

ARCHITECT

DANIEL KAHAN
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

LANDSCAPE ARCHITECT

KEITH WILLIAMS
NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE, SUITE #150
PALM BEACH, FLORIDA 33480
(561) 659-2820

CIVIL ENGINEER

CHAD GRUBER
GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 312-2041

SURVEYING

CRAIG WALLACE
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551

RECEIVED
By yfigueroa at 9:12 am, Apr 16, 2024



ARC - 23 - 155

ZON - 24 - 001

FINAL SUBMITTAL - 04/15/2024

ARCOM HEARING DATE 05/29/2024

SCOPE OF WORK:

- Proposed 2 story family wing and cabana on west property
- Proposed planting changes to front, side, and rear yards with addition of new pool

160 SEAVIEW, PALM BEACH, FLORIDA

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FLORIDA AAC
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REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
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REGISTERED ARCHITECT 94757

PROGRAMSCHEDULE 2021-07-15
DESIGN PRES. 1 2021-08-02
DESIGN PRES. 2 2021-08-02
DESIGN PRES. 3 2021-08-15

NO:
DWG. BY: DK
SHEET:

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.O. = CLEAN-OUT
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
GEN = GENERATOR
G.M. = GAS METER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
P = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
TH = THRESHOLD ELEVATION
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
Y.D. = YARD DRAIN
☉ = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
◉ = IRON PIPE FOUND (AS NOTED)
◐ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
⊙ = MAG NAIL & DISK SET (LB #4569)
ℙ = PROPERTY LINE
⚡ = UTILITY POLE
🔥 = FIRE HYDRANT
💧 = WATER METER
⚓ = WATER VALVE
☼ = LIGHT POLE
🌲 = PINE TREE
🌴 = SABAL PALM

BOUNDARY SURVEY FOR:
CORAL BEACH CORP
SEAVIEW HOLDINGS INC

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

Coral Beach Corp
Seaview Holdings INC
Old Republic National Title Insurance Company
First American Title Insurance Company

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

PROPERTY ADDRESS:

160 Seaview Ave
Palm Beach, Florida 33480

160 and 170 Seaview Ave
Palm Beach, Florida 33480

LEGAL DESCRIPTION:

Lots 2 and 3 of **THE EAST PLAZA**, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 16, Page 78. **LESS**, however, that portion of Lot 2 as described in the instrument from Elizabeth S. Fetterolf and Morton H. Fetterolf to First National Bank in Palm Beach dated May 21, 1951, and filed May 25, 1951, in Deed Book 945, Page 460, Public Records of Palm Beach County, Florida.

TOGETHER WITH easements for underground telephone and electric light and power lines, conduits and cables as set forth and granted in deed dated December 2, 1936 in Deed Book 535, at Page 278.

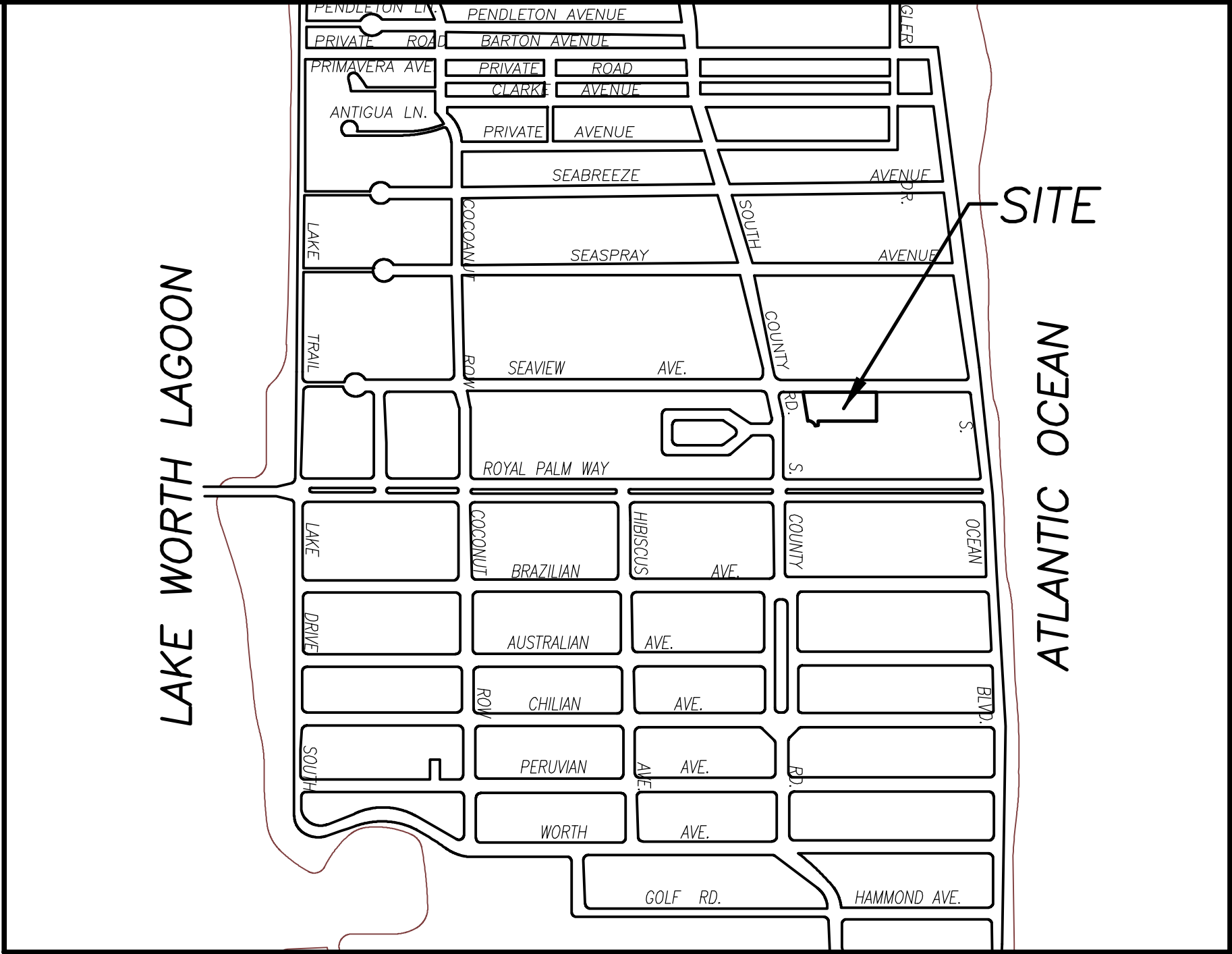
TOGETHER WITH easement and right of way over and across, in and upon, the area designated on the aforesaid Plat of **THE EAST PLAZA** as "Private Road" for purposes of ingress, egress and travel, and for purposes of access to the parts of Lots 2 and 3 of **THE EAST PLAZA** as granted in Deed from Bessemer Properties Incorporated to Helen Pardee Foulke dated April 11, 1944 and filed May 1, 1944 in Deed Book 686, Page 556.

TOGETHER WITH easement as reserved by Elizabeth S. Fetterolf and Morton H. Fetterolf, her husband, to First National Bank in Palm Beach in Deed dated May 21, 1951, filed May 25, 1951 in Deed Book 945, Page 460.

Subject to restrictions, reservations, easements of record and real estate taxes for the year 2014 and all subsequent years.

AND

Lot 4 and the Westerly 65 feet of Lot 5 of **THE EAST PLAZA**, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 16, Page 78. **TOGETHER WITH** easements for underground telephone and electric light and power lines, conduits and cables as set forth and granted in deed dated December 2, 1936 in Deed Book 535, Page 278.



VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW						
CLIENT: Seaview Holdings INC		COMMITMENT NO. : 1062-541546		DATE: January 17, 2014		
REVIEWED BY: Craig Wallace		JOB NO. : 13-1384.31				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	ORB 31230, PG 744	Easement.	●			

TITLE COMMITMENT REVIEW						
CLIENT: Coral Beach Corporation, an Ontario corporation		COMMITMENT NO. : OF6-8175280		DATE: January 17, 2014.		
REVIEWED BY: Craig Wallace		JOB NO. : 13-1384.31				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	N/A	Standard Exception.				●
2-6	N/A		INTENTIONALLY DELETED.			
7	PB 16, PG 78	All matters contained on the Plat of the East Plaza.	●			
8	D.B. 535, PG 278	Easement reserved in instrument.	●			
9	D.B. 686, PG 556	Easement reserved in instrument.	●			
10	D.B. 945, PG 460	Easement reserved in instrument.	●			

FLOOD ZONE:

This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-5471593 for 160 Seaview and 1062-5471546 for 170 Seaview, issued by First American Title Insurance Company, dated January 17, 2014 to June 21, 2021. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 11/17/2023

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

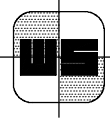


REVISIONS:

11/17/23 SURVEY & TIE-IN UPDATE J.D./S.W. 13-1384.32 PB355/14
TITLE REVIEWS 13-1384.31 S.W.

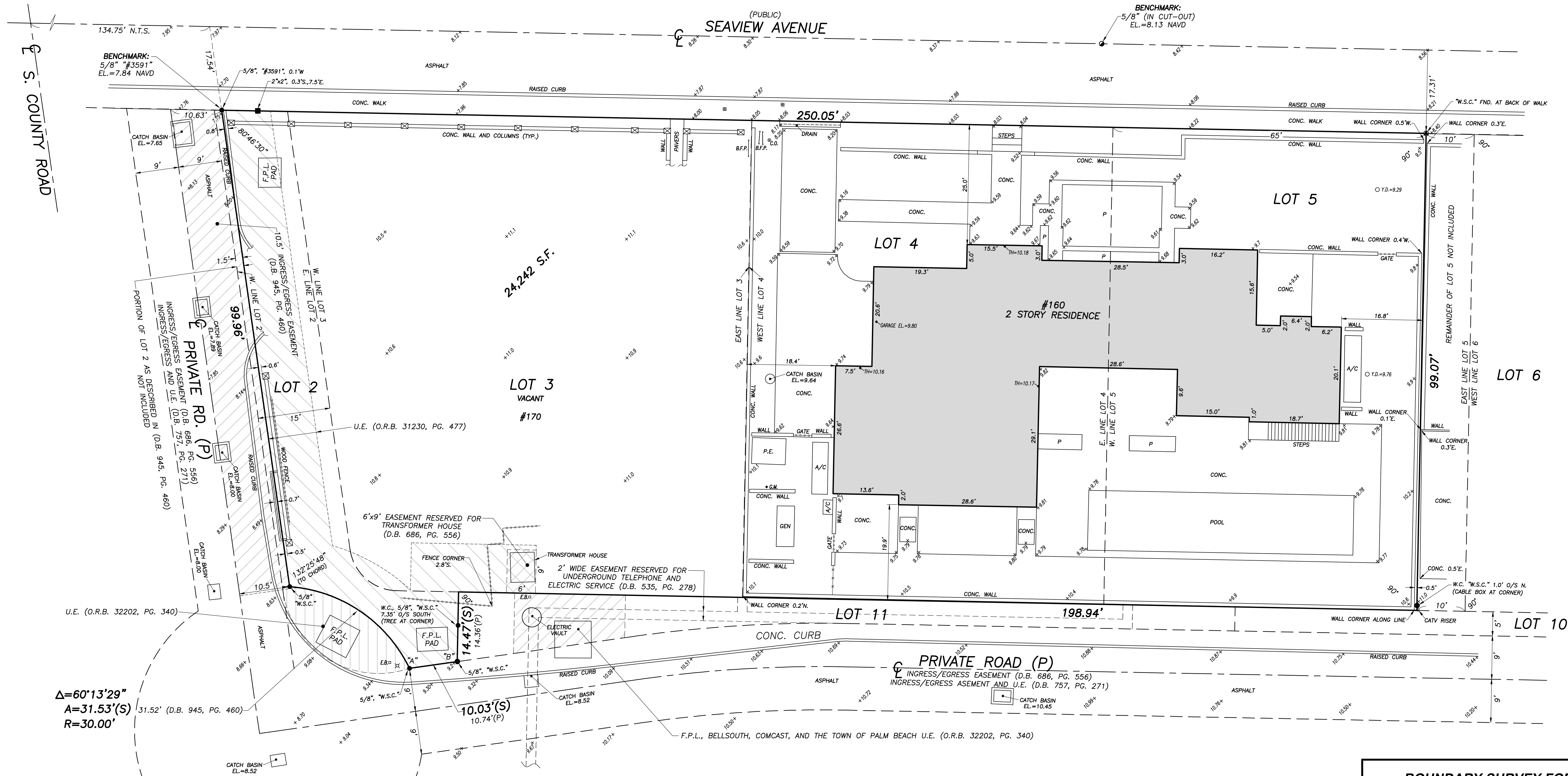
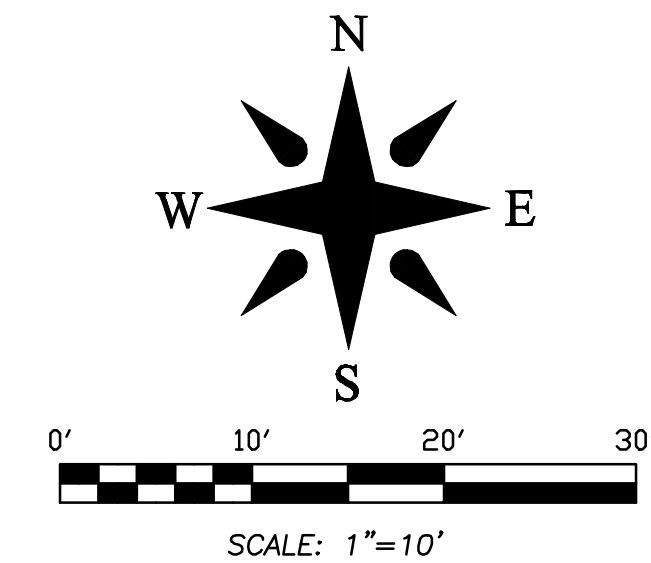
BOUNDARY SURVEY FOR:

CORAL BEACH CORP
SEAVIEW HOLDINGS INC



WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

FIELD	B.M.	JOB NO.	13-1384.30	F.B.	PB314	PG.	43
OFFICE	M.B.	DATE:	7/1/21	DWG. NO.	13-1384-8		
C'K'D	C.W.	REF:	13-1384-8,DWG	SHEET	1	OF	2

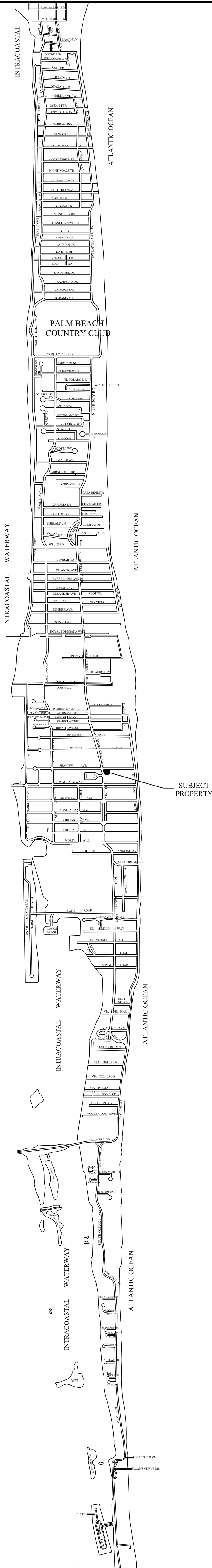
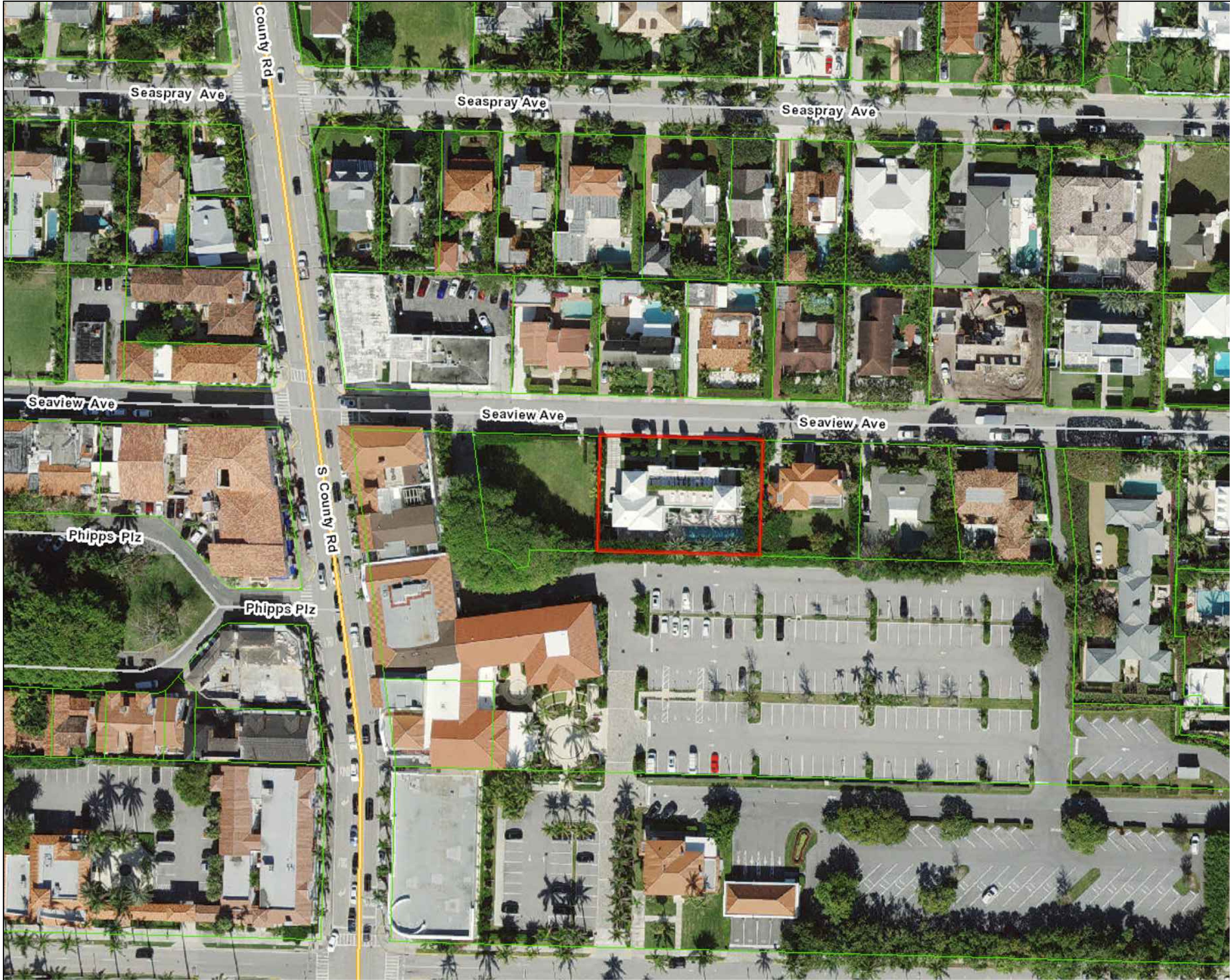


BOUNDARY SURVEY FOR:

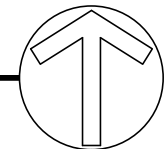
CORAL BEACH CORP
SEAVIEW HOLDINGS INC



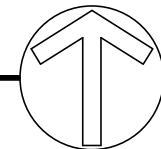
FIELD	B.M.	JOB NO.	13-1384.30	F.B.	PB314 PG. 43
OFFICE	M.B.	DATE	7/1/21	DWG. NO.	13-1384-8
C.K'D	C.W.	REF.	13-1384-8.DWG	SHEET	2 OF 2



CONTEXT MAP
SCALE: NTS



LOCATION MAP
SCALE: NTS



S.M

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PALM BEACH, FLORIDA

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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAMS/SCHEDULE	2021-07-15
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-08-02
DESIGN PRES. 3	2021-08-15

NO:
DWG. BY: DK
SHEET:

SV-1



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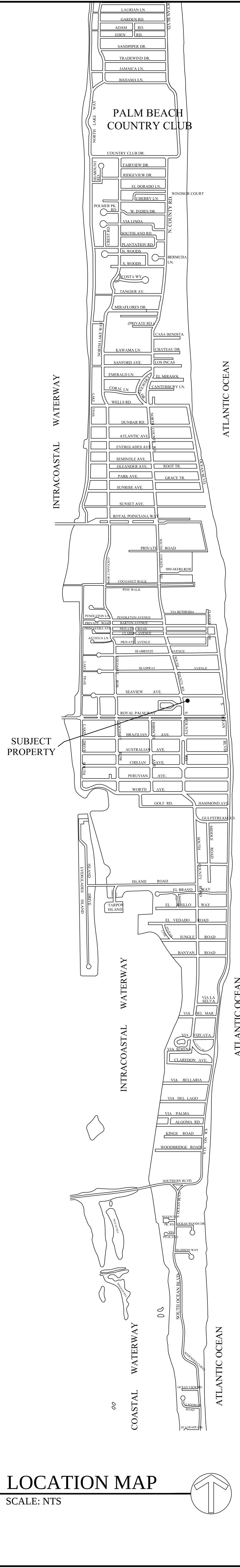
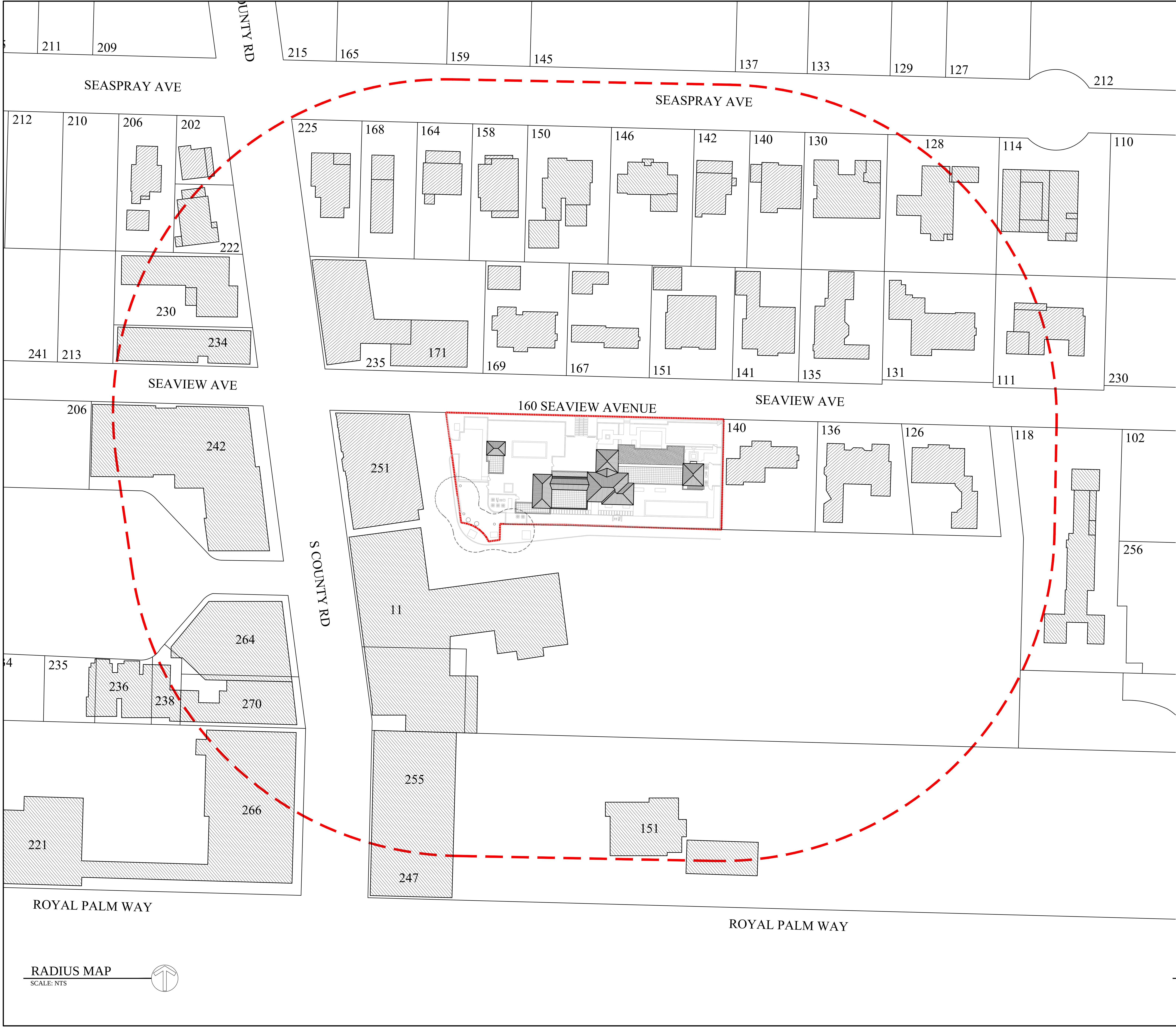
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160 SEAVIEW AVENUE - AERIAL VIEW
SCALE: NTS

NO:
DWG. BY: DK
SHEET:

SV-1A



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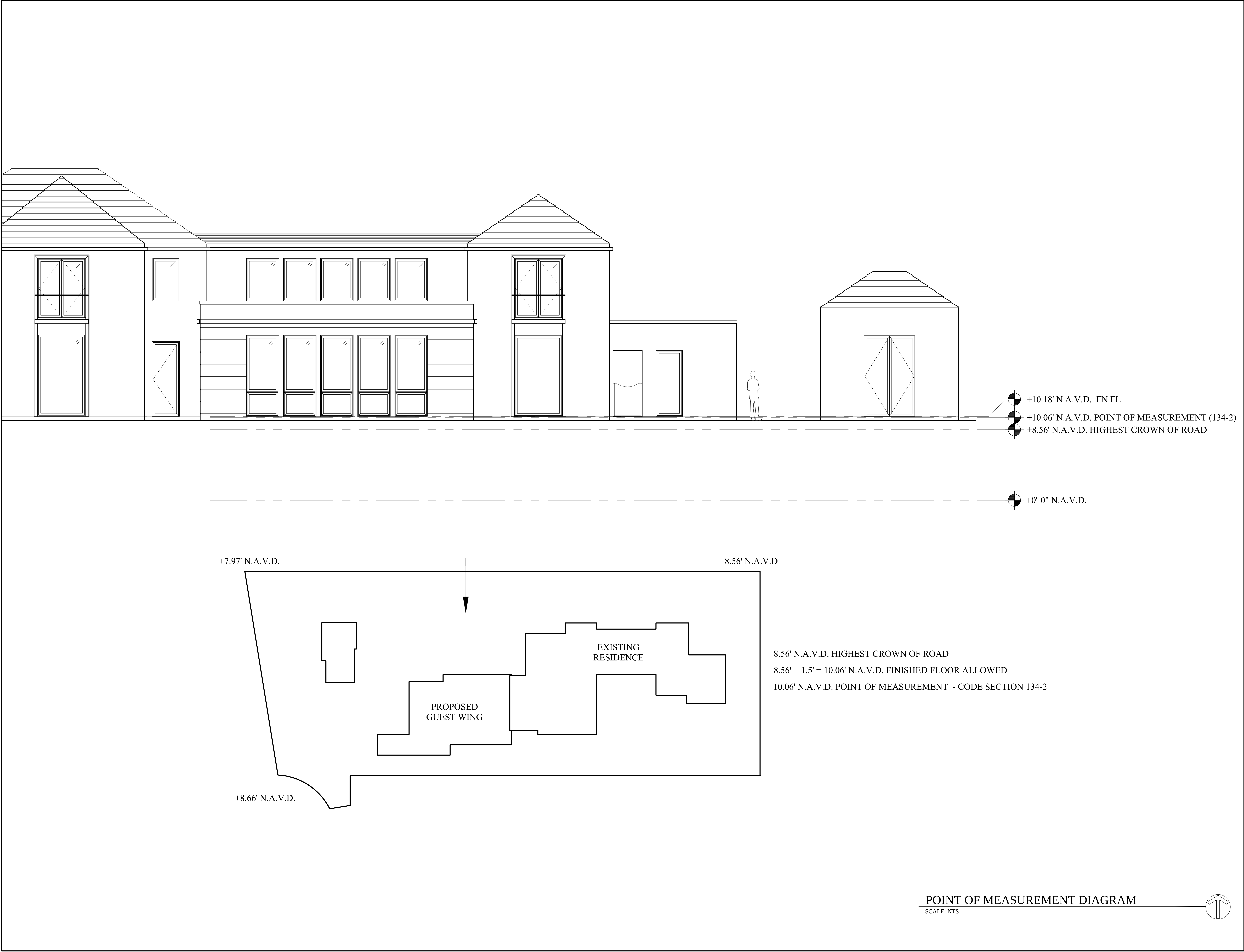
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DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:

SV-2





171 SEAVIEW AVENUE



169 SEAVIEW AVENUE

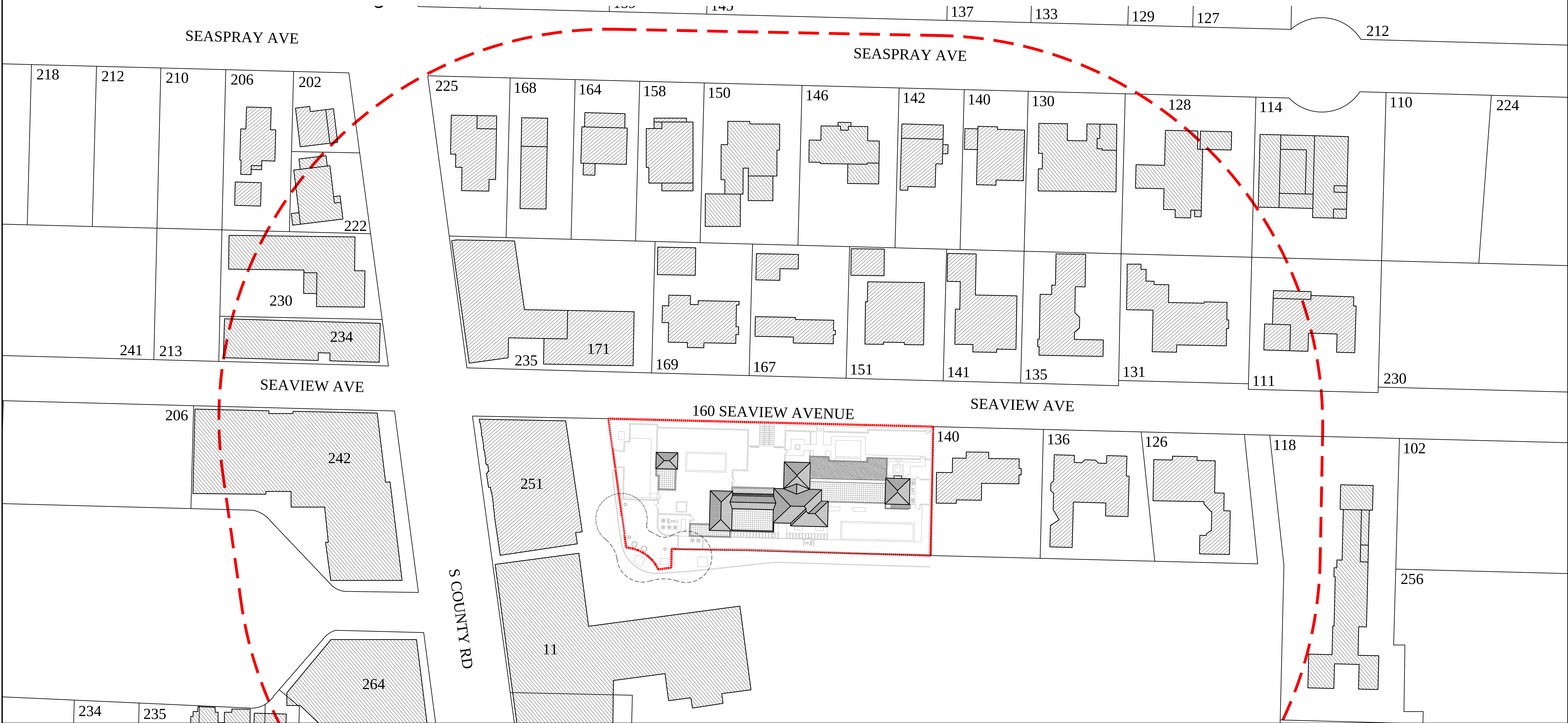


167 SEAVIEW AVENUE



151 SEAVIEW AVENUE

SEAVIEW AVENUE
EXISTING PROPERTIES



NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

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DESIGN PRES. 3 2021-08-15

NO:
DWG. BY: DK
SHEET:

P-1



141 SEAVIEW AVENUE



135 SEAVIEW AVENUE

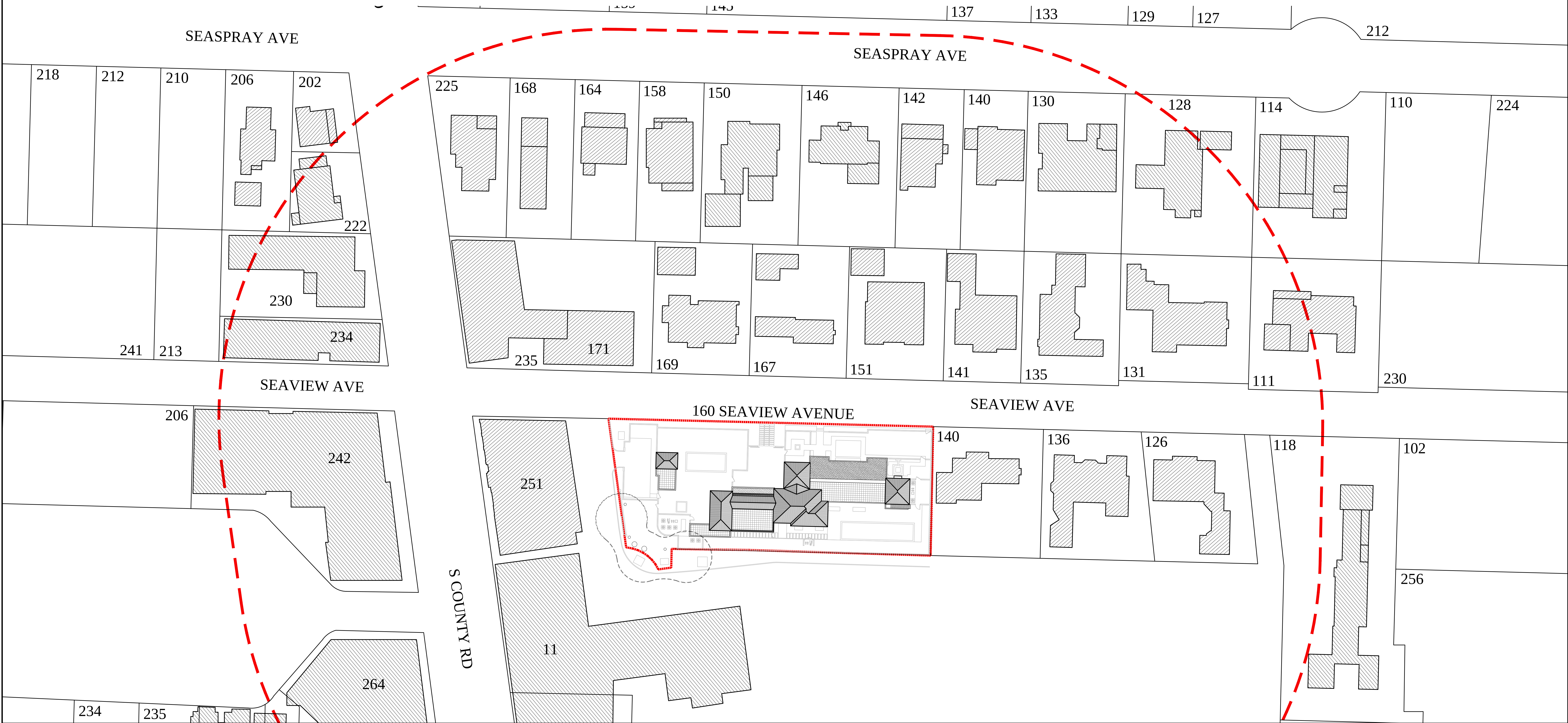


131 SEAVIEW AVENUE



111 SEAVIEW AVENUE

SEAVIEW AVENUE
EXISTING PROPERTIES



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DESIGN PRES. 2 2021-08-02
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NO:
DWG. BY: DK
SHEET:

P-2



230 S OCEAN BLVD



102 SEAVIEW AVENUE

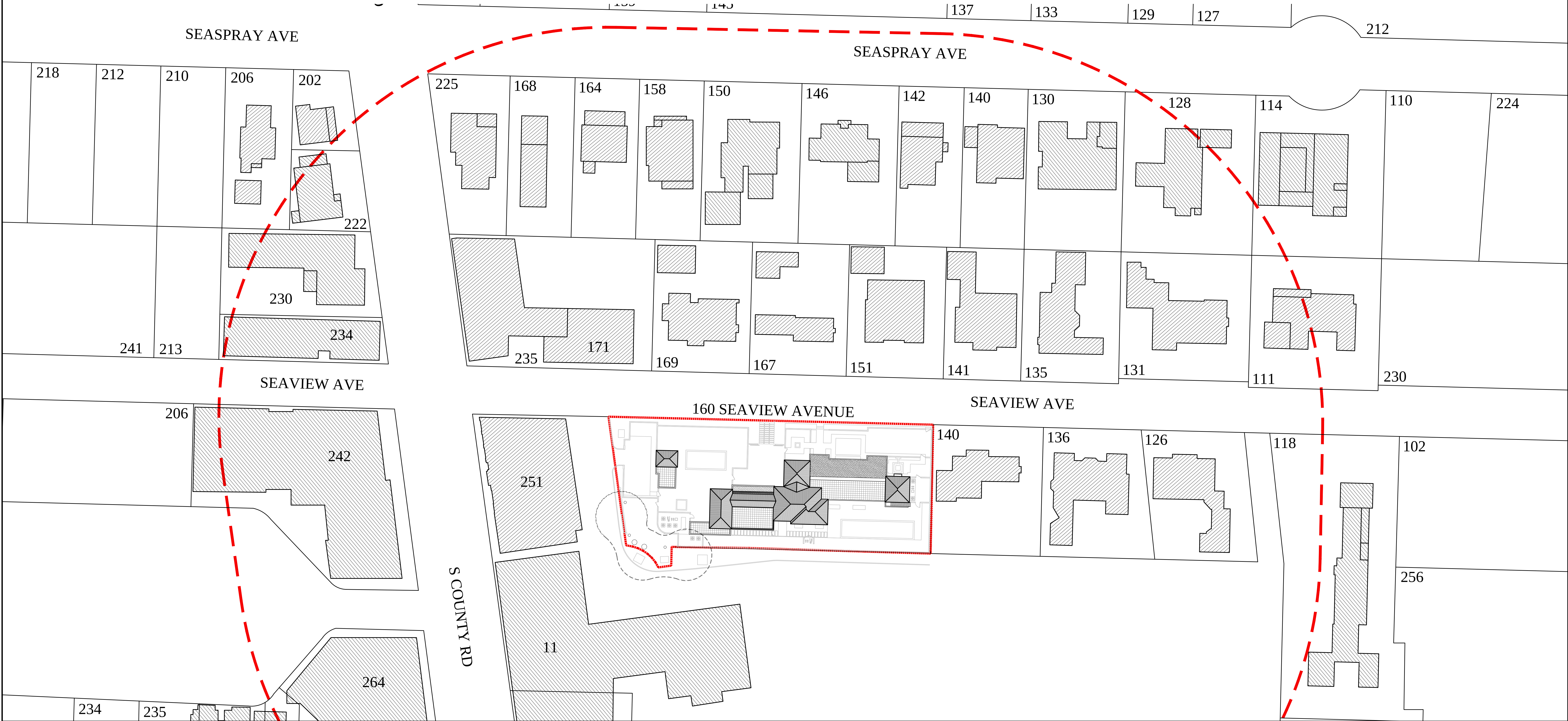


118 SEAVIEW AVENUE



126 SEAVIEW AVENUE

SEAVIEW AVENUE
EXISTING PROPERTIES



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DESIGN PRES. 3 2021-08-15

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P-3



STREET VIEW



WEST EQUIPMENT AREA



LIVING ROOM



POOL

EXISTING CONDITIONS

SCALE: NTS

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FLORIDA AAC

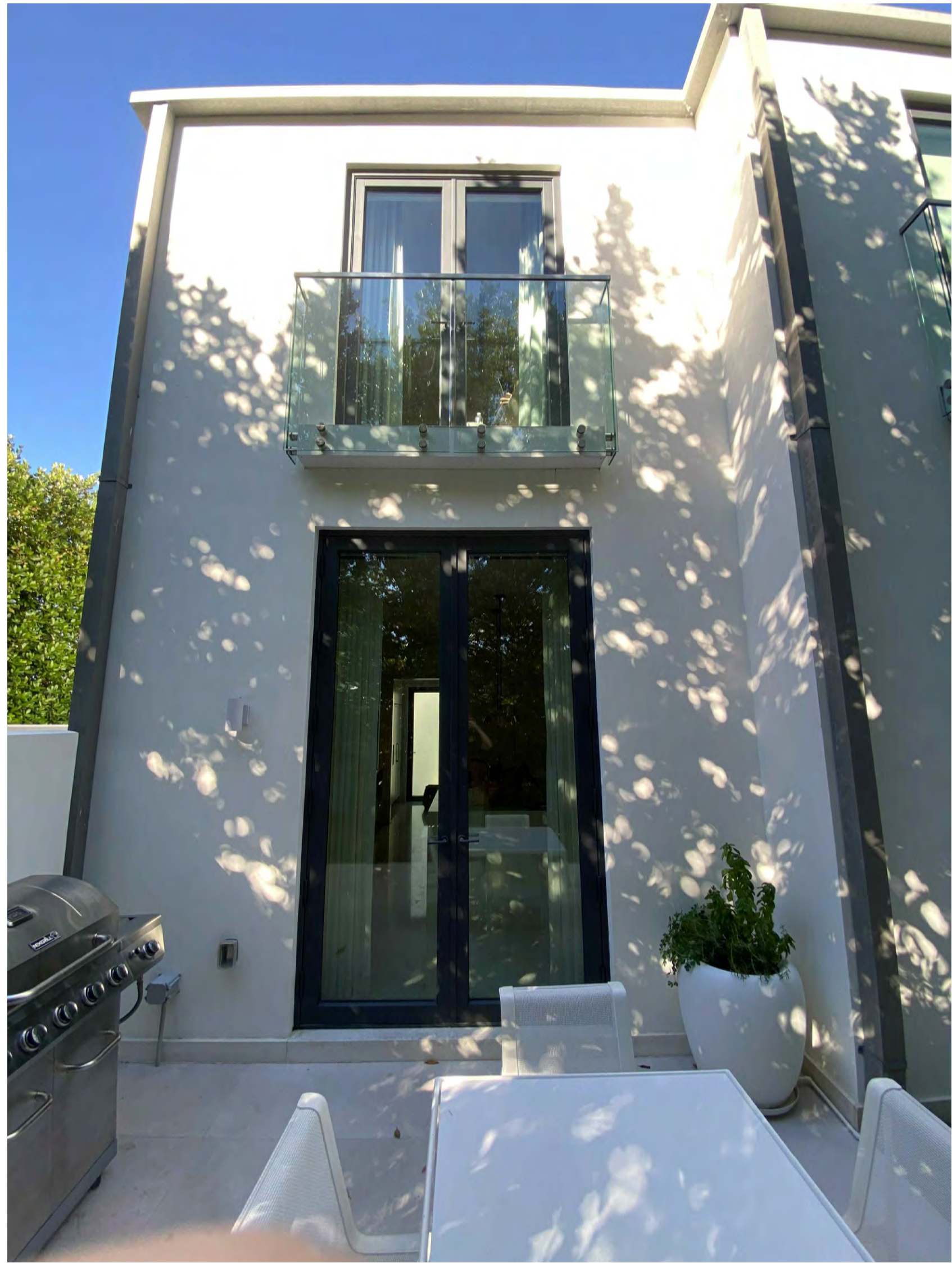
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-15
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-08-02
DESIGN PRES. 3	2021-08-15

NO:
DWG. BY: DK
SHEET:

P-5



KITCHEN



FAMILY ROOM PATIO



POOL



MASTER WING



2ND FLOOR TERRACE



MASTER WING

EXISTING CONDITIONS
SCALE: NTS



NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
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PROGRAMSCHEDULE 2021-07-15
DESIGN PRES. 1 2021-08-02
DESIGN PRES. 2 2021-08-02
DESIGN PRES. 3 2021-08-15

NO:
DWG. BY: DK
SHEET:

P-6



MASTER WING STAIR



MASTER WING (NORTH)



MASTER WING (NORTH)



FRONT YARD



FRONT YARD



FRONT DOOR

EXISTING CONDITIONS
SCALE: NTS



NEW ADDITION TO THE RESIDENCE AT
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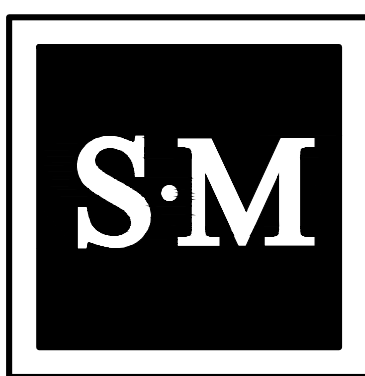
PETER G. PAPADOPOULOS
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DESIGN PRES. 3	2021-08-15

NO:
DWG. BY: DK
SHEET:

P-7



NEW ADDITION TO THE RESIDENCE AT
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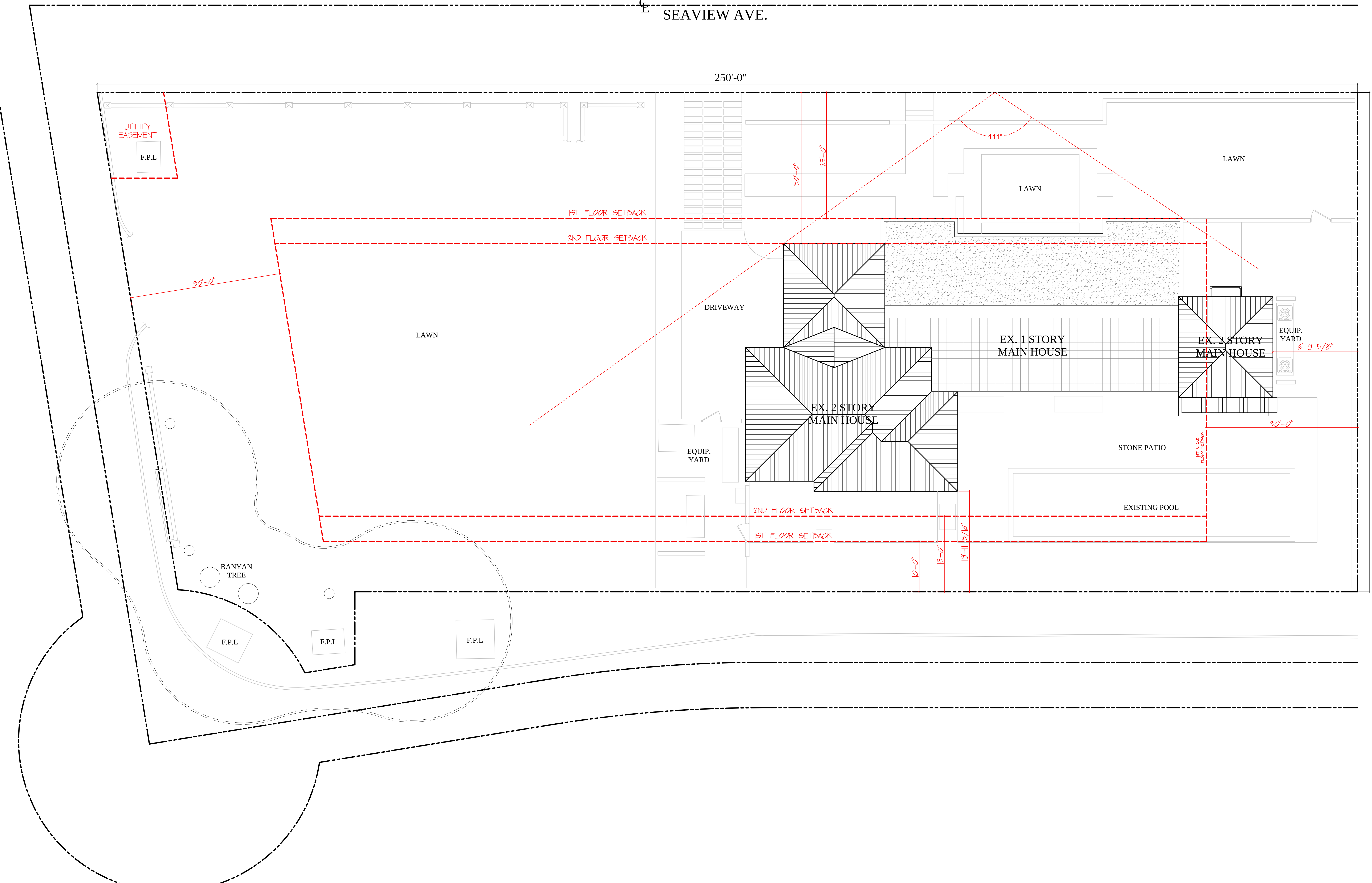
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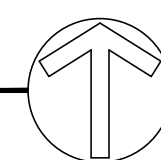
PROGRAM/SCHEDULE	2021-07-12
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DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:

A-SITE



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"





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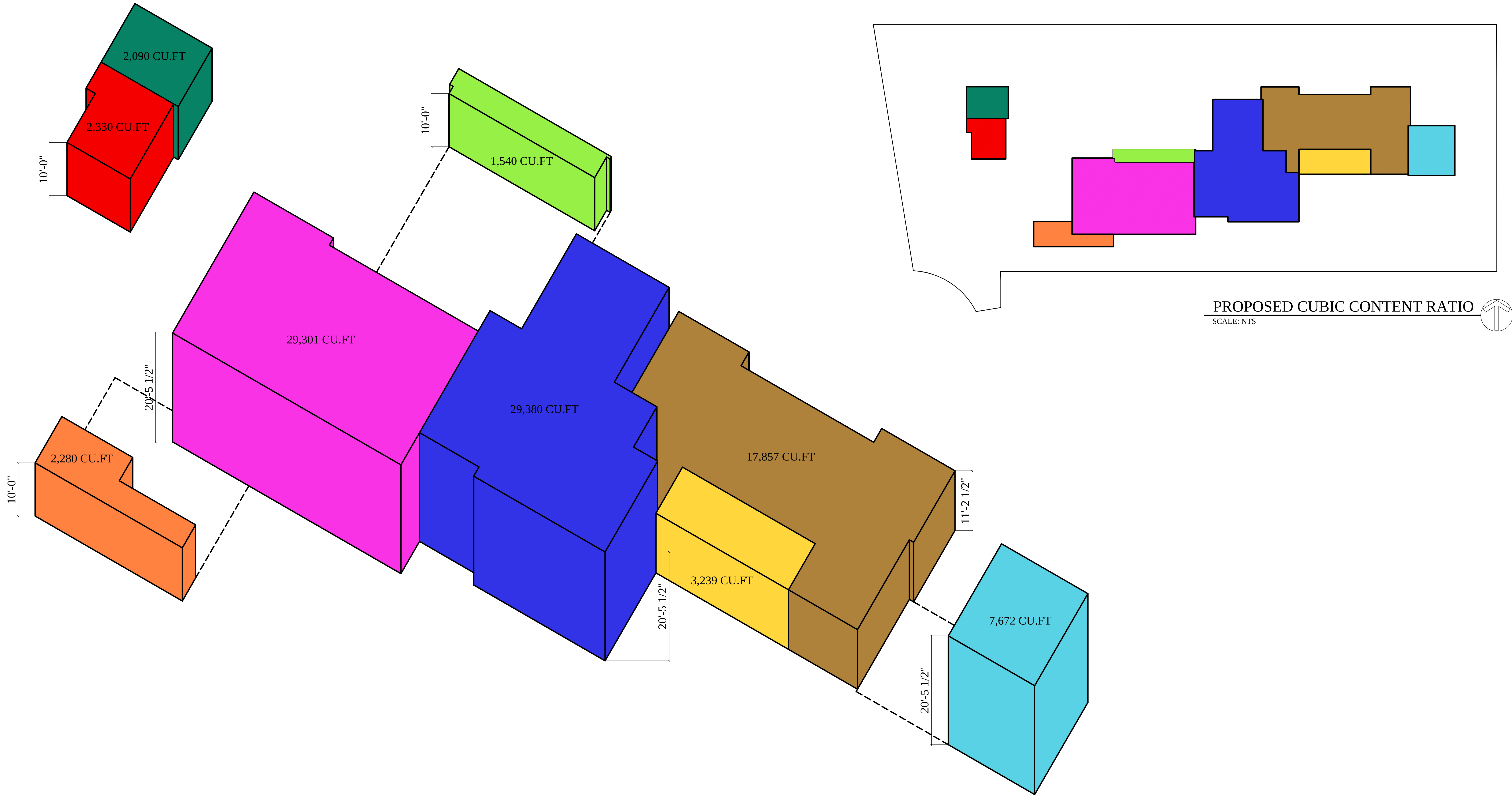
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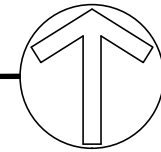
NO:
DWG. BY: DK
SHEET:

A-CCR



PROPOSED CUBIC CONTENT RATIO

SCALE: NTS



CUBIC CONTENT RATIO CALCULATION:

LOT AREA: 24,242 SQ.FT.
ALLOWABLE: CCR = 3.5 + [((60,000 - 24200) / 50,000)] X 0.5] = 3.5 +0.358 = 3.858 CCR = 3.858 X 24,200 SQ.FT. = 93,363 CU. FT.
PROPOSED: 93,361 CU. FT.

EXISTING BUILDING TWO-STORY MASS	(1,436 SQ.FT. x 20'-5.5" HEIGHT)	29,380 CU.FT.
EXISTING BUILDING SINGLE-STORY MASS	(1,593 SQ.FT. x 11'-2.5" HEIGHT)	17,857 CU.FT.
EXISTING BUILDING TWO-STORY MASS	(375 SQ.FT. x 20'-5.5" HEIGHT)	7,672 CU.FT.
ENCLOSED PORCH	(289 SQ.FT. x 11'-2.5" HEIGHT)	3,239 CU.FT.
TOTAL EXISTING:		57,248 CU.FT.
PROPOSED 2-STORY MASS	(1,444 SQ.FT. x 20'-5.5" HEIGHT)	29,301 CU.FT.
PROPOSED 1-STORY MASS	(228 SQ.FT. x 10'-0" HEIGHT)	2,280 CU.FT.
PROPOSED 1-STORY MASS	(154 SQ.FT. x 10'-0" HEIGHT)	1,540 CU.FT.
PROPOSED 1-STORY MASS (Loggia Credit)	(233 SQ.FT. x 10'-0" HEIGHT)	2,330 CU.FT.
PROPOSED 1-STORY MASS	(209 SQ.FT. x 10'-0" HEIGHT)	2,090 CU.FT.

TOTAL NEW: 95,691 CU.FT.
TOTAL PROPOSED - LOGGIA CREDIT: 93,361 CU.FT.
93,361 CU.FT. / 24,200 SQ.FT. = 3.858 CCR

160 Seaview Ave

Lot Area	24,200		
Allowable Cubic Content	93,363.600		
	Area	Height	Cubic Cont.
Ex. Building 2 Story	1,436.00	20 1/2	29,380.56
Ex. Building 2 Story	375.00	20 1/2	7,672.50
Ex. Building 1 Story	1,593.00	11 1/5	17,857.53
Ex. Building Closed-In Loggia	289	11 1/5	3239.69
New Building 1 Story North	154.00	10	1,540.00
New Building 1 Story South	228.00	10	2,280.00
New Building 2 Story	1,421.00	20 5/8	29,301.02
New 1 Story Detached Gym	209.00	10	2,090.00
New 1 Story Detached Loggia	233	10	2,330.00

Total 95,691.30

2,330.00' . = Total Loggia's

Less Loggia / Entry (5% max. allowable)

Total - Less Loggia's 93,361.30

Cubic Content 3.858



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:	160-170 SEAVIEW AVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	24,242 S.F.		
4	Lot Width (W) & Depth (D) (ft.):	250.05' (W) X 99.07' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	NEW GUEST WING		
6	FEMA Flood Zone Designation:	FLOOD ZONE X		
7	Zero Datum for point of meas. (NAVD)	+10.06 NAVD		
8	Crown of Road (COR) (NAVD)	+8.56 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25% (6061 S.F.)	3,693 S.F.	5,938 S.F. (24.45%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	5,215 S.F.	8,439 S.F.
12	*Front Yard Setback (Ft.)	25'-0" (1ST) / 30'-0" (2ND)	25'-0" (1ST) / 30'-0" (2ND)	25'-0" (1ST) / 30'-0" (2ND)
13	* Side Yard Setback (1st Story) (Ft.)	30'-0" (20k S.F. lot and 250' wide)	30'-0" REQ.	30'-0" REQ.
14	* Side Yard Setback (2nd Story) (Ft.)	30'-0" (20k S.F. lot and 250' wide)	30'-0" REQ.	30'-0" REQ.
15	*Rear Yard Setback (Ft.)	10'-0" (1ST) / 15'-0" (2ND)	10'-0" (1ST) / 15'-0" (2ND)	N/C
16	Angle of Vision (Deg.)	100 DEGREES (R-AA ZONING)	120 DEGREES MAX	120 DEGREES MAX
17	Building Height (Ft.)	22'-0" (2-Story)	N/A	20'-6"
18	Overall Building Height (Ft.)	30'-0" MAX.	N/A	26'-11 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.858 (93,363 S.F.)	2.36 (57,248 S.F.)	3.858 (93,361 S.F.)
20	** Max. Fill Added to Site (Ft.)	0.81'	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	+10.06 NAVD	N/A	+10.18 (MATCH EX. HOUSE)
22	Base Flood Elevation (BFE)(NAVD)	+7 NAVD	+7 NAVD	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	12,121 (50%)	N/A	12,220 (50.4%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	3,893 (45%)	N/A	5,301 (61.3%)
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

ZONING LEGEND



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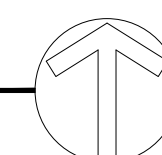
PETER G. PAPADOPOULOS
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DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:

A-ZL



99'-1"

SEAVIEW AVE.

250'-0"

LAWN

LAWN

STONE PATIO

EXISTING POOL

BANYAN
TREE

1ST FLOOR RETRAK

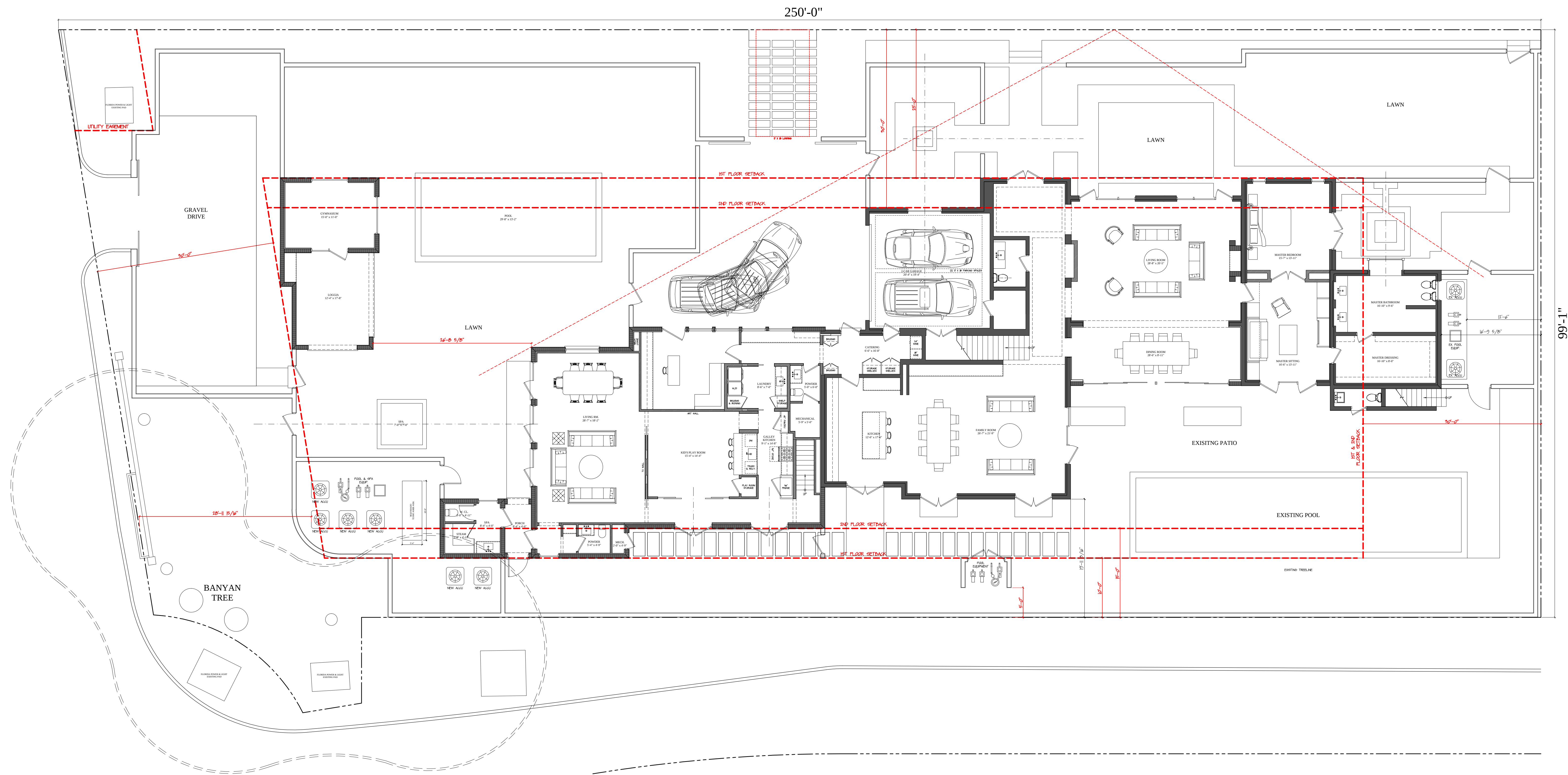
2ND FLOOR RETRAK

1ST FLOOR RETRAK

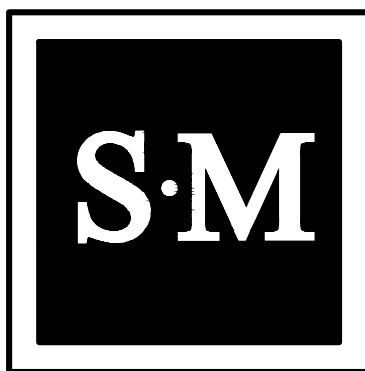
2ND FLOOR RETRAK

1ST & 2ND
FLOOR RETRAKLIVING ROOM
20'0" x 20'0"MASTER BEDROOM
10'0" x 12'0"MASTER BEDROOM
10'0" x 12'0"MASTER BEDROOM
10'0" x 12'0"MASTER BEDROOM
10'0" x 12'0"MASTER BEDROOM
10'0" x 12'0"LIVING ROOM
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20'0" x 20'0"LIVING ROOM
20'0" x 20'0"LIVING ROOM
20'0" x 20'0"

SEAVIEW AVE.



PROPOSED FIRST
FLOOR PLAN
SCALE: 1/8"=1'-0"



S.M

NEW ADDITION TO THE RESIDENCE AT
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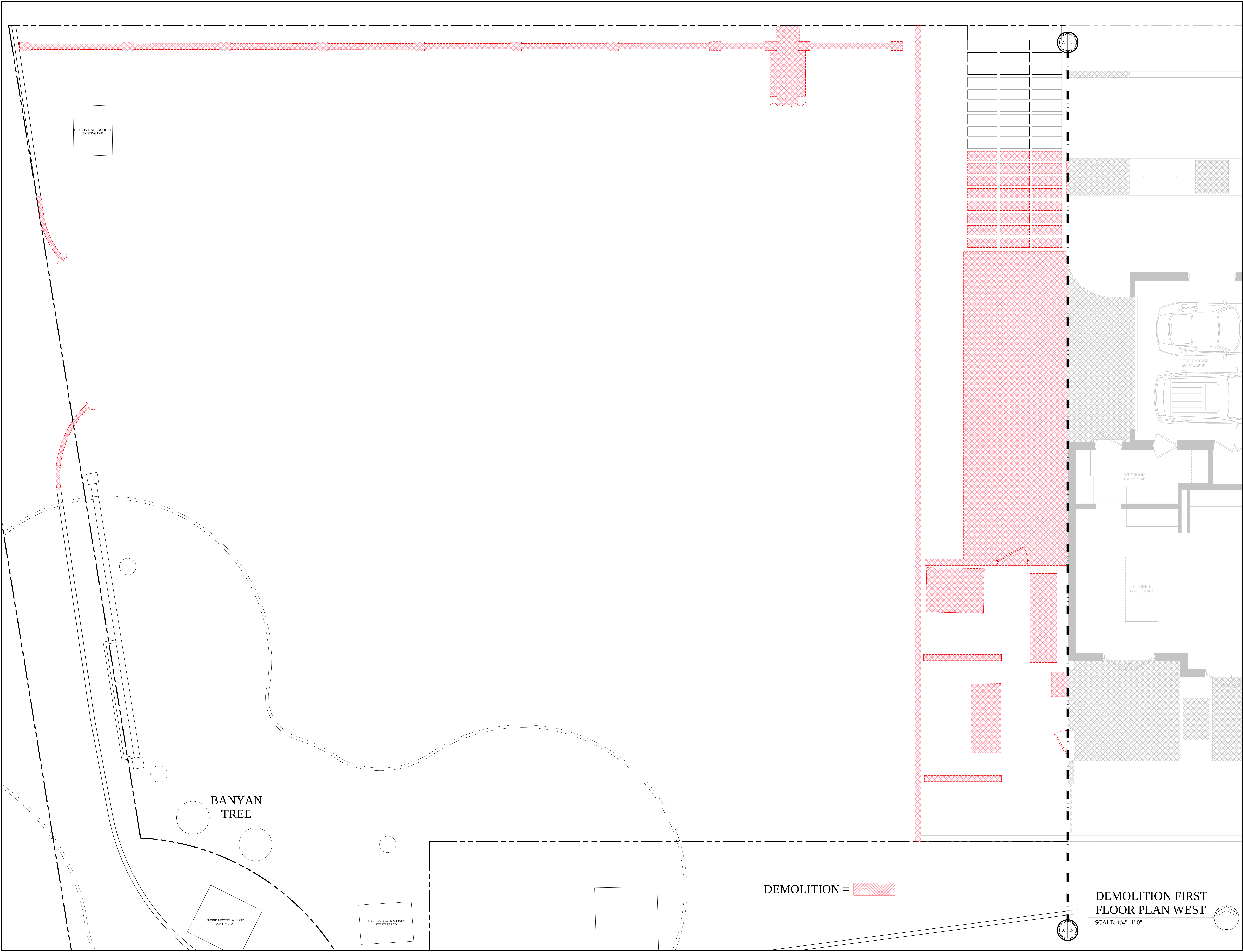
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SHEET:
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160 SEAVIEW AVENUE
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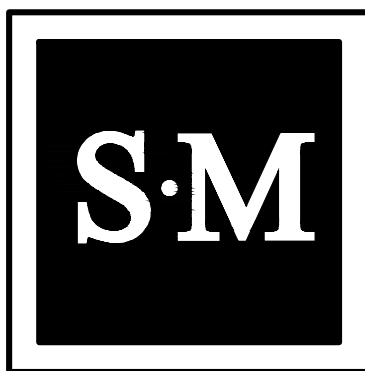
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NO. 001285

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REGISTERED ARCHITECT

JONATHAN C. MOO
REGISTERED ARCHITECT

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT

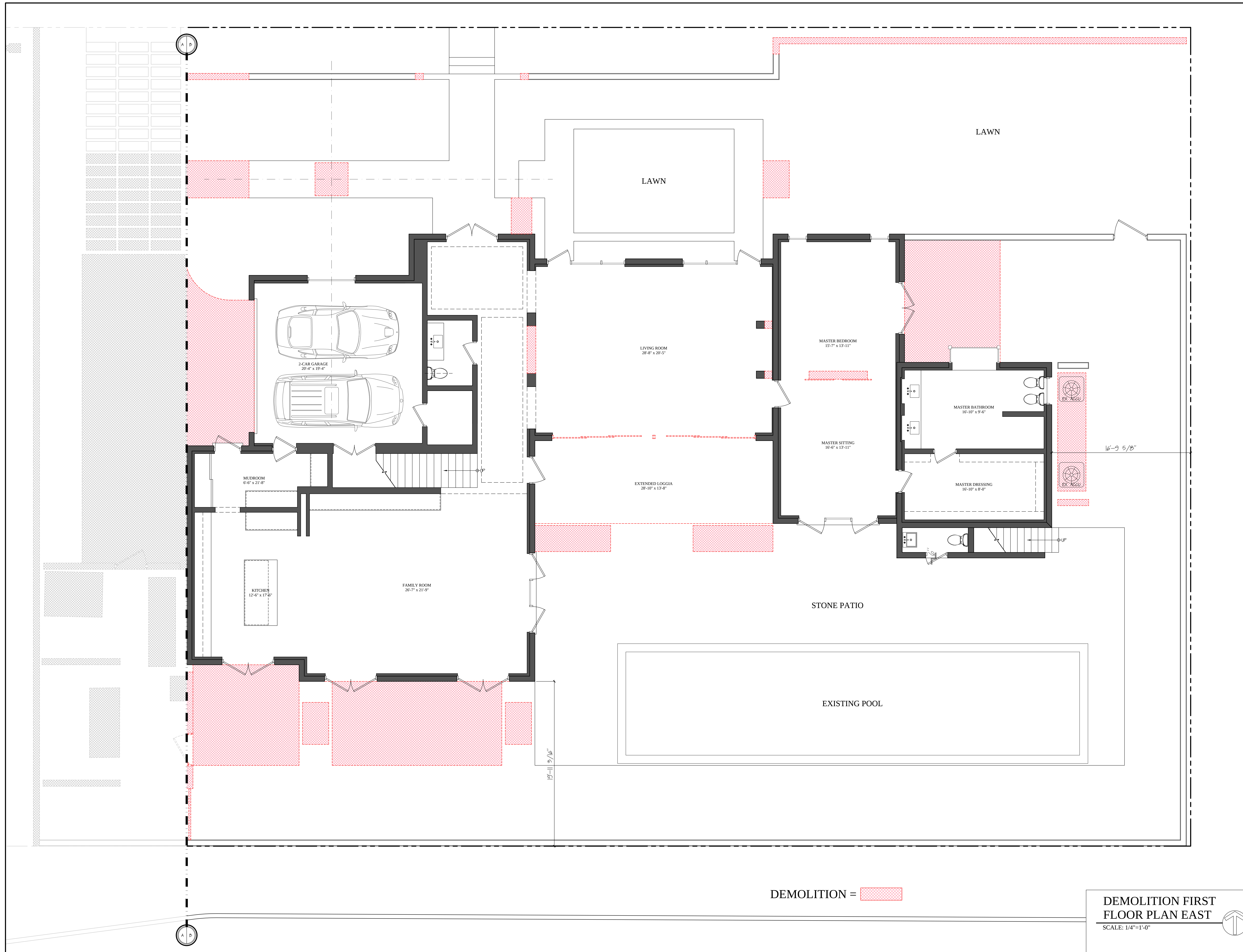
DANIEL KAHAN
REGISTERED ARCHITECT

PROGRAM/SCHEDULE	202
DESIGN PRES. 1	203

DESIGN PRES. 2	202
DESIGN PRES. 3	202

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160 SEAVIEW AVENUE

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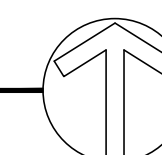
DANIEL KAHAN
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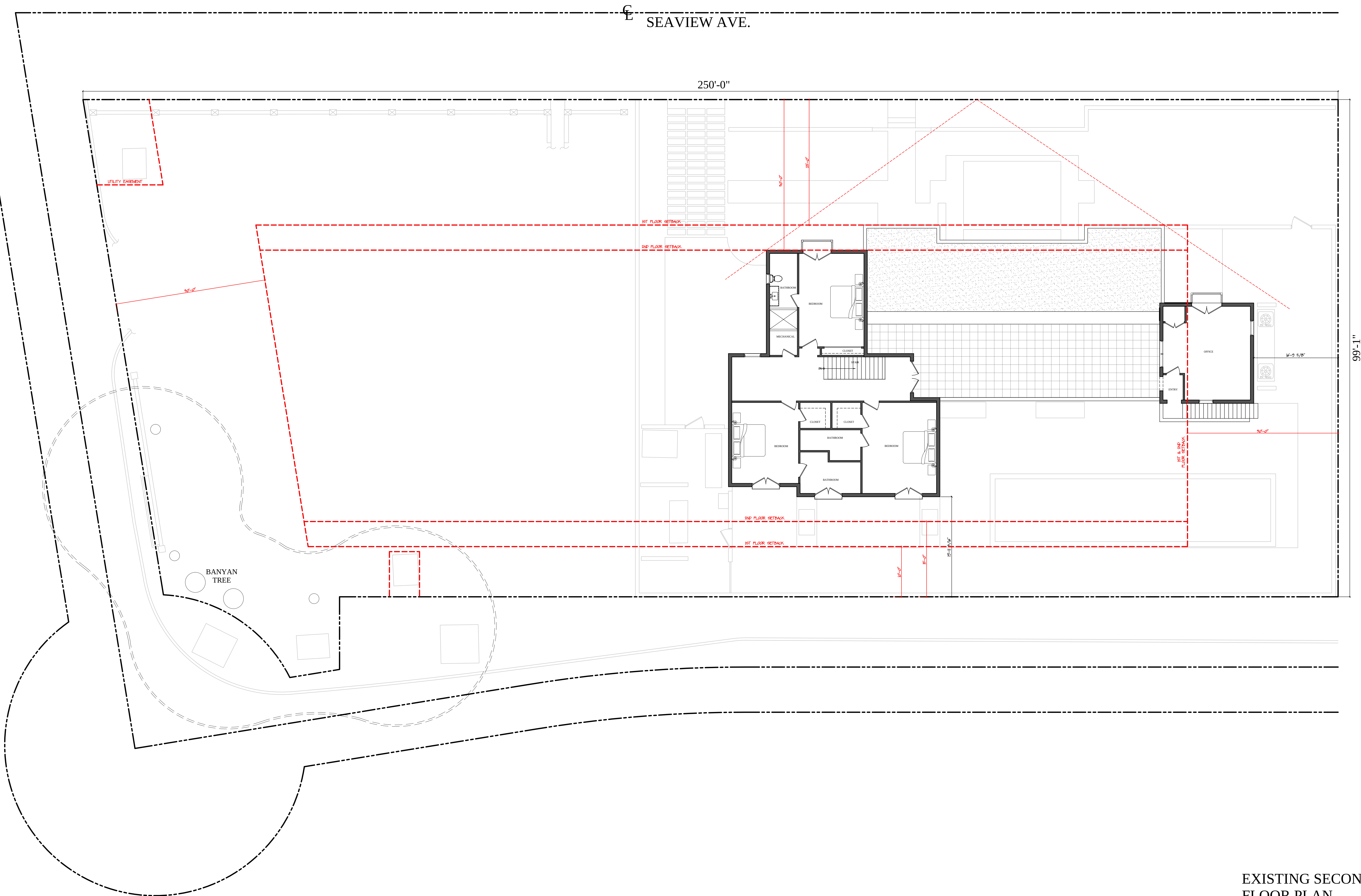
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DESIGN PRES. 1	202
DESIGN PRES. 2	202
DESIGN PRES. 3	202

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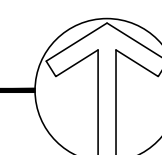
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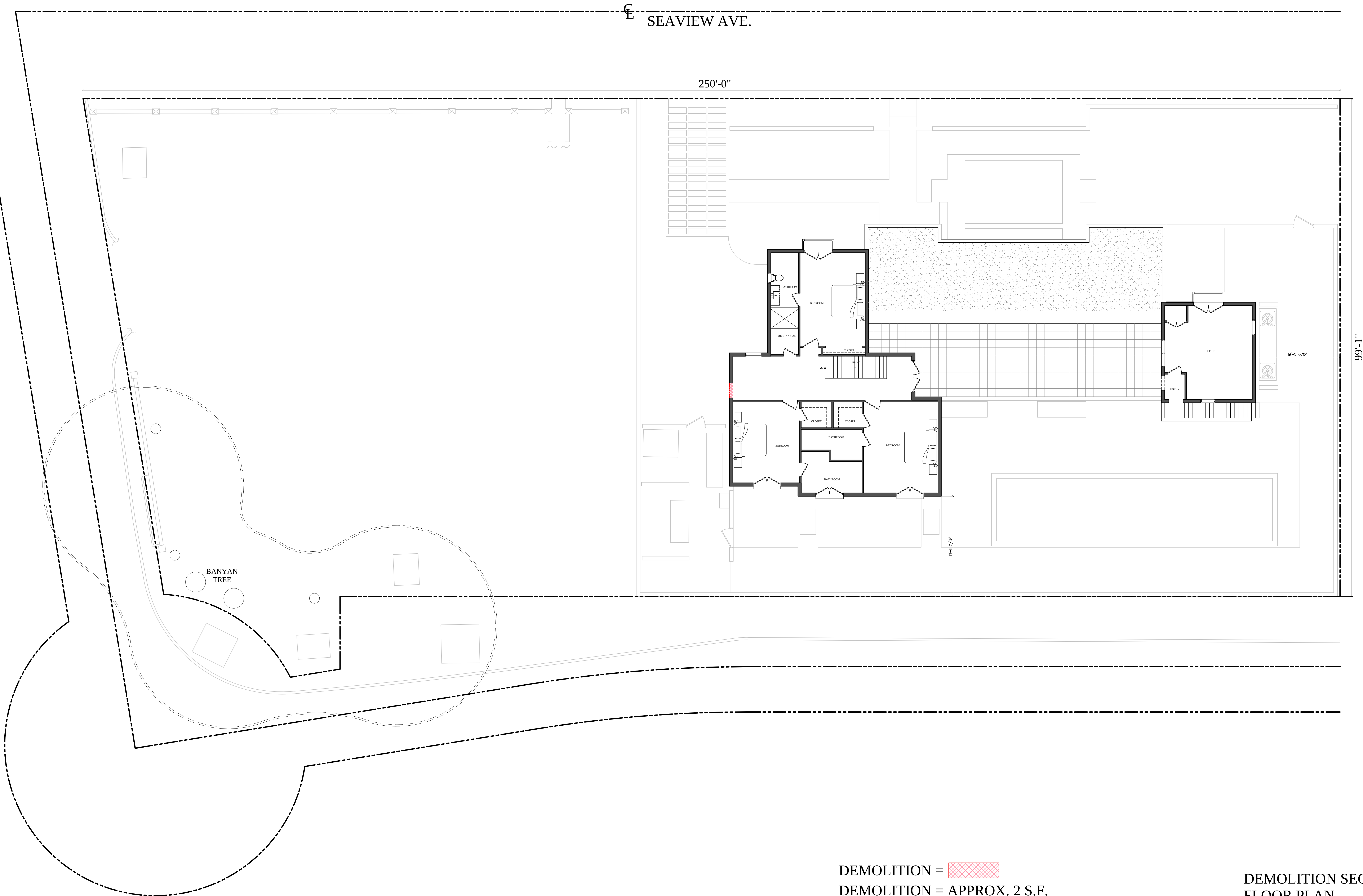
PROPOSED FIRST
FLOOR PLAN EAST



EXISTING SECOND
FLOOR PLAN

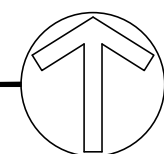
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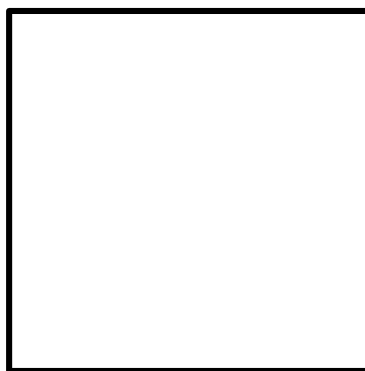
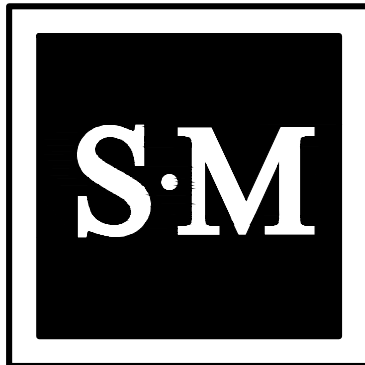
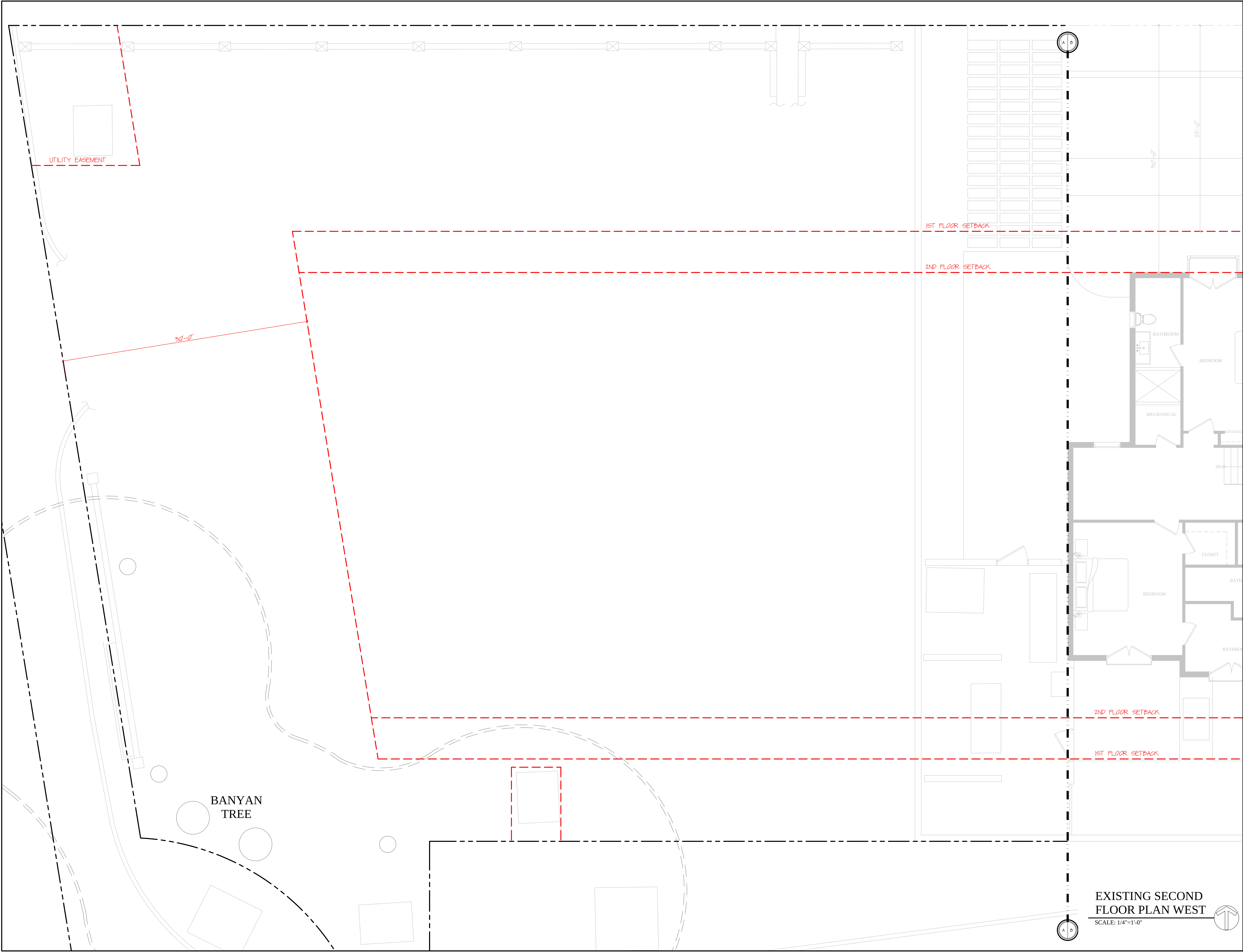




DEMOLITION = [Hatched Box]
DEMOLITION = APPROX. 2 S.F.

DEMOLITION SECOND
FLOOR PLAN
SCALE: 1/8"=1'-0"





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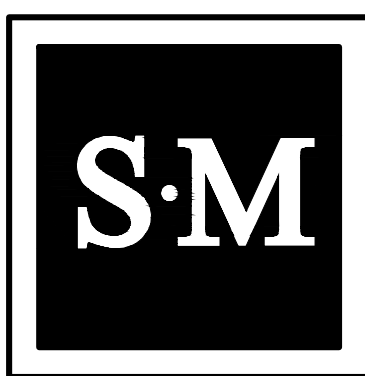
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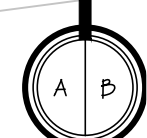
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SCALE: 1/4"=1'-0"



2ND FLOOR SETBACK

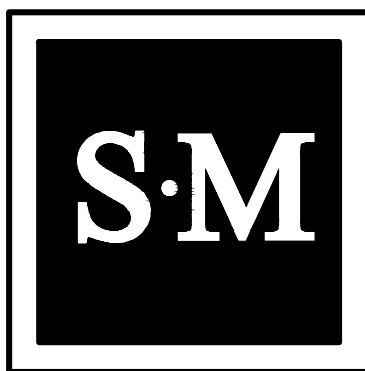
1ST FLOOR SETBACK

UTILITY EASEMENT

30-0'

BANYAN
TREE

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S.M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1300 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

S.M

NEW ADDITION TO THE RESIDENCE AT
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FLORIDA AAC
NO. 001285

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HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

NO:
DWG. BY: DK
SHEET:
FP-2EB

NO:
DWG. BY: DK
SHEET:
FP-2EB

NO:
DWG. BY: DK
SHEET:
FP-2EB

EXISTING SECOND
FLOOR PLAN EAST

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

EXISTING SECOND
FLOOR PLAN EAST

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



