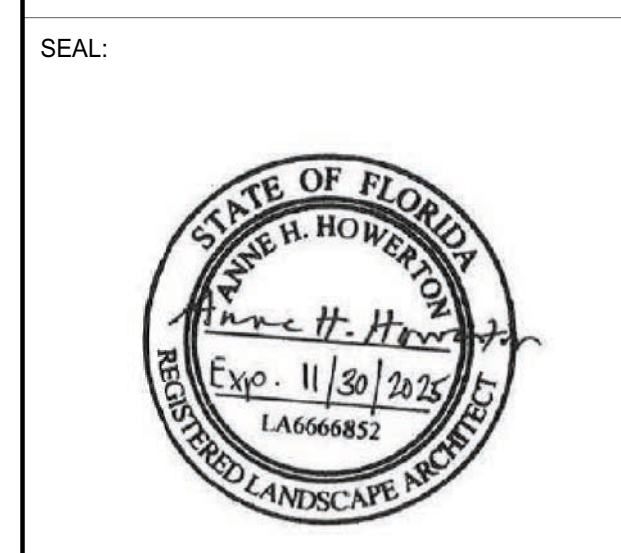


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PALM BEACH

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PALM BEACH, FLORIDA 33480

EXISTING PARKING	
STANDARD	527 SPACES
ACCESSIBLE	12 SPACES
EV	11 SPACES
TOTAL	550 SPACES
INTERIM (DURING CONSTRUCTION) PARKING	
STANDARD	527 SPACES
ACCESSIBLE	12 SPACES
EV	11 SPACES
TOTAL	550 SPACES*
PROPOSED PARKING	
STANDARD	818 SPACES**
ACCESSIBLE	19 SPACES
EV	12 SPACES
TOTAL	849 SPACES

*FOR INTERIM PARKING 550 SPACES TO BE PROVIDED OFF SITE
** STANDARD SPACES COUNT INCLUDES 124 TANDEM VALET SPACES

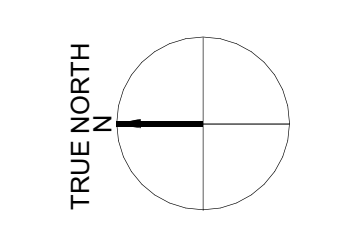
GENERAL LEGEND

- TRACT LINE
- LIMIT OF WORK (LOW)
- EXTENT OF UNDERGROUND PARKING GARAGE

MARK	DATE	DESCRIPTION
REVISIONS		
		ISSUE: FINAL SUBMITTAL
	01.27.2025	ISSUE DATE:
	22-525	PROJECT NO.:
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SHEET TITLE:
PROPOSED SITE PLAN



1" = 50'-0"



TREE PROTECTION LEGEND

- EXISTING PALM TO REMAIN
- EXISTING PALM TO BE REMOVED
- EXISTING CANOPY TREE TO REMAIN
- EXISTING CANOPY TREE TO BE REMOVED

FOR TREE DISPOSITION TABLE SEE SHEET CP L-01 & CP L-02

GENERAL LEGEND

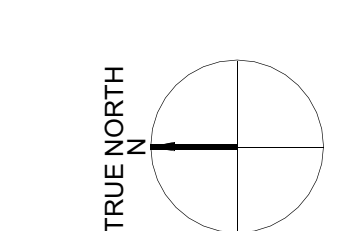
- LIMIT OF WORK (LOW)
- EXTENT OF UNDERGROUND PARKING GARAGE

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SHEET TITLE:
TREE DISPOSITION PLAN

CP L0-03

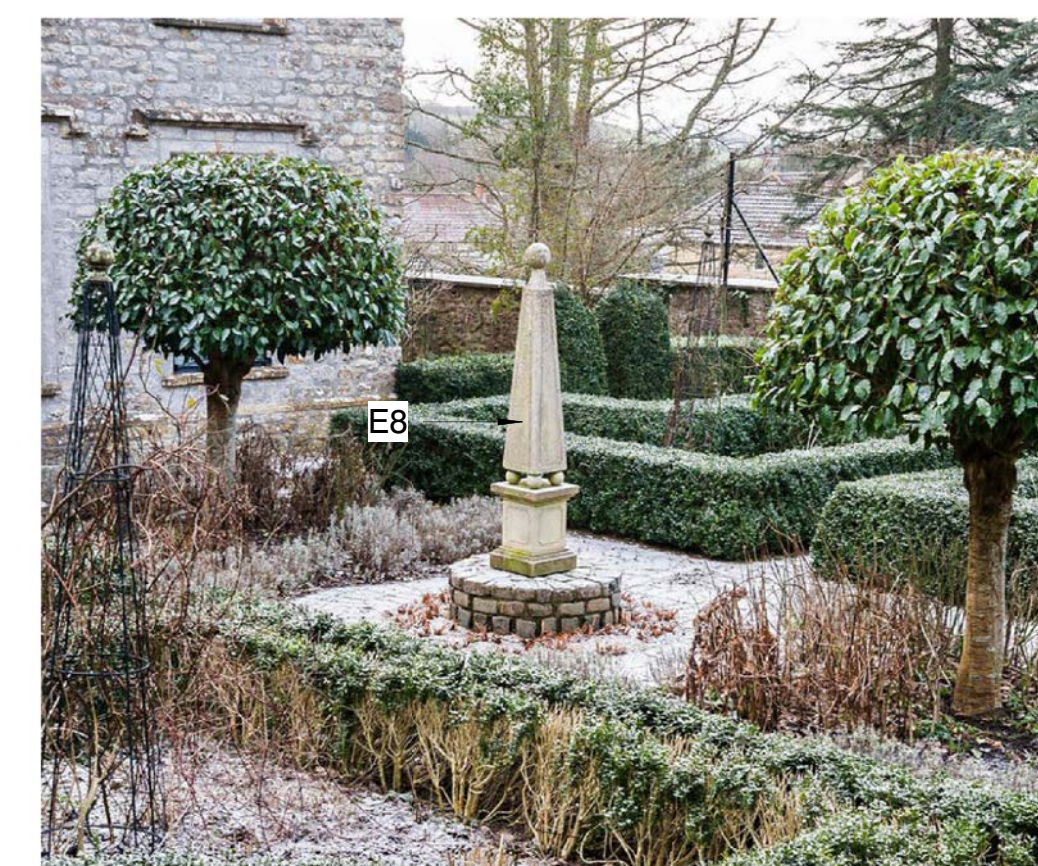
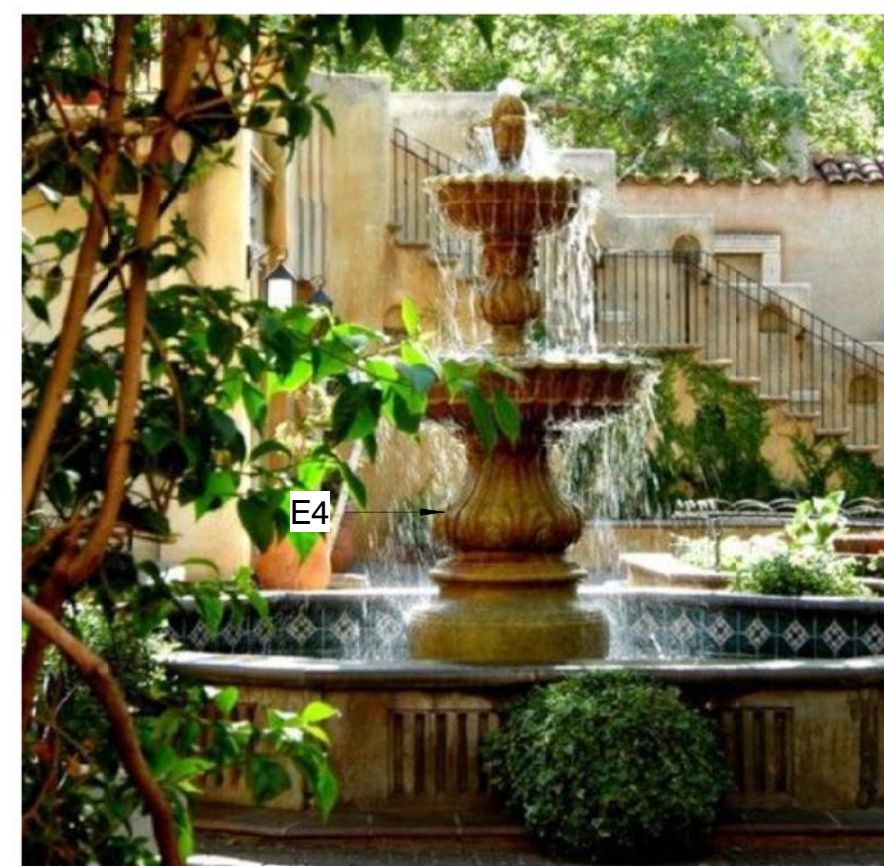
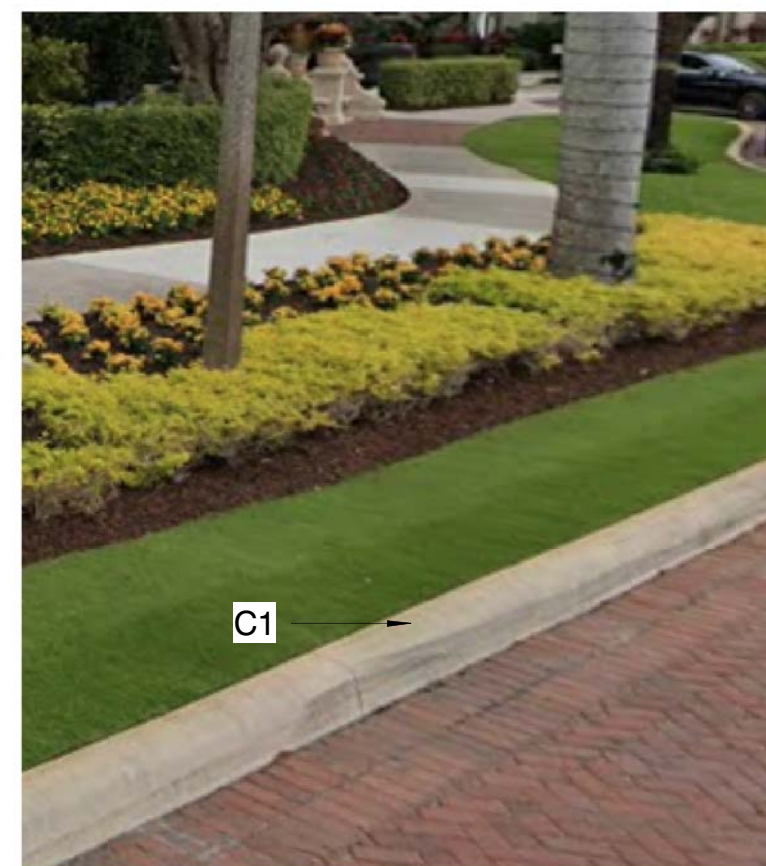
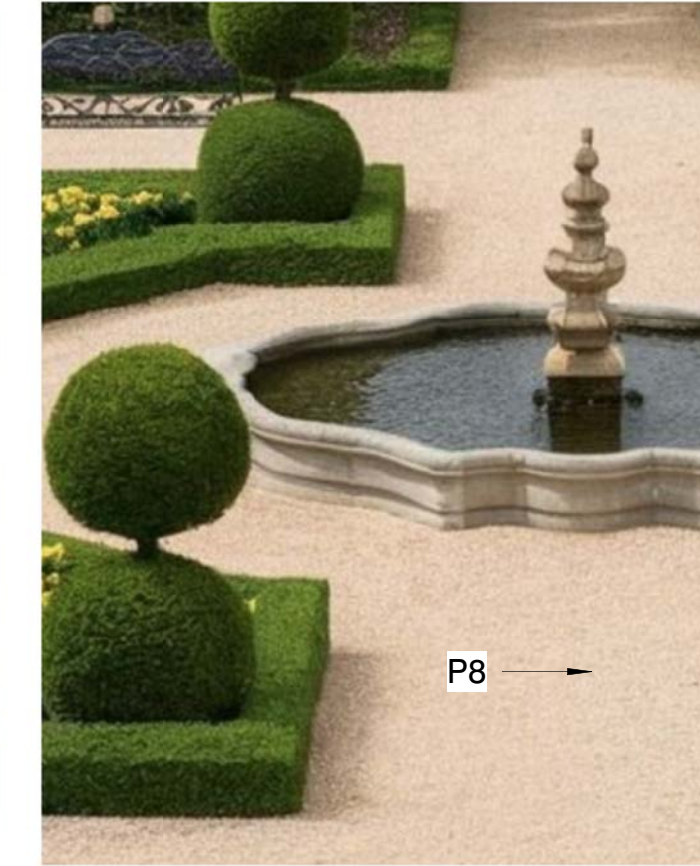
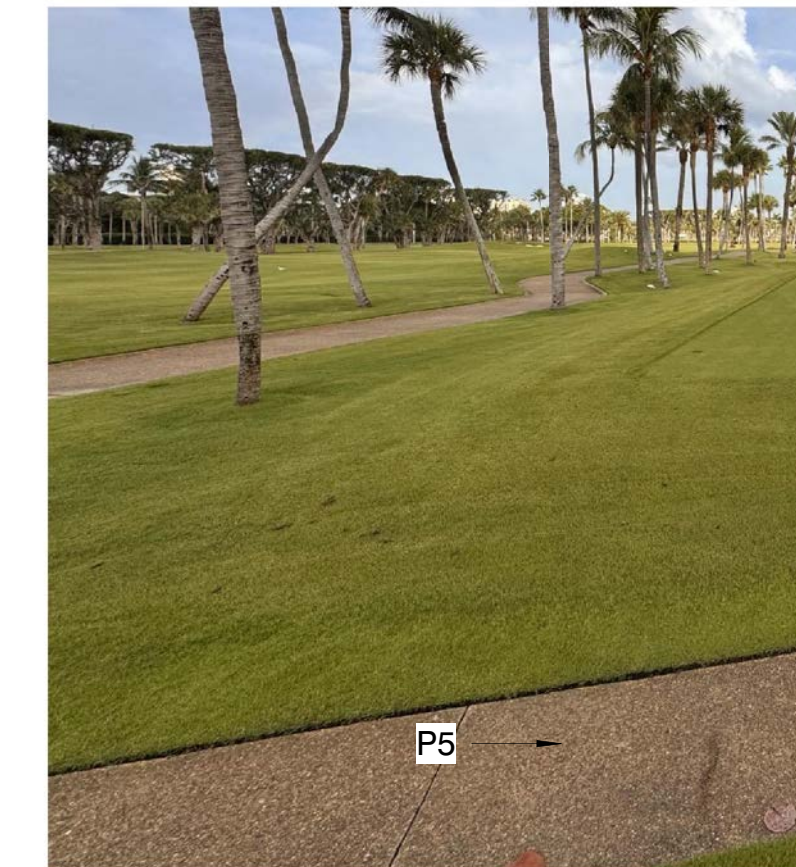
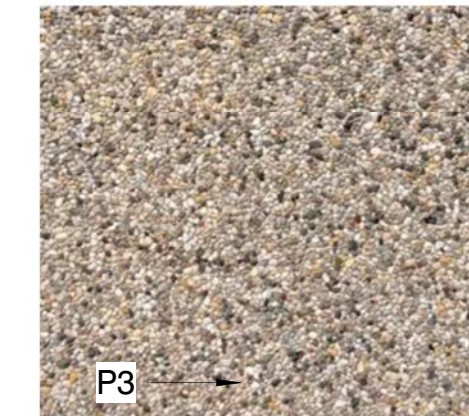
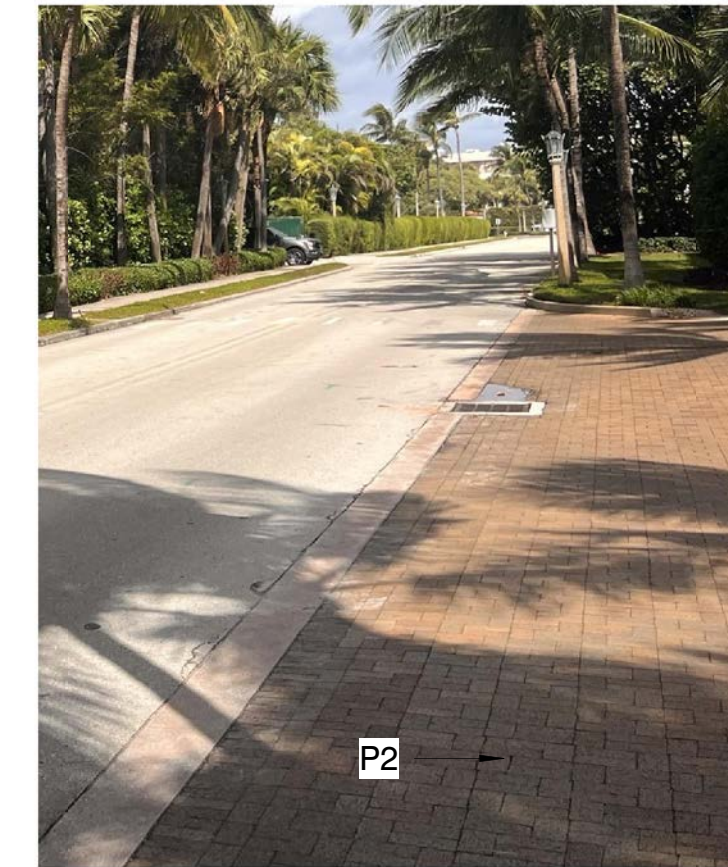


1" = 50'-0"

SEAL:



KEYNOTE	ITEM	MATERIAL	FINISH	NOTES
PAVEMENTS				
P1	VEHICULAR PAVEMENT 1	BRICK	TO MATCH EXISTING PAVER AND PATTERN	MAIN ACCESS ROADS
P2	VEHICULAR PAVEMENT 1	BRICK	TO MATCH EXISTING PAVER AND PATTERN	AT BANDING EDGE VEHICLE LAY-BY
P3	VEHICULAR PAVEMENT 2	CONCRETE	EXPOSED AGGREGATE SHELL FINISH	PARKING GARAGE SURFACE
P4	VEHICULAR PAVEMENT 3	ASPHALT	CHIP SEAL BEIGE COLOR ON	VEHICLE ENTRY TO PARKING
P5	CART PATH	CONCRETE	TO MATCH EXISTING FINISH AND SCORE PATTERN	GOLF CART PATHS
P6	PEDESTRIAN PAVEMENT 1	BRICK	TO MATCH EXISTING FINISH AND HERRINGBONE PATTERN	SURFACE IN FRONT OF BENCH
P7	PEDESTRIAN PAVEMENT 2	CONCRETE	EXPOSED AGGREGATE SHELL FINISH	SIDEWALKS
P8	PEDESTRIAN PAVEMENT 3	CRUSHED LIMESTONE	COMPACTED LIMESTONE FINES WITH STABILIZER	PARTERRE GARDENS
P9	PEDESTRIAN PAVEMENT 4	CORAL STONE	SIZE 18"X18" @ 1 3/4" TH. DIAMOND PATTERN W/ ACCENT PAVER	PARTERRE GARDENS
CURBS & WALLS				
C1	CURB	CONCRETE	TO MATCH EXISTING FINISH AND PROFILE	
C2	MOUNTABLE CURB	CONCRETE	TO MATCH EXISTING FINISH AND FLUSH PROFILE	
W1	RETAINING WALL	CONCRETE	FINISH TO MATCH HISTORICAL COLORS	COLOR TO MATCH EXISTING BREAKERS WALLS
MISCELLANEOUS SITE ELEMENTS				
E3	STONE MONUMENT	CAST STONE	MATCH EXISTING FINISH AND PROFILES OF MONUMENT AT MAIN ENTRY FOUNTAIN ROUNDABOUT	PARTERRE GARDENS
E4	FOUNTAIN	CAST STONE	MATCH EXISTING FINISH OF MAIN ENTRY FOUNTAIN	82" W x 64" H, 18" H. TIERED BASIN
E8	OBELISK	CAST STONE	MATCH EXISTING FINISH OF HOTEL BALUSTRADES	150" HT OBELISK ON 30"X30" PEDESTAL BASE



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SHEET TITLE:
MATERIAL SCHEDULE

SEAL:



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SHEET TITLE:
MATERIAL PLAN

CP L1-01

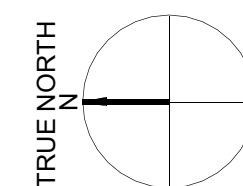


MATERIAL SCHEDULE

- P1 - VEHICULAR PAVEMENT 1
- P2 - VEHICULAR PAVEMENT 2
- P3 - VEHICULAR PAVEMENT 3
- P4 - VEHICULAR PAVEMENT 4
- P5 - CART PATH
- P6 - PEDESTRIAN PAVEMENT 1
- P7 - PEDESTRIAN PAVEMENT 2
- P8 - PEDESTRIAN PAVEMENT 3
- P9 - PEDESTRIAN PAVEMENT 4
- C1 - CURB
- C2 - MOUNTABLE CURB
- W1 - RETAINING WALL

GENERAL LEGEND

- LIMIT OF WORK (LOW)
- EXTENT OF UNDERGROUND PARKING GARAGE



1" = 50'-0"

SEAL:

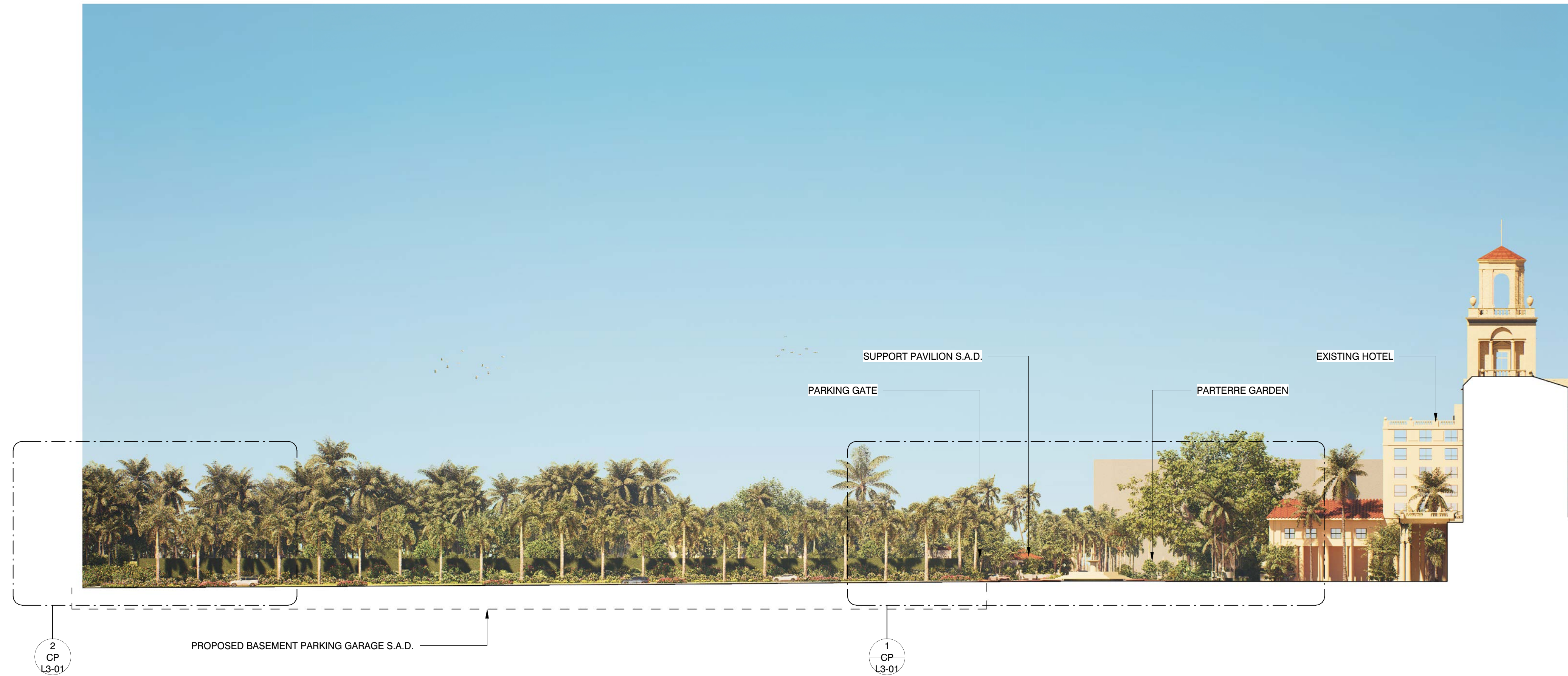
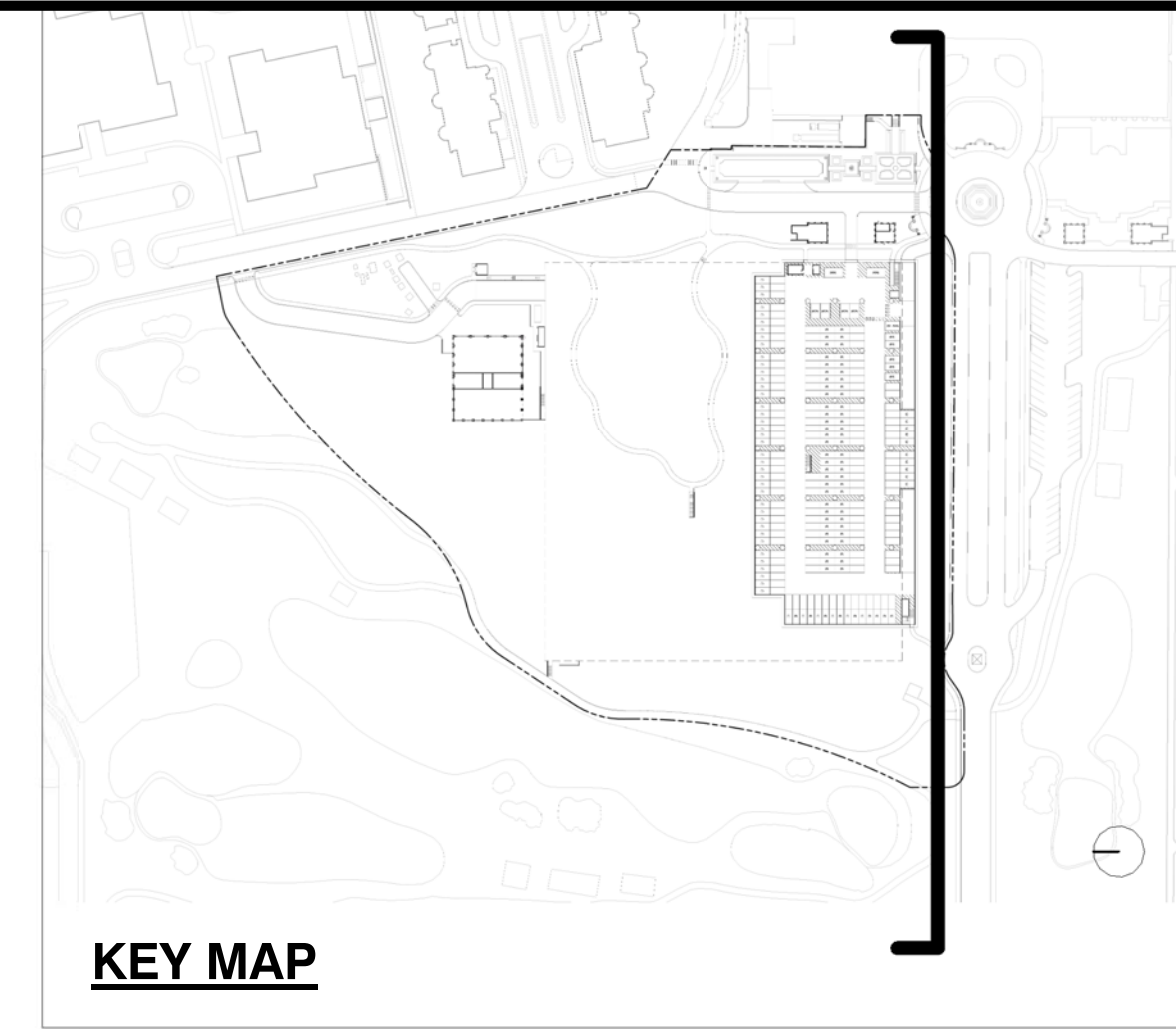


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SHEET TITLE:
SOUTH ELEVATION

CP L3-01



3 SOUTH ELEVATION

1" = 40'-0"



2 SOUTH ELEVATION ENLARGEMENT 2

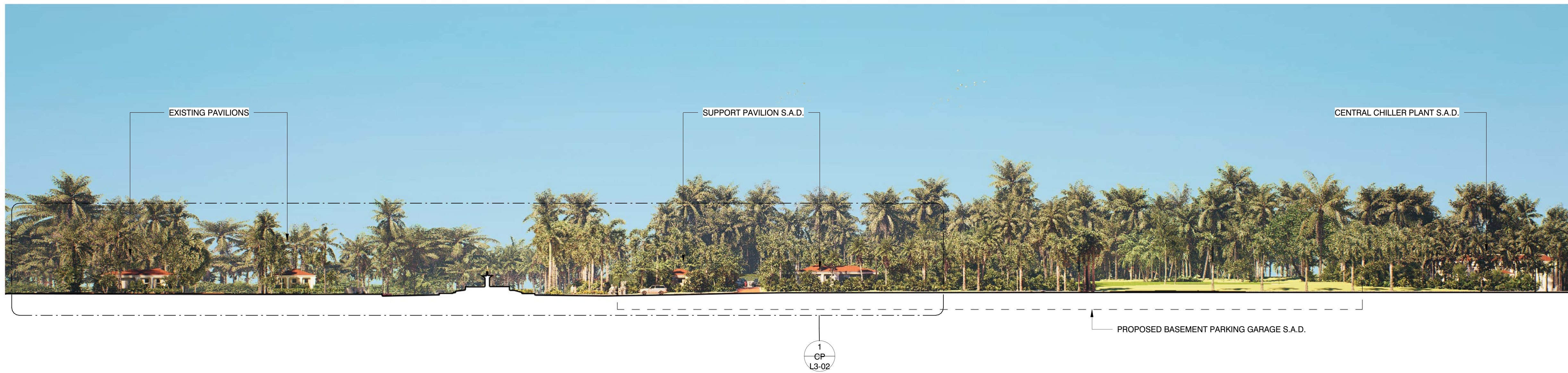
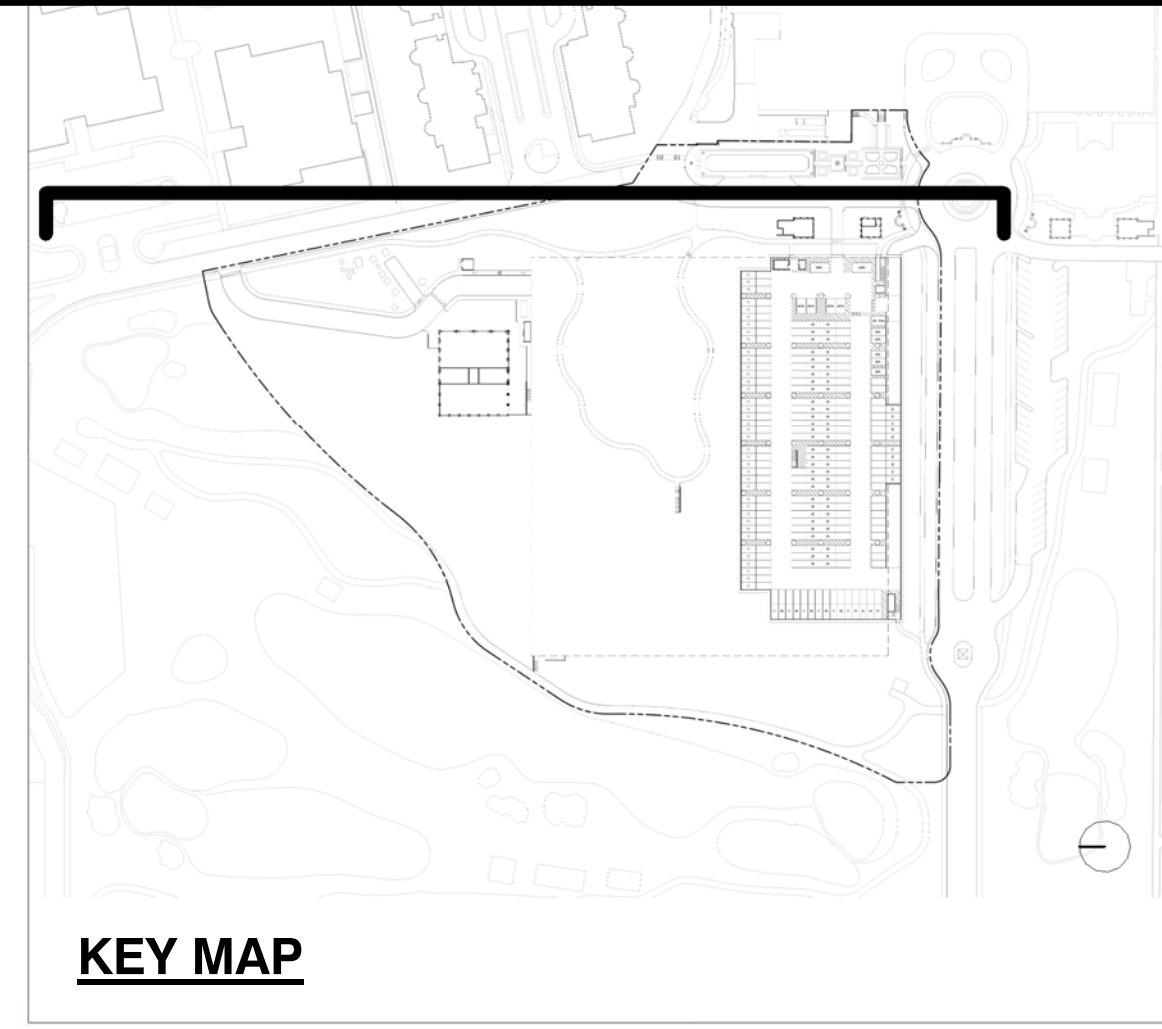
1/16" = 1'-0"



1 SOUTH ELEVATION ENLARGEMENT 1

1/16" = 1'-0"

SEAL:



2 EAST ELEVATION

1" = 40'-0"



1 EAST ELEVATION ENLARGEMENT

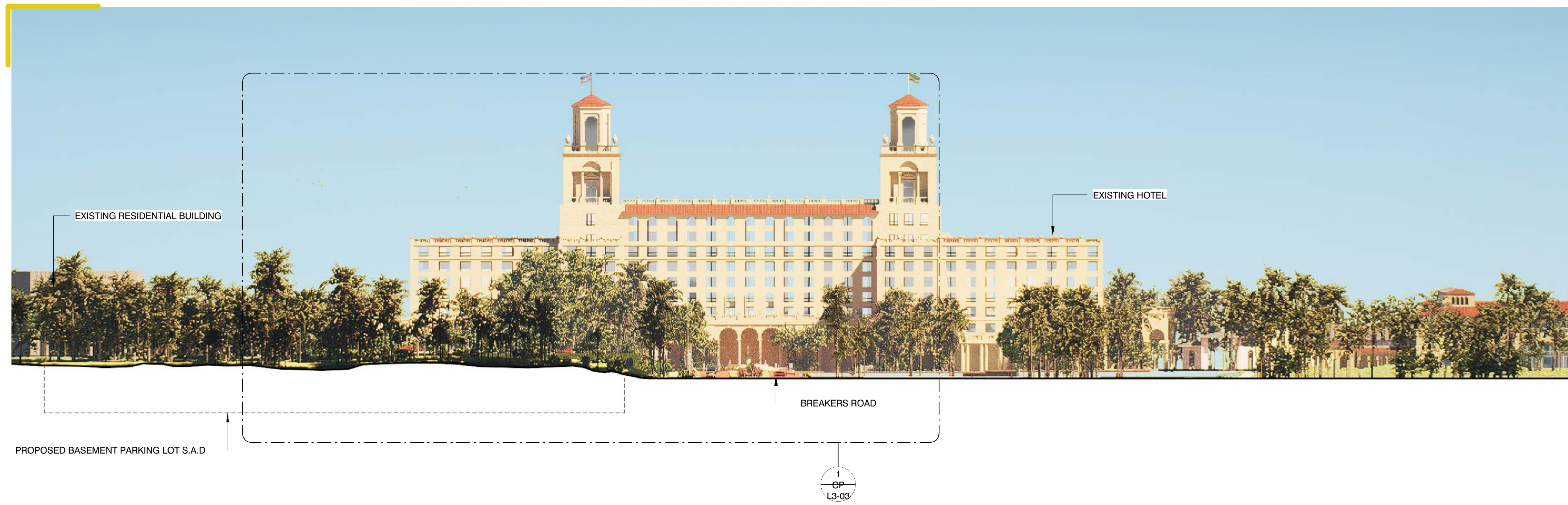
1/16" = 1'-0"

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SHEET TITLE:
EAST ELEVATION

CP L3-02



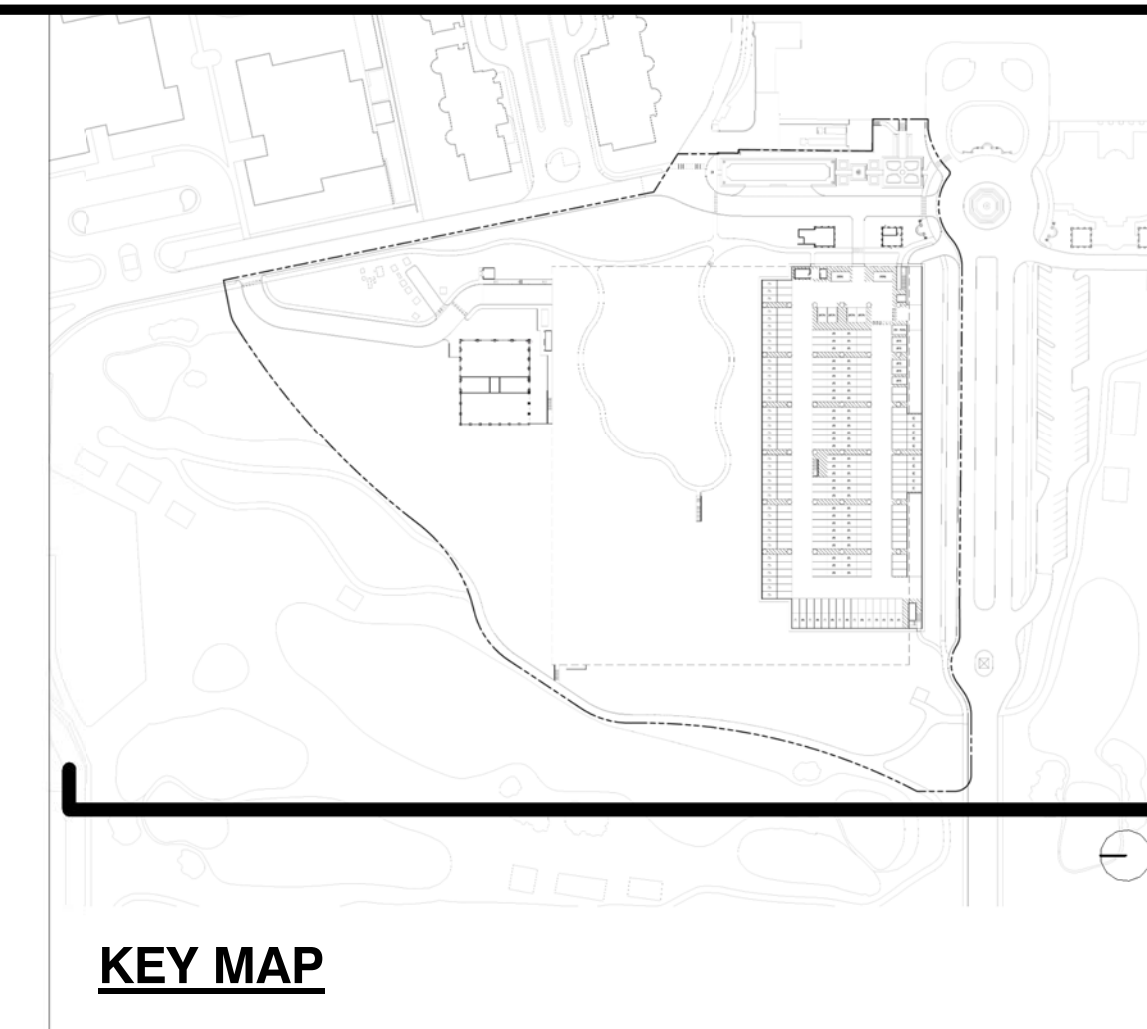
2 WEST ELEVATION

1" = 40'-0"



1 WEST ELEVATION ENLARGEMENT

1/16" = 1'-0"



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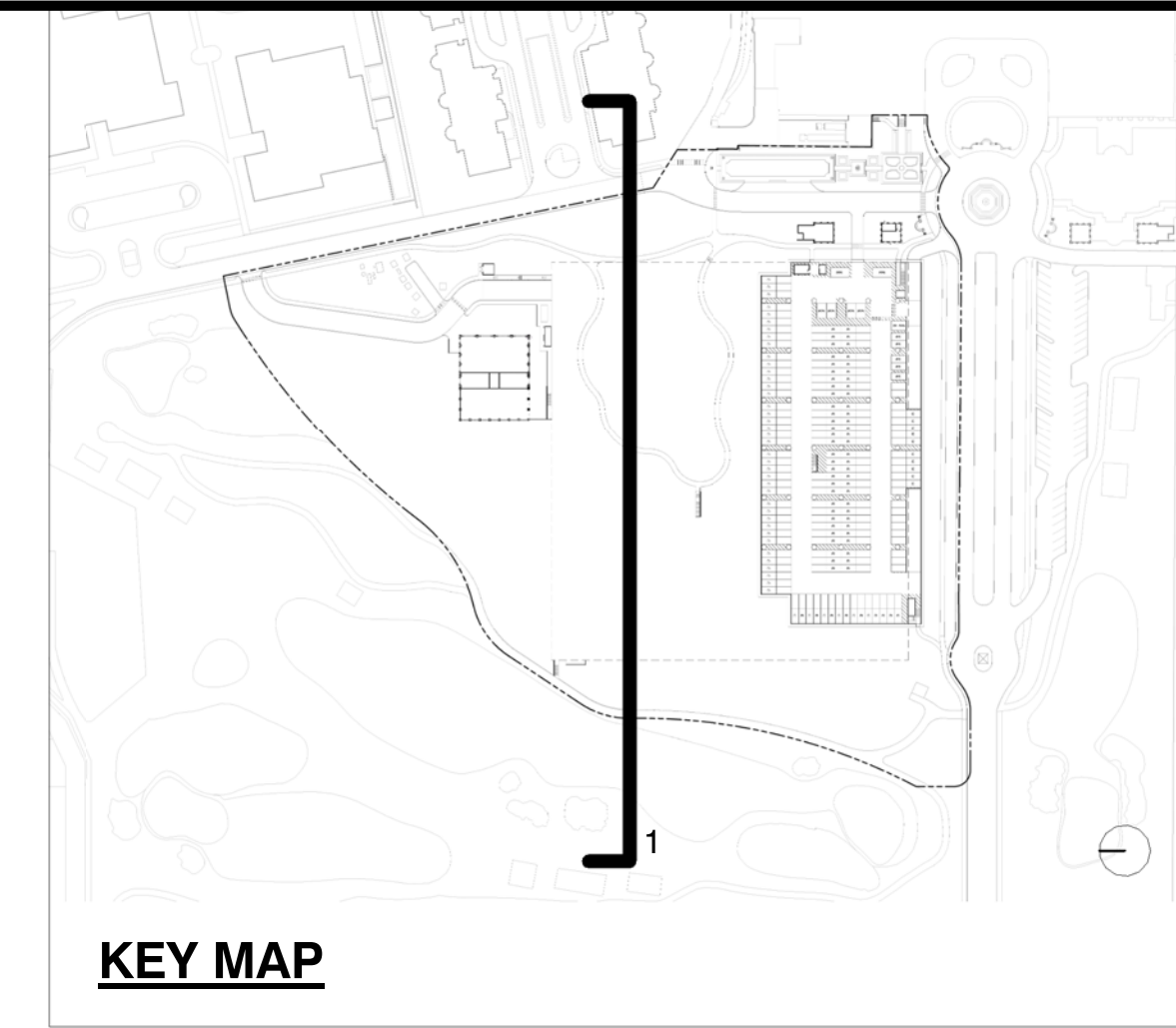
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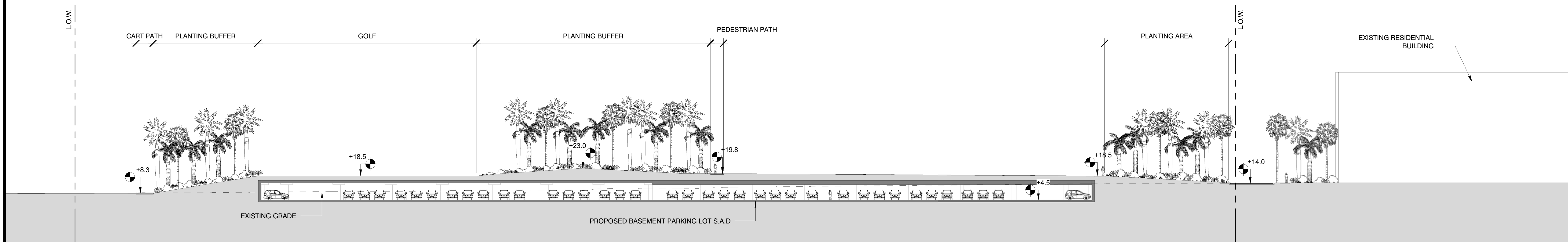
SHEET TITLE:
WEST ELEVATION

CP L3-03

SEAL:



KEY MAP



2 PROPOSED SECTION 1 1" = 30'-0"



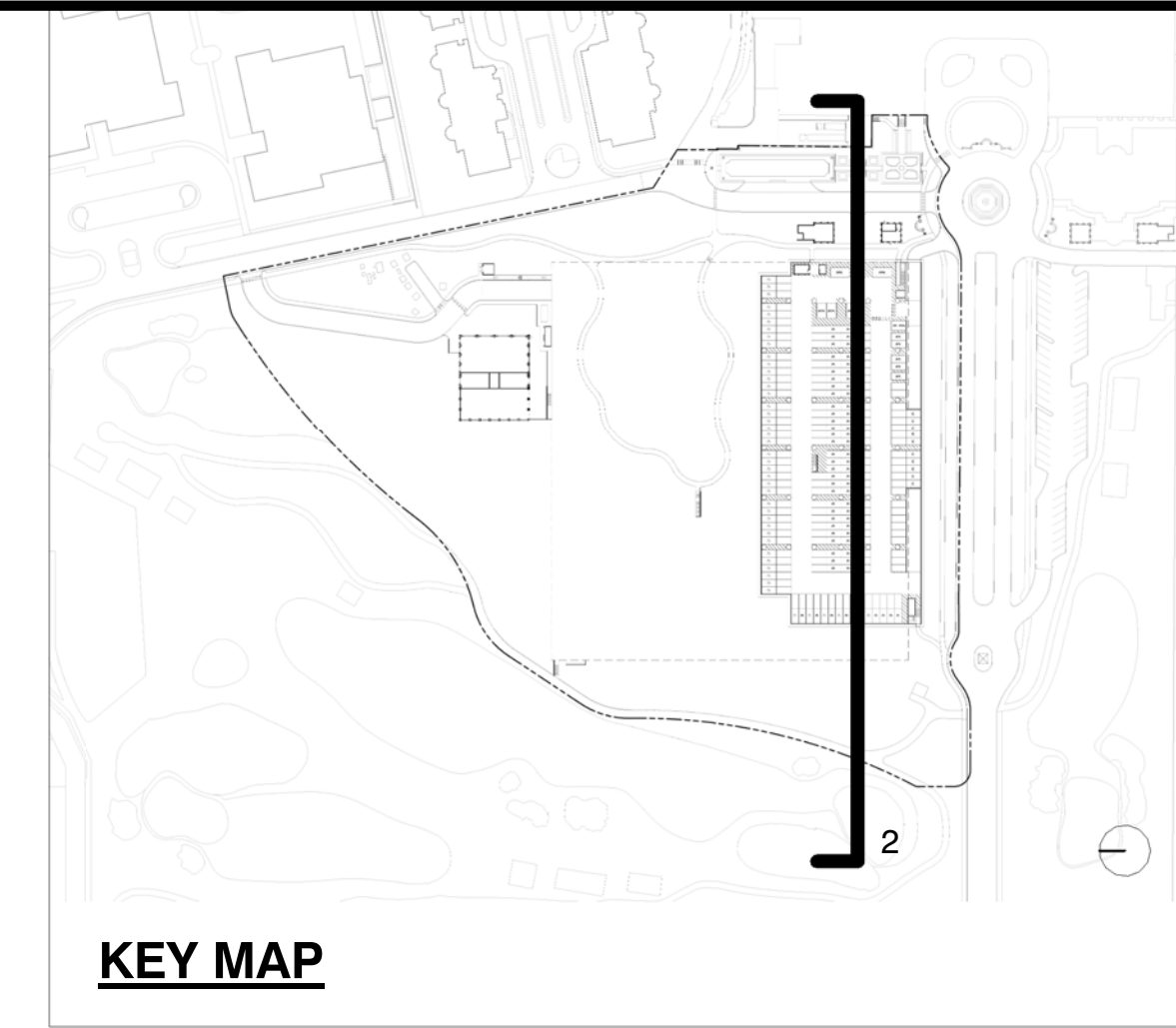
1 EXISTING SECTION 1 1" = 30'-0"

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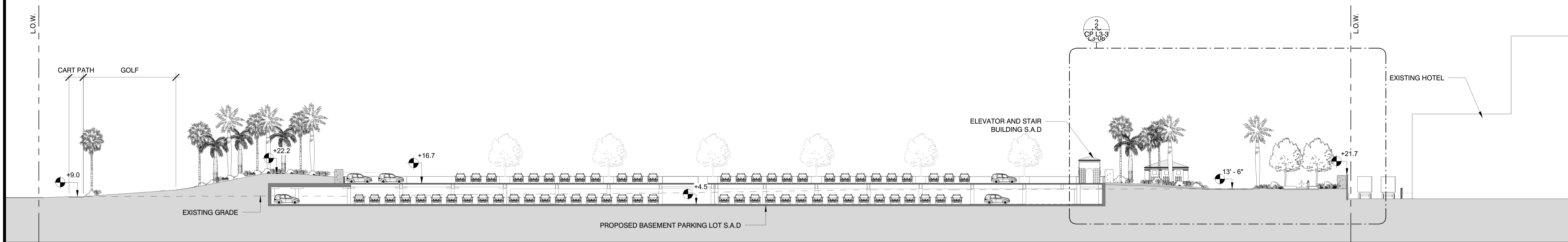
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SHEET TITLE:
SECTIONS

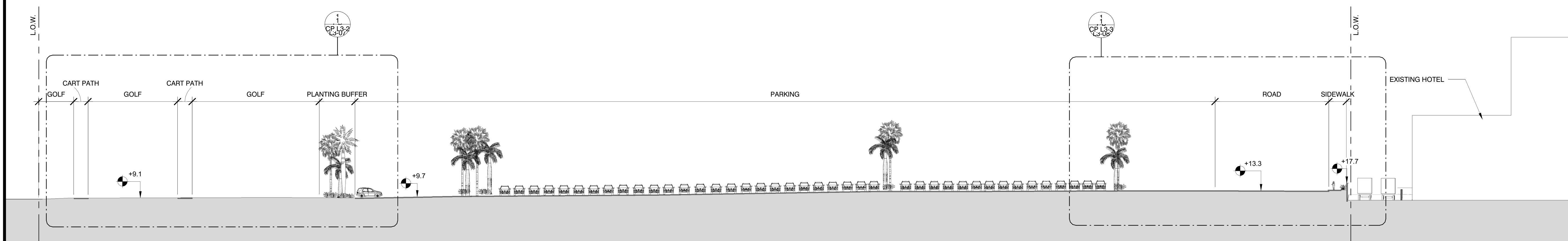
SEAL:



KEY MAP



2 PROPOSED SECTION 2 1" = 30'-0"



1 EXISTING SECTION 2 1" = 30'-0"

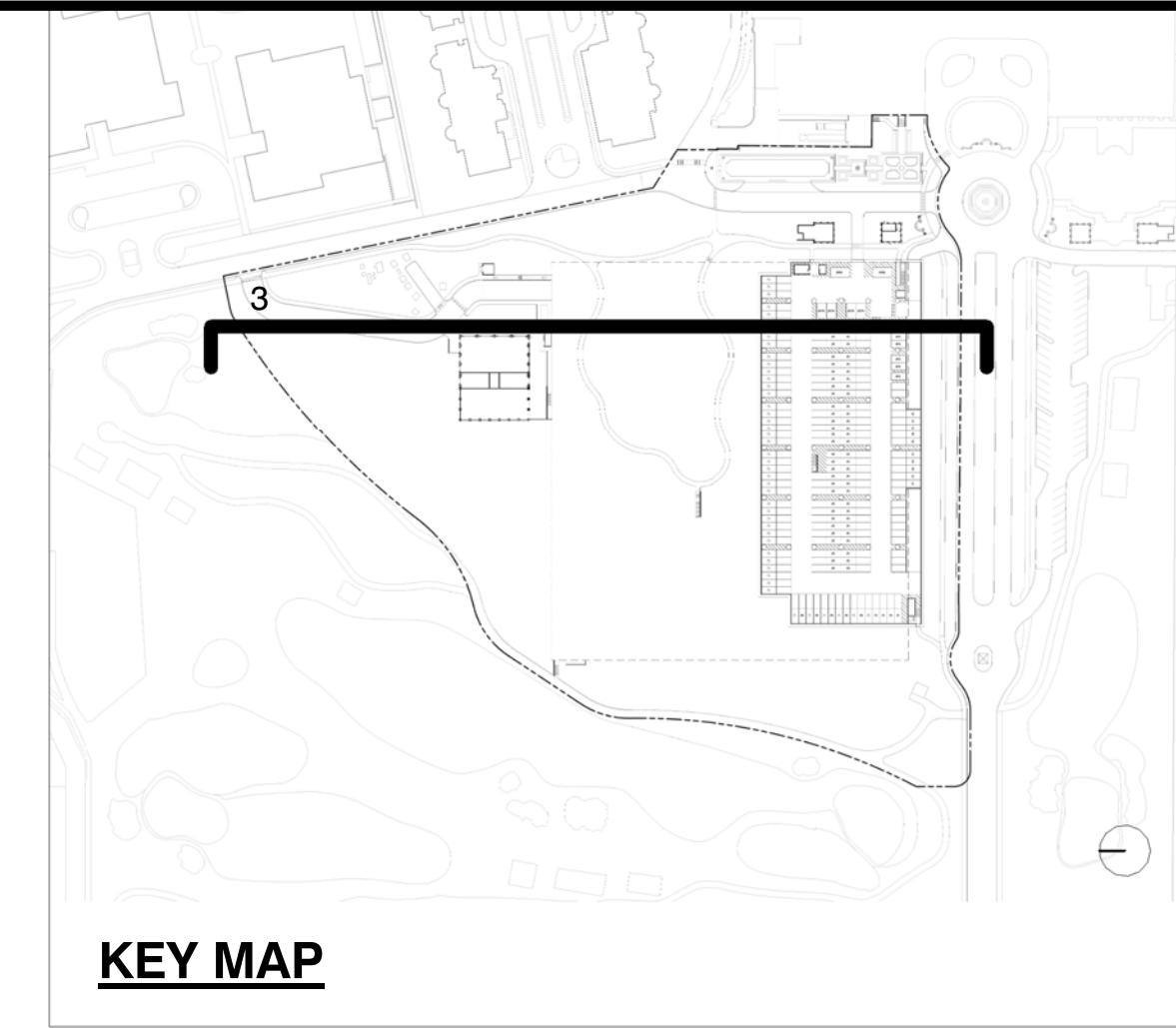
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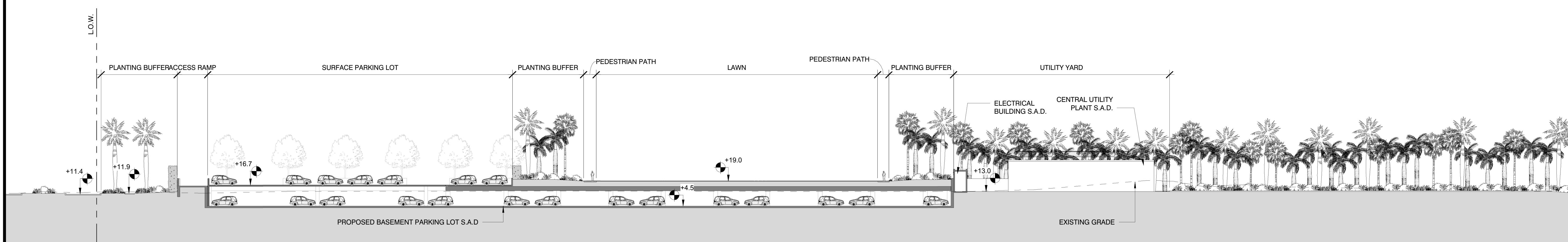
SHEET TITLE:
SECTIONS

CP L3-05

SEAL:

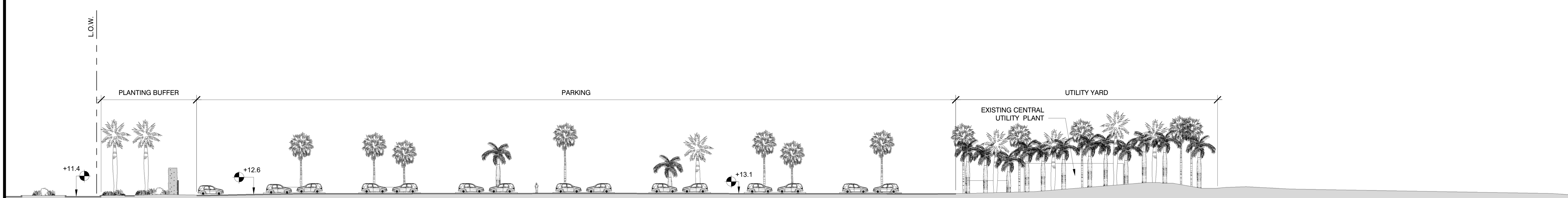


KEY MAP



2 PROPOSED SECTION 3

1" = 30'-0"



1 EXISTING SECTION 3

1" = 30'-0"

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 SECTIONS

SEAL:

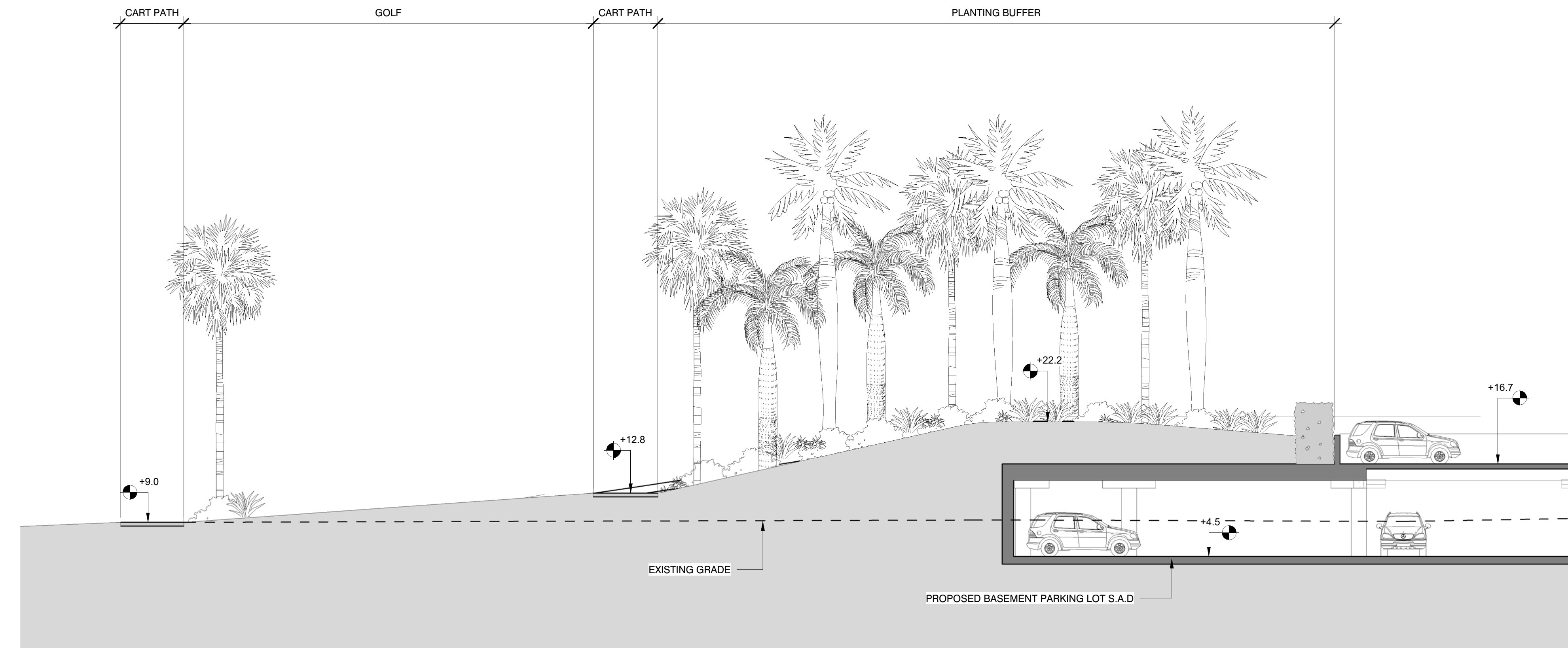
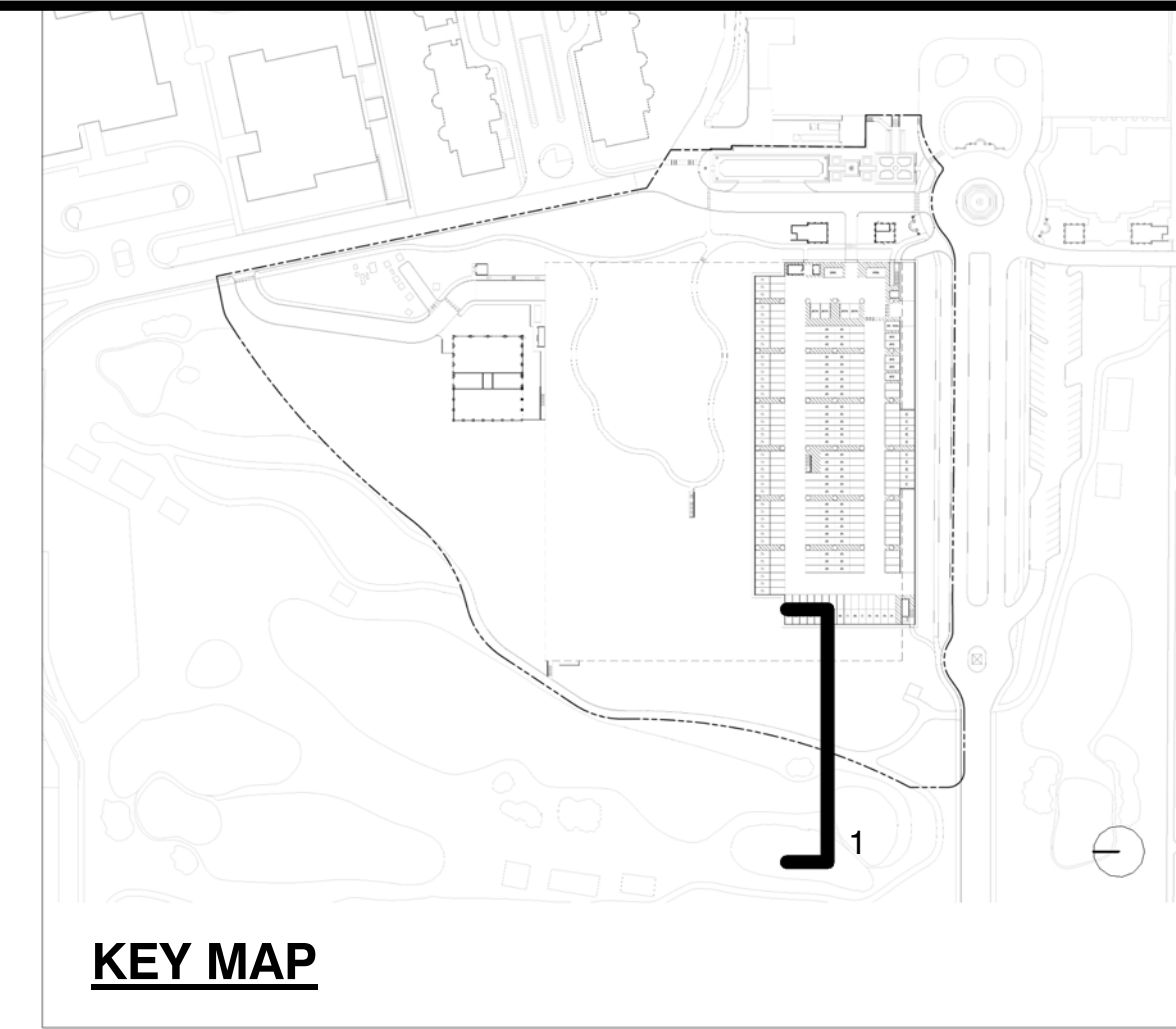


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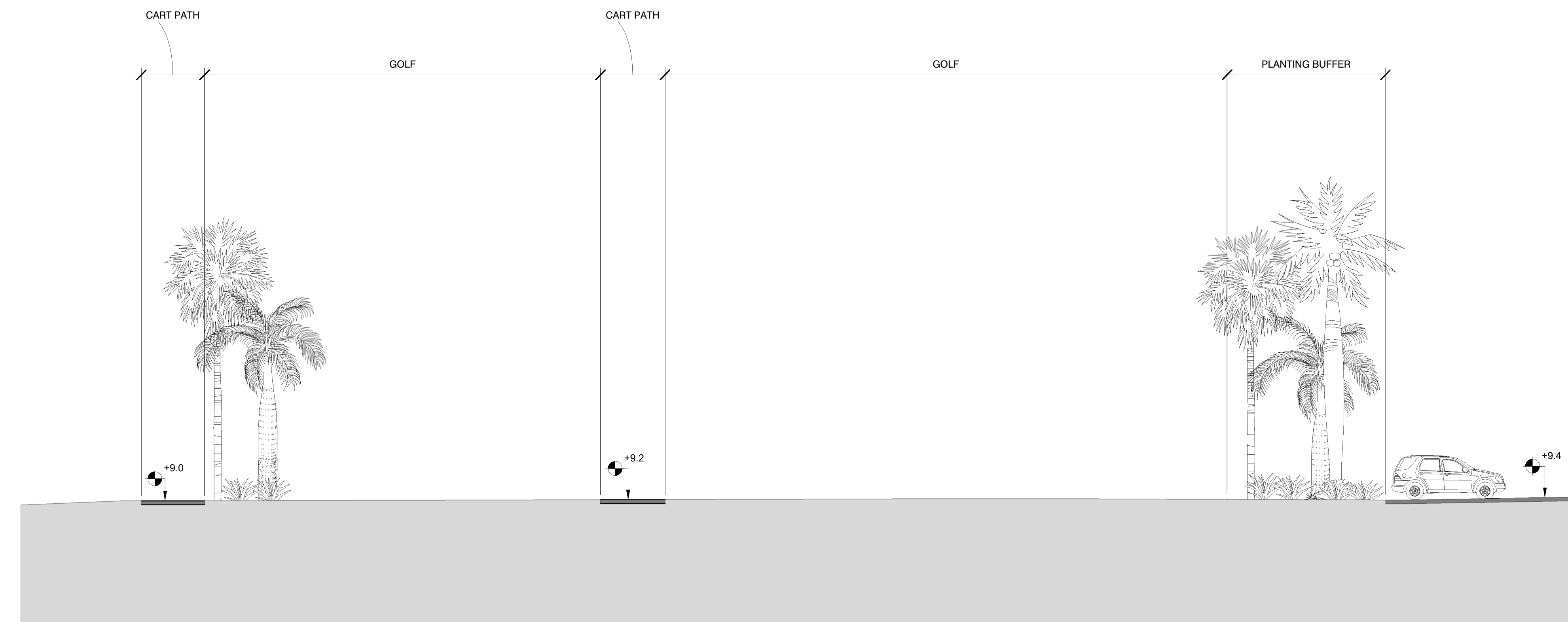
SHEET TITLE:
SECTION ENLARGEMENTS

CP L3-07



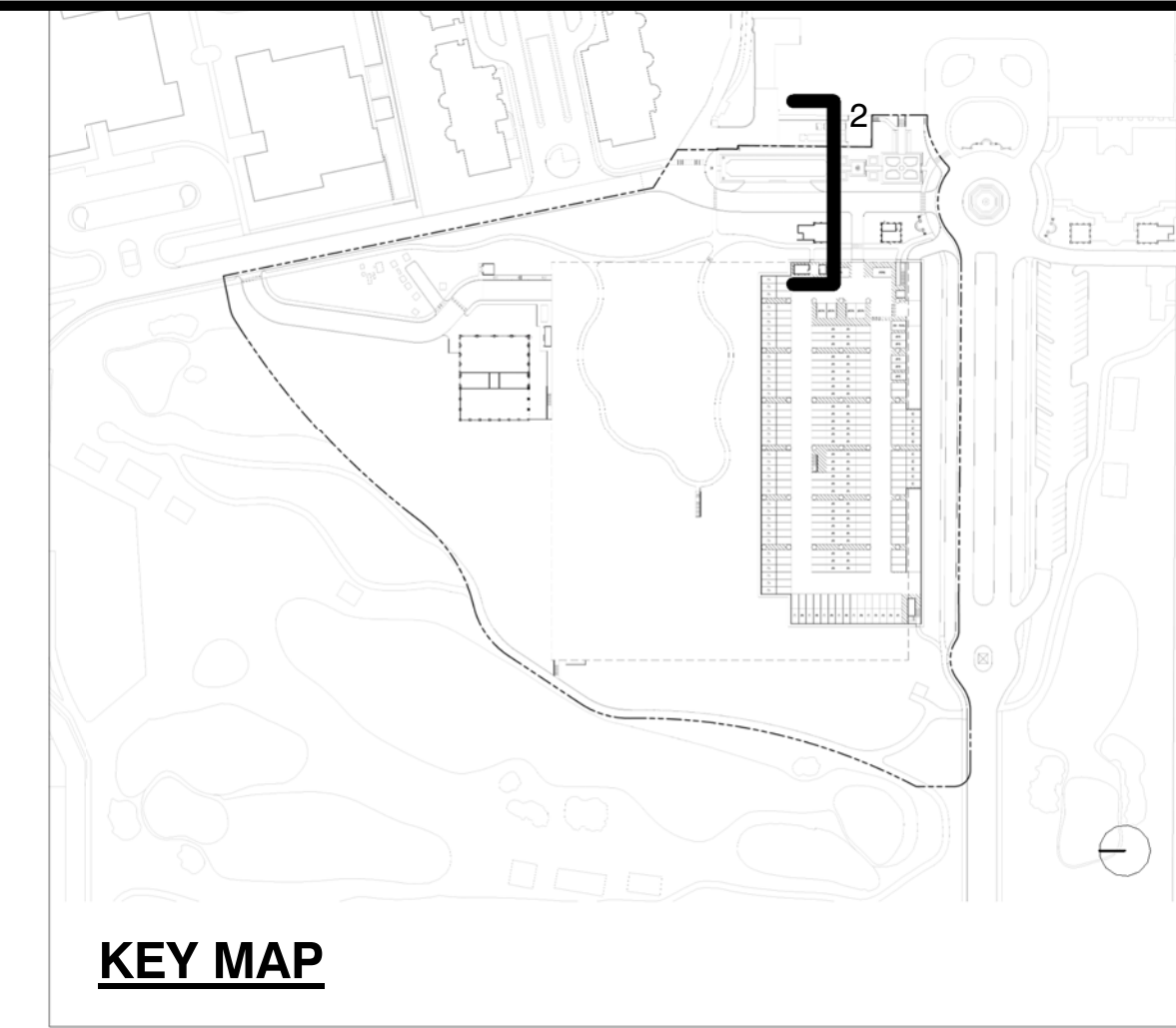
2 PROPOSED SECTION ENLARGEMENT 1

1" = 10'-0"



1 EXISTING SECTION ENLARGEMENT 1

1" = 10'-0"



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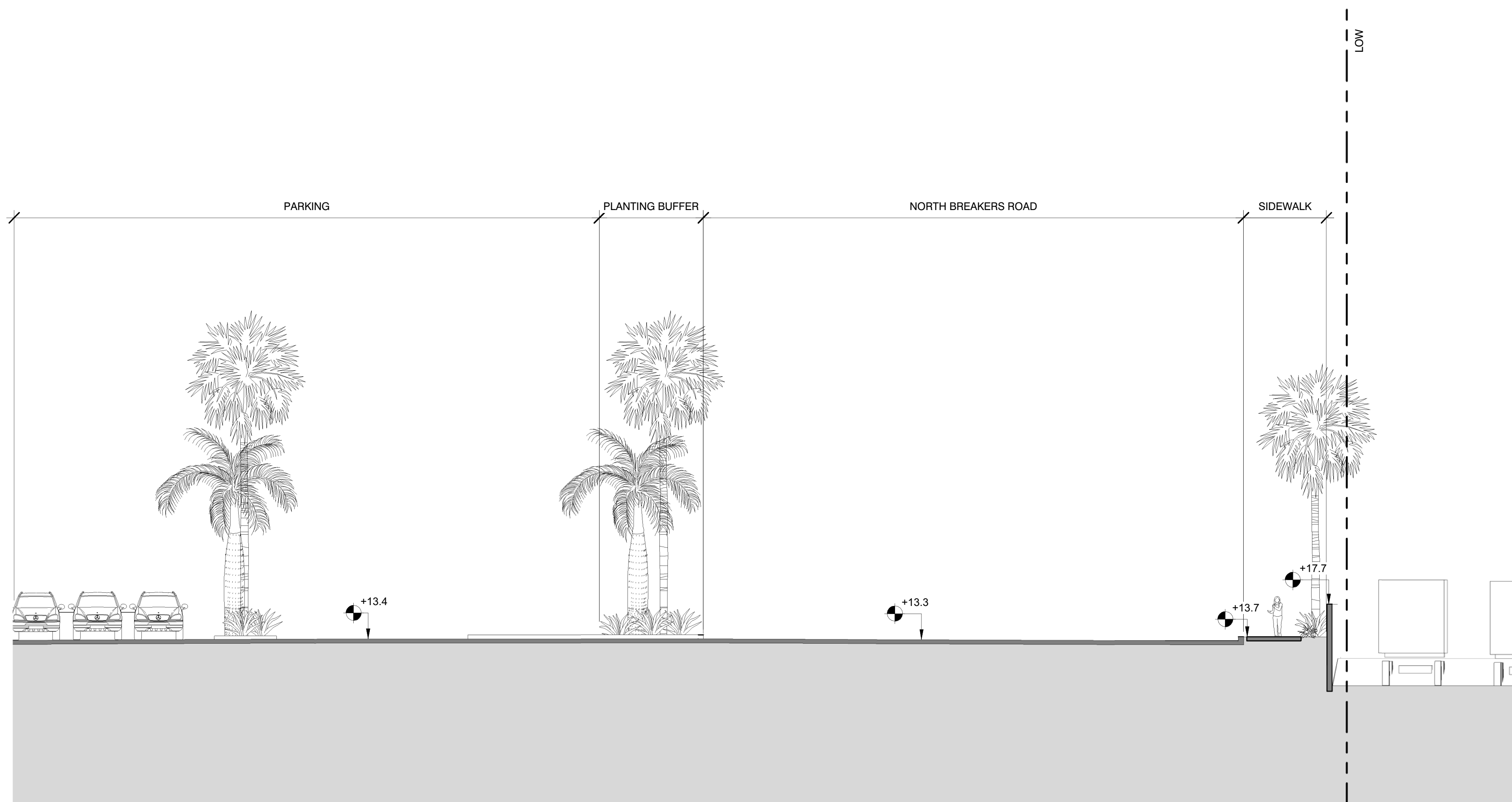
SHEET TITLE:
SECTION ENLARGEMENTS

CP L3-08



2 PROPOSED SECTION ENLARGEMENT 2

1" = 10'-0"



1 EXISTING SECTION ENLARGEMENT 2

1" = 10'-0"

CATEGORY	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
TREES	LL	2	Livistona tomentosa	3m Cal. 12-16ft HT	FLORIDA NATIVE		
	SG	5	Samarouba glauca	Paradise Tree	3-4in Cal. 16-18ft HT, 6ft Spr.	FLORIDA NATIVE	
	CW	5	Coccoloba uvifera	Sea Grape	36 Parking Lot Trees (Multi, 6-10ft HT, 6ft CT, 6ft spr., Character Trees) - 40 Park Trees (Multi, 3-6ft HT, 3-4ft spr., Character Trees)	FLORIDA NATIVE	
	CE	180	Conocarpus erectus	Silver & Green buttonwood	(50%) Single 10-12ft HT, oa., full low branch (50%) Single, Standard, 15-20ft HT, oa., full low branch	FLORIDA NATIVE	
	BS	5	Bumera simaruba	Gumbo limbo	4in Cal., 16ft HT., 6ft-8ft Spr.	FLORIDA NATIVE	
	PG	5	Bell Flower	Portulaca grandiflora	Full, 4-6ft HT	NON-NATIVE	
	CG	12	Caesalpinia grandiflora	Birdalweil Tree	Single, 2.5-3.5in Cal., 16ft-18ft HT, 8ft Spr.	NON-NATIVE	
	YY	6	Cananga odorata	Ylang-Ylang Tree	Single, 16ft HT, 5ft Spr.	NON-NATIVE	
	CT	4	Citrus sinensis	Citrus	Standard, Tree, 6-8ft HT, 3ft Spr.	NON-NATIVE	
	PALMS	SP	296	Sabal palmetto	Cabbage Palm	(50%) 10-15ft CT., (30%) 15-20ft CT., (50%) 20-25ft CT. With heads, regenerated	FLORIDA NATIVE
RR		111	Royal palm	Royal Palm	(50%) 8-12ft GW, (30%) 12-16ft GW, (20%) 16-20' GW.	FLORIDA NATIVE	
PS		23	Pseudophoenix sargentii	buccaneer palm	(50%) Single, 6-8ft HT., (50%) Single, 10-12ft HT.	FLORIDA NATIVE	
CA		83	Coccothrinax argentea	Florida silver palm	(50%) Single, 4ft HT., (50%) Single, 8ft HT.	FLORIDA NATIVE	
DC		20	Dypsis Cabadae	Cabadae Palm	(50%) 10ft -12ft HT, 5ft spr., multi (50%) 15-20ft HT, 8ft spr., multi	FLORIDA NATIVE	
TR		76	Thrinax radata	Florida Thatch Palm	Vary Heights Single, 8ft GW, 6-12ft HT	FLORIDA NATIVE	
PTY		26	Pythosperma macarthurii	Macarthur Palm	(50%) 8ft-10ft HT, 5ft spr., multi, heavy (50%) 12ft-16ft HT, 8ft multi, heavy	NON-NATIVE	
RE		76	Raphis excelsa	Lady Palm	5' 6" HT., 4' SPR., Full, Low Branched	NON-NATIVE	
PD		3	Phoenix dactylifera 'Medjool'	Medjool Date Palm	Florida Fancy, 20' CT, Diamond Cut, Matching	NON-NATIVE	
VA		40	Veitchia arcania	Montgomery palm	(30%) Single, 15ft-20ft CT, (30%) Double, 15ft-20ft CT (40%) Triple, 15ft., 20ft CT	NON-NATIVE	
ON	40	Cocos nucifera	Coconut 'Green Malayan' or 'Maypan'	Single, 20ft.-25ft. GW	NON-NATIVE		
SHRUB MIX A		1490	Serenoa repens	Saw palmetto	Vary Heights, 3-5ft HT, 3-5ft Spr, full heavy	FLORIDA NATIVE	
SHRUB MIX B		908	Nephrolepis biserrata 'Macho'	Macho Fern	Vary Heights, 2-4ft HT, 2-3ft Spr, full heavy	FLORIDA NATIVE	
SHRUB MIX C		1733	Zamia pumila	Coinffe	Vary Heights, 2ft HT, 2-3ft Spr, full heavy	FLORIDA NATIVE	
SHRUB MIX D		492	Agapanthus africanus	African Lily	18" HT., 18" SPR., FULL, BLUE	NON-NATIVE	
SHRUB MIX E	513	(60 plants), Philodendron	Philodendron Varieties	(3) Different Varieties, 2ft - 6ft HT, Full	NON-NATIVE		
		(50 plants), Arthrum Varieties	Arthrum Varieties	(3) Different Varieties, 2-3ft HT, 2-3ft Spr, Full	NON-NATIVE		
		(50 plants), Alcocasia Varieties	Alcocasia Varieties	(3) Different Varieties, 4-5ft HT, 3-4ft spr, Full	NON-NATIVE		
		(20 plants), Heliconia	Heliconia Varieties	(50%) Heliconia caribaea 4ft- 6ft HT (50%) Heliconia Rio Nights 4ft-6ft HT	NON-NATIVE		
		(73 plants), Raphi Excelsa	Lady Palm	Shade Grow, 6-7ft HT, (50%) Sun Grow (50%) Shade Grow	NON-NATIVE		
		(70 plants), Chamaedorea cataractarum	Cat palm	Shade Grow, 6-7ft HT, (50%) Sun Grow (50%) Shade Grow	NON-NATIVE		
		(90 plants), Alpinia zerumbet	Shell Ginger	Full / Low Branched, Multi, 4-5ft HT, 4ft Spr, Full	NON-NATIVE		
		(100 plants), Coccoloba uvifera	Sea Grape	Bush, Multi, 3ft-4ft HT, 3ft Spr	FLORIDA NATIVE		
		SHRUB MIX F	114	Aloysia virgata	Sweet Almond Bush	3' HT, Full, Low Branched, 2.5-3ft Spr.	NON-NATIVE
				Agapanthus africanus	African Lily	18" HT., 18" Spr.	NON-NATIVE
Begonia odorata 'Alba'	White Begonia			2ft HT, 2ft Spr., Full., White	NON-NATIVE		
Neomarica caerulea 'Regina'	Giant Apostle's Iris			3ft HT, 2ft Spr, 12 Leaf Min.	NON-NATIVE		
SHRUB MIX G	538	Philodendron	Philodendron Varieties	(3) Different Varieties, 2ft - 6ft HT, Full	NON-NATIVE		
		Alcocasia Varieties	Alcocasia Varieties	(3) Different Varieties, 2-3ft HT, 2-3ft Spr, Full	NON-NATIVE		
		Heliconia	Heliconia Varieties	(50%) Heliconia psittacorum 'Lady Dr' 4' ht (50%) Heliconia psittacorum 'Nelson Mandela' 4' ht	NON-NATIVE		
		Raphi Excelsa	Lady Palm	Shade Grow, 6-7ft HT, (50%) Sun Grow (50%) Shade Grow	NON-NATIVE		
		Chamaedorea cataractarum	Cat palm	Shade Grow, 6-7ft HT, (50%) Sun Grow (50%) Shade Grow	NON-NATIVE		
Alpinia zerumbet	Shell Ginger	Full / Low Branched, Multi, Shade Grow, 4-5ft HT, 3ft Spr, Full	NON-NATIVE				
SHRUB MIX H		188	Begonia odorata 'Alba'	White Begonia	Full Shade Grow, 2-3ft HT, 2ft Spr.	NON-NATIVE	
HEDGE A		245	Clusia guttifera	Small Leaf Clusia	6ft HT, 4ft Spr., Full, Heavy, low branch	FLORIDA NATIVE	
HEDGE B		260	Ficus microcarpa 'Green Island'	Green Island Ficus	2ft HT, 2ft Spr., Full., (Parterre)	NON-NATIVE	
HEDGE C		320	Podocarpus macrophyllus	Yew Podocarpus	12ft HT, Full, Heavy, low branch (3 custom 12ft HT arches for pedestrian entry, 2 custom 12ft arches for vehicles)	NON-NATIVE	
GRASS		48216 SF	Paspalum grass	Paspalum grass	SOD FORM	NON-NATIVE	
VINE	70	(34 plants) Trachelospermum jasminoides	Confederate Jasmine	10ft HT, 2-2.5ft Spr, Low Branch, Multi, on Trellis	NON-NATIVE		
		(10 plants) Passiflora suberosa	Conky-stem Passion Vine	6ft HT, 2ft Spr., Low Branch, Multi, on Trellis	FLORIDA NATIVE		
GROUNDCOVER A	2219	(16 plants) Jacquemontia pentanthes	Skyblue Cluster Vine	6ft HT, 2ft Spr, Low Branch, Multi, on Trellis	FLORIDA NATIVE		
		Chrysobalanus icaco 'Horizontal'	Cocoplum Horizontal	2ft. HT, 2-3ft spr, full, low branched	FLORIDA NATIVE		



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

Line #	Property Address:	1 S COUNTY RD, PALM BEACH, FL 33480
2	Lot Area (sq. ft.):	BREAKERS PUD AREA: +/- 5,833,991 SF (PROJECT LIMIT OF WORK: 482,199 SF)
3		REQUIRED EXISTING PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	N/A N/A N/A
5	LOS to be altered (Sq Ft and %)	N/A N/A N/A
6	Perimeter LOS (Sq Ft and %)	N/A N/A N/A
7	Front Yard LOS (Sq Ft and %)	N/A N/A N/A
8	Native Trees %	30% (number of trees) 65% (379 native of 586) 80% (882 native of 1094)
9	Native Shrubs & Vines %	30% (number of shrubs & vines) N/A 65% (4512 native of 6871)
10	Native Groundcover %	30% (groundcover area) N/A 100% (2219 native of 2219)

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 PROJECT LIMIT OF WORK ARE LISTED IN LINE 4 ABOVE.
 -- PREVIOUSLY THE ENTIRE 'PROJECT LIMIT OF WORK AREA' HAS BEEN CONSIDERED AS PART OF THE 'BREAKERS PUD' IN CALCULATIONS OF 'OPEN SPACE' FOR THE OVERALL PUD PROPERTY. ON THIS BASIS, NO CHANGE IN 'OPEN SPACE' IS PROPOSED IN THIS APPLICATION FOR THE OVERALL PUD PROPERTY.



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THE BREAKERS PALM BEACH

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MARK	DATE	DESCRIPTION
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ISSUE: FINAL SUBMITTAL		
ISSUE DATE: 01.27.2025		
PROJECT NO: 22-525		
DRAWN BY: TV, MU, XH		
CHECKED BY: JN		

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SHEET TITLE:
PLANTING SCHEDULE AND LANDSCAPE LEGEND

CP L6-00



12/4/2025 11:25:50 AM Autodesk Docs://22-525 - The Breakers Resort/22-525_TB_Site.rvt

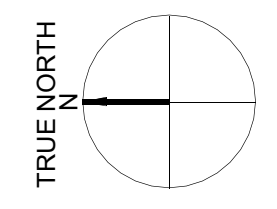


TREE AND PALM LEGEND

-  EXISTING PALM TREE TO REMAIN
-  EXISTING CANOPY TREE TO REMAIN

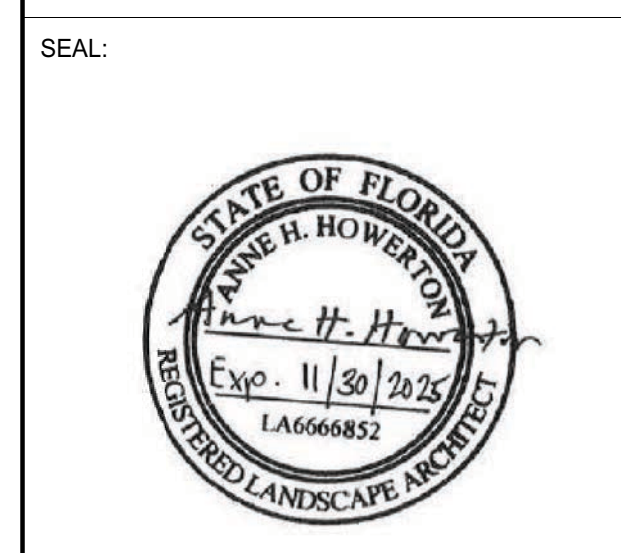
GENERAL LEGEND

-  LIMIT OF WORK (LOW)
-  EXTENT OF UNDERGROUND PARKING GARAGE



1" = 50'-0"

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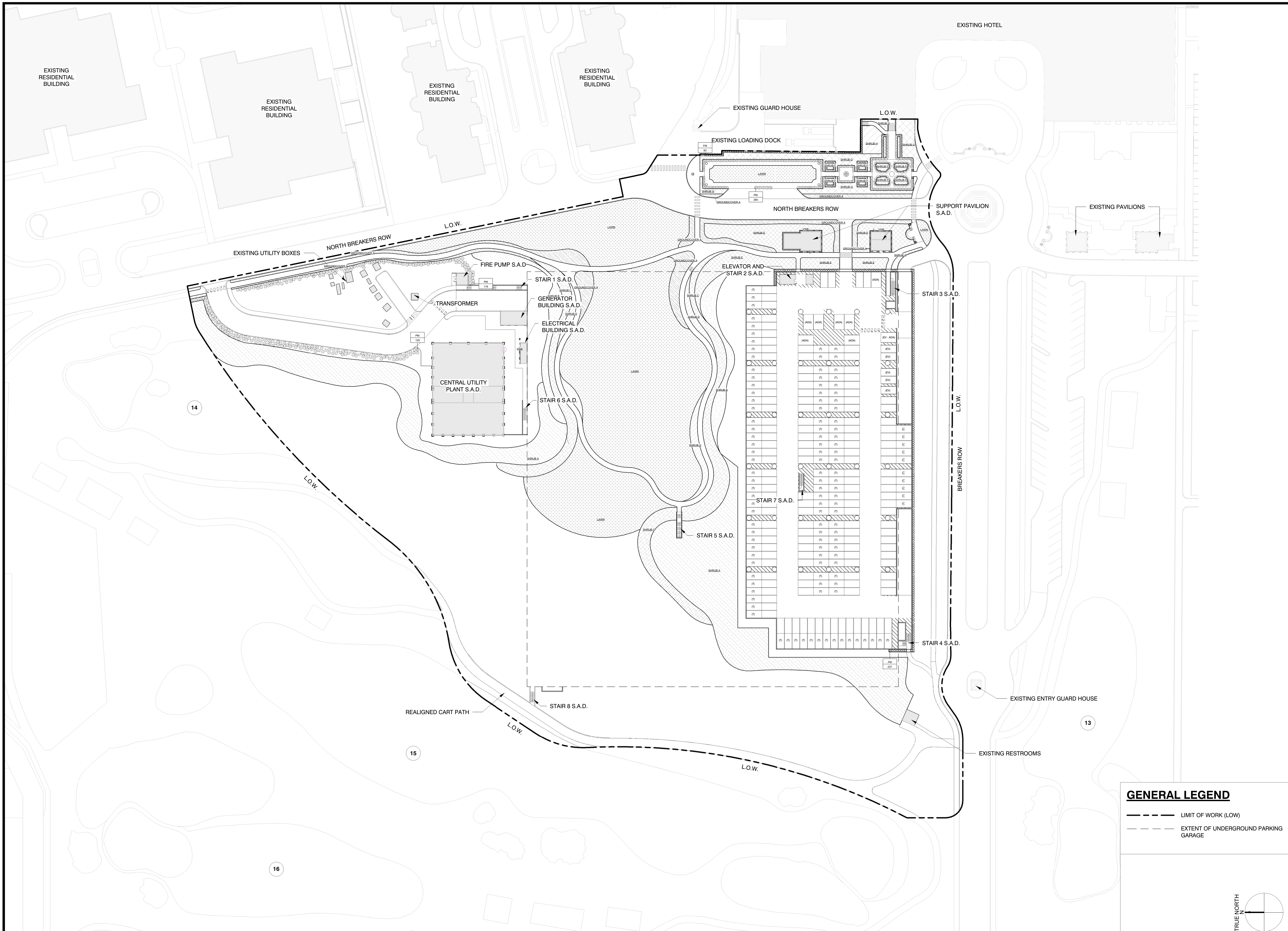
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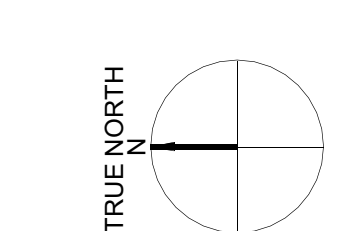
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TREE AND PALM PLAN

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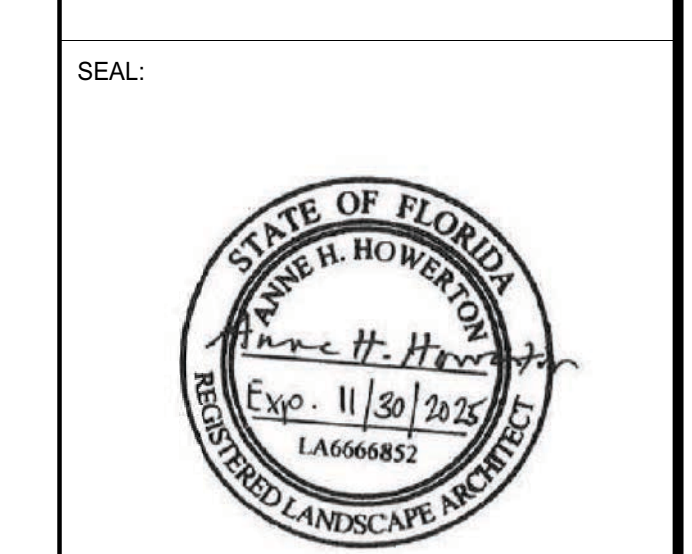


GENERAL LEGEND

- LIMIT OF WORK (LOW)
- - - - - EXTENT OF UNDERGROUND PARKING GARAGE



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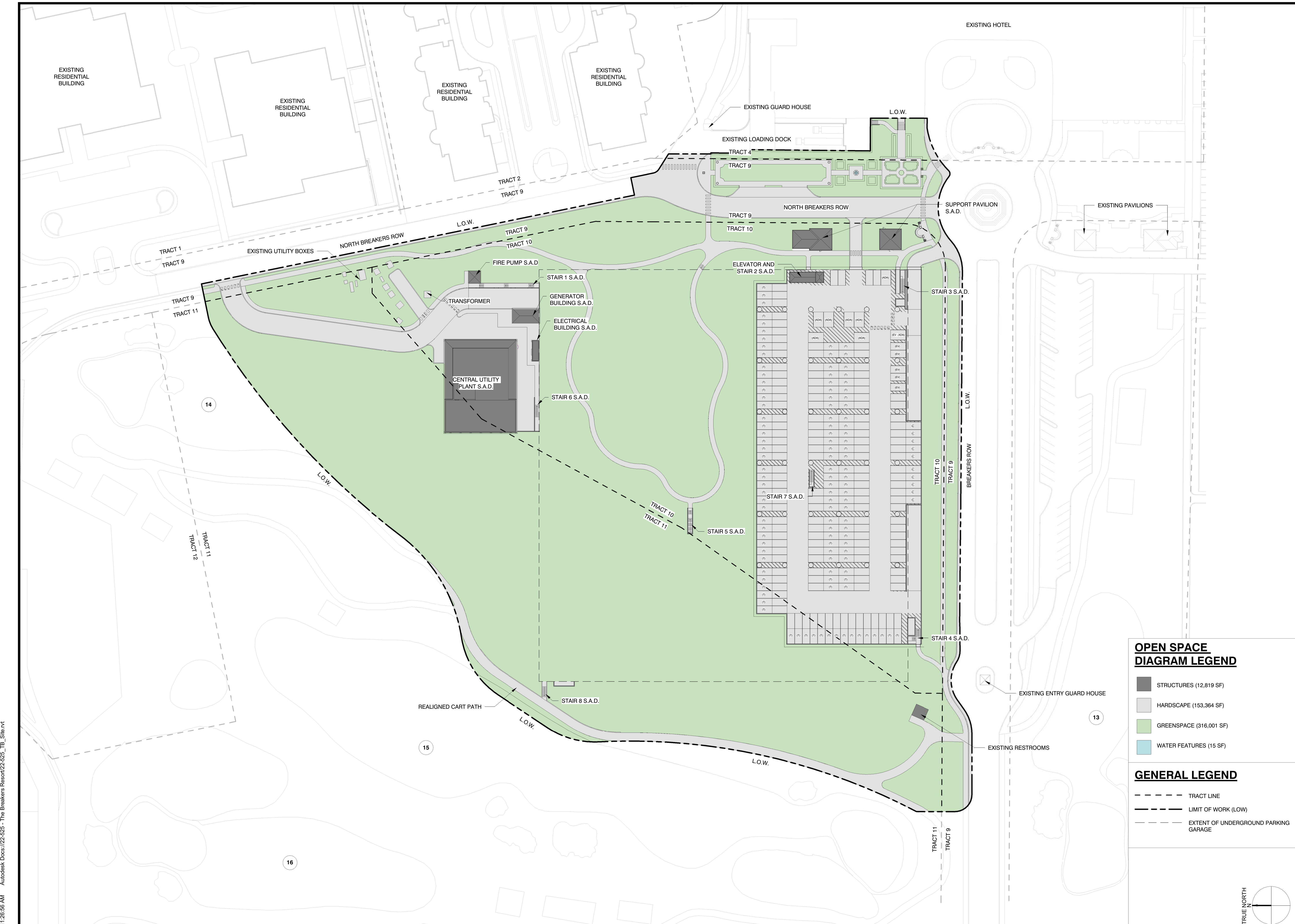
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SHEET TITLE:
SHRUB AND GROUND COVER PLAN



OPEN SPACE DIAGRAM LEGEND

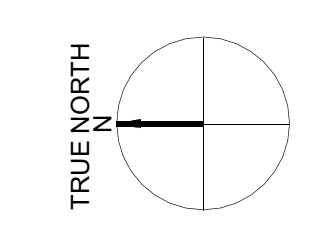
- STRUCTURES (12,819 SF)
- HARDSCAPE (153,364 SF)
- GREENSPACE (316,001 SF)
- WATER FEATURES (15 SF)

GENERAL LEGEND

- TRACT LINE
- LIMIT OF WORK (LOW)
- EXTENT OF UNDERGROUND PARKING GARAGE

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OPEN SPACE DIAGRAM

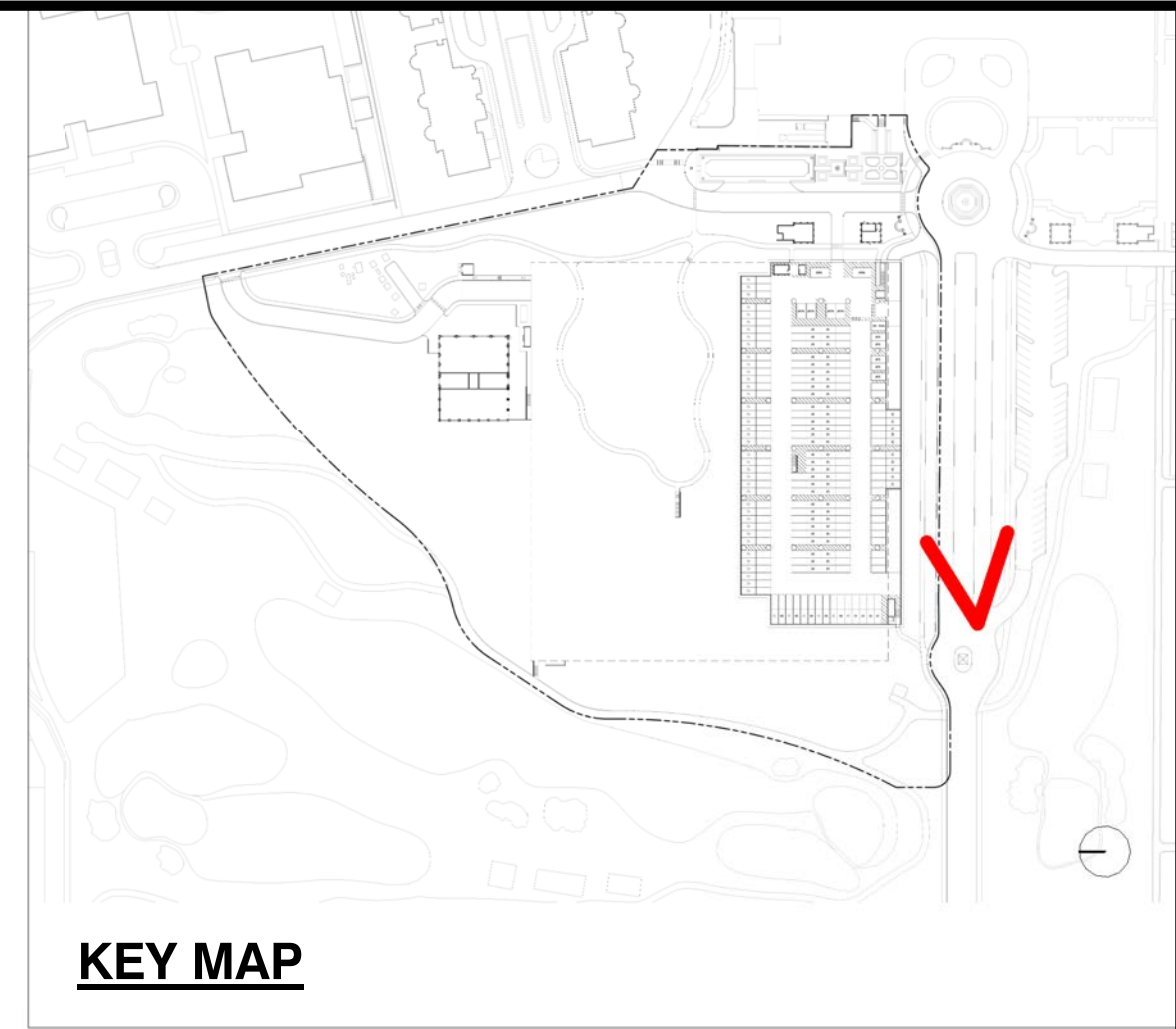


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EXISTING MAIN DRIVE



KEY MAP



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MAIN DRIVE

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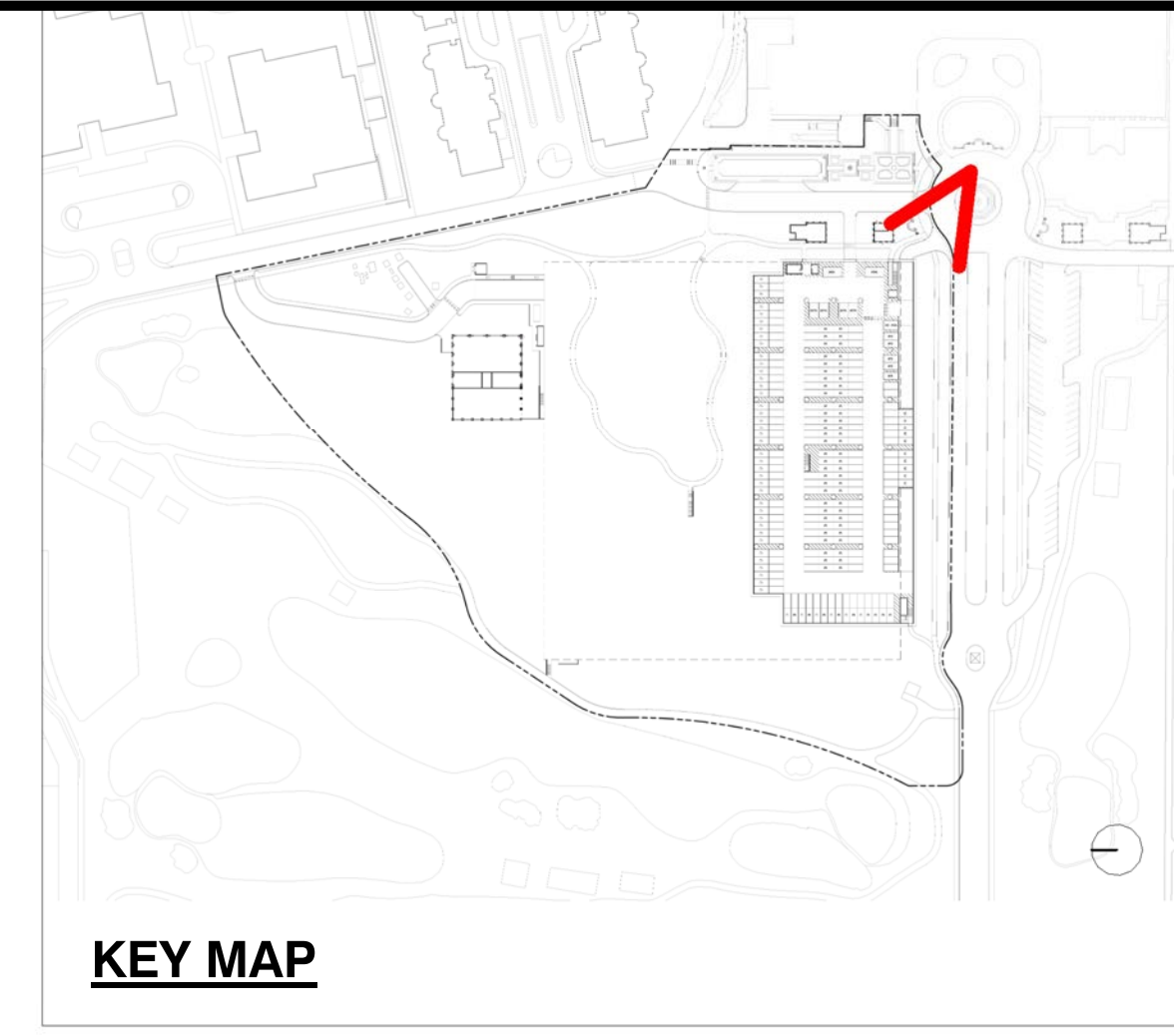
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SHEET TITLE:
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CP L8-02



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GARAGE ENTRY

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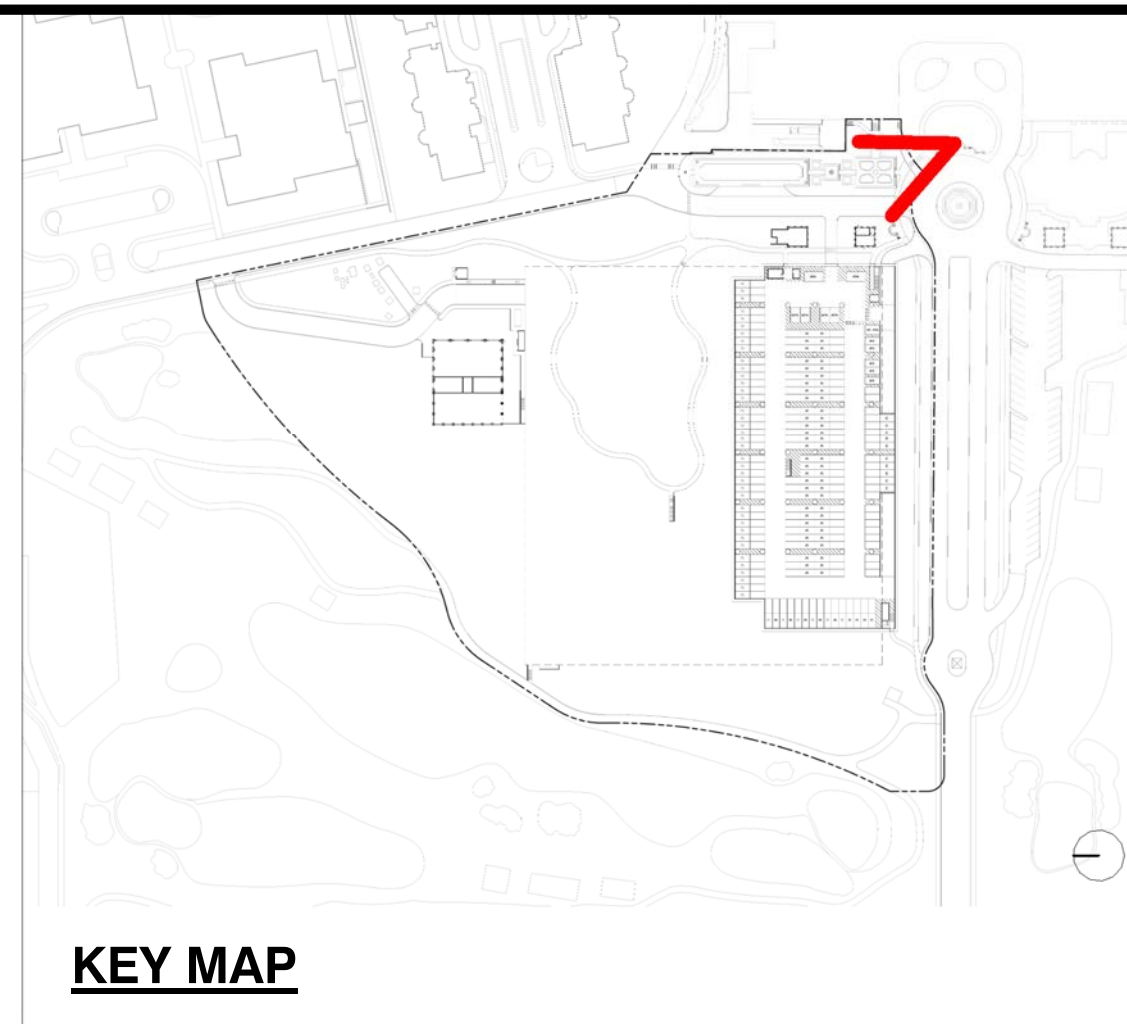
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SHEET TITLE:
 PERSPECTIVE
 VIGNETTE

CP L8-03



EXISTING



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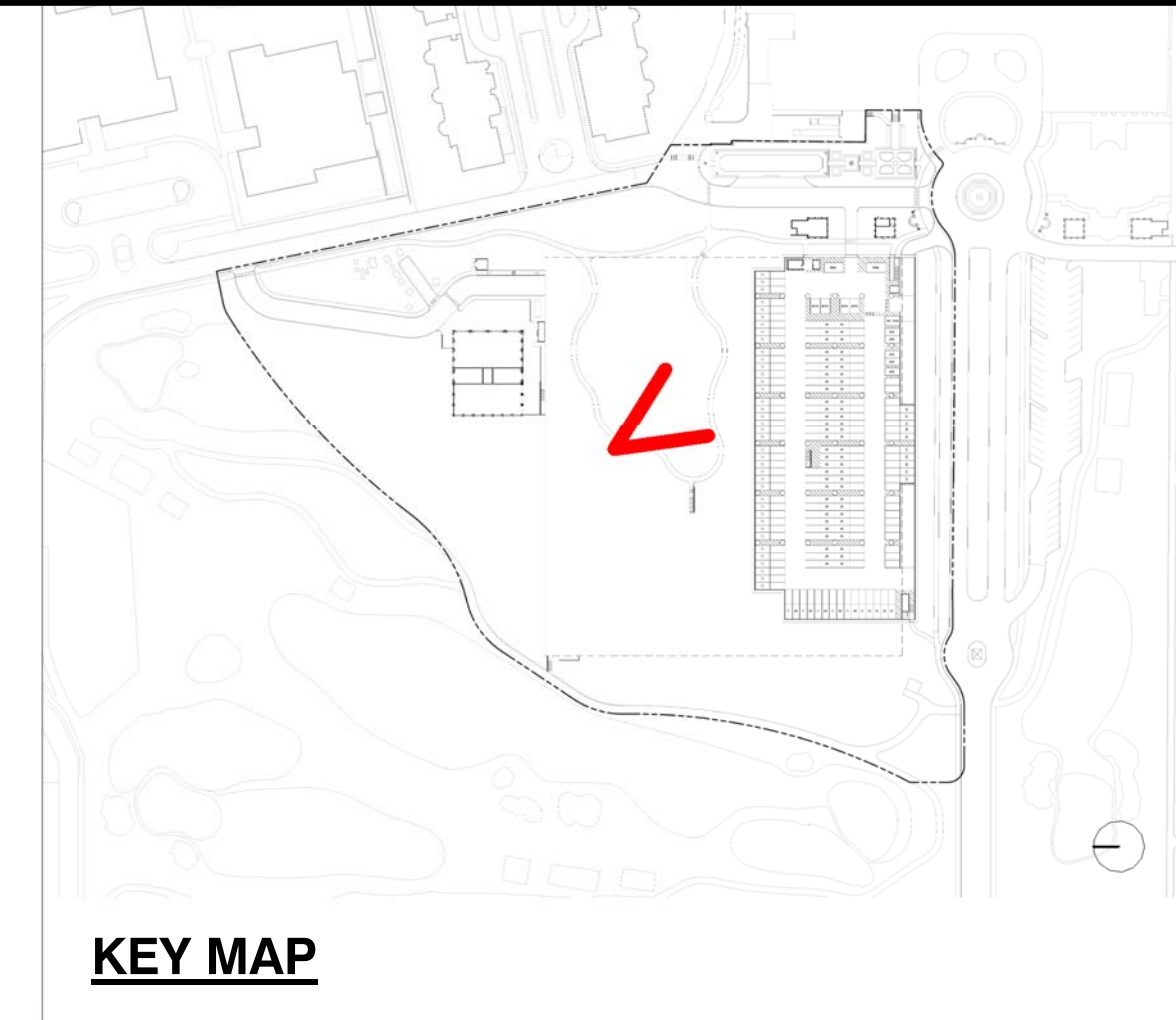
CP L8-04



PARTERRE GARDEN



EXISTING PARKING LOT



KEY MAP



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SHEET TITLE:
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LAWN

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