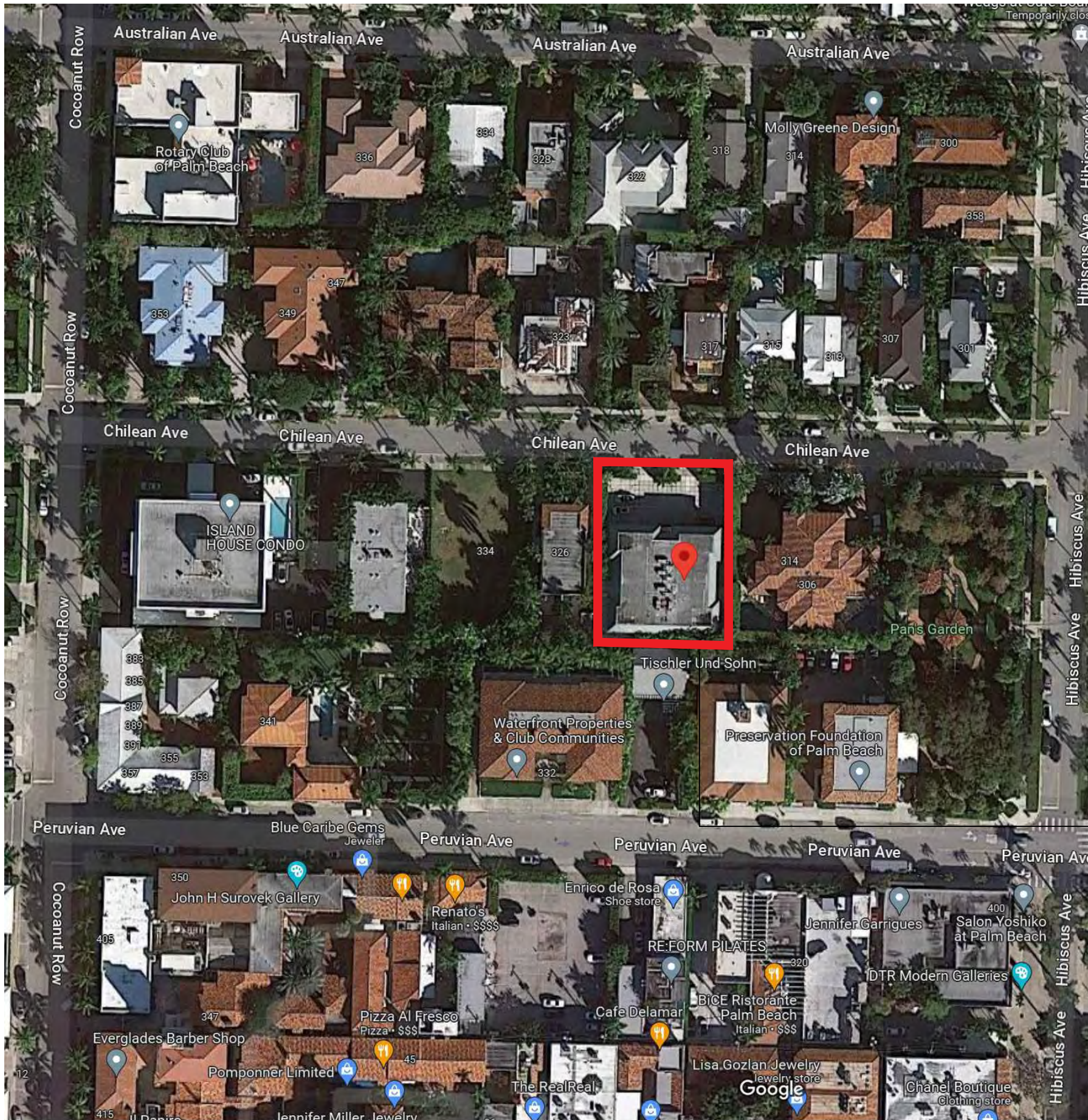


Scope of Work

- New Hardscape
- New Landscape
- New Pool (inside of 10' setback)
- New Site Wall and Sculpture Feature in front of Building's existing central breezeway/entrance
- New Paint Color for Building, Window Bays, Underside of soffits, Roof tile
- New Glass Railing for front entry stairs

Variance Requests

- Pool Equipment Variance (greater than 25' from pool's edge)
 - Pool Heater Variance (inside of 10' setback)
 - Swimming Pool (inside of 10' setback)
- Landscape Open Space amount of 22.5% in Lieu of the 35% minimum required.
- Front yard Landscape Open Space amount of 19.8% in lieu of the 35% minimum required.
- A variance to eliminate 1 parking space where 8 is required in order to provide 6 paces in the redesign of the parking area.



Vicinity Map

Private Residence
320 Chilean Avenue
Palm Beach

F L O R I D A

RECEIVED
By yfigueroa at 1:33 pm, Jul 10, 2023



Application #: ARC-23-015

ZON- 23-021

Final Submittal

ARCOM Meeting Date: 07/26/23

Town Council Meeting Date: 08/09/23

Sheet Index

Cover Sheet

- L1.0 - Existing General Site Photos
- L1.1 - Existing General Site Photos
- L1.2 - Existing General Site Photos
- L1.3 - Surrounding Properties
- L2.0 - Existing Vegetation Inventory
- L2.1 - Demolition Plan
- L3.0 - Construction Screening Plan
- L4.0 - Construction Staging Plan
- L5.0 - Truck Logistics Plan
- L6.0 - Site Plan
- L6.1- Site Calculation Graphics
- L6.2 - Parking Study/Requirements
- L6.3 - Hardscape Details / Exterior Materials
- L6.4 - Hardscape Details / Exterior Materials
- L6.5 - Pool Garden Perspectives
- L7.0 - Landscape Plan
- L7.1 - Landscape Schedule
- L7.2 - Planting Specifications
- L7.3 - Plant Image Sheet
- L8.0 - Rendered Landscape Plans
- L9.0 - Landscape Elevations (front & back)
- L9.1 - Landscape Elevations (sides)

SUBJECT PROPERTY
320 CHILEAN AVE

Civil
Survey

PROPERTY ADDRESS:		320 CHILEAN AVENUE		
	REQUIRED	PROPOSED	EXISTING	
LOT SIZE (SQ FT)	12,505 SF			
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	4,376.75 SF 35%	2,825 SF 22.5%	2,461 SF 19.68%	
FRONT YARD LOS (SQ FT AND %)	875.35 SF 35%	780 SF 31.19%	439 SF 17.5%	
NATIVE PALMS %	N/A	6 37.5%		
NATIVE SHRUBS/VINES %	158 35%	349 75.54%		
NATIVE GROUND COVER %	110 35%	315 100%		



Existing Street Facade



Existing Street Facade



Existing Street Facade



Existing West Buffer



Existing Structure



Existing East Buffer

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5020-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residences
320 Chilean Ave
Palm Beach

JOB NUMBER: # 22244.00 LA
DRAWN BY: Nick Pastor
DATE: 01.05.2023
02.09.2023
07.10.2023

SHEET L1.0

2023

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ARC# 23-015
ZON# 23-021
Existing Conditions



Existing East Patio Entrance



Existing North East Patio



Existing North East Patio



Existing South East Patio



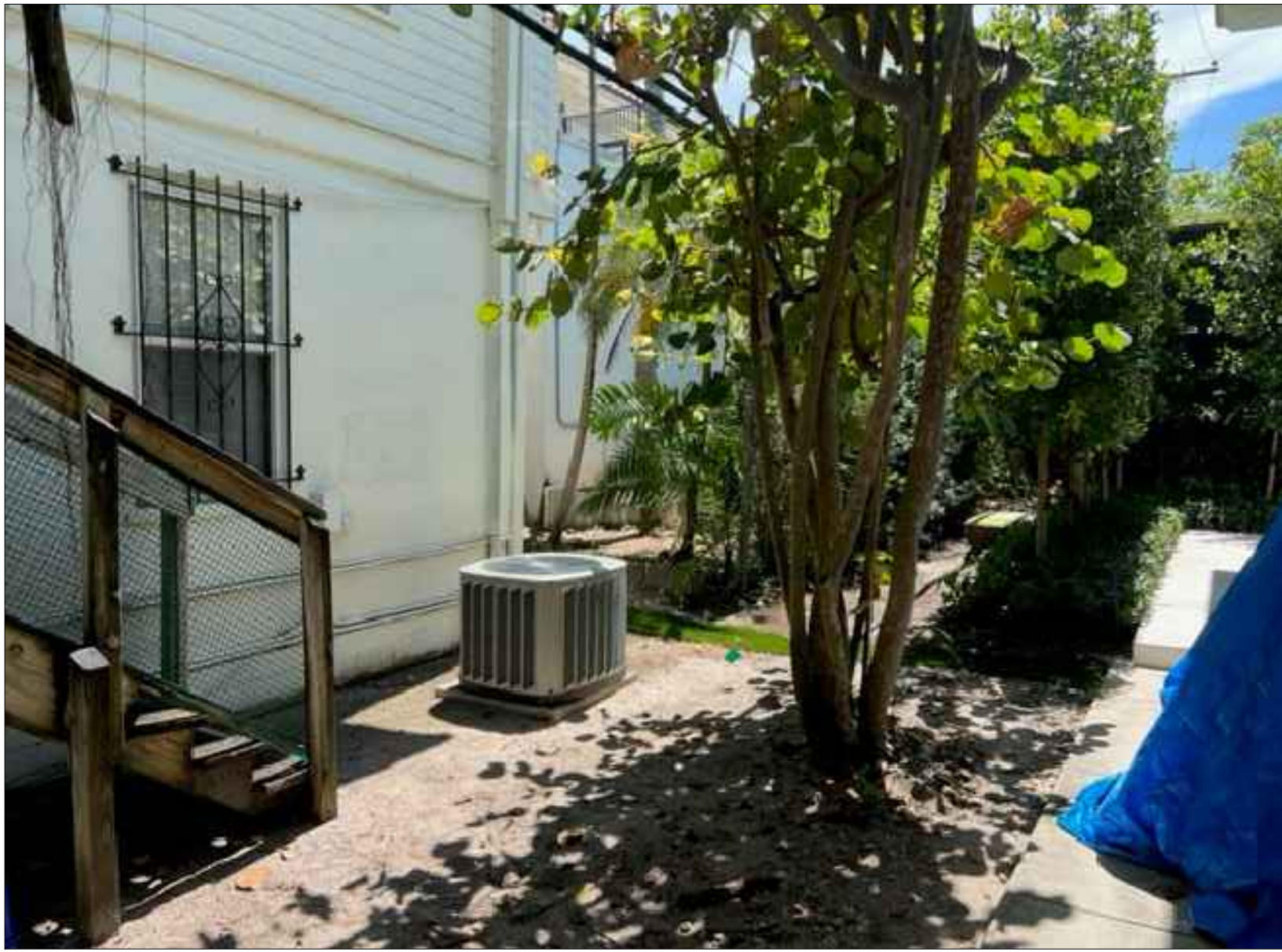
Existing South East Patio



Existing South East Patio



Existing South Buffer



Existing South Buffer



Existing South Buffer



Existing West Buffer



Existing West Buffer



Existing West Buffer



ENVIRONMENT
DESIGN
GROUP

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Palm Beach, FL 33480
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Existing Conditions

SHEET L1.2

F L O R I D A



322 Australian Avenue



317 Chilean Avenue



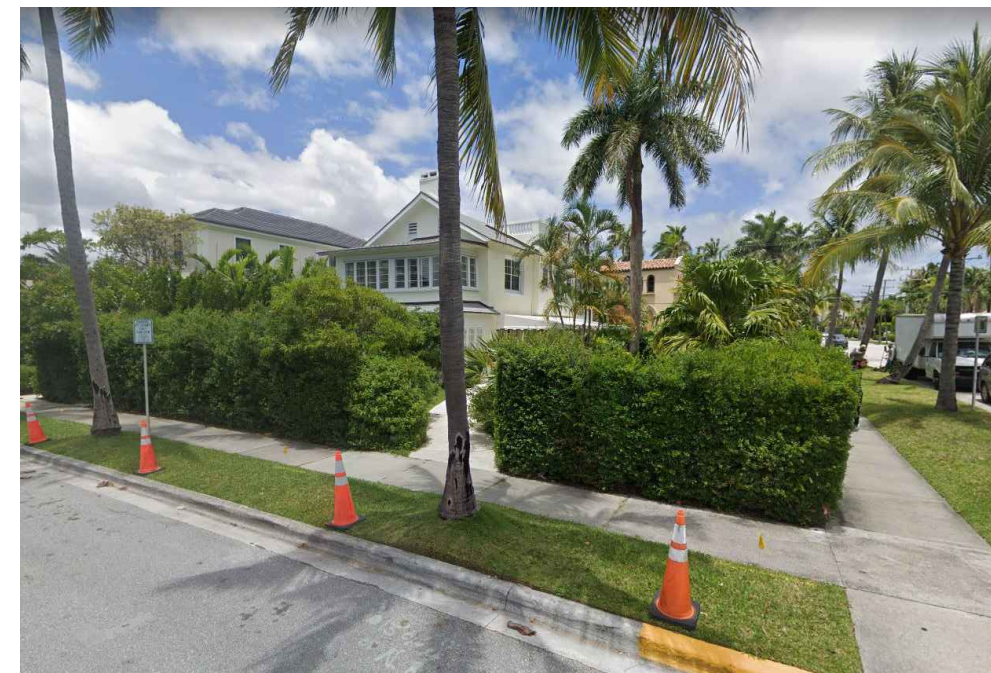
315 Chilean Avenue



313 Chilean Avenue



307 Chilean Avenue



301 Chilean Avenue



334 & 354 Chilean Avenue



326 Chilean Avenue



306 Chilean Avenue



386 Hibiscus Avenue



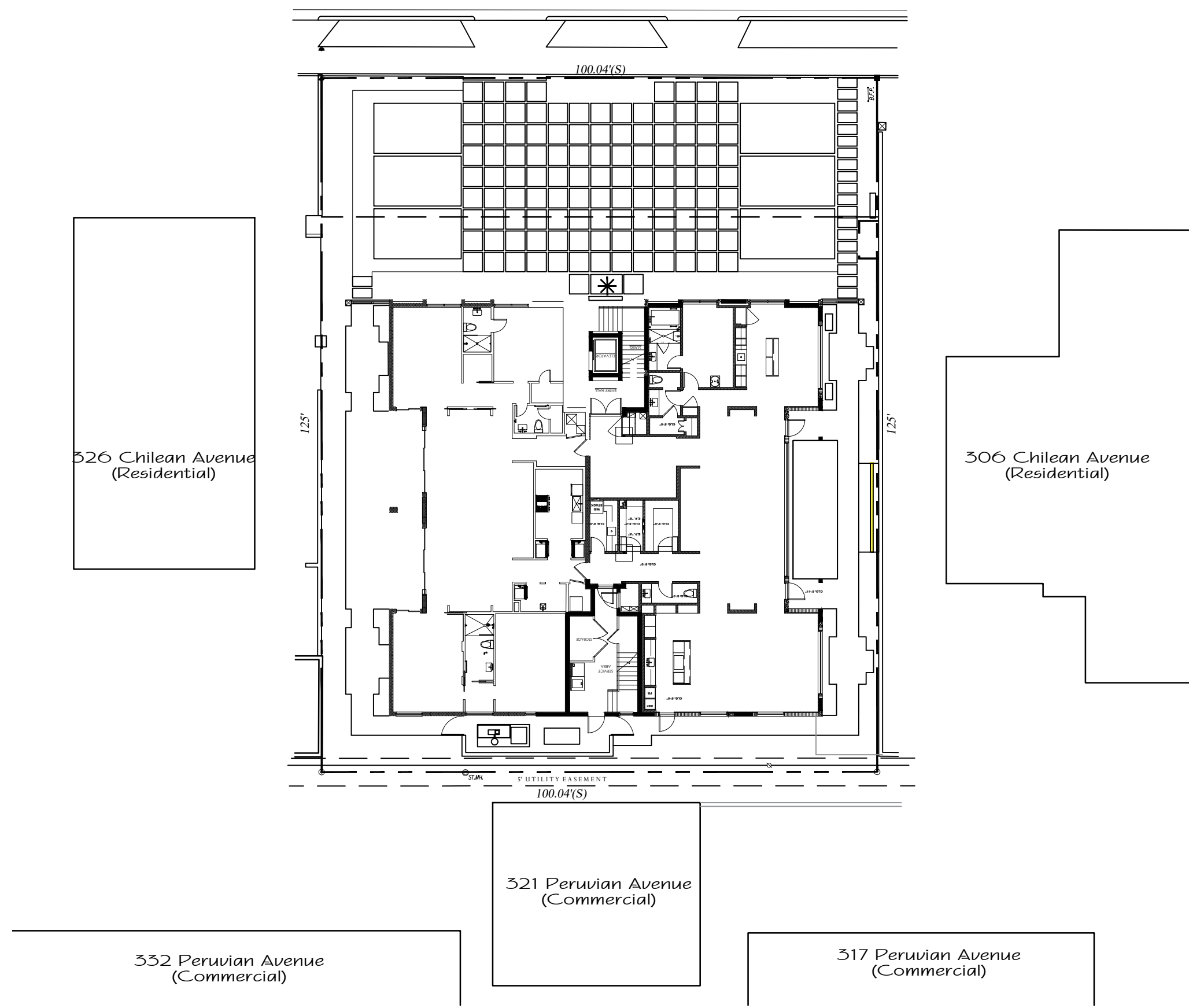
306 Chilean Avenue

(Existing West side of Eastern Hedge of 320 Chilean Ave)



320 Chilean Avenue

(Existing Eastern Hedge)



ARC# 23-015
ZON# 23-021

Surrounding Properties

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784

Dustin@environmentdesigngroup.com

Private Residences
320 Chilean Ave
Palm Beach

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SHEET L1.3

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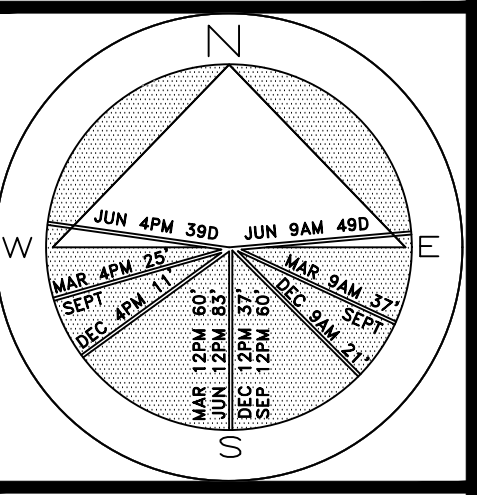
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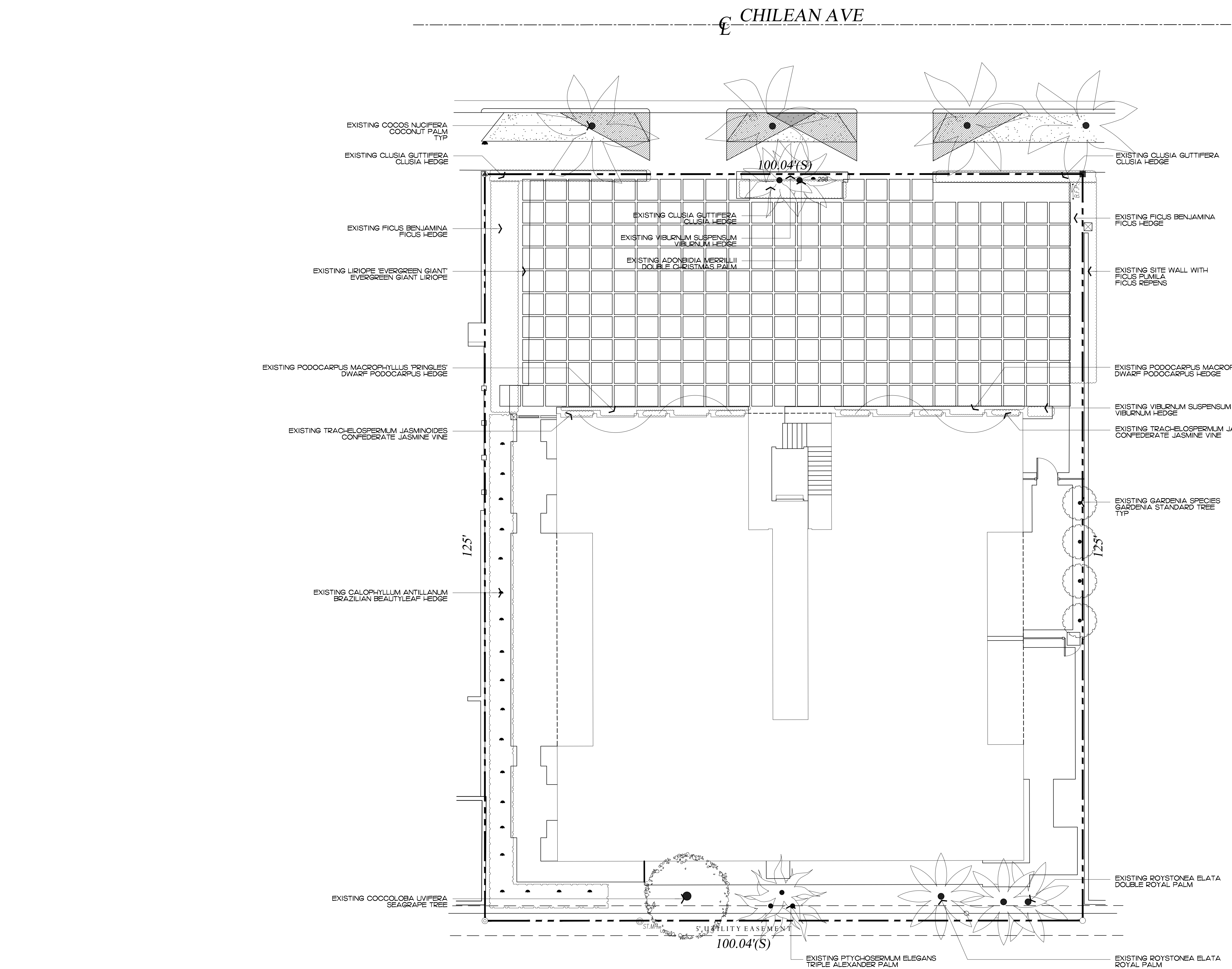
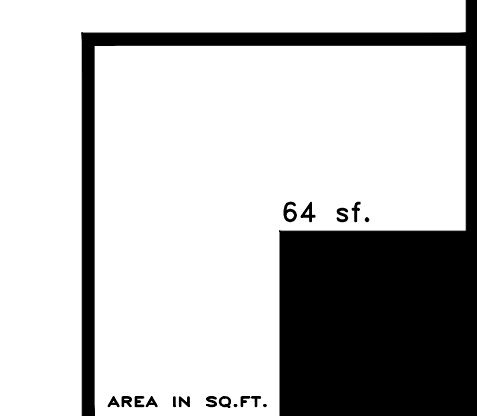
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Private Residences
320 Chilean Ave
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01.05.2023
07.10.2023

SHEET L2.0



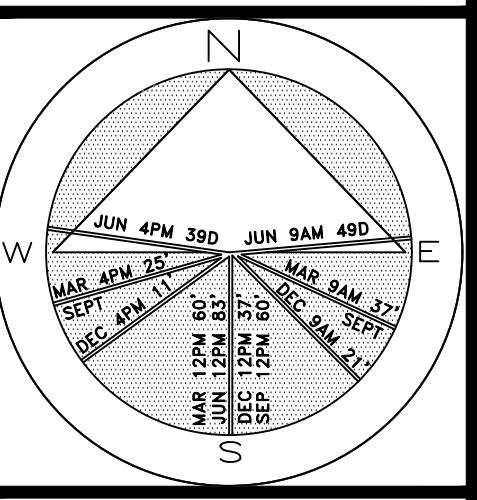
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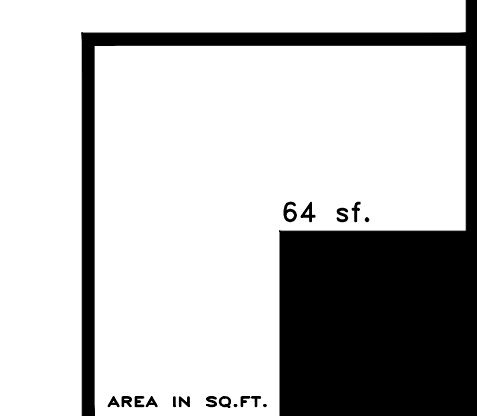
ARC# 23-015
ZON# 23-021
Existing Vegetation Inventory
SCALE IN FEET 0' 8' 16' 24'

Private Residences
320 Chilean Ave
Palm Beach



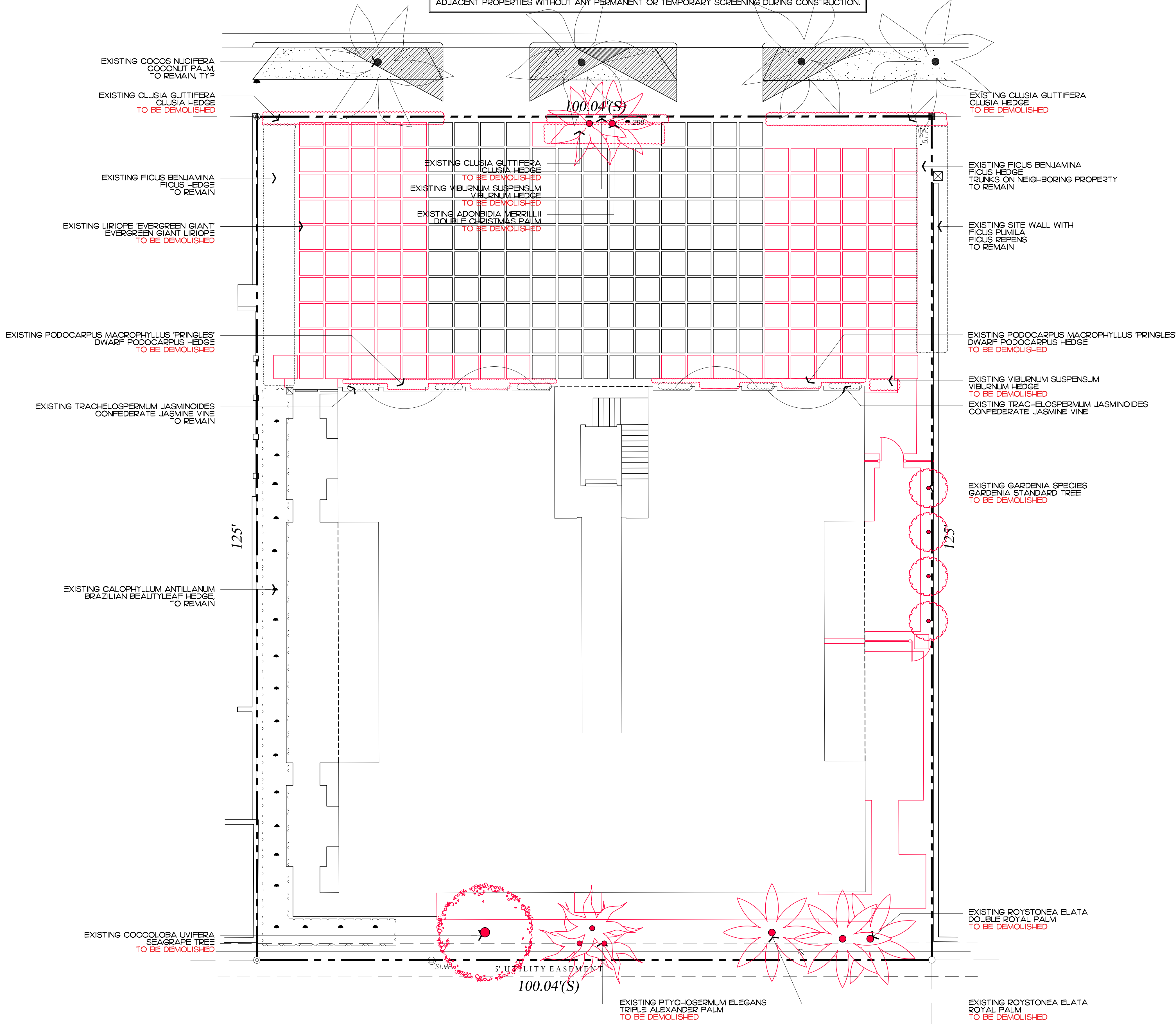
JOB NUMBER: # 22244.00 LA
DRAWN BY: Adam Mills
DATE: 11.07.2022
01.05.2023
07.10.2023

SHEET L2.1



CHILEAN AVE

NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.



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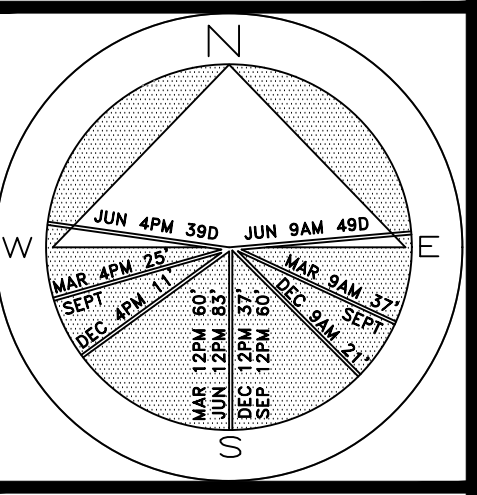
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Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

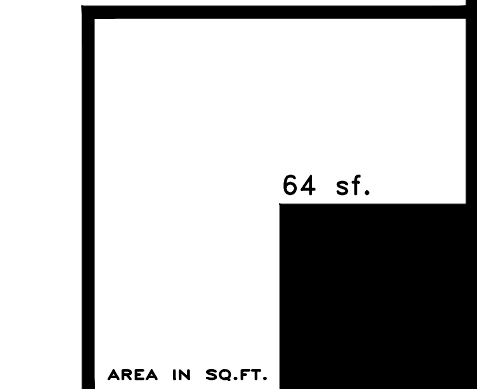
ARC# 23-015
ZON# 23-021

Private Residences
320 Chilean Ave
Palm Beach



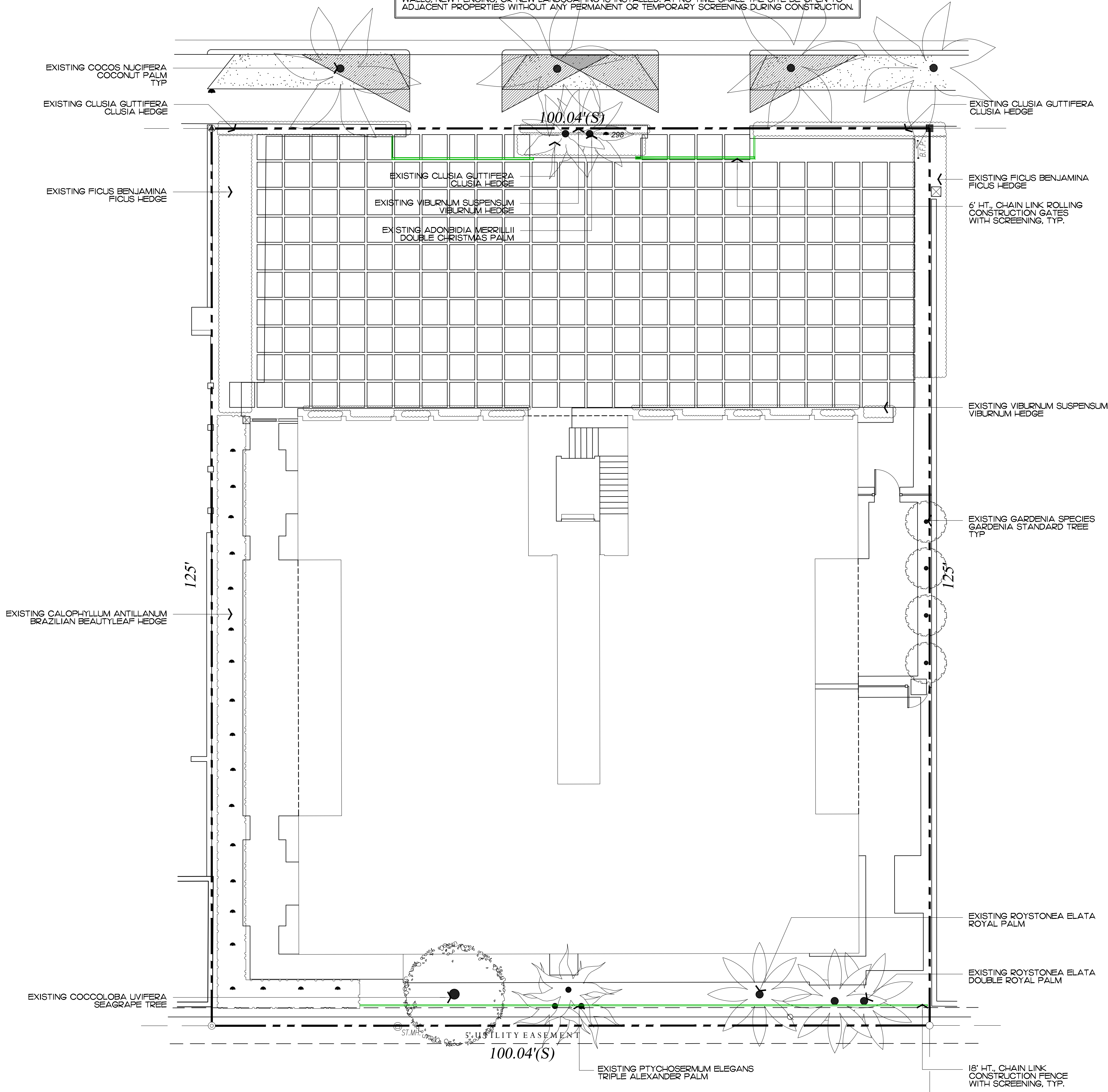
JOB NUMBER: # 22244.00 LA
DRAWN BY: Adam Mills
DATE: 11.07.2022
01.05.2023
02.09.2023
05.01.2023
07.10.2023

SHEET L3.0



CHILEAN AVE

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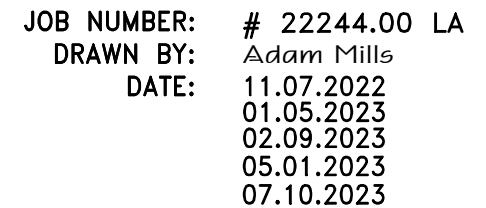
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Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

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Construction Staging Plan

CONCEPTUAL CONSTRUCTION SCHEDULE

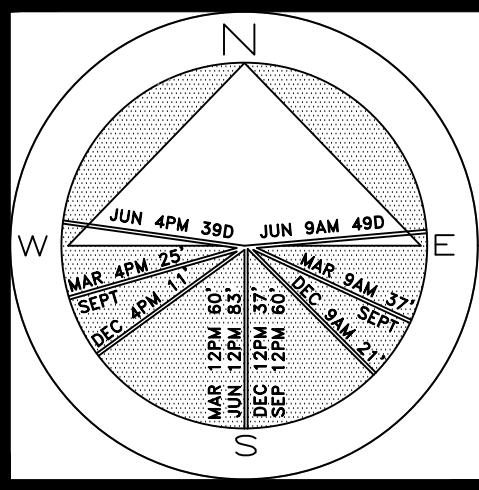
- JUNE 28TH 2023 – ARCOM MEETING
- JULY 12TH 2023 – TOWN COUNCIL
- SEP-OCT 2023 – SUBMIT FOR PERMIT
- 1 MONTH – NOV 2023 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 1 MONTH – SITE/BUILDING PREPARATION
- 1 MONTH – DELIVERIES & CONC. POURS
- 2 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS
- + /9 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

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

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

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE



JOB NUMBER: # 22244.00 LA
DRAWN BY: Nick Pastor
DATE: 11.07.2022
01.05.2023
02.09.2023
05.01.2023
07.10.2023

SHEET L5.0

ARC# 23-015
ZON# 23-021

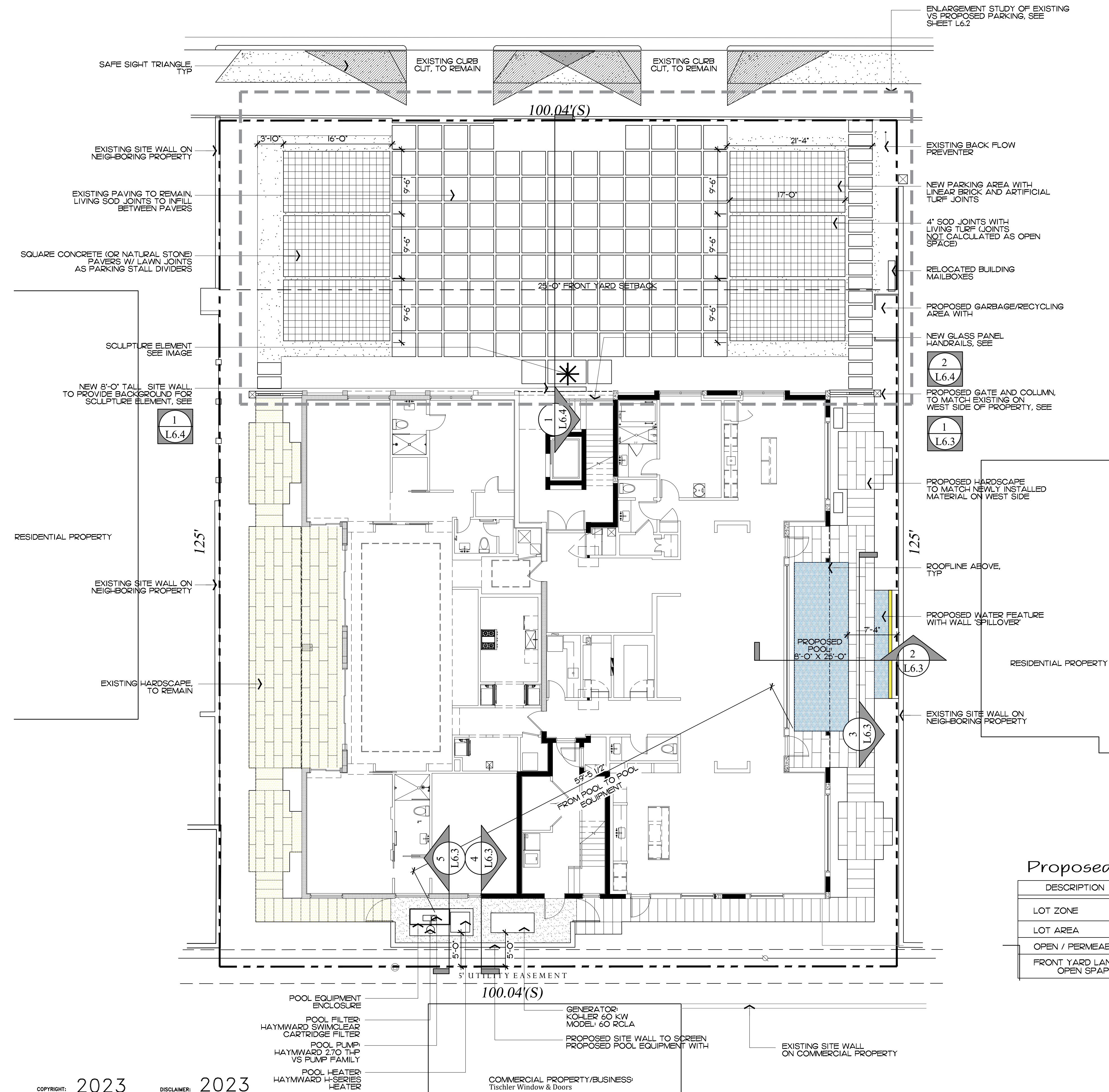
Truck Logistics Plan

SCALE: NOT TO SCALE

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[illegible]

RC2001-EN

HAYWARD

SwimClear™

Owner's Manual

Models C900 C930 C950 C970 C990
TOP MANIFOLD CARTRIDGE FILTERS

MODEL	EFFECTIVE FILTRATION RATE		DESIGN FLOW RATE	
	FT ³	MG	Residential	Commercial
C930	225	36.2	6.5	108
C950	345	55.2	10.2	165
C970	471	75.2	15.0	248
C990	595	95.8	19.0	308
C900	680	111.2	19.0	308

MAXIMUM WORKING PRESSURE FOR ALL MODELS: 50 PSI (3.45 BAR)

ATTENTION INSTALLER: THIS MANUAL CONTAINS IMPORTANT INFORMATION ON THE OPERATION, AND

SAFE USE OF THIS EQUIPMENT.

THIS MANUAL IS INTENDED FOR THE END USER OF THIS PRODUCT

Hayward Pool Products

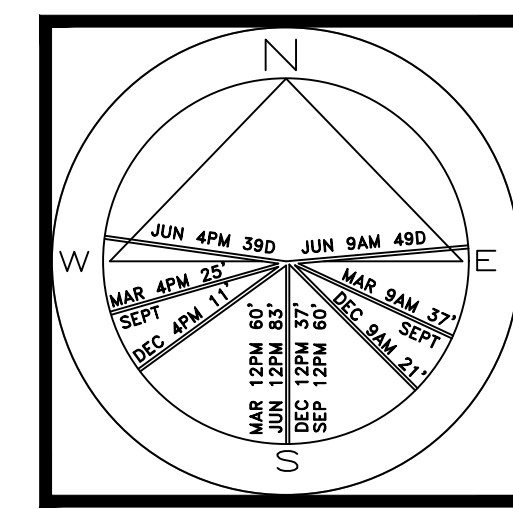
620 Division Street, Elizabeth, NJ 07207

Phone: (908) 351-6400

www.haywardpool.com

[illegible]Proposed Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	R-C - MEDIUM DENSITY RESIDENTIAL		R-C - MEDIUM DENSITY RESIDENTIAL		R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,505 S.F.		12,505 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 35%	4,376.75 S.F.	19.68%	2,461 S.F.	22.5%	2,825 S.F.
FRONT YARD LANDSCAPE OPEN SPACE	MINIMUM 35% OF OF FRONT YARD	875.35 S.F.	17.5%	439 S.F.	31.19%	780 S.F.

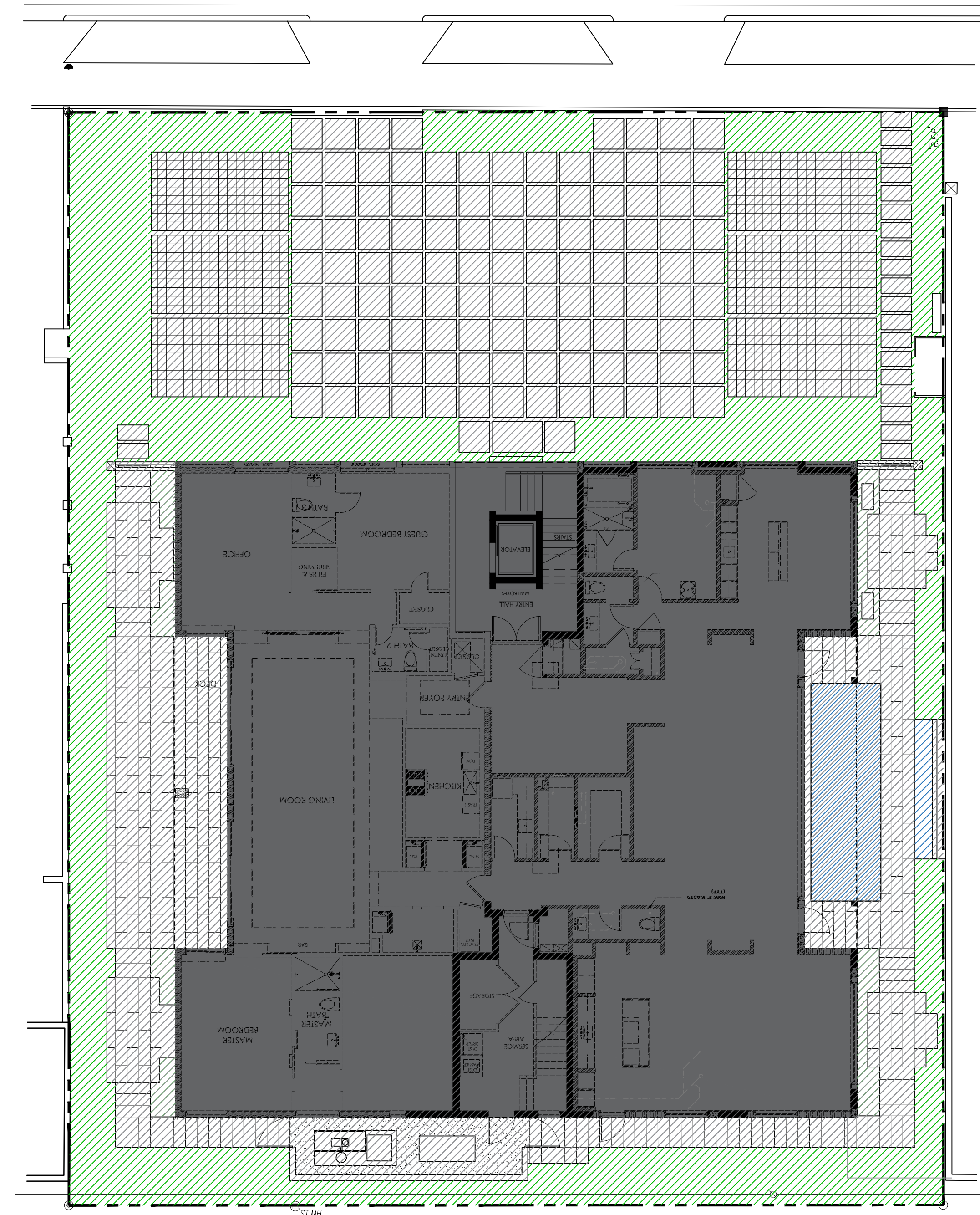
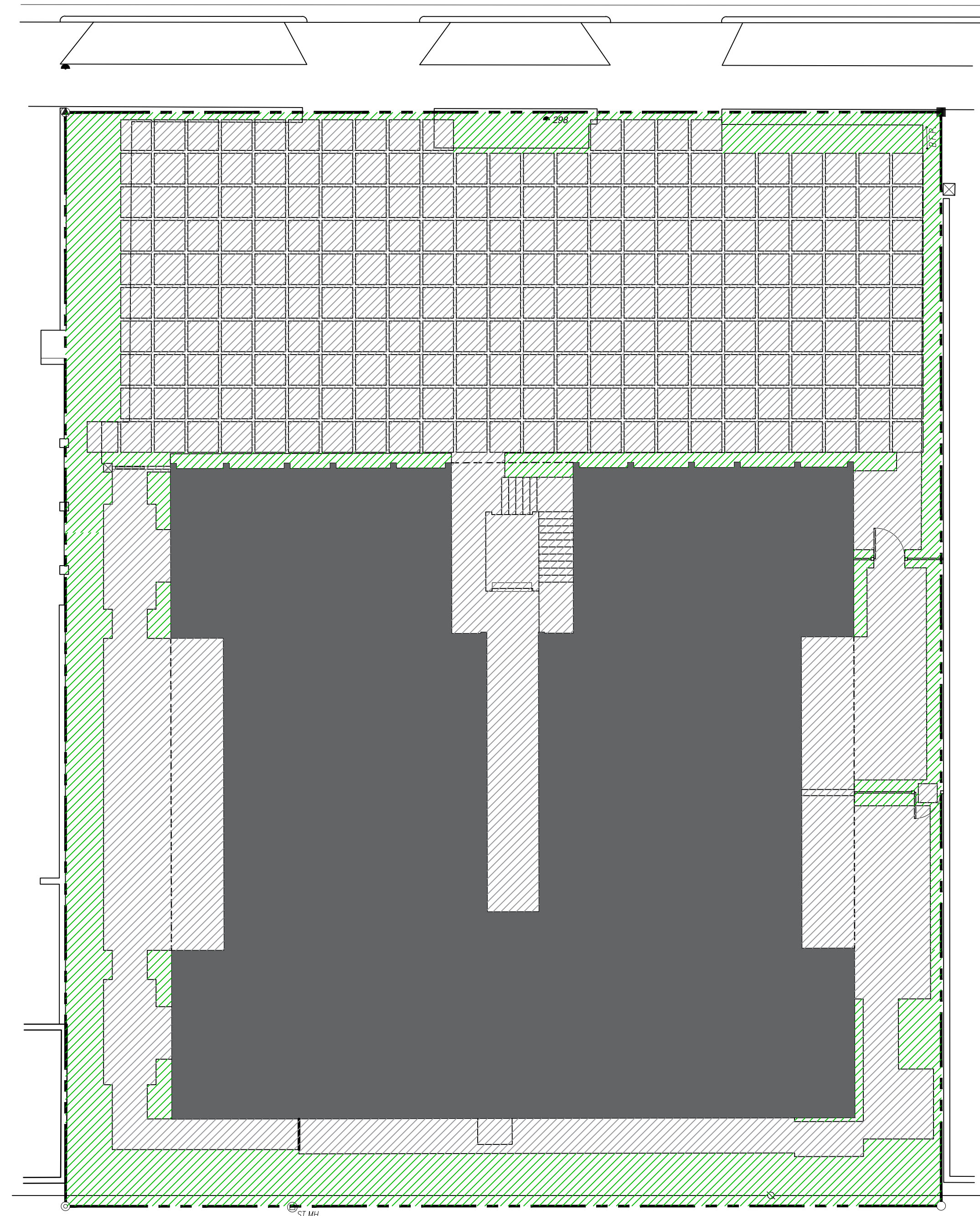


JOB NUMBER: # 22244.00 LA
DRAWN BY: Adam Mills
DATE: 11.07.2022
01.05.2023
04.03.2023
05.01.2023

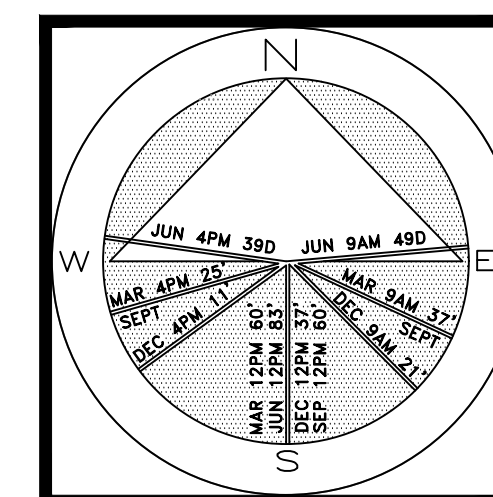
SHEET L6.0

64 sf

AREA IN SQ.FT.

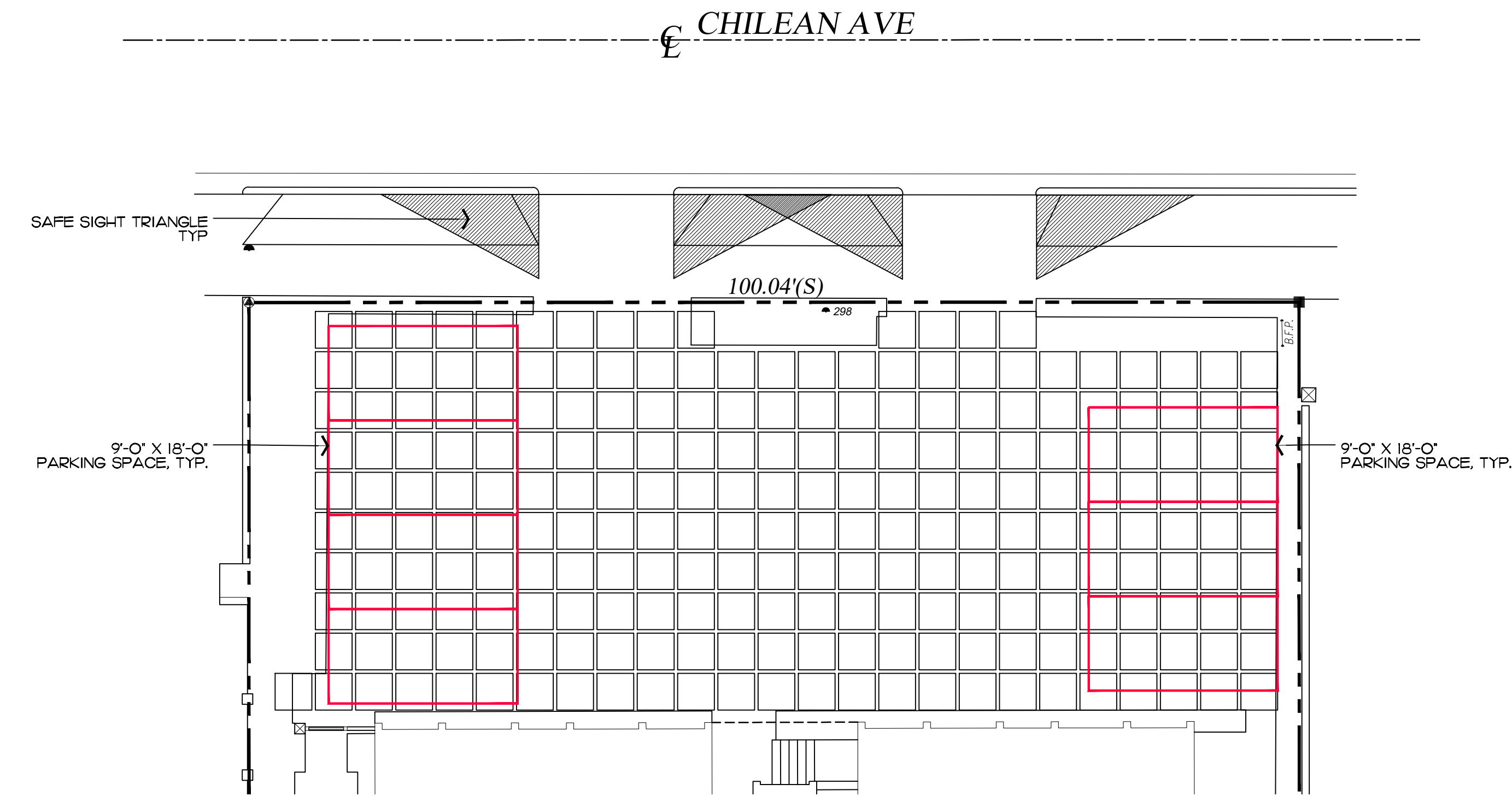
Proposed Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	R-C - MEDIUM DENSITY RESIDENTIAL		R-C - MEDIUM DENSITY RESIDENTIAL		R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,505 S.F.		12,505 S.F.	
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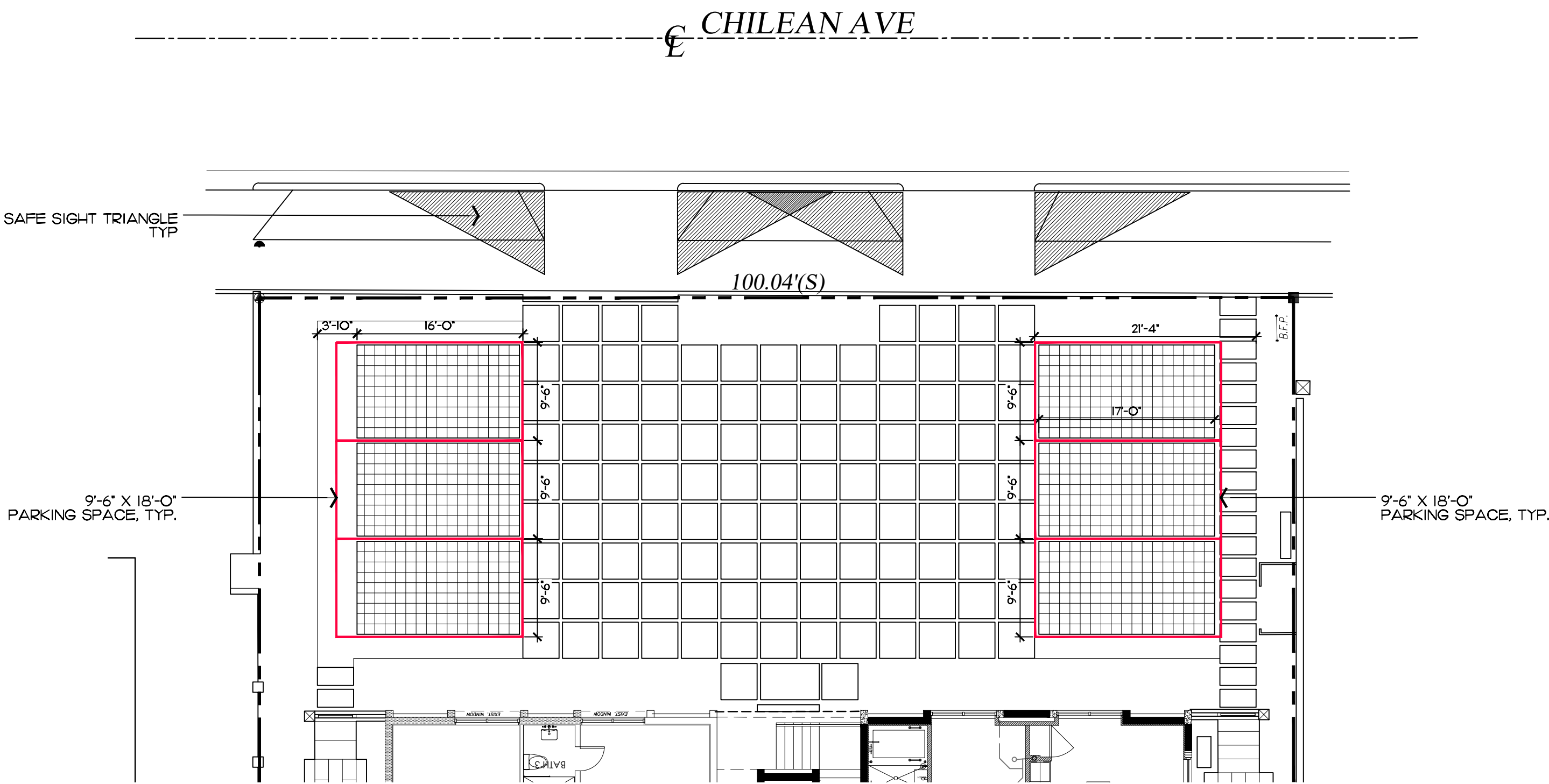


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DRAWN BY: Adam Mills
DATE: 11.07.2022
02.09.2023
04.13.2023
05.01.2023
07.10.2023

SHEET L6.1



Existing Parking - 7 spaces



Proposed Parking - 6 spaces

Parking Requirements

MULTIFAMILY DWELLING (6 UNITS OR MORE)		
REQUIRED	EXISTING	PROPOSED
6 SPACES DWELLING UNITS: 3	7 SPACES *CURRENTLY DOES NOT MEET CODE	6 SPACES MEET REQUIRED CODE

TOTAL EXISTING DWELLING UNITS: 8
TOTAL OWNERS: 3
6 UNITS ARE TO BE COMBINED TO MAKE 3 TOTAL DWELLING UNITS.



Existing Parking Conditions



Existing Parking Conditions



Existing Parking Conditions

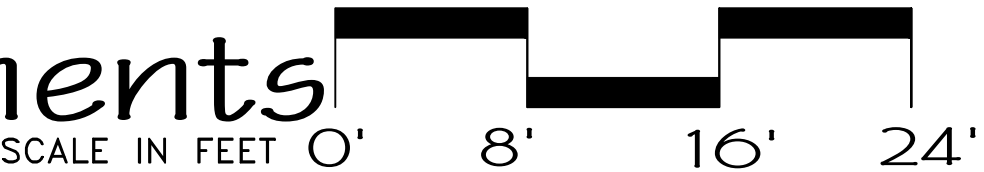
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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

ARC# 23-015
ZON# 23-021

Parking Requirements



ENVIRONMENT
DESIGN
GROUP

139 North County Road 5920-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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

Private Residences
320 Chilean Ave
Palm Beach

JUN 4PM 500 JUN 9AM 480
MAR 4PM 20 SEPT 4PM 10
DEC 4PM 10 MAR 4PM 10
JUN 4PM 10 DEC 4PM 10
JUN 4PM 10 DEC 4PM 10

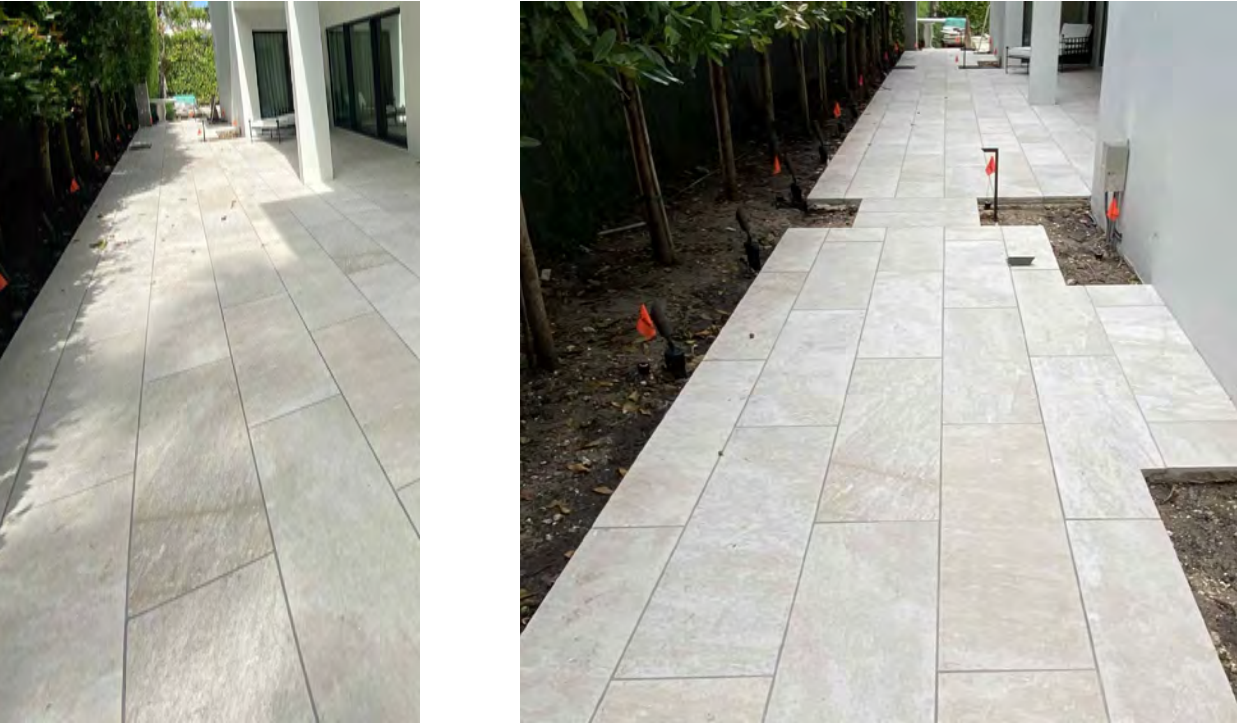
JOB NUMBER: # 22244.00 LA
DRAWN BY: Adam Mills
/ Sean Twomey
DATE: 04.13.2023
05.15.2023
07.10.2023

SHEET L6.2

64 sf.

AREA IN SQ.FT.

Exterior Materials & Finishes



- PAVING TO MATCH WEST SIDE OF PROPERTY



- PORTION OF EXISTING DRIVEWAY WITH LAWN JOINTS TO REMAIN
- STUCCO TO MATCH EXTERIOR OF EXISTING HOUSE



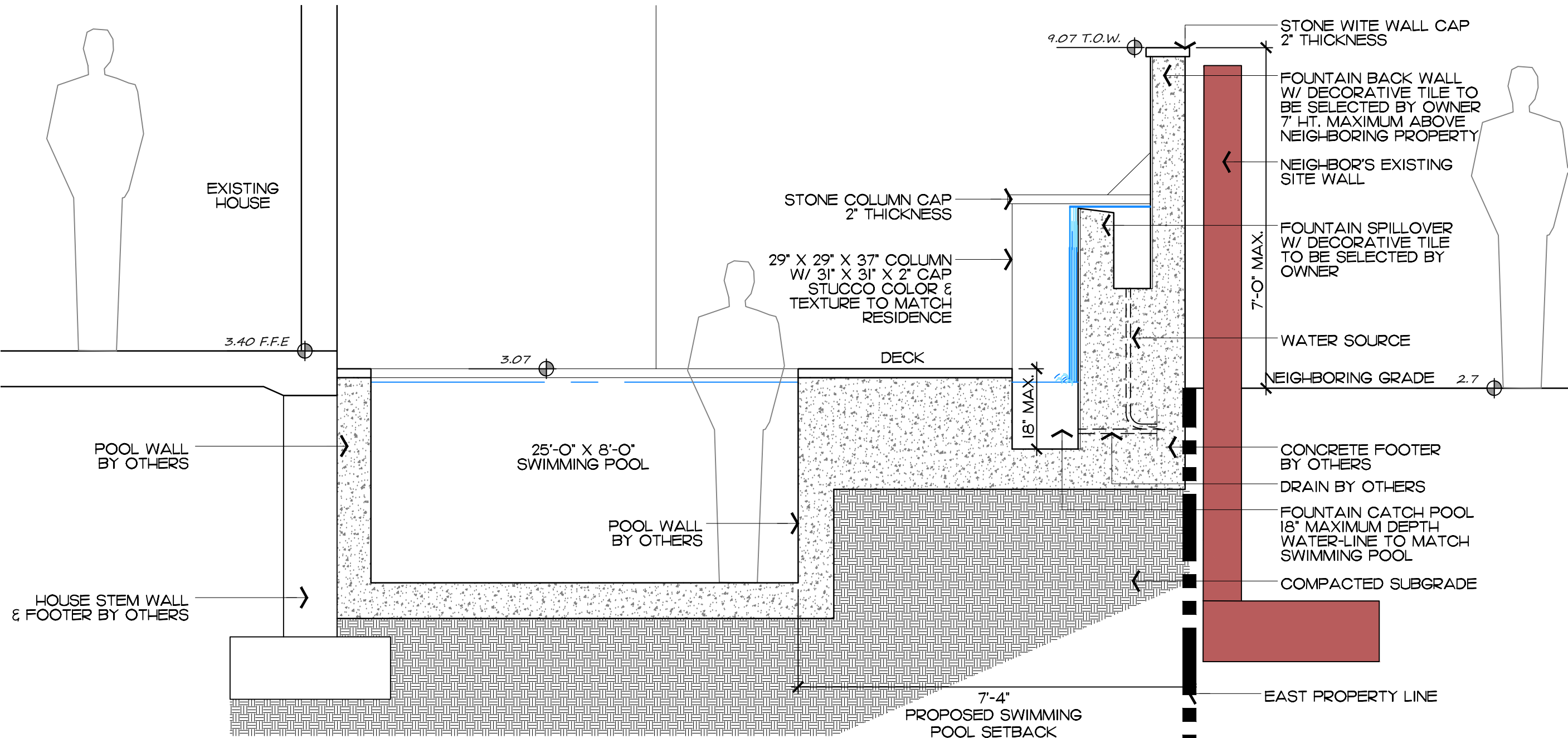
- NEW DRIVEWAY PARKING AREA
SQUARE CONCRETE (OR NATURAL STONE) PAVERS W/ LAWN JOINTS AS PARKING STALL DIVIDERS



- NEW STAIRWAY RAILING
TO BE GLASS PANELS WITH
MARINE GRADE STAINLESS STEEL

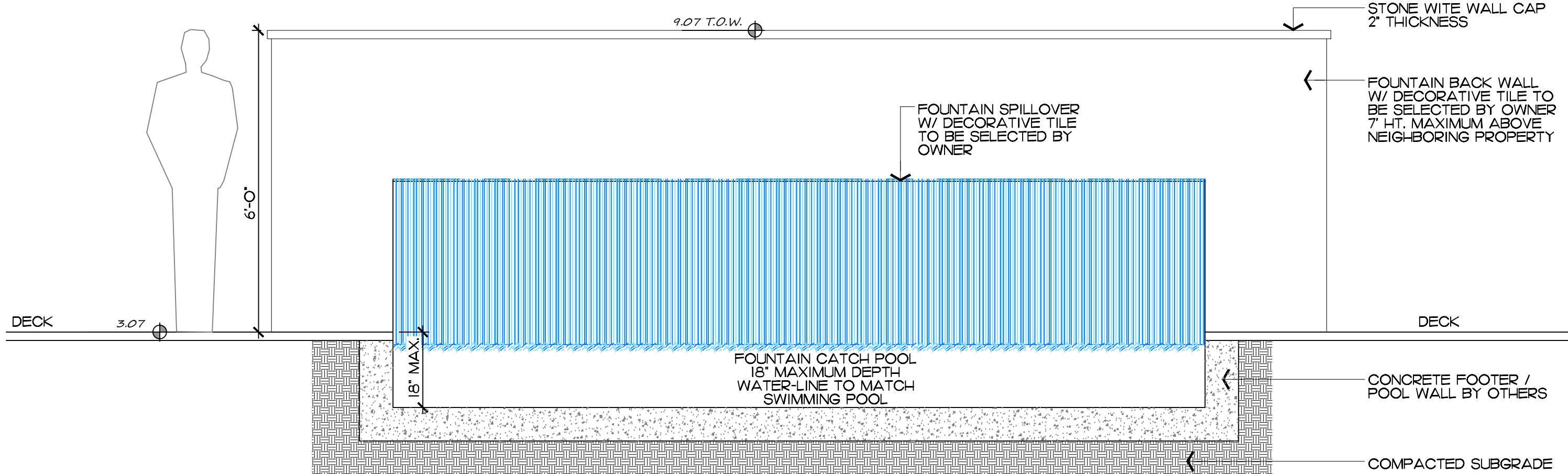


- PROPOSED GATE AND COLUMN,
TO MATCH EXISTING ON
WEST SIDE OF PROPERTY



Fountain Section

2
L6.3

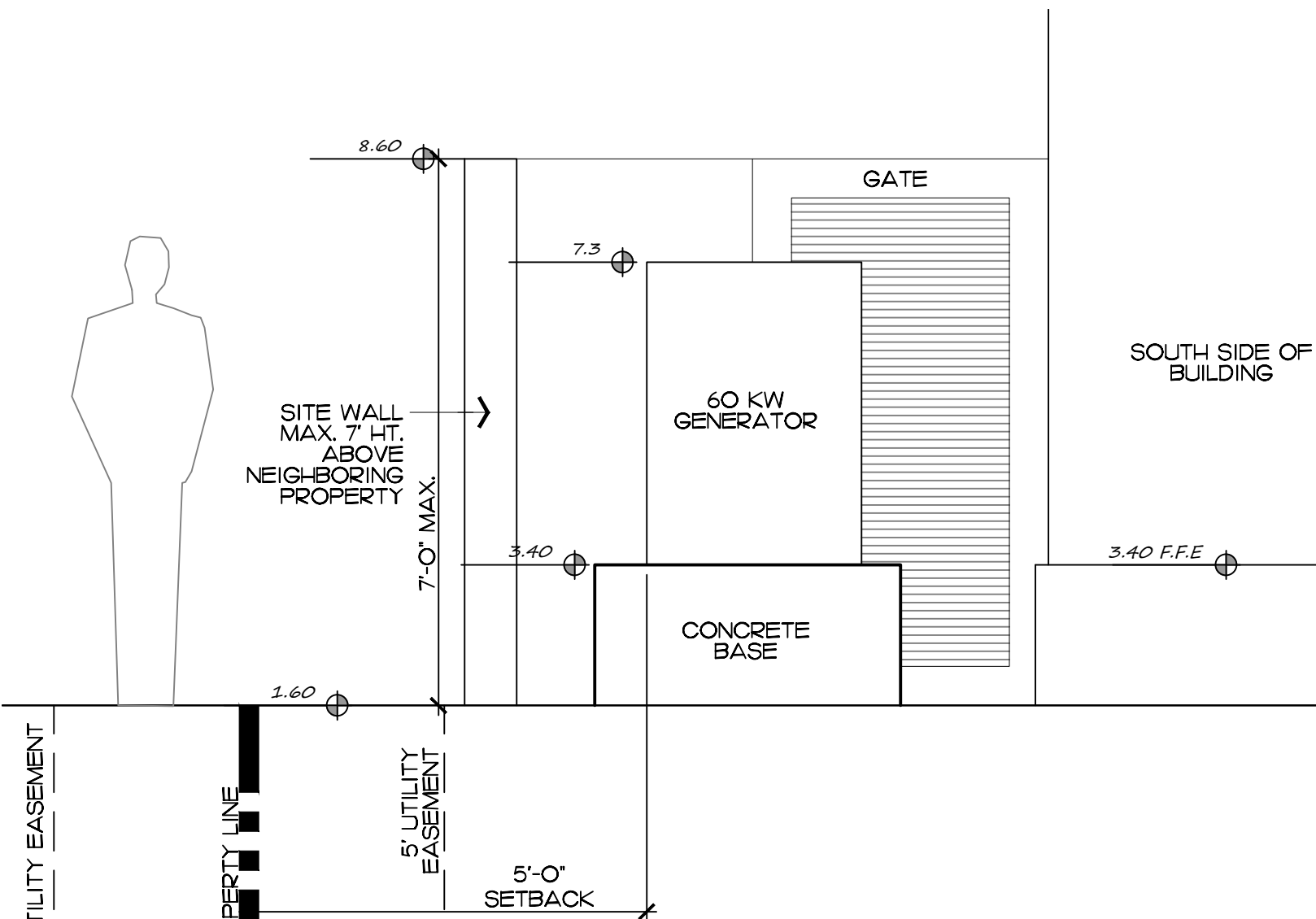


Fountain Elevation

3
L6.3

Proposed Gate & Column

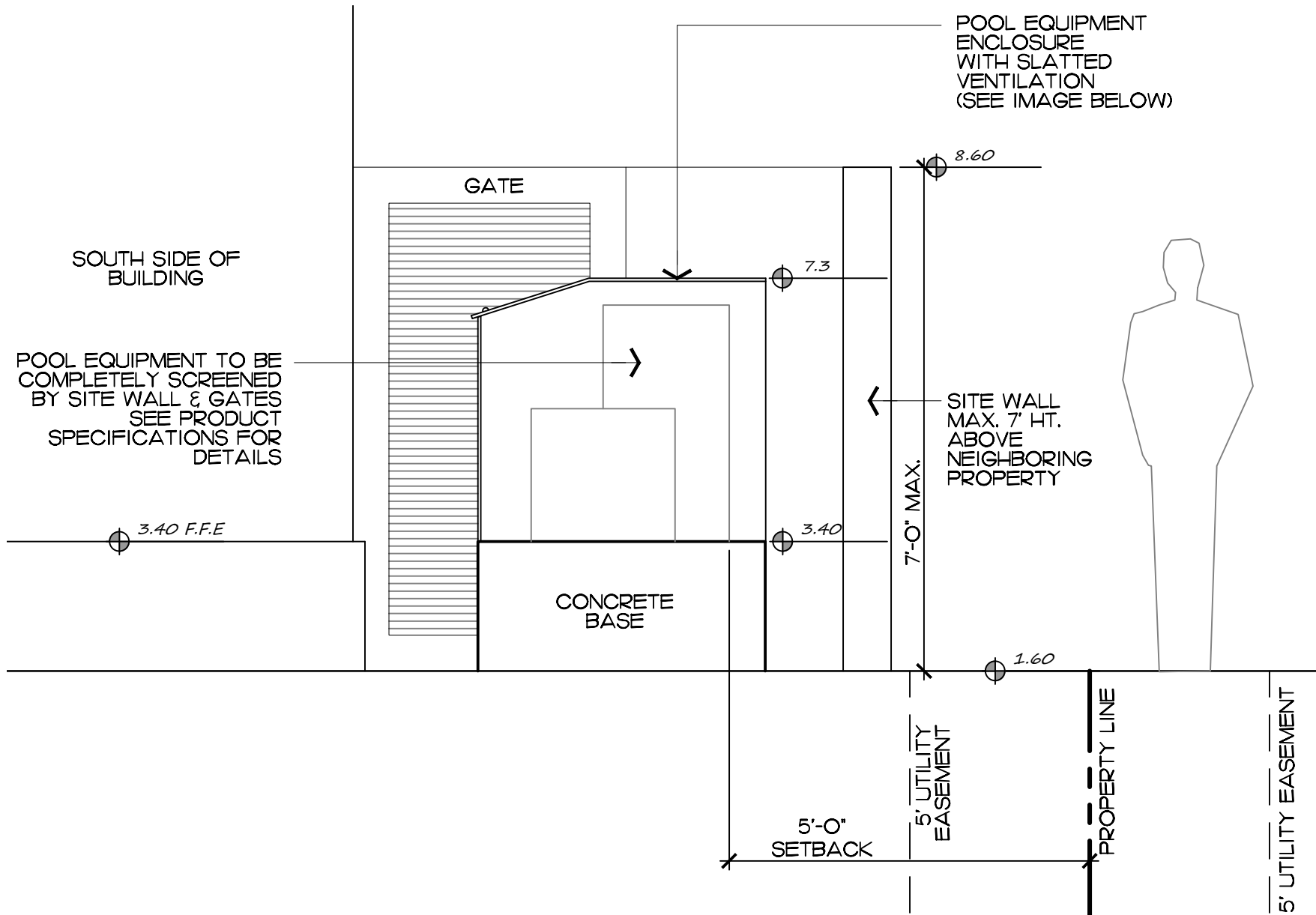
1
L6.3



Generator Section

4
L6.3

Scale: 1/2" = 1'-0"



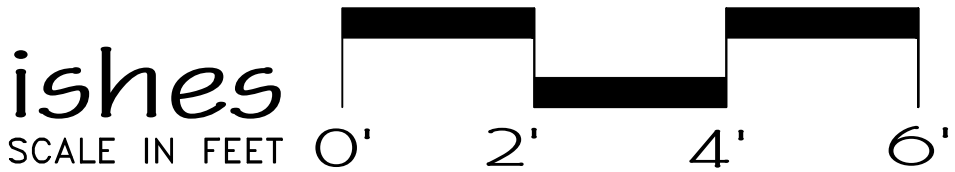
Pool Equipment Section

5
L6.3

Scale: 1/2" = 1'-0"

ARC# 23-015
ZON# 23-021

Hardscape Details / Exterior Materials & Finishes



ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

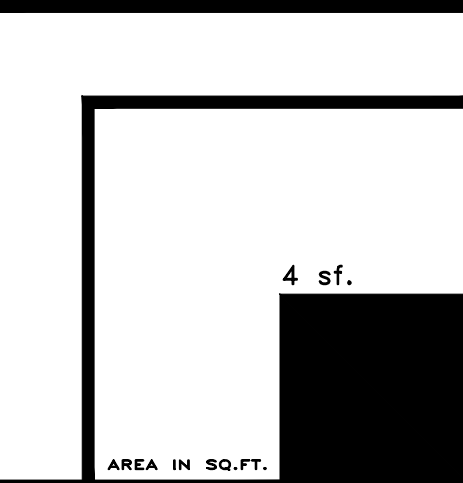
Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residences
320 Chilean Ave
Palm Beach

JOB NUMBER: # 22244.00 LA
DRAWN BY: Jean Twomey
DATE: 05.15.2023
07.10.2023

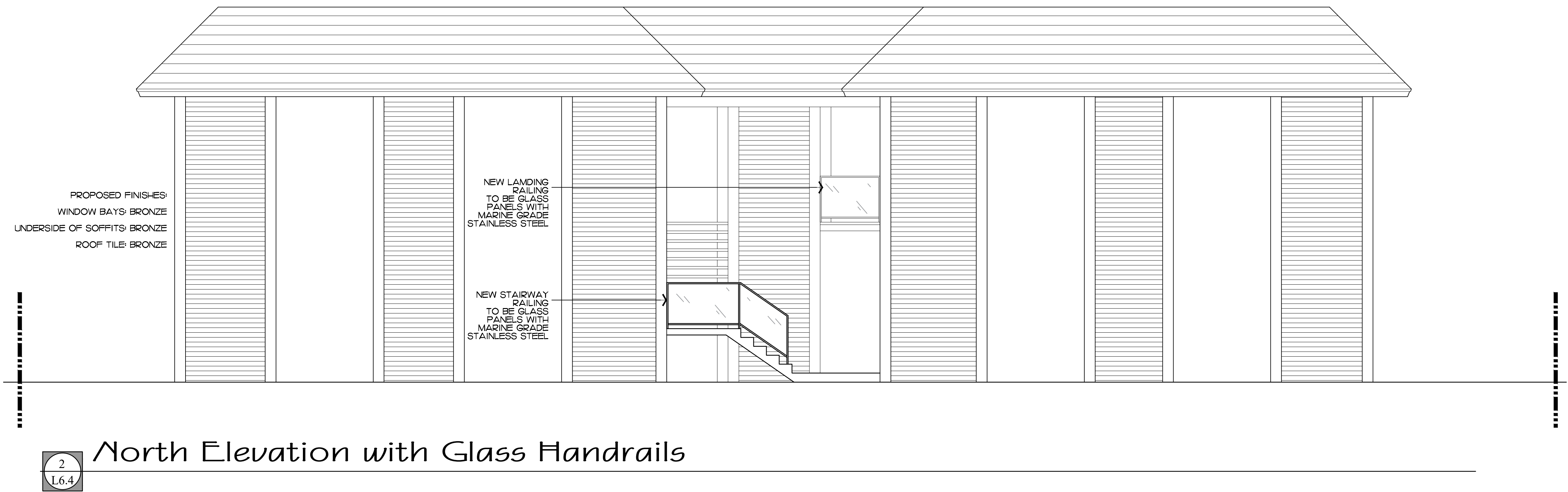
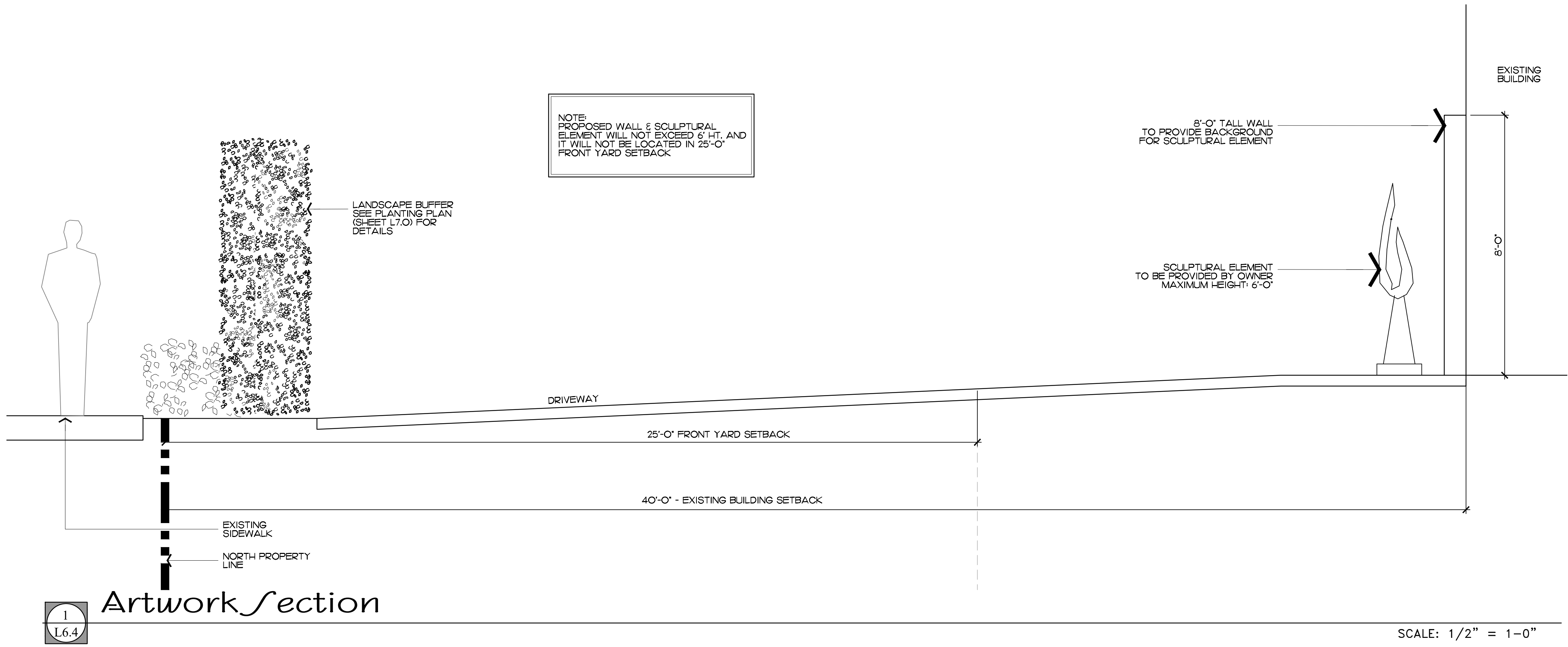
SHEET L6.3



2023
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Fountain Perspective - Looking Northeast



Fountain Perspective - Looking North

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F L O R I D A

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DRAWN BY: Lauren Freeman
DATE: 07.10.2023

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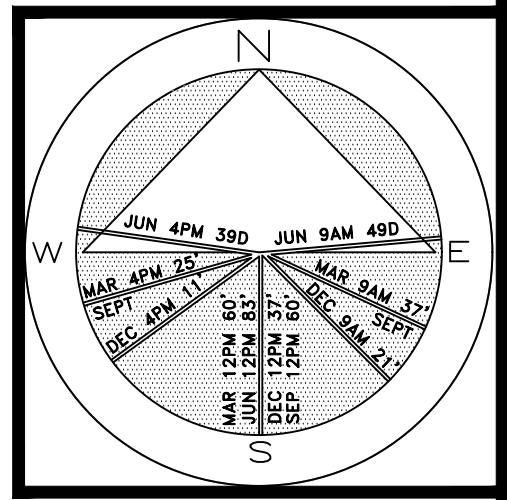
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Pool Garden Perspectives
NOT TO SCALE

SHEET L6.5
AREA IN SQ.FT.

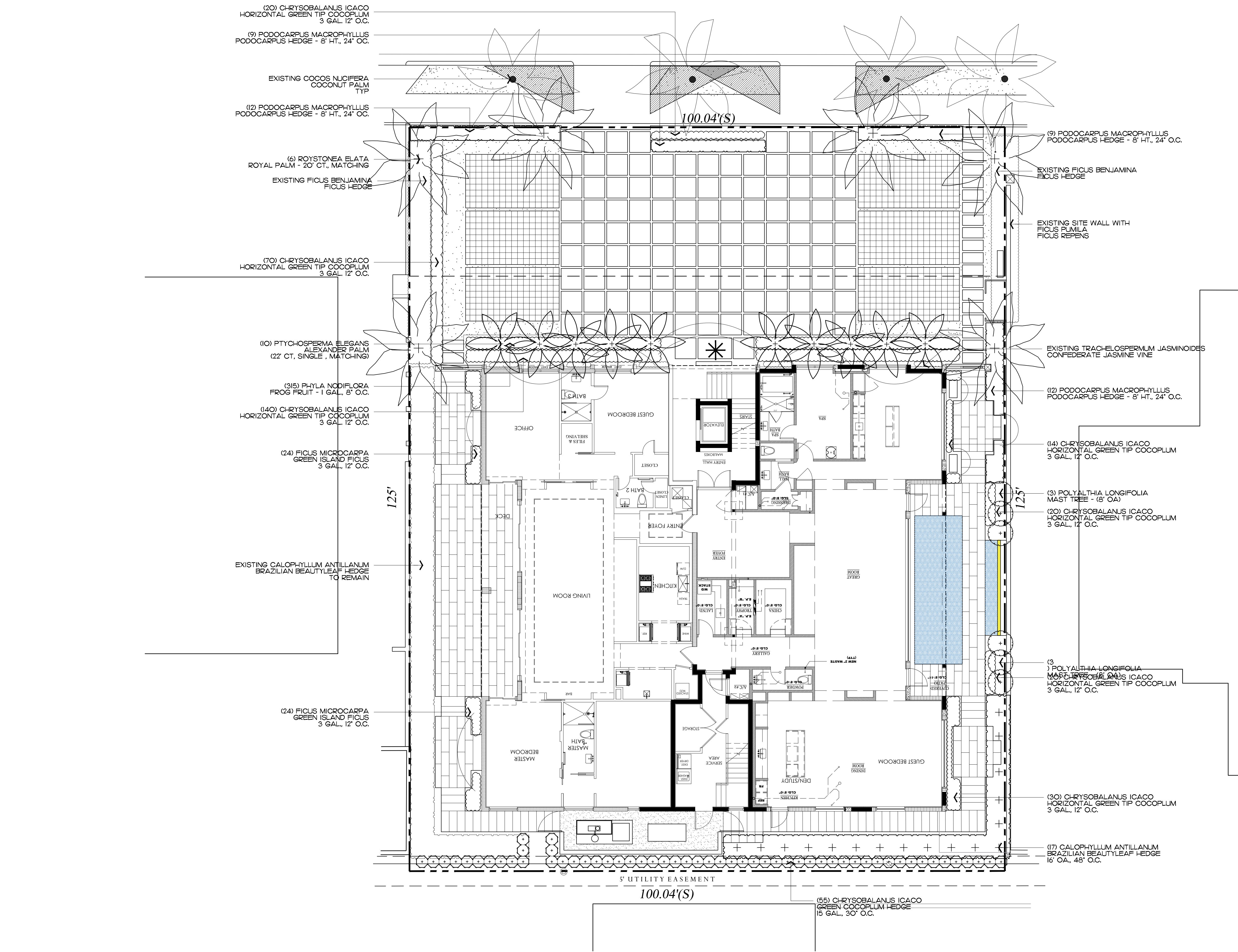
Private Residences
320 Chilean Ave
Palm Beach



JOB NUMBER: # 22244.00 LA
DRAWN BY: Adam Mills
DATE: 05.15.2023
07.10.2023

SHEET L7.0

64 sf.
AREA IN SQ.FT.



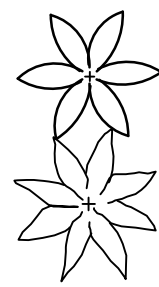
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ARC# 23-015
ZON# 23-021
Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

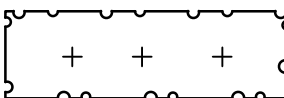


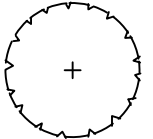

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PTYCHOSPERMA ELEGANS ALEXANDER PALM	10	22' CT, SINGLE, MATCHING	NO
	ROYSTONEA ELATA FLORIDA ROYAL PALM	6	20' CT, MATCHING	YES
		TOTAL: NATIVE SPECIES:	16 6 (37.5%)	

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROG FRUIT GROUNDCOVER	315	1 GAL., 8" O.C.	YES
		NATIVE SPECIES:	315 (100%)	

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CALOPHYLLUM ANTILLANUM BRAZILIAN BEAUTY LEAF HEDGE	17	16' HT, 48" O.C.	NO
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	55 294	15 GAL., 30" O.C. 3 GAL., 12" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	48	3 GAL., 12" O.C.	NO
	POLYALTHIA LONGIFOLIA MAST TREE	6	8' OA	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	42	6' HT., 24" O.C.	NO
		TOTAL: NATIVE SPECIES:	462 349 (75.54%)	

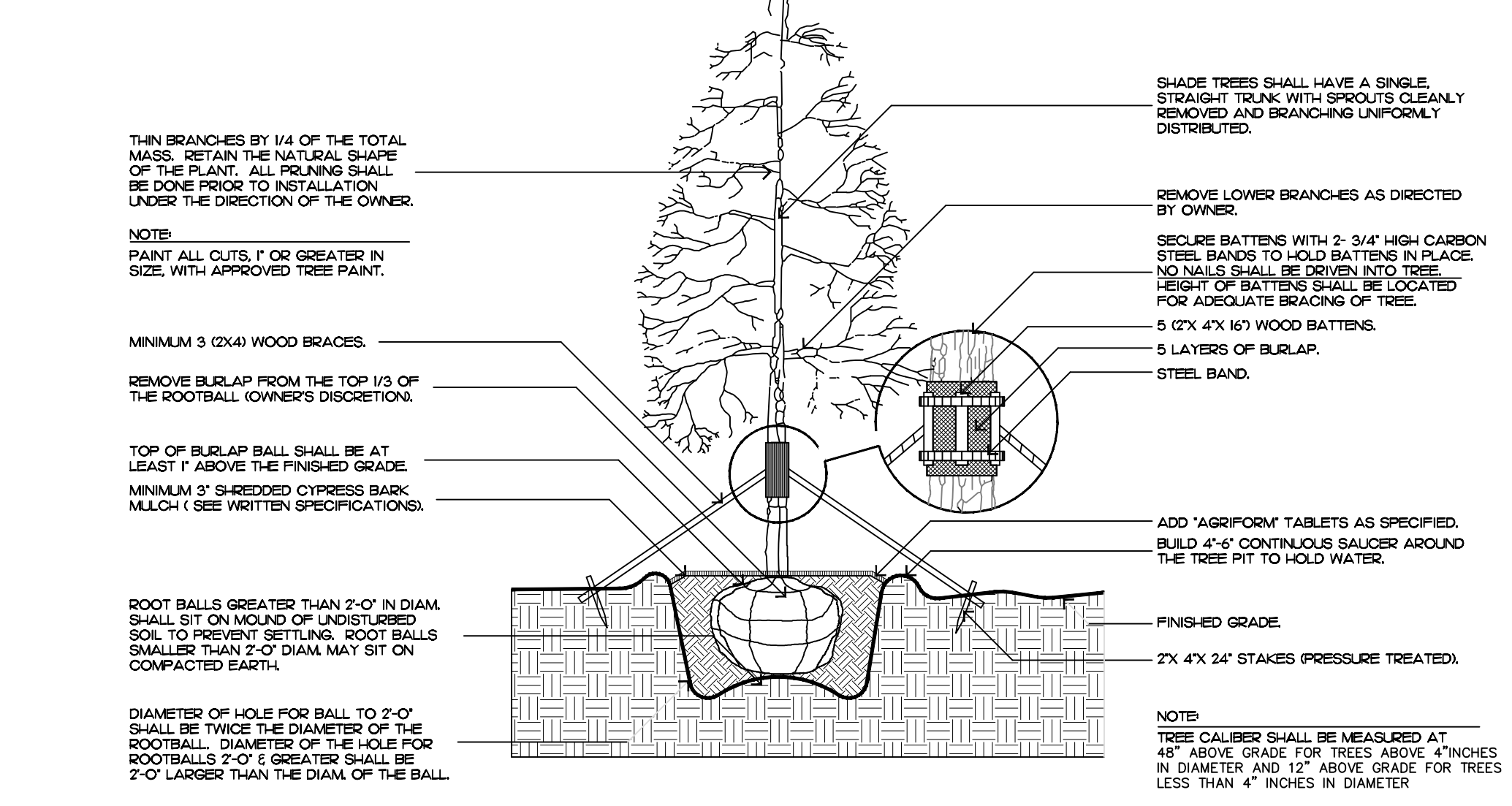
Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

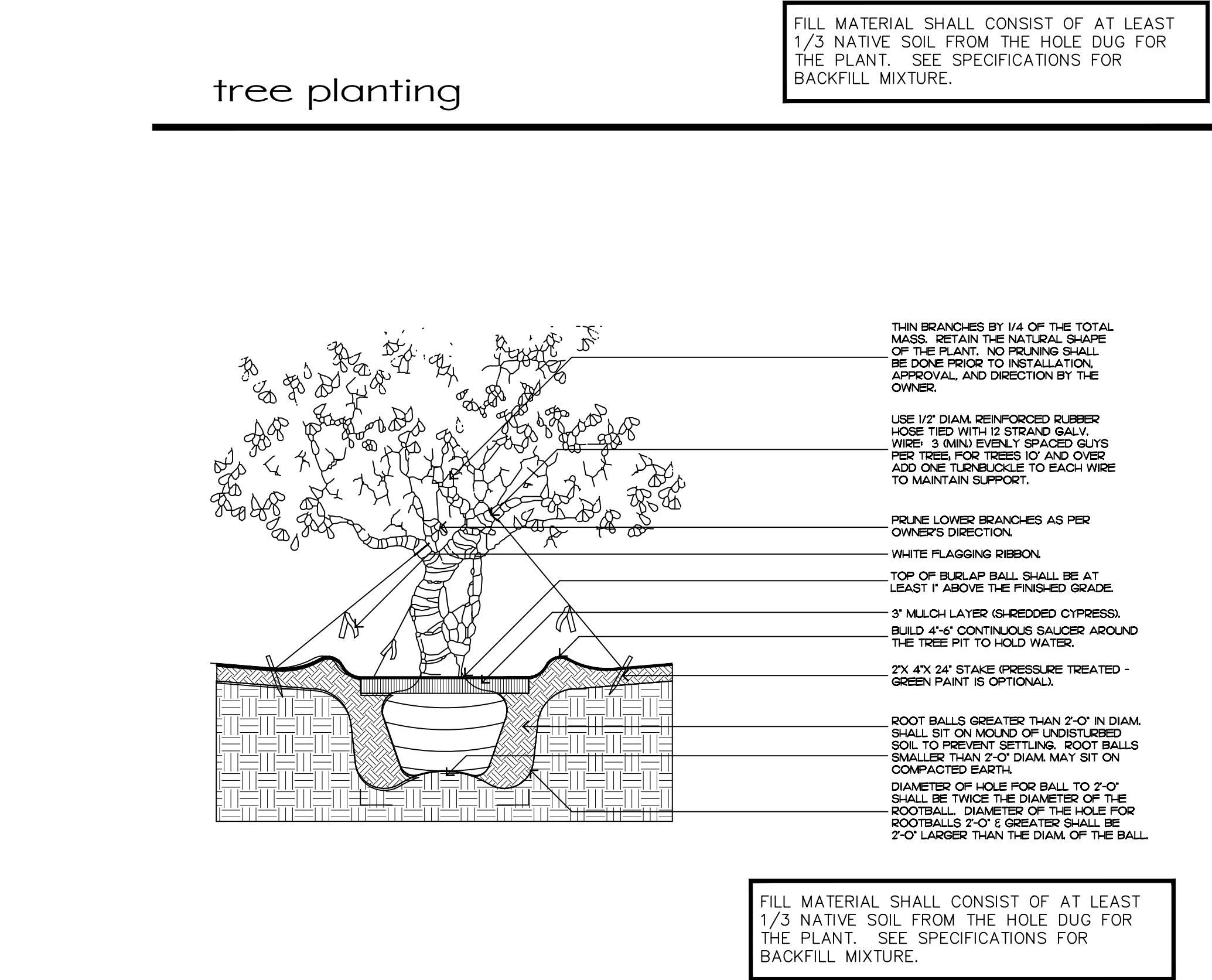
JOB NUMBER: # 22244.00 LA
DRAWN BY: Jean Tuomey
Adam Mills
DATE: 11.07.2022
02.09.2023
05.15.2023
07.10.2023

SHEET L7.1

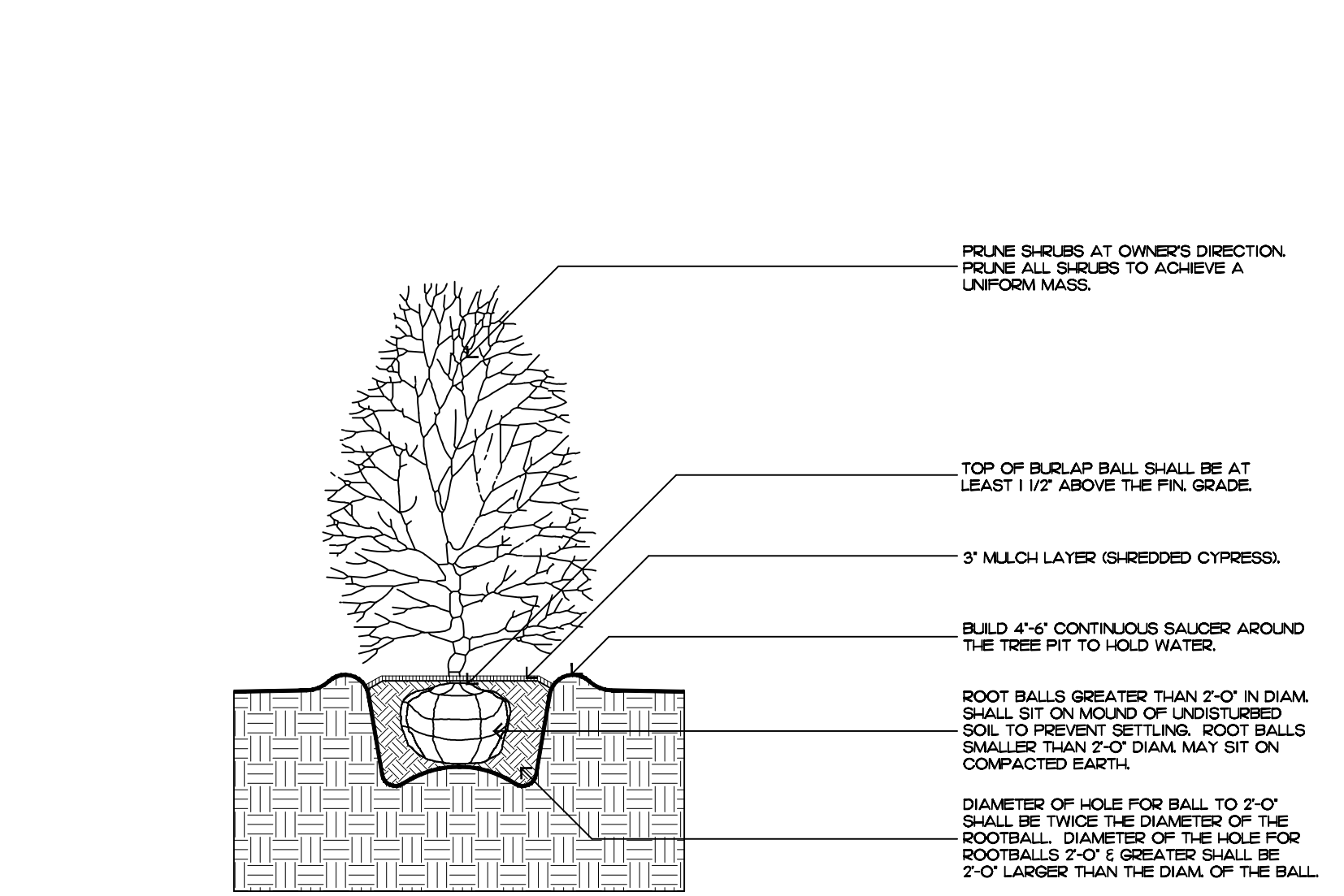
ARC# 23-015
ZON# 23-021
Plant Schedule



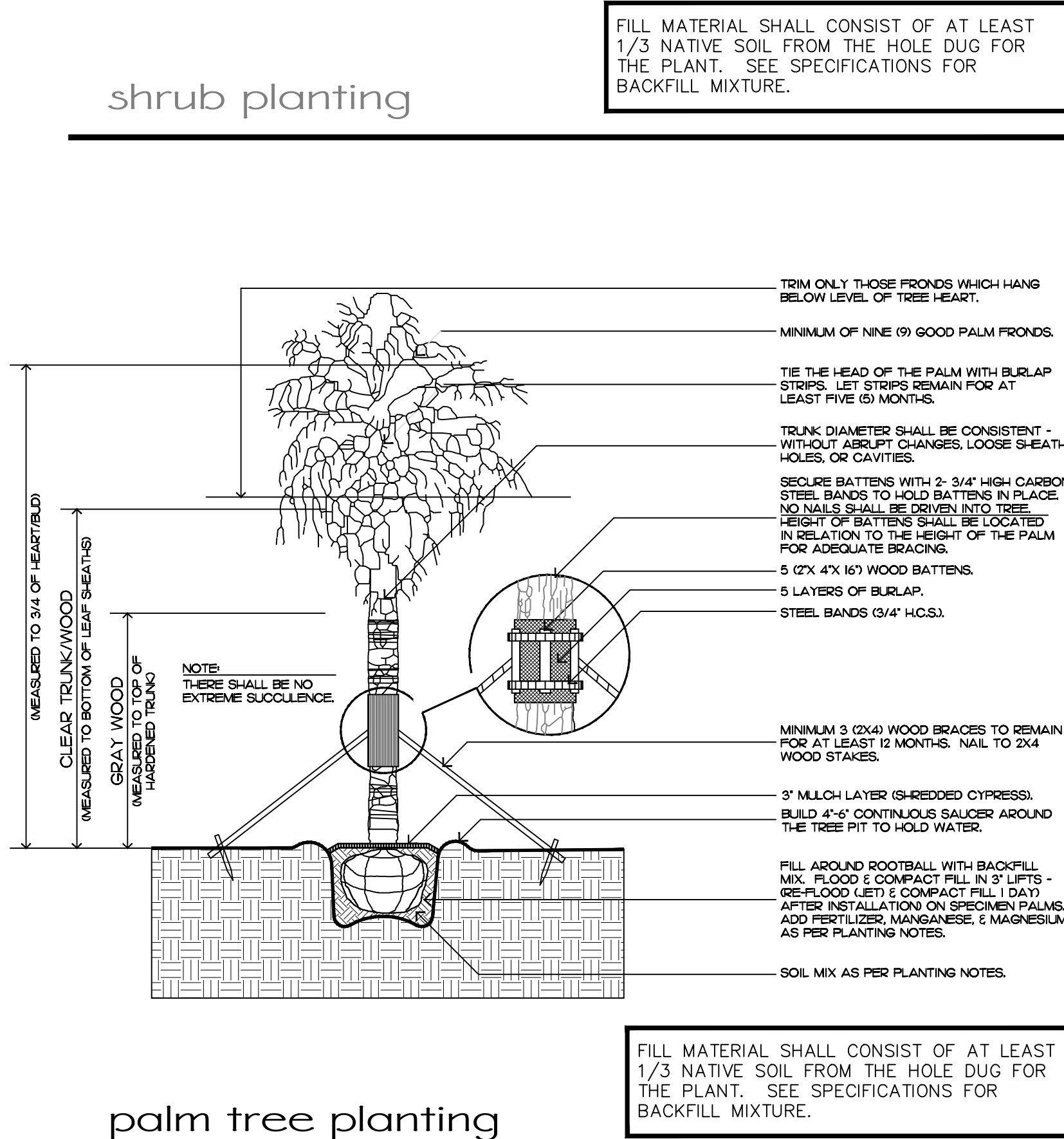
tree planting



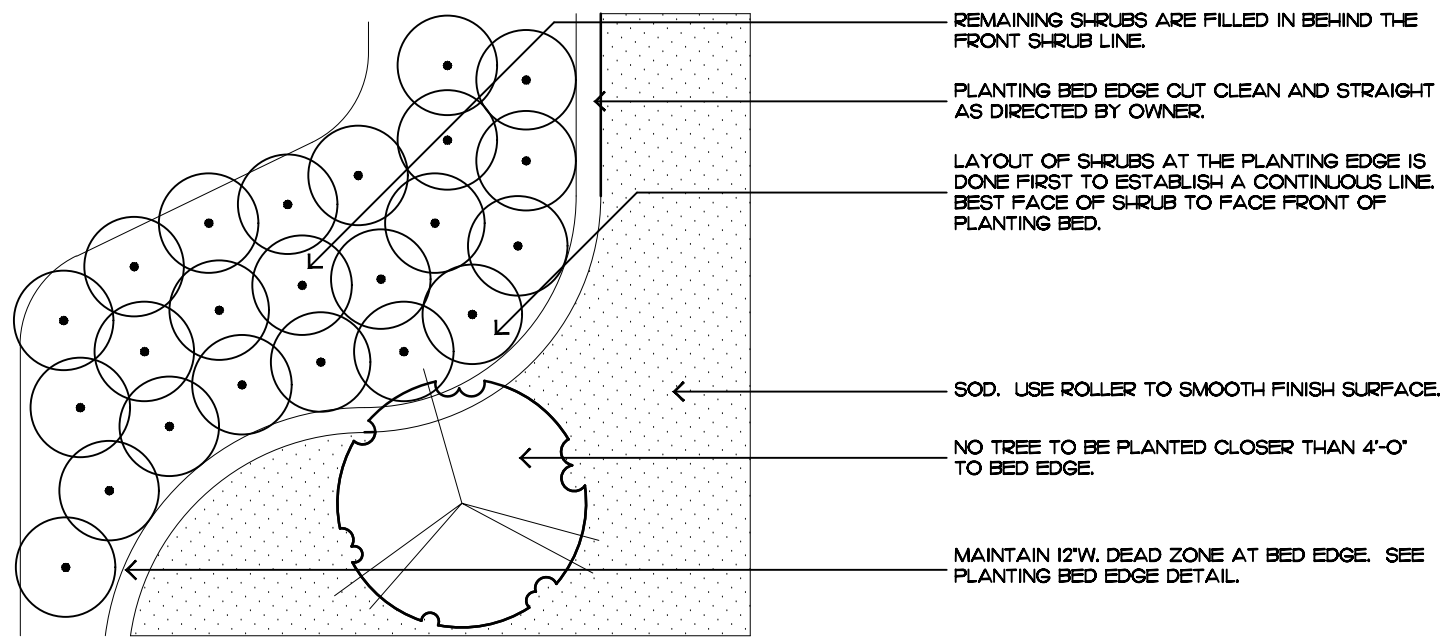
irregular and multi-stem tree



shrub planting



palm tree planting



shrub & ground cover layout

Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT 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:

- SIX PERCENT (6%) NITROGEN
- SIX PERCENT (6%) PHOSPHOROUS
- SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). 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 (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIBER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIBER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE 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: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: 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. OVERALL HEIGHT (O.A.) SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT. PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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, LIMES, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO 'STANDARDIZED PLANT NAMES', 1942 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. UNLESS SPECIFIED OTHERWISE, ALL PLANTS 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 FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. 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 SYSTEM. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

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 OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

- 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.
-

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

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

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Landscape Architecture
Land Planning
Landscape Management

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Dustin@environmentdesigngroup.com

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DRAWN BY: Adam Mills
DATE: 05.15.2023

SHEET L7.2

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ARC# 23-015
ZON# 23-021

Planting Details & Specifications



Ptychosperma elegans
Alexander Palm



Roystonea elata
Royal Palm



Calophyllum antillanum
Brazilian Beauty Leaf Hedge



Chrysobalanus icaco
Greentip Cocoplum



Ficus microcarpa
Green Island Ficus



Podocarpus macrophyllus
Podocarpus Hedge



Phyla nodiflora
Frog Fruit



Polythia longifolia
Mast Tree

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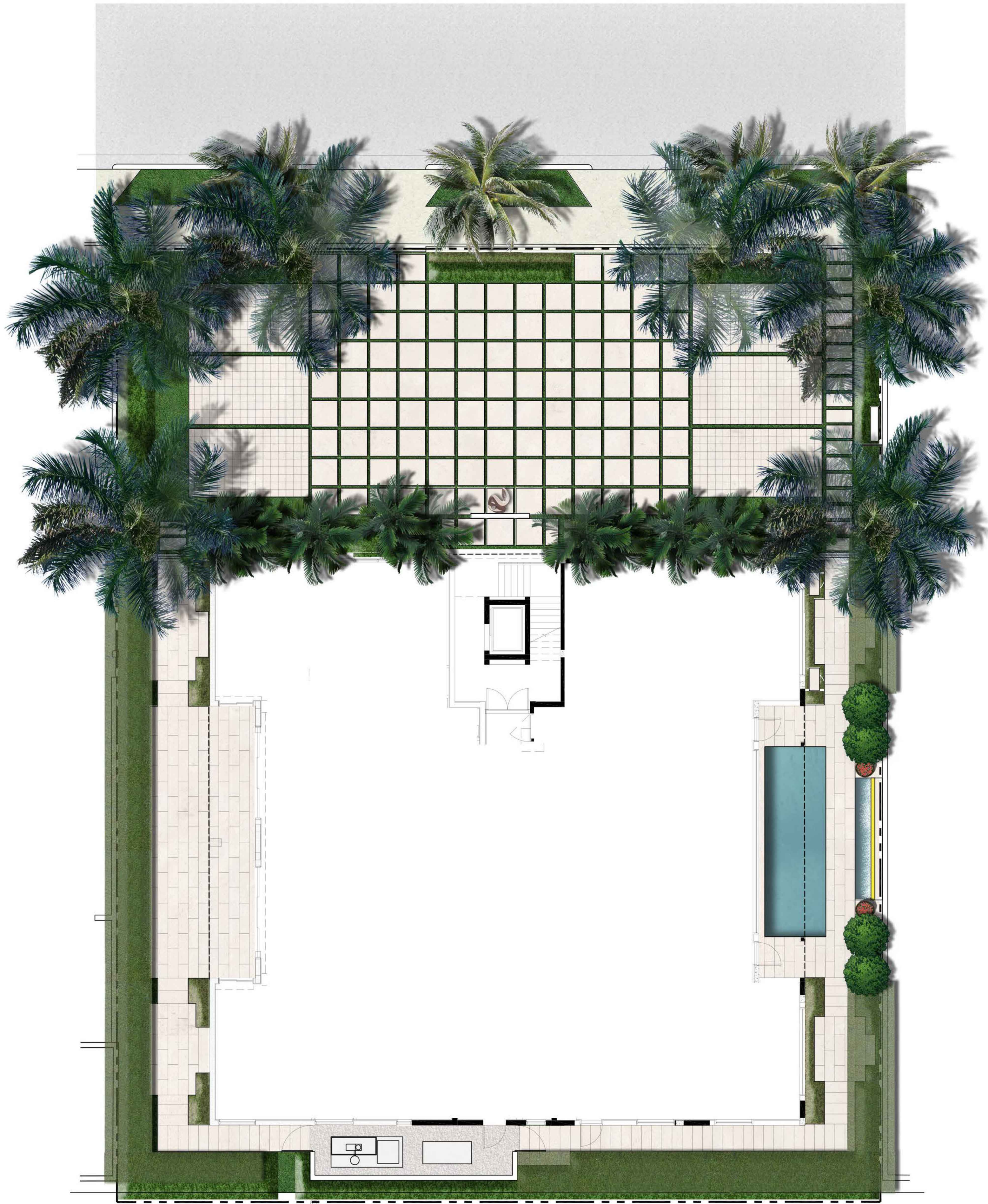
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JOB NUMBER: # 22244.00 LA
DRAWN BY: Allison Padilla
DATE: 07.07.23

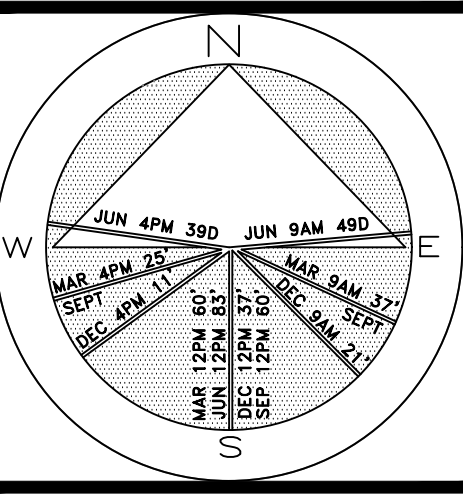
SHEET L7.3

ARC# 23-015
ZON# 23-021

Plant Image Sheet



Private Residences
320 Chilean Ave
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Lauren Freeman
DATE: 05.15.2023
07.10.2023

SHEET L8.0

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ARC# 23-015
ZON# 23-021
Rendered Landscape Plan
0' 8' 16' 24'



North / Front Elevation



South / Rear Elevation

Front & Back Landscape Elevations

ARC# 23-015
ZON# 23-021

0' 8' 16' 24'

ENVIRONMENT
DESIGN
GROUP

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Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784

Dustin@environmentdesigngroup.com

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DRAWN BY: Jean Twomey
DATE: 05.15.2023

SHEET L9.0

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West / Side Elevation

Private Residences
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Palm Beach

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DRAWN BY: Jean Twomey
DATE: 05.15.2023

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East / Side Elevation

ARC# 23-015
ZON# 23-021

Side Landscape Elevations



SHEET L9.1

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Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



Gruber Consulting
Engineers, Inc.
5754 MERGER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 863.12.2841
office@gruberengineers.com

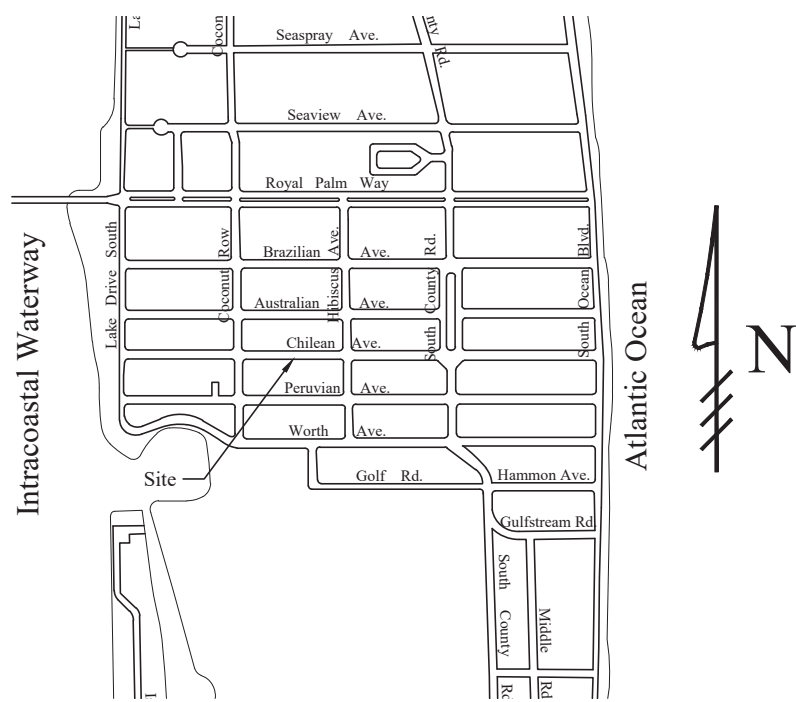
Project Information				
Project No.	2021-0177	Issue Date	05/12/2022	Scale
Scale	1"8" = 1'-0"	Drawn By	KM	Checked By
			CG	

Conceptual Site Grading and Drainage Plan for:
Proposed Renovation
Palm Beach, Florida
320 Chilean Avenue

Revisions	
1	
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Chad M. Gruber
FL P.E. No. 57466

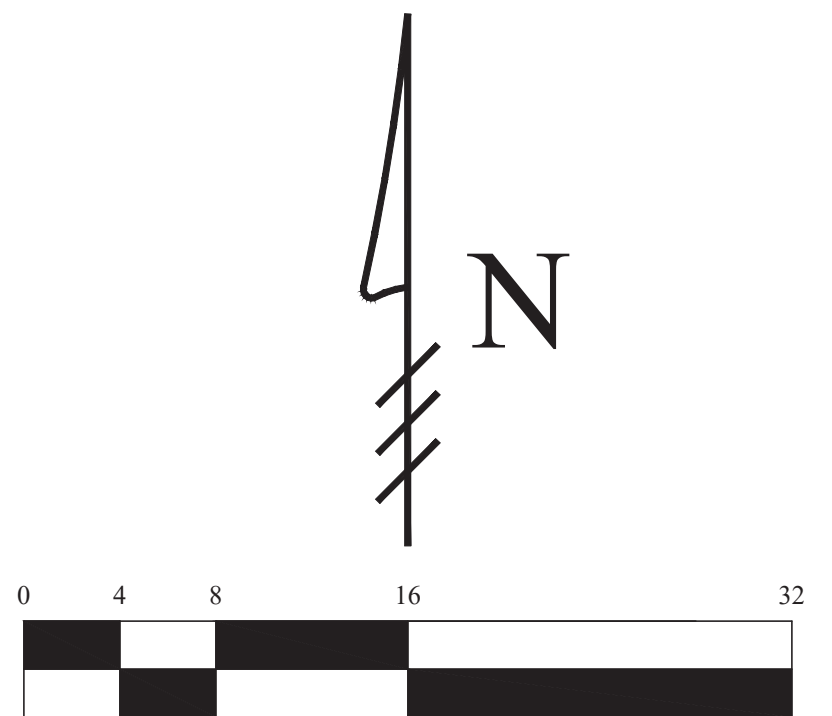
Sheet No.
C-1



Location Map
N.T.S.

Legend

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



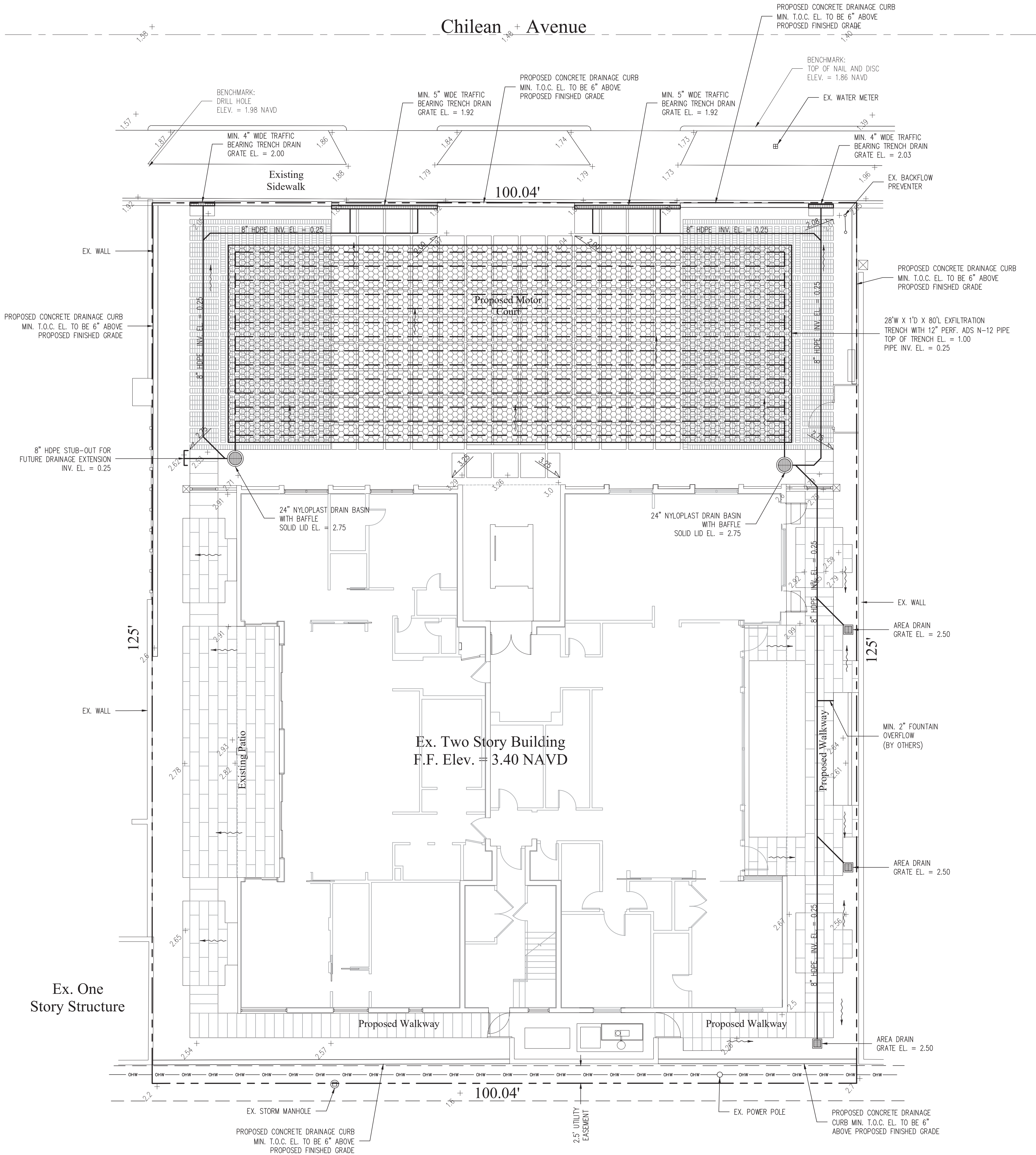
Scale: 1/8" = 1'-0"

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by
Environment Design Group Received 1/30/23

ARC-23-____
ZON-23-____

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STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 12,505 sq.ft.

Drainage Area Impervious Surface = 10,707 sq.ft.

Drainage Area Pervious Surface = 1,798 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method ($Q=CiA$)

where:

$C = 1.0$ (impervious surface)

$C = 0.2$ (pervious surface)

$i = 2$ in/hr

Impervious Surface Runoff Volume:

$1.0 \times 2 \text{ in/hr} \times 10,707 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 1,785 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 1,798 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 60 \text{ cu.ft.}$

Total Volume to be Retained = 1,845 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

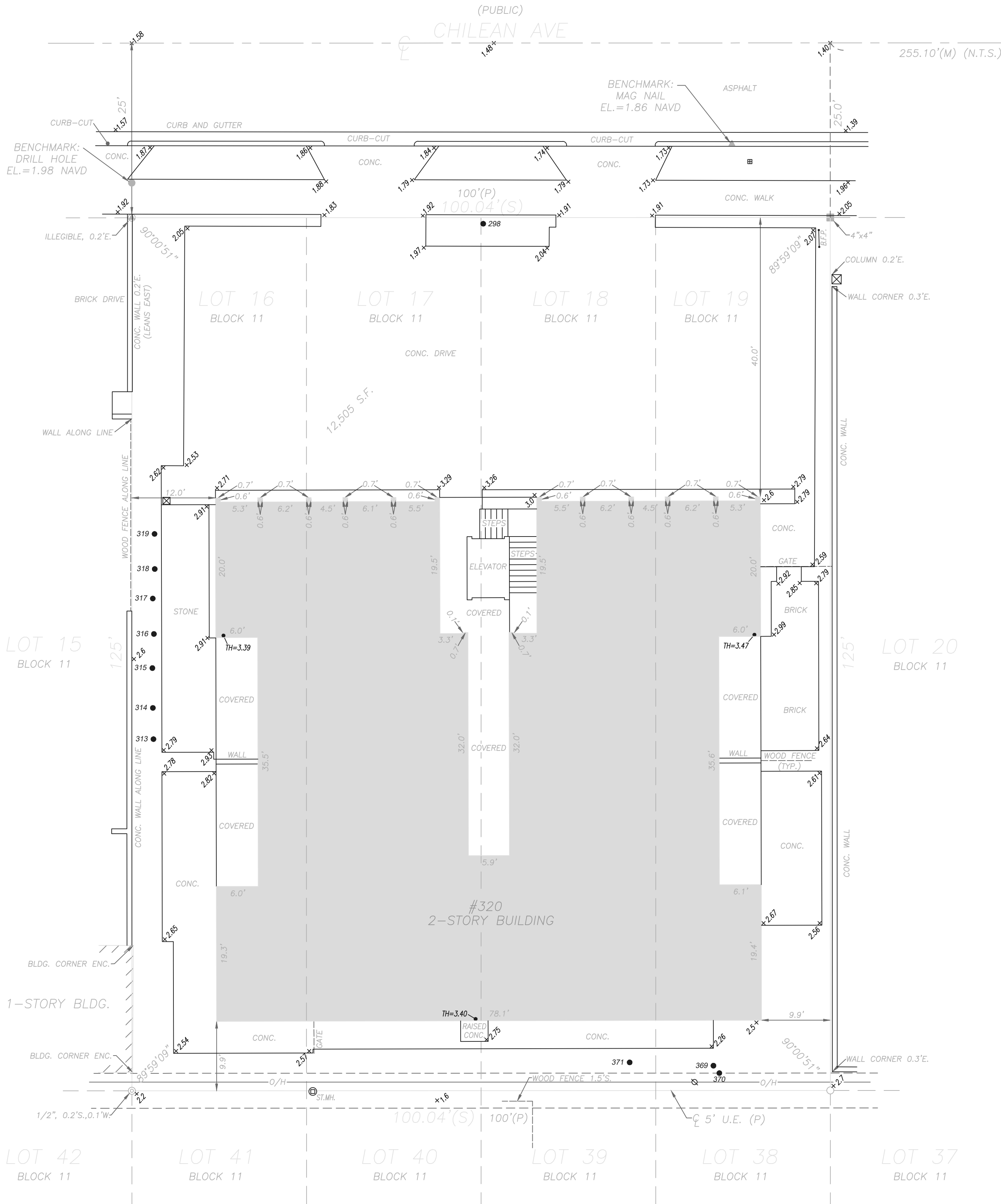
L	=	Total Length of Trench Provided	=	80	ft
W	=	Trench Width	=	28	ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head	
H2	=	Depth to Water Table	=	0.42	ft
DU	=	Un-Saturated Trench Depth	=	0.00	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	12	cu.ft.

Notes:

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

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
DW = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P/MT = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
ST.MH. = STORM MANHOLE
TH = THRESHOLD ELEVATION
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
= BASELINE
= CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
● = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #4569)
= PROPERTY LINE
= UTILITY POLE
= FIRE HYDRANT
= WATER METER
= WATER VALVE
= LIGHT POLE
= PINE TREE
= SABAL PALM

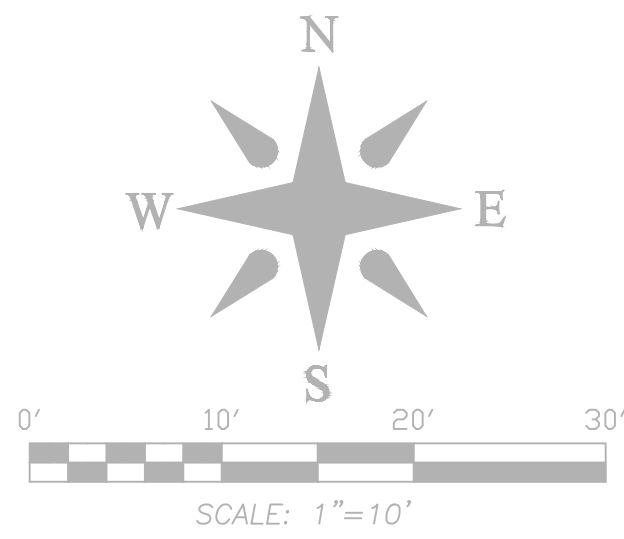


FLOOD ZONE:

This property is located in Flood Zone AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
320 CHILEAN CONDOMINIUM, INC.

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

320 Chilean Condominium, Inc.

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

PROPERTY ADDRESS:

320 Chilean Ave.
Palm Beach, FL 33480.

LEGAL DESCRIPTION:

Lots 16, 17, 18 and 19, Block 11, ROYAL PARK ADDITION to the Town of Palm Beach, Florida, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 4, Page 1.

TREE LEGEND (TREE DESIGNATION SHOWN THUS: ● 298)

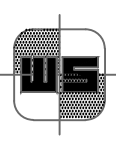
TREE NUMBER	SPECIES	CALIPER (DBH)
298	PITCH APPLE (ADONIDIA MERRILLII) (DOUBLE)	6"
313	ROYAL PALM (CLUSIA MAJOR)	3"
314	ROYAL PALM (CLUSIA MAJOR)	3"
315	ROYAL PALM (CLUSIA MAJOR)	3"
316	ROYAL PALM (CLUSIA MAJOR)	3"
317	ROYAL PALM (CLUSIA MAJOR)	3"
318	ROYAL PALM (CLUSIA MAJOR)	3"
319	ROYAL PALM (CLUSIA MAJOR)	3"
369	UNKNOWN PALM	7"
370	UNKNOWN PALM	7"
371	UNKNOWN PALM	7"

TREE LOCATION NOTES:

This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species, a qualified landscape architect or botanist should be consulted. Trees four (4") caliper inches or larger, when measured at breast height, are shown on the survey drawing. Invasive trees such as Melaleuca, Brazilian Pepper and Australian Pine are not shown on the survey drawing. Clusters of trees are shown grouped with an approximation of the total number of trees located within the group. The canopy diameter and spread are not shown hereon, unless indicated otherwise.

BOUNDARY SURVEY FOR:

320 CHILEAN CONDOMINIUM, INC.



WALLACE SURVEYING

CORP., LICENSED BUSINESS # 4569
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	J.P.	JOB NO:	21-1162	F.B:	PB309 PG. 2
OFFICE:	M.B.	DATE:	3/27/21	SVG. NO:	21-1162
C/K'D:	C.W.	REF:	21-1162.DWG	SHEET	1 OF 1

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 3/27/2021

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357