

PRESENTATION RENOVATIONS TO RESIDENCE FOR 146 AUSTRALIAN AVENUE PALM BEACH, FLORIDA

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ARCHITECTURAL

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CIVIL

<u>SHEET</u>	<u>TITLE</u>
C-1	OVERALL DRAINAGE & STORMWATER RETENTION PLAN

SCOPE OF WORK

- ALTERATION TO EXISTING 3-STORY RESIDENCE
- HARDSCAPE, LANDSCAPE & POOL
- SITE WALLS AND GATES

MEETING DATES:

PROJECT TYPE:	Private Residence
Second Submittal:	January 22, 2024
ARCOM Hearing:	March 27, 2024

PROJECT TEAM:

ARCHITECT

BRIDGES, MARSH & ASSOCIATES, INC.
18 VIA MIZNER
PALM BEACH, FL. 33480
PHONE: (561) 832-1533

LANDSCAPE ARCHITECT

ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD
THE PARAMOUNT BUILDING
PALM BEACH, FL. 33480
PHONE: (561) 832-4600

CIVIL ENGINEER

GRUBER CONSULTING ENGINEERS, INC
2475 MERCER AVE. SUITE 305
WEST PALM BEACH, FL. 33401
PHONE: (561) 312-2041
FAX: (561) 537-7229

ARC-24-037

**BRIDGES MARSH
& ASSOCIATES, INC.**
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33460
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

JOB
146 AUSTRALIAN AVE
PALM BEACH, FLORIDA

DRAWING

JOB NO.

NOTE:
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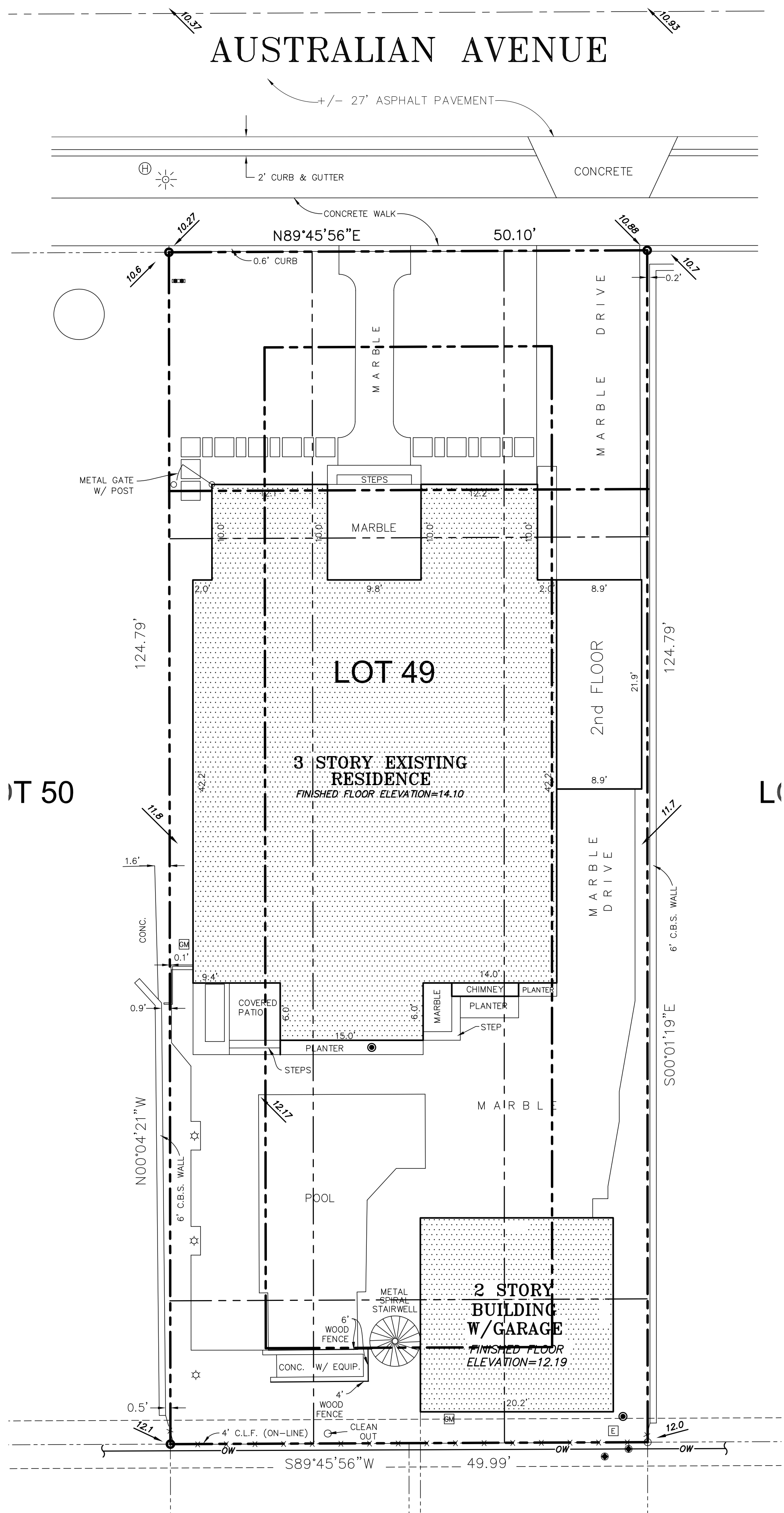
REVISIONS

SCALE

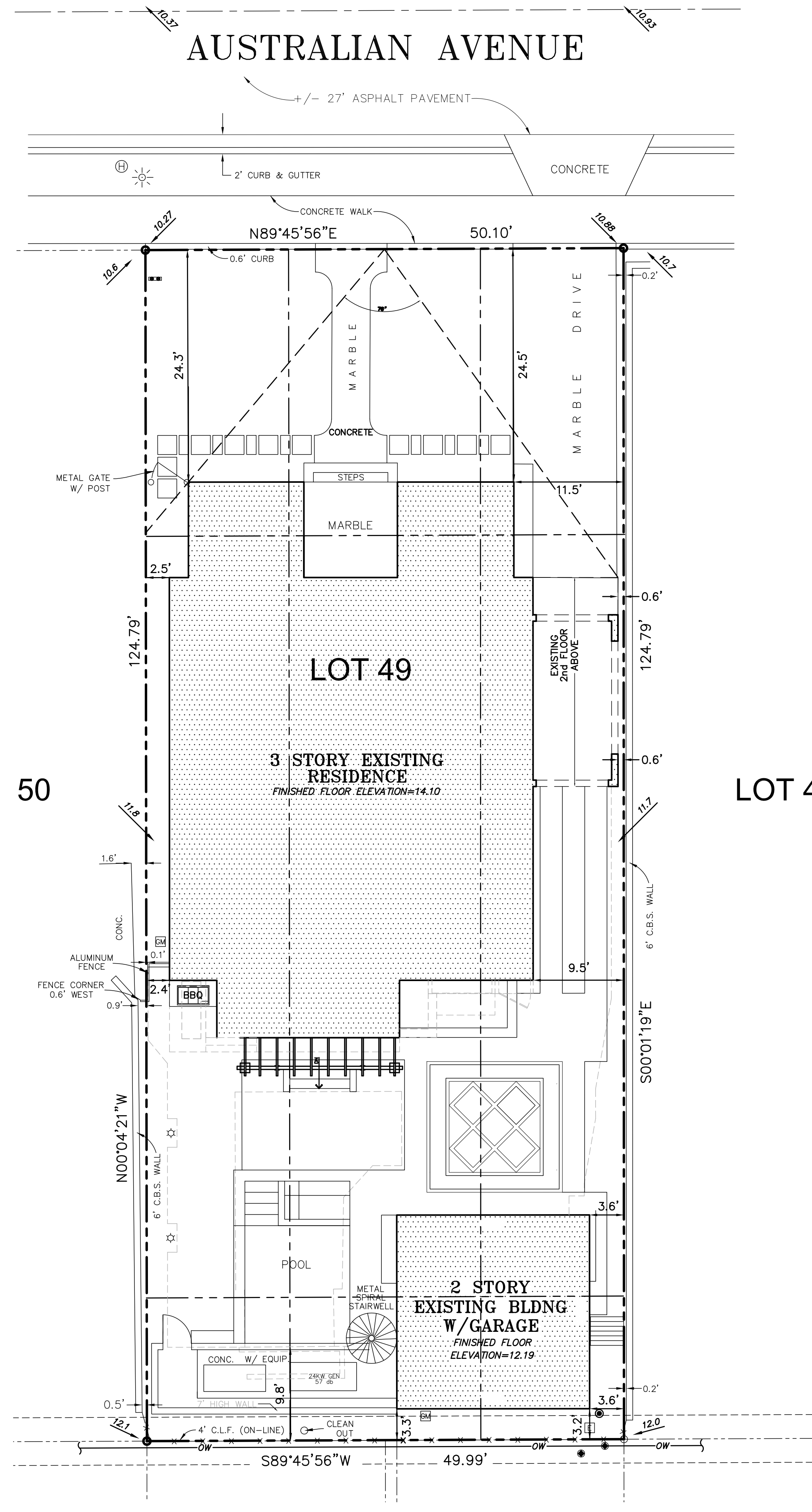
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1/03/24	DATE	HCT3/24	CHK	DEW
		M.M.		

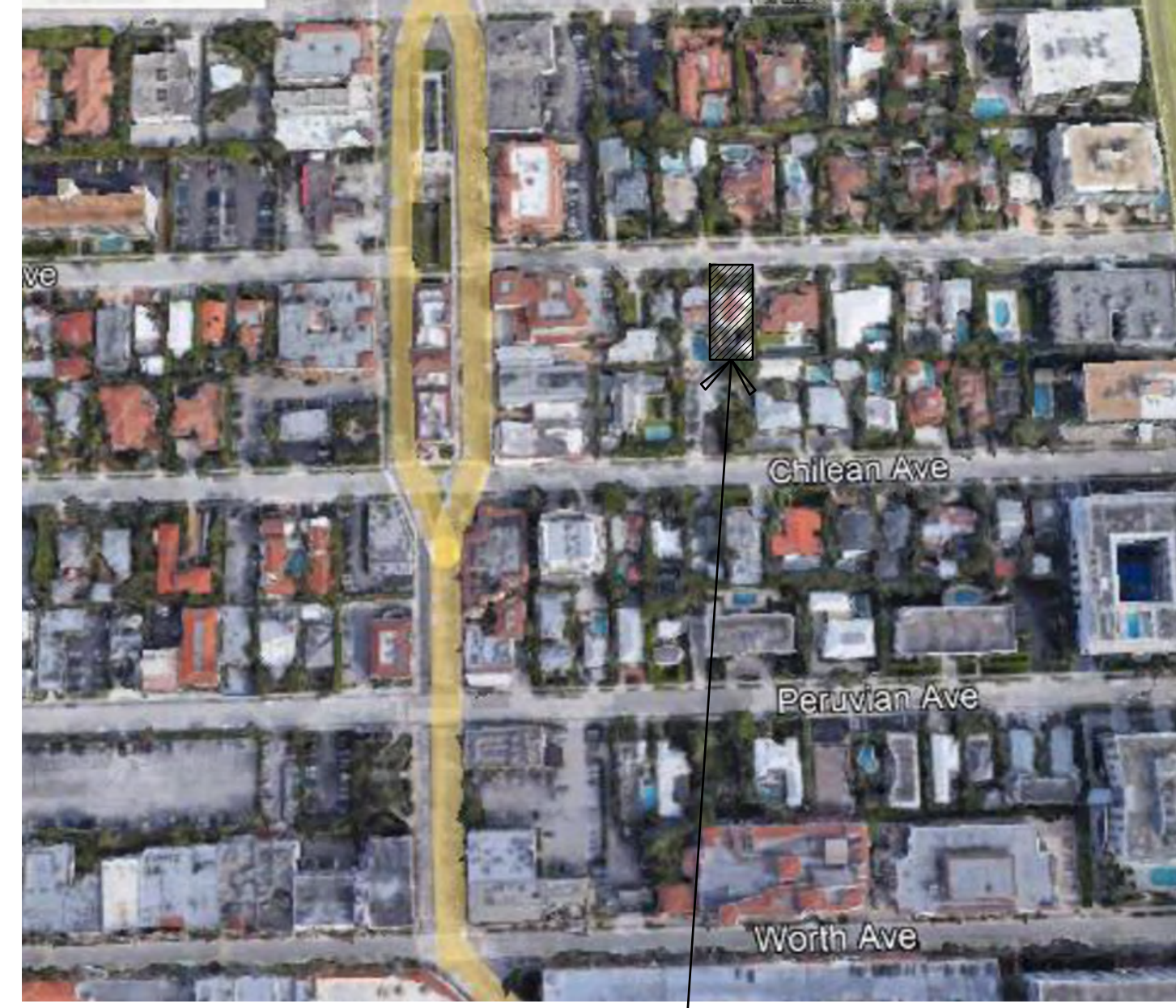
COVER
DWG. NO.



EXISTING SITE PLAN



PROPOSED SITE PLAN



AERIAL LOCATION

Zoning Legend			
1	Property Address:	146 Australian Ave	
2	Zoning District:	RB	
3	Lot Area (sq. ft.):	6245	
4	Lot Width (W) & Depth (D) (ft.):	50.10 x 124.79	
5	Structure Type:	Single-Family	
6	FEMA Flood Zone Designation:		
7	Zero Datum for point of meas. (NAVD)	12.43'	
8	Crown of Road (COR) (NAVD)	10.93'	
9	REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	1874 - 30%	2752 - 44%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Access, Structure, etc.)	4800	4800
12	*Front Yard Setback (Ft.)	30'	24.5'
13	*Side Yard Setback (1st Story) (Ft.)	15'	
14	*Side Yard Setback (2nd Story) (Ft.)	15'	2.4
15	*Rear Yard Setback (Ft.)	15'	3.2
16	Angle of Vision (Deg.)	100	76
17	Building Height (Ft.)	22	28.83
18	Overall Building Height (Ft.)	30	32.16
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.38	9.42
20	** Max. Fill Added to Site (Ft.)	n/a	n/a
21	Finished Floor Elev. (FFE)(NAVD)	14.10	no change
22	Base Flood Elevation (BFE)(NAVD)	awaiting	awaiting
23	Landscape Open Space (LOS) (Sq Ft and %)		
24	Perimeter LOS (Sq Ft and %)		
25	Front Yard LOS (Sq Ft and %)		
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 Road (COR) divided by two, (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

*** Provide Native plant species info per category as required by Ord. 083-2023 on separate TOPB Landscape Legend

REVISIONS

1/8" = 1'-0"

SCALE

03/20/24 DATE

17th PINKSTON M.M.M. CHK. DRWN

REV. BY 20230626

ZONING TABLE



BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
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Fax: (561) 832 1520

CONSULTANT

SEAL

RENOVATION TO:
EXISTING RESIDENCE
JOB NO.
146 AUSTRALIAN PALM BEACH, FL

SITE PLAN
DRAWING

201011
JOB NO.

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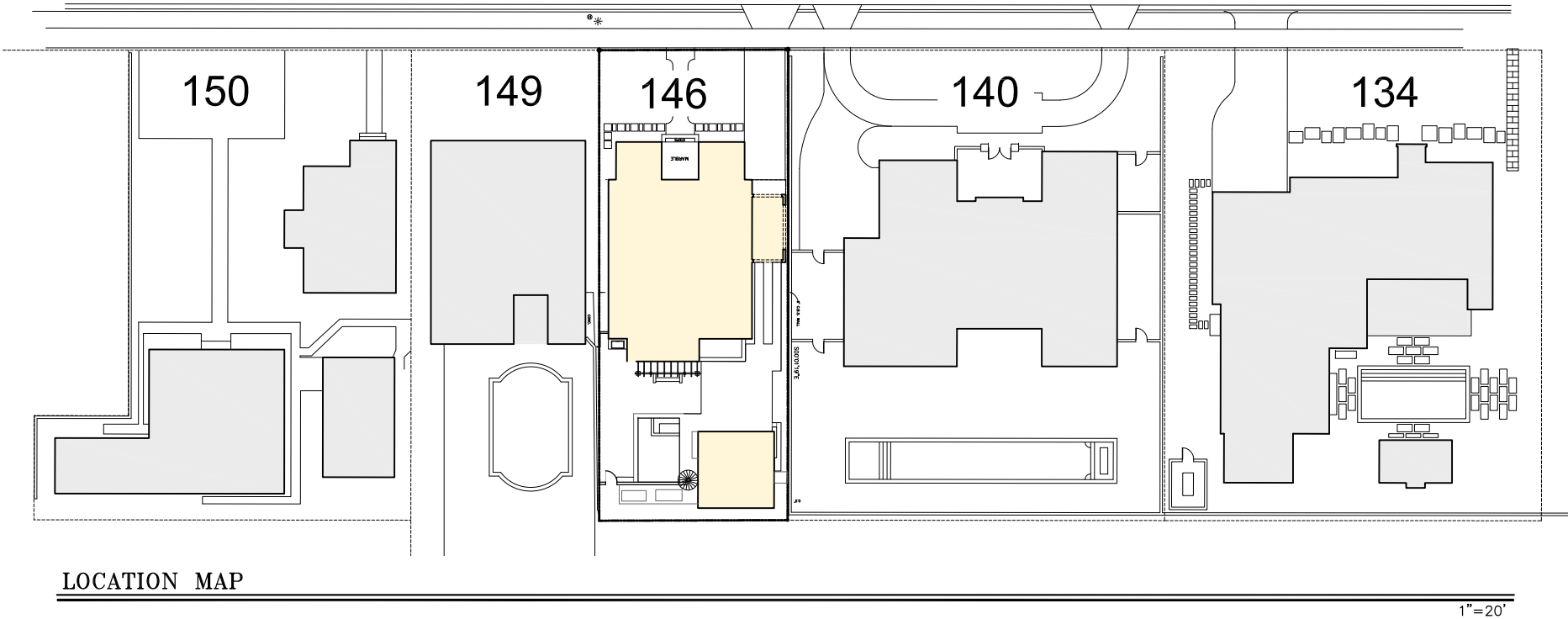
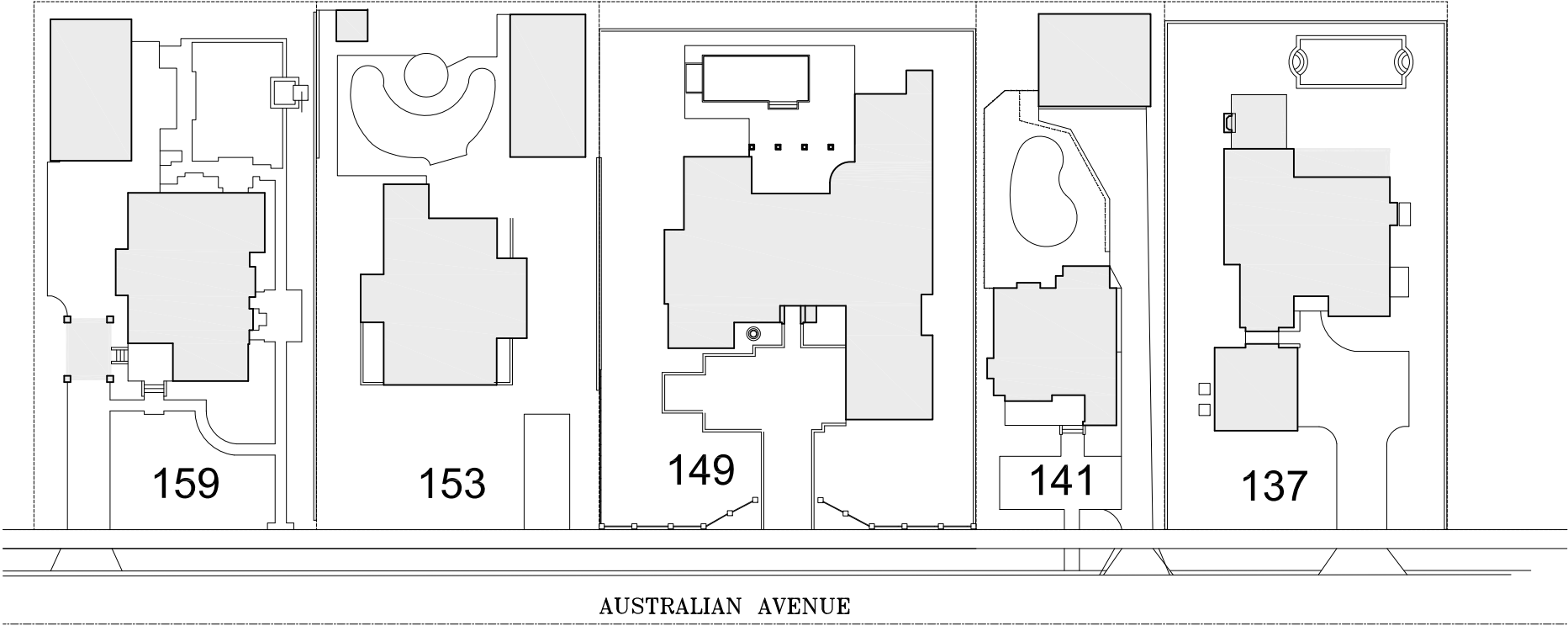
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SCALE

03/20/24 DATE

17th PINKSTON M.M.M. CHK. DRWN


A1.1
DWG. NO.



PROPERTY OWNER

Elizabeth Hubbell
146 Australian Avenue
Palm Beach, FL 33480

ARC-24-037



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RENOVATION TO:
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JOB

**146 AUSTRALIAN AVE
PALM BEACH, FLORIDA**

SITE PLANS

DRAWING

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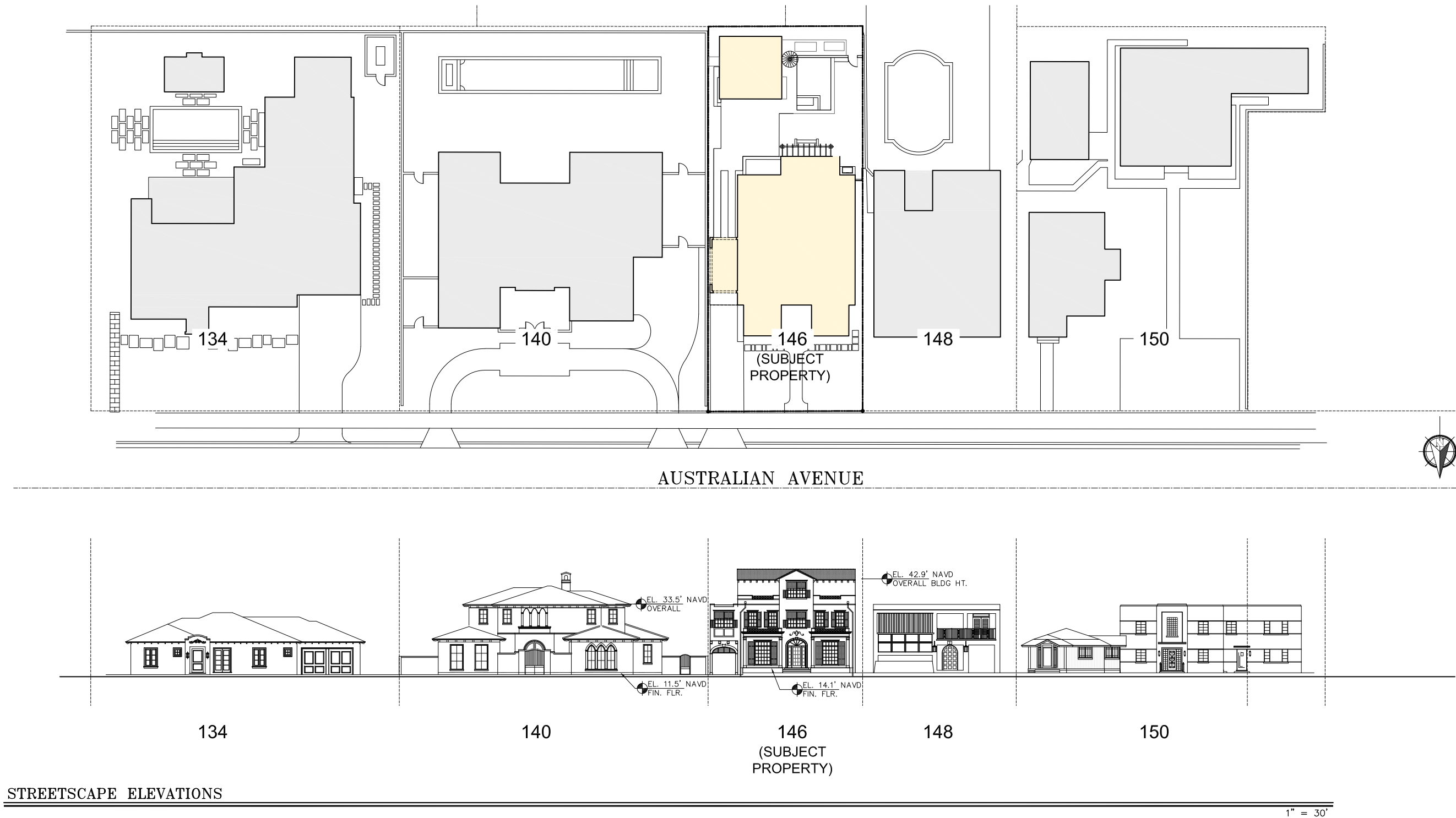
AS NOTED

SCALE

3/20/24	DATE	HCT3/24	CHK
		M.M.	DRWN

A1.2

DWG. NO.





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RENOVATION TO:
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JOB

**146 AUSTRALIAN AVE
PALM BEACH, FLORIDA**

STREETSCAPE

DRAWING

201011

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AS NOTED

SCALE

3/20/24 DATE HCT3/31/24 M.M. CHK. DWN

A1.3

DWG. NO.



134 AUSTRALIAN



140 AUSTRALIAN



148 AUSTRALIAN



151 CHILEAN



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CONSULTANT

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RENOVATION TO:
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JOB
**146 AUSTRALIAN
PALM BEACH, FL**

NEIGHBORING
PROPERTIES
DRAWING

201011
JOB NO.

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REVISIONS

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1/8"=1'-0"
SCALE

01/03/24
DATE
FOR PINKSTON
M.M.M.
CHK. DRWIN

A1.4
DWG. NO.

ARC-24-037



159 AUSTRALIAN



153 AUSTRALIAN



149 AUSTRALIAN



141 AUSTRALIAN



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RENOVATION TO:
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JOB
**146 AUSTRALIAN
PALM BEACH, FL**

NEIGHBORING
PROPERTIES
DRAWING

201011
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1/8"=1'-0"
SCALE

01/03/24
DATE
JON PINESTON
M.M.M.
CHK. DRWIN

A1.5
DWG. NO.

ARC-24-037



NORTH ELEVATION FROM WEST



NORTH ELEVATION FROM EAST



REAR ELEVATION



REAR ELEVATION



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RENOVATION TO:
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JOB
**146 AUSTRALIAN
PALM BEACH, FL**

EXISTING EXT
PHOTOS
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1/8"=1'-0"
SCALE

01/03/24
DATE
FOR PINESTON
M.M.M.
CHK'D BY

A1.6
DWG. NO.

ARC-24-037



EXISTING ACCESSORY STRUCTURE



EAST ELEVATION LOOKING NORTH



EAST ELEVATION LOOKING NORTH



EXISTING SITE PLAN



EAST ELEVATION LOOKING SOUTH



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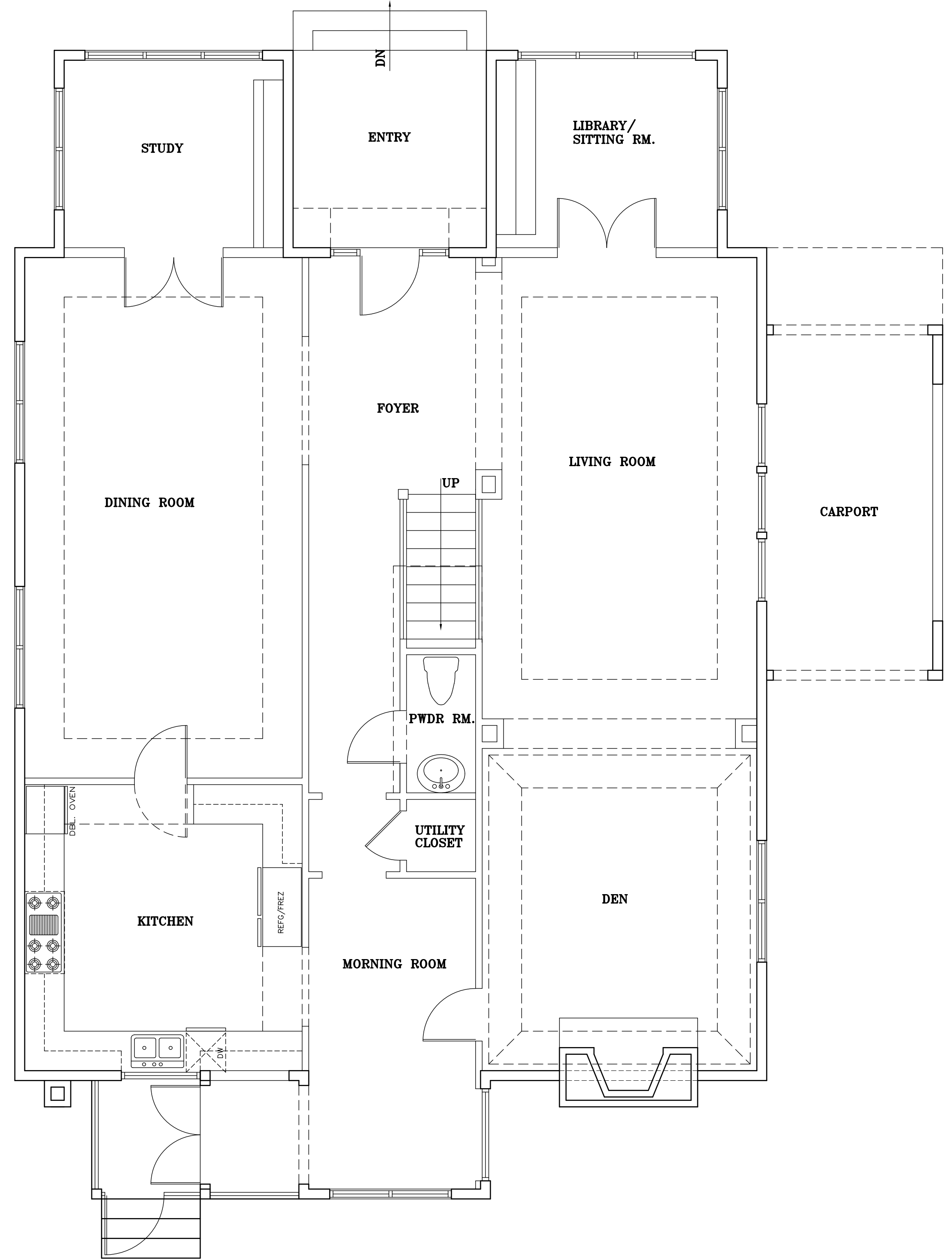
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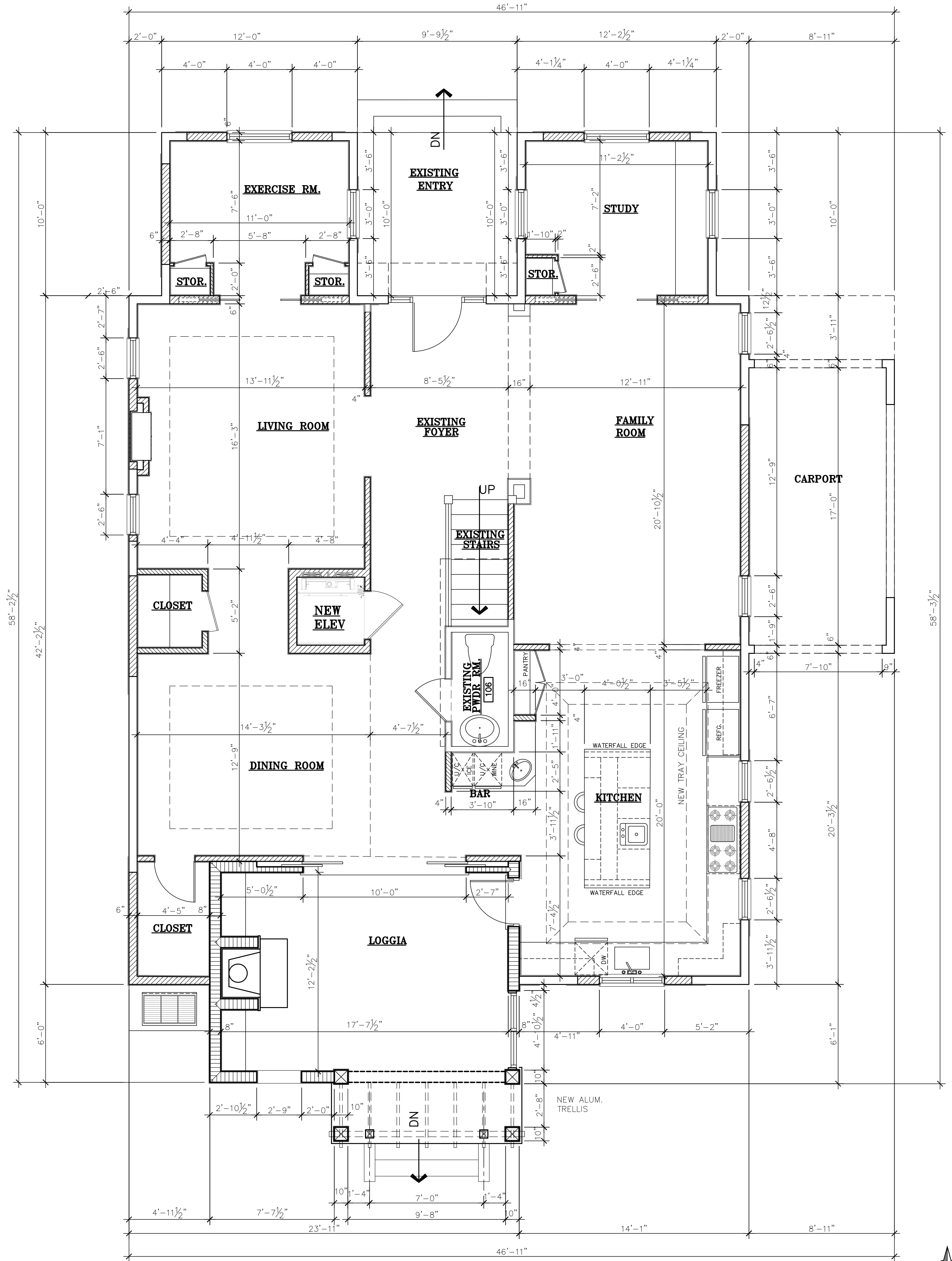
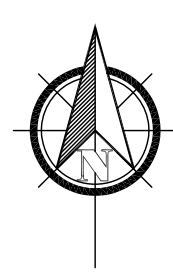
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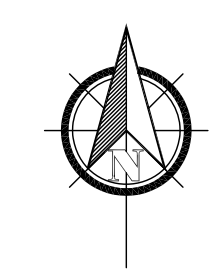
ARC-24-037



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



LEGEND

- INDICATES EXISTING FRAMED WALL TO REMAIN
- INDICATES NEW MASONRY WALL
- INDICATES NEW FRAMED WALL



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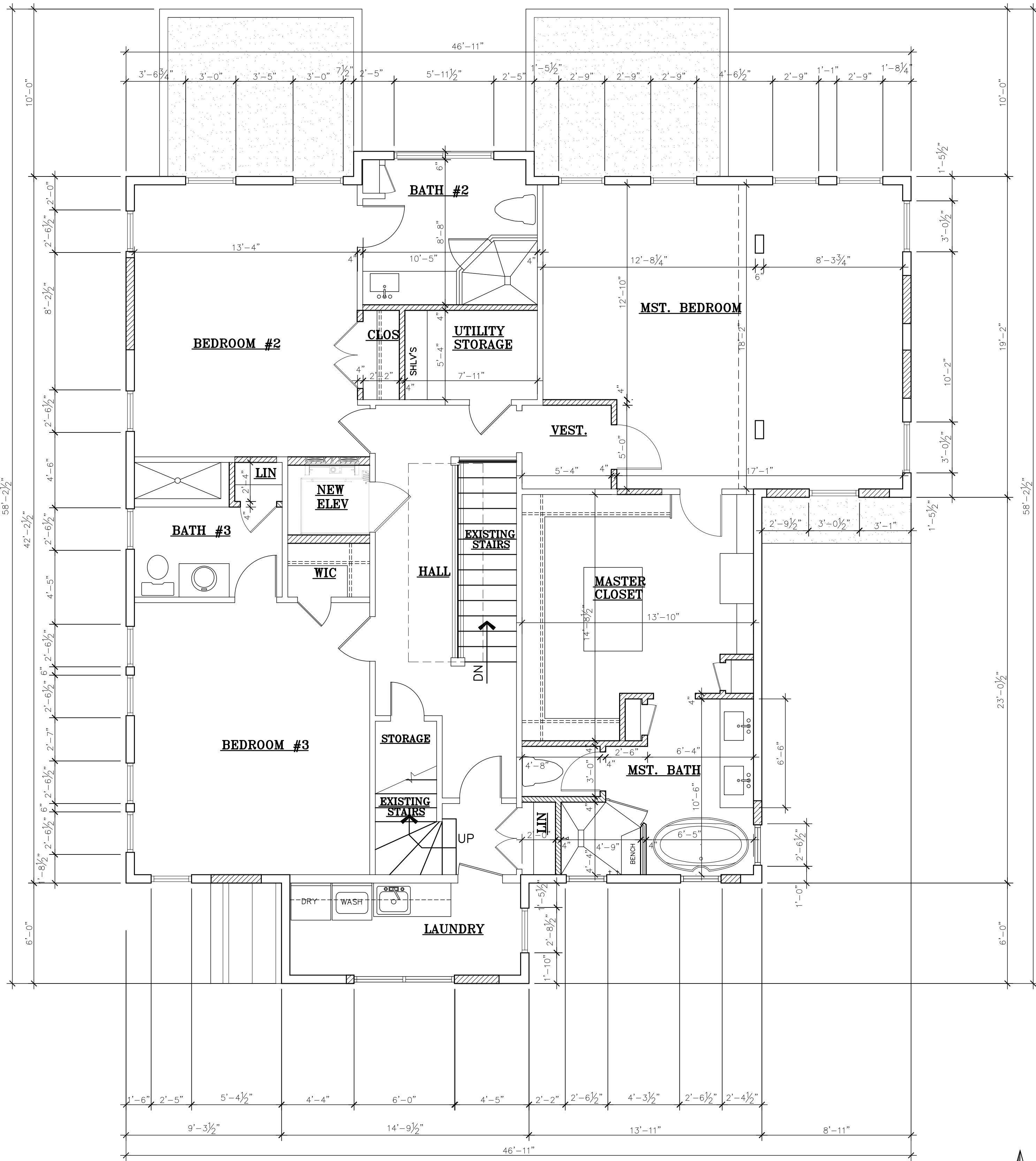
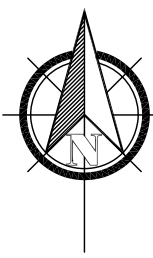
1/4"=1'-0"
SCALE

5/6/24 DATE
T.M. PINKSTON
M.M.M. CHK. DRWN

A2.1
DWG. NO.



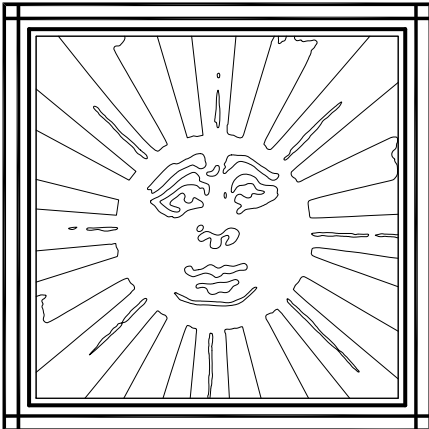
EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

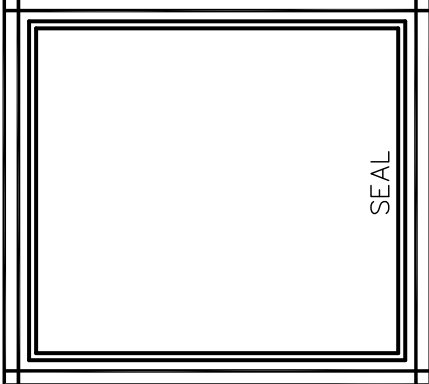
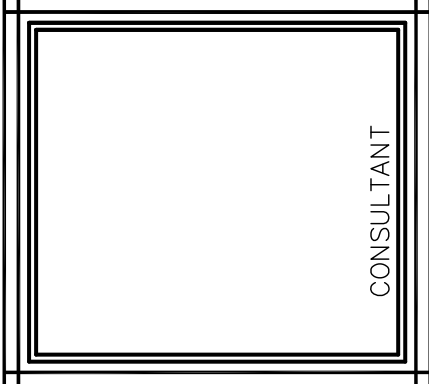
LEGEND

- INDICATES EXISTING FRAMED WALL TO REMAIN
- INDICATES NEW MASONRY WALL
- INDICATES NEW FRAMED WALL



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RENOVATION TO:
EXISTING
RESIDENCE
146 AUSTRALIAN
PALM BEACH, FL

SECOND
FLOOR
PLAN

22003

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1	6
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1/4"=1'-0"

5/6/24 DATE
T.M. PINKSTON
M.M. CHK. DRWG.

A2.2



**BRIDGES MARSH
& ASSOCIATES, INC.**
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CONSULTANT

SEAL

RENOVATION TO:
**EXISTING
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JOB

**146 AUSTRALIAN
PALM BEACH, FL**

**THIRD
FLOOR
PLAN**

DRAWING

22003

JOB NO.

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1/4"=1'-0"

SCALE

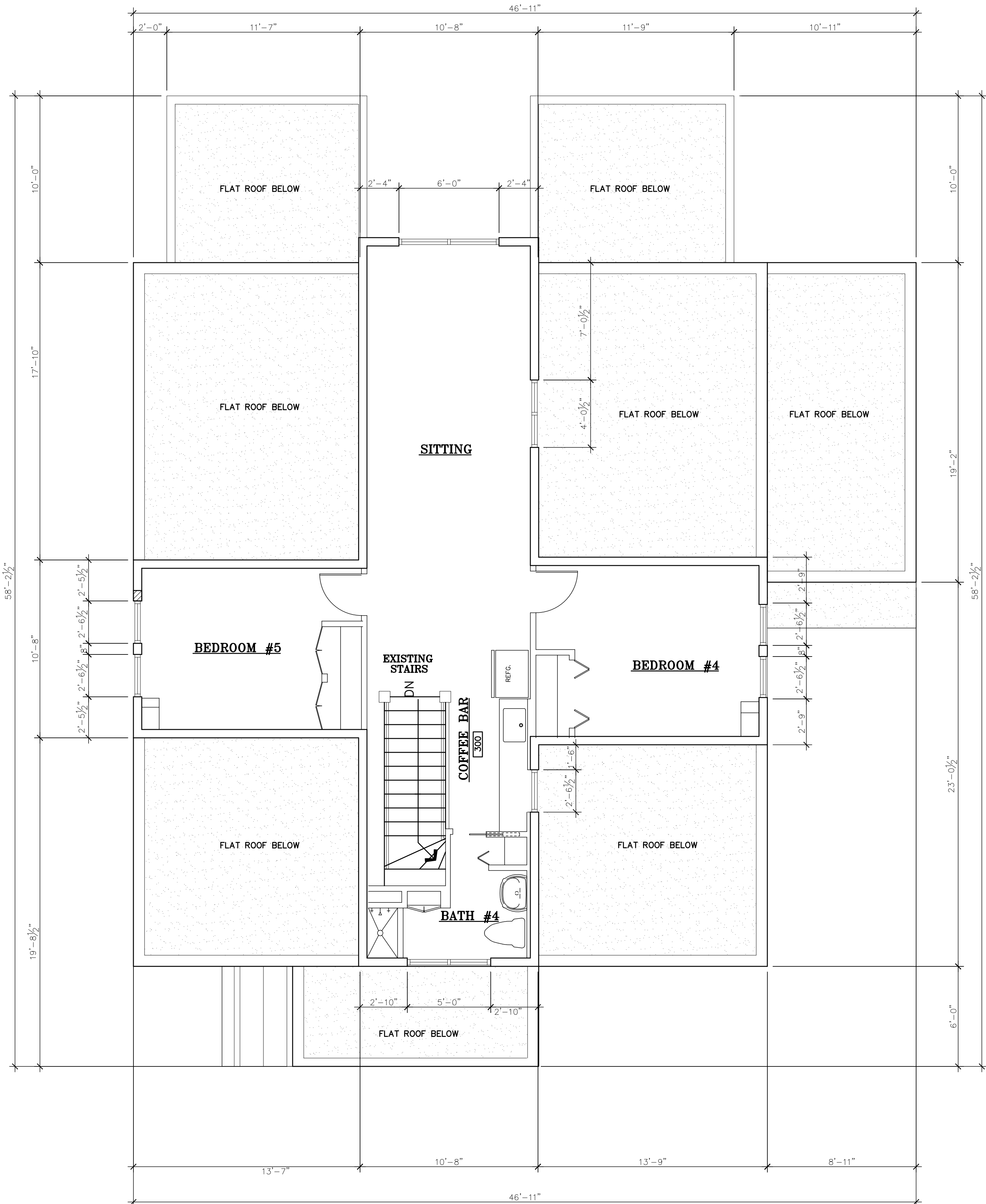
5/6/24 DATE **TIM PINKSTON**
M.M. CHK. DRWG.

A2.3

DWG. NO.



EXISTING THIRD FLOOR PLAN

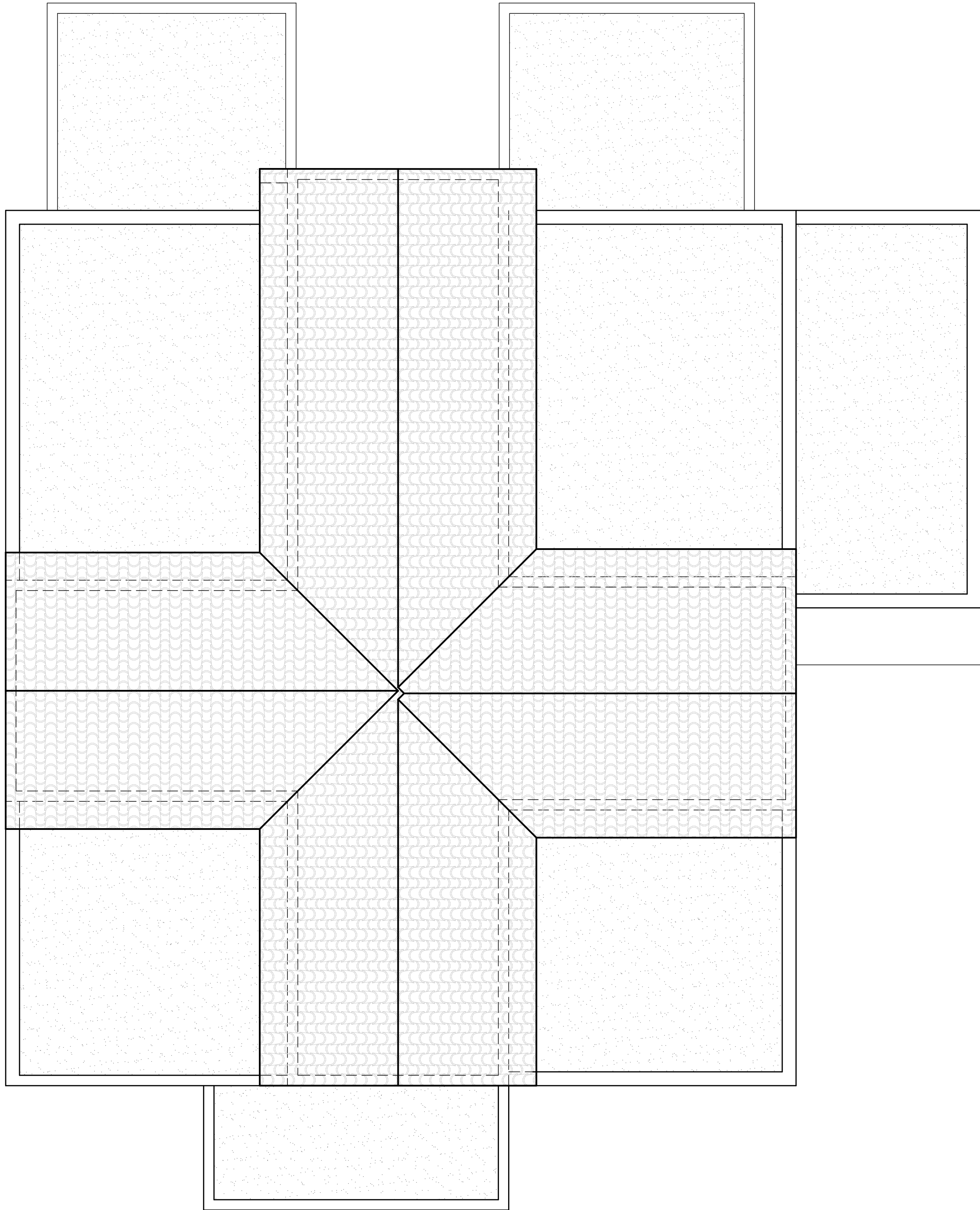


PROPOSED THIRD FLOOR PLAN

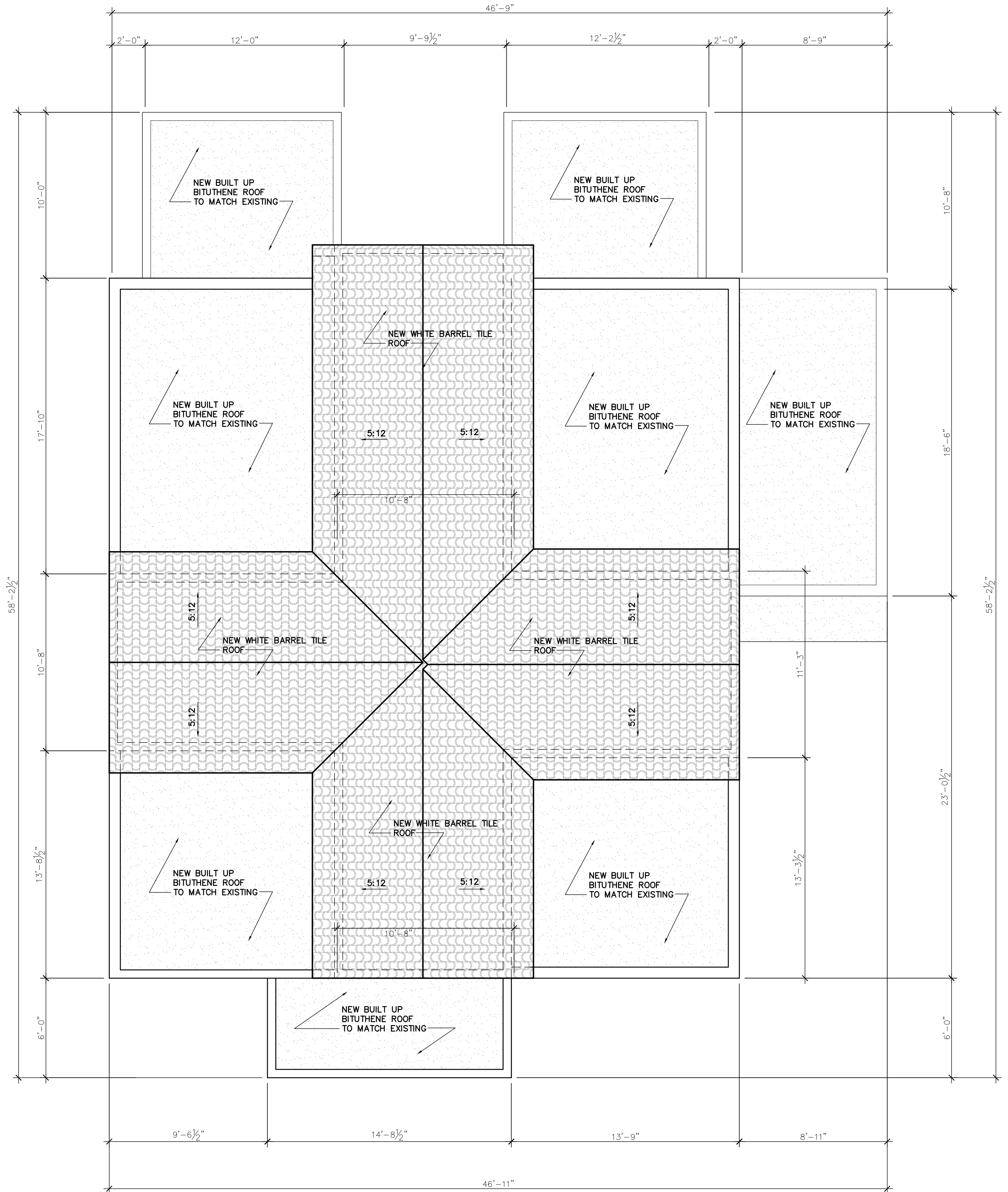
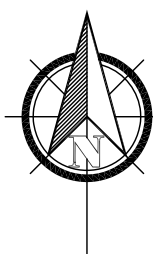


LEGEND

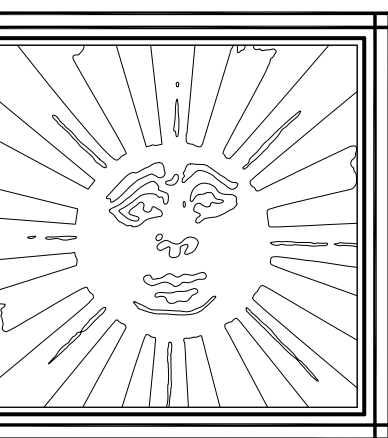
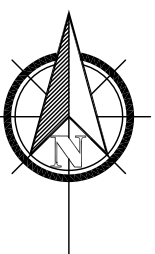
- INDICATES EXISTING FRAMED WALL TO REMAIN
- INDICATES NEW MASONRY WALL
- INDICATES NEW FRAMED WALL



EXISTING ROOF PLAN



PROPOSED ROOF PLAN



**BRIDGES MARSH
& ASSOCIATES, INC.**
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

RENOVATION TO:
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RESIDENCE**
JOB
**146 AUSTRALIAN
PALM BEACH, FL**

**ROOF
PLAN**
DRAWING

22003
JOB NO.

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REVISIONS	1	
	2	
	3	
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	5	
	6	
	7	
	8	
	9	
	10	

1/4"=1'-0"
SCALE

5/6/24 DATE **TIM PINKSTON**
M.M. CHK. DRW.

A3.1
DWG. NO.



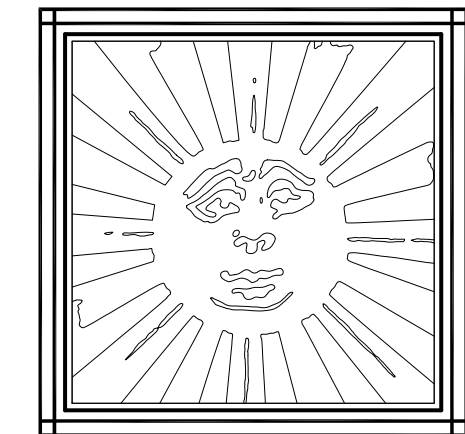
EXISTING NORTH ELEVATION



PREVIOUSLY PRESENTED NORTH ELEVATION



CURRENTLY PROPOSED NORTH ELEVATION



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& ASSOCIATES, INC.**
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Palm Beach, Florida 33480
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RENOVATION TO:
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EXTERIOR
ELEVATIONS
DRAWING

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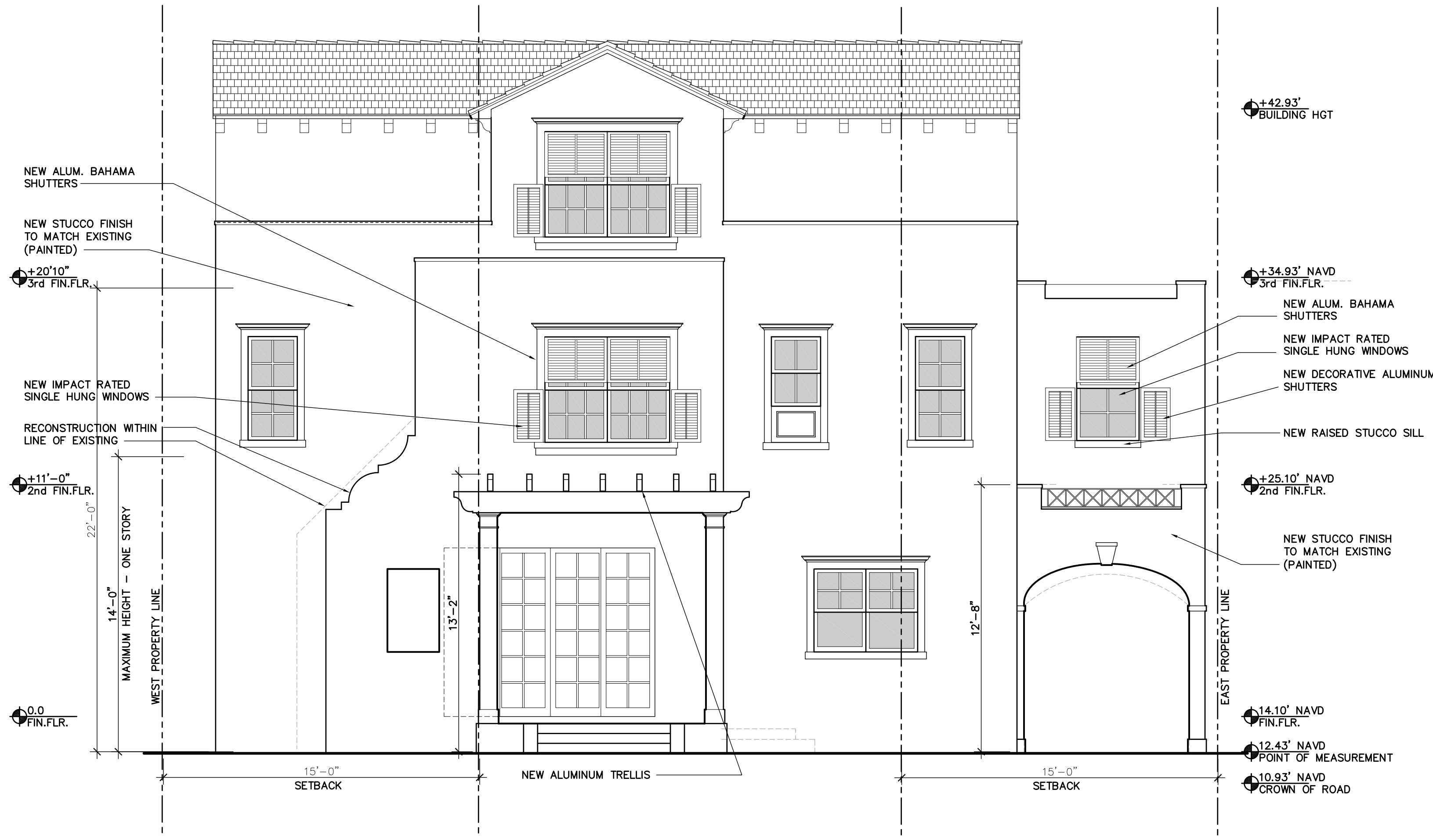
1/4"=1'-0"
SCALE

5/6/24
DATE
T.M. PINKSTON
M.M.
CHK. DRW.

A4.1
DWG. NO.



EXISTING SOUTH ELEVATION



PREVIOUSLY PRESENTED SOUTH ELEVATION



CURRENTLY PROPOSED SOUTH ELEVATION



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1	6
2	7
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4	9
5	10

1/4"=1'-0"
SCALE

5/6/24 DATE
T.M. PINKSTON
M.M. CHK. DRWN

A4.2
DWG. NO.



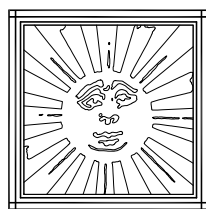
EXISTING EAST ELEVATION



PREVIOUSLY PRESENTED EAST ELEVATION



CURRENTLY PROPOSED EAST ELEVATION



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EXTERIOR
ELEVATIONS
DRAWING

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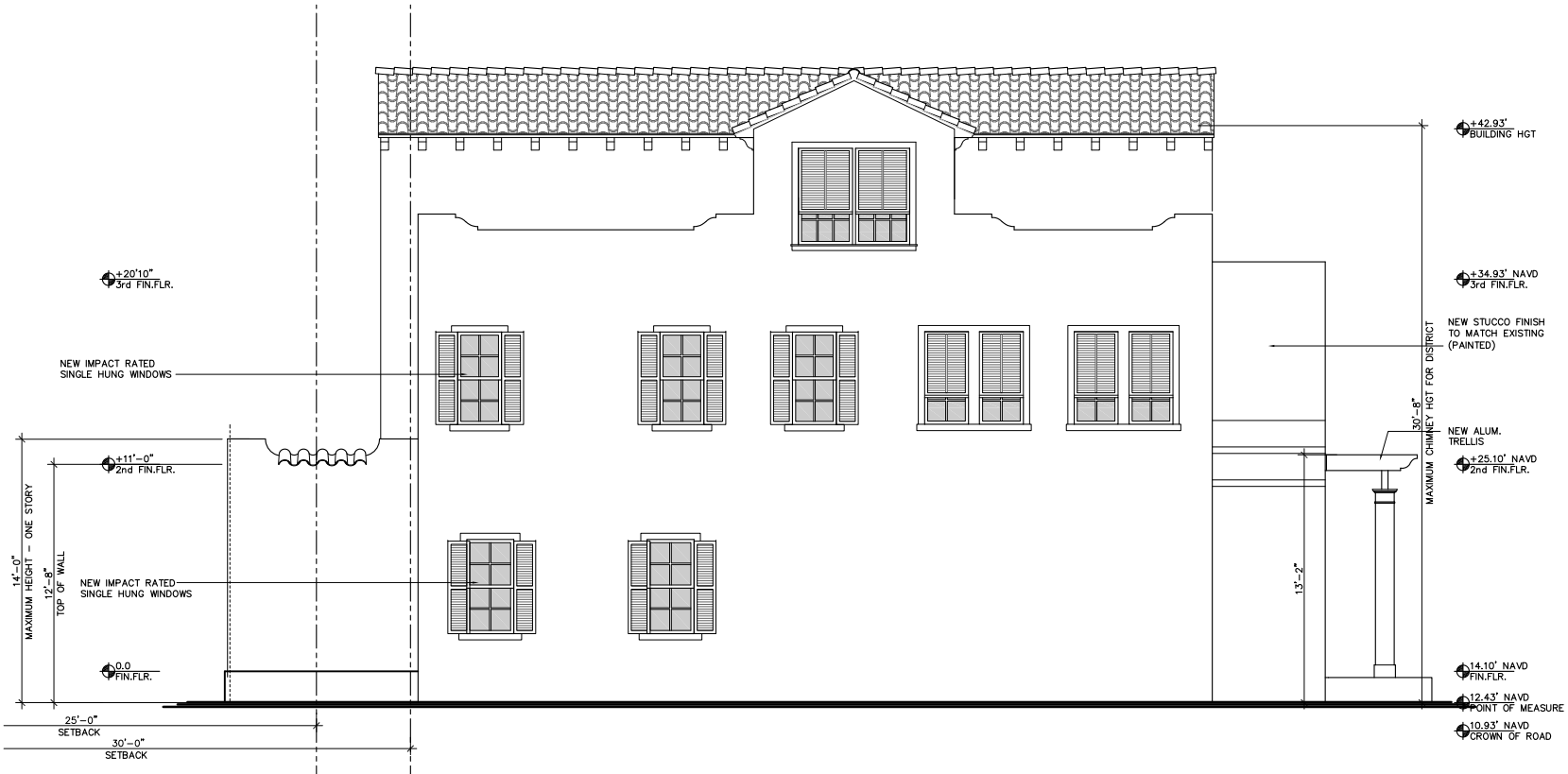
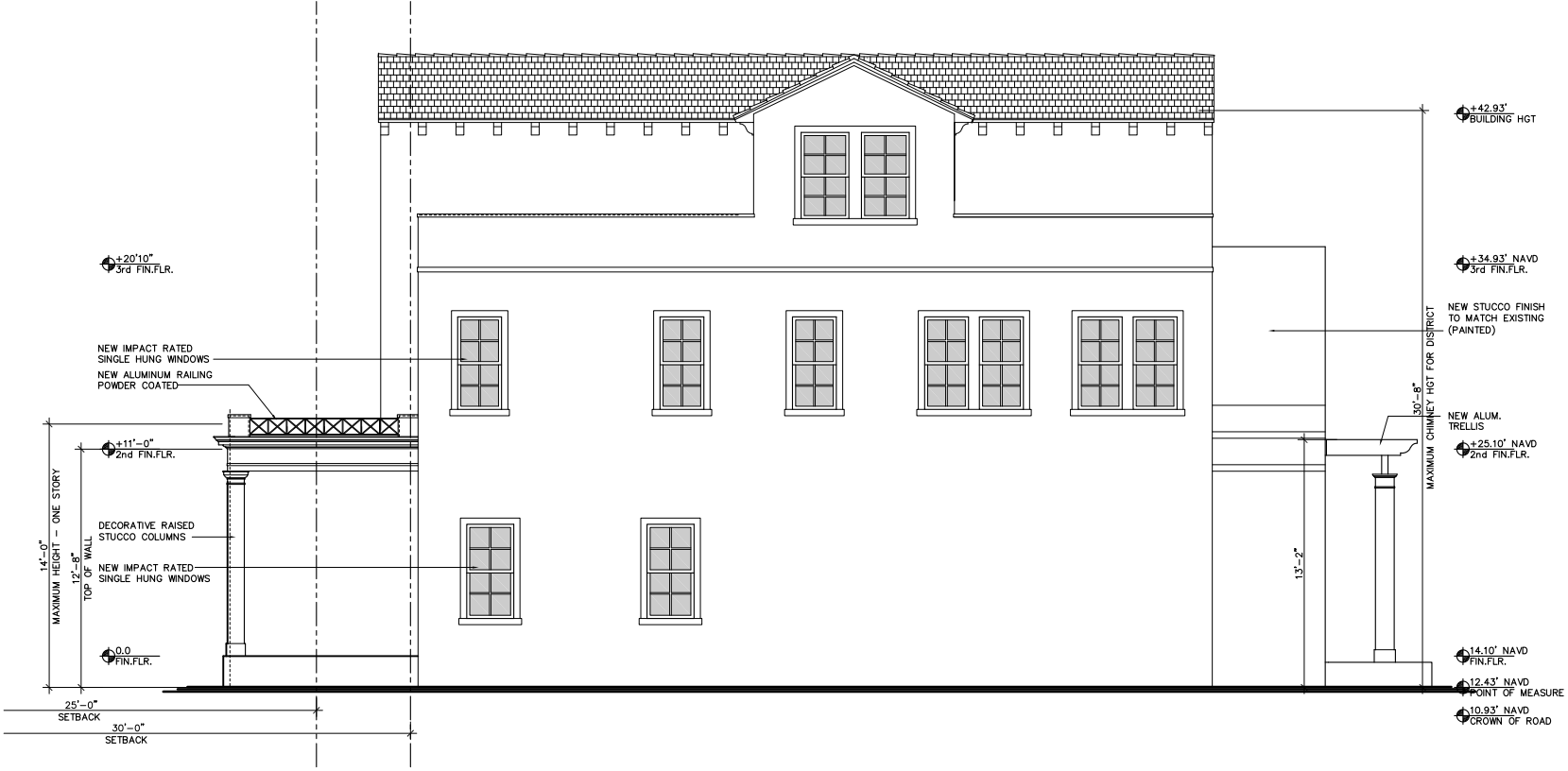
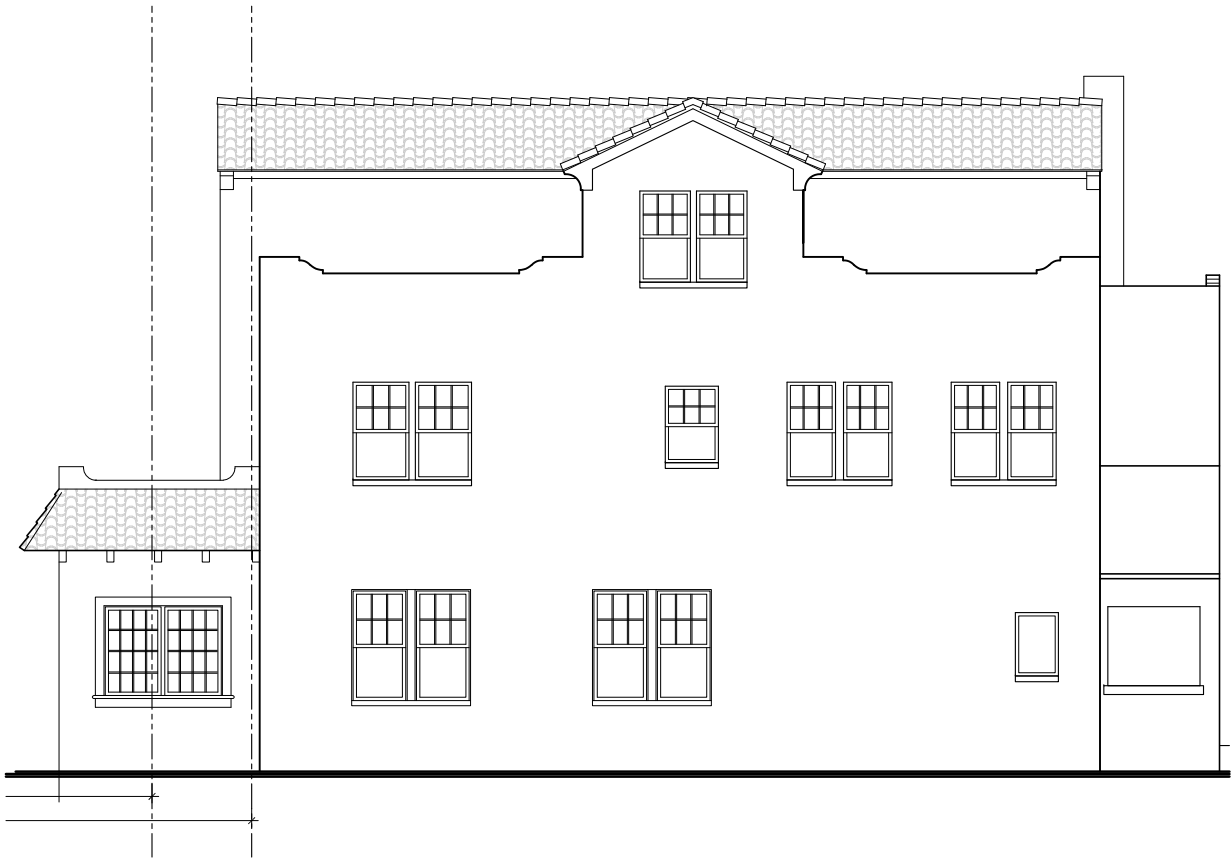
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1	6
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3	8
4	9
5	10

1/4"=1'-0"
SCALE

5/6/24
DATE
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CHK. DRAWN

A4.3
DWG. NO.



EXISTING WEST ELEVATION

PREVIOUSLY PRESENTED WEST ELEVATION

CURRENTLY PROPOSED WEST ELEVATION



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146 AUSTRALIAN PALM BEACH, FL

EXTERIOR ELEVATIONS
DRAWING

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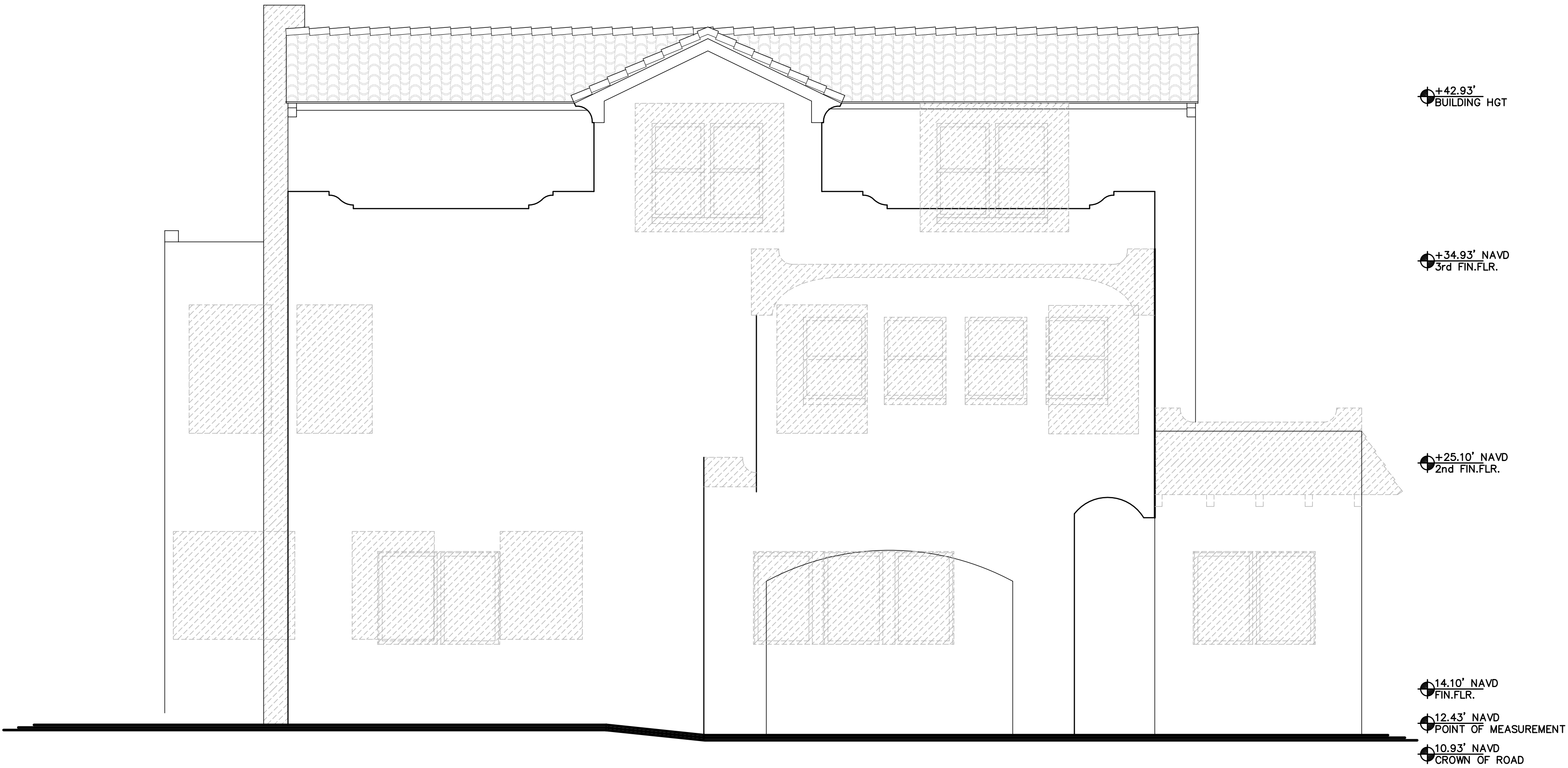
1/4"=1'-0"

SCALE

DATE	5/6/24	DATE	5/6/24
CHK	MM	CHK	MM

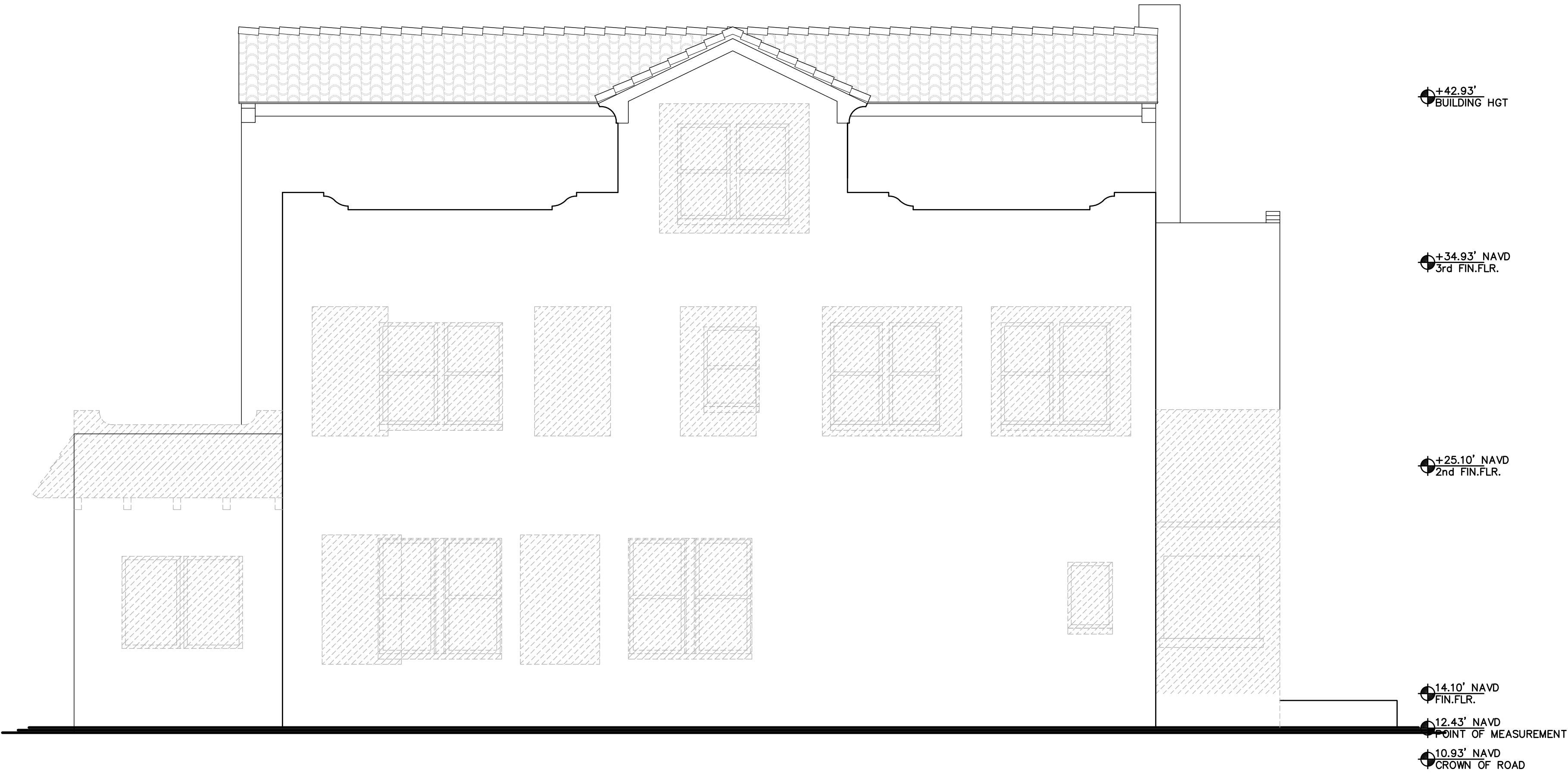
A4.4

DWG. NO.



EAST ELEVATION DEMO

431/1777 = 24.3%



WEST ELEVATION DEMO

504/1777 = 28.3%



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JOB
**146 AUSTRALIAN
PALM BEACH, FL**

**EXTERIOR
ELEVATIONS
DEMOLITION**
DRAWING

22003
JOB NO.

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REVISIONS	1	6
	2	7
	3	8
	4	9
	5	10

1/4"=1'-0"
SCALE

5/6/24 DATE **TIM PINKSTON**
M.M. CHK. DRWG

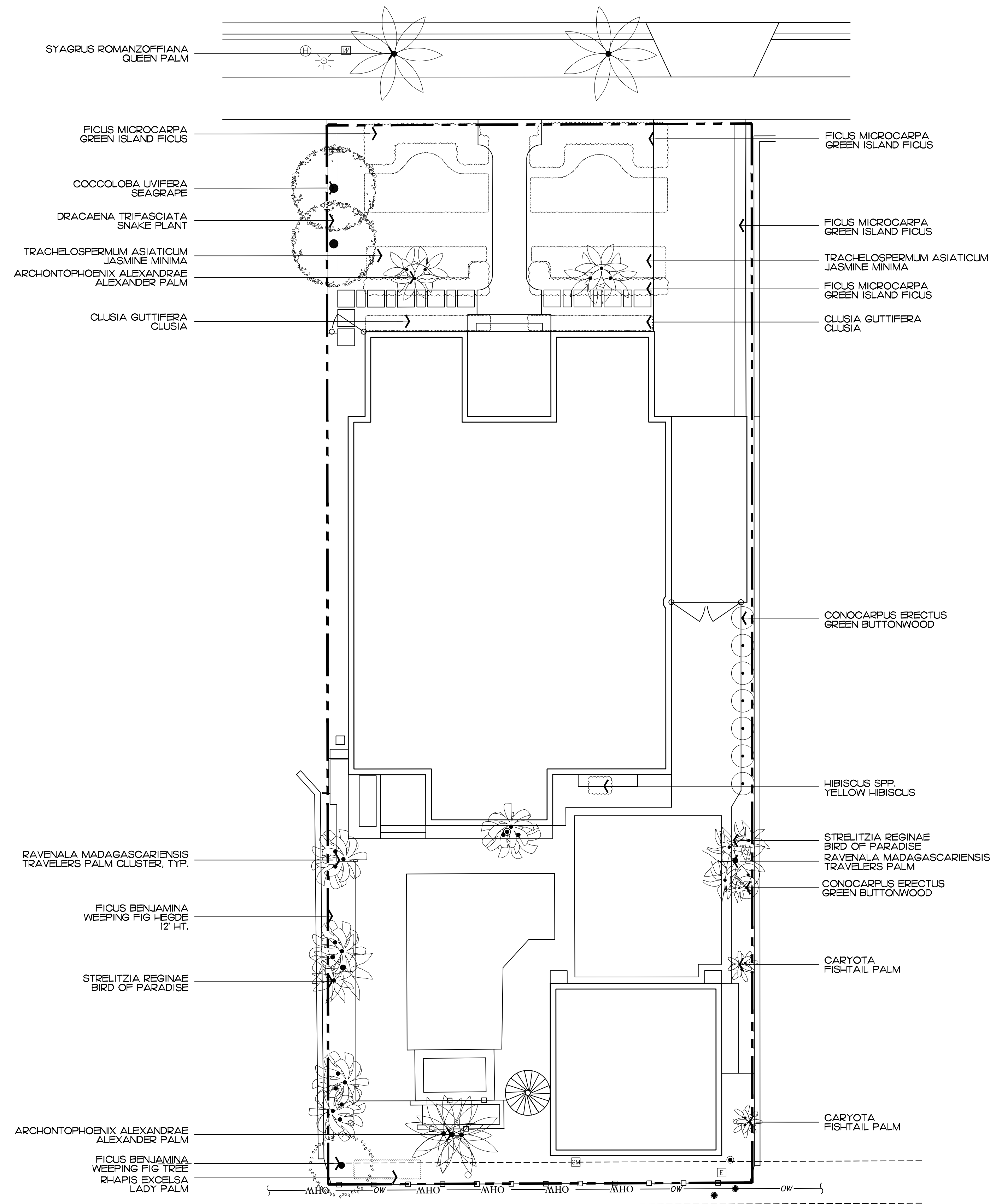
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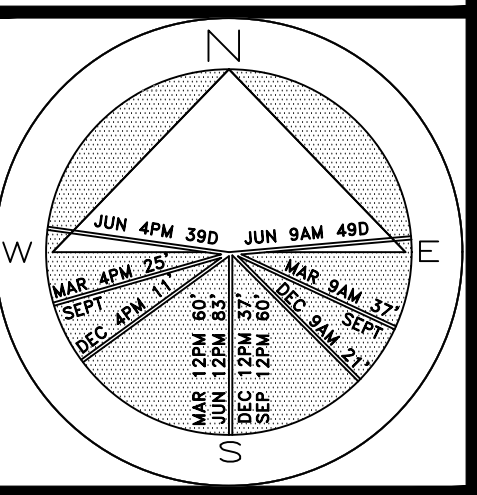








Private Residence
146 Australian
Palm Beach



JOB NUMBER: # 24001.00 LA
DRAWN BY: Kerlinaelle Dorinut
DATE: 05.06.2024

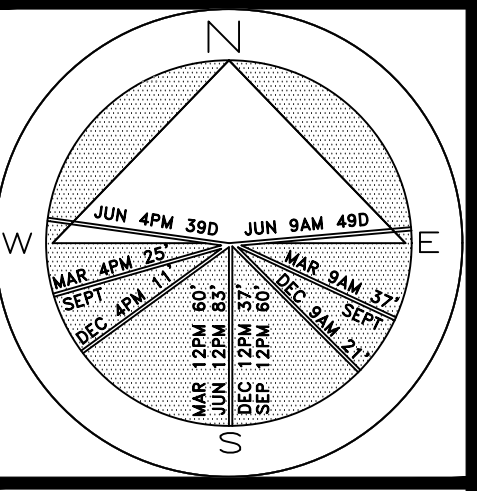
SHEET L1.0



Aerial View

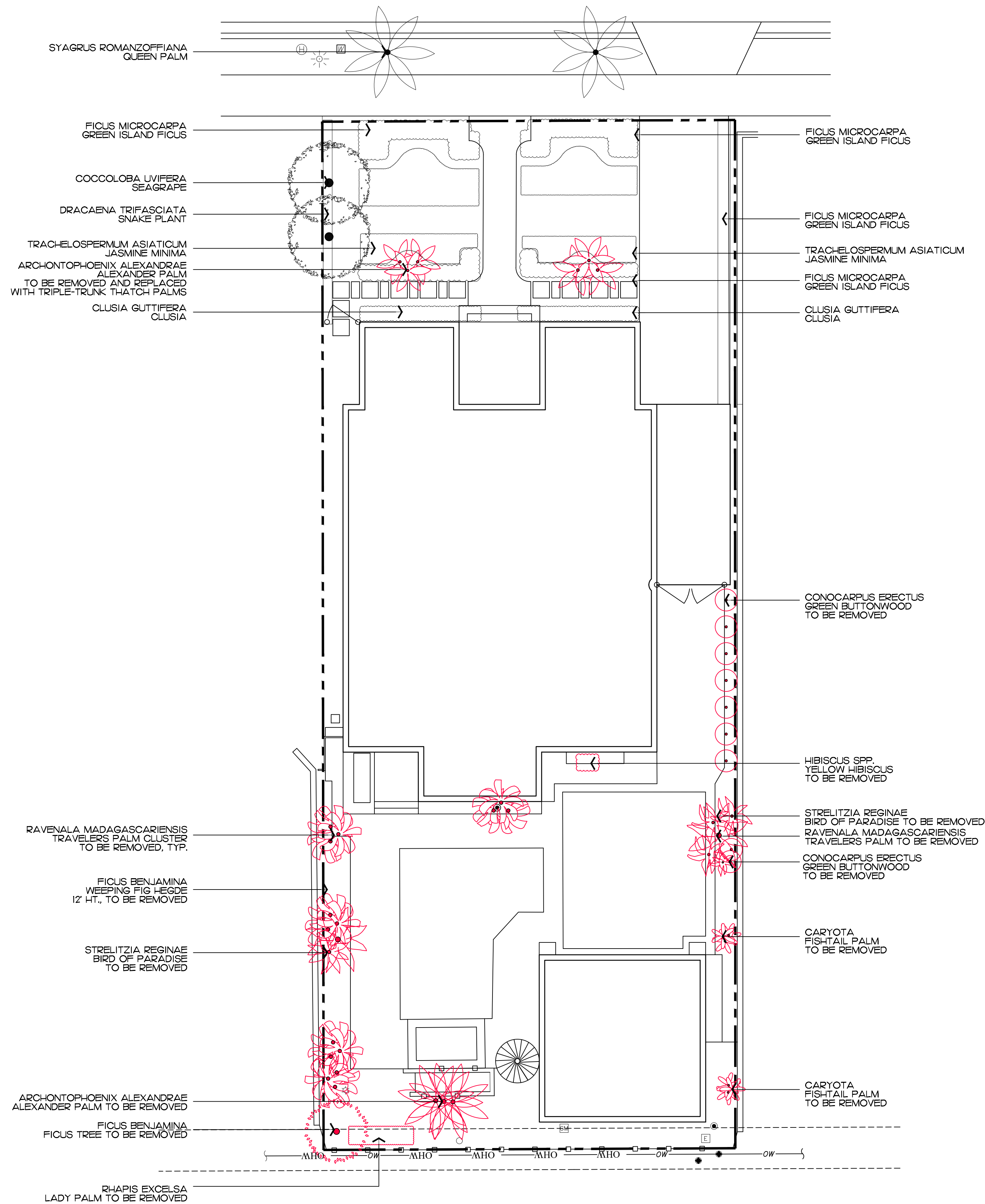


Private Residence
146 Australian Ave
Palm Beach

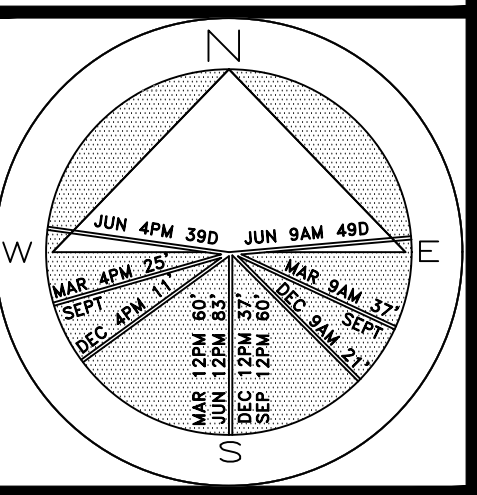


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DRAWN BY: Kerinaelle Dorinul
DATE: 05.06.2024

SHEET L1.1

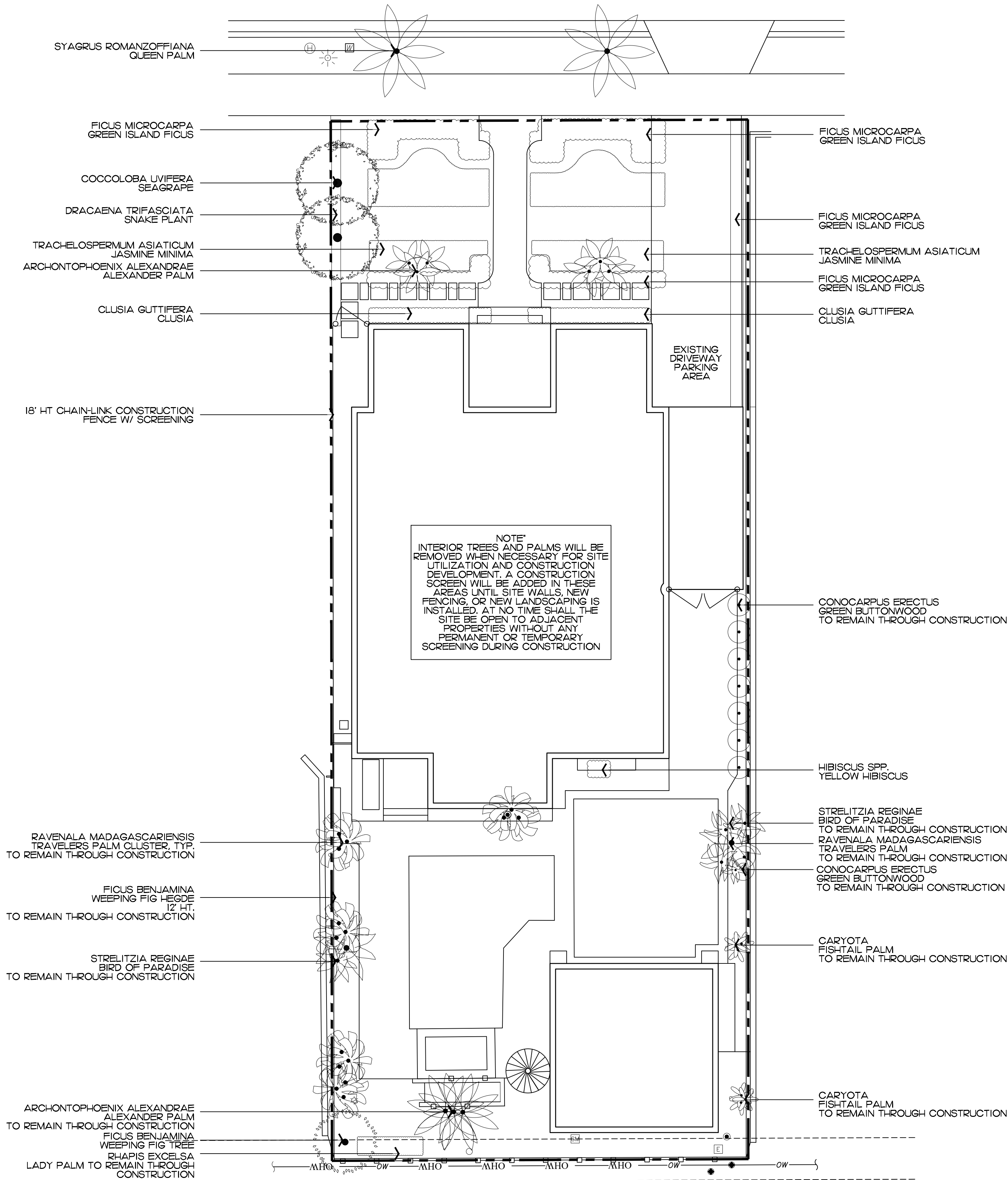


Private Residence
146 Australian
Palm Beach

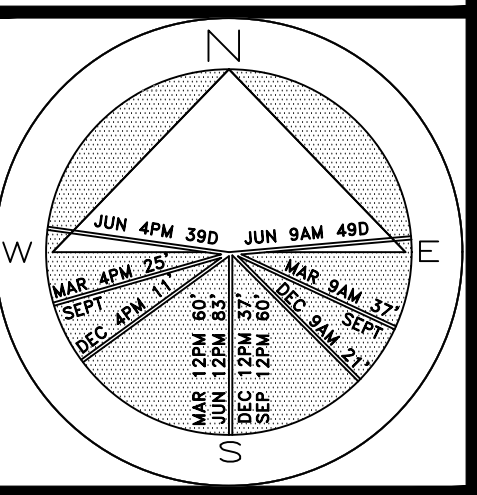


JOB NUMBER: # 24001.00 LA
DRAWN BY: Kerlinaelle Dorinut
DATE: 05.06.2024

SHEET L2.0

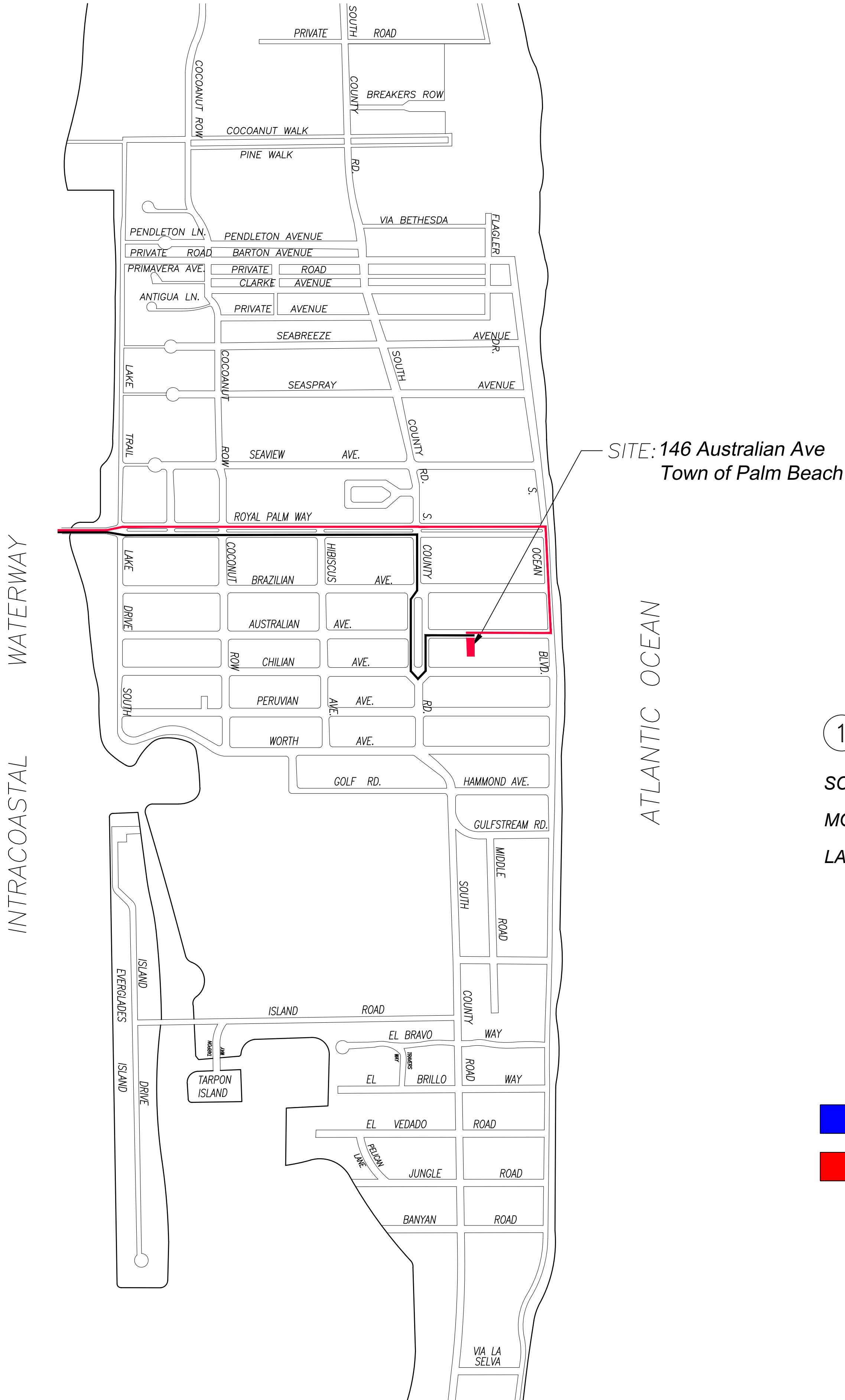


Private Residence
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DRAWN BY: Valeria Quintanilla
DATE: 05.06.2024

SHEET L3.0



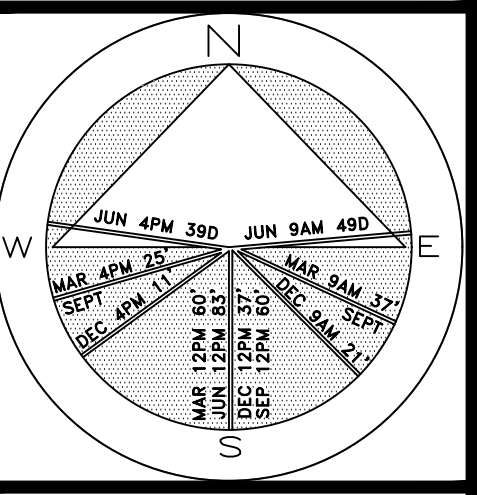
1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

MONTH 1: LANDSCAPE INSTALLATION

LARGEST TRUCK ->
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

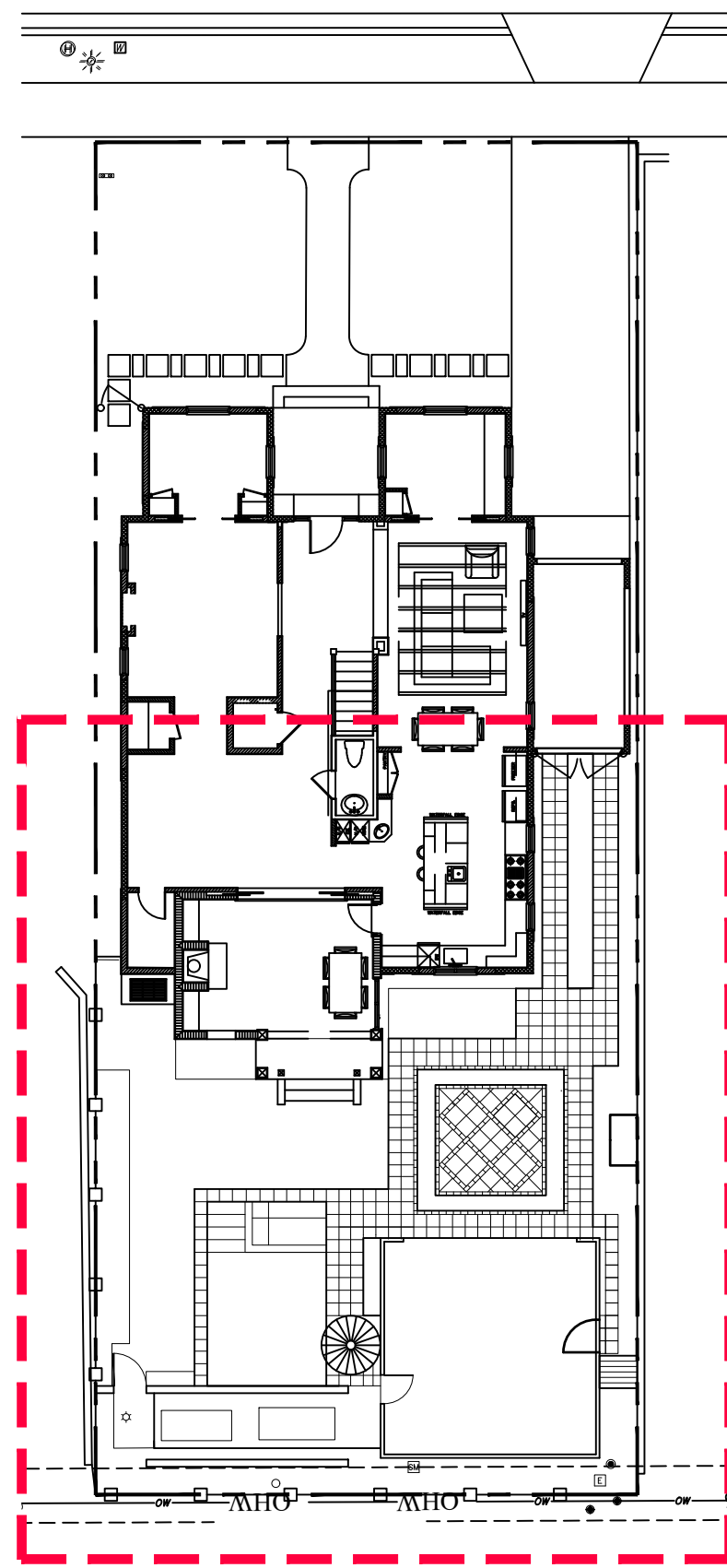
- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE



JOB NUMBER: # 24001.00 LA
DRAWN BY: Kerlinsaele Dorival
DATE: 05.06.2024

SHEET L4.0

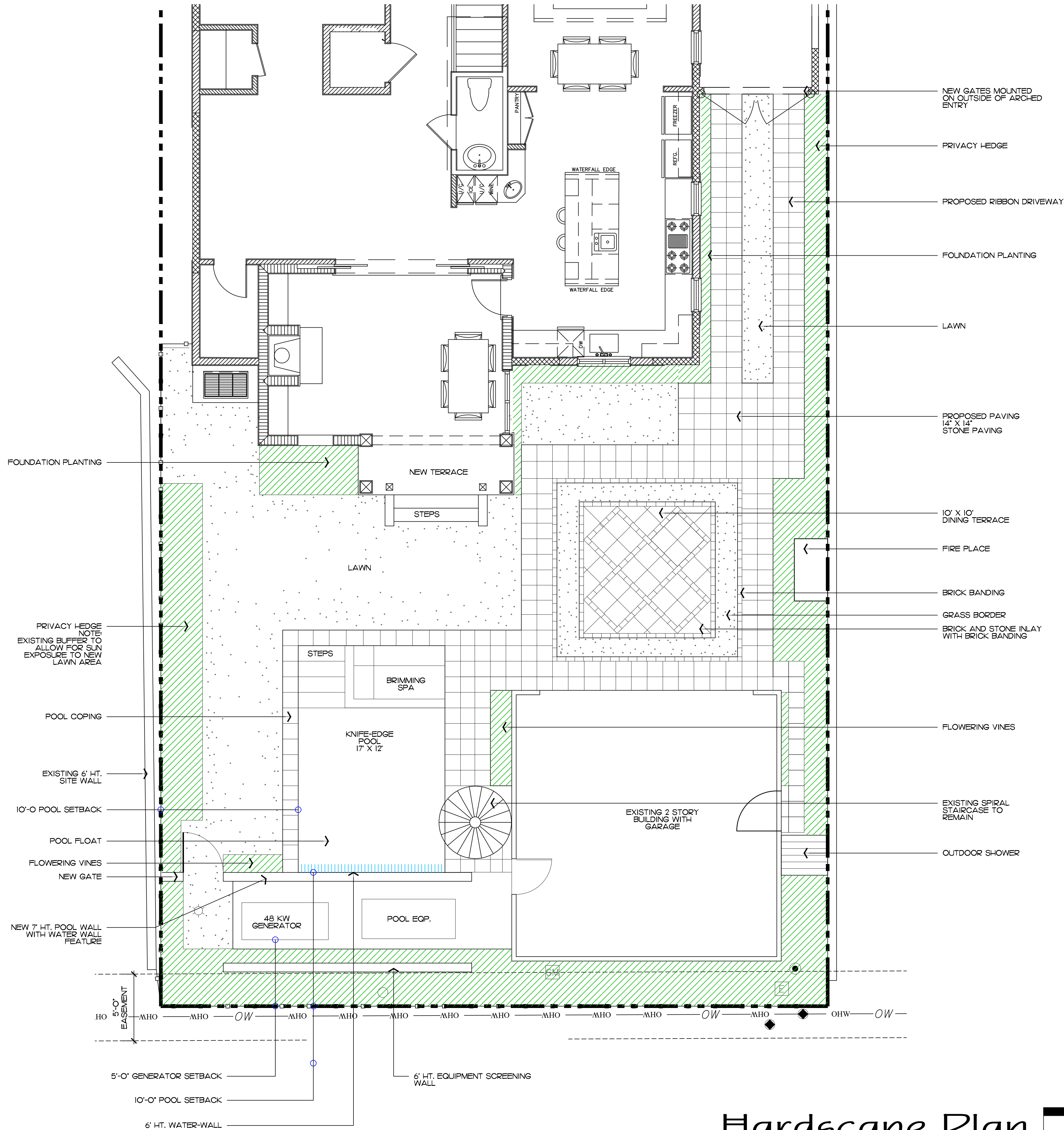
AUSTRALIAN AVENUE



LIMITS OF WORK

Site Plan

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



NEW GATES MOUNTED
ON OUTSIDE OF ARCHED
ENTRY

PRIVACY HEDGE

PROPOSED RIBBON DRIVEWAY

FOUNDATION PLANTING

LAWN

PROPOSED PAVING
14" X 14"
STONE PAVING

10' X 10'
DINING TERRACE

FIRE PLACE

BRICK BANDING

GRASS BORDER
BRICK AND STONE INLAY
WITH BRICK BANDING

FLOWERING VINES

EXISTING SPIRAL
STAIRCASE TO
REMAIN

OUTDOOR SHOWER

FOUNDATION PLANTING

PRIVACY HEDGE
NOTE
EXISTING BUFFER TO
ALLOW FOR SUN
EXPOSURE TO NEW
LAWN AREA

POOL COPING

EXISTING 6' HT.
SITE WALL

10'-0" POOL SETBACK

POOL FLOAT

FLOWERING VINES
NEW GATE

NEW 7' HT. POOL WALL
WITH WATER WALL
FEATURE

5'-0" EASEMENT

5'-0" GENERATOR SETBACK

10'-0" POOL SETBACK

6' HT. WATER-WALL

NEW TERRACE

STEPS

LAWN

STEPS

BRIMMING SPA

KNIFE-EDGE
POOL
17' X 12'

48 KW
GENERATOR

POOL EQP.

EXISTING 2 STORY
BUILDING WITH
GARAGE

6' HT. EQUIPMENT SCREENING
WALL

2024
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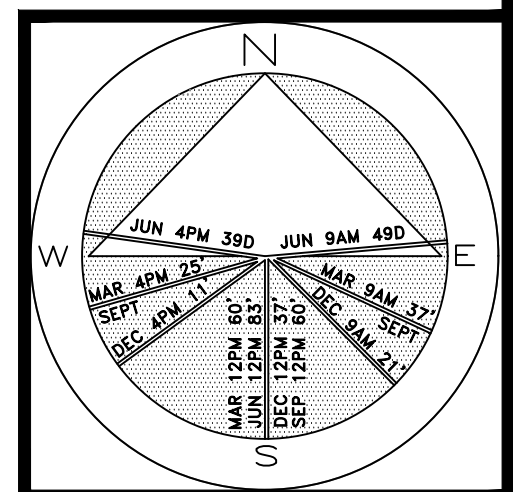
Hardscape Plan

SCALE IN FEET 0' 4' 8' 12'

ARC-24-037

**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

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Palm Beach



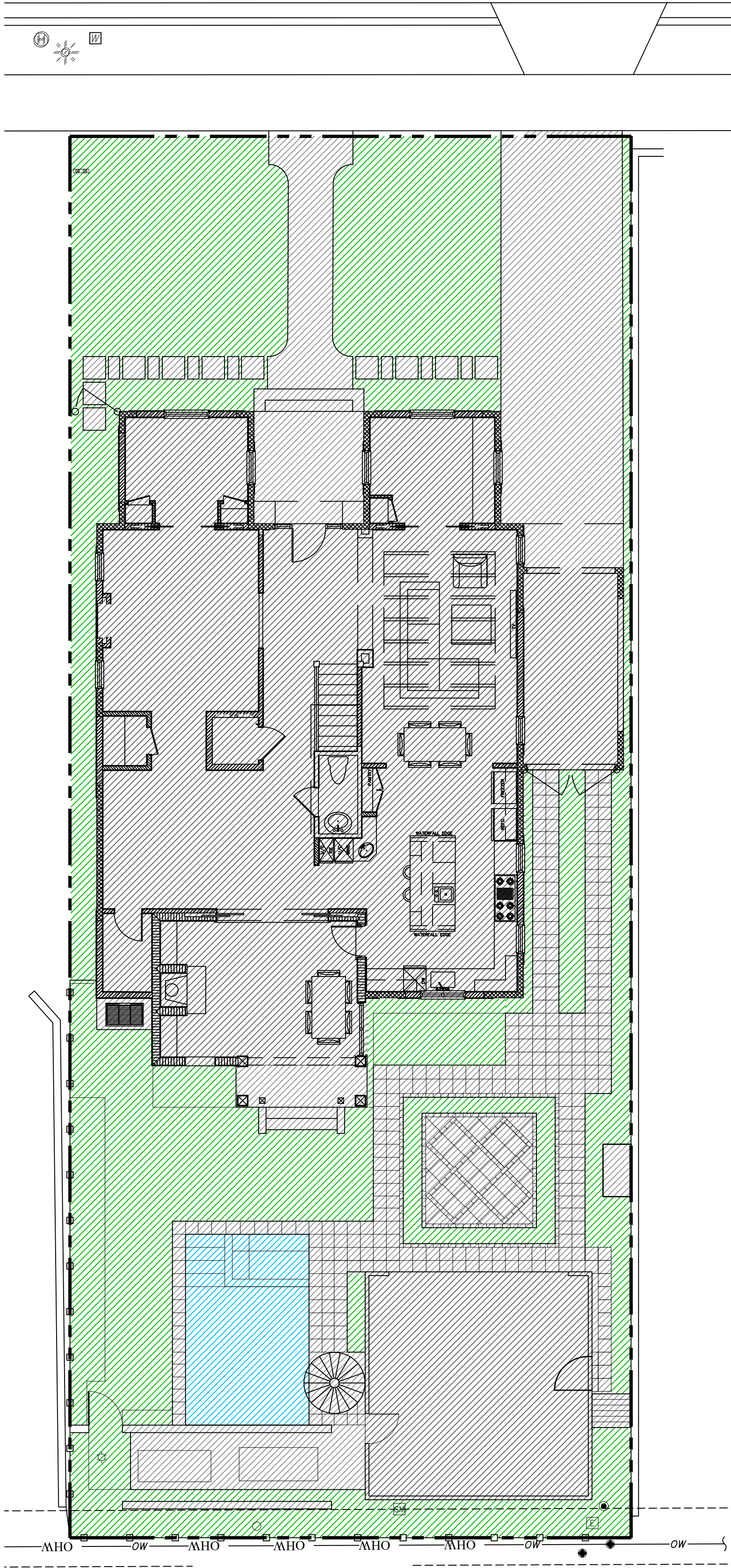
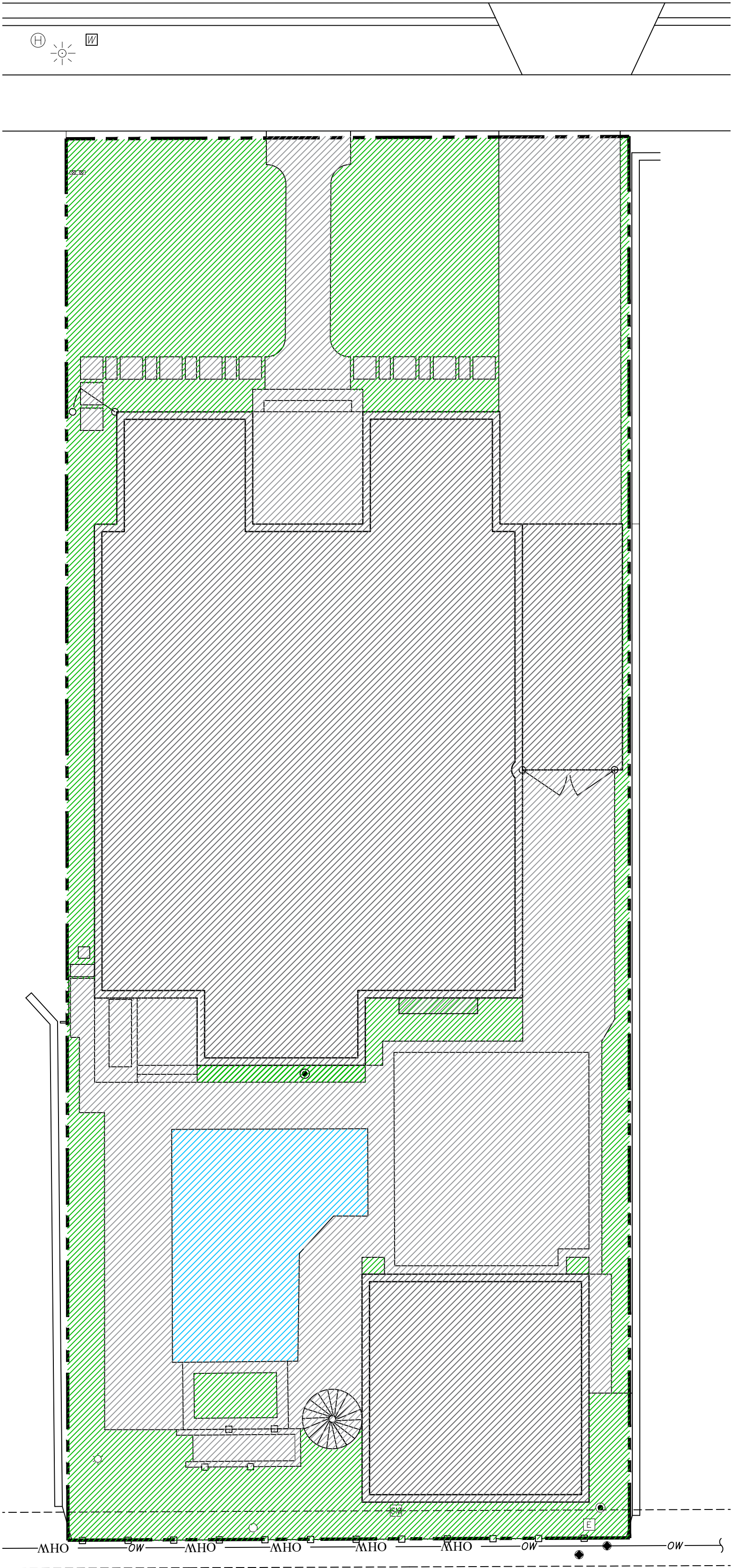
JOB NUMBER: # 24001.00 LA
DRAWN BY: Kerlinsaele Dorival

DATE: 05.06.2024

SHEET L5.0

AUSTRALIAN AVENUE

AUSTRALIAN AVENUE

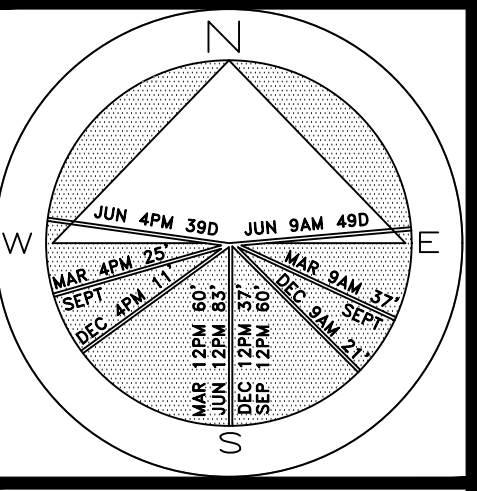


Site Data

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE		R-B - LOW DENSITY RESIDENTIAL	R-B - LOW DENSITY RESIDENTIAL
LOT AREA	10,000 S.F. MINIMUM	6,245 S.F.	6,245 S.F.
LOT WIDTH	100 FT. MINIMUM	50.01 FT.	50.01 FT.
LOT DEPTH	100 FT. MINIMUM	124.79 FT.	124.79 FT.
OPEN / PERMEABLE SPACE	MINIMUM 45% 2,810.25 S.F.	24.8% 1,548 S.F.	31.65% 1,977 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD 500 S.F.	41.4% 518 S.F.	41.4% 518 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE 1,405 S.F.	42.8% 1,204 S.F.	50% 1,406 S.F.

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA / WATER FEATURE



JOB NUMBER: # 24001.00 LA
DRAWN BY: Kerlinaelle Dorival
DATE: 05.06.2024

Existing Conditions

Currently Proposed

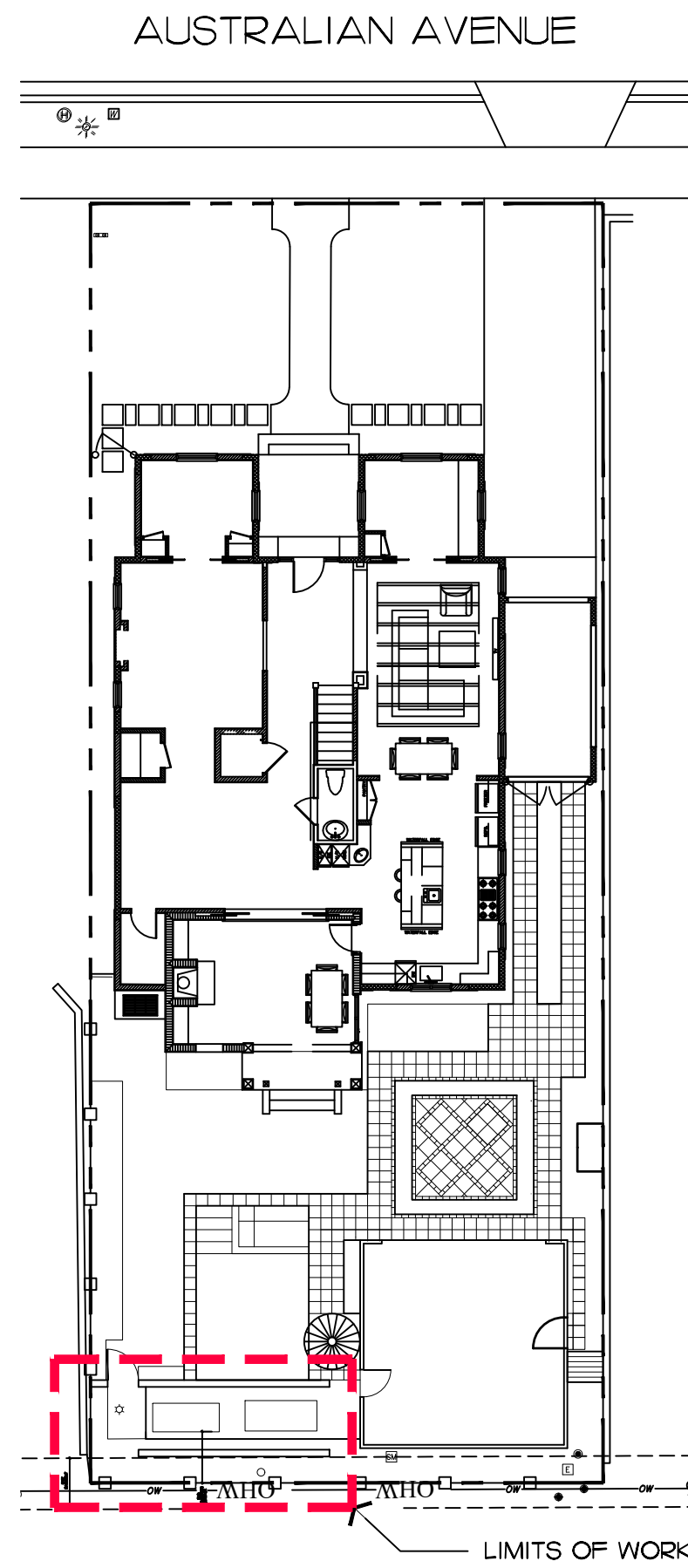
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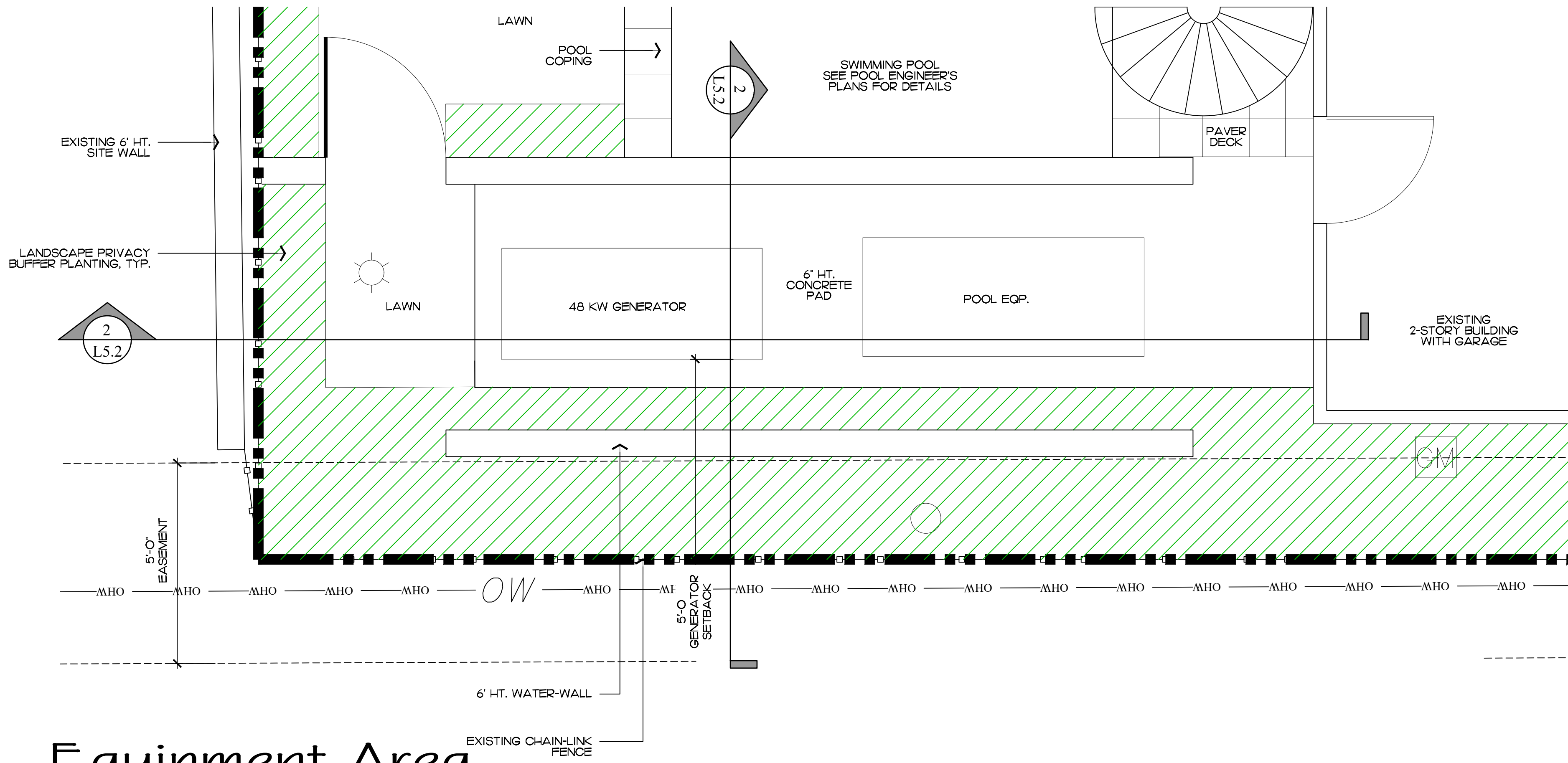
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ARC-24-037
Site Plan
SCALE IN FEET 0' 8' 16' 24'

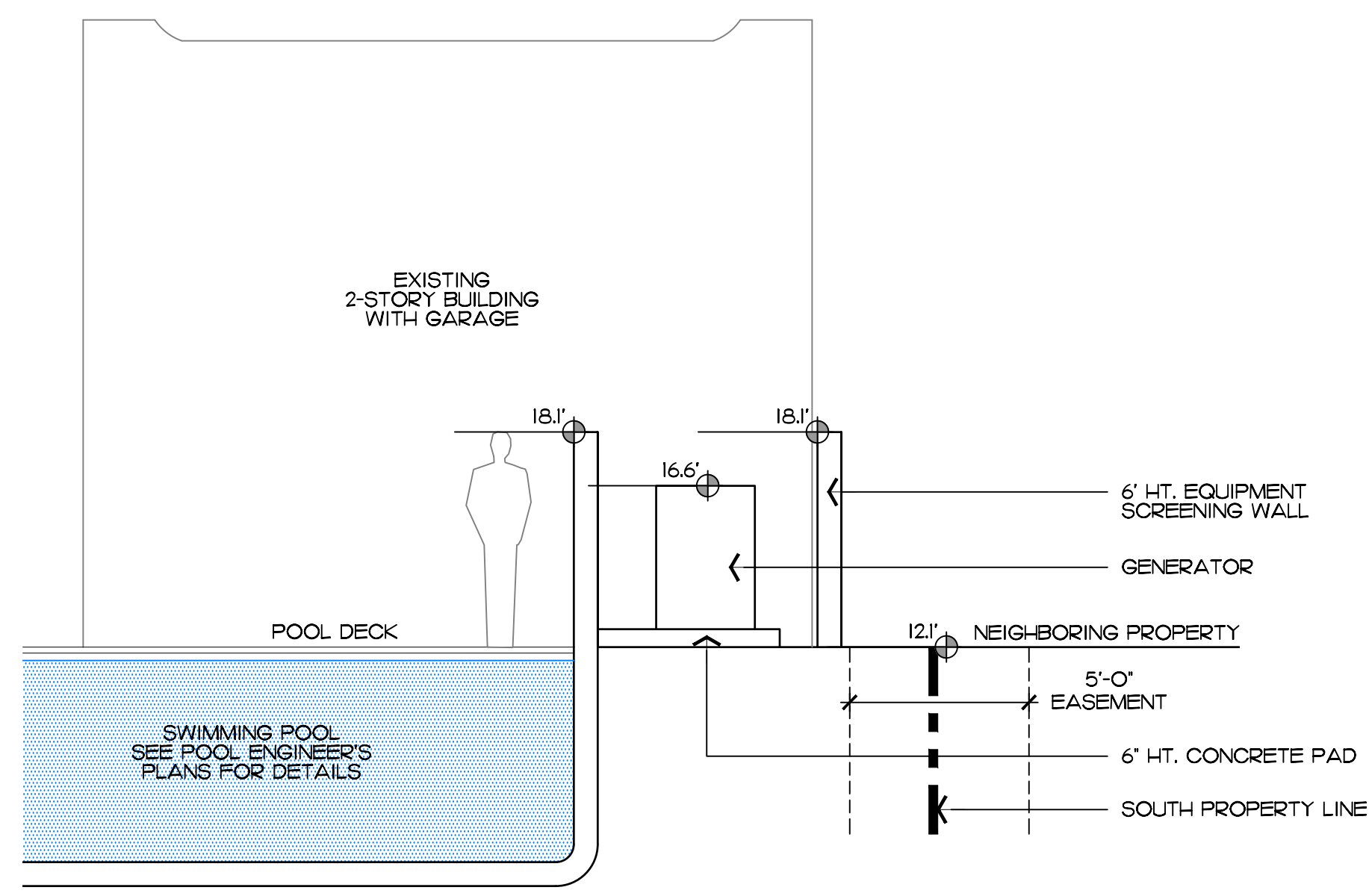
SHEET L5.1



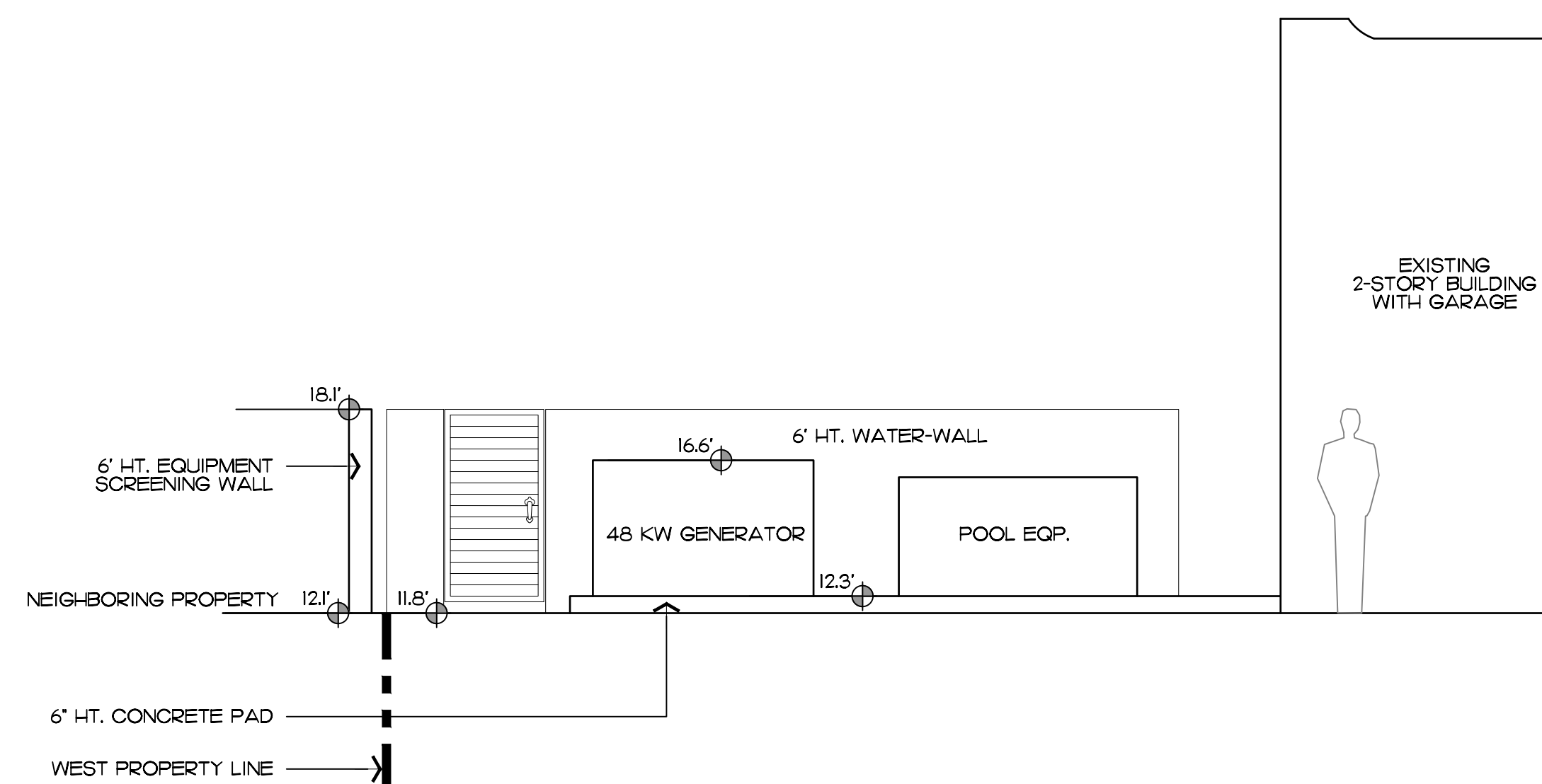
Site Plan
SCALE: 1/16" = 1'-0"



Equipment Area



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

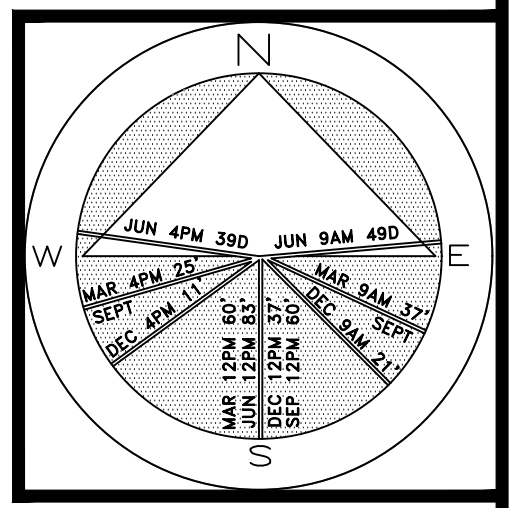


Equipment Section
SCALE: 1/4" = 1'-0"

Equipment Screening Plan
SCALE IN FEET 0' 2' 4' 6'

**ENVIRONMENT
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DRAWN BY: Kerlinsaele Dorival
DATE: 05.06.2024

SHEET L5.2

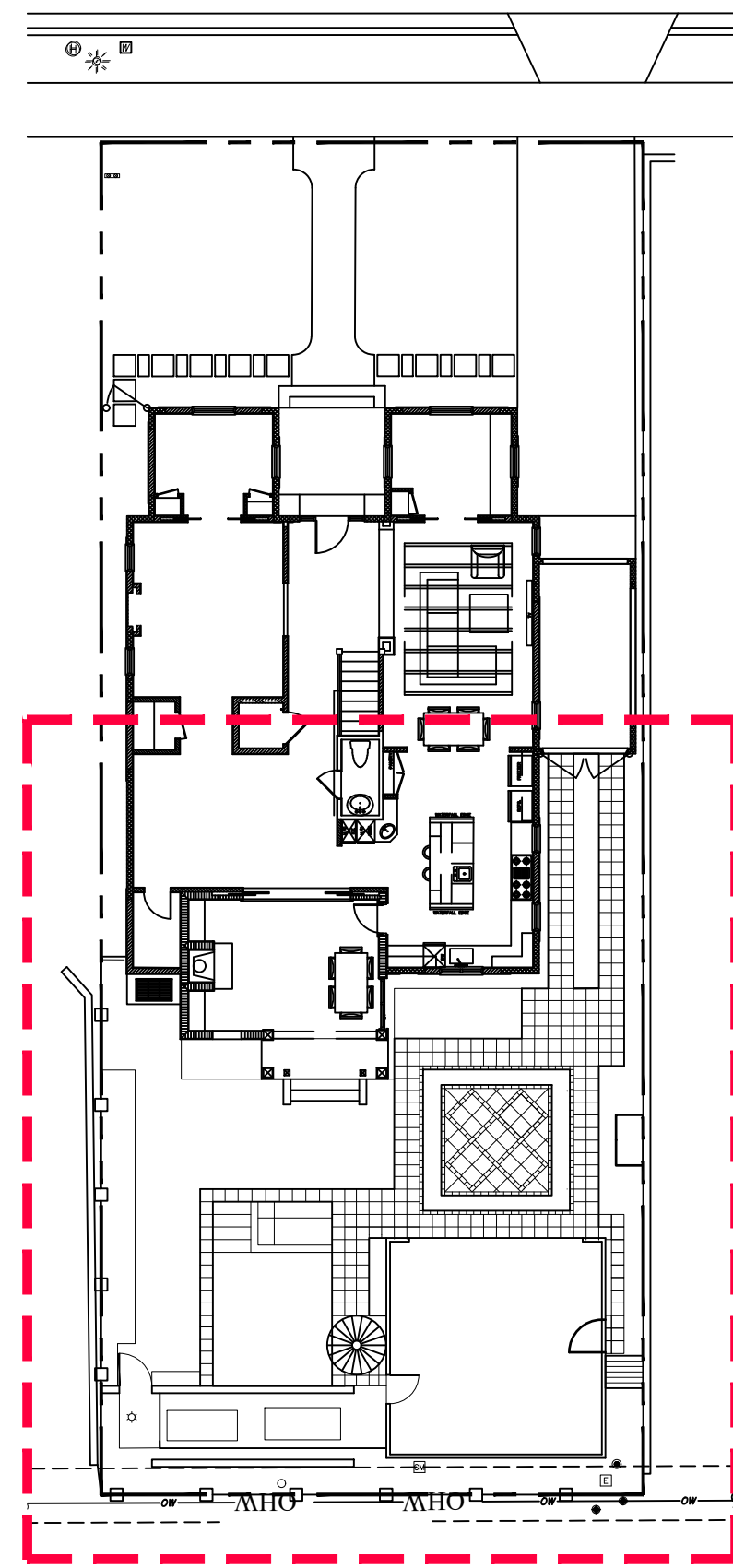
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ARC-24-037

AUSTRALIAN AVENUE

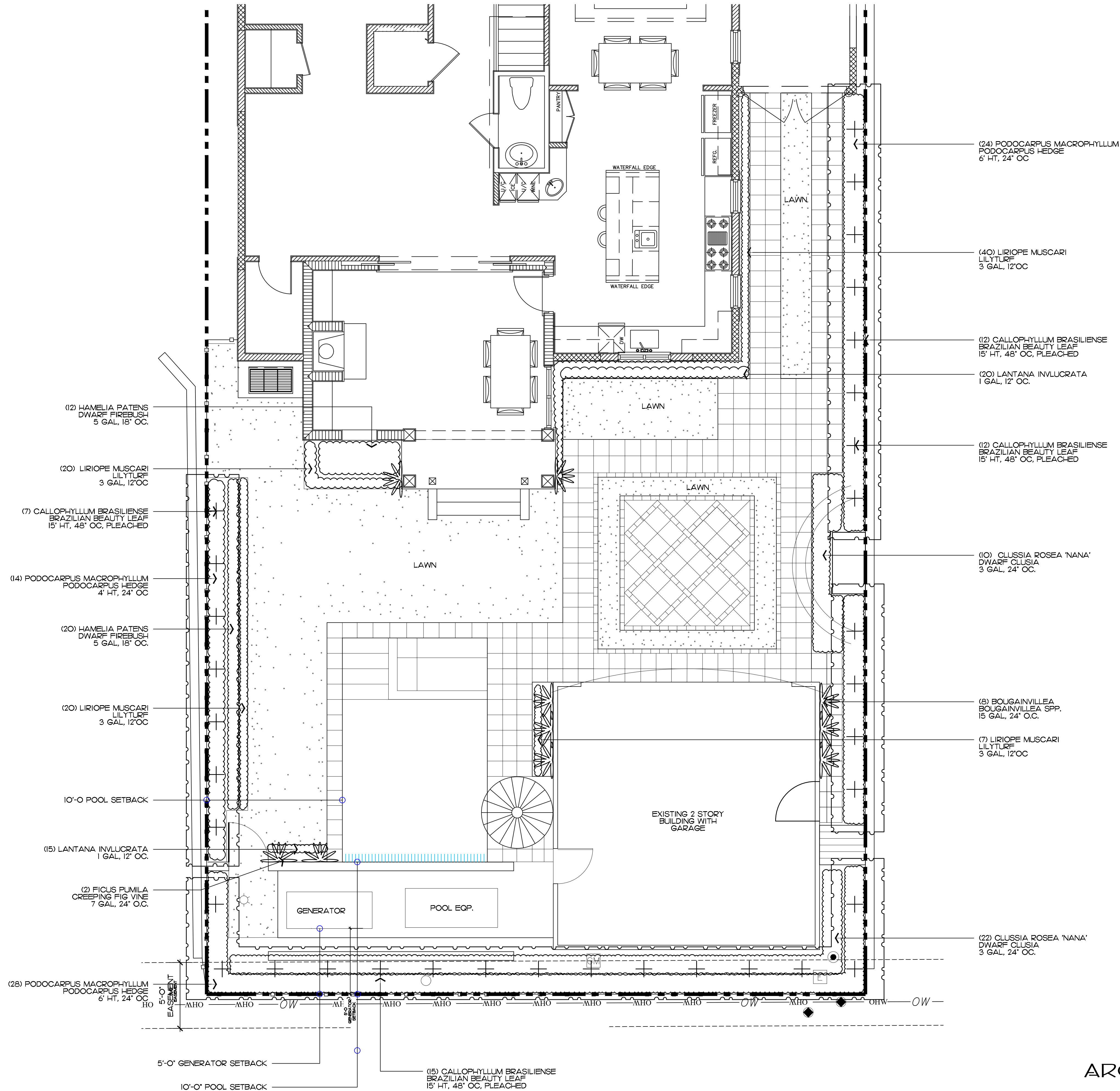


LIMITS OF WORK

Site Plan

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

NOTE:
EXISTING LANDSCAPING IN FRONT YARD
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IMPROVEMENTS.
ANY EXISTING LANDSCAPING DAMAGED
DURING CONSTRUCTION WILL BE REPLACED.



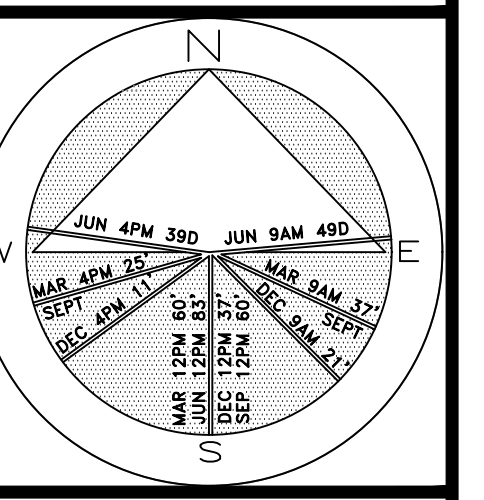
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**ENVIRONMENT
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139 North County Road 5920-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
146 Australian Ave
Palm Beach



JOB NUMBER: # 24001.00 LA
DRAWN BY: Valeria Quintanilla
Allison Padilla
DATE: 05.06.2024

SHEET L6.0

ARC-24-037

Landscape Plan

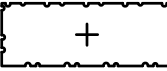





SCALE IN FEET 0' 4' 8' 12'

Palms

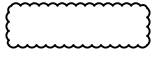

TO REPLACE PALMS IN THE FRONT YARD

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
SEE SHEET L2.O	THRINAX RADIATA FLORIDA THATCH PALM	2	10' CT., TRIPLE-TRUNK SPECIMEN, MATCHING	YES
TOTAL: NATIVE SPECIES:		2 2 (100%)		

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CALLOPHYLLUM BRASILIENSE BRAZILIAN BEAUTY LEAF	34	15' HT, 48" OC, PLEACHED	NO
	HAMELIA PATENS DWARF FIREBUSH	51	5 GAL, 18" OC	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	14 52	4' HT, 24" OC 6' HT, 24" OC	NO
	FICUS PUMILA CREEPING FIG VINE	2	7 GAL 24" OC	NO
	BOUGAINVILLEA BOUGAINVILLEA SPP.	8	15 GAL, 24" O.C.	NO
	CLUSIA ROSEA 'NANA' DWARF CLUSIA	32	3 GAL, 24" OC	YES
TOTAL: NATIVE SPECIES:		193 83 (43%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	LANTANA INVOLUCRATA WHITE NATIVE LANTANA	50	1 GAL, 12" OC	YES
	LIRIOPE MUSCARI LILYTURF	87	3 GAL, 12" OC	NO
TOTAL: NATIVE SPECIES:		97 29 (30.0%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Landscape Legend

PROPERTY ADDRESS:	146 AUSTRALIAN AVE	
LOT AREA (SQ FT)	6,245 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	MIN. 45% 2,810.25 S.F.	31.8% 1,989 S.F.
LOS TO BE ALTERED (SQ FT AND %)	NA	
PERIMTETER LOS (SQ FT AND %)		
FRONT YARD LOS (SQ FT AND %)		
NATIVE TREES %	30% (NUMBER OF TREES)	--
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	43% (83)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	30% (96 SQFT)

NOTE:
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Landscape Architecture

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Palm Beach

JOB NUMBER: # 24001.00 LA
DRAWN BY: Valeria Cautivanilla
Allison Padilla
DATE: 05.06.2024

SHEET L6.1



Private Residence
146 Australian Ave
Palm Beach

JOB NUMBER: # 24001.00 LA
DRAWN BY: Valeria Cautinanilla
Allison Padilla
DATE: 05.06.2024

SHEET L7.0

ARC-24-037

Rendered Plan

NOT TO SCALE

2024
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West / Side Elevation

LANDSCAPE LIMITS
OF WORK



East / Side Elevation

LANDSCAPE LIMITS
OF WORK



Rear / South Elevation

NOTE:
LANDSCAPE IN FRONT YARD WILL NOT BE
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Private Residence
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Palm Beach

JOB NUMBER: # 24001.00 LA
DRAWN BY: Valeria Gutierrez
Allison Padilla
DATE: 05.06.2024

SHEET L7.1

ARC-24-037
Landscape Elevations



Private Residence
146 Australian Ave
Palm Beach

A
D
I
R
O
L
F

JOB NUMBER: # 24001.00 LA
DRAWN BY: Valeria Cautranilla
Allison Padilla
DATE: 05.06.2024

SHEET L7.2

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ARC-24-037
Front Landscape Elevation

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 6,245 sq.ft.

Drainage Area Impervious Surface = 4,661 sq.ft.

Drainage Area Pervious Surface = 1,584 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:

$1.0 \times 2 \text{ in/hr} \times 4,661 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 777 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 1,584 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 53 \text{ cu.ft.}$

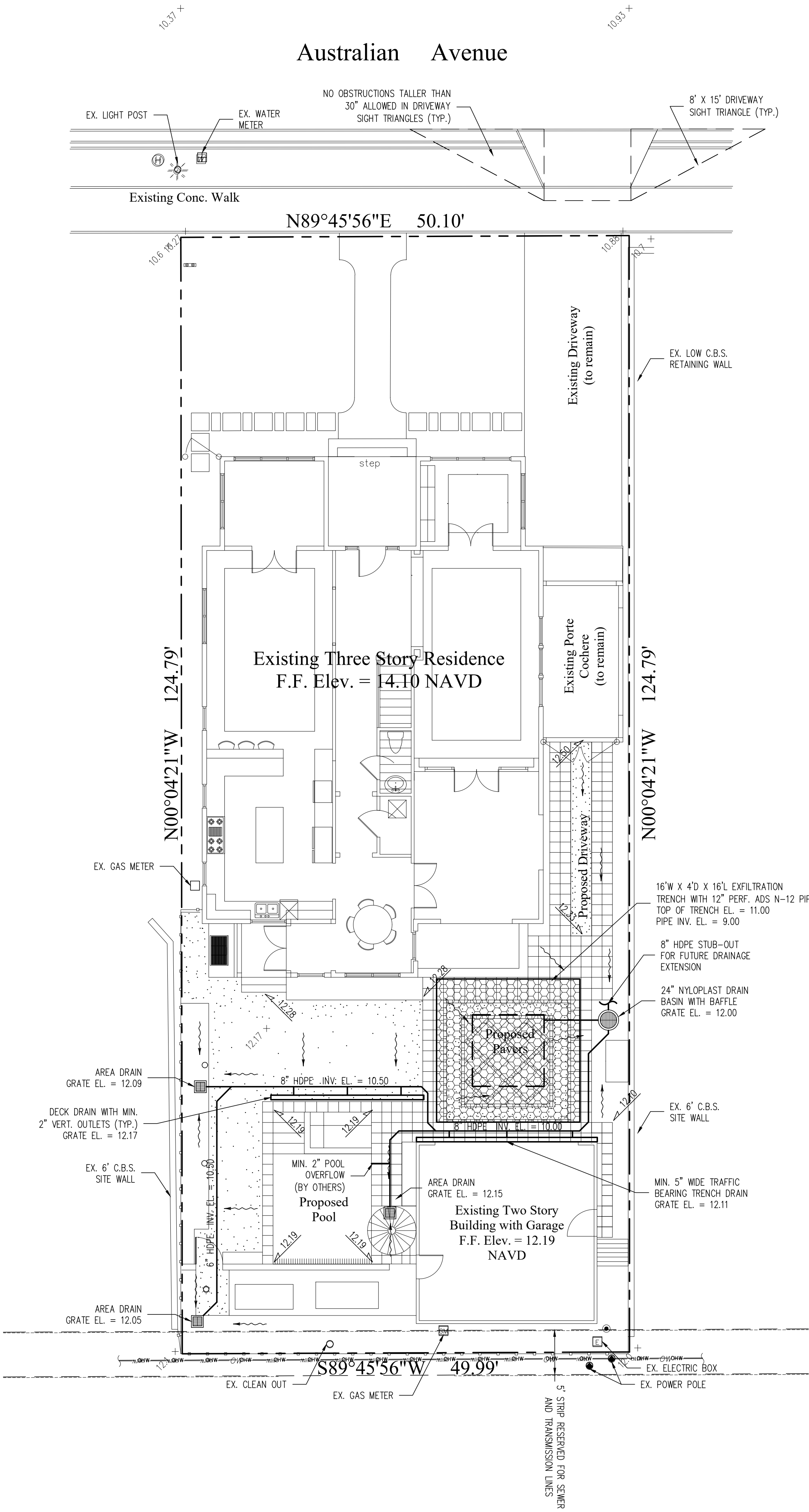
Total Volume to be Retained = 830 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	16	ft
W	=	Trench Width	=	16	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	4.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	888	cu.ft.

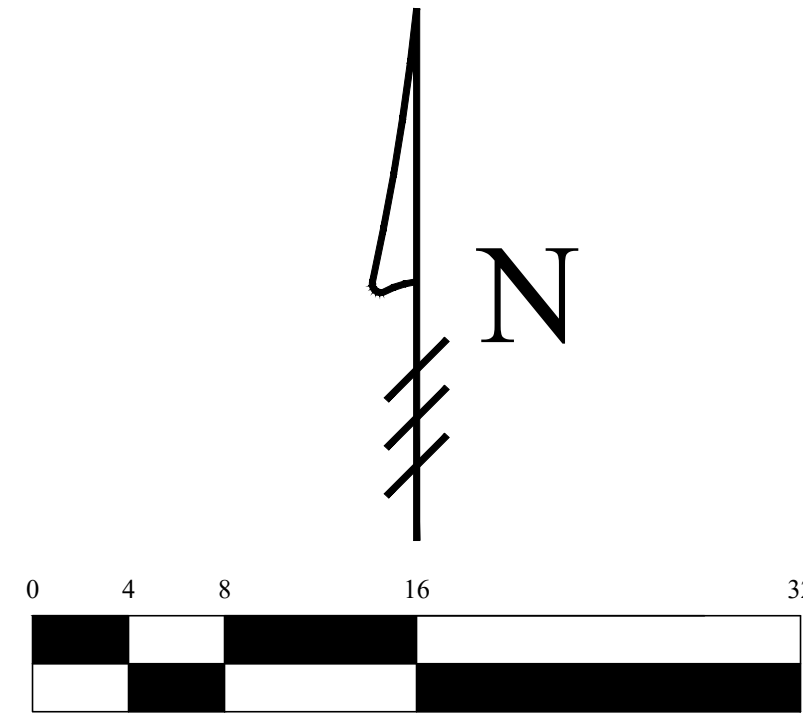
Notes:

- 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 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



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 1/22/24

ARC-24-037

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Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



Gruber Consulting
Engineers, Inc.
5474 MERGER AVE, SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

Project Information				
Project No.	2024-0005	Issue Date	07/29/2024	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
CG				

Conceptual Site Grading & Drainage Plan For:
Proposed Renovation
Palm Beach, Florida
146 Australian Avenue

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.
C-1