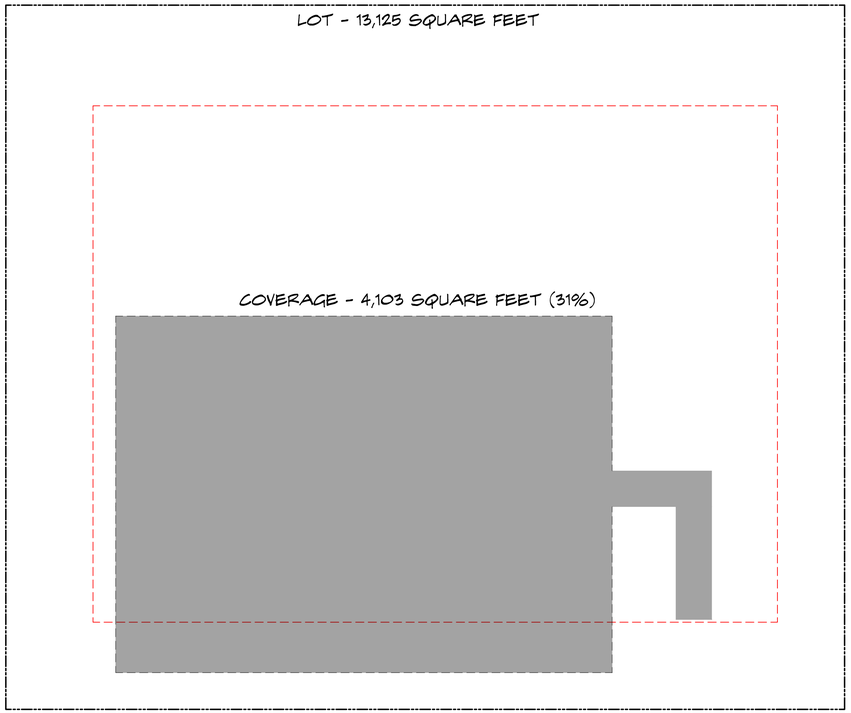
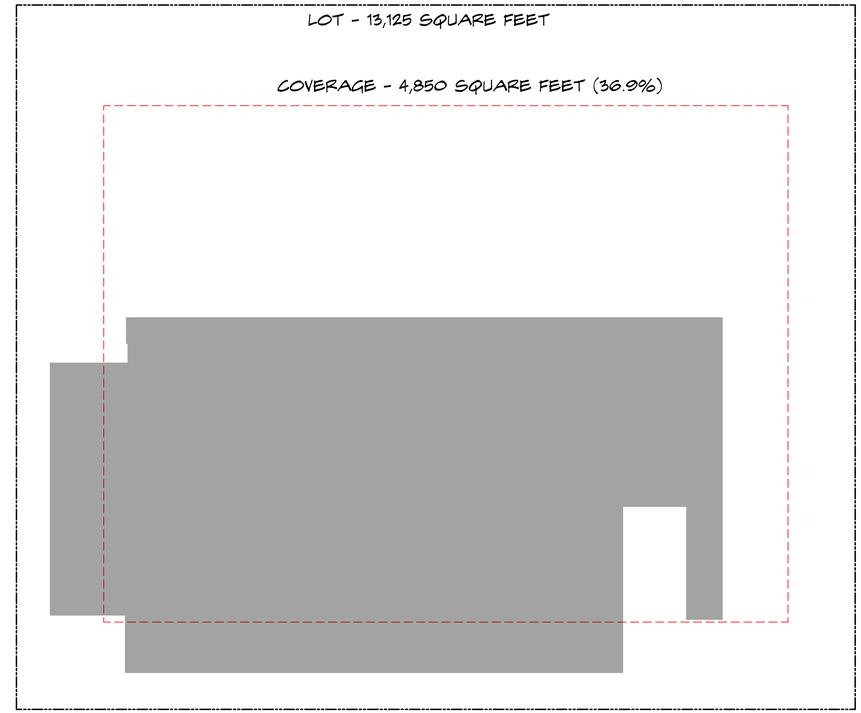
380 SCR - FP.DWG

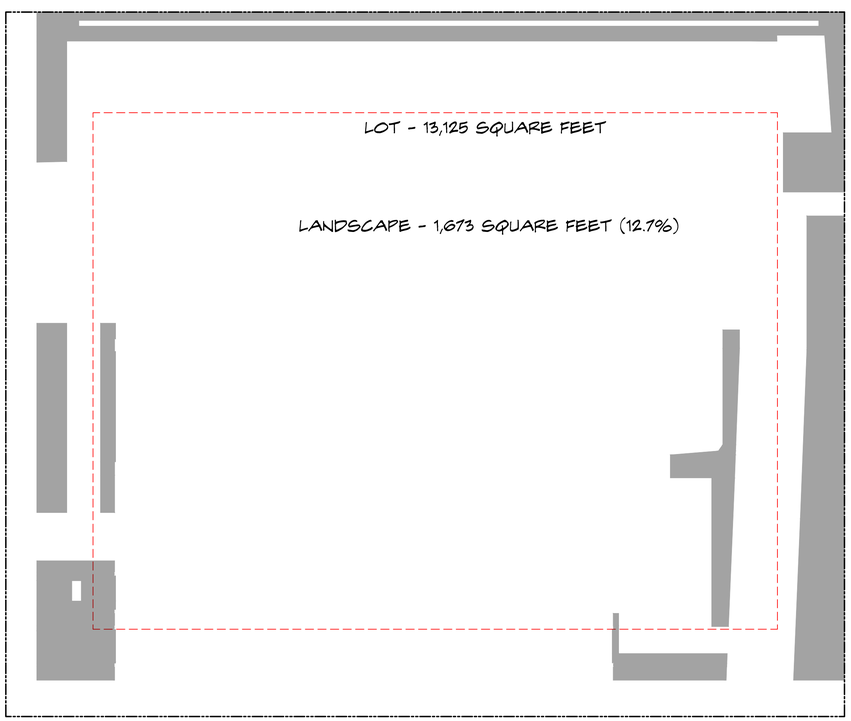
FILE



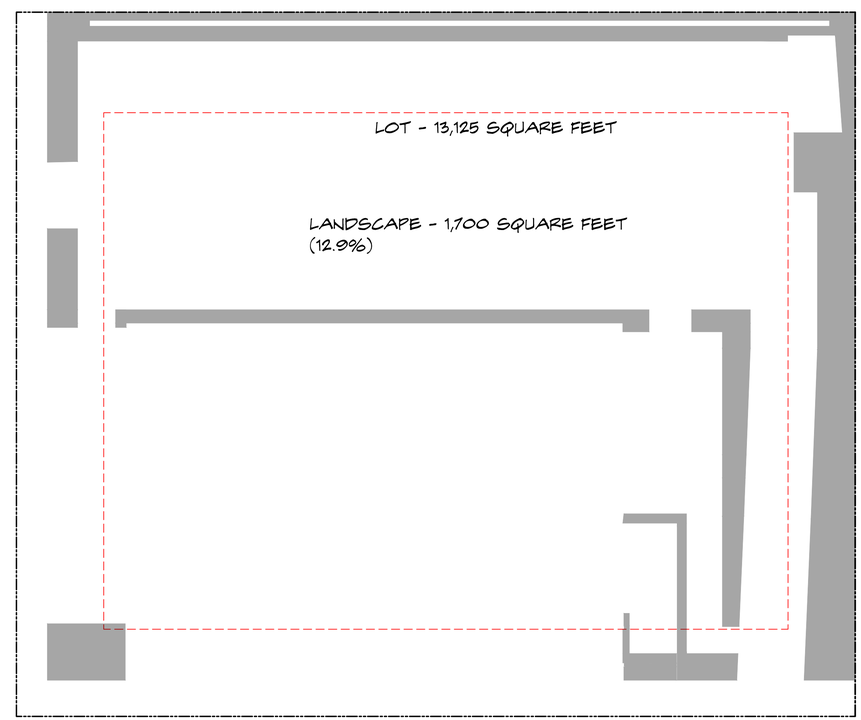
1 AC 1.3 **LOT COVERAGE - EXISTING**
SCALE: 3/32" = 1'-0"



2 AC 1.3 **LOT COVERAGE - PROPOSED**
SCALE: 3/32" = 1'-0"



3 AC 1.3 **LANDSCAPE OPEN SPACE-EXISTING**
SCALE: 3/32" = 1'-0"



4 AC 1.3 **LANDSCAPE OPEN SPACE-PROPOSED**
SCALE: 3/32" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

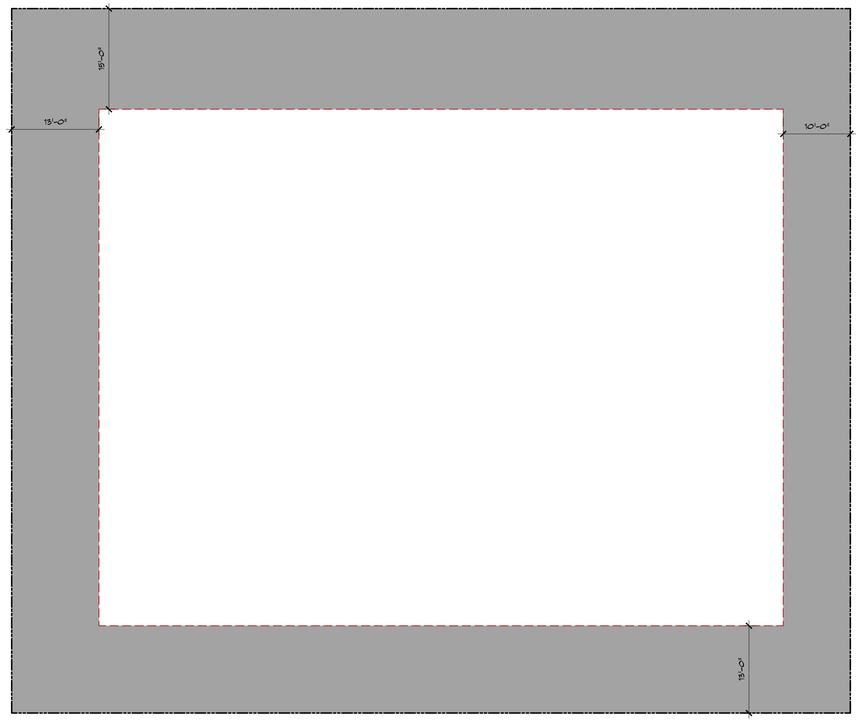
LOT COVERAGE

AC 1.3

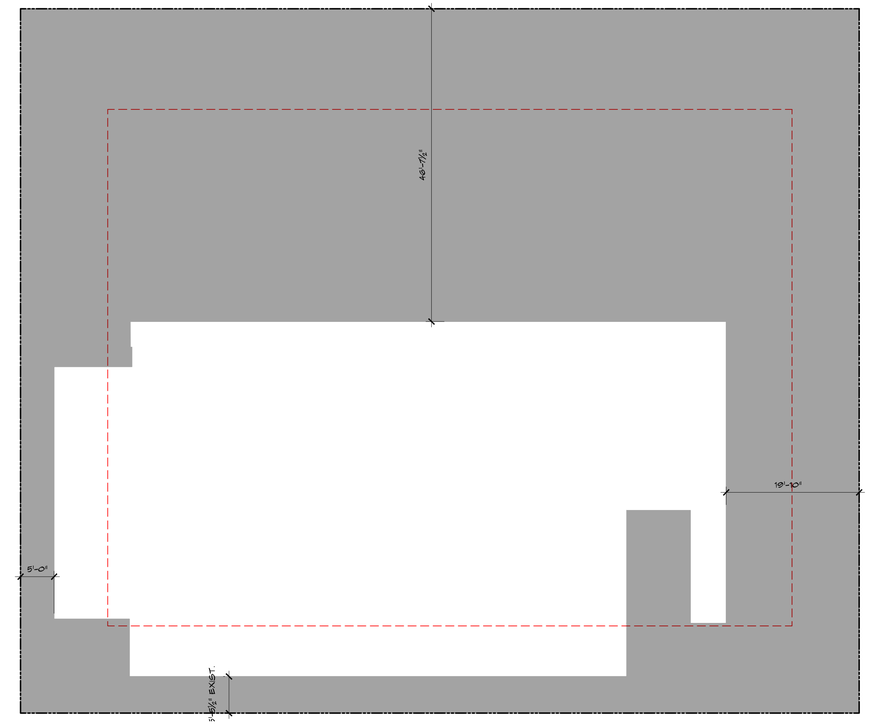
FINAL SUBMITTAL

380 SCR - FP.DWG

FILE



1 AC 1.4 **REQUIRED SETBACKS**
SCALE: 3/32" = 1'-0"



2 AC 1.4 **PROPOSED SETBACKS**
SCALE: 3/32" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS

Architecture • Interior Design
Keith M. Spina # AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

VARIANCE DIAGRAMS

AC 1.4

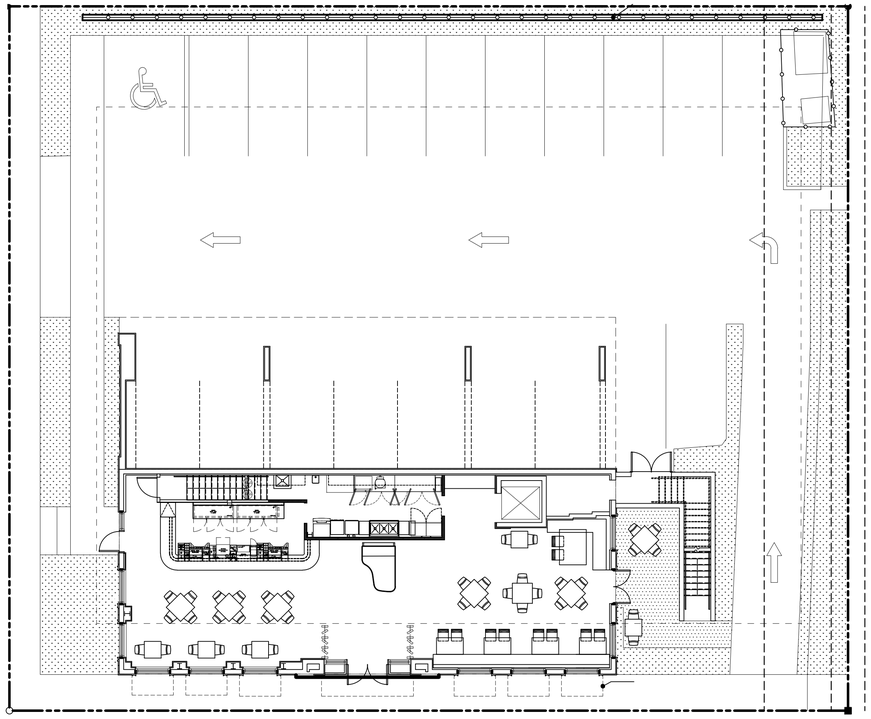
FINAL SUBMITTAL

380 SCR - FP.DWG

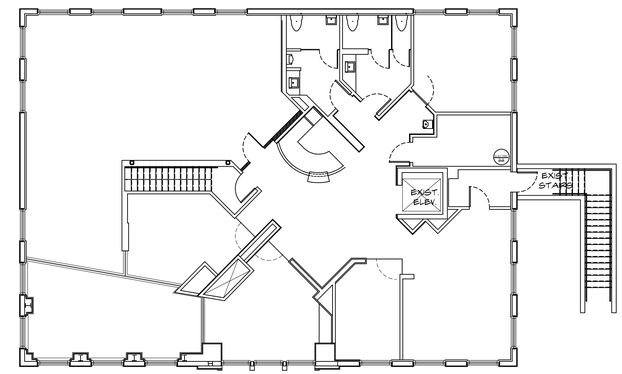
FILE

PROPOSED SQUARE FOOTAGE	
GROUND FLOOR	
EXISTING OVERALL	2,310 SF
PROPOSED OVERALL	4,758 SF
SECOND FLOOR	
EXISTING OVERALL	3,934 SF
PROPOSED OVERALL	4,281 SF

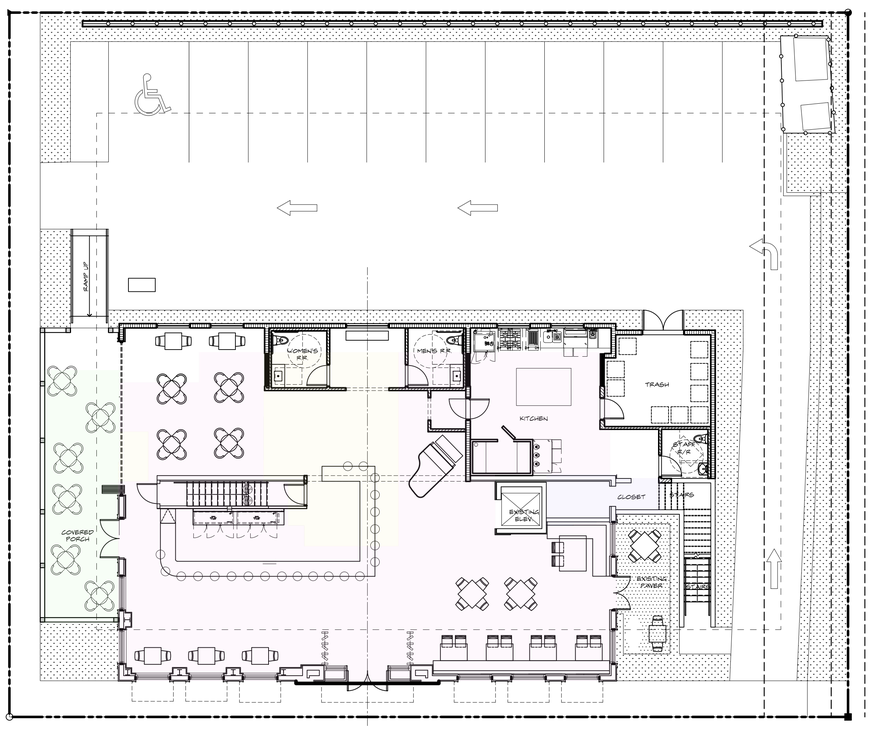
SQUARE FOOTAGE BY USE	
EXTERIOR	
COVERED DINING	497 SF
INTERIOR	
RESTAURANT	3,370 SF
B.O.H	778 SF
LOBBY SPACE	113 SF
OFFICE SPACE (SECOND FLR)	4,281 SF



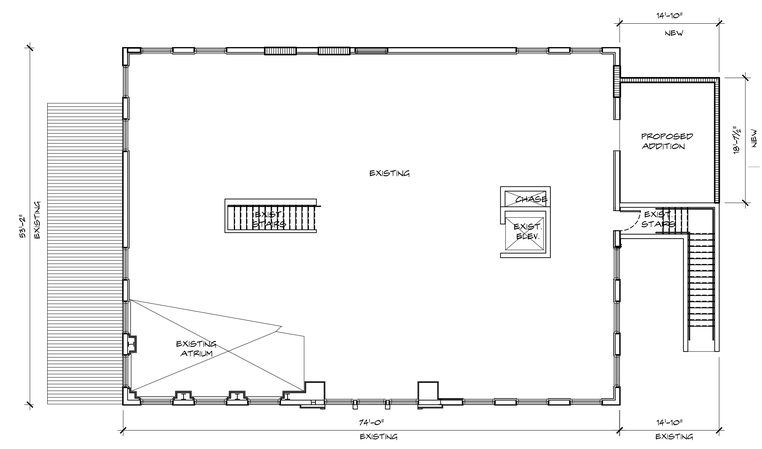
1 AC 1.5 **EXISTING GROUND FLOOR PLAN**
SCALE: 3/32" = 1'-0"



2 AC 1.5 **EXISTING SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0"



3 AC 1.5 **PROPOSED GROUND FLOOR PLAN**
SCALE: 3/32" = 1'-0"



4 AC 1.5 **PROPOSED SECOND FLOOR PLAN**
SCALE: 3/32 = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

OVERALL PLANS

AC 1.5

FINAL SUBMITTAL

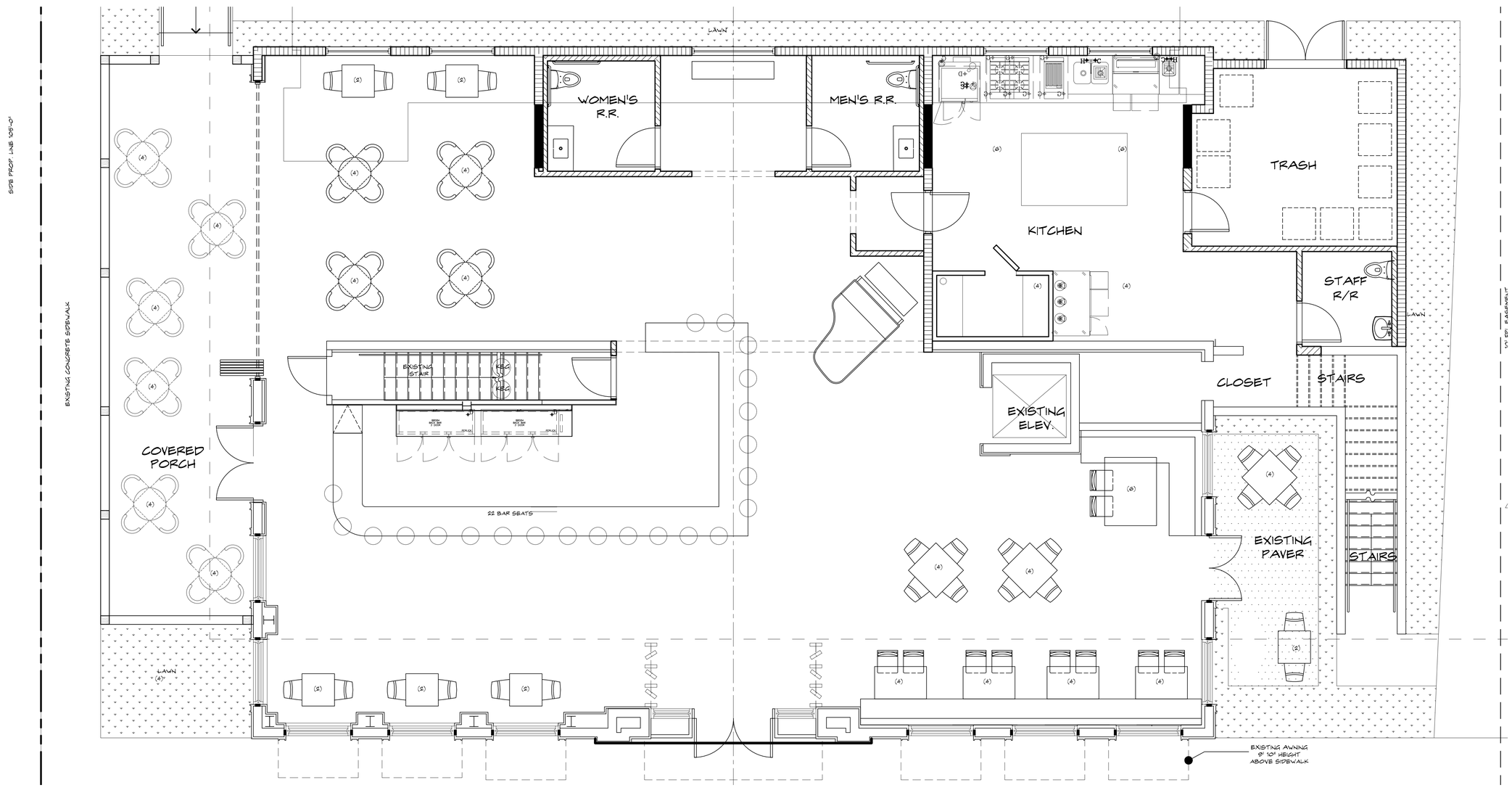
380 SCR - FP.DWG

FILE

SQUARE FOOTAGE BY USE	
EXTERIOR	
COVERED DINING	497 SF
INTERIOR	
RESTAURANT	3,370 SF
B.O.H	778 SF
LOBBY SPACE	113 SF
OFFICE SPACE (SECOND FLR)	4,261 SF

EXISTING SEATING COUNT *SEE AC1.1 FOR EXISTING LAYOUT*	
EXTERIOR SEATING	
TABLE SEATING:	30 SEATS
TOTAL	30 SEATS
INTERIOR SEATING	
TABLE SEATING	66 SEATS
BAR SEATING	12 SEATS
TOTAL	78 SEATS
TOTAL SEATING	108 SEATS

PROPOSED SEATING COUNT	
EXTERIOR SEATING	
TABLE SEATING:	30 SEATS
TOTAL	30 SEATS
INTERIOR SEATING	
TABLE SEATING	56 SEATS
BAR SEATING	22 SEATS
TOTAL	78 SEATS
TOTAL SEATING	108 SEATS



1 AC 1.6 **PROPOSED GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

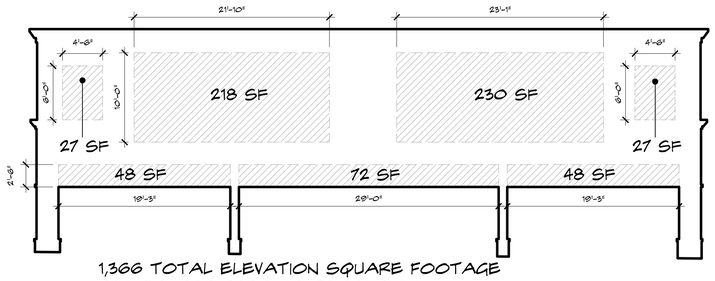
PROPOSED GROUND FLOOR PLAN

AC 1.6

FINAL SUBMITTAL

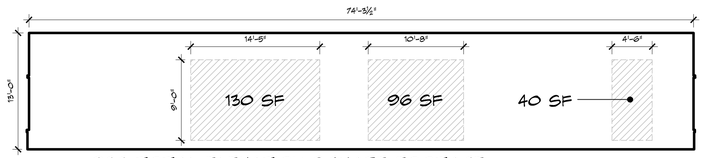
380 SCR - FP.DWG

FILE



1,366 TOTAL ELEVATION SQUARE FOOTAGE
670 SQUARE FEET OF DEMOLITION
51% OF WALL TO REMAIN

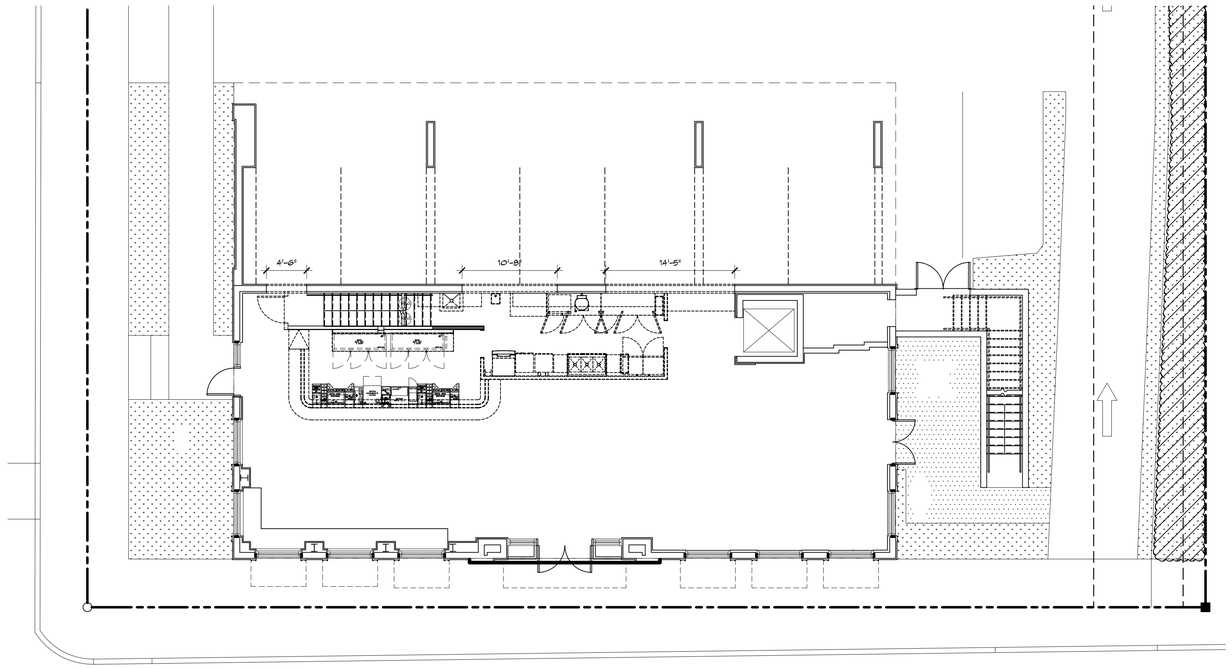
1 / AC 4.7 **WEST ELEVATION DEMOLITION DIAGRAM - SECOND LEVEL**
SCALE: 1/8" = 1'-0"



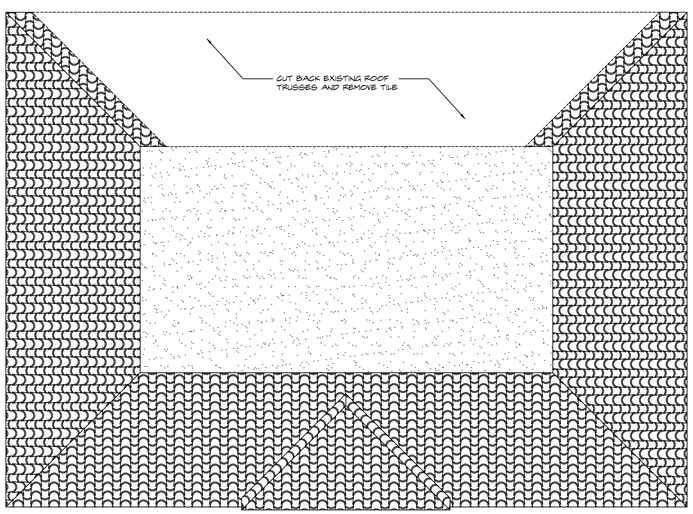
966 TOTAL ELEVATION SQUARE FOOTAGE
266 SQUARE FEET OF DEMOLITION
72% OF WALL TO REMAIN

5 / AC 4.7 **WEST ELEVATION DEMOLITION DIAGRAM - GROUND FLOOR COVERED**
SCALE: 1/8" = 1'-0"

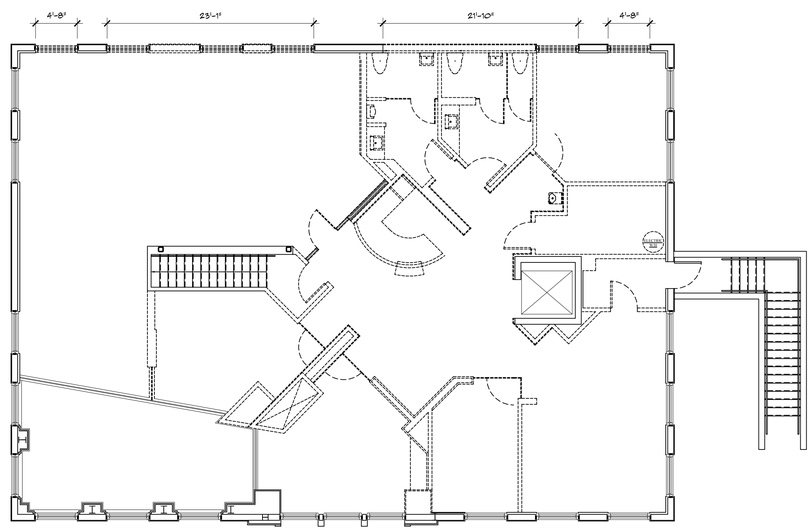
NOTE: REFER TO SHEET AC-4.7 FOR COMPLETE DIAGRAMS OF ALL EXTERIOR WALL DEMOLITION IN PROJECT SCOPE



1 / AC 1.7 **GROUND FLOOR DEMOLITION PLAN**
SCALE: 1/8" = 1'-0"



3 / AC 1.7 **ROOF DEMOLITION PLAN**
SCALE: 1/8" = 1'-0"



2 / AC 1.7 **SECOND FLOOR DEMOLITION PLAN**
SCALE: 1/8" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

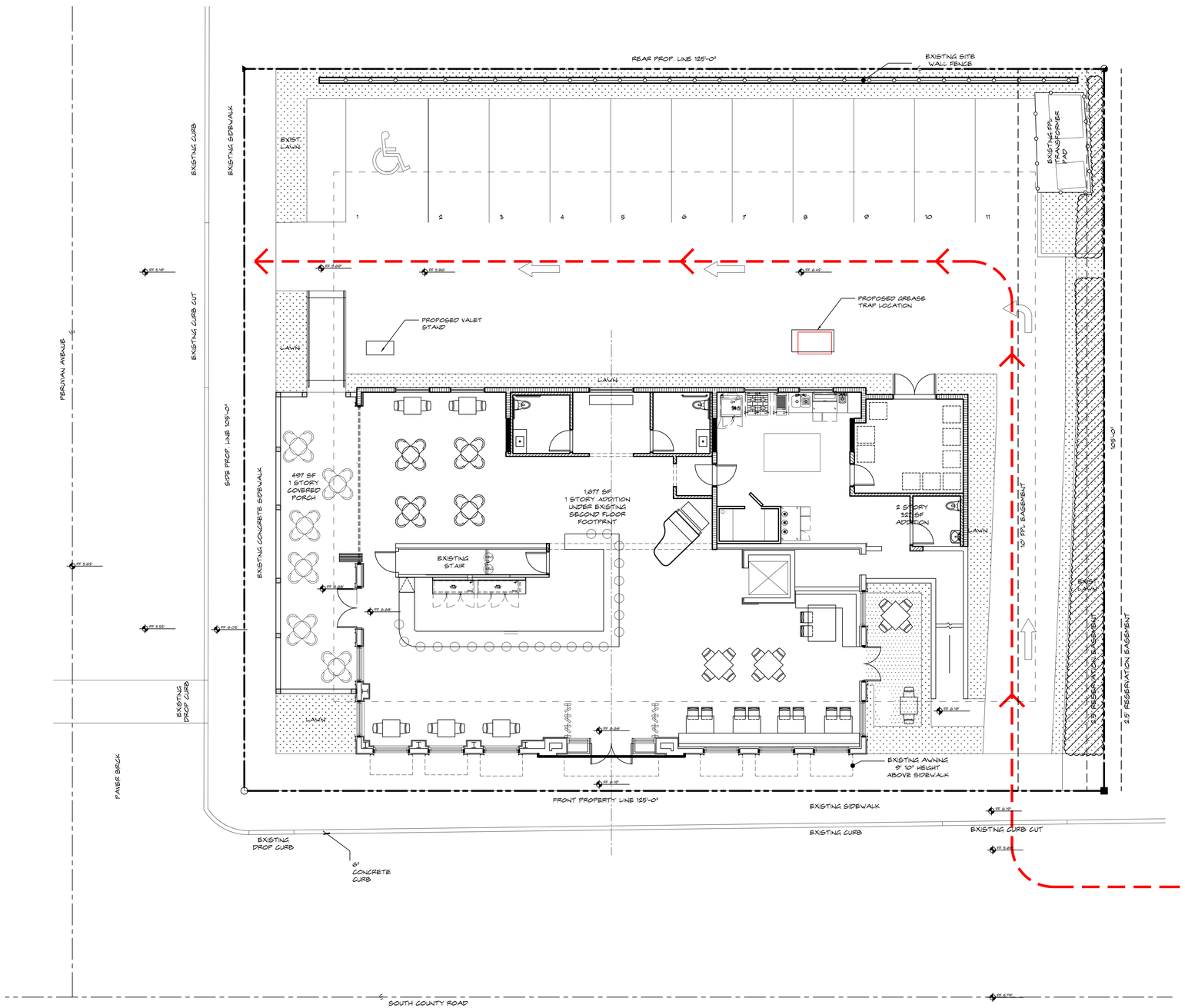
OVERALL DEMOLITION PLAN

AC 1.7

FINAL SUBMITTAL

380 SCR - FP.DWG

FILE



1 AC 1.8 **PROPOSED SITE PLAN**
SCALE: 1/8" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

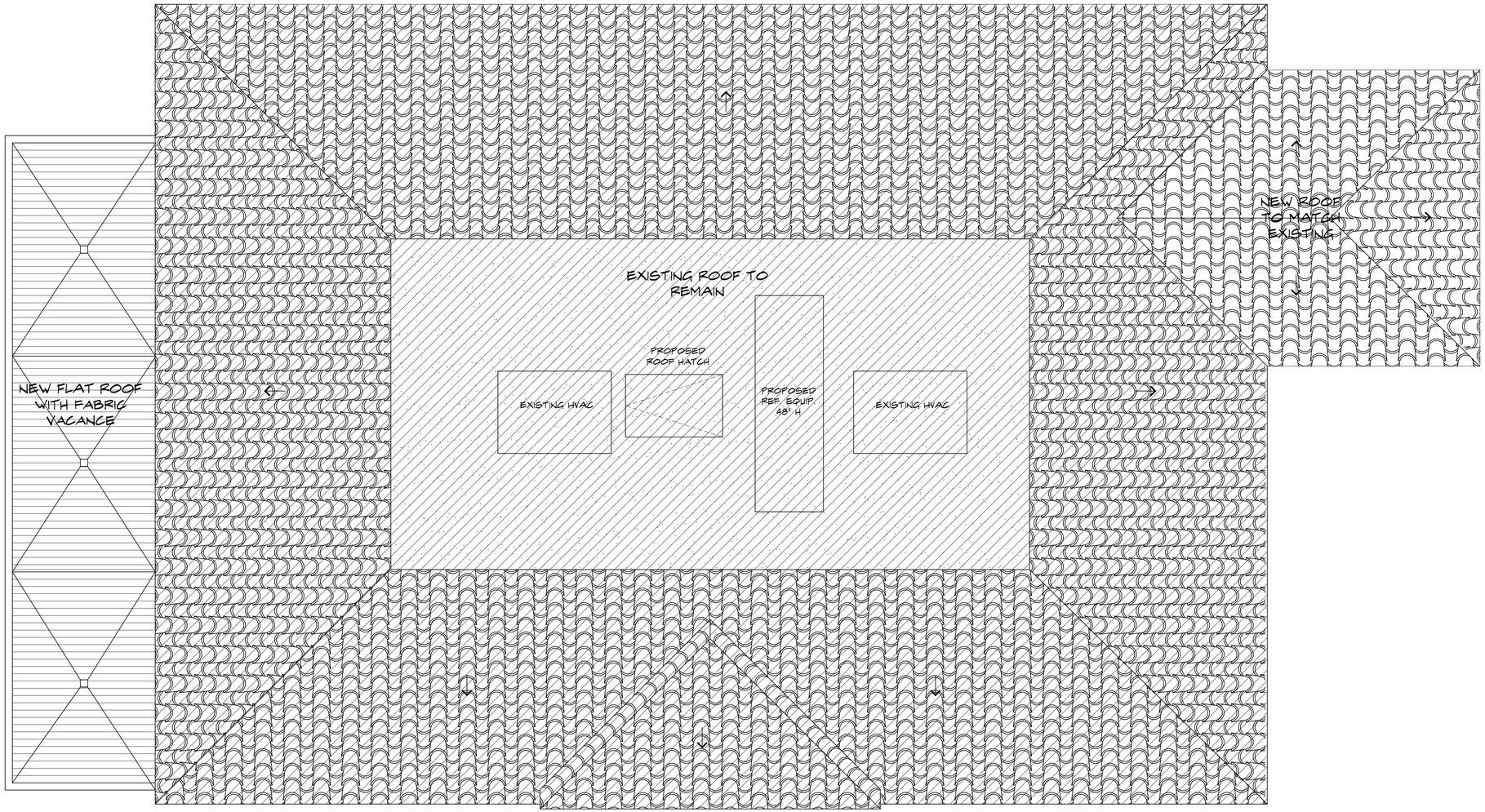
PROPOSED VALET PLAN

AC 1.8

FINAL SUBMITTAL

380 SCR - RP.DWG

FILE



1 AC 3.1 **PROPOSED ROOF PLAN**
SCALE: 1/8" = 1'-0"

SPINA OROURKE + PARTNERS
285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399
Architecture•Interior Design
Keith M. Spina # AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

PROPOSED ROOF PLAN

AC 3.1

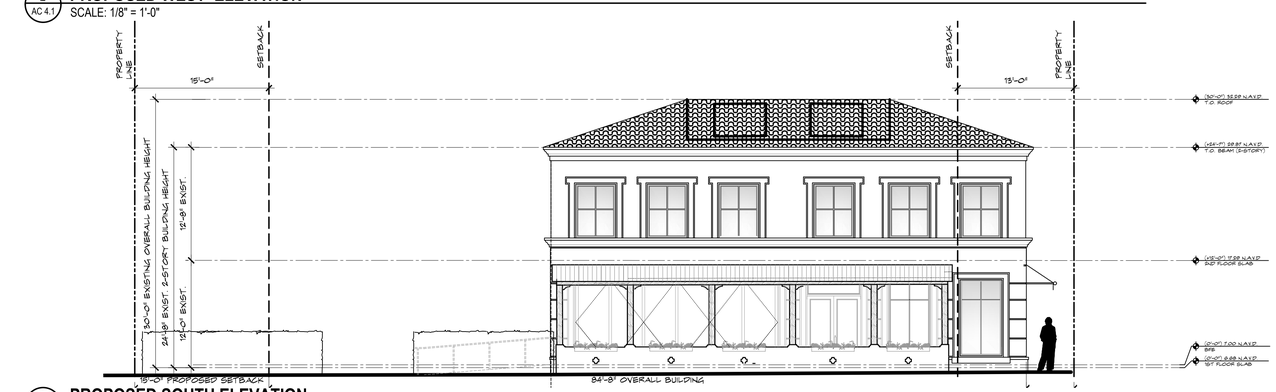
FINAL SUBMITTAL

380 SCR - ELEV.DWG

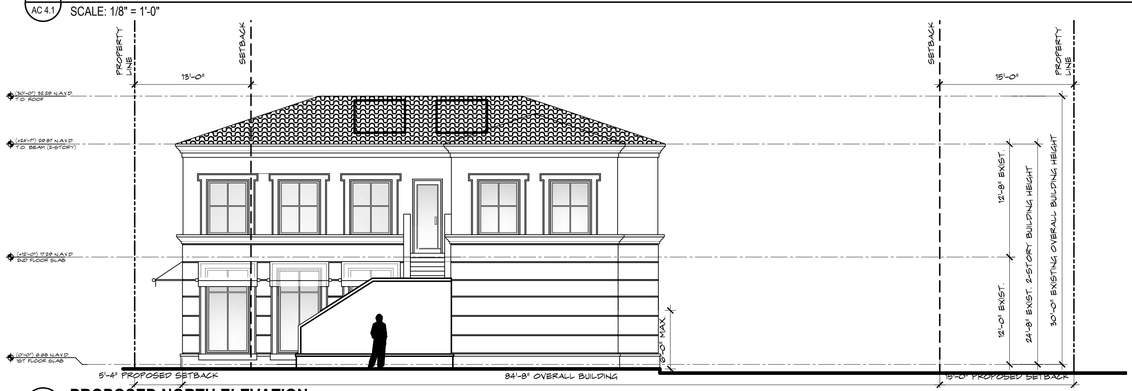
FILE

1 AC 4.1 **PROPOSED EAST ELEVATION**
SCALE: 1/8" = 1'-0"

2 AC 4.1 **PROPOSED WEST ELEVATION**
SCALE: 1/8" = 1'-0"



3 AC 4.1 **PROPOSED SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



4 AC 4.1 **PROPOSED NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS

Architecture • Interior Design
Keith M. Spina #AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

OVERALL EXTERIOR ELEVATIONS

AC 4.1

FINAL SUBMITTAL

380 SCR - ELEV.DWG

FILE

1 / AC 4.2 **EXISTING EAST ELEVATION**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Kevin M. Spina #AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

EAST ELEVATIONS

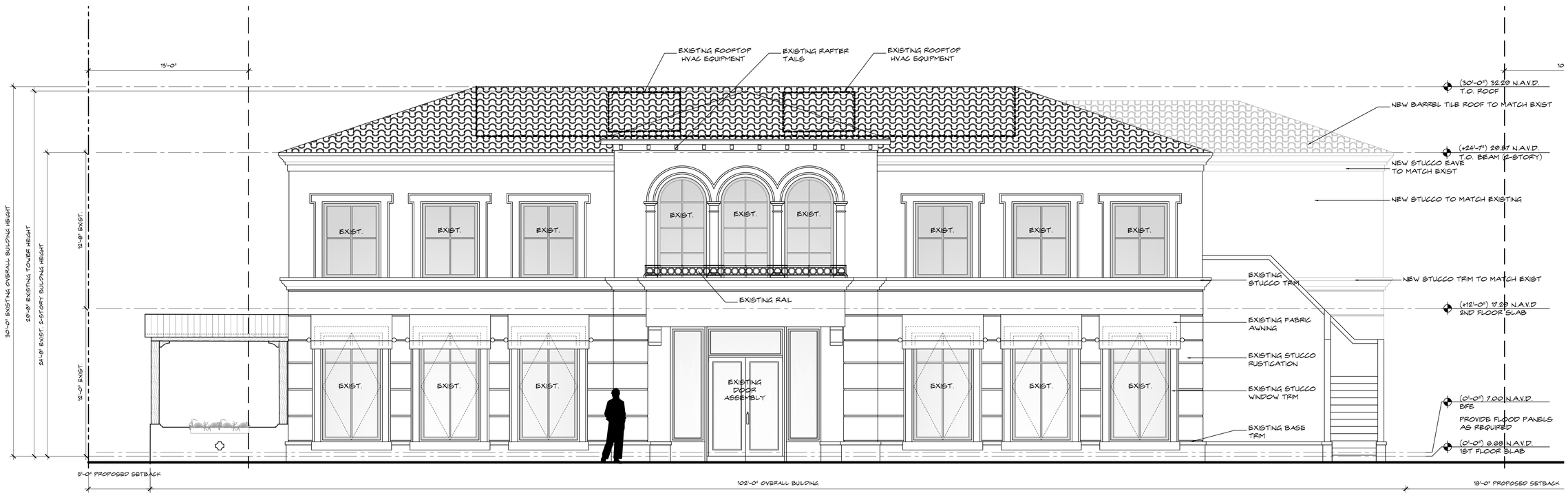
AC 4.2

FINAL SUBMITTAL

380 SCR - ELEV.DWG

FILE

1 AC 4.2 **PREVIOUSLY PROPOSED EAST ELEVATION**
SCALE: 1/4" = 1'-0"



2 AC 4.2 **CURRENTLY PROPOSED EAST ELEVATION**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS

Architecture • Interior Design

Keith M. Spina #AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

EAST ELEVATIONS

AC 4.2.

FINAL SUBMITTAL

1 AC 4.2 **EXISTING EAST ELEVATION**
SCALE: 1/4" = 1'-0"

2 AC 4.2 **PROPOSED EAST ELEVATION WITH LANDSCAPING**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL LIC # AA26002399

SPINA O'ROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA O'ROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA O'ROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

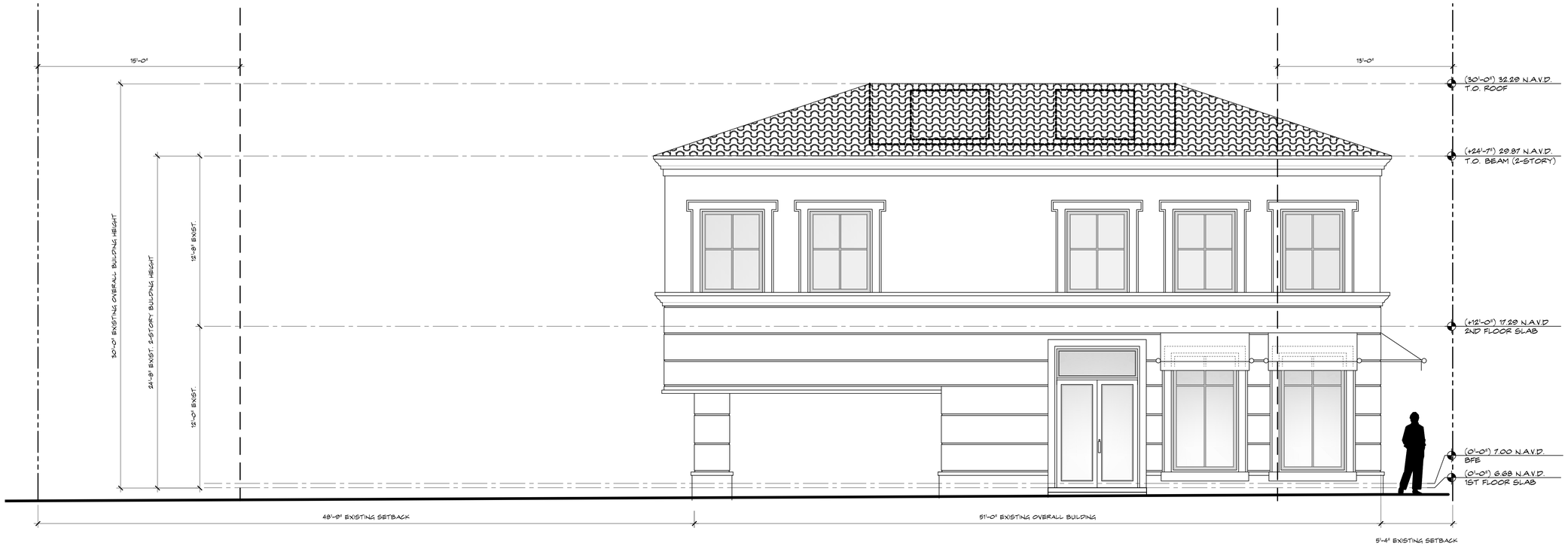
Job No:	21076
Date:	12.27.21
Drawn by:	CG
Architect:	NF

AC 4.2..

FINAL SUBMITTAL

380 SCR - ELEV.DWG

FILE



1 AC 4.3 **EXISTING SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina #AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

SOUTH ELEVATIONS

AC 4.3

FINAL SUBMITTAL

380 SCR - ELEV.DWG

FILE

1 AC 4.3 **PREVIOUSLY PROPOSED SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

2 AC 4.3 **CURRENTLY PROPOSED SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina #AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

SOUTH ELEVATIONS

AC 4.3.

FINAL SUBMITTAL

380 SCR - ELEV.DWG

FILE

1 AC 4.3 **EXISTING SOUTH ELEVATION**
SCALE

2 **PROPOSED SOUTH ELEVATION**
1 AC 4.3 **EXISTING SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina #AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

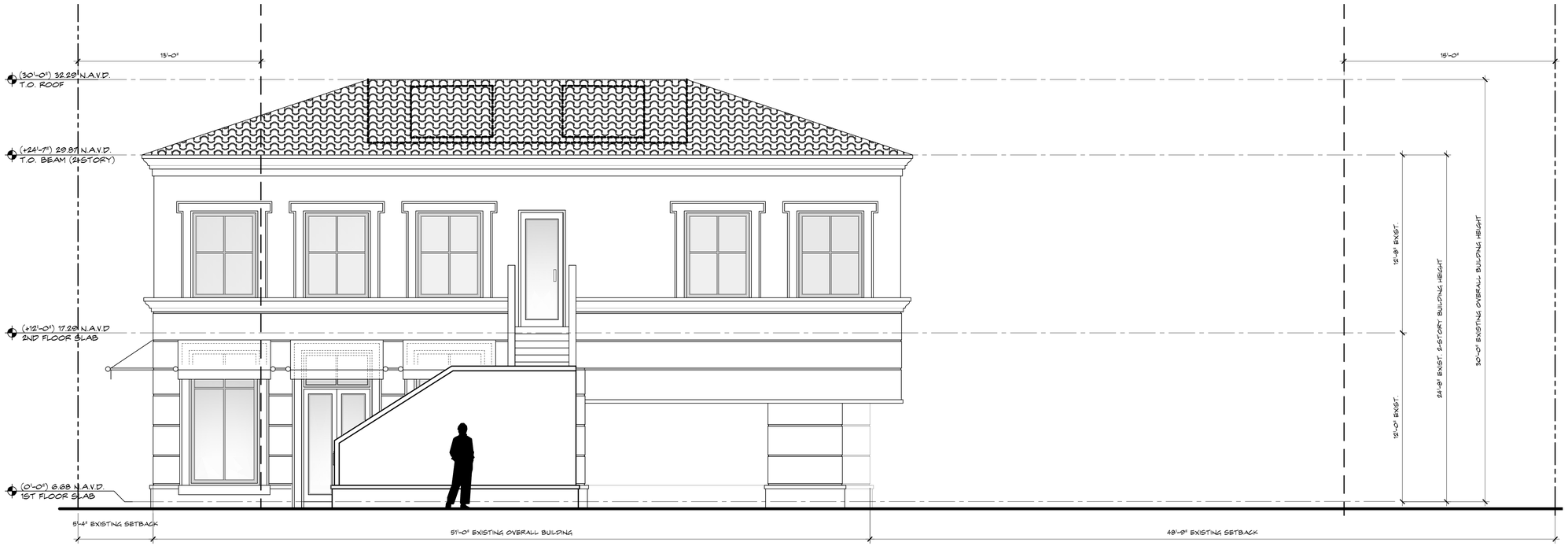
Project no:	21076
Date:	08.16.21
Drawn by:	CG/TL
Project Architect:	CS

AC 4.3

FIRST SUBMITTAL

380 SCR - ELEV.DWG

FILE



1 AC 4.4 **EXISTING NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina #AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

NORTH ELEVATIONS

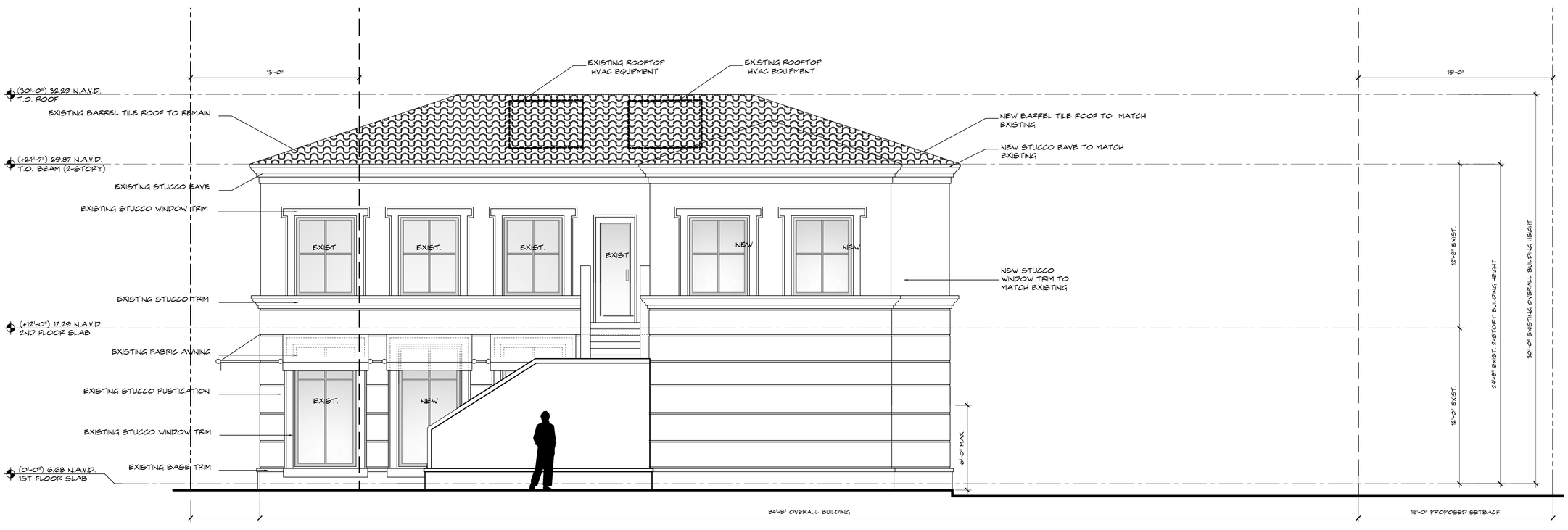
AC 4.4

FINAL SUBMITTAL

380 SCR - ELEV.DWG

FILE

1 AC 4.4 **PREVIOUSLY PROPOSED NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



2 AC 4.4 **CURRENTLY PROPOSED NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS

Architecture • Interior Design
Kevin M. Spina #AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

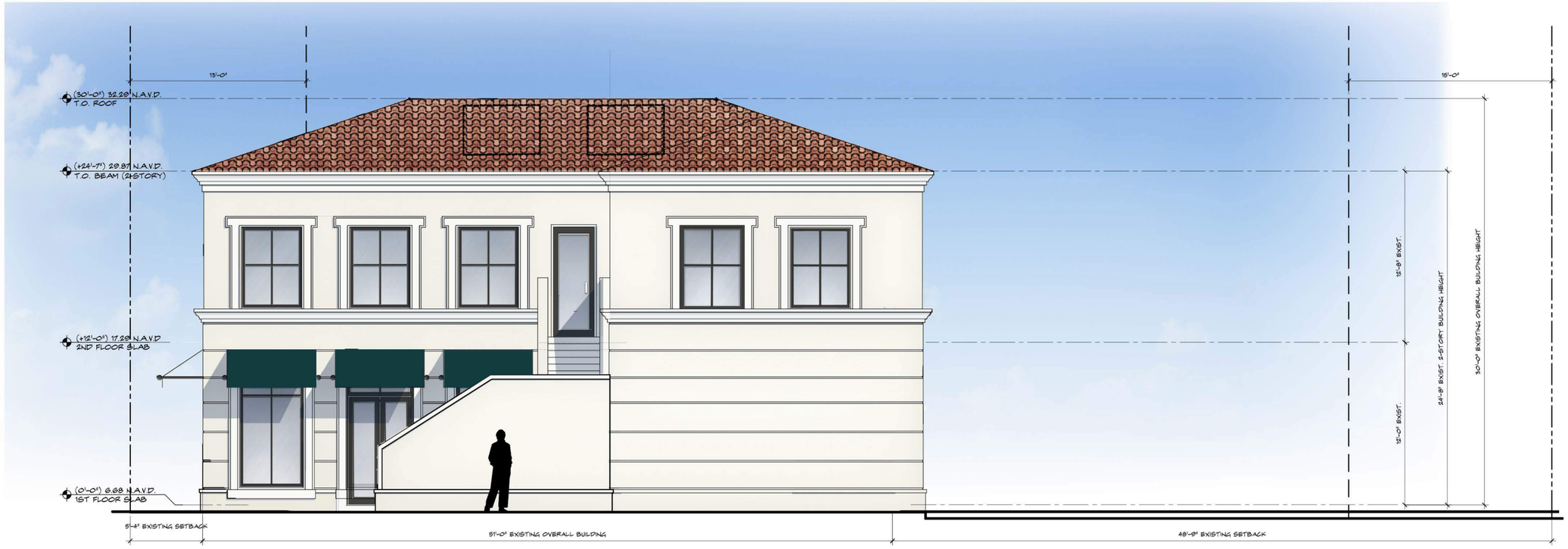
Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

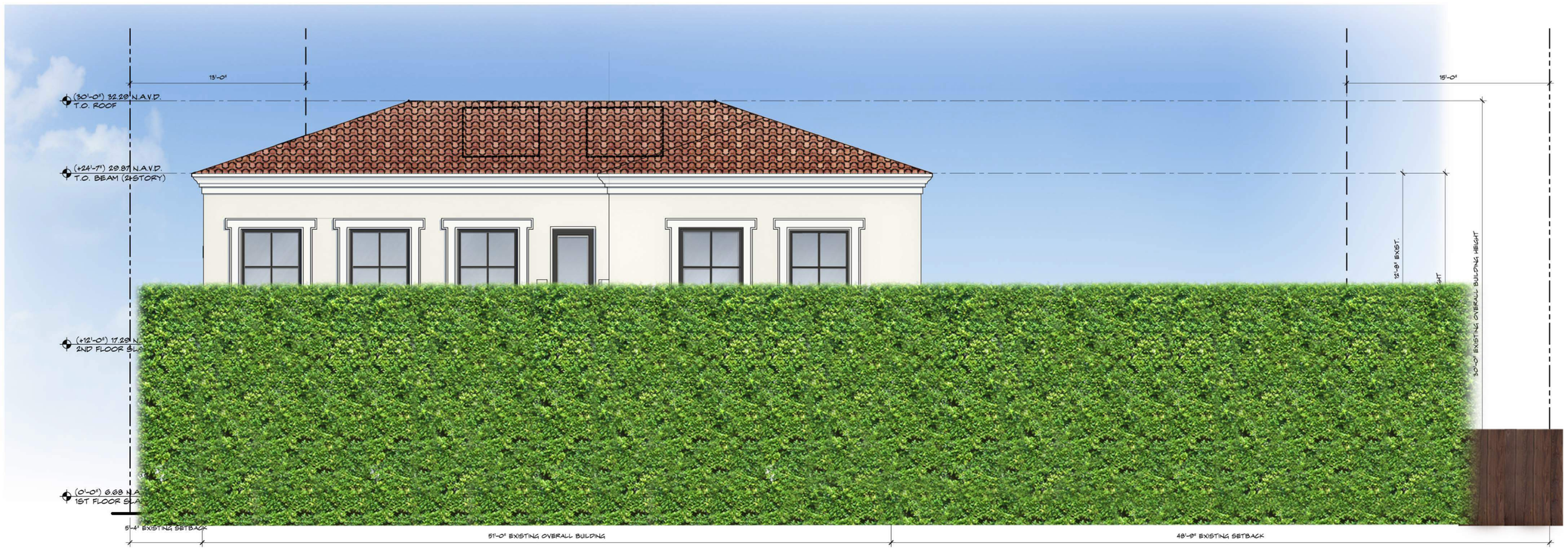
NORTH ELEVATIONS

AC 4.4.

FINAL SUBMITTAL



1 AC 4.4 **COLORED NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



2 AC 4.4 **COLORED NORTH ELEVATION WITH LANDSCAPING**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina #AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	08.16.21
Drawn by:	CG/TL
Project Architect:	CS

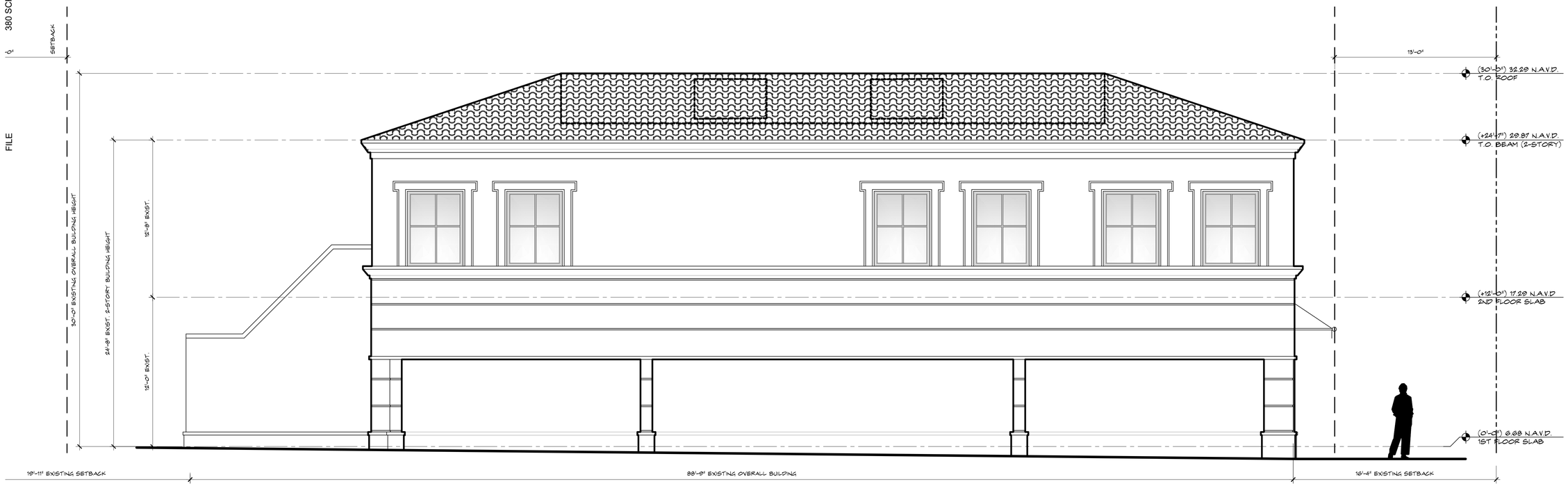
NORTH ELEVATIONS

AC 4.4

FIRST SUBMITTAL

380 SCR - ELEV.DWG

FILE



1 / AC 4.5 **EXISTING WEST ELEVATION**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina #AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

WEST ELEVATIONS

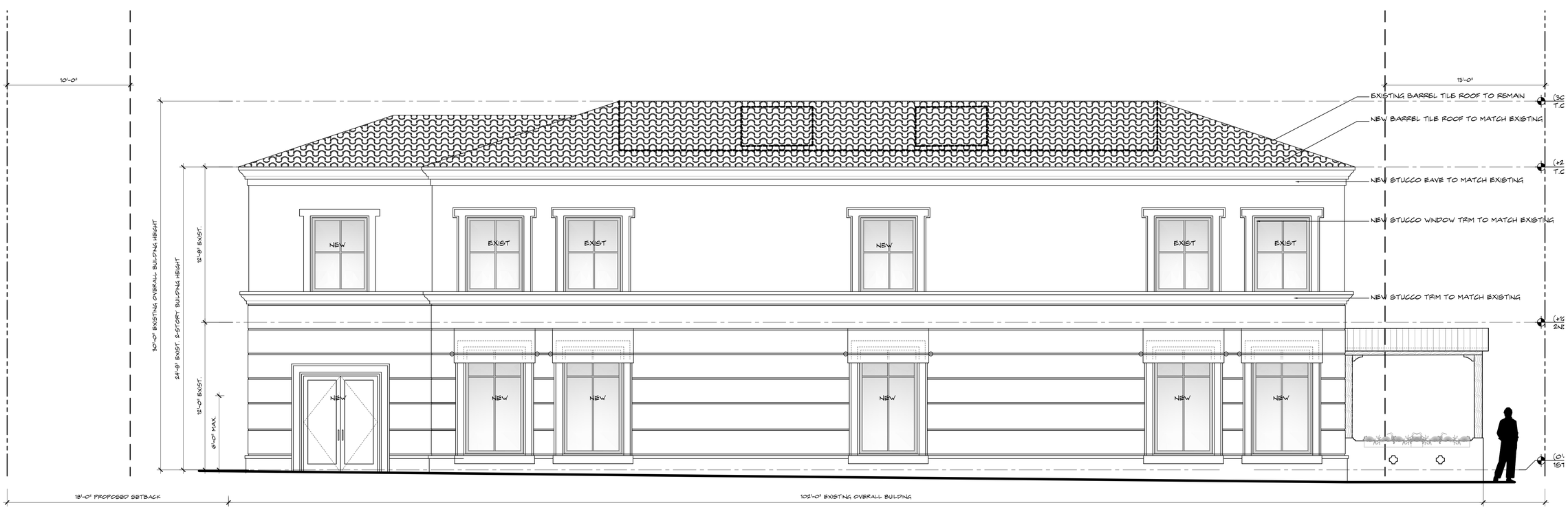
AC 4.5

FINAL SUBMITTAL

380 SCR - ELEV.DWG

FILE

1 AC 4.5 **PREVIOUSLY PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 AC 4.5 **CURRENTLY PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS

Architecture • Interior Design

Keith M. Spina #AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

WEST ELEVATIONS

AC 4.5.

FINAL SUBMITTAL

380 SCR - ELEV.DWG

FILE

AC 4.5. **COLORED WEST ELEVATION**
SCALE: 1/4" = 1'-0"

2 AC 4.5. **COLORED WEST ELEVATION WITH LANDSCAPING**
SCALE: 1/4" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.8844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINAOROURKE + PARTNERS

Architecture • Interior Design
Keith M. Spina # AR13619

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

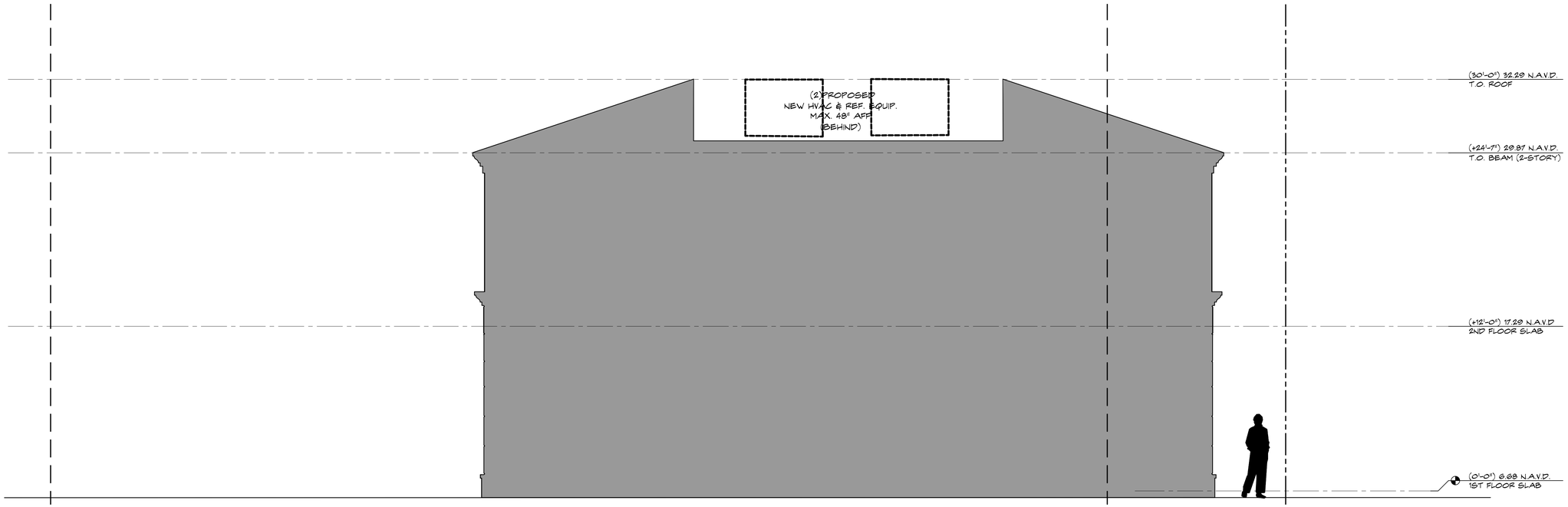
WEST ELEVATIONS

AC 4.5..

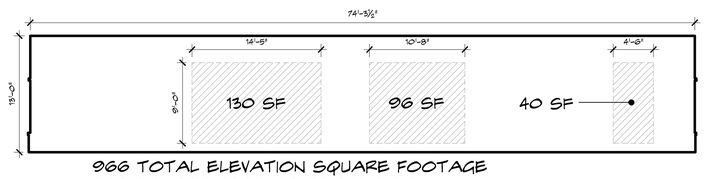
FINAL SUBMITTAL

380 SCR - ELEV.DWG

FILE

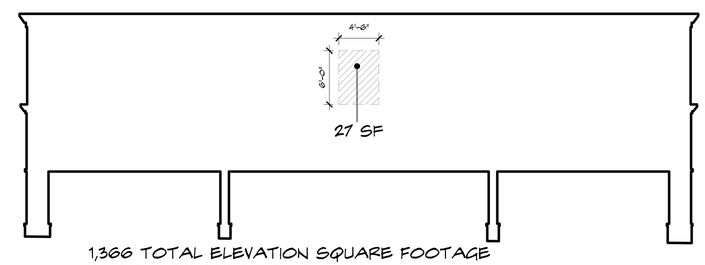


1 / AC 4.7 **CONCEPTUAL BUILDING SECTION**
SCALE: 1/4" = 1'-0"



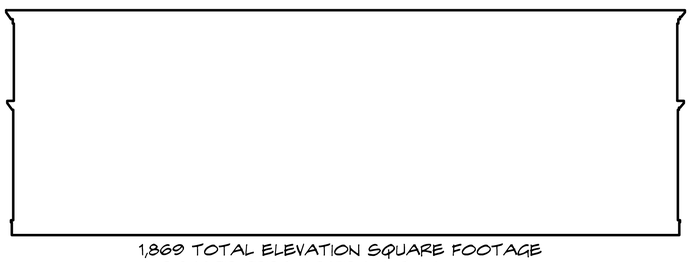
966 TOTAL ELEVATION SQUARE FOOTAGE
266 SQUARE FEET OF DEMOLITION
72% OF WALL TO REMAIN

5 / AC 4.7 **WEST ELEVATION DEMOLITION DIAGRAM - GROUND FLOOR COVERED**
SCALE: 1/8" = 1'-0"



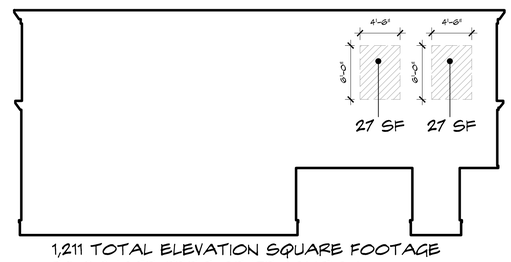
1,366 TOTAL ELEVATION SQUARE FOOTAGE
27 SQUARE FEET OF DEMOLITION
99.9% OF WALL TO REMAIN

1 / AC 4.7 **WEST ELEVATION DEMOLITION DIAGRAM - SECOND LEVEL**
SCALE: 1/8" = 1'-0"



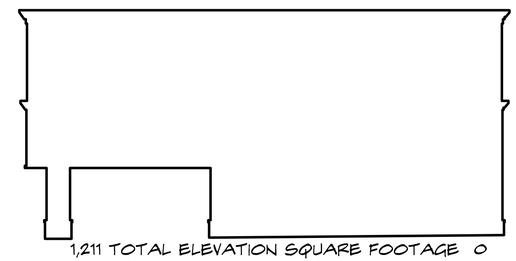
1,869 TOTAL ELEVATION SQUARE FOOTAGE
0 SQUARE FEET OF DEMOLITION
100% OF WALL TO REMAIN

4 / AC 4.7 **EAST ELEVATION DEMOLITION DIAGRAM**
SCALE: 1/8" = 1'-0"



1,211 TOTAL ELEVATION SQUARE FOOTAGE
56 SQUARE FEET OF DEMOLITION
95.4% OF WALL TO REMAIN

2 / AC 4.7 **NORTH ELEVATION DEMOLITION DIAGRAM**
SCALE: 1/8" = 1'-0"



1,211 TOTAL ELEVATION SQUARE FOOTAGE 0
SQUARE FEET OF DEMOLITION
100% OF WALL TO REMAIN

3 / AC 4.7 **SOUTH ELEVATION DEMOLITION DIAGRAM**
SCALE: 1/8" = 1'-0"

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

Building Additions for:
380 S. County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	21076
Date:	12.27.21
Drawn by:	CG
Project Architect:	NF

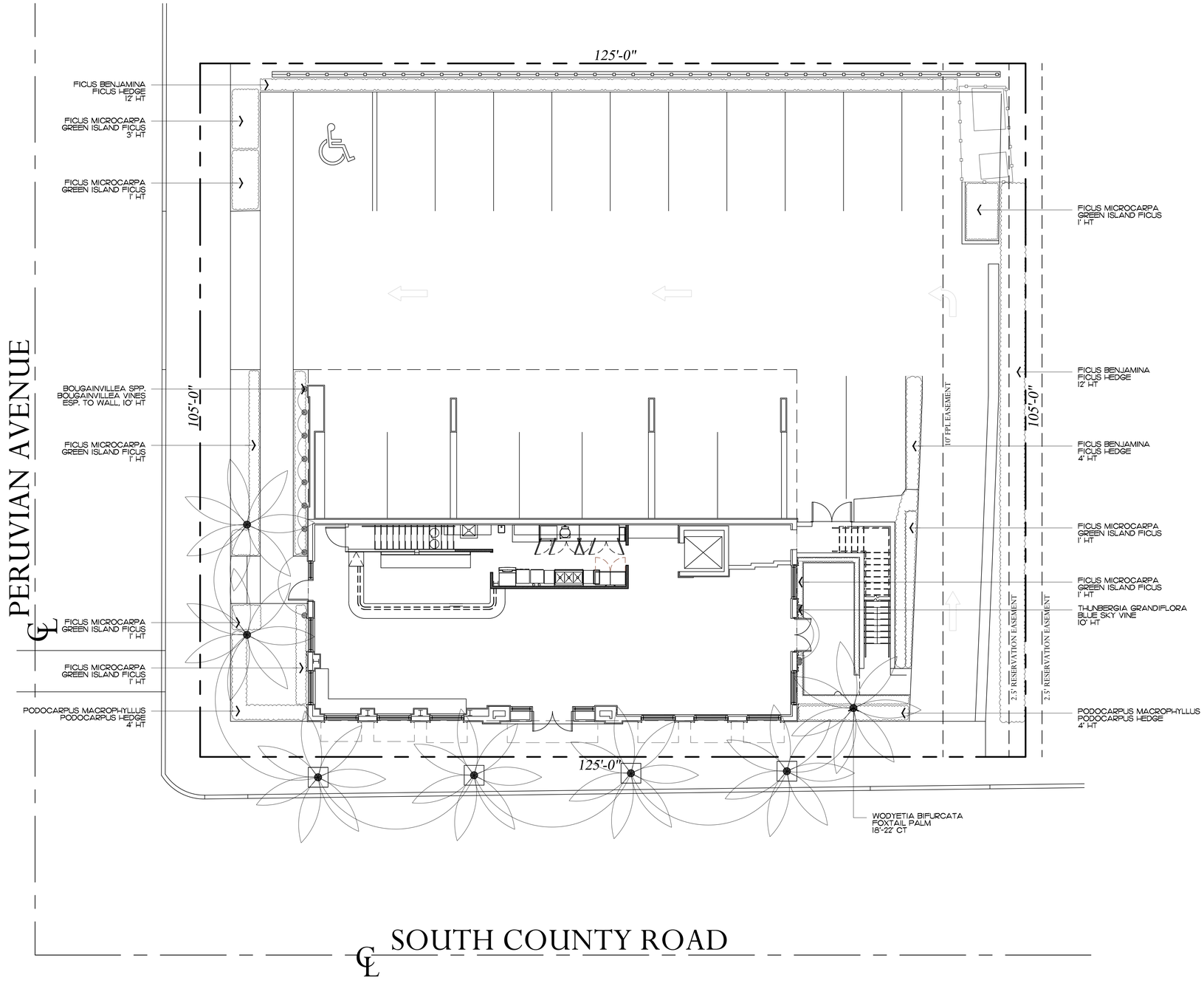
EXTERIOR WALL DEMOLITION DIAGRAMS

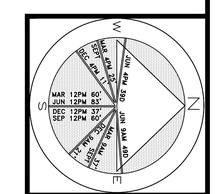
AC 4.7

FINAL SUBMITTAL

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

380 S. County Road
Palm Beach
FLORIDA





JOB NUMBER: # 21153.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.16.2021
12.06.2021
12.27.2021
03.02.2022

SHEET L2.0

ARC-21-038
ZON-21-003

Existing Vegetation Inventory & Action Plan

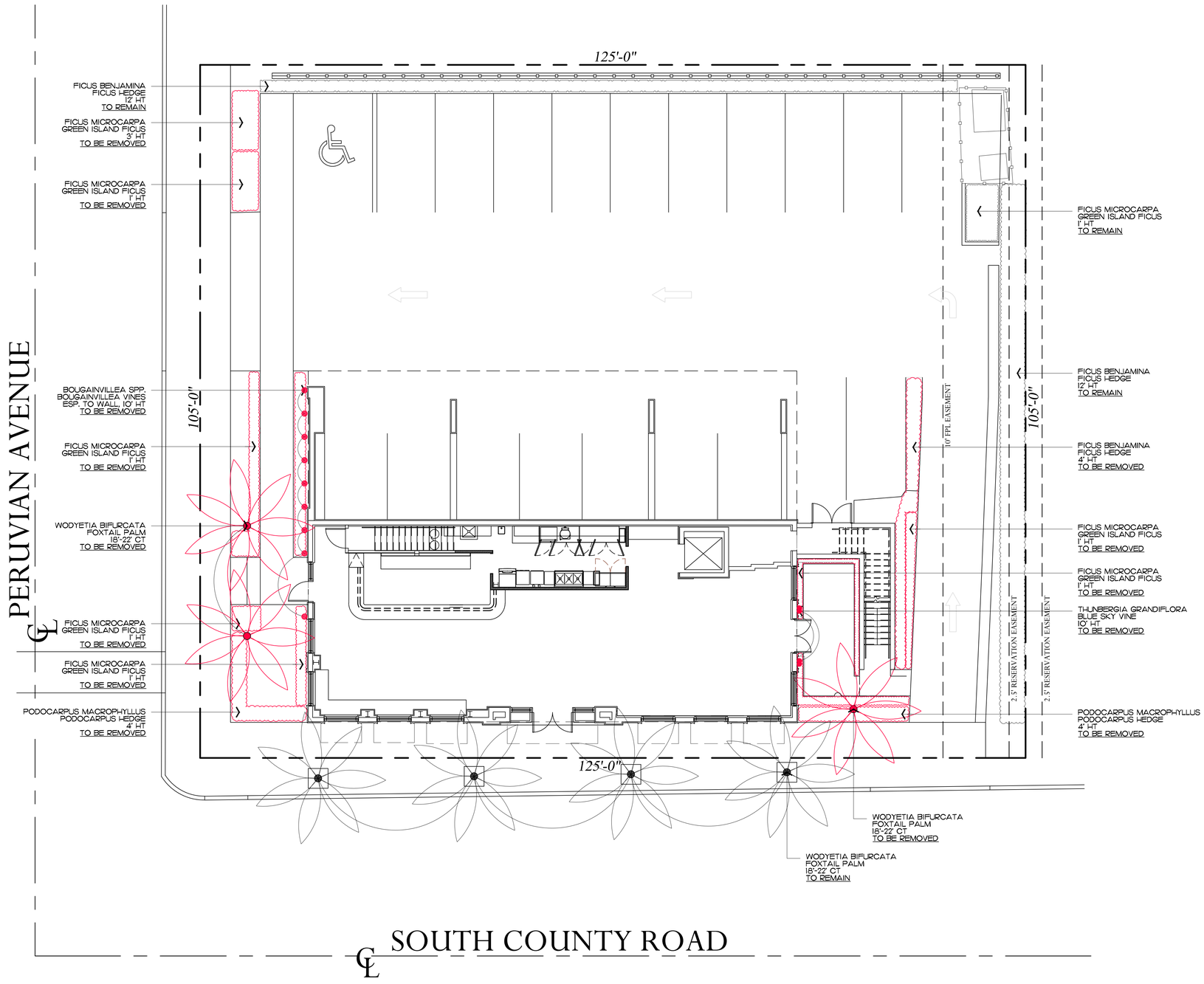
SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

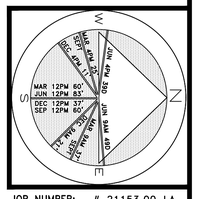
DISCLAIMER: 2021
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



ENVIRONMENT DESIGN GROUP
139 North County Road SP20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

380 S. County Road
Palm Beach
FLORIDA



JOB NUMBER: # 21153.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.16.2021
12.06.2021
12.27.2021
03.02.2022

SHEET L3.0

ARC-21-038
ZON-21-003

Demolition and Vegetation Action Plan

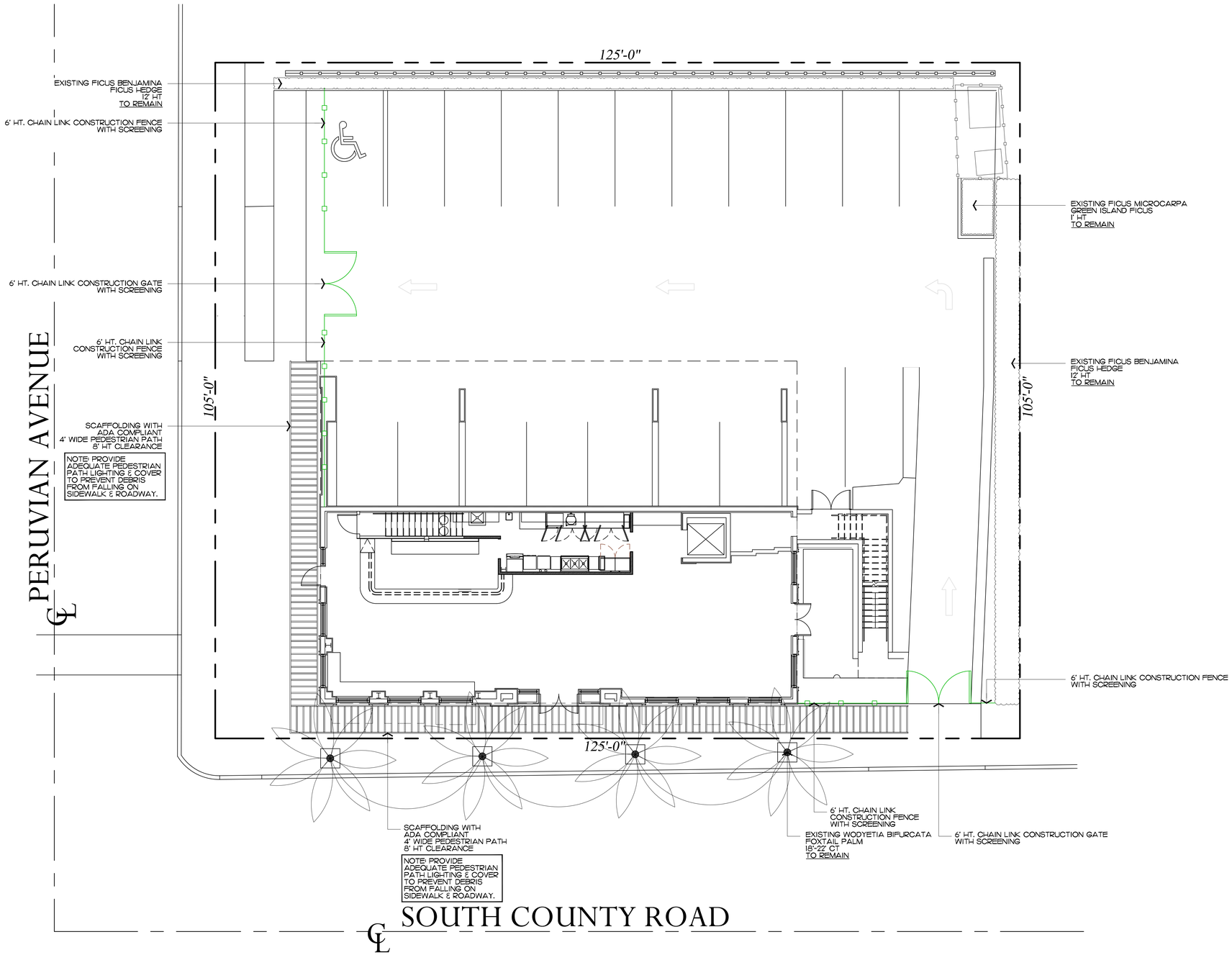
SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

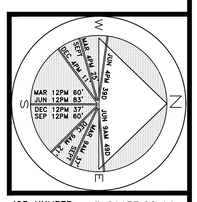
DISCLAIMER: 2021
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



ENVIRONMENT DESIGN GROUP
139 North County Road SP20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

380 S. County Road
Palm Beach
FLORIDA



JOB NUMBER: # 21153.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.16.2021
12.06.2021
12.27.2021
03.02.2022

SHEET L4.0

ARC-21-038
ZON-21-003

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

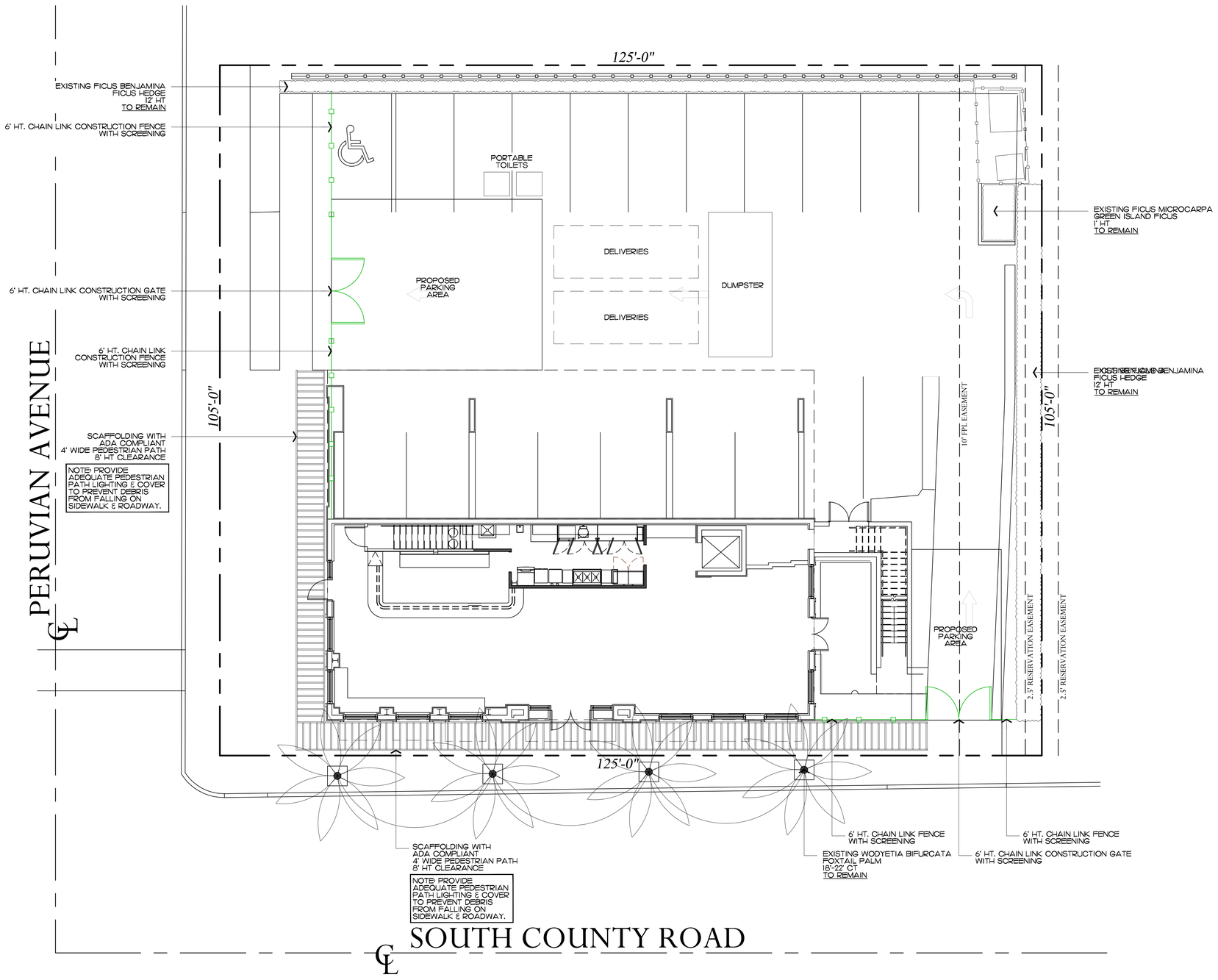
COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

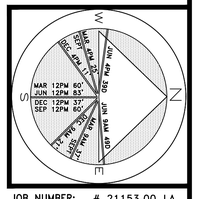
DISCLAIMER: 2021
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ENVIRONMENT DESIGN GROUP
139 North County Road SP20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

380 S. County Road
Palm Beach
FLORIDA





JOB NUMBER: # 21153.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.16.2021
12.06.2021
12.27.2021
03.02.2022

SHEET L5.0

ARC-21-038
ZON-21-003

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

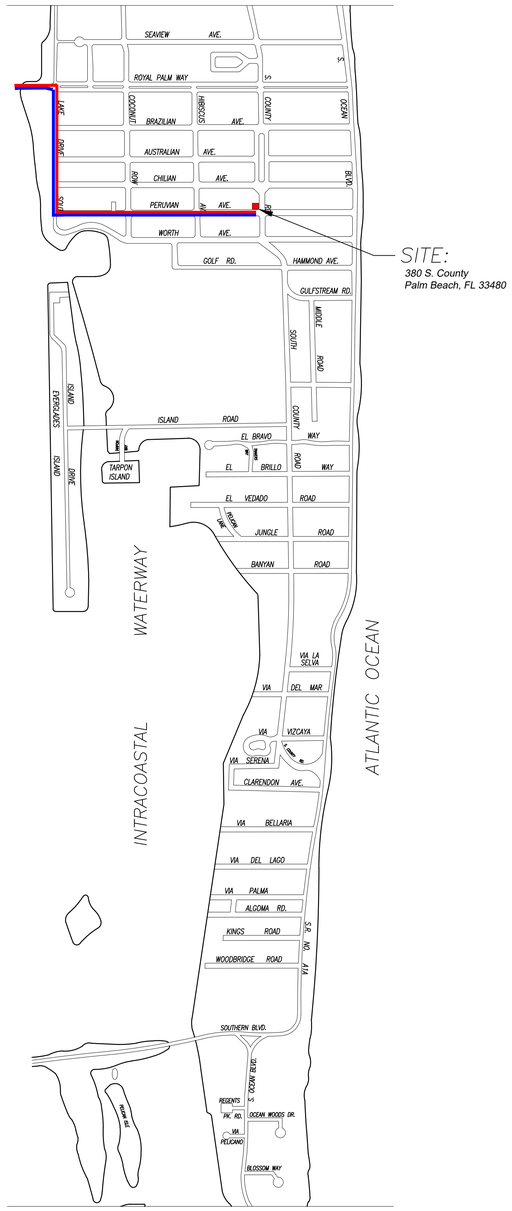
COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2021
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
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #66667784
Dustin@environmentdesigngroup.com

380 S. County Road Palm Beach FLORIDA



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

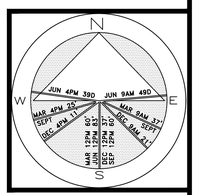
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE



JOB NUMBER: # 21153.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.16.2021
12.06.2021
12.27.2021
03.02.2022

SHEET L6.0

ARC-21-038
ZON-21-003

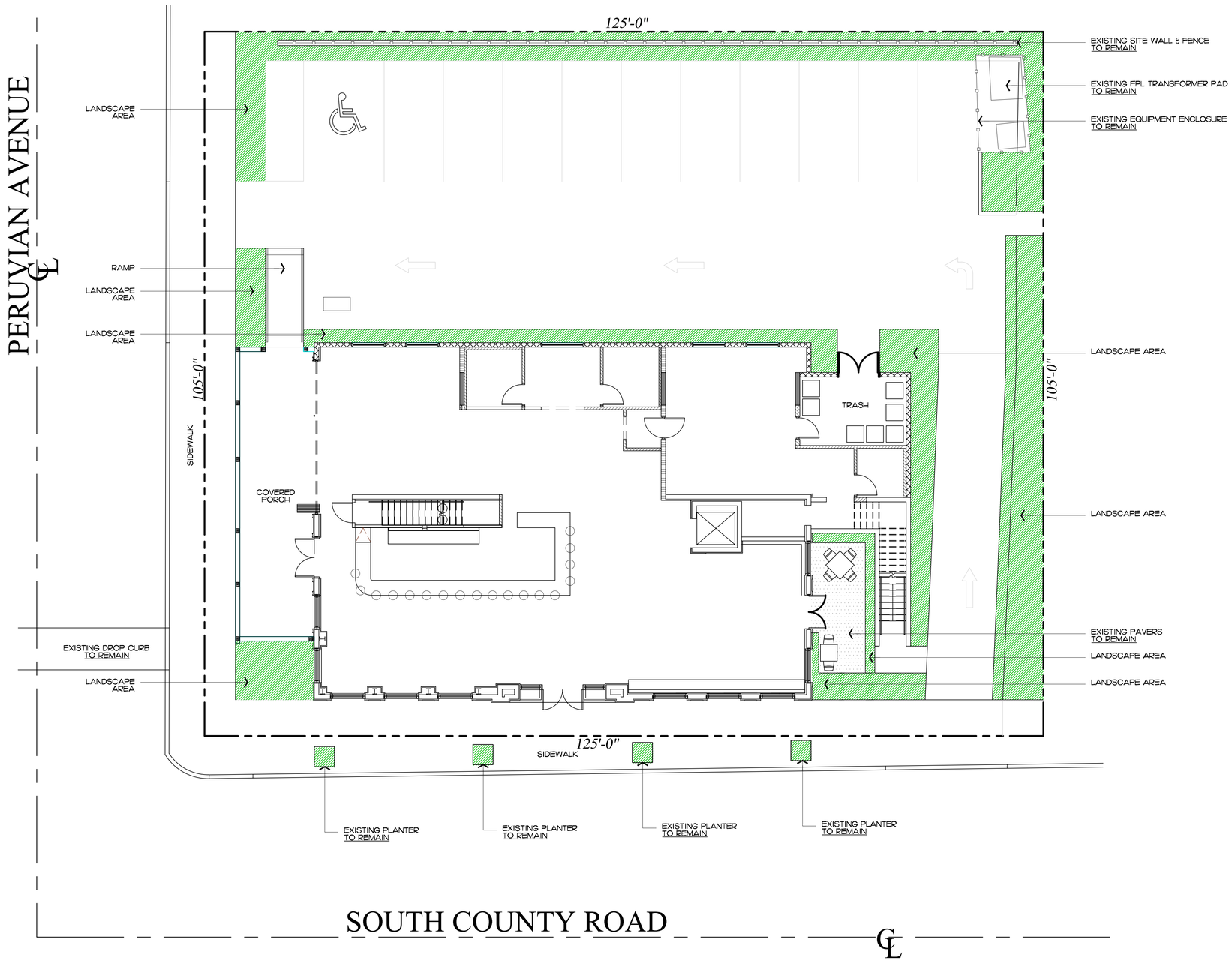
Truck Logistics Plan

SCALE: NOT TO SCALE

COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

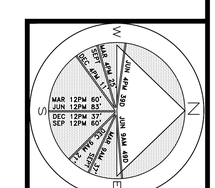
DISCLAIMER: 2021
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

380 S. County Road
Palm Beach
F L O R I D A



JOB NUMBER: # 21153.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.16.2021
12.06.2021
12.27.2021
03.02.2022

SHEET L7.0

ARC-21-038
ZON-21-003

Site Plan

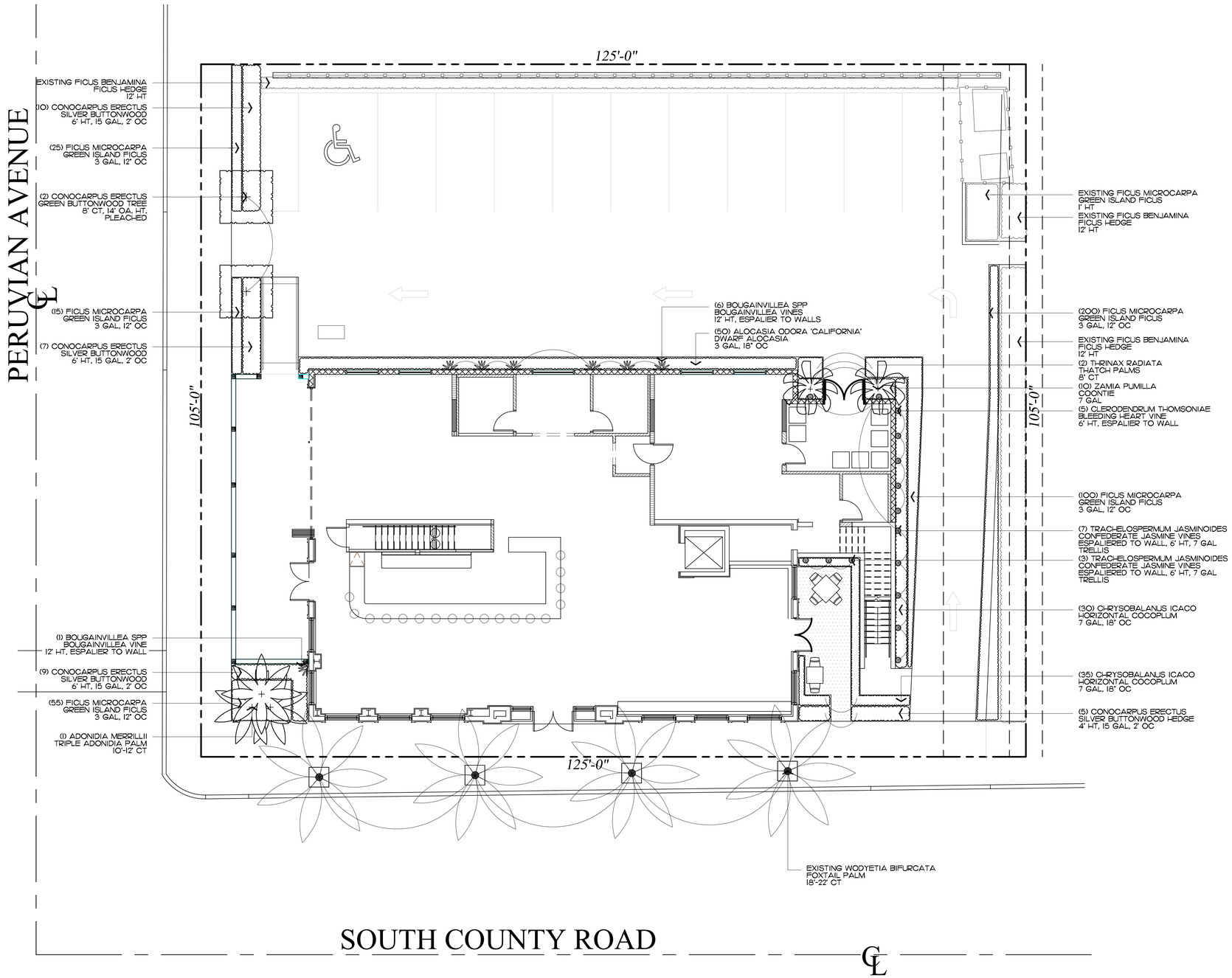
SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

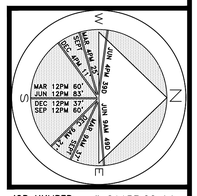
DISCLAIMER: 2021
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

380 S. County Road
Palm Beach
FLORIDA



JOB NUMBER: # 21153.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.16.2021
12.06.2021
12.27.2021
03.02.2022

SHEET L8.0

ARC-21-038
ZON-21-003

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

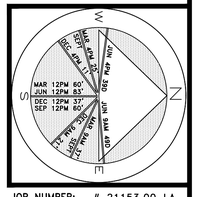
COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2021
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
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

380 S. County Road
Palm Beach
FLORIDA



JOB NUMBER: # 21153.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.16.2021
12.06.2021
12.27.2021
03.02.2022

SHEET L8.1

ARC-21-038
ZON-21-003

Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

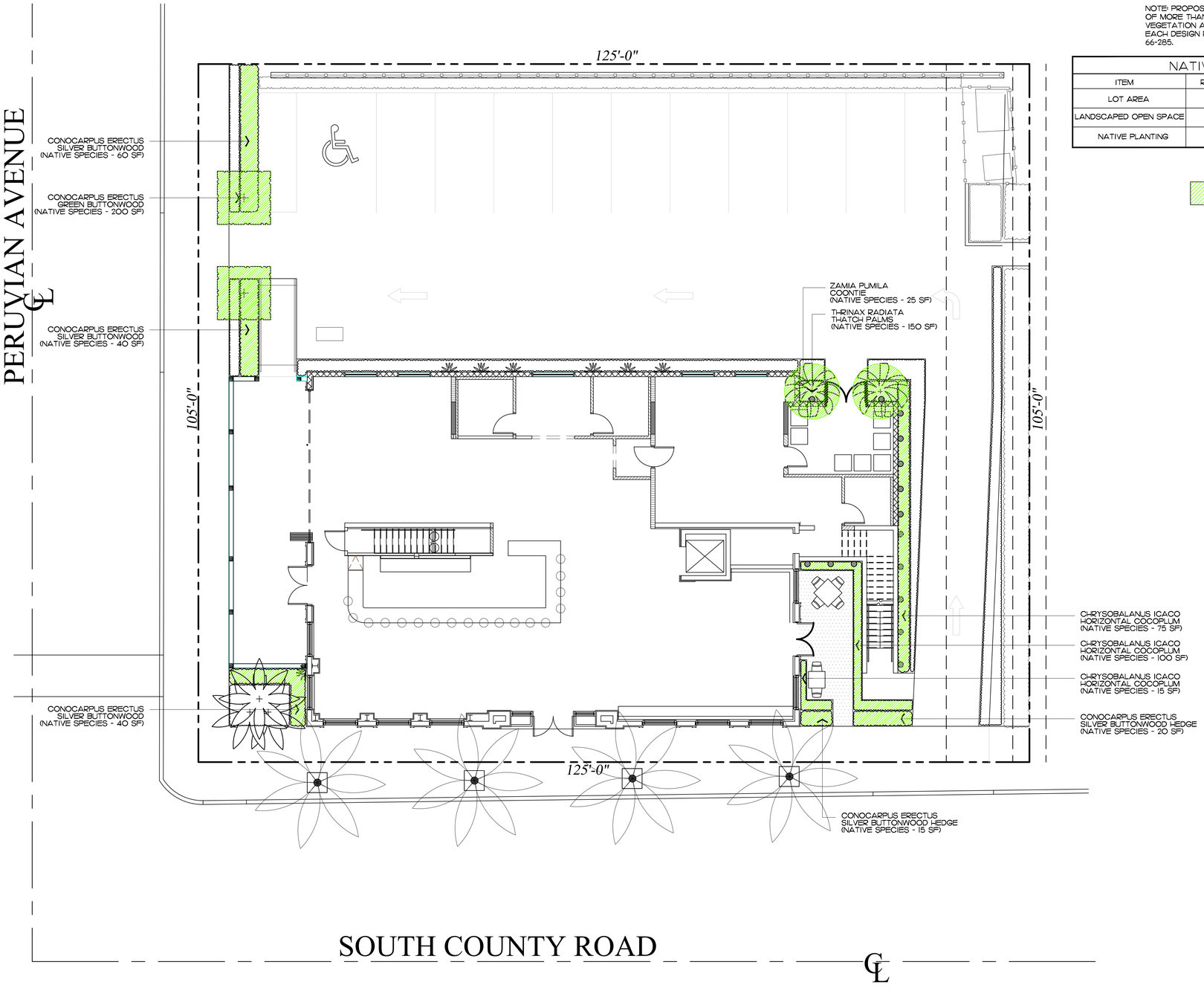
DISCLAIMER: 2021
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOTE: PROPOSED NEW LANDSCAPING CONSISTS OF MORE THAN 25%% PERCENT OF NATIVE VEGETATION AND MEETS THE TOWN OF PALM EACH DESIGN REQUIREMENT AS PER SECTION 66-285.

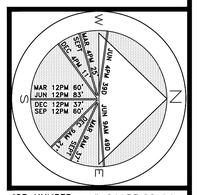
NATIVE VEGETATION		
ITEM	REQUIRED/ALLOWED	PROPOSED
LOT AREA		13,125 SF
LANDSCAPED OPEN SPACE	25% (3,281 SF)	113.4% (1,762 SF)
NATIVE PLANTING	25% (440 SF)	41.9% (740 SF)

NATIVE PLANTING



ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

380 S. County Road
Palm Beach
FLORIDA



JOB NUMBER: # 21153.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.16.2021
12.06.2021
12.27.2021
03.02.2022

SHEET L8.2

COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2021
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
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-21-038
ZON-21-003

Native Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Trees & Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
	ADONIDIA MERRILLII TRIPLE ADONIDIA PALM	1	10'-12' CT, TRIPLE
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREES	2	8' CT, 14' OA HT, PLEACHED
	THRINAX RADIATA THATCH PALMS	2	8' CT

Shrubs & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
	ALOCASIA ODORA 'CALIFORNIA' DWARF ALOCASIA	50	3 GAL, 18" OC
	BOUGAINVILLEA SPP BOUGAINVILLEA VINES	7	12' HT, ESPALIER TO WALLS
	CLERODENDRUM THOMSONIAE BLEEDING HEART VINE	5	6' HT, ESPALIER TO WALL
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	5	4' HT, 2' OC
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	26	6' HT, 15 GAL, 2' OC
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	65	7 GAL, 18" OC
	FICUS MICROCARPA GREEN ISLAND FICUS	395	3 GAL, 12" OC
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES	11	ESPALIERED TO WALL 6' HT, 7 GAL, TRELLIS
	ZAMIA PUMILA COONTIE	10	15 GAL, 18" OC

Lawn & Mulch

AREA	PLANT NAME	QTY.	DESCRIPTION
LAWN	EMPIRE ZOYSIA LAWN	AS NEEDED	SOD PALLETS
MULCH	EUCALYPTUS MULCH	AS NEEDED	3" MIN. DEPTH

380 S. County Road
Palm Beach
FLORIDA

JOB NUMBER: # 21153.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.16.2021
12.06.2021
12.27.2021
03.02.2022

SHEET L8.3

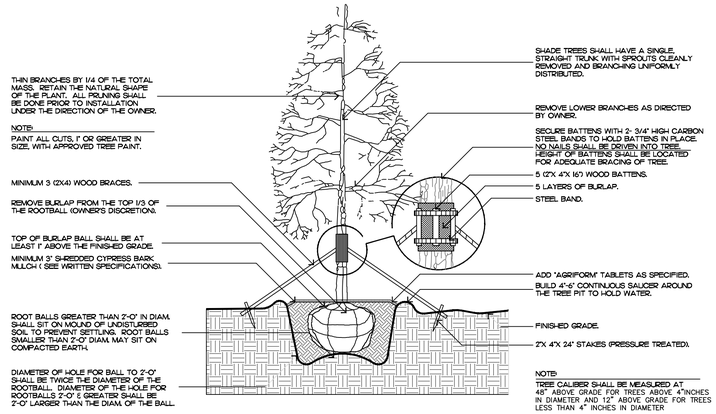
ARC-21-038
ZON-21-003

Plant Schedule

COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

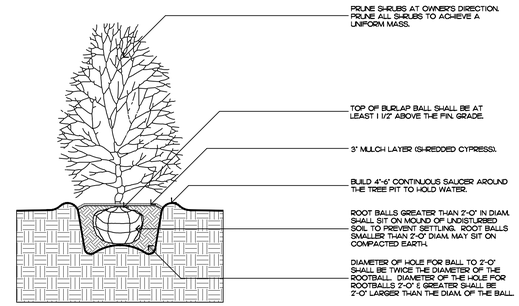
DISCLAIMER: 2021
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



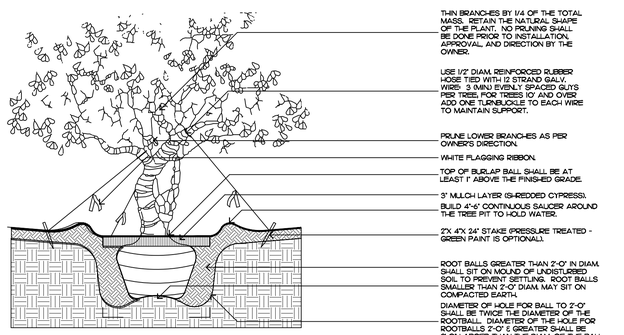
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



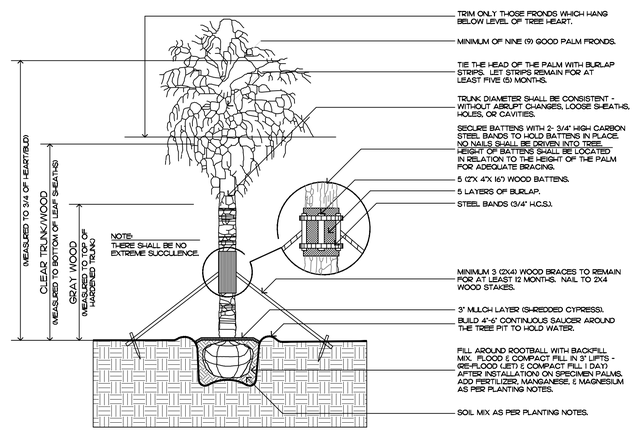
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting



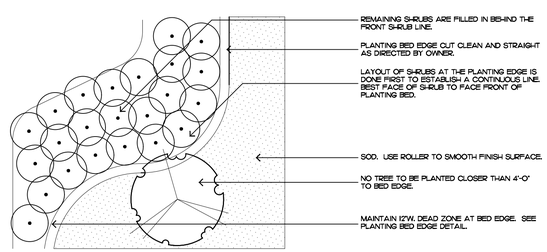
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

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



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 "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT 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:

1. 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.
2. 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 UN-HEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

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

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

380 S. County Road
Palm Beach
FLORIDA

JOB NUMBER: # 21153.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.16.2021
12.06.2021
12.27.2021
03.02.2022

SHEET L8.4

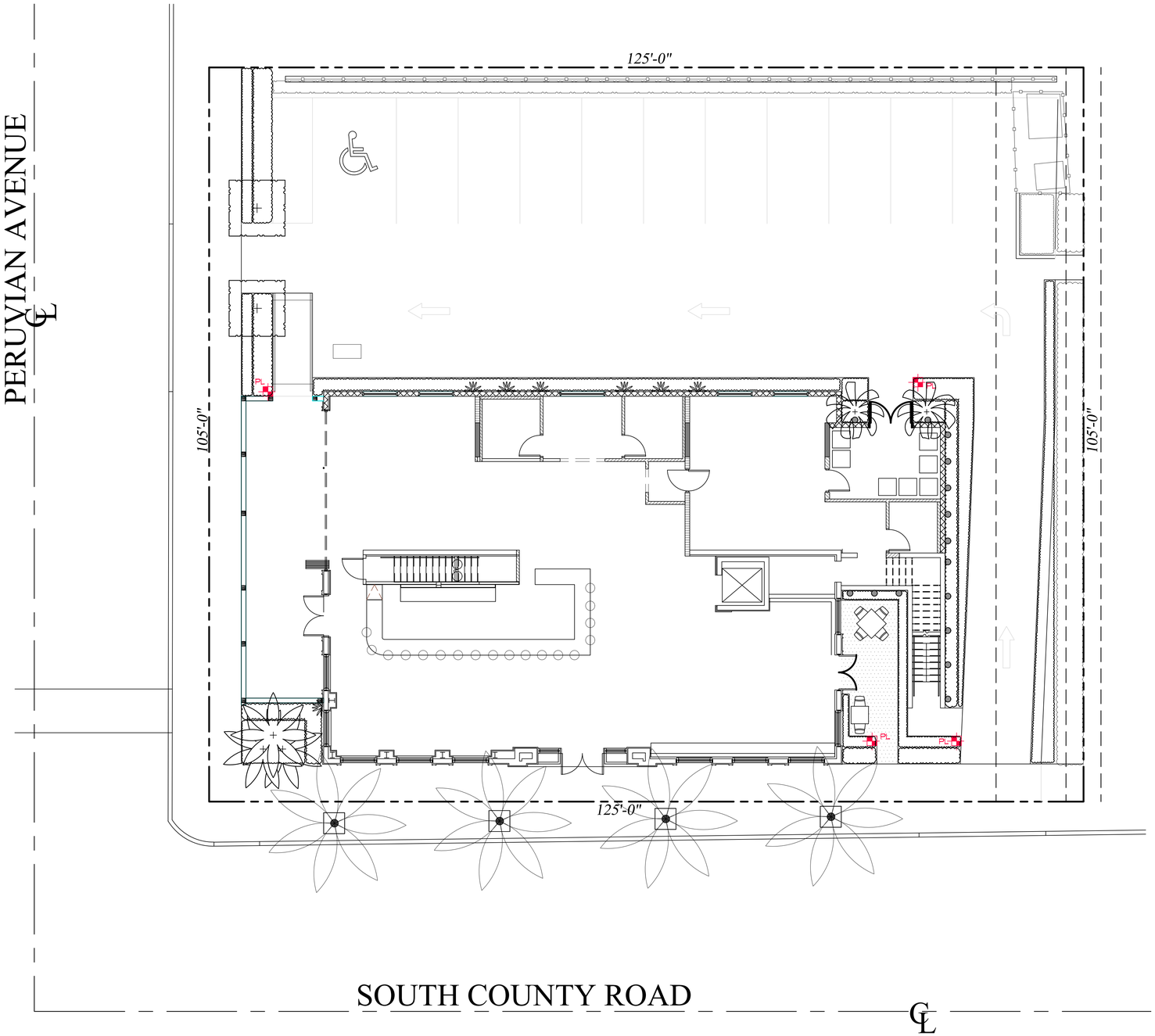
COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2021
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
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-21-038
ZON-21-003

Planting Details & Specifications



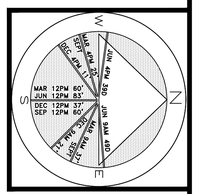
Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	4

PATH LIGHT

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

380 S. County Road
Palm Beach
FLORIDA



JOB NUMBER: # 21153.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.16.2021
12.06.2021
12.27.2021
03.02.2022

SHEET L9.0

ARC-21-038
ZON-21-003

Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

COPYRIGHT: 2021
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2021
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
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

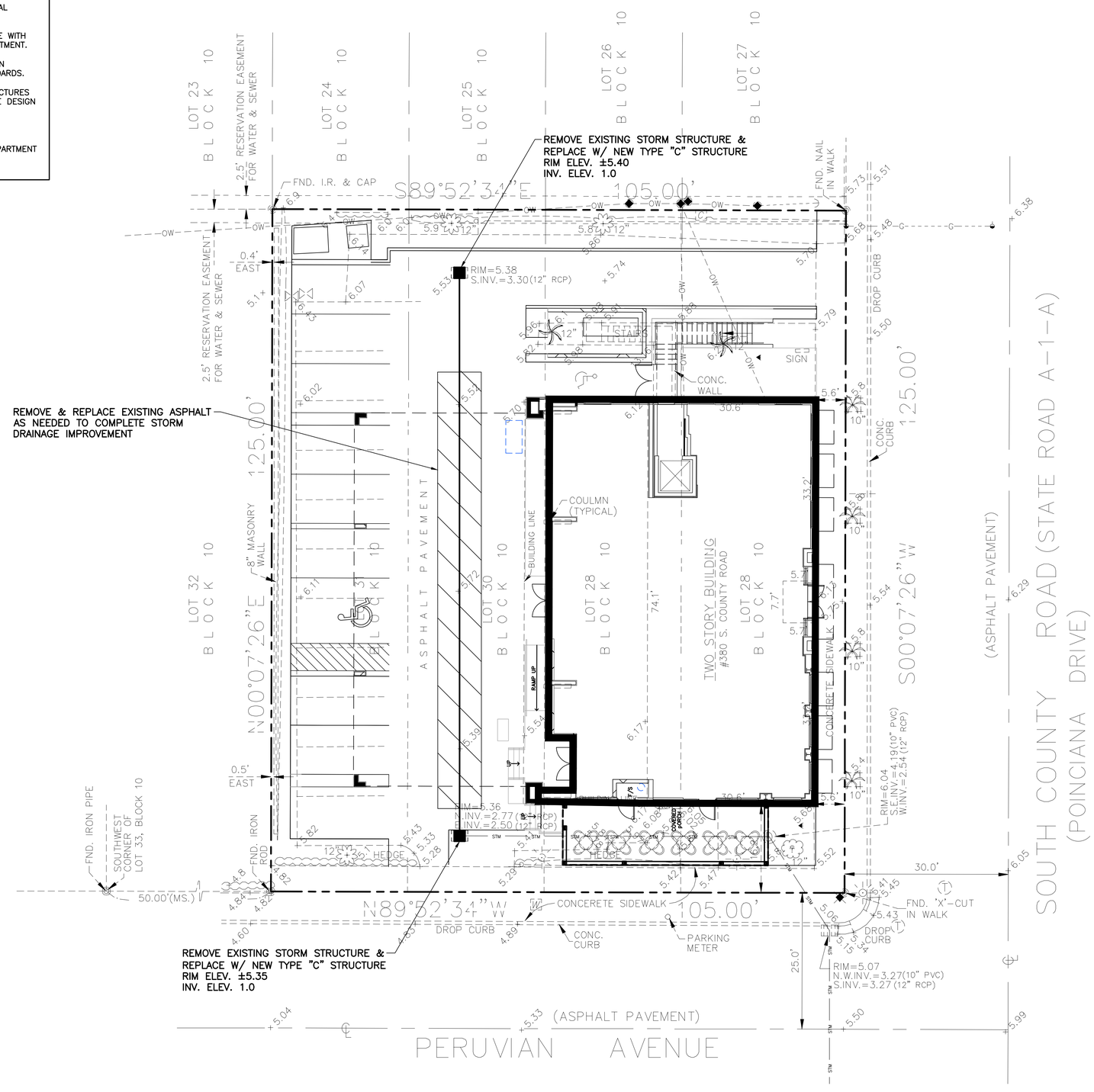
2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF PALM BEACH AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.

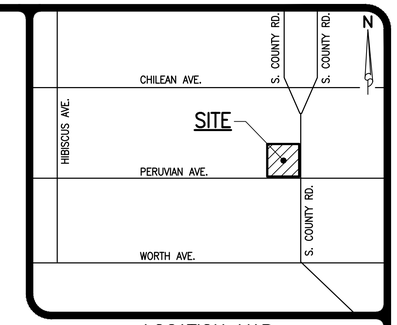
3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.





LOCATION MAP
NOT TO SCALE

N

10 5 0 10 20
SCALE IN FEET
1"=10'

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- 13.96 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT OR CONCRETE
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS/DECORATIVE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- SAWCUT & REMOVE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- PROPOSED BENCH & TRASH CAN (BY OTHERS)
- PROPOSED BIKE RACK (BY OTHERS)
- 24" WHITE STOP BAR, "STOP" SIGN & (25') 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN

2/15/2022

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West • Suite 3 • West Palm Beach, Florida 33407 • (561) 478-7848

380 SOUTH COUNTY ROAD
SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

REVISIONS	DESIGN	DRAWN	CHECKED	APPROVED	DATE	JOB NO.	DRAWING NO.	SHEET	OF
	D.C.	R.S.				21-130	21130C01	1	1

Y:\AUTOCAD_FILES\2021\21-130\CONCEPTUAL\21130C01.dwg 2/15/2022 8:43 AM Daniel Brunet