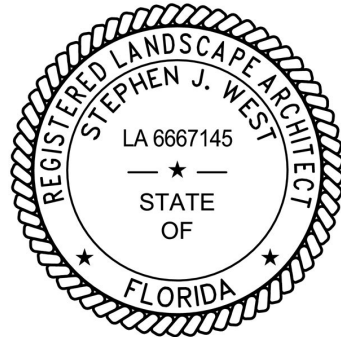
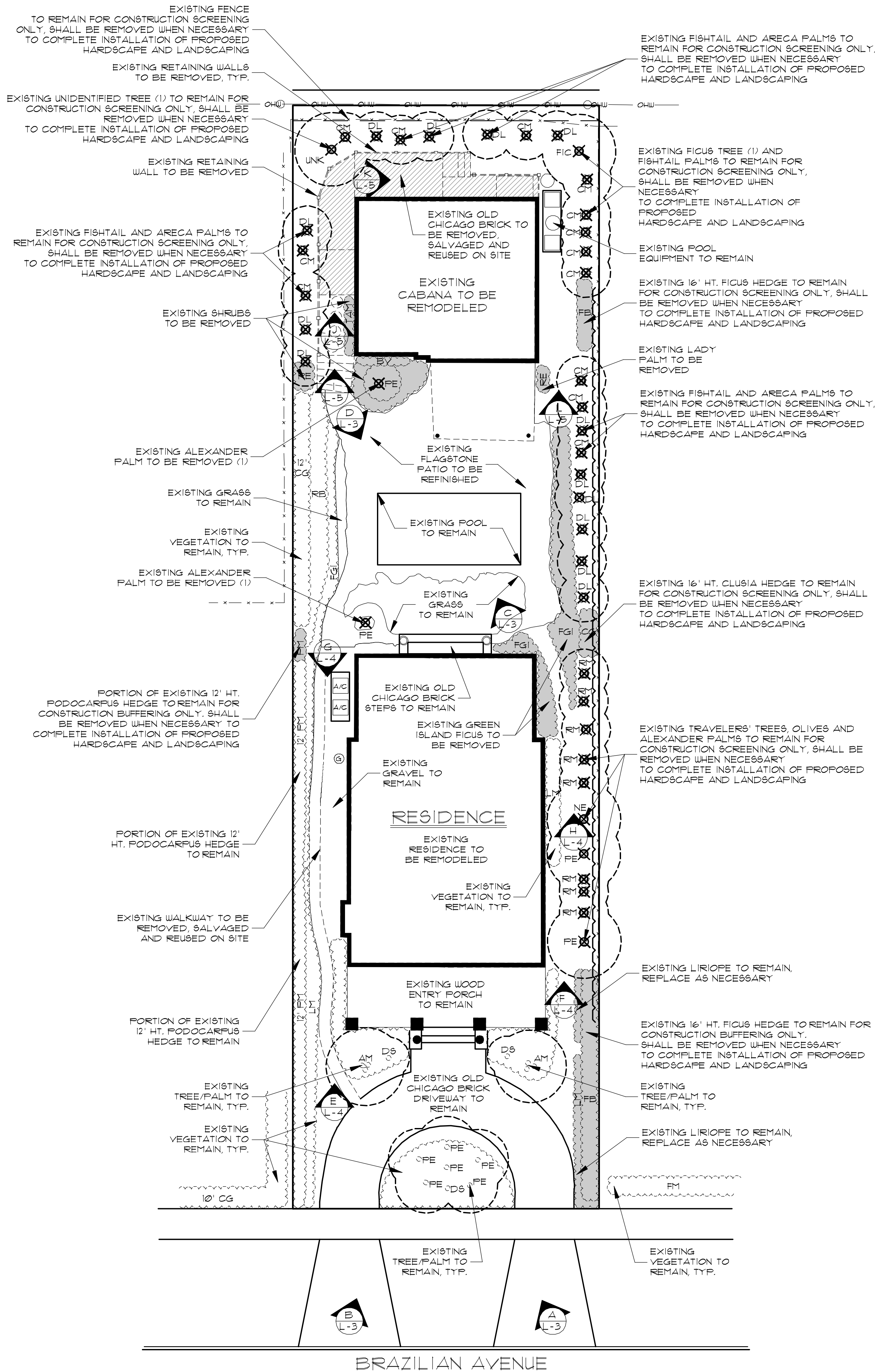


345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
COA-24-0019

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L-15	LANDSCAPE OPEN SPACE DIAGRAMS



Digitally signed
by Stephen J West
Date: 2024.10.02
14:57:41 -04'00'



Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing tree/palm to be relocated on site
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

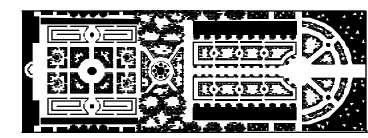
- AM = Adonidia merrillii / Christmas Palm
CG = Clusia guttifer / Small Leaf Clusia
CM = Caryota mitis / Fishtail Palm
DL = Dypsis lutescens / Areca Palm
DS = Dombeya 'Seminole' / Dombeya
FIC = Ficus species
FM = Ficus microcarpa / Cuban Laurel
NE = Noronhia emarginata / Madagascar Olive
FE = Ptychosperma elegans / Alexander Palm
FM = Podocarpus macrophyllus / Yew
RE = Rhaps excelsa / Lady Palm
RM = Ravenala madagascariensis / Travelers Tree
UNK = Unidentified Tree

Existing Plant Removal List

SYM	QTY	NAME
CM	13	Caryota mitis / Fishtail Palm
DL	13	Dypsis lutescens / Areca Palm
FIC	1	Ficus species
NE	1	Noronhia emarginata / Madagascar Olive
FE	2	Ptychosperma elegans / Alexander Palm
RM	8	Ravenala madagascariensis / Travelers Tree
UNK	1	Unidentified Tree

Note:

CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION PER TOWN CODE. CONSTRUCTION SCREENING SHALL BE INSTALLED PRIOR TO DEMOLITION AND REMAIN FOR THE DURATION OF THE PROJECT. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO COMPLETE CONSTRUCTION ACTIVITIES AND NEW VEGETATION OR SCREENING IS INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK.



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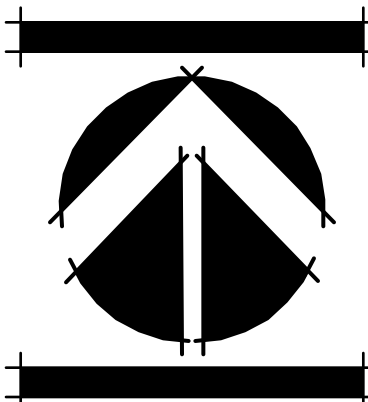
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Jupiter, Florida 33458

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VALERIOUS RESIDENCE
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
EXISTING CONDITIONS AND LANDSCAPE/HARDSCAPE DEMOLITION PLAN

DATE: 2024.02.27
DRAWN BY: SJW/JML
JOB NO: 24-001
SCALE: 1" = 10'-0"
FILENAME: Valerious 05

REVISIONS:
9.4.24 First Submittal
9.20.24 Second Submittal



SHEET:

L-2

COA-24-0019



A EXISTING VIEW FROM BRAZILIAN AVENUE
L-3



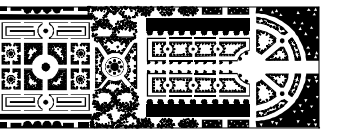
B EXISTING VIEW FROM BRAZILIAN AVENUE
L-3



C EXISTING CABANA AND POOL
L-3



D EXISTING RESIDENCE AND POOL
L-3



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VALERIOUS RESIDENCE
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
EXISTING SITE PHOTOGRAPHS

DATE: 2024.02.27
DRAWN BY: SJW/JML
JOB NO.: 24-021
SCALE: N/A
FILENAME: Valerious 05

REVISIONS:
3/2/24 First Submittal
3/20/24 Second Submittal

COA-24-0019

SHEET:
L-3



E EXISTING WEST SIDE YARD
L-4



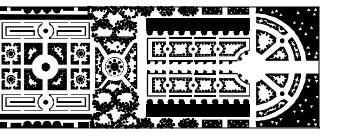
F EXISTING EAST SIDE YARD
L-4



G EXISTING WEST SIDE YARD
L-4



H EXISTING EAST SIDE YARD
L-4



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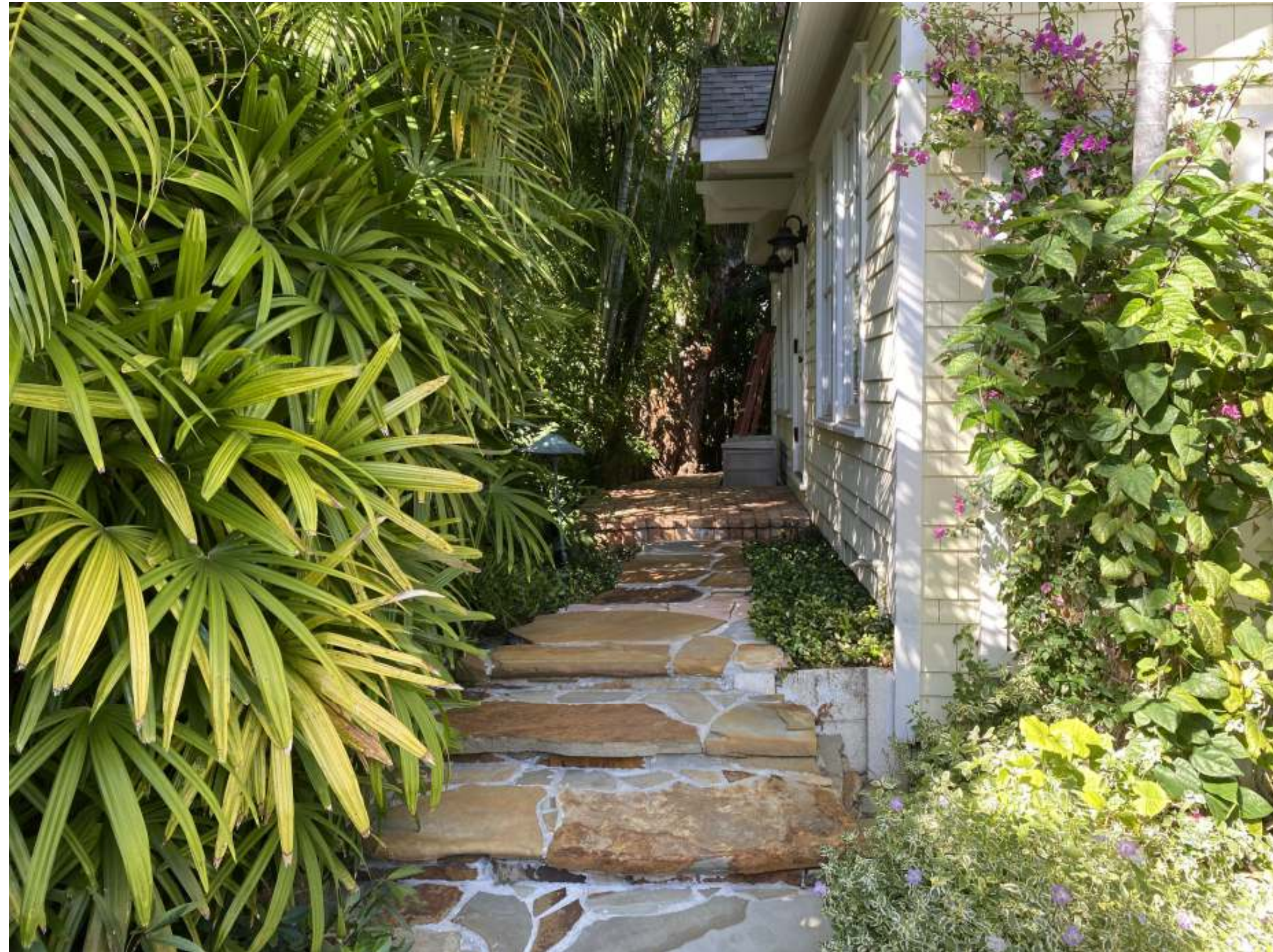
VALERIOUS RESIDENCE
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
EXISTING SITE PHOTOGRAPHS

DATE: 2024.02.27
DRAWN BY: SJW/JML
JOB NO.: 24-021
SCALE: N/A
FILENAME: Valerious 05

REVISIONS:
3/24 First Submittal
3/2024 Second Submittal

COA-24-0019

SHEET:
L-4



I
L-5

EXISTING WEST SIDE YARD



J
L-5

EXISTING WEST SIDE YARD



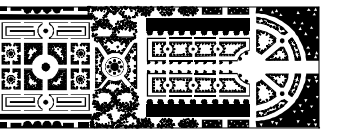
K
L-5

EXISTING REAR BUFFER



L
L-5

EXISTING EAST SIDE YARD



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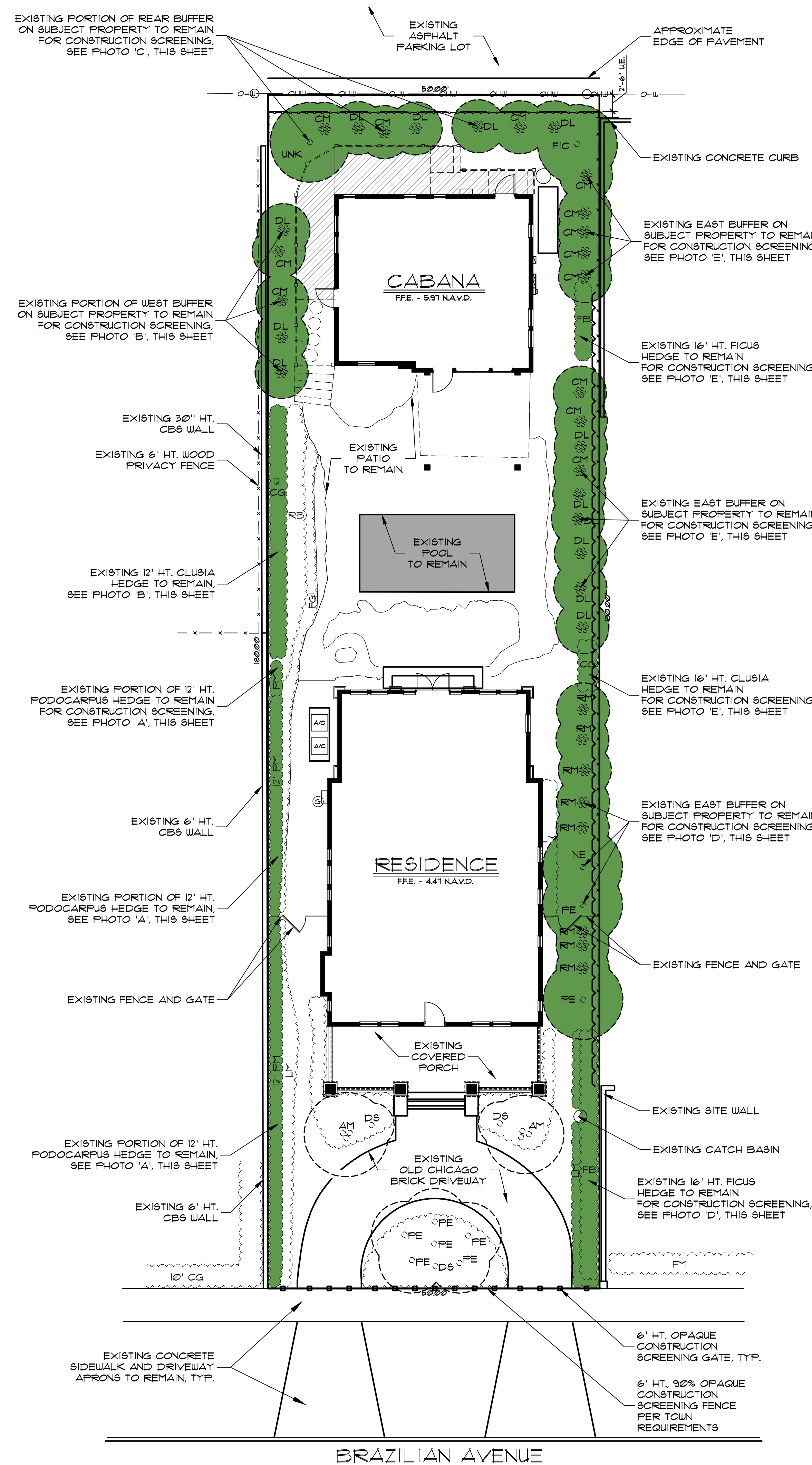
VALERIOUS RESIDENCE
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
EXISTING SITE PHOTOGRAPHS

DATE: 2024.02.27
DRAWN BY: SJW/JML
JOB NO.: 24-021
SCALE: N/A
FILENAME: Valerious 05

REVISIONS:
3/2/24 First Submittal
3/20/24 Second Submittal

COA-24-0019

SHEET:
L-5



Existing Plant Symbol Key

Existing trees/palm to remain for const. buffering. Shall be removed when necessary to complete construction

Existing vegetation to remain for const. buffering. Shall be removed when necessary to complete construction

Existing Plant Key

AM = Adonidia merrillii / Christmas Palm
CG = Clusia guttifera / Small Leaf Clusia
CM = Caryota mitis / Fishtail Palm
DL = Dypsis lutescens / Areca Palm
DS = Dombeya 'Geminole' / Dombeya
FIC = Ficus species
FM = Ficus microcarpa / Cuban Laurel
NE = Noronhia emarginata / Madagascar Olive
PE = Ptychosperma elegans / Alexander Palm
PM = Podocarpus macrophyllus / Yew
RE = Rhapsis excelsa / Lady Palm
RM = Ravenala madagascariensis / Travelers Tree
UNK = Unidentified Tree

Construction Screening Note:

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A
L-6
EXISTING WEST BUFFER



B
L-6
EXISTING WEST BUFFER



D
L-6
EXISTING EAST BUFFER



C
L-6
EXISTING REAR BUFFER



E
L-6
EXISTING EAST BUFFER

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VALERIOUS RESIDENCE
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
CONSTRUCTION SCREENING PLAN

DATE: 2024.02.27
DRAWN BY: SJW/JML
JOB NO.: 24-021
SCALE: 1" = 10'-0"
FILENAME: Valerious 05

REVISIONS:
9/24/24 First Submittal
9/20/24 Second Submittal

SHEET:
L-6

COA-24-0019

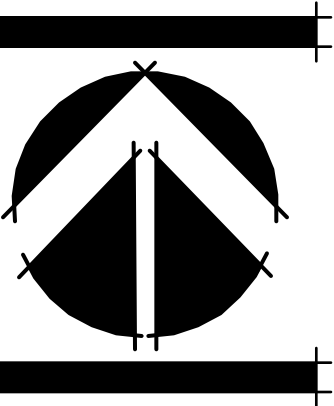
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
CONSTRUCTION STAGING PLAN

DATE: 2024.02.27
DRAWN BY: SJW/JML
DB NO.: 24-021
SCALE: 1" = 10'-0"
FILENAME: Valerious 05

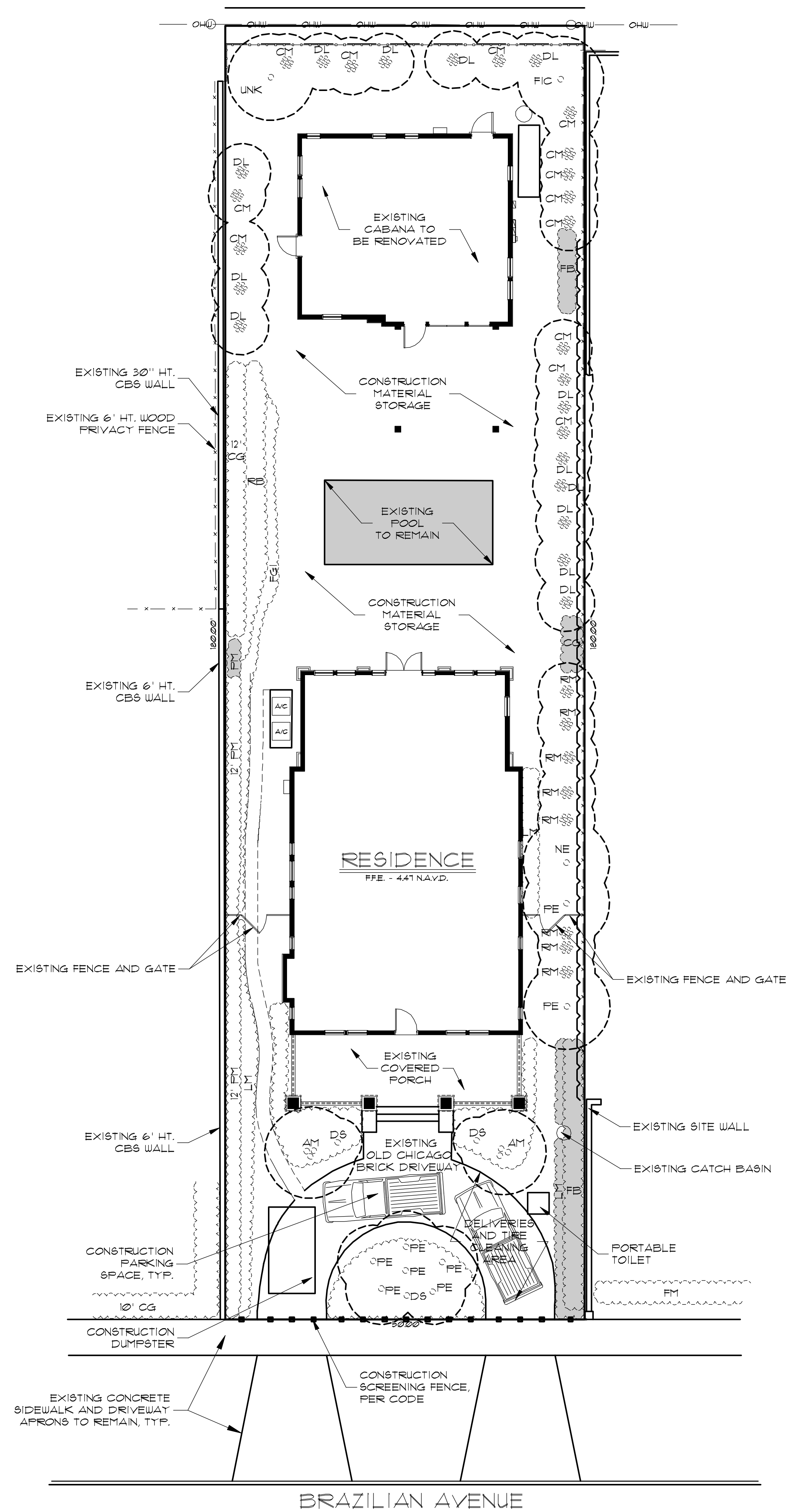
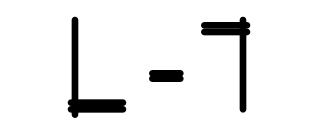
REVISIONS:

4.24 First Submittal

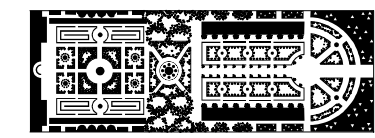
10.24 Second Submittal



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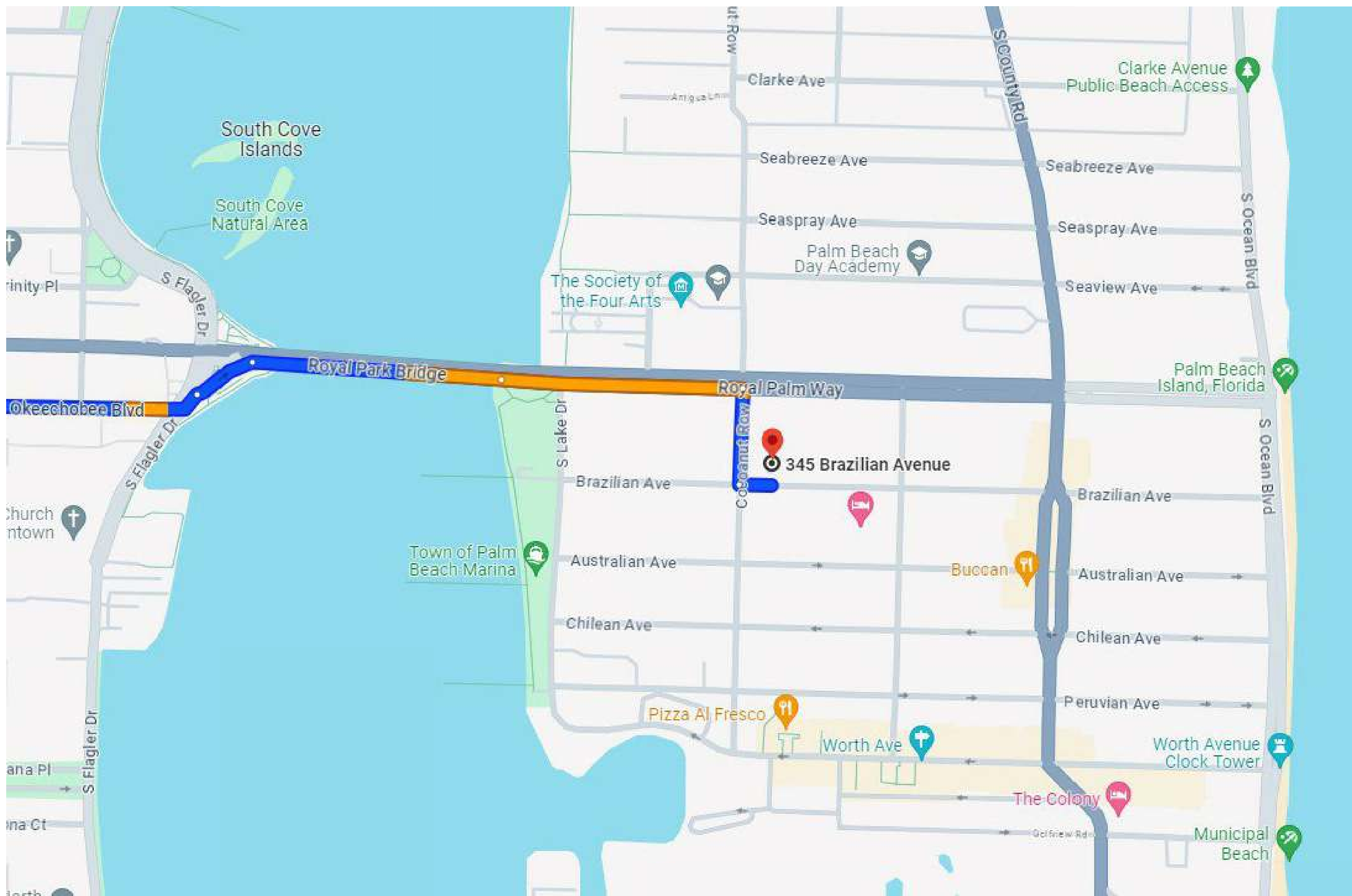
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PRELIMINARY CONSTRUCTION SCHEDULE

LANDMARKS PRESERVATION COMMISSION (LPC) MEETING	NOVEMBER 20, 2024
PERMIT DRAWING PREPARATION AND PERMIT REVIEW	DECEMBER 2024 - JANUARY 2025
MOBILIZATION AND DEMOLITION	1 MONTH - COMMENCE FEBRUARY 2025
SITE/BUILDING PREPARATION	1 MONTH
DELIVERIES AND CONCRETE POURS	1 MONTH
FINISHES	2 MONTHS
LANDSCAPE AND HARDSCAPE INSTALLATION	2 MONTHS
FINAL INSPECTIONS	2 MONTHS
CLOSE-OUT	NOVEMBER 2025

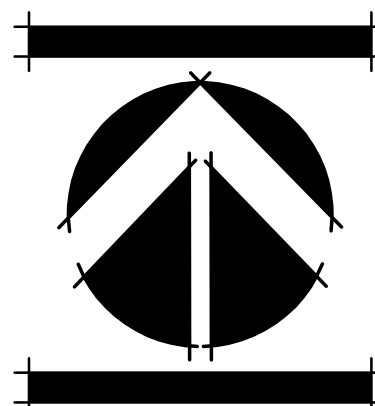
Truck Logistics

- A. Roadways: Deliveries and workers will access Palm Beach by heading east on Okeechobee Boulevard over the Royal Park Bridge. Then head South on Coconut Row. Turn East onto Brazilian Avenue. The subject property is on the North side of the road.
- B. Maximum truck length = 30'
- C. Estimated number of deliveries generated by this project = 50

VALERIOUS RESIDENCE
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
TRUCK LOGISTICS PLAN

DATE: 2024.02.27
DRAWN BY: SJW/JML
JOB NO.: 24-021
SCALE: N/A
FILENAME: Valerious 05

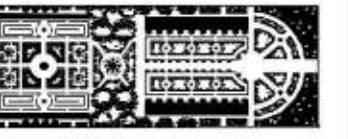
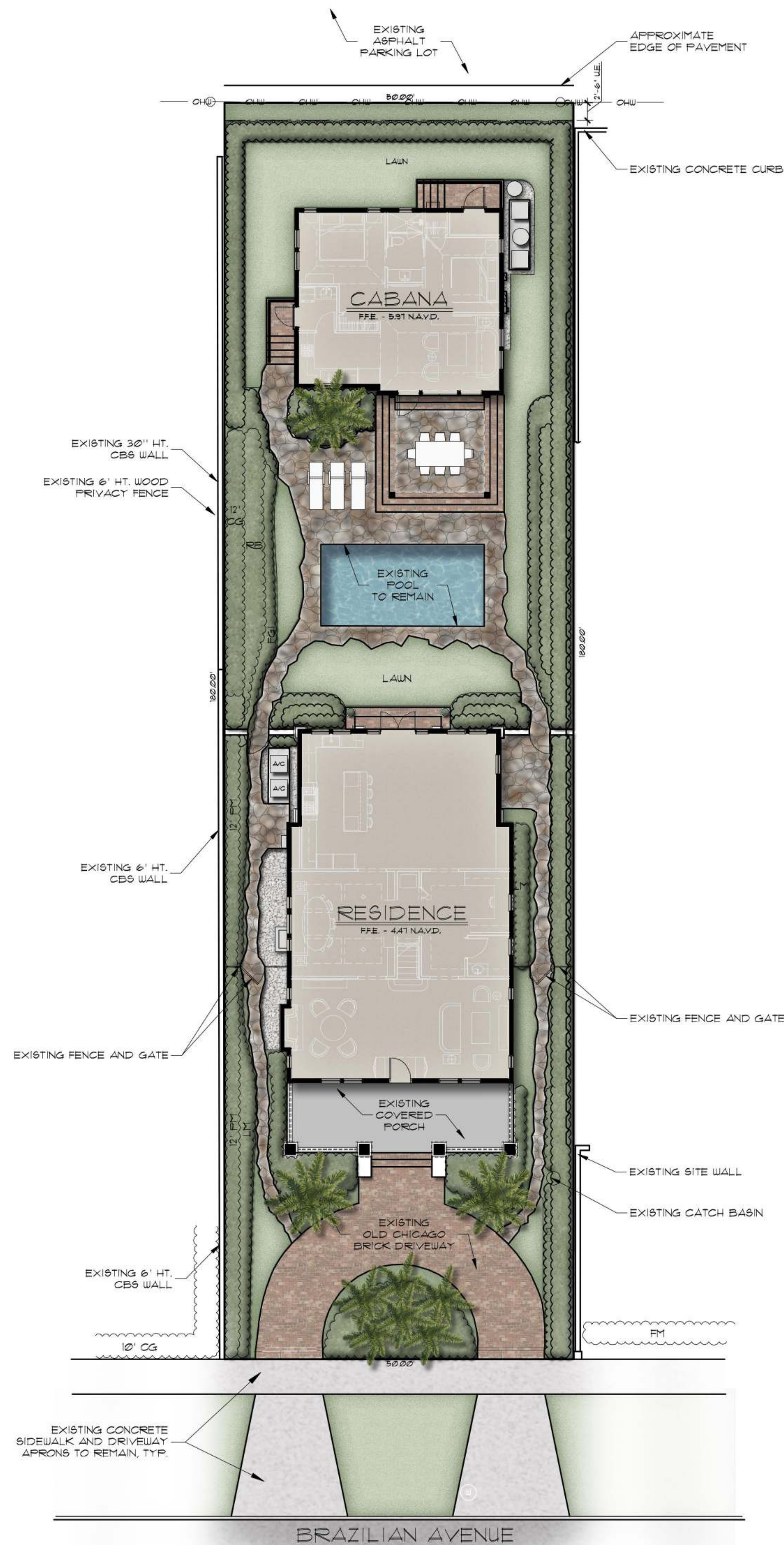
REVISIONS:
9.4.24 First Submittal
9.20.24 Second Submittal



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L-8

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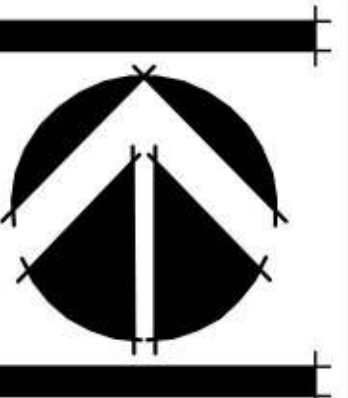
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VALERIOUS RESIDENCE
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
LANDSCAPE PLAN RENDER

DATE: 2024.02.27
DRAWN BY: SJW/JML
JOB NO: 24-021
SCALE: 1" = 10'-0"
FILENAME: Valerious 05

REVISIONS:
9.4.24 First Submittal
9.20.24 Second Submittal




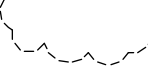



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1-9

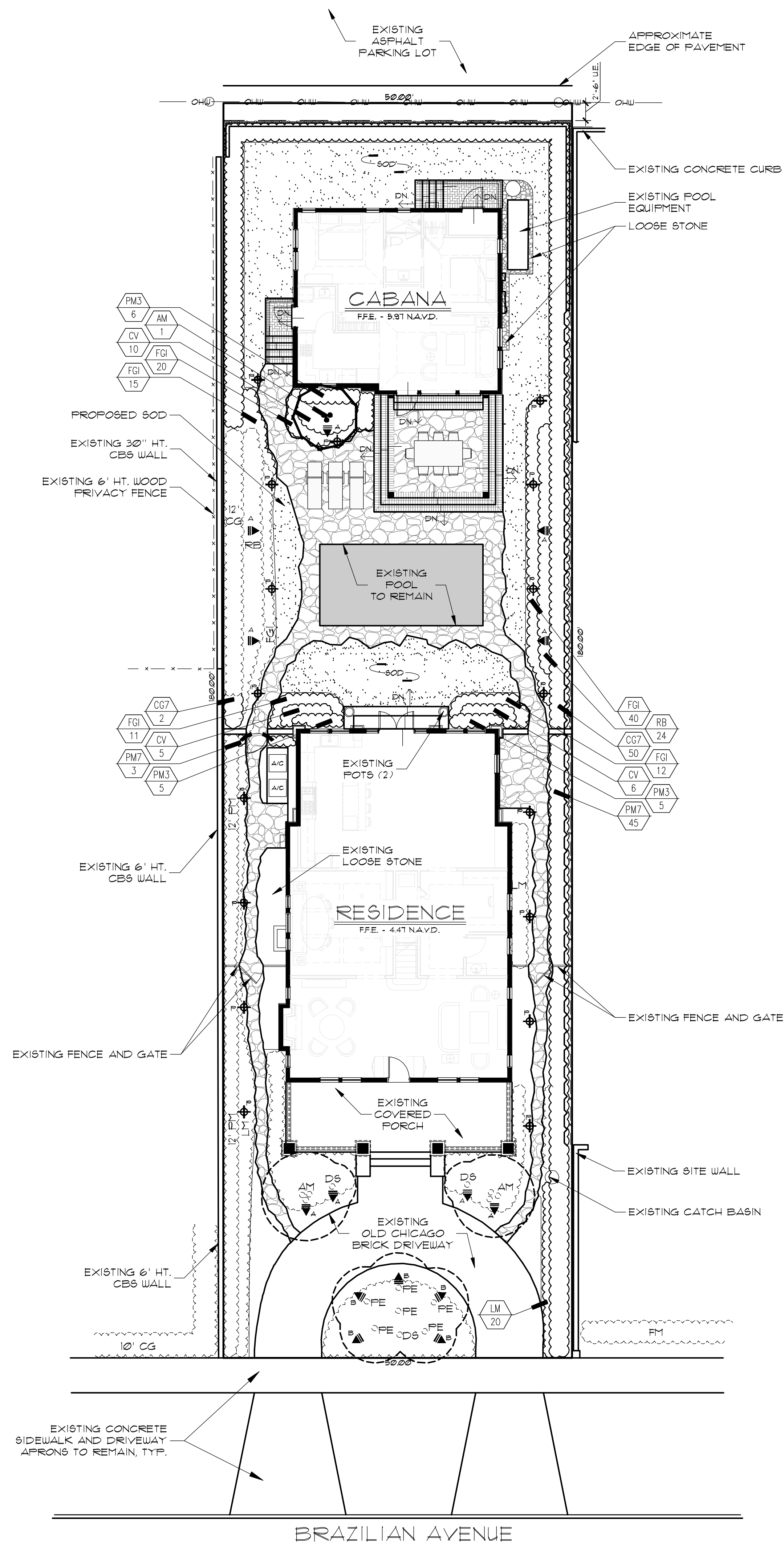
COA-24-0019

Existing Plant Symbol Key

- | | |
|-------------------------------------------------------------------------------------|--------------------------------------------|
|  | Existing tree/palm to remain |
|  | Existing tree/palm to be removed |
|  | Existing tree/palm to be relocated on site |
|  | Existing vegetation to remain |
|  | Existing vegetation to be removed |

Existing Plant Key

AM = *Adonidia merrillii* / Christmas Palm
 CG = *Clusia guttifera* / Small Leaf Clusia
 CL = *Caryota mitis* / Fishtail Palm
 DL = *Dysois lutescens* / Arecia Palm
 DS = *Dombeya seminale* / Dombeya
 FIC = *Ficus species*
 FY = *Ficus microcarpa* / Cuban Laurel
 NE = *Noronhia marginata* / Madagascar Olive
 PE = *Ptychosperma elegans* / Alexander Palm
 PY = *Podocarpus macrophyllus* / Yew
 RE = *Rhapis excelsa* / Lady Palm
 RV = *Ravennala madagascariensis* / Travelers Tree
 UNK = Unidentified Tree



Landscape Lighting Specifications

SYM	QTY	SPECIFICATION
A	9	CABT BRASS ACCENT LIGHT: WAC 301-2TBBR 12V 8W LED, 60" WIDE FLOOD
B	5	CABT BRASS ACCENT LIGHT: WAC 301-2TBBR 12V 8W LED, 40" MEDIUM FLOOD
C	17	CABT BRASS PATH LIGHT: WAC 604-2TBBR 12V 6.3W LED, TIKI PATH LIGHT

LANDSCAPE LIGHTING DATA

TOTAL LOT AREA = 9,000 SQ. FT. (0.207 ACRES)

TOTAL LIGHT FIXTURES = 31
TOTAL FIXTURES PER ACRE: 150 (150 MAX.)

TOTAL WATTS PROPOSED (LED) = 222.5 WATTS
TOTAL WATTS PER ACRE (LED) = 1,015 WATTS/ACRE (5,000 WATTS/ACRE MAX.)
TOTAL WATTS PROPOSED (HALOGEN / INCANDESCENT EQUIVALENT) = 974.5 WATTS
TOTAL WATTS PER ACRE (HALOGEN / INCANDESCENT EQUIVALENT) = 4,708 WATTS/ACRE (5,000 WATTS/ACRE MAX.)

LANDSCAPE LIGHTING NOTES:

- MOUNT ALL ABOVE GROUND FIXTURES ON M6000-STAKE.
- INSTALL ALL LOW VOLTAGE WIRING IN CONDUIT MINIMUM 12" BELOW GRADE.
- ALL FIXTURES SHALL BE 6'-0" MINIMUM FROM SWIMMING POOL OR OTHER BODY OF WATER.
- ALL FIXTURES WITHIN 10'-0" OF POOL SHALL HAVE A TRANSFORMER BASE AND GFCI PROTECTION.
- ALL FIXTURES SHALL EXCEED:
- NO LIGHT BULB OR FIXTURE SHALL BE VISIBLE FROM OUTSIDE OF THE PROPERTY.
- NO MORE THAN 1/2 FOOT-CANDLE OF LIGHT SHALL BE REFLECTED OFF OF THE PROPERTY.



COA-24-0019

SHEET:

L-10



PROPOSED LANDSCAPE ADJUSTMENTS

East Elevation



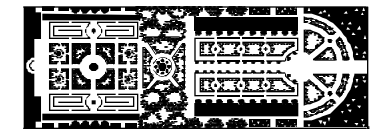
PROPOSED LANDSCAPE ADJUSTMENTS

EXISTING TO REMAIN

West Elevation



Rear Elevation PROPOSED LANDSCAPE ADJUSTMENTS



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VALERIOUS RESIDENCE
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
PROPOSED LANDSCAPE ELEVATIONS

DATE: 2024.02.27
DRAWN BY: SJW/JML
JOB NO: 24-021
SCALE: N/A
FILENAME: Valerious 05

REVISIONS:
9.2.24 First Submittal
9.20.24 Second Submittal

SHEET:
L-11

COA-24-0019

Plant List

SYM	QTY	NAME	SPECIFICATIONS
PALMS			
AM	1	Adonidia merrillii / Christmas Palm	10' ht., triple stem, full frond
SHRUBS and VINES			
CG1	52	Clusia guttifera / Small Leaf Clusia	25 gal., 7' x 3½', full to base
CV	21	Codiaeum variegatum 'Excellent'	3 gal., 20" x 18", full
FG1	98	Ficus 'Green Island' / Green Island Ficus	3 gal., 12" x 12", full
LM	20	Liriope muscari / Liriope	3 gal., 16" x 16", full
PM3	16	Podocarpus macrophyllus / Yew	7 gal., 36" x 18", full to base
PM1	48	Podocarpus macrophyllus / Yew	25 gal., 7' x 30", full to base
RB	24	Ruellia brittoniana / Mexican Bluebell	3 gal., 22" x 22", full
MISCELLANEOUS			
MULCH		Chocolate Brown	3" depth, 100% coverage in all plant beds
SOD		Zeon Zoysia or alternate approved by Landscape Architect	Solid sod, laid tight, rolled for compaction Fine grade and install 80/20 mix of 80% coarse sand and 20% Canadian peat, 2"-3" thick over existing soil prior to laying sod

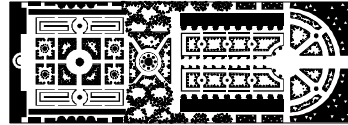


Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend	
1	Property Address:	345 Brazilian Avenue
2	Lot Area (sq. ft.):	9,000 sq. ft.
3		REQUIRED PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	4,050 sq. ft. / 45% 3,767 sq. ft. / 41.9%
5	LOS to be altered (Sq Ft and %)	N/A 1,814sq. ft. / 49.1%
6	Perimeter LOS (Sq Ft and %)	2,025 sq. ft. / 50% 2,909 sq. ft. / 71.8%
7	Front Yard LOS (Sq Ft and %)	500 sq. ft. / 40% 659 sq. ft. / 52.7%
8	Native Trees %	30% (number of trees) N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines) N/A
10	Native Groundcover %	30% (groundcover area) N/A

To determine qualifying native vegetation use either:
[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)



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License #LA0001347

VALERIOUS RESIDENCE
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
PLANT LIST

DATE: 2024.02.27
DRAWN BY: SJW/JML
JOB NO.: 24-021
SCALE: N/A
FILENAME: Valerious 05

REVISIONS:
02/24 First Submittal
02/24 Second Submittal

SHEET:

L-12

COA-24-0019

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development, that final appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "v" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with mired or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-1-12	'AGRIFORM' TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1'-6" caliper	2 lbs./1' caliper	2/1' caliper
6" and larger	3 lbs./1' caliper	2/1' caliper

Florida East Coast Palm Specia^l will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

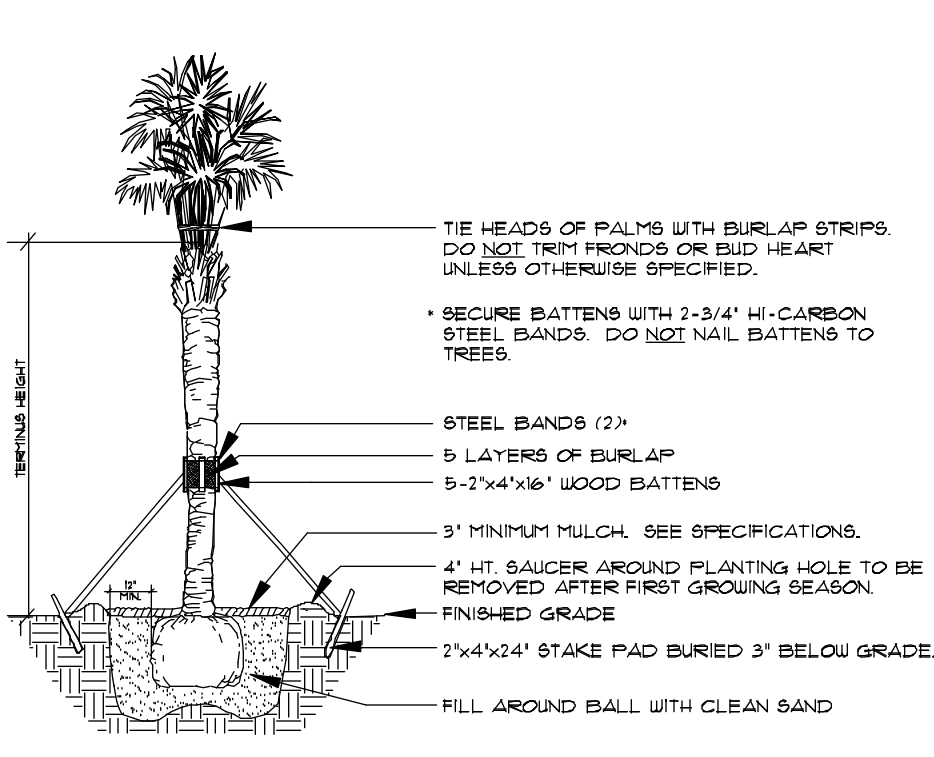
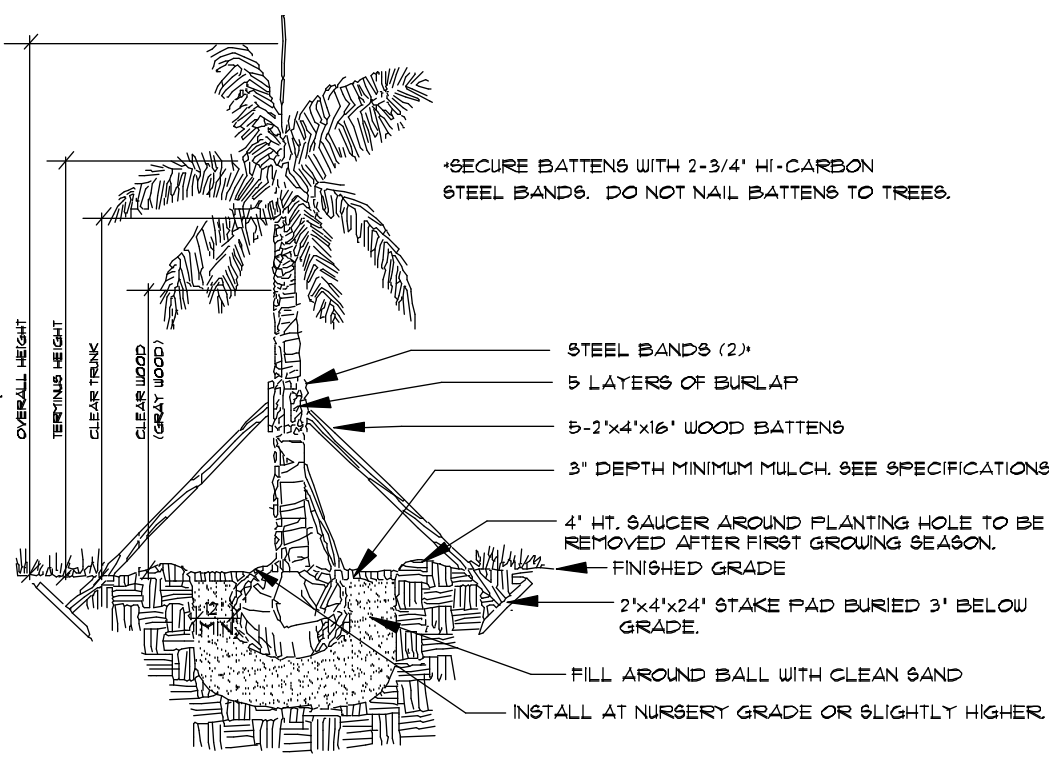
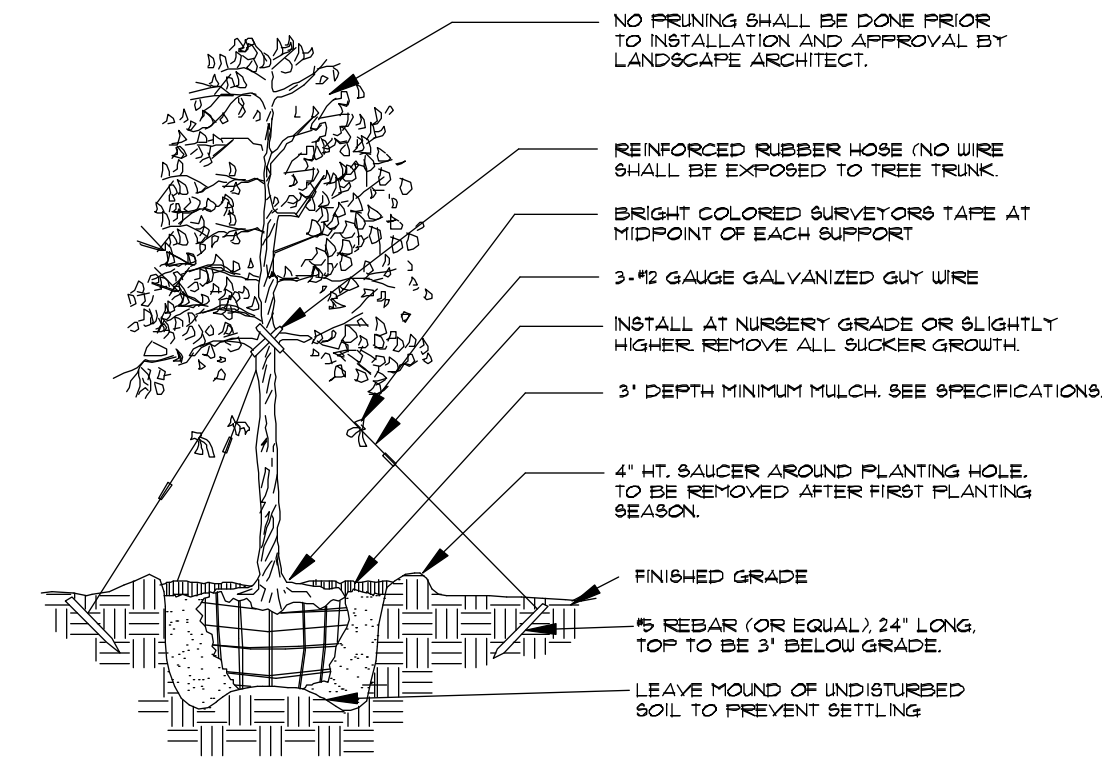
MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B.B.B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Planting Details



Tree Planting

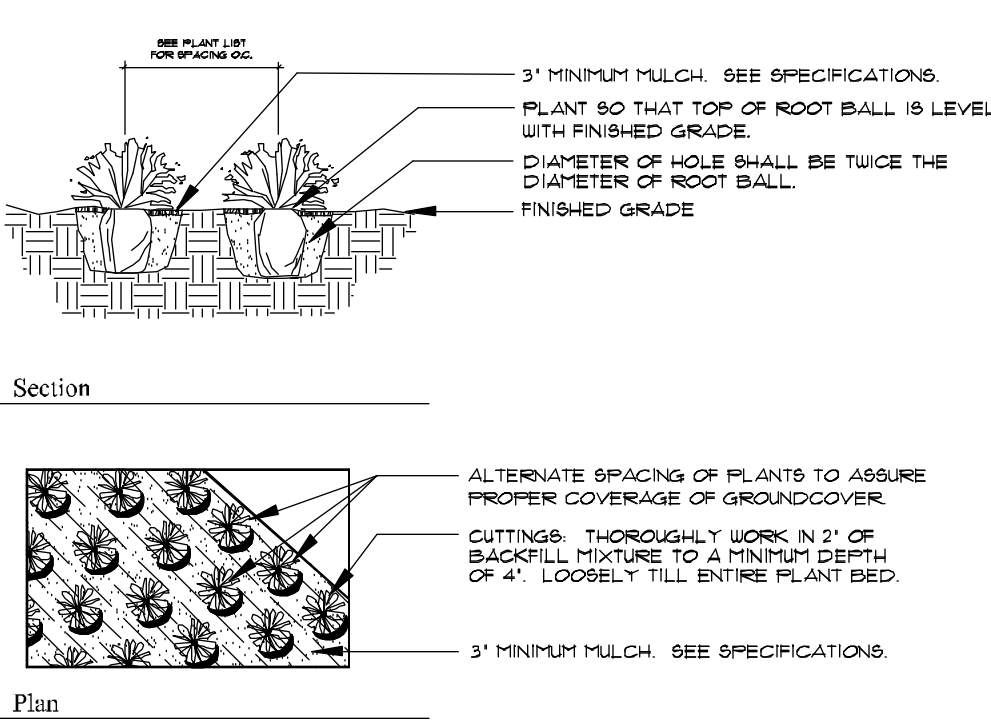
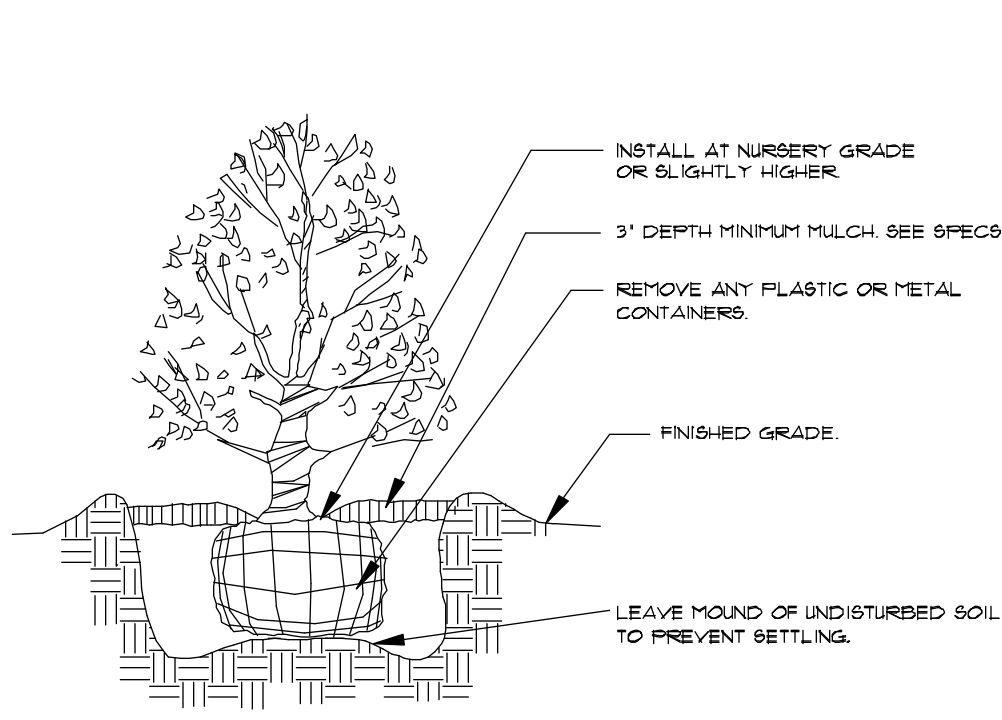
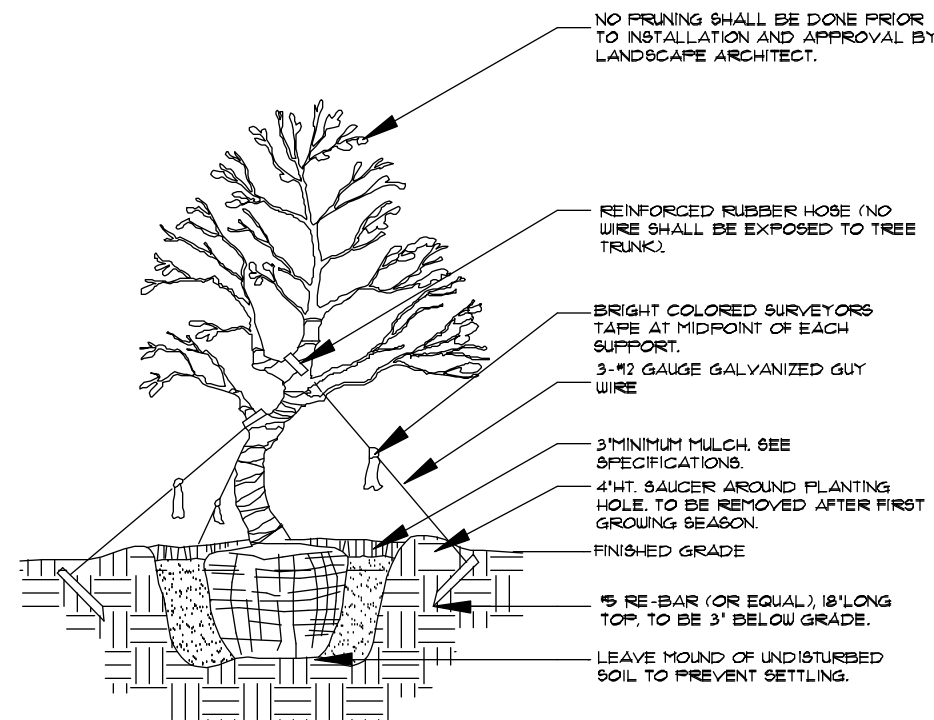
SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.

Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.
SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS
SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Irregular & Multi-Stem Tree Planting

FOR TREES 8"-11" HT.
NOTES:
SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
BRACING-SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

Shrub Planting

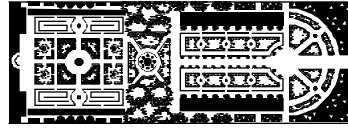
SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Groundcover Planting

SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage. Said system shall consist of an automatic or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.



PARKER YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

VALERIOUS RESIDENCE
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
PLANTING DETAILS AND SPECIFICATIONS

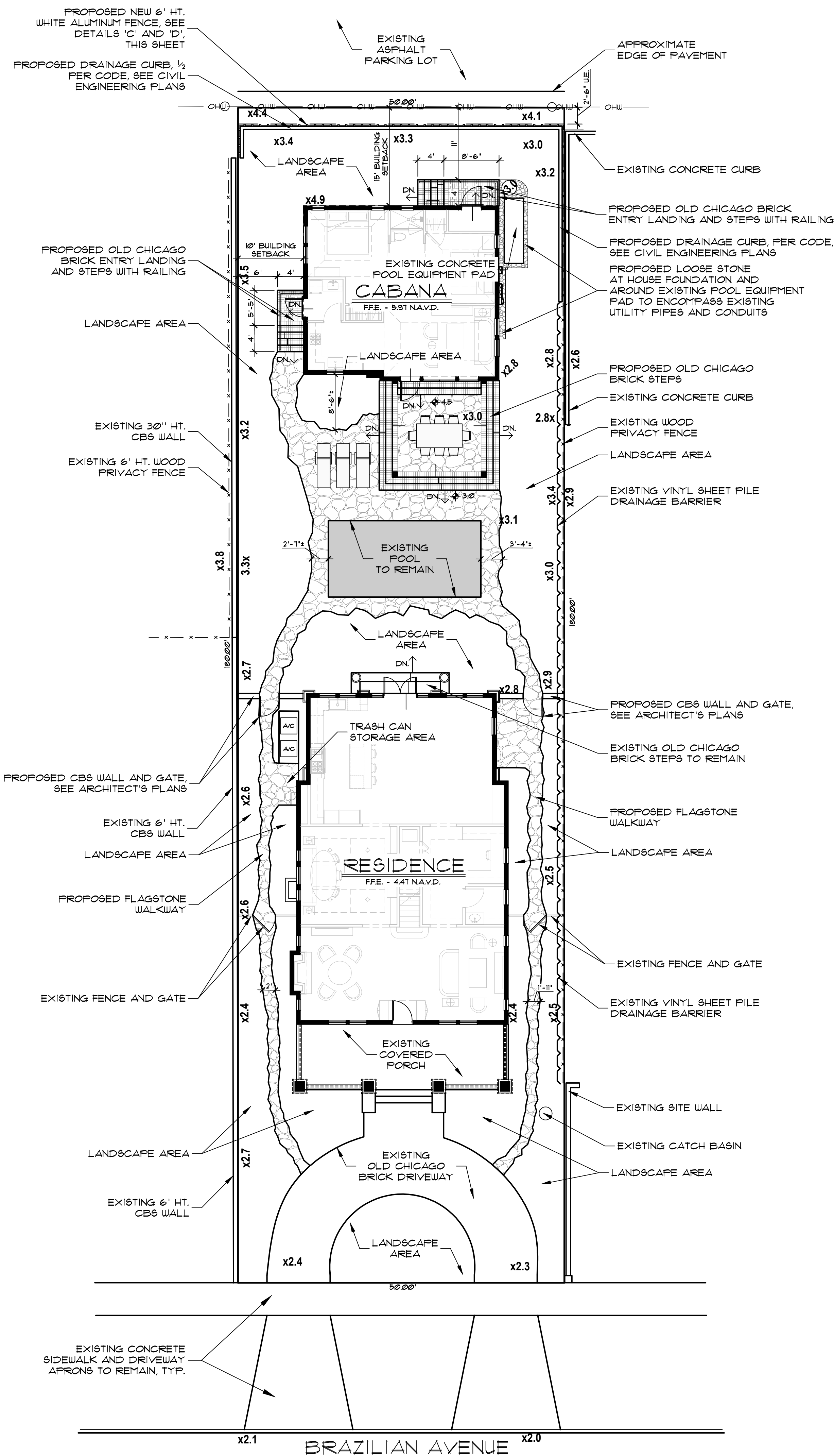
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DRAWN BY: SJW/JML
JOB NO.: 24-021
SCALE: N/A
FILENAME: Valerious 05

REVISIONS:
3/4/24 First Submittal
3/20/24 Second Submittal

SHEET:

L-13

COA-24-0019



Layout Notes

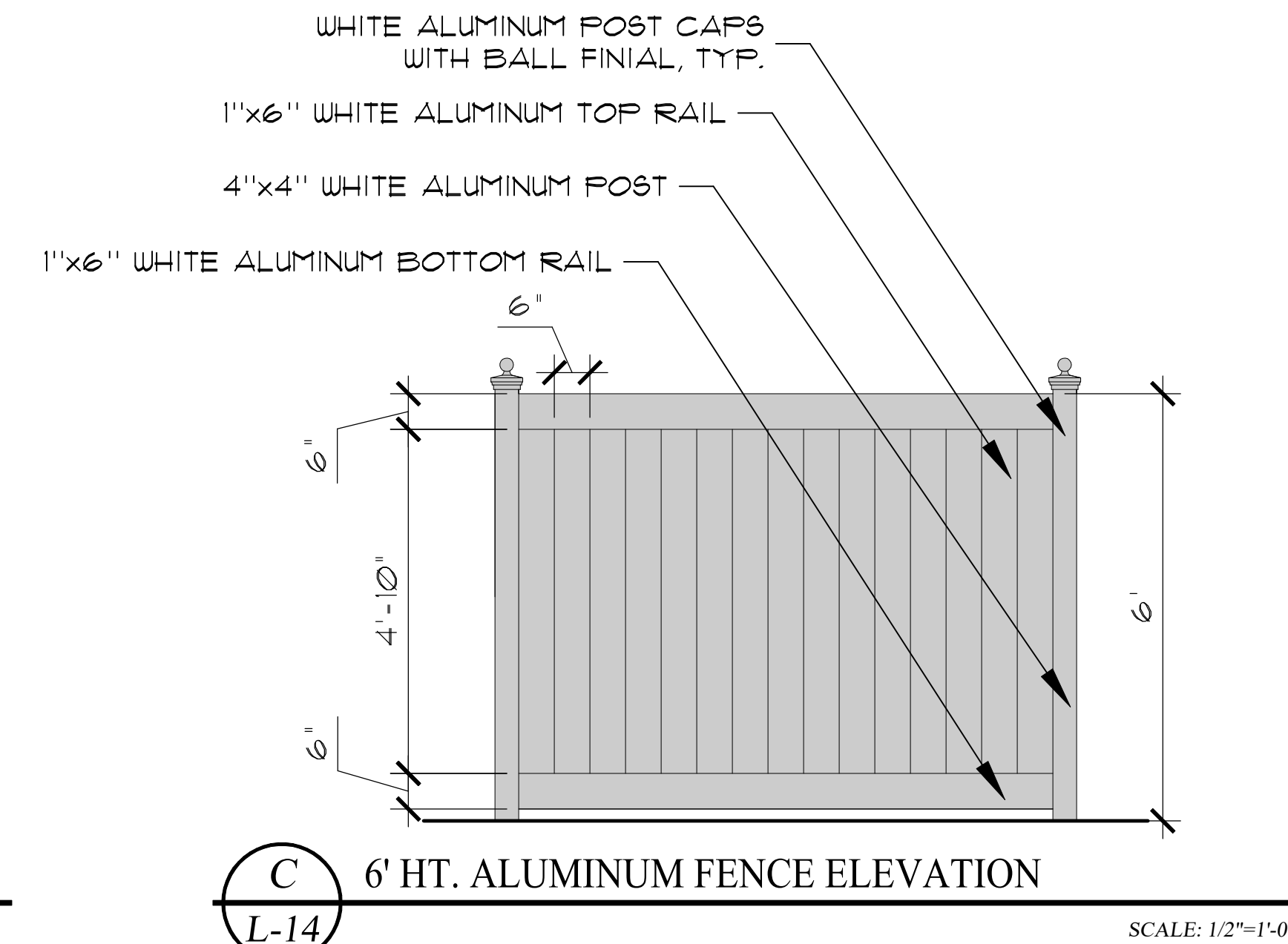
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
4. ALL FILL FOR BERMING AND PLANTING BROUGHT TO THE SITE SHALL BE CLEAN, FRIABLE SANDY LOAM OF SLIGHTLY ACID TO NEUTRAL PH. ALL FILL SHALL BE FREE FROM STICKS, ROCKS, MARL, SOD AND OTHER DEBRIS.
5. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30' MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.
6. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
7. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8' PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
8. CONTRACTOR SHALL PROVIDE IRRIGATION AND ELECTRIC SLEEVES TO ALL PLANTERS.



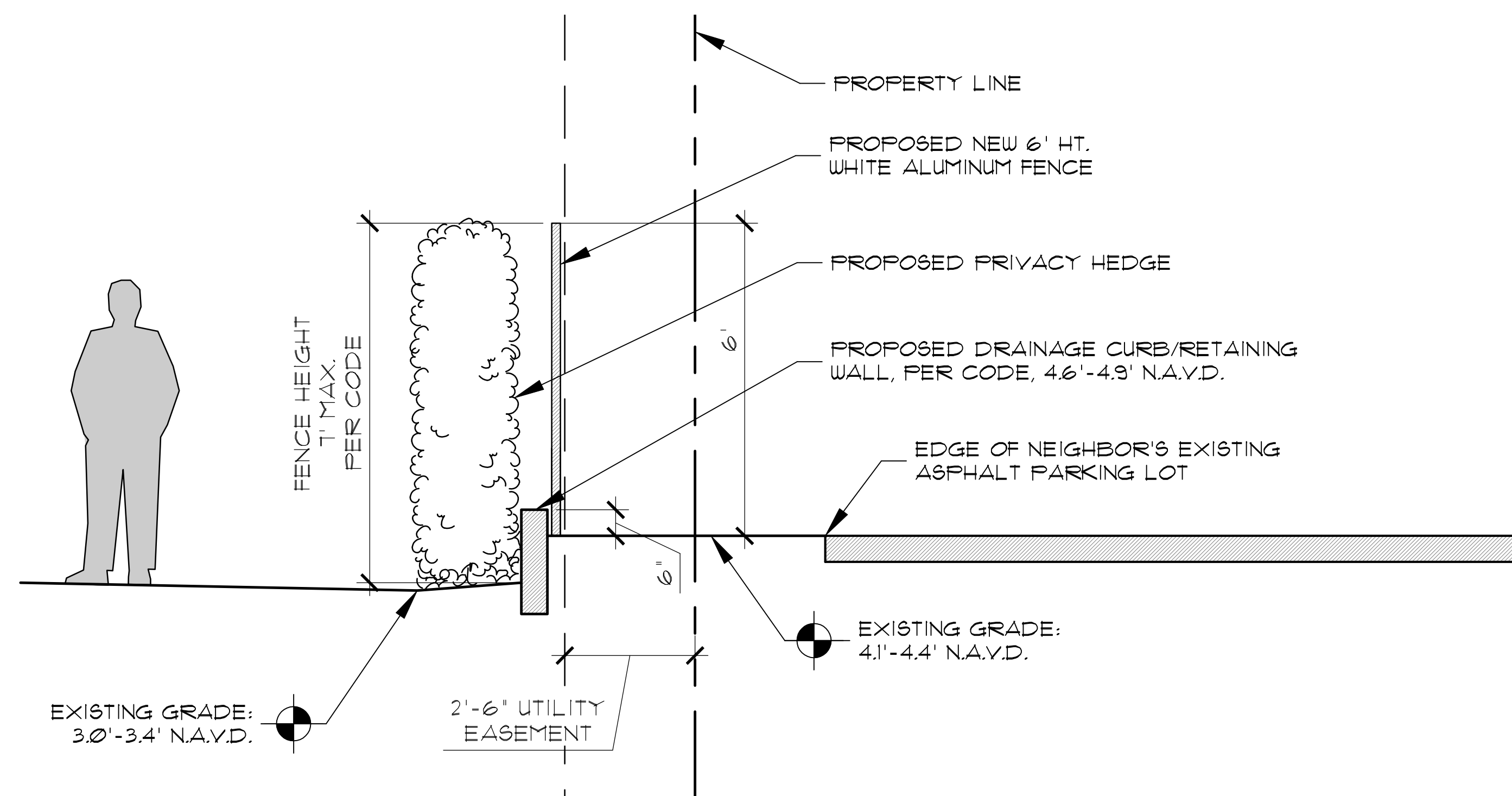
A OLD CHICAGO BRICK
L-14



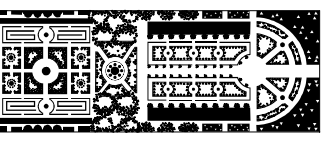
B NATURAL FLAGSTONE PAVING
L-14



C 6' HT. ALUMINUM FENCE ELEVATION
L-14
SCALE: 1/2"=1'-0"



D PRIVACY FENCE SECTION DETAIL
L-14
SCALE: 1/2"=1'-0"



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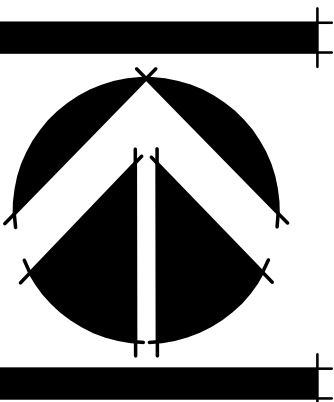
LANDSCAPE ARCHITECTURE
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Telephone: (561) 747-5069
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VALERIOUS RESIDENCE
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
LANDSCAPE PLAN

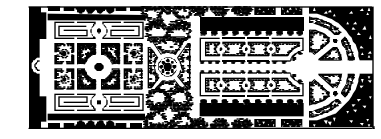
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DRAWN BY: SJW/JML
JOB NO.: 24-021
SCALE: 1" = 10'-0"
FILENAME: Valerious 05

REVISIONS:
3.4.24 First Submittal
3.20.24 Second Submittal



SHEET:
L-14

COA-24-00019



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LANDSCAPE ARCHITECTURE
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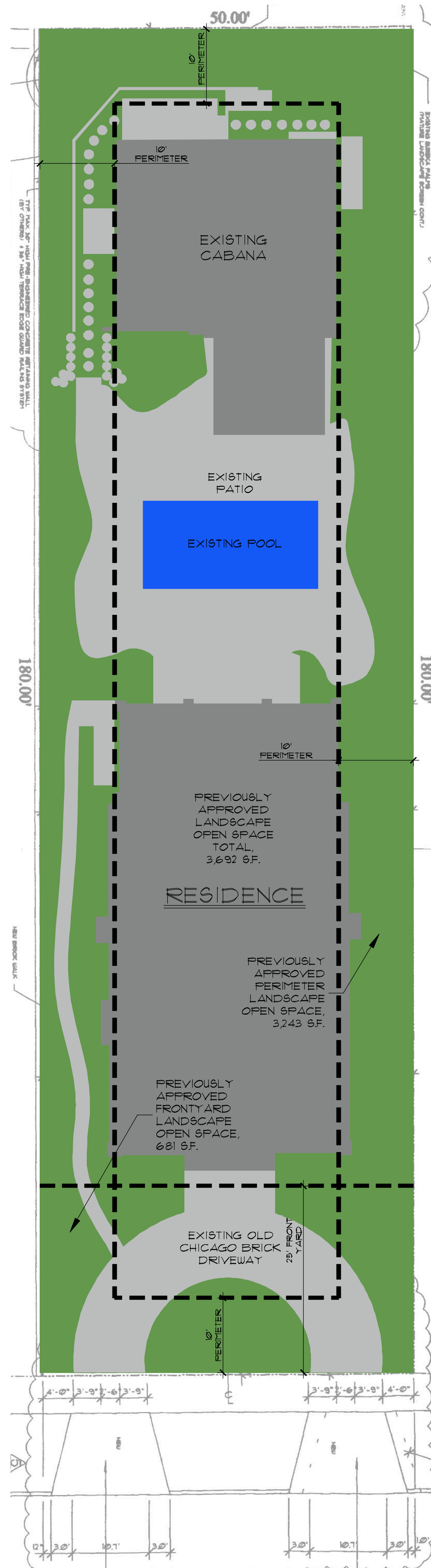
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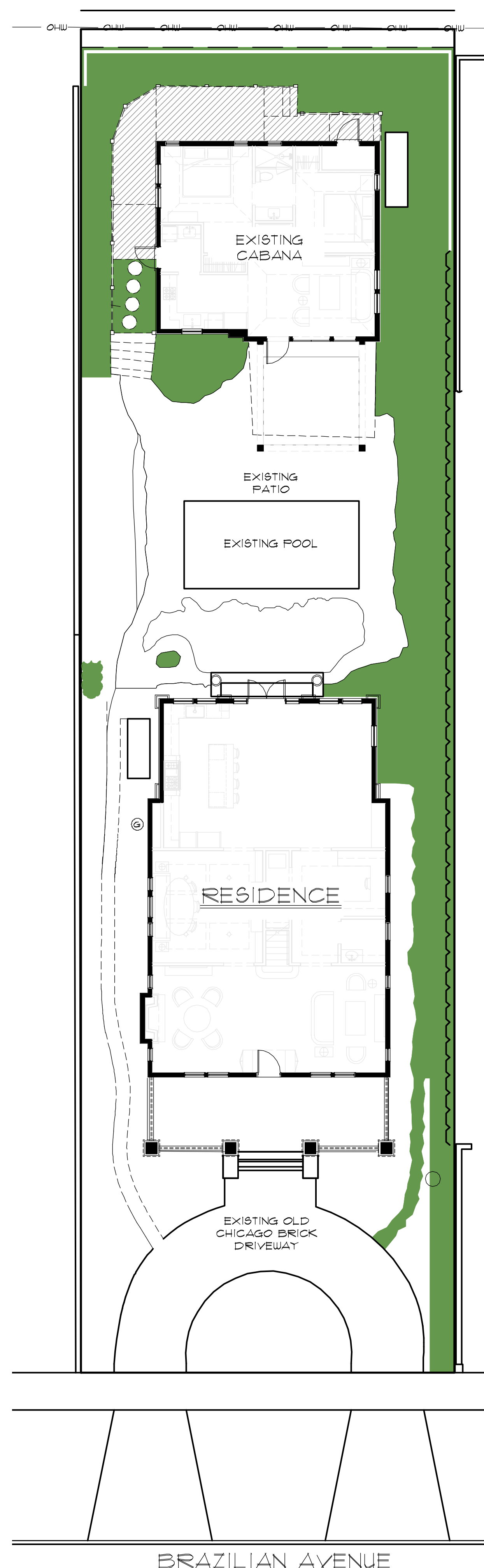
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Landscape Legend		
1	Property Address: 345 Brazilian Avenue	
2	Lot Area (sq. ft.): 9,000 sq. ft.	
3		
4	Landscape Open Space (LOS) (Sq Ft and %)	4,050 sq. ft. / 45%
5	LOS to be altered (Sq Ft and %)	N/A
6	Perimeter LOS (Sq Ft and %)	2,025 sq. ft. / 50%
7	Front Yard LOS (Sq Ft and %)	500 sq. ft. / 40%
8	Native Trees %	30% (number of trees)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)
10	Native Groundcover %	30% (groundcover area)

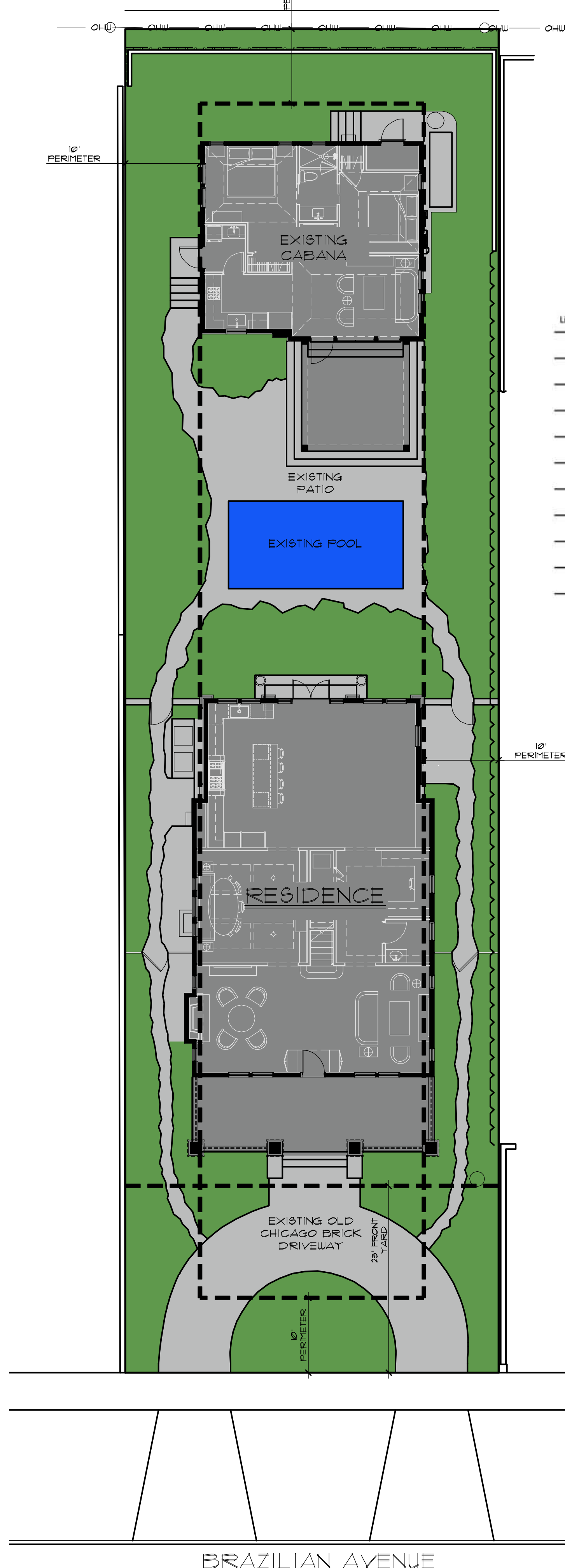
To determine qualifying native vegetation use either:
[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)



PREVIOUSLY APPROVED
LANDSCAPE OPEN SPACE



LANDSCAPE OPEN SPACE
TO BE ALTERED

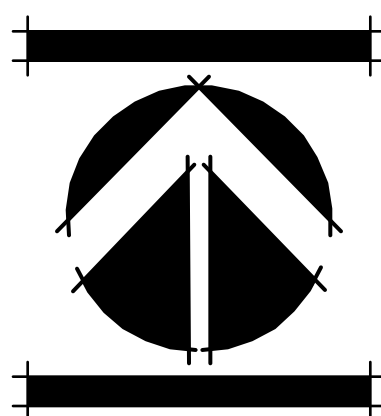


PROPOSED
LANDSCAPE OPEN SPACE

VALERIOUS RESIDENCE
345 BRAZILIAN AVENUE
PALM BEACH, FLORIDA
LANDSCAPE OPEN SPACE DIAGRAMS

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REVISIONS:
3/4/24 First Submittal
3/20/24 Second Submittal
10/01/24



SHEET:
L-15

COA-24-0019