

Zoning Legend

PROPERTY ADDRESS	249 SEABREEZE AVENUE		
ZONING DISTRICT	R-B LOW DENSITY RESIDENTIAL		
LOT AREA (SQ. FT.)	12,235 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	100' (W) X 122.5' (D)		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
FEMA FLOOD ZONE DESIGNATION:	N/A		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A		
CROWN OF ROAD (COR) (NAVD)	N/A		
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	N/A	N/A	N/A
ENCLOSED SQUARE FOOTAGE	N/A	N/A	N/A
FRONT YARD SETBACK (FT.)	N/A	N/A	N/A
SIDE YARD SETBACK (1ST STORY) (FT.)	N/A	N/A	N/A
SIDE YARD SETBACK (2ND STORY) (FT.)	N/A	N/A	N/A
REAR YARD SETBACK (FT.)	N/A	N/A	N/A
ANGLE OF VISION (DEG.)	N/A	N/A	N/A
BUILDING HEIGHT (FT.)	N/A	N/A	N/A
OVERALL BUILDING HEIGHT (FT.)	N/A	N/A	N/A
CUBIC CONTENT RATIO (CCR) (R-B ONLY)	N/A	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	N/A	N/A
BASE FLOOD ELEVATION (FFE) (NAVD)	N/A	N/A	N/A

Landscape Legend

	REQ'D / PERMITTED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 5,505.75 S.F.	47.5% 5,813 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	19.8% 1,152.7 S.F.
PERIMETER LOS (SQ. FT. AND %)	50% 2,752.8 S.F.	54.9% 3,025 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 1000 S.F.	52% 1300 S.F.
NATIVE TREES %	30%	100%
NATIVE SHRUBS & VINES %	30%	62.2%
NATIVE GROUNDCOVER %	30%	47.47%



Private Residence  
249 Seabreeze Avenue  
Town of Palm Beach  
Final Submittal: 01/18/24  
ARC-24-006  
Projected Meeting Date: 03/27/2024

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- L5.0 Site Plan
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- Civil Engineering Plan

Scope of Work

- Driveway Modifications  
removal of one of the two existing curb-cuts
- Proposed Retaining Wall / Curb with Fence

Design Team/Consultants

**Landscape Architects**  
ENVIRONMENT DESIGN GROUP  
139 NORTH COUNTY ROAD SUITE 20B  
PALM BEACH, FL 33480  
561.832.4600  
WWW.ENVIRONMENTDESIGNGROUP.COM

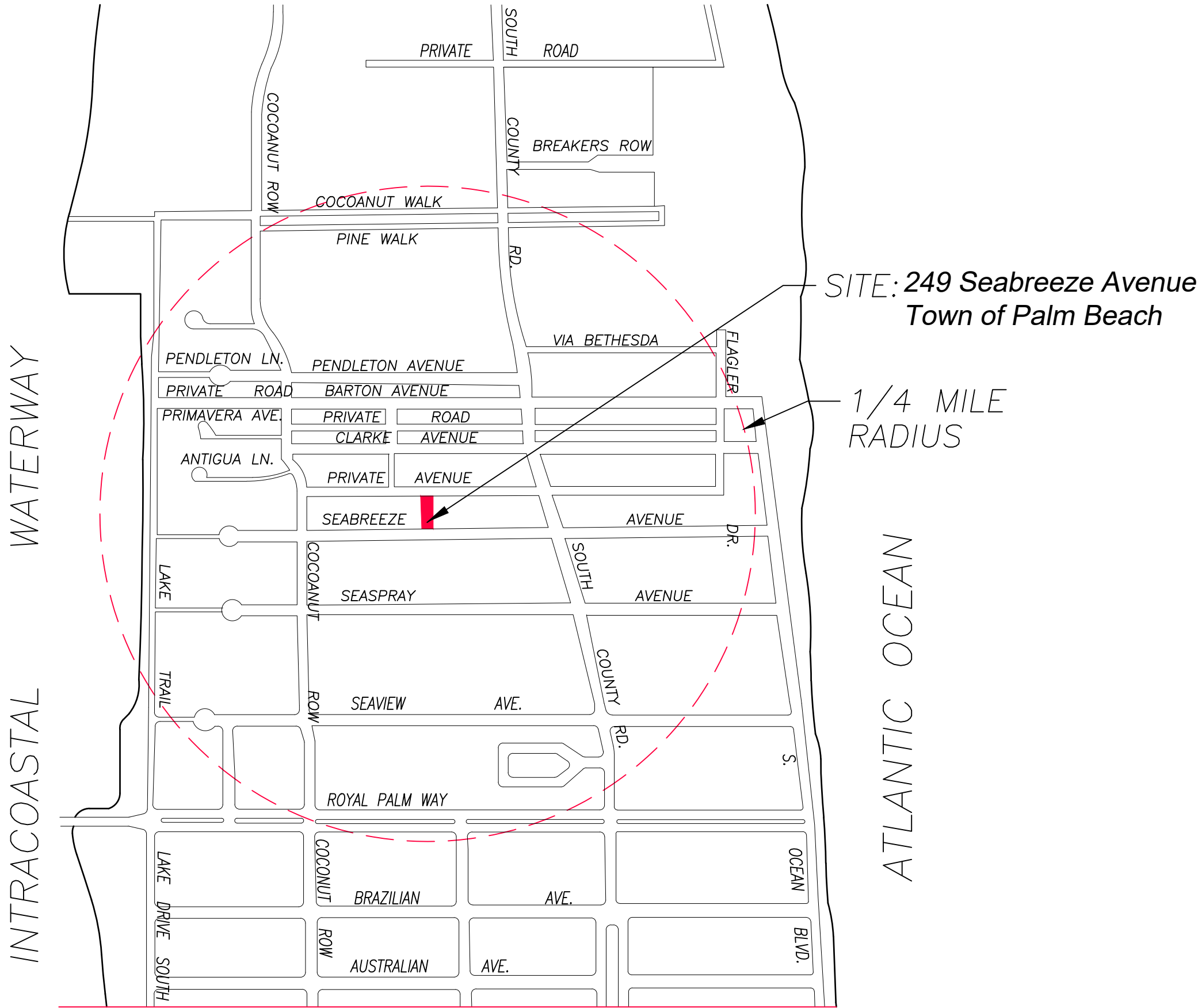
**Civil Engineer**  
GRUBER CONSULTING ENGINEERS  
2475 MERCER AVE  
WEST PALM BEACH, FL 33401  
561.312.2041

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By yfigueroa at 3:14 pm, Mar 11, 2024



Aerial View



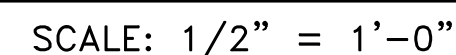
Vicinity/Location Map





- 
- STUCCO CAP SLOPED
- T.O. WALL  
EL. 7.0' ABOVE ADJACENT GRADE
- STUCCO FINISH
- DBL. BOND BEAM W/  
#5 CONT. EACH
- #5 VERT. IN  
FILLED CELLS  
@ 32" O.C.
- 7'-0" Maximum Height
- 12" (MIN)
- PROPERTY LINE
- Wx12"D CONC. FTG.  
#5 CONT. & #5 TRANS.  
6" O.C.
- C FTG. & WALL
- GRADE  
EL. 0.0' A.D.
- COMPACTED FILL

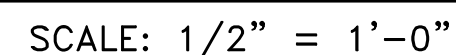
SCALE:  $1/4'' = 1'-0''$



DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RB - (50 - PALM BEACH-I)					
LOT AREA	10,000 S.F. MINIMUM		12,235 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,505.75 S.F.	40.71%	4,982 S.F.	40.76%	4,987 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	52%	1,300 S.F.	52%	1,300 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,752.8 S.F.	54.9%	3,025 S.F.	54.9%	3,025 S.F.

2  
L2.0

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



# Site Plan

SCALE IN FEET 1' = 3/32"

# Boundary Survey For: ELIZABETH L BERGER & JOSEPH G BERGER

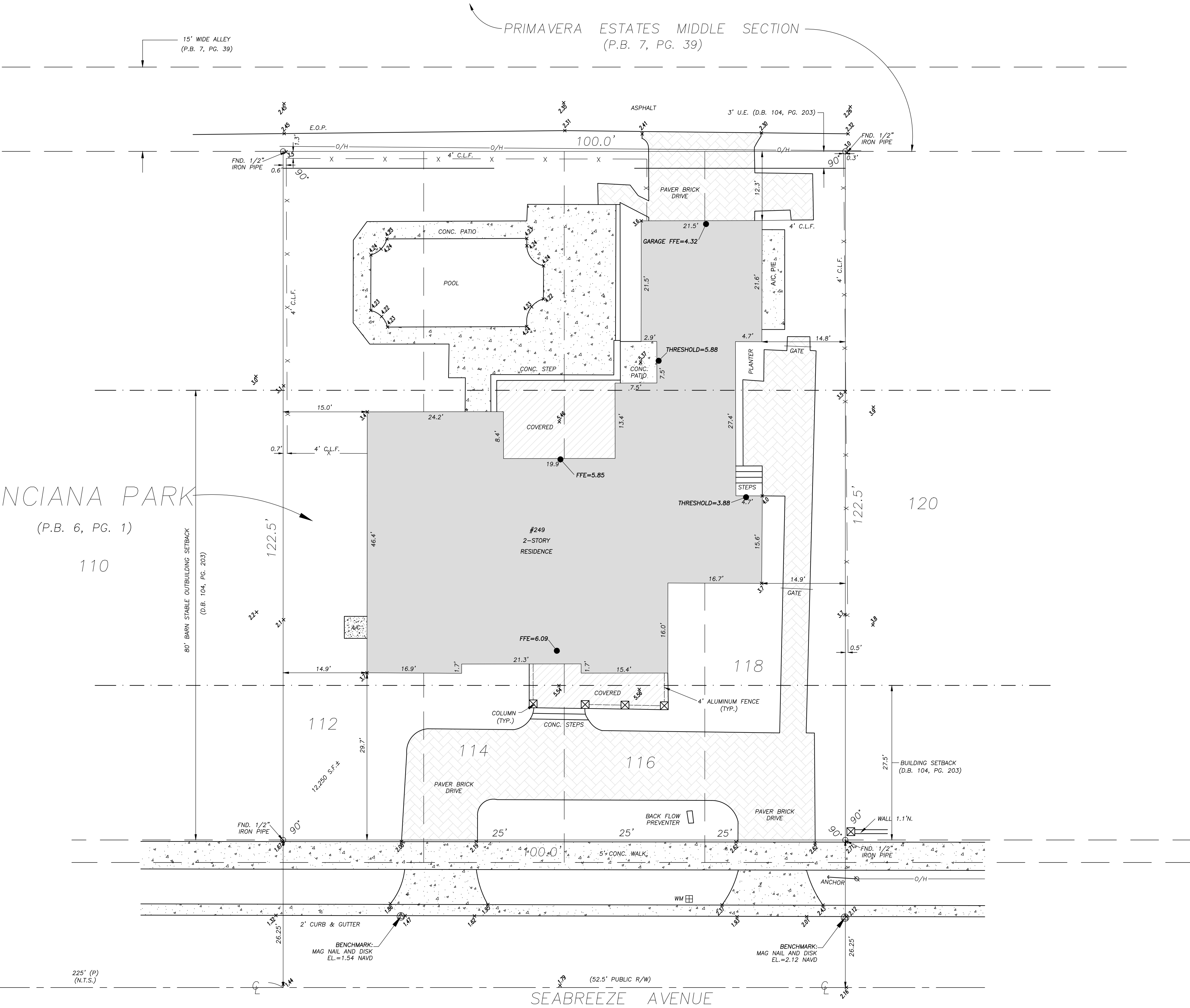
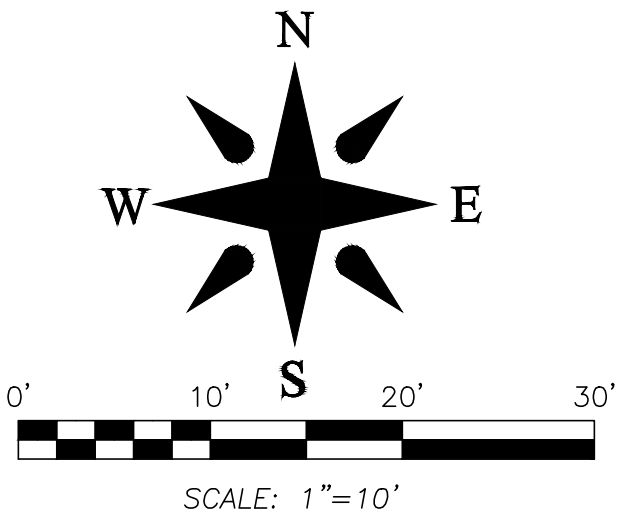
## LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACK FLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
MIN.	= MINIMUM
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODEIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.R.	= STATE ROAD
STY.	= STORY
SW	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
BL	= BASELINE
CL	= CENTERLINE
CA	= CENTRAL ANGLE/DELTA
■	= 4" x 4" CONCRETE MONUMENT FOUND (AS NOTED)
□	= 4" x 4" CONCRETE MONUMENT SET ("P.R.M. LB #4569")
●	= IRON ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
○	= IRON PIPE FOUND (AS NOTED)
●	= IRON ROD FOUND (AS NOTED)
●	= MAG NAIL FOUND
●	= MAG NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET ("P.R.M. LB #4569")
—	= PROPERTY LINE
—	= UTILITY POLE
—	= FIRE HYDRANT
—	= WATER METER
—	= WATER VALVE
—	= LIGHT POLE

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

Elizabeth L Berger & Joseph G Berger

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



**PROPERTY ADDRESS:**  
249 Seabreeze Ave  
Palm Beach, FL 33480

**LEGAL DESCRIPTION:**  
Lots 112, 114, 116, and 118 of **POINCIANA PARK**, according to the Plat thereof as recorded in Plat Book 6, Page 1, Public Records of Palm Beach County, Florida.

**FLOOD ZONE:**  
This property is located in Flood Zone AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12089C 0583F, dated 10/05/2017.

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

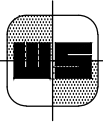
**CERTIFICATION:**  
**I HEREBY ATTEST** that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

**DATE OF LAST FIELD SURVEY:** 9/3/2021

Craig L. Wallace  
Professional Surveyor and Mapper  
Florida Certificate No. 3357  
Sheet 1 of 1

**Boundary & Topographic Survey For:**

**ELIZABETH L BERGER &  
JOSEPH G BERGER**

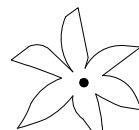

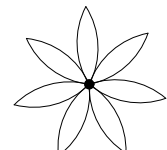




**WALLACE SURVEYING**  
CORP., LICENSED BUSINESS # 4569  
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

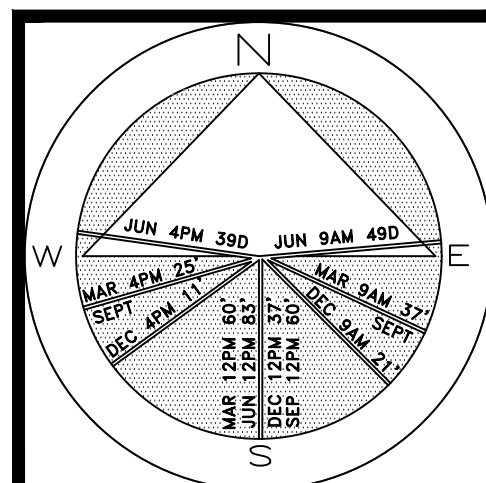
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OFFICE:	D.R.	DATE:	09/03/21	DWG. NO.:	21-1483-1		
CY'D:	C.W.	REF:	21.1483.1.DWG	SHEET	1	OF	1





SYMBOL	PLANT NAME	QTY.
	COCOS NUCIFERA COCONUT PALMS	2
	LIVISTONIA CHINENSIS CHINESE FAN PALM	3
	ROYSTONEA REGIA ROYAL PALMS	3
	SABAL PALMETTO SABAL PALM	3
	VEITCHIA SPP. VEITCHIA PALM - DOUBLE-TRUNK	1

NOTE: THE SITE CURRENTLY HAS NO EXISTING TREES



JOB NUMBER: # 22290.00 LA  
DRAWN BY: Sean Twomey  
DATE: 11.02.2023  
01.16.2024

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

ARC-24-006

Existing/As-Built Conditions Plan

SCALE IN FEET 0' 8' 16' 24'





Aerial View



NOTES:  
PROPOSED RE-SURFACING OF POOL AND DECK DO NOT INCLUDE ANY CHANGES TO EXISTING GRADING, DRAINAGE, AND STORMWATER MANAGEMENT SYSTEM.  
SEE EXISTING APPROVED GRADING, DRAINAGE, AND STORMWATER MANAGEMENT PLAN BY AFFINITY ARCHITECTS - DATED 05/10/1999 FOR DETAILS.

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**DISCLAIMER:**  
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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**1-800-432-4770**  
SUNSHINE STATE ONE CALL  
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**ENVIRONMENT  
DESIGN  
GROUP**  
139 North County Road 5420-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, M.L.A. R.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
249 Seabreeze Avenue  
Town of Palm Beach

F L O R I D A

JOB NUMBER: # 22290.00 LA  
DRAWN BY: Jean Twomey  
DATE: 10.23.2023

SHEET L1.2

ARC-24-006  
Existing Conditions / Photos





Front / Southeast Side of Property



East Side of Property



East Side of Property



West Side of Property



Backyard Pool Garden



Backyard Pool Garden



Backyard Pool Garden



Street View



Rear / North Side of Property

ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480  
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F L O R I D A

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2023  
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DRAWN BY: Jean Twomey  
DATE: 10.23.2023

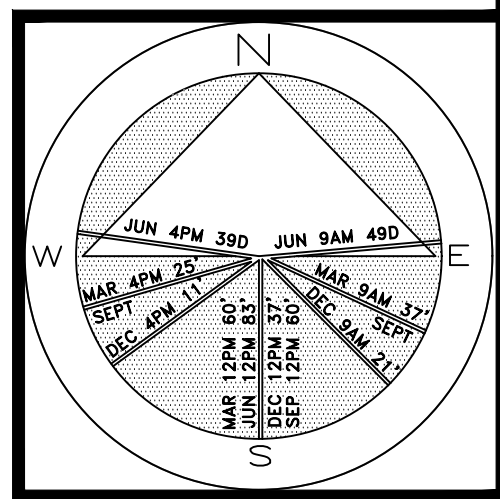
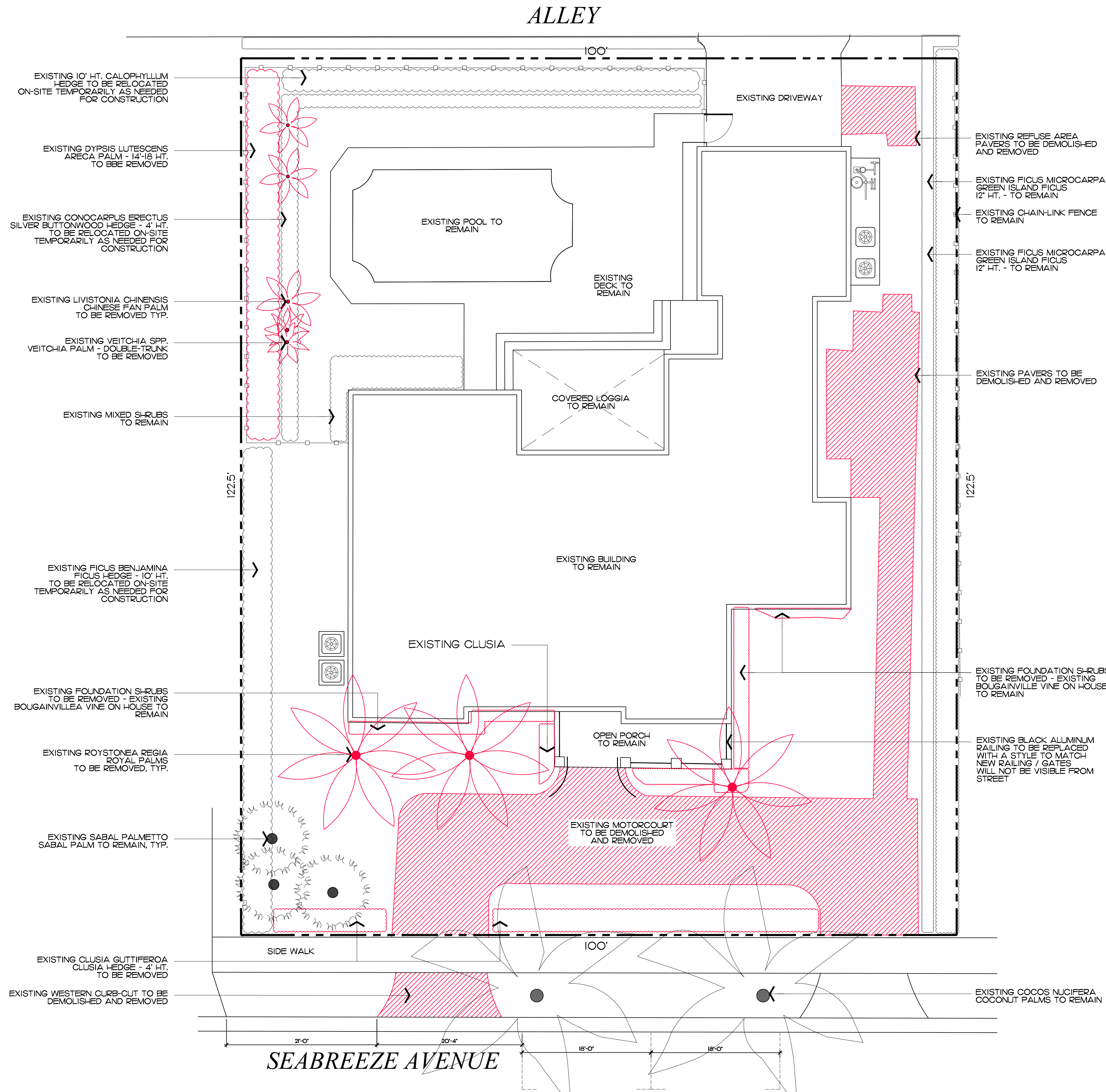
SHEET L1.3

ARC-24-006  
Existing Conditions / Photos



Private Residence  
249 Seabreeze Avenue  
Town of Palm Beach

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DRAWN BY: Jean Twomey  
DATE: 10.23.2023

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Vegetation Action / Demolition Plan

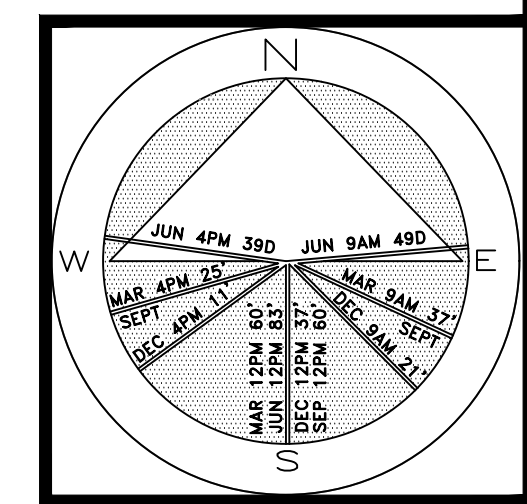
ARC-24-006

SCALE IN FEET 0' 8' 16' 24'

SHEET L2.0

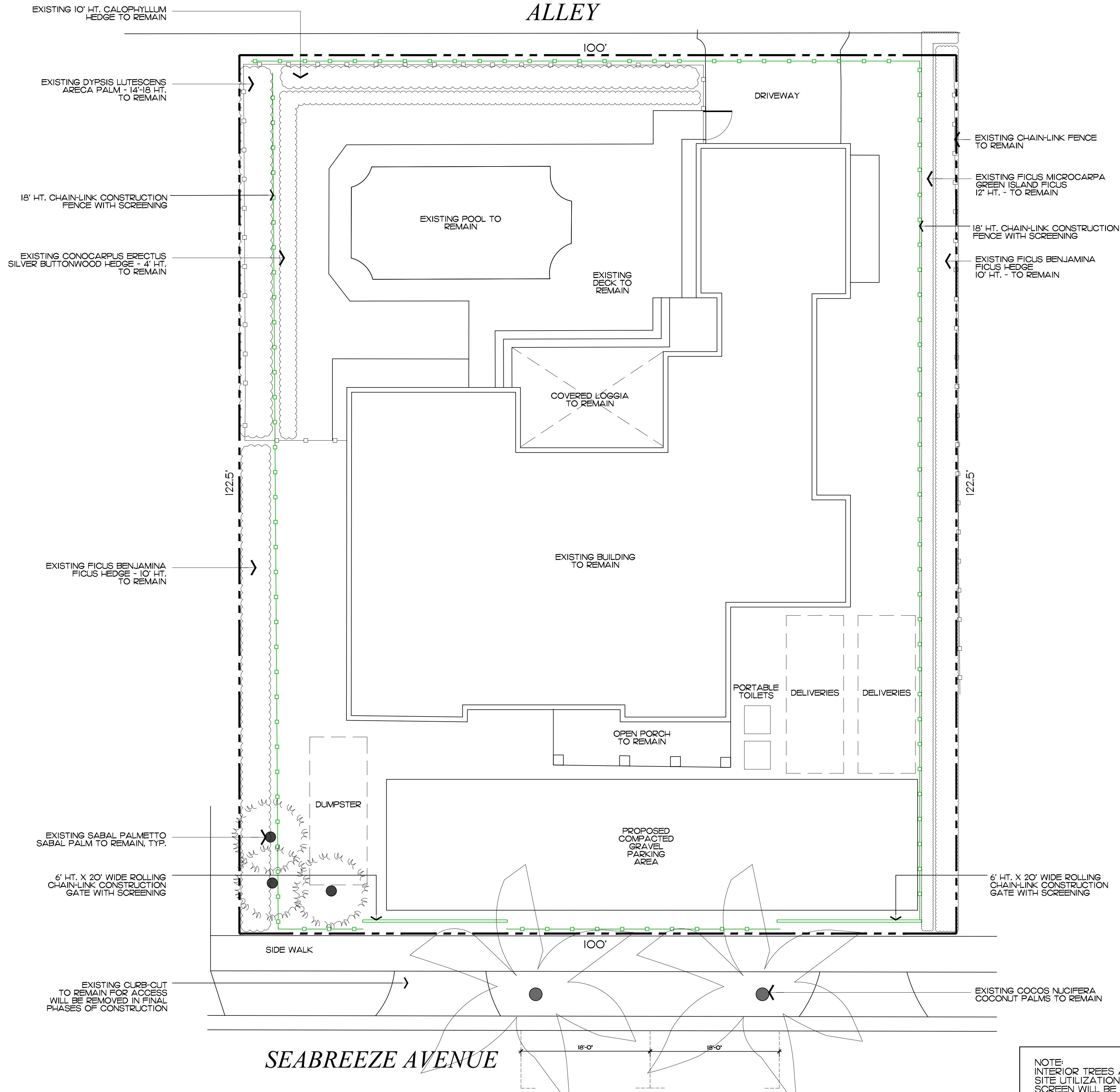
Private Residence  
249 Seabreeze Avenue  
Town of Palm Beach

F L O R I D A



JOB NUMBER: # 22290.00 LA  
DRAWN BY: Sean Twomey  
DATE: 10.23.2023

SHEET L3.0



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.



ESTIMATED CONSTRUCTION SCHEDULE		
• FEB 28, 2024	– PROJECTED ARCOM MEETING	
• MAR 2024	– SUBMIT FOR PERMIT	
• 1 MONTH –APR 2024	– MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES	
• 2 MONTHS –MAY – JUNE 2024	INSTALLATION	
	– FINISHES	
	– LANDSCAPE & HARDSCAPE	
• 1 MONTH	– FINAL INSPECTIONS	
• +/-3 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT	

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

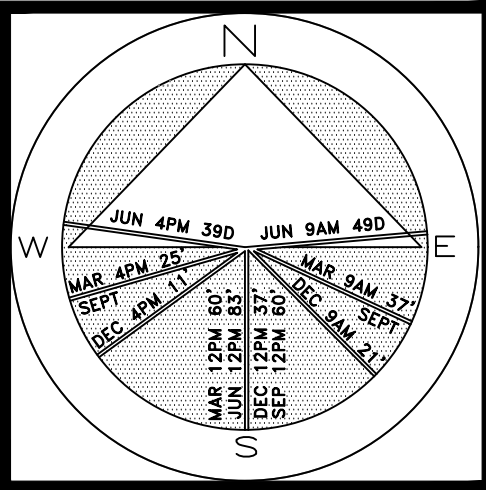
TRUCK SIZES  
2-5 DUMP TRUCKS (18 FT LENGTH) FOR DEBRIS REMOVAL  
TRAILER (25 FT LENGTH) FOR EXCAVATOR / DEMOLITION  
LANDSCAPE TRUCKS (20 FT LENGTH)  
FLAT BED TRUCKS (40 FT LENGTH) FOR PAVERS/STONES, TREES/PALMS DELIVERIES

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

NOTE:

ALL DELIVERIES AND OFFLOADING OF PAVERS, STONES, TREES, AND PALMS WILL REQUIRE SEPARATE ROW & MOT PERMITS. SUBCONTRACTORS TO FILE FOR EACH PERMIT ACCORDING TO THEIR CORRESPONDING PHASE OF WORK WITHIN ESTIMATED CONSTRUCTION SCHEDULE. ALL OTHER WORK TO BE PERFORMED ON SITE IN CONJUNCTION WITH PROPOSED CONSTRUCTION STAGING AND SCREENING PLAN. (ONSITE ACTIVITIES / NOT ROW)

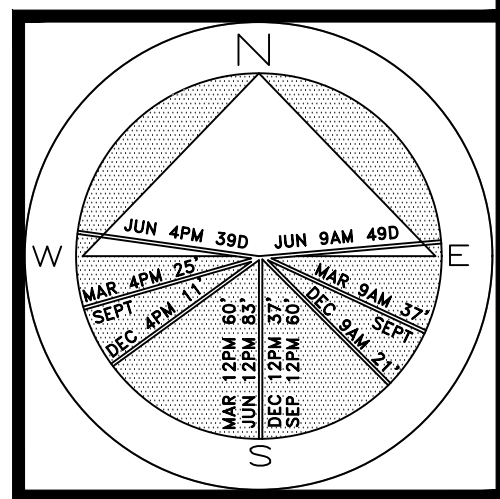
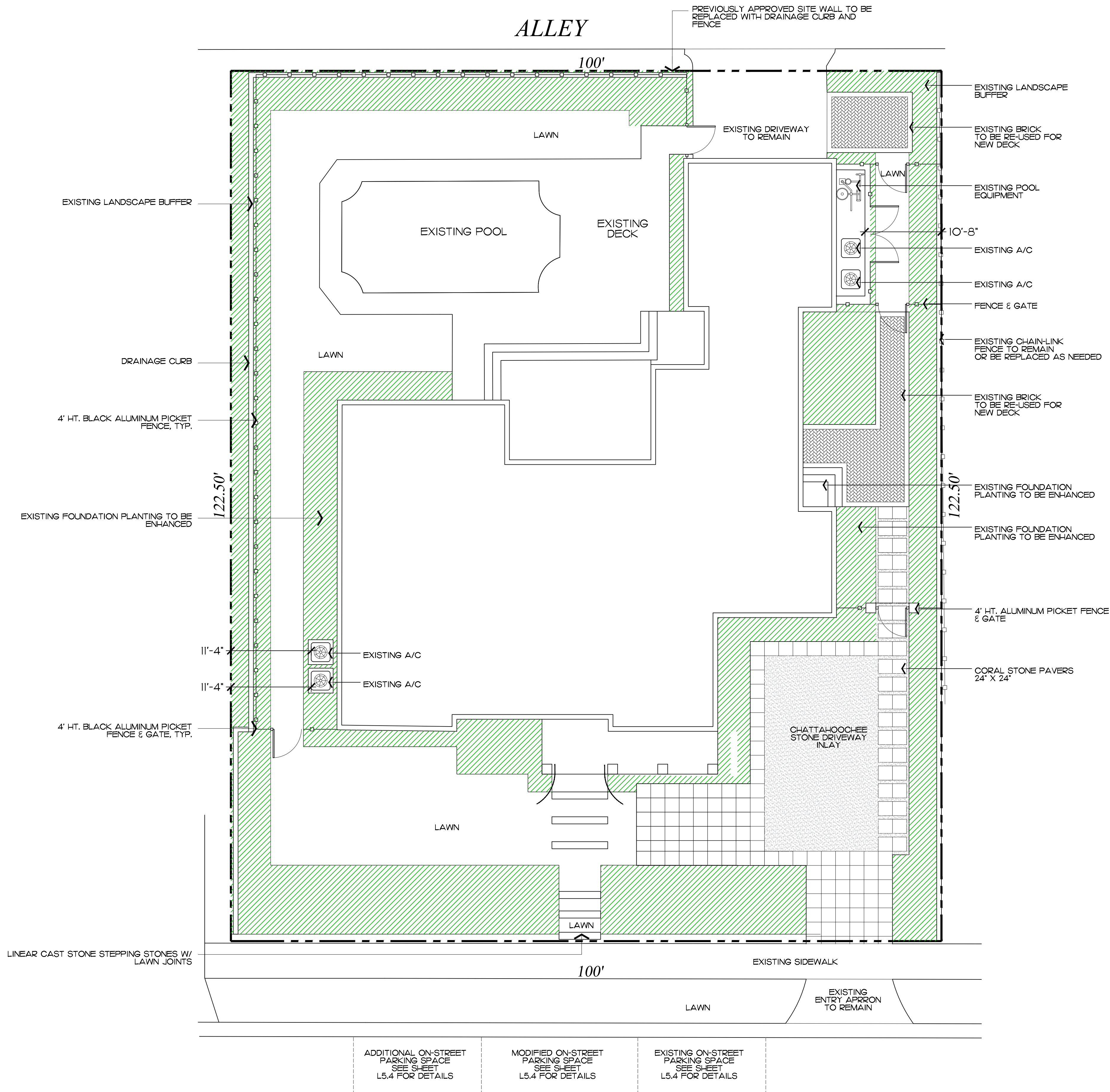


JOB NUMBER: # 22290.00 LA  
DRAWN BY: Jean Twomey  
DATE: 10.23.2023  
01.02.2024

SHEET L4.0

Private Residence  
249 Seabreeze Avenue  
Town of Palm Beach

A  
D  
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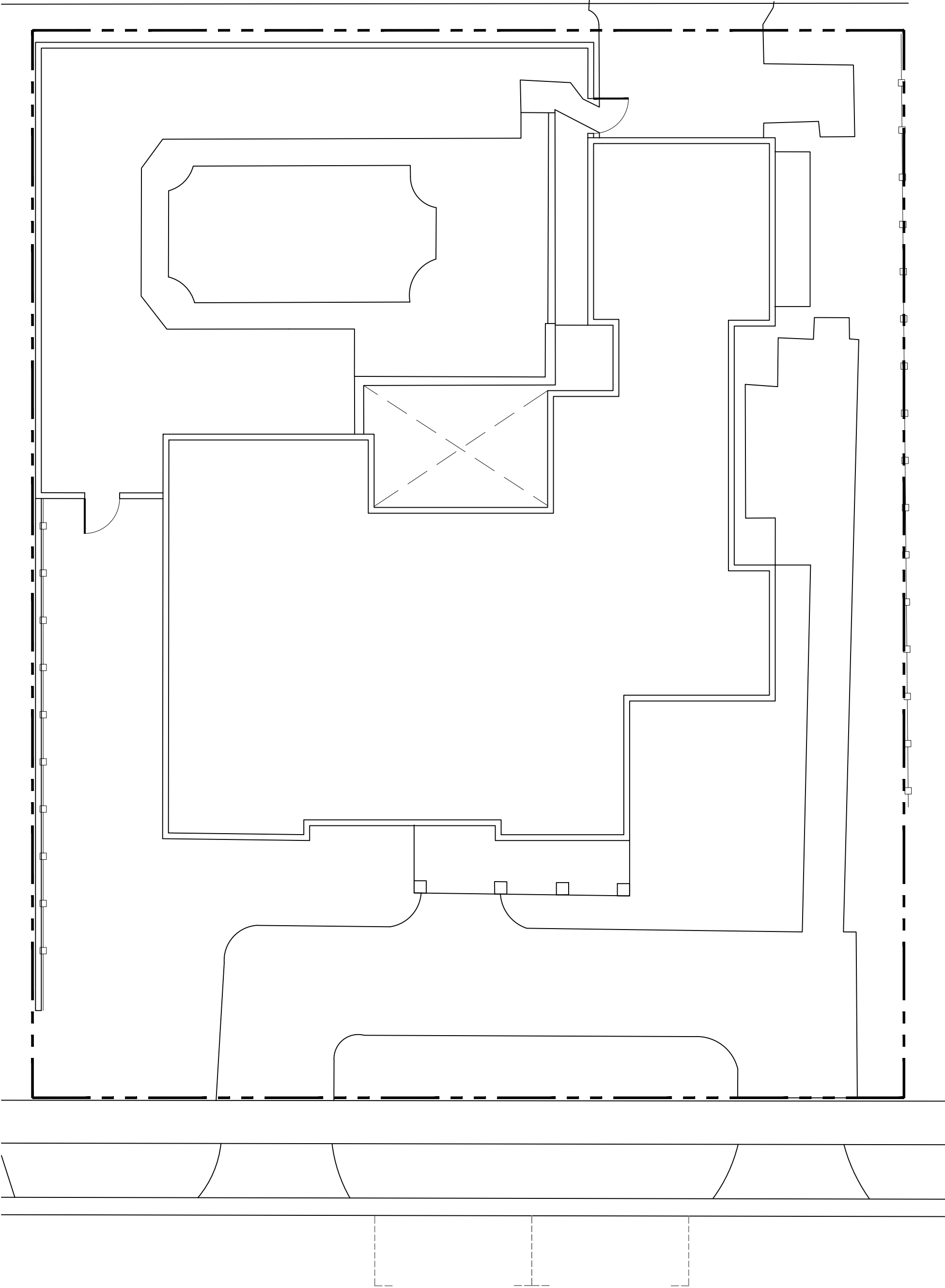


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DRAWN BY: Allison Padilla  
/ Sean Twomey  
Adam Mills  
DATE: 10.23.2023  
01.04.2024

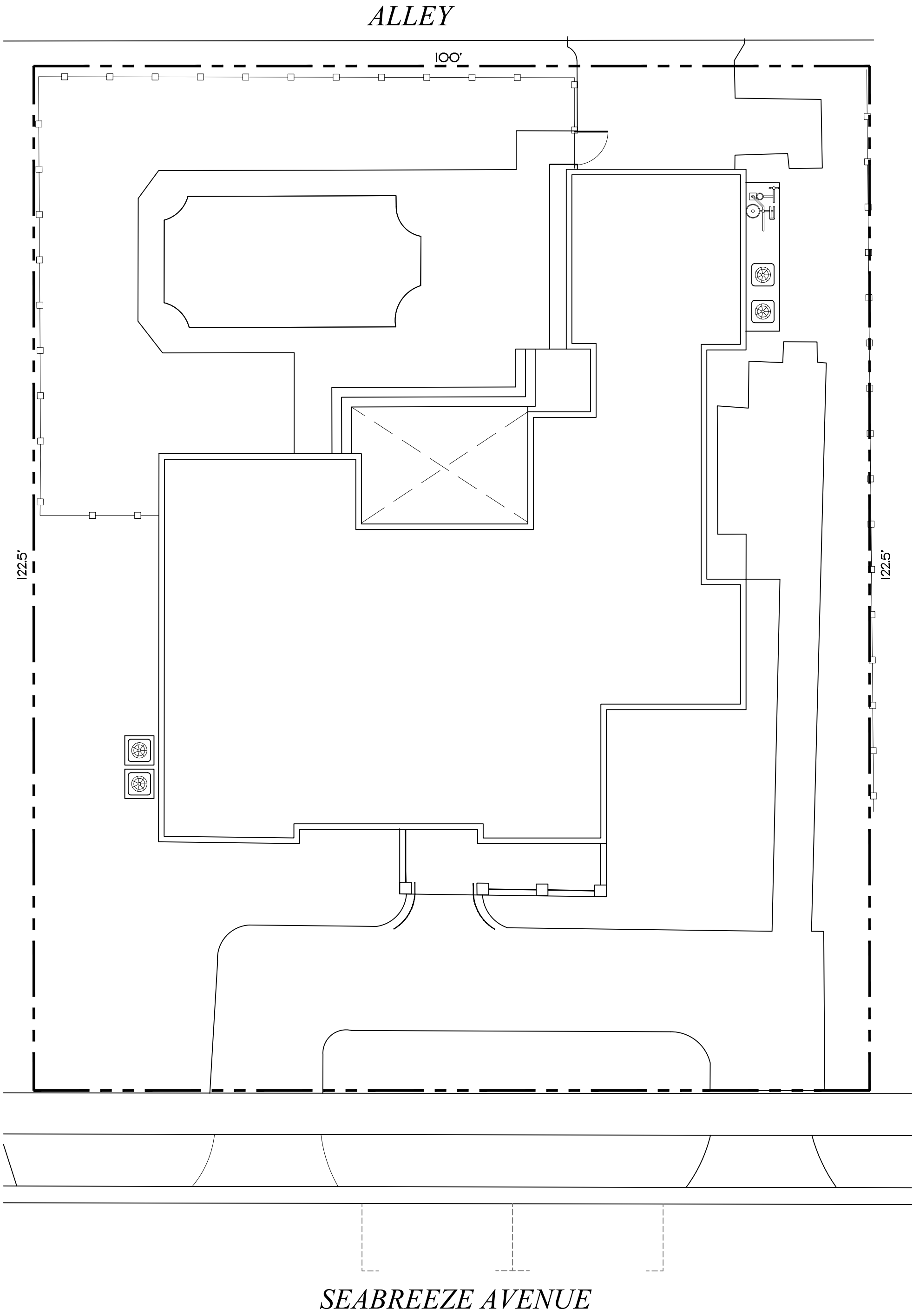
SHEET L5.0

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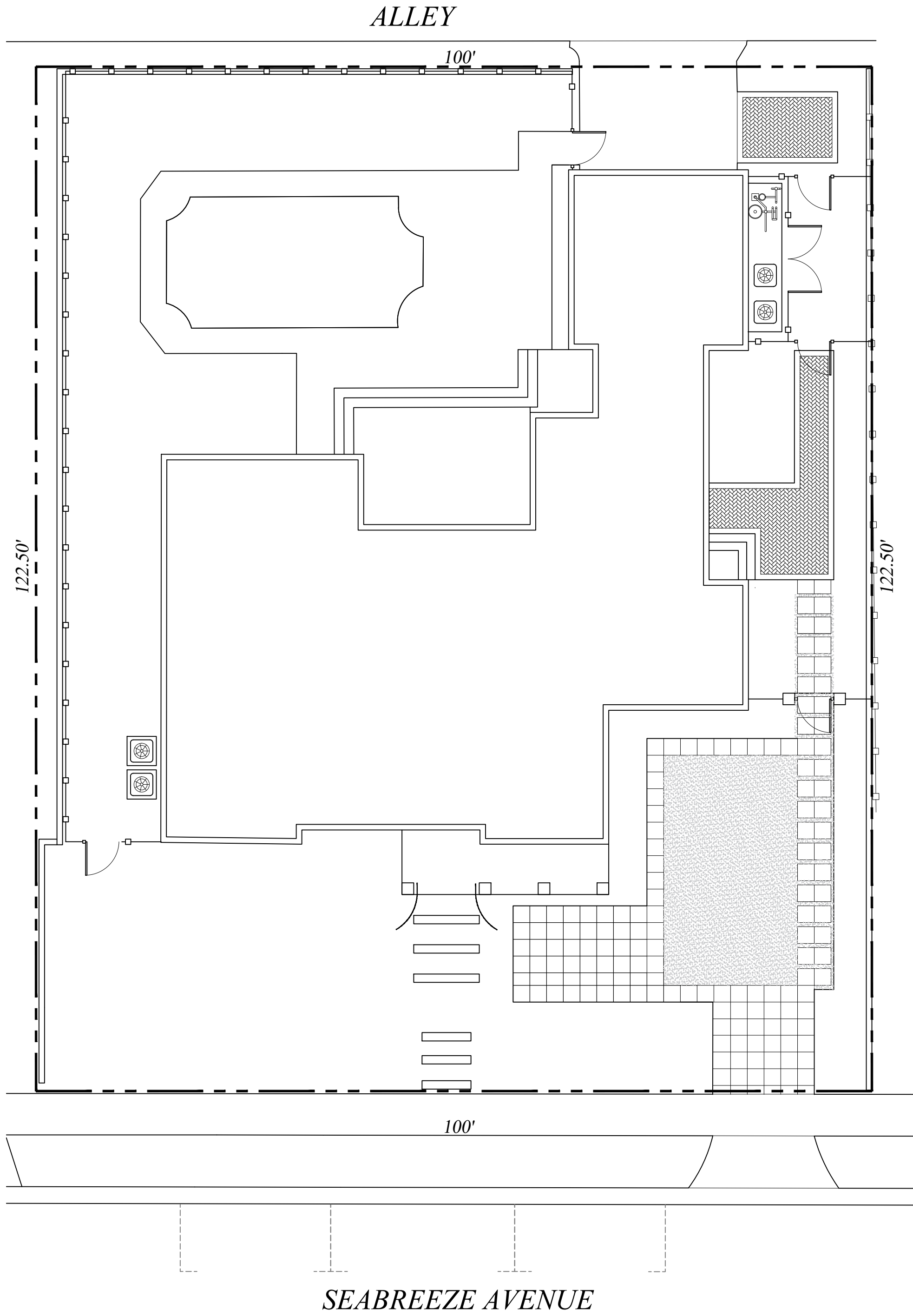




Previously Approved

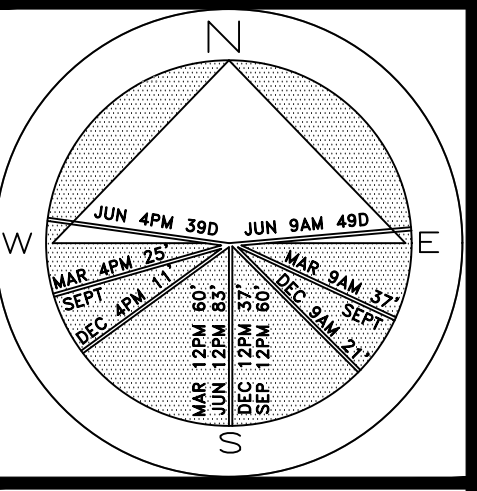


Existing / As-Built Plan



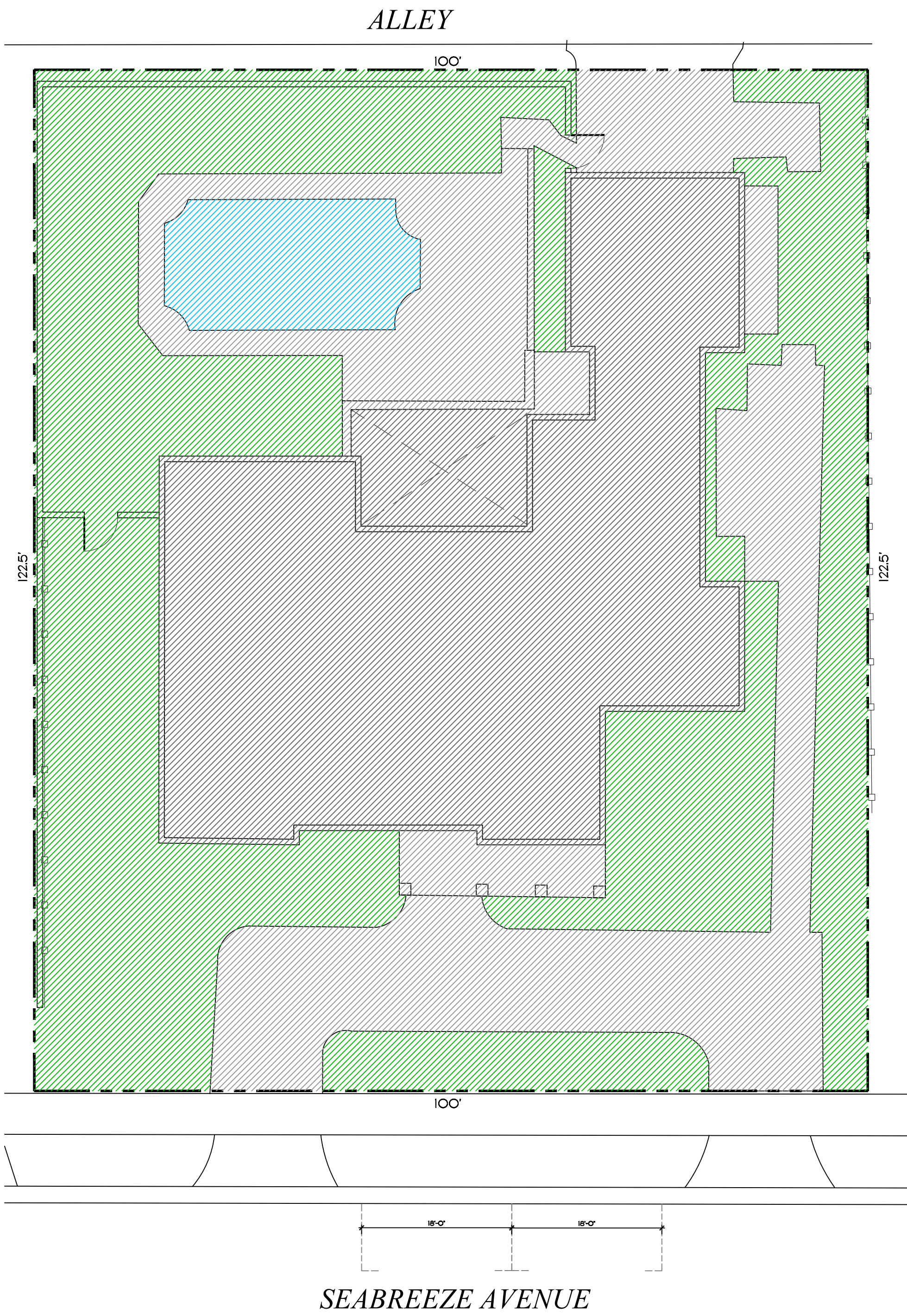
Currently Proposed

Private Residence  
249 Seabreeze Avenue  
Town of Palm Beach

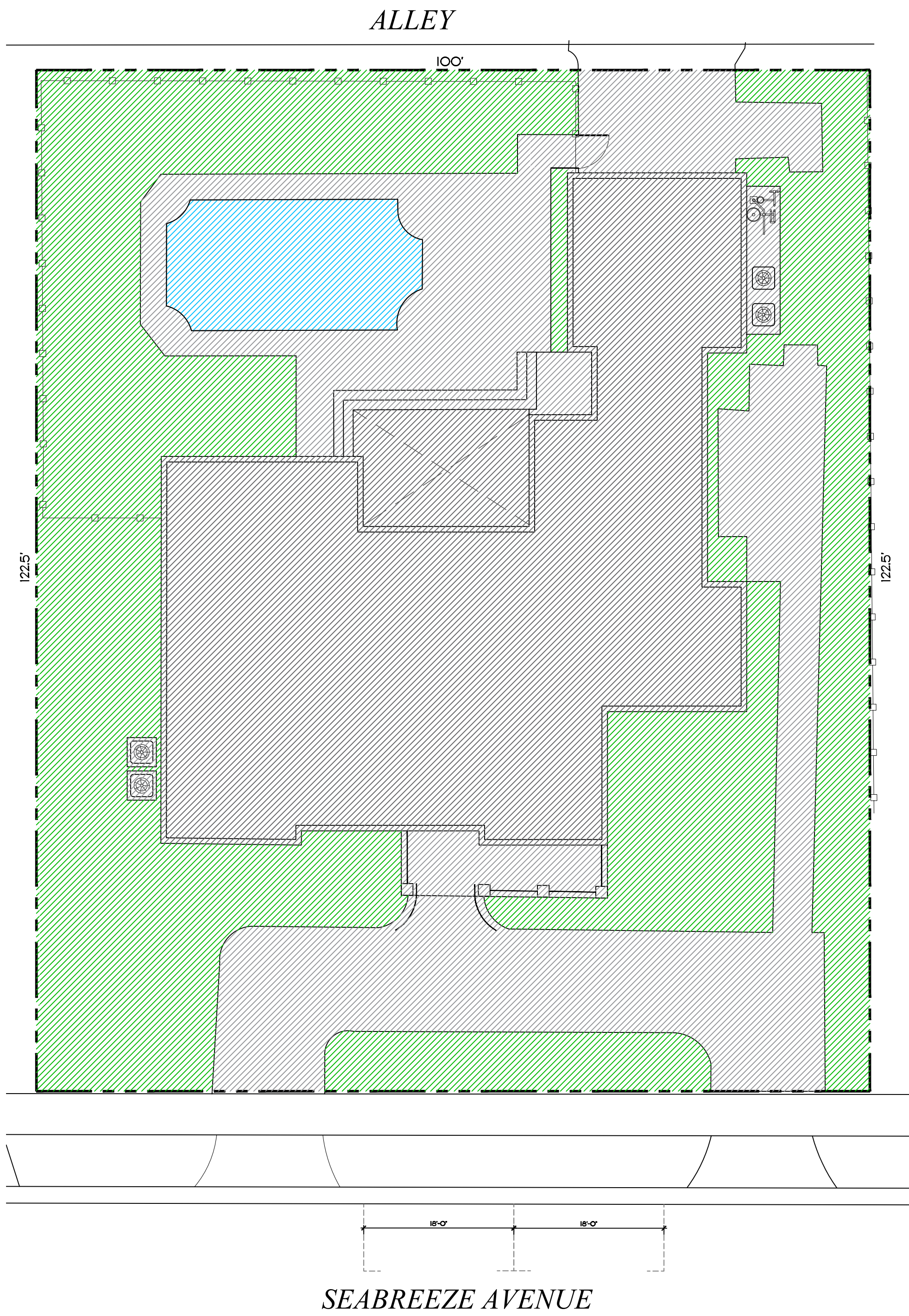


JOB NUMBER: # 22290.00 LA  
DRAWN BY: Allison Padilla  
/ Sean Twomey  
Adam Mills  
DATE: 10.23.2023

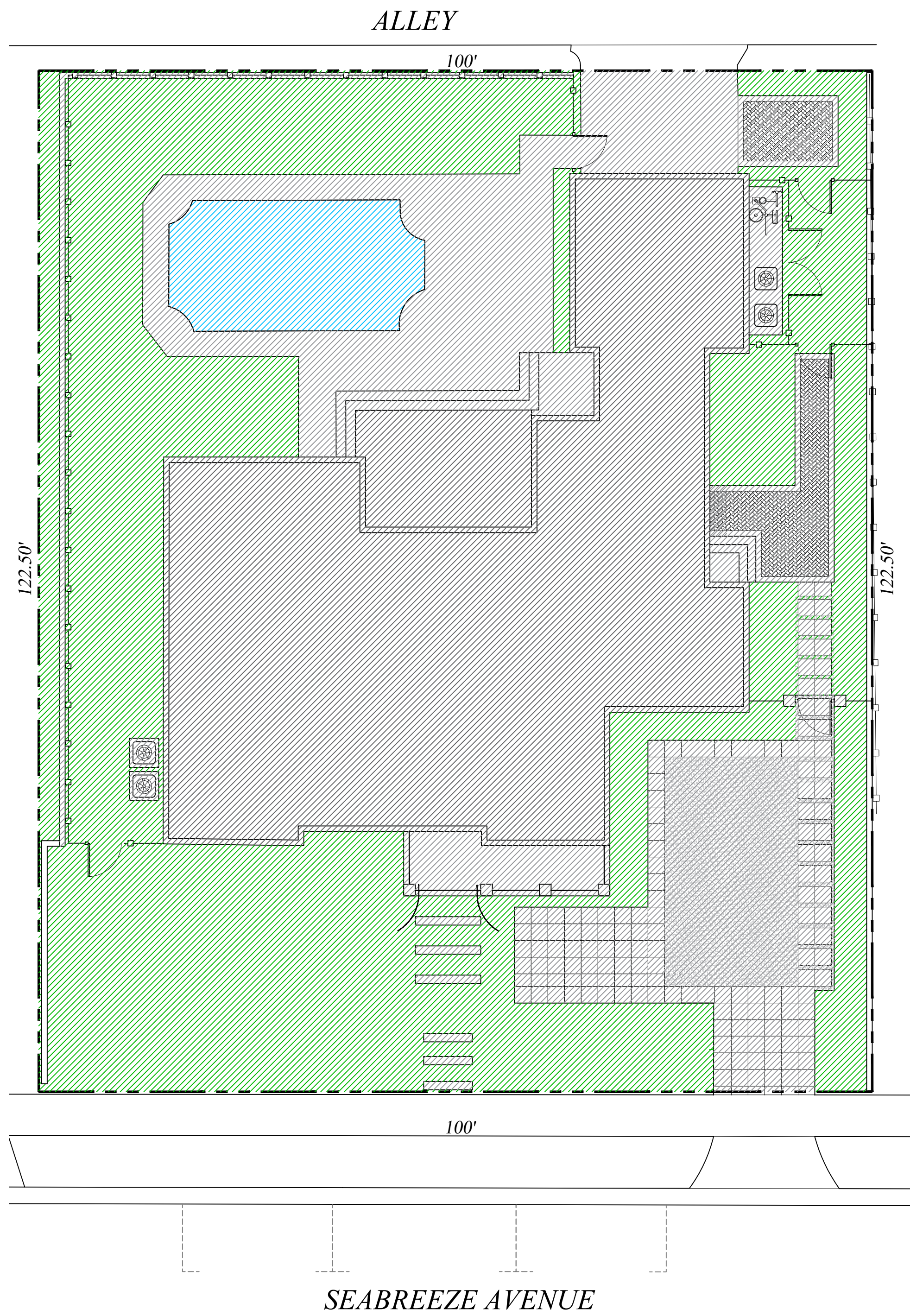




Previously Approved



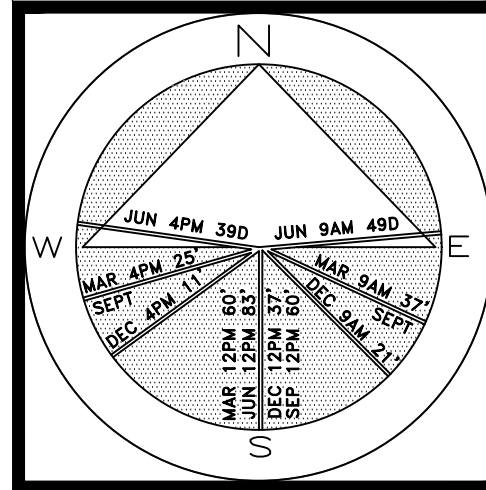
Existing / As-Built Plan



Currently Proposed

Private Residence  
249 Seabreeze Avenue  
Town of Palm Beach

F L O R I D A



JOB NUMBER: # 22290.00 LA  
DRAWN BY: Allison Padilla / Sean Twomey / Adam Mills  
DATE: 10.23.2023  
03.11.2024

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### Site Requirements

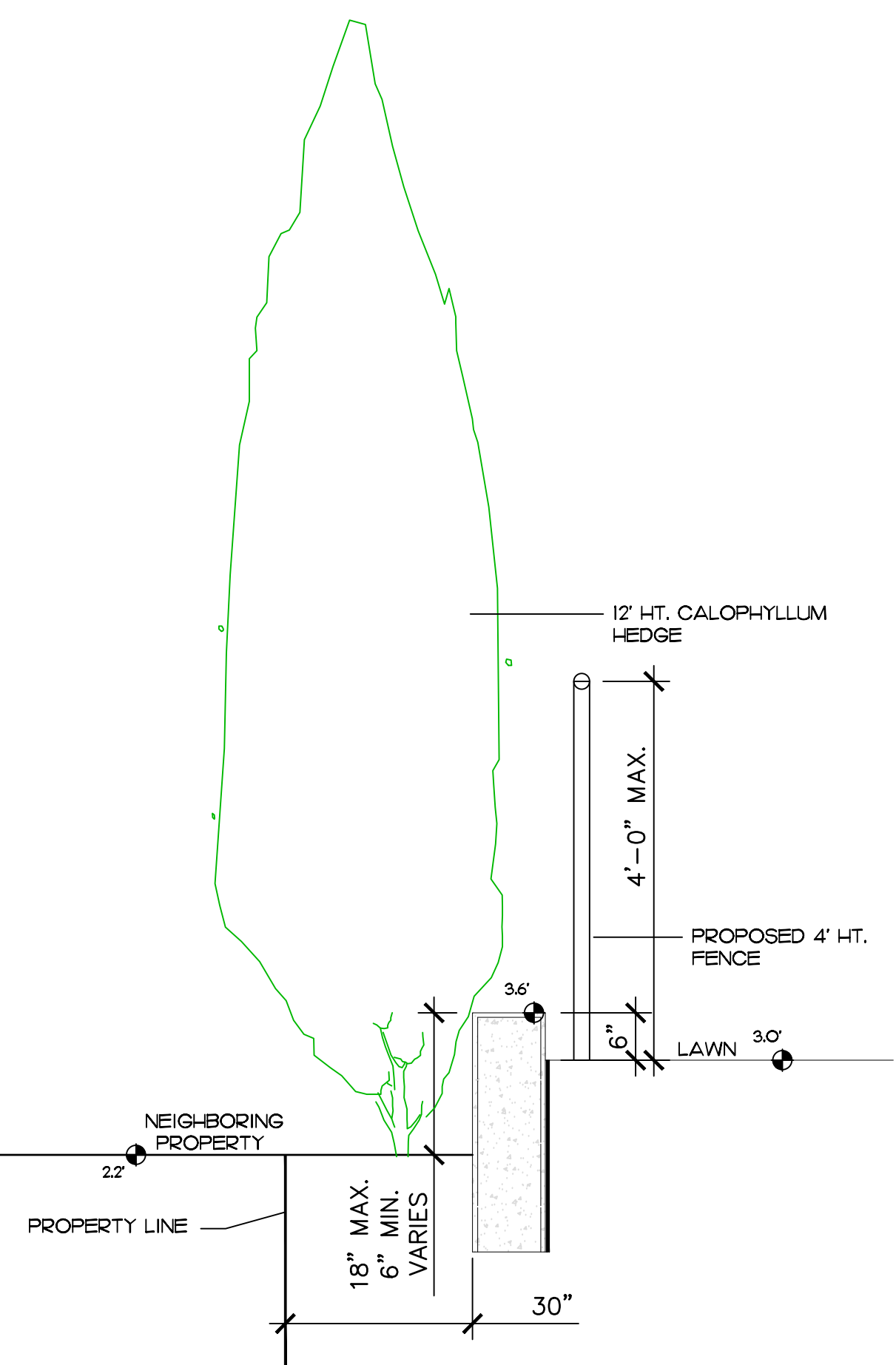
DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		PROPOSED	
LOT ZONE	RB - (50 - PALM BEACH)					
LOT AREA	10,000 S.F. MINIMUM		12,235 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,505.75 S.F.	40.71%	4,982 S.F.	47.5%	5,813 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	52%	1,300 S.F.	52%	1,300 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,752.8 S.F.	54.9%	3,025 S.F.	54.9%	3,025 S.F.

- ### Legend
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
  - IMPERVIOUS AREA (HARDSCAPE)
  - PERVIOUS AREA / OPEN SPACE
  - PERVIOUS AREA / WATER FEATURE

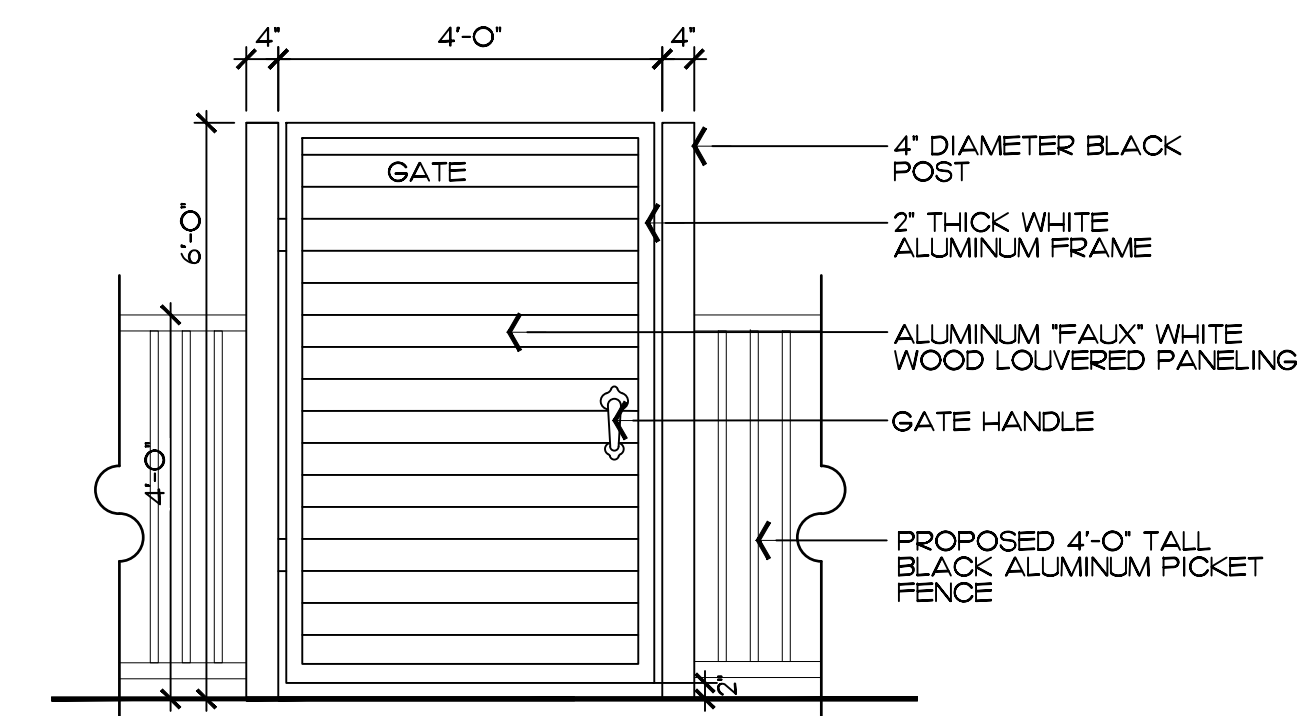
ARC-24-006  
Landscape Open Space  
Calculations  
SCALE: 3/16" = 1'-0"

SHEET L5.2

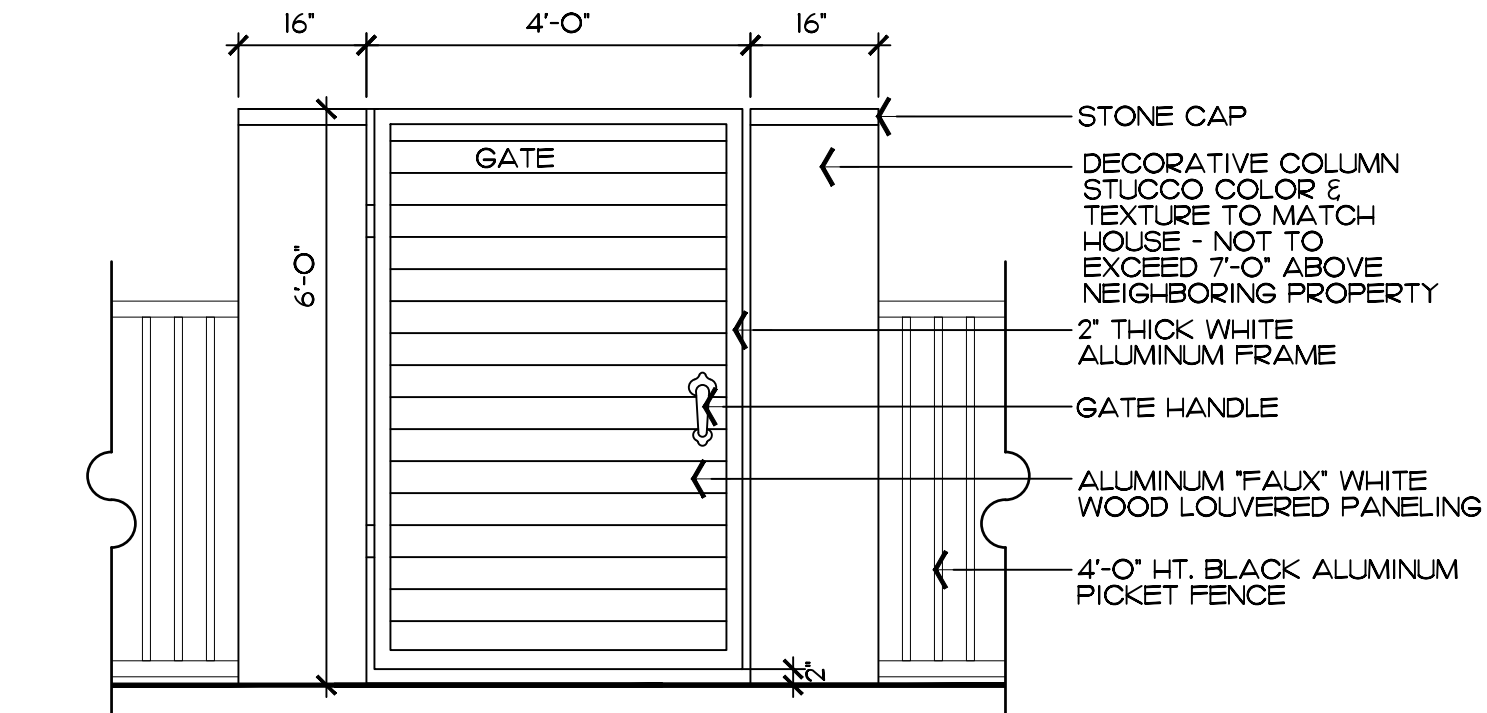




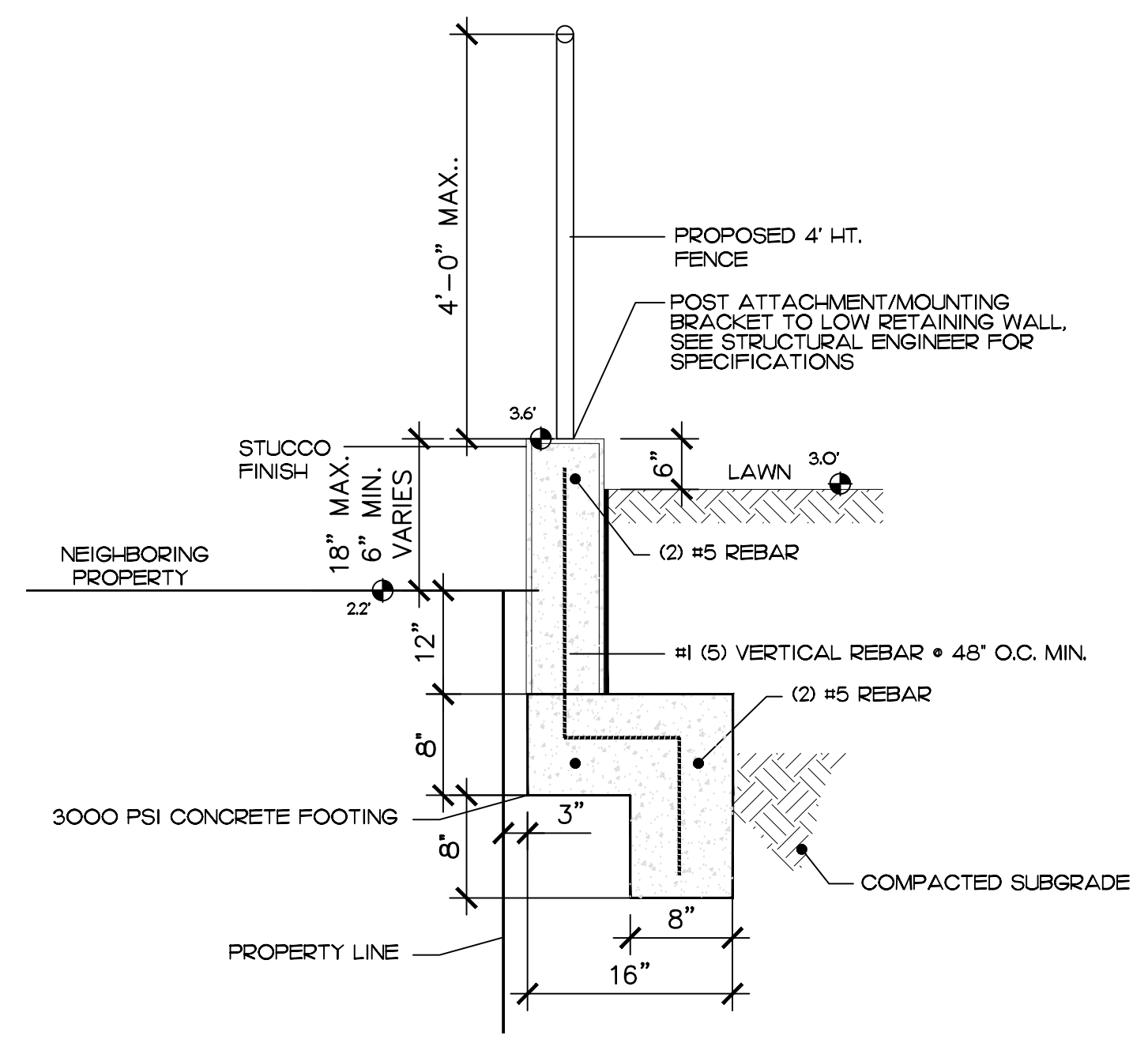
1 Drainage, Retaining Wall, & Fence  
L5.3 NOT TO SCALE



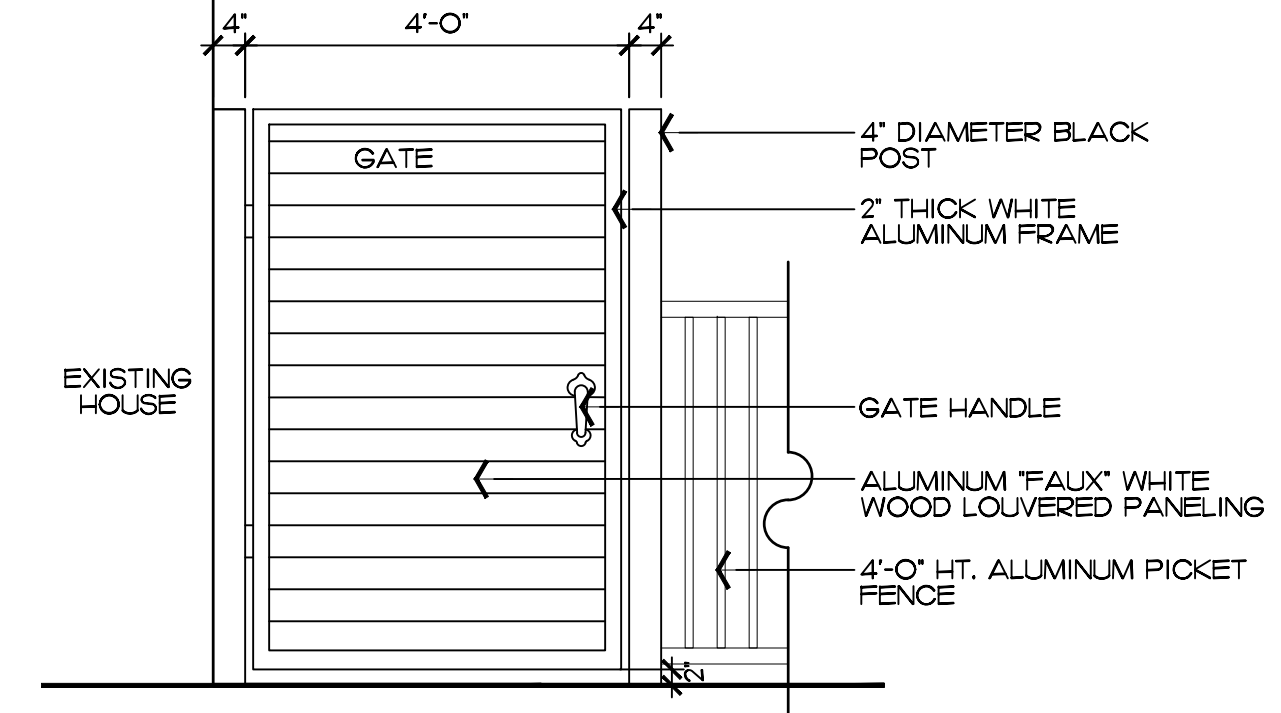
3 Site Wall & Gate  
L5.3 SCALE: 1/2" = 1'-0"



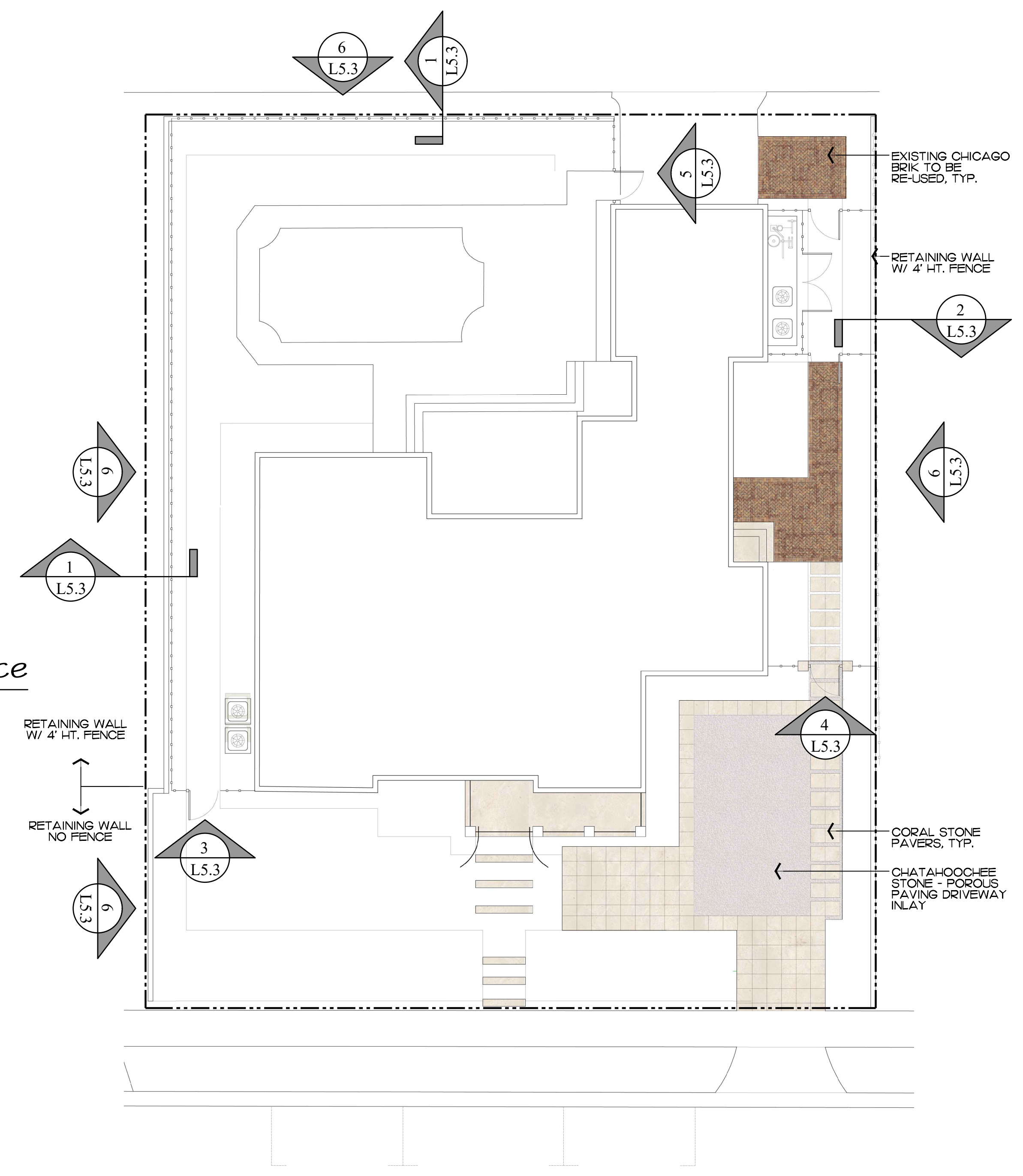
4 Site Wall & Gate  
L5.3 SCALE: 1/2" = 1'-0"



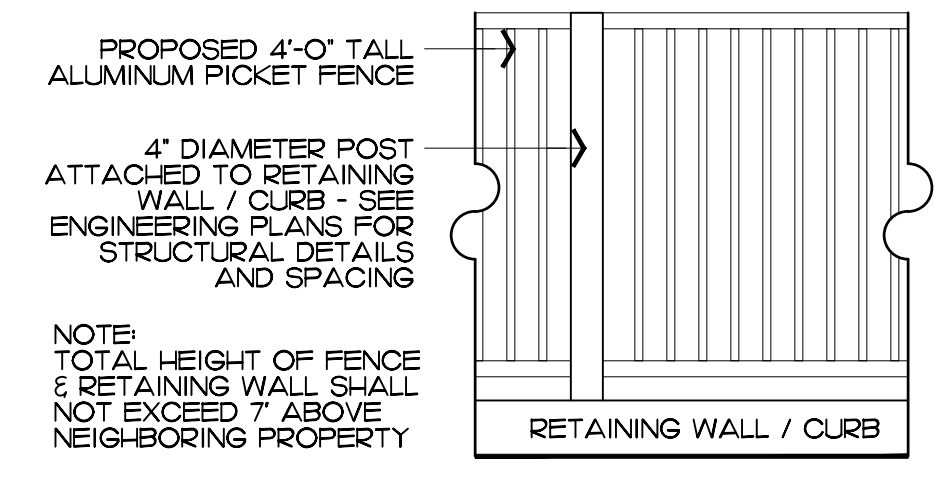
2 Drainage, Retaining Wall, & Fence  
L5.3 NOT TO SCALE



5 Site Wall & Gate  
L5.3 SCALE: 1/2" = 1'-0"



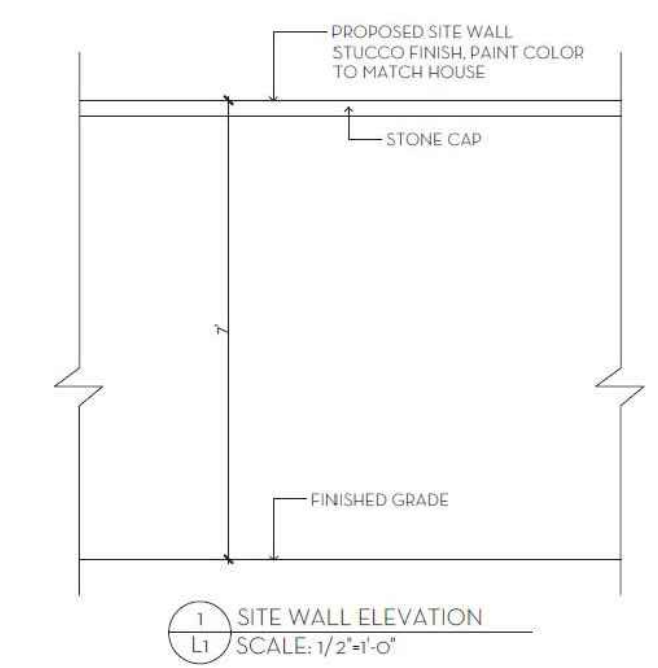
NOTES:  
DRAWINGS ARE FOR GRAPHIC PURPOSES ONLY.  
ENGINEERING PLANS WILL BE PROVIDED FOR PERMITTING.  
NO WALL, GATE, OR FENCE, SHALL EXCEED 7'-0" ABOVE NEIGHBORING PROPERTIES.



6 Fence Elevation  
L5.3 SCALE: 1/2" = 1'-0"



4' HT. BLACK ALUMINUM PICKET FENCE



1 Site Wall Elevation  
L1 SCALE: 1/2" = 1'-0"

## Hardscape Materials



EXISTING CHICAGO BRICK TO BE RE-USED



CORAL STONE PAVERS



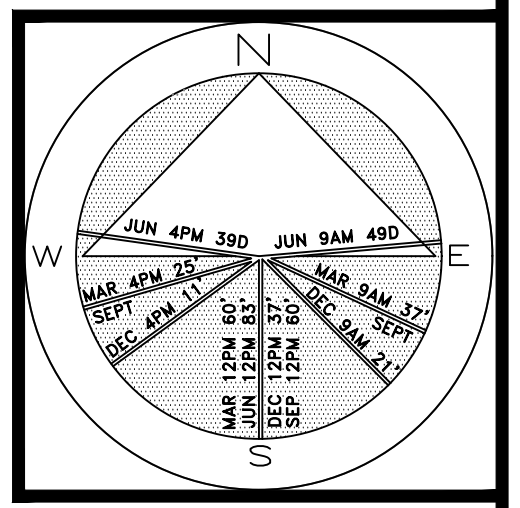
CHATAHOOCH-EE STONE DRIVEWAY INLAY



INVISIBLE STRUCTURES - POROUS PAVING

**ENVIRONMENTAL DESIGN GROUP**  
130 North County Road 5400-B Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, M.L.A. P.L.A. #6666784  
Dustin@environmentaldesigngroup.com

Private Residence  
249 Seabreeze Avenue  
Town of Palm Beach



JOB NUMBER: # 22290.00 LA  
DRAWN BY: Allison Padilla / Sean Twomey / Adam Mills  
DATE: 10.23.2023  
01.16.2024  
01.26.2024  
02.22.2024  
03.11.2024

NOTE:  
7' HT. SITE WALL WAS PREVIOUSLY APPROVED BY NIEVERA WILLIAMS  
SEE PLAN DATED: 02/24/2021  
APPROVAL HAS SINCE EXPIRED

Previously Approved Site Wall

ARC-24-006

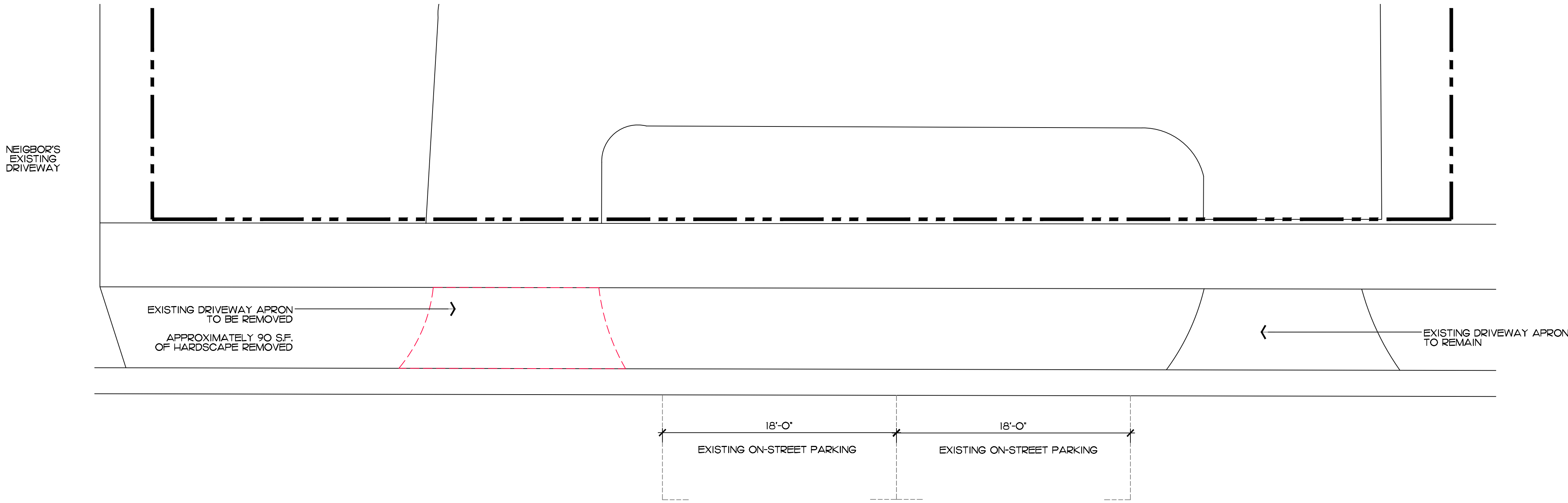
Exterior Material & Finishes

**2024**  
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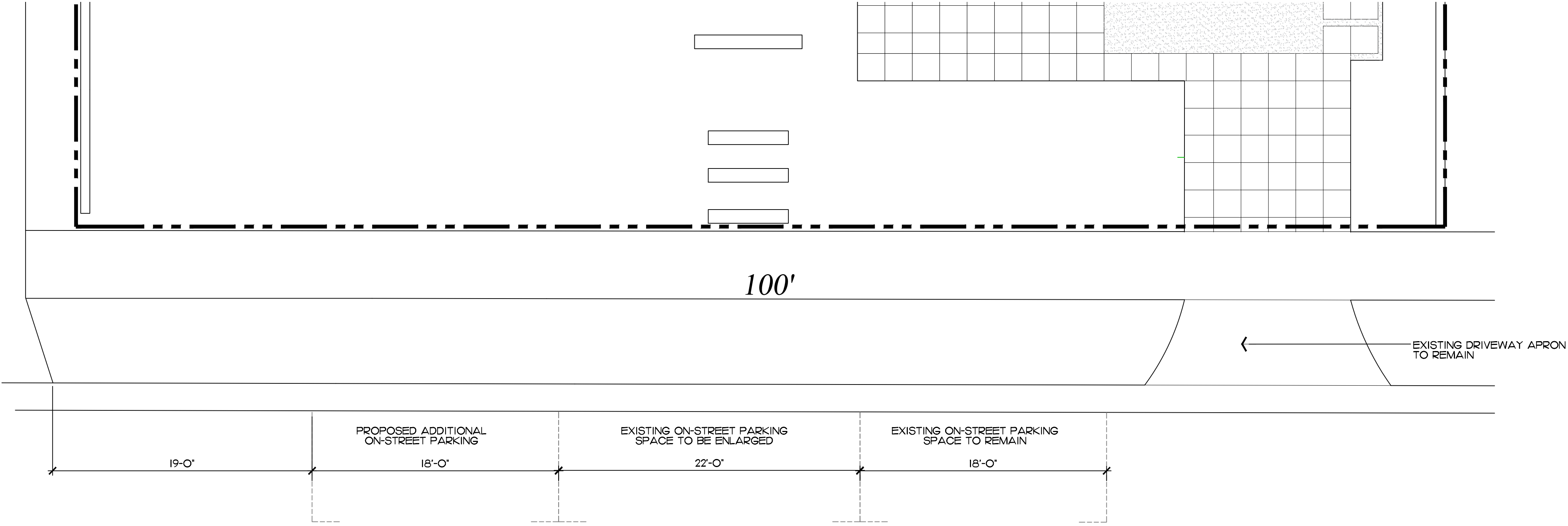


SEABREEZE AVENUE

Existing Street Parking



Existing Conditions



SEABREEZE AVENUE

Proposed Additional Street Parking

ENVIRONMENT  
DESIGN  
GROUP

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

Phone 561.832.4600 Mobile 561.313.4424

Landscape Architecture

Land Planning

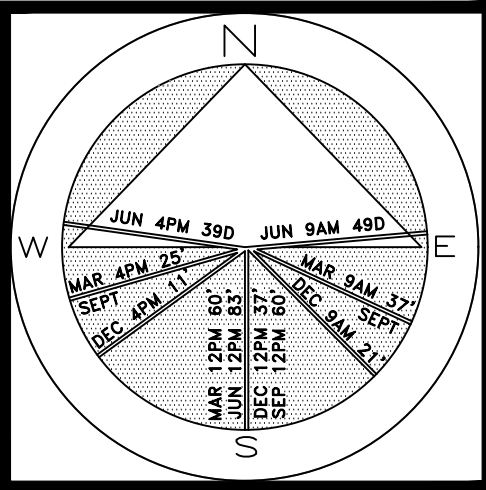
Landscape Management

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

Dustin@environmentdesigngroup.com

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Town of Palm Beach

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JOB NUMBER: # 22290.00 LA  
DRAWN BY: Allison Padilla  
DATE: 11.20.2023  
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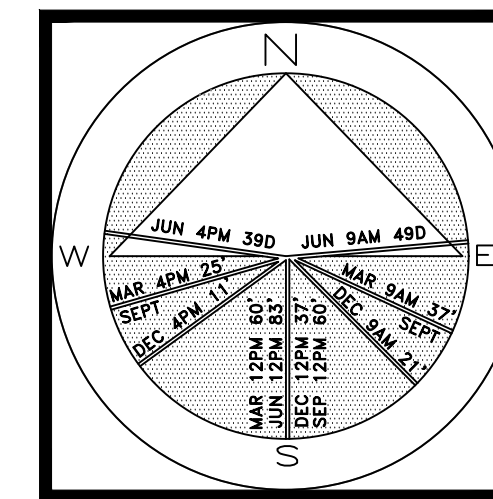
ARC-24-006  
Proposed Additional Street Parking  
SCALE IN FEET 3/16" = 1'

SHEET L5.4



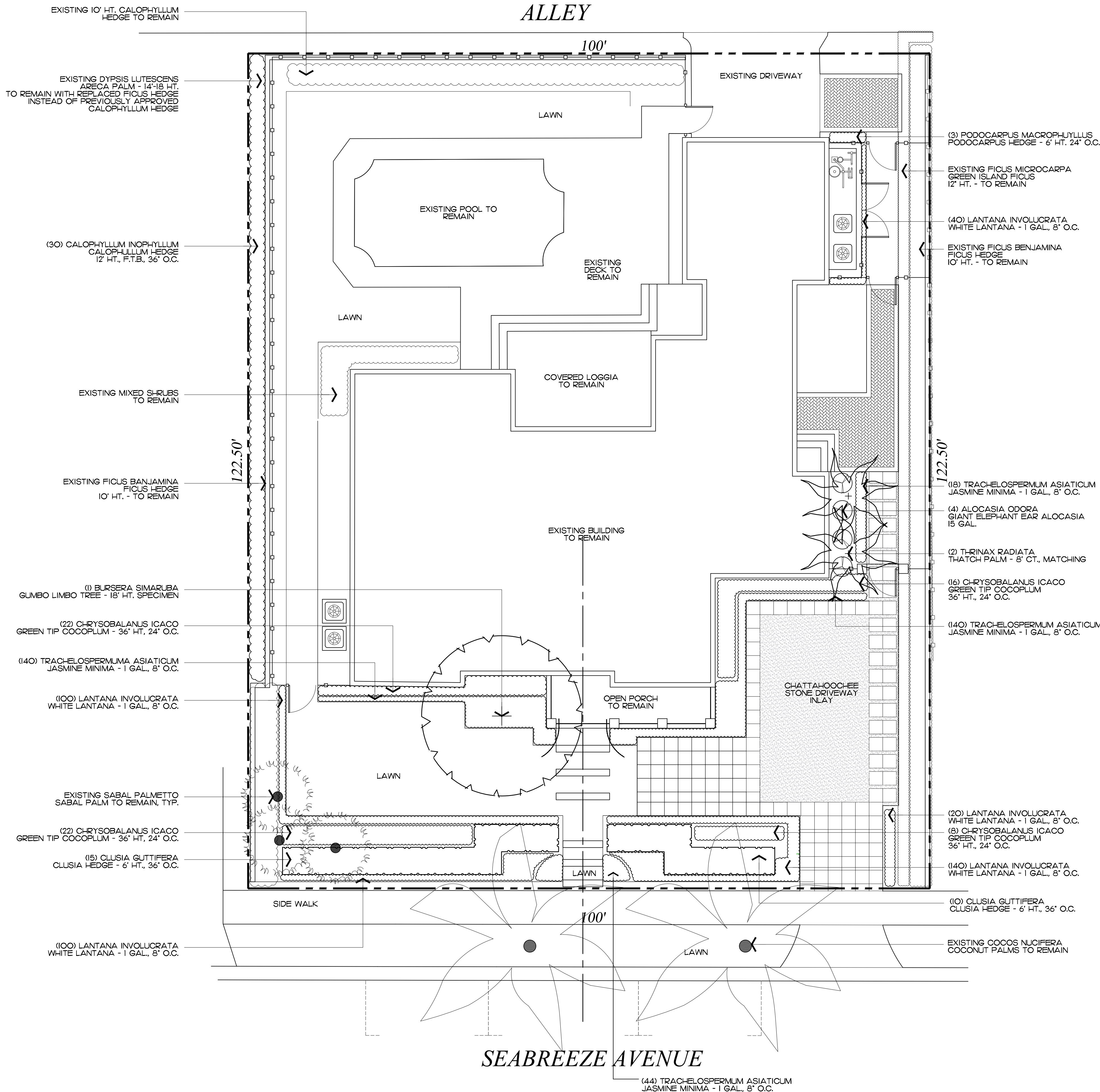
Private Residence  
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F L O R I D A



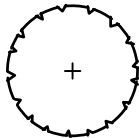
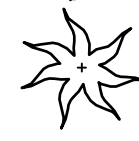
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DRAWN BY: Allison Padilla / Jean Tuomey / Adam Mills  
DATE: 10.23.2023  
01.04.2024  
02.22.2024  
03.11.2024

SHEET L6.0

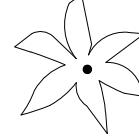




Proposed Palms & Trees

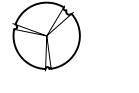


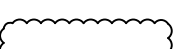

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA GUMBO LIMBO TREE	1	18' HT. SPECIMEN	YES
	THRINAX RADIATA FLORIDA THATCH PALM	2	8' CT., MATCHING	YES
TOTAL:		3		
NATIVE:		3 (100%)		

Existing Palms



SYMBOL	PLANT NAME	QTY.
	COCOS NUCIFERA COCONUT PALMS	2
	SABAL PALMETTO SABAL PALM	3

NOTE: THE SITE CURRENTLY HAS NO EXISTING TREES

Proposed Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA GIANT ELEPHANT EAR ALOCASIA	4	37" HT. 24" O.C.	NO
	CALOPHYLLUM INOPHYLLUM CALPHYLLUM HEDGE	18	12' HT., F.T.B., 36" O.C.	NO
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM HEDGE	56	37" HT. 24" O.C.	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	25	6' HT., 36" O.C.	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	3	6' HT., 24" O.C.	NO
TOTAL:		106		
NATIVE:		56 (52.8%)		

Proposed Groundcover

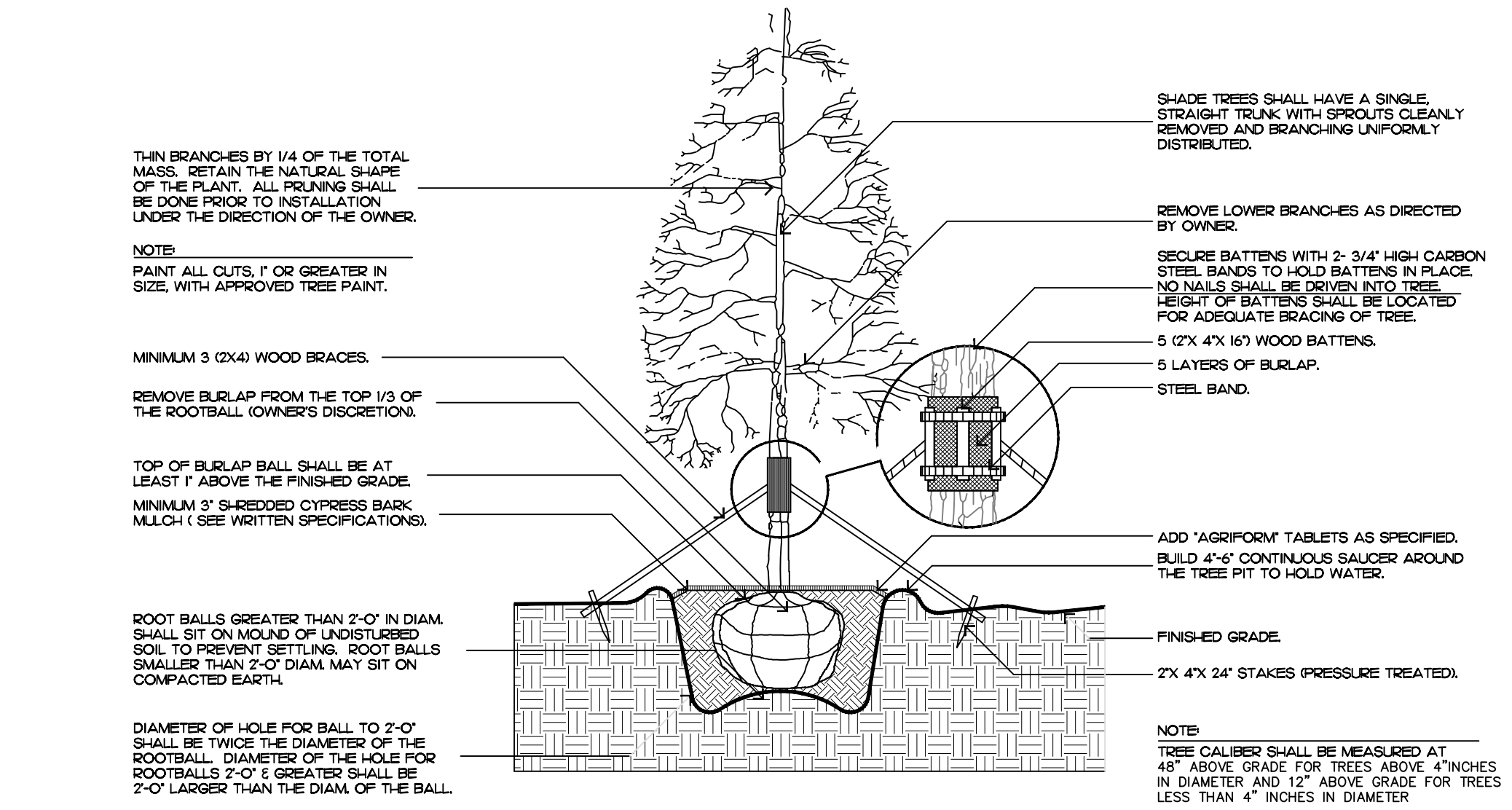
SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	LANTANA INVOLUCRATA WHITE LANTANA	380	1 GAL., 8" O.C.	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	300	1 GAL., 8" O.C.	NO
TOTAL:		111		
NATIVE:		53 (47.74%)		

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DATE: 04.17.2023  
03.11.2024

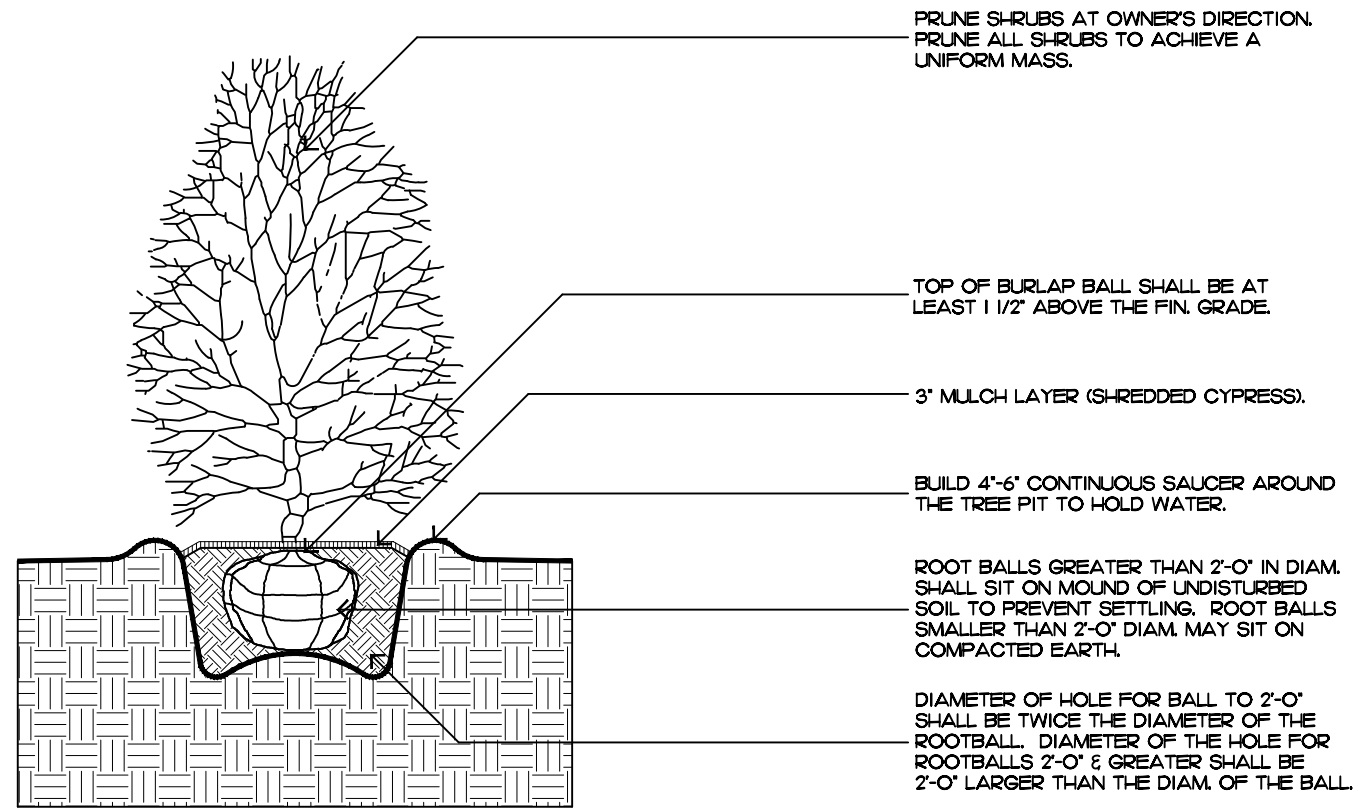
SHEET L6.1





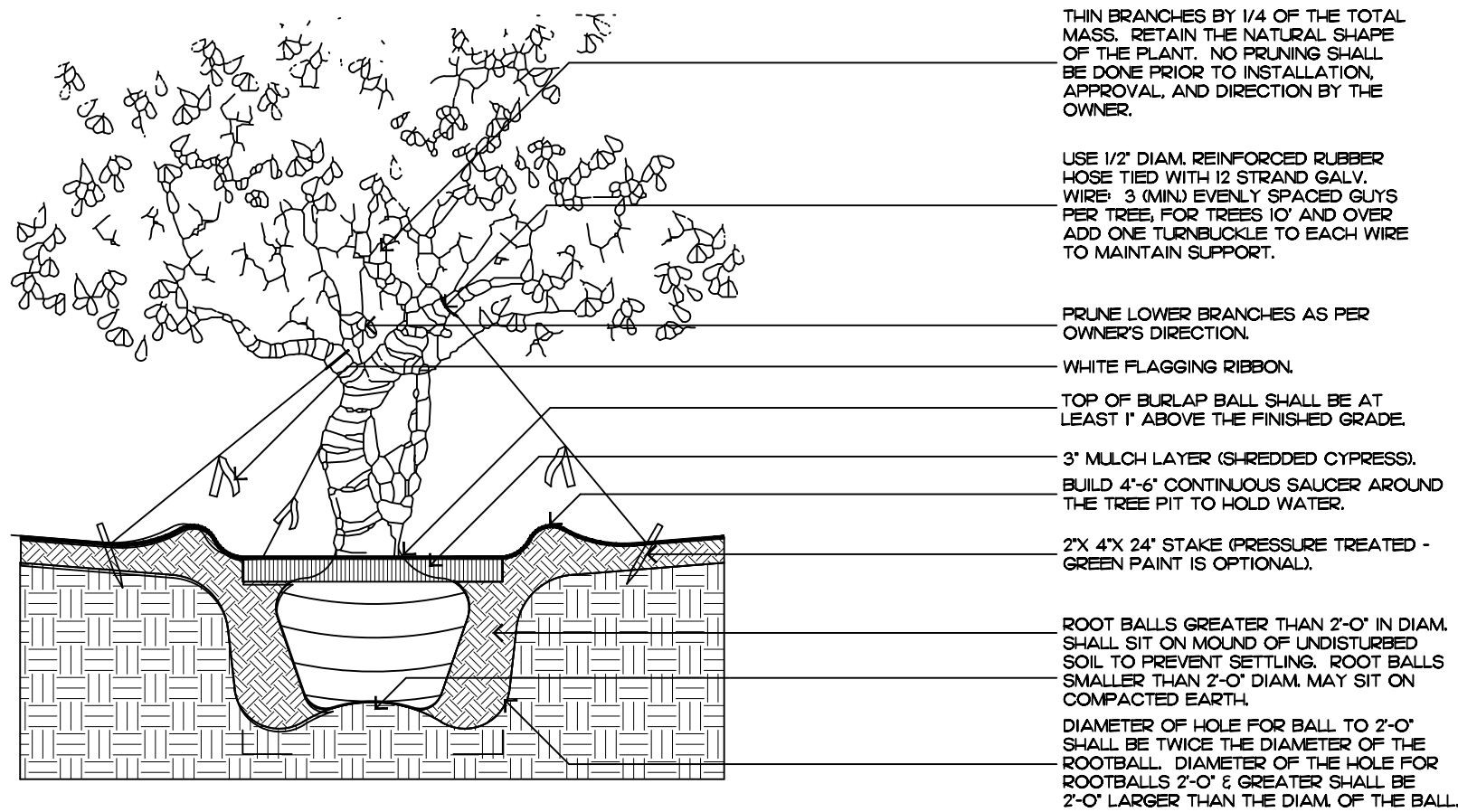
tree planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



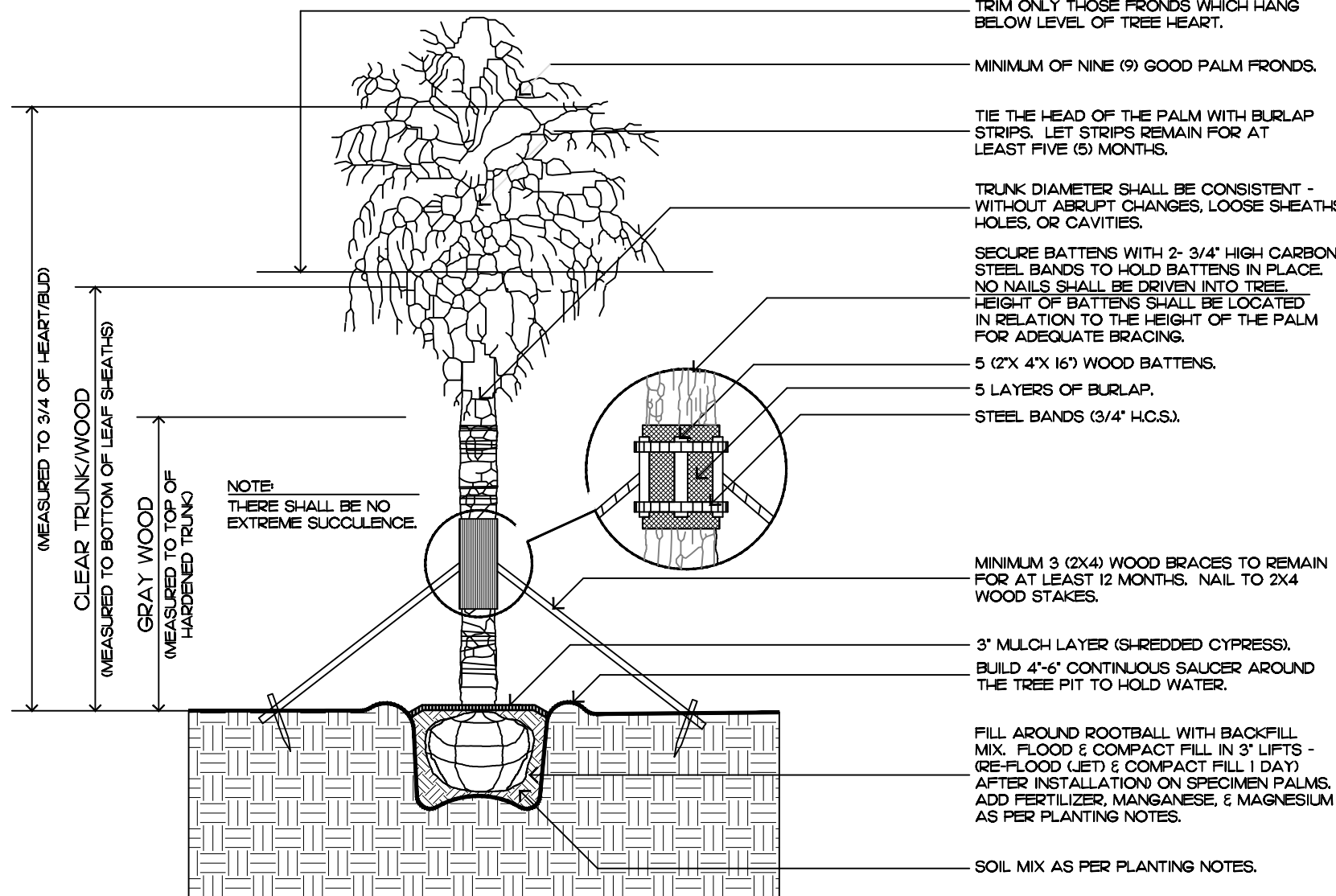
shrub planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



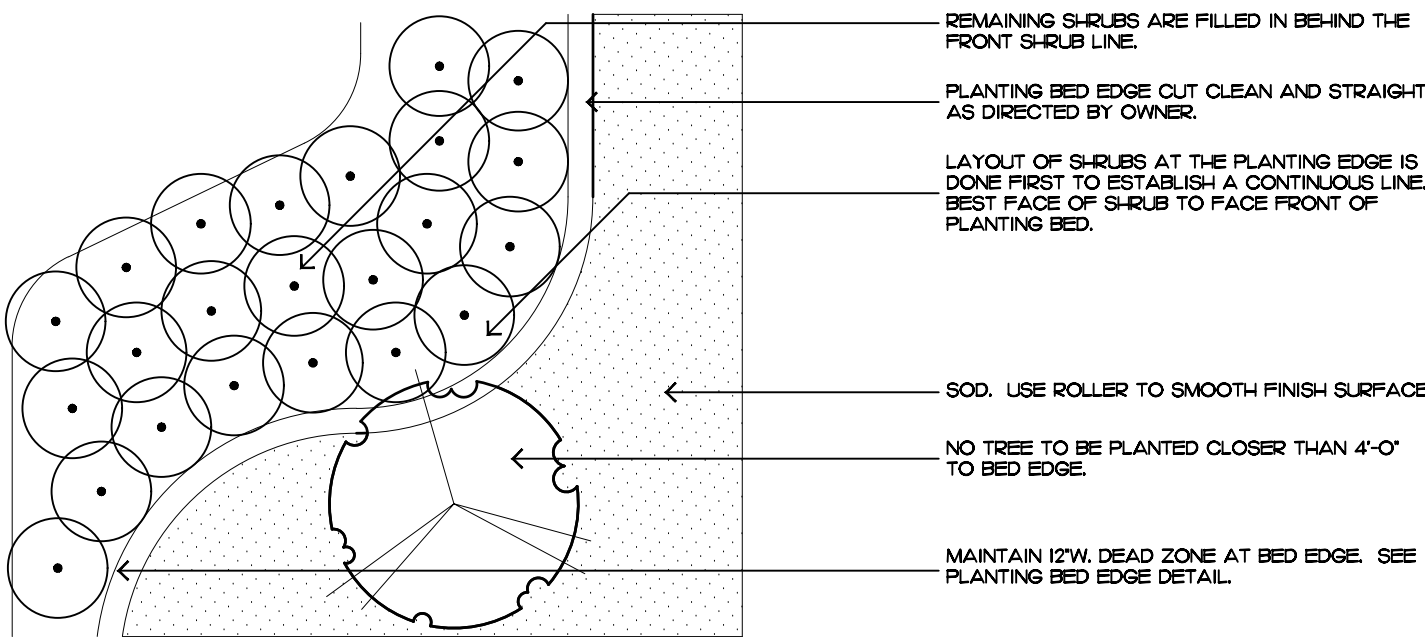
irregular and multi-stem tree

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



palm tree planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



shrub & ground cover layout

# Planting Notes

## COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

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

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

## MULCH:

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

## SOD:

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

## SUBSTITUTIONS:

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

## MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH-HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

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

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

## PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE. SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIMES, LUMPS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

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

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

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

## PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

## CONTAINER GROWN STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

## WARRANTY:

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

## MAINTENANCE:

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

ARC-24-006

# Planting Details & Specifications

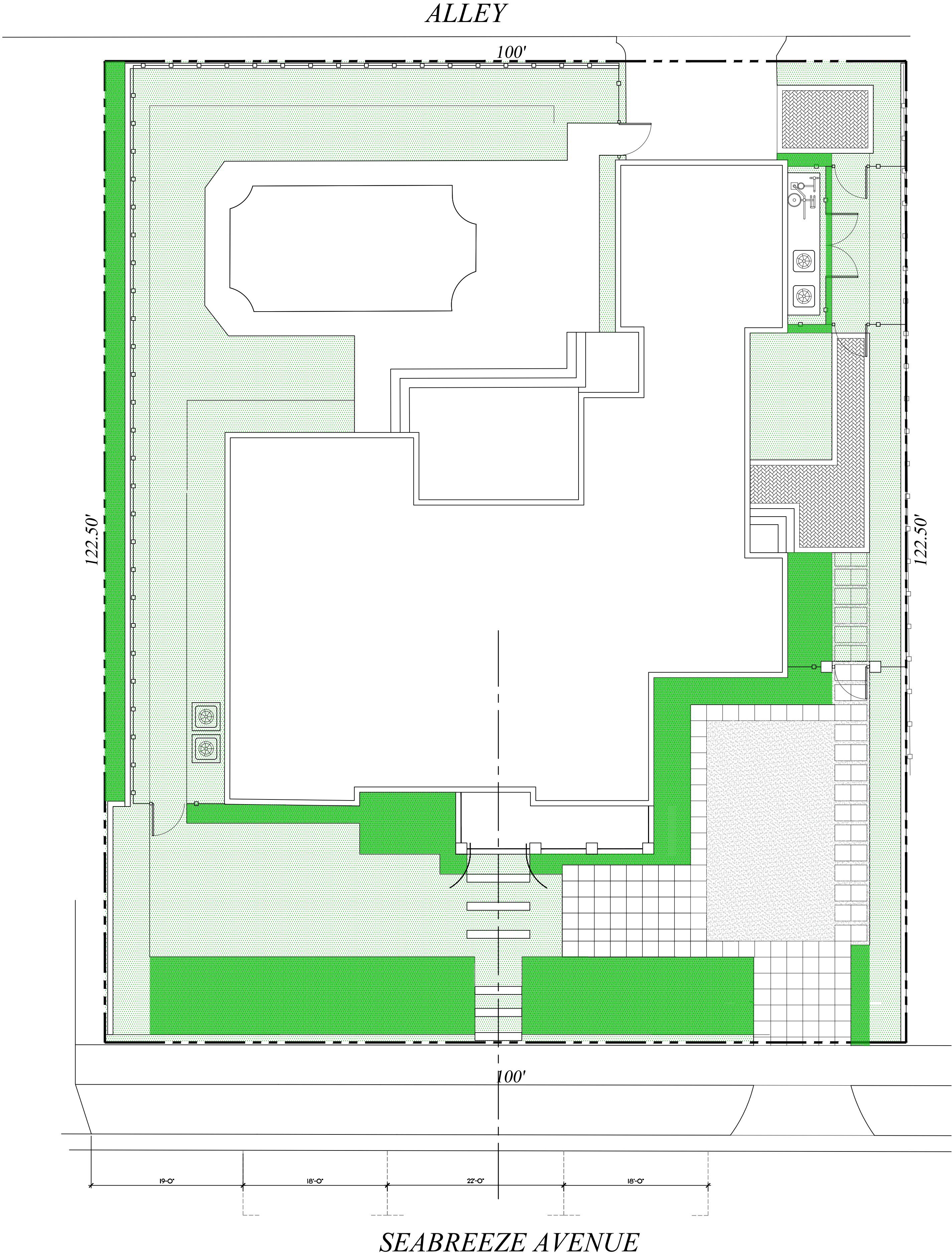


Landscape Alteration Calculations

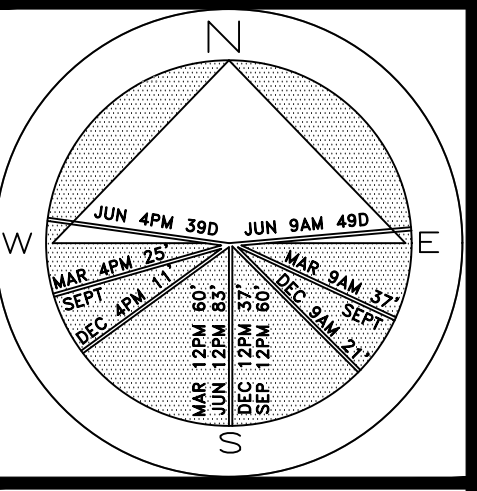
	TOTAL LANDSCAPE OPEN SPACE	5,803 S.F.
	EXISTING SITE LANDSCAPING TO BE ALTERED	1,342 S.F. (23.12%)

NOTE:  
NO BUILDING, STRUCTURE, HARDSCAPE  
OR ARCHITECTURAL MODIFICATIONS  
ARE BEING DEMOLISHED OR MODIFIED.

ONLY PROPOSED CHANGES  
ARE TO THE LANDSCAPE BUFFER  
ON THE WEST SIDE OF THE HOUSE



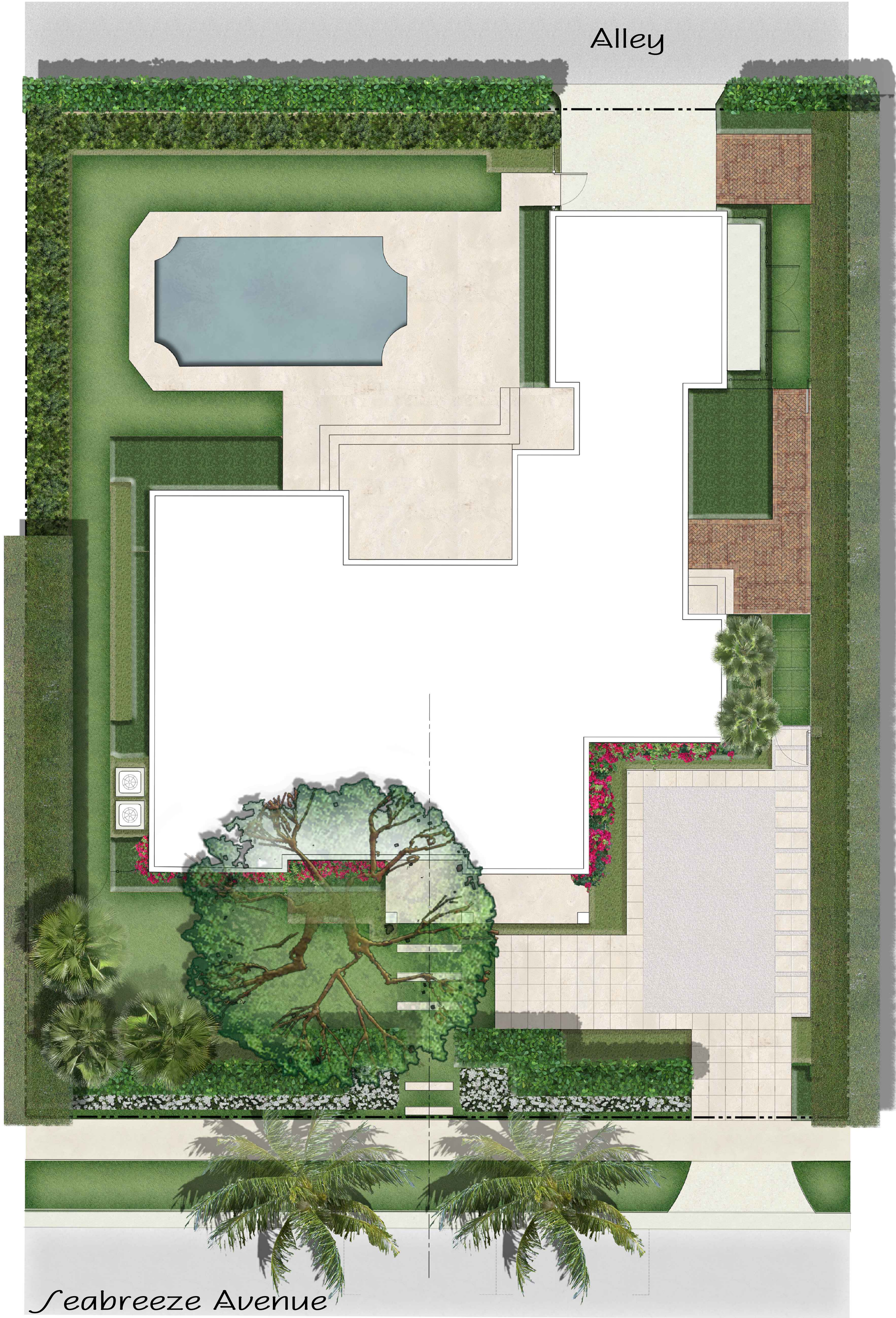
Private Residence  
249 Seabreeze Avenue  
Town of Palm Beach



JOB NUMBER: # 22290.00 LA  
DRAWN BY: Allison Padilla  
Jean Twomey  
Adam Mills  
DATE: 12.18.2023  
03.11.2024

SHEET L6.3





ENVIRONMENT  
DESIGN  
GROUP

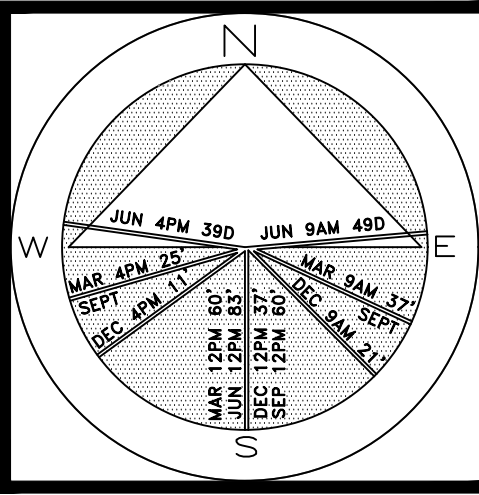
139 North County Road 5420-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

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

Private Residence  
249 Seabreeze Avenue  
Town of Palm Beach

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JOB NUMBER: # 22290.00 LA  
DRAWN BY: Allison Padilla  
DATE: 10.23.2023  
03.11.2024

SHEET L6.4

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DISCLAIMER: 2023

Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

ARC-24-006  
Rendered Landscape Plan  
NOT TO SCALE





Previously Approved

NIEVERA WILLIAMS DESIGN - DATED 02.24.2021



WEST PROPERTY LINE

EAST PROPERTY LINE

ENVIRONMENT  
DESIGN  
GROUP

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

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

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

Dustin@environmentdesigngroup.com

Private Residence  
249 Seabreeze Avenue  
Town of Palm Beach

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JOB NUMBER: # 22290.00 LA  
DRAWN BY: Jean Twomey  
DATE: 11.10.2023  
02.22.2024  
03.11.2024

SHEET L6.4

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ARC-24-006  
Front Elevation Landscape Rendering

NOT TO SCALE



STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 12,250 sq.ft.

Proposed Redeveloped Drainage Area = 4,261 sq.ft.

Drainage Area Impervious Surface = 1,537 sq.ft.

Drainage Area Pervious Surface = 2,724 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

where:

$C = 1.0$  (impervious surface)

$C = 0.2$  (pervious surface)

$i = 2$  in/hr

Impervious Surface Runoff Volume:

$1.0 \times 2 \text{ in/hr} \times 1,537 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 257 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 2,724 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 91 \text{ cu.ft.}$

Total Volume to be Retained = 348 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L = Total Length of Trench Provided = 30 ft  
W = Trench Width = 20 ft  
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head  
H2 = Depth to Water Table = 1.58 ft  
DU = Un-Saturated Trench Depth = 1.00 ft  
DS = Saturated Trench Depth = 1.00 ft

V = Volume Treated = 503 cu.ft.

Exfiltration Trench #2

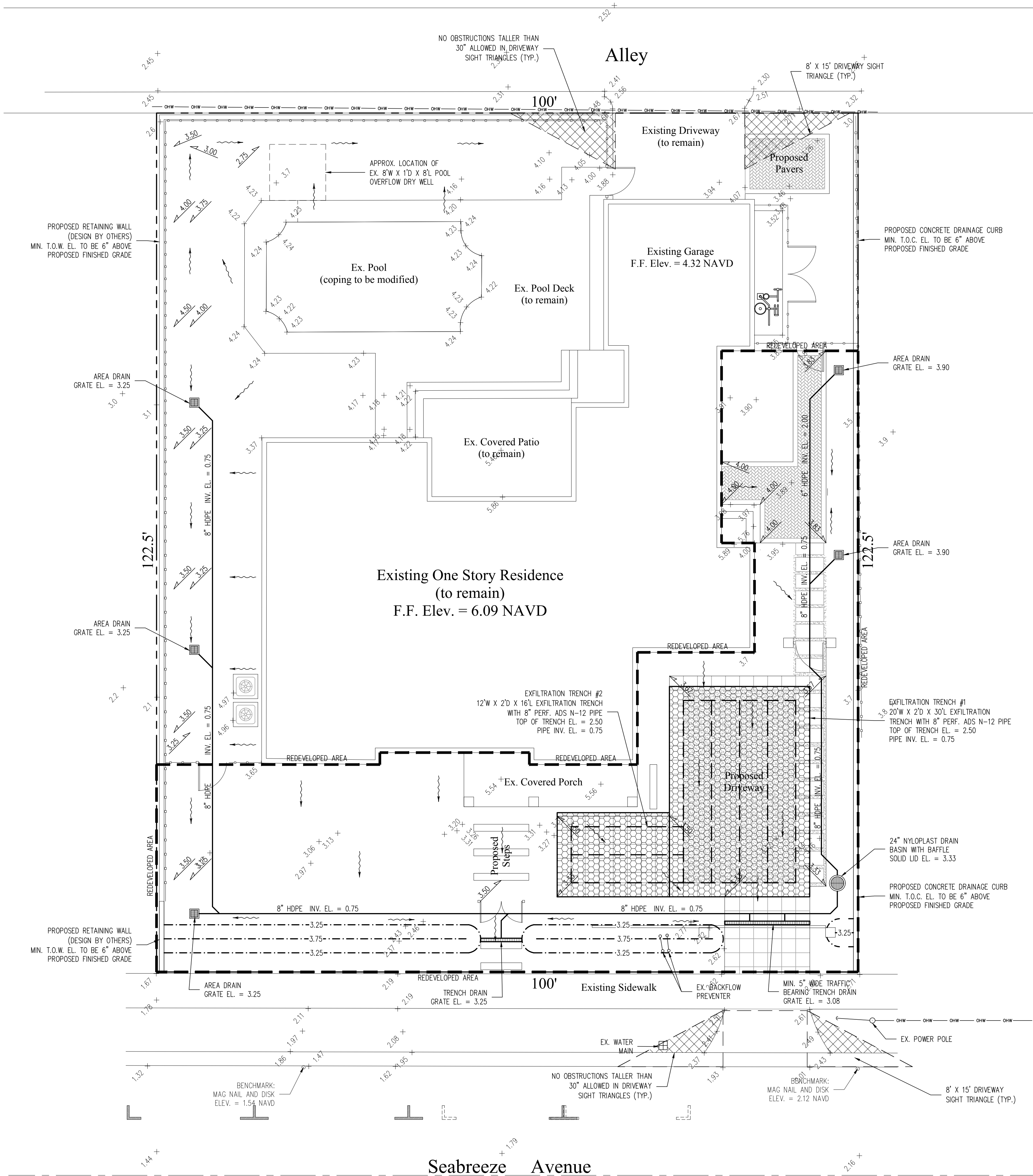
L = Total Length of Trench Provided = 16 ft  
W = Trench Width = 12 ft  
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head  
H2 = Depth to Water Table = 1.58 ft  
DU = Un-Saturated Trench Depth = 1.00 ft  
DS = Saturated Trench Depth = 1.00 ft

V = Volume Treated = 167 cu.ft.

Total Volume Retained in Exfiltration Trenches = 670 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.



48 HOURS BEFORE DIGGING  
CALL  
1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.  
Contractor is responsible for obtaining  
location of existing utilities prior to  
commencement of construction activities.



Gruber Consulting  
Engineers, Inc.

SUNSHINE AVE., SUITE 305  
WEST PALM BEACH, FL 33401  
PHONE: 561.312.2841  
office@gruberengineers.com

Project Information

Project No.	2021-0157
Issue Date	11/16/2023
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Site Grading & Drainage Plan For:

Proposed Renovation

Palm Beach, Florida

249 Seabreeze Avenue

Revisions

1	
2	12/15/2023
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1

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

Plan Background from Hardscape Plan by  
Environment Design Group Received 11/16/23

ARC-24-006

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