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Existing View from Seabreeze Ave.



Existing Front Entry



Existing Entry Courtyard



Existing Driveway



Existing Driveway



Existing East Front Yard

ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5020-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
350 Seabreeze Avenue  
Palm Beach

F L O R D A

JOB NUMBER: # xxxxx.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 10.05.2023  
10.23.2023  
11.09.2023

SHEET L1.0

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ARC-23-167  
ZON-24-009  
Existing Site Photos





Existing East Side Yard



Existing East Side Yard



Existing West Side Yard



Existing West Side Yard



Existing Pool



Existing Pool

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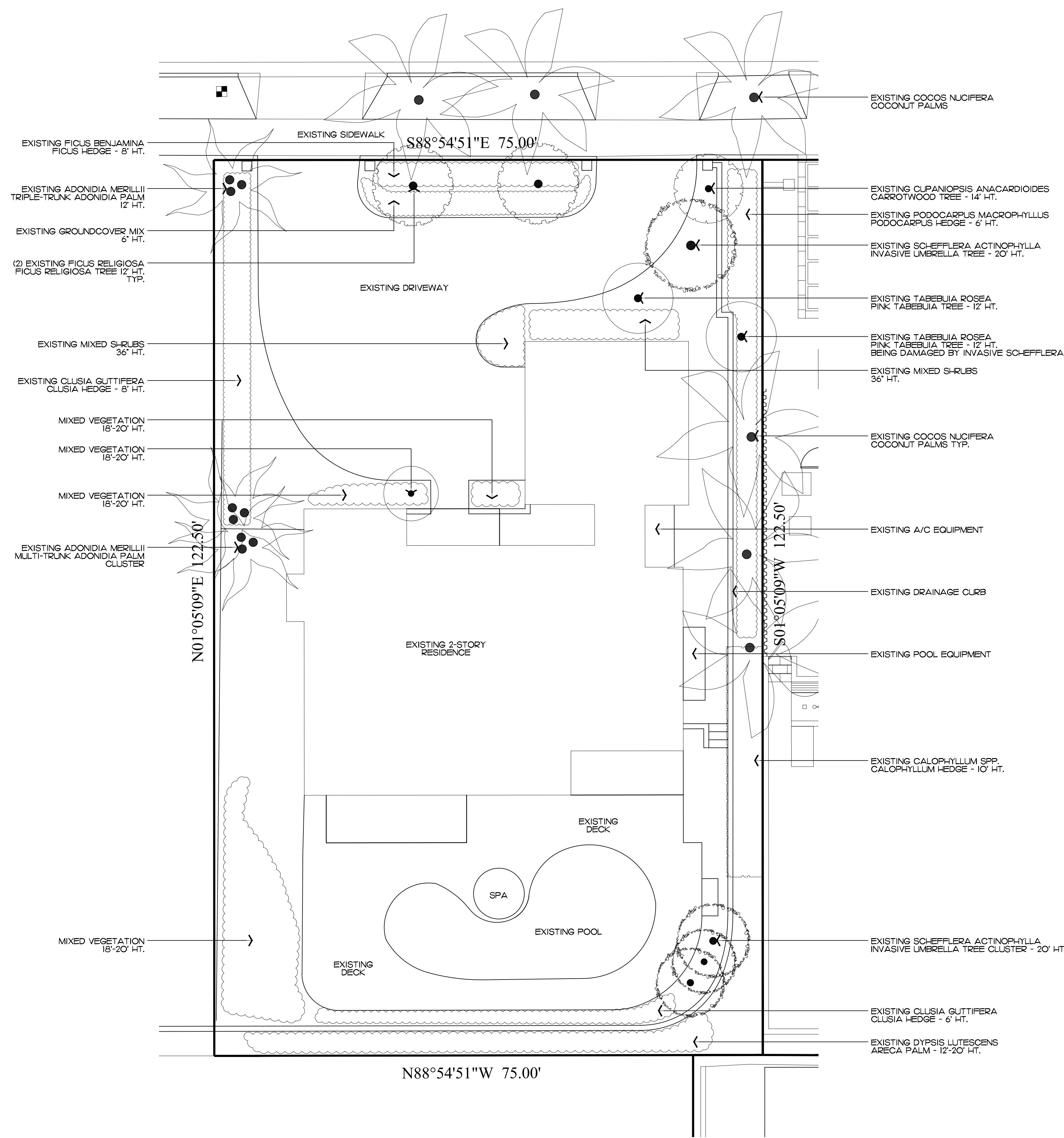
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Existing Site Photos



SEABREEZE AVENUE



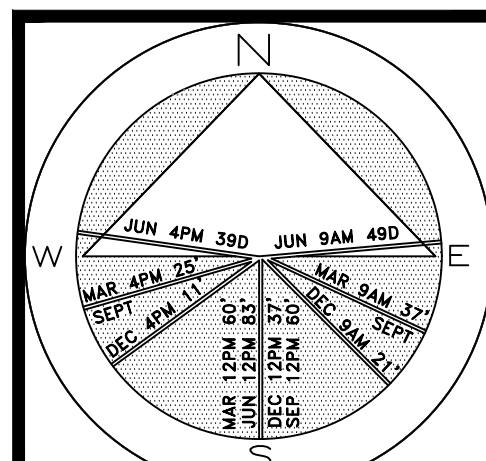
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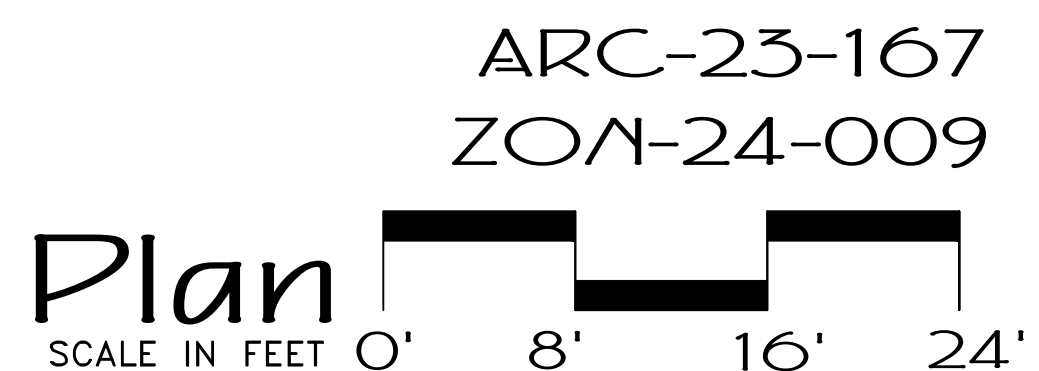
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Existing Vegetation Inventory & Action Plan



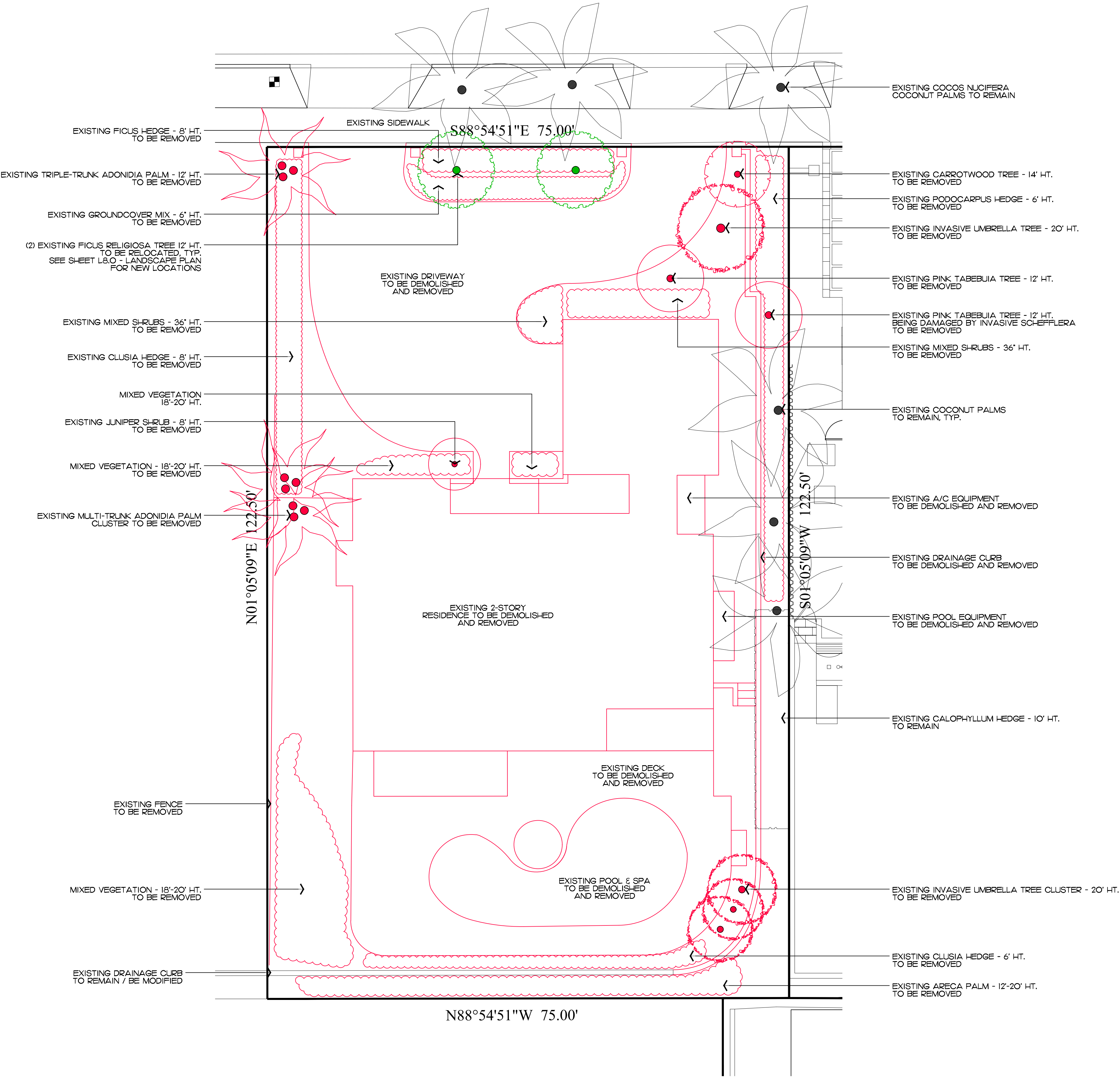
SEABREEZE AVENUE

ENVIRONMENT  
DESIGN  
GROUP

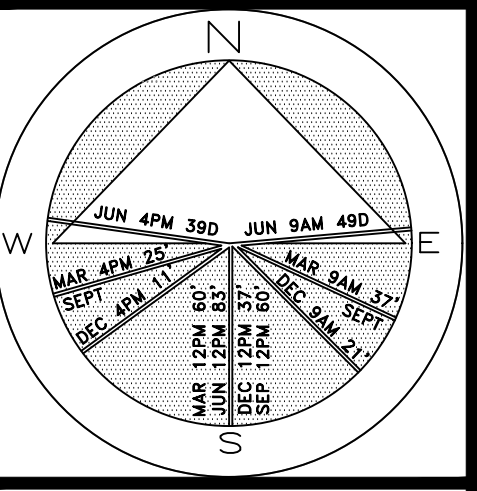
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Demolition and Vegetation Action Plan

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ZON-24-009

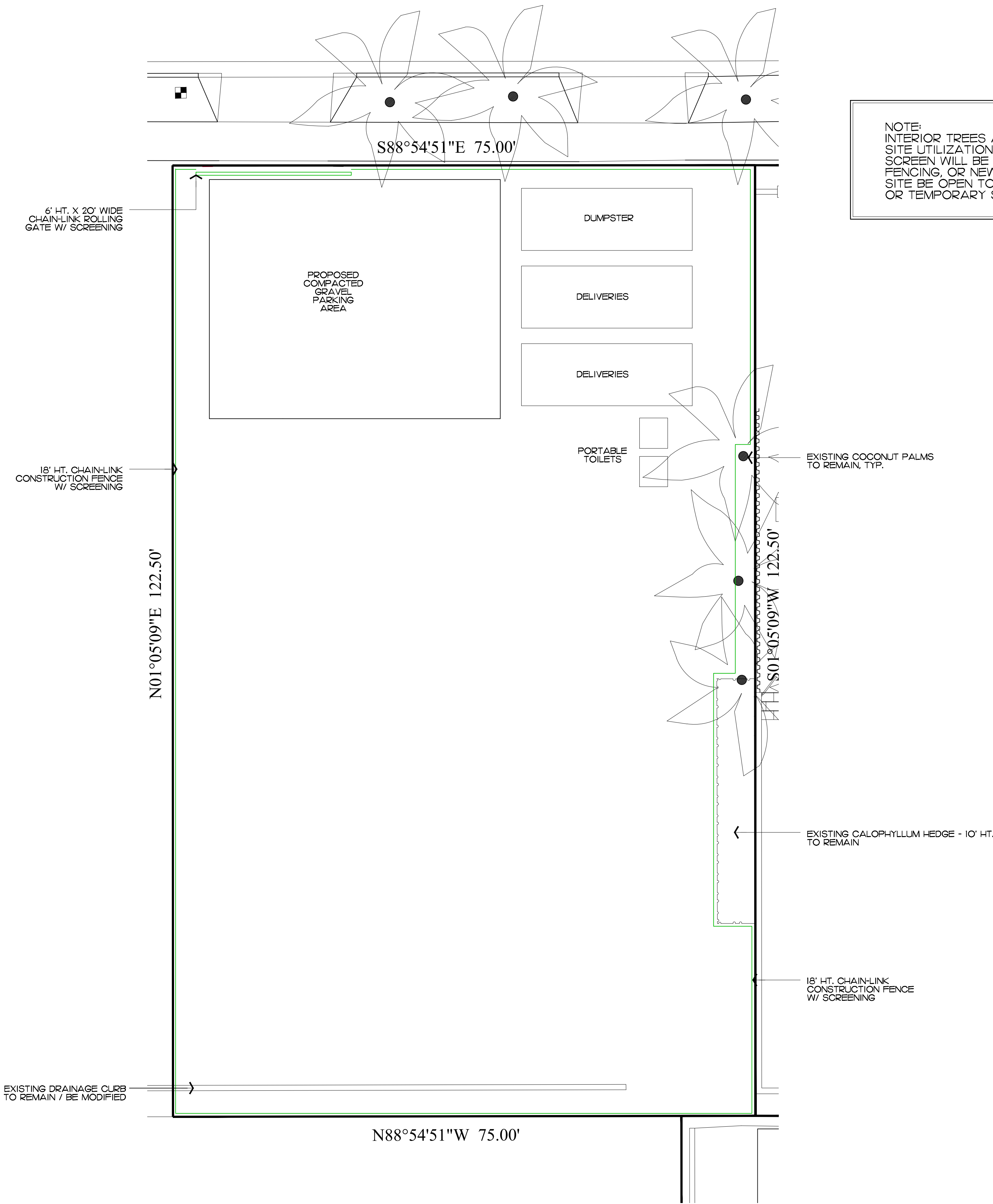


64 sf.

AREA IN SQ.FT.



SEABREEZE AVENUE



NOTE:  
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

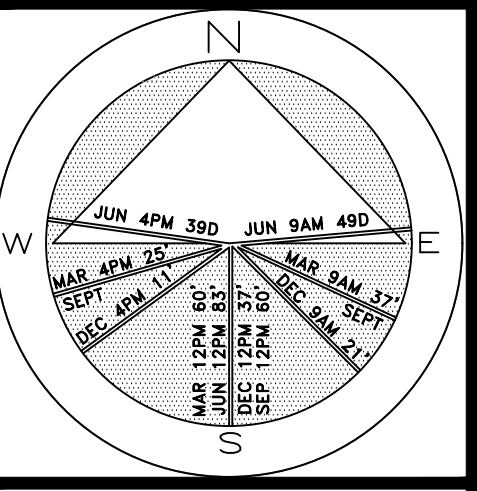
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DESIGN  
GROUP

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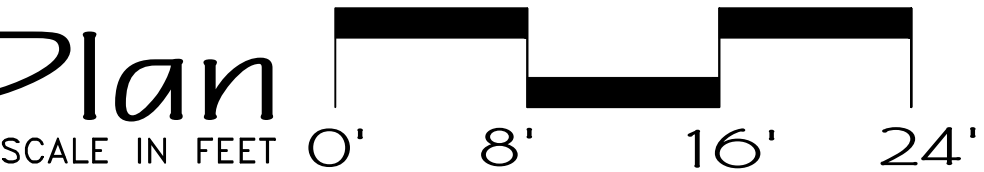
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Construction Screening & Staging Plan



ARC-23-167  
ZON-24-009

64 sf.  
AREA IN SQ.FT.





Existing North Buffer



Existing North Buffer



Existing North Buffer



Existing South Buffer



Existing South Buffer



Existing South Buffer





Existing East Buffer



Existing East Buffer



Existing East Buffer



Existing West Buffer



Existing West Buffer



Existing West Buffer

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DESIGN  
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Landscape Architecture

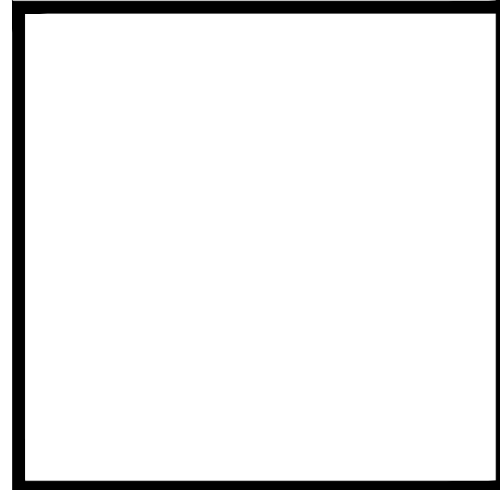
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SHEET L4.2

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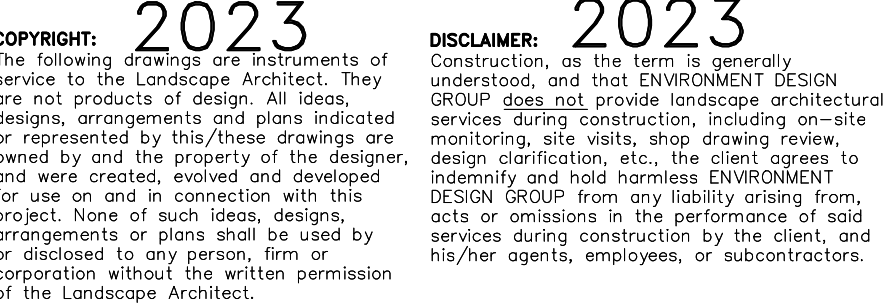
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ARC-23-167  
ZON-24-009  
Existing Landscape Buffer Images





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PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

CONCEPTUAL CONSTRUCTION SCHEDULE	
OV 20TH 2023 – ARCOM MEETING	
OV-DEC 2023 – SUBMIT FOR PERMIT	
MONTH – JAN 2023	– MOBILIZATION & DEMOLITION
-2 MONTHS	– SITE/BUILDING PREPARATION
MONTHS	– FRONT FAÇADE IMPROVEMENTS
-2 MONTHS	– FINISHES
MONTHS	– LANDSCAPE & HARDSCAPE INSTALLATION
-2 MONTHS	– <u>FINAL INSPECTIONS</u>
/-10 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

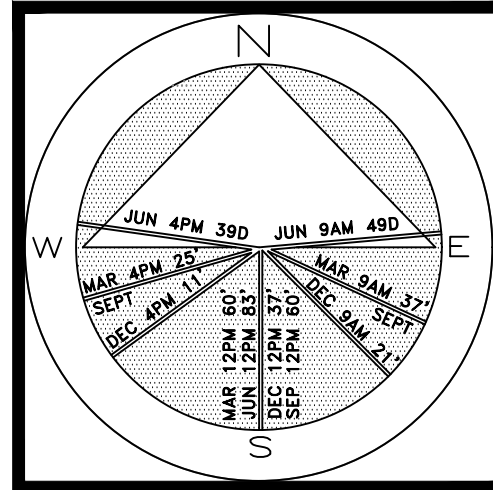
# 1) PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

**SCHEDULE:**

**MONTH 1: DEMOLITION AND CLEANUP  
(3 - 5 DAYS)**

LARGEST TRUCK ->  
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL  
TRAILER FOR EXCAVATOR / DEMOLITION  
LANDSCAPE TRUCKS ->  
SOD  
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.



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SHEET L5.0

ARC-23-167  
ZON-24-009

# Truck Logistics Plan

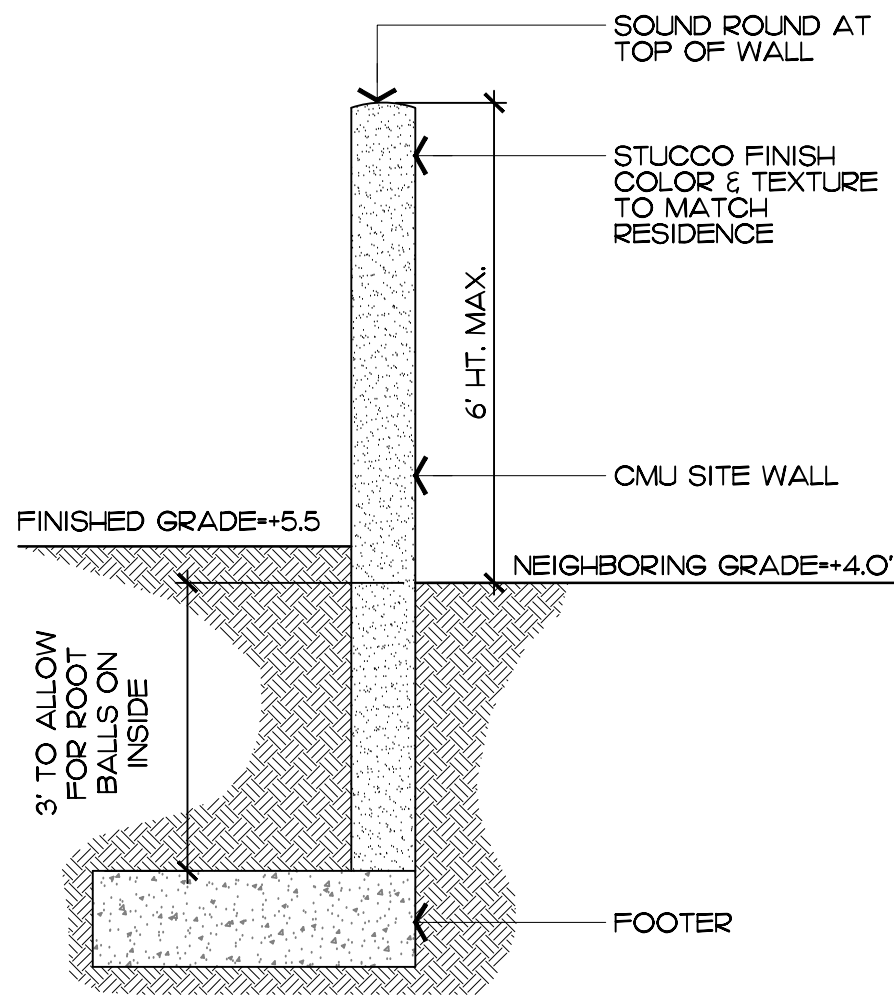
SCALE: NOT TO SCALE

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Palm Beach



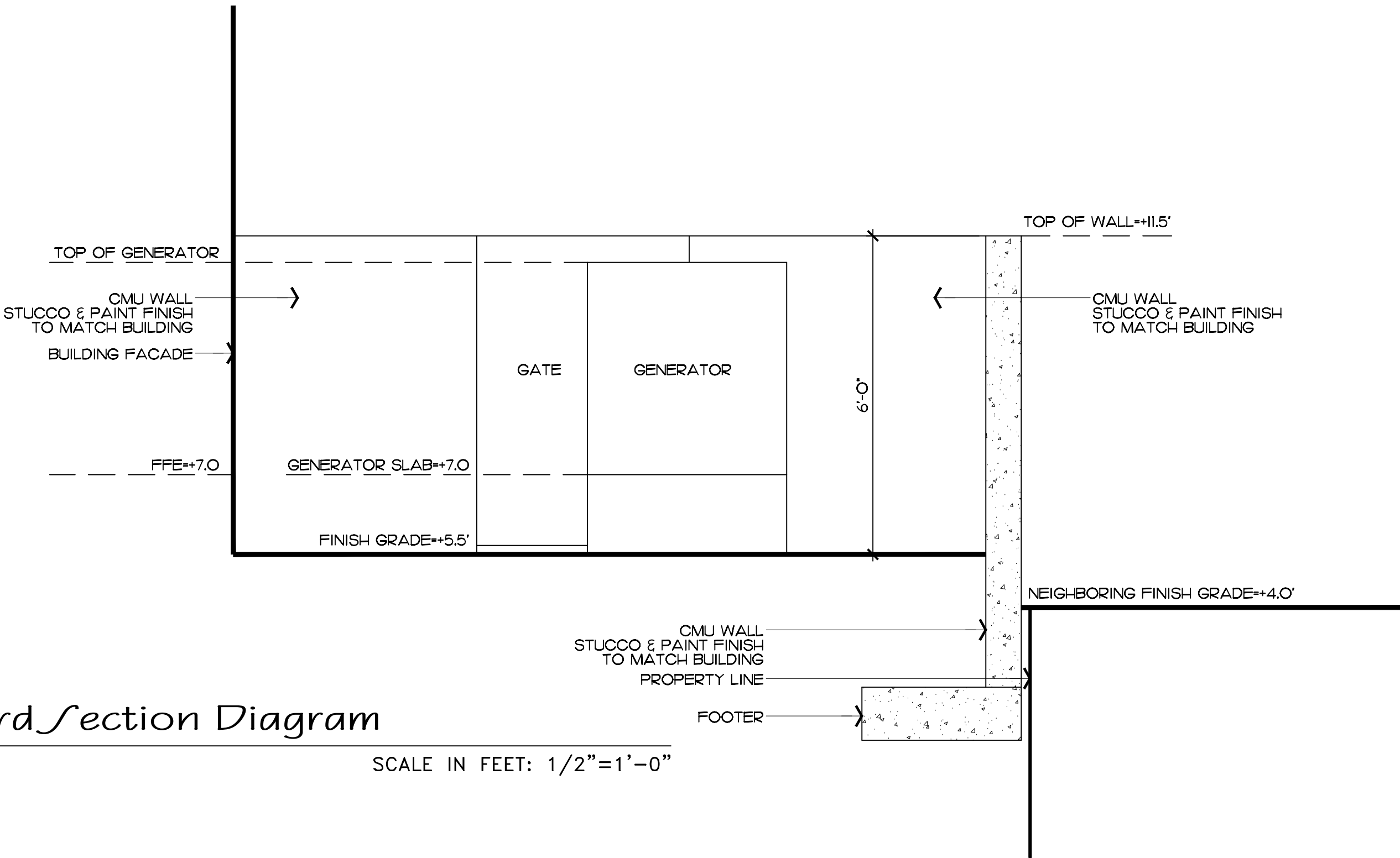






Typical Site Wall Section

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



Yard Section Diagram

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

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Palm Beach

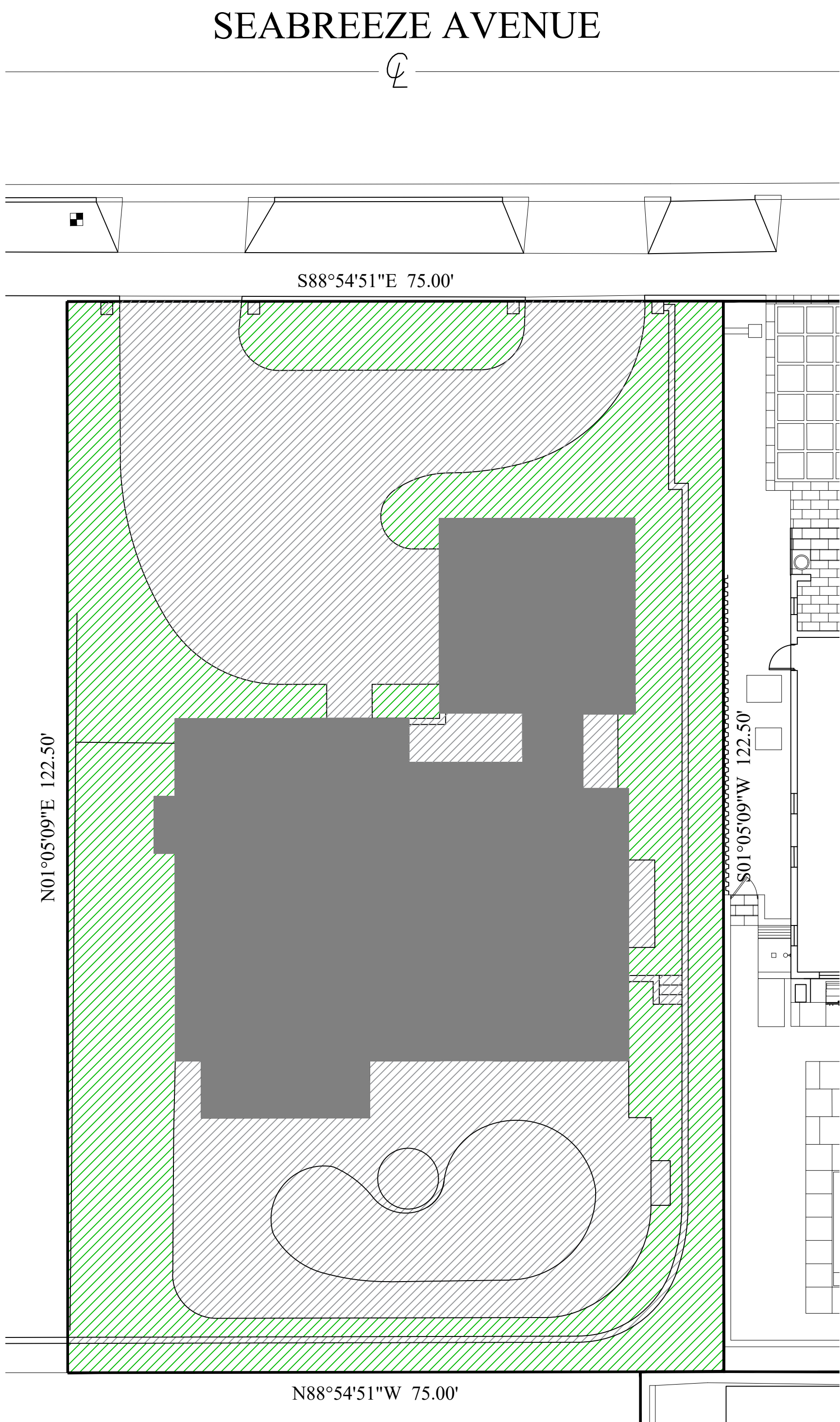
JOB NUMBER: # xxxxx.00 LA  
DRAWN BY: Lauren Freeman  
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11.09.2023

SHEET L6.0a

ARC-23-167  
ZON-24-009

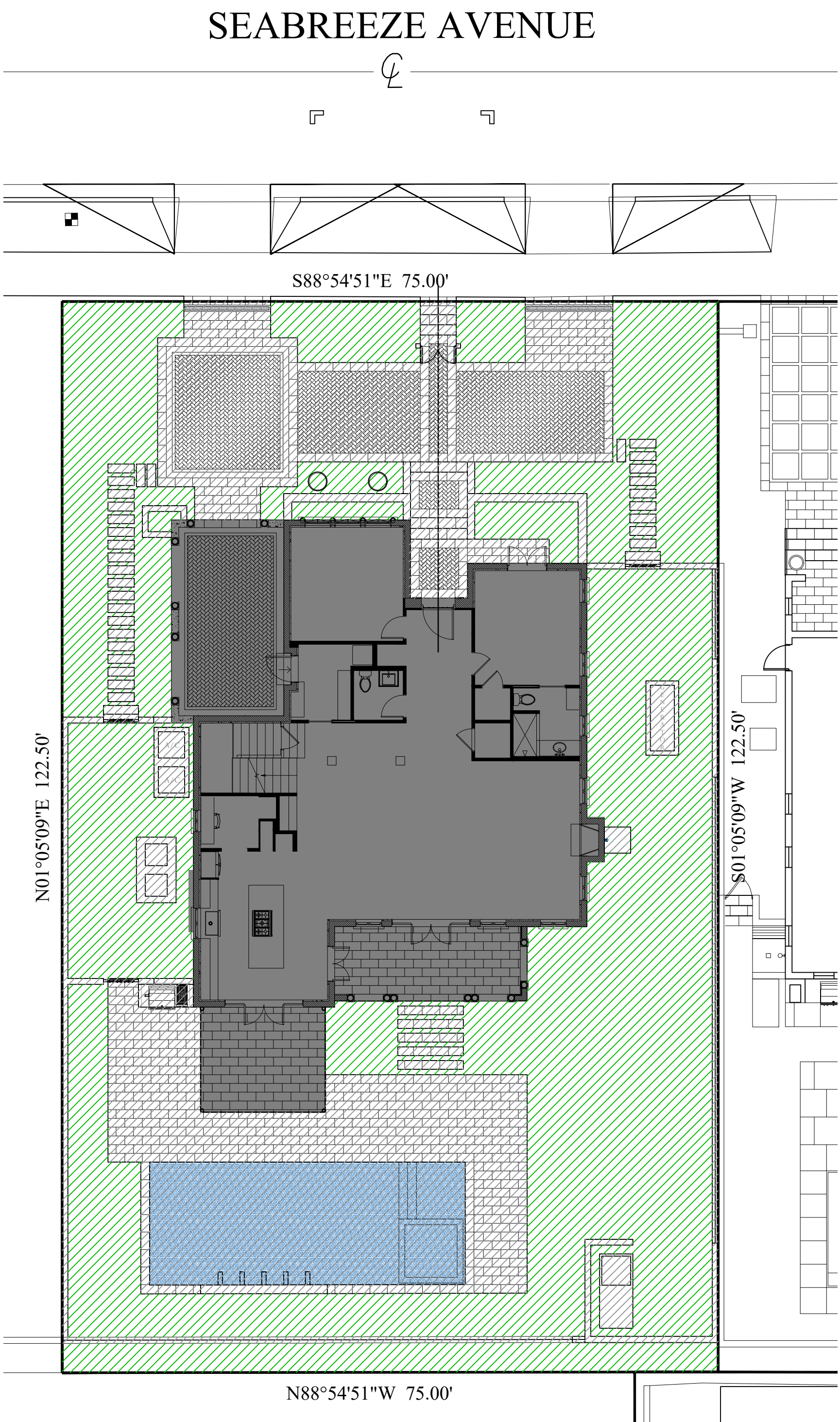
Site Details  
SCALE IN FEET: AS SHOWN





Existing Open Space Graphic

Site Data Requirements				
DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE	R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA			9184.02 SF	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,132.81 S.F.	36.3%	3,329.02 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	749.97 S.F.	42.5%	797 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,293.75 S.F.	77.4%	2,747.02 S.F.



Proposed Open Space Graphic

Site Data Requirements				
DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE	R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA			9184.02 SF	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,132.81 S.F.	46.4%	4,265 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	749.97 S.F.	44.4%	832 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,293.75 S.F.	65%	1,689 S.F.

Legend

IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

PERVIOUS AREA / OPEN SPACE

IMPERVIOUS AREA / WATER FEATURE

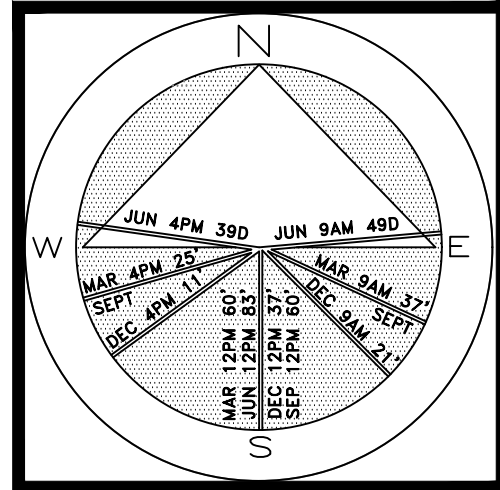
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ARC-23-167  
ZON-24-009

Site Calculation/Open Space Graphics

SCALE IN FEET: 3/32"=1'-0"



SEABREEZE AVENUE

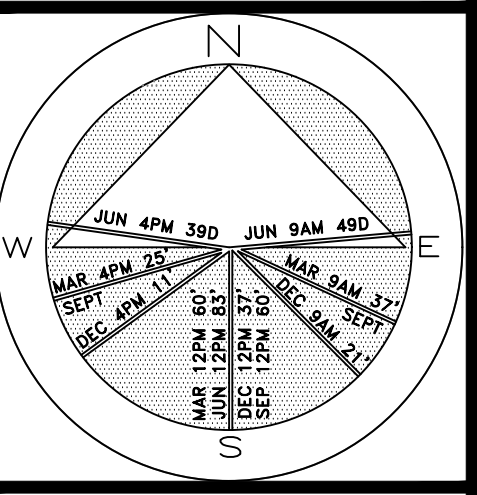
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SHEET L7.0

64 sf.

AREA IN SQ.FT.

**2023**

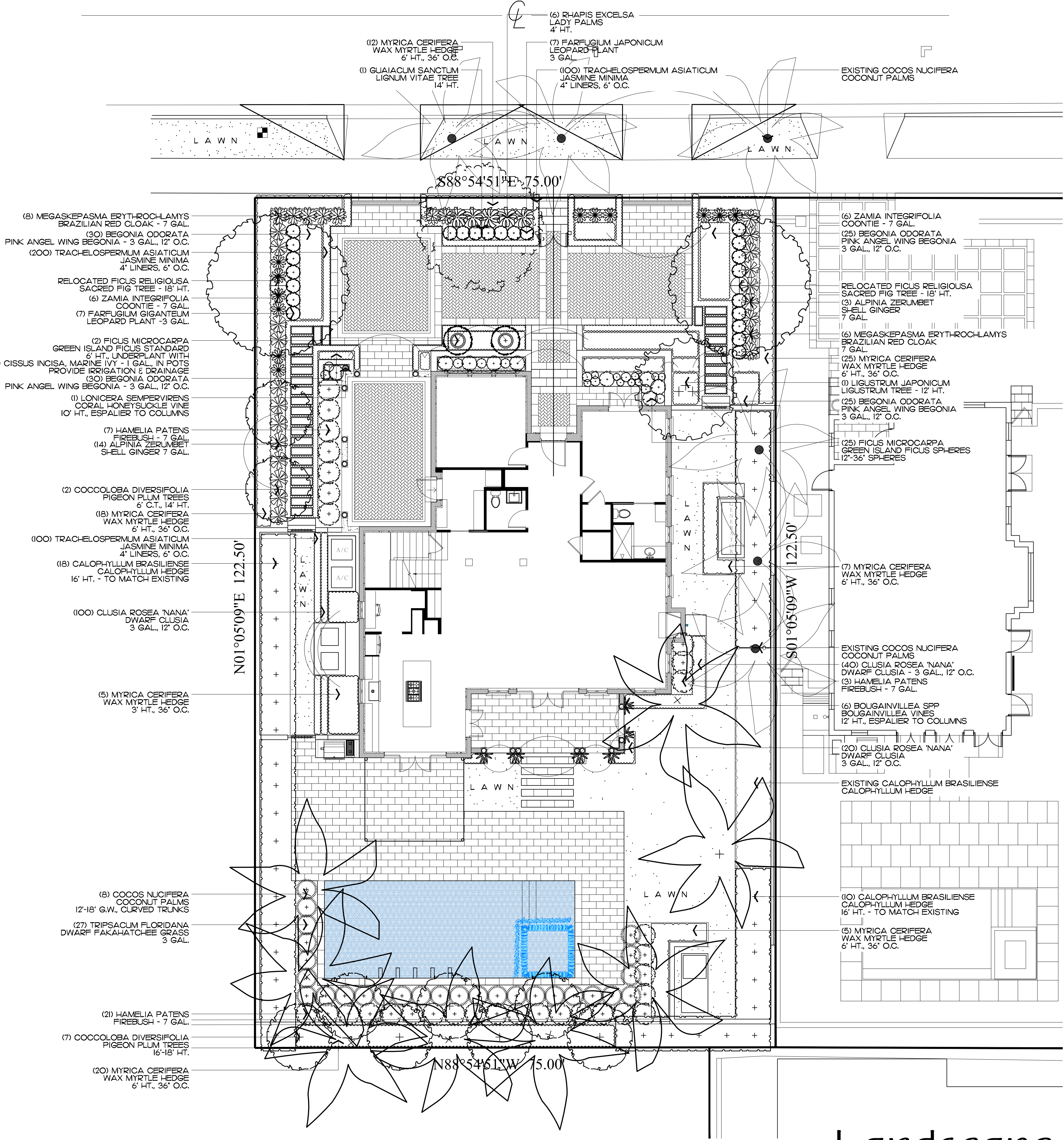
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ZON-24-009

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



SEABREEZE AVENUE



N01°05'09"E 122.50'

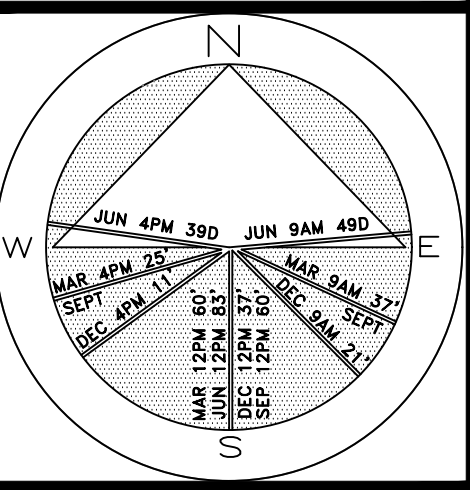
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ARC-23-167  
ZON-24-009  
Rendered Landscape Plan  
SCALE IN FEET 0' 8' 16' 24'

64 sf.  
AREA IN SQ.FT.



Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	GUIAICUM OFFICINALE LIGNUM VITAE TREE	1	14' HT.	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	2 7	6' C.T., 14' HT. 16'-18' HT.	YES
	LIGUSTRUM JAPONICUM LIGUSTRUM TREE	1	12' HT.	NO
TOTAL: NATIVE SPECIES:		11 10 (90.1%)		

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	8	12'-18' G.W., CURVED TRUNKS	NO
	RHAPIS EXCELSA LADY PALMS	6	4' HT.	NO

Vines, & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	6	12' HT., ESPALIER TO COLUMNS	NO
	CICCUS INCISA MARINE IVY	10	1 GAL.	YES
	CLUSIA ROSEA 'NANA' DWARF CLUSIA	250	3 GAL., 12" O.C.	YES
	LONICERA SEMPERVIRENS CORAL HONEYSUCKLE VINE	1	10' HT., ESPALIER TO COLUMN	YES
	TRACHELOSPERMUM JASMINOIDES JASMINE MINIMA	400	4" LINERS, 6" O.C.	NO
TOTAL: NATIVE SPECIES:		667 261 (39.1%)		

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALPINIA ZERUMBET SHELL GINGER	17	7 GAL.	NO
	BEGONIA ODORATA PINK ANGEL WING BEGONIA	110	3 GAL., 12" O.C.	NO
	CALOPHYLLUM INOPHYLLUM CALOPHYLLUM HEDGE	28	16' HT. - TO MATCH EXISTING	NO
	FARFUGIUM JAPONICUM LEOPARD PLANT	14	3 GAL.	NO
	FICUS MICROCAPRA GREEN ISLAND FICUS	2 25	6' HT., STANDARD IN POTS 12"-36" SPHERES	NO
	HAMELIA PATENS FIREBUSH	31	7 GAL.	YES
	MEGASKEPASMA ERYTHROCHLAMYS BRAZILIAN RED CLOAK	14	7 GAL.	NO
	MYRICA CERIFERA WAX MYRTLE	5 87	3' HT., 36" O.C. 6' HT., 36" O.C.	YES
	TRIPSACUM FLORIDANA DWARF FAKAHATCHEE GRASS	27	3 GAL.	YES
	ZAMIA INTEGRIFOLIA COONTIE	12	7 GAL.	YES
TOTAL: NATIVE SPECIES:		372 162 (43.5%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

ENVIRONMENT  
DESIGN  
GROUP

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Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. R.L.A. #6666784

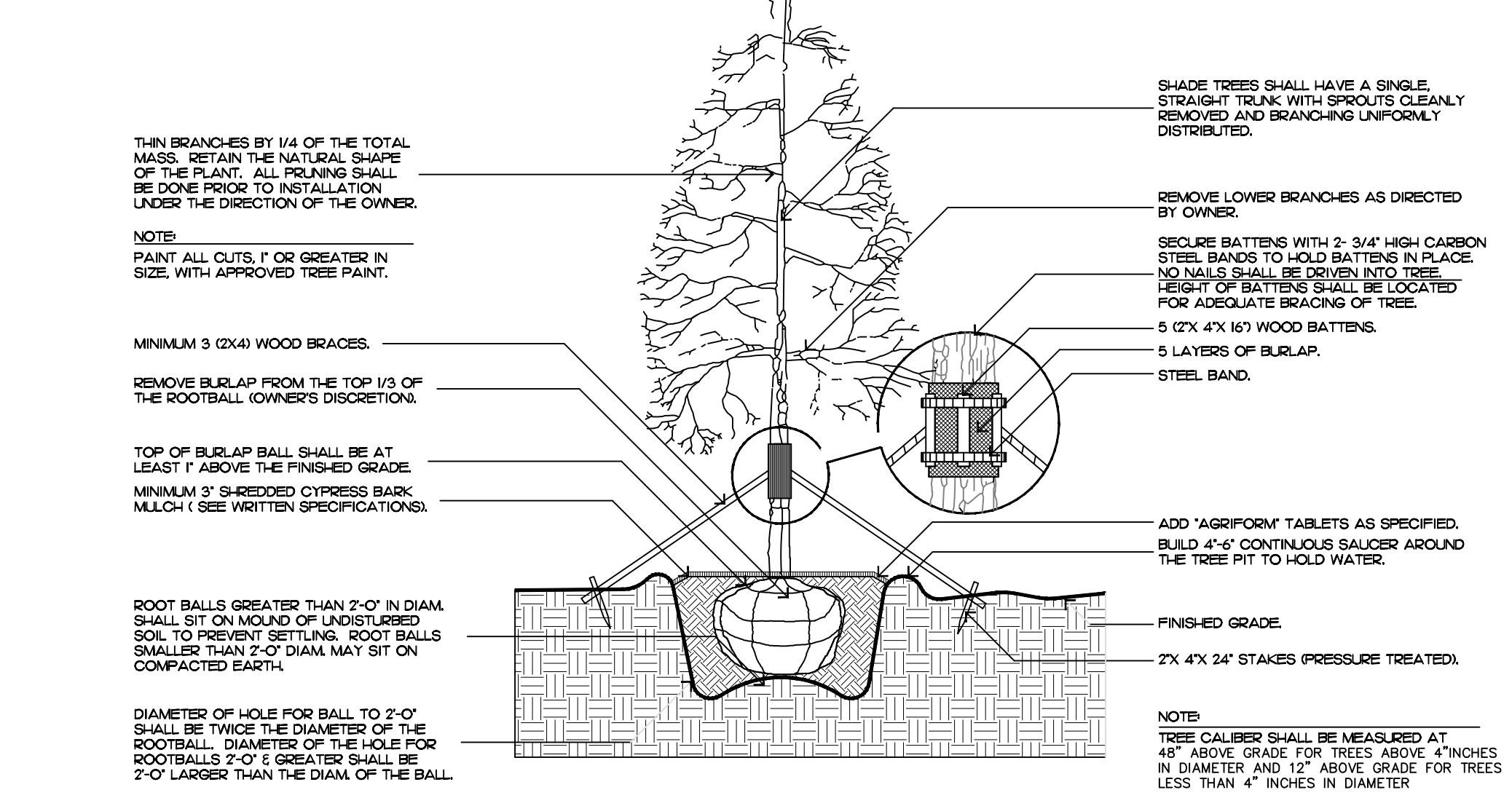
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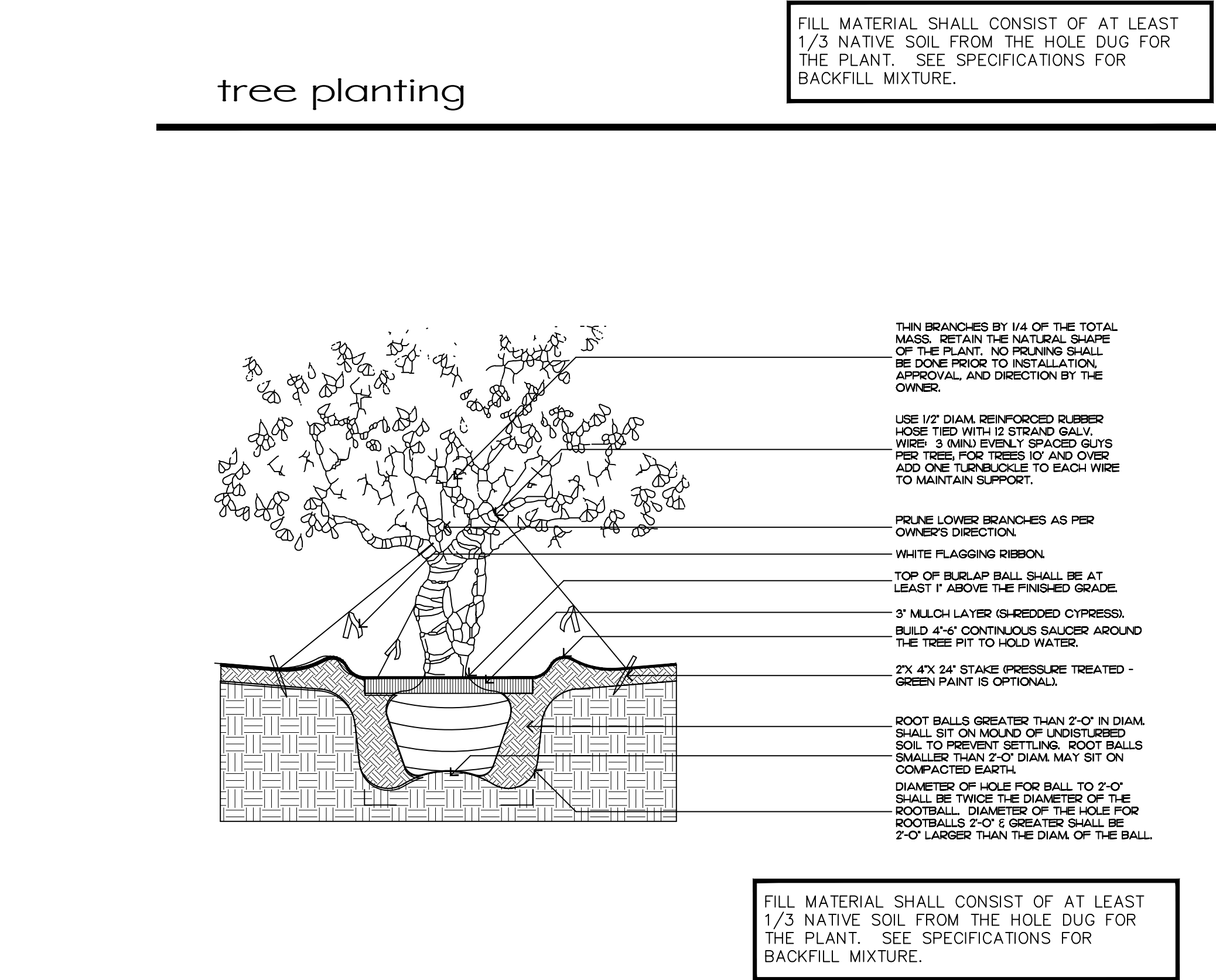
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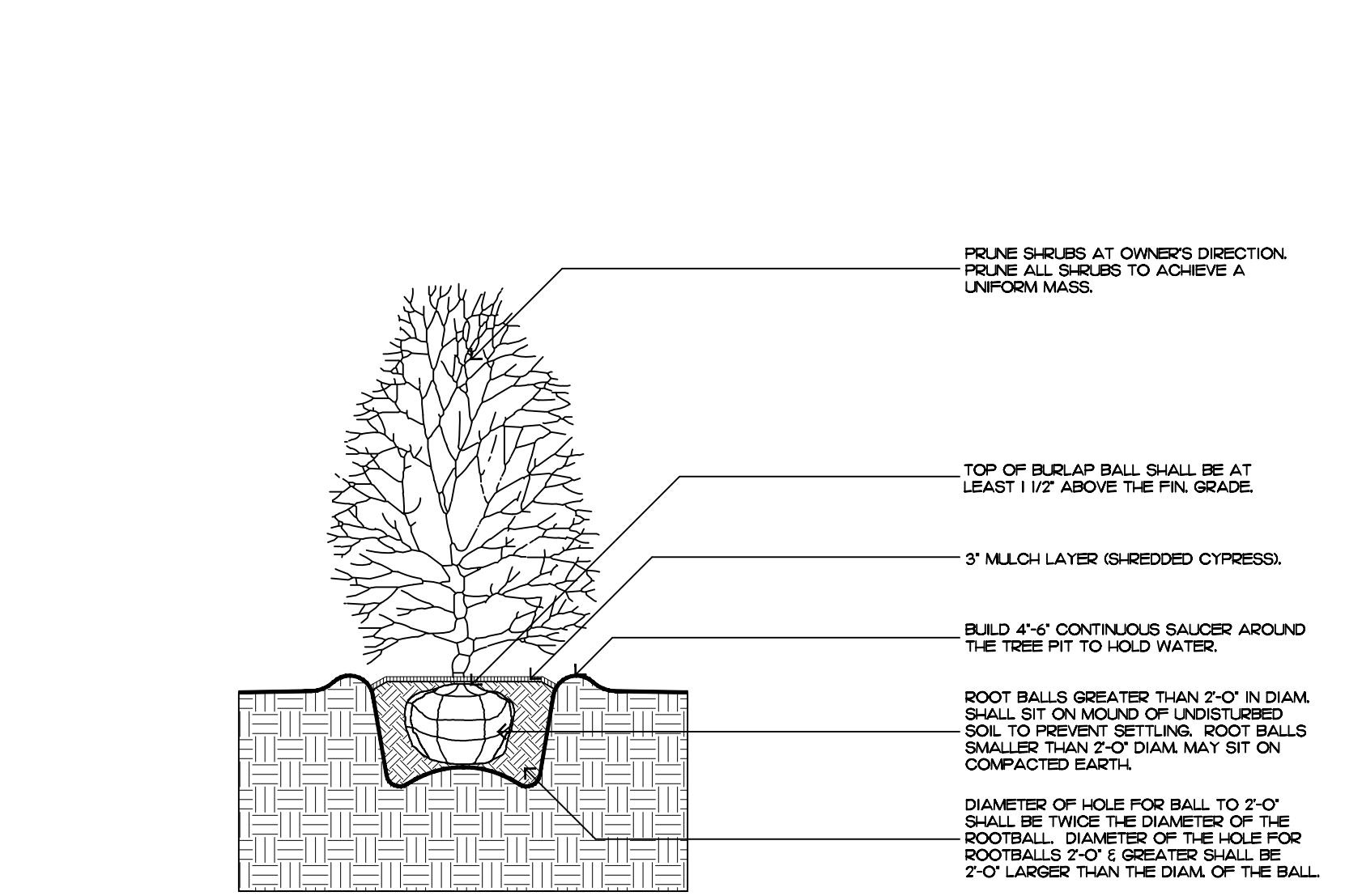




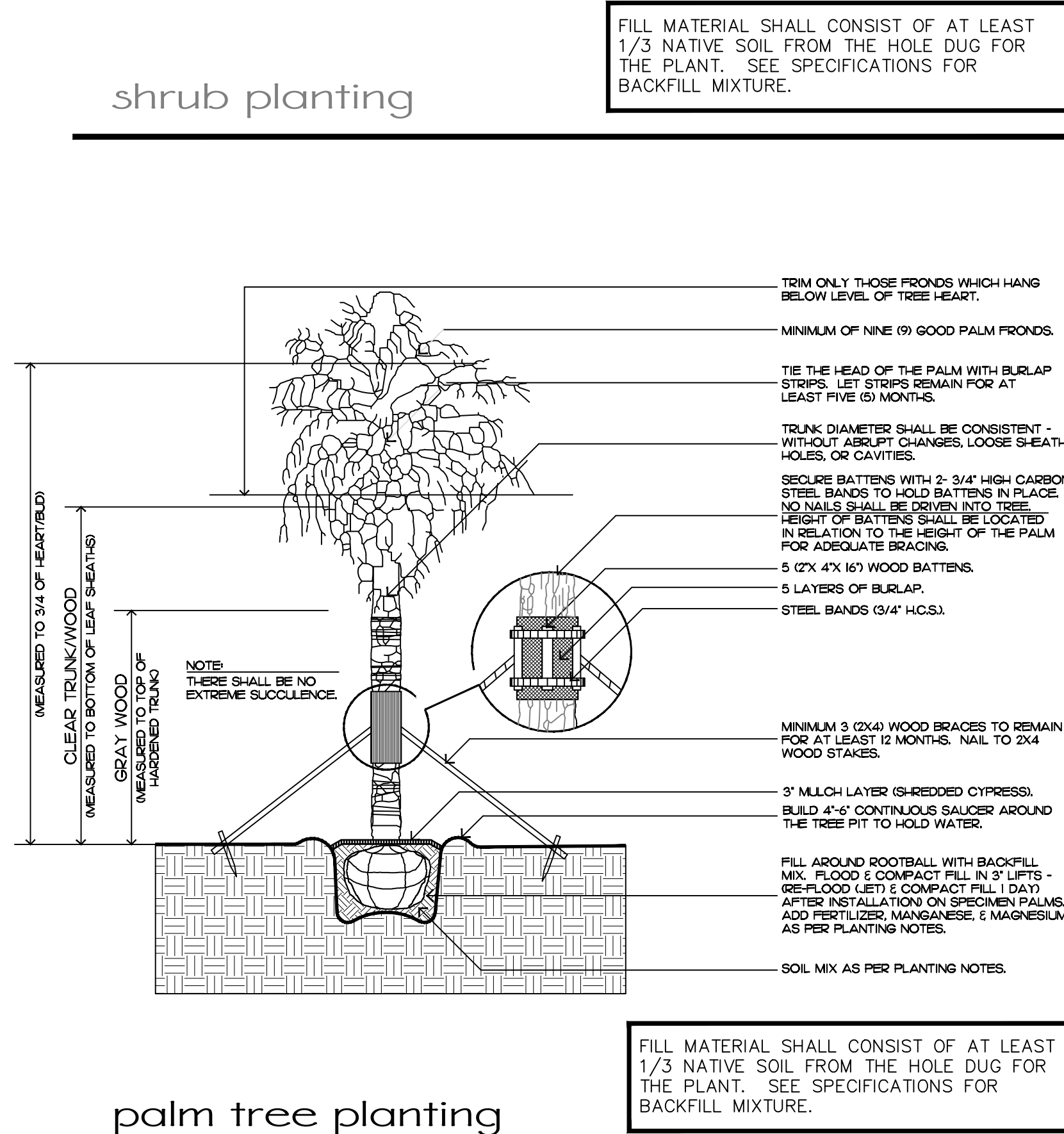
tree planting



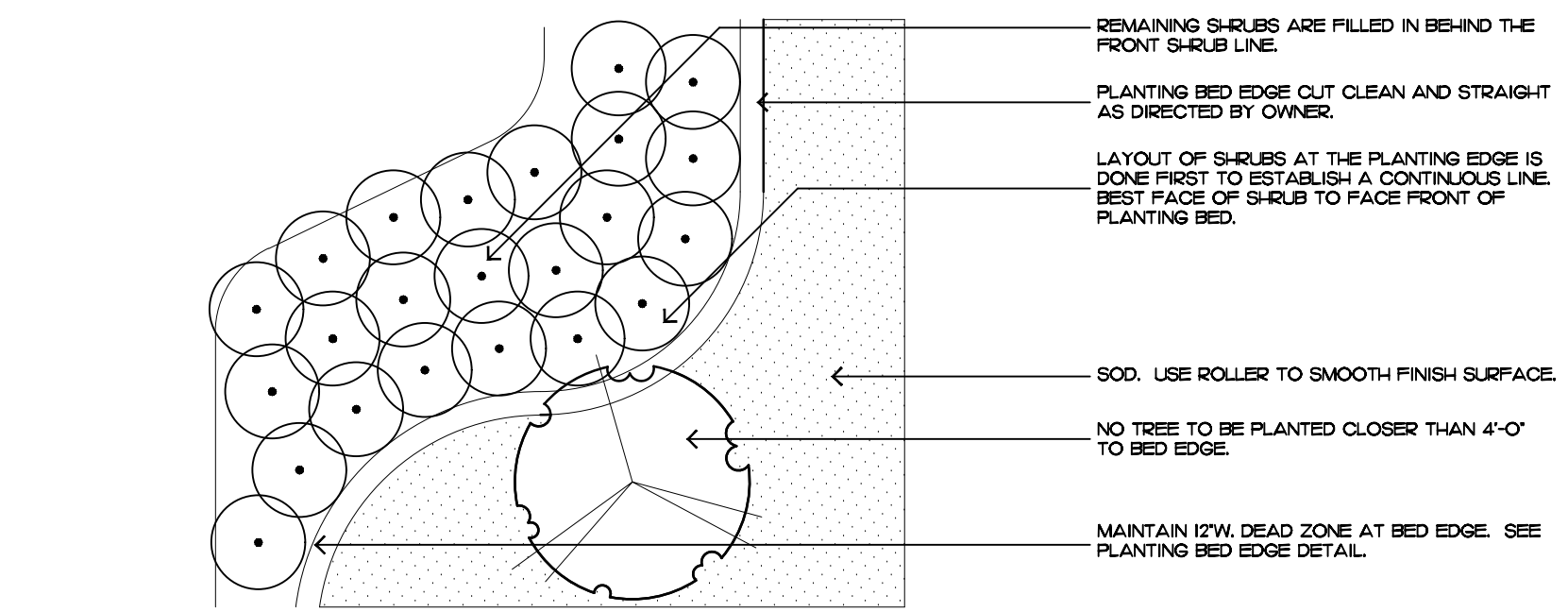
irregular and multi-stem tree



shrub planting



palm tree planting



shrub & ground cover layout

# Planting Notes

## COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE USER IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

- SIX PERCENT (6%) NITROGEN
- SIX PERCENT (6%) PHOSPHOROUS
- SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1 1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIBER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIBER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

## MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

## SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

## SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

## MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

## PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIMES, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERBERIS OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

## PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO 'STANDARDIZED PLANT NAMES', 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH 'GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II', LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

## CONTAINER GROWN STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

## WARRANTY:

WARRANTY PLANTS: SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES & PALMS FOR ONE YEAR. (1) AGAINST UNHEALTHY PLANT CONDITION EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

## MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

ARC-23-167  
ZON-24-009

# Planting Details & Specifications

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SUNSHINE STATE ONE CALL  
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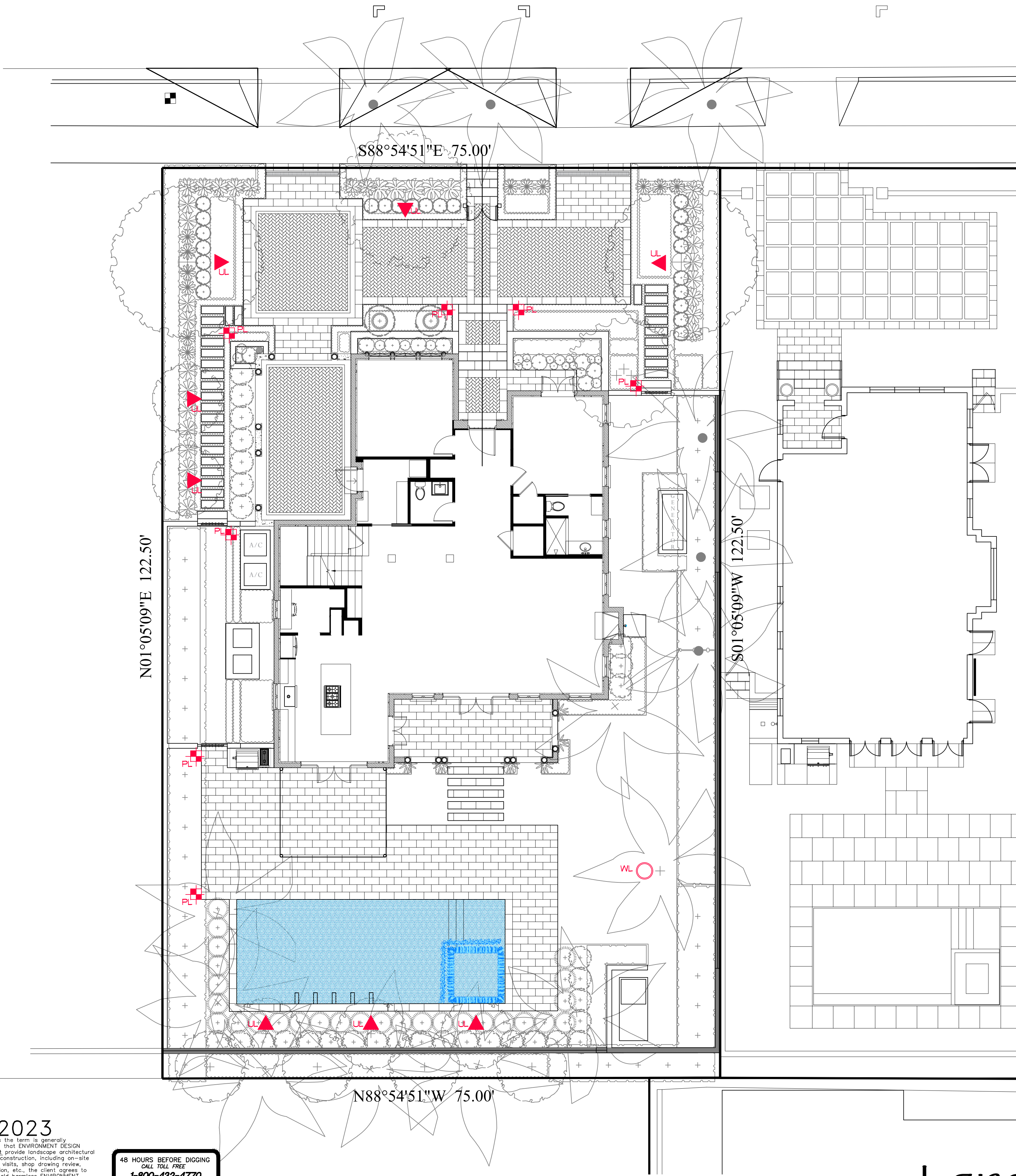
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10.23.2023  
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SEABREEZE AVENUE

Q



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	8
○ WL	WELL LIGHT - AURORALIGHT - LWL5 LIGHTHAUS BRASS FINISH - 9 WATTS - LED 3000K	1
⊕ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	7



UP LIGHT



WELL LIGHT



PATH LIGHT

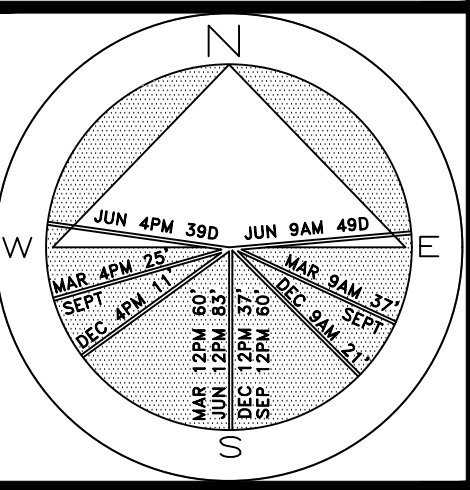
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Landscape Lighting Plan

64 sq. ft.

AREA IN SQ.FT.





North Elevation



South Elevation

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ARC-23-167  
ZON-24-009  
**Rendered Landscape Elevations**  
SCALE IN FEET=3/16"=1'-0"

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East Elevation



West Elevation

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