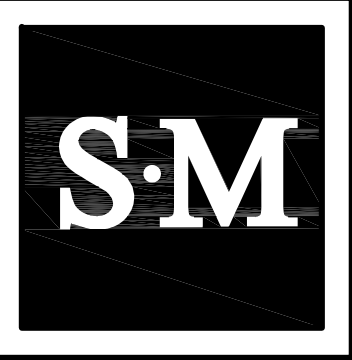




ARTISTIC RENDERING - NORTH ELEVATION FROM SEABREEZE



NEW PROJECT
ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH
SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •
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FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757

CONCEPT SKETCHES	2022-07-19
SCHEM. DESIGN	2022-08-19
SCHEM. DESIGN	2022-09-13
PRE-APP SUBMITTAL	2022-09-19
FIRST SUBMITTAL	2022-10-03
SECOND SUBMITTAL	2022-10-24
SECOND SUBMITTAL	2023-11-28
DROP-OFF SUBMITTAL	2022-12-09
DROP-OFF SUBMITTAL	2023-05-08
DROP-OFF SUBMITTAL	2023-07-10

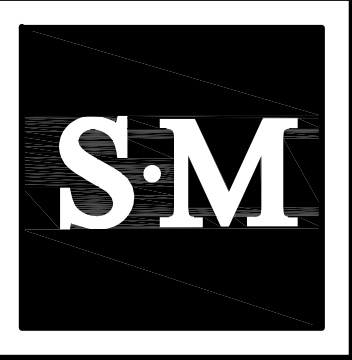
NO: 22034
DWG. BY: PGP
SHEET:

R-1

ARC - 22-243 [ZON - 23 - 014]



ARTISTIC RENDERING - FROM THE SOUTH WEST



NEW PROJECT
ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH
SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •
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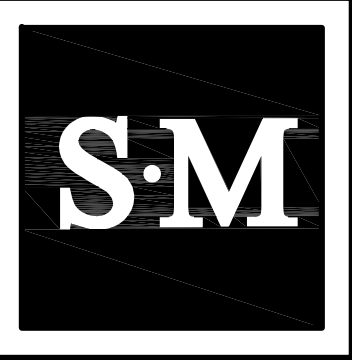
FLORIDA AAC
NO. 001285
HAROLD J. SMITH
REGISTERED ARCHITECT 8742
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757
CONCEPT SKETCHES 2022-07-19
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SCHEM. DESIGN 2022-09-13
PRE-APP SUBMITTAL 2022-09-19
FIRST SUBMITTAL 2022-10-03
SECOND SUBMITTAL 2022-10-24
SECOND SUBMITTAL 2023-11-28
DROP-OFF SUBMITTAL 2022-12-09
DROP-OFF SUBMITTAL 2023-05-08
DROP-OFF SUBMITTAL 2023-07-10

NO: 22034
DWG. BY: PGP
SHEET:
R-2

ARC - 22-243 [# ZON - 23 - 014]



ARTISTIC RENDERING - AERIAL VIEW FROM THE NORTH EAST



NEW PROJECT
ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH
SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

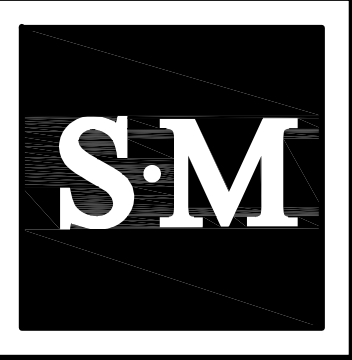
FLORIDA AAC		
NO. 001285		
HAROLD J. SMITH REGISTERED ARCHITECT 8742		
JONATHAN C. MOORE REGISTERED ARCHITECT 13541		
PETER G. PAPADOPOULOS REGISTERED ARCHITECT 92952		
DANIEL KAHAN REGISTERED ARCHITECT 94757		
CONCEPT SKETCHES	2022-07-19	
SCHEM. DESIGN	2022-08-19	
SCHEM. DESIGN	2022-09-13	
PRE-APP SUBMITTAL	2022-09-19	
FIRST SUBMITTAL	2022-10-03	
SECOND SUBMITTAL	2022-10-24	
SECOND SUBMITTAL	2023-11-28	
DROP-OFF SUBMITTAL	2022-12-09	
DROP-OFF SUBMITTAL	2023-05-08	
DROP-OFF SUBMITTAL	2023-07-10	

NO: 22034
DWG. BY: PGP
SHEET:
R-4

ARC - 22 -243 [# ZON - 23 - 014]



ARTISTIC RENDERING - AERIAL VIEW FROM THE SOUTH WEST



NEW PROJECT
ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH
SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC
NO. 001285
HAROLD J. SMITH
REGISTERED ARCHITECT 8742
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757
CONCEPT SKETCHES 2022-07-19
SCHEM. DESIGN 2022-08-19
SCHEM. DESIGN 2022-09-13
PRE-APP SUBMITTAL 2022-09-19
FIRST SUBMITTAL 2022-10-03
SECOND SUBMITTAL 2022-10-24
SECOND SUBMITTAL 2023-11-28
DROP-OFF SUBMITTAL 2022-12-09
DROP-OFF SUBMITTAL 2023-05-08
DROP-OFF SUBMITTAL 2023-07-10

NO: 22034
DWG. BY: PGP
SHEET:
R-5



SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

CONCEPT SKETCHES	2022-07-19
ATMOSPHERIC PERSPECTIVE	2022-08-18

CHEM. DESIGN	2022-09-13
PRE-APP SUBMITTAL	2022-09-19
FIRST SUBMITTAL	2022-10-03
SECOND SUBMITTAL	2022-10-24
SECOND SUBMITTAL	2022-11-28
DROP-OFF SUBMITTAL	2022-12-09
DROP-OFF SUBMITTAL	2023-05-08
DROP-OFF SUBMITTAL	2023-07-10

NO: 22034

DWG. BY: PGP
SHEET:

DT-2



SCALE: 1/2"=1'-0"



BENJAMIN MOORE - DUNE WHITE 968



FARROW&BALL - BREAKFAST ROOM GREEN No.81



BENJAMIN MOORE - DUNE WHITE 968



SCALE: 1/2" = 1'-0"

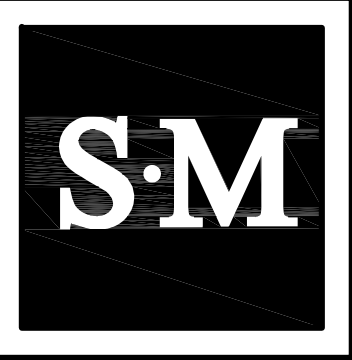


SCALE: 1/2" = 1'-0"



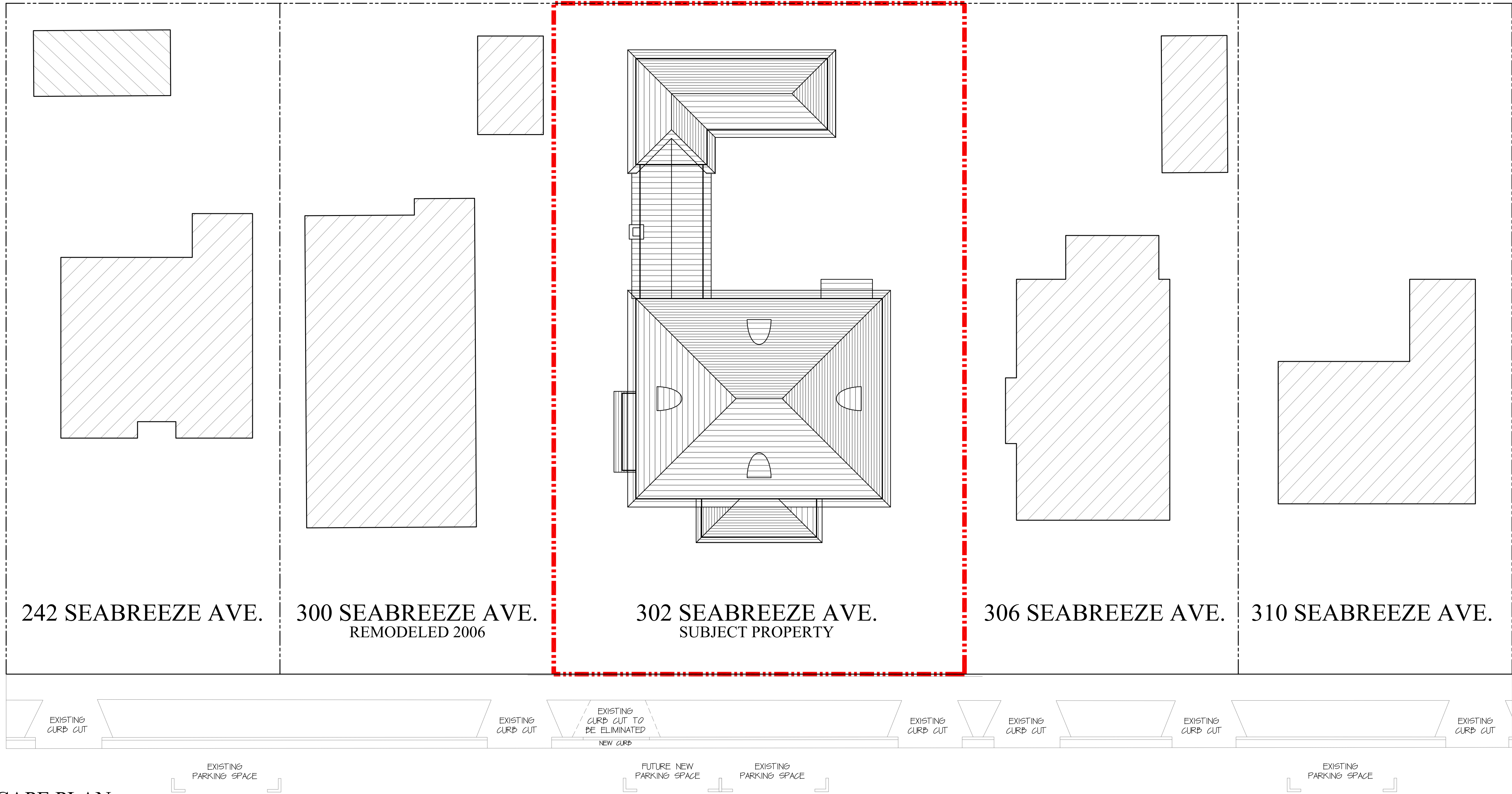
SCALE: 1/2" = 1'-0"

ARC - 22 - 243 [# ZON - 23 - 014]

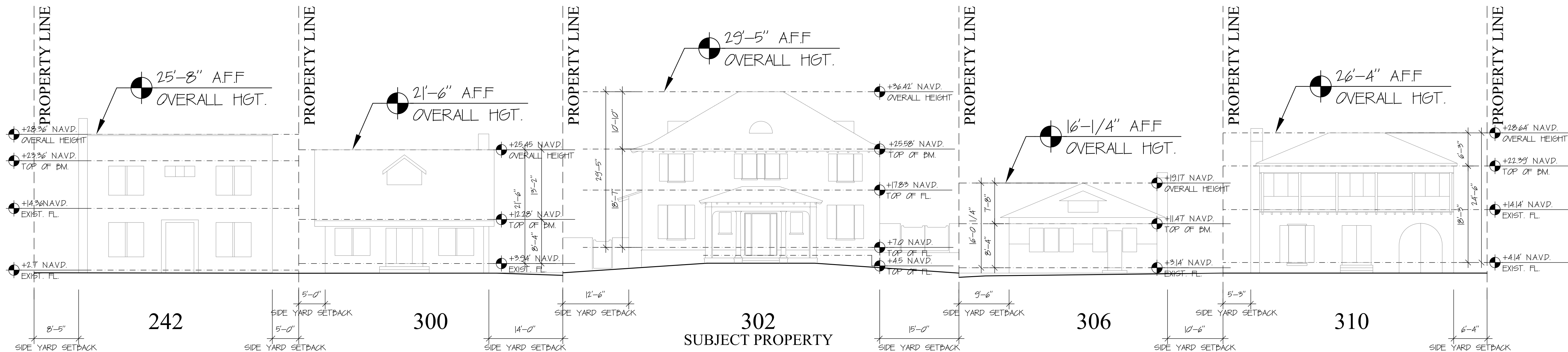


NEW PROJECT
ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •
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STREETSCAPE PLAN
3/32" = 1'-0"



STREETSCAPE ELEVATION
3/32" = 1'-0"

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

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DROP-OFF SUBMITTAL 2023-05-08
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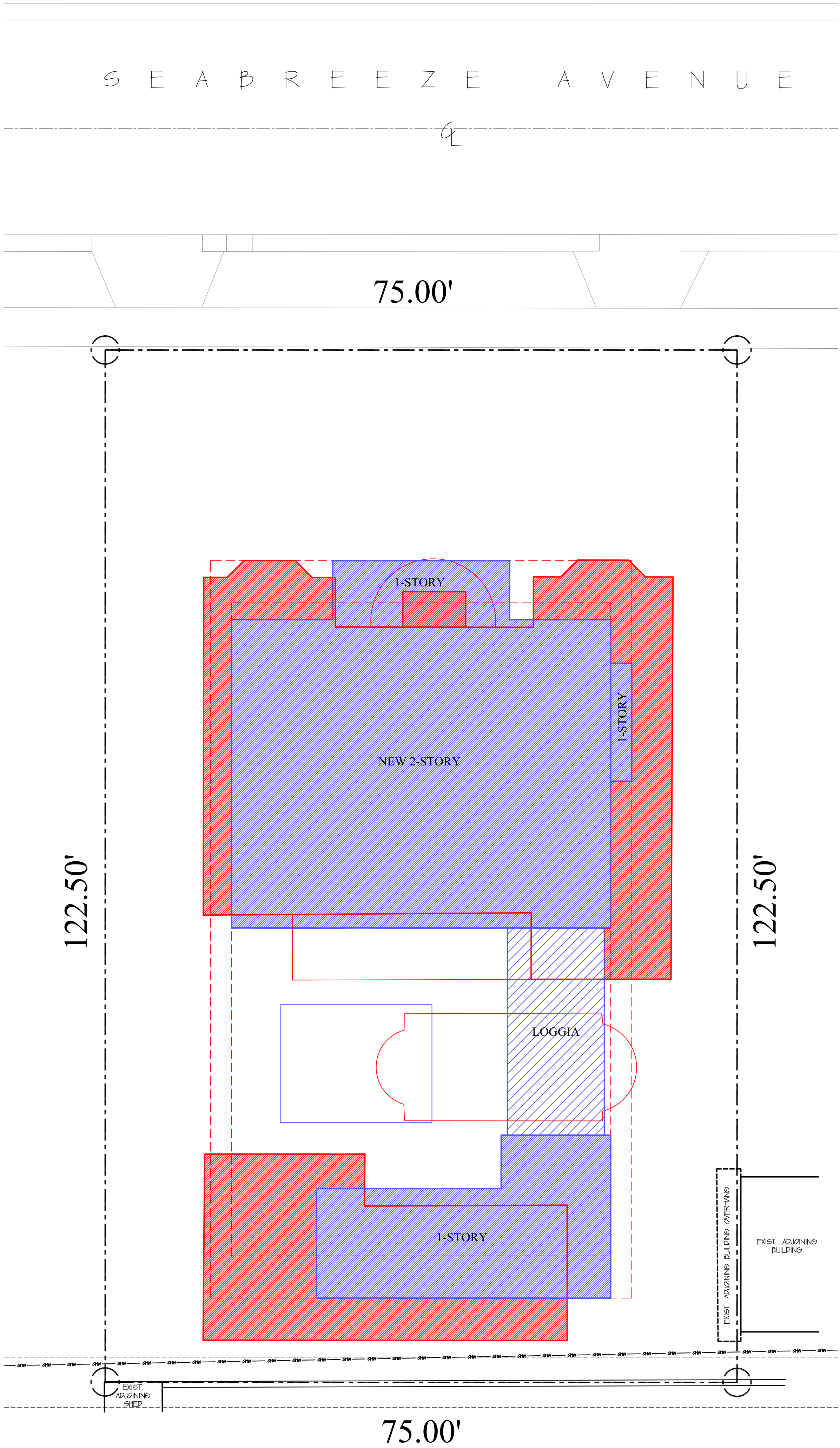
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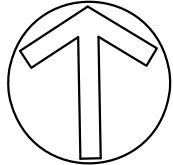
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SV-3

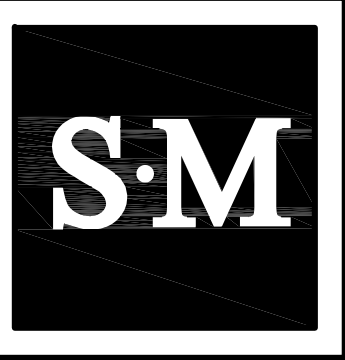
ARC - 22-243 [# ZON - 23 - 014]



- LEGEND:
- INDICATES LOCATION OF EXISTING STRUCTURE & POOL TO BE REMOVED
 - INDICATES LOCATION OF PROPOSED STRUCTURE & POOL



EXISTING AND PROPOSED
SITE PLAN OVERLAY
SCALE: 1/8"=1'-0"



NEW PROJECT
ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH
SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •
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FLORIDA AAC
NO. 001285

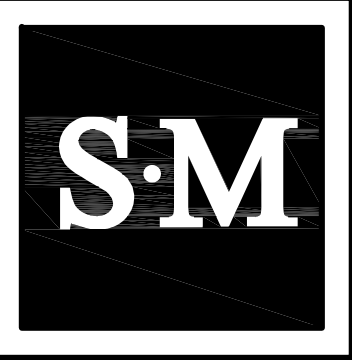
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DROP-OFF SUBMITTAL	2022-12-09
DROP-OFF SUBMITTAL	2023-05-08
DROP-OFF SUBMITTAL	2023-07-10

NO: 22034
DWG. BY: PGP
SHEET:

SV-4

ARC - 22-243 # ZON - 23 - 014



NEW PROJECT
ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

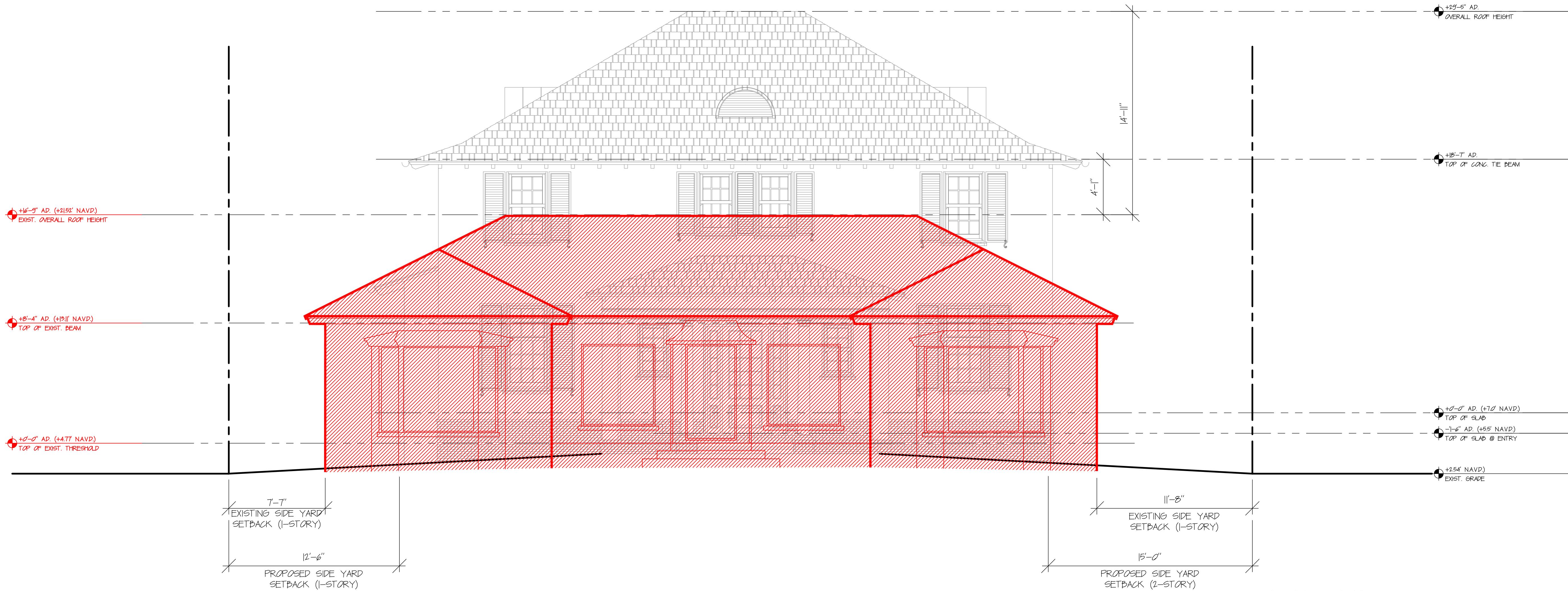
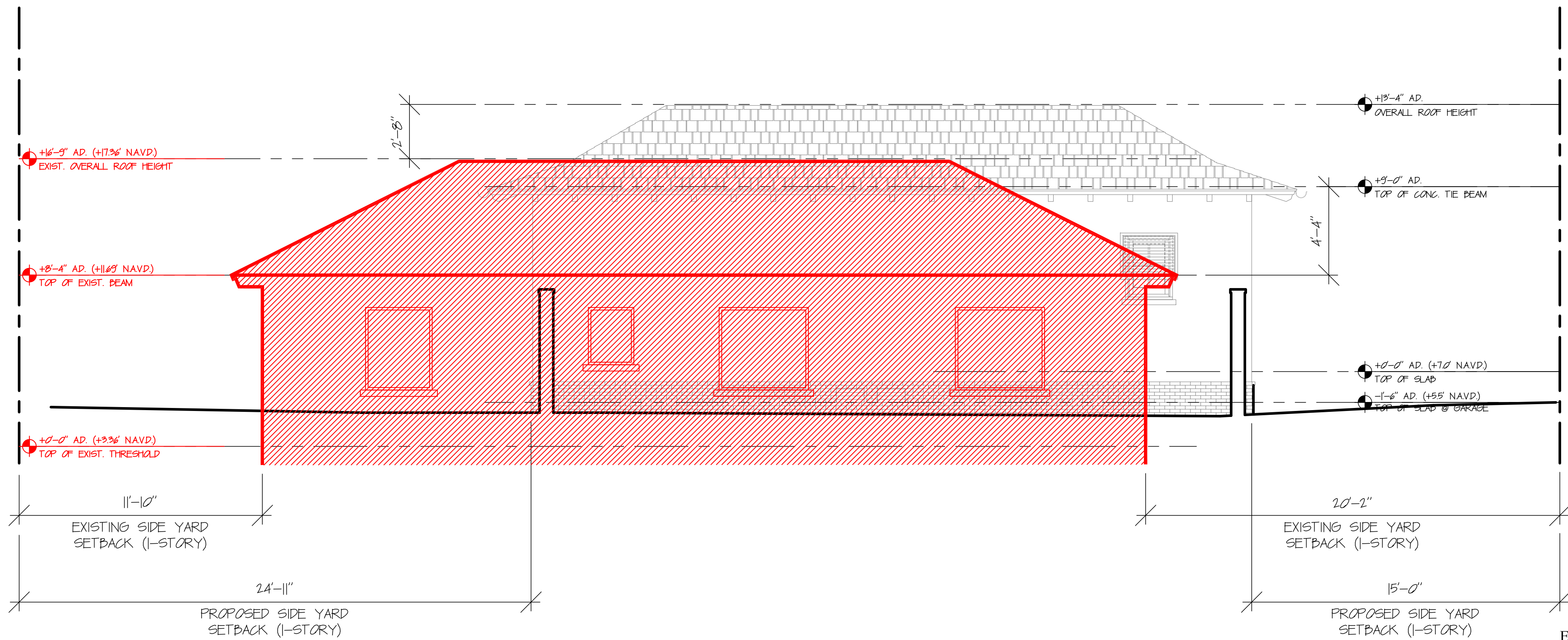
DANIEL KAHAN
REGISTERED ARCHITECT 94757

CONCEPT SKETCHES	2023-07-19
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SCHEM. DESIGN	2022-09-13
PRE-APP SUBMITTAL	2022-09-19
FIRST SUBMITTAL	2022-10-03
SECOND SUBMITTAL	2022-10-24
SECOND SUBMITTAL	2023-11-28
DROP-OFF SUBMITTAL	2023-12-09
DROP-OFF SUBMITTAL	2023-05-08
DROP-OFF SUBMITTAL	2023-07-10

ARC - 22-243 [# ZON - 23 - 014]

NO: 22034
DWG. BY: PGP
SHEET:

SV-5





NEW PROJECT

ROONEY RESIDENCE

302 SEABREEZE AVE., PALM BEACH

SMITH AND MOORE ARCHITECTS, INC.

• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

CONCEPT SKETCHES	2022-07-19
SCHEM. DESIGN	2022-08-19
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DROP-OFF SUBMITTAL	2023-12-09
DROP-OFF SUBMITTAL	2023-03-08
DROP-OFF SUBMITTAL	2023-07-10

ARC - 22-243

ZON - 23 - 014

NO: 22034

DWG. BY: PGP

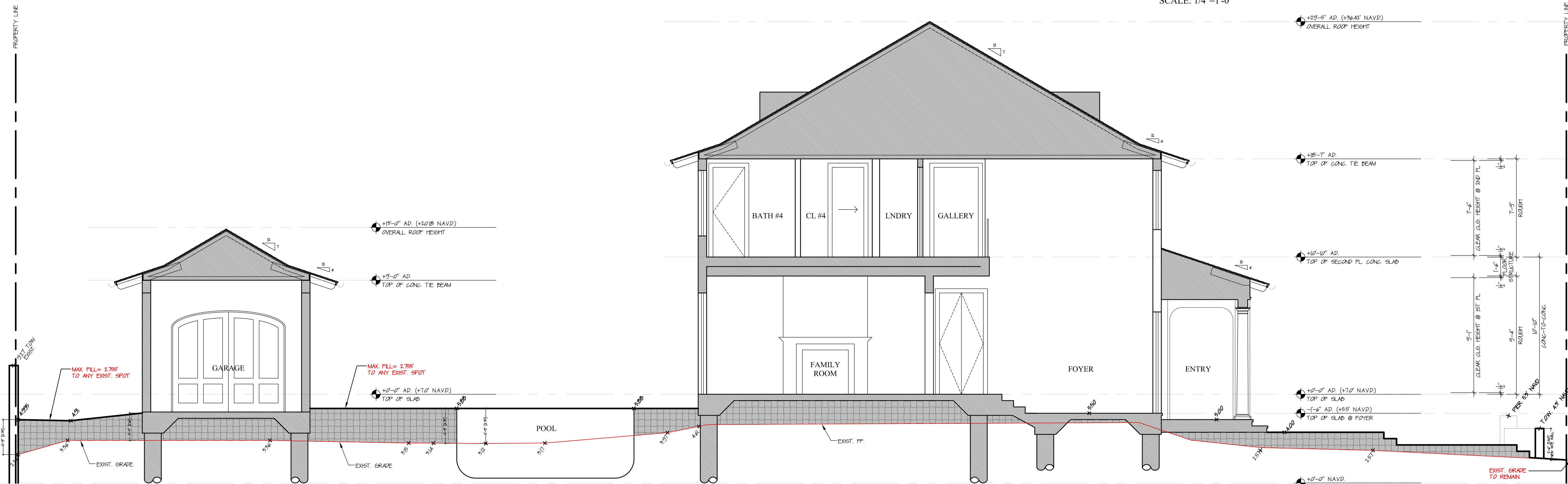
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BS-1



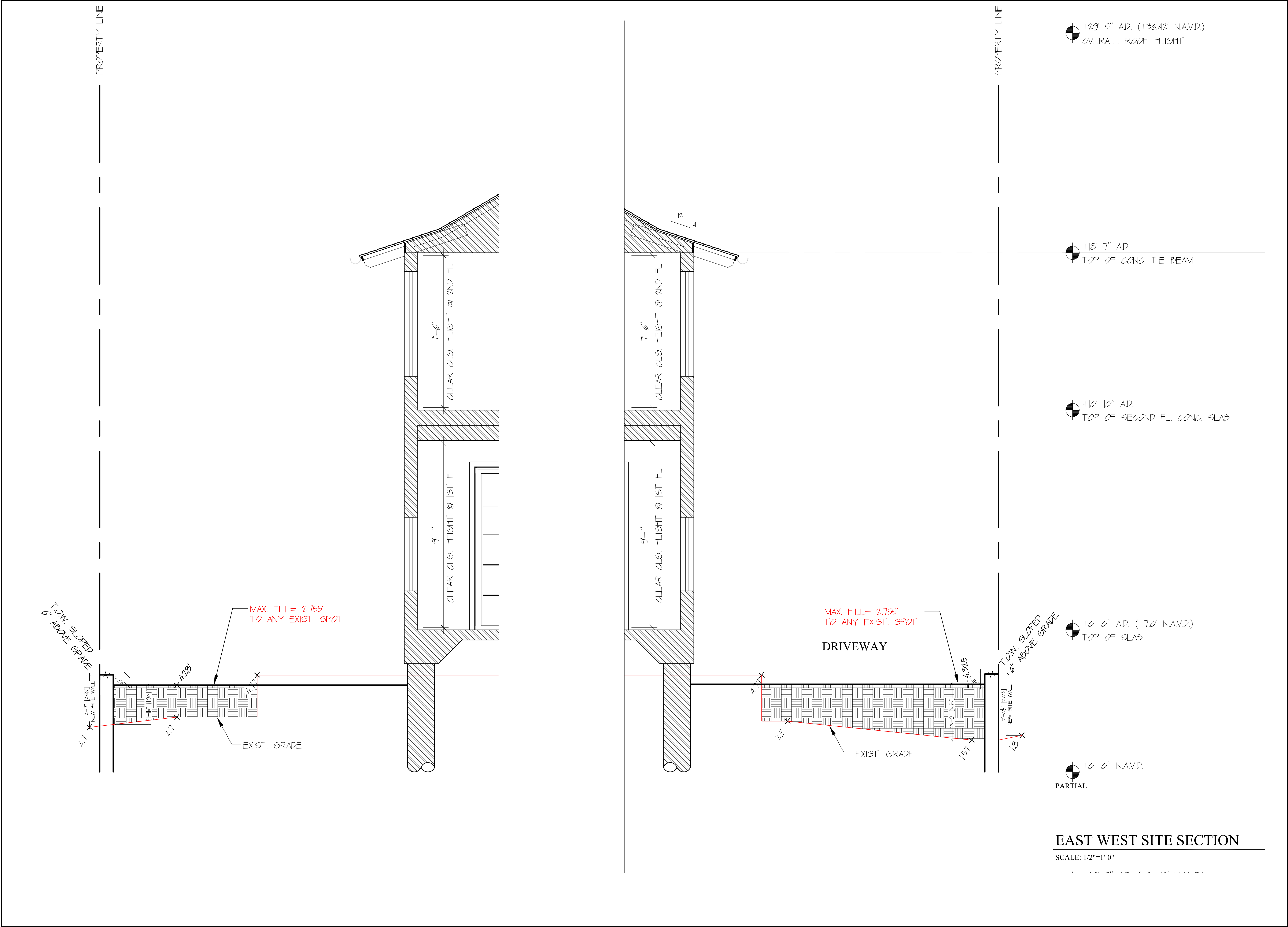
EAST WEST SITE SECTION

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



NORTH SOUTH SITE SECTION

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



NEW PROJECT

ROONEY RESIDENCE

302 SEABREEZE AVE., PALM BEACH

SMITH AND MOORE ARCHITECTS, INC.

• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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SECOND SUBMITTAL	2023-11-28
DROP-OFF SUBMITTAL	2022-12-09
DROP-OFF SUBMITTAL	2023-05-08
DROP-OFF SUBMITTAL	2023-07-10

ARC - 22-243 # ZON - 23 - 014

NO: 22034

DWG. BY: PGP

SHEET:

BS-2



ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

ONATHAN C. MOORE
REGISTERED ARCHITECT 13541

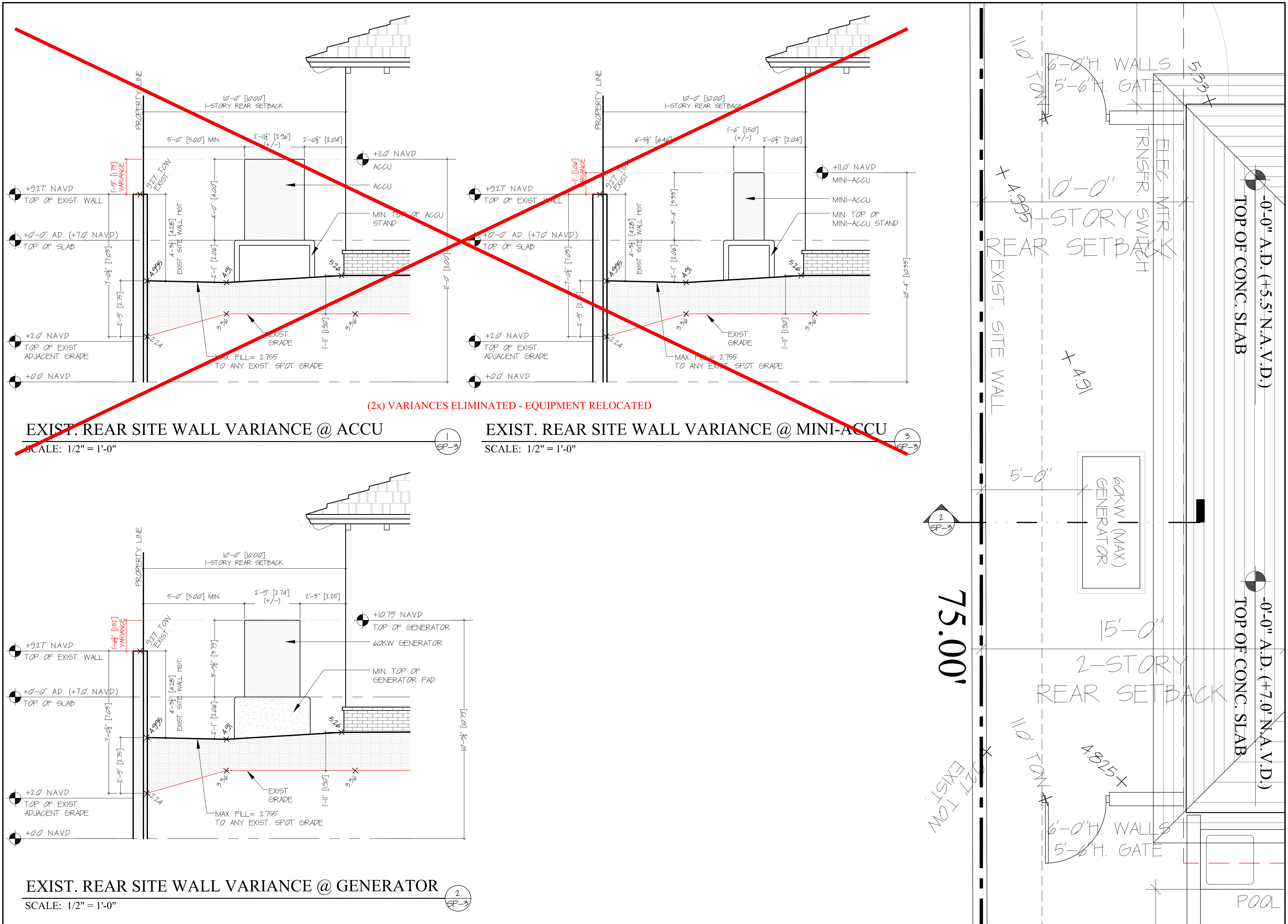
TER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

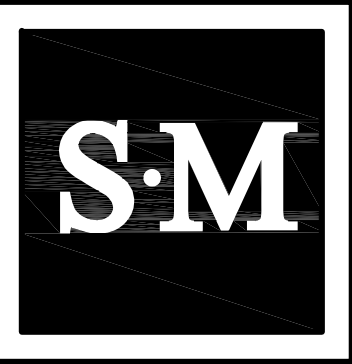
DANIEL KAHAN
REGISTERED ARCHITECT 94757

CEPT SKETCHES	2022-07-19
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HEM. DESIGN	2022-09-13
E-APP SUBMITTAL	2022-09-19
1ST SUBMITTAL	2022-10-03
2ND SUBMITTAL	2022-10-24
3RD SUBMITTAL	2022-11-28
OP-OFF SUBMITTAL	2022-12-09
OP-OFF SUBMITTAL	2023-05-08
OP-OFF SUBMITTAL	2023-07-10

DOI: 22034
WG. BY: PGP
HEET:

SP-3





NEW PROJECT
ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •
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FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

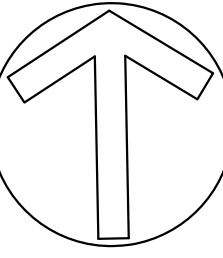
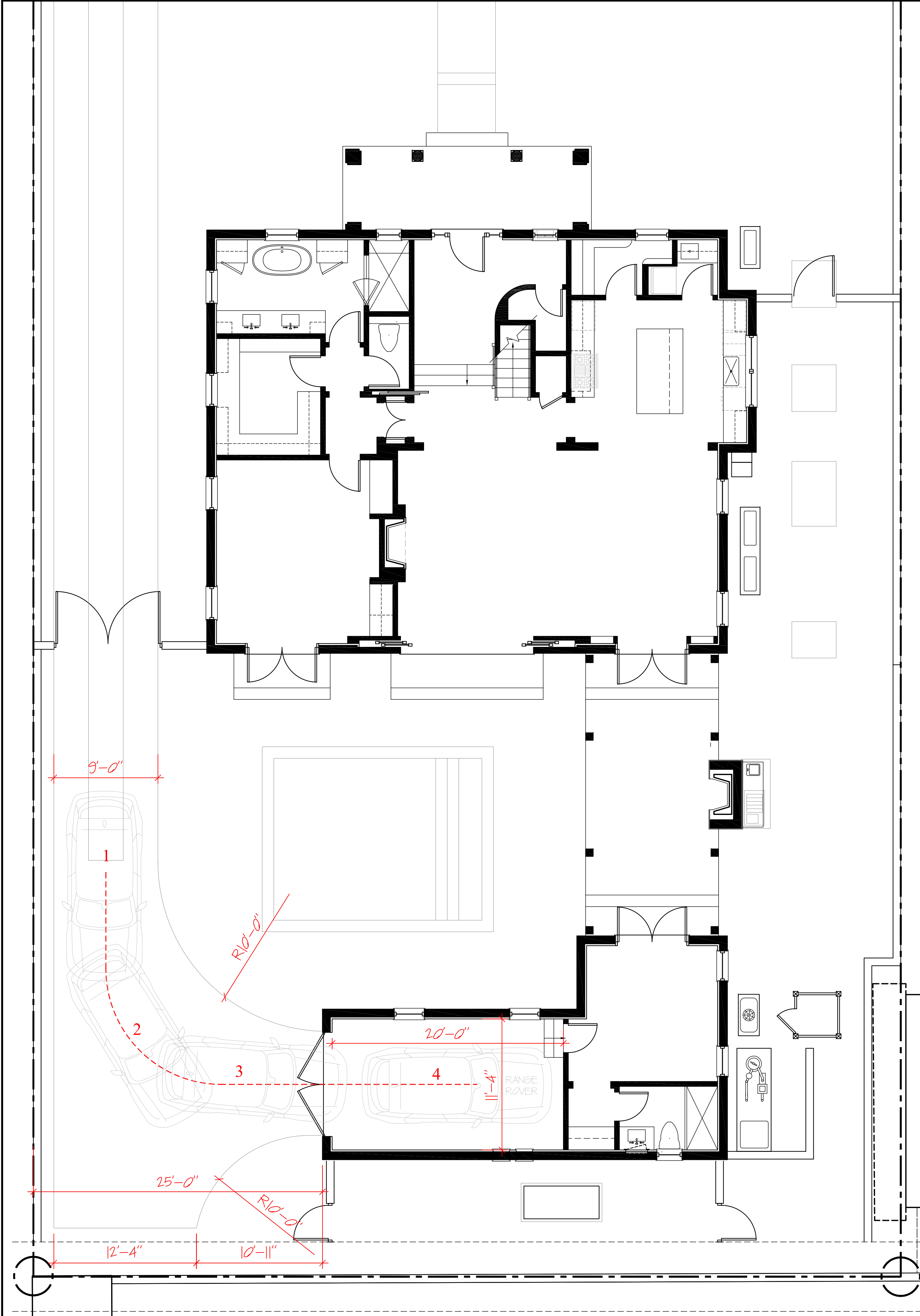
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

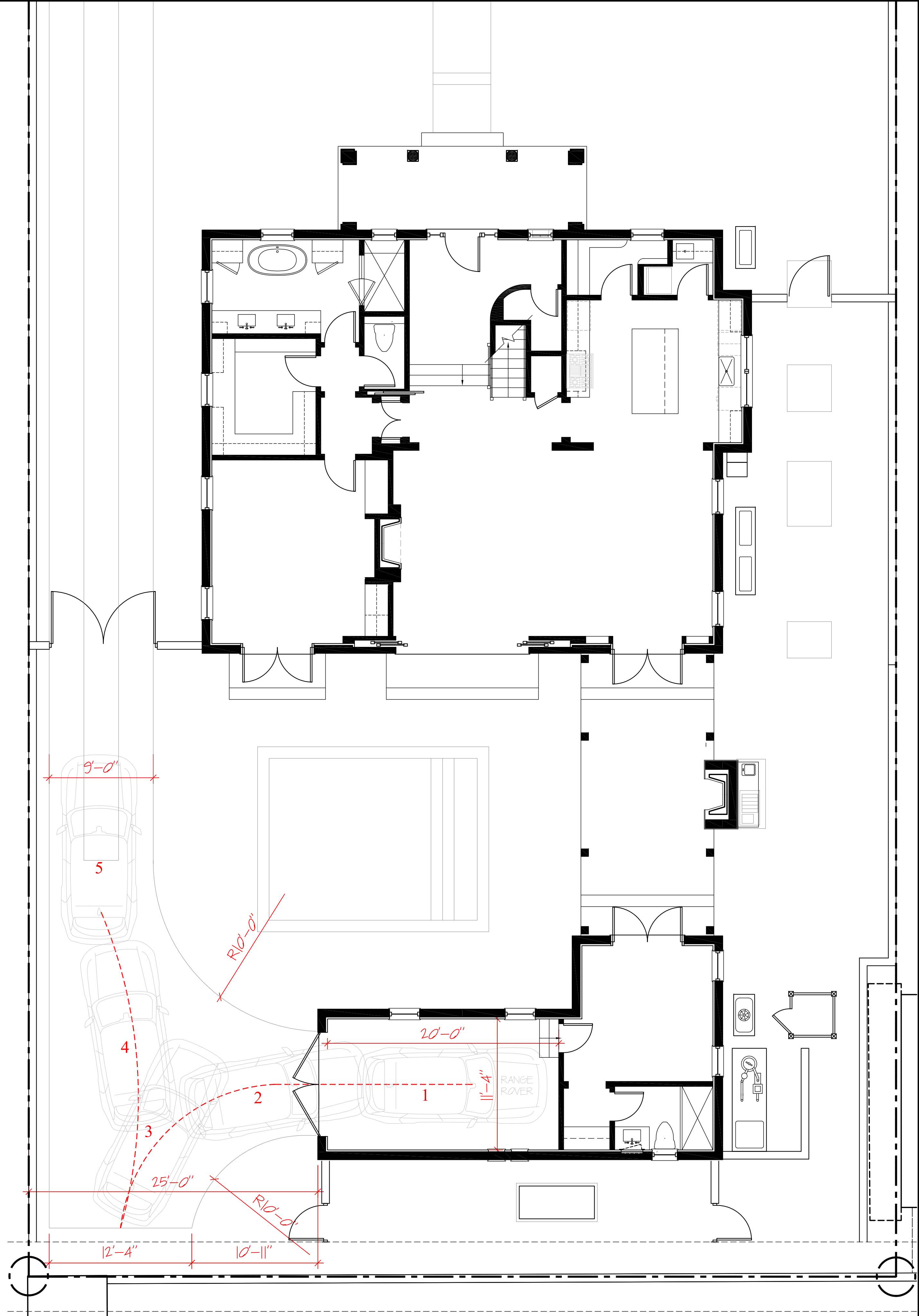
CONCEPT SKETCHES	2022-07-19
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SCHEM. DESIGN	2022-09-13
PRE-APP SUBMITTAL	2022-09-19
FIRST SUBMITTAL	2022-10-03
SECOND SUBMITTAL	2022-10-24
SECOND SUBMITTAL	2023-11-28
DROP-OFF SUBMITTAL	2023-03-08
DROP-OFF SUBMITTAL	2023-07-10

ARC - 22-243 # ZON - 23 - 014j
NO: 22034
DWG. BY: PGP
SHEET:
SP-4



SITE PLAN - DRIVEWAY WITH GARAGE VEHICLE MANEUVER STUDY

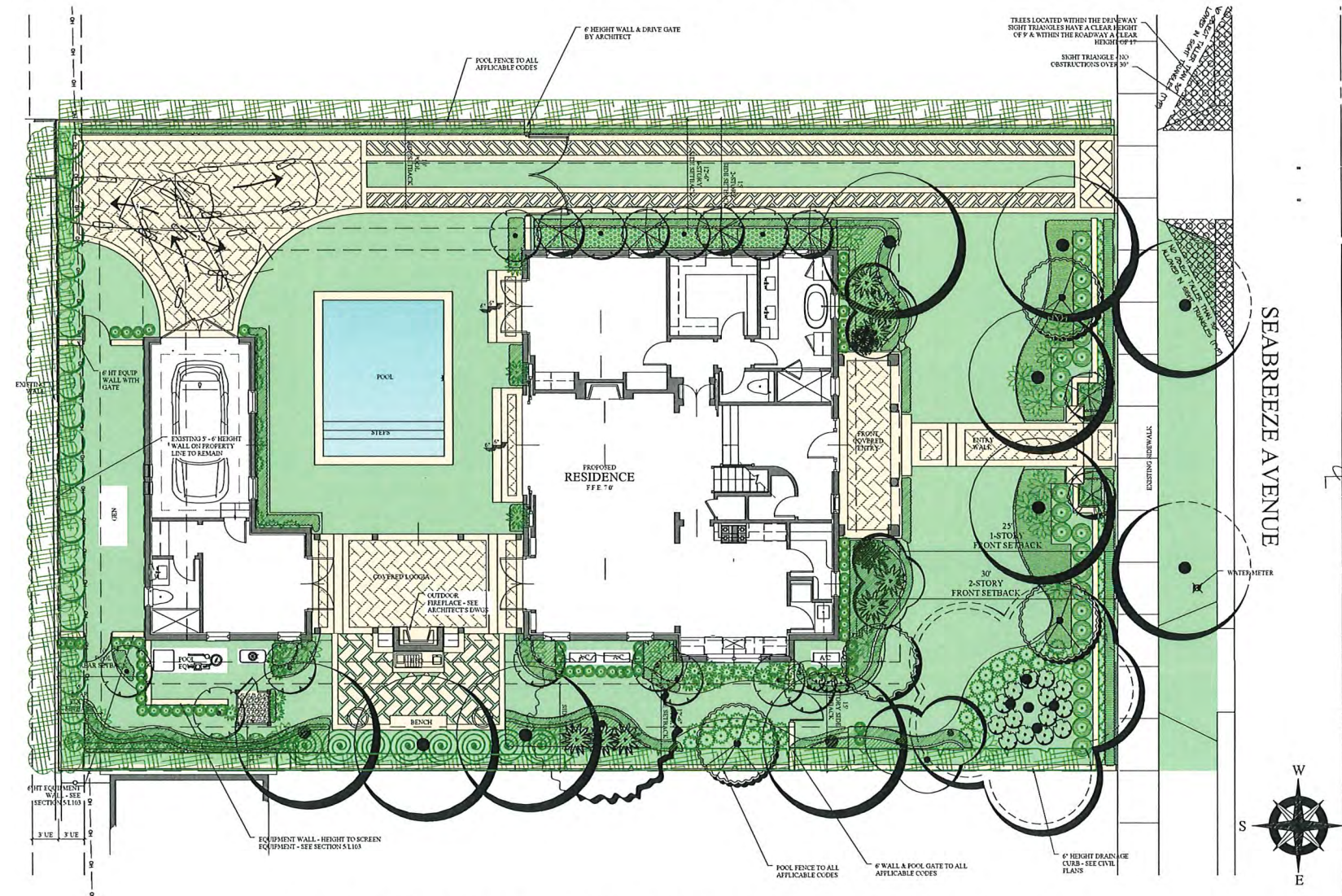
SCALE: 1/8"=1'-0"



ROONEY RESIDENCE

302 SEABREEZE LANE

Palm Beach



COLOR RENDERED SITE LAYOUT PLAN

CONTENTS:

L100 SITE LAYOUT
 L101 PERSPECTIVE RENDERING
 L102 FRONT AND REAR ELEVATION
 L103 SIDE ELEVATIONS
 L104 HARDSCAPE LAYOUT PLAN
 L105 OPEN SPACE DIAGRAM AND CALCS

L106 HARDSCAPE DETAILS
 L200 CONSTRUCTION SCREENING AND PARKING
 L400 LANDSCAPE LAYOUT PLAN
 L402/L402A PLANT LIST AND DETAILS
 L500 LANDSCAPE LIGHTING PLAN
 L501 LANDSCAPE LIGHTING SPECIFICATIONS

ARC 22-243 (ZON-23-014)



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	
7.7.23	

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

L100



Rooney Residence
302 Seabreeze Ave
Palm Beach, FL

REVISIONS		BY
10.24.2022	2nd are submittal	
11.10.22		
11.23.22		
5.5.23		
1		
7/7/2023		
DRAWN	DATE	
MS	10.3.23	
CHECKED	SCALE	
JEL	NTS	



Front Perspective Rendering

ARC 22-243 (ZON-23-014)

John E. Lang
Registered Landscape Architect
Florida License # 1315

L101



North Elevation



South Elevation

Landscape Elevations

ARC 22-243 (ZON-23-014)

John E. Lang
Registered Landscape Architect
Florida License # 1315

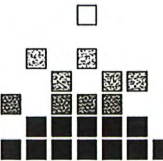
**LANG
DESIGN
GROUP**
Landscape Architecture/Planning/Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 485-9999 Fax (561) 485-9668
Email: info@langdesigngroup.com



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	
7/7/2023	

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

**LANG
DESIGN
GROUP**
Landscape Architecture • Planning • Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 688-9999 Fax (561) 688-6688
Email: lbg@langdesigngroup.com



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

L103

L104



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

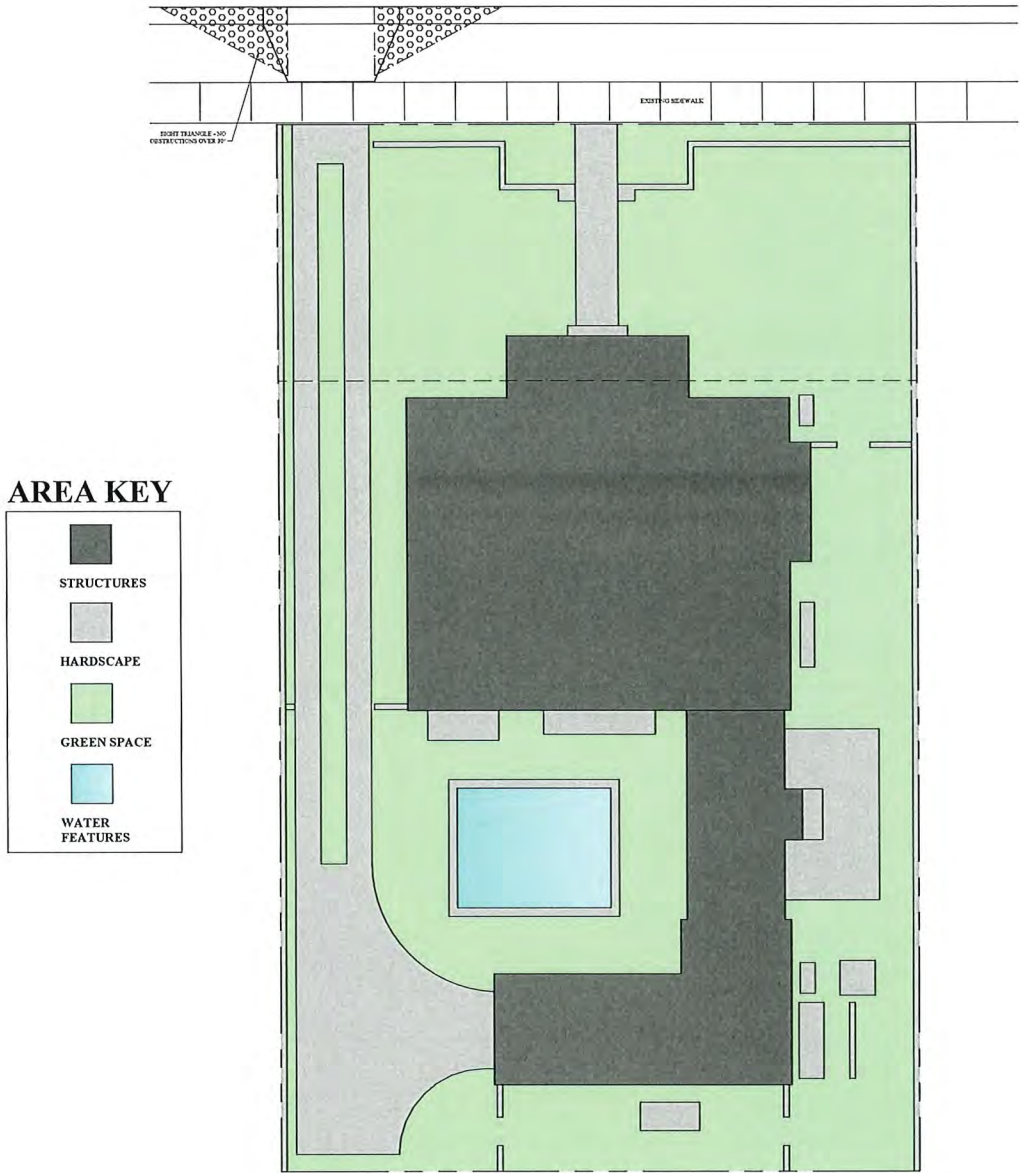
SITE - 9178.5 SQ. FT.
BUILDING - 2646 SQ. FT.
PATIO, DRIVE,WALKS, WALLS ETC - 2122 SQ FT
TOTAL HARDSCAPE - 4768 SQ. FT.
TOTAL GREENSPACE - 4410.5 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 45%
OVERALL GREEN SPACE % PROVIDED = 48.0%

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%



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

Landscape Legend		
Line #	Property Address:	
1	302 Seabreeze Ave, Rooney	
4	Required	Proposed
5	Lot Size (sq ft)	9178.5
6	Landscape Open Space (LOS) (Sq Ft and %)	35% 4410.5 sq. ft., 48%
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

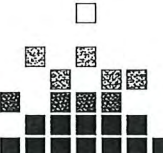
**LANG
DESIGN
GROUP**
Landscape Architecture/Planning/Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 688-9996 Fax (561) 688-9888
Email: lbg@langdesigngroup.com



40 YEARS OF AWARD
WINNING DESIGN



Rooney Residence
302 Seabreeze Ave
Palm Beach, FL



REVISIONS	BY
10.24.2022 2nd are submittal	
11.10.22	
11.23.22	
5.5.23	
1	
7.7.23	

DRAWN MS	DATE 10.3.22
CHECKED JEL	SCALE as noted

L105

Landscape Open Space Calculations and Area Diagram
ARC 22-243 (ZON-23-014)

John E. Lang
Registered Landscape Architect
Florida License # 1315

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.

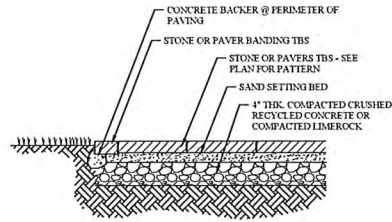
GRADING NOTES

General Contractor is responsible for positive drainage in all areas.

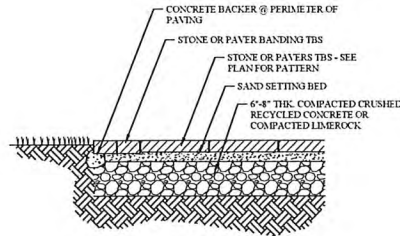
All berming shall be smooth and continuous, free of debris, weeds, rocks,

All berms and grades shall blend with adjacent grades.

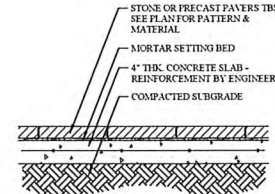
All gutters in interior court to be piped out to road or to the rear of the



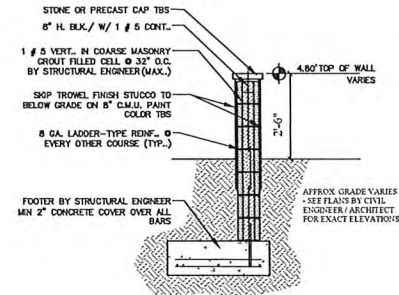
1 WALK ON SAND SECTION
SCALE: 1" = 1' 0"



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



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



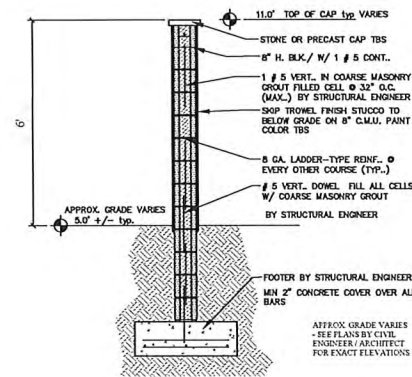
4 WALL SECTION I
SCALE: 1/2" = 1' 0"



WHITE LIMESTONE POOL TERRACE



WHITE LIMESTONE CAPRI



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



7 BENCH IMAGE
N.T.S.



Hardscape Details

ARC 22-243 (ZON-23-014)



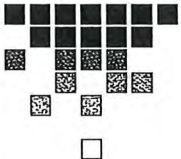
John E. Lang
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Florida License # 1315

LANG DESIGN GROUP

Landscape Architect/Flourish Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 488-5996 Fax (561) 488-5688
Email: lbg@langdesigngroup.com



40 YEARS OF AWARD
WINNING DESIGN

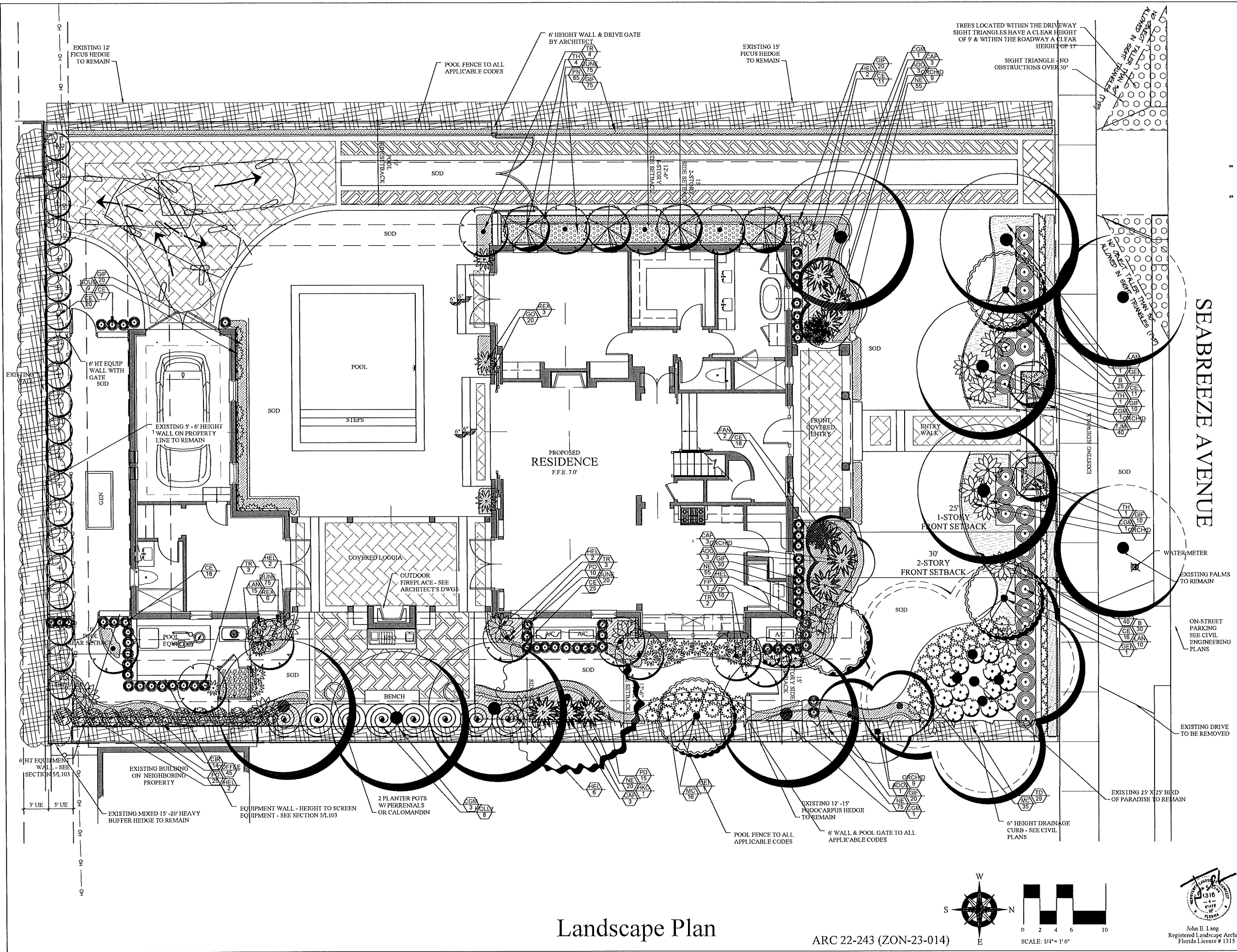


Rooney Residence
302 Seabreeze Ave
Palm Beach, FL

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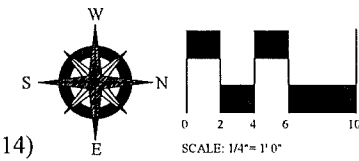
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CHECKED JEL	SCALE as noted

L106



Landscape Plan

ARC 22-243 (ZON-23-014)



John E. Lang
Registered Landscape Architect
Florida License # 1315

LANG DESIGN GROUP
Landscape Architecture/Flowering Sign Lighting
1832 2nd Ave North
Lake Worth, Florida 33461
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Email: lang@langdesigngroup.com

40 YEARS OF AWARD WINNING DESIGN

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DATE 10.3.22
SCALE 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.

CW (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 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 quantities take off and the plant list quantity, the Landscape Architect is to 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 organics (6-6-6) fertilizer containing nitrogen, phosphorus and potassium in equal percentages of available plant food by weight. Nitrogen shall be 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 release 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, roots 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 1/4 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 material 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 grown by container sizes. Minimum rootballs 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 maximum 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 burlap 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 chub marks, girdling or bark slippage by means of burlap, wood buttons, 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 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 carried out 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, loose burlap wrappings exposing the top of the root ball, leaving the ball unbroken. Remove excessive amounts of burlap to eliminate voids 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 fit on the bottom to avoid air pockets at the bottom of the root ball and containers shall be removed carefully to prevent damage to plant or root system.

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

1. Diameter - Trees 18" greater than diameter of ball or spread of roots.
2. Diameter - Shrubs 6" greater than diameter of ball or spread of roots.
3. 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.)
4. Depth - Vine Groundcovers. Pits shall conform to accepted nursery practice for the particular species and equal the plant pot depth plus one (1) inch.

G. **Backfilling.** When the plant pit 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

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 forked to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire, and surplus burlap 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. From 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") collapse 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. Fencer 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 21 gram, according to the following:

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

K. **Correct Placement of Tablets.** Position the plant in the hole and backfill to 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.

L. **Pruning.** Remove dead and broken branches from all plant materials. Prune to retain typical growth habit of individual species with a smooth bright 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 topped or topped. Paint all cuts 1/2" in diameter and larger with approved waterproof antiseptic tree paint and remove trimmings from site.

M. **Soil shall be guaranteed for a two (2) month period, dating from final acceptance and any law suits which become necessary during the completion period will be the responsibility of the Contractor to ensure a vigorous stand of grass.**

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 thorough watering down.

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

P. **Soil Protection.** 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 soil.

Q. **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 soil.

R. **Grading.** It shall be the responsibility of the Contractor to finish (final) grade all landscape areas, eliminating all bumps, depressions, ruts, rills, stones and other debris to the satisfaction of the Landscape Architect, prior to the application of soil. If supplemental topsoil is to be applied, no soil shall be laid until the depth of this soil has been approved.

S. **The soil shall be as called for on the Landscape Drawings.** Soil shall be of firm loam texture, having a compact growth of grass with good root development, and shall contain no Bermuda Grass, weed, or any other objectionable vegetation. The soil embedded in the soil shall be free from stones, roots and debris and all soil shall be free from fungus, vermin and other diseases.

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

U. **Soil 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 soil 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 soil will be evenly applied over the entire surface and thoroughly washed in.

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AO. **Soil 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 soil 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 soil will be evenly applied over the entire surface and thoroughly washed in.

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 %
1	ECO	L	Bushia purpurea-Hong Kong Orchid	BH, FG, 16'oa, x12'w, 4" cal	
8	Koly	NATIVE	Dakoon Holly - BexCarine	BH, FG, 14'oa 2" cal	
3	CE	L	Cordia sebestena-Ceiger Tree	BH, FG, SINGLE 12'oa, 2" cal	
1	YF	L	Parmeria Singapore-Vanquai	BH, FG, 8' x 8'	

13 total trees

TOTAL QTY CODE	Native	Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %
8	CEM	L	Coccothrinax argentea-Creos Mayan Coconut Palm	BH, FG, SINGLE 12'w 9'w th	
2	FAN	L	Lacunia grandis-Java Palm	BH, FG, MULTIPLE 5'oa	
12	TR	NATIVE	Coccothrinax argentea-Thatch Palm	BH, FG, SINGLE 8-12'oa tapered trunk	
7	ADON, ADO	L	Adonis morrisii-Christmas Palm	BH, FG, Triple 10'oa	

29 total palms

TOTAL QTY CODE	Native	Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %
86	PD	L	Pedocarpus pringles	3 gallon, 18" o.c.	
106	CE	NATIVE	Coccoloba erecta-Buttonwood	5'oa, 11" bush	
20	CE	NATIVE	Coccoloba erecta-Buttonwood	11" to 11" to height of canopy rare	
6	TH	M	Hibiscus Tree Hibiscus Standard, or Double yellow	5'oa 5'oa	

TOTAL QTY CODE	Native	Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %
185	3F	L	Ficus microcarpa-Cream Island Ficus	3 gallon, 18" o.c.	
17	BB	L	Blechnum rotundifolium-Ikleson	7 gallon variety ths	
20	JO	M	Sparganium plicata-Ground Orchid	3 gallon, 24" o.c.	
14	CR	NATIVE	Chrysanthemum leucanthemum	6'oa	
9	RFK	M	Rahpik exchala-Lady Palm	6'oa x 5' full	
18	CRCHD	NATIVE	Philodendron variety ths	1 gallon	

TOTAL QTY CODE	Native	Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %
65	PN	NATIVE	Psychotria nervosa-Wild Coffee	3 gallon	
51	NC	NATIVE	Nephrolepis capillaris-Mahli Grass	1 gallon	
205	NE	NATIVE	Nephrolepis capillaris-Fern	3 gallon	
29	ID	NATIVE	Lippia racemosa-Dwarf Salakelike	3 gallon	
9	CAP	NATIVE	Chromolaena odorata-Lychee	15 gallon	
2	AGA	NATIVE	Agave decipiens	24" x 24"	
25	2P	NATIVE	Zamia integrifolia-Coontie	7 gallon	

TOTAL QTY CODE	Native	Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %
65	PN	NATIVE	Psychotria nervosa-Wild Coffee	3 gallon	
51	NC	NATIVE	Nephrolepis capillaris-Mahli Grass	1 gallon	
205	NE	NATIVE	Nephrolepis capillaris-Fern	3 gallon	
29	ID	NATIVE	Lippia racemosa-Dwarf Salakelike	3 gallon	
9	CAP	NATIVE	Chromolaena odorata-Lychee	15 gallon	
2	AGA	NATIVE	Agave decipiens	24" x 24"	
25	2P	NATIVE	Zamia integrifolia-Coontie	7 gallon	

TOTAL QTY CODE	Native	Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %
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51	NC	NATIVE	Nephrolepis capillaris-Mahli Grass	1 gallon	
205	NE	NATIVE	Nephrolepis capillaris-Fern	3 gallon	
29	ID	NATIVE	Lippia racemosa-Dwarf Salakelike	3 gallon	
9	CAP	NATIVE	Chromolaena odorata-Lychee	15 gallon	
2	AGA	NATIVE	Agave decipiens	24" x 24"	
25	2P	NATIVE	Zamia integrifolia-Coontie	7 gallon	

TOTAL QTY CODE	Native	Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %
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51	NC	NATIVE	Nephrolepis capillaris-Mahli Grass	1 gallon	
205	NE	NATIVE	Nephrolepis capillaris-Fern	3 gallon	
29	ID	NATIVE	Lippia racemosa-Dwarf Salakelike	3 gallon	
9	CAP	NATIVE	Chromolaena odorata-Lychee	15 gallon	
2	AGA	NATIVE	Agave decipiens	24" x 24"	
25	2P	NATIVE	Zamia integrifolia-Coontie	7 gallon	

TOTAL QTY CODE	Native	Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %
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TOTAL QTY CODE	Native	Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %
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9	CAP	NATIVE	Chromolaena odorata-Lychee	15 gallon	
2	AGA	NATIVE	Agave decipiens	24" x 24"	
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TOTAL QTY CODE	Native	Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %
65	PN	NATIVE	Psychotria nervosa-Wild Coffee	3 gallon	
51	NC	NATIVE	Nephrolepis capillaris-Mahli Grass	1 gallon	
205	NE	NATIVE	Nephrolepis capillaris-Fern	3 gallon	
29	ID	NATIVE	Lippia racemosa-Dwarf Salakelike	3 gallon	
9	CAP	NATIVE	Chromolaena odorata-Lychee	15 gallon	
2	AGA	NATIVE	Agave decipiens	24" x 24"	
25	2P	NATIVE	Zamia integrifolia-Coontie	7 gallon	

51	NC	NATIVE	L	Muhlenbergia capillaris - Muhly Grass	1 gallon	51
205	NE	NATIVE	L	Nephrolepis exaltata Fern	3 gallon	205
20	PD	NATIVE	L	Psychotria nervosa - Wild Coffee	3 gallon	20

PLANT LIST		Native		Drought/ water needs	Botanical Name / Common Name	Specifications, height and spread at time of planting	total native quantity and native %	
TOTAL QTY	Code							
TREES:								
1	HKO			L	Bauhinia purpurea- Hong Kong Orchid	BB, FQ, 16'oa, x 12' spr, 4" cal		
8	Holly	NATIVE		L	Dahoon Holly – Ilex Cassine	BB, FQ, 14'oa 2" cal		
3	GEI			L	Cordia sebestena- Geiger Tree	BB, FQ, SINGLE 12'oa , 2" cal		3
1	FP			L	Plumeria Singapore Frangipani	BB, FQ, 8' x 8'		
13 total trees							8 NATIVE TREES	61% NATIVE TREES
PALMS:								
8	CGM			L	Cocos Maypan nucifera- Green Maypan Coconut Palm	BB, FQ, SINGLE, 9' GW tbs		
2	FAN			L	Licuala grandis- Fan Palm	BB, FQ, MULTI, 5-6'oa		
12	TR	NATIVE		L	Coccothrinax argentata- Thatch Palm	BB, FQ, SINGLE, 8-12'oa staggered heights		12
7	ADO3, ADO			L	Adonidia merrillii- Christmas Palm	BB, FQ, 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 cococoplum	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 Fem	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- Mininound' Jasmine	4" pot in trays		
35	Ian	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)



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	Property Address:	Required	Proposed
4			
5	Lot Size (sq ft)		9178.5
6	Landscape Open Space (LOS) (Sq Ft and %)	35%	4410.5 sq. ft., 48%
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.

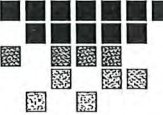
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

REV BF 20220304

LANG
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GROUP
Landscape Architecture/Planning/Site Lighting
1830 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

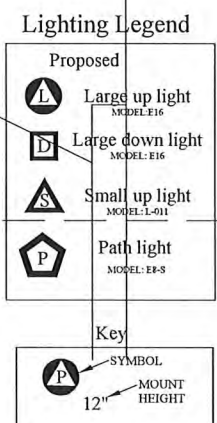
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11.10.22		
11.23.22		
5.5.23		
1	7.7.23	

DRAWN MS	DATE 10.3.22
CHECKED JEL	SCALE



John E. Lang
Registered Landscape Architect
Florida License # 1315

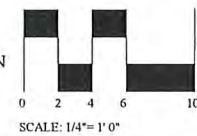
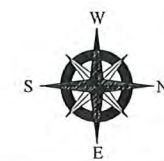
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LIGHTING NOTES

1. ALL LIGHTING TO CONFORM TO ALL LOCAL AND NATIONAL CODES.
2. VERIFY ALL 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. DEPENDENT ON THE PALM, THEY MAY SCREW INTO BUT MUST VERIFY WITH LANDSCAPE CONTRACTOR ON VARIETY OF PALM.
4. CONTRACTOR TO CONFIRM MINIMUM DISTANCE REQUIREMENTS TO BODIES OF WATER.
5. NOTIFY LANDSCAPE CONTRACTOR OF ANY DISCREPANCIES
6. ALL FIXTURES MUST BE UNDER 75 WATTS AND UNDER 2 FOOT CANDLES PER THE TOWN OF PALM BEACH.

ARC 22-243 (ZON-23-014)



L500

Large Up Light

COUNT: 18



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

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
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

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 effect, not the fixture itself. The E16 takes advantage of a 12-volt, triple-LED module or a 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. 0.142" (3.6mm) thick brass housing.

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

VOLTAGE: 12 Volt AC with integral driver (0 - 15V input, dimmable below 9V). Remove transformer required.

LAMPS:

One IP-E LED	— 4W-A-SP	10° spot
4 Watt (4000)	— 4W-A-NFL	30° narrow flood
100-Dimmable 50%	— 4W-A-FL	60° flood
One IP-G LED	— 12W-SP	10° spot
12 Watt (12000)	— 12W-NFL	30° narrow flood
100-Dimmable 50%	— 12W-FL	60° flood

MOUNTING ACCESSORIES:

— G52	Heavy-duty ground spike
— G52BC	Heavy-duty ground spike with cast brass cap
— G54	Standard ground spike with cast brass cap
— JB	Cast brass junction box
— SA	Sure-Arm locking rotation accessory
— TM01	Brass tree-mount with stainless steel screen
— TM02	Brass tree-mount with nylon strap (48, 72, or 96")
— TM02SS	Brass tree-mount with stainless steel strap (48, 72, or 96")
— TM03	Brass low-profile deck/wall mount (SA accessory recommended)
— TM04	Brass low-profile tree-mount with notch for wire (SA accessory recommended)
— TMJB	Brass tree-mounted junction box, single fixture mount, stainless steel screen
— 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 screen
— TMJBX2	Brass tree-mounted junction box, double fixture mount, stainless steel screen

OPTICAL ACCESSORIES:

— BGS	Brass glare shield, 45° cutoff
— BGSF	Brass glare shield, full cutoff
— FR	Frosted lens
— HL1	Honeycomb louvers, 1/8" (3mm) thick
— HL2	Honeycomb louvers, 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 fixture warranty
3 year LED module warranty

MADE IN USA

Project: _____ By: _____ Date: _____
For ordering purposes, please specify (example: E16-12W-SP-G52BC-BGS)

E16 Fixture _____ Lamp _____ Accessory(ies) _____

BEACHSIDE LIGHTING • 601-ADE 612P • www.beachsidelighting.com

4/2/2018

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 the fixture itself. The L-011 takes advantage of a 12-volt, triple-LED module or a 4-watt, single-LED module that can produce beam spreads of 10, 30, or 60 degrees with just a simple change of our line of field-servicable optics.

CONSTRUCTION: All brass components. 0.142" (3.6mm) thick brass housing.

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

VOLTAGE: 12 Volt AC with integral driver (0 - 15V input, dimmable below 9V). Remove transformer required.

LAMPS:

One IP-E LED	— 4W-A-SP	10° spot
4 Watt (4000)	— 4W-A-NFL	30° narrow flood
100-Dimmable 50%	— 4W-A-FL	60° flood
One IP-G LED	— 12W-SP	10° spot
12 Watt (12000)	— 12W-NFL	30° narrow flood
100-Dimmable 50%	— 12W-FL	60° flood

MOUNTING ACCESSORIES:

— G52	Heavy-duty ground spike
— G52BC	Heavy-duty ground spike with cast brass cap
— G54	Standard ground spike with cast brass cap
— JB	Cast brass junction box
— SA	Sure-Arm locking rotation accessory
— TM01	Brass tree-mount with stainless steel screen
— TM02	Brass tree-mount with nylon strap (48, 72, or 96")
— TM02SS	Brass tree-mount with stainless steel strap (48, 72, or 96")
— TM03	Brass low-profile deck/wall mount (SA accessory recommended)
— TM04	Brass low-profile tree-mount with notch for wire (SA accessory recommended)
— TMJB	Brass tree-mounted junction box, single fixture mount, stainless steel screen
— 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 screen
— TMJBX2	Brass tree-mounted junction box, double fixture mount, stainless steel screen

OPTICAL ACCESSORIES:

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

MOUNTING ACCESSORIES:

— G52	Heavy-duty ground spike
— G52BC	Heavy-duty ground spike with cast brass cap
— G54	Standard ground spike with cast brass cap
— JB	Cast brass junction box
— SA	Sure-Arm locking rotation accessory
— TM01	Brass tree-mount with stainless steel screen
— TM02	Brass tree-mount with nylon strap (48, 72, or 96")
— TM02SS	Brass tree-mount with stainless steel strap (48, 72, or 96")
— TM03	Brass low-profile deck/wall mount (SA accessory recommended)
— TM04	Brass low-profile tree-mount with notch for wire (SA accessory recommended)
— TMJB	Brass tree-mounted junction box, single fixture mount, stainless steel screen
— 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 screen
— TMJBX2	Brass tree-mounted junction box, double fixture mount, stainless steel screen

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 (1.2 kg)

IP 68
CSA Listed (cUL10000)
10 year fixture warranty
3 year LED module warranty

MADE IN USA

Project: _____ By: _____ Date: _____
For ordering purposes, please specify (example: L-011-12W-SP-TM02-72-BGS-HL1)

L-011 Fixture _____ Lamp _____ Accessory _____

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4/2/2018

E8-S

The E8-S is an unobtrusive, low-voltage, directional fixture on a brass stem. It can be aimed up or down and is ideal for tall ground cover. Its minimalist design brings attention to the lamp effect, not 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-servicable optics.

CONSTRUCTION: All brass components. 1/8" (3mm) thick brass housing.

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

VOLTAGE: 12 Volt AC with integral driver (0 - 15V input, dimmable below 9V). Remove transformer required.

STEM HEIGHT: Custom stem heights are available upon request. Standard stem heights are:

— 6"	150 mm
— 12"	300 mm
— 18"	450 mm
— 24"	600 mm

LAMPS:

One IP-E LED	— 4W-A-SP	Spot
2 Watt (4000)	— 4W-A-NFL	Narrow Flood
	— 4W-A-FL	Flood
	— 4W-A-ND	No Optic
One IP-G LED	— 12W-SP	Spot
3 watt (30000)	— 12W-NFL	Narrow Flood
	— 12W-FL	Flood
	— 12W-ND	No Optic
	— 12W-SP	Spot
	— 12W-NFL	Narrow Flood
	— 12W-FL	Flood
	— 12W-ND	No Optic

* 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. "2W-AFL-2700K".

OPTICAL ACCESSORIES:

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

MOUNTING ACCESSORIES:

— G52	Heavy-duty ground spike
— G52BC	Heavy-duty ground spike with cast brass cap
— G54	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 (1.2 kg) with 18" stem

IP 68
CSA Listed (cUL10000)
10 year fixture warranty
3 year LED module warranty

MADE IN USA

Project: _____ By: _____ Date: _____
For ordering purposes, please specify (example: E8-S-4W-SP-G54-BGSF)

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

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3/20/18

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
Accessories: Glare shield, heavy-duty ground spike G52

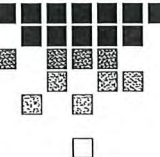
BY SYMBOL IS HEIGHT TO TOP OF FIXTURE

LANG DESIGN GROUP

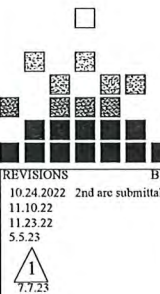
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(561) 488-6996 Fax (561) 488-6688
Email: langdesigngroup.com



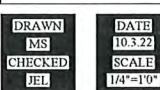
40 YEARS OF AWARD
WINNING DESIGN



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

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

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

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

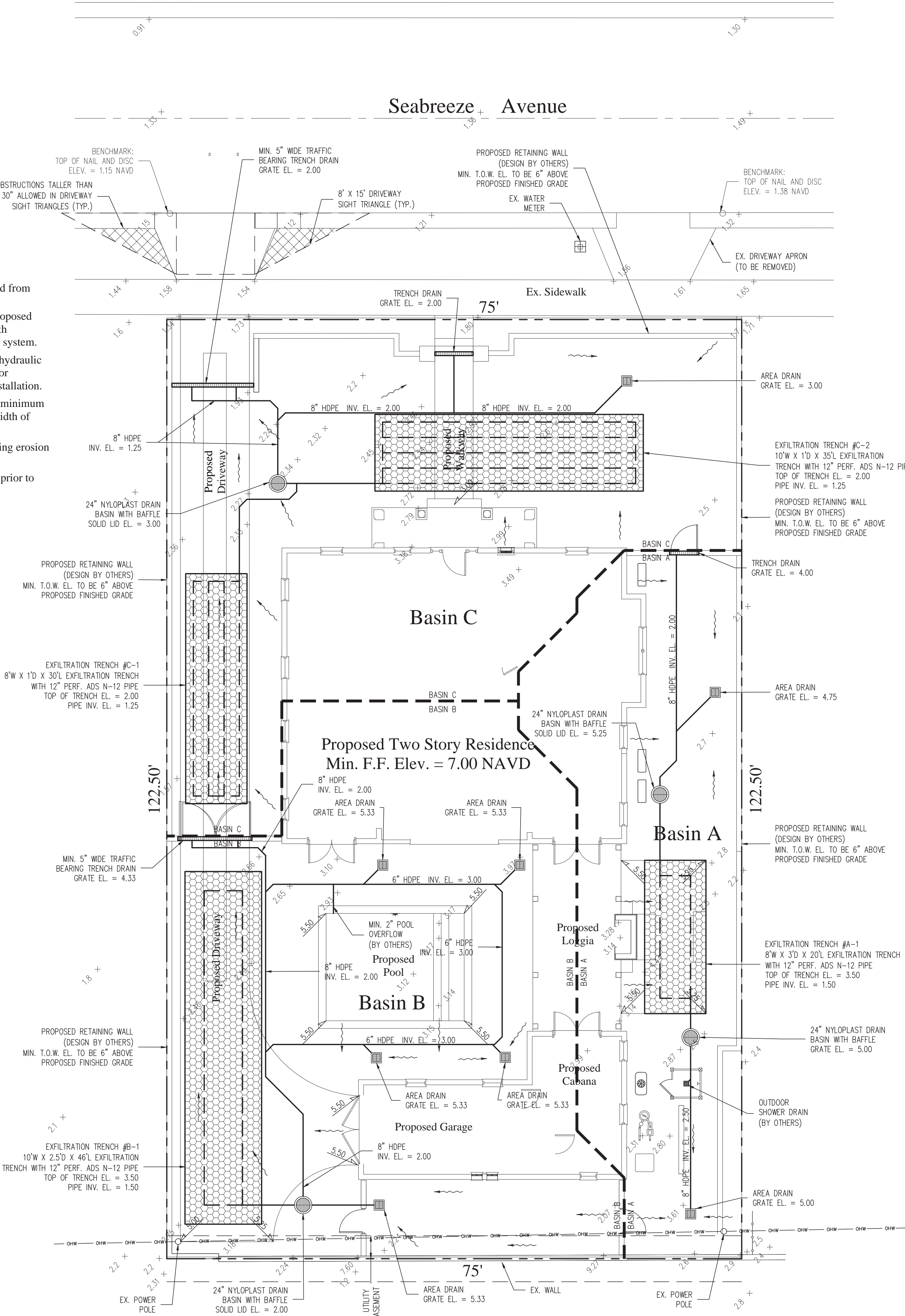
Exfiltration Trench #C-1
L = Total Length of Trench Provided = 30 ft
W = Trench Width = 8 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 0.50 ft
DU = Un-Saturated Trench Depth = 0.50 ft
DS = Saturated Trench Depth = 0.50 ft
V = Volume Treated = 86 cu.ft.

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.

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

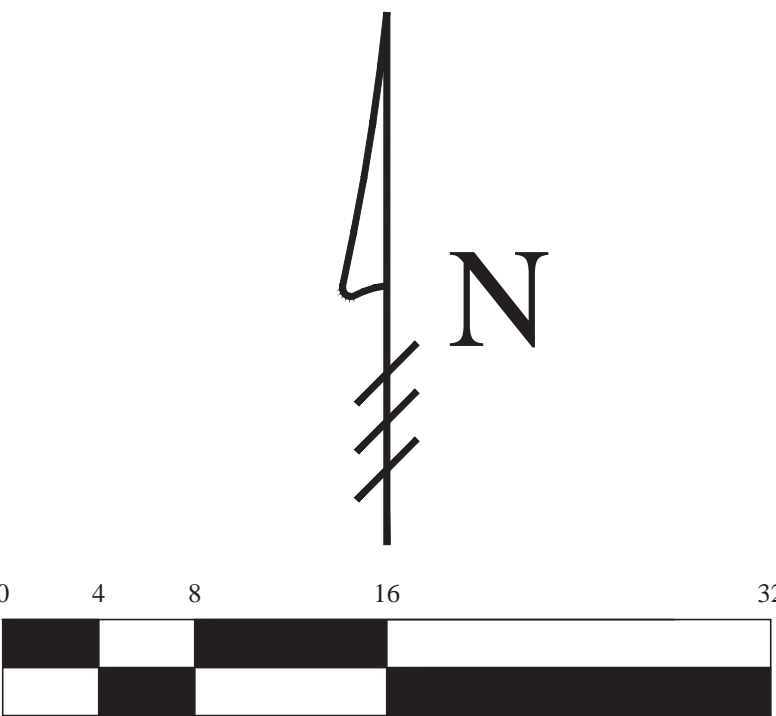
Notes:

- 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.



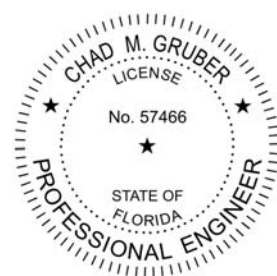
Legend

- 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



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Chad M Gruber
Date: 2023.05.06
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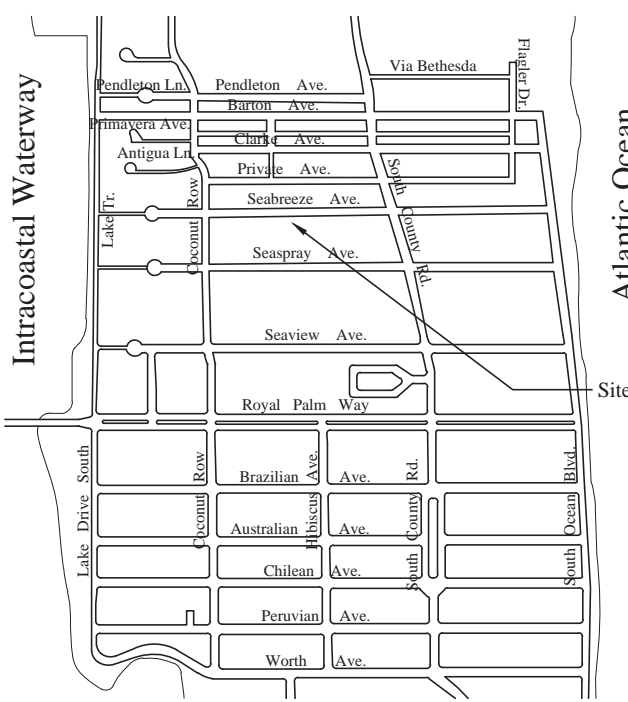
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Plan Background from Hardscape Plan by
Lang Design Group Received 5/4/23

ARC-22-243
ZON-23-014

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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: 561.312.2841
office@gruberengineers.com

Project Information				
Project No.	2023-017	Issue Date	10/07/2022	Scale
Scale	1"8" = 1'-0"	Drawn By	RM	Checked By
Checked By	CG			

Conceptual Site Grading & Drainage Plan For:

Proposed Residence

Palm Beach, Florida

302 Seabreeze Avenue

Revisions

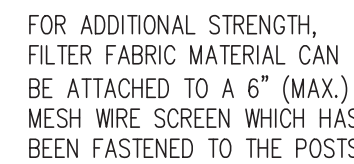
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Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1



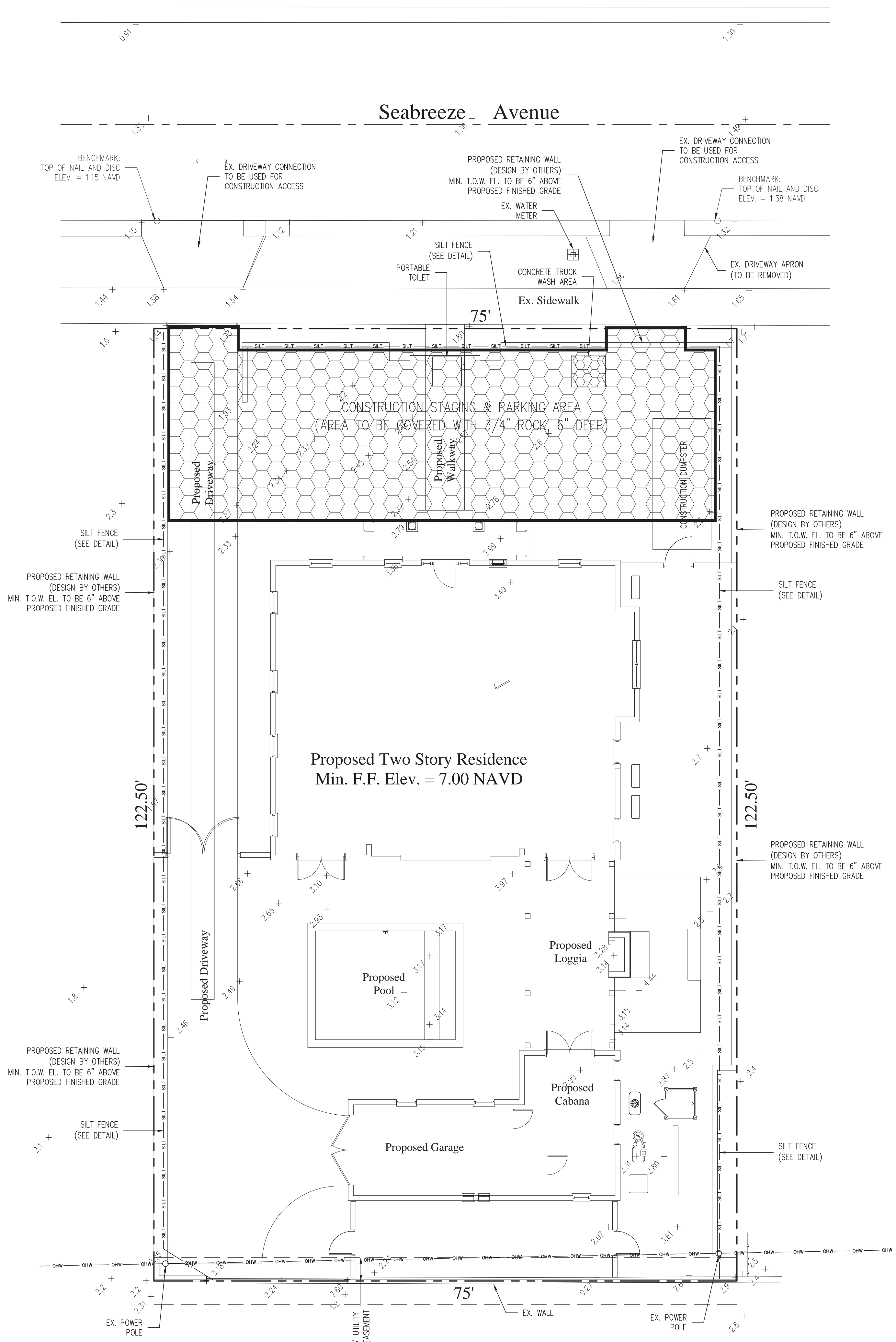
- 1) The height of a soil fence shall not exceed 36".
- 2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
- 3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven vertically into the ground a minimum of 12". 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 hinges. 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.



Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.



N.T.S

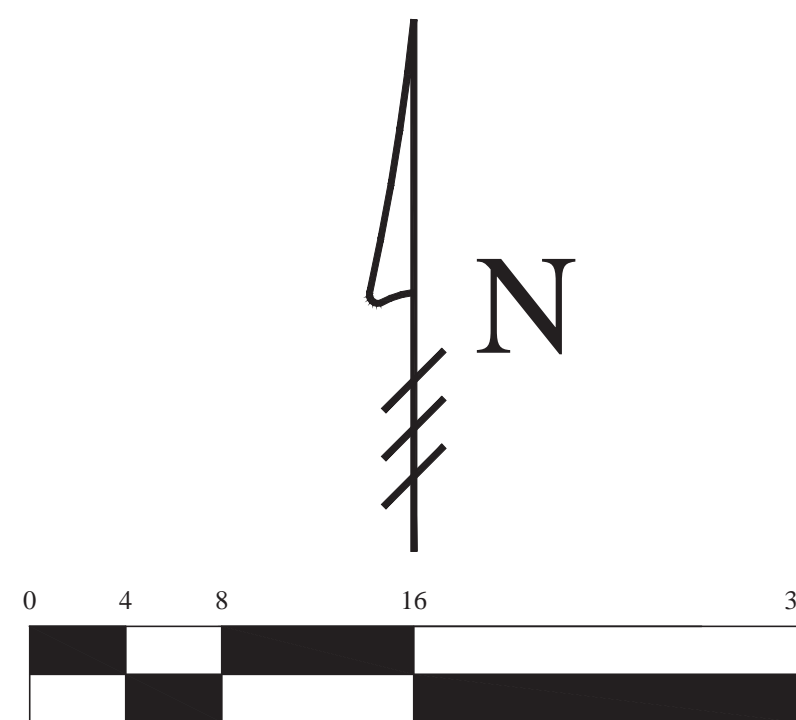
775 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@emulberengineers.com

Project Information			
Project No.	2022-0111		
Issue Date	10/01/2023		
Scale	1/8" = 1'-0"		
Drawn By	KM		

Palm Beach, Florida

CONSTRUCTION STAGING AREA

— SILT — SILT — SILT FENCE (SEE DETAIL)



1	11/26/22	UPDATE PLAN BACKGROUND
2	05/06/23	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE

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by Chad M Gruber
Date: 2023.05.06
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Plan Background from Hardscape Plan by
Lang Design Group Received 5/4/23

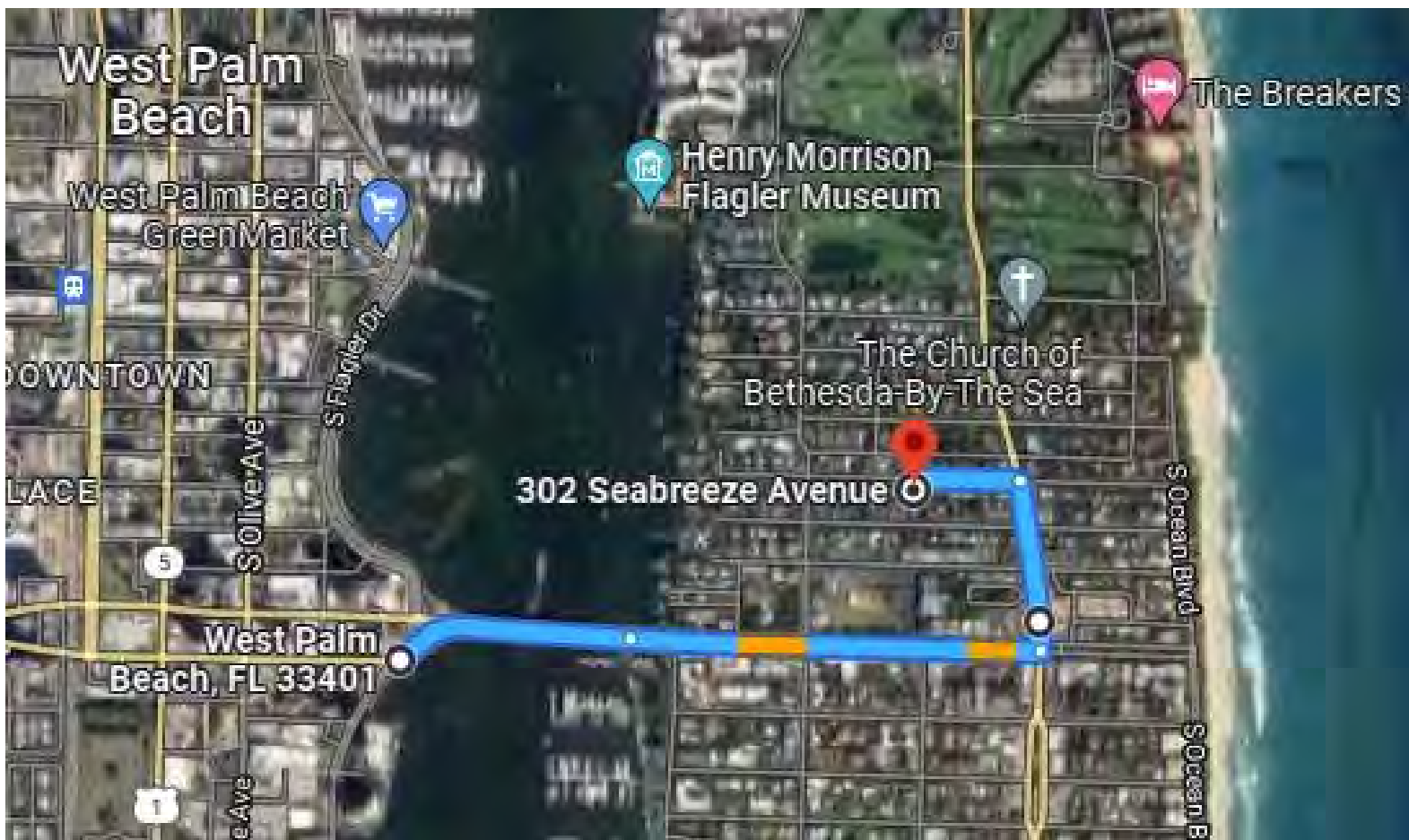
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ZON-23-014

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Revisions	
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FL P.E. No. 57466

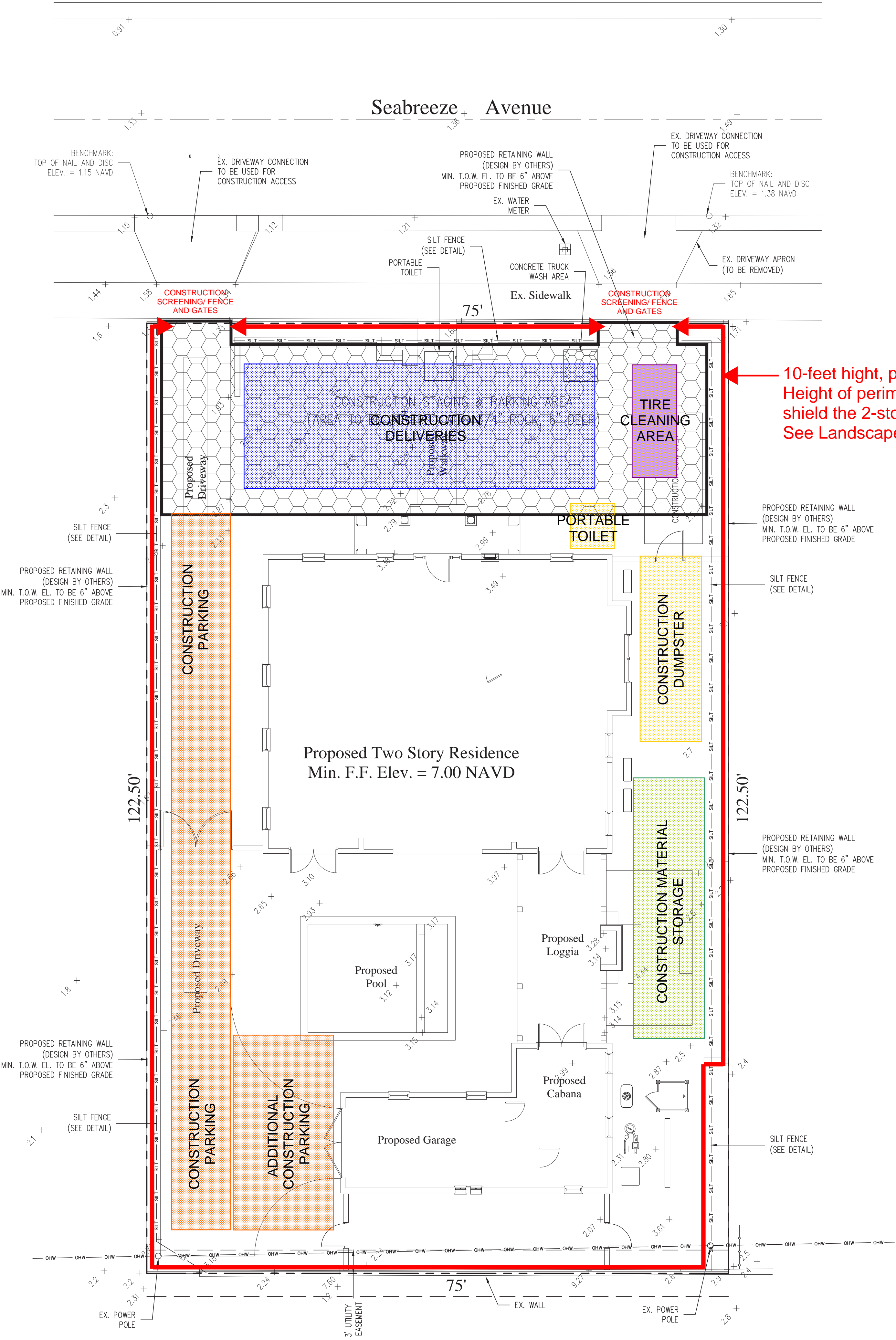
EC-1



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.



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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
Contractor is responsible for obtaining
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Location Map
N.T.S.

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office@gruberengineers.com

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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
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Chad M. Gruber

FL P.E. No. 57466

Sheet No.

EC-1

SITE CONSTRUCTION STAGING, TRUCK LOGISTICS PLAN AND LOCATION MAP

