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SKA ARCHITECT + PLANNER
249 PERUVIAN AVENUE, SUITE F-2
PALM BEACH, FLORIDA 33480
(561) 655 - 1116 OFFICE
(561) 832 - 7828 FACSIMILE
www.skaarchitect.com

Dustin M. Mizell
www.environmentdesigngroup.com
Environmental Design Group

The Paramount Building
139 North County Rd, Suite 20-B
Palm Beach, Florida 33480
561.832.4600

Chad M. Gruber
Gruber Consulting Engineers

247 Mercer Ave, Suite 305
West Palm Beach, FL 33401
561.312.2041

CRANDALL RESIDENCE
428 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480
NEW CONSTRUCTION

ARCOM
ARC-23-121
SEPTEMBER 27, 2023

TOWN COUNCIL
ZON-23-094
OCTOBER 11, 2023

SKA ARCHITECT + PLANNER
PATRICK W. SEGRAVES, A.I.A.
DANIEL A. CLAVIJO, ASSOCIATE A.I.A.

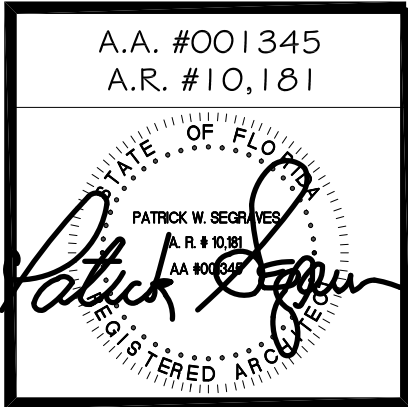
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PRE-APP SUBMITTAL
06-26-23
FIRST SUBMITTAL
07-13-23
SECOND SUBMITTAL
07-31-23
NTP - DROP OFF
08-15-23



CONSULTANT:

PROPOSED RESIDENCE FOR:
DR. & MRS. CHAUNCEY CRANDALL
428 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480



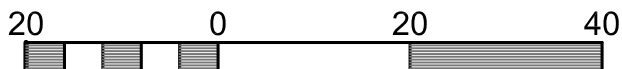
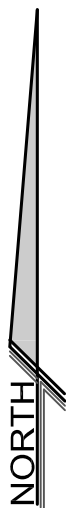
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SHEET NUMBER:
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ISSUE DATE: 7-31-23

ARC-23-121
ZON-23-094

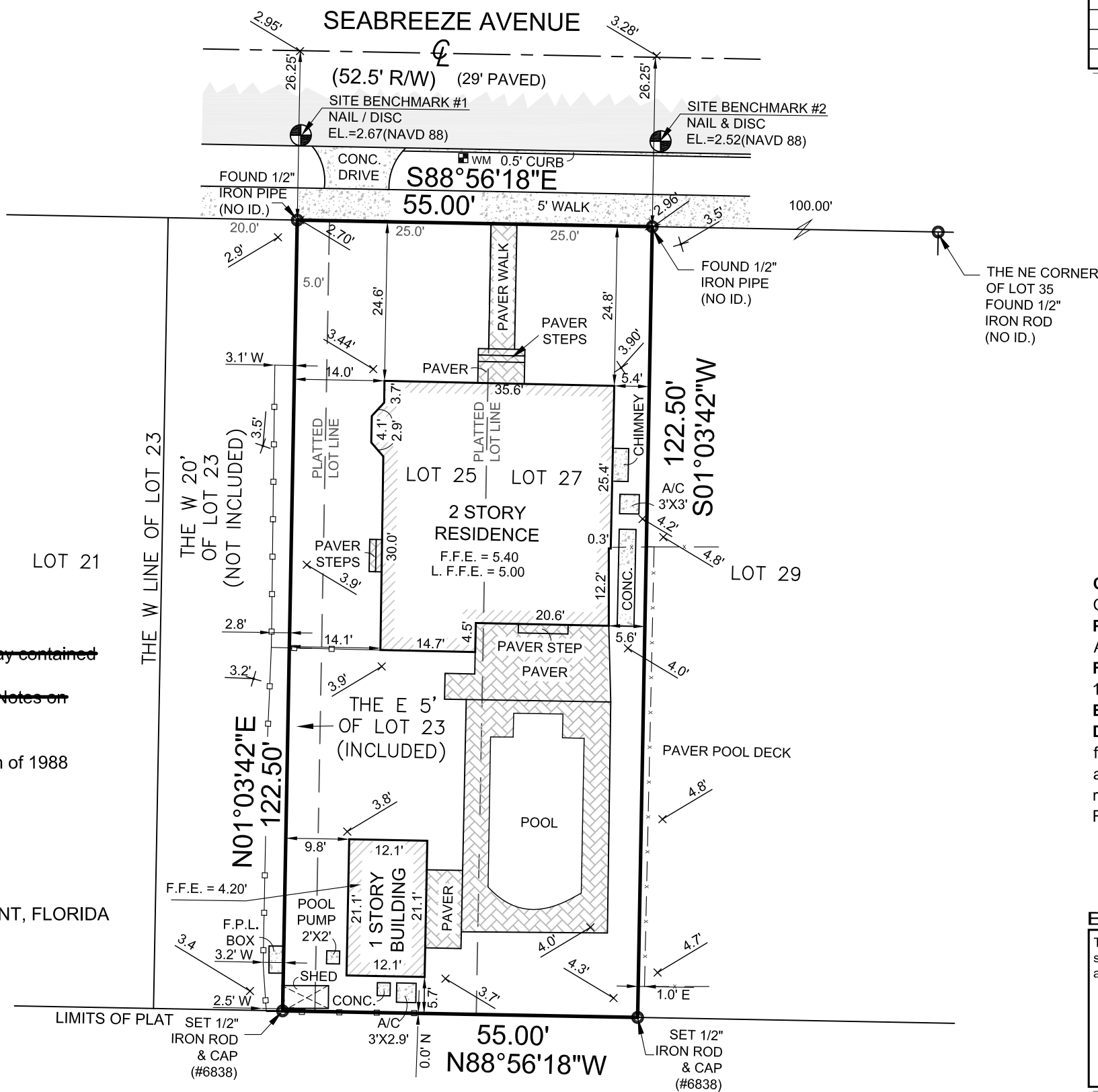


Scale 1" = 20'

REVISIONS:

SURVEY NOTES:

- 1.) ~~Lands shown hereon reflect all pertinent easements and/or rights of way contained in _____, Commitment for Title Insurance, Commitment Number: _____, Commitment Date: _____, See "Notes on Schedule B2 Title Exceptions".~~
- 2.) Area of subject property = 6,738 square feet (0.1547 acres).
- 3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
- a. Originating benchmark = Leica Global Positioning System.
- b. $\times 00.00$ = existing elevation (NAVD 88 typical).
- 4.) No underground improvements located.
- 5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
- 6.) This firm's "Certificate of Authorization" number is "LB 6838".



CERTIFIED TO: DR CHAUNCEY CRANDALL
PROPERTY ADDRESS: 428 Seabreeze Avenue , Palm Beach , FL 33480
FLOOD ZONE: AE (FIRM 120220-12099C0583F 10/05/2017)
BASE FLOOD ELEVATION = 6' (NAVD 88)
DESCRIPTION: Lots 25, 27 and the East 5 feet of Lot 23, of POINCIANA PARK, according to the map or plat thereof, as recorded in Plat Book 6, Page 1 of the Public Records of Palm Beach. County, Florida

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE

LEGEND:

Δ	= CENTRAL ANGLE "DELTA"	(M)	= MEASURED	P.E.	= POOL EQUIPMENT		= ASPHALT PAVEMENT
A/C	= AIR CONDITIONING	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM	U.E.	= UTILITY EASEMENT		= CONCRETE FLATWORK
(B.R.)	= BEARING REFERENCE	O.R.B.	= OFFICIAL RECORD BOOK	R	= RADIUS		= PAVER BRICK FLATWORK
(C)	= CALCULATED	(P)	= PER RECORD PLAT	R/W	= RIGHT OF WAY		= WOOD POWER POLE
CH.B.	= CHORD BEARING	P.B.	= PLAT BOOK	— x —	= CHAIN LINK FENCE		= WATER METER
C.M.	= CONCRETE MONUMENT	P.C.	= POINT OF CURVATURE	— o —	= WOOD FENCE		= FIRE HYDRANT
CONC.	= CONCRETE	P.T.	= POINT OF TANGENCY	— — —	= METAL FENCE		= CATCH BASIN
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE	— — —	= CENTERLINE		= SANITARY MANHOLE
D.E.	= DRAINAGE EASEMENT	P.C.C.	= POINT OF COMPOUND CURVATURE	— — —	= EASEMENT		
EL.	= FINISHED FLOOR ELEVATION	P.I.	= POINT OF INTERSECTION	— — —	= COVERED		
F.F.EL.	= ELEVATION	P.O.C.	= POINT OF COMMENCEMENT	— — —	= OVERHEAD LINES		
L	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING	— — —	= LOT TIE		

SCALE:	1" = 20'
FIELD WK:	R.L. / J.R.
DRAWN BY:	D.G.R. (SUB)
CHECKED BY:	S.R.L.
DATE:	04/25/2023

MILLER LAND SURVEYING

1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF: N-37/44

PREV. JOB NO'S.

JOB NO. Y230334

S - 49,487



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:	428 SEABREEZE AVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	6,375.50 SQ.FT.		
4	Lot Width (W) & Depth (D) (ft.):	55.00' x 122.50'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single-Family Home		
6	FEMA Flood Zone Designation:	Zone AE		
7	Zero Datum for point of meas. (NAVD)	7.00' NAVD		
8	Crown of Road (COR) (NAVD)	3.28'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	1,912.65 SQ.FT. (30%)	1,650.31 SQ.FT. (25.89%)	1,869.00 SQ.FT. (29.32%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		2,968.31 SQ.FT.	3,228.00 SQ.FT.
12	*Front Yard Setback (Ft.)	25'(1) - 30'(2) N	24.6'	24.6'
13	* Side Yard Setback (1st Story) (Ft.)	12.50' (W+E)	10.0' W	15.5' W / 12.5' E (Cabana)
14	* Side Yard Setback (2nd Story) (Ft.)	15.00' (W+E)	14.1' W / 5.4' E	14.1' W / 5.92' E
15	*Rear Yard Setback (Ft.)	10'(1) - 15'(2) S	5.7' S	10.0' S
16	Angle of Vision (Deg.)	100	73	73
17	Building Height (Ft.)	14'(1) - 22'(2)	9' - 19'	9' - 19'
18	Overall Building Height (Ft.)	22'(1) - 30'(2)	23.75'	23.75'
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.362	4.19	4.347
20	** Max. Fill Added to Site (Ft.)	1.86'		1.86'
21	Finished Floor Elev. (FFE)(NAVD)	7.00'	5.40'	7.00'
22	Base Flood Elevation (BFE)(NAVD)	7.00'	7.00'	7.00'
23	Landscape Open Space (LOS) (Sq Ft and %)	3,032.00 SQ.FT. (45.0%)	3,032.00 SQ.FT.. (45.0%)	3,245.00 SQ.FT. (48.15%)
24	Perimeter LOS (Sq Ft and %)	1,516.00 SQ.FT. (50.0%)		2,335.00 SQ.FT. (77.0%)
25	Front Yard LOS (Sq Ft and %)	550.00 SQ.FT. (40.0%)		997.00 SQ.FT. (72.5%)
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.

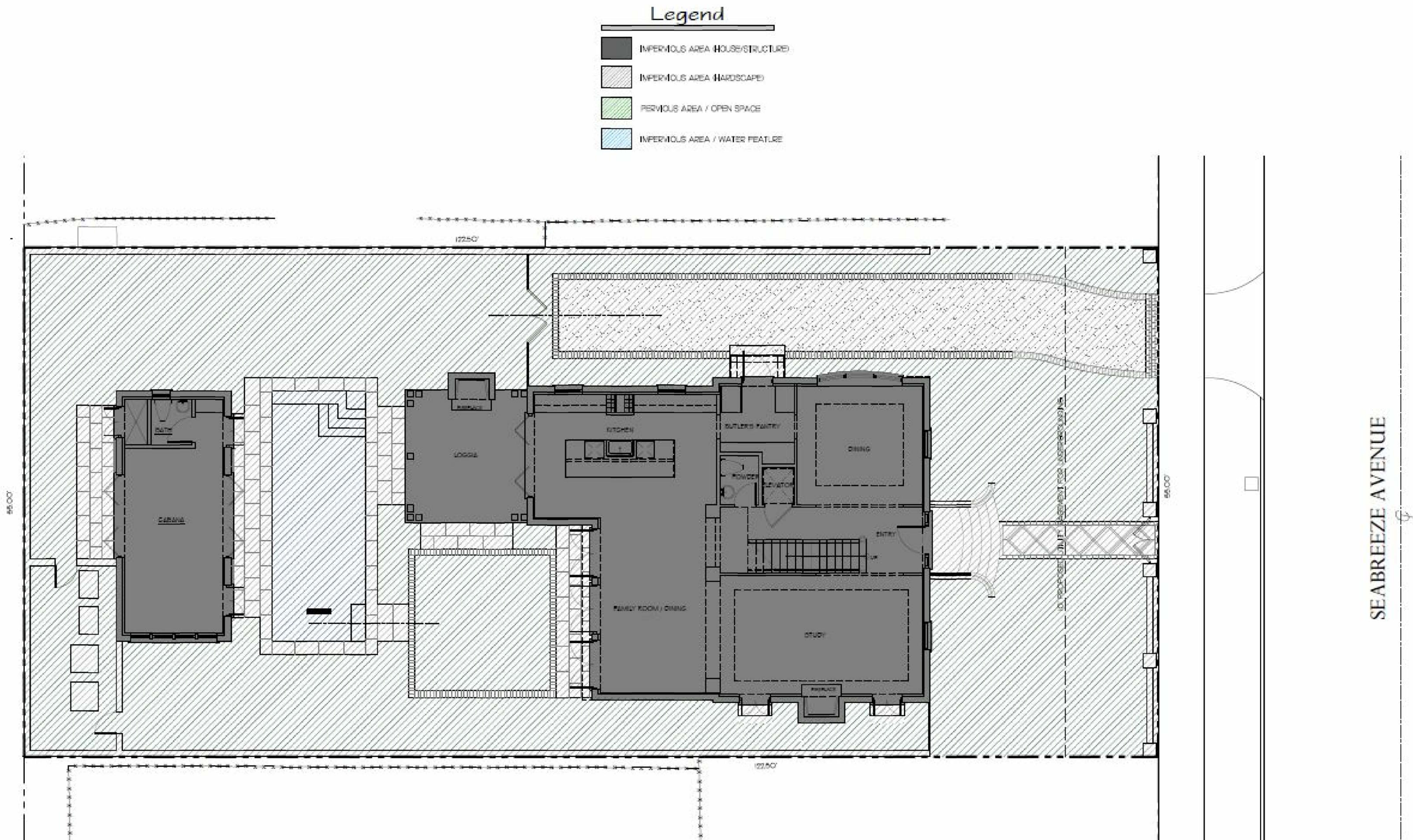
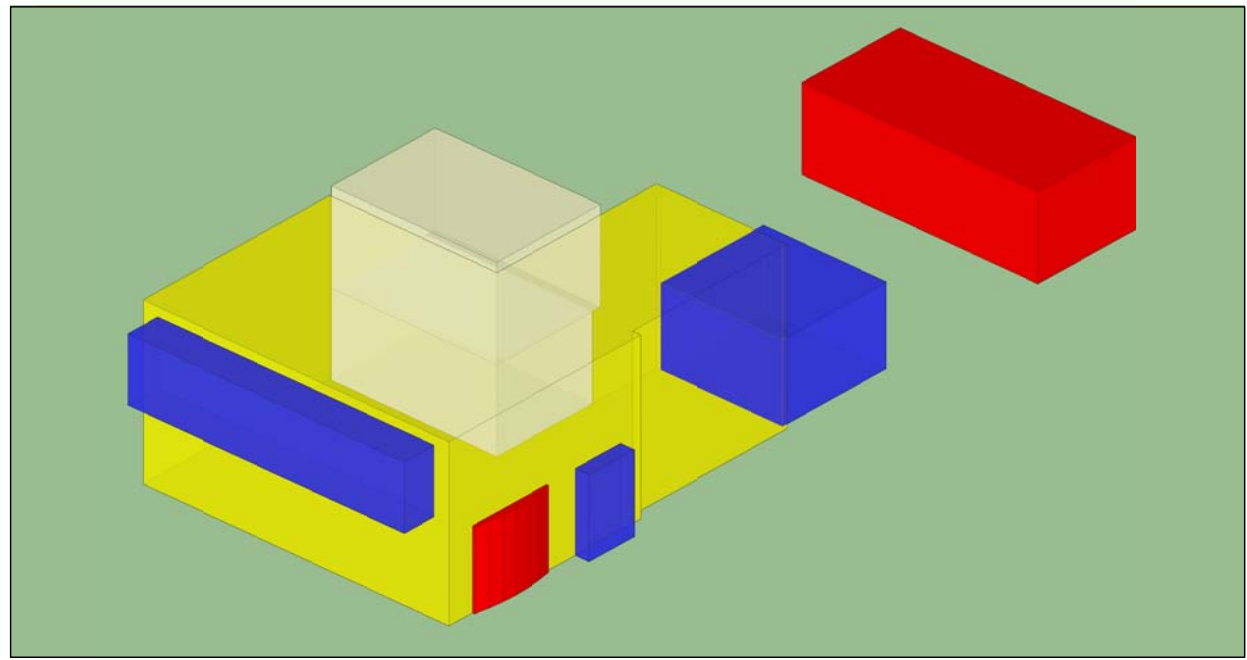
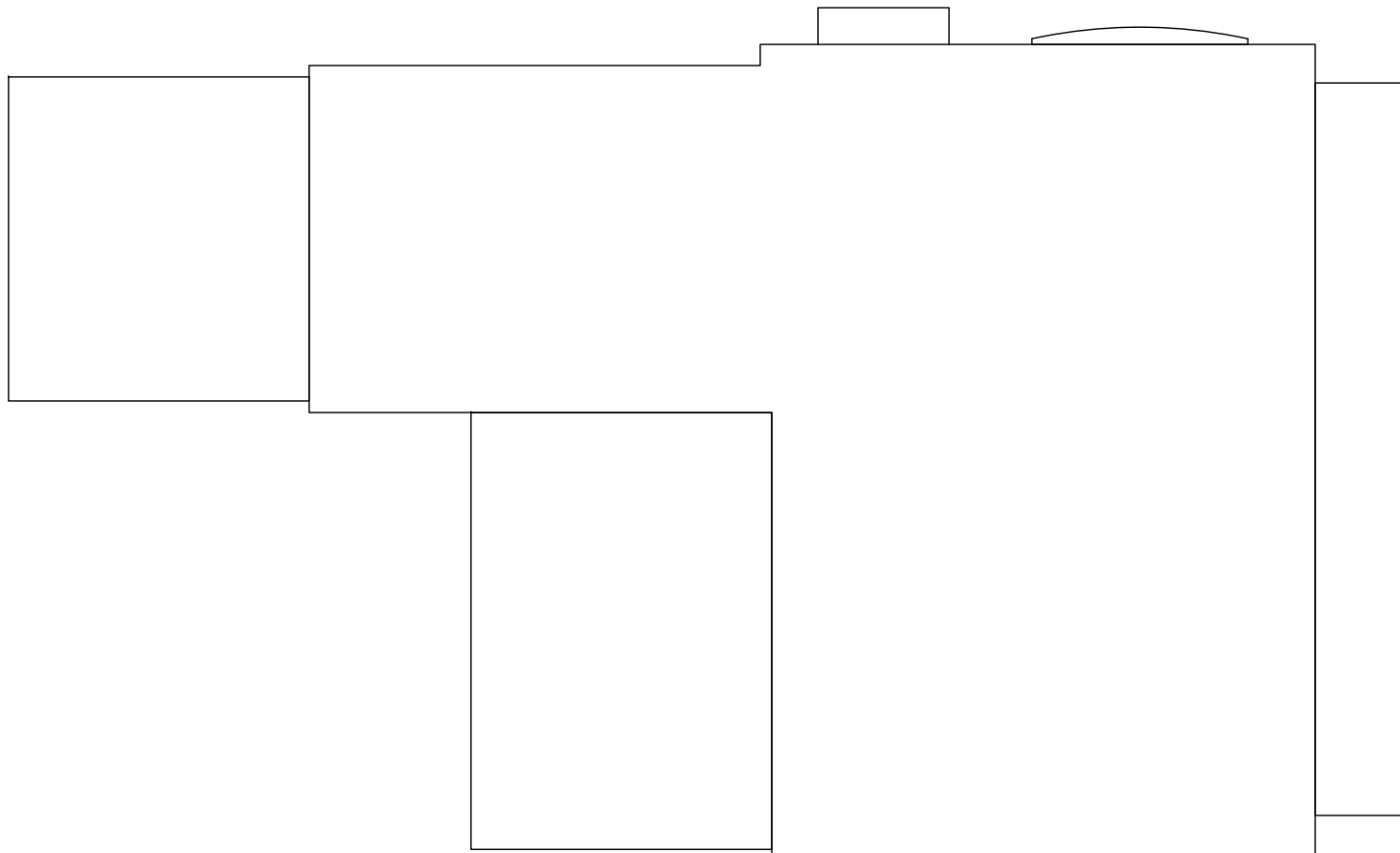
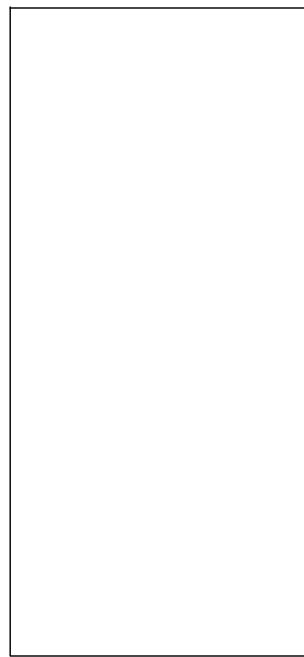
REV BF 20230626

*Denotes utilization of Sea Streets Ordinance to match existing conditions

MAIN HOME
1,120.00 SQ. FT. @ 18.00' = 20,160.00 CU. FT. (TWO STORY STRUCTURE)
239.00 SQ. FT. @ 19.00' = 4,541.00 CU. FT. (TWO STORY STRUCTURE)
5.00 SQ. FT. @ 8.50' = 42.50 CU. FT. (BAY WINDOW)
CABANA / GUEST HOUSE
330.00 SQ. FT. @ 9.00' = 1,487.50 CU. FT. (ONE STORY STRUCTURE)
TOTAL CUBIC FEET = 27,713.50 CU. FT. / 6,375.50 SQ. FT. = 4.35 CCR
MAX ALLOWABLE CCR: 4.00 + [((10,000 - 6,375.50) / 10,000)] = 4.36 CCR
MAX ALLOWABLE CUBIC FEET: 4.36 X 6,375.50 = 27,812.80 CU. FT.
27,812.80 CU. FT. MAX - 27,713.50 CU. FT. = 99.30 CU. FT. REMAINING

LOGGIA
175.00 SQ. FT. @ 8.50' = 1,487.50 CU. FT. (REAR LOGGIA)
5% OF HOUSE CU.FT. (27,812.80 CU. FT.) = 1,390.64 CU. FT. MAX
1,390.64 CU. FT. MAX - 1,487.50 CU. FT. = - 96.86 CU. FT. LOGGIA EXCESS
99.30 CU. FT. HOUSE REMAINDER - 96.86 CU. FT. LOGGIA EXCESS = 2.44 CU. FT. REMAINING

Mass	Area	Height	Volume	Lot Size	6375.5	1912.65
2 Story Home	1120	18	20160.00	4.00 + [(10,000 - Lot Size) / 10,000] = MAX CCR		
2 Story Master	239	19	4541.00	AX CCR x Lot Size = MAX ALLOWABLE CUBIC FEET		
Bay window	5	8.5	42.50	Max CCR	27812.80	4.362
1 Story Guest	330	9	2970		27713.50	4.347
Loggia	175	8.5	1487.5		99.30	0.02
						1390.64
						1487.50
						-96.86



LOT COVERAGE	1,869.00 SQ. FT.	(29.32%)
OPEN SPACE	3,245.00 SQ. FT.	(48.15%)
HARDSCAPE	1,261.00 SQ. FT.	(22.53%)
TOTAL	6,375.50 SQ. FT.	(100.00%)



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

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

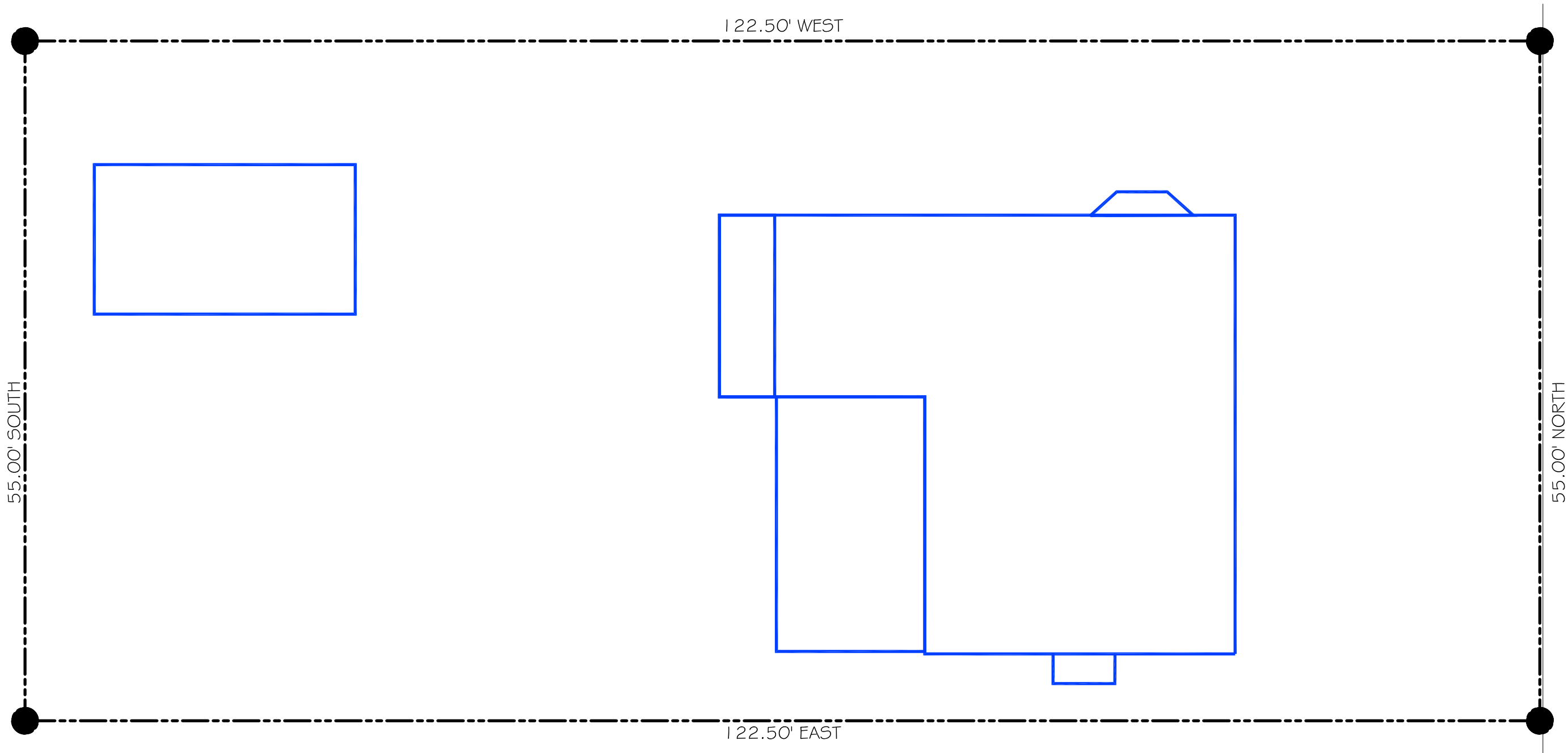
PROPOSED RESIDENCE FOR:
DR. & MRS. CHAUNCEY CRANDALL
428 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
STATE OF FLORIDA
PATRICK W. SEAMAN
REGISTERED ARCHITECT

REVISIONS:

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SHEET NUMBER:
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ISSUE DATE: 7-31-23
ARC-23-121
JOB #: ZON-23-094

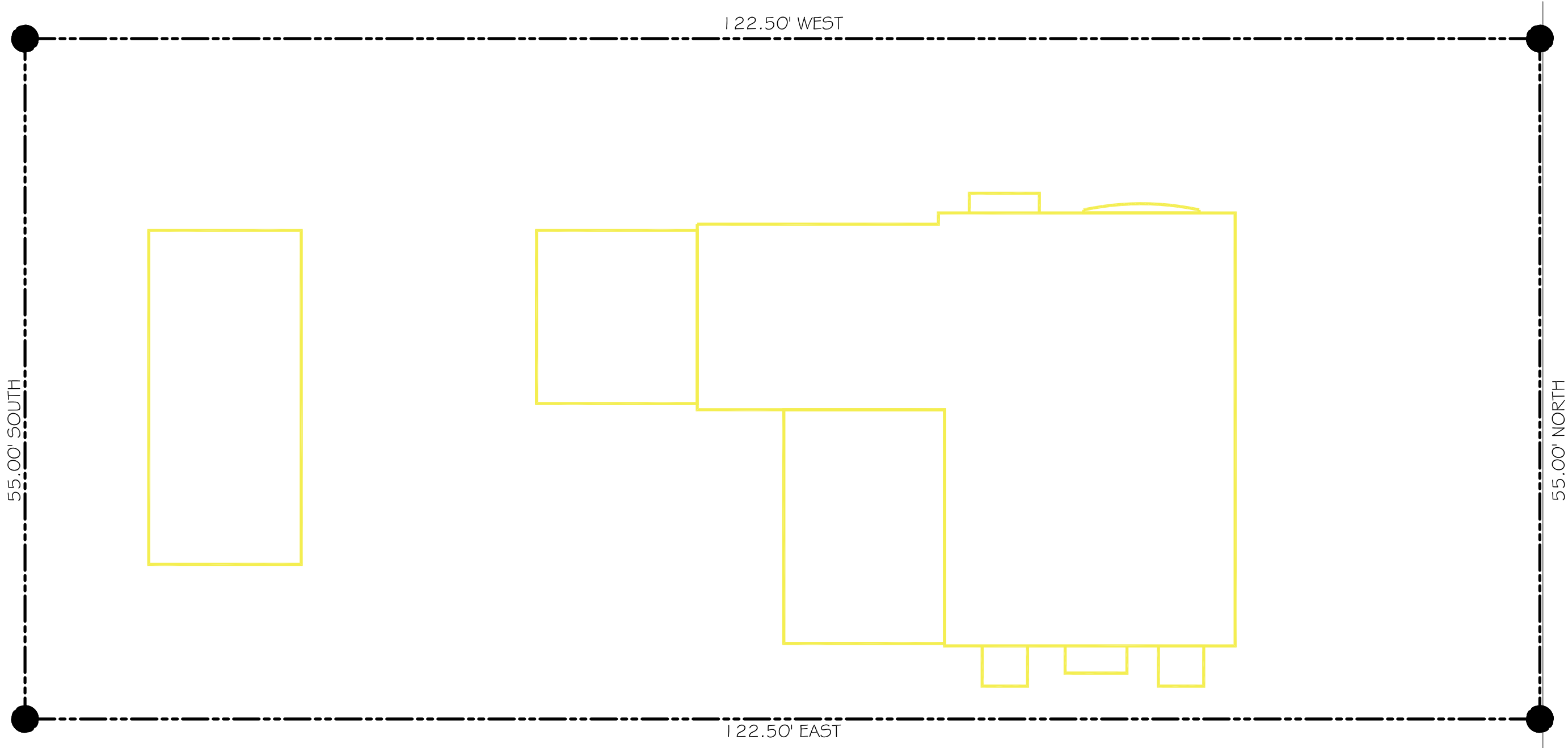


EXISTING

LOT COVERAGE: 1,650.31 SQ.FT. (25.89%)

TWO-STORY: 1,317.55 SQ.FT.
ONE-STORY: 1,395.45 SQ.FT.
CABANA / GUEST HOUSE: 255.31 SQ.FT.
LOGGIA: 00.00 SQ.FT.

TOTAL SQUARE FOOTAGE: 2,968.31 SQ.FT.

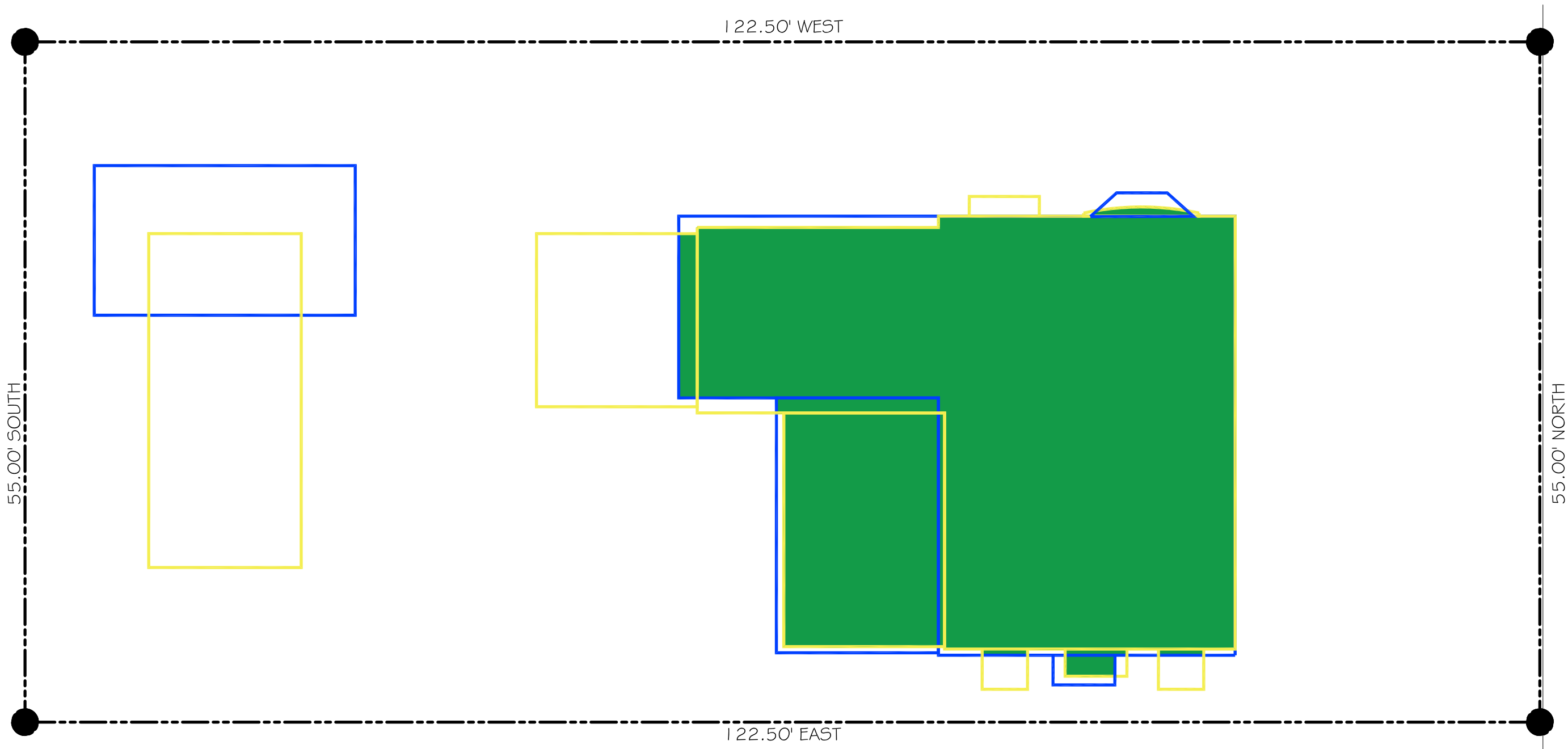


PROPOSED

LOT COVERAGE: 1,869.00 SQ.FT. (29.32%)

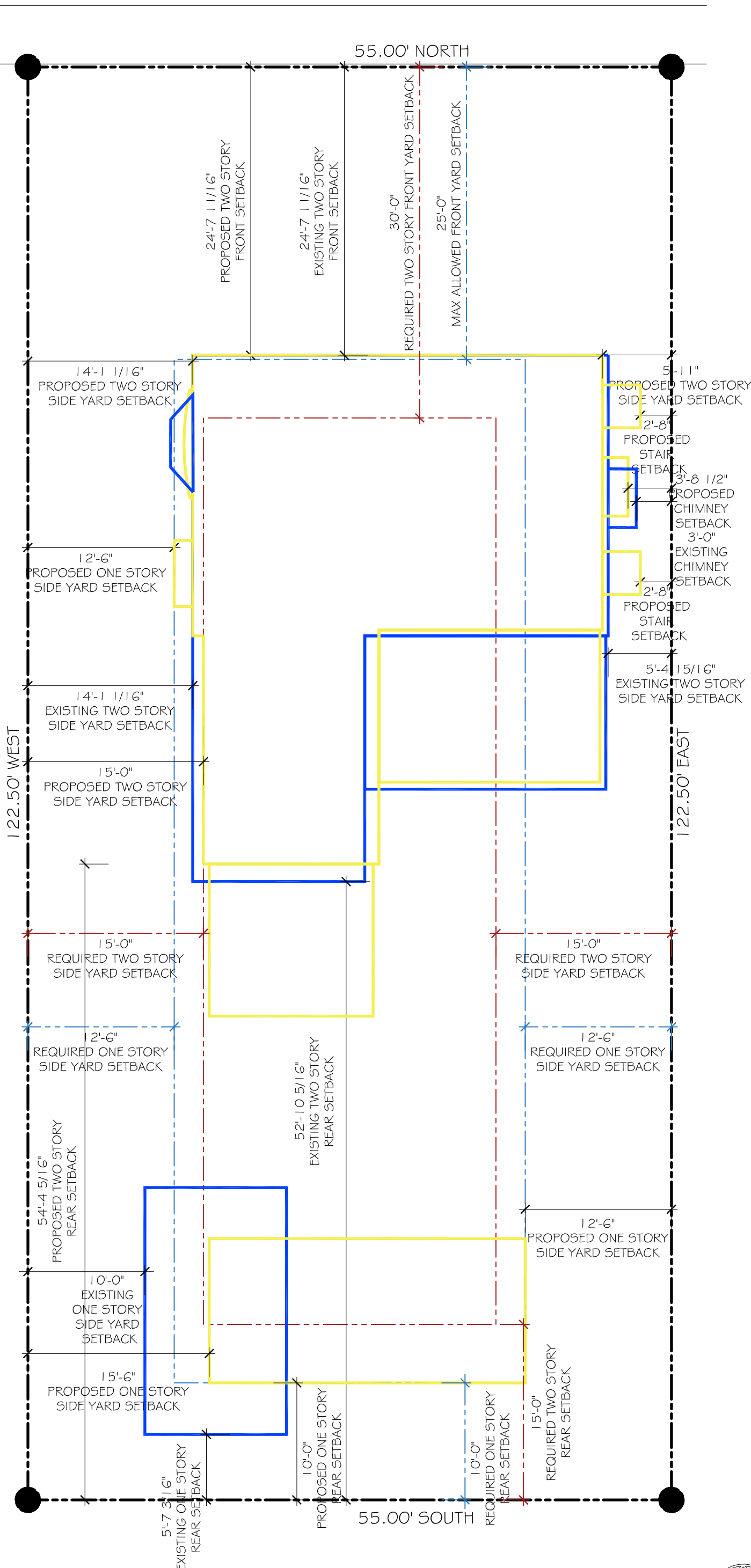
TWO-STORY: 1,359.00 SQ.FT.
ONE-STORY: 1,364.00 SQ.FT.
CABANA / GUEST HOUSE: 330.00 SQ.FT.
LOGGIA: 175.00 SQ.FT.

TOTAL SQUARE FOOTAGE: 3,228.00 SQ.FT.



OVERLAY

NEW HOUSE INSIDE OLD FOOTPRINT
1,386 SQ.FT. (COVERS 99.33% OF OLD)



CONSULTANT:

PROPOSED RESIDENCE FOR:
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PALM BEACH, FLORIDA 33480

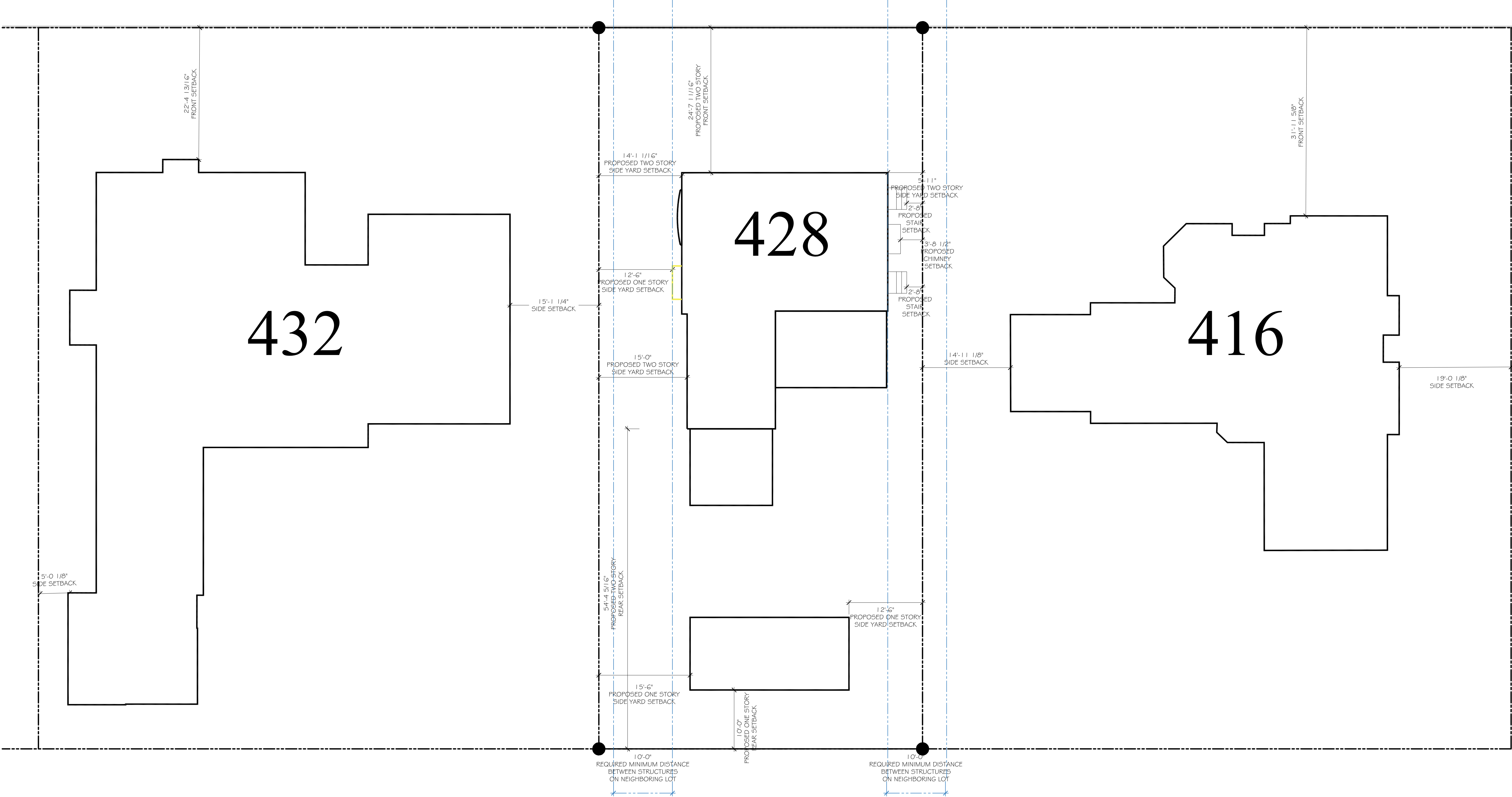
A.A. #001345
A.R. #10,181
STATE OF FLORIDA
PATRICK W. SEAGER
REGISTERED ARCHITECT
10/18/2018

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CONSULTANT:

PROPOSED RESIDENCE FOR:
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428 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

STATE OF FLORIDA

PATRICK H. SEARLES

REGISTERED ARCHITECT

REVISIONS:

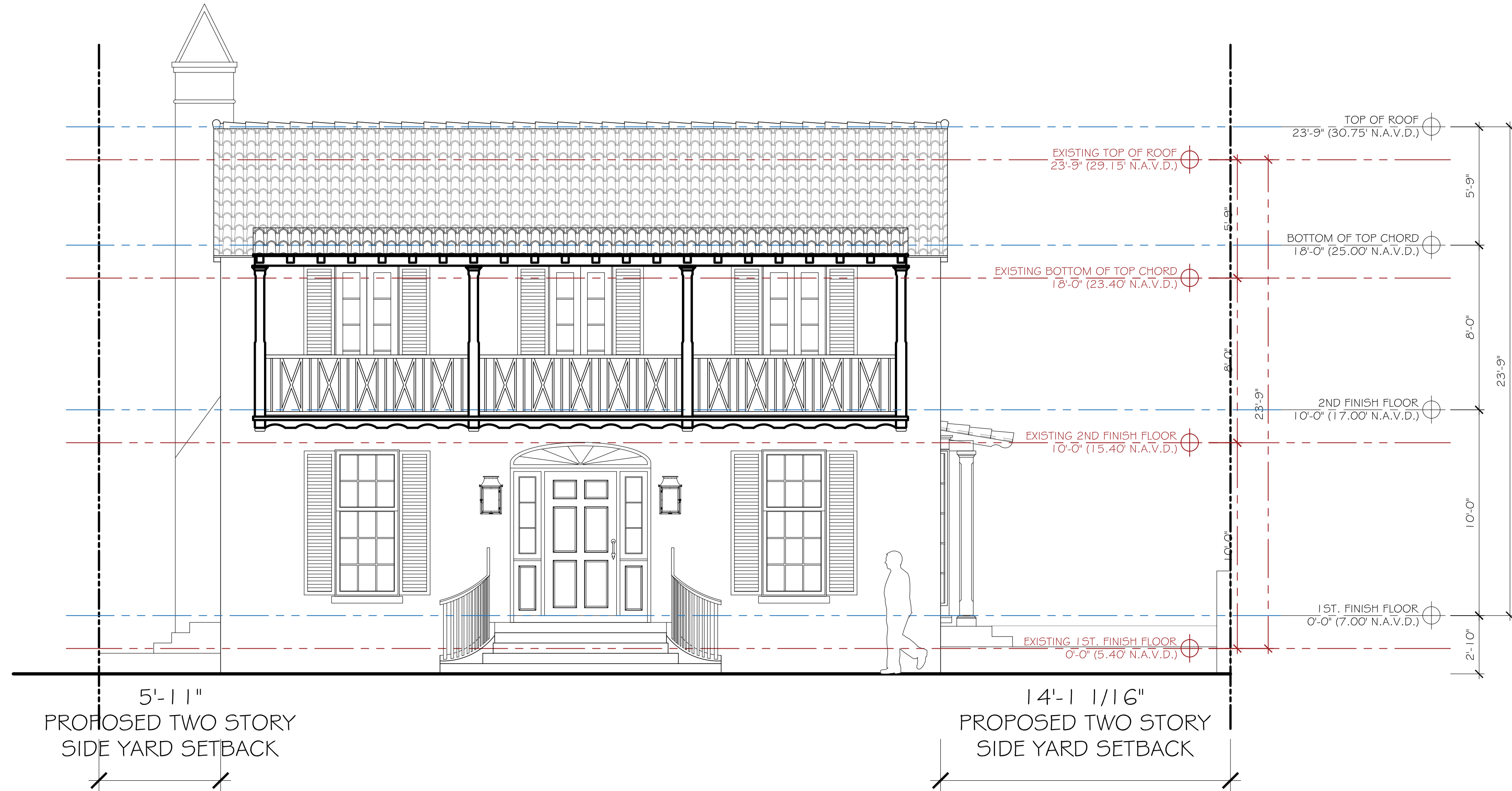
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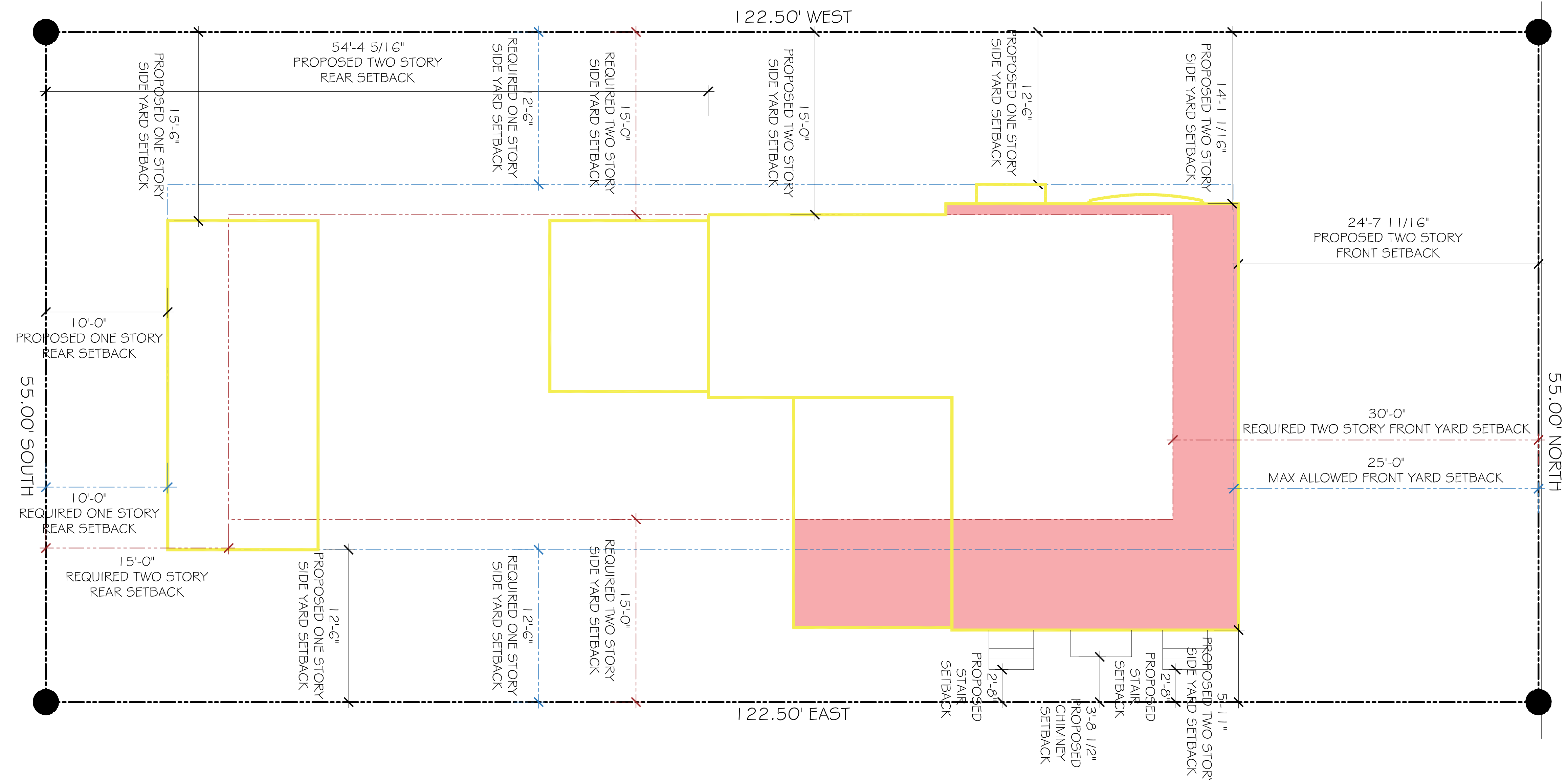
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SEA STREETS ORDINANCE HEIGHT OVERLAY DIAGRAM



SEA STREETS ORDINANCE ALLOWED SETBACK ENCROACHMENTS DIAGRAM

CONSULTANT:

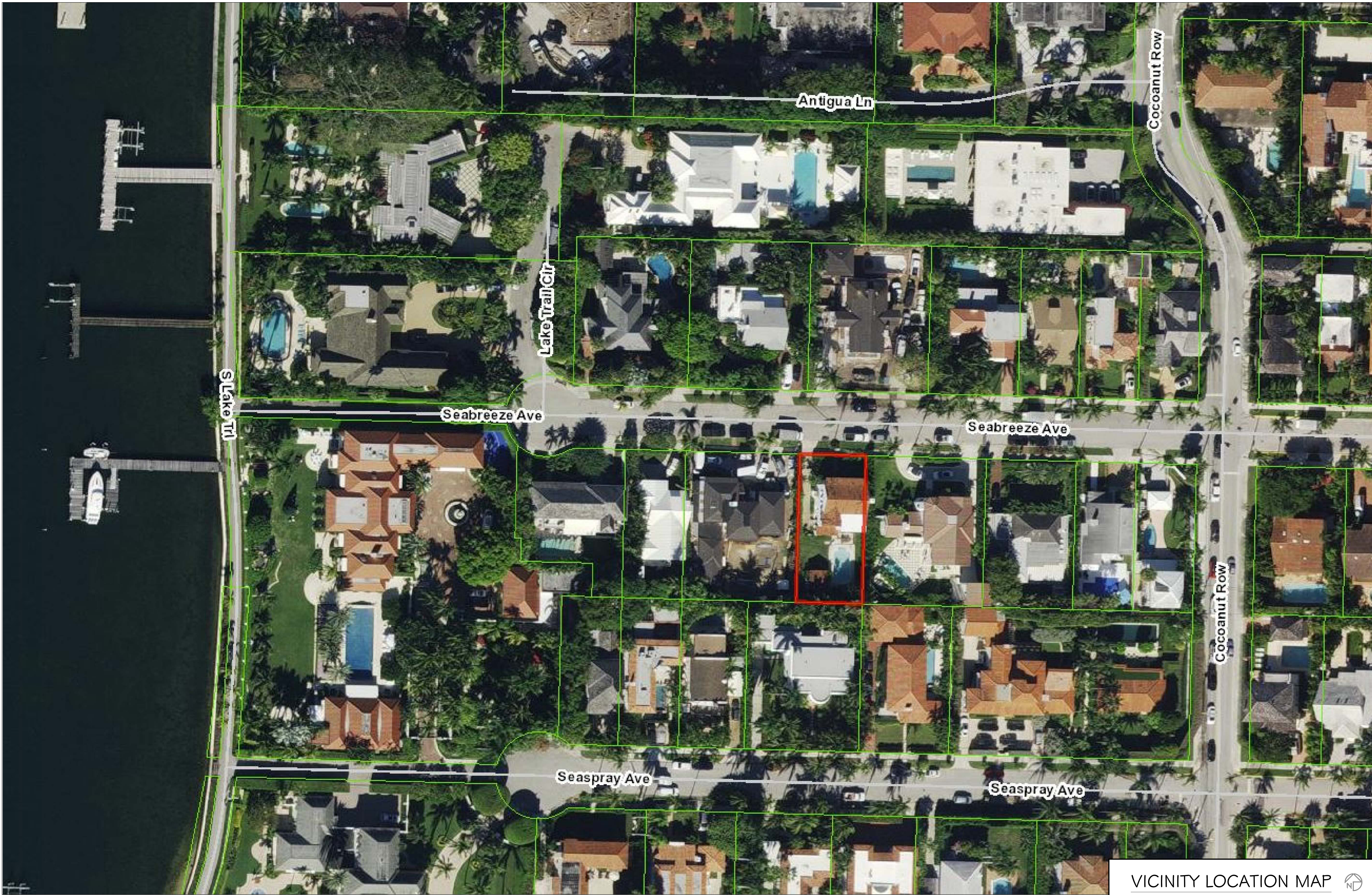
PROPOSED RESIDENCE FOR:
DR. & MRS. CHAUNCEY CRANDALL
428 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Patrick R. Spivey
REGISTERED ARCHITECT

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VICINITY LOCATION MAP
SCALE: NTS

CONSULTANT:

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428 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

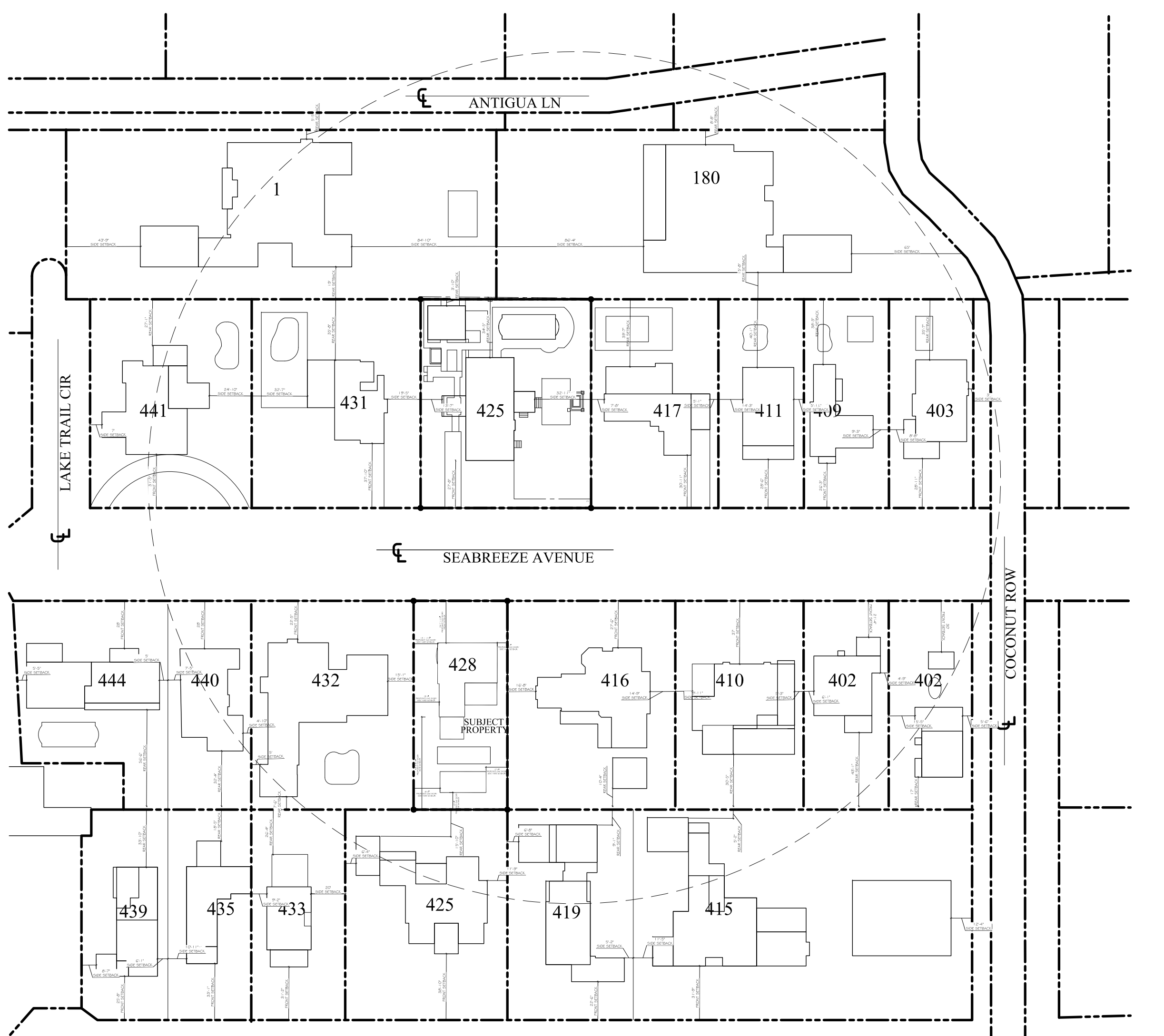
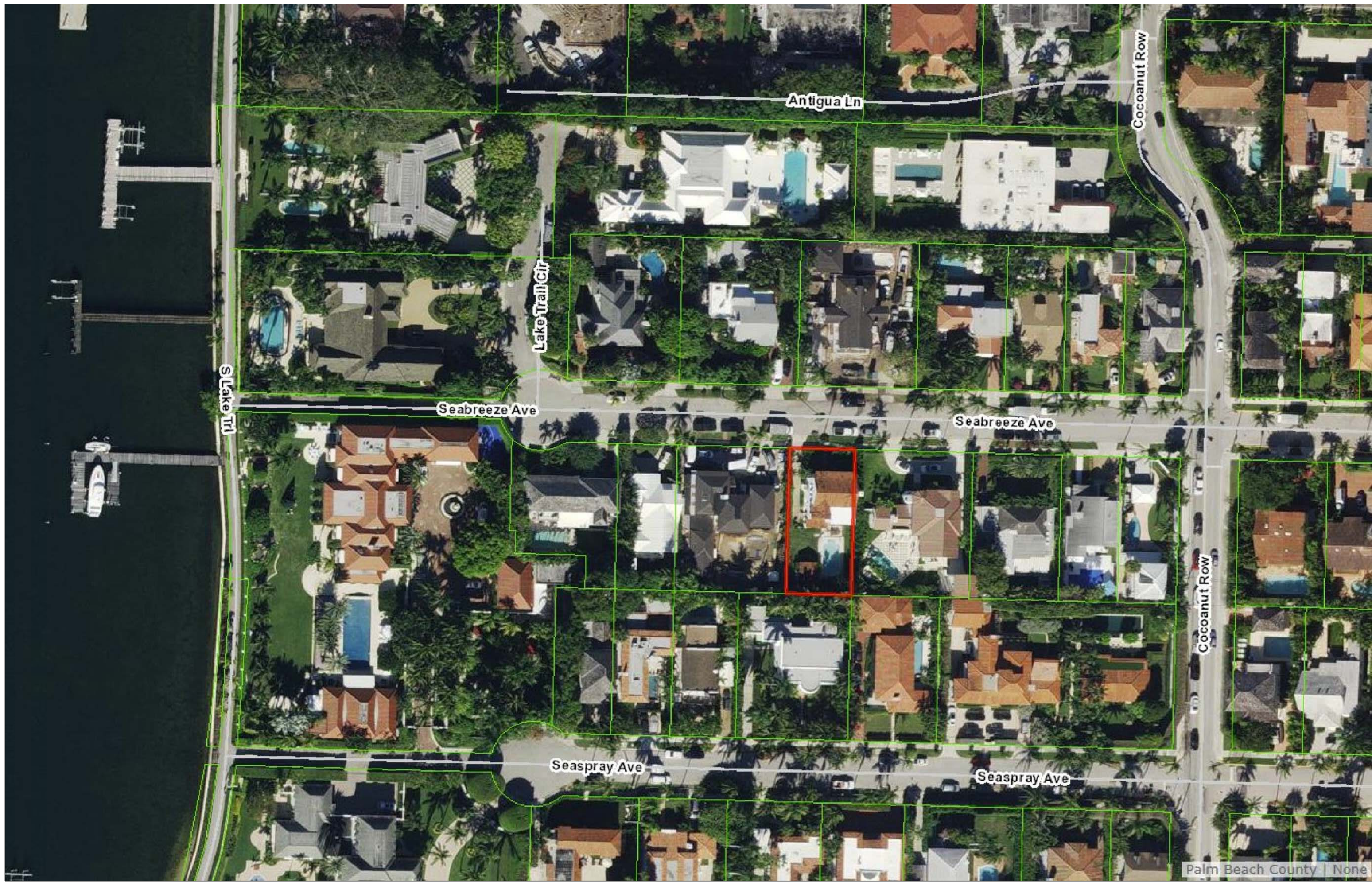
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A.R. #10,181

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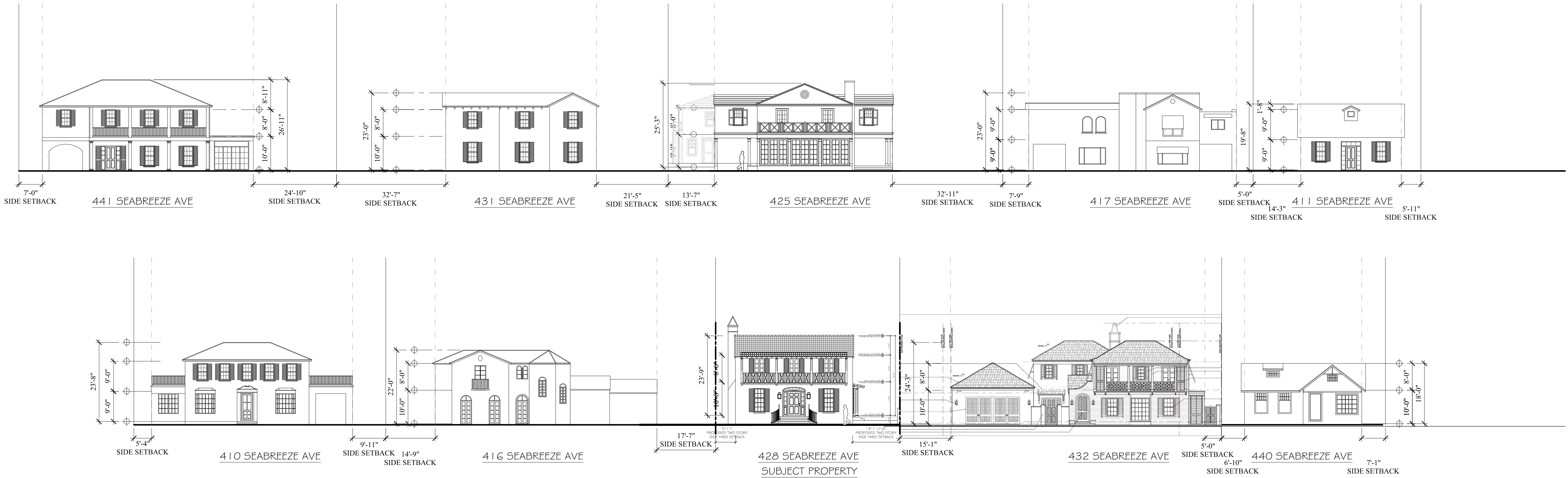
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SHEET NUMBER:
6

ISSUE DATE: 7-31-23
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JOB #: ZON-23-094



CONTEXTUAL SITE PLAN
SCALE: NT5



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

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RESIDENCE FOR:
DR. & MRS. CHAUNCEY CRANDALL
428 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
OFFICE OF PUBLIC RECORDS
PALM BEACH COUNTY, FLORIDA
REGISTERED ARCHITECT
Patrick J. Quinn

REVISIONS:

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SHEET NUMBER:
7
ISSUE DATE: 7-31-23
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JOB #: ZON-23-094



402 SEABREEZE AVE



410 SEABREEZE AVE



411 + 409 SEABREEZE AVE



416 SEABREEZE AVE



432 SEABREEZE AVE



440 SEABREEZE AVE



428 SEABREEZE AVE



444 SEABREEZE AVE



425 SEABREEZE AVE



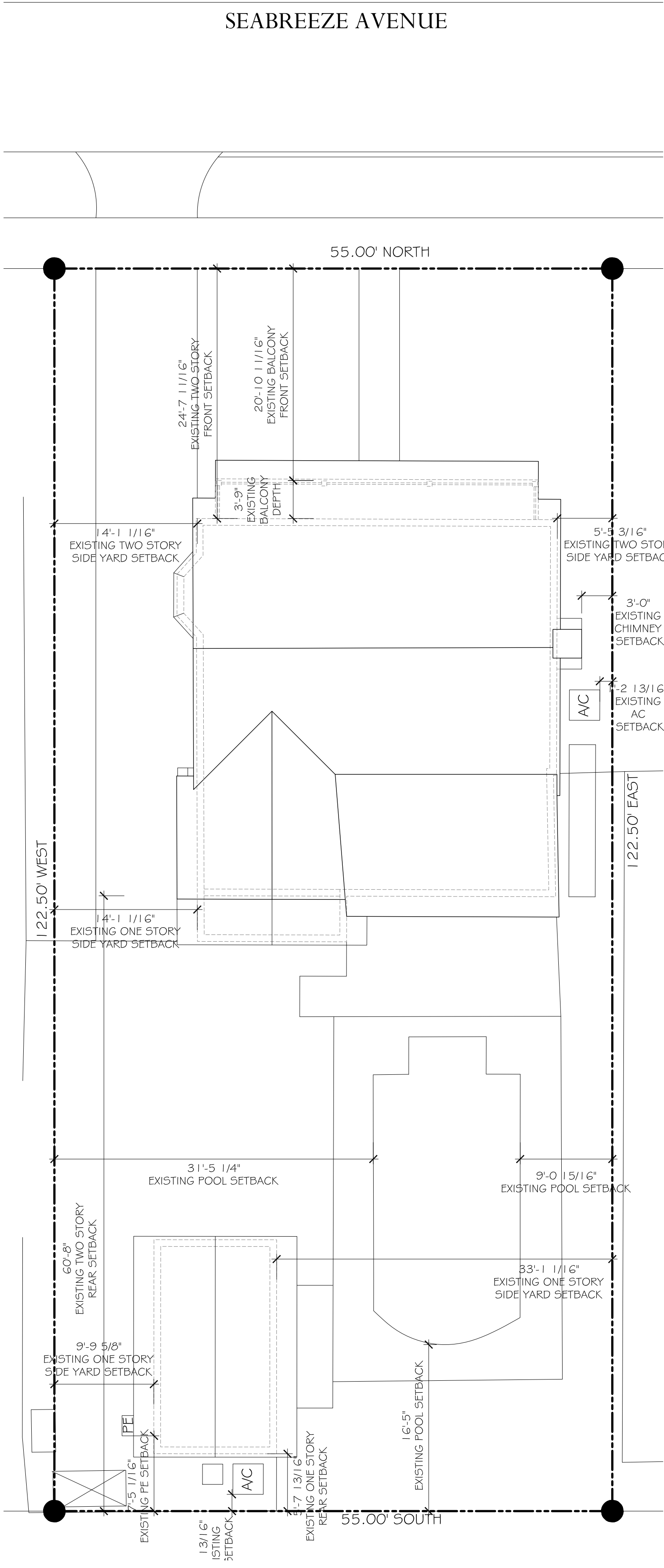
417 SEABREEZE AVE



441 SEABREEZE AVE

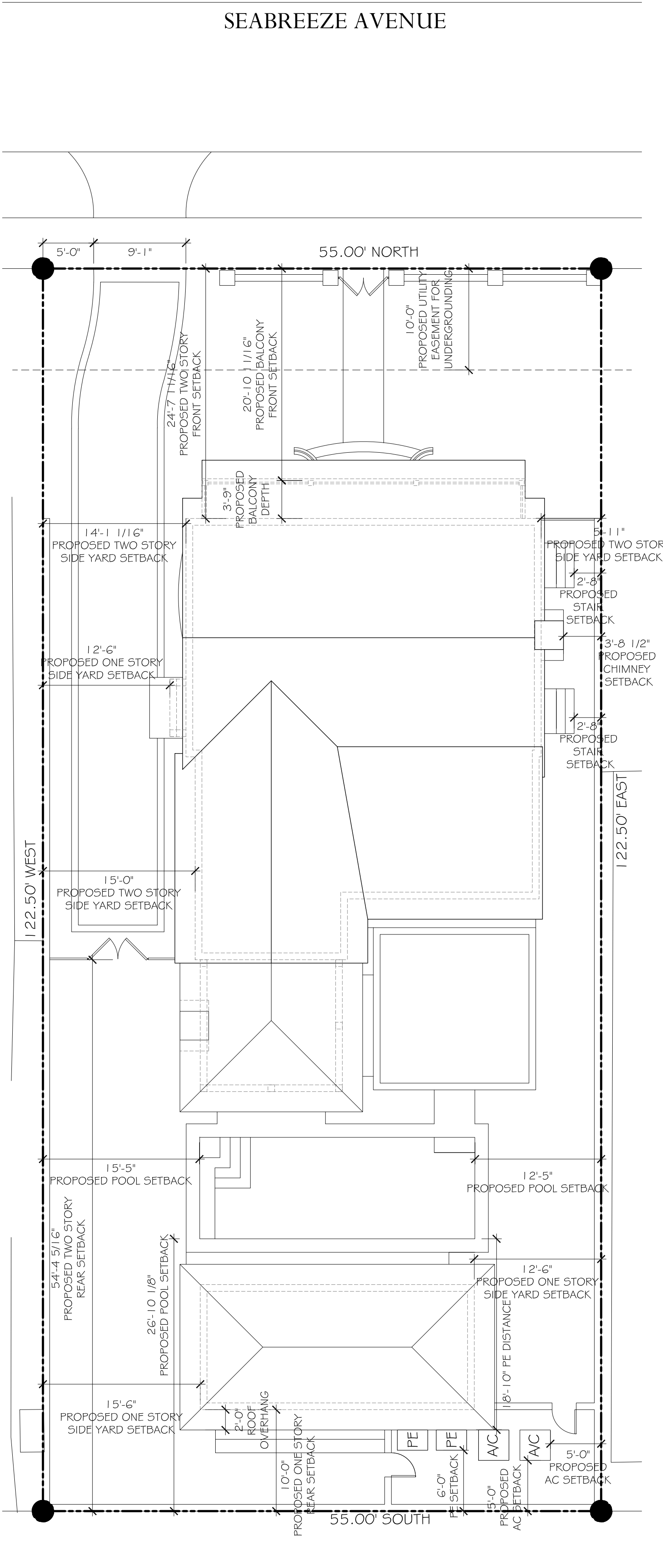


411 SEABREEZE AVE



EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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

CONSULTANT:

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428 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
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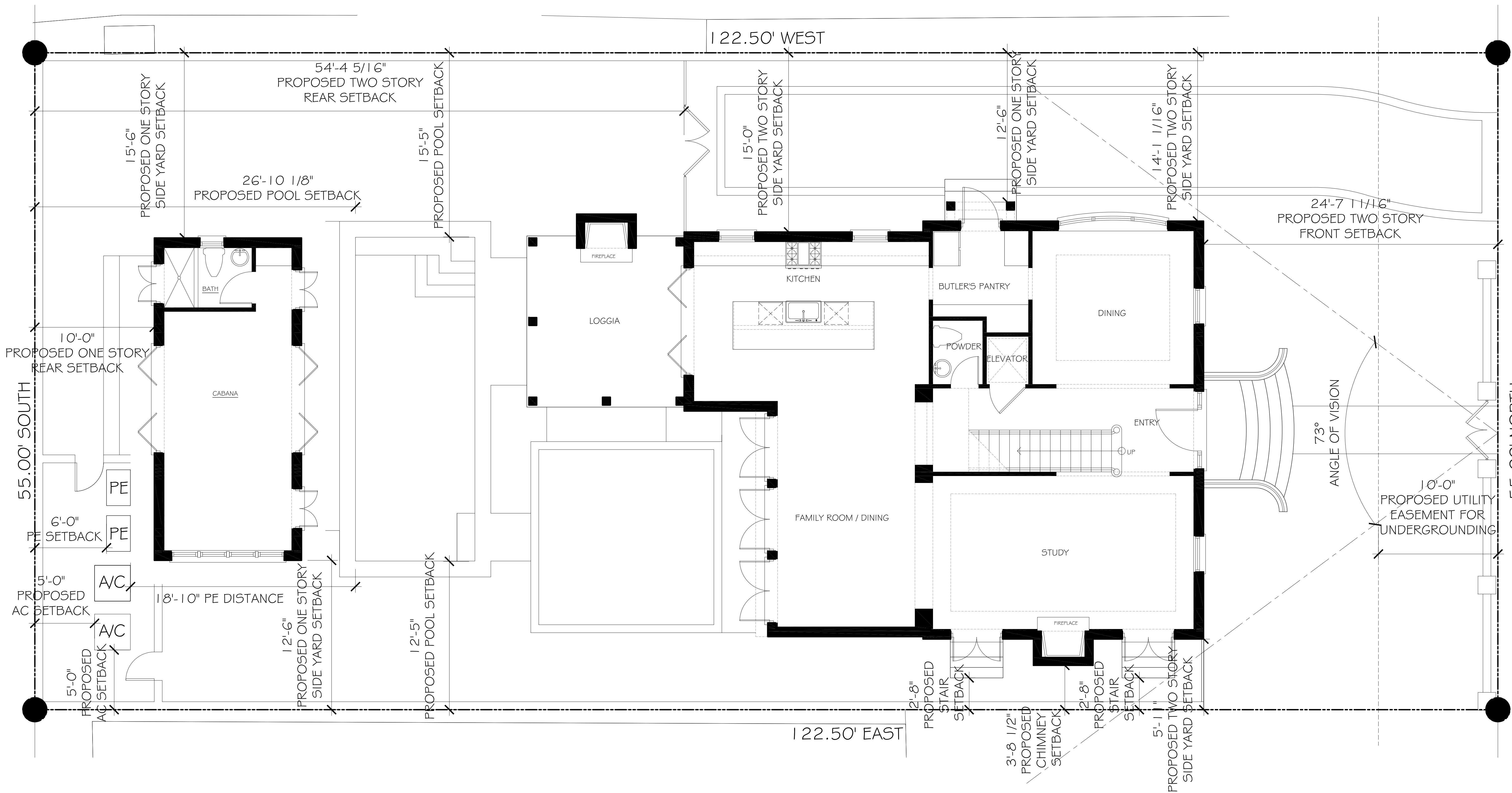
Patrick R. Spivey
PATRICK R. SPIVEY
REGISTERED ARCHITECT
STATE OF FLORIDA
10/18/2018

REVISIONS:

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PROPOSED FIRST FLOOR PLAN

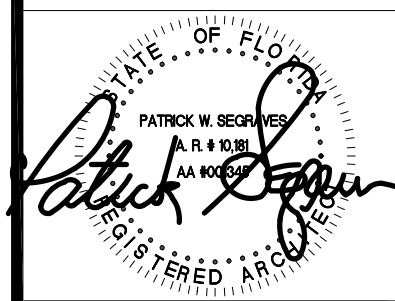
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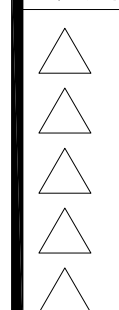
CONSULTANT:

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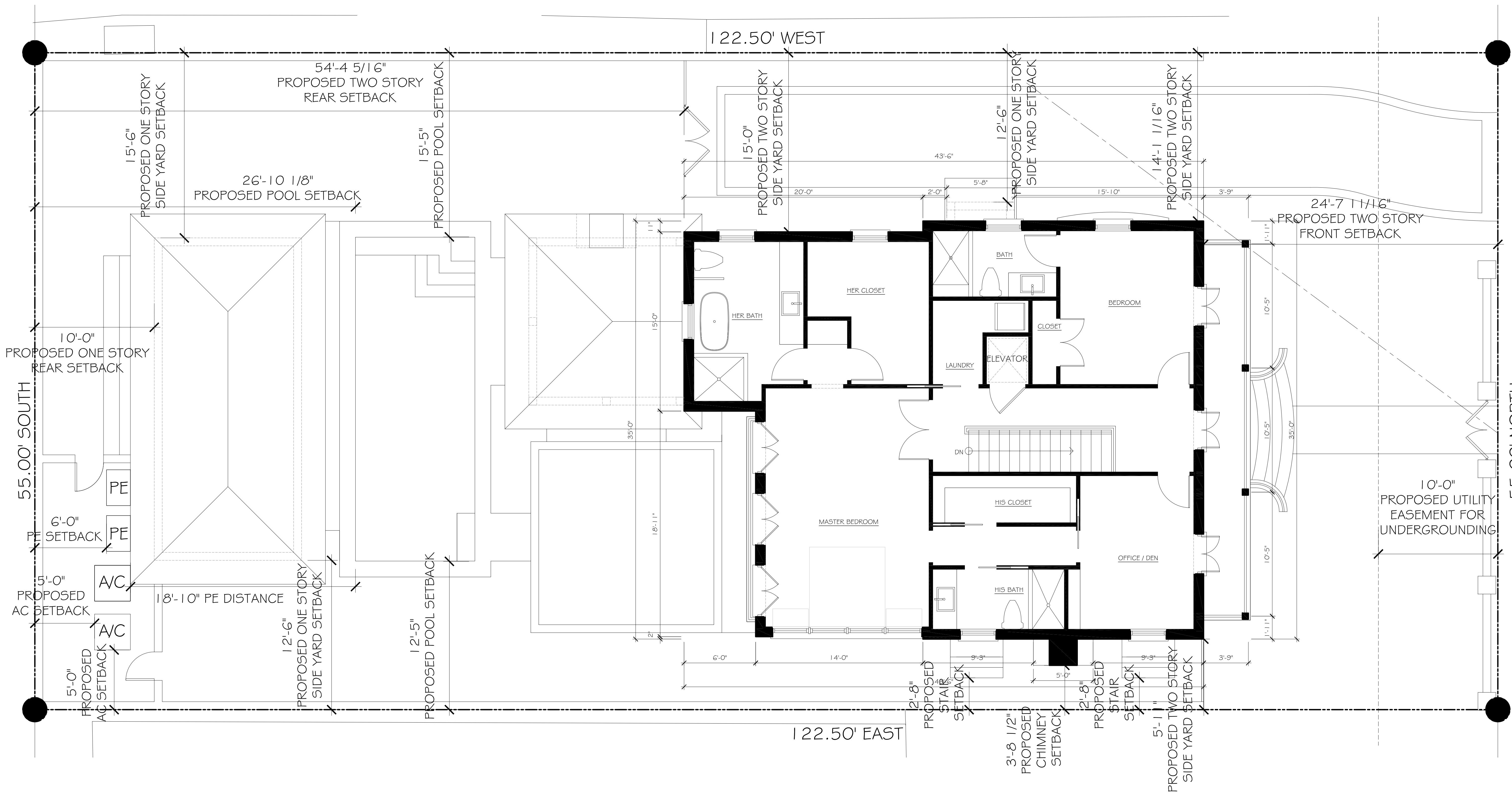
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ARC-23-121

JOB #: ZON-23-094



PROPOSED SECOND FLOOR PLAN

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



CONSULTANT:

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428 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

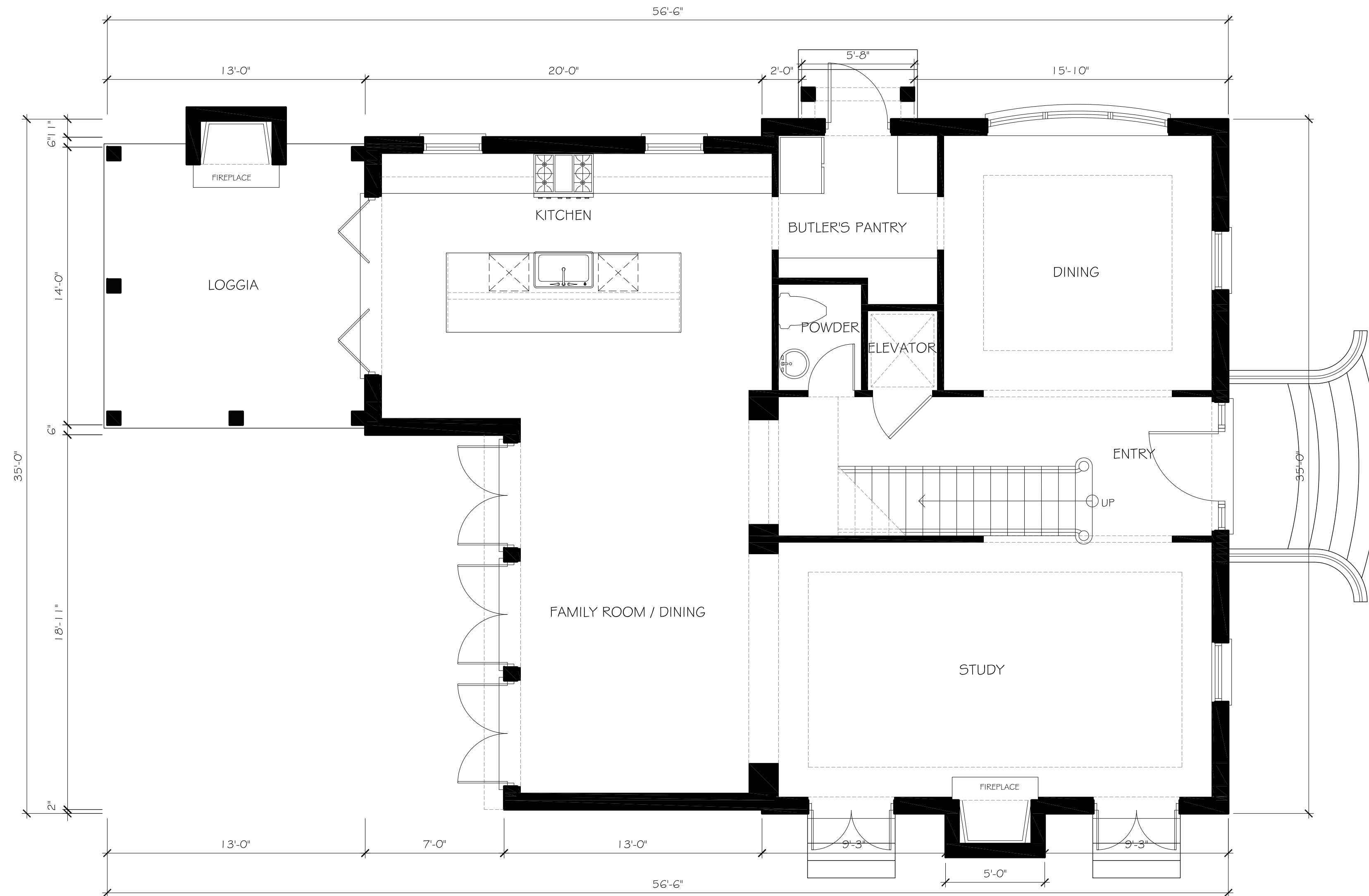
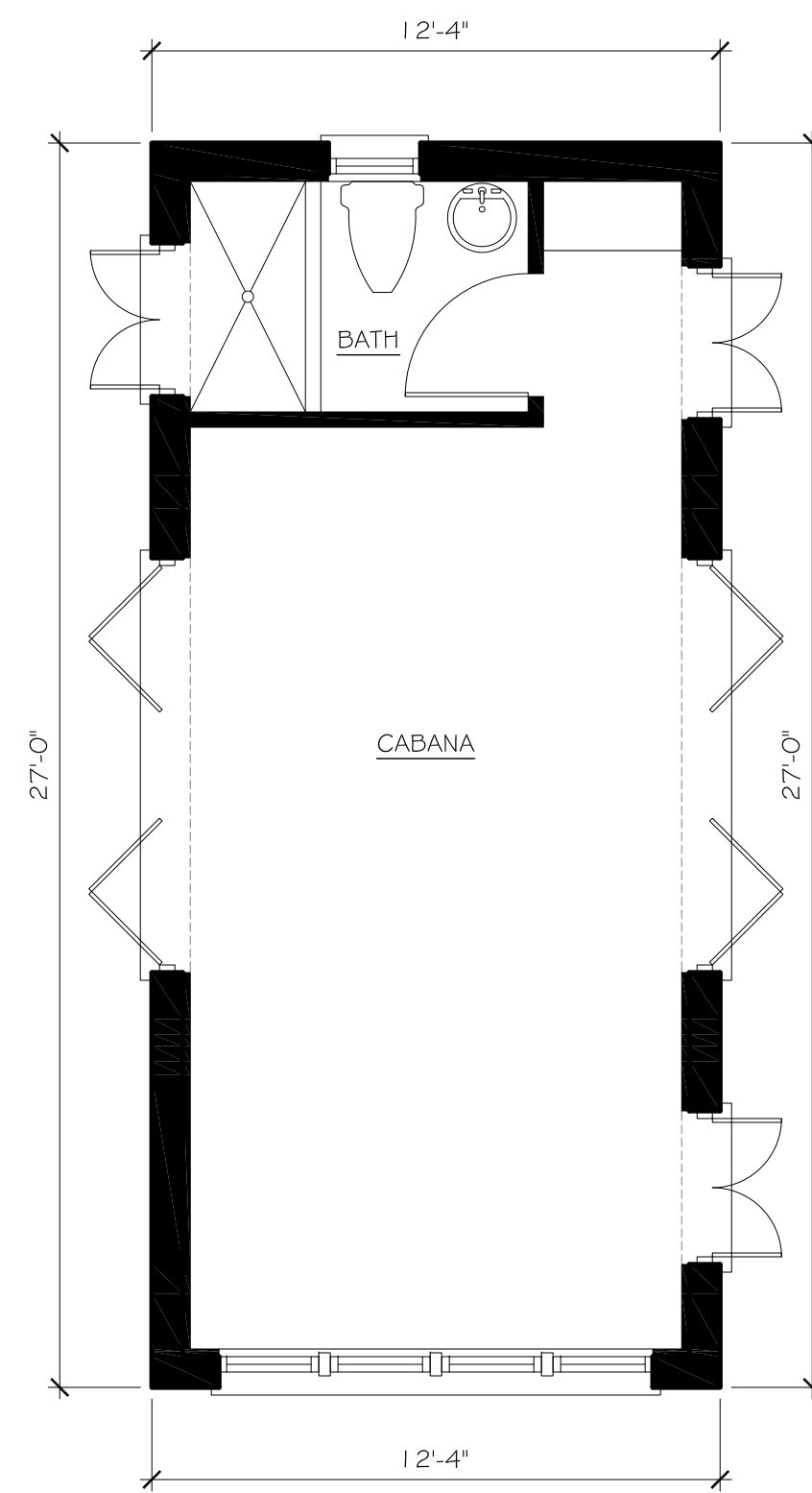
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A.R. #10,181

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PROPOSED FIRST FLOOR PLAN

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



CONSULTANT:

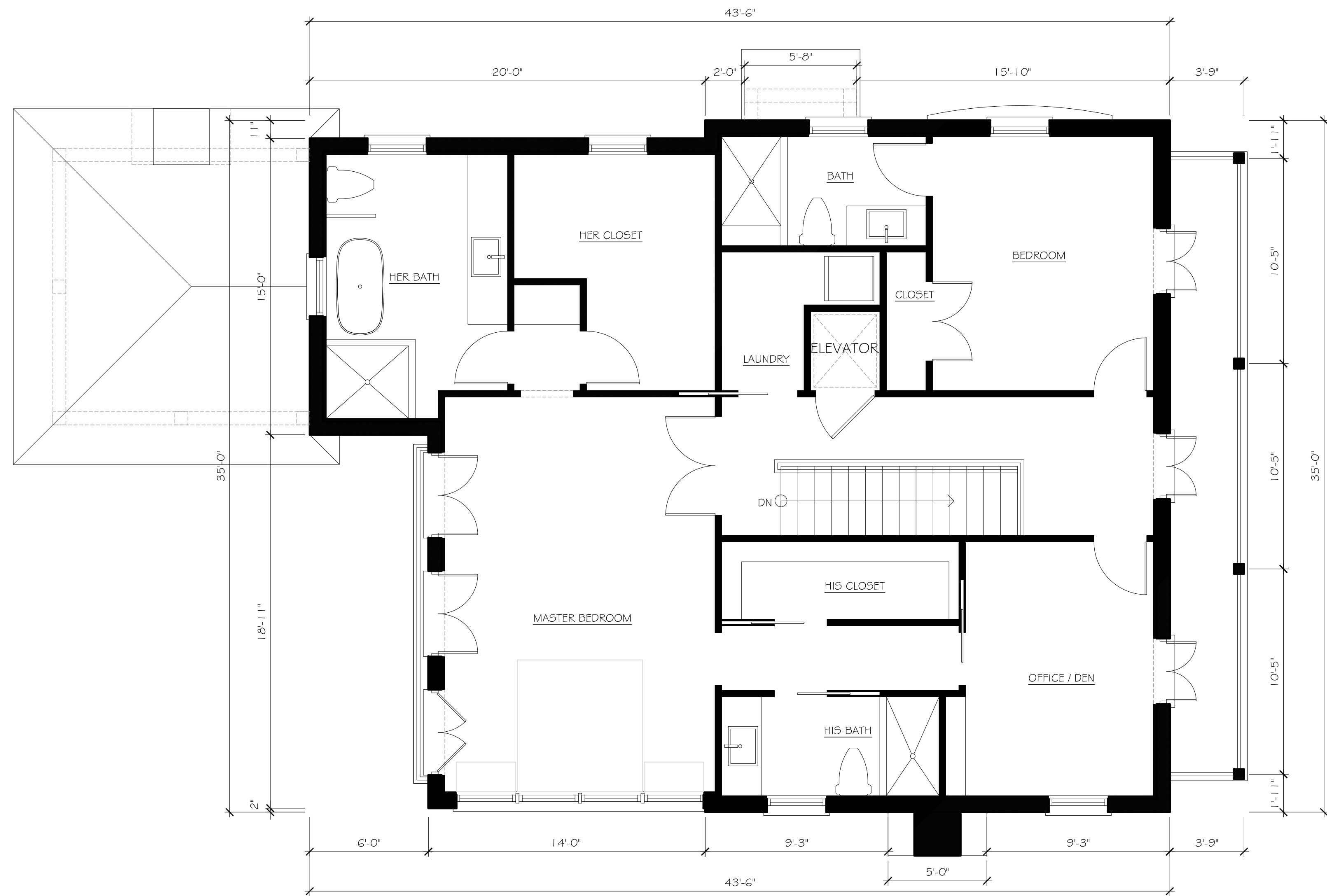
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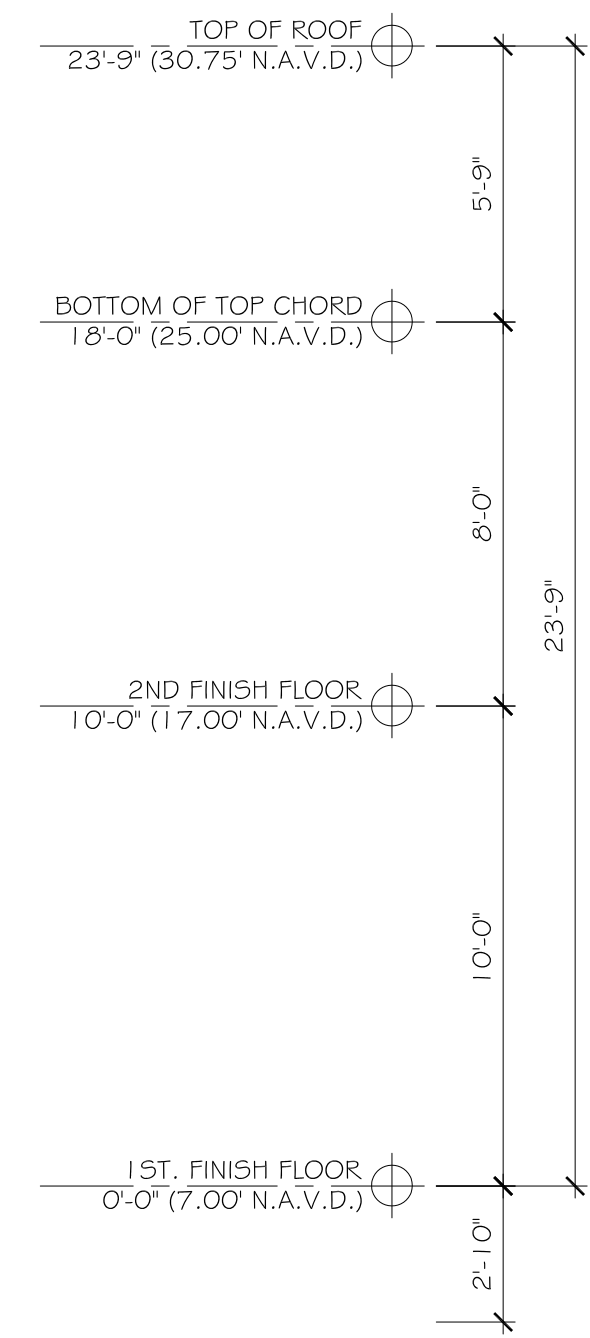
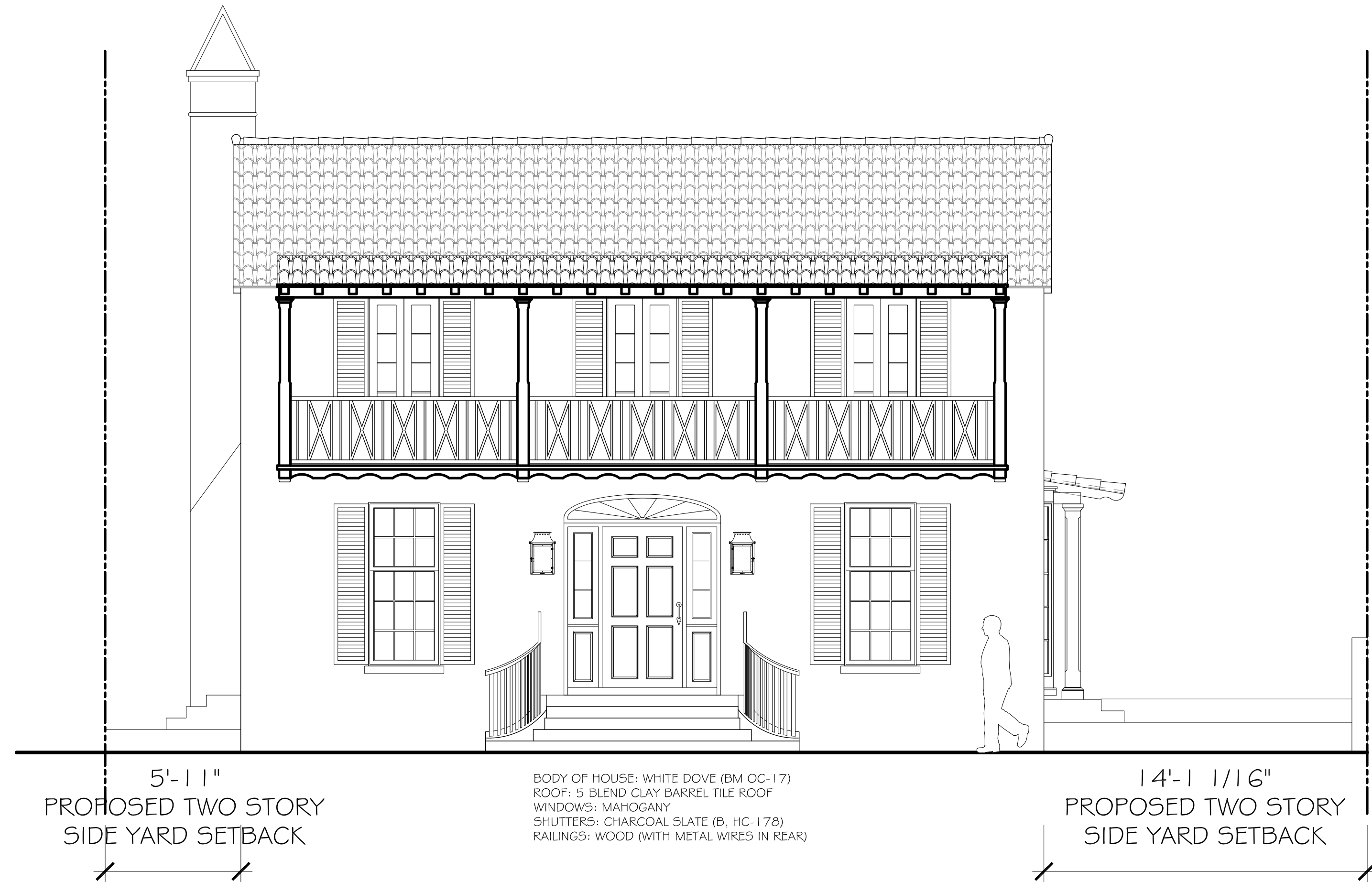
SCALE: 3/16" = 1'-0"



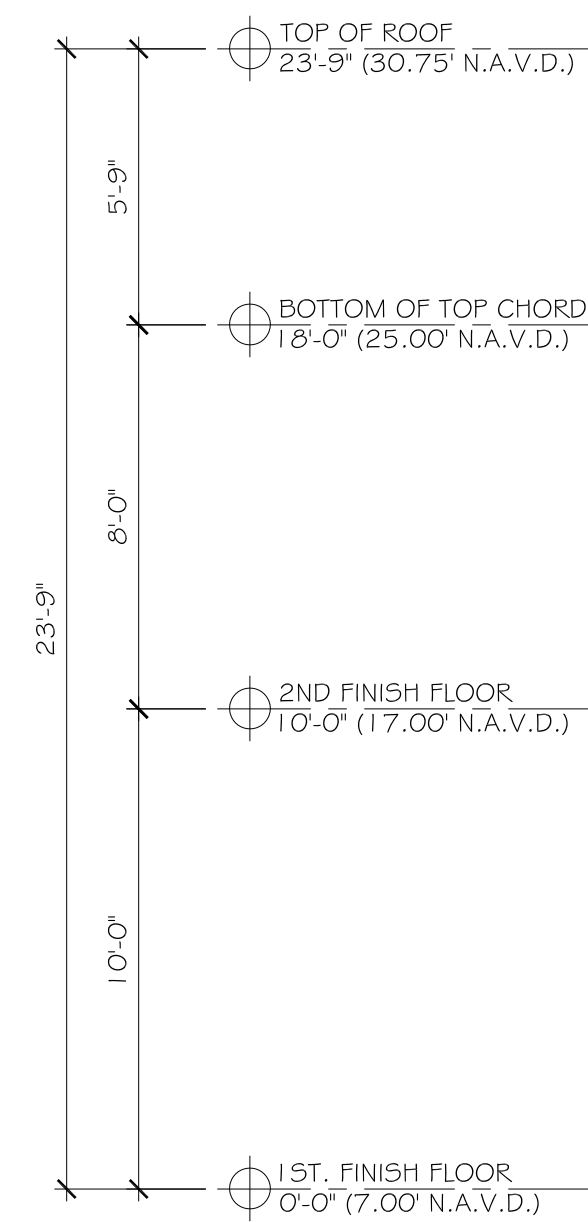
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PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

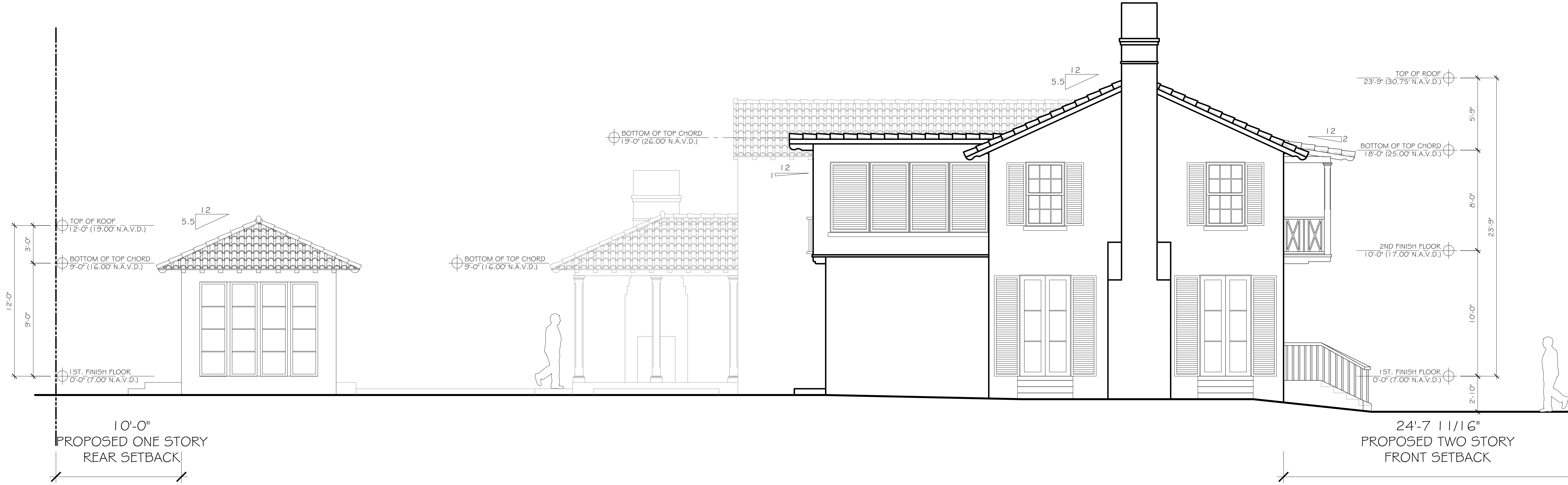
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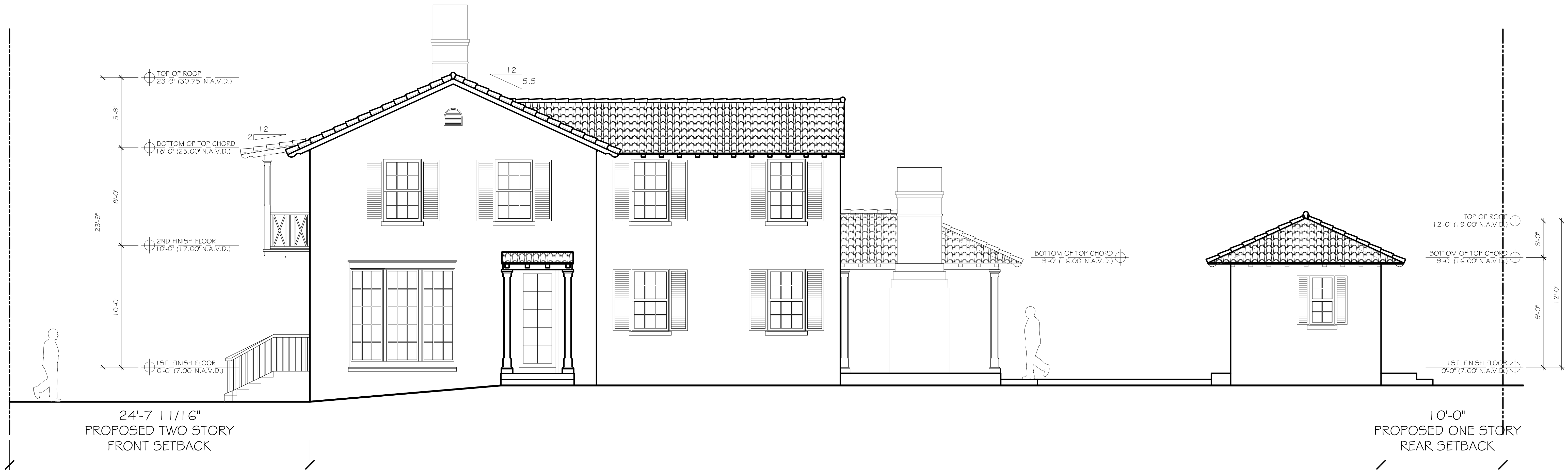
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PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANT:

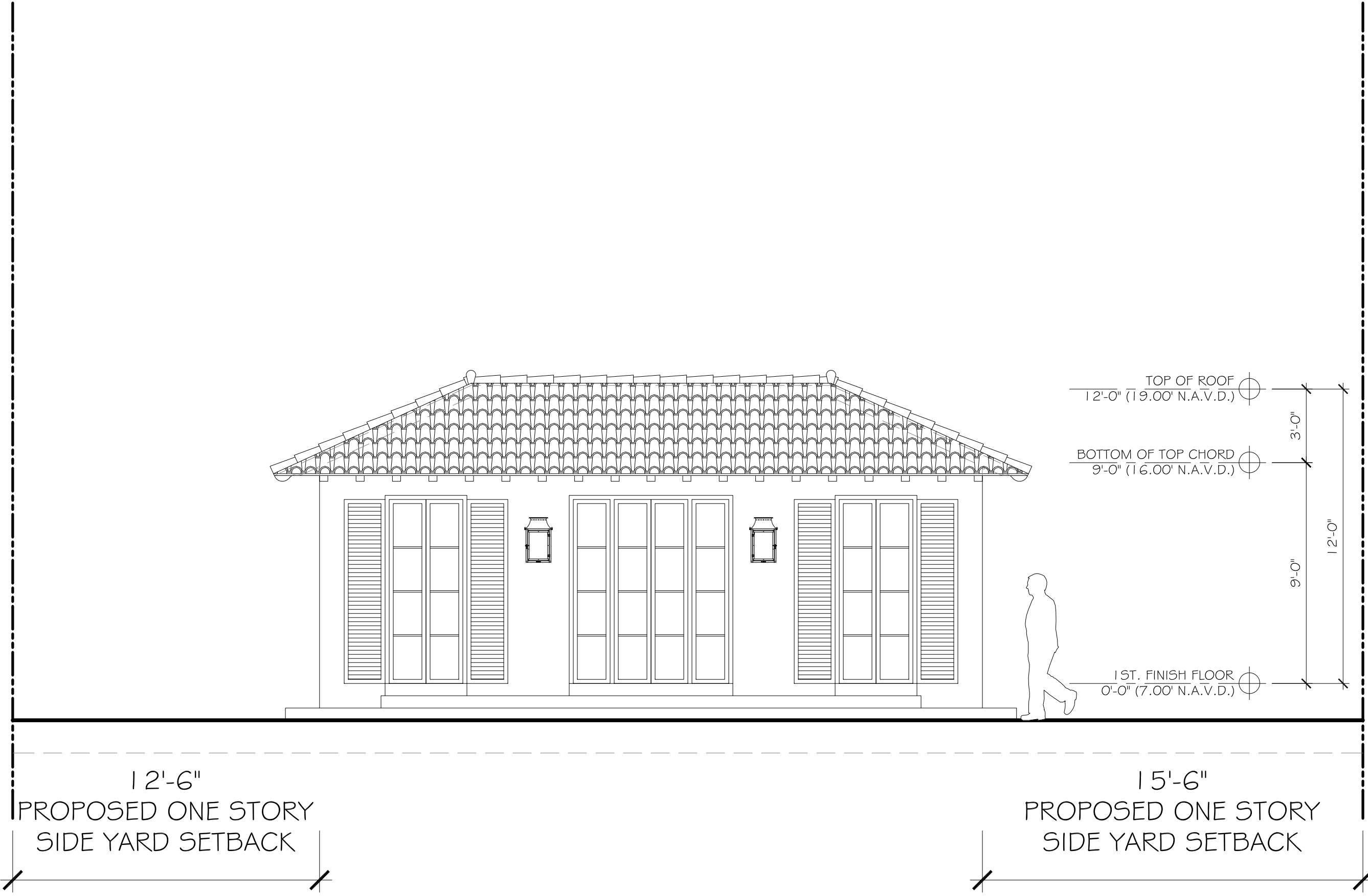
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A.R. #10,181
Patrick R. Quinn
REGISTERED ARCHITECT

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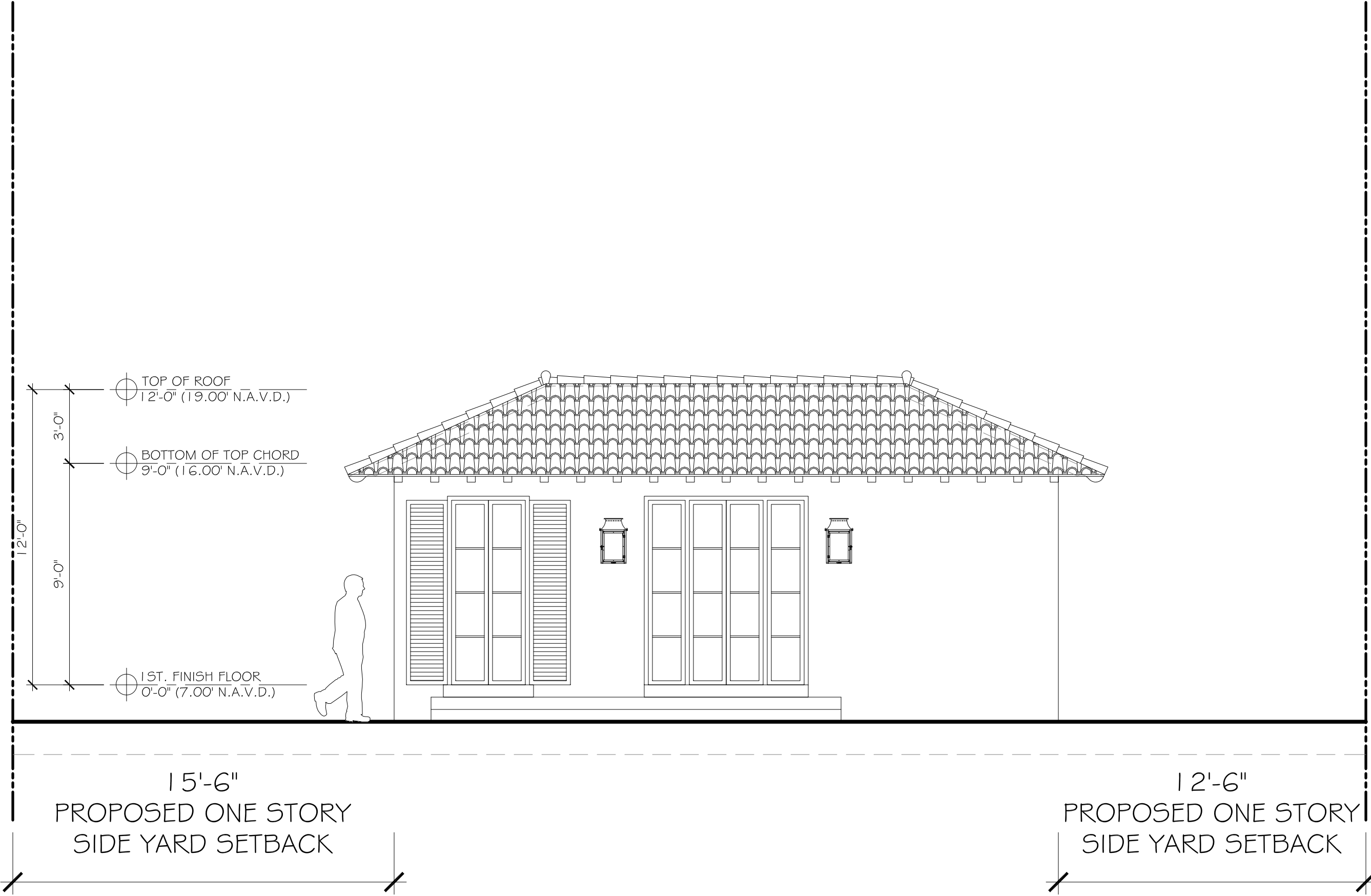
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PROPOSED NORTH ELEVATION (GUEST HOUSE)

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



PROPOSED SOUTH ELEVATION (GUEST HOUSE)

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

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US TILE 2-PIECE MISSION BARREL CLAY TILE

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About This Tool

Create a custom US Tile blend. View it on a **4x Larger Deck**; **Save** a .png to your desktop for CAD renderings; **Print**, or **Email** it to your clients for review.

This tool allows Architects and Homeowners to clearly identify preferred installation styles, realistic colors and personal custom blending preferences for your next project. This is not a definitive design tool. To discuss or refine your custom blend further please contact us.

Step1: Choose a Regular or Staggered Deck Installation Type

Regular

Staggered

Step2: Choose a Pan Color

Mallorca

Old World 1

Old World 2

Red

Tuscany

Step3: Click any Tile Color to select it, then click on the deck to place it.

Bermuda

Carmel

El Camino

Fire Flash

Madera

Mallorca

Newport

Old World 1

Old World 2

Old World 3

Palermo

Red

Rustic Carmel

Rustic Madera

Rustic Newport

Rustic Palermo

Turino

Tuscany

Custom Pan: Red

Large Deck

Save

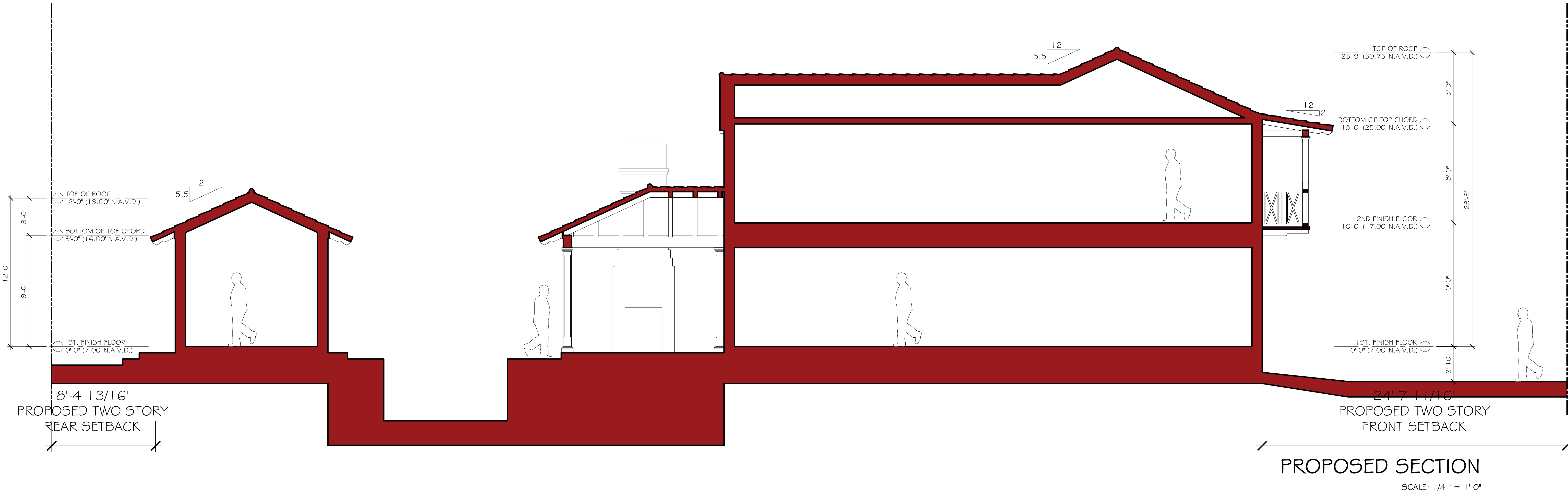
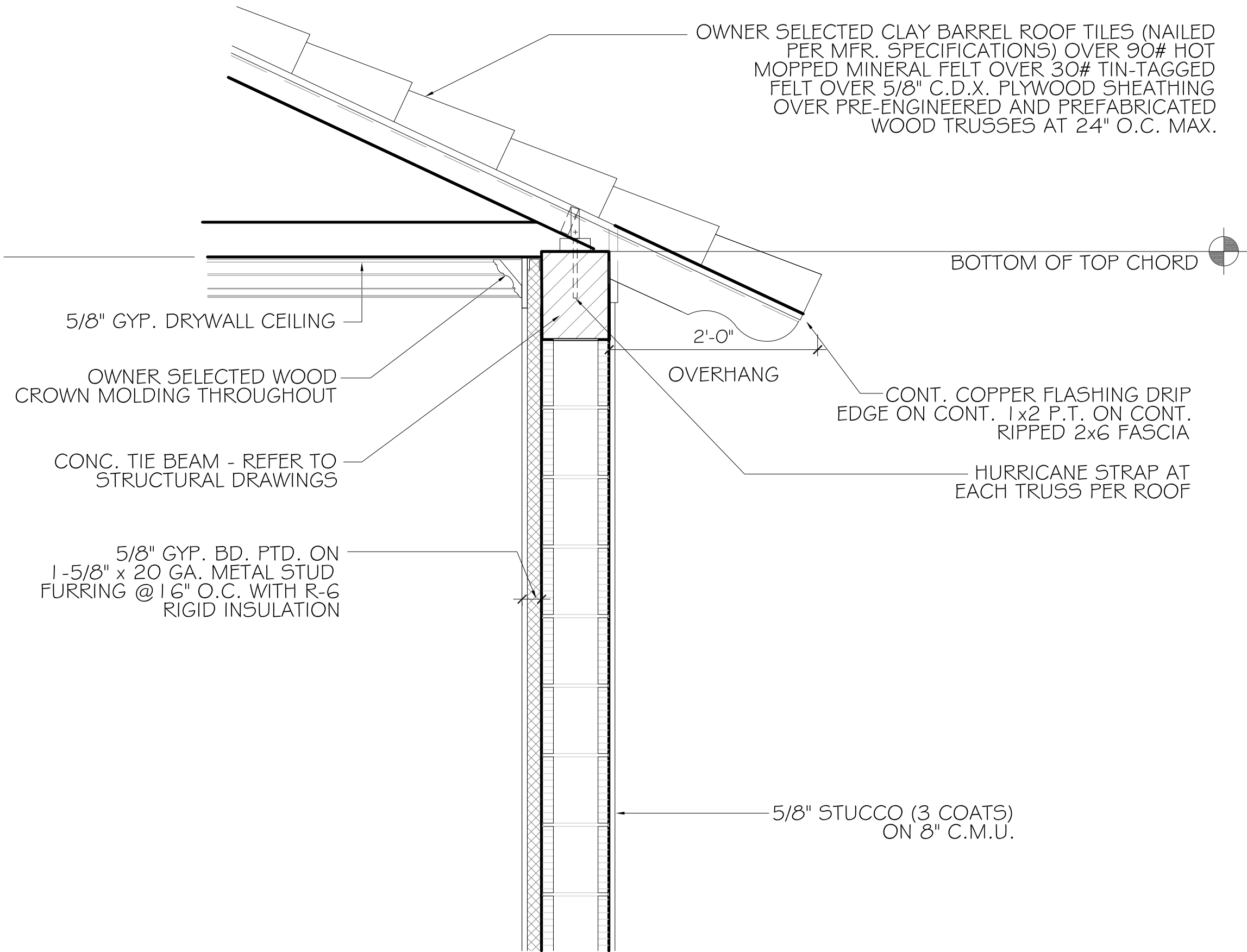
Print

Email

Start Again

Custom Blend:

El Camino: 17%, Palermo: 21%, Tuscany: 21%, Old World 3: 4.2%, Turino: 17%, Rustic Carmel: 4.2%, Red: 8.3%, Rustic Newport: 4.2%, Madera: 4.2%



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A.A. #001345

A.R. #10,181

STATE OF FLORIDA

PATRICK H. SEAGRAM

REGISTERED ARCHITECT

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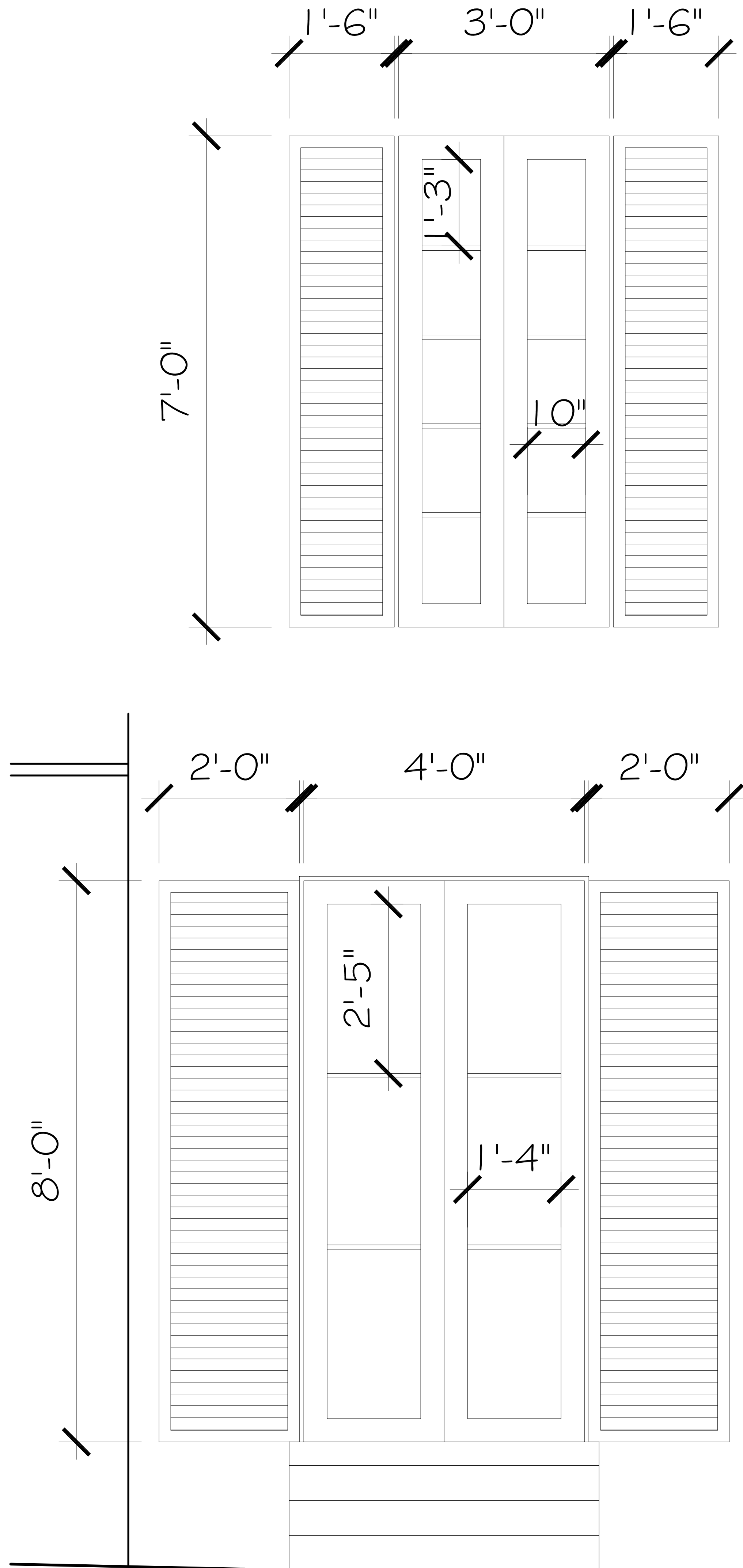
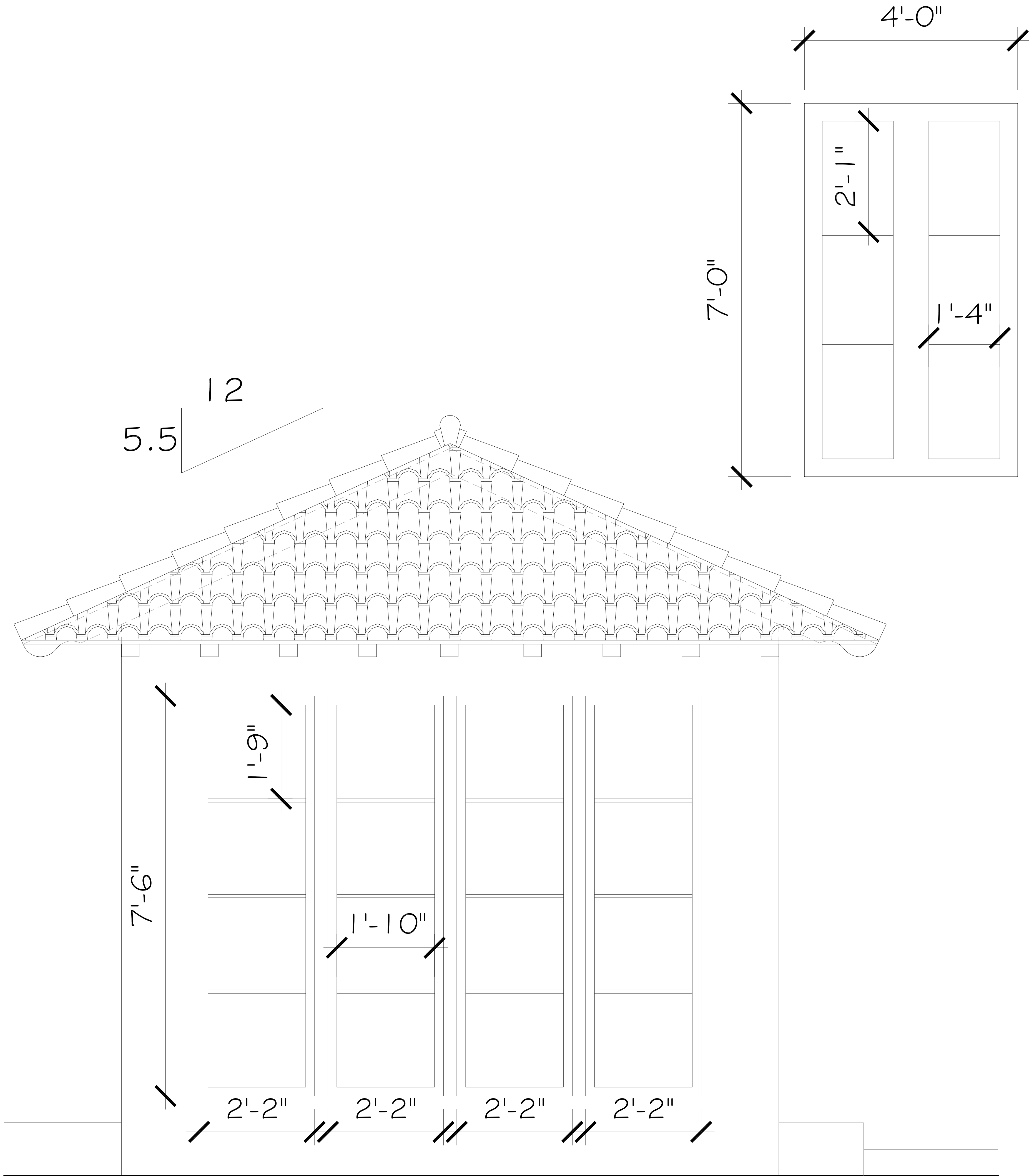
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DETAILS

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A.R. #10,181

STATE OF FLORIDA
PATRICK W. SEABREEZE
ARCHITECT
REGISTERED ARCHITECT

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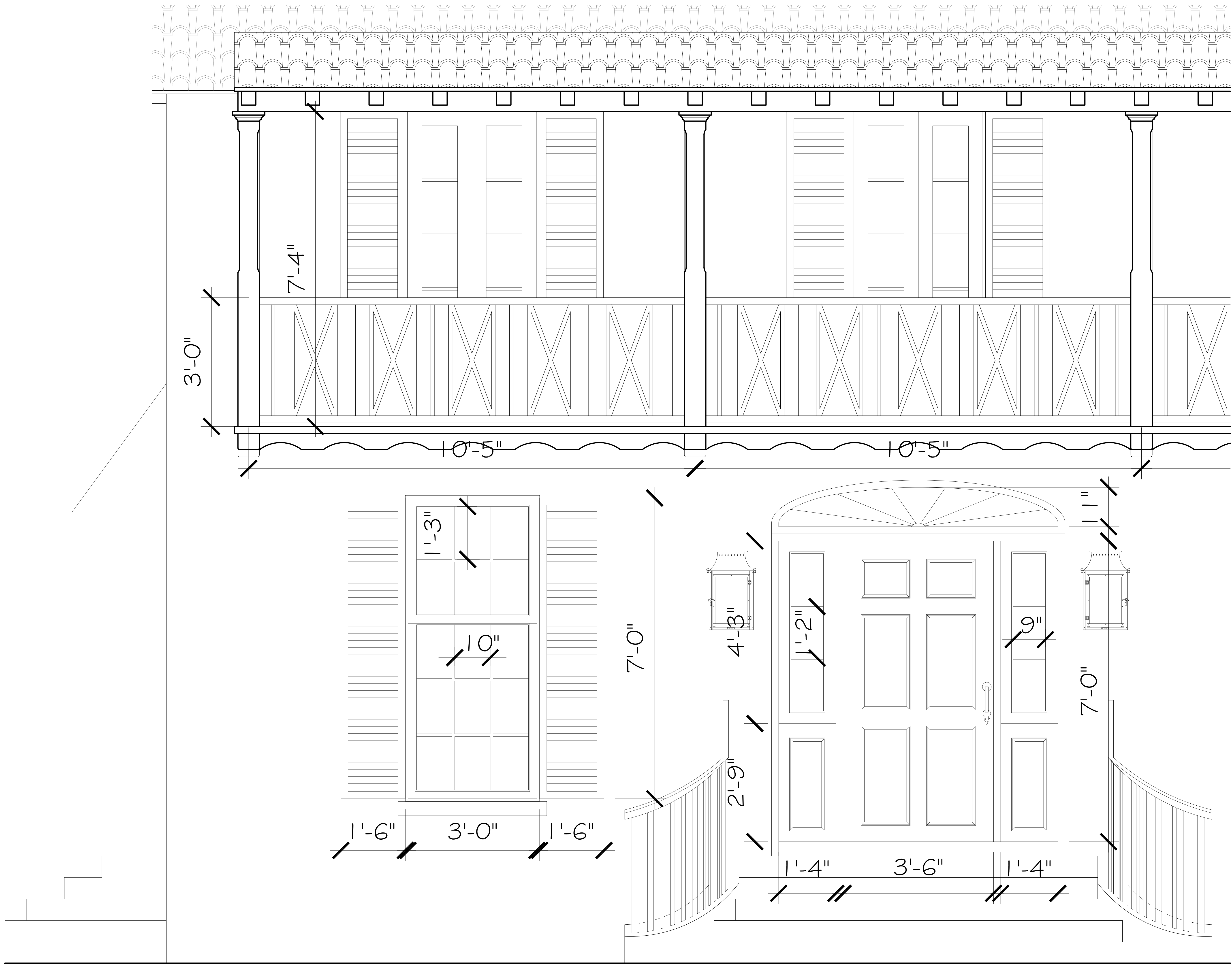
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DETAILS

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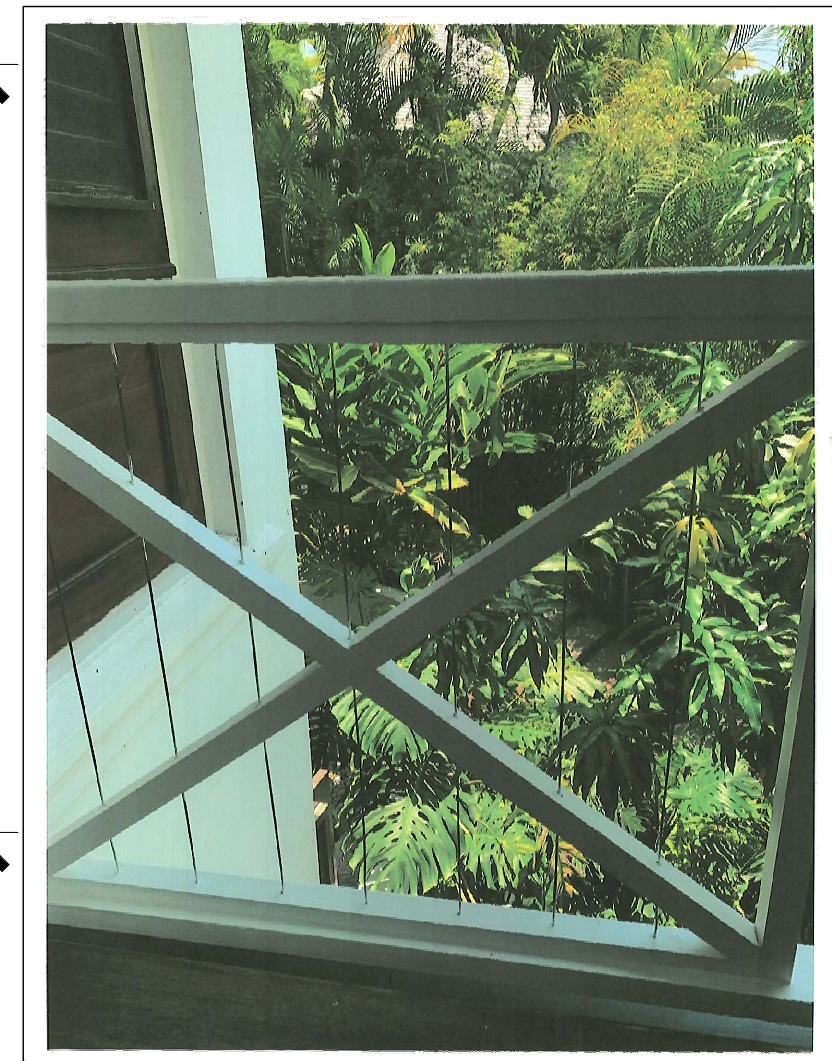
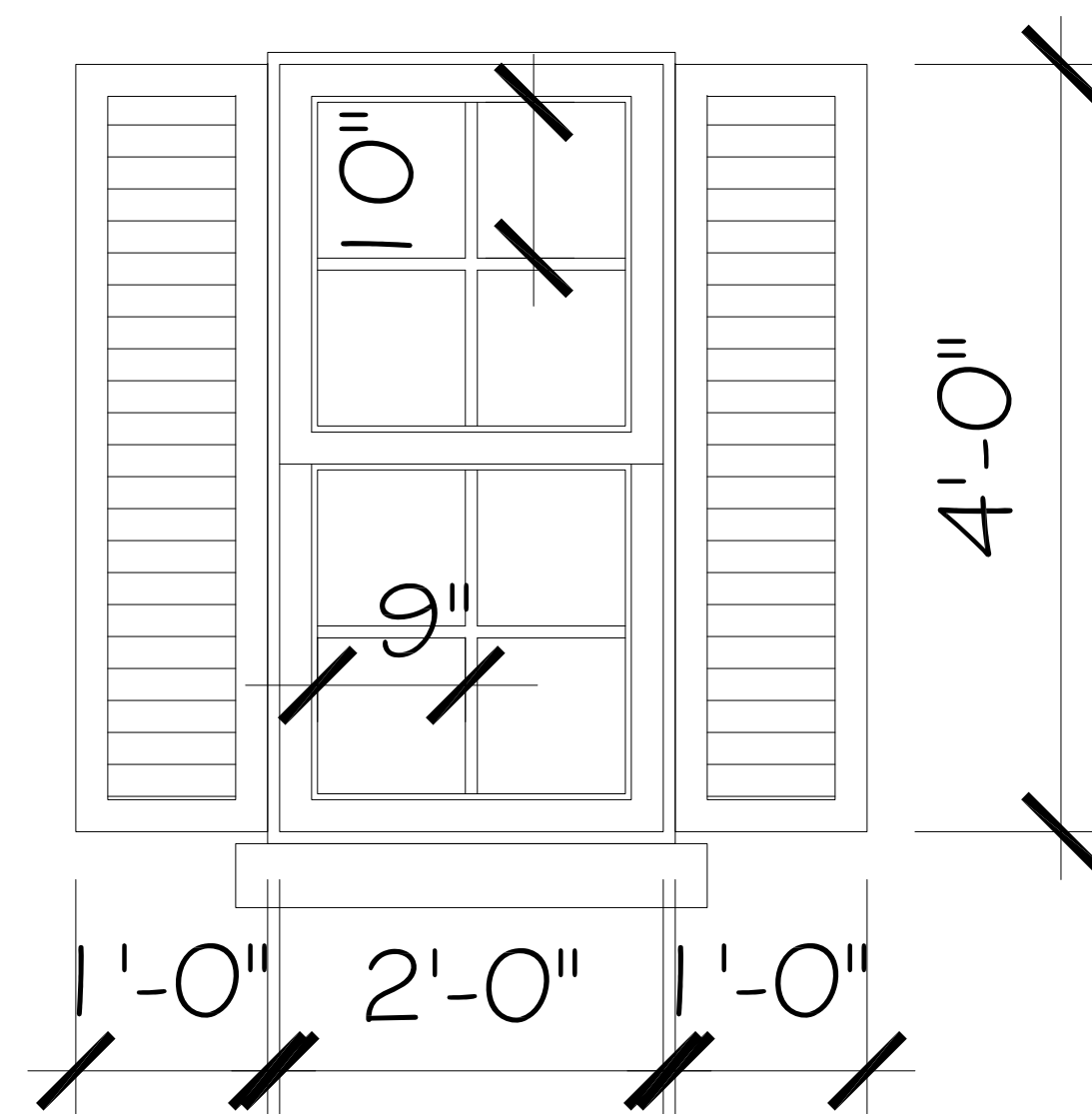
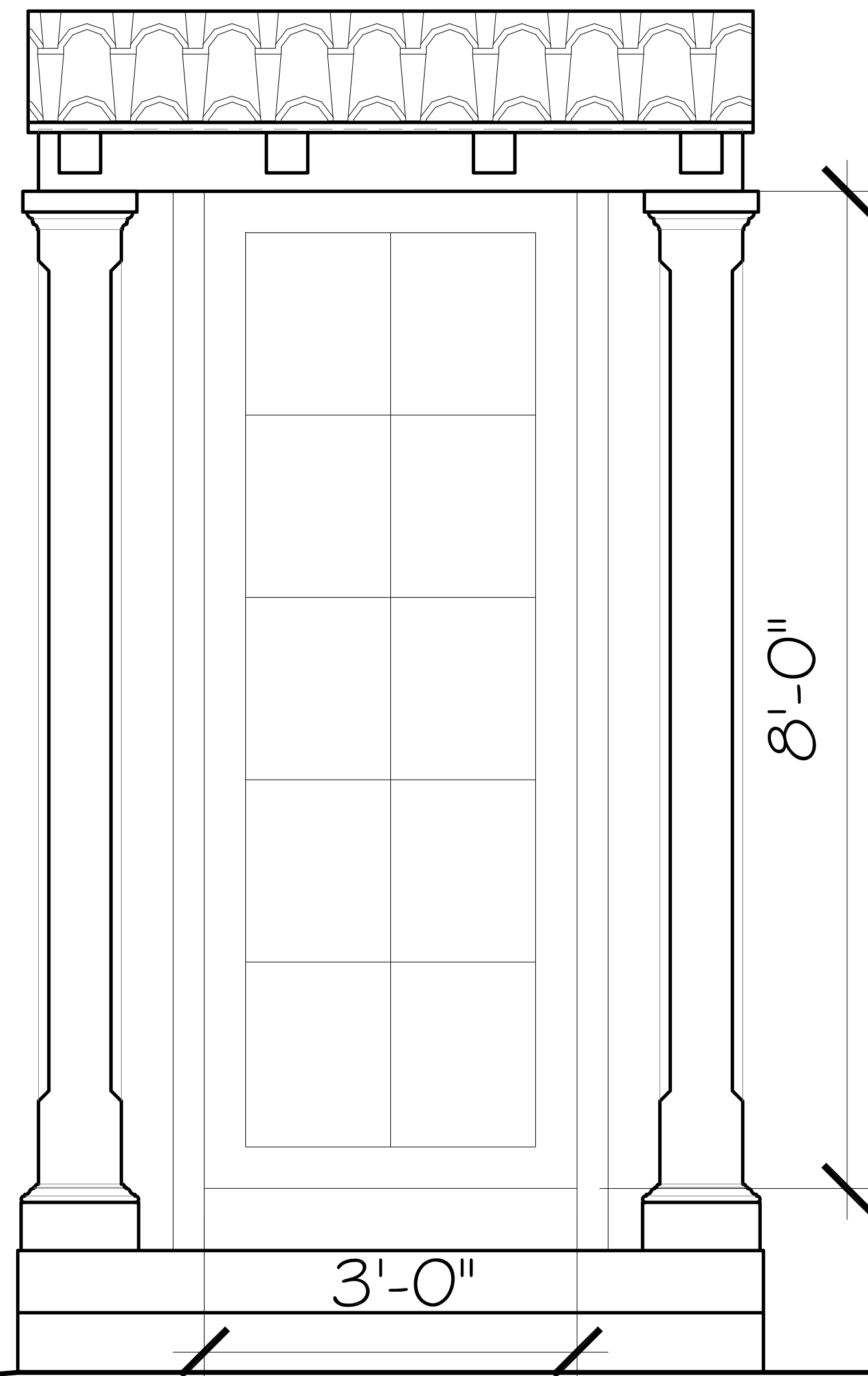
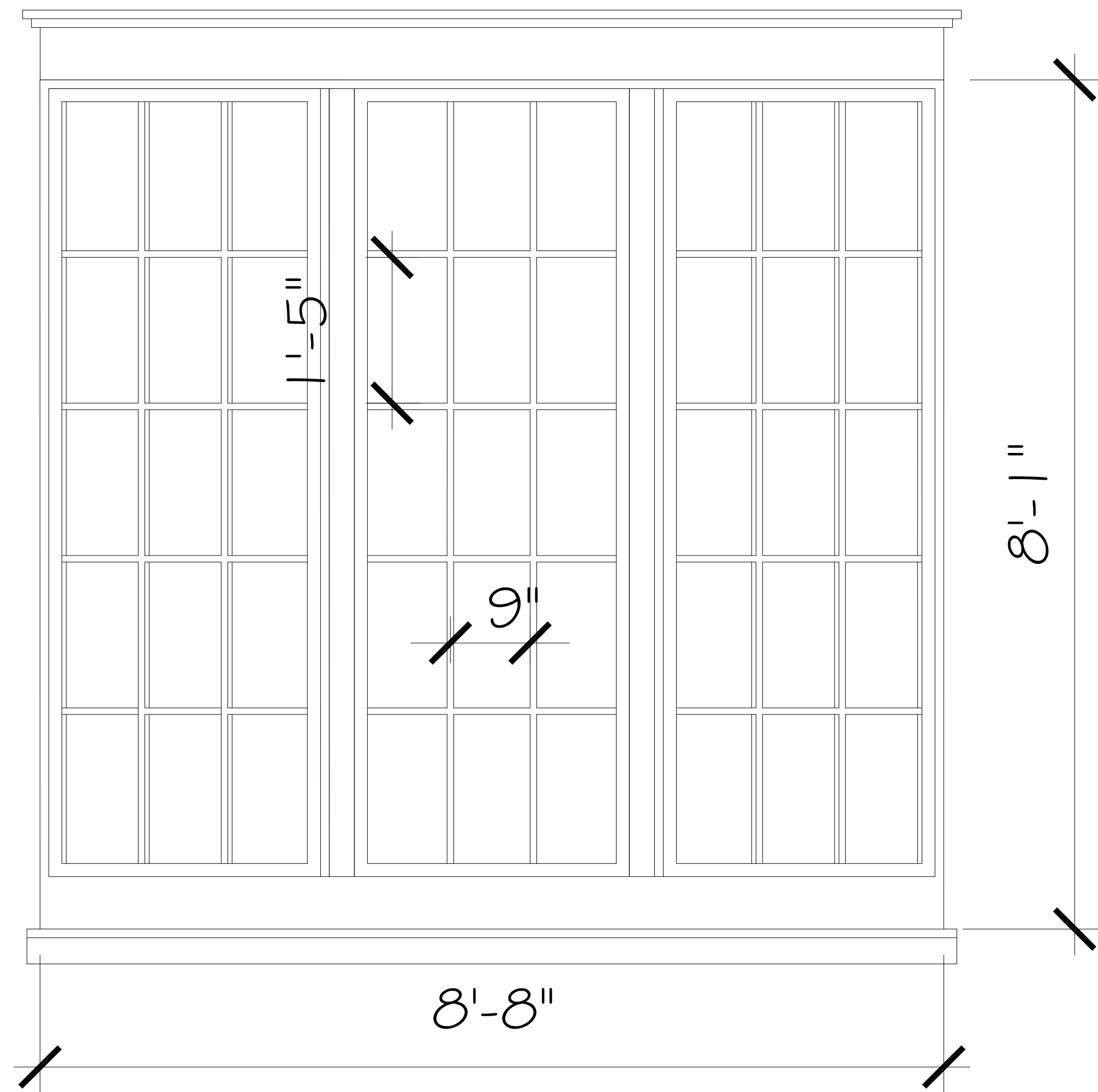
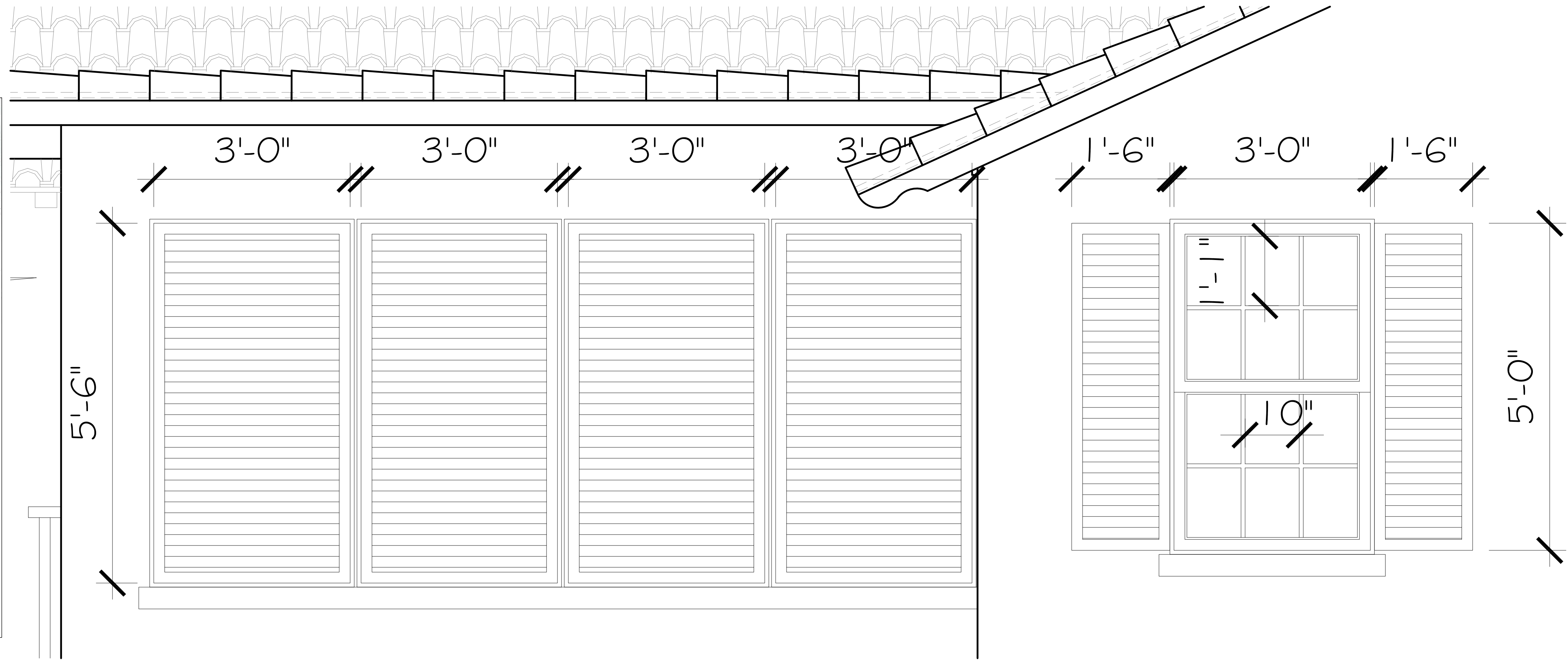
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DETAILS
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STATE OF FLORIDA
PATRICK M. SPAN
REGISTERED ARCHITECT

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