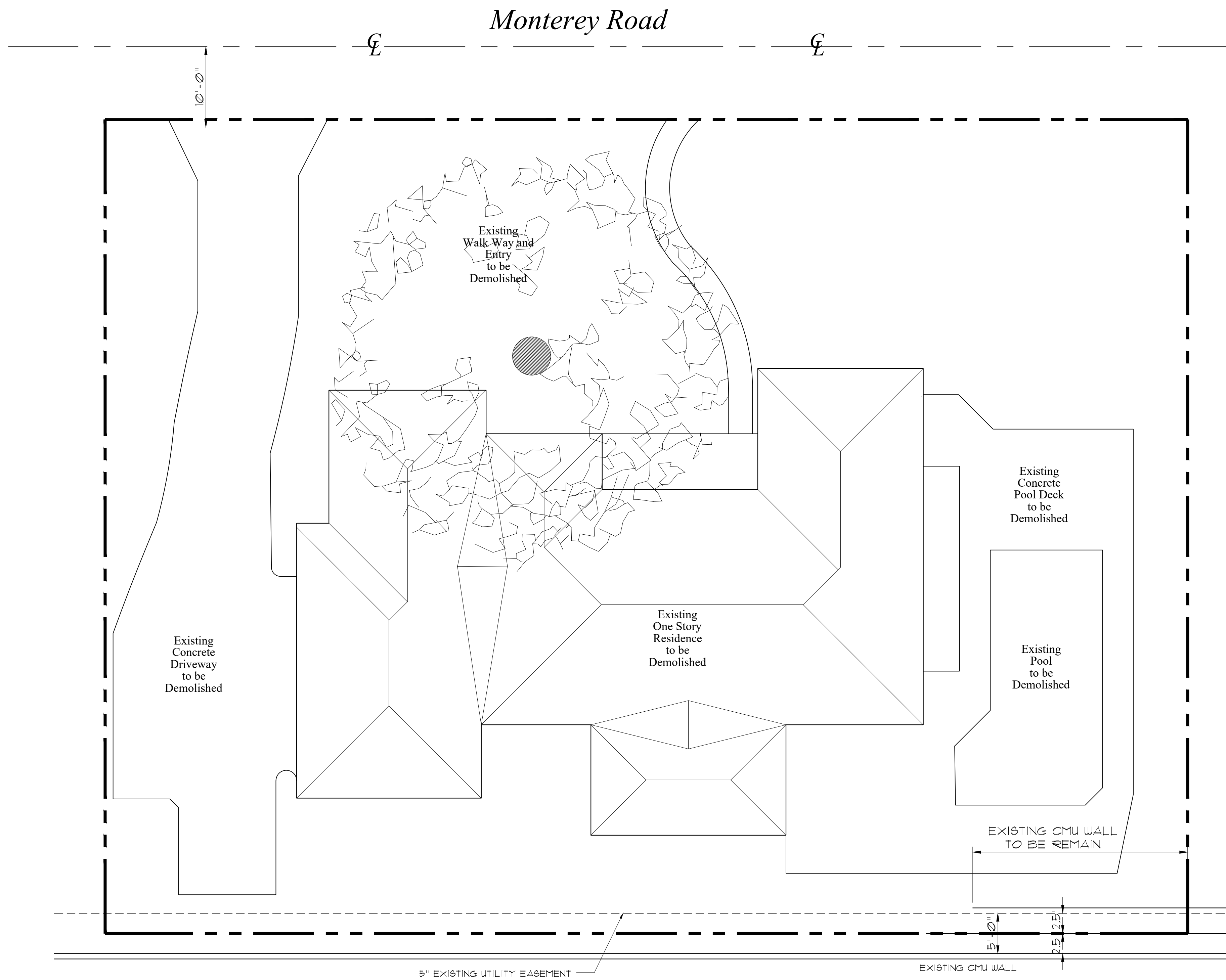
Line #	Zoning Legend			
1	Property Address:	274 Monterey Road		
2	Zoning District:			
3	Structure Type:			
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000		13,500
6	Lot Depth	100'		100'
7	Lot Width	100'		135'
8	Lot Coverage (Sq Ft and %)	30% (4,050 SF)		22.8% (3,085.79 SF)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)			4,996 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.97(53,593 CF)		3.26 (44,120.59 CF)
11	*Front Yard Setback (Ft.)	25"		25'-0"-N
12	* Side Yard Setback (1st Story) (Ft.)	12.5'		15'-0"-E & 29'-10"-W
13	* Side Yard Setback (2nd Story) (Ft.)	15'		15'-0"-E & 64'-W
14	*Rear Yard Setback (Ft.)	10'		25'-2"-S
15	Angle of Vision (Deg.)	106°		106°
16	Building Height (Ft.)	22"		19'
17	Overall Building Height (Ft.)	30'		25'-10"
18	Crown of Road (COR) (NAVD)			3.58'
19	Max. Amount of Fill Added to Site (Ft.)			
20	Finished Floor Elev. (FFE)(NAVD)			7.0' FFE NAVD
21	Zero Datum for point of meas. (NAVD)			7.0'
22	FEMA Flood Zone Designation			ZONE AE 6.0'
23	Base Flood Elevation (BFE)(NAVD)			
24	Landscape Open Space (LOS) (Sq Ft and %)	45% (6,075 SF)		53% (7,155 SF)
25	Perimeter LOS (Sq Ft and %)	50% (3,037.5 SF)		86.5% (2,920 SF)
26	Front Yard LOS (Sq Ft and %)	40% (1,350 SF)		77.1% (3,315 SF)
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C



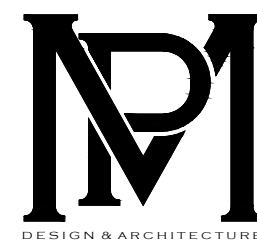
Existing Site Plan
Scale

1/8" = 1'-0"



Location Map
Scale

n.t.s.



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A New Residence for

Mr. Pierce

Palm Beach FL 33480

274 Monterey Road



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A000



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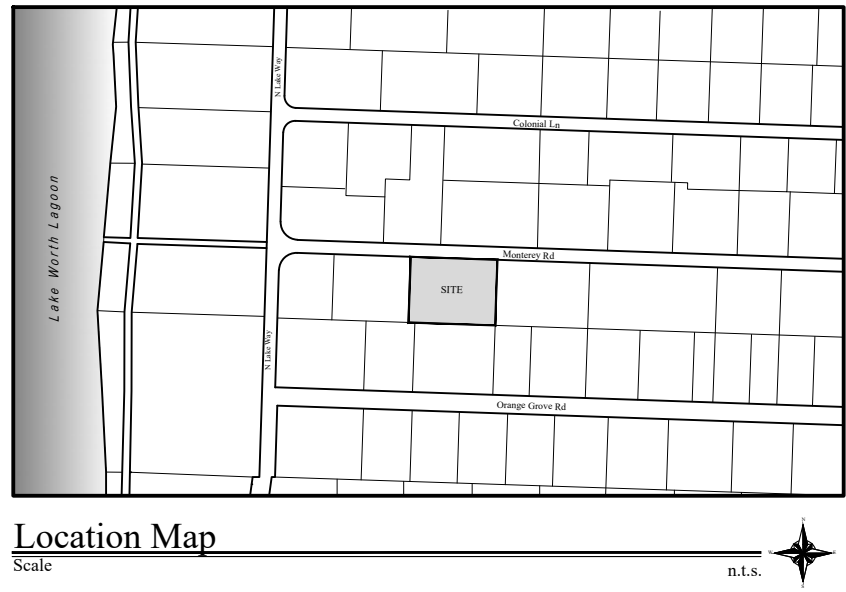
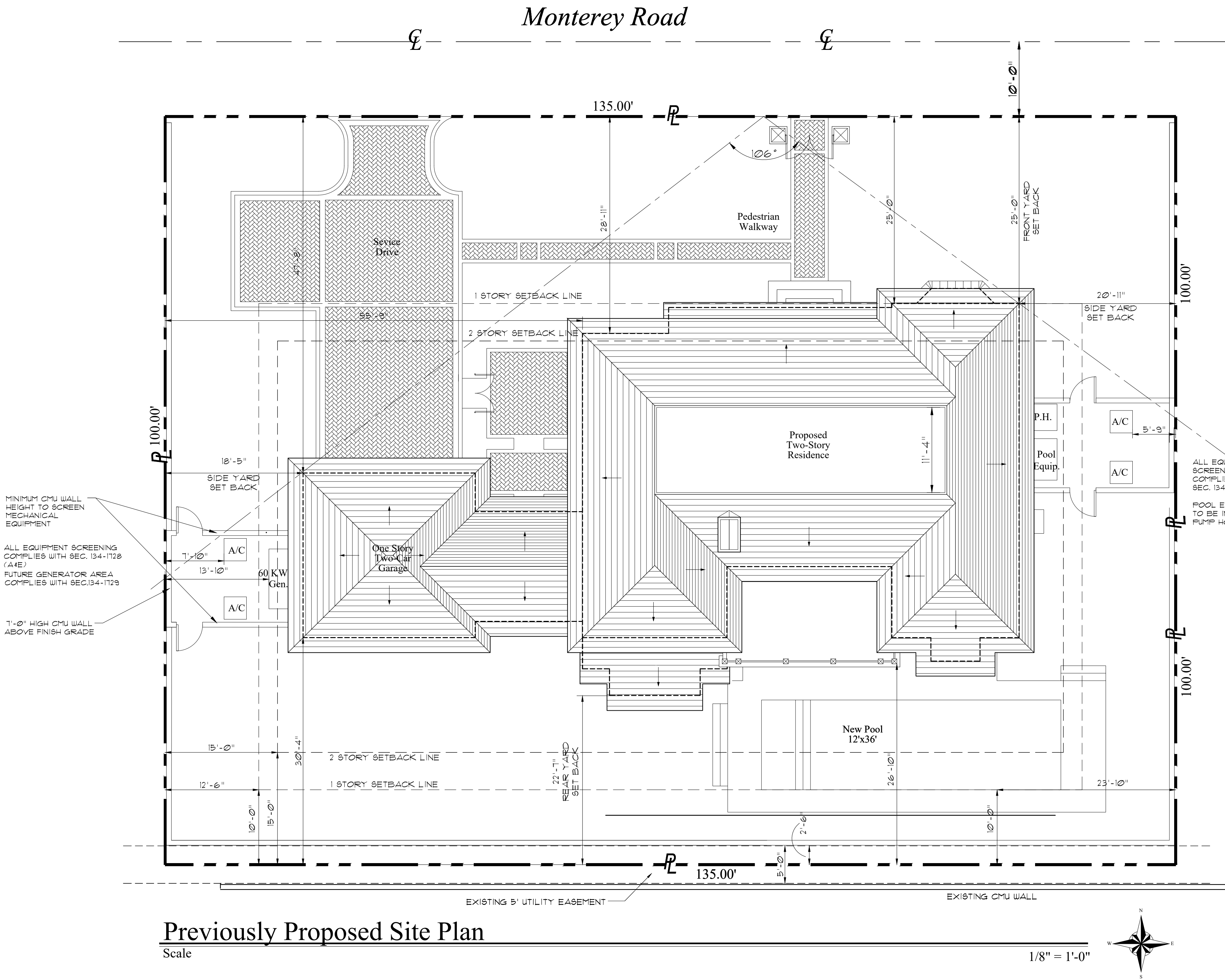
A New Residence for
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Palm Beach FL 33480



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AA26001667

SHEET NO.
A001



ZONING & SITE CALCULATIONS

Zoning Item	Required	Allowed	Proposed
Zoning District	RB	RB	RB
Lot Area	10,000 SF		13,500 SF
Lot Width	100'		135'
Lot Depth	100'		100'
Front Yard Setback	30'-0" 2-Story		25'-0" (+12'-6" Rear)
Side Yard Setback - West	12'-6" 1-Story		18'-5"
Side Yard Set Back - East	15'-0" 2-Story		20'-11"
Rear Yard Setback	10' 1-Story		22'-7"
Maximum Building Height	14' 1-Story 22' 2-Story		9'-6" 19'-0"
Maximum Overall Height	30'		23'-9"
Lot Coverage	30% 2-Story (4,050 SF)		25.83% (3487.15 SF)
Landscape Open Space	45% (6,075 SF)		50.0% (6,747 SF)
Required Front Yard	40% (1,350 SF)		74.51 % (2,515.41 SF)
Cubic Content Ratio	3.97 (53,593 CF)	5% =4.16 (56,272 CF)	3.65 (49,397.81 CF)
Angle of Vision	100 °	106 °	106 °

AREAS SF CALCULATIONS

First Floor AC	2,540 SF
Second Floor AC	1,973 SF
Total AC	4,513 SF
Garage	506 SF
Loggias	423 SF

LEGAL DESCRIPTION

Lot 21 and the East 55' of Lot 23, Gregory Addition, Florida, According to the plat thereof on line in the office of the Clerk of the circuit court in and for Palm Beach County, Florida, as recorded in plat book 16, page 71 said lands situate, lying and being in Palm Beach County, Florida.



COMM NO.
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A New Residence for
Mr. Pierce

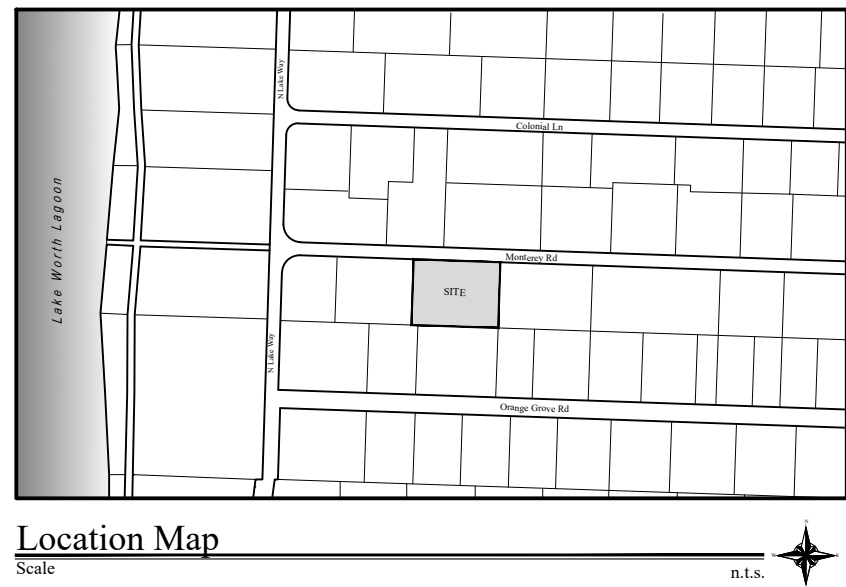
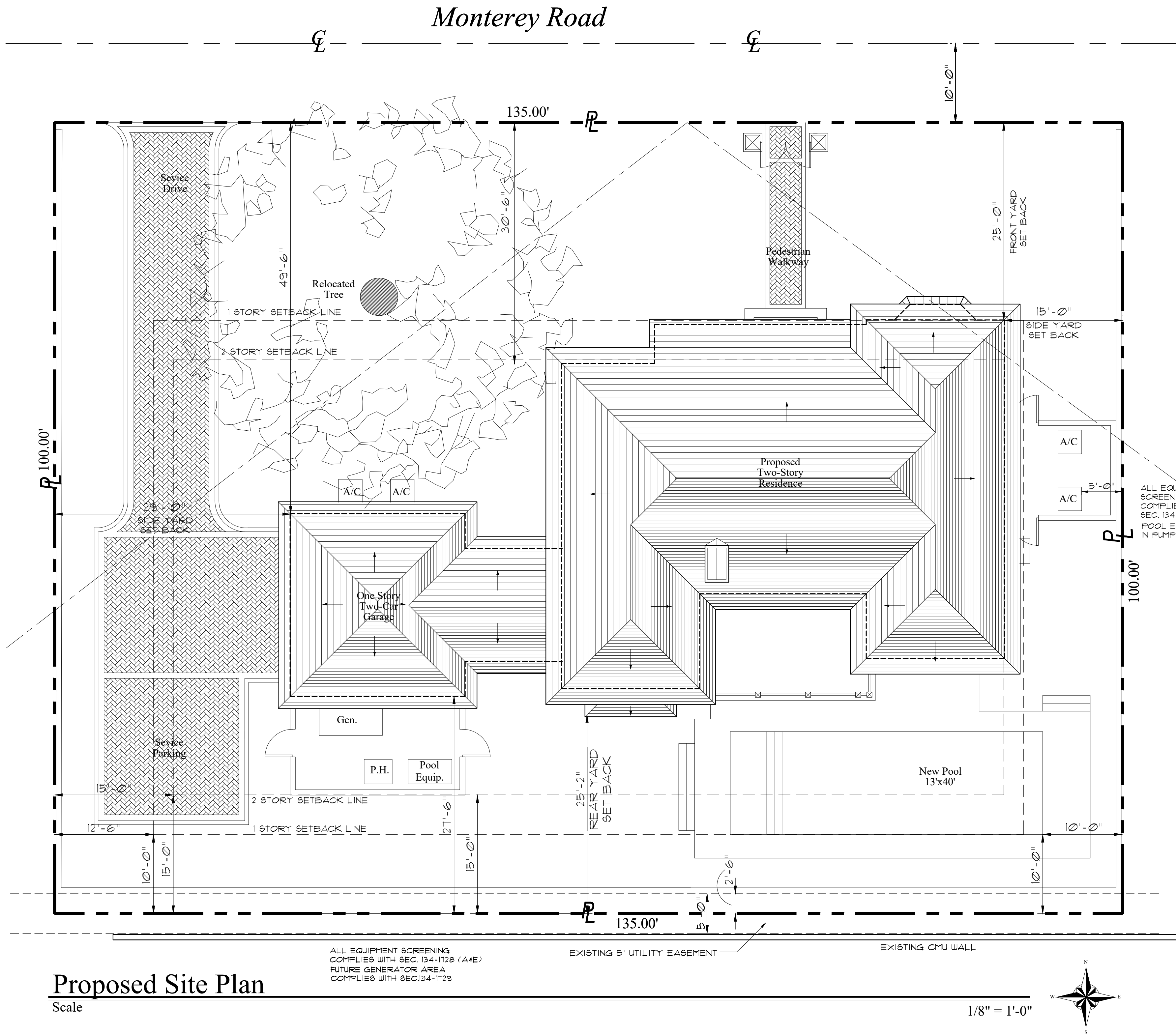
Palm Beach FL 33480

274 Monterey Road



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PALM BEACH, FLORIDA 33480
561.833.7575
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SHEET NO.
A001.1



ZONING & SITE CALCULATIONS

Zoning Item	Required	Allowed	Proposed
Zoning District	RB	RB	RB
Lot Area	10,000 SF		13,500 SF
Lot Width	100'		135'
Lot Depth	100'		100'
Front Yard Setback	30'-0" 2-Story		25'-0" (+14'-2" Rear)
Side Yard Setback - West	12'-6" 1-Story		29'-10"
Side Yard Set Back - East	15'-0" 2-Story		15'-0"
Rear Yard Setback	10' 1-Story		25'-2"
Maximum Building Height	14' 1-Story 22' 2-Story		9'-6" 19'-0"
Maximum Overall Height	30'		25'-10"
Lot Coverage	30% 2-Story (4,050 SF)		22.8% (3085.79 SF)
Landscape Open Space	45% (6,075 SF)		53% (7,155 SF)
Required Front Yard	40% (1,350 SF)		77.1% (3,315 SF)
Cubic Content Ratio	3.97 (53,593 CF)	5% = 4.16 (56,272 CF)	3.26 (44,120.59 CF)
Angle of Vision	100 °	106 °	106 °

AREAS SF CALCULATIONS

First Floor AC	2,297 SF
Second Floor AC	1,910 SF
Total AC	4,207 SF
Garage	506 SF
Loggia	283 SF
Total	4,996 SF

LEGAL DESCRIPTION

Lot 21 and the East 55% of Lot 23, Gregory Addition, Florida, According to the plat thereof on line in the office of the Clerk of the circuit court in and for Palm Beach County, Florida, as recorded in plat book 16, page 71 said lands situate, lying and being in Palm Beach County, Florida.



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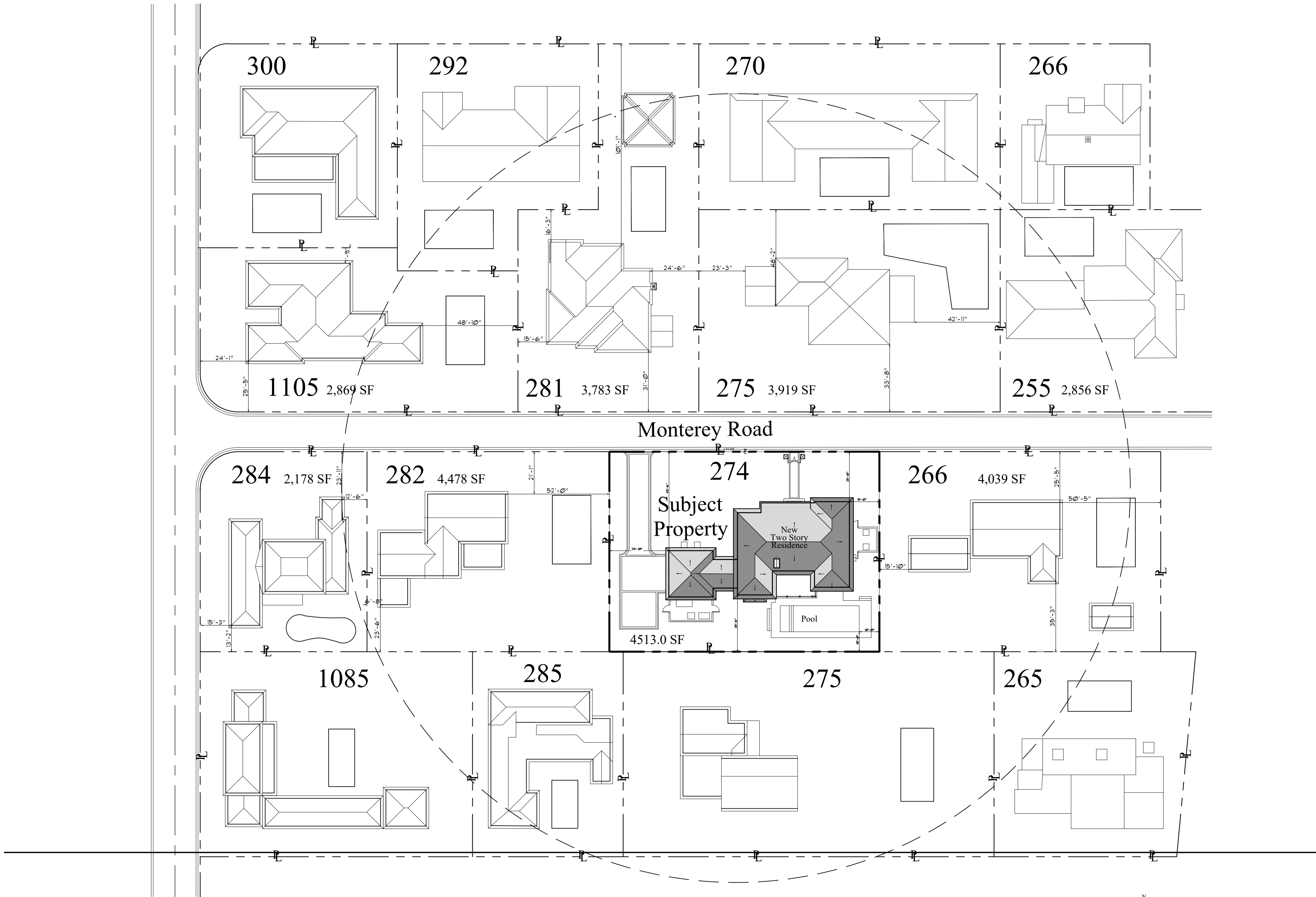
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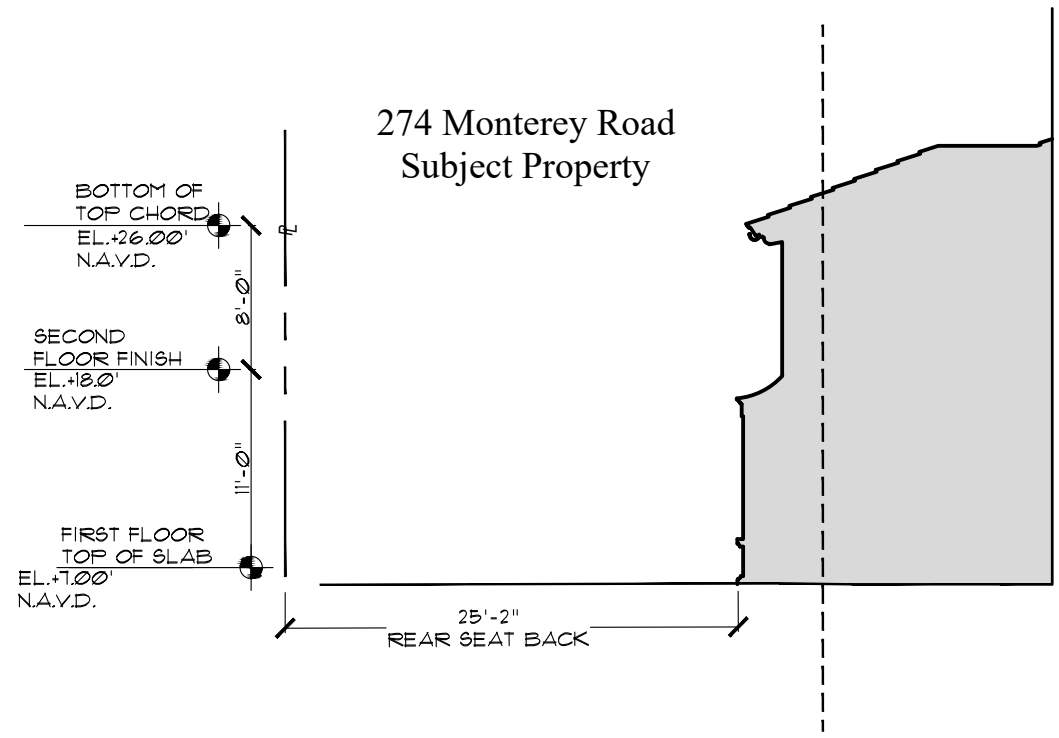
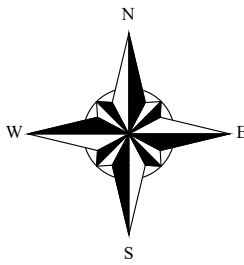
SHEET NO.
A002



Sitescape

Scale

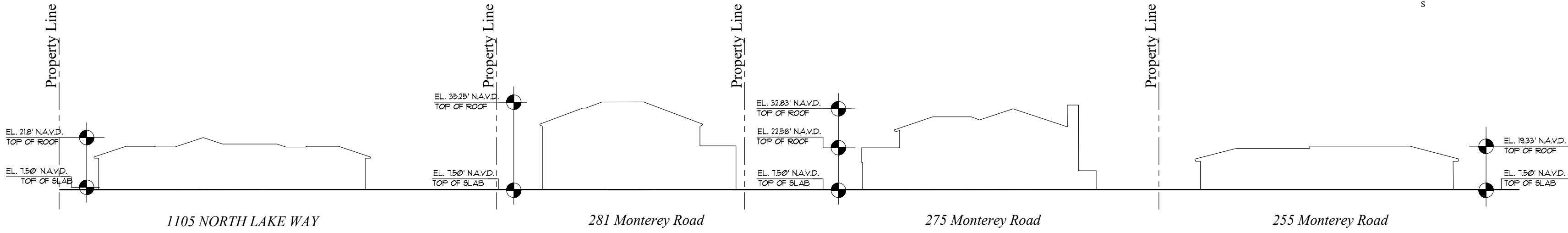
1/32" = 1'-0"



Proposed Rear Height Plane Diagram

Scale

3/32" = 1'-0"



Streetscape (North Side) Monterey Road

Scale

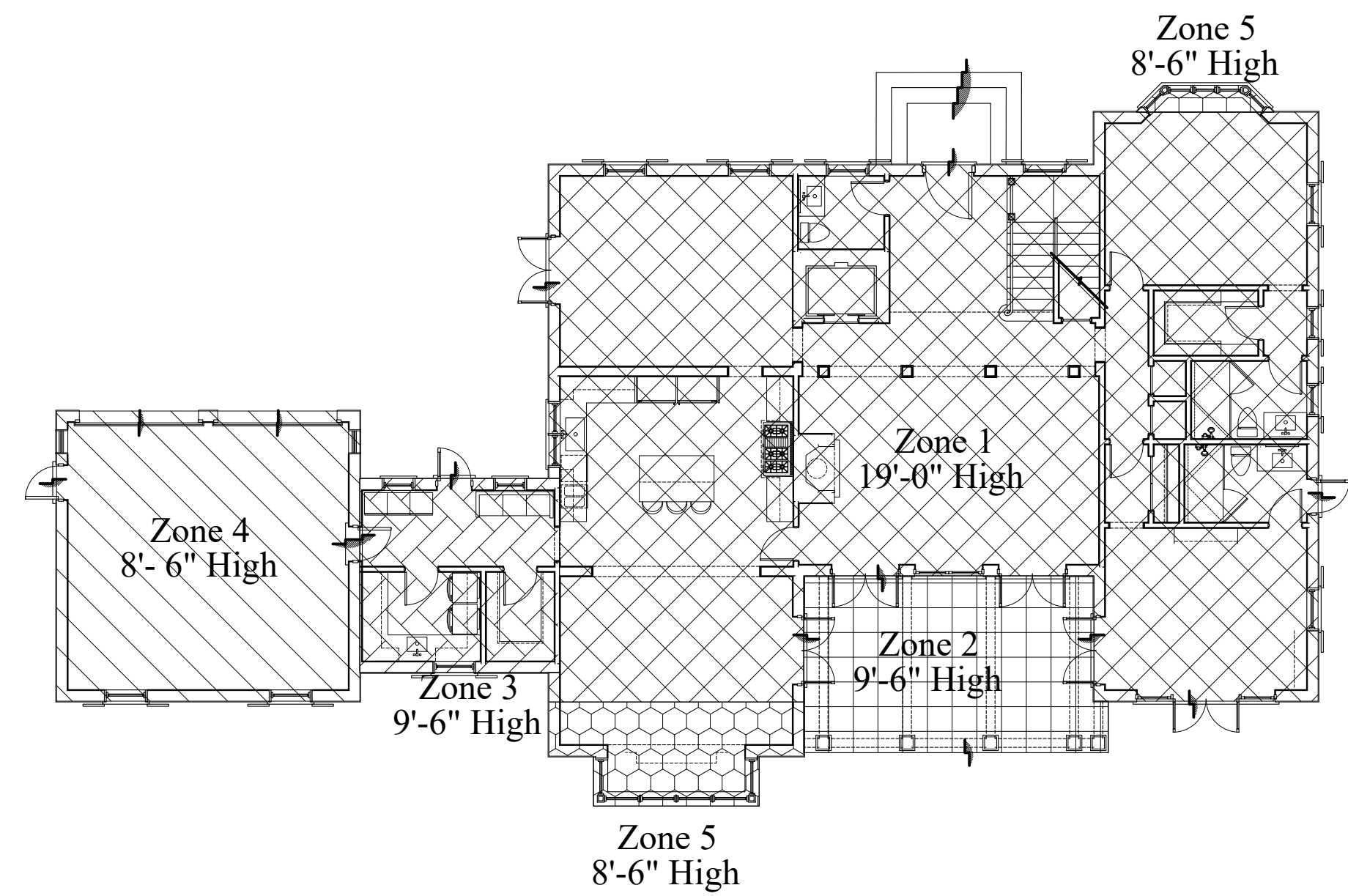
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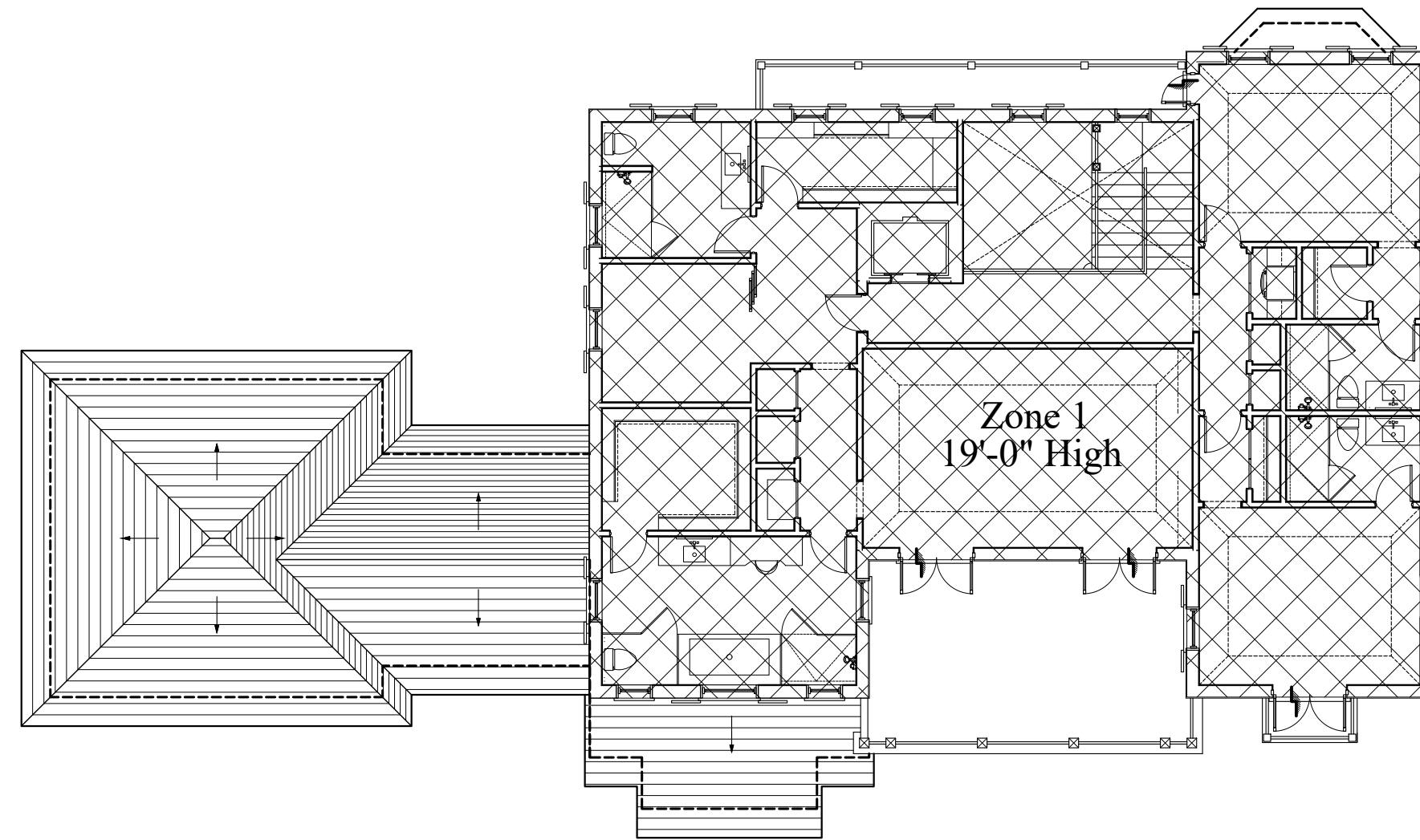
Streetscape (South Side) Monterey Road

Scale

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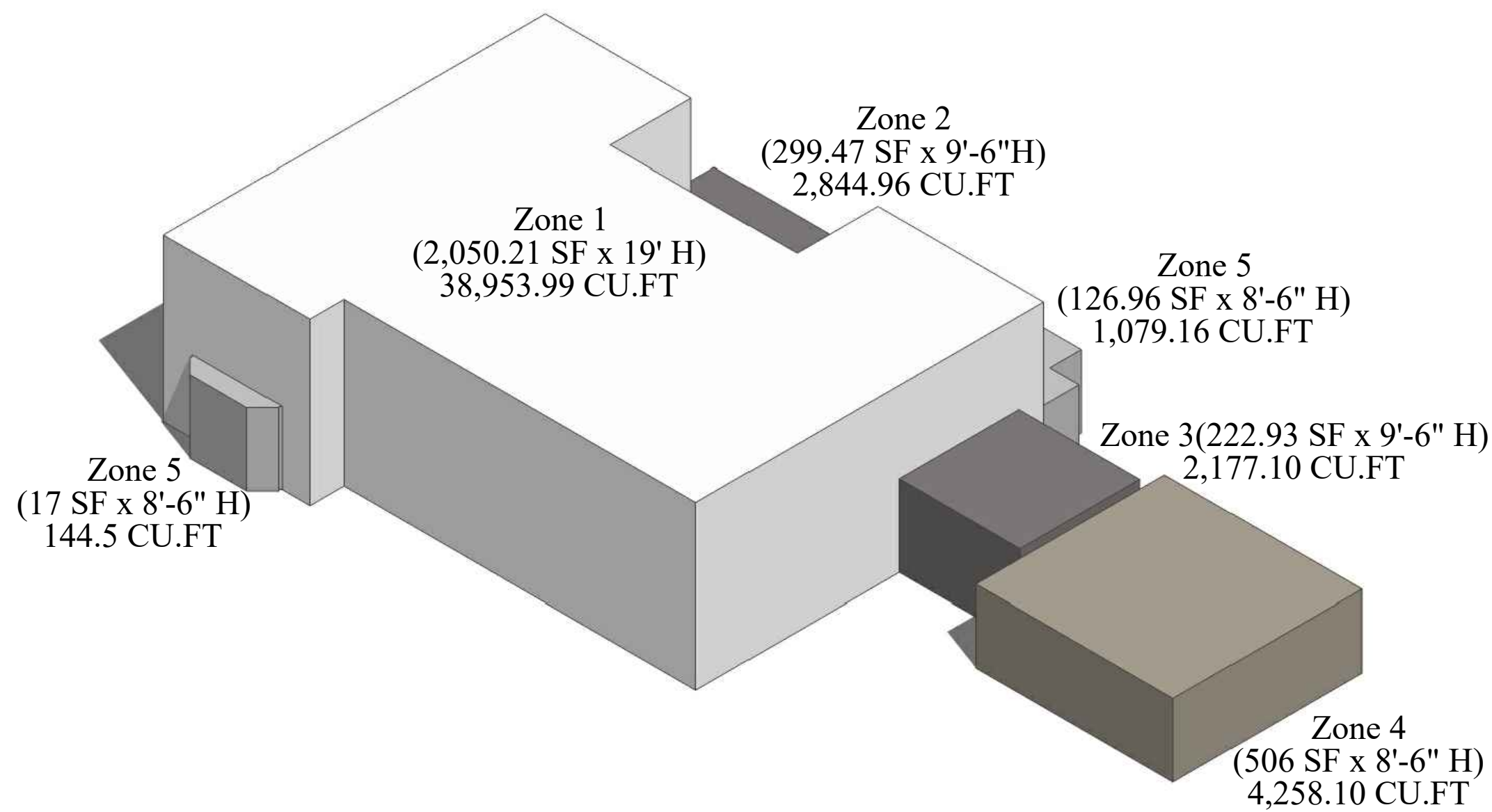
Previously Proposed First Floor Cubic Content Ratio Plan
Scale 3/32" = 1'-0"



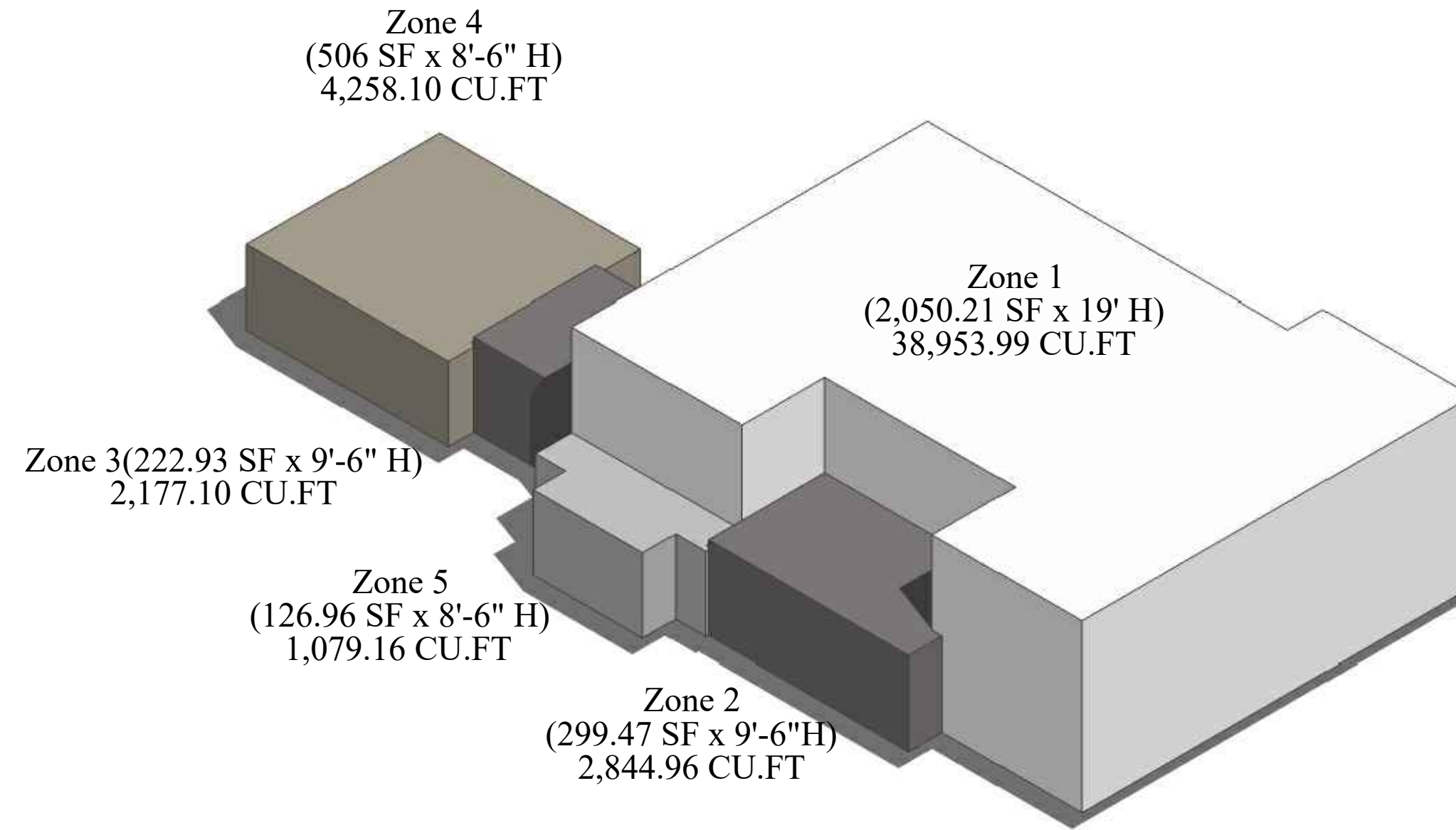
Previously Proposed Second Floor Cubic Content Ratio Plan
Scale 3/32" = 1'-0"

Proposed CCR Calculations	
ZONE	CUBIC FEET
1	38,953.99 CU.FT
2	2,844.96 CU.FT
3	2,177.10 CU.FT
4	4,258.10 CU.FT
5	1,223.66 CU.FT
TOTAL	TOTAL=49,397.81 CU.FT

Legend	
	ZONE 1 TWO STORY AREA
	ZONE 2 ONE STORY AREA
	ZONE 3 ONE STORY AREA
	ZONE 4 ONE STORY AREA
	ZONE 5 ONE STORY AREA



Previously Proposed Cubic Content Ratio Axonometric
Scale n.t.s.



Previously Proposed Cubic Content Ratio Axonometric
Scale n.t.s.



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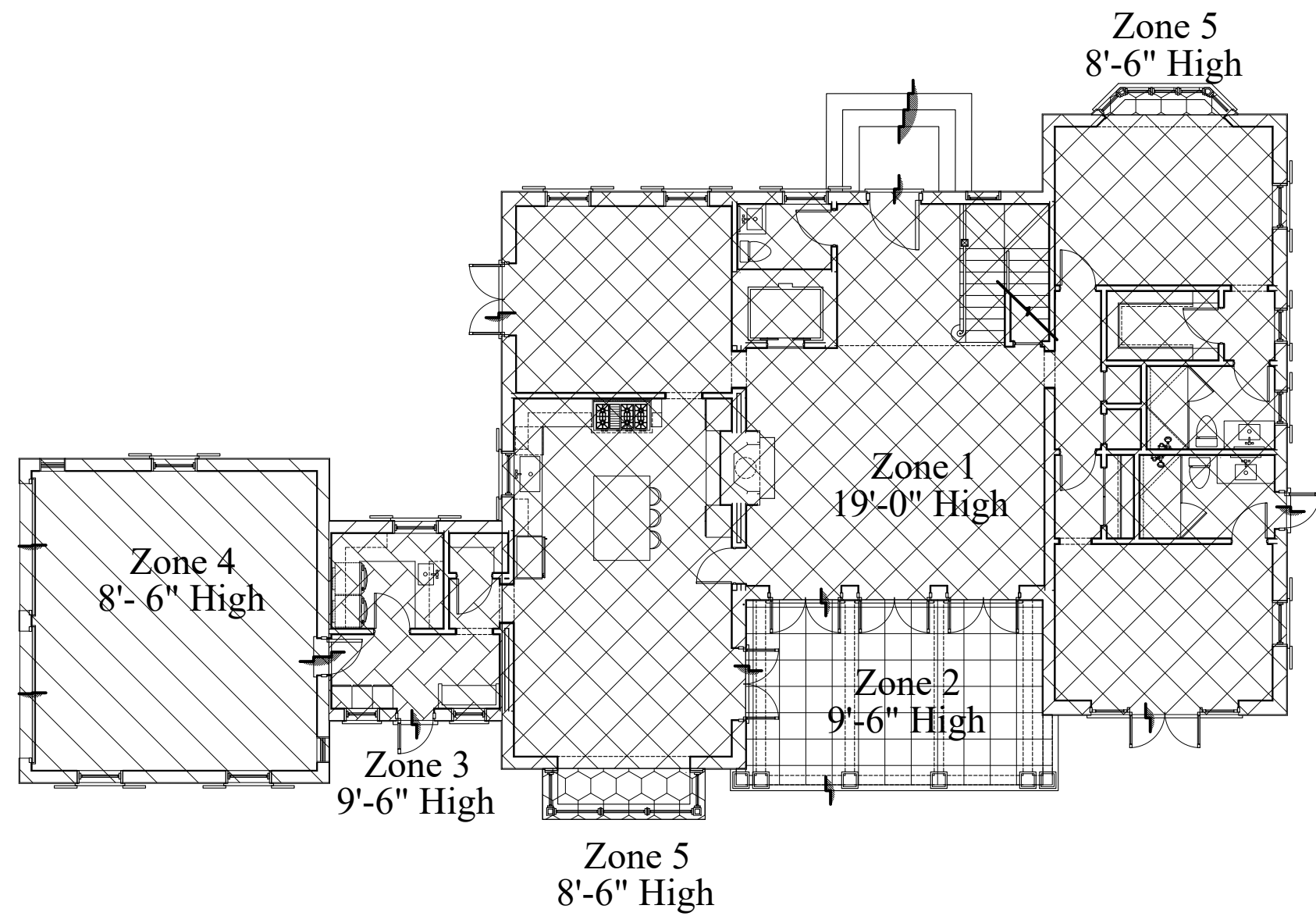
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Palm Beach FL 33480

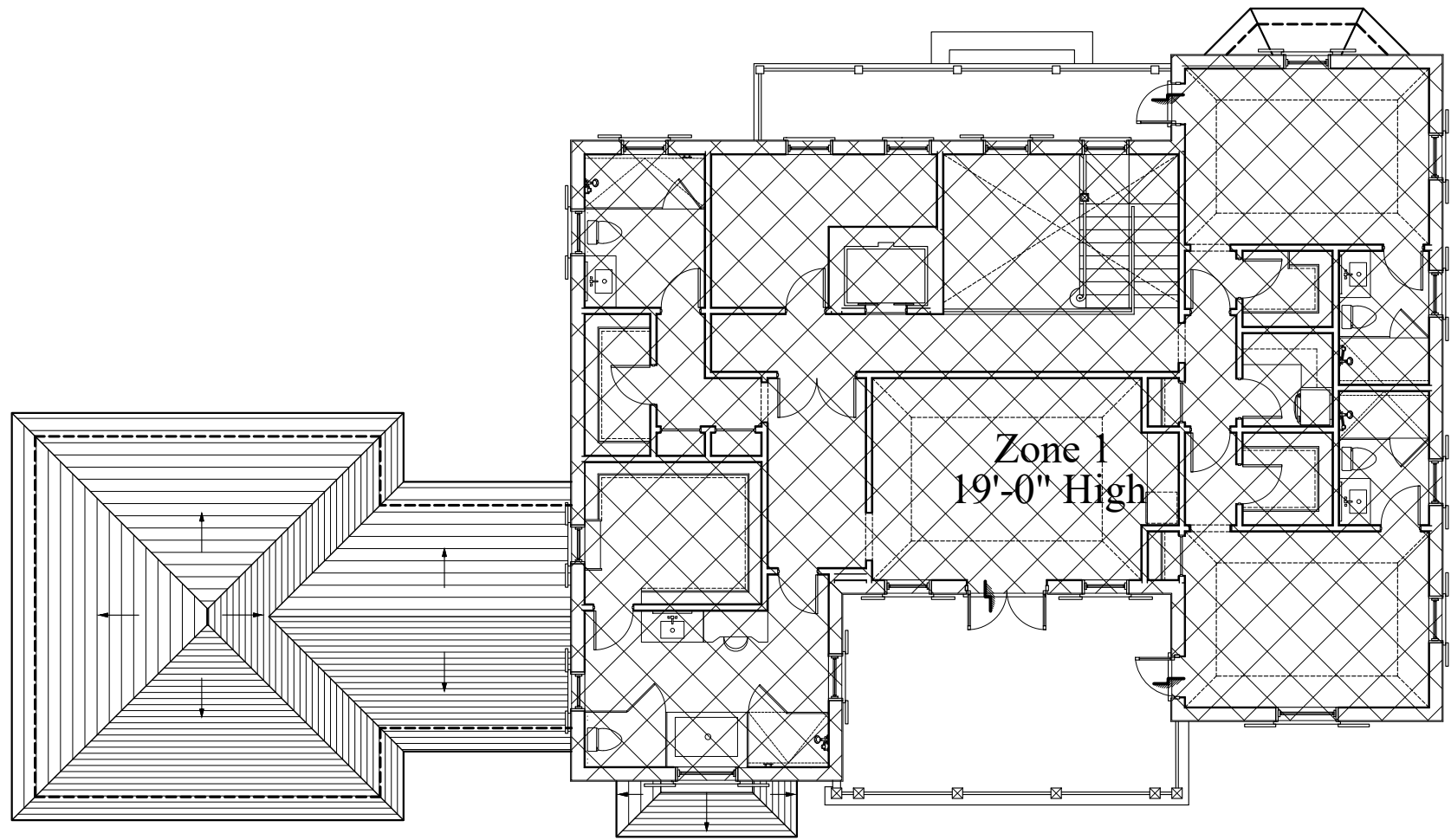


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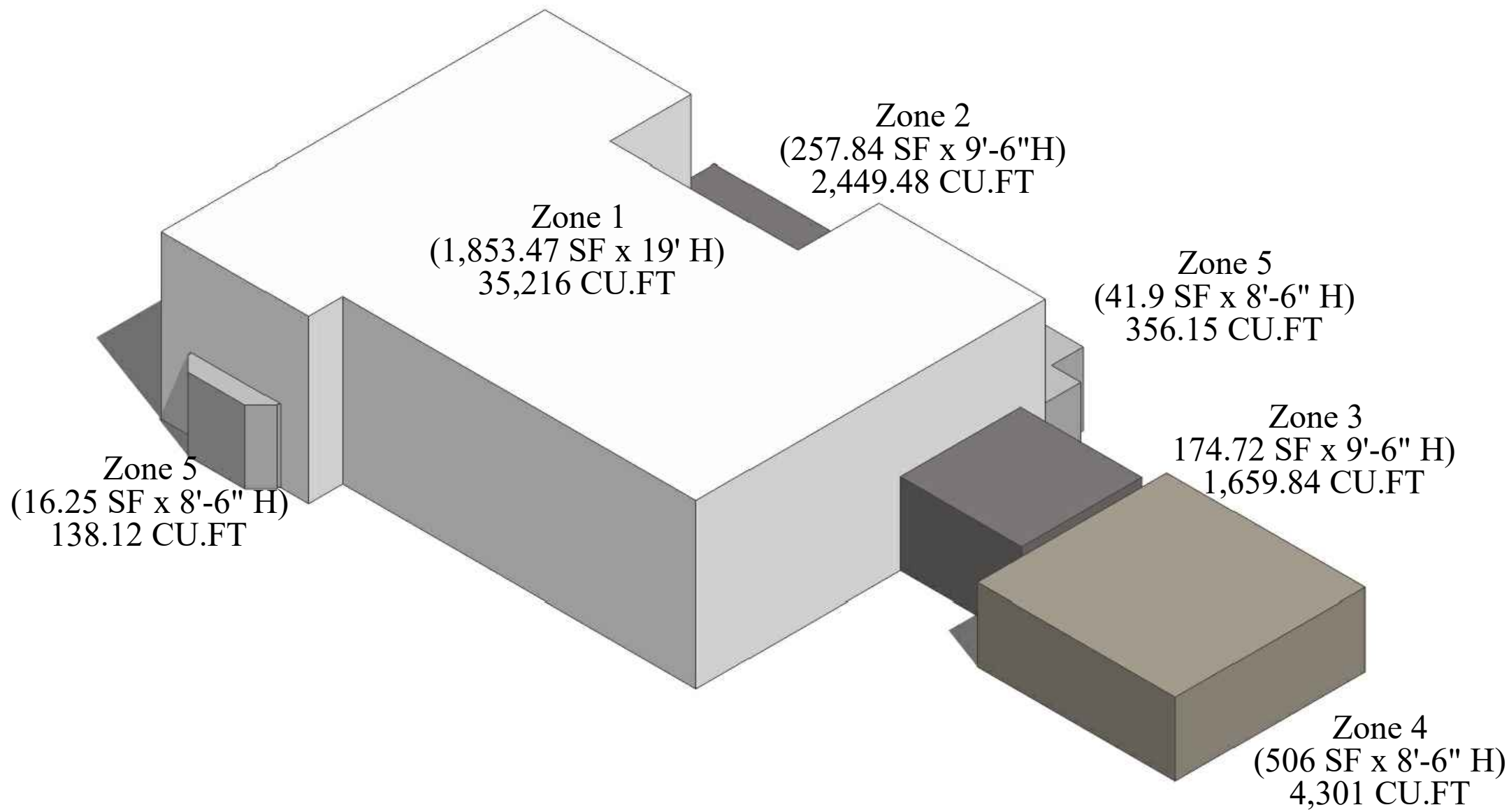
Currently Proposed First Floor Cubic Content Ratio Plan
Scale 3/32" = 1'-0"



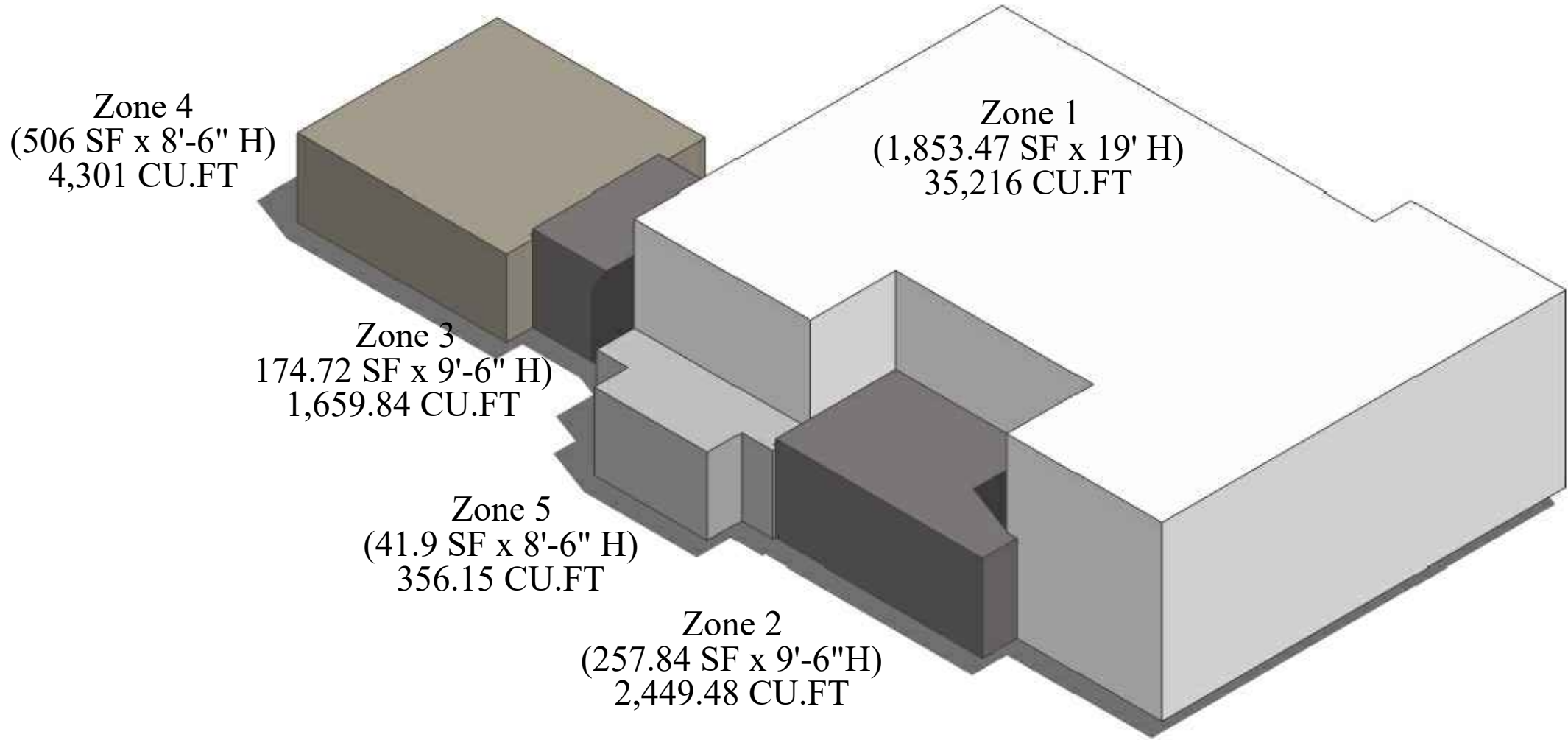
Currently Proposed Second Floor Cubic Content Ratio Plan
Scale 3/32" = 1'-0"

Proposed CCR Calculations	
ZONE	CUBIC FEET
1	35,216.0 CU.FT
2	2,449.48 CU.FT
3	1,659.84 CU.FT
4	4,301 CU.FT
5	494.27 CU.FT
TOTAL	TOTAL = 44,120.59 CU.FT

Legend	
	ZONE 1 TWO STORY AREA
	ZONE 2 ONE STORY AREA
	ZONE 3 ONE STORY AREA
	ZONE 4 ONE STORY AREA
	ZONE 5 ONE STORY AREA



Currently Proposed Cubic Content Ratio Axonometric
Scale n.t.s.



Currently Proposed Cubic Content Ratio Axonometric
Scale n.t.s.



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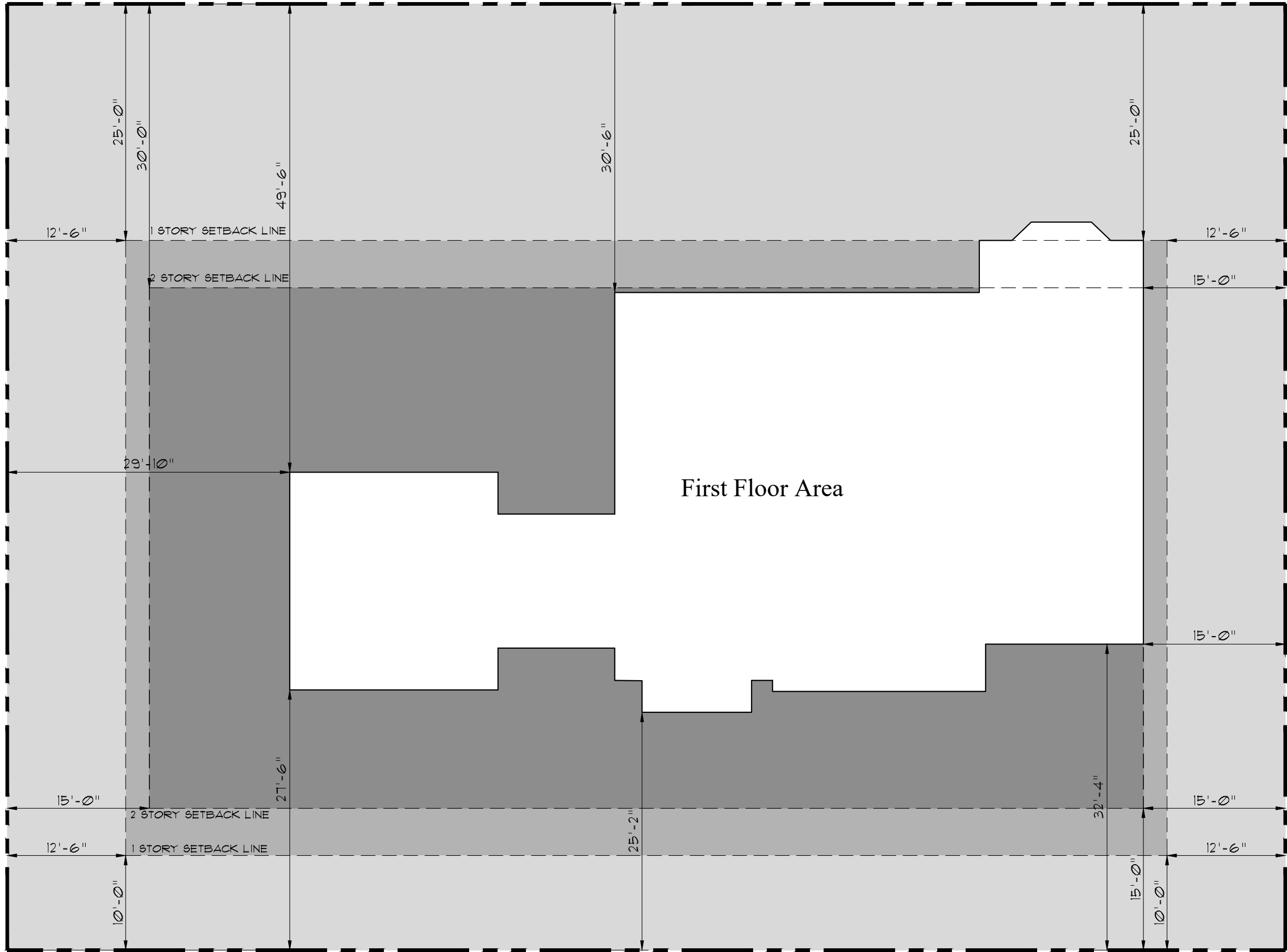
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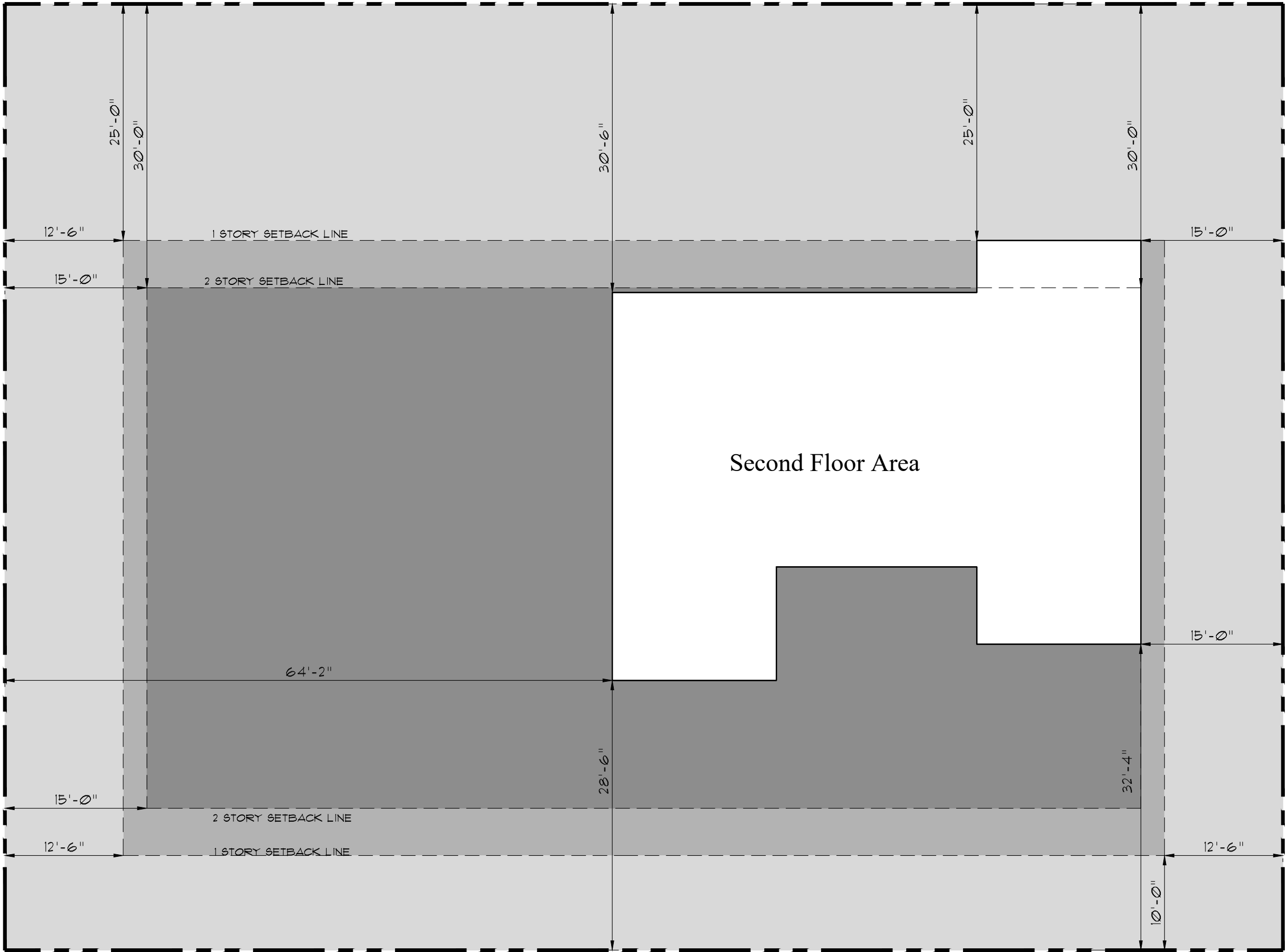
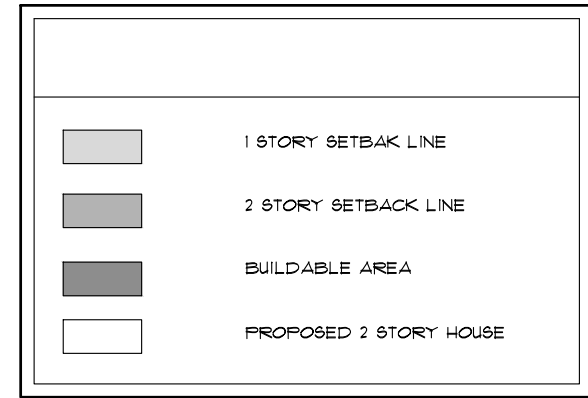
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Proposed First Floor Zoning Diagram

Scale

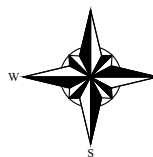
3/32" = 1'-0"



Proposed Second Floor Zoning Diagram

Scale

3/32" = 1'-0"





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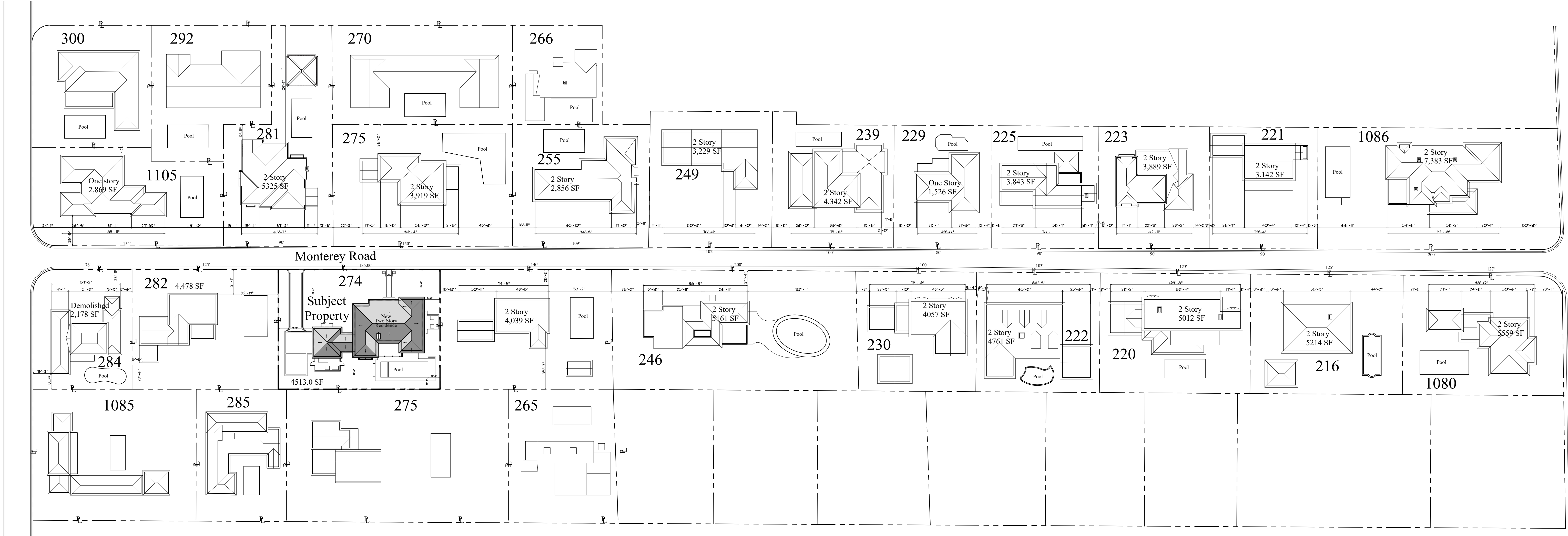
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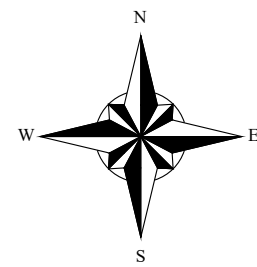
SHEET NO.
A005



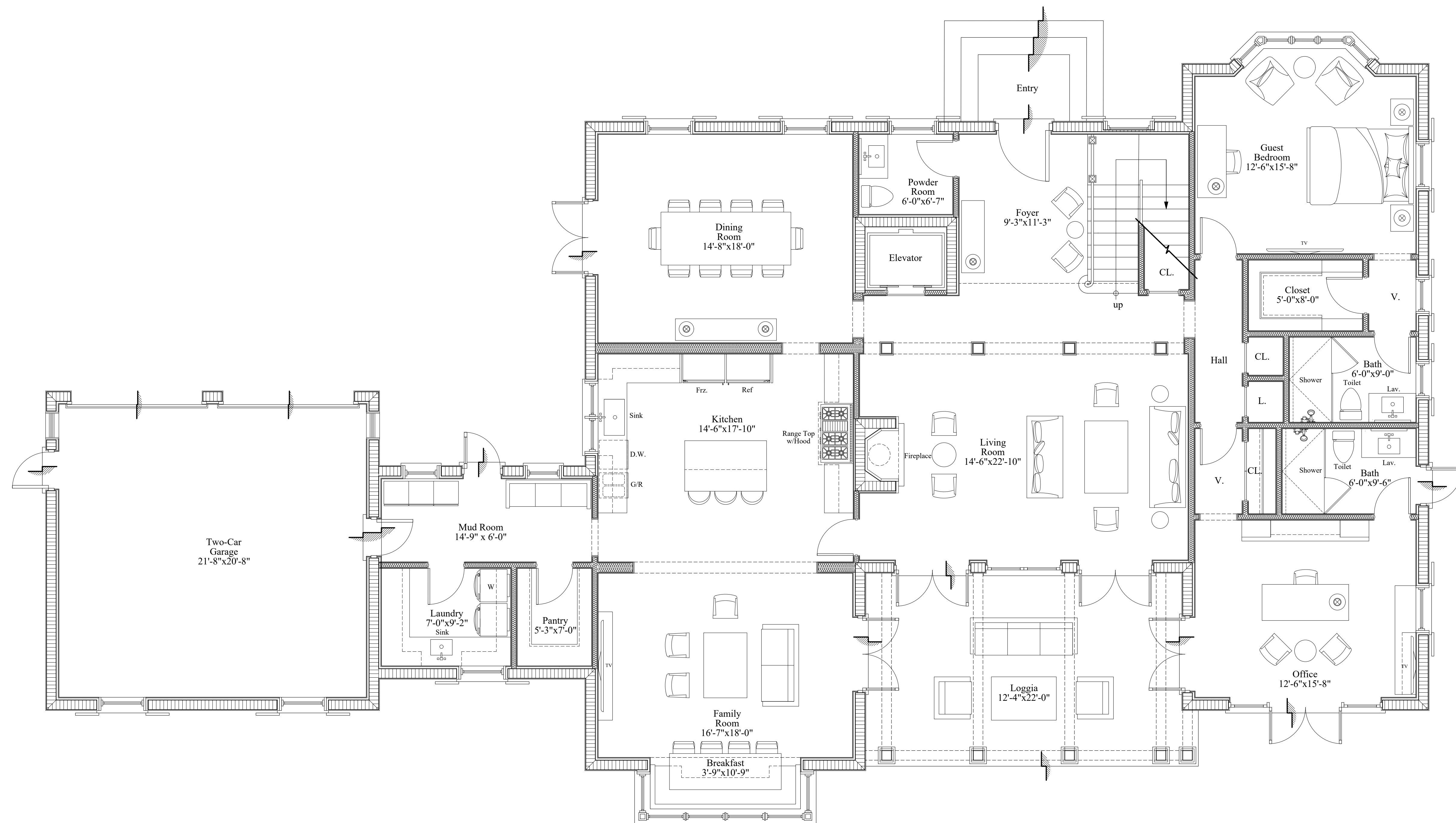
Sitescape

Scale

1/16" = 1'-0"



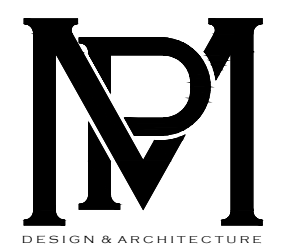
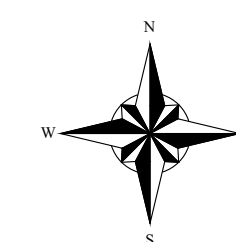
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Previously Proposed First Floor Plan

Scale

1/4" = 1'-0"



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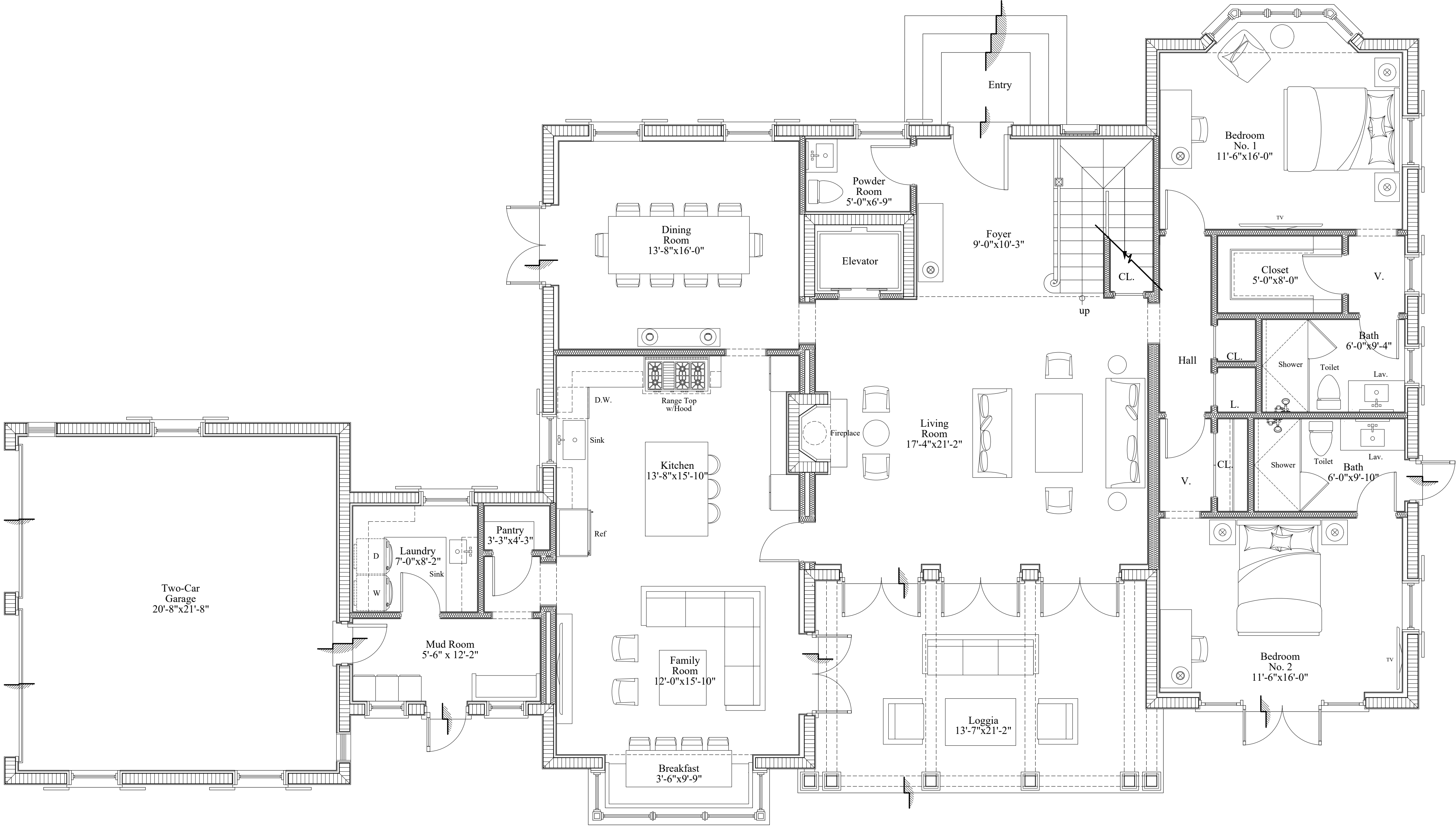


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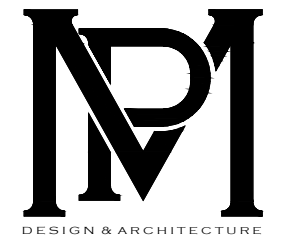
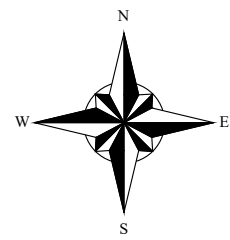
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Currently Proposed First Floor Plan

Scale

1/4" = 1'-0"



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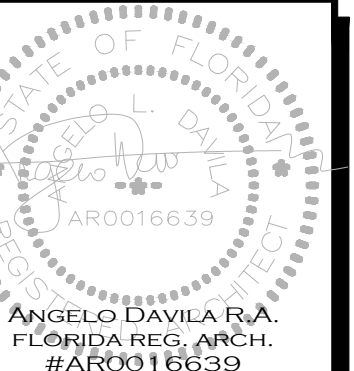
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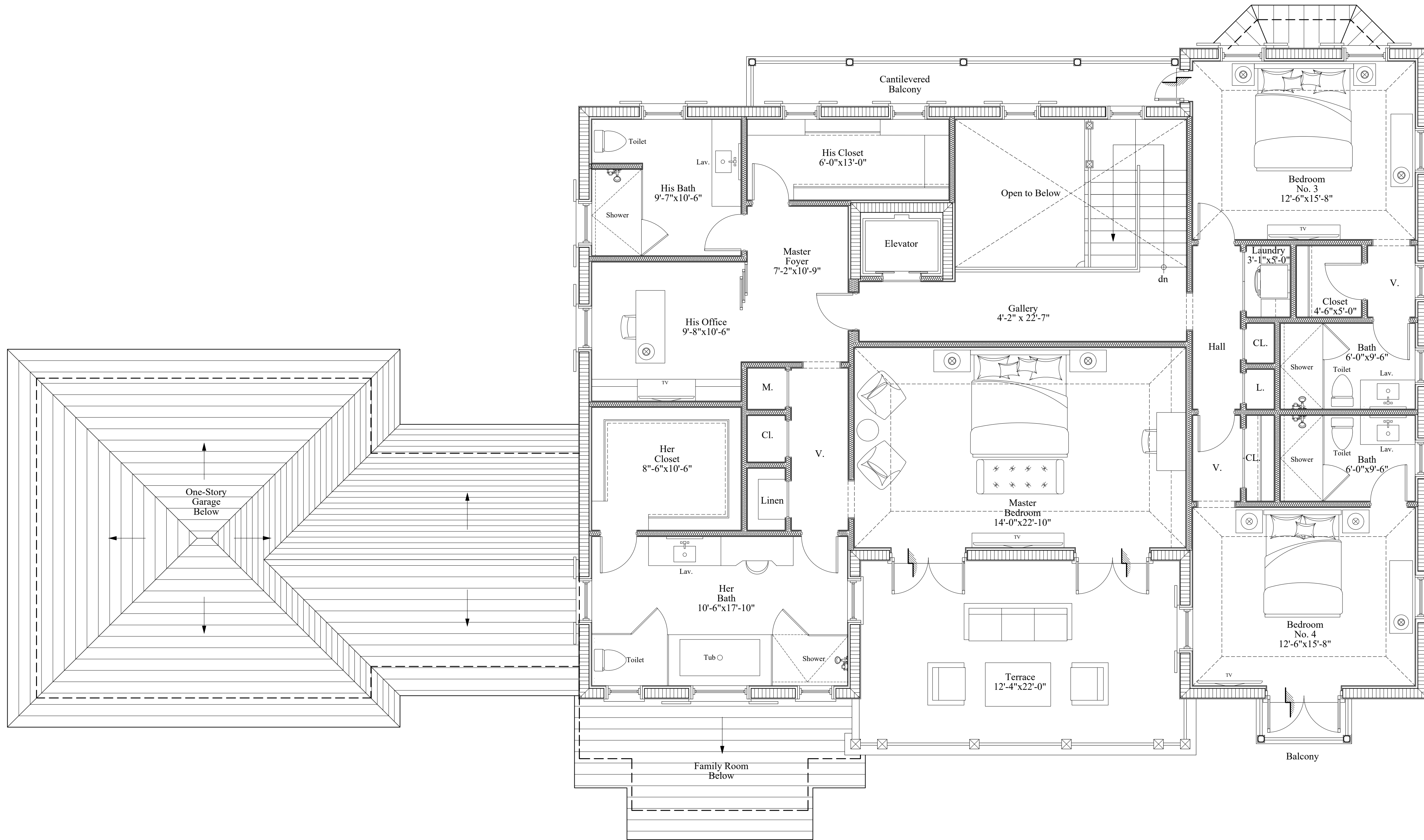
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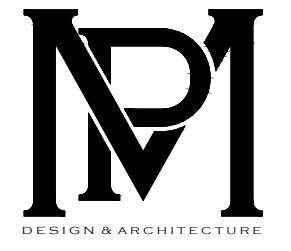
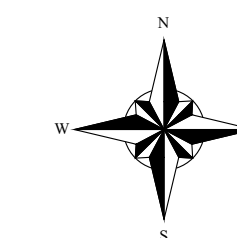
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Previously Proposed Second Floor Plan

Scale

1/4" = 1'-0"



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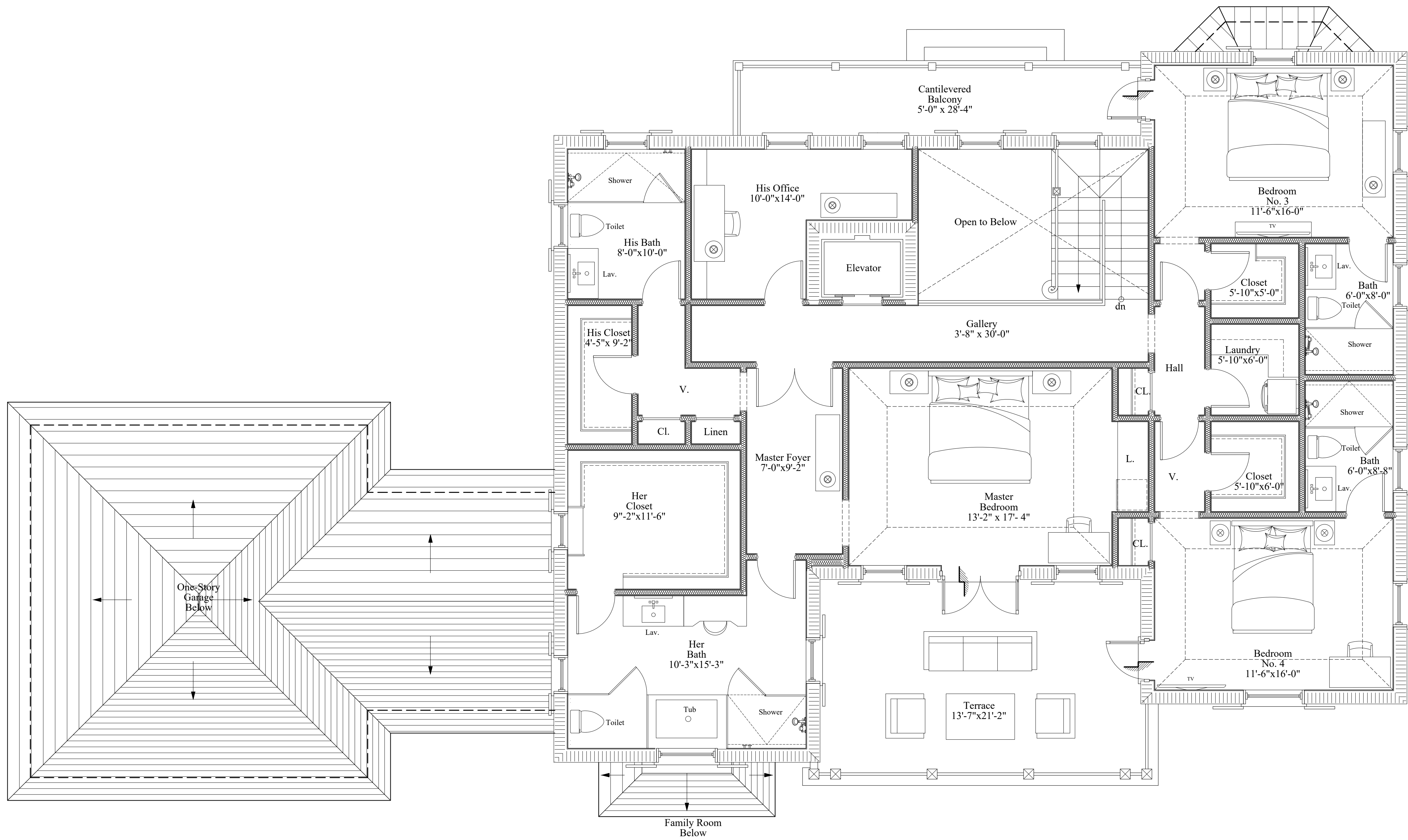


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A101

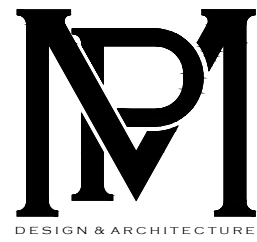
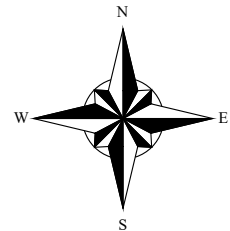
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Currently Proposed Second Floor Plan

Scale

1/4" = 1'-0"



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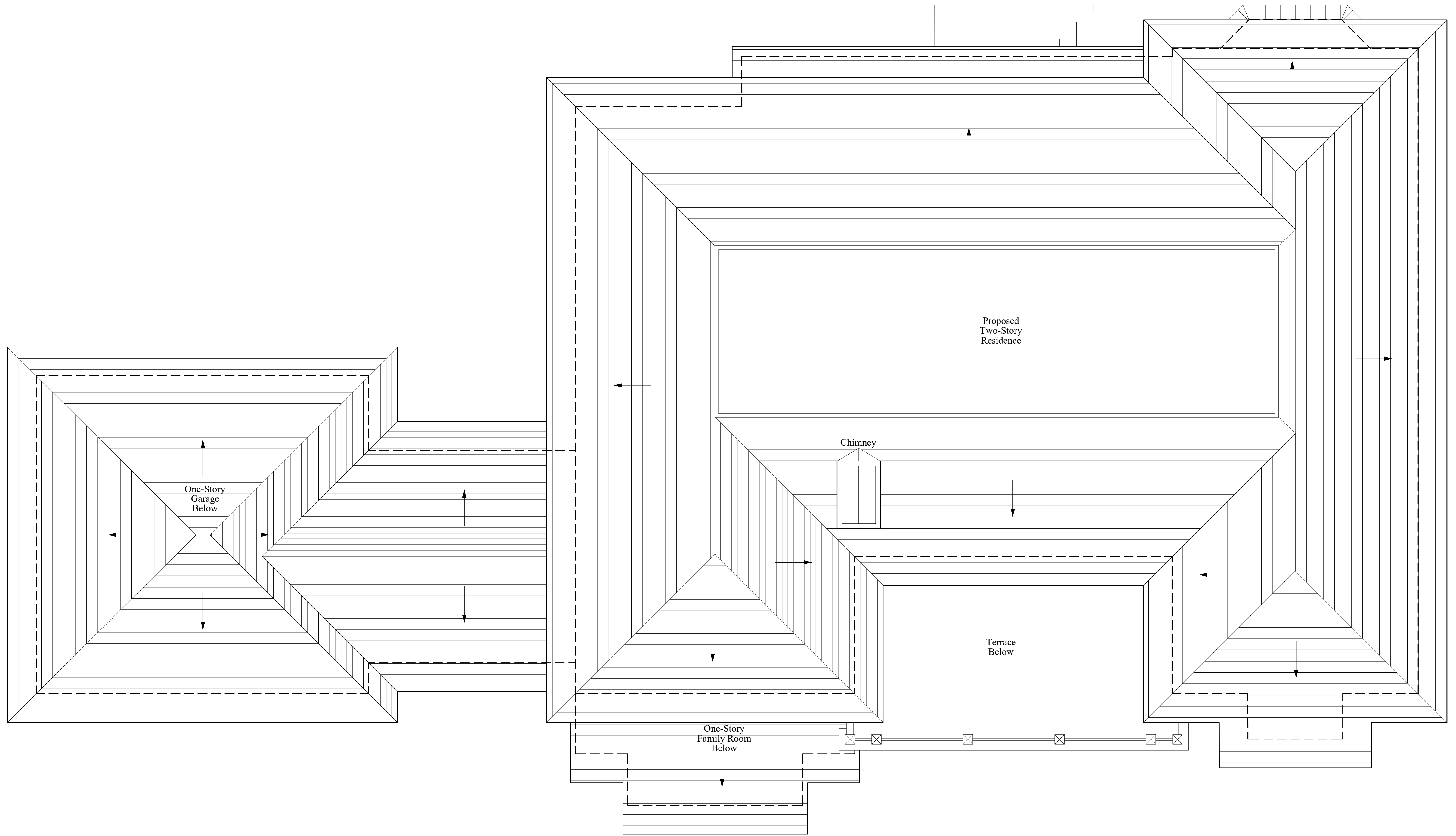
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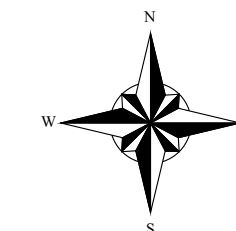
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Previously Proposed Roof Plan

Scale

1/4" = 1'-0"



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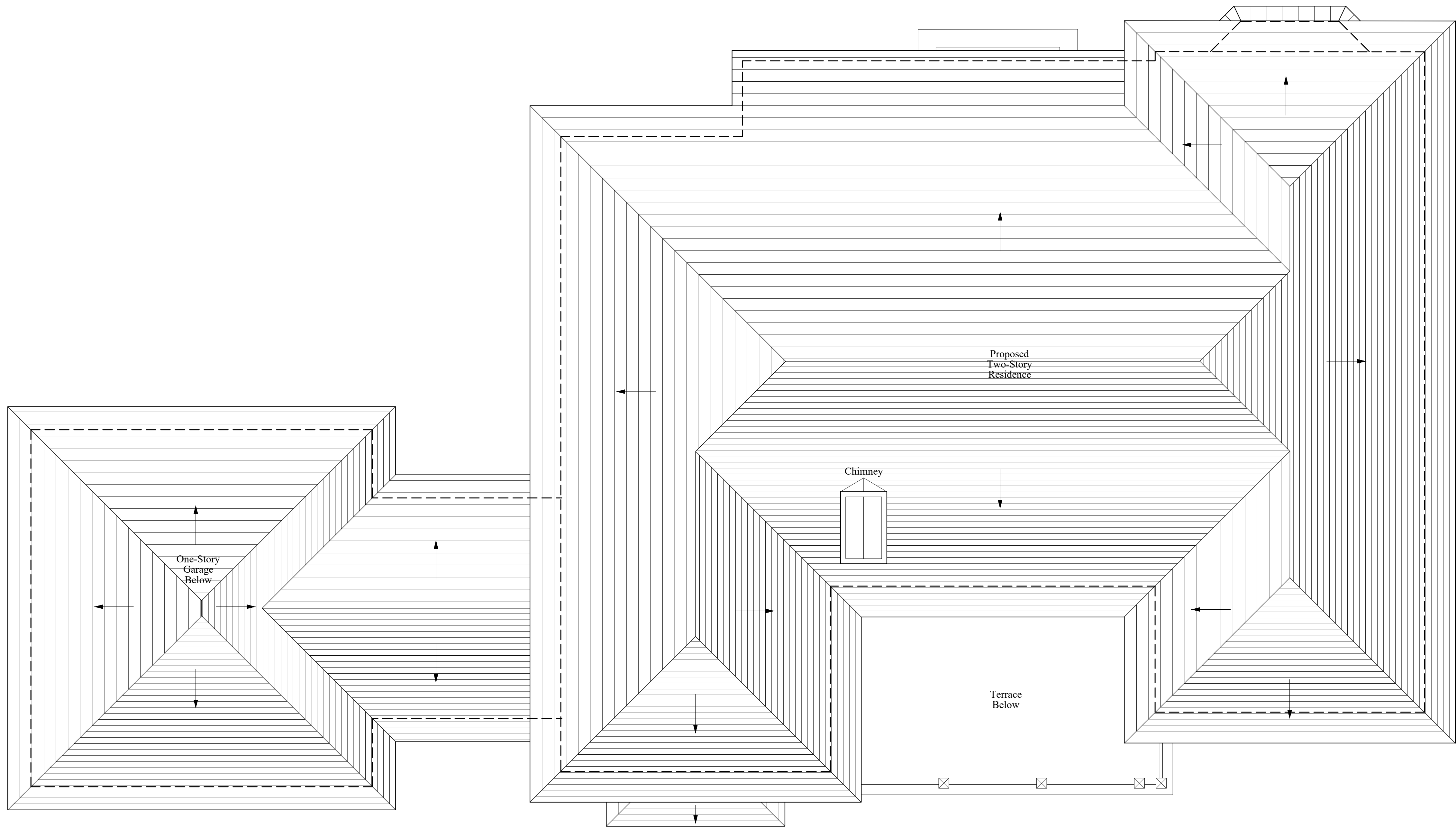
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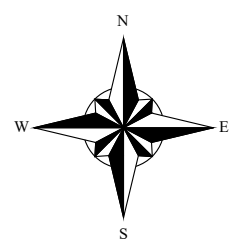
SHEET NO.
A102



Currently Proposed Roof Plan

Scale

1/4" = 1'-0"



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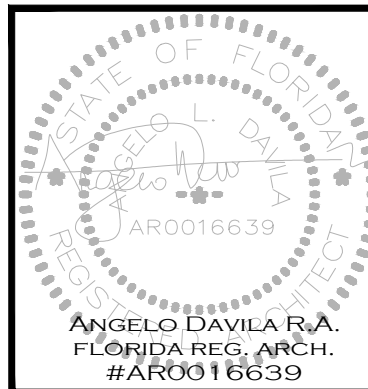
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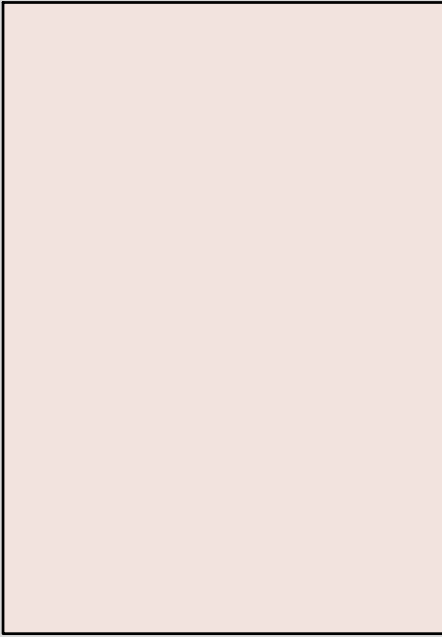


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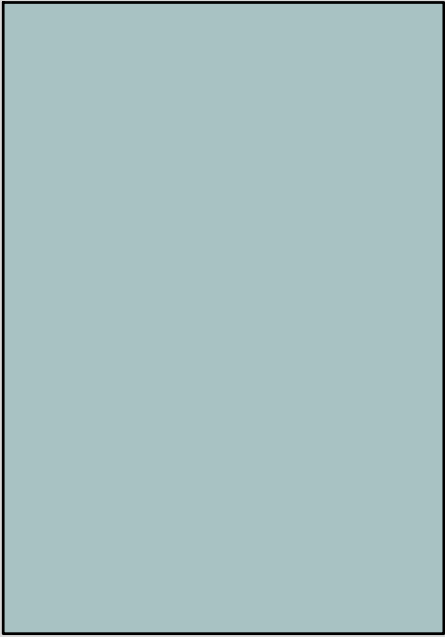
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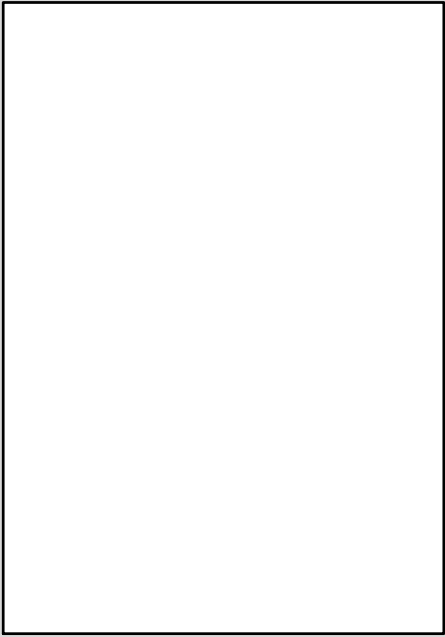
ARC-23-099



Firts Light 2102-70
Benjamin Moore
Building Color



Southfield Green HC129
Farrow & Ball
Shutter Color



White
Windows, Doors, Railings & Garage Doors



Cerused Oak Door
Front Door



Natural Grey
9" Flat Cement Roof



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A200



Previously Proposed North Elevation
Scale

1/4" = 1'-0"



Proposed North Elevation #1
Scale

1/4" = 1'-0"



Previously Proposed South Elevation
Scale

1/4" = 1'-0"



Currently Proposed South Elevation
Scale

1/4" = 1'-0"



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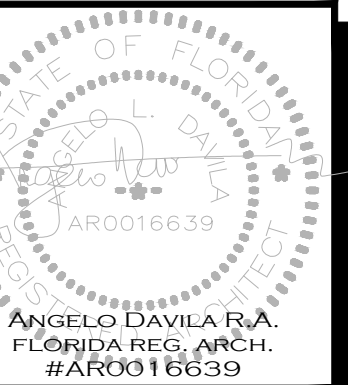
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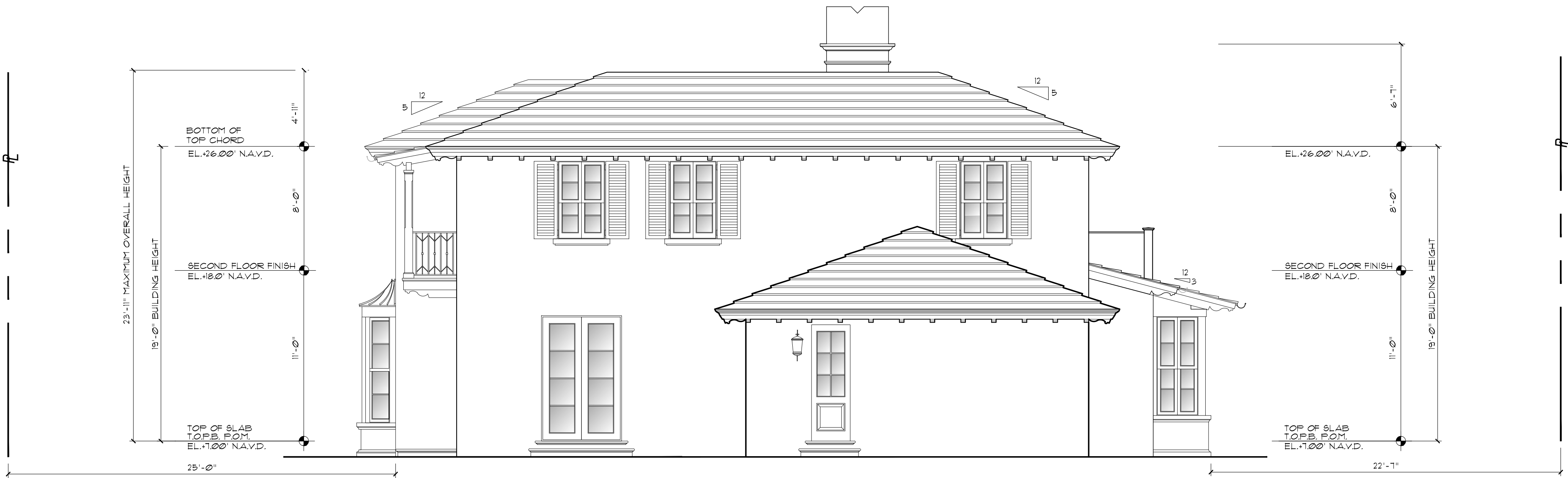


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A201

ARC-23-099



Previously Proposed West Elevation

Scale

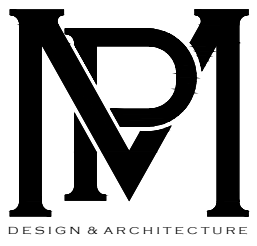
1/4" = 1'-0"



Currently Proposed West Elevation

Scale

1/4" = 1'-0"



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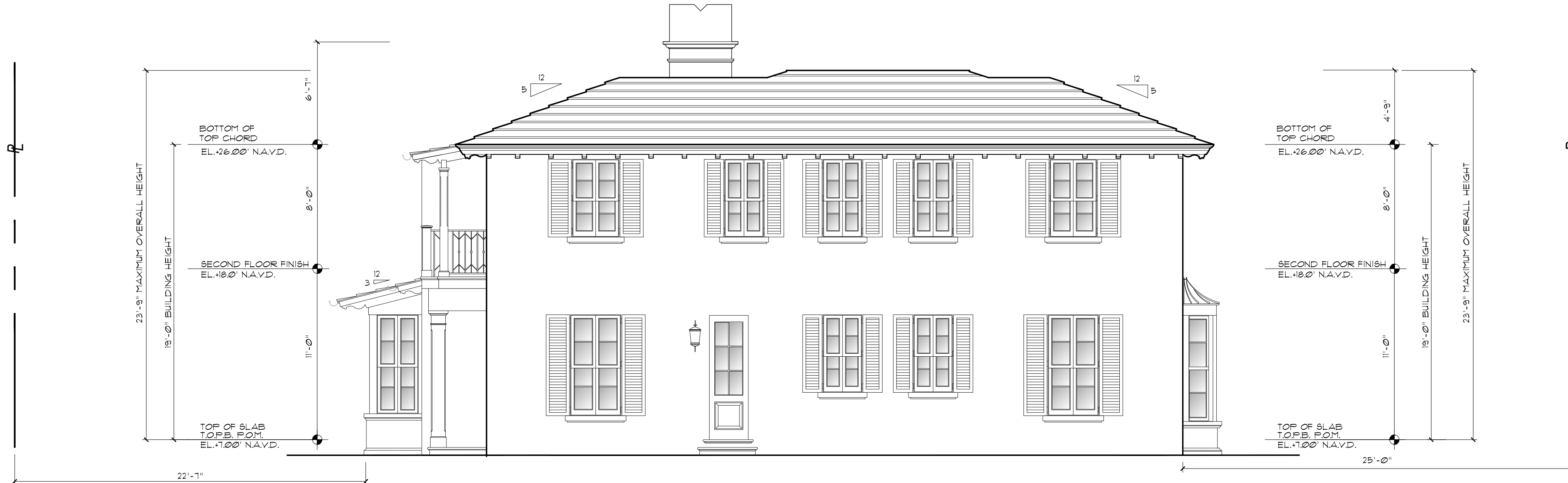
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SHEET NO.

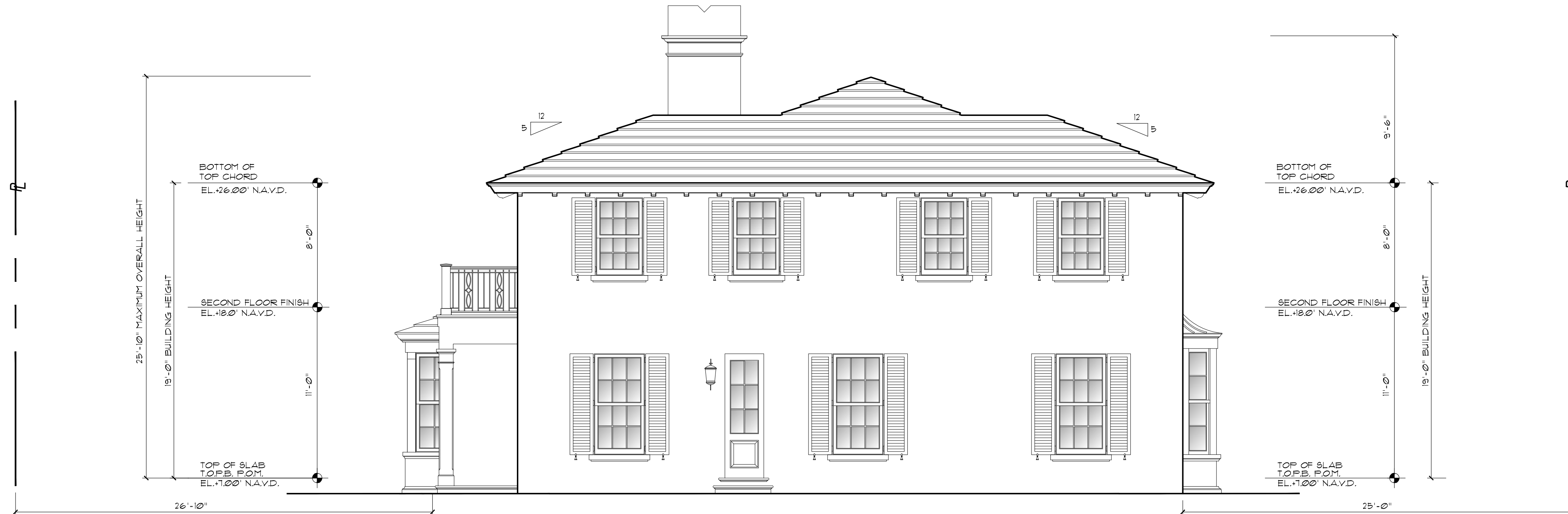
A202



Previously Proposed East Elevation

Scale

1/4" = 1'-0"



Currently Proposed East Elevation

Scale

1/4" = 1'-0"



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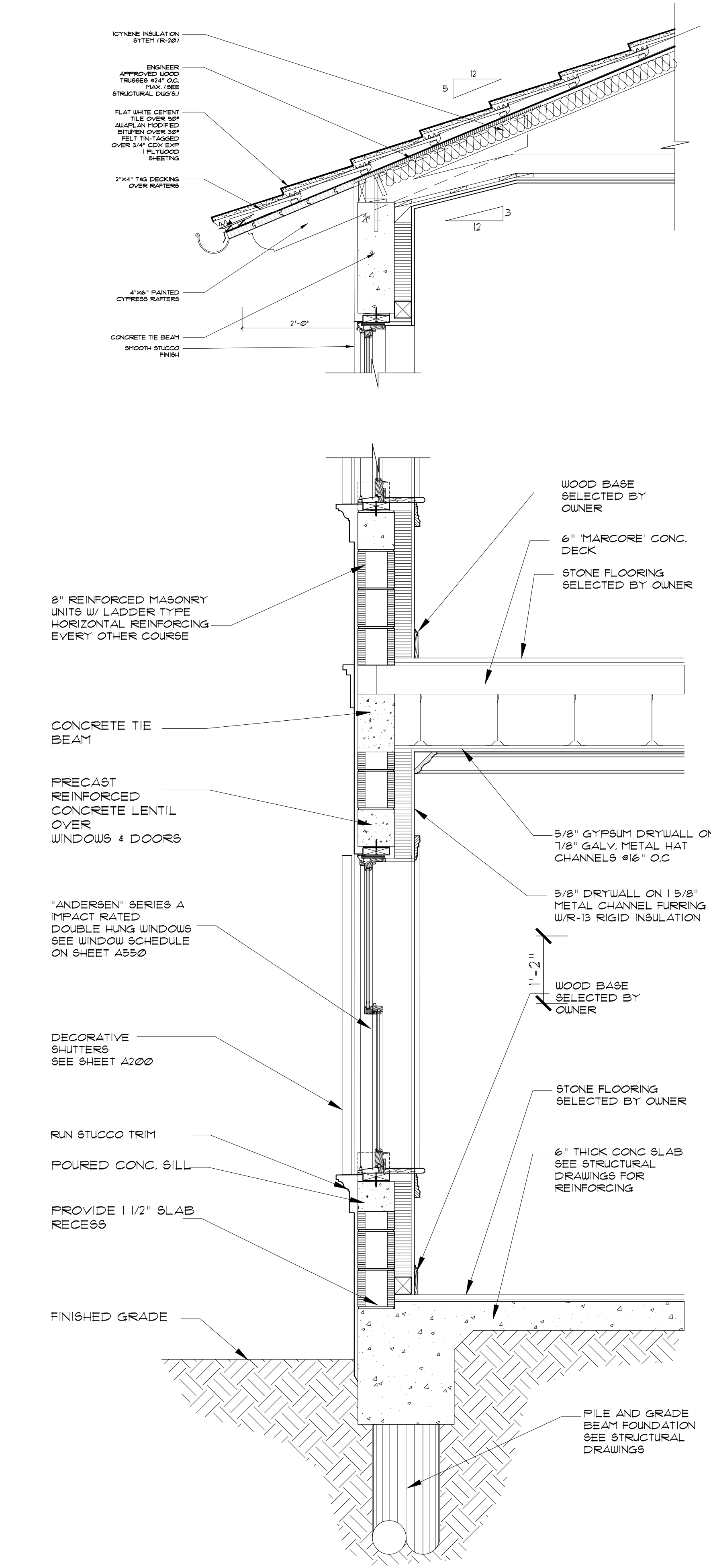
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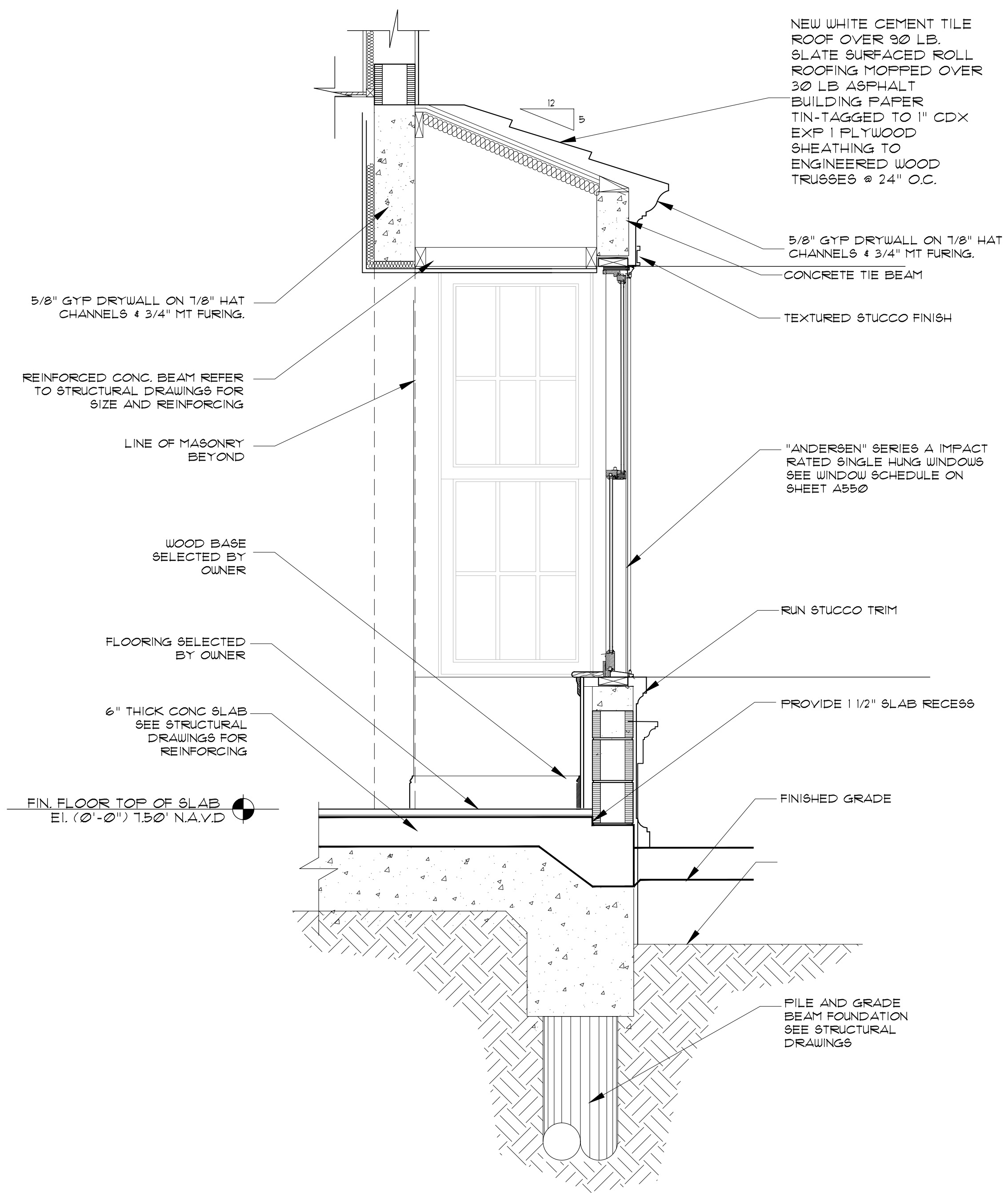
A203



Typical Wall Section

Scale

3/4" = 1'-0"



Wall Section @ Bay Window

Scale

3/4" = 1'-0"



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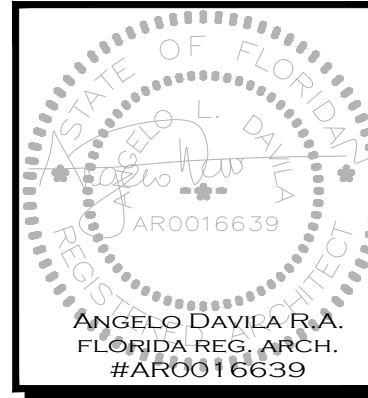
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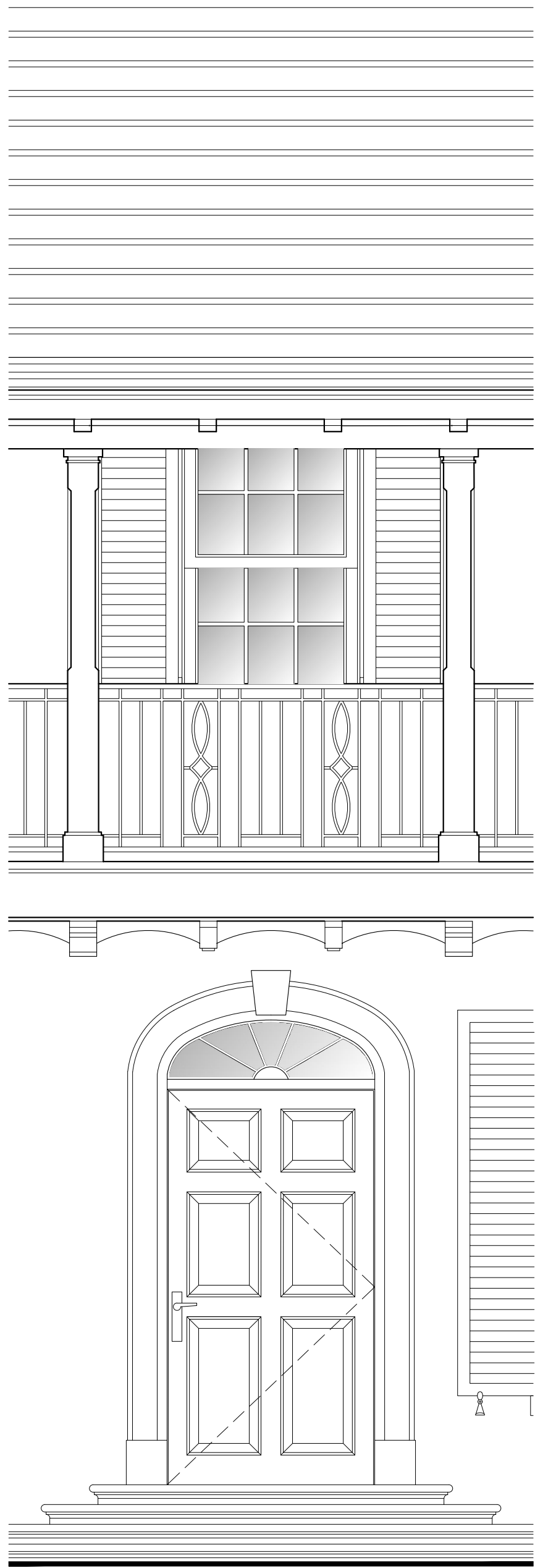


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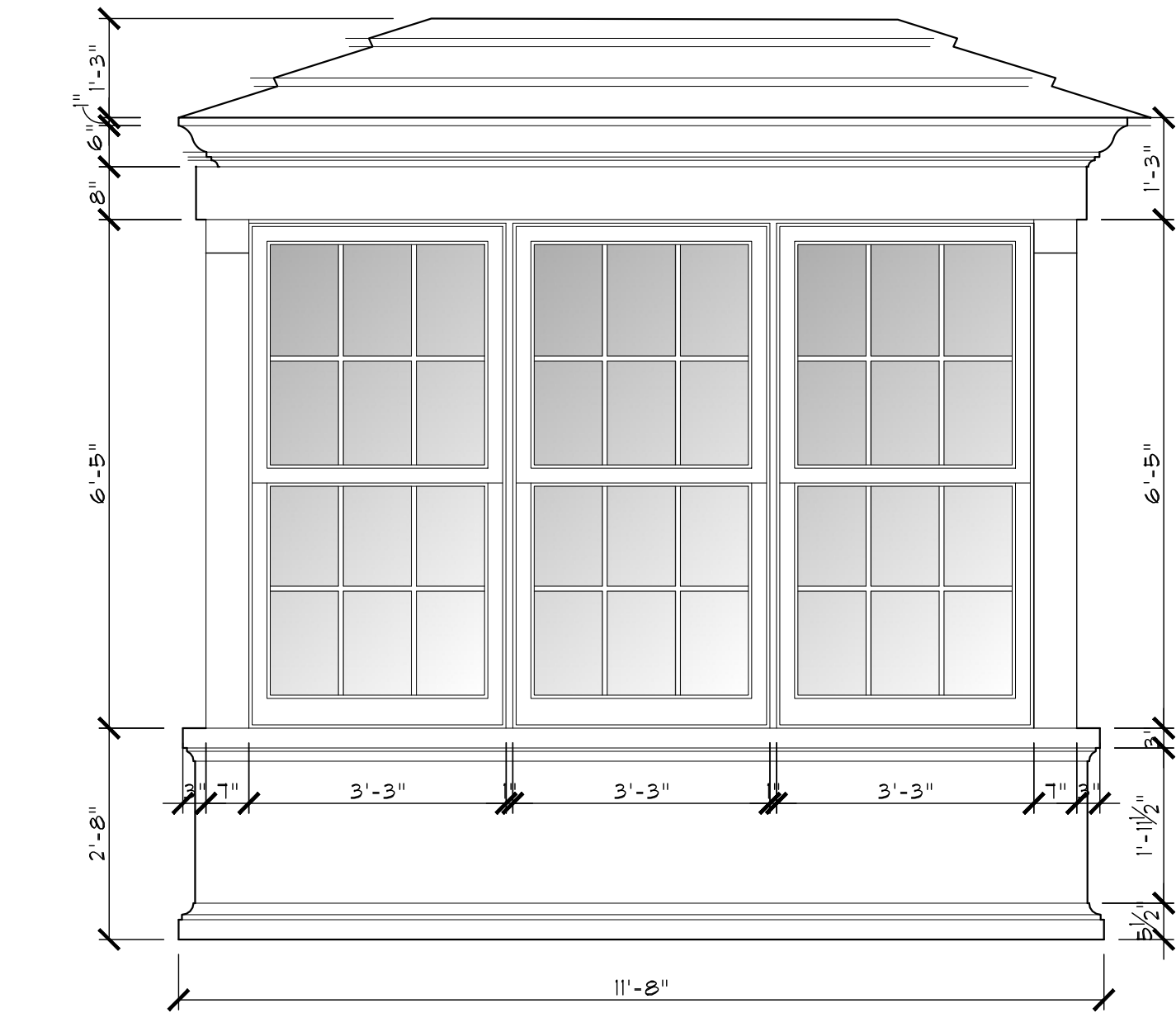
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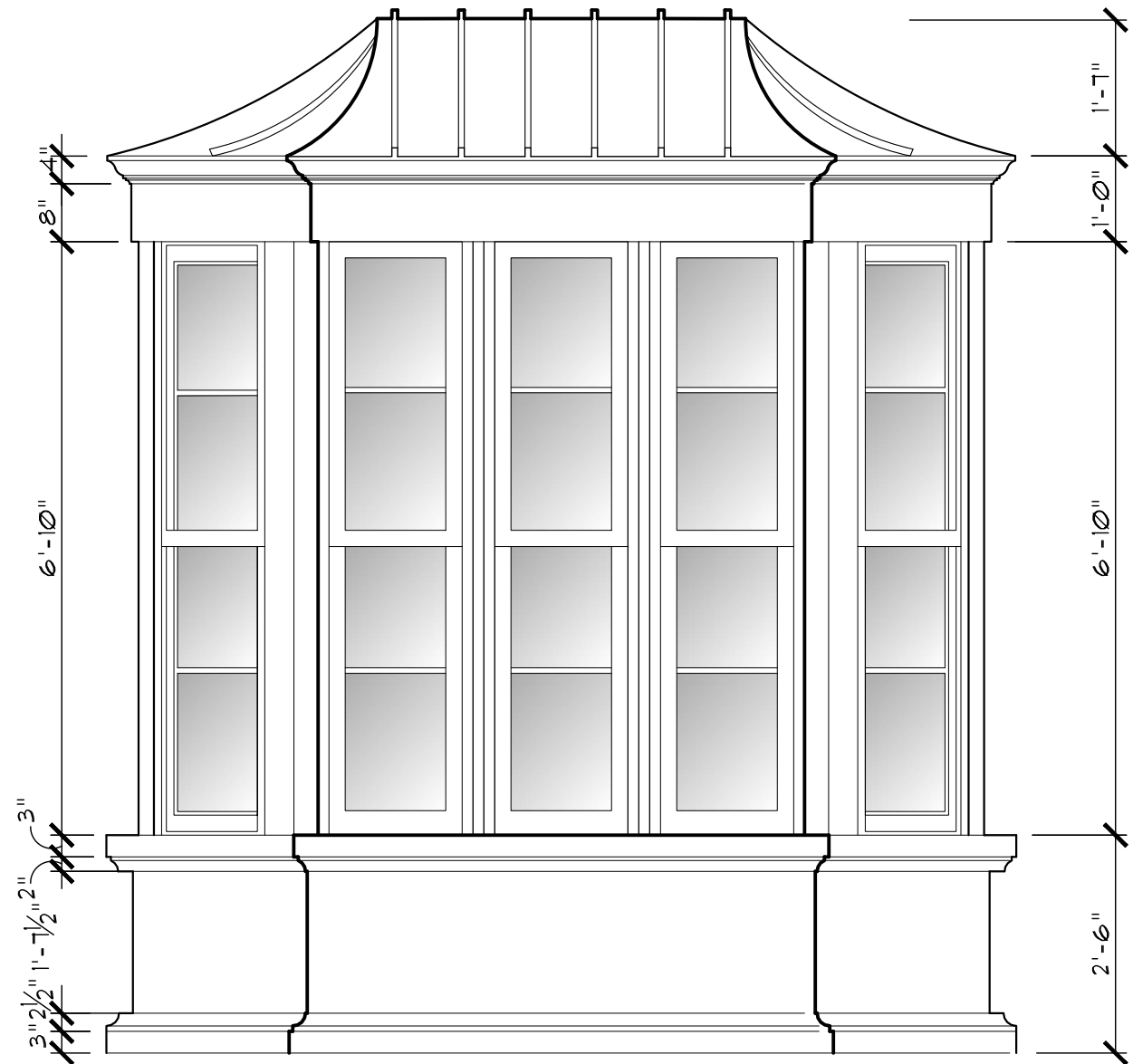
ARC-23-099



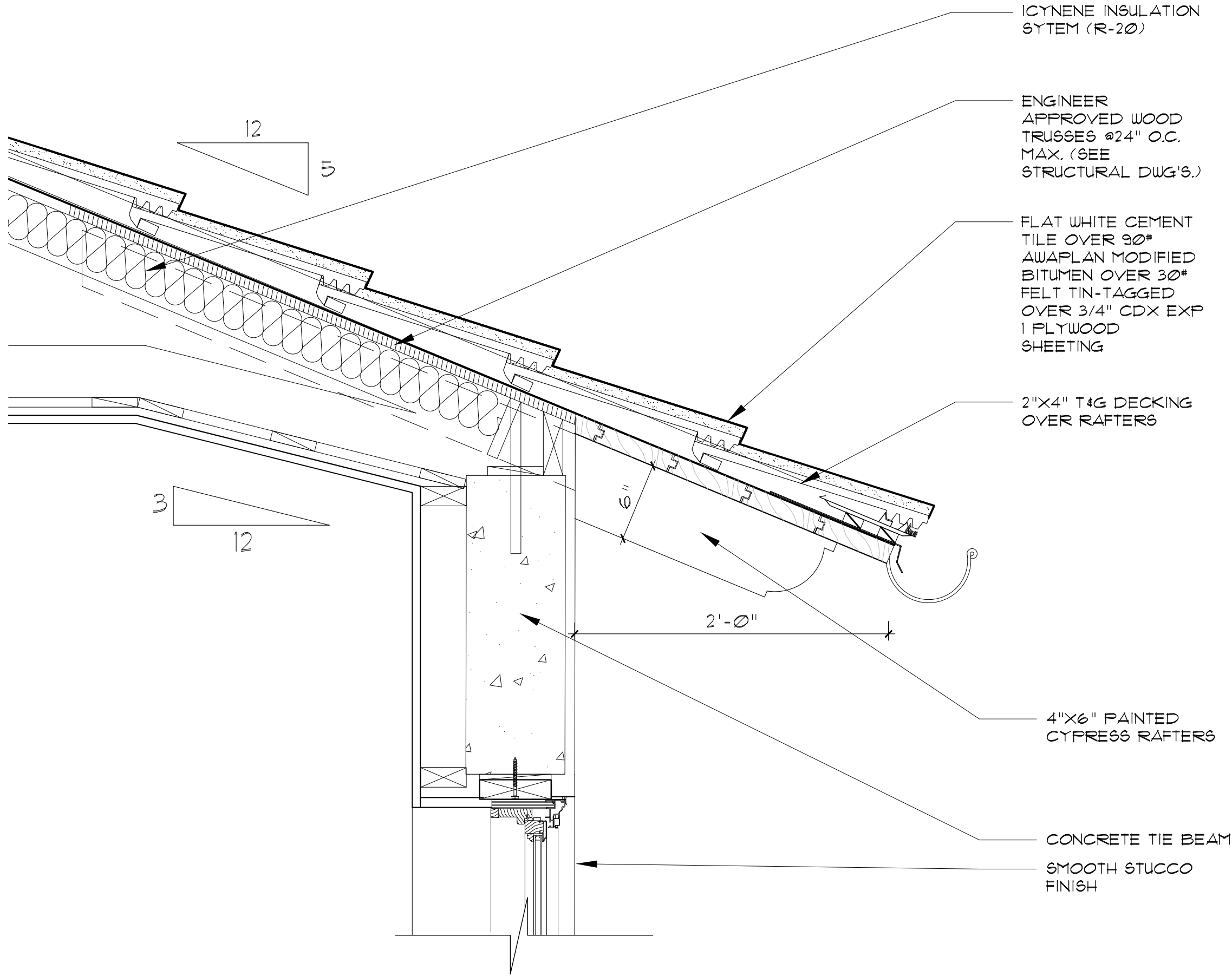
Proposed Entry- Elevation Detail
Scale 1/2" = 1'-0"



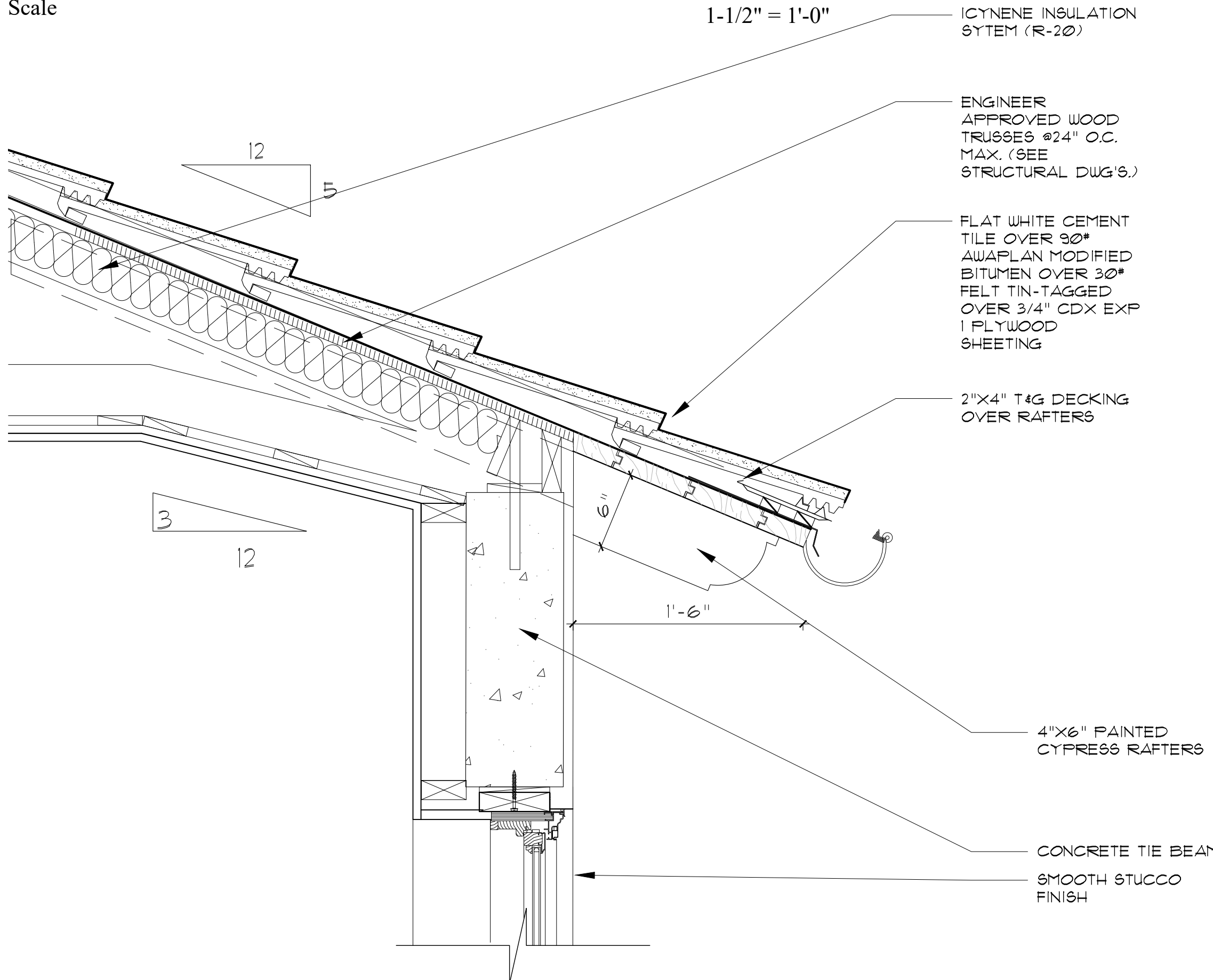
Bay Window Detail
Scale 1/2" = 1'-0"



Bay Window Detail
Scale 1/2" = 1'-0"



Outlooker Detail - 2nd Floor
Scale 1-1/2" = 1'-0"



Outlooker Detail - First Floor
Scale 1-1/2" = 1'-0"



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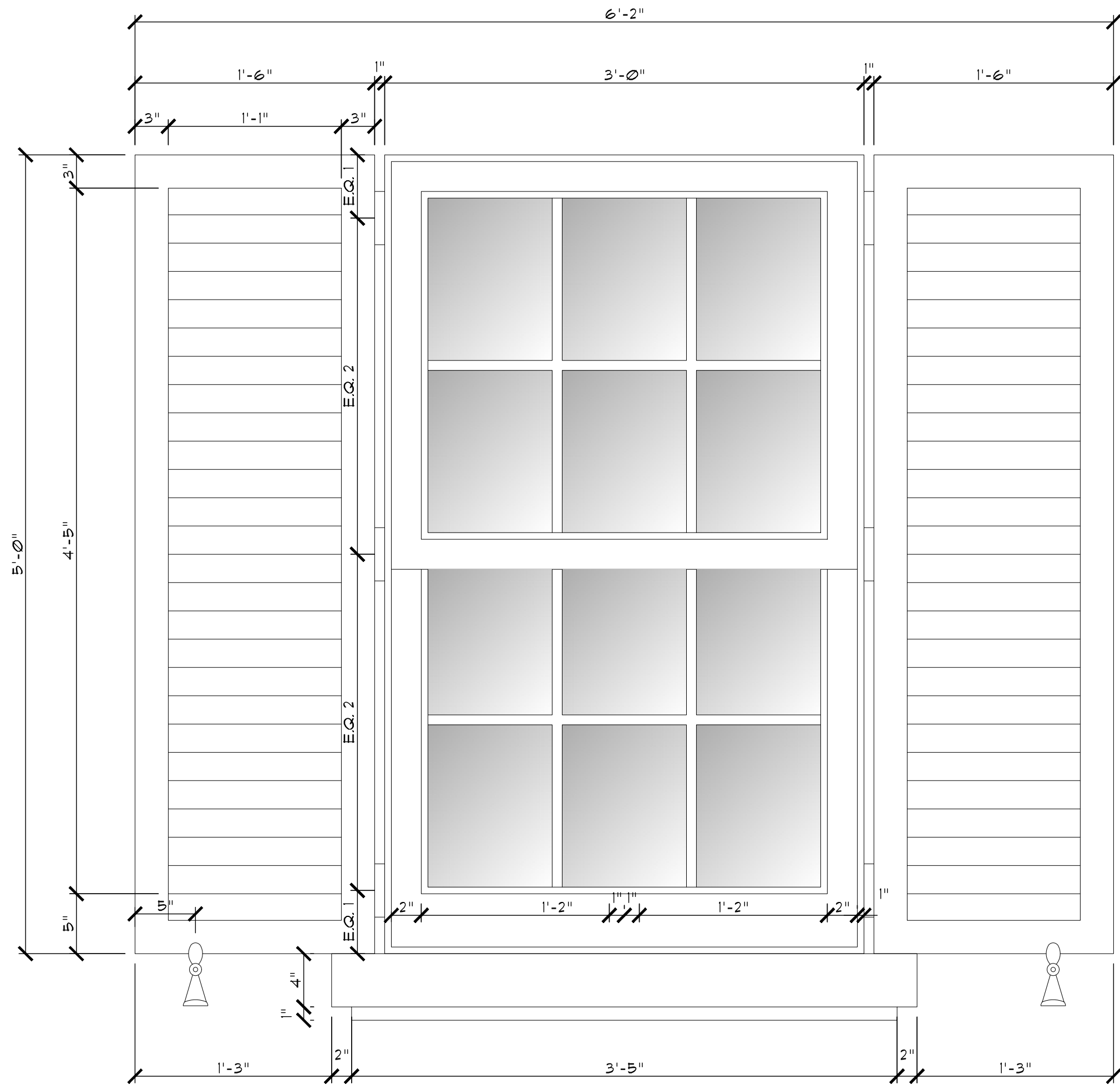
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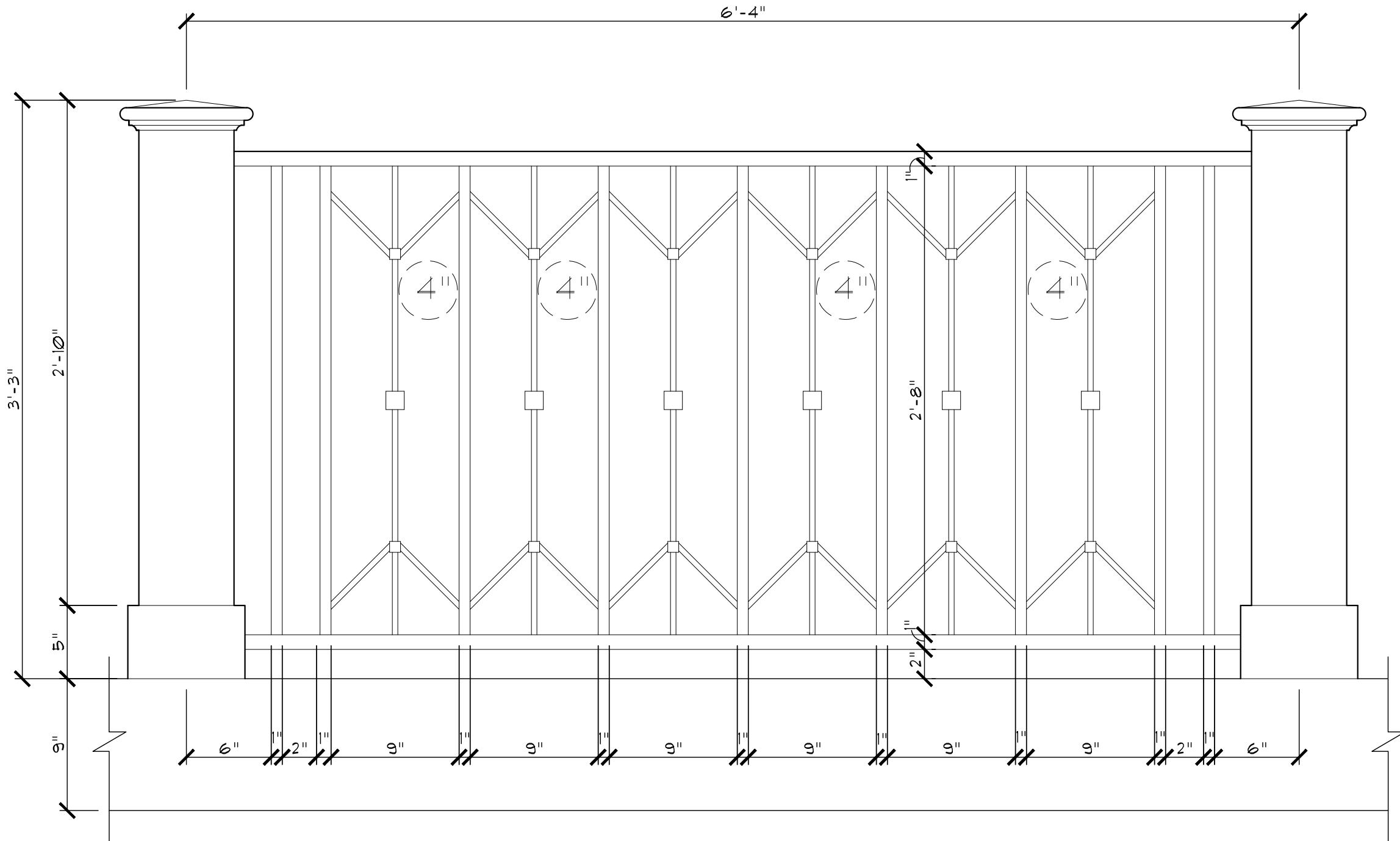
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A302



Proposed Window & Shutter Detail

Scale

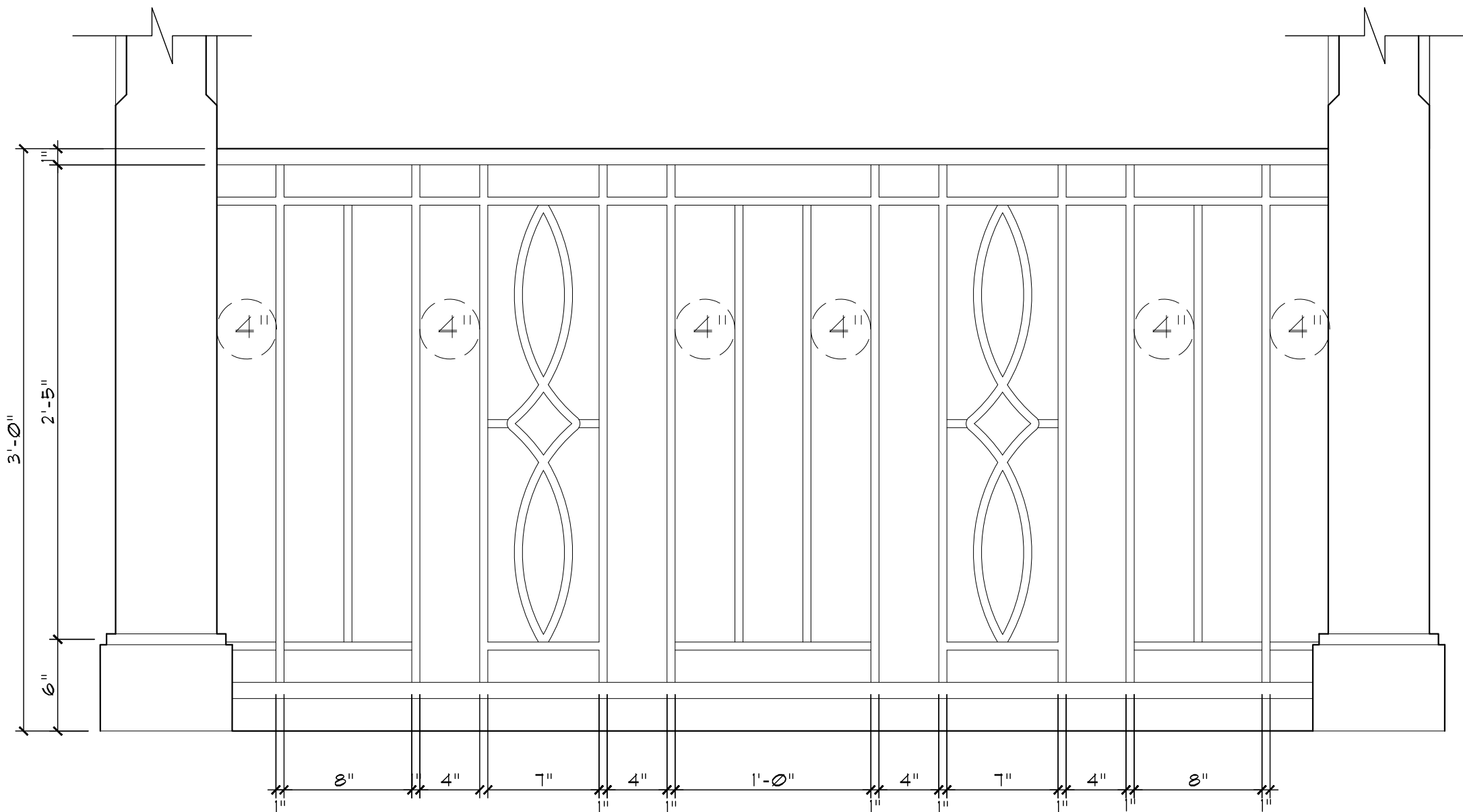
1-1/2" = 1'-0"



Previously Proposed Railing Detail

Scale

1-1/2" = 1'-0"



Currently Proposed Railing Detail

Scale

1-1/2" = 1'-0"



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SHEET NO.
A303

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 13,500 sq.ft.
Drainage Area Impervious Surface = 7,425 sq.ft.
Drainage Area Pervious Surface = 6,075 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 7,425 sq.ft. x 1 ft./12 in. = 1,238 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 6,075 sq.ft. x 1 ft./12 in. = 203 cu.ft.

Total Volume to be Retained = 1,441 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1
L = Total Length of Trench Provided = 30 ft
W = Trench Width = 15 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.58 ft
DU = Un-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 1.00 ft
V = Volume Treated = 398 cu.ft.

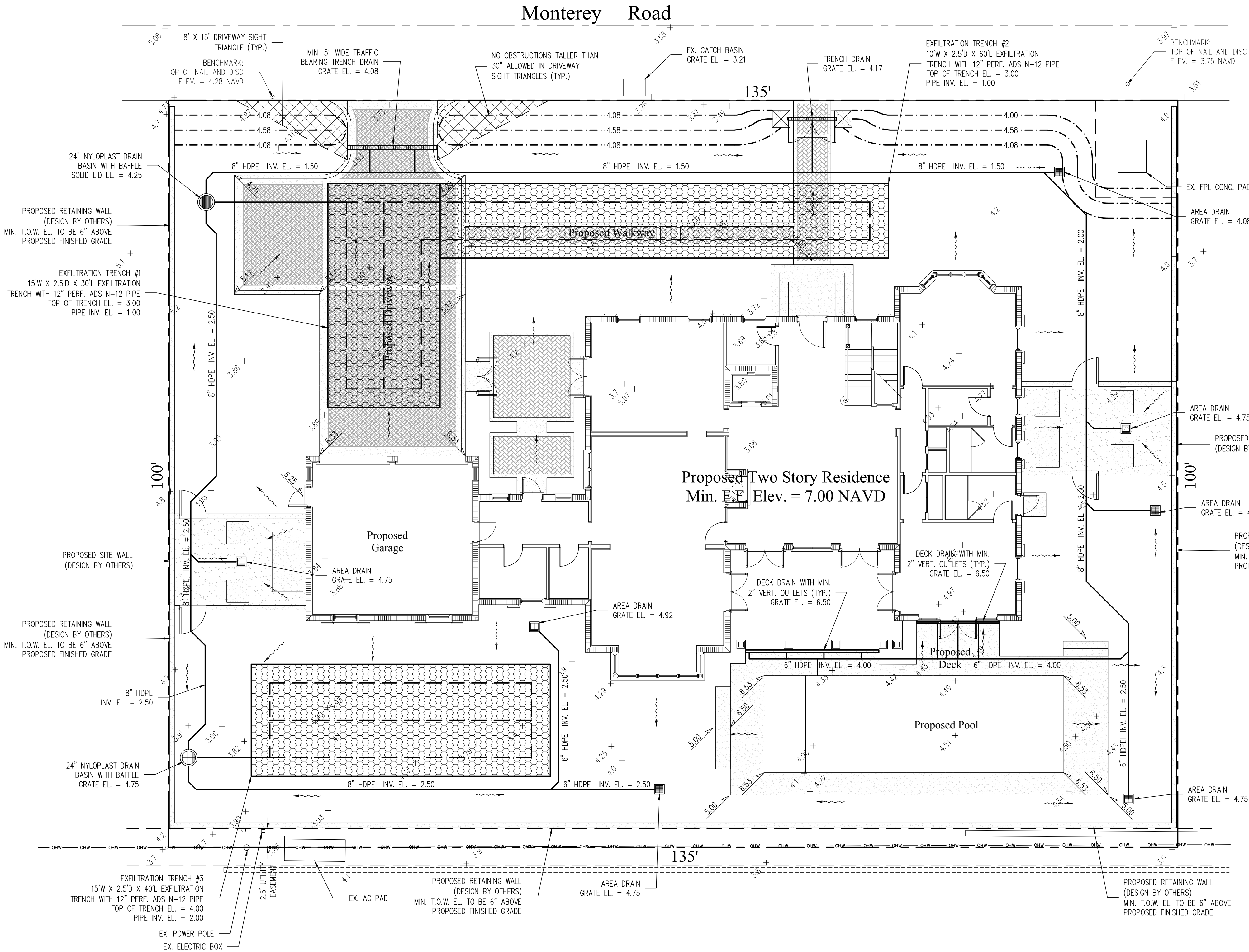
Exfiltration Trench #2
L = Total Length of Trench Provided = 60 ft
W = Trench Width = 10 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.58 ft
DU = Un-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 1.00 ft
V = Volume Treated = 570 cu.ft.

Exfiltration Trench #3
L = Total Length of Trench Provided = 40 ft
W = Trench Width = 15 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.58 ft
DU = Un-Saturated Trench Depth = 2.50 ft
DS = Saturated Trench Depth = 0.00 ft
V = Volume Treated = 805 cu.ft.

Total Volume Retained in Exfiltration Trenches = 1,773 cu.ft.

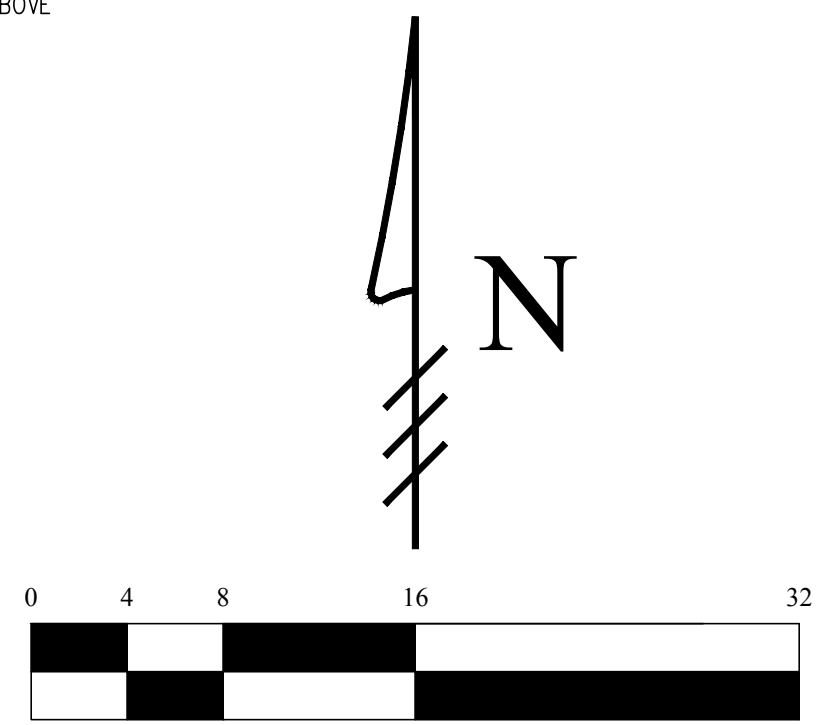
Notes:

- 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.



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



- | Revisions | | |
|-----------|------------|--|
| 1 | 02/04/2023 | UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE |
| 2 | 04/10/2023 | UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE |
| 3 | 06/14/2023 | UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

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 Environment Design Group Received 6/13/23

ARC-23-025

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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.

Location Map
N.T.S.

Gruber Consulting
Engineers, Inc.
5754 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

Project Information	
Project No.	2023-0133
Issue Date	12/06/2022
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan For:

Proposed Residence

Palm Beach, Florida
274 Monterey Road

Revisions	
1	02/04/2023
2	04/10/2023
3	06/14/2023
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

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