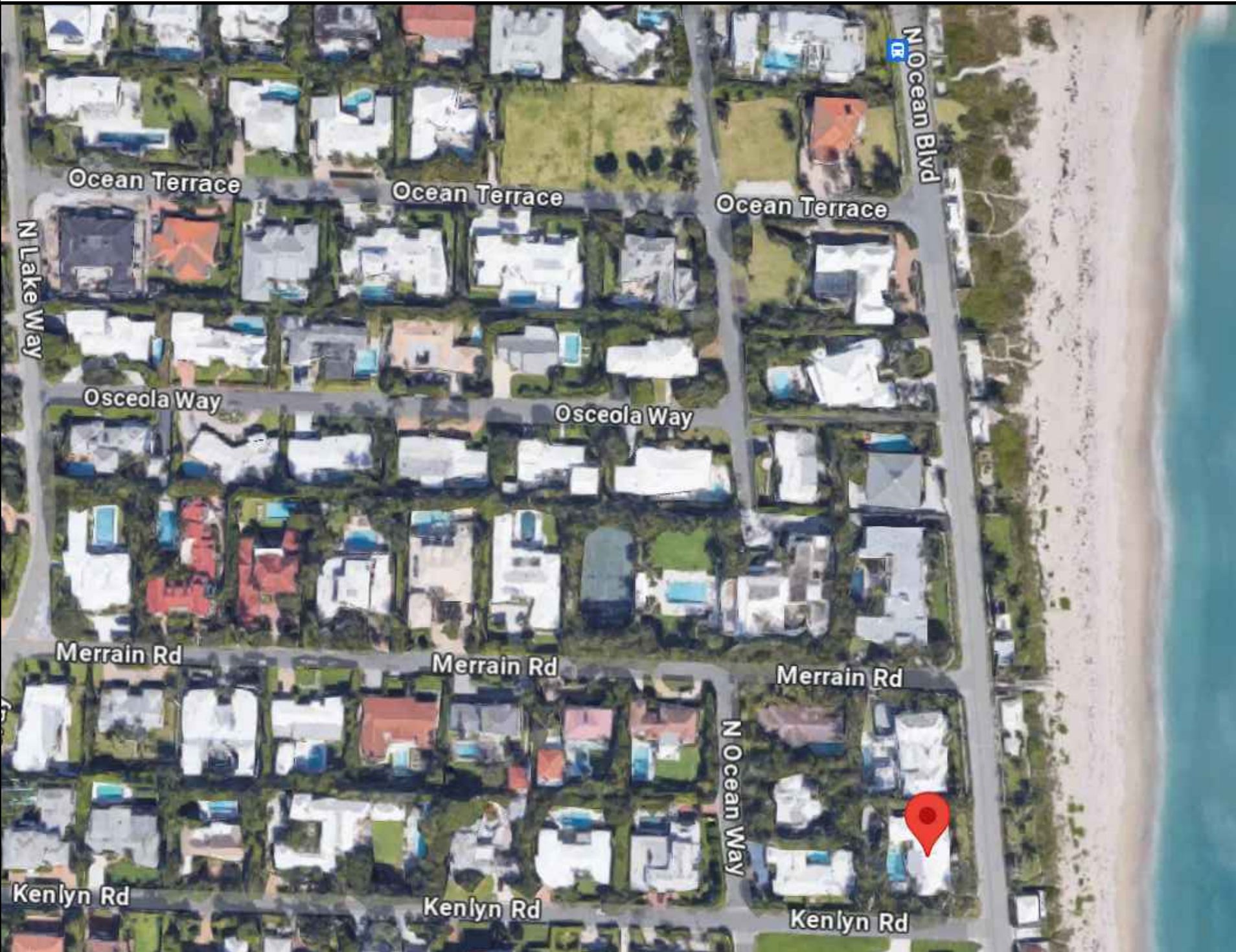


1285 N OCEAN BLVD, PALM BEACH, FL

2024-12-20 ARCOM RE-SUBMITTAL

DRAWING INDEX

SITE LOCATION MAP



1285 N OCEAN BLVD
PALM BEACH, FL 33480

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TR1.1	TRUCK LOGISTIC PLAN

GENERAL NOTES

- SCALE**
DO NOT SCALE DRAWINGS.
- CODES**
All construction shall comply with national, state, and local building codes.
- JOB SITE**
Prior to submitting bid, Contractor shall visit job site and notify Designer of any physical conditions not included in construction documents which require corrective action.
- DIMENSIONS**
Contractor shall field verify all dimensions and conditions at site and notify Designer of any discrepancies before ordering materials, beginning fabrication, or starting construction.
- FASTENINGS**
All fasteners and attachments shall be fully concealed from view.
- BLOCKING**
Contractor shall provide and locate fire retardant wood blocking in partitions where required to support hung components (i.e. standards, shelves, coat rod, tack panels, drapery hardware) as indicated in drawings.
- FIRE EXTINGUISHER**
Contractor shall install (1) fire extinguisher for every 75 feet of travel distance, as indicated on drawings, and as further required by governing codes.

PROJECT INFORMATION

BUILDING:
A. OCCUPANCY CLASSIFICATION: R-B
B. TYPE OF CONSTRUCTION: VB

C. PROJECT DESCRIPTION:
CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE REINFORCED CONCRETE SLAB, LOAD BEARING CMU EXTERIOR WALLS, COMPOSITE STRUCTURAL CONCRETE SLAB 2ND FLOOR (WHERE APPLICABLE), & PRE-ENGINEERED ROOF TRUSS FRAMING.

CODES:
ALL BUILDING CONSTRUCTION DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST TOWN OF PALM BEACH CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CODES:
FLORIDA BUILDING CODE 6TH EDITION (2017) W/ TOPB AMENDMENTS
FLORIDA MECHANICAL CODE 6TH EDITION (2017)
FLORIDA PLUMBING CODE 6TH EDITION (2017)
FLORIDA BUILDING EXIST BUILDING CODE 6TH EDITION (2017)
FLORIDA BUILDING ENERGY CONSERVATION CODE 6TH EDITION (2017)
FLORIDA FIRE PREVENTION CODE 8TH EDITION (2021)
NATIONAL ELECTRIC CODE (NFPA 70)

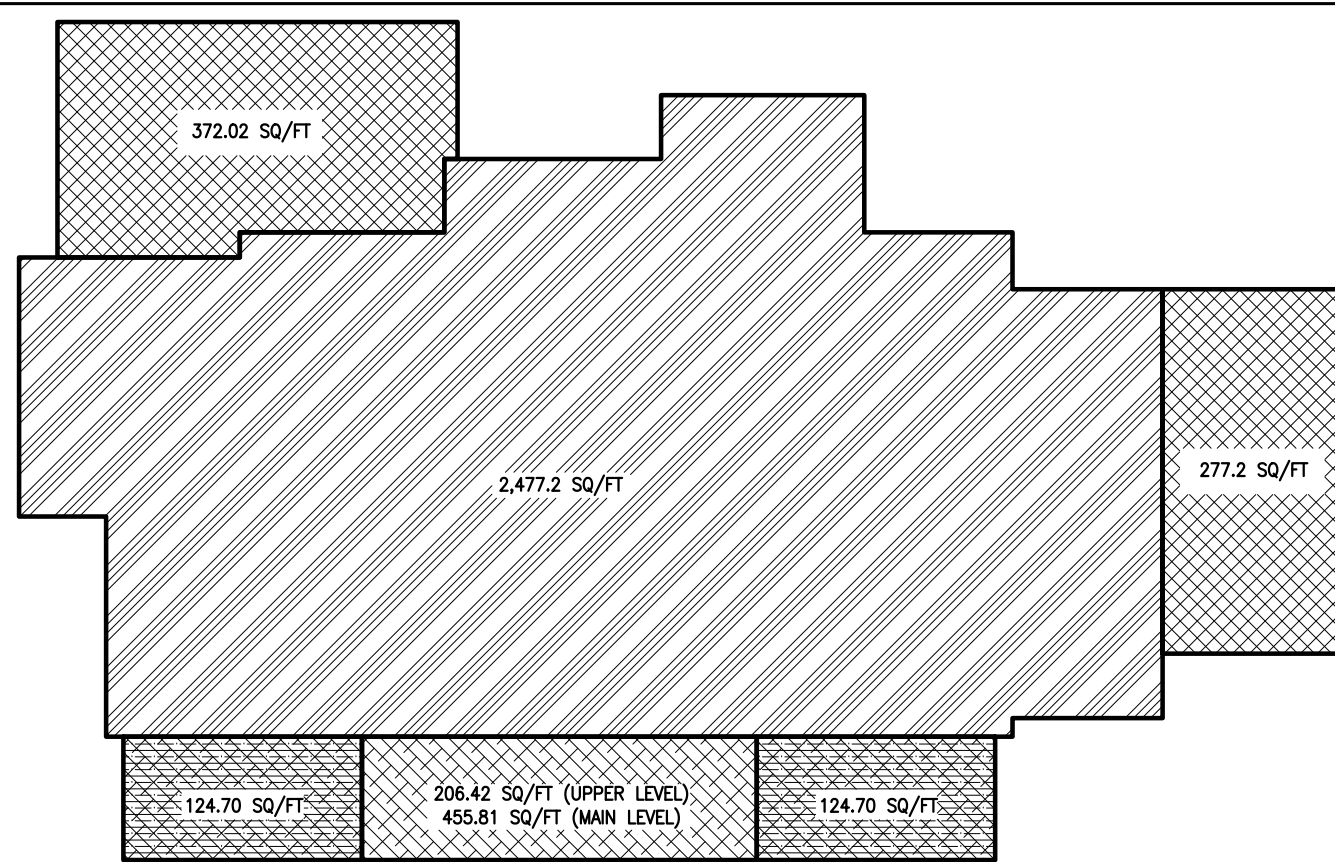
ARCHITECTURAL DRAWING CONVENTIONS

CENTER LINE	SECTION DETAIL NO.	CEILING MATERIAL - SEE FINISH LEGEND	PARTITION TYPE	STUD WALLS @ 16" O.C. MAX., U.N.O.	HARDWOOD
FINISH ELEVATION	SHEET NO.	CEILING HEIGHT	INTERIOR WALL MATERIAL	CONCRETE	CARPET
CUT LINE	ELEVATION DETAIL NO.	ROOM NUMBER	EXTERIOR WALL MATERIAL	8" (NOMINAL) CMU WALL	CONCRETE
MATCH LINE	SHEET NO.	REVISION SYMBOL	WINDOW	BRICK VENEER	THINSET TILE
TO FACE OF CONSTRUCTION	DETAIL NO. SHEET NO.	REVISION AREA	CASED OPENING	STONE VENEER	THICKSET TILE
TO CENTERLINE OF CONSTRUCTION			EXTERIOR DOOR	LIMESTONE / CASTSTONE VENEER	LIMESTONE PAVING
CLEAR OF CONSTRUCTION	NORTH ARROW		INTERIOR DOOR		

PROJECT TEAM

OWNER	ARCHITECT	CONTRACTOR	LANDSCAPE	CIVIL		
M2B Properties, LLC. 1266 W Paces Ferry Road, Suite 500 Atlanta, GA 30327	Harrison Design Gregory L. Palmer 24 10th Street South Naples, FL 34102 T: (239) 206-5909 E: gpalmer@harrisondesign.com	Shoreline Building Group Daniel Leiva 2500 Broadway West Palm Beach, FL 33407 T: (561) 404-0545 E: dleiva@shorelinebuildinggroup.com	Vertesch Landscape Architecture Brian Vertesch 2475 Mercer Avenue, Suite 305 West Palm Beach, FL 33401 T: (561) 316-8232 E: brian@verteschla.com	Gruber Consulting Engineers, Inc. Chad M. Gruber 2475 Mercer Avenue, Suite 305 West Palm Beach, FL 33401 T: (561) 312-2041 E: chad@gruberengineers.com		

SITE DATA



SEE ENLARGED (SQUARE FOOTAGE CALCS.): SHEET A-1.012

Town of Palm Beach	
Planning Department	
Palm Beach, FL 33480	
Planning Board	
Public Hearing	
Agenda Item # 10	
Subject: 10-000	

Intracoastal Waterway



Atlantic Ocean

SUBJECT
PROPERTY

3 AREA MAP
N.T.S.

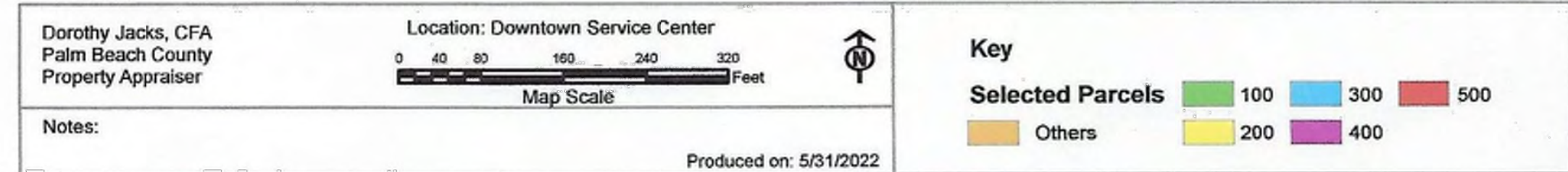
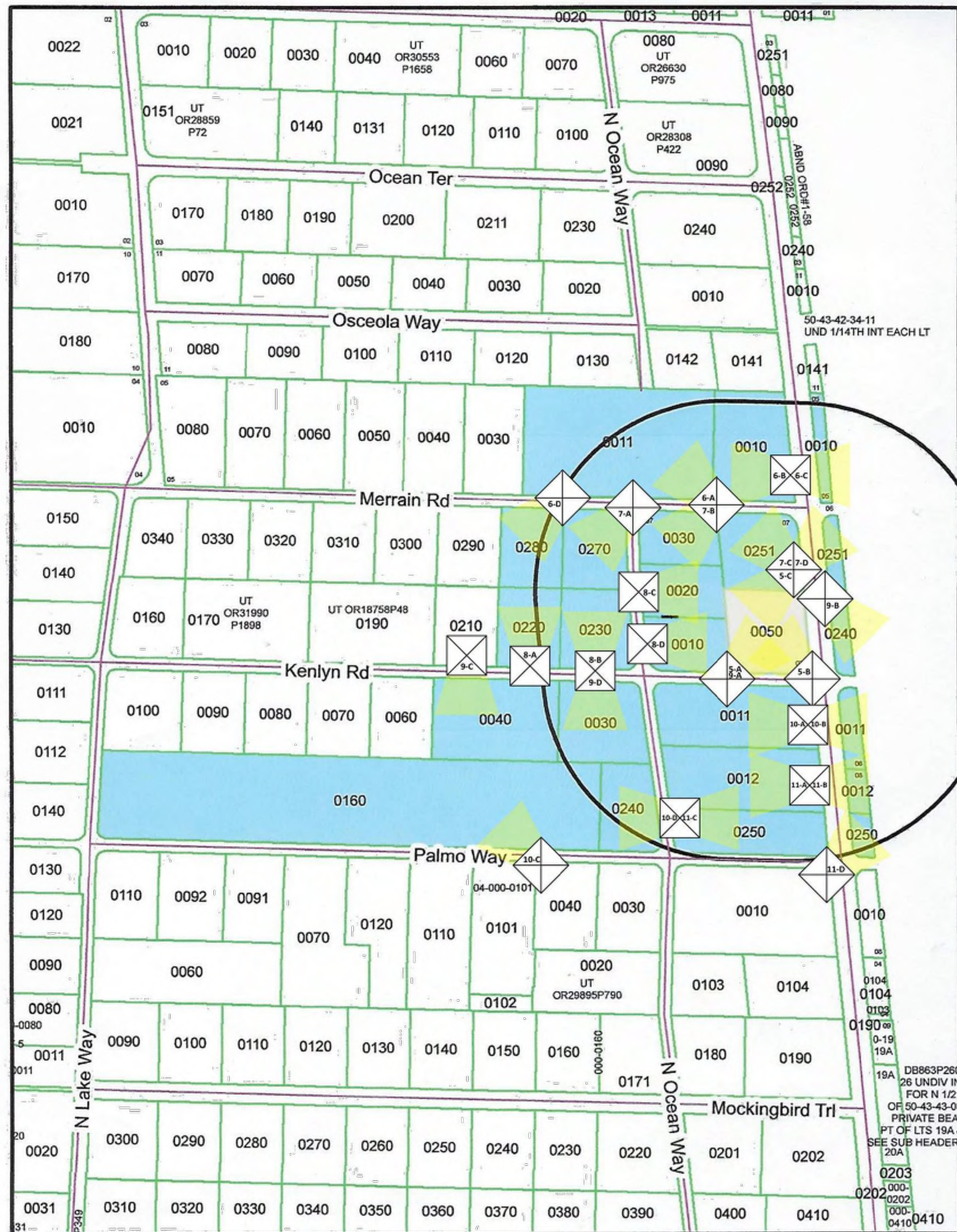


201 Kenlyn Rd.

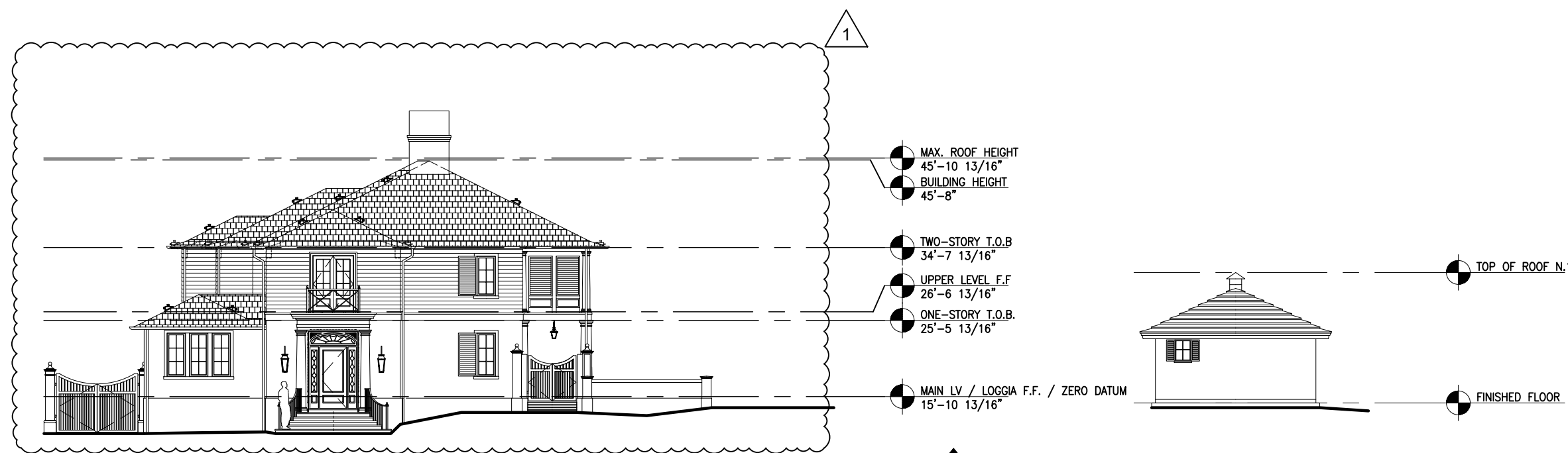
North Ocean Way



1287 N Ocean Way



2 VICINITY MAP
N.T.S.



1285 - Ocean Blvd

North Ocean Blvd.

Beach Cabana

1 N OCEAN BLVD FRONT ELEVATIONS
1/8" = 1'-0"

H
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Naples, FL 34102
phone: 239-206-5909
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way, the copyright and ownership of drawings
provisions stated herein.

1285 N OCEAN BLVD
PALM BEACH, FLORIDA



Issue

2024-12-20 ARCOM MEETING

ARC-24-0040

1 12-04-2024 UPDT. ELEV.

date 2024-08-26

scale AS NOTED

drawn SD checked GP

project no. 235732

title SITE CONDITIONS

VICINITY MAP & ELEVATIONS

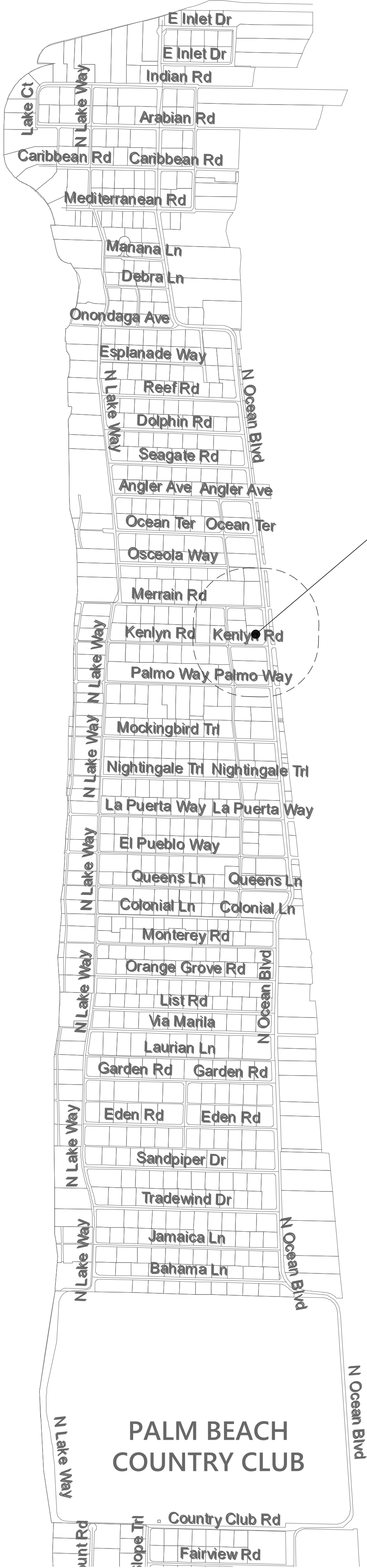
sheet number

A-1.001

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION

Intracoastal Waterway



Atlantic Ocean

SUBJECT
PROPERTY

2 AREA MAP
N.T.S.



1 NEIGHBORING PROPERTIES
1/32" = 1'-0"

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1285 N OCEAN BLVD
PALM BEACH, FLORIDA



Issue
2024-12-20 ARCOM MEETING
ARC-24-0040

date 2024-08-26
scale AS NOTED
drawn SD checked GP
project no. 235732
title SITE CONDITIONS
VICINITY MAP & ELEVATIONS
sheet number A-1.002

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION

[illegible]

NOTES:

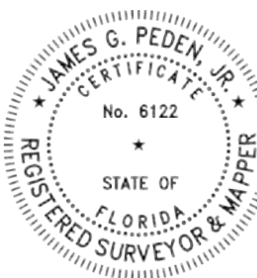
1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 5011412-0981766, issued by First American Title Insurance Company, dated March 7, 2022. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.
3. Description furnished by client or client's agent.
4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interface filing use only and in no way affect the date of the field survey stated herein.
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 7/24/2023

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122



**BOUNDARY SURVEY FOR:
M2B PROPERTIES, LLC,
A GEORGIA LIMITED LIABILITY COMPANY**

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

M2B Properties, LLC, a Georgia limited liability company
Kochman & Ziska PLC
First American Title Insurance Company
First Republic Bank, ISAOA

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

PROPERTY ADDRESS: 1285 N. Ocean Blvd, Palm Beach, FL 33480

LEGAL DESCRIPTION.
Parcel 2:

Lot 5, RE-SUBDIVISION OF LOTS 24-25 AND 26 OF BELLO LIDO, according to the Plat thereof, as recorded in Plat Book 24, Page 171, of the Public Records of Palm Beach County, Florida, **LESS and EXCEPT** the following described portion thereof:

A portion of Lot 5, **RE-SUBDIVISION OF LOTS 24-25 AND 26 OF BELLO LIDO**, according to the Plat thereof, as recorded in Plat Book 24, Page 171, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Lot 5;
Thence South 90°00'00" West, along the South line of said Lot 5 (said South line is assumed to bear South 90°00'00" West and all other bearings are relative thereto), a distance of 100.00 feet to the **POINT OF BEGINNING** of the hereinafter described parcel;
Thence continue South 90°00'00" West a distance of 26.64 feet to the Southwest corner of said Lot 5;
Thence North 0°54'46"00" West, along the East line of Lot 1, according to said Plat, a distance of 86.10 feet to the Northeast corner of said Lot 1;
Thence North 90°00'00" East a distance of 26.64 feet to a point;
Thence North 50°46'00" East, parallel with said East line, a distance of 86.10 feet to the **POINT OF BEGINNING**;

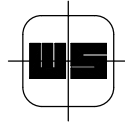
TITLE COMMITMENT REVIEW						
CLIENT: M2B Properties, LLC, a Georgia limited liability company		COMMITMENT NO.: 5011412-0981768e		DATE: 03/07/22		
REVIEWED BY: Crain Wallace		JOB NO.: 97-1097.18				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-7	N/A	Standard Exceptions.				•
8	PB 24, PG 171	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE SUBDIVISION OF LOTS 24-25 AND 26 OF BELLO LIDO	•			
8a	ORB 32699, PG 1651	As affected by Restriction No. 078-2021	•			
9	ORB 18532, PG 1337	Agreement.				•
10	ORB 30054, PG 1172	Easement.	•			
11	N/A	Survey prepared by Wallace Surveying Corp., dated December 22, 2020				•
12	ORB 33363, PG 1286	That certain mortgage in the principal amount of \$15,000,000.00 given by M2B Properties, LLC, a Georgia limited liability company in favor of First Republican Bank, its successors and/or assigns as defined in the Conditions of the policy.				•

REVISIONS:

05/30/24 ADD SPOT ELEVATIONS FROM CIRCA 2021 S.W. 196979
11/30/23 TITLE REVIEW M.B. 97-1097.19
10/09/23 SEPARATE DRAWINGS OF LOTS 1 AND 5 M.B. 97-1097.18
07/24/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 97-1097.16 (ELEVATIONS NOT UPDATED) PB351/2
02/25/22 SHOW BUILDING TIES TO EAST LINE OF LOT 1 M.B. 97-1097.12
02/10/22 TITLE REVIEW M.B. 97-1097.11
02/04/21 SURVEY AND TIE-IN UPDATE WITH 62-B REQUIREMENTS B.M./M.B. 97-1097.10 PB307/20

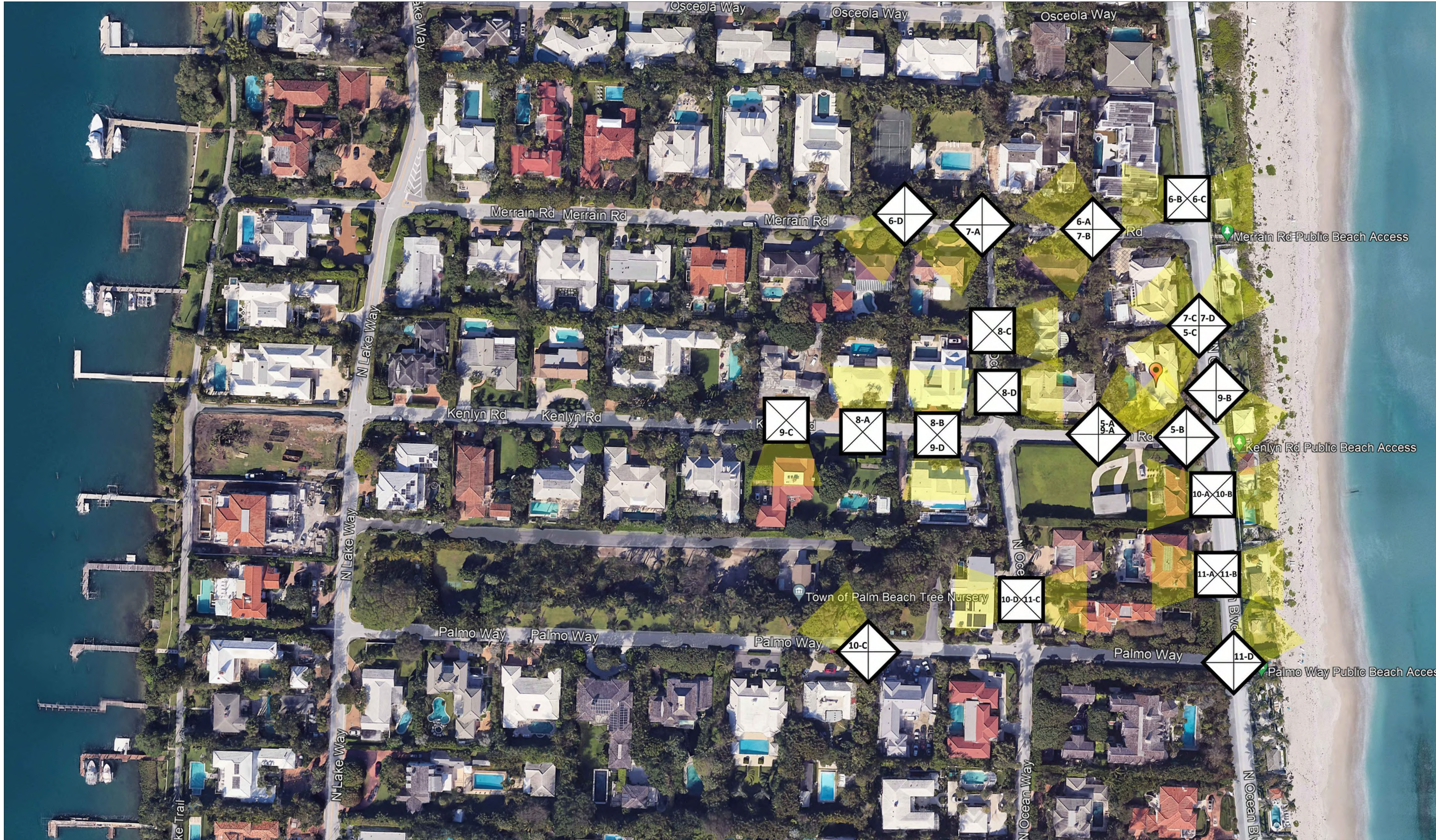
BOUNDARY SURVEY FOR.

**M2B PROPERTIES, LLC,
A GEORGIA LIMITED LIABILITY COMPANY**



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 45
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4555

FIELD: B.M.	JOB NO: 97-1097.8	F.B. PB304 PG. 13
OFFICE: M.B.	DATE: 12/22/20	DWG. NO. 97-1097-7
C/K'D: C.W.	REF: 97-1097-7.DWG	SHEET 1 OF 1



1 AERIAL VIEW LOOKING NORTH



5-A

SW CORNER LOOKING NE



5-B

SE CORNER LOOKING NW



5-C

NE CORNER LOOKING SW

H

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1285 N OCEAN BLVD

PALM BEACH, FLORIDA

stamps

STATE OF FLORIDA

Professional Seal

ARC-24-0040

REGISTERED ARCHITECT

Issue

2024-12-20 ARCOM MEETING

ARC-24-0040

date

2024-08-26

scale

N.T.S.

drawn

SD

checked

GP

project no.

235732

title

SITE CONDITIONS
EXISTING CONDITIONS

sheet number

A-1.005

NOT RELEASED FOR CONSTRUCTION



6-A

1300 N Ocean Way



6-C

1300 N Ocean Blvd



6-B

1300 N Ocean Blvd



6-D

210 Merrain Rd



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1285 N OCEAN BLVD
PALM BEACH, FLORIDA



issue
2024-12-20 ARCOM MEETING
ARC-24-0040

date 2024-08-26
scale N.T.S.
drawn SD checked GP
project no. 235732

title SITE CONDITIONS
NEIGHBORING PROPERTIES
sheet number A-1.006

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION



7-A

200 Merrain Rd



7-B

110 Merrain Rd



7-C

1290 N Ocean Blvd



7-D

1290 N Ocean Blvd



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Naples, FL 34102
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930 SOUTH OCEAN BLVD

PALM BEACH, FLORIDA

stamps



issue

2024-12-20 ARCOM MEETING

ARC-24-0040

date

2024-08-26

scale

N.T.S.

drawn

SD

checked

GP

project no.

235732

title

SITE CONDITIONS
NEIGHBORING PROPERTIES

sheet number

A-1.007

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION



8-A

211 Kenlyn Rd



8-B

201 Kenlyn Rd



8-C

1291 N Ocean Way



8-D

1287 N Ocean Way





10-A

1270 N Ocean Blvd



10-B

1270 N Ocean Blvd



10-C

265 Palmo Way



10-D

1240 N Ocean Way

H

H

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1285 N OCEAN BLVD
PALM BEACH, FLORIDA

stamps

issue

2024-12-20 ARCOM MEETING

ARC-24-0040

date

2024-08-26

scale

N.T.S.

drawn

SD

checked

GP

project no.

235732

title

SITE CONDITIONS
NEIGHBORING PROPERTIES

sheet number

A-1.010

NOT RELEASED FOR CONSTRUCTION



1260 N Ocean Blvd



1260 N Ocean Blvd



1250 N Ocean Blvd



1250 N Ocean Blvd



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Naples, FL 34102
phone: 239-206-5909
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1285 N OCEAN BLVD
PALM BEACH, FLORIDA

tamps



Issue

2024-12-20 ARCOM MEETING

ARC-24-0040

2024-08-26

N.T.S.

drawn	SD	checked	GP
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project no.

SITE CONDITIONS NEIGHBORING PROPERTIES

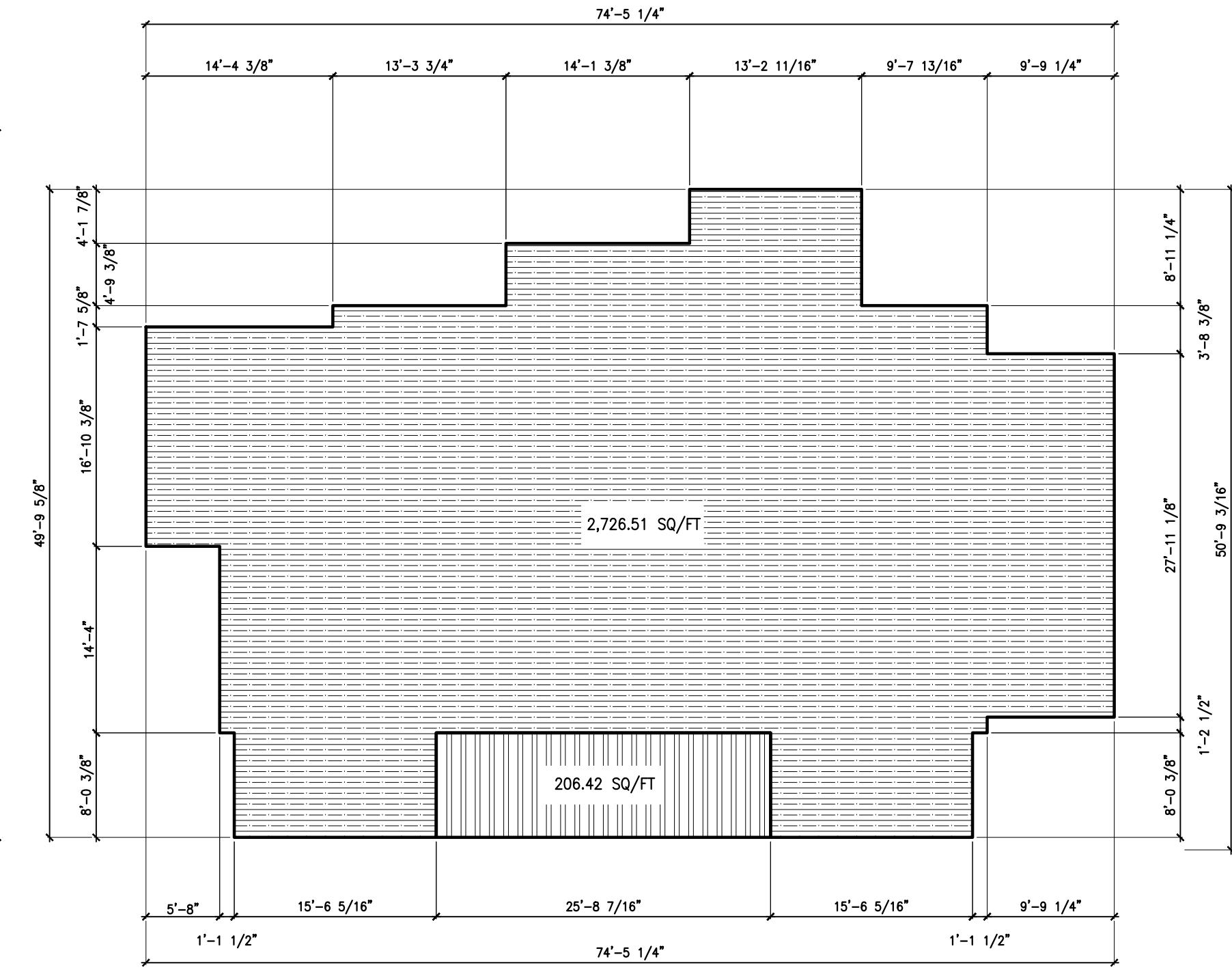
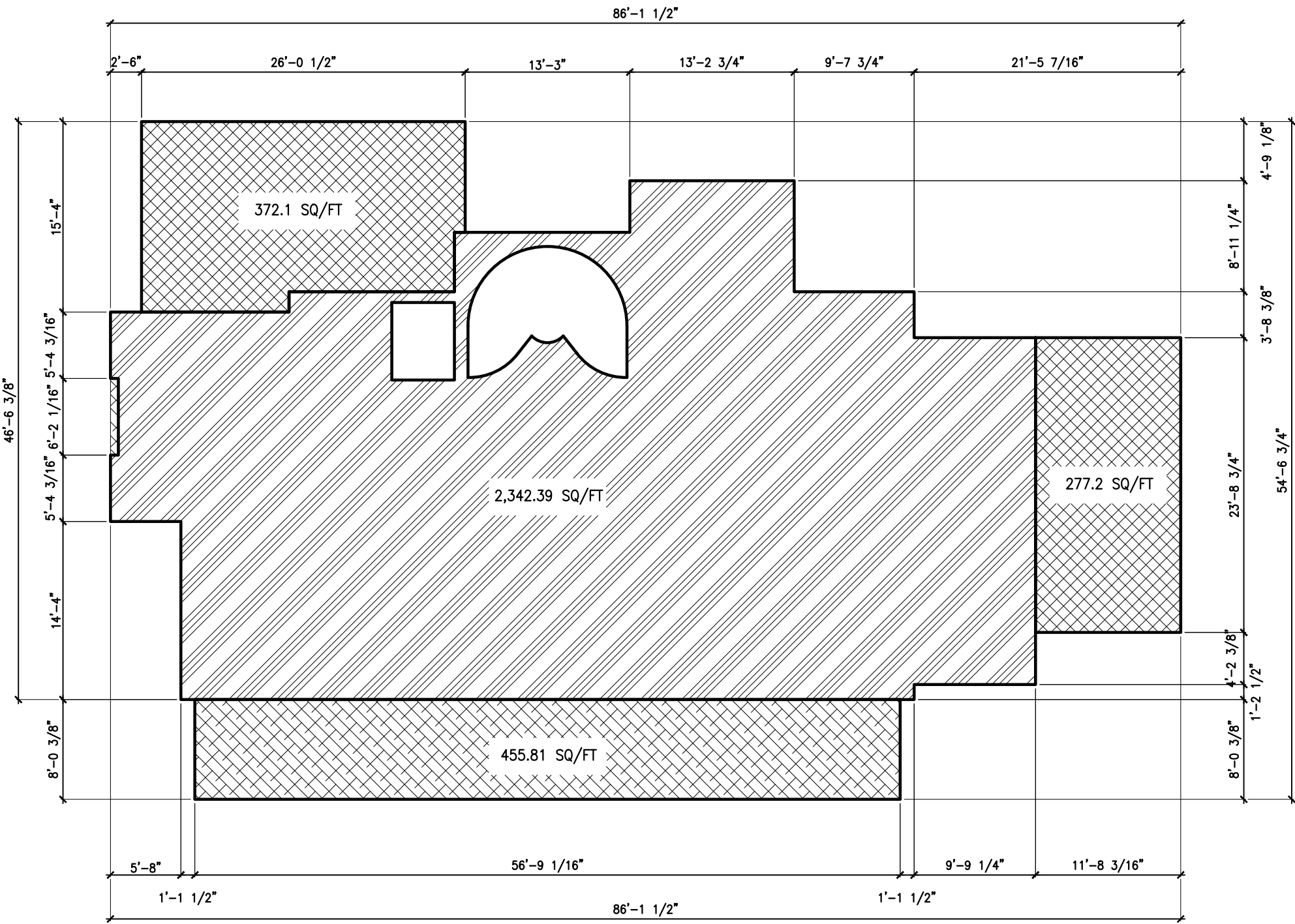
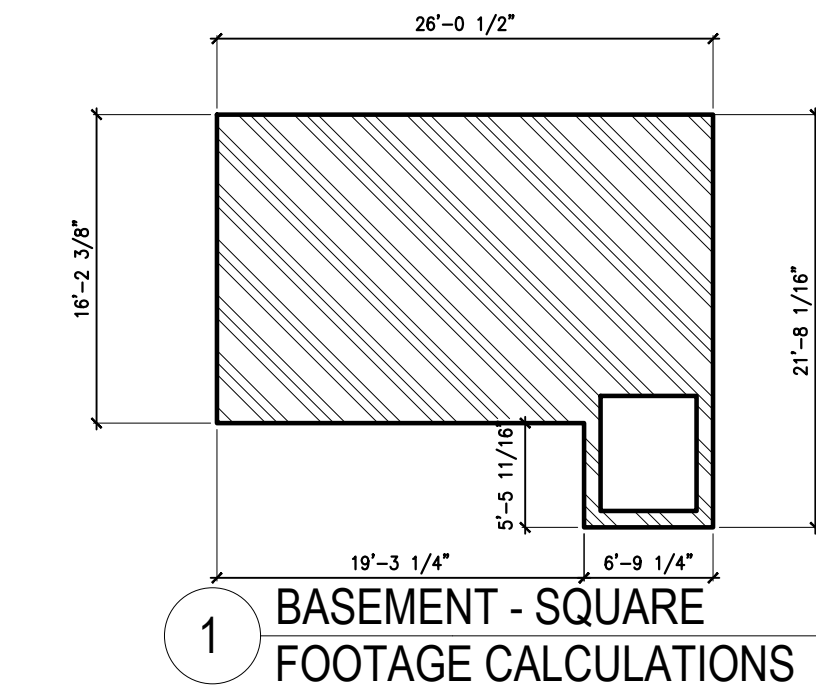
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issue
2024-12-20 ARCOM MEETING
ARC-24-0040

date 2024-08-26
scale AS NOTED
drawn SD checked GP
project no. 235732
title SITE DATA: SQUARE FOOTAGE CALCULATIONS
sheet number A-1.012



Square Footage							
		Main Level Single Story Mass N.1	Main Level Single Story Mass N.2	Main Level Single Story Porch	Upper Level Single Story Mass	Upper Level Single Story Porch	Total (sq/ft)
Height	N/A	N/A	N/A	N/A	N/A	N/A	
Basement	428.48						428.48
Main Level		2,342.39	648.30	455.81			3,446.50
Upper Level					2,756.40	231.16	2,987.56
Total (Sq/Ft)	428.48	2,342.39	648.30	455.81	2,756.40	231.16	6,862.54

4 SQUARE FOOTAGE CALCULATIONS



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:	1285 N. OCEAN BLVD, PALM BEACH, FL 33480		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	14,575 Sq Ft		
4	Lot Width (W) & Depth (D) (ft.):	100.00' R (W) & 134.00' ft (D)		
5	Structure Type:	Single-Family		
6	(Single-Family, Multi-Family Comm., Other)			
7	FEMA Flood Zone Designation:	X		
8	Zero Datum for point of meas. (NAVD)	15.9 feet NAVD		
9	Crown of Road (COR) (NAVD)	12.51 COR		
10		REQ'D / PERMITTED	EXISTING	PROPOSED
11	Lot Coverage (Sq Ft and %)	4,372 Sq Ft / 30%	N/A	3,517 Sq Ft / 24%
12	Enclosed Square Footage (1st & 2nd Fl., Basement, Area, Structure, etc.)	N/A	N/A	6,118.84 Sq Ft
13	*Front Yard Setback (Ft.)	25 Ft. / 30 Ft.	N/A	30.0 Ft. / 30.0 Ft.
14	* Side Yard Setback (1st Story) (Ft.)	12.5 Ft.	N/A	12.5 Ft.
15	* Side Yard Setback (2nd Story) (Ft.)	15 Ft.	N/A	24.6 Ft.
16	*Rear Yard Setback (Ft.)	10 Ft. / 15 Ft.	N/A	12.6 Ft. / 17.4 Ft.
17	Angle of Vision (Deg.)	106°	N/A	87°
18	Building Height (Ft.)	22 Ft.	N/A	22 Ft.
19	Overall Building Height (Ft.)	30 Ft.	N/A	29.76 Ft.
20	Cubic Content Ratio (CCR) (R-B ONLY)	57,571.25 Cu Ft	N/A	57,558.38 Cu Ft
21	** Max. Fill Added to Site (Ft.)	6.26 Ft.	N/A	6.0 Ft.
22	Finished Floor Elev. (FFE)(NAVD)	15.9 NAVD	N/A	15.9 FFE
23	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)	6,524 Sq. Ft. / 45%	N/A	6,562 Sq. Ft. / 45.26%
25	Perimeter LOS (Sq Ft and %)	3,262 Sq. Ft. / 50%	N/A	3,642 Sq. Ft. / 55.8%
26	Front Yard LOS (Sq Ft and %)	970 Sq. Ft. / 40%	N/A	1,271.4 Sq. Ft. / 52.5%
27	*** Native Plant Species %			
28	Please refer to TOPB Landscape Legend.			

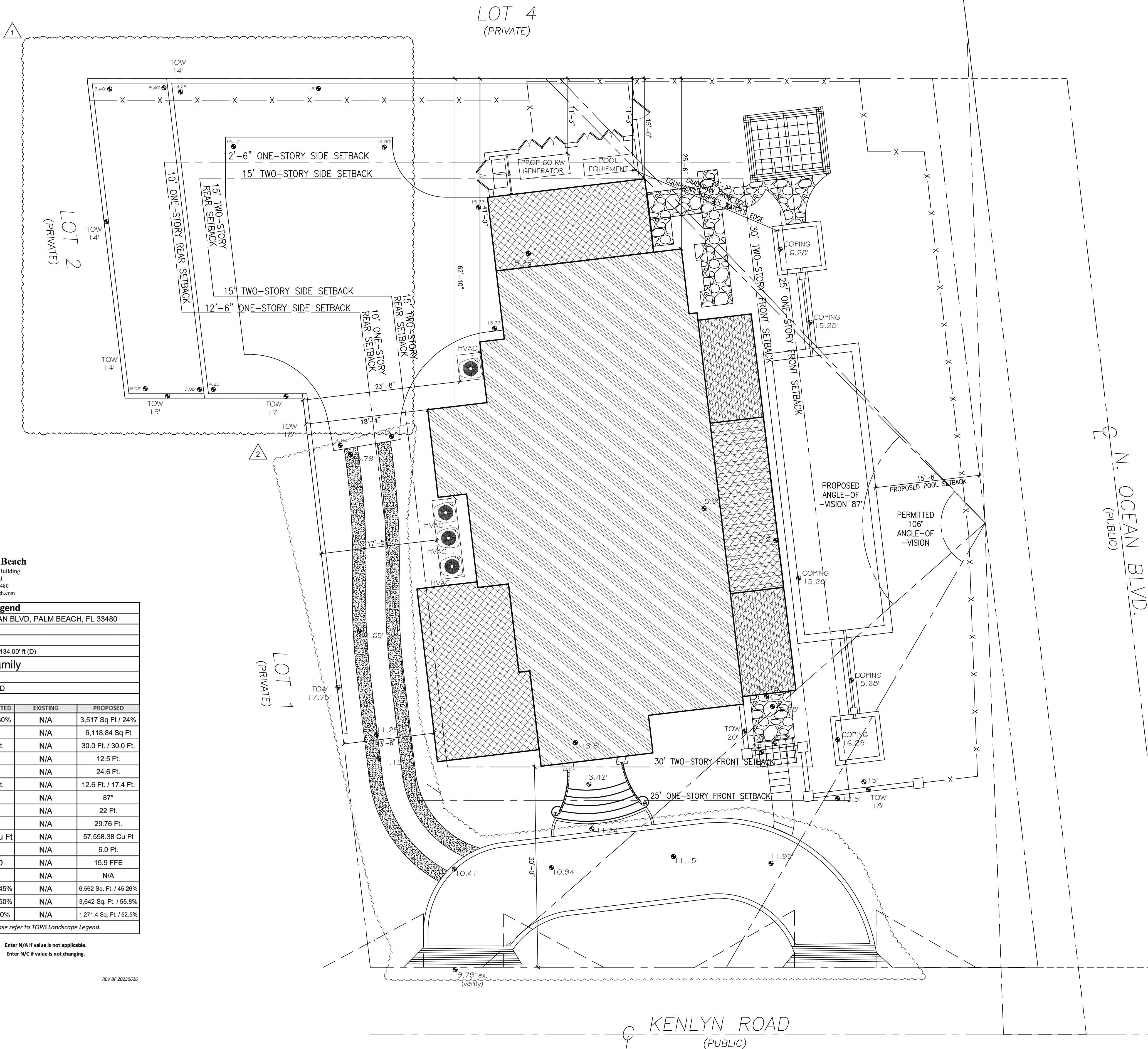
* Indicate each yard area with cardinal direction (N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (see 1.16.10.00)

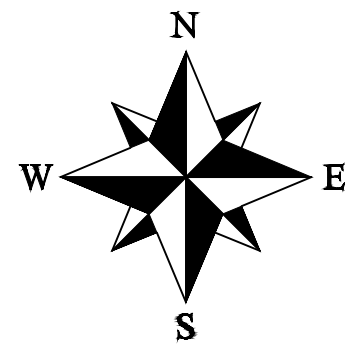
*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

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

REV BF 20230626



1 SITE DATA - SITE PLAN
1/8" = 1'-0"



H
HARRISON DESIGN

24 Tenth Street South
Naples, FL 34102
phone: 239-206-5909

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1285 N OCEAN BLVD.
PALM BEACH, FLORIDA



issue

2024-12-20 ARCOM MEETING

ARC-24-0040

1 12-04-2024 RETENTION W

2 12-04-2024 DRIVEWAY M.

date 2024-08-26

scale AS NOTED

drawn SD checked GP

project no. 235732

title SITE DATA: SITE PLAN

sheet number

A-1.014

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PALM BEACH, FLORIDA

ARC-24-0040

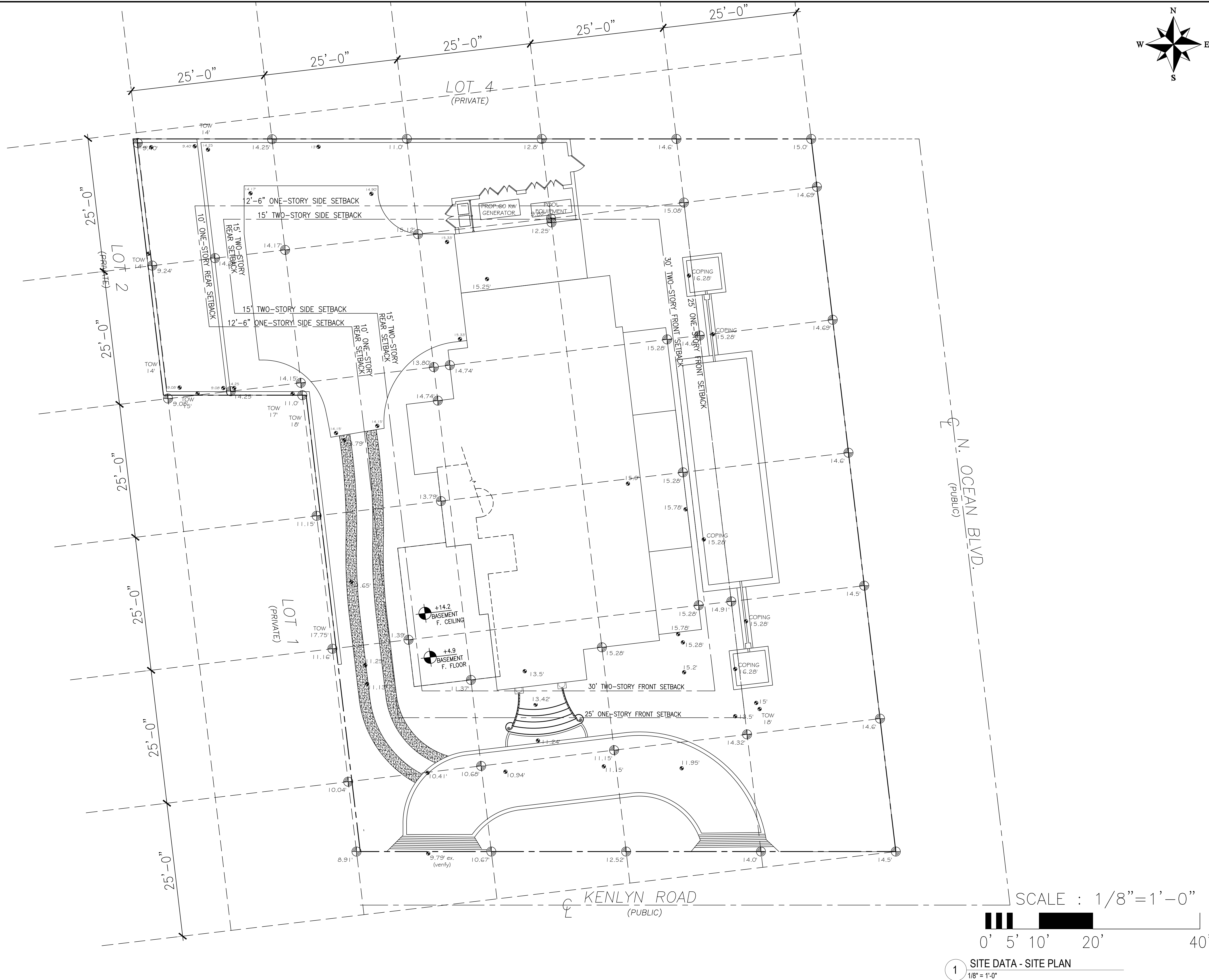
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235732

title	SITE DATA: SITE PLAN (ADDITIONAL INFO)
sheet number	

A-1.015

NOT RELEASED FOR CONSTRUCTION



STORMWATER RETENTION CALCULATIONS
(Basin A)

A. SITE INFORMATION

Total Property Area =14,575 sq.ft.

Total Basin Area = 14,008 sq.ft.

Drainage Area Impervious Surface = 7,704 sq.ft.

Drainage Area Pervious Surface = 6,304 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:
 $1.0 \times 2 \text{ in/hr} \times 7,704 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 1,284 \text{ cu.ft.}$

Pervious Runoff Volume:
 $0.2 \times 2 \text{ in/hr} \times 6,304 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 210 \text{ cu.ft.}$

Total Volume to be Retained = 1,494 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #A-1	
L = Total Length of Trench Provided	= 40 ft
W = Trench Width	= 10 ft
K = Hydraulic Conductivity	= 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table	= 6.00 ft
DU = Un-Saturated Trench Depth	= 2.50 ft
DS = Saturated Trench Depth	= 0.00 ft
V = Volume Treated	= 1,668 cu.ft.

STORMWATER RETENTION CALCULATIONS
(Basin B)

A. SITE INFORMATION

Total Property Area =14,575 sq.ft.

Total Basin Area = 567 sq.ft.

Drainage Area Impervious Surface = 0 sq.ft.

Drainage Area Pervious Surface = 567 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:
 $1.0 \times 2 \text{ in/hr} \times 0 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 0 \text{ cu.ft.}$

Pervious Runoff Volume:
 $0.2 \times 2 \text{ in/hr} \times 567 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 19 \text{ cu.ft.}$

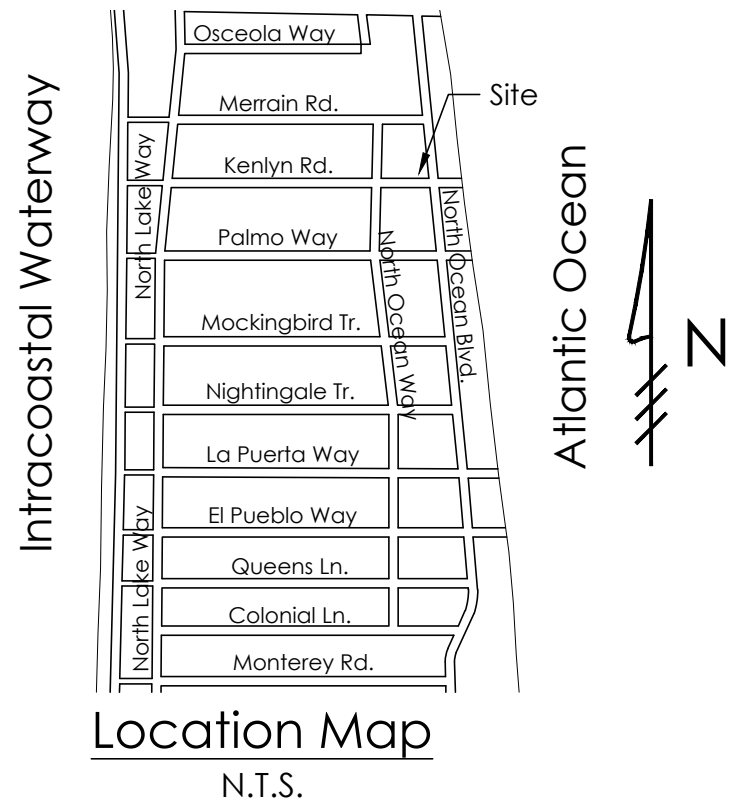
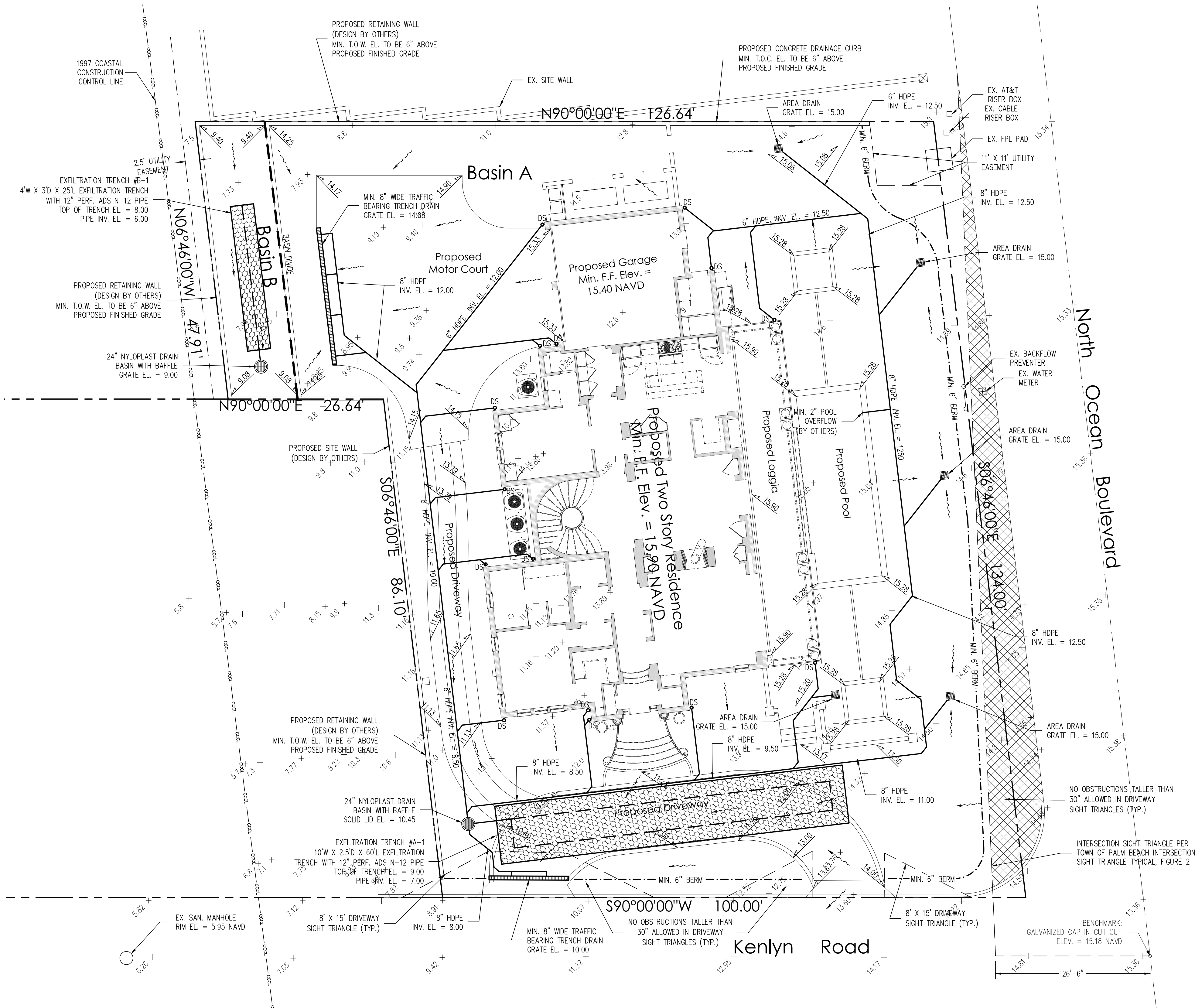
Total Volume to be Retained = 19 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #B-1	
L = Total Length of Trench Provided	= 25 ft
W = Trench Width	= 4 ft
K = Hydraulic Conductivity	= 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table	= 6.00 ft
DU = Un-Saturated Trench Depth	= 3.00 ft
DS = Saturated Trench Depth	= 0.00 ft
V = Volume Treated	= 383 cu.ft.

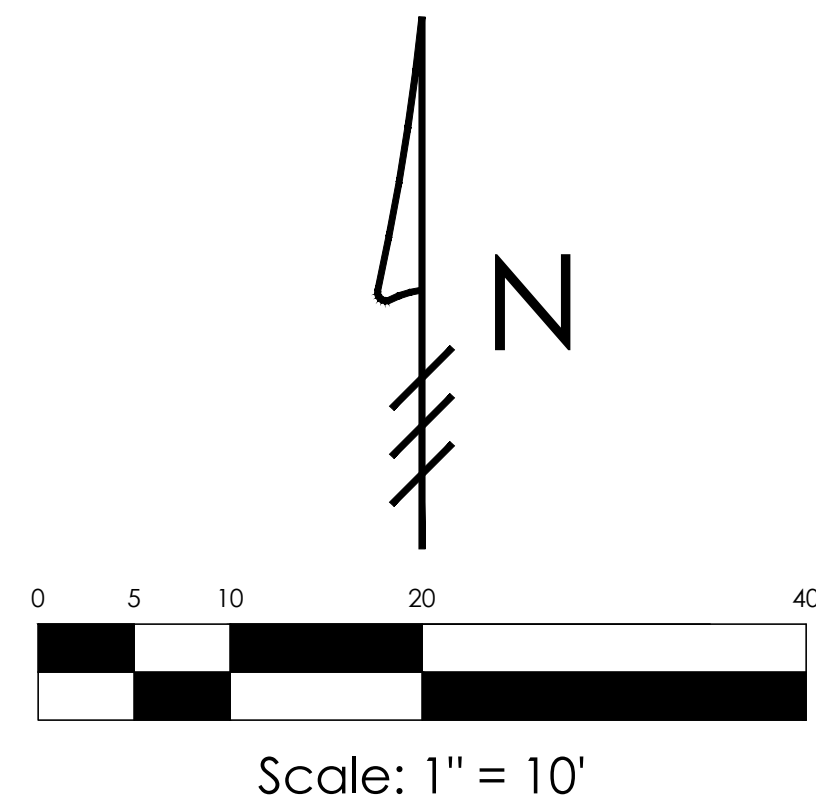
Notes:

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



Legend

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



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2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401

☎ 561.312.2041
✉ office@gruberengineers.com

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.

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

1285 North Ocean Boulevard
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2024-0034
Issue Date	12/03/2024
Scale	1" = 10'

REVISIONS:

1	
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12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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
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the SHA authentication code must be
verified on any electronic copies.

SHEET NUMBER:

C-1

Plan Background from Site Plan by
Harrison Design Received 12/3/24

ARC-24-0040

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