

FINAL PLAN SET
NOVEMBER 20, 2024 LPC

Renovation of a Landmarked residence for: Mrs. Randi & Mr. Rob Valerious

FIRST SUBMITTAL	09.05.24
SECOND SUBMITTAL	09.23.24
FINAL SUBMITTAL	10.07.24
LANDMARKS	11.20.24

COA-24-0019

SCOPE OF WORK

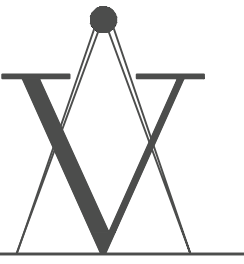
- REMOVAL AND REPLACEMENT OF 2 ROWS OF SINGLE FRENCH DOOR OPENINGS AT THE REAR FACADE OF THE MAIN HOUSE.
- MINOR INTERIOR RENOVATION AT MAIN HOUSE
- RECONFIGURATION AND RENOVATION OF GUEST HOUSE, NOT VISIBLE FROM THE RIGHT OF WAY.
- MINOR LANDSCAPE AND HARDSCAPE
- NEW LANDSCAPE LIGHTING
- NEW COPPER GUTTERS
- REPLACE WOOD FLOOR AT FRONT PORCH WITH NEW



345 Brazilian Avenue
Palm Beach, Florida 33480

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VARNAVA DESIGN
STUDIO

AR101023

PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

TEL. 561.302.5853

VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

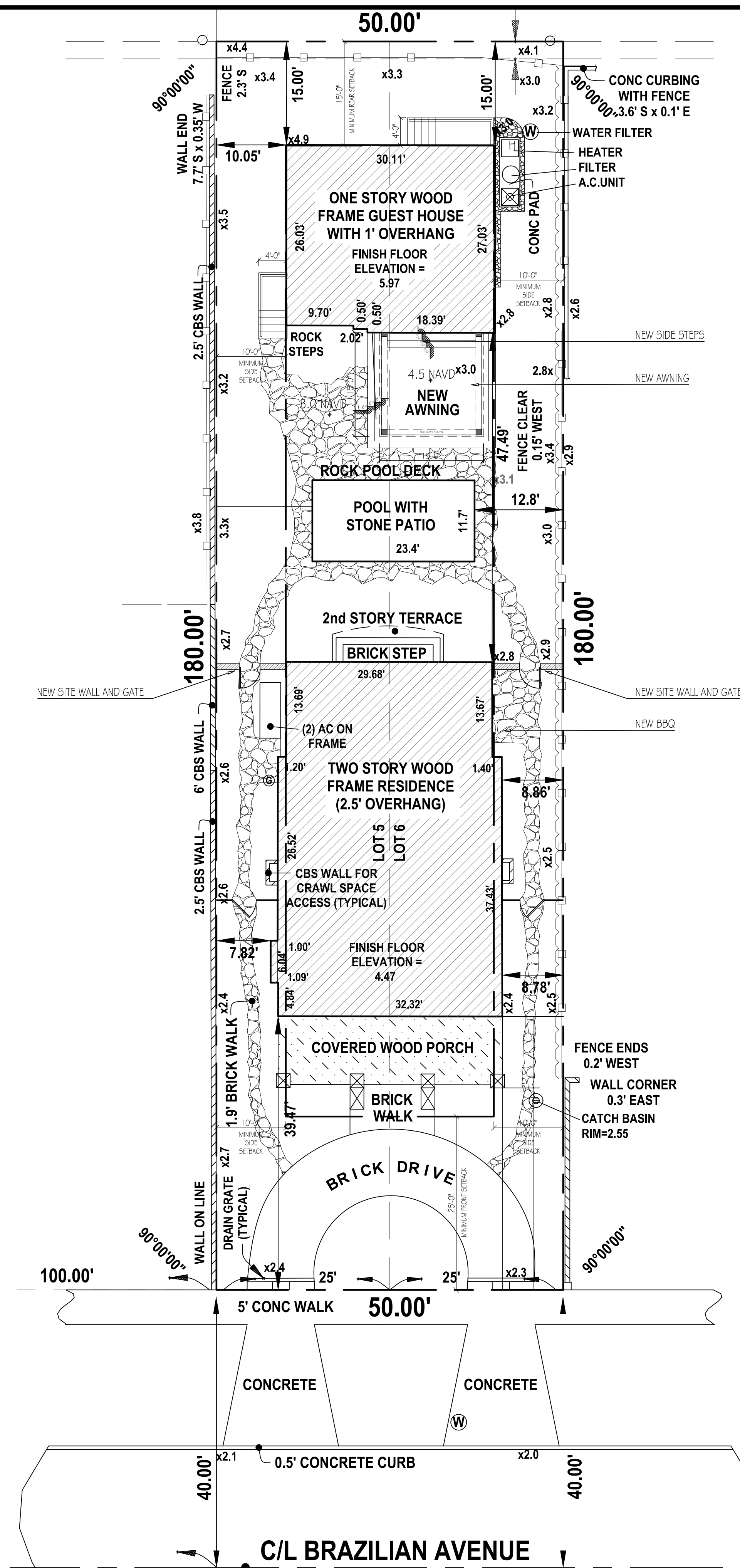
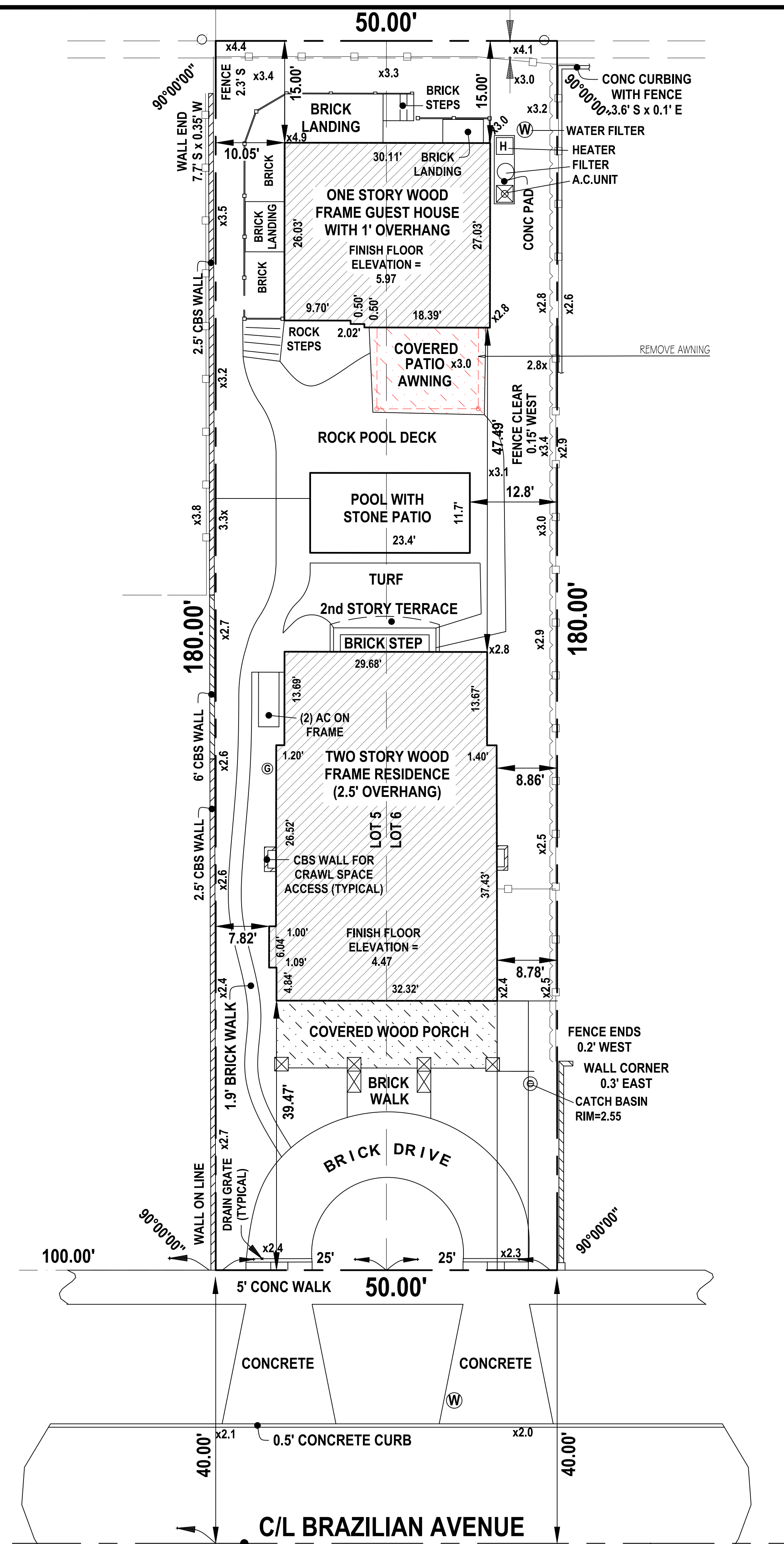
COA-24-0019

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MAR.	DAT	DESCRIPTION
PROJECT NO: #98		
CAD DWG FILE:	S&B TOWER.MIT.DWG	
DRAWN BY:	R.S.Y.V	
CHECK BY:		
PLOT DATE:	10.03.24	
OWNER NAME:		

COVER PAGE

CP-001



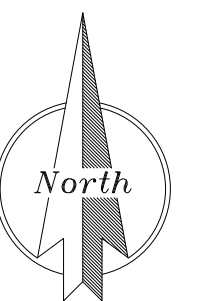
TOPB Zoning Legend			
Property Address:		345 Australian Avenue	
Zoning District:		R-C	
Structure Type:		WOOD FRAME	
		Required/Allowed	Existing
	Lot Size (sq ft)	10,000	9,000
	Lot Depth	100'	180'
	Lot Width	75'	50'
Lot Coverage (Sq Ft and %) for single family		30%	30.38%
		2,700 sq.ft.	2,735 sq.ft.
			30.38%
			2,735 sq.ft.
+ 3% Awning exception		3% = 270 sq.ft.	1.84% = 175 sq.ft.
	Max total:	33% = 2,970 sq.ft.	32.32% = 2,910 sq.ft.
	Enclosed Square Footage		4,358 sq. ft.
	Cubic Content Ratio (CCR) (R-B ONLY)	n/a	n/a
	*Front Yard Setback (Ft.)	25' S	29.2' S
	* Side Yard Setback (1st Story) (Ft.)	10' E,W	8.78' E 7.82' E
	* Side Yard Setback (2nd Story) (Ft.)	n/a	8.78' E 7.82' E
	*Rear Yard Setback (Ft.)	15' N	15' N
	Angle of Vision (Deg.)	n/a	n/a
	Building Height (Ft.)	n/a	n/a
	Overall Building Height (Ft.)	30'	25'-6"
	Crown of Road (COR) (NAVD)	TBD	TBD
19 MINIMUM Amount of Fill Added to Site (Ft.)		0'	n/a
	Finished Floor Elev. (FFE)(NAVD)	TBD	TBD
	Zero Datum for point of meas. (NAVD)		
	FEMA Flood Zone Designation	AE	AE
	Base Flood Elevation (BFE)(NAVD)	BFE=6 FT NAVD	BFE=4.47 FT
			BFE=4.47 FT



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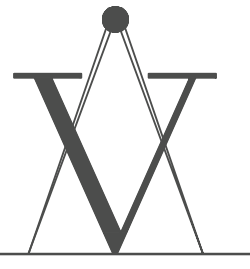
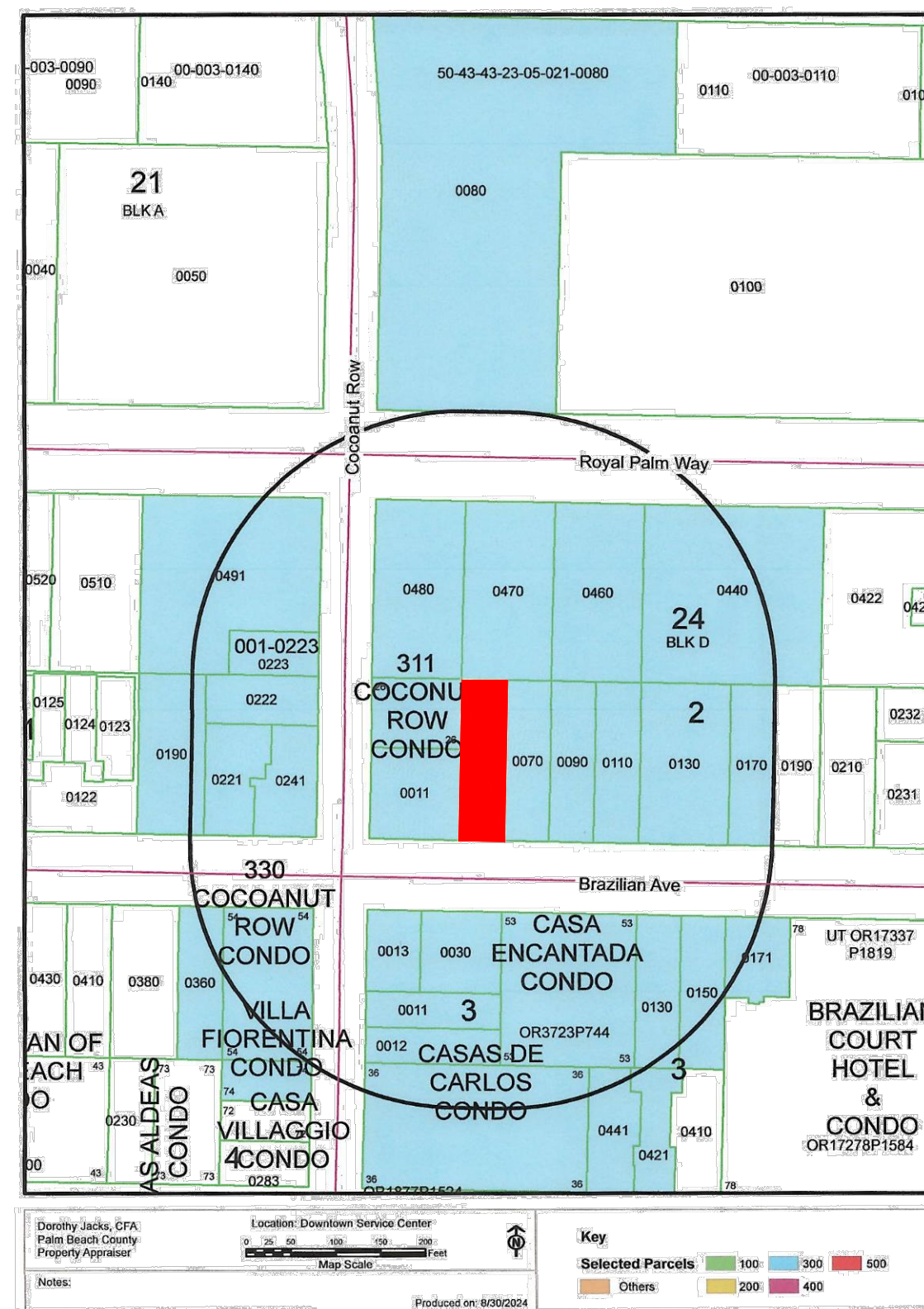
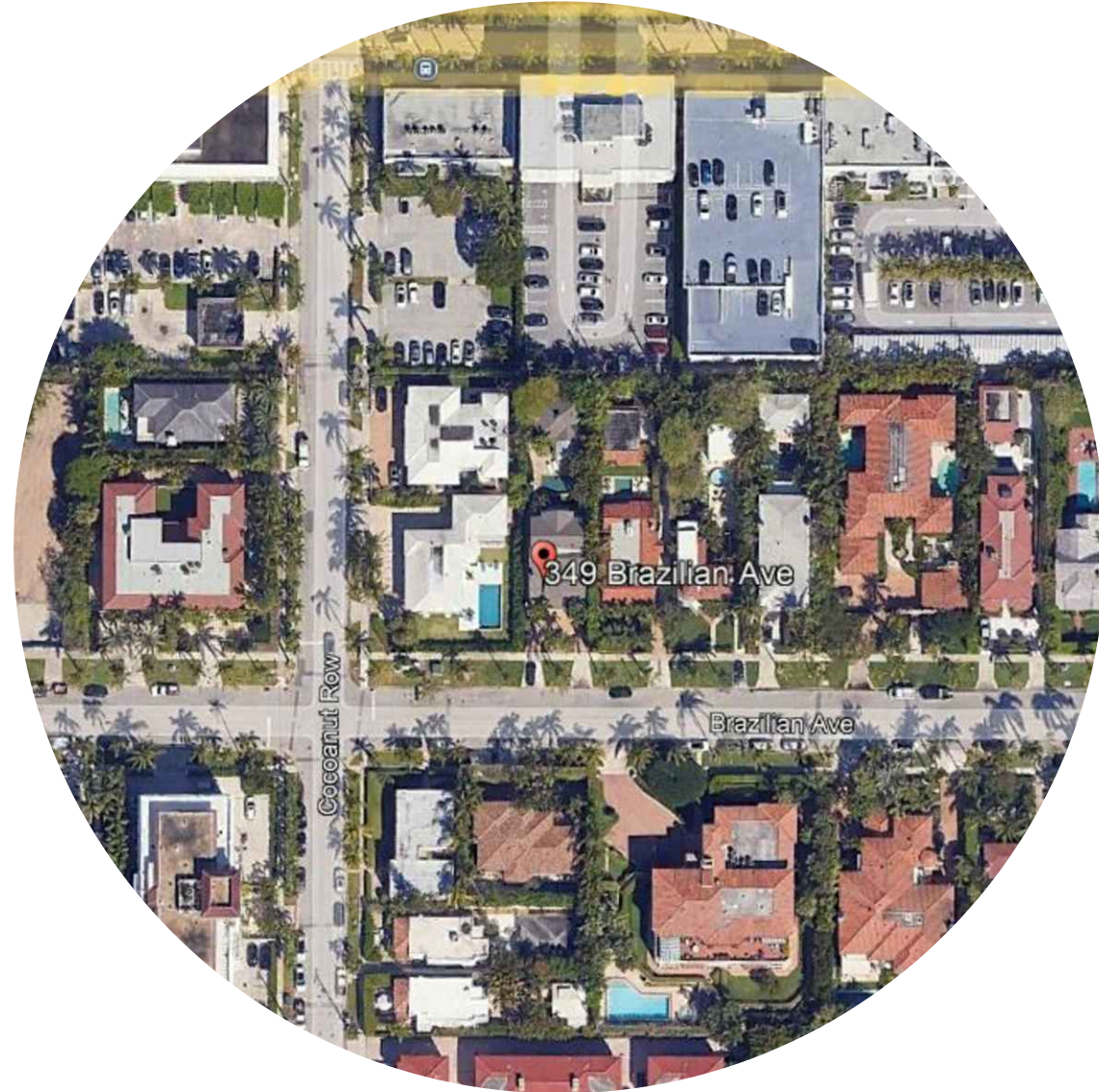


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MARK	DATE	DESCRIPTION		
PROJECT NO: ###				
CAD DWG FILE: SAS-STANDARD INCHING				
DRAWN BY: R.S.Y.V.				
CHK'D BY:				
PLOT DATE: 10.03.24				
SHEET TITLE				

EXISTING & PROPOSED SITE PLAN

SP-001



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STUDIO
AR101023

PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

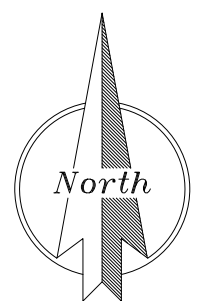
FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

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VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

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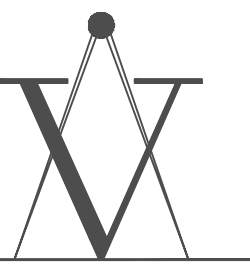
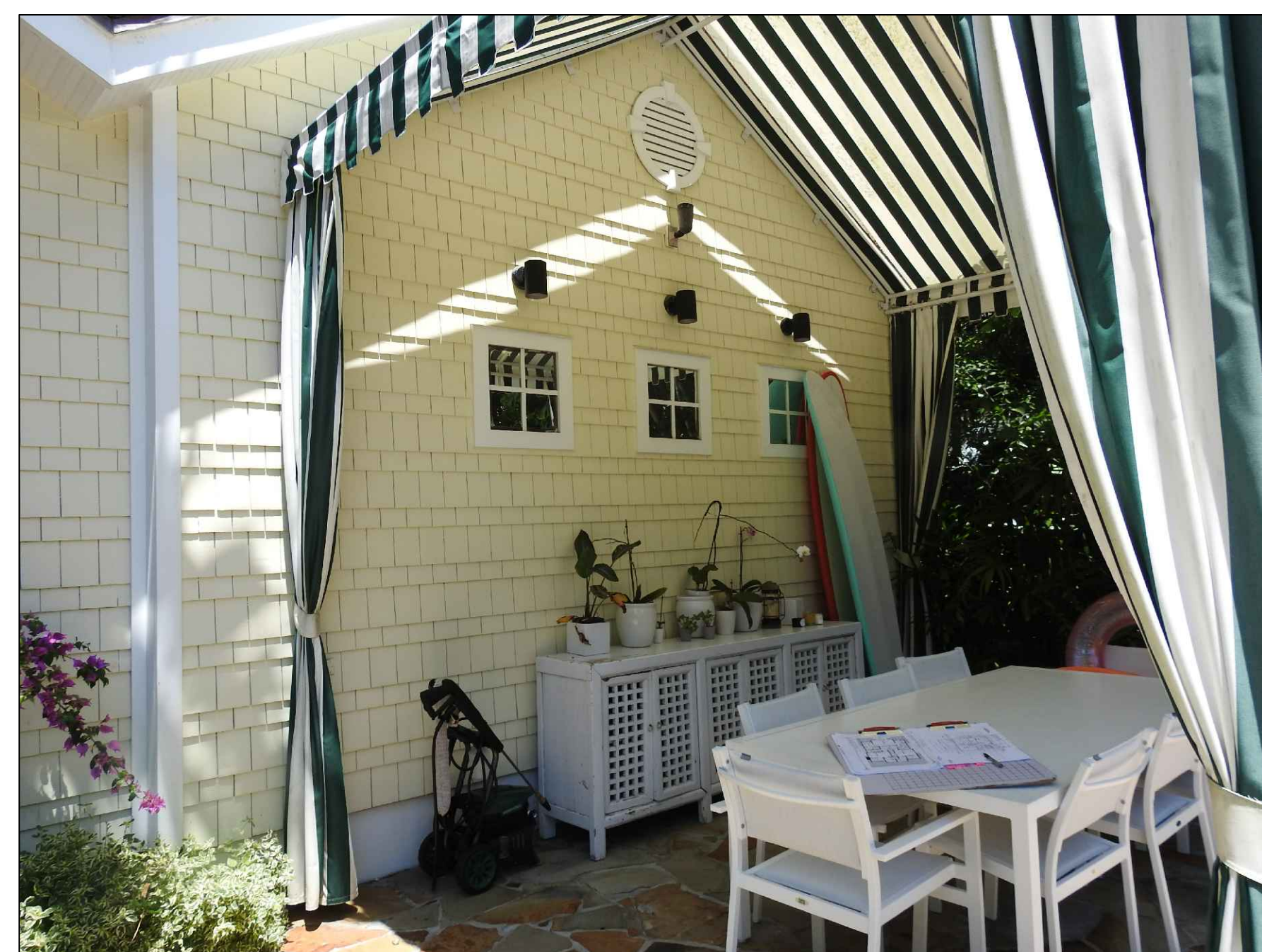
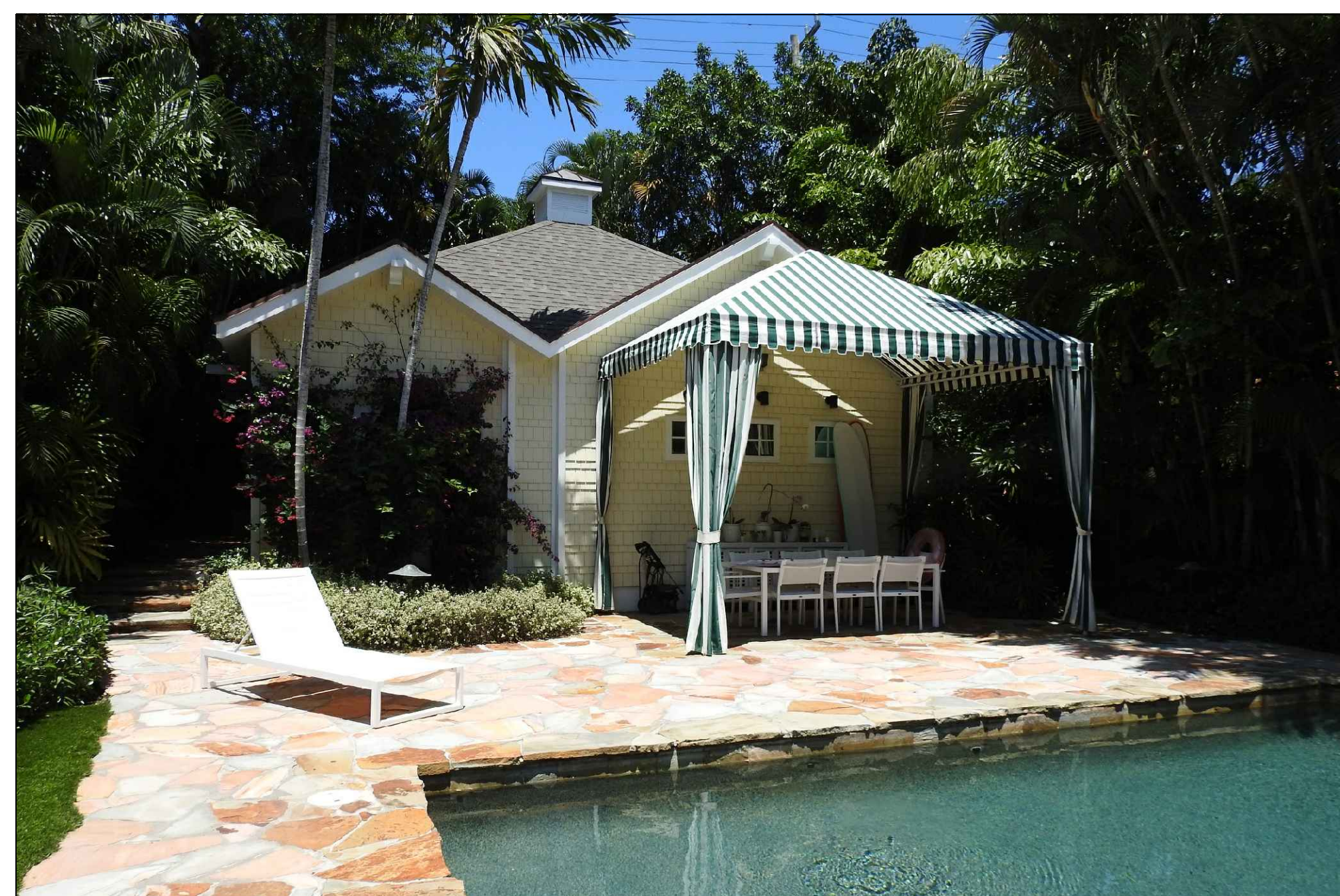


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[illegible]

STREETSCAPE

SP-003



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AR101023

PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

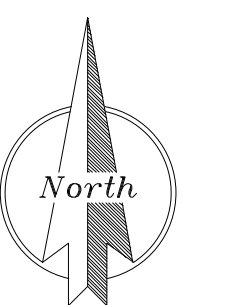
FORT LAUDERDALE
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VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
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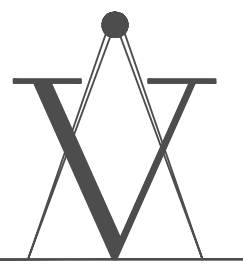


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DRAWN BY:		R.S.Y.V.
CHK'D BY:		
PLOT DATE:	>03.24	
SHEET TITLE		

PHOTO SHEET

SP-004



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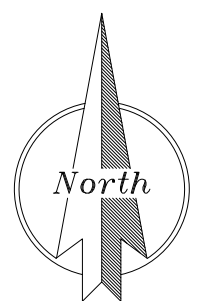
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VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
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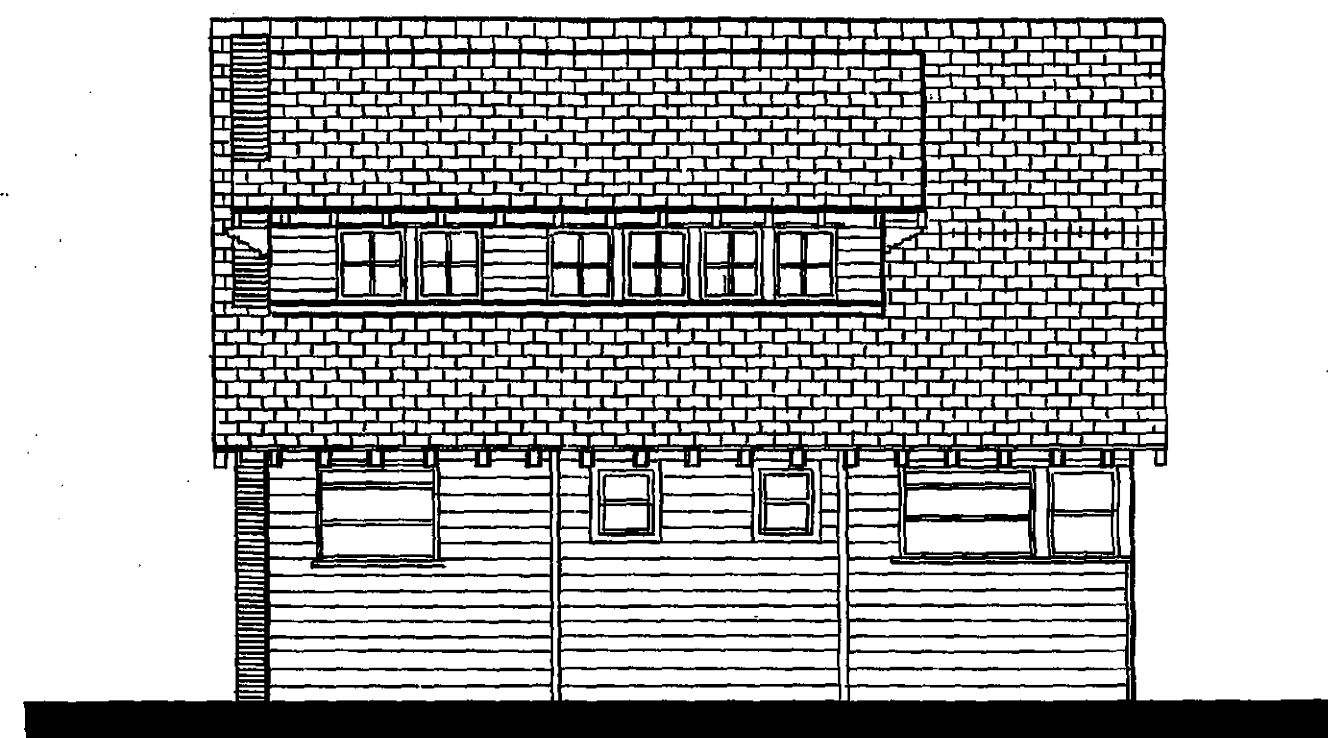
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PROJECT NO.	000	
CAD DWG FILE	240 BRAZILIAN AVENUE	
DRAWN BY	R.S. T.V.	
CHECKED BY		
PLOT DATE	10.03.24	
SHEET TITLE		

RECORD PLANS FROM 2003
RENOVATION OF MAIN HOUSE
AND ADDITION OF NEW COTTAGE

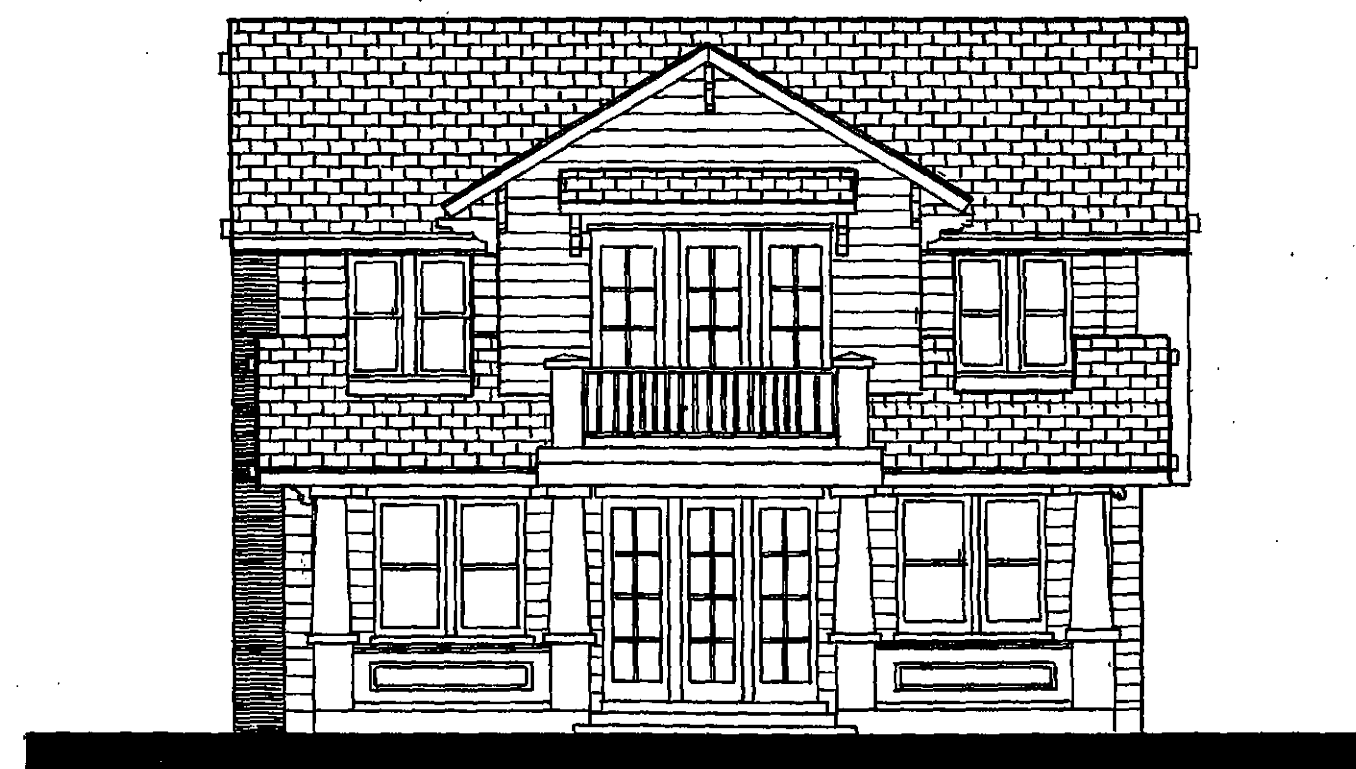
SP-005



1 EXISTING & PROPOSED FRONT (SOUTH) BUILDING ELEVATION
A-4 scale: 1/4" = 1'-0"



1 EXISTING REAR (NORTH) BUILDING ELEVATION
A-5 scale: 1/4" = 1'-0"



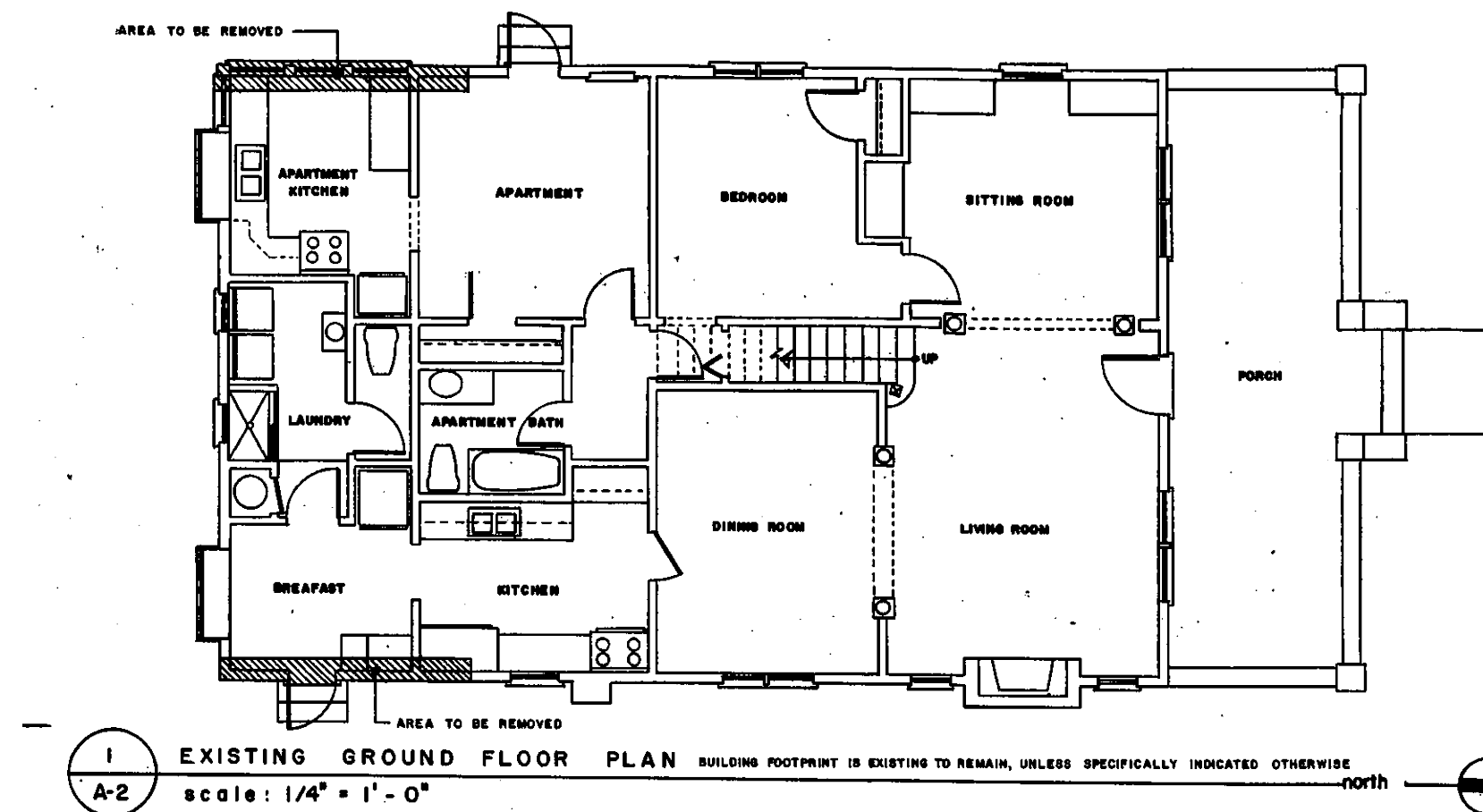
2 PROPOSED REAR (NORTH) BUILDING ELEVATION
A-5 scale: 1/4" = 1'-0"



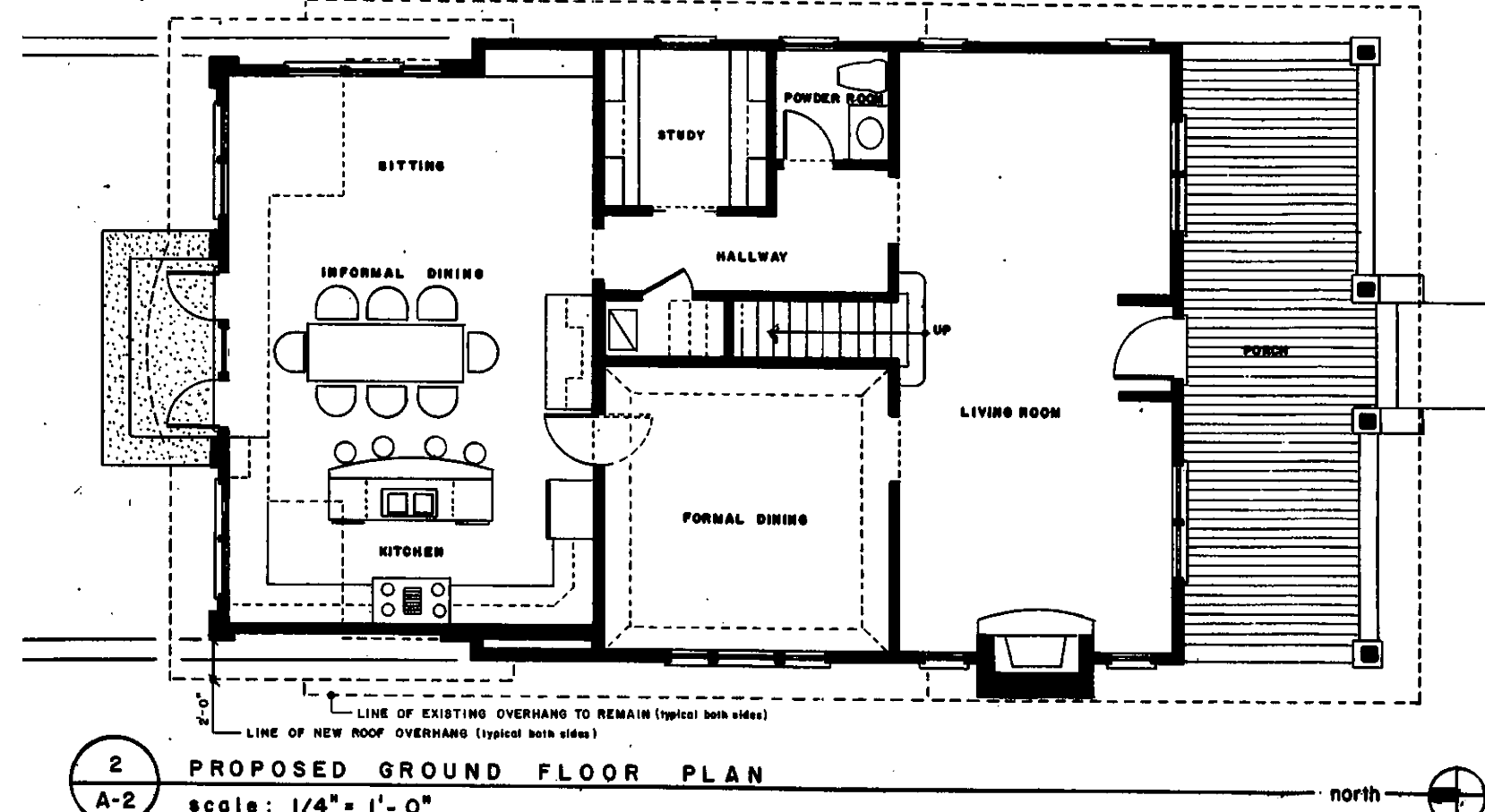
1 EXISTING WEST BUILDING ELEVATION
A-6 scale: 1/4" = 1'-0"



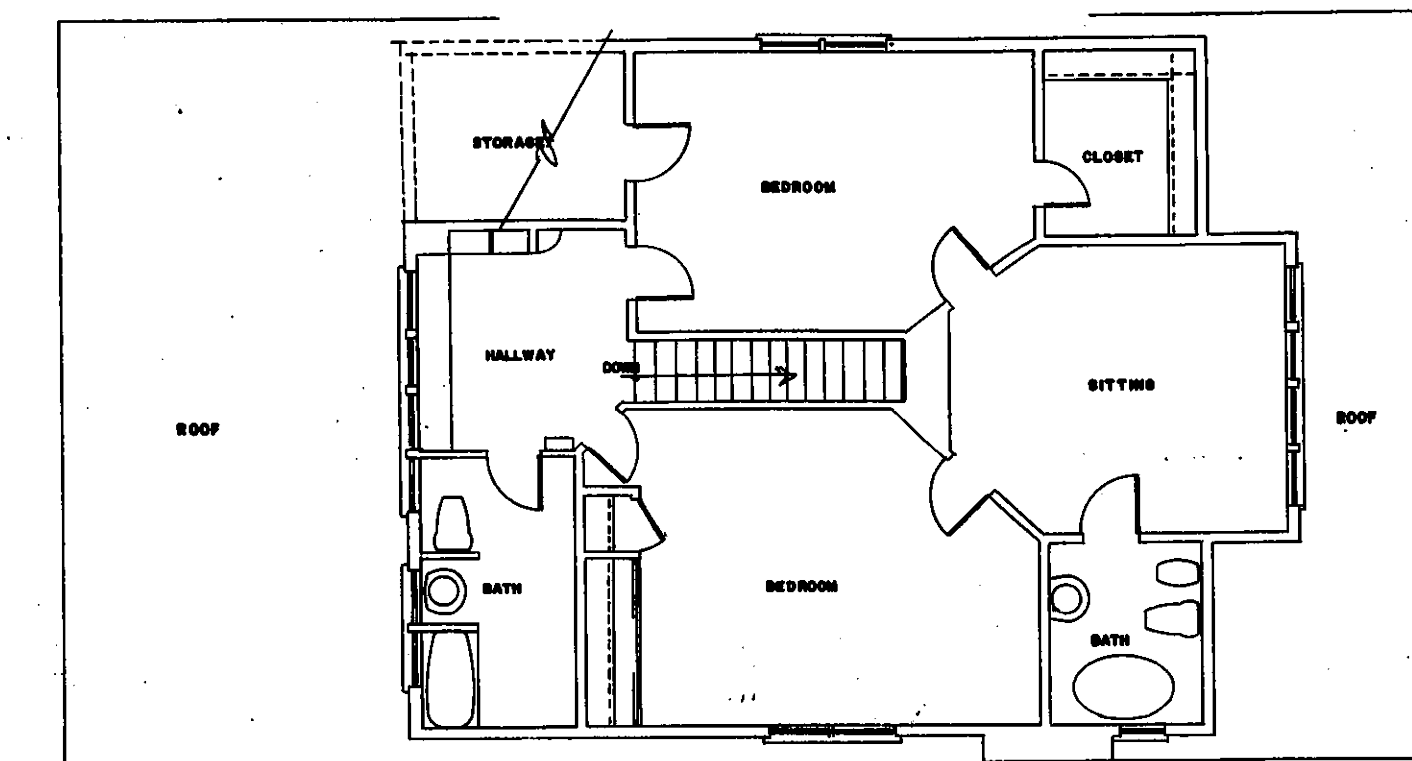
2 PROPOSED WEST BUILDING ELEVATION
A-6 scale: 1/4" = 1'-0"



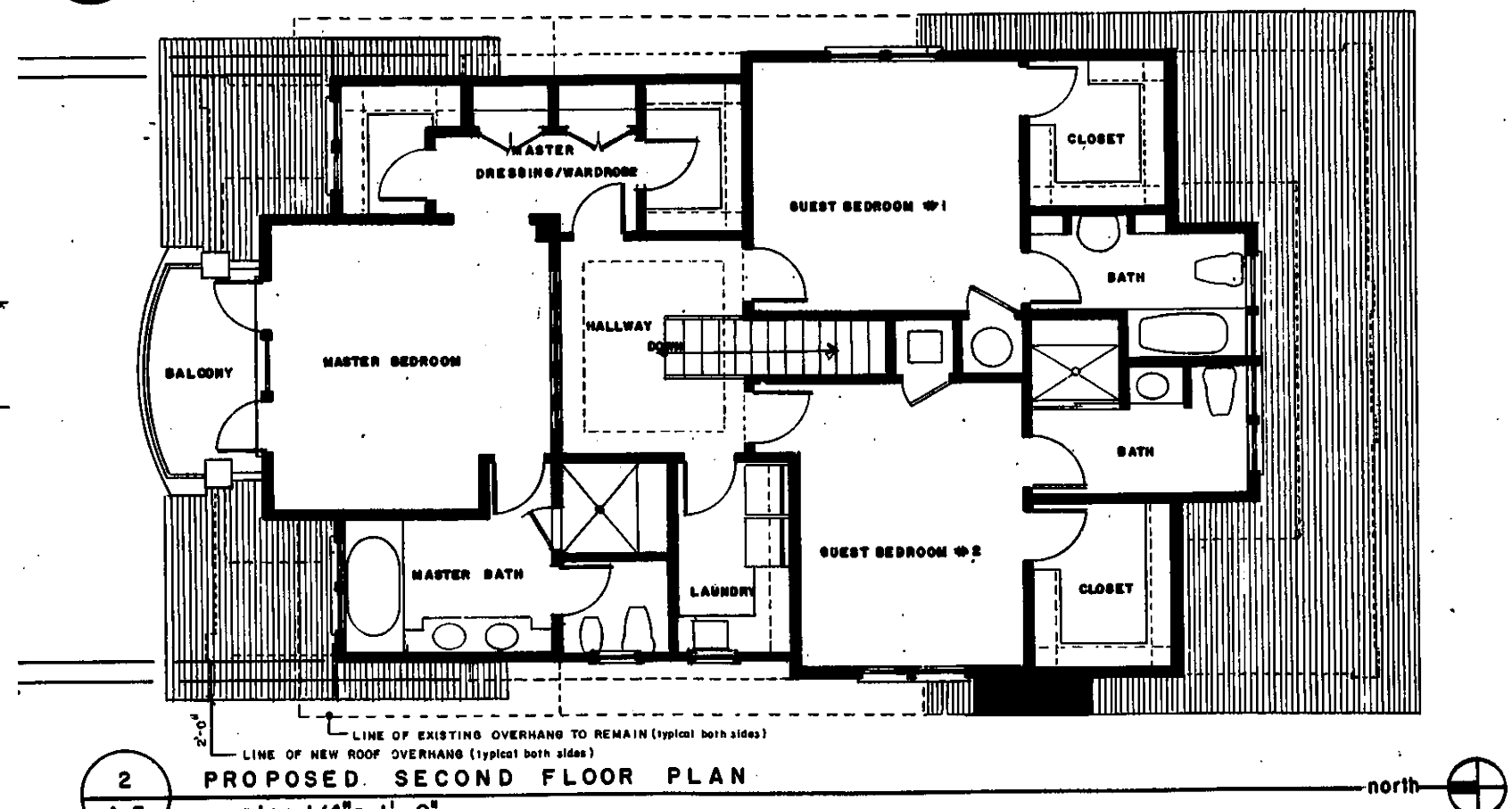
1 EXISTING GROUND FLOOR PLAN
A-2 scale: 1/4" = 1'-0"



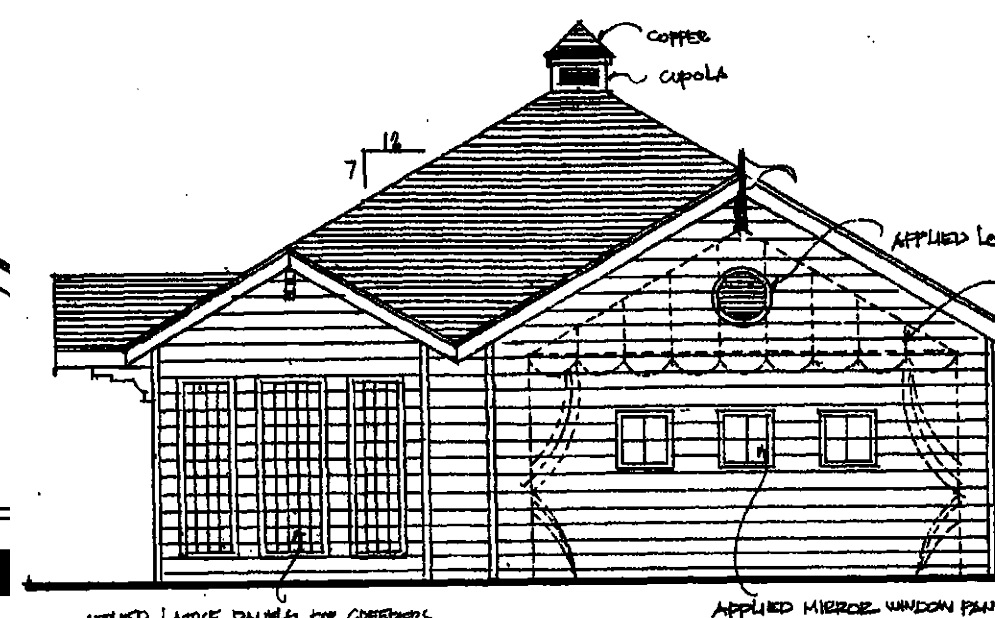
2 PROPOSED GROUND FLOOR PLAN
A-2 scale: 1/4" = 1'-0"



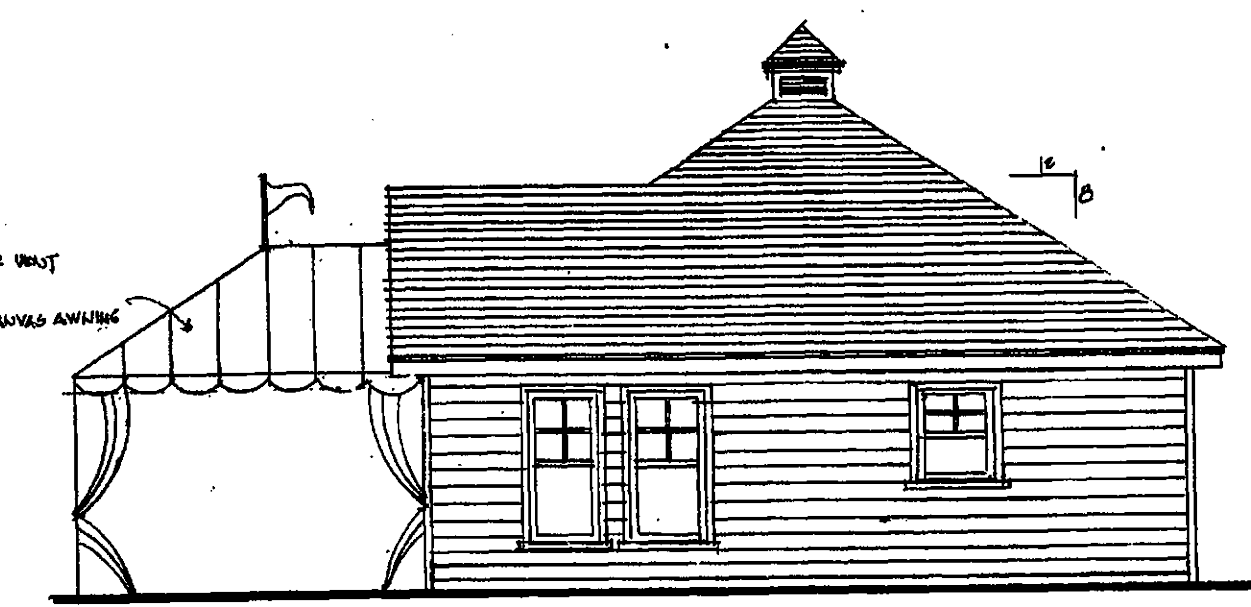
1 EXISTING SECOND FLOOR PLAN
A-3 scale: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
A-3 scale: 1/4" = 1'-0"



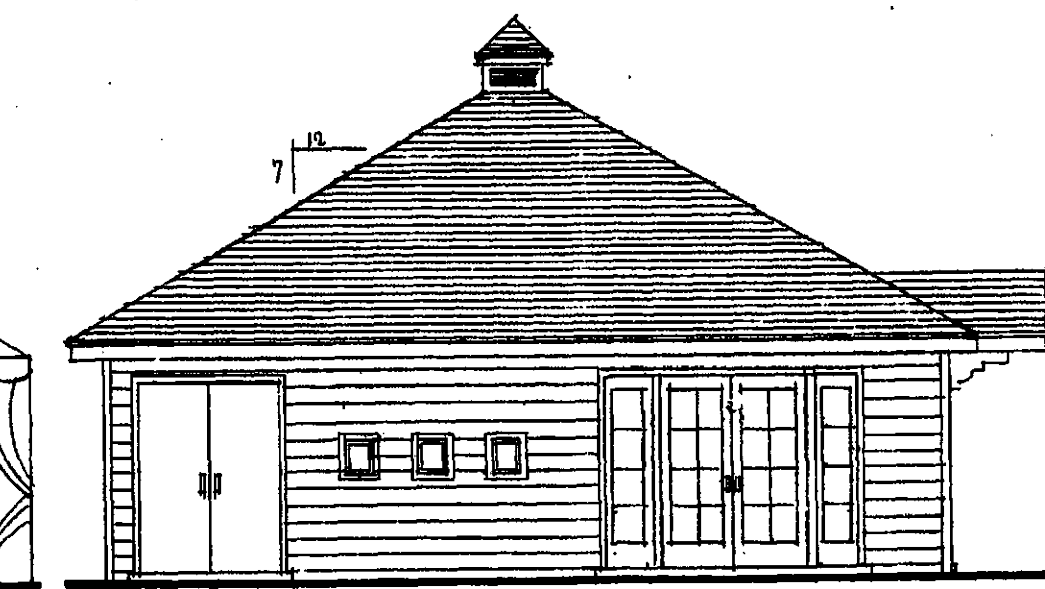
2 CABANA SOUTH ELEVATION - (PROPOSED)
A-10 scale: 1/4" = 1'-0"



3 CABANA EAST ELEVATION - (PROPOSED)
A-10 scale: 1/4" = 1'-0"



4 CABANA WEST ELEVATION - (PROPOSED)
A-10 scale: 1/4" = 1'-0"

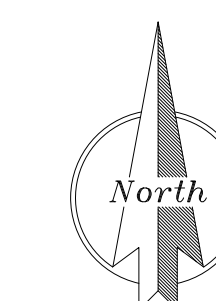


5 CABANA NORTH ELEVATION - (PROPOSED)
A-10 scale: 1/4" = 1'-0"

VALERIOUS RESIDENCE

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COA-24-0019

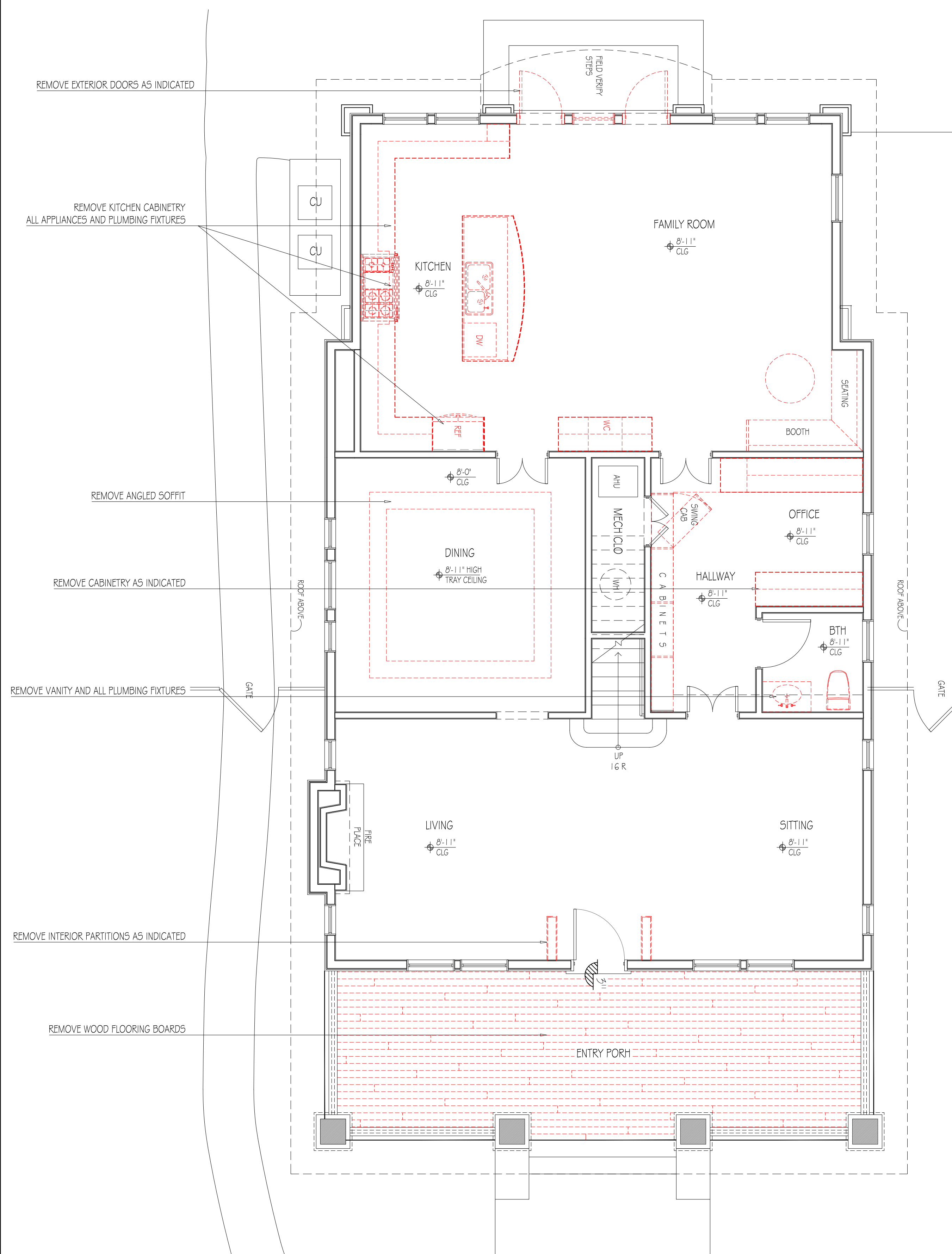


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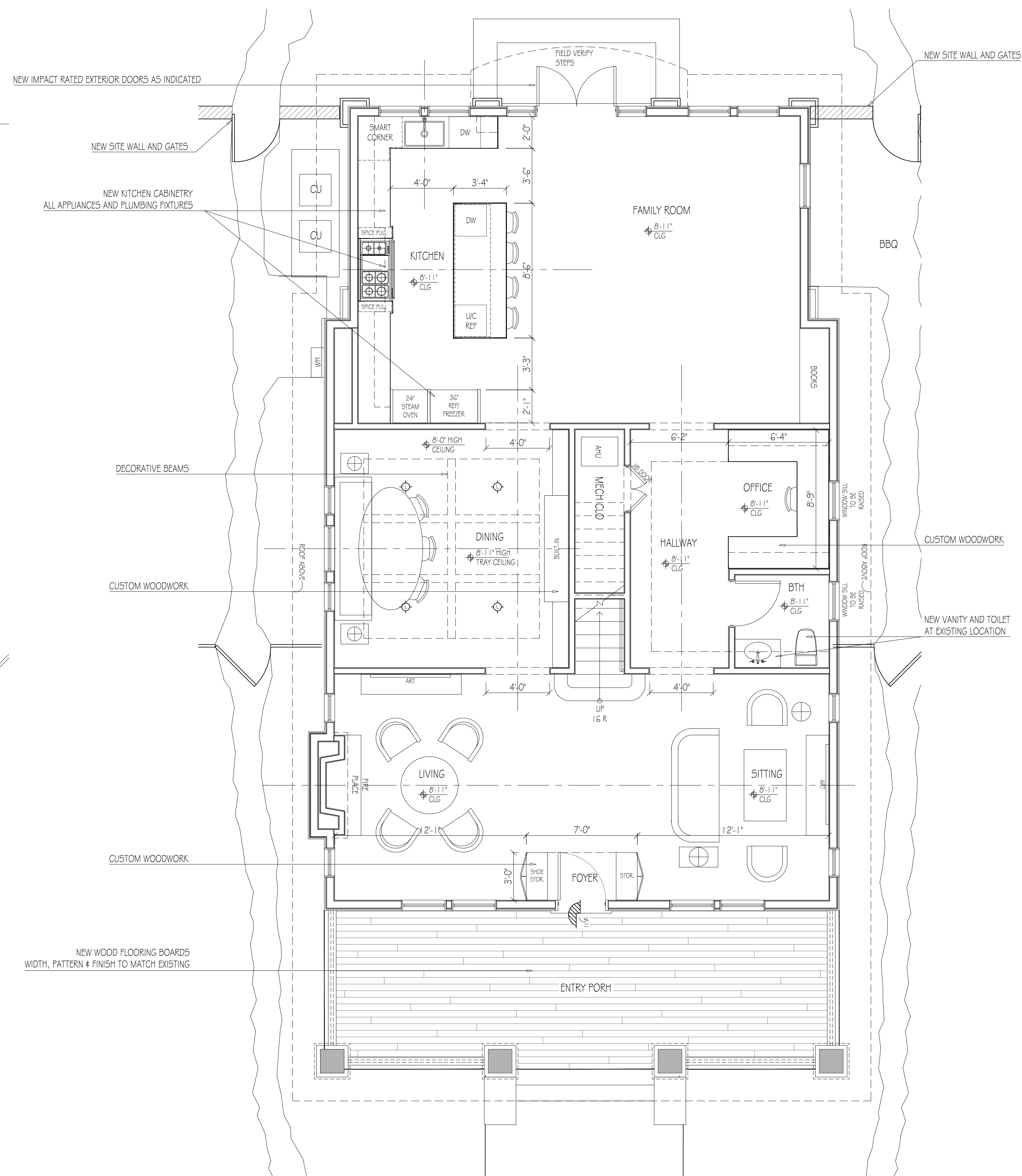
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EXISTING & PROPOSED
1ST FLOOR PLAN
MAIN HOUSE

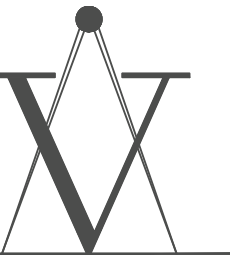
A-001



1 EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"



VARNAVA DESIGN
STUDIO

ARI01023

PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

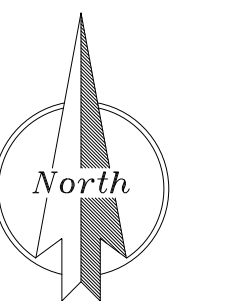
FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

TEL. 561.302.5853

VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

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MARK DATE DESCRIPTION

PROJECT NO. 000

CAD DWG FILE: 245-MAXIMUM-REVIEWING

DRAWN BY: R.S. Y.V.

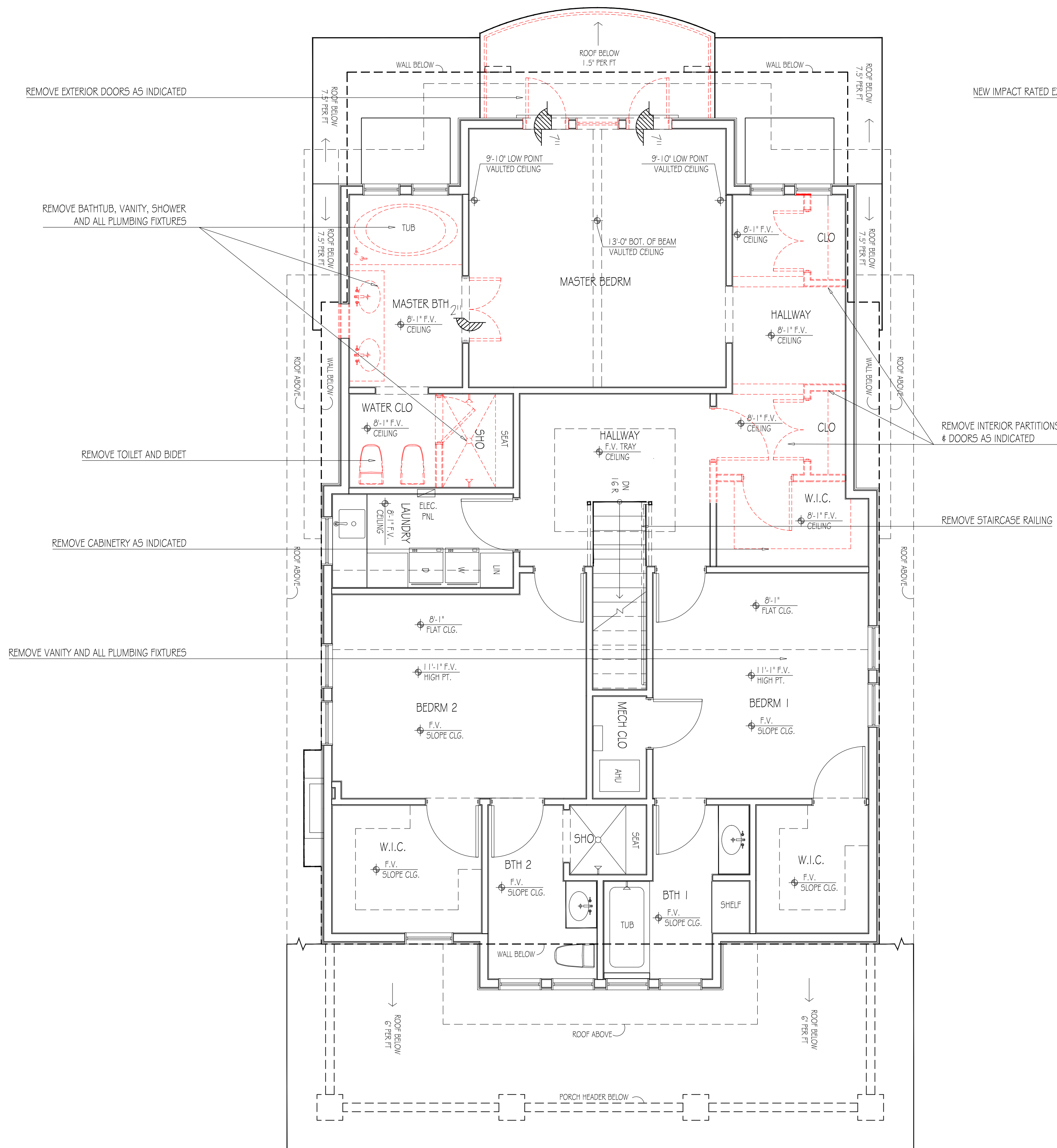
CHECKED BY:

PLOT DATE: 10.03.24

SHEET TITLE

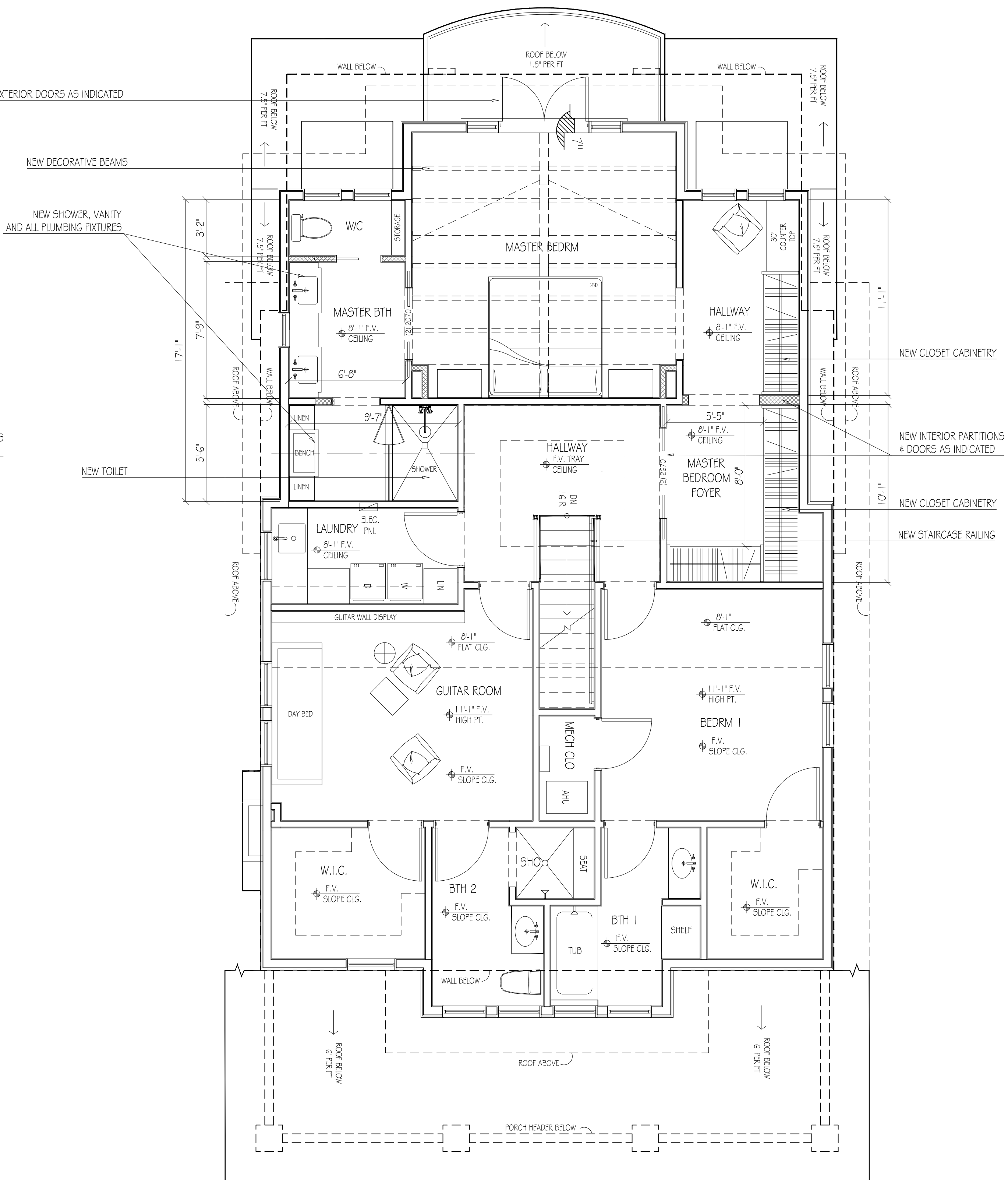
EXISTING & PROPOSED
2ND FLOOR PLAN
MAIN HOUSE

A-002



1 EXISTING 2ND FLOOR PLAN

1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"



PALM BEACH
2875 SOUTH OCEAN BLVD
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PALM BEACH, FLORIDA 33480

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TEL. 561.302.5853

VALERIOUS RESIDENCE

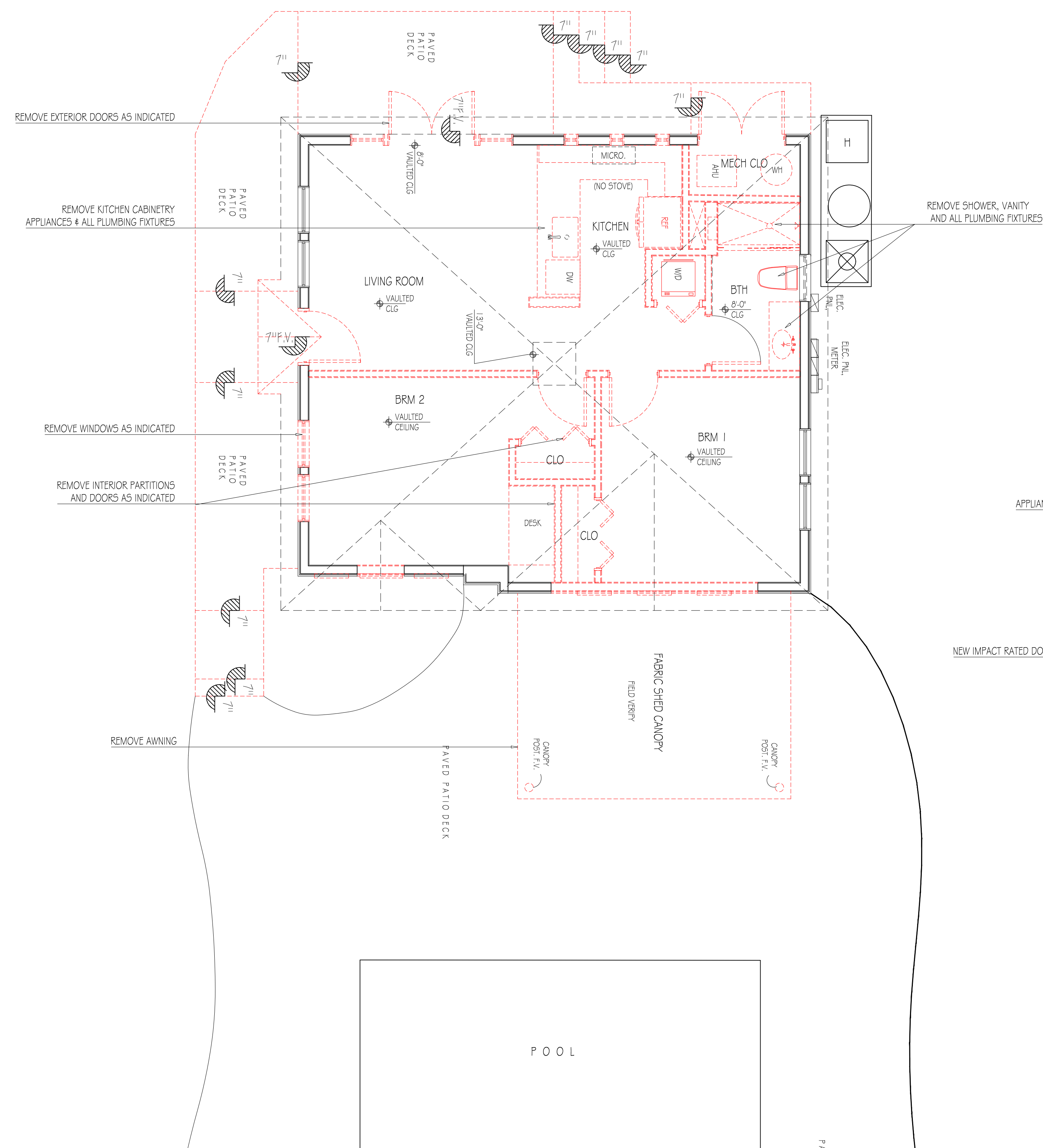
345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

COA-24-0019

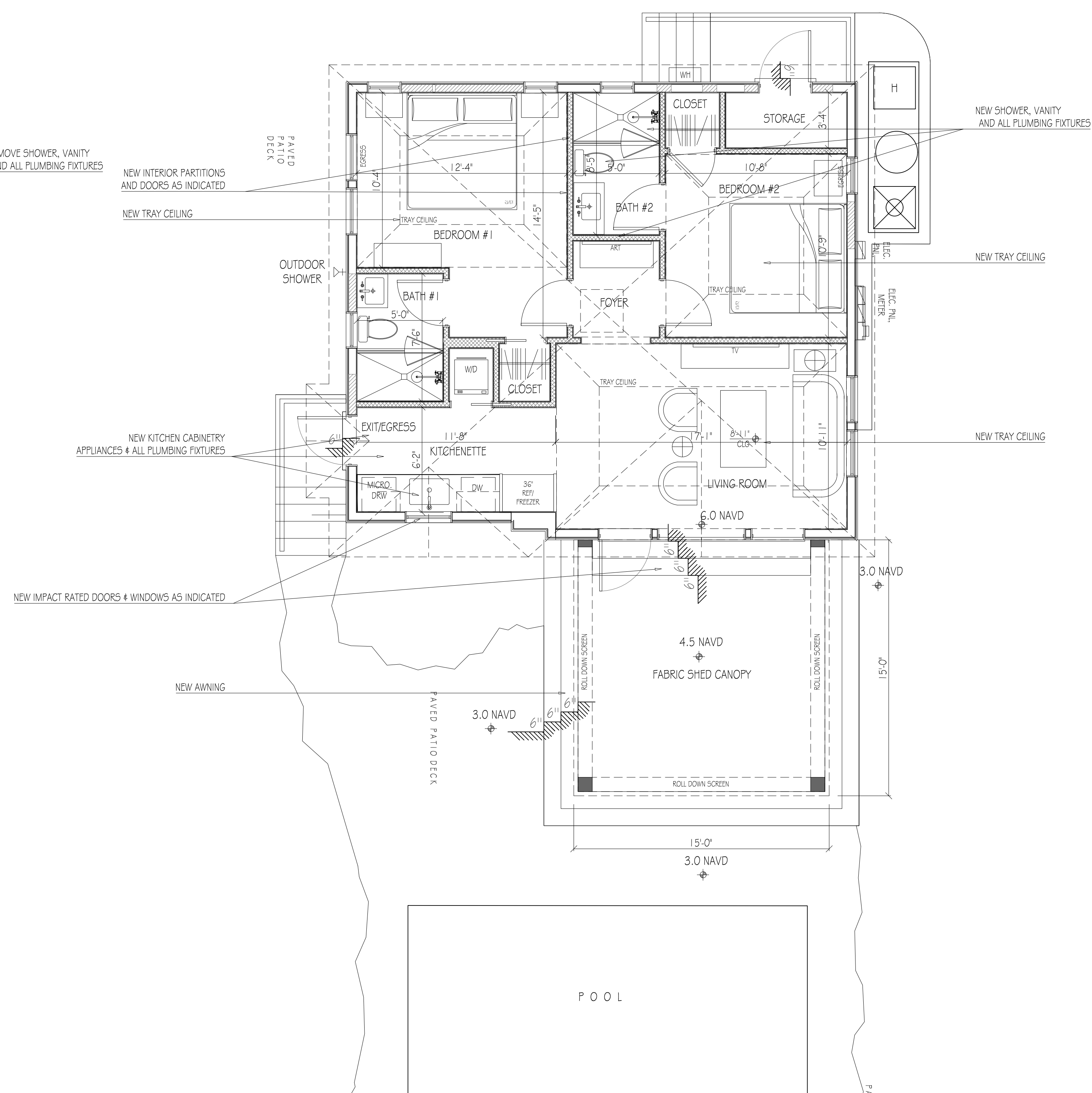
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EXISTING & PROPOSED CABANA - GUEST HOUSE FLOOR PLANS

A-003



EXISTING FLOOR PLAN - GUEST HOUSE

$$1/4'' = 1'-0''$$


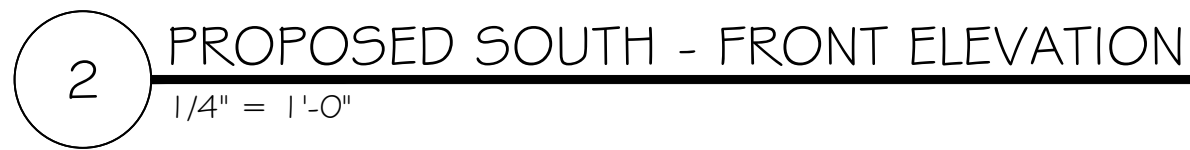
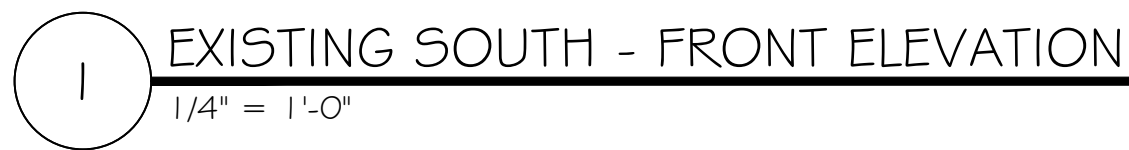
PROPOSED FLOOR PLAN - GUEST HOUSE

$$1/4'' = 1'-0''$$



345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

COA-24-0019

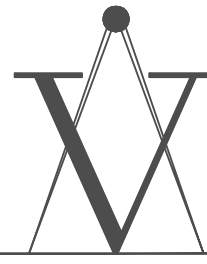


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MARX	DATE	DESCRIPTION
PROJECT NO: ##		
CAD DWG FILE: JAF STRUCTURE.DWG		
DRAWN BY: R.S Y.Y.		
CHKD By:		
PLOT DATE: 10.05.24		
SHEET TITLE		

MAIN HOUSE EXISTING & PROPOSED SOUTH ELEVATIONS

A-004



VARNAVA DESIGN
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ARI01023

PALM BEACH
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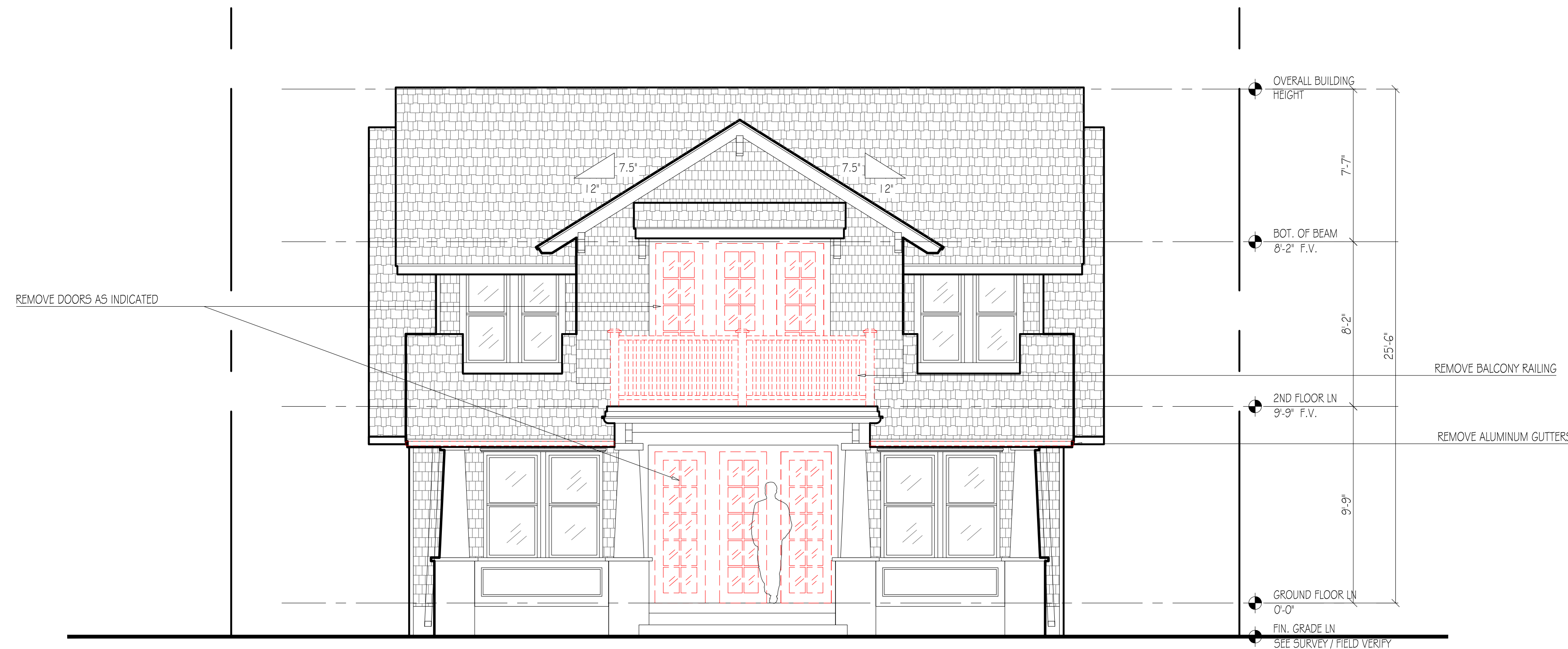
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VALERIOUS RESIDENCE

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1 EXISTING NORTH - REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH - REAR ELEVATION
1/4" = 1'-0"

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MARK DATE DESCRIPTION

PROJECT NO.

001

CAD DWG FILE: 145-PALM-BEACH

DRAWN BY: R.S. Y.V.

CHKD BY:

PLOT DATE: 10.03.24

SHEET TITLE

MAIN HOUSE NORTH
EXISTING & PROPOSED
ELEVATIONS

A-005



345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

COA-24-0019

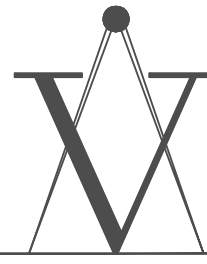


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MARX	DATE:	DESCRIPTION
PROJECT NO: ##		
CAD DWG FILE: JAF STRUCTURE.DWG		
DRAWN BY: R.S Y.V.		
CHKD By:		
PLOT DATE:	10.03.24	
SHEET TITLE		

RENDERED SOUTH & NORTH
ELEVATIONS OF MAIN HOUSE

A-006



VARNAVA DESIGN
STUDIO

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PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

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1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

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VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
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MARK DATE DESCRIPTION

PROJECT NO:

001

CAD DWG FILE:

145-MAXIMUM-AE-DWG

DRAWN BY:

R.S. Y.V.

CHKD BY:

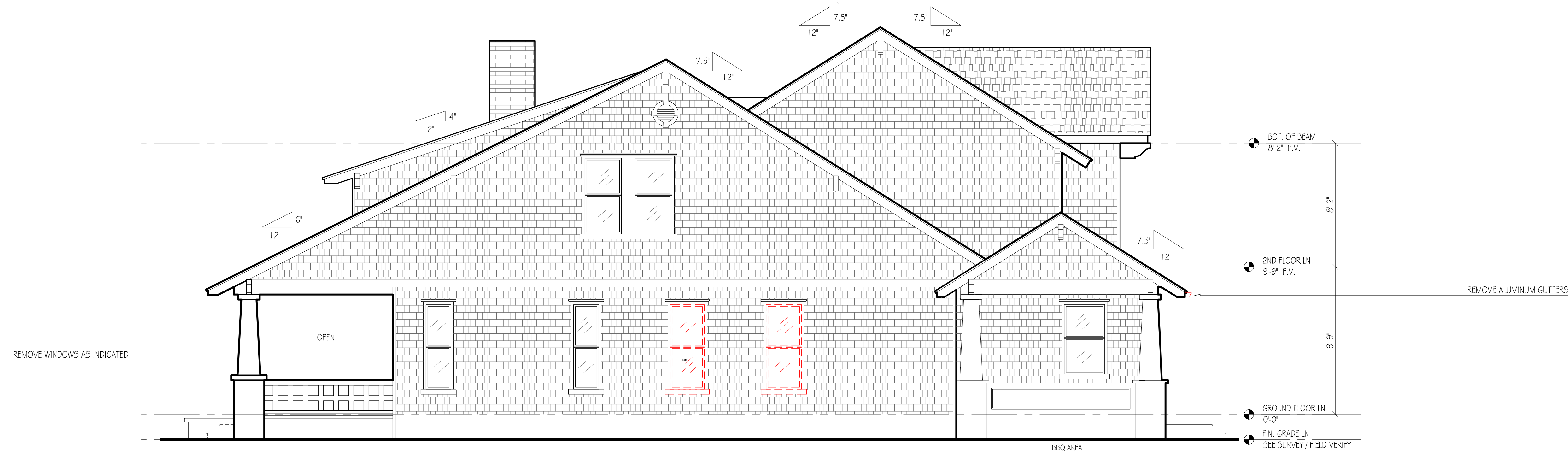
PLOT DATE:

10.03.24

SHEET TITLE

MAIN HOUSE EAST
EXISTING & PROPOSED
ELEVATIONS

A-007



VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

COA-24-0019



1 EXISTING WEST ELEVATION
1/4" = 1'-0"



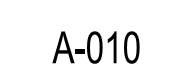
2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

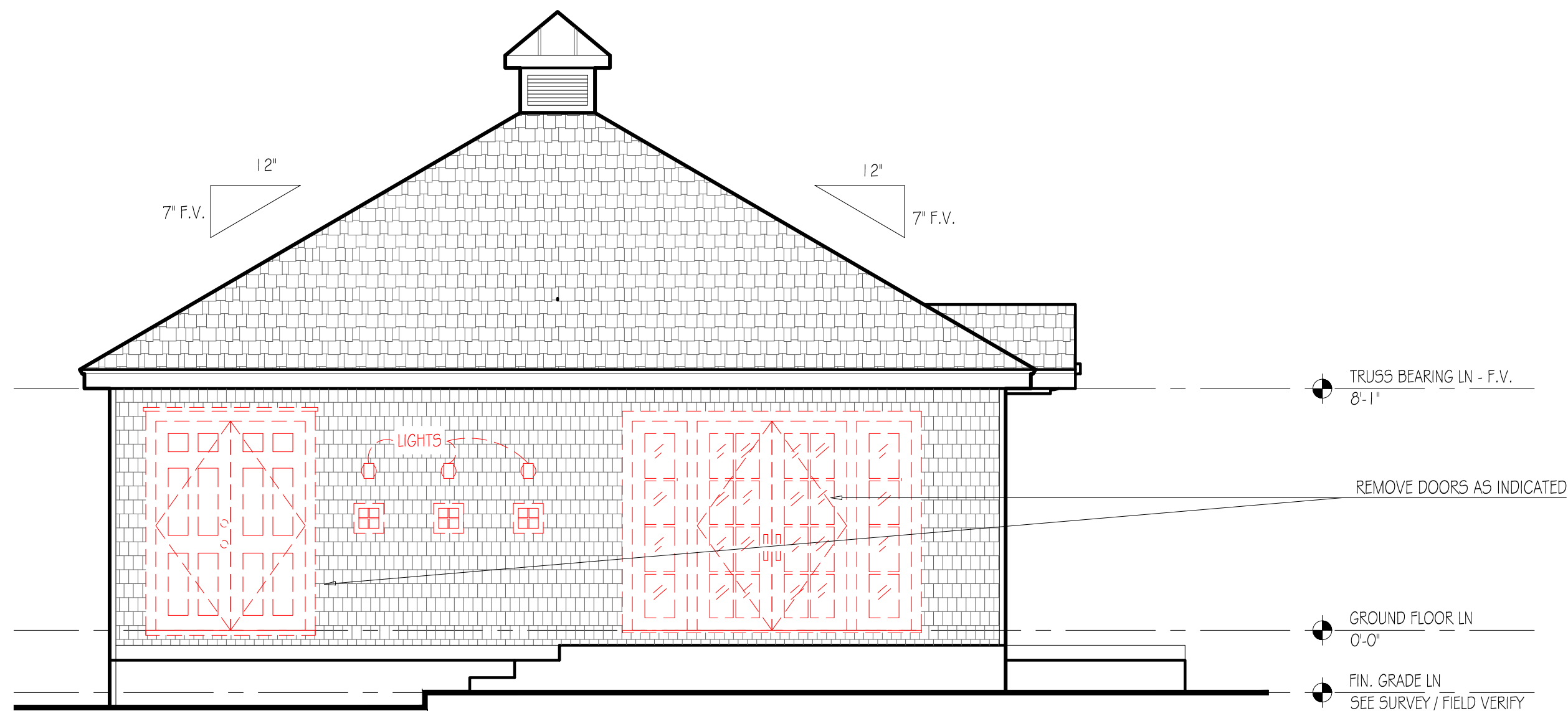
FOR REVIEW ONLY
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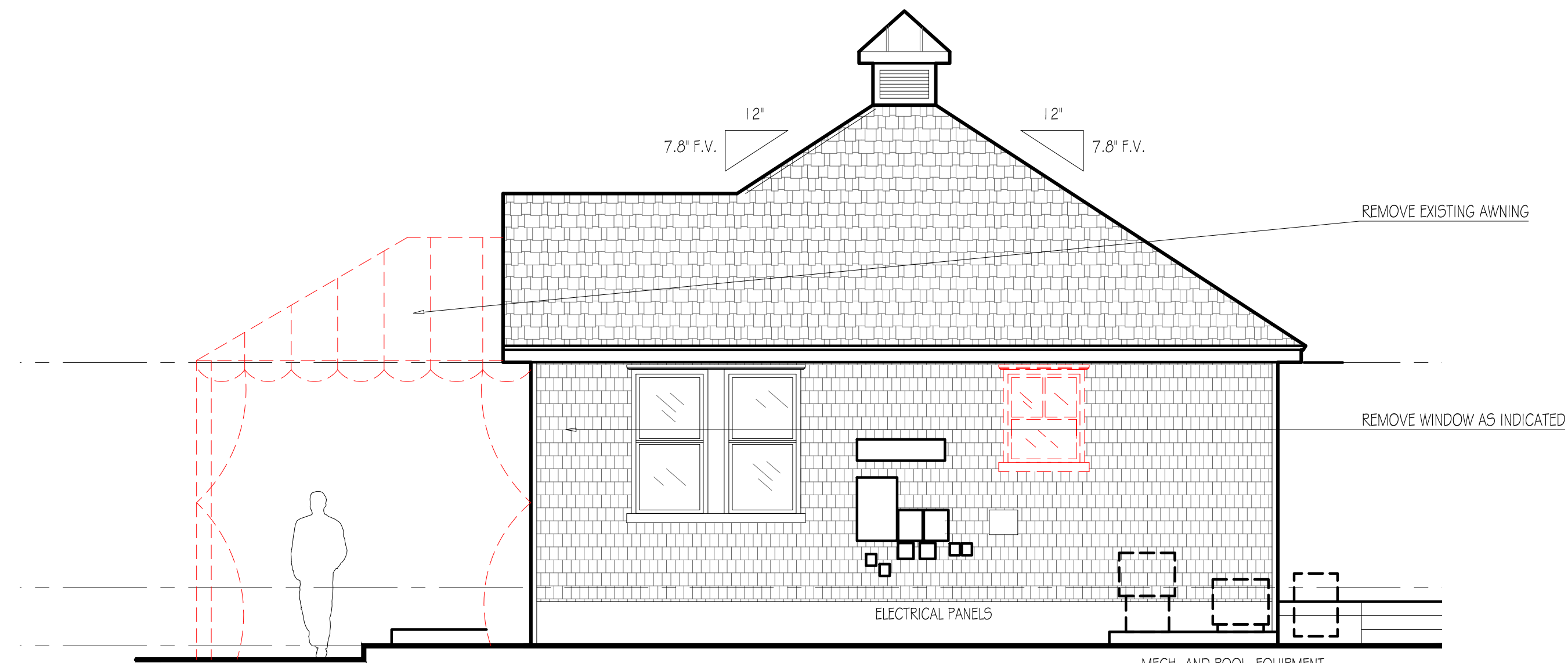
MAIN HOUSE WEST EXISTING & PROPOSED ELEVATIONS

A-008

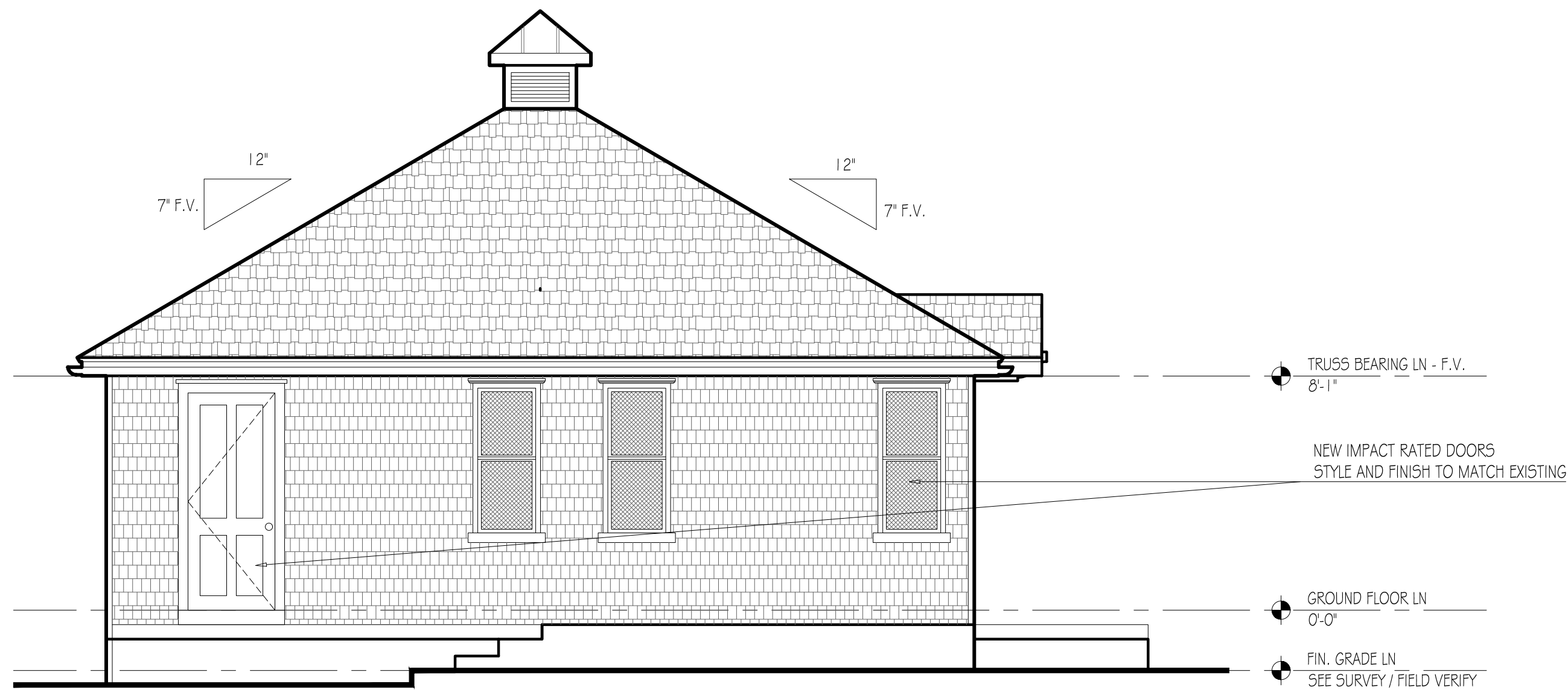




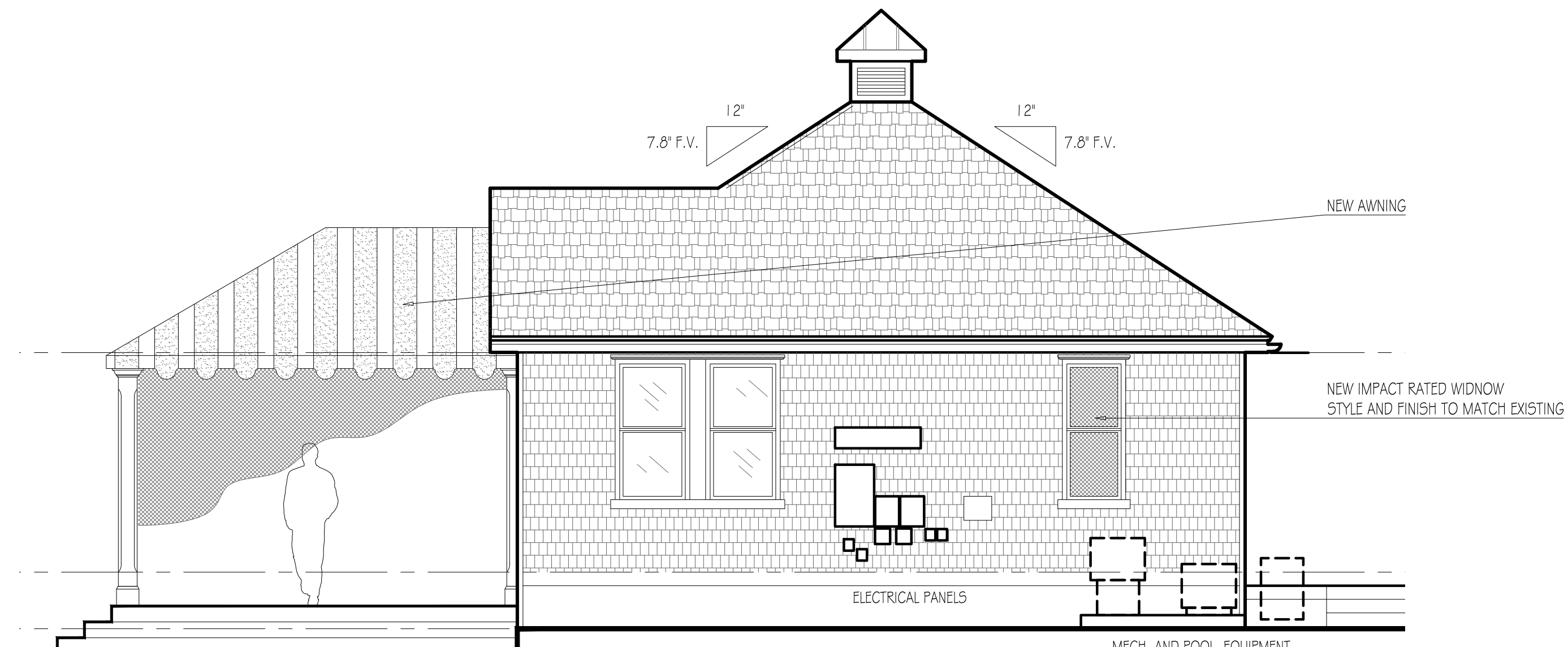
1 GUEST HOUSE - EXISTING NORTH ELEVATION
1/4" = 1'-0"



4 GUEST HOUSE - EXISTING EAST ELEVATION
1/4" = 1'-0"



2 GUEST HOUSE - PROPOSED NORTH ELEVATION
1/4" = 1'-0"



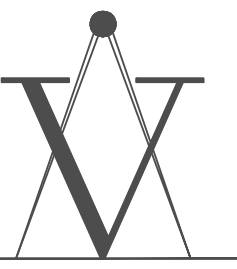
5 GUEST HOUSE - PROPOSED EAST ELEVATION
1/4" = 1'-0"



3 GUEST HOUSE - PROPOSED NORTH RENDERED ELEVATION
1/4" = 1'-0"



6 GUEST HOUSE - PROPOSED EAST RENDERED ELEVATION
1/4" = 1'-0"



VARNAVA DESIGN
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2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

TEL. 561.302.5853

VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

COA-24-0019

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
PROJECT NO.	000	
CAD DWG FILE:	145-MADIAN-AWING	
DRAWN BY:	R.S. Y.V.	
CHECKED BY:		
PLOT DATE:	10.03.24	
SHEET TITLE:		

GUEST HOUSE EXISTING &
PROPOSED NORTH & EAST
ELEVATIONS

A-011



345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

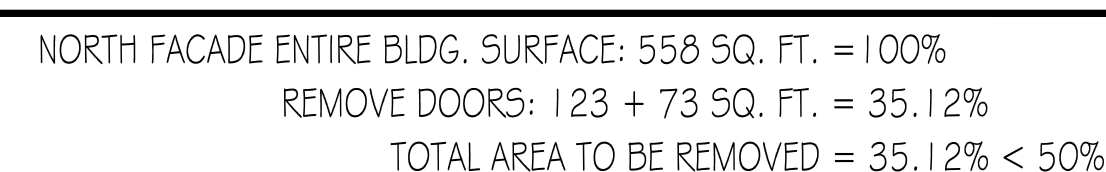
COA-24-0019

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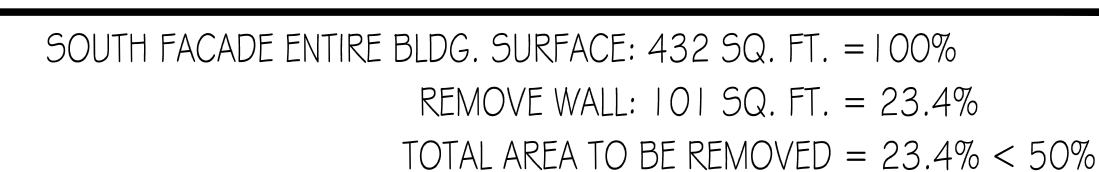
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FACADE REMOVAL CALCULATIONS

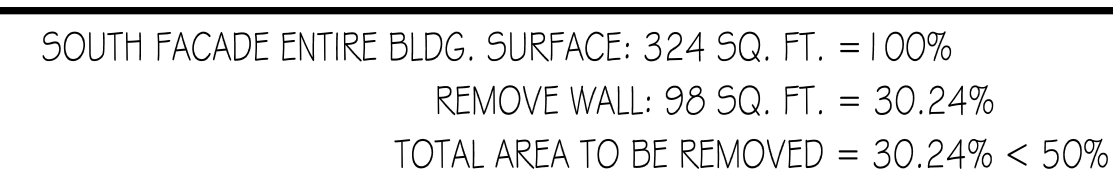
A-012



MAIN HOUSE - NORTH FACADE

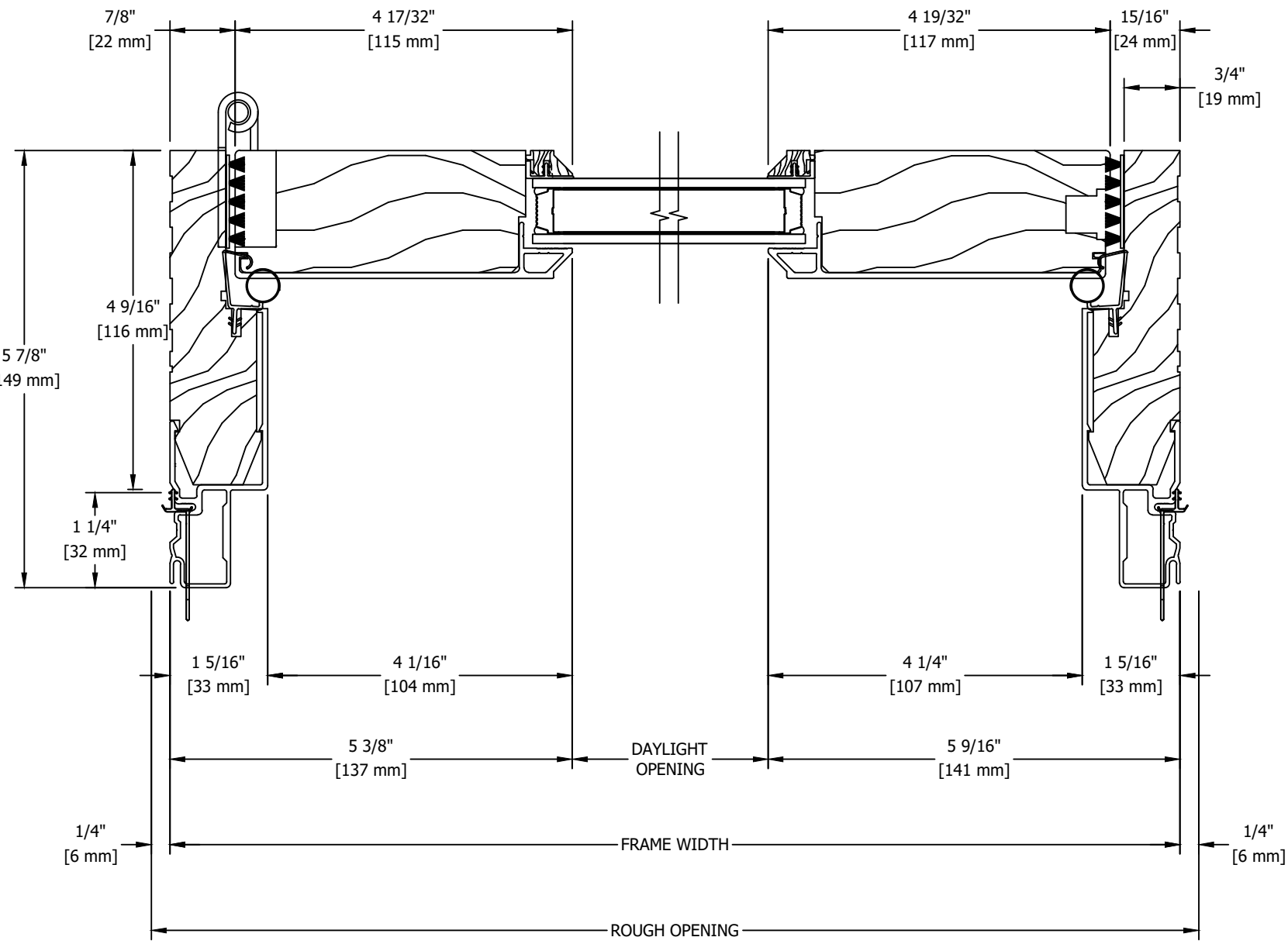
$$1/4'' = 1'-0''$$


2 GUEST HOUSE - SOUTH FACADE

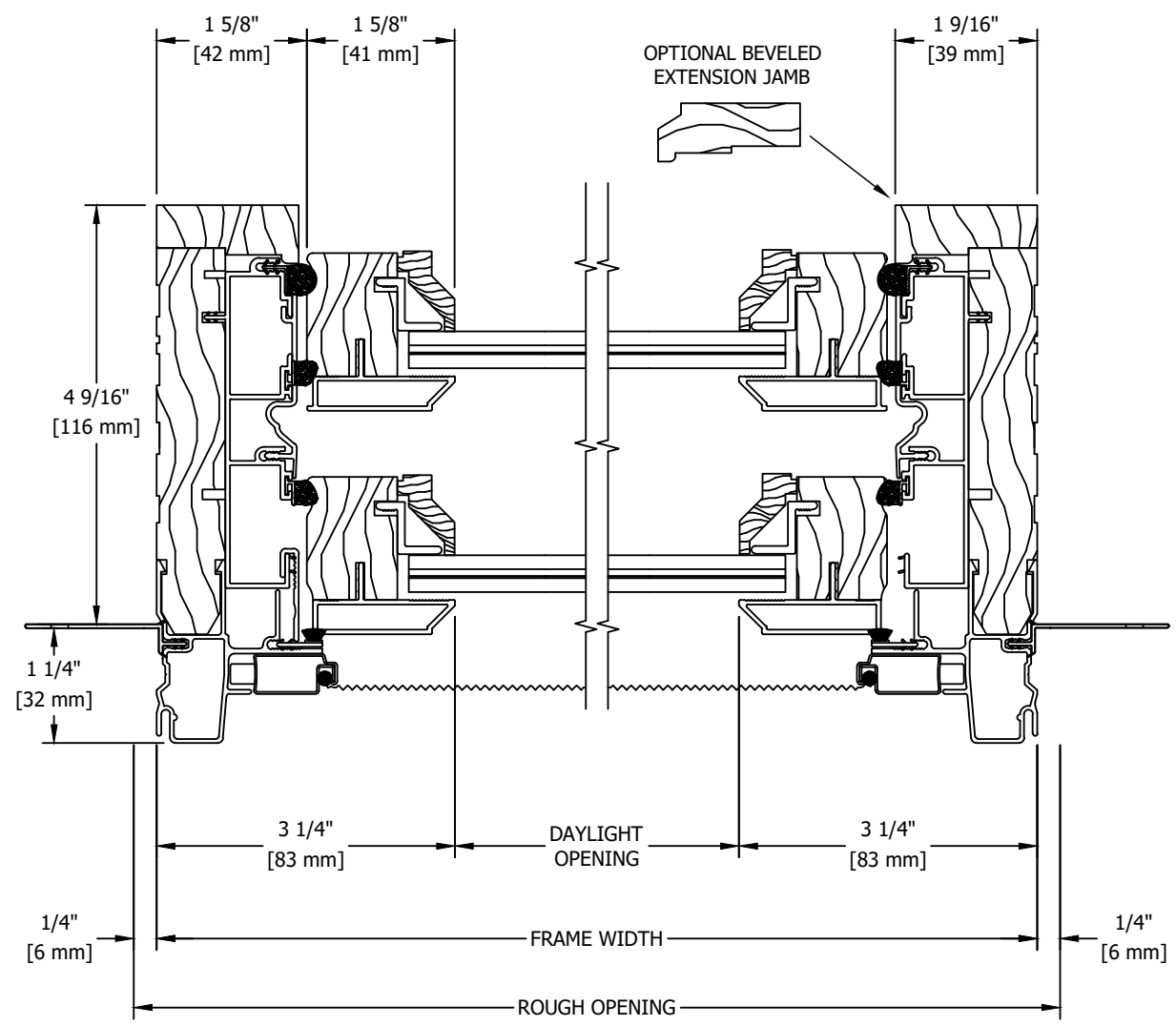
$$1/4'' = 1'-0''$$


3) GUEST HOUSE - NORTH FACADE

$$1/4'' = 1'-0''$$



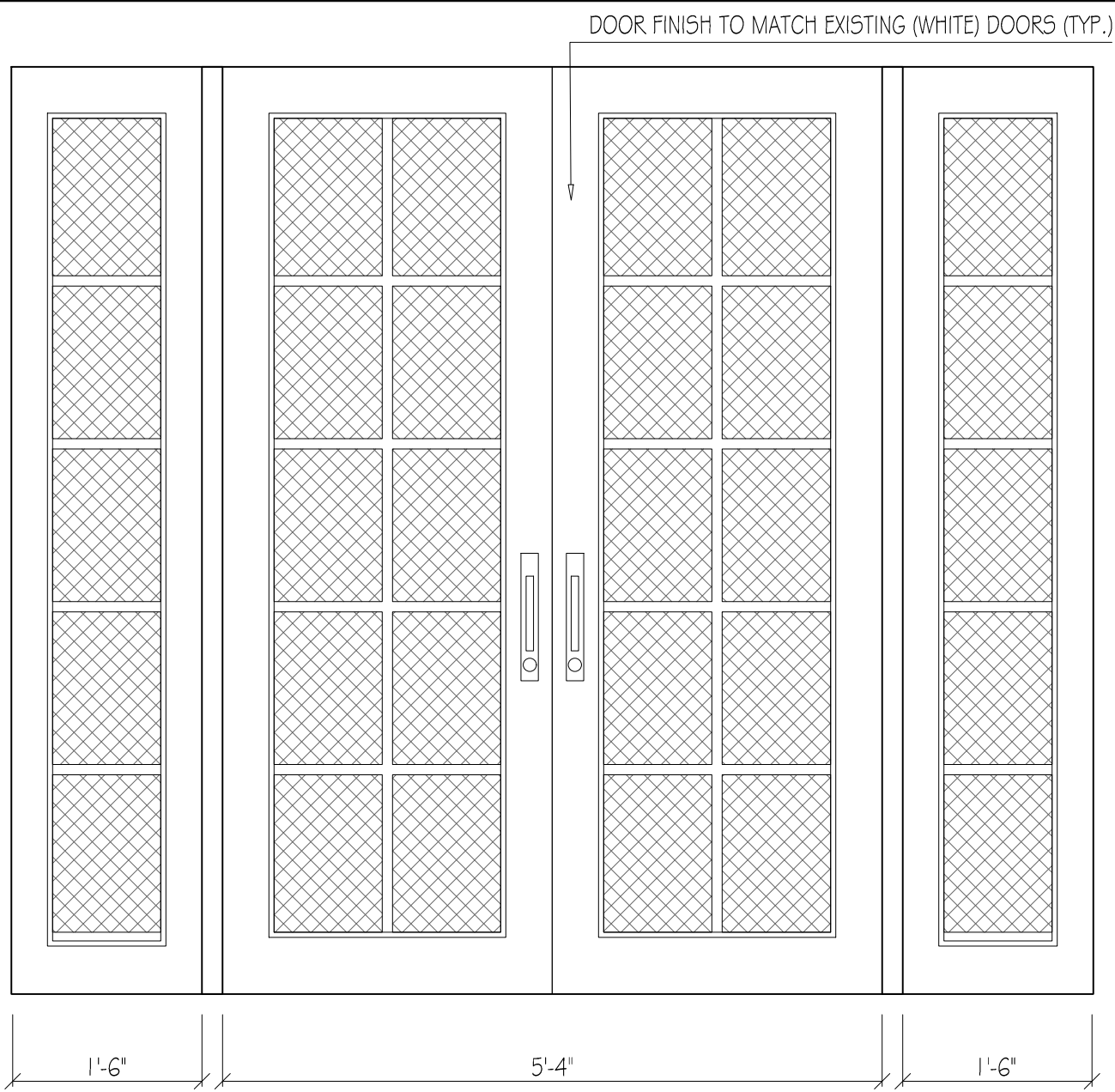
ADH.1



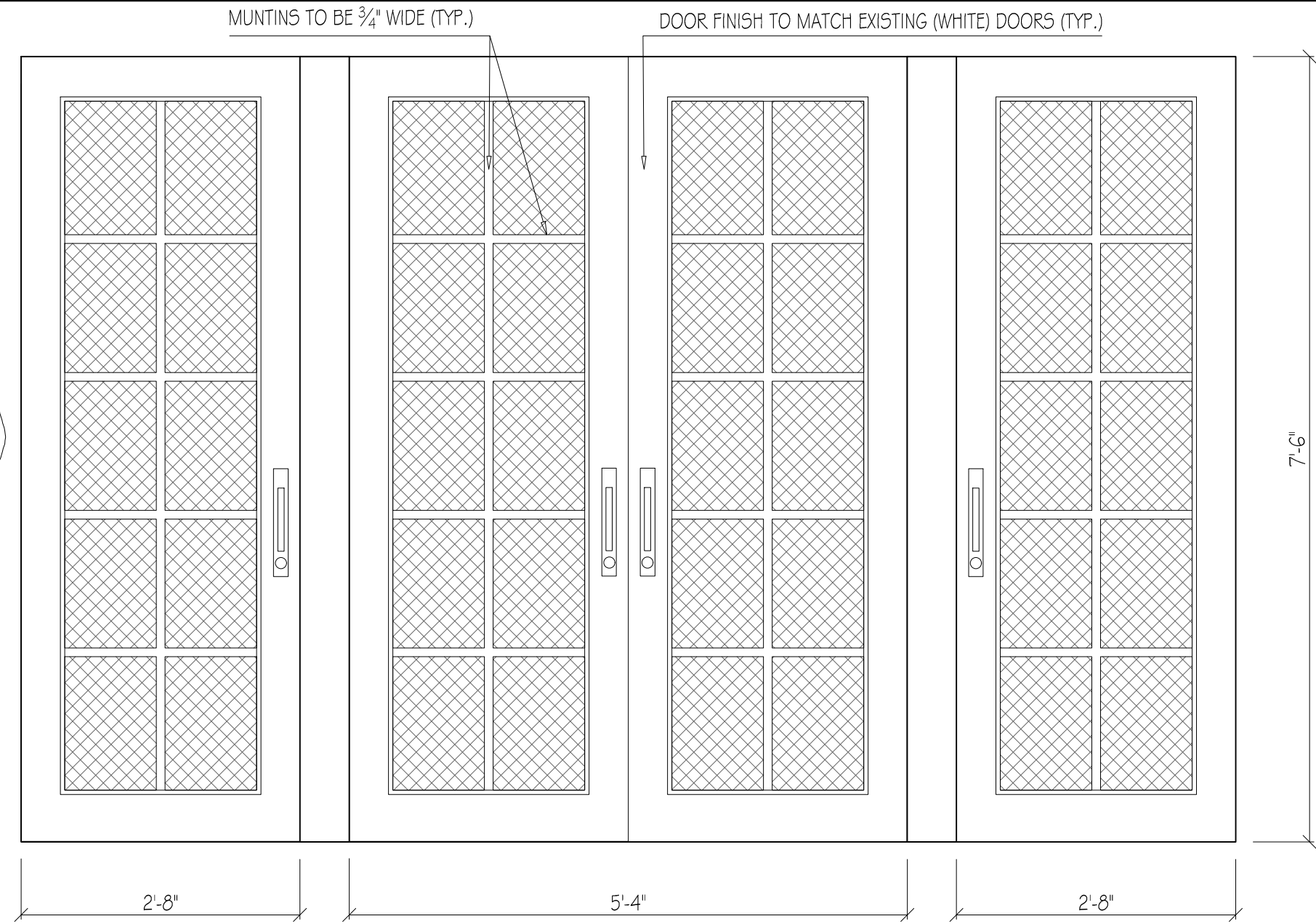
ADH.1

DOOR & WINDOW NOTE

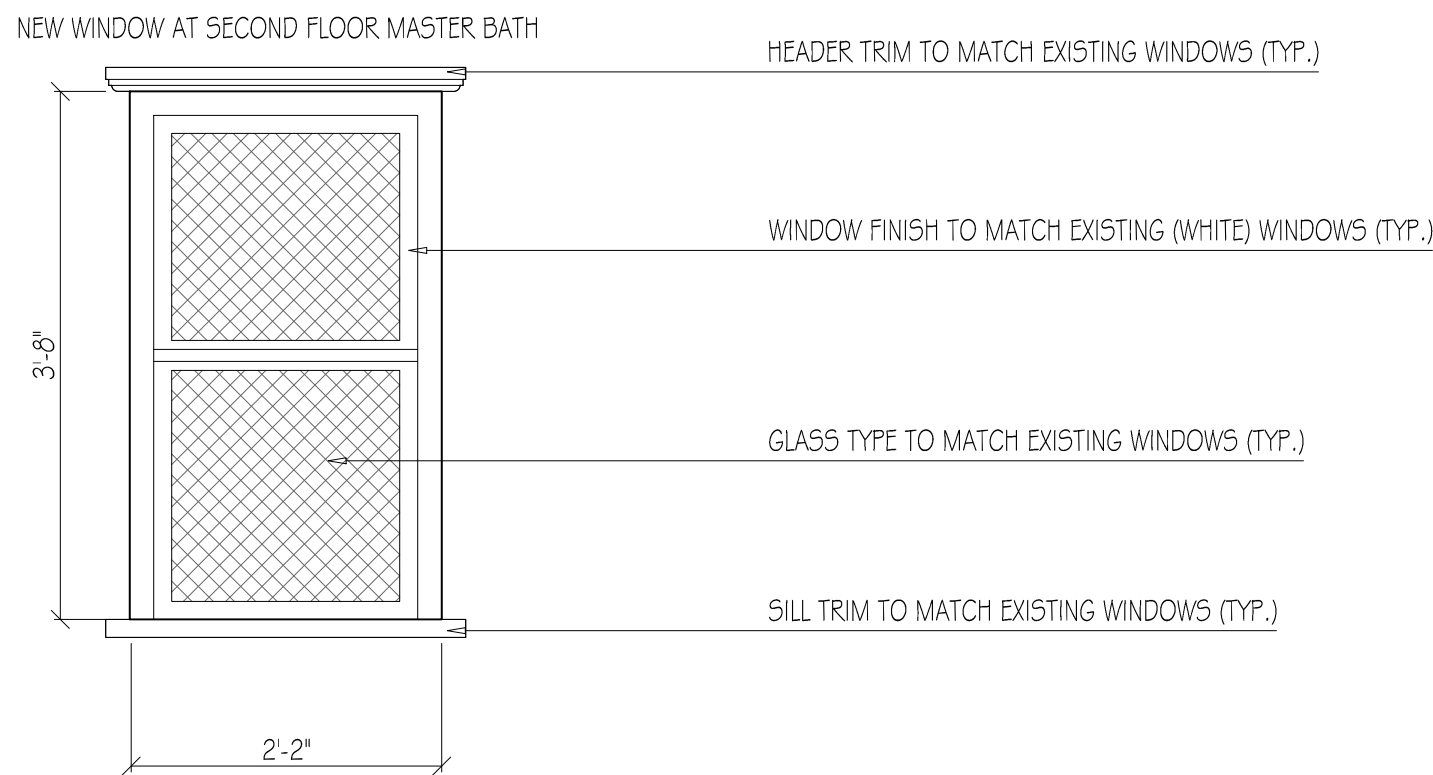
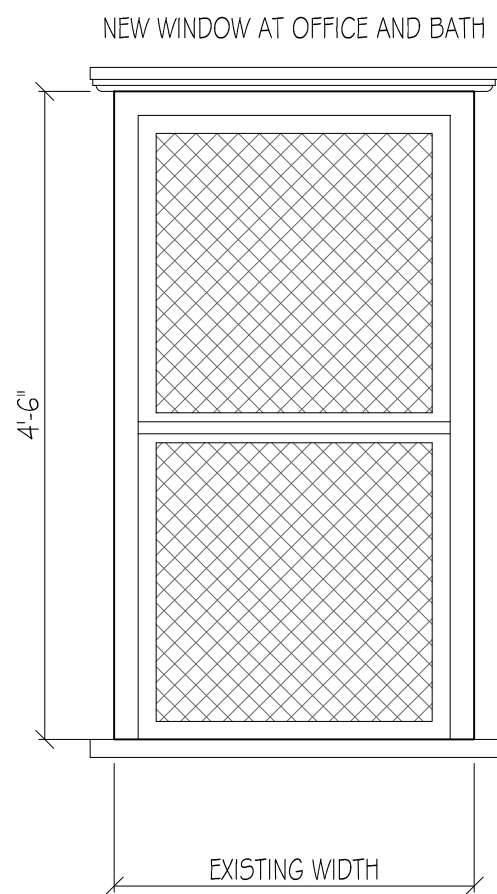
ALL NEW DOOR & WINDOW FRAMES, GLASS
AND FINISH WILL MATCH EXISTING



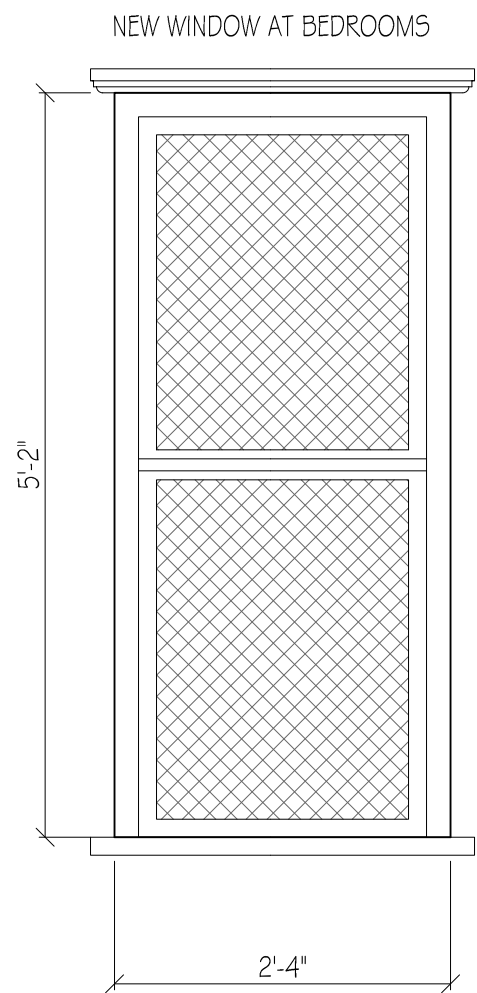
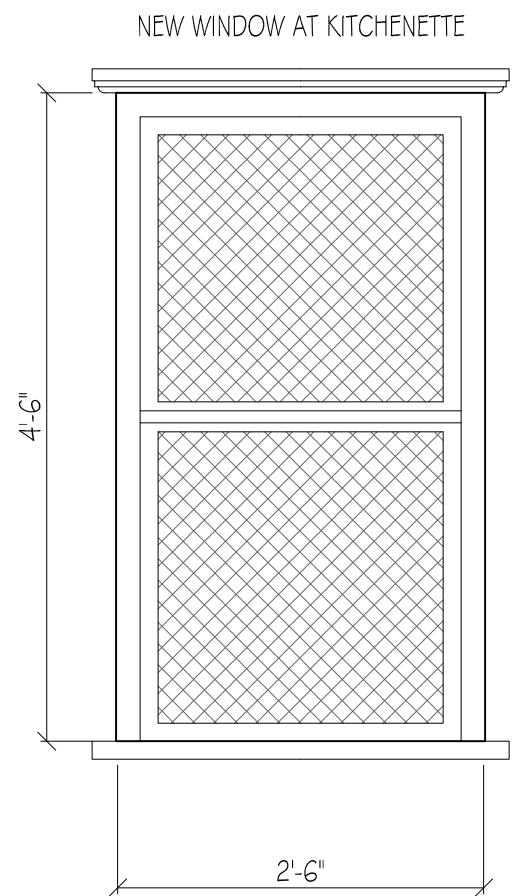
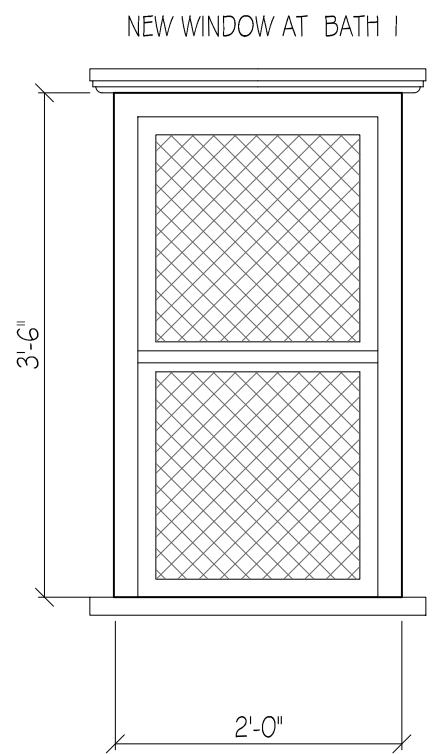
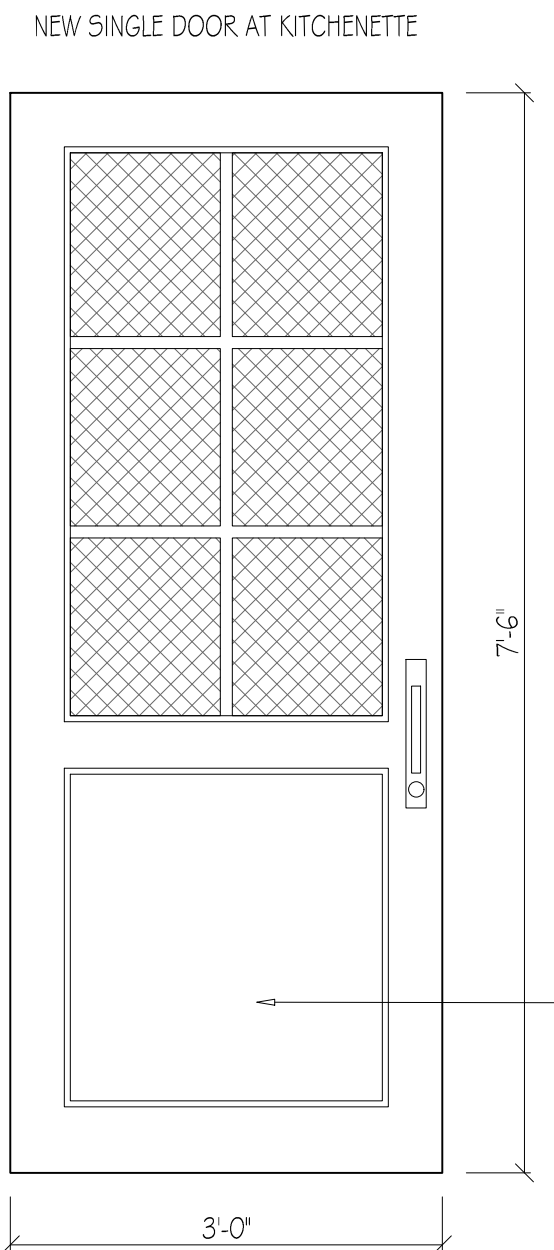
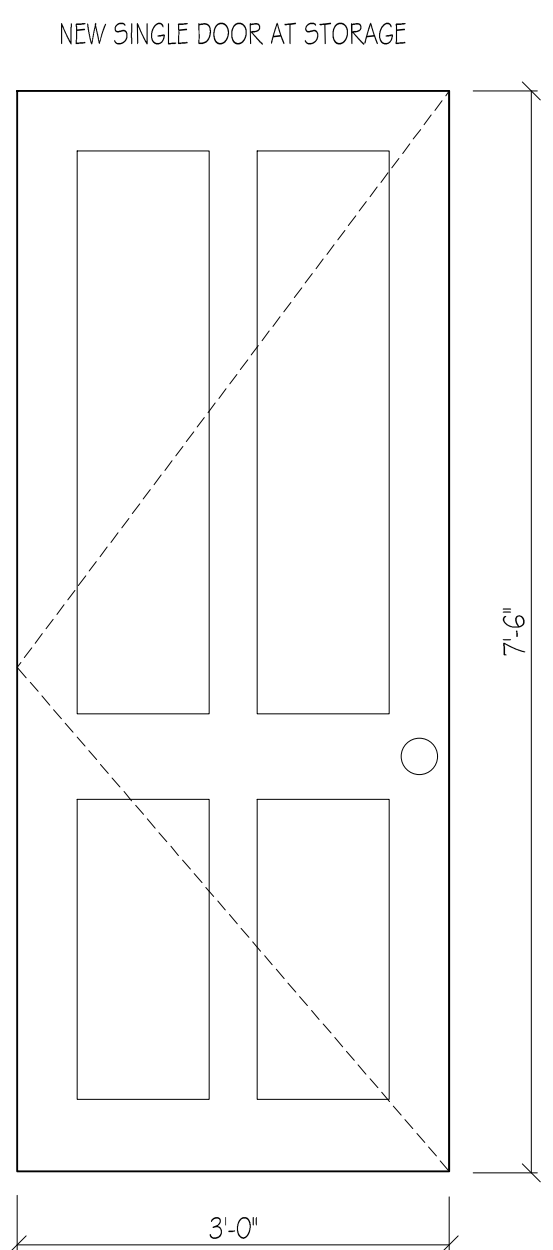
1 FRENCH DOOR AND SIDELIGHTS AT REAR FACADE OF MAIN HOUSE
1/4\"/>



2 FRENCH DOOR CONFIGURATION AT GUEST COTTAGE
1/4\"/>

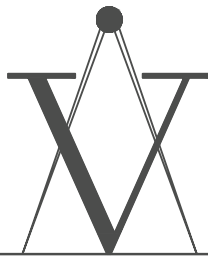


3 NEW SINGLE HUNG WINDOWS AT MAIN HOUSE
1/4\"/>



DOOR FINISH TO MATCH EXISTING (WHITE) DOORS (TYP.)

4 SINGLE FRENCH DOORS & SINGLE HANG WINDOWS AT GUEST COTTAGE
1/4\"/>



VARNAVA DESIGN
STUDIO

ARIO1023

PALM BEACH
2875 SOUTH OCEAN BLVD
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VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

COA-24-0019

FOR REVIEW ONLY
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MARKS DATE DESCRIPTION

PROJECT NO. 000

CAD DWG FILE: 145-BRAZILIAN-AVENUE

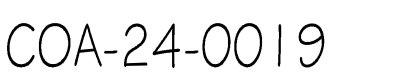
DRAWN BY: R.S. Y.V.

CHKD BY:

PLOT DATE: 10.03.24

SHEET TITLE

DOOR & WINDOW SCHEDULE
AND SPECIFICATIONS



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AWNING SPECIFICATIONS & NEW PORCH FLOOR MATERIAL AND FINISH

A-014



345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

COA-24-0019

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[illegible]

3D RENDERINGS

A-015



1 RENDERING OF MAIN HOUSE FRONT FACADE
N.T.S



345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

COA-24-0019

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[illegible]

3D RENDERINGS

A-016





345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

COA-24-0019

FOR REVIEW ONLY
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[illegible]

3D RENDERINGS

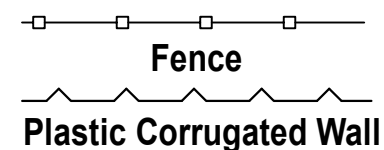
A-017



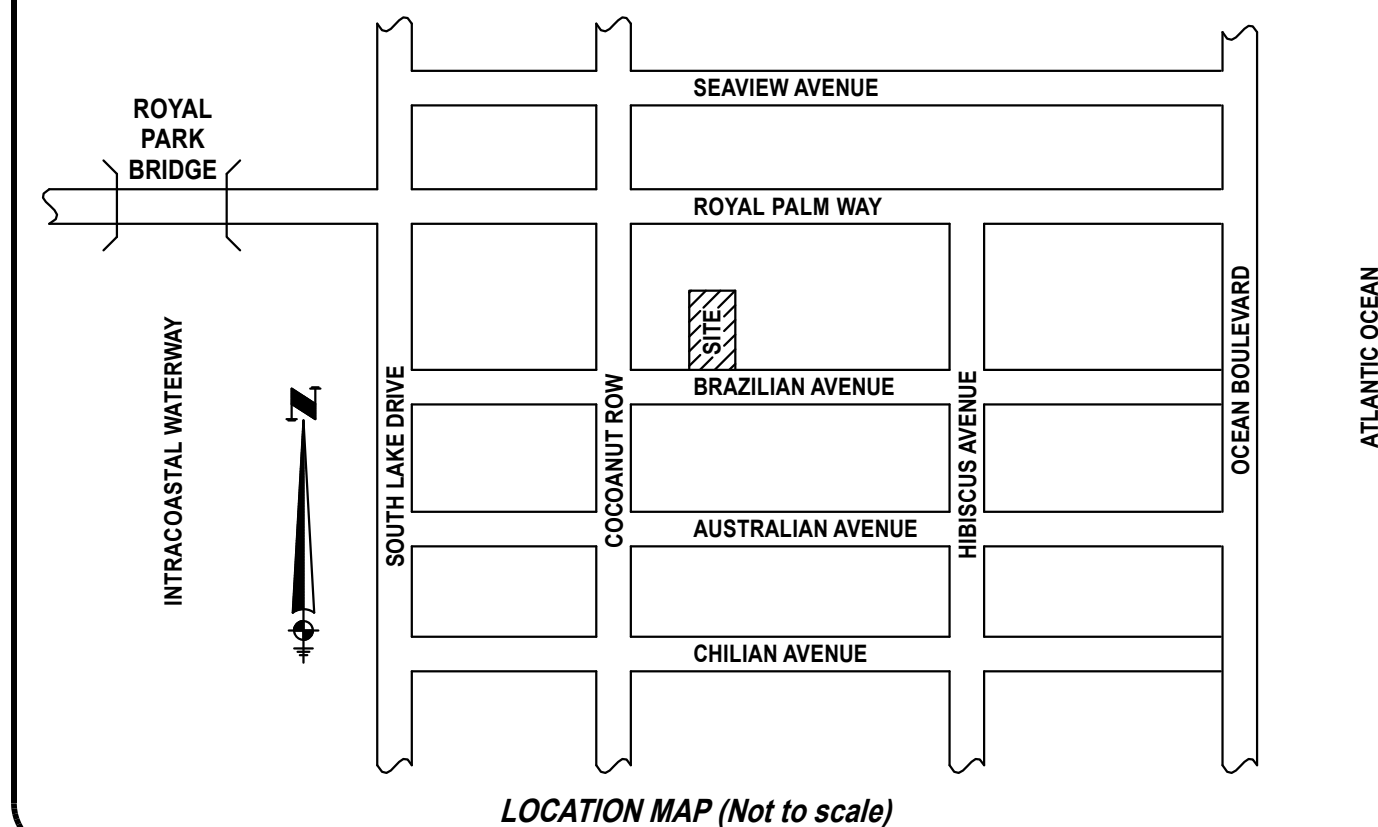
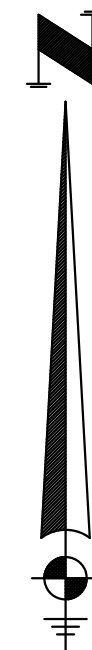
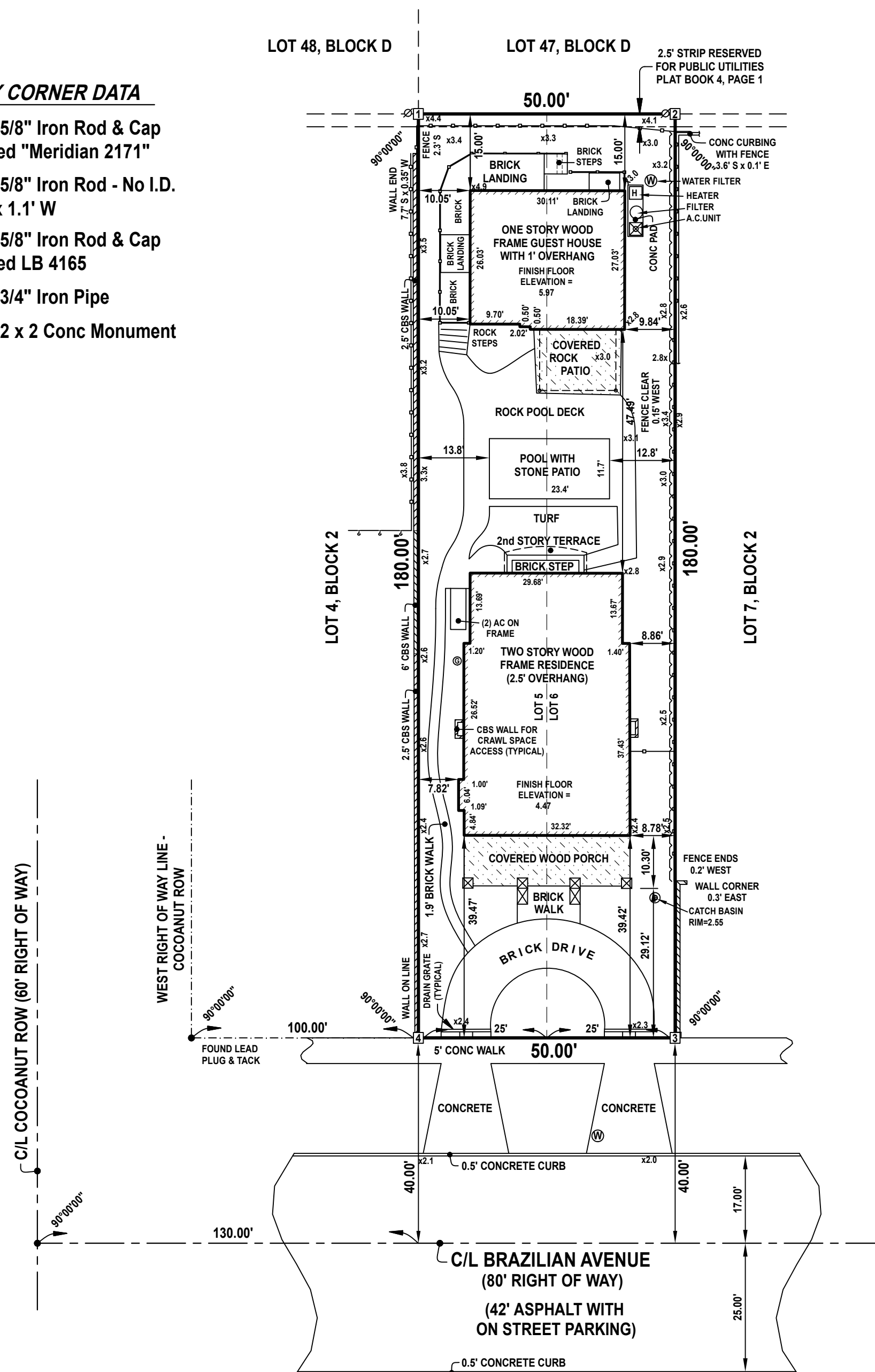
1 RENDERING OF COTTAGE FRONT FACADE
N.T.5

L.B. = Licensed Business
C/L = Centerline
CBS = Concrete Block Structure
CONC = Concrete
COV = Covered
**FEMA = Federal Emergency
 Management Agency**

-  = Wood Power Pole
 = Concrete Column
 = Sanitary Cleanout
 = Yard Drain
 = Gas Meter
 = Water Meter



- 1 Found 5/8" Iron Rod & Cap
Stamped "Meridian 2171"**
- 2 Found 5/8" Iron Rod - No I.D.
2.1' S x 1.1' W
Found 5/8" Iron Rod & Cap
Stamped LB 4165**
- 3 Found 3/4" Iron Pipe**
- 4 Found 2 x 2 Conc Monument**



Lots 5 and 6, Block 2, according to the Plat of REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, as recorded in Plat Book 4, Page 1, in and for the Public Records of Palm Beach County, Florida.

1. The current use of the site is Residential.
2. The overall Property contains 9,000 square feet/ 0.21 acres more or less.
3. Foundations, Footers and other Underground Facilities not located, unless otherwise shown.
4. Encroachments as shown: None
5. Existing easements and rights-of-way as shown hereon are per plat of Revised Map of Royal Park Addition to Palm Beach, Florida recorded in Plat Book 4, Page 1, unless otherwise shown.
6. No search of the Public Records was provided.
7. Distances and angles/bearings shown hereon are per plat and agree with the survey measurement unless otherwise specified.
8. Property lies in Flood Zone "AE" B.F.E. 6.0 per interpretation of FEMA's Flood Insurance Rate Map, Community Panel Number 12099C0583F dated 10/05/2017.
9. Elevations shown refer to NAVD'88. Benchmark Reference: E-233 U.S. Coastal Geodetic Brass Disc Elevation 13.95 NGVD per Palm Beach County Engineering Department converted to NAVD'88 using VERTCON
10. This survey cannot be transferred or assigned, unless written permission from Christopher Henn, P.S.M.
11. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

SURVEY PREPARED FOR ROBERT VALERIOUS

CHRISTOPHER HENN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6608

PCN 50-43-43-23-05-002-0050

SURVEY SOLUTIONS
Christopher Henn, P.S.M.
**CONSULTING SURVEYORS
& MAPPERS**

Florida Certificate LB No. 7885
5878 NW 25th Terrace
Boca Raton, Florida 33496
Telephone: (561) 245-5263
www.titlesurvey.com

BOUNDARY SURVEY OF:
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA 33480

REFERENCE: F60617
OFFICE: CH
DATE 3/25/2024

REVISIONS:

SCALE: 1"=20'

DWG. NUMBER: 94-087.12

SHEET 1 OF 1