

# THE BREAKERS - MEDITERRANEAN COURTYARD HISTORIC RESTORATION & REVITALIZATION PROJECT FINAL PLANS

COA-24-013 / ZON-24-054  
FINAL PLANS DATE: MARCH 11TH, 2024

1 SOUTH COUNTY ROAD  
PALM BEACH, FLORIDA 33480



## SCOPE OF WORK

THE PROPOSED WORK INCLUDES THE RENOVATION OF AN EXISTING OPEN-AIR COURTYARD AND THE ADDITION OF NEW COVERED STRUCTURES. THE NEW STRUCTURES INCLUDE AN ENCLOSED, CONDITIONED, CONSERVATORY AT THE WEST OF THE SITE, TWO IDENTICAL, UNCONDITIONED TRELLIS STRUCTURES, AND ASSOCIATED SERVICE AND SUPPORT AREAS.

WEST CONSERVATORY:	1,650 SF
NORTH TRELLIS:	625 SF
SOUTH TRELLIS:	625 SF
CORNER STORAGE/ELEVATOR:	122 SF
<b>TOTAL:</b>	<b>3,022 SF</b>

## PROJECT TEAM

### ARCHITECT / INTERIOR DESIGN / LANDSCAPE ARCHITECT

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### STRUCTURAL ENGINEER

DESIMONE CONSULTING ENGINEERS, LLC  
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CONTACT: WILLIAM O'DONNELL, PE  
EMAIL: WILLIAM.ODONNELL@DE-SIMONE.COM

### COASTAL ENGINEER

ISIMINGER & STUBBS ENGINEERING, INC.  
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NORTH PALM BEACH, FLORIDA 33408  
T: (561) 881-0003  
CONTACT: DARWIN STUBBS  
EMAIL: HQ@COASTAL-ENGINEERS.COM

### BOH CONSULTANT

HKB-DESIGNS, LLC  
5720 FISHERS LN  
ROCKVILLE, MD 20852  
T: (240) 281-3883  
CONTACT: RAINER ZINNGREBE  
EMAIL: RAINER@HKB-DESIGNS.COM

## MEDITERRANEAN COURT SET SHEET LIST

<b>GENERAL</b>	
A-1	COVER SHEET
<b>SITE DOCUMENTATION</b>	
A-2	VICINITY PLAN
A-3	CONTEXT PLAN
A-4	ZONING LEGEND
A-5	EXISTING CONDITIONS PHOTOS
A-6	EXISTING CONDITIONS PHOTOS
A-7	EXISTING CONDITIONS PHOTOS
A-8	ENCLOSED SQUARE FOOTAGE DIAGRAMS
<b>ARCHITECTURE</b>	
A-9	EXISTING COURTYARD PLAN - RENDERED
A-10	COURTYARD DEMOLITION PLAN
A-11	PROPOSED COURTYARD PLAN - RENDERED
A-12	PROPOSED ROOF PLAN - RENDERED
A-13	WEST COURTYARD ELEVATION
A-14	WEST ELEVATION- PROPOSED RESTORATION
A-15	WEST ELEVATION- ENLARGED
A-16	NORTH COURTYARD ELEVATION
A-17	SOUTH COURTYARD ELEVATION
A-18	NORTH COURTYARD ELEVATION ENLARGED
A-19	EAST COURTYARD ELEVATION
A-20	WEST BUILDING SECTION - RENDERED
A-21	NORTH BUILDING SECTION - RENDERED
A-22	SOUTH BUILDING SECTION - RENDERED
A-23	EAST BUILDING SECTION - RENDERED
A-24	WEST COURTYARD ELEVATION - RENDERED
A-25	NORTH COURTYARD ELEVATION - RENDERED
A-26	SOUTH COURTYARD ELEVATION - RENDERED
A-27	EAST COURTYARD ELEVATION - RENDERED
A-28	COURTYARD RENDERING
A-29	ARCHITECTURAL MATERIAL LEGEND
A-30	EXISTING SEATING SCHEMES
A-31	PROPOSED SEATING PLAN INTERIOR V EXTERIOR
A-32	ENLARGED CONSERVATORY SECTIONS
A-33	ENLARGED TRELLIS PERGOLA SECTION
A-34	ENLARGED PLANS - CONSERVATORY CLOSETS
A-35	ENLARGED CONSERVATORY CLOSET ELEVATIONS
A-36	ENLARGED CONSERVATORY CLOSET SECTIONS
A-37	ENLARGED NORTHEAST ELEVATIONS
A-38	ENLARGED NORTHEAST SECTIONS
<b>SITE LOGISTICS</b>	
A-39	STAGING & LOGISTICS PLAN
<b>LANDSCAPE</b>	
L-1	TREE DISPOSITION PLAN
L-2	LANDSCAPE ALTERATION DIAGRAM
L-3	SITE PLAN
L-4	MATERIAL SCHEDULE
L-5	LANDSCAPE LEGEND & PLANT SCHEDULE
L-6	OPEN SPACE DIAGRAM
L-7	CONCEPTUAL GRADING & DRAINAGE PLAN

FINAL PLANS

THE BREAKERS  
PALM BEACH  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

HART HOWERTON  
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10 East 40th Street, New York, NY 10016  
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MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

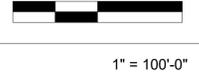
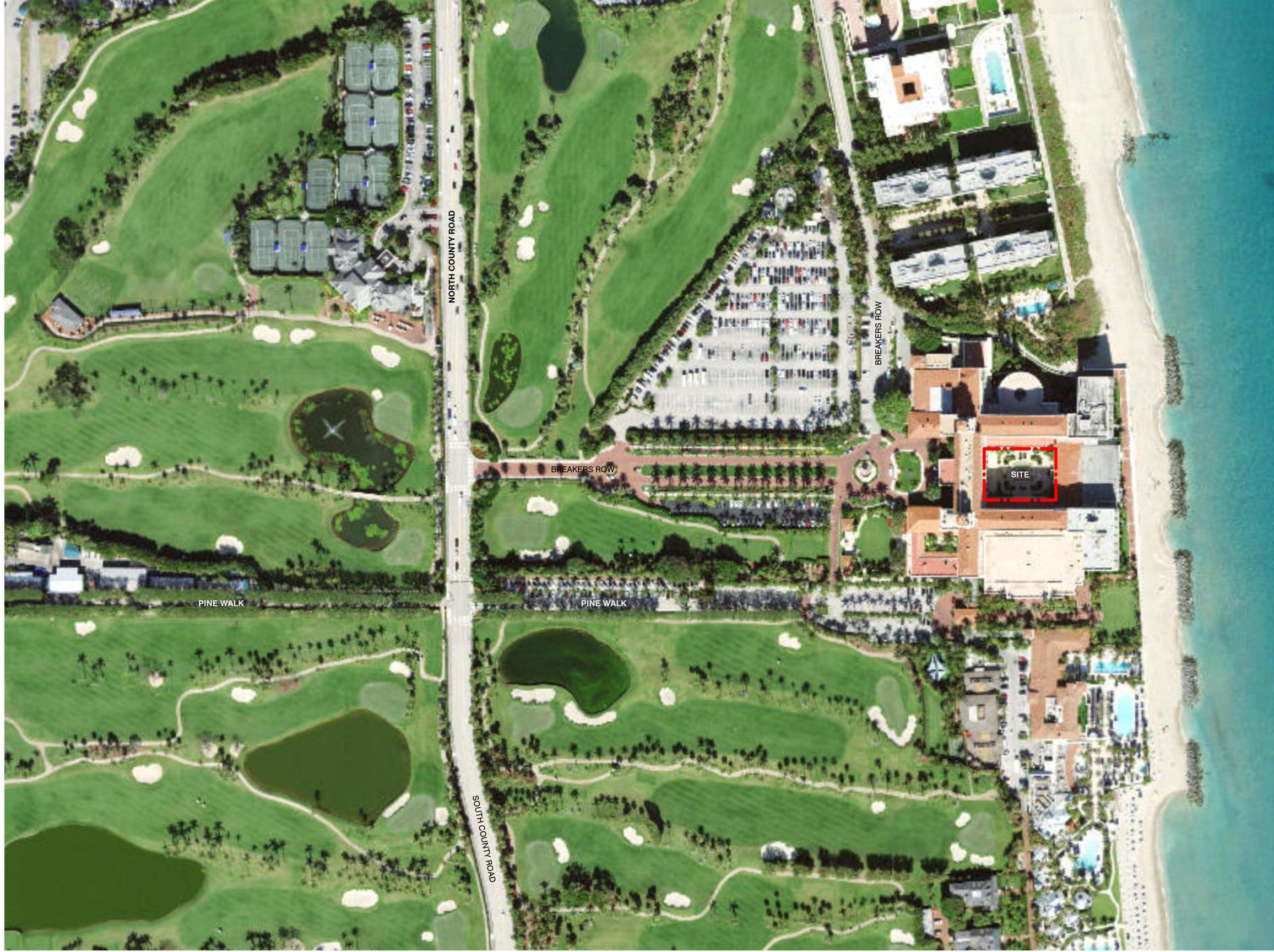
## PROJECTED PUBLIC HEARING DATES:

APRIL 10, 2024 TOWN COUNCIL (TC)  
APRIL 17, 2024 LANDMARKS PRESERVATION COMMISSION (LPC)

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
COVER SHEET

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW  
DRAWING NO.:

A-1



# FINAL PLANS

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DRAWING TITLE:  
**MEDITERRANEAN  
COURT -  
VICINITY PLAN**

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-2**

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# FINAL PLANS

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
CONTEXT PLAN

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-3**

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**Town of Palm Beach**

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

Line #	Zoning Legend			
1	Property Address:	One South County Road		
2	Zoning District:	PUD-A		
3	Lot Area (sq. ft.):	692,389 SF		
4	Lot Width (W) & Depth (D) (ft.):			
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Commercial		
6	FEMA Flood Zone Designation:	Zone X		
7	Zero Datum for point of meas. (NAVD)	14.6 NAVD		
8	Crown of Road (COR) (NAVD)	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	N/A	N/C	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	0 SF	
12	*Front Yard Setback (Ft.)	N/A	N/A	N/A
13	* Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	N/A	N/A	N/A
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	N/A	0'-0"	25'-0"
18	Overall Building Height (Ft.)	N/A	175'-0"	175'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	0	0	0
21	Finished Floor Elev. (FFE)(NAVD)		14.6 NAVD	14.6 NAVD
22	Base Flood Elevation (BFE)(NAVD)	N/A (Zone X)	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	N/A	N/C	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

\* Indicate each yard area with cardinal direction (N,S,E,W)

\*\* Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

\*\*\* Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:  
 MEDITERRANEAN  
 COURT -  
 ZONING LEGEND

PROJECT #:  
 22-525  
 DRAWN BY:  
 JRY  
 CHECKED BY:  
 NQW

DRAWING NO:

A-4



CRACKS & DISCOLORED  
PATCHING IN CONCRETE  
PAVING



BALUSTRADES CRACKING &  
CRUMBLING

CRACKS & DISCOLORED  
PATCHING  
IN CONCRETE



BALUSTRADES  
CRACKING &  
CRUMBLING



CRACKS IN CONCRETE PAVEMENT



CONCRETE STEPS  
CHIPPED &  
CRUMBLING

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FINAL PLANS

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DRAWING TITLE:  
**MEDITERRANEAN  
COURT -  
EXISTING  
CONDITIONS PHOTOS**

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

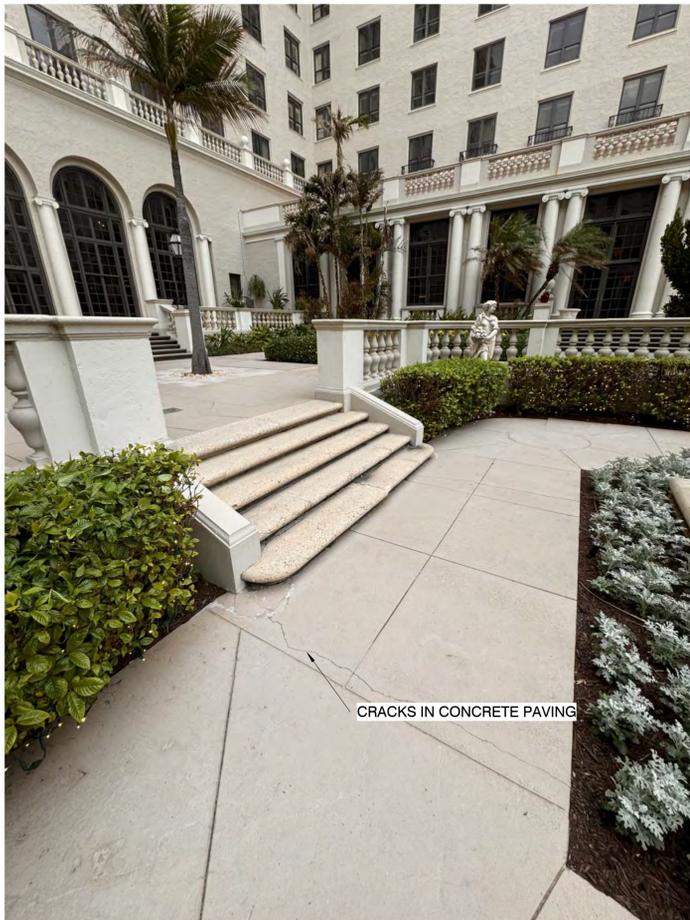
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**A-5**



NUMEROUS CRACKS IN CONCRETE PAVING



FOUNTAIN COPING CRACKED & CRUMBLING



CRACKS IN CONCRETE PAVING



STEPS CRACKING & DISCOLORED



CONCRETE PAVING CRACKED & DISCOLORED

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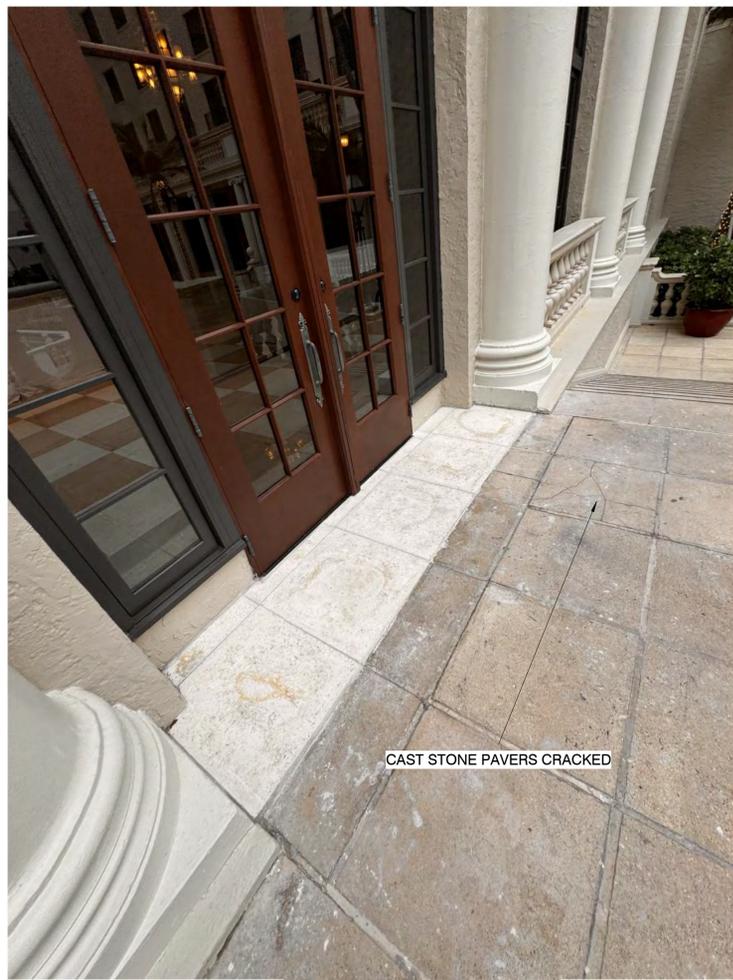
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03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN COURT - EXISTING CONDITIONS PHOTOS**

PROJECT #:  
 22-525  
 DRAWN BY:  
 JRY  
 CHECKED BY:  
 NQW

DRAWING NO:  
**A-6**



CAST STONE PAVERS CRACKED



EXISTING DOORS NOT PROPERLY SEALING; HARDWARE IN DISREPAIR

STEPS CHIPPED & CRUMBLING



EXISTING DOORS NOT PROPERLY SEALING; HARDWARE IN DISREPAIR

EXISTING HURRICANE PROTECTION TO BE REMOVED, NO LONGER REQUIRED ON THE WEST INTERIOR CONDITION. REFER TO DEMOLITION ELEVATION



EXISTING DOORS WITHOUT LATCH AND IN DISREPAIR



EXISTING HURRICANE PROTECTION TO BE REMOVED, NO LONGER REQUIRED ON THE WEST INTERIOR CONDITION. REFER TO DEMOLITION ELEVATION

EXISTING COUNTER-WEIGHTED SASH NOT OPERATING. HARDWARE IN DISREPAIR. SOLAR FILM ON SINGLE GLAZING

FINAL PLANS

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 1 S COUNTY RD  
 PALM BEACH, FLORIDA 33480

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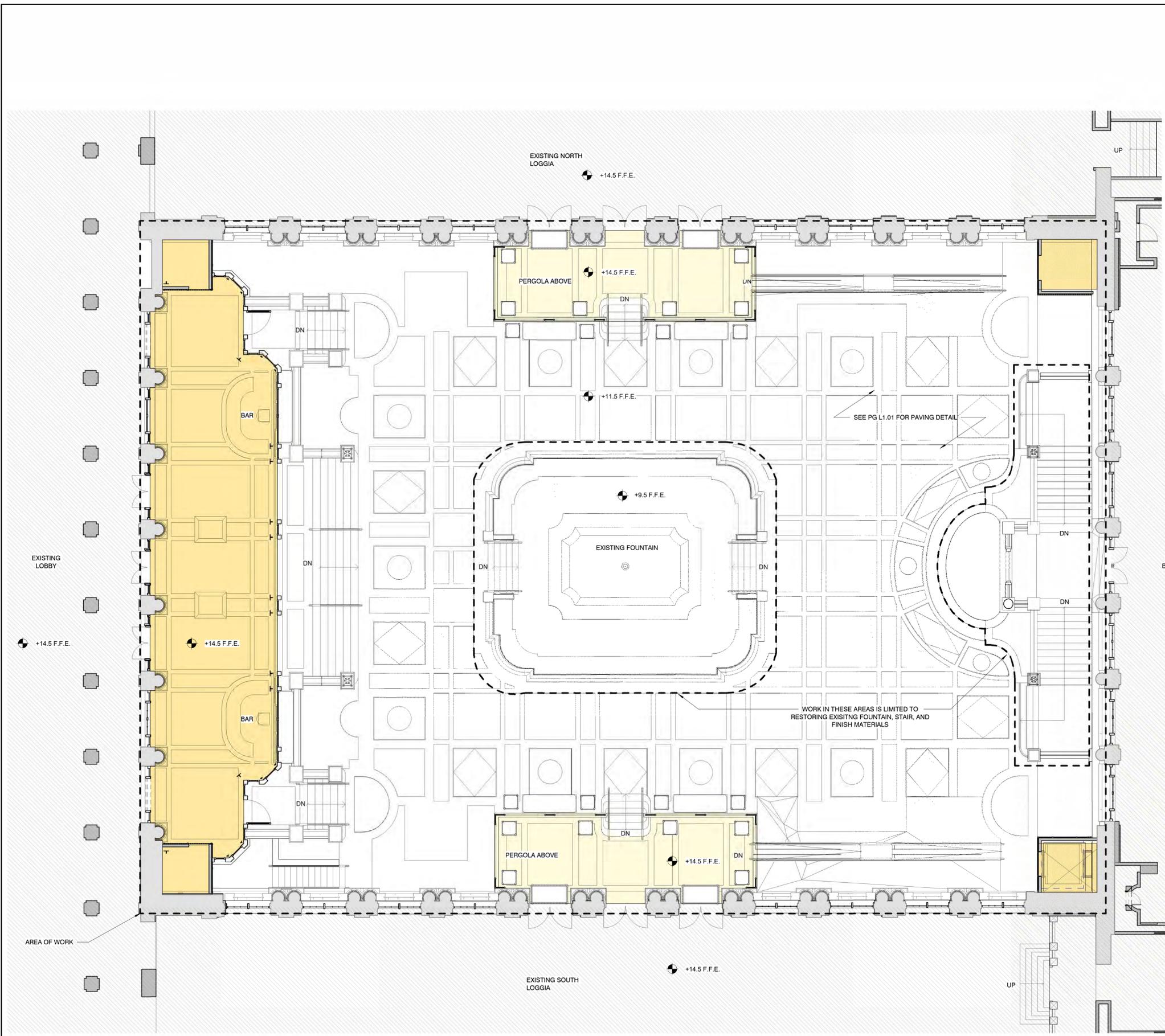
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DRAWING TITLE:  
 MEDITERRANEAN  
 COURT -  
 EXISTING  
 CONDITIONS PHOTOS

PROJECT #:  
 22-525  
 DRAWN BY:  
 Author  
 CHECKED BY:  
 Checker

DRAWING NO:  
**A-7**



**GENERAL LEGEND**

<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span>	UNCONDITIONED INTERIOR
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span>	CONDITIONED INTERIOR
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span>	AREA NOT IN CONTRACT

**AREAS**

	EXISTING	PROPOSED
CONSERVATORY SF WITH CLOSETS:	0 SF	1,950 SF
TRELLIS PERGOLA SF:	0 SF EACH (X2)	625 SF EACH (X2)
NW MECH & ELEVATOR:	0 SF	122 SF
EXTERIOR COURTYARD:	16,700 SF	13,378 SF
<b>TOTAL SF:</b>	<b>16,700 SF</b>	<b>16,700 SF</b>

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NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN COURT - ENCLOSED SQUARE FOOTAGE DIAGRAMS**

PROJECT #:  
 22-525  
 DRAWN BY:  
 JRY  
 CHECKED BY:  
 NQW

DRAWING NO:  
**A-8**

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**NOTES**

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION

**GENERAL LEGEND**

- EXISTING WALL
- PROPOSED WALL
- AREA NOT IN CONTRACT

**FINAL PLANS**

**THE BREAKERS  
PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

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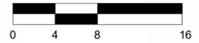
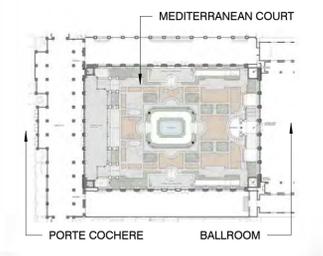
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DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
EXISTING  
COURTYARD PLAN -  
RENDERED

PROJECT #:  
22-525  
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CHECKED BY:  
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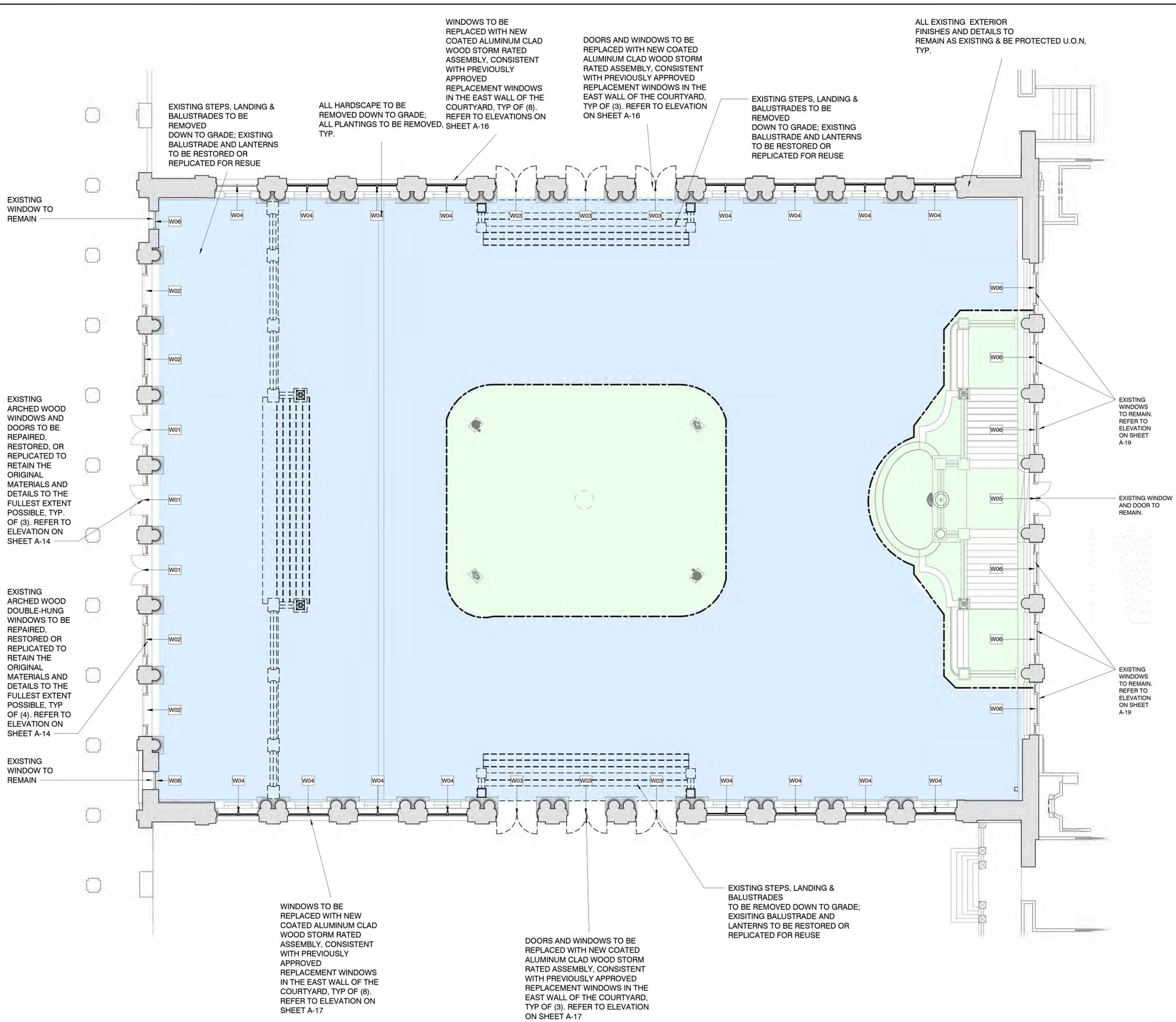
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**A-9**

**KEY MAP**



1/8" = 1'-0"

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**GENERAL NOTES FOR DEMOLITION**

- EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION
- WORK AT THE SUNKEN COURTYARD, FOUNTAINS, AND BALLROOM STAIRS IS LIMITED TO RESTORATION OF THE FINISHES AND LIGHTING
- REPLACE ALL EXISTING DOORS AND WINDOWS AT THE EXISTING LOBBY WITH SINGLE HUNG WINDOWS AND DOUBLE SWING EGRESS DOORS
- REMOVE AND SAVE BALUSTER PARTS FOR SELECTIVE REUSE IN PROPOSED CONSERVATORY DESIGN

**LEGEND**

- EXISTING: TO REMAIN
- EXISTING: TO BE DEMOLISHED

**GENERAL LEGEND**

- EXISTING WALL
- PROPOSED WALL
- AREA NOT IN CONTRACT

AREA OF DEMOLITION WORK- SEE NOTES FOR ADDITIONAL INFORMATION

AREA OF ELEMENTS TO BE RESTORED OR REPLAED TO MATCH ORIGINAL HISTORIC CONDITION

**FENESTRATION LEGEND**

TAG #	DESCRIPTION
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W02	EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

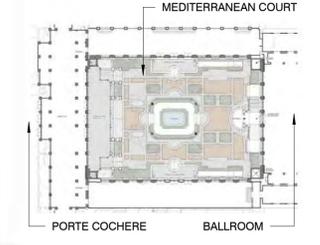
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**KEY MAP**



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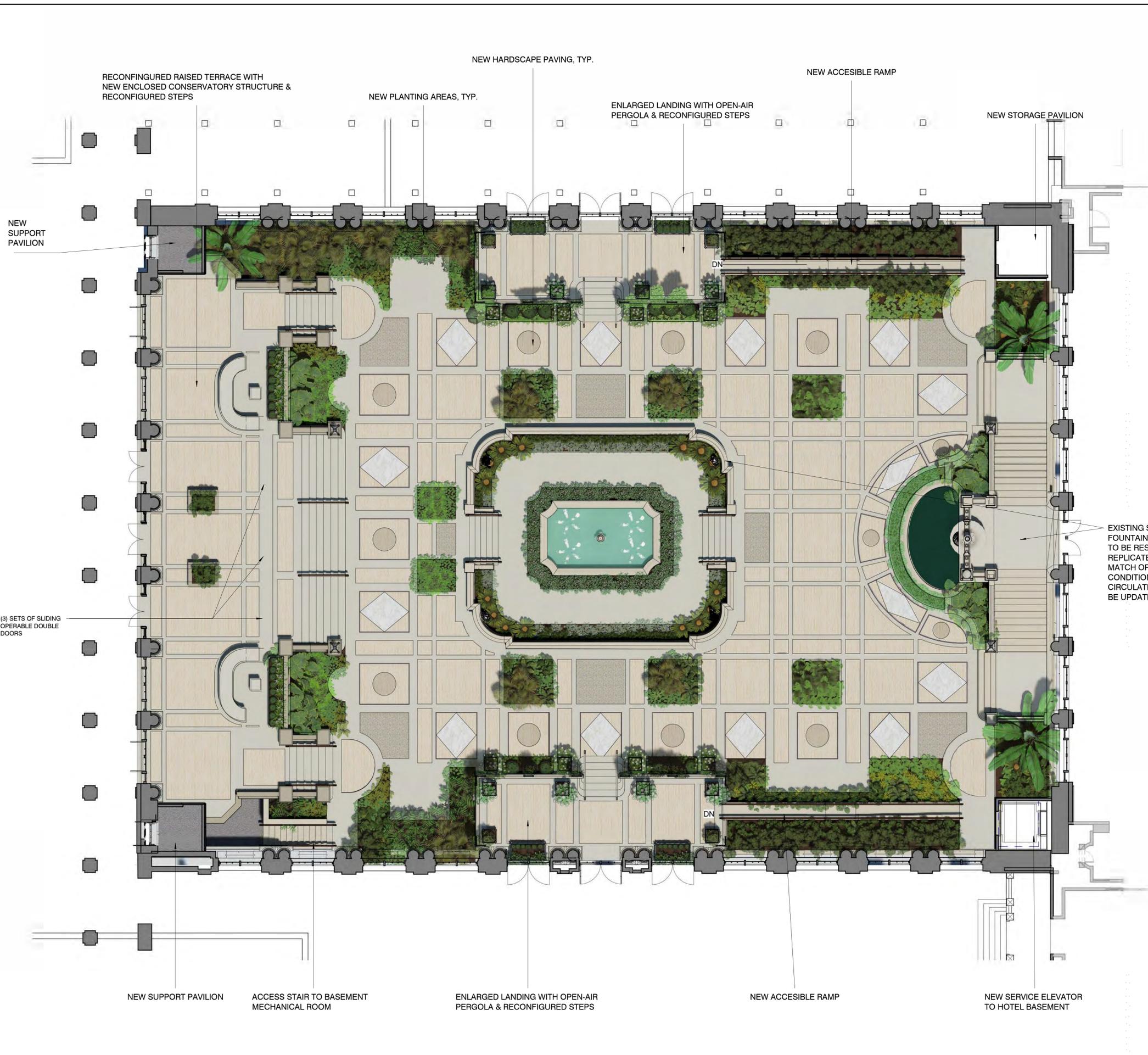
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DRAWING TITLE:  
**MEDITERRANEAN COURT - COURTYARD DEMOLITION PLAN**

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW  
DRAWING NO.:

**A-10**

1/8" = 1'-0"

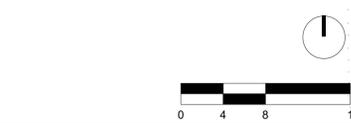
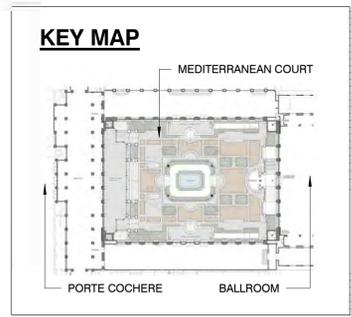


**NOTES**

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION

**GENERAL LEGEND**

- EXISTING WALL
- PROPOSED WALL
- AREA NOT IN CONTRACT



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MILESTONES

DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS

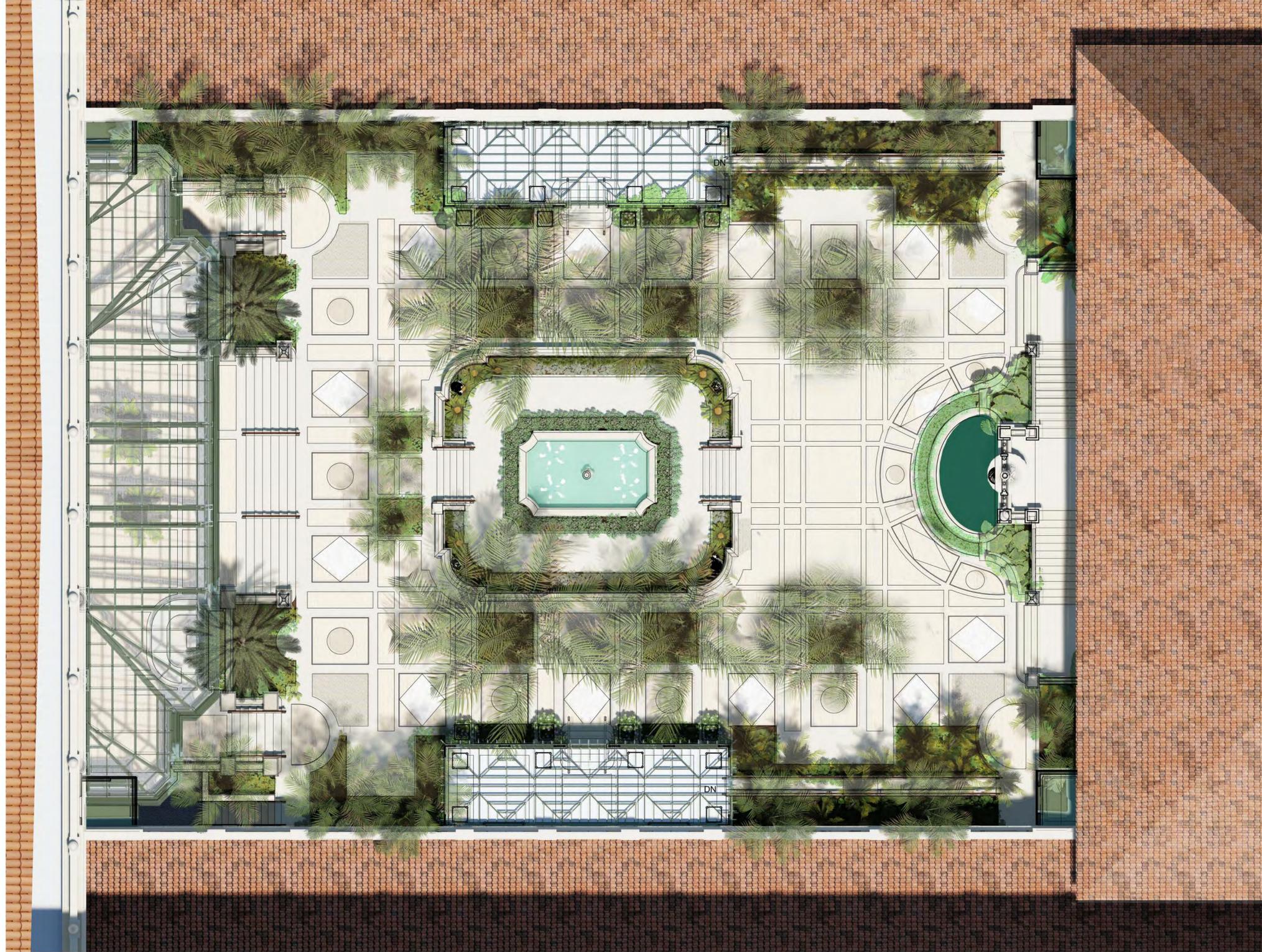
NO.	DATE	ISSUE

DRAWING TITLE:  
 MEDITERRANEAN COURT - PROPOSED COURTYARD PLAN - RENDERED

PROJECT #:  
 22-525  
 DRAWN BY:  
 JRY  
 CHECKED BY:  
 NQW

DRAWING NO:  
**A-11**

3/8/2024 10:11:12 PM

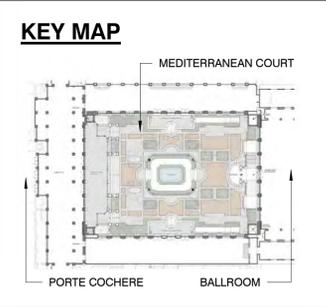


**NOTES**

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION.

**GENERAL LEGEND**

- EXISTING WALL
- PROPOSED WALL
- AREA NOT IN CONTRACT



SCALE: As indicated  
 NOTE: DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS

NO.	DATE	ISSUE

PROJECT #:  
22-525  
 DRAWN BY:  
JRY  
 CHECKED BY:  
NQW  
 DRAWING NO:

1/8" = 1'-0"

**FINAL PLANS**

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01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS

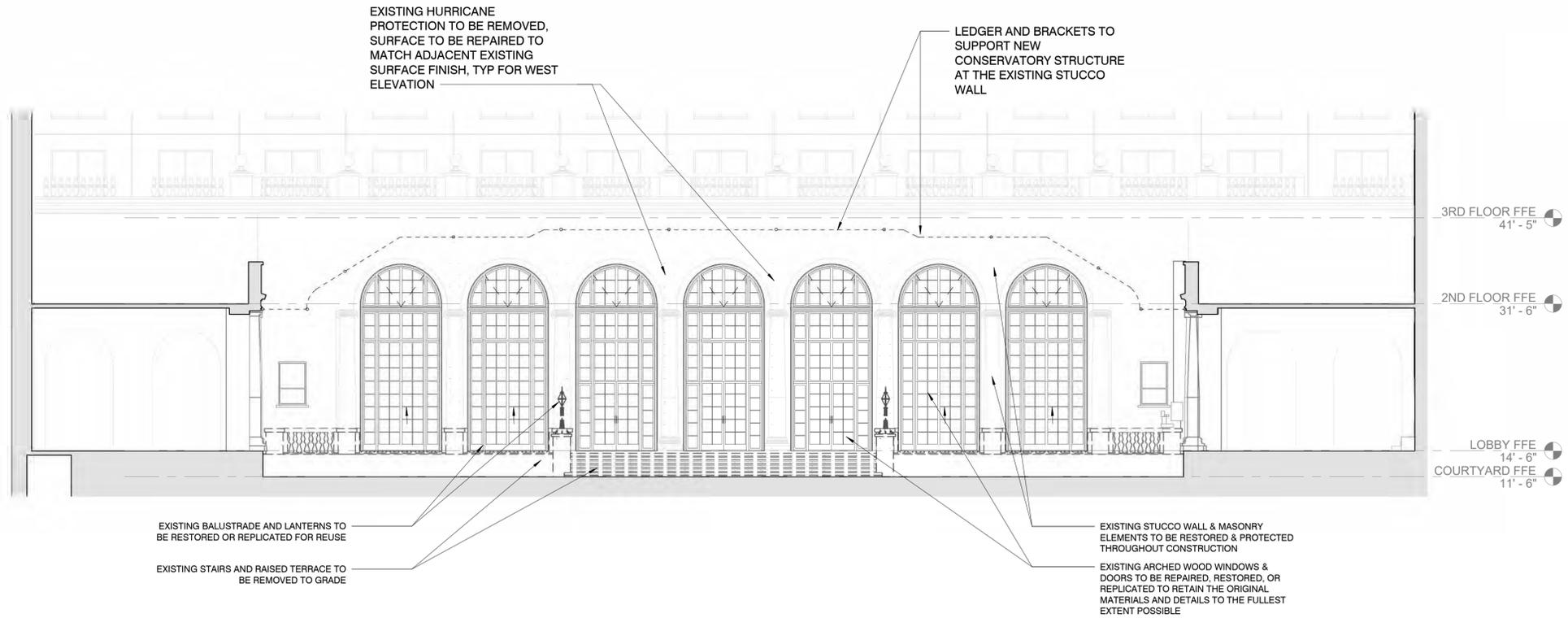
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN  
 COURT -  
 PROPOSED ROOF  
 PLAN - RENDERED**

PROJECT #:  
22-525  
 DRAWN BY:  
JRY  
 CHECKED BY:  
NQW  
 DRAWING NO:

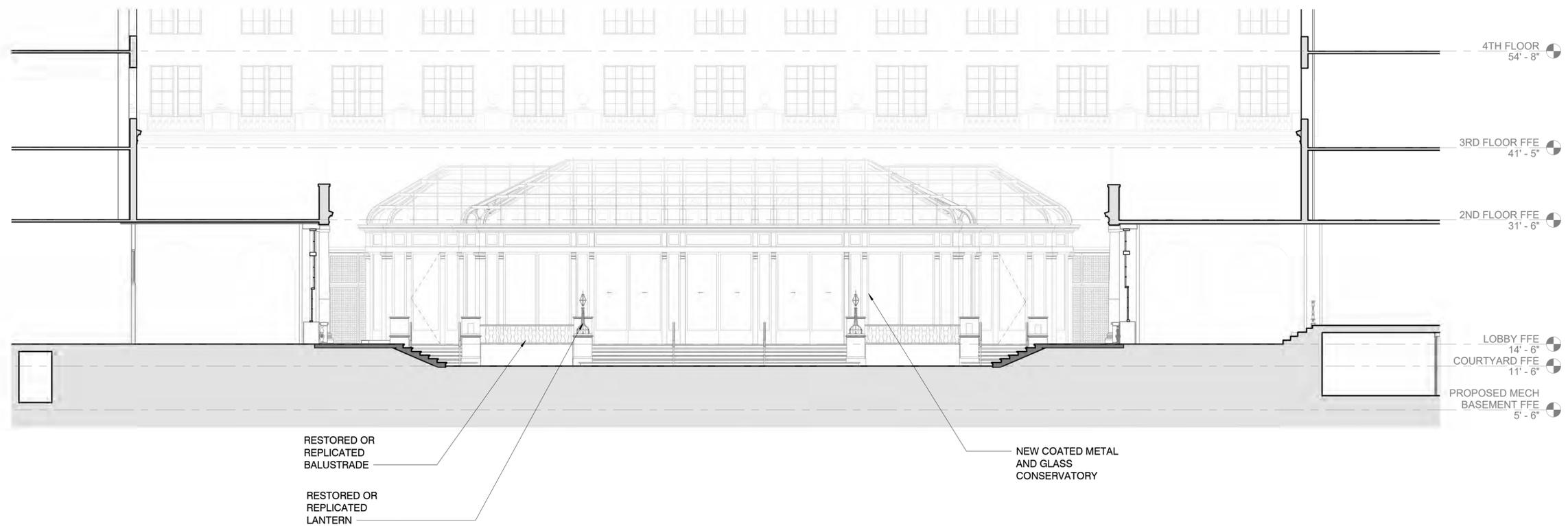
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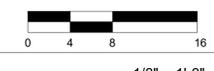


1 MEDITERRANEAN COURT - EXISTING WEST ELEVATION -

1/8" = 1'-0"



2 MEDITERRANEAN COURT - WEST ELEVATION



FINAL PLANS

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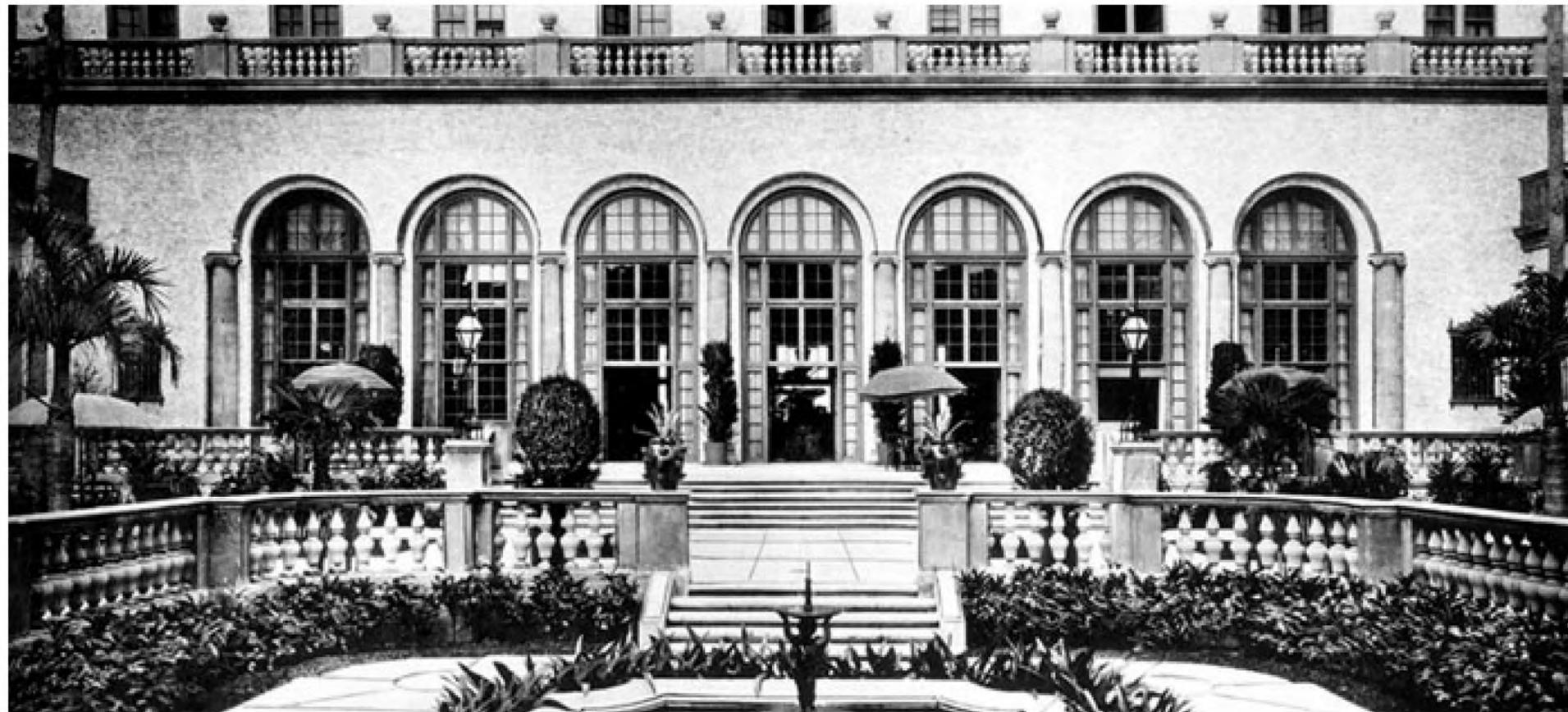
MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN COURT - WEST COURTYARD ELEVATION**

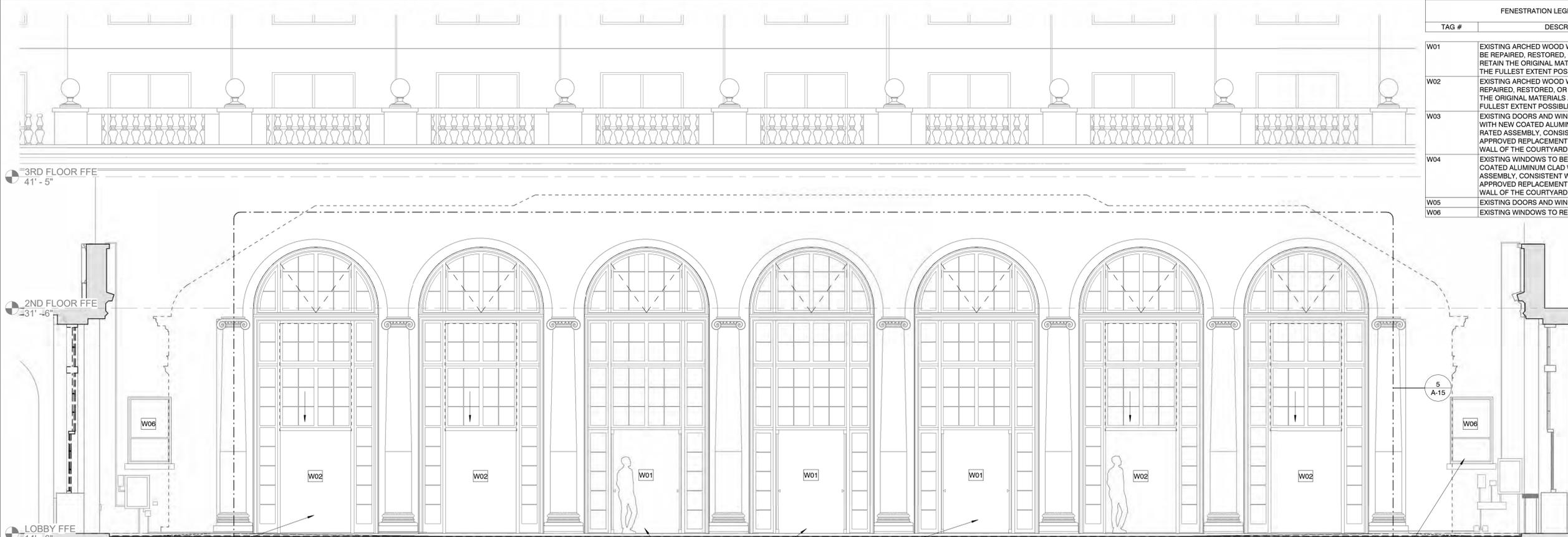
PROJECT #: 22-525  
DRAWN BY: JRY  
CHECKED BY: NQW

DRAWING NO.: **A-13**



1 HISTORIC PHOTO- MED COURT LOBBY WINDOWS (CIRCA 1928)

1" = 1'-0"



FENESTRATION LEGEND	
TAG #	DESCRIPTION
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W02	EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

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DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
03/11/2024	2ND SUBMITTAL
	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN COURT - WEST ELEVATION - PROPOSED RESTORATION**

PROJECT #: 22-525  
 DRAWN BY: JRY  
 CHECKED BY: NQW  
 DRAWING NO:

**A-14**

EXISTING ARCHED WOOD DOUBLE-HUNG WINDOWS TO BE REPAIRED, RESTORED OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE, TYP. OF (4)

EXISTING ARCHED WOOD DOORS AND WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE, TYP. OF (3)

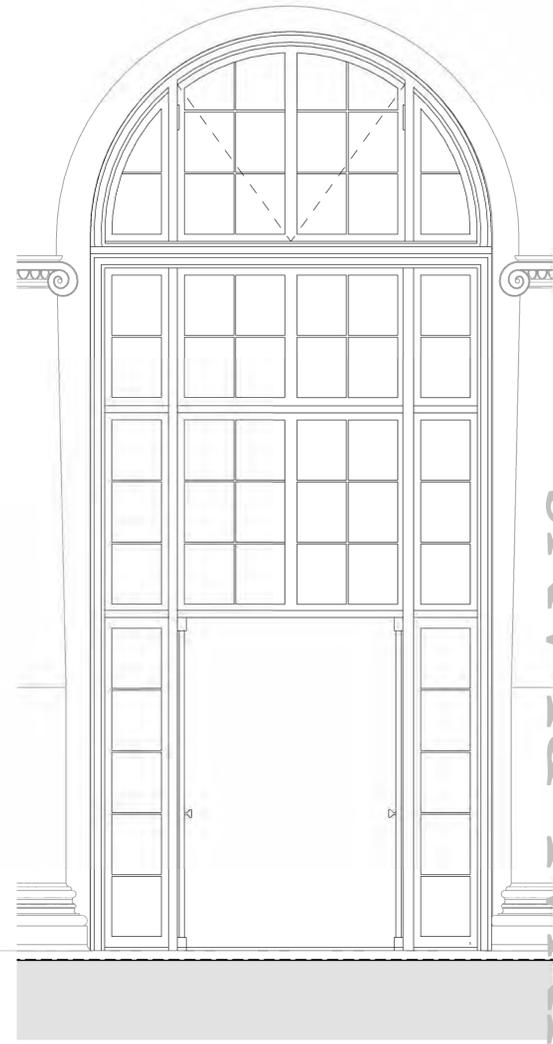
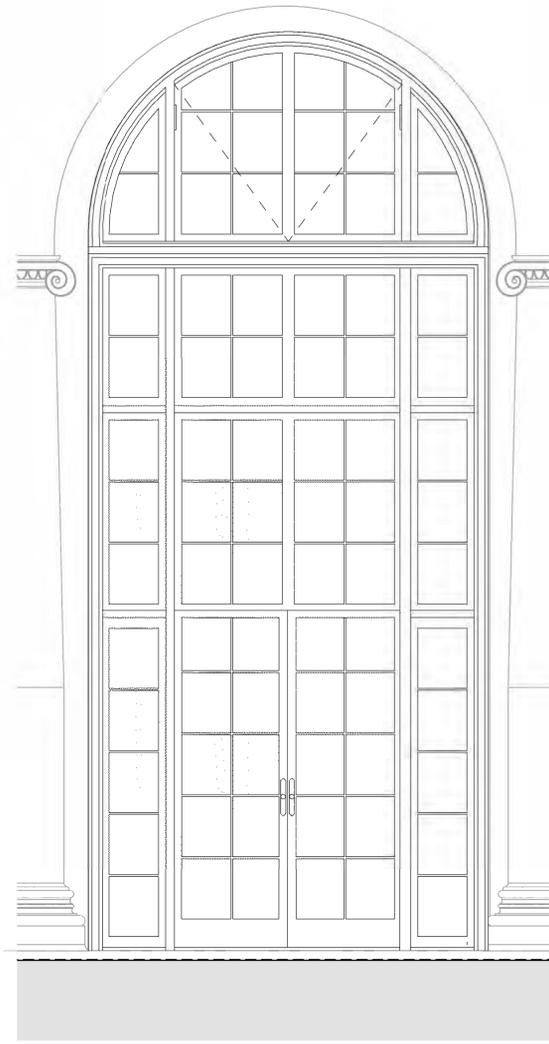
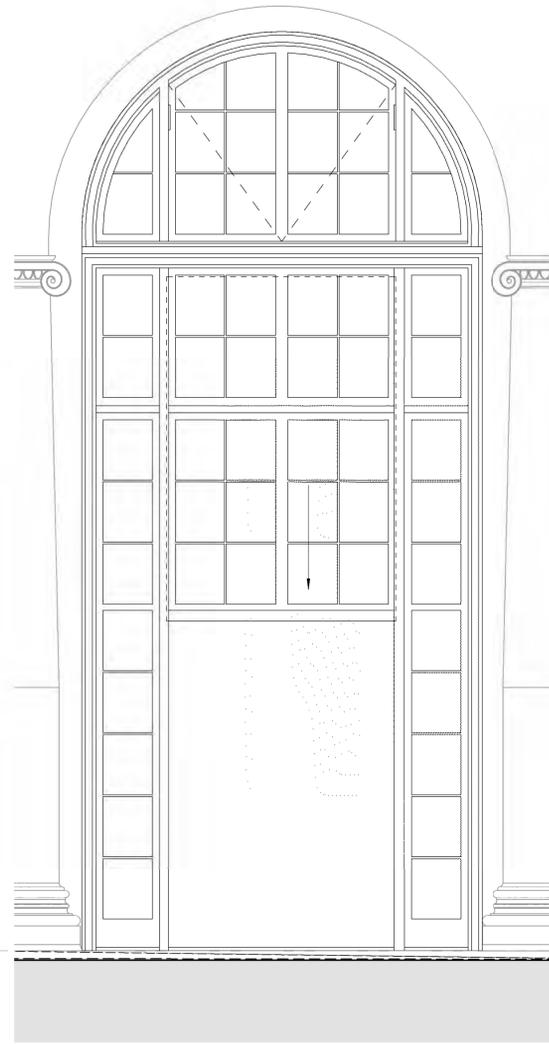
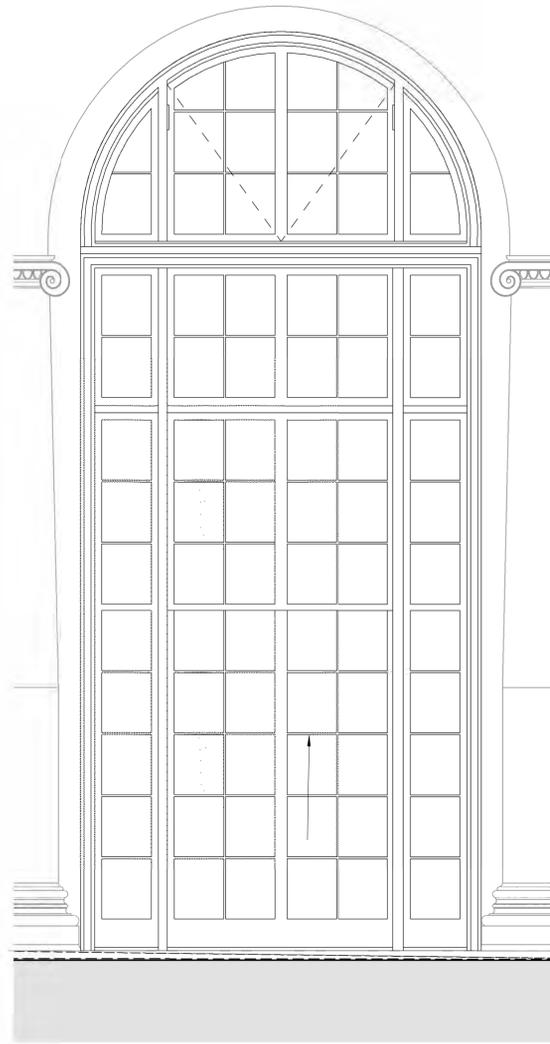
EXISTING DOUBLE HUNG WINDOW WITHIN STORAGE TO BE COVERED ON EXTERIOR SIDE, WINDOW TO REMAIN, INTERIOR TO HAVE SHADOWBOX, TYP. OF (2)



2 MEDITERRANEAN COURT - PROPOSED RESTORATION OF WEST WINDOWS (DOORS AND SASH SHOW OPEN)

1/4" = 1'-0"

3/8/2024 10:15:25 PM



1 PROPOSED RESTORATION OF WEST WINDOW CLOSED 1/2" = 1'-0" 2 PROPOSED RESTORATION OF WEST WINDOW OPEN 1/2" = 1'-0" 3 PROPOSED RESTORATION OF WEST DOOR CLOSED 1/2" = 1'-0" 4 PROPOSED RESTORATION OF WEST DOOR OPEN 1/2" = 1'-0"

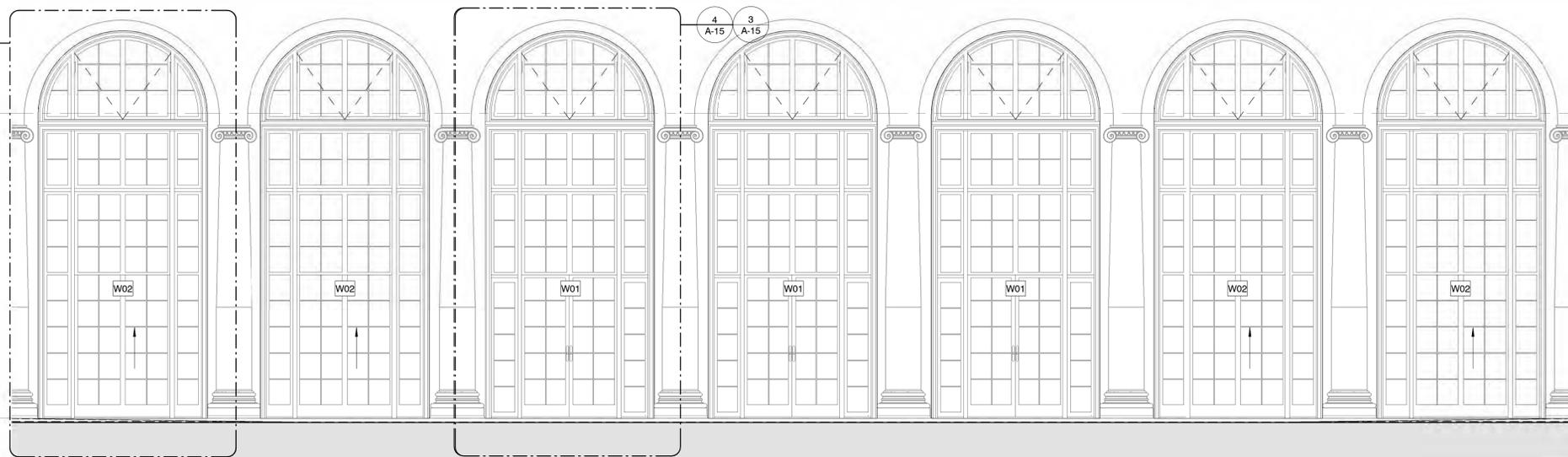


2  
A-15

1  
A-15

2ND FLOOR FFE  
31' - 6"

LOBBY FFE  
14' - 6"



FENESTRATION LEGEND	
TAG #	DESCRIPTION
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W02	EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

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DATE	ISSUE
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02/08/2024	1ST SUBMITTAL
03/11/2024	2ND SUBMITTAL
	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
WEST ELEVATION -  
ENLARGED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQU

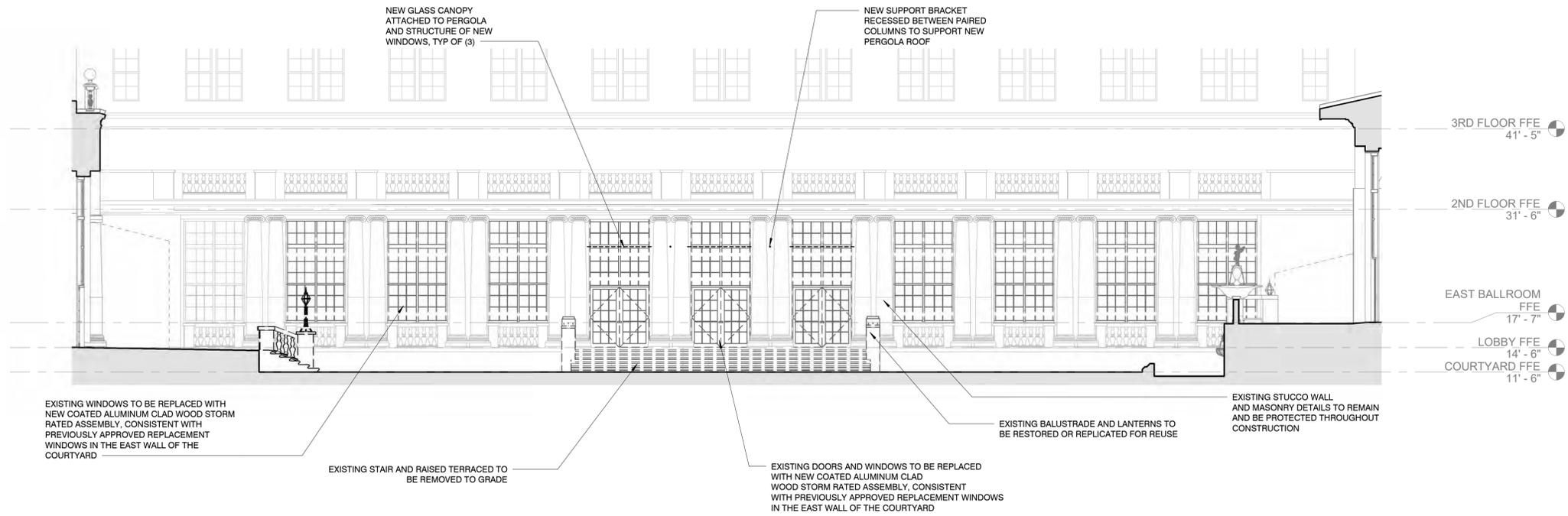
DRAWING NO:  
A-15

3/8/2024 10:18:55 PM

5 MEDITERRANEAN COURT - PROPOSED RESTORATION OF WEST WINDOWS (DOORS & SASH SHOWN CLOSED)



1/4" = 1'-0"



1 MEDITERRANEAN COURT- EXISTING NORTH ELEVATION

1/8" = 1'-0"



2 MEDITERRANEAN COURT - NORTH ELEVATION

1/8" = 1'-0"

FENESTRATION LEGEND	
TAG #	DESCRIPTION
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W02	EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

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MILESTONES	
DATE	ISSUE
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02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

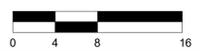
REVISIONS		
NO.	DATE	ISSUE

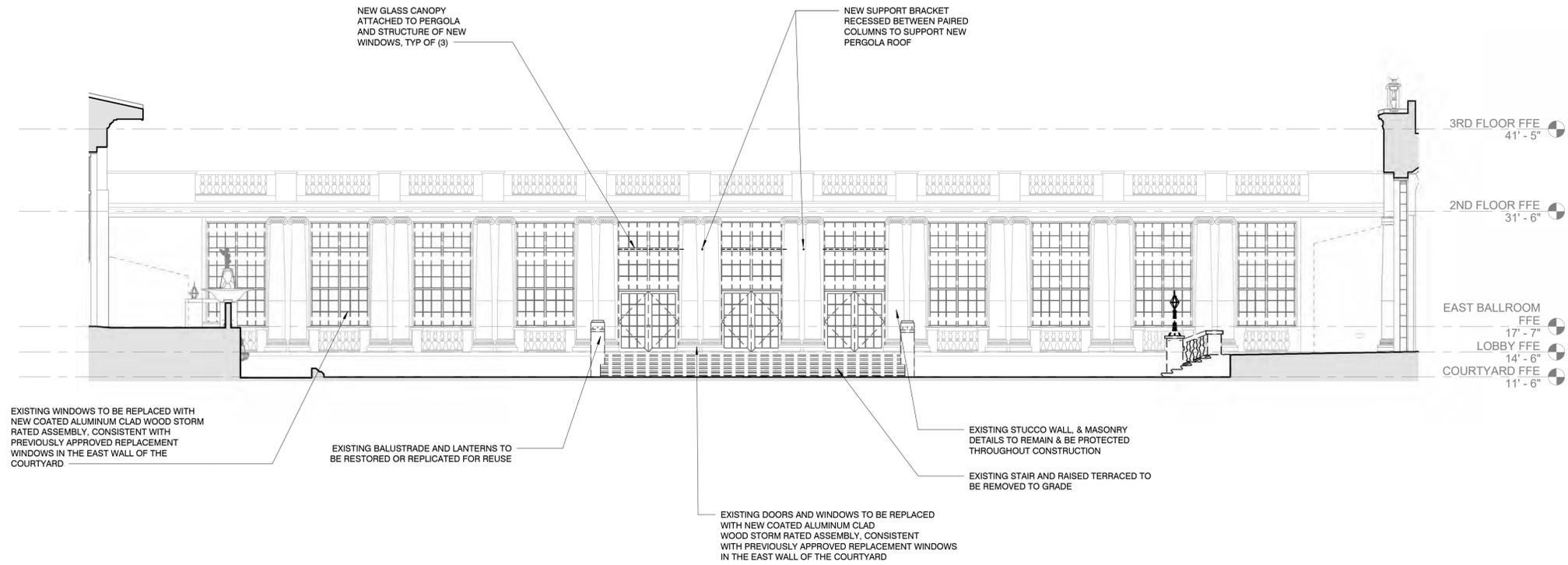
DRAWING TITLE:  
**MEDITERRANEAN COURT - NORTH COURTYARD ELEVATION**

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-16**

3/8/2024 10:19:20 PM





1 MEDITERRANEAN COURT - EXISTING SOUTH ELEVATION -

1/8" = 1'-0"

FENESTRATION LEGEND	
TAG #	DESCRIPTION
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W02	EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

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DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE



2 MEDITERRANEAN COURT - SOUTH ELEVATION



1/8" = 1'-0"

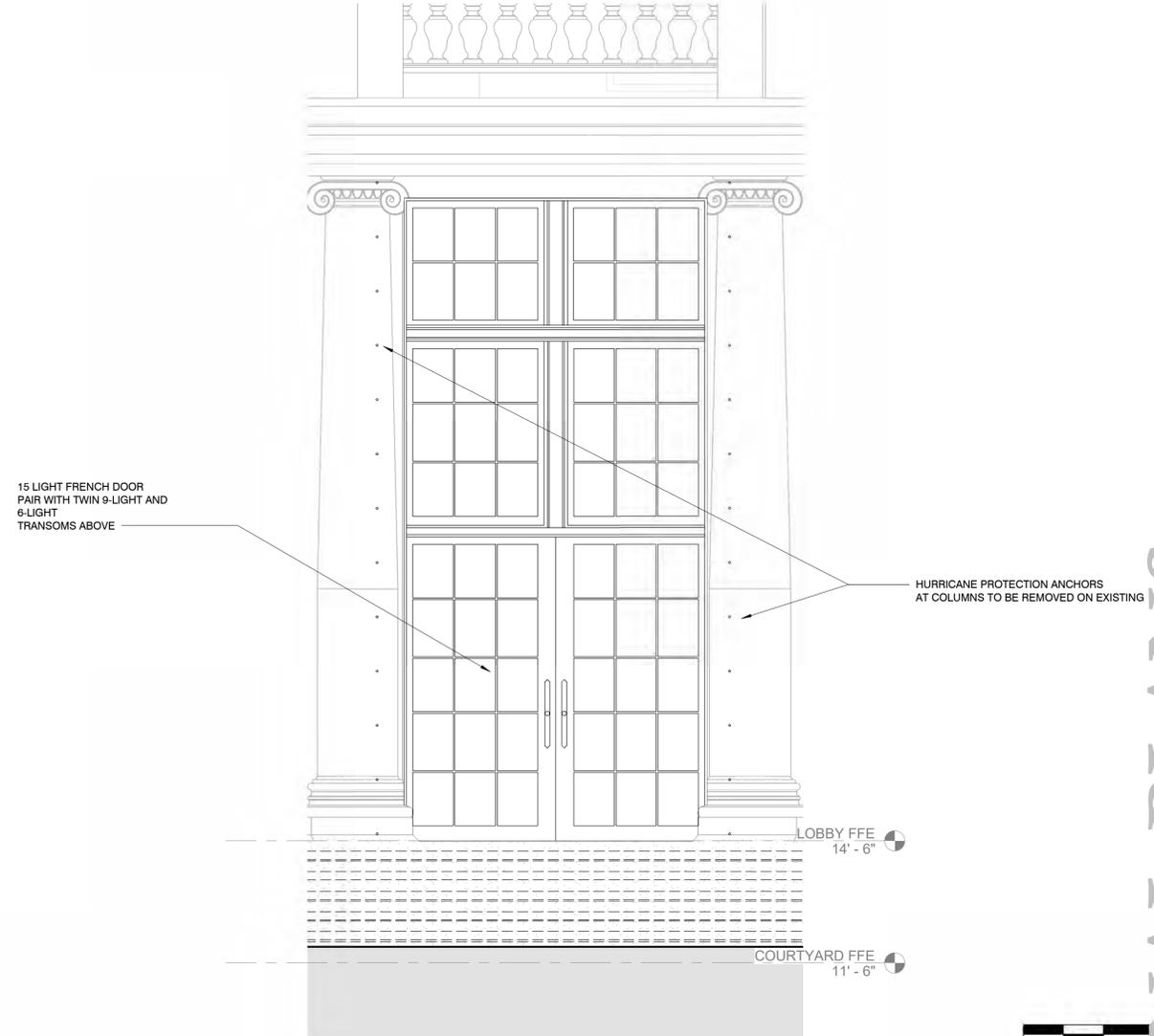
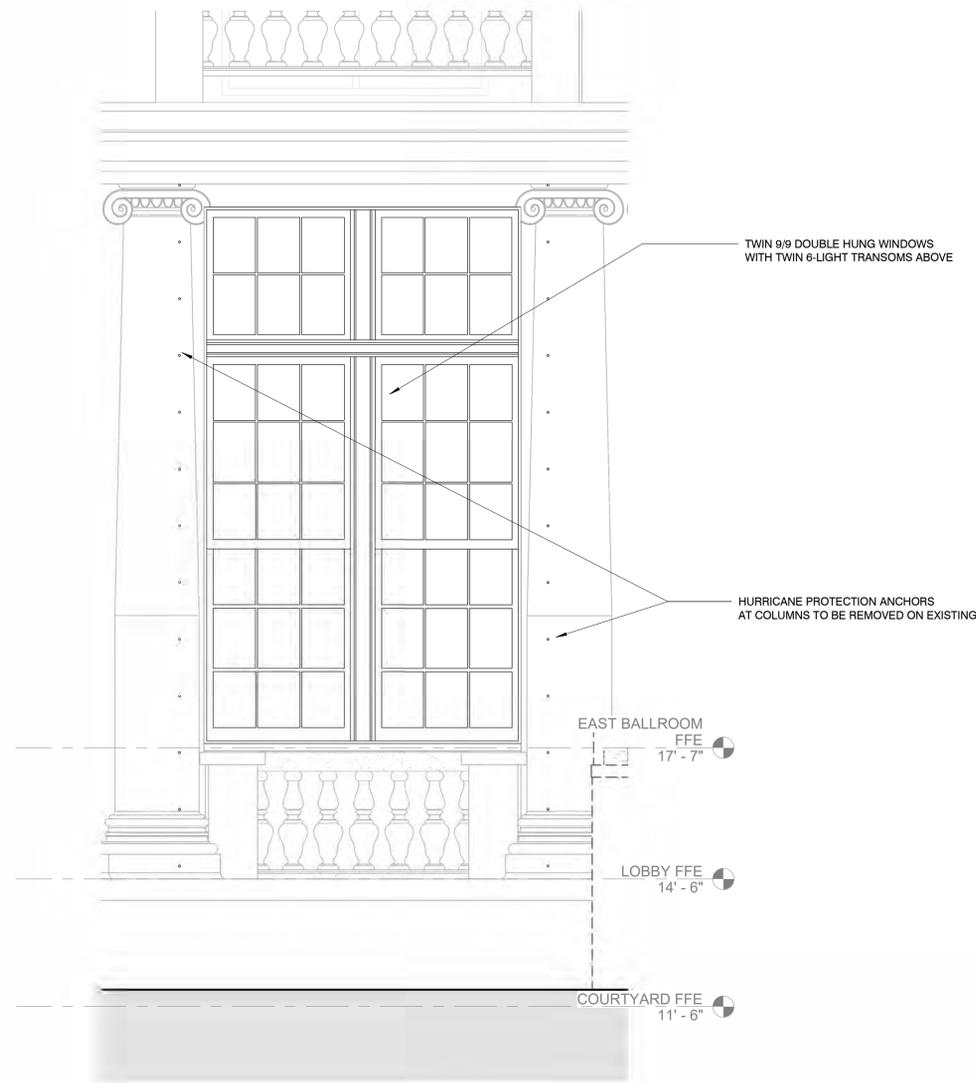
DRAWING TITLE:  
MEDITERRANEAN COURT - SOUTH COURTYARD ELEVATION

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-17

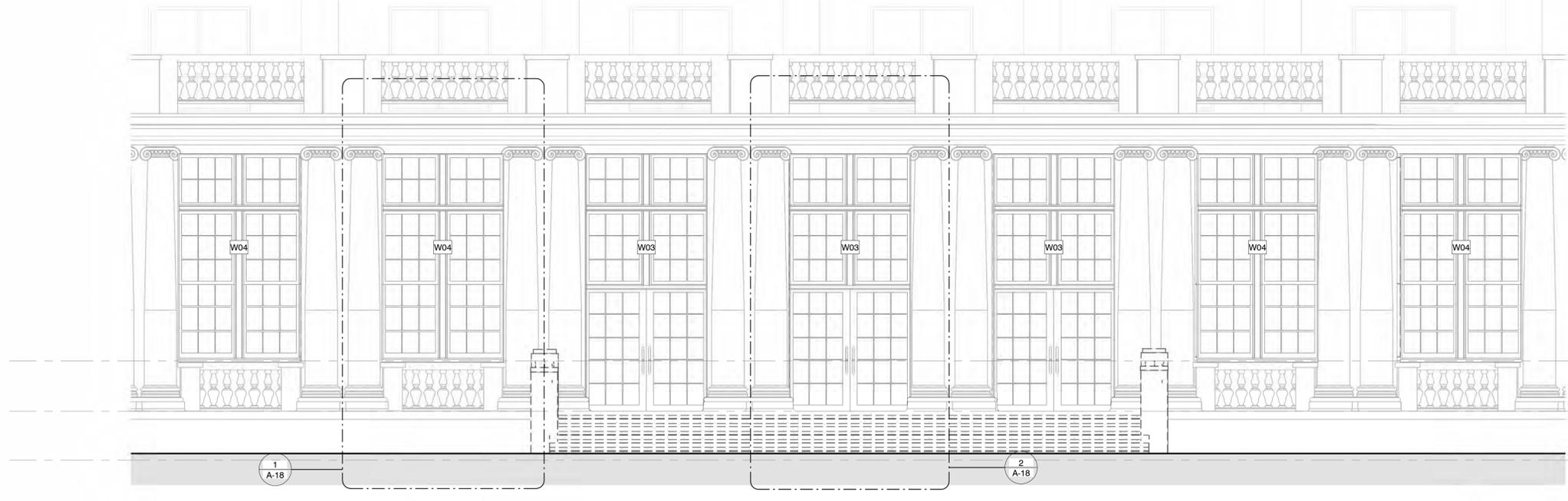
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1 PROPOSED RESTORATION OF NORTH WINDOW

2 PROPOSED RESTORATION OF NORTH WINDOW AND DOOR



FENESTRATION LEGEND	
TAG #	DESCRIPTION
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W02	EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
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W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

3 MEDITERRANEAN COURT - NORTH ELEVATION- PROPOSED RESTORATION

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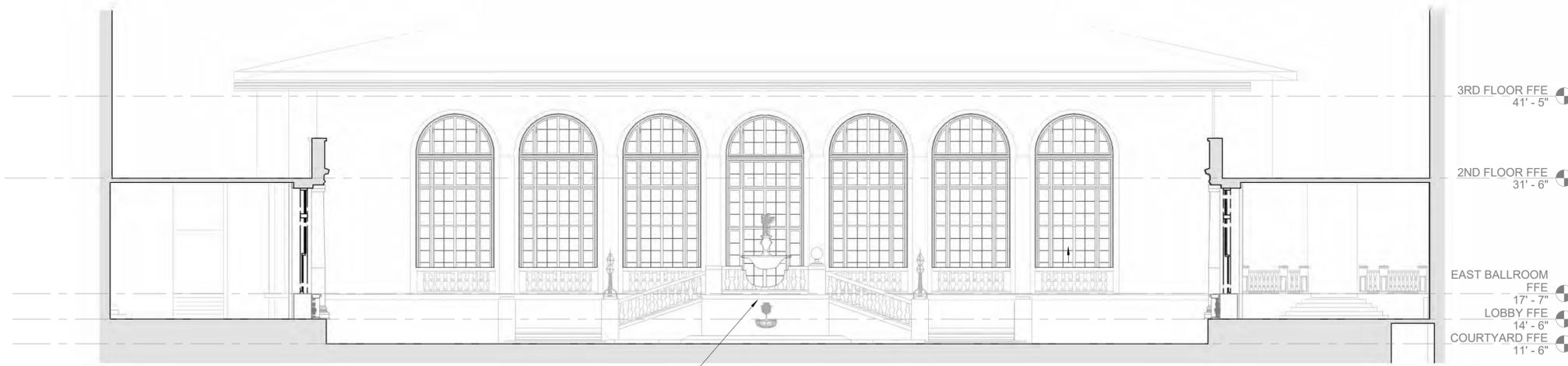
SCALE: As indicated  
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DRAWING TITLE:  
MEDITERRANEAN COURT - NORTH COURTYARD ELEVATION ENLARGED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

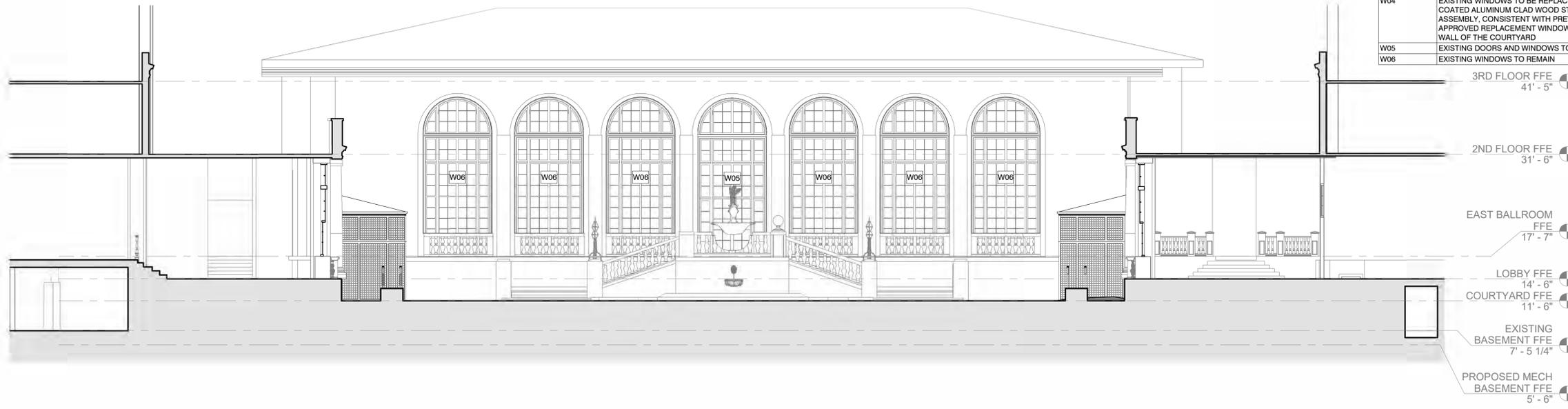
DRAWING NO:  
A-18

3/8/2024 10:22:38 PM



1 MEDITERRANEAN COURT - EXISTING EAST ELEVATION -

1/8" = 1'-0"



2 MEDITERRANEAN COURT - EAST ELEVATION

1/8" = 1'-0"

FENESTRATION LEGEND	
TAG #	DESCRIPTION
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W02	EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

MILESTONES	
DATE	ISSUE
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02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN COURT - EAST COURTYARD ELEVATION**

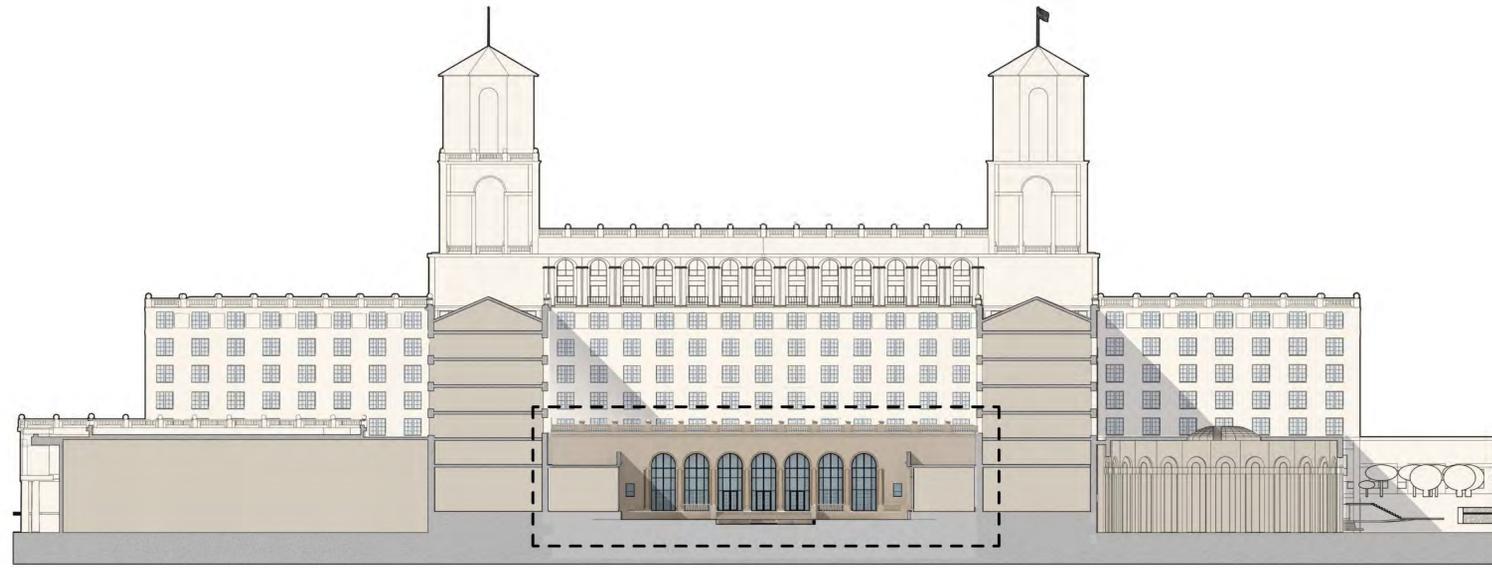
PROJECT #:  
 22-525  
 DRAWN BY:  
 JRY  
 CHECKED BY:  
 NQW

DRAWING NO:  
**A-19**

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 Tel.: 212 683 8831 Fax.: 212 481 3788  
 Email: NY@harthowerton.com

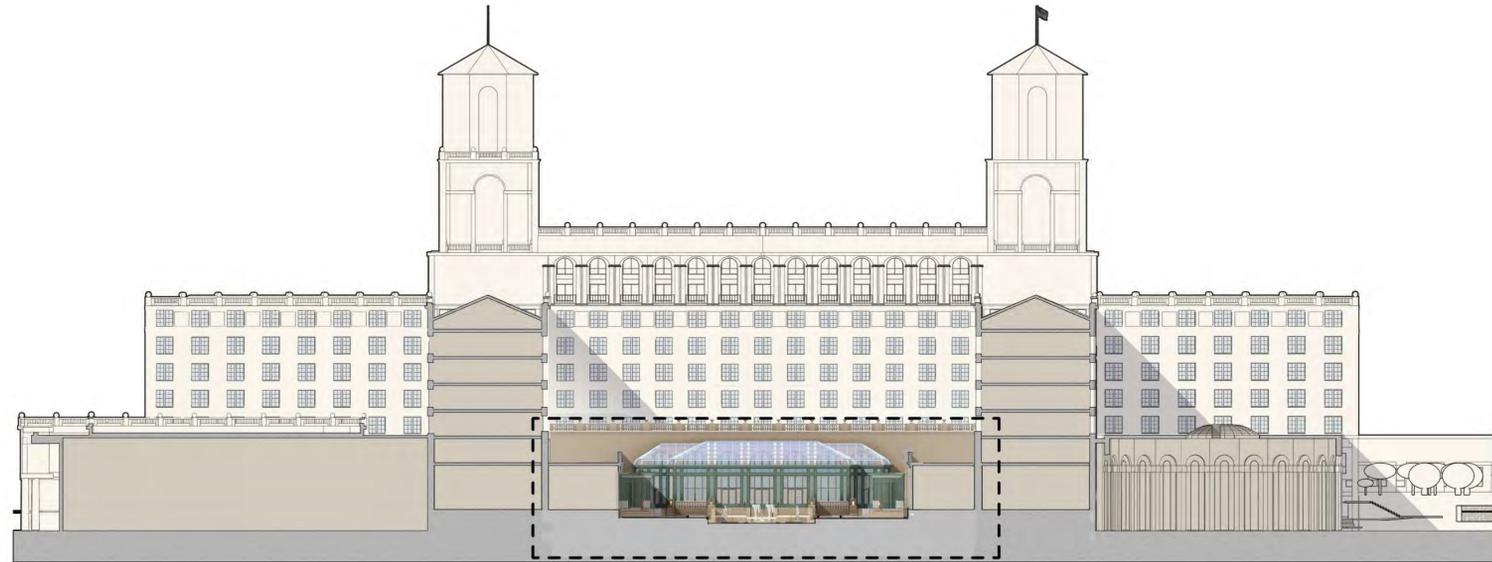
**THE BREAKERS**  
**PALM BEACH**  
 1 S COUNTY RD  
 PALM BEACH, FLORIDA 33480

3/8/2024 10:22:50 PM



1 WEST BUILDING SECTION - EXISTING

1/32" = 1'-0"



2 WEST BUILDING SECTION - PROPOSED WITHOUT LANDSCAPE

1/32" = 1'-0"



3 WEST BUILDING SECTION - PROPOSED WITH LANDSCAPE

1/32" = 1'-0"

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SCALE: 1/32" = 1'-0"  
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MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN COURT - WEST BUILDING SECTION - RENDERED**

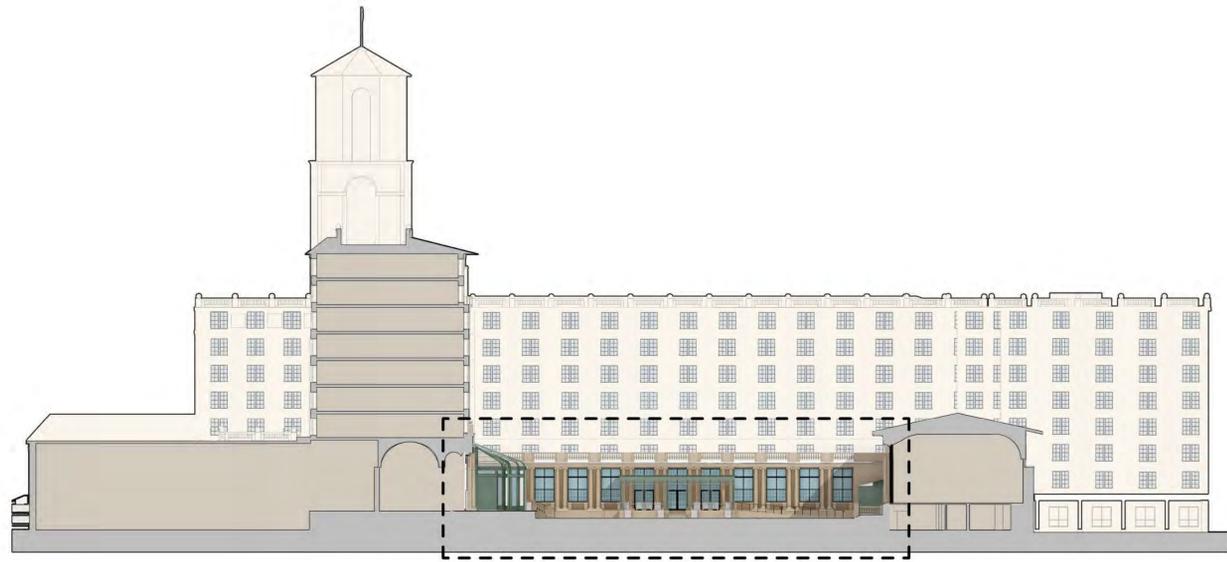
PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-20**



1 NORTH BUILDING SECTION - EXISTING

1/32" = 1'-0"



2 NORTH BUILDING SECTION - PROPOSED WITHOUT LANDSCAPE

1/32" = 1'-0"



3 NORTH BUILDING SECTION - PROPOSED WITH LANDSDCAPE

1/32" = 1'-0"

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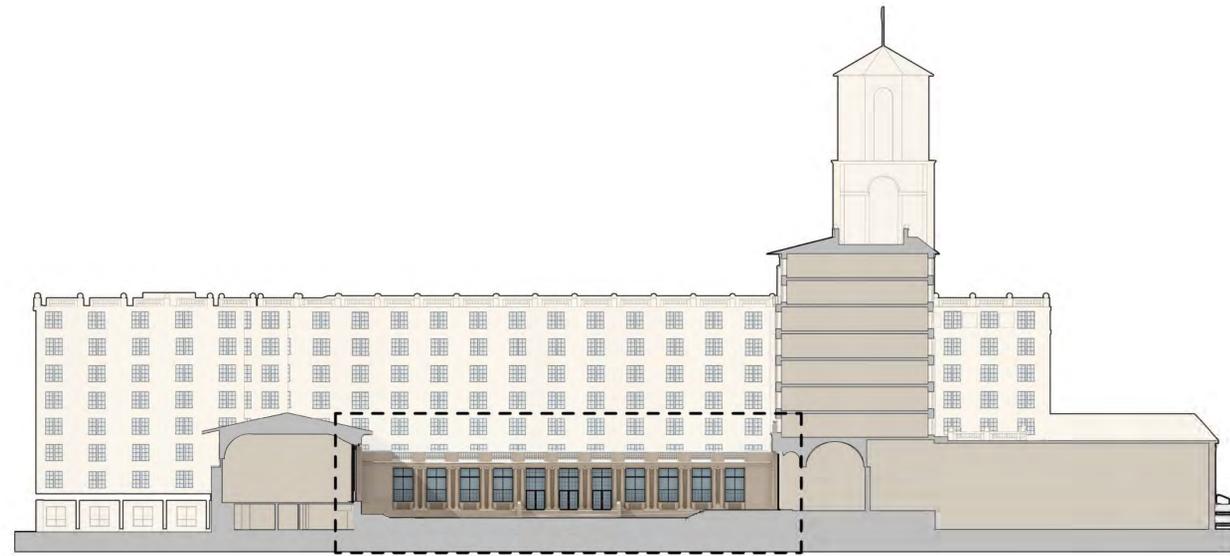
MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
 MEDITERRANEAN  
 COURT -  
 NORTH BUILDING  
 SECTION - RENDERED

PROJECT #:  
 22-525  
 DRAWN BY:  
 JRY  
 CHECKED BY:  
 NQW

DRAWING NO:  
**A-21**



1 SOUTH BUILDING SECTION - EXISTING

1/32" = 1'-0"



2 SOUTH BUILDING SECTION - PROPOSED WITHOUT LANDSCAPE

1/32" = 1'-0"



3 SOUTH BUILDING SECTION - PROPOSED WITH LANDSCAPE

1/32" = 1'-0"

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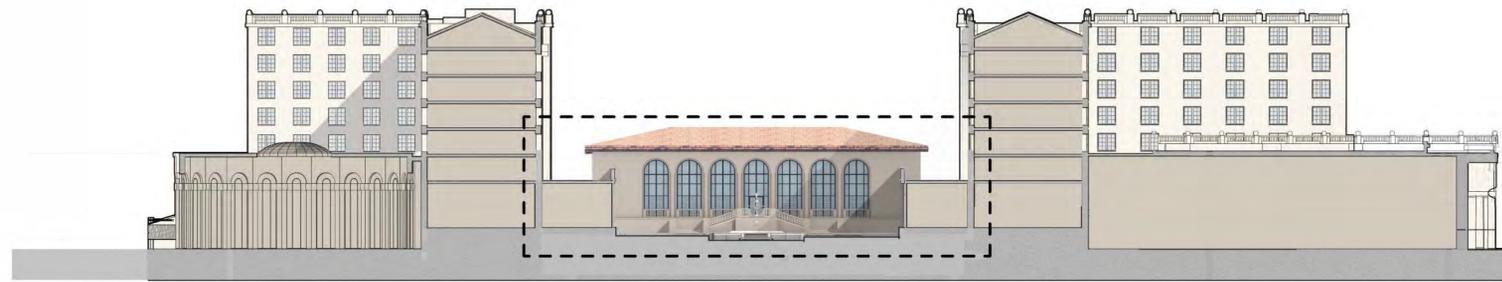
MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
SOUTH BUILDING  
SECTION - RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-22**



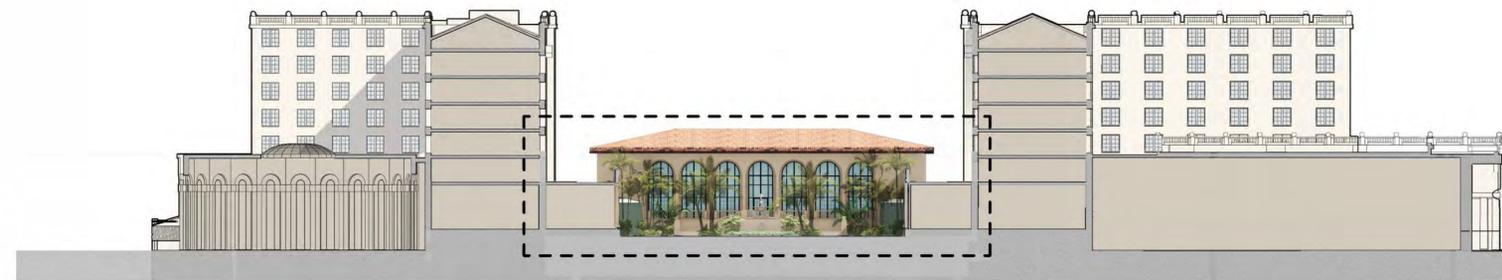
1 EAST BUILDING SECTION - EXISTING

1/32" = 1'-0"



2 EAST BUILDING SECTION- PROPOSED WITHOUT LANDSCAPE

1/32" = 1'-0"



3 EAST BUILDING SECTION- PROPOSED WITH LANDSCAPE

1/32" = 1'-0"

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MILESTONES	
DATE	ISSUE
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03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
EAST BUILDING  
SECTION - RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-23**



1 WEST COURTYARD ELEVATION - EXISTING

1/8" = 1'-0"



2 WEST COURTYARD ELEVATION - PROPOSED WITHOUT LANDSCAPE

1/8" = 1'-0"



3 WEST COURTYARD ELEVATION - PROPOSED WITH LANDSCAPE



1/8" = 1'-0"

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DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
WEST COURTYARD  
ELEVATION -  
RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-24



1 NORTH COURTYARD ELEVATION - EXISTING

1/8" = 1'-0"



2 NORTH COURTYARD ELEVATION - PROPOSED WITHOUT LANDSCAPE

1/8" = 1'-0"



3 NORTH COURTYARD ELEVATION - PROPOSED WITH LANDSCAPE

1/8" = 1'-0"



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MILESTONES

DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:  
 MEDITERRANEAN  
 COURT -  
 NORTH COURTYARD  
 ELEVATION -  
 RENDERED

PROJECT #:  
 22-525  
 DRAWN BY:  
 JRY  
 CHECKED BY:  
 NQW

DRAWING NO:  
**A-25**

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1 SOUTH COURTYARD ELEVATION - EXISTING

1/8" = 1'-0"

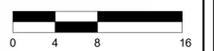


2 SOUTH COURTYARD ELEVATION - PROPOSED WITHOUT LANDSCAPE

1/8" = 1'-0"



3 SOUTH COURTYARD ELEVATION - PROPOSED WITH LANDSCAPE



1/8" = 1'-0"

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DATE	ISSUE
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02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
SOUTH COURTYARD  
ELEVATION -  
RENDERED

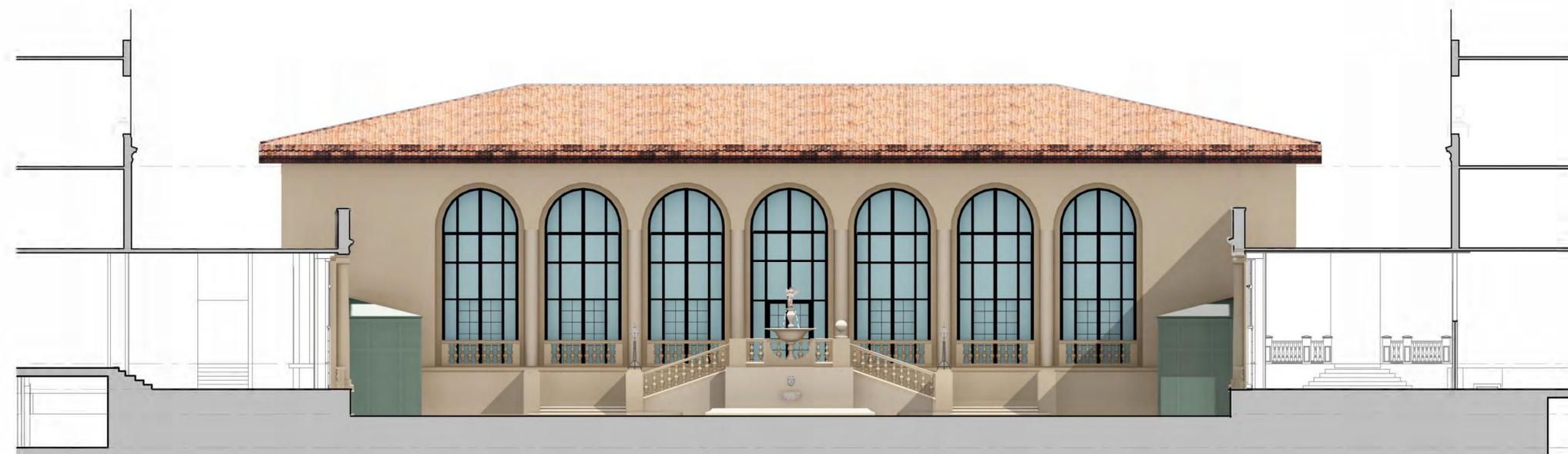
PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-26**



1 EAST COURTYARD ELEVATION - EXISTING

1/8" = 1'-0"



2 EAST COURTYARD ELEVATION - PROPOSED WITHOUT LANDSCAPE

1/8" = 1'-0"



3 EAST COURTYARD ELEVATION - PROPOSED WITH LANDSCAPE

1/8" = 1'-0"



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MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

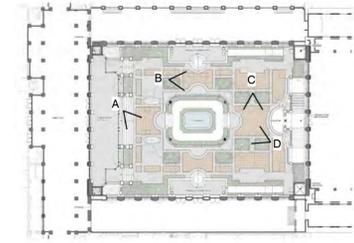
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
EAST COURTYARD  
ELEVATION -  
RENDERED

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-27**

**KEY MAP**



PERSPECTIVE LOOKING SOUTHEAST FROM CONSERVATORY



PERSPECTIVE LOOKING AT NORTH TRELLIS



PERSPECTIVE LOOKING SOUTH



PERSPECTIVE LOOKING WEST TOWARDS TRELLIS AND CONSERVATORY

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DATE	ISSUE
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02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

**REVISIONS**

NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN  
 COURT -  
 COURTYARD  
 RENDERING**

PROJECT #:  
 22-525  
 DRAWN BY:  
 JRY  
 CHECKED BY:  
 NQW

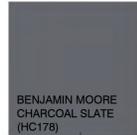
DRAWING NO:  
**A-28**



1 NORTH COURTYARD ELEVATION - PROPOSED WITHOUT LANDSCAPE

1/4" = 1'-0"

RESTORED LANTERNS



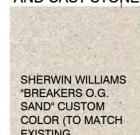
BENJAMIN MOORE  
CHARCOAL SLATE  
(HC178)

CAST STONE AND STUCCO TRIM



SHERWIN WILLIAMS  
'BREAKERS OYSTER  
WHITE' CUSTOM  
COLOR (TO MATCH  
EXISTING)

STUCCO FIELD AND CAST STONE



SHERWIN WILLIAMS  
'BREAKERS O.G.  
SAND' CUSTOM  
COLOR (TO MATCH  
EXISTING)

COATED METAL



BENJAMIN MOORE  
HERB BOUQUET  
(BM460)

ART GLASS



BRONZE HANDRAILS



US10A MEDIUM  
BRONZE

FABRIC AWNING



NATURAL MUSLIN



2 MED COURT - PROPOSED WEST MATERIAL ELEVATION



1/4" = 1'-0"

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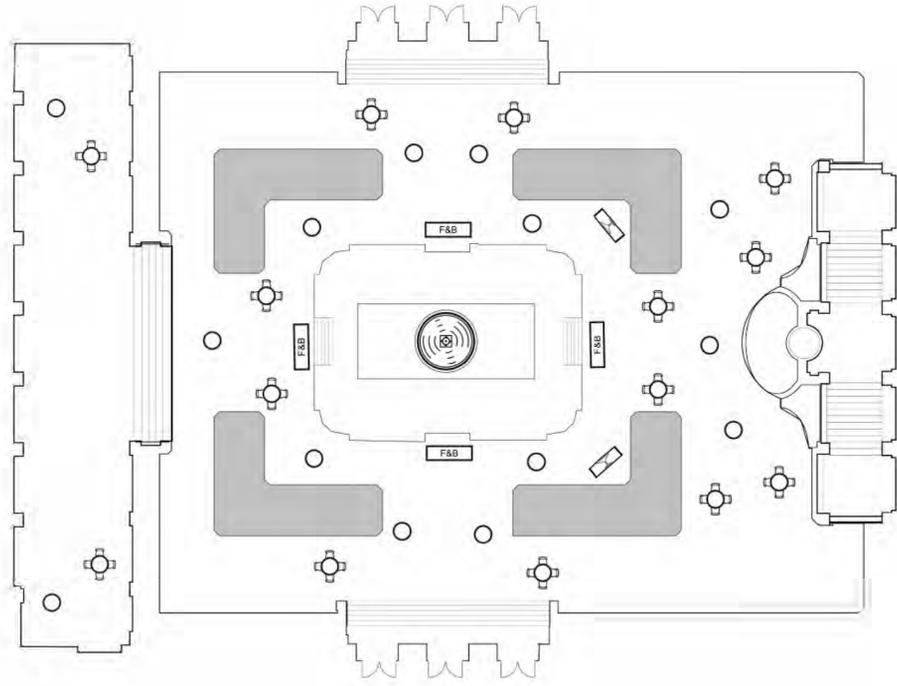
MILESTONES	
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02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

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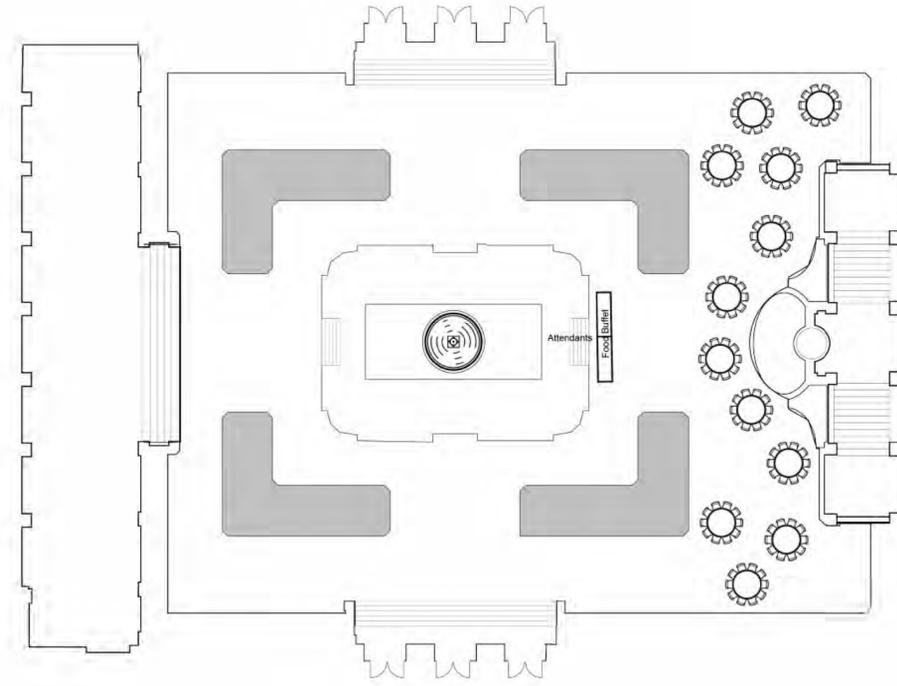
DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
ARCHITECTURAL  
MATERIAL LEGEND

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-29



56 SEATS  
32 TABLES  
0 BOOTHS



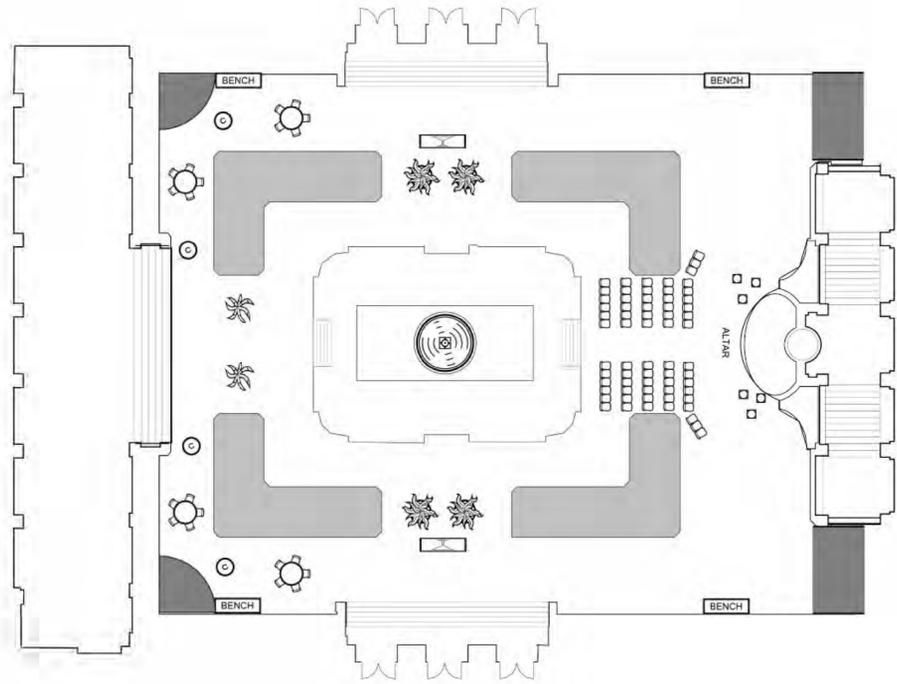
120 SEATS  
14 TABLES  
0 BOOTHS

1 MED COURT - EXISTING SEATING SCHEME 1

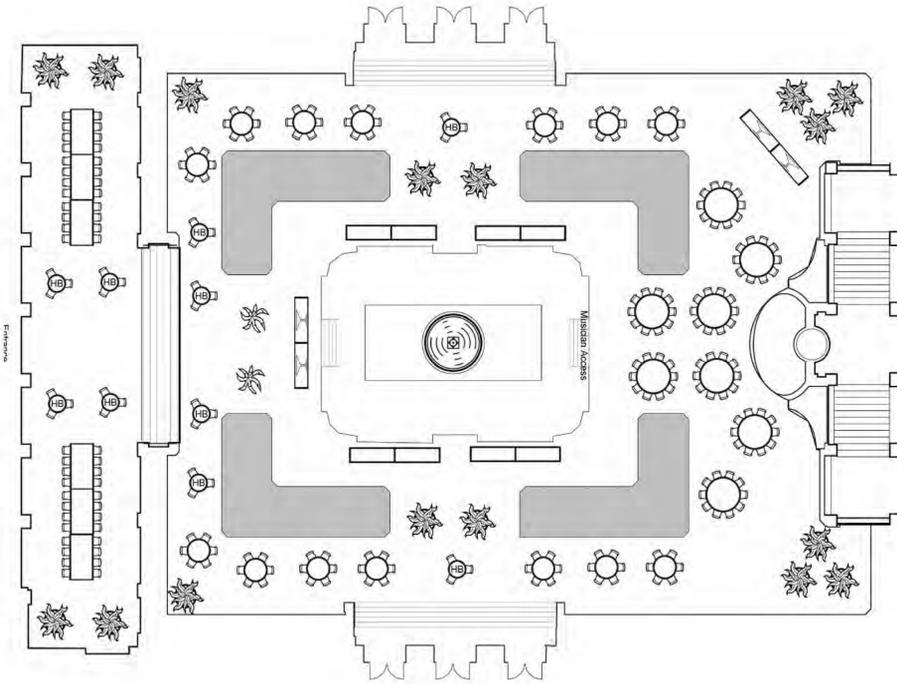
1/16" = 1'-0"

2 MED COURT - EXISTING SEATING SCHEME 2

1/16" = 1'-0"



86 SEATS  
14 TABLES  
0 BOOTHS



242 SEATS  
46 TABLES  
0 BOOTHS

3 MED COURT - EXISTING SEATING SCHEME 3

1/16" = 1'-0"

4 MED COURT - EXISTING SEATING SCHEME 4

1/16" = 1'-0"



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02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN COURT - EXISTING SEATING SCHEMES**

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

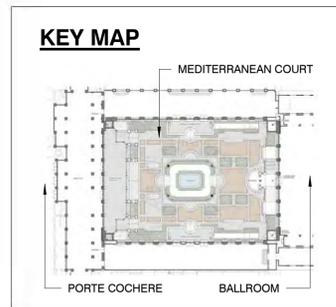
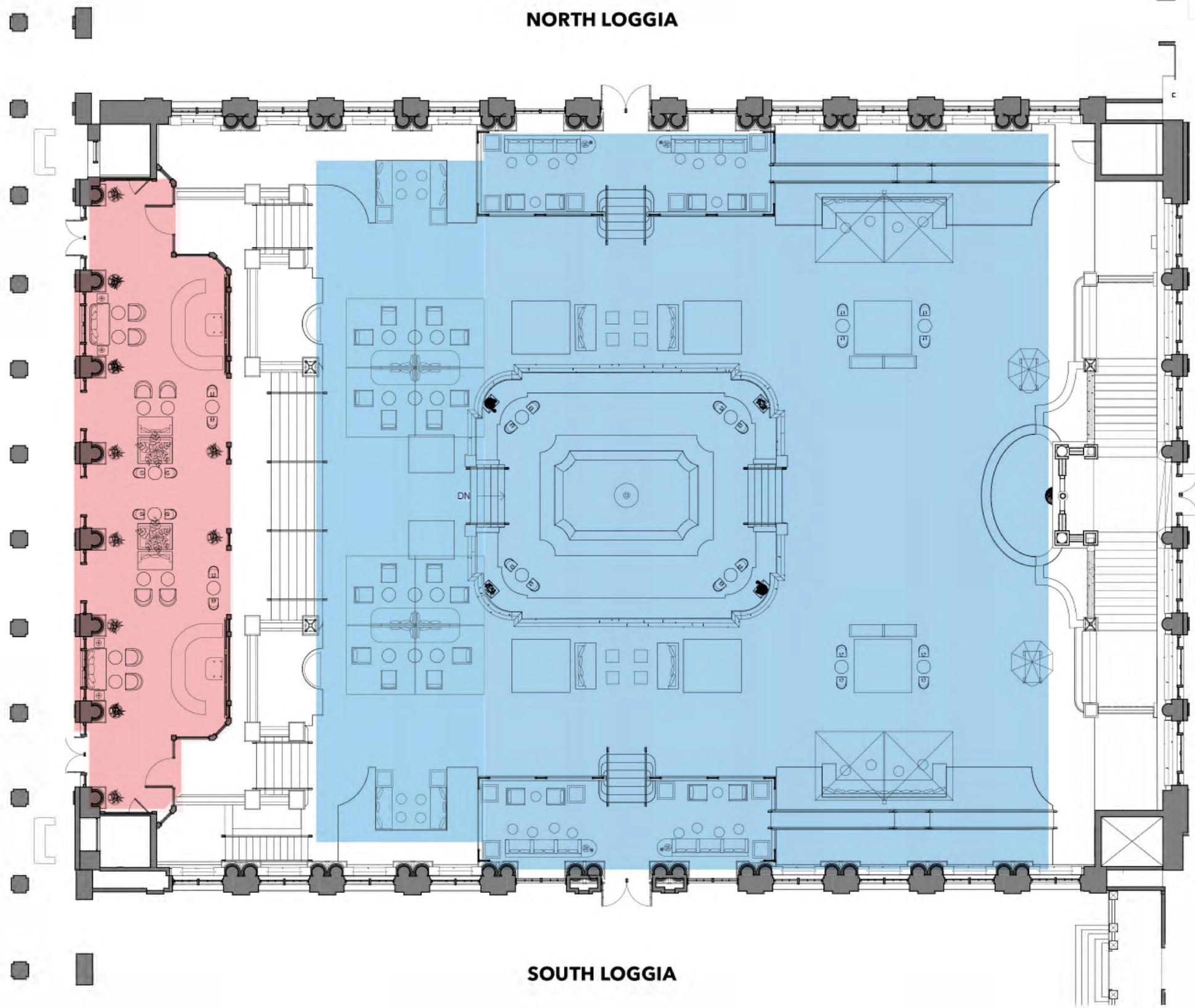
DRAWING NO:  
**A-30**

LOBBY

NORTH LOGGIA

SOUTH LOGGIA

Interior Area: 24 seats  
 Exterior Area: 104 seats



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03/11/2024	FINAL PLANS

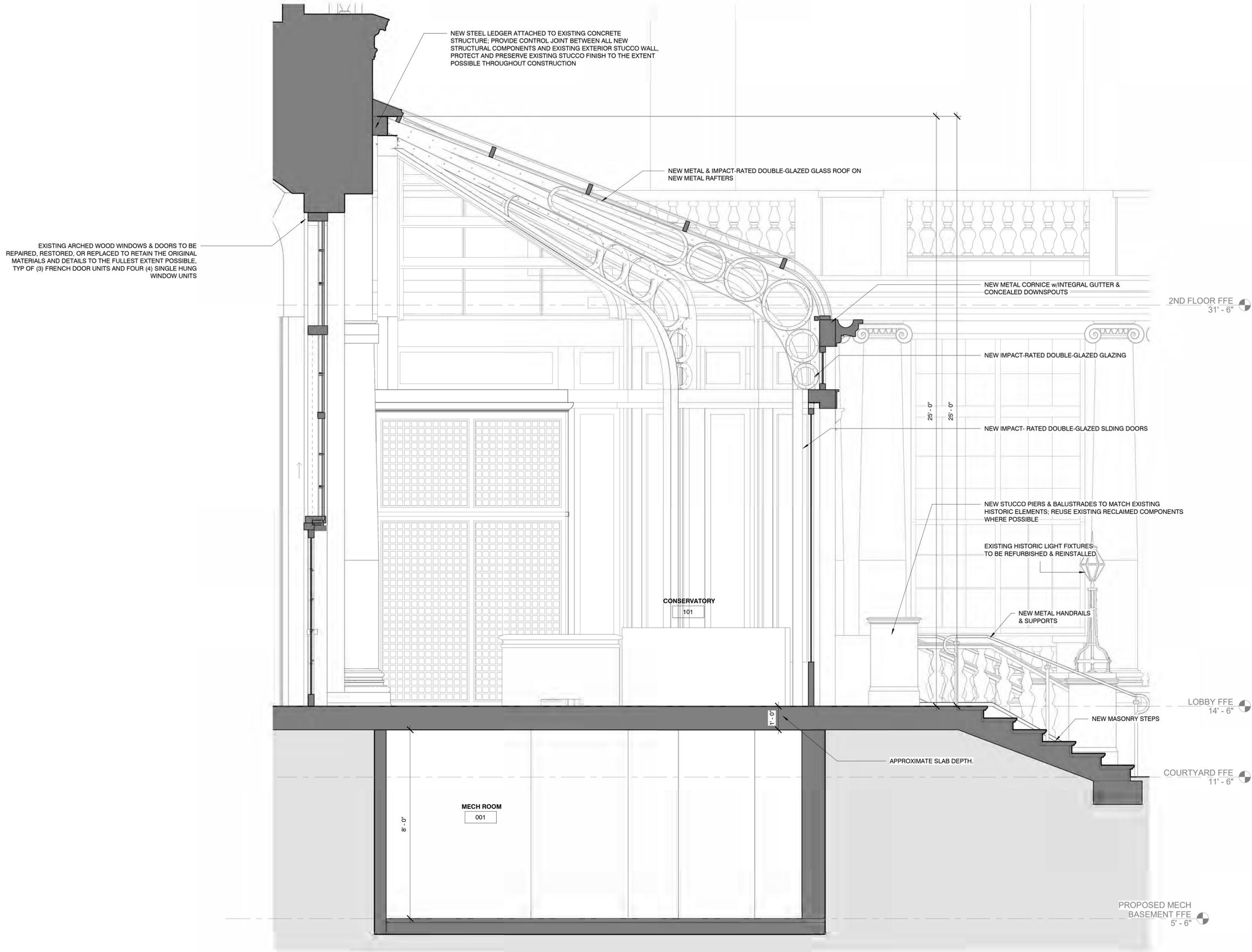
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
 MEDITERRANEAN COURT - PROPOSED SEATING PLAN INTERIOR V EXTERIOR

PROJECT #:  
 22-525  
 DRAWN BY:  
 JRY  
 CHECKED BY:  
 NQW

DRAWING NO:  
 A-31

3/8/2024 10:23:36 PM



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SCALE: 1/2" = 1'-0"  
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03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN  
 COURT -  
 ENLARGED  
 CONSERVATORY  
 SECTIONS**

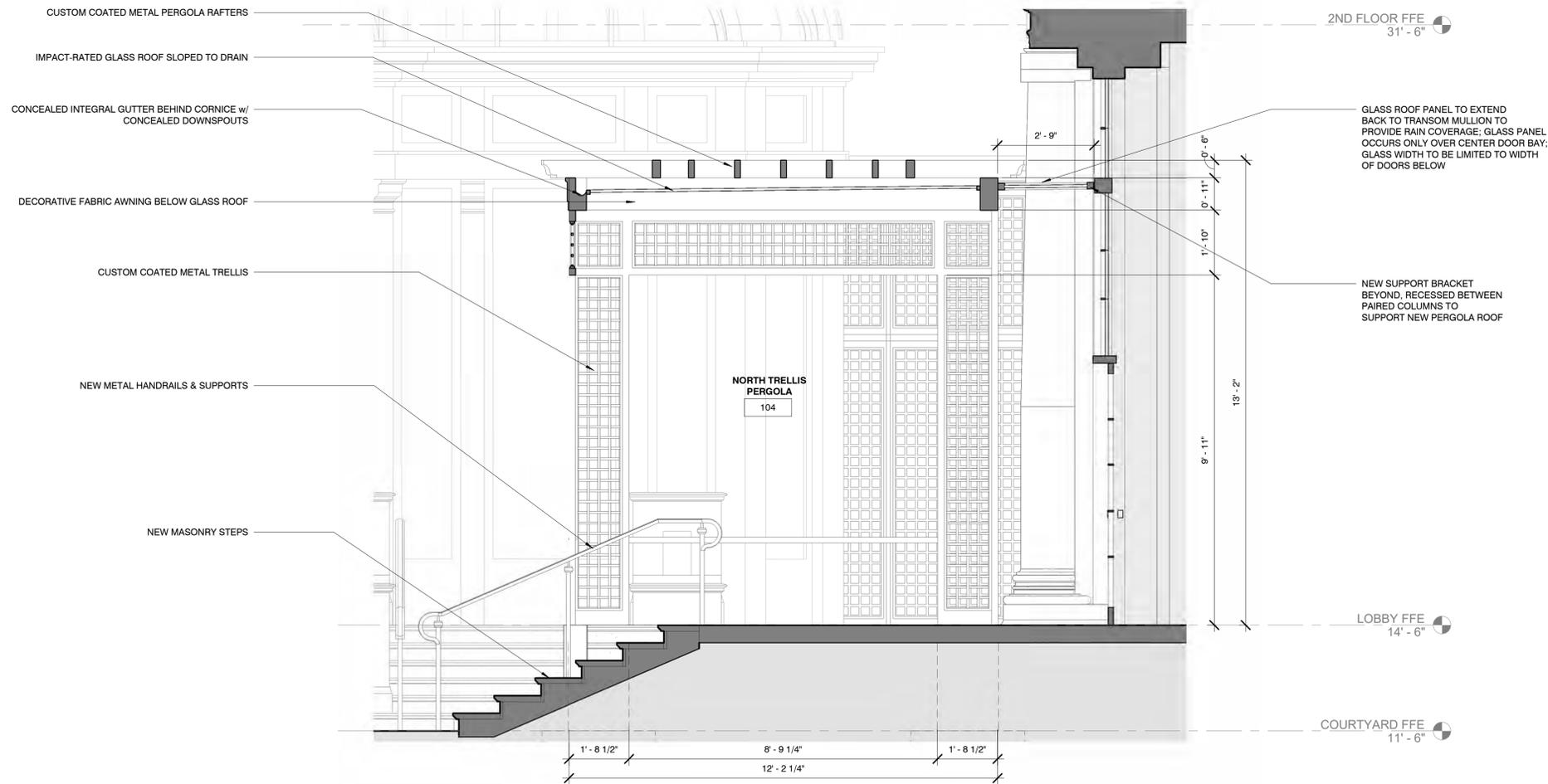
PROJECT #:  
 22-525  
 DRAWN BY:  
 JRY  
 CHECKED BY:  
 NQW

DRAWING NO:  
**A-32**

1/2" = 1'-0"

3/8/2024 10:24:00 PM

1 TRELLIS PERGOLA - NORTH/SOUTH SECTION LOOKING WEST



1/2" = 1'-0"

FINAL PLANS

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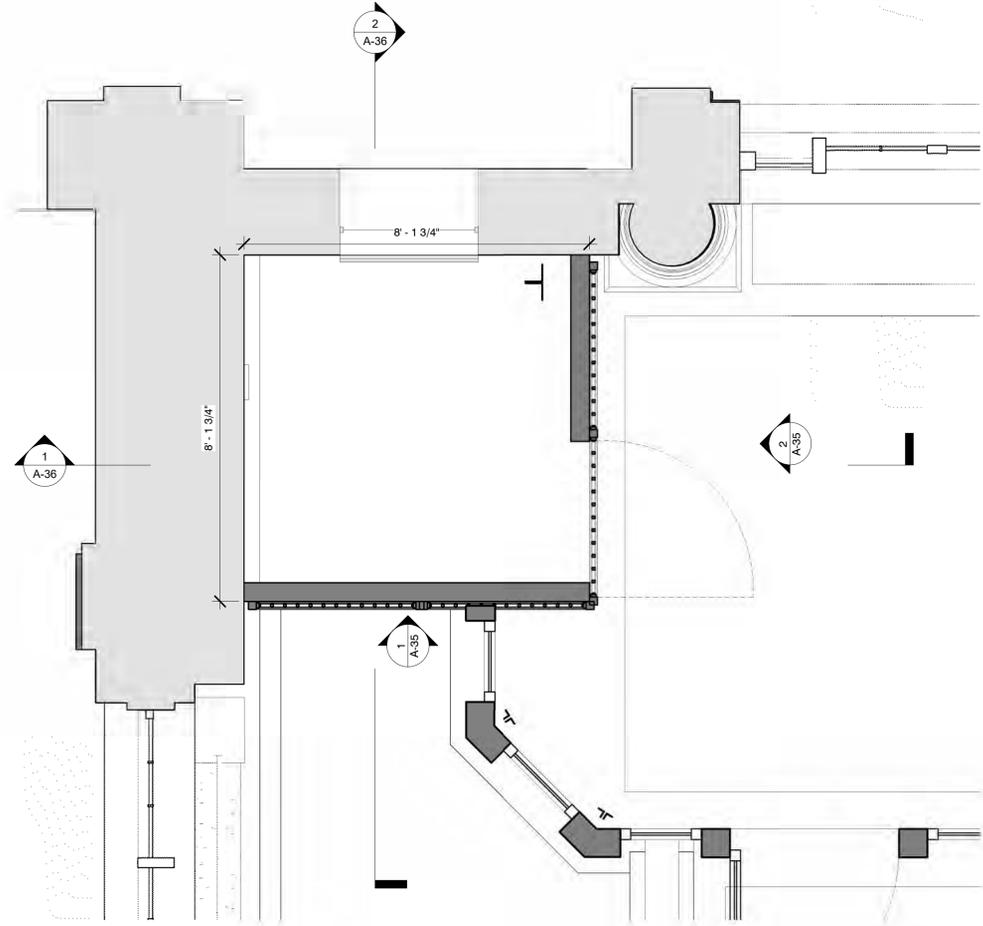
MILESTONES	
DATE	ISSUE
01/29/2024	PRE APP
02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
 MEDITERRANEAN  
 COURT -  
 ENLARGED TRELLIS  
 PERGOLA SECTION

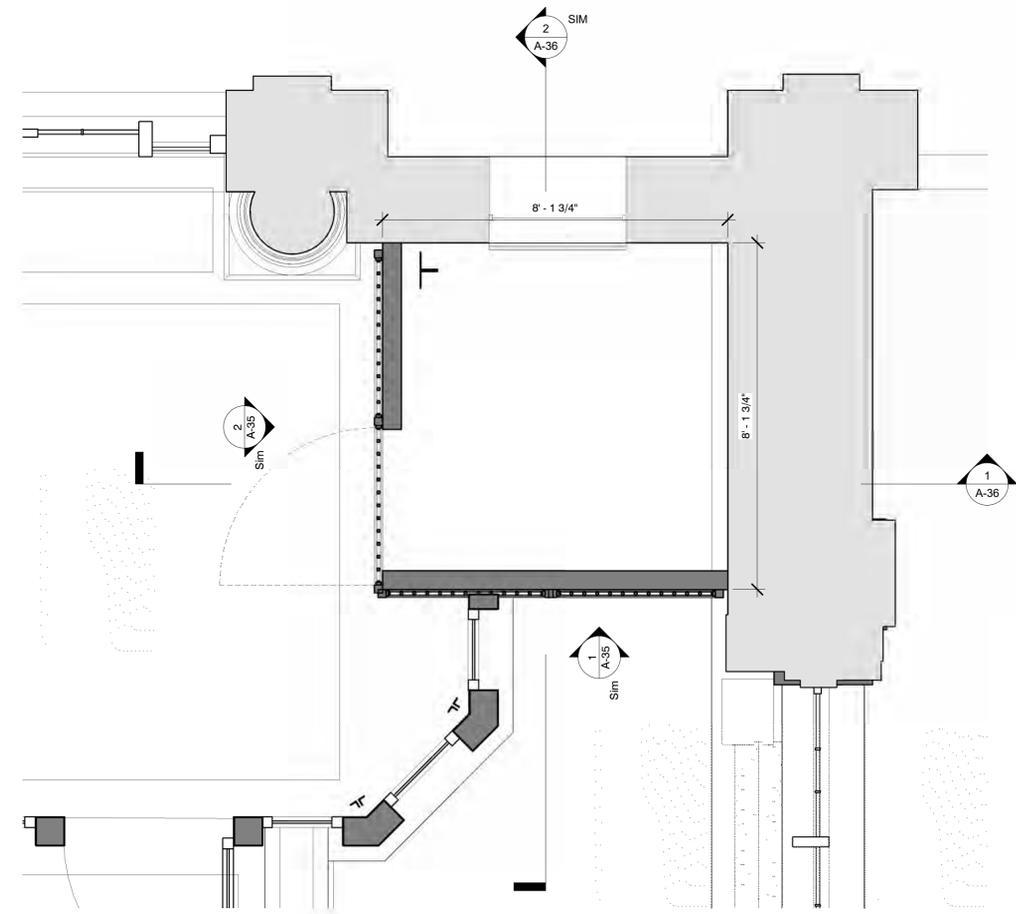
PROJECT #:  
 22-525  
 DRAWN BY:  
 JRY  
 CHECKED BY:  
 NQW

DRAWING NO:  
**A-33**



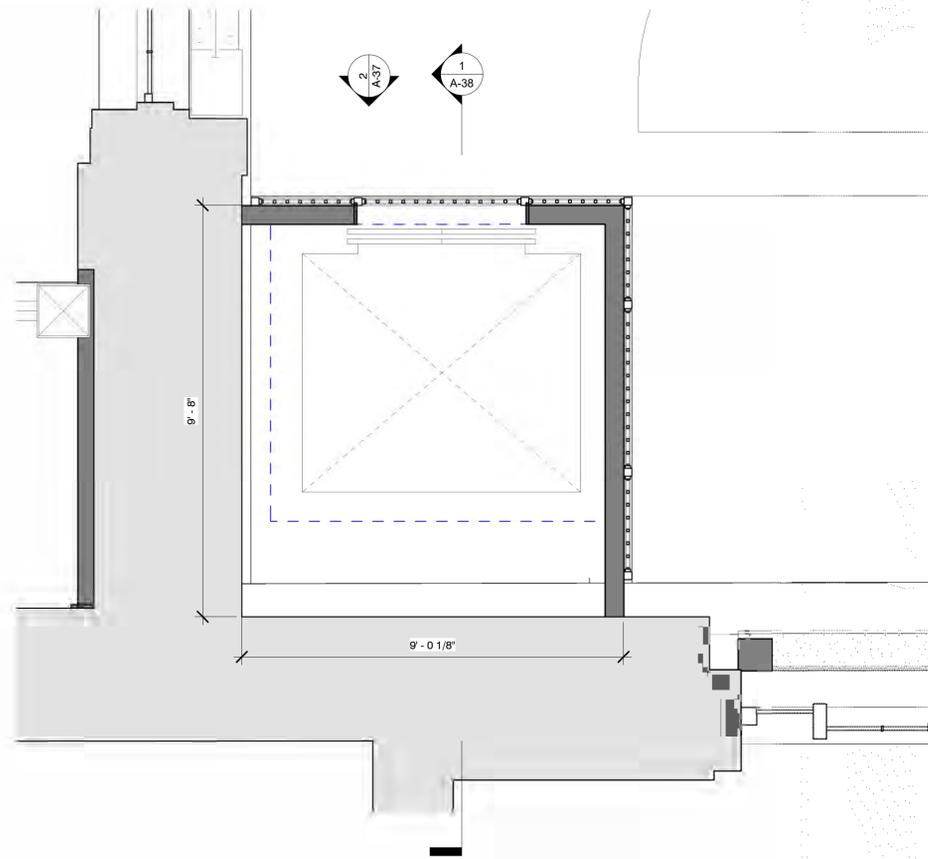
1 CLOSET - SOUTHWEST STORAGE - FIRST FLOOR PLAN

1/2" = 1'-0"



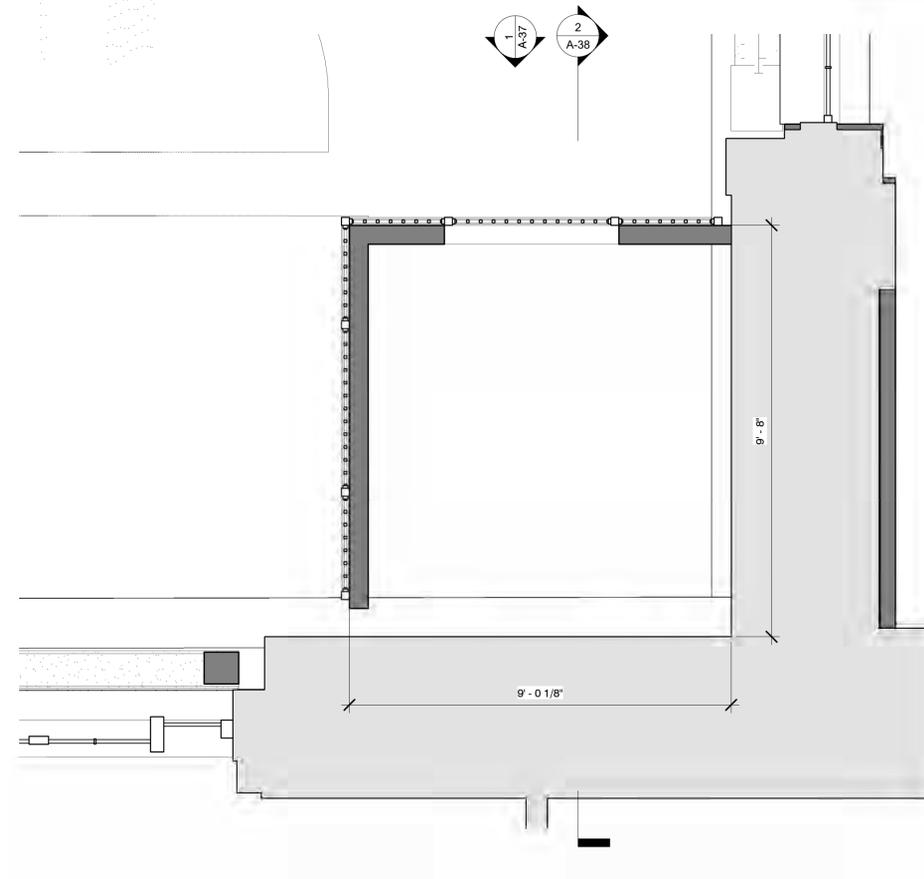
2 CLOSET - NORTHWEST STORAGE - FIRST FLOOR PLAN

1/2" = 1'-0"



3 CLOSET - SOUTHEAST ELEVATOR - FIRST FLOOR PLAN

1/2" = 1'-0"



4 CLOSET - NORTHEAST STORAGE - FIRST FLOOR PLAN

1/2" = 1'-0"

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SCALE: 1/2" = 1'-0"  
 NOTE: DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
03/11/2024	FINAL PLANS

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN COURT - ENLARGED PLANS - CONSERVATORY CLOSETS**

PROJECT #:  
 22-525  
 DRAWN BY:  
 JRY  
 CHECKED BY:  
 NQW

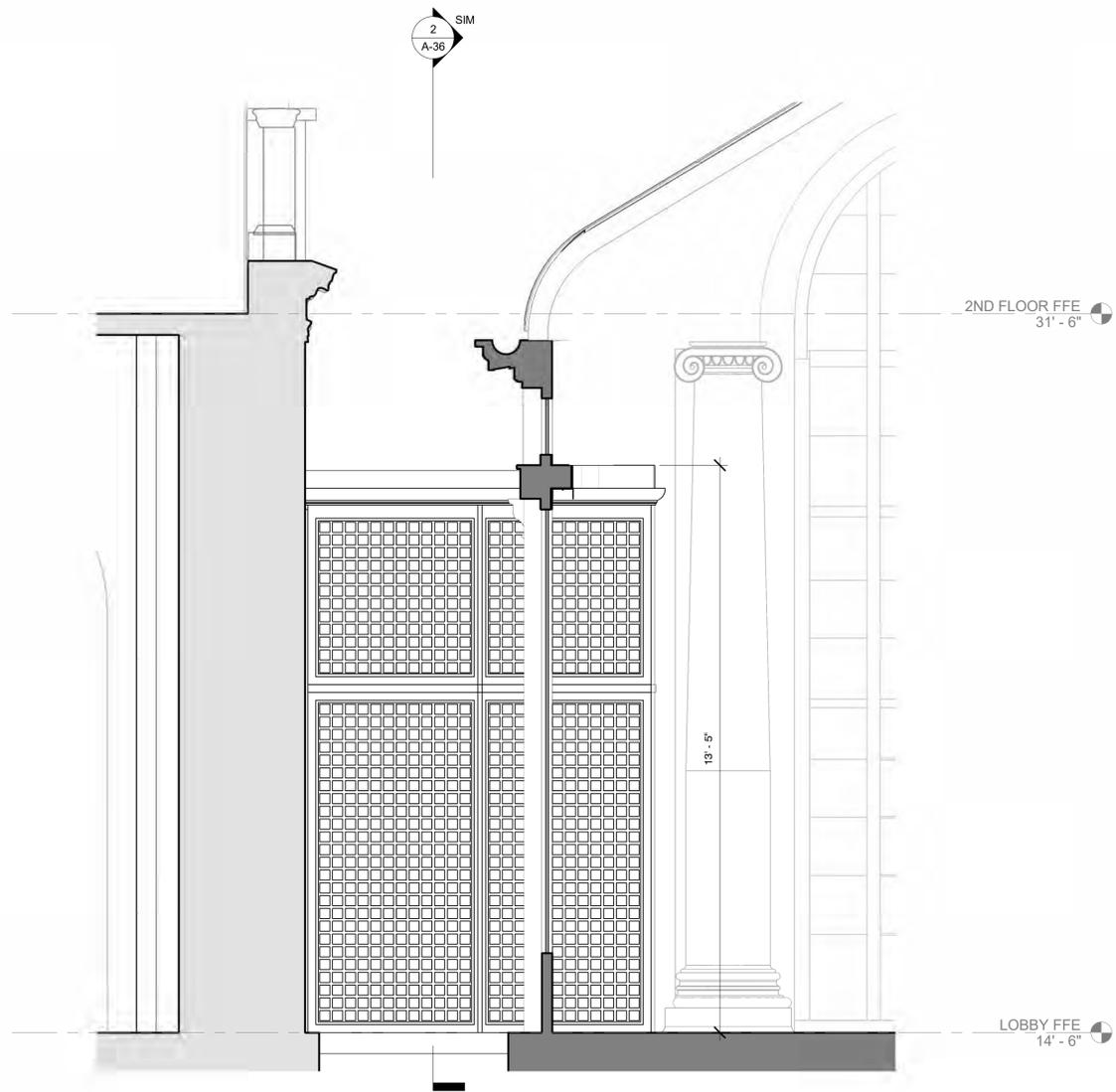
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**A-34**



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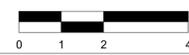
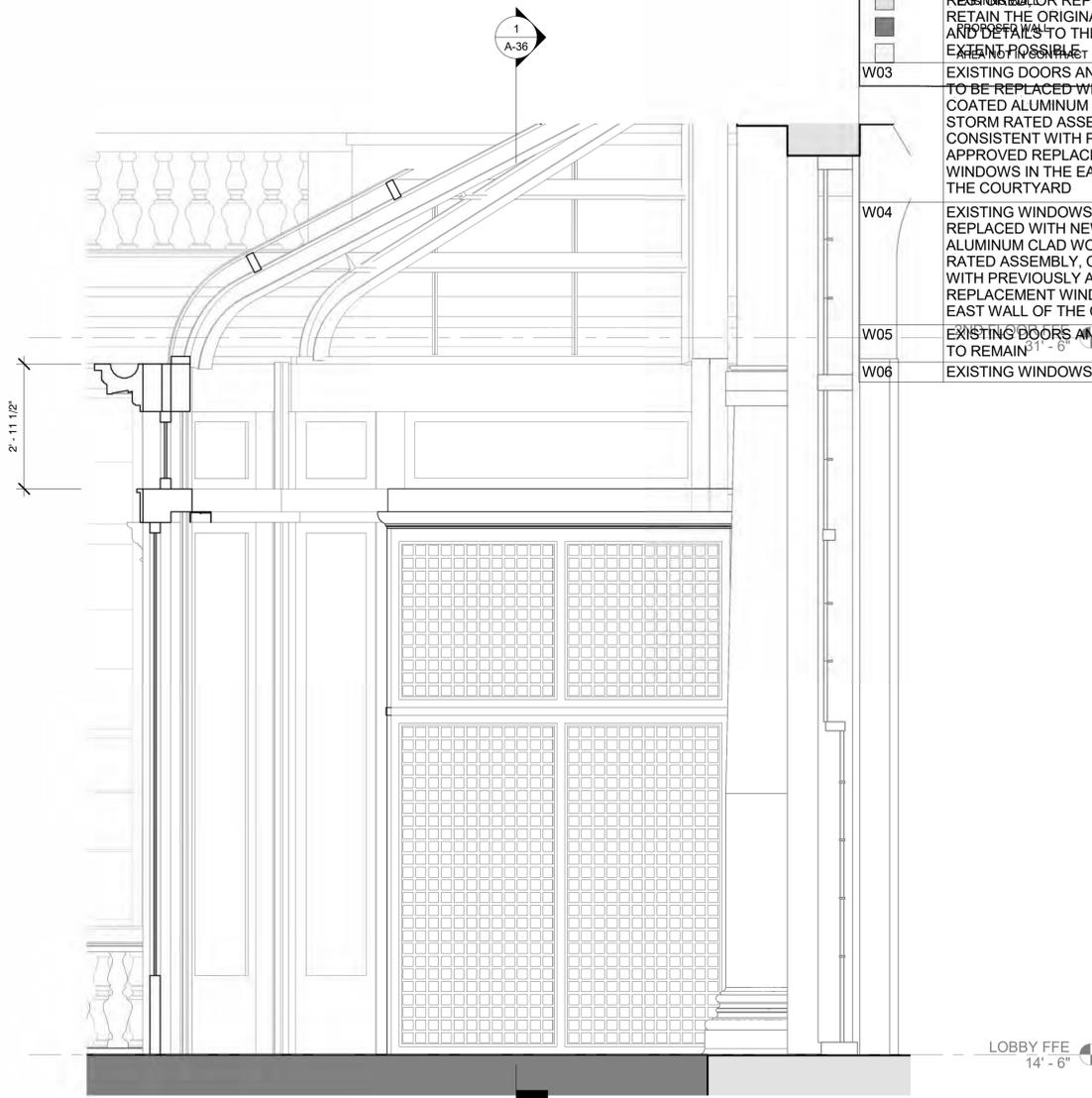
3/8/2024 10:24:31 PM

1 CLOSET - SOUTHWEST STORAGE AT CONSERVATORY - EAST ELEVATION



1/2" = 1'-0"

2 CLOSET - SOUTHWEST STORAGE AT CONSERVATORY - NORTH ELEVATION



1/2" = 1'-0"

**NOTES**

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION

**MATERIAL LEGEND**

Key Value	Keystone Text
01	PAINTED METAL
04	CAST STONE
05	TRAVERTINE
07	BRONZE
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE

**GENERAL LEGEND**

WOOD	WOOD
EXISTING WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE	EXISTING WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

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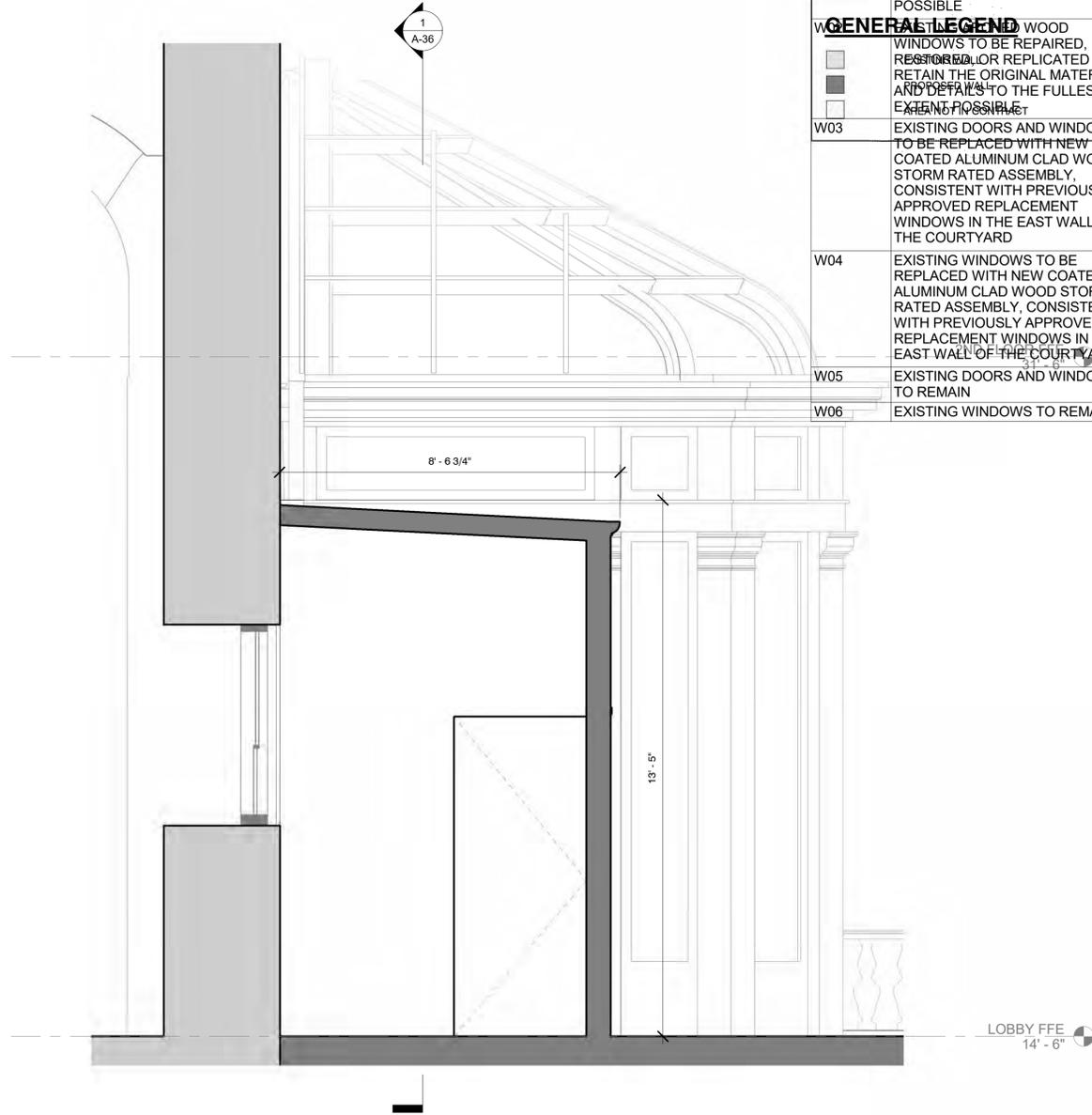
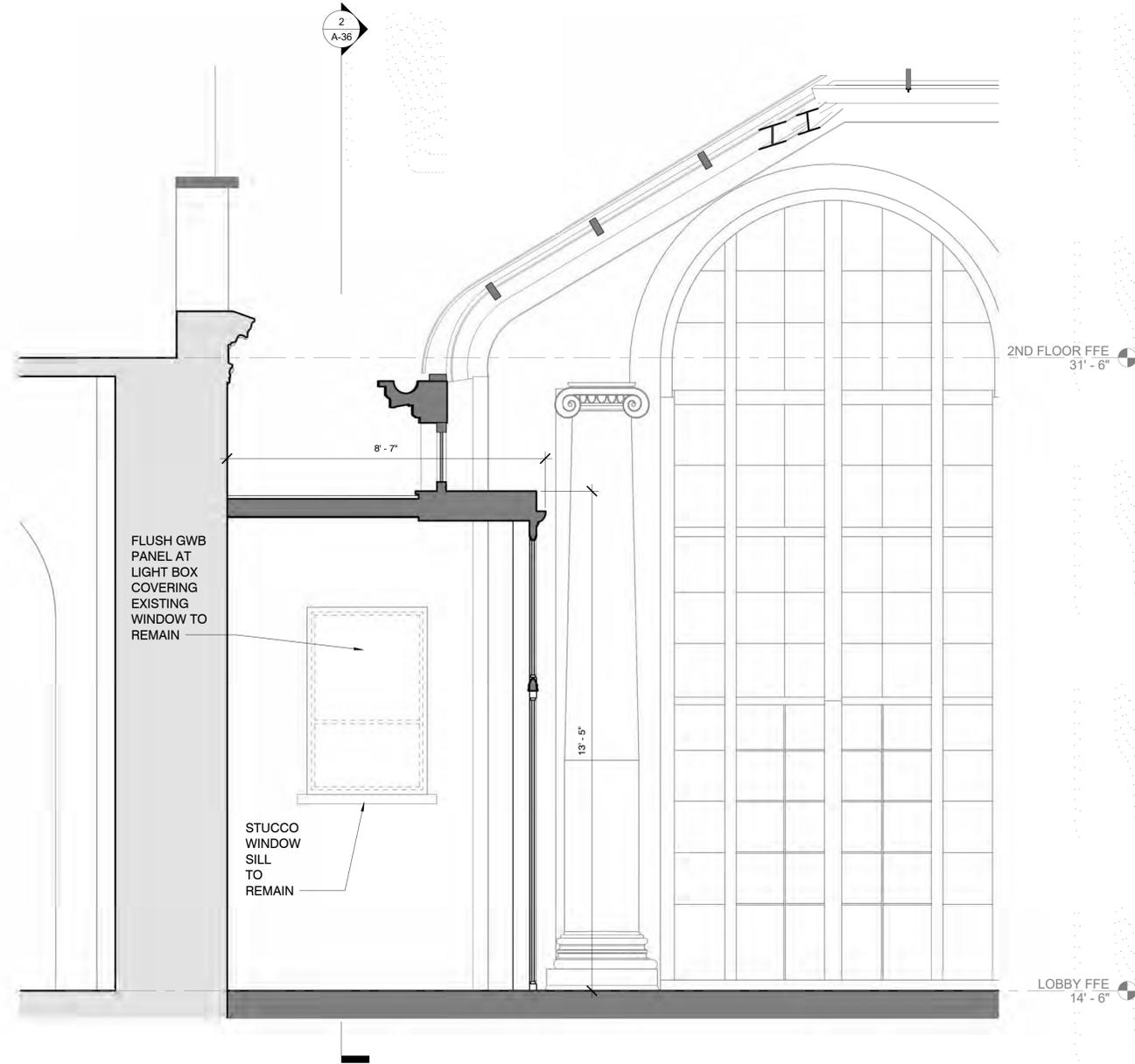
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN  
COURT -  
ENLARGED  
CONSERVATORY  
CLOSET ELEVATIONS**

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
**A-35**

3/8/2024 10:26:36 PM



**NOTES**

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION

**MATERIAL LEGEND**

Key Value	Keystone Text
01	PAINTED METAL
04	CAST STONE
05	TRAVERTINE
07	BRONZE
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE

**GENERAL LEGEND**

■	EXISTING ARCHED WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
■	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
■	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
■	EXISTING DOORS AND WINDOWS TO REMAIN
■	EXISTING WINDOWS TO REMAIN

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DATE	ISSUE
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02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

**REVISIONS**

NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN  
COURT -  
ENLARGED  
CONSERVATORY  
CLOSET SECTIONS**

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:

A-36

1 CLOSET - SOUTHWEST STORAGE AT CONSERVATORY - ENLARGED N/S SECTION LOOKING WEST

1/2" = 1'-0"

2 CLOSET - SOUTHWEST STORAGE AT CONSERVATORY - ENLARGED E/W SECTION LOOKING NORTH

1/2" = 1'-0"



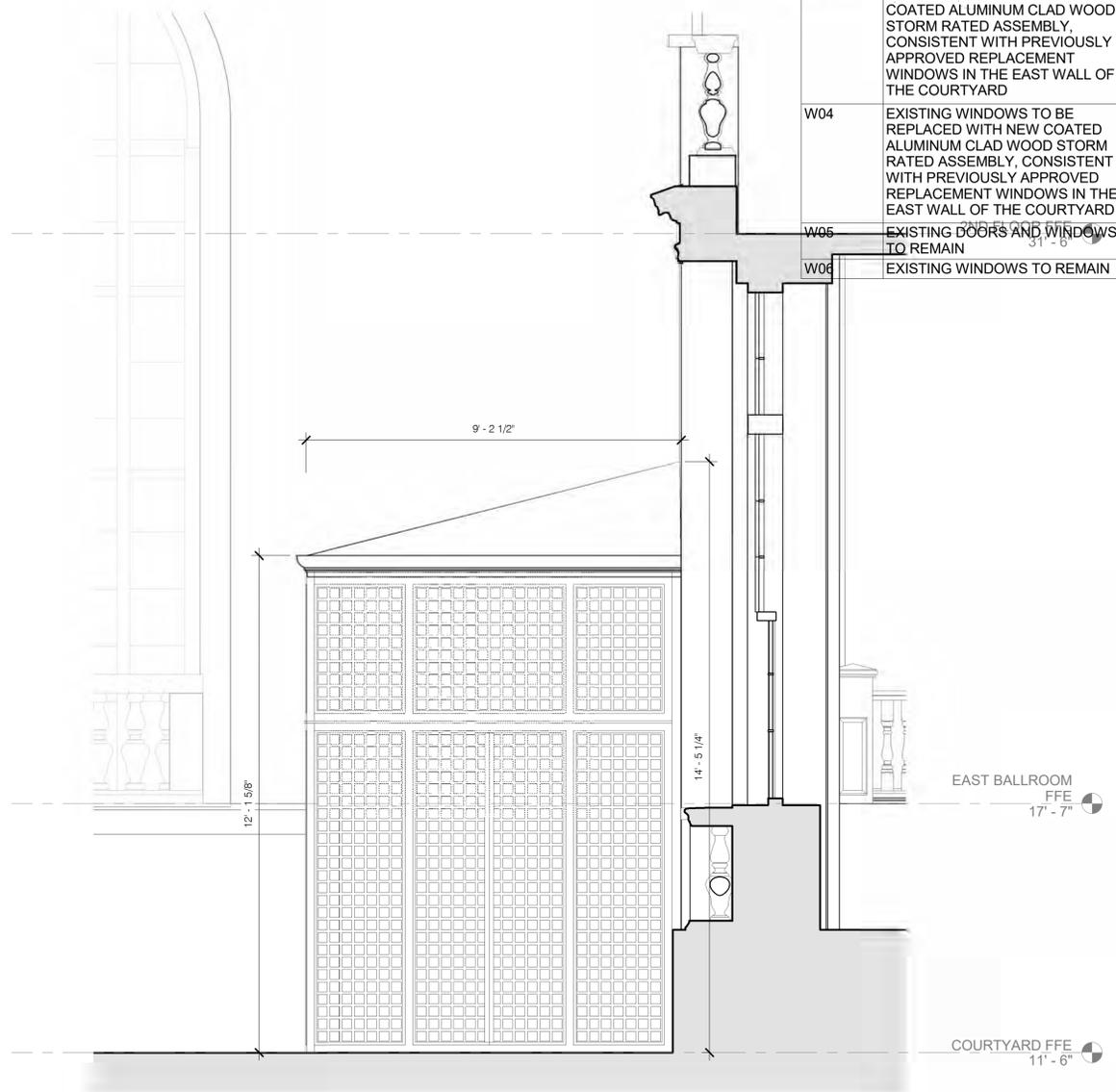
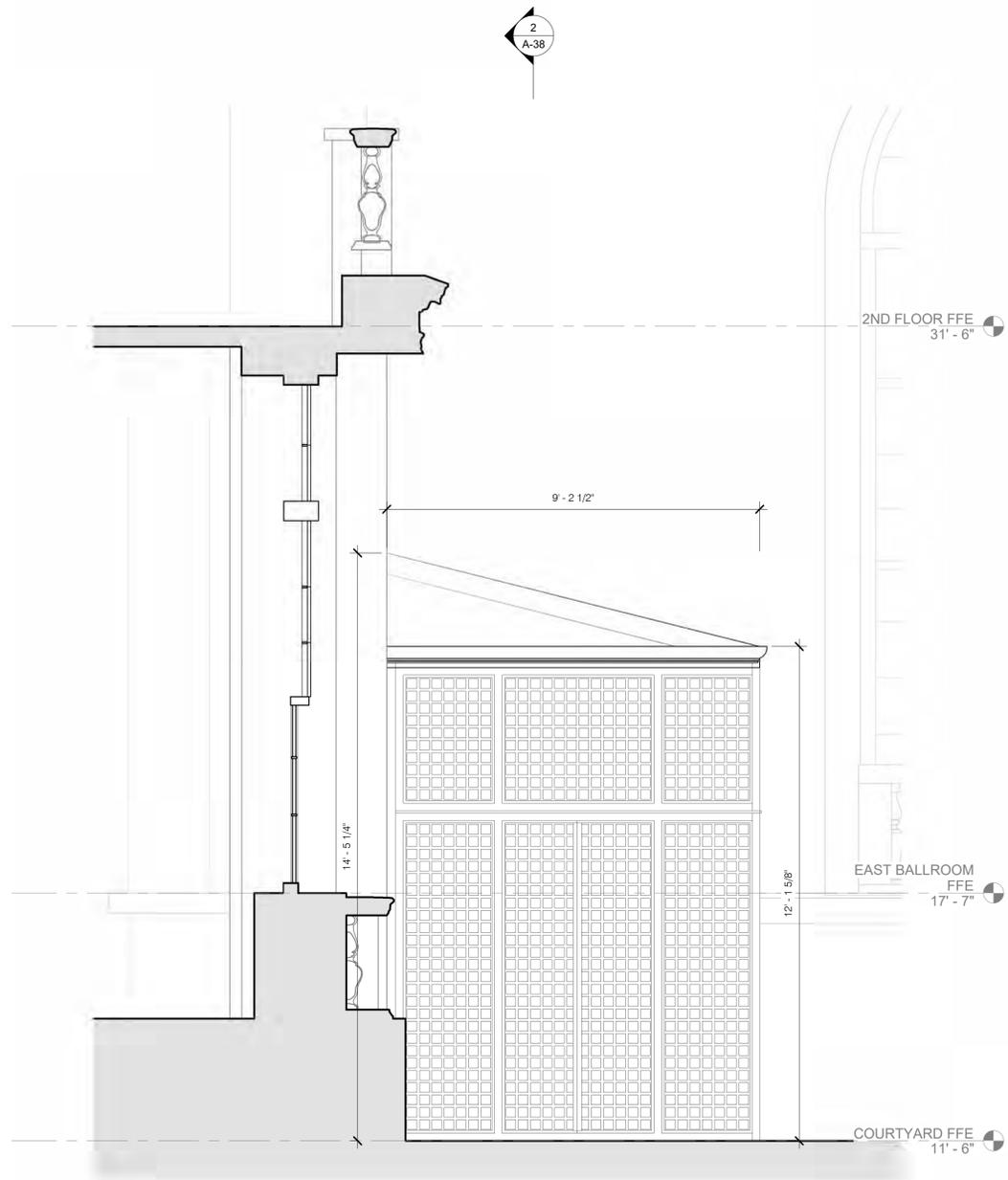
FINAL PLANS

3/8/2024 10:26:45 PM

1 CLOSET - NORTHEAST STORAGE - WEST ELEVATION

1/2" = 1'-0" 2 CLOSET - NORTHEAST SERVICE ELEVATOR - WEST ELEVATION1

1/2" = 1'-0"



**NOTES**

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**MATERIAL LEGEND**

Key Value	Keystone Text
01	PAINTED METAL
04	CAST STONE
05	TRAVERTINE
07	BRONZE
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE

**GENERAL LEGEND**

W02	EXISTING WOOD WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

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02/26/2024	2ND SUBMITTAL	
03/11/2024	FINAL PLANS	

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
ENLARGED  
NORTHEAST  
ELEVATIONS

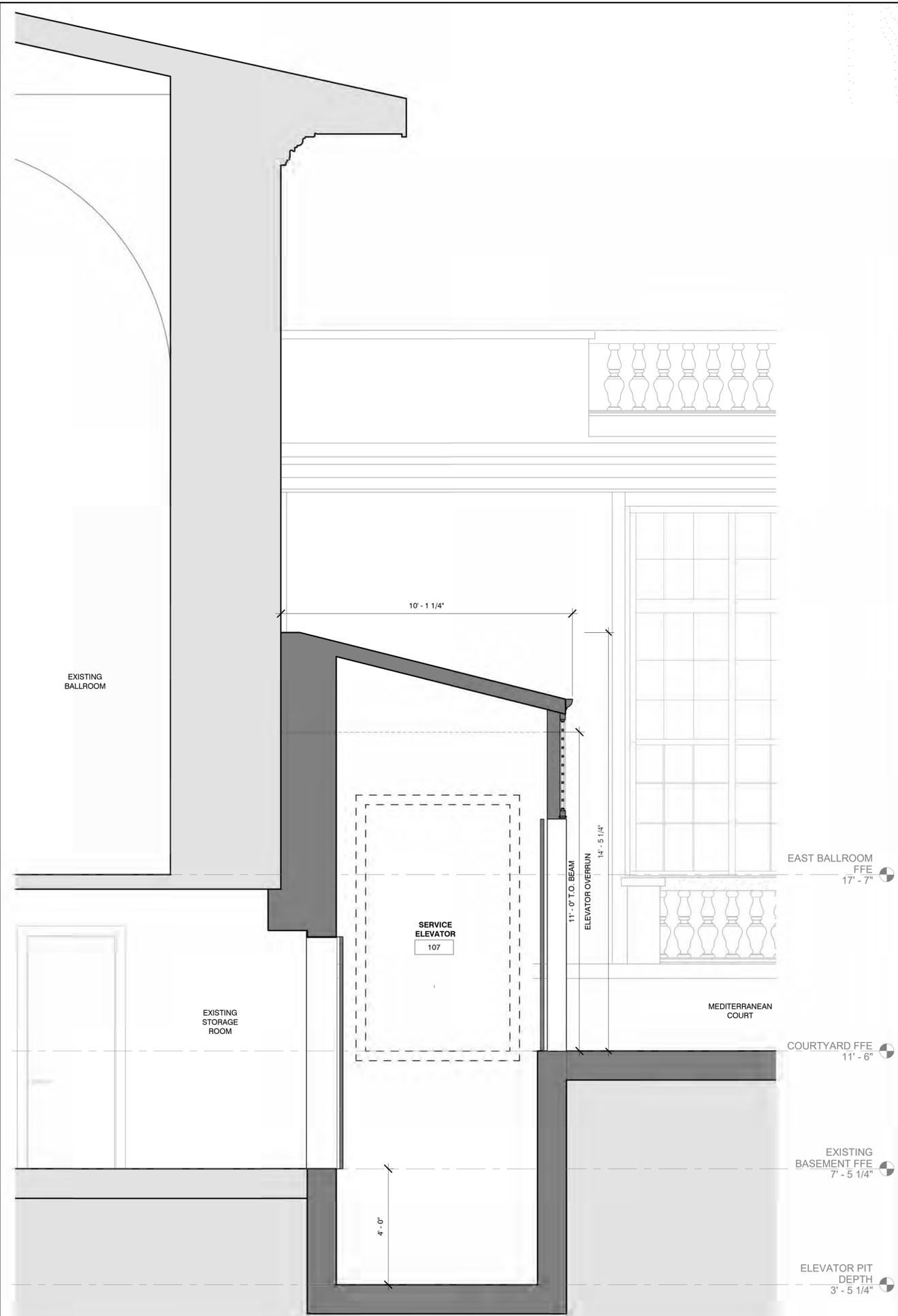
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22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-37



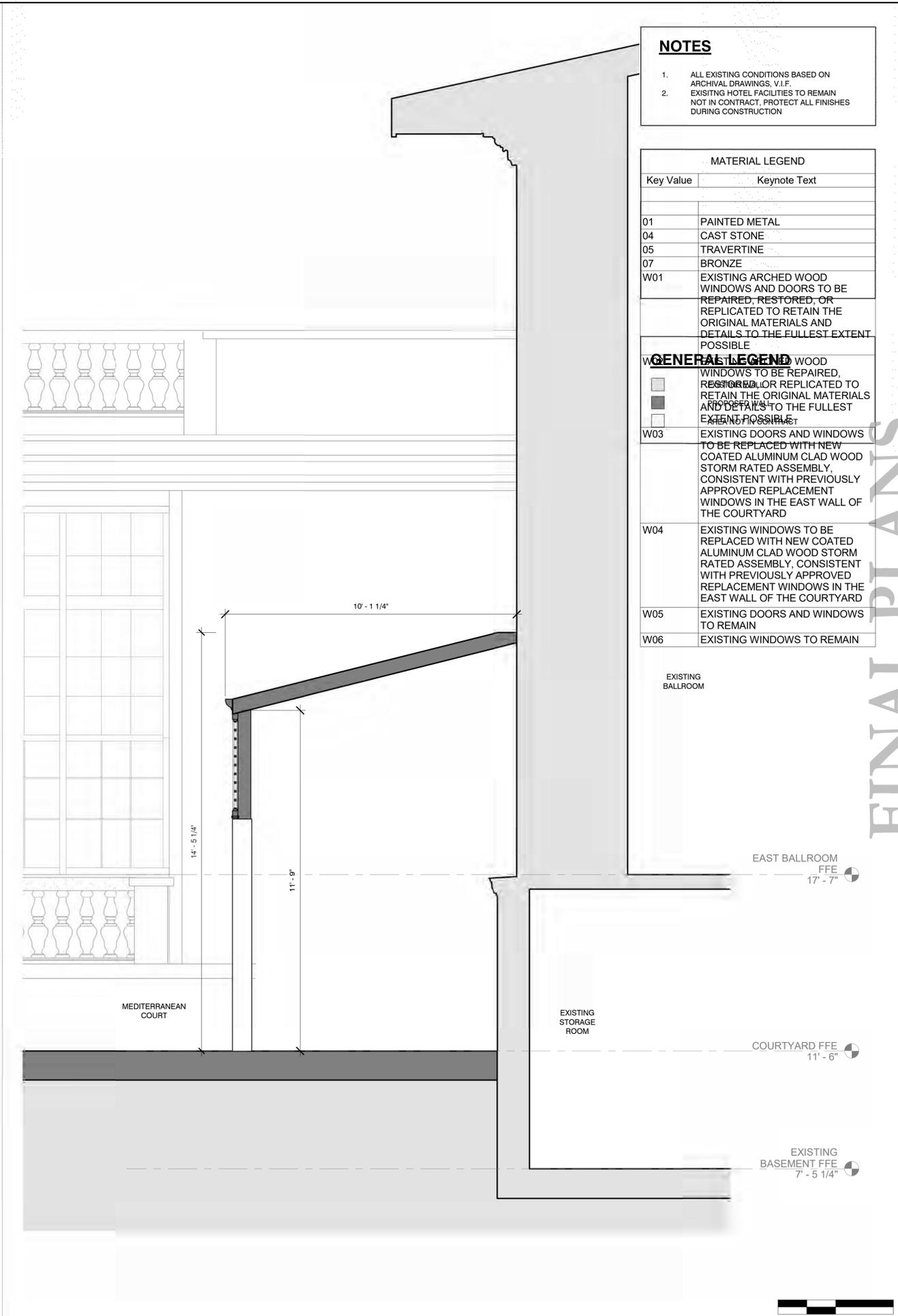
FINAL PLANS

3/8/2024 10:26:59 PM



1 SERVICE ELEVATOR - ENLARGED EAST/WEST SECTION

1/2" = 1'-0"



2 CLOSET - NORTHEAST STORAGE - ENLARGED EAST/WEST SECTION

1/2" = 1'-0"

**NOTES**

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION

**MATERIAL LEGEND**

Key Value	Keystone Text
-----------	---------------

01	PAINTED METAL
04	CAST STONE
05	TRAVERTINE
07	BRONZE
W01	EXISTING ARCHED WOOD WINDOWS AND DOORS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE

**GENERAL LEGEND**

■	WOOD
■	WINDOWS TO BE REPAIRED, RESTORED, OR REPLICATED TO RETAIN THE ORIGINAL MATERIALS AND DETAILS TO THE FULLEST EXTENT POSSIBLE
■	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
■	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
■	EXISTING DOORS AND WINDOWS TO REMAIN
■	EXISTING WINDOWS TO REMAIN

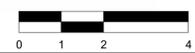
W03	EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W04	EXISTING WINDOWS TO BE REPLACED WITH NEW COATED ALUMINUM CLAD WOOD STORM RATED ASSEMBLY, CONSISTENT WITH PREVIOUSLY APPROVED REPLACEMENT WINDOWS IN THE EAST WALL OF THE COURTYARD
W05	EXISTING DOORS AND WINDOWS TO REMAIN
W06	EXISTING WINDOWS TO REMAIN

EXISTING BALLROOM

EAST BALLROOM FFE 17' - 7"

COURTYARD FFE 11' - 6"

EXISTING BASEMENT FFE 7' - 5 1/4"



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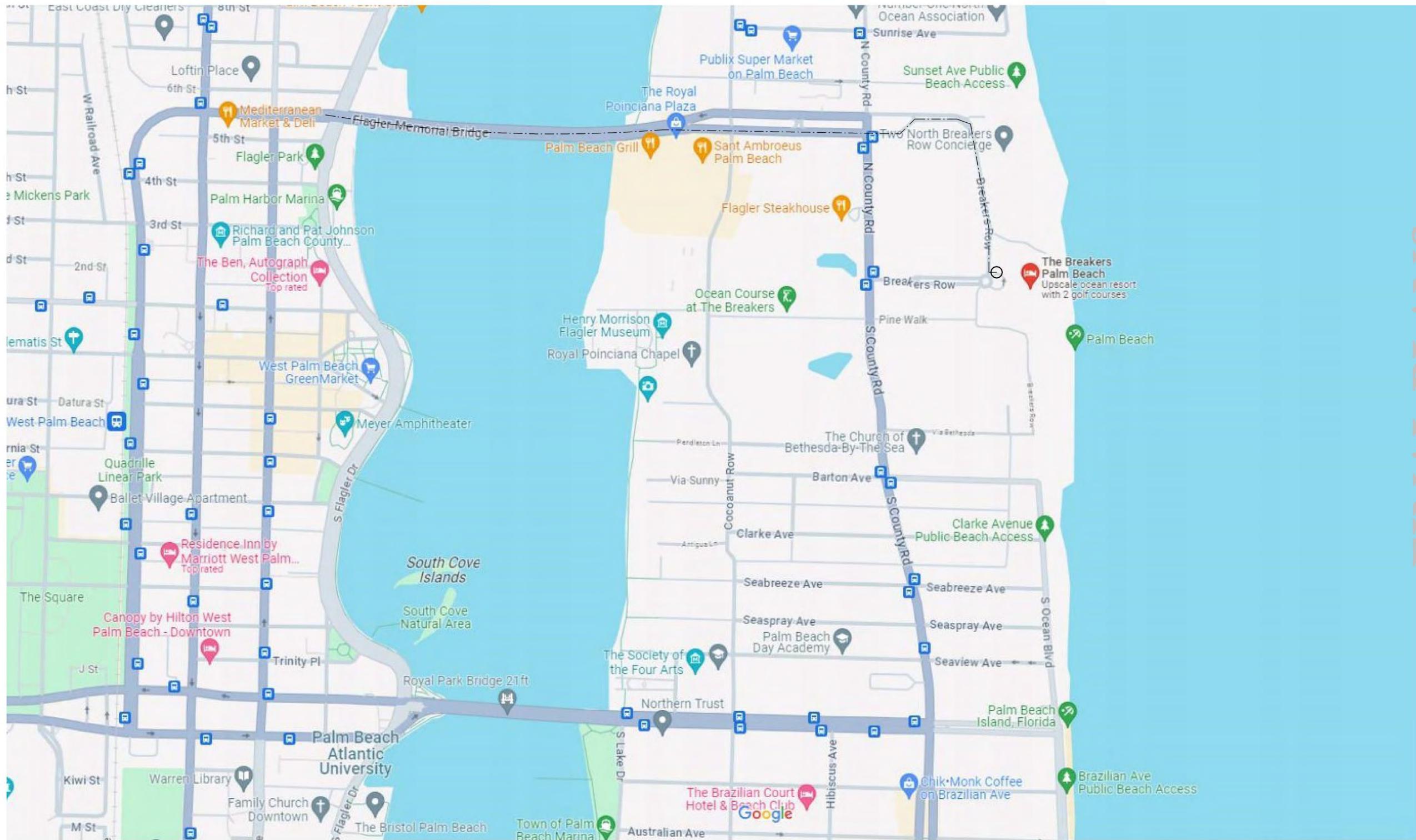
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN COURT - ENLARGED NORTHEAST SECTIONS

PROJECT #:  
22-525  
DRAWN BY:  
JRY  
CHECKED BY:  
NQW

DRAWING NO:  
A-38

**LEGEND:**  
 - - - - - TRUCK INGRESS & EGRESS ROUTE



Map data ©2024 Google 500 ft

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03/11/2024	FINAL PLANS

**REVISIONS**

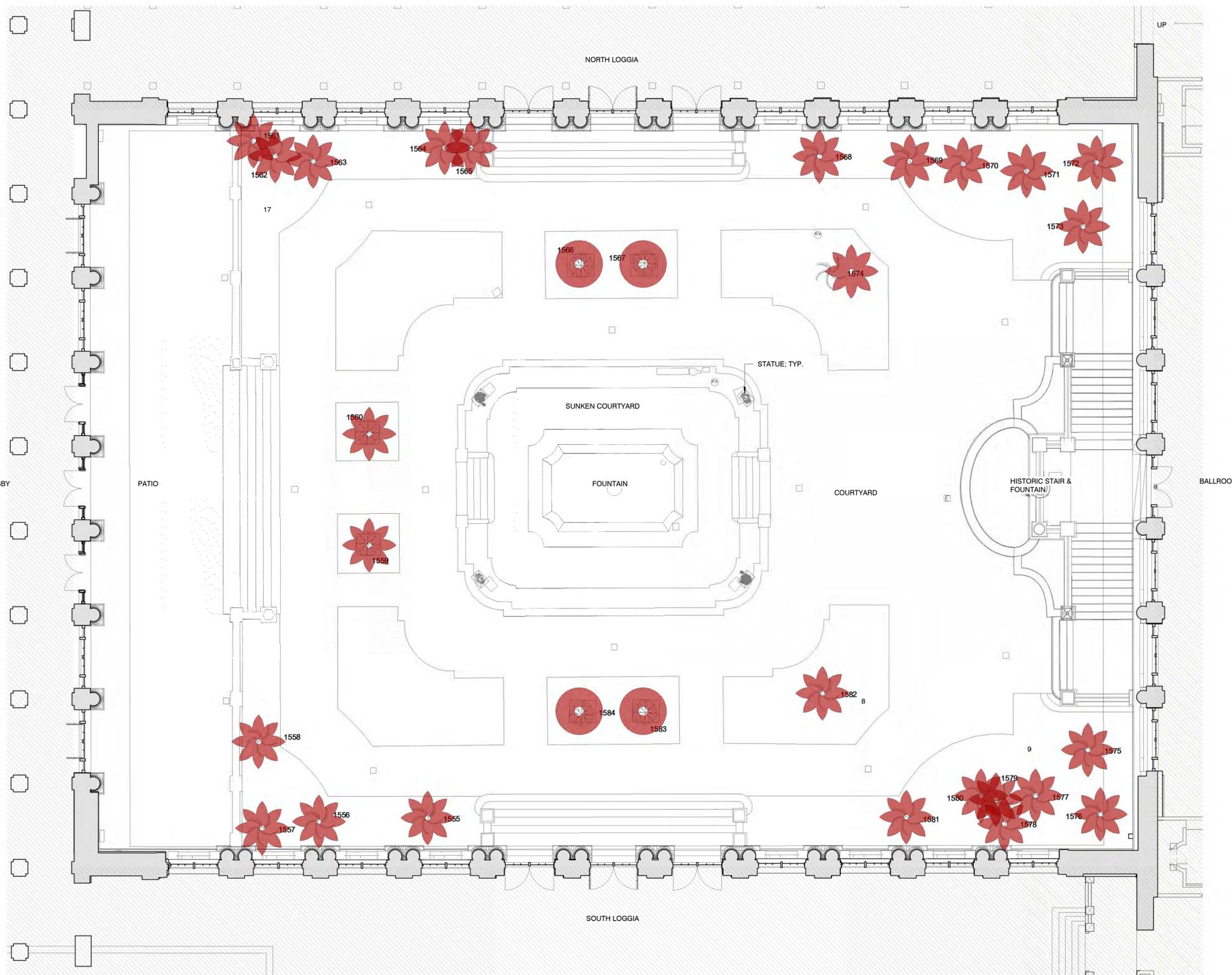
NO.	DATE	ISSUE

**DRAWING TITLE:**  
 MEDITERRANEAN COURT - STAGING & LOGISTICS PLAN

**PROJECT #:**  
 22-525  
**DRAWN BY:**  
 JRY  
**CHECKED BY:**  
 NQW

**DRAWING NO.:**  
 A-39

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**NOTES**

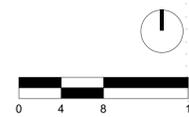
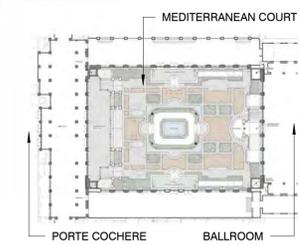
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**LEGEND**

- PALM TO BE REMOVED
- TREE TO BE REMOVED

Tree #	Assumed Species	Common Name	Canopy Radius...	DBH (IN)
1555	Cocos nucifera	Coconut Palm	10	11
1556	Adonidia merrilli	Manila Palm	5	7
1557	Adonidia merrilli	Manila Palm	9	7
1558	Adonidia merrilli	Manila Palm	6	7
1559	Adonidia merrilli	Manila Palm	6	7
1560	Adonidia merrilli	Manila Palm	6	7
1561	Adonidia merrilli	Manila Palm	7	7
1562	Adonidia merrilli	Manila Palm	5	4
1563	Adonidia merrilli	Manila Palm	5	6
1564	Phoenix roebelenii	Pygmy Date Palm	5	7
1565	Phoenix roebelenii	Pygmy Date Palm	6	5
1566	Calophyllum inophyllum	Beauty Leaf Tree	5	6
1567	Calophyllum inophyllum	Beauty Leaf Tree	5	6
1568	Adonidia merrilli	Manila Palm	3	7
1569	Adonidia merrilli	Manila Palm	5	7
1570	Ptychosperma elegans	Solitaire Palm	3	6
1571	Adonidia merrilli	Manila Palm	8	11
1572	Adonidia merrilli	Manila Palm	7	10
1573	Adonidia merrilli	Manila Palm	6	7
1574	Adonidia merrilli	Manila Palm	6	8
1575	Adonidia merrilli	Manila Palm	7	6
1576	Adonidia merrilli	Manila Palm	5	6
1577	Adonidia merrilli	Manila Palm	5	7
1578	Ptychosperma elegans	Solitaire Palm	4	6
1579	Ptychosperma elegans	Solitaire Palm	5	4
1580	Cocos nucifera	Coconut Palm	5	8
1581	Adonidia merrilli	Manila Palm	6	7
1582	Adonidia merrilli	Manila Palm	6	6
1583	Calophyllum inophyllum	Beauty Leaf Tree	5	7
1584	Calophyllum inophyllum	Beauty Leaf Tree	6	8

**KEY MAP**



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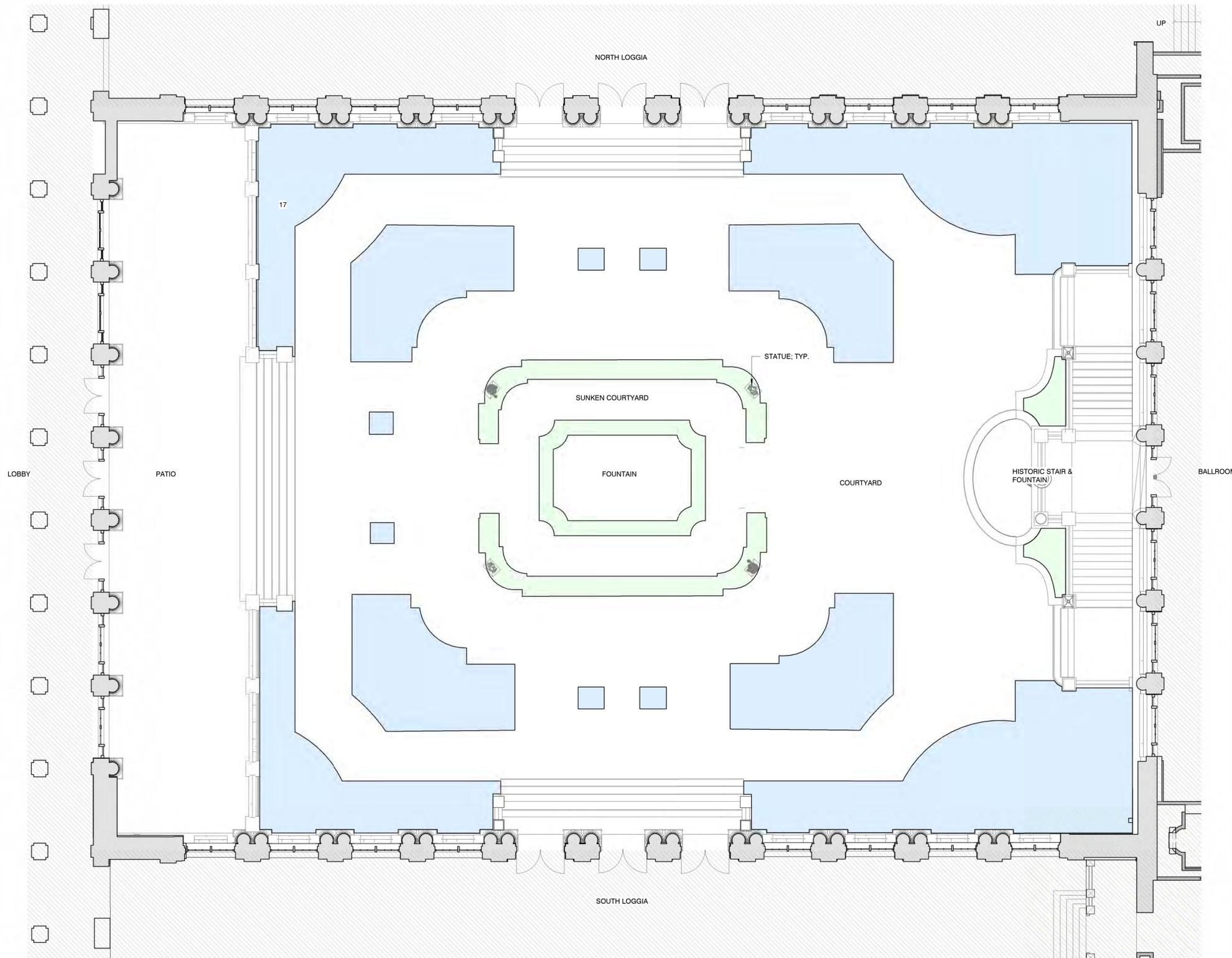
REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN COURT - TREE DISPOSITION PLAN**

PROJECT #:  
22-525  
DRAWN BY:  
OD  
CHECKED BY:  
JN

DRAWING NO:  
**L-1**



**NOTES**

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION

**LEGEND:**

- LANDSCAPING AREA TO BE RECONFIGURED
- LANDSCAPING AREA TO REMAIN; PLANT MATERIAL TO CHANGE

NOTE: SEE L-2 - PLANT LEGEND & SCHEDULE FOR FULL PLANTING LIST

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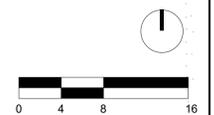
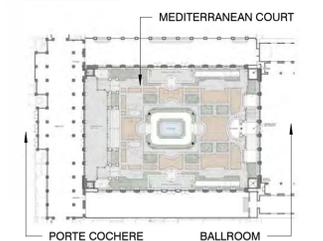
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03/11/2024	FINAL PLANS

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NO.	DATE	ISSUE

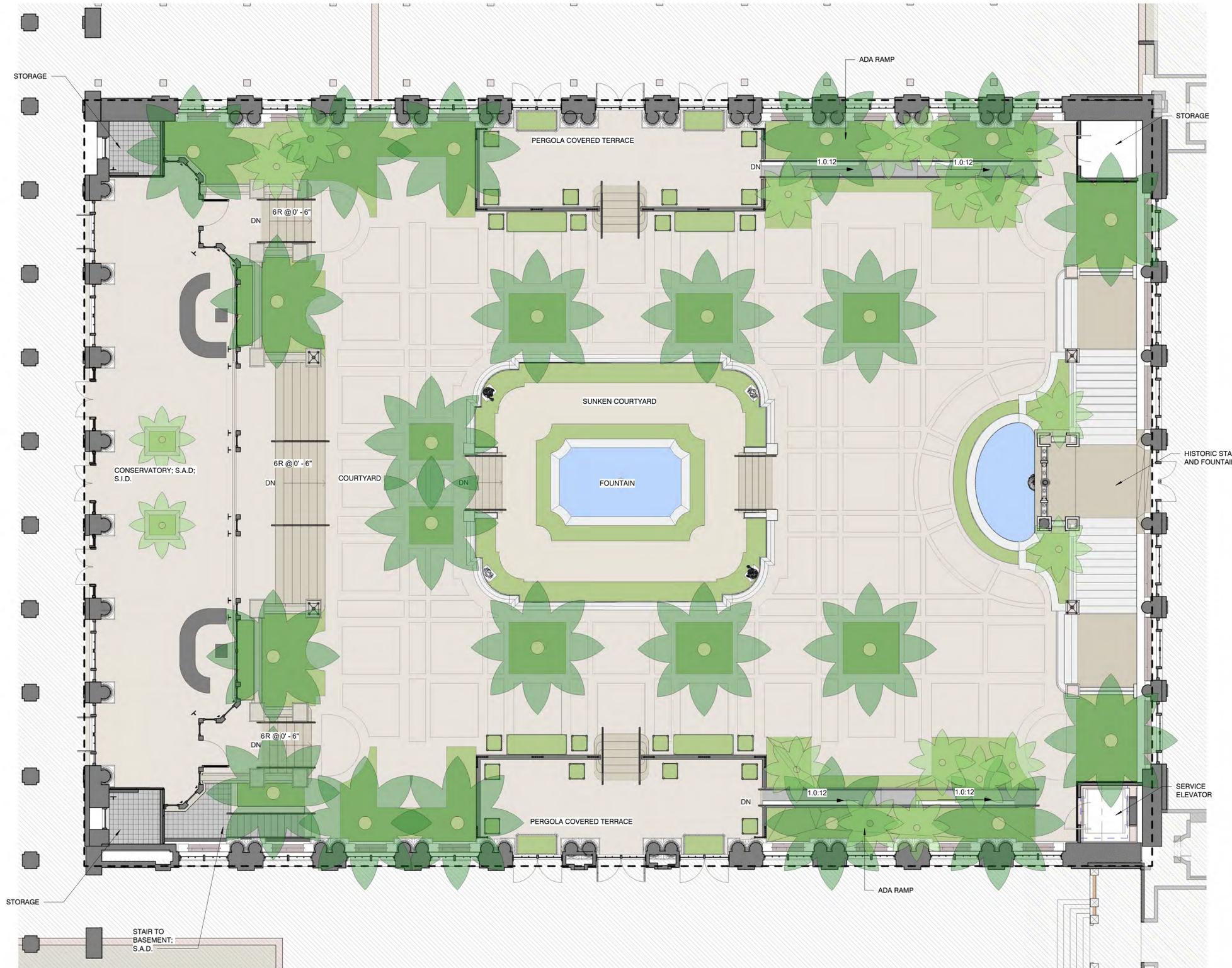
**KEY MAP**



DRAWING TITLE:  
**MEDITERRANEAN COURT - LANDSCAPE ALTERATION DIAGRAM**

PROJECT #:  
 22-525  
 DRAWN BY:  
 OD  
 CHECKED BY:  
 JN

DRAWING NO:  
**L-2**



**NOTES**

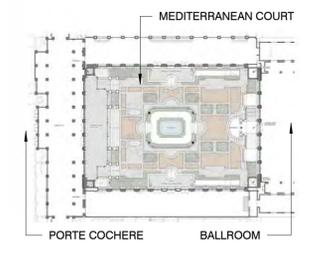
1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION

**LEGEND:**

-  SMALL PALM
-  LARGE PALM
-  SHRUB AND GROUNDCOVER
-  STONE PAVING
-  WATER FEATURE

NOTE: SEE L-2 - PLANT LEGEND & SCHEDULE FOR FULL PLANTING LIST

**KEY MAP**



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**THE BREAKERS**  
**PALM BEACH**  
1 S COUNTY RD  
PALM BEACH, FLORIDA 33480

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02/08/2024	1ST SUBMITTAL
02/26/2024	2ND SUBMITTAL
03/11/2024	FINAL PLANS

REVISIONS	
NO.	ISSUE

DRAWING TITLE:  
**MEDITERRANEAN COURT - SITE PLAN**

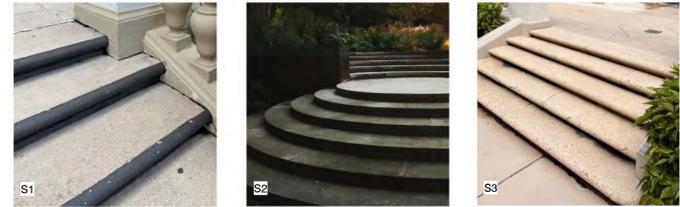
PROJECT #:  
22-525  
DRAWN BY:  
OD  
CHECKED BY:  
JN

DRAWING NO:  
**L-3**

**FINAL PLANS**

CATEGORY	KEYNOTE	ITEM	MATERIAL	FINISH	NOTES
PAVING	P1	STONE PAVING - TYPE 1	NATURAL CORALSTONE	HONED & FILLED	
	P2	STONE PAVING - TYPE 2	NATURAL CORALSTONE	HONED & FILLED	
	P3	STONE PAVING - TYPE 3	NATURAL LIMESTONE	HONED	
	P4	STONE PAVING - TYPE 4	NATURAL LIMESTONE	BRUSHED & HONED	
	P5	STONE PAVING - TYPE 5	NATURAL LIMESTONE	SANDBLASTED & BRUSHED	
	P6	STONE PAVING - TYPE 6	MOSAIC PEBBLESTONE		
WALLS	W1	PERGOLA TERRACE WALL	STUCCO	SMOOTH	TO MATCH EXISTING HISTORIC STAIR AND FOUNTAIN WALL
	B1	CONSERVATORY STAIR BALUSTRADE	CAST CONCRETE	INTEGRAL COLOR; SMOOTH	REFURBISHED/TO MATCH EXISTING
	B2	SUNKEN COURTYARD STAIR BALUSTRADE	CAST CONCRETE	INTEGRAL COLOR; SMOOTH	REFURBISHED/TO MATCH EXISTING
STAIRS & RAMPS	S1	CONSERVATORY STAIR	NATURAL STONE	SMOOTH FINISH	
	S2	CIRCULAR STAIR	NATURAL STONE	SMOOTH FINISH	
	S3	SUNKEN COURTYARD STAIR	NATURAL STONE	SMOOTH FINISH	TO MATCH EXISTING
	R1	RAMP	CONCRETE	INTEGRAL COLOR; FINE AGGREGATE; SANDBLASTED	
RAILINGS	RA1	DECORATIVE BALUSTER RAILING	CAST CONCRETE	INTEGRAL COLOR; SMOOTH	TO MATCH EXISTING
	RA2	METAL HANDRAIL	COATED METAL		
MISC. SITE ELEMENTS	L1	IRON LIGHTPOST	WROUGHT IRON AND GLASS	PAINTED BLACK	REFURBISHED EXISTING
	M1	INTERIOR PLANTER BOX	FIBERGLASS REINFORCED CONCRETE	SMOOTH	PALACE PLANTER" 33" DIA, 28" HIGH, TIZA FINISH; AS SUPPLIED BY STONEYARDINC; <a href="https://stoneyardinc.com/palace-planter/">https://stoneyardinc.com/palace-planter/</a>
	M2	BALUSTER PLANTER BOX	ALUMINUM	PAINTED	VERSAILLE PLANTER; AS SUPPLIED BY AUTHENTIC PROVENCE; "https://authenticprovence.com/product/versailles-planter-10/"
	M3	RECTANGULAR PLANTER BOX	ALUMINUM	PAINTED	VERSAILLE PLANTER; AS SUPPLIED BY AUTHENTIC PROVENCE; "https://authenticprovence.com/product/versailles-planter-10/"
	M4	LARGE PLANTER BOX	ALUMINUM	PAINTED	VERSAILLE PLANTER; AS SUPPLIED BY AUTHENTIC PROVENCE; "https://authenticprovence.com/product/versailles-planter-10/"
	M5	MEDIUM PLANTER BOX	ALUMINUM	PAINTED	VERSAILLE PLANTER; AS SUPPLIED BY AUTHENTIC PROVENCE; "https://authenticprovence.com/product/versailles-planter-10/"
	M6	LOW PLANTER BOX	ALUMINUM	PAINTED	VERSAILLE PLANTER; AS SUPPLIED BY AUTHENTIC PROVENCE; "https://authenticprovence.com/product/versailles-planter-10/"
	F1	SUNKEN COURTYARD FOUNTAIN	CAST IN PLACE CONCRETE	INTEGRAL COLOR, LIGHT SANDBLASTED EXTERIOR FINISH, GLASS TILE INTERIOR FINISH	REBURBISHED/TO MATCH EXISTING WITH UPGRADED FOUNTAIN SYSTEM

DESIGN INTENT IMAGERY



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FINAL PLANS

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REVISIONS		
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DRAWING TITLE:  
**MEDITERRANEAN COURT - MATERIAL SCHEDULE**

PROJECT #:  
22-525  
DRAWN BY:  
OD  
CHECKED BY:  
JN

DRAWING NO:  
**L-4**



# Town of Palm Beach

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

Line #	Landscape Legend		
1	<b>Property Address:</b>	The Breakers Palm Beach Mediterranean Courtyard, 1 S County Rd, Palm Beach, FL 33480	
2	<b>Lot Area (sq. ft.):</b>	16,700 SF	
3		<b>REQUIRED</b>	<b>EXISTING</b>
4	Landscape Open Space (LOS) (Sq Ft and %)	N/A	4480 SF*
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	N/A	N/A
8	Native Trees %	30% (number of trees)	6% (2/30)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	0%
10	Native Groundcover %	30% (groundcover area)	0%

To determine qualifying native vegetation use either:

[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)

OR

[the Florida Native Plant Society Native Plants for Your Area List](#)

Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023

REV BF 20230727

### \*NOTES:

-- 'EXISTING LANDSCAPE AREA' AND 'PROPOSED LANDSCAPE AREA' WITHIN THE COURTYARD ARE LISTED IN LINE 4 ABOVE  
-- PREVIOUSLY THE ENTIRE COURTYARD HAS BEEN CONSIDERED AS PART OF THE HOTEL BUILDING FOOTPRINT IN CALCULATIONS OF 'LANDSCAPE OPEN SPACES' (LOS) FOR THE OVERALL PROPERTY. ON THIS BASIS, NO CHANGE IN 'LOS' IS PROPOSED IN THIS APPLICATION FOR THE OVERALL PROPERTY.

### PLANTING ABBREVIATION NOTES:

Cal = Caliper      Ht = Height      Gal = Gallon

Std = Standard      Bt = Brown Trunk

1. SALT TOLERANCE AND WATER USE BASED ON "WATER-WISE SOUTH FLORIDA LANDSCAPES, LANDSCAPING TO PROMOTE WATER CONSERVATION USING THE PRINCIPLES OF XERISCAPE" FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. WWW.SFWMD.GOV
2. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER AS DEFINED BY FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL TREES TO BE SAND GROWN AND ARE NOT TO CONTAIN CLAY ROOT BALLS, TYPICAL.
4. ALL SHRUB & GROUNDCOVER BEDS AND TREE PITS TO RECEIVE A 2" MIN. LAYER OF PINE STRAW OR PINE BARK MULCH.

### IRRIGATION NOTES:

1. IRRIGATION TO PROVIDE 100% HEAD TO HEAD COVERAGE AND CONTROLLED BY AUTOMATED TIMERS EQUIPPED WITH RAIN AND MOISTURE SENSORS.
2. IRRIGATION TO BE SEPARATED INTO HYDROZONES SUCH THAT ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED SEPARATELY.
3. IRRIGATION TO BE INSTALLED PER THE FLORIDA BUILDING CODE APPENDIX F, PLUMBING, PROPOSED CONSTRUCTION BUILDING CODE FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS AND ALL APPLICABLE ORDINANCES.

### SITE LIGHTING NOTES:

1. THE LIGHTING OBJECTIVE IS TO MINIMIZE LIGHT POLLUTION, RESTRUCT UPLIGHTING UNLESS UNDER A SOLID CANOPY, AND DIRECT LIGHTING OVER PAVED AREAS TO PROVIDE PEDESTRIAN WAYFINDING AND SAFETY.
2. FIXTURES WILL USE LED LAMPS WITH A WARM COLOR (2700K MAX) TO MAINTAIN CONSISTENCY THROUGHOUT THE SITE AND PROVIDE ADEQUATE LUMENS FOR VISIBLY AND OVERALL AMBIANCE.
3. FIXTURES WILL BE ON AUTOMATED TIMERS TO MINIMIZE UNNECESSARY ENERGY USE.
4. SITE LIGHTING WILL COMPLY WITH APPLICABLE CODES AND ORDINANCES.

### The Breakers Palm Beach | Mediterranean Courtyard | Master Plant List

#### PALMS

Code	Botanical Name	Common Name	Size	Native	Salt Tolerance / Water...
AM	Adonidia merillii	Manila Palm	6' - 8' Bt	N	Med/Low
ARC ALE	Archontophoenix alexandrae	Alexandra Palm	12' - 14'	N	Low/Low
PTY ELE	Ptychosperma elegans	Alexander Palm Multi-Trunk	12' - 14' Bt / 3 trunks	N	High/Low
RR	Roystonea regia	Florida Royal Palm	12' - 14'	Y	High/Low
CA	Coccothrinax argentata	Florida Silver Palm	12' - 14'	Y	High/Low
TR	Thrinax radiata	Florida Thatch Palm	12' - 14'	Y	High/Low
SAB	Sabal palmetto	Cabbage Palm	10'-12' Bt / Single	Y	High/Low

#### SHRUBS AND VINES

Code	Botanical Name	Common Name	Size	Native	Salt Tolerance / Water...
Ao	Alocasia odora	Elephant Ear	5 Gal	N	Low/High
Az	Alpinia zerumbet	Shell Ginger	5 Gal	N	Med/Med
BUX MJP	Psychotria nervosa	Wild Coffee	3 Gal	Y	High/Low
Ca	Crinum asiaticum	Crinum Lily	5 Gal	N	Med/Low
BUX MJP	Buxus microphyll	Japanese Boxwood	1 Gal	N	High/Low
DIE IRI	Dietes iridioides	Fortnight Lily	3 Gal	N	High/High
VA	Vallisia antillana	Pearlberry	5 Gal	N	High/Med
TD	Tabernaemontana divaricata	Pinwheel Jasmine	3 Gal	N	High/Med
BA	Brunfelsia americana	Lady of the Night	3 Gal	N	High/Med
CC	Capparis cynophallophora	Jamaican caper	5 Gal	N	High/Med
CI	Chrysobalanus icaco	Cocoplum	5 Gal	Y	High/Med
Md	Monstera deliciosa	Split-leaf Philodendron	5 Gal	N	Med/Med
Px	Philodendron xanadu	Xanadu Philodendron	5 Gal	N	Low/Med
ZAM PUM	Zamia pumila	Coontie Cycad	3 Gal	Y	High/Low
VIB OBO	Viburnum obovatum	Walter's Viburnum	3 Gal	Y	Med/Med
Fr	Ficus repens	Creeping Fig	3 Gal	N	High/Low
PIA	Passiflora incarnata	Maypop	3 Gal (vine)	Y	High/Low
PSA	Passiflora suberosa	Corky Stem Passionflower	3 Gal (vine)	Y	High/Low
BOU RNA	Bougainvillea glabra 'Miss Alice'	Miss Alice Bougainvillea	5 Gal (vine)	N	High/Low

#### GROUNDCOVER

Code	Botanical Name	Common Name	Size	Native	Salt Tolerance / Water...
ERN	Eriosema littoralis	Golden Creeper	3 Gal	Y	High/Low
PO	Peperomia obtusifolia	Florida Peperomia	3 Gal	Y	High/Low
PN	Phylla nodiflora	Frogfruit	3 Gal	Y	High/Med
AE	Aspidistra elatior	Cast Iron Plant	3 Gal	N	High/Low
PBM	Philodendron 'Burle Marx'	Burle Marx' Philodendron	3 Gal	N	High/Med
THE INT	Thelypteris interrupta	Maiden Fern	3 Gal	Y	Low/Med

### The Breakers Palm Beach | Mediterranean Courtyard | Existing Plant List

#### PALMS & TREES

Botanical Name	Common Name	Count	Native
Adonidia merillii	Manila Palm	24	N
Ptychosperma elegans	Solitaire Palm	3	N
Phoenix robeleni	Pygmy Date Palm	1	N
Calophyllum inophyllum	Beauty Leaf	4	N
Cocos nucifera	Coconut Palm	2	Y

#### SHRUBS AND VINES

Botanical Name	Common Name	Native
Alpinia zerumbet	Shell Ginger	N
Crinum asiaticum	Crinum Lily	N
Ficus microcarpa	Green Island Ficus	N
Aspidistra elatior	Iron Plant	N
Zamia furfuracea	Cardboard Palm	N
Schefflera	Variegated Schefflera	N
Schefflera	Schefflera	N

#### GROUNDCOVER

Botanical Name	Common Name	Native
Liriope spp.	Lilyturf Grass	N

\*\* ASSUMED SPECIES; TO BE VERIFIED BY CERTIFIED ARBORIST

FINAL PLANS

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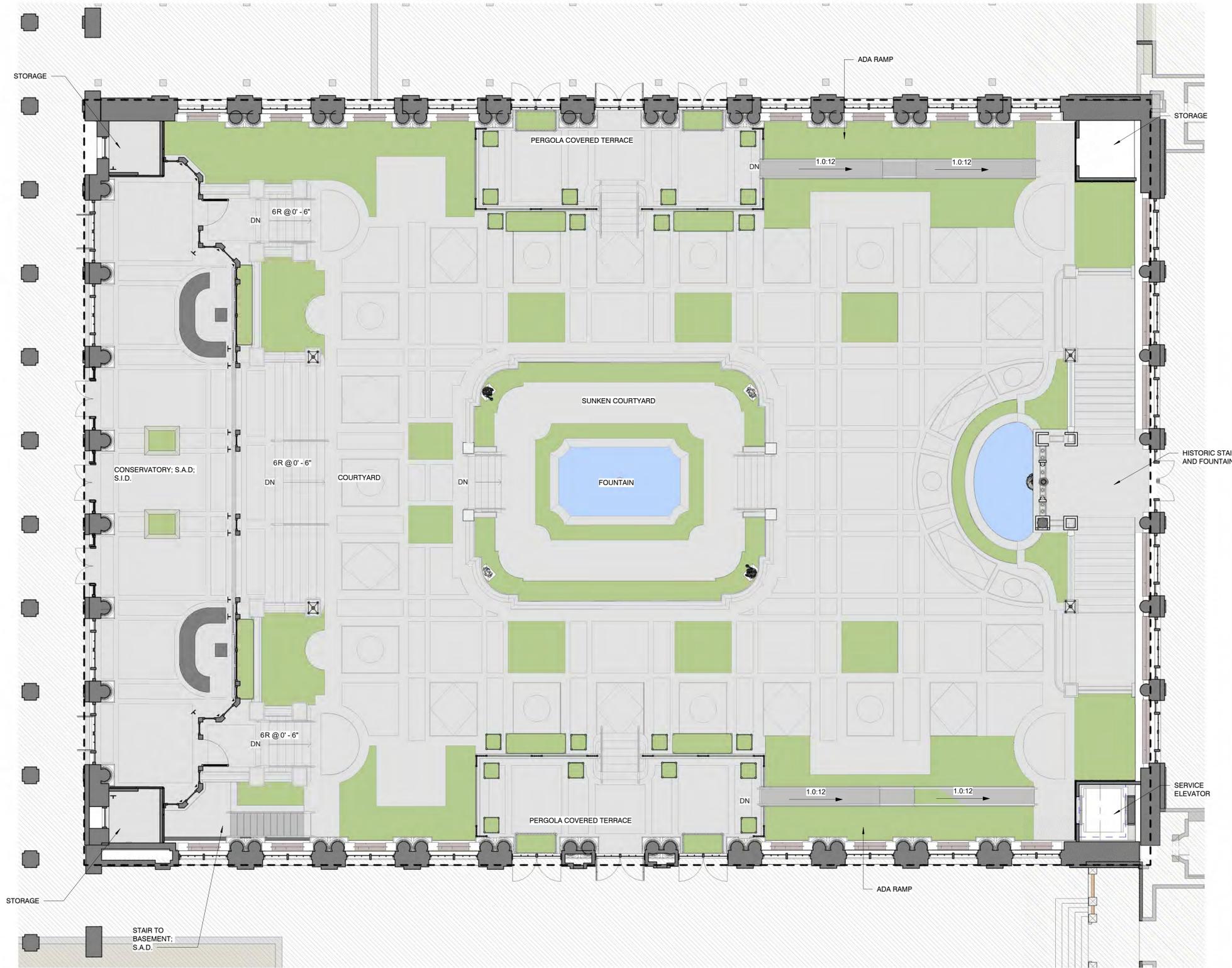
#### REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:  
MEDITERRANEAN  
COURT -  
LANDSCAPE LEGEND  
& PLANT SCHEDULE

PROJECT #:  
22-525  
DRAWN BY:  
OD  
CHECKED BY:  
JN

DRAWING NO:  
**L-5**



**NOTES**

1. ALL EXISTING CONDITIONS BASED ON ARCHIVAL DRAWINGS, V.I.F.
2. EXISTING HOTEL FACILITIES TO REMAIN NOT IN CONTRACT. PROTECT ALL FINISHES DURING CONSTRUCTION

**LEGEND:**

- STRUCTURE
- HARDSCAPE
- WATER FEATURE
- GREENSPACE

NOTE: SEE L-2 - PLANT LEGEND & SCHEDULE FOR FULL PLANTING LIST

CATEGORY	AREA (SF)	PERCENTAGE OF TOTAL AREA (16,707 SF)
STRUCTURE	3135 SF	18.7%
HARDSCAPE	9,530 SF	57.2%
WATER FEATURES	312 SF	1.8%
GREENSPACE	3723 SF	22.3%

FINAL PLANS

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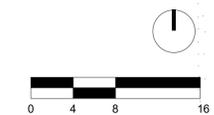
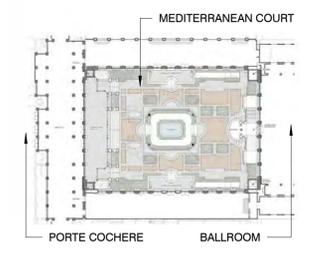
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**KEY MAP**

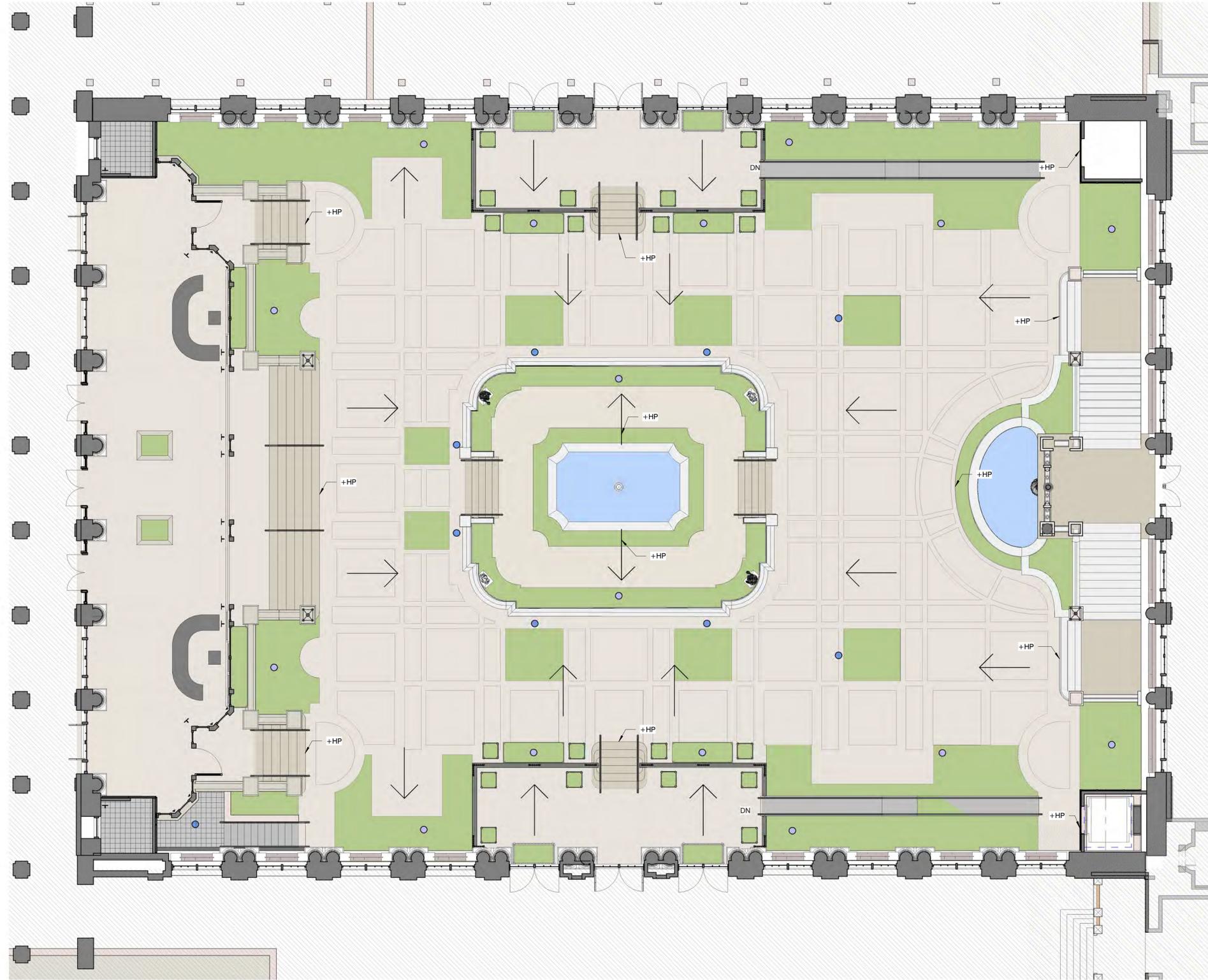


DRAWING TITLE:  
**MEDITERRANEAN COURT - OPEN SPACE DIAGRAM**

PROJECT #:  
22-525  
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**NOTES**

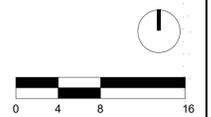
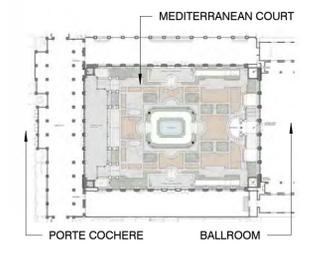
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**LEGEND:**

- DECORATIVE AREA DRAIN - IN PAVING
- AREA DRAIN - IN PLANTING
- +HP HIGH POINT
- SLOPE ARROW

NOTE: FOR CONCEPT ONLY; ALL GRADING & DRAINAGE DESIGN DEVELOPMENT WILL BE PER CIVIL ENGINEER

**KEY MAP**



**FINAL PLANS**

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**MEDITERRANEAN COURT - CONCEPTUAL GRADING & DRAINAGE PLAN**

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