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128 Seabreeze Ave, Palm Beach Florida

HPB 22-017
ZON 23-005

ATA

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

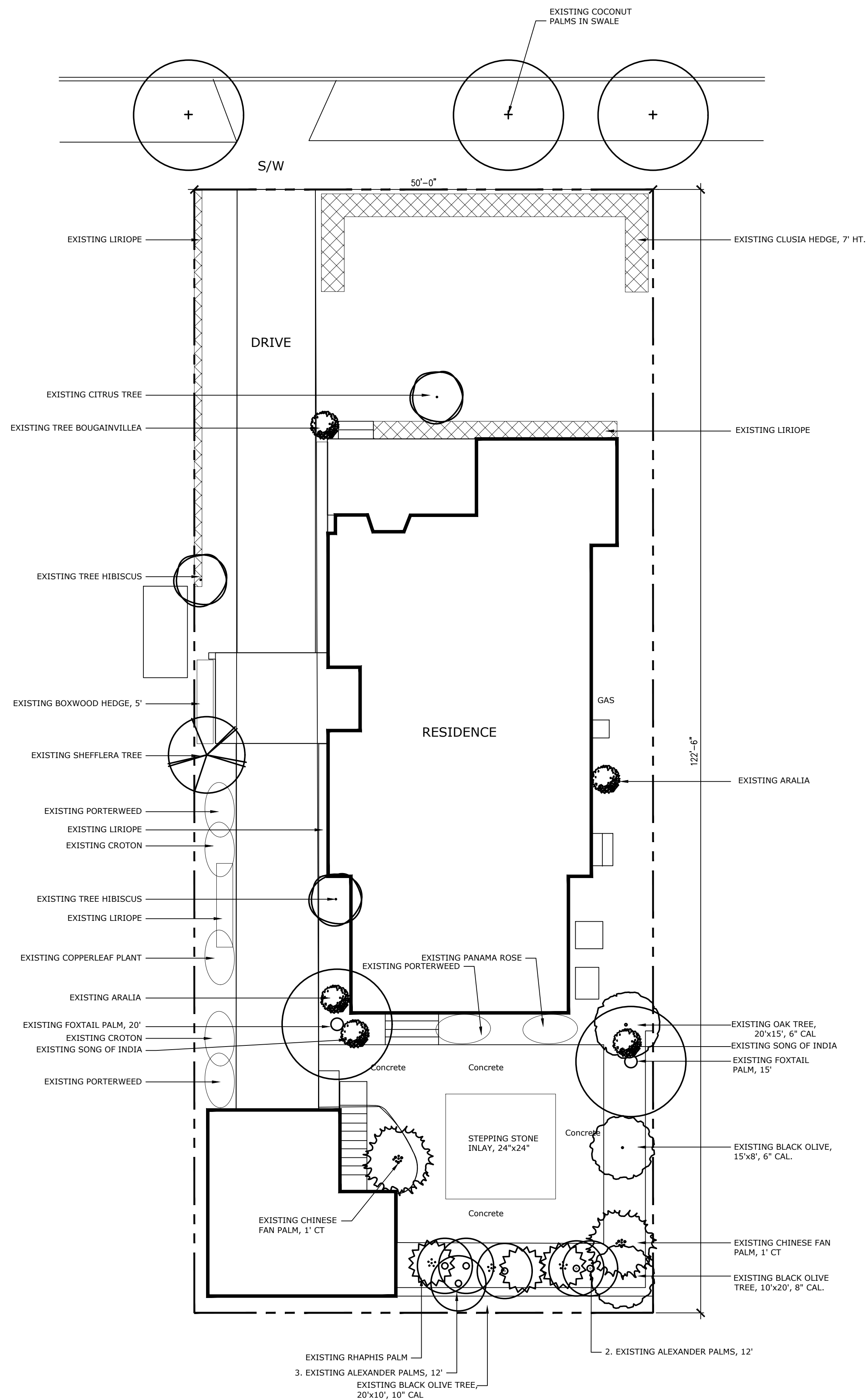
SEAL

Michael J. Phillips
FL LA 0001540

Private Residence
128 Seabreeze Avenue
Palm Beach, Florida

12/22/22

LP
COVER

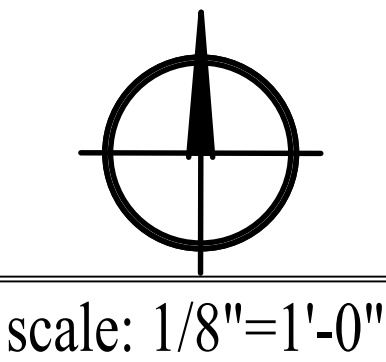


Landscape Legend			
Property Address:	128 Seabreeze		
	Existing	Proposed	
Lot Size (Sq Ft)	6125	6125	
Landscape Open Space (LOS) (Sq Ft and %)	2502 sqft 41%	2648 sqft 43%	
Perimeter LOS (Sq Ft and %)	1437 sqft 23%	1437 sqft 23%	
Front Yard LOS (Sq Ft and %)	1036 sqft 83%	1036 sqft 83%	
Native* Trees %	0%	54%	
Native* Palms %	0%%	100%	
Native* Shrubs %	0%	82%	
Native* Vines / Ground Cover %	0%%	71%	

*To determine appropriate native vegetation, the Institute for Regional Conservation ("IRC") Natives for Your Neighborhood shall be used.

HPB 22-017
ZON 23-005

EXISTING LANDSCAPE PLAN



TODD MACLEAN
OUTDOORS

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SEAL

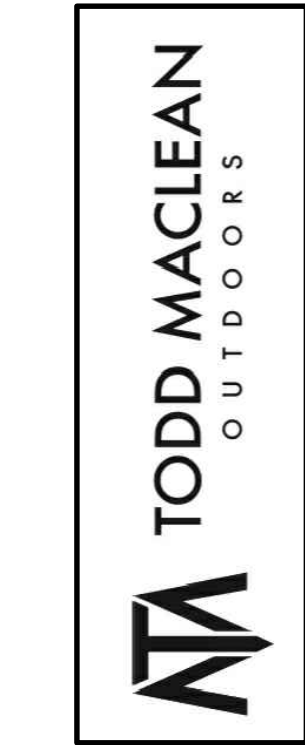
Michael J. Phillips
FL Lic. 0001540

Private Residence
128 Seabreeze Avenue
Palm Beach, Florida

11/02/22

Existing Landscape Plan

EP-1



TODD MACCLEAN
OUTDOORS
P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

SEAL

Michael J. Phillips
FL LA 0001540

Private Residence
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Palm Beach, Florida

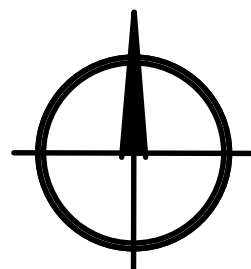
HPB 22-017
ZON 23-005

11/02/22

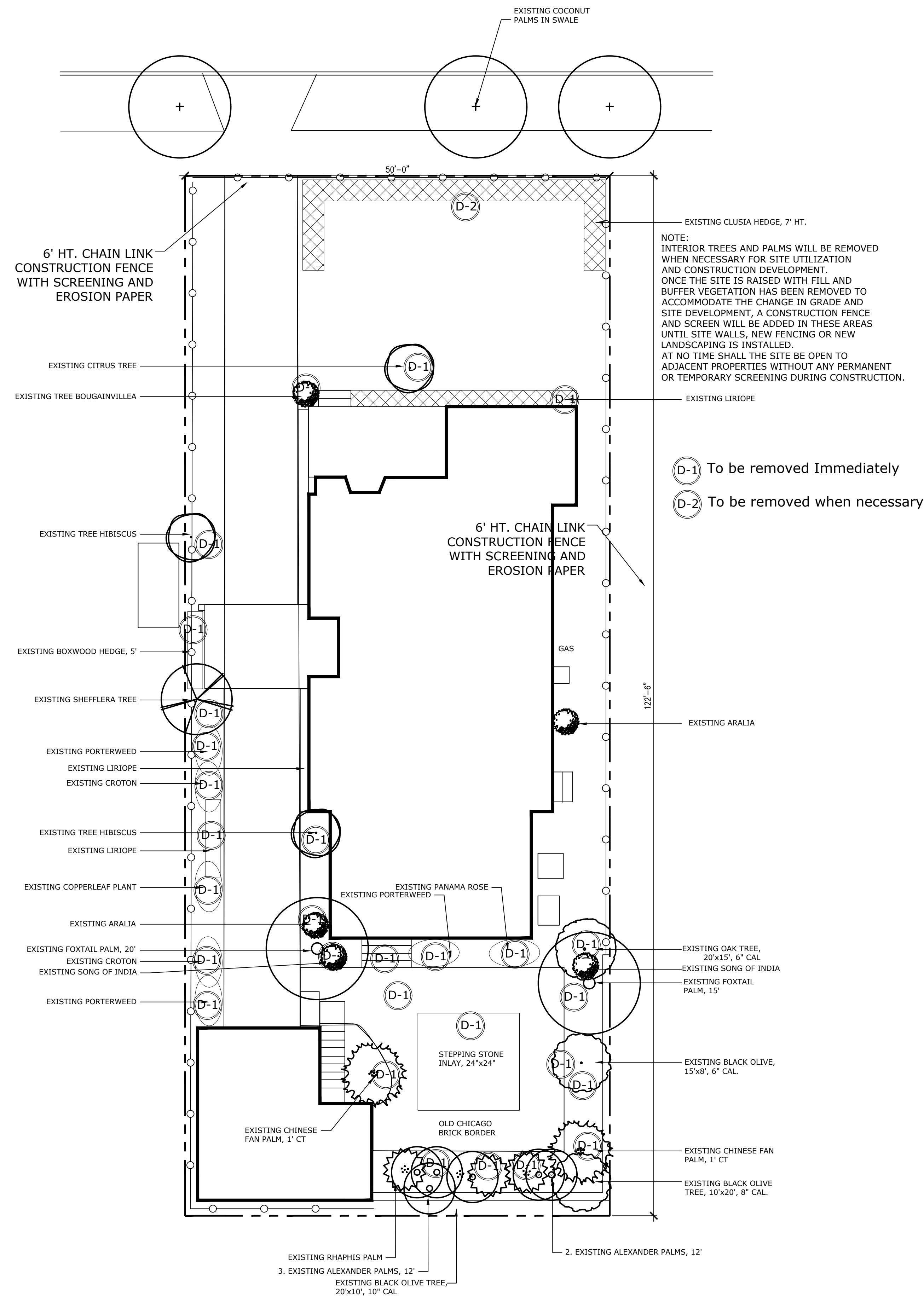
Existing Landscape Plan

EP-2

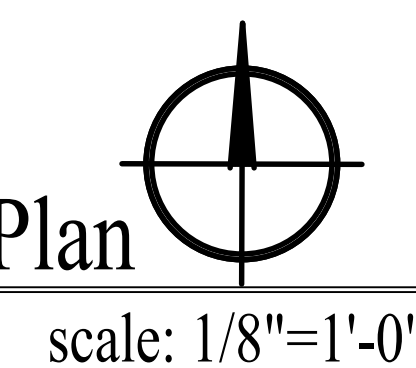
EXISTING SITE PICS



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



Proposed Landscape Removal Plan



HPB 22-017
ZON 23-005

Private Residence
128 Seabreeze Avenue
Palm Beach, Florida

12/22/22

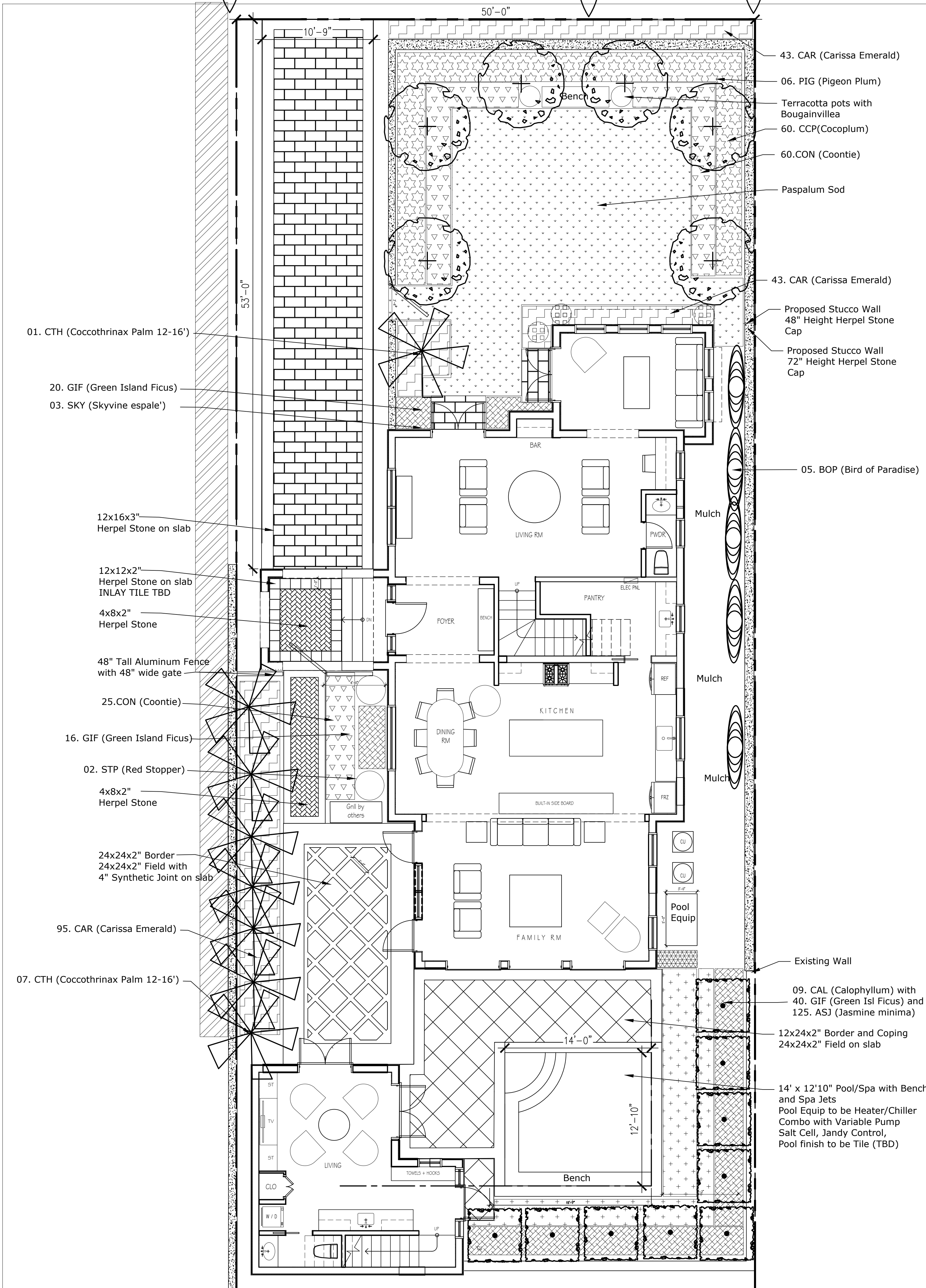
Landscape Demo
Plan
LD-1

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

SEAL
Michael J. Phillips
FL LC 0001540



PROPOSED KEY

FF- FLORIDA FRIENDLY
N- NATIVE SPECIES

KEY	DESCRIPTION	SPECIFICATION	QTY	
BOP	Strelitzia nicolai White Bird of Paradise	12' OA ht x 6'-8' spr matching, specimens	05	FF
CAL	Calophyllum brasiliense Brazilian Beautyleaf	12' OA ht x 6'-8' spr matching, specimens	09	FF
CTX	Coccothrinax spp. Thatch Palm	12' OA ht x 6'-8' spr matching, specimens	08	N, FF
PIG	Coccoloba diversifolia Pigeon Plum	14'-16' overall ht. Spacing as per Plans	13	N, FF
RSP	Eugenia confusa Redberry Stopper	6' oa as per Plan	02	N,FF

SHRUB

CCP	Chrysobalanus icaco Cocoplum	15 gal., full to pot Spacing as shown	120	N, FF
CAR	Carissa grandiflora 'Green Emerald' Dwarf Natal Plum	14" Ht X 14" Spr. 14" O.C. sp.	139	N, FF
GIF	Ficus microcarpa 'Green Island' Green Island Ficus	14" Ht X 14" Spr. 14" O.C. sp.	76	FF
JAM	Jamaican Caper	6' oa, column/taper form	03	N, FF

GROUND COVER

ASJ	Treachelospermum jasminoides Asiatic/Asian Jasmine	1G, 12" O.C. full runners	09 Trays	FF
CON	Zamia integrifolia Coontie	1 gal. full to pot 18" O.C. sp.	50	N, FF

ACCENT

BGV	Bougainvillea, White	7 Gal, planted in pots	02	FF
SKY	Thunbergia grandiflora	15 Gal, espale'	03	FF

SOD

SOD	Paspalum	As indicated	550 sqft	
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OUTDOORS

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REV	DESCRIPTION	DATE

Private Residence

128 Seabreeze Avenue

Palm Beach, Florida

SEAL

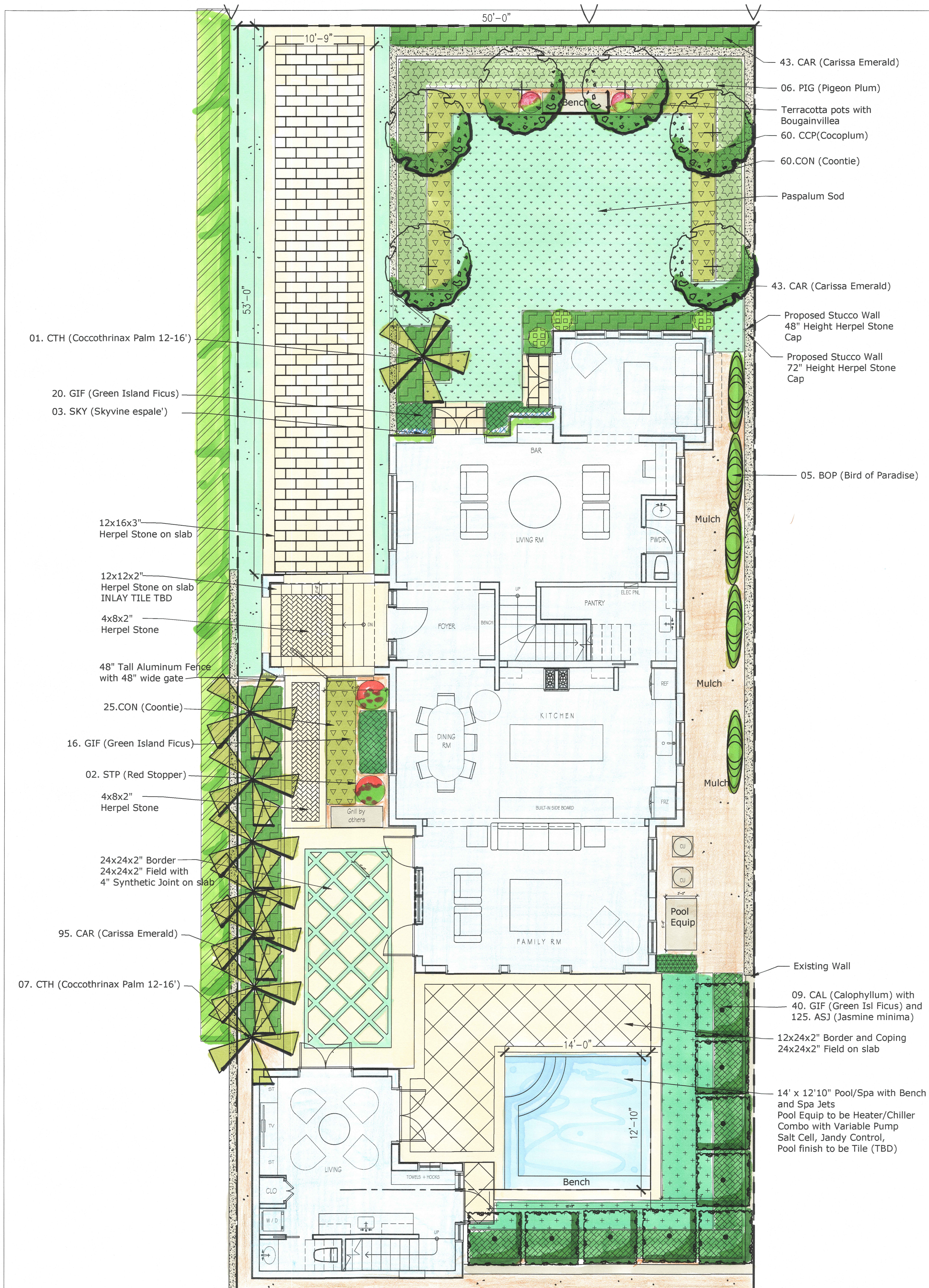
Michael J. Phillips
FL 13,000540

12/22/22

Landscape Plan

LP-1





TREE

PROPOSED KEY					
KEY	DESCRIPTION	SPECIFICATION	QTY	FF- FLORIDA FRIENDLY N- NATIVE SPECIES	
TREE	BOP	Strelitzia nicolai White Bird of Paradise	12' OA ht x 6'-8' spr matching, specimens	05	FF
	CAL	Calophyllum brasiliense Brazilian Beautyleaf	12' OA ht x 6'-8' spr matching, specimens	09	FF
	CTX	Coccothrinax spp. Thatch Palm	12' OA ht x 6'-8' spr matching, specimens	08	N, FF
	PIG	Coccoloba diversifolia Pigeon Plum	14'-16' overall ht. Spacing as per Plans	13	N, FF
	RSP	Eugenia confusa Redberry Stopper	6' oa as per Plan	02	N,FF

SHRUB				
CCP	Chrysobalanus icaco Cocoplum	15 gal., full to pot Spacing as shown	120	N, FF
CAR	Carissa grandiflora 'Green Emerald' Dwarf Natal Plum	14" Ht X 14" Spr. 14" O.C. sp.	139	N, FF
GIF	Ficus microcarpa 'Green Island' Green Island Ficus	14" Ht X 14" Spr. 14" O.C. sp.	76	FF
JAM	Jamaican Caper	6' oa, column/taper form	03	N, FF

GROUND COVER				
ASJ	Treachelospermum jasminoides Asiatic/Asian Jasmine	1G, 12" O.C. full runners	09 Trays	FF
CON	Zamia integrifolia Coontie	1 gal. full to pot 18" O.C. sp.	50	N, FF

ACCENT				
BGV	Bougainvillea, White	7 Gal, planted in pots	02	FF
SKY	Thunbergia grandiflora	15 Gal, espale'	03	FF

SOD	SOD	Paspalum	As indicated	550 sqft
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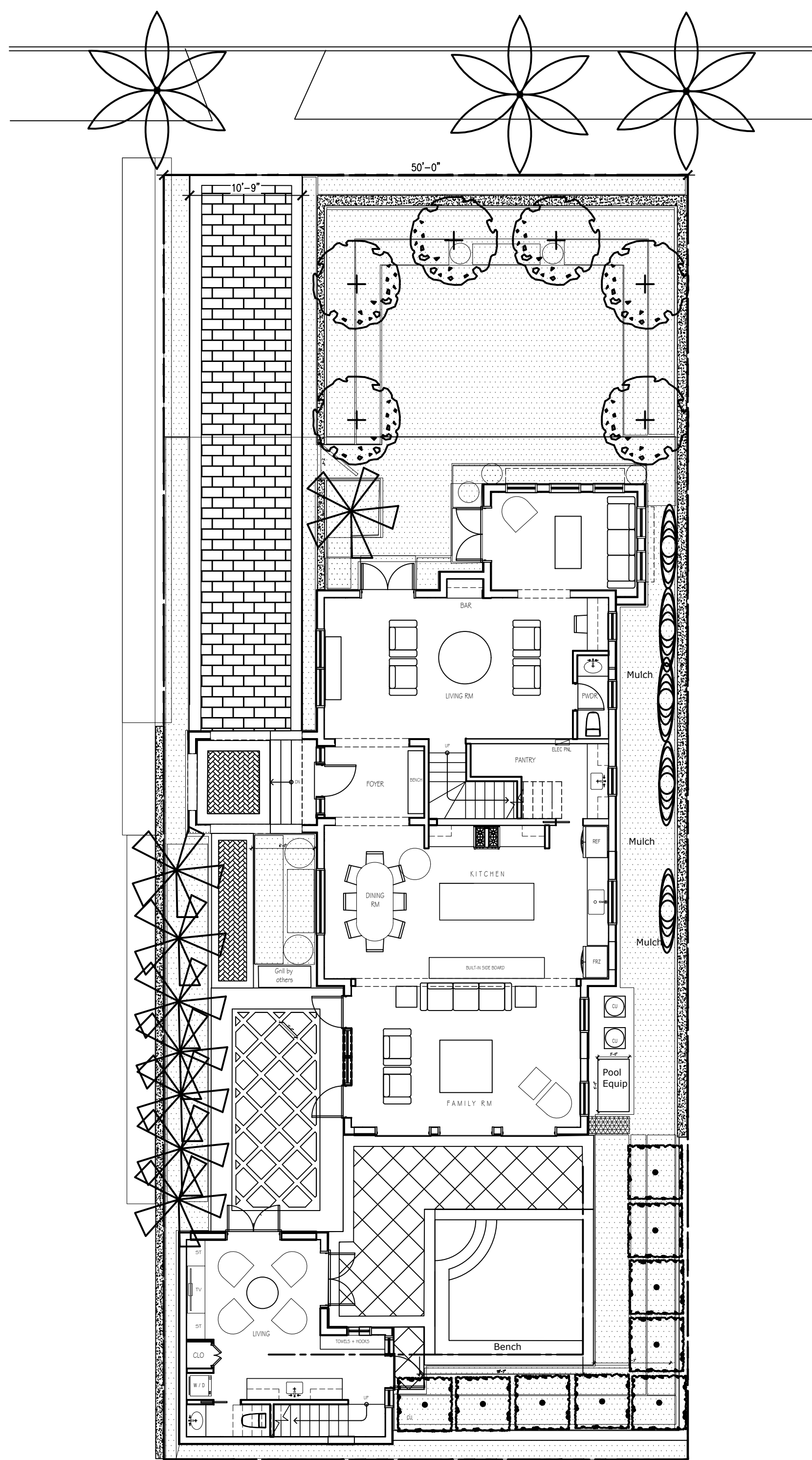
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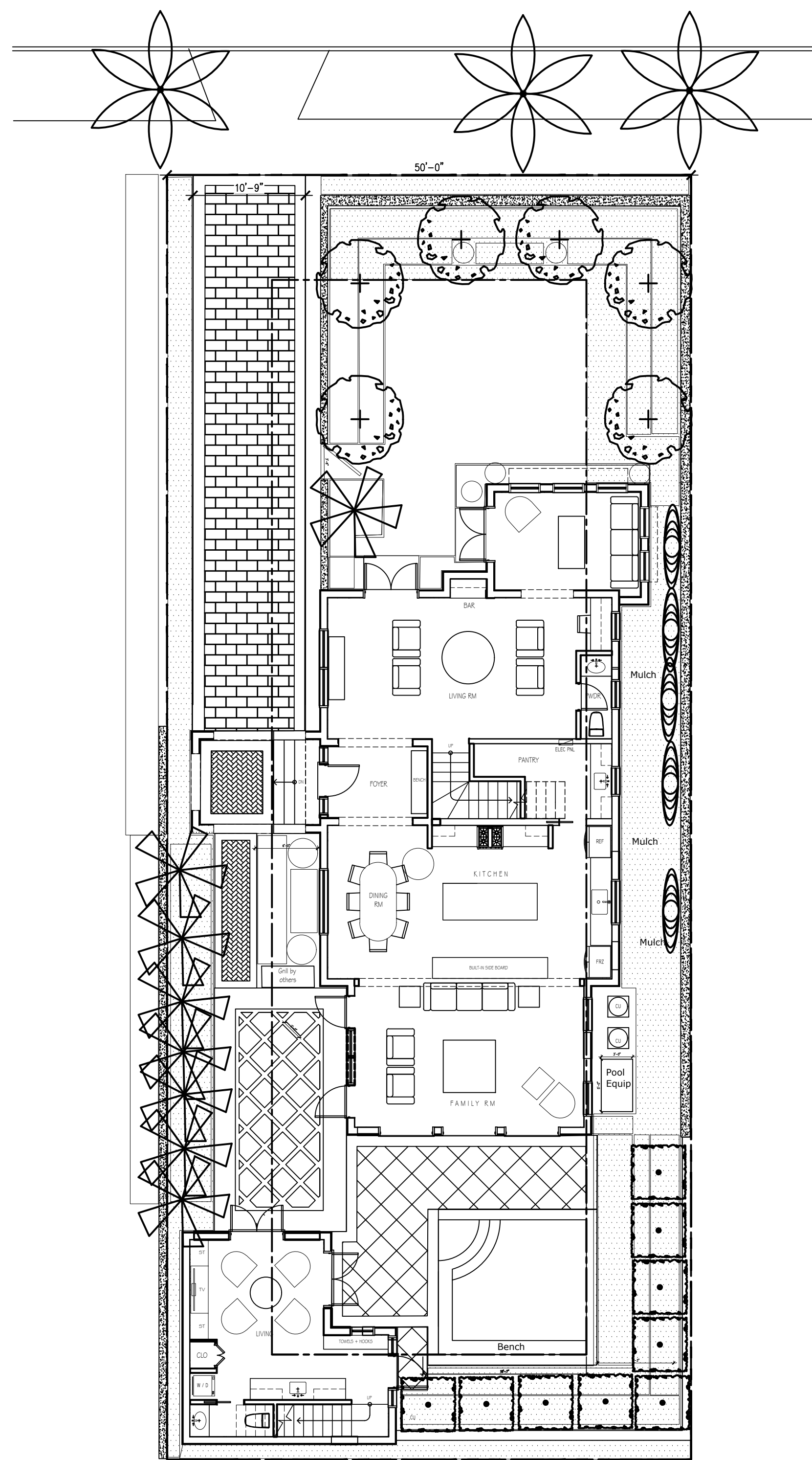
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128 Seabreeze Avenue
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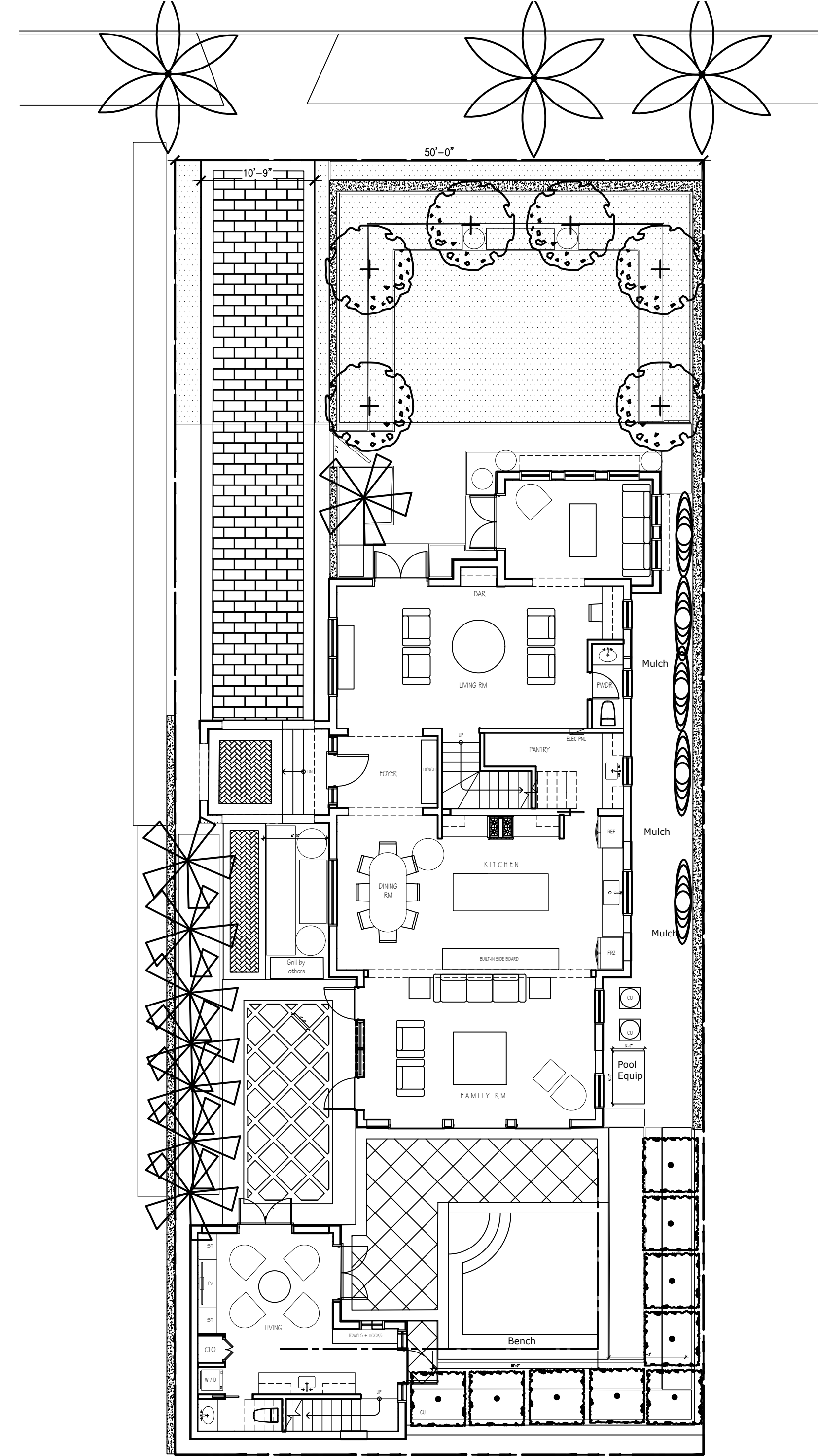
Landscape Plan
LP-1



LOS



Perimeter

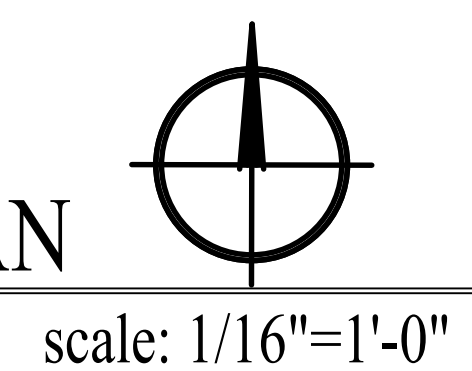


Front Yard

128 Seabreeze		
	10,000	6125
	2502 sqft 41%	2648 sqft 43%
	1437 sqft 23%	1437 sqft 23%
	1036 sqft 83%	1036 sqft 83%
	35%	54%
	35%	100%
	35%	82%
	35%	71%

PROPOSED LANDSCAPE ZONING PLAN

HPB 22-017
ZON 23-005



Private Residence
128 Seabreeze Avenue
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11/02/22

Landscape Plan
Zoning
LP-3

TODD MACLEAN
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SEAL

Michael J. Phillips
FL 13,000,540

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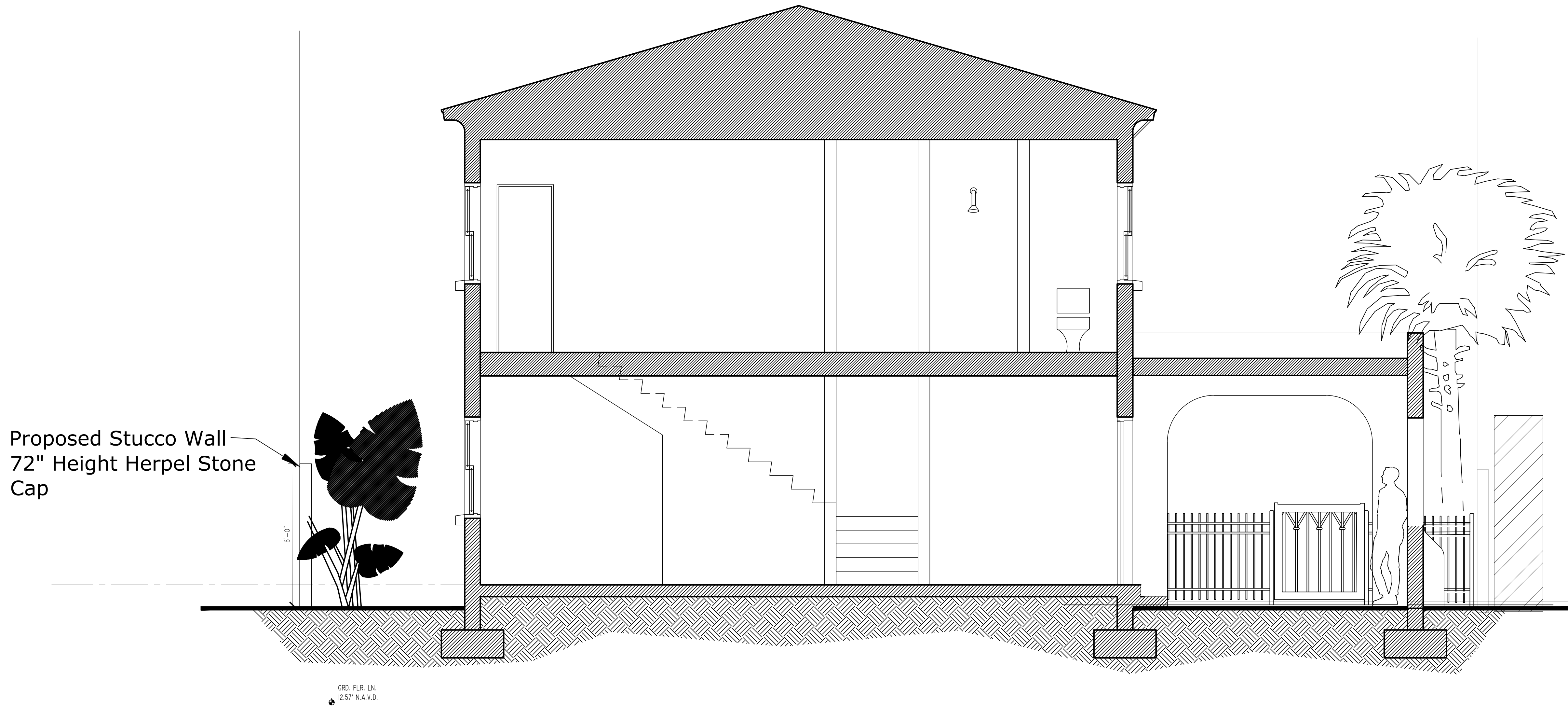
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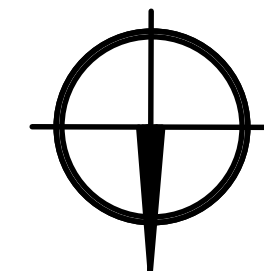
Michael J. Phillips
FL 13,000,540

12/22/22

Landscape C/S
LP-4



LANDSCAPE Cross Section



HPB 22-017
ZON 23-005
scale: 1/16"=1'-0"



North Elevation



South Elevation

Proposed Landscape Elevations

scale: NTS

HPB 22-017
ZON 23-005

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OUTDOORS

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REV	DESCRIPTION	DATE

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128 Seabreeze Avenue

Palm Beach, Florida

12/22/22

Landscape Plan

LP-5



East Elevation



West Elevation

Proposed Landscape Elevations

scale: NTS

HPB 22-017
ZON 23-005

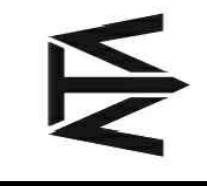
Landscape Plan

LP-6

Private Residence
128 Seabreeze Avenue
Palm Beach, Florida

SEAL
Michael J. Phillips
FL 13,000,540

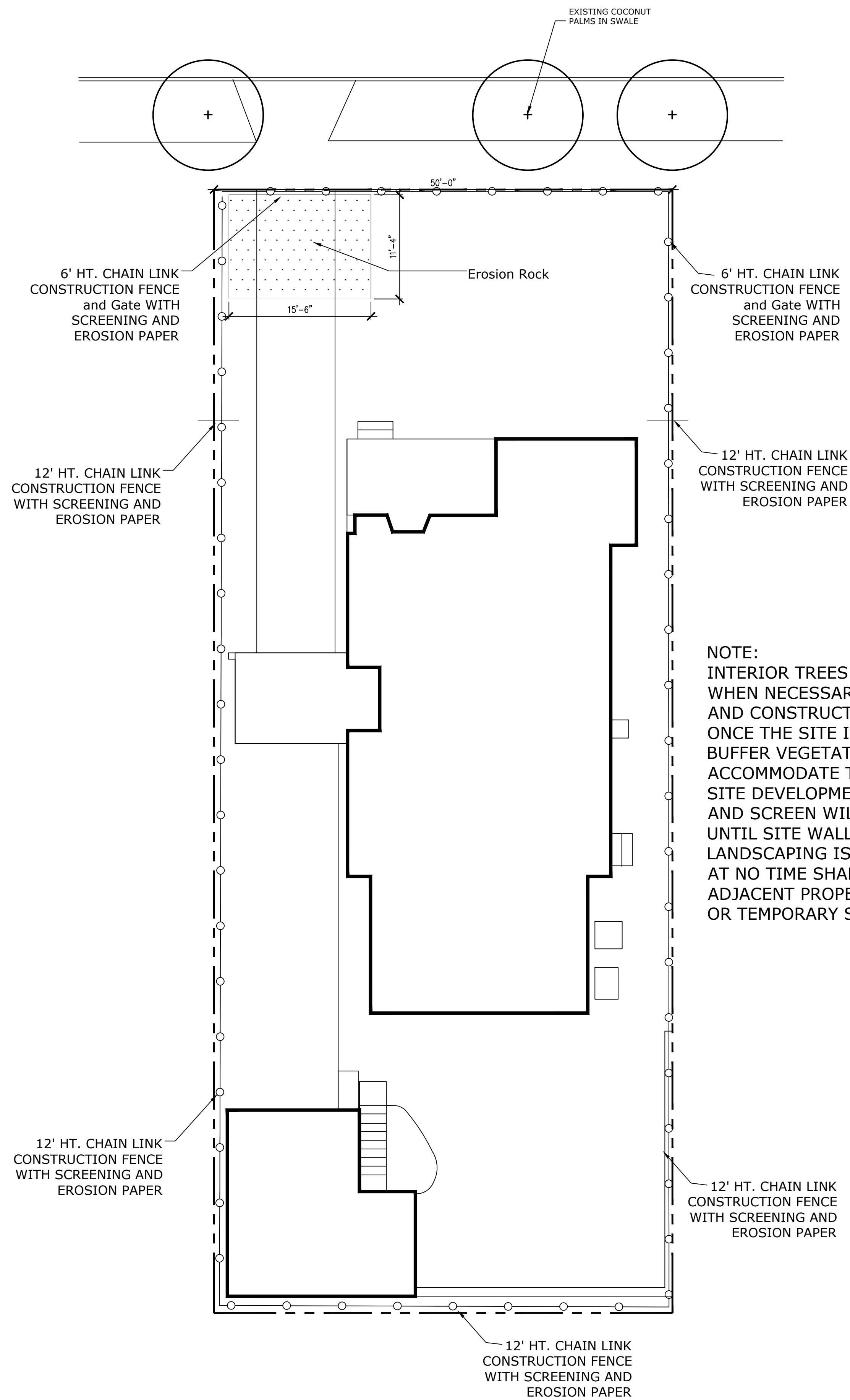
REV	DESCRIPTION	DATE



TODD MACLEAN
OUTDOORS

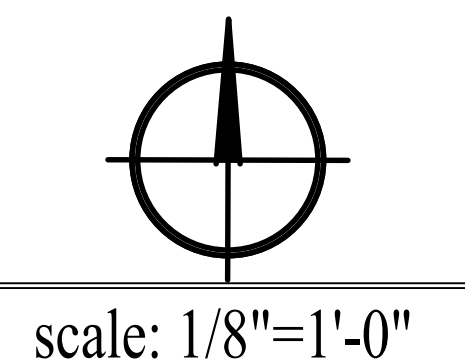
P.O. Box 2901, Palm Beach, FL 33480
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NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. ONCE THE SITE IS RAISED WITH FILL AND BUFFER VEGETATION HAS BEEN REMOVED TO ACCOMMODATE THE CHANGE IN GRADE AND SITE DEVELOPMENT, A CONSTRUCTION FENCE AND 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.

Construction Screening Plan



HPB 22-017
ZON 23-005

Private Residence
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Construction Screening
Plan
CS-1

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