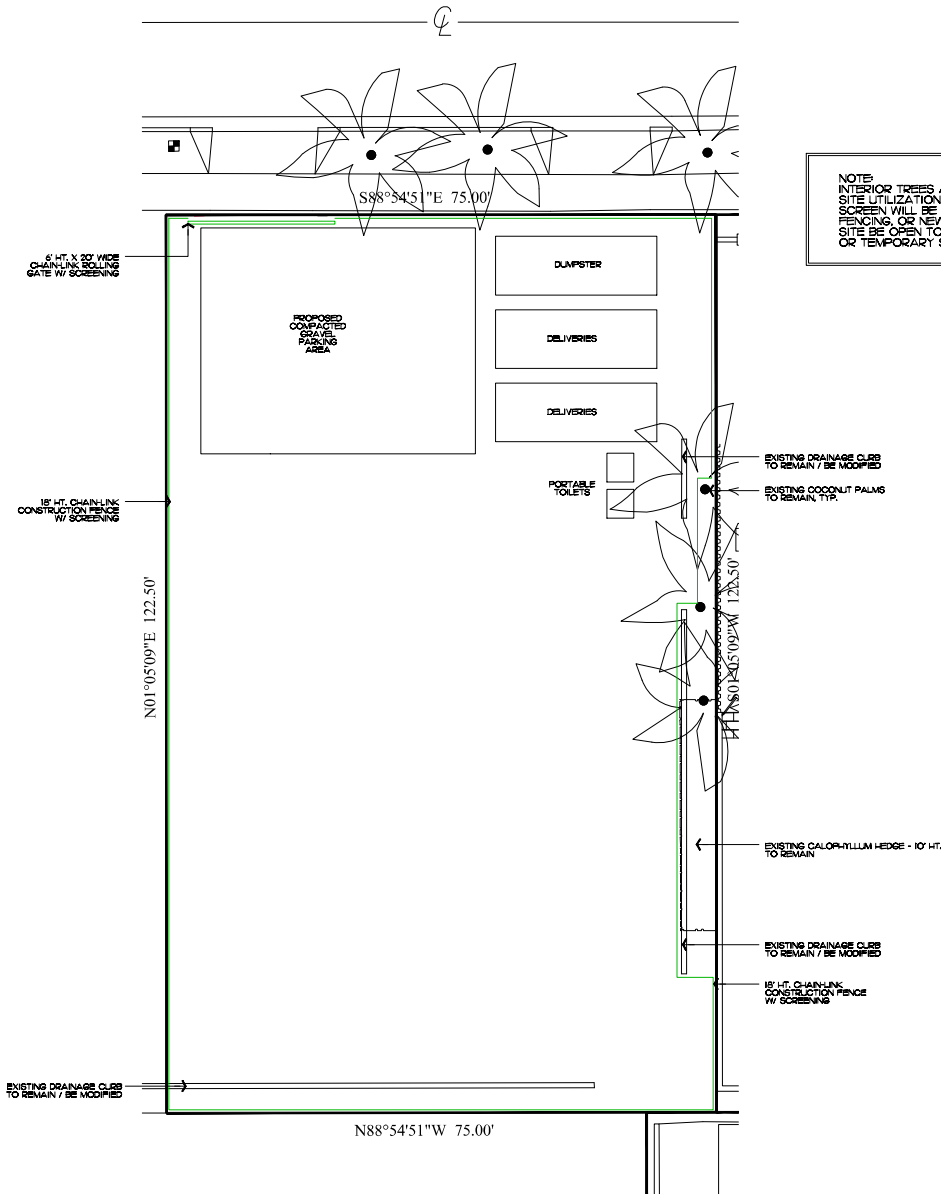


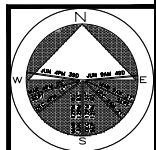
SEABREEZE AVENUE



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.

ENVIRONMENTAL GROUP
138 North County Road 3205-8 Palm Beach, FL 33408
Phone 561.832.4800 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Nash, MIA, PLA 36066784
dustin@environmentalgroup.com

Private Residence
350 Seabreeze Avenue
Palm Beach



JOB NUMBER: # XXXXXX.00 LA
DRAWN BY: Dustin Mizell
DATE: 10.05.2023
10.05.2023
11.06.2023
01.03.2024

2024
COMMON:
The drawing is the property of the firm and is not to be reproduced or used in any way without the written consent of the firm. The firm is not responsible for any errors or omissions in this drawing. The user of this drawing assumes all liability for any and all consequences of its use.

2024
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48 HOURS BEFORE BEGINNING OF CONSTRUCTION
1-800-452-4770
RAMPING 2024 USE ONLY
OR REMOVE

Construction Screening & Staging Plan

ARC-23-167
ZON-24-009
SCALE IN FEET 0' 8' 16' 24'

SHEET L4.0

54 sq. ft.

AREA: 161.50 sq. ft.



Existing North Buffer



Existing North Buffer



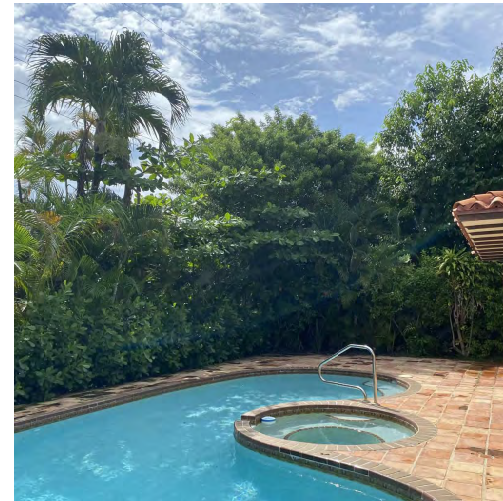
Existing North Buffer



Existing South Buffer



Existing South Buffer



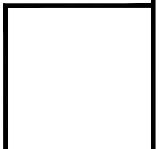
Existing South Buffer

2024
 COMMON: The design of the landscape buffer is intended to be a permanent improvement to the site. The design of the landscape buffer is intended to be a permanent improvement to the site. The design of the landscape buffer is intended to be a permanent improvement to the site.

48 HOURS BEFORE DECIDING
 1-800-452-4770
 BEFORE DECIDING THE CALL
 OF AGENCY

ENVIRONMENTAL GROUP
 138 North County Road 3205-5 Palm Beach, FL 33408
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 dustin@environmentalgroup.com

Private Residence
 350 Seabreeze Avenue
 Palm Beach



JOB NUMBER: # XXXXXX.00 LA
 DRAWN BY: Lauren Freeman
 DATE: 10.05.2023
 11.06.2023
 01.03.2024

ARC-23-167
 ZON-24-009

Existing Landscape Buffer Images

SHEET L4.1





Existing East Buffer



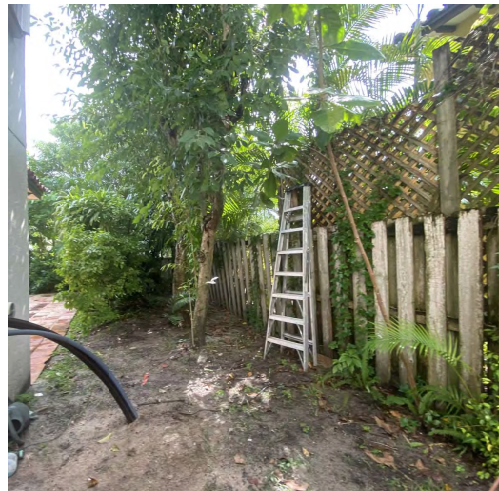
Existing East Buffer



Existing East Buffer



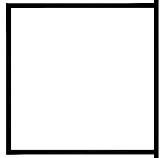
Existing West Buffer

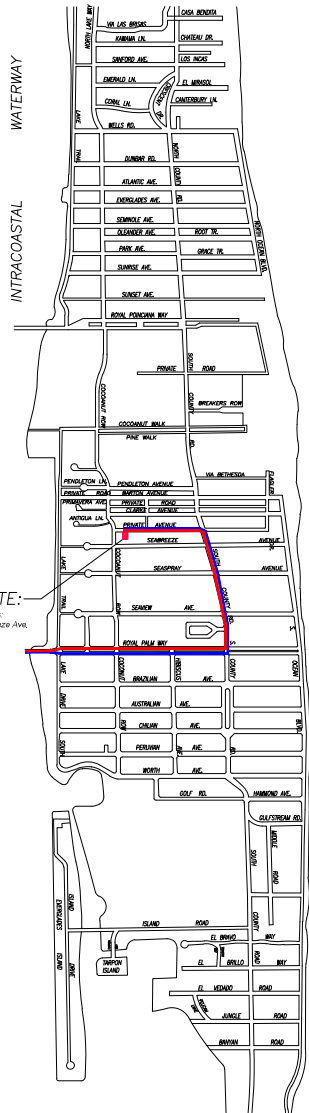


Existing West Buffer



Existing West Buffer





CONCEPTUAL CONSTRUCTION SCHEDULE	
• JAN 24 2024 - ARCOM MEETING	
• JAN-FEB 2024 - SUBMIT FOR PERMIT	
• 1 MONTH -MARCH 2024 - MOBILIZATION & DEMOLITION	
• 1-2 MONTHS - SITE/BUILDING PREPARATION	
• 4 MONTHS - FRONT FACADE IMPROVEMENTS	
• 1-2 MONTHS - FINISHES	
• 2 MONTHS - LANDSCAPE & HARDSCAPE	
• 1-2 MONTHS - INSTALLATION	
• 1-2 MONTHS - FINAL INSPECTIONS	
• +/-10 MONTHS - PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT	

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

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

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

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

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

2024

COMMENTS:

The following schedule of construction of the project is based on the information provided by the client and is subject to change. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for ensuring that the project is completed within the specified time frame.

2024

DISCLAIMER:

The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information is not intended to be used as a basis for investment decisions. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for ensuring that the project is completed within the specified time frame.

48 HOURS BEFORE BEGINNING OF CONSTRUCTION

1-800-452-4770

SAFETY: STOP ONE ONLY

ARC-23-167
ZON-24-009
Truck Logistics Plan
SCALE: NOT TO SCALE

ENVIRONMENTAL GROUP

139 North County Road 300-5 Palm Beach, FL 33480

Phone: 561.832.4000 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Wohl, MIA, PLA, PRC, LEED AP
dustin@environmentalgroup.com

Private Residence
350 Seabreeze Avenue
Palm Beach

JOB NUMBER: # XXXXXX.00 LA

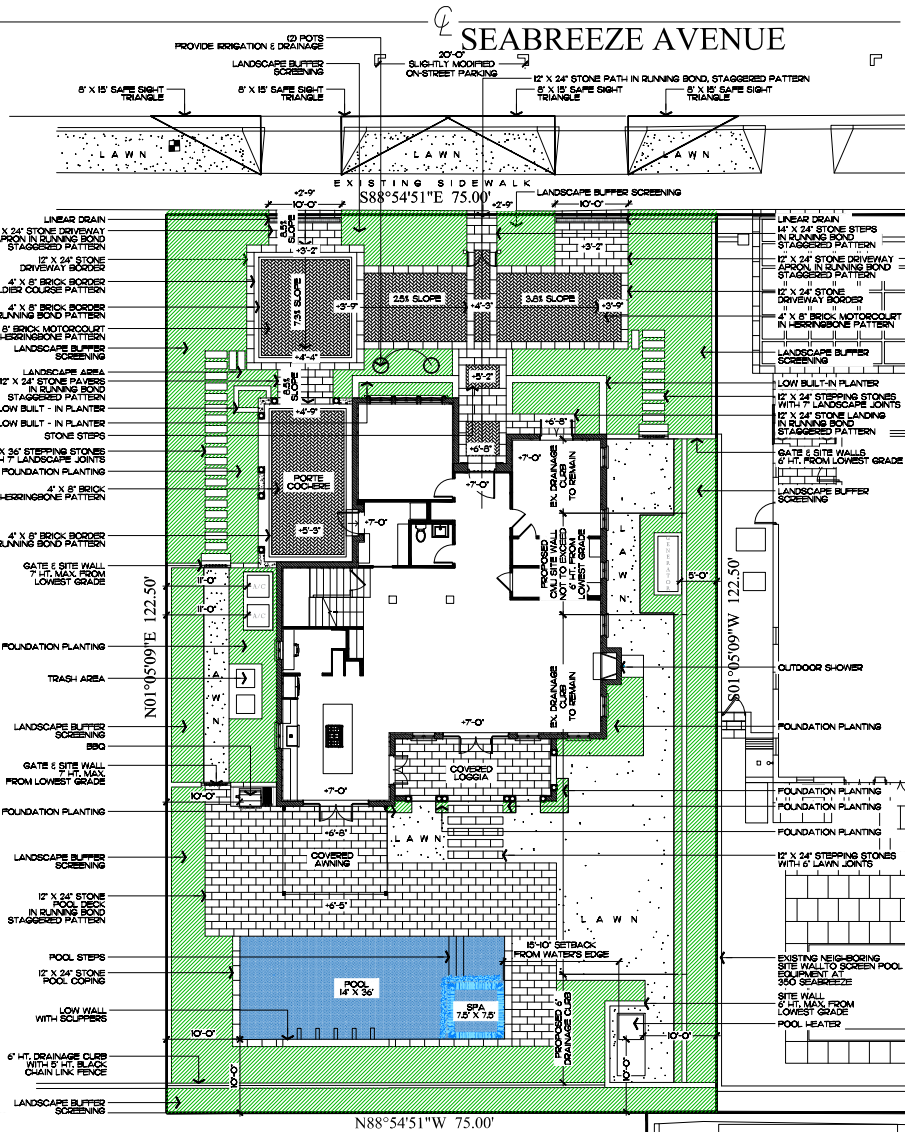
DRAWN BY: (Dustin Wohl)

DATE: 10.05.2023

10.05.2023

01.03.2024

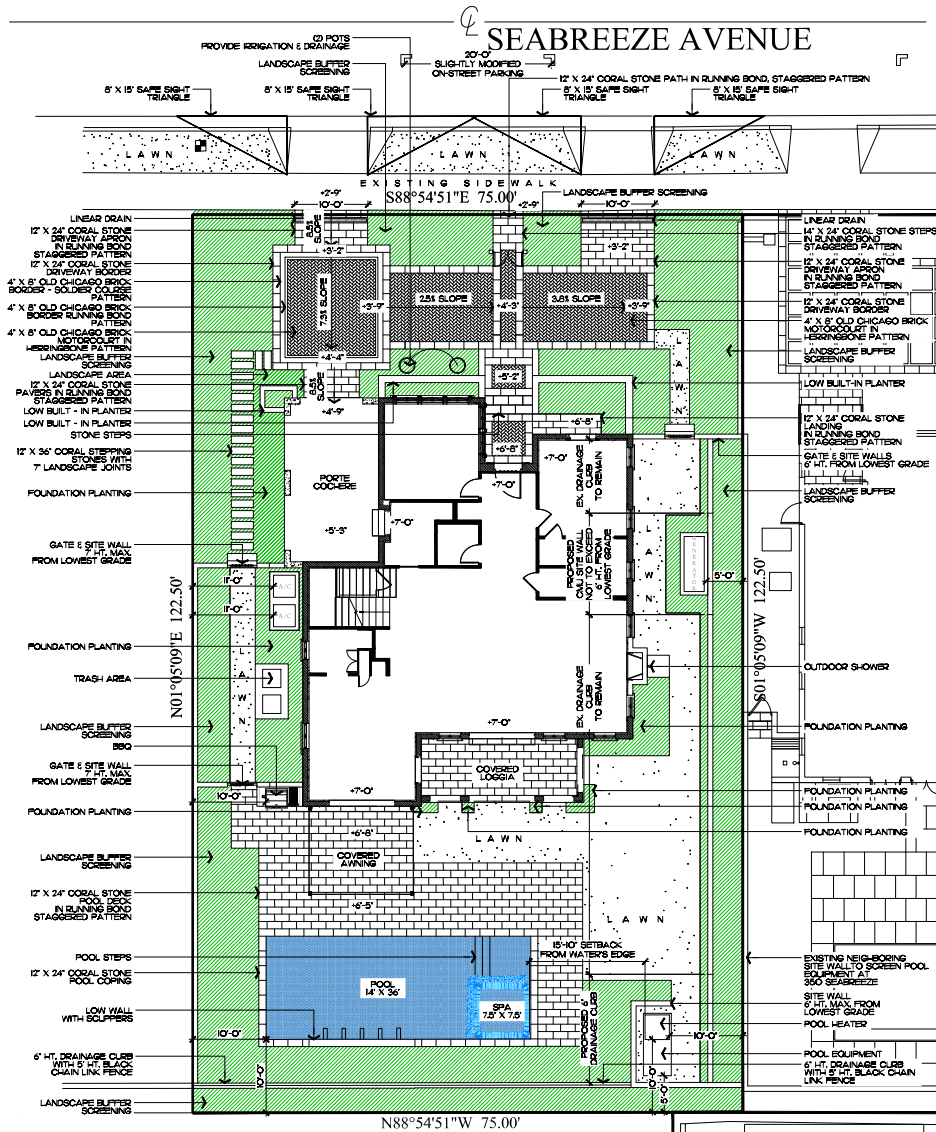
SHEET L5.0



Previously Presented Site Plan

Previously Presented Site Data

DESCRIPTION	REQUIRED	PROPOSED
LOT ZONE	R-8 - LOW DENSITY RESIDENTIAL	R-8 - LOW DENSITY RESIDENTIAL
LOT AREA	9,840 SQ. FT.	9,840 SQ. FT.
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,328.81 SQ. FT.
FRONT YARD LANDSCAPE	MINIMUM 45%	7,497.97 SQ. FT.
PERIMETER LANDSCAPE	MINIMUM 45%	12,975.75 SQ. FT.
WITHIN 10' OF PROPERTY LINE		651



Currently Proposed Site Plan

Currently Proposed Site Data

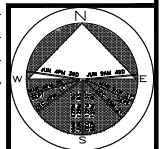
DESCRIPTION	REQUIRED	PROPOSED
LOT ZONE	R-8 - LOW DENSITY RESIDENTIAL	R-8 - LOW DENSITY RESIDENTIAL
LOT AREA	9,840 SQ. FT.	9,840 SQ. FT.
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,328.81 SQ. FT.
FRONT YARD LANDSCAPE	MINIMUM 45%	7,497.97 SQ. FT.
PERIMETER LANDSCAPE	MINIMUM 45%	12,975.75 SQ. FT.
WITHIN 10' OF PROPERTY LINE		651

Previously Submitted vs. Currently Proposed Site Plan

SCALE IN FEET 0' 8' 16' 24'

ENVIRONMENTAL GROUP
13111th Ave. Suite 100
Palm Beach, FL 33480
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Landscape Management
Dustin M. Wood, M.S., P.E., P.L.A.
dustin@environmentalgroup.com

Private Residence
350 Seabreeze Avenue
Palm Beach



JOB NUMBER: # 000000.00 LA
DATE: 10.05.2023
DRAWN BY: 11.06.2023
01.03.2024

SHEET L6.0

AREA: 16,867.1

A
D

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B
O

L

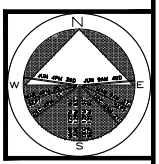
DATE: 10.23.2021
11.09.2021
01.03.2021



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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

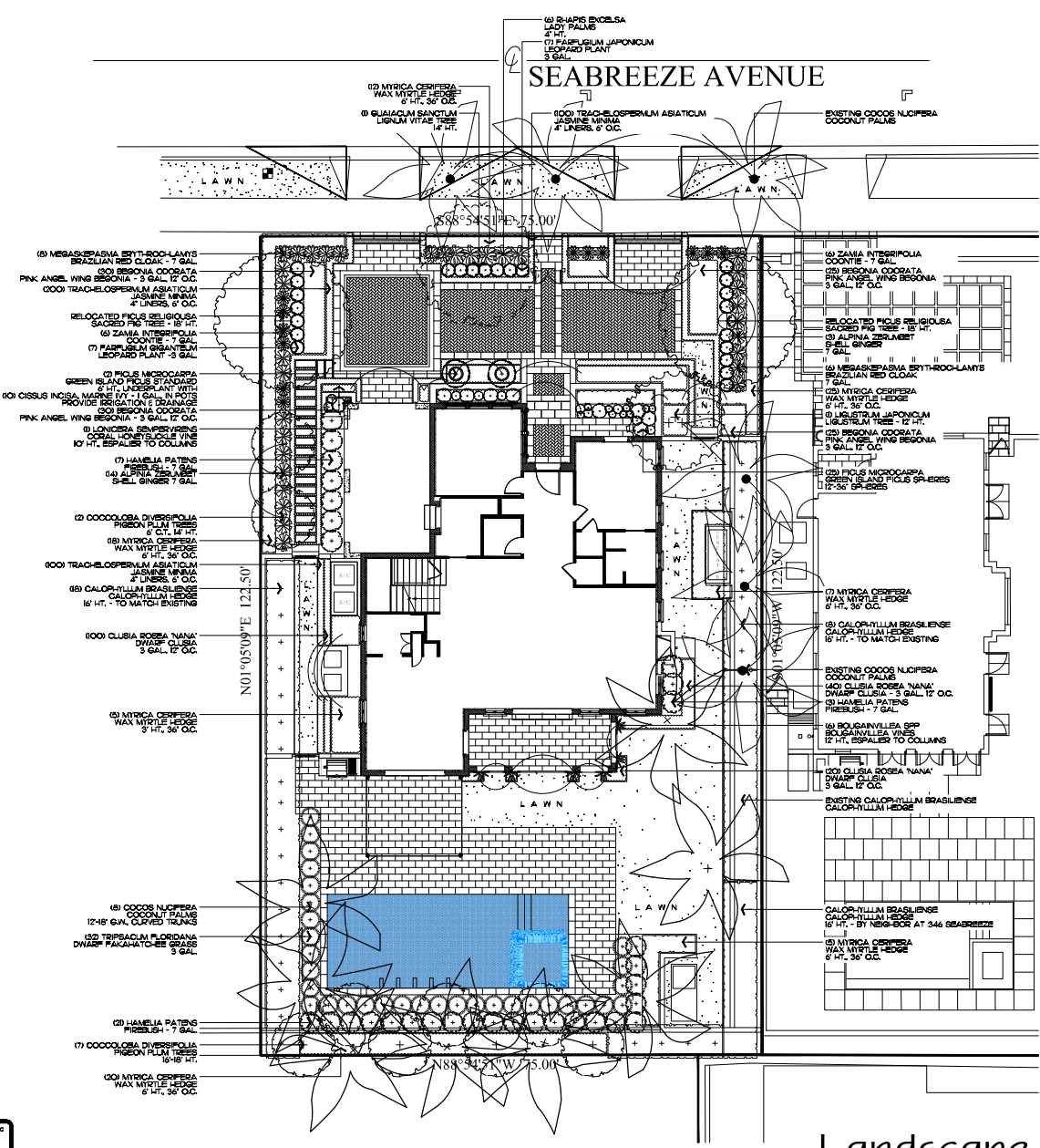
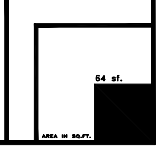
ARC-23-167
ZON-24-009
Site Details
SCALE IN FEET: AS SHOWN

Private Residence
 350 Seabreeze Avenue
 Palm Beach



JOB NUMBER: # XXXXXX-00 LA
 DRAWN BY: Lauren Freeman
 DATE: 10.05.2023
 11.09.2023
 12.08.2023
 01.08.2024

SHEET L7.0



ARC-23-167
 ZON-24-009
 Landscape Plan
 SCALE IN FEET 0' 8' 16' 24'

2024
 48 HOURS BEFORE DECIDING
 1-800-452-4770
 2024
 DISCLAIMER: The design of this project is based on the information provided by the client. The design is not a guarantee of performance or results. The design is subject to change without notice. The design is not a guarantee of performance or results. The design is subject to change without notice.



SHEET L7.1

AREA IN SQ.FT.

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CALL TOLL FREE
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OF FLORIDA, INC.

ARC-23-167
ZON-24-009

Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	GUAIACUM OFFICINALE LIGNUM VITAE TREE	1	14' HT.	YES
	COCOLOBIA DIVERSIFOLIA PIGEON PLUM TREE	2 7	6' Q.T., 14' HT. 16'-18' HT.	YES
	LIGUSTRUM JAPONICUM LIGUSTRUM TREE	1	12' HT.	NO
TOTAL: NATIVE SPECIES:		11 10 (90.9%)		

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	8	12-18' G.W., CURVED TRUNKS	NO
	RHAPIS EXCELSA LADY PALMS	6	4' HT.	NO

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	6	12' HT., ESPALIER TO COLUMNS	NO
	CICCUS INCISA MARINE IVY	10	1 GAL.	YES
	CLUSIA ROSEA 'NANA' DWARF CLUSIA	250	3 GAL., 12" O.C.	YES
	LONICERA SEMPERVIRENS CORAL HONEYSUCKLE VINE	1	10' HT., ESPALIER TO COLUMN	YES
	TRACHELOSPERMUM JASMINOIDES JASMINE MINIMA	400	4" LINERS, 6" O.C.	NO
TOTAL: NATIVE SPECIES:		667 261 (39.1%)		

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALPINIA ZERUMBET SHELL GINGER	17	7 GAL.	NO
	BEGONIA ODORATA PINK ANGEL WING BEGONIA	110	3 GAL., 12" O.C.	NO
	CALOPHYLLUM INOPHYLLUM CALOPHYLLUM HEDGE	26	16' HT., - TO MATCH EXISTING	NO
	FARFUGIUM JAPONICUM LEOPARD PLANT	14	3 GAL.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	2 25	6' HT., STANDARD IN POTS 12"-36" SPHERES	NO
	HAMELIA PATENS FIREBUSH	31	7 GAL.	YES
	MEGASKEPASMIA ERYTHROCHLAMYS BRAZILIAN RED OAK	14	7 GAL.	NO
	MYRICA CERIFERA WAX MYRTLE	5 87	3' HT., 36" O.C. 6' HT., 36" O.C.	YES
	TRIPSACUM FLORIDANA DWARF PAKAHATO-EE GRASS	32	3 GAL.	YES
	ZAMIA INTEGRIFOLIA COONTIE	12	7 GAL.	YES
TOTAL NATIVE SPECIES:		375 167 (44.5%)		

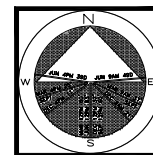
SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

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



SHEET L7.2

Private Residence
350 Seabreeze Avenue
Palm Beach
FLORIDA



JOB NUMBER: # xxxxxx.00 LA
DRAWN BY: Lauren Freeman
DATE: 10.05.2023
10.23.2023
11.09.2023
12.08.2023
01.03.2024

SHEET L8.C

64 ±

AREA IN SQ. FT.

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORA LIGHT - HSJ16-R TELLURIDE BRASS - 3 WATTS - LED 3000K.	8
○ WL	WELL LIGHT - AURORA LIGHT - LW15 LIGHTS BRASS FINISH - 9 WATTS - LED 3000K.	1
✱ PL	PATH LIGHT - AURORA LIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K.	7



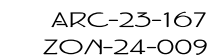
UP LIGHT



WELL LIGHT

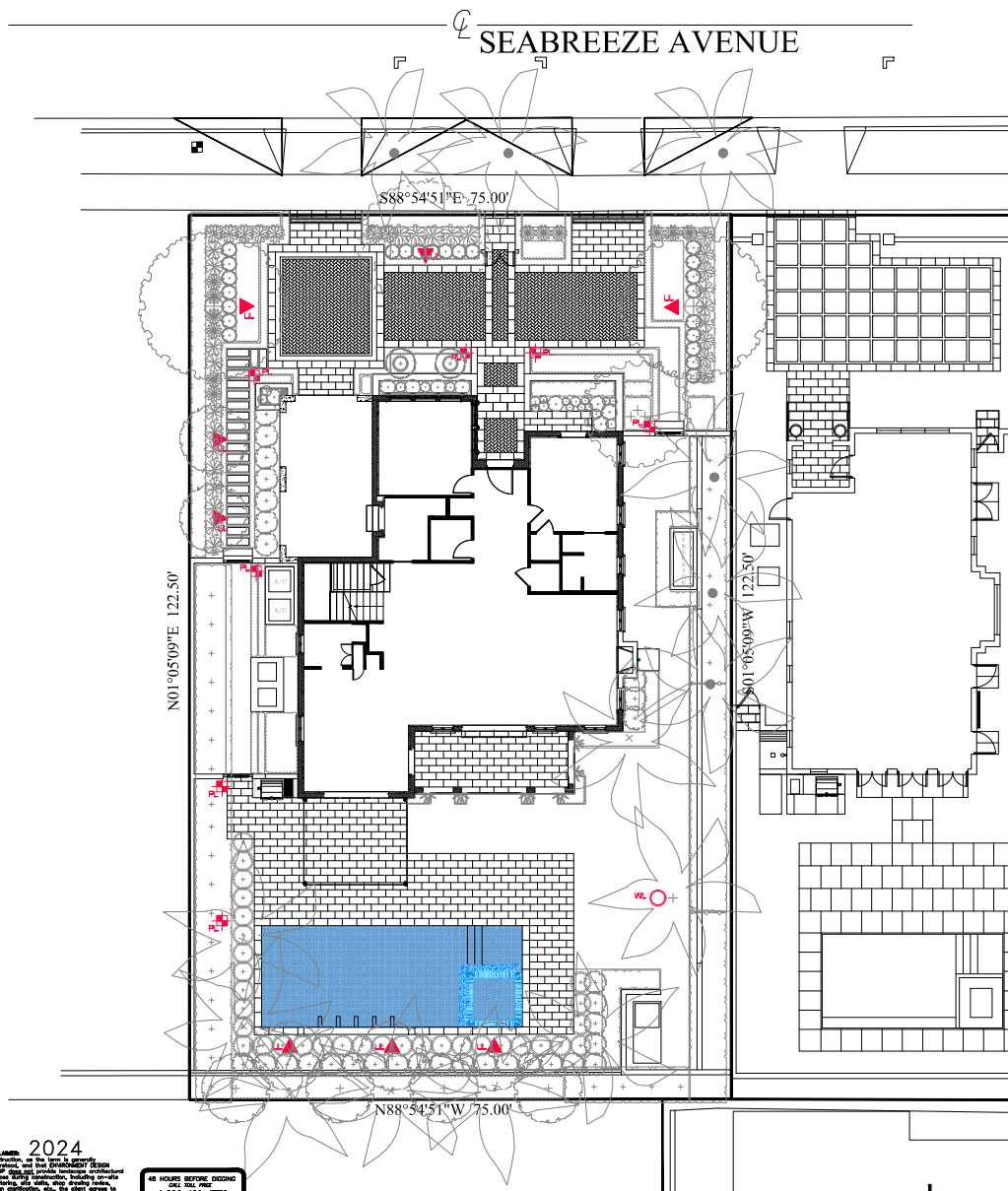
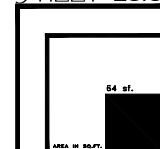
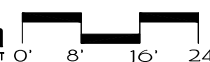


PATH LIGHT



Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'



2024	2024
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SUNSHINE STATE ONE CALL

Landscape Lighting Plan



North Elevation



South Elevation

2024
 COMMON: The owner acknowledges that the design of the landscape architecture is subject to change without notice. The owner agrees to pay for any changes to the design of the landscape architecture. The owner agrees to pay for any changes to the design of the landscape architecture. The owner agrees to pay for any changes to the design of the landscape architecture.

2024
 DISCLOSURE: The owner acknowledges that the design of the landscape architecture is subject to change without notice. The owner agrees to pay for any changes to the design of the landscape architecture. The owner agrees to pay for any changes to the design of the landscape architecture. The owner agrees to pay for any changes to the design of the landscape architecture.

48 HOURS BEFORE DECISION
 CALL 1-800-452-4770
 RANSOME 2024 ONE CALL
 AT 1-800-452-4770

ARC-23-167
 ZON-24-009
Rendered Landscape Elevations
 SCALE IN FEET=3/16"=1'-0"

ENVIRONMENTAL GROUP
 139 North County Road 3205-5 Palm Beach, FL 33408
 Phone 561.832.4000 Mobile 561.313.4424
 Landscape Architecture
 Land Planning
 Landscape Management
 Dustin M. Wood, MIA, PLSA 00000784
 dustin@environmentalgroup.com

Private Residence
 350 Seabreeze Avenue
 Palm Beach

JOB NUMBER: # XXXXXX-00 LA
 DRAWN BY: Dustin Mizell
 DATE: 10-05-2023
 11-05-2023
 07-03-2024

SHEET L9.0

STORMWATER RETENTION CALCULATIONS (Basin A)

A. SITE INFORMATION

Total Property Area = 9,184 sq.ft.
Drainage Basin Area = 6,251 sq.ft.
Drainage Area Impervious Surface = 3,132 sq.ft.
Drainage Area Pervious Surface = 3,119 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 x 2 in/hr x 3,132 sq.ft. x 1 ft./12 in. = 522 cu.ft.

Pervious Surface Runoff Volume:
0.2 x 2 in/hr x 3,119 sq.ft. x 1 ft./12 in. = 104 cu.ft.

Total Volume to be Retained = 626 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #A-1

L = Total Length of Trench Provided = 28 ft
W = Trench Width = 12 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft. of head
H2 = Depth to Water Table = 3.50 ft
DU = Un-saturated Trench Depth = 3.00 ft
DS = Saturated Trench Depth = 0.00 ft
V = Volume Treated = 783 cu.ft.

STORMWATER RETENTION CALCULATIONS (Basin B)

A. SITE INFORMATION

Total Property Area = 9,184 sq.ft.
Drainage Basin Area = 2,933 sq.ft.
Drainage Area Impervious Surface = 1,959 sq.ft.
Drainage Area Pervious Surface = 1,014 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 x 2 in/hr x 1,959 sq.ft. x 1 ft./12 in. = 320 cu.ft.

Pervious Surface Runoff Volume:
0.2 x 2 in/hr x 1,014 sq.ft. x 1 ft./12 in. = 34 cu.ft.

Total Volume to be Retained = 354 cu.ft.

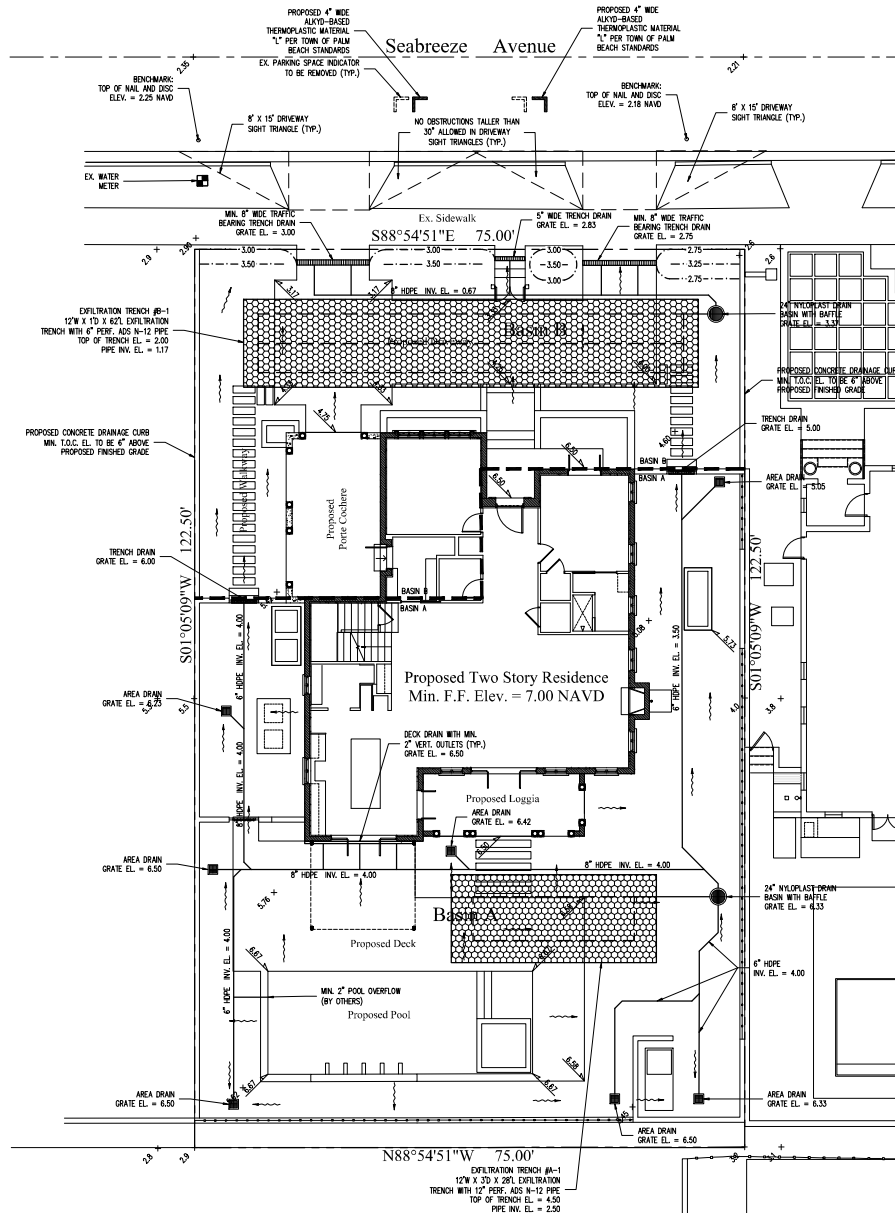
C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #B-1

L = Total Length of Trench Provided = 62 ft
W = Trench Width = 12 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft. of head
H2 = Depth to Water Table = 1.25 ft
DU = Un-saturated Trench Depth = 0.50 ft
DS = Saturated Trench Depth = 0.50 ft
V = Volume Treated = 381 cu.ft.

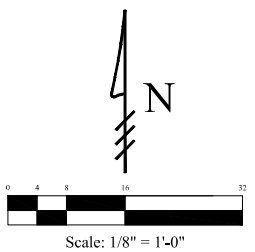
Notes:

- 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

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



Digitally signed
by Chad M. Gruber
Date: 2023.11.08
12:55:43 -05'00'

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

Plan Background from Hardscape Plan by
Environment Design Group Received 11/8/23
ARC-23-167
ZON-24-009
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Gruber Consulting
Engineers, Inc.
2450 S. W. 10th Ave., Suite 200
Palm Beach, FL 33480
Phone: 561.832.2800
info@gruberconsulting.com

Project Information	
Project No.	2023-0082
Issue Date	11/08/2023
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan For:
Proposed Residence
330 Seabreeze Avenue
Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

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

Sheet No.
C-1



GRUBER CONSULTING ENGINEERS

LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT

To: Planning Administrator
Town of Palm Beach

From: Chad M. Gruber, P.E.

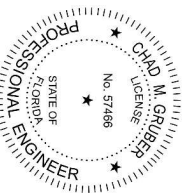
Re: Proposed Residence
350 Seabreeze Ave.
Palm Beach, FL

Date: October 26, 2023

I have reviewed the landscape plan prepared by Environment Design for the referenced project received 10/23/23 and compared it with the latest conceptual drainage plan prepared by this office dated 10/26/23. There do not appear to be any conflicts between the proposed landscape material and the storm piping and exfiltration trenches.

Please feel free to contact me if you have any questions.

Sincerely,



**Digitally signed
by Chad M Gruber
Date: 2023.10.26
12:40:16 -04'00'**

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code.
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Chad M. Gruber, P.E.
Florida P.E. No. 57466

Cc: File

PREVIOUS
MONTH'S
ELEVATIONS



NORTH ELEVATION

TOP OF ROOF
1'-0"
BTL OF TOP
CHORD
8'-3"
FIN FL
11'-0"
FIN FL



EAST ELEVATION

TOP OF ROOF
1'-0"
BTL OF TOP
CHORD
8'-3"
FIN FL
11'-0"
FIN FL



SOUTH ELEVATION

TOP OF ROOF
1'-0"
BTL OF TOP
CHORD
8'-3"
FIN FL
11'-0"
FIN FL



WEST ELEVATION

TOP OF ROOF
1'-0"
BTL OF TOP
CHORD
8'-3"
FIN FL
11'-0"
FIN FL



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



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

CONSULTANT:

PROPOSED RESIDENCE FOR:
MR. & MRS. BESIKOF
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10, 81



REVISIONS:



SHEET NUMBER:

13

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JOB #ARC-23-167
ZON-24-009



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



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

SKA
SKA ARCHITECT + PLANNER
OFFICE 861-852-1116 FAX 861-852-7828
2875 HWY 101, SUITE 100, PALM BEACH, FL 33460

CONSULTANT:

PROPOSED RESIDENCE FOR:
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