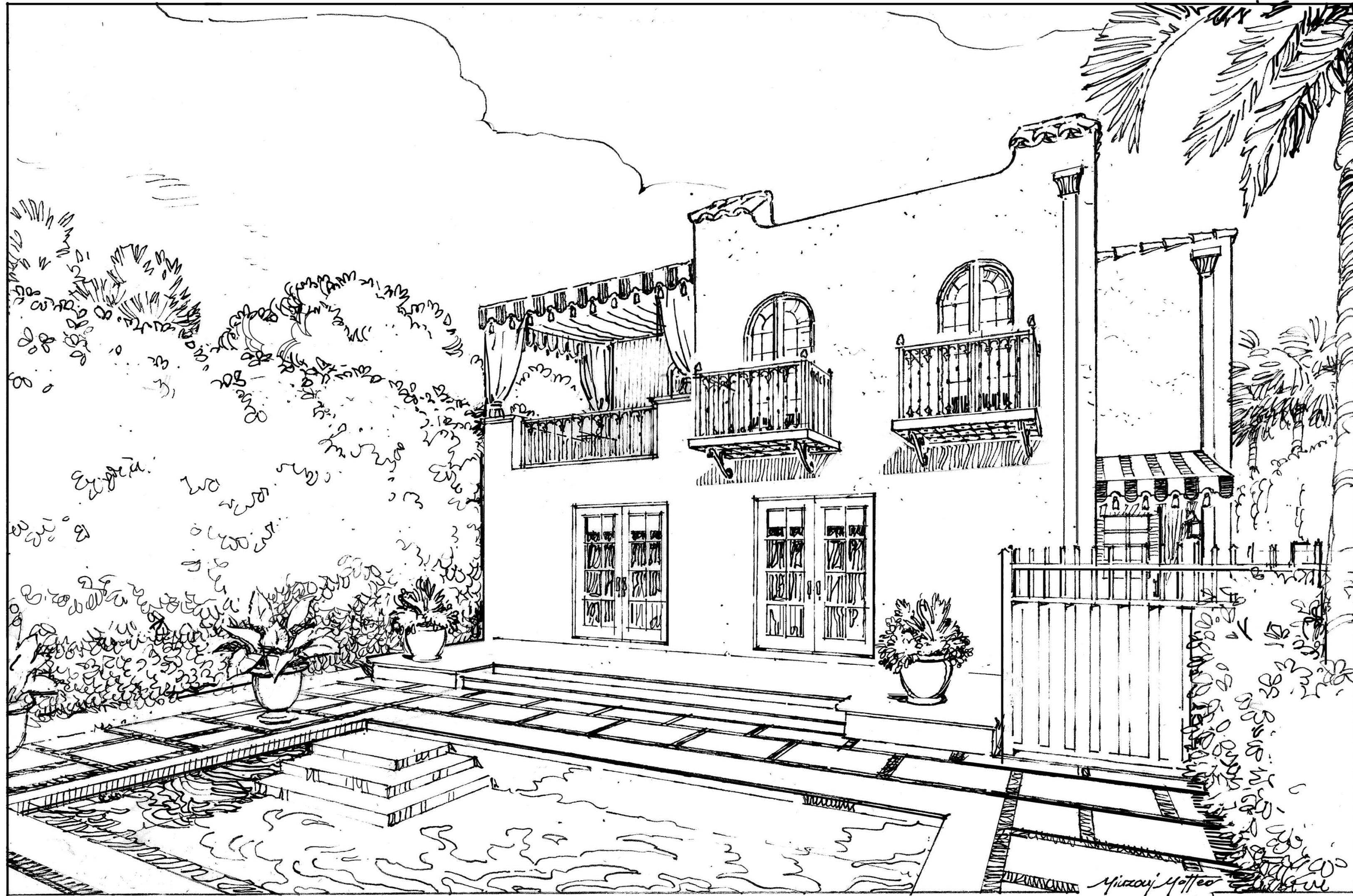


Second Submittal
COA-24-0010 / ZON-24-0032

Landmarks Hearing: 08/21/24
Town Council Hearing: 09/11/24

Renovation to
Shipley Residence
228 Seaspray Avenue, Palm Beach, FL 33480

FINAL PLAN SET
AUGUST 21, 2024 LPC



Drawing Sheet Index

NO.	DESCRIPTION	SCALE
Cover	Cover Sheet and Index	No Scale
A000	Existing and Proposed Site Plan	1/8"=1'-0"
A001	Location & Vicinity Map	No Scale
A002	CCR, Site Calculations & Variance	1/8"=1'-0"
A003	Streetscape Photos	No Scale
A004	Historic Reference	No Scale
A005	Existing Site Photos	No Scale
D100	First and Second Floor Demolition Plans	1/4"=1'-0"
A100	Existing First Floor Plan	1/4"=1'-0"
A101	Existing Second Floor Plan	1/4"=1'-0"
A102	Proposed First Floor Plan	1/4"=1'-0"
A103	Proposed Second Floor Plan	1/4"=1'-0"
A104	Existing & Proposed Roof Plans	1/4"=1'-0"
A200	Existing & Proposed North Elevations	1/4"=1'-0"
A201	Existing & Proposed West Elevations	1/4"=1'-0"
A202	Existing & Proposed South Elevations	1/4"=1'-0"
A203	Existing & Proposed East Elevations	1/4"=1'-0"
A204	Colored Proposed North and South Elevations	1/4"=1'-0"
A205	Colored Proposed West and East Elevations	1/4"=1'-0"
A206	Colored Renderings	No Scale
A207	Colored Renderings	No Scale
A300	Building Section	1/2"=1'-0"
A301	Details	Varies
A302	Window & Door Schedule	No Scale
A303	Materials	No Scale
CSP	Construction & Logistics Plan	1/8"=1'-0"
SUR	Survey	No Scale

Project Team

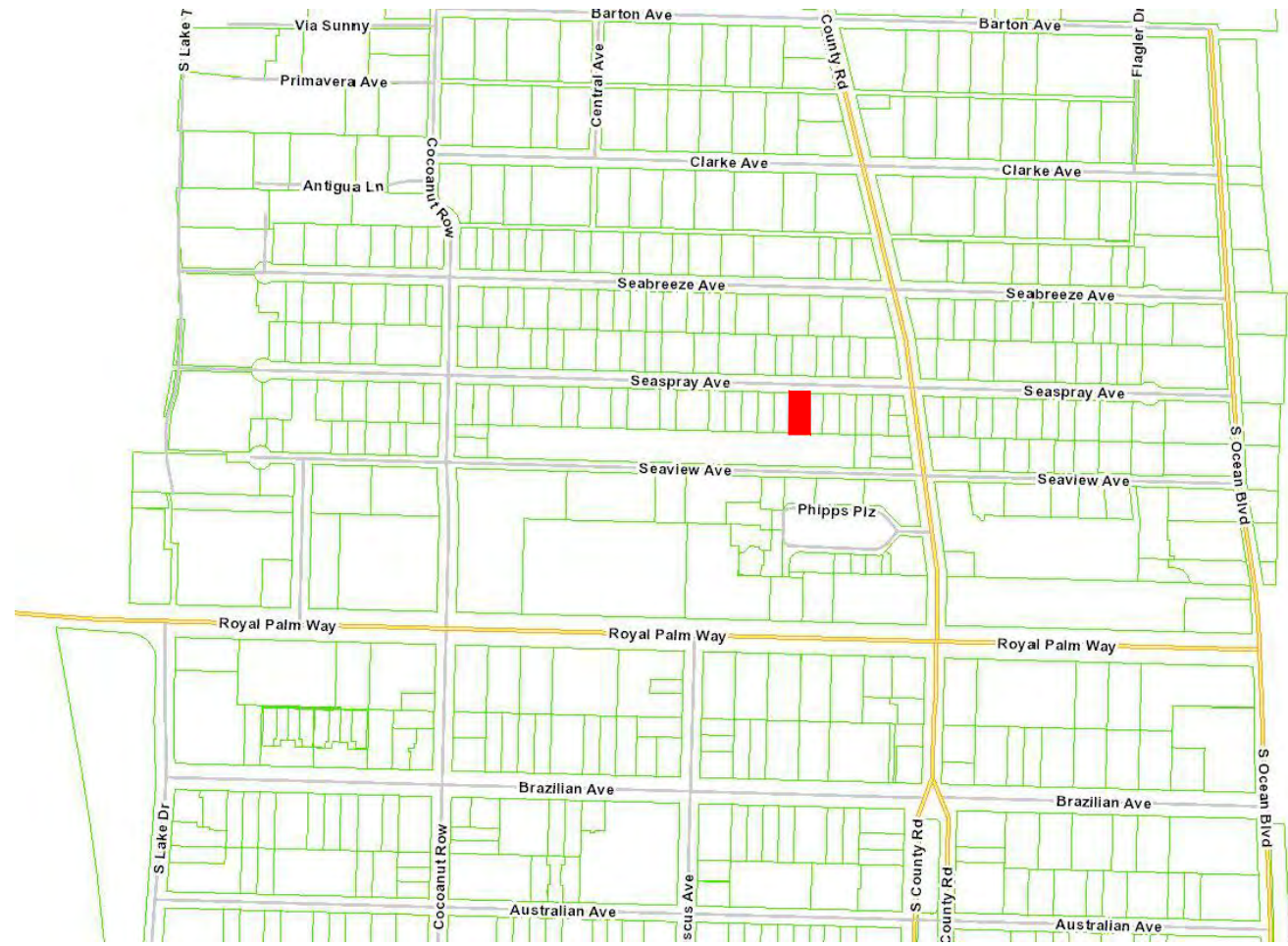
CONSULTANT	CONTACT INFORMATION
Architect	Smith Architectural Group 205 Phipps Plaza Palm Beach, FL 33480 (561) 832-0202

Project Data

BUILDING CALCULATIONS	
Existing 1st Floor (Main Structure)	1,676.3 SQFT
Existing 2nd Floor (Main Structure)	1,430.8 SQFT
Existing Two Story Cabana	819 SQFT
Proposed 1st Floor (Main Structure)	1,676.3 SQFT (No Change)
Proposed 2nd Floor (Main Structure)	1,686.7 SQFT
Proposed Two Story Cabana	819 SQFT (No Change)
Total Existing	3,516.6 SQFT
Total Proposed	3,754.1 SQFT
Proposed 2nd Story Covered Terrace	94.7 SQFT

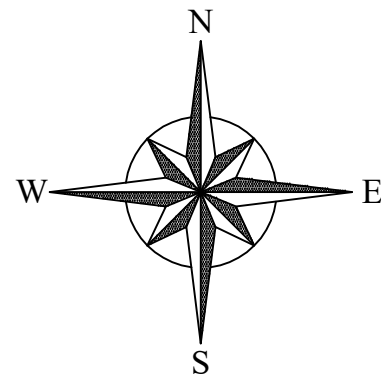
Scope of Work

OVERVIEW
<ul style="list-style-type: none">Addition of New Structure on Second Floor at Rear of Existing ResidenceAddition of Two Balconies and One Terrace at Rear of Existing ResidenceNew Structure to Match Existing Structure in Color and Finished MaterialsExtension of Existing Roof Over Proposed Second Story StructureRelocation of Indicated Existing Windows & Partial Replacement for Two Newly Proposed Windows and 4 Newly Proposed French Doors
VARIANCES
<ul style="list-style-type: none">Extension of 2nd Floor Conditioned Space (255.9 SQFT) Within Building FootprintAddition of 0.54 CCR to the Existing CCRProposed Awning over Terrace in Second Floor Setback AreaRenovation of an existing, non-conforming, two-story residence; including a 255.9 SF second story new addition at the rear of existing residence; addition of two balconies and a 94.7 SF second story covered terrace at the rear of existing residence; extension of existing roof over new second story addition, terrace to be covered with fabric awning, new structure to match existing structure in color and finish materials.The Variances being requested are as follows: Section 134-893(13): A request for a variance to allow the new additions to have a Cubic Content Ratio of 6.32 in lieu of the 5.78 existing and the 4.39 maximum allowed. Section 134-893(7)b.: A request to allow a west side yard setback for the addition of 2'-5" feet in lieu of the 15 foot minimum required for a two story structure.



Location Map

Scale: N.T.S.



COMM. NO.
22104

PHASE
COA

ISSUED

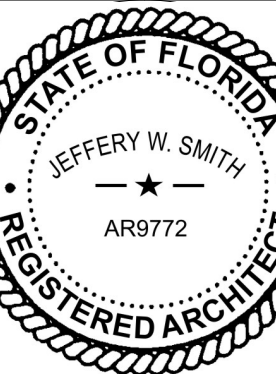
REVISIONS

General Revisions 10/0

NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.

Cover

COA-24-0010 / ZON-24-0032



COMM. NO.
22104

PHASE
COA

ISSUED

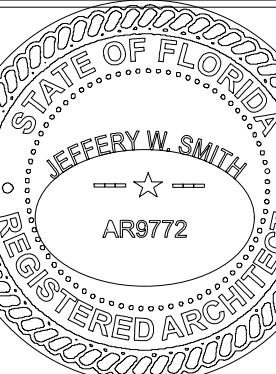
REVISIONS

NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

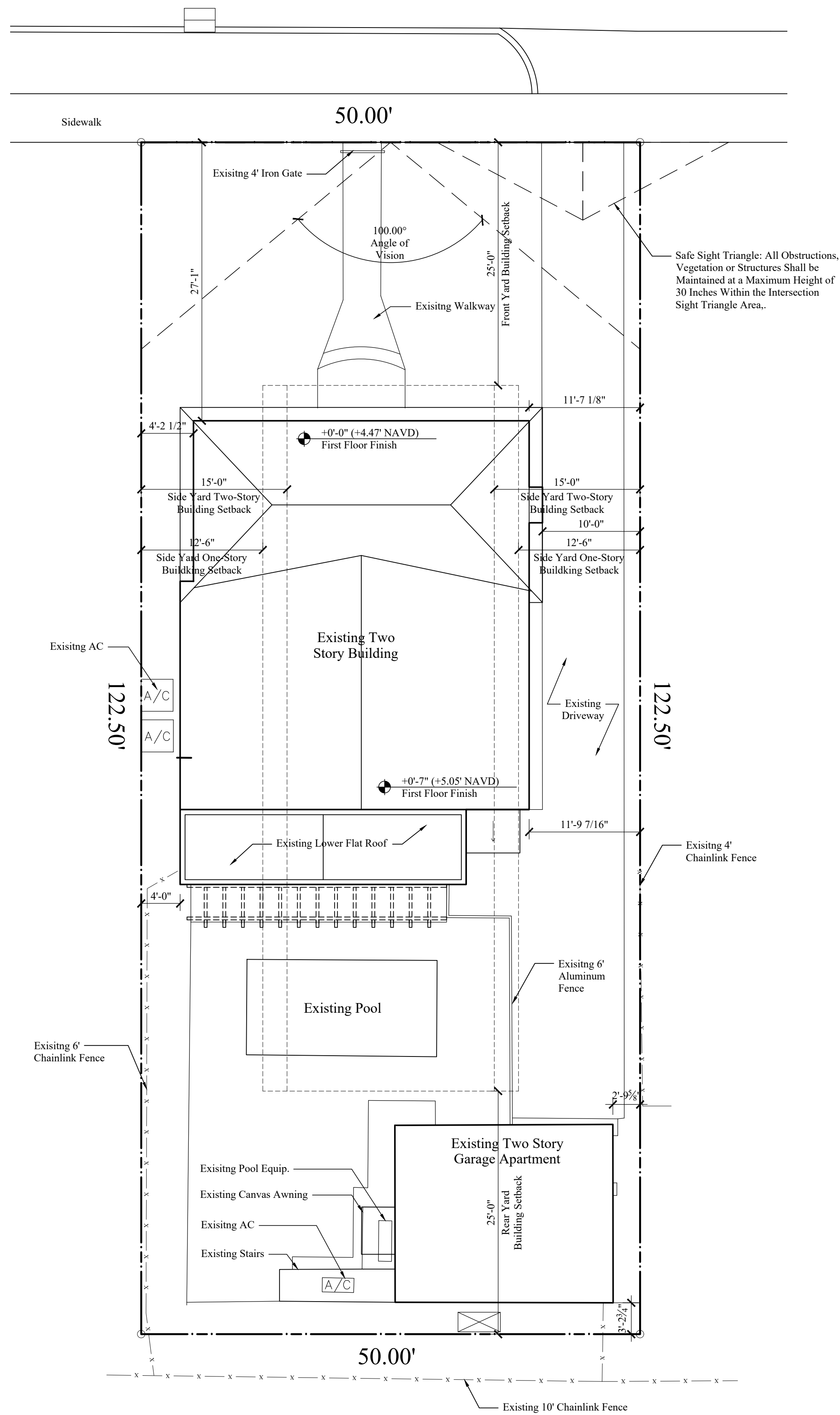
Shipley Residence

228 Seaspray Avenue
Palm Beach, FL 33480



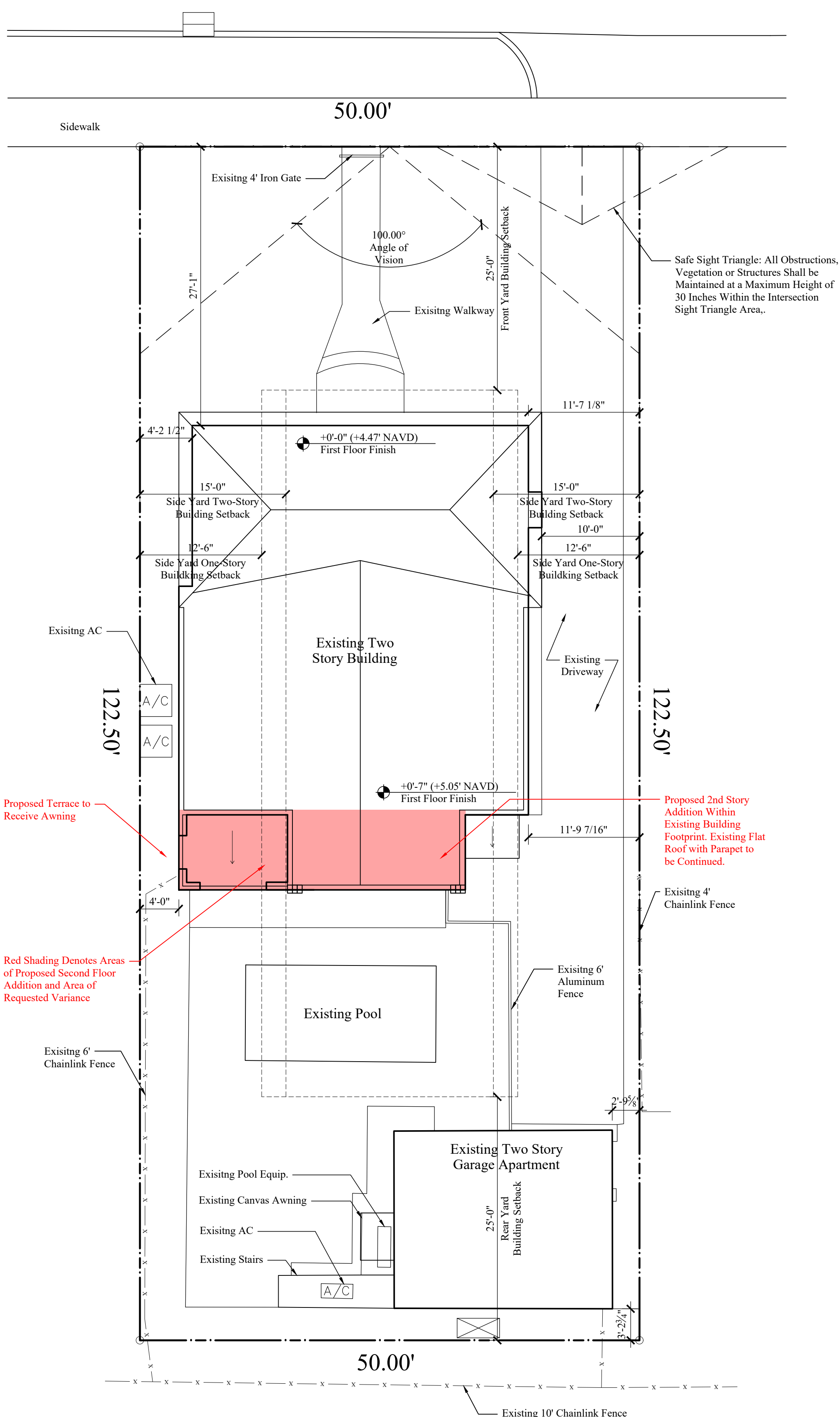
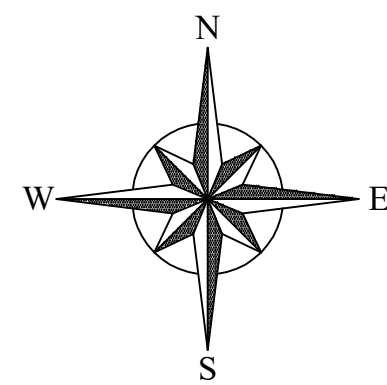
SHEET NO.

A000



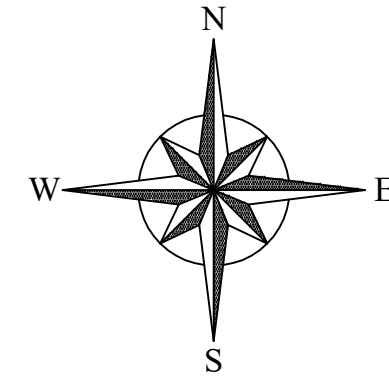
Existing Site Plan

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



Proposed Site Plan

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



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

Zoning Legend			
Line #	Property Address:	228 Seaspray Ave	
1	Zoning District:	R-B	
2	Structure Type:	Two-Story Single Family Residence	
3			
4		Required/Allowed	Existing
5	Lot Size (sq ft)	10000 sq ft	6125 sq ft
6	Lot Depth	122.50'	122.50'
7	Lot Width	50.00'	50.00'
8	Lot Coverage (Sq Ft and %)	30%	25%
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3107.1 sq ft
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.39	5.78
11	*Front Yard Setback (Ft.)	25'	27.08'
12	* Side Yard Setback (1st Story) (Ft.)	12.5'	2'-5" W/10' E
13	* Side Yard Setback (2nd Story) (Ft.)	15'	2'-5" W/10' E
14	*Rear Yard Setback (Ft.)	25'	3'-4"
15	Angle of Vision (Deg.)	100 Deg.	100 Deg.
16	Building Height (Ft.)	22'	21.08'
17	Overall Building Height (Ft.)	30'	25.08'
18	Crown of Road (COR) (NAVD)	3'	3'
19	Max. Amount of Fill Added to Site (Ft.)	N/C	N/C
20	Finished Floor Elev. (FFE)(NAVD)	4.47'	4.47'
21	Zero Datum for point of meas. (NAVD)	4.47'	4.47'
22	FEMA Flood Zone Designation	AE	AE
23	Base Flood Elevation (BFE)(NAVD)	6'	6'
24	Landscape Open Space (LOS) (Sq Ft and %)	N/C	N/C
25	Perimeter LOS (Sq Ft and %)	N/C	N/C
26	Front Yard LOS (Sq Ft and %)	N/C	N/C
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

REV BF 20220616

Zoning Legend

Scale: N.T.S.



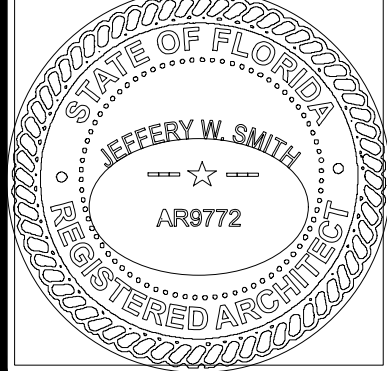
COMM. NO.
22104

PHASE
COA
ISSUED

REVISIONS			10/15
NO.	MODIFICATION	DATE	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

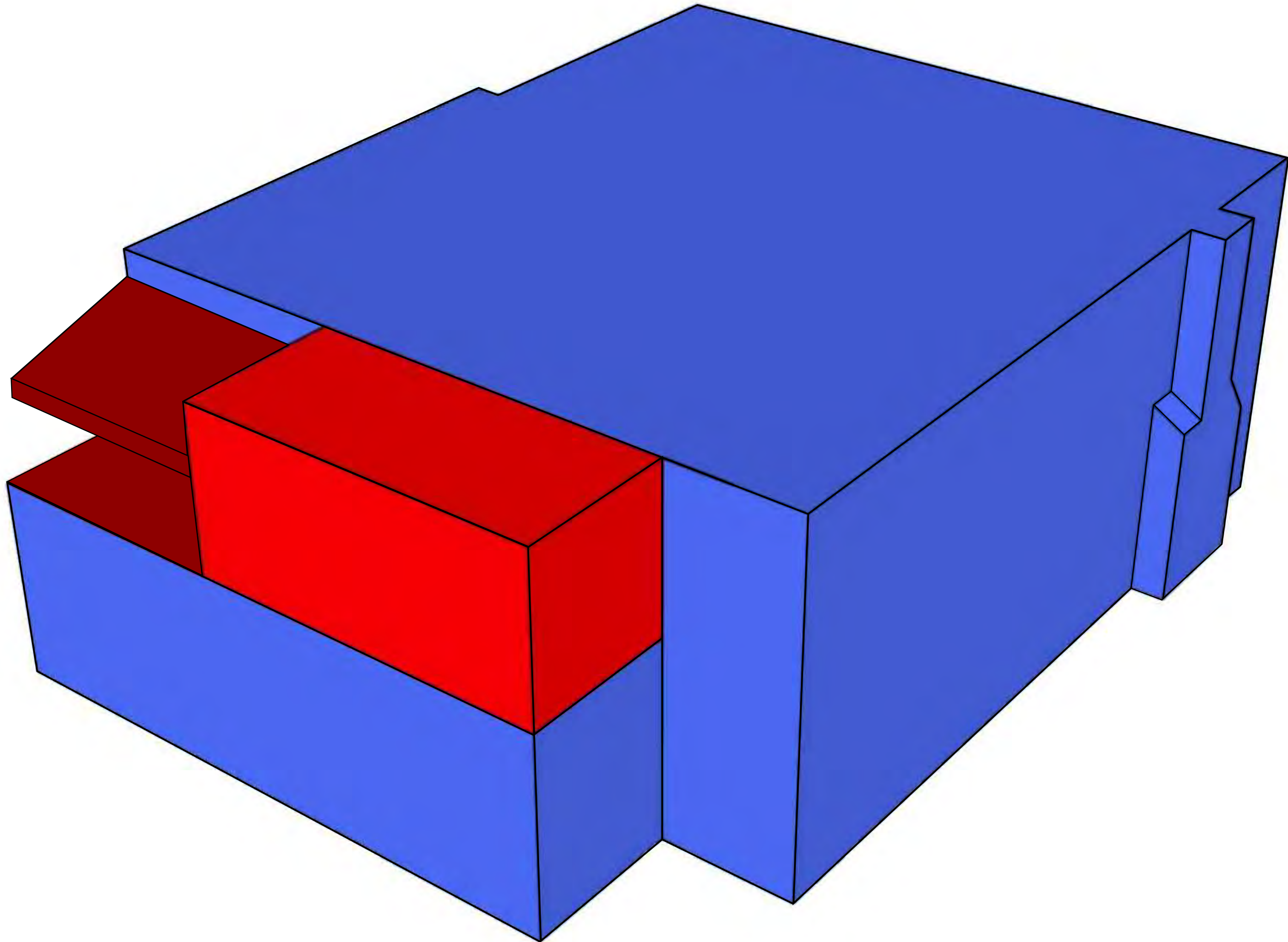
Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.
A001



	Maximum Allowed CCR	4.39	= [(10,000 - 6,125) / 10,000]
	Existing CCR	5.78	= 35,450 CUFT / 6,125 SQFT
	New Addition CCR	0.33	= 255.9 SQFT x 8' = 2,047.2 CUFT/ 6,125
	Covered Terrace CCR	0.21	= 94.7 SQFT x 8' = 757.6 CUFT/ 6,125
	New Total Proposed CCR	6.32	= 5.78 Exist. + 0.33 Prop. + 0.21 Terrace

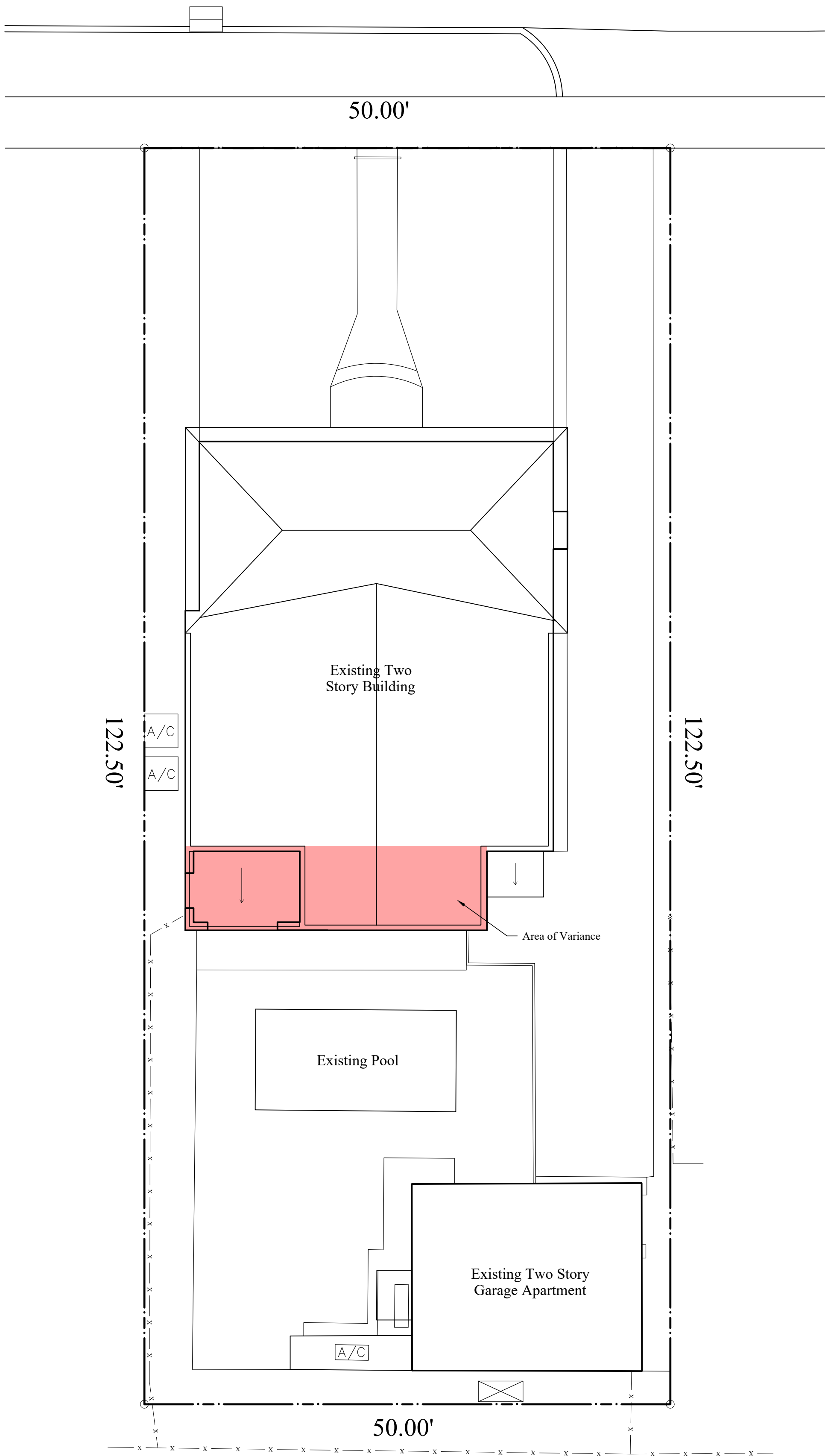


Cubic Content Ratio

Scale: N.T.S.

VARIANCES

- Extension of 2nd Floor Conditioned Space (255.9 SQFT) Within Building Footprint
- Addition of 0.54 CCR to the Existing CCR
- Proposed Awning over Terrace in Second Floor Setback Area
- The Variances being requested are as follows:
 - Section 134-893(13): A request for a variance to allow the new additions to have a Cubic Content Ratio of 6.32 in lieu of the 5.78 existing and the 4.39 maximum allowed.
 - Section 134-893(7)h: A request to allow a west side yard setback for the addition of 2'-5" feet in lieu of the 13 foot minimum required for a two story structure.



Variance Diagram

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



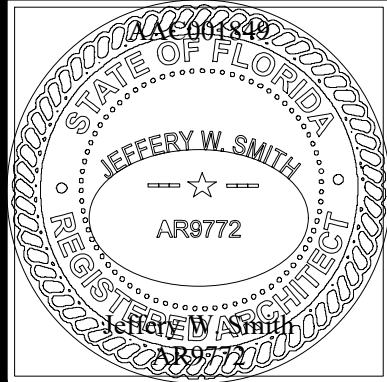
COMM. NO.
22104

PHASE
LPC
ISSUED

REVISIONS		
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shiplely Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.
A002



220



202



210



212



218



222



228
Subject Property



230



234



238



242



246



209



211



215



221



225



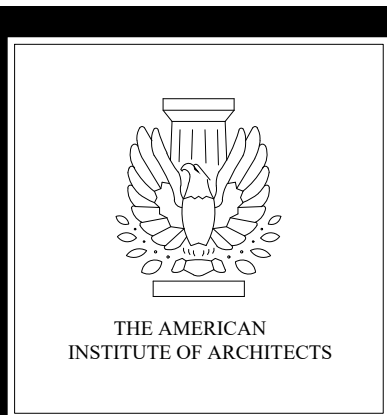
231



235



247



COMM. NO.
22104

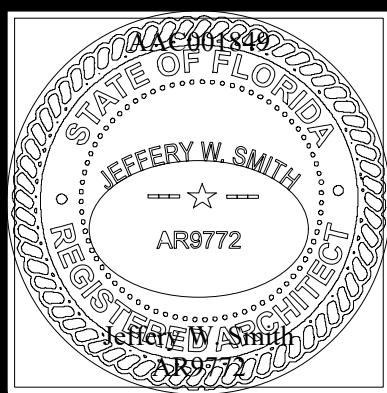
PHASE
COA

ISSUED

REVISIONS		
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.
A003



Historic Image

Scale: _____ N.T.S.



Current Image

Scale: _____ N.T.S.



COMM. NO.
22104

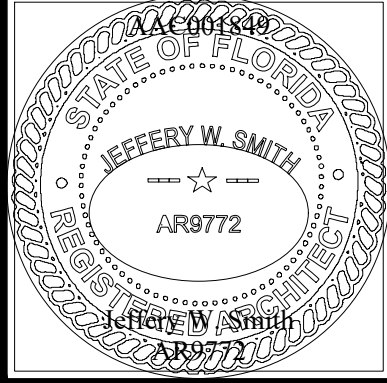
PHASE
COA

ISSUED

REVISIONS		
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.
A004



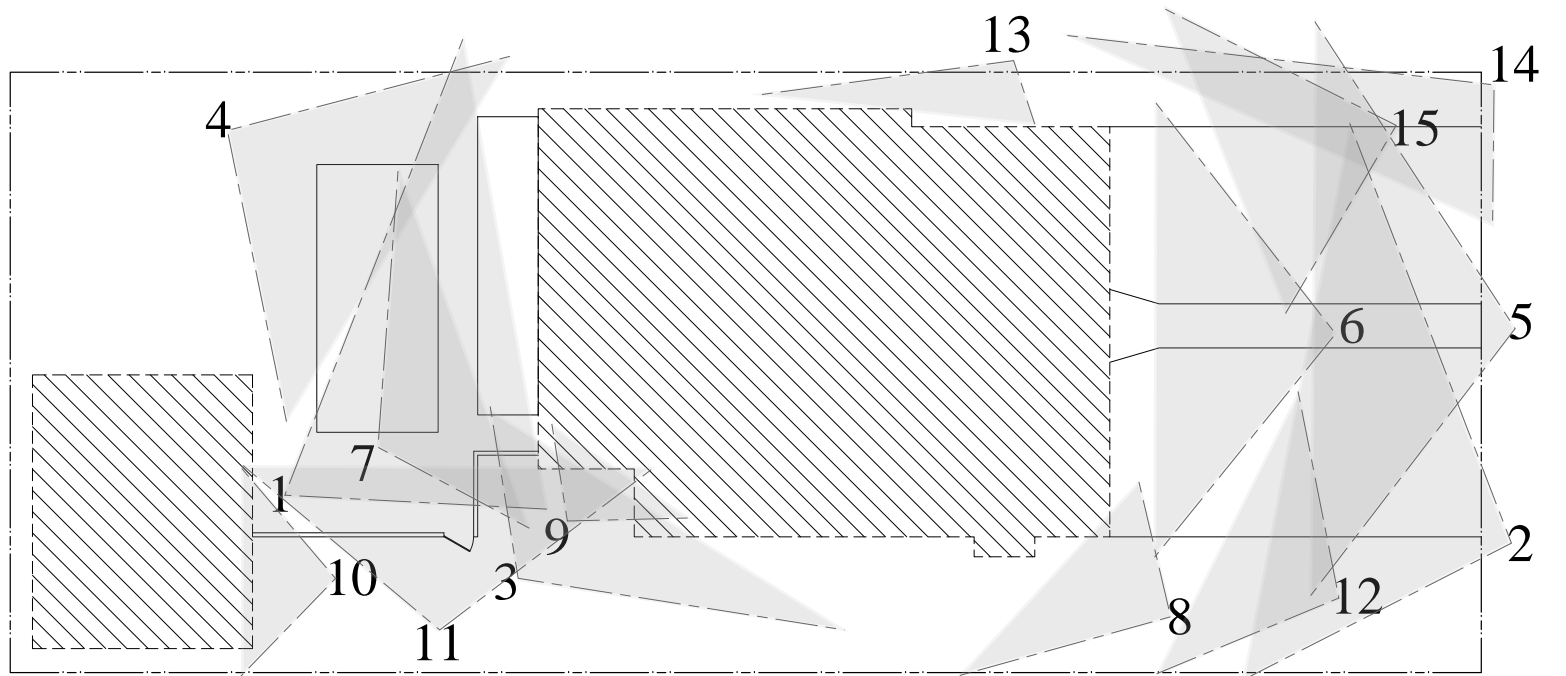
1



2

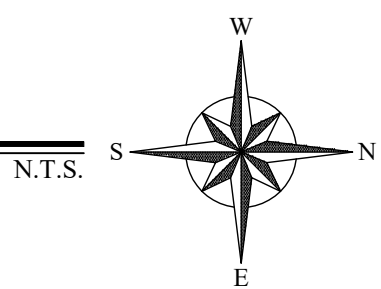


3



Key Plan

Scale:



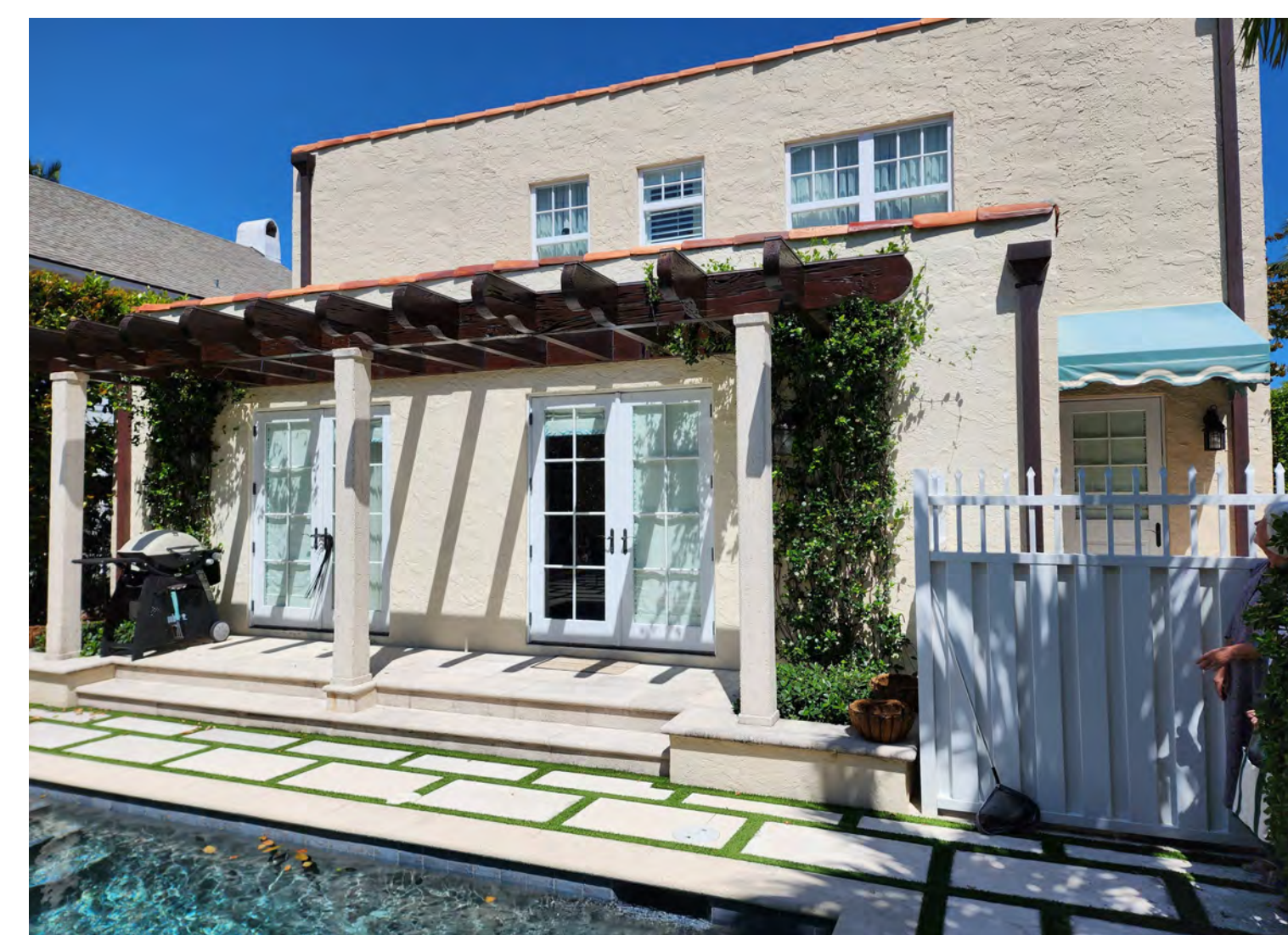
4



5



6



7



8



9



10



11



12



13



14



15



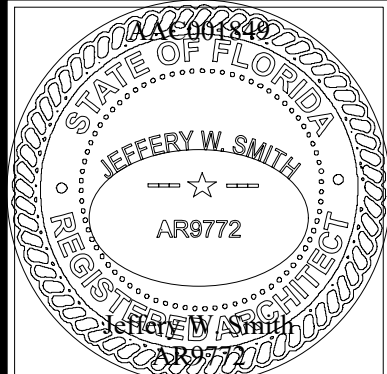
COMM. NO.
22104

PHASE
COA
ISSUED

REVISIONS		
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.
A005



COMM. NO.
22104

PHASE
COA

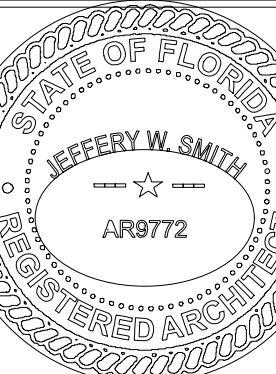
ISSUED

REVISIONS

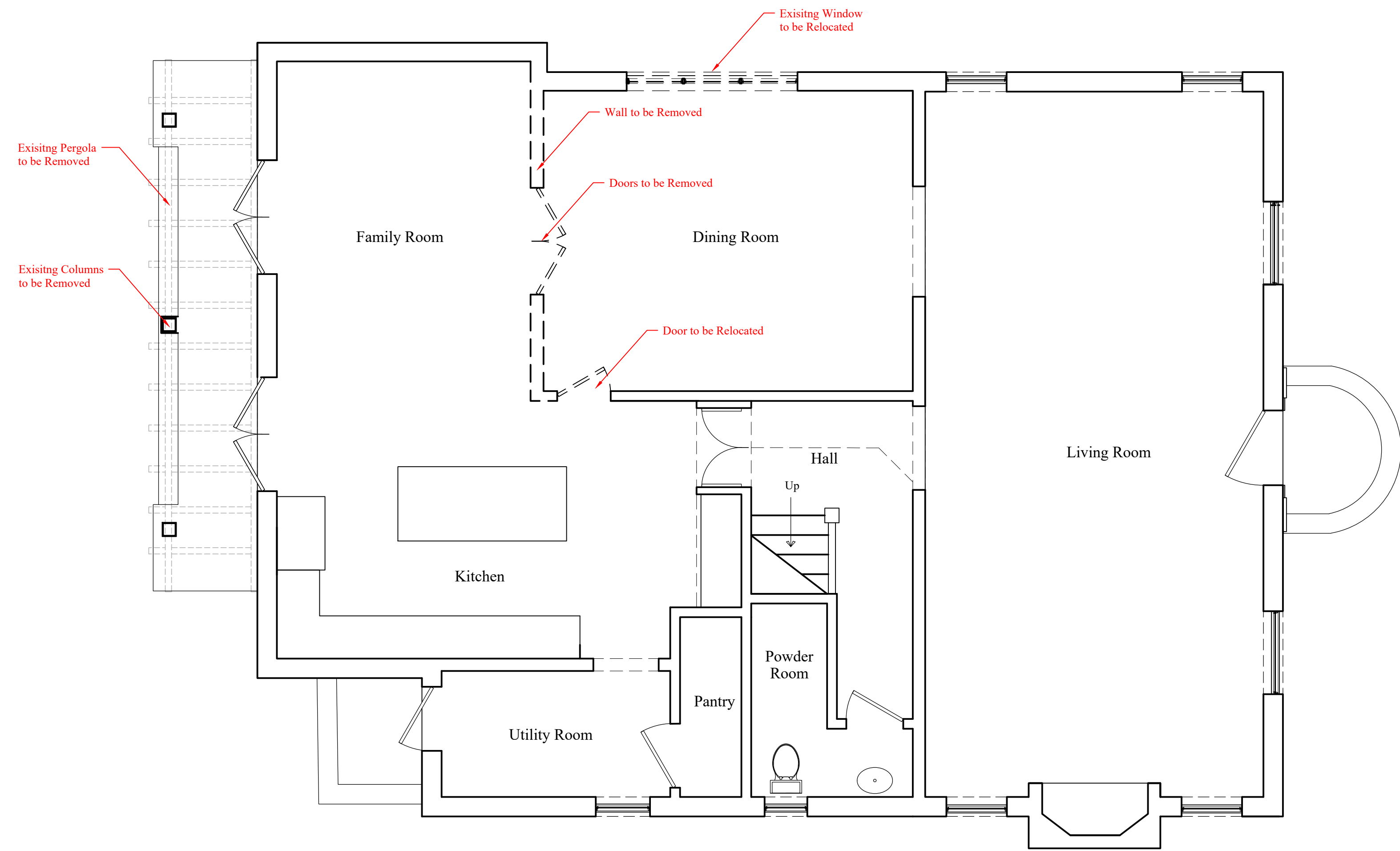
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipleigh Residence



SHEET NO.
D100

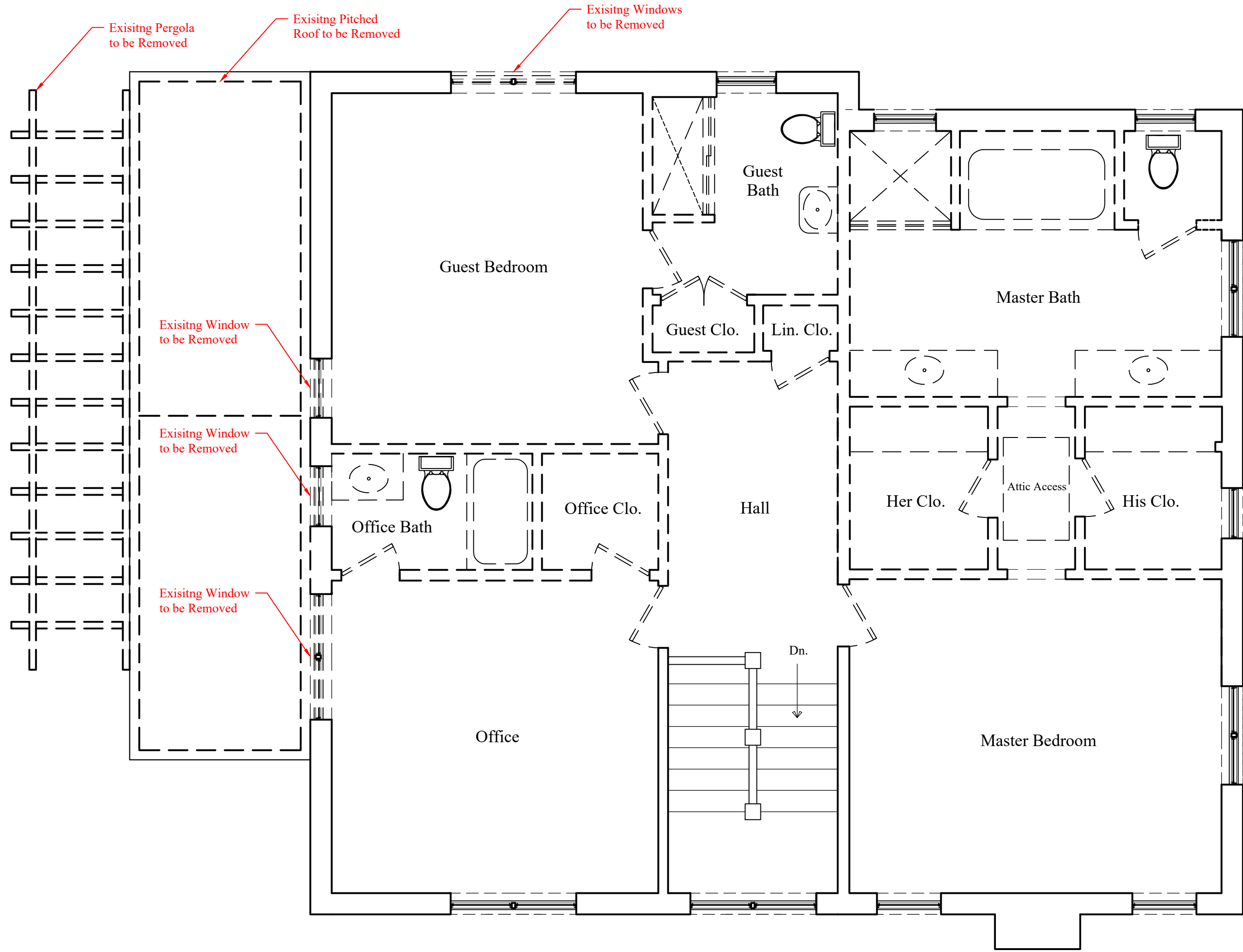


Demolition First Floor Plan

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

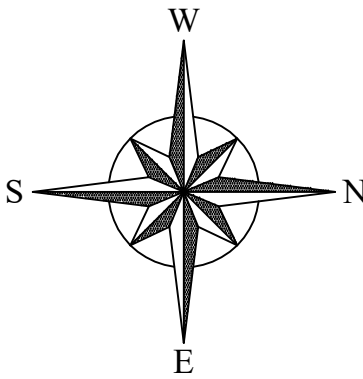
Material Removal General Notes:
Remove All Existing Interior
Doors on the Second Floor,
Typical Throughout
Remove Existing Pergola on the
North Facade
Remove All Plumbing Fixtures on
Second Floor

LEGEND:
Existing to Remain
Existing to be Removed



Demolition Second Floor Plan

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





COMM. NO.
22104

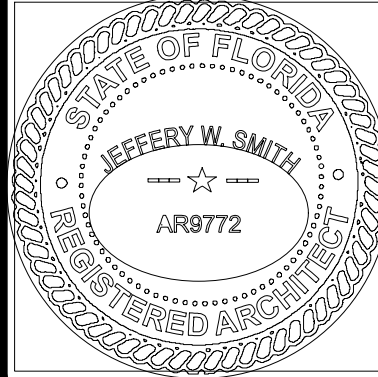
PHASE
COA

ISSUED

REVISIONS			General Revisions	10%
NO.	MODIFICATION	DATE		
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				

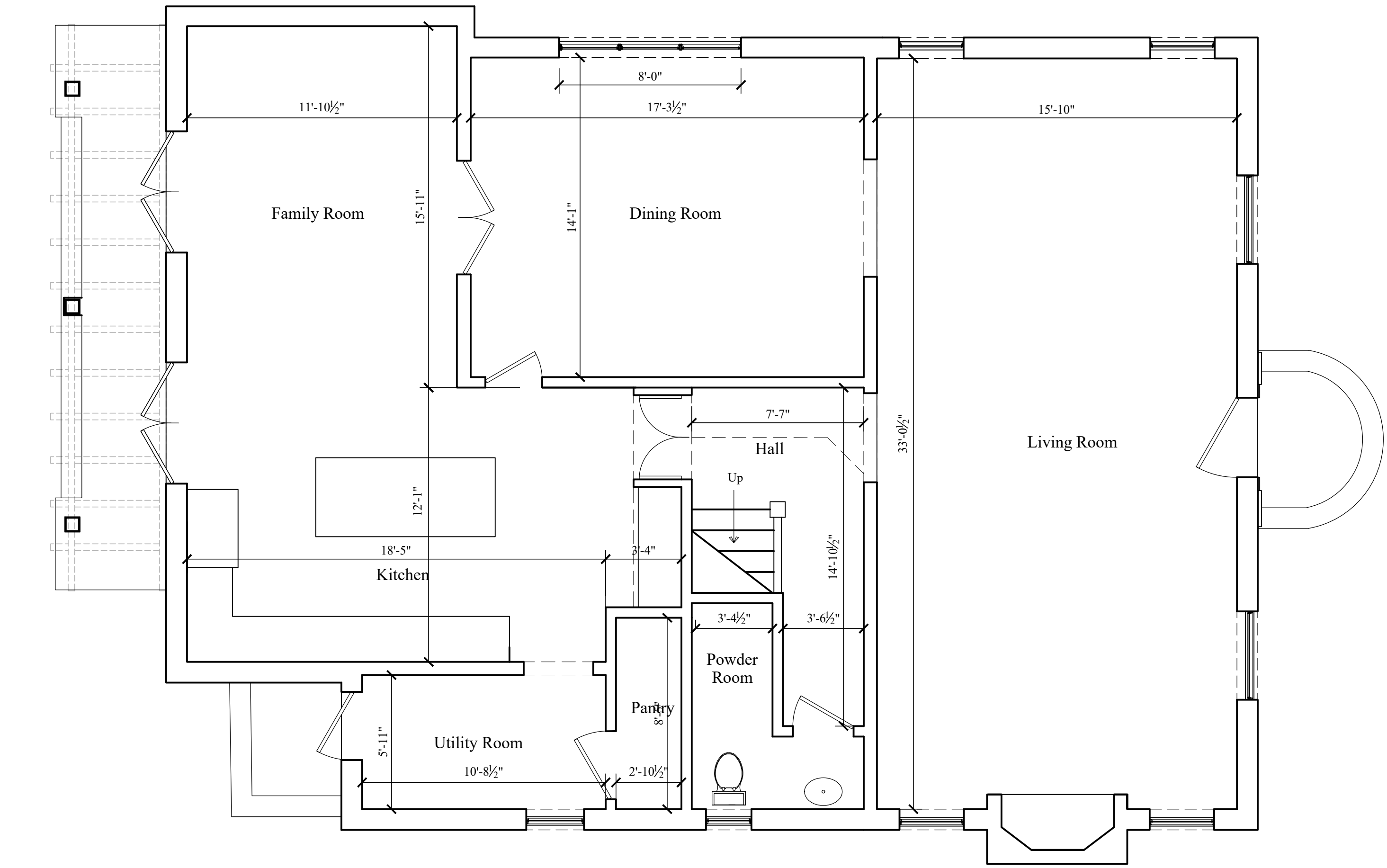
SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.

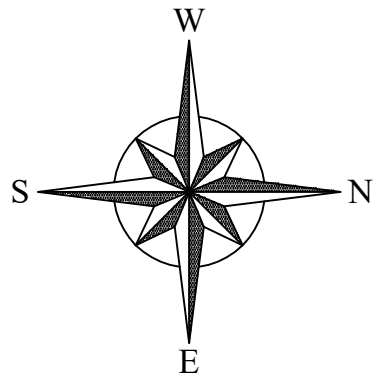
A100

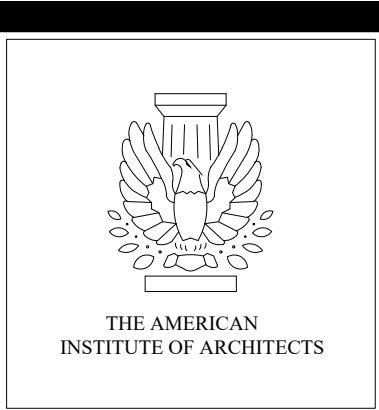


Existing First Floor Plan

Scale:

1/4"=1'-0"





COMM. NO.
22104

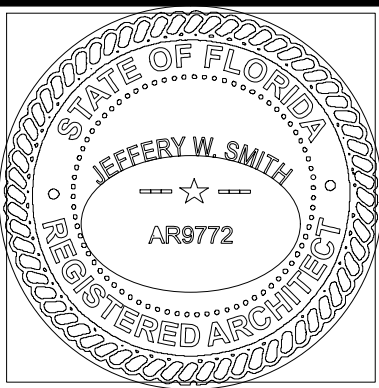
PHASE
COA

ISSUED
August 17, 2017

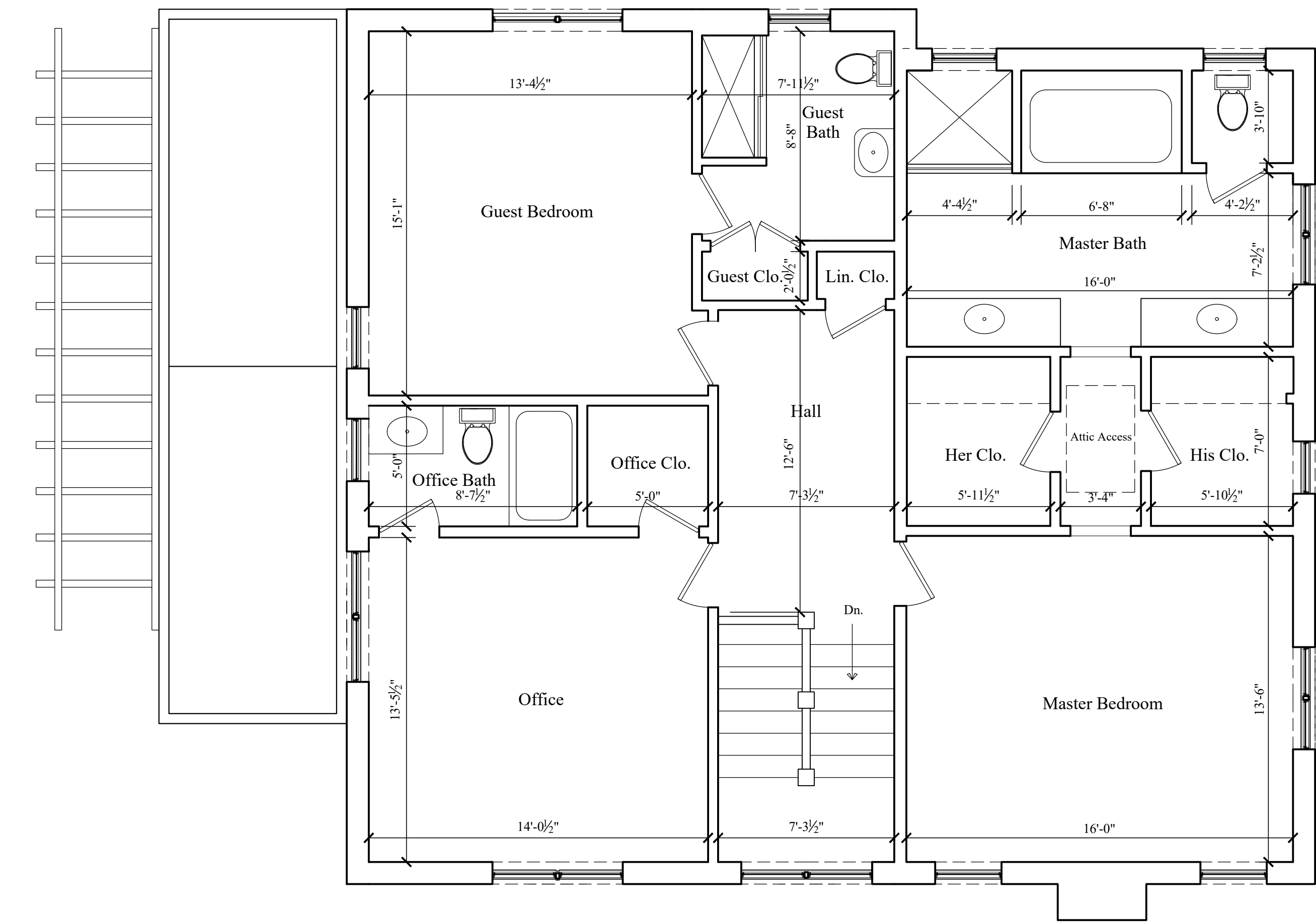
REVISIONS			10%
NO.	MODIFICATION	DATE	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480



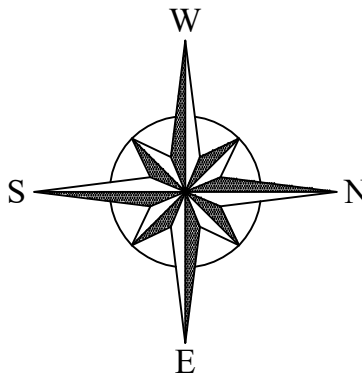
SHEET NO.
A101

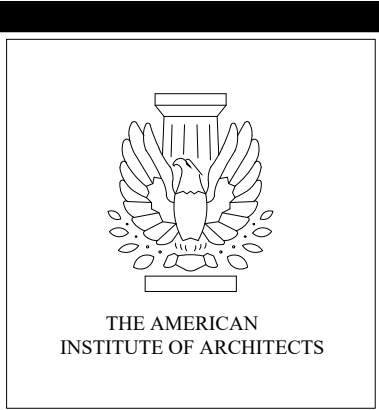


Existing Second Floor Plan

Scale:

1/4"=1'-0"





COMM. NO.
22104

PHASE
COA

ISSUED

REVISIONS			General Revisions	10%
NO.	MODIFICATION	DATE		
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				

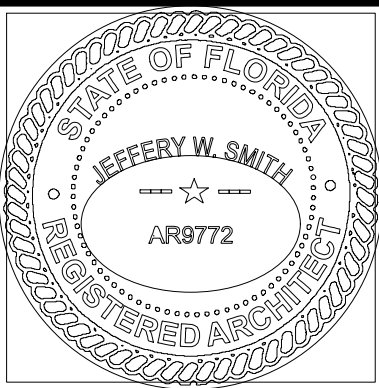
SMITH ARCHITECTURAL GROUP, INC.

206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

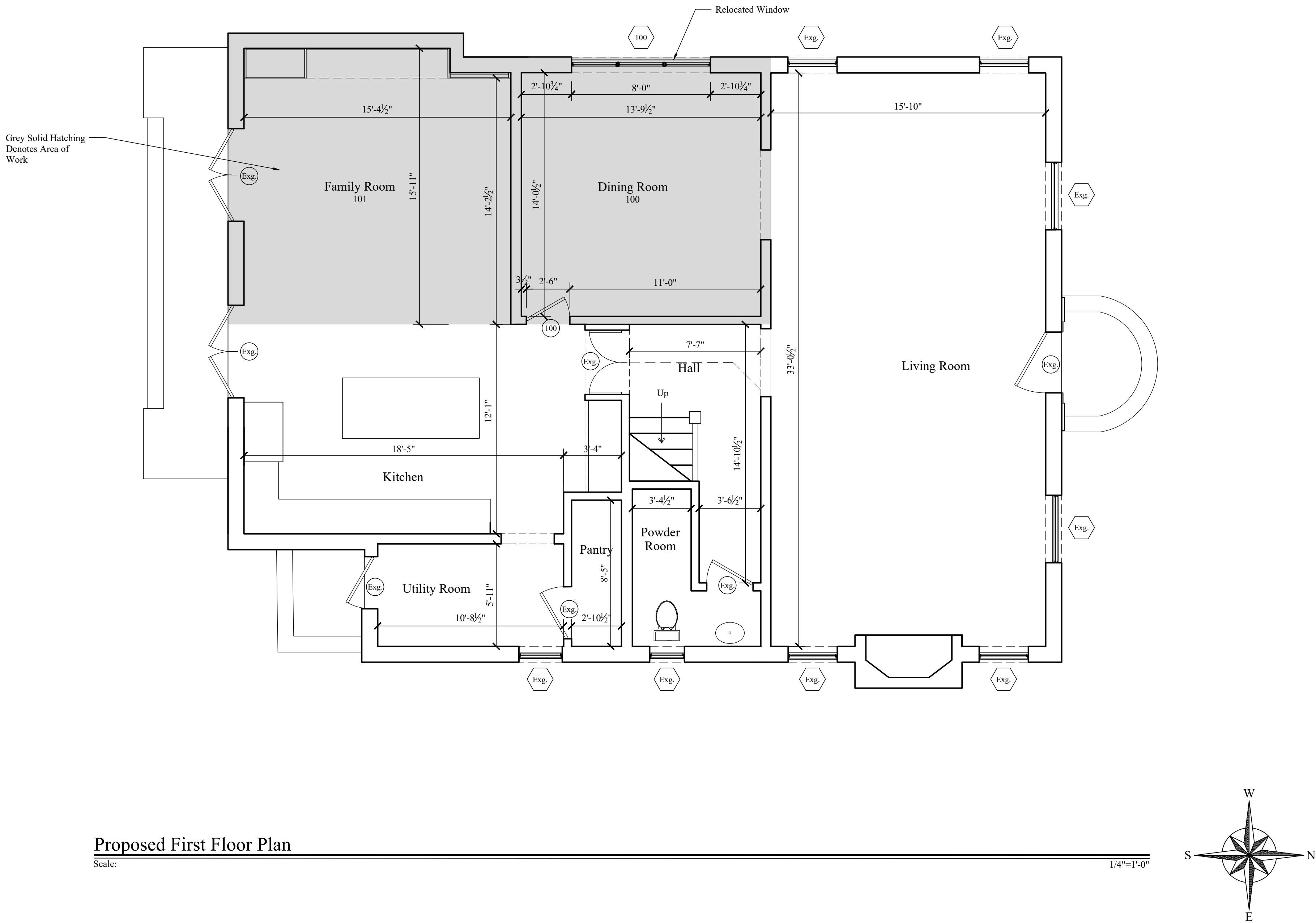
Shipleigh Residence

228 Seaspray Avenue

Palm Beach, FL 33480



SHEET NO.
A102





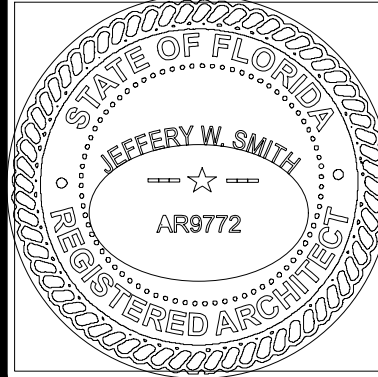
COMM. NO.
22104

PHASE
COA
ISSUED

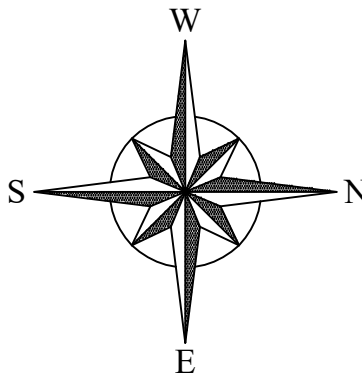
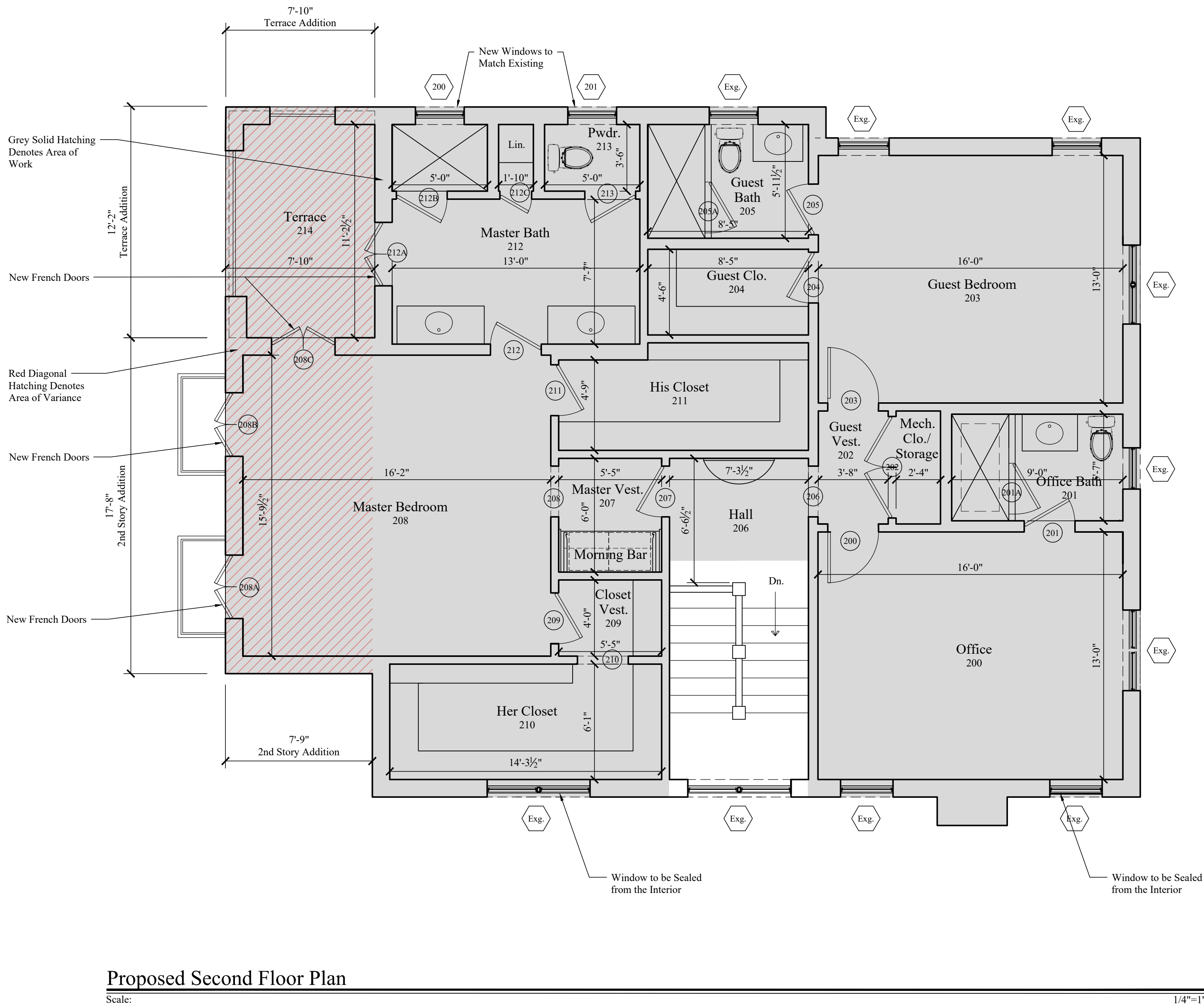
REVISIONS			General Revisions	10%
NO.	MODIFICATION	DATE		
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				

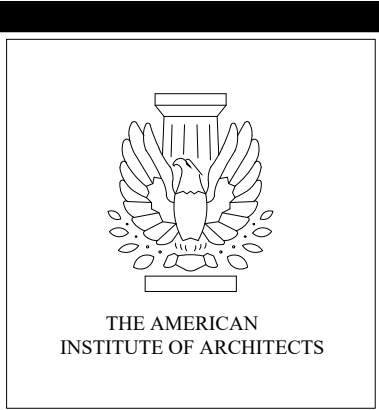
SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipleigh Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.
A103





COMM. NO.
22104

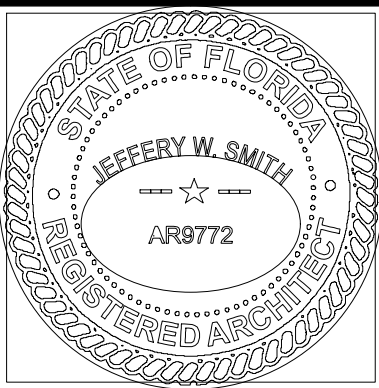
PHASE
COA

ISSUED

REVISIONS			General Revisions	10%
NO.	MODIFICATION	DATE		
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				

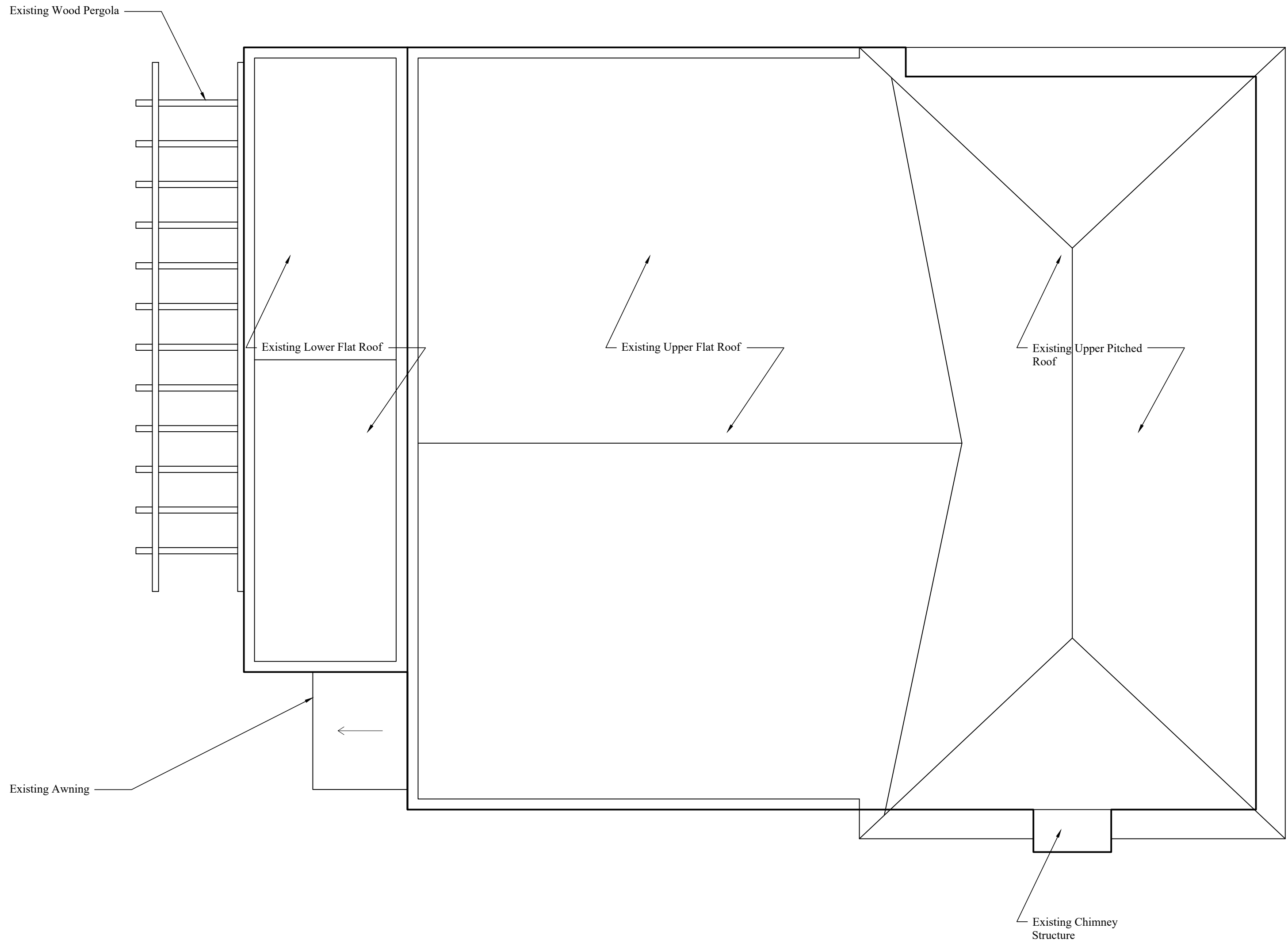
SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.
A104

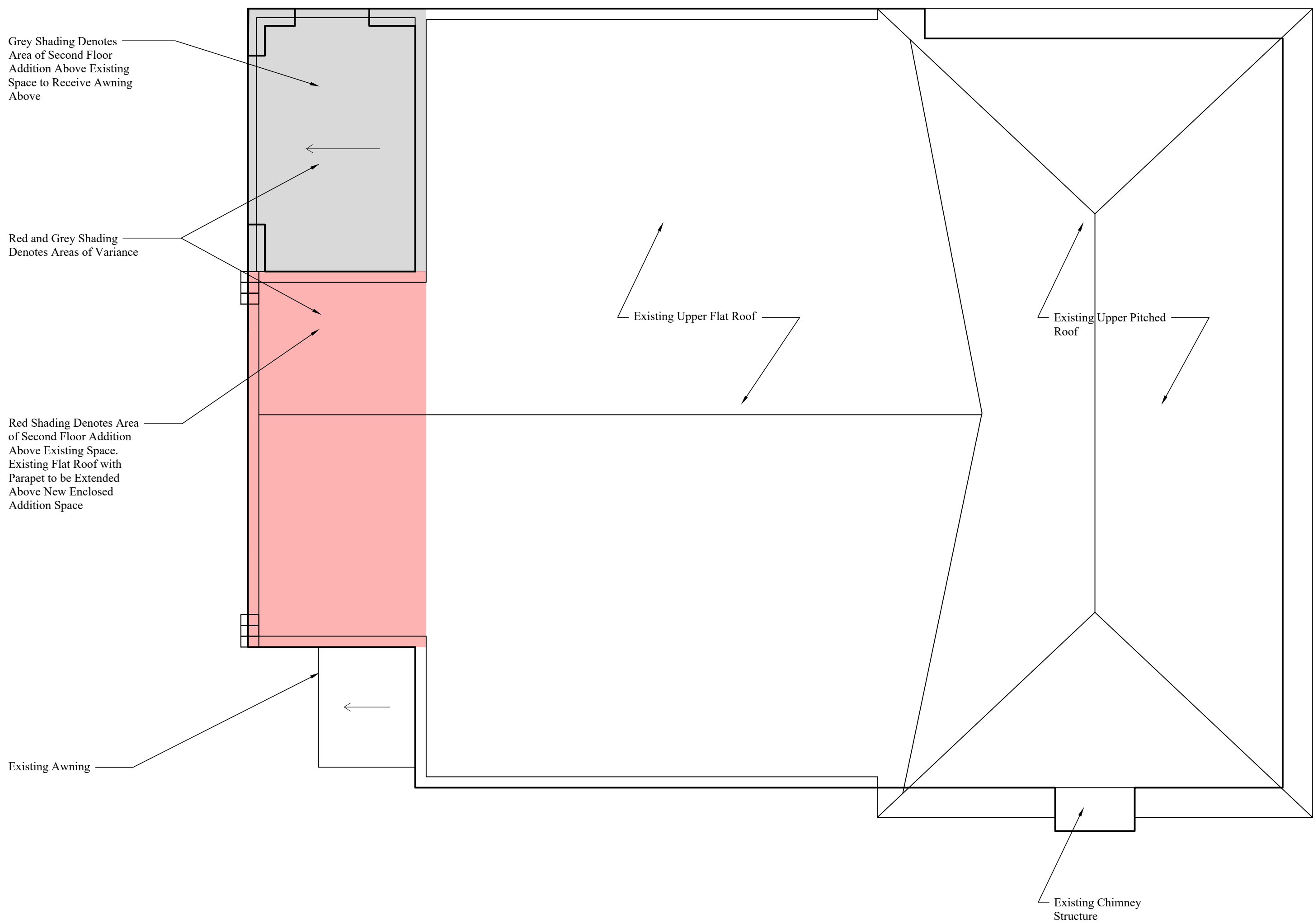
COA-24-0010 / ZON-24-002



Existing Roof Plan

Scale:

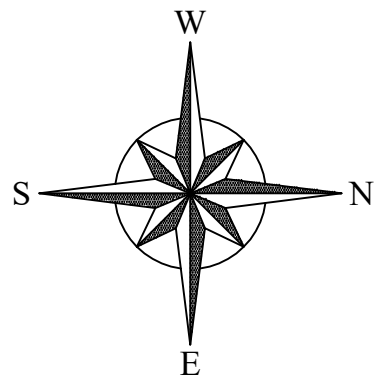
1/4"=1'-0"

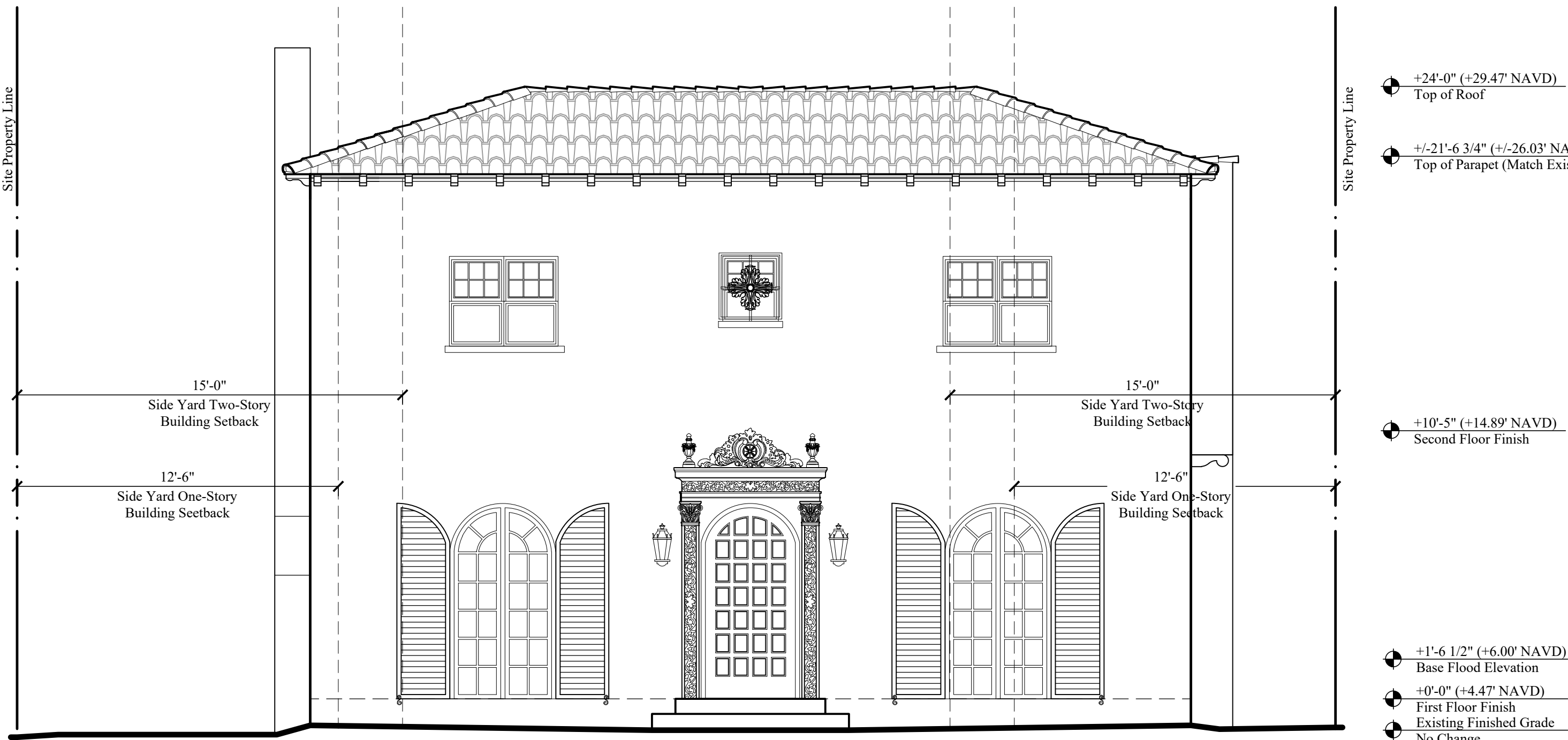


Proposed Roof Plan

Scale:

1/4"=1'-0"

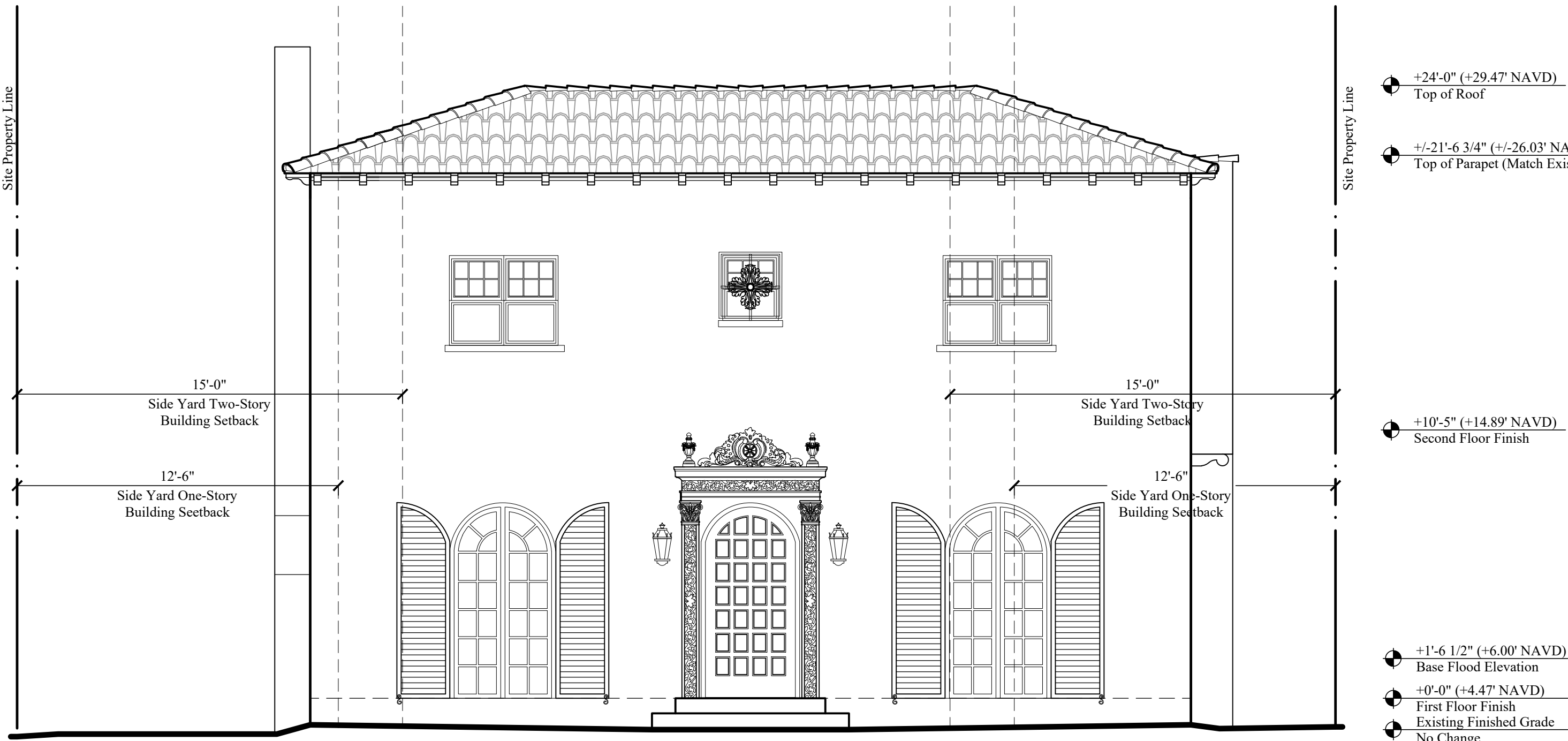




Existing North Elevation

Scale:

1/4"=1'-0"



Proposed North Elevation (No Change)

Scale:

1/4"=1'-0"



COMM. NO.
22104

PHASE
COA

ISSUED

REVISIONS

NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

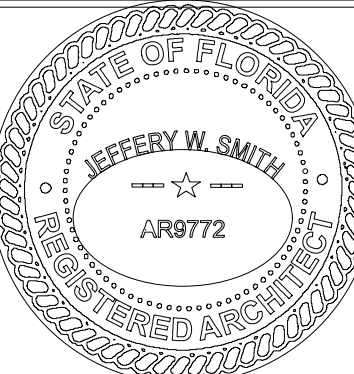
SMITH ARCHITECTURAL GROUP, INC.

206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence

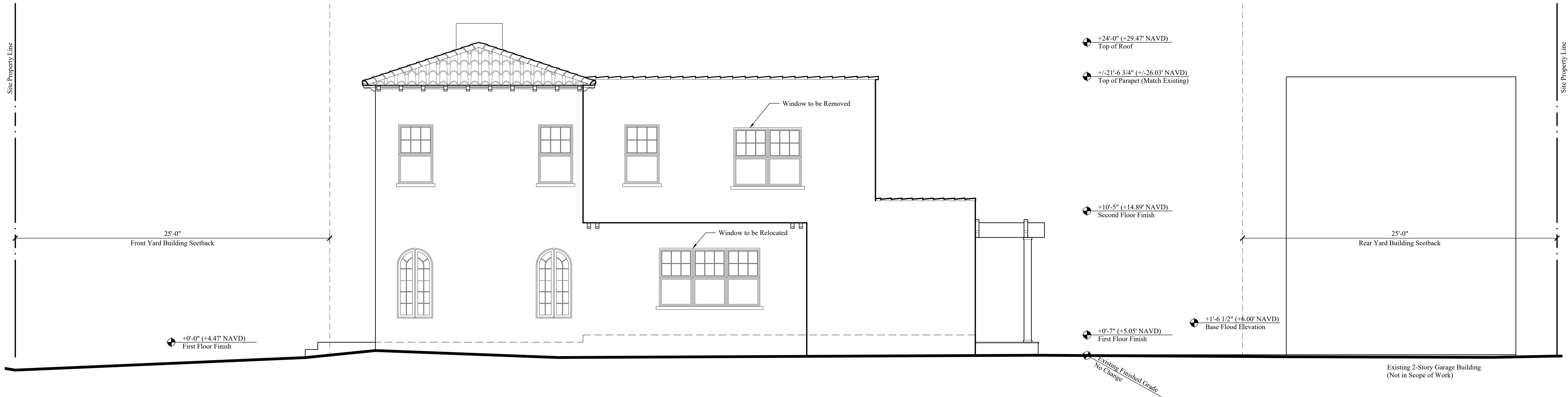
Palm Beach, FL 33480

228 Seaspray Avenue



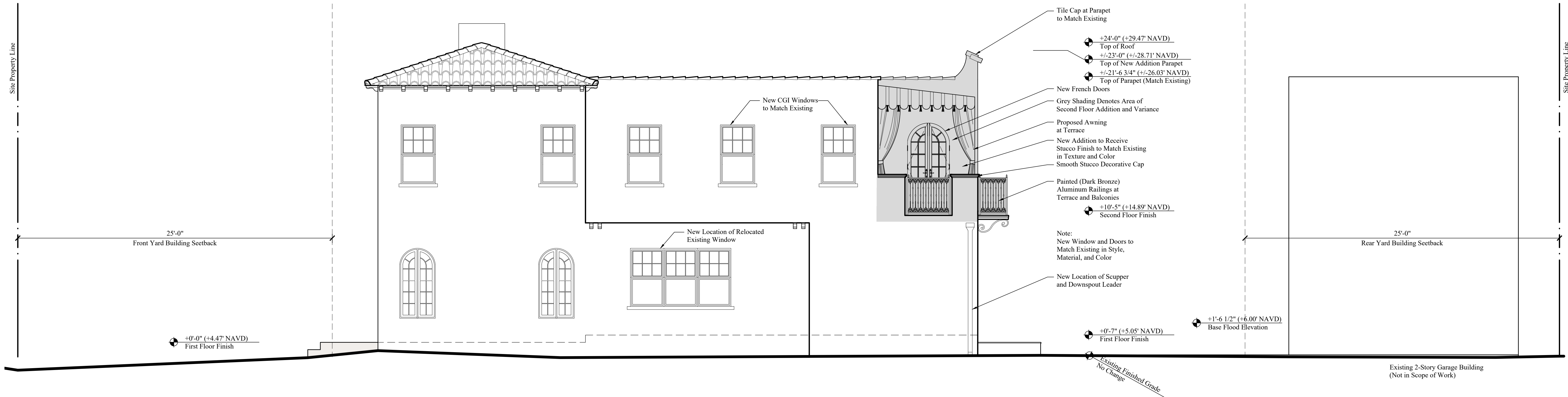
SHEET NO.

A200



Existing West Elevation

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



Proposed West Elevation

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



COMM. NO.
22104

PHASE
COA

ISSUED

REVISIONS

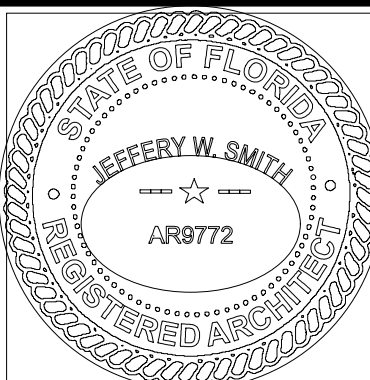
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence

Palm Beach, FL 33480

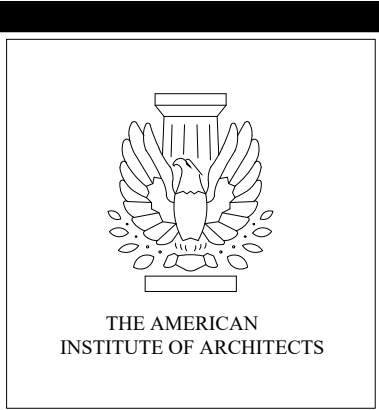
228 Seaspray Avenue



SHEET NO.

A201

COA-24-0010 / ZON-24-002



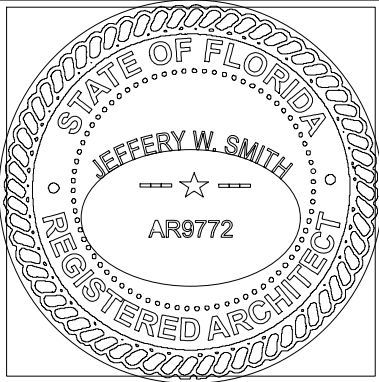
COMM. NO.
22104

PHASE
COA
ISSUED

REVISIONS		
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480

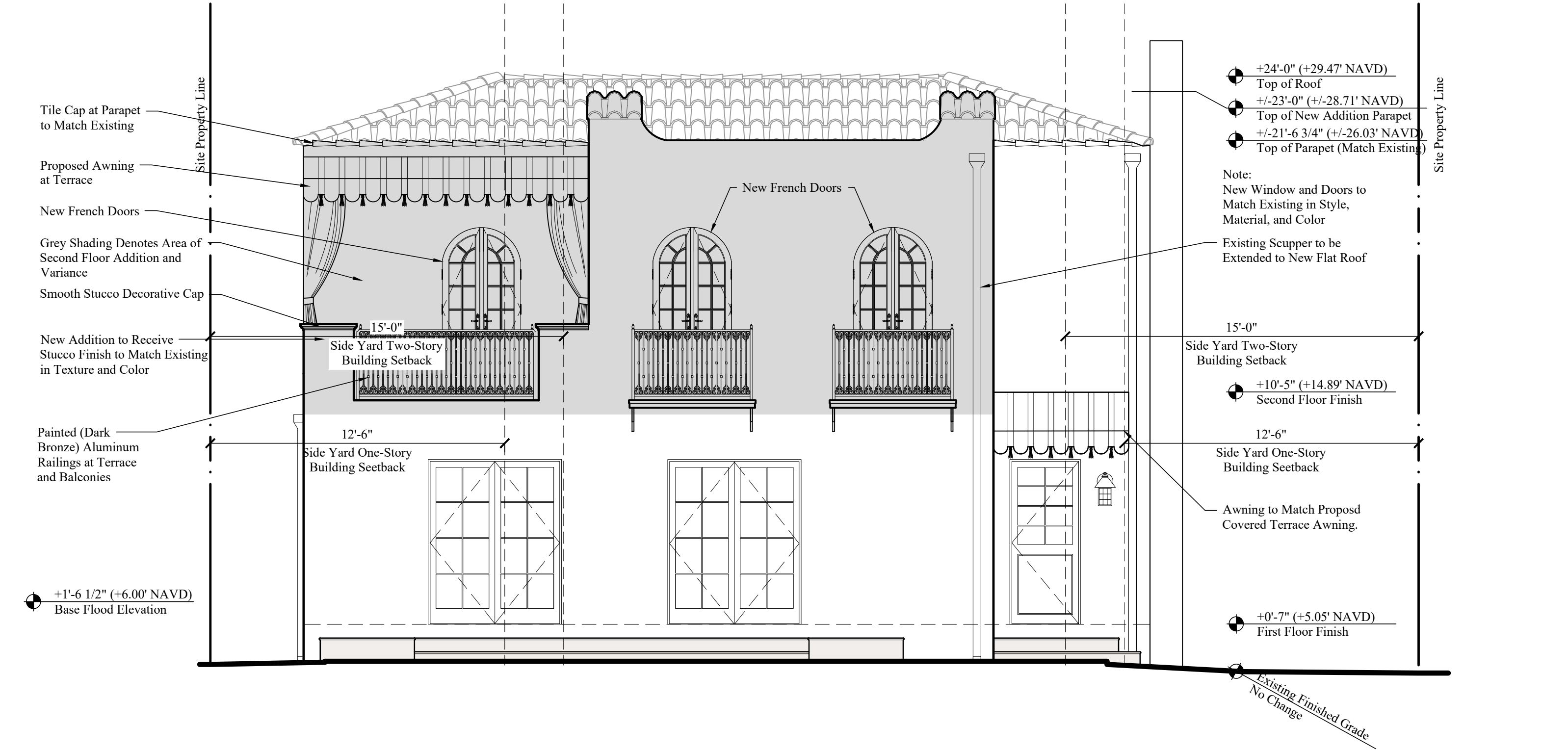


SHEET NO.
A202



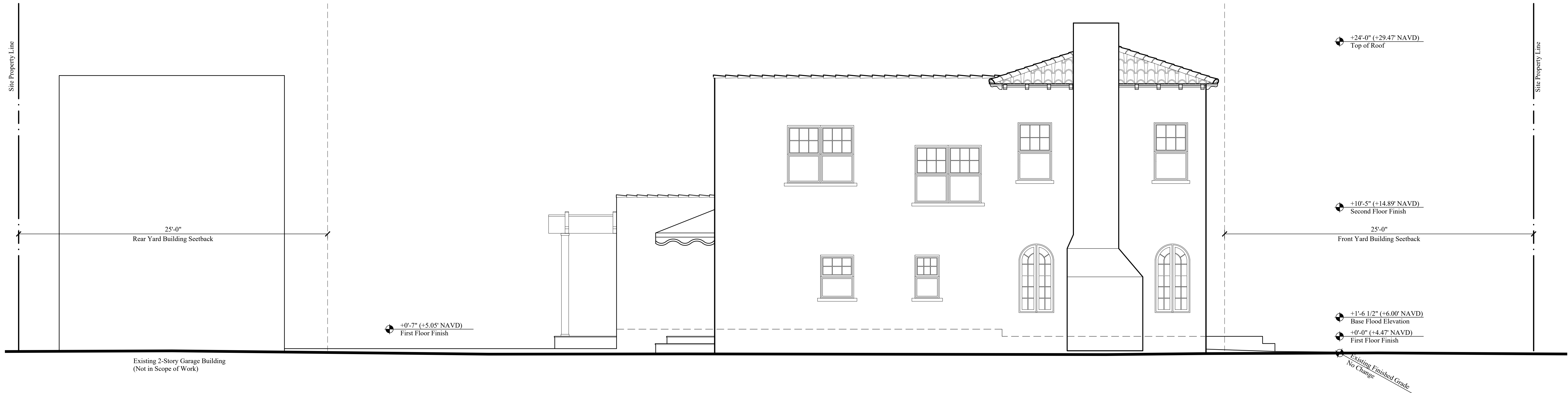
Existing South Elevation

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



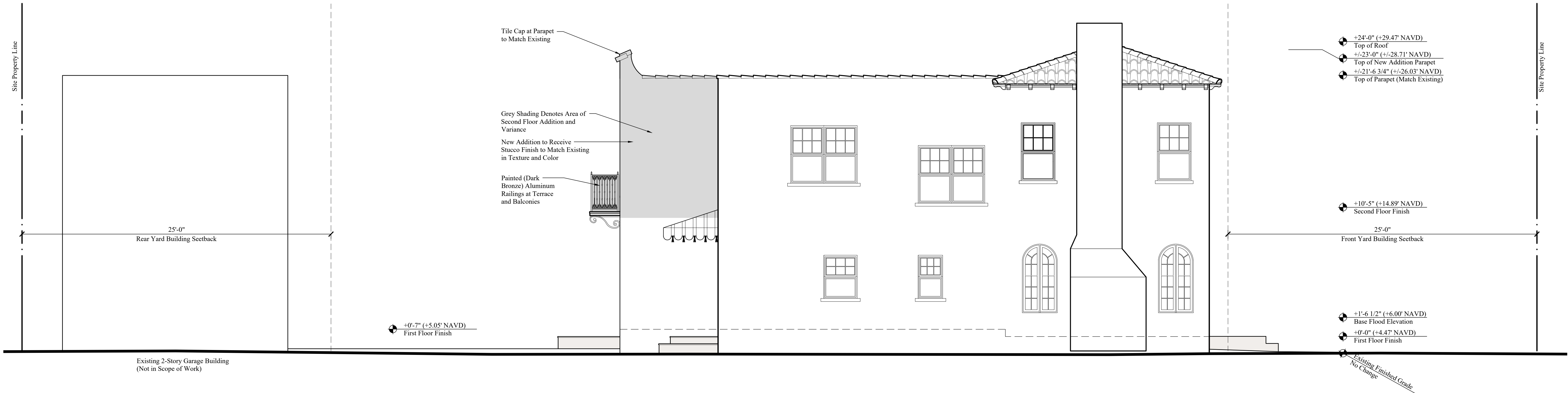
Proposed South Elevation

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



Existing East Elevation

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



Proposed East Elevation

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



COMM. NO.
22104

PHASE

COA

ISSUED

REVISIONS

NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

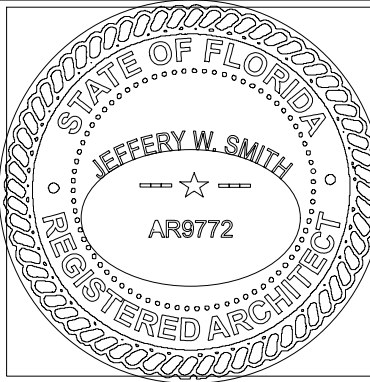
SMITH ARCHITECTURAL GROUP, INC.

206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence

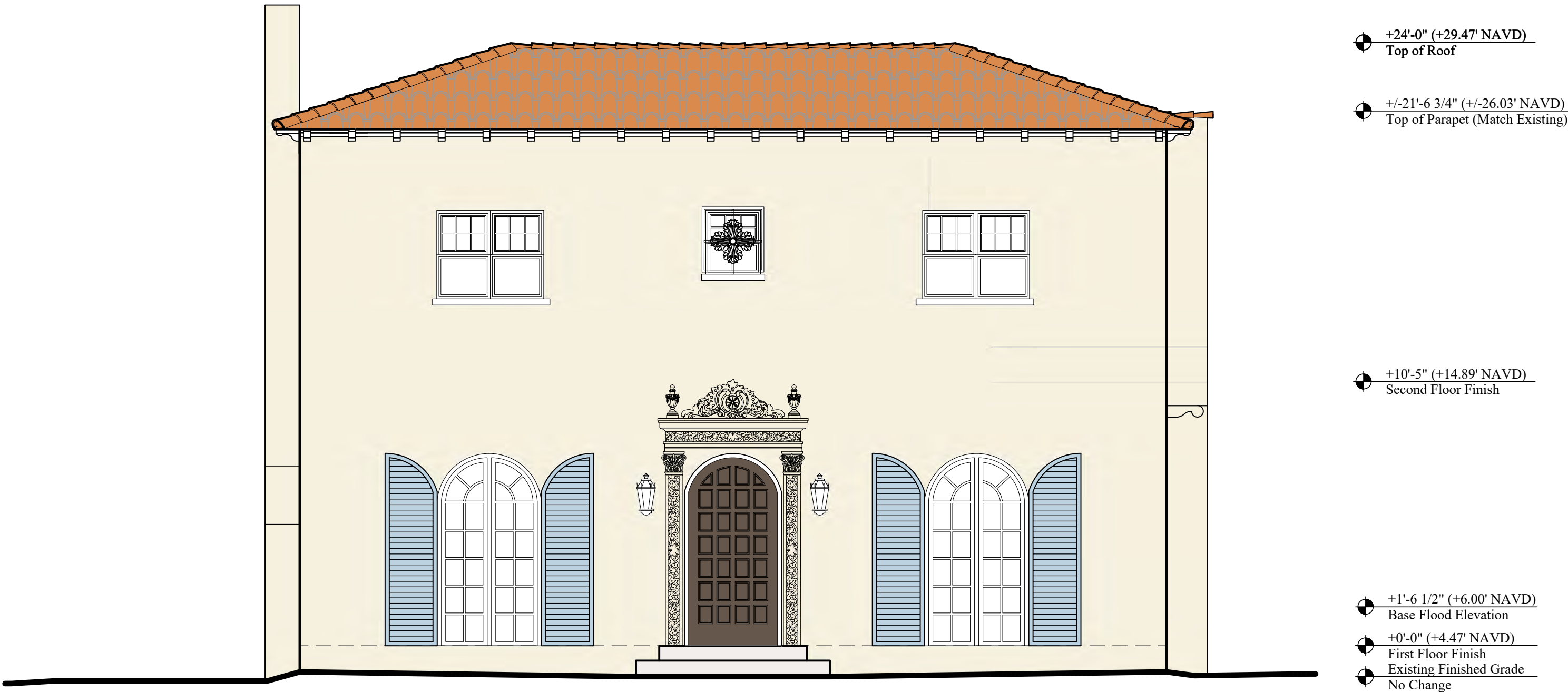
Palm Beach, FL 33480

228 Seaspray Avenue



SHEET NO.

A203



Colored Proposed North Elevation

Scale:

1/4"=1'-0"



Colored Proposed South Elevation

Scale:

1/4"=1'-0"



COMM. NO.
22104

PHASE
COA

ISSUED

REVISIONS

NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

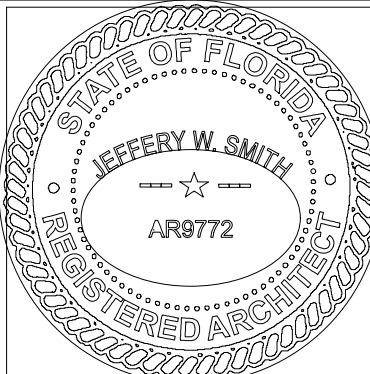
SMITH ARCHITECTURAL GROUP, INC.

206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipleigh Residence

Palm Beach, FL 33480

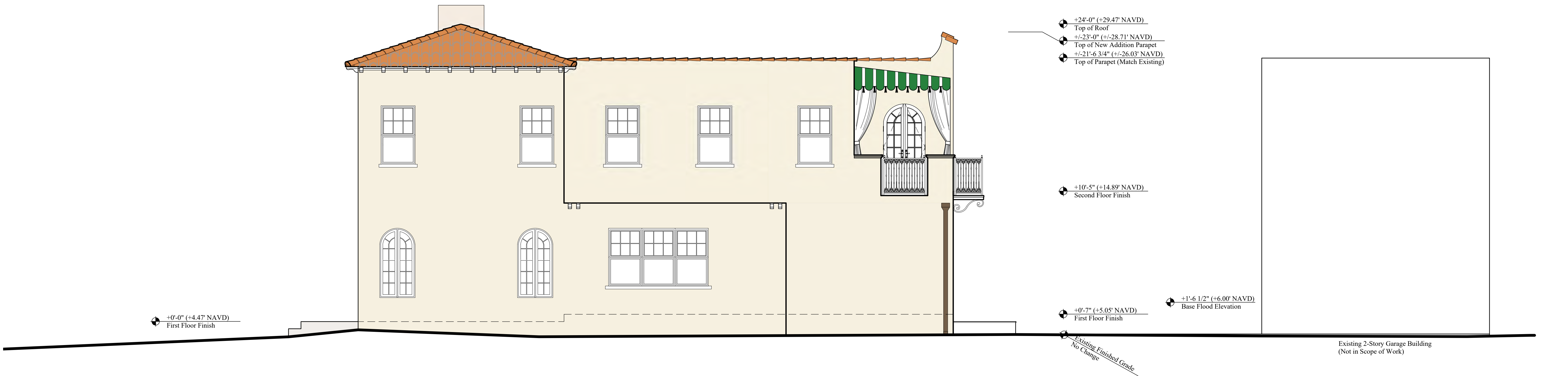
228 Seaspray Avenue



SHEET NO.

A204

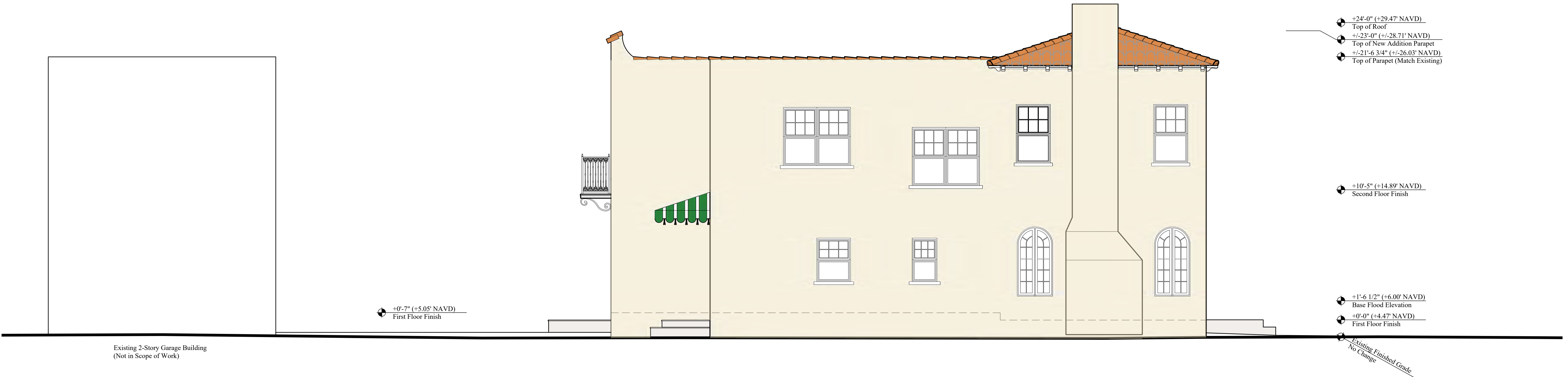
COA-24-0010 / ZON-24-002



Colored Proposed East Elevation

Scale:

1/4"=1'-0"



Colored Proposed West Elevation

Scale:

1/4"=1'-0"



COMM. NO.
22104

PHASE
COA

ISSUED

REVISIONS

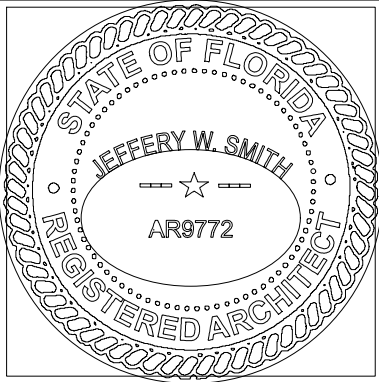
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence

Palm Beach, FL 33480

228 Seaspray Avenue



SHEET NO.

A205

COA-24-0010 / ZON-24-002



Proposed Addition Exterior View - 1

Scale:

N.T.S



COMM. NO.
22104

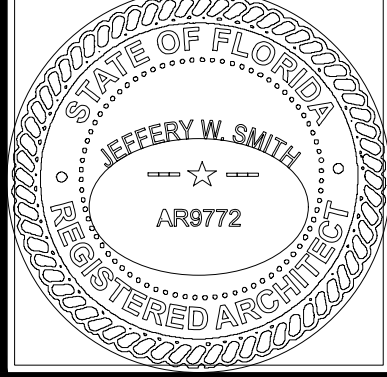
PHASE
COA

ISSUED

REVISIONS		
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.
A206

COA-24-0010 / ZON-24-002



Proposed Addition Exterior View - 2

Scale:

NTS



COMM. NO.
22104

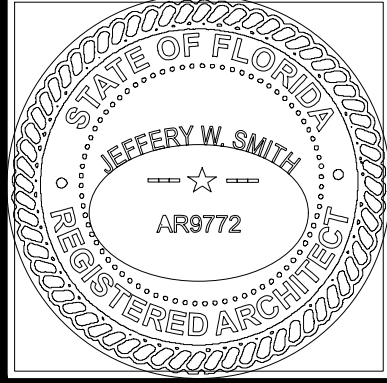
PHASE
COA

ISSUED

REVISIONS		
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.

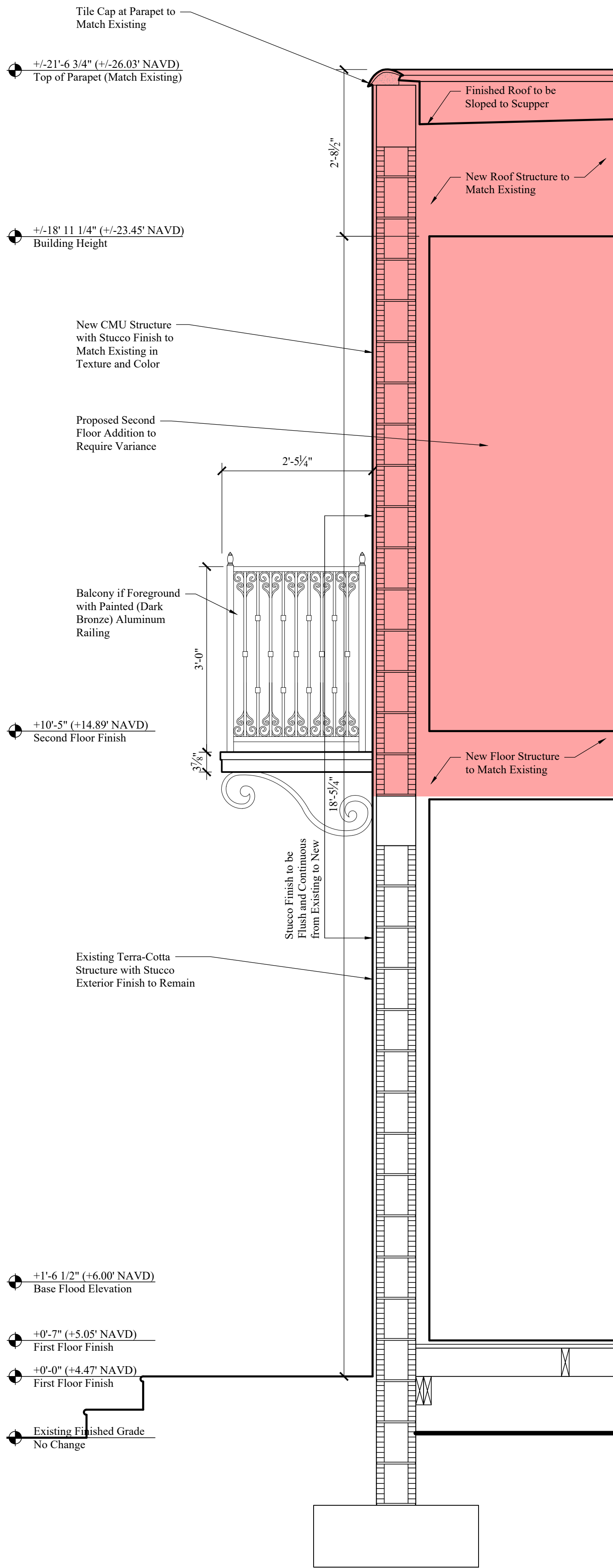
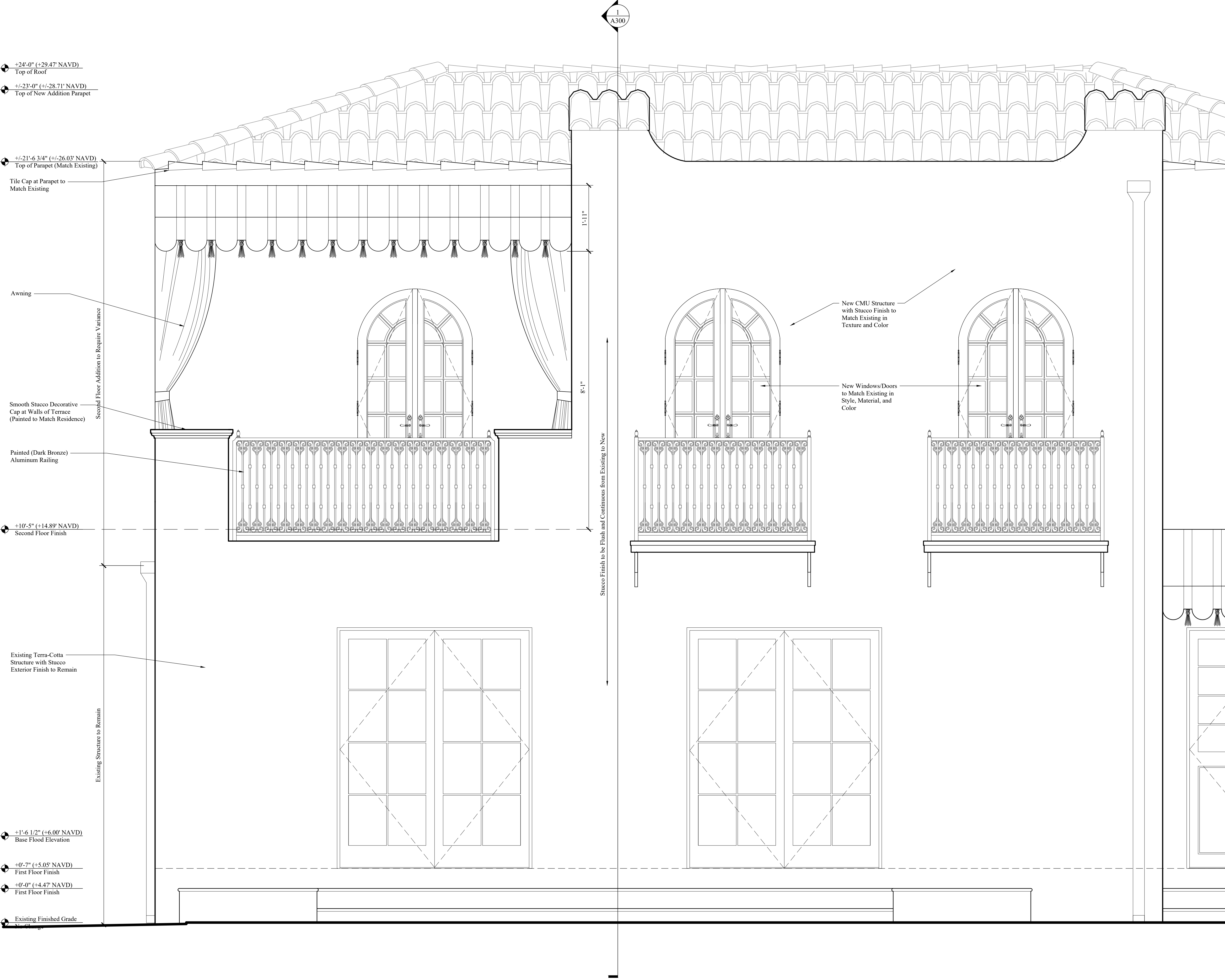
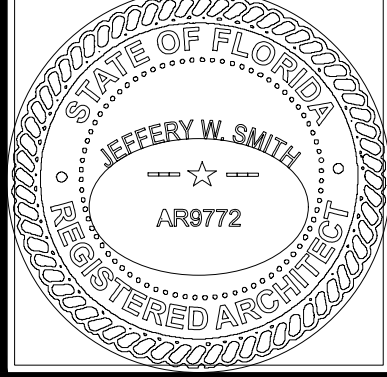
A207

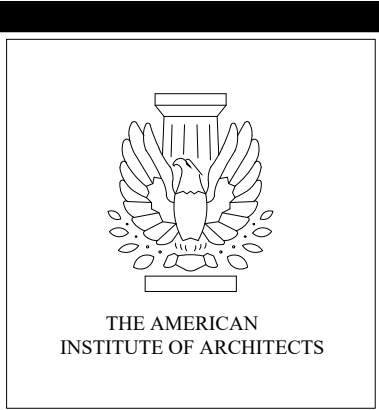
COA-24-0010 / ZON-24-002

REVISIONS			10/25
NO.	MODIFICATION	DATE	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

ShIPLEY Residence
228 Seaspray Avenue
Palm Beach, FL 33480





COMM. NO.
22104

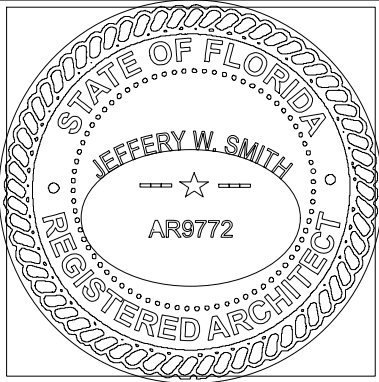
PHASE
COA

ISSUED

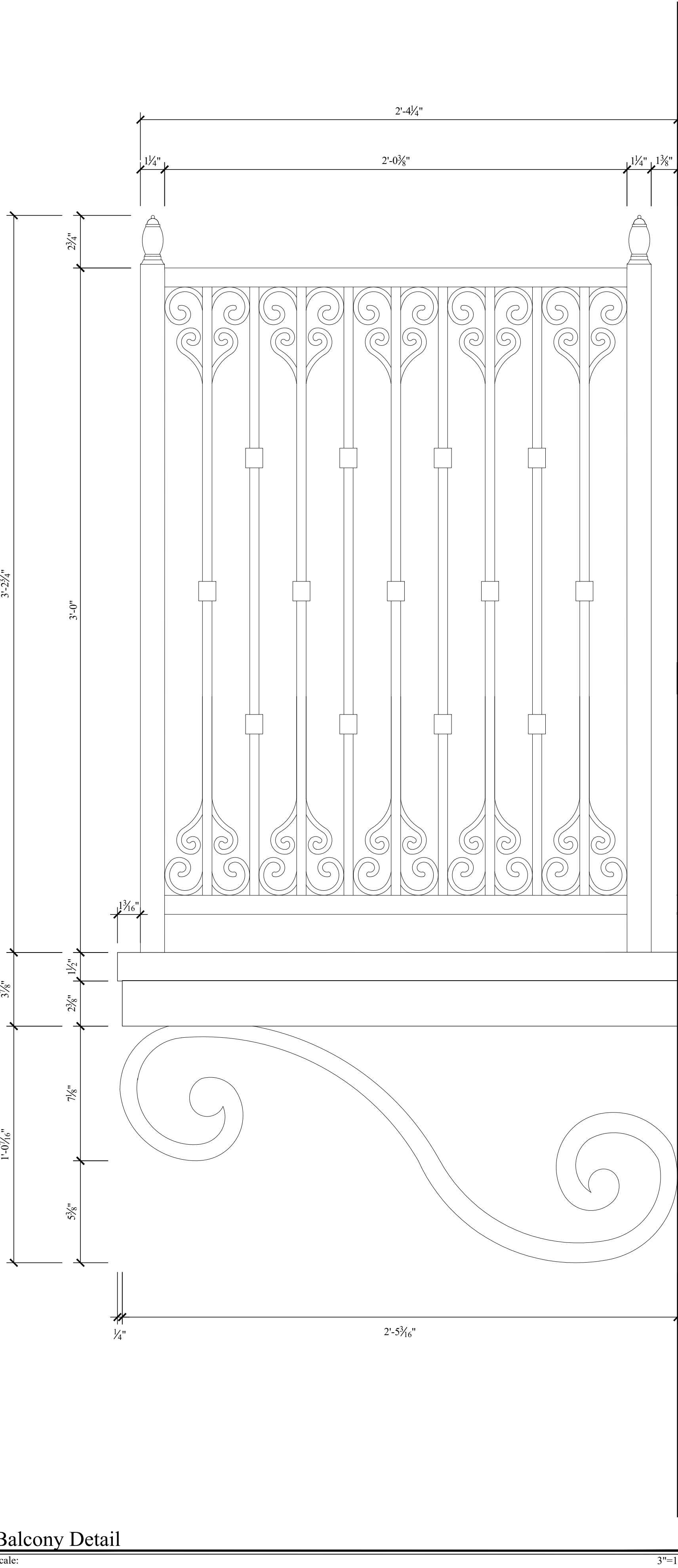
REVISIONS		
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480

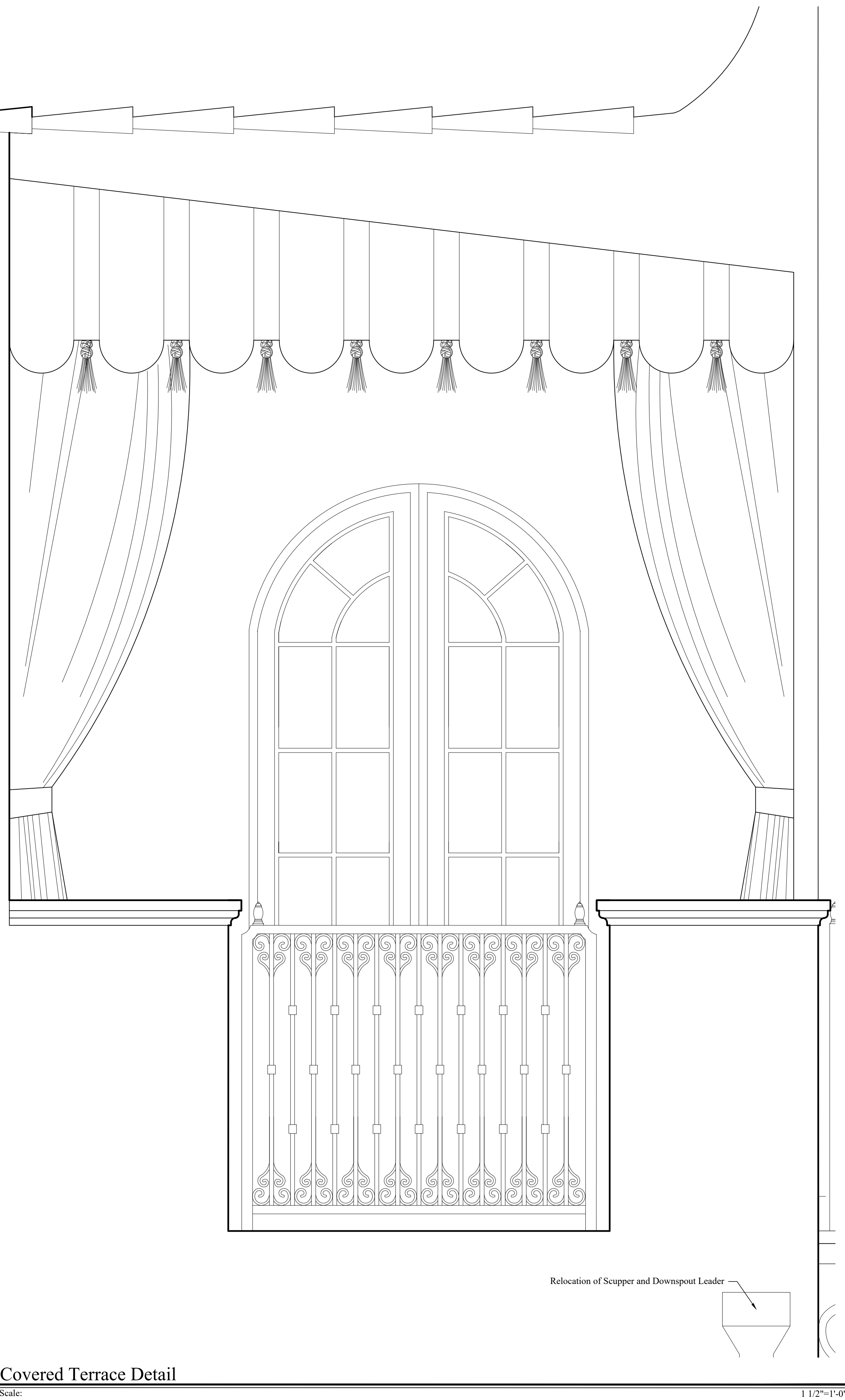


SHEET NO.
A301



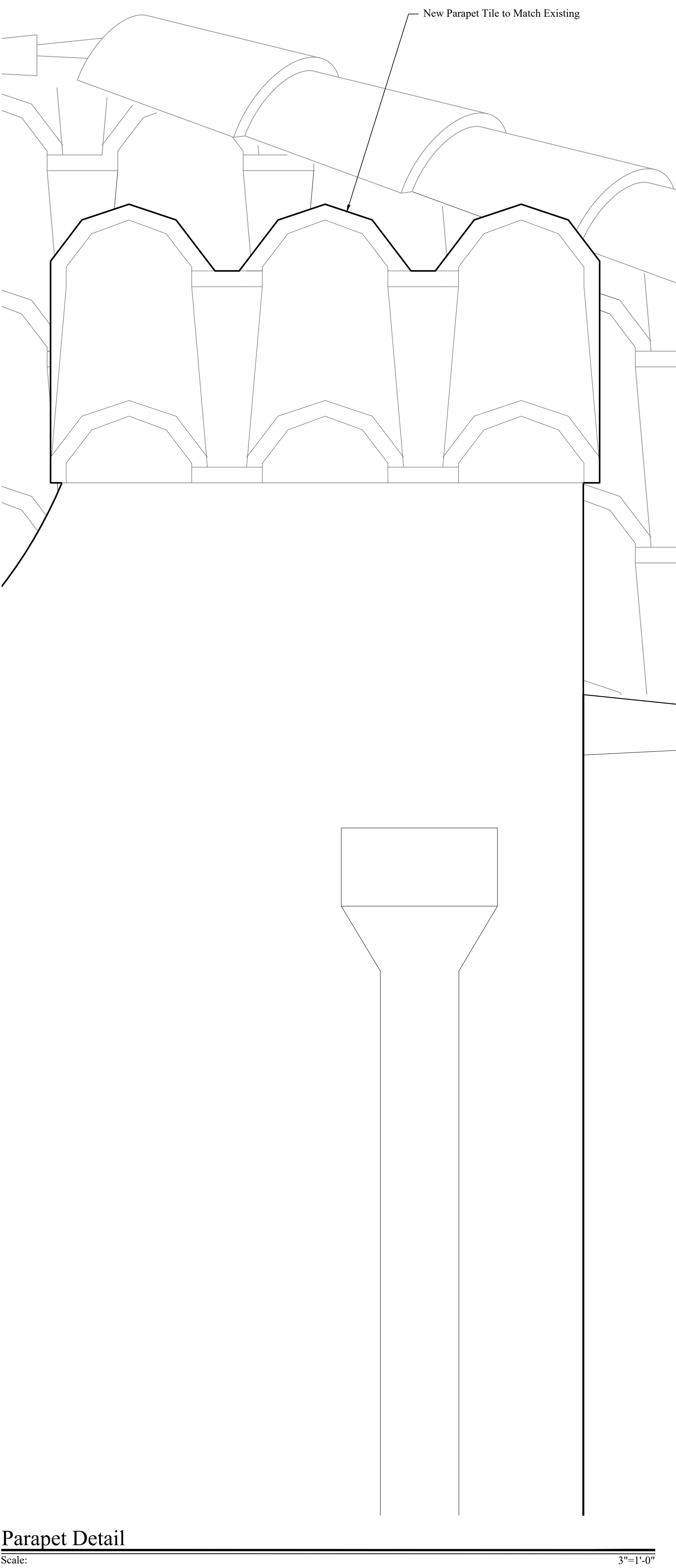
Balcony Detail

Scale: 3"=1'-0"



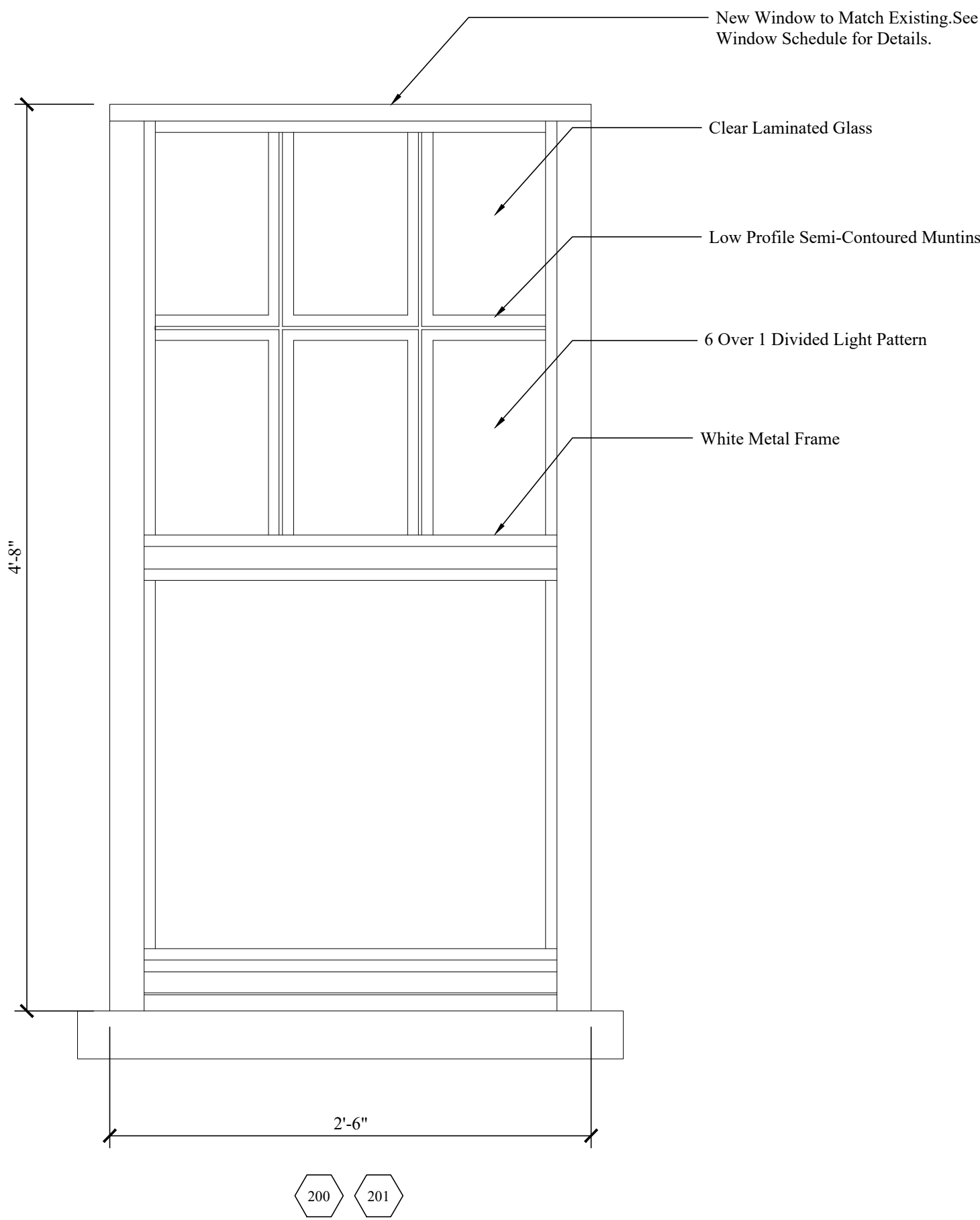
Covered Terrace Detail

Scale: 1 1/2"=1'-0"



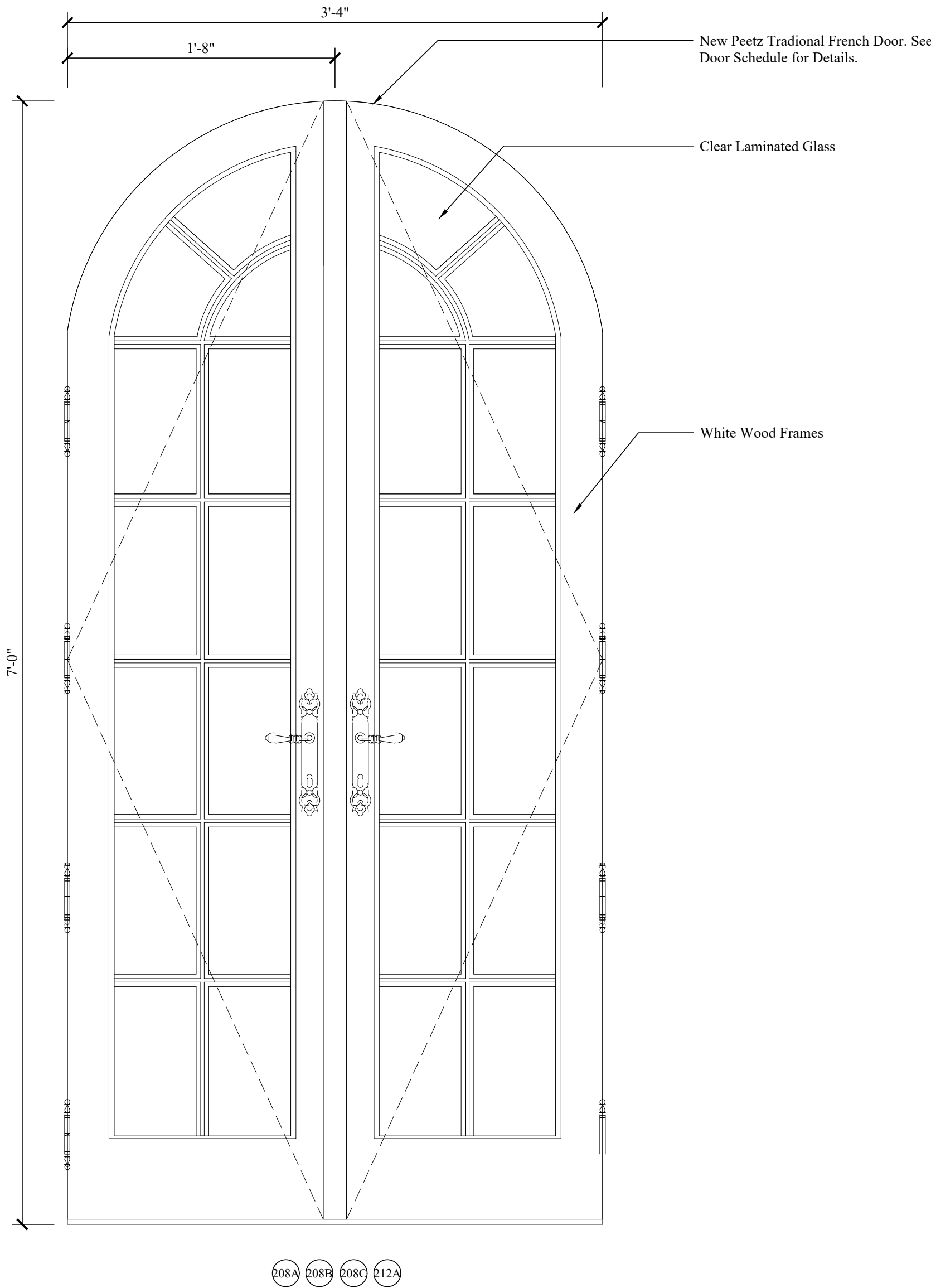
Parapet Detail

Scale: 3"=1'-0"



New CGI Sentinel Window to Match Existing

Scale: 1 1/2" = 1'-0"



New Peetz Traditional French Doors

Scale: 1 1/2" = 1'-0"

DOOR SCHEDULE							
Notes:		Verify the sizes of all required rough openings in the field with manufacturer's specifications.					
		Verify sizes of all existing interior/exterior doors to be replaced.					
		All new hardware to match existing.					
No.	Location	Type	Door Leaf Size		Zone	Negative Pressure	Positive Pressure
			W	H			
100	Dining 100	Interior - Swing	30"	80"			Existing to be Relocated - Match Existing Stiles, Rails, and Panels
200	Office 203	Interior - Swing	32"	80"			New - Match Existing Stiles, Rails, and Panels
201	Office Bath 201	Interior - Swing	32"	80"			New - Match Existing Stiles, Rails, and Panels
201A	Office Shower 201	Glass - Swing	V.I.F.	V.I.F.			New
202	Guest Vest. 202	Interior - Swing	32"	80"			Pair, New - Match Existing Stiles, Rails, and Panels
203	Guest Bedroom 203	Interior - Swing	32"	80"			New - Match Existing Stiles, Rails, and Panels
204	Guest Closet 204	Interior - Swing	32"	80"			New - Match Existing Stiles, Rails, and Panels
205	Guest Bathroom 205	Interior - Swing	32"	80"			New - Match Existing Stiles, Rails, and Panels
205A	Guest Shower 205	Glass - Swing	V.I.F.	V.I.F.			New
206	Hall 206	Cased Opening	32"	80"			New - Match Existing
207	Master Vest. 207	Interior - Swing	32"	80"			New - Match Existing Stiles, Rails, and Panels
208	Master Bedroom 208	Cased Opening	32"	80"			New - Match Existing
208A	Master Bedroom 208	Exterior - Swing	20"	84"			Pair, New - Match Existing Stiles, Rails, and Panels
208B	Master Bedroom 208	Exterior - Swing	20"	84"			Pair, New - Match Existing Stiles, Rails, and Panels
208C	Master Bedroom 208	Exterior - Swing	20"	84"			Pair, New - Match Existing Stiles, Rails, and Panels
209	Master Clo. Vest. 209	Interior - Swing	32"	80"			New - Match Existing Stiles, Rails, and Panels
210	Her Closet 210	Cased Opening	32"	80"			New - Match Existing
211	His Closet 211	Interior - Swing	32"	80"			New - Match Existing Stiles, Rails, and Panels
212	Master Bathroom 212	Interior - Swing	32"	80"			Pair, New - Match Existing Stiles, Rails, and Panels
212A	Master Bathroom 212	Exterior - Swing	20"	84"			Pair, New - Match Existing Stiles, Rails, and Panels
212B	Master Shower 212	Glass - Swing	V.I.F.	V.I.F.			New
212C	Master Bathroom Lin. 212	Interior - Swing	20"	80"			New - Match Existing Stiles, Rails, and Panels
213	Master Powder 213	Interior - Swing	32"	80"			New - Match Existing Stiles, Rails, and Panels
.							
WINDOW SCHEDULE							
Notes:		Verify the sizes of all required rough openings in the field with manufacturer's specifications.					
		Verify sizes of all existing interior/exterior doors to be replaced.					
		All new hardware to match existing.					
No.	Location	Type	Window Leaf Size		Zone	Negative Pressure	Positive Pressure
			W	H			
100	Dining 100	Fixed	Exg.	Exg.			Existing to Remain, Relocated to New Location
200	Master Shower 212	Single Hung	30"	54"			New Window to Match Existing Style
201	Master Powder 213	Fixed	30"	54"			New Window to Match Existing Style

Door Window Schedule

Scale: N.T.S.



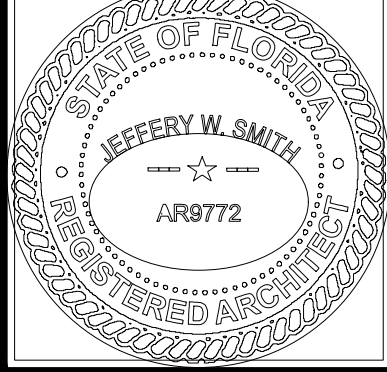
COMM. NO.
22104

PHASE
COA
ISSUED

REVISIONS		
General Revisions		
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.
A302

COA-24-0010 / ZON-24-002



American Awning Company - Beaufort Forest Green Natural



Ludowici Clay Barrel Tile - Palm Beach Mission 11"



COMM. NO.
22104

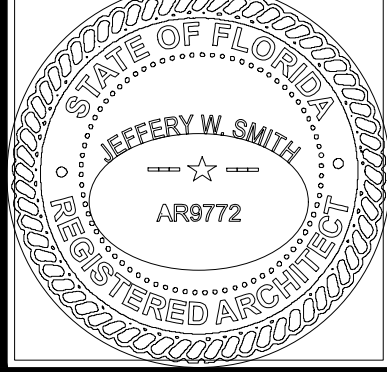
PHASE
COA

ISSUED

REVISIONS		
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Shipley Residence
228 Seaspray Avenue
Palm Beach, FL 33480



SHEET NO.
A303

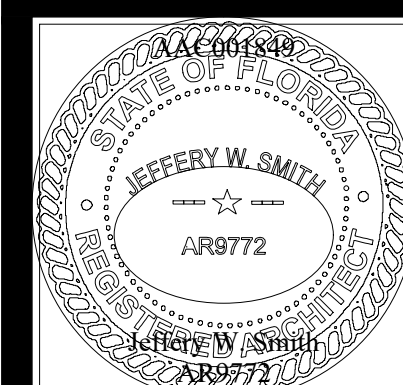
REVISIONS		
NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SMITH ARCHITECTURAL GROUP, INC.
206 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

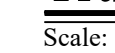
Palm Beach, FL 33480

Shipley Residence

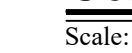
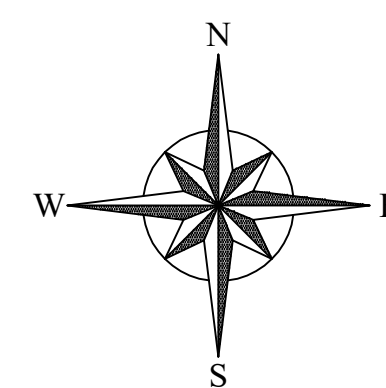
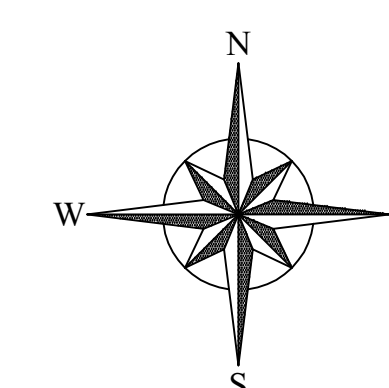
228 Seaspray Avenue



CSP



N.T.S.


$$1/8''=1'-0''$$


ACCURATE LAND SURVEYORS, INC.

L.B. #3635
1600 S. FEDERAL HIGHWAY SUITE 600
POMPANO BEACH, FLORIDA 33062
TEL: (954) 782-1441
FAX: (954) 782-1442
EMAIL: INFO@ACCURATELANDSURVEYORS.COM

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	X 7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTahoochee
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C.I.	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
⊕	=	VALVE	⊠	=	UTILITY BOX
⊙	=	MANHOLE	⊗	=	HYDRANT
⊞	=	BASIN	⊕	=	UTILITY POLE
⊗	=	WELL	⊠	=	VAULT
⊞	=	WATER METER	⊕	=	LIGHT
⊙	=	MONITORING WELL	•	=	BOLLARD
⊕	=	PROPERTY CORNER	⊞	=	AIR CONDITIONER
X	=	CHAIN LINK FENCE	⊞	=	PARKING STRIPE
⊞	=	WOOD FENCE	⊞	=	OVERHEAD UTILITY LINES
⊞	=	METAL FENCE	⊞	=	6' CONCRETE WALL
⊞	=	PVC FENCE	⊞	=	COVERED AREA
			⊞	=	CONCRETE
			⊞	=	BRICK PAVERS
			⊞	=	TILE
			⊞	=	ASPHALT
			⊞	=	CONCRETE FENCE
			⊞	=	WIRE FENCE

STREET ADDRESS:
228 SEASPRAY AVENUE PALM BEACH, FL 33480

LEGAL DESCRIPTION:
LOTS 437 AND 439 OF POINCIANA PARK SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

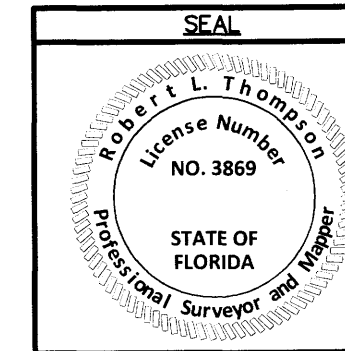
NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown hereon are per Plat book 6, Page 86, Palm Beach County Records.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET.
- Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.

FLOOD INFORMATION:
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 6' NAVD1988
CONTROL PANEL NUMBER: 120220/12099C0583F
EFFECTIVE: 10/5/2017
REVISED:

BENCHMARK INFORMATION:
PALM BEACH COUNTY BMH/310 ELEV=13.504' NAVD1988

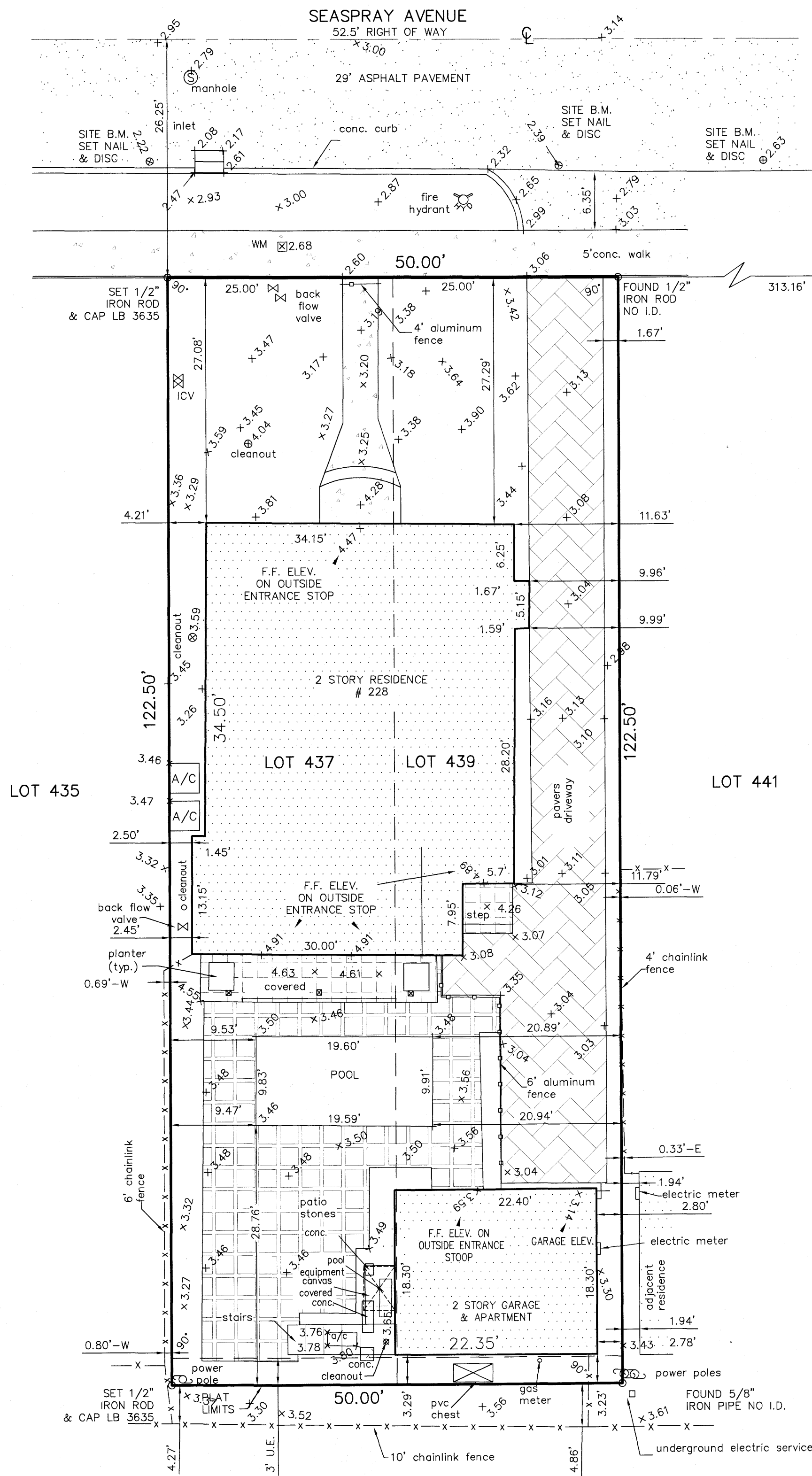
CERTIFY TO:
ZACHARY SHIPLEY AND GERGAN K. SHIPLEY



CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 05-22-2024
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER NO. 3869 - STATE OF FLORIDA

SHEET 1 OF 1 SCALE 1"=20' SKETCH NUMBER SU-00-5286



SU-24-0603 SUPERSEDES ALL PREVIOUS SURVEYS.
DO NOT USE PREVIOUS SURVEYS FOR ANY PURPOSE 05-21-2024

ORIGINAL DATE OF FIELD SURVEY: 10-24-2000		DRAWN BY: SP	
FIELD BOOK: ALS-SU-00-5286		CHECKED BY: AB	
REVISIONS & SURVEY UPDATES		DATE OF SURVEY & REVISIONS	BY
UPDATE/TOPOGRAPHIC SURVEY SU-24-0603		05-21-2024	AL/RLT
UPDATE SURVEY SU-09-2422		10-16-2009	AL/RLT
FORMBOARD SURVEY SU-08-0363		02-11-2008	AL/JDS
UPDATE SURVEY SU-07-3491		8-6-2007	RNB/JDS