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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

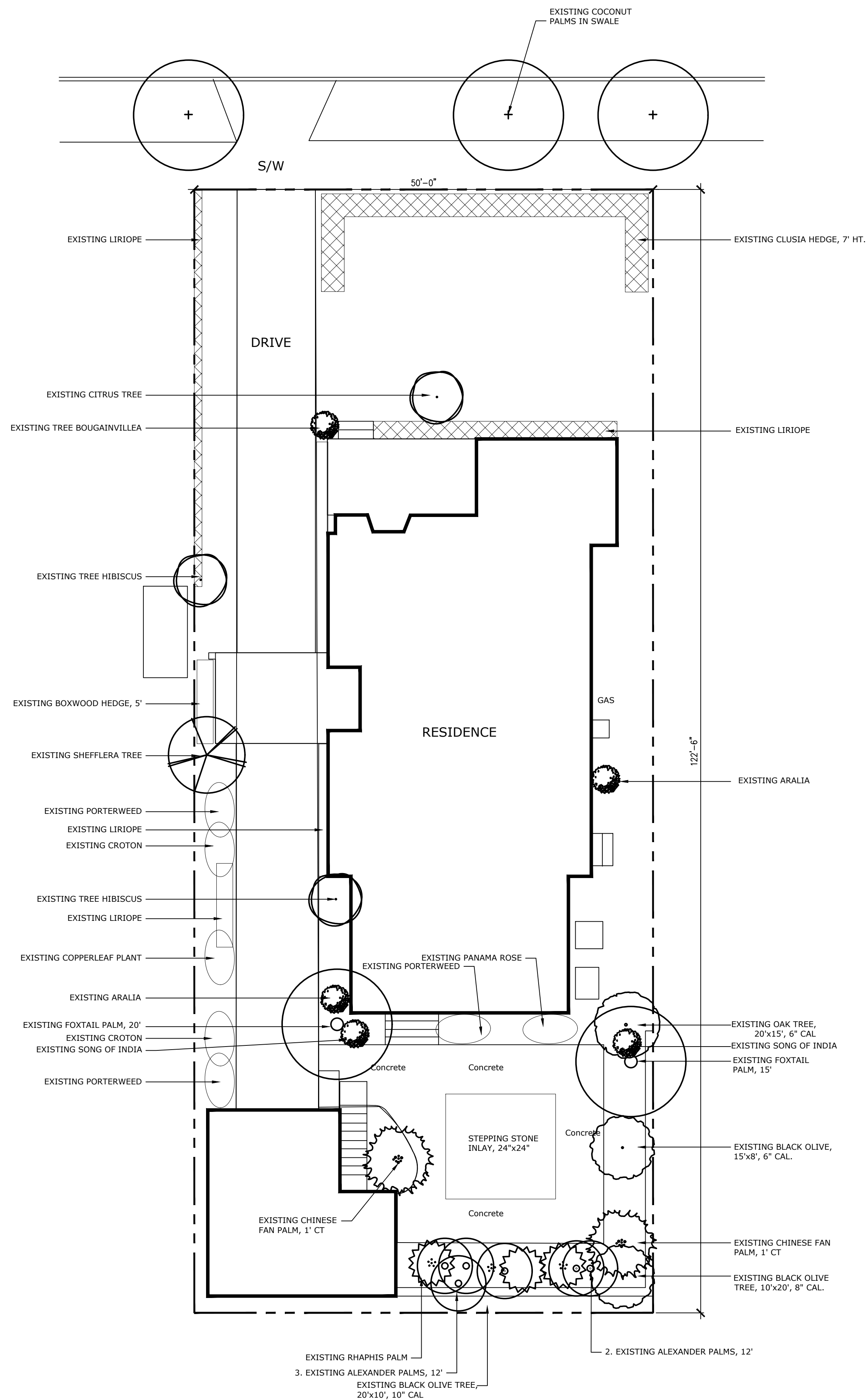
SEAL

Michael J. Phillips
FL LA 0001540

Private Residence
128 Seabreeze Avenue
Palm Beach, Florida

12/22/22

LP
COVER

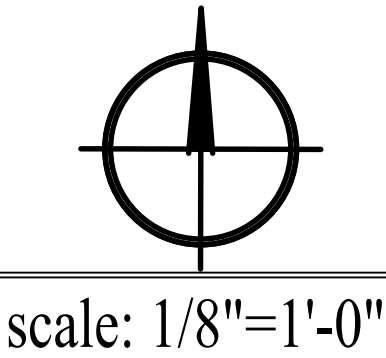


Landscape Legend			
Property Address:	128 Seabreeze		
	Existing	Proposed	
Lot Size (Sq Ft)	6125	6125	
Landscape Open Space (LOS) (Sq Ft and %)	2502 sqft 41%	2648 sqft 43%	
Perimeter LOS (Sq Ft and %)	1437 sqft 23%	1437 sqft 23%	
Front Yard LOS (Sq Ft and %)	1036 sqft 83%	1036 sqft 83%	
Native* Trees %	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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REV	DESCRIPTION	DATE

Private Residence

128 Seabreeze Avenue

Palm Beach, Florida

SEAL

Michael J. Phillips
FL Lic. 0001540

11/02/22

Existing Landscape Plan

EP-1



ATA

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
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REV	DESCRIPTION	DATE

SEAL

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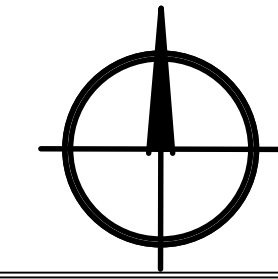
Private Residence
128 Seabreeze Avenue
Palm Beach, Florida

11/02/22

Existing Landscape Plan

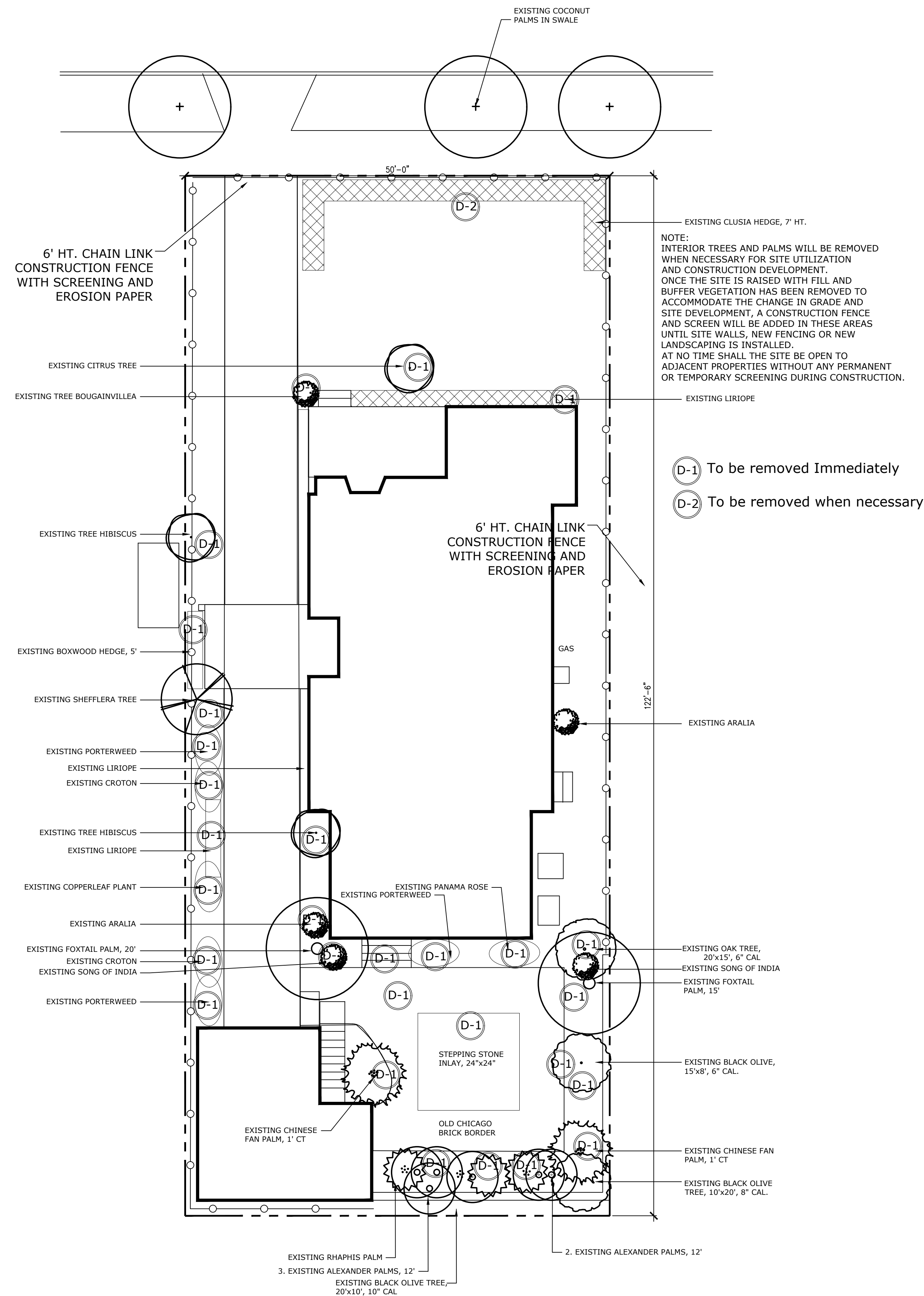
EP-2

HPB 22-017
ZON 23-005

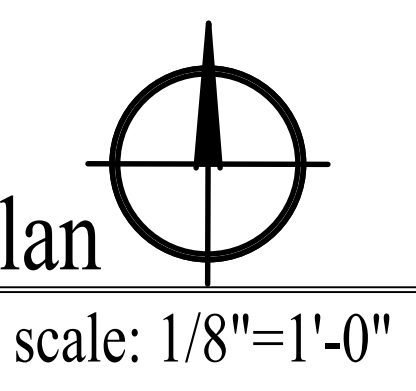


EXISTING SITE PICS

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

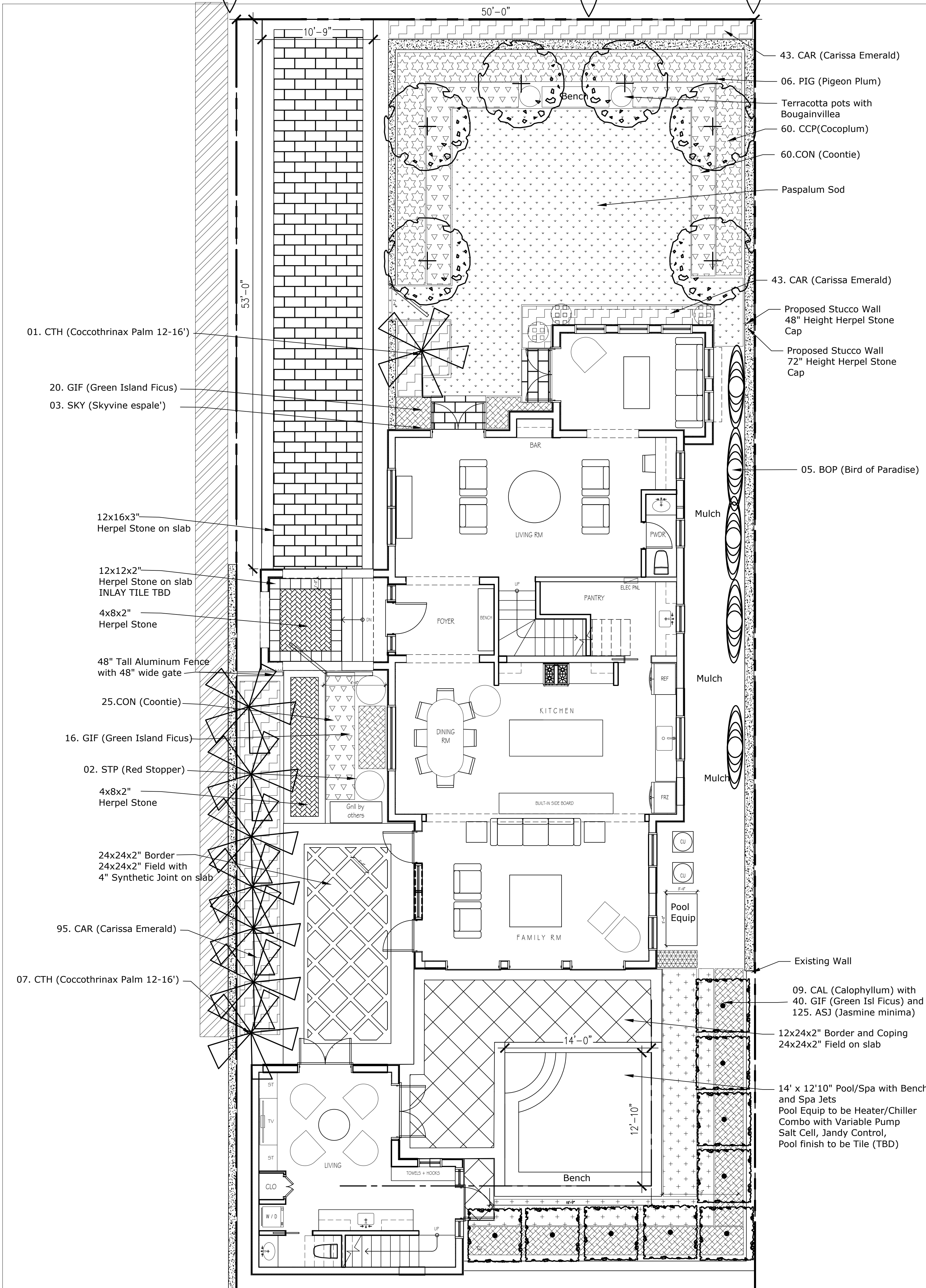
TODD MACLEAN
OUTDOORS

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

REV	DESCRIPTION	DATE

SEAL

Michael J. Phillips
FL 13,000540



PROPOSED KEY				
KEY	DESCRIPTION	SPECIFICATION	QTY	
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

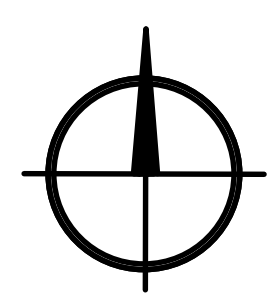
ACCENT				
BGV	Bougainvillea, White	7 Gal, planted in pots	02	FF
SKY	Thunbergia grandiflora	15 Gal, espale'	03	FF

SOD	SOD	Paspalum	As indicated	550 sqft	
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Landscape Legend			
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Native* Trees %		0%	54%
Native* Palms %		0%	100%
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*To determine appropriate native vegetation, the Institute for Regional Conservation ("IRC") Natives for Your Neighborhood shall be used.

PROPOSED LANDSCAPE PLAN



scale: 3/16"=1'-0"

HPB 22-017
ZON 23-005

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OUTDOORS

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REV	DESCRIPTION	DATE

SEAL

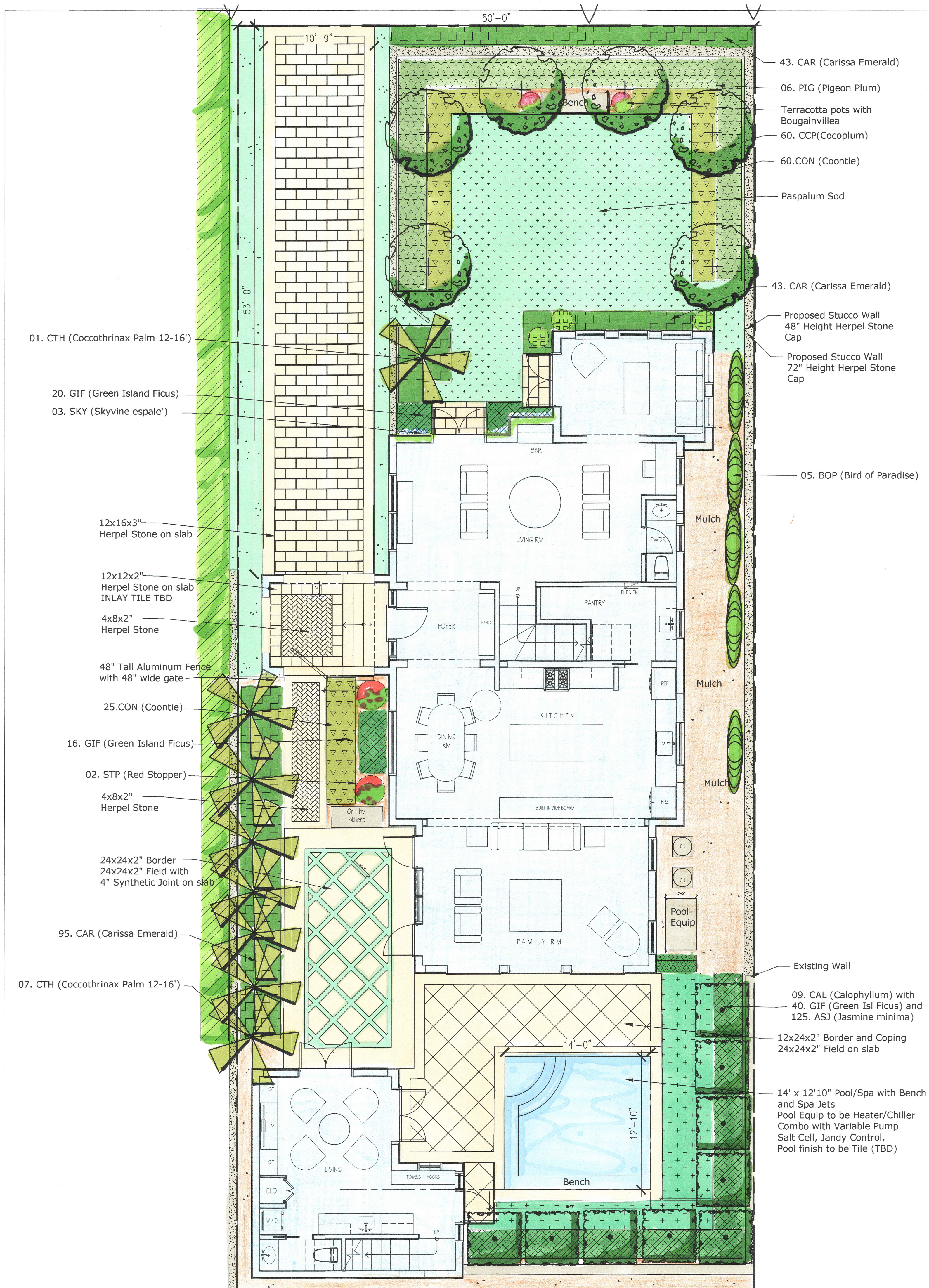
Private Residence
128 Seabreeze Avenue
Palm Beach, Florida

Michael J. Phillips
FL Lic. 0001540

12/22/22

Landscape Plan
LP-1





TREE

PROPOSED KEY				
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

FF- FLORIDA FRIENDLY
N- NATIVE SPECIES

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

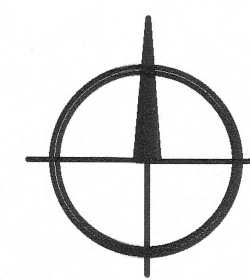
SOD	SOD	Paspalum	As indicated	550 sqft	
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scale: 3/16"=1'-0"



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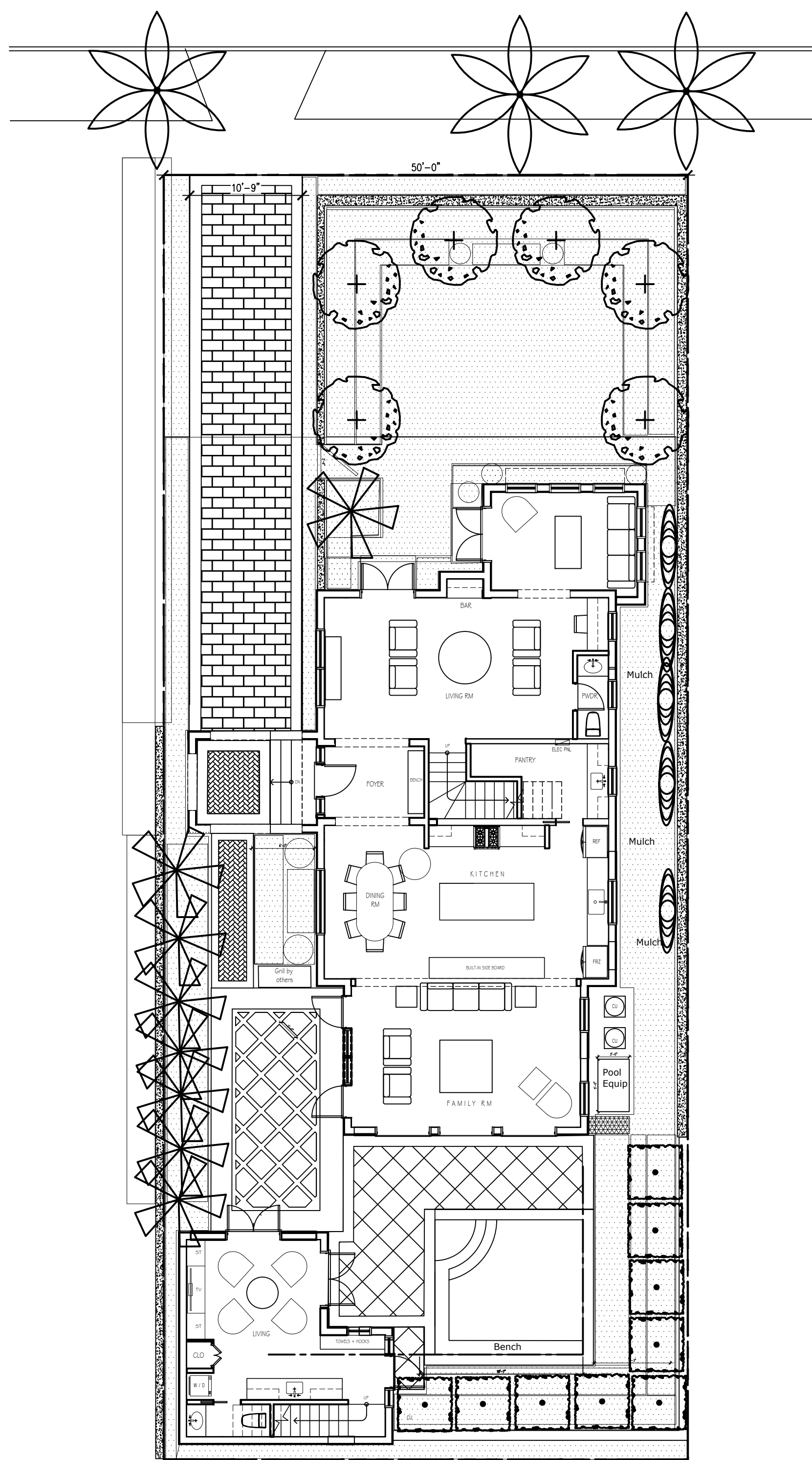
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Michael J. Phillips
FL LA 0001540

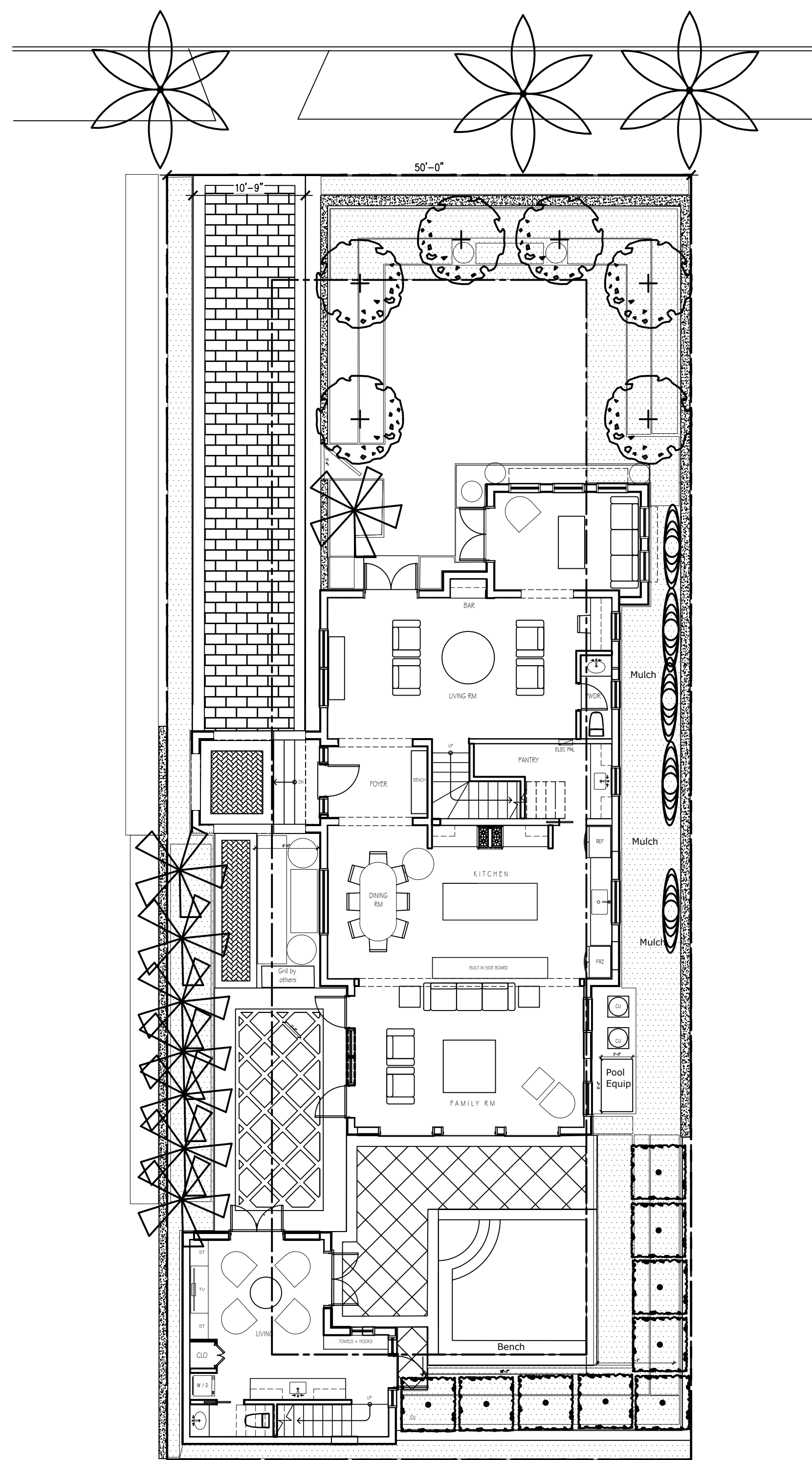
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Palm Beach, Florida

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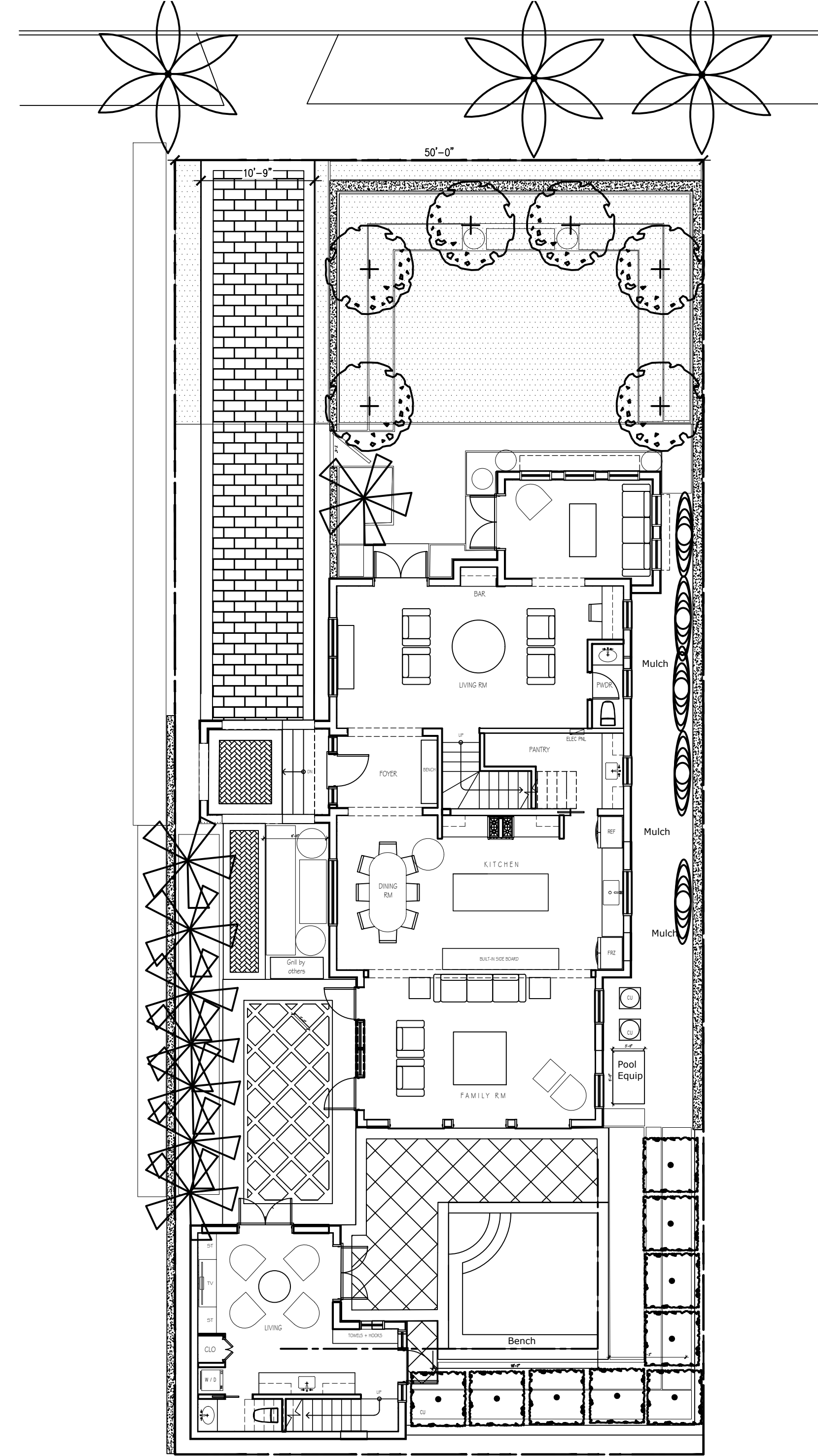
Landscape Plan
LP-1



LOS



Perimeter

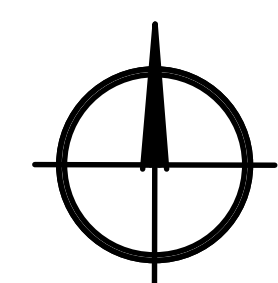


Front Yard

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



scale: 1/16"=1'-0"

Private Residence
128 Seabreeze Avenue
Palm Beach, Florida

11/02/22

Landscape Plan
Zoning
LP-3

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
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REV	DESCRIPTION	DATE

SEAL

Michael J. Phillips
FL 13,000,540

REV	DESCRIPTION	DATE

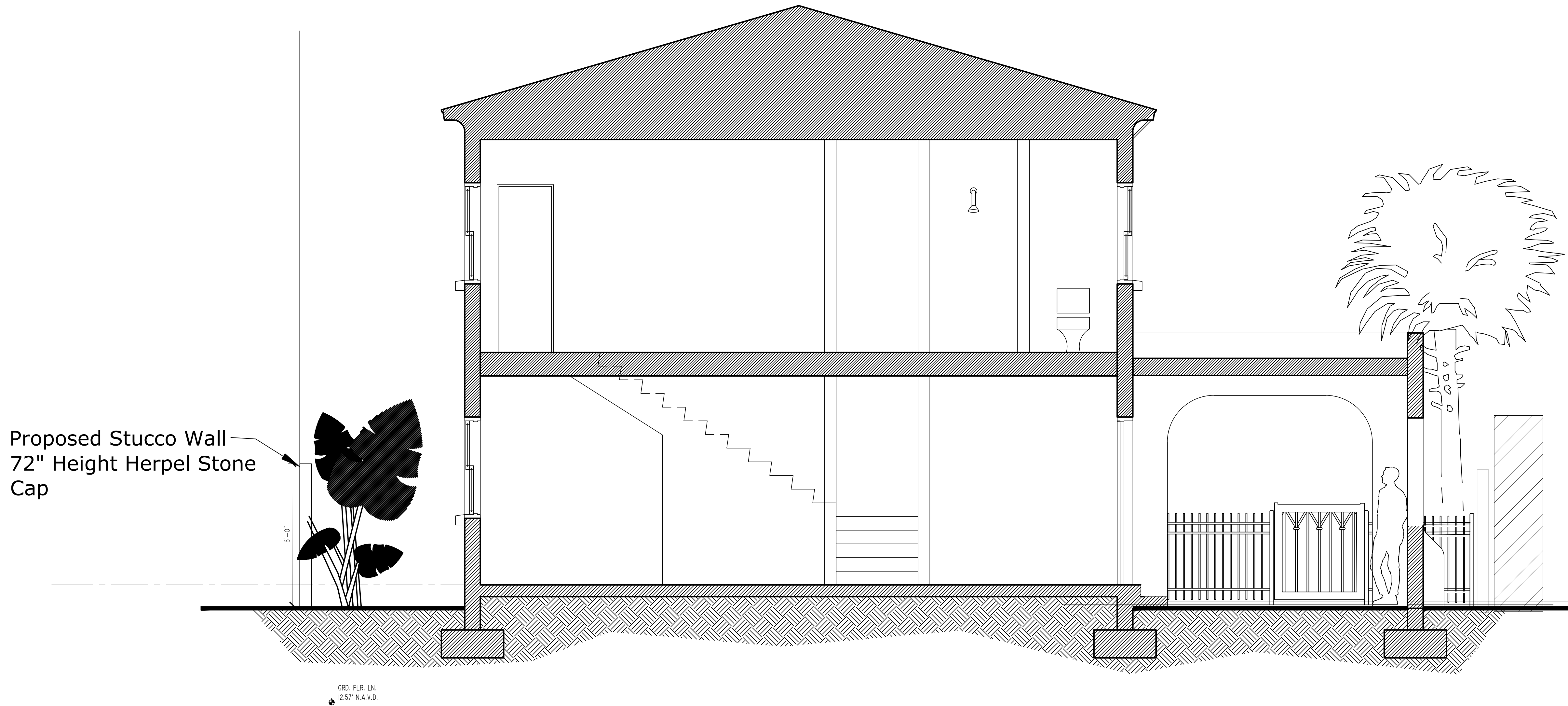
SEAL

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128 Seabreeze Avenue
Palm Beach, Florida

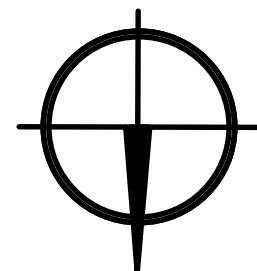
Michael J. Phillips
FL 13,000,540

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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TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480

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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

ATA

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OUTDOORS

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(561) 310-2333

REV	DESCRIPTION	DATE

SEAL

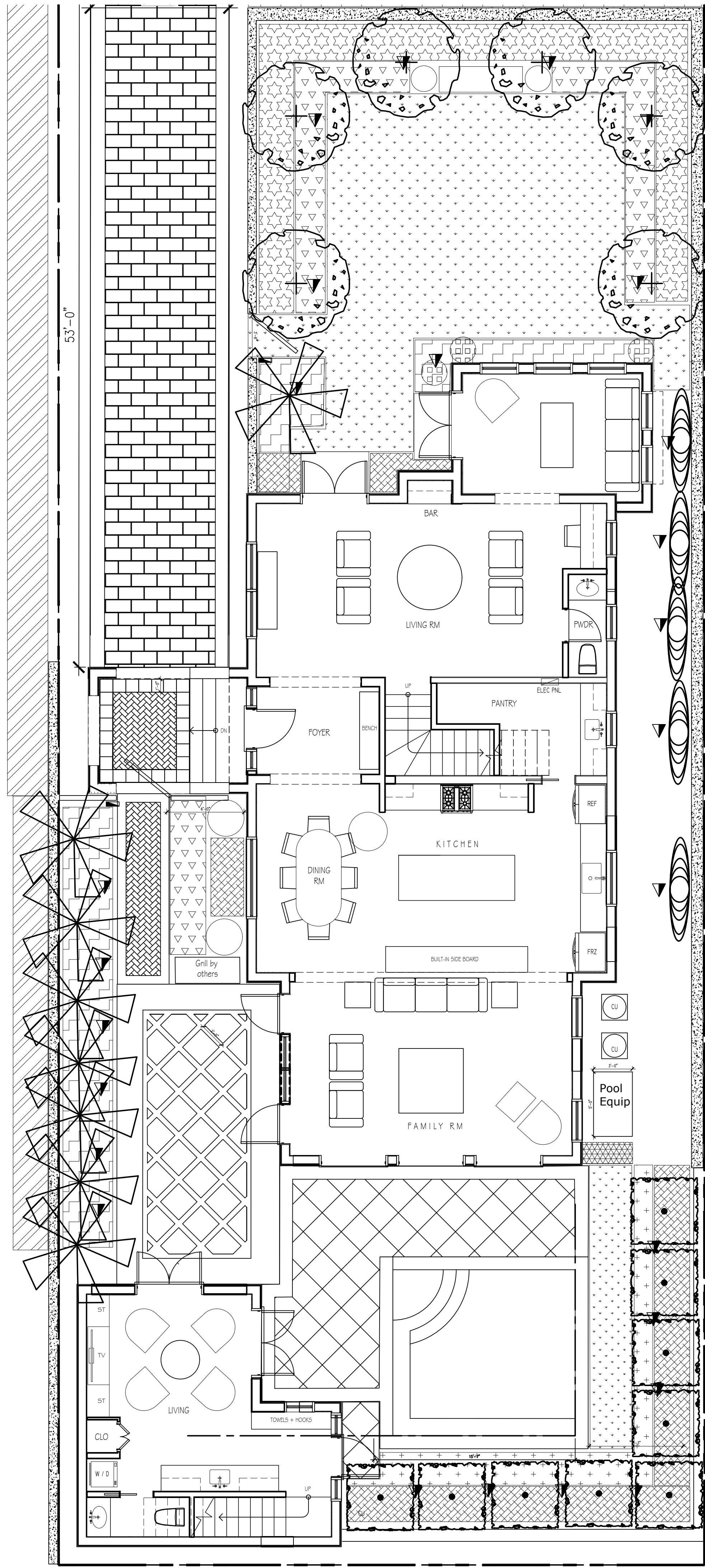
Michael J. Phillips
FL 13,000,540

Private Residence
128 Seabreeze Avenue
Palm Beach, Florida

12/22/22

Landscape Plan

LP-6



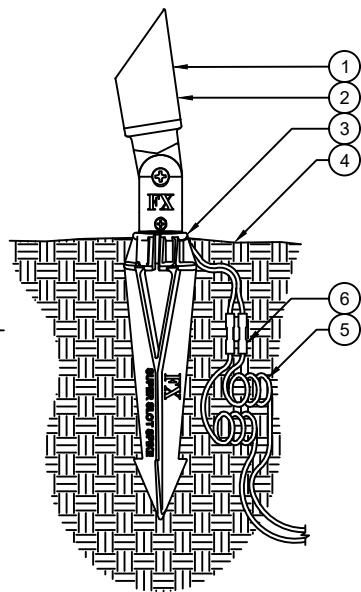
DETAIL LEGEND:

- 1 FX LUMINAIRE MP FIXTURE
2 AIM FIXTURE A MINIMUM OF 10" OFF VERTICAL TO ALLOW WATER AND DIRT TO DRAIN OFF LENS CAP
3 FX LUMINAIRE SUPER SLOT SPIKE MOUNT
4 FINISHED GRADE
5 DIRECT BURY, UFIL, COPPER, LOW VOLTAGE CABLE WITH UL 486D (IEC/EN 60959) RATED WATERPROOF CONNECTION. LEAVE MINIMUM WIRE LOOP COILED BEHIND FIXTURE FOR FUTURE SERVICE
6 HEAT SHRINK WIRE CONNECTORS

NOTES

- A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. ACCEPTS 10-15 VOLTS - AC OR DC
C. SEE PLAN LEGEND FOR LED BOARD OPTION, BEAM SPREADS, AND ACCESSORIES
D. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION

XX UP LIGHT (MP) - SUPER SLOT SPIKE MOUNT
FXLuminaire UMP/04



NOT TO SCALE

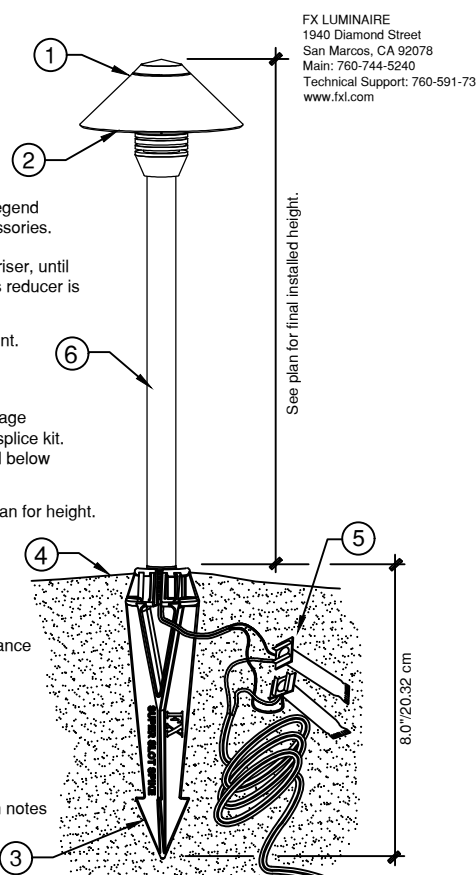
DETAIL LEGEND:

- 1 FX Luminaire BD fixture. See plan legend for wattage, beam spread and accessories.
2 Twist top assembly clockwise onto riser, until the gap between the lens and brass reducer is completely sealed.
3 FX Luminaire Super Slot Spike mount.
4 Finished grade.
5 Direct bury, UFIL, copper, low voltage cable with 3M DB9/D-6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.
6 Petite Riser Assembly (PRA); see plan for height.

NOTES

- A. Installation to be completed in accordance with manufacturer's specifications.
B. Accepts 10-15 volts - AC or DC
C. See plan legend for LED board and accessories.
D. Always refer to FX product installation notes prior to installation.

XX BD PATH LIGHT
SUPER SLOT SPIKE



NOT TO SCALE

26. UP LIGHTS

02. PATH LIGHTS

PROPOSED KEY

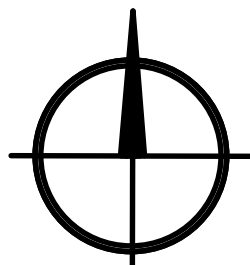
KEY	DESCRIPTION	SPECIFICATION	QTY
▼	FX 2500lmn Uplight	12' OA ht x 6'-8" spr matching, specimens	26
■	FX 2500lmn Path Light	12' OA ht x 6'-8" spr matching, specimens	02

Placeholder Plan Only

Electrical Plan by others

Proposed Landscape Lighting Plan

scale: 3/16"=1'-0"



HPB 22-017
ZON 23-005

Private Residence
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Palm Beach, Florida

12/22/22

Landscape Plan
LP-7

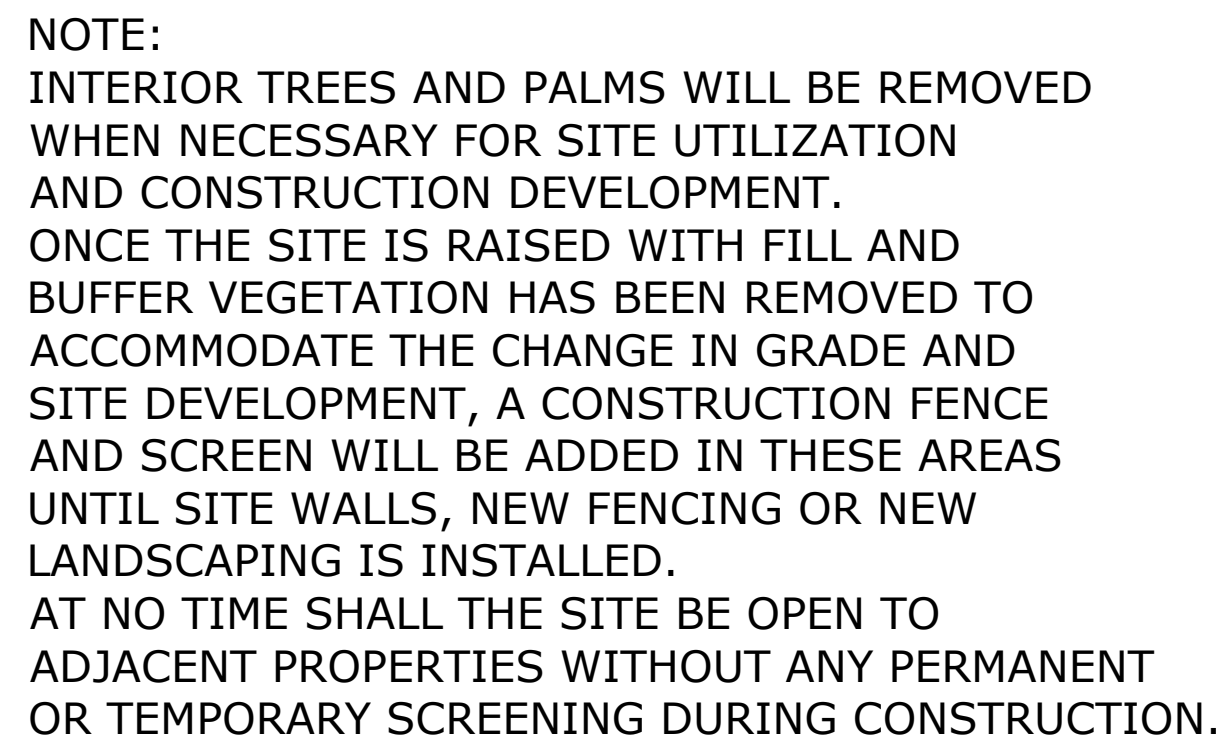
TODD MACLEAN
OUTDOORS

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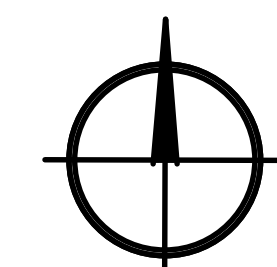
(561) 310-2333

SEAL

Michael J. Phillips
FL Lic. 0001540



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



Private Residence
128 Seabreeze Avenue
Palm Beach, Florida

SEAL

Michael J. Phillips
FL LA 0001540

[illegible]

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OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
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Construction Screening Plan CS-1