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PROJECT No. 22008

Addition to

428 Chilean Ave

428 Chilean Ave
Palm Beach, FI 33480

HSB: 22-012
ZON: 22-121

OWNER

David Mooney 428 Chilean Ave Palm Beach, Fl 33480

	DATE
OWNER'S REVIEW	04/15/22
PRELIMINARY REVIEW	04/21/22
LANDMARK REVIEW	02/06/23
REVIEW COMMENTS	02/24/23
	06/11/23
	06/22/23



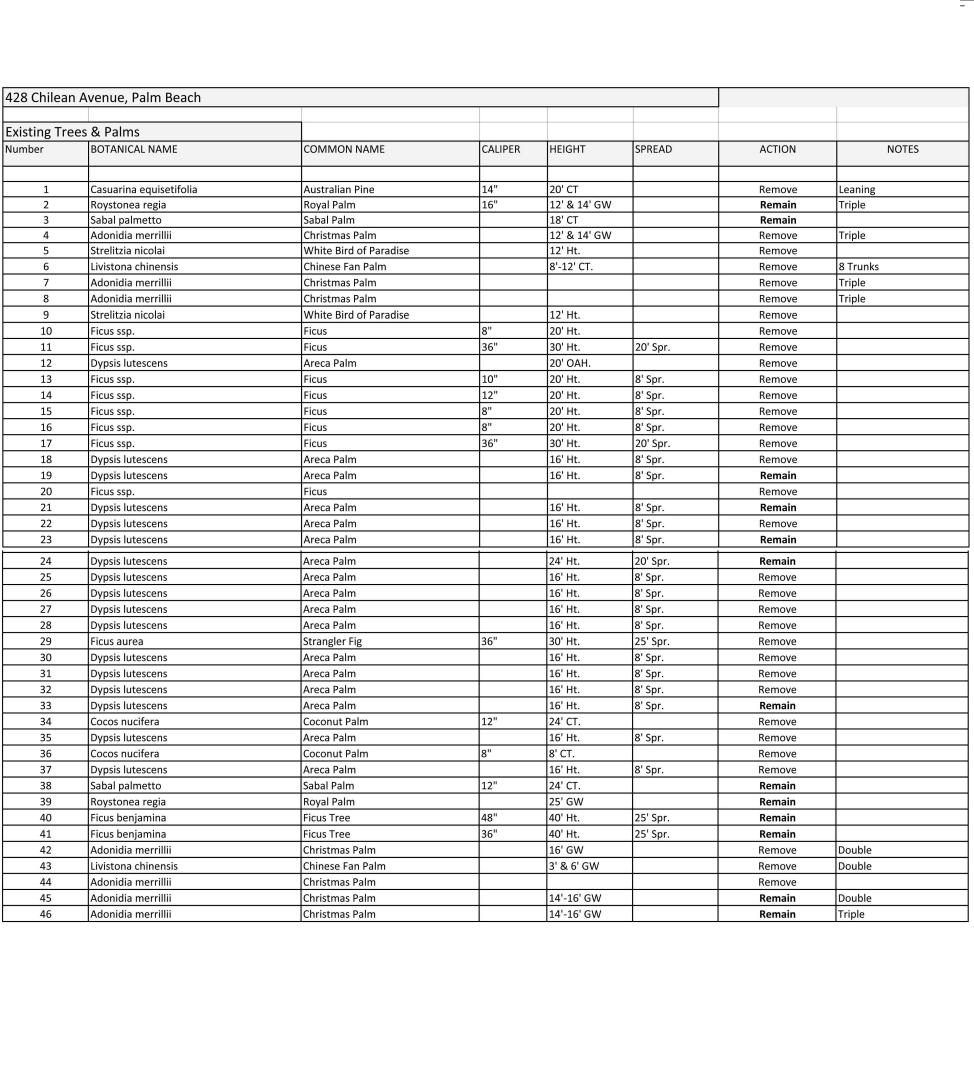


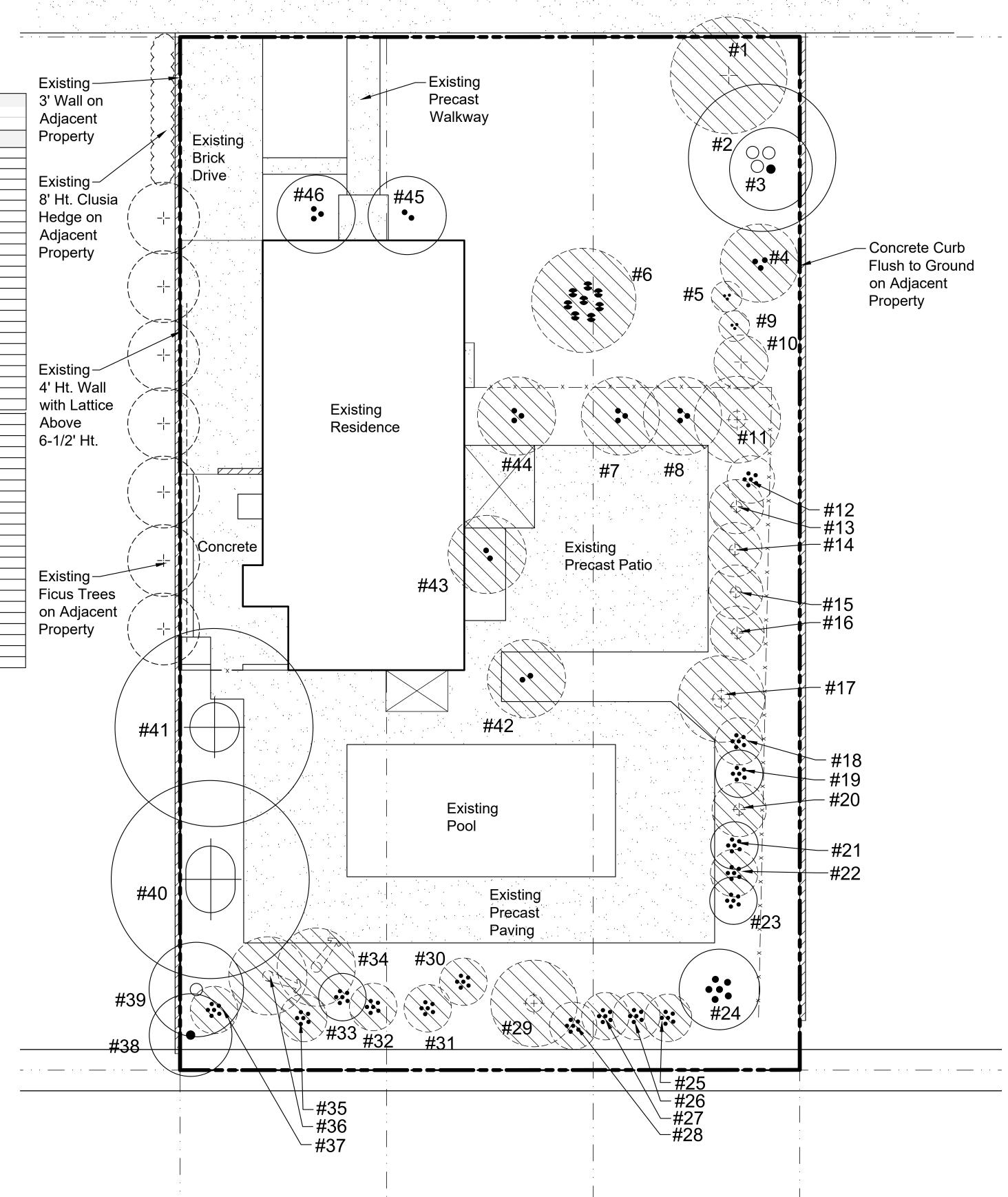
428 CHILEAN AVENUE

Palm Beach, Florida

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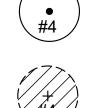
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	-

KEY

Existing Tree to Remain

Existing Palm to

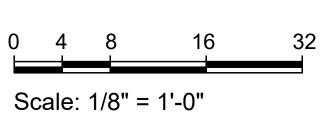


Existing Tree to be Removed



Existing Palm to be Removed



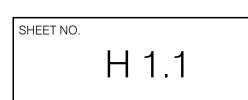






www.vcmiami.com FL Registration AA26001654

Existing Conditions - Plan



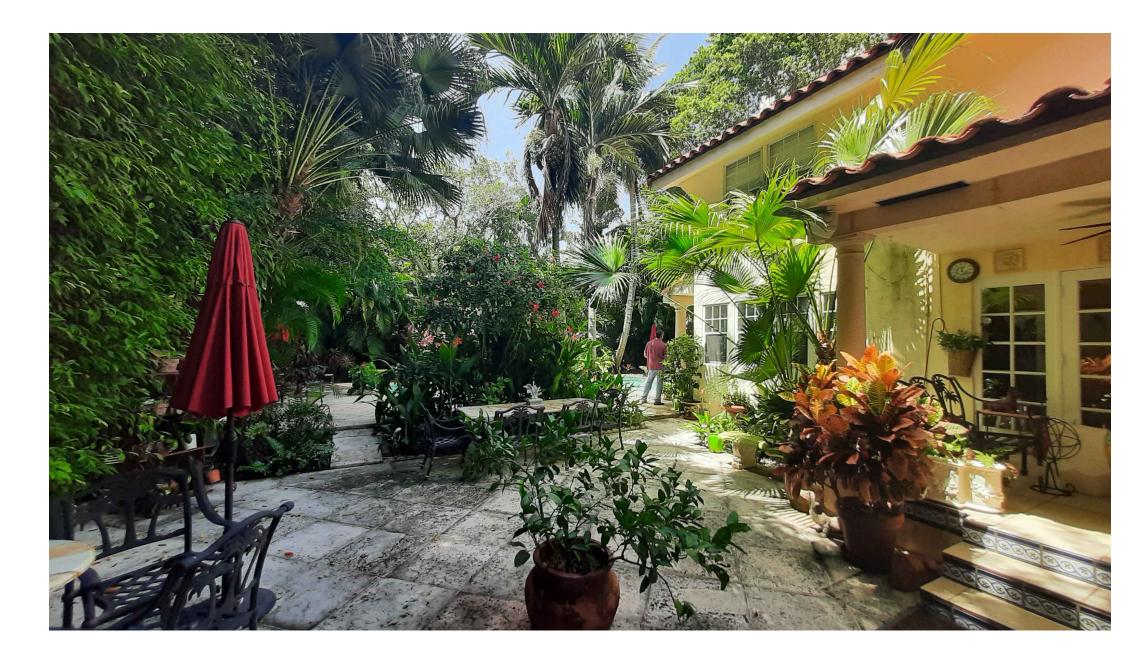
Note:
TWO EXISTING FICUS TREES, 48" & 36" CAL. TO
REMAIN. ALL OTHER EXISTING FICUS HEDGES
AND FICUS TREES AT 10", 12", 8", 8" AND 36"
ARE TO BE REMOVED AS SHOEN ON THE TREE
REMOVAL PLAN.



1 - Existing Street View



3 - Walkway to Side Yard



5 - East Side yard



2 - Front of Home



4 - Side Yard



6 - East Side Yard



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Landscape Architectural Design 8538 S.E. Sharon Street Hobe Sound, Florida 33455



Existing Conditions Photos

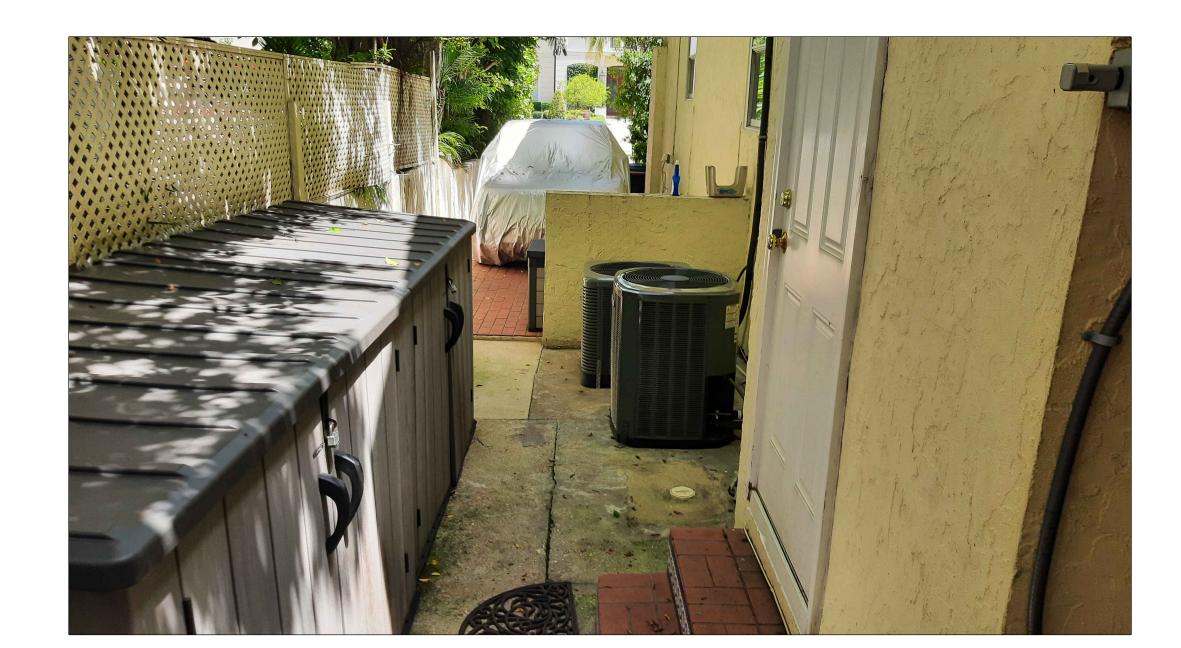
HEET NO. H 1.2



7 - Back Pool Patio



9 - Back House View



11 - West Side yard



8 - Back Pool Patio



10 - West Side Yard



PROJECT	No. 22
Addition to	
428 Chilean Ave	
428 Chilean Ave	

OWNER

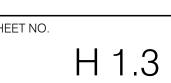
David Mooney 428 Chilean Ave Palm Beach, FI 33480

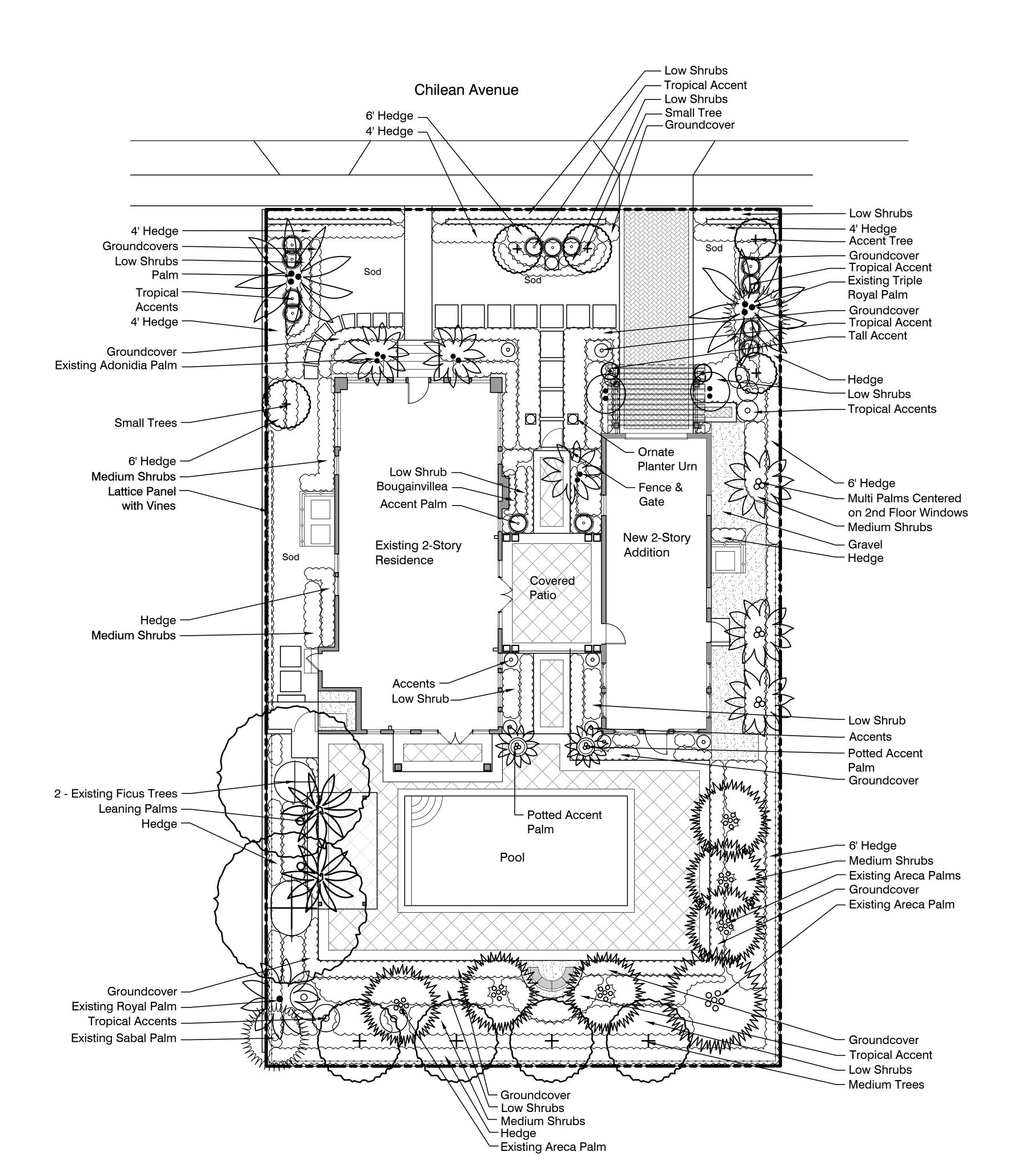
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Existing Conditions Photos







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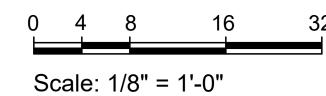


Preliminary Landscape Development Plan

SHEET NO. H 2.1



REMOVAL PLAN.

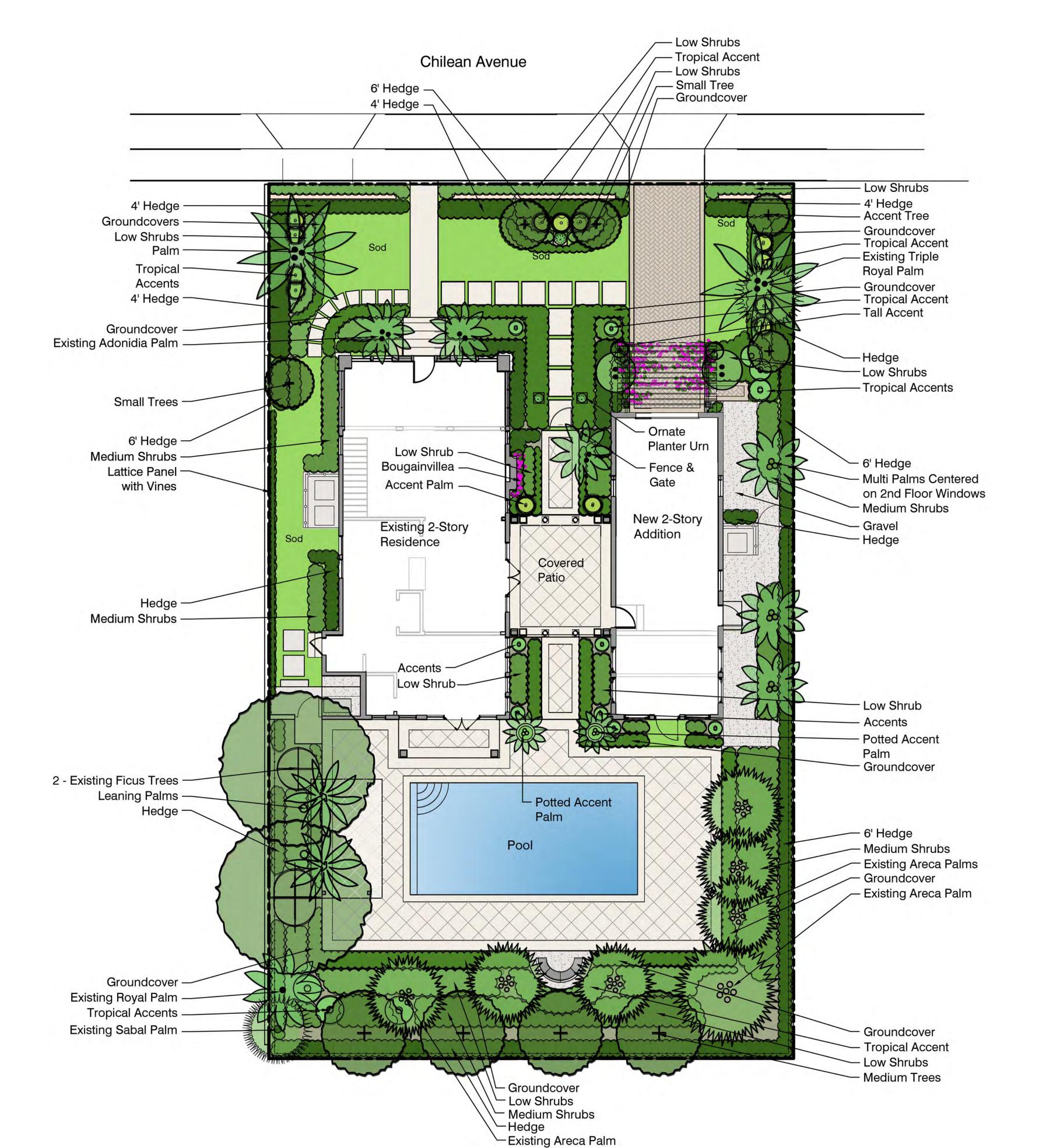


TWO EXISTING FICUS TREES, 48" & 36" CAL. TO

REMAIN. ALL OTHER EXISTING FICUS HEDGES

ARE TO BE REMOVED AS SHOEN ON THE TREE

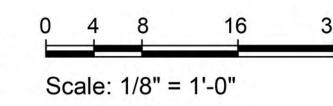
AND FICUS TREES AT 10", 12", 8", 8" AND 36"





TWO EXISTING FICUS TREES, 48" & 36" CAL. TO REMAIN. ALL OTHER EXISTING FICUS HEDGES AND FICUS TREES AT 10", 12", 8", 8" AND 36" ARE TO BE REMOVED AS SHOEN ON THE TREE REMOVAL PLAN.







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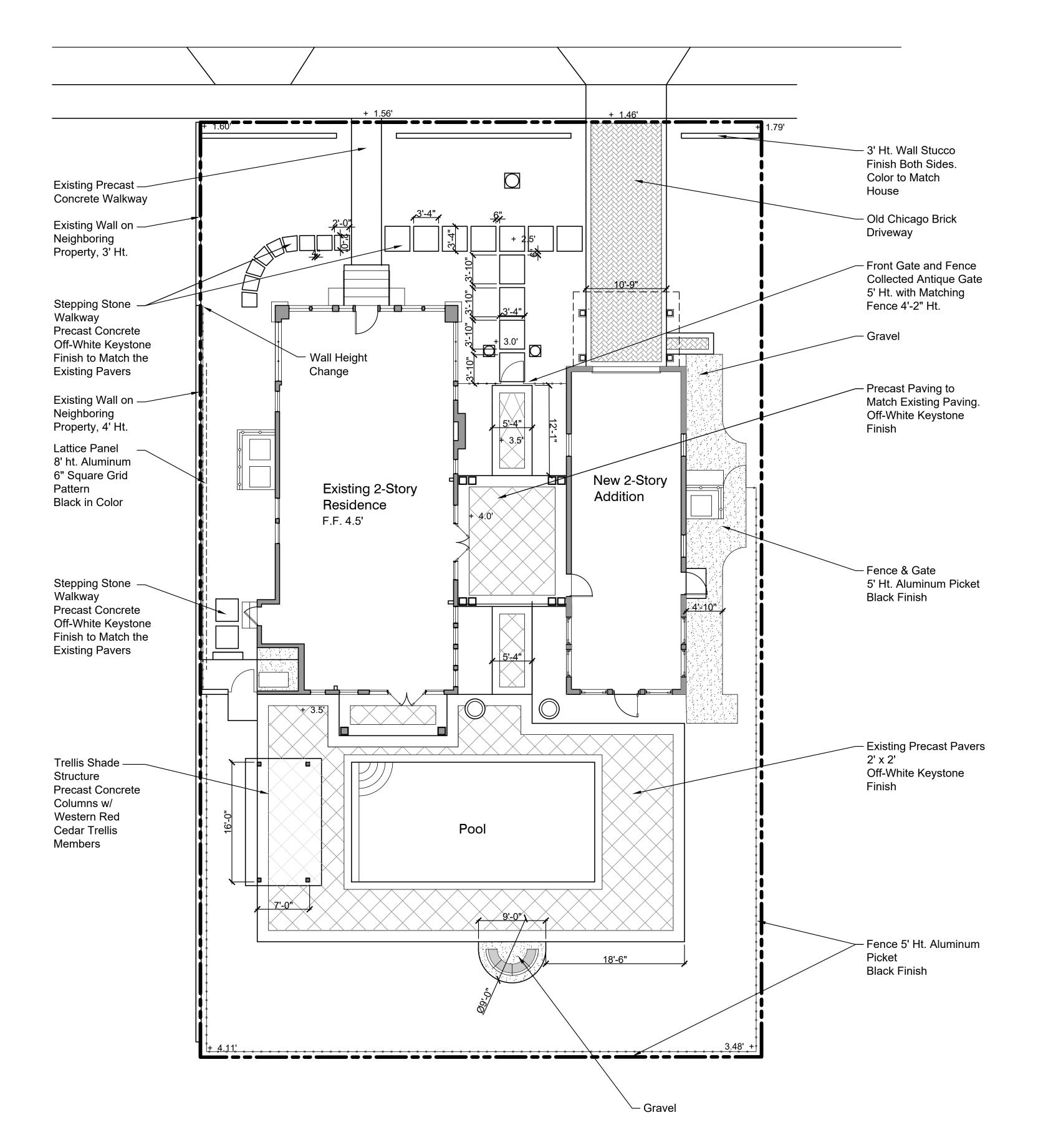




Preliminary Landscape Development Plan

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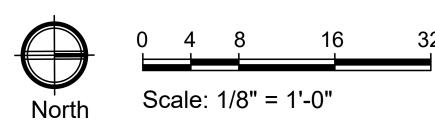
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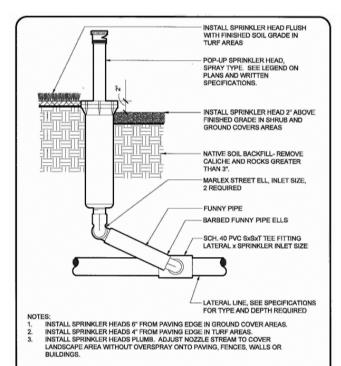


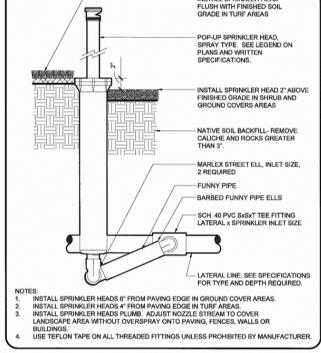


Hardscape Plan

SHEET NO. H 2.2

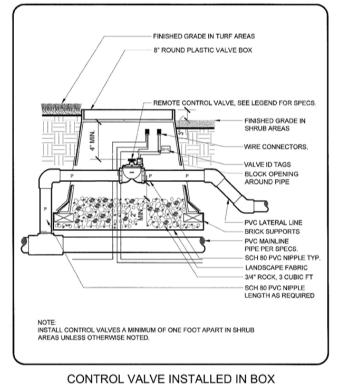


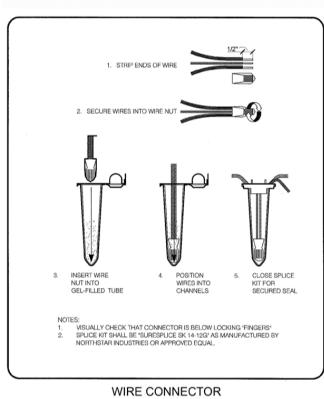




POP-UP SPRINKLER SPRAY TYPE 4" & 6"

POP-UP SPRINKLER SPRAY TYPE 12"





Irrigation Legend

6" Pop-ups

12" Pop-ups

Shrub Riser

Bubbler

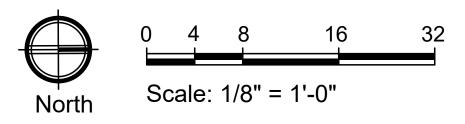
Netifim Drip Tubing

Controller

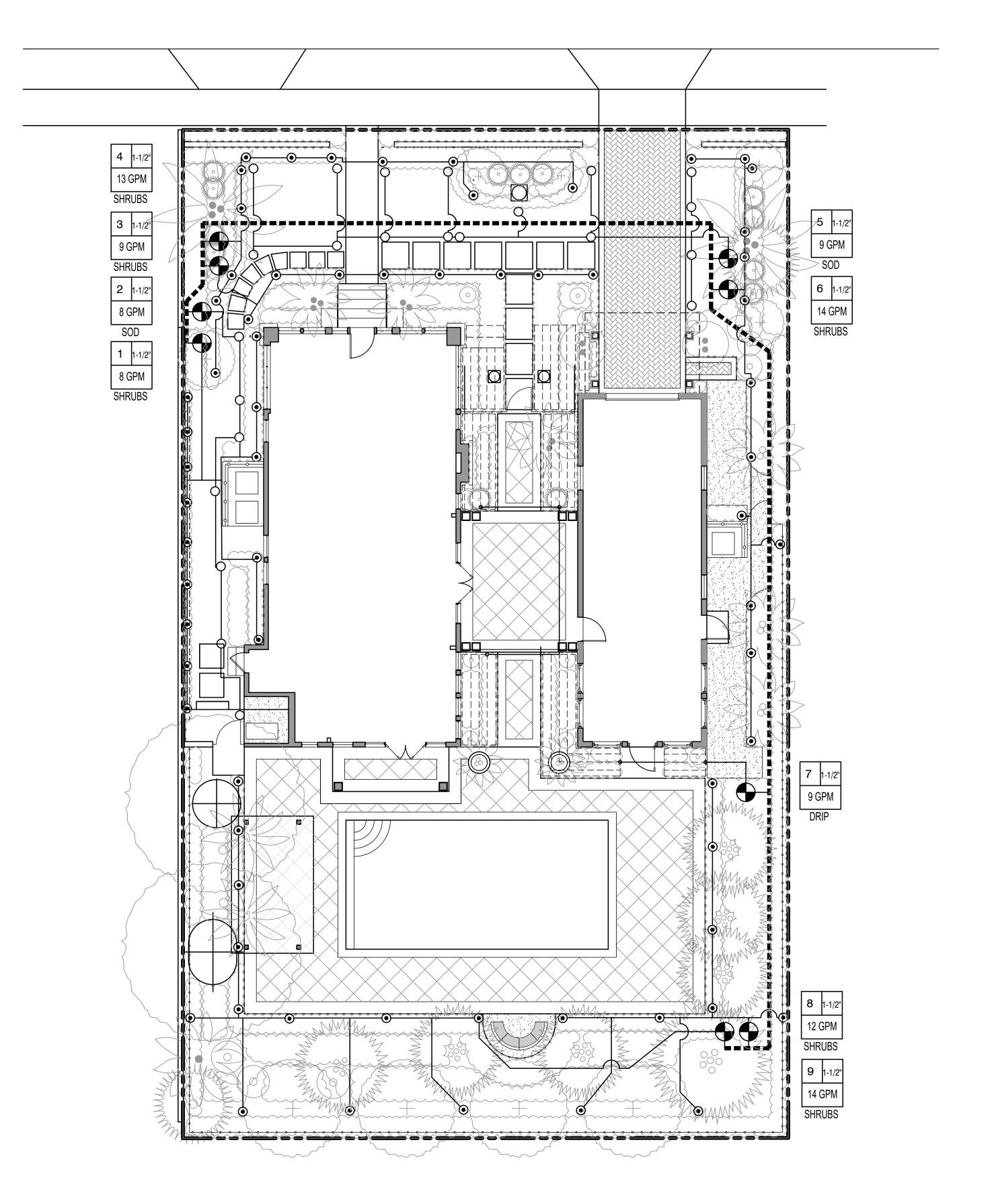
Lateral Line

--- Main Line

1" Meter









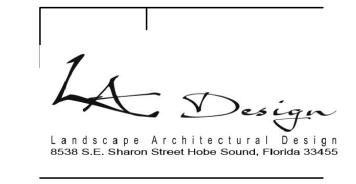
PROJECT Addition to 428 Chilean Ave 428 Chilean Ave Palm Beach, Fl 33480

ZON: 22-121 OWNER

HSB: 22-012

David Mooney 428 Chilean Ave

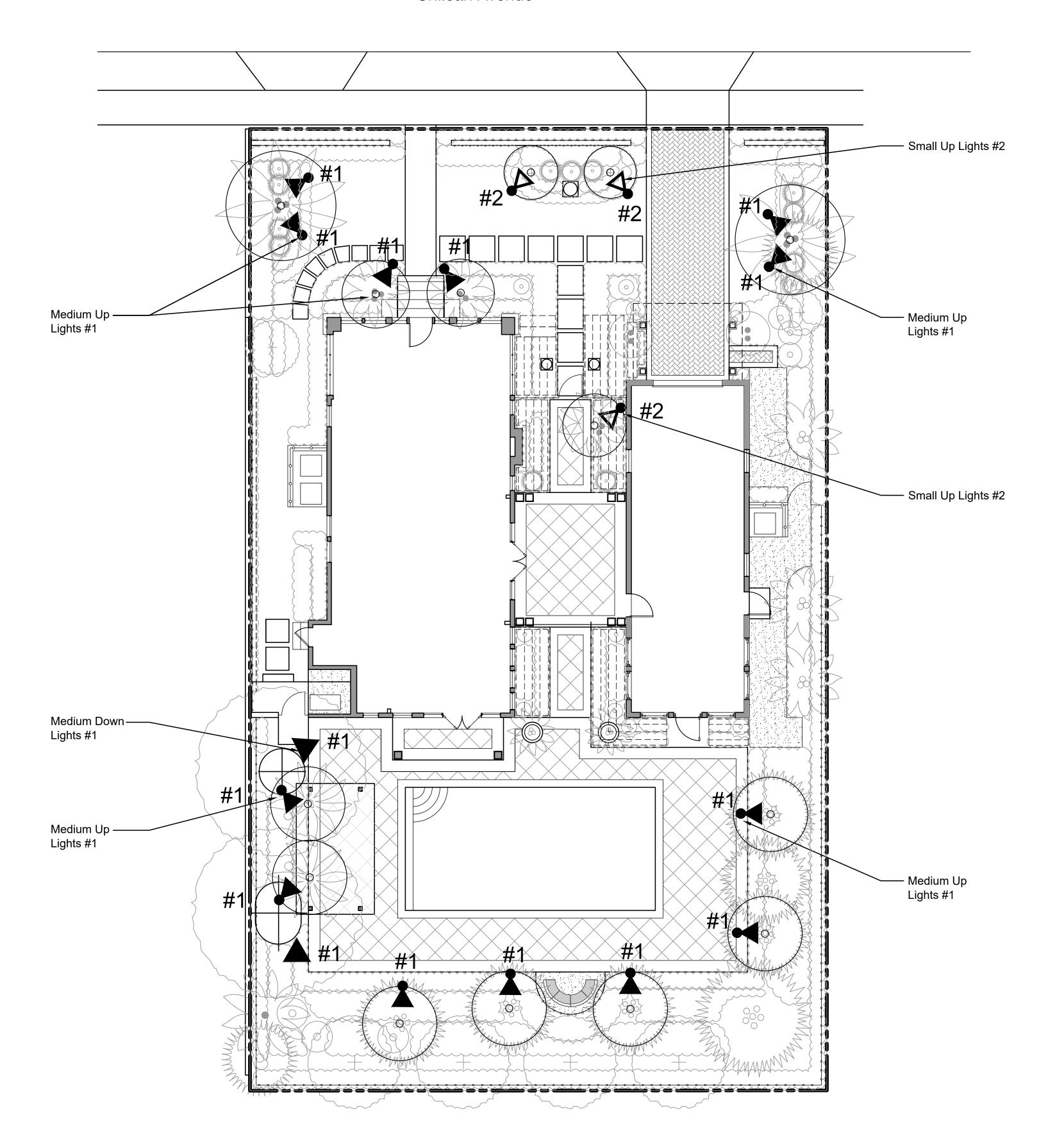
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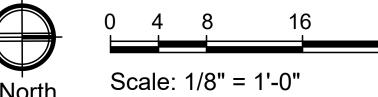


Irrigation Plan









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Landscape Lighting

Plan SHEET NO.

Note:

TWO EXISTING FICUS TREES, 48" & 36" CAL. TO REMAIN. ALL OTHER EXISTING FICUS HEDGES AND FICUS TREES AT 10", 12", 8", 8" AND 36" ARE TO BE REMOVED AS SHOEN ON THE TREE REMOVAL PLAN.

128 Chilean A	venue, Palm Beach						
xisting Trees	& Palms						
umber	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ACTION	NOTES
1	Casuarina equisetifolia	Australian Pine	14"	20' CT		Remove	Leaning
2	Roystonea regia	Royal Palm	16"	12' & 14' GW		Remain	Triple
3	Sabal palmetto	Sabal Palm	10	18' CT		Remain	Tripic
4	Adonidia merrillii	Christmas Palm		12' & 14' GW		Remove	Triple
5	Strelitzia nicolai	White Bird of Paradise		12' Ht.		Remove	
6	Livistona chinensis	Chinese Fan Palm		8'-12' CT.		Remove	8 Trunks
7	Adonidia merrillii	Christmas Palm		W 9754-2 00 8 9		Remove	Triple
8	Adonidia merrillii	Christmas Palm				Remove	Triple
9	Strelitzia nicolai	White Bird of Paradise		12' Ht.		Remove	
10	Ficus ssp.	Ficus	8"	20' Ht.		Remove	
11	Ficus ssp.	Ficus	36"	30' Ht.	20' Spr.	Remove	
12	Dypsis lutescens	Areca Palm	1	20' OAH.		Remove	
13	Ficus ssp.	Ficus	10"	20' Ht.	8' Spr.	Remove	
14	Ficus ssp.	Ficus	12"	20' Ht.	8' Spr.	Remove	
15	Ficus ssp.	Ficus	8"	20' Ht.	8' Spr.	Remove	
16	Ficus ssp.	Ficus	8"	20' Ht.	8' Spr.	Remove	
17	Ficus ssp.	Ficus	36"	30' Ht.	20' Spr.	Remove	
18	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
19	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remain	
20	Ficus ssp.	Ficus		12	1	Remove	
21	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remain	
22	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
23	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remain	
24	Dypsis lutescens	Areca Palm		24' Ht.	20' Spr.	Remain	
25	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
26	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
27	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
28	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
29	Ficus aurea	Strangler Fig	36"	30' Ht.	25' Spr.	Remove	
30		Areca Palm	30	16' Ht.			
31	Dypsis lutescens Dypsis lutescens	Areca Palm		16' Ht.	8' Spr. 8' Spr.	Remove Remove	
32	Dypsis lutescens	Areca Palm Areca Palm		16' Ht.	8' Spr.	Remove	
33	Dypsis lutescens	Areca Palm Areca Palm		16' Ht.	8' Spr.	Remain	
34	Cocos nucifera	Coconut Palm	12"	24' CT.	[ο 3μι.	Remove	+
35		Areca Palm	12	16' Ht.	8' Spr.	500	
	Dypsis lutescens Cocos nucifera	Coconut Palm	8"	8' CT.	ο 3μι.	Remove	
36 37			0	16' Ht.	8' Spr.	Remove	+
	Dypsis lutescens	Areca Palm	12"	24' CT.	ο ομι.	Remove	+
38	Sabal palmetto Roystonea regia	Sabal Palm	12	25' GW	+	Remain Remain	+
39		Royal Palm	48"	40' Ht.	25' Spr.	Remain	+
40	Ficus benjamina	Figure Tree					
41	Ficus benjamina	Ficus Tree	36"	40' Ht.	25' Spr.	Remain	Double
42	Adonidia merrillii	Chinasa Fan Balm		16' GW	+	Remove	Double
43	Livistona chinensis	Christmas Balm		3' & 6' GW	+	Remove	Double
44	Adonidia merrillii	Christmas Palm		141 161 614	+	Remove	Double
45	Adonidia merrillii	Christmas Palm		14'-16' GW	+	Remain	Double
46	Adonidia merrillii	Christmas Palm		14'-16' GW	1	Remain	Triple

<u>KEY</u>

+ #33

Existing Tree to Remain
Existing Palm to

Remain



Existing Tree to be Removed



Existing Palm to be Removed



0 4 8 16

Scale: 1/8" = 1'-0"



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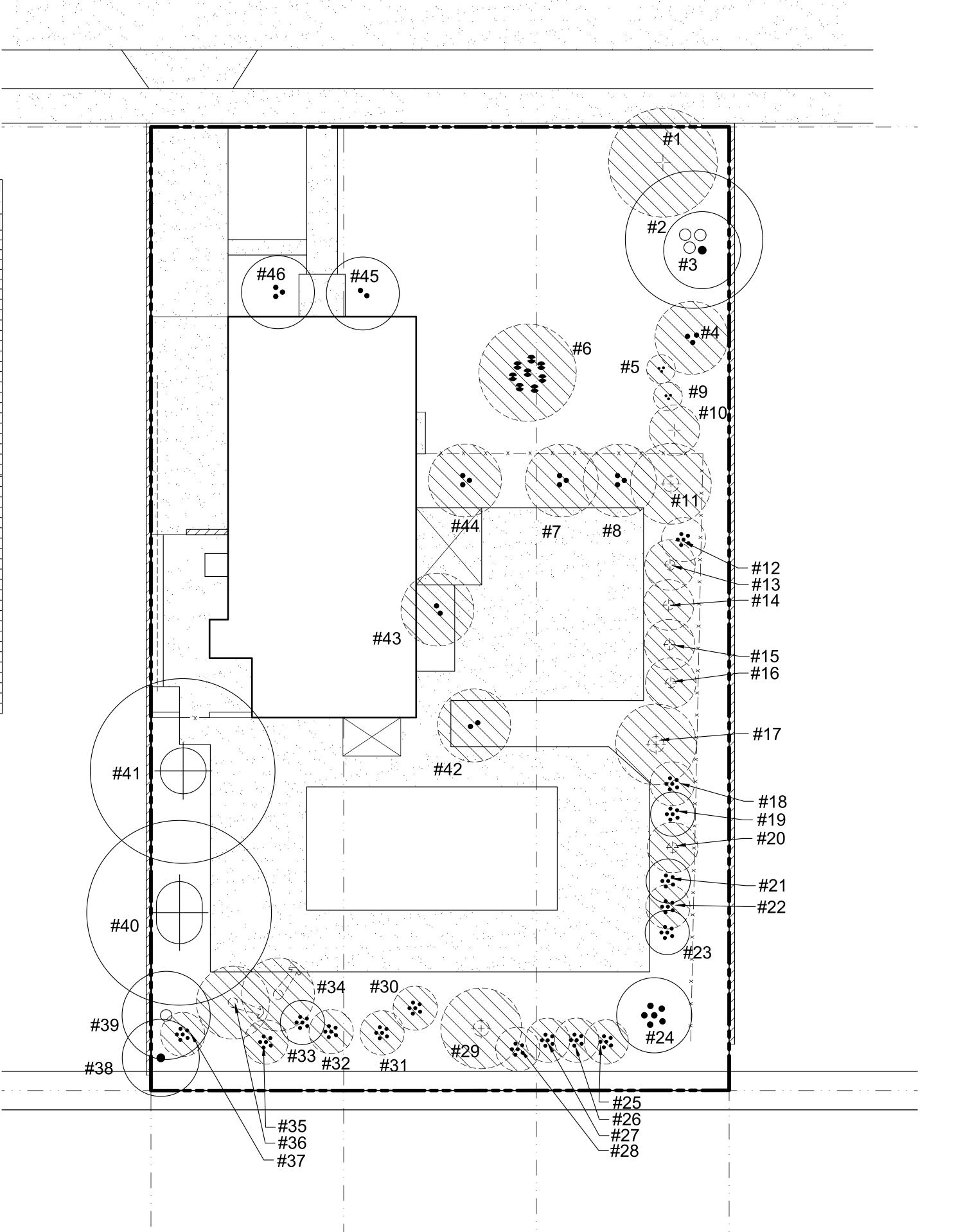
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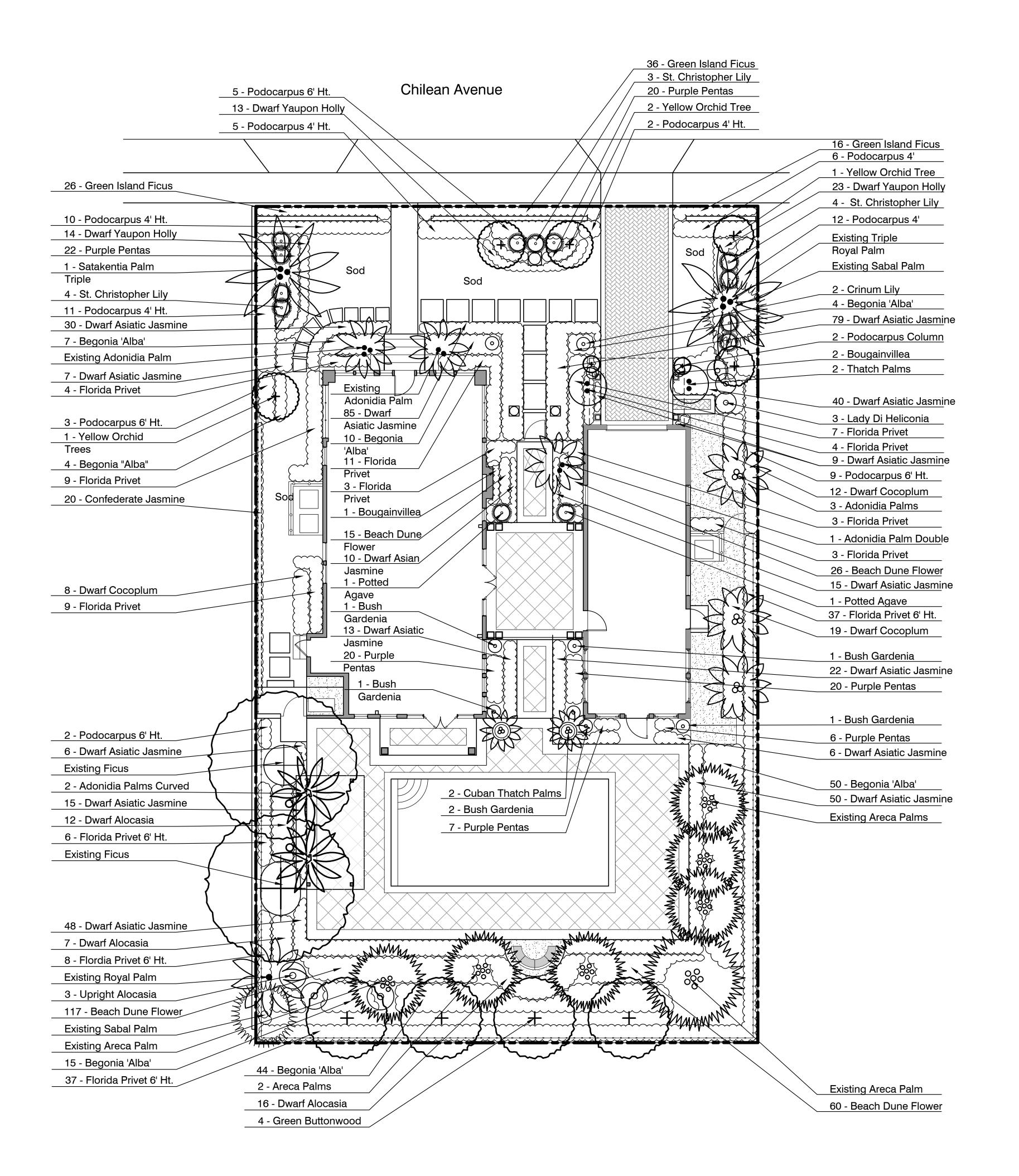




Tree Survey/ Disposition Plan

ET NO.







No. 22008

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David Mooney

428 Chilean Ave Palm Beach, Fl 33480

OWNER'S REVIEW

PRELIMINARY REVIEW

LANDMARK REVIEW

REVIEW COMMENTS

HSB: 22-012 ZON: 22-121

OWNER

428 Chilean Ave

Existing Trees and Palms					
BOTANICAL NAME	COMMON NAME			QUANTITY	NATIVE
Adonidia merrillii	Christmas Palm			2	N
Dypsis lutescens	Areca Palm			5	N
Ficus benjamina	Ficus Tree			2	N
Roystonea regia	Royal Palm			2	У
Sabal palmetto	Sabal Palm			2	У
Trees and Palms					
BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	QUANTITY	NATIVE
Adonidia merrillii	Christmas Palm	Single Curved Trunk, 10' GW, Full Crown	As Shown	2	N
Adonidia merrillii	Christmas Palm	Double, Curved Trunk, 10' GW, Full Crown	As Shown	1	N
Adonidia merrillii	Christmas Palm	Double, 10' GW, 16' OAH, Full Crown	As Shown	3	N
Bauhinia tomentosa	Yellow Orchid Tree	12' Ht. x 6' Spr., 2-1/2" cal., Full	As Shown	5	N
Coccothrinax fragrans	Cuban Thatch Palm	5' C.T., Full Crown, Planted in Pot	As Shown	2	N
Conocarpus erectus	Green Buttonwood	18' Ht. x 9' Spr, 3-1/2" cal., Full	As Shown	4	Υ
Dypis lutescens	Areca Palm	16' Ht. x 8' Spr., Full	As shown	2	N
Satakentia liukiuensis	Satakentia Palm	Triple, 8' G.W., 14' O.a. ht.	As Shown	1	N
Thrinax radiata	Flordia Thatch Palm	Double, 10" & 7' c.t., Florida Fancy	As Shown	2	Υ
Shrubs					
BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	QUANTITY	NATIVE
Agave	Agave		As shown	1	N
Alocasia	Dwarf Allocasia	16" O.A., #3, Full	24" o.c.	35	N
Alocasia potora	Upright Alocasia	8' ht x 4' spr. Full, Florida Fancy	As shown	3	N
Bougainvillea ssp	Bougainvillea	12' Ht. Trellis, attach to Wire Lattice	As shown	3	N
Crinum asiaticum	Crinum Lily	24" O.A., #7, Florida Fancy	As shown	2	N
Crinum jagus 'St. Christopher'	St. Christoph Lily	24" O.A., #7, Florida Fancy	As shown	11	N
Ficus Green Island Ficus	Green Island Ficus	12" -14" o.a. #3 full	14" o.c.	78	N
Forestiera segregatum	Florida Privet	4' Ht. x 18" Spr., #7, Full	24" o.c.	55	Υ
Forestiera segregatum	Florida Privet	6' Ht. x 24" Spr., #7, Full, Florida Fancy	24" o.c.	86	Υ
Gardenia jasminioides	Bush Gardenia	15 gal., 36" oa. ht., full, Florida Fancy	As shown	6	N
Heliconia psittacorum 'Lady Di'	Lady Di Heliconia		As shown	3	N
Podocarpus macrophyllus	Podocarpus Hedge	15 gal, 4' ht. x 18' spr., full	24" o.c.	46	N
Podocarpus macrophyllus	Podocarpus Hedge	6' ht. x 24" spr.	30" spr.	19	N
Podocarpus macrophyllus	Podocarpus Column	7' ht. x 30" spr., Florida Fancy	As shown	2	N
Groundcovers & Vines					
BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	QUANTITY	NATIVE
Begonia odorata 'Alba'	Angel Begonia	#3, 14"-16" ht, full	24" o.c.	131	N
Chrysobalanus icaco 'Horizontalis'	Dwarf Cocoplum	14"-16" O.A., #3, Full	24" o.c.	40	Υ
Helianthus debilis	Beach Dune Flower	12" o.a.	12" o.c.	242	Y
llex vomitoria	Dwarf Yaupon Holly	3 gal., 12" - 14" o.a.	18" o.c.	50	Y
Pentas lanceolata Purple	Purple Pentas	1 gal., 8"-10" o.a., full	12" o.c.	75	N
Trachelospermum asiaticum 'Minima'	Dwarf Asiatic Jamsnine	1 gal., 8" - 10" spr., full	12" o.c.	390	N
Trachelospermum jasminoides	Confederate Jasmine	8' Trellis, attach to Aluminum Lattice	24" o.c.	20	N
Miscellaneous Items					

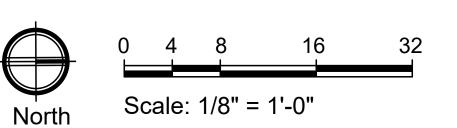
428 Chilean Ave				
Native Vegetation Requi	irement			
Lot Area	9,375 Sq. Ft.			
Green Space	9,375 Sq. Ft. X 25% = native coverage		Required native 1,055 sq. ft.	
		· · · · · · · · · · · · · · · · · · ·		
NATIVE PLANTS	Total	Total Natives	Percentage Provided	
Trees	9	4	44.4%	
Shrubs	352	141	40.0%	
Groundcovers & Vines	946	332	35.0%	

Note:

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Landscape Plan

SHEET NO.

H 3.1

A. QUALITY ASSURANCE

I. DO NOT MAKE SUBSTITUTIONS: IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL, NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES, WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

2. INSPECTION: THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS WHETHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

3. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #I OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS," UNLESS OTHERWISE NOTED.

4. FURNISH BALLED AND BUR LAPPED (BEB) TREES, EXCEPT CONTAINER-GROWN PLANTS MAY BE FURNISHED IF INDICATED IN THE PLANT LIST. 5. REMOVE AND REPLACE TREES, SHRUBS OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. MAKE REPLACEMENTS DURING GROWTH SEASON FOLLOWING END OF WARRANT PERIOD, REPLACE TREES AND SHRUBS WHICH ARE IN DOUPTFUL CONDITION AT END OF WARRANTY PERIOD UNLESS, IN OPINION OF LANDSCAPE ARCHITECT, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD FOR A FULL GROWING SEASON. 6. ANOTHER INSPECTION WILL BE CONDUCTED AT END OF EXTENDED WARRANTY PERIOD, IF ANY TO DETERMINE ACCEPTANCE OR REJECTION, ONLY ONE REPLACEMENT (PER TREE, SHRUB OR PLANT) WILL BE REQUIRED AT END OF WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.

B. DELIVERY, STORAGE AND HANDLING

C. SOIL AMENDMENTS

1. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING.

2. DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

1. MULCH FOR TREES, SHRUBS, OR PLANTS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS OR PLANTS AND NOT TO BE WORKED INTO THE EXISTING SOIL, AND CONSISTING OF SHREDDED NON-CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED OVER ALL SHRUBS AND GROUND COVER AREAS FOR A FULL 3" DEPTH. 2. COMMERCIAL FERTILIZER: FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREEFLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET 6% NITROGEN, 6% PHOSPHOROUS, 6% POTASSIUM REQUIREMENTS.

A) FOR TREE PITS, SHRUB BEDS, AND GROUND COVER BEDS, BACKFILL MIXTURE SHALL CONSIST OF 2 PARTS EXISTING SOIL MIXED WITH I PART TOPSOIL AND I PART ORGANIC MATERIAL. ADD 10:6:4 SLOW RELEASE FERTILIZER WITH 35% - 80% NITROGEN DERIVED FROM NATURAL ORGANIC MATERIAL OR APPROVED EQUAL, BACKFILL MIX SHALL BE THOROUGHLY MIXED PRIOR TO PLANTING.

B) A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES

AND SHRUBS OVER 5'-O" IN HEIGHT (1/2 LB. PER 5'-O" OF SPREAD). C) AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL

BE APPLIED ALONG WITH THE FERTILIZER PROCESS (I WITH I GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER I INCH OF TREE TRUNK CALIPER. D) MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

3. POSITION PLANT IN THE HOLE. BACK FILL HALFWAY UP THE ROOTBALL. PLACE TABLET(S) BESIDE THE ROOT BALL ABOUT ONE INCH FROM ROOT TIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF THE HOLE. COMPLETE BACKFILL, TAMP AND WATER.

4. FERTILIZE SABAL PALMS BY MIXING 10 POUNDS OF "MILORGANITE" ACTIVATED SEWAGE SLUDGE WITH CLEAN SAND.

5. FERTILIZE LAWNS. PROVIDE FERTILIZER WITH PERCENTAGE OF NITRGEN REQUIRED TO PROVIDE NOT LESS THAN ONE POUND OF ACTUAL NITROGEN PER 100 SQUARE FEET OF LAWN AREA AND NOT LESS THAN FOUR PERCENT PHOSPHORIC ACID AND TWO PERCENT POTASSIUM, PROVIDE NITROGEN IN A FORM THAT WILL BE AVAILABLE TO LAWN DURING INITIAL PERIOD OF GROWTH, AT LEAST 50 PERCENT OF NITROGEN TO BE ORGANIC FORM.

I. PROVIDE STRONGLY ROOTED SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/- I/4") EXCLUDING TOP GROWTH AND THATCH NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT).

2. PROVIDE SOD OF UNIFORM PAD SIZES WITH MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH, BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH FIRM GRASP ON UPPER 10% OF PAD

E. MISCELLANEOUS LANDSCAPE MATERIALS

STAKES AND GUYS: PROVIDE STAKES AND DEADMEN OF SOUND NEW HARDWOOD, TREATED SOFTWOOD, OR REDWOOD, FREE OF KNOTHOLES AND OTHER DEFECTS. PROVIDE WIRE TIES AND GUYS OF 2-STRAND, TWISTED, PLIABLE GALVANIZED IRON WIRE NOT LIGHTER THAN 12 GRAMS WITH TURNBUCKLES OR GUY WIRES WITH WIRE TIGHTENING ARRANGEMENT. PROVIDE NOT LESS THAN 1/2" DIAMETER RUBBER OR PLASTIC HOSE, CUT TO REQUIRED LENGTHS AND OF UNIFORM COLOR, MATERIAL AND SIZE TO PROTECT TREE TRUNKS FROM DAMAGE BY WIRES. PROVIDE BRIGHTLY COLORED RIBBON TIED TO GUY WIRES AS A WARNING INDICATOR.

F. PREPARATION OF PLANTING SOIL I. BEFORE MIXING PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIAL 2. MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW

PLACING OF PLANTING SOIL WITHIN A FEW DAYS. 3. FOR PIT AND TRENCH TYPE BACKFILL, MIX PLANTING SOILS PRIOR TO BACKFILLING, AND STOCKPILE AT SITE.

G. PREPARATION FOR PLANTING LAWNS I. LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM DEPTH OF SIX INCHES. REMOVE STONES OVER 1-1/2 INCH IN ANY DIMENSION AND STICKS, ROOTS,

RUBBISH, AND OTHER EXTRANEOUS MATTER. LIMIT PREPARATION TO AREAS, WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION.

2. SPREAD TOP SOIL TO MINIMUM DEPTH REQUIRED TO MEET LINES, GRADES AND ELEVATIONS SHOWN AFTER LIGHT SOILING AND NATURAL SETTLEMENT. ADD SPECIFIED SOIL AMENDMENTS AND MIX THOROUGHLY INTO UPPER SIX INCHES OF TOPSOIL.

3. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.

4. RESTORE LAWN AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.

5. PREPARATION ON UNCHANGED GRADES: WHERE LAWNS ARE TO BE PLANTED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATING, OR STRIPPING OPERATIONS, PREPARE SOIL FOR LAWN PLANTING AS FOLLOWS,

A) THE TO A DEPTH OF NOT LESS THAN SIX INCHES APPLY SOIL AMENDMENTS AND INITIAL FERTILIZERS AS SPECIFIED REMOVE HIGH AREAS AND FILL IN DEPRESSIONS. TILL SOIL TO A HOMOGENOUS MIXTURE OF FINE TEXTURE FREE OF LUMPS, CLODS, STONES, ROOTS AND OTHER EXTRANEOUS MATTER.

B) PRIOR TO PREPARATION OF UNCHANGED AREAS, REMOVE EXISTING GRASS, VEGETATION AND TURF. DISPOSE OF SUCH MATERIAL OUTSIDE OF OWNER'S PROPERTY. DO NOT TURN OVER SOIL BEING PREPARED FOR LAWNS. H. PREPARATION OF PLANTING BEDS:

I. LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF 6" USING A CULTIMULCHER OR SIMILAR EQUIPMENT. REMOVE STONES OVER 1-1/2" IN ANY DIMENSION, AND STICKS, STONES, RUBBISH AND OTHER EXTRANEOUS MATTER.

2. EXCAVATE PITS, BEDS, AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. IN AREAS AROUND PARKING AND ROADWAYS REMOVE EXCESS SHELL ROCK UP TO 3" FROM ROAD SURFACE AND BACKFILL WITH PLANTING SOIL.

3. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

4. FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.

I. ALL LAWN AND GRASSED AREAS NOTED AS "SOD" SHALL RECEIVE STENOTAPHRUM

4. THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL

2. ALL GROUNDCOVER AREAS, SHRUBS, AND TREE RINGS SHALL RECEIVE A MINIMUM OF 3" OF AN APPROVED COMMERCIAL GRADE CYPRESS MULCH AND PINE STRAW MULCH IF

3. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #I OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS," UNLESS OTHERWISE NOTED.

5. ALL PLANT HOLE BACKFILL TO BE A SANDY LOAM TOP SOIL. USE 2 PARTS OF EXISTING SOIL,

6. TABULARIZED FERTILIZER SHALL BE PROVIDED FOR ALL TREES, PALMS, AND SHRUBS AND SHALL

7. IN THE EVENT OF DISCREPANCY, THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE

8. ALL PLANT MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO ALL APPLICABLE

IO. THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS WHETHER AT PLACE OF

II. NO SUBSTITUTIONS WILL BE ACCEPTABLE. IF SPECIFIED LANDSCAPE MATERIAL IS NOT

13. PROVIDE ROOT BARRIER WHENEVER TREE IS CLOSER THEN 10' TO ANY UNDERGROUND

GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH THE REQUIREMENTS FOR GENUS,

SPECIES, VARIETY, SIZE AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO FURTHER

INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE

OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT, TOGETHER

MATERIAL AT ANY TIME DURING PROGRESS OF WORK, REMOVE REJECTED TREES OR SHRUBS

INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS,

BE EQUAL TO AGRIFORM PLANTING TABLETS (20-10-5) 21 GRAM, APPLIED IN CONFORMANCE

SECUNDATUM - ST. AUGUSTINE FLORITAM SOLID SOD AS REQUIRED.

I PART TOPSOIL AND I PART ORGANIC COMPOST FOR BACKFILL.

INDICATED ON THE LANDSCAPE PLANS.

WITH THE MANUFACTURER'S SPECIFICATIONS.

IMMEDIATELY FROM PROJECT SITE.

LANDSCAPE ORDINANCES AND DESIGN GUIDELINES.

9. PLANT ALL TREES AND PALMS HIGH (2"-6") ABOVE FINISHED GRADE.

WITH THE PROPOSAL FOR USE OF EQUIVALENT MATERIAL.

12. CONTRACTOR TO CONFIRM ANY UNDERGROUND UTILITY LOCATIONS.

I. PLANTING TREES AND SHRUBS

I. SET CONTAINER GROWN STOCK AS SPECIFIED FOR BALLED AND BURLAPPED STOCK EXCEPT CUT CANS ON 2 SIDES WITH AN APPROVED CAN CUTTER, REMOVE BOTTOMS OF WOODEN BOXES AFTER PARTIAL BACKFILLING SO AS NOT TO DAMAGE ROOT BALLS. PLANT ALL TREES AND PALMS 2" - 6"

428 Chilean Avenue, Palm Beach Florida

COMMON NAME

Royal Palm

Sabal Palm

Christmas Palm

Christmas Palm

Areca Palm

Yellow Orchid Tree

Cuban Thatch Palm

Green Buttonwood

Flordia Thatch Paln

COMMON NAME

Dwarf Allocasia

Upright Alocasia

Green Island Ficus

Bush Gardenia

Lady Di Heliconia

Podocarpus Hedge

Podocarpus Hedge

Podocarpus Column

Dwarf Cocoplum

Beach Dune Flower

Dwarf Yaupon Holly

Dwarf Asiatic Jamsnine

Confederate Jasmine

native coverage

Total

352

946

TWO EXISTING FICUS TREES, 48" & 36" CAL, TO

REMAIN. ALL OTHER EXISTING FICUS HEDGES

ARE TO BE REMOVED AS SHOEN ON THE TREE

Plant material shall not be pruned

have been installed, each plant sha

Minimum 3" deep layer of mulch to

from trunks, wet down to stabilize

Remove burlap from top of root ball

Prepared planting soil as specified,

fully water compacted

Finish Grade

if applicable

TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE

cover entire plant bed. Keep mulch away

AND FICUS TREES AT 10", 12", 8", 8" AND 36"

Bougainvillea

Crinum Lily

Single Curved Trunk, 10' GW, Full Crown

Double, 10' GW, 16' OAH, Full Crown

12' Ht. x 6' Spr., 2-1/2" cal., Full

5' C.T., Full Crown, Planted in Pot

18' Ht. x 9' Spr, 3-1/2" cal., Full

Double, 10" & 7' c.t., Florida Fancy

Triple, 8' G.W., 14' O.a. ht.

16' Ht. x 8' Spr., Full

SPECIFICATION

16" O.A., #3, Full

12" -14" o.a. #3 full

4' Ht. x 18" Spr., #7, Full

15 gal, 4' ht. x 18' spr., full

7' ht. x 30" spr., Florida Fancy

6' ht. x 24" spr.

#3, 14"-16" ht, full

3 gal., 12" - 14" o.a.

1 gal., 8"-10" o.a., full

1 gal., 8" - 10" spr., full

8' Trellis, attach to Aluminum Lattice

Percentage Provided

44.4%

40.0%

35.0%

12" o.a.

9,375 Sq. Ft. X 25% = 10,55 sq. ft. Required | Required native 1,055

Total Natives

332

14"-16" O.A., #3, Full

8' ht x 4' spr. Full, Florida Fancy

24" O.A., #7, Florida Fancy

24" O.A., #7, Florida Fancy

12' Ht. Trellis, attach to Wire Lattice

6' Ht. x 24" Spr., #7, Full, Florida Fancy

15 gal., 36" oa. ht., full, Florida Fancy

Double, Curved Trunk, 10' GW, Full Crown

Existing Trees and Palms

BOTANICAL NAME

Trees and Palms

BOTANICAL NAME

Adonidia merrilli

Adonidia merrill

Adonidia merrillii

Bauhinia tomentosa

Coccothrinax fragrans

Conocarpus erectus

Satakentia liukiuensi

Dypis lutescens

Thrinax radiata

BOTANICAL NAME

Alocasia potora

Bougainvillea ssi

Crinum asiaticum

Crinum jagus 'St. Christopher

Heliconia psittacorum 'Lady Di

Ficus Green Island Ficus

Forestiera segregatum

Gardenia jasminioides

Podocarpus macrophyllu

Podocarpus macrophyllu

Podocarpus macrophyllu

Helianthus debilis

Pentas lanceolata Purple

428 Chilean Ave

Green Space

NATIVE PLANTS

Groundcovers & Vines

REMOVAL PLAN.

Groundcovers & Vines

Chrysobalanus icaco 'Horizontalis'

rachelospermum asiaticum 'Minima

Native Vegetation Requirement

2. MULCH PITS, TRENCHES AND PLANTED AREAS: PROVIDE NOT LESS 3" THICKNESS OF SETTLED MULCH AND WORK INTO TOP OF BACKFILL AND FINISH LEVEL WITH ADJACENT FINISH GRADES.

3. EXCAVATE PITS OR TRENCH TO ONE AND ONE HALF (I-I/2) TIME DIAMETER OF BALLS OR CONTAINERS, OR ONE FOOT WIDER THAN SPREAD OF ROOTS AND THREE INCHES DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS, BACK FILL AROUND PLANTS WITH TOPSOIL, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS.

4. PRUNE, THIN OUT AND SHAPE TREES AND SHRUBS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS, AND REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES, IF ANY. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER AND NOT REMOVE MORE THAN 15 PERCENT OF BRANCHES.

5. GUY AND STAKE TREE IN THREE DIRECTIONS WITH GALVANIZED WIRE, THROUGH FLEXIBLE HOSE CHAFING GUARDS, WITH WOODEN STAKE ANCHORS IMMEDIATELY AFTER PLANTING. J. SODDING NEW LAWNS

2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK FROM BOARDS TO AVOID DAMAGE TO SUBGRADE OR SOD. TAMP OR ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD, REMOVE EXCESS TO AVOID SMOTHERING OF ADJACENT GRASS. 3. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

K. PLANTING GROUND COVER . DIG PIT AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A LIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS. 2. SPACE PLANTS AS OTHERWISE INDICATED, DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS, COMPACT BACKFILL TO ELIMINATE VOIDS,

AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. 3. MULCH AREAS BETWEEN GROUND COVER PLANTS, PLACE NOT LESS THAN 3" THICK AFTER SETTLED. LIFT PLANT FOLIAGE ABOVE MULCH. 4. DURING PERIODS OF HOT SUN AND WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS.

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF FINAL ACCEPTANCE FROM THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATIONS OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

I. THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION, CITY WATER TO BE USED FOR IRRIGATION.

DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

O. INSPECTION AND ACCEPTANCE I. WHEN LANDSCAPE WORK IS COMPLETED, INCLUDING MAINTENANCE, LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE AN INSPECTION TO DETERMINE

2. LANDSCAPE WORK MAY BE INSPECTED FOR ACCEPTANCE IN PARTS AGREEABLE TO LANDSCAPE ARCHITECT, PROVIDED WORK OFFERED FOR INSPECTION IS COMPLETE, INCLUDING MAINTENANCE.

3. WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.

I. WARRANTY PLANTS AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL AS FOLLOWS:

A. SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS

1. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING. DO NOT PLANT DORMANT SOD.

2. IN THE EVENT OF DISCREPANCY, THE PANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT

Q. CONTAINER GROWN STOCK:

B. TREES ξ PALMS FOR ONE YEAR

I. 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 OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND 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.

R. PLANT MATERIALS: I. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT

2. 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.

3. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER I OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT

4. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

5. 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.

6. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE

7. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

8. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. 9. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER. S. MEASUREMENTS:

I. SHADE TREES: A) HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY

WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

B) SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. C) MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF

A) HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. B) SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS.

C) MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH. D) TREE CALIPER SIZE SHALL BE MEASURED AT 6 INCHES ABOVE GRADE UP TO AND INCLUDING 4 INCH CALIPERS, AND 12 INCHES ABOVE GRADE

FOR LARGER CALIPER TREES. 3. PALMS:

A) CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD. B) OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT. C) PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

END OF SECTION

PROJECT Addition to 428 Chilean Ave 428 Chilean Ave Palm Beach, Fl 33480

OWNER

ZON: 22-121

QUANTITY NATIVE

As Shown

24" o.c.

As shown

As shown

As shown

As shown

14" o.c.

24" o.c.

24" o.c.

As shown

As shown

24" o.c.

30" spr.

As shown

24" o.c.

24" o.c.

12" o.c.

18" o.c.

12" o.c.

12" o.c.

24" o.c.

SPACING QUANTITY NATIVE

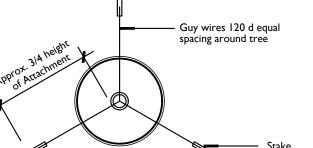
SPACING QUANTITY NATIVE

390

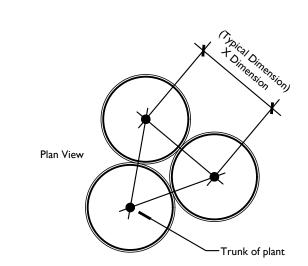
David Mooney 428 Chilean Ave

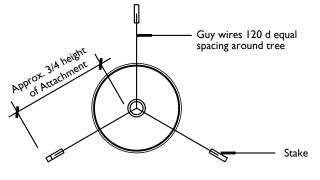
Palm Beach, Fl 33480

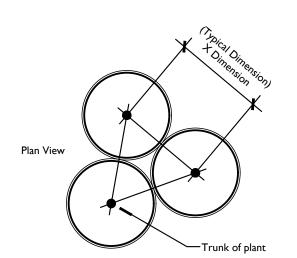
DISTRIBUTION	D
OWNER'S REVIEW	04
PRELIMINARY REVIEW	04
LANDMARK REVIEW	02
REVIEW COMMENTS	02
	0(
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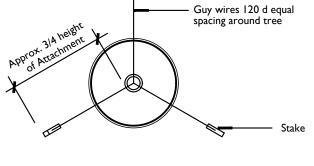
TYPICAL TREE GUYING DETAIL NOT TO SCALE





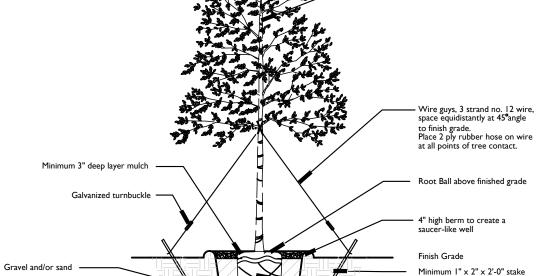


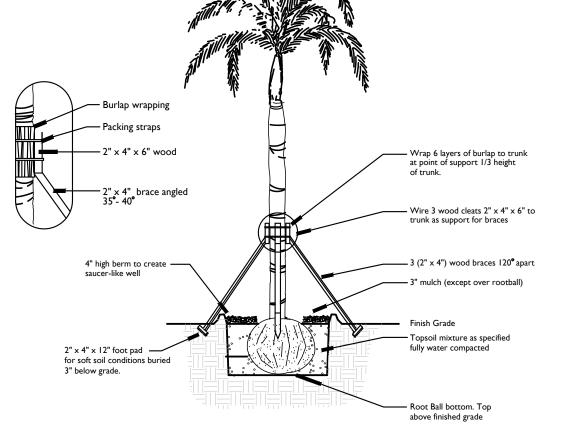
TYPICAL PLANT SPACING DETAIL NOT TO SCALE





Landscape Specifications SHEET NO.





TYPICAL LARGE PALM PLANTING DETAIL NOT TO SCALE

TYPICAL LARGE TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

INSTALLATION.

PLANT LIST.

Landscape Architectural Design

8538 S.E. Sharon Street Hobe Sound, Florida 3345

Project Data		
APPLICABLE CODES:		
ZONING CODE: PALM BEACH ZONING BUILDING CODE: FLORIDA BUILDING CO LIFE SAFETY CODE: FLORIDA FIRE PREVEN	DDE 2020(FBC)	
NET LOT AREA:	9,375 SQ. FT.	
BUILDING USE:	RESIDENTIAL	
FINISHED FLOOR ELEVATION = 4,50' NAVD = 0'-0"		

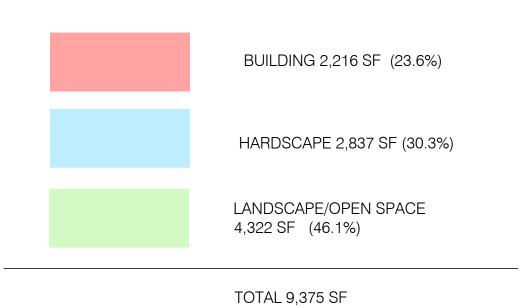
Setbacks & Height	Requirements		
FRONT	25'-0"	25'-0"	PBZC 134-948-5a
SIDE INTERIOR	10'-0"	10'-0"	PBZC 134-948-6a
REAR	15'-0"	XX'-XX''	PBZC 134-948-7a
MAXIMUM HEIGHT ALLOWABLE	23'-6" + 3 FT FOR FLAT ROOF	XX'-XX''	PBZC 134-948-8a

Landscaped Open Space Requirements			
15% x 9,375 SF = 4,218 SF	4,322 SF		
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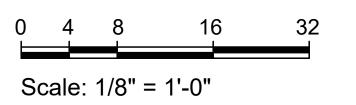
Lot Coverage Rec	luirements		
GROUND AREA COVERAGE MAIN STRUCTURE 30%	30% x 9,375 SF = 2,812.50 SF	2,216 SF	PBZC 134-948-9a

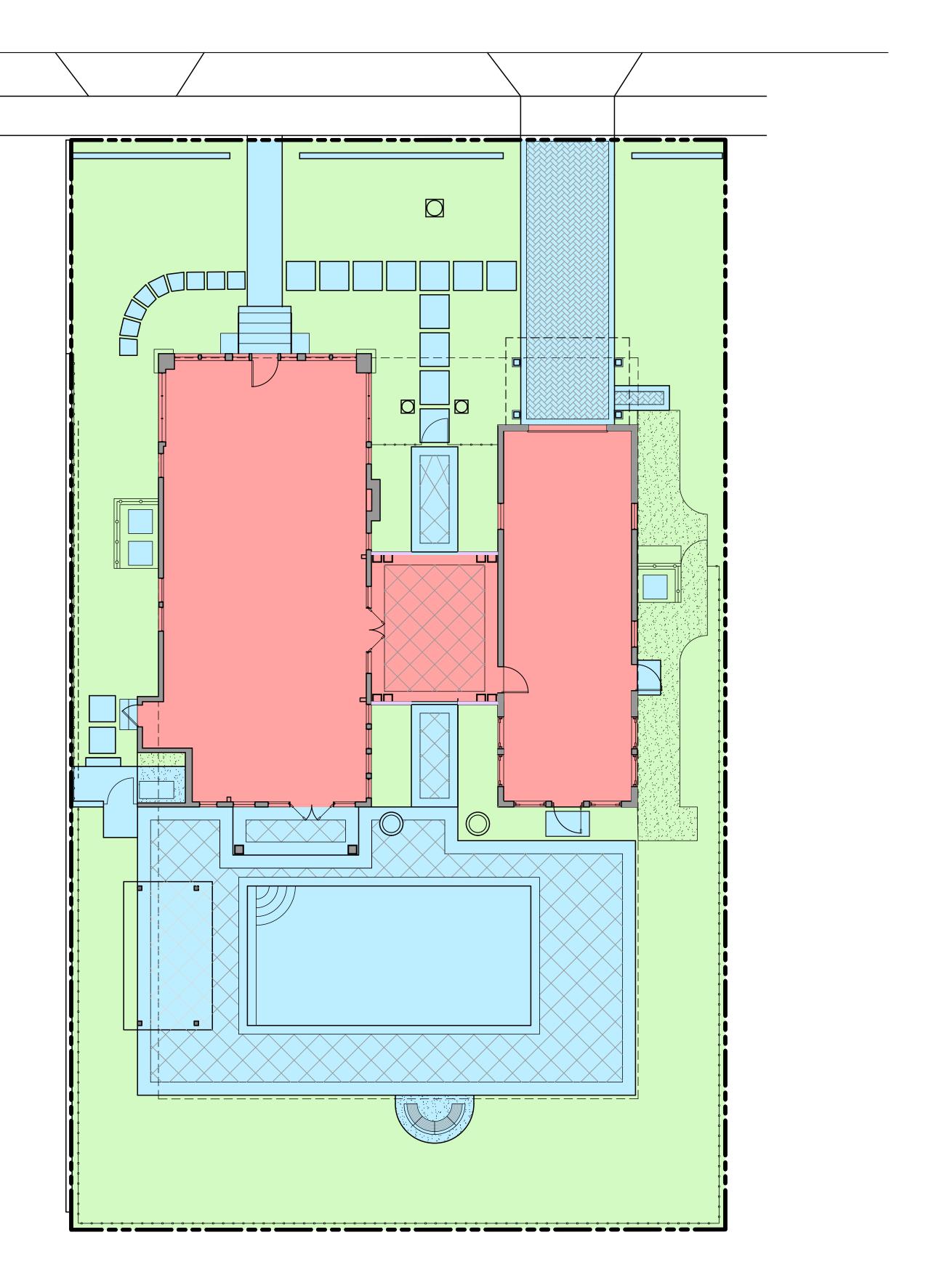
Parking Requirements			
PARKING REQUIREMENTS	1	2	

Existing Residence	Information		
A/C AREA	2,426 SQ.FT.	951 SQ.FT.	3,377 SQ.FT.
NON CONDITIONED COVERED	- SQ.FT.	1,068 SQ.FT.	1,068 SQ.FT.
GROUND COVERAGE	1,473 SQ.FT.	1,068 SQ.FT.	2,216 SQ.FT.
NUMBER OF BEDROOMS	2	1	3











PROJECT No. 22008

Addition to

428 Chilean Ave

428 Chilean Ave

Palm Beach, FI 33480

HSB: 22-012

ZON: 22-121

OWNER

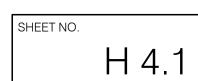
David Mooney 428 Chilean Ave Palm Beach, FI 33480

DISTRIBUTION	DATE
OWNER'S REVIEW	04/15/2
PRELIMINARY REVIEW	04/21/2
LANDMARK REVIEW	02/06/2
REVIEW COMMENTS	02/24/2
	06/11/2
	06/22/2





Open Space Plan





Street View Elevation (North)

Scale 3/16"=1'-0"



North Elevation (Front)

Scale 3/16"=1'-0"

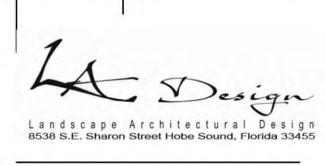


PROJECT
Addition to No. 22008 428 Chilean Ave 428 Chilean Ave Palm Beach, Fl 33480

HSB: 22-012 ZON: 22-121

David Mooney 428 Chilean Ave Palm Beach, Fl 33480

DISTRIBUTION	DATE
OWNER'S REVIEW	04/15/22
PRELIMINARY REVIEW	04/21/22
LANDMARK REVIEW	02/06/23
	06/10/23
	
	77.70





300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134 tel: 305.567.0602 | fax: 305.446.3197 | www.vcmiami.com FL Registration AA26001654

Color Renderings Street View & North (Front) Elevation

SHEET NO.

H5.1



Elevation / Section

Scale 3/16"=1'-0"



South Elevation (Rear)

Scale 3/16"=1'-0"



PROJECT No.

Addition to

428 Chilean Ave

Palm Beach, FI 33480

HSB: 22-012 ZON: 22-121

David Mooney 428 Chilean Ave Palm Beach, Fl 33480

DISTRIBUTION	DATE
OWNER'S REVIEW	04/15/22
PRELIMINARY REVIEW	04/21/22
LANDMARK REVIEW	02/06/23
	06/10/23

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300 Aragon Aven				Bables,	FL 3	3134	4
tel: 305.567.0602 www.vcmiami.co				600165	4		

Color Renderings Section & South (Rear) Elevation

Tarana va

H5.2



Scale 3/16"=1'-0"



West Elevation (Right)

Scale 3/16"=1'-0"



Addition to 428 Chilean Ave

428 Chilean Ave Palm Beach, Fl 33480 HSB: 22-012 ZON: 22-121

WNER

David Mooney
428 Chilean Ave
Palm Beach, Fl 33480

DISTRIBUTION	DATE
OWNER'S REVIEW	04/15/22
PRELIMINARY REVIEW	04/21/22
LANDMARK REVIEW	02/06/23
	06/10/23
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Landscape Architectural Design 8538 S.E. Sharon Street Hobe Sound, Florida 33455



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Color Renderings
East Elevation (Left) &
West Elevation (Right)

SHEET NO

H5.3



No. 22008

04/15/22

02/06/23

02/24/23

06/11/23

PROJECT

Addition to

428 Chilean Ave Palm Beach, Fl 33480

David Mooney

428 Chilean Ave Palm Beach, Fl 33480

DISTRIBUTION

OWNER'S REVIEW

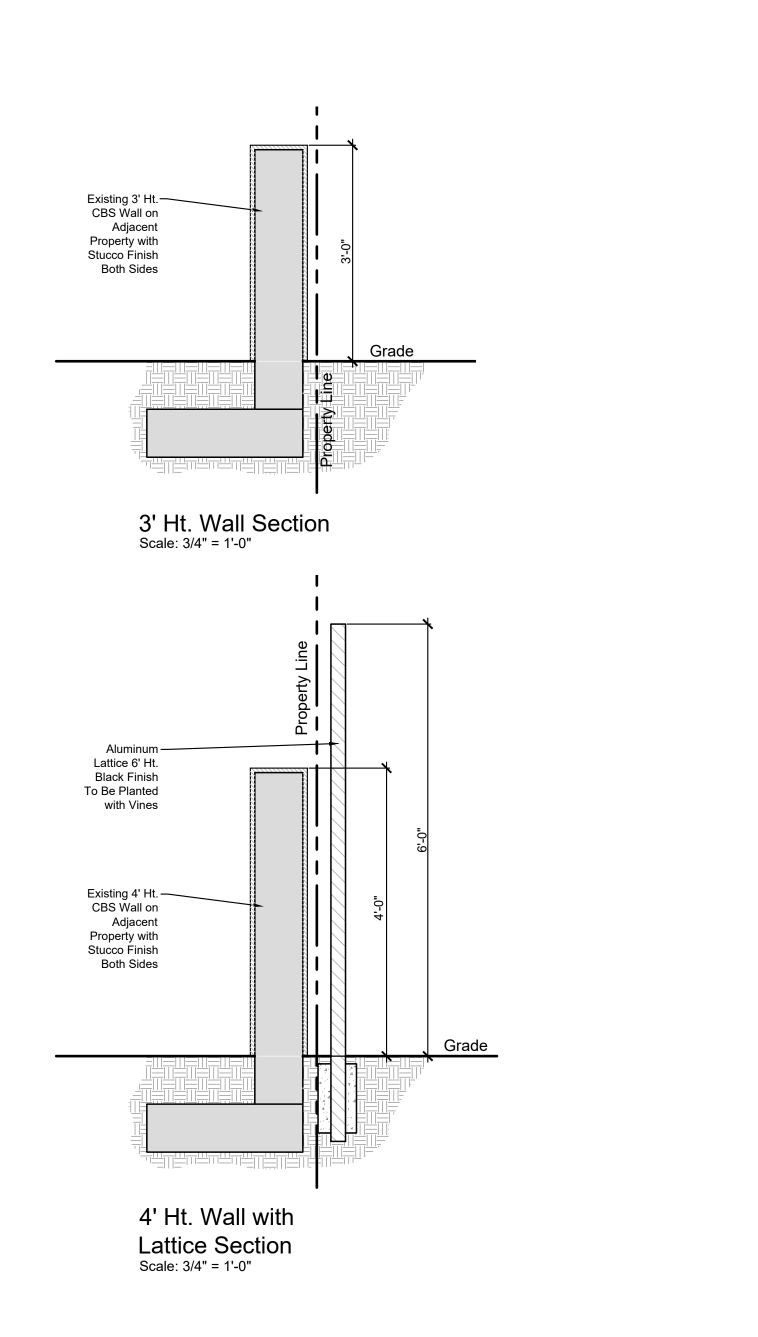
PRELIMINARY REVIEW

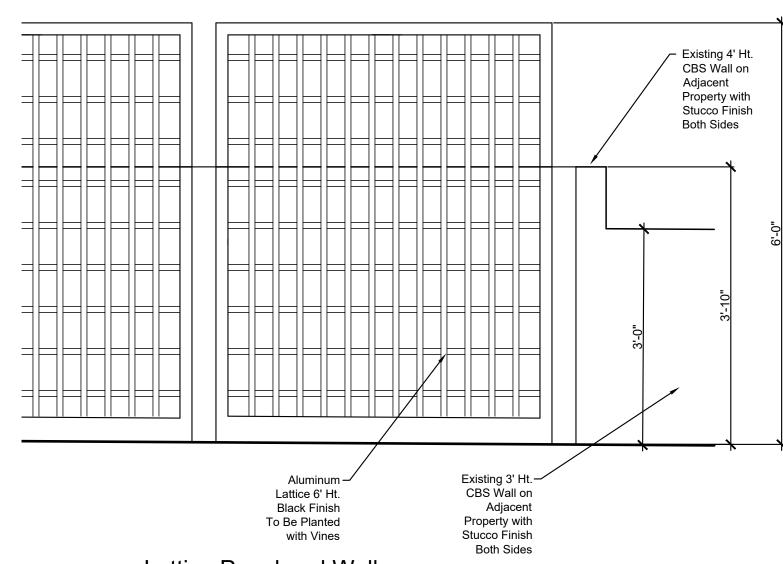
LANDMARK REVIEW REVIEW COMMENTS

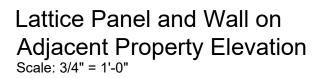
HSB: 22-012 ZON: 22-121

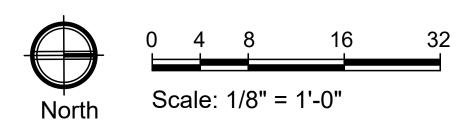
OWNER

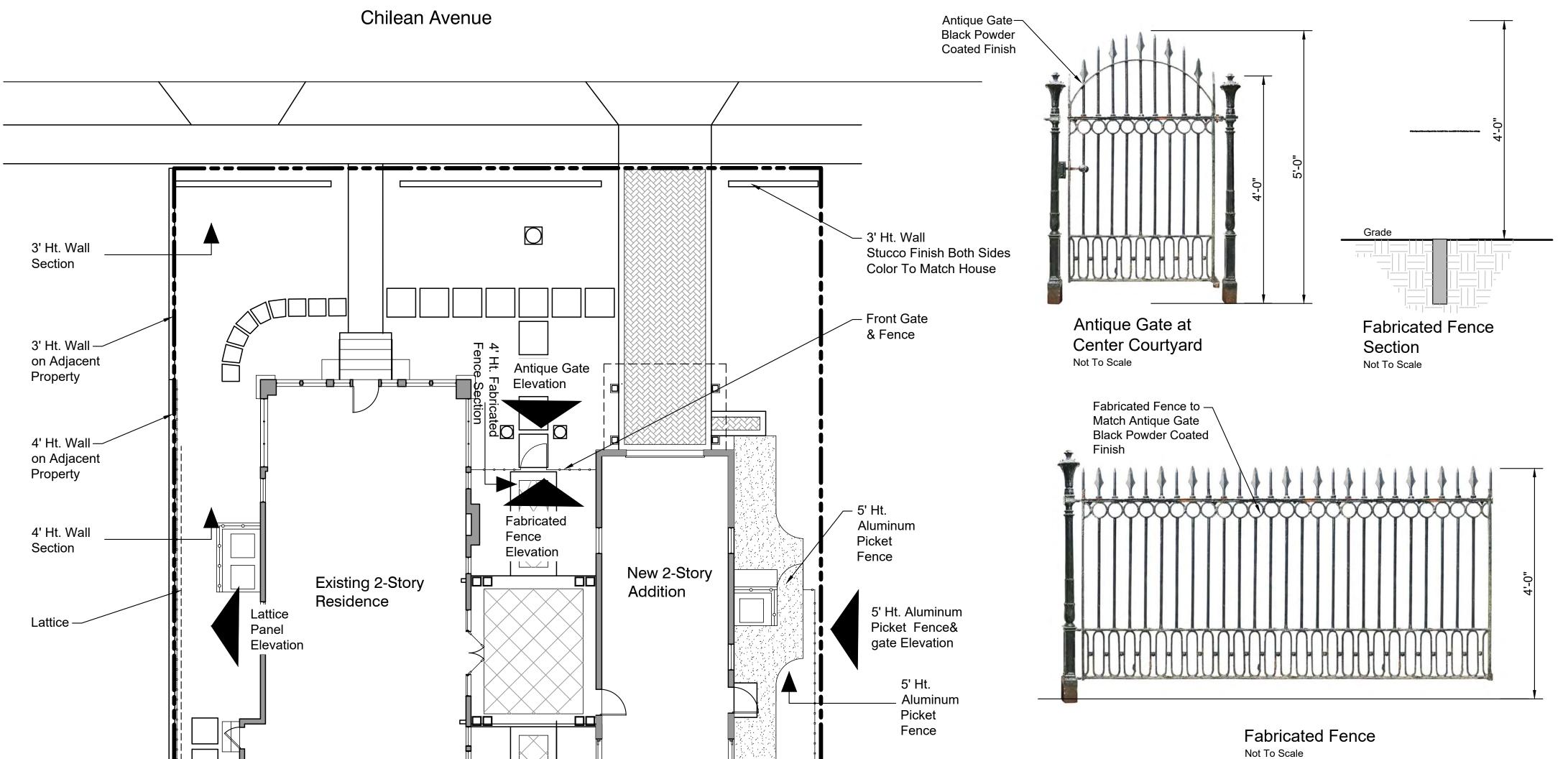
428 Chilean Ave











- 5' Ht. Side & Back Aluminum Picket Fence

Pool

Aluminum Picket Fence

5' Ht. Aluminum

Fence Section

Not To Scale

5' Ht. Premier

Fence and Gate
Not To Scale

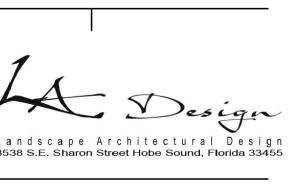
Landscape Architectural Design 8538 S.E. Sharon Street Hobe Sound, Florida 33455

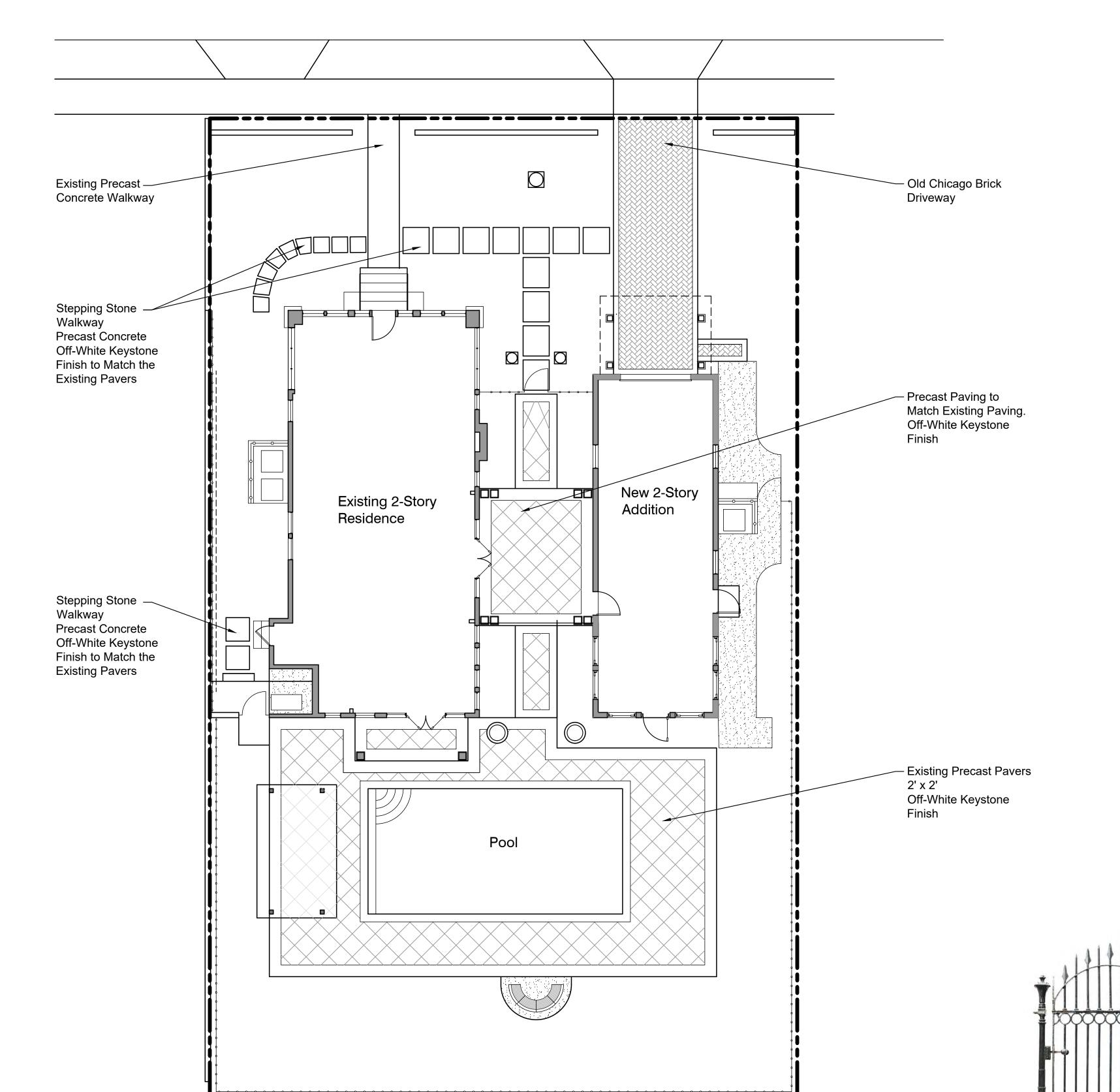


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Fences, Walls &

Gates Plan SHEET NO. H 6.1







Old Chicago Brick Driveway Herringbone pattern



Existing Precast concrete patio
Off white coquina finish



Preimeter aluminum fence and gate

Black powercoated finish

Herpel Precast concrete Paving Off white to match the existing



Percast medetrial potted planters off white coquina finish





PROJECT No. 22008

Addition to 428 Chilean Ave

428 Chilean Ave Palm Beach, Fl 33480 HSB: 22-012 ZON: 22-121

OWNER

David Mooney 428 Chilean Ave Palm Beach, Fl 33

m Beach, Fl 33480	
STRIBUTION	DATE
WNER'S REVIEW	04/15/22
RELIMINARY REVIEW	04/21/22

02/06/23 02/24/23 06/11/23 06/22/23
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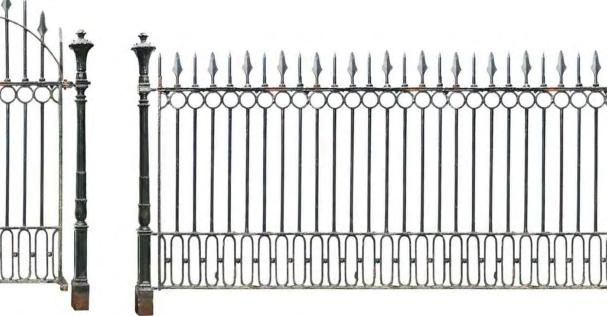


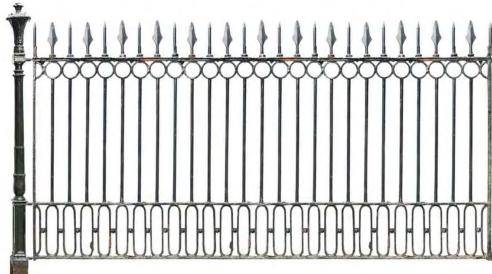


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Exterior Finishes Plan

SHEET NO.





Antique Gate for central courtyard Frabricated fence at central courtyard to match gate Black powercoated finish Black powercoated finish

