

Zoning Legend

PROPERTY ADDRESS	249 SEABREEZE AVENUE		
ZONING DISTRICT	R-B LOW DENSITY RESIDENTIAL		
LOT AREA (SQ. FT.)	12,235 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	100' (W) X 122.5' (D)		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
FEMA FLOOD ZONE DESIGNATION:	N/A		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A		
CROWN OF ROAD (COR) (NAVD)	N/A		
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	N/A	N/A	N/A
ENCLOSED SQUARE FOOTAGE	N/A	N/A	N/A
FRONT YARD SETBACK (FT.)	N/A	N/A	N/A
SIDE YARD SETBACK (1ST STORY) (FT.)	N/A	N/A	N/A
SIDE YARD SETBACK (2ND STORY) (FT.)	N/A	N/A	N/A
REAR YARD SETBACK (FT.)	N/A	N/A	N/A
ANGLE OF VISION (DEG.)	N/A	N/A	N/A
BUILDING HEIGHT (FT.)	N/A	N/A	N/A
OVERALL BUILDING HEIGHT (FT.)	N/A	N/A	N/A
CUBIC CONTENT RATIO (CCR) (R-B ONLY)	N/A	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	N/A	N/A
BASE FLOOD ELEVATION (FFE) (NAVD)	N/A	N/A	N/A

Landscape Legend

	REQ'D / PERMITTED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 5,505.75 S.F.	47.4% 5,803 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	19.8% 1,152.7 S.F.
PERIMETER LOS (SQ. FT. AND %)	50% 2,752.8 S.F.	54.9% 3,025 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 482.5 S.F.	45.2% 545 S.F.
NATIVE TREES %	30%	100%
NATIVE SHRUBS & VINES %	30%	62.2%
NATIVE GROUNDCOVER %	30%	47.47%



Private Residence
249 Seabreeze Avenue
Town of Palm Beach
Final Submittal: 01/18/24
ARC-24-006
Projected Meeting Date: 02/28/2024

Sheet Index

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- L6.5 Rendered Front (south) Elevation
- Civil Engineering Plan

Scope of Work

- Enhanced West Landscape Buffer
- Note: No building, structure, hardscape or architectural modifications are proposed.

Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

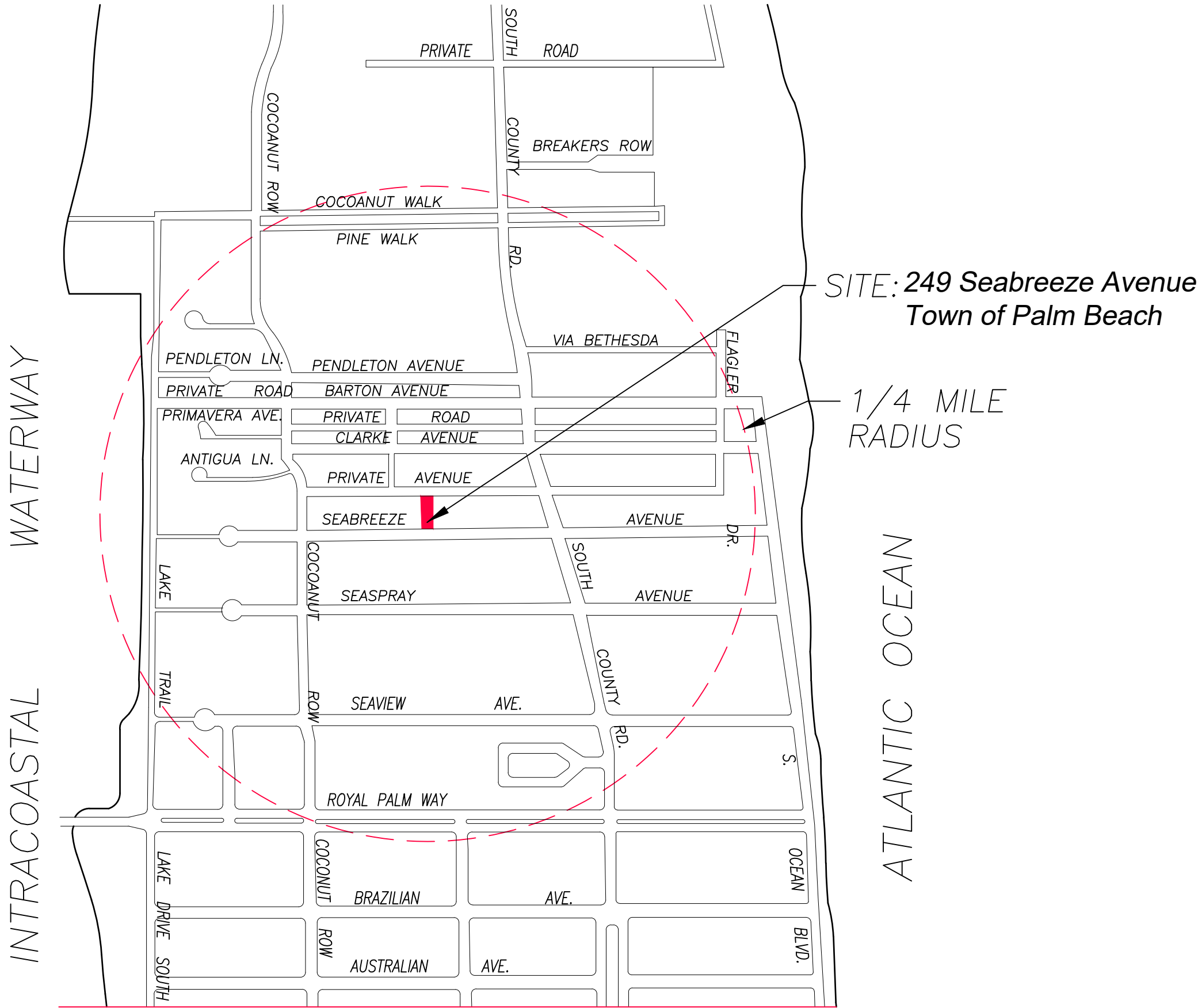
Civil Engineer
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041

RECEIVED

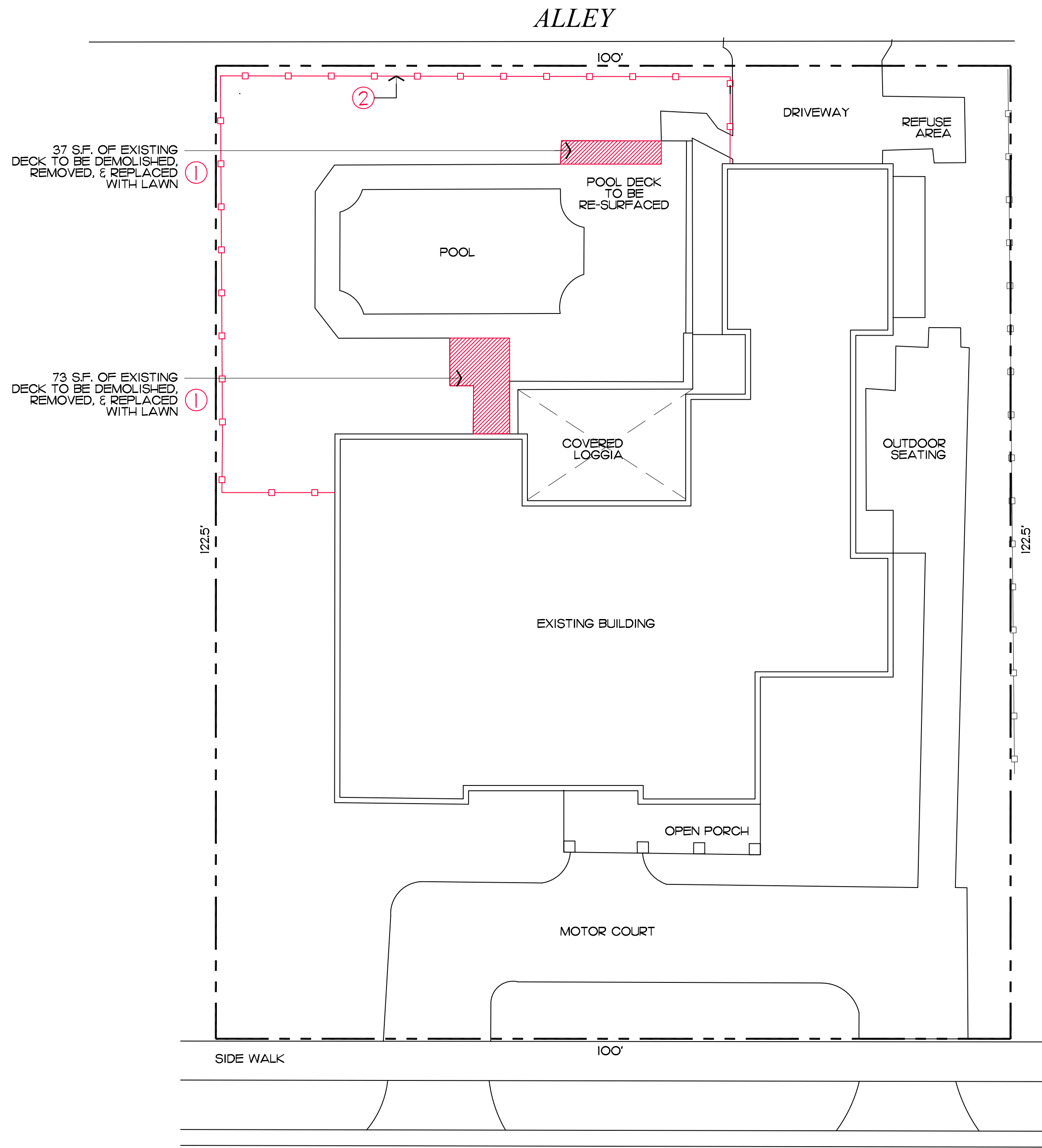
By yfigueroa at 7:59 am, Jan 29, 2024



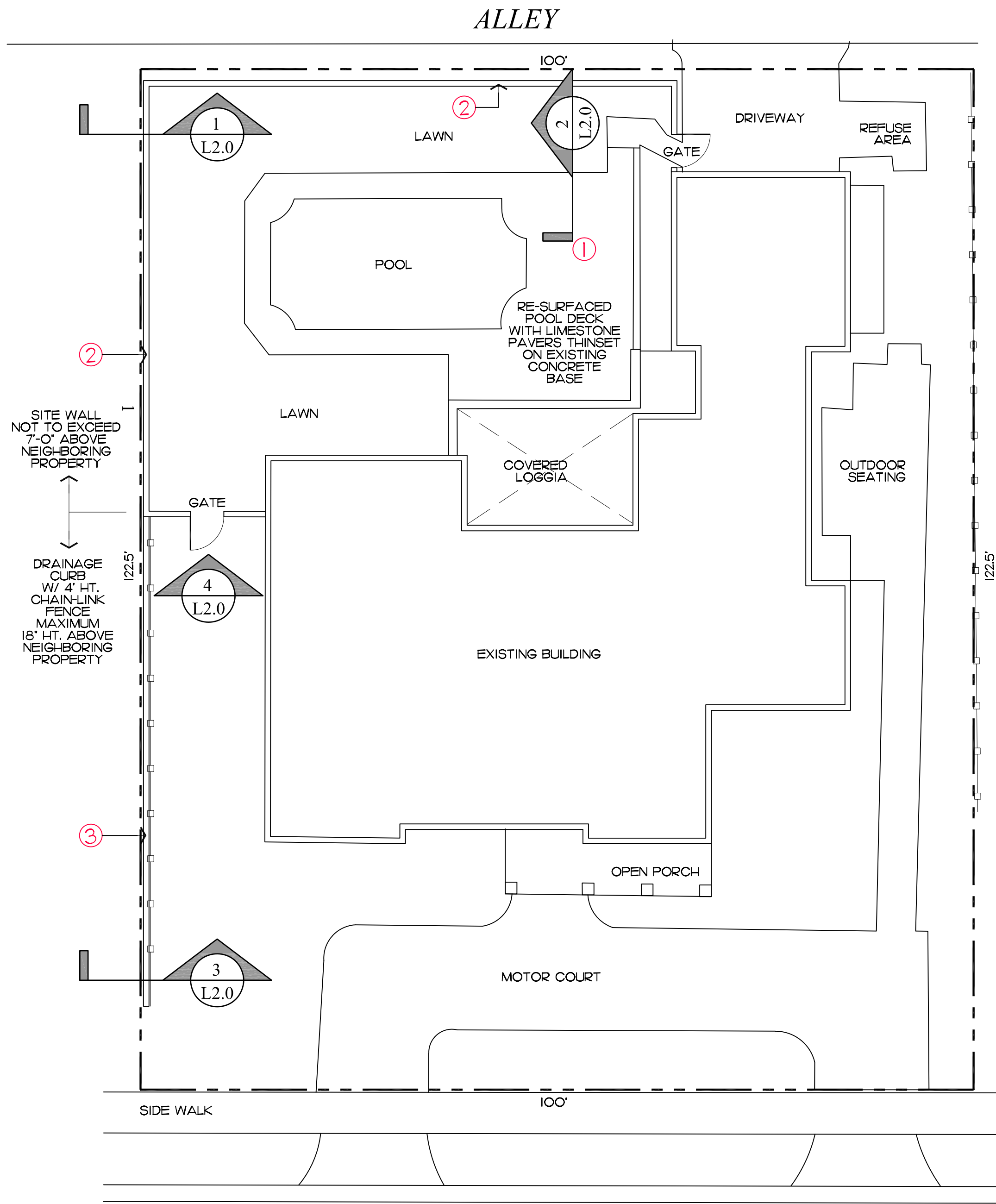
Aerial View



Vicinity/Location Map



Existing Conditions

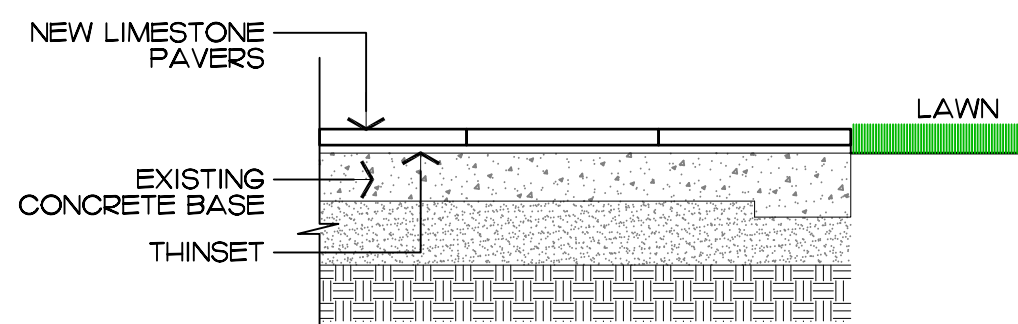


Currently Proposed

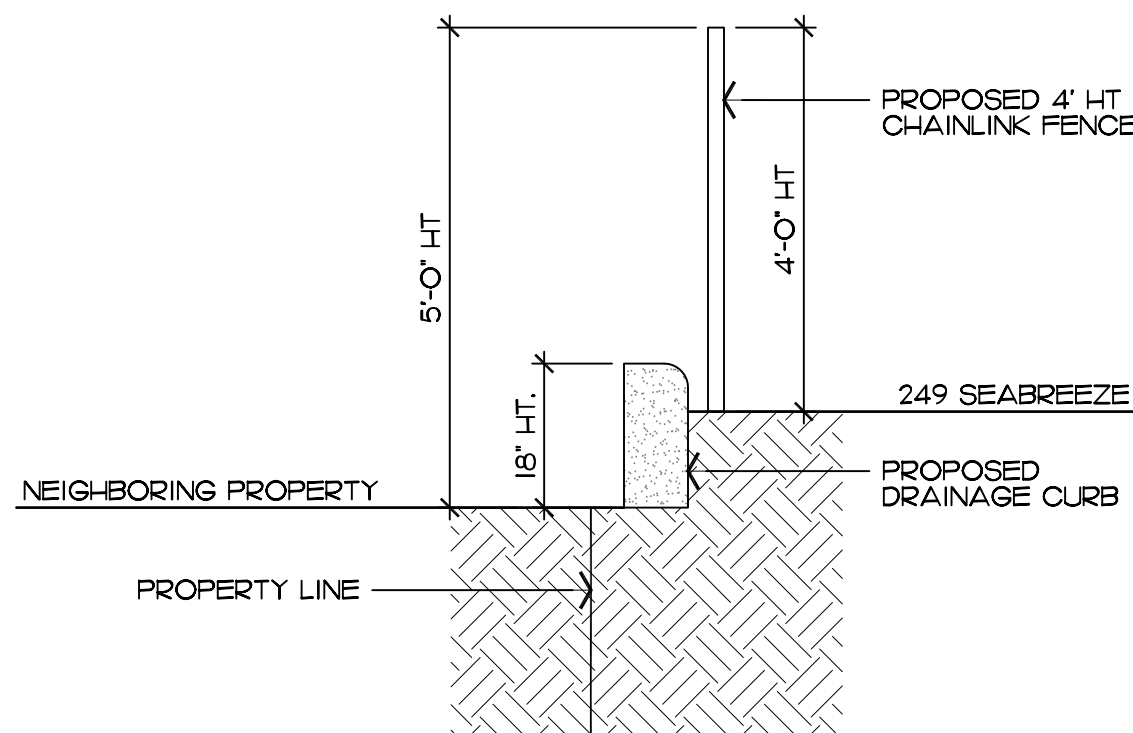
Site Requirements ④

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RB - (50 - PALM BEACH)					
LOT AREA	10,000 S.F. MINIMUM		12,235 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,505.75 S.F.	40.71%	4,982 S.F.	40.76%	4,987 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	52%	1,300 S.F.	52%	1,300 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,752.8 S.F.	54.9%	3,025 S.F.	54.9%	3,025 S.F.

* 5 S.F. OF ADDITIONAL OPEN SPACE



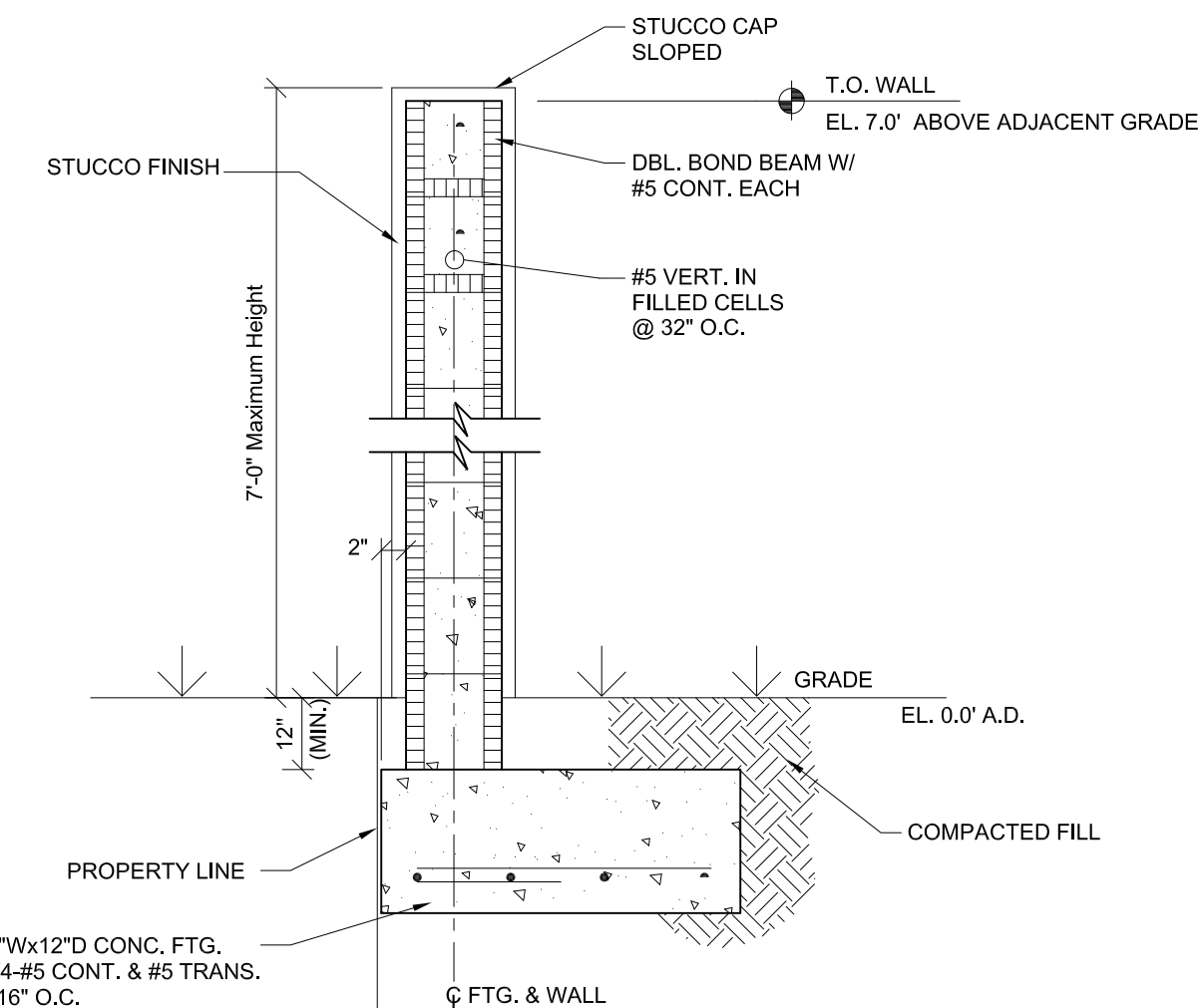
Pool Deck - Section
SCALE: 1/2" = 1'-0"



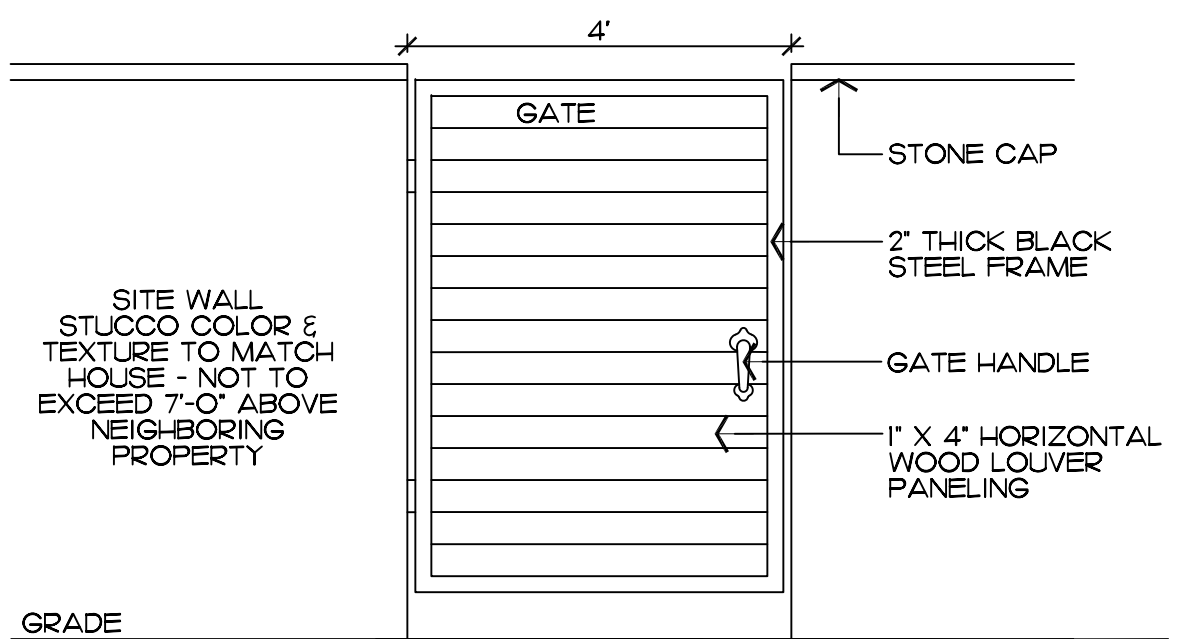
Drainage Curb & Fence - Section
SCALE: 1/2" = 1'-0"

Revisions

- EXISTING POOL DECK TO BE RE-SURFACED WITH LIMESTONE AND REDUCED IN SIZE (110 S.F. OF HARDSCAPE REMOVED)
- EXISTING CHAIN-LINK FENCE TO BE REPLACED WITH SITE WALL AND GATES. NOT TO EXCEED 7'-0" ABOVE NEIGHBORING PROPERTY. (62 S.F. OF HARDSCAPE ADDED)
- PROPOSED DRAINAGE CURB NOT TO EXCEED 18" HT. ABOVE NEIGHBORING PROPERTY, W/ 4' HT. CHAIN-LINK FENCE (43 S.F. OF HARDSCAPE ADDED)
- REVISED SITE DATA CALCULATIONS
- MINOR MODIFICATIONS TO EXISTING LANDSCAPE BUFFER - SEE SHEET L3.0 FOR DETAILS

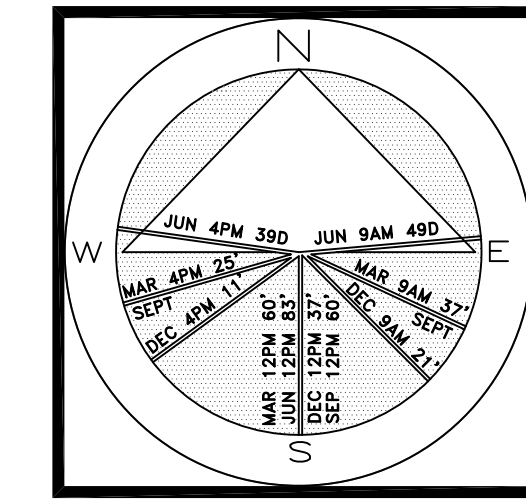


Site Wall - Section
SCALE: 1/4" = 1'-0"



Site Wall & Gate - Elevation
SCALE: 1/2" = 1'-0"

Private Residence 249 Seabreeze Avenue Town of Palm Beach



JOB NUMBER: # 22290.00 LA
DRAWN BY: Allison Padilla / Sean Twomey
DATE: 04.20.2023
05.02.2023

SHEET L1.0

2023
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2023
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OF FLORIDA, INC.

PREVIOUSLY APPROVED Site Plan
SCALE IN FEET 1' = 3/32"

Boundary Survey For: ELIZABETH L BERGER & JOSEPH G BERGER

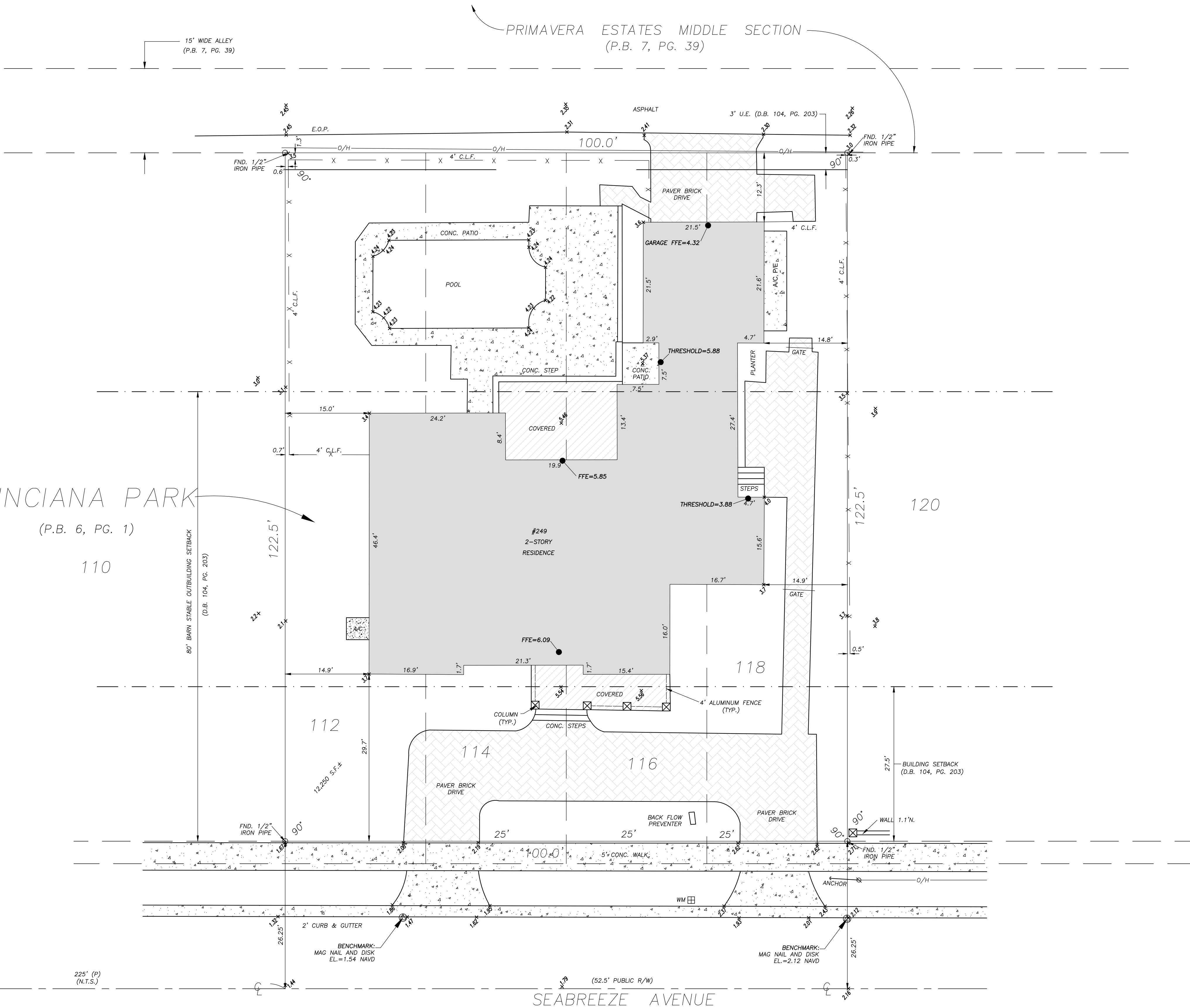
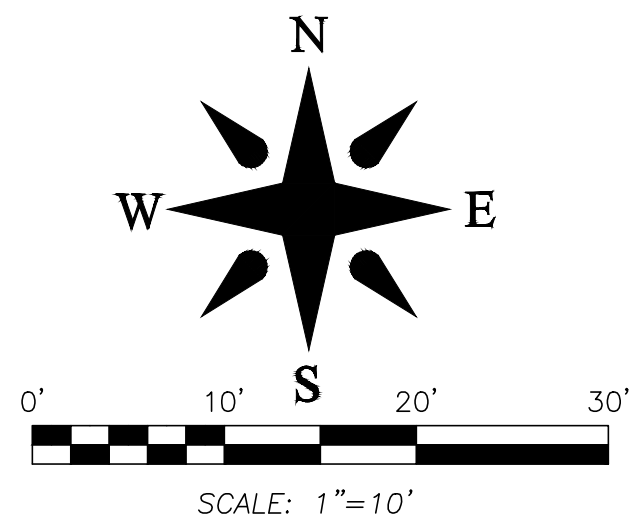
LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACK FLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
MIN.	= MINIMUM
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODEIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.R.	= STATE ROAD
STY.	= STORY
SW	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
BL	= BASELINE
CA	= CENTERLINE
Δ	= CENTRAL ANGLE/DELTA
■	= 4" x 4" CONCRETE MONUMENT FOUND (AS NOTED)
□	= 4" x 4" CONCRETE MONUMENT SET ("P.R.M. LB #4569")
●	= IRON ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
⦿	= IRON ROD FOUND (AS NOTED)
⦿	= MAG NAIL FOUND
⦿	= MAG NAIL & DISK FOUND (AS NOTED)
⦿	= MAG NAIL & DISK SET ("P.R.M. LB #4569")
⦿	= PROPERTY LINE
⦿	= UTILITY POLE
⦿	= FIRE HYDRANT
⦿	= WATER METER
⦿	= WATER VALVE
⦿	= LIGHT POLE

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Elizabeth L Berger & Joseph G Berger

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.



PROPERTY ADDRESS:
249 Seabreeze Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 112, 114, 116, and 118 of **POINCIANA PARK**, according to the Plat thereof as recorded in Plat Book 6, Page 1, Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12089C 0583F, dated 10/05/2017.

- NOTES:**
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number ?????, issued by ???, dated? This office has made no search of the Public Records.
 - Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
 - Description furnished by client or client's agent.
 - Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
 - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
 - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
 - The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
 - No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
 - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
 - All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
 - In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
 - It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
 - The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
 - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

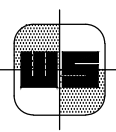
CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 9/3/2021

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
Sheet 1 of 1

Boundary & Topographic Survey For:

**ELIZABETH L BERGER &
JOSEPH G BERGER**



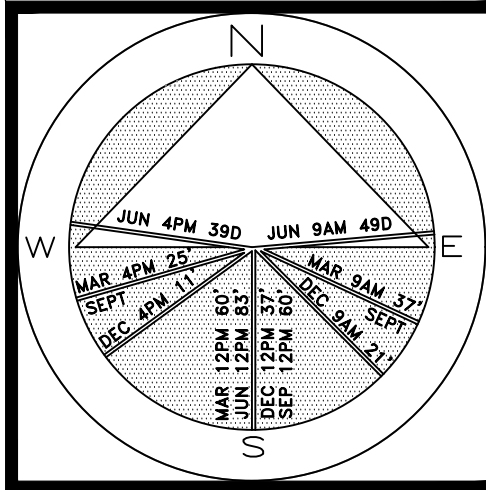
WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4569
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	B.M.	JOB NO.:	21.1483.1	F.B.:	PB320	PG.:	4
OFFICE:	D.R.	DATE:	09/03/21	DWG. NO.:	21-1483-1		
CY'D:	C.W.	REF:	21.1483.1.DWG	SHEET	1	OF	1

Private Residence

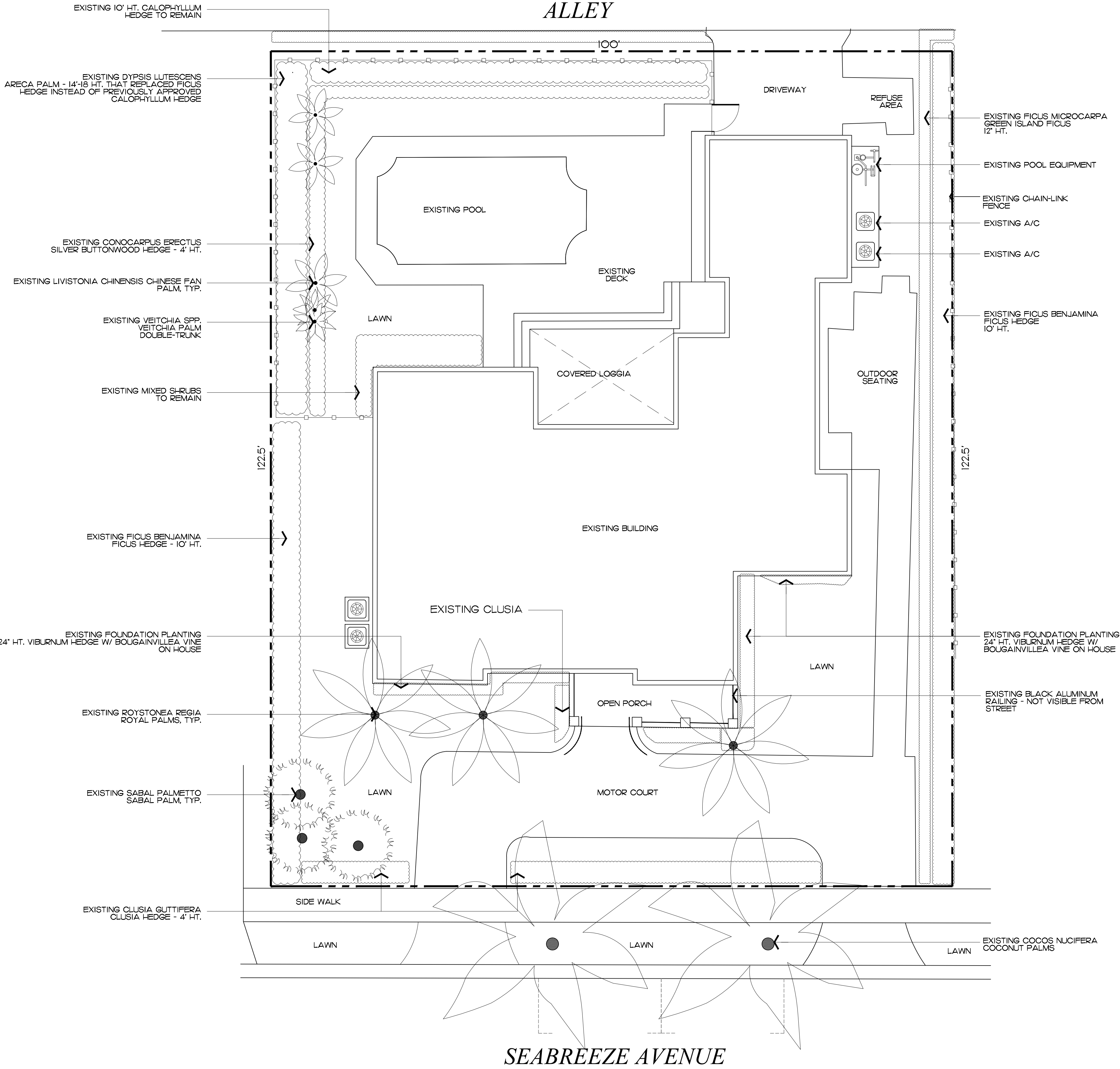
249 Seabreeze Avenue

Town of Palm Beach



JOB NUMBER: # 22290.00 LA
DRAWN BY: Sean Twomey
DATE: 11.02.2023
01.16.2024

SHEET L1.1



Existing Palms

SYMBOL	PLANT NAME	QTY.
	COCOS NUCIFERA COCONUT PALMS	2
	LIVISTONIA CHINENSIS CHINESE FAN PALM	3
	ROYSTONEA REGIA ROYAL PALMS	3
	SABAL PALMETTO SABAL PALM	3
	VEITCHIA SPP. VEITCHIA PALM - DOUBLE-TRUNK	1

NOTE: THE SITE CURRENTLY HAS NO EXISTING TREES

Existing/As-Built Conditions Plan

ARC-24-006

SCALE IN FEET 0' 8' 16' 24'



Aerial View



NOTES:

PROPOSED RE-SURFACING OF POOL AND DECK DO NOT INCLUDE ANY CHANGES TO EXISTING GRADING, DRAINAGE, AND STORMWATER MANAGEMENT SYSTEM.

SEE EXISTING APPROVED GRADING, DRAINAGE, AND STORMWATER MANAGEMENT PLAN BY AFFINITY ARCHITECTS - DATED 05/10/1999 FOR DETAILS.

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**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
249 Seabreeze Avenue
Town of Palm Beach

F L O R I D A

JOB NUMBER: # 22290.00 LA
DRAWN BY: Jean Twomey
DATE: 10.23.2023

SHEET L1.2

ARC-24-006
Existing Conditions / Photos



Front / Southeast Side of Property



East Side of Property



East Side of Property



West Side of Property



Backyard Pool Garden



Backyard Pool Garden



Backyard Pool Garden



Street View



Rear / North Side of Property

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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DATE: 10.23.2023

SHEET L1.3

ARC-24-006
Existing Conditions / Photos



343 Seabreeze Avenue



326 Seabreeze Avenue



342 Seabreeze Avenue



215 Seabreeze Avenue



311 Seabreeze Avenue



323 Seabreeze Avenue



335 Seabreeze Avenue

Private Residence
249 Seabreeze Avenue
Town of Palm Beach

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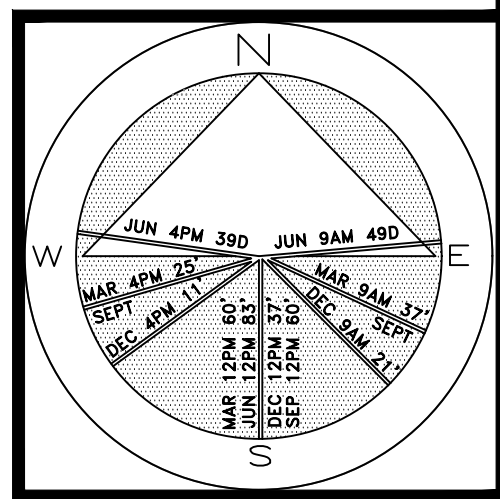
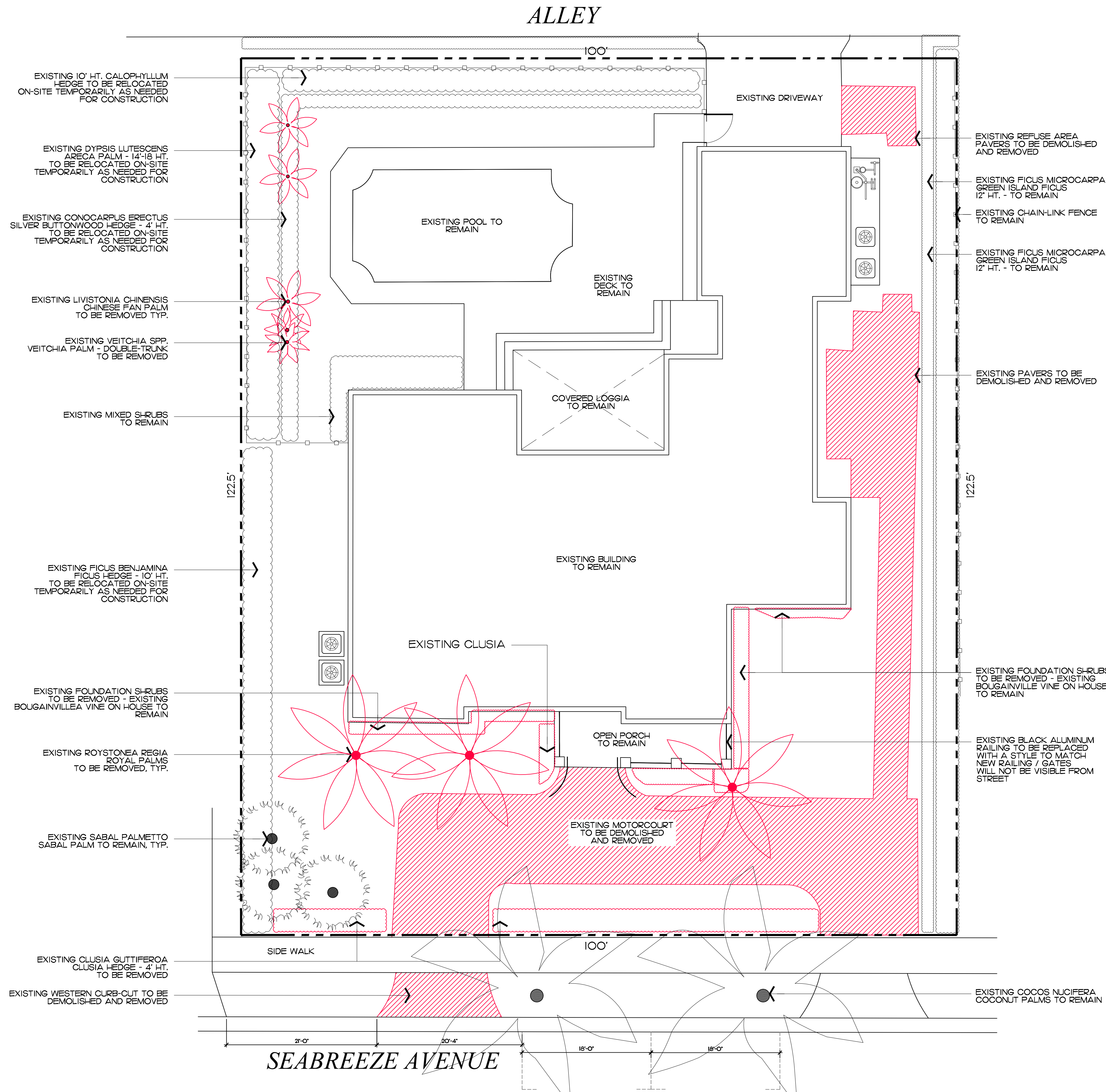
JOB NUMBER: # 22290.00 LA
DRAWN BY: Jean Twomey
DATE: 10.23.2023

SHEET L1.4

ARC-24-006
Seabreeze Avenue - Existing Entry Gates

Private Residence
249 Seabreeze Avenue
Town of Palm Beach

A
D
I
R
O
L
F



JOB NUMBER: # 22290.00 LA
DRAWN BY: Jean Twomey
DATE: 10.23.2023

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Vegetation Action / Demolition Plan

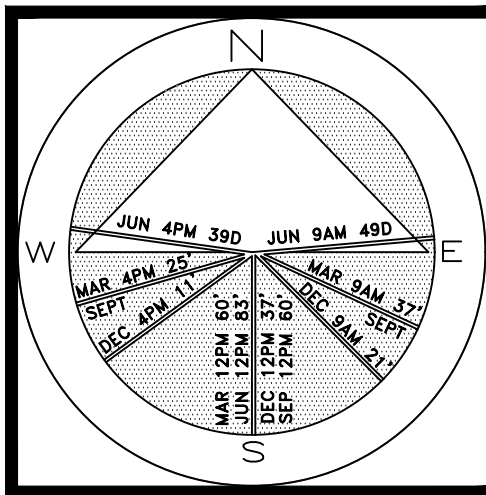
ARC-24-006

SCALE IN FEET 0' 8' 16' 24'

SHEET L2.0

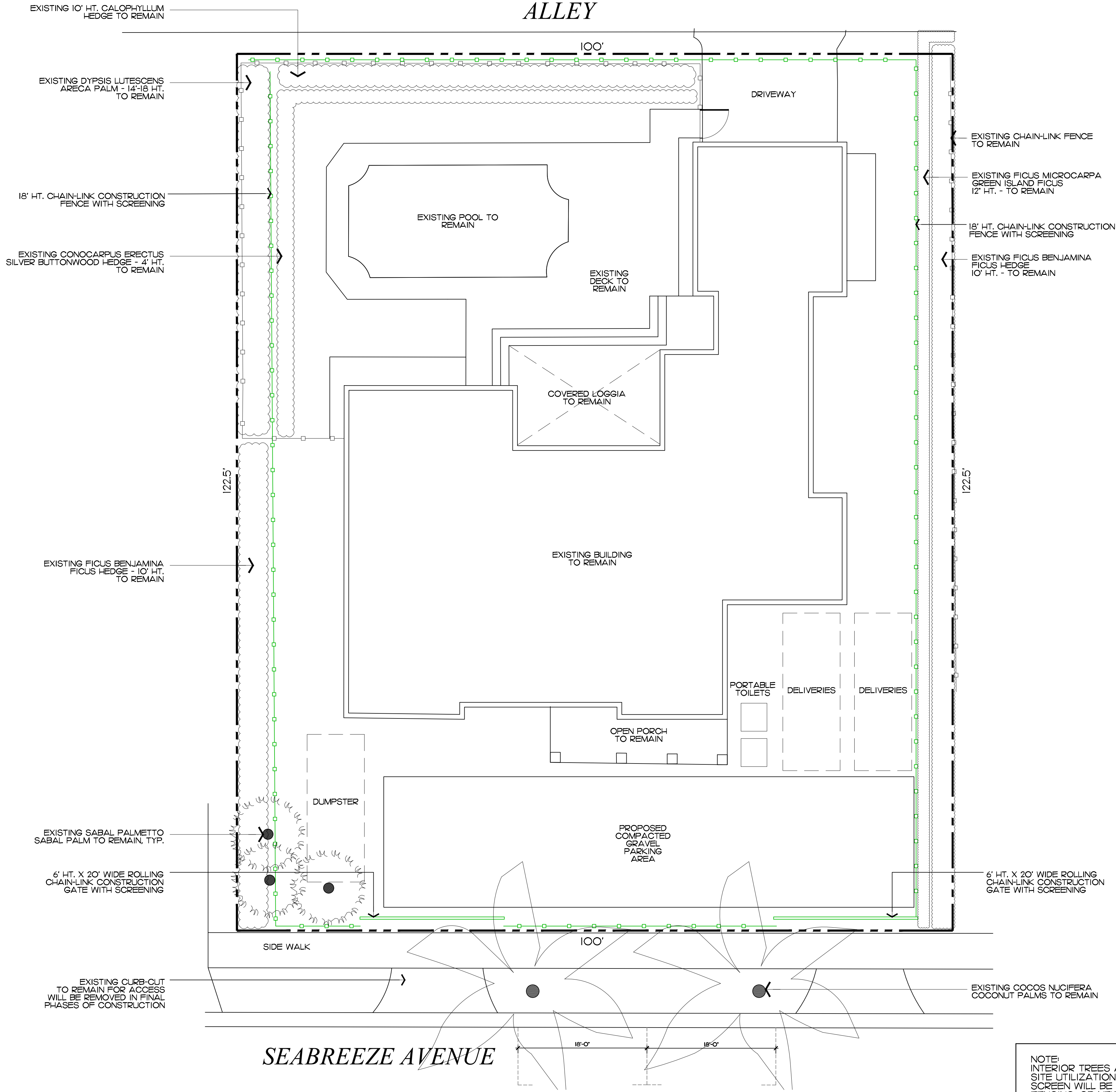
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F L O R I D A



JOB NUMBER: # 22290.00 LA
DRAWN BY: Sean Twomey
DATE: 10.23.2023

SHEET L3.0



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.

ESTIMATED CONSTRUCTION SCHEDULE		
• FEB 28, 2024	– PROJECTED ARCOM MEETING	
• MAR 2024	– SUBMIT FOR PERMIT	
• 1 MONTH –APR 2024	– MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES	
• 2 MONTHS –MAY – JUNE 2024	INSTALLATION	
	– FINISHES	
	– LANDSCAPE & HARDSCAPE	
• 1 MONTH	– FINAL INSPECTIONS	
• +/-3 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT	

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

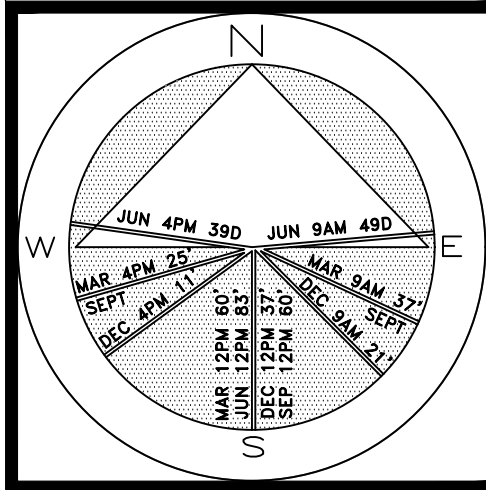
TRUCK SIZES
2-5 DUMP TRUCKS (18 FT LENGTH) FOR DEBRIS REMOVAL
TRAILER (25 FT LENGTH) FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS (20 FT LENGTH)
FLAT BED TRUCKS (40 FT LENGTH) FOR PAVERS/STONES, TREES/PALMS DELIVERIES

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.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

NOTE:

ALL DELIVERIES AND OFFLOADING OF PAVERS, STONES, TREES, AND PALMS WILL REQUIRE SEPARATE ROW & MOT PERMITS. SUBCONTRACTORS TO FILE FOR EACH PERMIT ACCORDING TO THEIR CORRESPONDING PHASE OF WORK WITHIN ESTIMATED CONSTRUCTION SCHEDULE. ALL OTHER WORK TO BE PERFORMED ON SITE IN CONJUNCTION WITH PROPOSED CONSTRUCTION STAGING AND SCREENING PLAN. (ONSITE ACTIVITIES / NOT ROW)

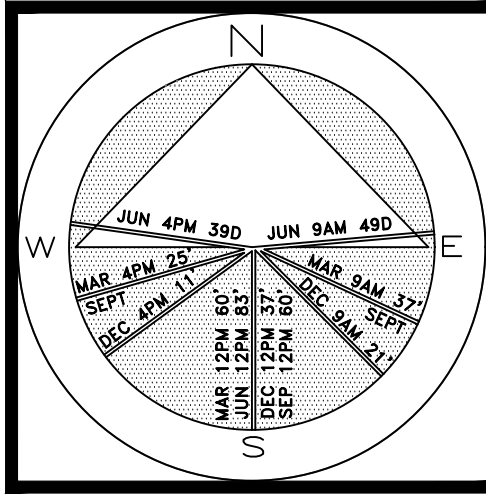


JOB NUMBER: # 22290.00 LA
DRAWN BY: Jean Twomey
DATE: 10.23.2023
01.02.2024

SHEET L4.0

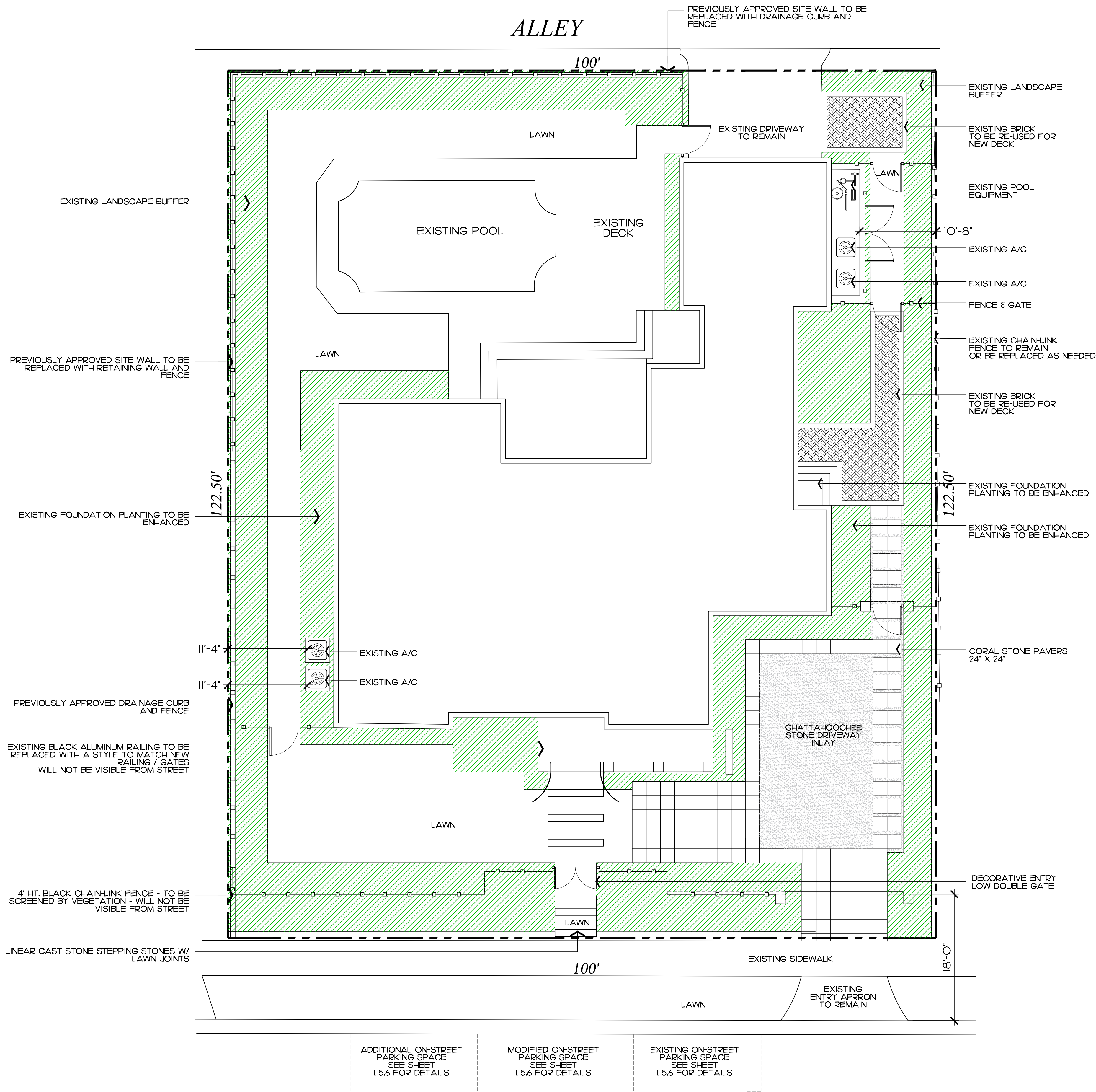
Private Residence
249 Seabreeze Avenue
Town of Palm Beach

A
D
I
R
O
F



JOB NUMBER: # 22290.00 LA
DRAWN BY: Allison Padilla
/ Sean Twomey
Adam Mills
DATE: 10.23.2023
01.04.2024

SHEET L5.0

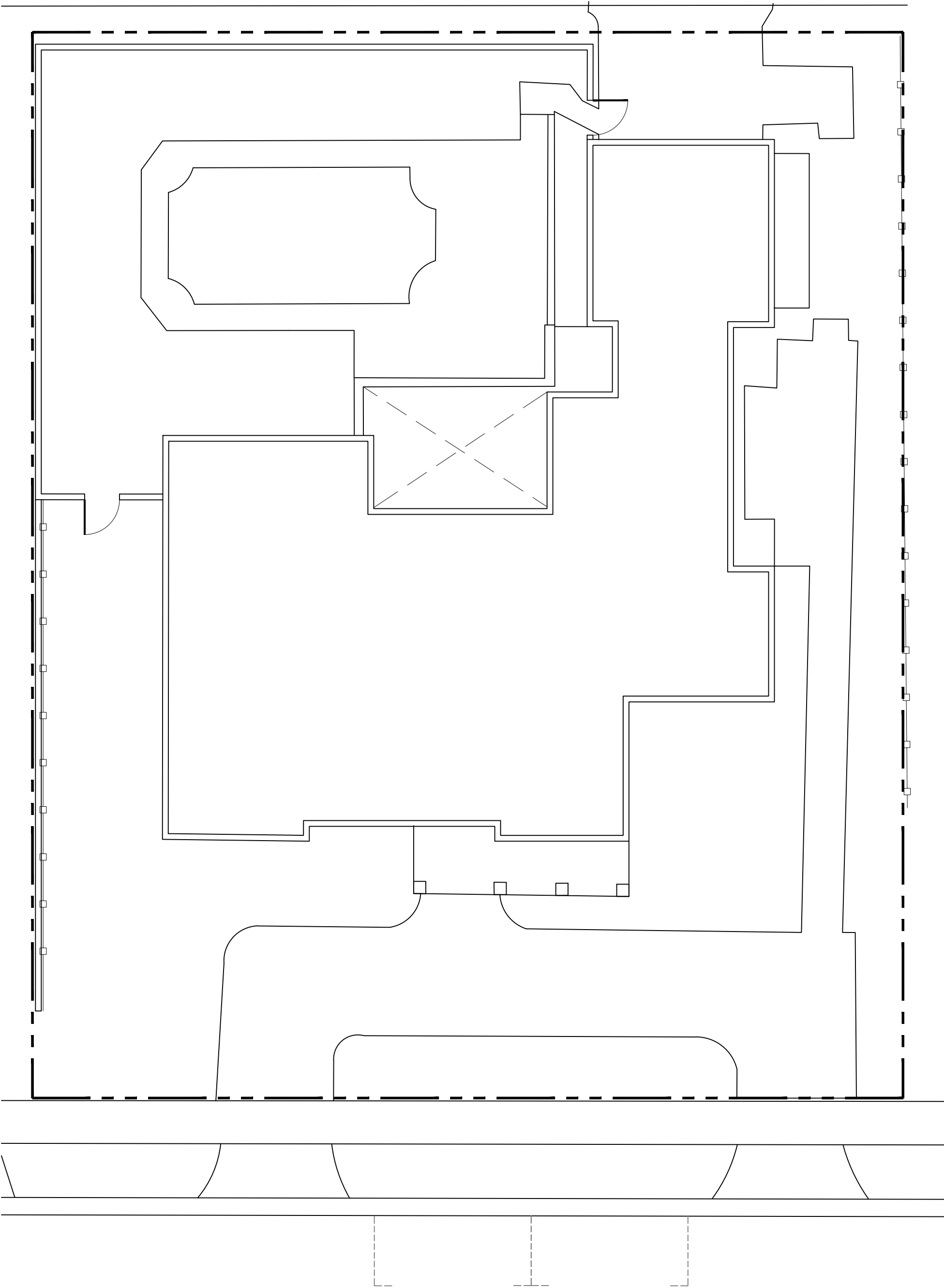


SEABREEZE AVENUE

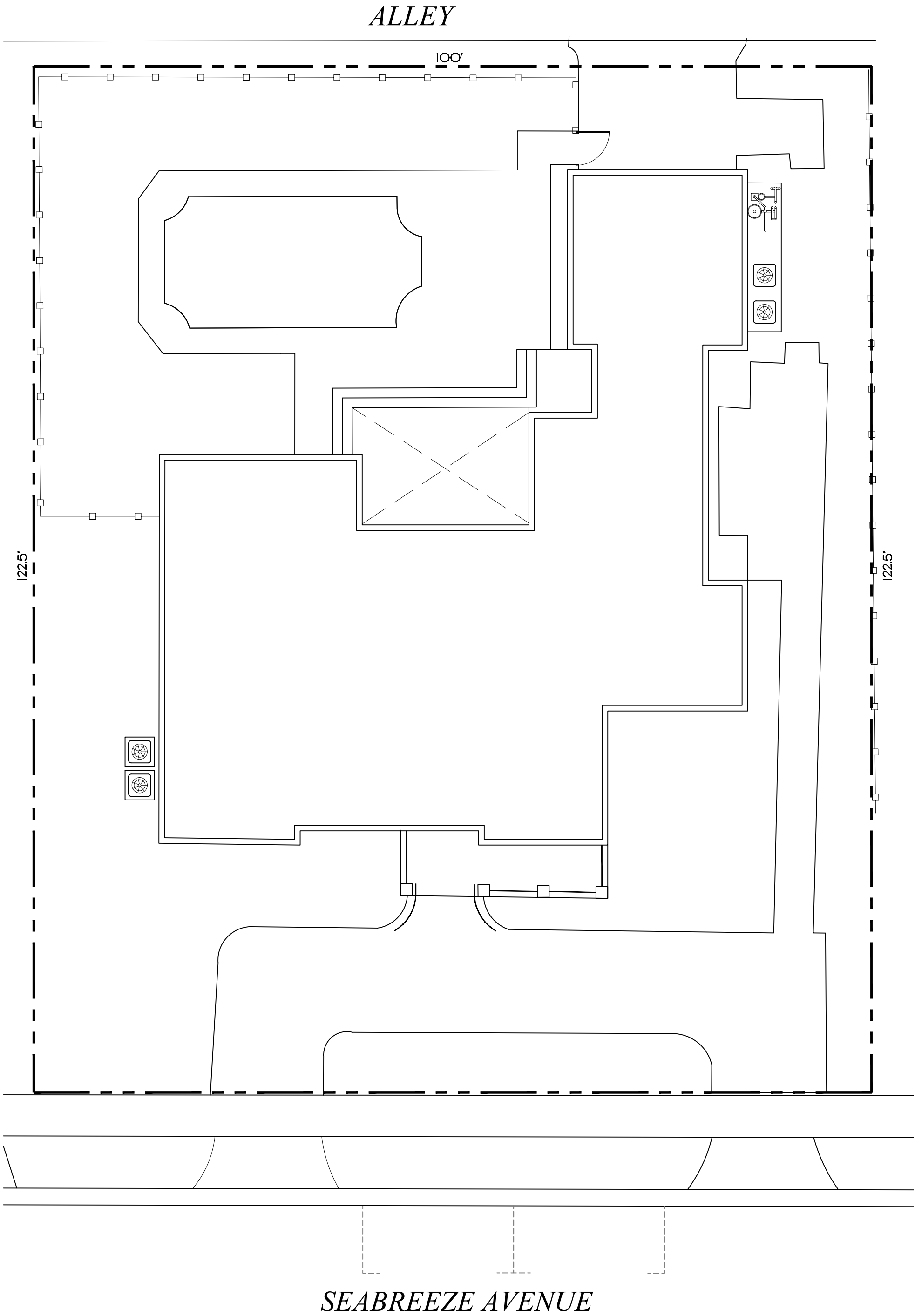
ARC-24-006

Site Plan

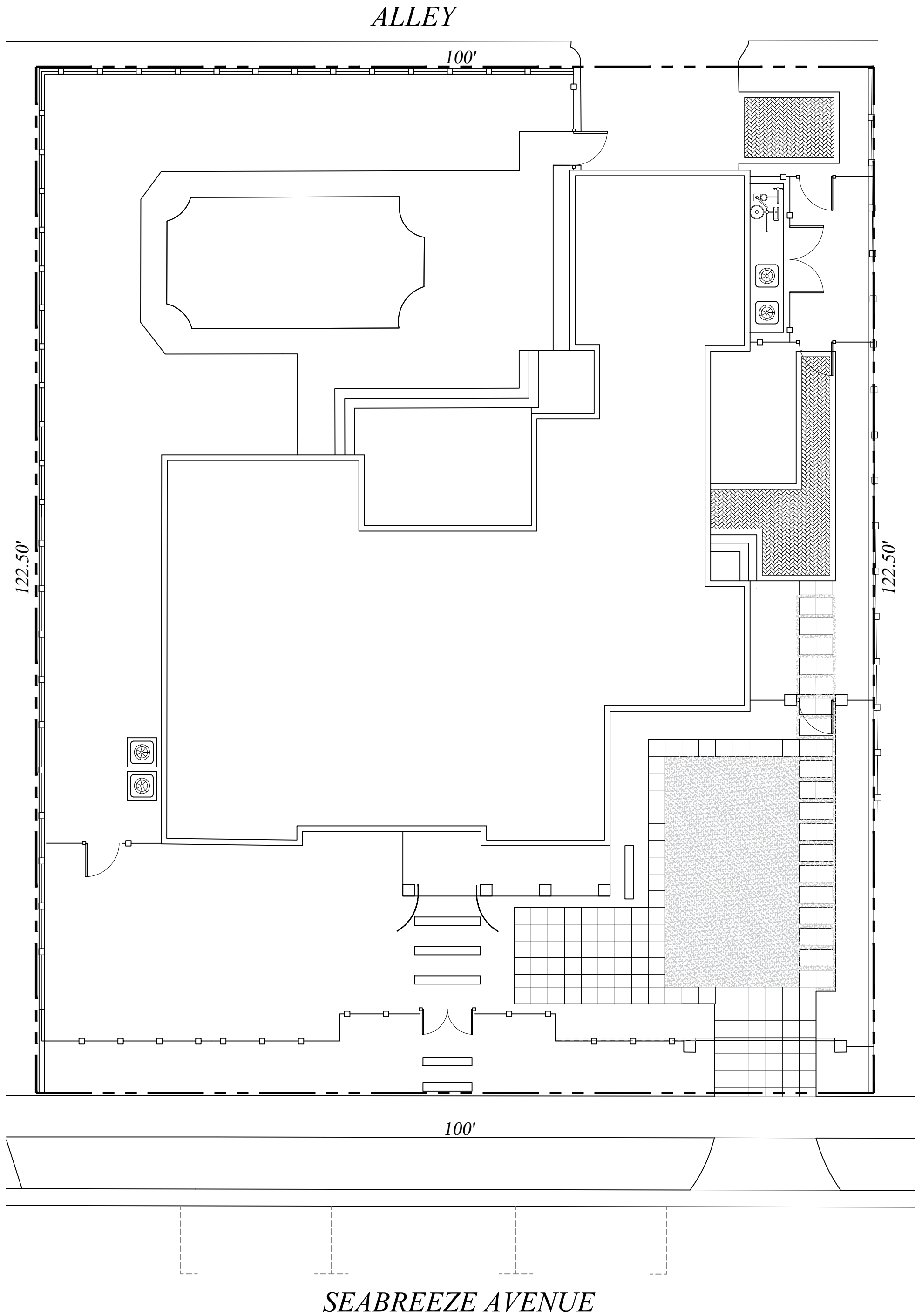
SCALE IN FEET 0' 8' 16' 24'



Previously Approved



Existing / As-Built Plan



Currently Proposed

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5920-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

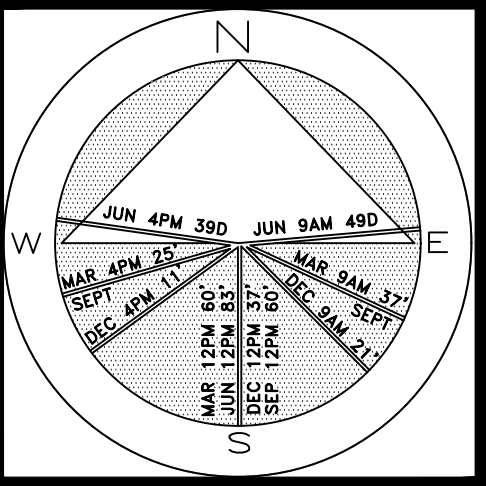
Land Planning

Landscape Management

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

Dustin@environmentdesigngroup.com

Private Residence
249 Seabreeze Avenue
Town of Palm Beach



JOB NUMBER: # 22290.00 LA
DRAWN BY: Allison Padilla
/ Sean Twomey
Adam Mills
DATE: 10.23.2023

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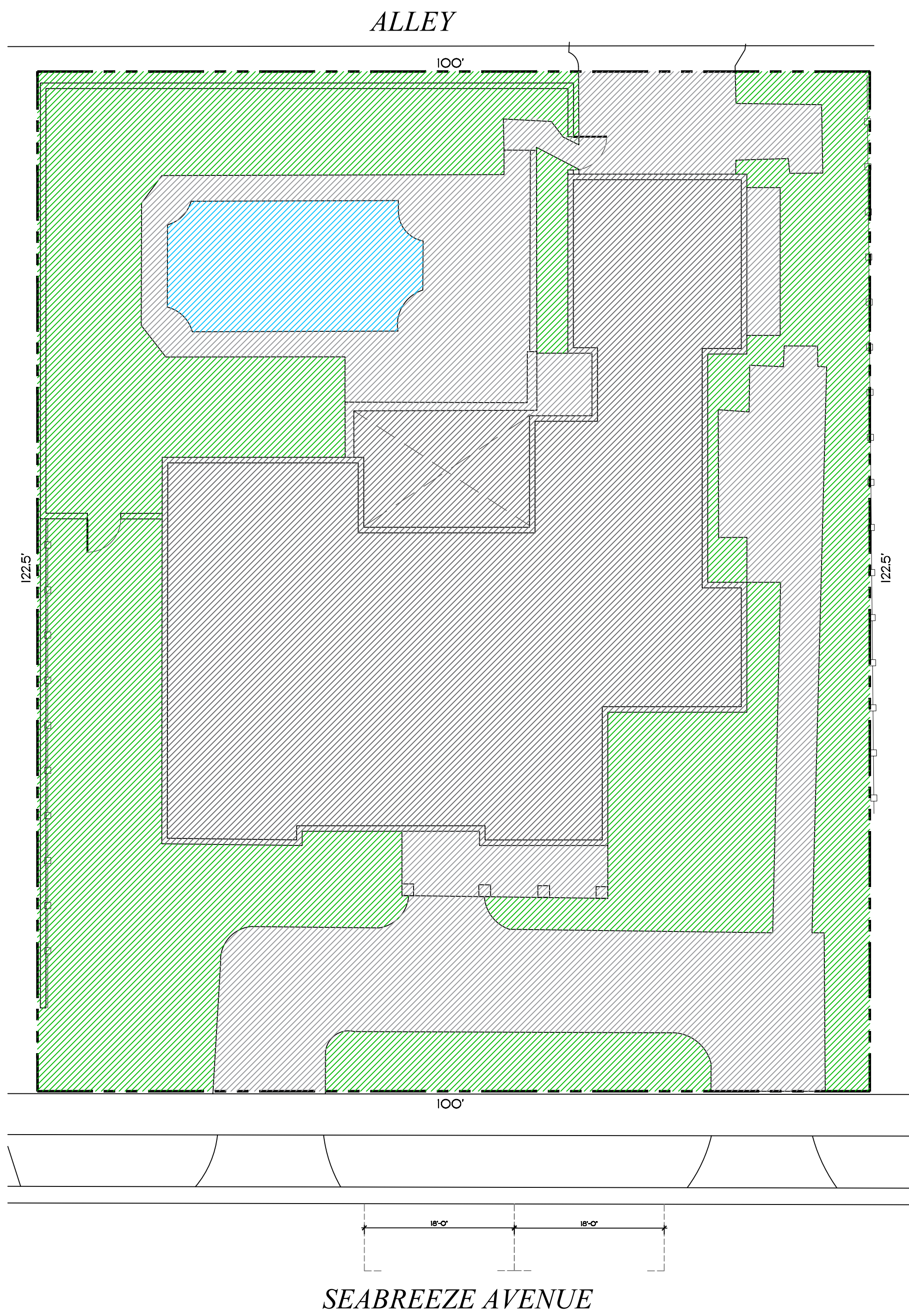
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ARC-24-006

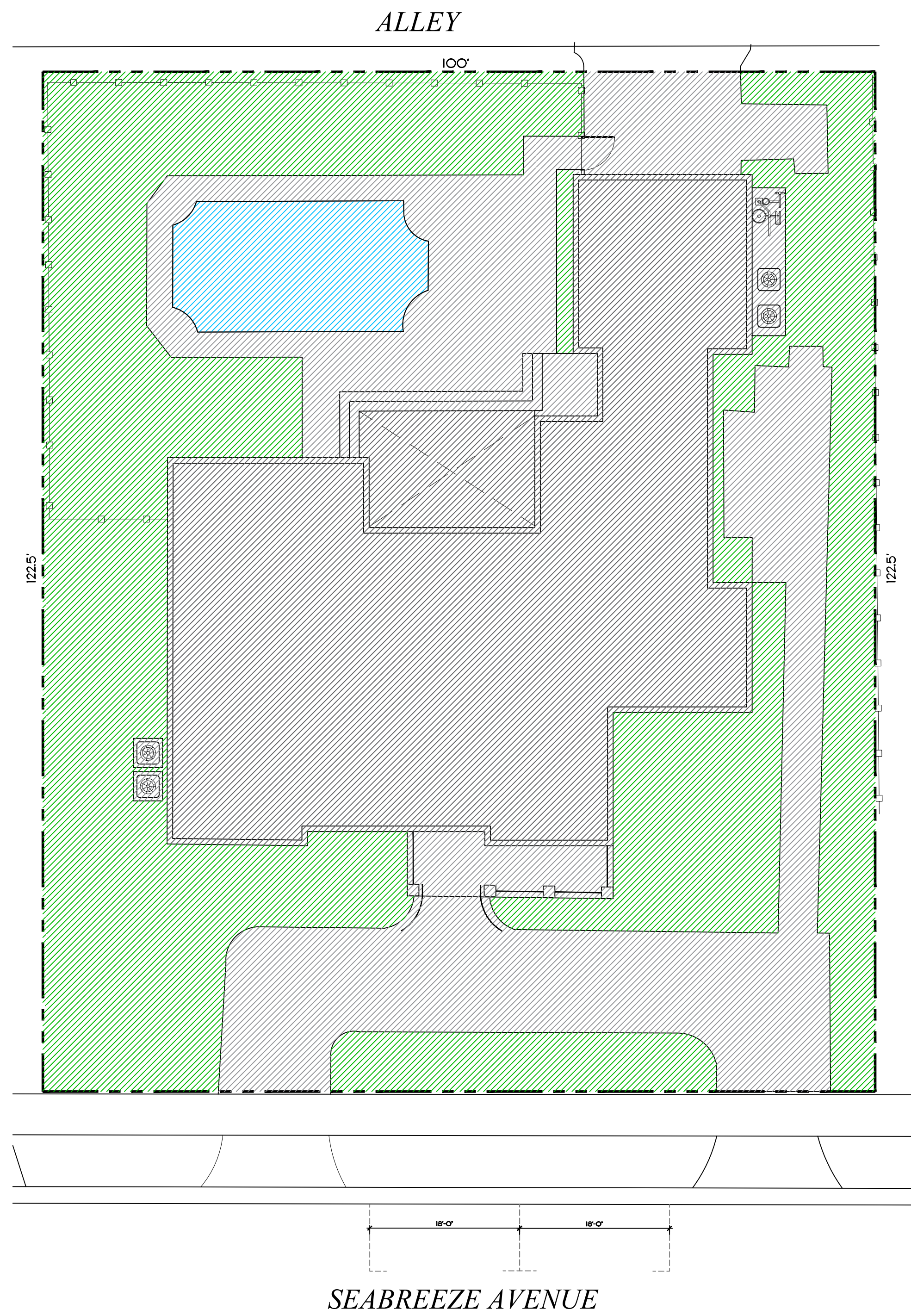
Site Plan Comparison

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

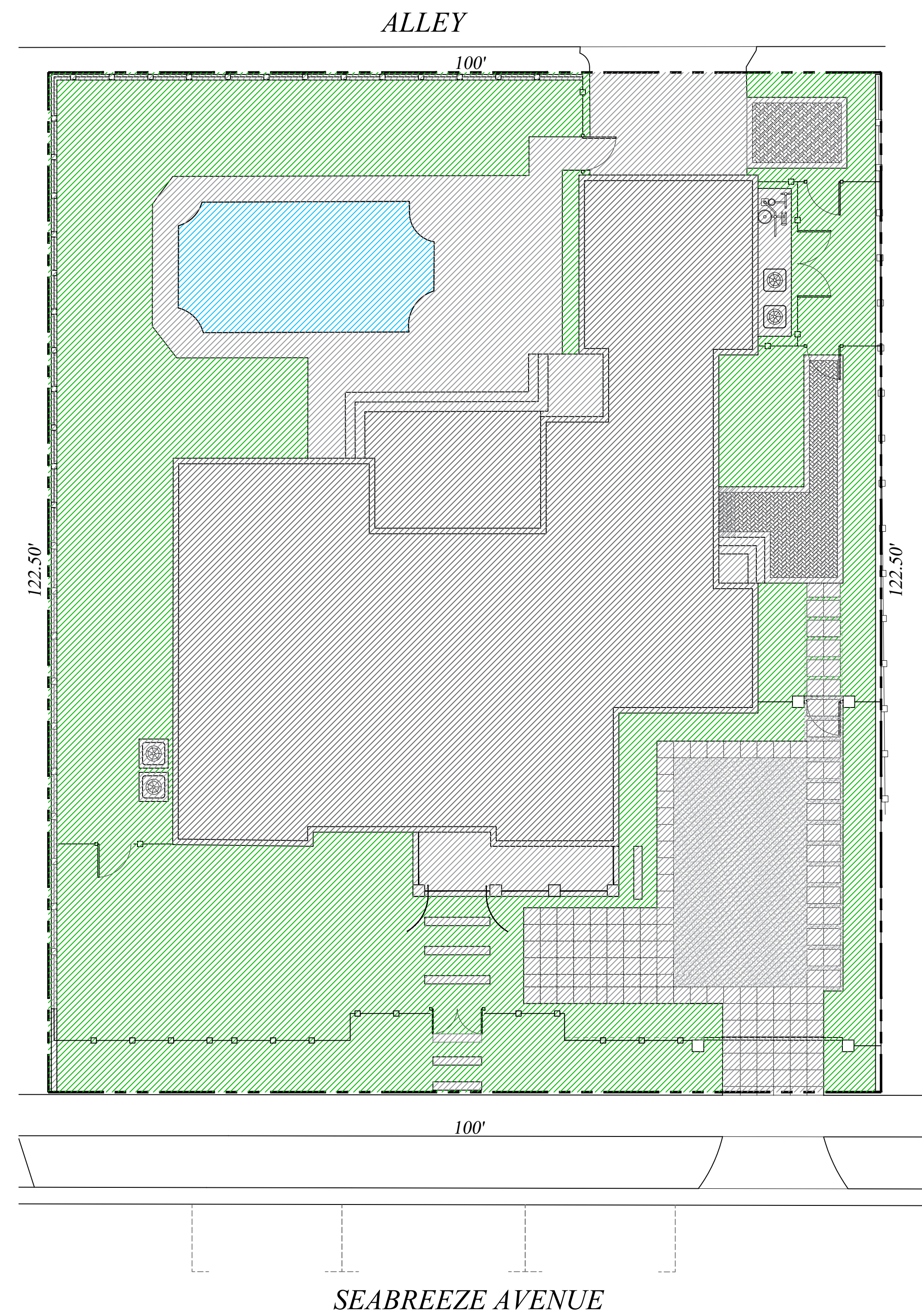
SHEET L5.1



Previously Approved



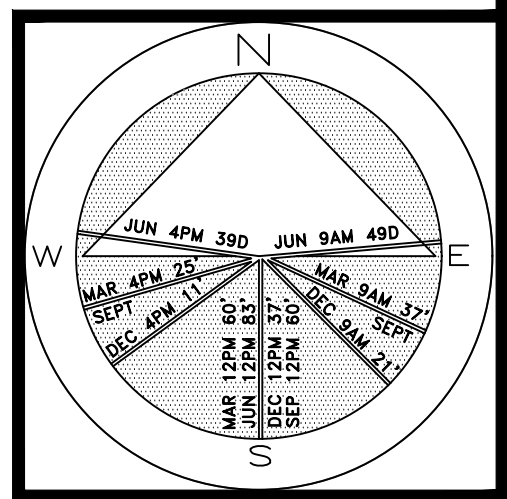
Existing / As-Built Plan



Currently Proposed

Private Residence
249 Seabreeze Avenue
Town of Palm Beach

F L O R I D A



JOB NUMBER: # 22290.00 LA
DRAWN BY: Allison Padilla
Adam Mills
DATE: 10.23.2023

2023
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Site Requirements

DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		PROPOSED	
LOT ZONE	RB - (50 - PALM BEACH)					
LOT AREA	10,000 S.F. MINIMUM		12,235 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,505.75 S.F.	40.71%	4,982 S.F.	47.4%	5,803 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	52%	1,300 S.F.	52%	1,300 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,752.8 S.F.	54.9%	3,025 S.F.	54.9%	3,025 S.F.

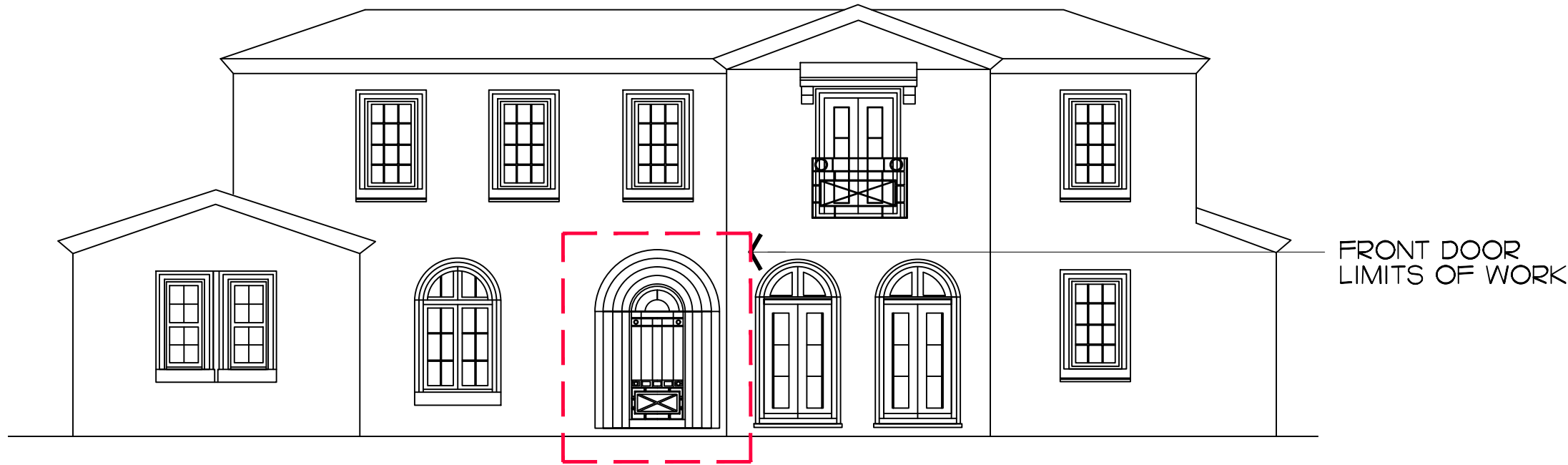
Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- PERVIOUS AREA / WATER FEATURE

ARC-24-006 Landscape Open Space Calculations

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

SHEET L5.2



Front Elevation

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

NOTE:
SEE SHEET L6.5 FOR FRONT ENTIRE
FRONT ELEVATION COMPARISON

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-B Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

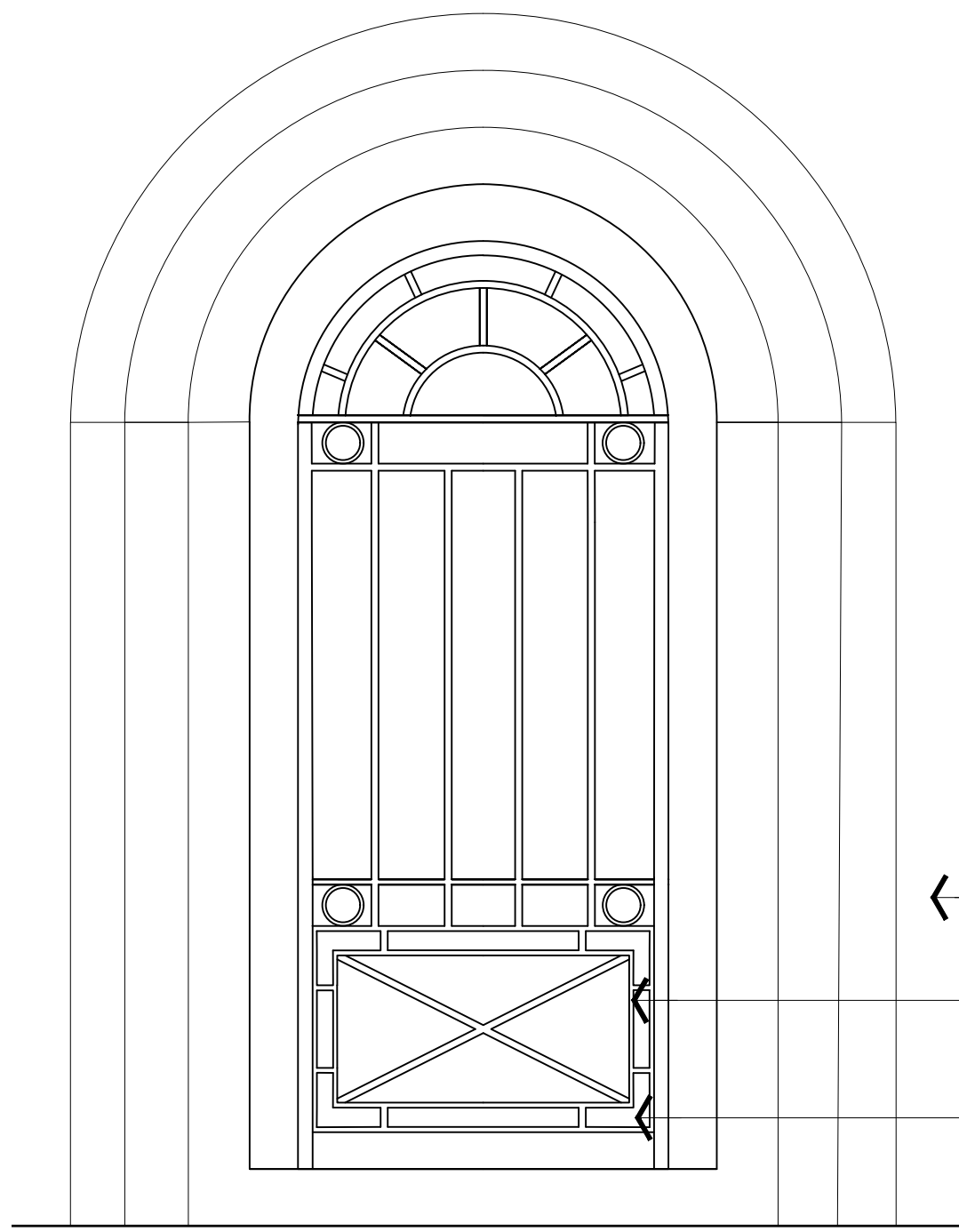
Landscape Architecture

Land Planning

Landscape Management

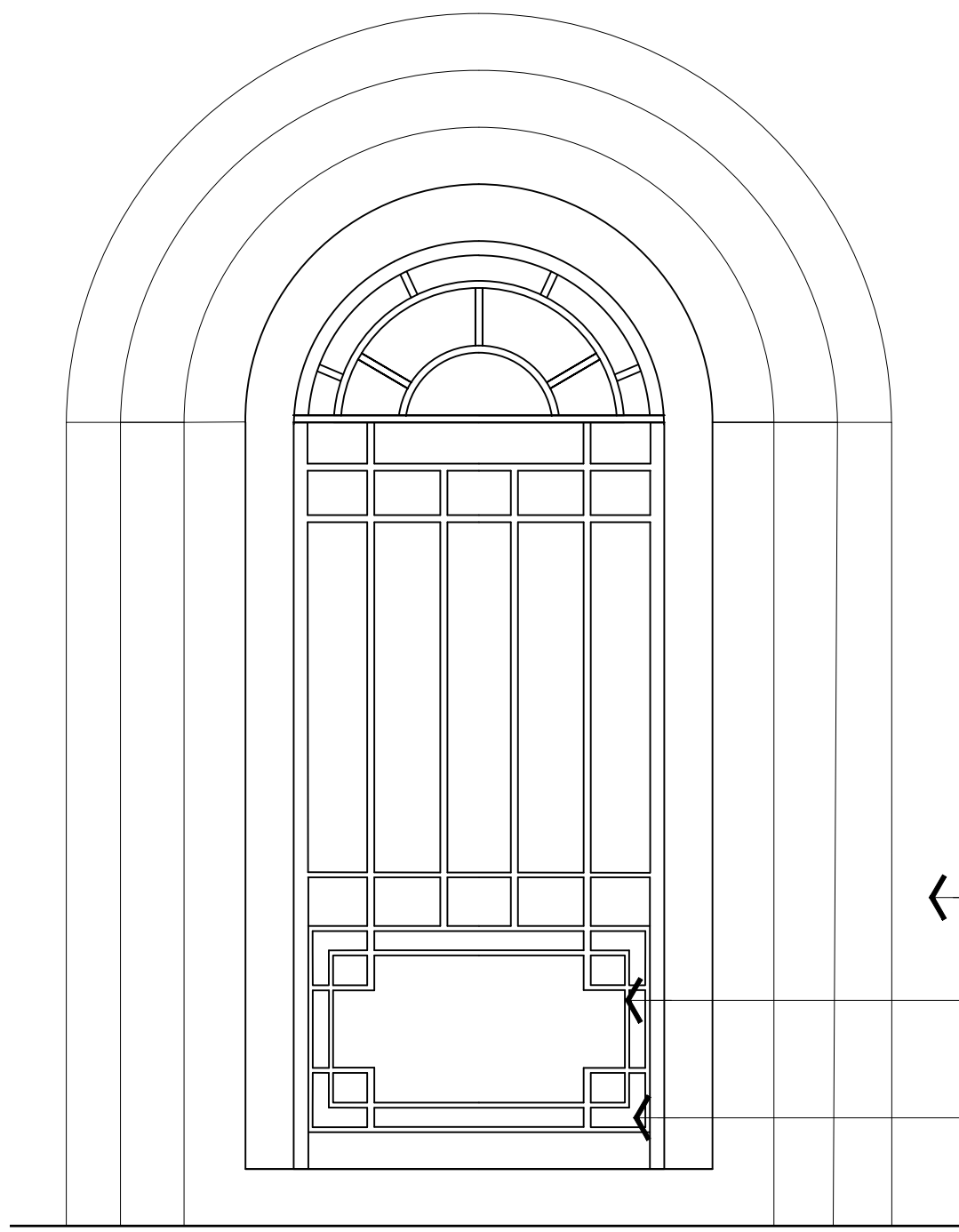
Dustin M. Mizell, M.L.A. P.L.A. #6666784

Dustin@environmentdesigngroup.com

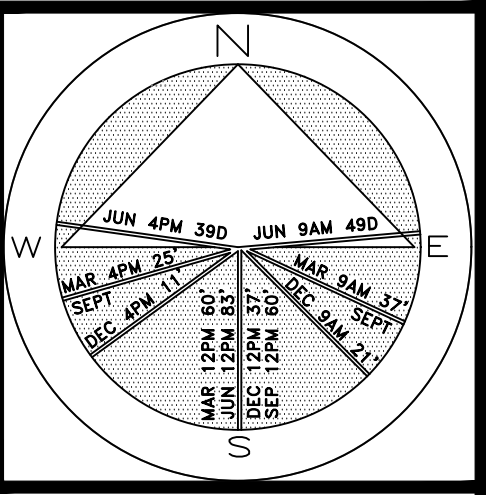


Previously Approved

NIEVERA WILLIAMS DESIGN - DATED 02/24/2021



Currently Proposed



JOB NUMBER: # 22290.00 LA
DRAWN BY: Adam Mills
/ean Twomey
DATE: 10.23.2023

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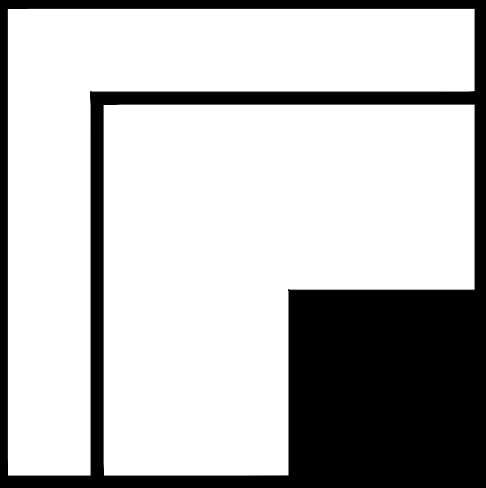
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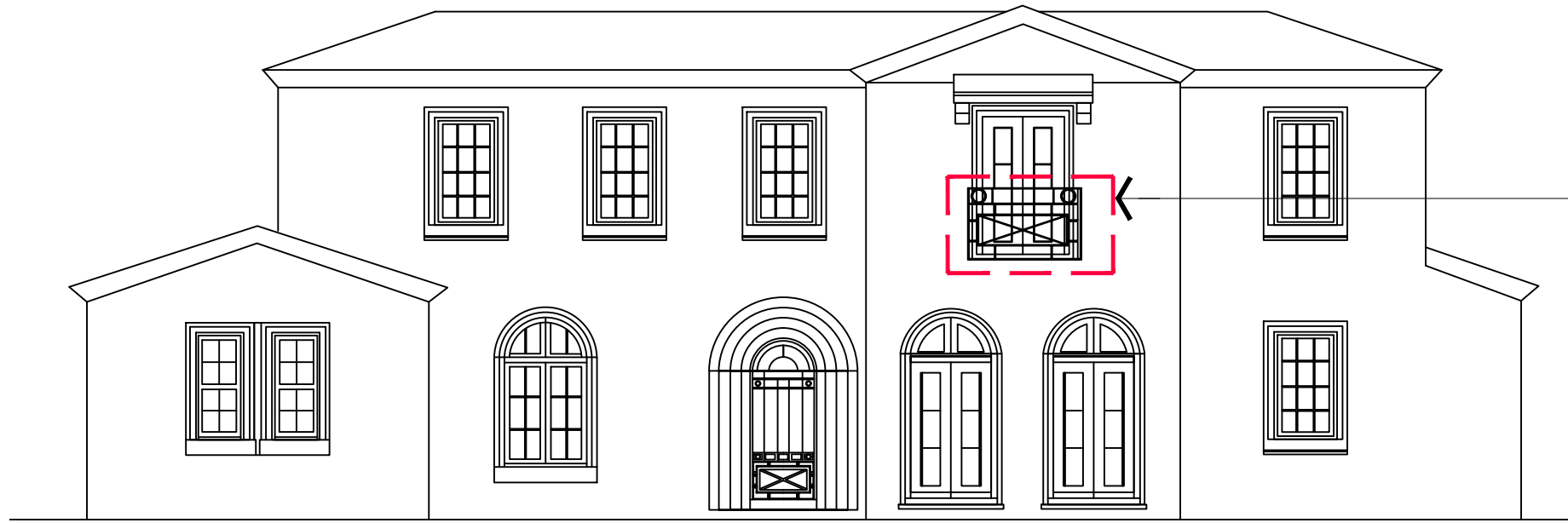
ARC-24-006

Front Door Improvements

SCALE IN FEET 0' 1' 2' 3'

SHEET L5.3



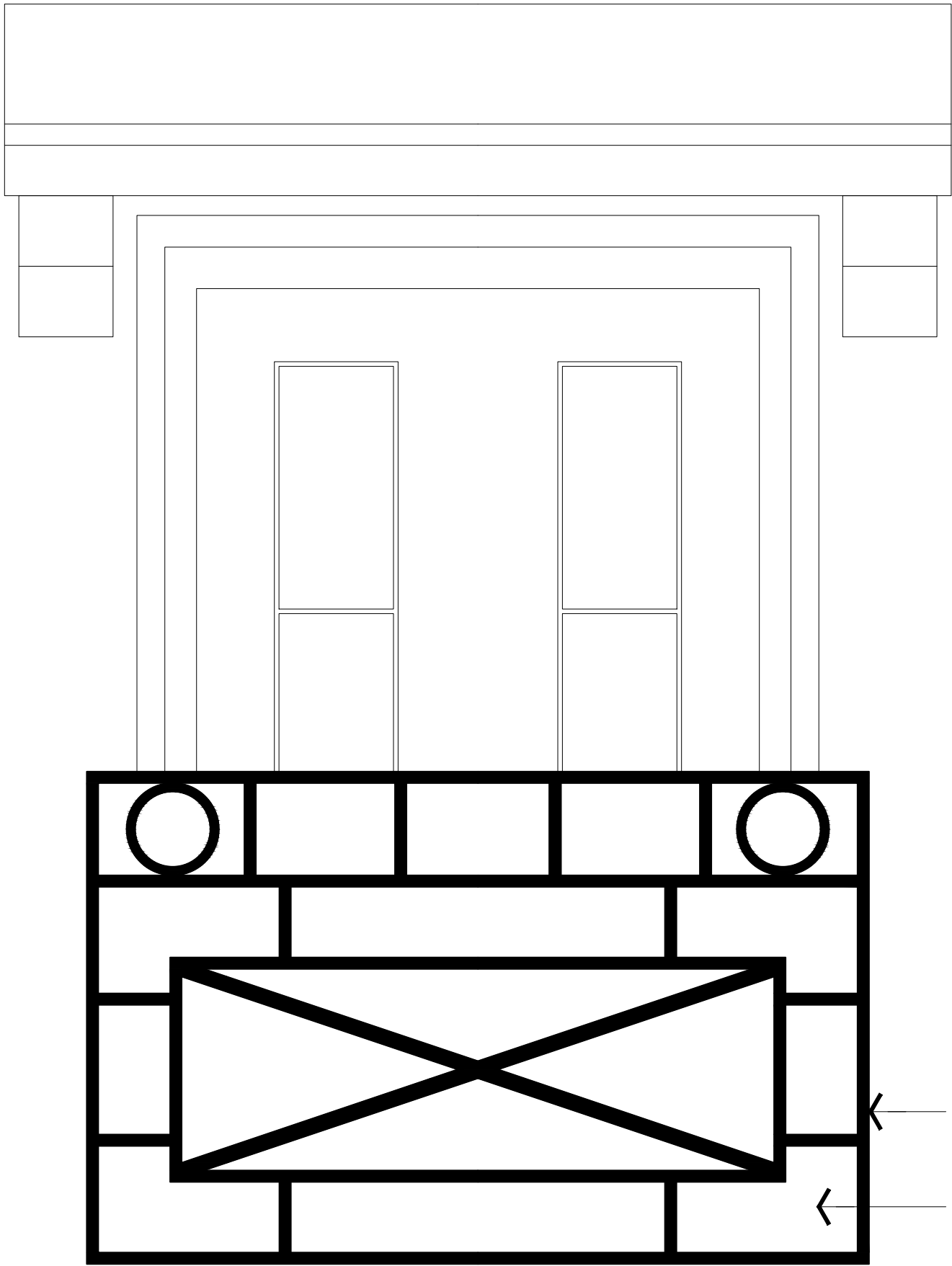


FRONT BALCONY RAILING
LIMITS OF WORK

NOTE:
SEE SHEET L6.5 FOR FRONT ENTIRE
FRONT ELEVATION COMPARISON

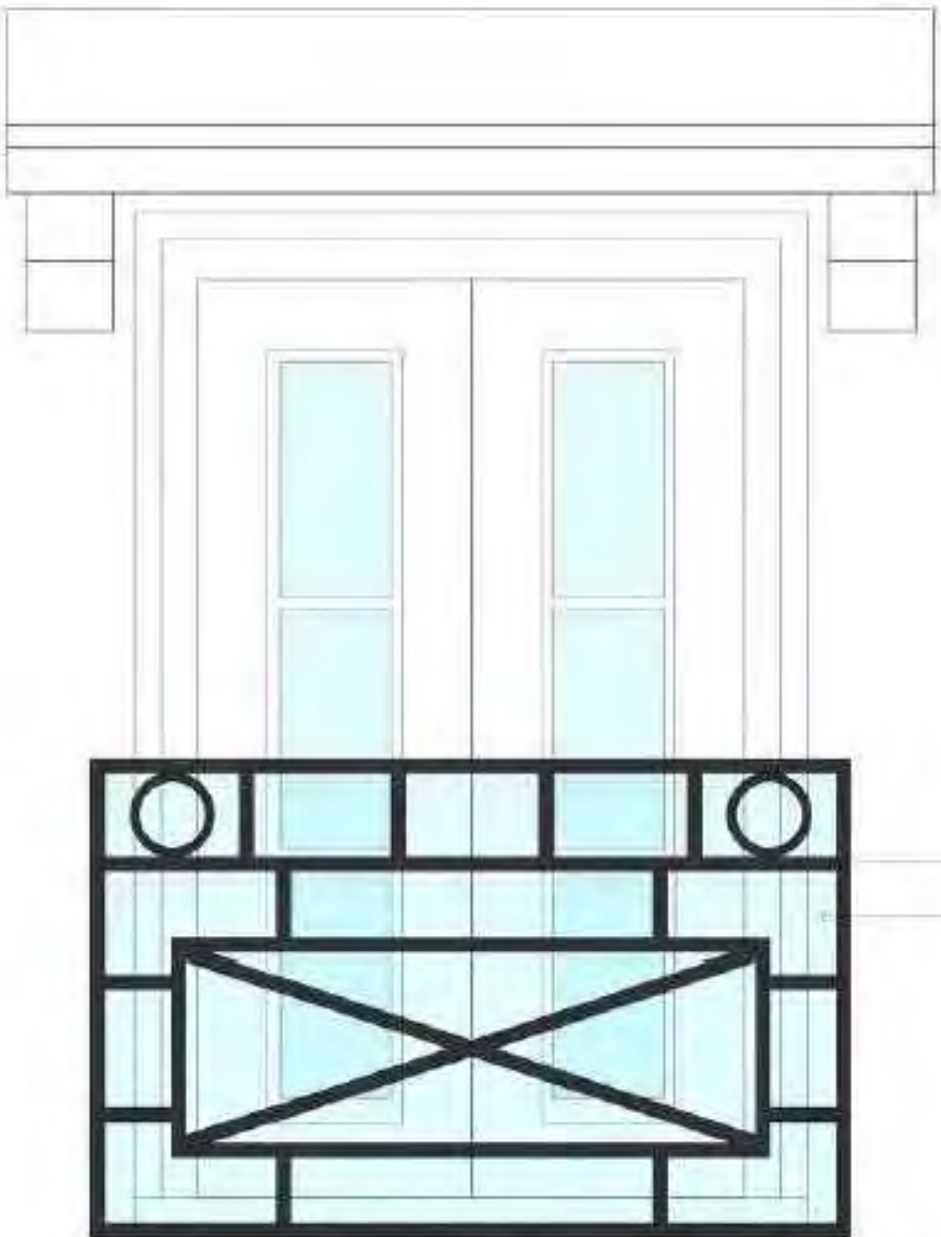
Front Elevation

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

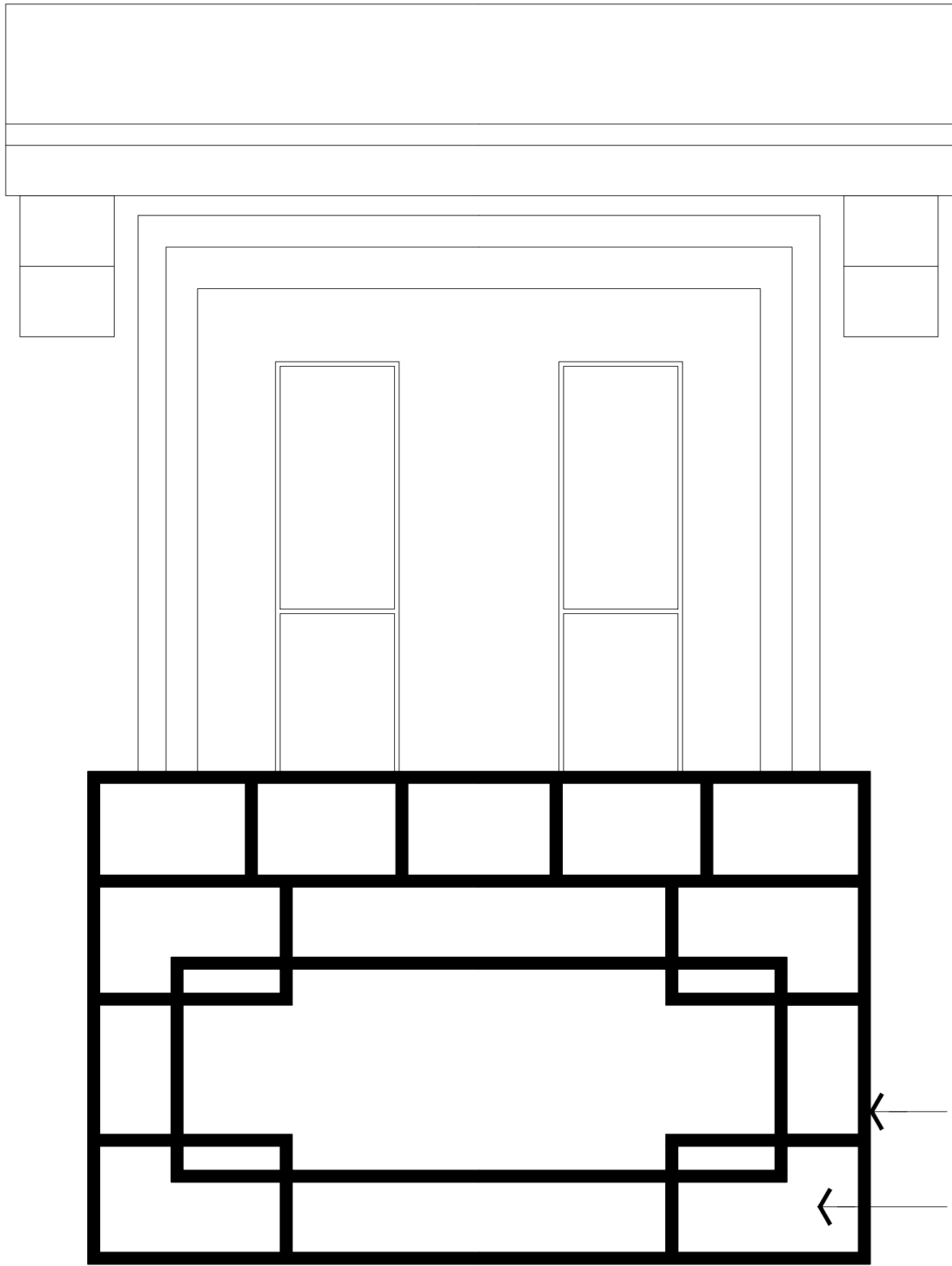


Previously Approved

NIEVERA WILLIAMS DESIGN - DATED 02.24.2021



WROUGHT ALUMINUM RAILS
PAINTED BLACK
HURRICANE GLASS



Currently Proposed



ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

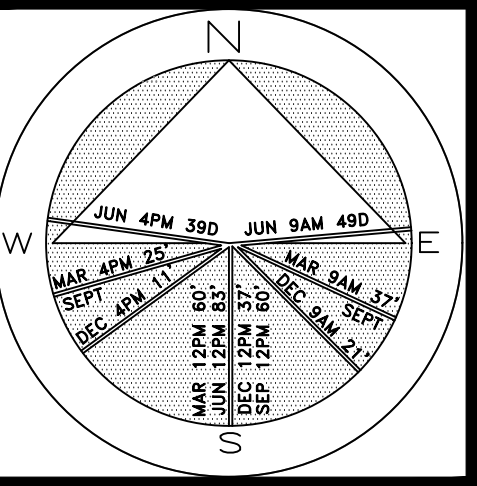
Land Planning

Landscape Management

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

Dustin@environmentdesigngroup.com

Private Residence
249 Seabreeze Avenue
Town of Palm Beach



JOB NUMBER: # 22290.00 LA
DRAWN BY: Adam Mills
/ Sean Twomey
DATE: 10.23.2023

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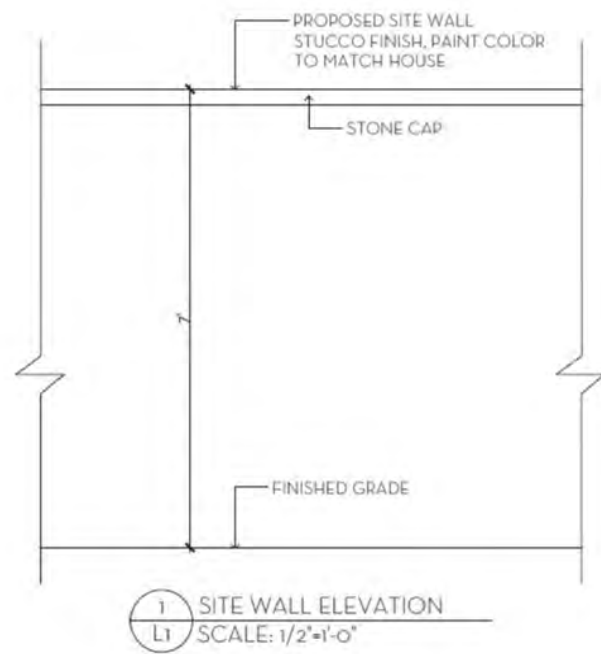
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SUNSHINE STATE ONE CALL
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Front Balcony Railing Improvement

SCALE IN FEET 0' 1' 2' 3'

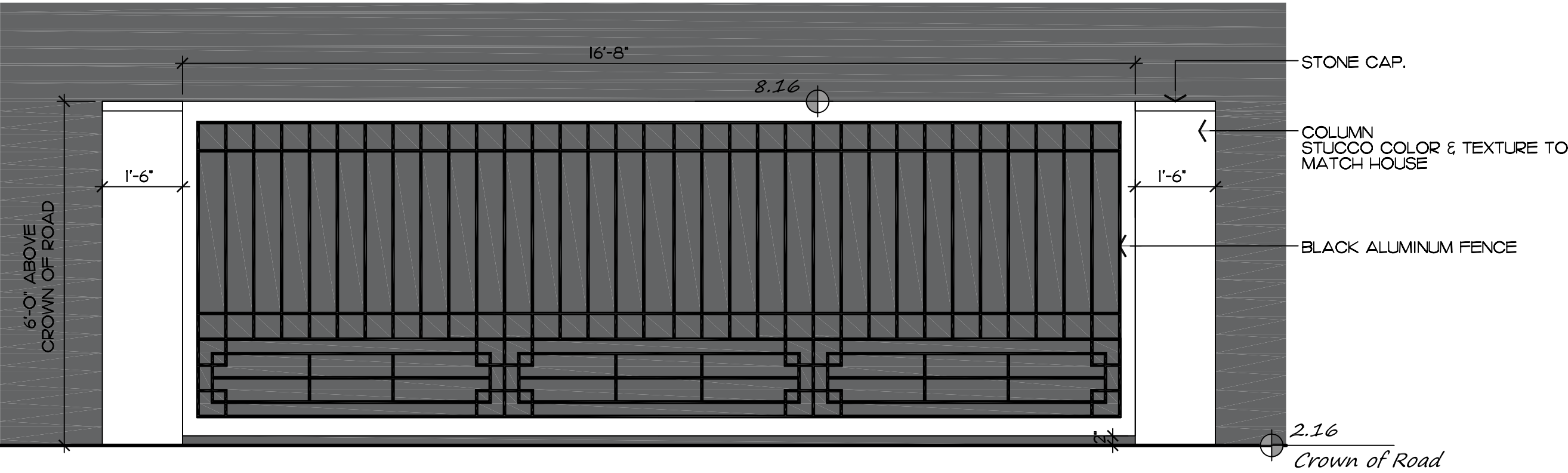
ARC-24-006

SHEET L5.4



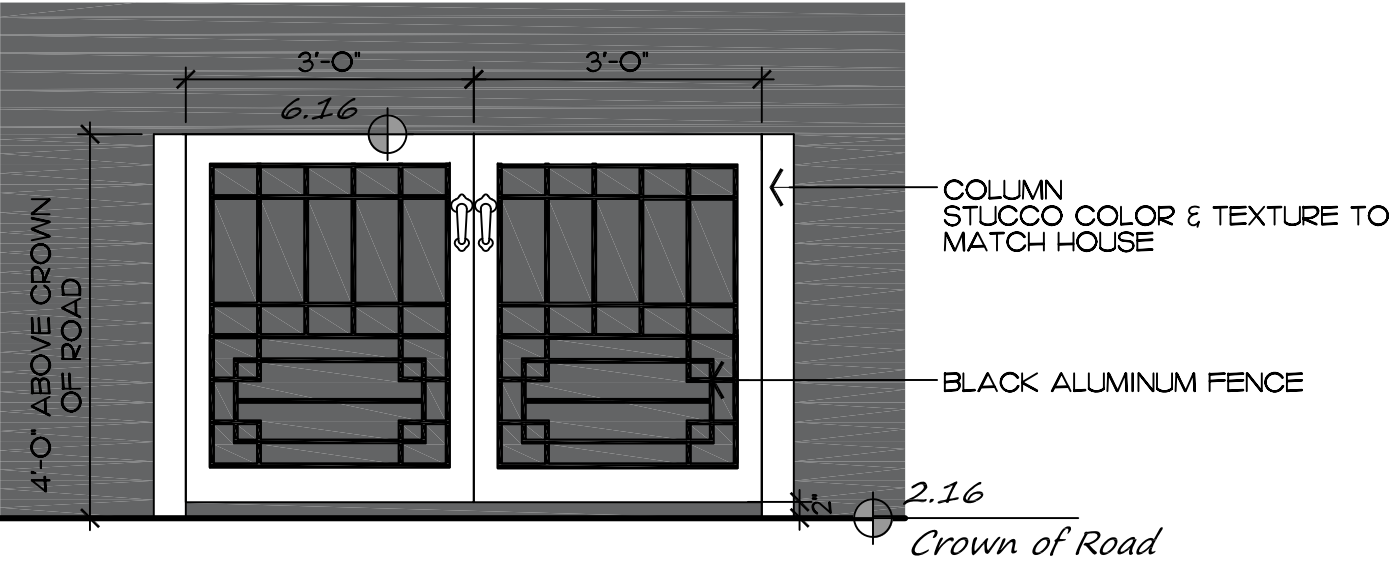
NOTE:
7' HT. SITE WALL WAS PREVIOUSLY
APPROVED BY NIEVERA WILLIAMS
SEE PLAN DATED 02/24/2021
APPROVAL HAS SINCE EXPIRED

Previously Approved 7' Ht. Site Wall



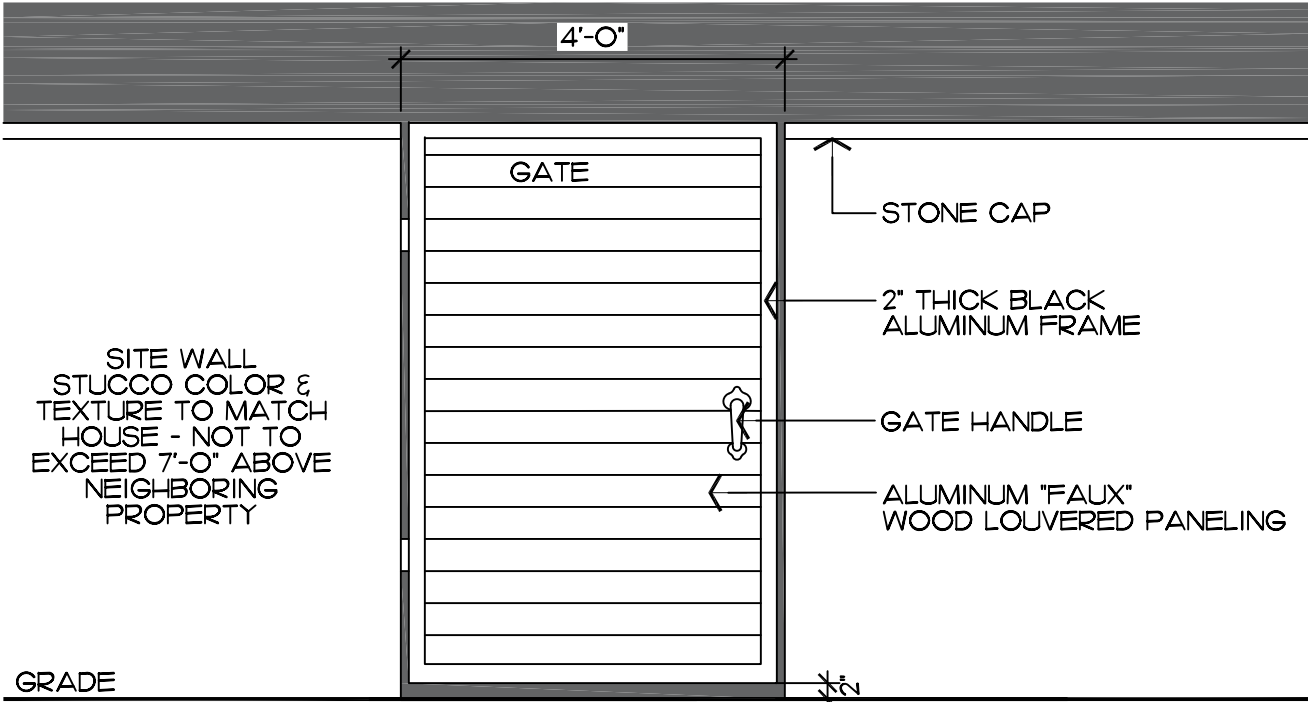
ELEVATION

4 Entry Gate SCALE: 1/2" = 1'-0"



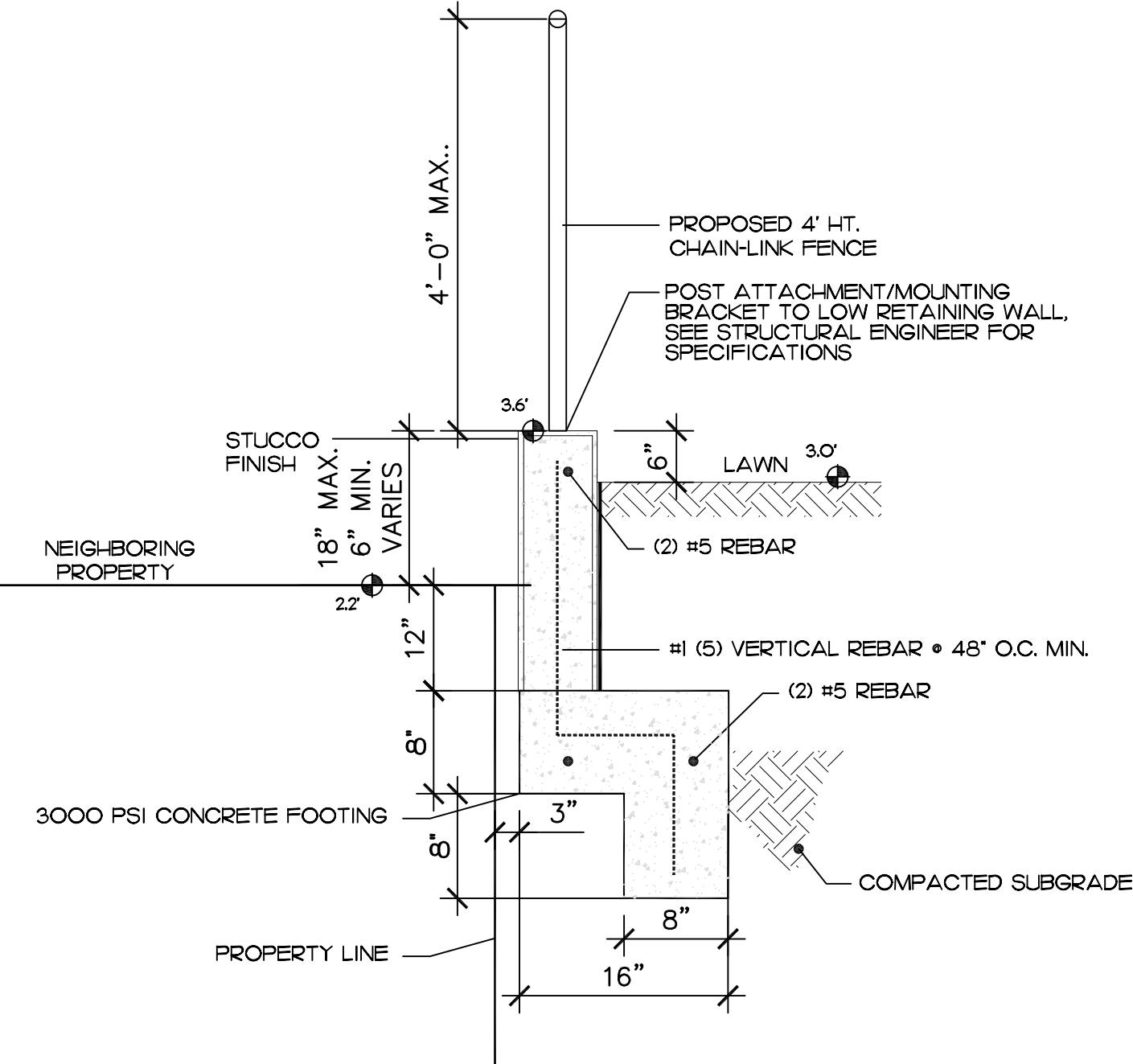
ELEVATION

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

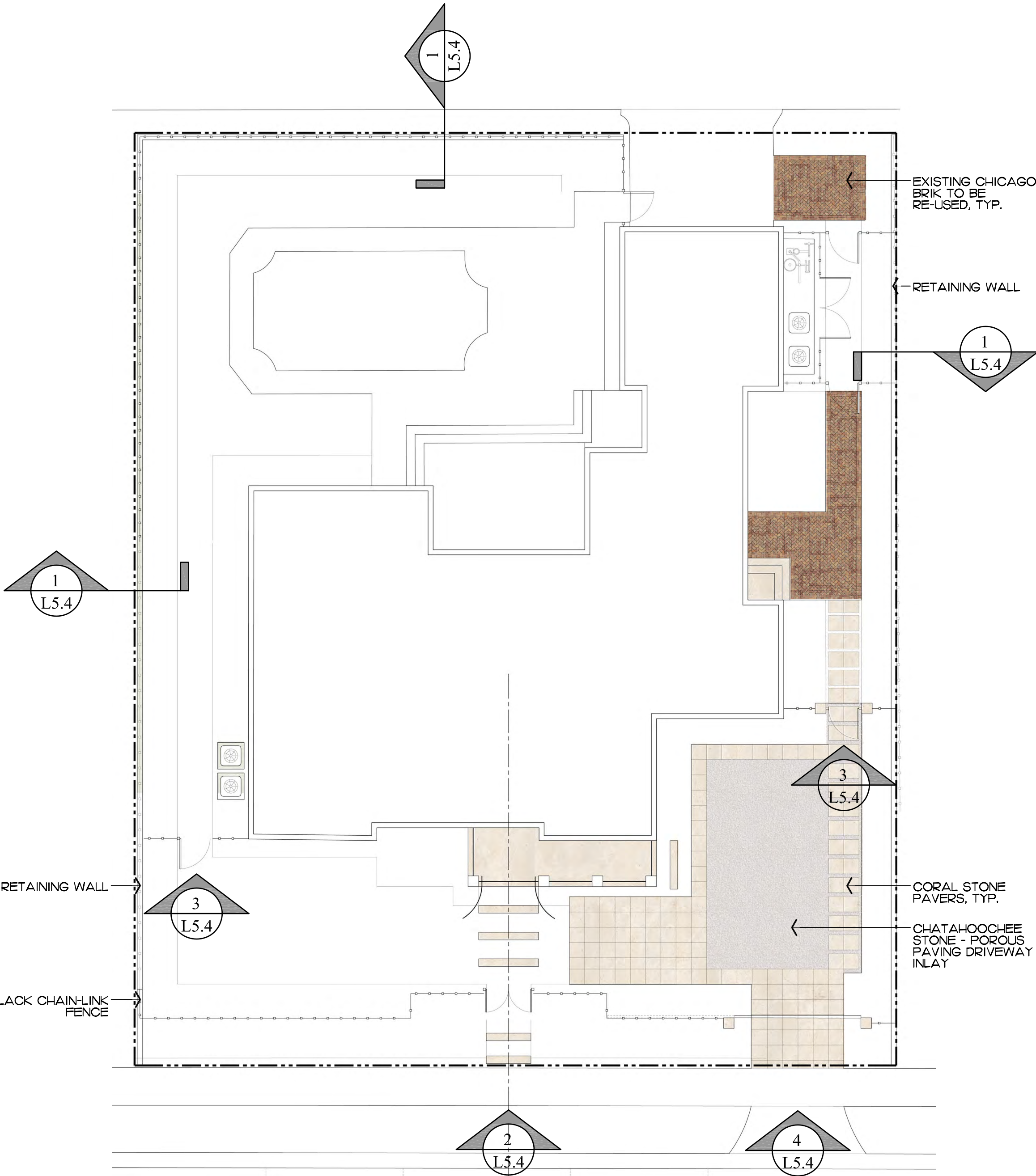


ELEVATION

3 Site Wall & Gate SCALE: 1/2" = 1'-0"



1 Drainage, Retaining Wall, & Fence NOT TO SCALE



4' HT. BLACK CHAIN-LINK FENCE

Hardscape Materials



EXISTING CHICAGO BRICK TO BE RE-USED



CORAL STONE PAVERS



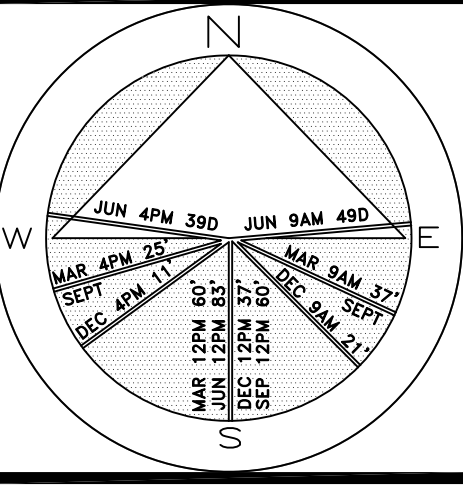
CHATAHOOCHEE STONE DRIVEWAY INLAY



INVISIBLE STRUCTURES - POROUS PAVING

**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 5420-B 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
249 Seabreeze Avenue
Town of Palm Beach



JOB NUMBER: # 22290.00 LA
DRAWN BY: Allison Padilla
Sean Twomey
Adam Mills
DATE: 10.23.2023
01.16.2024
01.26.2024

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NOTE:
DRAWINGS ARE FOR GRAPHIC PURPOSES ONLY.
ENGINEERING PLANS WILL BE PROVIDED FOR PERMITTING

ARC-24-006
Exterior Material & Finishes

SHEET L5.5

NEIGHBOR'S
EXISTING
DRIVEWAY

EXISTING DRIVEWAY APRON
TO BE REMOVED
APPROXIMATELY 90 S.F.
OF HARDSCAPE REMOVED

EXISTING DRIVEWAY APRON
TO REMAIN

18'-0"
EXISTING ON-STREET PARKING

18'-0"
EXISTING ON-STREET PARKING

SEABREEZE AVENUE

Existing Street Parking

NEIGHBOR'S
EXISTING
DRIVEWAY

EXISTING DRIVEWAY APRON
TO REMAIN

100'

19'-0"

PROPOSED ADDITIONAL
ON-STREET PARKING

18'-0"

EXISTING ON-STREET PARKING
SPACE TO BE ENLARGED

22'-0"

EXISTING ON-STREET PARKING
SPACE TO REMAIN

18'-0"

SEABREEZE AVENUE

Proposed Additional Street Parking



Existing Conditions

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

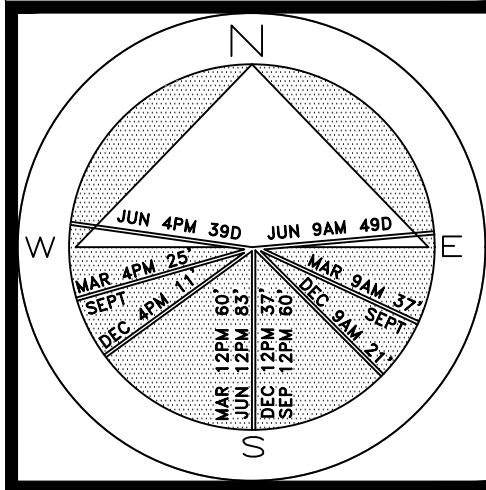
Landscape Management

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

Dustin@environmentdesigngroup.com

Private Residence
249 Seabreeze Avenue
Town of Palm Beach

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DRAWN BY: Allison Padilla
DATE: 11.20.2023
01.24.2024

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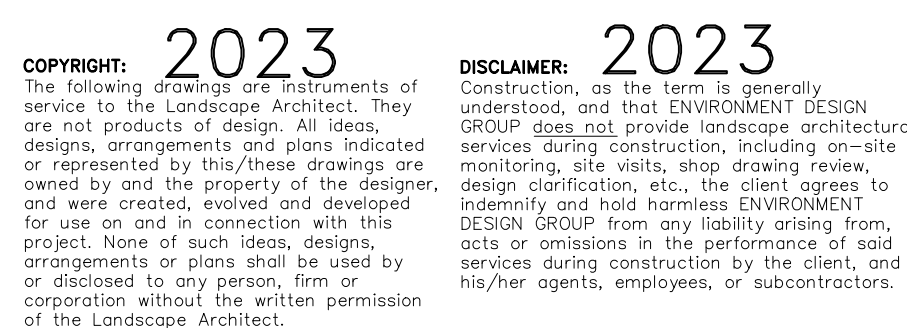
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ARC-24-006
Proposed Additional Street Parking

SCALE IN FEET 3/16" = 1'

SHEET L5.6

SHEET L6.C

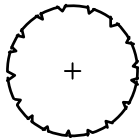
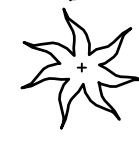


ARC-24-006

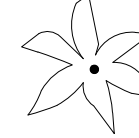
Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Proposed Palms & Trees

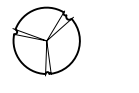



SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA GUMBO LIMBO TREE	1	18' HT. SPECIMEN	YES
	THRINAX RADIATA FLORIDA THATCH PALM	2	8' CT., MATCHING	YES
TOTAL: NATIVE:		3 3 (100%)		

Existing Palms



SYMBOL	PLANT NAME	QTY.
	COCOS NUCIFERA COCONUT PALMS	2
	SABAL PALMETTO SABAL PALM	3

NOTE: THE SITE CURRENTLY HAS NO EXISTING TREES

Proposed Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA GIANT ELEPHANT EAR ALOCASIA	4	37" HT. 24" O.C.	NO
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM HEDGE	56	37" HT. 24" O.C.	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	25	6' HT., 36" O.C.	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	3	6' HT., 24" O.C.	NO
TOTAL: NATIVE:		90 56 (62.2%)		

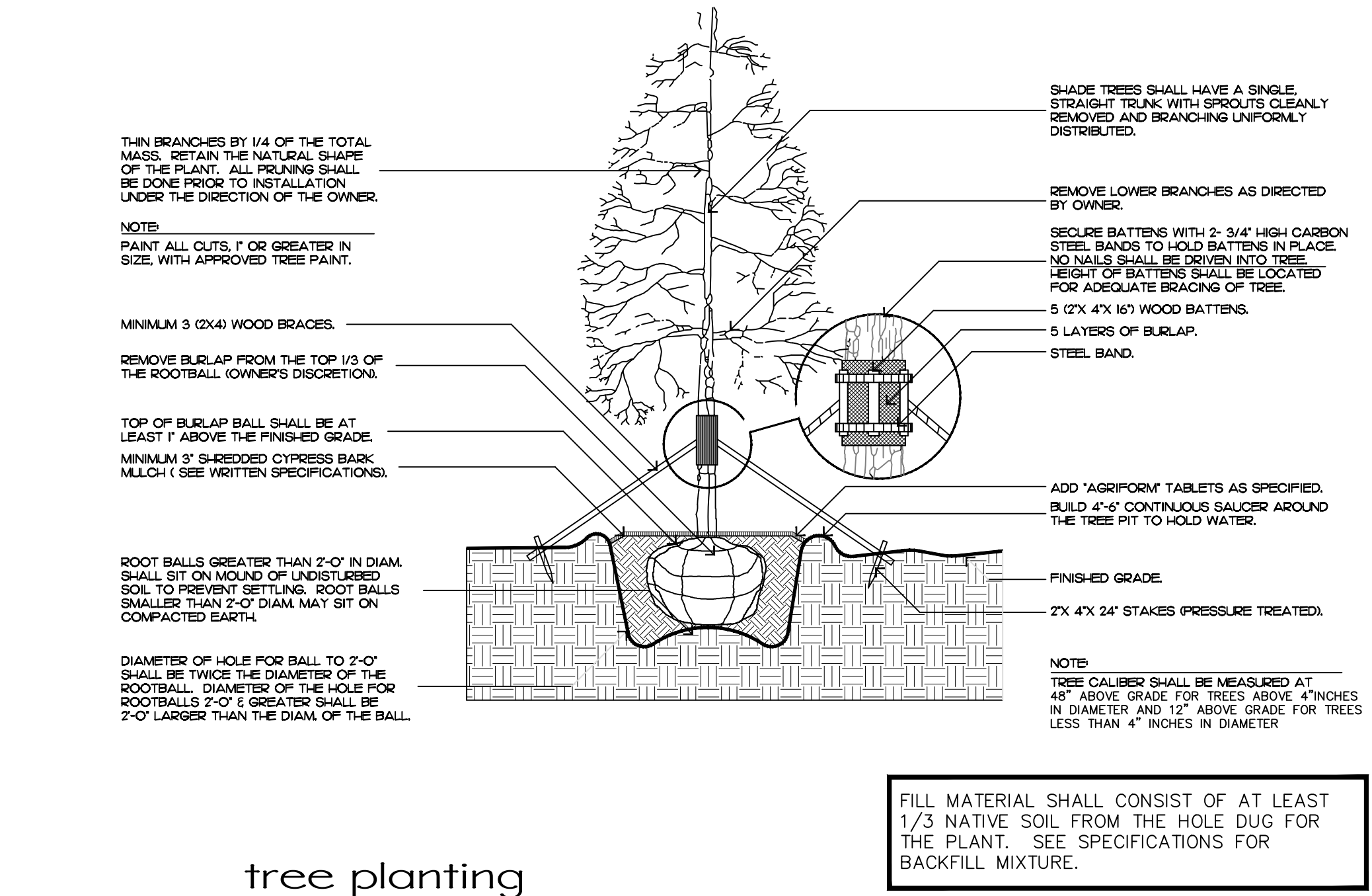
Proposed Groundcover

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	LANTANA INVOLUCRATA WHITE LANTANA	380	1 GAL., 8" O.C.	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	300	1 GAL., 8" O.C.	NO
TOTAL: NATIVE:		III 53 (47.74%)		

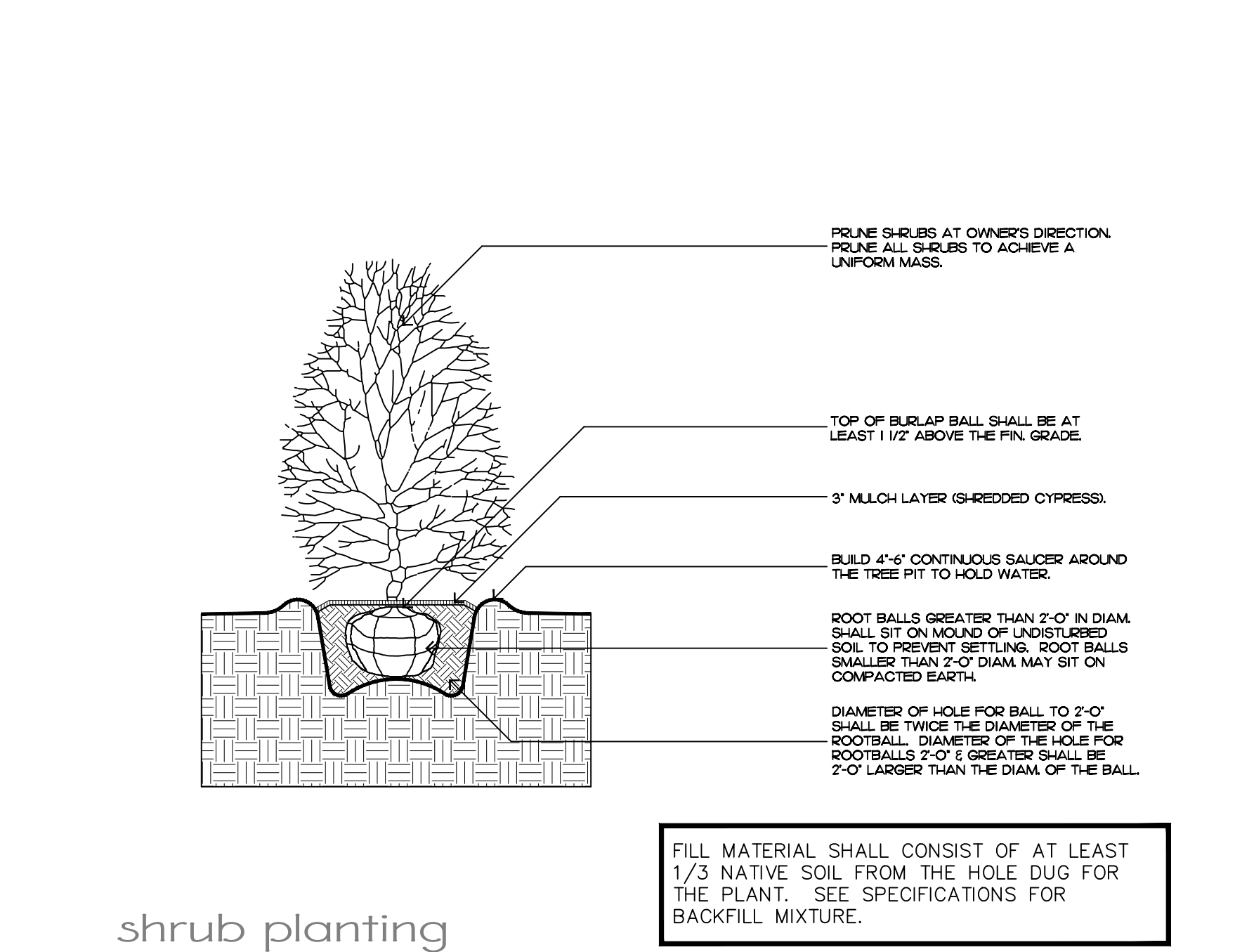
Private Residence
249 Seabreeze Avenue
Town of Palm Beach

JOB NUMBER: # 22290.00 LA
DRAWN BY: Allison Padilla
DATE: 04.17.2023

SHEET L6.1



tree planting



shrub planting

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 SITE 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 (1/3 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 CALIPER). 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 CALIPER. 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 "Y" 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. SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIMES, LUMPS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA 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.

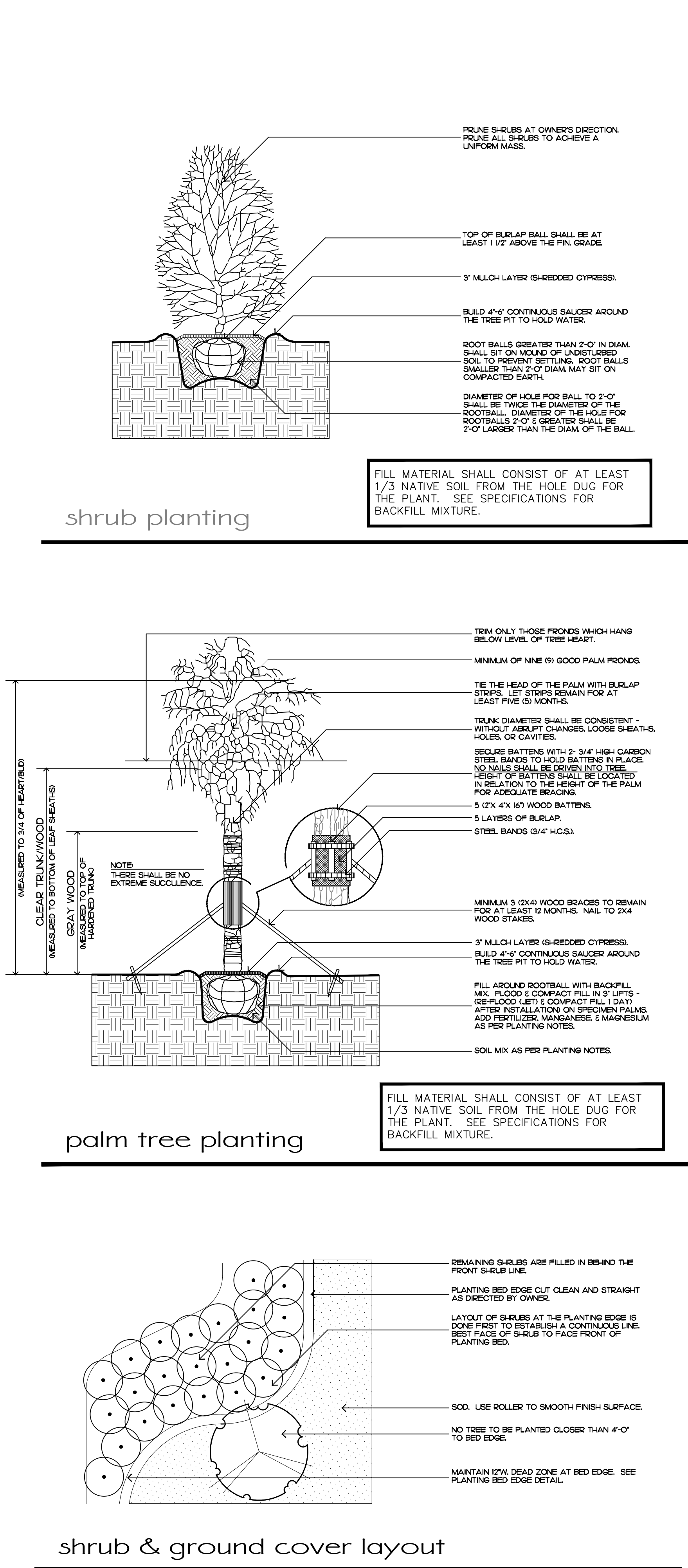
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

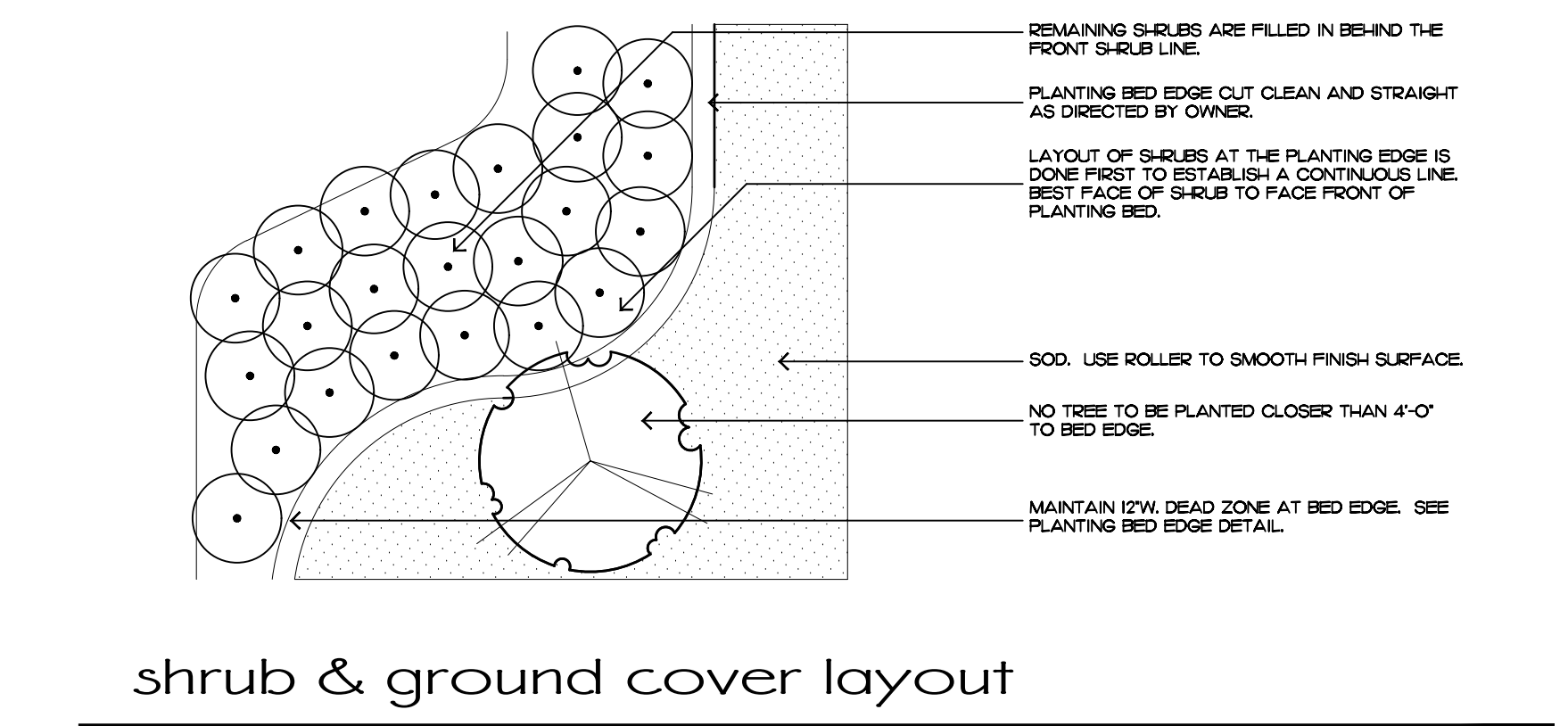
WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS. TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION EXCEPT AS MAY RESULT FROM NEGLIGENCE BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE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

MAINTENANCE:

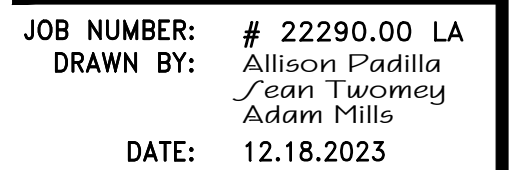
MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE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





palm tree planting



shrub & ground cover layout

[illegible]

	TOTAL LANDSCAPE OPEN SPACE	5,803 S.F.
	EXISTING SITE LANDSCAPING TO BE ALTERED	1,152.7 S.F. (19.8%)

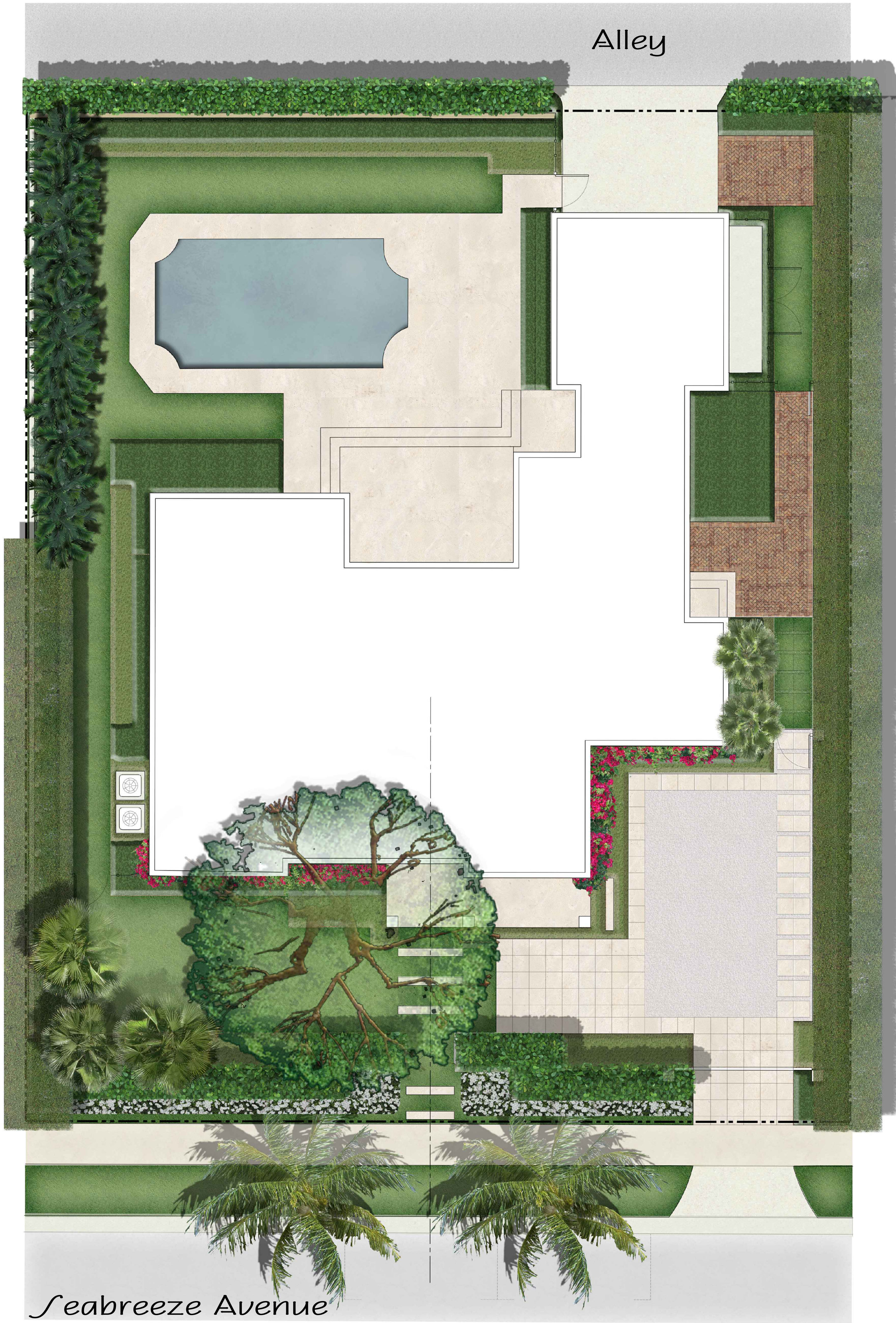
ONLY PROPOSED CHANGES
ARE TO THE LANDSCAPE BUFFER
ON THE WEST SIDE OF THE HOUSE



DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

ARC-24-006

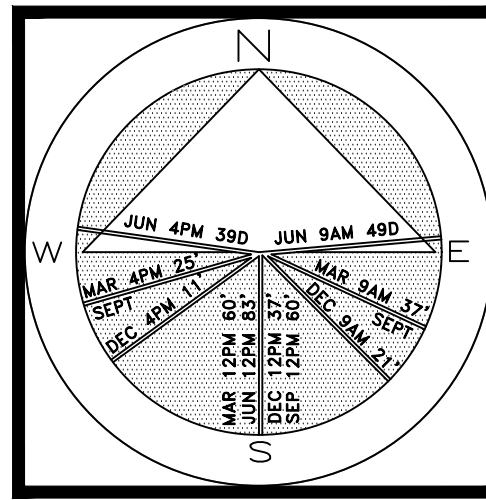
SCALE IN FEET 0' 8' 16' 24'



**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 5420-8 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
249 Seabreeze Avenue
Town of Palm Beach

F L O R I D A



JOB NUMBER: # 22290.00 LA
DRAWN BY: Allison Padilla
DATE: 10.23.2023

SHEET L6.4

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SUNSHINE STATE ONE CALL
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ARC-24-006
Rendered Landscape Plan
NOT TO SCALE



Previously Approved

NIEVERA WILLIAMS DESIGN - DATED 02.24.2021



WEST PROPERTY LINE

EAST PROPERTY LINE

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-8 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
249 Seabreeze Avenue
Town of Palm Beach

F L O R I D A

JOB NUMBER: # 22290.00 LA
DRAWN BY: Jean Twomey
DATE: 11.10.2023

SHEET L6.4

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ARC-24-006
Front Elevation Landscape Rendering

NOT TO SCALE

STORMWATER RETENTION CALCULATIONS
(Basin A)

A. SITE INFORMATION

Total Property Area = 12,250 sq.ft.
Proposed Redeveloped Drainage Area = 4,261 sq.ft.
Drainage Area Impervious Surface = 1,537 sq.ft.
Drainage Area Pervious Surface = 2,724 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 1,537 sq.ft. x 1 ft./12 in. = 257 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 2,724 sq.ft. x 1 ft./12 in. = 91 cu.ft.

Total Volume to be Retained = 348 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1
L = Total Length of Trench Provided = 30 ft.
W = Trench Width = 20 ft.
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 1.58 ft.
DU = Un-Saturated Trench Depth = 1.00 ft.
DS = Saturated Trench Depth = 1.00 ft.
V = Volume Treated = 503 cu.ft.

Exfiltration Trench #2
L = Total Length of Trench Provided = 12 ft.
W = Trench Width = 12 ft.
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 1.58 ft.
DU = Un-Saturated Trench Depth = 1.00 ft.
DS = Saturated Trench Depth = 1.00 ft.
V = Volume Treated = 167 cu.ft.

Total Volume Retained in Exfiltration Trenches = 670 cu.ft.

STORMWATER RETENTION CALCULATIONS
(Basin B)

A. SITE INFORMATION

Total Property Area = 12,250 sq.ft.
Existing Drainage Area (to remain) = 7,559 sq.ft.
Drainage Area Impervious Surface = 5,036 sq.ft.
Drainage Area Pervious Surface = 2,523 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 = 1 in/hr

Impervious Surface Runoff Volume:
1.0 x 1 in/hr x 5,036 sq.ft. x 1 ft./12 in. = 420 cu.ft.

Pervious Runoff Volume:
0.2 x 1 in/hr x 2,523 sq.ft. x 1 ft./12 in. = 43 cu.ft.

Total Basin B Runoff Volume = 463 cu.ft.

STORMWATER RETENTION CALCULATIONS
(Ex. Pool Dry Well)

A. SITE INFORMATION

Total Property Area = 12,250 sq.ft.
Pool Area = 430 sq.ft.
Drainage Area Impervious Surface = 430 sq.ft.
Drainage Area Pervious Surface = 0 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 = 1 in/hr

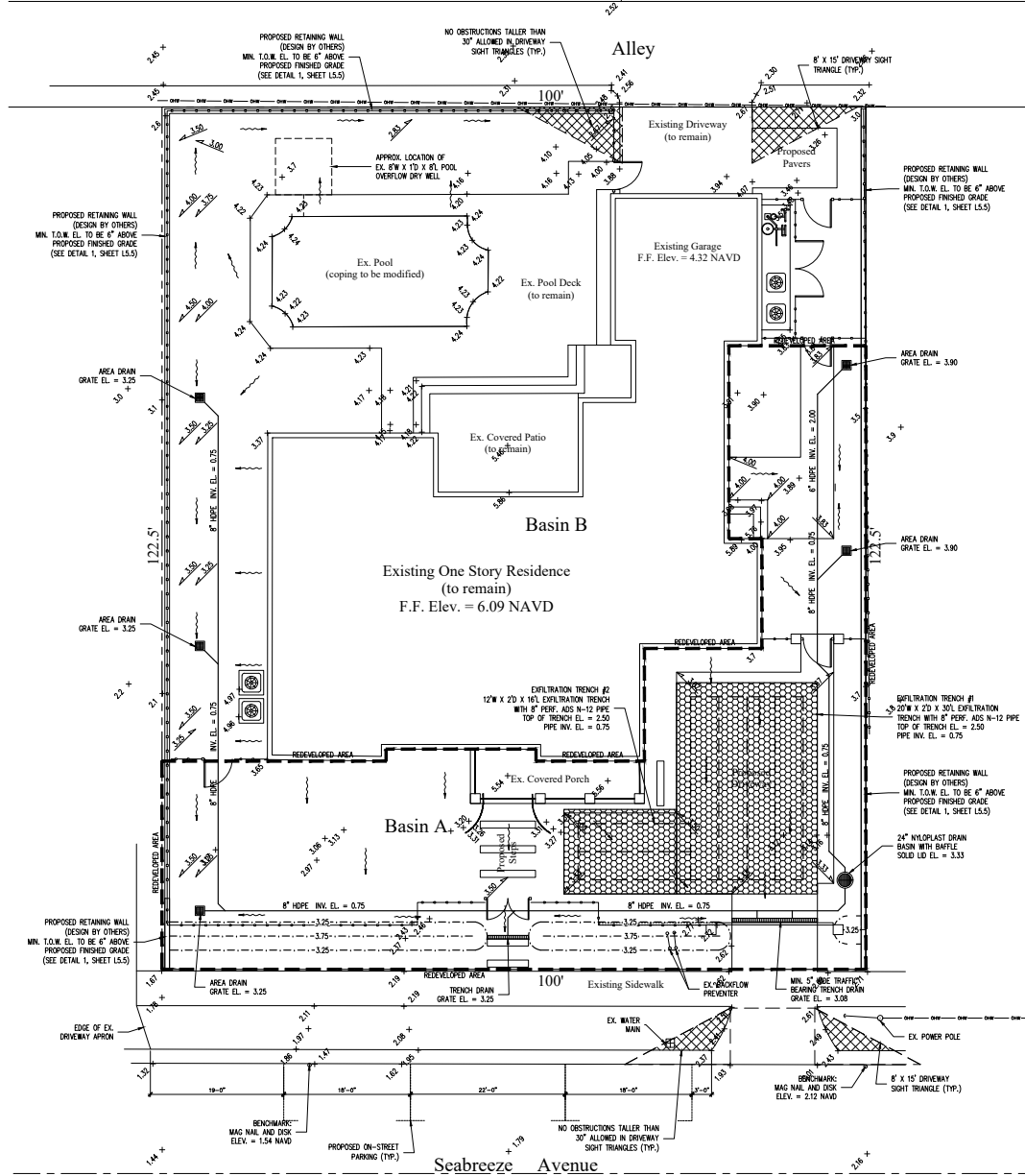
Impervious Surface Runoff Volume:
1.0 x 1 in/hr x 430 sq.ft. x 1 ft./12 in. = 36 cu.ft.

Pervious Runoff Volume:
0.2 x 1 in/hr x 0 sq.ft. x 1 ft./12 in. = 0 cu.ft.

Total Volume to be Retained = 36 cu.ft.

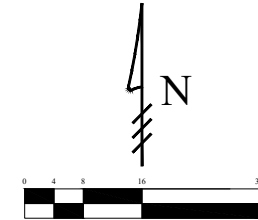
C. EXISTING EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 8 ft.
W = Trench Width = 8 ft.
K = Hydraulic Conductivity = 0.0000215 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.73 ft.
DU = Un-Saturated Trench Depth = 1.00 ft.
DS = Saturated Trench Depth = 0.00 ft.
V = Volume Treated = 48 cu.ft.



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"

- 12/15/23 REVISIONS PER TOWN OF PALM BEACH COMMENTS
- 01/19/24 REVISIONS PER TOWN OF PALM BEACH COMMENTS



Digitally signed by Chad M. Gruber
Date: 2024.01.19 15:53:35 -05'00'

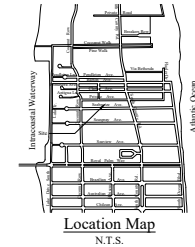
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Plan Background from Hardscape Plan by Environment Design Group Received 1/16/24

AR-24-006

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Conservation of resources for the future
Location of existing utilities prior to construction of excavation activities



Gruber Consulting
Engineers, Inc.
2475 ARBON AVENUE, SUITE 100
PALM BEACH, FL 33480
PHONE: 561.322.2841
info@gruber-engineers.com

Project Information
Project No. 2021-0157
Issue Date 11/18/2023
Scale 1/8" = 1'-0"
Drawn By C.M.G.
Checked By C.M.G.

Site Grading & Drainage Plan for:
Proposed Renovation
Palm Beach, Florida
249 Seabreeze Avenue

Revisions
1 12/15/2023
2 01/19/2024
3
4
5
6
7
8
9
10

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1



GRUBER CONSULTING ENGINEERS

LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT

To: Planning Administrator
Town of Palm Beach

From: Chad M. Gruber, P.E.

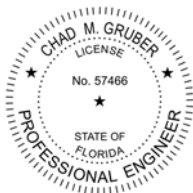
Re: Proposed Renovation
249 Seabreeze Ave.
Palm Beach, FL

Date: January 19, 2024

I have reviewed the landscape plan prepared by Environment Design Group for the referenced project received 1/16/24 and compared it with the latest conceptual drainage plan prepared by this office dated 1/19/24. There do not appear to be any conflicts between the proposed landscape material and the storm piping and exfiltration trenches.

Please feel free to contact me if you have any questions.

Sincerely,



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by Chad M Gruber
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