

# THE BREAKERS - MEDITERRANEAN COURTYARD HISTORIC RESTORATION & REVITALIZATION PROJECT FINAL PLANS

COA-24-013 / ZON-24-054  
FINAL PLANS DATE: MARCH 11TH, 2024

1 SOUTH COUNTY ROAD  
PALM BEACH, FLORIDA 33480



## SCOPE OF WORK

THE PROPOSED WORK INCLUDES THE RENOVATION OF AN EXISTING OPEN-AIR COURTYARD AND THE ADDITION OF NEW COVERED STRUCTURES. THE NEW STRUCTURES INCLUDE AN ENCLOSED, CONDITIONED, CONSERVATORY AT THE WEST OF THE SITE, TWO IDENTICAL, UNCONDITIONED TRELLIS STRUCTURES, AND ASSOCIATED SERVICE AND SUPPORT AREAS.

WEST CONSERVATORY:	1,650 SF
NORTH TRELLIS:	625 SF
SOUTH TRELLIS:	625 SF
CORNER STORAGE/ELEVATOR:	122 SF
TOTAL:	3,022 SF

## PROJECT TEAM

### ARCHITECT / INTERIOR DESIGN / LANDSCAPE ARCHITECT

HART HOWERTON  
10 EAST 40TH STREET  
NEW YORK, NY 10016  
T: (212) 683-5631  
CONTACT: NIAL WASHBURN  
EMAIL: NWASHBURN@HARTHOWERTON.COM

### MEP

EXP  
2801 WESTHALL LANE  
MAITLAND, FLORIDA 32751  
T: (407) 660-0088  
CONTACT: CHRIS KEARNEY  
EMAIL: CHRISTOPHER KEARNEY@EXP.COM

### STRUCTURAL ENGINEER

DESIMONE CONSULTING ENGINEERS, LLC  
800 BRICKELL AVENUE, 6TH FLOOR  
MIAMI, FL 33131  
T: (305) 441-0755  
CONTACT: WILLIAM O'DONNELL, PE  
EMAIL: WILLIAM.ODONNELL@DE-SIMONE.COM

### COASTAL ENGINEER

ISIMINGER & STUBBS ENGINEERING, INC.  
649 U.S. HIGHWAY 1  
NORTH PALM BEACH, FLORIDA 33408  
T: (561) 881-0003  
CONTACT: DARWIN STUBBS  
EMAIL: HQ@COASTAL-ENGINEERS.COM

### BOH CONSULTANT

HKB-DESIGNS, LLC  
5720 FISHERS LN  
ROCKVILLE, MD 20852  
T: (240) 281-3883  
CONTACT: RAINER ZINNGREBE  
EMAIL: RAINER@HKB-DESIGNS.COM

## MEDITERRANEAN COURT SET SHEET LIST

GENERAL	
A-1	COVER SHEET
SITE DOCUMENTATION	
A-2	VICINITY PLAN
A-3	CONTEXT PLAN
A-4	ZONING LEGEND
A-5	EXISTING CONDITIONS PHOTOS
A-6	EXISTING CONDITIONS PHOTOS
A-7	EXISTING CONDITIONS PHOTOS
A-8	ENCLOSED SQUARE FOOTAGE DIAGRAMS
ARCHITECTURE	
A-9	EXISTING COURTYARD PLAN - RENDERED
A-10	COURTYARD DEMOLITION PLAN
A-11	PROPOSED COURTYARD PLAN - RENDERED
A-12	PROPOSED ROOF PLAN - RENDERED
A-13	WEST COURTYARD ELEVATION
A-14	WEST ELEVATION- PROPOSED RESTORATION
A-15	WEST ELEVATION- ENLARGED
A-16	NORTH COURTYARD ELEVATION
A-17	SOUTH COURTYARD ELEVATION
A-18	NORTH COURTYARD ELEVATION ENLARGED
A-19	EAST COURTYARD ELEVATION
A-20	WEST BUILDING SECTION - RENDERED
A-21	NORTH BUILDING SECTION - RENDERED
A-22	SOUTH BUILDING SECTION - RENDERED
A-23	EAST BUILDING SECTION - RENDERED
A-24	WEST COURTYARD ELEVATION - RENDERED
A-25	NORTH COURTYARD ELEVATION - RENDERED
A-26	SOUTH COURTYARD ELEVATION - RENDERED
A-27	EAST COURTYARD ELEVATION - RENDERED
A-28	COURTYARD RENDERING
A-29	ARCHITECTURAL MATERIAL LEGEND
A-30	EXISTING SEATING SCHEMES
A-31	PROPOSED SEATING PLAN INTERIOR V EXTERIOR
A-32	ENLARGED CONSERVATORY SECTIONS
A-33	ENLARGED TRELLIS PERGOLA SECTION
A-34	ENLARGED PLANS - CONSERVATORY CLOSETS
A-35	ENLARGED CONSERVATORY CLOSET ELEVATIONS
A-36	ENLARGED CONSERVATORY CLOSET SECTIONS
A-37	ENLARGED NORTHEAST ELEVATIONS
A-38	ENLARGED NORTHEAST SECTIONS
SITE LOGISTICS	
A-39	STAGING & LOGISTICS PLAN
LANDSCAPE	
L-1	TREE DISPOSITION PLAN
L-2	LANDSCAPE ALTERATION DIAGRAM
L-3	SITE PLAN
L-4	MATERIAL SCHEDULE
L-5	LANDSCAPE LEGEND & PLANT SCHEDULE
L-6	OPEN SPACE DIAGRAM
L-7	CONCEPTUAL GRADING & DRAINAGE PLAN

## PROJECTED PUBLIC HEARING DATES:

APRIL 10, 2024	TOWN COUNCIL (TC)
APRIL 17, 2024	LANDMARKS PRESERVATION COMMISSION (LPC)

# FINAL PLANS

## THE BREAKERS

## PALM BEACH

1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

HART HOWERTON  
NEW YORK, SAN FRANCISCO

10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE:  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. FOR REF. CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

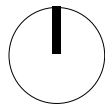
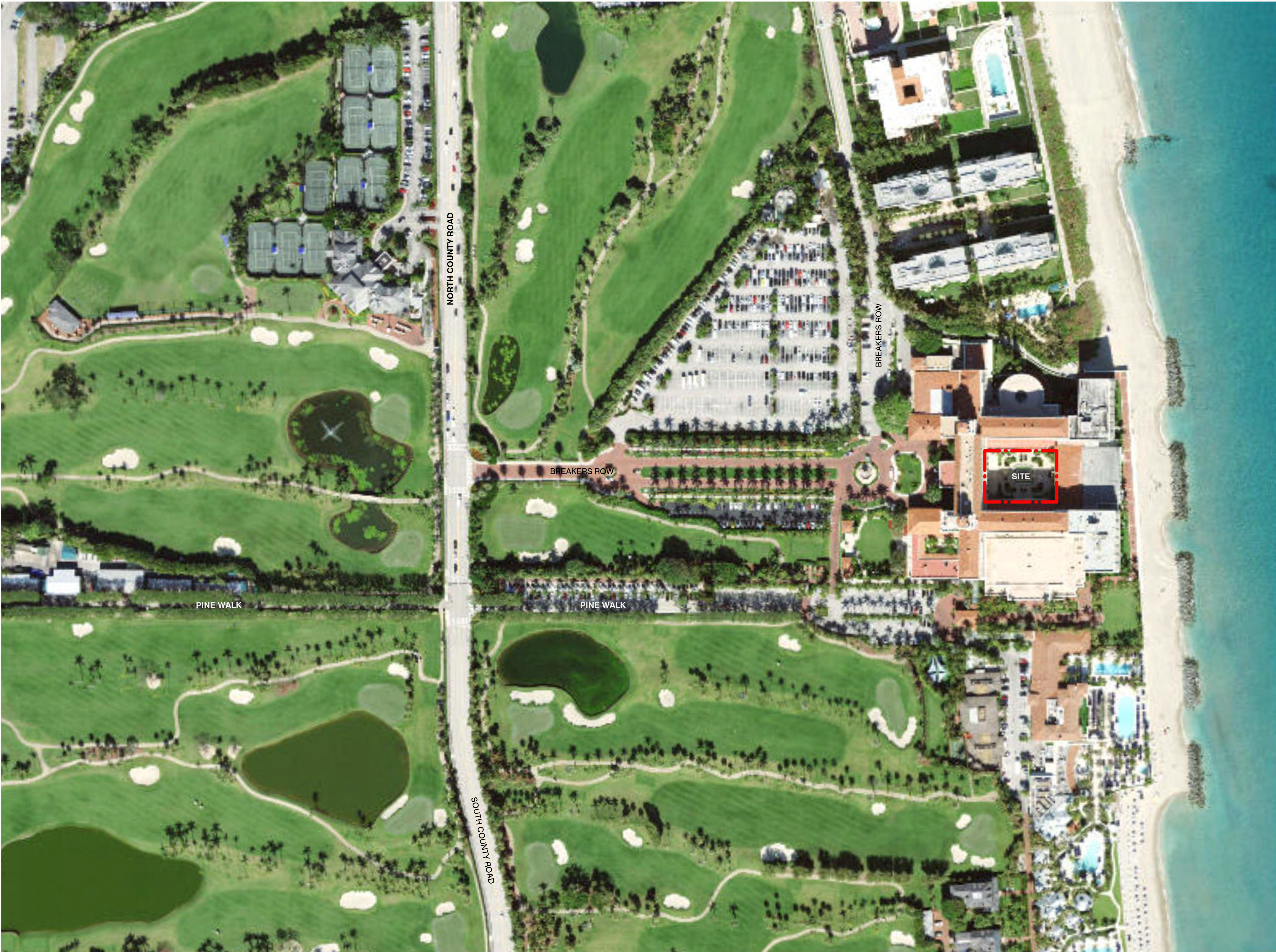
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
COVER SHEET

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-1





# FINAL PLANS

## THE BREAKERS PALM BEACH 1S COUNTY RD PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: 1" = 100'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE FIELD DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

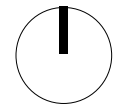
DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
VICINITY PLAN

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-2

**HART HOWERTON**  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com





FINAL PLANS

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
CONTEXT PLAN

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-3

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

THE BREAKERS  
PALM BEACH  
1S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole  
property of Hart Howerton and may not be  
used without the prior written consent of Hart  
Howerton.

SCALE: 1" = 50'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE  
FIELDED DIMENSIONS ONLY. OR SEEK  
CLARIFICATION FROM ARCHITECT FOR  
MEASUREMENTS THAT ARE NOT  
INDICATED.

HART HOWERTON  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com





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



Line #	Zoning Legend			
1	Property Address:	One South County Road		
2	Zoning District:	PUD-A		
3	Lot Area (sq. ft.):	692,389 SF		
4	Lot Width (W) & Depth (D) (ft.):			
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Commercial		
6	FEMA Flood Zone Designation:	Zone X		
7	Zero Datum for point of meas. (NAVD)	14.6 NAVD		
8	Crown of Road (COR) (NAVD)	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	N/A	N/C	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	0 SF	
12	*Front Yard Setback (Ft.)	N/A	N/A	N/A
13	* Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	N/A	N/A	N/A
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	N/A	0'-0"	25'-0"
18	Overall Building Height (Ft.)	N/A	175'-0"	175'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	0	0	0
21	Finished Floor Elev. (FFE)(NAVD)		14.6 NAVD	14.6 NAVD
22	Base Flood Elevation (BFE)(NAVD)	N/A (Zone X)	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	N/A	N/C	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

\* Indicate each yard area with cardinal direction  
(N,S,E,W)

\*\* Difference of Fin. Floor Elev. (FFE) and  
highest Crown of Rd (COR) divided by two. (FFE -  
COR) / 2 = Max. Fill [\(Sec. 134-1600\)](#)

\*\*\* Provide Native plant species info per  
category as required by [Ord. 003-2023](#) on  
separate TOPB Landscape Legend

Enter N/A if value is not applicable.  
Enter N/C if value is not changing.

REV BF 20230626

FINAL PLANS

**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel: 212 683 5631 Fax: 212 481 3788  
Email: NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole  
property of Hart Howerton and may not be  
used without the prior written consent of Hart  
Howerton.

SCALE:  
NOTE: DO NOT SCALE DRAWINGS. USE  
DIMENSIONED DIMENSIONS ONLY. OR SEEK  
CLARIFICATION FROM ARCHITECT FOR  
MEASUREMENTS THAT ARE NOT  
INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN  
COURT -  
ZONING LEGEND**

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-4**





CRACKS & DISCOLORED  
PATCHING IN CONCRETE  
PAVING



BALUSTRADES CRACKING &  
CRUMBLING

CRACKS & DISCOLORED  
PATCHING  
IN CONCRETE



BALUSTRADES  
CRACKING &  
CRUMBLING



CRACKS IN CONCRETE PAVEMENT



CONCRETE STEPS  
CHIPPED &  
CRUMBLING

FINAL PLANS

**HART HOWERTON**  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole  
property of Hart Howerton and may not be  
used without the prior written consent of Hart  
Howerton.

SCALE:  
NOTE: DO NOT SCALE DRAWINGS. USE  
FIELDED DIMENSIONS ONLY, OR SEEK  
CLARIFICATION FROM ARCHITECT FOR  
MEASUREMENTS THAT ARE NOT  
INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN  
COURT -  
EXISTING  
CONDITIONS PHOTOS**

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-5**





# FINAL PLANS

**THE BREAKERS**  
**PALM BEACH**  
1S COUNTY RD  
PALM BEACH, FLORIDA 33480

**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE:  
NOTE: DO NOT SCALE DRAWINGS. USE FIELDED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN  
COURT -  
EXISTING  
CONDITIONS PHOTOS**

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-6**





# FINAL PLANS

**HART HOWERTON**  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE:  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

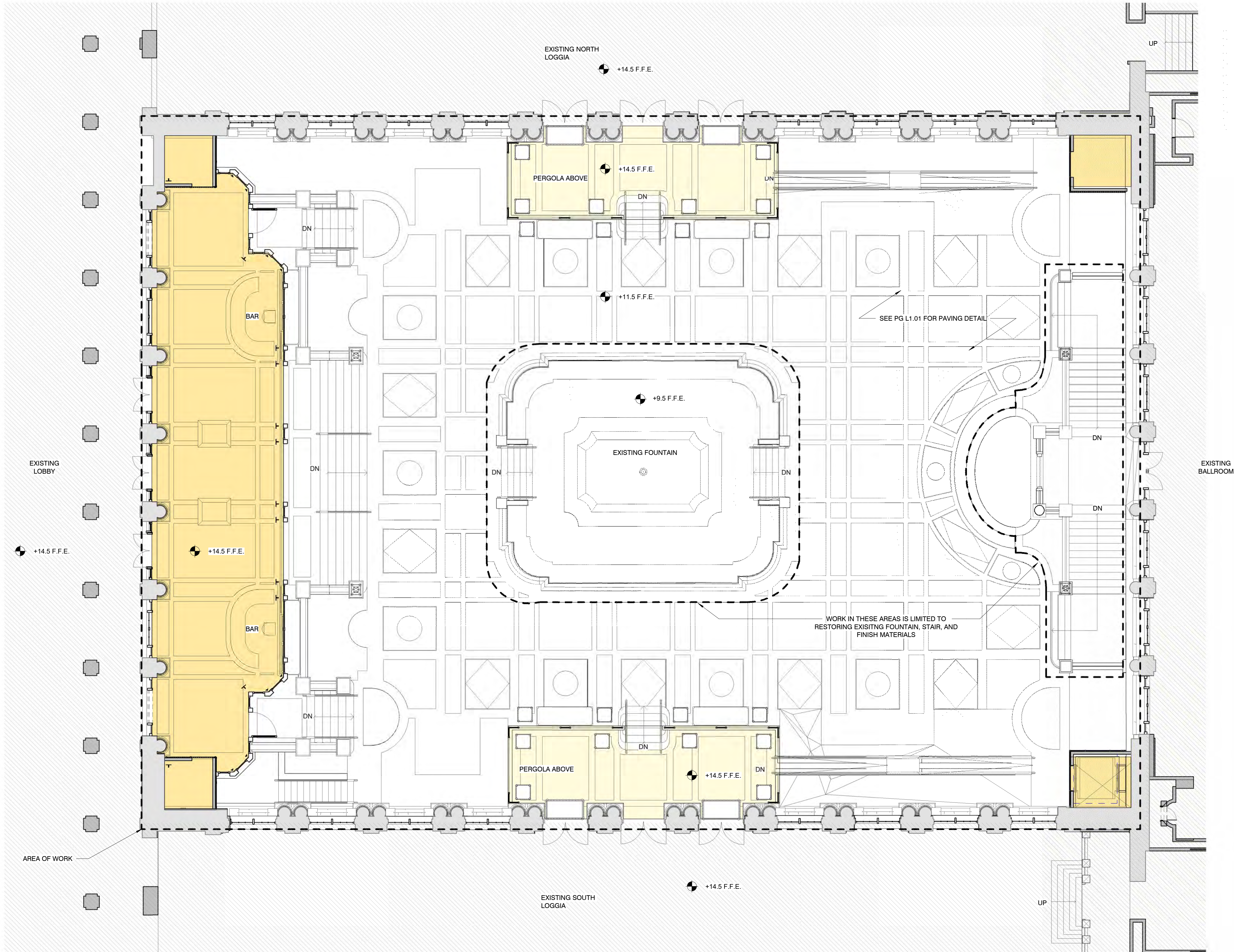
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN COURT - EXISTING CONDITIONS PHOTOS**

PROJECT #:  
22-525  
DRAWN BY:  
Author  
CHECKED BY:  
Checker

DRAWING NO:  
**A-7**





### GENERAL LEGEND

<span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black;"></span>	UNCONDITIONED INTERIOR
<span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black;"></span>	CONDITIONED INTERIOR
<span style="display: inline-block; width: 10px; height: 10px; background-color: grey; border: 1px solid black;"></span>	AREA NOT IN CONTRACT

### AREAS

	EXISTING	PROPOSED
CONSERVATORY SF WITH CLOSETS:	0 SF	1,950 SF
TRELLIS PERGOLA SF:	0 SF EACH (X2)	625 SF EACH (X2)
NW MECH & ELEVATOR:	0 SF	122 SF
EXTERIOR COURTYARD:	16,700 SF	13,378 SF
<b>TOTAL SF:</b>	<b>16,700 SF</b>	<b>16,700 SF</b>

# FINAL PLANS

## THE BREAKERS PALM BEACH 1S COUNTY RD PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. ON-SITE CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
ENCLOSED SQUARE  
FOOTAGE DIAGRAMS

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:

A-8





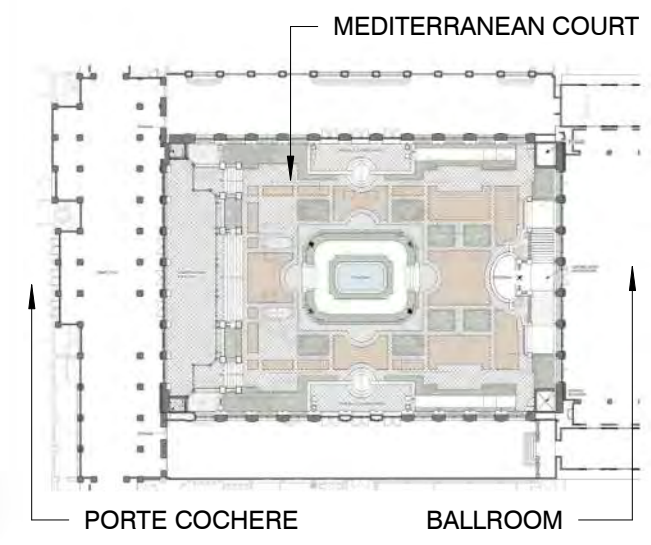
NOTES

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT, PROTECT ALL FINISHES DURING CONSTRUCTION

GENERAL LEGEND

- EXISTING WALL
- PROPOSED WALL
- AREA NOT IN CONTRACT

KEY MAP



0 4 8 16

1/8" = 1'-0"

FINAL PLANS

THE BREAKERS  
PALM BEACH  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

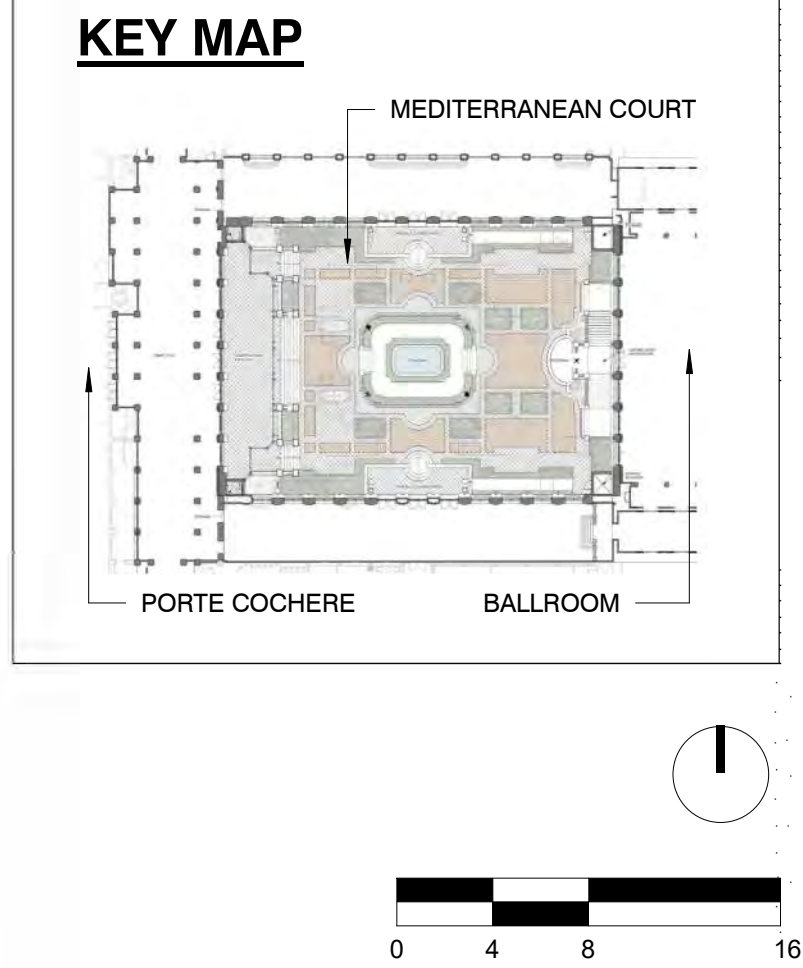
DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
EXISTING  
COURTYARD PLAN -  
RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-9

HART HOWERTON  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com





## LEGEND

- EXISTING: TO REMAIN
- EXISTING: TO BE DEMOLISHED

## GENERAL LEGEND

- AREA OF DEMOLITION WORK-  
SEE NOTES FOR ADDITIONAL  
INFORMATION

- AREA OF ELEMENTS TO BE RESTORED OR REPLACED TO MATCH ORIGINAL HISTORIC CONDITION

FENESTRATION LEGEND	
TAG #	DESCRIPTION
W01	EXISTING ARCHITECTED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W02	EXISTING ARCHITECTED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

**THE BREAKERS  
PALM BEACH  
1 S COUNTY RD  
PALM BEACH, FLORIDA 334**

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

**SCALE:** As indicated  
**NOTE:** DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

**MILESTONES**

DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTA
02/26/2024	2ND SUBMITTA
03/11/2024	FINAL PLANS

## REVISION

NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
COURTYARD  
DEMOLITION PLAN

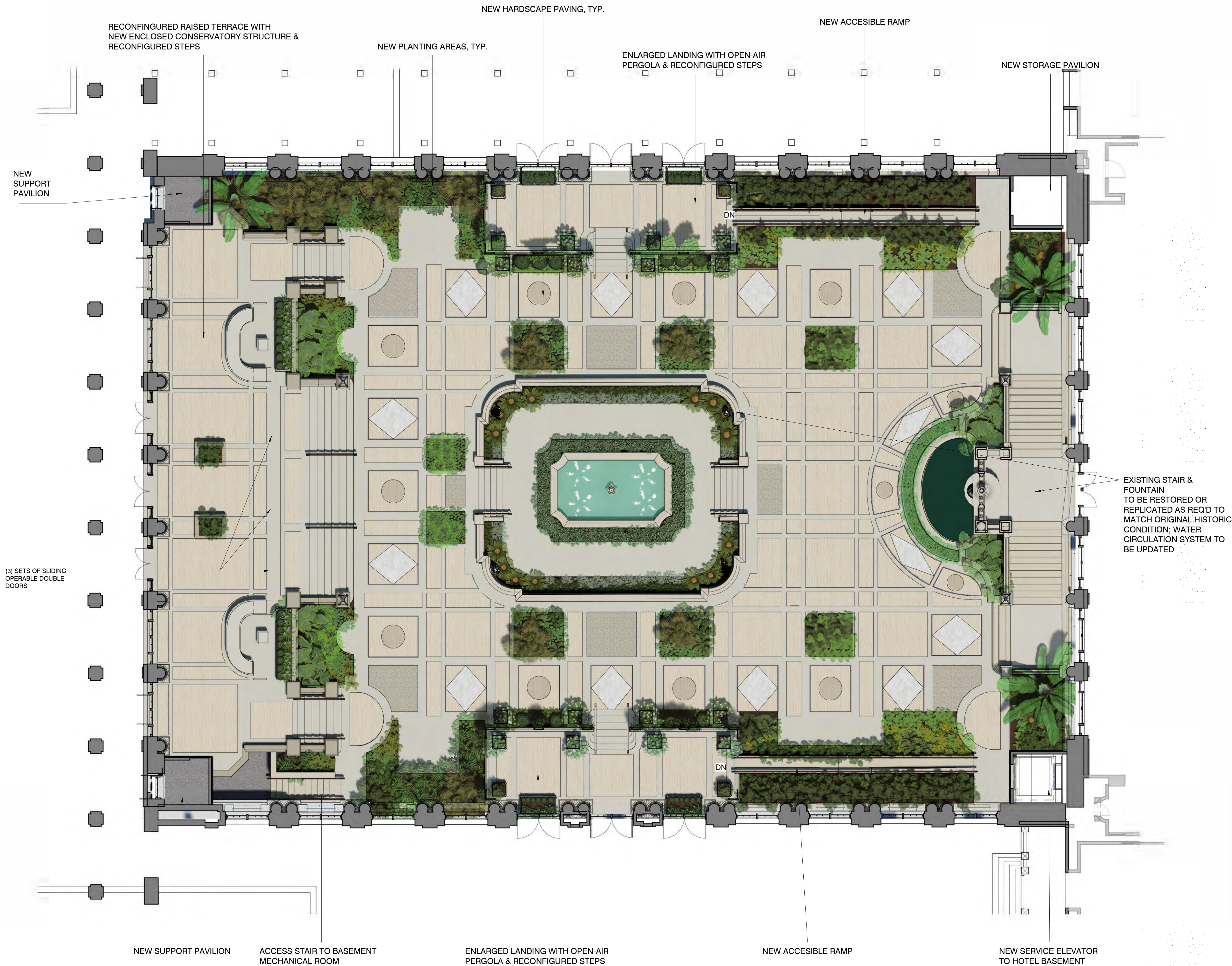
PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NOW

DRAWING NO.

A-10



3/8/2024 10:11:12 PM



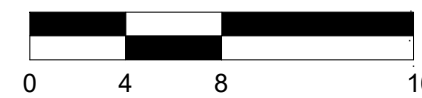
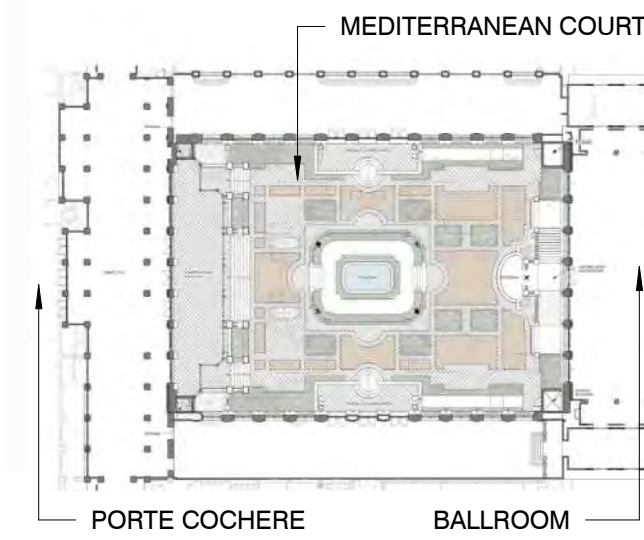
NOTES

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT, PROTECT ALL FINISHES DURING CONSTRUCTION

GENERAL LEGEND

- EXISTING WALL
- PROPOSED WALL
- AREA NOT IN CONTRACT

KEY MAP



1/8" = 1'-0"

FINAL PLANS

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

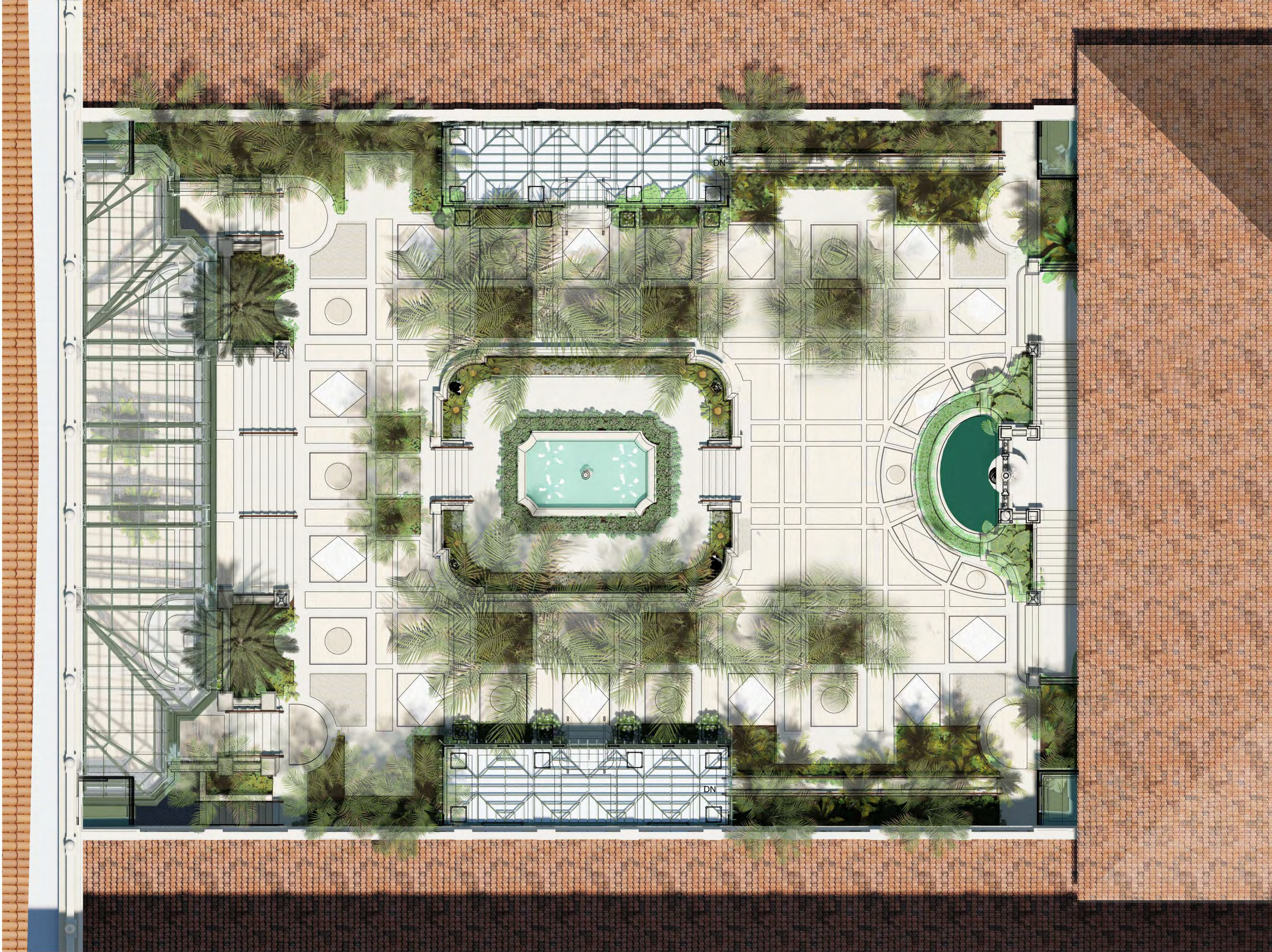
DRAWING TITLE:  
MEDITERRANEAN COURT - PROPOSED COURTYARD PLAN - RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-11

**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com





**NOTES**

- ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
- EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT, PROTECT ALL FINISHES DURING CONSTRUCTION

**GENERAL LEGEND**

EXISTING WALL

PROPOSED WALL

AREA NOT IN CONTRACT

**KEY MAP**

1/8" = 1'-0"

FINAL PLANS

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

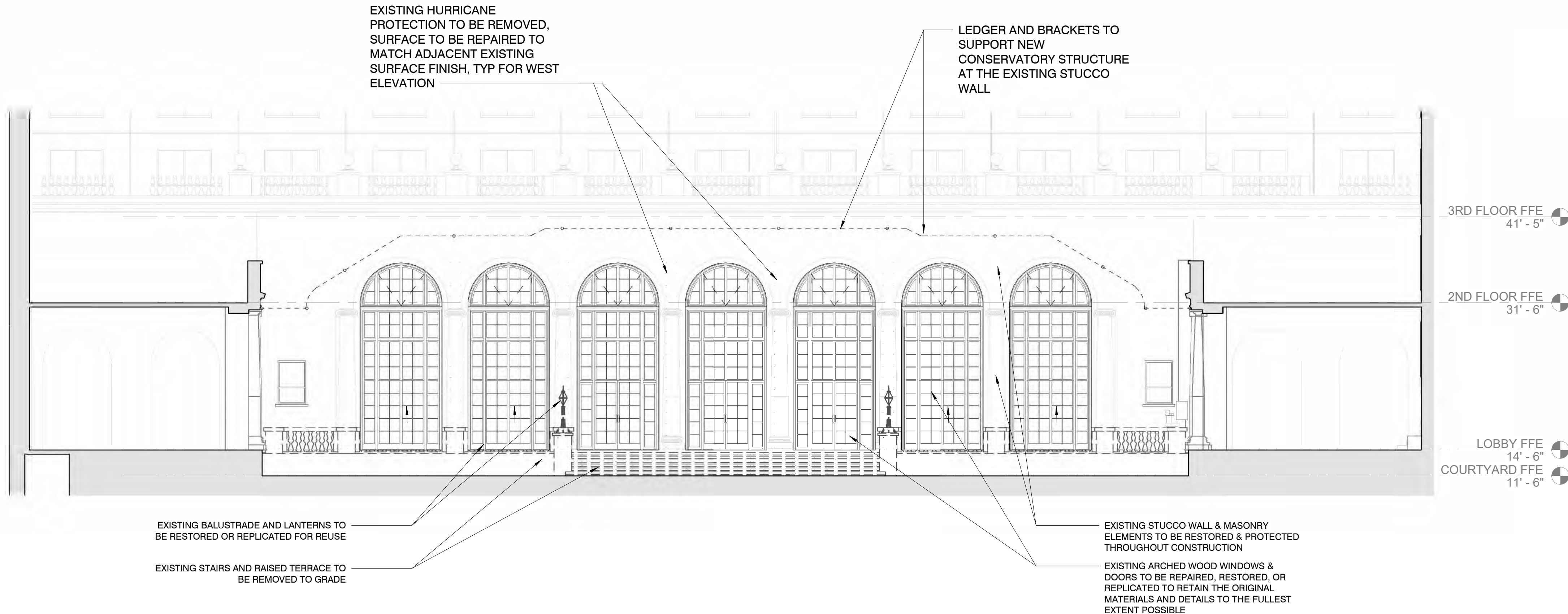
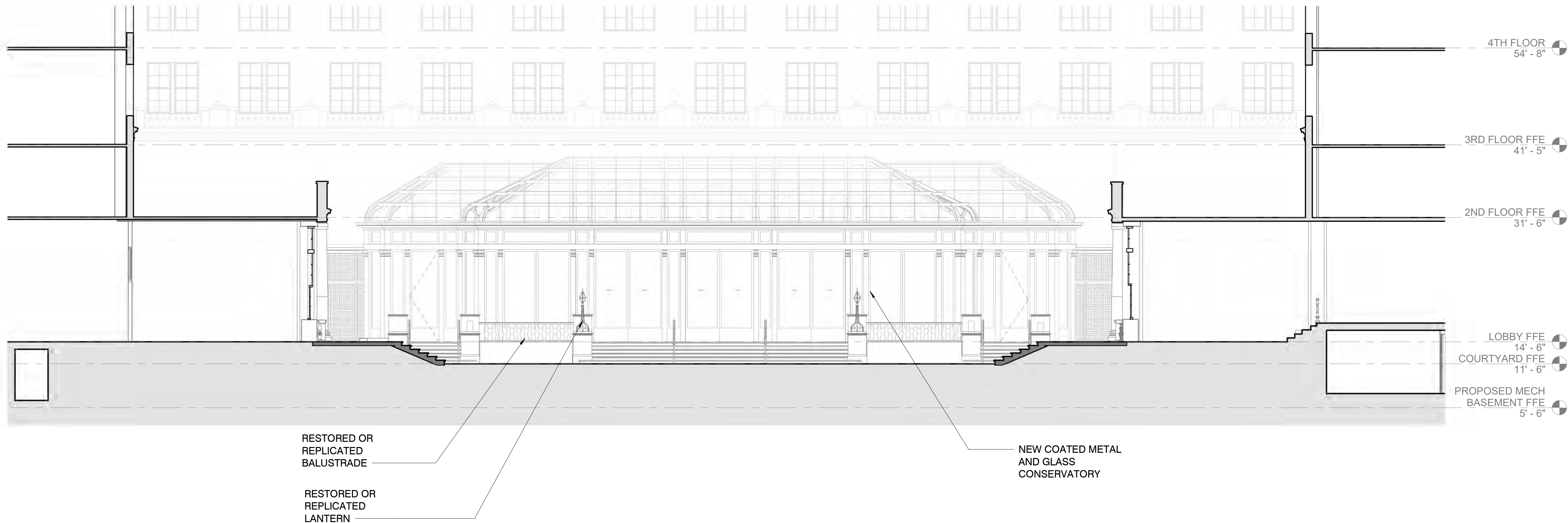
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
PROPOSED ROOF  
PLAN - RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

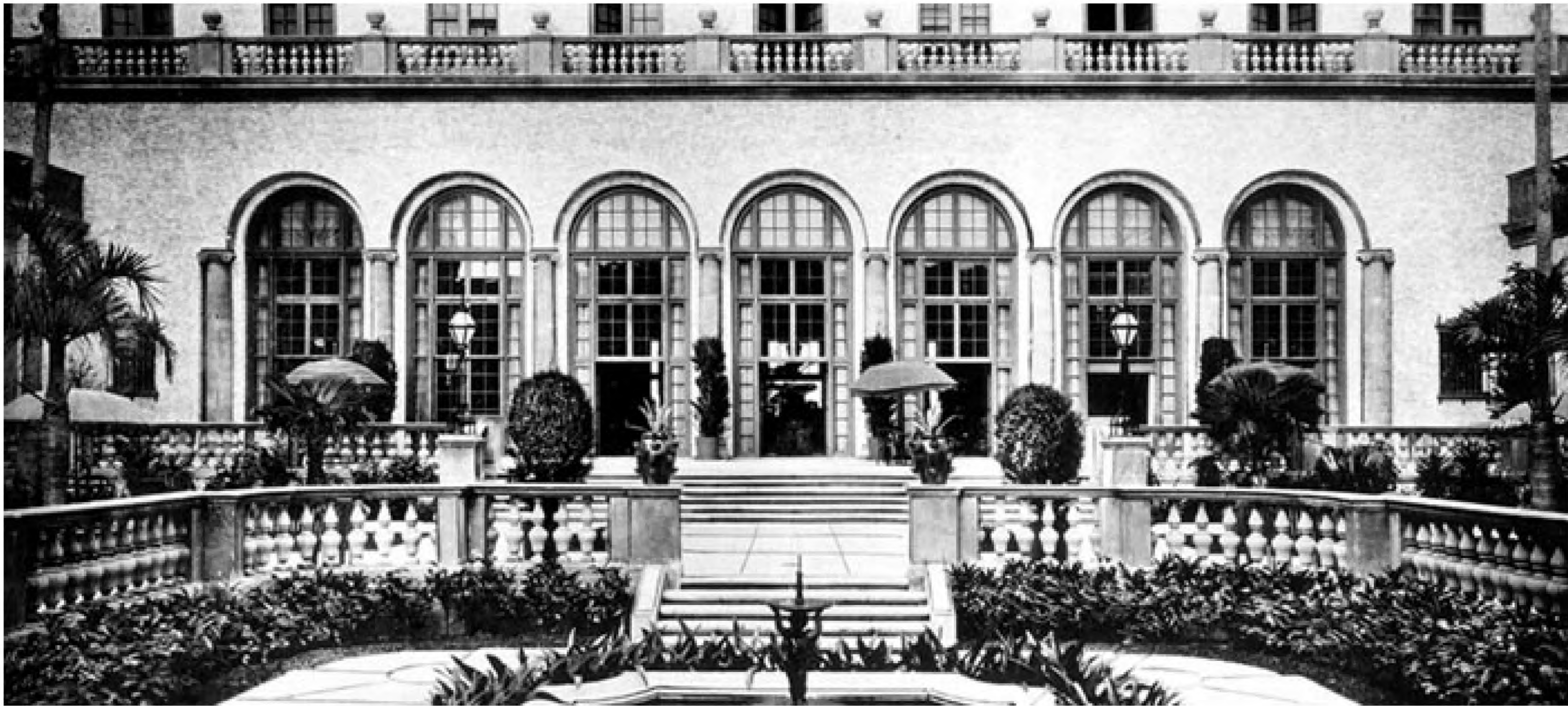
DRAWING NO:  
A-12



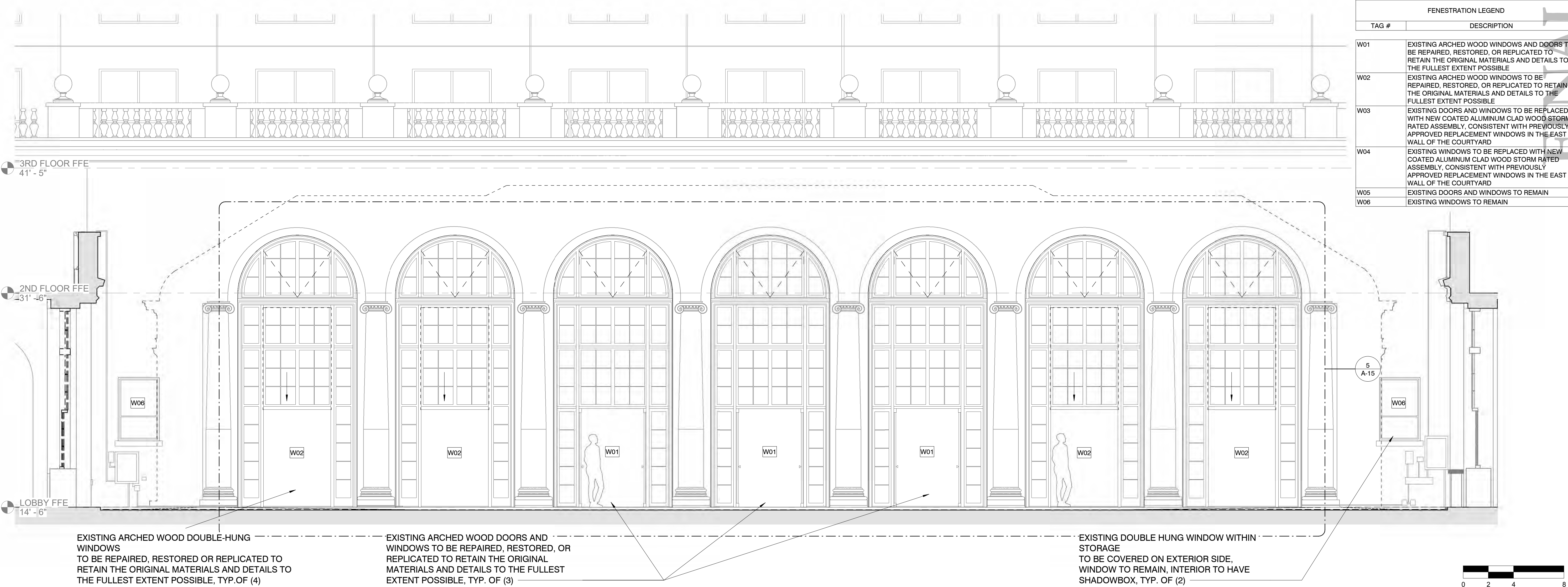


FINAL PLANS



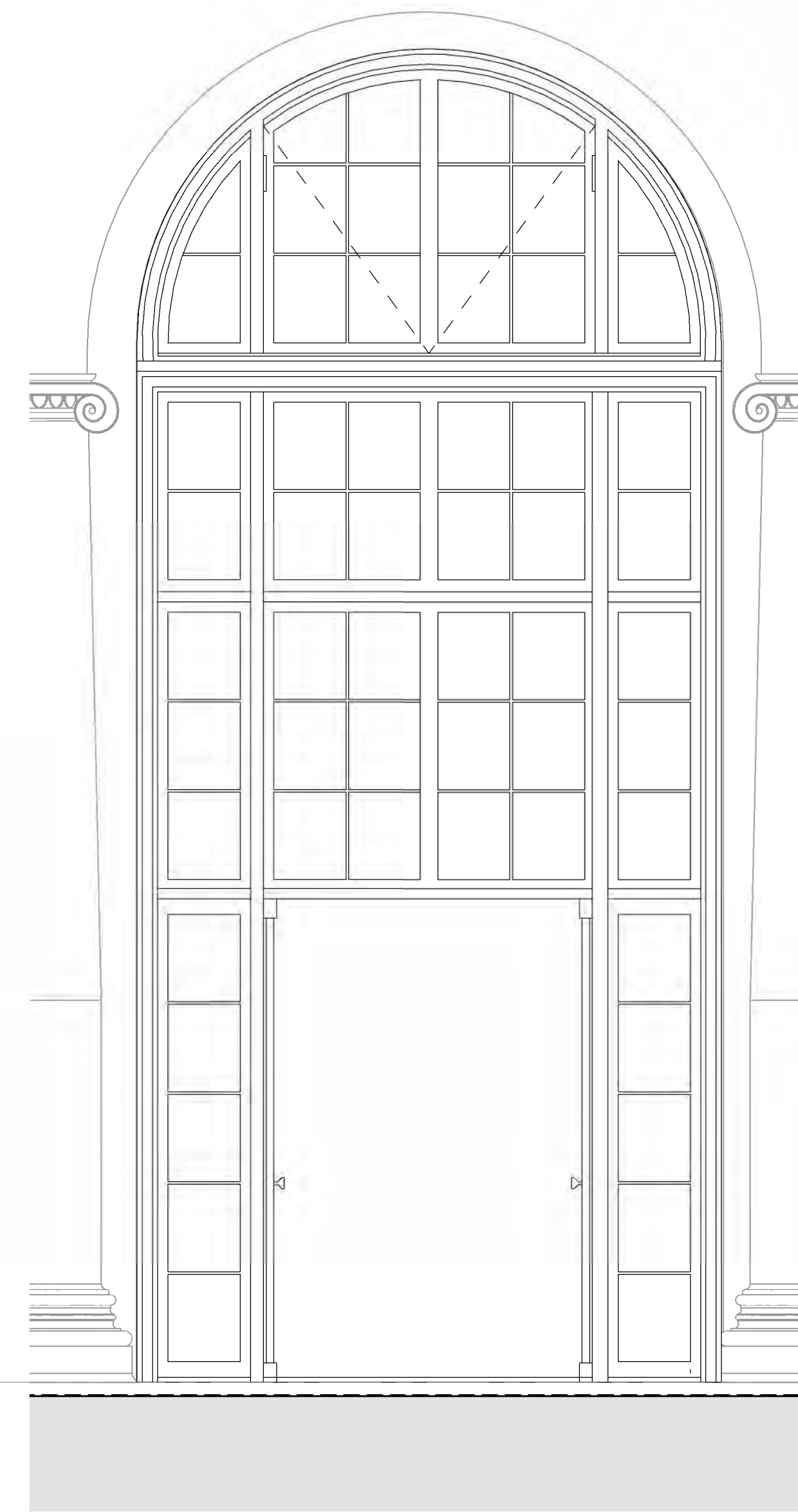
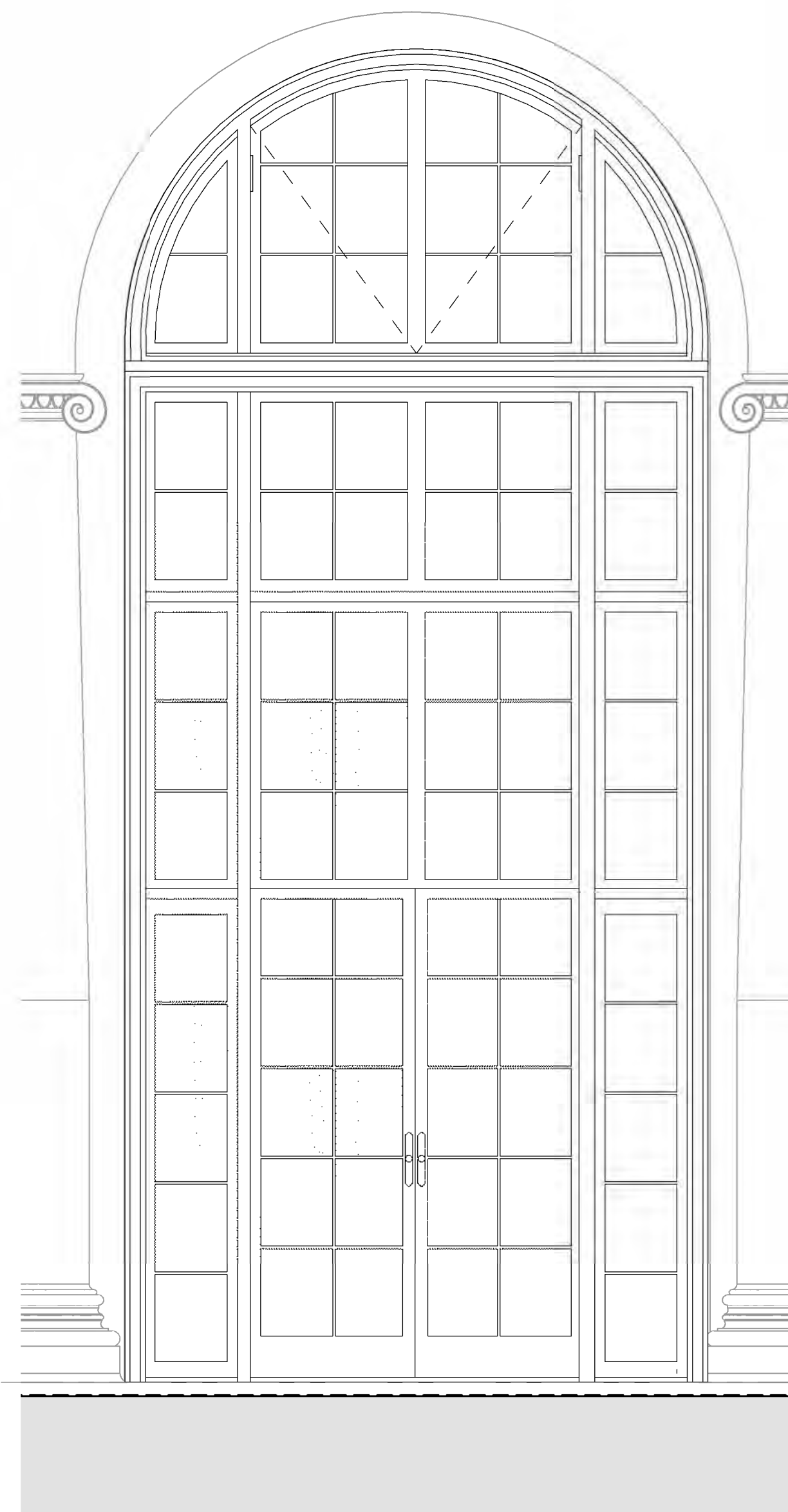
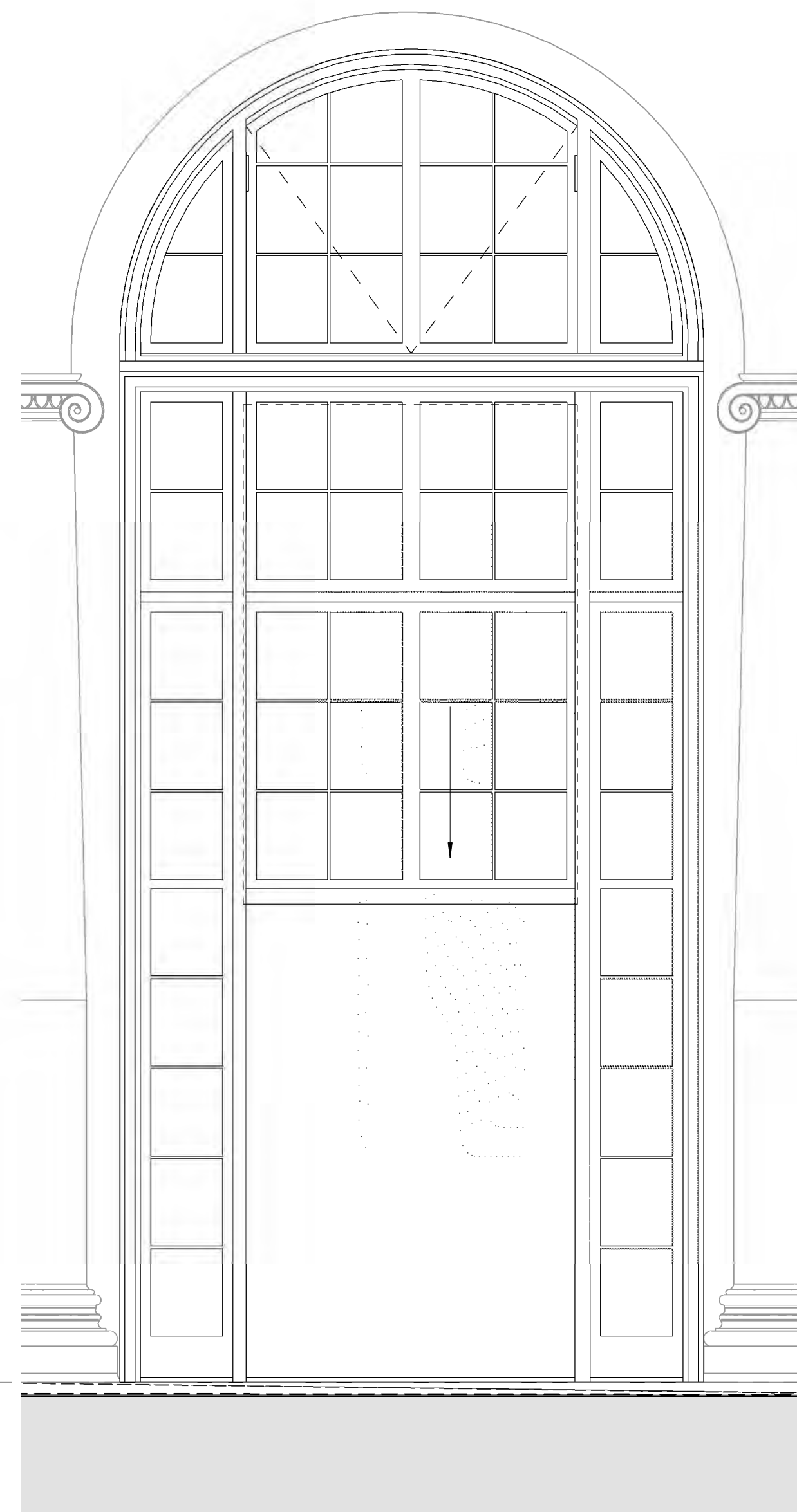
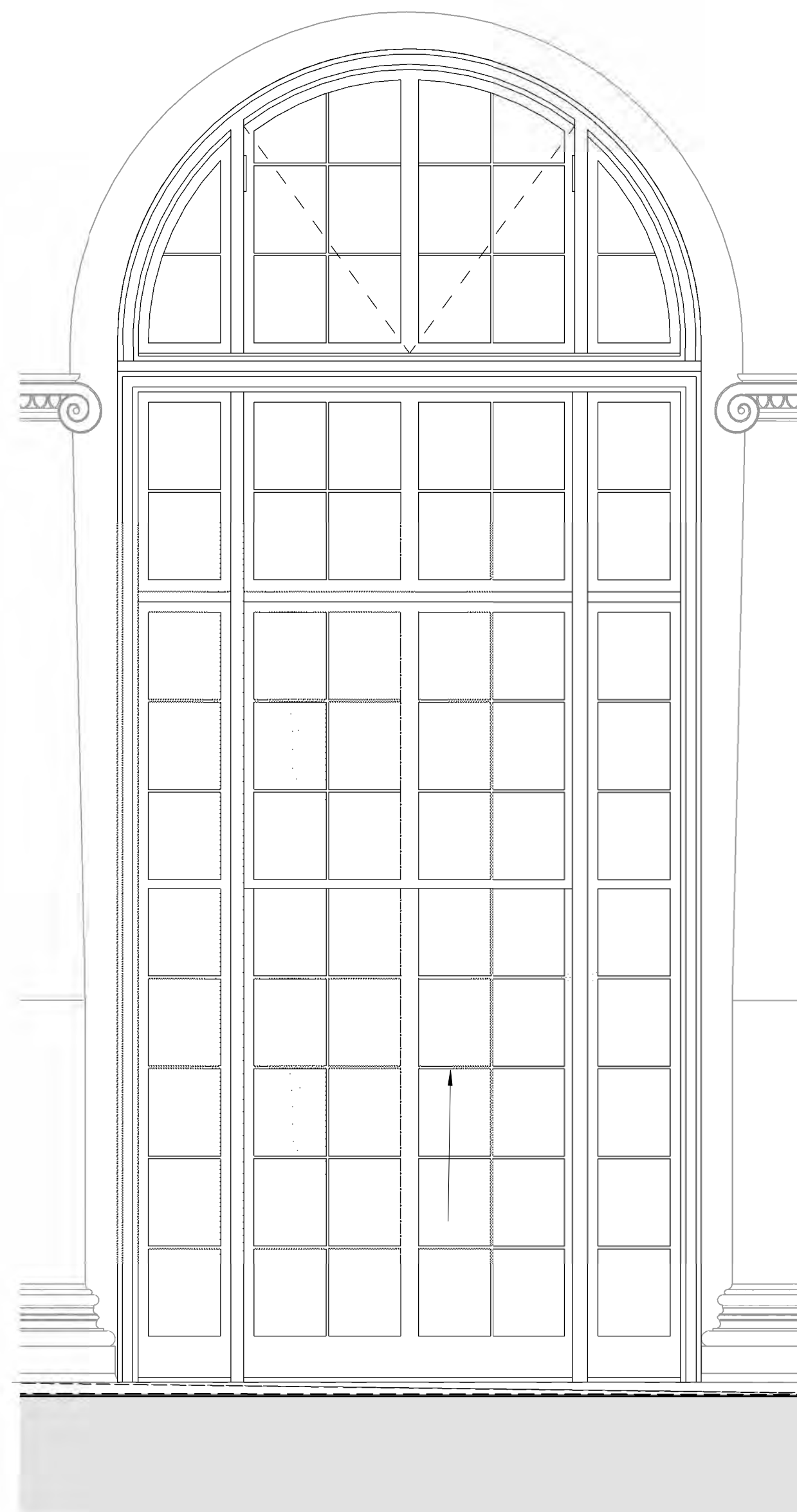


1 HISTORIC PHOTO- MED COURT LOBBY WINDOWS (CIRCA 1928)



2 MEDITERRANEAN COURT - PROPOSED RESTORATION OF WEST WINDOWS (DOORS AND SASH SHOW OPEN)





**HART HOWERTON**  
NEW YORK • SAN FRANCISCO

NEW YORK - SAN FRANCISCO  
10 East 40th Street, New York, NY 10016  
Tel : 212 683 5631 Fax : 212 481 3768  
Email : NY@harthowerton.com

**THE BREAKERS  
PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole  
property of Hart Howerton and may not be  
used without the prior written consent of H  
Howerton.

**SCALE:** As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

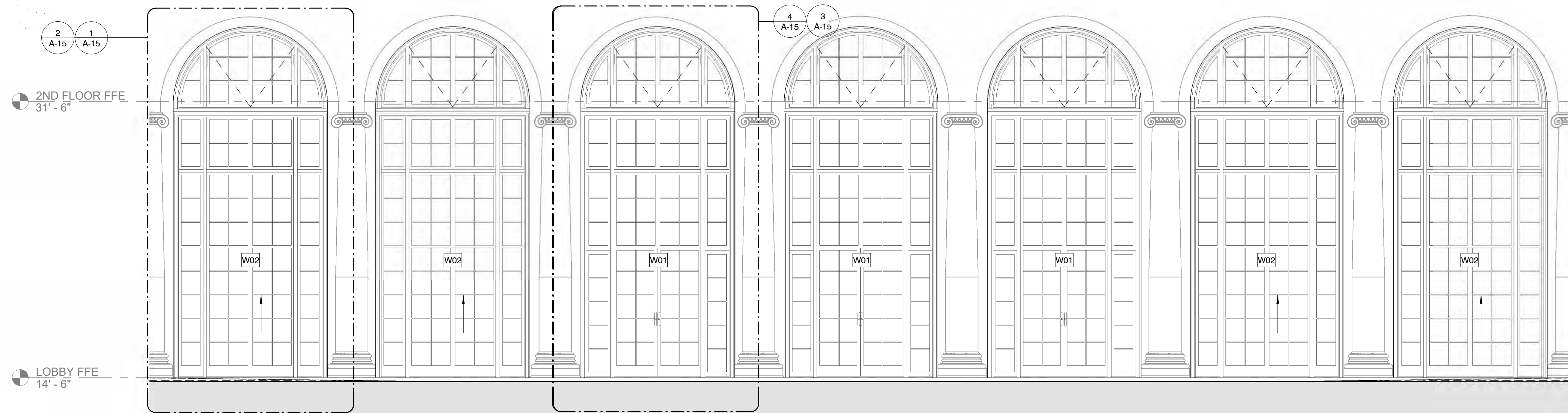
MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
	2ND SUBMITTAL
03/11/2024	FINAL PLAN

[illegible]

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
WEST ELEVATION-  
ENLARGED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NOW

DRAWING NO:  
A-15







FENESTRATION LEGEND	
TAG #	DESCRIPTION
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W02	EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
NORTH COURTYARD  
ELEVATION

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:

A-16

THE BREAKERS  
PALM BEACH  
1S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: 1/8" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. FOR CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

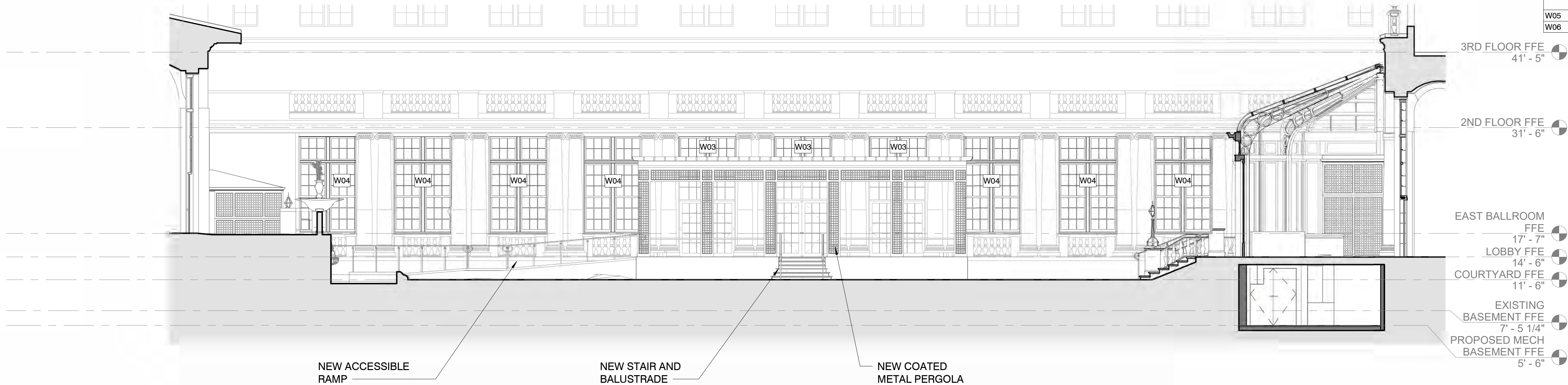
MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

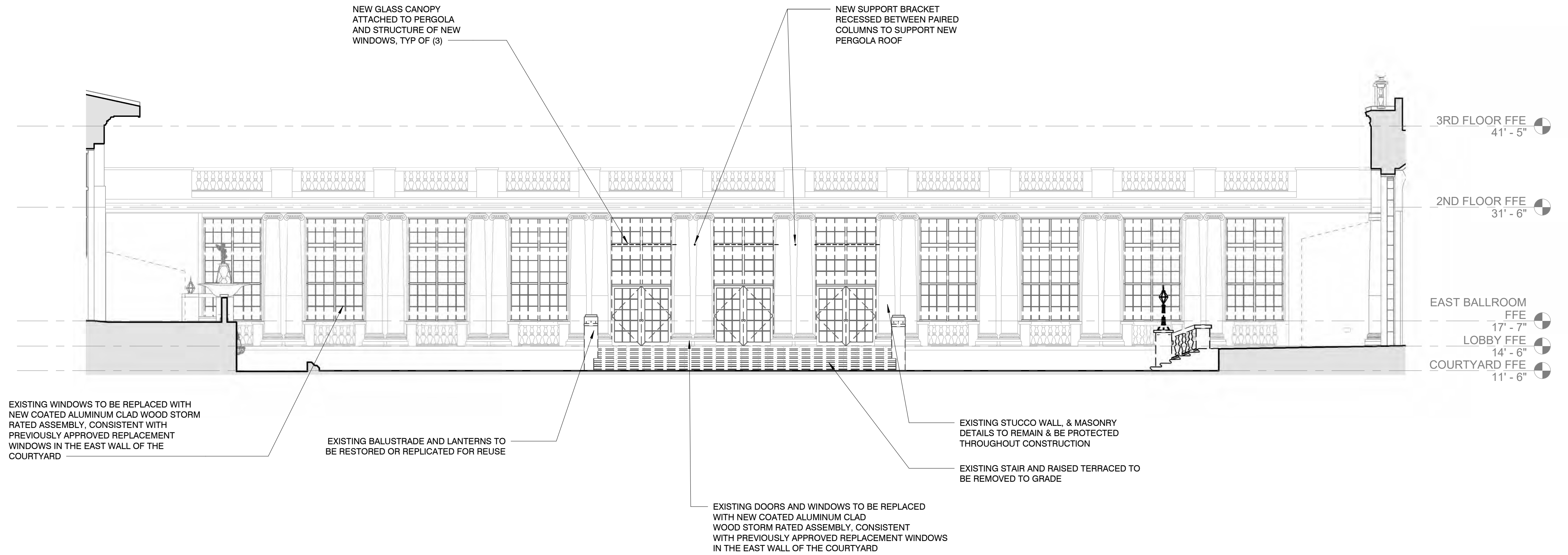
HART HOWERTON  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com



2 MEDITERRANEAN COURT - SOUTH ELEVATION



1 MEDITERRANEAN COURT - EXISTING SOUTH ELEVATION -



FENESTRATION LEGEND	
TAG #	DESCRIPTION
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W02	EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
SOUTH ELEVATION

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-17

THE BREAKERS  
PALM BEACH  
1S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

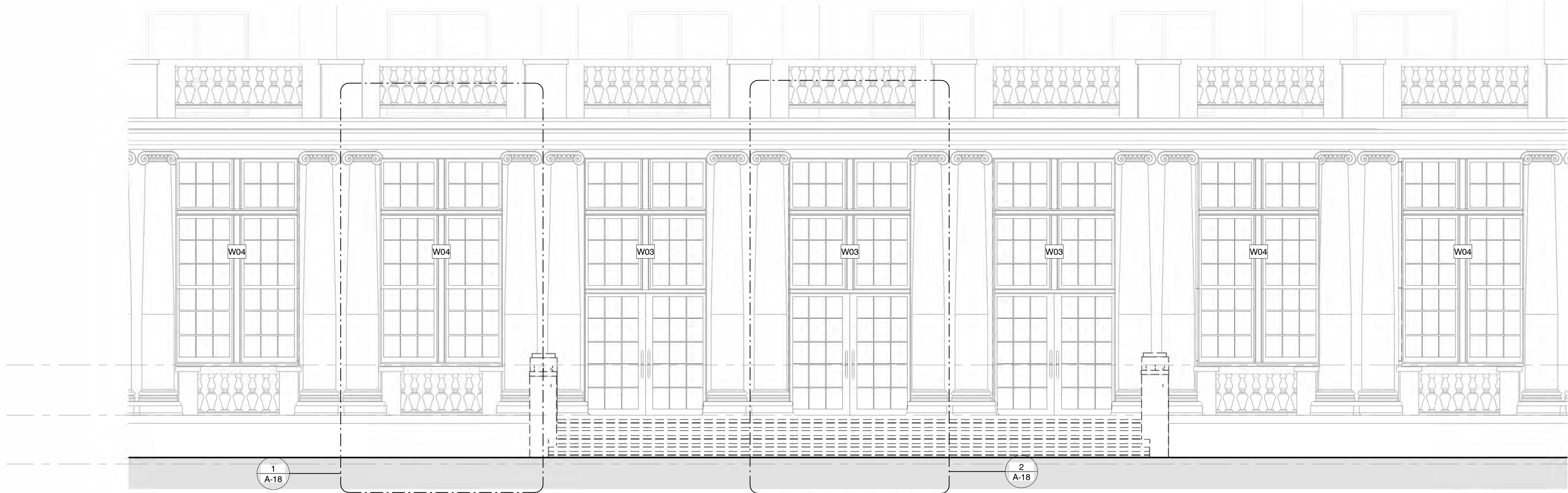
SCALE: 1/8" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. FOR REFERENCE, CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

HART HOWERTON  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com



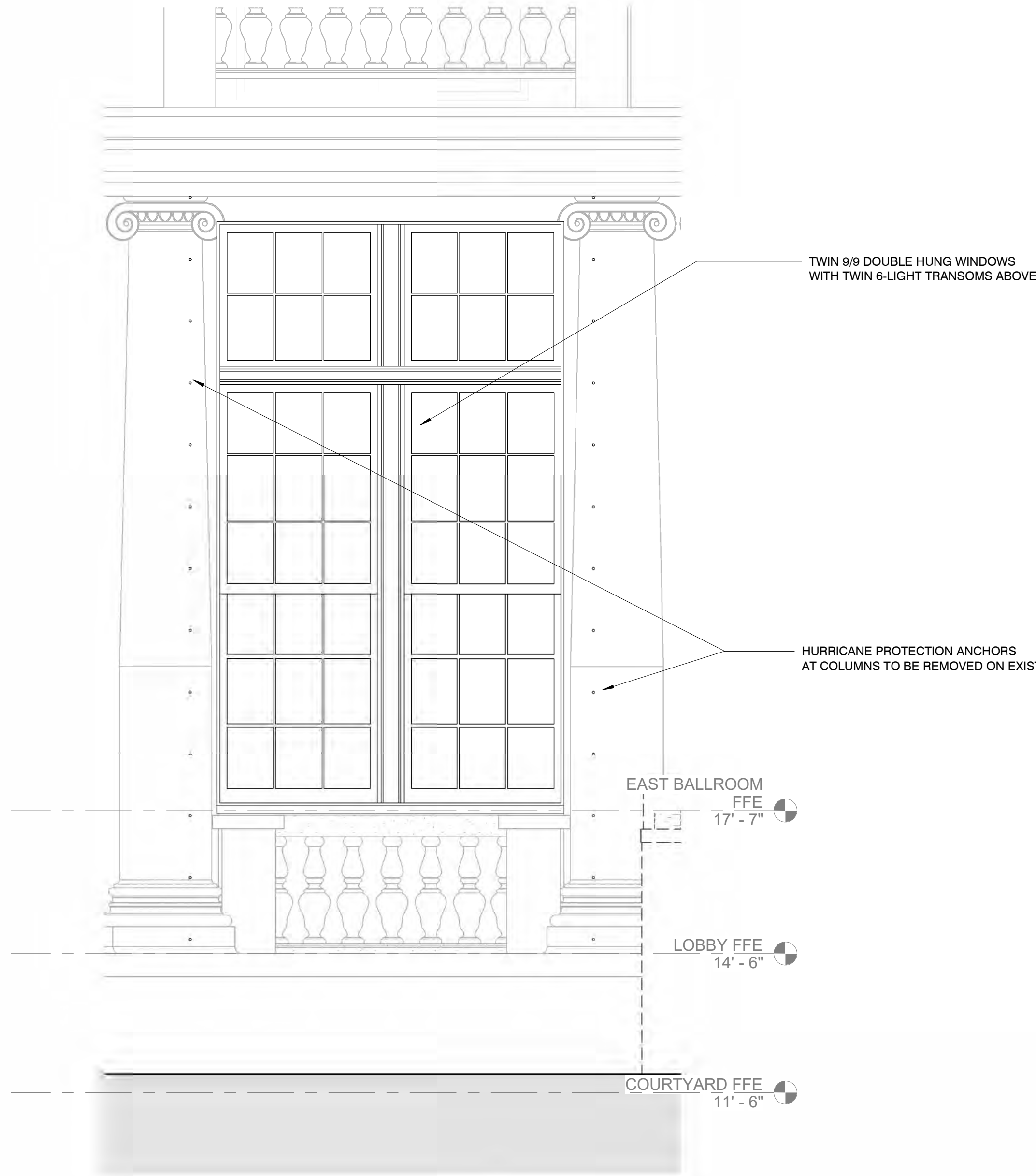


FENESTRATION LEGEND	
TAG #	DESCRIPTION
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W02	EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

EAST BALLROOM  
FFE  
17' - 7"

LOBBY FFE  
14' - 6"

COURTYARD FFE  
11' - 6"



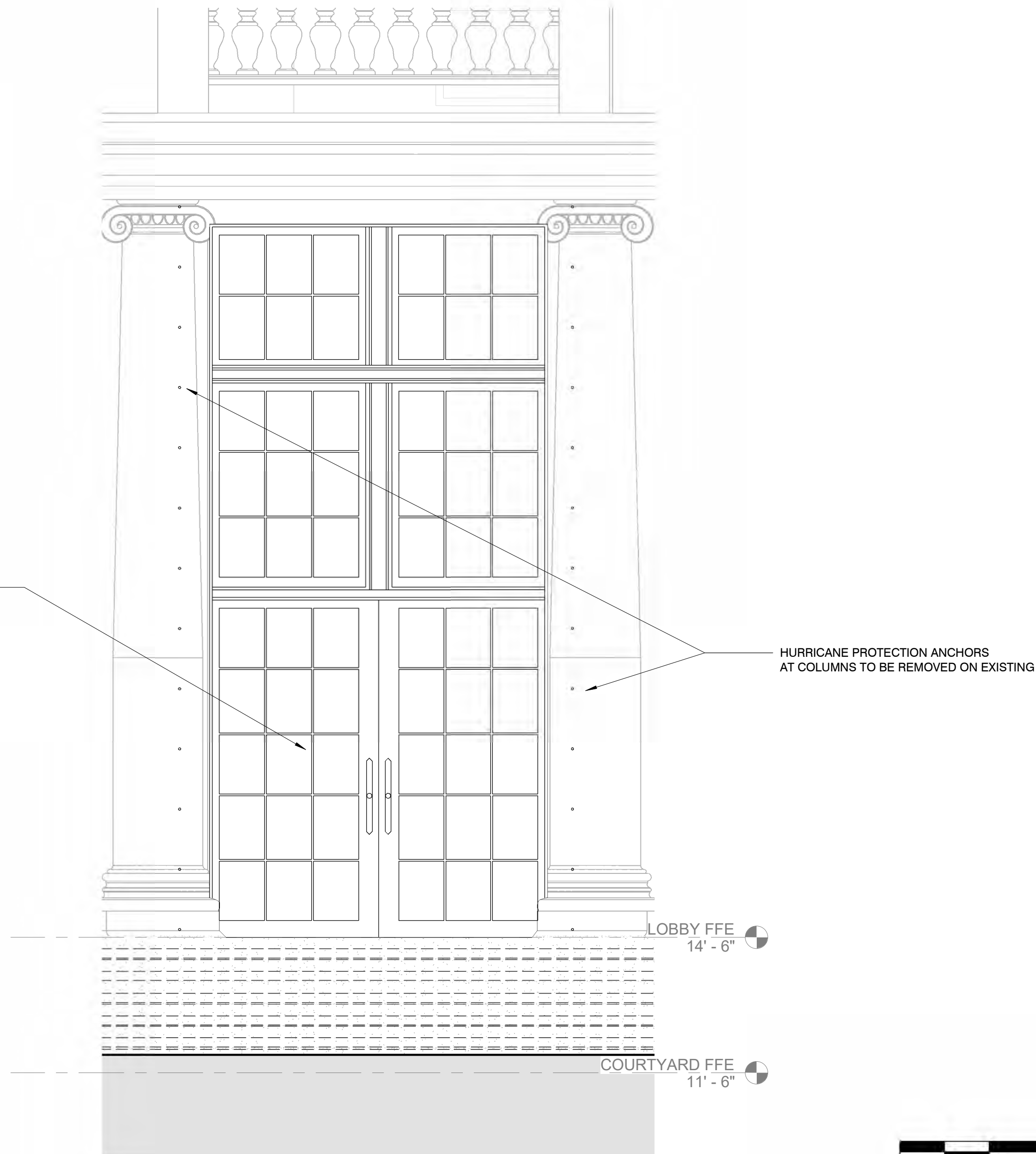
EAST BALLROOM  
FFE  
17' - 7"

LOBBY FFE  
14' - 6"

COURTYARD FFE  
11' - 6"

15 LIGHT FRENCH DOOR  
PAIR WITH TWIN 9-LIGHT AND  
6-LIGHT  
TRANSOMS ABOVE

HURRICANE PROTECTION ANCHORS  
AT COLUMNS TO BE REMOVED ON EXISTING



LOBBY FFE  
14' - 6"

COURTYARD FFE  
11' - 6"

HURRICANE PROTECTION ANCHORS  
AT COLUMNS TO BE REMOVED ON EXISTING

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
NORTH COURTYARD  
ELEVATION  
ENLARGED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-18

THE BREAKERS  
PALM BEACH  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole  
property of Hart Howerton and may not be  
used without the prior written consent of Hart  
Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE  
DIMENSIONED DIMENSIONS ONLY. OR SEEK  
CLARIFICATION FROM ARCHITECT FOR  
MEASUREMENTS THAT ARE NOT  
INDICATED.

0 1 2 3 4

0 2 4 8

0 1 2 3 4

0 1 2 3 4

0 1 2 3 4

0 1 2 3 4

0 1 2 3 4

0 1 2 3 4

0 1 2 3 4

0 1 2 3 4

0 1 2 3 4

0 1 2 3 4

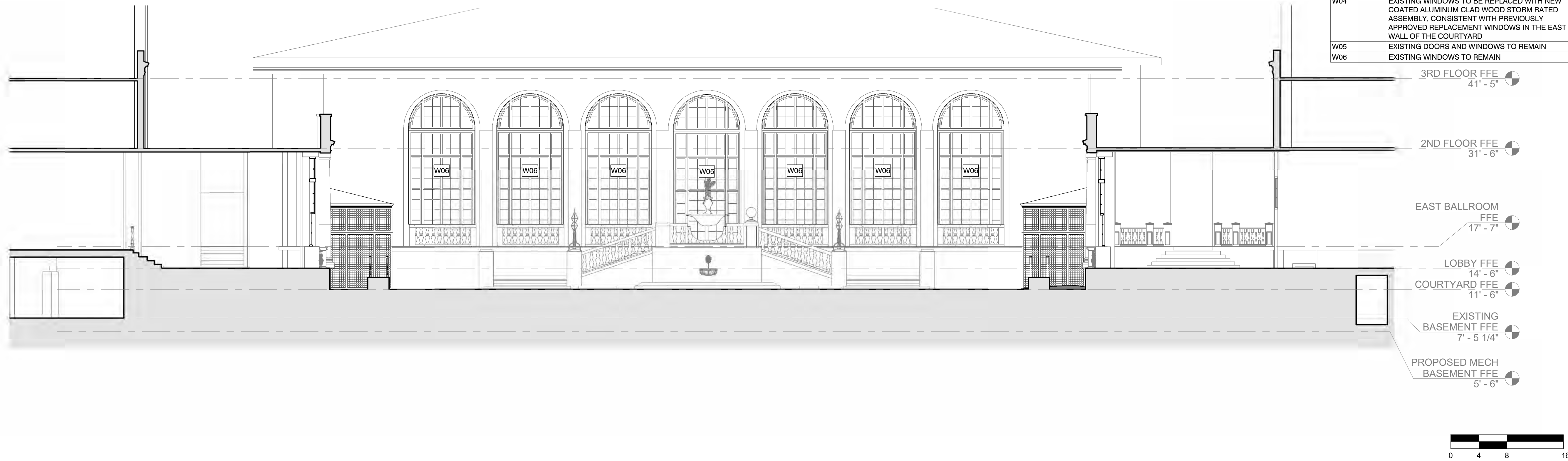
0 1 2 3 4

HART HOWERTON  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

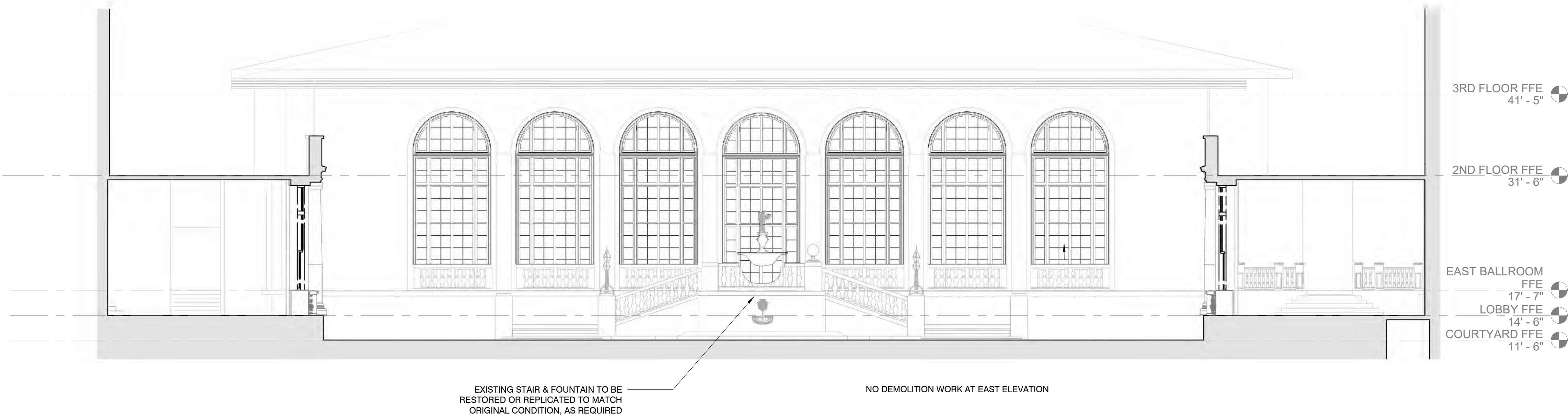


3/8/2024 10:22:50 PM

2 MEDITERRANEAN COURT - EAST ELEVATION



1 MEDITERRANEAN COURT - EXISTING EAST ELEVATION -



FENESTRATION LEGEND	
TAG #	DESCRIPTION
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W02	EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW  
DRAWING NO:

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
EAST COURTYARD  
ELEVATION

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

SCALE: 1/8" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE  
DIMENSIONS ONLY. OR, IF NECESSARY,  
CLARIFICATION FROM ARCHITECT FOR  
DIMENSIONS THAT ARE NOT  
INDICATED.

©2023 Hart Howerton  
The designs and concepts shown are the sole  
property of Hart Howerton and may not be  
used without the prior written consent of Hart  
Howerton.

THE BREAKERS  
PALM BEACH  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

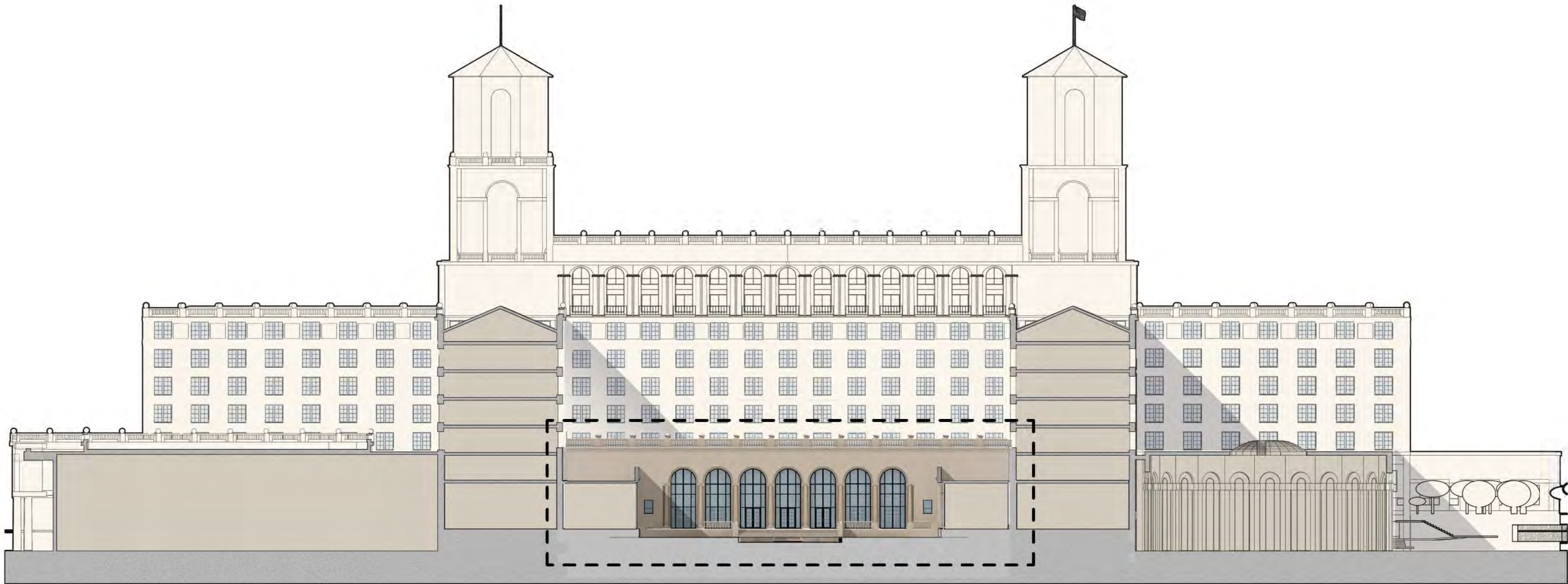
HART HOWERTON  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com



3/8/2024 10:22:52 PM

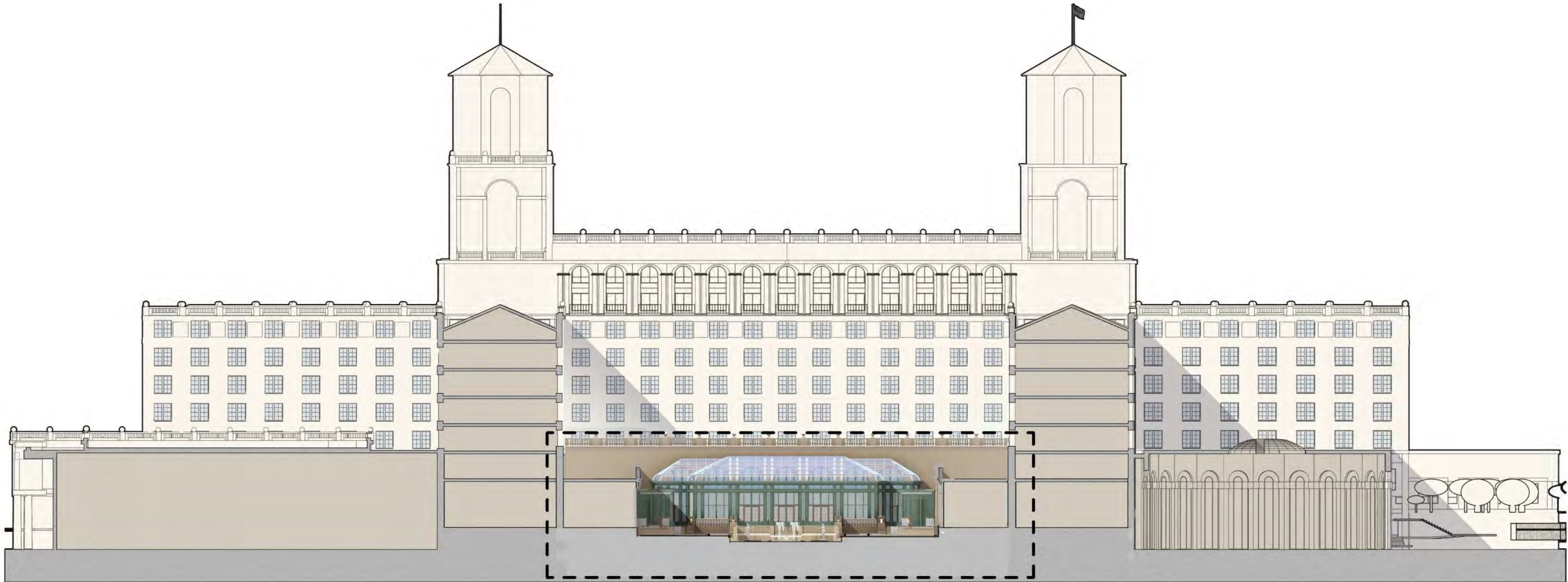
1 WEST BUILDING SECTION - EXISTING

1/32" = 1'-0"



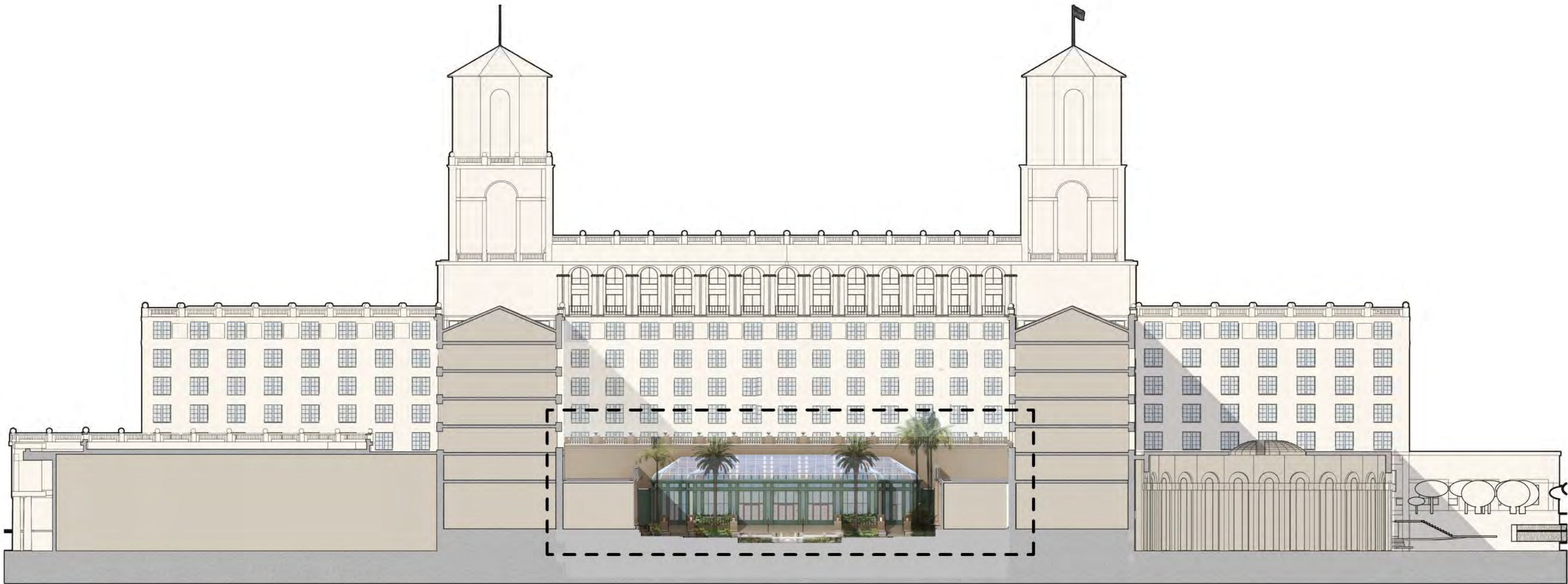
2 WEST BUILDING SECTION - PROPOSED WITHOUT LANDSCAPE

1/32" = 1'-0"



3 WEST BUILDING SECTION - PROPOSED WITH LANDSCAPE

1/32" = 1'-0"



**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel : 212 683 5631 Fax : 212 481 3768  
Email : NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton.  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: 1/32" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
WEST BUILDING  
SECTION - RENDERED

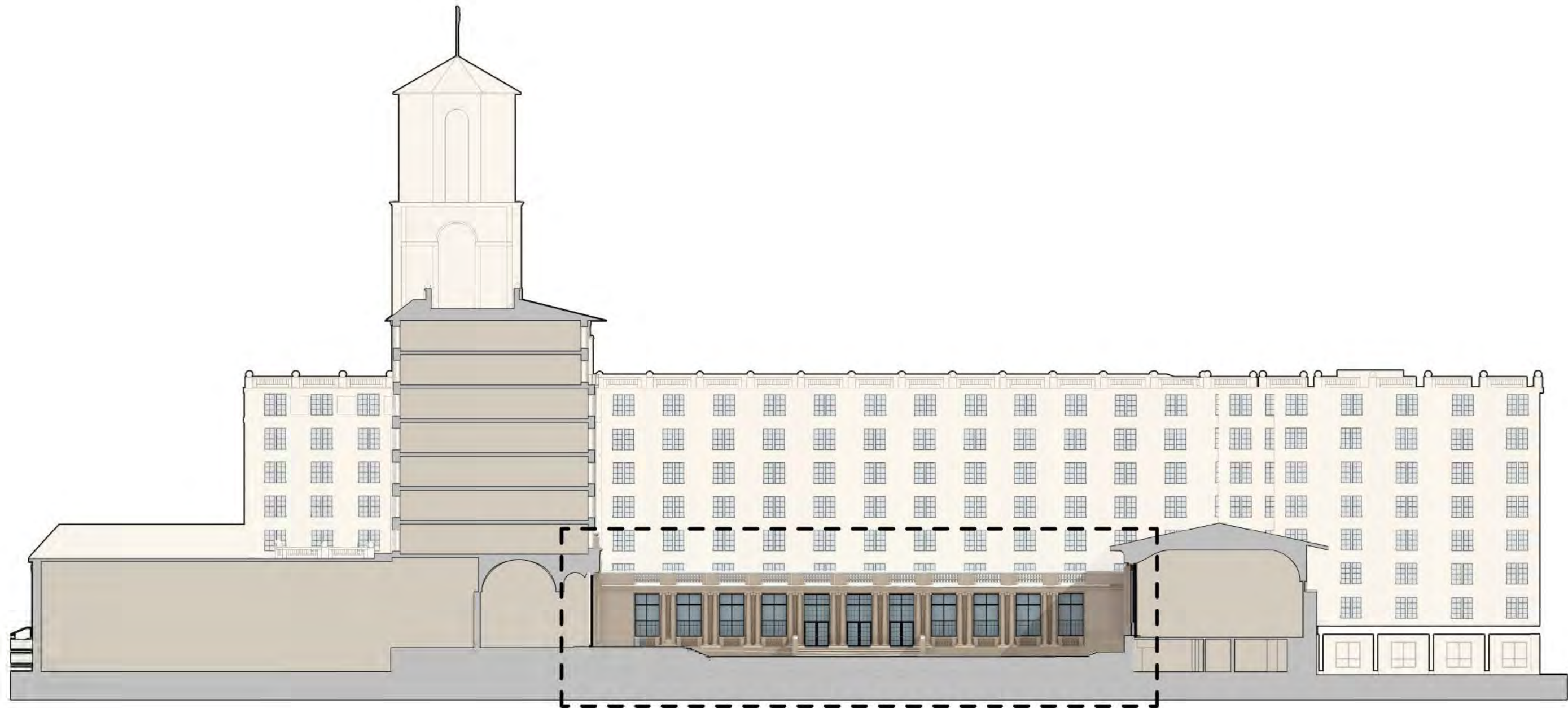
PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-20**



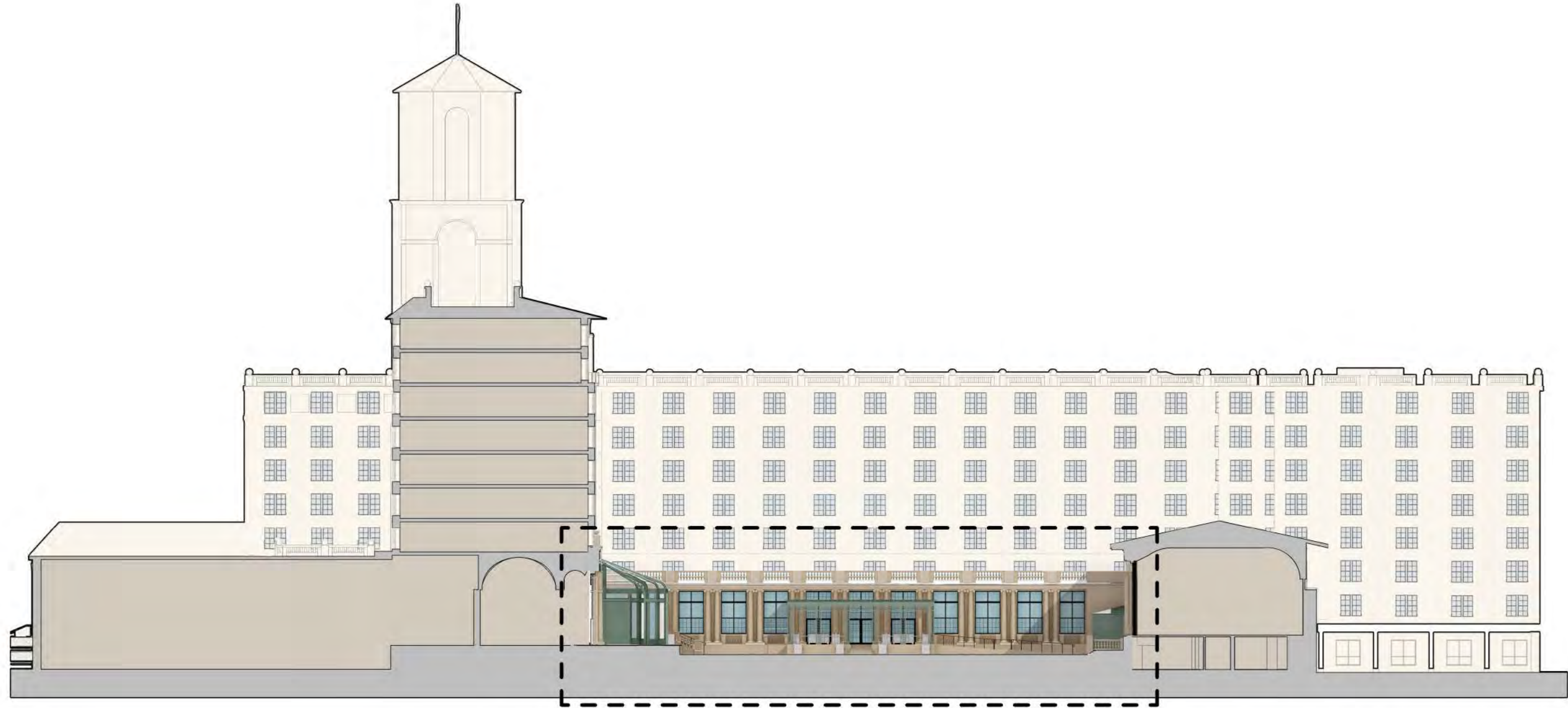
1 NORTH BUILDING SECTION - EXISTING

1/32" = 1'-0"



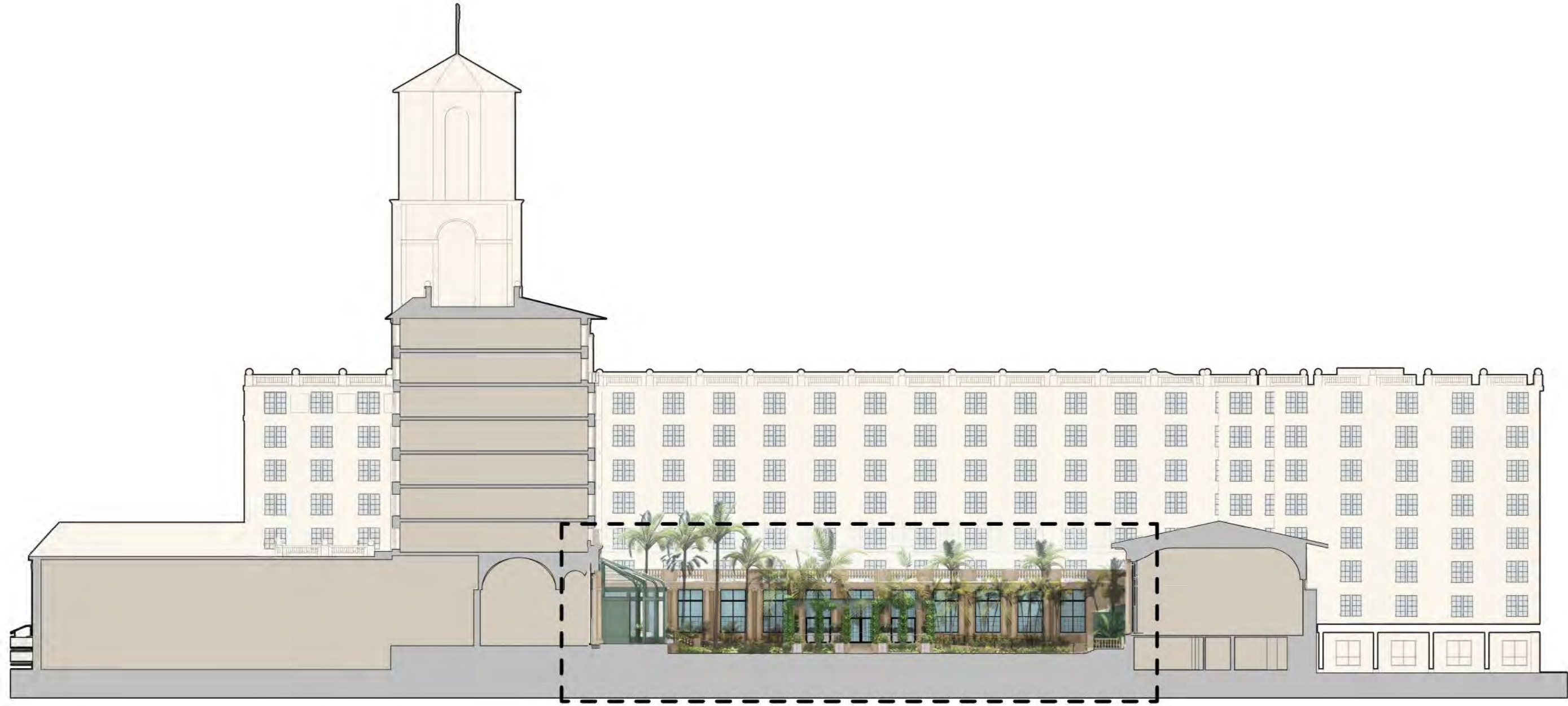
2 NORTH BUILDING SECTION - PROPOSED WITHOUT LANDSCAPE

1/32" = 1'-0"



3 NORTH BUILDING SECTION - PROPOSED WITH LANDSDCAPE

1/32" = 1'-0"



**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel : 212 683 5631 Fax : 212 481 3768  
Email : NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: 1/32" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
NORTH BUILDING  
SECTION - RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-21



1 SOUTH BUILDING SECTION - EXISTING

1/32" = 1'-0"



2 SOUTH BUILDING SECTION - PROPOSED WITHOUT LANDSCAPE

1/32" = 1'-0"



3 SOUTH BUILDING SECTION - PROPOSED WITH LANDSCAPE

1/32" = 1'-0"



FINAL PLANS

**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel : 212 683 5631 Fax : 212 481 3768  
Email : NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: 1/32" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

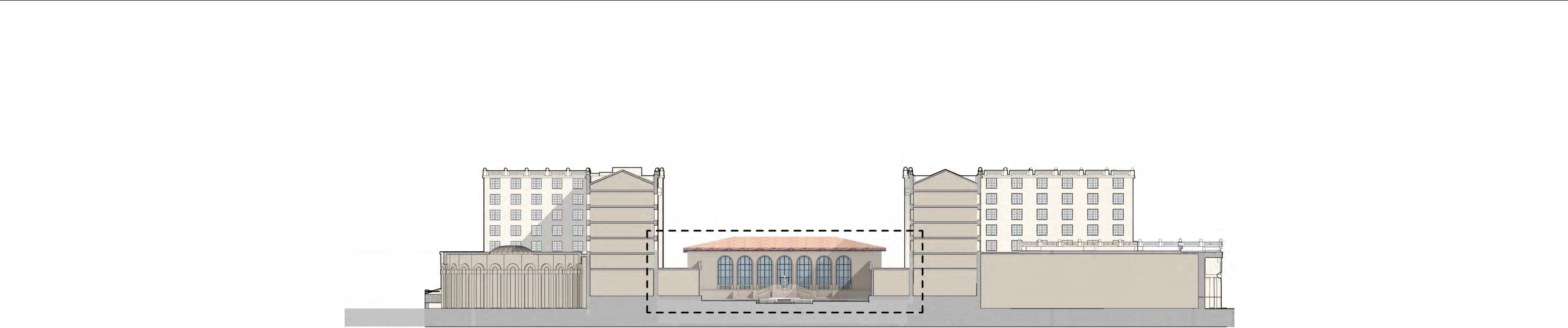
DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
SOUTH BUILDING  
SECTION - RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-22

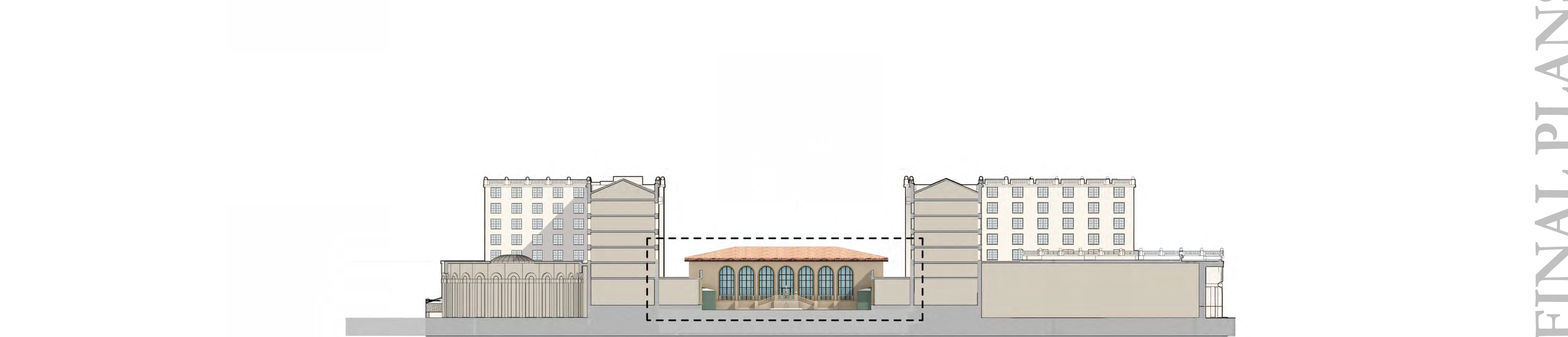


3/8/2024 10:22:59 PM



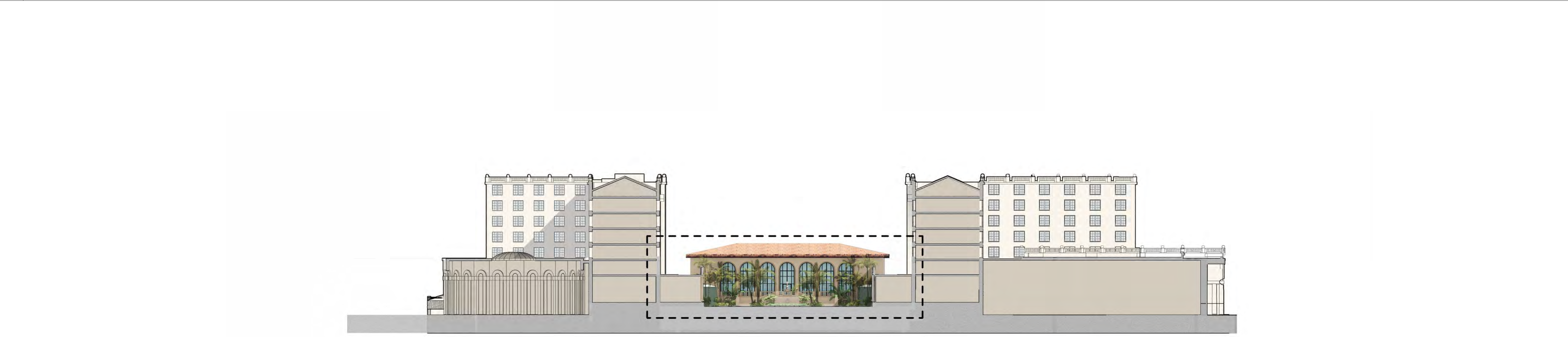
1 EAST BUILDING SECTION - EXISTING

1/32" = 1'-0"



2 EAST BUILDING SECTION- PROPOSED WITHOUT LANDSCAPE

1/32" = 1'-0"



3 EAST BUILDING SECTION- PROPOSED WITH LANDSCAPE

1/32" = 1'-0"

FINAL PLANS

**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel : 212 683 5631 Fax : 212 481 3768  
Email : NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton.  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.  
SCALE: 1/32" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE FIELDED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES		
DATE	ISSUE	
01/29/2024	PRE APP	
02/08/2024	1ST SUBMITTAL	
02/26/2024	2ND SUBMITTAL	
03/11/2024	FINAL PLANS	

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
EAST BUILDING  
SECTION - RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-23**



3/8/2024 10:23:01 PM



1 WEST COURTYARD ELEVATION - EXISTING

1/8" = 1'-0"

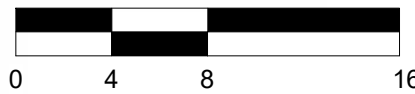


2 WEST COURTYARD ELEVATION - PROPOSED WITHOUT LANDSCAPE

1/8" = 1'-0"



3 WEST COURTYARD ELEVATION - PROPOSED WITH LANDSCAPE



1/8" = 1'-0"

FINAL PLANS

**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel: 212 683 5631 Fax: 212 481 3788  
Email: NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: 1/8" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
WEST COURTYARD  
ELEVATION -  
RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-24



3/8/2024 10:23:03 PM



1 NORTH COURTYARD ELEVATION - EXISTING

1/8" = 1'-0"



2 NORTH COURTYARD ELEVATION - PROPOSED WITHOUT LANDSCAPE

1/8" = 1'-0"



3 NORTH COURTYARD ELEVATION - PROPOSED WITH LANDSCAPE



1/8" = 1'-0"

FINAL PLANS

**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel : 212 683 5631 Fax : 212 481 3788  
Email : NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton.  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: 1/8" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
NORTH COURTYARD  
ELEVATION -  
RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-25



3/8/2024 10:23:05 PM

1 SOUTH COURTYARD ELEVATION - EXISTING

1/8" = 1'-0"

2 SOUTH COURTYARD ELEVATION - PROPOSED WITHOUT LANDSCAPE

1/8" = 1'-0"

3 SOUTH COURTYARD ELEVATION - PROPOSED WITH LANDSCAPE



1/8" = 1'-0"

**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel : 212 683 5631 Fax : 212 481 3788  
Email : NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: 1/8" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
SOUTH COURTYARD  
ELEVATION -  
RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-26**



3/8/2024 10:23:07 PM



1 EAST COURTYARD ELEVATION - EXISTING

1/8" = 1'-0"



2 EAST COURTYARD ELEVATION - PROPOSED WITHOUT LANDSCAPE

1/8" = 1'-0"



3 EAST COURTYARD ELEVATION - PROPOSED WITH LANDSCAPE



1/8" = 1'-0"

FINAL PLANS

**HART HOWERTON**  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel: 212 683 5631 Fax: 212 481 3788  
Email: NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton.  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: 1/8" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
EAST COURTYARD  
ELEVATION -  
RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-27**



3/8/2024 10:23:09 PM

1

MEDITERRANEAN COURT - RENDERINGS

1/2" = 1'-0"



PERSPECTIVE LOOKING SOUTHEAST FROM CONSERVATORY



PERSPECTIVE LOOKING SOUTH

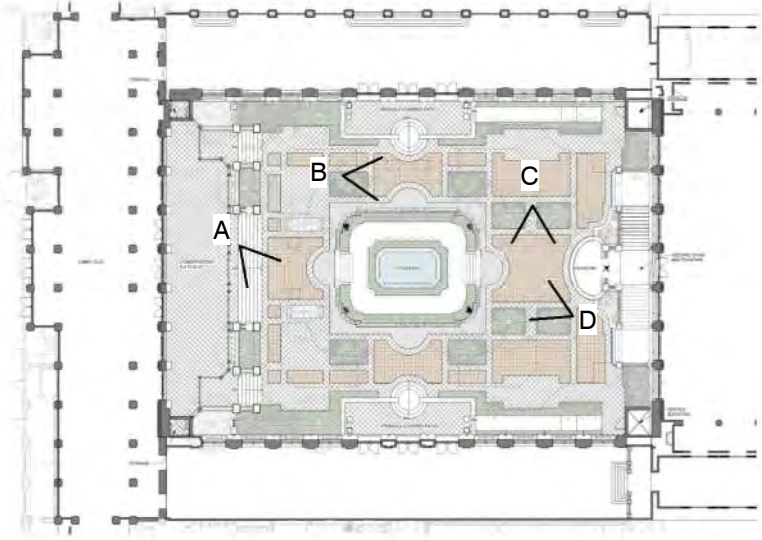


PERSPECTIVE LOOKING AT NORTH TRELLIS



PERSPECTIVE LOOKING WEST TOWARDS TRELLIS AND CONSERVATORY

KEY MAP



**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3788  
Email: NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton.  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. ON-SITE CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN  
COURT -  
COURTYARD  
RENDERING**

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:

A-28



3/8/2024 10:23:12 PM

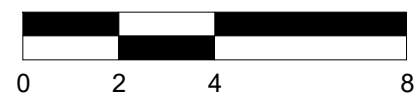


1 NORTH COURTYARD ELEVATION - PROPOSED WITHOUT LANDSCAPE

1/4" = 1'-0"



2 MED COURT - PROPOSED WEST MATERIAL ELEVATION



1/4" = 1'-0"

**HART HOWERTON**  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton.  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: 1/4" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE FIELDED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
ARCHITECTURAL  
MATERIAL LEGEND

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-29



3/8/2024 10:23:13 PM

1 MED COURT - EXISTING SEATING SCHEME 1

1/16" = 1'-0"

2 MED COURT - EXISTING SEATING SCHEME 2

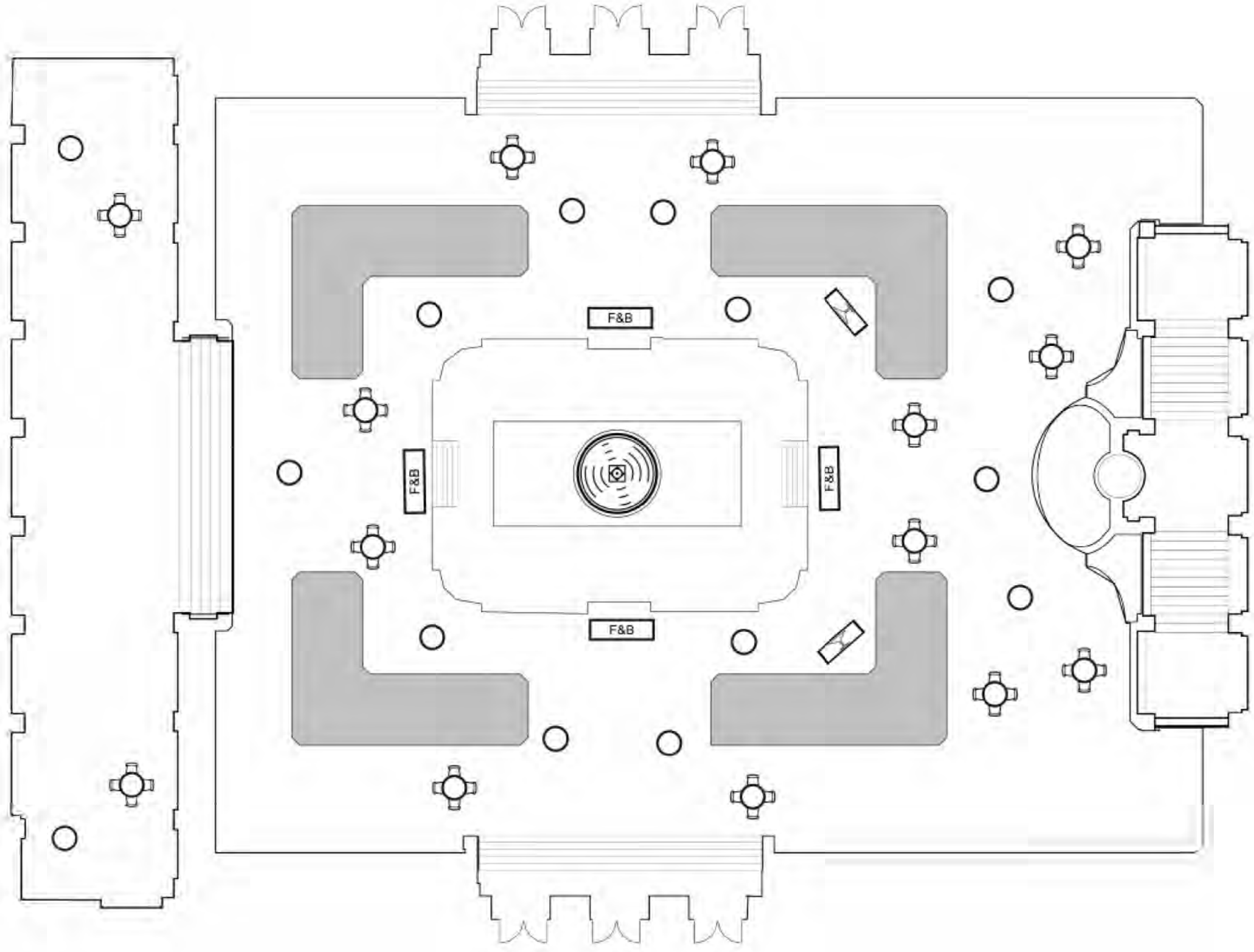
1/16" = 1'-0"

3 MED COURT - EXISTING SEATING SCHEME 3

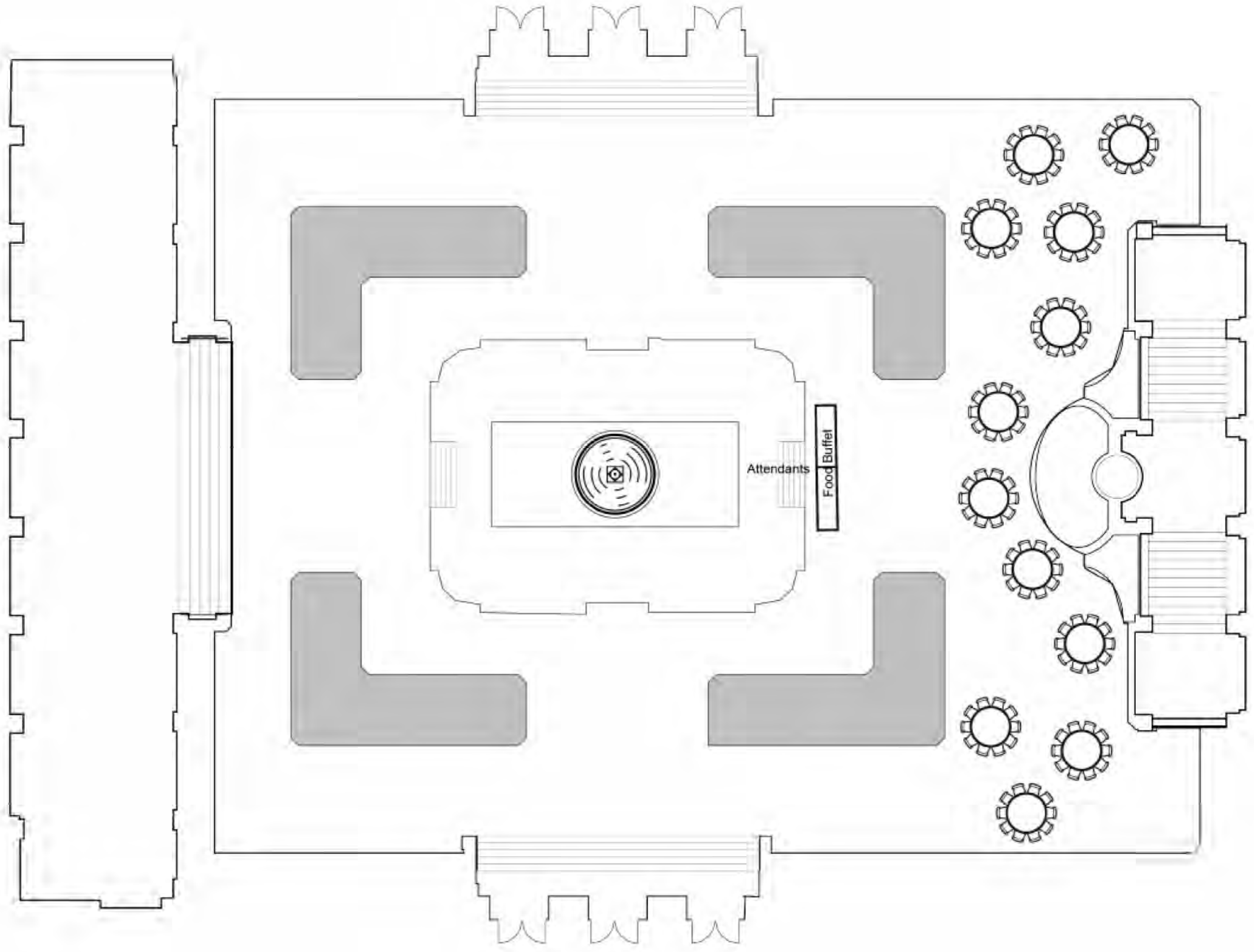
1/16" = 1'-0"

4 MED COURT - EXISTING SEATING SCHEME 4

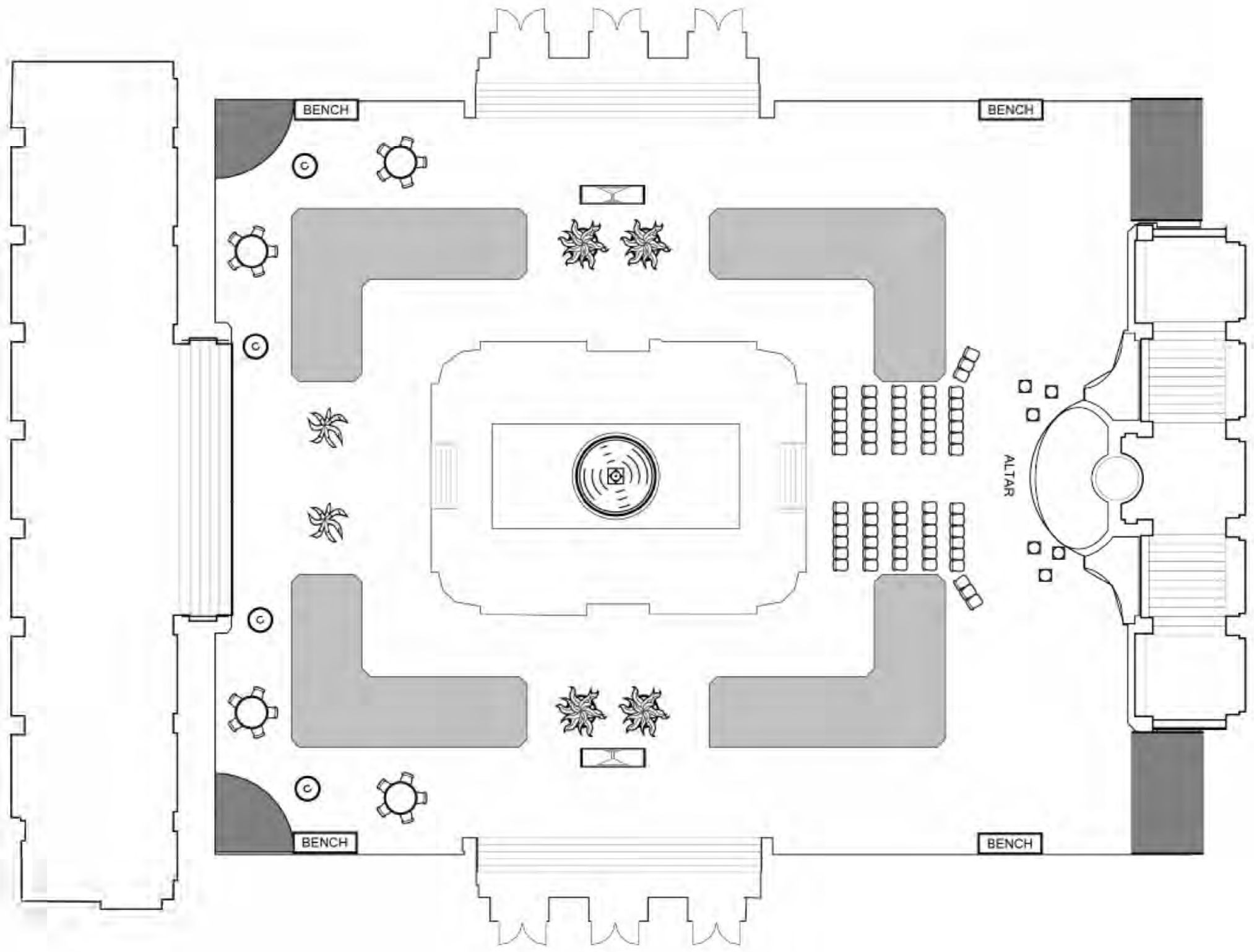
1/16" = 1'-0"



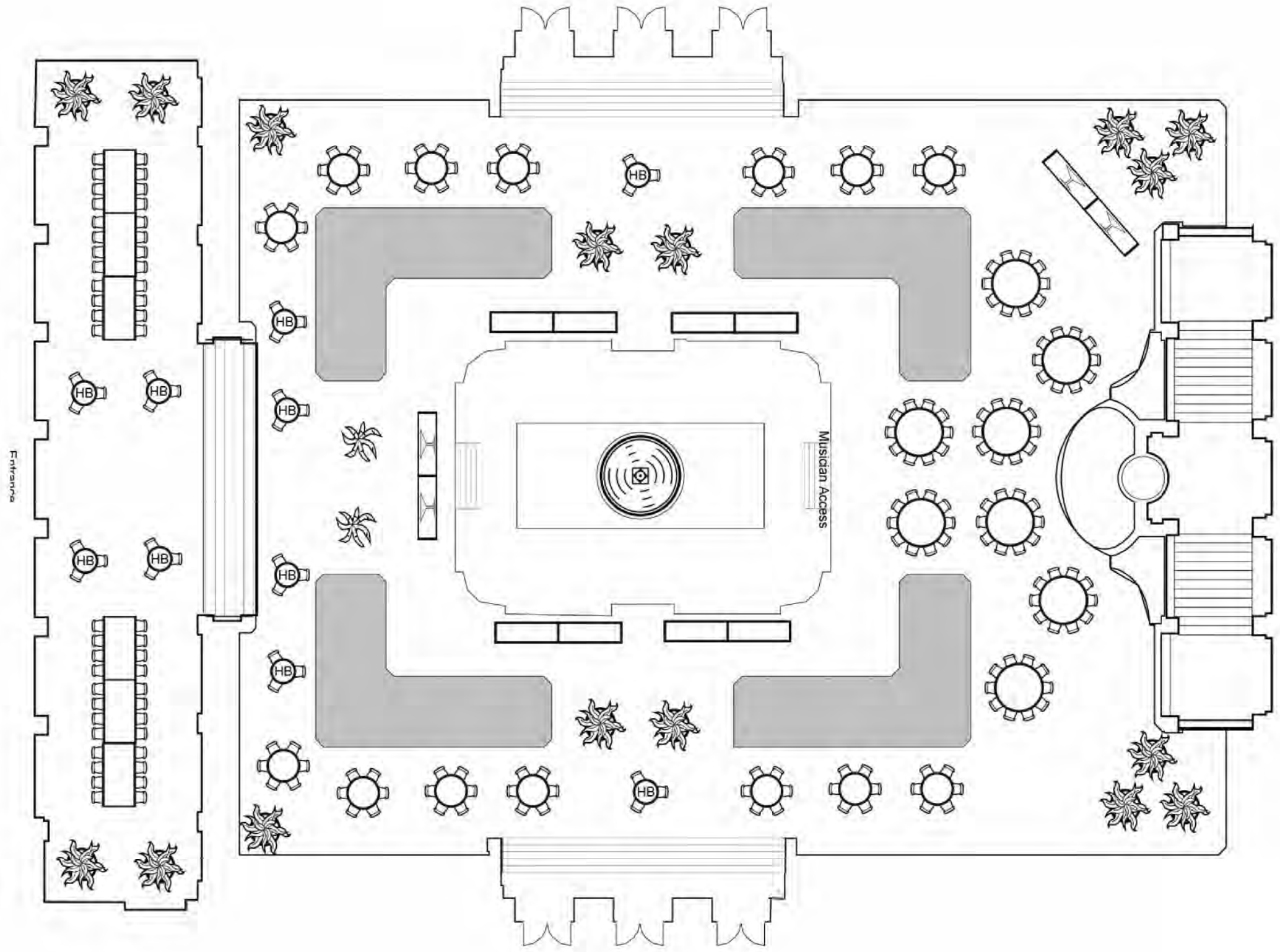
56 SEATS  
32 TABLES  
0 BOOTHS



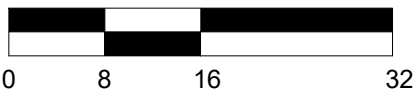
120 SEATS  
14 TABLES  
0 BOOTHS



86 SEATS  
14 TABLES  
0 BOOTHS



242 SEATS  
46 TABLES  
0 BOOTHS



FINAL PLANS

**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel : 212 683 5631 Fax : 212 481 3768  
Email : NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: 1/16" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE FIELDED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN  
COURT -  
EXISTING SEATING  
SCHEMES**

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:

A-30



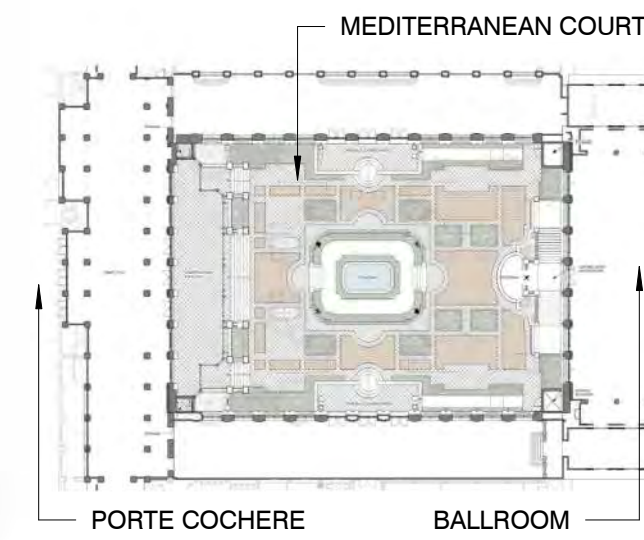
LOBBY

NORTH LOGGIA

SOUTH LOGGIA

Interior Area: 24 seats  
Exterior Area: 104 seats

KEY MAP



0 4 8 16  
1/8" = 1'-0"

FINAL PLANS

THE BREAKERS  
PALM BEACH  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

HART HOWERTON  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN COURT -  
PROPOSED SEATING  
PLAN INTERIOR V  
EXTERIOR

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

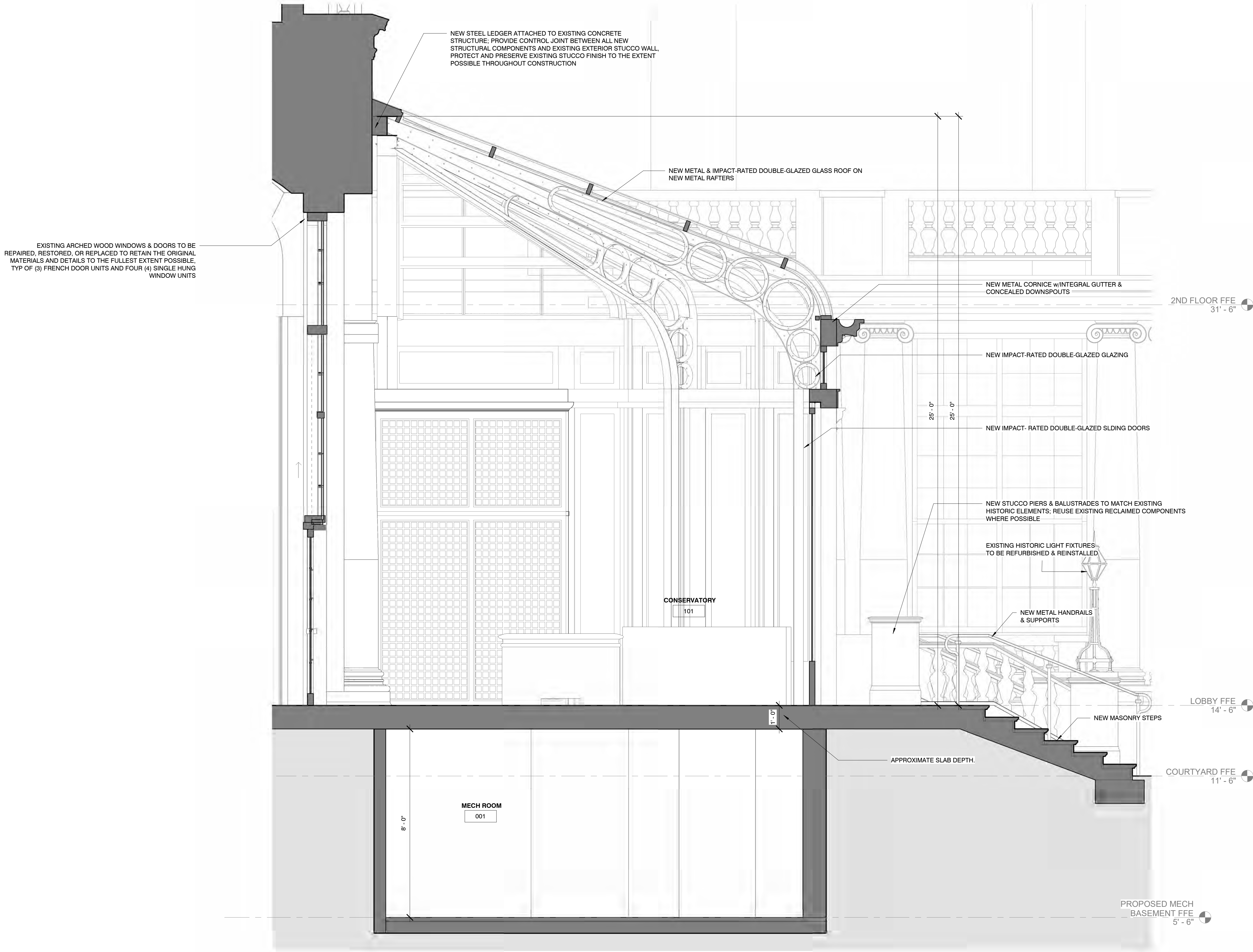
DRAWING NO:  
A-31



3/8/2024 10:23:36 PM

1

CONSERVATORY - EAST/WEST SECTION LOOKING NORTH 1ST SUBMISSION



FINAL PLANS

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
ENLARGED  
CONSERVATORY  
SECTIONS

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-32

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
ENLARGED  
CONSERVATORY  
SECTIONS

REVISIONS		
NO.	DATE	ISSUE

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

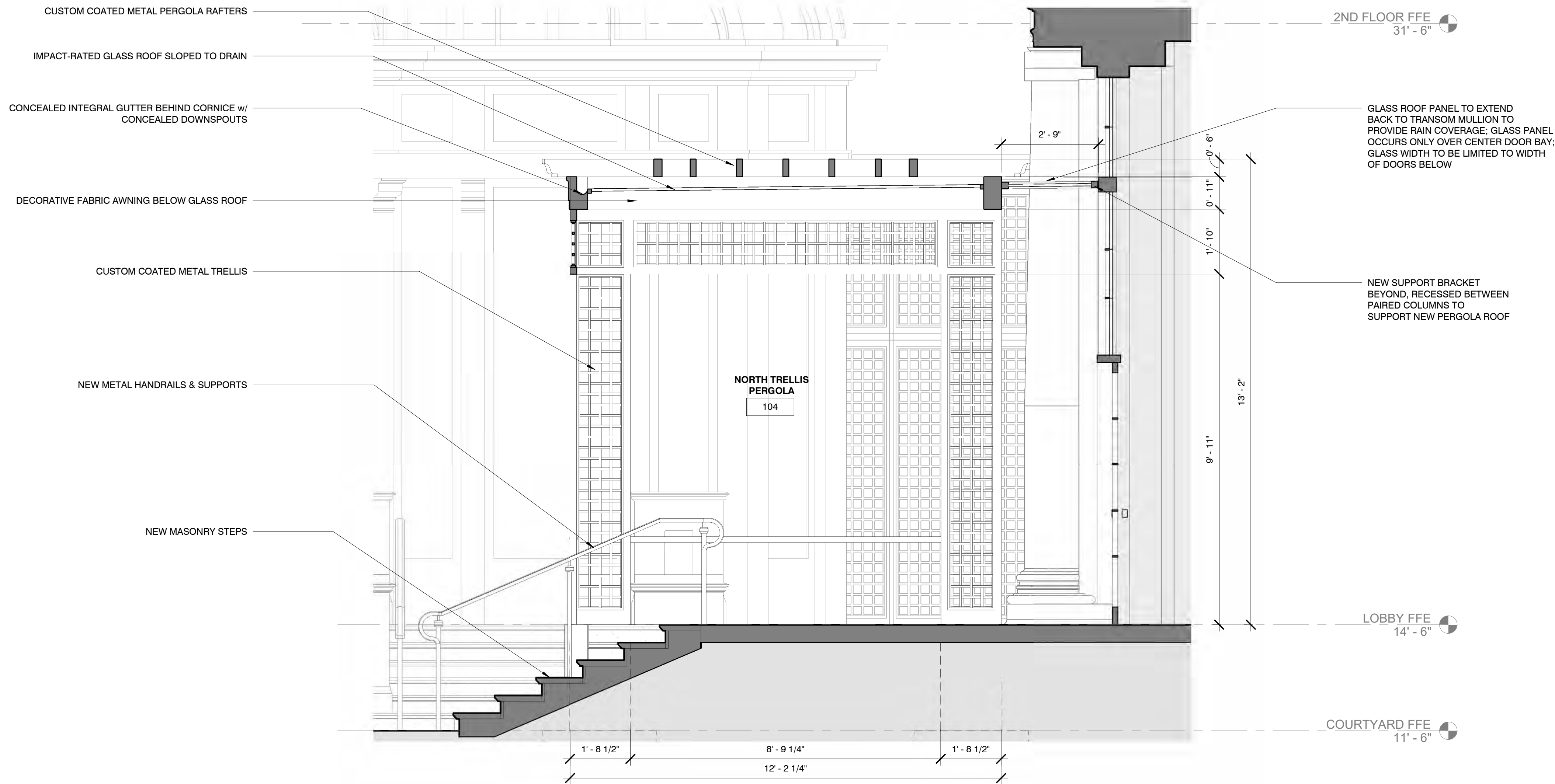
SCALE: 1/2" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE  
DIMENSIONS ONLY. FOR CLARIFICATION  
FROM ARCHITECT FOR  
MEASUREMENTS THAT ARE NOT  
INDICATED.

©2023 Hart Howerton  
The designs and concepts shown are the sole  
property of Hart Howerton and may not be  
used without the prior written consent of Hart  
Howerton.

THE BREAKERS  
PALM BEACH  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

HART HOWERTON  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com





FINAL PLANS

**HART HOWERTON**  
NEW YORK: SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax.: 212 481 3788  
Email: NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton.  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: 1/2" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. ON-SITE CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
ENLARGED TRELLIS  
PERGOLA SECTION

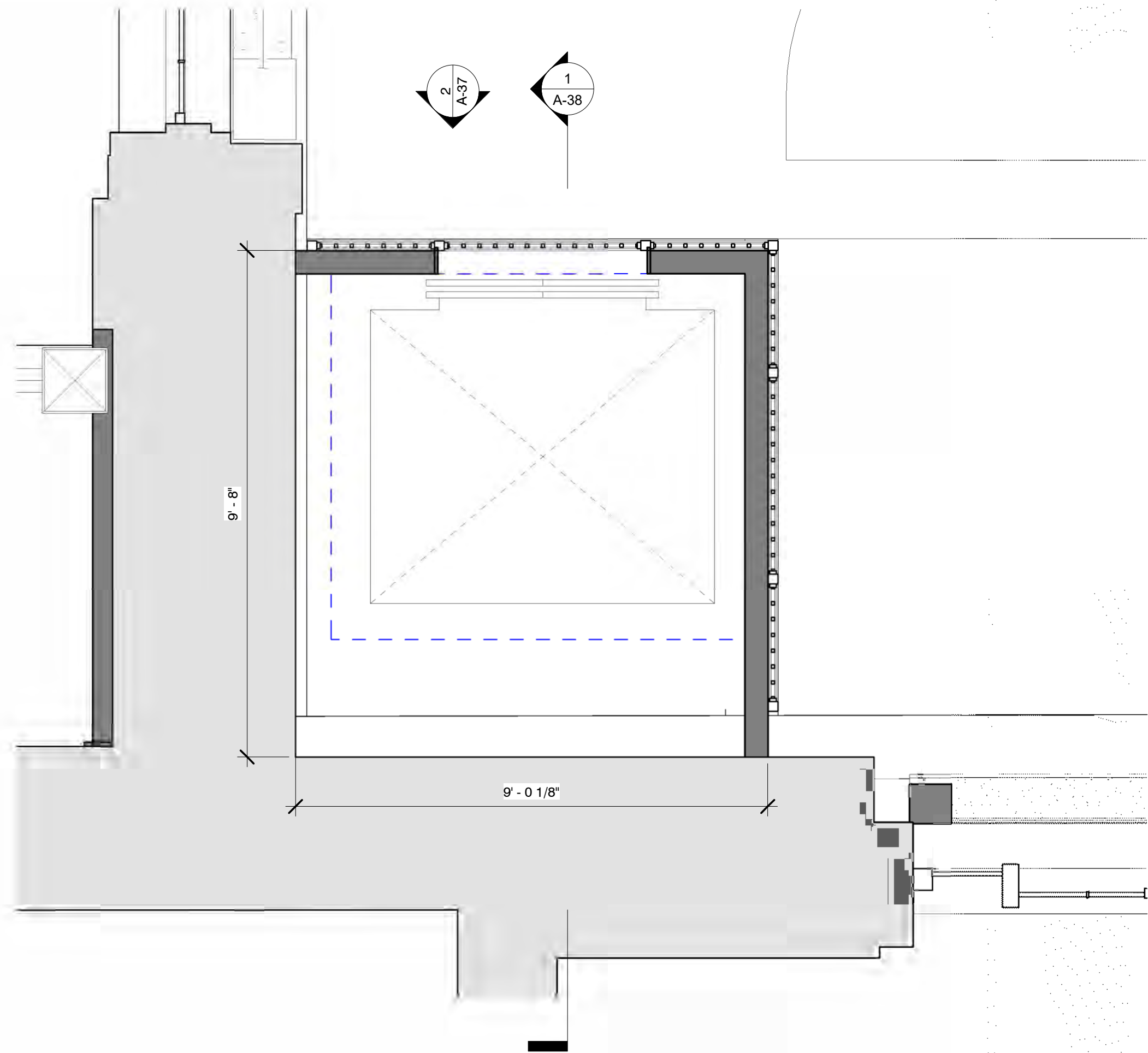
PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-33



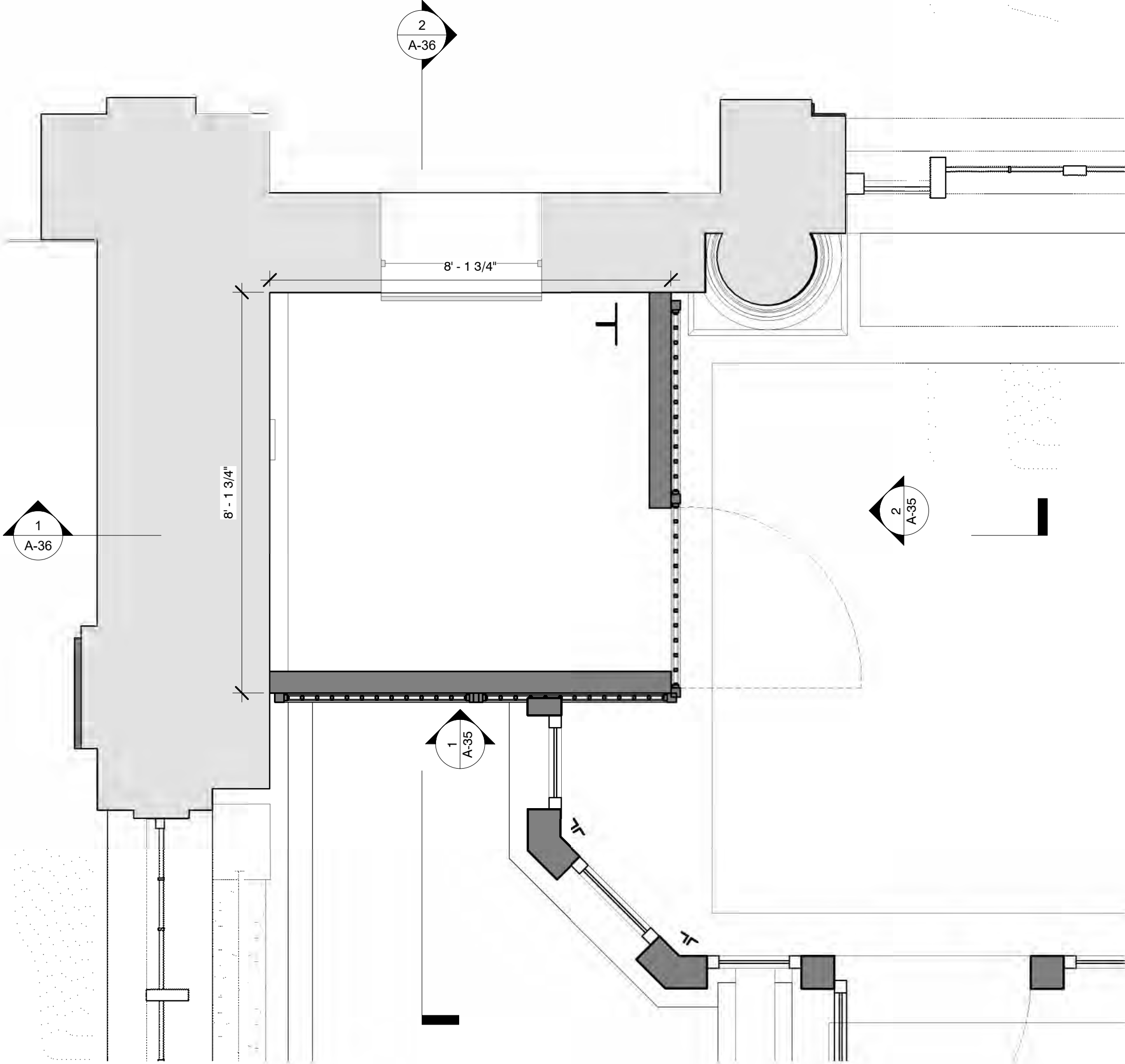
3 CLOSET - SOUTHEAST ELEVATOR - FIRST FLOOR PLAN

1/2" = 1'-0"



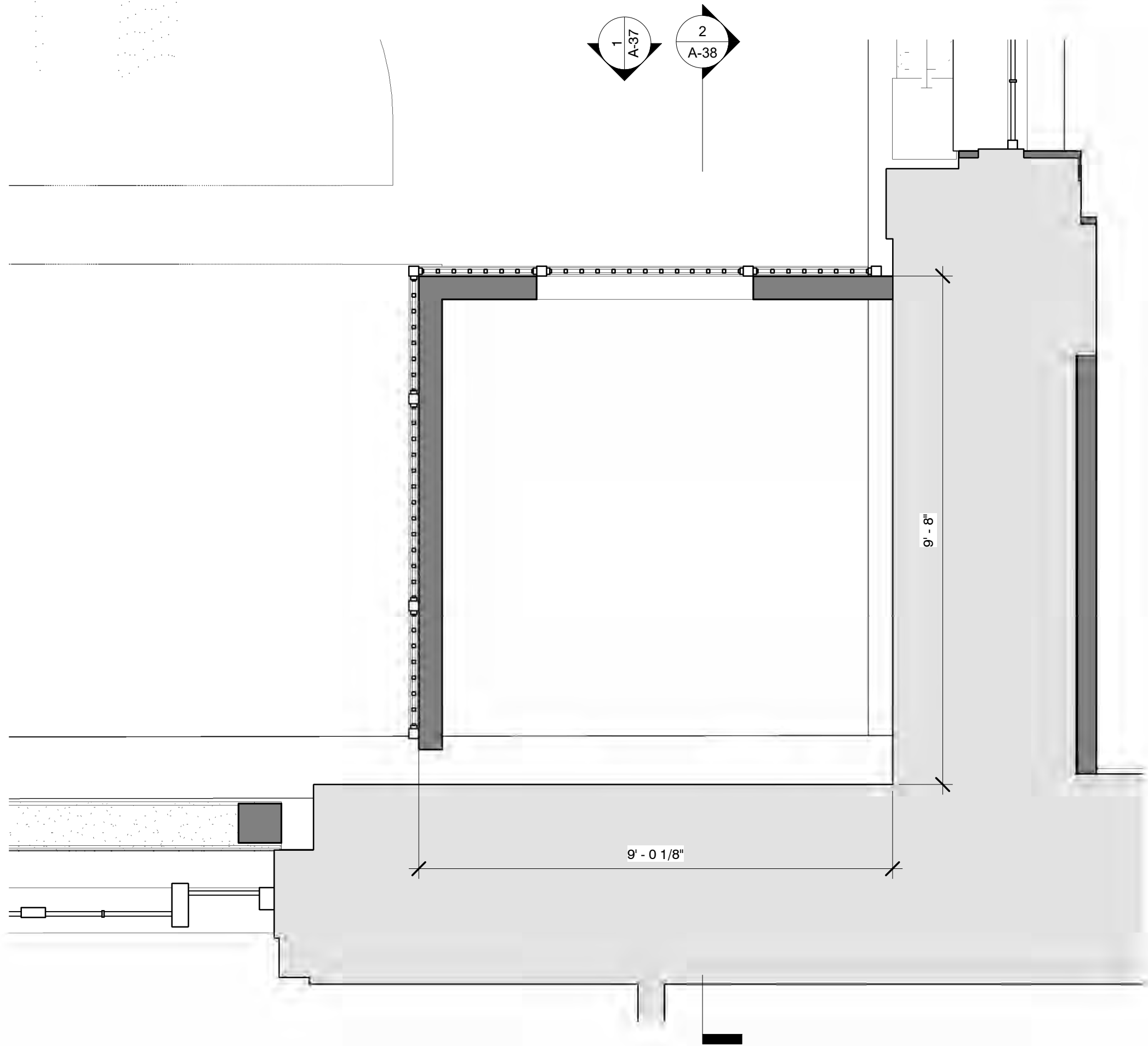
1 CLOSET - SOUTHWEST STORAGE - FIRST FLOOR PLAN

1/2" = 1'-0"



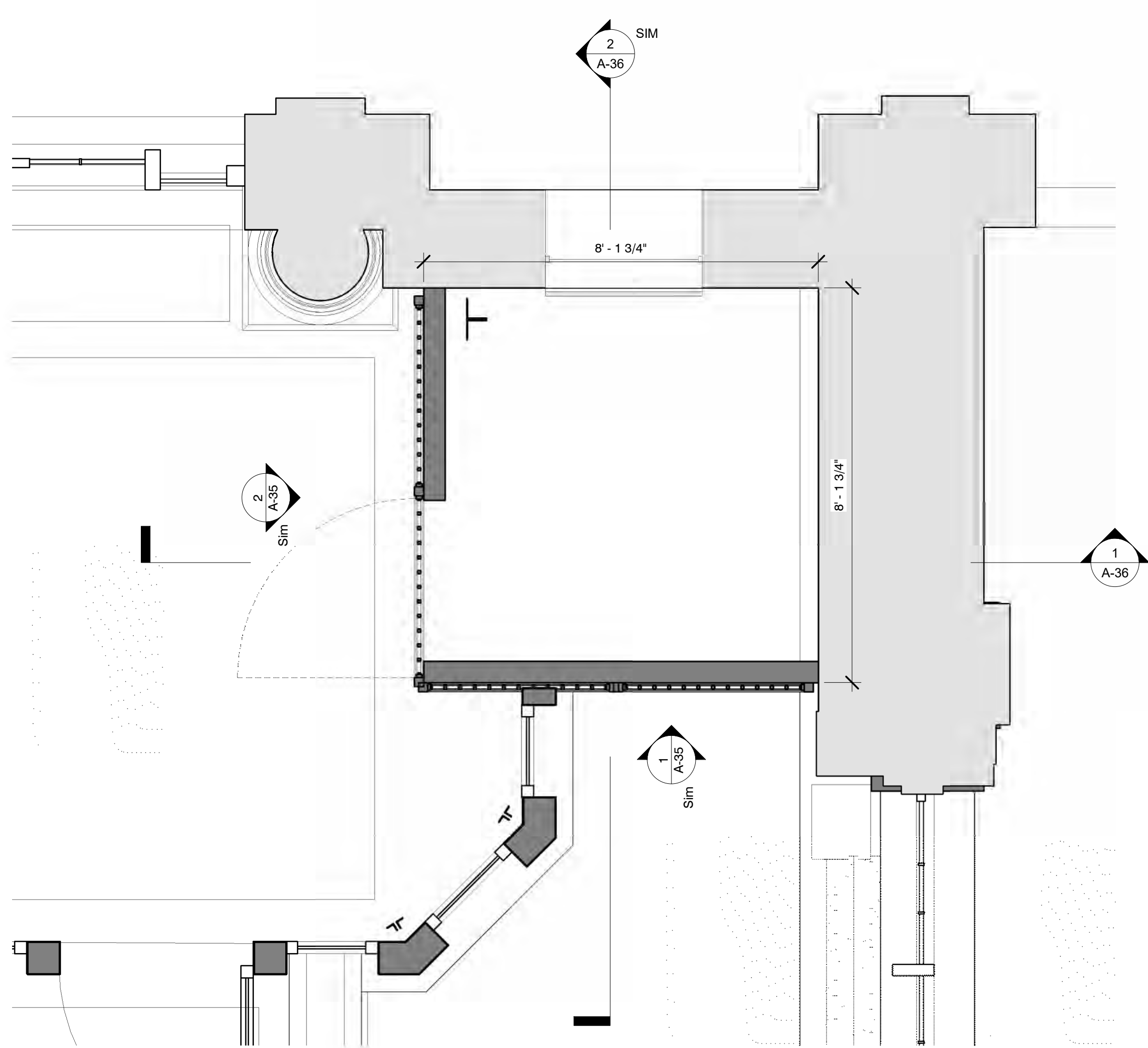
4 CLOSET - NORTHEAST STORAGE - FIRST FLOOR PLAN

1/2" = 1'-0"



2 CLOSET - NORTHWEST STORAGE - FIRST FLOOR PLAN

1/2" = 1'-0"



DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
ENLARGED PLANS -  
CONSERVATORY  
CLOSETS

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:

A-34

THE BREAKERS  
PALM BEACH  
1S COUNTY RD  
PALM BEACH, FLORIDA 33480

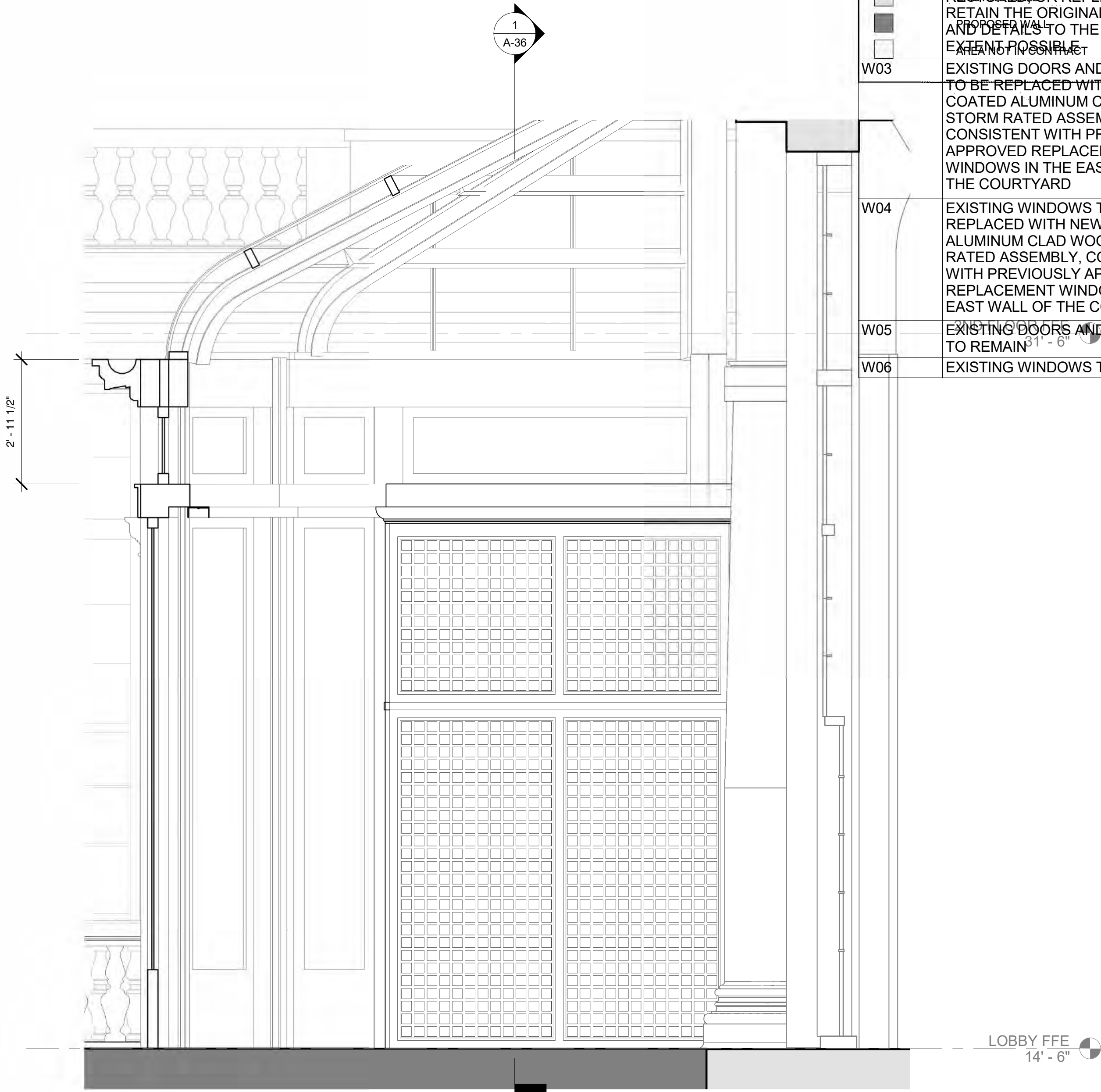
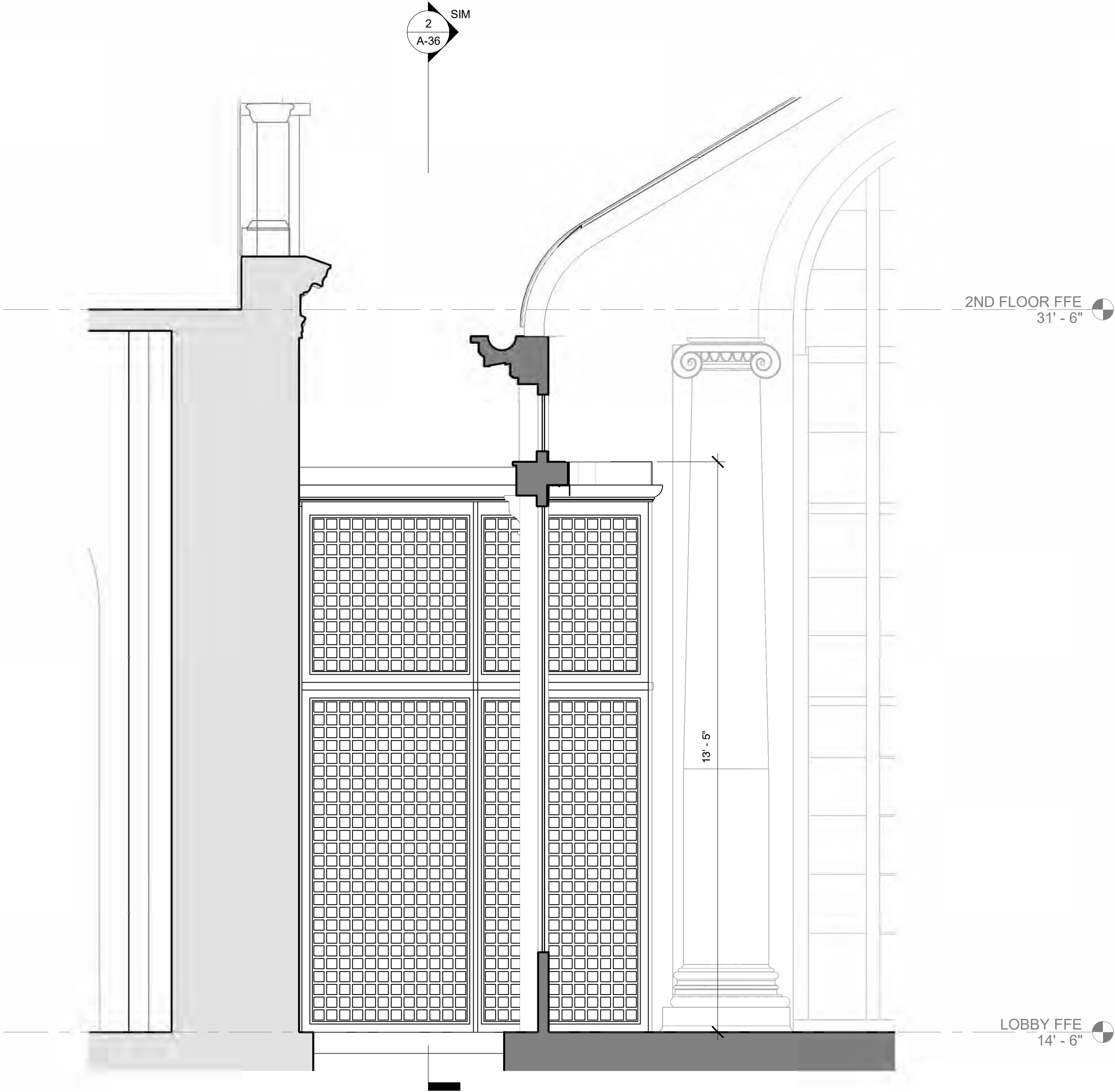
SCALE: 1/2" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE  
FIELDED DIMENSIONS ONLY. OR SEEK  
CLARIFICATION FROM ARCHITECT FOR  
MEASUREMENTS THAT ARE NOT  
INDICATED.

MILESTONES	
DATE	ISSUE
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

HART HOWERTON  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com





NOTES

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT, PROTECT ALL FINISHES DURING CONSTRUCTION

MATERIAL LEGEND

Key Value Keynote Text

01 PAINTED METAL  
04 CAST STONE  
05 TRAVERTINE  
07 BRONZE

W01 EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE

GENERAL LEGEND

W02 EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE

W03 EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD

W04 EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD

W05 EXISTING DOORS AND WINDOWS TO REMAIN

W06 EXISTING WINDOWS TO REMAIN

THE BREAKERS  
PALM BEACH  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
ENLARGED  
CONSERVATORY  
CLOSET ELEVATIONS

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-35



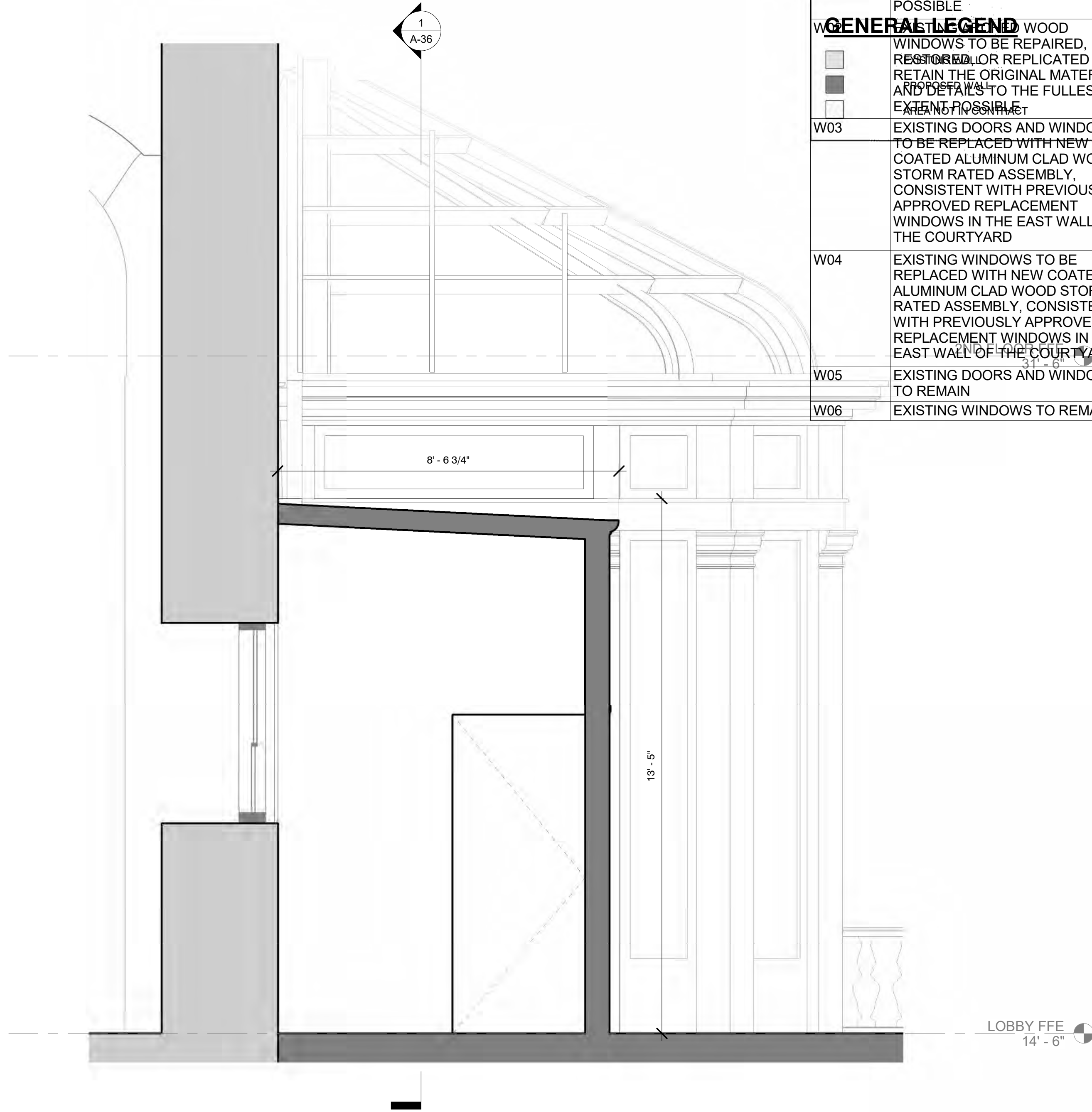
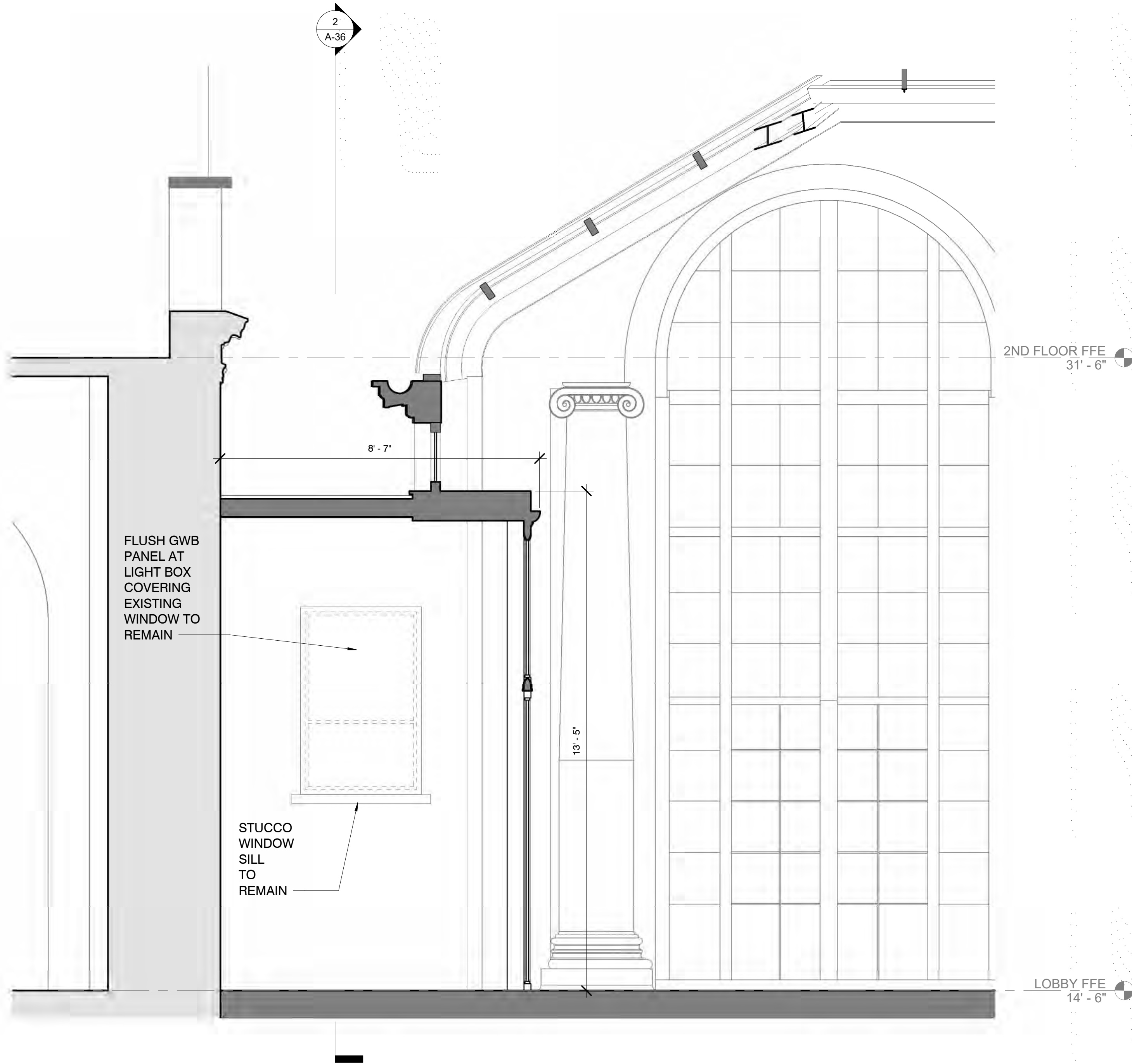
3/8/2024 10:26:36 PM

1 CLOSET - SOUTHWEST STORAGE AT CONSERVATORY - ENLARGED N/S SECTION LOOKING WEST

1/2" = 1'-0"

2 CLOSET - SOUTHWEST STORAGE AT CONSERVATORY - ENLARGED E/W SECTION LOOKING NORTH

1/2" = 1'-0"



#### NOTES

- ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
- EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT, PROTECT ALL FINISHES DURING CONSTRUCTION

#### MATERIAL LEGEND

Key Value Keynote Text

01 PAINTED METAL  
04 CAST STONE  
05 TRAVERTINE  
07 BRONZE

W01 EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE

W02 EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE

W03 EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD

W04 EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD

W05 EXISTING DOORS AND WINDOWS TO REMAIN

W06 EXISTING WINDOWS TO REMAIN

THE BREAKERS  
PALM BEACH  
1S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

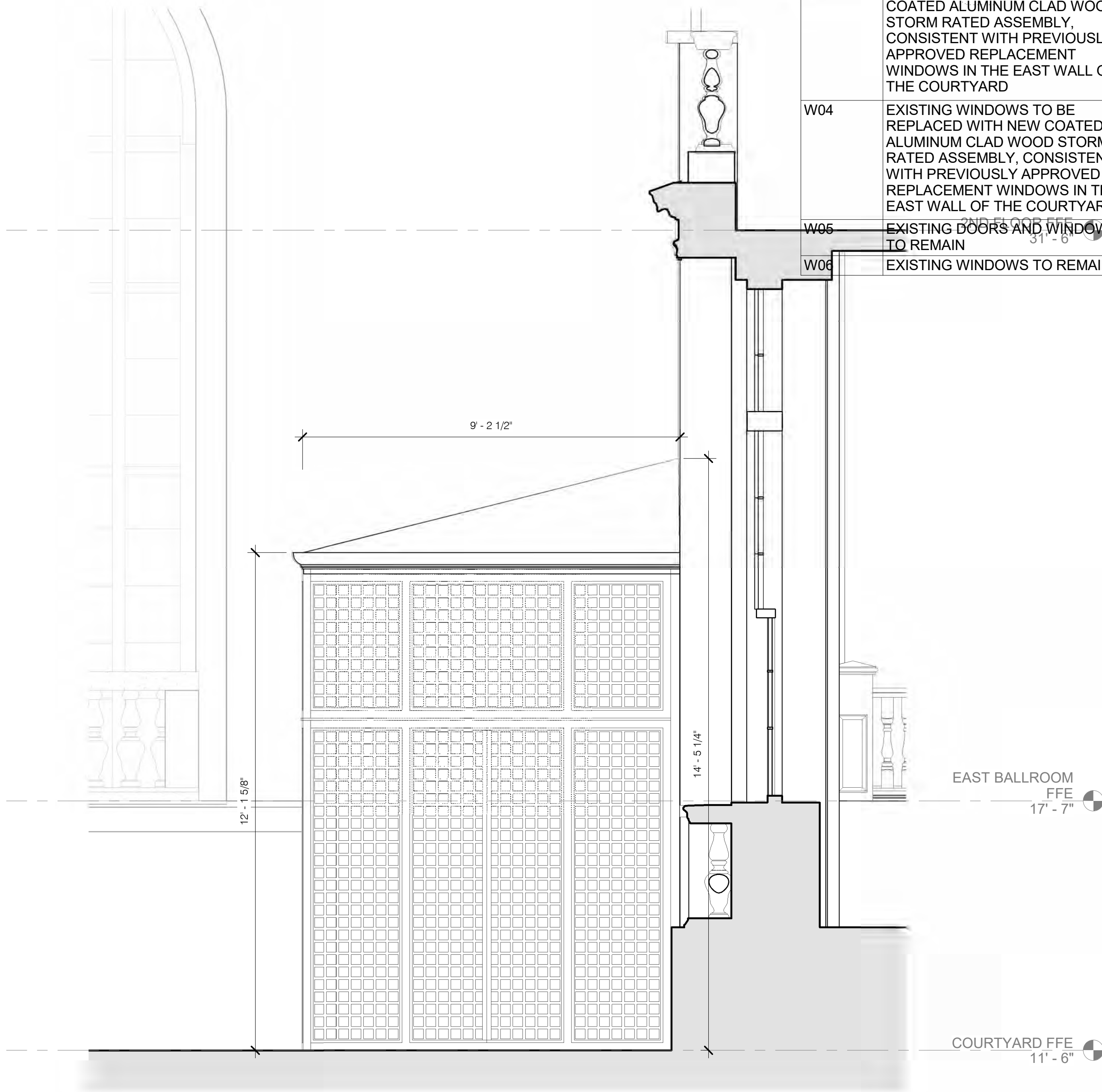
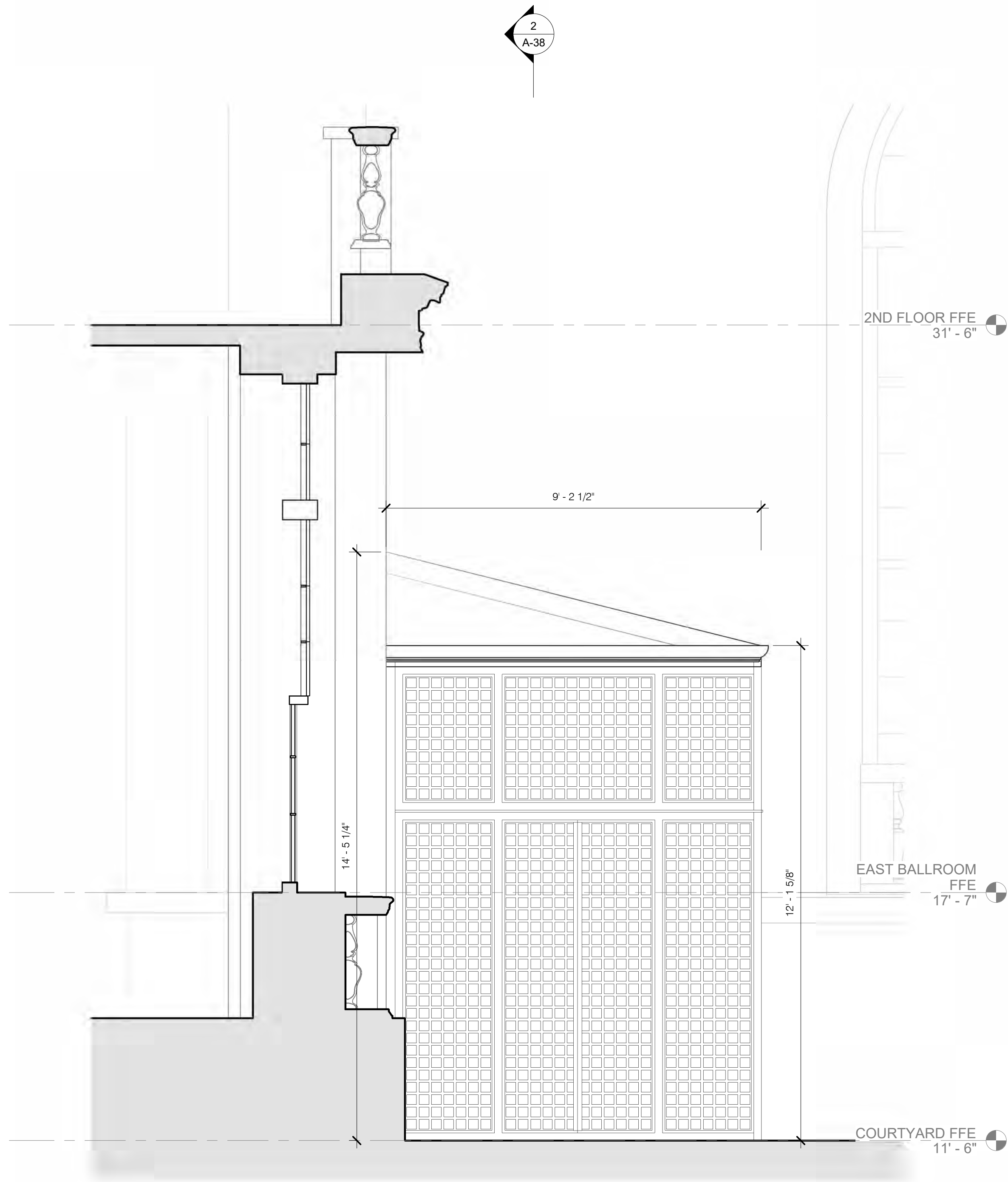
DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
ENLARGED  
CONSERVATORY  
CLOSET SECTIONS

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:

A-36





NOTES

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT, PROTECT ALL FINISHES DURING CONSTRUCTION

MATERIAL LEGEND

Key Value      Keynote Text

01 PAINTED METAL  
04 CAST STONE  
05 TRAVERTINE  
07 BRONZE

W01 EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE

W02 EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE

W03 EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD

W04 EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD

W05 EXISTING DOORS AND WINDOWS TO REMAIN

W06 EXISTING WINDOWS TO REMAIN

THE BREAKERS  
PALM BEACH  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
ENLARGED  
NORTHEAST  
ELEVATIONS

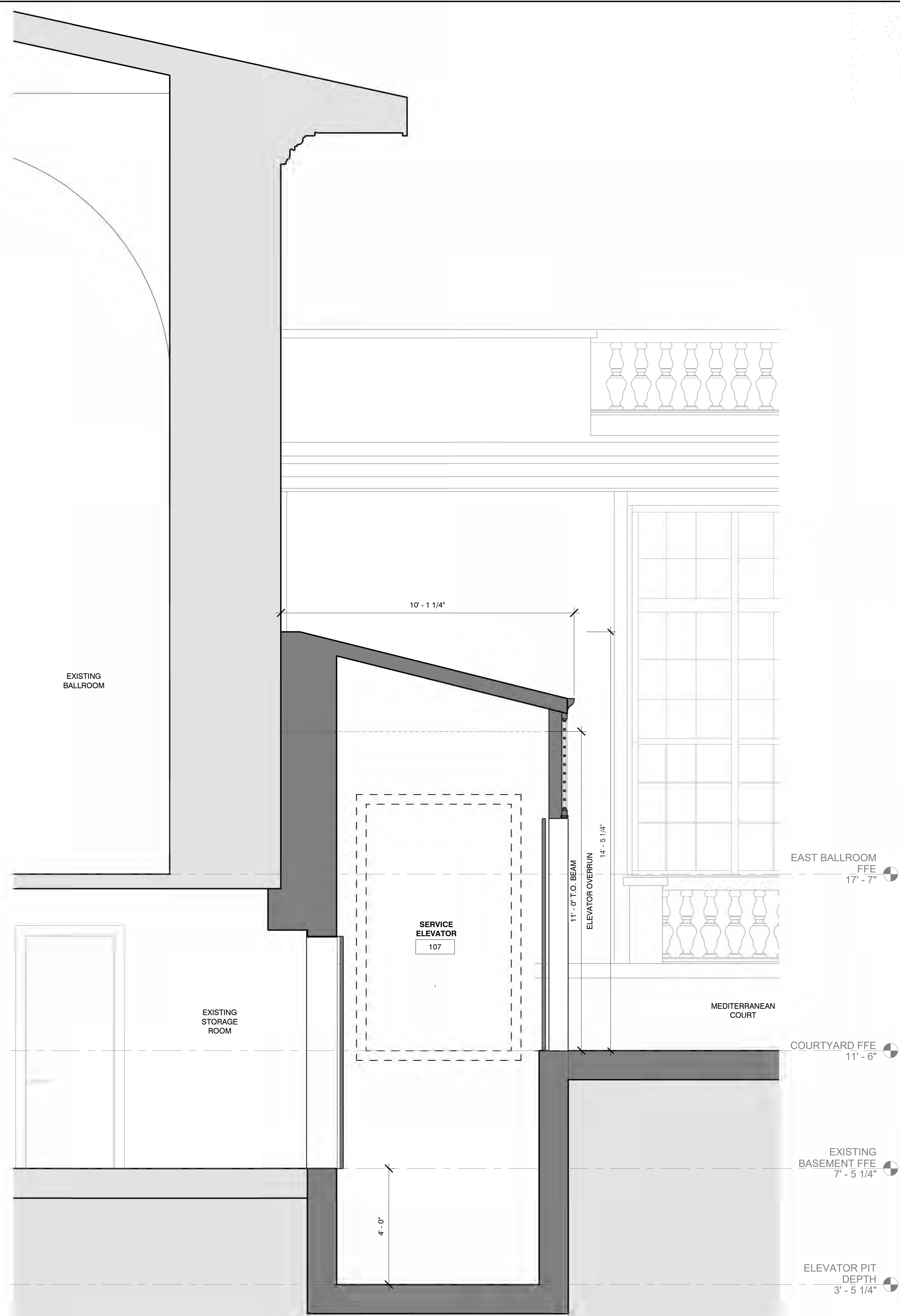
PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:

A-37

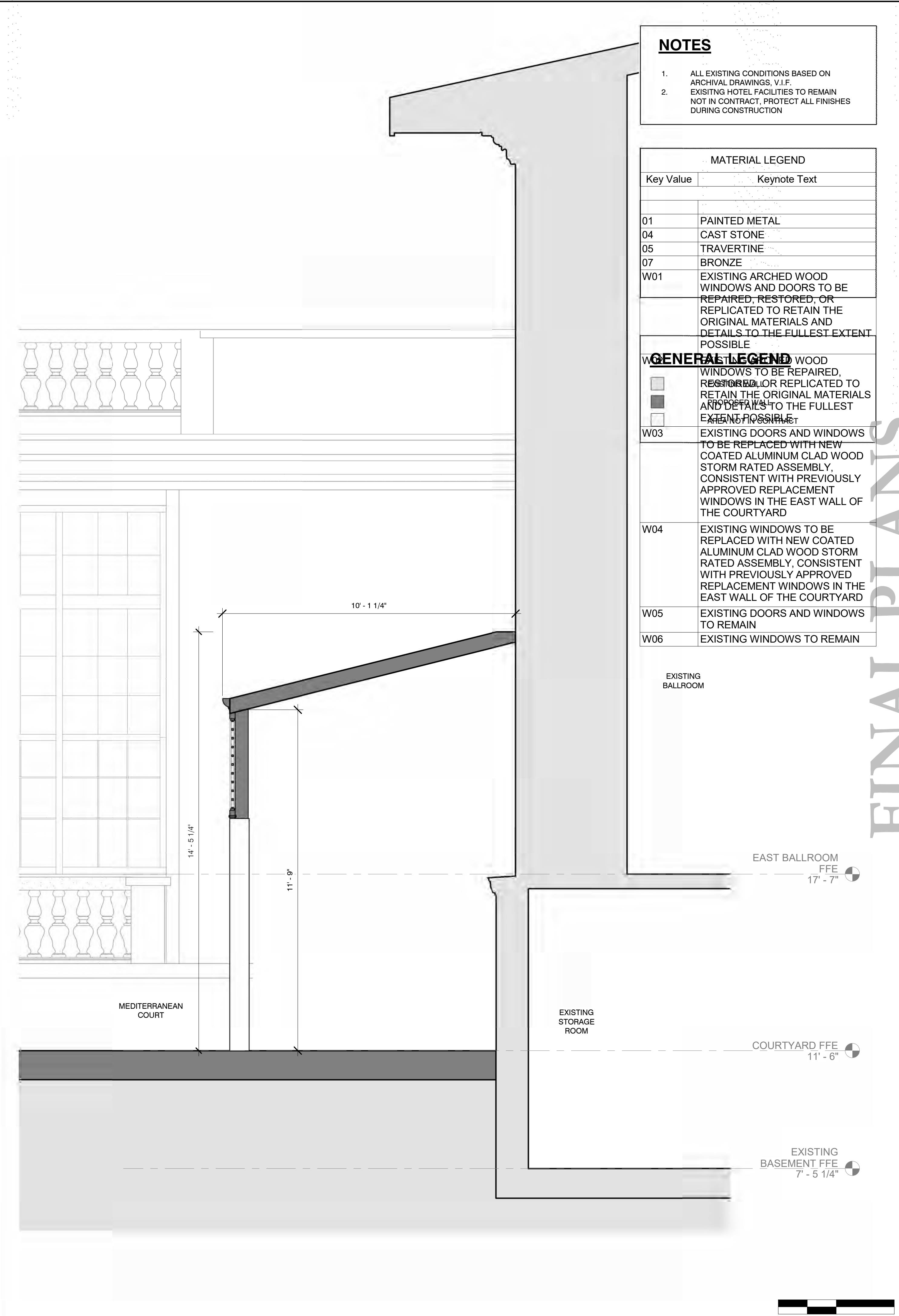


3/8/2024 10:26:59 PM



1 SERVICE ELEVATOR - ENLARGED EAST/WEST SECTION

1/2" = 1'-0"



2 CLOSET - NORTHEAST STORAGE - ENLARGED EAST/WEST SECTION

1/2" = 1'-0"

### NOTES

- ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
- EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT, PROTECT ALL FINISHES DURING CONSTRUCTION

### MATERIAL LEGEND

Key Value Keynote Text

01	PAINTED METAL
04	CAST STONE
05	TRAVERTINE
07	BRONZE
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE

### GENERAL LEGEND

W02	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

EXISTING BALLROOM

EAST BALLROOM FFE 17' - 7"

COURTYARD FFE 11' - 6"

EXISTING BASEMENT FFE 7' - 5 1/4"



HART HOWERTON  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

THE BREAKERS  
PALM BEACH  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. FOR WORK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

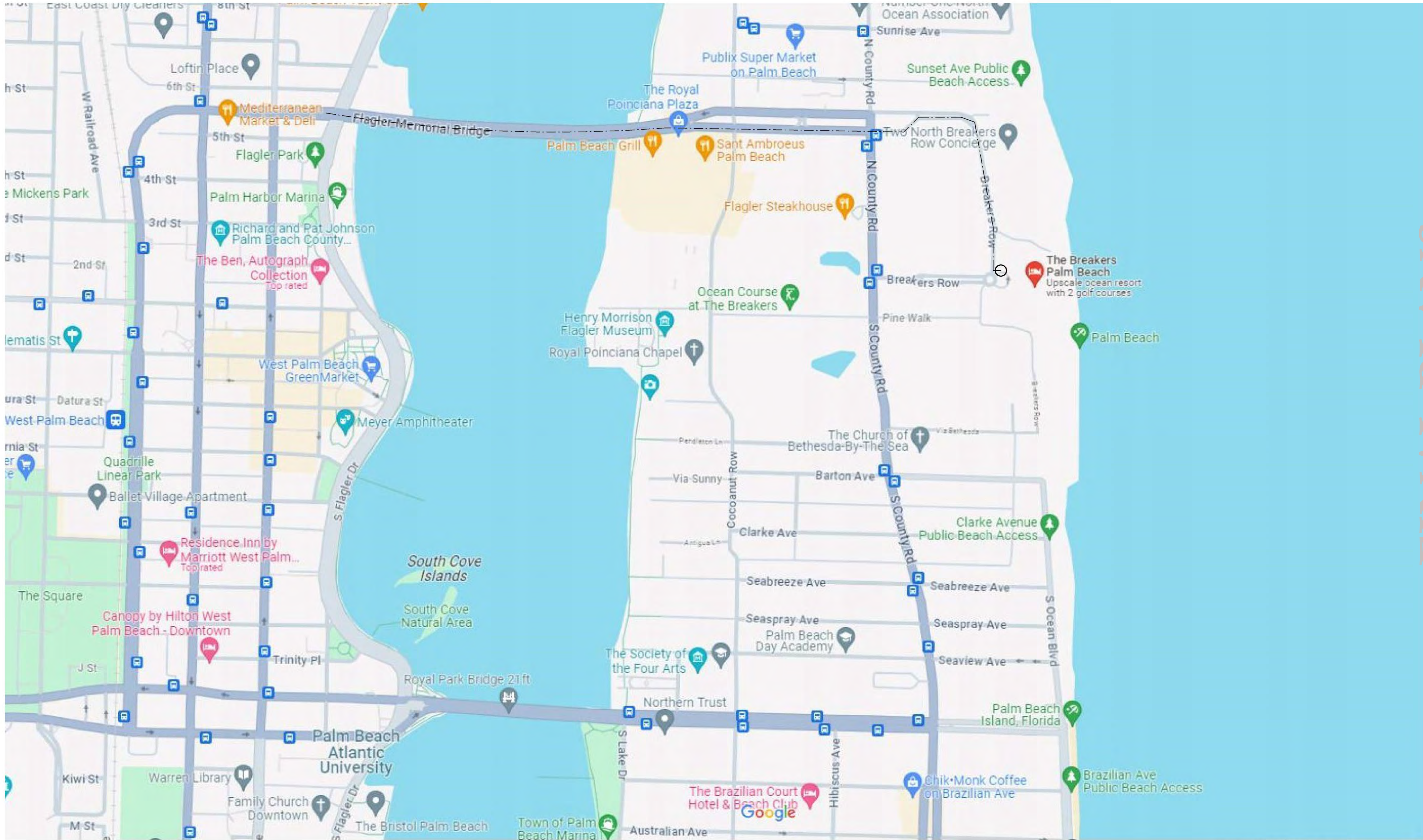
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN COURT - ENLARGED NORTHEAST SECTIONS

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-38





LEGEND:

TRUCK INGRESS & EGRESS ROUTE

FINAL PLANS

HART HOWERTON

NEW YORK, SAN FRANCISCO

10 East 40th Street, New York, NY 10016

Tel: 212 683 5631 Fax: 212 481 3768

Email: NY@harthowerton.com

THE BREAKERS

PALM BEACH

1 S COUNTY RD

PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. FOR CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS

NO.	DATE	ISSUE
-----	------	-------

DRAWING TITLE:  
MEDITERRANEAN COURT - STAGING & LOGISTICS PLAN

PROJECT #:  
22-525

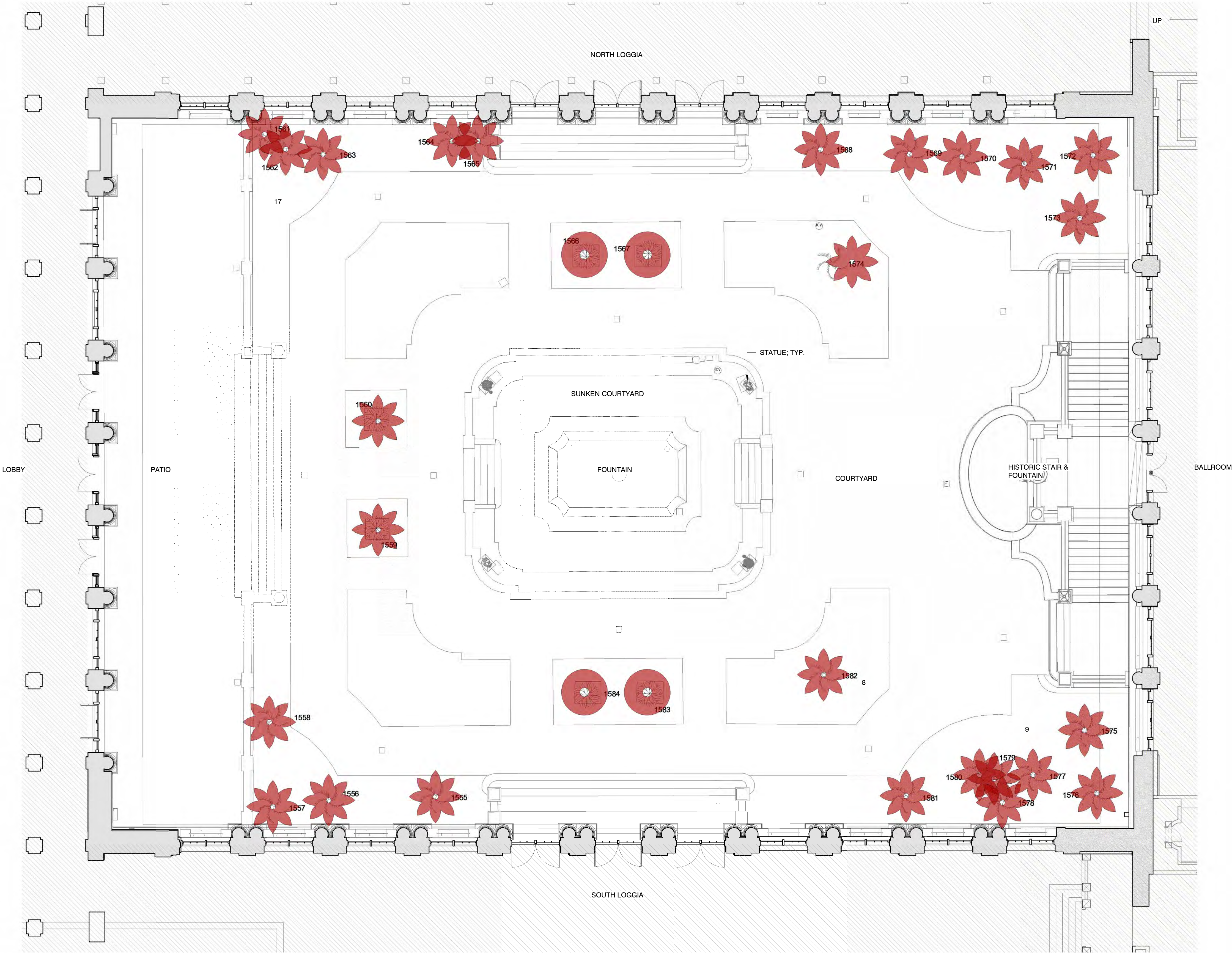
DRAWN BY:  
JRY

CHECKED BY:  
NQW

DRAWING NO:  
A-39

12" = 1'-0"





NOTES

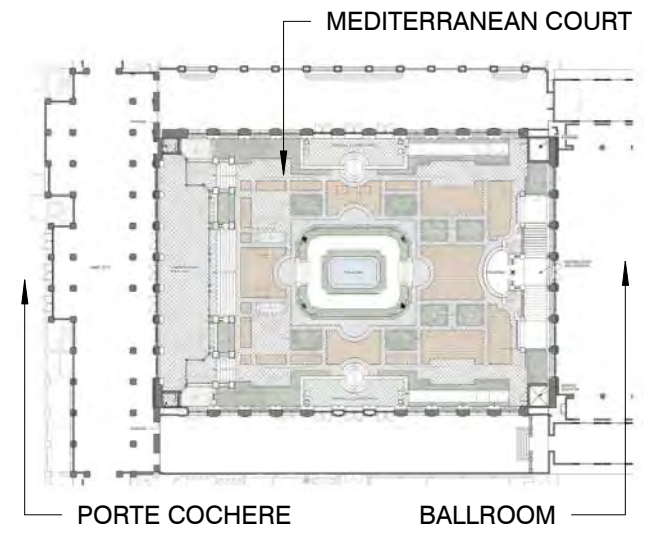
- ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
- EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION

LEGEND

- PALM TO BE REMOVED
- TREE TO BE REMOVED

Tree #	Assumed Species	Common Name	Canopy Radius...	DBH (IN)
1555	Cocos nucifera	Coconut Palm	10	11
1556	Adonidia merrillii	Manila Palm	5	7
1557	Adonidia merrillii	Manila Palm	9	7
1558	Adonidia merrillii	Manila Palm	6	7
1559	Adonidia merrillii	Manila Palm	6	7
1560	Adonidia merrillii	Manila Palm	6	7
1561	Adonidia merrillii	Manila Palm	7	7
1562	Adonidia merrillii	Manila Palm	5	4
1563	Adonidia merrillii	Manila Palm	5	6
1564	Phoenix roebelenii	Pygmy Date Palm	5	7
1565	Phoenix roebelenii	Pygmy Date Palm	6	5
1566	Calophyllum inophyllum	Beauty Leaf Tree	5	6
1567	Calophyllum inophyllum	Beauty Leaf Tree	5	6
1568	Adonidia merrillii	Manila Palm	3	7
1569	Adonidia merrillii	Manila Palm	5	7
1570	Ptychosperma elegans	Solitaire Palm	3	6
1571	Adonidia merrillii	Manila Palm	8	11
1572	Adonidia merrillii	Manila Palm	7	10
1573	Adonidia merrillii	Manila Palm	6	7
1574	Adonidia merrillii	Manila Palm	6	8
1575	Adonidia merrillii	Manila Palm	7	6
1576	Adonidia merrillii	Manila Palm	5	6
1577	Adonidia merrillii	Manila Palm	5	7
1578	Ptychosperma elegans	Solitaire Palm	4	6
1579	Ptychosperma elegans	Solitaire Palm	5	4
1580	Cocos nucifera	Coconut Palm	5	8
1581	Adonidia merrillii	Manila Palm	6	7
1582	Adonidia merrillii	Manila Palm	6	6
1583	Calophyllum inophyllum	Beauty Leaf Tree	5	7
1584	Calophyllum inophyllum	Beauty Leaf Tree	6	8

KEY MAP



HART HOWERTON  
NEW YORK, SAN FRANCISCO



10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

THE BREAKERS  
PALM BEACH  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. FOR REFERENCE ONLY. CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

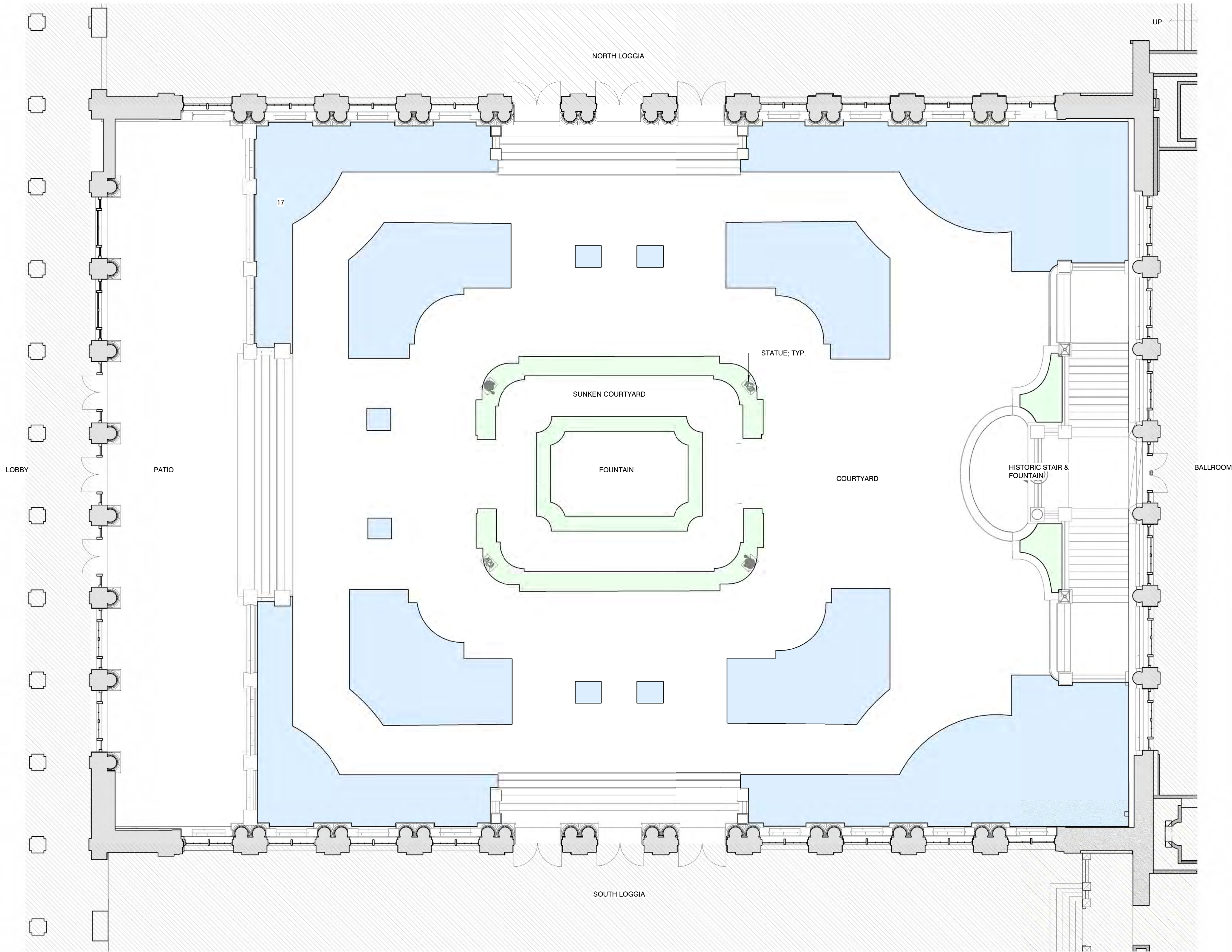
REVISIONS	
NO.	DATE

DRAWING TITLE:  
MEDITERRANEAN COURT -  
TREE DISPOSITION  
PLAN

PROJECT #:  
22-525  
DRAWN BY:  
OD  
CHECKED BY:  
JN

DRAWING NO:  
L-1





**NOTES**

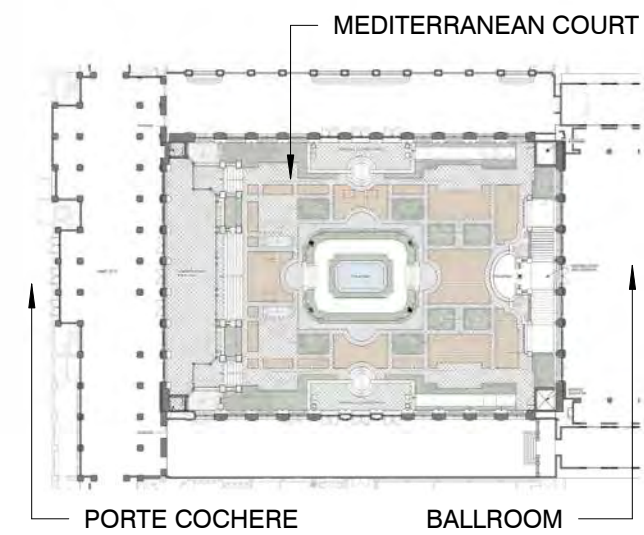
1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION

**LEGEND:**

- LANDSCAPING AREA TO BE RECONFIGURED
- LANDSCAPING AREA TO REMAIN; PLANT MATERIAL TO CHANGE

NOTE: SEE L-2 - PLANT LEGEND & SCHEDULE FOR FULL PLANTING LIST

**KEY MAP**



**HART HOWERTON**  
NEW YORK, SAN FRANCISCO

10 East 40th Street New York, NY 10016  
Tel: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

**THE BREAKERS**

**PALM BEACH**

**1 S COUNTY RD  
PALM BEACH, FLORIDA 33480**

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

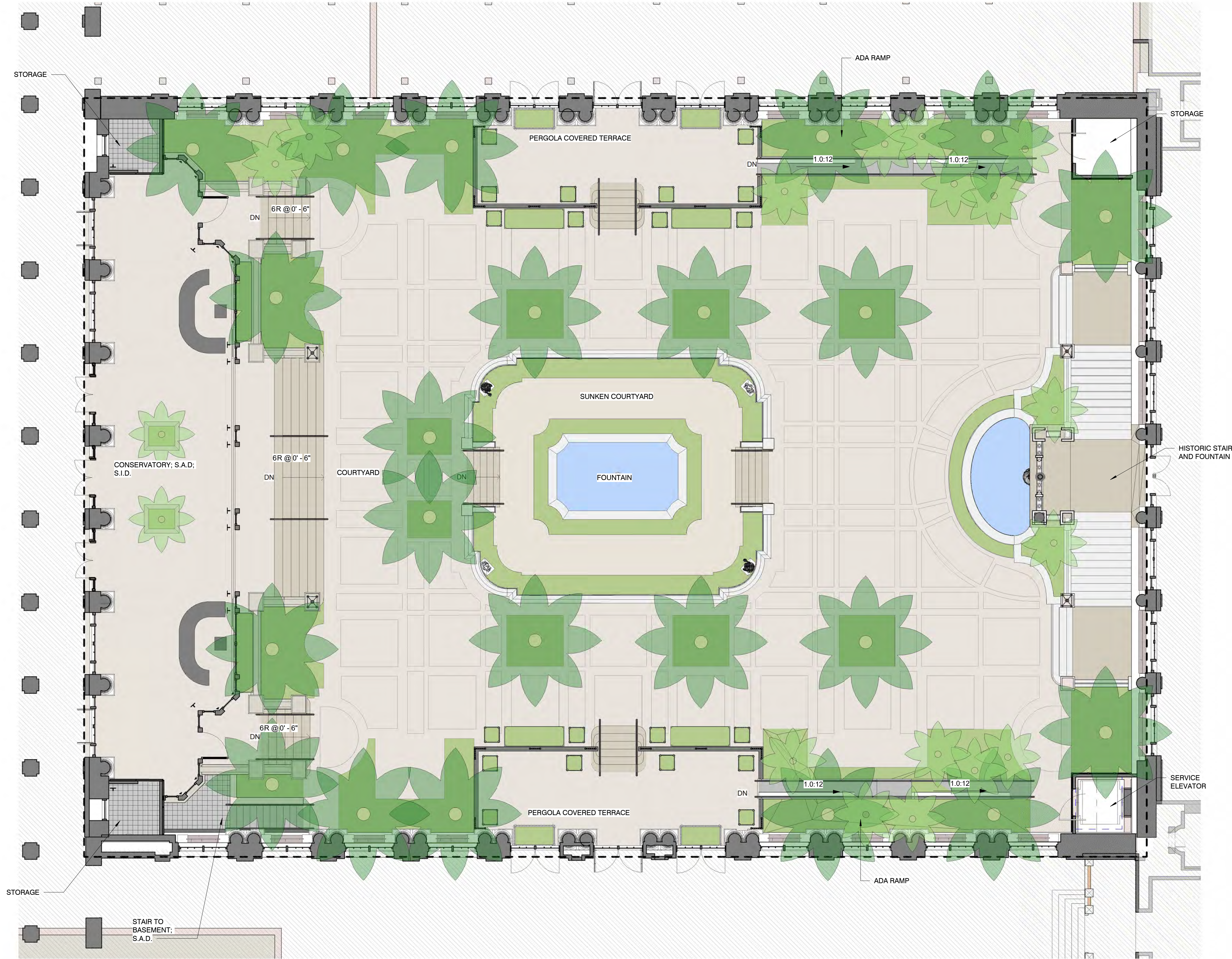
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN COURT - LANDSCAPE ALTERATION DIAGRAM**

PROJECT #:  
22-525  
DRAWN BY:  
OD  
CHECKED BY:  
JN

DRAWING NO:  
**L-2**





NOTES

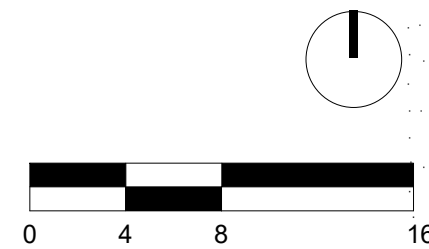
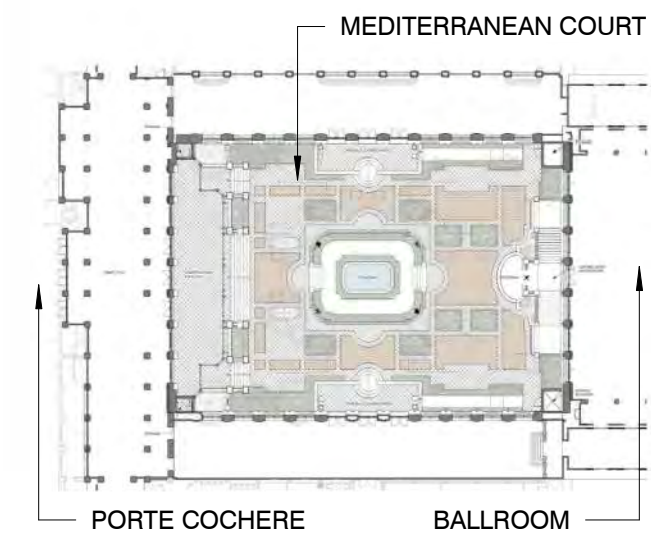
1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT, PROTECT ALL FINISHES DURING CONSTRUCTION

LEGEND:

- SMALL PALM
- LARGE PALM
- SHRUB AND GROUNDCOVER
- STONE PAVING
- WATER FEATURE

NOTE: SEE L-2 - PLANT LEGEND & SCHEDULE FOR FULL PLANTING LIST

KEY MAP



FINAL PLANS

**HART HOWERTON**  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel.: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

**THE BREAKERS**  
**PALM BEACH**  
1S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS	
NO.	DATE

DRAWING TITLE:  
**MEDITERRANEAN  
COURT -  
SITE PLAN**

PROJECT #:  
22-525  
DRAWN BY:  
OD  
CHECKED BY:  
JN

DRAWING NO:  
**L-3**



CATEGORY	KEYNOTE	ITEM	MATERIAL	FINISH	NOTES
PAVING	P1	STONE PAVING - TYPE 1	NATURAL CORALSTONE	HONED & FILLED	
	P2	STONE PAVING - TYPE 2	NATURAL CORALSTONE	HONED & FILLED	
	P3	STONE PAVING - TYPE 3	NATURAL LIMESTONE	HONED	
	P4	STONE PAVING - TYPE 4	NATURAL LIMESTONE	BRUSHED & HONED	
	P5	STONE PAVING - TYPE 5	NATURAL LIMESTONE	SANDBLASTED & BRUSHED	
	P6	STONE PAVING - TYPE 6	MOSAIC PEBBLESTONE		
WALLS	W1	PERGOLA TERRACE WALL	STUCCO	SMOOTH	TO MATCH EXISTING HISTORIC STAIR AND FOUNTAIN WALL
	B1	CONSERVATORY STAIR BALUSTRADE	CAST CONCRETE	INTEGRAL COLOR; SMOOTH	REFURBISHED/TO MATCH EXISTING
	B2	SUNKEN COURTYARD STAIR BALUSTRADE	CAST CONCRETE	INTEGRAL COLOR; SMOOTH	REFURBISHED/TO MATCH EXISTING
STAIRS & RAMPS	S1	CONSERVATORY STAIR	NATURAL STONE	SMOOTH FINISH	
	S2	CIRCULAR STAIR	NATURAL STONE	SMOOTH FINISH	
	S3	SUNKEN COURTYARD STAIR	NATURAL STONE	SMOOTH FINISH	TO MATCH EXISTING
	R1	RAMP	CONCRETE	INTEGRAL COLOR; FINE AGGREGATE; SANDBLASTED	
RAILINGS	RA1	DECORATIVE BALUSTER RAILING	CAST CONCRETE	INTEGRAL COLOR; SMOOTH	TO MATCH EXISTING
	RA2	METAL HANDRAIL	COATED METAL		
MISC. SITE ELEMENTS	L1	IRON LIGHTPOST	WROUGHT IRON AND GLASS	PAINTED BLACK	REFURBISHED EXISTING
	M1	INTERIOR PLANTER BOX	FIBERGLASS REINFORCED CONCRETE	SMOOTH	PALACE PLANTER" 33" DIA, 28" HIGH, TIZA FINISH; AS SUPPLIED BY STONEYARDINC; <a href="https://stoneyardinc.com/palace-planter/">https://stoneyardinc.com/palace-planter/</a>
	M2	BALUSTER PLANTER BOX	ALUMINUM	PAINTED	VERSAILLE PLANTER; AS SUPPLIED BY AUTHENTIC PROVENCE; "https://authenticprovence.com/product/versailles-pla-nter-10/"
	M3	RECTANGULAR PLANTER BOX	ALUMINUM	PAINTED	VERSAILLE PLANTER; AS SUPPLIED BY AUTHENTIC PROVENCE; "https://authenticprovence.com/product/versailles-pla-nter-10/"
	M4	LARGE PLANTER BOX	ALUMINUM	PAINTED	VERSAILLE PLANTER; AS SUPPLIED BY AUTHENTIC PROVENCE; "https://authenticprovence.com/product/versailles-pla-nter-10/"
	M5	MEDIUM PLANTER BOX	ALUMINUM	PAINTED	VERSAILLE PLANTER; AS SUPPLIED BY AUTHENTIC PROVENCE; "https://authenticprovence.com/product/versailles-pla-nter-10/"
	M6	LOW PLANTER BOX	ALUMINUM	PAINTED	VERSAILLE PLANTER; AS SUPPLIED BY AUTHENTIC PROVENCE; "https://authenticprovence.com/product/versailles-pla-nter-10/"
	F1	SUNKEN COURTYARD FOUNTAIN	CAST IN PLACE CONCRETE	INTEGRAL COLOR, LIGHT SANDBLASTED EXTERIOR FINISH, GLASS TILE INTERIOR FINISH	REBURBISHED/TO MATCH EXISTING WITH UPGRADED FOUNTAIN SYSTEM

DESIGN INTENT IMAGERY



FINAL PLANS

**HART HOWERTON**  
NEW YORK - SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel : 212 683 5631 Fax : 212 481 3788  
Email : NY@harthowerton.com

©2023 Hart Howerton.  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE:  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. ON-SITE CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
MATERIAL SCHEDULE

PROJECT #:  
22-525  
DRAWN BY:  
OD  
CHECKED BY:  
JN  
DRAWING NO:  
L-4





Town of Palm Beach

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

Line #	Landscape Legend			
1	Property Address:	The Breakers Palm Beach Mediterranean Courtyard, 1 S County Rd, Palm Beach, FL 33480		
2	Lot Area (sq. ft.):	16,700 SF		
3		REQUIRED	EXISTING	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	N/A	4480 SF*	3723 SF*
5	LOS to be altered (Sq Ft and %)	N/A	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
8	Native Trees %	30% (number of trees)	6% (2/30)	33% (14/42)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	0%	45%
10	Native Groundcover %	30% (groundcover area)	0%	38%

To determine qualifying native vegetation use either:

[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)

OR

[the Florida Native Plant Society Native Plants for Your Area List](#)

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023

REV BF 20230727

\*NOTES:

-- 'EXISTING LANDSCAPE AREA' AND 'PROPOSED LANDSCAPE AREA' WITHIN THE COURTYARD ARE LISTED IN LINE 4 ABOVE  
-- PREVIOUSLY THE ENTIRE COURTYARD HAS BEEN CONSIDERED AS PART OF THE HOTEL BUILDING FOOTPRINT IN CALCULATIONS OF 'LANDSCAPE OPEN SPACS' (LOS) FOR THE OVERALL PROPERTY. ON THIS BASIS, NO CHANGE IN 'LOS' IS PROPOSED IN THIS APPLICATION FOR THE OVERALL PROPERTY.

PLANTING ABBREVIATION NOTES:

Cal = Caliper                      Ht = Height                      Gal = Gallon

Std = Standard                      Bt = Brown Trunk

- SALT TOLERANCE AND WATER USE BASED ON "WATER-WISE SOUTH FLORIDA LANDSCAPES, LANDSCAPING TO PROMOTE WATER CONSERVATION USING THE PRINCIPLES OF XERISCAPE" FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. WWW.SFWMD.GOV
- ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER AS DEFINED BY FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
- ALL TREES TO BE SAND GROWN AND ARE NOT TO CONTAIN CLAY ROOT BALLS, TYPICAL.
- ALL SHRUB & GROUNDCOVER BEDS AND TREE PITS TO RECEIVE A 2" MIN. LAYER OF PINE STRAW OR PINE BARK MULCH.

IRRIGATION NOTES:

- IRRIGATION TO PROVIDE 100% HEAD TO HEAD COVERAGE AND CONTROLLED BY AUTOMATED TIMERS EQUIPPED WITH RAIN AND MOISTURE SENSORS.
- IRRIGATION TO BE SEPARATED INTO HYDROZONES SUCH THAT ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED SEPARATELY.
- IRRIGATION TO BE INSTALLED PER THE FLORIDA BUILDING CODE APPENDIX F, PLUMBING, PROPOSED CONSTRUCTION BUILDING CODE FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS AND ALL APPLICABLE ORDINANCES.

SITE LIGHTING NOTES:

- THE LIGHTING OBJECTIVE IS TO MINIMIZE LIGHT POLLUTION, RESTRUCT UPLIGHTING UNLESS UNDER A SOLID CANOPY, AND DIRECT LIGHTING OVER PAVED AREAS TO PROVIDE PEDESTRIAN WAYFINDING AND SAFETY.
- FIXTURES WILL USE LED LAMPS WITH A WARM COLOR (2700K MAX) TO MAINTAIN CONSISTENCY THROUGHOUT THE SITE AND PROVIDE ADEQUATE LUMENS FOR VISIBLY AND OVERALL AMBIANCE.
- FIXTURES WILL BE ON AUTOMATED TIMERS TO MINIMIZE UNNECESSARY ENERGY USE.
- SITE LIGHTING WILL COMPLY WITH APPLICABLE CODES AND ORDINANCES.

The Breakers Palm Beach | Mediterranean Courtyard | Master Plant List

PALMS					
Code	Botanical Name	Common Name	Size	Native	Salt Tolerance / Water...
AM	Adonidia merrillii	Manila Palm	6' - 8' Bt	N	Med/Low
ARC ALE	Archontophoenix alexandrae	Alexandra Palm	12' - 14'	N	Low/Low
PTY ELE	Ptychosperma elegans	Alexander Palm Multi-Trunk	12' - 14' Bt / 3 trunks	N	High/Low
RR	Roystonea regia	Florida Royal Palm	12' - 14'	Y	High/Low
CA	Coccothrinax argentata	Florida Silver Palm	12' - 14'	Y	High/Low
TR	Thrinax radiata	Florida Thatch Palm	12' - 14'	Y	High/Low
SAB	Sabal palmetto	Cabbage Palm	10'-12' Bt / Single	Y	High/Low

SHRUBS AND VINES					
Code	Botanical Name	Common Name	Size	Native	Salt Tolerance / Water...
Ao	Alocasia odora	Elephant Ear	5 Gal	N	Low/High
Az	Alpinia zerumbet	Shell Ginger	5 Gal	N	Med/Med
BUX MJP	Psychotria nervosa	Wild Coffee	3 Gal	Y	High/Low
Ca	Crinum asiaticum	Crinum Lily	5 Gal	N	Med/Low
BUX MJP	Buxus microphyll	Japanese Boxwood	1 Gal	N	High/Low
DIE IRI	Dietes iridioides	Fortnight Lily	3 Gal	N	High/High
VA	Vallesia antillana	Pearlberry	5 Gal	N	High/Med
TD	Tabernaemontana divaricata	Pinwheel Jasmine	3 Gal	N	High/Med
BA	Brunfelsia americana	Lady of the Night	3 Gal	N	High/Med
CC	Capparis cynophallophora	Jamaican caper	5 Gal	N	High/Med
CI	Chrysobalanus laco	Cocoplum	5 Gal	Y	High/Med
Md	Monstera deliciosa	Split-leaf Philodendron	5 Gal	N	Med/Med
Px	Philodendron xanadu	Xanadu Philodendron	5 Gal	N	Low/Med
ZAM PUM	Zamia pumila	Coontie Cycad	3 Gal	Y	High/Low
VIB OBO	Viburnum obovatum	Walter's Viburnum	3 Gal	Y	Med/Med
Fr	Ficus repens	Creeping Fig	3 Gal	N	High/Low
PIA	Passiflora incarnata	Maypop	3 Gal (vine)	Y	High/Low
PSA	Passiflora suberosa	Corky Stem Passionflower	3 Gal (vine)	Y	High/Low
BOU RNA	Bougainvillea glabra 'Miss Alice'	Miss Alice Bougainvillea	5 Gal (vine)	N	High/Low

GROUNDCOVER					
Code	Botanical Name	Common Name	Size	Native	Salt Tolerance / Water...
ERN	Eriodaea littoralis	Golden Creeper	3 Gal	Y	High/Low
PO	Peperomia obtusifolia	Florida Peperomia	3 Gal	Y	High/Low
PN	Phylla nodiflora	Frogfruit	3 Gal	Y	High/Med
AE	Aspidistra elatior	Cast Iron Plant	3 Gal	N	High/Low
PBM	Philodendron 'Burle Marx'	Burle Marx' Philodendron	3 Gal	N	High/Med
THE INT	Thelypteris interrupta	Maiden Fern	3 Gal	Y	Low/Med

The Breakers Palm Beach | Mediterranean Courtyard | Existing Plant List

PALMS & TREES			
Botanical Name	Common Name	Count	Native
Adonidia merrillii	Manila Palm	24	N
Ptychosperma elegans	Solitaire Palm	3	N
Phoenix robeleni	Pygmy Date Palm	1	N
Calophyllum inophyllum	Beauty Leaf	4	N
Cocos nucifera	Coconut Palm	2	Y

SHRUBS AND VINES		
Botanical Name	Common Name	Native
Alpinia zerumbet	Shell Ginger	N
Crinum asiaticum	Crinum Lily	N
Ficus microcarpa	Green Island Ficus	N
Aspidistra elatior	Iron Plant	N
Zamia furfuracea	Cardboard Palm	N
Schefflera	Variegated Schefflera	N
Schefflera	Schefflera	N

GROUNDCOVER		
Botanical Name	Common Name	Native
Liriope spp.	Lilyturf Grass	N

\*\* ASSUMED SPECIES; TO BE VERIFIED BY CERTIFIED ARBORIST

FINAL PLANS

HART HOWERTON  
NEW YORK - SAN FRANCISCO  
10 East 40th Street, New York, NY 10016  
Tel.: 212 685 5631 Fax: 212 481 3788  
Email: N@harthowerton.com

THE BREAKERS  
PALM BEACH  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

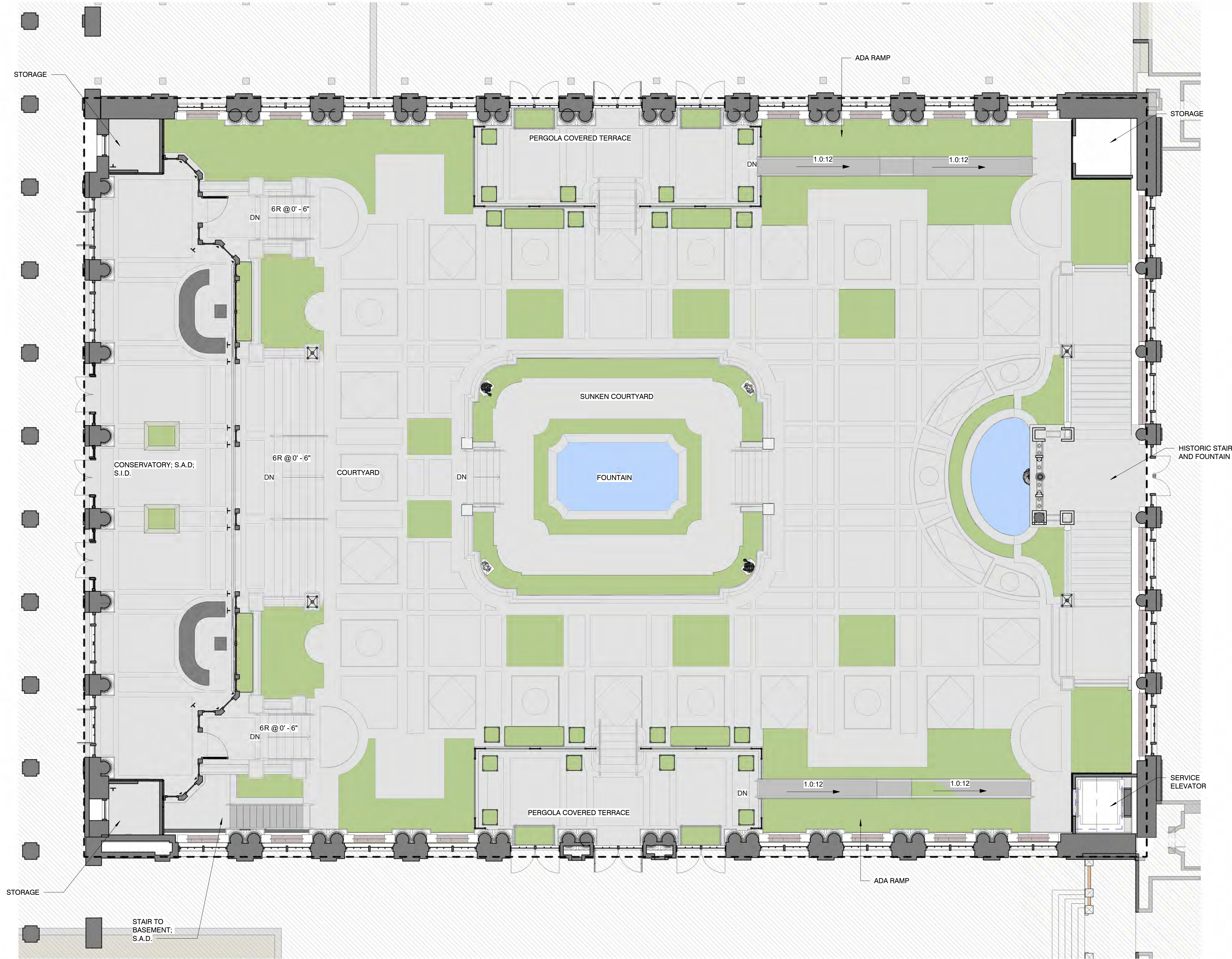
SCALE: 3/16" = 1'-0"  
NOTE: DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
LANDSCAPE LEGEND  
& PLANT SCHEDULE  
PROJECT #:  
22-525  
DRAWN BY:  
OD  
CHECKED BY:  
JN  
DRAWING NO:  
L-5





NOTES

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION

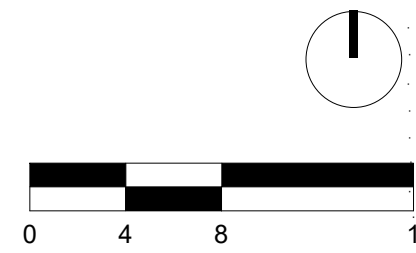
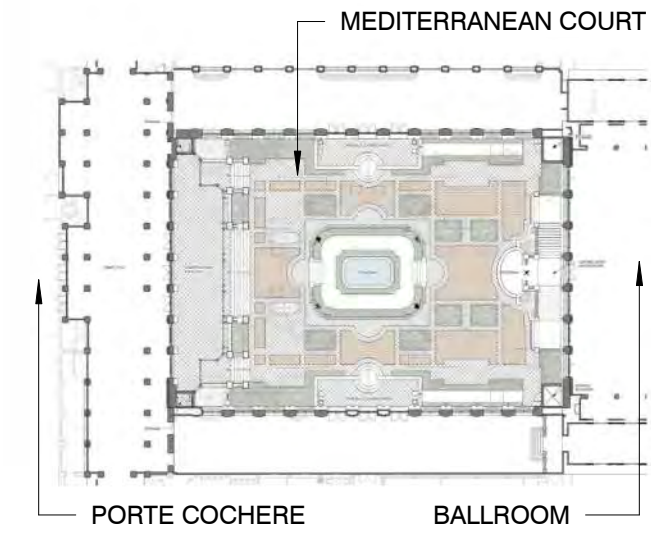
LEGEND:

- STRUCTURE
- HARDSCAPE
- WATER FEATURE
- GREENSPACE

NOTE: SEE L-2 - PLANT LEGEND & SCHEDULE FOR FULL PLANTING LIST

CATEGORY	AREA (SF)	PERCENTAGE OF TOTAL AREA (16,707 SF)
STRUCTURE	3135 SF	18.7%
HARDSCAPE	9,530 SF	57.2%
WATER FEATURES	312 SF	1.8%
GREENSPACE	3723 SF	22.3%

KEY MAP



HART HOWERTON

NEW YORK: SAN FRANCISCO

10 East 40th Street New York, NY 10016

Tel.: 212 683 5631 Fax: 212 481 3768

Email: NY@harthowerton.com

THE BREAKERS

PALM BEACH

1 S COUNTY RD

PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:

MEDITERRANEAN COURT - OPEN SPACE DIAGRAM

PROJECT #:

22-525

DRAWN BY:

OD

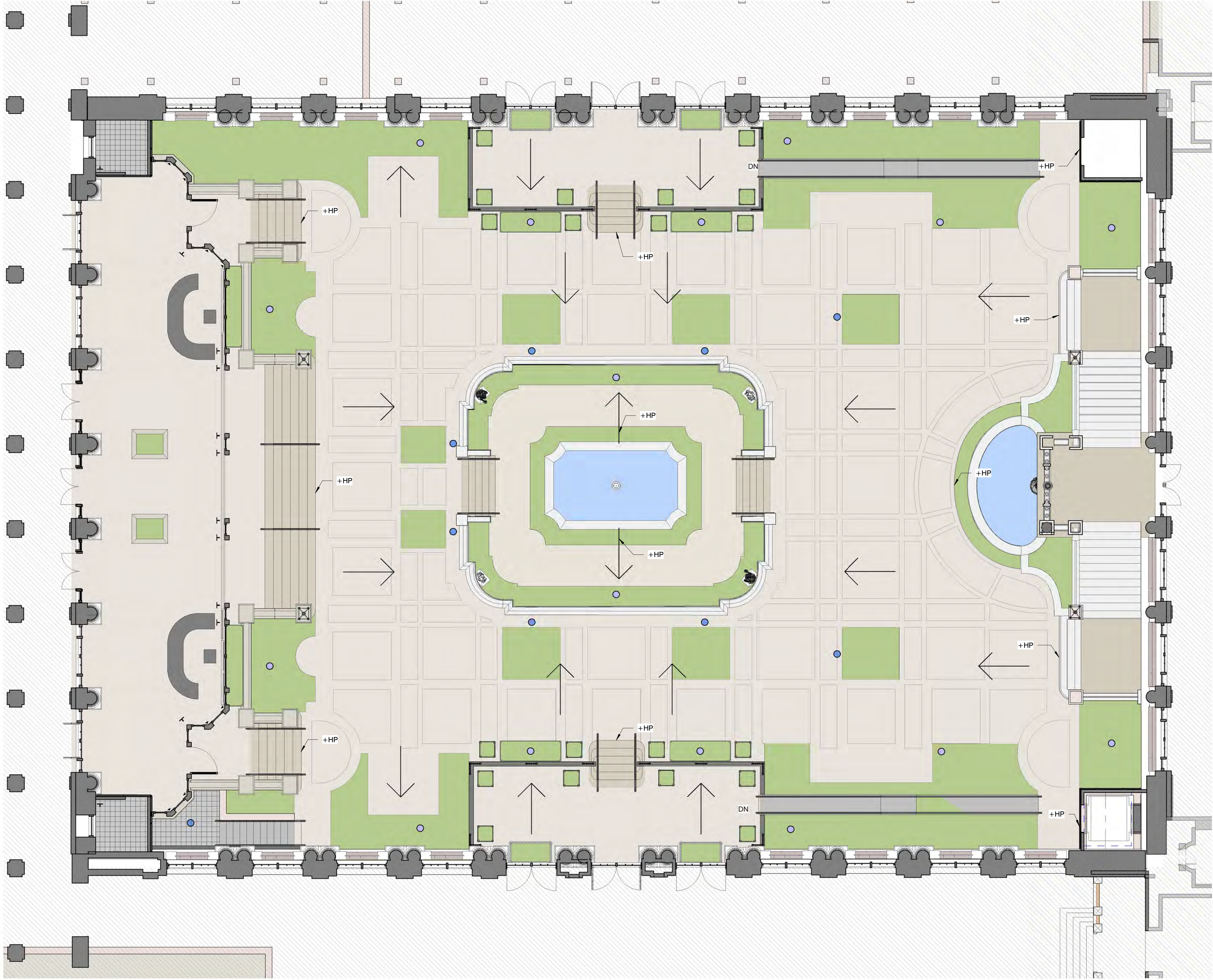
CHECKED BY:

JN

DRAWING NO:

L-6





NOTES

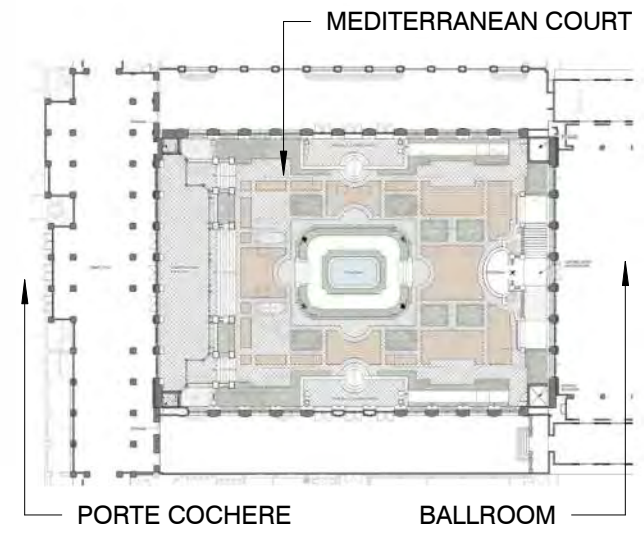
1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT, PROTECT ALL FINISHES DURING CONSTRUCTION

LEGEND:

- DECORATIVE AREA DRAIN - IN PAVING
- AREA DRAIN - IN PLANTING
- +HP HIGH POINT
- SLOPE ARROW

NOTE: FOR CONCEPT ONLY;  
ALL GRADING & DRAINAGE  
DESIGN DEVELOPMENT WILL  
BE PER CIVIL ENGINEER

KEY MAP



FINAL PLANS

**HART HOWERTON**  
NEW YORK, SAN FRANCISCO  
10 East 40th Street New York, NY 10016  
Tel: 212 683 5631 Fax: 212 481 3768  
Email: NY@harthowerton.com

**THE BREAKERS  
PALM BEACH**  
1S COUNTY RD  
PALM BEACH, FLORIDA 33480

©2023 Hart Howerton  
The designs and concepts shown are the sole property of Hart Howerton and may not be used without the prior written consent of Hart Howerton.

SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN  
COURT -  
CONCEPTUAL  
GRADING &  
DRAINAGE PLAN**

PROJECT #:  
22-525  
DRAWN BY:  
OD  
CHECKED BY:  
JN

DRAWING NO:  
**L-7**