

PROPOSED NEW CONSTRUCTION AT:

# 232 LA PUERTA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

## PRESENTATION: 12.07.2023

ARC-24-003: MEETING DATE 01.24.2024

**RECEIVED**

By yfigueroa at 12:34 pm, Dec 04, 2023



PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY  
PALM BEACH COUNTY  
TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS  
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C00174

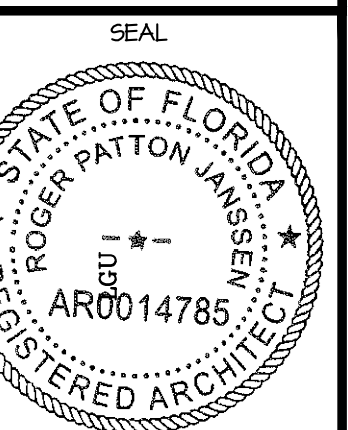
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REVISIONS:

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A-0.00

JOB NUMBER: 23-010

CONSULTANTS AND ENGINEERS:

GENERAL CONTRACTOR:

WITTMANN BUILDING CORPORATION  
2 HARVARD CIR #300  
WEST PALM BEACH  
FLORIDA, 33409  
561.366.8188

GEOTECHNICAL ENGINEER:

NUTTING ENGINEERS  
1310 NEPTUNE DRIVE  
BOYNTON BEACH  
FLORIDA, 33426  
561.732.7200

STRUCTURAL ENGINEER:

MEP ENGINEER:

CIVIL ENGINEER:

GRUBER CONSULTING ENGINEERS  
2475 MERVER AVENUE  
WEST PALM BEACH  
FLORIDA, 33401

LANDSCAPE ARCHITECT:

NIEVERA WILLIAMS DESIGN  
625 N FLAGLER DR, SUITE 502  
WEST PALM BEACH  
FLORIDA, 33401  
561.654.2820

SURVEYOR:

WALLACE SURVEYING CORP.  
5553 VILLAGE BOULEVARD  
WEST PALM BEACH, FL 33407  
561-640-4551

JOB NUMBER:

ISSUED FOR PRE-APP: 23-110

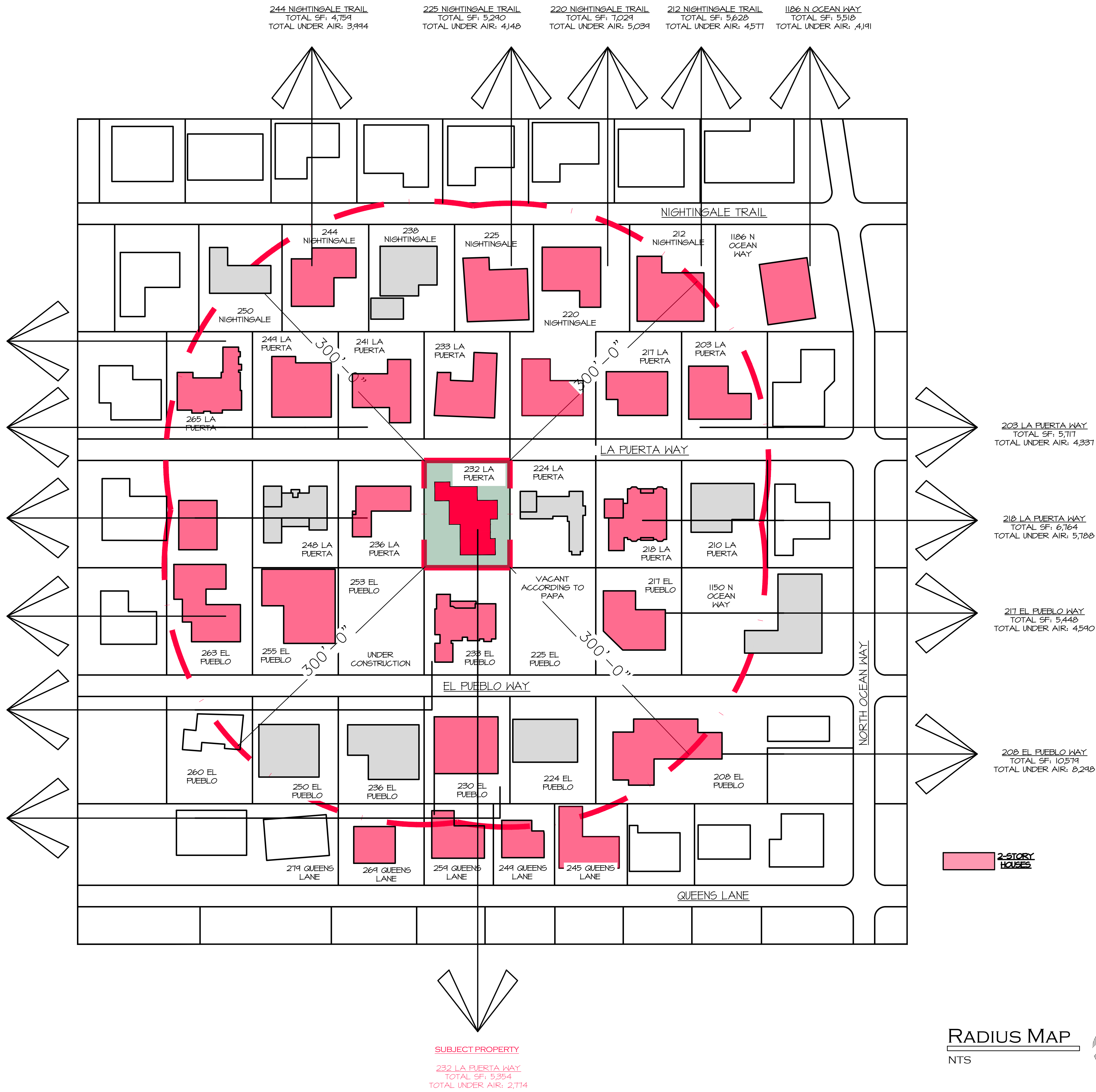
ISSUED FOR FIRST SUBMITTAL: 10.16.23

ISSUED FOR SECOND SUBMITTAL: 11.02.23

PRESENTATION SUBMITTAL: 11.20.23

12.07.23





265 LA PUERTA WAY  
TOTAL SF: 5,185  
TOTAL UNDER AIR: 4,352

241 LA PUERTA WAY  
TOTAL SF: 6,204  
TOTAL UNDER AIR: 5,104

236 LA PUERTA WAY  
TOTAL SF: 3,586  
TOTAL UNDER AIR: 3,015

236 EL PUEBLO WAY  
TOTAL SF: 5,516  
TOTAL UNDER AIR: 3,423

233 EL PUEBLO WAY  
TOTAL SF: 5,222  
TOTAL UNDER AIR: 4,196

230 EL PUEBLO WAY  
TOTAL SF: 5,416  
TOTAL UNDER AIR: 4,085

208 LA PUERTA WAY  
TOTAL SF: 5,717  
TOTAL UNDER AIR: 4,337

218 LA PUERTA WAY  
TOTAL SF: 6,164  
TOTAL UNDER AIR: 5,188

217 EL PUEBLO WAY  
TOTAL SF: 5,448  
TOTAL UNDER AIR: 4,590

208 EL PUEBLO WAY  
TOTAL SF: 10,514  
TOTAL UNDER AIR: 8,298

SUBJECT PROPERTY

232 LA PUERTA WAY  
TOTAL SF: 5,354  
TOTAL UNDER AIR: 2,714

RADIUS MAP  
NTS

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

TOWN OF PALM BEACH, FLORIDA

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-833-4707, LICENSE #AA-C000174

DATE:

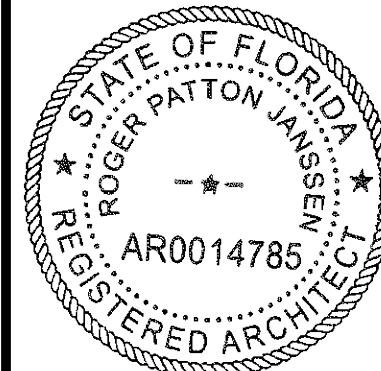
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SEAL



ROGER P. JANSSEN

AR-14785

DRAWING NO.

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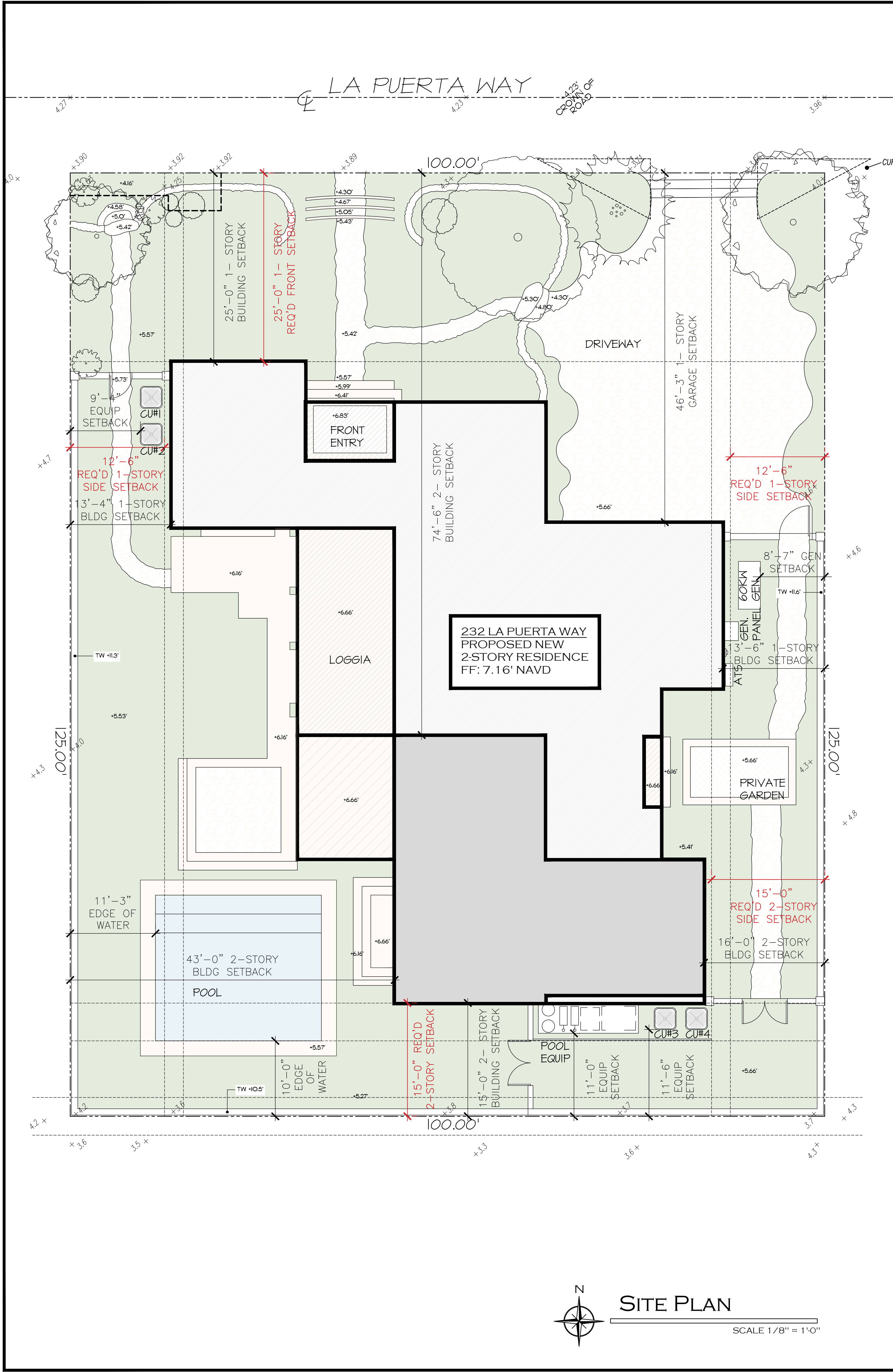
JOB NUMBER:

23-010









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:                                                          | 232 LA PUERTA WAY                      |                  |
| 2      | Zoning District:                                                           | RB                                     |                  |
| 3      | Lot Area (sq. ft.):                                                        | 12,500 SF                              |                  |
| 4      | Lot Width (W) & Depth (D) (ft.):                                           | 100(W) X 125 (D)                       |                  |
| 5      | Structure Type:<br>(Single-Family, Multi-Family, Comm., Other)             | SINGLE FAMILY                          |                  |
| 6      | FEMA Flood Zone Designation:                                               | AE                                     |                  |
| 7      | Zero Datum for point of meas. (NAVD)                                       | 7.0 NAVD                               |                  |
| 8      | Crown of Road (COR) (NAVD)                                                 | 4.27' NAVD                             |                  |
| 9      |                                                                            | REQ'D / PERMITTED                      | EXISTING         |
| 10     | Lot Coverage (Sq Ft and %)                                                 | 3,750 SF                               | NA               |
| 11     | Enclosed Square Footage<br>(1st & 2nd Fl., Basement, Accs. Structure, etc) |                                        | 4,377 SF         |
| 12     | *Front Yard Setback (Ft.)                                                  | 25'-0"/30'-0"                          | 25'-0"/74'-6"    |
| 13     | * Side Yard Setback (1st Story) (Ft.)                                      | 12'-6"                                 | 13'-4"/13'-6"    |
| 14     | * Side Yard Setback (2nd Story) (Ft.)                                      | 15'-0"                                 | 43'-0"/16'-0"    |
| 15     | *Rear Yard Setback (Ft.)                                                   | 15'-0"                                 | 15'-0"           |
| 16     | Angle of Vision (Deg.)                                                     | 100                                    | 90               |
| 17     | Building Height (Ft.)                                                      | 14'-0"/22'-0"                          | 13'-0"/20'-5"    |
| 18     | Overall Building Height (Ft.)                                              | 30'-0"                                 | 27'-1"           |
| 19     | Cubic Content Ratio (CCR) (R-B ONLY)                                       | 49,688 CF (3.98)                       | 49,335 CF        |
| 20     | ** Max. Fill Added to Site (Ft.)                                           | 1.445' SF                              | 1.445' SF        |
| 21     | Finished Floor Elev. (FFE)(NAVD)                                           | 7.0' NAVD                              | 7.16' NAVD       |
| 22     | Base Flood Elevation (BFE)(NAVD)                                           | 6.0' NAVD                              | 6.0' NAVD        |
| 23     | Landscape Open Space (LOS) (Sq Ft and %)                                   | (45%) 5,625 SF                         | (45.5%) 5,690 SF |
| 24     | Perimeter LOS (Sq Ft and %)                                                | 2,050 SF (50%)                         | 3,231 (78%)      |
| 25     | Front Yard LOS (Sq Ft and %)                                               | (40%) 1,000 SF                         | (67%) 1,672 SF   |
| 26     | *** Native Plant Species %                                                 | Please refer to TOPB Landscape Legend. |                  |

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

\*\* Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

\*\*\* Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.  
Enter N/C if value is not changing.

REV BF 20230626



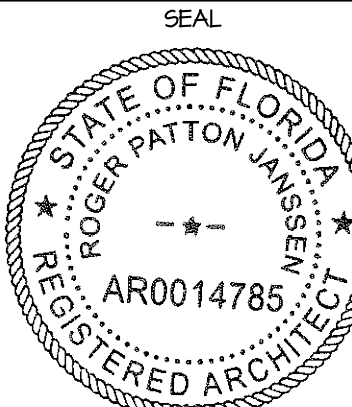
ZONING DATA

PROPOSED NEW RESIDENCE AT:

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REVISIONS:

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ROGER P. JANSEN AR-14785

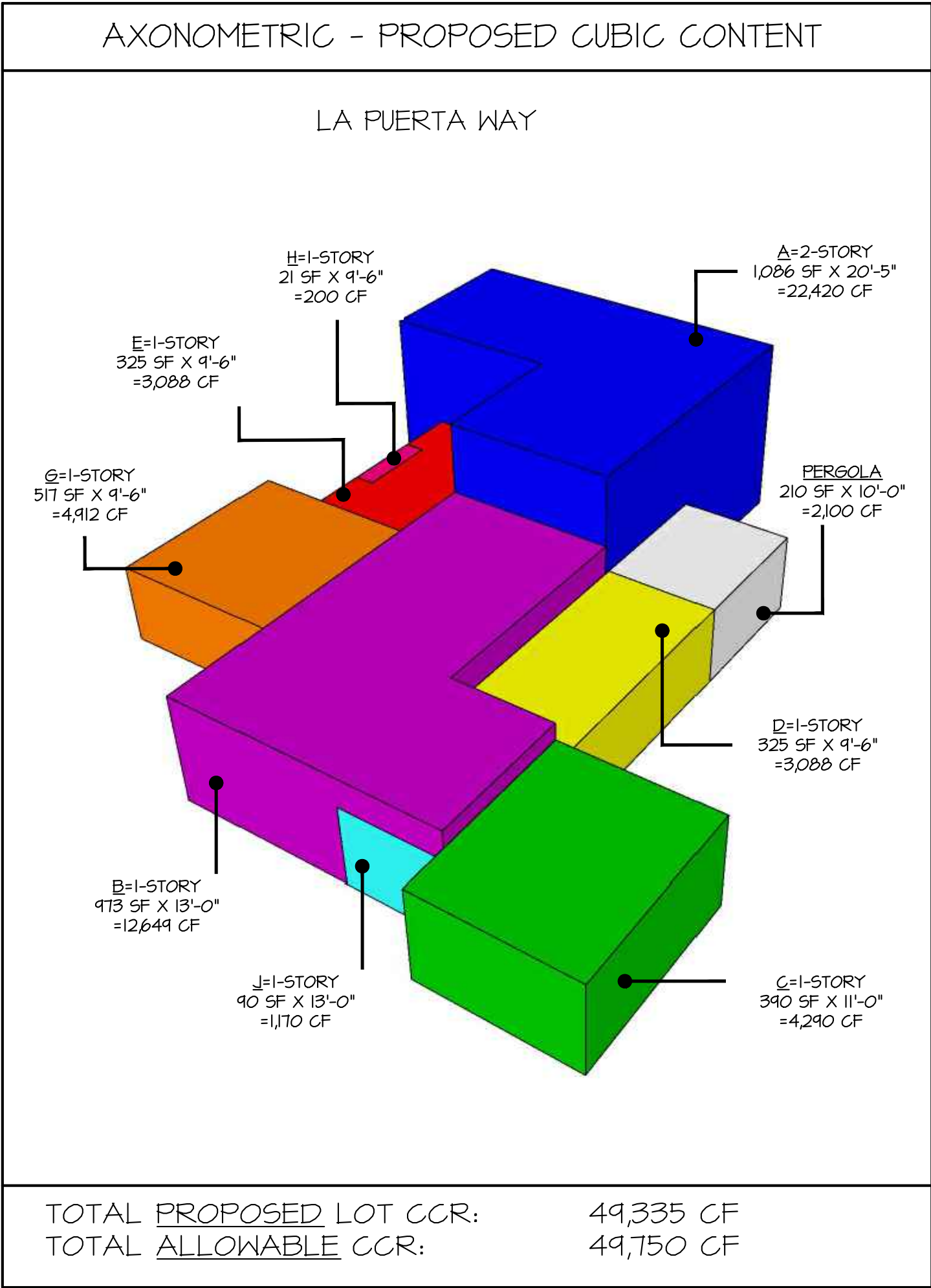
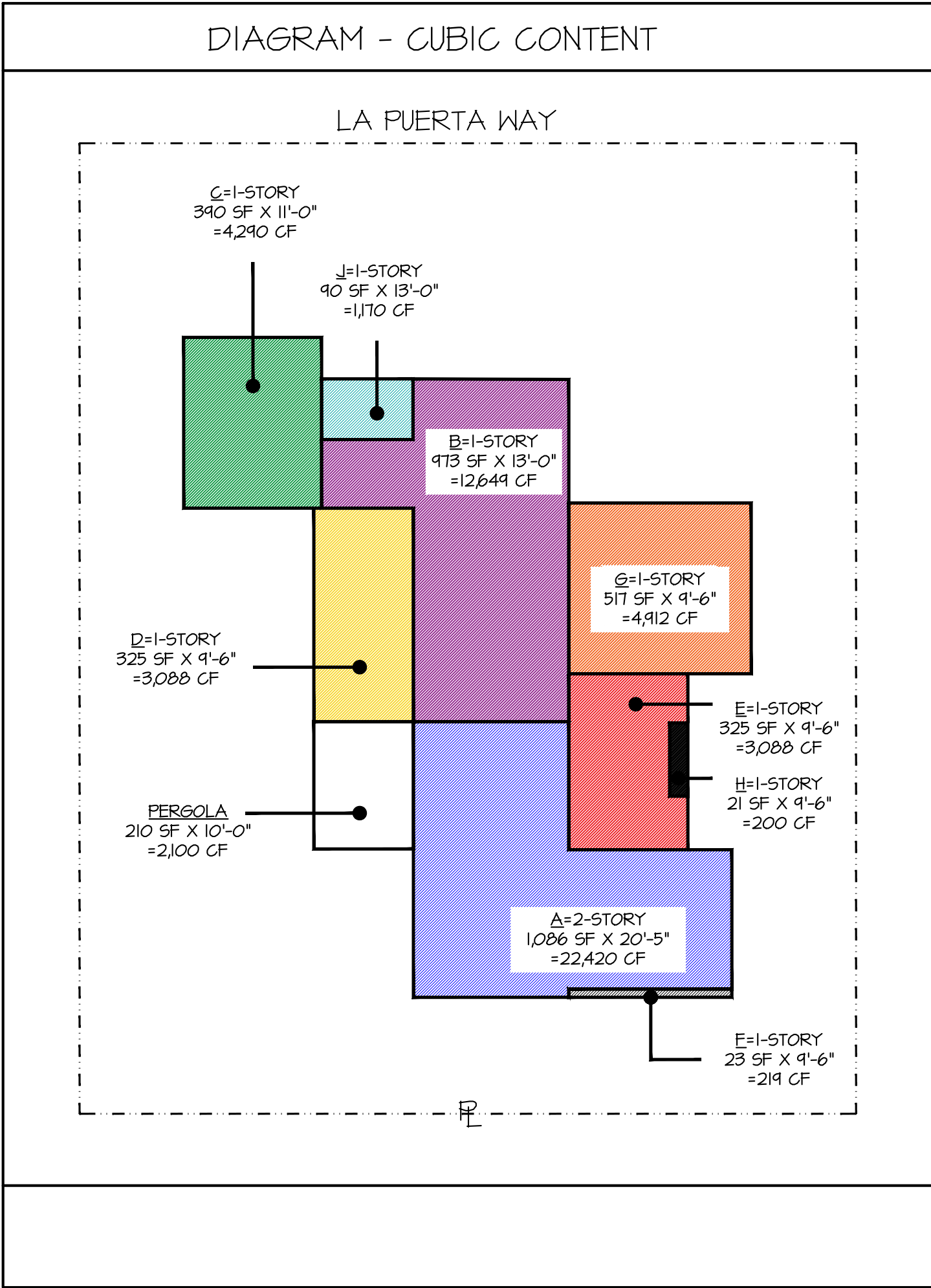
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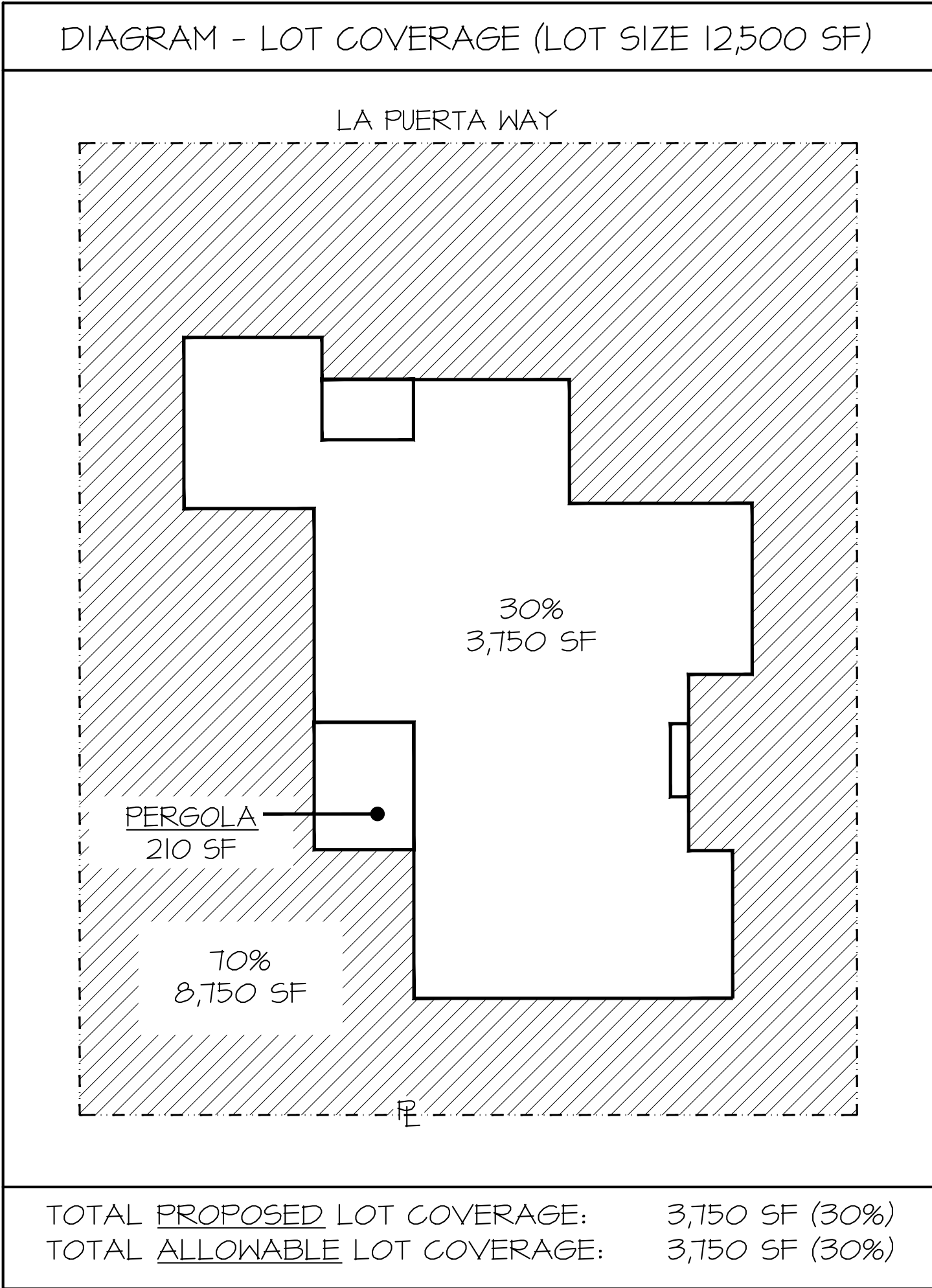
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PALM BEACH COUNTY  
TOWN OF PALM BEACH, FLORIDA  
**DAILEY JANSEN ARCHITECTS**  
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C001914

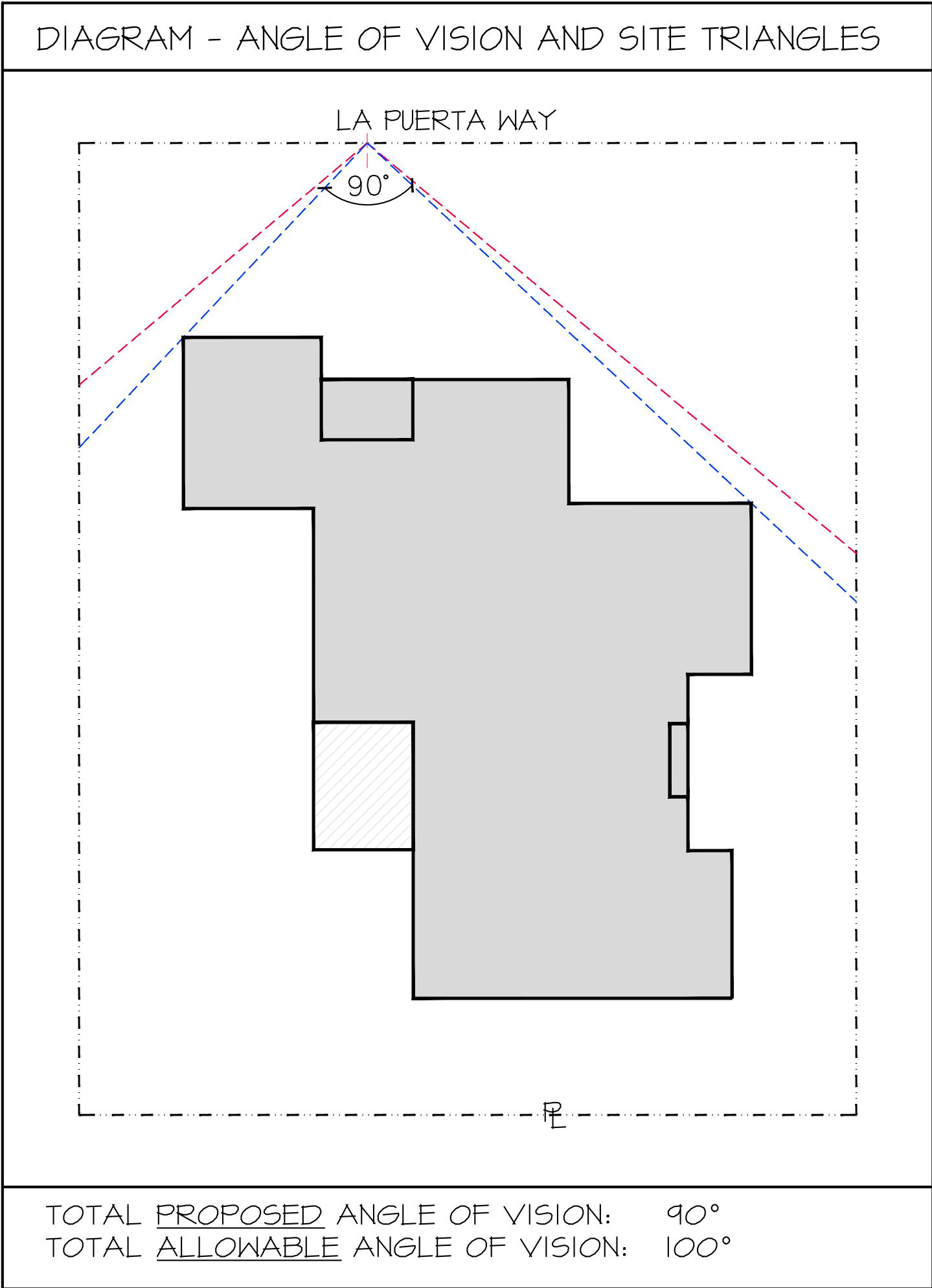




TOTAL PROPOSED LOT CCR: 49,335 CF  
TOTAL ALLOWABLE CCR: 49,750 CF



TOTAL PROPOSED LOT COVERAGE: 3,750 SF (30%)  
TOTAL ALLOWABLE LOT COVERAGE: 3,750 SF (30%)

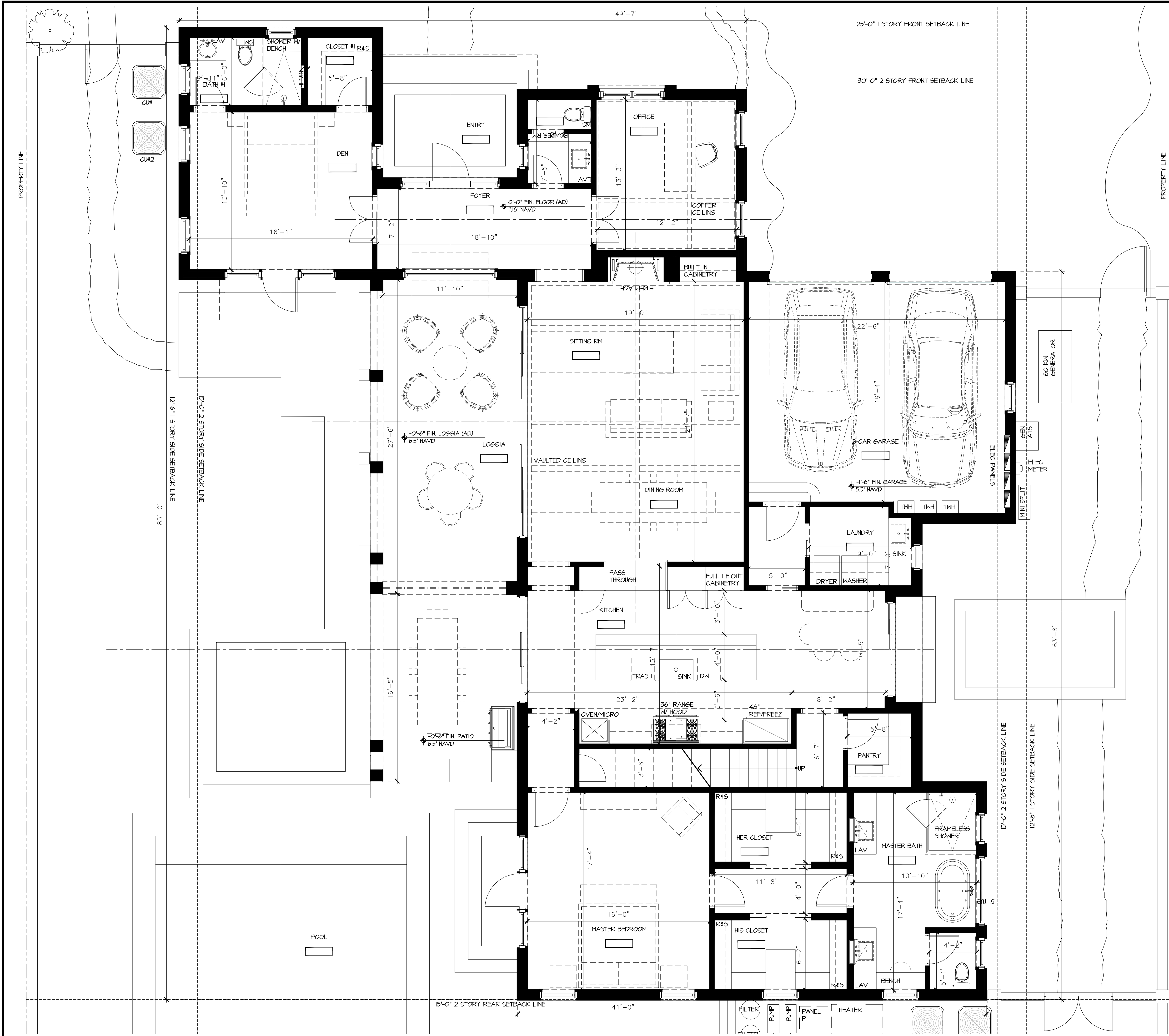


TOTAL PROPOSED ANGLE OF VISION: 90°  
TOTAL ALLOWABLE ANGLE OF VISION: 100°

| LOT COVERAGE DATA                                                                   |                                   |      |                    |        |
|-------------------------------------------------------------------------------------|-----------------------------------|------|--------------------|--------|
| MAX. ALLOWED CCR =                                                                  | (3.5+[(60,000-12,500)/50,000]*.5) |      | 3.98               |        |
| CUBIC CONTENT CALCS (PROPOSED)                                                      |                                   |      |                    |        |
| ENCLOSED AREA                                                                       | SF                                | HT   | TOTAL              |        |
|                                                                                     |                                   |      |                    |        |
|                                                                                     | TWO STORY AC (A)                  | 1086 | 20.45              | 22,209 |
|                                                                                     | ONE STORY AC (B)                  | 973  | 13                 | 12,649 |
|                                                                                     | ONE STORY AC (C)                  | 390  | 11                 | 4,290  |
|                                                                                     | ONE STORY AC (E)                  | 325  | 9.5                | 3,088  |
|                                                                                     | ONE STORY (F)                     | 23   | 9.5                | 219    |
|                                                                                     | GARAGE (G)                        | 517  | 9.5                | 4,912  |
| TOTAL ENCLOSED                                                                      |                                   |      | 47,365             |        |
| UNENCLOSED AREA                                                                     |                                   |      |                    |        |
|                                                                                     | LOGGIA (D)                        | 325  | 9.5                | 3,088  |
|                                                                                     | ONE STORY (H)                     | 21   | 9.5                | 200    |
|                                                                                     | COVERED ENTRY (J)                 | 90   | 13                 | 1,170  |
| PERGOLA 210 10 2100<br>(Pergola CCR does not contribute to CCR of unenclosed areas) |                                   |      |                    |        |
| TOTAL UNENCLOSED                                                                    |                                   |      | 4,457              |        |
| CREDIT FOR 5% UNENCLOSED                                                            |                                   |      | (2,487.5)          |        |
|                                                                                     |                                   |      | 1970               |        |
| ADJUSTED TOTAL                                                                      |                                   |      | 1,970              |        |
| MAX ALLOWABLE 2-STORY                                                               | 49,750                            | >    | GRAND TOTAL 49,335 |        |

| CUBIC CONTENT CALCULATIONS  |       |        |       |
|-----------------------------|-------|--------|-------|
| 232 LA PUERTA WAY           | LOT = | 12,500 | SF    |
| LOT COVERAGE                |       |        |       |
|                             |       |        | SF    |
| FIRST FLOOR (A, B, C, E, F) |       |        | 3,314 |
| SECOND FLOOR (A)            |       |        | 1,086 |
| GARAGE (G)                  |       |        | 517   |
| LOGGIA (D)                  |       |        | 325   |
| COVERED ENTRY (J)           |       |        | 91    |
| FIRST FLOOR (H)             |       |        | 21    |
| TOTAL COVERED               |       |        | 5,354 |
| TOTAL UNDER AIR             |       |        | 2,774 |
| 3% ALLOWANCE FOR PERGOLA =  |       |        | 375   |
| PERGOLA                     |       |        | 210   |
| TOTAL FOOTPRINT             |       |        | 3,750 |
| 2 STORY MAX COVERAGE 30%    |       |        |       |
| MAX ALLOWABLE 2-STORY       |       |        | 3,750 |
| UNDER BY:                   |       |        | 0     |





FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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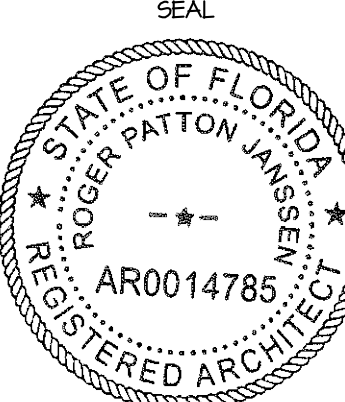
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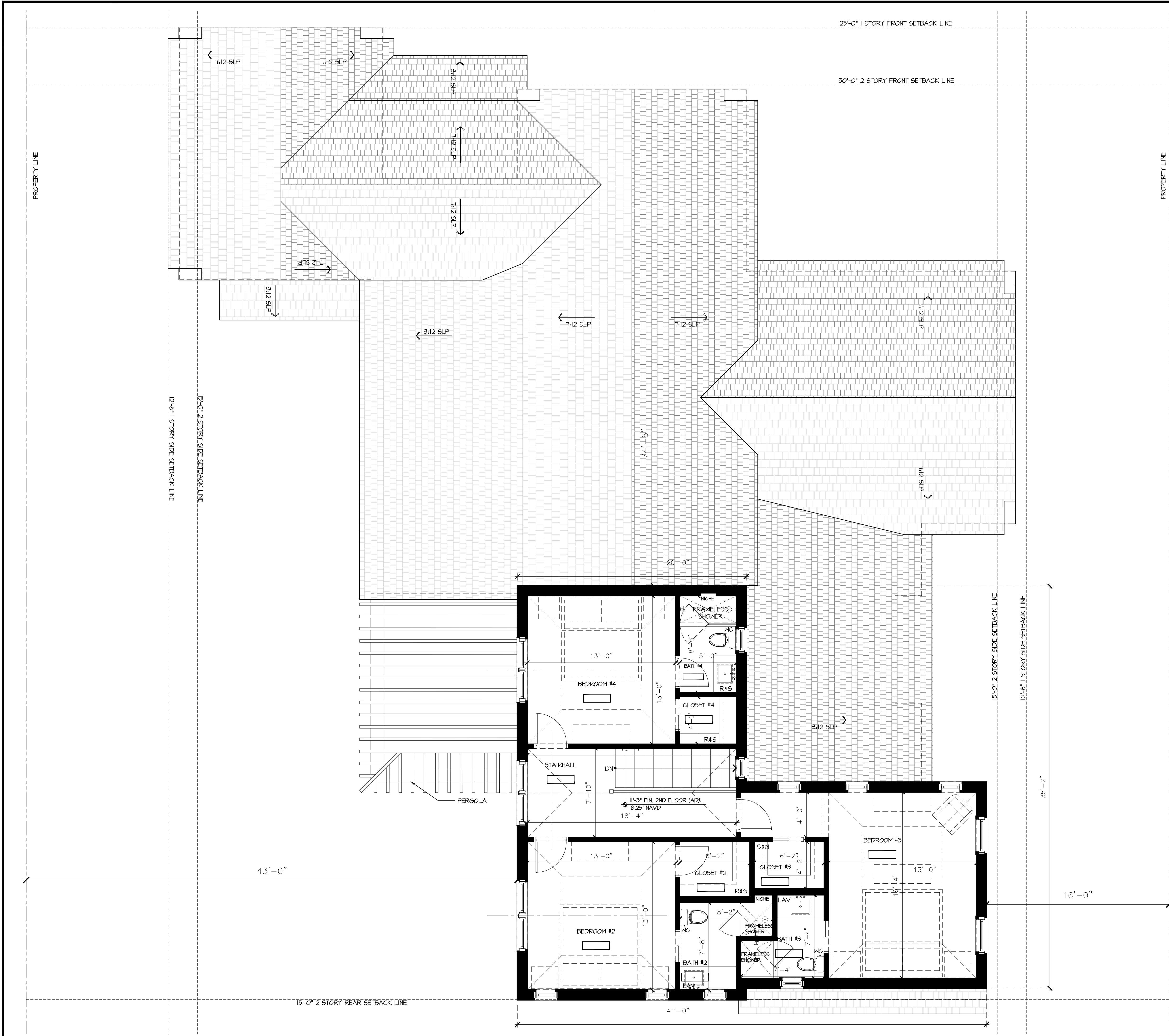
ROGER P. JANSSEN AR-14785

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JOB NUMBER: 23-010





SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

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PALM BEACH COUNTY  
TOWN OF PALM BEACH, FLORIDA

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400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-833-4101, LICENSE #AA-C001914

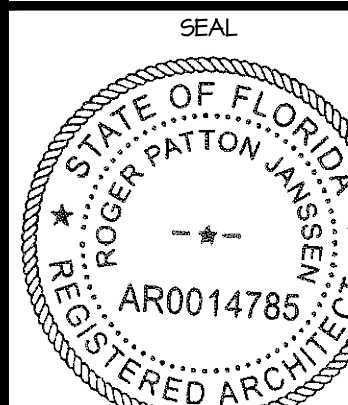
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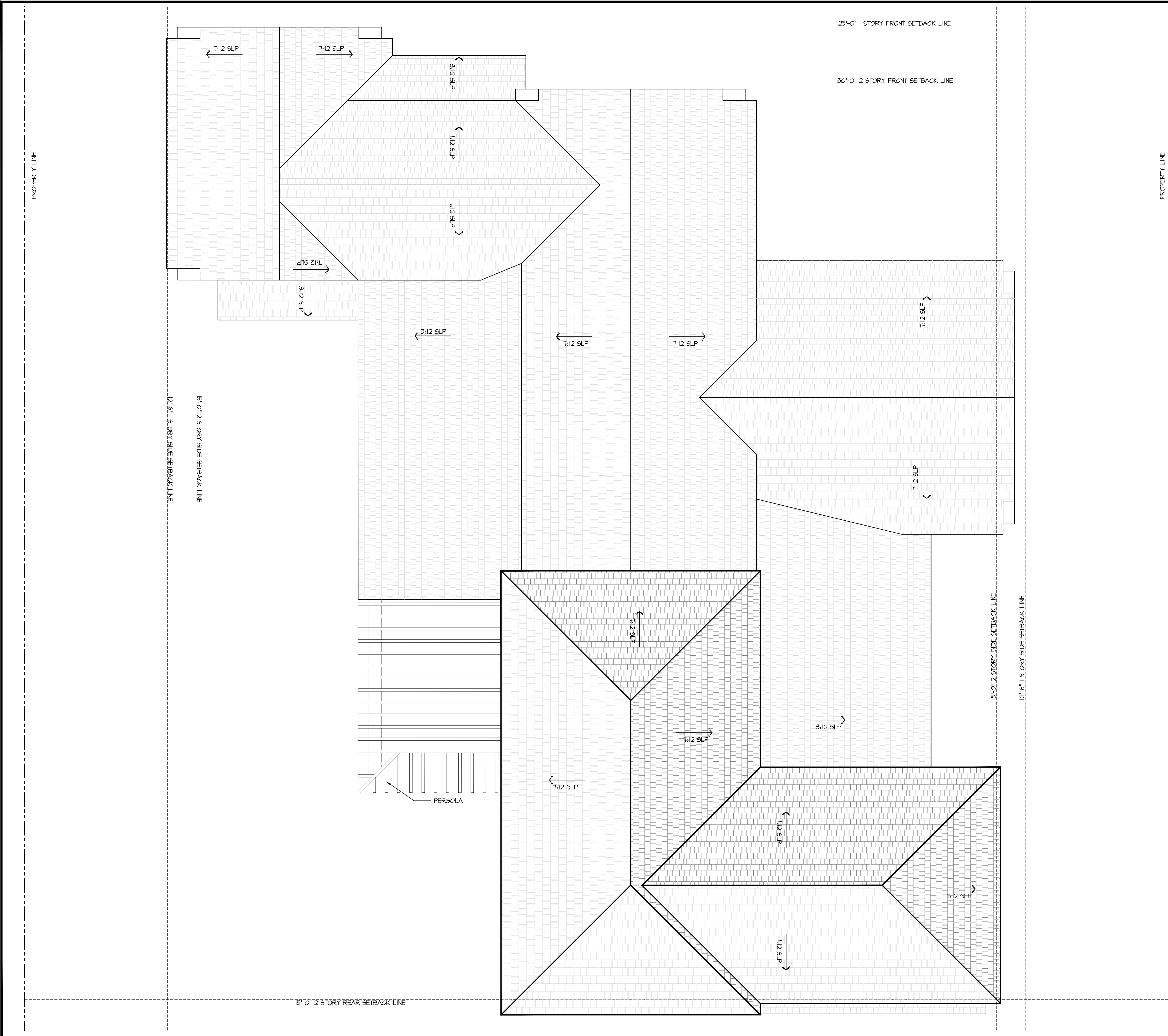
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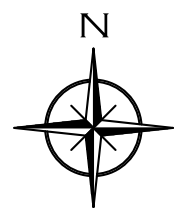
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TYPICAL ROOF NOTES:  
-CEDAR SHAKE ROOF WITH DOUBLE  
STARTER COURSE AND HIP AND RIDGE  
CAPS  
-COPPER HALF ROUND GUTTERS AND  
DOWNSPOUTS  
-7:12 ROOF PITCH TYPICAL U.O.N.  
-ROOF JACKS TO BE COPPER AND  
LOCATIONS TO BE APPROVED BY  
ARCHITECT PRIOR TO PLACEMENTS



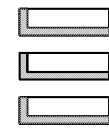
ROOF PLAN  
SCALE 1/4" = 1'-0"

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA



DAILEY JANSSEN ARCHITECTS

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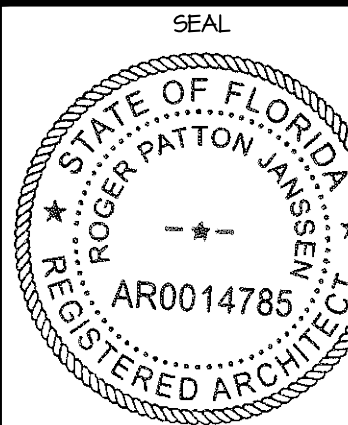
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ROGER P. JANSSEN AR-14785

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23-010





NORTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

TOWN OF PALM BEACH, FLORIDA

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001914

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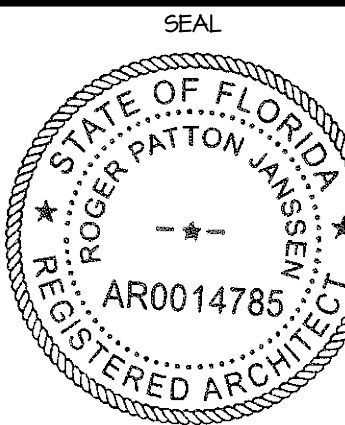
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ROGER P. JANSSEN AR-14785

DRAWING NO.

R0.1

JOB NUMBER: 23-010





SOUTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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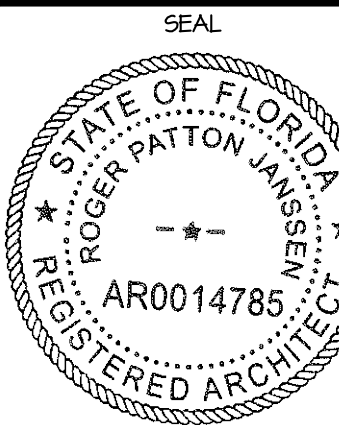
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ROGER P. JANSSEN AR-14785

DRAWING NO.

R0.2

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ENTRY PERSPECTIVE

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

TOWN OF PALM BEACH, FLORIDA

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C0014

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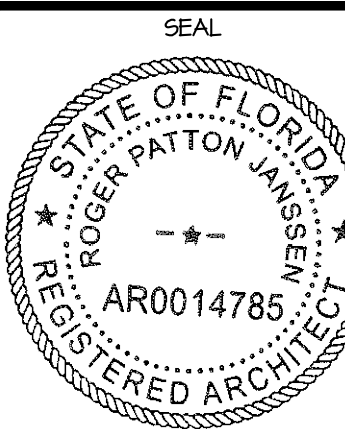
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ROGER P. JANSSEN AR-14785

DRAWING NO.

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FRONT PERSPECTIVE

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001914

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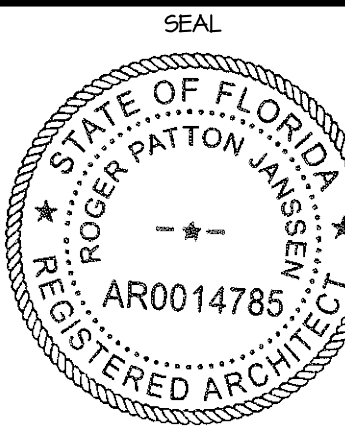
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ROGER P. JANSSEN AR-14785

DRAWING NO.

R0.4

JOB NUMBER: 23-010





JOB NUMBER: 23-

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TOWN OF PALM BEACH, FLORIDA

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TOWN OF PALM BEACH, FLORIDA





GARDEN PERSPECTIVE

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C0014

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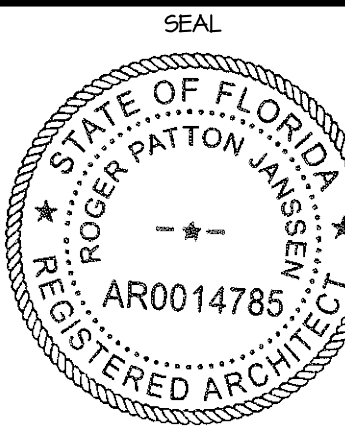
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ROGER P. JANSSEN AR-14785

DRAWING NO.

R0.6

JOB NUMBER: 23-010





DOMINICAN CORAL

- HARDSCAPE

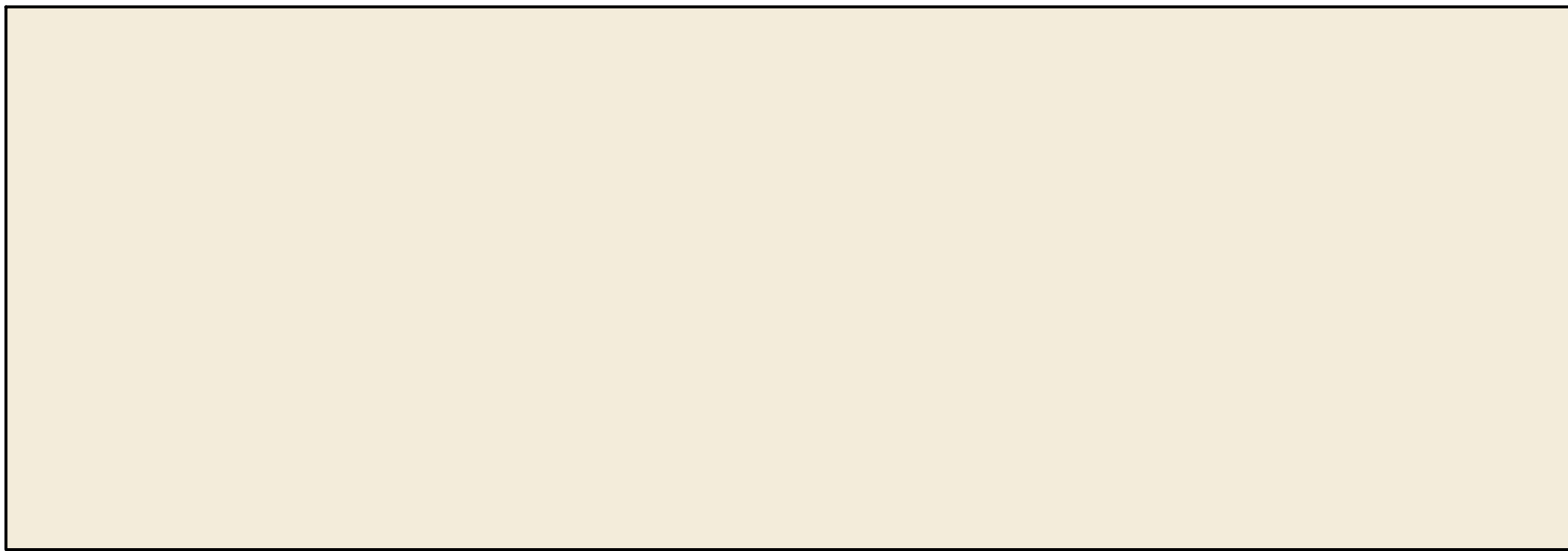


WASHED CYPRESS

- FRONT DOOR

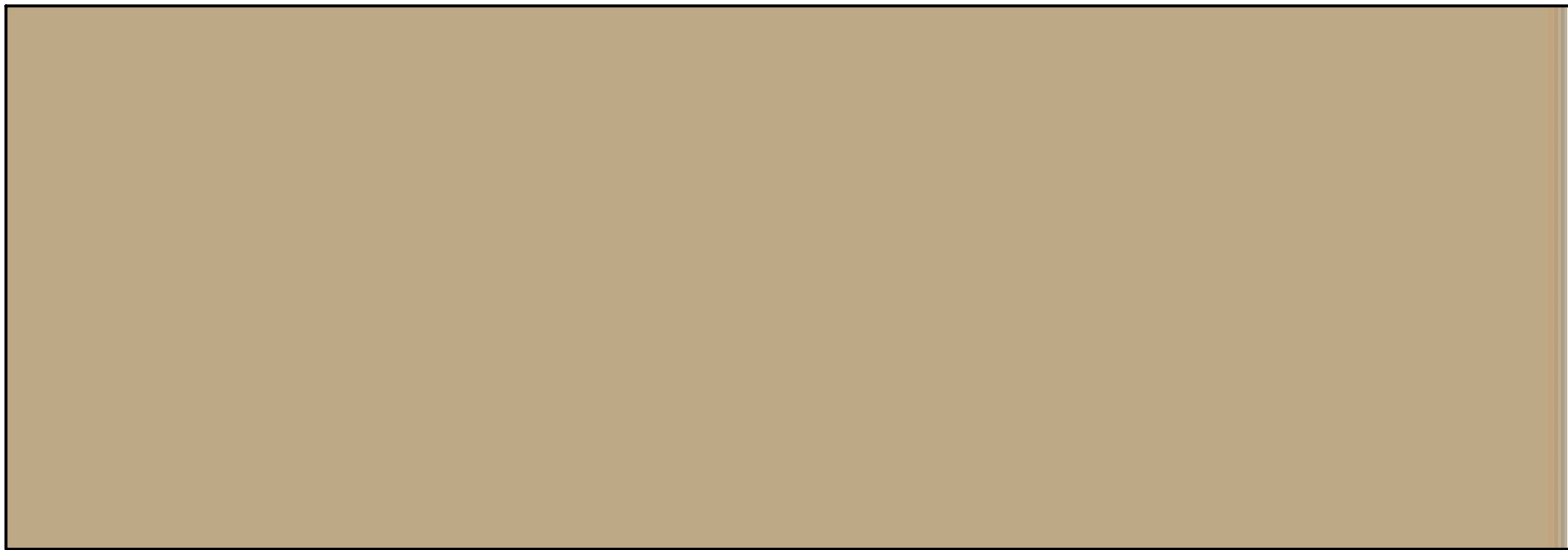


CEDAR SHAKE ROOF



STUCCO FIELD

- BENJAMIN MOORE LINEN WHITE 912



SHUTTERS

- BENJAMIN MOORE: HUNTINGTON BEIGE HC-21

COLOR PALETTE

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001914

DATE:

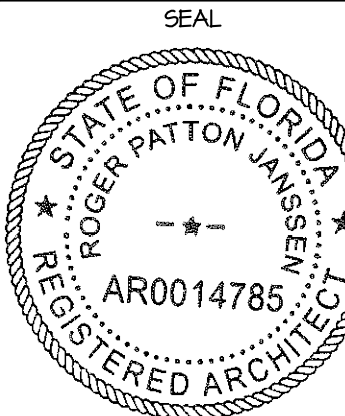
DRAWN: LGJ

REVISIONS:

- 02.08.23 DD SET

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ROGER P. JANSSEN AR-14785

DRAWING NO.

R0.7

JOB NUMBER: 23-010









SOUTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED NEW RESIDENCE AT:

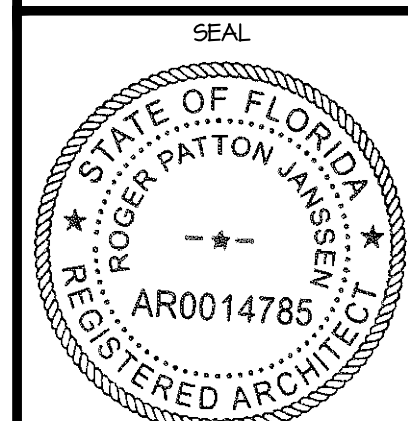
DATE:

DRAWN: L&J

REVISIONS:

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.02

JOB NUMBER: 23-010

232 LA PUERTA WAY

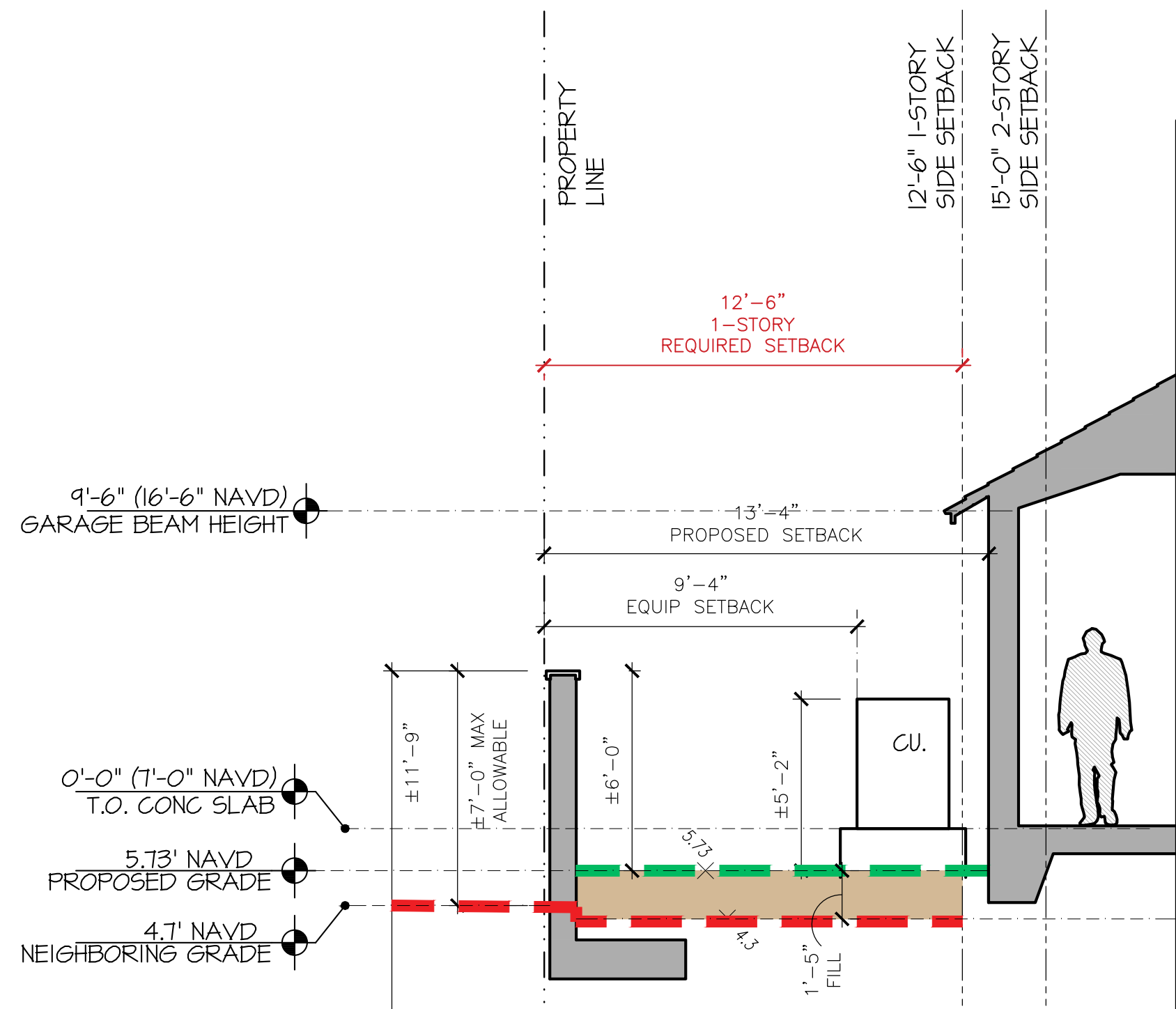
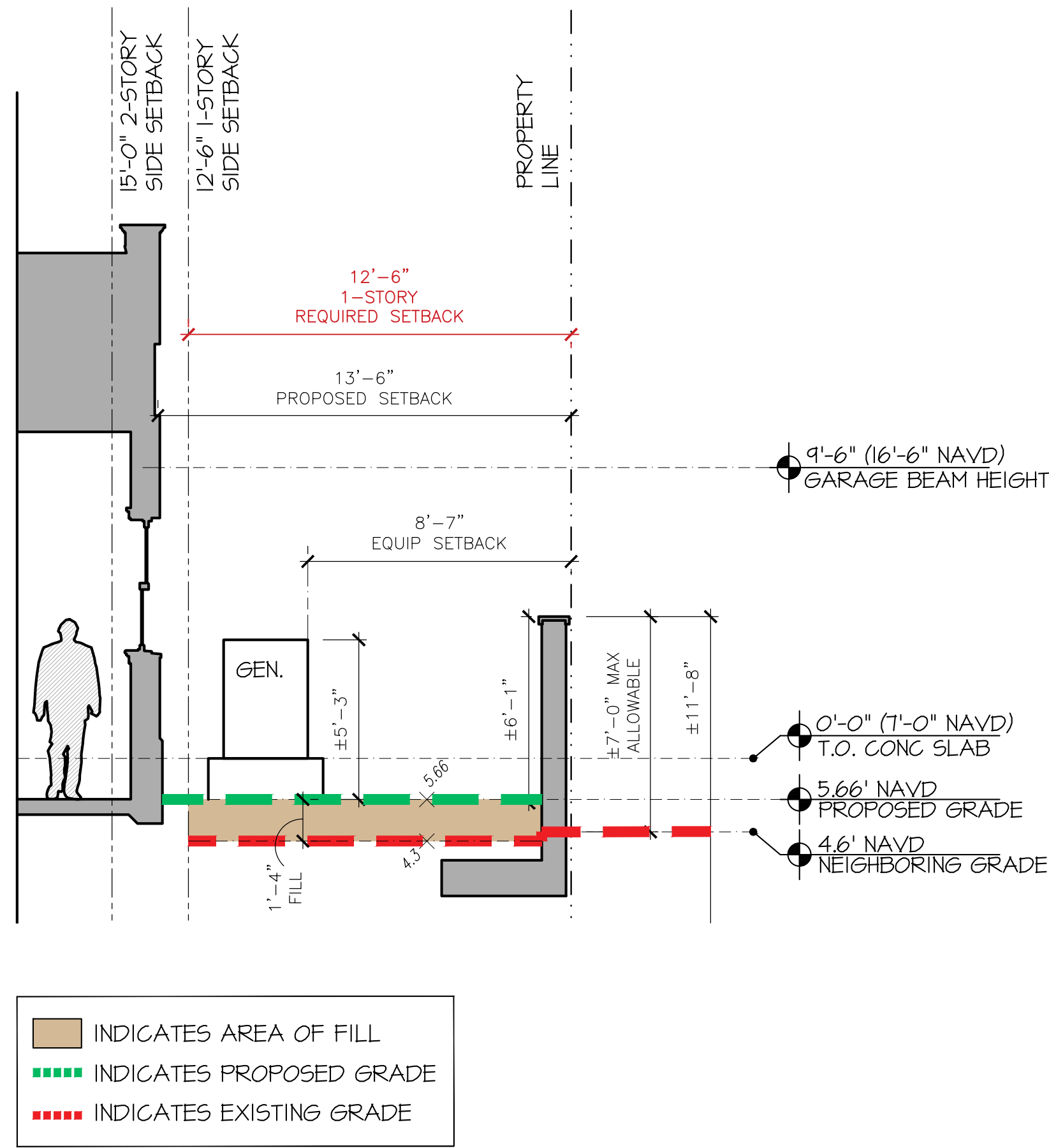
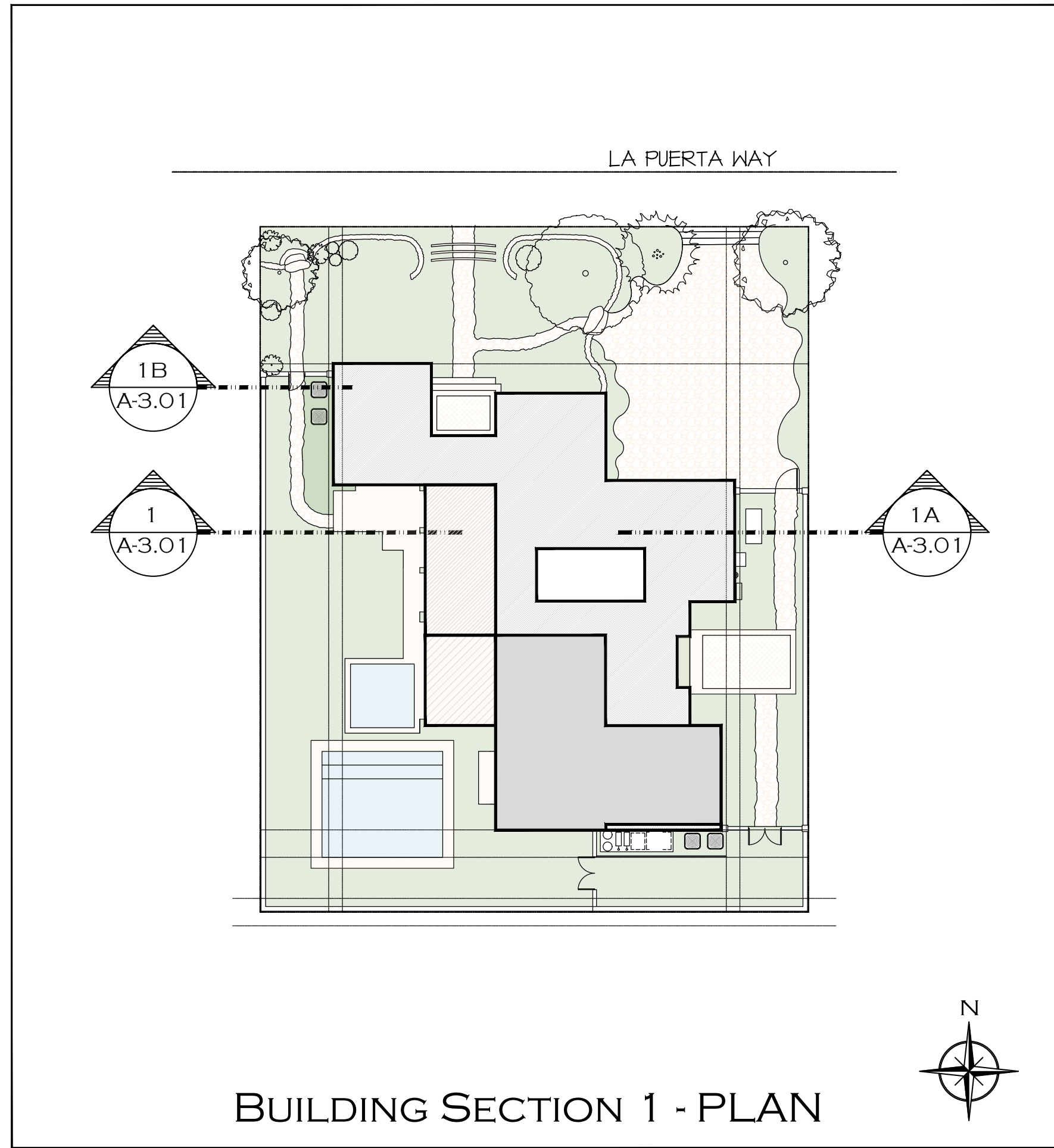
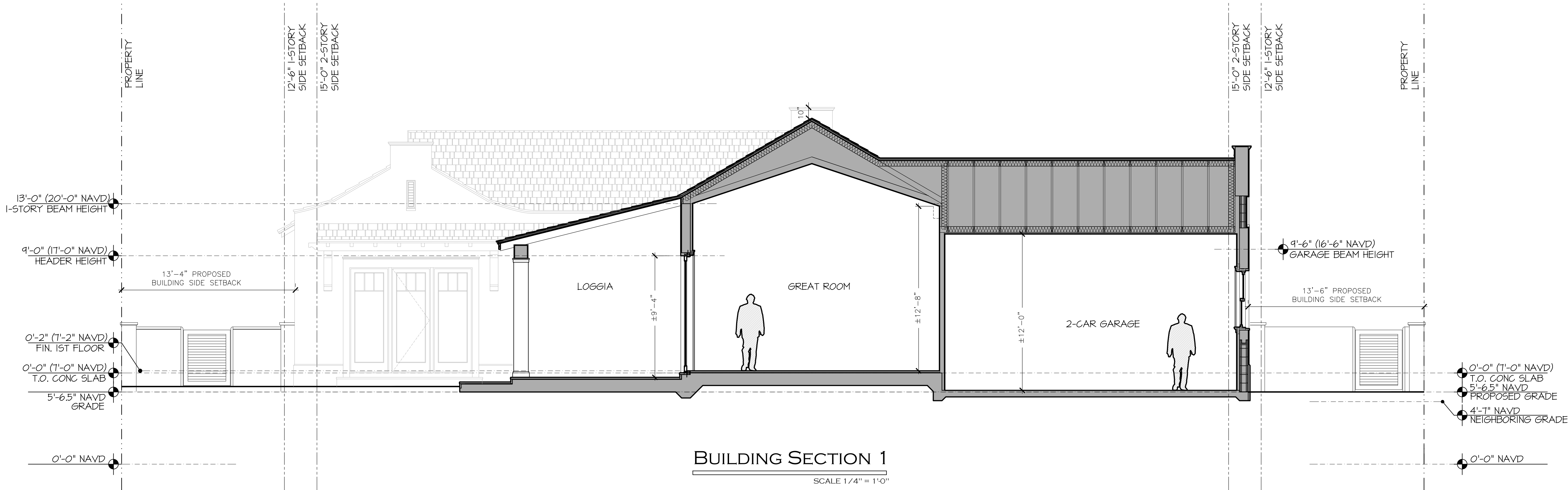
TOWN OF PALM BEACH, FLORIDA

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-833-4101, LICENSE #AA-C001R14





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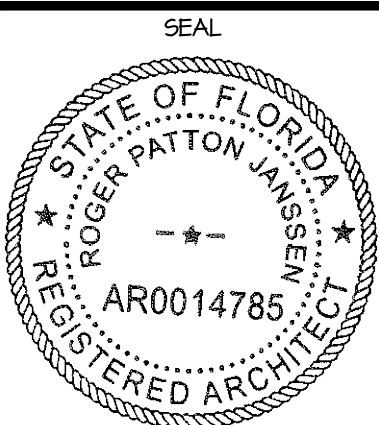
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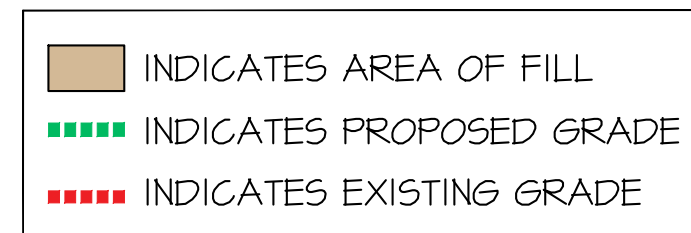
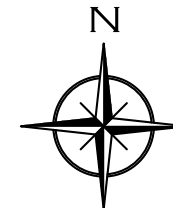
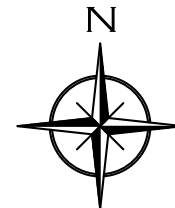
ROGER P. JANSSEN AR-14785

DRAWING NO.

A3.01

JOB NUMBER: 23-010





YARD SECTION 2A

NTS

232 LA PUERTA WAY

# DUEL

**DAILEY JANSSEN ARCHITECTS**  
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02.08.23 DD SET

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SEAL

STATE OF FLORIDA  
ROGER PATTON JANSEN  
— ★ —  
AR0014785  
REGISTERED ARCHITECT

GER P. JANSSEN AR-14785

DRAWING NO.

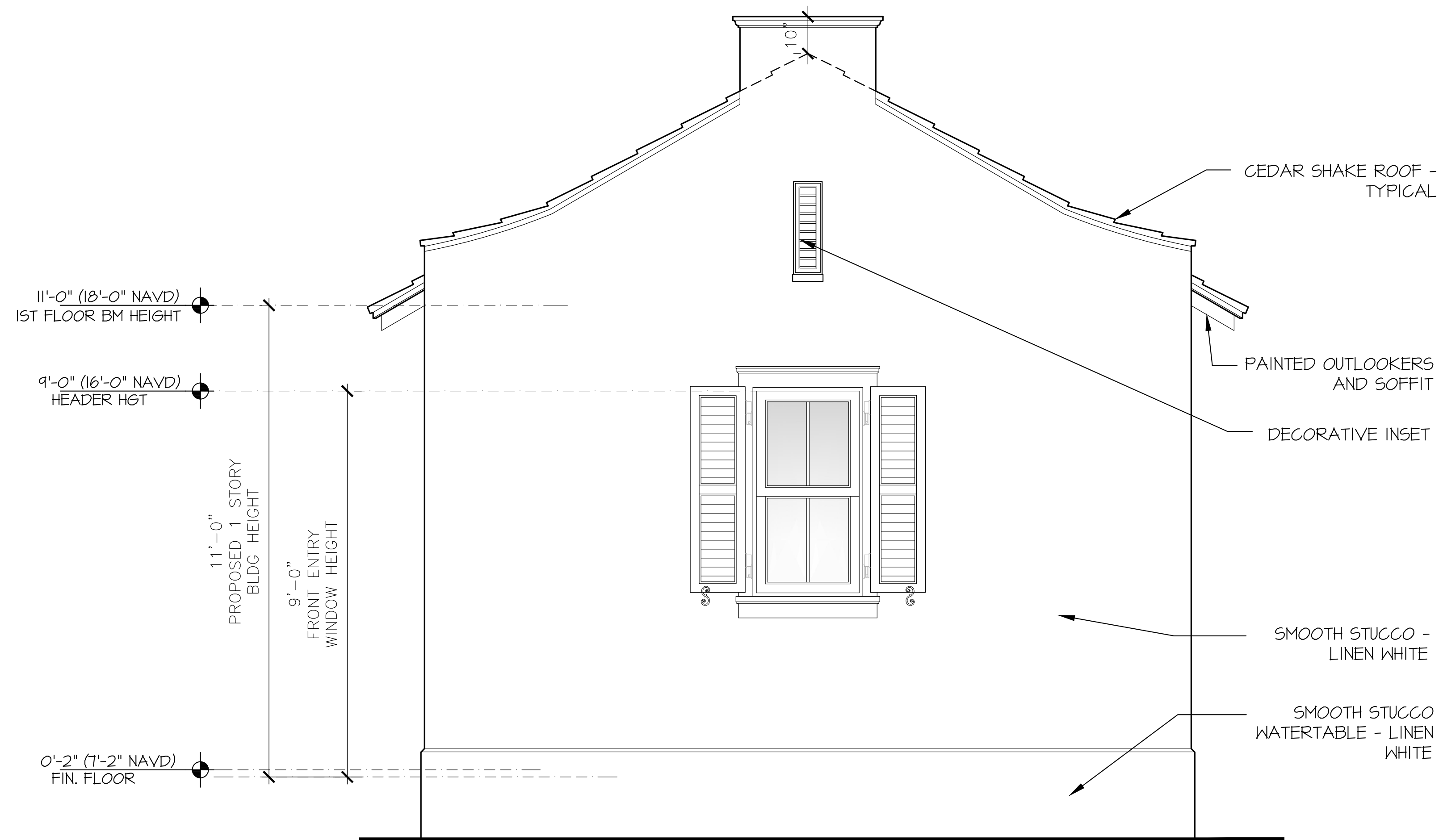
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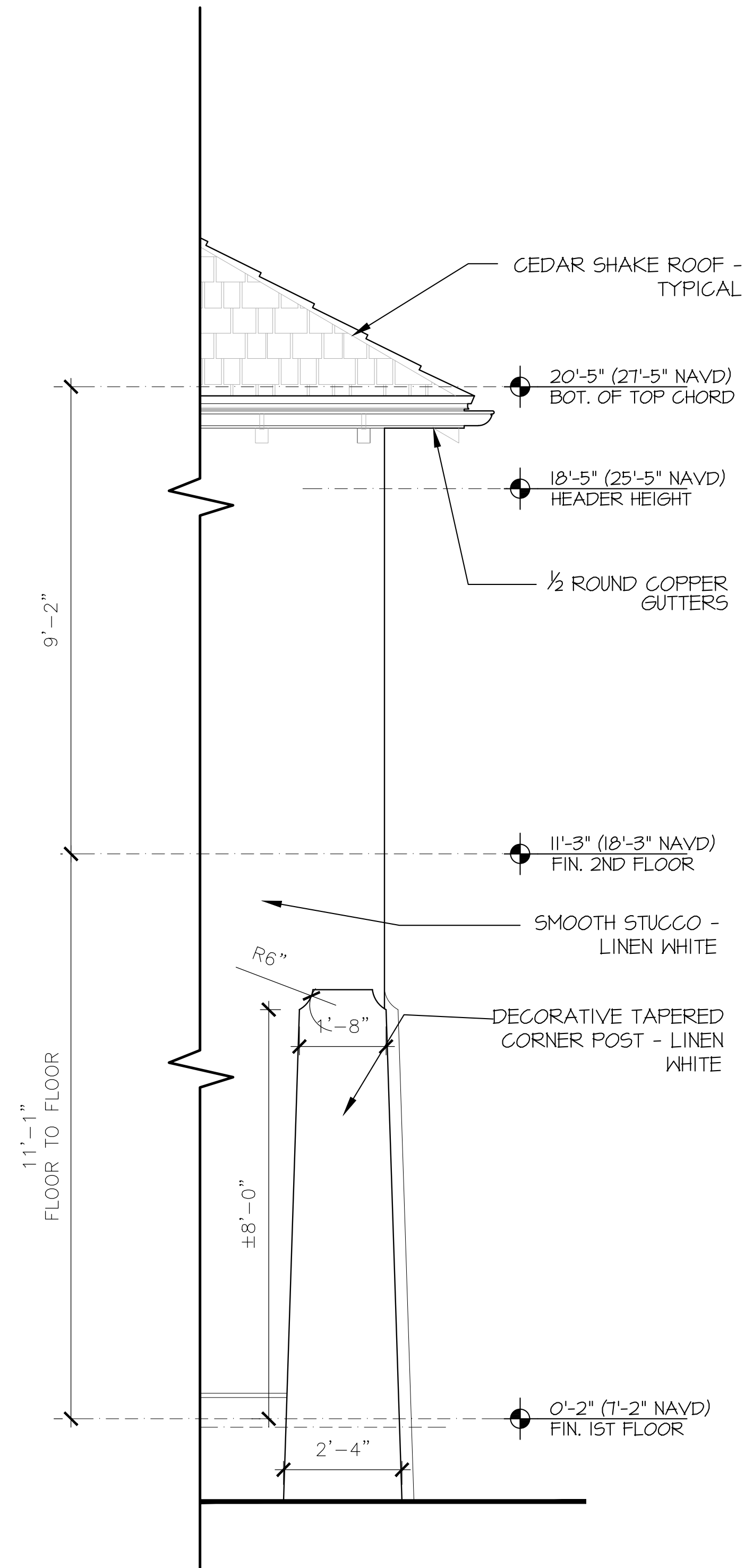






GABLE DETAIL

SCALE 1/2" = 1'-0"



2 STORY DETAIL

SCALE 1/2" = 1'-0"

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C00174

DATE:

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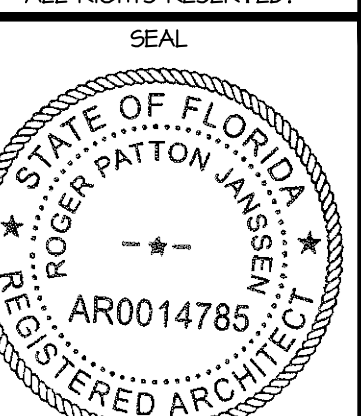
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ROGER P. JANSSEN AR-14785

DRAWING NO.

D1.02

JOB NUMBER: 23-010



STORMWATER RETENTION CALCULATIONS  
(Basin A)

A. SITE INFORMATION

Total Property Area = 12,513 sq.ft.

Proposed Drainage Area = 10,777 sq.ft.

Drainage Area Impervious Surface = 5,493 sq.ft.

Drainage Area Pervious Surface = 5,284 sq.ft.\*

\*Minimum required by zoning code without a variance.

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:

$1.0 \times 2 \text{ in/hr} \times 5,493 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 916 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 5,284 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 176 \text{ cu.ft.}$

Total Volume to be Retained = 1,092 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 50 ft  
W = Trench Width = 10 ft  
K = Hydraulic Conductivity = 0.0000628 cfs/sq.ft./ft. of head  
H2 = Depth to Water Table = 3.75 ft  
DU = Un-Saturated Trench Depth = 2.50 ft  
DS = Saturated Trench Depth = 0.00 ft  
V = Volume Treated = 1,200 cu.ft.

STORMWATER RETENTION CALCULATIONS  
(Basin B)

A. SITE INFORMATION

Total Property Area = 12,513 sq.ft.

Proposed Drainage Area = 1,736 sq.ft.

Drainage Area Impervious Surface = 1,389 sq.ft.

Drainage Area Pervious Surface = 347 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:

$1.0 \times 2 \text{ in/hr} \times 1,389 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 231 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 347 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 12 \text{ cu.ft.}$

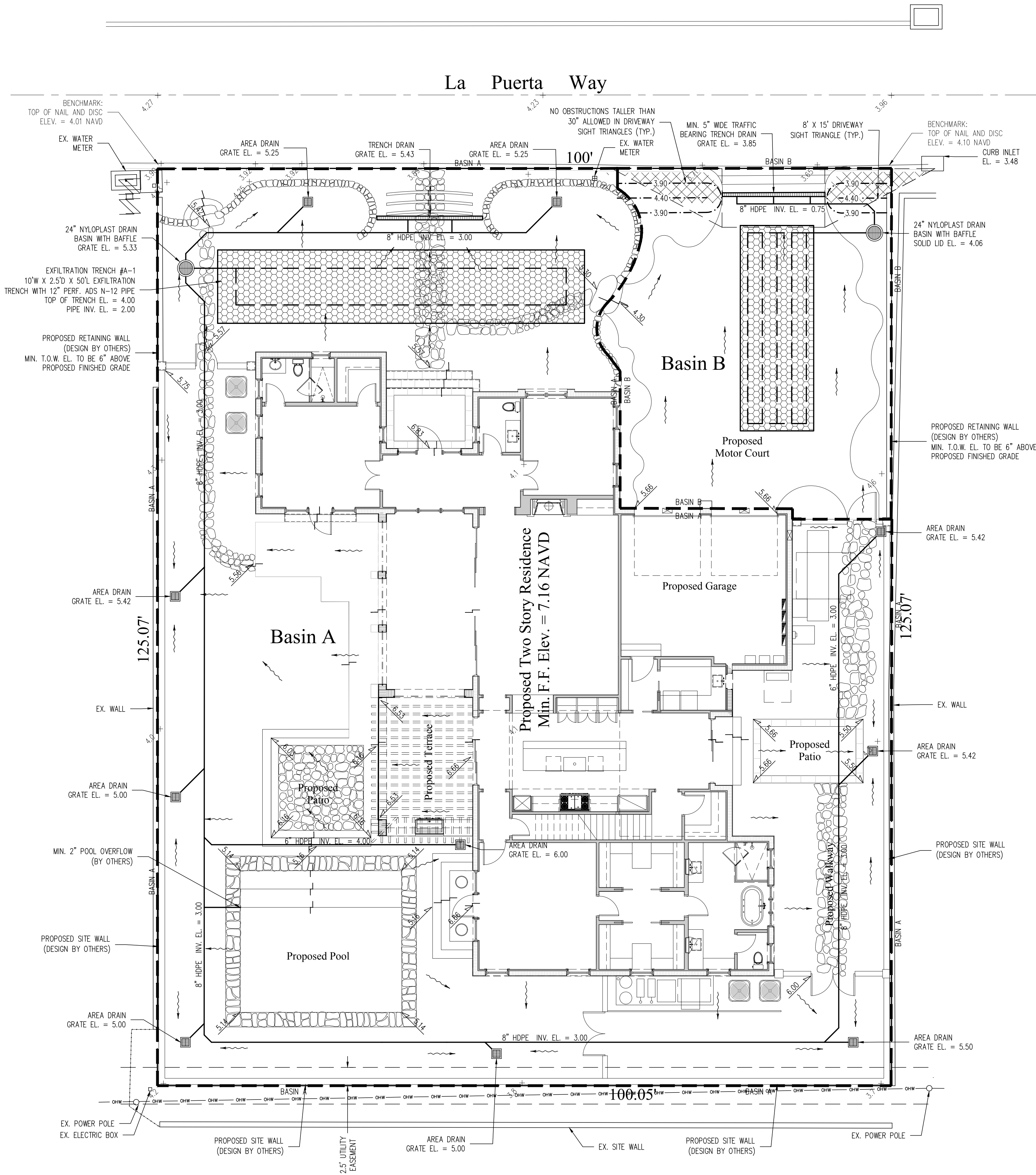
Total Volume to be Retained = 243 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 28 ft  
W = Trench Width = 10 ft  
K = Hydraulic Conductivity = 0.0000628 cfs/sq.ft./ft. of head  
H2 = Depth to Water Table = 2.35 ft  
DU = Un-Saturated Trench Depth = 1.00 ft  
DS = Saturated Trench Depth = 1.00 ft  
V = Volume Treated = 344 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.
- 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: 863.112.2841  
office@gruberengineers.com

| Project Information |              |            |            |            |
|---------------------|--------------|------------|------------|------------|
| Project No.         | 2023-0025    | Issue Date | 11/17/2023 | Scale      |
| Scale               | 1/8" = 1'-0" | Drawn By   | KM         | Checked By |
| CG                  |              |            |            |            |

Conceptual Site Grading & Drainage Plan For:

Proposed Residence

Palm Beach, Florida

232 La Puerta Way

Revisions

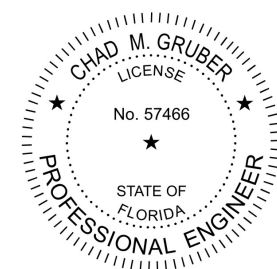
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Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1



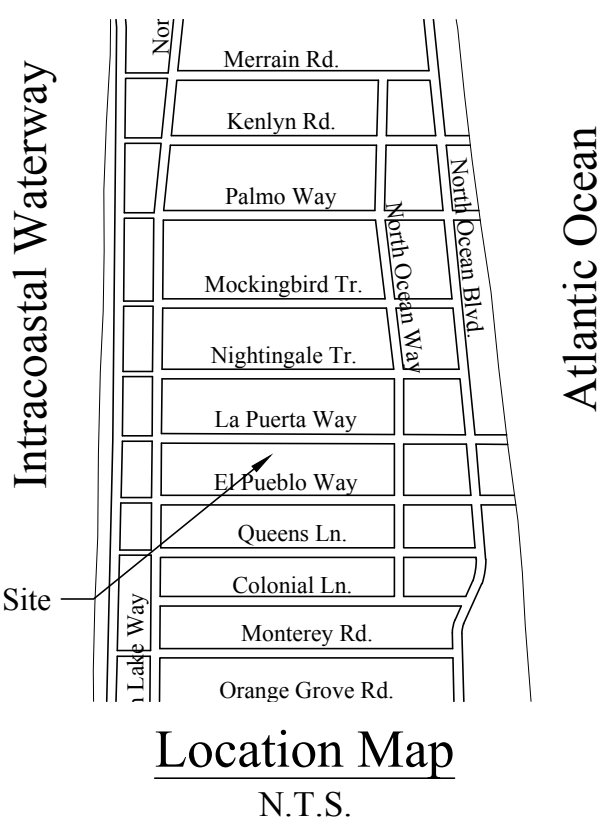
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by Chad M Gruber  
Date: 2023.11.17  
13:12:15 -05'00'

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Plan Background from Hardscape Plan by  
Nievera Williams Design Received 11/15/23

ARC-24-003

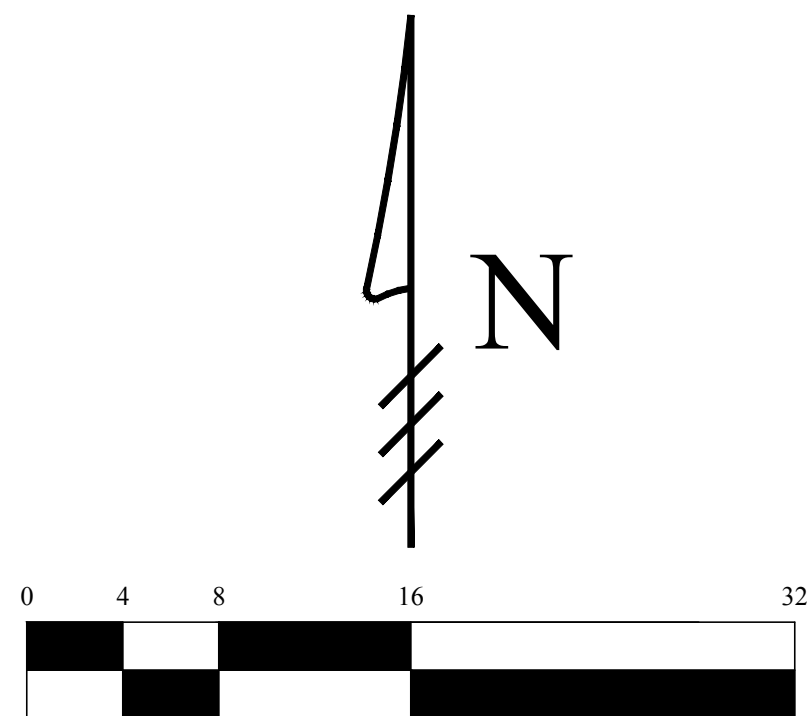
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Location Map  
N.T.S.

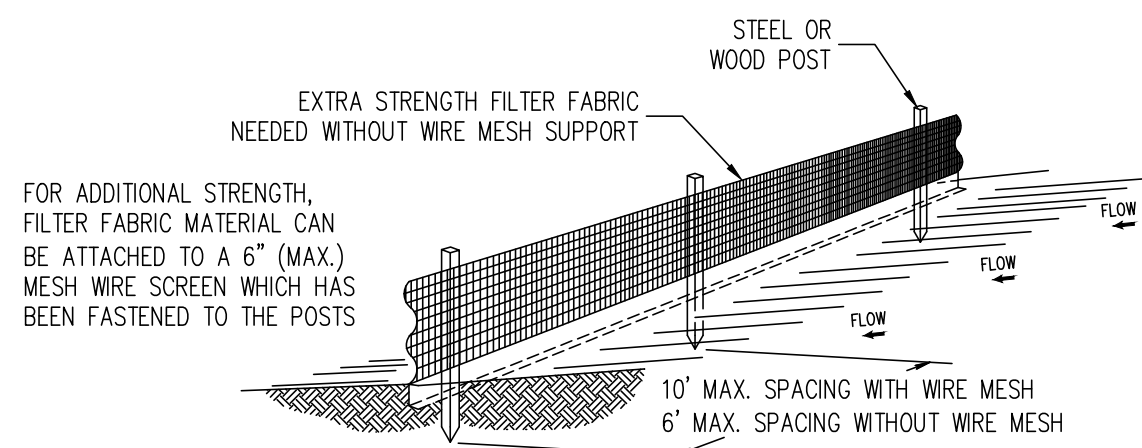
Legend

- 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



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

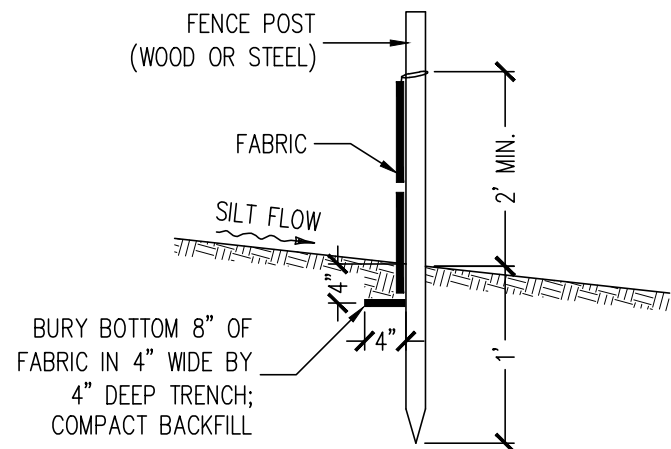




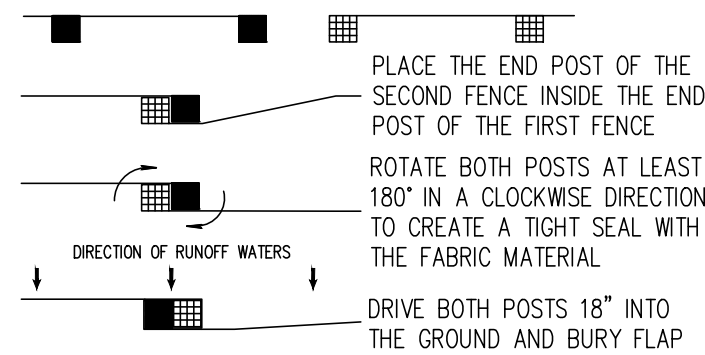
Notes:

- 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.



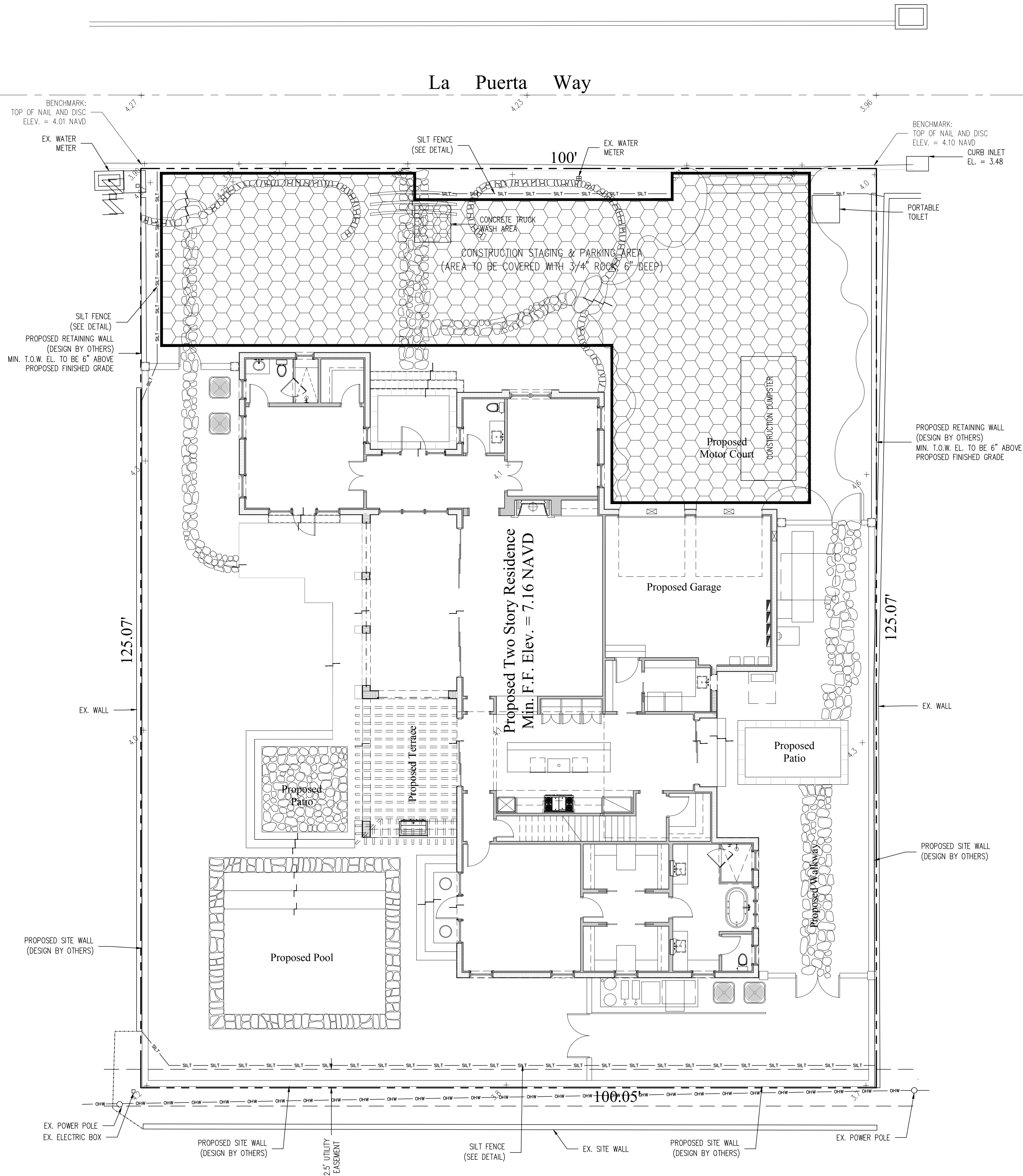
SILT FENCE SECTION  
N.T.S.



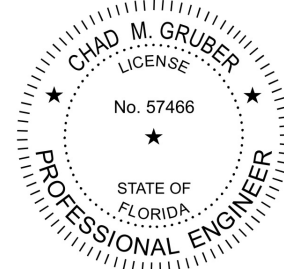
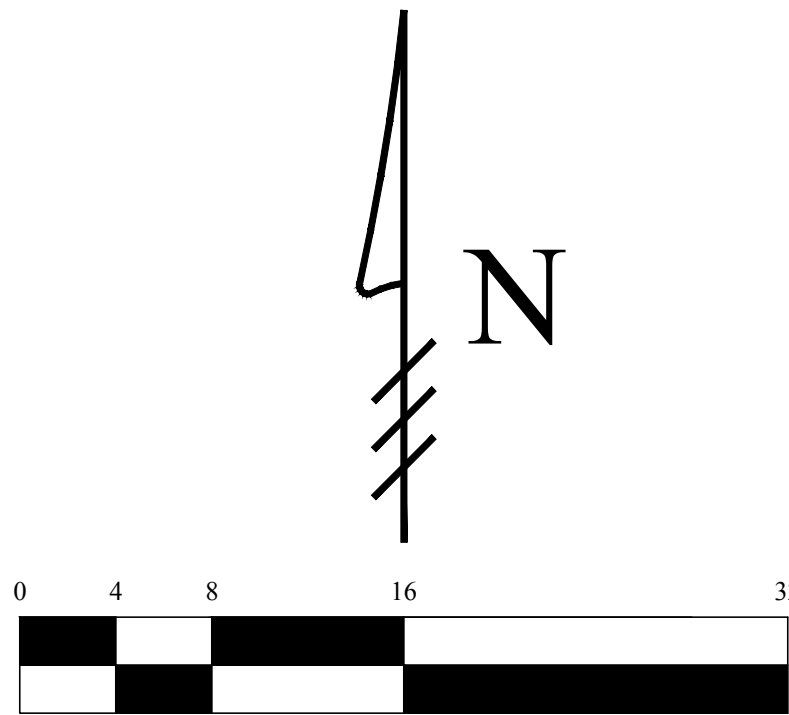
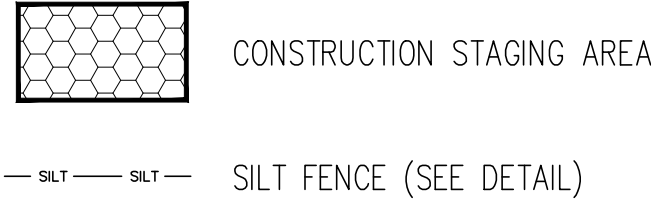
ATTACHING TWO SILT FENCES  
N.T.S.

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.



Legend



Digitally signed  
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Plan Background from Hardscape Plan by  
Nievera Williams Design Received 11/15/23

ARC-24-003

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

| Project Information |              |            |            |            |
|---------------------|--------------|------------|------------|------------|
| Project No.         | 2023-0025    | Issue Date | 11/16/2023 | Scale      |
| Scale               | 1/8" = 1'-0" | Drawn By   | KM         | Checked By |
| CG                  |              |            |            |            |

Conceptual Construction Staging & Parking and Erosion Control Plan For:  
**Proposed Residence**  
232 La Puerta Way  
Palm Beach, Florida

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

Sheet No.  
**EC-1**