

Zoning Legend

PROPERTY ADDRESS	403 BRAZILIAN AVE		
ZONING DISTRICT	R-C (MEDIUM DENSITY RESIDENTIAL)		
LOT AREA (SQ. FT.)	7,876 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	251' (D) X 74' (W)		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
FEMA FLOOD ZONE DESIGNATION:	AE		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A		
CROWN OF ROAD (COR) (NAVD)	3.58		
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	30%	N/A	N/A
ENCLOSED SQUARE FOOTAGE	N/A	N/A	N/A
FRONT YARD SETBACK (FT.)	25' MIN	N/A	N/A
SIDE YARD SETBACK (1ST STORY) (FT.)	10' MIN	N/A	N/A
SIDE YARD SETBACK (2ND STORY) (FT.)	N/A	N/A	N/A
REAR YARD SETBACK (FT.)	15' MIN.	N/A	N/A
ANGLE OF VISION (DEG.)	N/A	N/A	N/A
BUILDING HEIGHT (FT.)	23'-6"	N/A	N/A
OVERALL BUILDING HEIGHT (FT.)	26'-6"	N/A	N/A
CUBIC CONTENT RATIO (CCR) (R-B ONLY)	N/A	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	N/A	N/A
BASE FLOOD ELEVATION (FFE) (NAVD)	N/A	N/A	N/A

Landscape Legend

	REQ'D / PERMITTED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 3,543.75 S.F.	25% 1,999 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	3% 226 S.F.
PERIMETER LOS (SQ. FT. AND %)	50% 1,772 S.F.	46.9% 1,665 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 556.8 S.F.	48.5% 675 S.F.
NATIVE TREES %	30%	N/A
NATIVE SHRUBS & VINES %	30%	82.3%
NATIVE GROUNDCOVER %	30%	N/A



Private Residence  
403 Brazilian Avenue  
Town of Palm Beach  
Final Submittal: 05/10/24  
ARC-24-0016  
ZON-24-0007  
Projected Meeting Date: 06/26/2024

Sheet Index

- Coversheet
- Survey with Existing Conditions
- Survey with Previous Pool
- L1.0 Existing Conditions Photos
- L2.0 Existing Vegetation Inventory & Action Plan
- L3.0 Demolition Plan
- L4.0 Construction Staging & Screening Plan
- L5.0 Truck Logistics Plan
- L6.0 Site Plan
- L6.1 Open Space Calculations
- L6.2 Variance Diagram
- L7.0 Landscape Plan
- L7.1 Rendered Landscape Plan

Scope of Work

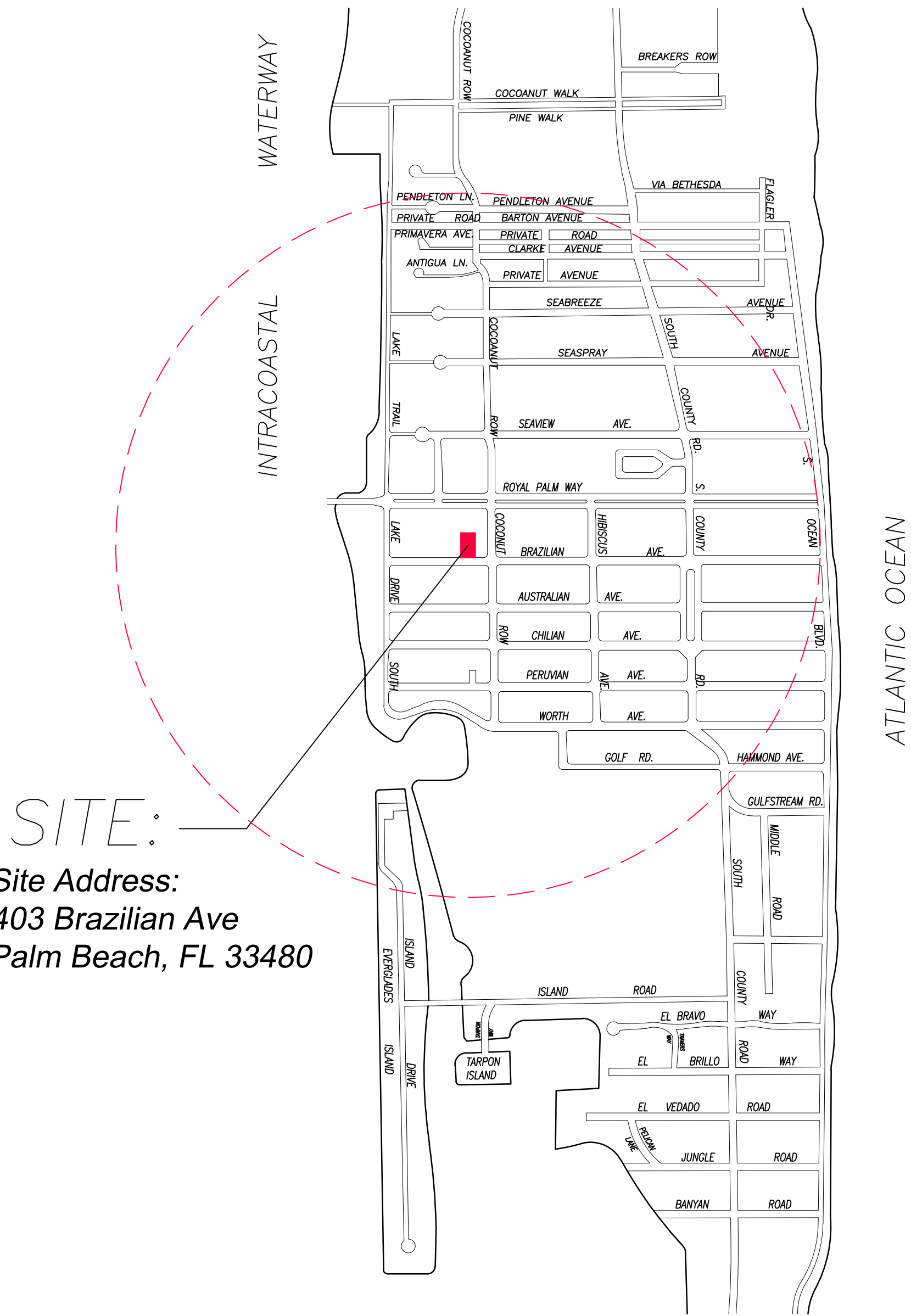
- \* New pool
- \* Modified courtyard
- \* Enlarged A/C Pad

Design Team/Consultants

Landscape Architects  
ENVIRONMENT DESIGN GROUP  
139 NORTH COUNTY ROAD SUITE 20B  
PALM BEACH, FL 33480  
561.832.4600  
WWW.ENVIRONMENTDESIGNGROUP.COM



Aerial View of Property



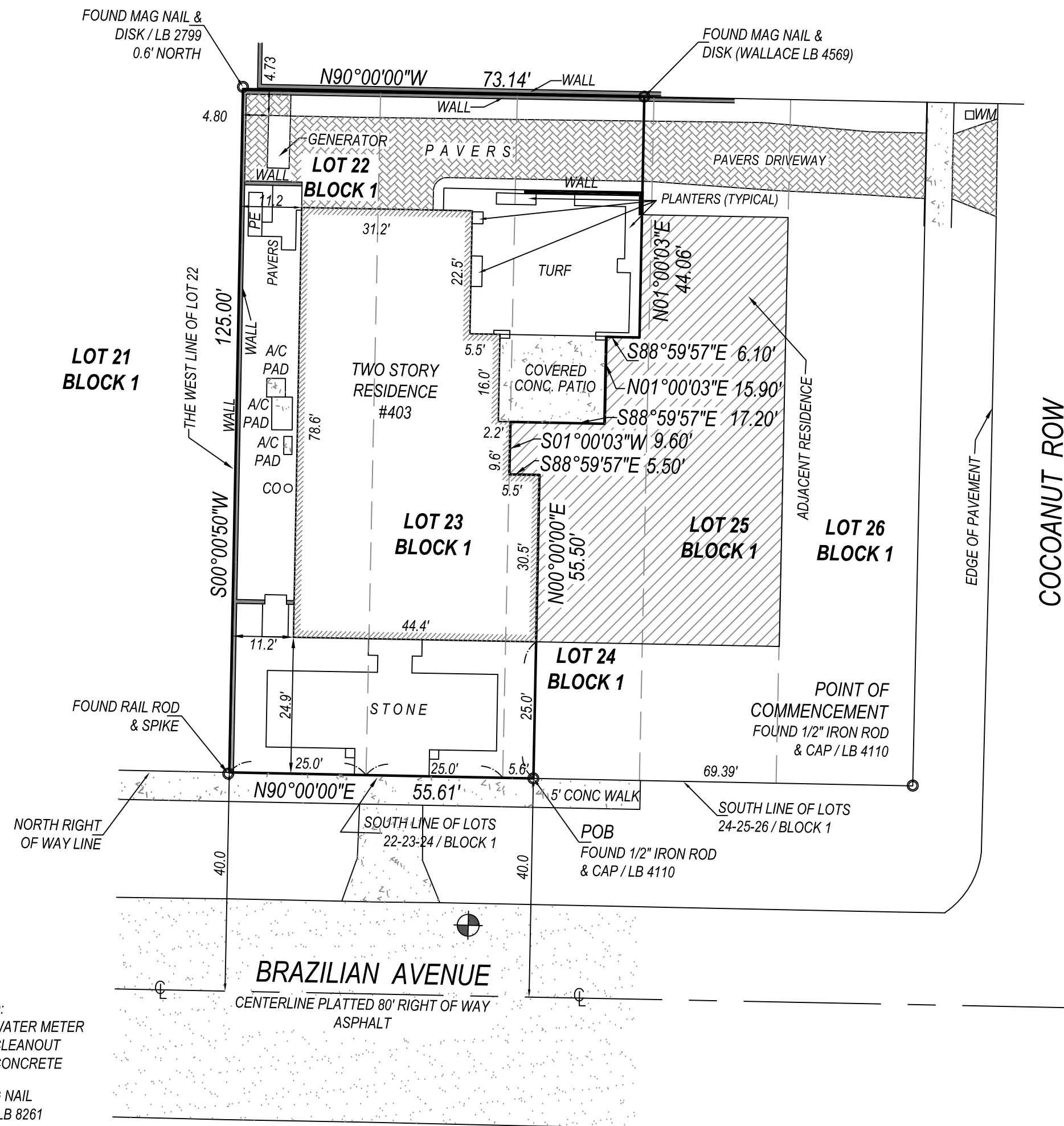
SITE:  
Site Address:  
403 Brazilian Ave  
Palm Beach, FL 33480

Vicinity/Location Map





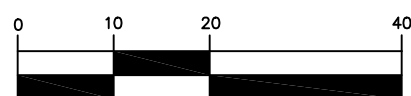
1"=20'



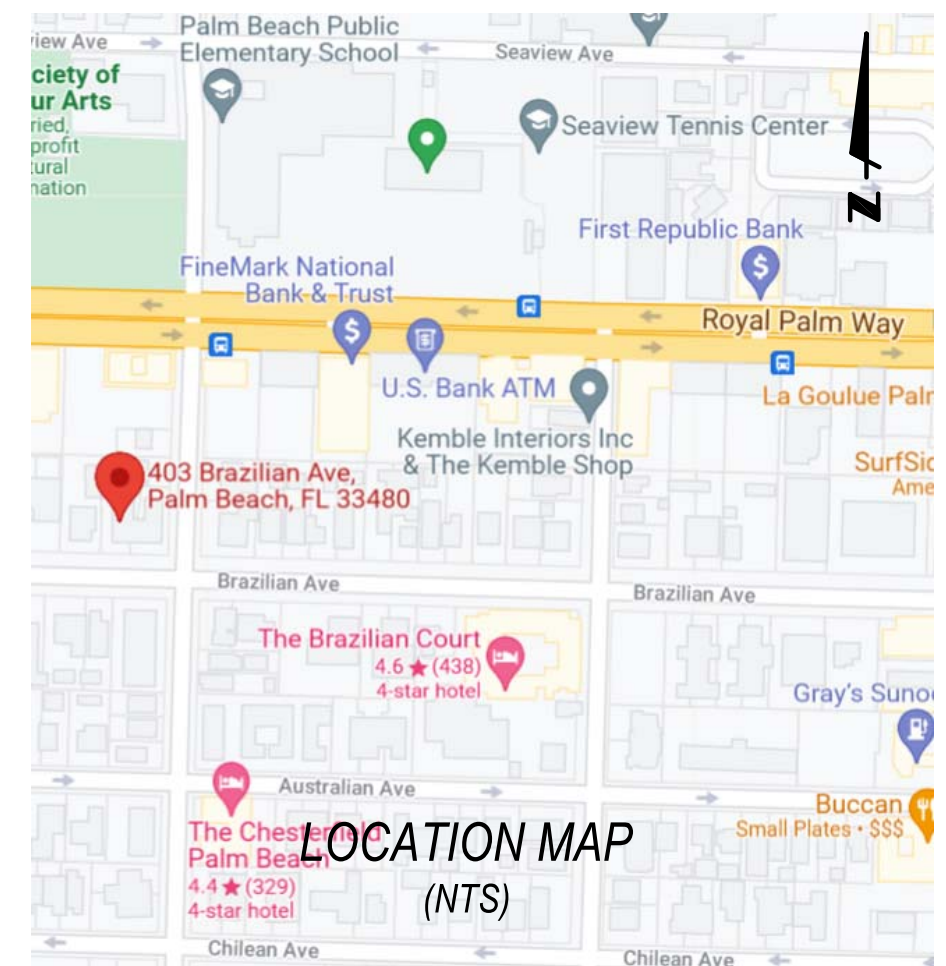
LEGEND:  
WM WATER METER  
CO CLEANOUT  
CONC CONCRETE

SET MAG NAIL  
& DISK / LB 8261  
SITE BENCHMARK  
ELEVATION = 2.47'

GRAPHIC SCALE



1 inch = 20 ft.



**PROPERTY ADDRESS:**  
403 BRAZILIAN AVENUE  
PALM BEACH, FL 33480

**FLOOD ZONE:** "AE" EL. 6'  
**PANEL NO:** 12099C 0583F  
**DATE:** OCTOBER 5TH, 2017

**CERTIFIED TO:**

1. TOWN MANAGEMENT SERVICES GENERAL CONTRACTOR

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN LOTS 22, 23, and 24, BLOCK 1, ROYAL PARK ADDITION TO PALM BEACH, AS RECORDED IN PLAT BOOK 4, PAGE 1, OFF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 26, BLOCK 1, THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF LOTS 24, 25 AND 26, BLOCK 1, A DISTANCE OF 69.39 FEET TO THE POINT OF BEGINNING; THENCE NORTH, A DISTANCE OF 55.50 FEET; THENCE WEST, A DISTANCE OF 5.50 FEET; THENCE NORTH, A DISTANCE OF 9.60 FEET, THENCE EAST, A DISTANCE OF 17.20 FEET; THENCE NORTH, A DISTANCE OF 15.90 FEET; THENCE EAST, A DISTANCE OF 6.10 FEET; THENCE NORTH, A DISTANCE OF 44.06 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 73.14 FEET; THENCE SOUTH 00°00'50" WEST ALONG THE WEST LINE OF SAID LOT 22, BLOCK 1, A DISTANCE OF 125.00 FEET TO THE SOUTH LINE OF SAID LOT 22, BLOCK 1; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID LOTS 22, 23 AND 24, BLOCK 1, A DISTANCE OF 55.61 FEET TO THE POINT OF BEGINNING.

**SURVEYORS' NOTES:**

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER..
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.

BOUNDARY SURVEY

PRINCIPAL MERIDIAN

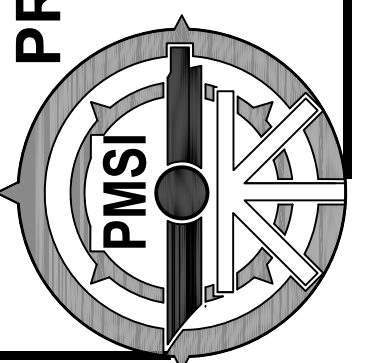
**SURVEYING, Inc.**

LICENSED BUSINESS No. 8261

4546 CAMBRIDGE STREET

WEST PALM BEACH, FL 33415

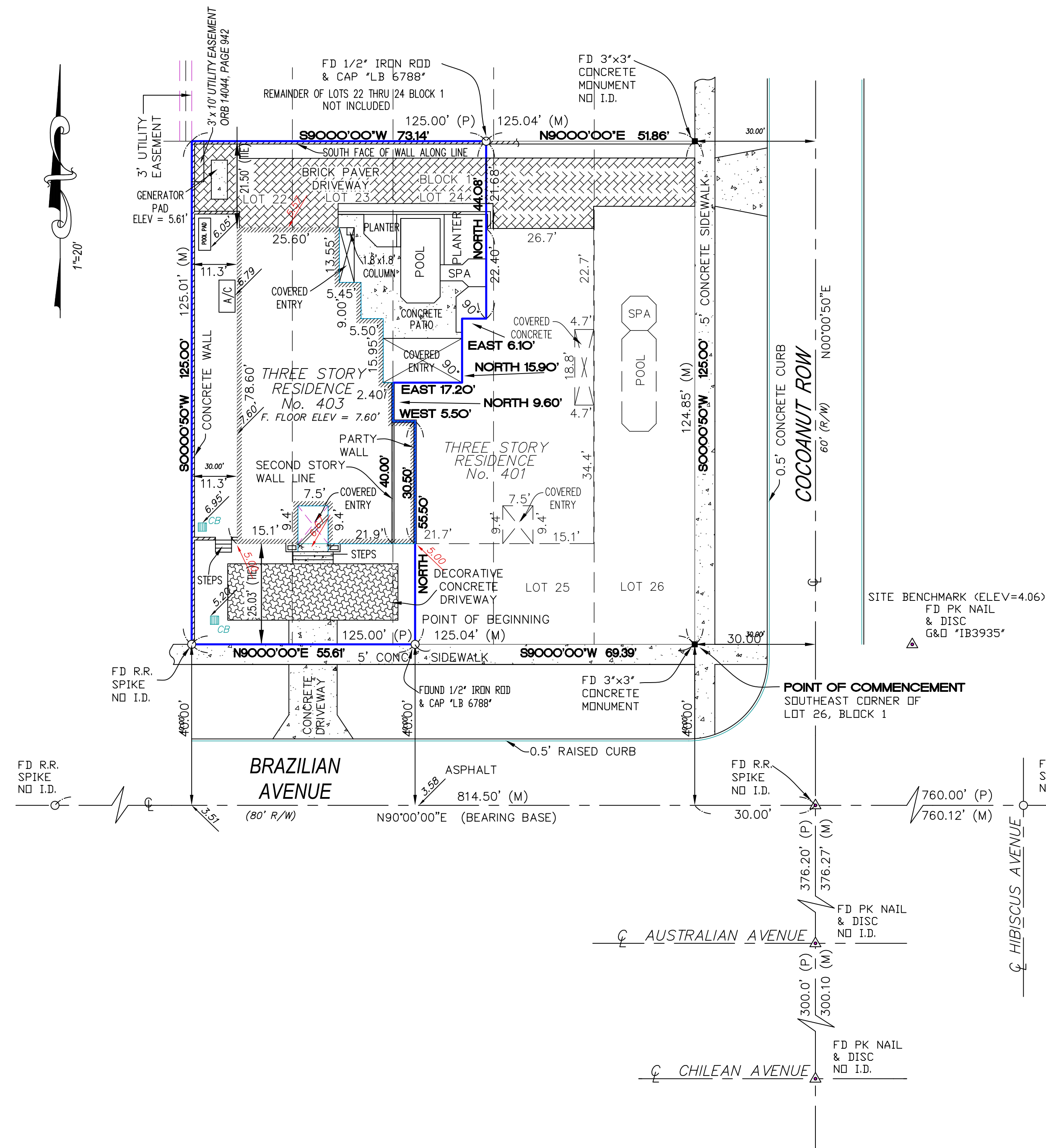
OFFICE 561-478-7764



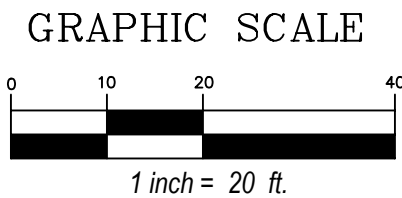
SIGNED:   
DOUG WALKER  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 7211

UPDATE 21-1263  
PROPOSED/AREAS  
BOUNDARY SURVEY  
PURPOSE  
JOB#  
JRU KWIAR FIELD  
DPK JH CD DRAFT  
02-08-24 06-28-22 11-12-21 DATE





ABBREVIATIONS  
CL CENTERLINE  
R/W RIGHT OF WAY  
P PLAT  
M MEASURED  
FD FOUND



**PROPERTY ADDRESS:**  
403 BRAZILIAN AVENUE  
PALM BEACH, FL 33480

**FLOOD ZONE:** "AE" BASE FLOOD ELEVATION 6'  
**Panel No.:** 12099C 0583F  
**Date:** OCTOBER 5, 2017

**CERTIFIED TO:**  
1. HOWARD JUSTER AND BETH JUSTER  
2. OLD REPUBLIC NATIONAL COMMERCIAL TITLE  
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

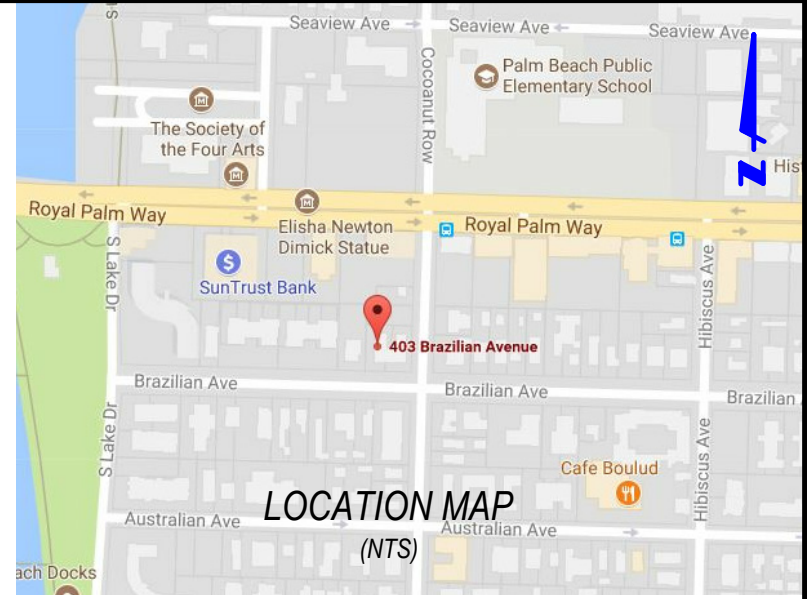
**LEGAL DESCRIPTION:**  
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  2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
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  5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 6788.
  7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
  9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
  10. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. (NGVD'29)

**TITLE REVIEW:**  
A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 301459NCT, DATED AUGUST 28, 2017 AT 5:00 PM, WAS REVIEWED BY THIS OFFICE. SCHEDULE B-II EXCEPTIONS ARE AS FOLLOWS:  
EXCEPTIONS 1-6 ARE GENERAL EXCEPTIONS AND ARE NOT DEPICTED  
EXCEPTION 7, PLAT BOOK 4, PAGE 1, ALL MATTERS OF PLAT ARE DEPICTED  
EXCEPTION 8, ORB 14044, PAGE 942, AS SHOWN  
EXCEPTION 9, ORB 15608, PAGE 757, NO PLOTTABLE EXCEPTIONS  
EXCEPTION 10, NOT A SURVEY MATTER




S16010027	BOUNDARY SURVEY	CD	10-16-17
JOB#	PURPOSE	FIELD	DATE

**BOUNDARY SURVEY**

**PM SURVEYING**  
LICENSED BUSINESS No. 6788

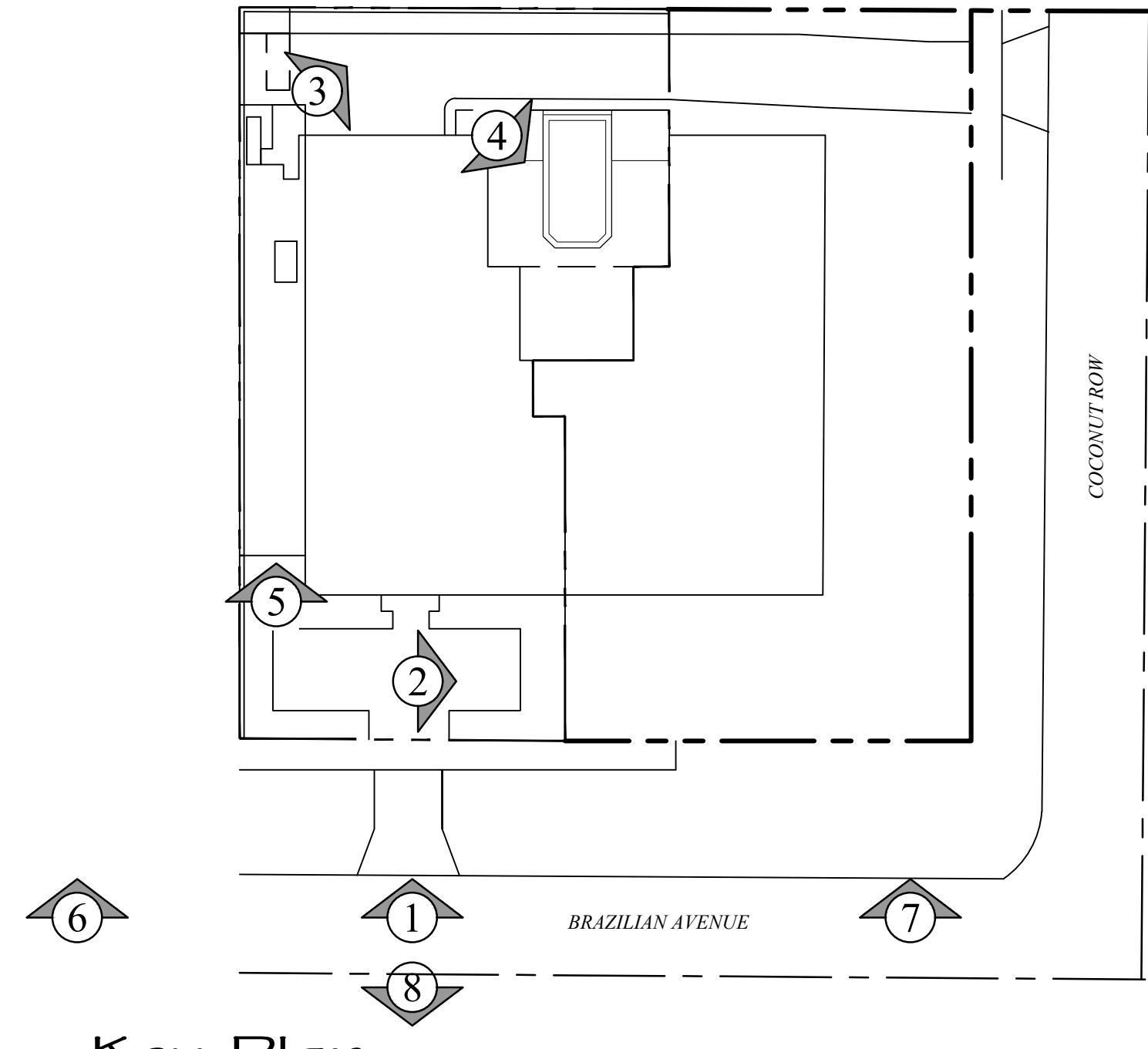
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
OFFICE 561-478-7764  
FAX 561-478-1094

Please visit us on the web @ [www.pmsurveying.net](http://www.pmsurveying.net)

SIGNED:   
GINO FURLANO  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 5044







Key Plan



1 Existing Street View



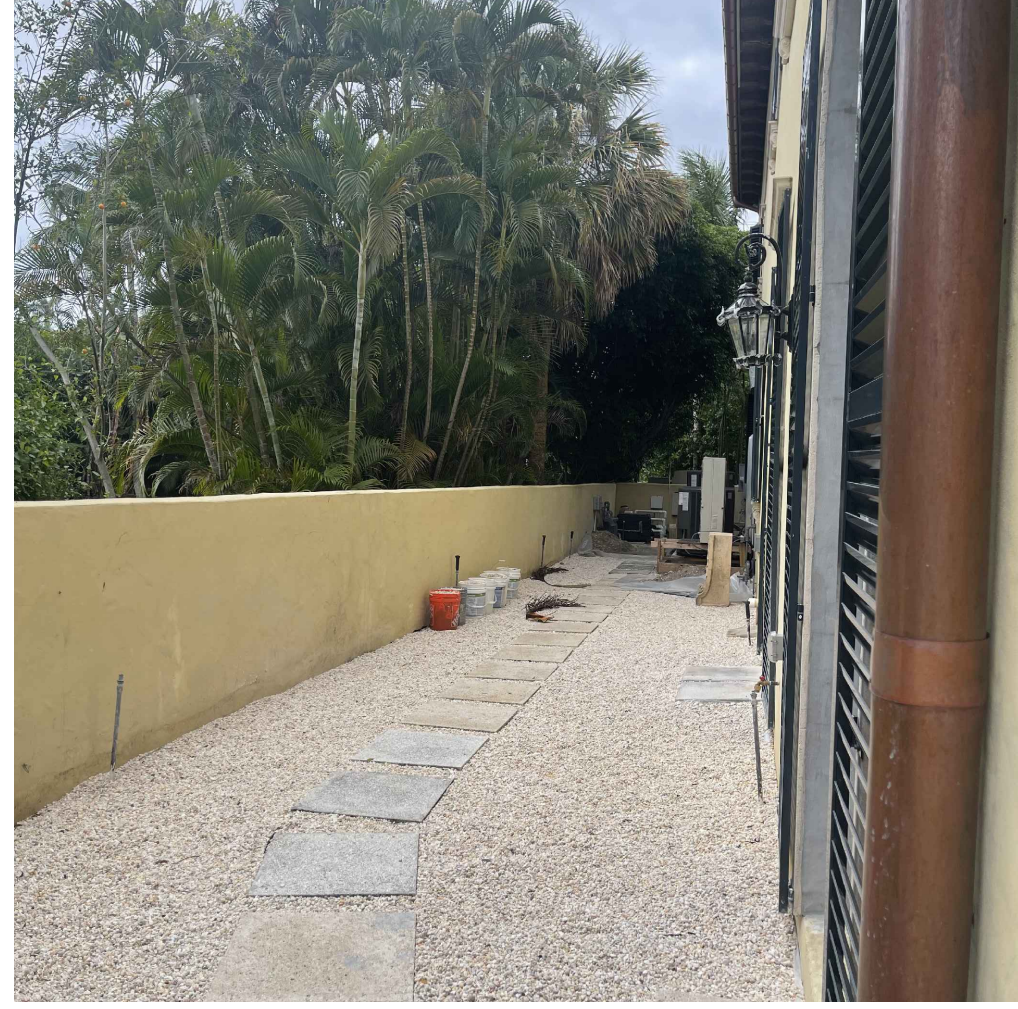
2 Existing East Buffer



3 Existing North Buffer & Alley



4 Existing Courtyard



5 Existing West Buffer



6 West Neighbor



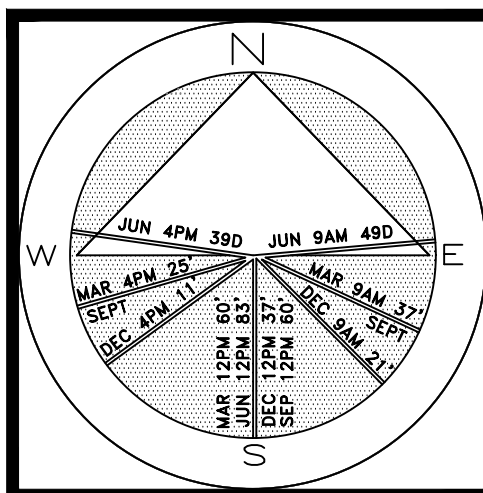
7 East Neighbor



8 Neighbor Accross the Street



Private Residence  
403 Brazilian Ave  
Palm Beach

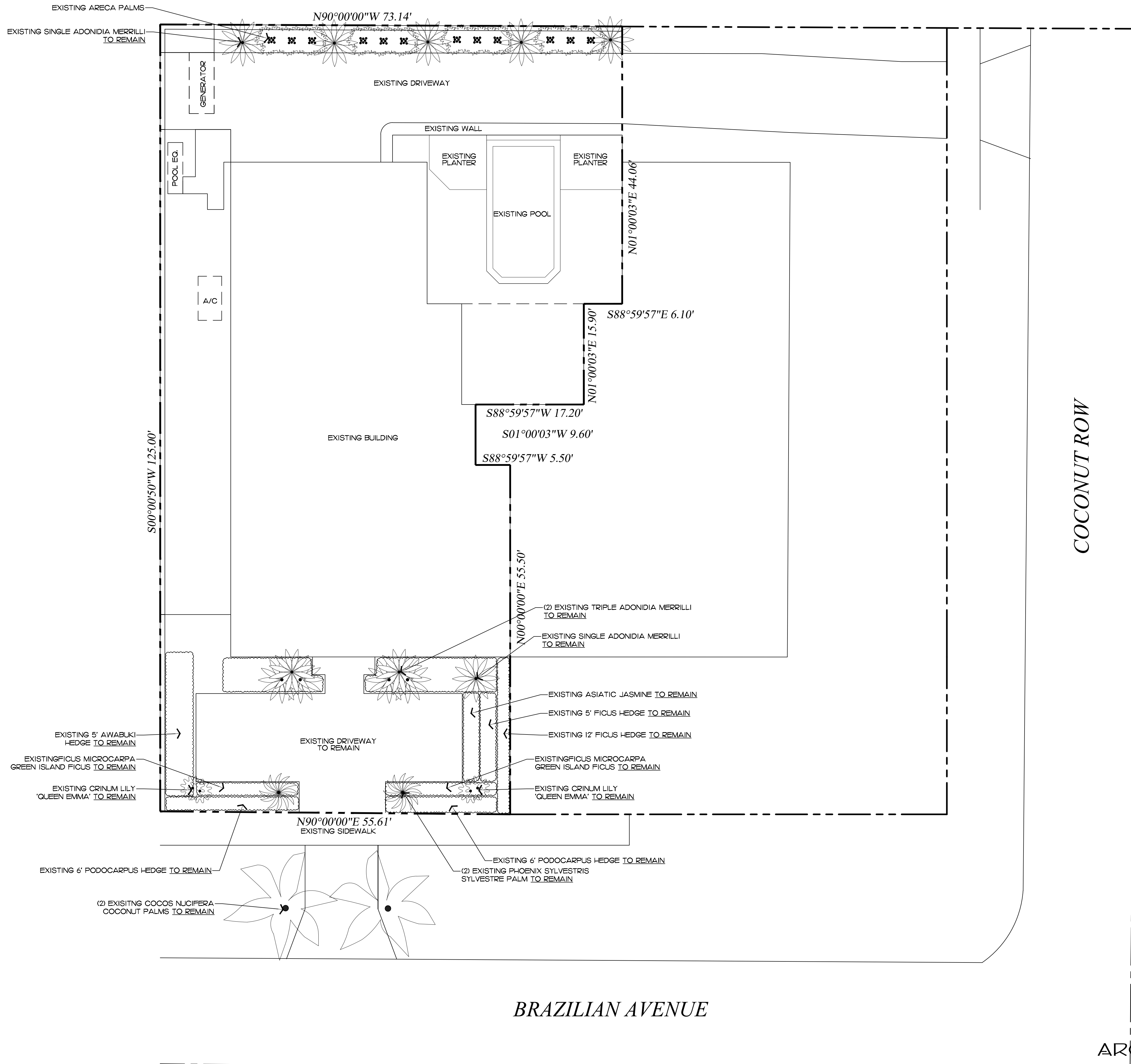


JOB NUMBER: # 24035.00 LA  
DRAWN BY: Valeria Quintanilla  
DATE: 05.10.2024

SHEET L2.0

64 sf.

AREA IN SQ.FT.



BRAZILIAN AVENUE

ARC-24-0016  
ZON-24-0007

# Existing Vegetation Inventory & Action Plan

SCALE IN FEET 0' 8' 16' 24'

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**DISCLAIMER: 2024**  
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

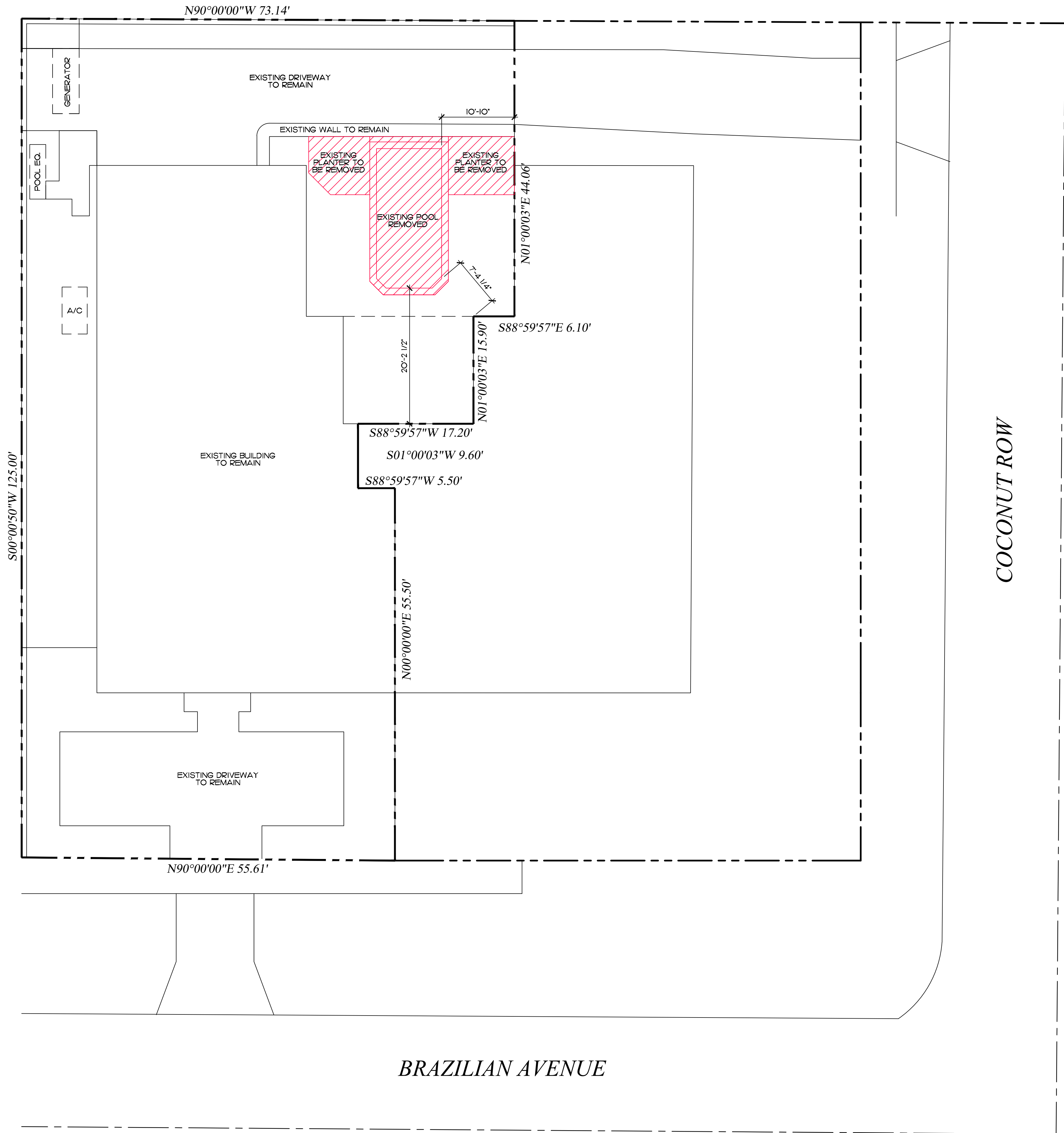
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CALL TOLL FREE  
1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.



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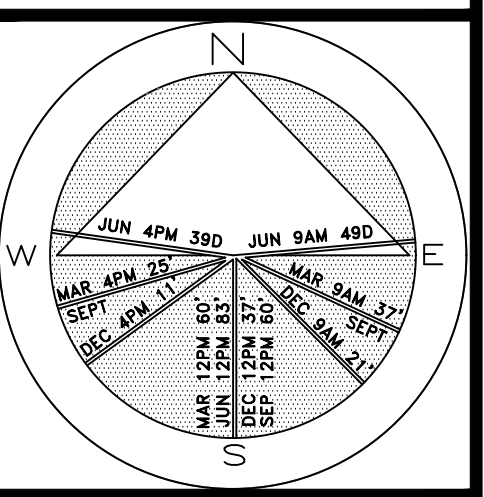
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ARC-24-0016  
ZON-24-0007

SCALE IN FEET 0' 8' 16' 24'



JOB NUMBER: # 24035.00 LA  
DRAWN BY: Valeria Quintanilla  
DATE: 05.10.2024

SHEET L3.0

64 sf.  
AREA IN SQ.FT.

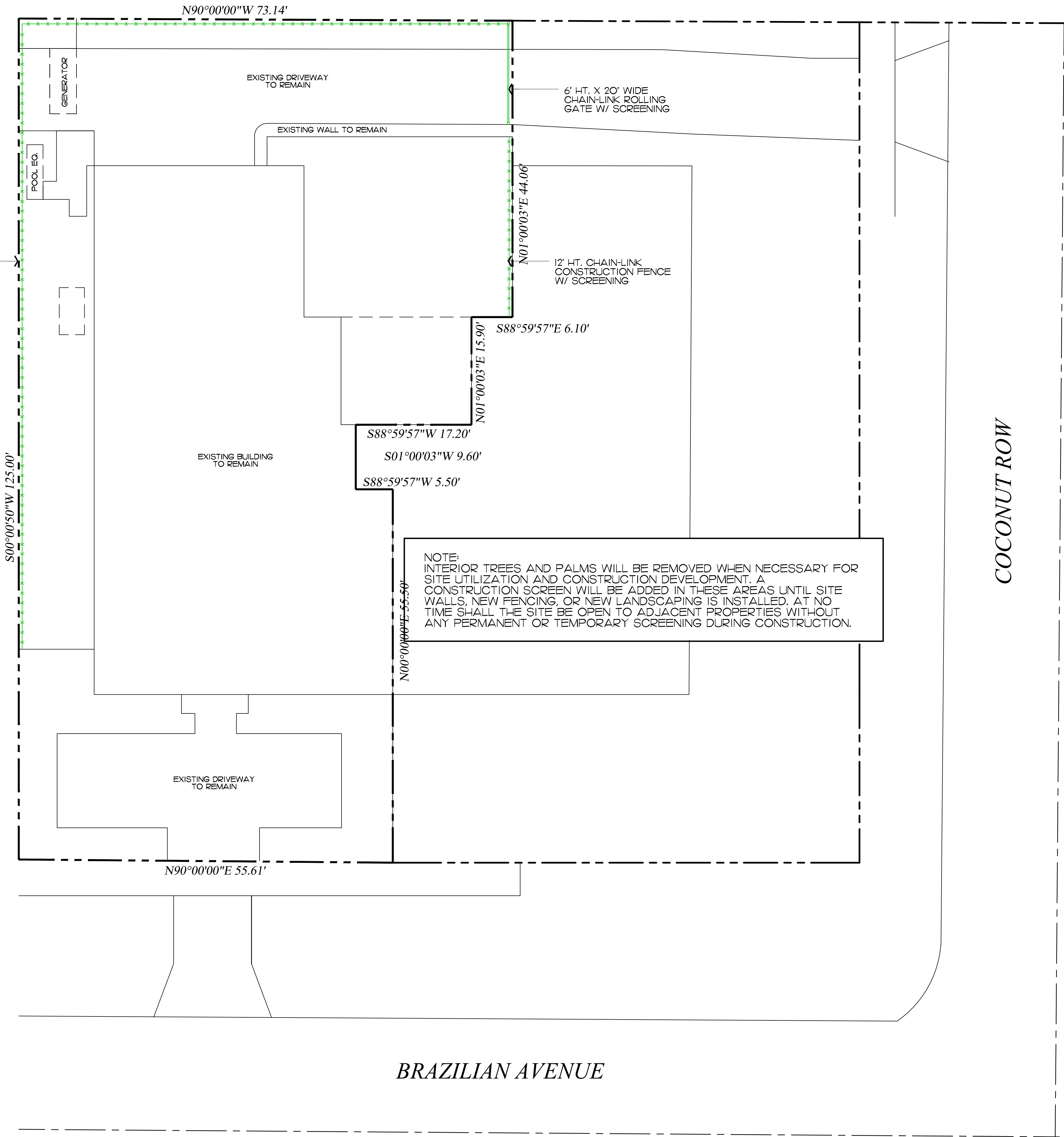
**ENVIRONMENT  
DESIGN  
GROUP**  
139 North County Road 570-B Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, M.L.A. #6666784  
Dustin@environmentdesigngroup.com



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# Construction Screening & Staging Plan

SCALE IN FEET 0' 8' 16' 24'

ARC-24-0016  
ZON-24-0007

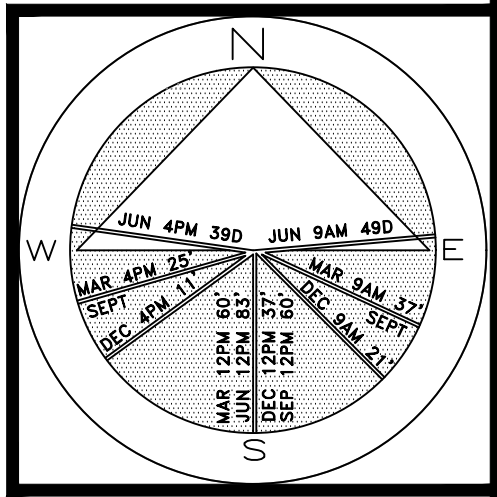
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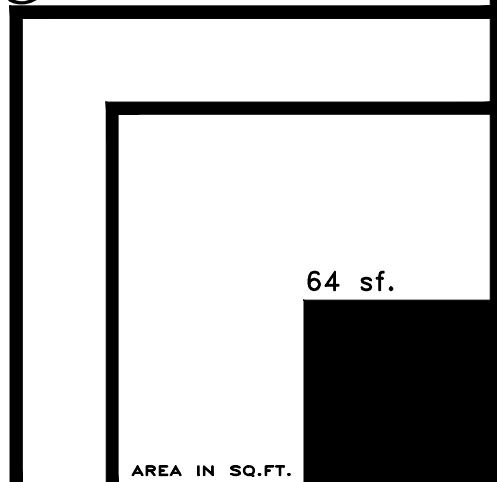
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JOB NUMBER: # 24035.00 LA  
DRAWN BY: Valeria Quintanilla  
DATE: 05.10.2024

SHEET L4.0



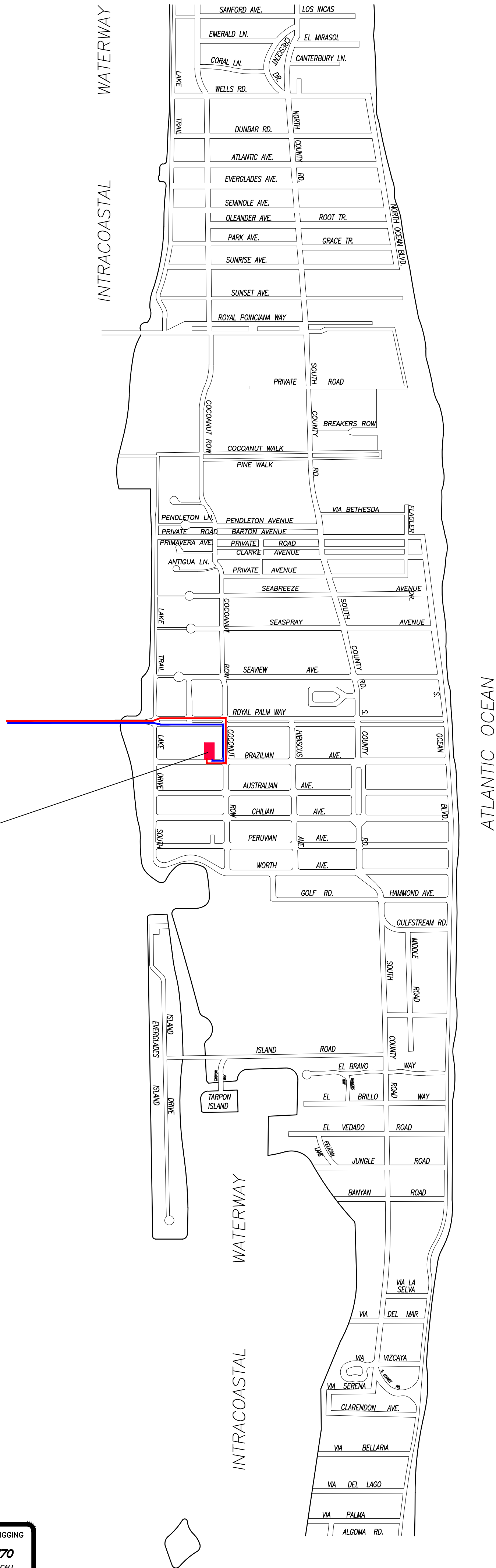


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1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

SITE: —  
Site Address: 403 Brazilian Ave  
Palm Beach, FL 33480



# 1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP  
(3 - 5 DAYS)

LARGEST TRUCK ->  
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL  
TRAILER FOR EXCAVATOR / DEMOLITION  
LANDSCAPE TRUCKS ->  
SOD  
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

NOTE:

ALL DELIVERIES AND OFFLOADING OF PAVERS, STONES, TREES, AND PALMS WILL REQUIRE SEPARATE ROW & MOT PERMITS. SUBCONTRACTORS TO FILE FOR EACH PERMIT ACCORDING TO THEIR CORRESPONDING PHASE OF WORK WITHIN ESTIMATED CONSTRUCTION SCHEDULE. ALL OTHER WORK TO BE PERFORMED ON SITE IN CONJUNCTION WITH PROPOSED CONSTRUCTION STAGING AND SCREENING PLAN. (ONSITE ACTIVITIES / NOT ROW)

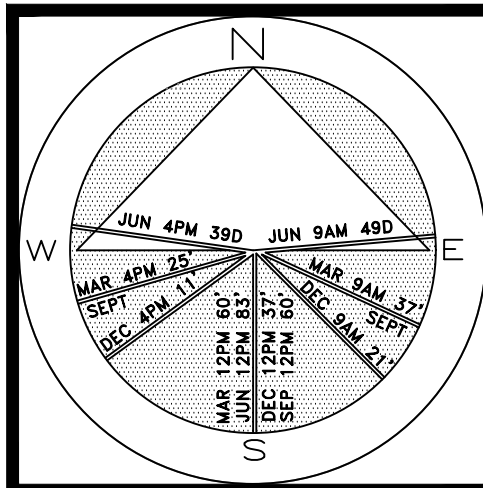
ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 570-B Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

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Private Residence  
403 Brazilian Ave  
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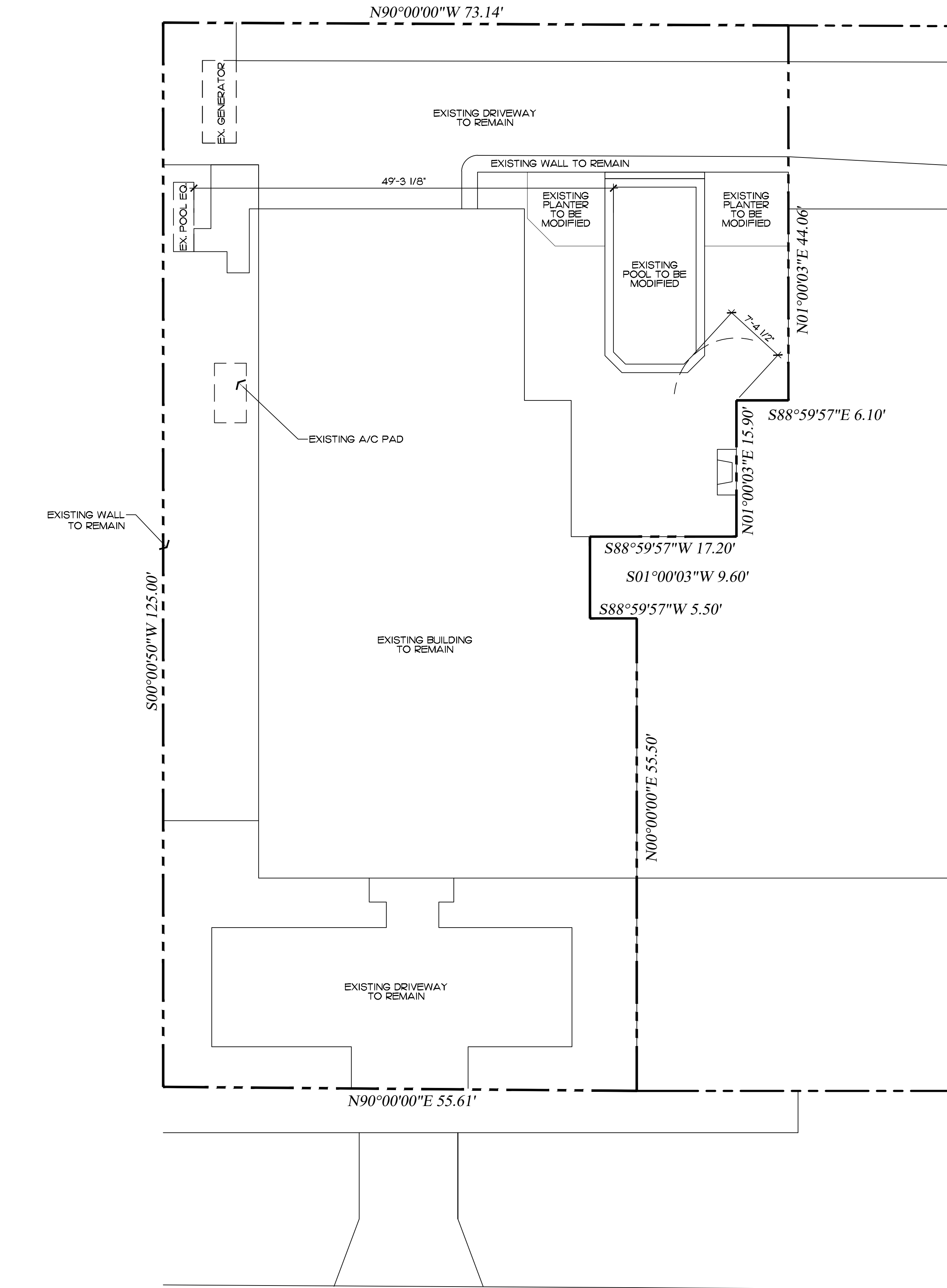
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DRAWN BY: Valeria Quintanilla  
DATE: 05.10.2024

SHEET L5.0

ARC-24-0016  
ZON-24-0007

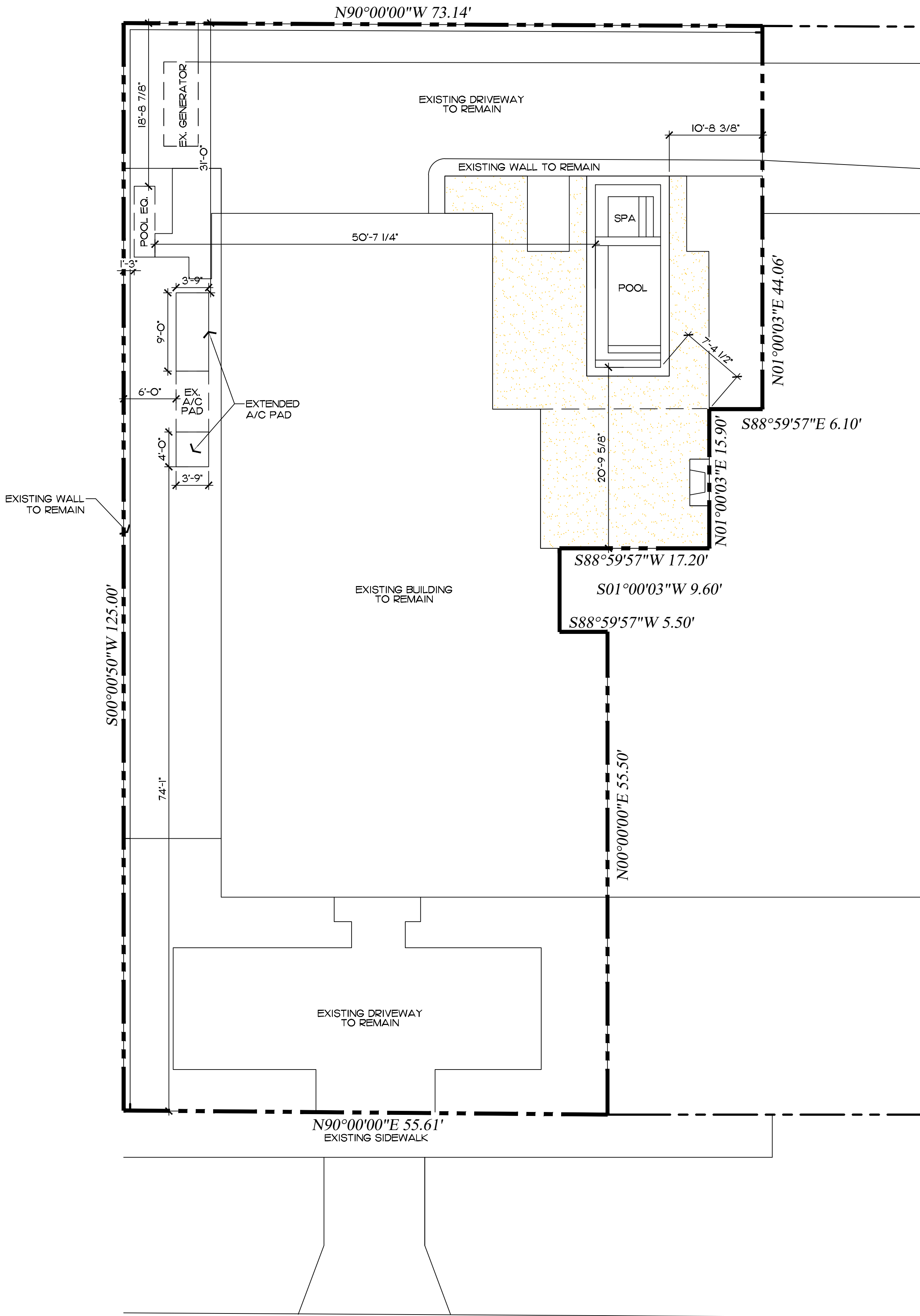
Truck Logistics Plan  
SCALE: NOT TO SCALE





BRAZILIAN AVENUE

Existing



BRAZILIAN AVENUE

Proposed

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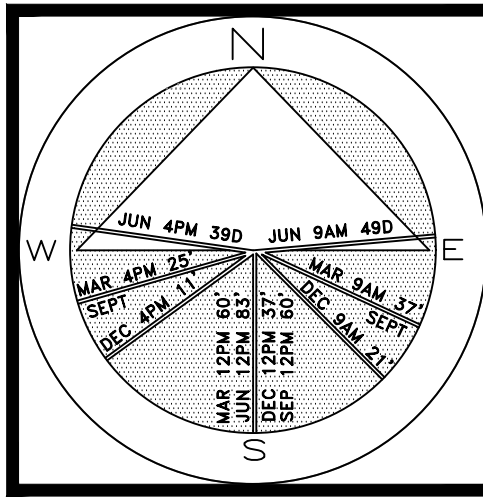
Site Plan

SCALE IN FEET 0' 8' 16' 24'

ARC-24-0016  
ZON-24-0007

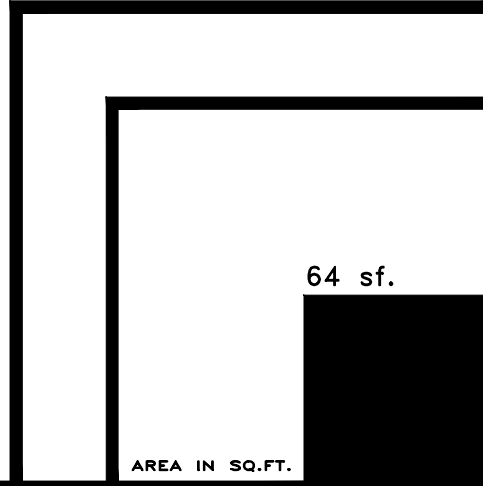
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Landscape Management  
Dustin M. Mizell, M.L.A. #6666784  
dustin@environmentdesigngroup.com

Private Residence  
403 Brazilian Ave  
Palm Beach

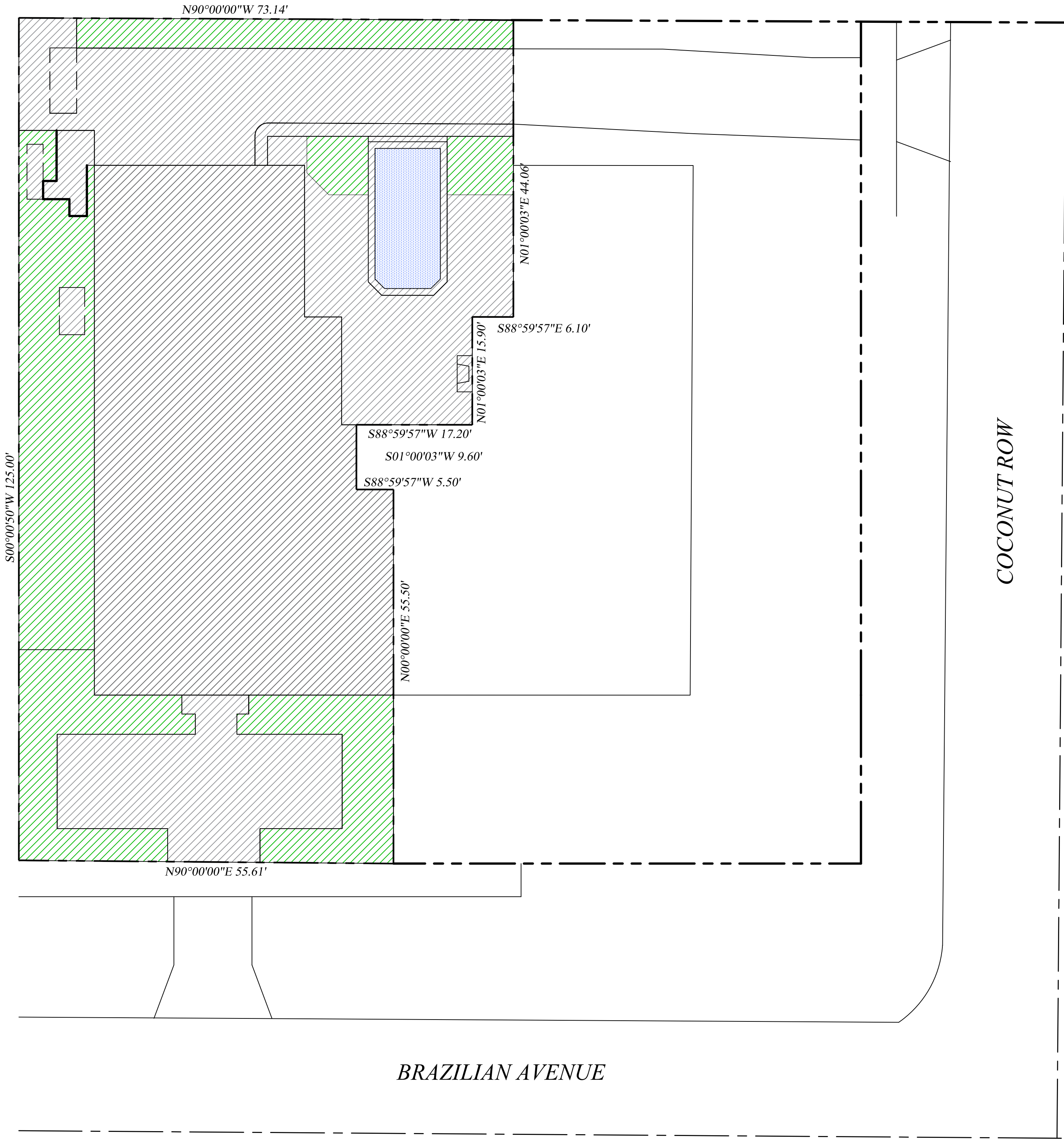


JOB NUMBER: # 24035.00 LA  
DRAWN BY: Valeria Quintanilla  
DATE: 05.10.2024

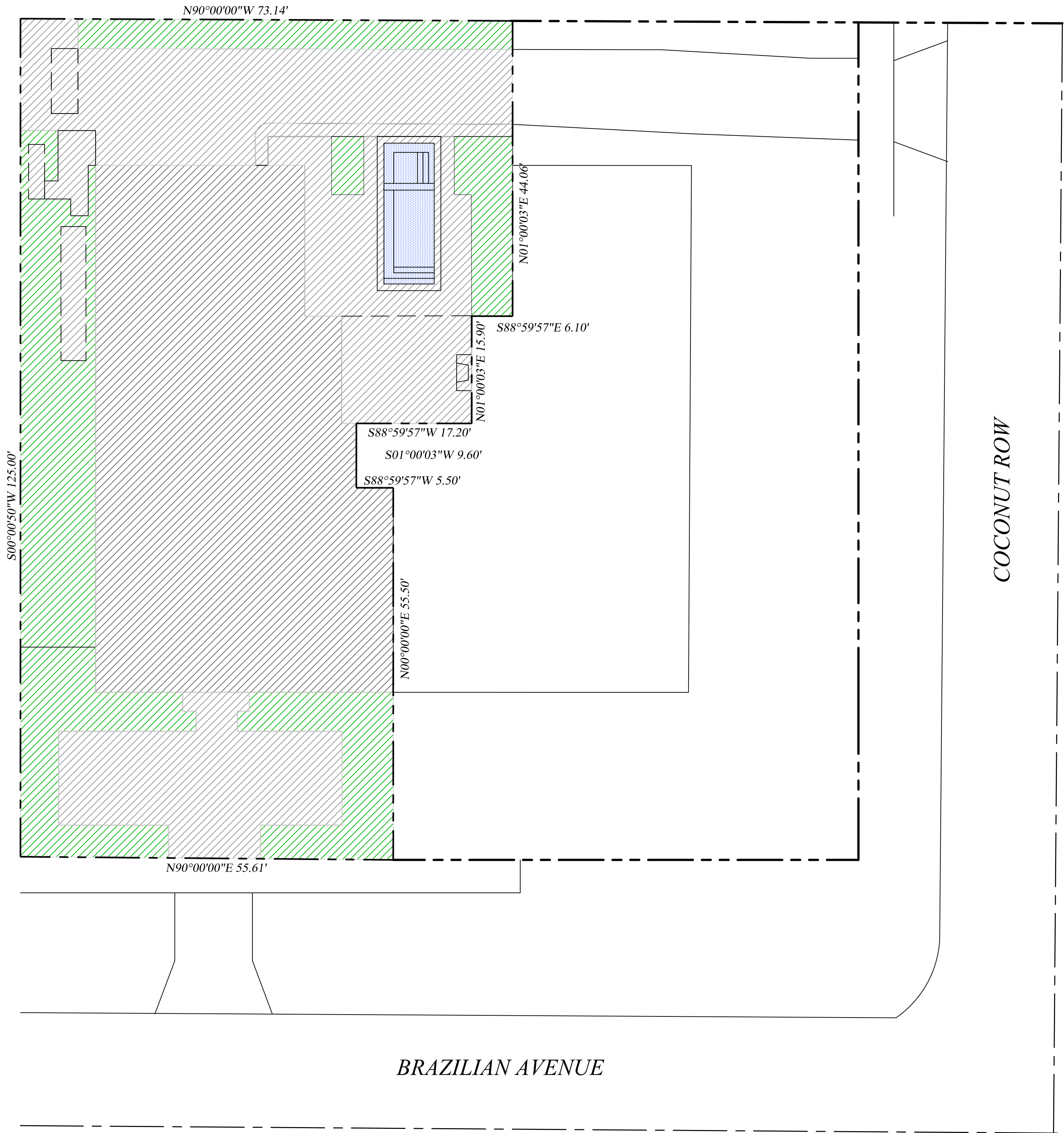
SHEET L6.0







Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

## Site Requirements

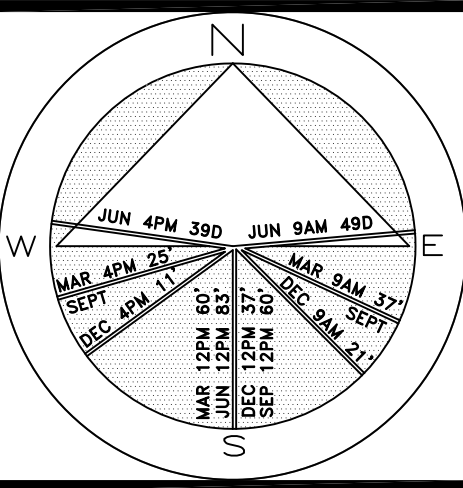
DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RC - (MEDIUM DENSITY RESIDENTIAL)		RC - (MEDIUM DENSIT RESIDENTIAL)		RC - (MEDIUM DENSIT RESIDENTIAL)	
LOT AREA	10,000 S.F. MINIMUM		7,876 S.F.		7,876 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	3,544 S.F.	24.4%	1,928 S.F.	25.3%	1,999 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	556.8 S.F.	48.5%	675 S.F.	48.5%	675 S.F.

ARC-24-0016  
ZON-24-0007

## Open Space Calculations

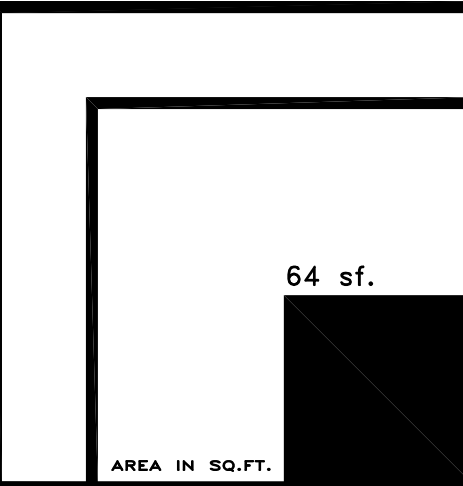
SCALE IN FEET 0' 8' 16' 24'

Private Residence  
403 Brazilian Ave  
Palm Beach  
FL 33480

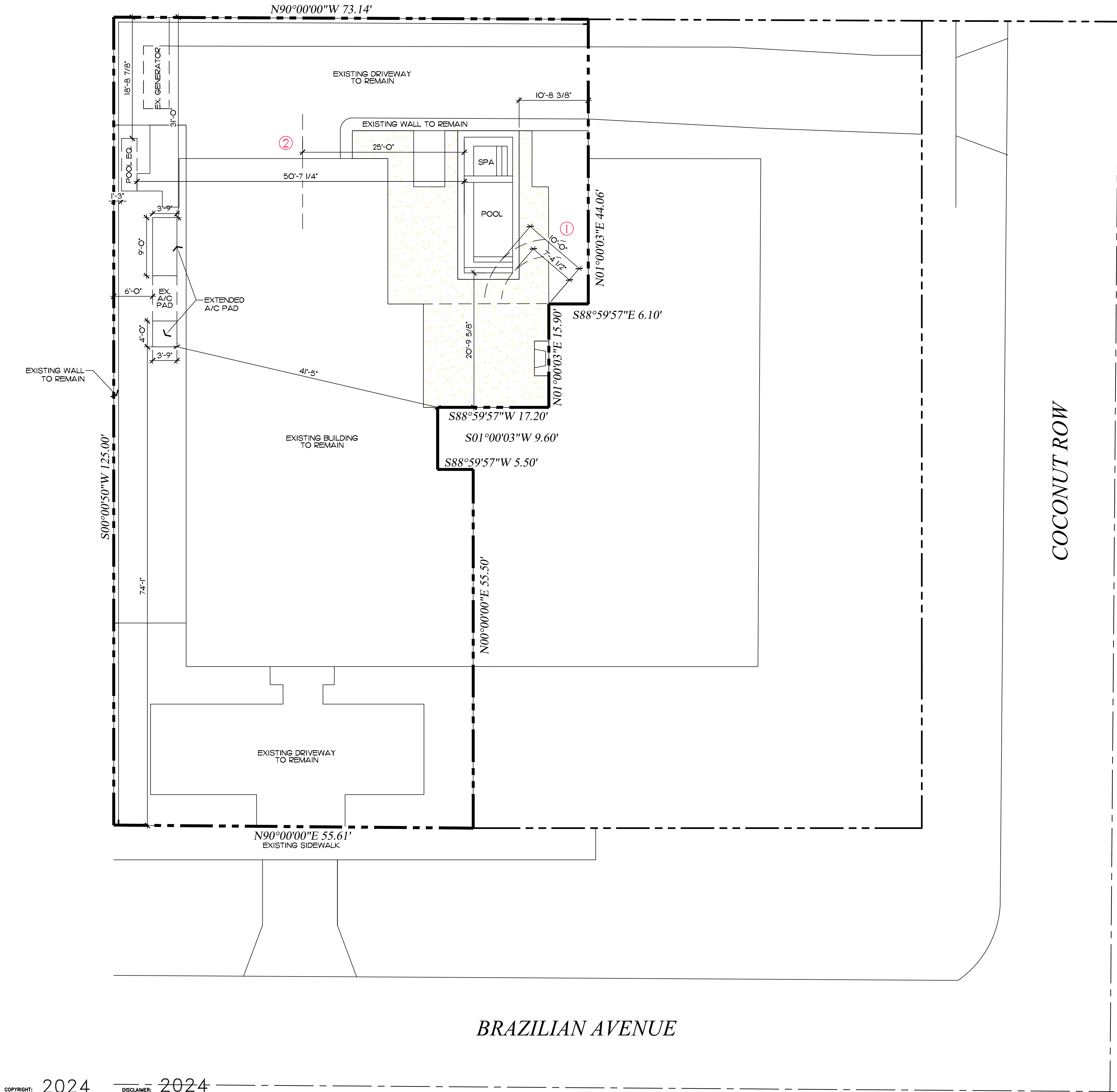


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SHEET L6.1



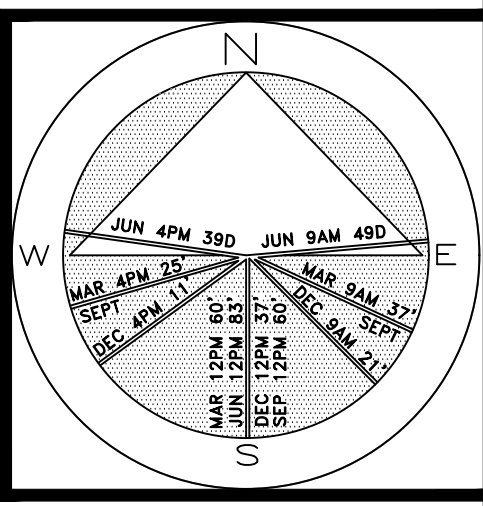




# Variances Requested

- ① POOL IS 7'-4-1/2" IN LIEU OF 10'-0" FROM PROPERTY LINE
- ② EXISTING POOL EQUIPMENT IS LOCATED 50'- 7 1/4" IN LIEU OF 25" FROM EDGE OF POOL WATER

Private Residence  
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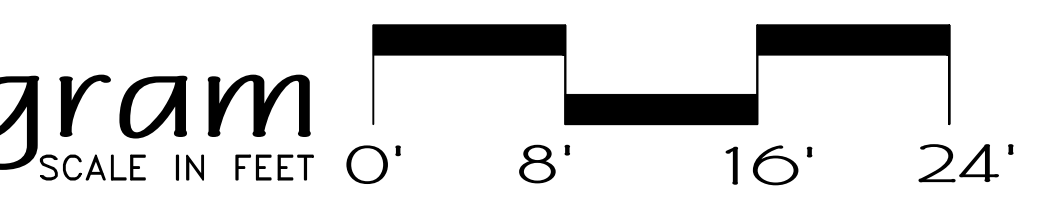
SHEET L6.2

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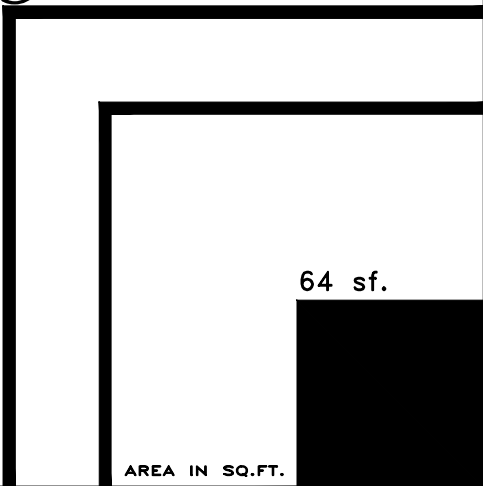
**DISCLAIMER:** 2024  
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# Variance Diagram



ARC-24-0016  
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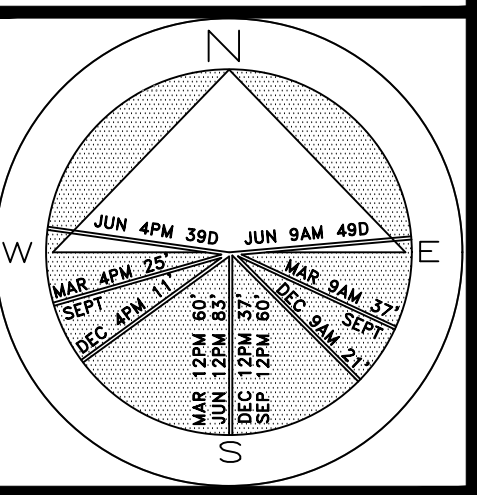






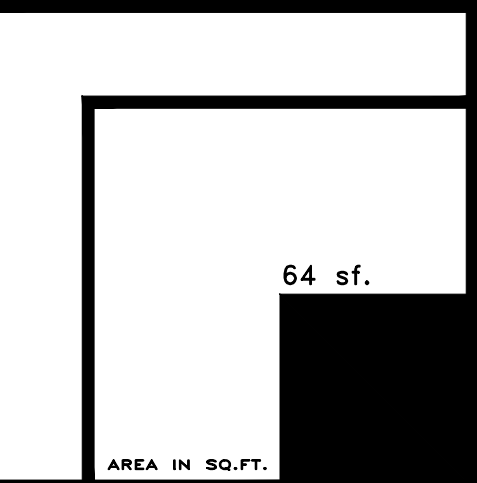


Private Residence  
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Palm Beach



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ARC-24-0016  
ZON-24-0007  
**Rendered Landscape Plan**  
SCALE IN FEET 0' 8' 16' 24'