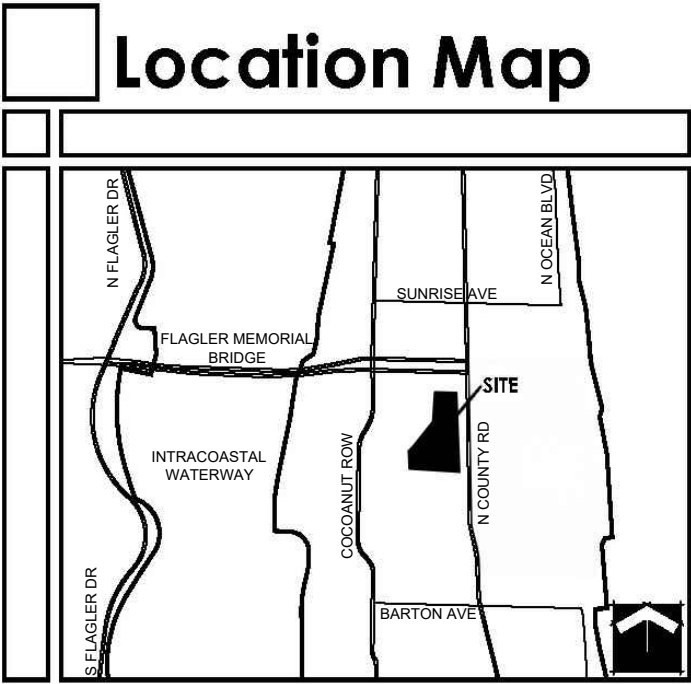


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RECEIVED  
By Emily Lyn at 9:55 am, Apr 05, 2023

# THE BREAKERS - TENNIS

PALM BEACH, FL 33480

SUBMITTAL DATE: MARCH 14, 2023

FINAL DROP-OFF

ARC - 23-057  
ZONING - 23-049

ARCOM MEETING DATE:  
MAY 24, 2023

TOWN COUNCIL:  
JUNE 14, 2023



VICINITY LOCATION MAP



## PROJECT SCOPE:

1. REPLACEMENT OF EXISTING TENNIS COURTS WITH NEW TENNIS COURTS AND PICKLEBALL COURTS
2. NEW LOW DECORATIVE FENCING AROUND THE COURTS
3. NEW SERVICE PATH AND STRETCHING AREA
4. REPLACEMENT OF SMALL COURT SIDE SHADE STRUCTURES
5. SHADE STRUCTURE OVER TWO (2) TENNIS COURT AREAS
6. SHADE STRUCTURE OVER PICKLEBALL COURT AREA
7. RELOCATED AND NEW COURT LIGHTING TO MATCH EXISTING
8. MINOR LANDSCAPE AND HARDSCAPE ADJUSTMENTS



## SHEET INDEX

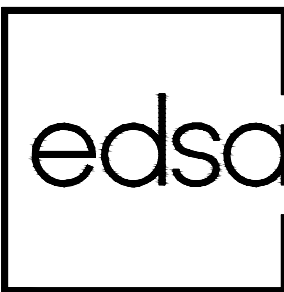
| Sheet Number | Sheet Title                                 |         |                    |
|--------------|---------------------------------------------|---------|--------------------|
| L0-0-00      | COVER SHEET                                 | L2-1-01 | LAYOUT PLAN        |
| L0-0-03      | ILLUSTRATIVE PLAN                           | L3-1-01 | HARDSCAPE PLAN     |
| L0-0-04      | SITE PLAN                                   | L3-4-02 | HARDSCAPE DETAILS  |
| L0-0-05      | EXISTING SITE IMAGES                        | L3-4-03 | HARDSCAPE DETAILS  |
| L0-0-06      | EXISTING CONDITIONS PLAN                    | L3-5-01 | HARDSCAPE SCHEDULE |
| L0-0-07      | CONSTRUCTION STAGING & TRUCK LOGISTICS PLAN | L4-1-01 | GRADING PLAN       |
| L1-1-01      | SITE PREPARATION PLAN                       | L5-1-01 | TREE PLAN          |
| L1-5-01      | TREE DISPOSITION PLAN                       | L6-1-01 | SHRUB PLAN         |
| L1-5-02      | TREE DISPOSITION SCHEDULE                   | L6-5-01 | PLANTING PALETTE   |
|              |                                             | L6-4-01 | PLANTING SCHEDULE  |

PREPARED FOR:

## THE BREAKERS PALM BEACH

2 S County Rd  
Palm Beach, FL 33480

## CONSULTANTS



PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
TEL: 954.524.3330 C000001



Drawing name: G:\Teams\ECPS\121067 - The Breakers\EDS\doc\06-SHEETS\0067 - Tennis\LO-03-03 ILLUSTRATIVE PLAN.dwg    Feb 27, 2023    12:45pm    by: dcaundo



Project Name

B

THE BREAKERS

PALM BEACH

-TENNIS-

Client

THE BREAKERS  
PALM BEACH  
1 S County Rd  
Palm Beach, FL 33480

edsa

PLANNING  
LANDSCAPE ARCHITECTURE  
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TEL: 954.524.3330 C0000001

Consultants

| Rev | Date | Issued for |
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File Name

Hearing Date

Submittal Date

Designed By

Drawn By

Approved / Checked By

Project Number

Seal

Project Number

ARC-23-057  
ZON-23-049

Project Phase

CONSTRUCTION  
DRAWINGS

Sheet Title

ILLUSTRATIVE PLAN

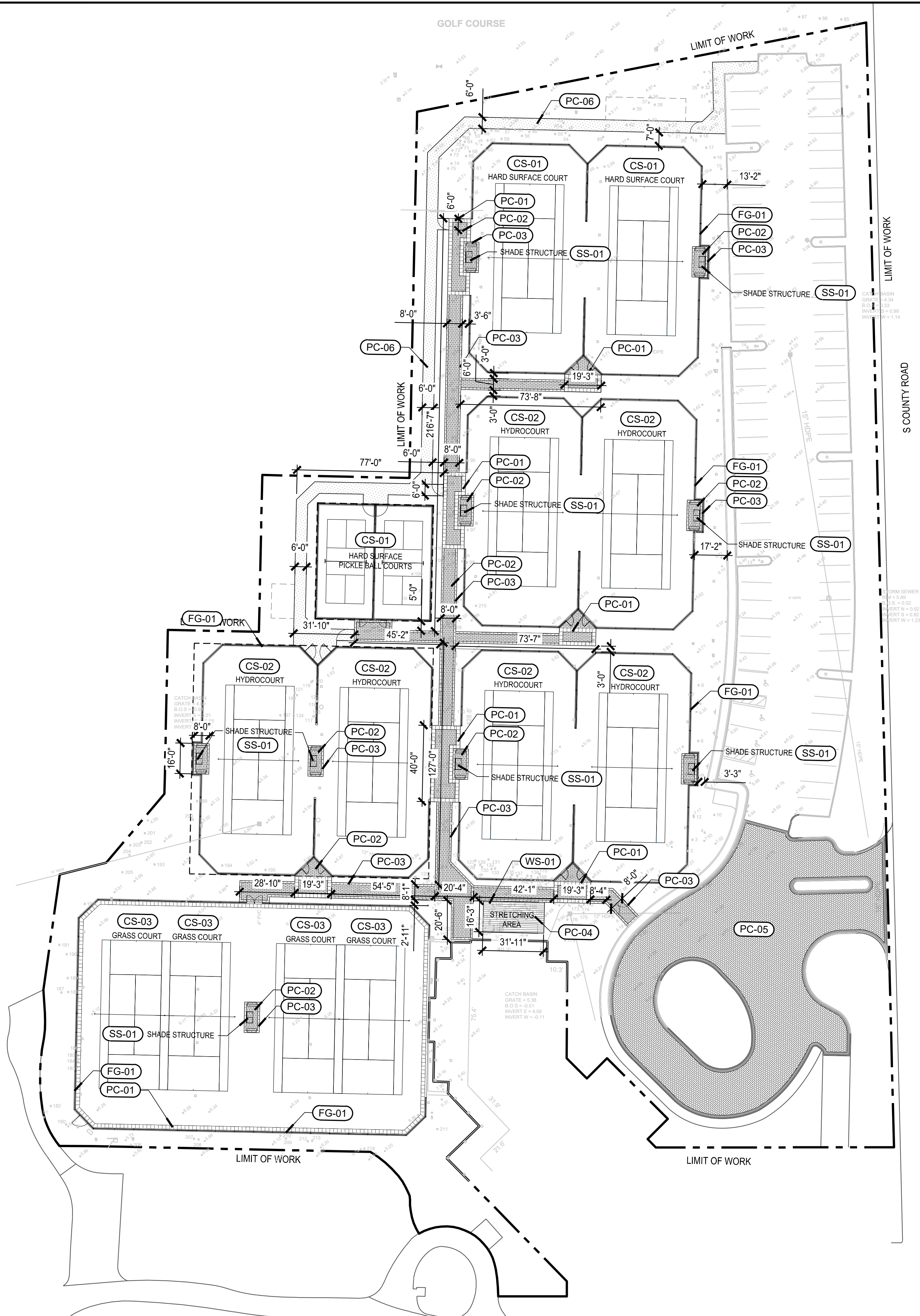
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L0-0-03





ZONING LEGEND

|                                                                      |                                     |          |                               |
|----------------------------------------------------------------------|-------------------------------------|----------|-------------------------------|
| PROPERTY ADDRESS:                                                    | 2 S COUNTY RD, PALM BEACH, FL 33480 |          |                               |
|                                                                      | REQUIRED                            | EXISTING | PROPOSED                      |
| LOT SIZE (SQ FT)                                                     | 20,000 SQ FT                        | N/C      | 184,406                       |
| LOT DEPTH                                                            | 150 FT                              | N/C      | N/C                           |
| LOT WIDTH                                                            | 100 FT                              | N/C      | N/C                           |
| LOT COVERAGE (SQ FT & %)                                             | 35%                                 | 0.4%     | 11.1%                         |
| ENCLOSED SQ FOOTAGE (1ST & 2ND FL., BASEMENT, ACCS. STRUCTURE, ETC.) | N/A                                 | N/C      | N/C                           |
| CUBIC CONTENT RATIO (CCR) (R-B ONLY)                                 | N/A                                 | N/A      | N/A                           |
| FRONT YARD SETBACK (FT.)                                             | 30 FT                               | N/C      | N/C                           |
| SIDE YARD SETBACK (1ST STORY) (FT.)                                  | 15 FT                               | N/C      | N/C                           |
| SIDE YARD SETBACK (2ND STORY) (FT.)                                  | 15 FT                               | N/C      | N/C                           |
| REAR YARD SETBACK (FT.)                                              | 15 FT                               | N/C      | N/C                           |
| ANGLE OF VISION (DEG.)                                               | N/A                                 | N/A      | N/A                           |
| BUILDING HEIGHT (FT.)                                                | 25 FT/2 STORIES                     | NONE     | 25 FT (LARGE SHADE STRUCTURE) |
| OVERALL BUILDING HEIGHT (FT.)                                        | 25 FT/2 STORIES                     | NONE     | 25 FT (LARGE SHADE STRUCTURE) |
| CROWN OF ROAD (COR) (NAVD)                                           | N/A                                 | N/C      | N/C                           |
| MAX. AMOUNT OF FILL ADDED TO SITE (FT.)                              | N/A                                 | N/A      | N/A                           |
| FINISHED FLOOR ELEVATION (FFE) (NAVD)                                | N/C                                 | N/C      | N/C                           |
| ZERO DATUM FOR POINT OF MEAS. (NAVD)                                 | N/C                                 | N/C      | N/C                           |
| FEMA FLOOD ZONE DESIGNATION                                          | N/C                                 | N/C      | N/C                           |
| BASE FLOOD ELEVATION (BFE) (NAVD)                                    | N/C                                 | N/C      | N/C                           |
| LANDSCAPE OPEN SPACE (LOS) (SQ FT & %)                               | N/A                                 |          |                               |
| PERIMETER LOS (SQ FT & %)                                            | N/A                                 | N/A      | N/A                           |
| FRONT YARD LOS (SQ FT & %)                                           | N/A                                 | N/C      | N/C                           |

LANDSCAPE LEGEND

|                                           |                                     |                    |              |
|-------------------------------------------|-------------------------------------|--------------------|--------------|
| PROPERTY ADDRESS:                         | 2 S COUNTY RD, PALM BEACH, FL 33480 |                    |              |
|                                           | REQUIRED                            | EXISTING TO REMAIN | PROPOSED     |
| LIMIT OF WORK SIZE (SQ FT)                |                                     |                    | 184,406      |
| LANDSCAPE OPEN SPACE (LOS) ( SQ FT AND %) |                                     | 22,288             | 46,479 (25%) |
| PLANTING                                  |                                     | 19,329             | 26,034       |
| GRASS AREA                                |                                     |                    | 20,445       |
| HARDSCAPE (LOS) (SQ FT AND %)             |                                     | 25,775             | 89,864 (49%) |
| NATIVE* TREES %                           |                                     |                    | 4 (100%)     |
| NATIVE* PALMS %                           |                                     |                    | 0 (0%)       |
| NATIVE* SHRUBS %                          |                                     |                    | (56%)        |
| NATIVE*GROUND COVER/VINES %               |                                     |                    | (14.1%)      |

1" = 30'-0"

0 30' 60'

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

NORTH

Project Name

B

THE BREAKERS

PALM BEACH

-TENNIS-

Client

THE BREAKERS  
PALM BEACH  
1 S County Rd  
Palm Beach, FL 33480

edsa

PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
TEL: 954.524.3330/0000001

Consultants

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Date

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File Name

Hearing Date

Submittal Date

Designed By

Drawn By

Approved / Checked By

Project Number

ARC-23-057  
ZON-23-049

Project Phase

CONSTRUCTION  
DRAWINGS

Sheet Title

SITE PLAN

Revision Number

Sheet Number

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L0-0-04





EAST ACCESS PATH



WEST LAWN AREA



ARRIVAL AREA



TENNIS COURTS



MEMBERS PARKING

Project Name

B

THE BREAKERS

PALM BEACH

-TENNIS-

Client

THE BREAKERS  
PALM BEACH  
1 S County Rd  
Palm Beach, FL 33480

edsa

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| Hearing Date          |                   |
| Submittal Date        | FEBRUARY 09, 2023 |
| Designed By           | CF                |
| Drawn By              | HK, NR, CF        |
| Approved / Checked By | CM/PM             |
| Project Number        | 121067            |

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| Project Number | ARC-23-057<br>ZON-23-049 |
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| Project Phase | CONSTRUCTION<br>DRAWINGS |
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| Sheet Title | EXISTING SITE IMAGES |
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| Revision Number | Sheet Number |
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Drawing name: G:\Teams\EDSA\121067 - The Breakers\EDSA\006-SHEETS\007 - Tennis\LO-05- EXISTING SITE IMAGES.dwg LO-05- EXISTING SITE IMAGES Feb 27, 2023 12:45pm by: ddaundo



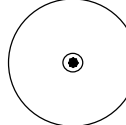
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| EXISTING CONDITIONS                       |               |
|-------------------------------------------|---------------|
|                                           | EXISTING      |
| LIMIT OF WORK SIZE (SQ FT)                | 184,406 SQ FT |
| LANDSCAPE OPEN SPACE (LOS) ( SQ FT AND %) | 60,022 SQ FT  |
| PLANTING BEDS                             | 40,316 SQ FT  |
| LAWN / TURF                               | 17,749 SQ FT  |
| DIRT PATH                                 | 1,957 SQ FT   |
| HARDSCAPE (LOS) (SQ FT AND %)             | 124,384 SQ FT |
| ASPHALT ROADS & PAVEMENT                  | 53,888 SQ FT  |
| GREEN CLAY TENNIS COURTS                  | 70,496 SQ FT  |



EXISTING PALM



EXISTING TREE

- EXISTING LIGHTING TO BE RELOCATED, NEW POLE LOCATION TO BE ADJUSTED TO MATCH PROPOSED COURTS LAYOUT.

1" = 30'-0"

0 30' 60'



ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name



Client

THE BREAKERS  
PALM BEACH  
1 S County Rd  
Palm Beach, FL 33480



PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
1512 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
TEL: 954.524.3330 C0000001

Consultants

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| Submittal Date        | FEBRUARY 09, 2023 |
| Designed By           | CF                |
| Drawn By              | HK, NR, CF        |
| Approved / Checked By | CM/PM             |
| Project Number        | 121067            |

Seal

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| Project Number | ARC-23-057<br>ZON-23-049 |
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| Project Phase | CONSTRUCTION<br>DRAWINGS |
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| Sheet Title | EXISTING CONDITIONS<br>PLAN |
|-------------|-----------------------------|

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| Revision Number | Sheet Number |
| 0               | L0-0-06      |





LEGEND:

CONSTRUCTION TRUCK ROUTE

CONSTRUCTION STAGING & PARKING

1" = 300'-0"

0300'600'

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

B

THE BREAKERS

PALM BEACH

-TENNIS-

Client

THE BREAKERS  
PALM BEACH  
1 S County Rd  
Palm Beach, FL 33480

edsa

PLANNING  
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File Name

Hearing Date

Submittal Date

Designed By

Drawn By

Approved / Checked By

Project Number

Seal

Project Number

ARC-23-057  
ZON-23-049

Project Phase

CONSTRUCTION  
DRAWINGS

Sheet Title

CONSTRUCTION STAGING &  
TRUCK LOGISTICS PLAN

Revision Number

Sheet Number

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L0-0-07

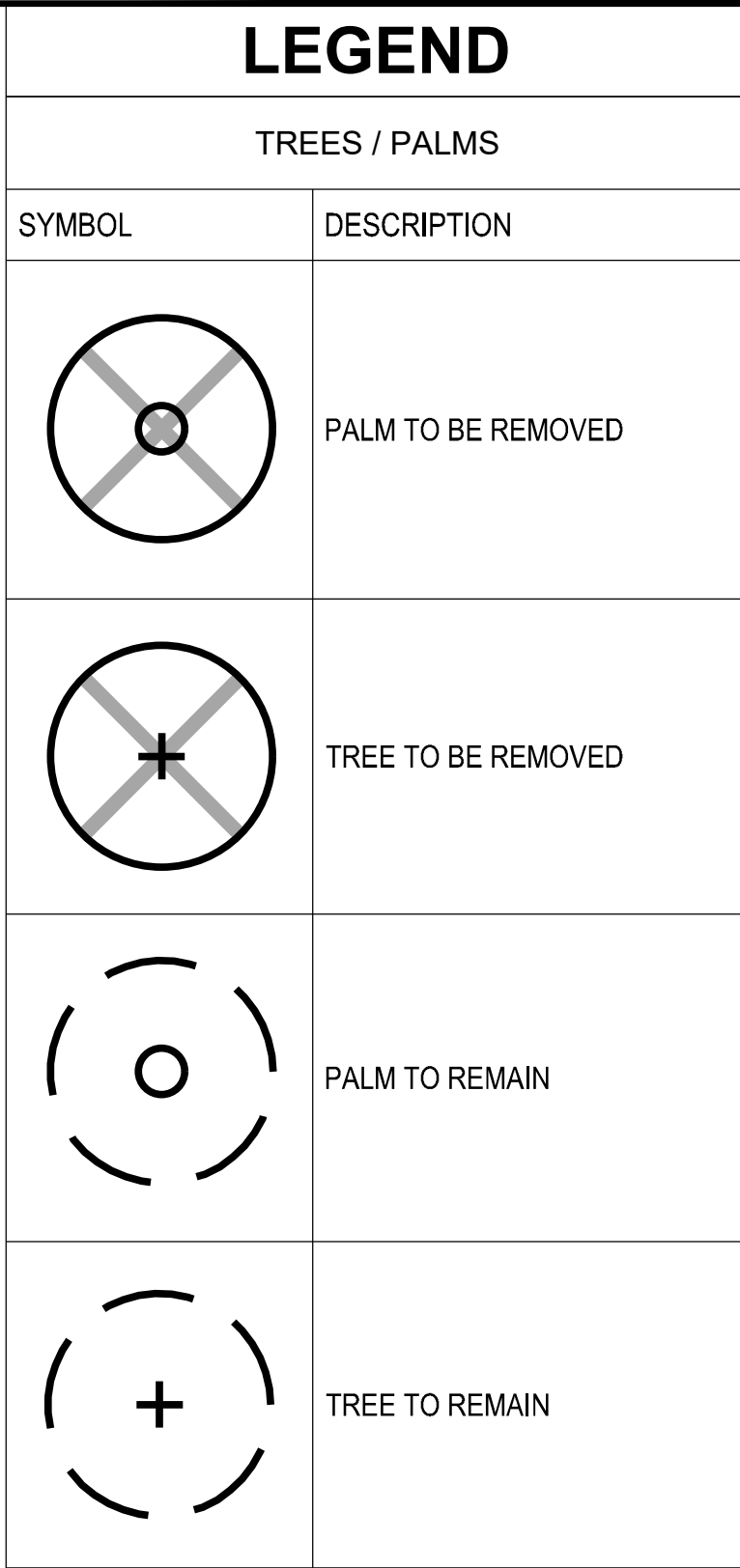
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ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

|                                                                                       |         |
|---------------------------------------------------------------------------------------|---------|
|  | L1-1-01 |
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Client

**THE BREAKERS  
PALM BEACH**

1 S County Rd  
Palm Beach, FL 33480

## Consultants

| Rev | Date | Issued for |
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| Submittal Date        | FEBRUARY 09, 2023 |
| Designed By           | CF                |
| Drawn By              | HK, NR, CF        |
| Approved / Checked By | CM/PM             |
| Project Number        | 121067            |

Seal

Project Number  
ARC-23-057  
ZON-23-049

Project Phase

CONSTRUCTION  
DRAWINGS

Sheet Title

TREE DISPOSITION PLAN

|                                                                                       |              |
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| Revision Number                                                                       | Sheet Number |
|  | L1-5-01      |



Drawing name: G:\Teams\ECPS\121067 - The Breakers\EDS\doc06-SHEETS\067 - Tennis\1-5-02 TREE DISPOSITION SCHEDULE.dwg    L1-5-02 TREE DISPOSITION SCHEDULE    Feb 27, 2023 12:46pm    by: cdcuando

| TREE NUMBER | TREE TYPE    | DIAMETER (INCHES) |
|-------------|--------------|-------------------|
| 1           | COCONUT PALM | 8                 |
| 2           | COCONUT PALM | 8                 |
| 3           | COCONUT PALM | 9                 |
| 4           | COCONUT PALM | 8                 |
| 5           | COCONUT PALM | 9                 |
| 6           | COCONUT PALM | 8                 |
| 7           | COCONUT PALM | 8                 |
| 8           | COCONUT PALM | 8                 |
| 9           | COCONUT PALM | 8                 |
| 10          | EXOTIC SHADE | 14                |
| 11          | DATE PALM    | 18                |
| 12          | COCONUT PALM | 8                 |
| 13          | OAK          | 8                 |
| 14          | EXOTIC SHADE | 18                |
| 15          | COCONUT PALM | 8                 |
| 16          | COCONUT PALM | 9                 |
| 17          | COCONUT PALM | 9                 |
| 18          | COCONUT PALM | 8                 |
| 19          | COCONUT PALM | 8                 |
| 20          | PALM         | 8                 |
| 21          | COCONUT PALM | 8                 |
| 22          | ROYAL PALM   | 24                |
| 23          | CABBAGE PALM | 14                |
| 24          | CABBAGE PALM | 14                |
| 25          | CABBAGE PALM | 18                |
| 26          | DATE PALM    | 24                |
| 27          | BANYAN       | 100               |
| 28          | EXOTIC SHADE | 16                |
| 29          | PALM         | 6                 |
| 30          | PALM         | 6                 |
| 31          | PALM         | 6                 |
| 32          | PALM         | 6                 |
| 33          | PALM         | 6                 |
| 34          | PALM         | 6                 |
| 35          | PALM         | 6                 |
| 36          | CABBAGE PALM | 12                |
| 37          | PALM         | 6                 |
| 38          | PALM         | 6                 |
| 39          | PALM         | 6                 |
| 40          | PALM         | 6                 |
| 41          | PALM         | 6                 |
| 42          | COCONUT PALM | 10                |
| 43          | COCONUT PALM | 10                |
| 44          | CABBAGE PALM | 12                |
| 45          | CABBAGE PALM | 12                |
| 46          | CABBAGE PALM | 12                |
| 47          | CABBAGE PALM | 12                |
| 48          | CABBAGE PALM | 12                |
| 49          | FANTAIL PALM | 10                |
| 50          | FANTAIL PALM | 12                |
| 51          | FANTAIL PALM | 12                |
| 52          | FANTAIL PALM | 10                |
| 53          | COCONUT PALM | 10                |
| 54          | COCONUT PALM | 10                |
| 55          | COCONUT PALM | 10                |
| 56          | COCONUT PALM | 9                 |
| 57          | COCONUT PALM | 10                |
| 58          | COCONUT PALM | 8                 |
| 59          | COCONUT PALM | 10                |
| 60          | COCONUT PALM | 10                |

| TREE NUMBER | TREE TYPE        | DIAMETER (INCHES) |
|-------------|------------------|-------------------|
| 61          | COCONUT PALM     | 10                |
| 62          | COCONUT PALM     | 8                 |
| 63          | FANTAIL PALM     | 10                |
| 64          | FANTAIL PALM     | 10                |
| 65          | FANTAIL PALM     | 10                |
| 66          | FANTAIL PALM     | 10                |
| 67          | FANTAIL PALM     | 10                |
| 68          | COCONUT PALM     | 8                 |
| 69          | COCONUT PALM     | 8                 |
| 70          | FANTAIL PALM     | 12                |
| 71          | FANTAIL PALM     | 12                |
| 72          | FANTAIL PALM     | 10                |
| 73          | FANTAIL PALM     | 10                |
| 74          | FANTAIL PALM     | 10                |
| 75          | FANTAIL PALM     | 10                |
| 76          | 3 TRUNK SEAGRAPE | 8                 |
| 77          | PALM             | 6                 |
| 78          | PALM             | 7                 |
| 79          | PALM             | 6                 |
| 80          | PALM             | 6                 |
| 81          | PALM             | 6                 |
| 82          | COCONUT PALM     | 14                |
| 83          | COCONUT PALM     | 14                |
| 84          | COCONUT PALM     | 12                |
| 85          | COCONUT PALM     | 12                |
| 86          | COCONUT PALM     | 12                |
| 87          | COCONUT PALM     | 12                |
| 88          | CABBAGE PALM     | 10                |
| 89          | COCONUT PALM     | 10                |
| 90          | PALM             | 6                 |
| 91          | PALM             | 6                 |
| 92          | PALM             | 6                 |
| 93          | PALM             | 6                 |
| 94          | PALM             | 8                 |
| 95          | PALM             | 6                 |
| 96          | PALM             | 6                 |
| 97          | PALM             | 6                 |
| 98          | PALM             | 6                 |
| 99          | BANYAN           | 60                |
| 100         | CABBAGE PALM     | 12                |
| 101         | CABBAGE PALM     | 12                |
| 102         | CABBAGE PALM     | 12                |
| 103         | CABBAGE PALM     | 10                |
| 104         | CABBAGE PALM     | 10                |
| 105         | CABBAGE PALM     | 10                |
| 106         | CABBAGE PALM     | 10                |
| 107         | PALM             | 6                 |
| 108         | PALM             | 6                 |
| 109         | PALM             | 6                 |
| 110         | PALM             | 6                 |
| 111         | PALM             | 6                 |
| 112         | PALM             | 6                 |
| 113         | PALM             | 6                 |
| 114         | PALM             | 6                 |
| 115         | PALM             | 6                 |
| 116         | PALM             | 6                 |
| 117         | CABBAGE PALM     | 12                |
| 118         | CABBAGE PALM     | 10                |

| TREE NUMBER | TREE TYPE    | DIAMETER (INCHES) |
|-------------|--------------|-------------------|
| 119         | CABBAGE PALM | 10                |
| 120         | CABBAGE PALM | 12                |
| 121         | CABBAGE PALM | 12                |
| 122         | CABBAGE PALM | 12                |
| 123         | CABBAGE PALM | 14                |
| 124         | CABBAGE PALM | 14                |
| 125         | EXOTIC SHADE | 12                |
| 126         | EXOTIC SHADE | 12                |
| 127         | FANTAIL PALM | 6                 |
| 128         | FANTAIL PALM | 6                 |
| 129         | FANTAIL PALM | 6                 |
| 130         | FANTAIL PALM | 6                 |
| 131         | FANTAIL PALM | 12                |
| 132         | FANTAIL PALM | 12                |
| 133         | FANTAIL PALM | 6                 |
| 134         | FANTAIL PALM | 12                |
| 135         | FANTAIL PALM | 12                |
| 136         | FANTAIL PALM | 6                 |
| 137         | FANTAIL PALM | 6                 |
| 138         | FANTAIL PALM | 6                 |
| 139         | FANTAIL PALM | 6                 |
| 140         | EXOTIC SHADE | 12                |
| 141         | FANTAIL PALM | 6                 |
| 142         | FANTAIL PALM | 6                 |
| 143         | FANTAIL PALM | 6                 |
| 144         | FANTAIL PALM | 6                 |
| 145         | FANTAIL PALM | 6                 |
| 146         | FANTAIL PALM | 6                 |
| 147         | FANTAIL PALM | 6                 |
| 148         | FANTAIL PALM | 6                 |
| 149         | FANTAIL PALM | 6                 |
| 150         | FANTAIL PALM | 6                 |
| 151         | PALM         | 6                 |
| 152         | PALM         | 6                 |
| 153         | PALM         | 6                 |
| 154         | PALM         | 6                 |
| 155         | EXOTIC SHADE | 12                |
| 156         | FANTAIL PALM | 6                 |
| 157         | FANTAIL PALM | 6                 |
| 158         | FANTAIL PALM | 6                 |
| 159         | PALM         | 6                 |
| 160         | FANTAIL PALM | 12                |
| 161         | FANTAIL PALM | 12                |
| 162         | FANTAIL PALM | 12                |
| 163         | PALM         | 6                 |
| 164         | FANTAIL PALM | 12                |
| 165         | FANTAIL PALM | 12                |
| 166         | FANTAIL PALM | 10                |
| 167         | FANTAIL PALM | 12                |
| 168         | FANTAIL PALM | 12                |
| 169         | FANTAIL PALM | 12                |
| 170         | ROYAL PALM   | 18                |
| 171         | COCONUT PALM | 10                |
| 172         | PALM         | 6                 |
| 173         | PALM         | 6                 |
| 174         | PALM         | 6                 |
| 175         | PALM         | 6                 |
| 176         | PALM         | 10                |
| 177         | PALM         | 10                |

| TREE NUMBER | TREE TYPE    | DIAMETER (INCHES) |
|-------------|--------------|-------------------|
| 178         | PALM         | 10                |
| 179         | ROYAL PALM   | 18                |
| 180         | ROYAL PALM   | 18                |
| 181         | ROYAL PALM   | 16                |
| 182         | ROYAL PALM   | 16                |
| 183         | ROYAL PALM   | 18                |
| 184         | PALM         | 12                |
| 185         | PALM         | 12                |
| 186         | PALM         | 6                 |
| 187         | PALM         | 10                |
| 188         | ROYAL PALM   | 16                |
| 189         | ROYAL PALM   | 16                |
| 190         | ROYAL PALM   | 16                |
| 191         | PALM         | 8                 |
| 192         | PALM         | 12                |
| 193         | DATE PALM    | 18                |
| 194         | ROYAL PALM   | 16                |
| 195         | ROYAL PALM   | 18                |
| 196         | CABBAGE PALM | 10                |
| 197         | CABBAGE PALM | 10                |
| 198         | CABBAGE PALM | 10                |
| 199         | CABBAGE PALM | 10                |
| 200         | CABBAGE PALM | 10                |
| 201         | FANTAIL PALM | 8                 |
| 202         | FANTAIL PALM | 8                 |
| 203         | FANTAIL PALM | 8                 |
| 204         | FANTAIL PALM | 8                 |
| 205         | PALM         | 10                |
| 206         | CABBAGE PALM | 8                 |
| 207         | PALM         | 6                 |
| 208         | PALM         | 6                 |
| 209         | PALM         | 6                 |
| 210         | PALM         | 6                 |
| 211         | DATE PALM    | 18                |
| 212         | PALM         | 8                 |
| 213         | PALM         | 8                 |
| 214         | CABBAGE PALM | 10                |
| 215         | EXOTIC SHADE | 10                |

Project Name



-TENNIS-

Client

THE BREAKERS  
PALM BEACH

1 S County Rd  
Palm Beach, FL 33480



PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
  
1512 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
TEL: 954.524.3330\c0000001

Consultants

| Rev                                                                                 | Date | Issued for |
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| Hearing Date          |                   |
| Submittal Date        | FEBRUARY 09, 2023 |
| Designed By           | CF                |
| Drawn By              | HK, NR, CF        |
| Approved / Checked By | CMIPM             |
| Project Number        | 121067            |

Seal

Project Number

ARC-23-057  
ZON-23-049

Project Phase

CONSTRUCTION  
DRAWINGS

Sheet Title

TREE DISPOSITION  
SCHEDULE

Revision Number

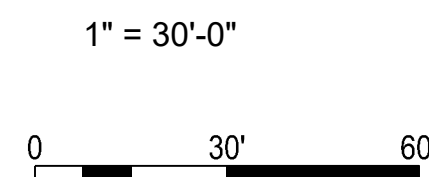
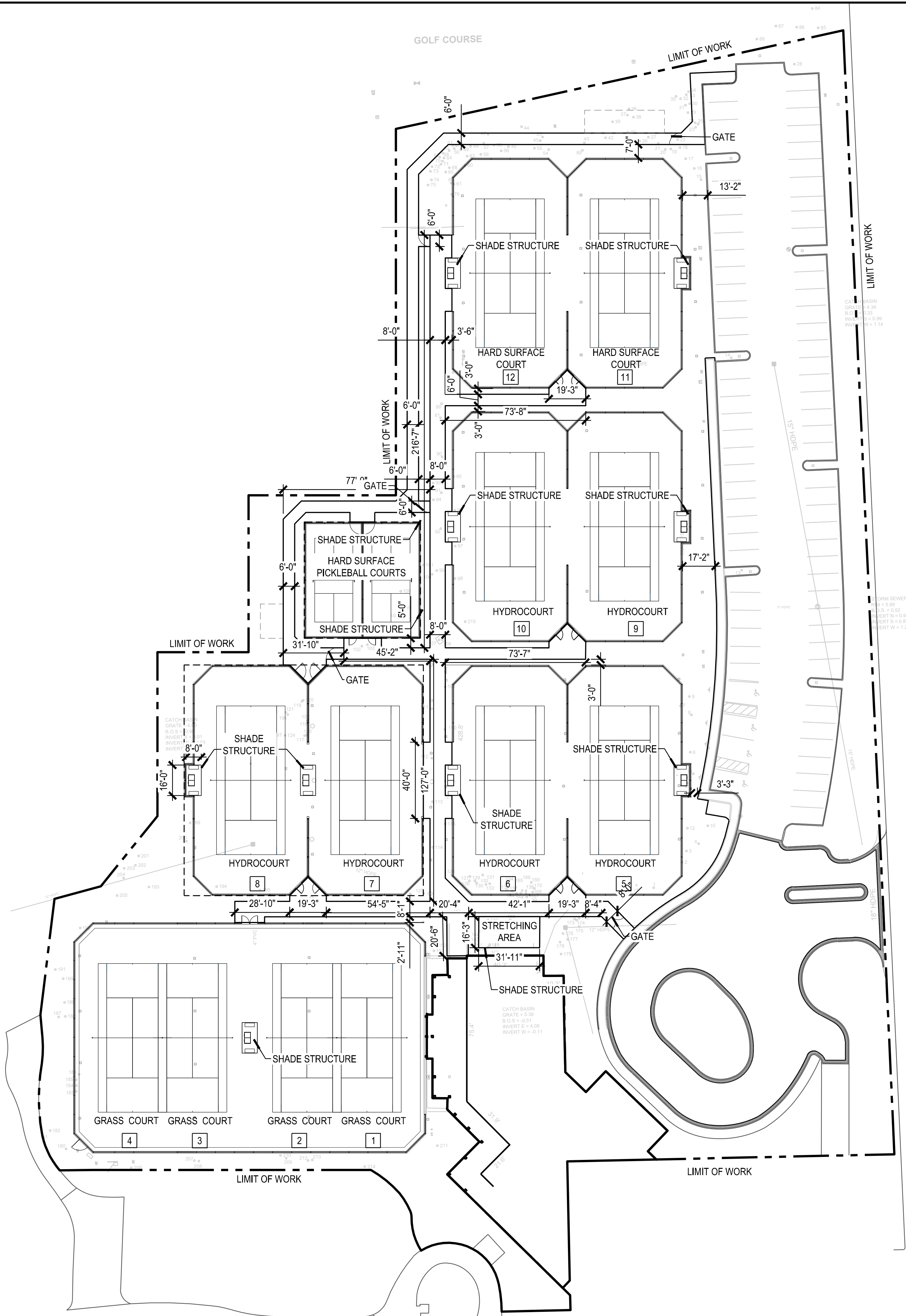


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L1-5-02



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ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name



Client

**THE BREAKERS**  
**PALM BEACH**  
1 S County Rd  
Palm Beach, FL 33480



PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
1512 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
TEL: 954.524.3330 C000001

Consultants

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| Hearing Date          |                   |
| Submittal Date        | FEBRUARY 09, 2023 |
| Designed By           | CF                |
| Drawn By              | HK, NR, CF        |
| Approved / Checked By | CM/PM             |
| Project Number        | 121067            |

Seal

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| Project Number | ARC-23-057<br>ZON-23-049 |
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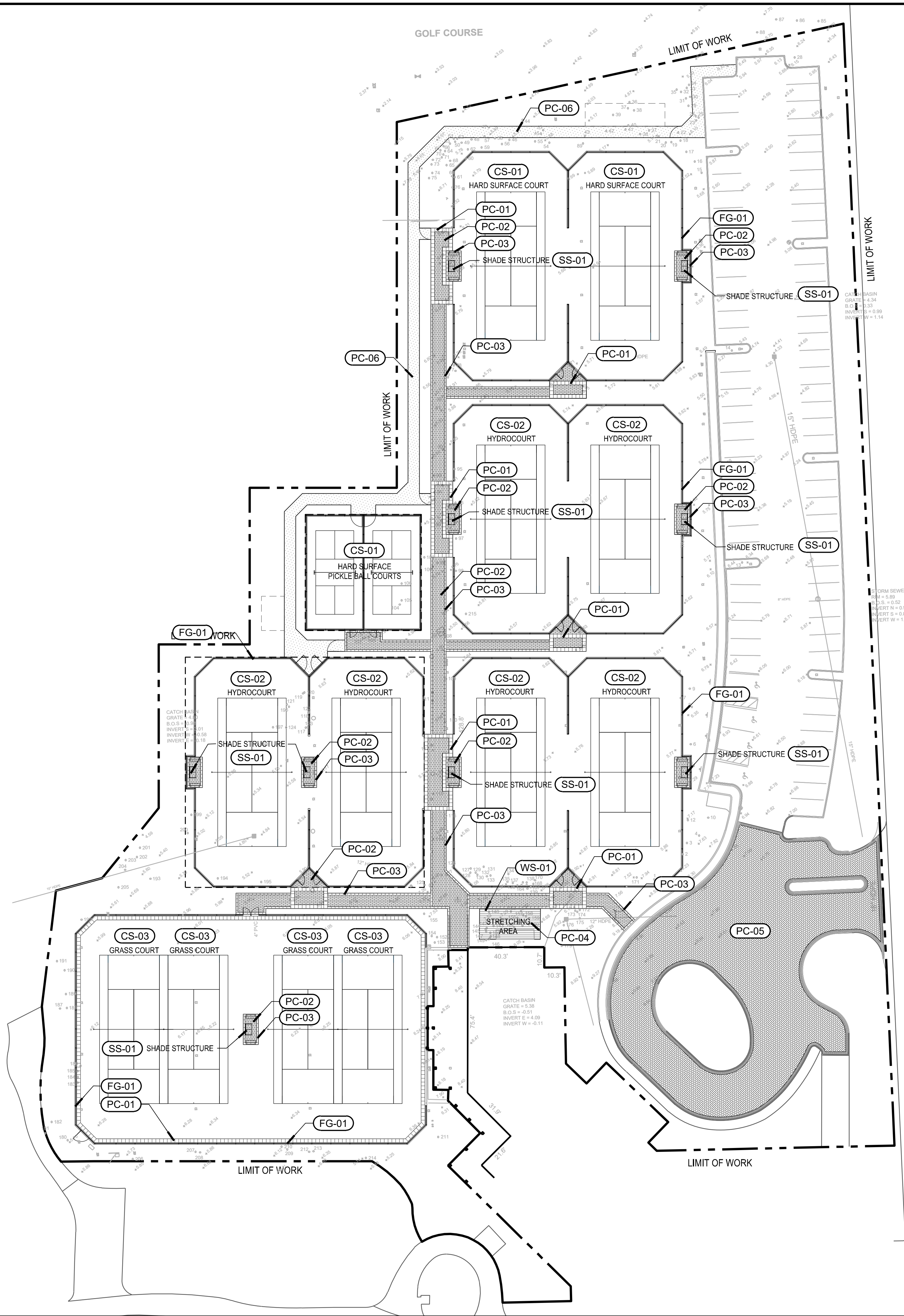
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| Project Phase | CONSTRUCTION<br>DRAWINGS |
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| Sheet Title | LAYOUT PLAN |
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| Revision Number | Sheet Number |
| 0               | L2-1-01      |



Drawing name: G:\Teams\ECPS\121067 - The Breakers\EDS\06-SHEETS\067 - Tennis\067-L3-1-01-HARD.dwg 1067-L3-1-01-HARD.dwg Feb 27, 2023 12:46pm by dcundo



| PC - PAVING / CURBS |                                         |              |
|---------------------|-----------------------------------------|--------------|
| SYMBOL              | ITEM                                    | DETAIL       |
| PC-01               | 24"x24" PAVERS                          | 3<br>L3-4-03 |
| PC-02               | 8"x24" PAVERS                           | 2<br>L3-4-01 |
| PC-03               | 12"x24" PAVERS                          | 3<br>L3-4-03 |
| PC-04               | WOOD DECK                               |              |
| PC-05               | BRICK PAVERS                            |              |
| PC-06               | POURED IN PLACE CONCRETE WITH AGGREGATE |              |

| FG - FENCES / GATES / RAILINGS |                       |        |
|--------------------------------|-----------------------|--------|
| SYMBOL                         | ITEM                  | DETAIL |
| FG-01                          | COURTS GATE AND FENCE |        |

| SS - SITE STRUCTURE |                       |        |
|---------------------|-----------------------|--------|
| SYMBOL              | ITEM                  | DETAIL |
| SS-01               | SHADE STRUCTURE FRAME |        |
| SS-02               | FABRIC COVER          |        |
| SS-03               | SHADE STRUCTURE POST  |        |
| SS-04               | DECK BEAMS            |        |
| SS-05               | DECK JOISTS           |        |

| WS - WALLS / STAIRS |                 |        |
|---------------------|-----------------|--------|
| SYMBOL              | ITEM            | DETAIL |
| WS-01               | WOOD DECK STEPS |        |

| CS - COURT SURFACE |              |        |
|--------------------|--------------|--------|
| SYMBOL             | ITEM         | DETAIL |
| CS-01              | HARD SURFACE |        |
| CS-02              | HYDROCOURT   |        |
| CS-03              | GRASS COURT  |        |

1" = 30"

030'60'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

-TENNIS-

Client

THE BREAKERS  
PALM BEACH

1 S County Rd  
Palm Beach, FL 33480

edsa

PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
TEL: 954.524.3330/0000001

Consultants

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File Name

Hearing Date

Submittal Date

Designed By

Drawn By

Approved / Checked By

Project Number

Seal

Project Number

ARC-23-057  
ZON-23-049

Project Phase

CONSTRUCTION  
DRAWINGS

Sheet Title

HARDSCAPE PLAN

Revision Number

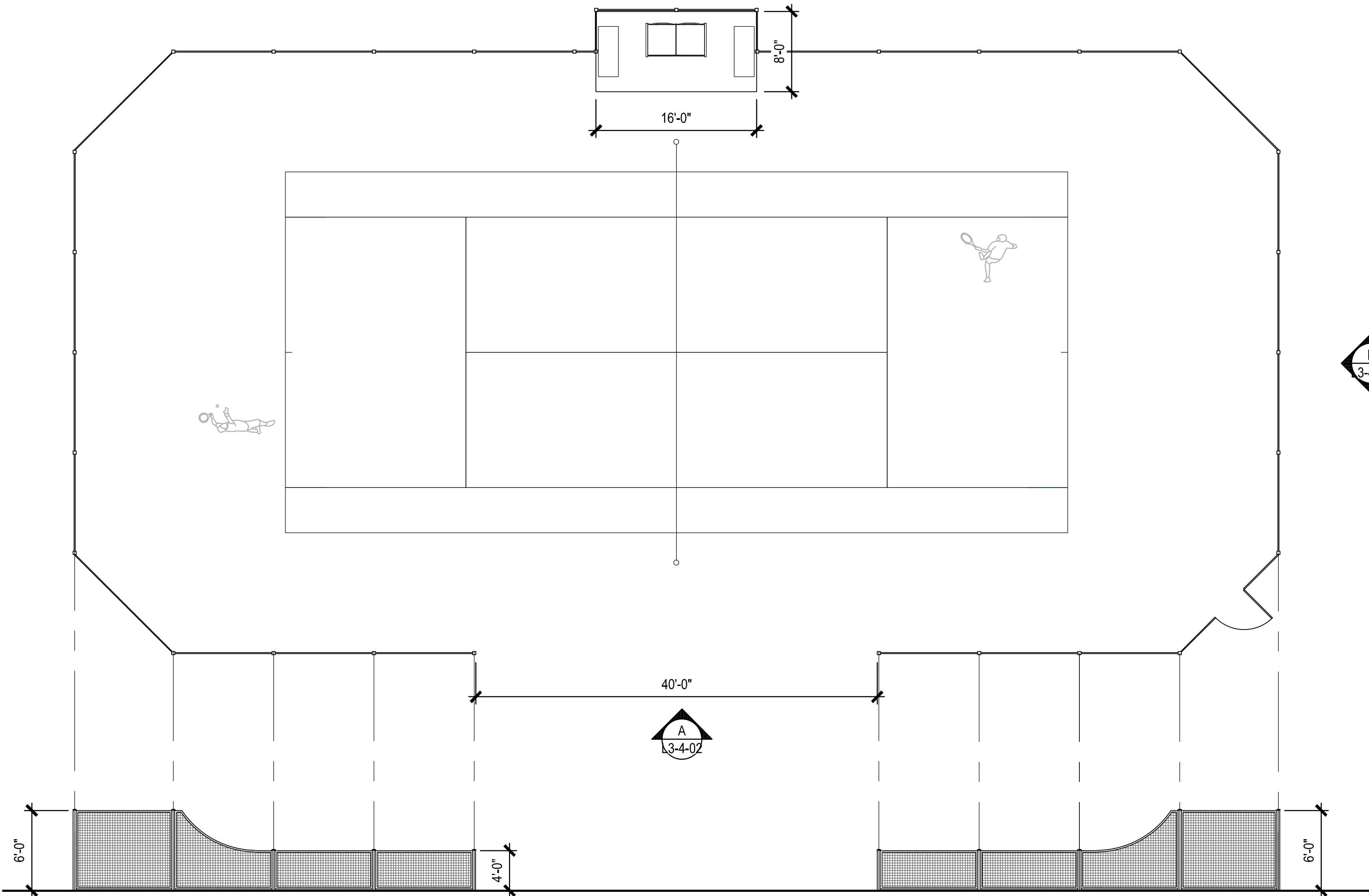
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ELEVATION A

ELEVATION B

# 1 FG-01 COURTS FENCE

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

| PC - PAVING / CURBS            |                                         |              |
|--------------------------------|-----------------------------------------|--------------|
| SYMBOL                         | ITEM                                    | DETAIL       |
| PC-01                          | 24"X24" PAVERS                          | 3<br>L3-4-03 |
| PC-02                          | 8"X24" PAVERS                           | 2<br>L3-4-01 |
| PC-03                          | 12"X24" PAVERS                          | 3<br>L3-4-03 |
| PC-04                          | WOOD DECK                               |              |
| PC-05                          | BRICK PAVERS                            |              |
| PC-06                          | POURED IN PLACE CONCRETE WITH AGGREGATE |              |
| FG - FENCES / GATES / RAILINGS |                                         |              |
| SYMBOL                         | ITEM                                    | DETAIL       |
| FG-01                          | COURTS GATE AND FENCE                   |              |
| SS - SITE STRUCTURE            |                                         |              |
| SYMBOL                         | ITEM                                    | DETAIL       |
| SS-01                          | SHADE STRUCTURE FRAME                   |              |
| SS-02                          | FABRIC COVER                            |              |
| SS-03                          | SHADE STRUCTURE POST                    |              |
| SS-04                          | DECK BEAMS                              |              |
| SS-05                          | DECK JOISTS                             |              |

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

B

THE BREAKERS

PALM BEACH

-TENNIS-

Client

THE BREAKERS  
PALM BEACH  
1 S County Rd  
Palm Beach, FL 33480

edsa

PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
TEL: 954.524.3330/C000001

Consultants

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Hearing Date

Submittal Date

Designed By

Drawn By

Approved / Checked By

Project Number

ARC-23-057  
ZON-23-049

CONSTRUCTION  
DRAWINGS

HARDSCAPE DETAILS

Revision Number

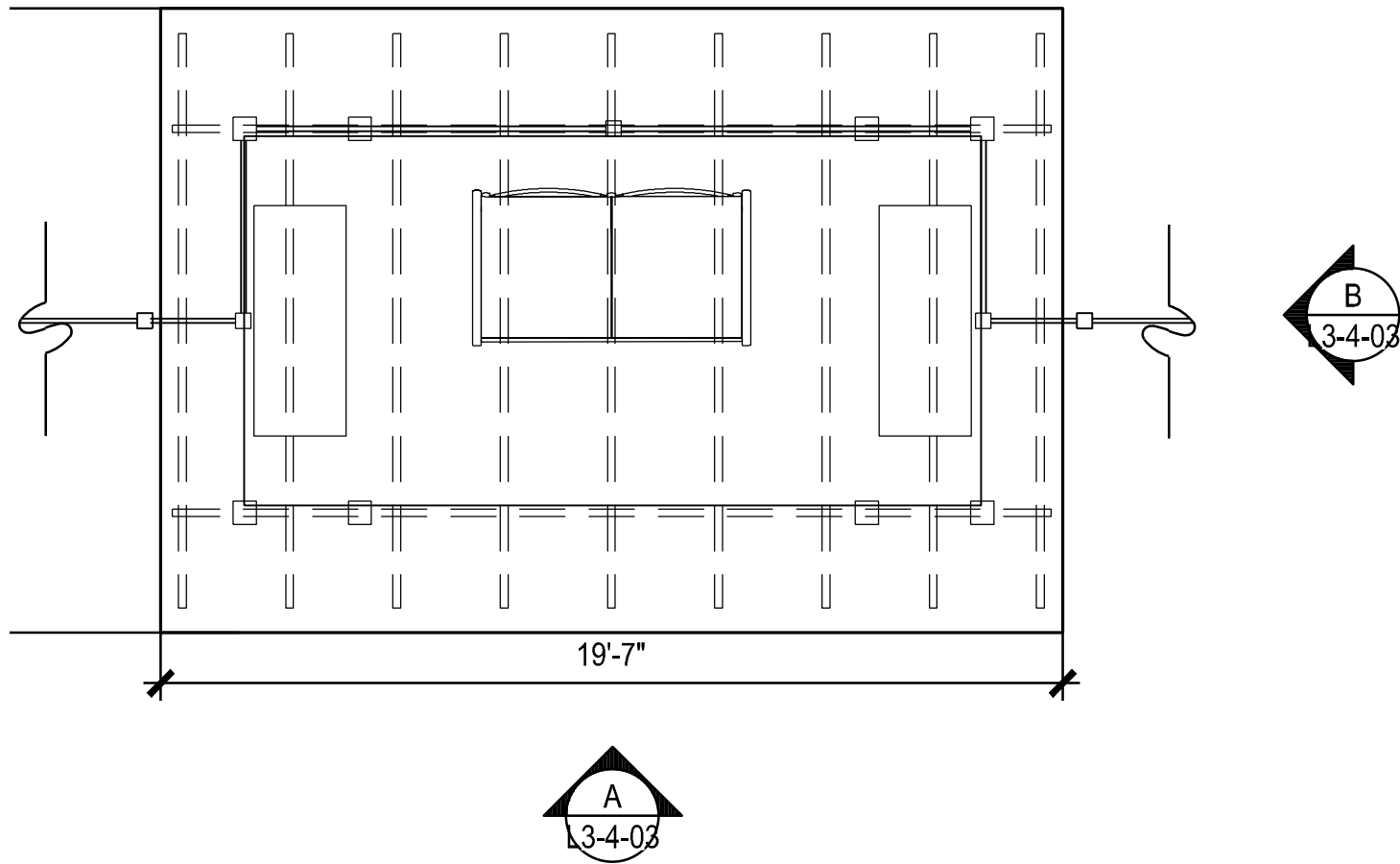
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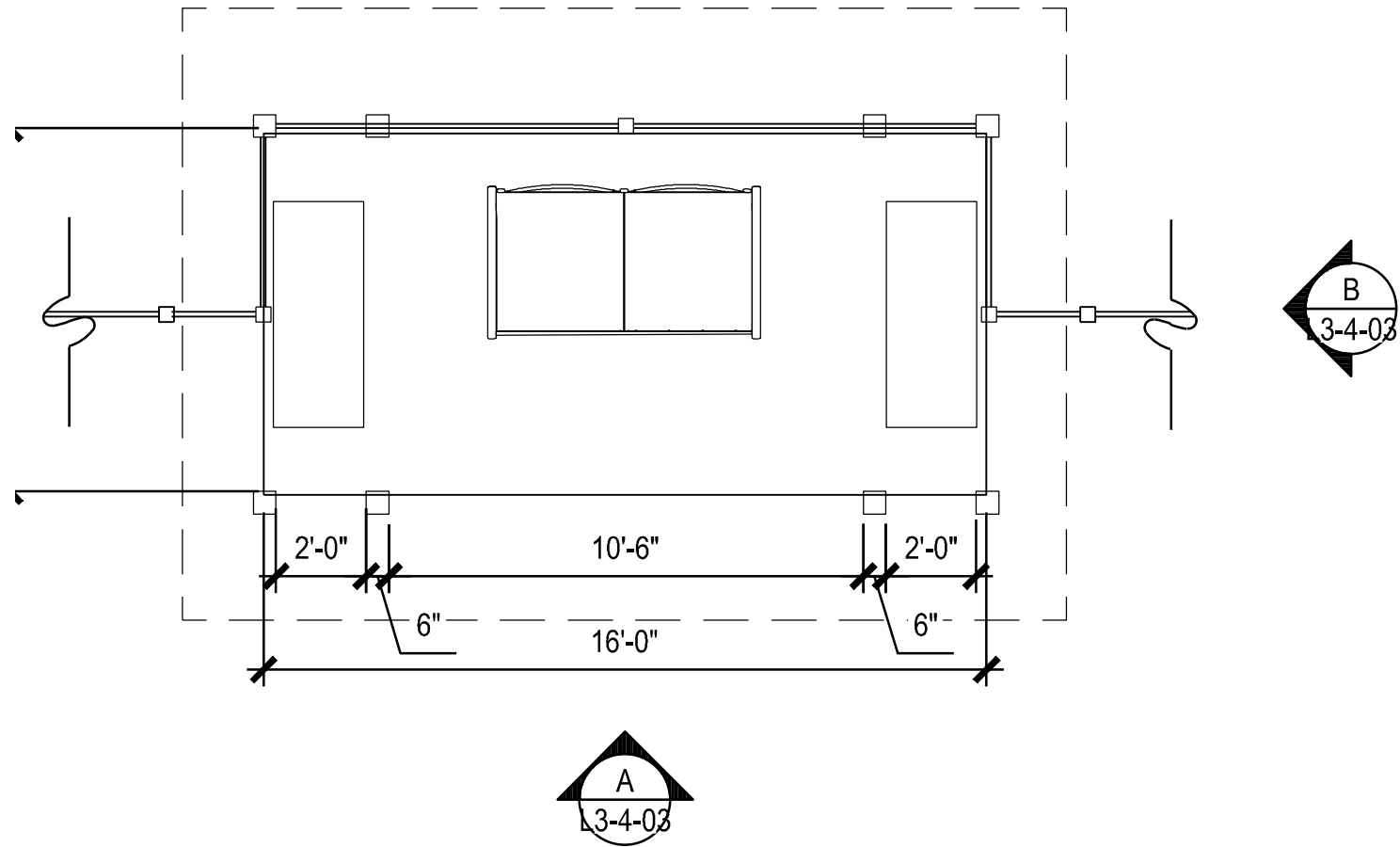
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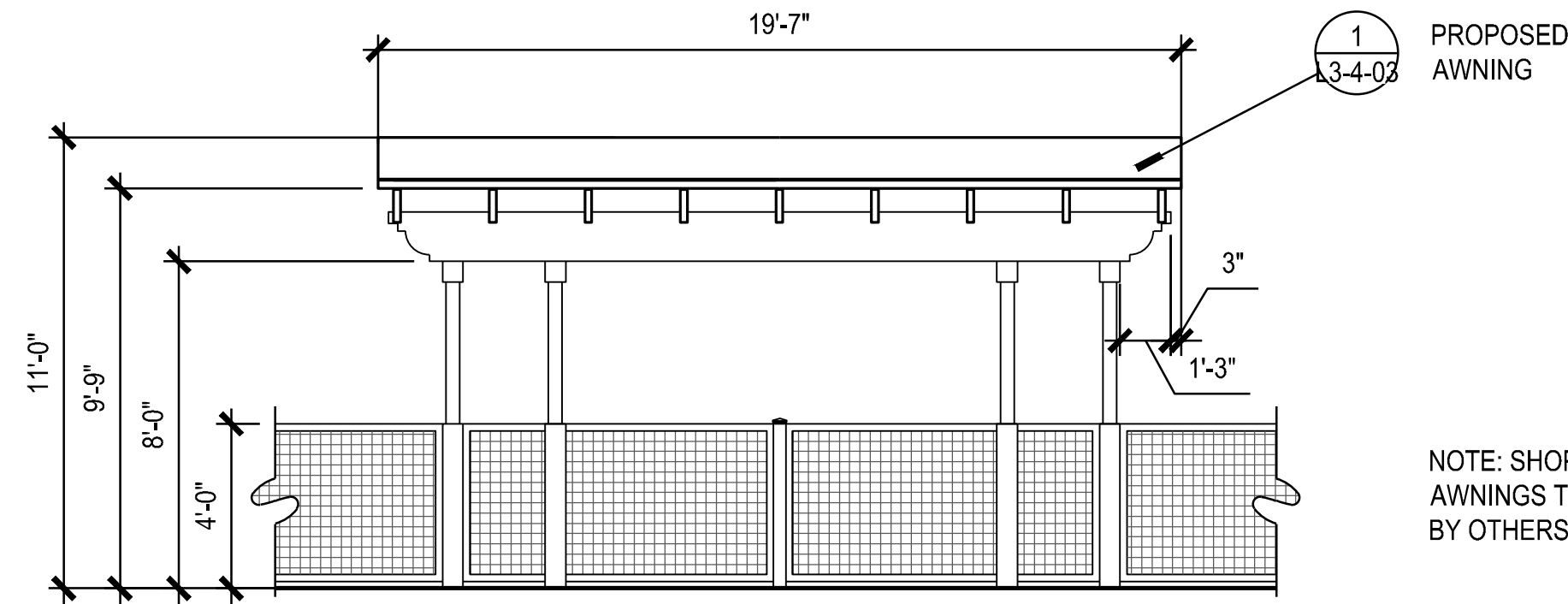
AWNING PLAN VIEW



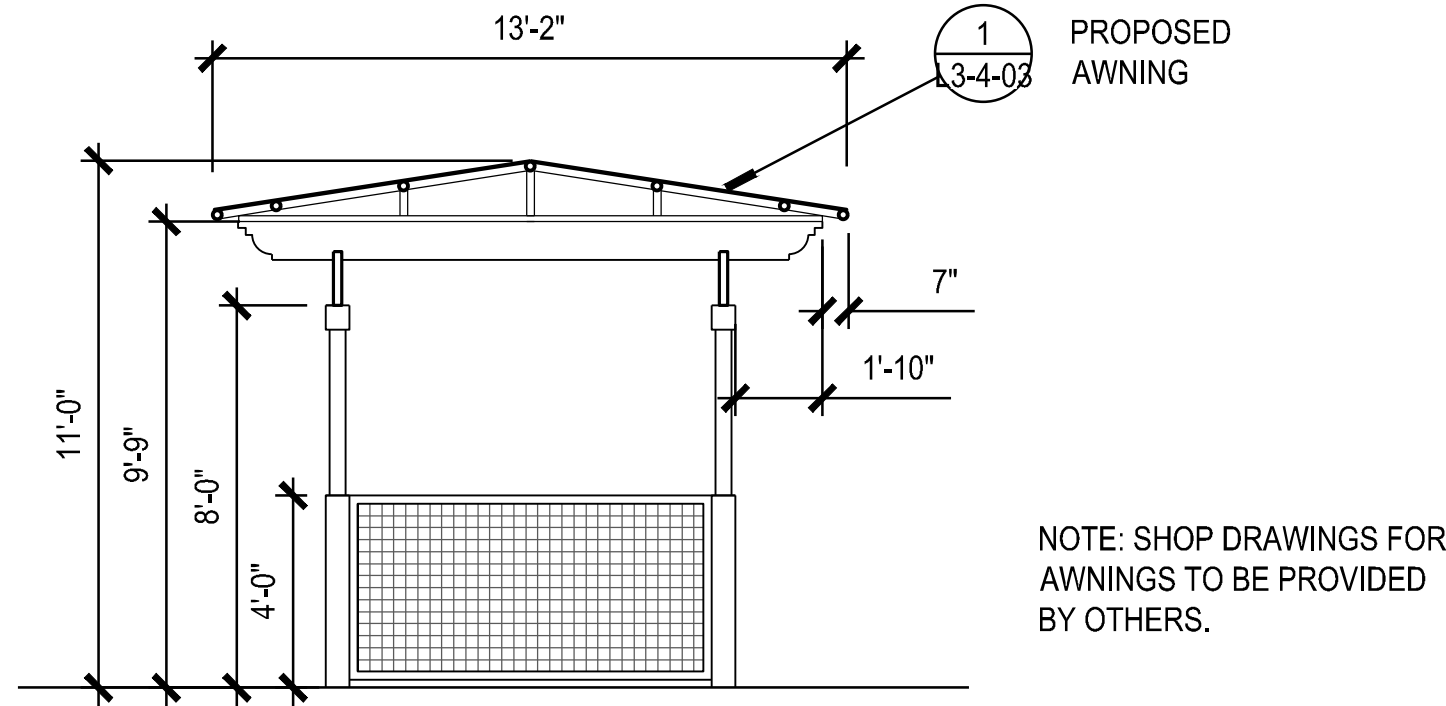
SHADE STRUCTURE PLAN VIEW



SHADE STRUCTURE 3D VIEW



ELEVATION A



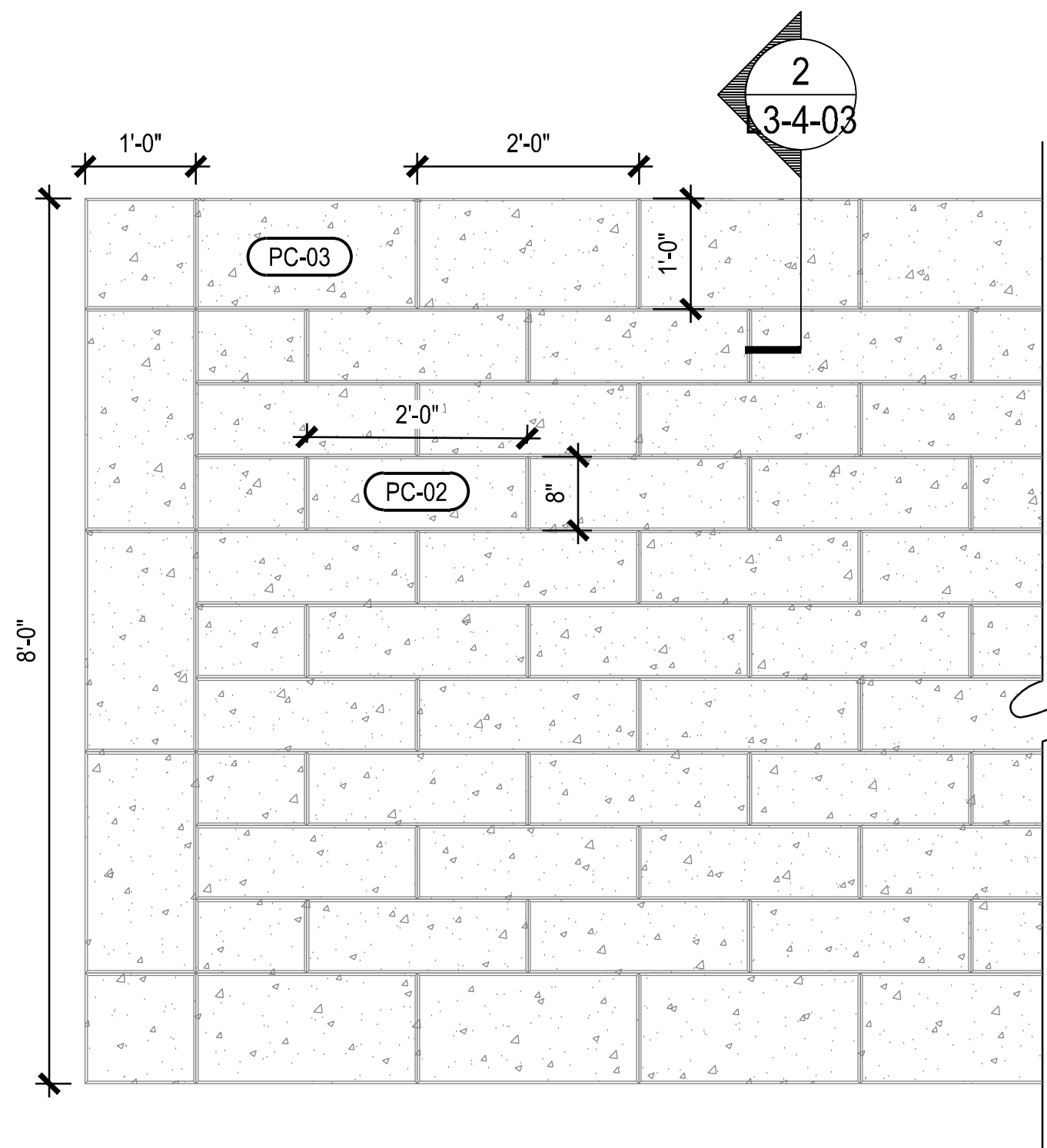
ELEVATION B

NOTE: SHOP DRAWINGS FOR  
AWNINGS TO BE PROVIDED  
BY OTHERS.

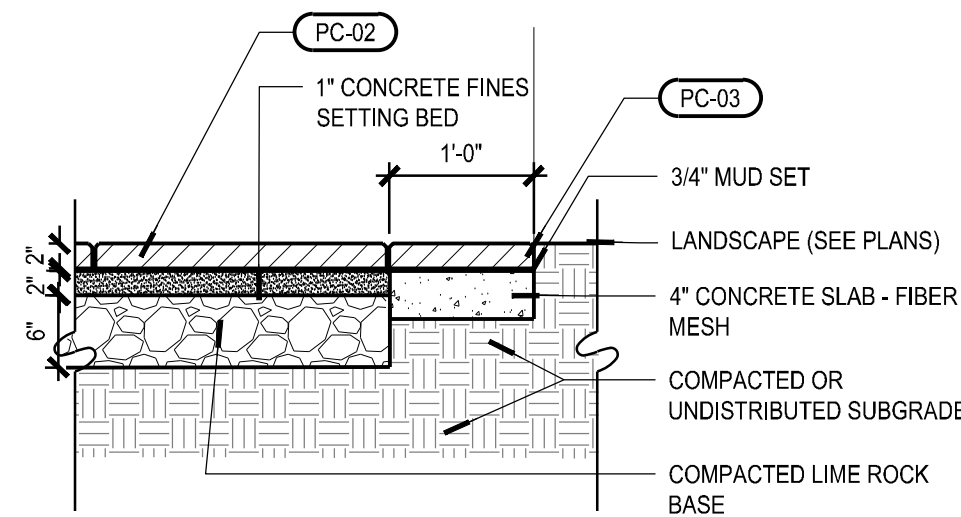
NOTE: SHOP DRAWINGS FOR  
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BY OTHERS.

## 1 SHADE STRUCTURE

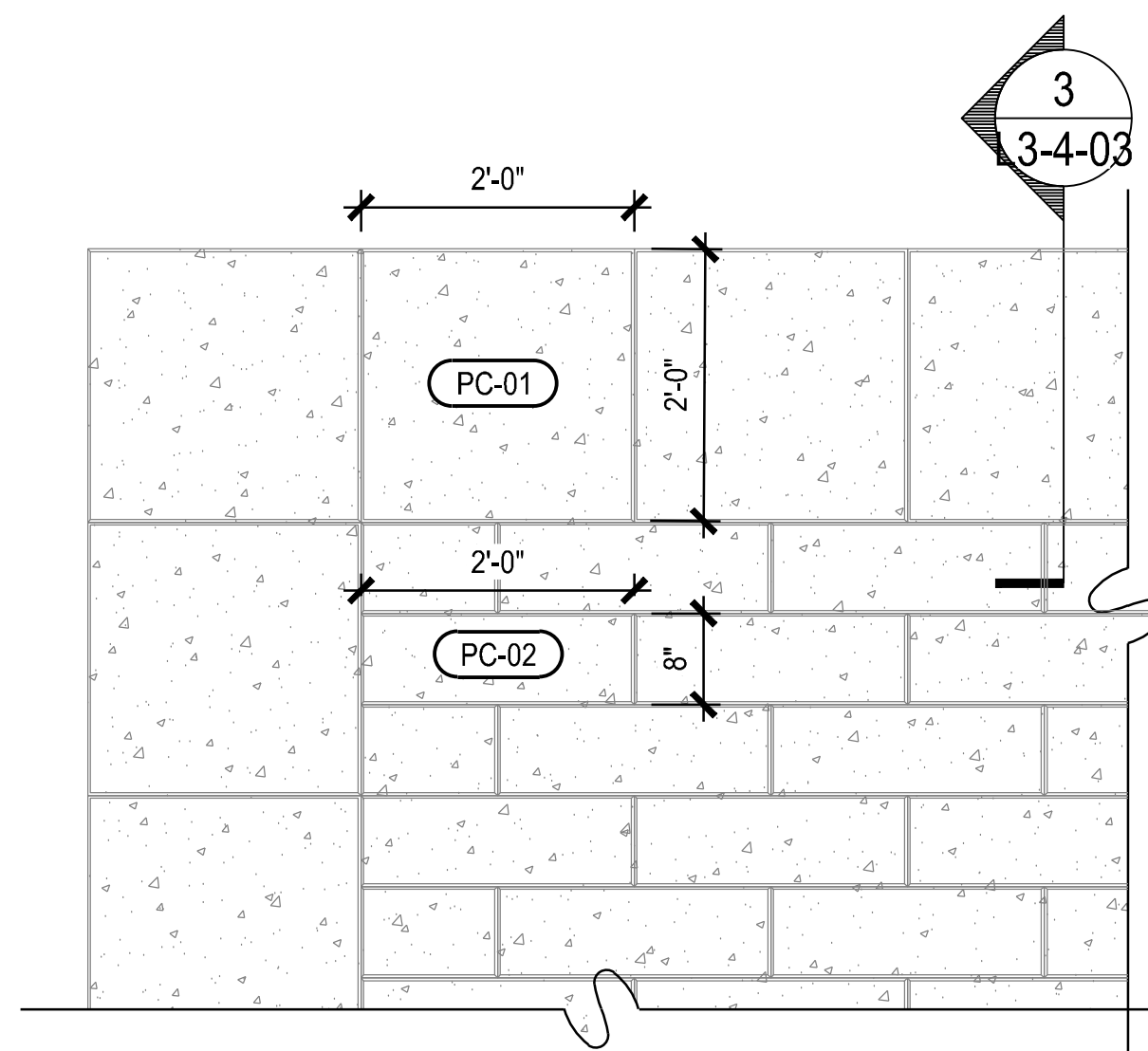
SCALE - 1/4"=1'-0"



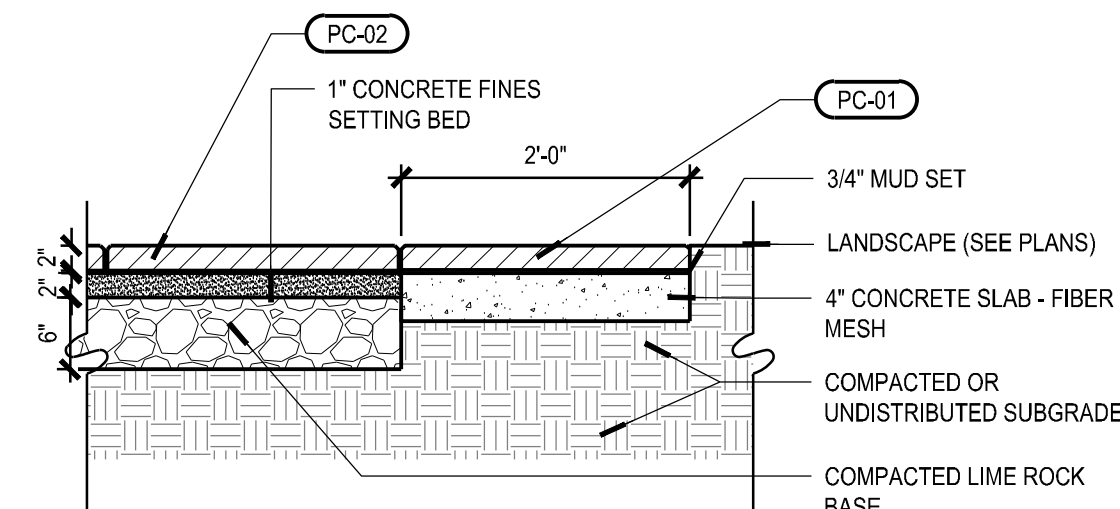
PLAN



SECTION



PLAN



SECTION

## 2 CONCRETE PAVERS PATH

SCALE - 1/4"=1'-0"

## 3 CONCRETE PAVERS PLAZAS

SCALE - 1/4"=1'-0"

### PC - PAVING / CURBS

| SYMBOL | ITEM                                    | DETAIL       |
|--------|-----------------------------------------|--------------|
| PC-01  | 24"x24" PAVERS                          | 3<br>L3-4-03 |
| PC-02  | 8"x24" PAVERS                           | 2<br>L3-4-01 |
| PC-03  | 12"x24" PAVERS                          | 3<br>L3-4-03 |
| PC-04  | WOOD DECK                               |              |
| PC-05  | BRICK PAVERS                            |              |
| PC-06  | POURED IN PLACE CONCRETE WITH AGGREGATE |              |

### FG - FENCES / GATES / RAILINGS

| SYMBOL | ITEM                  | DETAIL |
|--------|-----------------------|--------|
| FG-01  | COURTS GATE AND FENCE |        |

### SS - SITE STRUCTURE

| SYMBOL | ITEM                  | DETAIL |
|--------|-----------------------|--------|
| SS-01  | SHADE STRUCTURE FRAME |        |
| SS-02  | FABRIC COVER          |        |
| SS-03  | SHADE STRUCTURE POST  |        |
| SS-04  | DECK BEAMS            |        |
| SS-05  | DECK JOISTS           |        |

### WS - WALLS / STAIRS

| SYMBOL | ITEM            | DETAIL |
|--------|-----------------|--------|
| WS-01  | WOOD DECK STEPS |        |

### CS - COURT SURFACE

| SYMBOL | ITEM         | DETAIL |
|--------|--------------|--------|
| CS-01  | HARD SURFACE |        |

Project Name

**THE BREAKERS**  
PALM BEACH  
-TENNIS-

Client

**THE BREAKERS**  
PALM BEACH  
1 S County Rd  
Palm Beach, FL 33480

Consultants

**edsa** PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
1512 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
TEL: 954.524.3330/C000001

| Rev | Date | Issued for |
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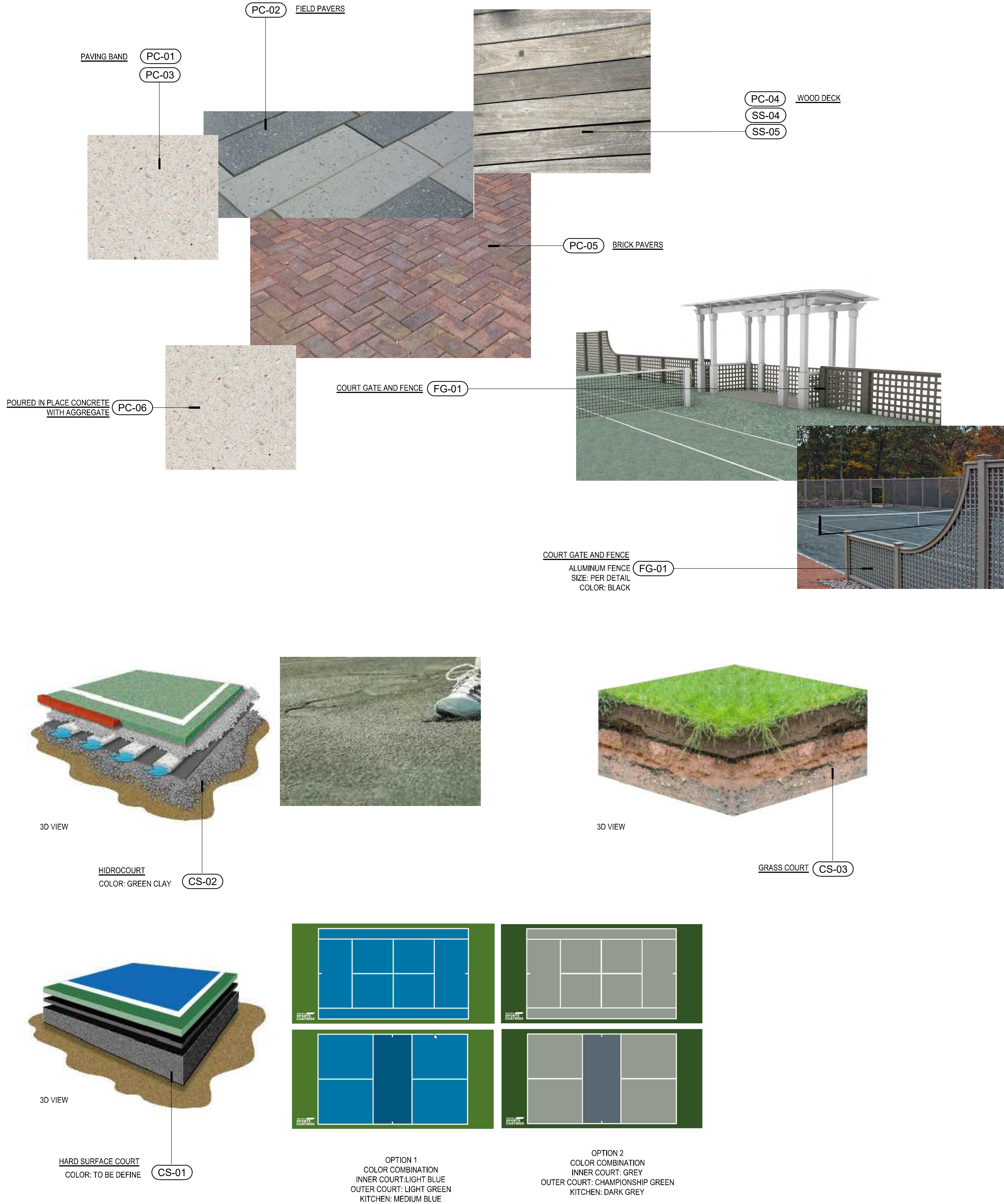
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ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)



Drawing name: G:\Teams\EDS\121067 - The Breakers\EDS\06-SHEETS\067 - Tennis\3-5-01 HARDSCAPE SCHEDULE.dwg 3-5-01 HARDSCAPE SCHEDULE Feb 27, 2023 12:47pm by dcaundo



PC - PAVING / CURBS

| SYMBOL | ITEM                                    | DETAIL       | DESCRIPTION                                                               | SOURCE                                                                                                                                                                    | NOTES             |
|--------|-----------------------------------------|--------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| PC-01  | 24"X24" PAVERS                          | 3<br>L3-4-03 | TYPE: CONCRETE PAVER<br>COLOR: IVORY<br>PATTERN: RUNNING BOND             | ARTISTIC PAVER<br>PH: (305) 653-7283<br>Contact info: Ricardo Vazquez<br>ricardo@artisticpavers.com                                                                       |                   |
| PC-02  | 8"X24" PAVERS                           | 2<br>L3-4-01 | TYPE: CONCRETE PAVER<br>COLOR: IVORY, SILVER SAM<br>PATTERN: RUNNING BOND | ARTISTIC PAVER<br>PH: (305) 653-7283<br>Contact info: Ricardo Vazquez<br>ricardo@artisticpavers.com                                                                       |                   |
| PC-03  | 12"X24" PAVERS                          | 3<br>L3-4-03 | TYPE: CONCRETE PAVER<br>COLOR: IVORY<br>PATTERN: RUNNING BOND             | ARTISTIC PAVER<br>PH: (305) 653-7283<br>Contact info: Ricardo Vazquez<br>ricardo@artisticpavers.com                                                                       |                   |
| PC-04  | WOOD DECK                               |              | TYPE: IPE WOOD<br>COLOR: NATURAL                                          |                                                                                                                                                                           |                   |
| PC-05  | BRICK PAVERS                            |              | COLOR: OLD BARCELONA<br>SIZE: 4"X8"X2 3/8"                                | P&G PAVERS, INC.<br>PH: (305) 653-9196<br>WEBSITE: https://pandgpavers.com<br>ADDRESS: 6671 W. Indiantown Rd., Suite 50-278<br>Jupiter, FL 33458<br>ralph@pandgpavers.com | TO MATCH EXISTING |
| PC-06  | POURED IN PLACE CONCRETE WITH AGGREGATE |              |                                                                           |                                                                                                                                                                           |                   |

FG - FENCES / GATES / RAILINGS

| SYMBOL | ITEM                  | DETAIL | DESCRIPTION                                        | SOURCE                                                                                                           | NOTES                                                                 |
|--------|-----------------------|--------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| FG-01  | COURTS GATE AND FENCE |        | ALUMINUM FENCE<br>SIZE: PER DETAIL<br>COLOR: BLACK | SEASIDE EXTERIORS<br>PH: (772) 631-3227<br>WEBSITE: https://seaside-exteriors.com<br>sales@seaside-exteriors.com | COLOR AND FINISH TO BE APPROVED BY THE CLIENT AND LANDSCAPE ARCHITECT |

SS - SITE STRUCTURE

| SYMBOL | ITEM                  | DETAIL | DESCRIPTION                                                             | SOURCE | NOTES |
|--------|-----------------------|--------|-------------------------------------------------------------------------|--------|-------|
| SS-01  | SHADE STRUCTURE FRAME |        | BY ARCHITECT DRAWINGS                                                   |        |       |
| SS-02  | FABRIC COVER          |        | BY ARCHITECT DRAWINGS                                                   |        |       |
| SS-03  | SHADE STRUCTURE POST  |        | BY ARCHITECT DRAWINGS                                                   |        |       |
| SS-04  | DECK BEAMS            |        | TYPE: SOUTHERN PINE<br>SIZE: 2"X12" (LENGTH PER PLAN)<br>COLOR: NATURAL |        |       |
| SS-05  | DECK JOISTS           |        | TYPE: SOUTHERN PINE<br>SIZE: 2"X8" (LENGTH PER PLAN)<br>COLOR: NATURAL  |        |       |

WS - WALLS / STAIRS

| SYMBOL | ITEM            | DETAIL | DESCRIPTION                     | SOURCE | NOTES |
|--------|-----------------|--------|---------------------------------|--------|-------|
| WS-01  | WOOD DECK STEPS |        | TYPE: IPEWOOD<br>COLOR: NATURAL |        |       |

CS - COURT SURFACE

| SYMBOL | ITEM         | DETAIL | DESCRIPTION                | SOURCE                                                                                                                   | NOTES |
|--------|--------------|--------|----------------------------|--------------------------------------------------------------------------------------------------------------------------|-------|
| CS-01  | HARD SURFACE |        | HAR-TRU HARD COURT SURFACE | SUPPLIER: HAR-TRU<br>PHONE: 1877-422-7878<br>WEBSITE: https://hartru.com/pages/acrylic-colors                            |       |
| CS-02  | HYDROCOURT   |        | HAR-TRU GREEN CLAY         | SUPPLIER: HAR-TRU<br>PHONE: 1877-422-7878<br>WEBSITE: https://hartru.com/products/har-tru-green-clay?variant=29102288329 |       |
| CS-03  | GRASS COURT  |        |                            |                                                                                                                          |       |

Project Name



Client

THE BREAKERS  
PALM BEACH  
1 S County Rd  
Palm Beach, FL 33480



PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
1512 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
TEL: 954.524.3330 C0000001

Consultants

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| Hearing Date          |                   |
| Submittal Date        | FEBRUARY 09, 2023 |
| Designed By           | CF                |
| Drawn By              | HK, NR, CF        |
| Approved / Checked By | CMIPM             |
| Project Number        | 121067            |

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| Project Number | ARC-23-057<br>ZON-23-049 |
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| Sheet Title | HARDSCAPE SCHEDULE |
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| Revision Number | Sheet Number |
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ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)



1" = 30'-0"

0 30' 60'

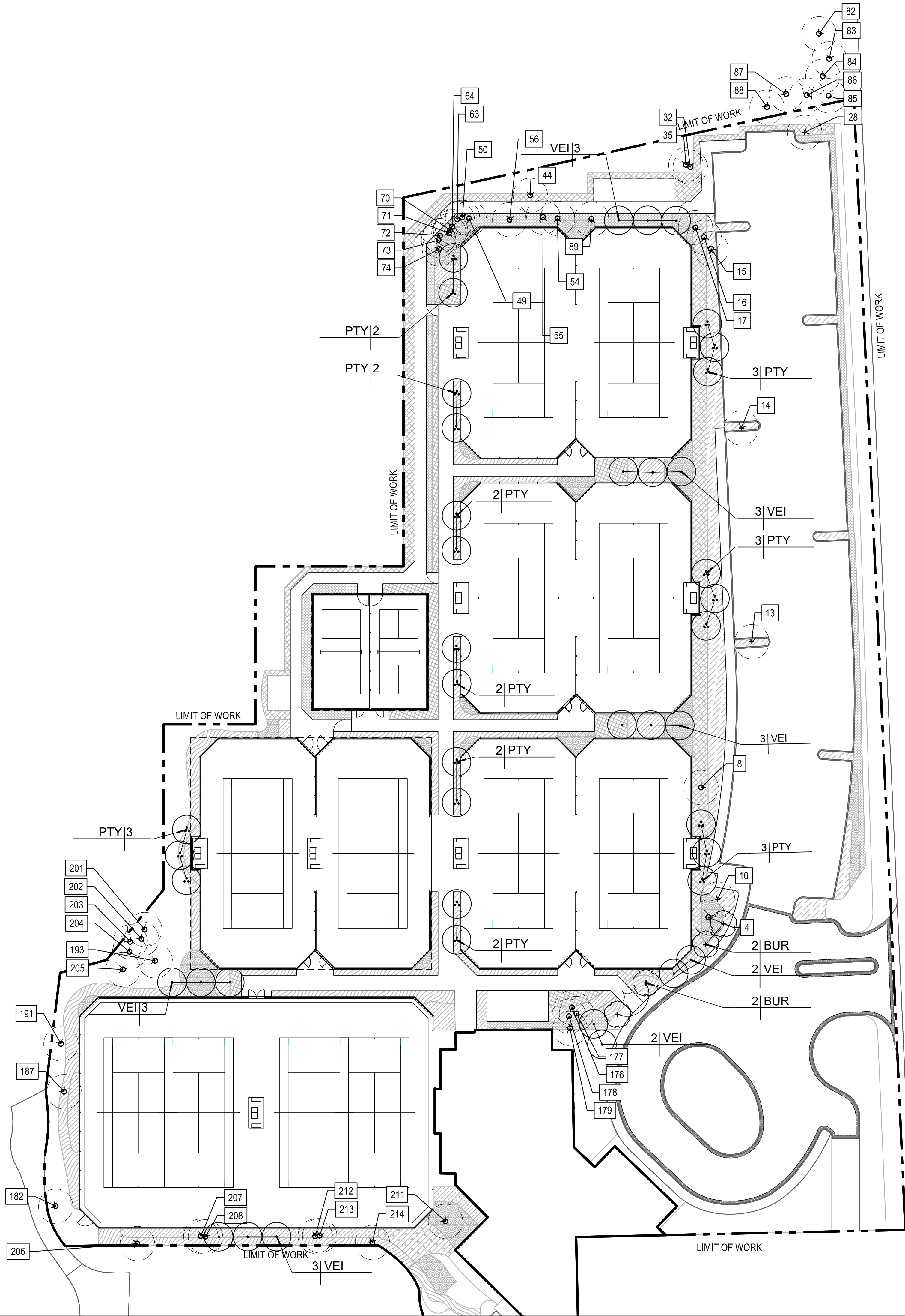
NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

|                                                                                       |              |
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| Revision Number                                                                       | Sheet Number |
|  | L4-1-01      |

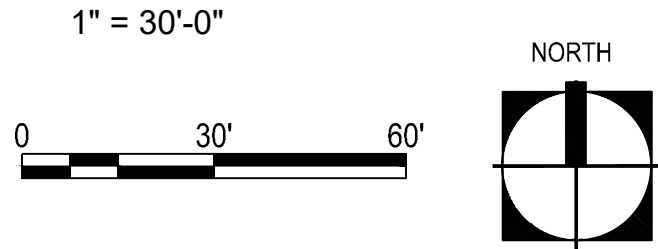


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| PLANT SCHEDULE |      |     |                      |                 |                      |
|----------------|------|-----|----------------------|-----------------|----------------------|
| TREES          | CODE | QTY | BOTANICAL NAME       | COMMON NAME     | CONT. SIZE           |
|                | BUR  | 4   | Bursera simaruba     | Gumbo Limbo     | 14'-16' O.A. HT      |
|                | PTY  | 24  | Ptychosperma elegans | Alexander Palm  | F.G.TRP 16'-18' O.A. |
|                | VEI  | 19  | Veitchia arecina     | Montgomery Palm | 16'-18' O.A. 8' GW   |

|  |                |
|--|----------------|
|  | REMAINING PALM |
|  | REMAINING TREE |



ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

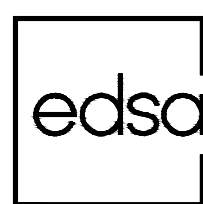


**-TENNIS-**

Client

**THE BREAKERS  
PALM BEACH**

1 S County Rd  
Palm Beach, FL 33480



PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
TEL: 954.524.3330 C0000001

Consultants

| Rev | Date | Issued for |
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| Hearing Date          |                   |
| Submittal Date        | FEBRUARY 09, 2023 |
| Designed By           | CF                |
| Drawn By              | HK, NR, CF        |
| Approved / Checked By | CM/PM             |
| Project Number        | 121067            |

Seal

Project Number

ARC-23-057  
ZON-23-049

Project Phase

CONSTRUCTION  
DRAWINGS

Sheet Title

TREE PLAN

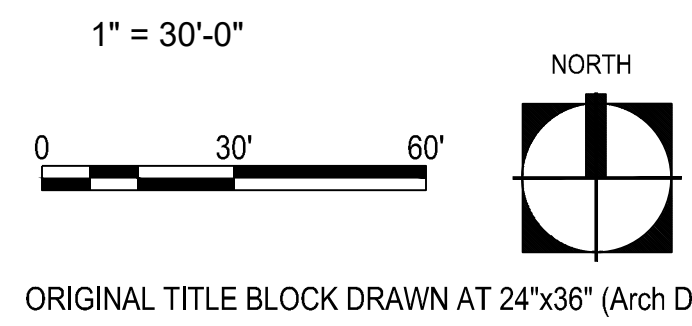
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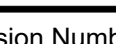
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| ARC-23-057 (ZON-23-049) |       | 2 South County Road |                     |
|-------------------------|-------|---------------------|---------------------|
|                         | Total | Total Native        | percentage Provided |
| Trees                   | 4     | 4                   | 100%                |
| Shrubs                  | 1983  | 1104                | 56%                 |
| Vines/GC                | 6171  | 876                 | 14.10%              |

|                                                                                       |              |
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| Revision Number                                                                       | Sheet Number |
|  | L6-1-01      |



PLANTING PALETTE  
CHARACTER IMAGES

TREES AND PALMS



**Alexander Palm**  
*Ptychosperma elegans*



**Montgomery Palm**  
*Veitchia arecina*



**Gumbo Limbo**  
*Bursera simaruba*

LOW SHRUBS



**Emerald Blanket Dwarf Nata Plum**  
*Carssa marcocarpa* 'Emerald Blanket'



**Texas Sage**  
*Leucophyllum candidum*



**Liriope**  
*Liriope muscari*



**Boston Fern**  
*Nephrolepis exaltata*



**Coonti Cycad**  
*Zamia pumila*

MEDIUM SHRUBS



**Red Tip Cocoplum**  
*Chrysobalanus icaco* 'Red Tip'



**Silver Buttonwood**  
*Conocarpus erectus* var. *sericeus*



**Silver Saw Palmetto**  
*Serenoa repens* 'Silver'

HIGH SHRUBS



**Small Leaf Clusia**  
*Clusia guttifera*

Project Name



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| Project Number | ARC-23-057<br>ZON-23-049 |
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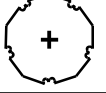
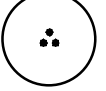
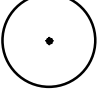
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| Sheet Title | PLANTING PALETTE |
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| Revision Number | Sheet Number |
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Drawing name: G:\Teams\ECPS\121067 - The Breakers\EDS\06-SHEETS\067 - Tennis\6-4-01 PLANTING SCHEDULE.dwg    6-4-01 PLANTING SCHEDULE    Feb 27, 2023    12:46pm    by: dfacundo

| PLANT SCHEDULE                                                                      |      |     |                      |                 |                 |              |
|-------------------------------------------------------------------------------------|------|-----|----------------------|-----------------|-----------------|--------------|
| TREES                                                                               | CODE | QTY | BOTANICAL NAME       | COMMON NAME     | CONT.           | SIZE         |
|  | BUR  | 4   | Bursera simaruba     | Gumbo Limbo     | 14'-16' O.A. HT |              |
|  | PTY  | 24  | Ptychosperma elegans | Alexander Palm  | F.G.TRP         | 16'-18' O.A. |
|  | VEI  | 19  | Veitchia arecina     | Montgomery Palm | 16'-18' O.A.    | 8' GW        |

|                                                                                     |                |
|-------------------------------------------------------------------------------------|----------------|
|  | REMAINING PALM |
|  | REMAINING TREE |

| PLANT SCHEDULE |       |                                      |                                  |        |                    |            |          |
|----------------|-------|--------------------------------------|----------------------------------|--------|--------------------|------------|----------|
| SHRUB AREAS    | QTY   | BOTANICAL NAME                       | COMMON NAME                      | CONT   | SIZE               | NATIVE     | SPACING  |
| CAE            | 1,269 | Carissa macrocarpa 'Emerald Blanket' | Emerald Blanket Dwarf Natal Plum | 3 Gal. | 18" O.A.           | Non-native | 20" o.c. |
| CHR            | 65    | Chrysobalanus icaco 'Red Tip'        | Red Tip Cocoplum                 | 7 gal  | 30" Ht. x 30" Sprd | Yes        | 30" o.c. |
| CLS            | 406   | Clusia guttifera                     | Small Leaf Clusia                | 15 gal | 4' Ht. x 3' Spr.   | Non-native | 36" o.c. |
| CON            | 658   | Conocarpus erectus sericeus          | Silver Buttonwood                | 7 gal  | 48" O.A.           | Yes        | 36" o.c. |
| LEU            | 473   | Leucophyllum candidum                | Texas Sage                       | 3 Gal. | 18" O.A.           | Non-native | 24" o.c. |
| LIR            | 4,026 | Liriope muscari                      | Lilyturf                         | 3 Gal. | 10" O.A.           | Non-native | 14" o.c. |
| NEP EXA        | 478   | Nephrolepis exaltata                 | Boston Fern                      | 3 Gal. | 12" - 18" O.A.     | Yes        | 12" o.c. |
| SES            | 381   | Serenoa repens 'Cinerea'             | Silver Saw Palmetto              | 7 gal  | 36" O.A.           | Yes        | 36" o.c. |
| ZAP            | 398   | Zamia pumila                         | Coontie Cycad                    | 3 Gal. | 18" O.A.           | Yes        | 30" o.c. |

Project Name



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Seal

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CONSTRUCTION  
DRAWINGS

Sheet Title

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Revision Number



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L6-4-01