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L-1 LANDSCAPE

SKA ARCHITECT + PLANNER
249 PERUVIAN AVENUE, SUITE F-2
PALM BEACH, FLORIDA 33480
(561) 655 - 1116 OFFICE
(561) 832 - 7828 FACSIMILE
www.skaarchitect.com

Nievera Williams Design

625 North Flagler Drive, Suite 502
West Palm Beach, FL 33401
Phone: 561-659-2820
Palm Beach - Miami - New York
www.nieverawilliams.com

Chad M. Gruber
Gruber Consulting Engineers

247 Mercer Ave, Suite 305
West Palm Beach, FL 33401
561.312.2041

MORTIMER RESIDENCE
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480
ADDITION

LPC
HSB-24-002
APRIL 17, 2024

TOWN COUNCIL
ZON-24-040
MAY 15, 2024

SKA ARCHITECT + PLANNER
PATRICK W. SEGRAVES, A.I.A.
DANIEL A. CLAVIJO, ASSOCIATE A.I.A.

PROJECT DESCRIPTION

Addition of a 334 sq.ft. garage to an existing two story single family home.

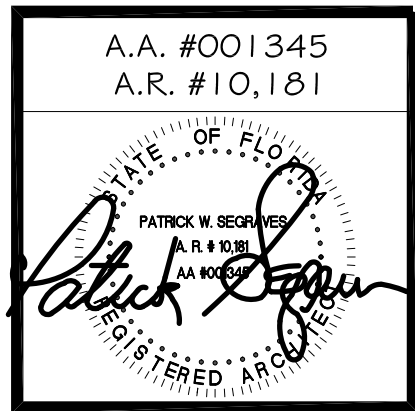
- Reducing mass of garage and stepping it back from front setback.
- Reduce width and height of garage
- Straighten driveway
- Add gate to courtyard garden to side of garage

PRE-APP SUBMITTAL
01-03-24
FIRST SUBMITTAL
01-12-24
SECOND SUBMITTAL
01-29-24
DROPOFF
02-12-24



CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

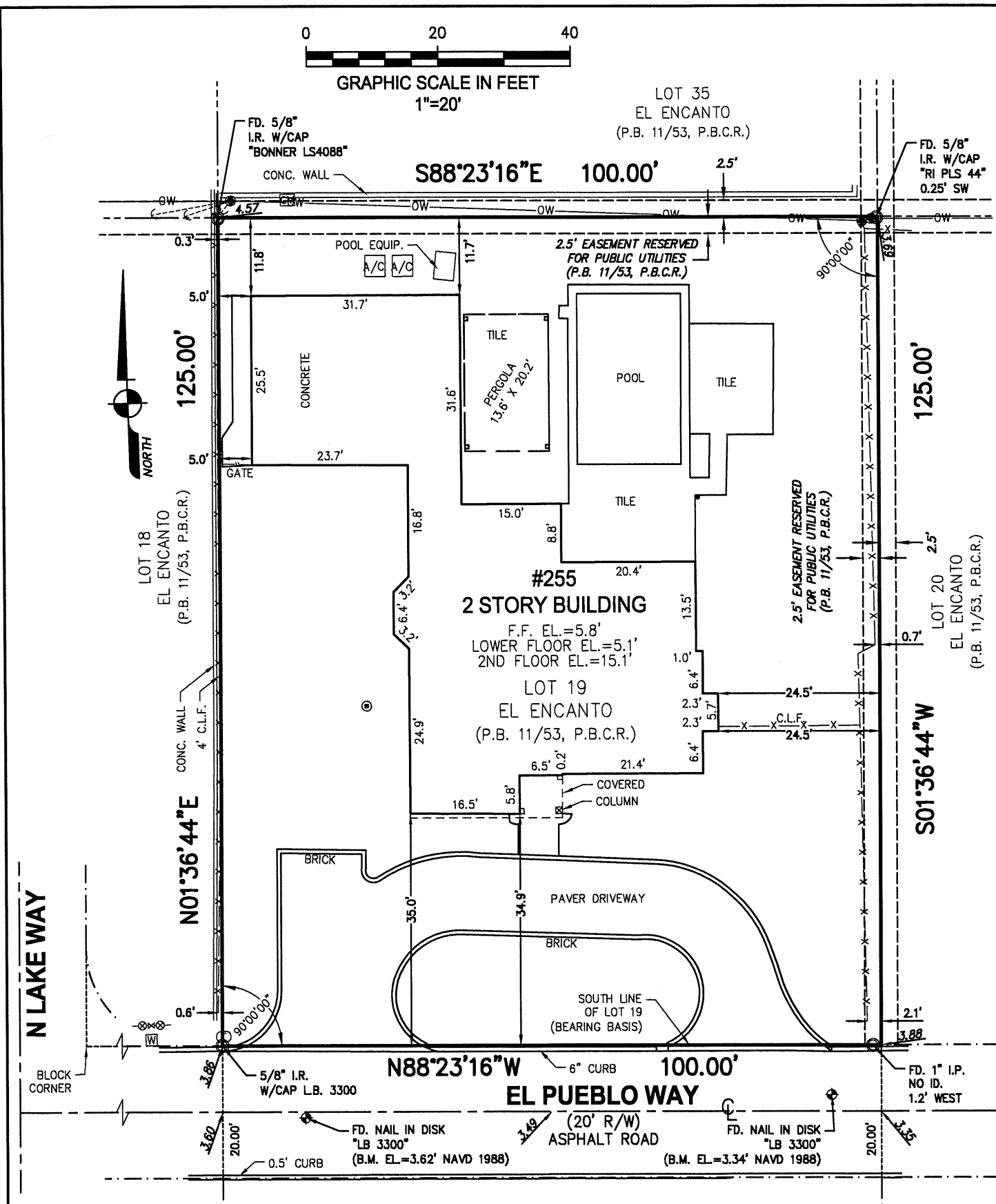


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1
ISSUE DATE: 01-12-24
JOB #: HSB-24-002
ZON-24-040

HSB-22-009
ZON-22-134



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is based on the instrument of record.
4. No underground improvements were located.
5. Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the South line of Lot 19 having a bearing of N88°23'16"W.
6. The property described hereon lies within Flood Zone AE (EL=6), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0393F, Community Number 120220, dated 10/05/2017.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: National Geodetic Survey Benchmark, Brass Disk, P.I.D. = A310, Elevation = 3.48 (NAVD 1988)
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1" = 20' (1:240).
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
12. Abbreviation Legend: A/C = Air Conditioner; CL = Center Line; C.L.F. = Chain Link Fence; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; FD. = Found; F.F. = Finished Floor; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; NAVD = North American Vertical Datum; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way; W/CAP = With Cap;

LEGEND	
	BACK FLOW PREVENTOR VALVE
	METAL POST
	CLEAN OUT
	EXISTING ELEVATION
	GAS METER
	GUY ANCHOR
	OVERHEAD WIRES
	TELEPHONE SERVICE BOX
	WATER METER
	WOOD UTILITY POLE

LAND DESCRIPTION:

Lot 19, EL ENCANTO, according to the Plat thereof as recorded in Plat Book 11, Pages 53 of the Public Records of Palm Beach County, Florida.

Said lands situate in the Town of Palm Beach, Palm Beach County, Florida and containing 12,500 square feet (0.287 acres) more or less.

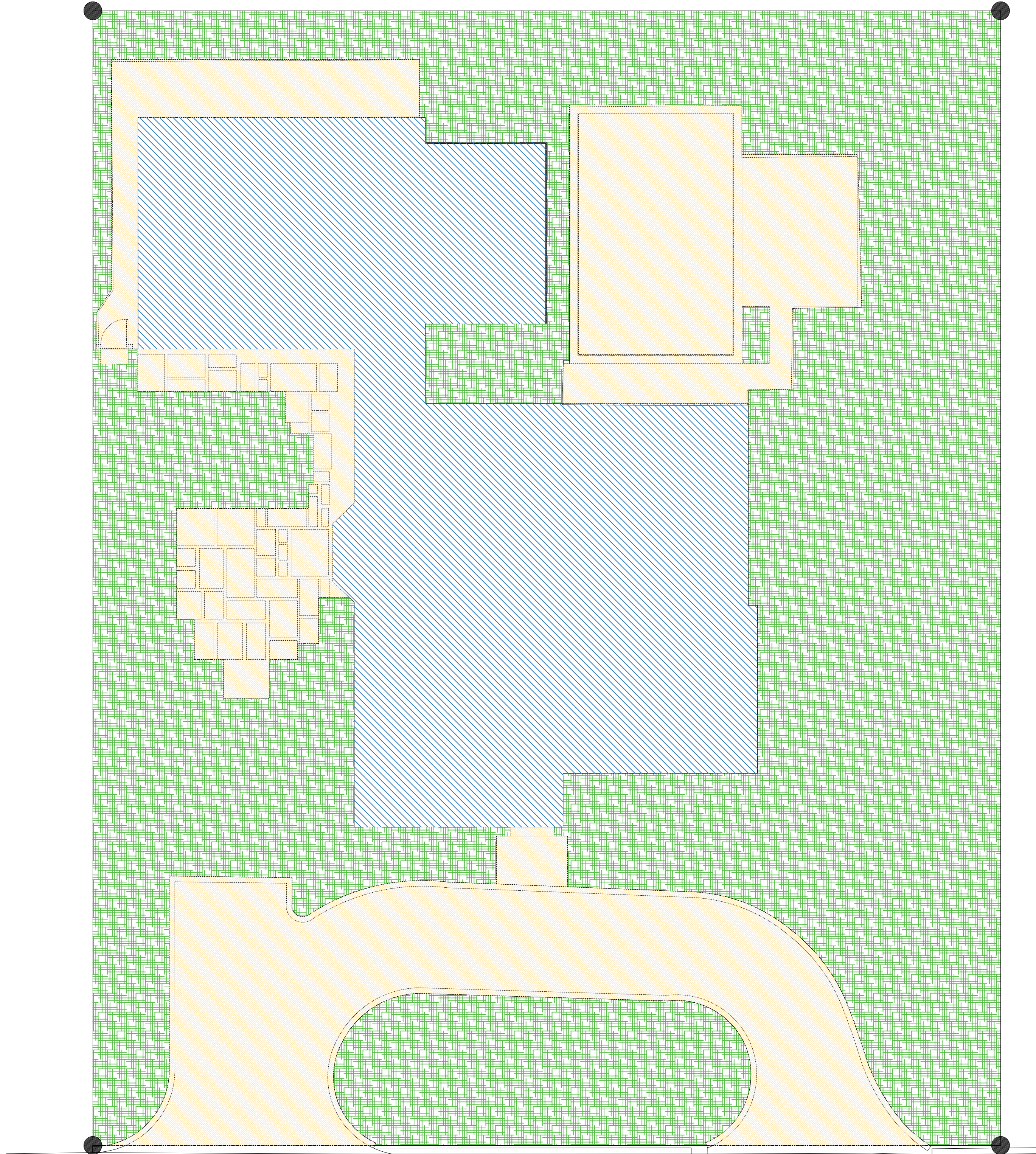
CERTIFICATION:

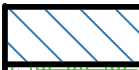
I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 4/13/2023

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

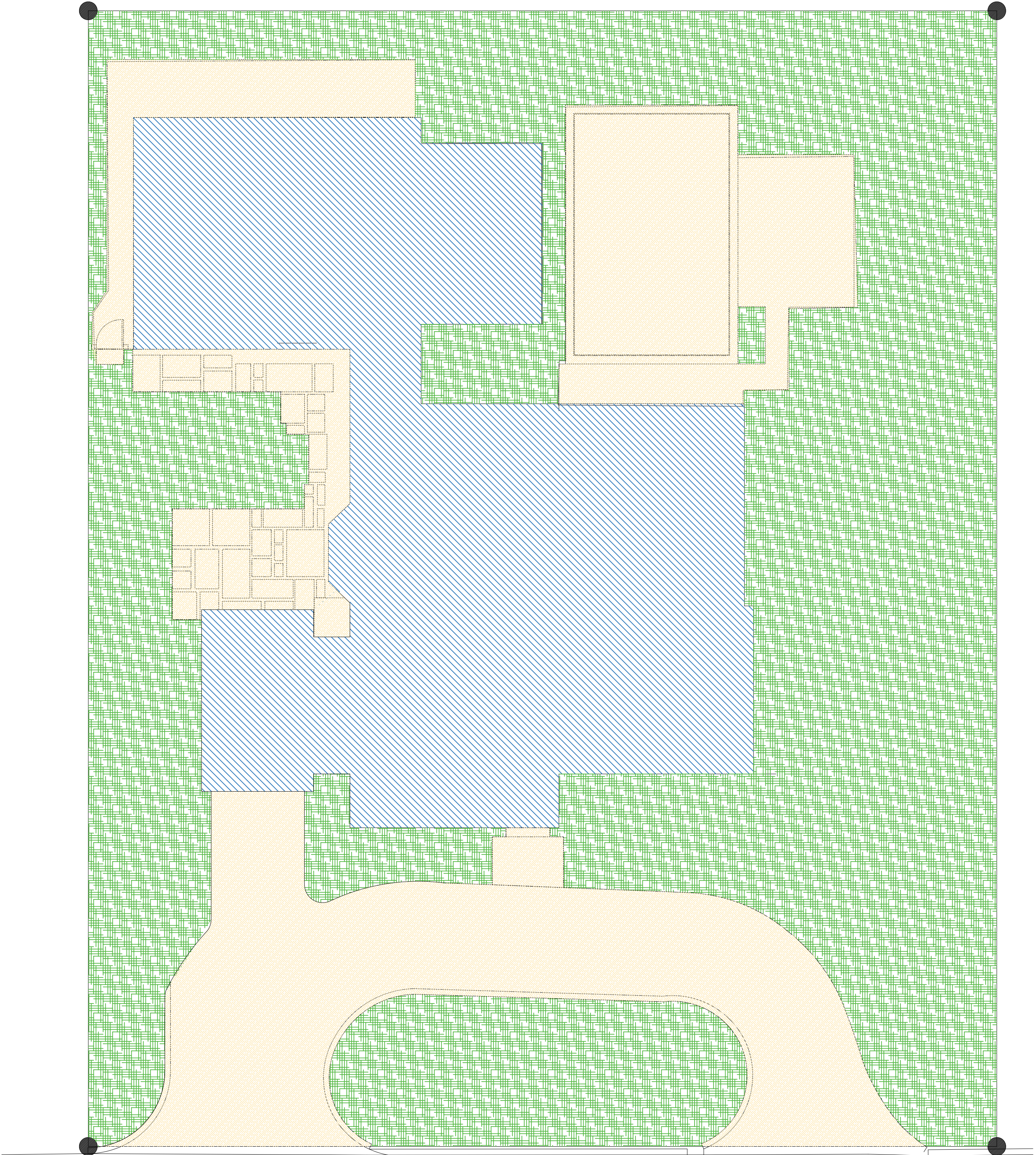
 AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com © 2021 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.	REVISIONS		DATE	F.B. / PG.	BY	CK'D	BOUNDARY SURVEY 255 EL PUEBLO WAY LOT 19 EL ENCANTO PLAT (P.B. 11, PG. 53, P.B.C.R.) LYING IN SECTION 3, TOWNSHIP 43 SOUTH, RANGE 43 EAST TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.	JOB #:	12014
	UPDATE CERTIFICATIONS		06/17/2021	M.J.A.				SCALE:	1" = 20'
	ADD ELEVATIONS AND BENCHMARKS		07/21/2021	2072/62	L.M.W.	M.J.A.		DATE:	04/13/2021
	FINAL SURVEY AT PURGOLA		04/13/2023	SKETCH	JTD			BY:	L.M.W.
								CHECKED:	M.M.K.
								F.B.	2072 PG. 53
								SHEET:	1 OF 1

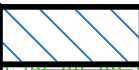


	LOT COVERAGE	3,081.00 SQ. FT.	(24.6%)
	OPEN SPACE	6,296.00 SQ. FT.	(50.4%)
	HARDSCAPE	3,123.00 SQ. FT.	(25.0%)
TOTAL		12,500.00 SQ. FT.	(100.00%)

EXISTING LOT COVERAGE 

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



	LOT COVERAGE	3,415.00 SQ. FT.	(27.3%)
	OPEN SPACE	5,837.50 SQ. FT.	(46.7%)
	HARDSCAPE	3,250.00 SQ. FT.	(26.0%)
TOTAL		12,500.00 SQ. FT.	(100.00%)

PROPOSED LOT COVERAGE 

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

CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

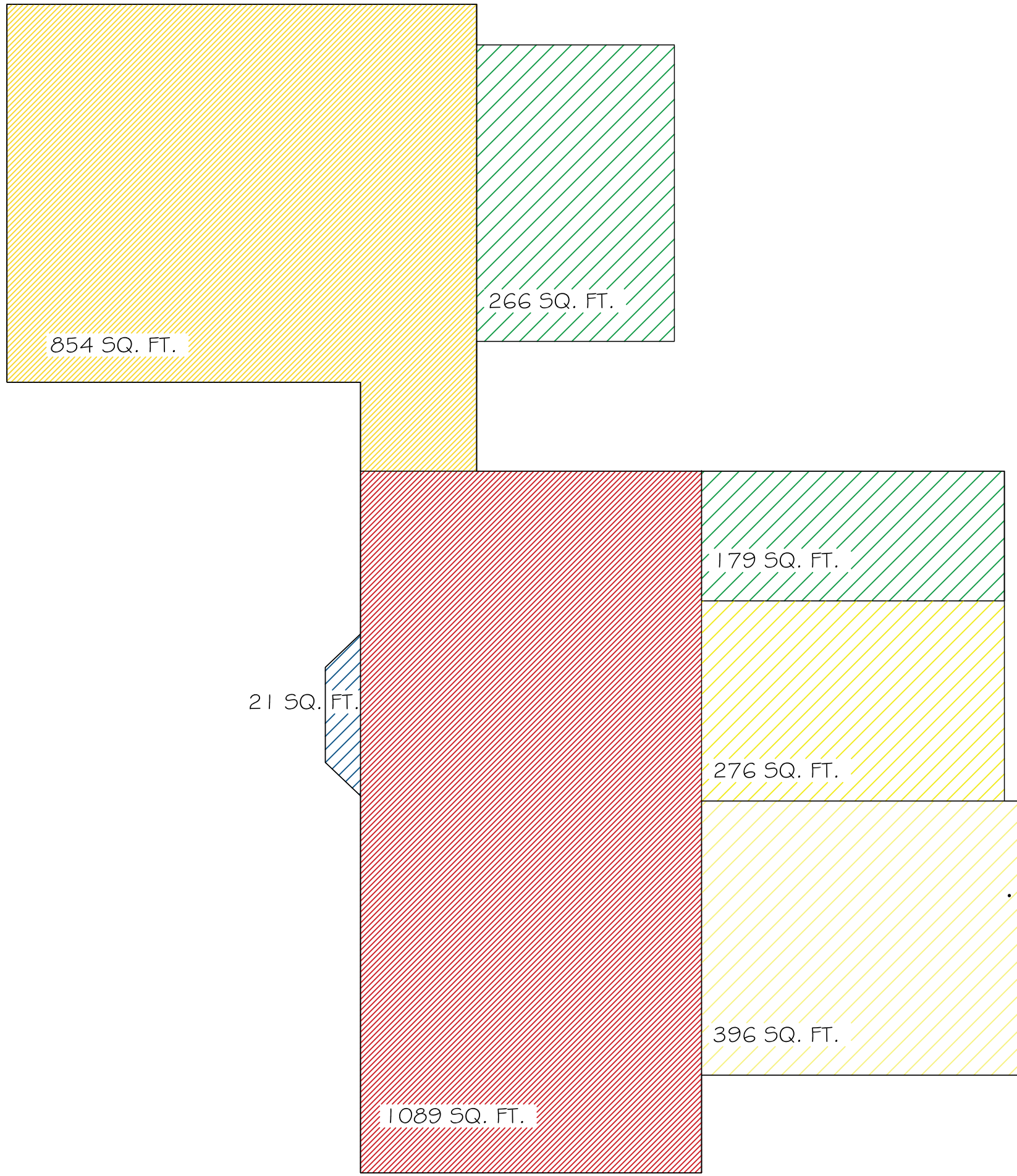
A.A. #001345
A.R. #10,181


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ZON-22-134



MAX ALLOWABLE CCR: 3.50 + [((60,000-12,500.00) / 50,000 x 0.5)] = 3.975 CCR
MAX ALLOWABLE CUBIC FEET: 3.975 X 12,500.00 = 49,687.50 CU. FT.

TWO STORY HOME
1,089 SQ. FT. @ 17.33' = 18,872.37 CU. FT.
ONE STORY HOME
396 SQ. FT. @ 9.00' = 3,564 CU. FT.
276 SQ. FT. @ 7.50' = 2,070 CU. FT.
854 SQ. FT. @ 8.00' = 6,832 CU. FT.
BAYWINDOW
21 SQ. FT. @ 7.50' = 157.5 CU. FT.

REAR LOGGIA
179.00 SQ. FT. @ 7.00' = 1,253.00 CU. FT.
REAR LOGGIA
266.00 SQ. FT. @ 8.00' = 2,128.00 CU. FT.

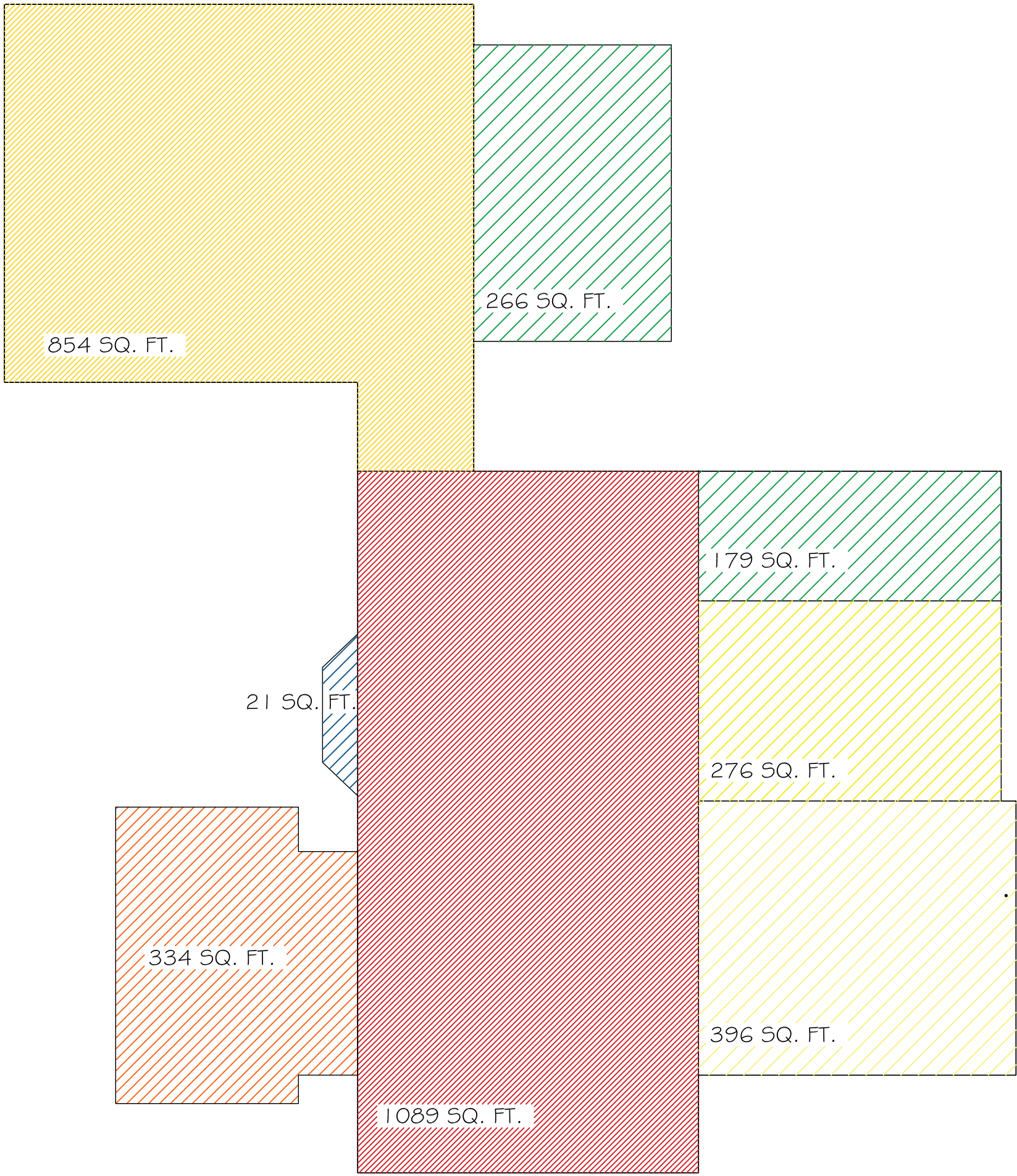
TOTAL CUBIC FEET = 34,876.87 CU. FT. / 12,500.00 SQ. FT. = 2.79 CCR

SUBTRACT LOGGIA CREDIT
5% OF HOUSE CU.FT. (49,687.50 CU. FT.) = 2,484.375 CU. FT. MAX
34,876.87 TOTAL CU. FT. - 2,484.375 CU. FT. LOGGIA CREDIT = 32,392.50 CU. FT.
FINAL CCR - 32,392.50 CU. FT. / 12,500.00 SQ. FT. = 2.591 CCR

EXISTING LOT COVERAGE 3,081.00 (24.65%)
PROPOSED LOT COVERAGE 3,415.00 (27.32%)
ALLOWED AWNING - 3% OF LOT SQ.FT. (12,500 SQ. FT.) = 375 SQ. FT. MAX

PREVIOUSLY APPROVED CCR 

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



MAX ALLOWABLE CCR: 3.50 + [((60,000-12,500.00) / 50,000 x 0.5)] = 3.975 CCR
MAX ALLOWABLE CUBIC FEET: 3.975 X 12,500.00 = 49,687.50 CU. FT.

TWO STORY HOME
1,089 SQ. FT. @ 17.33' = 18,872.37 CU. FT.
ONE STORY HOME
396 SQ. FT. @ 9.00' = 3,564 CU. FT.
276 SQ. FT. @ 7.50' = 2,070 CU. FT.
854 SQ. FT. @ 8.00' = 6,832 CU. FT.
ONE STORY GARAGE
334 SQ. FT. @ 9.00' = 3,006 CU. FT.
BAYWINDOW
21 SQ. FT. @ 7.50' = 157.5 CU. FT.

REAR LOGGIA
179.00 SQ. FT. @ 7.00' = 1,253.00 CU. FT.
REAR LOGGIA
266.00 SQ. FT. @ 8.00' = 2,128.00 CU. FT.

TOTAL CUBIC FEET = 37,882.87 CU. FT. / 12,500.00 SQ. FT. = 3.031 CCR

SUBTRACT LOGGIA CREDIT
5% OF HOUSE CU.FT. (31,495.87 CU. FT.) = 2,484.375 CU. FT. MAX
37,882.87 TOTAL CU. FT. - 2,484.375 CU. FT. LOGGIA CREDIT = 35,398.495 CU. FT.
FINAL CCR - 35,398.495 CU. FT. / 12,500.00 SQ. FT. = 2.832 CCR

EXISTING LOT COVERAGE 3,081.00 (24.65%)
PROPOSED LOT COVERAGE 3,415.00 (27.32%)
ALLOWED AWNING - 3% OF LOT SQ.FT. (12,500 SQ. FT.) = 375 SQ. FT. MAX

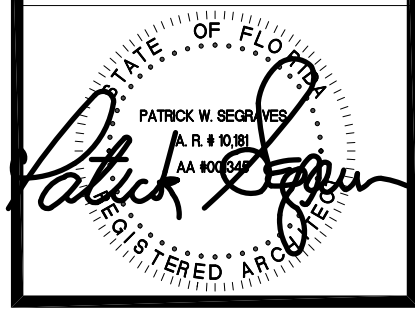
CURRENTLY PROPOSED CCR 

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

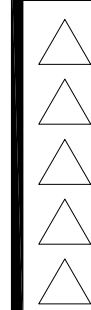
CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181



REVISIONS:



SHEET NUMBER:

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ISSUE DATE: 01-12-24

JOB #: HSB-24-002
ZON-24-040

HSB-22-009
ZON-22-134



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:	255 El Pueblo Way		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	12,500 SQ.FT.		
4	Lot Width (W) & Depth (D) (ft.):	100.00' x 125.00'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single-Family Home		
6	FEMA Flood Zone Designation:	Zone AE		
7	Zero Datum for point of meas. (NAVD)	7.00' NAVD		
8	Crown of Road (COR) (NAVD)	3.60'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,750.00 SQ.FT. (30.00%)	3,081.00 SQ.FT. (24.65%)	3,415.00 SQ.FT. (27.32%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3,725.00 SQ.FT.	4,059.00 SQ.FT.
12	*Front Yard Setback (Ft.)	25'(1) - 30'(2) N	34.90'	34.90'
13	* Side Yard Setback (1st Story) (Ft.)	12.50' (W+E)	5' W - 24.5' E	Same + new 12.5' W
14	* Side Yard Setback (2nd Story) (Ft.)	15.00' (W+E)	28.83' W - 48.16' E	28.83' W - 48.16' E
15	*Rear Yard Setback (Ft.)	10'(1) - 15'(2) S	11.70'	11.70'
16	Angle of Vision (Deg.)	100	63	75
17	Building Height (Ft.)	14'(1) - 22'(2)	17.33'	17.33'
18	Overall Building Height (Ft.)	22'(1) - 30'(2)	22.58'	22.58'
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.975	2.591	2.926
20	** Max. Fill Added to Site (Ft.)	xxx	NA	NA
21	Finished Floor Elev. (FFE)(NAVD)	7.00'	5.80'	5.80'
22	Base Flood Elevation (BFE)(NAVD)	7.00'	7.00'	7.00'
23	Landscape Open Space (LOS) (Sq Ft and %)	5,625.00 SQ.FT. (45.0%)	6,296.00 SQ.FT. (50.4%)	5,837.00 SQ.FT. (46.7%)
24	Perimeter LOS (Sq Ft and %)	2,050.00 SQ.FT. (50.0%)	3,139.00 SQ.FT. (76.6%)	3,139.00 SQ.FT. (76.6%)
25	Front Yard LOS (Sq Ft and %)	1,000.00 SQ.FT. (40.0%)	1,300.00 SQ.FT. (53.0%)	1,300.00 SQ.FT. (53.0%)
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



255 EL PUEBLO WAY

CONTEXTUAL SITE PLAN

SCALE: N.T.S.

CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

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SKA
SKA ARCHITECT + PLANNER
OFFICE 561-955-1116 FAX 561-832-7928
249 PERMAN AVE. SUITE-2 PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

STATE OF FLORIDA
PATRICK W. SEGRAVES
A.R. # 10,381
AA 8005487
REGISTERED ARCHITECT

REVISIONS:

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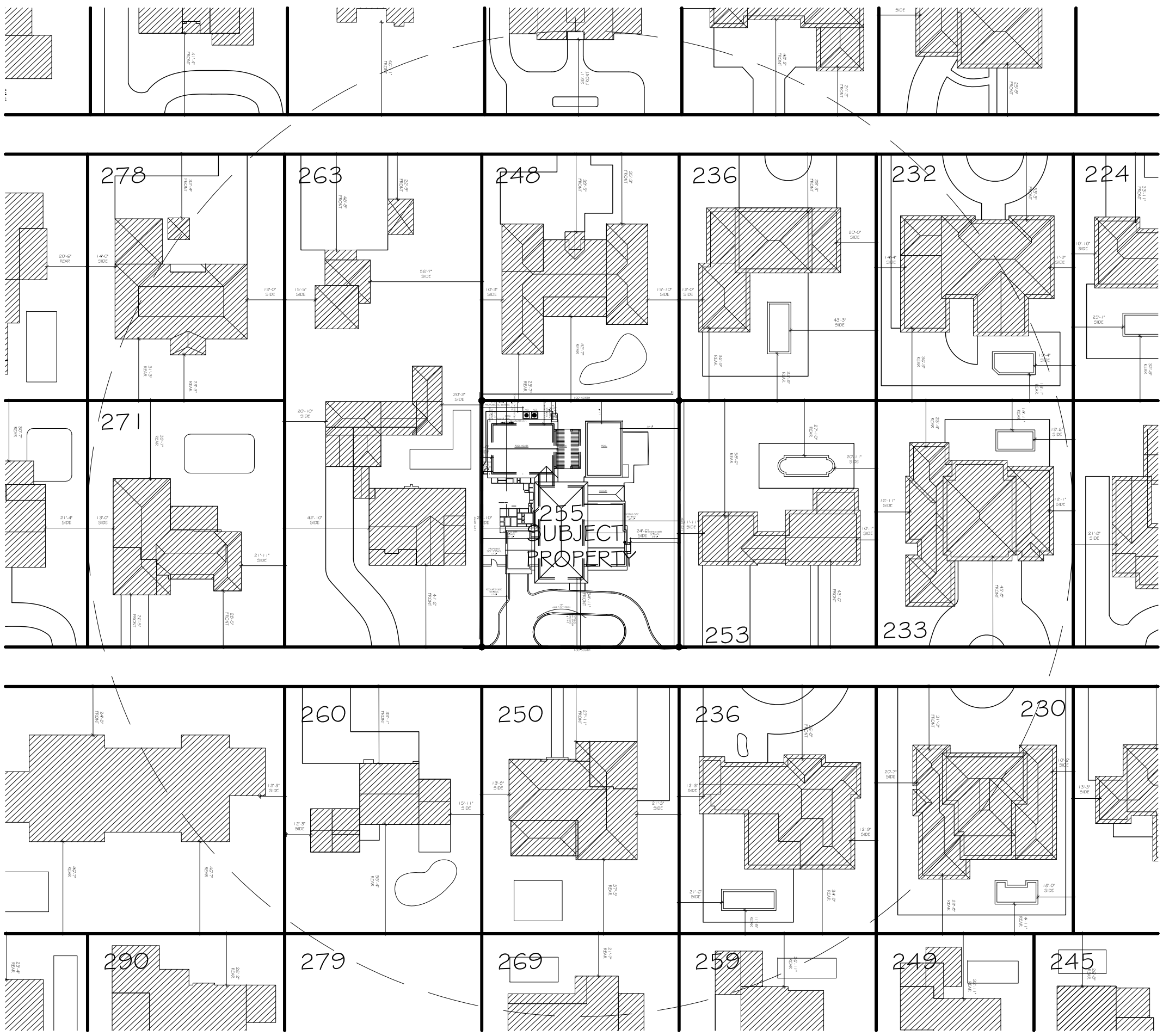
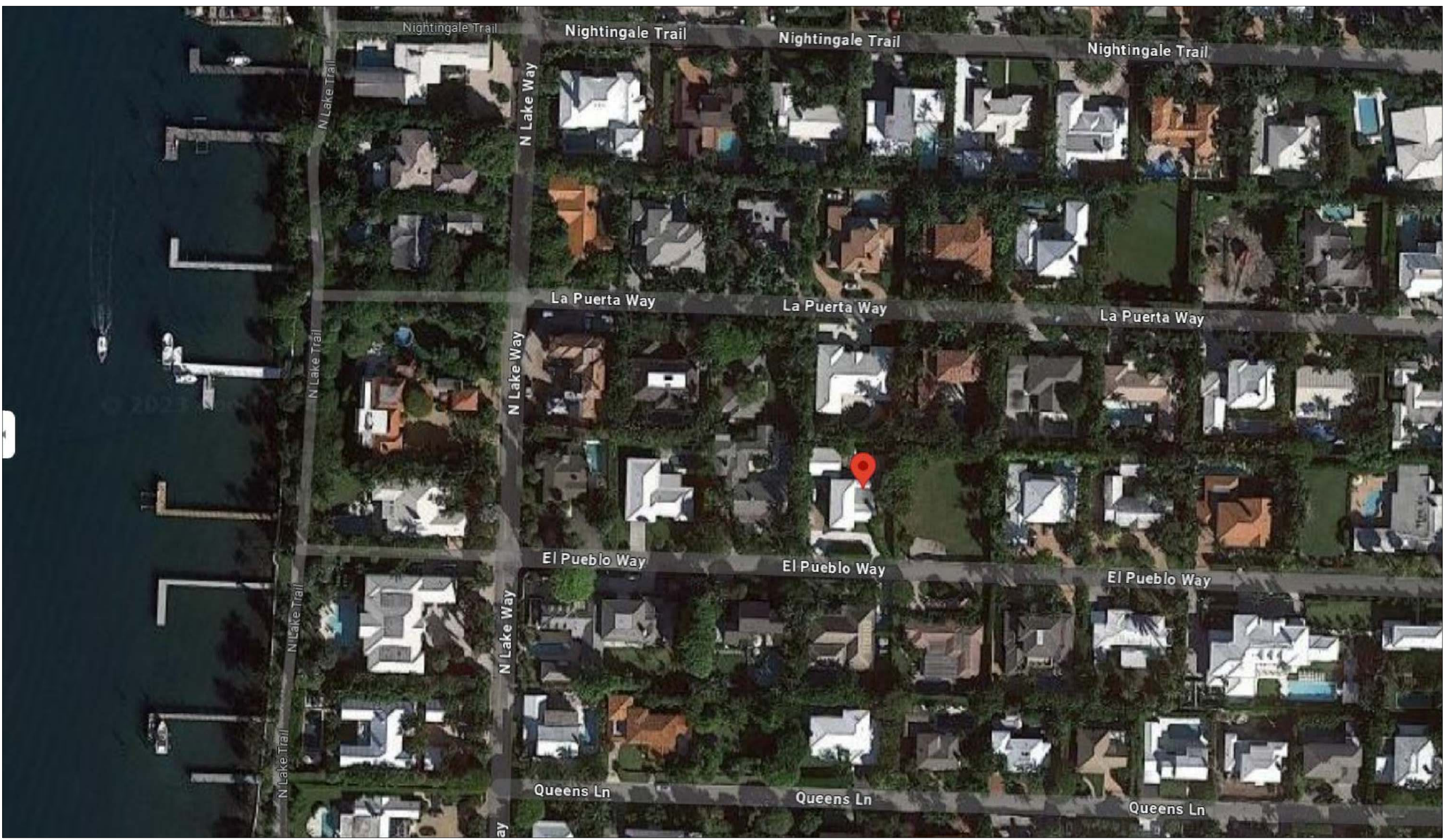
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ZON-24-040

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CONTEXTUAL SITE PLAN

SCALE: NTS





CONTEXTUAL SITE PLAN

SCALE: NTS



STREET SCAPE

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

CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
STATE OF FLORIDA
PATRICK W. MORTIMER
REGISTERED ARCHITECT
10/18/2018

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8
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ZON-24-040
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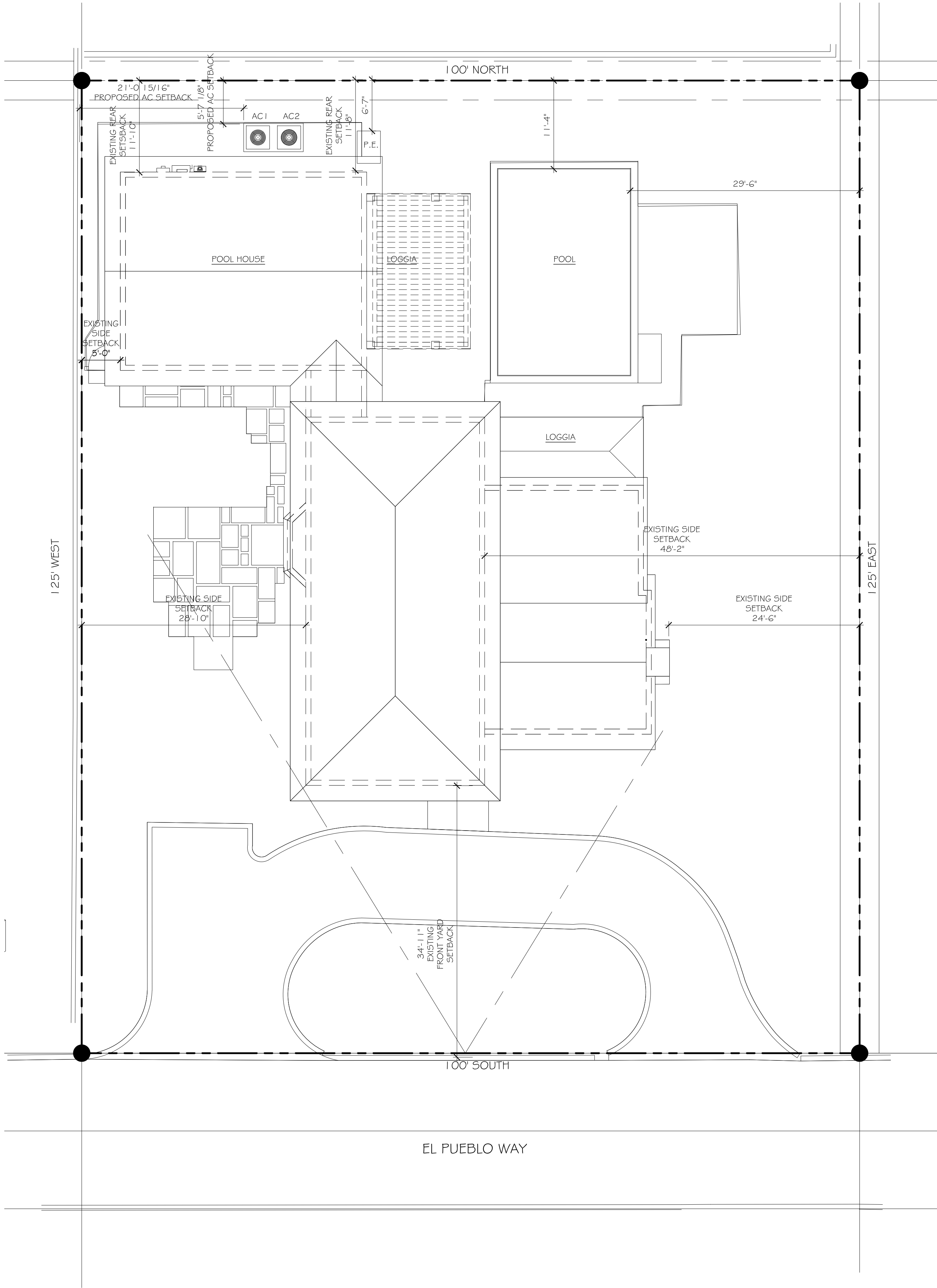






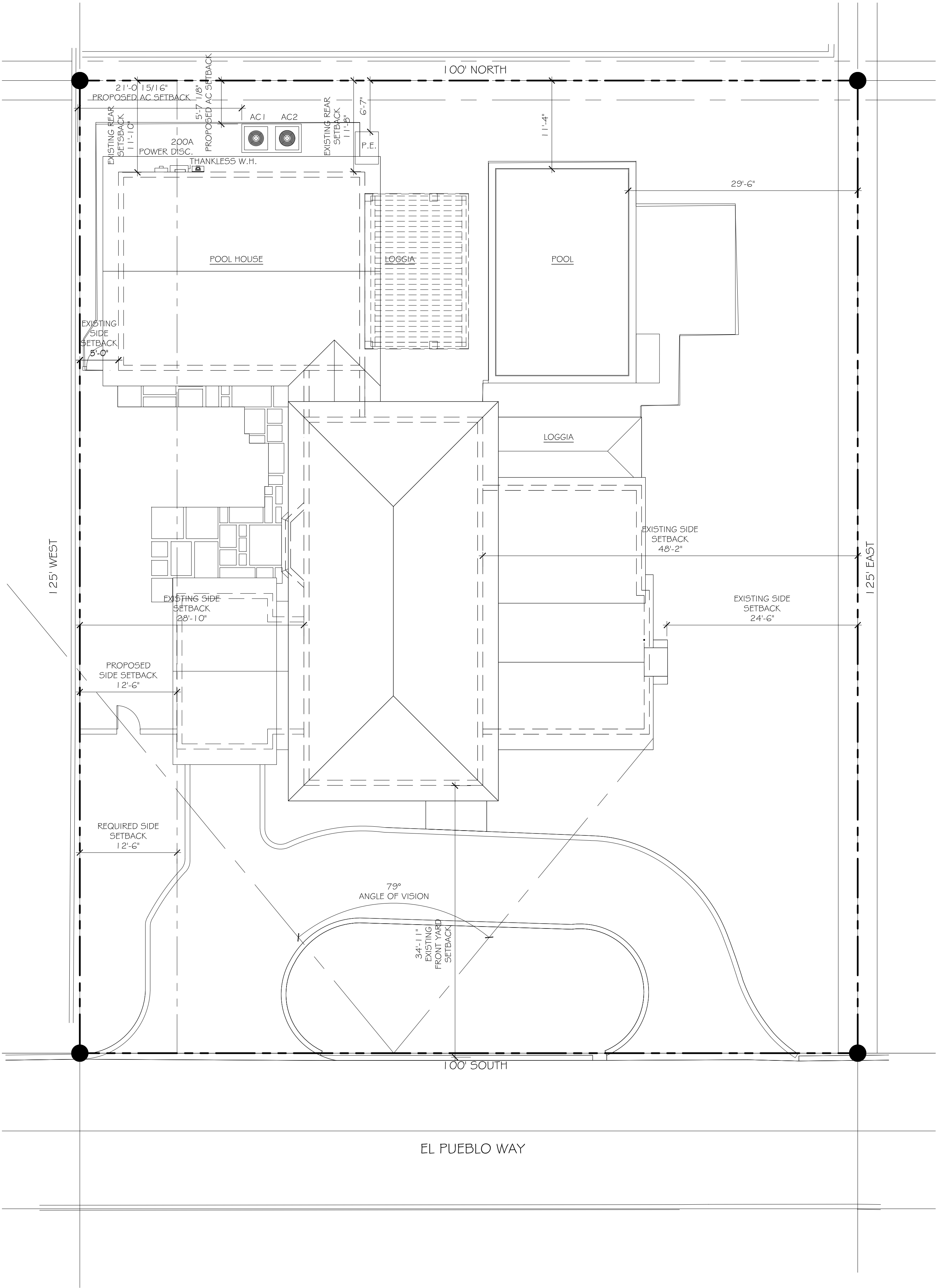






EXISTING SITE PLAN

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



CURRENTLY PROPOSED SITE PLAN

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

CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
PATRICK W. MORTIMER
REGISTERED ARCHITECT

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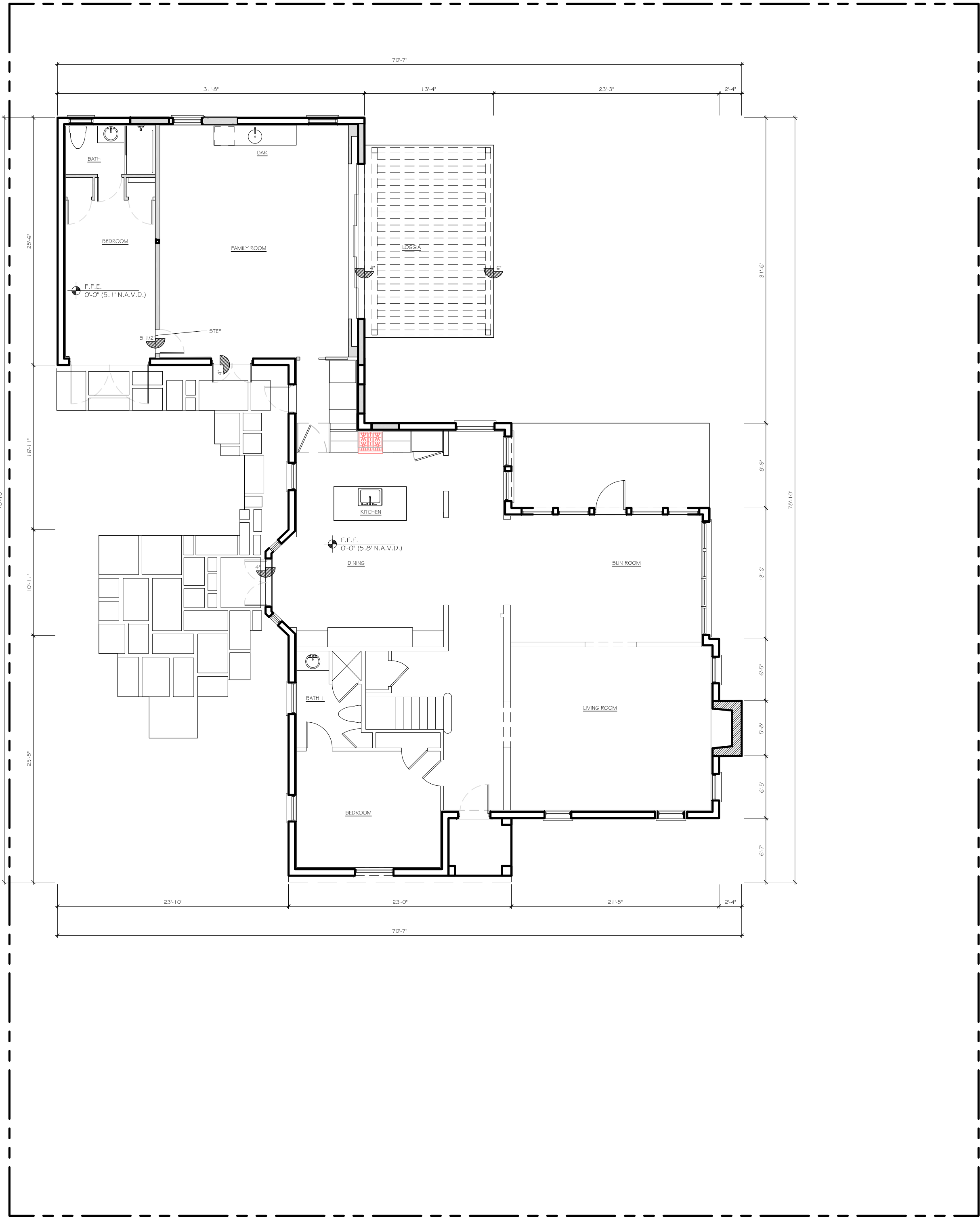
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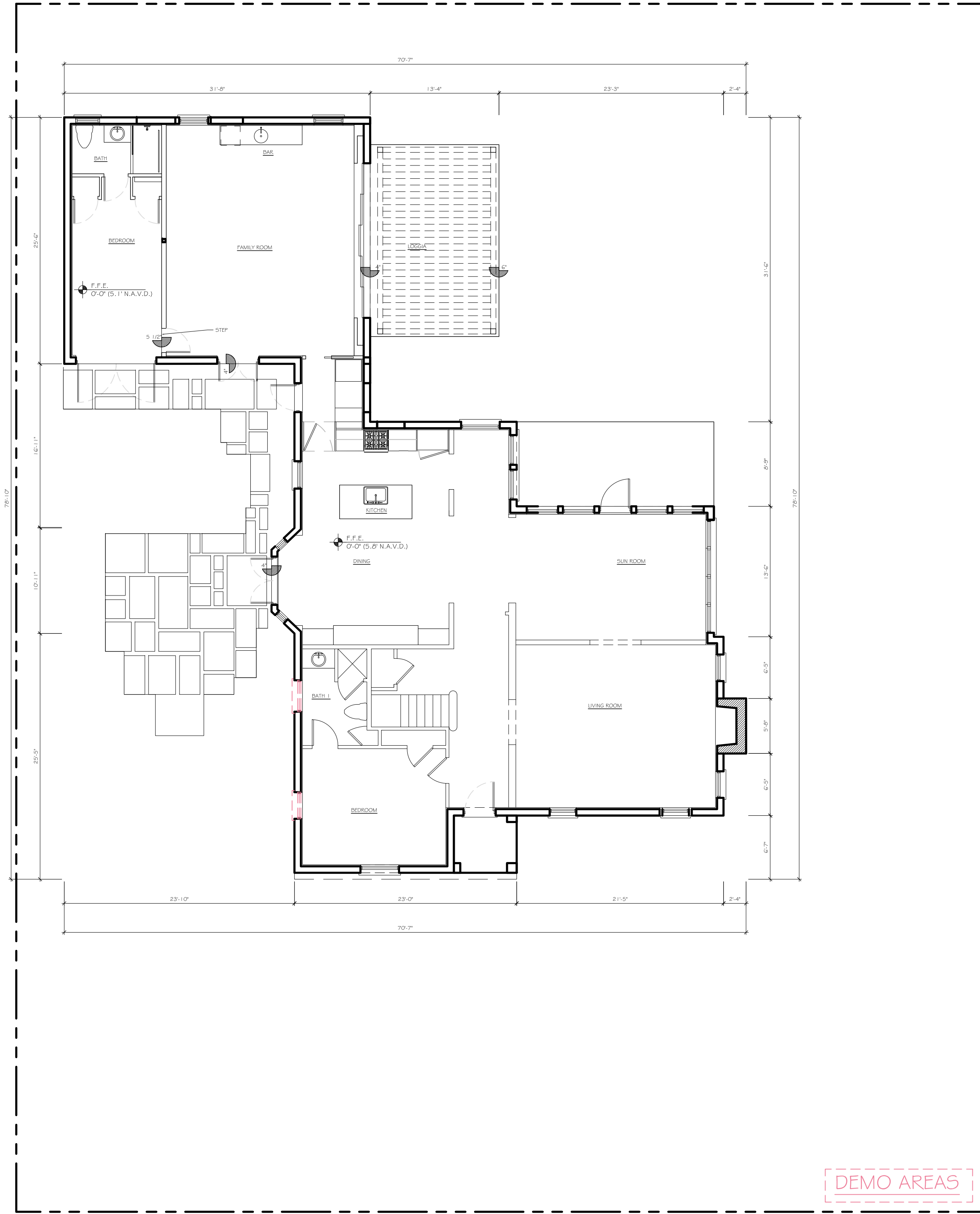
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EXISTING FIRST FLOOR PLAN

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



DEMO FLOOR PLAN

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



CONSULTANT:

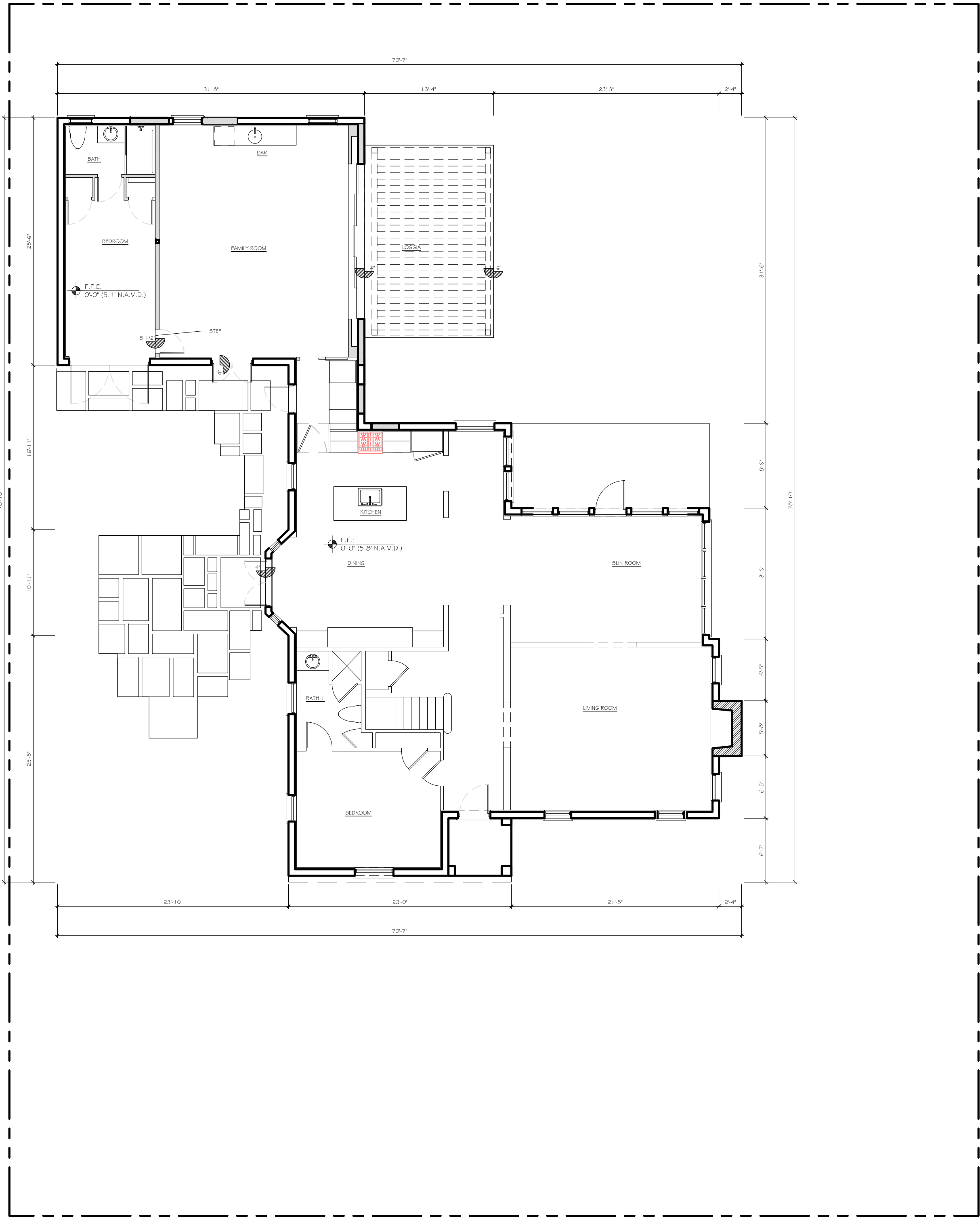
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AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

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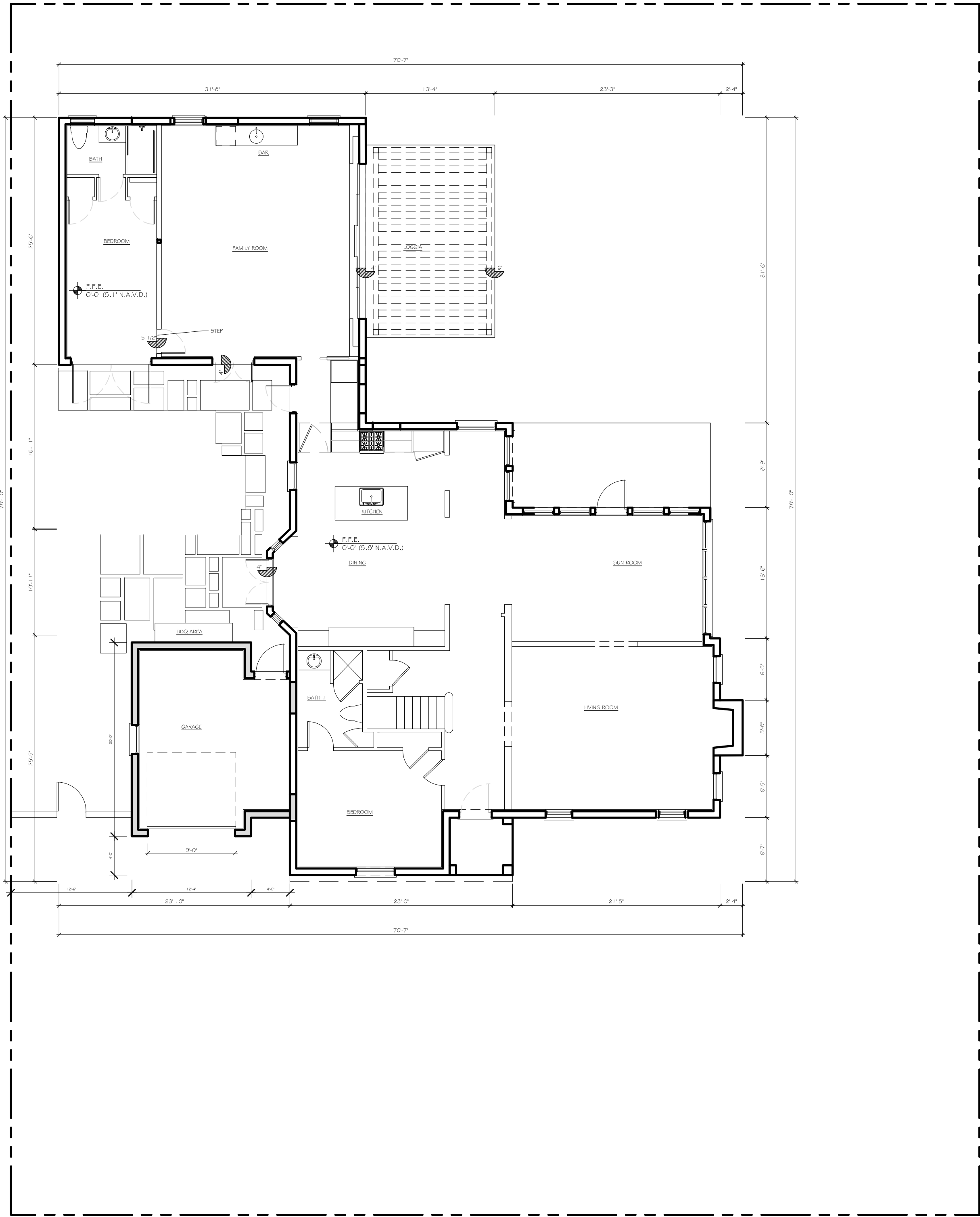
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EXISTING FIRST FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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



CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

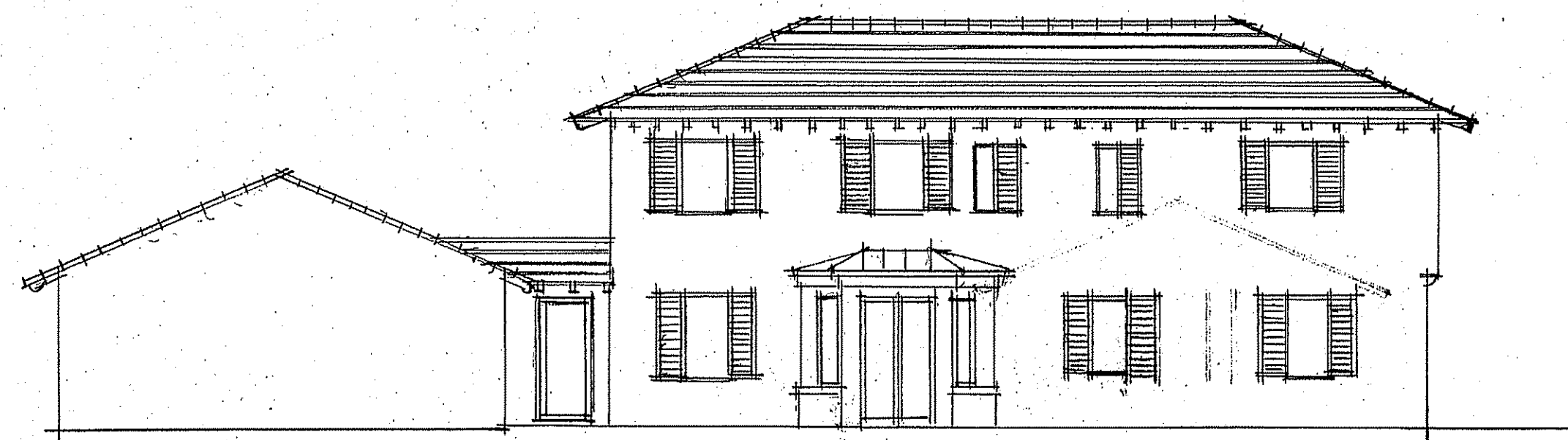
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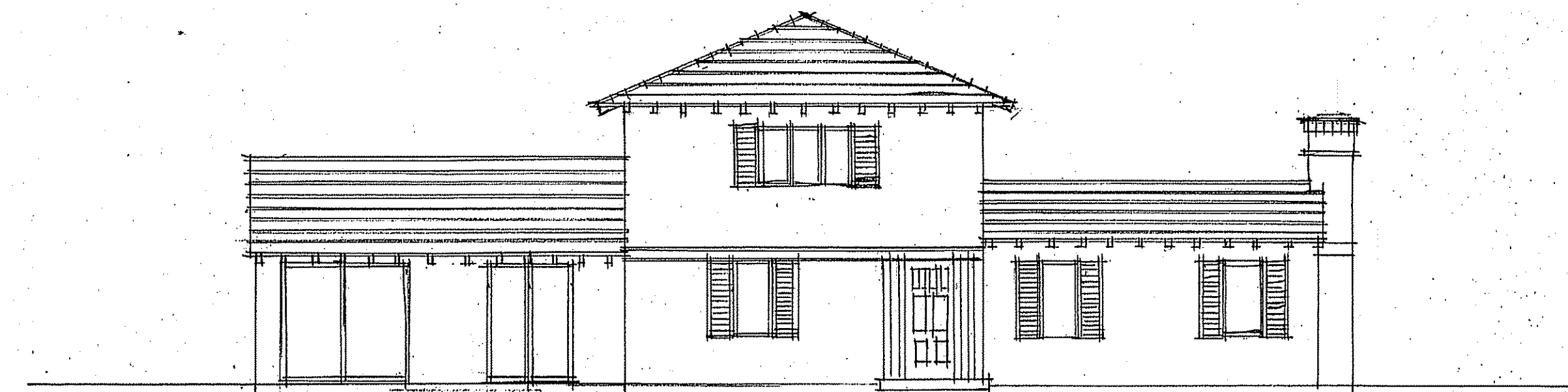
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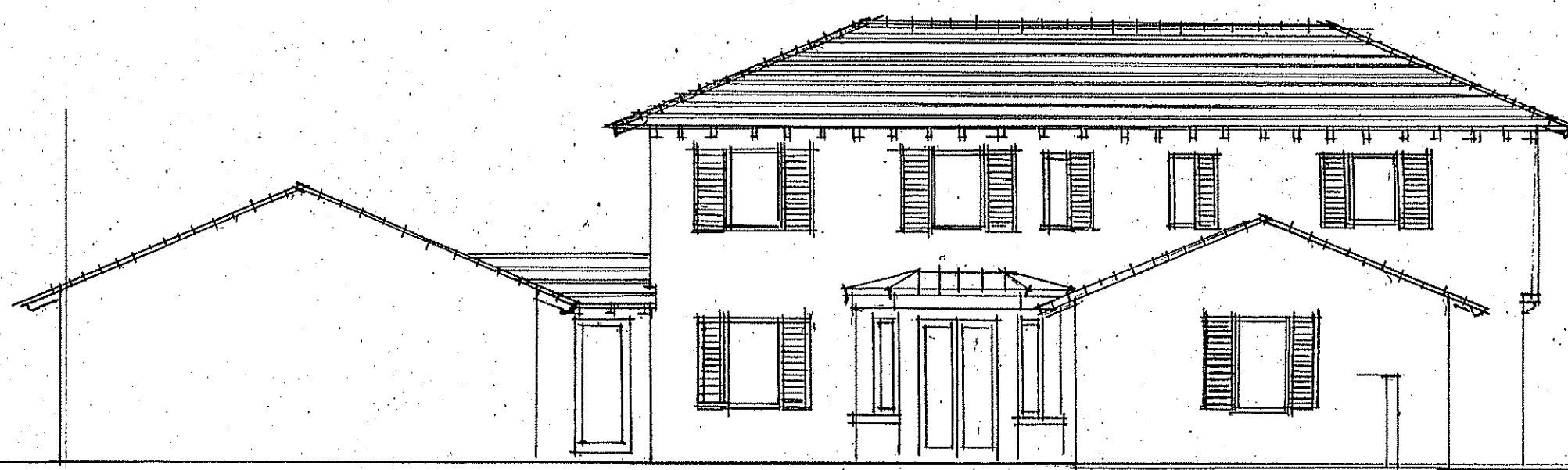




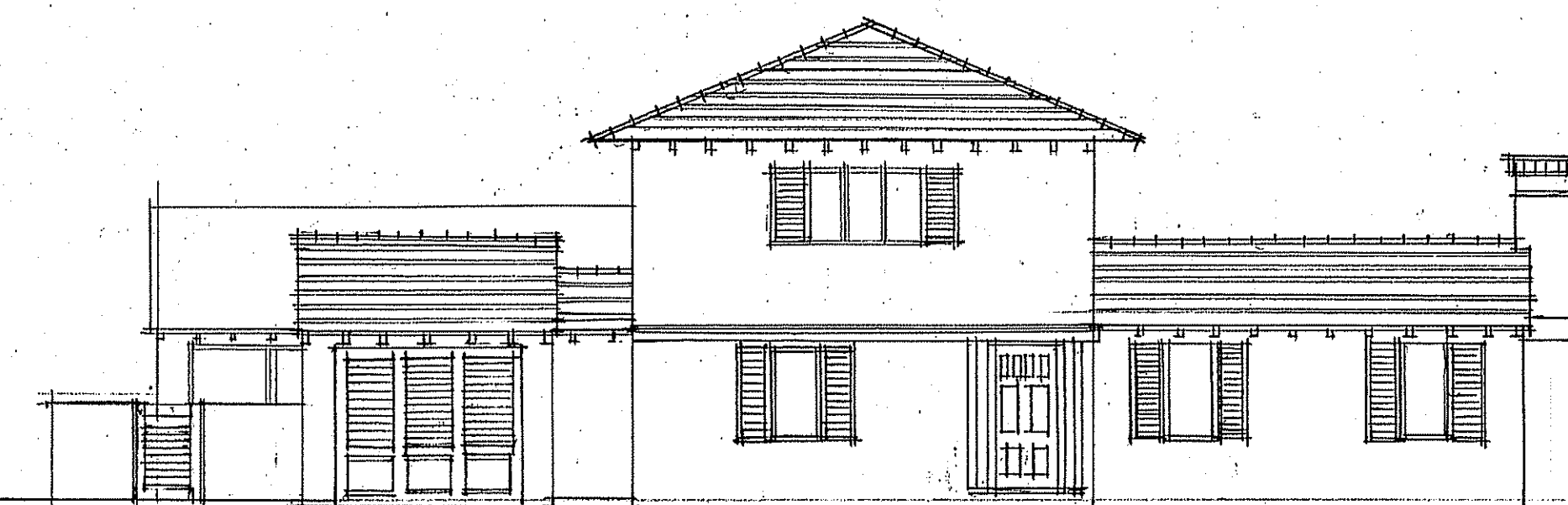
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

CONSULTANT:

PROPOSED RESIDENCE FOR:
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EXISTING SOUTH ELEVATION

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



PREVIOUSLY PROPOSED SOUTH ELEVATION

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



CURRENTLY PROPOSED SOUTH ELEVATION

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

SHEET NUMBER:	18
ISSUE:	01-12-24
DATE:	HSB-24-002
JOB #:	ZON-24-040
HSB-22-009	ZON-22-134

REVISIONS:	△△△△
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A.A. #001345	A.R. #10,181
<i>Adrian S. S. S.</i>	

PROPOSED RESIDENCE FOR:	AVERELL MORTIMER
255 EL PUEBLO WAY	
PALM BEACH, FLORIDA 33480	

CONSULTANT:	
-------------	--

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUWAN AVE, SUITE F-2, PALM BEACH, FL 33480



EXISTING WEST ELEVATION

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



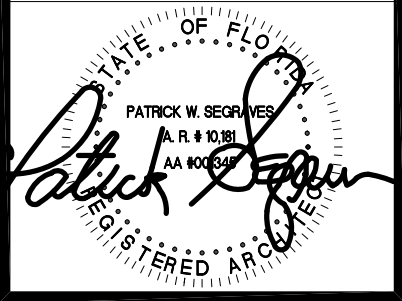
PROPOSED WEST ELEVATION

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

CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181



REVISIONS:



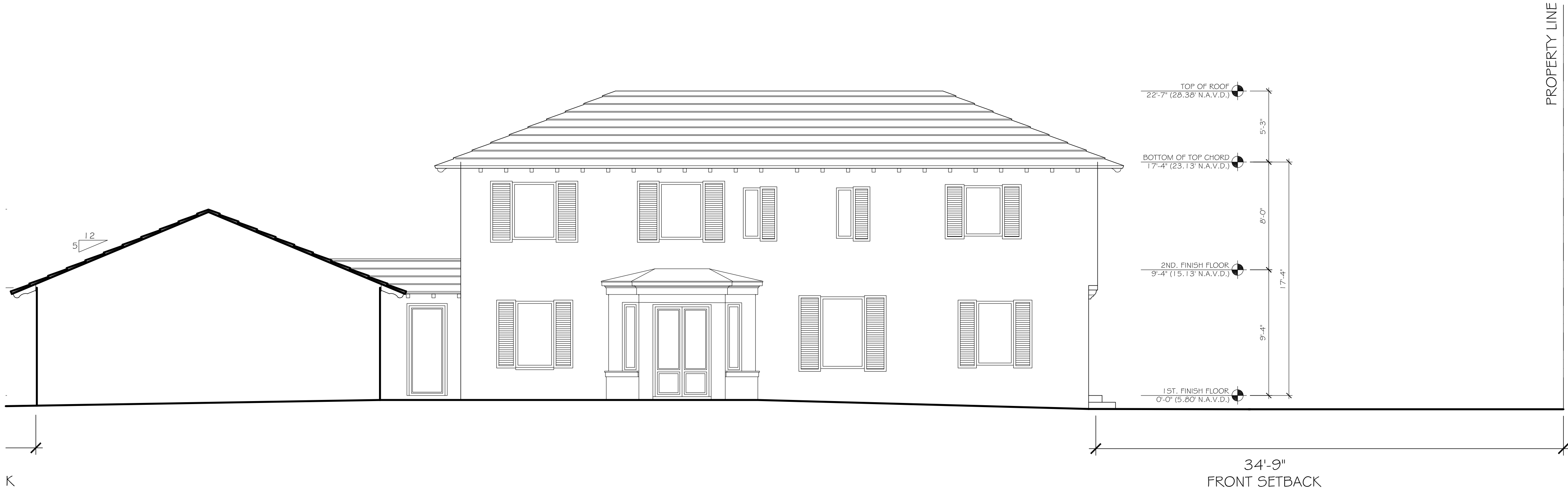
SHEET NUMBER:

19

ISSUE DATE: 01-12-24

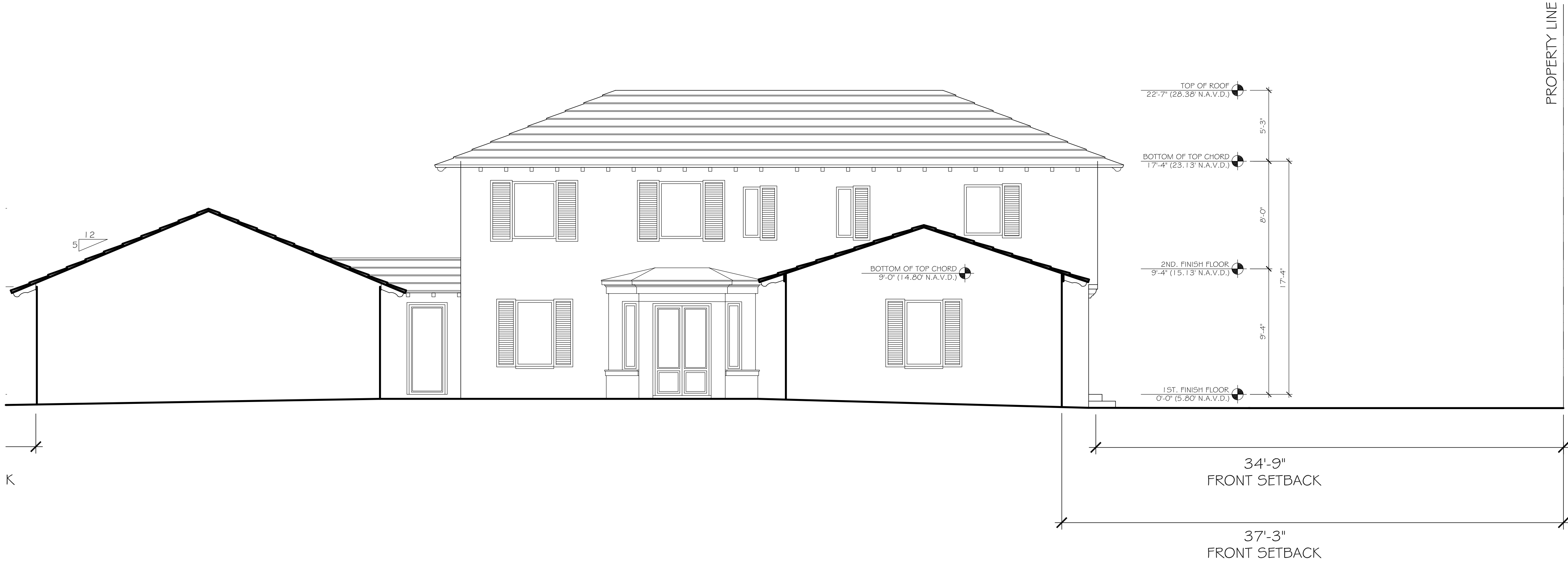
JOB #: HSB-24-002
ZON-24-040

HSB-22-009
ZON-22-134



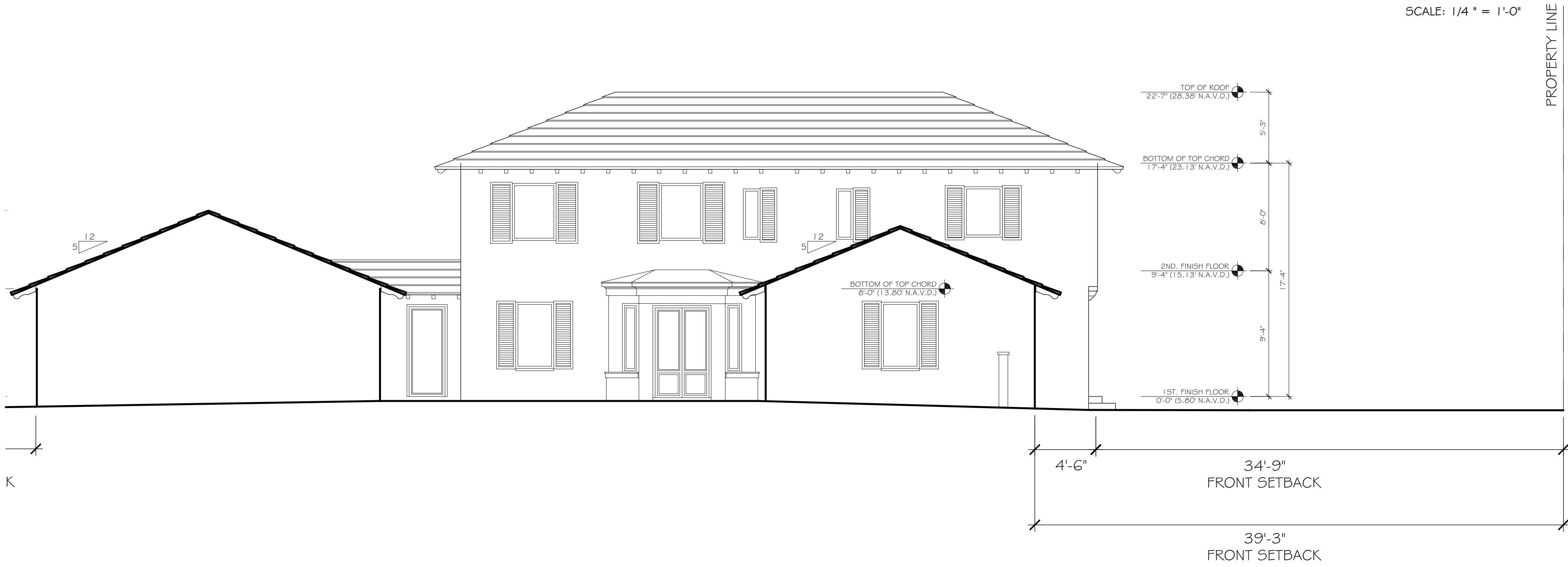
EXISTING WEST ELEVATION

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



PREVIOUSLY PROPOSED WEST ELEVATION

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



CURRENTLY PROPOSED WEST ELEVATION

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

HSB-22-009 ZON-22-134	JOB #: ZON-24-046	ISSUE DATE: 01-12-24	SHEET NUMBER: 19
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REVISIONS:

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PROPOSED RESIDENCE FOR:

AVERELL MORTIMER

255 EL PUEBLO WAY

PALM BEACH, FLORIDA 33480

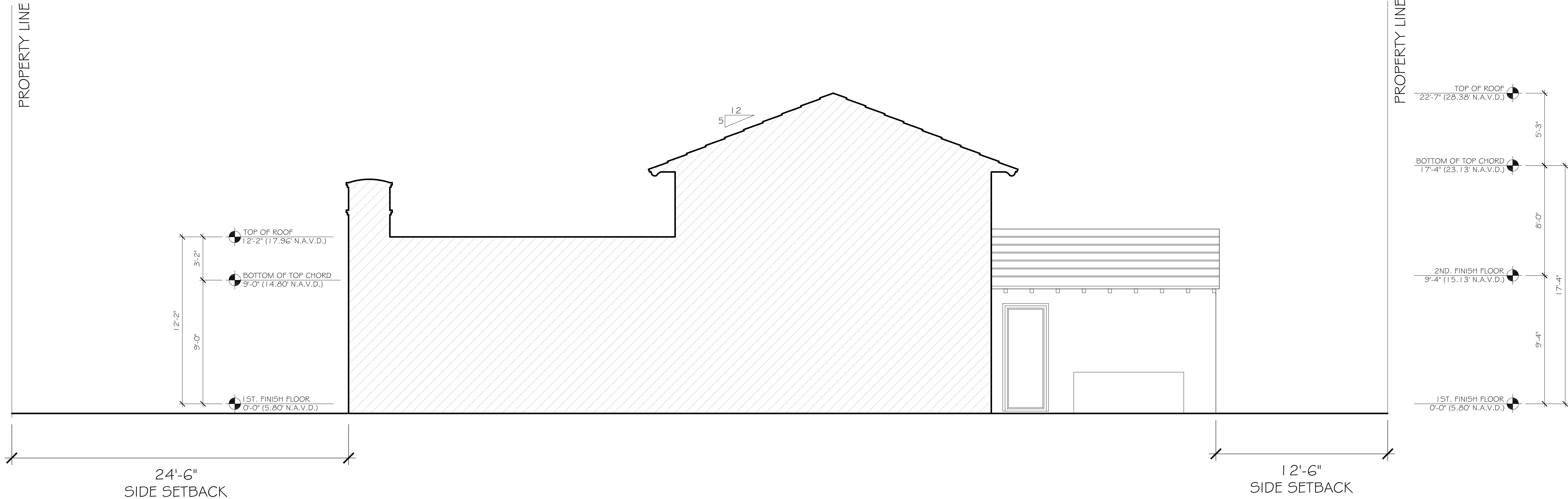
CONSULTANT:

SKA

SKA ARCHITECT + PLANNER

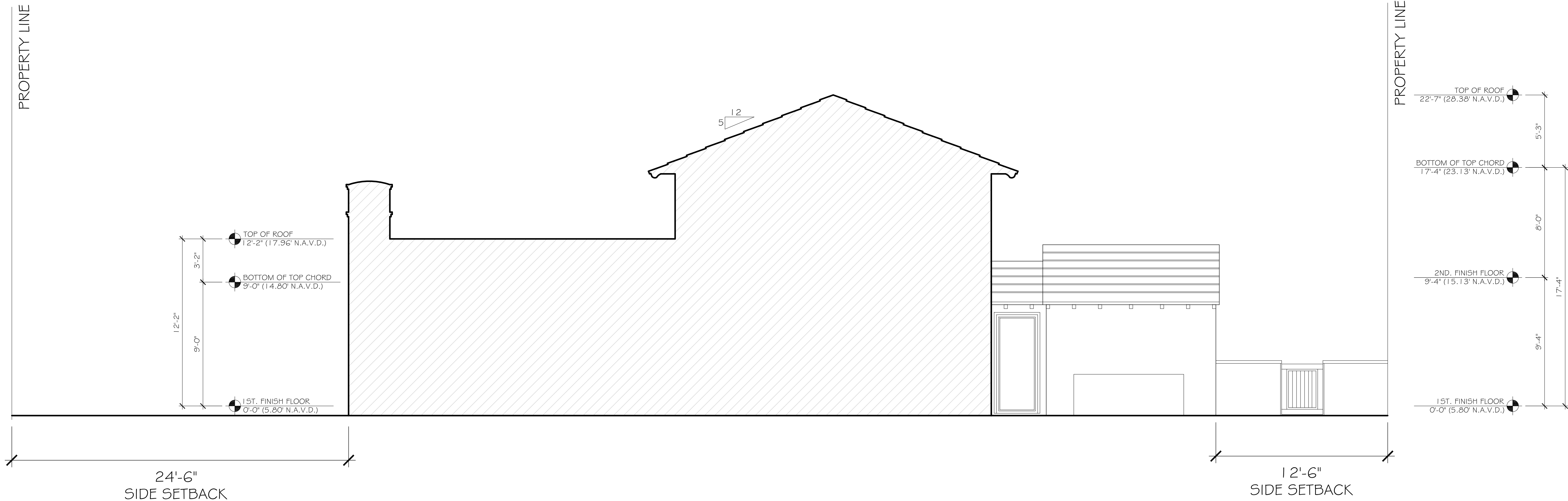
OFFICE 561-655-1116 FAX 561-832-7821

249 PERUVIAN AVE, SUITE F-2, PALM BEACH, FL 33480



PREVIOUSLY PROPOSED NORTH ELEVATION OF NEW GARAGE

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



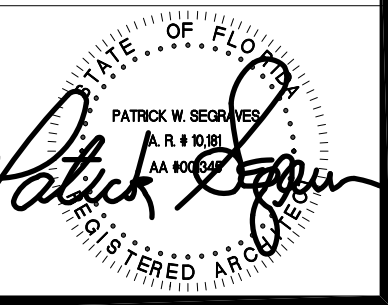
CURRENTLY PROPOSED NORTH ELEVATION OF NEW GARAGE

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

CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181



REVISIONS:



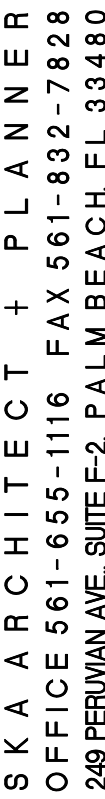
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ISSUE DATE: 01-12-24

JOB #: HSB-24-002
ZON-24-040

HSB-22-009
ZON-22-134



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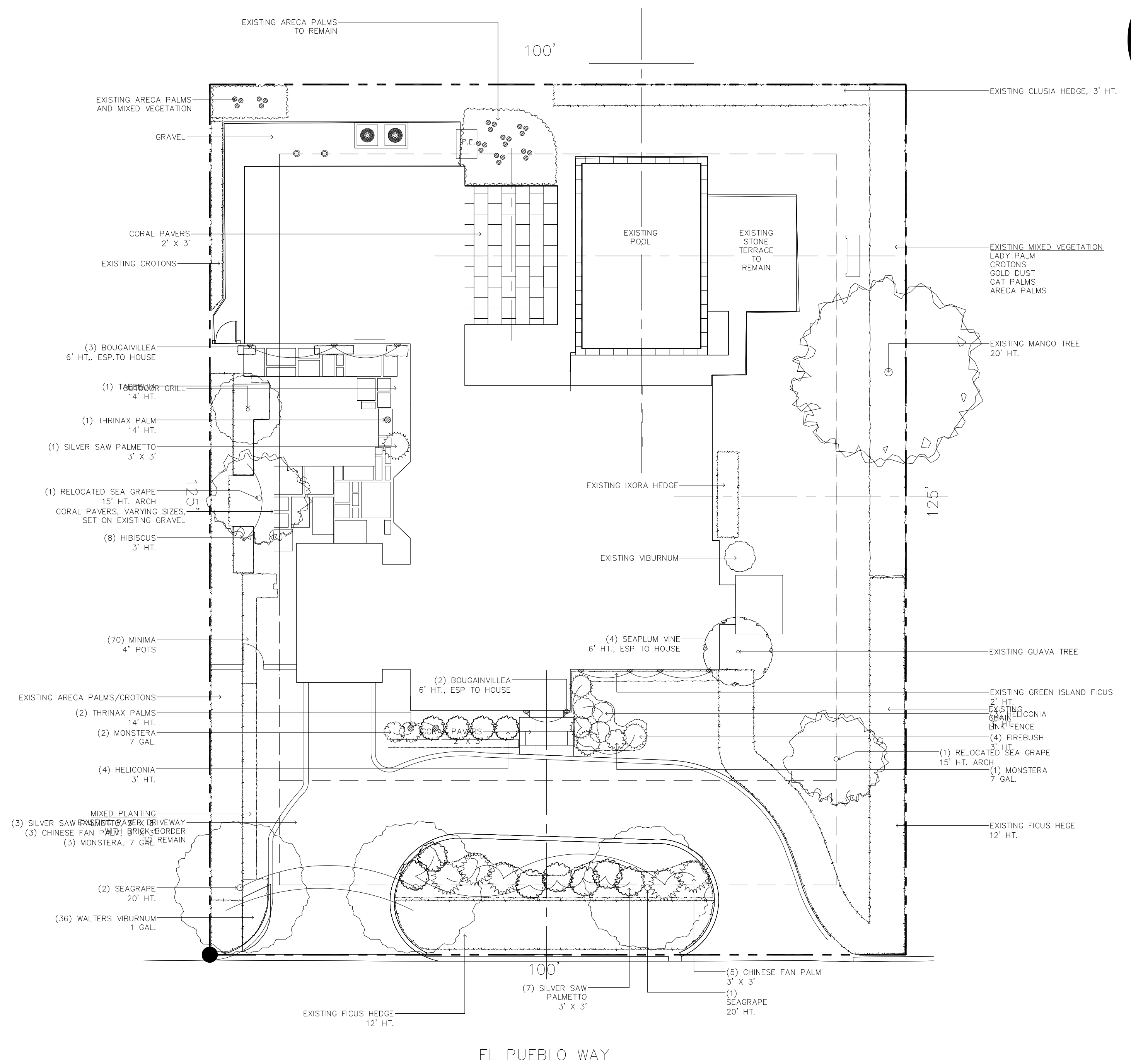
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480



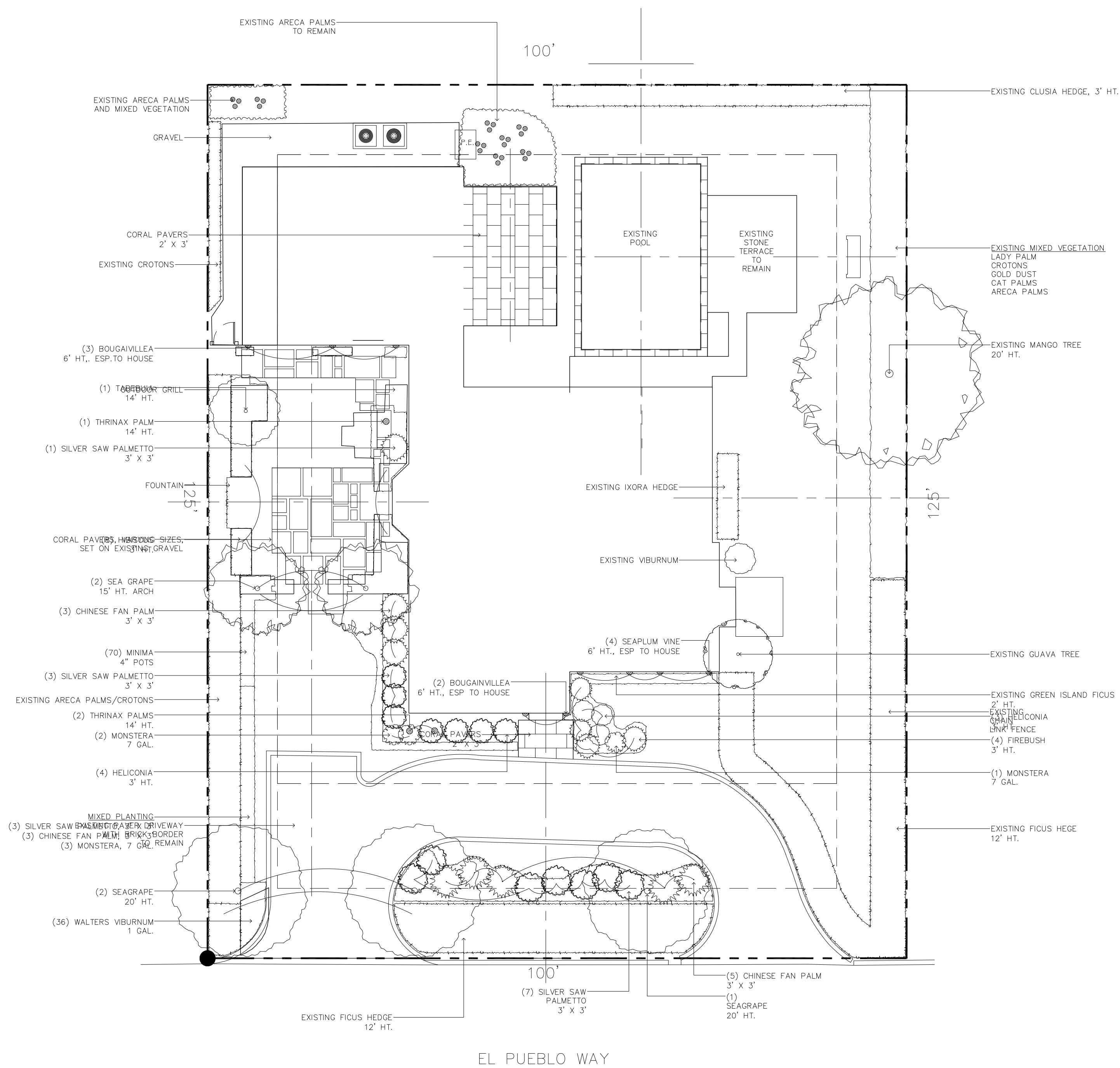
L-1

OB #: HSB-24-002
ZON-24-040

HSB-22-009
ZON-22-134



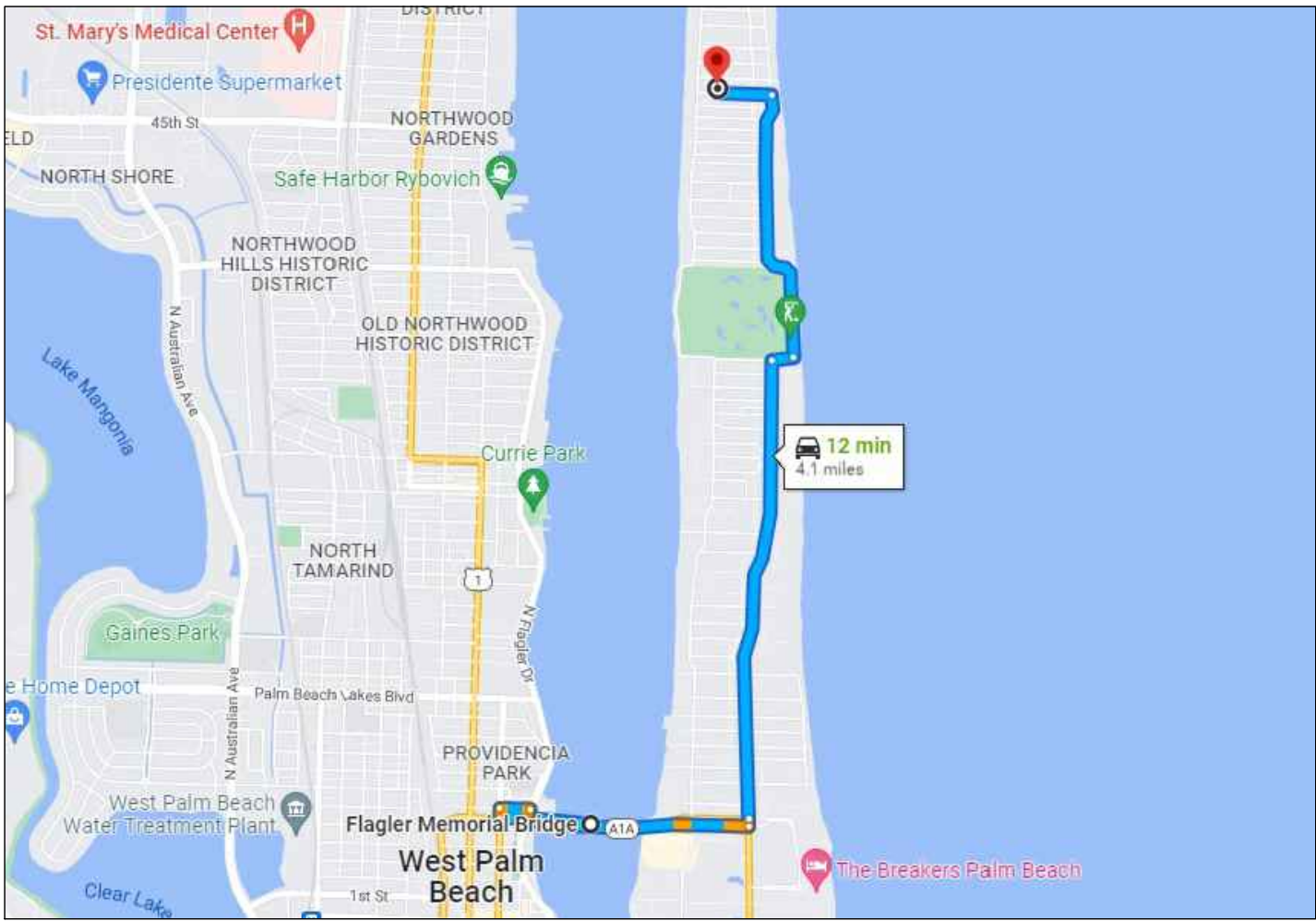
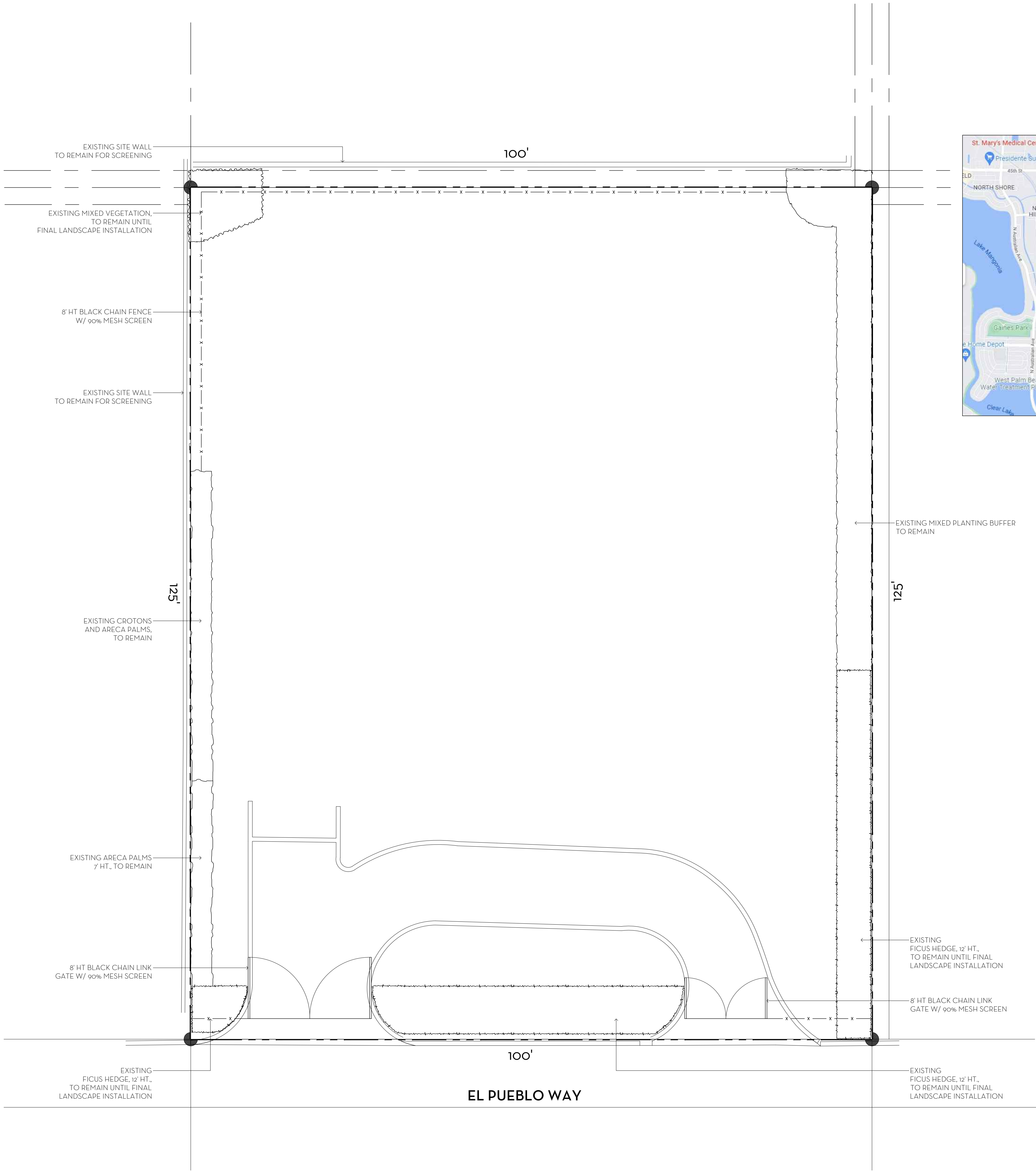
SITE AREA =2,500 SQ FT	100%	25' SETBACK AREA 2,600 SQ FT	100%	PERIMETER AREA =4,100 SQ FT	100%
MINIMUM LANDSCAPE:		MINIMUM LANDSCAPE:		MINIMUM LANDSCAPE:	
REQUIRED = 5,625 SQ FT	45%	REQUIRED = 1,000 SQ FT	40%	(50% OF 4,100 SF) = ~~2,050 SF~~ REQUIRED	
EXISTING = 6,296 SQ FT	50.4%	EXISTING = 1,300 SQ FT	52%	EXISTING = 3,139SQ FT	76.6%
PROPOSED = 5,837 SQ FT	46.7%	PROPOSED = 1,300 SQ FT	52%	PROPOSED = 3,139SQ FT	76.6%



SITE AREA = 2,500 SQ FT	100%	25' SETBACK AREA 2,500 SQ FT	100%	PERIMETER AREA 4,100 SQ FT	100%
MINIMUM LANDSCAPE: REQUIRED = 5,625 SQ FT	45%	MINIMUM LANDSCAPE: REQUIRED = 1,000 SQ FT	40%	MINIMUM LANDSCAPE: (50% OF 4,100 SF) = 2,050 SF REQUIRED	
EXISTING = 6,296 SQ FT	50.4%	EXISTING = 1,300 SQ FT	52%	EXISTING = 3,139 SQ FT	76.6%
PROPOSED = 5,837 SQ FT	46.7%	PROPOSED = 1,300 SQ FT	52%	PROPOSED = 3,139 SQ FT	76.6%



FINAL SUBMITTAL

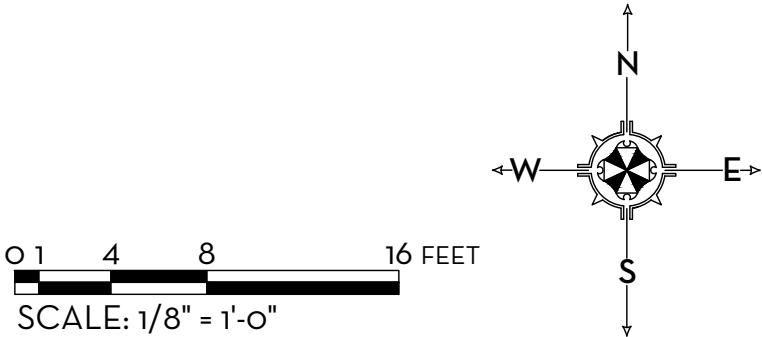


TRUCK LOGISTICS:

MAX. TRUCK LENGTH = 60 FEET

ACCESS SITE VIA FLAGLER MEMORIAL BRIDGE TO NORTH COUNTY RD/EL PUEBLO WAY.

ESTIMATED NUMBER OF TRIPS FOR LARGE TRUCKS: 10



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

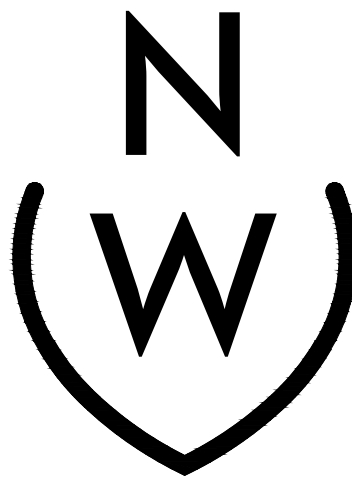


CONSTRUCTION SCREENING/TRUCK LOGISTICS PLAN

MORTIMER RESIDENCE

255 EL PUEBLO WAY, PALM BEACH, FL.

28 MAR 2022
07 MAR 2022
25 JAN 2022
30 NOV 2021



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

CSP

HSB-22-009

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

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.
5474 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

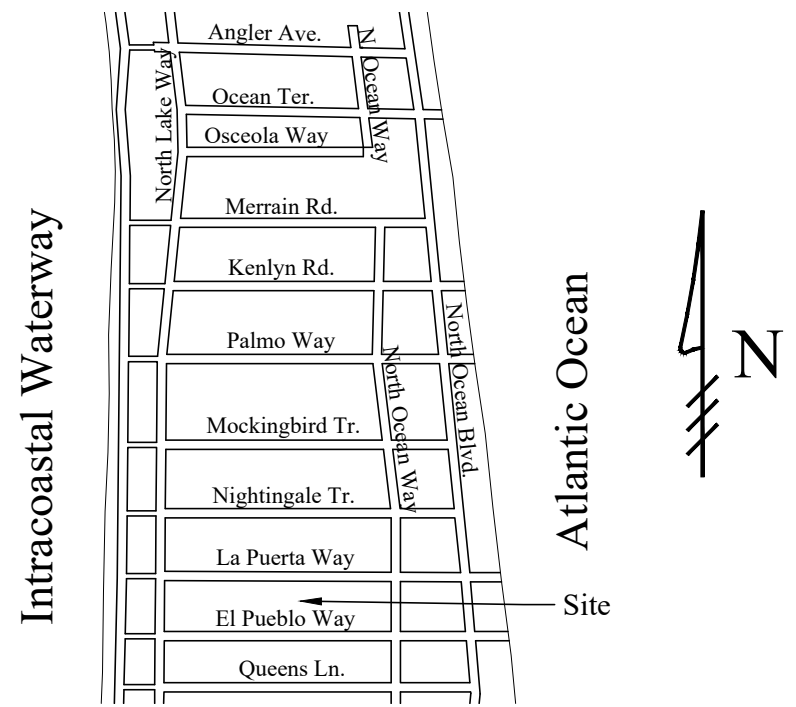
Project Information				
Project No.	2023-0024	Issue Date	02/06/2024	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
			CG	

Conceptual Site Grading & Drainage Plan For:
Proposed Garage Addition
Palm Beach, Florida
255 El Pueblo Way

Revisions	
1	
2	
3	
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Chad M. Gruber
FL P.E. No. 57466

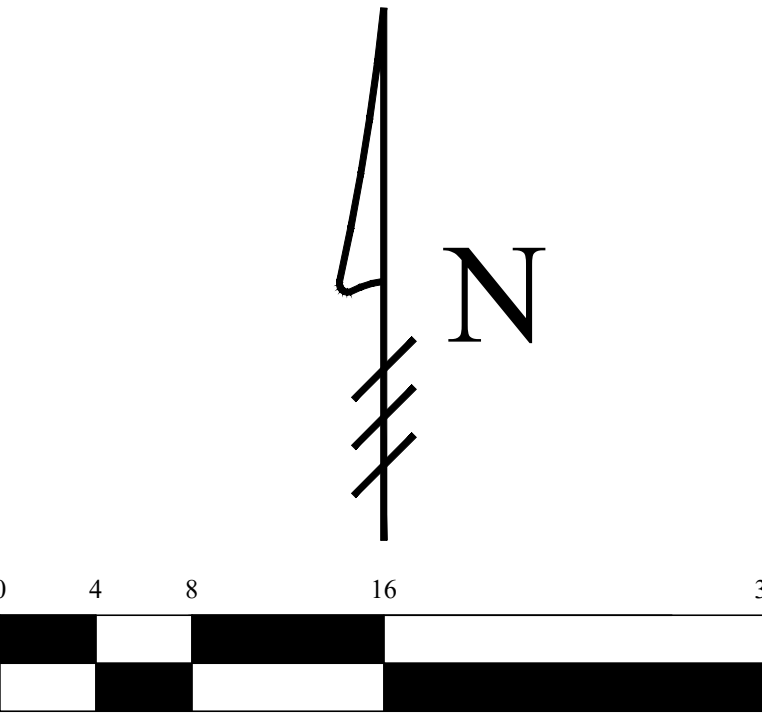
Sheet No.
C-1



Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER AVIROM & ASSOCIATES INC. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 12,500 sq.ft.

Total Drainage Basin Area = 2,220 sq.ft.

Drainage Area Impervious Surface = 1,551 sq.ft.

Drainage Area Pervious Surface = 669 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:

$1.0 \times 2 \text{ in/hr} \times 1,551 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 259 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 669 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 23 \text{ cu.ft.}$

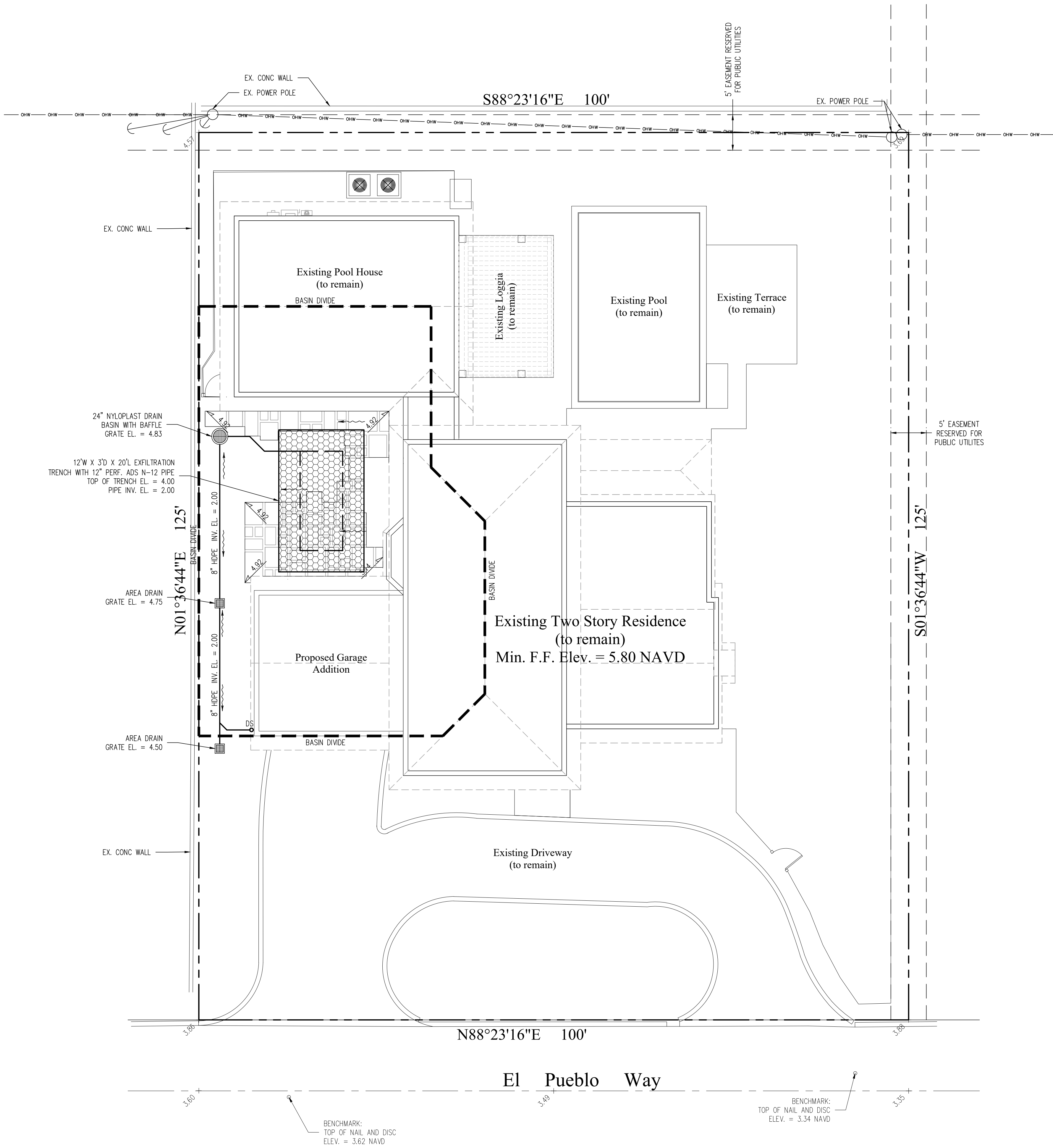
Total Volume to be Retained = 282 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	20	ft
W	=	Trench Width	=	12	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.00	ft
DU	=	Un-Saturated Trench Depth	=	2.50	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	476	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.



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 Site Plan by
SKA Architect + Planner Received 1/25/24

HSB-24-002
ZON-24-040

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GRUBER CONSULTING ENGINEERS

LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT

To: Planning Administrator
Town of Palm Beach

From: Chad M. Gruber, P.E.

Re: Proposed Garage Addition
255 El Pueblo Way
Palm Beach, FL

Date: February 8, 2024

I have reviewed the landscape plan prepared by SKA Architect + Planner for the referenced project received 2/8/24 and compared it with the latest conceptual drainage plan prepared by this office dated 2/8/24. There do not appear to be any conflicts between the proposed landscape material and the storm piping and exfiltration trenches.

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

Sincerely,

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.

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

Cc: File

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 12,500 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 5,625 SQ FT 45%
EXISTING = 5,702.53 SQ FT 45.6%
PROPOSED = 5,787 SQ FT 46.2%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 2,500 SQ FT 100%

MINIMUM LANDSCAPE:

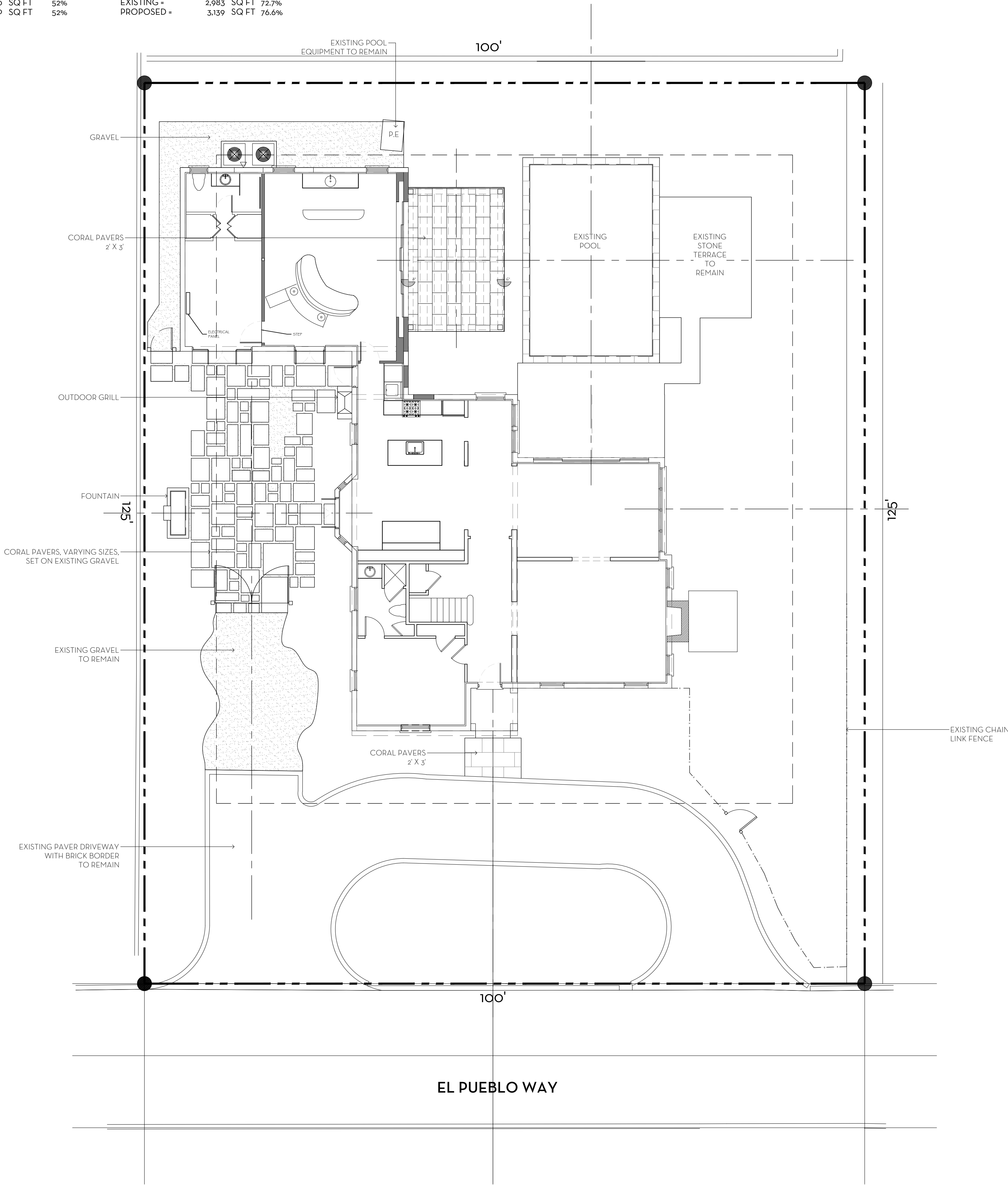
REQUIRED = 1,000 SQ FT 40%
EXISTING = 1,300 SQ FT 52%
PROPOSED = 1,300 SQ FT 52%

10' PERIMETER SITE CALCULATIONS:

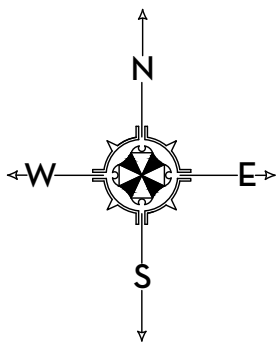
PERIMETER AREA = 4,100 SQ FT 100%

MINIMUM LANDSCAPE:

(50% OF 4,100 SF) = 2,050 SF REQUIRED
EXISTING = 2,983 SQ FT 72.7%
PROPOSED = 3,139 SQ FT 76.6%



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



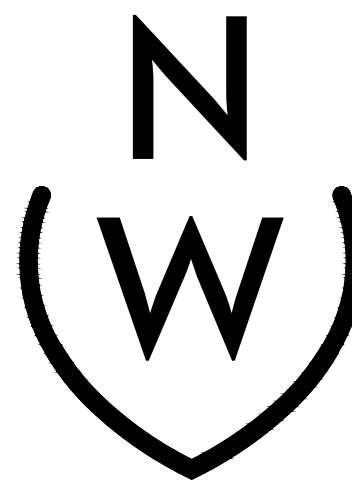
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
MORTIMER RESIDENCE

235 EL PUEBLO WAY, PALM BEACH, FL.

18 OCT 2022
28 MAR 2022
07 MAR 2022
25 JAN 2022
30 NOV 2021



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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L1

HSB-22-009