

THE BREAKERS PALM BEACH
FAMILY ENTERTAINMENT CENTER
FINAL SUBMITTAL REVISED

ZON-24-0079 (ARC-24-0141)
FINAL SUBMITTAL REVISED DATE: APRIL 07, 2025

1 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480



SCOPE OF WORK

THE PROPOSED WORK INCLUDES THE DEMOLITION OF THE EXISTING BREAKERS FAMILY ENTERTAINMENT CENTER AND THE CONSTRUCTION OF A NEW FAMILY ENTERTAINMENT CENTER ON THE SAME SITE, WITH NEW LANDSCAPING, SURFACE PARKING LOT RECONFIGURATION, PLAYGROUND, AND A PEDESTRIAN BRIDGE CONNECTING THE NEW BUILDING TO THE EXISTING BREAKERS BEACH CLUB ON THE EAST SIDE TO THE SITE.

BASEMENT:	19,445 SF
GROUND FLOOR:	12,440 SF
SECOND FLOOR:	9,742 SF
THIRD FLOOR:	11,182 SF
TOTAL:	52,809 SF

PROJECT TEAM

ARCHITECT

HART HOWERTON PARTNERS, LTD. INC.
10 EAST 40TH STREET
NEW YORK, NY 10016
T: (212) 683-5631
F: (212) 481-3768
CONTACT: DAVID RAU
EMAIL: DRAU@HARTHOWERTON.COM

LANDSCAPE ARCHITECT

HART HOWERTON PARTNERS, LTD. INC.
10 EAST 40TH STREET
NEW YORK, NY 10016
T: (212) 683-5631
F: (212) 481-3768
CONTACT: JAMES NEVILLE
EMAIL: JNEVILLE@HARTHOWERTON.COM

STRUCTURAL ENGINEER

DESIMONE CONSULTING ENGINEERS, LLC
800 BRICKELL AVENUE, 6TH FLOOR
MIAMI, FL 33131
T: (305) 441-0755
F: (212) 481-8108
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: HO@COASTAL-ENGINEERS.COM

CIVIL

SIMMONS AND WHITE
2581 METROCENTER BOULEVARD, SUITE 3
WEST PALM BEACH, FL 33407
T: (849) 359-1086
CONTACT: CODY FLOYD
EMAIL: CODY@SIMMONSANDWHITE.COM

LIFE SAFETY CONSULTANT

JENSEN HUGHES
3810 COMMERCE DR, SUITE 817,
BALTIMORE, MD 21227
T: (410) 737-8677
CONTACT: AMY BAKER
EMAIL: AMY.BAKER@JENSENHUGHES.COM

ACCESSIBILITY CONSULTANT

GALBO + WOLF LLC
4410 MASSACHUSETTS AVE NW #240
WASHINGTON, DC 20016
T: (716) 553-3127
CONTACT: DAVID GALBO
EMAIL: DGALBO@GALBOWOLF.COM

BUILDING ENVELOPE

WILLIAMSON & ASSOCIATES
585 S RONALD REAGAN BLVD #113
LONGWOOD, FL 32750
T: (407) 774-0569
CONTACT: SCOTT JOHNSON
EMAIL: S-JOHNSON@WILLIAMSONASSOC.COM

MEPE

EXP
2601 WESTHALL LANE
MAITLAND, FLORIDA 32751
T: (407) 680-0088
CONTACT: CHRIS KEARNEY
EMAIL: CHRISTOPHER.KEARNEY@EXP.COM

FAMILY ENTERTAINMENT CENTER FINAL SUBMITTAL REVISED SET
SHEET LIST

GENERAL
G-01 COVER SHEET

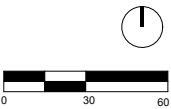
SITE DOCUMENTATION
G-02 VICINITY PLAN
G-03 EXISTING SITE PLAN
G-04 LOCATION PLAN
G-05 ZONING LEGEND
G-06 HISTORIC PHOTOS
G-07 EXISTING CONDITIONS PHOTOS
G-08 EXISTING CONDITIONS PHOTOS
G-09 CONSTRUCTION SCREENING AND LOGISTICS PLAN
G-10 TRUCK LOGISTICS PLAN
G-11 EXISTING FEC - GROUND FLOOR
G-12 EXISTING FEC - SECOND FLOOR
G-13 GROSS COMMERCIAL BUILDING AREA
G-14 OPERATIONAL PLAN
G-15 EXISTING PLAT DIAGRAM

ARCHITECTURE
A-01 EXISTING FEC - GROUND FLOOR
A-02 EXISTING FEC - SECOND FLOOR
A-03 OVERALL DEMOLITION PLAN
A-04 DEMOLITION - EXISTING SERVICE YARD
A-05 DEMOLITION - BEACH CLUB
A-06 DEMOLITION - PHOTOGRAPHS
A-07 PROPOSED SITE PLAN
A-08 BASEMENT PLAN
A-09 GROUND FLOOR PLAN
A-10 SECOND FLOOR PLAN
A-11 THIRD FLOOR PLAN
A-12 ATTIC AND ROOF WELLS PLAN
A-13 ROOF PLAN
A-14 EXTERIOR ELEVATIONS (EAST)
A-14a COLORED EXTERIOR ELEVATIONS (EAST)
A-15 EXTERIOR ELEVATIONS (WEST)
A-15a COLORED EXTERIOR ELEVATIONS (WEST)
A-16 EXTERIOR ELEVATIONS (NORTH)
A-16a COLORED EXTERIOR ELEVATIONS (NORTH)
A-17 EXTERIOR ELEVATIONS (SOUTH)
A-17a COLORED EXTERIOR ELEVATIONS (SOUTH)
A-18 EXTERIOR ELEVATIONS (ENTRY PAVILION)
A-18a COLORED EXTERIOR ELEVATIONS (ENTRY PAVILION)
A-19 EXTERIOR ELEVATIONS (ENTRY PAVILION)
A-19a COLORED EXTERIOR ELEVATIONS (ENTRY PAVILION)
A-20 EXTERIOR ELEVATIONS (BRIDGE)
A-20a COLORED EXTERIOR ELEVATIONS (BRIDGE)
A-21 EXTERIOR ELEVATIONS (BRIDGE)
A-21a COLORED EXTERIOR ELEVATIONS (BRIDGE)
A-22 MATERIAL PALETTE
A-23 STREETSCAPE ELEVATIONS - WEST
A-24 STREETSCAPE ELEVATIONS - SOUTH
A-25 STREETSCAPE ELEVATIONS - EAST
A-26 STREETSCAPE ELEVATIONS - NORTH
A-27 ARCHITECTURAL DETAILS
A-28 ARCHITECTURAL DETAILS
A-29 ARCHITECTURAL DETAILS
A-30 ARCHITECTURAL DETAILS
A-31 SHUFFLEBOARD ARBOR
A-32 SEATING PLANS
A-33 LIGHTING GENERAL NOTES
A-34 MINI GOLF ENLARGEMENT LIGHTING PLAN
A-35 LAWN ENLARGEMENT LIGHTING PLAN
A-36 PLAYGROUND ENLARGEMENT LIGHTING PLAN
A-37 3D PERSPECTIVES
A-38 3D PERSPECTIVES
A-39 3D PERSPECTIVES
A-40 3D PERSPECTIVES
A-41 3D PERSPECTIVES

LANDSCAPE
L0-00 PROPOSED SITE PLAN
L0-01 TREE DISPOSITION SCHEDULE
L0-02 TREE DISPOSITION PLAN
L1-00 MATERIAL SCHEDULE
L1-01 MATERIAL PLAN
L6-00 PLANTING SCHEDULE & LANDSCAPE LEGEND
L6-01 TREE & PALM PLAN
L6-02 SHRUB & GROUNDCOVER PLAN
L8-01 OPEN SPACE DIAGRAM

TENTATIVE MEETING SCHEDULE

PROJECT NUMBER: ZON-24-0079 (ARC-24-0141)
PUBLIC HEARING SCHEDULE:
NOTICE TO PROCEED: 01/06/2025
TENTATIVE MEETING DATE: 04/23/2025 ARCOM
05/14/2025 TC



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

©2021 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 FIGURES INDICATED ON DRAWING. CLARIFY ANY INFORMATION OR REQUEST FOR MEASUREMENTS THAT ARE NOT IDENTIFIED.

MILESTONES	
DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
COVER SHEET

PROJECT #:
22-525
DRAWN BY:
JMT, WFT, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

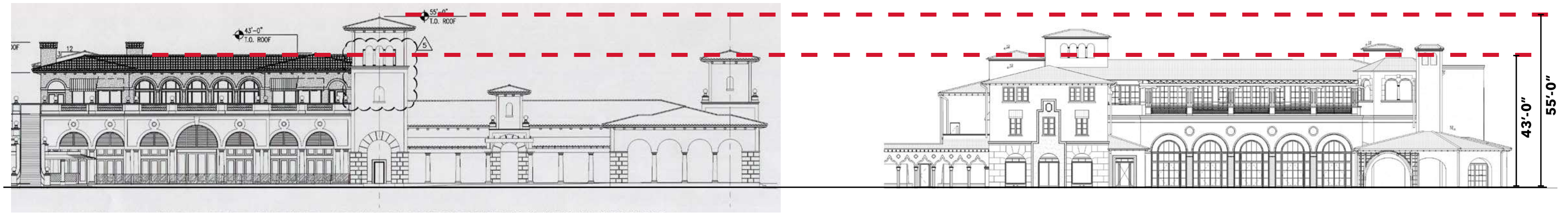
DRAWING NO:
FEC G-01

General Changes to Building Massing

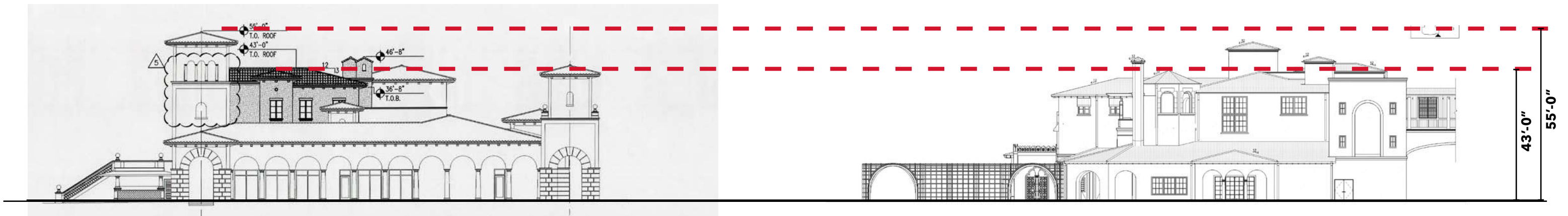
- Lowered main building ridge height by 2'-0" (5%)
- Lowered height of North Wing by 2'-8" (7%)
- Reconfigured roof at north end of Entry Loggia
- Lowered and reconfigured roofs at Southeast Stairs by up to 5'-3"
- Reconfigured Bridge to reduce vehicle clearances at rear parking lot (20% reduction in underpass opening)

Changes to Detailing and Aesthetics

- Calibration of FEC arch and column hierarchies with historic main hotel building
- Additional detailing and screening elements added at north façade to screen equipment areas
- Refinements to balance proportionate scale of FEC façade elements within the Classical canon
- Refinement of details and material choices to reflect the local context of Mediterranean



PRIMARY ELEVATION



SIDE ELEVATION

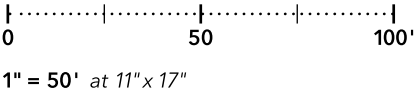
EXISTING OCEAN CLUB

PROPOSED F.E.C.

Family Entertainment Center | Scale Comparison with Existing Ocean Club

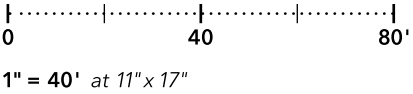


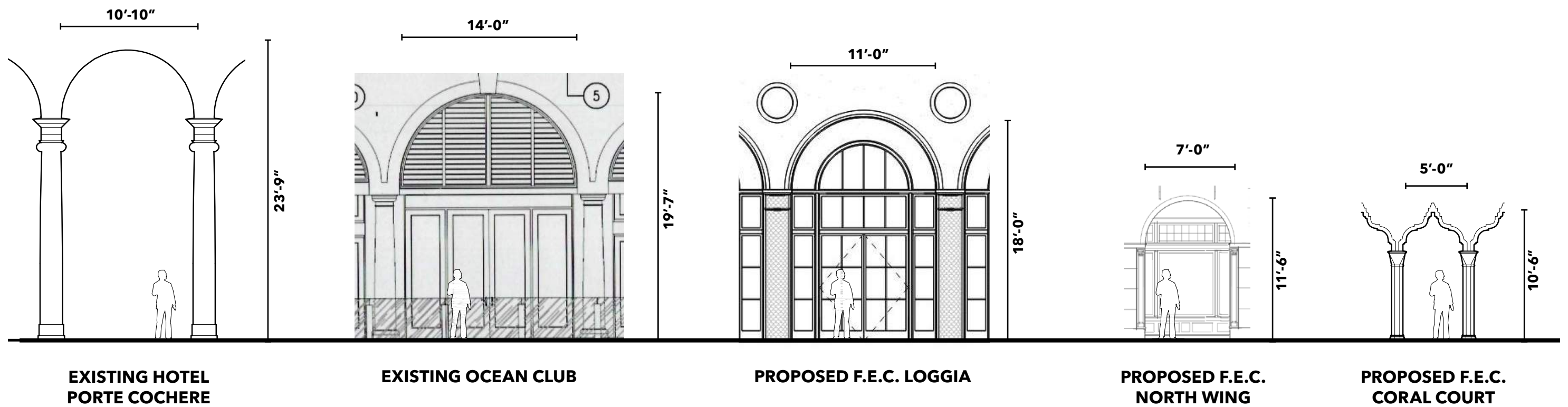
Family Entertainment Center | Street Elevation (West)

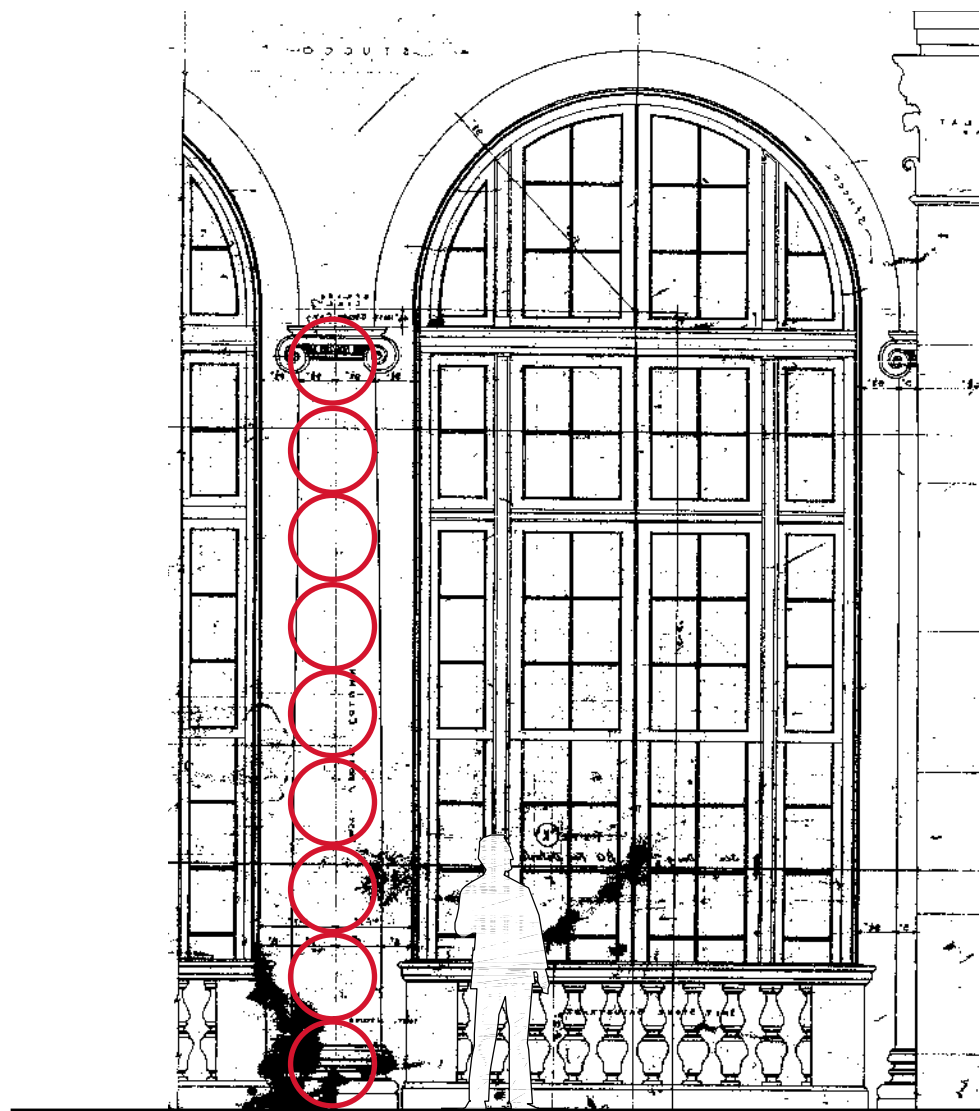




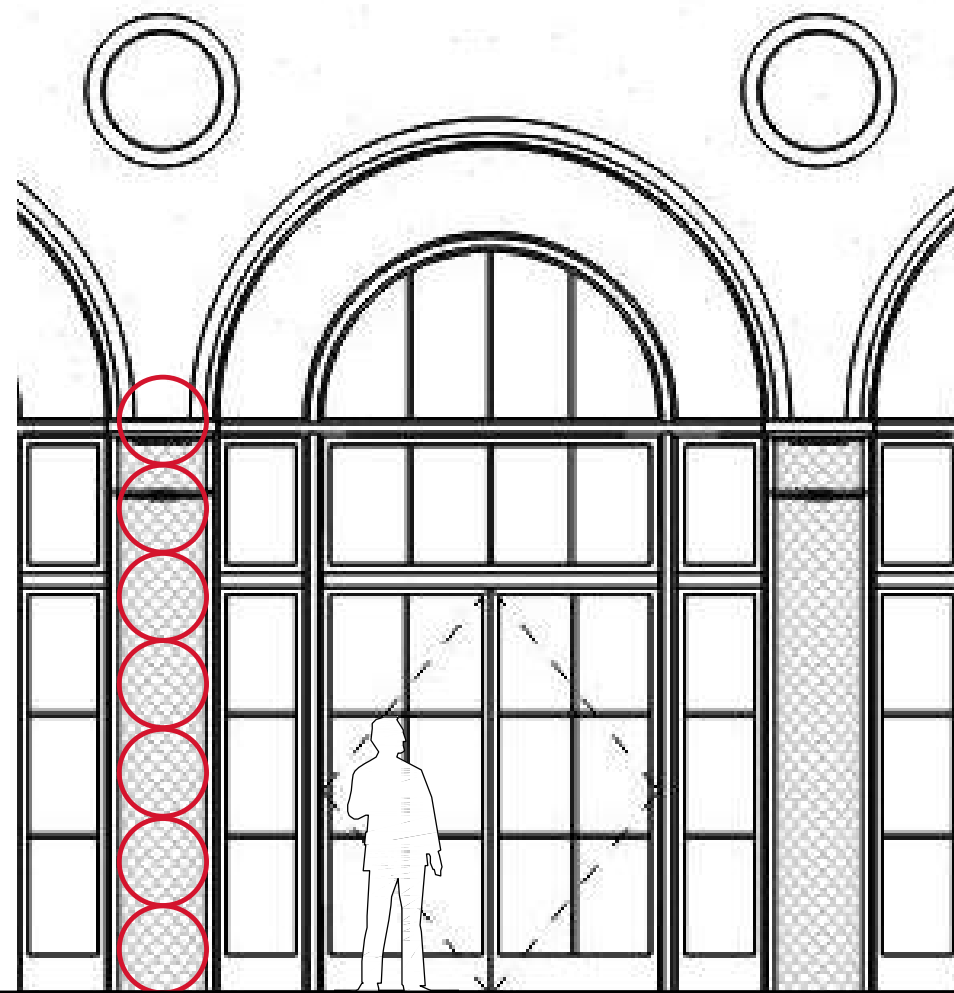
Family Entertainment Center | Street Elevation (West)



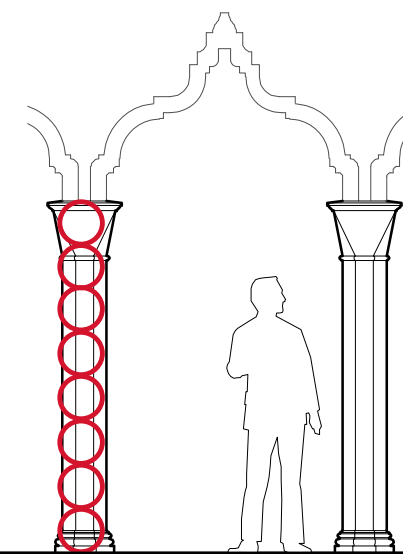




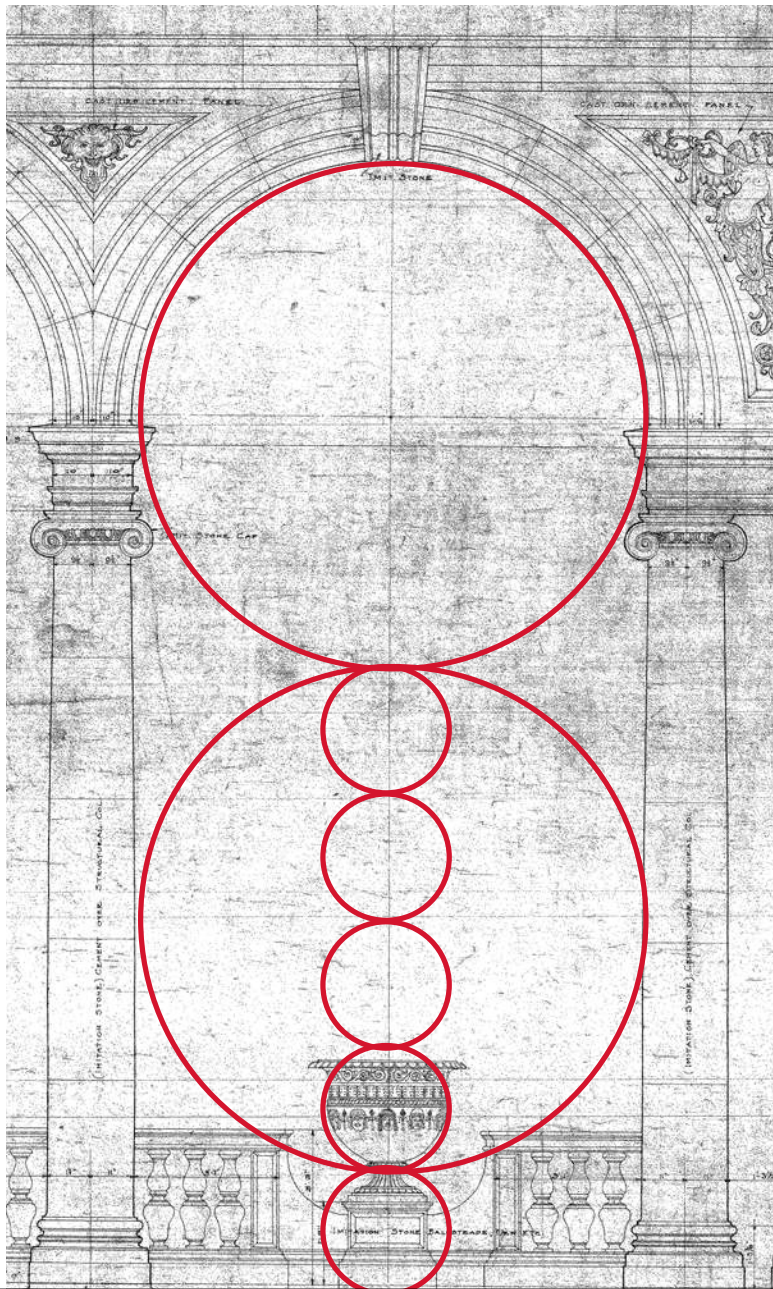
HOTEL PORTE COCHERE
PROPORTION 1:9



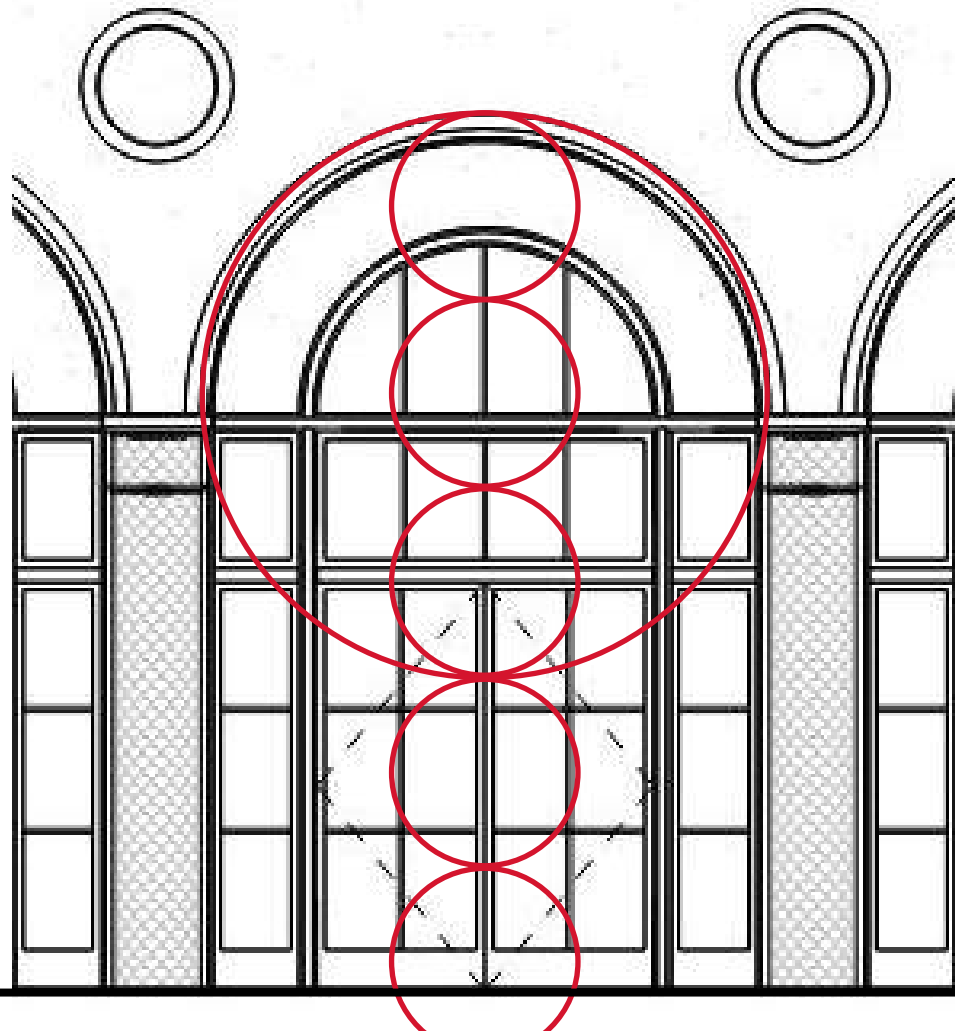
PROPOSED F.E.C. GALLERY
PROPORTION 1:6.5



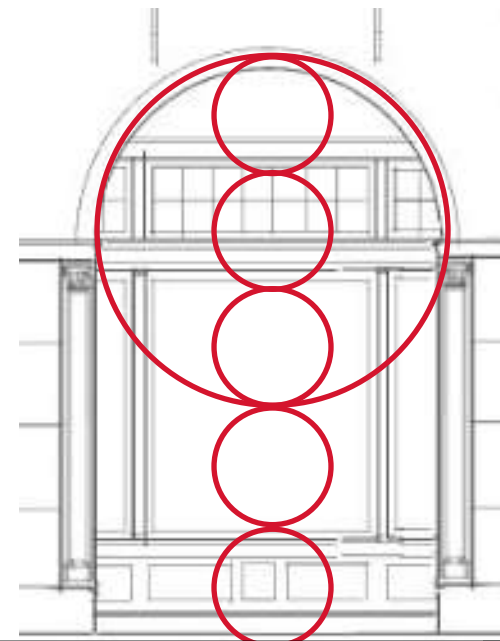
PROPOSED F.E.C. CORAL COURT
PROPORTION 1:8



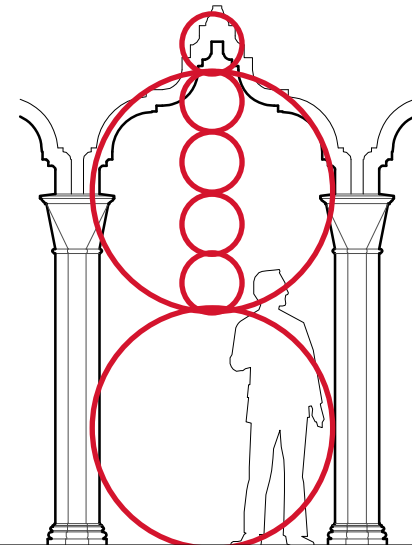
HOTEL PORTE COCHERE
PROPORTION 1:2.25



PROPOSED F.E.C. GALLERY
PROPORTION 1:1.43



PROPOSED F.E.C. NORTH WING
PROPORTION 1:1.5



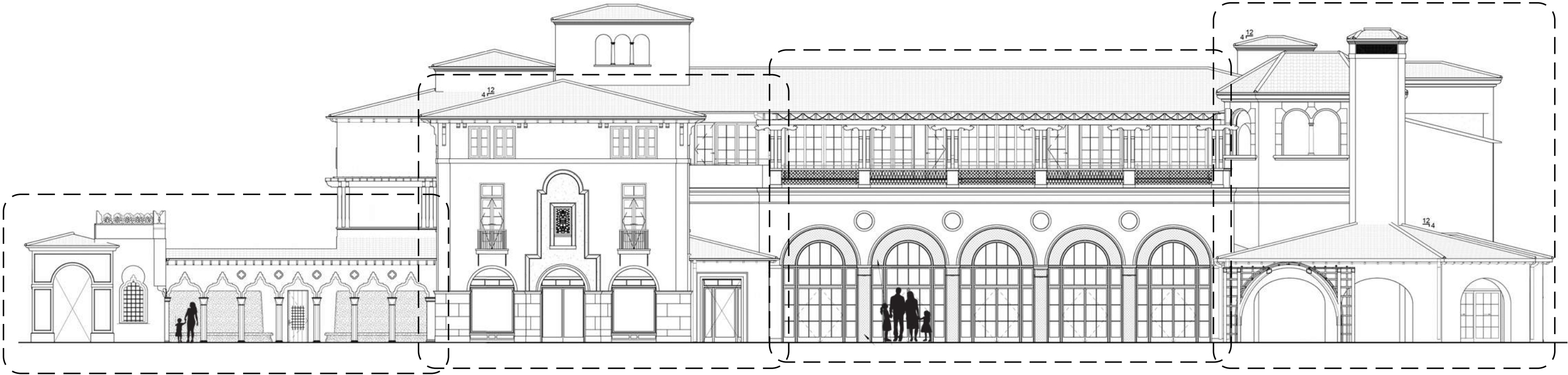
PROPOSED F.E.C. CORAL COURT
PROPORTION 1:2.25

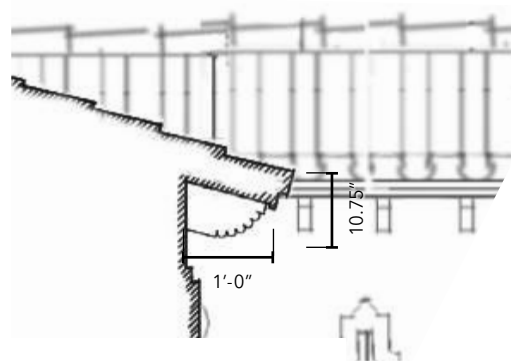
CORAL COURT

NORTH WING

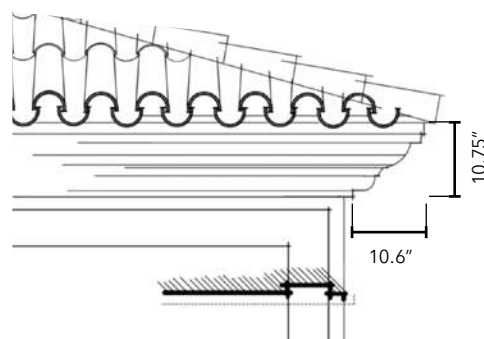
MAIN ENTRY LOGGIA

SOUTHWEST LOGGIA AND PAVILION





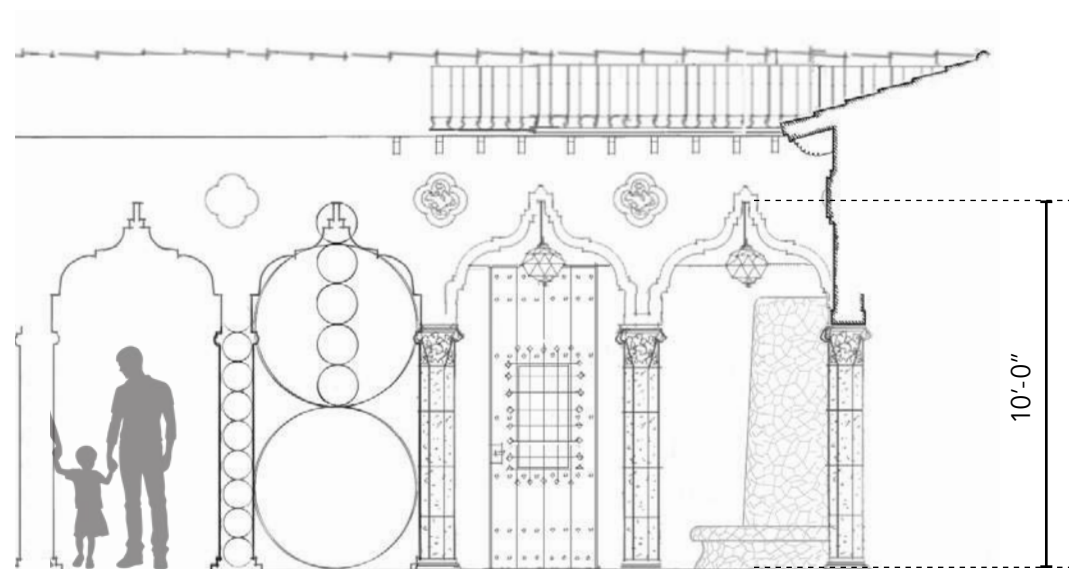
1. RAFTER PROFILE AT COVERED WALK



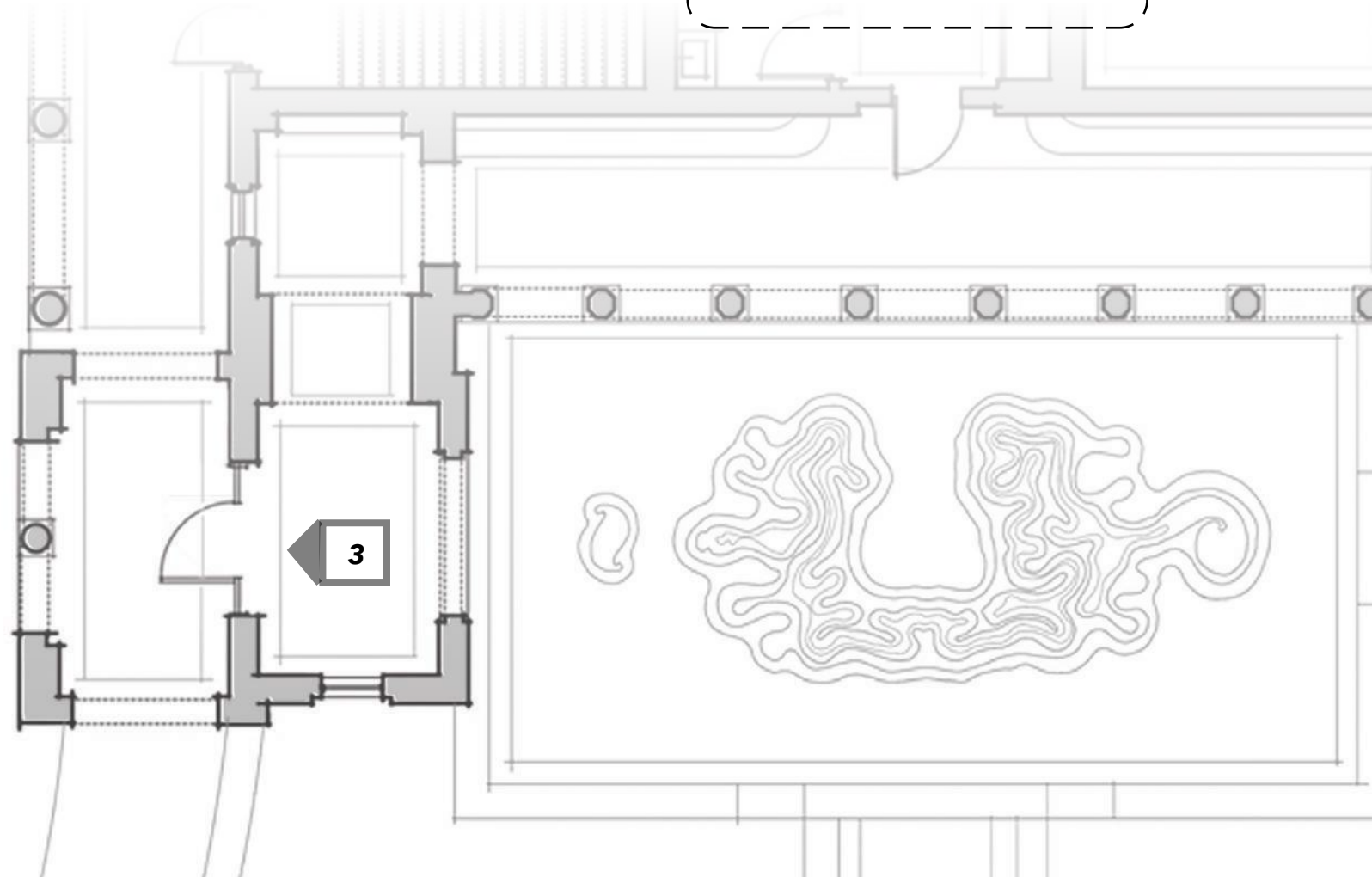
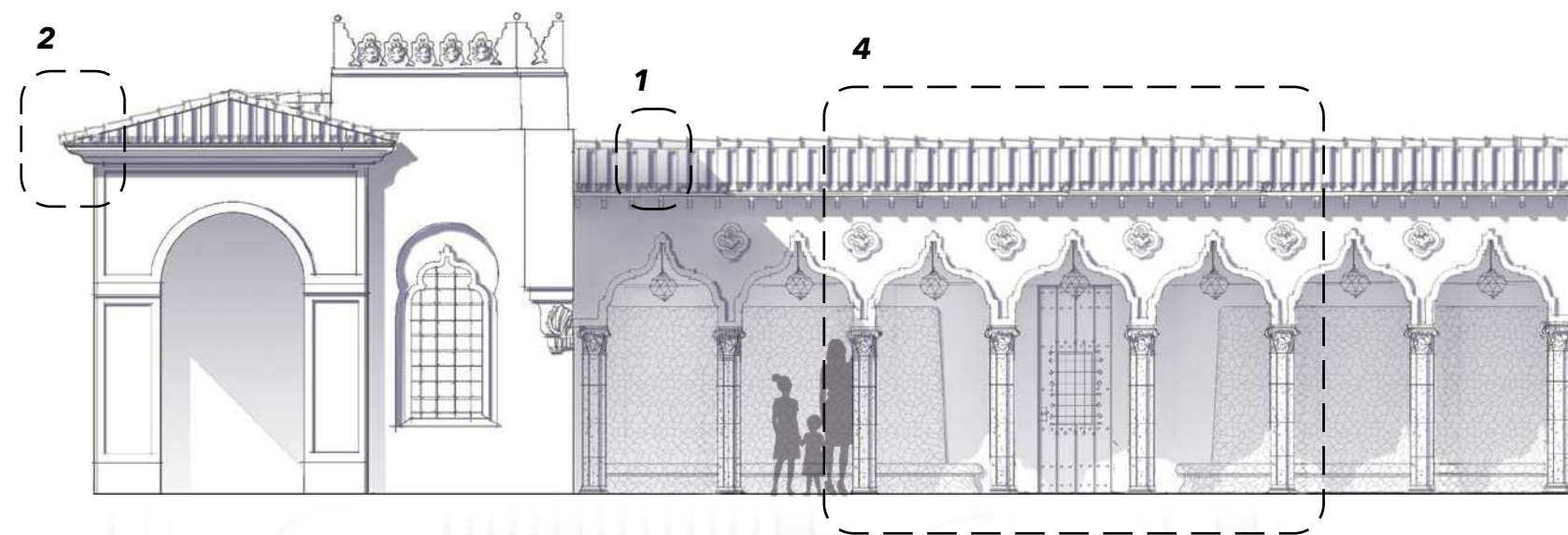
2. EAVE & STONE CORNICE DETAIL AT ENTRY

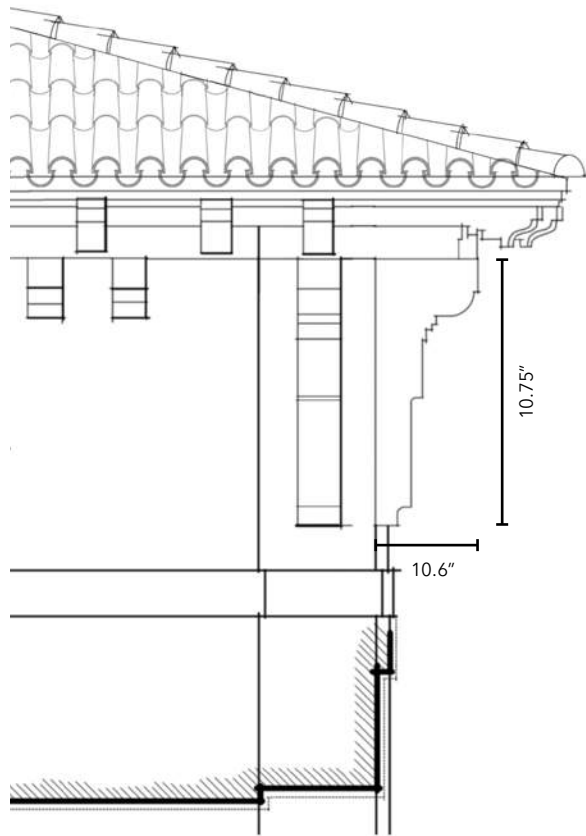


3. GATE DETAIL

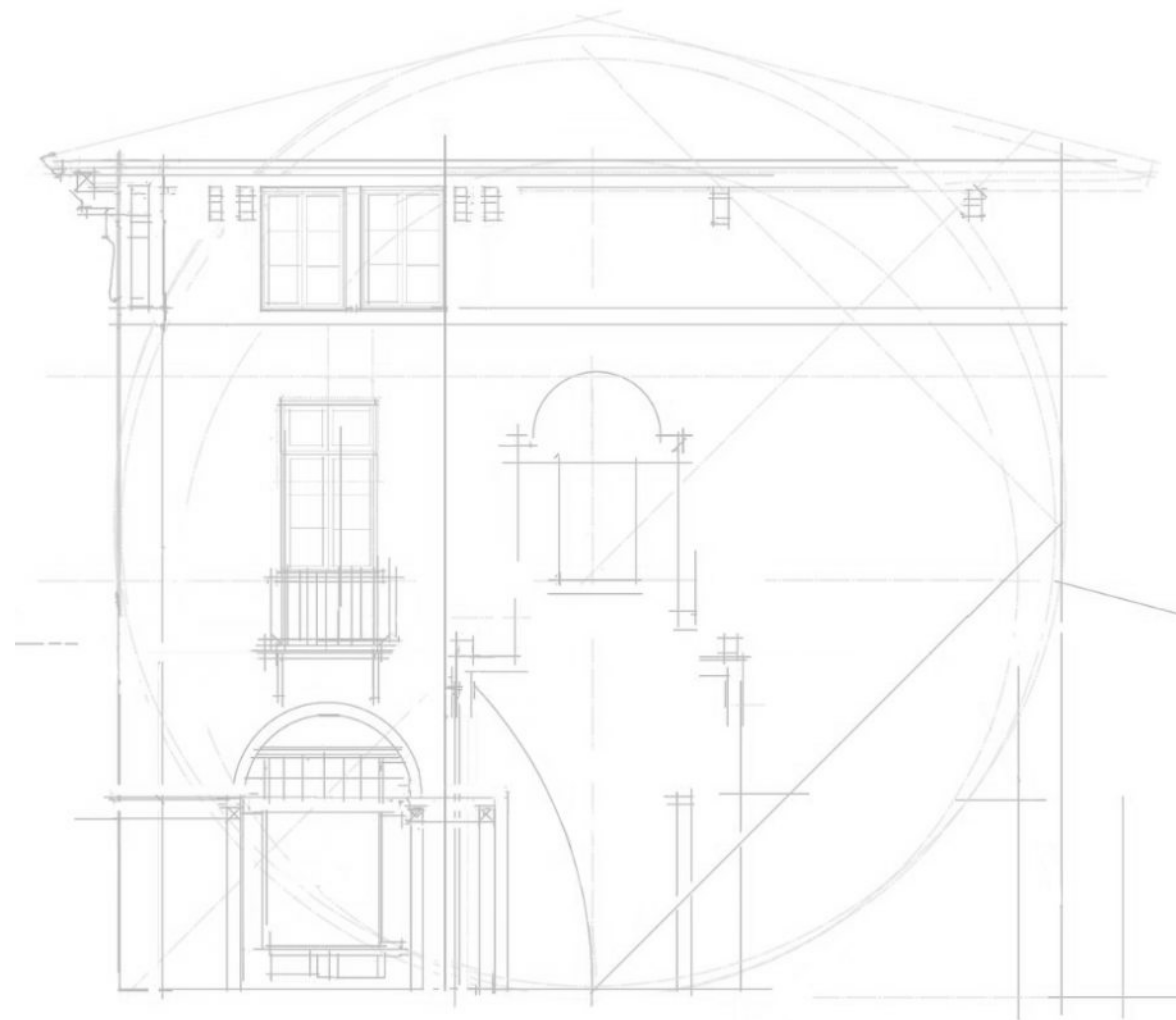


4. COVERED WALK DETAILS & PROPORTION STUDY

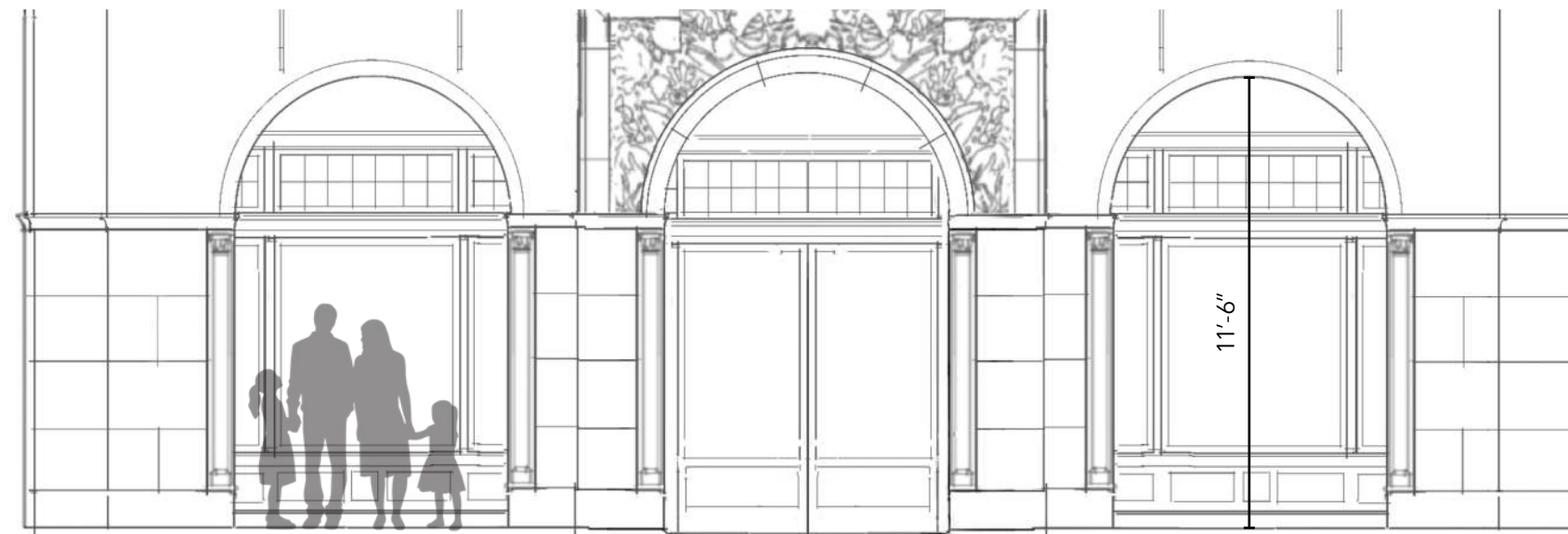
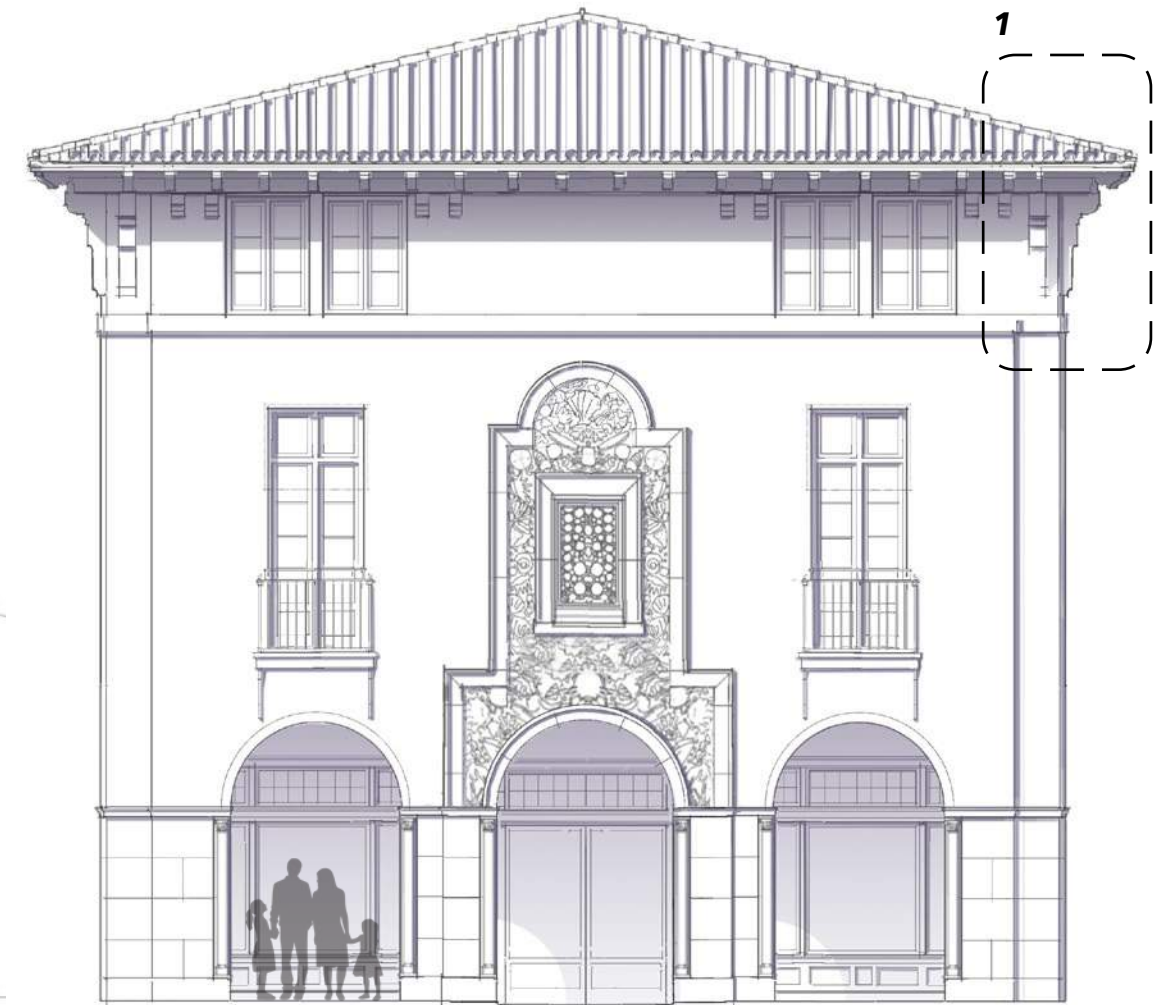




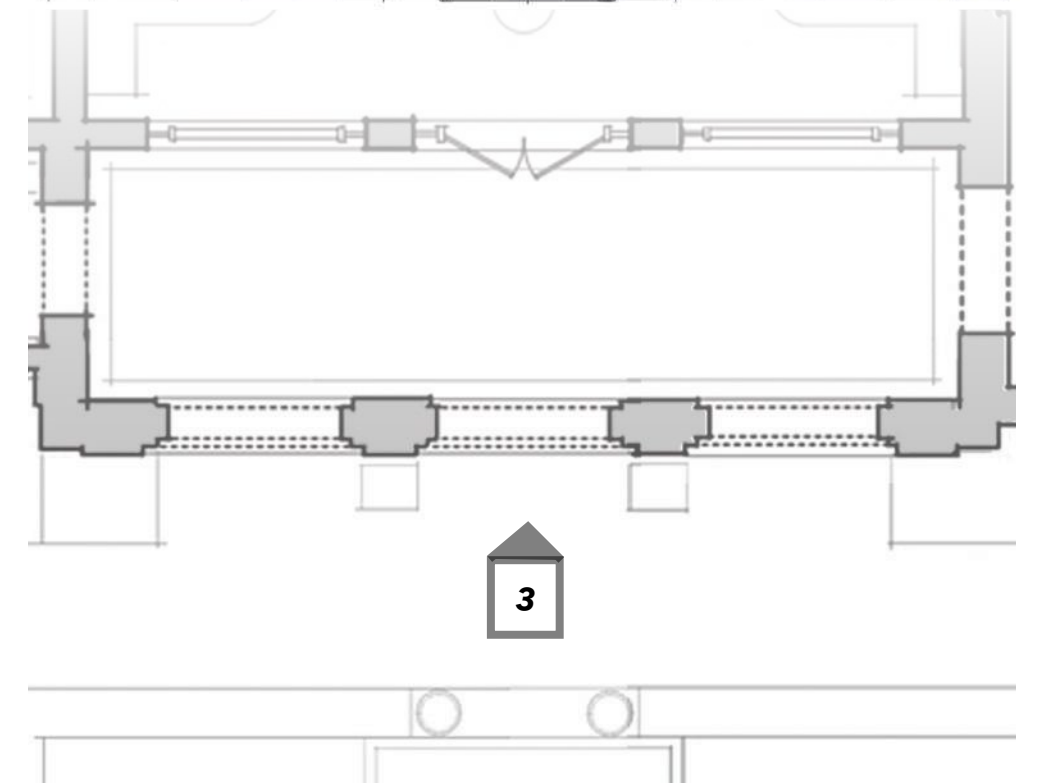
1. CORNER CONDITION

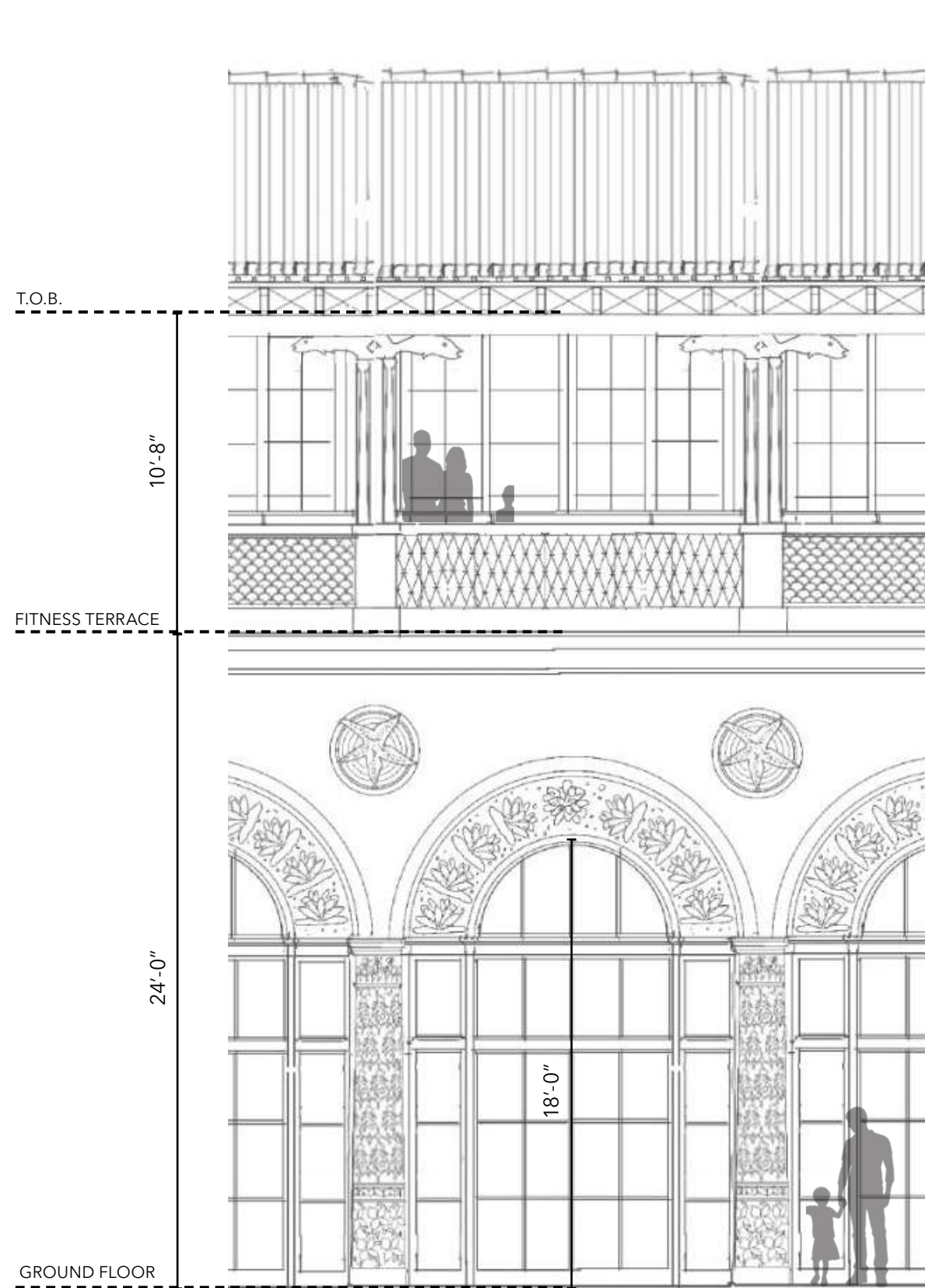


2. PROPORTION STUDY

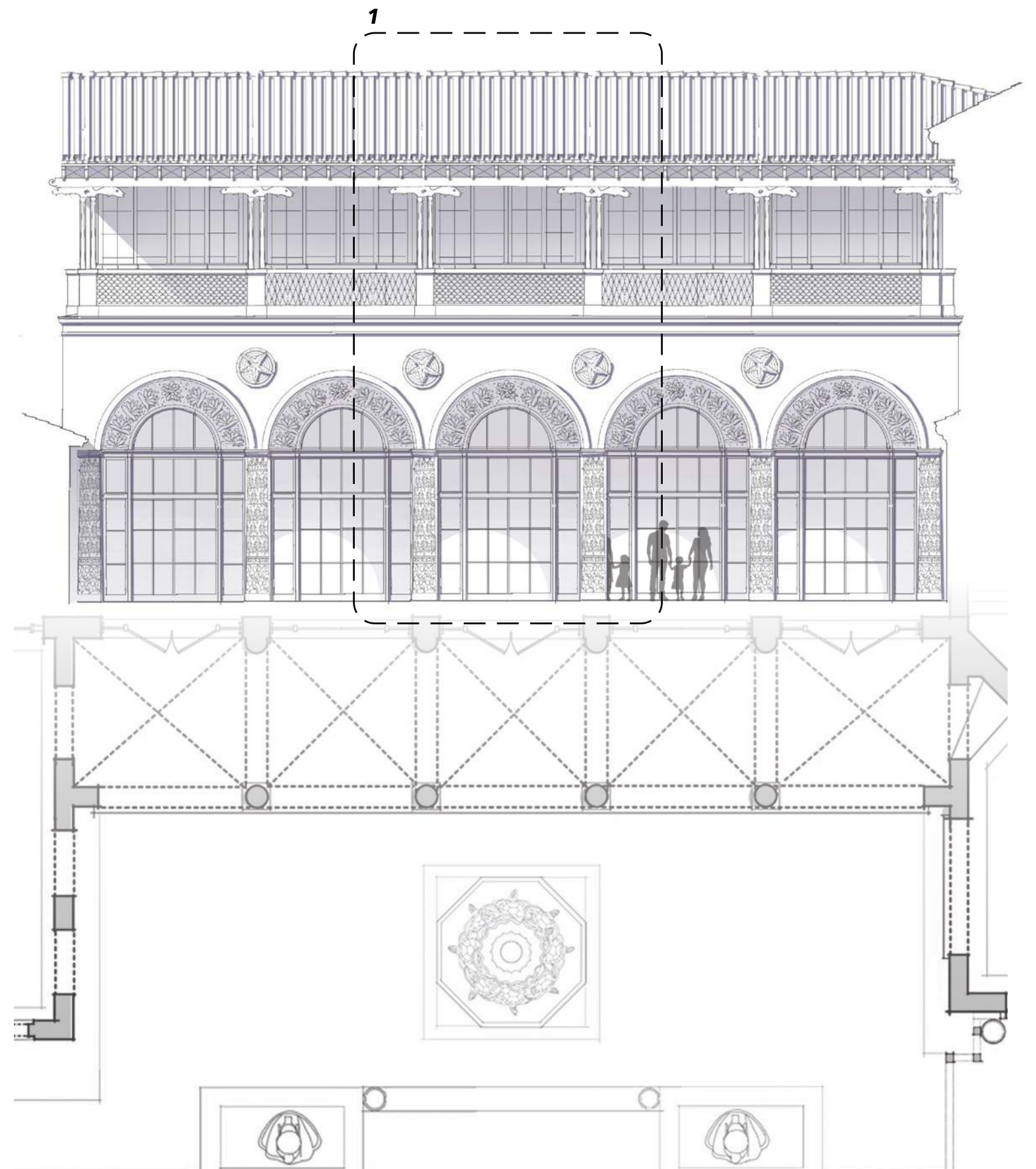


3. GALLERY ELEVATION DETAIL

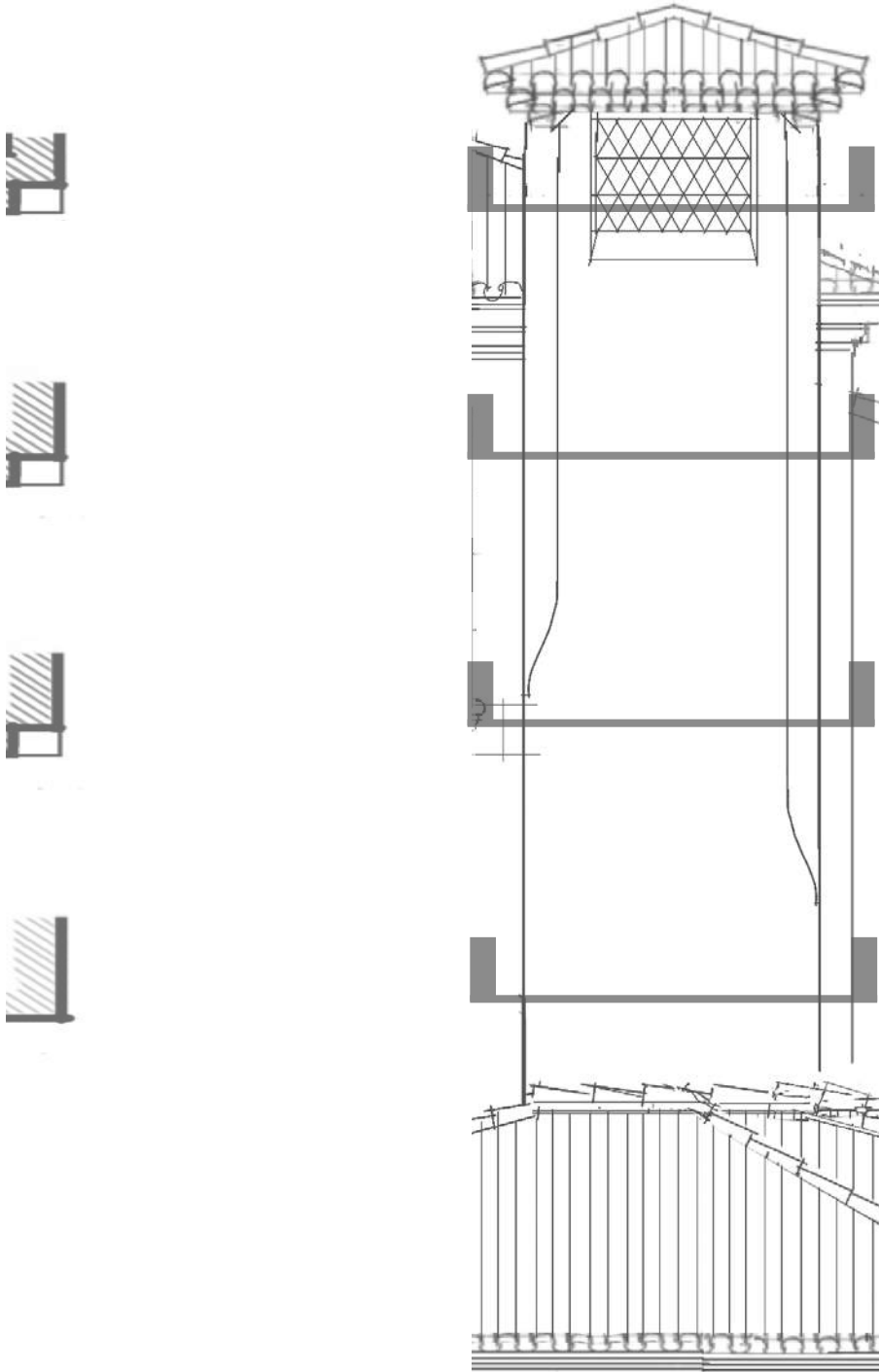




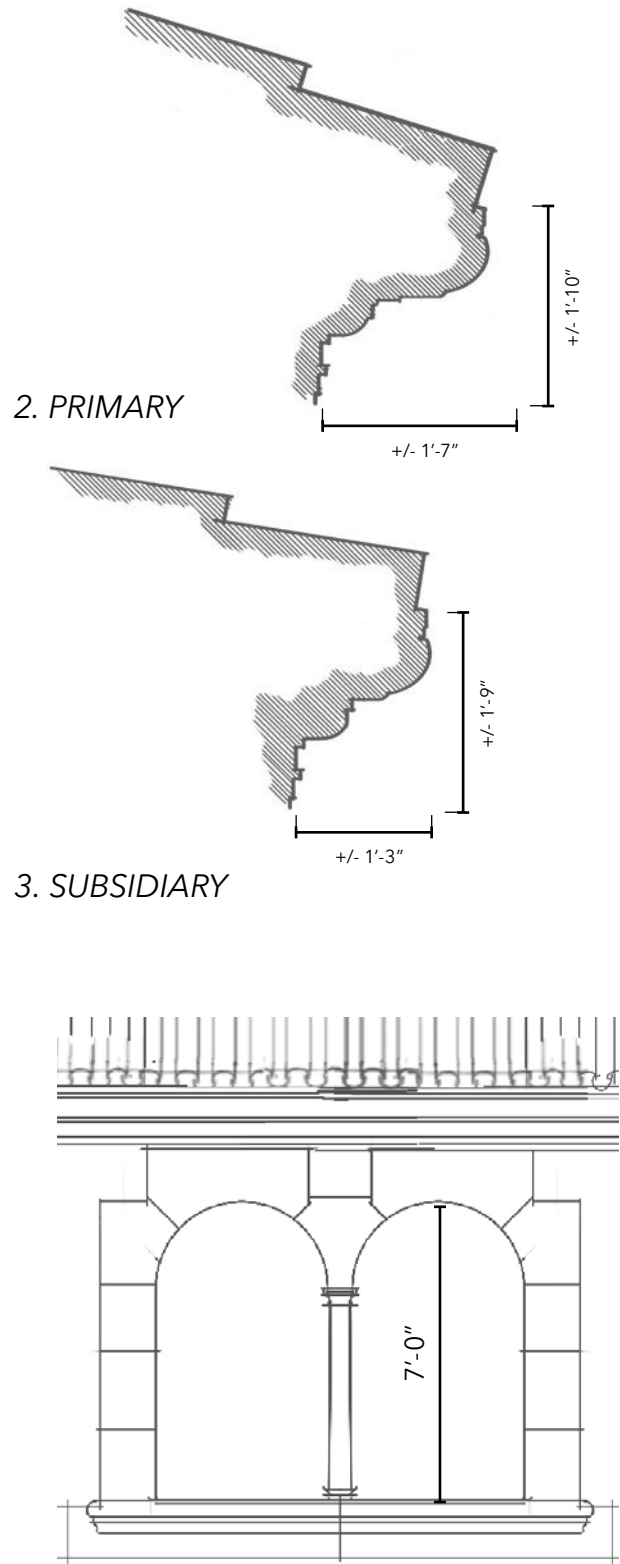
1. BAY DETAIL



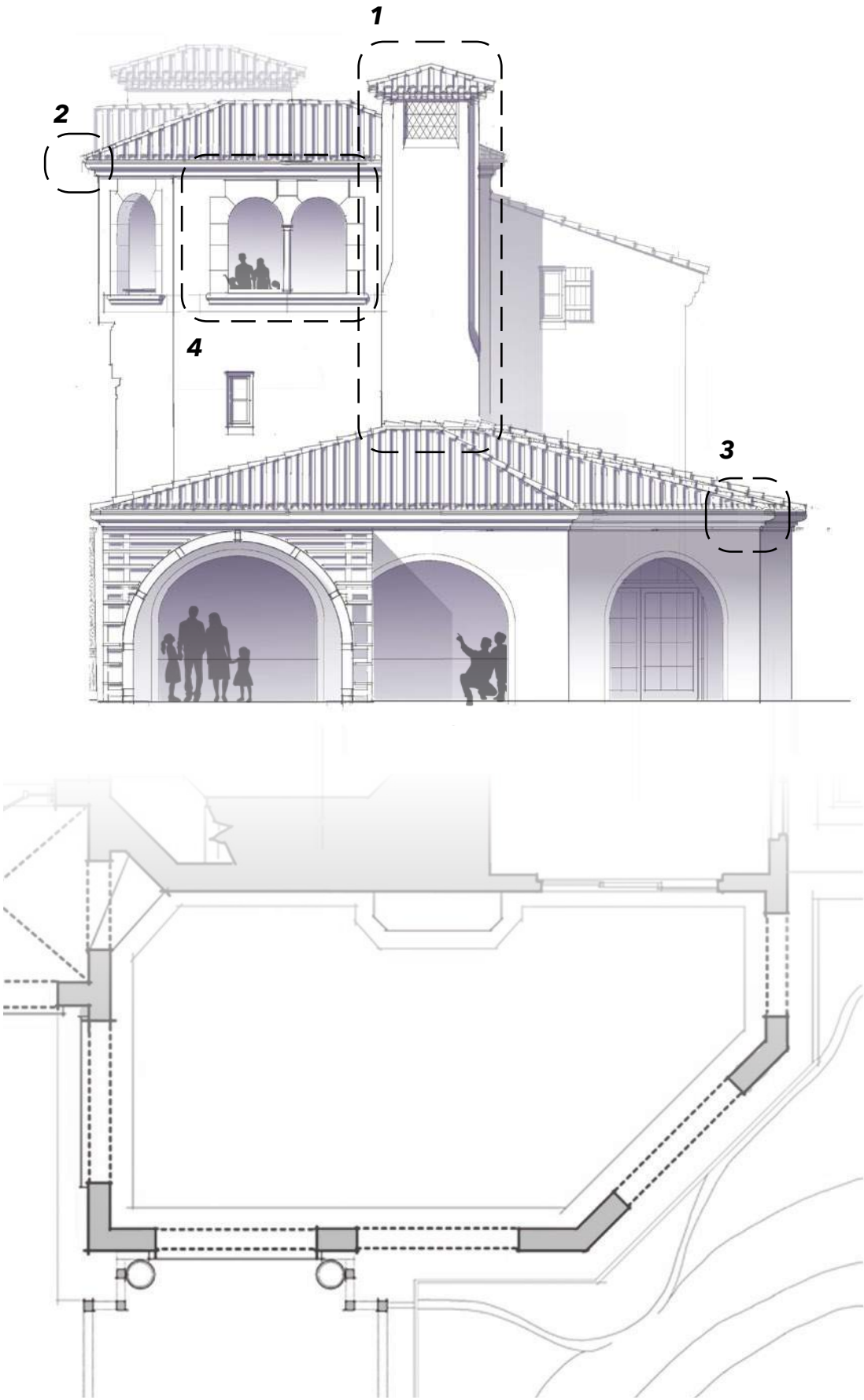
1. CHIMNEY DETAIL

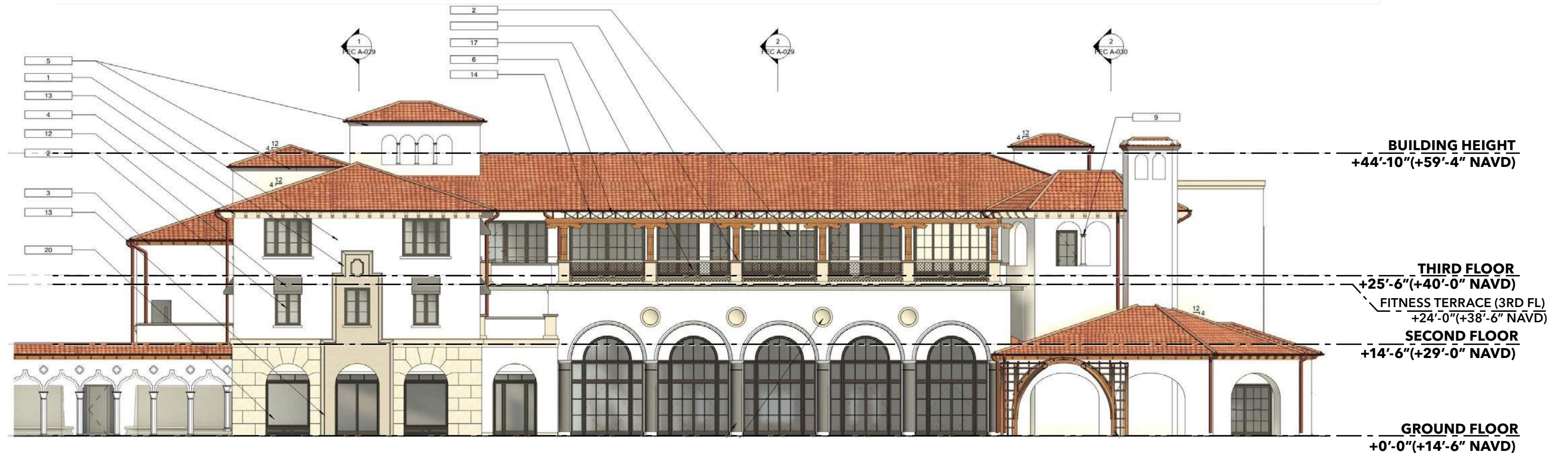


CORNICE PROFILE FAMILY



4. WINDOW DETAIL





Family Entertainment Center | West Elevation



0 8 16 32'
1/16" = 1'-0" at 11" x 17"

HART HOWERTON

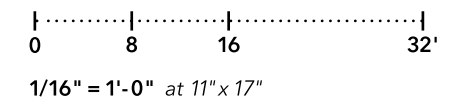


PROPOSED

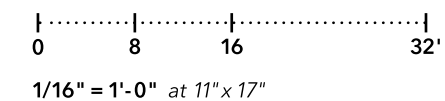


PREVIOUSLY PROPOSED

Family Entertainment Center | East Elevation



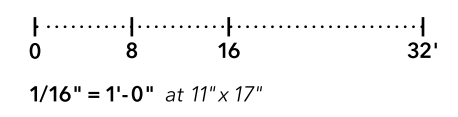
HART HOWERTON



Family Entertainment Center | South Elevation

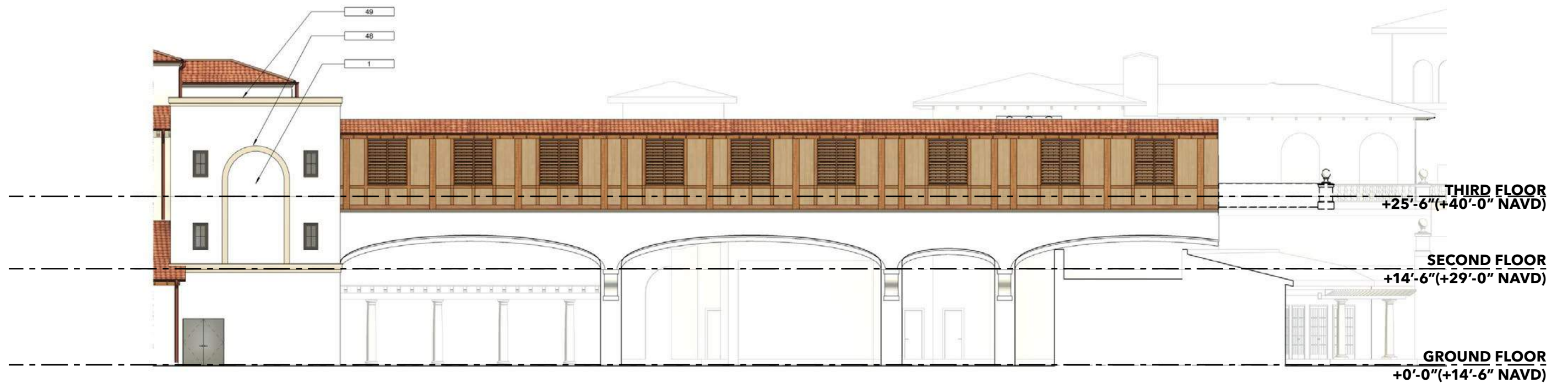


Family Entertainment Center | North Elevation





PROPOSED



PREVIOUSLY PROPOSED

Family Entertainment Center | Exterior Elevations (Bridge)



0 8 16 32'
1/16" = 1'-0" at 11" x 17"

HART HOWERTON



Family Entertainment Center | View from the Play Lawn





Family Entertainment Center | View to the Play Lawn





Family Entertainment Center | View from Proposed Bocce Court



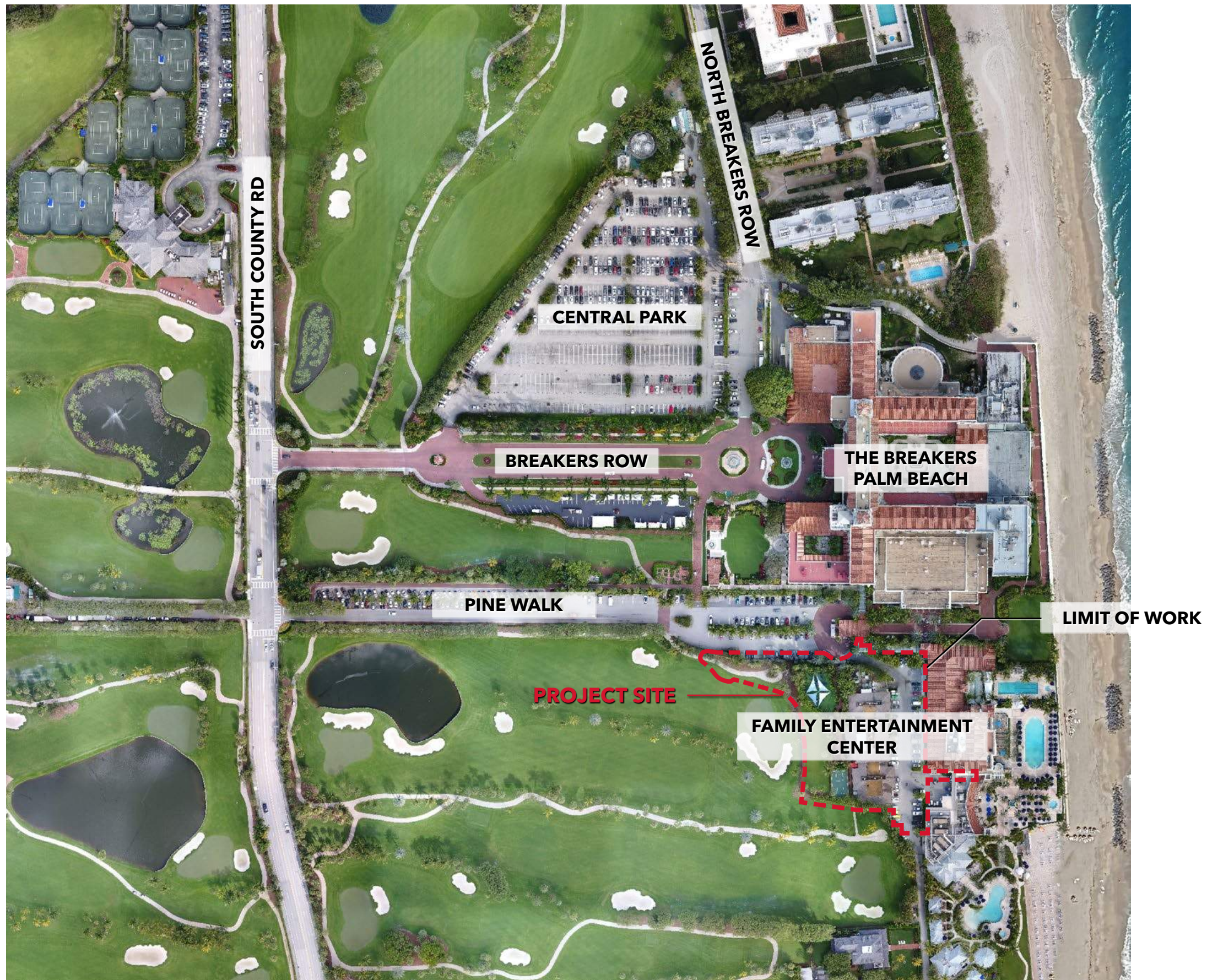


Family Entertainment Center | View from the Golf Course

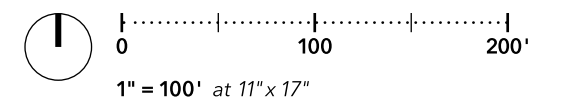


Appendix



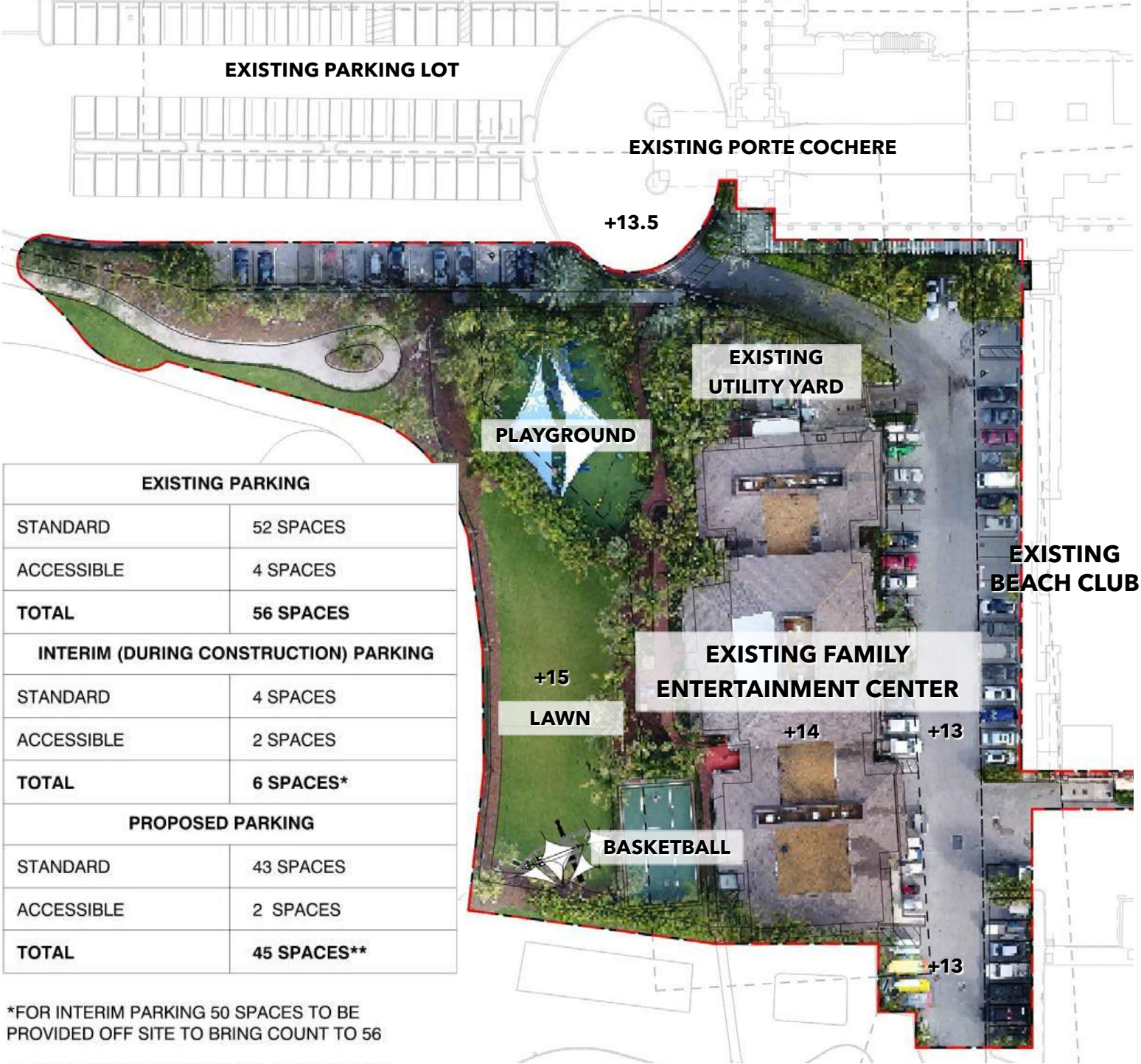


Family Entertainment Center | Vicinity Plan



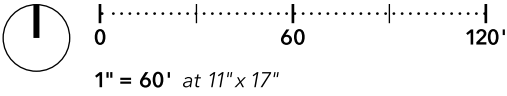


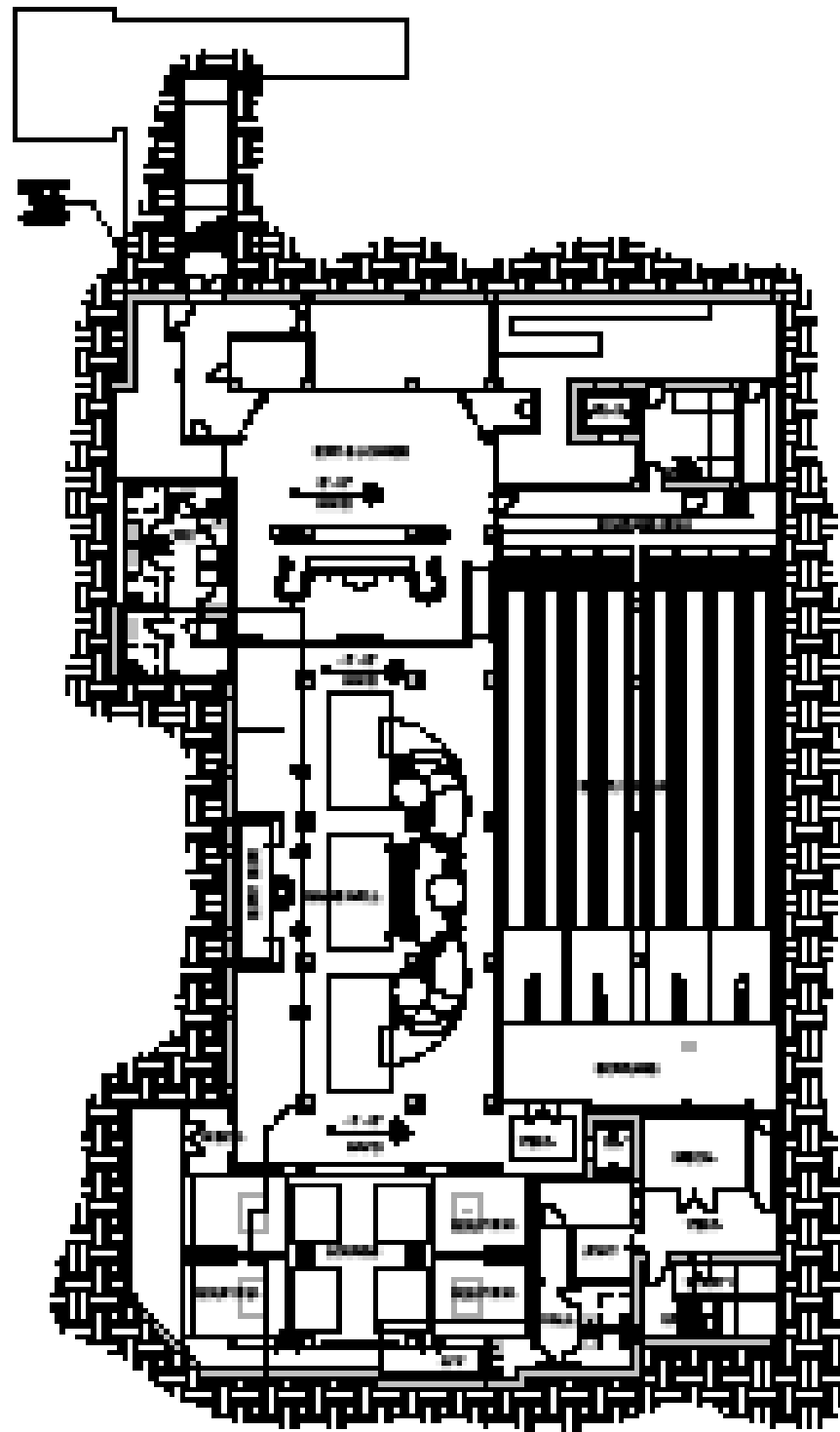
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (Sq Ft and %)	N/A	12,136 SF	16,674 SF
Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	17,176 SF	49,138 SF
Building Height (Ft.)	N/A	(+/-) +40.0 NAVD	+59.1 NAVD
Overall Building Height (Ft.)	N/A	(+/-) +40.0 NAVD	+67.3 NAVD
Finished Floor Elev. (FFE)(NAVD)	N/A	(+/-) +14.0 NAVD	(+/-) +14.6 NAVD



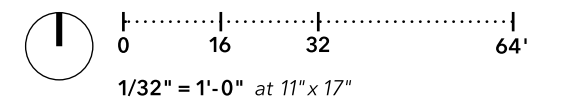
Family Entertainment Center

Existing and Proposed Site Plan

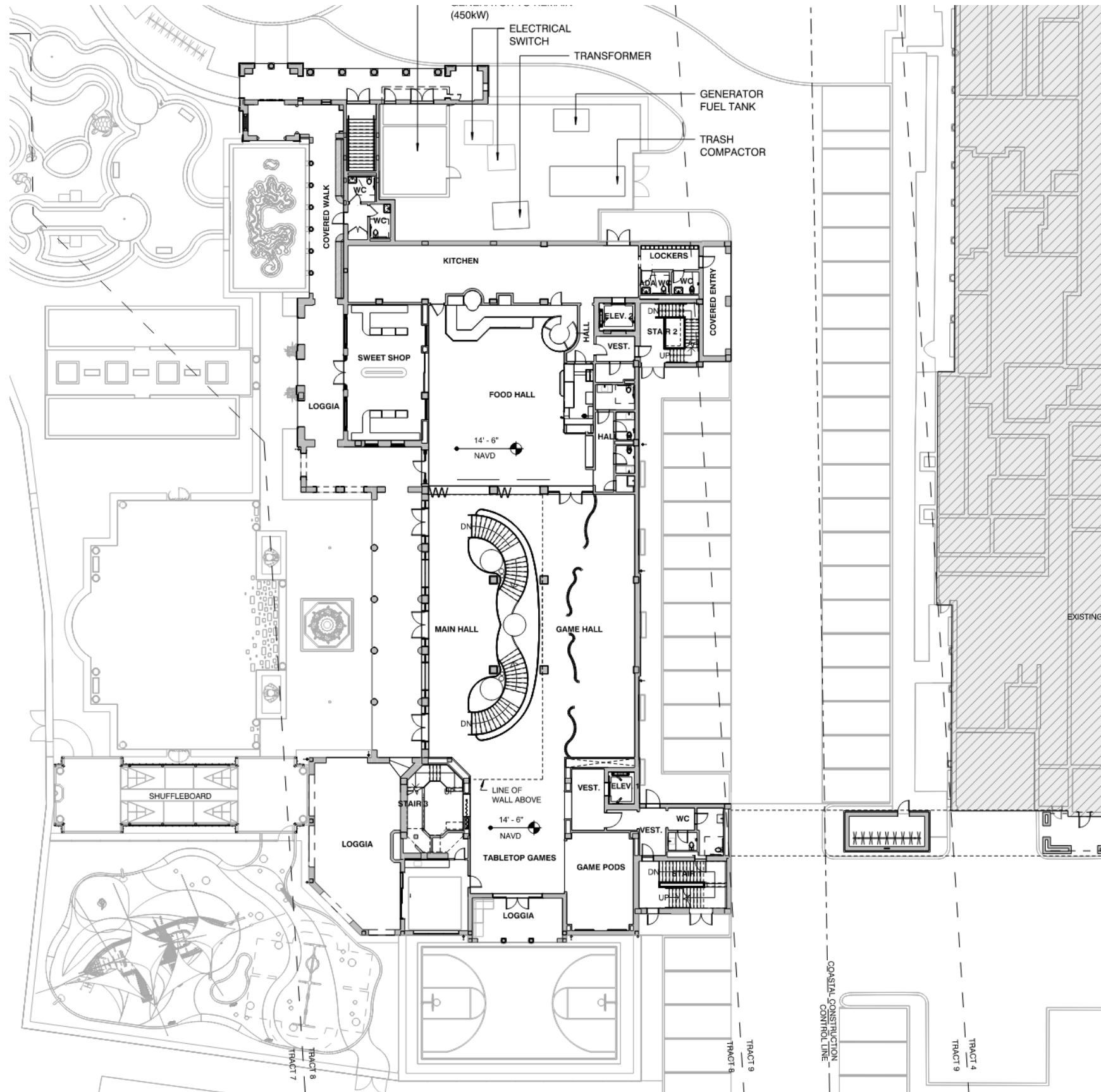




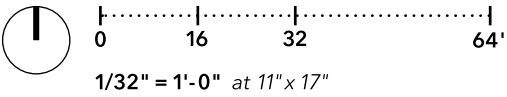
Family Entertainment Center | Basement Plan

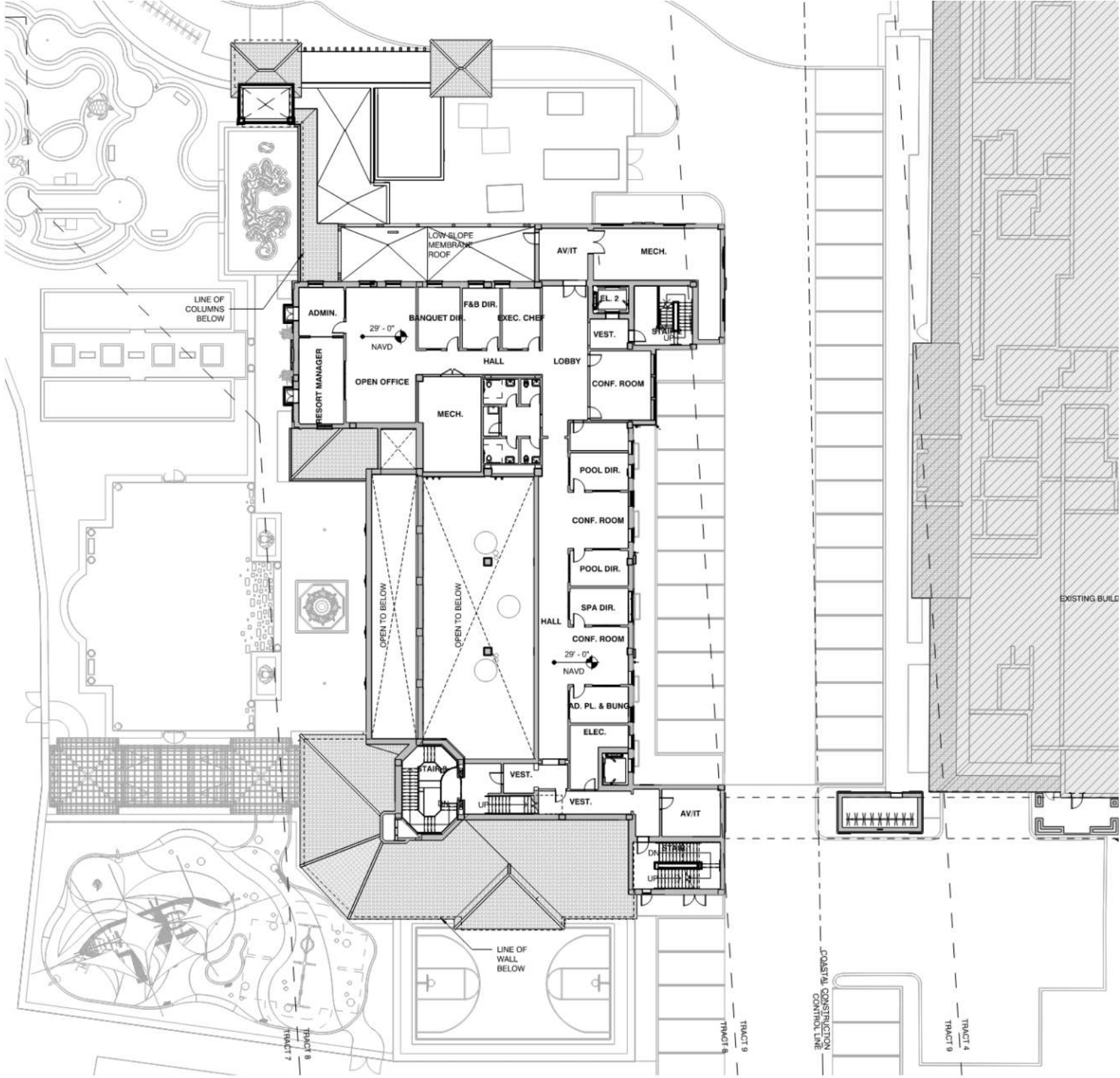


HART HOWERTON

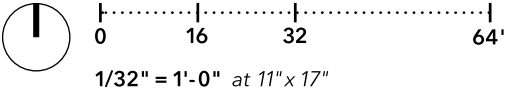


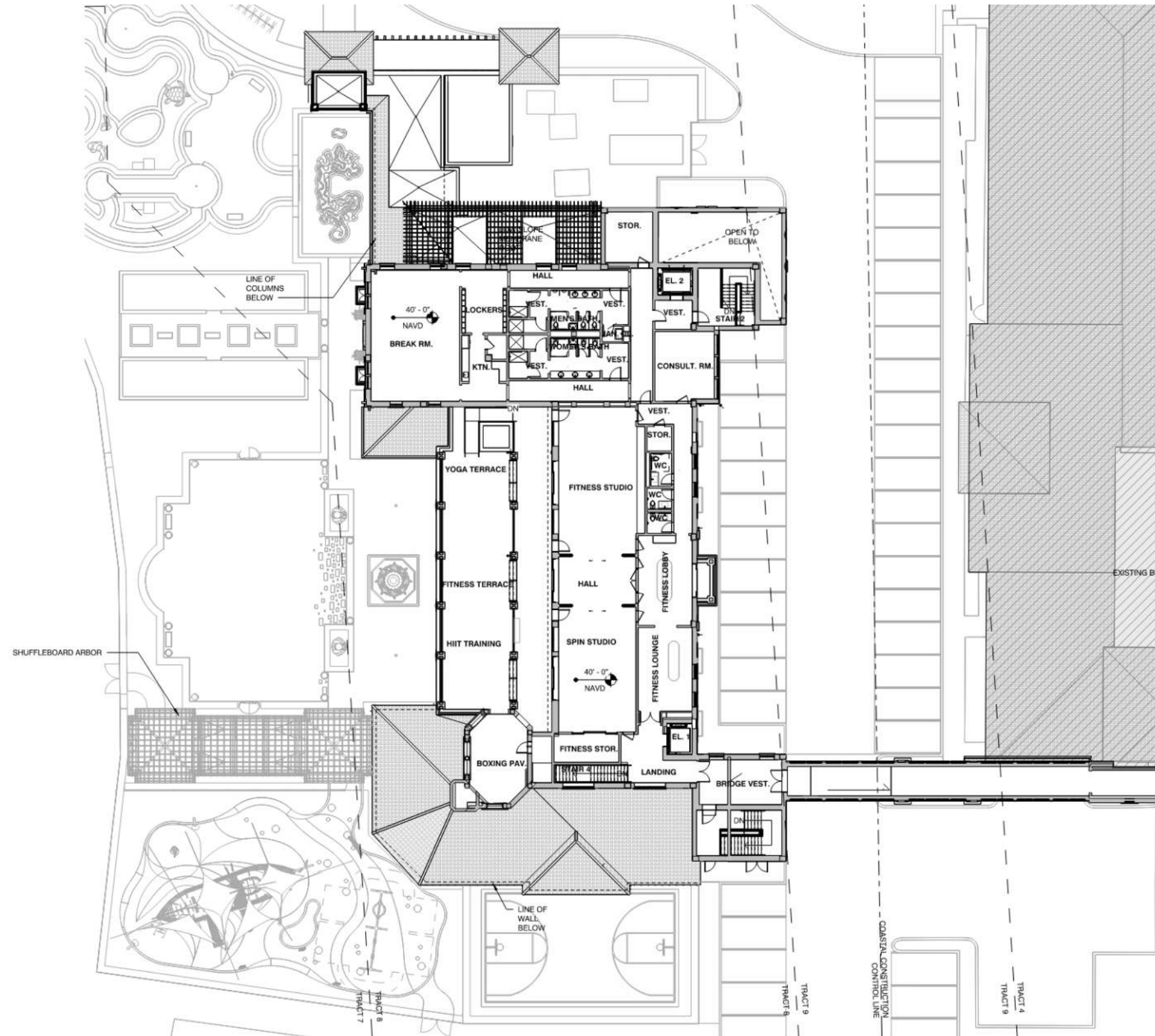
Family Entertainment Center | Ground Floor Plan



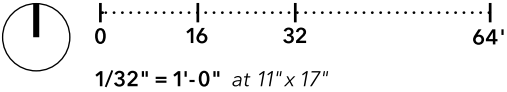


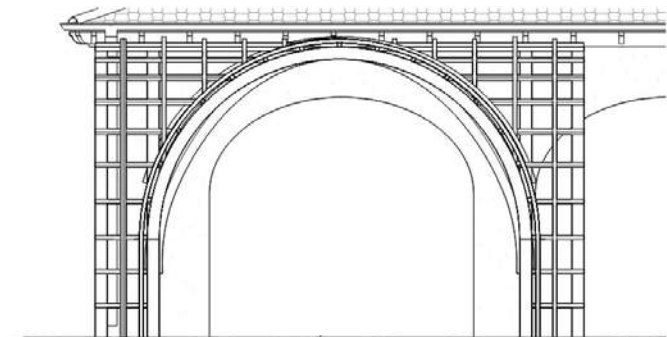
Family Entertainment Center | Second Floor Plan



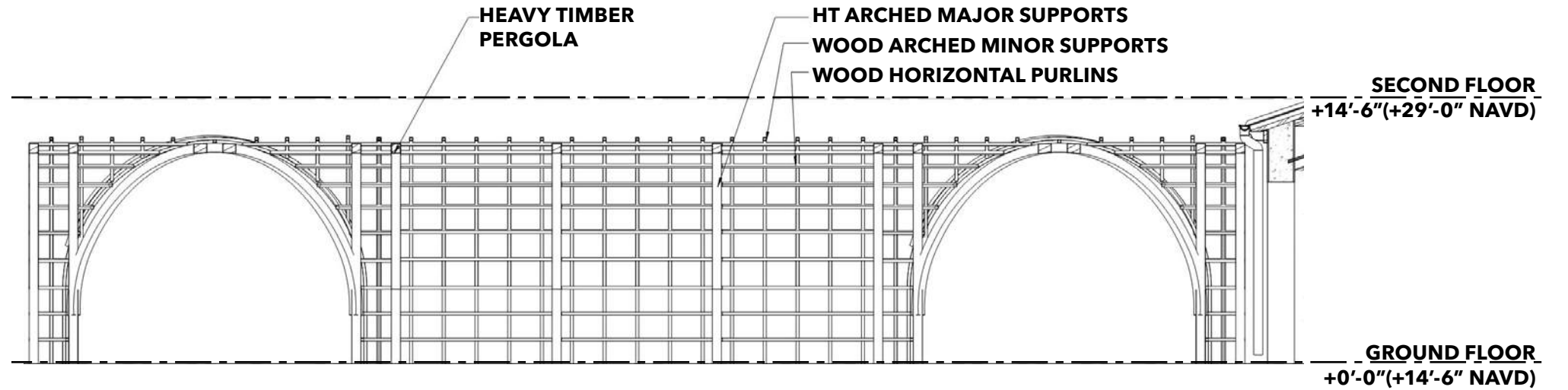


Family Entertainment Center | Third Floor Plan

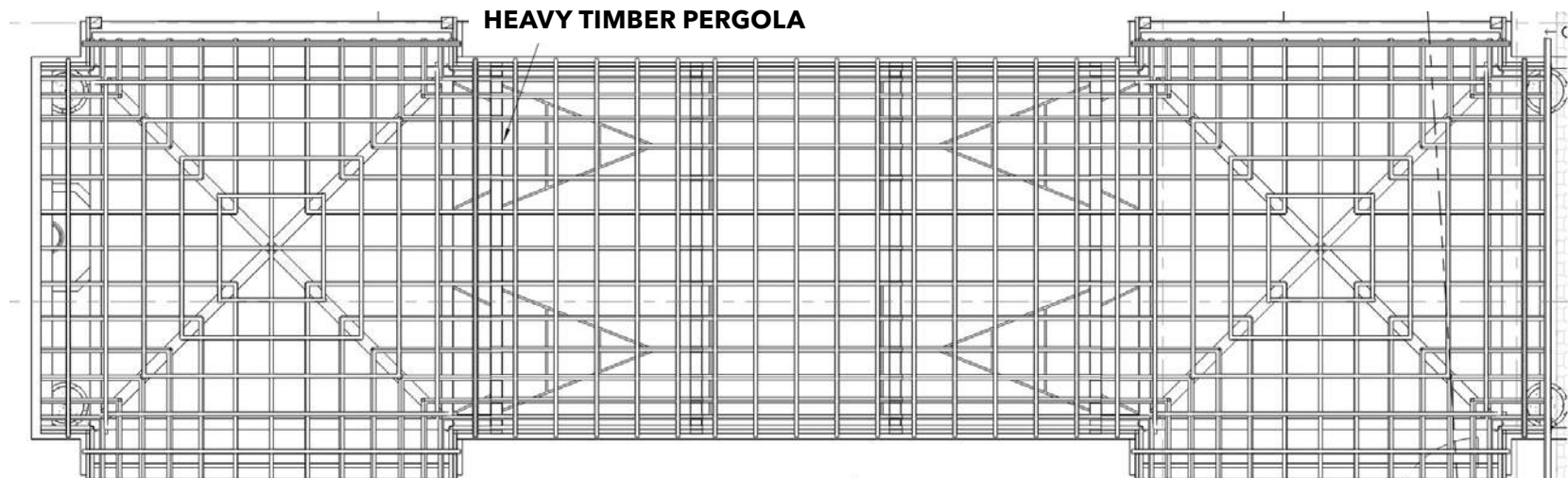




SECTION A



SECTION B



ROOF PLAN



VIEW FROM GOLF CART PATH



VIEW FROM THE 12TH HOLE GREEN



VIEW FROM THE 12TH HOLE SAND TRAP



VIEW FROM THE 11TH HOLE



FACING NORTHEAST FROM MINI GOLF



FUTURE BRIDGE CONNECTION LOCATION - FACING WEST



FUTURE FEC BRIDGE LOCATION - FACING NORTHWEST



VIEW FROM BEACH CLUB



EXISTING FEC FACING NORTHWEST



SOUTH BREAKERS ROW FACING NORTH



EXISTING FEC FACING SOUTH WEST



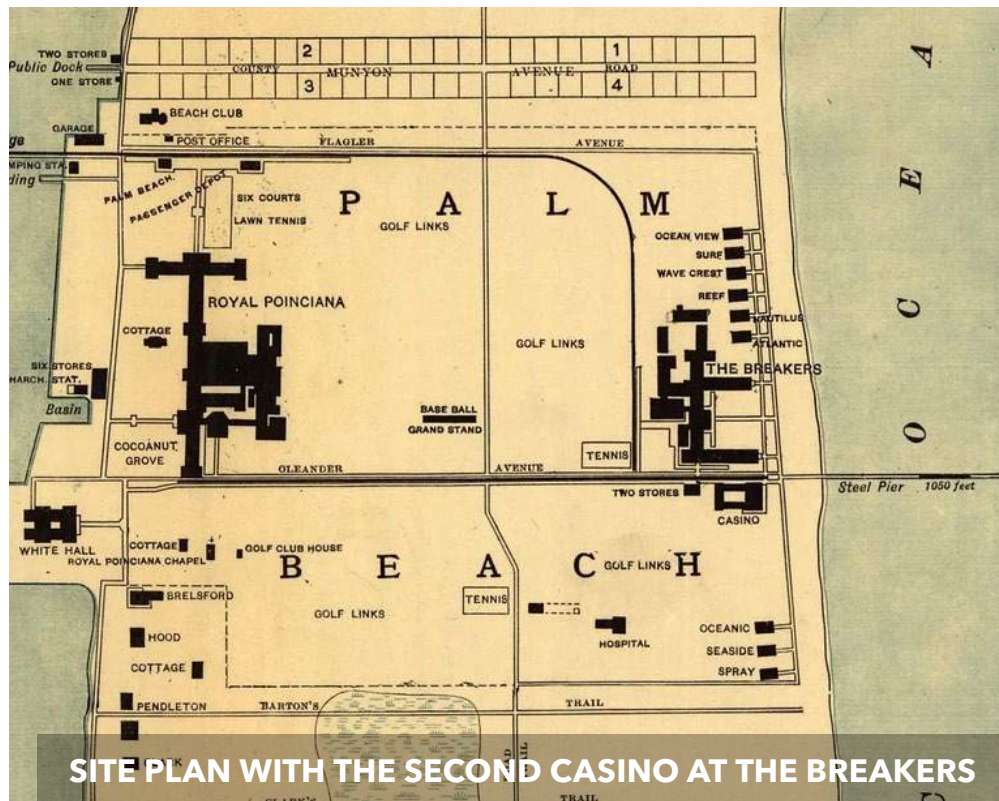
EXISTING FEC - PARKING ENTRANCE



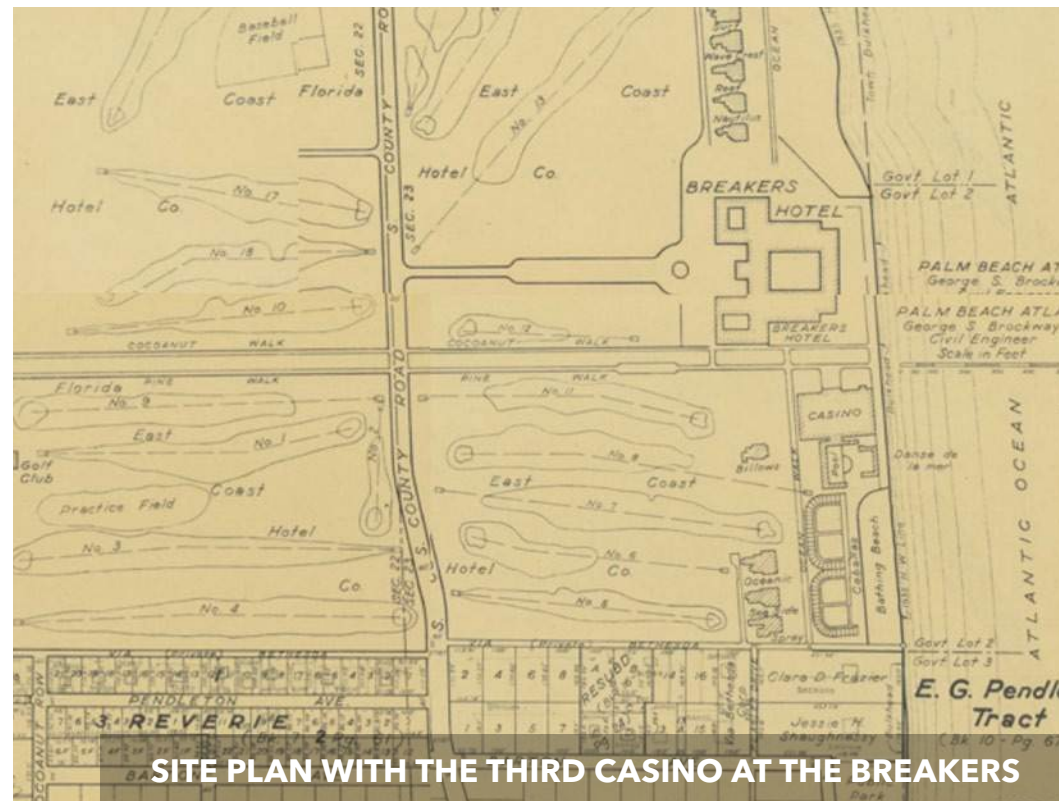
SITE PLAN WITH THE FIRST CASINO AT THE BREAKERS



HISTORIC AERIAL PHOTO OF THE THIRD CASINO



SITE PLAN WITH THE SECOND CASINO AT THE BREAKERS



SITE PLAN WITH THE THIRD CASINO AT THE BREAKERS



HISTORIC AERIAL PHOTO 1998