

OVERALL R-B SITE CALCULATIONS:

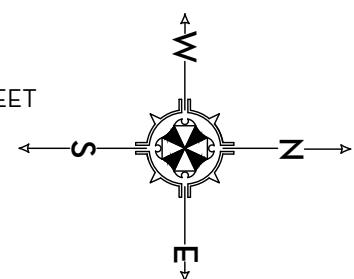
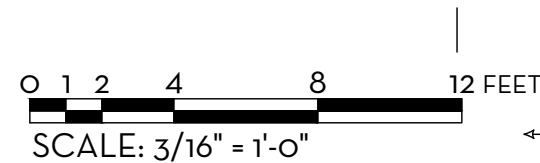
SITE AREA =	9,188	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,134.6	SQ FT	45%
EXISTING =	3,200	SQ FT	34.83%
PROPOSED =	3,201	SQ FT	34.84%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,875	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	750	SQ FT	40%
EXISTING =	1,453	SQ FT	77.49%
PROPOSED =	1,305	SQ FT	69.60%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,550	SQ FT
MINIMUM LANDSCAPE:		
REQUIRED =	(90% OF 4,134.6 SF) = 2,067.3	REQUIRED
EXISTING =	1,808	SQ FT
PROPOSED =	1,824	SQ FT



MARIO F. NIEVERA

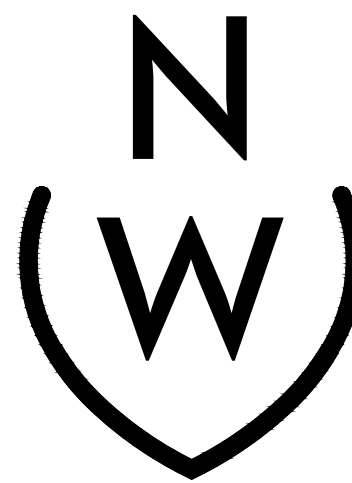
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
147 SEABREEZE AVENUE

PALM BEACH, FLORIDA

SCALE: 1/8" = 1'-0"

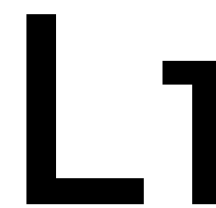
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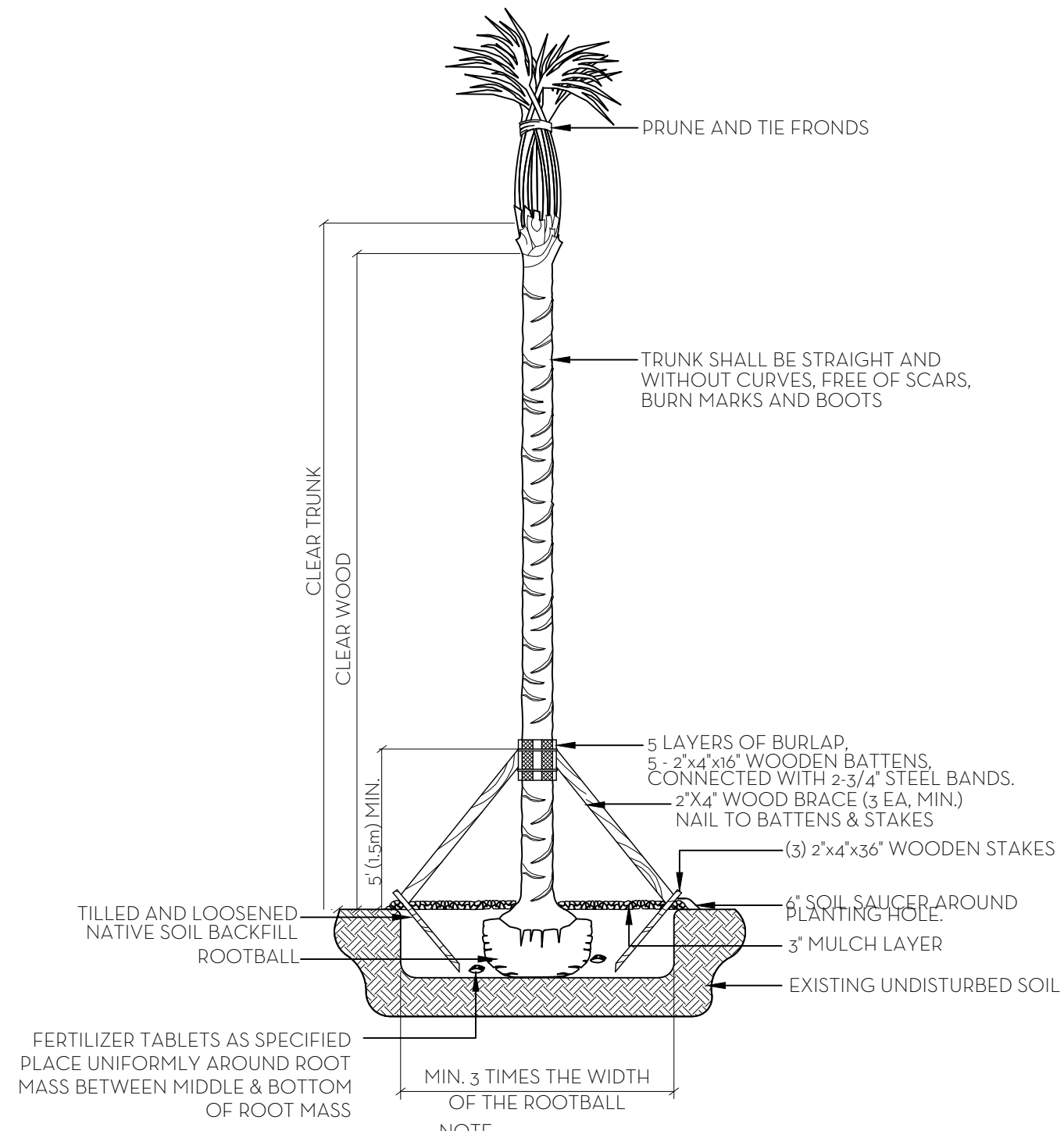


NIEVERA WILLIAMS
DESIGN

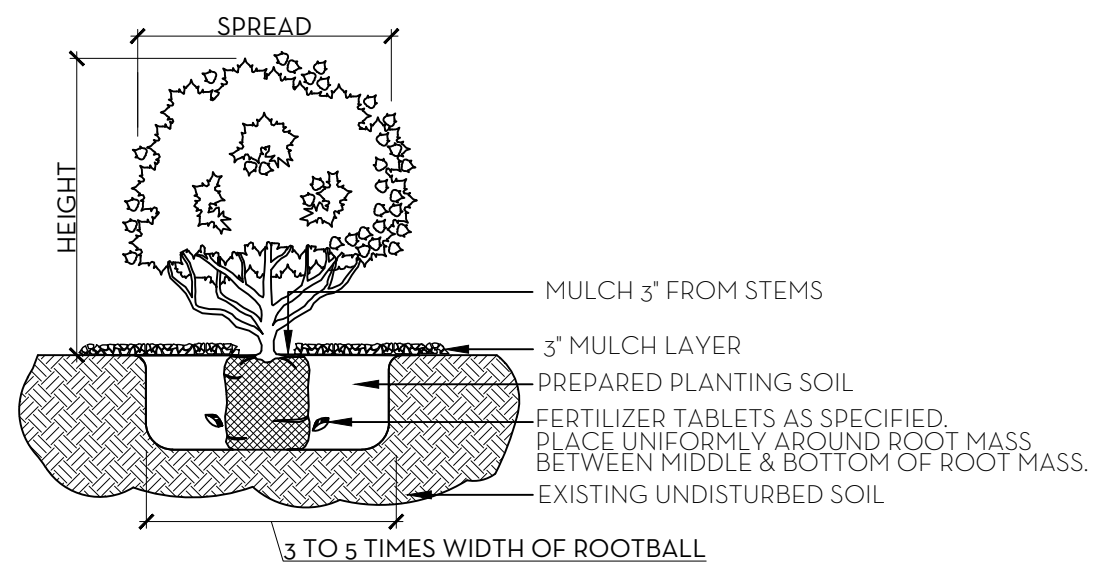
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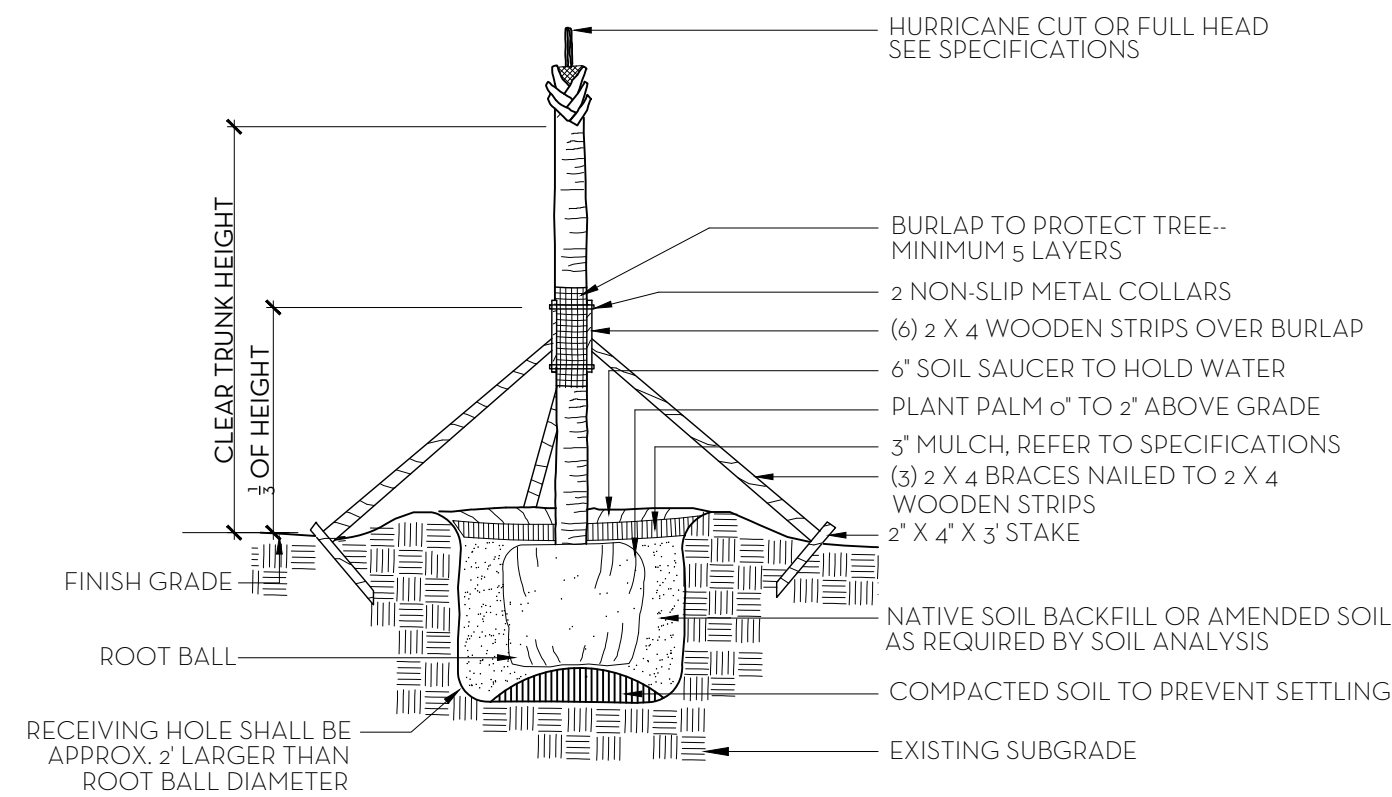
PALM PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

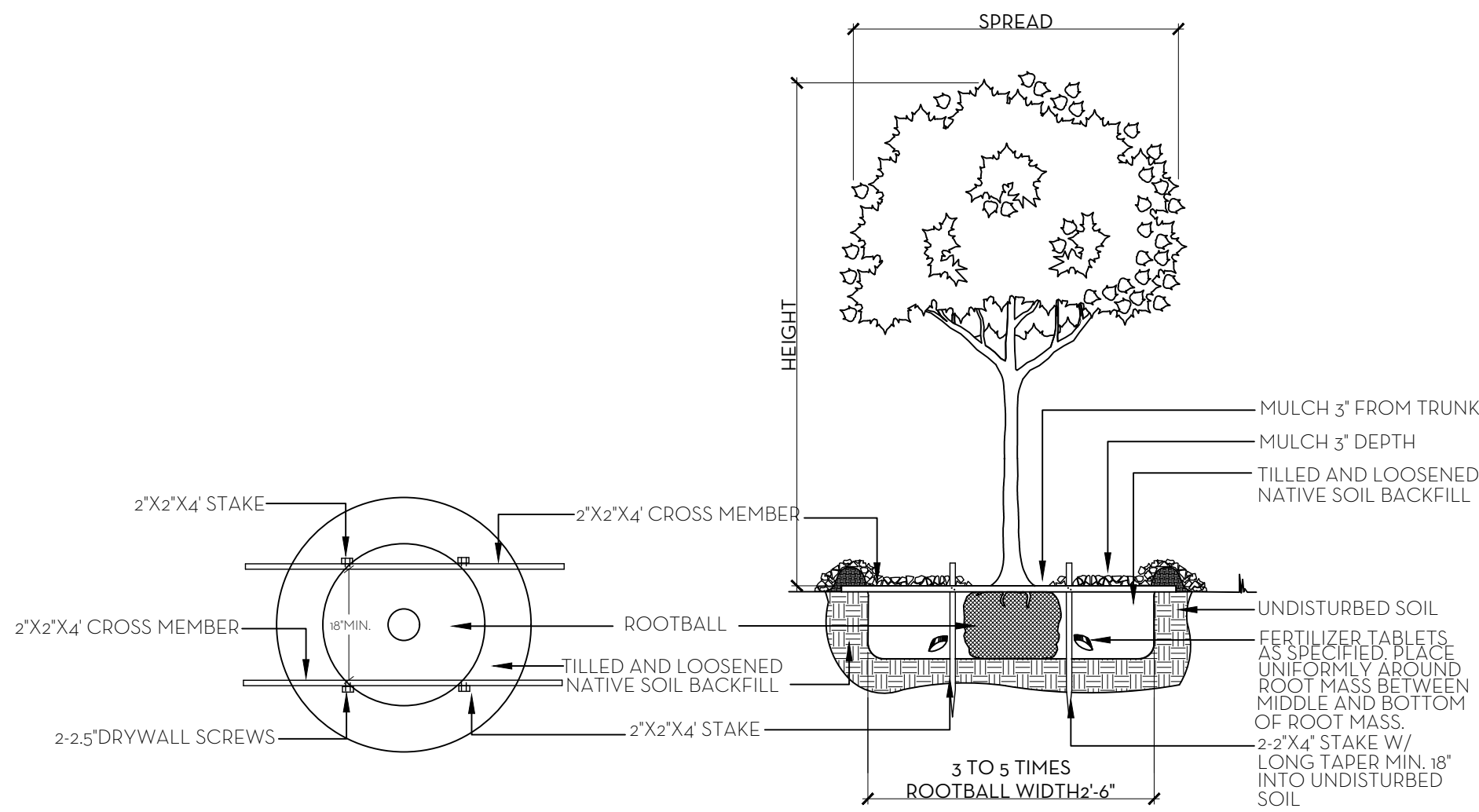
APPLICATION RATE:

1 GALLON CAN:	1 - 21 GRAM TABLET
3 GALLON CAN:	2 - 21 GRAM TABLETS
5 GALLON CAN:	3 - 21 GRAM TABLETS
7 GALLON CAN:	4 - 21 GRAM TABLETS

TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

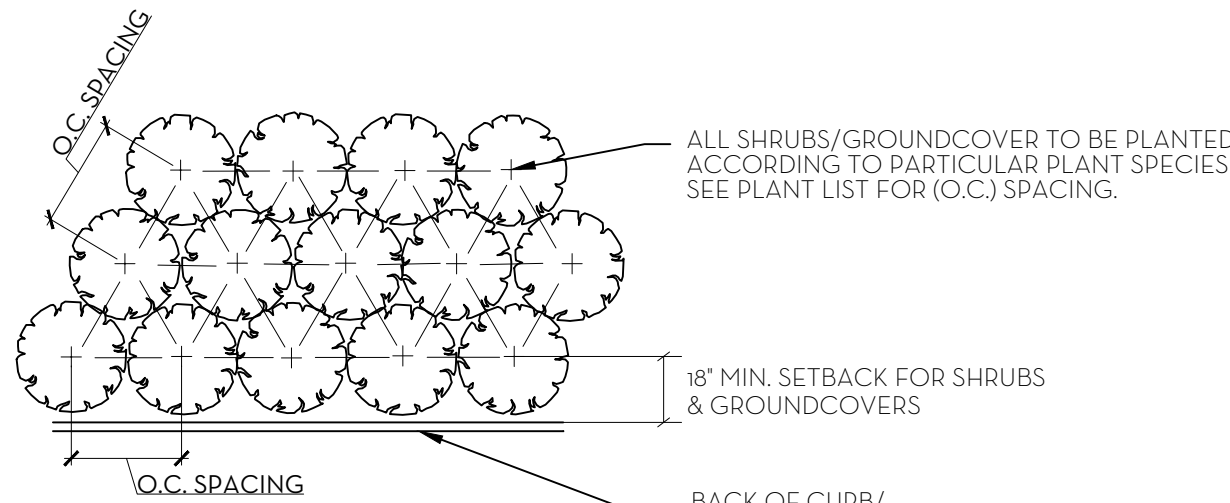
GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURERS SPECIFICATIONS.

- NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
 2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
 3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
 4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
 5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
 6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

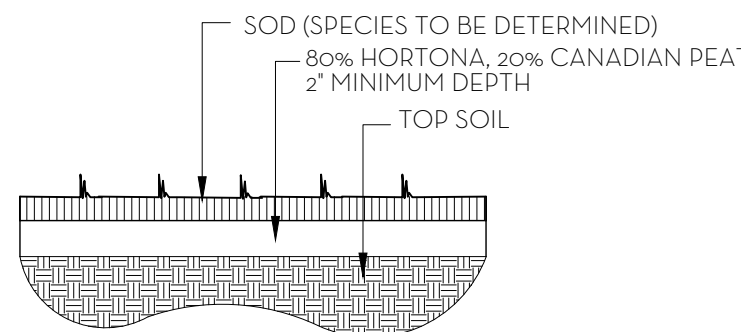
TREE PLANTING DETAIL
N.T.S.



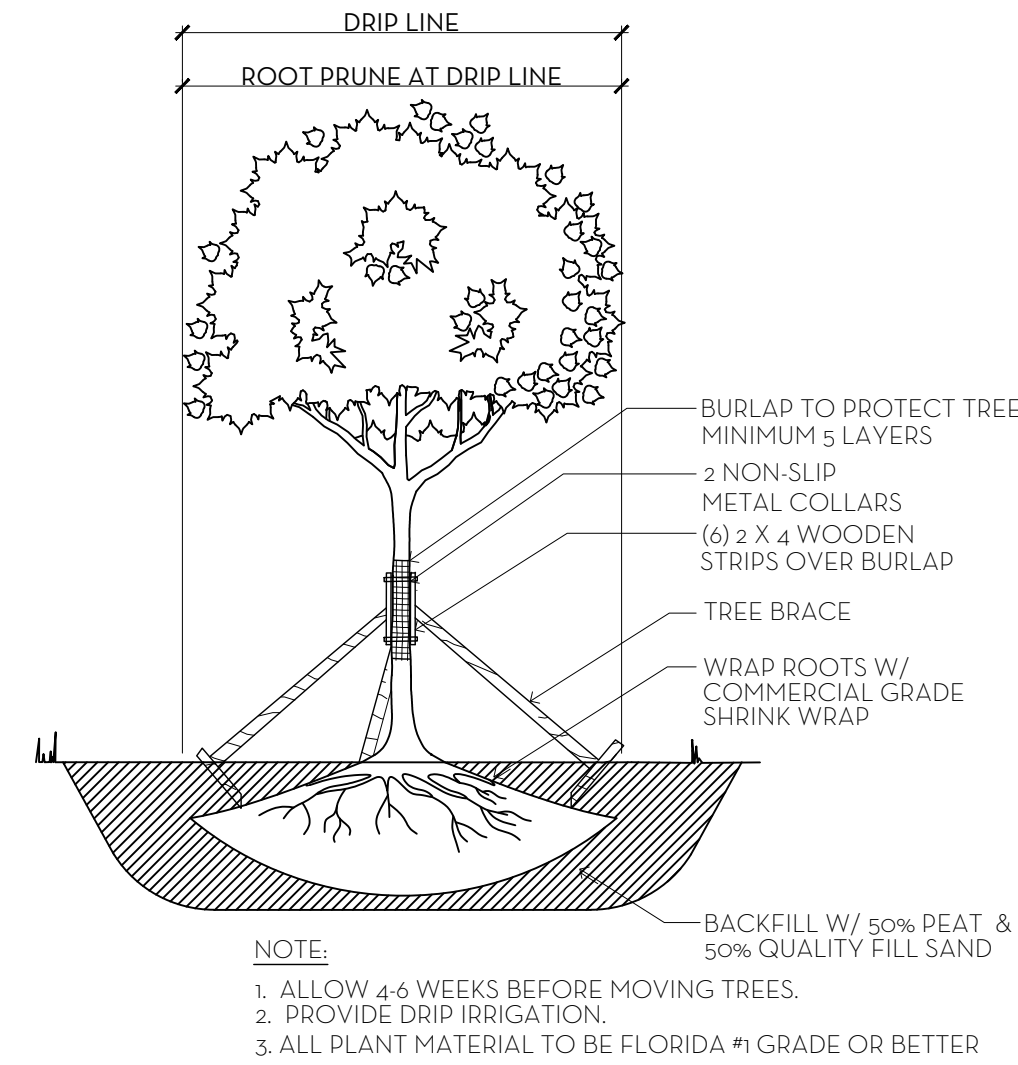
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.

- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
 2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS

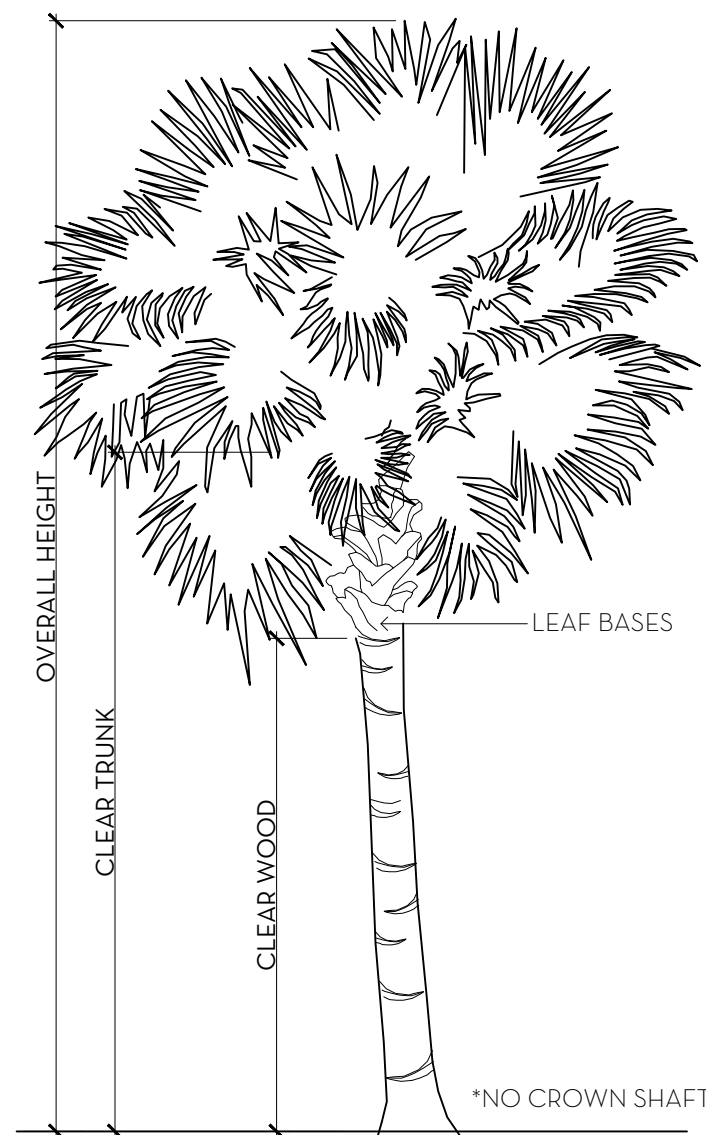


SOD PLANTING DETAIL
N.T.S.



- NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
 2. PROVIDE DRIP-IRRIGATION.
 3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

				147 Seabreeze
				02/04/2022
LANDSCAPE MATERIAL SCHEDULE				
ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY.	SPECIFICATION
SHRUBS & HEDGES				
1	Seagrape	Coccoloba diversifolia	9	12' HT. OA
2	Purple Crinum Lily 'Queen Emma'	Crinum augustum 'Queen Emma'	1	4' HT.
3	Philodendron Giganteum	Philodendron giganteum	1	4' HT.
4	Silver Latania	Latania loddigesii	1	4' HT.
5	Zamia	Zamia integrifolia	20	3 GAL.
6	Walter's Viburnum	Viburnum obovatum	40	3 GAL.

Town of Palm Beach Planning Zoning and Building 340 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com			
Native Landscape Legend			
Line #	Property Address:	Required	Proposed
1			
4			
5	Lot Size (sq ft)		9,188
6	Landscape Open Space (LOS) (Sq Ft and %)	4,134.6 (45%)	3,201 (34.84%)
7	Perimeter LOS (Sq Ft and %)	2,067.3	1,824
8	Front Yard LOS (Sq Ft and %)	750 (40%)	1,305 (69.60%)
9	Native* Trees %	N/A	N/A
10	Native* Palms %	N/A	N/A
11	Native* Shrubs %	35%	40.27%
12	Native* Vines / Ground Cover %	N/A	N/A
To determine appropriate native* vegetation, the <i>Institute for Regional Conservation ("IRRC")</i> , <i>Natives for Your Neighborhood</i> guide shall be used.			
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect			

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State of Florida
Landscape Architect
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PLANT LIST AND DETAILS

147 SEABREEZE AVENUE

PALM BEACH, FLORIDA

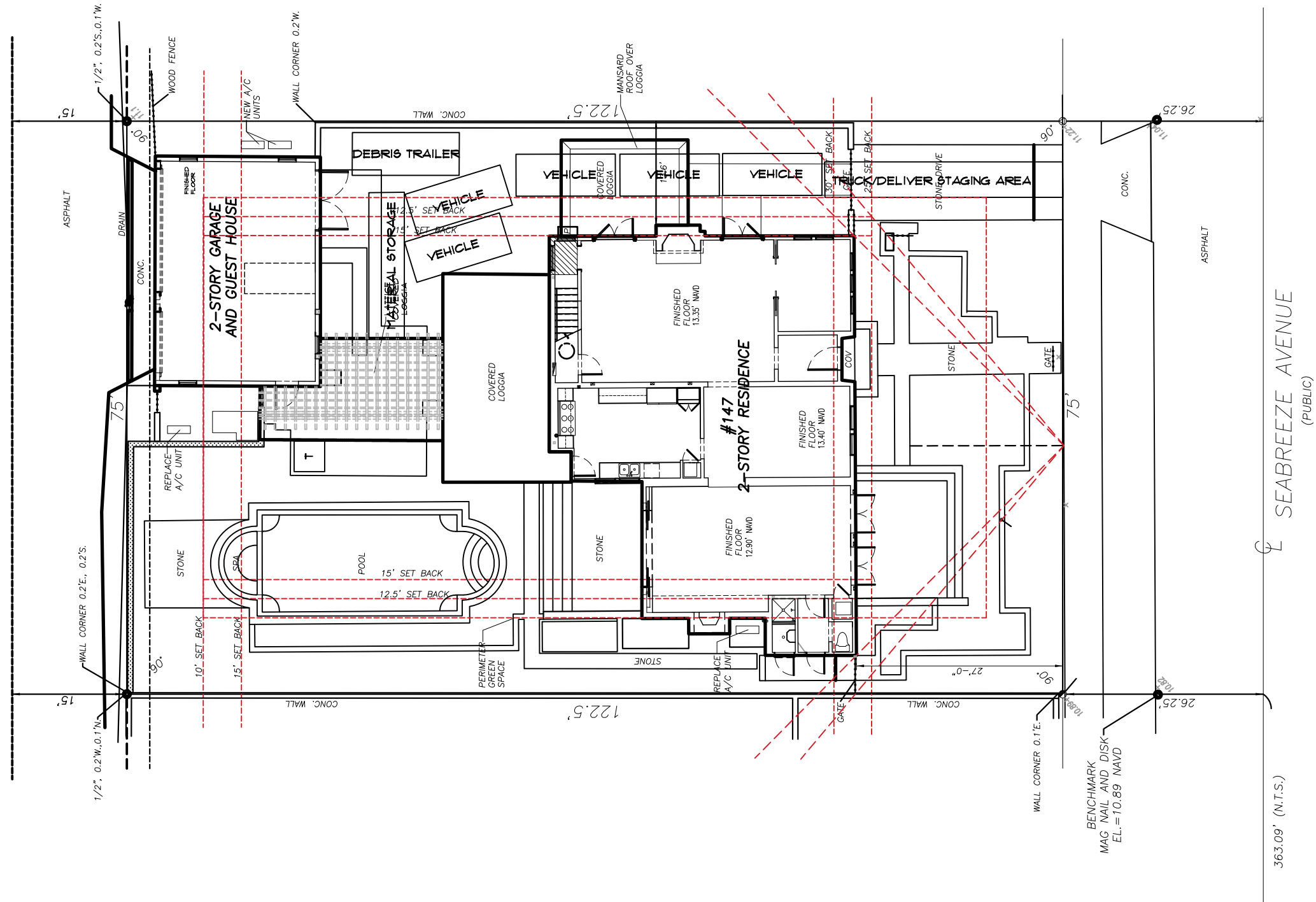
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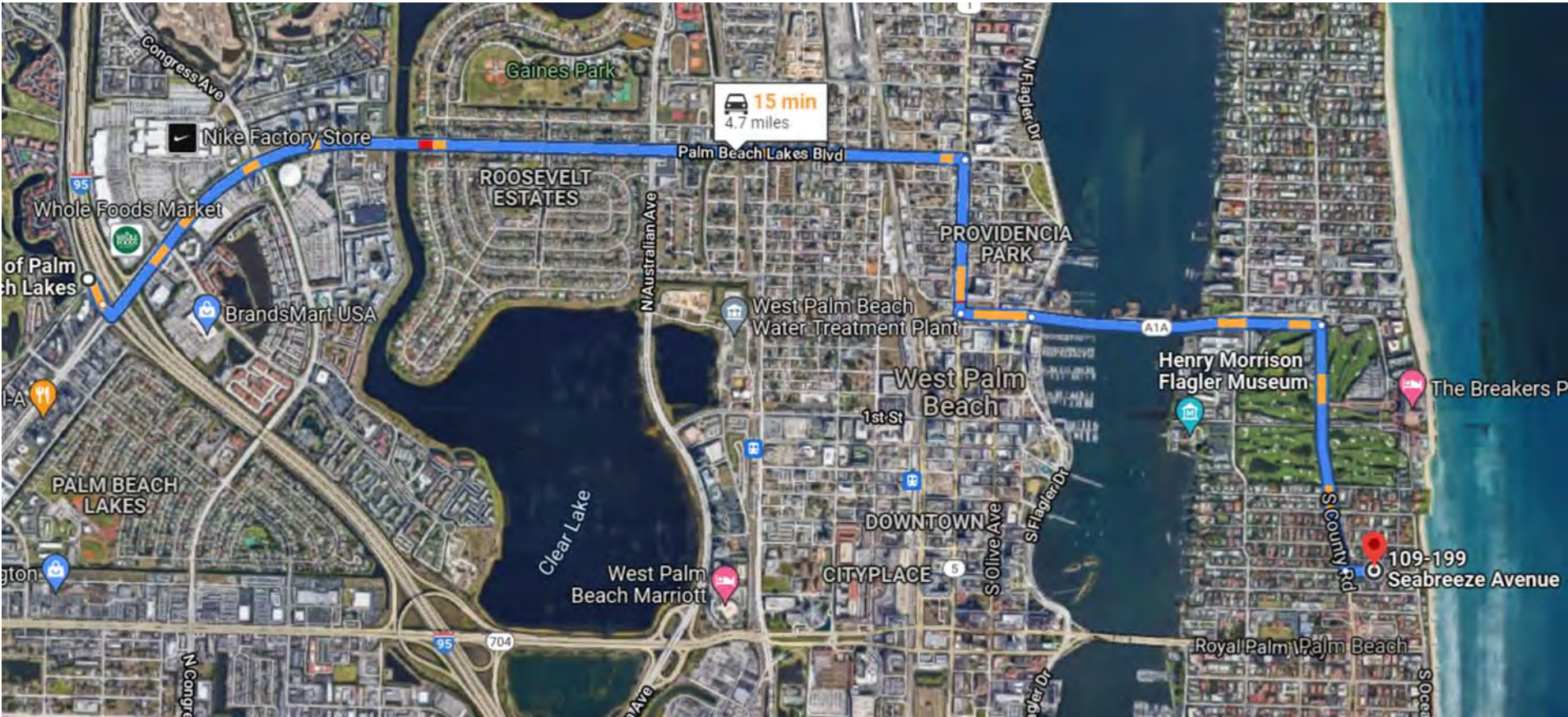
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LP2





MAP ACCESSED FROM GOOGLE MAPS

SCHEDULE OF CONSTRUCTION WITH MAJOR BENCHMARKS	
WINDOW AND DOOR FABRICATION	4/1/22 - 6/11/22
STRUCTURAL ADDITION	6/1/22 - 8/12/22
WINDOW AND DOOR REMOVAL/REPLACEMENT	6/13/22 - 9/16/22
INTERIOR DEMOLITION	8/15/22 - 9/9/22
FRAMING AND TRADE ROUGH-IN	9/12/22 - 10/7/22
DRYWALL / PLASTER	10/10/22 - 10/24/22
FLOORING INSTALLATION	10/25/22 - 11/9/22
CABINETRY	11/10/22 - 11/30/22
STONEWORK / TILEWORK	11/28/22 - 12/16/22
TRADE TRIM-OUT	12/1/22 - 12/23/22
FINISHES	10/25/22 - 12/30/22

NOTE - SITE HAS EXISTING DRIVEWAY AND HARDSCAPING WHICH WILL ACCOMMODATE DELIVERIES AVOIDING UNLOADING STREETSIDE

ESTIMATED NUMBER OF LARGER DELIVERY VEHICLES	
STRUCTURAL ADDITION	7 DELIVERIES
ROOFING	2 DELIVERIES
WINDOWS AND DOORS	4 DELIVERIES
FRAMING AND WALLBOARD	3 DELIVERIES
DEMOLITION / HAULOUT	8 DELIVERIES
CABINETRY	2 DELIVERIES
TOTAL LARGER DELIVERY VEHICLES	26 ESTIMATED

ESTIMATED STANDARD WORKMAN'S VEHICLES	
VISITING SITE OVER 9 MONTH DURATION	1,170 ESTIMATED

GENERAL NOTES

1. THE BEST ROUTE IS INDICATED FROM I-95 TO PALM BEACH LAKES BLVD TO US 1 HWY SOUTH, TO N. QUADRILLE BLVD EAST, AND THEN OVER FLAGLER MEMORIAL BRIDGE. PROCEED TO NORTH COUNTY ROAD AND TURN SOUTH. FOLLOW UNTIL YOU REACH SEABREEZE AVE. AND TURN LEFT (EAST). THE SITE IS 4TH PROPERTY ON THE LEFT (NORTH SIDE)

CONCEPTUAL TRUCK PARAMETERS

+/- 10' MAX TRUCK SIZE
3 DUMPSTER EXCHANGES

