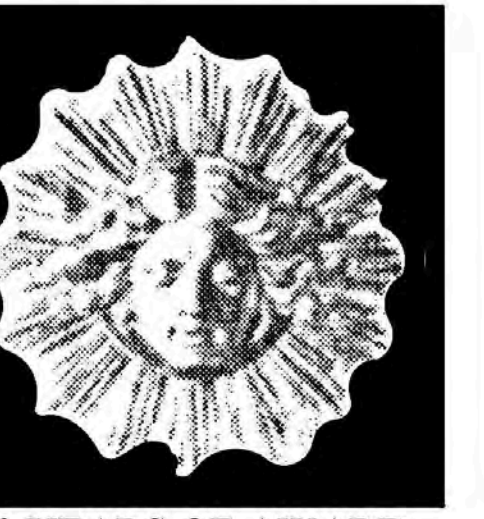
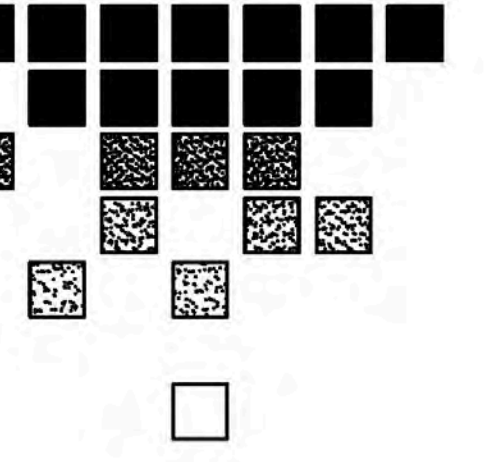


RECEIVED
By yfigueroa at 2:00 pm, May 08, 2023

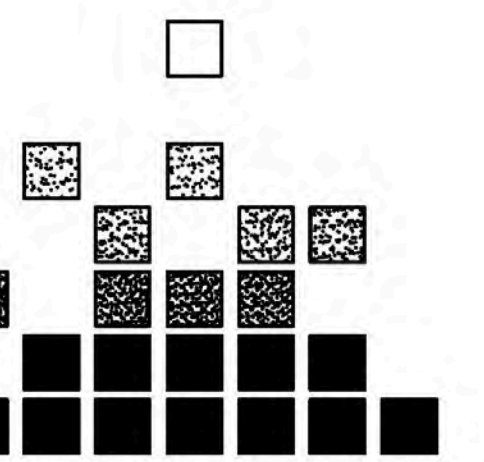
**LANG
DESIGN
GROUP**
Landscape Architecture*Planning*Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 688-9996 Fax (561) 688-9688
Email: ldg@langdesigngroup.com



10 YEARS OF AWARD
WINNING DESIGN



Rooney Residence
302 Seabreeze Ave
Palm Beach, FL



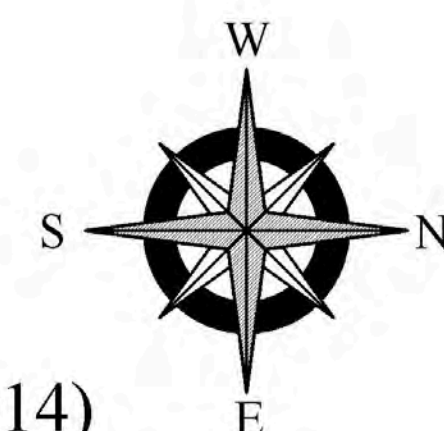
REVISIONS	BY
0.24.2022	2nd arc submittal
1.10.22	
1.23.22	
5.23	

DRAWN	DATE
MS	10.3.22
CHECKED	SCALE
JEL	1/4"=1'0"

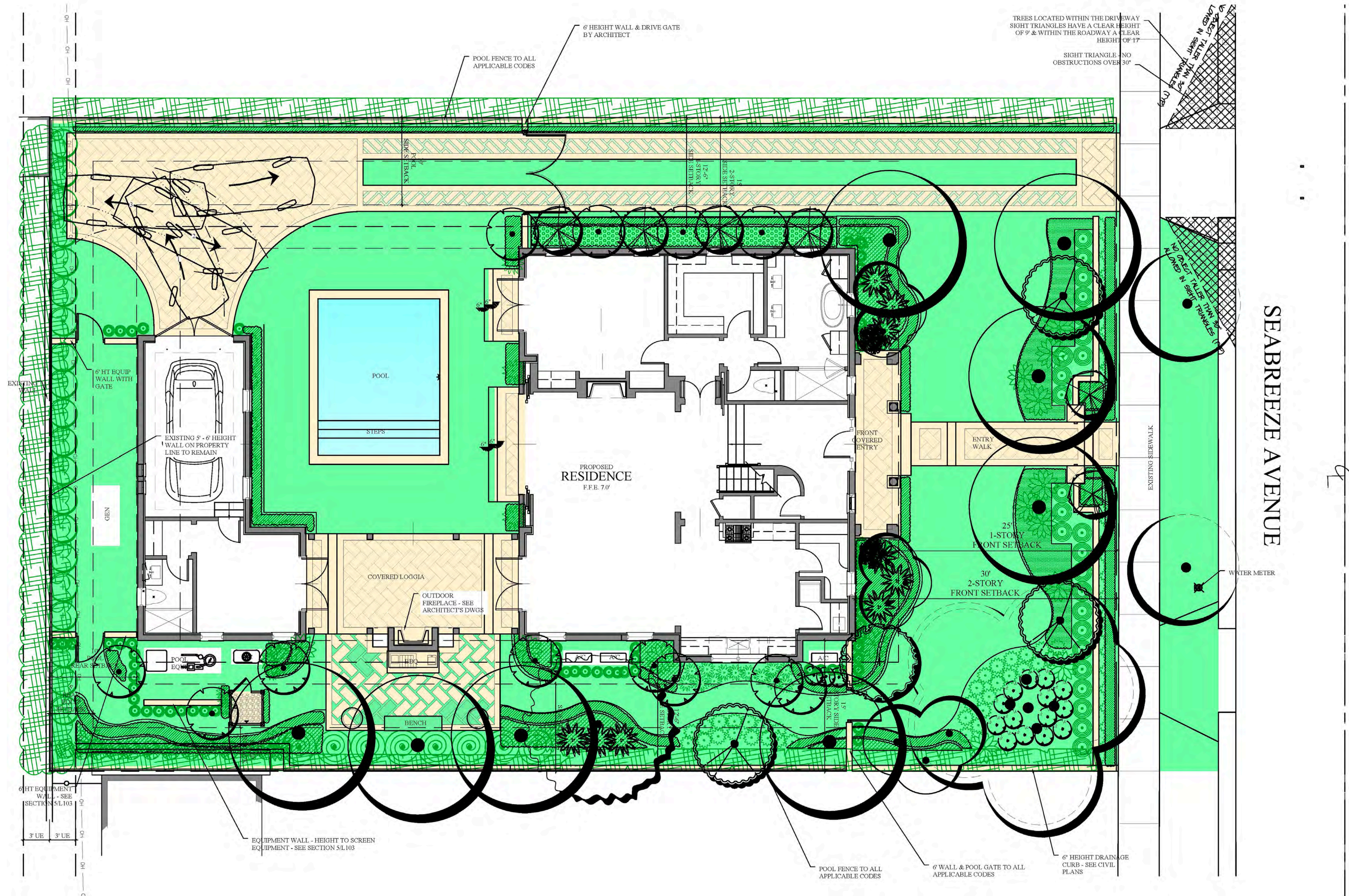
£100

John E. Lang
Registered Landscape Architect
Florida License # 1315

ARC 22-243 (ZON-23-014)



Color Rendered Site Layout





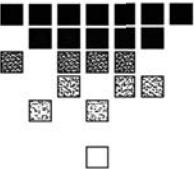
Front Perspective Rendering

ARC 22-243 (ZON-23-014)

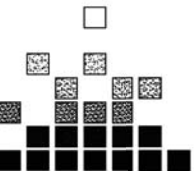
John E. Lang
Registered Landscape Architect
Florida License # 1315



40 YEARS OF AWARD
WINNING DESIGN



Rooney Residence
302 Seabreeze Ave
Palm Beach, FL



REVISIONS	BY
10.24.2022	2nd arc submittal
11.10.22	
11.23.22	
5.5.23	

DRAWN MS	DATE 10.3.22
CHECKED JEL	SCALE NTS

L101



North Elevation



South Elevation

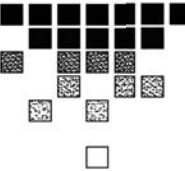
Landscape Elevations

ARC 22-243 (ZON-23-014)

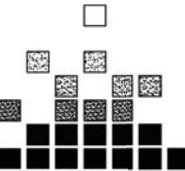
John E. Lang
Registered Landscape Architect
Florida License # 1315



40 YEARS OF AWARD
WINNING DESIGN



Rooney Residence
302 Seabreeze Ave
Palm Beach, FL



REVISIONS	BY
10.24.2022	2nd arc submittal
11.10.22	
11.23.22	
5.5.23	

DRAWN MS	DATE 10.3.22
CHECKED JEL	SCALE NTS

L102



East Elevation



West Elevation

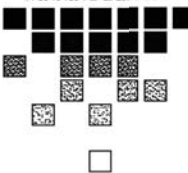
Landscape Elevations

ARC 22-243 (ZON-23-014)

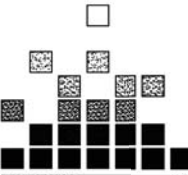
John E. Lang
Registered Landscape Architect
Florida License # 1315



40 YEARS OF AWARD
WINNING DESIGN

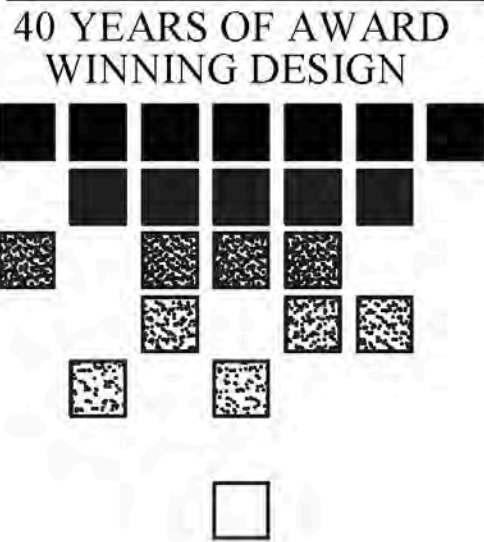
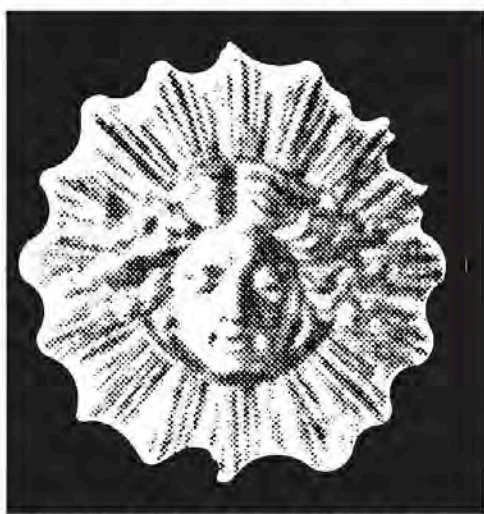


Rooney Residence
302 Seabreeze Ave
Palm Beach, FL

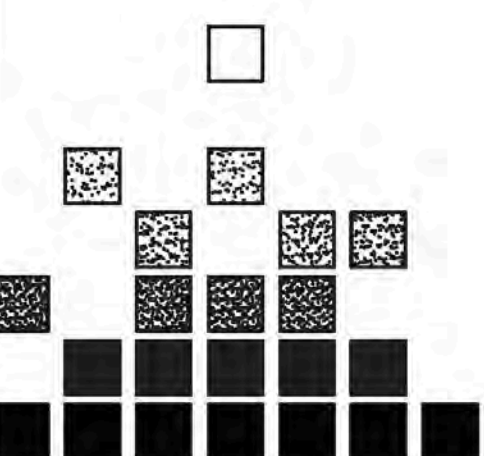


REVISIONS	BY
10.24.2022 2nd arc submittal	
11.10.22	
11.23.22	
5.5.23	

DRAWN MS	DATE 10.3.22
CHECKED JEL	SCALE NTS



Rooney Residence
302 Seabreeze Ave
Palm Beach, FL

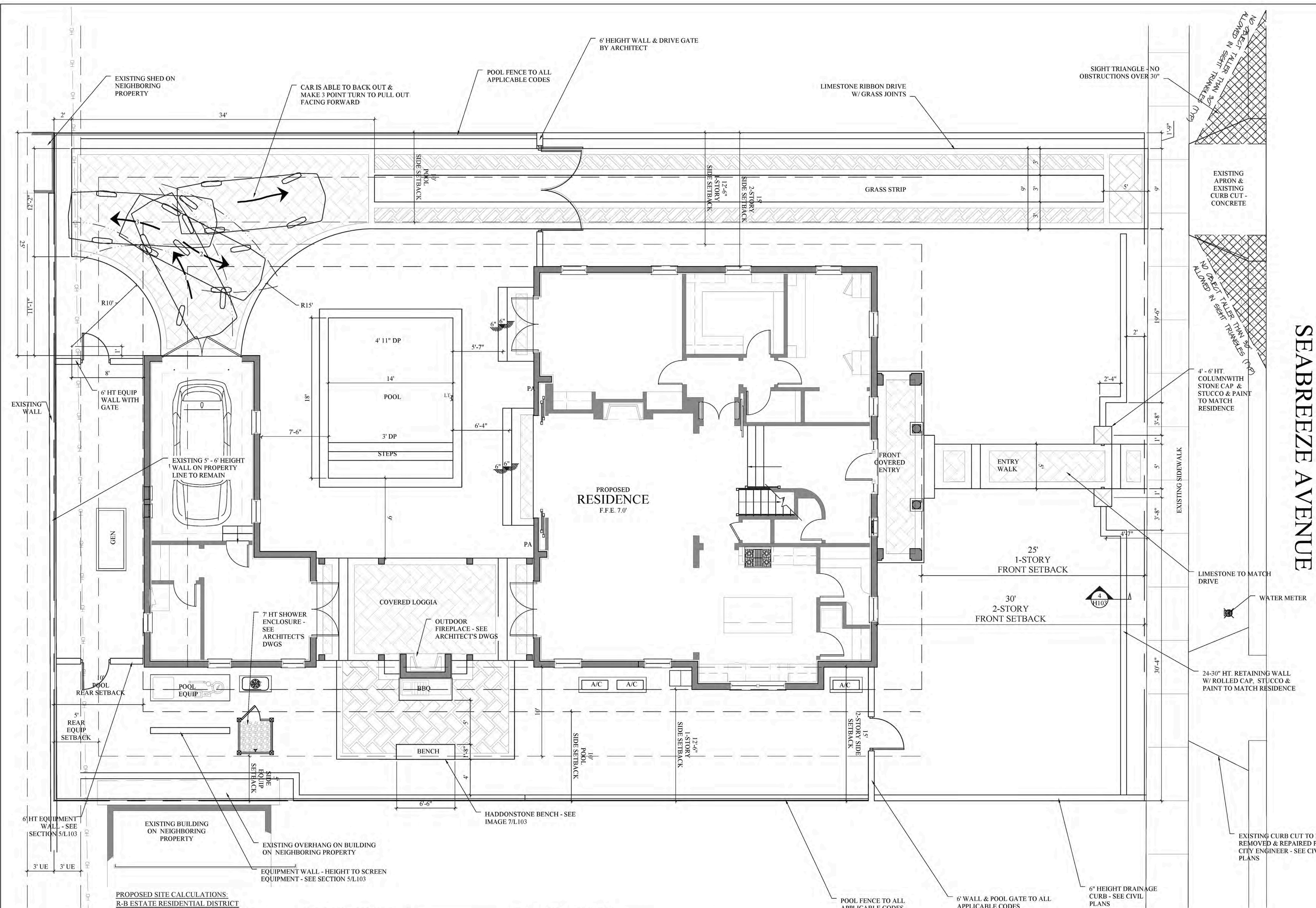


REVISIONS	BY
10.24.2022	2nd arc submittal
11.10.22	
11.23.22	
5.5.23	

DRAWN MS	DATE 10.3.22
CHECKED JEL	SCALE 1/4"=1'0"

L104

SEABREEZE AVENUE



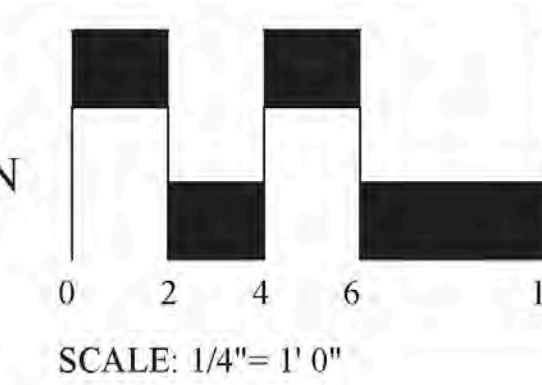
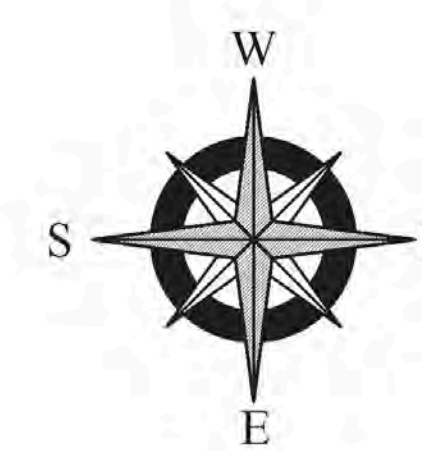
PROPOSED SITE CALCULATIONS:
R-B ESTATE RESIDENTIAL DISTRICT
OVERALL LOT GREENSPACE COVERAGE:
SITE - 9178.5 SQ. FT.
BUILDING - 2740 SQ. FT.
PATIO, DRIVE, WALKS, WALLS ETC - 2131 SQ FT
TOTAL HARDSCAPE - 4871 SQ. FT.
TOTAL GREENSPACE - 4307.5 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 45%
OVERALL GREEN SPACE % PROVIDED = 46.9%

FRONT SETBACK GREENSPACE:
TOTAL AREA W/IN FRONT SETBACK = 2250 SQ. FT.
IMPERVIOUS COVERAGE W/IN FRONT SB = 524 SQ. FT.
GREENSPACE W/IN FRONT SB = 1726 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 40 %
GREENSPACE % W/IN FRONT SETBACK = 76.7%

10' PERIMETER GREENSPACE:
TOTAL AREA W/IN 10' PERIMETER = 3549 SQ. FT.
IMPERVIOUS COVERAGE W/IN 10' PERIMETER = 1217 SQ. FT.
GREENSPACE W/IN 10' PERIMETER = 2332 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 50 %
GREENSPACE % W/IN 10' PERIMETER = 65.7%

Hardscape Plan

ARC 22-243 (ZON-23-014)



John E. Lang
Registered Landscape Architect
Florida License # 1315

PROPOSED SITE CALCULATIONS:
R-B ESTATE RESIDENTIAL DISTRICT
OVERALL LOT GREENSPACE COVERAGE:

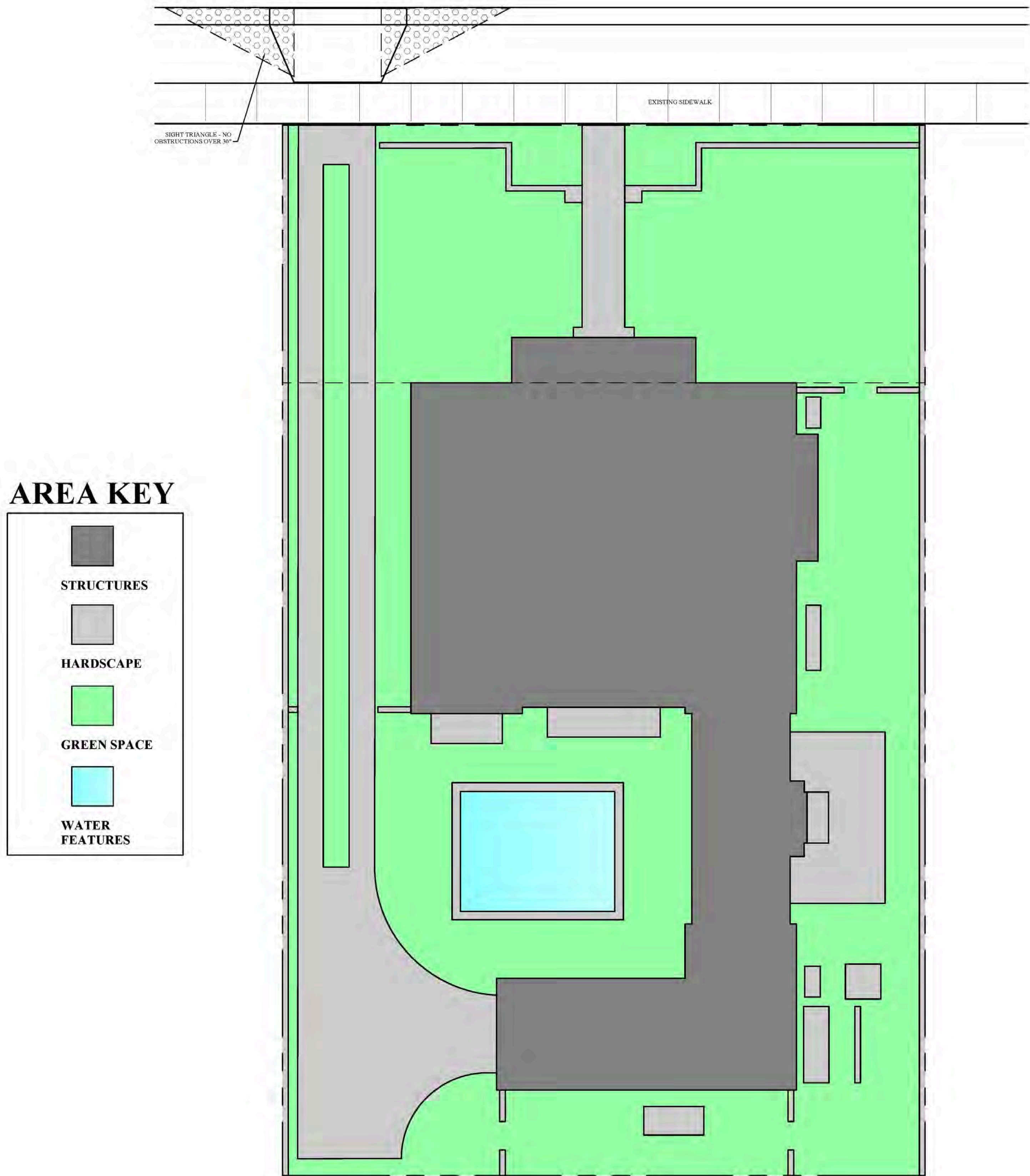
SITE - 9178.5 SQ. FT.
BUILDING - 2740 SQ. FT.
PATIO, DRIVE,WALKS, WALLS ETC - 2131 SQ FT
TOTAL HARDSCAPE - 4871 SQ. FT.
TOTAL GREENSPACE - 4307.5 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 45%
OVERALL GREEN SPACE % PROVIDED = 46.9%

FRONT SETBACK GREENSPACE:

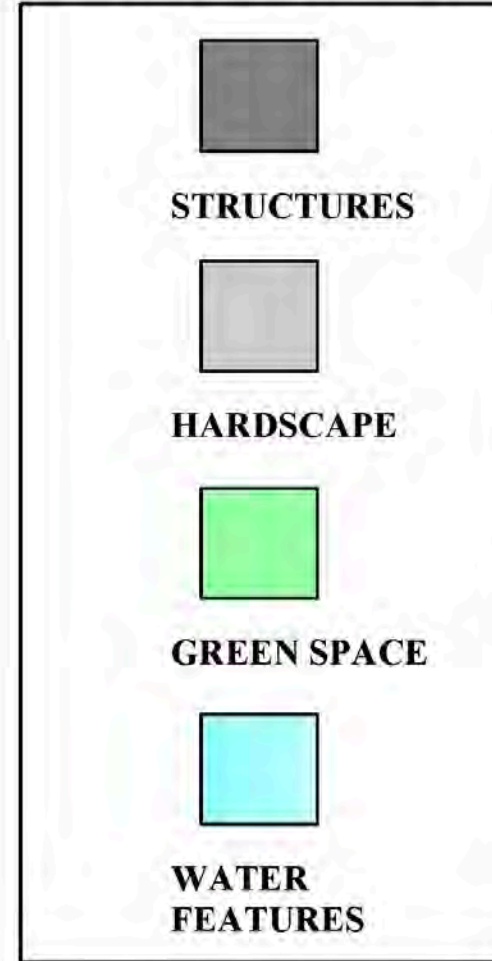
TOTAL AREA W/IN FRONT SETBACK = 2250 SQ. FT.
IMPERVIOUS COVERAGE W/IN FRONT SB = 524 SQ. FT.
GREENSPACE W/IN FRONT SB = 1726 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 40 %
GREENSPACE % W/IN FRONT SETBACK = 76.7%

10' PERIMETER GREENSPACE:

TOTAL AREA W/IN 10' PERIMETER = 3549 SQ. FT.
IMPERVIOUS COVERAGE W/IN 10' PERIMETER = 1217 SQ. FT.
GREENSPACE W/IN 10' PERIMETER = 2332 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 50 %
GREENSPACE % W/IN 10' PERIMETER = 65.7%



AREA KEY



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend		
	Property Address:	Required	Proposed
1	302 Seabreeze Ave, Rooney		
4			
5	Lot Size (sq ft)		9178.5
6	Landscape Open Space (LOS) (Sq Ft and %)	35%	4307.5 sq. ft., 46.9%
7	Perimeter LOS (Sq Ft and %)	35%	2332 sq. ft., 65.7%
8	Front Yard LOS (Sq Ft and %)	35%	1726 sq. ft., 76.7%
9	Native* Trees %	35%	61%
10	Native* Palms %	35%	41%
11	Native* Shrubs %	35%	40%
12	Native* Vines / Ground Cover %	35%	42%

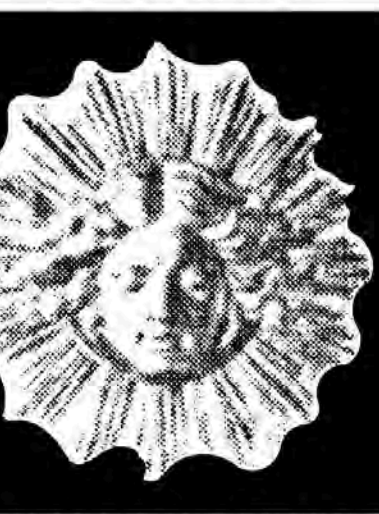
*To determine appropriate native vegetation, the *Institute for Regional Conservation ("IRC")*, *Natives for Your Neighborhood* guide shall be used.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect
REV BF 20220304

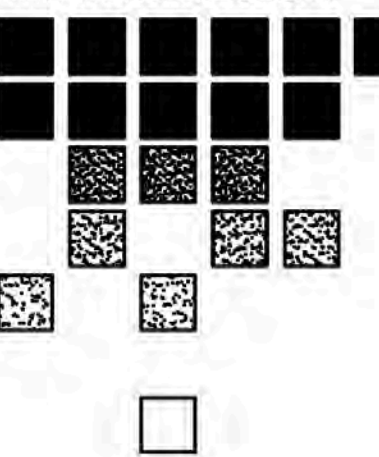
*NATIVE % PROVIDED MUST BE 35%
SEE PLANT LIST SHEET L401 FOR
NATIVE PLANT CALCULATIONS PER
SPECIES

LANG
DESIGN
GROUP

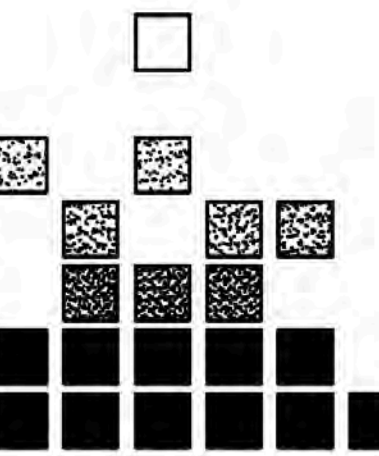
Landscape Architecture*Planning*Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 688-9996 Fax (561) 688-9688
Email: lmg@langdesigngroup.com



40 YEARS OF AWARD
WINNING DESIGN



Rooney Residence
302 Seabreeze Ave
Palm Beach, FL



REVISIONS	BY
10.24.2022	2nd arc submittal
11.10.22	
11.23.22	
5.5.23	

DRAWN MS	DATE 10.3.22
CHECKED JEL	SCALE as noted

Landscape Open Space Calculations and Area Diagram

ARC 22-243 (ZON-23-014)

John E. Lang
Registered Landscape Architect
Florida License # 1315

L105

GENERAL NOTES

Construction shall follow standard building code as adopted by the county as applicable and all applicable amendments.

Builder shall coordinate all the work of all the trades.

Builder shall verify all dimensions and conditions at job site prior to starting any work and notify architect in writing immediately or the builder shall accept full responsibility for any errors or omissions. Do not scale

Builder is responsible for adequate bracing of structural or non-structural members during construction.

Concrete shall conform to ASTM C94-83. All concrete work shall be in accordance with ACI 318-84. All concrete masonry work shall be in accordance with ACI 531-79. (revised 1983).

Minimum concrete cover over reinforcing shall be:

Slabs on vapor barrier - 3/4"
Beams and columns - 1 1/2"
Formed concrete below grade- 2"
Unformed concrete below grade - 3'

Reinforcing steel: Grade 60 (FY = 60,000). ASTM A615-82 SI.

Placing drawings and bar lists shall conform to A.C.I.'s "Manual of Standard Practice for Detailing Reinforced Concrete Structures." (A.C.I. 315-80).

Details of concrete reinforcements shall be in accordance with "The Manual of Standard Practice for Reinforced Concrete Construction", as published by the Concrete Reinforcing Steel Institute unless otherwise indicated.

Adequate vertical and horizontal shoring shall be provided to safely support all loads during construction.

Dowel column and wall reinforcing to footing with same size and number of dowels as vertical bars above.

Vertical cells for masonry to be grouted shall have vertical alignment sufficient to maintain a clear unobstructed continuous cell.

General Contractor shall verify all setbacks and easements prior to construction of any pools, patios, or any other structures and shall notify Landscape Architect if there is a discrepancy.

Cleanout openings shall be provided at the bottom of grouted cells at each lift over 4'-0" high. Cleanouts shall be sealed after cleaning and inspection and before grouting.

Reinforcing steel shall be lapped 30 bar diameters minimum where spliced, and shall be wired together. Provide corner bars same size and number as horizontal beam reinforcing at each face. Lap 30 bar diameters min.

Structural wood and timber framing shall conform to the "Timber Construction Manual", as published by the American Institute of Timber Construction.

Structural steel shall conform to the A.I.S.C. "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings", 1980 edition. Materials shall conform to the applicable ASTM specification as follows:

Shapes, Plates, Anchor Bolts - A 36-81 A
Machine Bolts - A 325-83 C
Tubular Steel - A 500-82 A Grade B (46 KSI)

Welded construction shall conform to the American Welding Society "Structural Welding Code". Electrodes for field and shop welds shall be A.W.S. A5.1 E70XX.

Contractor to verify all existing utilities and services and is responsible for all damage to such during construction.

Topical curing required for all slabs and flat work (U.N.O.)

SLV = 1 schedule 40 PVC sleeve for irrigation, 1 schedule 40 PVC sleeve for

PA = Planting Area.

General Contractor is responsible for all work, workmanship, and safety of the subcontractors.

All paving material is to be installed per manufacturers recommendations.

Pool contractor is responsible for all engineering, hydraulics and electrical. Plan is for layout purposes only.

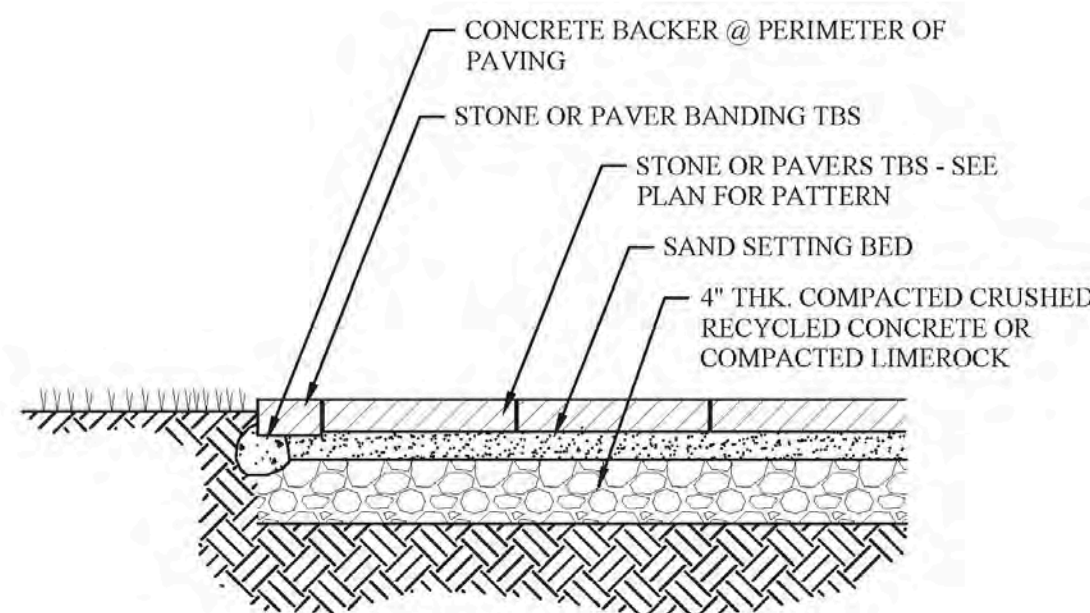
GRADING NOTES

General Contractor is responsible for positive drainage in all areas.

All berming shall be smooth and continuous, free of debris, weeds, rocks,

All berms and grades shall blend with adjacent grades.

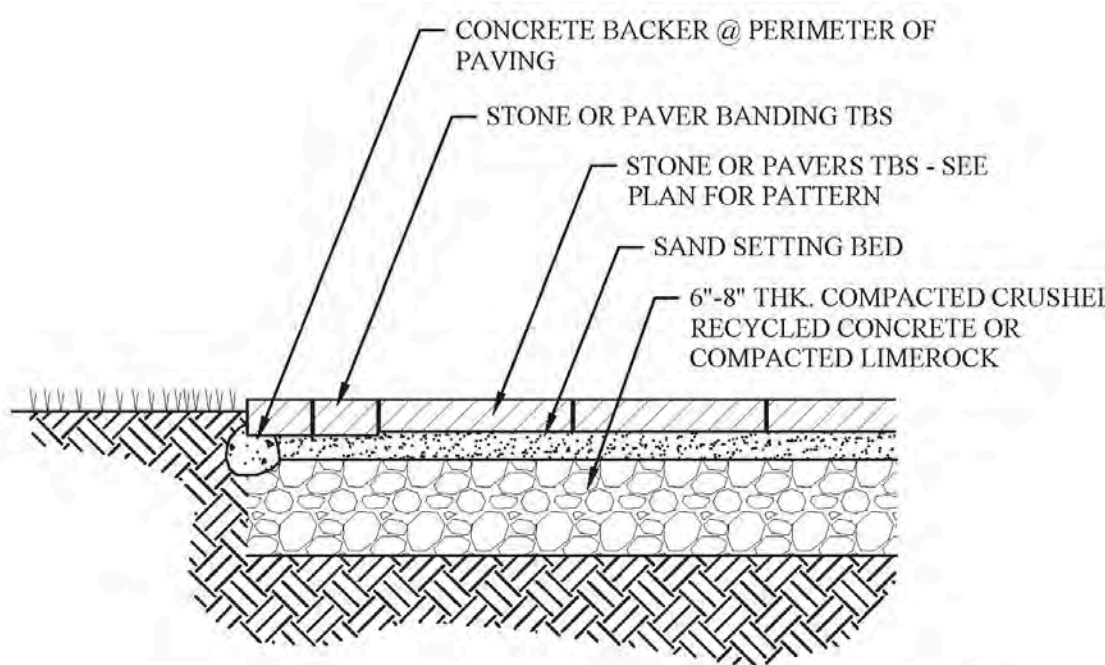
All gutters in interior court to be piped out to road or to the rear of the



1 WALK ON SAND SECTION
SCALE: 1" = 1' 0"



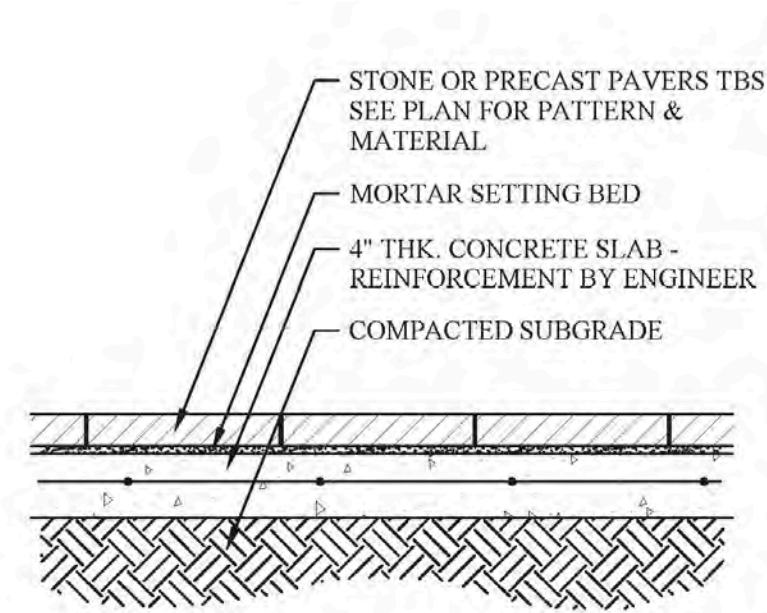
WHITE LIMESTONE POOL TERRACE



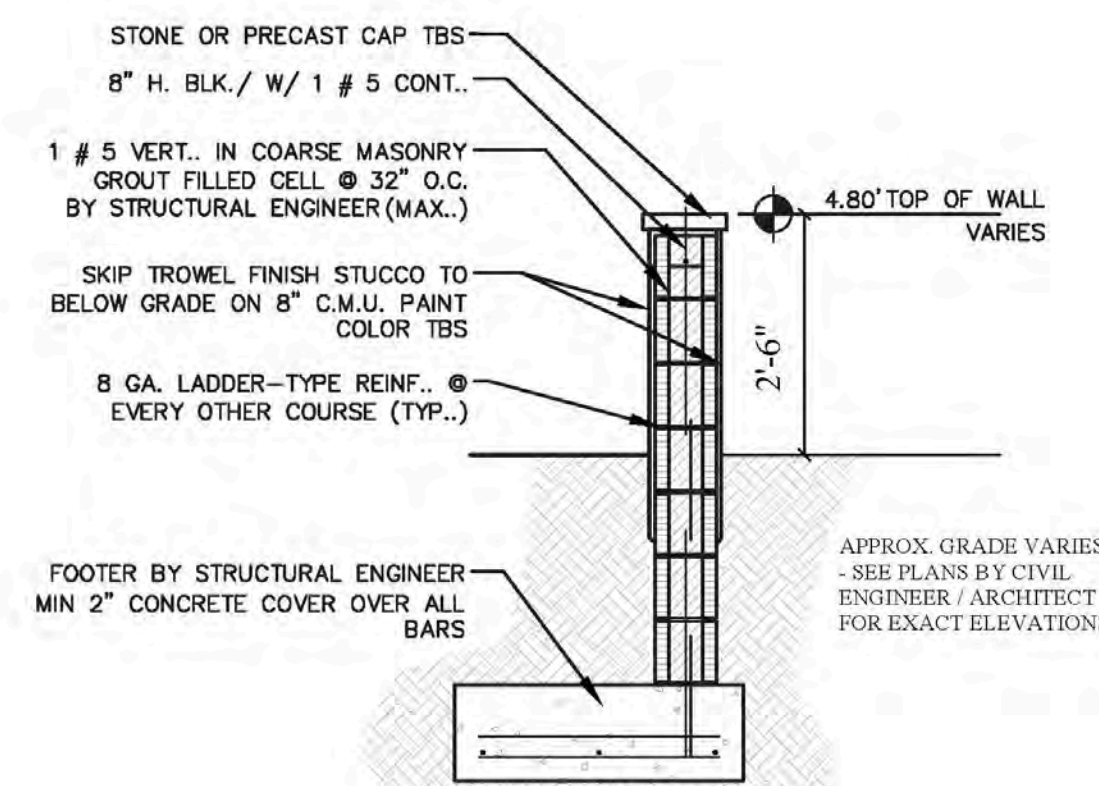
2 DRIVE ON SAND SECTION
SCALE: 1" = 1' 0"



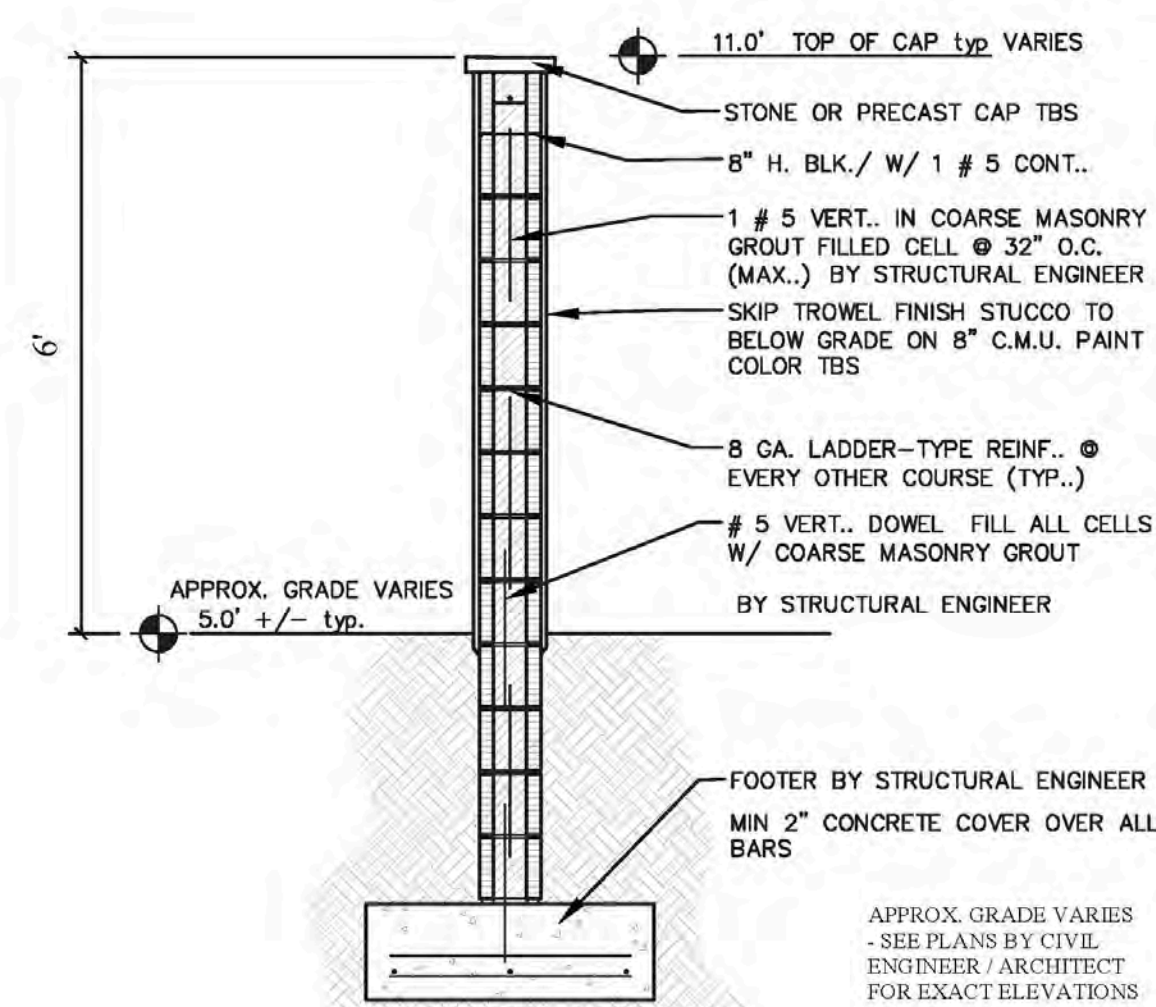
WHITE LIMESTONE CAPRI



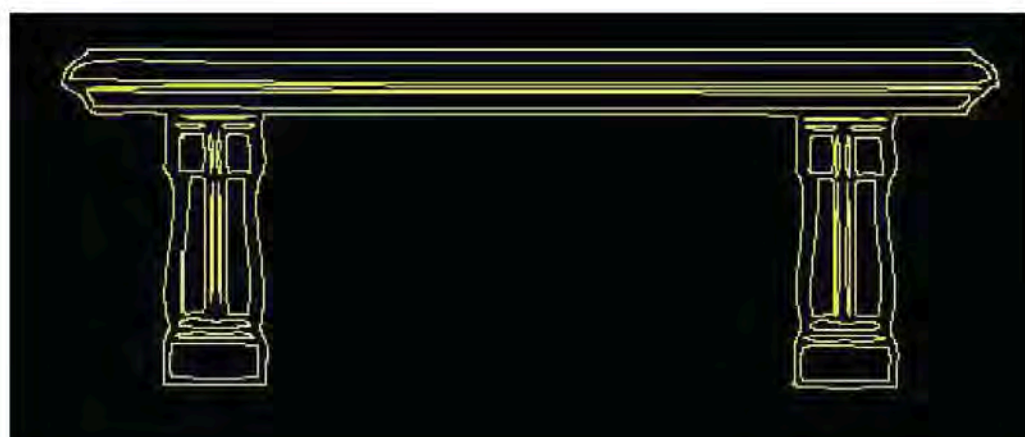
3 WALK ON CONC SECTION
SCALE: 1" = 1' 0"



4 WALL SECTION I
SCALE: 1/2" = 1' 0"



5 WALL SECTION II
SCALE: 1/2" = 1' 0"



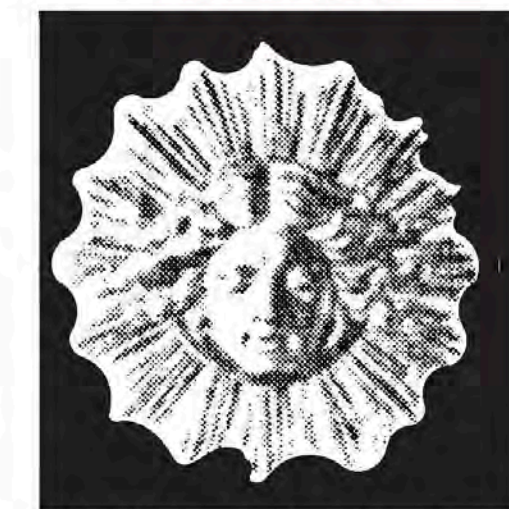
7 BENCH IMAGE
N.T.S.

Hardscape Details

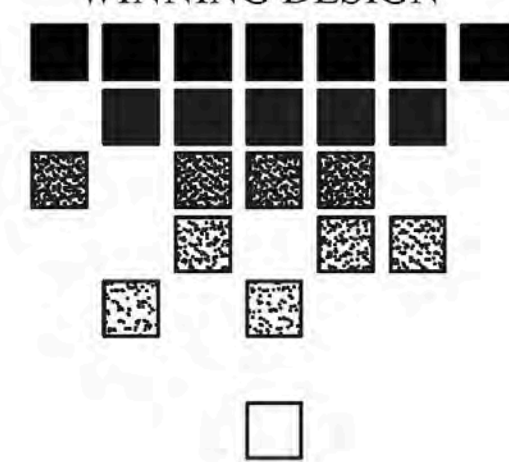
ARC 22-243 (ZON-23-014)

John E. Lang
Registered Landscape Architect
Florida License # 1315

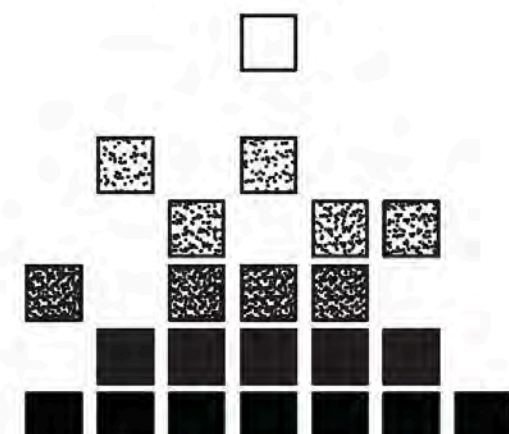
LANG
DESIGN
GROUP
Landscape Architecture/Planning/Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 688-9996 Fax (561) 688-9688
Email: info@langdesigngroup.com



40 YEARS OF AWARD
WINNING DESIGN



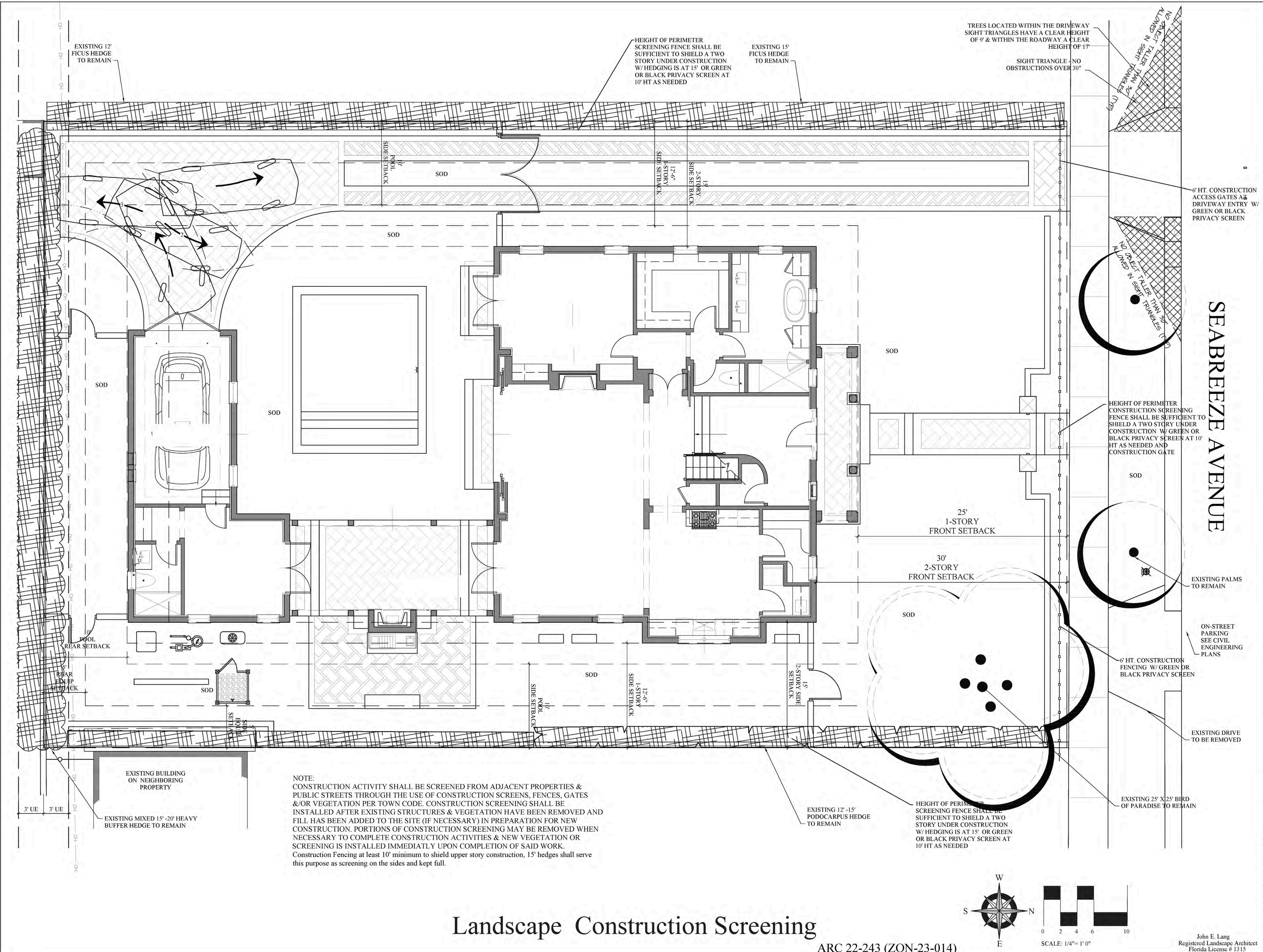
Rooney Residence
302 Seabreeze Ave
Palm Beach, FL



REVISIONS	BY
10.24.2022	2nd arc submittal
11.10.22	
11.23.22	
5.5.23	

DRAWN MS	DATE 10.3.22
CHECKED JEL	SCALE as noted

L106



LANG
DESIGN
GROUP

Landscape Architecture*Planning*Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 688-9996 Fax (561) 688-9688
Email: info@langdesigngroup.com

40 YEARS OF AWARD
WINNING DESIGN

Rooney Residence
302 Seabreeze Ave
Palm Beach, FL

REVISIONS

BY

10.24.2022

2nd arc submittal

11.10.22

11.23.22

5.5.23

DRAWN
MS

CHECKED
JEL

DATE
10.3.22

SCALE
1/4"=1'0"

L200

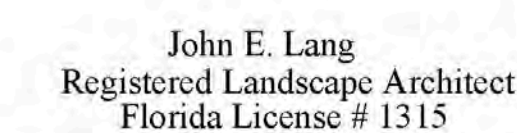
Copyright 2017 Lang Design Group, All Rights Reserved

John E. Lang
Registered Landscape Architect
Florida License # 1315

302 Seabreeze Ave
Palm Beach, FL

DRAWN	DATE
MS	10.3.22
CHECKED	SCALE
JEL	1/4"=1'0"

L400



LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:

The scope of work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the Drawings and or in these Specifications.

2. MATERIALS:

2.1 PLANT MATERIALS:

A. All plant materials shall be nursery grown unless otherwise noted. Abbreviations on plant list:

C.W. (indicates clear wood)
Spr. (indicates spread)
Cl. (indicates clear trunk measurement from top of ball to first branching)
O.A. (indicates overall height from top of ball to mid point of current season's growth)

B. **Quality and Size:** Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting. Requirements for measurements, branching, grading, quality, baling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock. Plant materials shall be graded Florida No. 1 or better as outlined under Grades & Standards for nursery plants, State Plant Board of Florida. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plants shall be free of weeds or any other objectionable vegetation.

C. **Quantities:** All quantities indicated on the plant list are intended as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Landscape Architect will be notified for the clarification prior to the submission of bids.

D. **Substitution:** Plant substitution requests by the Contractor will be considered by the Landscape Architect only upon submission of proof that any plant is not obtainable in the type and size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the owner.

2.2 COMMERCIAL FERTILIZERS:

A. Commercial fertilizer shall be an organic (6-6-6) fertilizer containing nitrogen, phosphoric acid and potash in equal percentages of available plant food by weight. Nitrogen shall be not less than 50% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

B. Planting tablets shall be tightly compressed, long lasting, slow release fertilizer tablets with a potential acidity of not more than 5% by weight and having an analysis of 20-10-5.

2.3 PEAT:

Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition, free from lumps.

2.4 PLANTING SOIL:

Planting soil shall be sandy loam and shall contain a minimum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, weeds and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. Soil shall be delivered in a loose friable condition and be applied in accordance with the Planting Specifications.

2.5 MULCH:

Mulches shall not contain sticks larger than 1 1/4 inch in diameter, stones, or other foreign material that will prevent the eventual decay of the mulch necessary for its complete effectiveness.

2.6 WATER:

Water for planting will be available at the site and will be provided by the Owner. All conditions regarding site water shall be verified by Contractor prior to submission of bids.

3. EXECUTION:

3.1 PROTECTION OF PLANTS:

A. Root Protection:

1. **Balled and Burlapped Plants:** Plants designated "B & B" (balled and burlapped) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

2. **Container Grown Plants:** Plants grown in containers will be accepted as "B & B" providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown materials shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a minimum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

B. **Protection During Transportation:** All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage.

C. **Protection After Delivery:** Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until planted. Storage period shall not exceed seventy-two (72) hours.

D. **Protection of Palms (If Applicable):** Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling.

E. Clear trunk shall be as specified after the minimum of fronds have been removed. Cabbage Palms shall be taken from moist, black areas. All burn marks on Cabbage Palm trunks shall be removed. Cabbage Palm heads shall be tied with a burlap strip to be left in place until the tree is well established.

F. **Protection During Planting:** Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens, or other approved methods.

3.2 PLANTING OPERATIONS:

A. **LAYOUT:** Location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Landscape Architect. Where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction, necessary adjustments will be approved by the Landscape Architect.

B. **Soil Preparation:** Soil used shall be as herein before specified under "Planting Soil", thoroughly mixed with peat to produce 25% peat by volume. The soil should be in a relatively dry state and mixed thoroughly by hand or rotary mixer. All planting soil shall be treated with an approved weed killer, according to the manufacturer's specifications.

C. **Excavation for Planting:** Excavation of plant pits shall be circular in outline and shall extend to the required subgrade as specified hereunder. The minimum depth of plant pits specified below shall be measured from the finish grade. Mass planting beds shall be stripped of all vegetation prior to planting.

D. **Balled and Burlapped Plants:** After final setting, loosen burlap wrappings exposing the top of the root ball, leaving the ball unbroken. Remove excessive amounts of burlap to eliminate weeds which may be caused upon decomposition.

E. **Container Grown Plants:** Container grown plants shall, when delivered, have sufficient growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of the root balls and containers shall be removed carefully to prevent damage to plant or root system.

F. **Pit Sizes:** Minimum diameter (width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

- Diameter - Trees: 18" greater than diameter of ball or spread of roots.
- Diameter - Shrubs: 6" greater than diameter of ball or spread of roots.
- Depth - Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the rootball. (Large, heavy trees and shrubs may sit directly on unexcavated pit bottom if it is determined that undue settlement may occur.)
- Depth - Vine Groundcovers: Pits shall conform to specified above and the plant has been set, the pit shall be backfilled with planting soil at the following rates:
One-half cubic yard per tree
One cubic yard per fifty shrubs

G. **Backfilling:** When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with planting soil at the following rates:

H. **Setting Trees and Shrubs:** Unless otherwise specified, all trees and shrubs shall be planted in pits, centered, and set on four inches (4") of compacted planting soil to such depth that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and adjacent to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire, and surplus binding from top and sides of the balls, shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly, avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in to the level of the finished grade allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit. This ridge shall be one inch (1") high for each one inch (1") caliper of trunk to a maximum of four inches (4").

I. **Setting Palms:** All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Sucker areas shall be top dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

J. **Fertilization:** When setting trees, palms and shrubs, place in each plant hole Planting Tablets, 20-10-5 formula, 21 gram, according to the following:

1 - gallon can 1 tablet
2 - 3 gallon can 2 tablets
5 - gallon can 3 tablets
B & B Shrubs and Trees 1 tablet for every 20" around circumference of root ball above middle of ball.

Correct Placement of Tablets: Position the plant in the hole and backfill no higher than halfway up the root ball. Place the recommended number of tablets evenly around the perimeter of, and immediately adjacent to, the root ball at a depth which is between the middle and the bottom of the root ball. Complete backfilling as described above, under setting trees, palms and shrubs.

K. **Pruning:** Remove dead and broken branches from all plant materials. Prune to retain typical growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument flush with trunk or adjacent branch, in such a manner as to ensure elimination of stubs. "Headback" cuts, right angle to line of growth, will not be permitted and trees will not be poled or topped. Paint all cuts 1/2" in diameter and larger with approved waterproof antiseptic tree paint and remove trimmings from site.

L. **Guying and Staking:** Guy all trees 1 - 1 1/2" in caliper and greater in three (3) directions with double strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. These guys not less than 1/3 of the height of tree above finished diameter or more, if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizontal. Keep guys tight until project completion.

M. In staking palms and broadleaf trees no nails or other fasteners will directly penetrate the trunks. Wood 2 x 4 battens 12 inches long, separated by a minimum of four (4) layers of burlap can be attached to the trunk of the trees with metal banding. Stakes can only be nailed to the wooden battens.

N. **Mulching:** All trees and shrub beds shall be mulched immediately after planting, to a two inch (2") depth, with a mulch approved by the Landscape Architect. Prevent wind displacement of mulch by thoroughly wetting down.

O. **Excess Excavated Soil:** Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner.

P. **SOD (When Applicable):**

A. **Soil:** The contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1") to all areas receiving sod.

(The use of this item in the Contract shall be at the discretion of the Landscape Architect after evaluation of the existing soil on the site.) Payment for this item will be determined by a square foot, in place measurement of the installed sod area after sod installation is complete multiplied by the specified depth of one inch (1"), to determine cubic yards of soil used.

B. **Grades:** It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect, prior to the application of sod. If supplemental topsoil is to be spread, no sod shall be laid until the depth of this soil has been approved.

C. The sod shall be as called for on the Landscape Drawings. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no Bermuda Grass, weeds, or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven (7) days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.

3.4 CLEAN UP:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly, keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site.

3.5 MAINTENANCE:

A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. All trees shall be deep watered for a period of 90 days after planting.

C. In the event of the threat of serious damage resulting from insects of disease prior to final acceptance, the plants shall be treated by preventative or remedial measures approved for good horticultural practice at no additional cost to the Owner.

3.6 INSPECTION AND ACCEPTANCE:

A. **Inspection:** Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect, at the conclusion of all planting and at the written request of the Contractor.

B. **Acceptance:** After inspection, the contractor will be notified by the Owner and/or Landscape Architect of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

3.7 GUARANTEE AND REPLACEMENT:

A. **Guarantee:** The Contractor, as part of his Contract, shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of six (6) months from the time of completion and acceptance. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. Where vandalism is agreed by the Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the six month guarantee after final acceptance.

*Trees and Palms shall be guaranteed for twelve (12) months.

B. Sod shall be guaranteed for a two (2) month period, dating from final acceptance and any lawn care which becomes necessary during the completion period will be the responsibility of the Contractor to ensure a vigorous strand of grass.

PLANT LIST

TOTAL QTY Code	Native	Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %
TREES:					
1 HKO		L	Bawhina purpurea-Hong Kong Orchid	BB, FG, 16'oa, x12 spr. 4" cal	
8 Holly	NATIVE	L	Dahoon Holly - Ilex Cassine	BB, FG, 14'oa 2" cal	
3 BEI		L	Cordia sebestena- Geger Tree	BB, FG, SINGLE 12'oa, 2" cal	3
1 FP		L	Plumeria Singapore Frangipani	BB, FG, 8' x 8'	
13 total trees					
PALMS:					
2 XGM		L	Cocos Maypan nucifera- Green Maypan Coconut Palm	BB, FG, SINGLE, 9' GW tbs	
2 PAN		L	Louale grandis- Fan Palm	BB, FG, MULTI, 5-6'oa	
12 TR	NATIVE	L	Coccothrinax argentata-Thatch Palm	BB, FG, SINGLE, 8-12'oa staggered heights	12
7 ADO3,ADO		L	Adonkia merillii-Christmas Palm	BB, FG, Triple 16'oa	

29 total palms					
HEDGES/ SHRUBS:					
86 PD		L	Podocarpus pringlei	3 gallon, 18" o.c.	
106 CE	NATIVE	L	Conocarpus erectus Buttonwood	5-6oa, FTB bush	106
20 CE	NATIVE	L	Conocarpus erectus Buttonwood	trim to 11" to height of cabana cave	20
6 TH		M	Hibiscus Tree Hibiscus Standard, color Double yellow	Std 5-6'oa	
12 NATIVE PALMS 41% NATIVE PALM					
185 BEF					
17 HEL		L	Heliconia rostrata- Heliconia	7 gallon variety tbs	
20 XO		M	Spathoglottis plicata- Ground Orchid	3 gallon, 24" o.c.	
14 CIR	NATIVE	M	Chrysobalanus icacoa redtip coccoophan	6'oa	14
9 REX		M	Raplia excelens-Lady Palm	6'oa x 5' full	
18 ORCHID	NATIVE	L	Plandia in variety tbs	1 gallon	18

65 PN	NATIVE	L	Psychotria nervosa-Wild Coffee	3 gallon	65
51 MC	NATIVE	L	Muhlenbergia capillaris-Muhly Grass	3gallon	51
205 NE	NATIVE	L	Nephrolepis exaltata Fern	3 gallon	205
29 ID	NATIVE	L	Tripsacum dactyloides - Dwarf Falsedaisy	3 gallon	29
9 CAP	NATIVE	L	Criminum americanum string Lily	15 gallon	9
2 AGA	NATIVE	L	Agave decipiens	24" x 24"	2
25 ZP	NATIVE	L	Zamia integrifolia-Coontie	7 gallon	25
544 TOTAL NATIVE 40% NATIVE shrubs					

VINES/ GROUND COVER					
9 BOUG		M	Bougainvillea Vine - Palm Beach Purple	9 oa, Vine attach to wall with the stainless steel vining screws and anchor and wire NO pattern	
80 FJM		L	Fraxelospermum asitricum-Marmouad Jasmine	4" pot in trays	
35 bn	NATIVE	L	Lantana involucrata Wild Sage	1 gallon	35
30 DUNE	NATIVE	L	Helianthus debilis-Dune Sunflower	1 gallon	30
554 TOTAL NATIVE 42% NATIVE HEDGE VINE/GC					

Misc.					
SOD			Zoysia	Layed end to end with no gaps, banded and rolled	
SOIL			50/50 soil mix	yards	
Root Barrier		lin ft	3'x6 Root Barrier	per manufacturer's recommendation, for palms or trees along walkways and walls	
PERT			Fertilizer	bags	
KEY:					
Native	Native plant				
	L Low Water Needs				
	M Medium Water Needs				
	H High Water Needs				



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

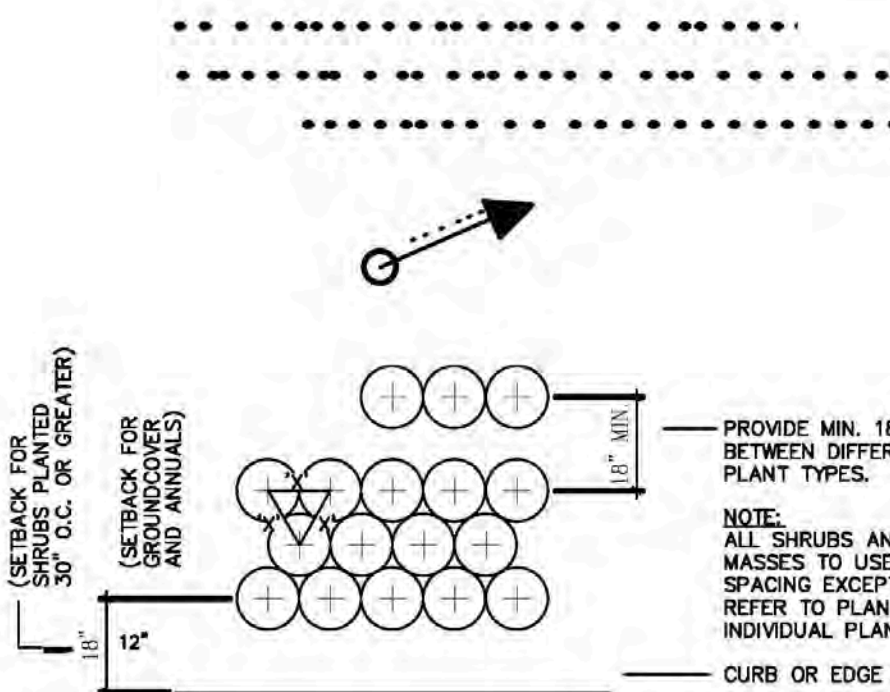
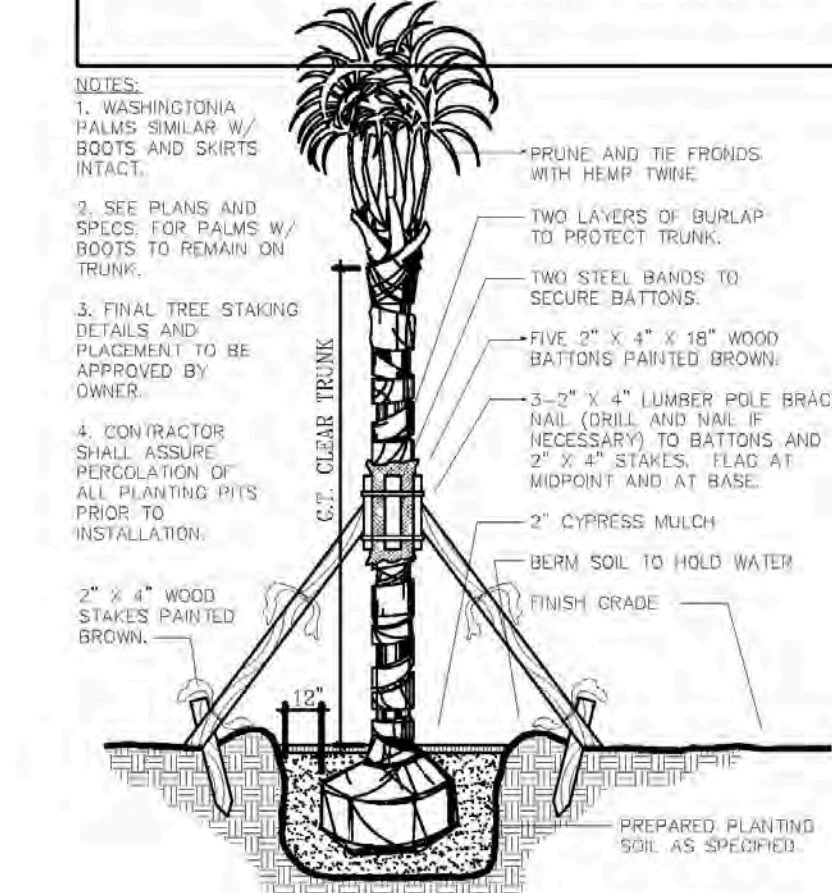
Landscape Legend

Line #	Property Address:	302 Seabreeze Ave, Rooney
1	Required	Proposed
4	Lot Size (sq ft)	9178.5
5	Landscape Open Space (LOS) (Sq Ft and %)	35% 4307.5 sq. ft., 46.9%
6	Perimeter LOS (Sq Ft and %)	35% 2332 sq. ft., 65.7%
7	Front Yard LOS (Sq Ft and %)	35% 1726 sq. ft., 76.7%
8	Native* Trees %	35% 61%
9	Native* Palms %	35% 41%
10	Native* Shrubs %	35% 40%
11	Native* Vines / Ground Cover %	35% 42%

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

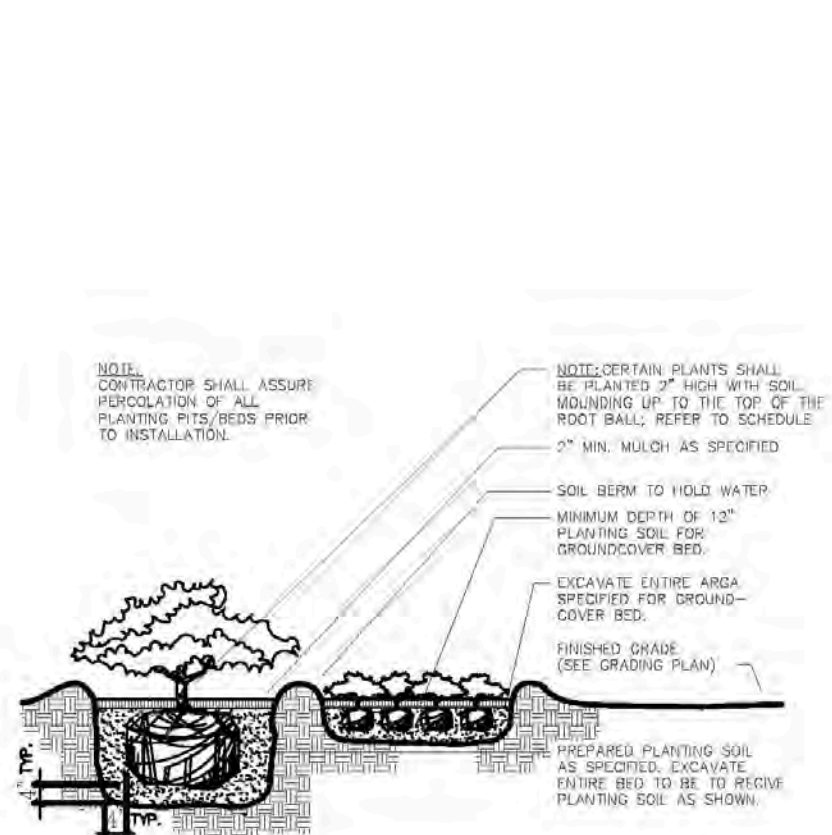
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

REV BF 20220304

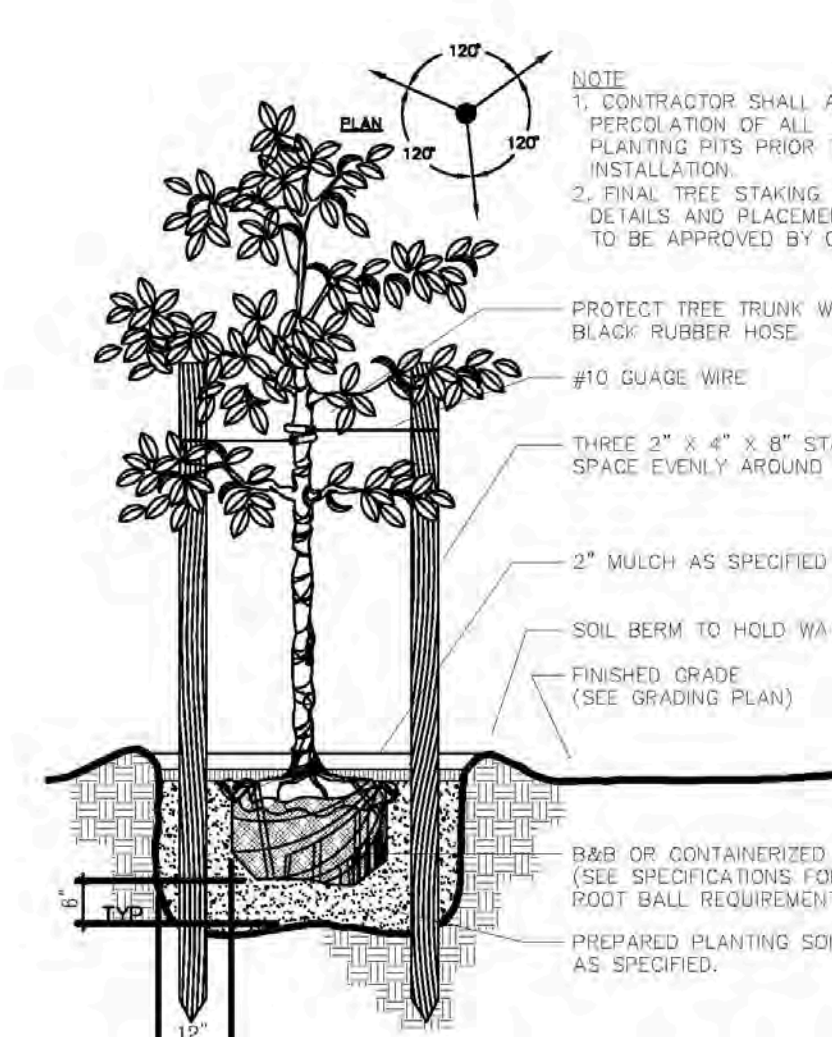


1 PALM SECTION NOT TO SCALE

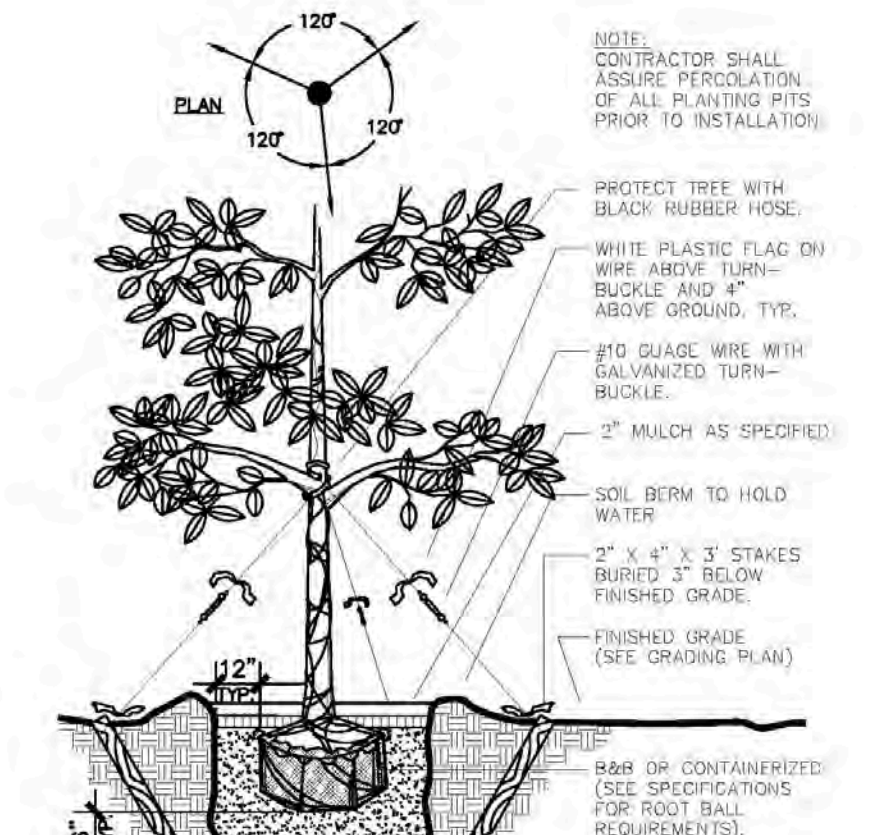
2 TYPICAL PLANT SPACING PLAN



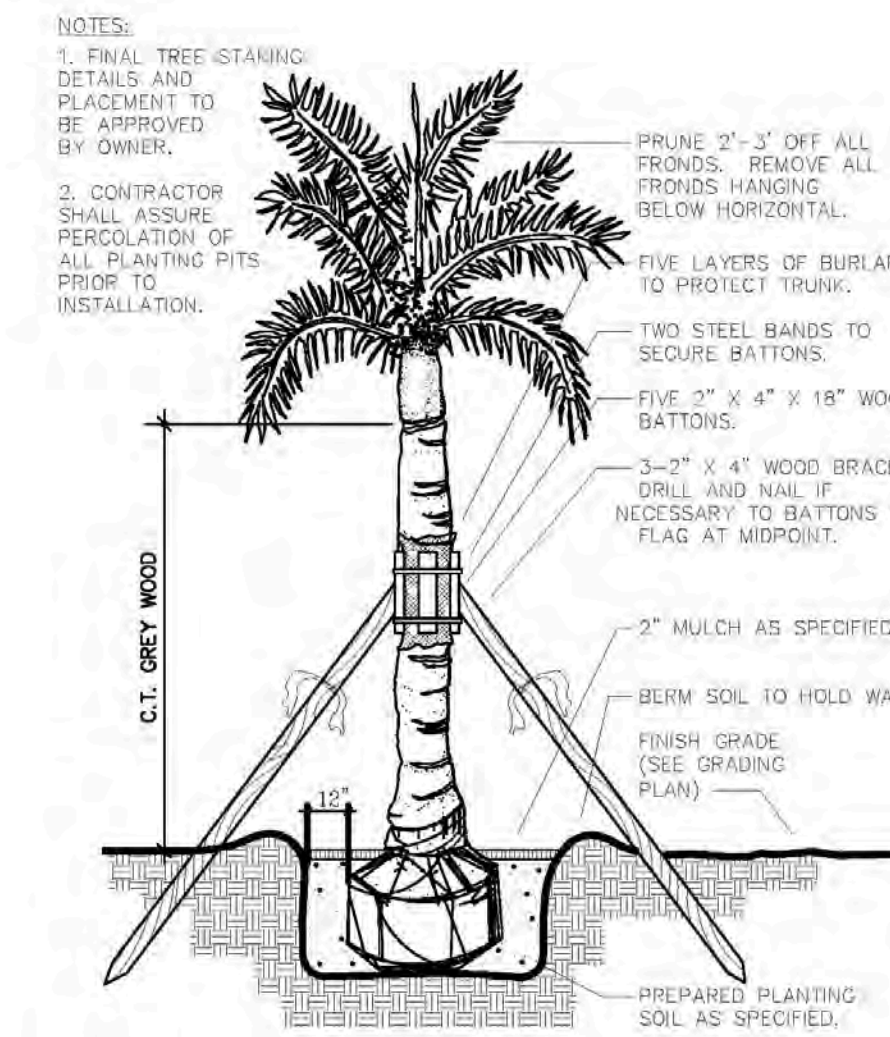
3 SHRUB AND GROUND COVER SECTION NOT TO SCALE



5 SMALL TREE SECTION NOT TO SCALE



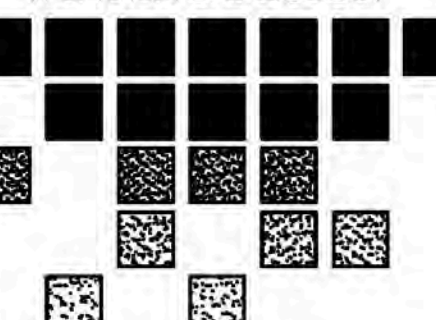
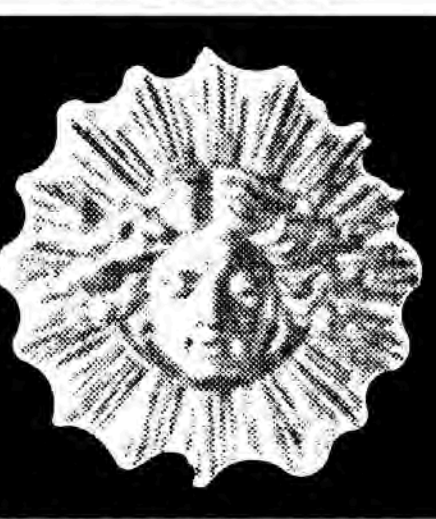
4 LARGE TREE SECTION NOT TO SCALE



6 PALM SECTION NOT TO SCALE

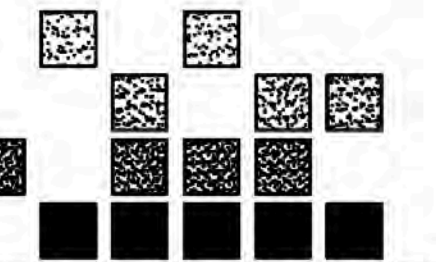
LANG DESIGN GROUP

Landscape Architecture/Planning/Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 688-9996 Fax (561) 688-9688
Email: lang@langdesigngroup.com



40 YEARS OF AWARD WINNING DESIGN

Rooney Residence
302 Seabreeze Ave
Palm Beach, FL



REVISIONS	BY
10.24.2022	2nd arc submittal
11.10.22	
11.23.22	
5.5.23	

DRAWN	DATE
MS	10.3.22
CHECKED	SCALE
JEL	as shown

John E. Lang
Registered Landscape Architect
Florida License # 1315

Landscape Details

ARC 22-243 (ZON-23-014)

L402

PLANT LIST							
TOTAL QTY	Code	Native	Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %	
TREES:							
1	HKO		L	Bauhinia purpurea- Hong Kong Orchid	BB, FG, 16'oa, x 12' spr, 4" cal		
8	Holly	NATIVE	L	Dahoon Holly – Ilex Cassine	BB, FG, 14'oa 2" cal		
3	GEI		L	Cordia sebestena- Geiger Tree	BB, FG, SINGLE 12'oa , 2" cal	3	
1	FP		L	Plumeria Singapore Frangipani	BB, FG, 8' x 8'		
13 total trees						8 NATIVE TREES	61% NATIVE TREES
PALMS:							
8	CGM		L	Cocos Maypan nucifera- Green Maypan Coconut Palm	BB, FG, SINGLE, 9' GW tbs		
2	FAN		L	Licuala grandis- Fan Palm	BB, FG, MULTI, 5-6'oa		
12	TR	NATIVE	L	Coccothrinax argentata- Thatch Palm	BB, FG, SINGLE, 8-12'oa staggered heights	12	
7	ADO3, ADO		L	Adonidia merrillii- Christmas Palm	BB, FG, Triple 16'oa		
29 total palms						12 NATIVE PALMS	41% NATIVE PALM
HEDGES/ SHRUBS							
86	PD		L	Podocarpus pringles	3 gallon , 18" o.c.		
106	CE	NATIVE	L	Conocarpus erectus Buttonwood	5-6'oa, FTB bush	106	
20	CE	NATIVE	L	Conocarpus erectus Buttonwood	trim to 11' to height of cabana eave	20	
6	TH		M	Hibiscus Tree Hibiscus Standard, color Double yellow	Std 5-6'oa		
185	GIF		L	Ficus microcarpa- Green Island Ficus	3 gallon , 18" o.c.		
17	HEL		L	Heliconia rostrata- Heliconia	7 gallon variety tbs		
20	GO		M	Spathoglottis plicata- Ground Orchid	3 gallon , 24" o.c.		
14	CIR	NATIVE	M	Chrysobolanus iacoco redtip cococophum	6'oa	14	
9	REX		M	Rahpis excelsa- Lady Palm	6'oa x 5' full		
18	ORCHID	NATIVE	L	Tillandsia variety tbs	1 gallon	18	
65	PN	NATIVE	L	Psychotria nervosa- Wild Coffee	3 gallon	65	
51	MC	NATIVE	L	Muhlenbergia capillaris- Muhly Grass	3gallon	51	
205	NE	NATIVE	L	Nephrolepis exaltata Fern	3 gallon	205	
29	TD	NATIVE	L	Tripsacum dactiloides - Dwarf Fakahatchee	3 gallon	29	
9	CAP	NATIVE	L	Crinum americanum string lily	15 gallon	9	
2	AGA	NATIVE	L	Agave decipiens	24" x 24"	2	
25	ZP	NATIVE	L	Zamia integrifolia- Coontie	7 gallon	25	
867 total hedges						544 TOTAL NATIVE shrubs	40% NATIVE shrubs
VINES/ GROUND COVER							
9	BOUG		M	Bougainvillea Vine – Palm Beach Purple	6' oa, Vine attach to wall with the stainless steel vining screws anchors and wire NO pattern		
80	TJM		L	Trachelospermum asiaticum- 'Minimound' Jasmine	4" pot in trays		
35	lan	NATIVE	L	Lantana involucara Wild Sage	1 gallon	35	
30	DUNE	NATIVE	L	Helianthus debilis- Dune Sunflower	1 gallon	30	
154 total vine/ groundcover						65 TOTAL NATIVE VINE/GC	42% NATIVE HEDGE

Plant List Enlarged

ARC 22-243 (ZON-23-014)

John E. Lang
Registered Landscape Architect
Florida License # 1315



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend	
	Property Address:	302 Seabreeze Ave, Rooney
1		
4		
5	Lot Size (sq ft)	9178.5
6	Landscape Open Space (LOS) (Sq Ft and %)	35% 4307.5 sq. ft., 46.9%
7	Perimeter LOS (Sq Ft and %)	35% 2332 sq. ft., 65.7%
8	Front Yard LOS (Sq Ft and %)	35% 1726 sq. ft., 76.7%
9	Native* Trees %	35% 61%
10	Native* Palms %	35% 41%
11	Native* Shrubs %	35% 40%
12	Native* Vines / Ground Cover %	35% 42%

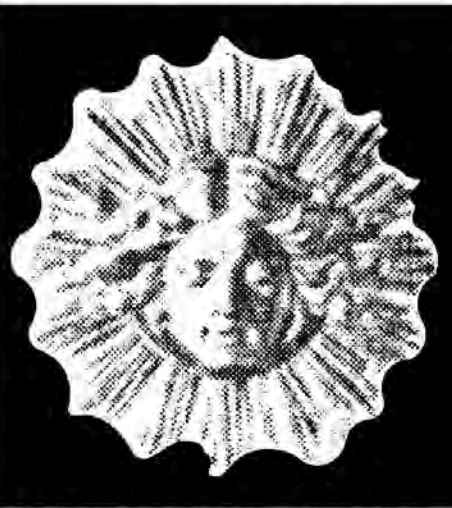
*To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC")**, **Natives for Your Neighborhood** guide shall be used.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

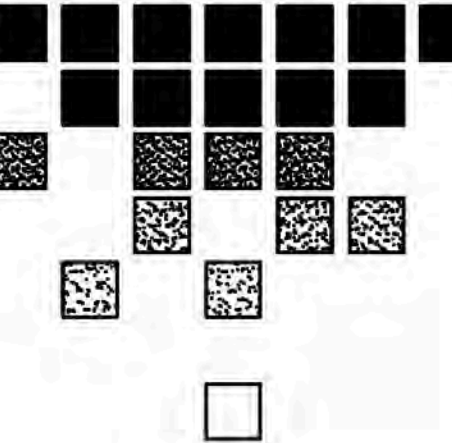
REV BF 20220304

LANG
DESIGN
GROUP

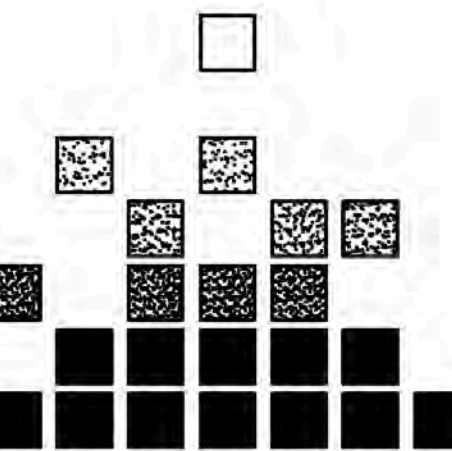
Landscape Architecture*Planning*Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 688-9996 Fax (561) 688-9688
Email: info@langdesigngroup.com



40 YEARS OF AWARD
WINNING DESIGN



Rooney Residence
302 Seabreeze Ave
Palm Beach, FL

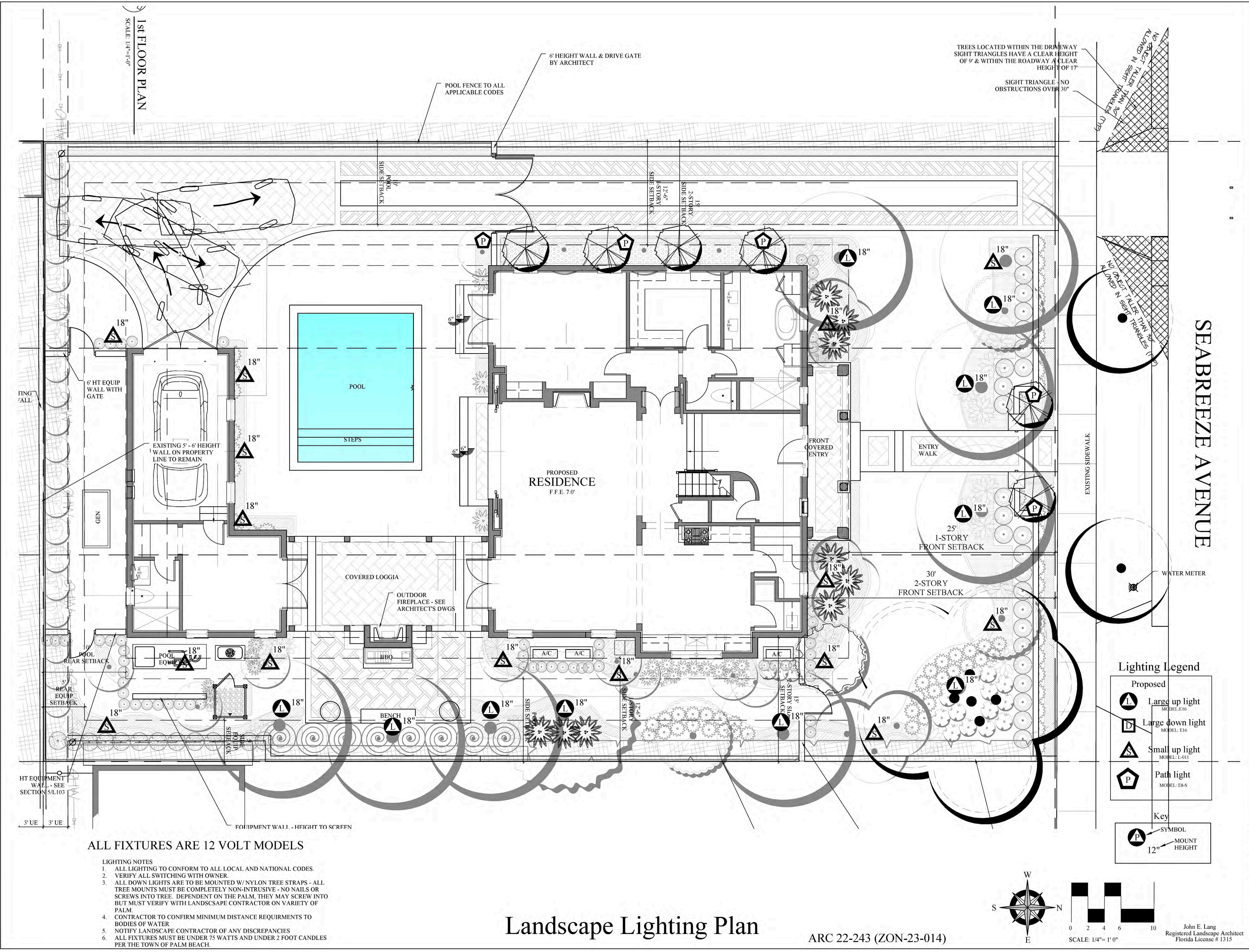


REVISIONS BY
10.24.2022 2nd arc submittal
11.10.22
11.23.22
5.5.23

DRAWN MS
CHECKED JEL
DATE 10.3.22
SCALE

L402A

Rooney Residence
302 Seabreeze Ave
Palm Beach, FL



Large Up Light

COUNT: 18



Model: E16
Lamp: 12W-NFL 12 watt 30 degree narrow flood
Finish: natural finish
Mount: heavy-duty ground spike GS2

BY SYMBOL IS HEIGHT TO TOP OF FIXTURE

Large Down Light

Beachside Lighting Model E16 LED 12V
COUNT: 5





Model: E16
Lamp: 12W-NFL 12 watt 30 degree narrow flood
Finish: natural finish
Mount: heavy-duty ground spike GS2
Accessories: 48" tree strap


LIGHT TO BE MOUNTED IN TREE
W/ TREE STRAP


Lighting Legend

Proposed


 Large up light
MODEL: E16


 Large down light
MODEL: E16

 Small up light
MODEL: L-011

 Path light
MODEL: E8-S

Key

 SYMBOL

 MOUNT HEIGHT

12"

ALL FIXTURES ARE 12V

LIGHTING NOTES

1. LIGHTING CONTRACTOR'S RESPONSIBILITY TO CONFORM TO ALL LOCAL AND NATIONAL CODES.
2. VERIFY ALL HOME AUTOMATION AND SWITCHING WITH OWNER.
3. ALL DOWN LIGHTS ARE TO BE MOUNTED W/ NYLON TREE STRAPS - ALL TREE MOUNTS MUST BE COMPLETELY NON-INTRUSIVE - NO NAILS OR SCREWS INTO TREE. SOME PALMS ARE EXCEPTION AND CAN POSSIBLY BE SCREWED INTO. SEE L.A. BEFORE MOUNTING.
4. CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH MINIMUM DISTANCE FROM WATER'S EDGE
5. NOTIFY LANDSCAPE ARCHITECT ANY DISCREPANCIES
6. ELECTRICAL CONTRACTOR RESPONSIBLE FOR ALL PERMITTING.
7. ALL FIXTURES MUST BE UNDER 75 WATTS AND UNDER 2 FOOT CANDLES PER THE TOWN OF PALM BEACH.

E16

The E16 is an unobtrusive, low-voltage, directional fixture. Its compact design brings attention to the lamp's effect, not to the fixture itself. The E16 takes advantage of a 12-Volt, triple-LED module or 4-Watt, single-LED module that can produce beam spreads of 10, 30, or 60 degrees with just a simple change of our available line of optics.

CONSTRUCTION: All brass components. 0.150" (3.8mm) thick brass housing. Tempered, soda lime glass. Stepped to prevent pooling of water on lens.

LENS: Tempered, soda lime glass. Stepped to prevent pooling of water on lens.

VOLTAGE: 12 Volts AC with integral driver (8 - 15V input, dimmable below 9V). Remote transformer required.

LAMPS:

One XP-E LED 12 Watt	4W-A-SP 10° spot	4W-A-NFL 30° narrow flood	4W-A-FL 60° flood
One XP-G LED 12 Watt	12W-SP 10° spot	12W-NFL 30° narrow flood	12W-FL 60° flood

Triac Dimmable: 50%

MOUNTING ACCESSORIES:

- 1/2" male threads. Mounts into any standard J box or:
- GS2 Heavy-duty ground spike
- GS2BC Heavy-duty ground spike with cast brass cap
- GS4 Standard ground spike with cast brass cap
- JB Cast brass junction box
- SA Sure Arm locking rotation accessory
- TDM1 Brass tree-mount with stainless steel screws
- TDM2 Brass tree-mount with nylon strap (48, 72, or 96")
- TDM2S Brass tree-mount with stainless steel strap (48, 72, or 96")
- TDM3 Brass low-profile deck/wall mount (SA accessory recommended)
- TDM4 Brass low-profile tree mount with notch for wire (SA accessory recommended)
- TMJB Brass tree-mounted junction box, single fixture mount, stainless steel strap (48, 72, or 96")
- TMJB2 Brass tree-mounted junction box, double fixture mount, stainless steel strap (48, 72, or 96")
- TMJBX Brass tree-mounted junction box, single fixture mount, stainless steel screws
- TMJBX2 Brass tree-mounted junction box, double fixture mount, stainless steel screws

OPTICAL ACCESSORIES:

- BGS Brass glare shield, 45° cutoff
- BGSF Brass glare shield, full cutoff
- FR Frosted lens
- HL1 Honeycomb lower, 1/8" (3mm) thick
- HL2 Honeycomb lower, 1/4" (6mm) thick
- PR Prismatic spread lens
- RT Rectilinear spread lens

FINISH: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 2.3 lbs. [1.0 kg]

IP 67
CSA Listed
10 year future warranty
3 year LED module warranty

MADE IN USA

Project: _____ By: _____ Date: _____
For ordering purposes, please specify (example: E16-12W-SP-GS2BC-BGS)

E16 Fixture _____ Lamp _____ Accessory(es) _____

BEACHSIDE LIGHTING • 800-405-8732 • www.beachsidelighting.com

APRIL 2014

L-011

The L-011 is an unobtrusive, directional fixture available in both low voltage and line voltage configurations. Its compact design brings attention to the lamp's effect, not to the fixture itself. The L-011 can be equipped with several different MR16 LED and halogen lamps and a variety of accessories to produce the desired effect.

Construction All brass components. 0.140" (3.6mm) thick brass housing.

LENS Tempered soda lime glass. Stepped to prevent pooling of water on lens.

L-011 12 Volt, Remote transformer required

QUS 3, MR16 Halogen 50 Watt max	BAB 20 Watt 30° flood	FMV 35 Watt 24° narrow flood	EXT 50 Watt 12° spot
GS2	SW-SP 5 Watt 15° spot	SW-NFL 5 Watt 25° narrow flood	SW-FL 5 Watt 40° flood
GS2	SW-NFL 5 Watt 100° wide flood	SW-FL 5 Watt 100° wide flood	SW-FL 5 Watt 100° wide flood
QUS 3, MR16 LED One chipset (8W) Lumiled chipset (7W) Sora chipset (8W) Warm White (3000K)	SW-SP 5 Watt 15° spot	SW-NFL 5 Watt 25° narrow flood	SW-FL 5 Watt 40° flood
	SW-NFL 5 Watt 100° wide flood	SW-FL 5 Watt 100° wide flood	SW-FL 5 Watt 100° wide flood
	SW-SP 8 Watt 10° spot	SW-NFL 8 Watt 25° narrow flood	SW-FL 8 Watt 40° flood
	SW-NFL 8 Watt 100° wide flood	SW-FL 8 Watt 100° wide flood	SW-FL 8 Watt 100° wide flood

L-011-120V 120 volts, L-011-230V 230 volts

MR16 LED
One chipset (8W)
Lumiled chipset (7W)
Sora chipset (8W)
Warm White (3000K)

SW-NFL 5 Watt 25° narrow flood
SW-FL 5 Watt 40° flood
SW-FL 5 Watt 100° wide flood

MR16 LED
One chipset (8W)
Lumiled chipset (7W)
Sora chipset (8W)
Warm White (3000K)

SW-SP 8 Watt 10° spot
SW-NFL 8 Watt 25° narrow flood
SW-FL 8 Watt 40° flood

Optical Accessories

- BGS Brass glare shield, 45° cutoff
- BGSF Brass glare shield, full cutoff with weep hole
- FR Frosted lens
- HL1 Honeycomb lower, 1/8" (3mm) thick
- HL2 Honeycomb lower, 1/4" (6mm) thick
- PR Prismatic spread lens
- RT Rectilinear spread lens
- SL Solite lens

Mounting Accessories

- 1/2" male threads. Mounts into any standard J box or:
- GS2 Heavy-duty ground spike
- GS2BC Heavy-duty ground spike with cast brass cap
- GS4 Standard ground spike with cast brass cap
- JB Cast brass junction box
- SA Sure Arm locking rotation accessory
- TDM1 Brass tree-mount with stainless steel screws
- TDM2 Brass tree-mount with nylon strap (48, 72, or 96")
- TDM2S Brass tree-mount with stainless steel strap (48, 72, or 96")
- TDM3 Brass low-profile deck/wall mount (SA accessory recommended)
- TDM4 Brass low-profile tree mount with notch for wire (SA accessory recommended)
- TMJB Brass tree-mounted junction box, single fixture mount, stainless steel strap (48, 72, or 96")
- TMJB2 Brass tree-mounted junction box, double fixture mount, stainless steel strap (48, 72, or 96")
- TMJBX Brass tree-mounted junction box, single fixture mount, stainless steel screws
- TMJBX2 Brass tree-mounted junction box, double fixture mount, stainless steel screws

MADE IN USA

Project: _____ By: _____ Date: _____
For ordering purposes, please specify (example: L-011-120V-SW-NFL-TDM2-72-BGS-HL1)

L-011- Fixture _____ Lamp _____ Accessory _____ Accessory _____

BEACHSIDE LIGHTING • 800-405-8732 • www.beachsidelighting.com

December 2016

Small Up Light

COUNT: 21



Model: L-011
Lamp: 5W-NFL 5 watt 25 degree narrow flood
Finish: natural finish
Mount: heavy-duty ground spike GS2
Accessories: Glare shield, heavy duty ground spike GS2

BY SYMBOL IS HEIGHT TO TOP OF FIXTURE

E8-S

The E8-S is an unobtrusive, low-voltage, directional fixture on a brass riser. It can be aimed up or down and is ideal for full ground cover. Its minimalist design brings attention to the lamp's effect, not to the fixture itself. The E8-S takes advantage of LED modules that can produce 10°-120° beam spreads with just a simple change of our line of field-serviceable optics.

Construction All brass components. 1/8" (3mm) thick brass housing. 1/2" schedule 40 brass stem.

LENS Tempered soda lime glass. Stepped to prevent pooling of water on lens.

VOLTAGE 12 Volts AC with integral driver (8 - 15V input, dimmable below 9V). Remote transformer required.

Stem Height Custom stem heights are available upon request. Standard stem heights are:

8"	12"	16"	20"
8" [20 cm]	12" [30 cm]	16" [40 cm]	20" [51 cm]

Lamps Triac dimmable: MLV > 8% typ., ELV > 16% typ.

One XP-E LED 2 Watt Amber (1500K)	2W-A-SP Spot	2W-A-NFL Narrow Flood	2W-A-FL Flood	2W-A-NO No Optic
3W-SP	Spot	3W-NFL	Narrow Flood	3W-NO
4W-SP	Spot	4W-NFL	Narrow Flood	4W-NO
4W-FL	Flood	4W-FL	Flood	4W-NO

When the 4W lamp is specified with No Optic, only one optical accessory may be used.
** Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-NFL-2700K"

Optical Accessories

- BGS Brass glare shield, 45° cutoff
- BGSF Brass glare shield, full cutoff
- FR Frosted lens
- HL1 Honeycomb lower, 1/8" (3mm) thick
- HL2 Honeycomb lower, 1/4" (6mm) thick
- PR Prismatic spread lens
- RT Rectilinear spread lens

Mounting Accessories

- 1/2" male threads. Mounts into any standard J box or:
- GS2 Heavy-duty ground spike
- GS2BC Heavy-duty ground spike with cast brass cap
- GS4 Standard ground spike with cast brass cap
- JB Cast brass junction box

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 2.8 lbs (1.3 kg) with 16" stem

CSA Listed, file #190030
10 year future warranty
5 year Cree LED module warranty

MADE IN USA

Project: _____ By: _____ Date: _____
For ordering purposes, please specify (example: E8-S-8-2W-A-SP-GS4-BGSF)

E8-S- Fixture _____ Stem Height _____ Lamp _____ Accessory(es) _____

BEACHSIDE LIGHTING • 800-405-8732 • www.beachsidelighting.com

03/2016

Path Light

Beachside Lighting Model E8-S

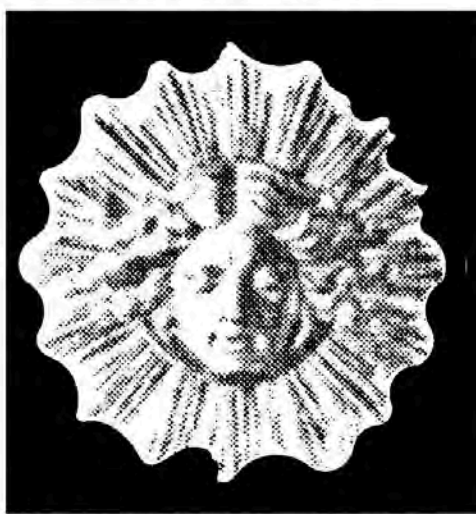
COUNT: 10



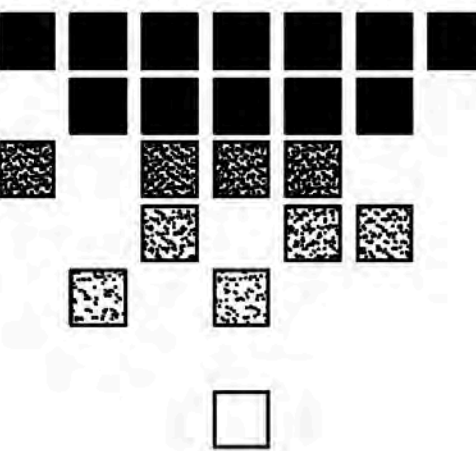
Model: E8-S
Lamp: 4 watt 4W-NFL
Finish: natural finish
Mount: 20" stem
Accessories: GS2BC Heavy Duty Ground Spike with Brass Cap

LANG DESIGN GROUP

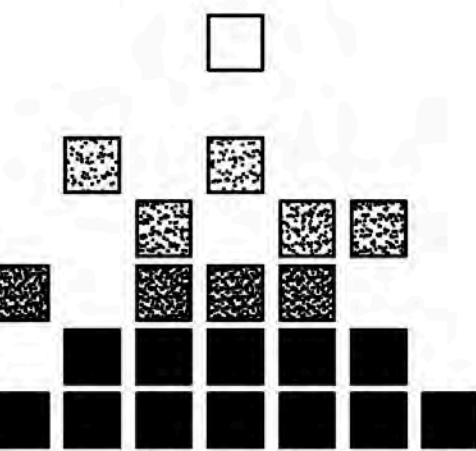
Landscape Architecture • Planning • Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 688-9996 Fax (561) 688-9688
Email: lang@langdesigngroup.com



40 YEARS OF AWARD
WINNING DESIGN



Rooney Residence
302 Seabreeze Ave
Palm Beach, FL



REVISIONS BY
10.24.2022 2nd arc submittal
11.10.22
11.23.22
5.5.23

DRAWN MS
CHECKED JEL
DATE 10.3.22
SCALE 1/4"=1'-0"

L501

Landscape Lighting Specifications

ARC 22-243 (ZON-23-014)

John E. Lang
Registered Landscape Architect
Florida License # 1315

COPYRIGHT 2017 LANG DESIGN GROUP. ALL RIGHTS RESERVED

STORMWATER RETENTION CALCULATIONS
Basin A

A. SITE INFORMATION

Total Property Area = 9,187 sq.ft.

Basin A Area = 3,940 sq.ft.

Drainage Area Impervious Surface = 1,832 sq.ft.

Drainage Area Pervious Surface = 2,108 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA) where:

C = 1.0 (impervious surface)

C = 0.2 (pervious surface)

i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 1,832 sq.ft. x 1 ft./12 in. = 305 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 2,108 sq.ft. x 1 ft./12 in. = 70 cu.ft.

Total Volume to be Retained = 375 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #A-1
L = Total Length of Trench Provided = 20 ft
W = Trench Width = 8 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.50 ft
DU = Un-Saturated Trench Depth = 2.00 ft
DS = Saturated Trench Depth = 1.00 ft
V = Volume Treated = 273 cu.ft.

A. SITE INFORMATION

Basin B Area = 3,635 sq.ft.

Drainage Area Impervious Surface = 2,320 sq.ft.

Drainage Area Pervious Surface = 1,315 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA) where:

C = 1.0 (impervious surface)

C = 0.2 (pervious surface)

i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 2,320 sq.ft. x 1 ft./12 in. = 387 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 1,315 sq.ft. x 1 ft./12 in. = 44 cu.ft.

Total Volume to be Retained = 431 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #B-1
L = Total Length of Trench Provided = 46 ft
W = Trench Width = 10 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.83 ft
DU = Un-Saturated Trench Depth = 2.00 ft
DS = Saturated Trench Depth = 0.50 ft
V = Volume Treated = 906 cu.ft.

A. SITE INFORMATION

Basin C Area = 1,612 sq.ft.

Drainage Area Impervious Surface = 425 sq.ft.

Drainage Area Pervious Surface = 1,187 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA) where:

C = 1.0 (impervious surface)

C = 0.2 (pervious surface)

i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 425 sq.ft. x 1 ft./12 in. = 71 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 1,187 sq.ft. x 1 ft./12 in. = 40 cu.ft.

Total Volume to be Retained = 111 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #C-1
L = Total Length of Trench Provided = 30 ft
W = Trench Width = 8 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 0.50 ft
DU = Un-Saturated Trench Depth = 0.50 ft
DS = Saturated Trench Depth = 0.50 ft
V = Volume Treated = 86 cu.ft.

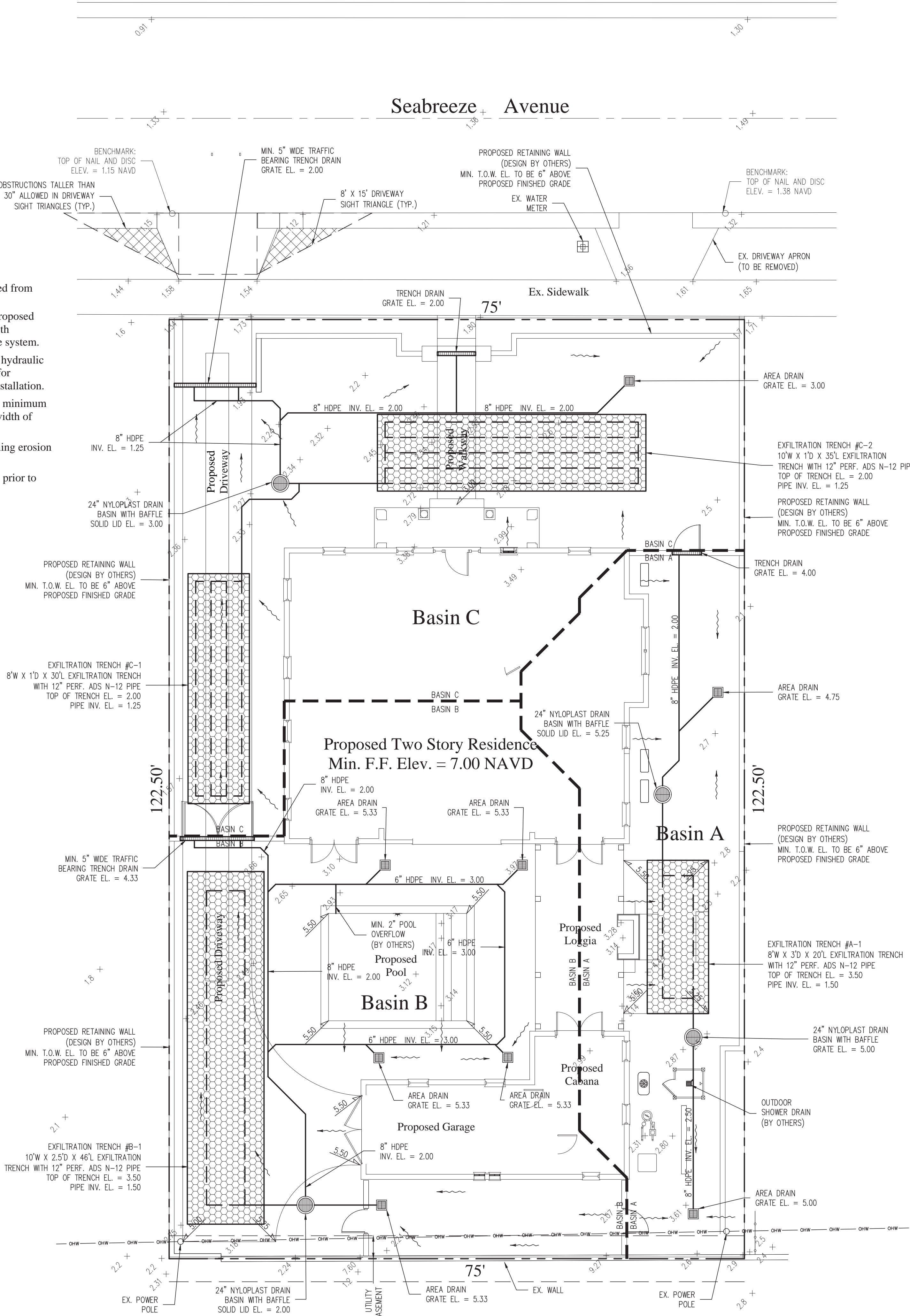
Exfiltration Trench #C-2
L = Total Length of Trench Provided = 35 ft
W = Trench Width = 10 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 0.50 ft
DU = Un-Saturated Trench Depth = 0.50 ft
DS = Saturated Trench Depth = 0.50 ft
V = Volume Treated = 125 cu.ft.

Exfiltration Trench #B-1
L = Total Length of Trench Provided = 30 ft
W = Trench Width = 8 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 0.50 ft
DU = Un-Saturated Trench Depth = 0.50 ft
DS = Saturated Trench Depth = 0.50 ft
V = Volume Treated = 125 cu.ft.

Total Volume Retained in Basin C Exfiltration Trenches = 211 cu.ft.

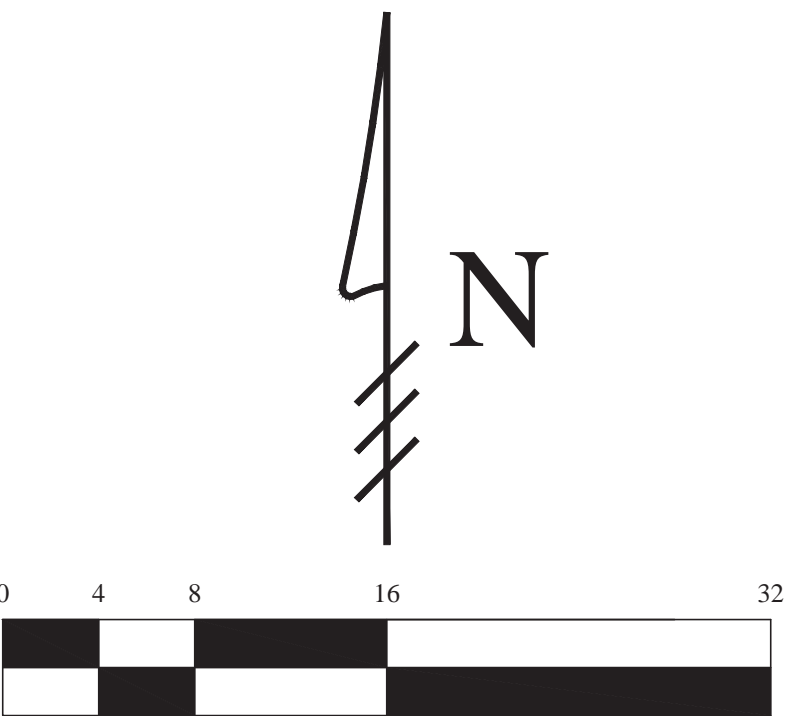
Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.



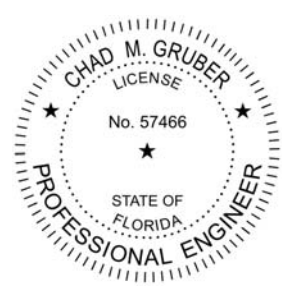
Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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

- 11/26/22 UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS
- 05/06/23 UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE



Digitally signed by
Chad M Gruber
Date: 2023.05.06
15:23:43 -04'00'

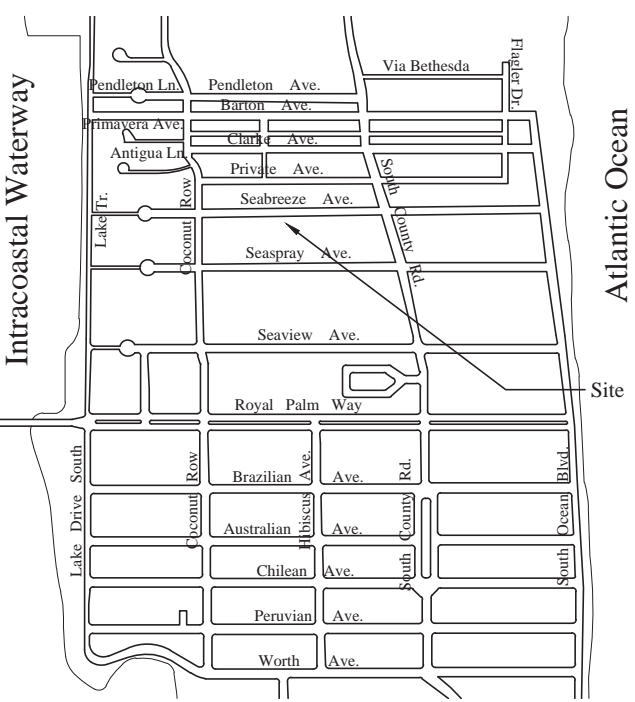
This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by
Lang Design Group Received 5/4/23

ARC-22-243
ZON-23-014

© 2023 Gruber Consulting Engineers, Inc.

48 HOURS BEFORE DIGGING
CALL
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



Location Map
N.T.S.



Gruber Consulting
Engineers, Inc.
574 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 861.312.2841
office@gruberengineers.com

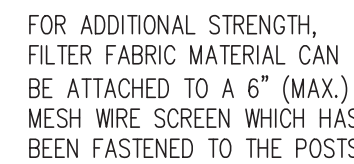
Project Information				
Project No.	2023-017	Issue Date	10/07/2023	Scale
Scale	1"8" = 1'-0"	Drawn By	KM	Checked By
Checked By	CG			

Conceptual Site Grading & Drainage Plan For:
Proposed Residence
Palm Beach, Florida
302 Seabreeze Avenue

Revisions	
1	11/26/2022
2	05/06/2023
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber
FL P.E. No. 57466

Sheet No.
C-1



- 1) The height of a soil fence shall not exceed 36".
- 2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
- 3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven vertically into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
- 4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
- 5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or rings. The wire shall be placed in the trench at least 2" and shall not extend more than 36" above the original ground surface.
- 6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
- 7) The trench shall be backfilled and the soil compacted over the filter fabric.

N.T.S.

N.T.S.

N.T.S.

- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per Town of Palm Beach standards.

Proposed Two Story Residence
Min. F.F. Elev. = 7.00 NAVD

CONSTRUCTION STAGING AREA

— SILT — SILT — SILT FENCE (SEE DETAIL)

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

Digitally signed
by Chad M Gruber
Date: 2023.05.06
15:23:18 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by
Lang Design Group Received 5/4/23

ARC-22-243
ZON-23-014

© 2023 Gruber Consulting Engineers, Inc.

Location Map
N.T.S.

475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gnulberengineering.com

Project Information			
Project No.	2022-011		
Issue Date	10/01/2022		
Scale	1/8" = 1'-0"		
Drawn By	KM		

Conceptual Construction Staging & Parking and Erosion Control Plan For:

Proposed Residence

302 Seabreeze Avenue

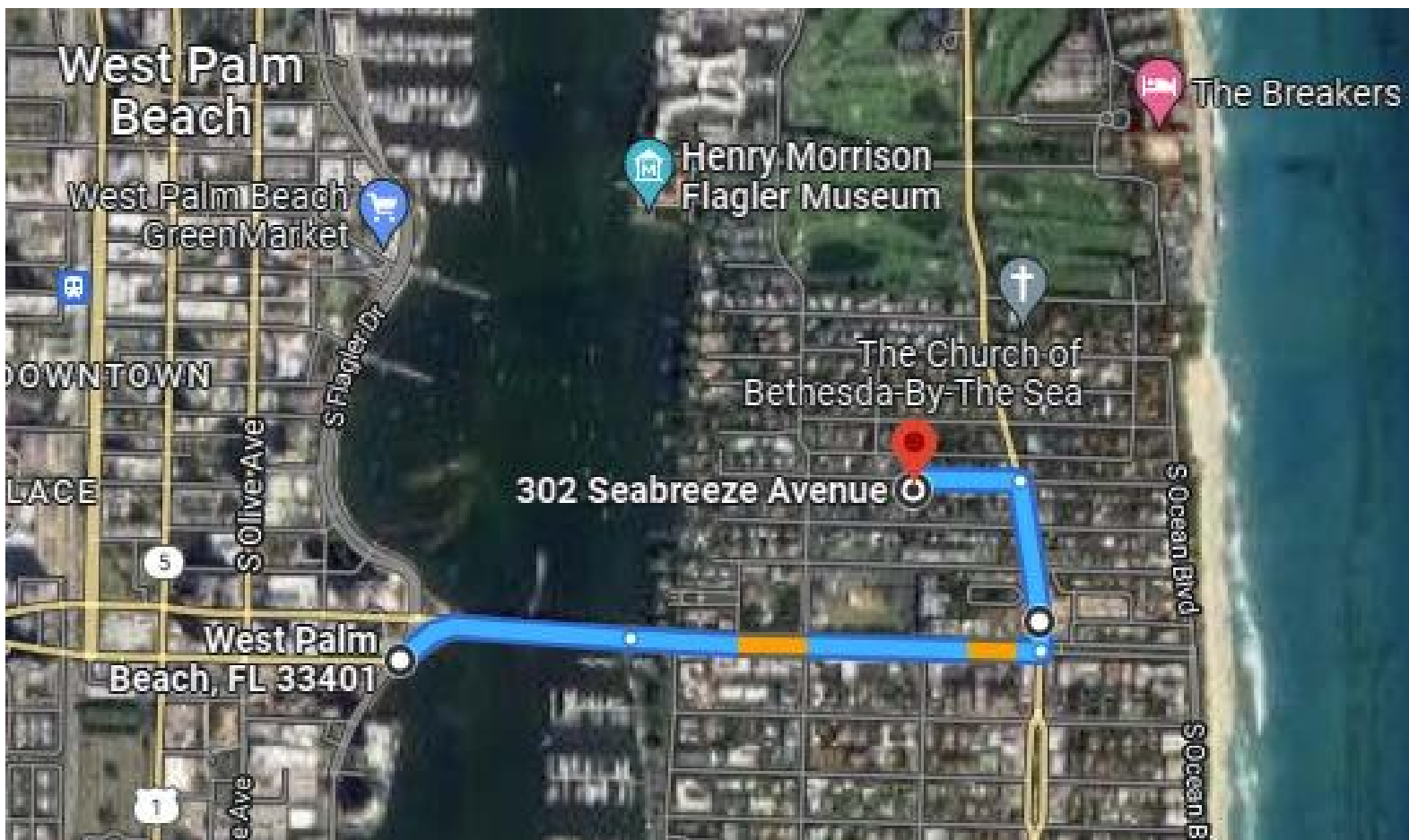
Revisions	
1	11/26/2022
2	05/06/2023
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

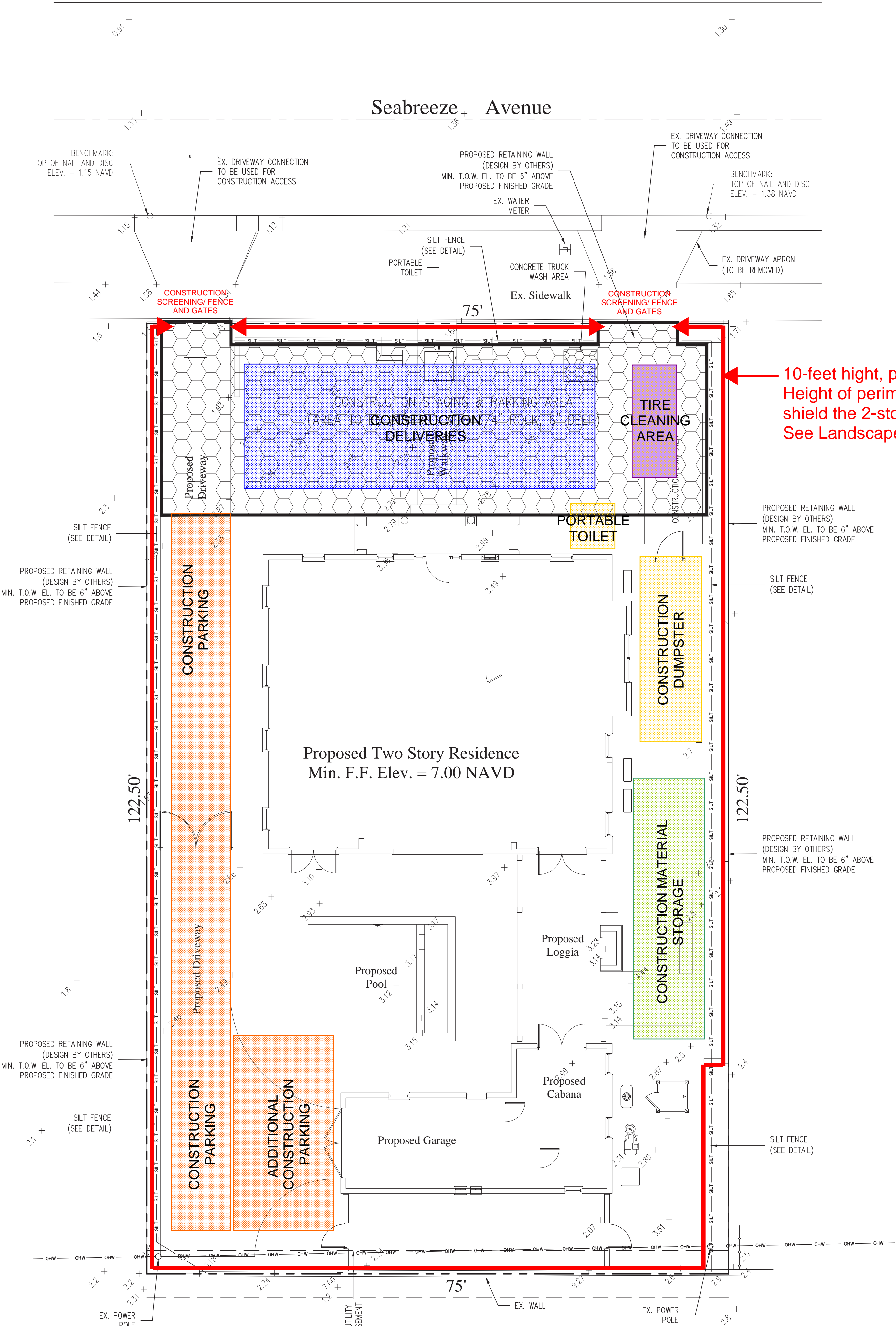
EC-1



Proposed Route Map for truck traffic

Proposed Truck Logistics

- A. Roadways:
Deliveries and workers will be using the Royal Palm Bridge, East to Royal Palm Way, turning North on on South County Road, then West on Seabreeze Ave., to 302 Seabreeze Ave.
- B. Maximum Truck Length = 40-feet
- C. Total Number of estimated deliveries generated by the project = 100
Dump trucks, Demolition, Fill, Concrete, Equipment, Hardscape, Landscape, etc.



48 HOURS BEFORE DIGGING
CALL
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.

Location Map
N.T.S.

Gruber Consulting
Engineers, Inc.
302 Seabreeze Ave., Suite 308
West Palm Beach, FL 33401
Phone: 561.312.2841
office@gruberengineers.com

Project Information				
Project No.	2022-0117	Issue Date	10/07/2022	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
			CG	

Conceptual Construction Staging & Parking and Erosion Control Plan For:

Proposed Residence

302 Seabreeze Avenue
Palm Beach, Florida

Revisions	
1	11/26/2022
2	05/06/2023
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

EC-1

SITE CONSTRUCTION STAGING, TRUCK LOGISTICS PLAN AND LOCATION MAP

