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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

Donald Skowron
BGS
Landscape Architecture &Engineering

512 Lucerne Avenue
Lake Worth Beach, FL 33460
561.602.6277
bgspllc.com

Chad M. Gruber
Gruber Consulting Engineers

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

DAVID & JILL SHULMAN
162 EAST INLET DR
PALM BEACH, FLORIDA 33480
RENOVATION & ADDITION

ARCOM
ARC-23-107
SEPTEMBER 27, 2023

TOWN COUNCIL
ZON-23-077
OCTOBER 11, 2023

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

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By yfigueroa at 2:30 pm, Sep 05, 2023

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05-22-23
FIRST SUBMITTAL
06-08-23
SECOND SUBMITTAL
06-26-23
NTP-DROPOFF
07-03-23



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

DAVID & JILL SHULMAN
162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

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

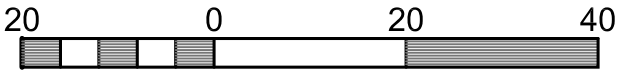
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SHEET NUMBER:

COVER

ISSUE 08-30-23
DATE:
ARC-23-107
JOB #: ZON-23-077



Scale 1" = 20'

REVISIONS:	

NOTES ON TITLE EXCEPTIONS:

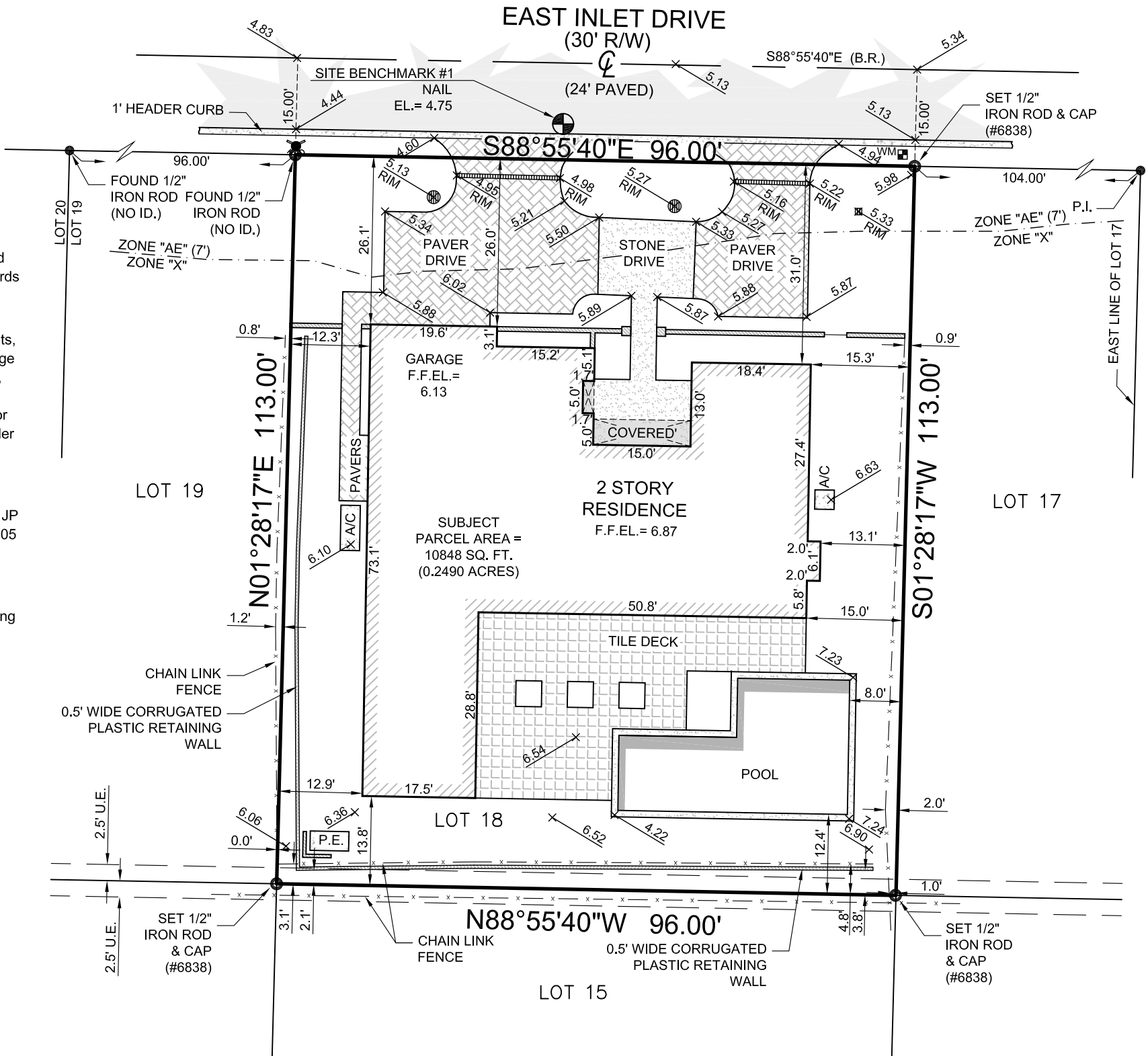
- 1-2. **Standard exceptions. Not plottable.**
3. Restrictions, conditions, reservations, easements and other matters contained on the Plat of Sea Isles Estates, as recorded in Plat Book 25, Page 89, Public Records of Palm Beach County, Florida. **Affects the subject property. All pertinent items are plotted hereon.**
4. Restrictions created by and set forth in the Declaration of Protective Covenants, Restrictions, Servitudes, and Easements recorded in Official Records Book 765, Page 205, together with Supplemental Declaration recorded in Official Records Book 911, Page 284 of the Public Records of Palm Beach County, Florida, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant(s): (a) is exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons. **This document was not furnished to this office. Not plotted**
5. Mortgage by and between David Shulman and Jill Shlman, as borrowers and JP Morgan Chase Bank, N.A., as lender dated April 15, 2005 and recorded April 15, 2005 in Official Records Book 18424, Page 287, Public Records of Palm Beach County, Florida. **Not plottable.**
6. Any rights, easements, interests or claims which may exist by reason of, or shown on the survey prepared by Miller Land Surveying dated March 9, 2005, bearing Job #Y-03-08-02. **Affects the subject property. All pertinent items are plotted hereon.**

SURVEY NOTES:

- 1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in Chicago Title Insurance Company, Owners Policy; Policy No. 7210609-341451; Effective Date: April 15, 2005 @ 4:26 PM; See "Notes on Title Exceptions".
- 2.) Area of subject property = 10,848 square feet (0.2490 acres).
- 3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
- a. Originating benchmark = Leica Global Positioning System.
- b. $\frac{00.00}{\times}$ = 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".

LEGEND:

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



CERTIFIED TO: DAVID SHULMAN
PROPERTY ADDRESS: 162 E Inlet Drive, Palm Beach, FL 33480
FLOOD ZONE: X & AE (FIRM 120220-12099C0393F 10/05/2017)
BASE FLOOD ELEVATION = 7' (NAVD 88)
DESCRIPTION: Lot 18, of Plat of Sea Isles Estates, according to the Plat thereof, recorded in Plat Book 25, Page 89, 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 Y230487

SCALE:	1" = 20'	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:	X-909 G-35/74 E-26/44
DRAWN BY:	PICARD (C)		PREV. JOB NO'S.	Y020951 Y030802
FIELD WK:	SUB		JOB NO.	Y230487
DATE:	06/01/2023			S - 49,512



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:	162 EAST INLET DRIVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	TWO STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ.FT.	10,848 SQ.FT.	10,848 SQ.FT.
6	Lot Depth	100.00'	113.00'	113.00'
7	Lot Width	100.00'	96.00'	96.00'
8	Lot Coverage (Sq Ft and %)	40%(1)-30%(2)	3,084 SQ.FT. (28.4%)	3,119 SQ.FT. (28.75%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	NA	4,985 SQ.FT.	5,144 SQ.FT.
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.990	4.25	4.420
11	*Front Yard Setback (Ft.)	25'(1)-35'(2)	21.50'	21.50'
12	* Side Yard Setback (1st Story) (Ft.)	12.50'(W+E)	26.33', 29.16'	26.33', 29.16'
13	* Side Yard Setback (2nd Story) (Ft.)	15.00'(W+E)	12.6' W	12.6' W
14	*Rear Yard Setback (Ft.)	10'(1)-15'(2)	13.81'(1), 42.58'(2)	13.81'(1), 42.58'(2)
15	Angle of Vision (Deg.)	100	104	104
16	Building Height (Ft.)	14'(1)-22'(2)	19.08'	19.08'
17	Overall Building Height (Ft.)	22'(1)-30'(2)	25.83'	25.83'
18	Crown of Road (COR) (NAVD)	3.80'	5.34'	5.34'
19	Max. Amount of Fill Added to Site (Ft.)	0.8'	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	6.87' NAVD	6.87' NAVD
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	6.87' NAVD	6.87' NAVD
22	FEMA Flood Zone Designation	ZONE X	ZONE X	ZONE X
23	Base Flood Elevation (BFE)(NAVD)		7.00'	7.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	4,881.60 SQ.FT. (45.00%)	4,590.02 SQ.FT. (42.31%)	4,960.05 SQ.FT. (45.72%)
25	Perimeter LOS (Sq Ft and %)	2,440.80 SQ.FT. (50.00%)	3,272.14 SQ.FT. (67.03%)	3,328.61 SQ.FT. (68.19%)
26	Front Yard LOS (Sq Ft and %)	960.00 SQ.FT. (40.00%)	1,122.87 SQ.FT. (46.79%)	1,122.87 SQ.FT. (46.79%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

If value is not applicable, enter N/A

** Provide Native plant species calculation per
category as required by Ord. 24-2021 on separate
table

If value is not changing, enter N/C

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162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

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

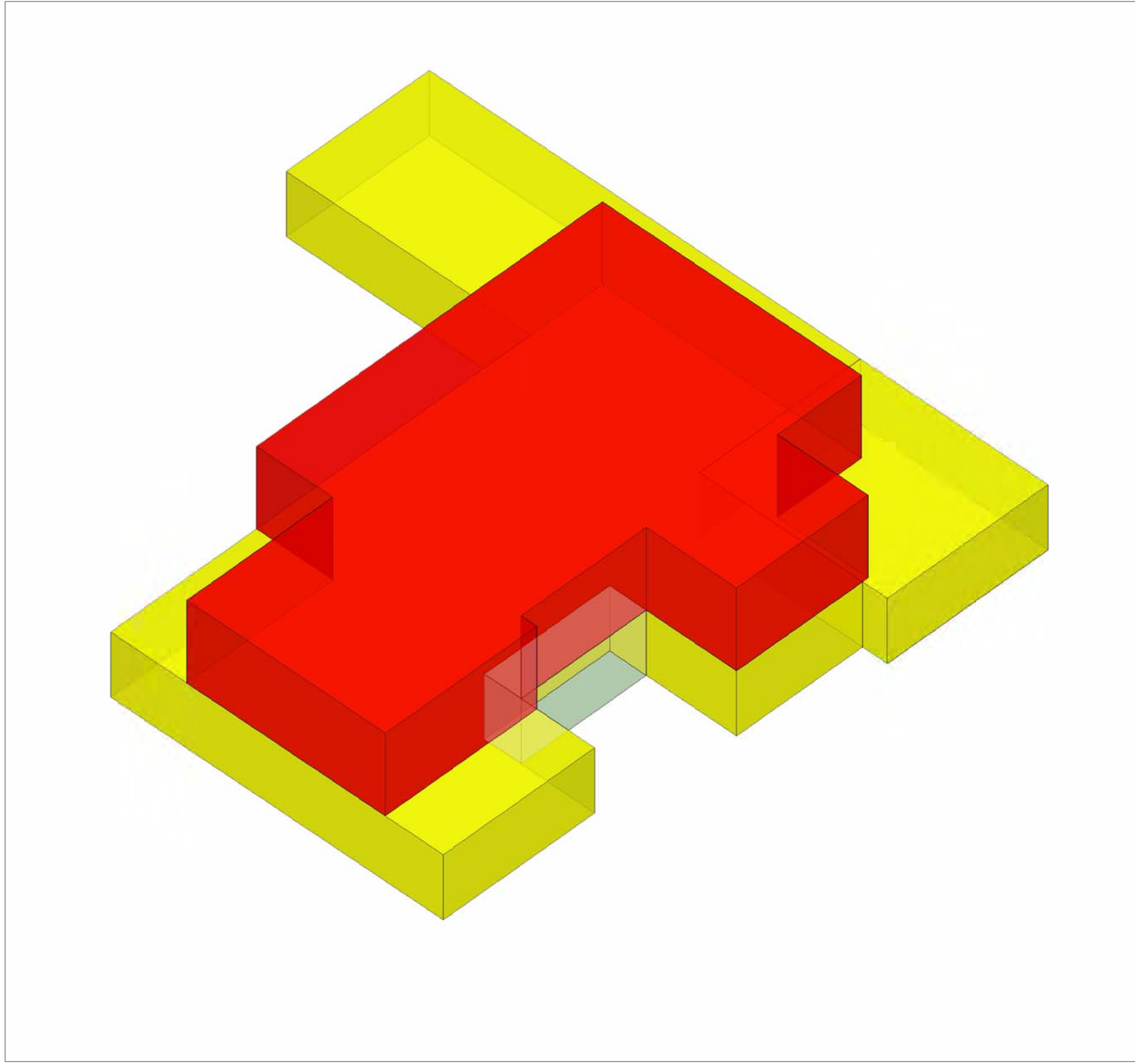
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ARC-23-107
JOB #: ZON-23-077



SQUARE FOOTAGE	
AC FIRST FLOOR:	2,690.80 SQ.FT.
AC SECOND FLOOR:	1,866.65 SQ.FT.
TOTAL:	4,557.45 SQ.FT.
GARAGE:	417.00 SQ.FT.
TOTAL:	4,974.45 SQ.FT.

FIRST FLOOR

COVERED ENTRY

GARAGE

1ST FLOOR - 3,107.80 SQ. FT. @ 8.42' = 26,167.68 CU. FT.
2ND FLOOR - 1,866.65 SQ. FT. @ 10.67' = 19,917.16 CU. FT.

TOTAL CUBIC FEET = 46,084.83 CU. FT. / 10,848.00 SQ. FT. = 4.248 CCR

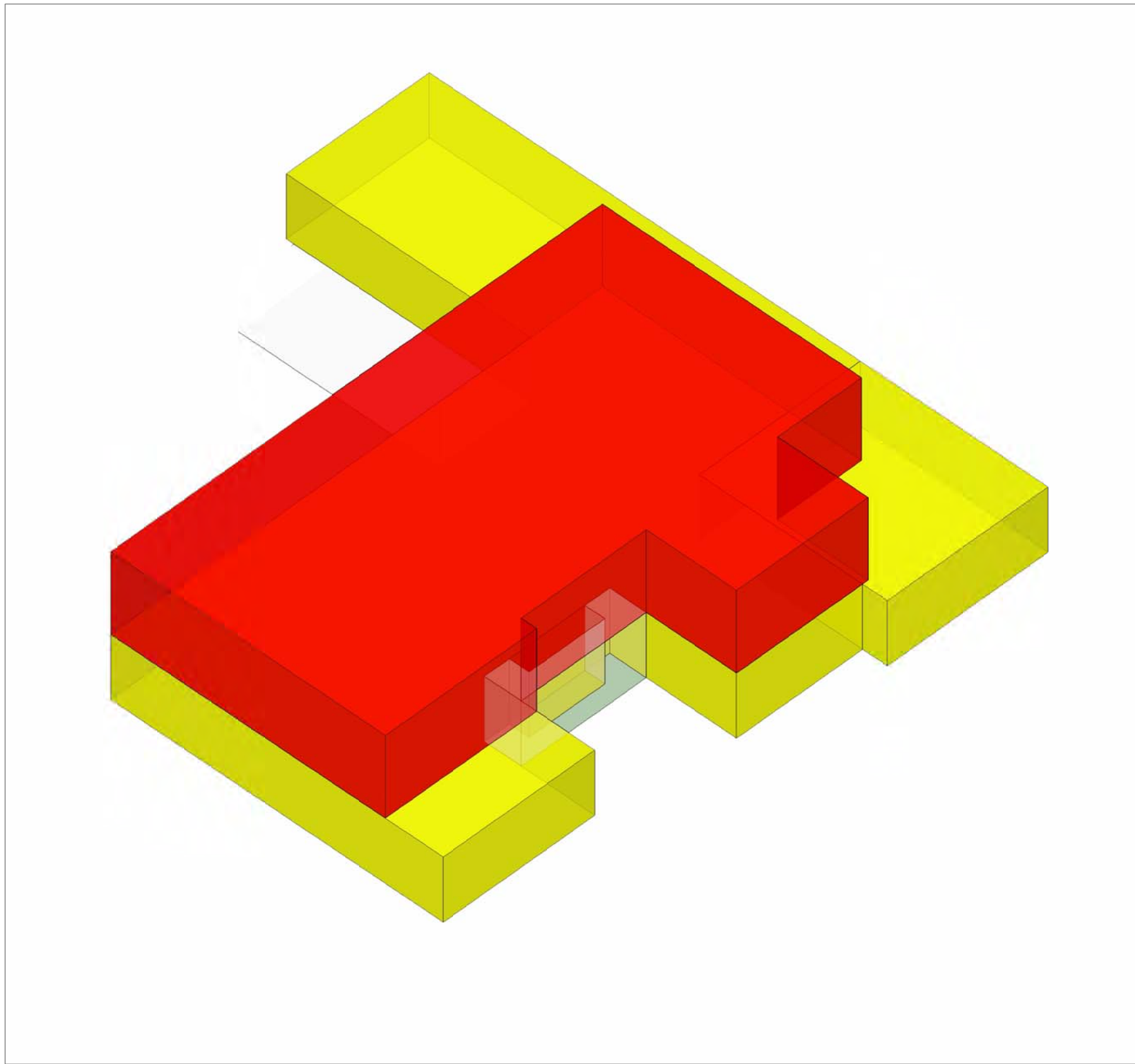
MAX ALLOWABLE CCR: 3.50 + [(60,000-10,848.00) / 50,000 x 0.5] = 3.992 CCR
MAX ALLOWABLE CUBIC FEET: 3.992 x 10,848.00 = 43,300.01 CU. FT.

43,300.01 CU. FT. MAX - 46,084.83 CU. FT. = (-)2,784.82 CU. FT. OVERAGE

UNENCLOSED COVER AREA
FRONT ENTRY - 65.72 SQ. FT. @ 8.42' = 553.36 CU. FT.
5% OF HOUSE CU.FT. (43,300.01 CU. FT.) = 2,165.00 CU. FT. MAX
2,165.00 CU. FT. MAX - 553.36 CU. FT. = 1,611.64 CU. FT. LOGGIA REMAINING

(-)2,784.82 CU. FT. OVERAGE [EXISTING] - 1,611.64 CU. FT. LOGGIA REMAINING = -1,173.18 CU. FT. EXCESS

SECOND FLOOR



SQUARE FOOTAGE	
AC FIRST FLOOR:	2,712.19 SQ.FT.
AC SECOND FLOOR:	2,025.65 SQ.FT.
TOTAL:	4,737.84 SQ.FT.
GARAGE:	417.00 SQ.FT.
TOTAL:	5,154.84 SQ.FT.

TRELLIS
(NOT PART
OF CCR)

TRELLIS
(NOT PART
OF CCR)

FIRST FLOOR

COVERED ENTRY

GARAGE

PROPOSED CUBIC CONTENT RATIO (CCR)

MAIN HOME
1ST FLOOR - 3,107.80 SQ. FT. @ 8.42' = 26,167.68 CU. FT.
2ND FLOOR - 2,025.65 SQ. FT. @ 10.67' = 21,613.69 CU. FT.

TOTAL CUBIC FEET = 47,781.36 CU. FT. / 10,848.00 SQ. FT. = 4.405 CCR

MAX ALLOWABLE CCR: 3.50 + [(60,000-10,848.00) / 50,000 x 0.5] = 3.992 CCR
MAX ALLOWABLE CUBIC FEET: 3.992 x 10,848.00 = 43,300.01 CU. FT.

43,300.01 CU. FT. MAX - 47,781.36 CU. FT. = (-)4,481.35 CU. FT. OVERAGE

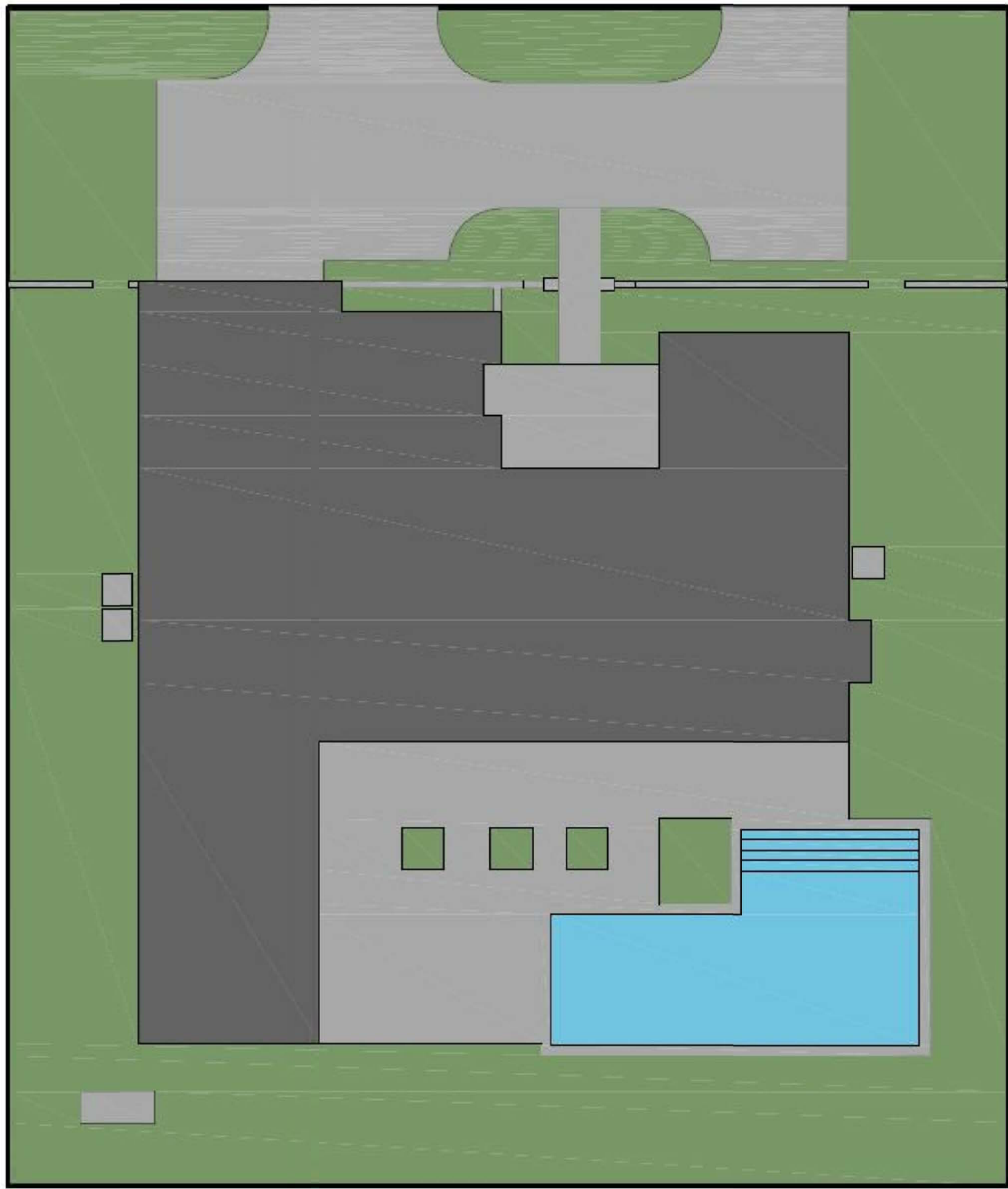
UNENCLOSED COVER AREA
FRONT ENTRY - 65.72 SQ. FT. @ 8.42' = 553.36 CU. FT.
5% OF HOUSE CU.FT. (43,300.01 CU. FT.) = 2,165.00 CU. FT. MAX
2,165.00 CU. FT. MAX - 553.36 CU. FT. = 1,611.64 CU. FT. LOGGIA REMAINING

(-)4,481.35 CU. FT. OVERAGE [PROPOSED] - 1,611.64 CU. FT. LOGGIA REMAINING = -2,869.71 CU. FT. EXCESS

SECOND FLOOR

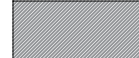
CCR DIAGRAMS





EXISTING LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL			
- Required	4,881.60	SQ.FT.	45.00%
- Existing	4,590.02	SQ.FT.	42.31%

	LOT COVERAGE	3,084.00 SQFT	(28.43%)
	OPEN SPACE	4,590.02 SQFT	(42.31%)
	HARDSCAPE	3,173.98 SQFT	(29.26%)
TOTAL		10,848.00 SQFT	(100%)

EXISTING LOT COVERAGE

SCALE: 1/8" = 1'-0"



PROPOSED LANDSCAPE OPEN SPACE DIAGRAM

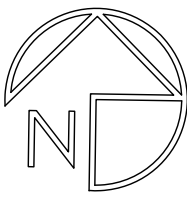
LANDSCAPE - OVERALL			
- Required	4,881.60	SQ.FT.	45.00%
- Proposed	4,960.05	SQ.FT.	45.72%

	LOT COVERAGE	3,119.00 SQFT	(28.75%)
	OPEN SPACE	4,960.05 SQFT	(45.72%)
	HARDSCAPE	2,462.00 SQFT	(22.70%)
TOTAL		10,848.00 SQFT	(100%)

+AWNING 307 SQFT (2.83%)

PROPOSED LOT COVERAGE

SCALE: 1/8" = 1'-0"



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A.A. #001345
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96.00' NORTH PROPERTY LINE

113.00' WEST PROPERTY LINE

26'-0" EXISTING 1-STORY FRONT SETBACK

29'-11" EXISTING 2-STORY FRONT SETBACK

31'-0" EXISTING 2-STORY FRONT SETBACK

12'-4" EXISTING 1-STORY SIDE SETBACK

21'-2" EXISTING 2-STORY SIDE SETBACK

8'-6" EXISTING AC SETBACK

EXISTING AC

11'-2" EXISTING AC SETBACK

15'-0" EXISTING 2-STORY SIDE SETBACK

42'-7" EXISTING 2-STORY REAR SETBACK

13'-10" EXISTING 1-STORY REAR SETBACK

5'-0" EXISTING PL

EXISTING POOL EQUIPMENT

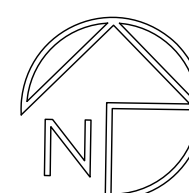
EXISTING POOL

96.00' SOUTH PROPERTY LINE

2'-6" 2'-6" 5'-0" 5'-0" U.E.

113.00' EAST PROPERTY LINE

SCALE: 1/8" = 1'-0"



This site plan illustrates the layout of a residential property with various setbacks and proposed features. The property is bounded by the 96.00' North Property Line, 96.00' South Property Line, 113.00' West Property Line, and 113.00' East Property Line.

Setbacks and Sight Triangles:

- North Property Line:** Sight triangles are marked at the corners with dimensions 8'-1.5' and 8'-1.5'.
- West Property Line:** Existing setbacks include 12'-4" for the 1-story side, 21'-2" for the 2-story side, and 8'-6" for the existing AC.
- East Property Line:** Existing setbacks include 11'-2" for the AC and 15'-0" for the 2-story side.
- South Property Line:** Existing setbacks include 13'-10" for the 1-story rear, 14'-9" for the proposed awning, and 13'-7" for the proposed pool. A 5'-0" utility easement (U/E) is also shown.

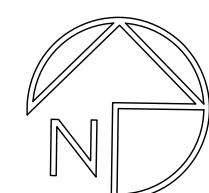
Proposed Features:

- Proposed Awning:** Located on the south side of the main structure.
- Proposed Patio:** Located adjacent to the main structure.
- Proposed Pool:** Located on the east side of the property.
- Pool Features:** Includes a pool pump, heater/pump, and a 15'-3" pool setback.
- Other Features:** Includes a 3'-4" setback for the pool area and a 10'-0" proposed FE setback.

Existing Features:

- Existing Drive:** Located on the north side of the property.
- Existing AC:** Located on the east side of the property.
- Existing Setbacks:** Various setbacks are marked for existing structures, including 29'-1" and 31'-0" for the 2-story front setbacks.

SCALE: 1/8" = 1'-0"



SKA
ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE. SUITE 200 PALM BEACH, FL 33480

CONSULTANT:

162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

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

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CONSULTANT:

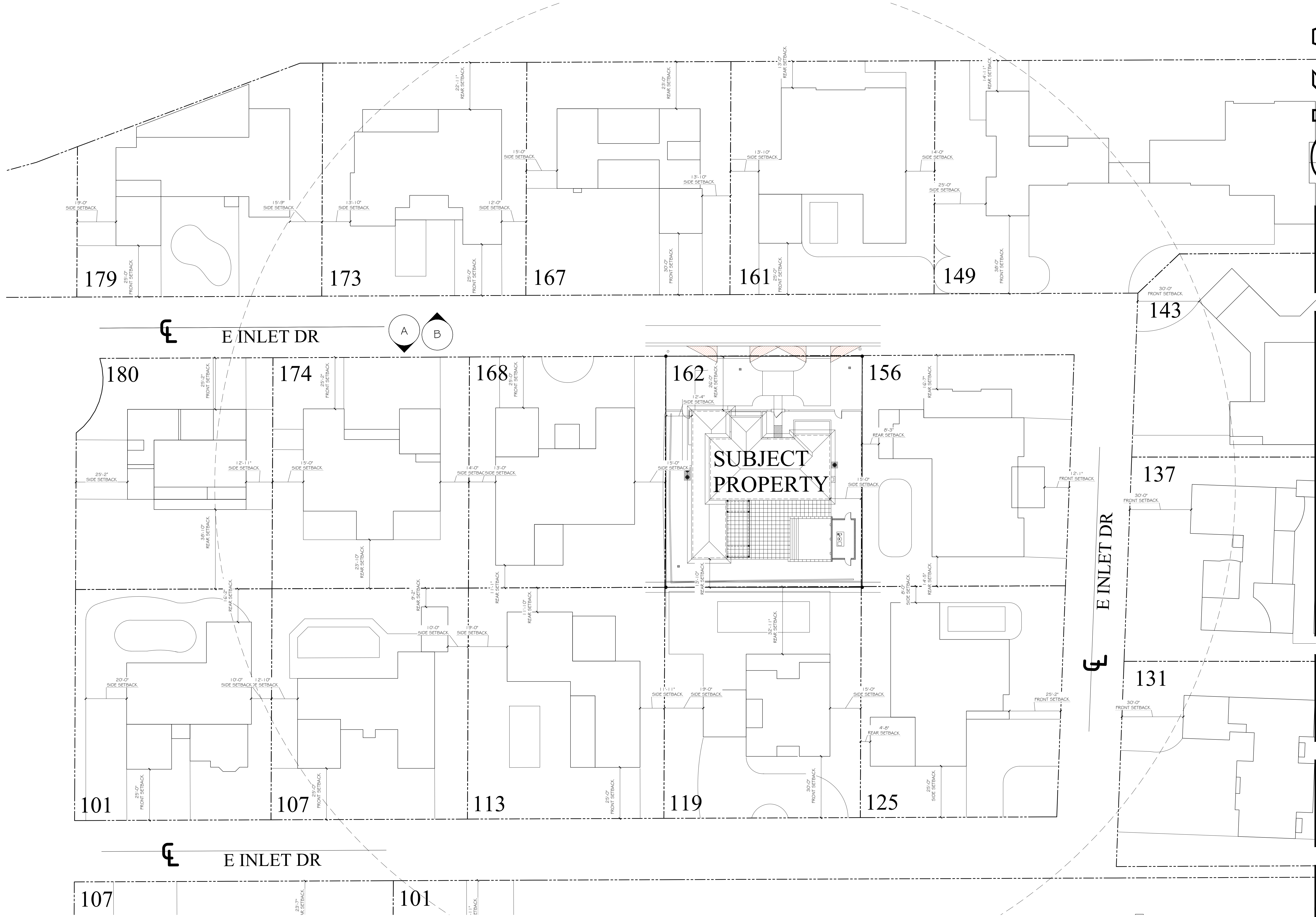
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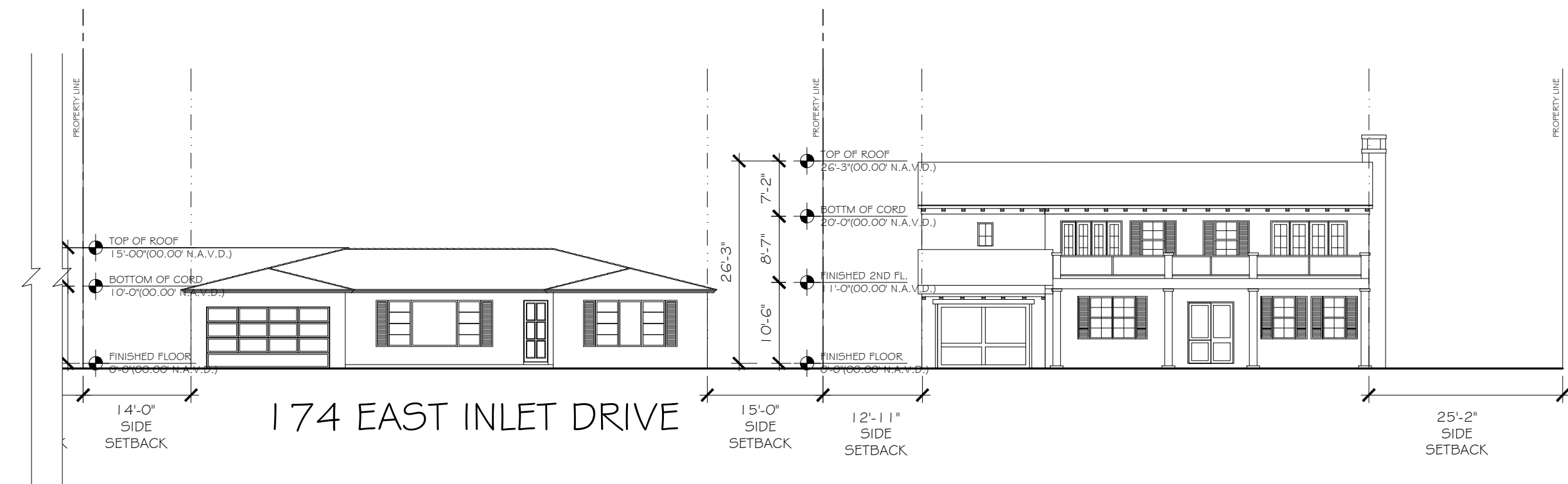
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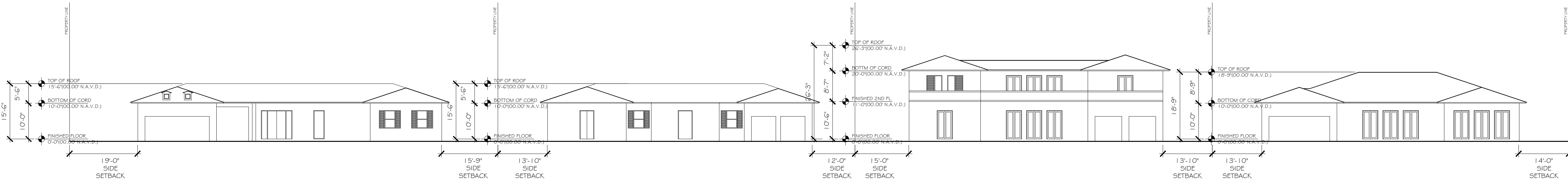




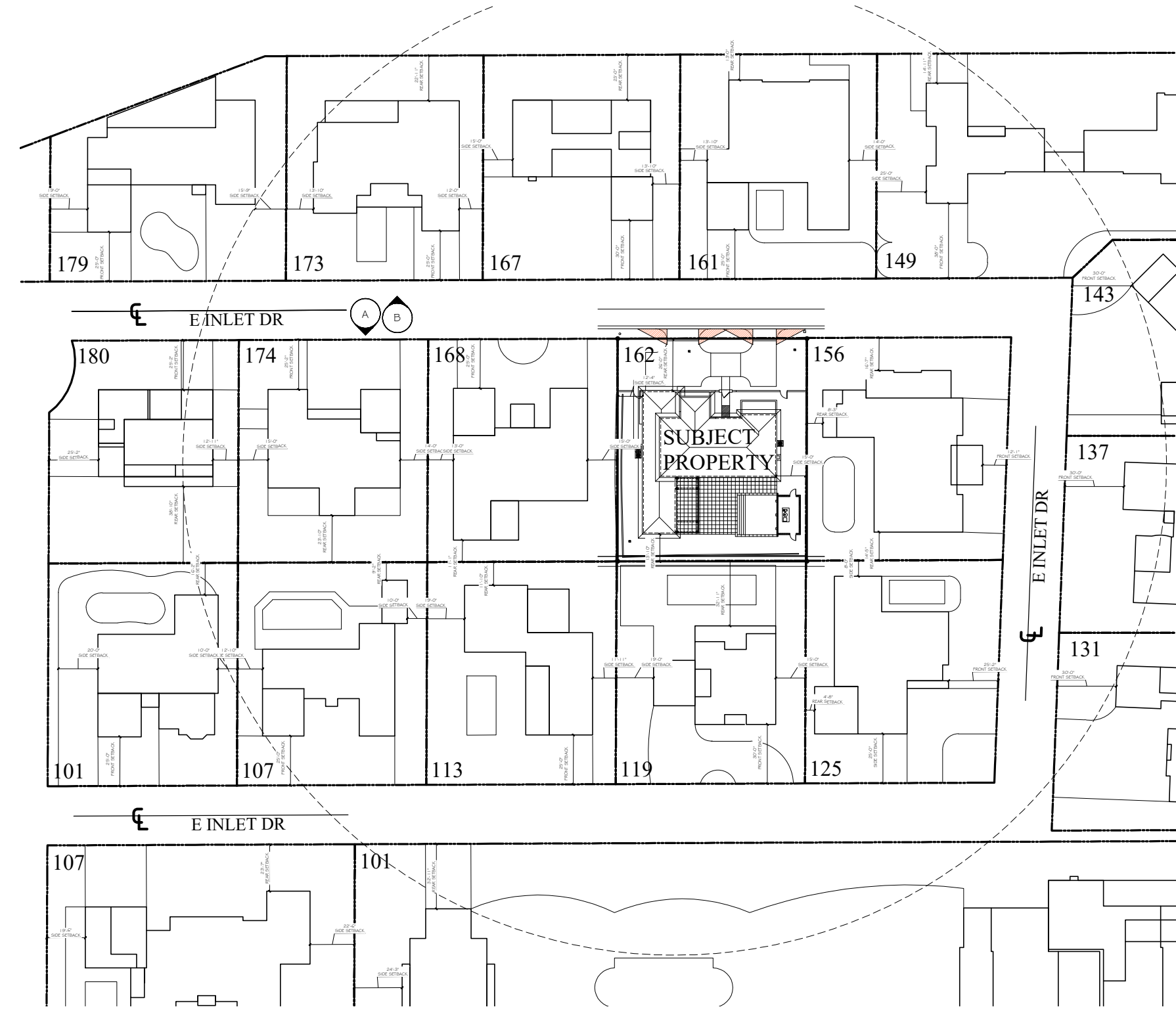
A. STREET SCAPE
SCALE: N.T.S.



A. STREET SCAPE
SCALE: N.T.S.



B. STREET SCAPE
SCALE: N.T.S.



SITE PLAN
SCALE: N.T.S.



LOCATION MAP
SCALE: N.T.S.

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SURROUNDING PROPERTIES



156 EAST INLET DRIVE



168 EAST INLET DRIVE



174 EAST INLET DRIVE



173 EAST INLET DRIVE



167 EAST INLET DRIVE



161 EAST INLET DRIVE

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SURROUNDING PROPERTIES

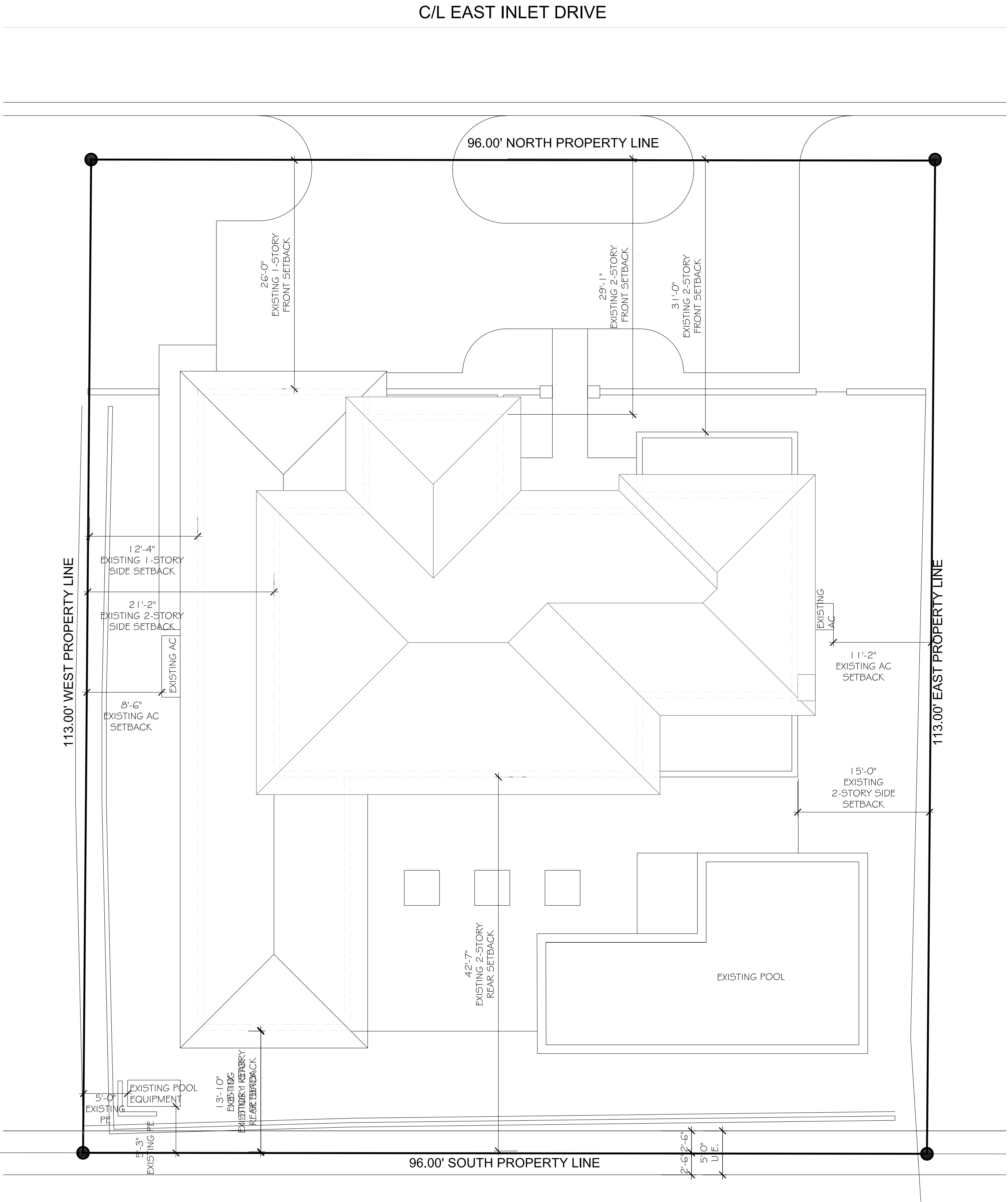


EAST INLET DRIVE LOOKING EAST



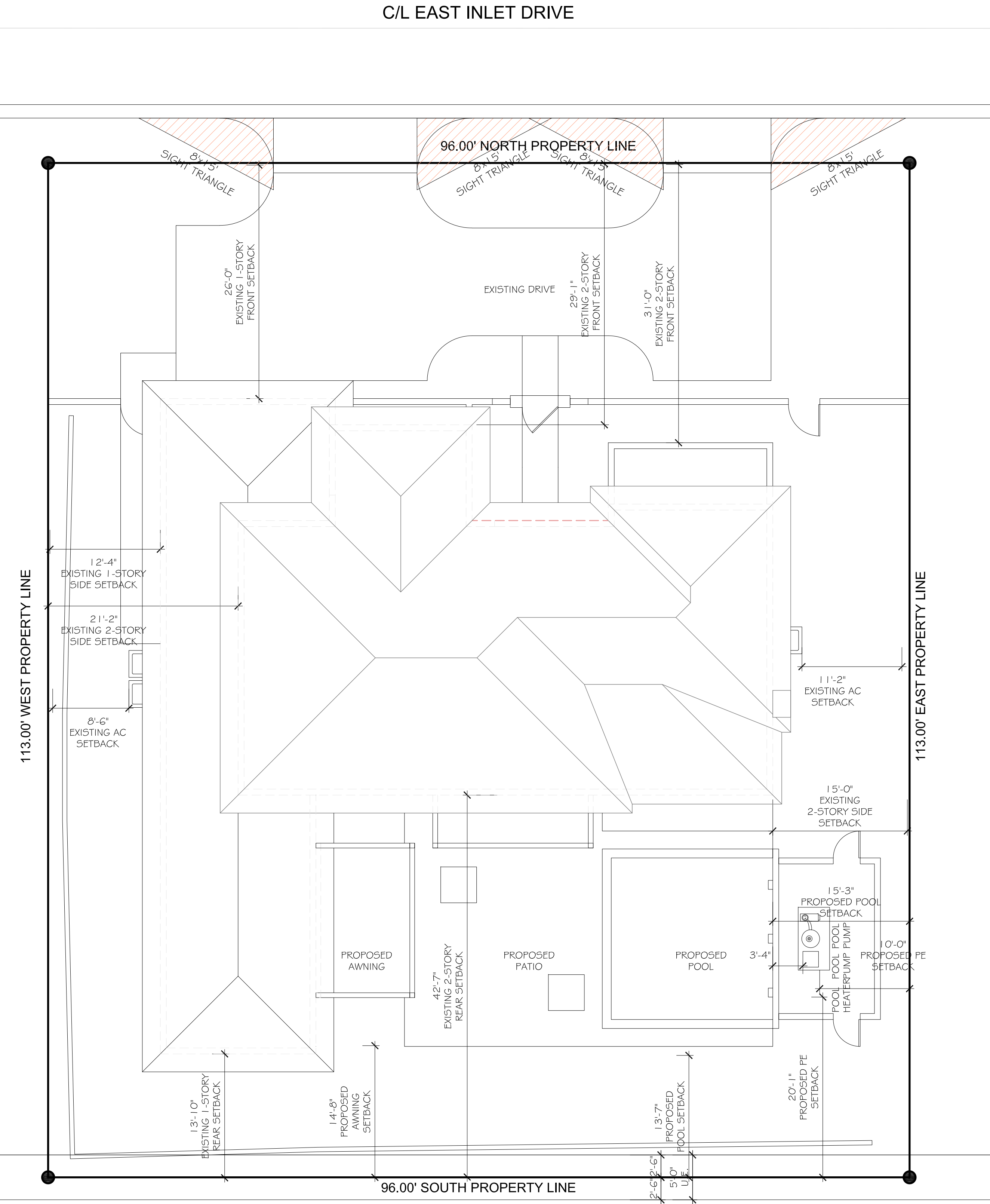
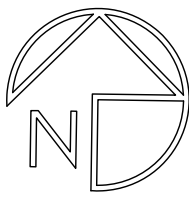
EAST INLET DRIVE LOOKING WEST





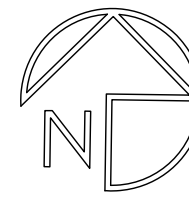
EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



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PROPOSED RENOVATIONS OF RESIDENCE FOR:

DAVID & JILL SHULMAN
162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

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

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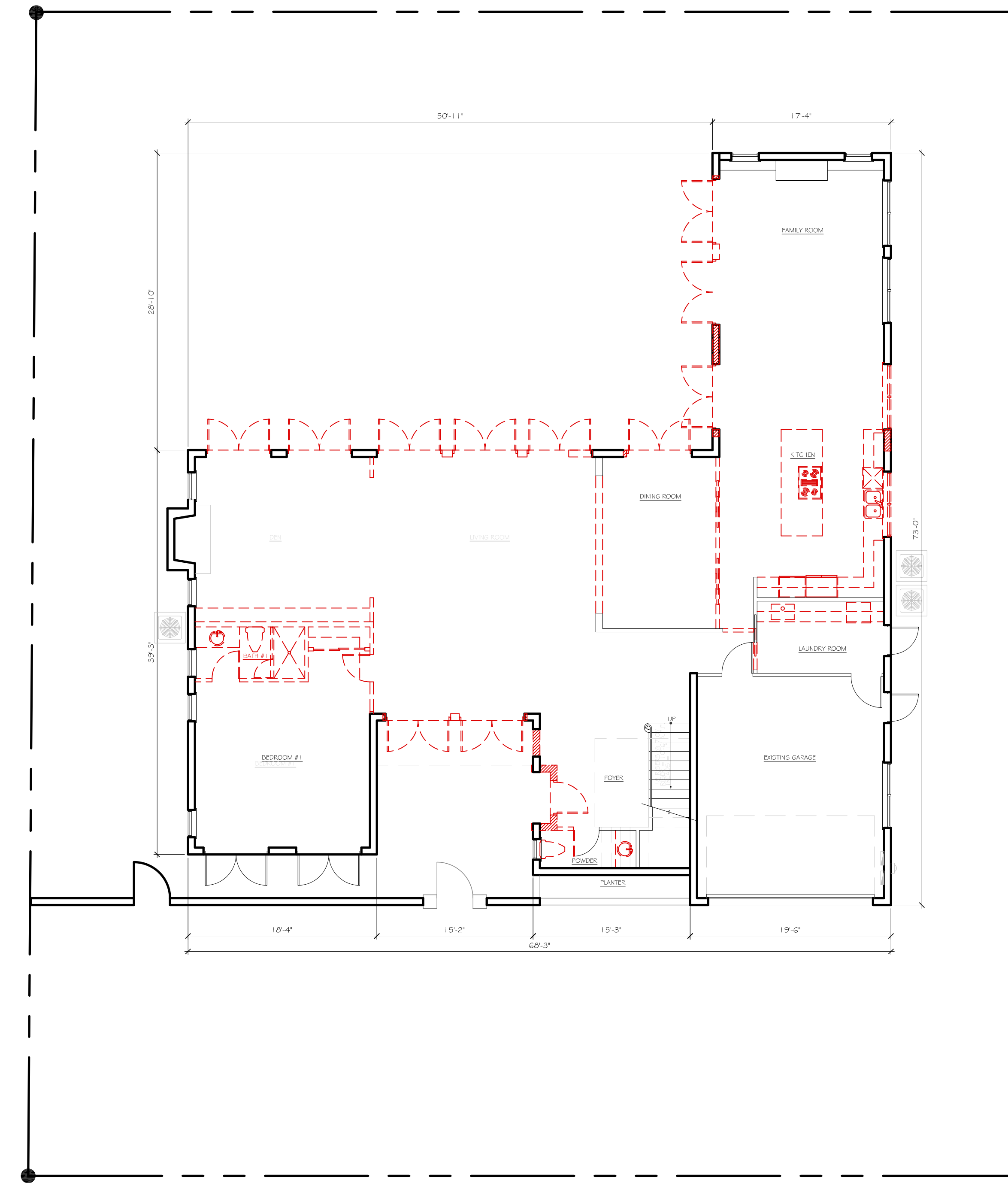
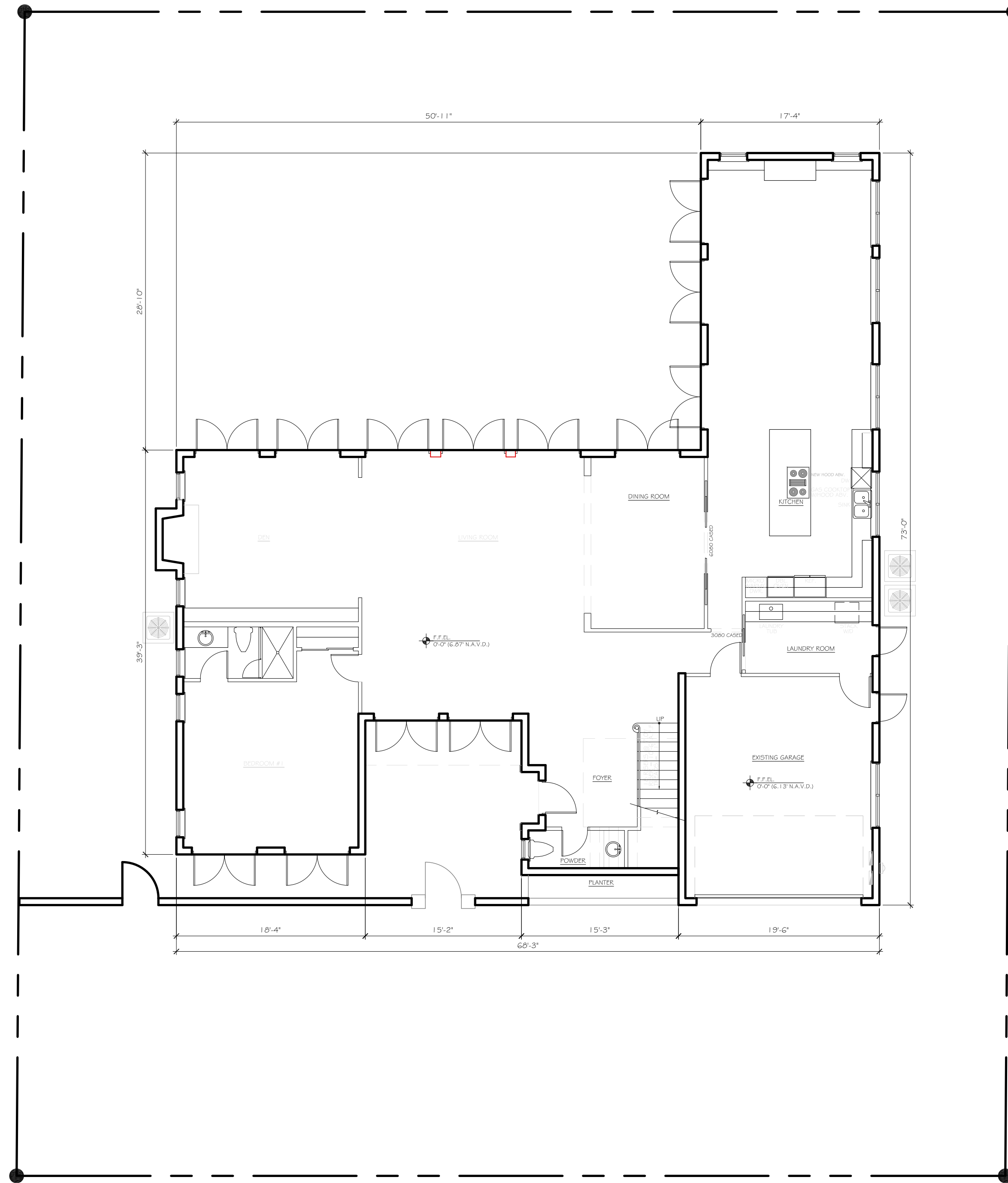
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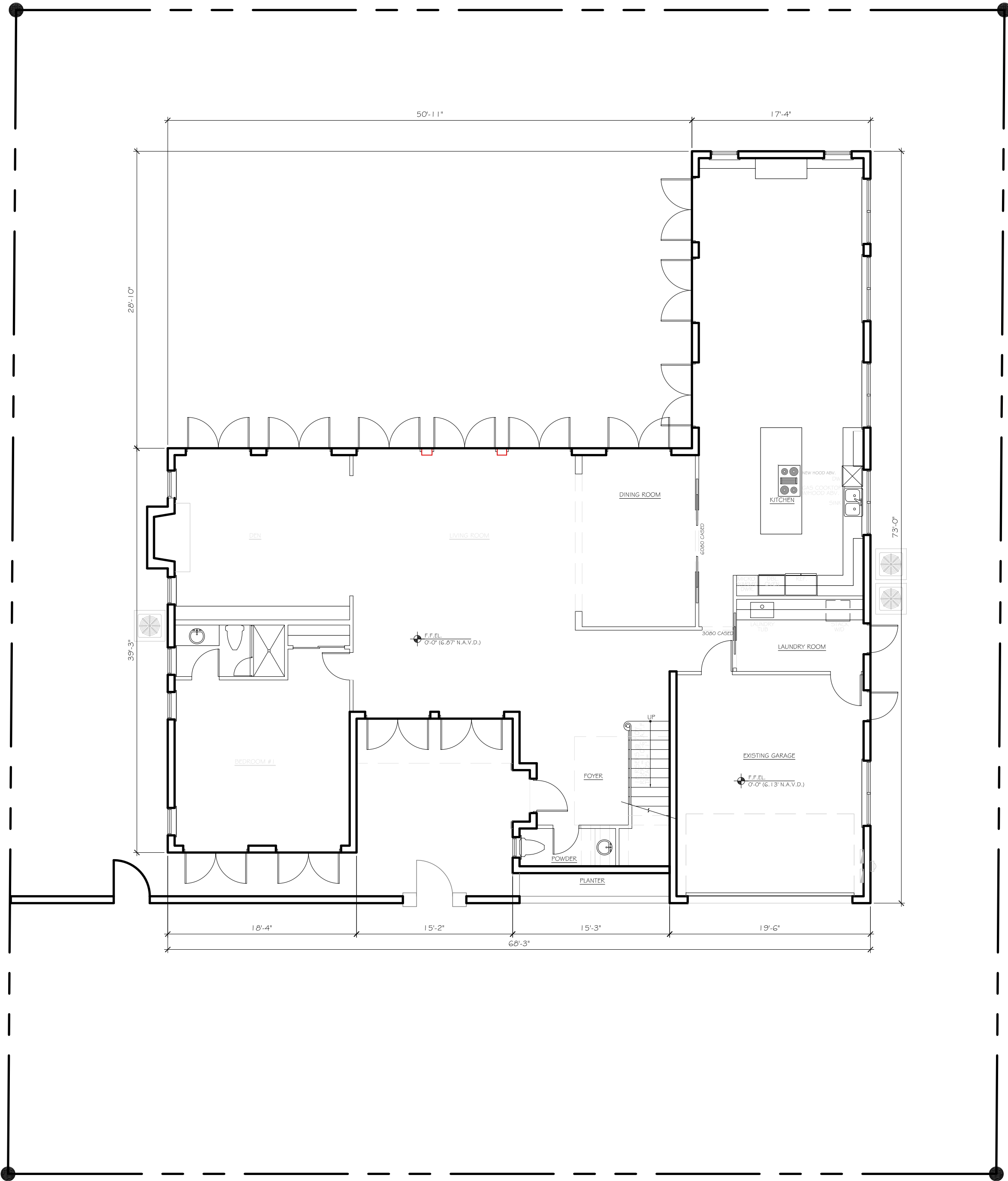
PROPOSED RENOVATIONS OF RESIDENCE FOR:
DAVID & JILL SHULMAN
 162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

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

REVISIONS:

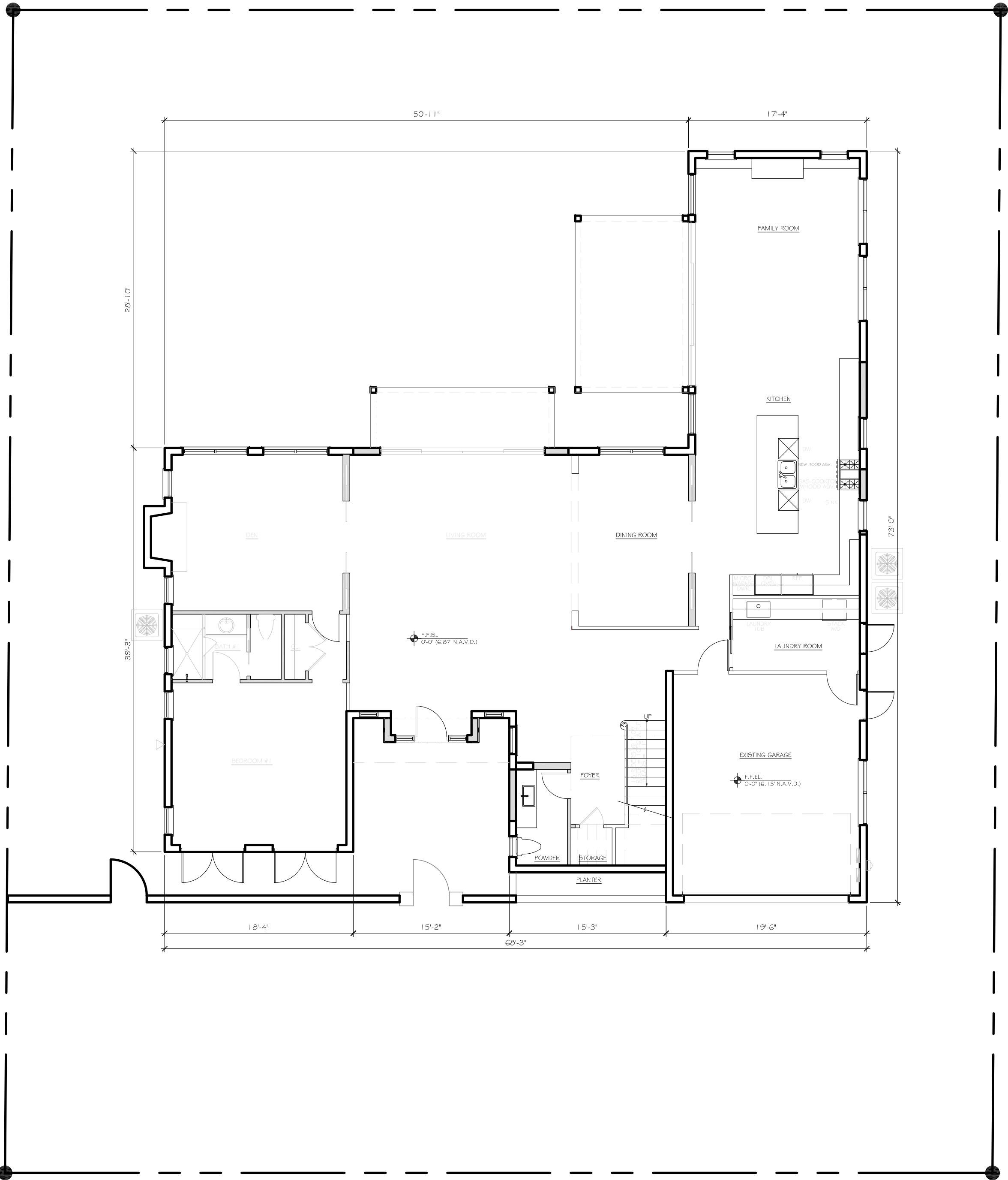
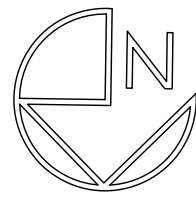
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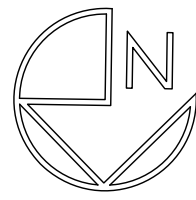
EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



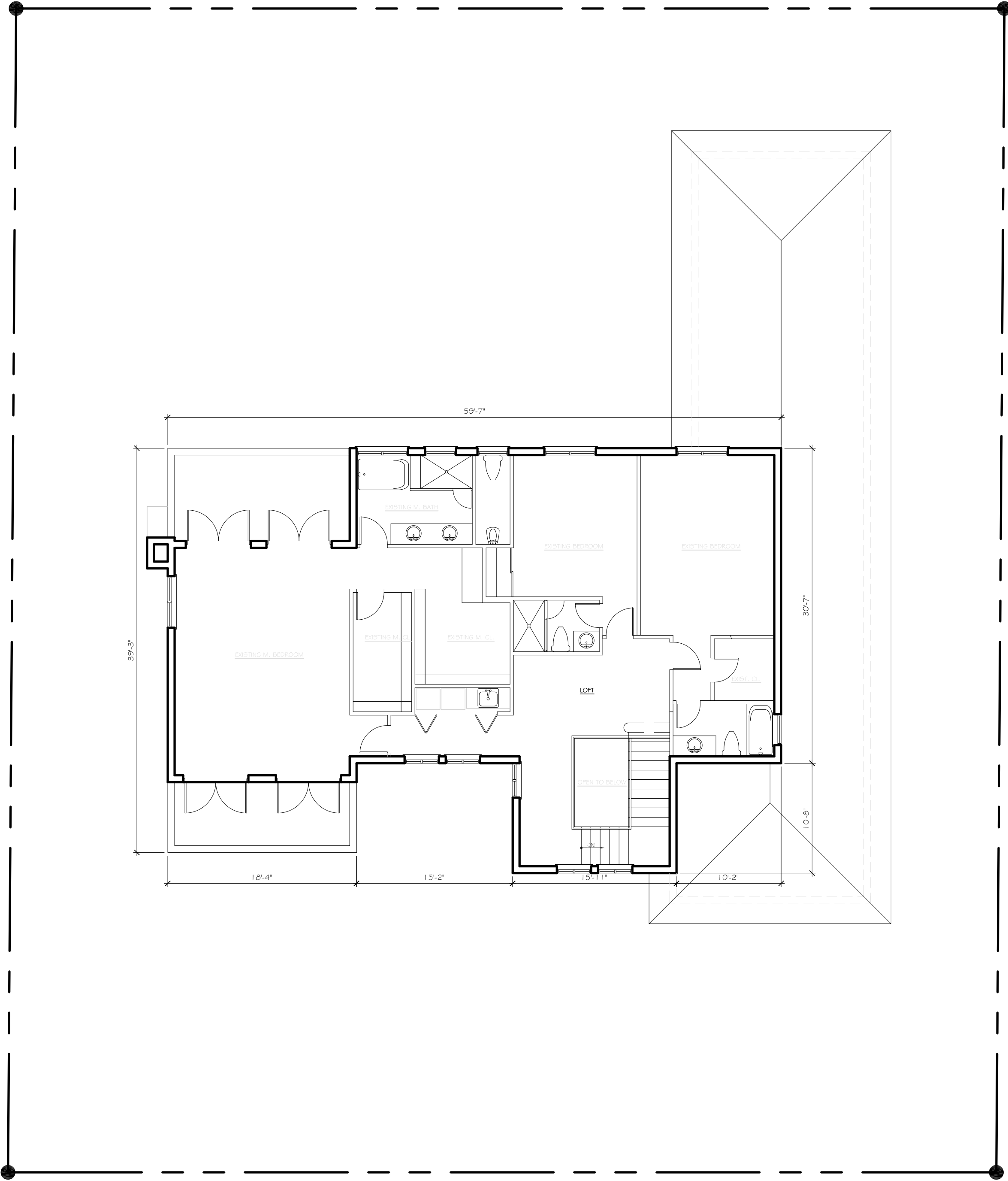
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PROPOSED RENOVATIONS OF RESIDENCE FOR:
DAVID & JILL SHULMAN
162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

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

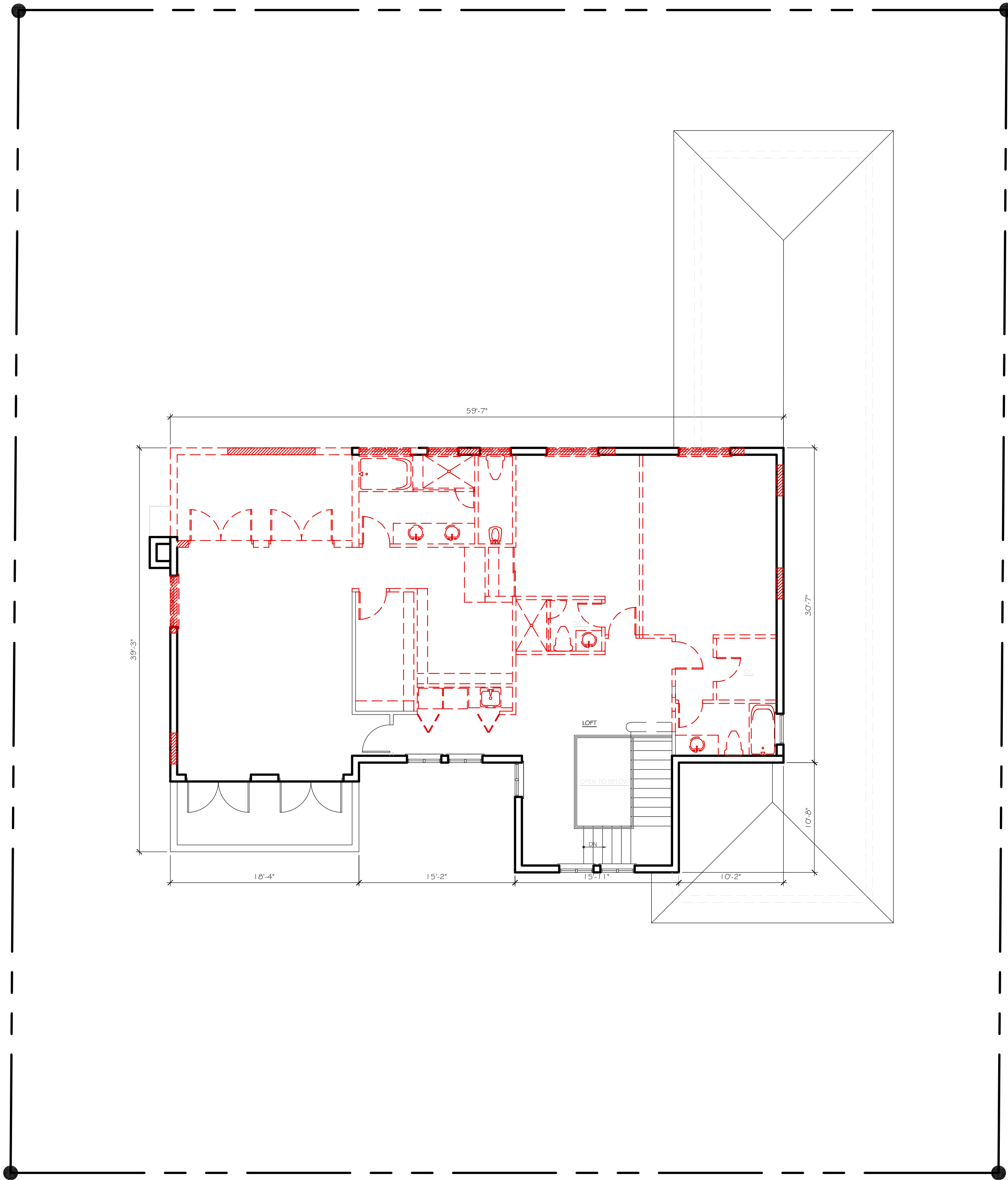
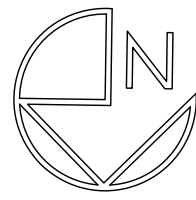
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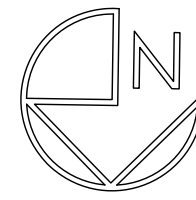
EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



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PROPOSED RENOVATIONS OF RESIDENCE FOR:
DAVID & JILL SHULMAN
162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

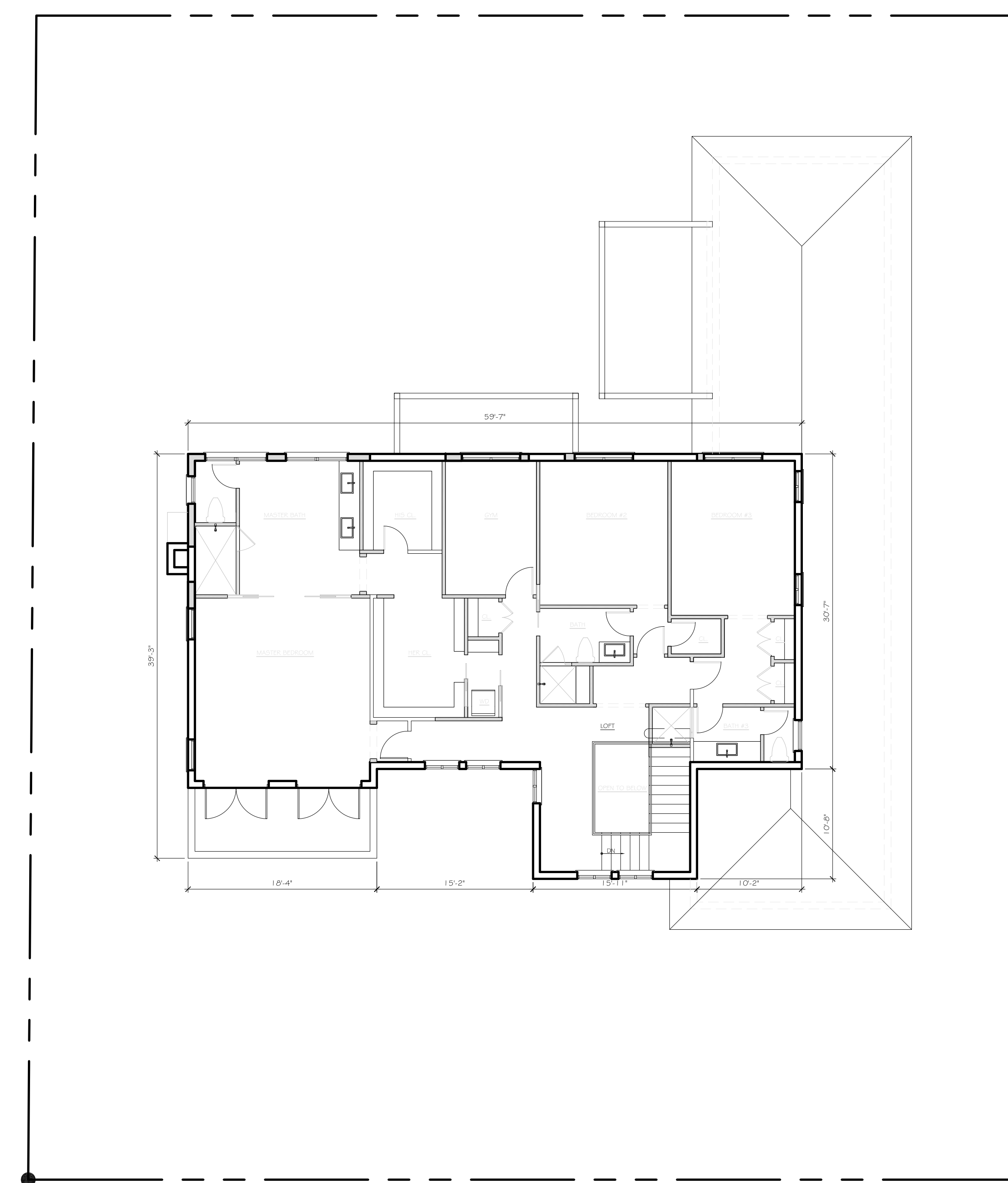
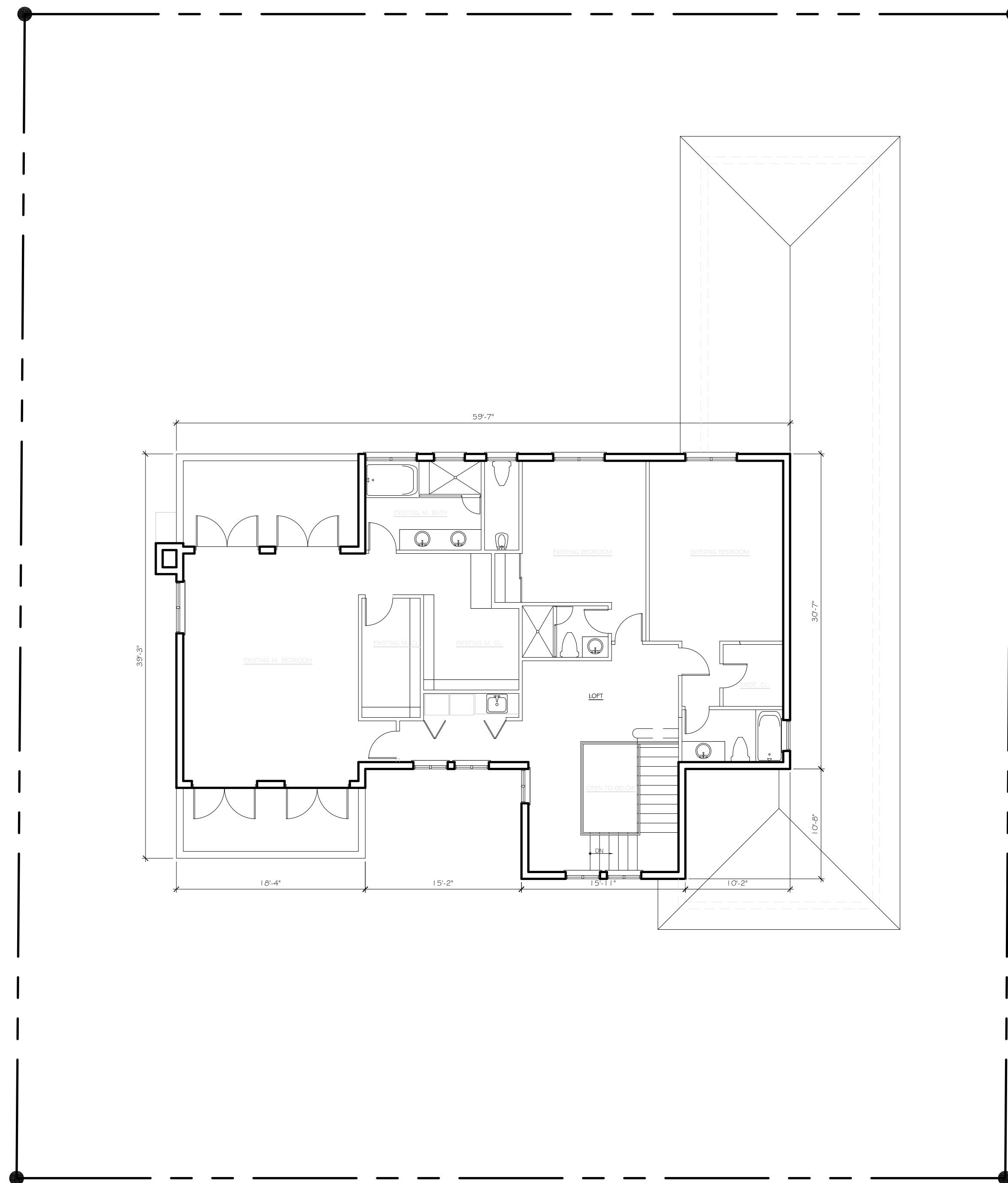
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SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE. SUITE-2 PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

DAVID & JILL SHULMAN

162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

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

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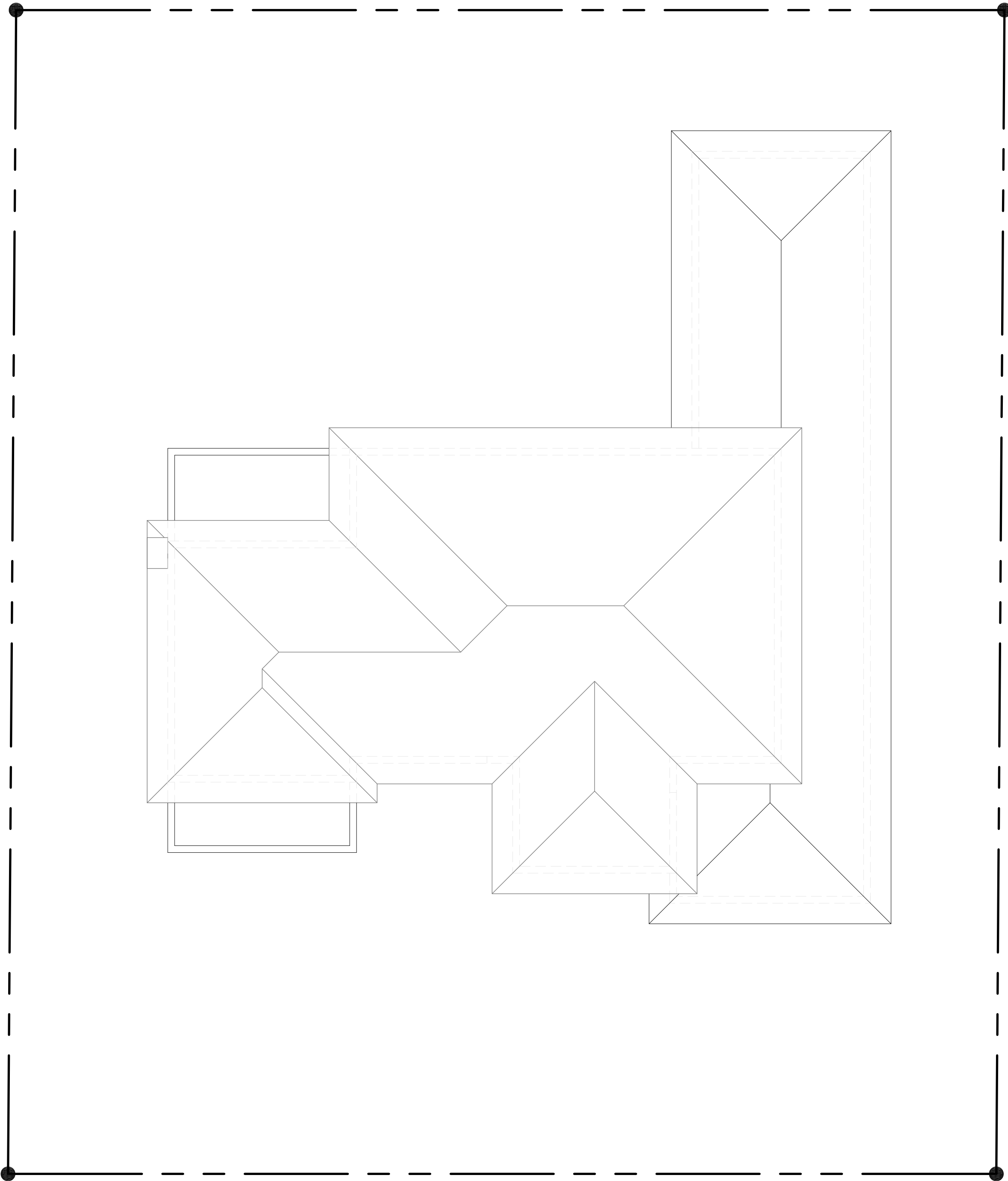


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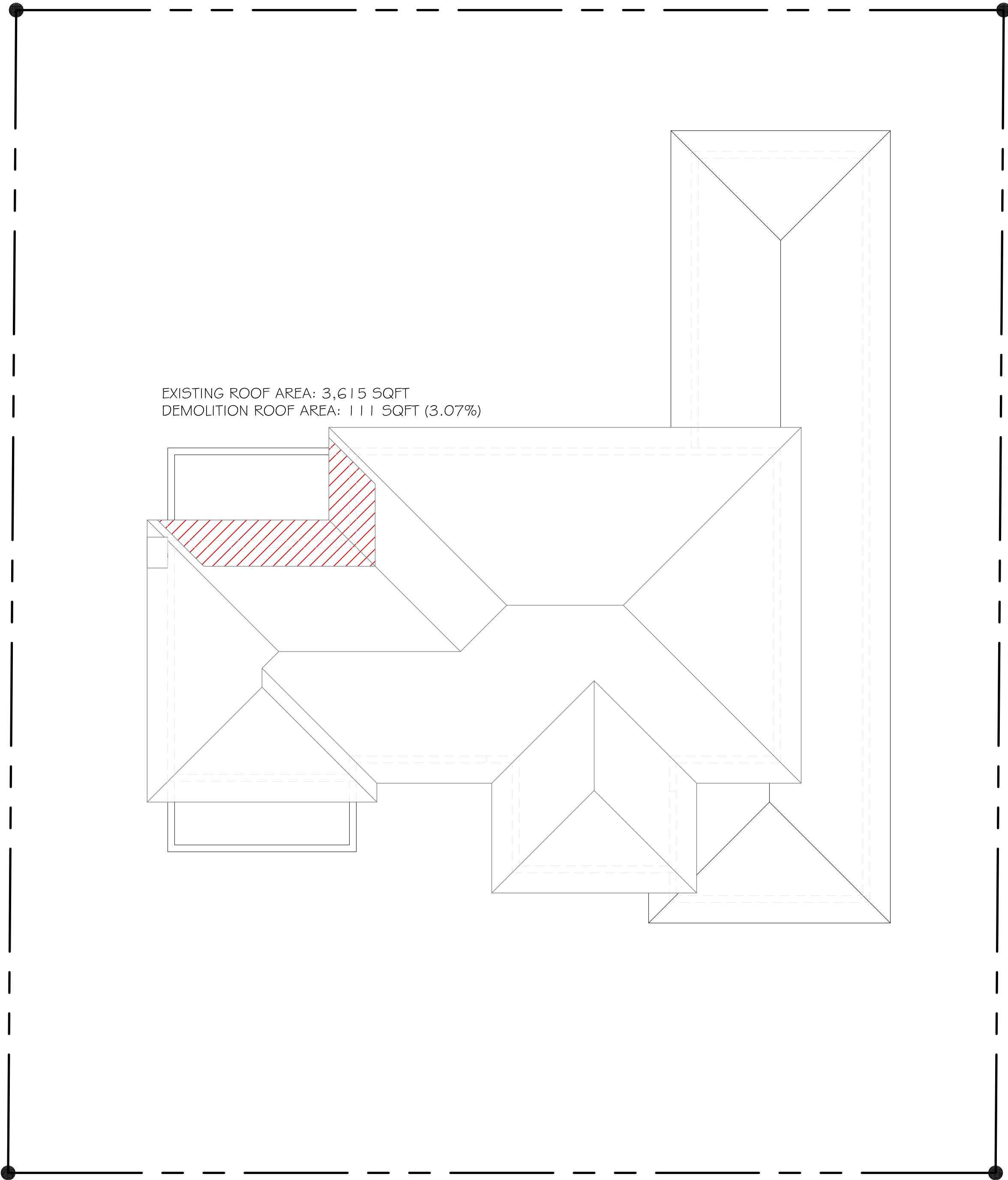
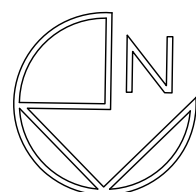
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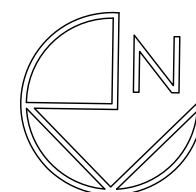
EXISTING ROOF PLAN

SCALE: 1/8" = 1'-0"



ROOF DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
DAVID & JILL SHULMAN
162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

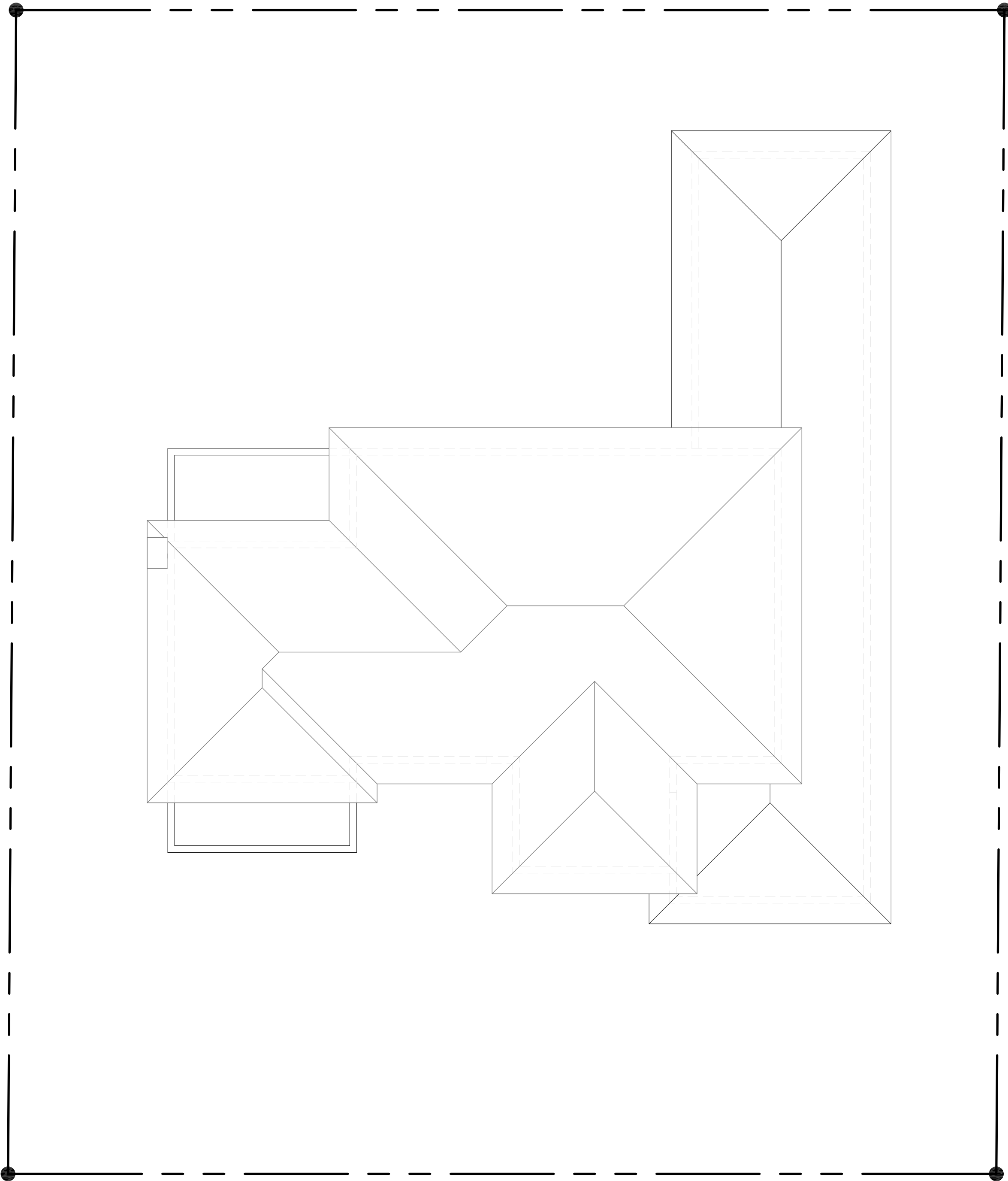
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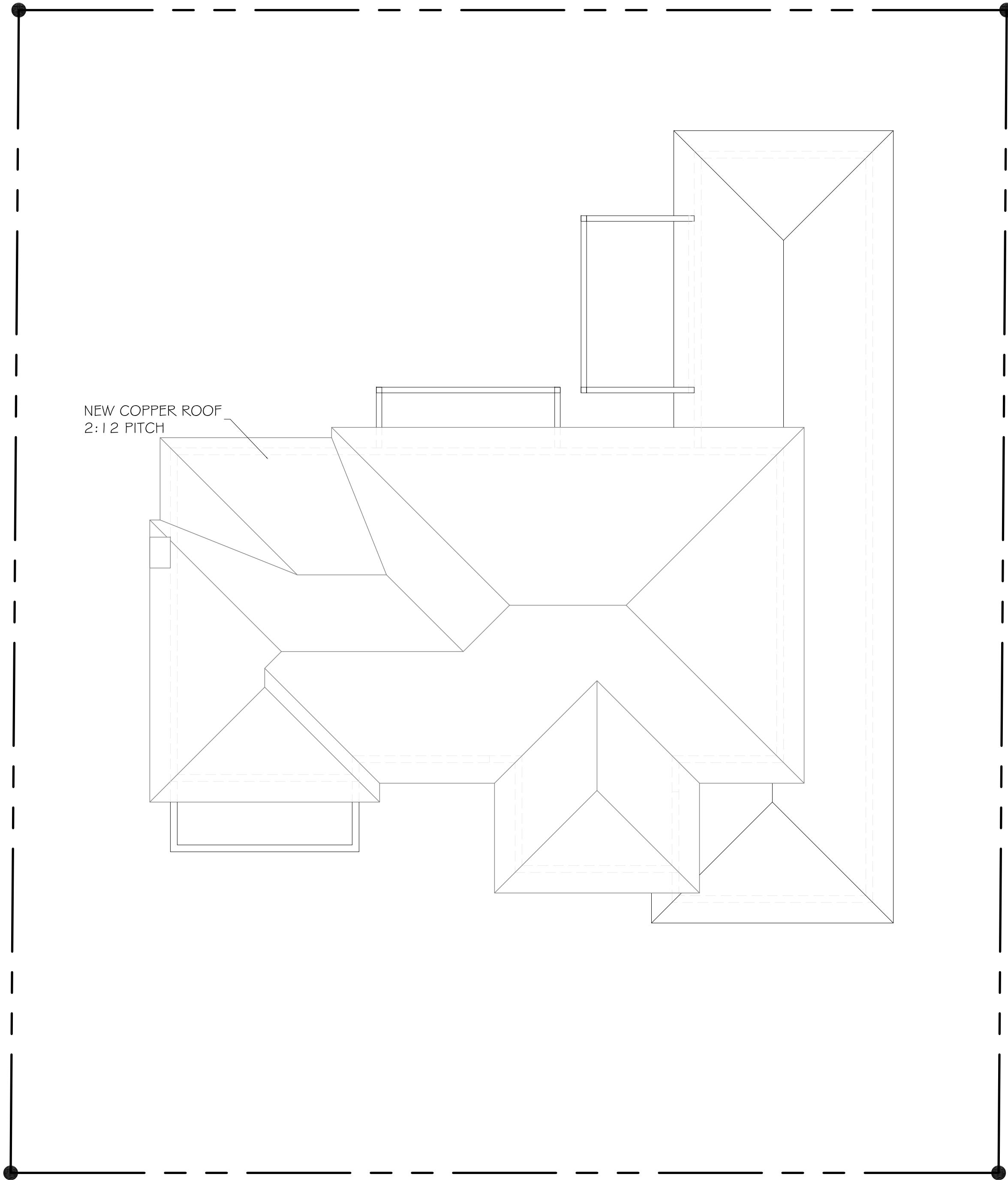
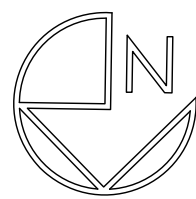
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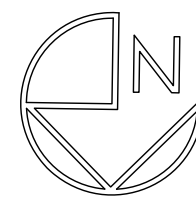
EXISTING ROOF PLAN

SCALE: 1/8" = 1'-0"



PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
DAVID & JILL SHULMAN
162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

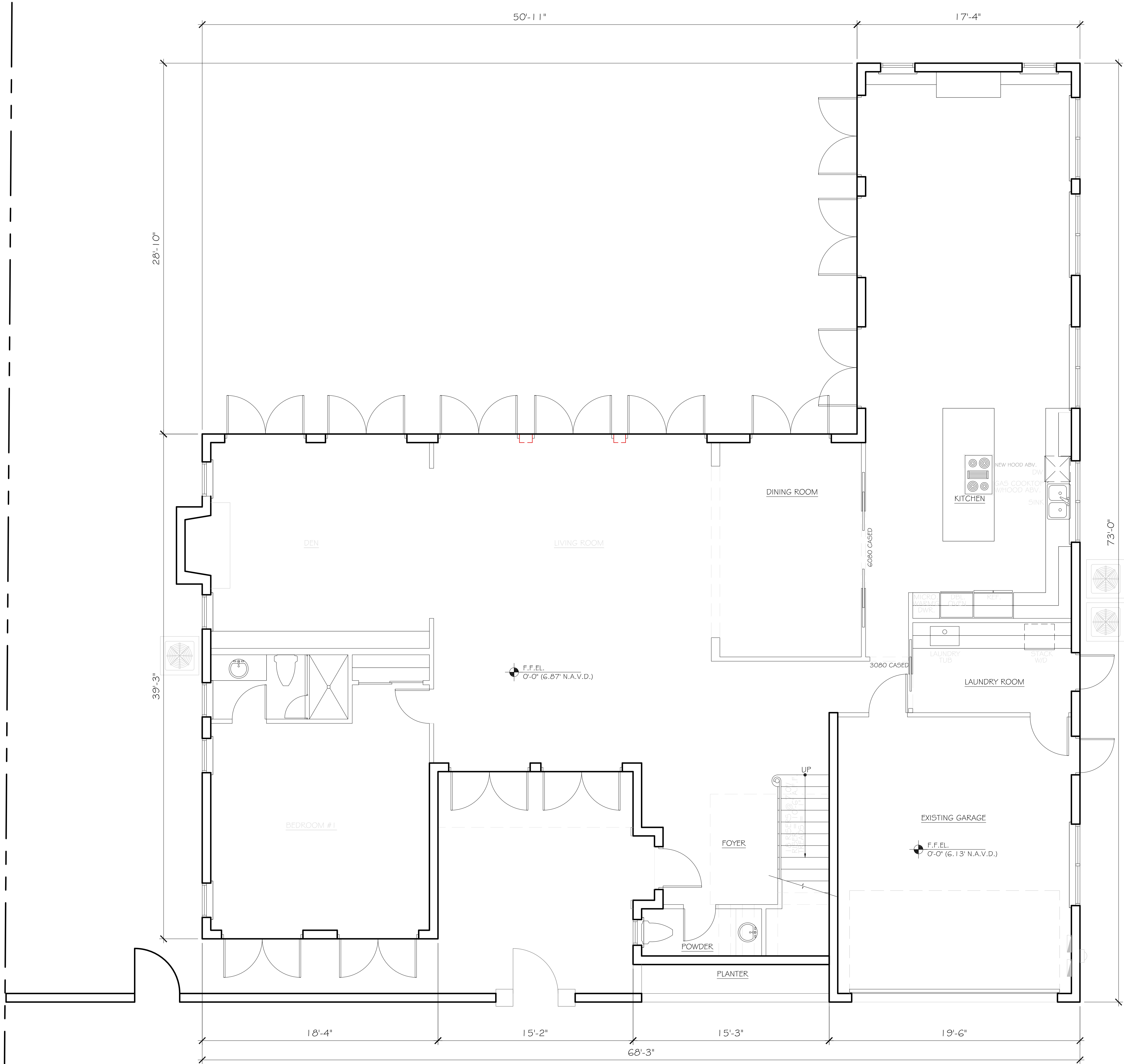
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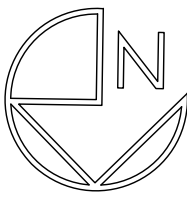
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EXISTING FIRST FLOOR PLAN

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



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PROPOSED RENOVATIONS OF RESIDENCE FOR:

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162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

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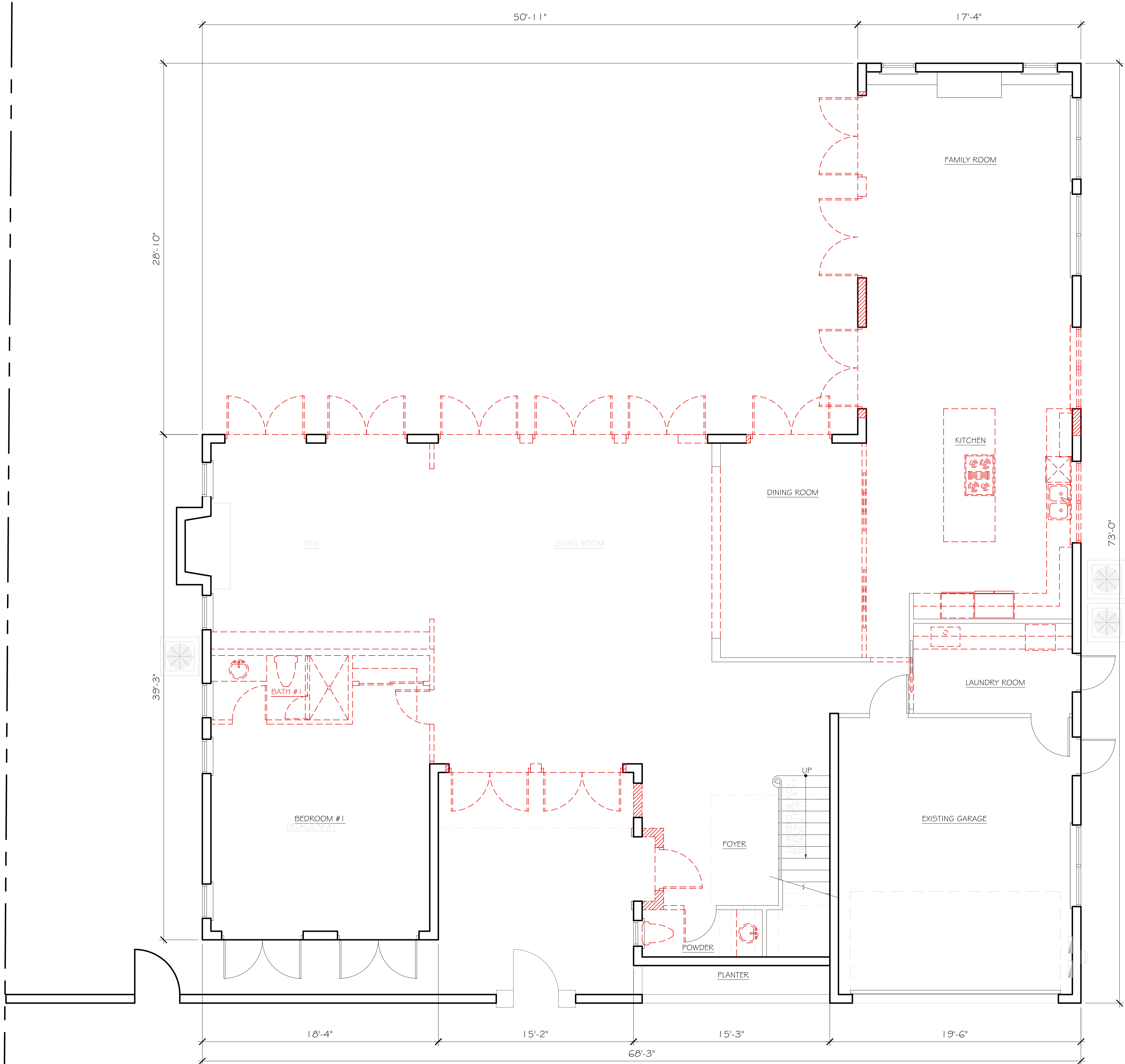
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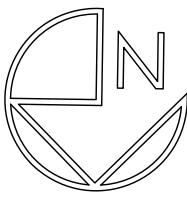
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FIRST FLOOR DEMOLITION PLAN

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



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162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

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A.R. #10,181

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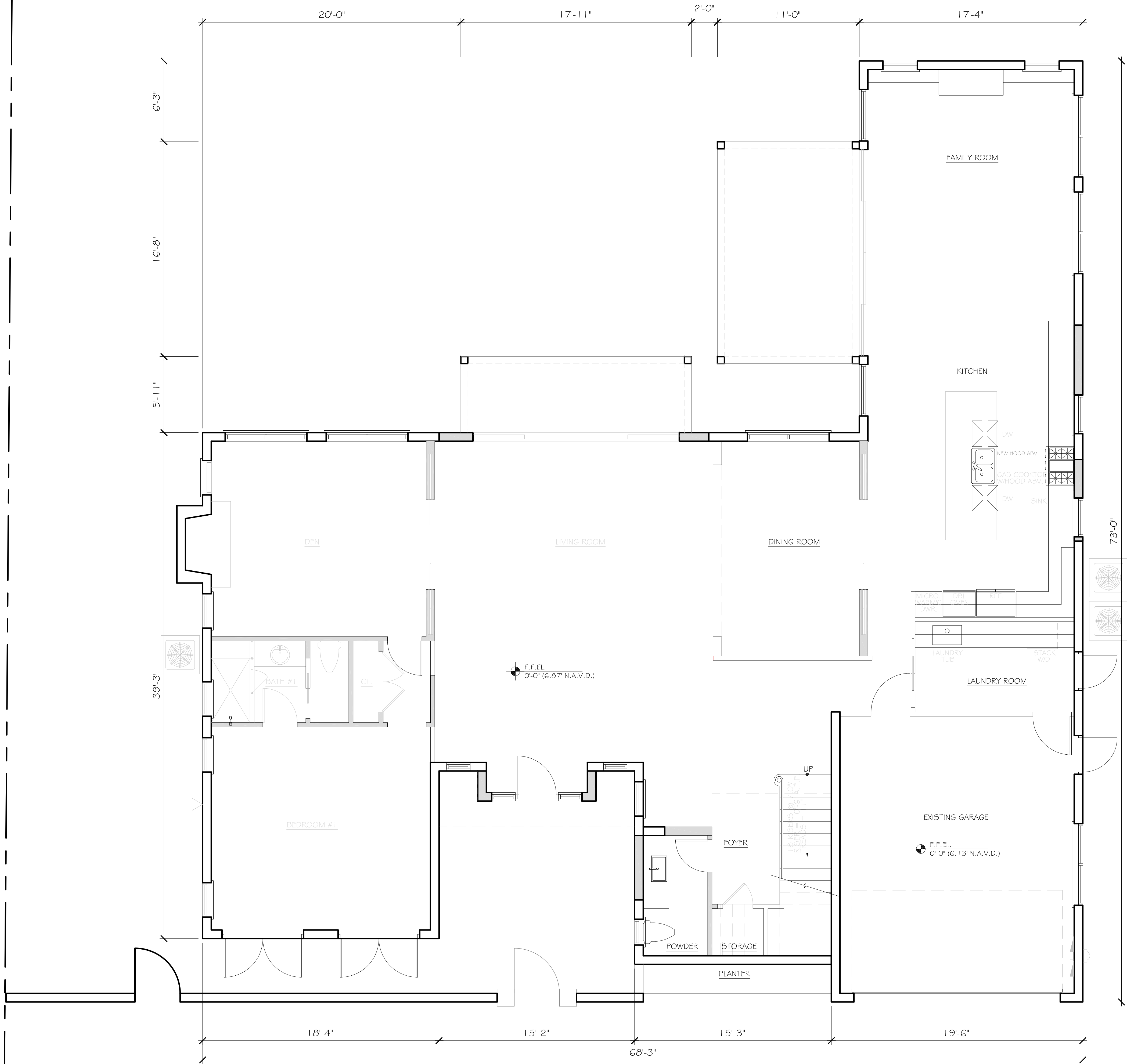


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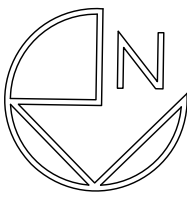
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PROPOSED FIRST FLOOR PLAN

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



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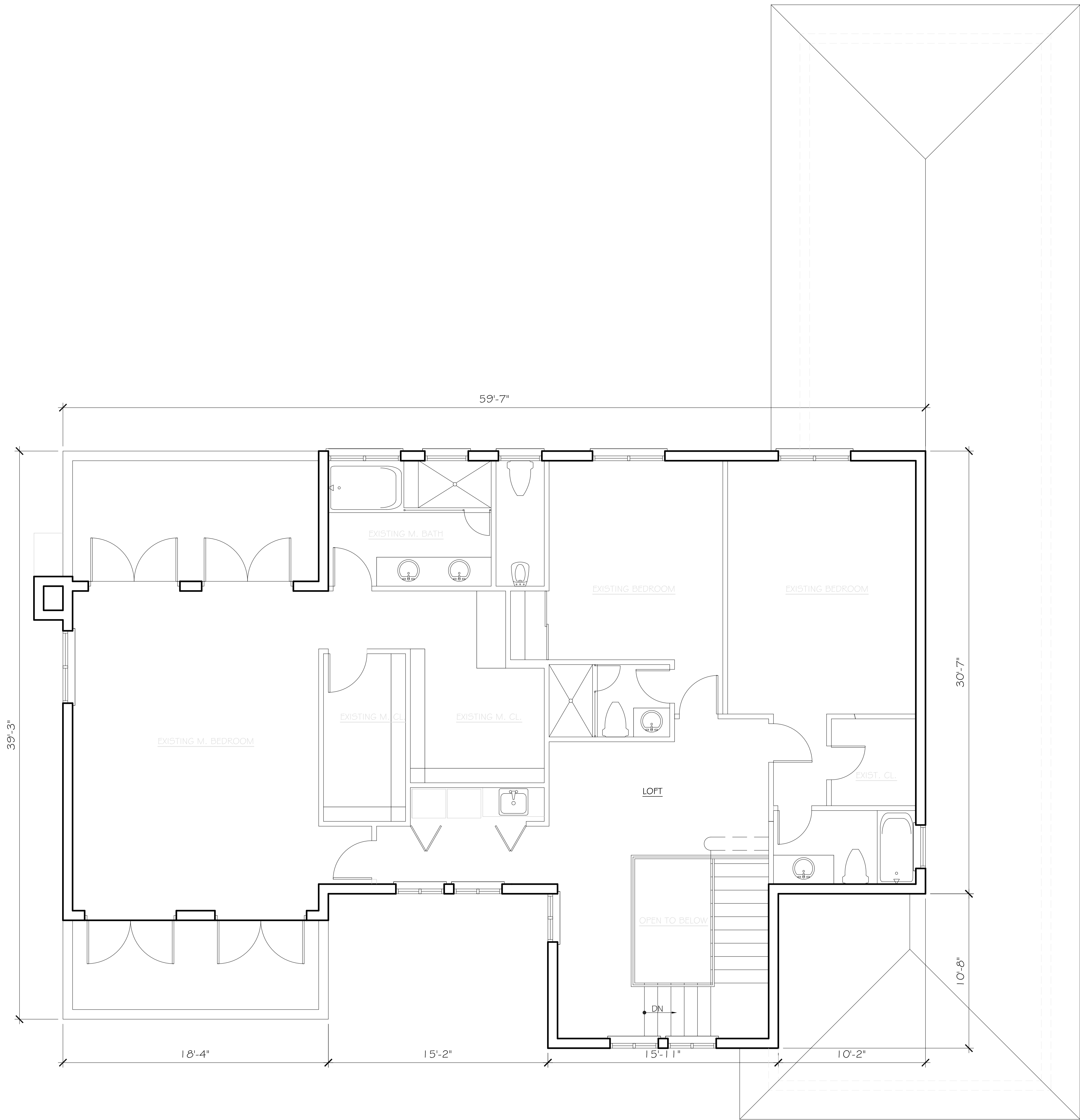
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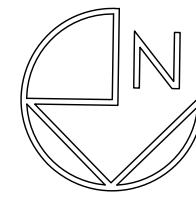
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EXISTING SECOND FLOOR PLAN

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



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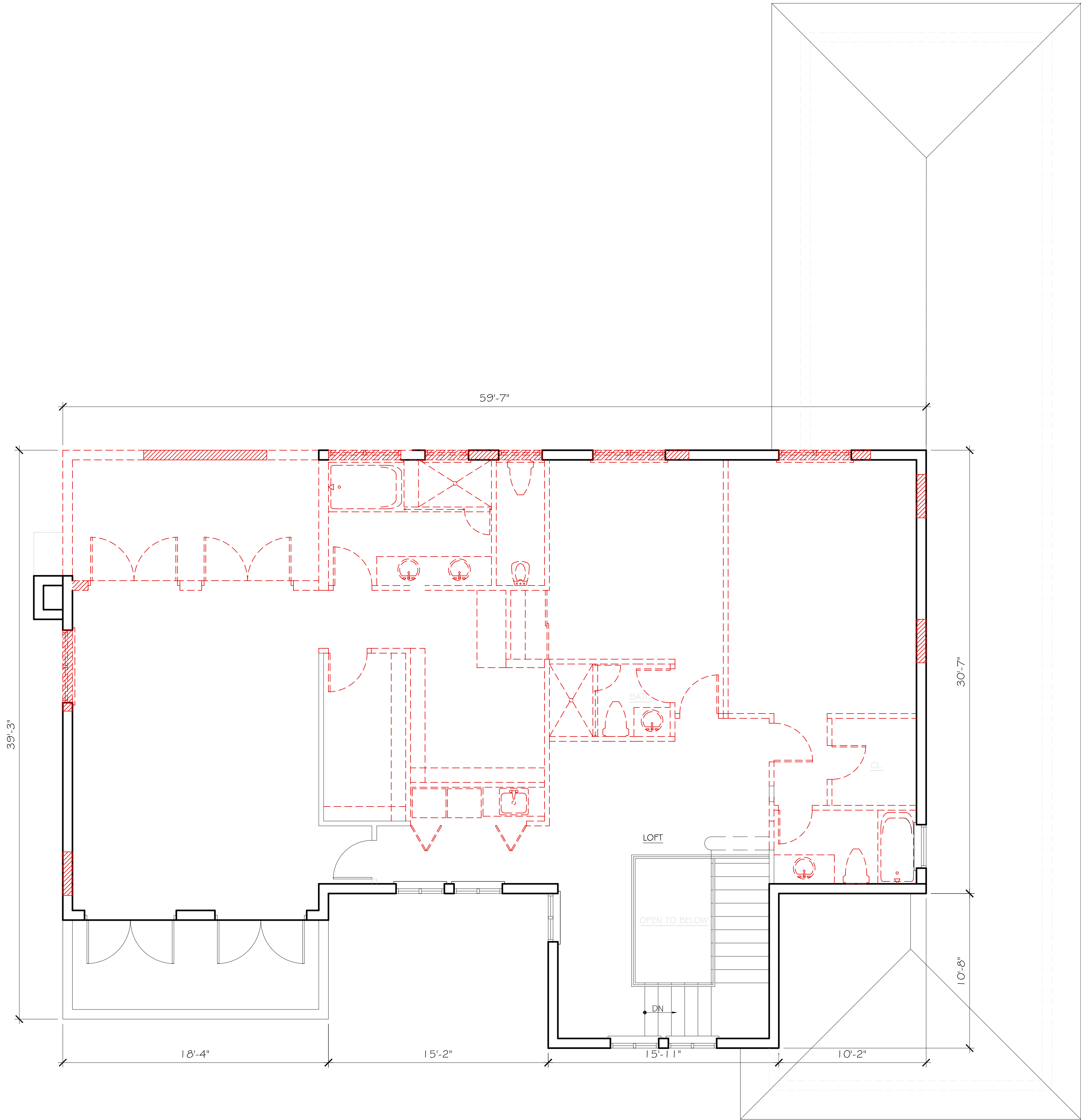
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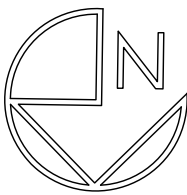
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EXISTING SECOND FLOOR PLAN

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



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PROPOSED RENOVATIONS OF RESIDENCE FOR:

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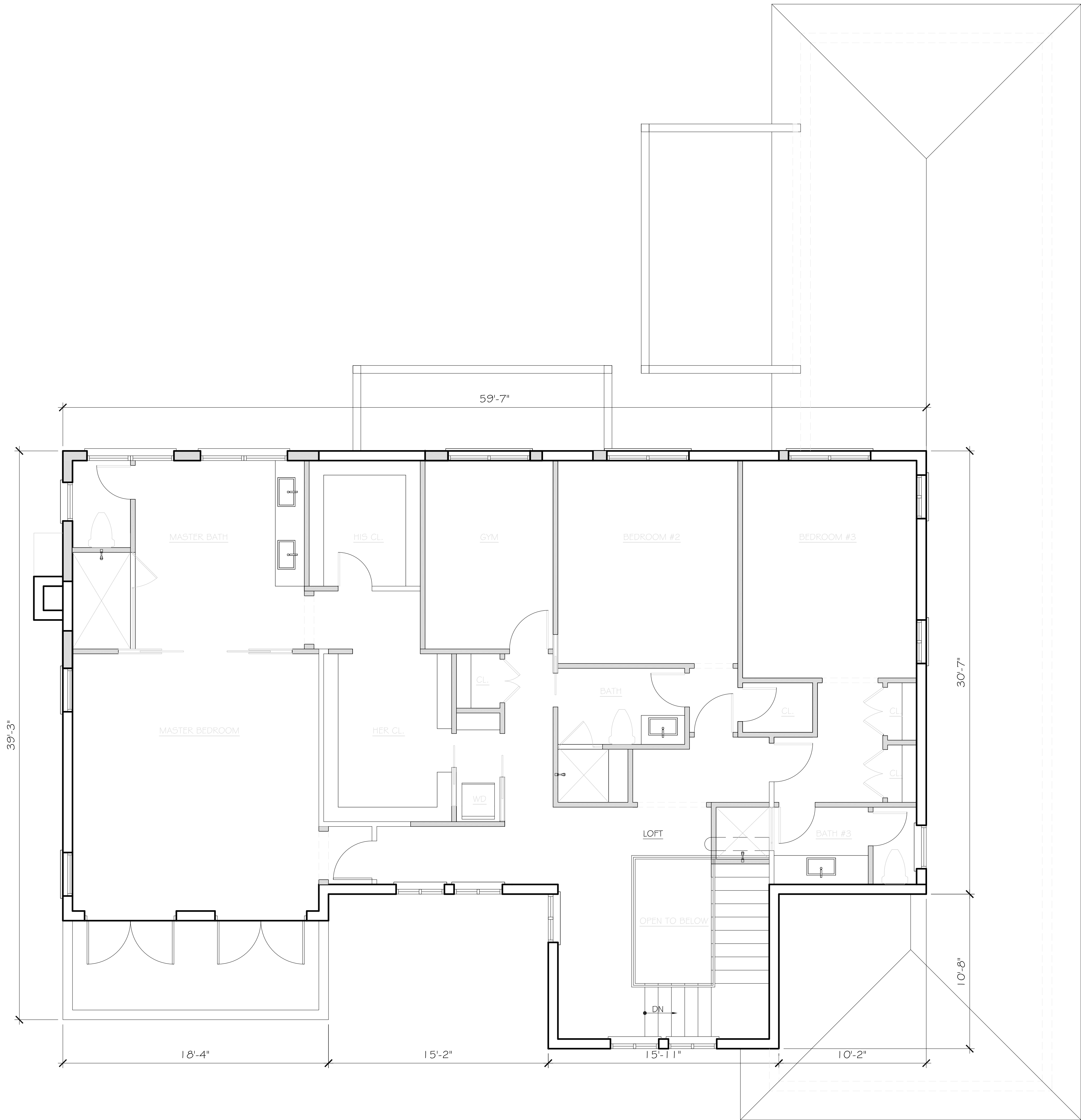
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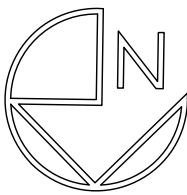
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PROPOSED SECOND FLOOR PLAN

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



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PROPOSED RENOVATIONS OF RESIDENCE FOR:

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162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

A.A. #001345
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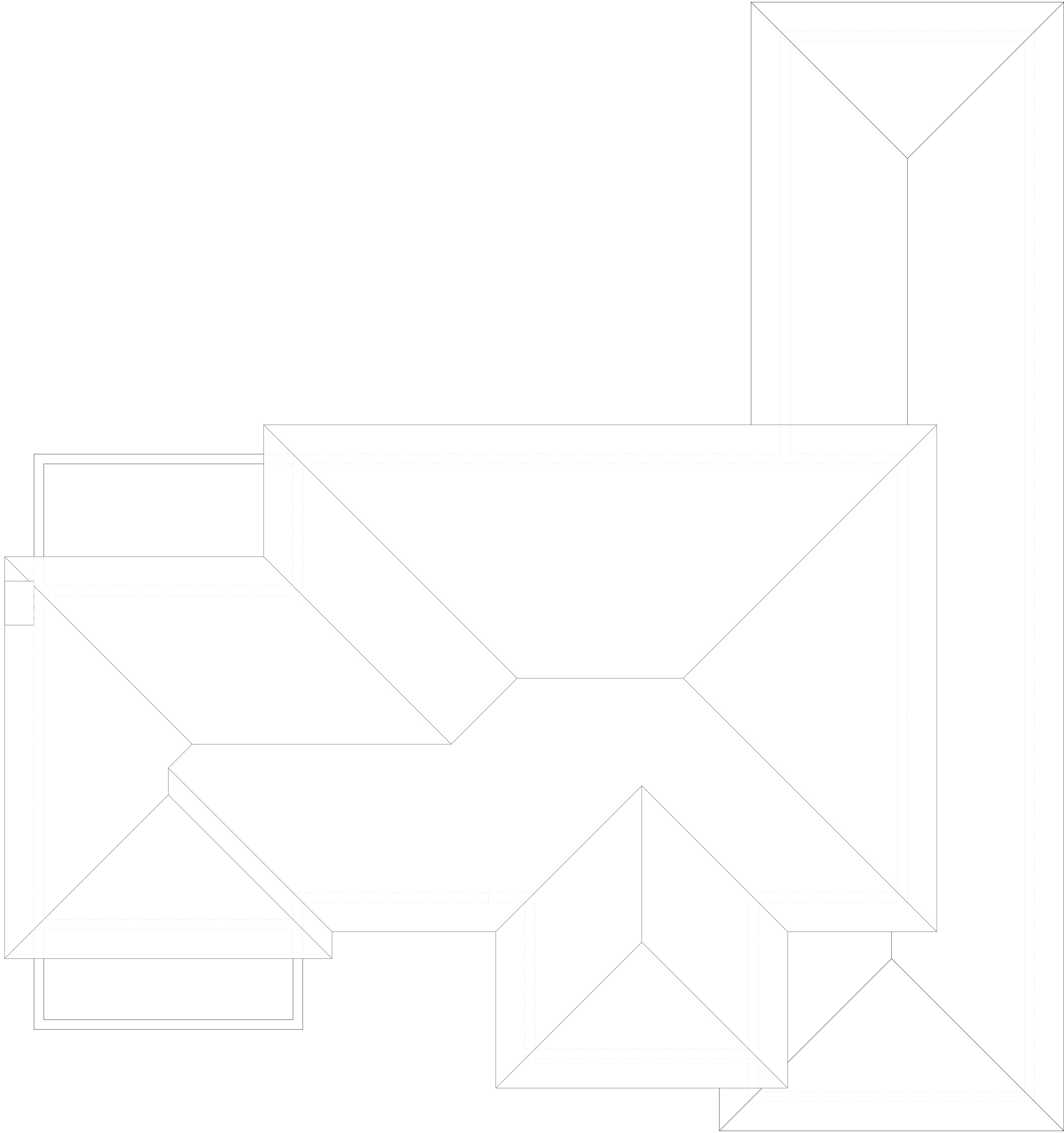
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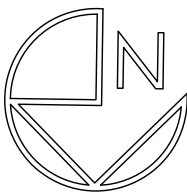
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EXISTING ROOF PLAN

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



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
DAVID & JILL SHULMAN
162 EAST INLET DRIVE PALM BEACH, FLORIDA 33480

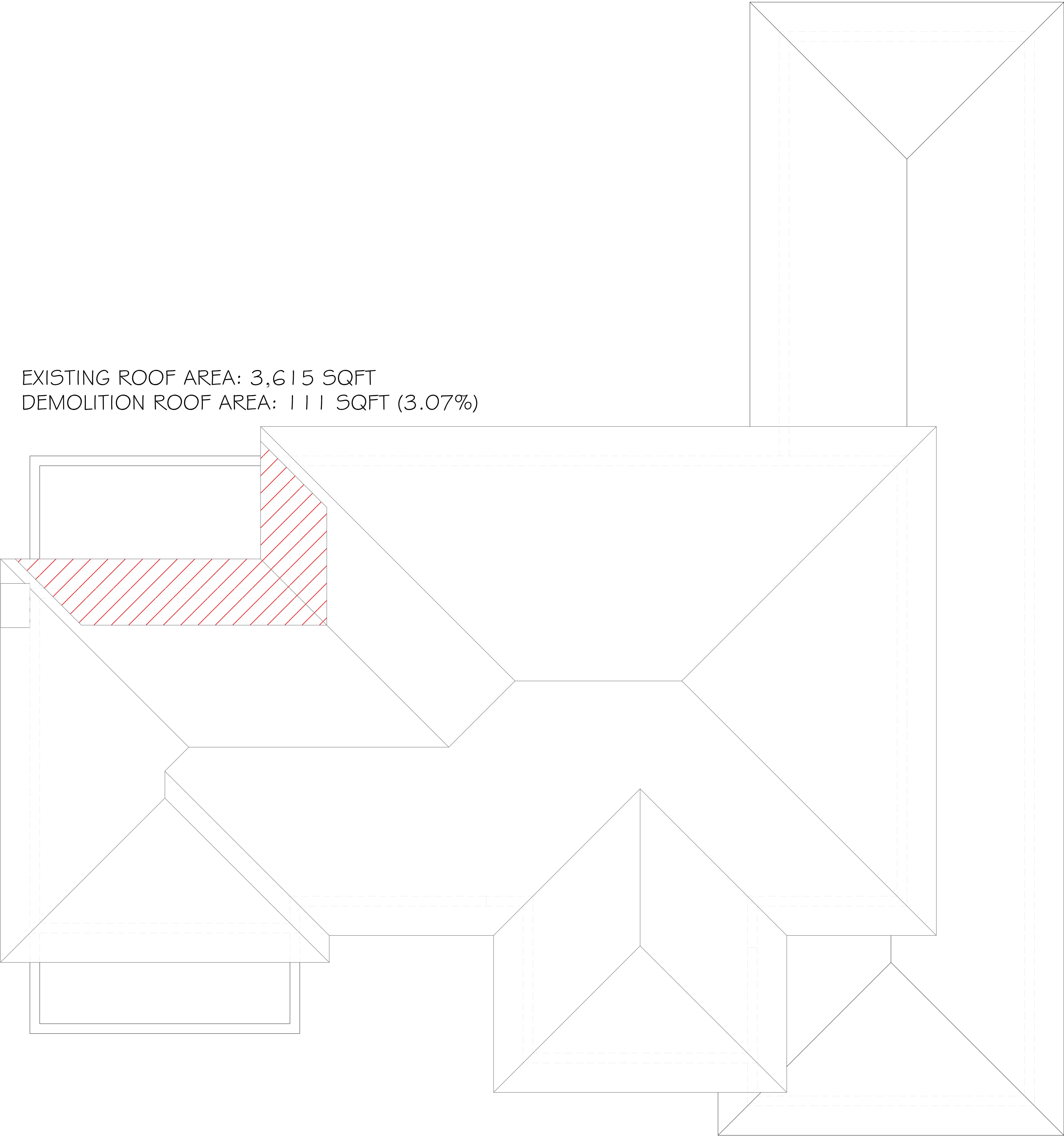
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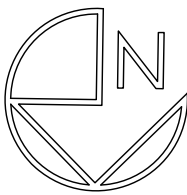
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EXISTING ROOF AREA: 3,615 SQFT
DEMOLITION ROOF AREA: 111 SQFT (3.07%)

ROOF DEMOLITION PLAN

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



CONSULTANT:

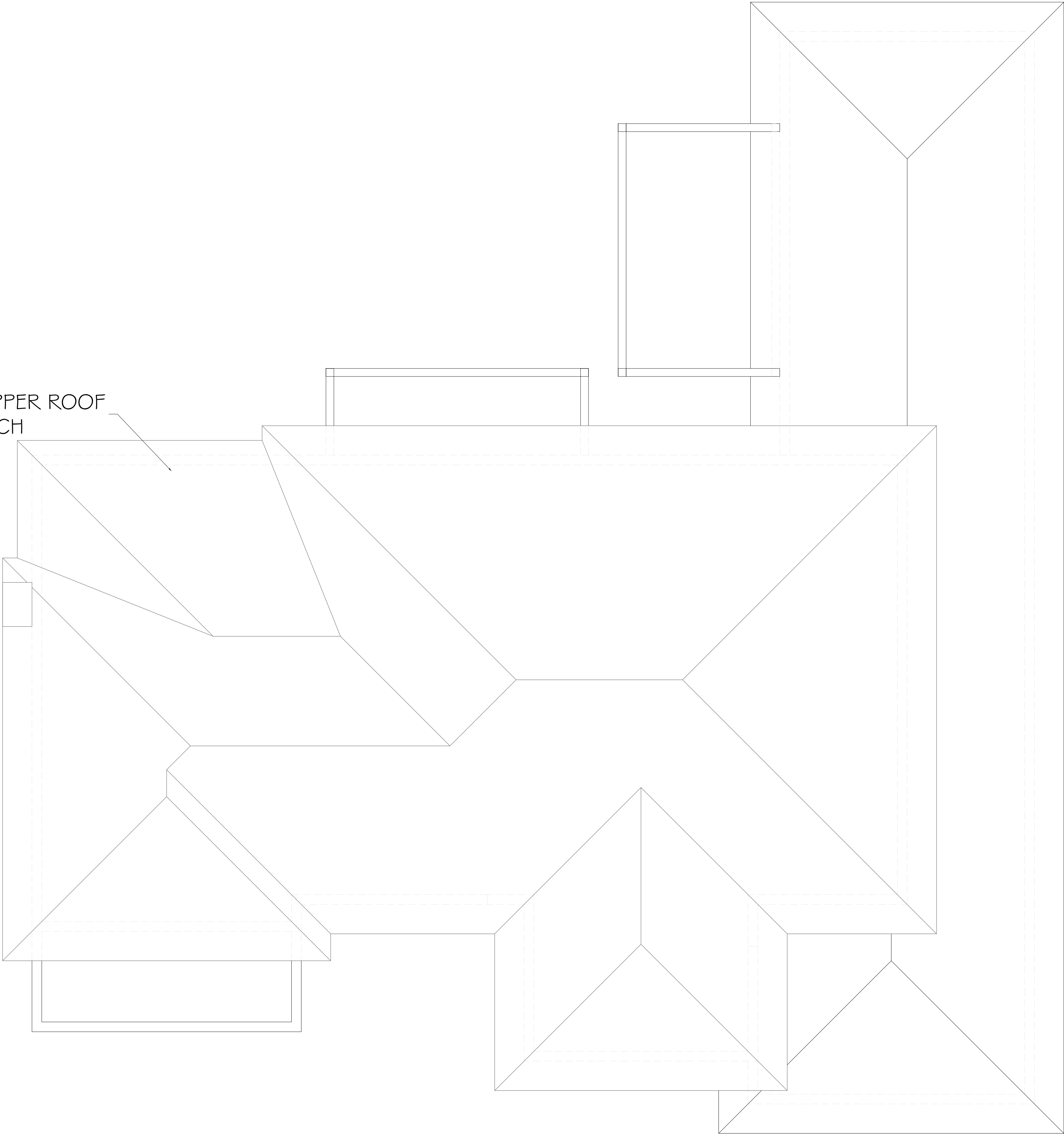
PROPOSED RENOVATIONS OF RESIDENCE FOR:
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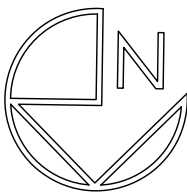
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NEW COPPER ROOF
2:12 PITCH



PROPOSED ROOF PLAN

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



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