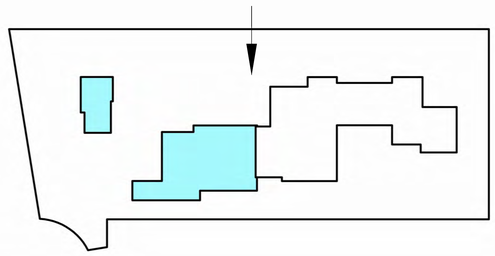
EXISTING
NORTH ELEVATION
SCALE: 3/16"=1'-0"



KEY PLAN

PREVIOUSLY PROPOSED

PROPOSED
NORTH ELEVATION
SCALE: 3/16"=1'-0"

S·M

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

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NO. 001285

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REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

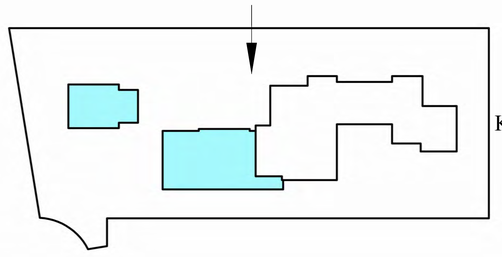
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
EL-1

EXISTING
NORTH ELEVATION
SCALE: 3/16"=1'-0"



KEY PLAN

PROPOSED
NORTH ELEVATION
SCALE: 3/16"=1'-0"

S·M

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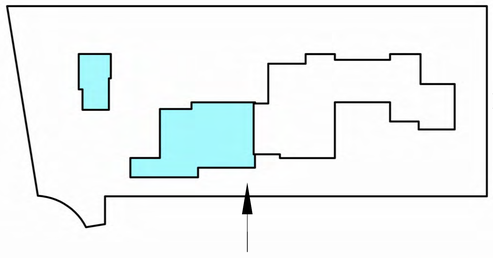
NO:
DWG. BY: DK
SHEET:
EL-1

EXISTING
SOUTH ELEVATION
SCALE: 3/16"=1'-0"



KEY PLAN

PREVIOUSLY PROPOSED

PROPOSED
SOUTH ELEVATION
SCALE: 3/16"=1'-0"

S·M

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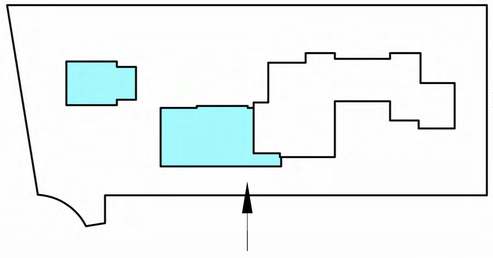
PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
EL-2

EXISTING
SOUTH ELEVATION
SCALE: 3/16"=1'-0"



KEY PLAN

PROPOSED
SOUTH ELEVATION
SCALE: 3/16"=1'-0"

S·M

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160 SEAVIEW AVENUE
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NO:
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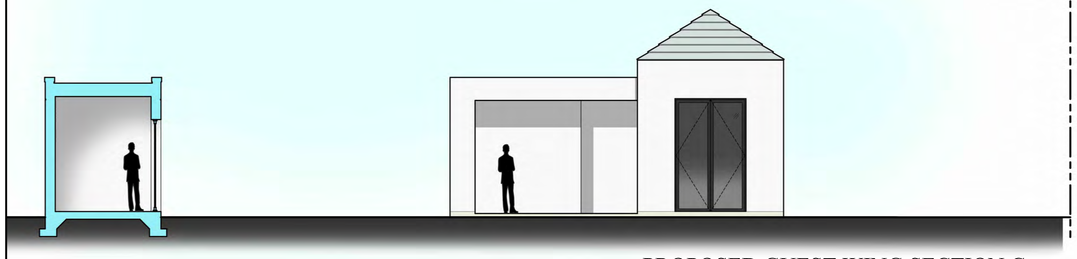
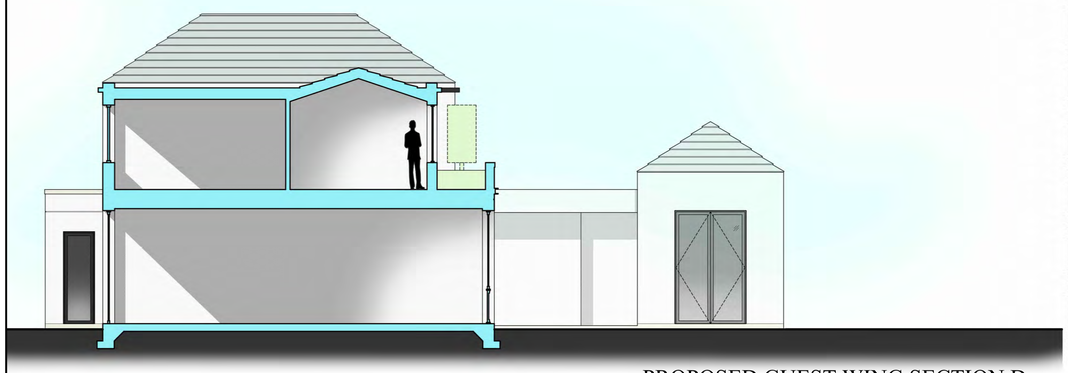
SHEET:
EL-2



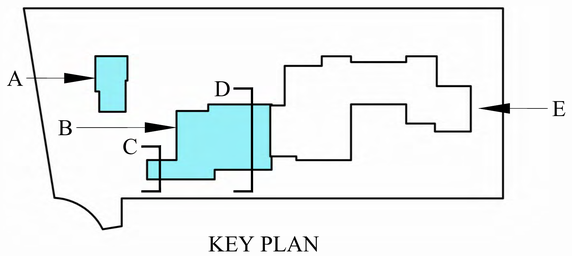
PROPOSED GUEST WING SECTION C

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



PROPOSED GUEST WING SECTION D

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



KEY PLAN

PROPOSED WEST ELEVATION A

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

EXISTING EAST ELEVATION E

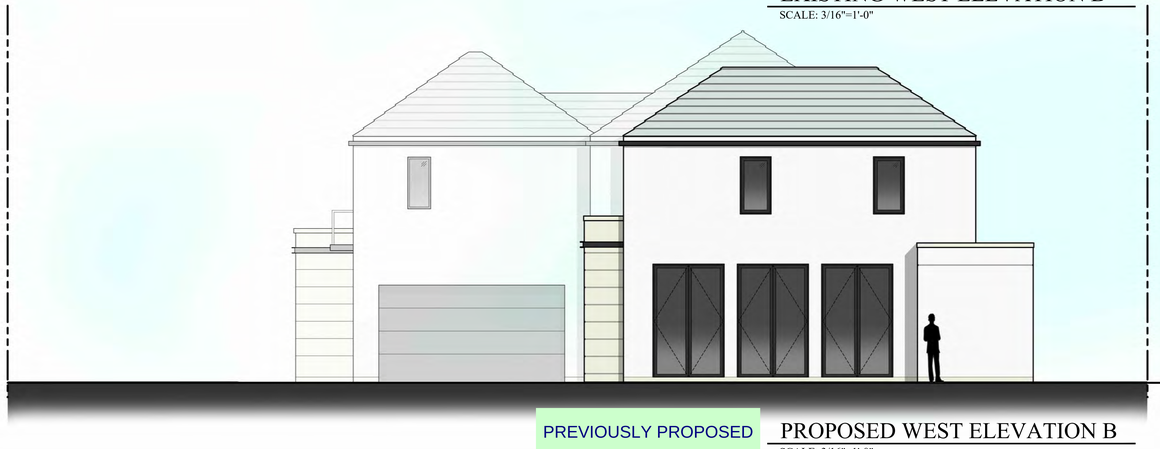
SCALE: 3/16"=1'-0"

PROPOSED EAST ELEVATION E

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

EXISTING WEST ELEVATION B

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



PREVIOUSLY PROPOSED

PROPOSED WEST ELEVATION B

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

S·M

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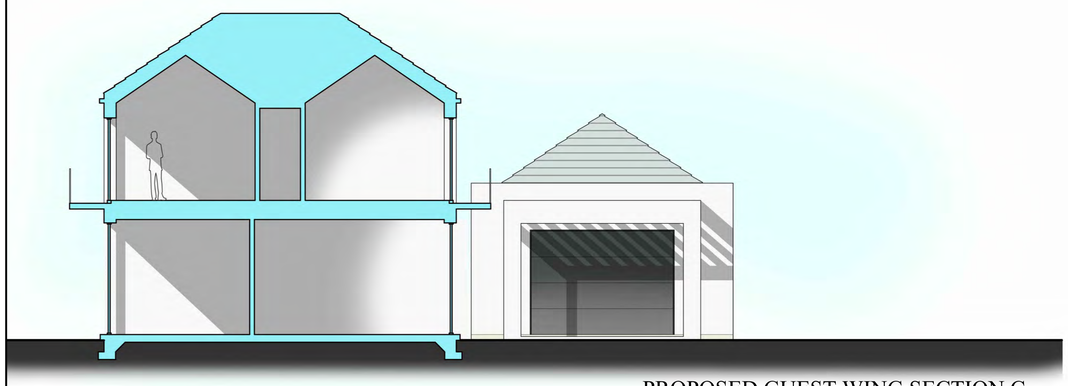
NO:

DWG. BY: DK

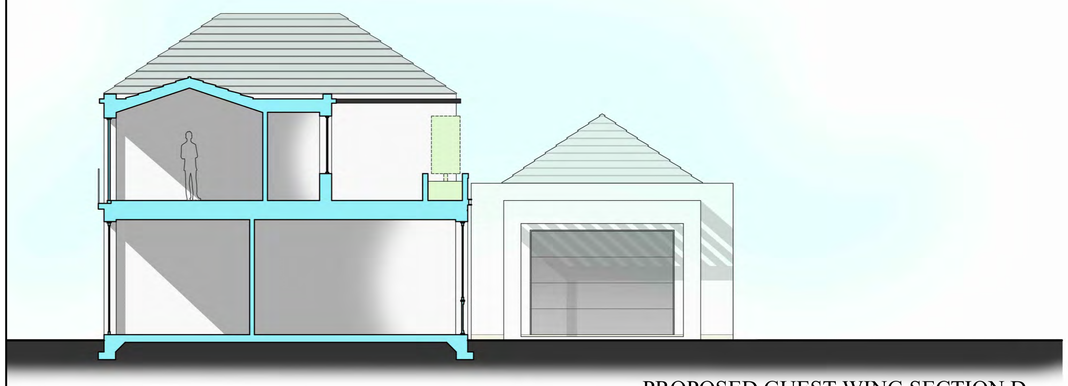
SHEET:

EL-3



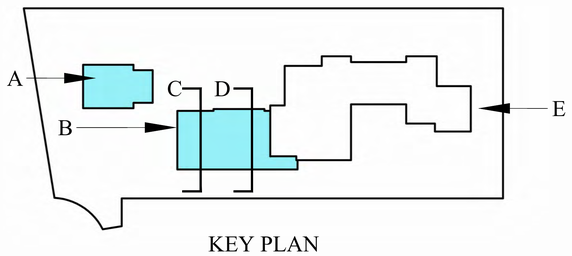
PROPOSED GUEST WING SECTION C

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



PROPOSED GUEST WING SECTION D

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



KEY PLAN

EXISTING EAST ELEVATION E

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

PROPOSED EAST ELEVATION E

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

EXISTING WEST ELEVATION B

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

PROPOSED WEST ELEVATION A

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

PROPOSED WEST ELEVATION B

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

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DESIGN PRES. 3	2021-09-15

NO:

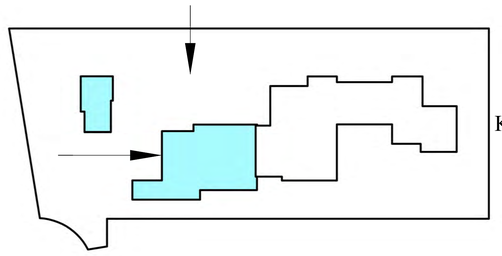
DWG. BY: DK

SHEET:

EL-3

PROPOSED
NORTH ELEVATION

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



KEY PLAN

PREVIOUSLY PROPOSED

PROPOSED
WEST ELEVATION

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

S·M

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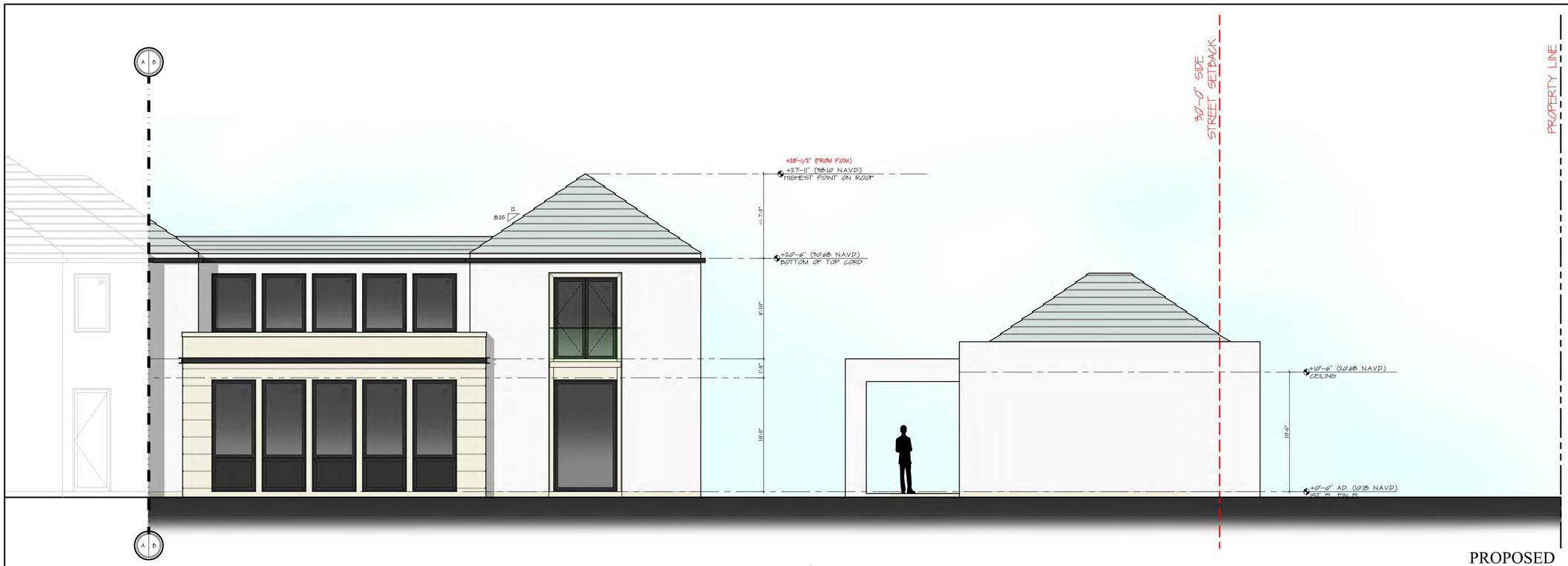
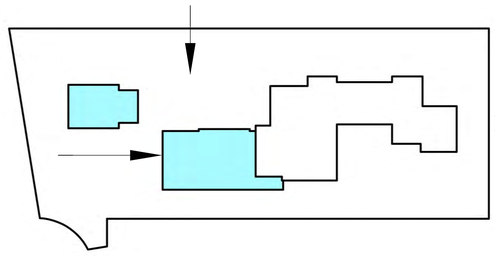
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
EL-4



PROPOSED
NORTH ELEVATION

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



KEY PLAN

PROPOSED
WEST ELEVATION

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

S·M

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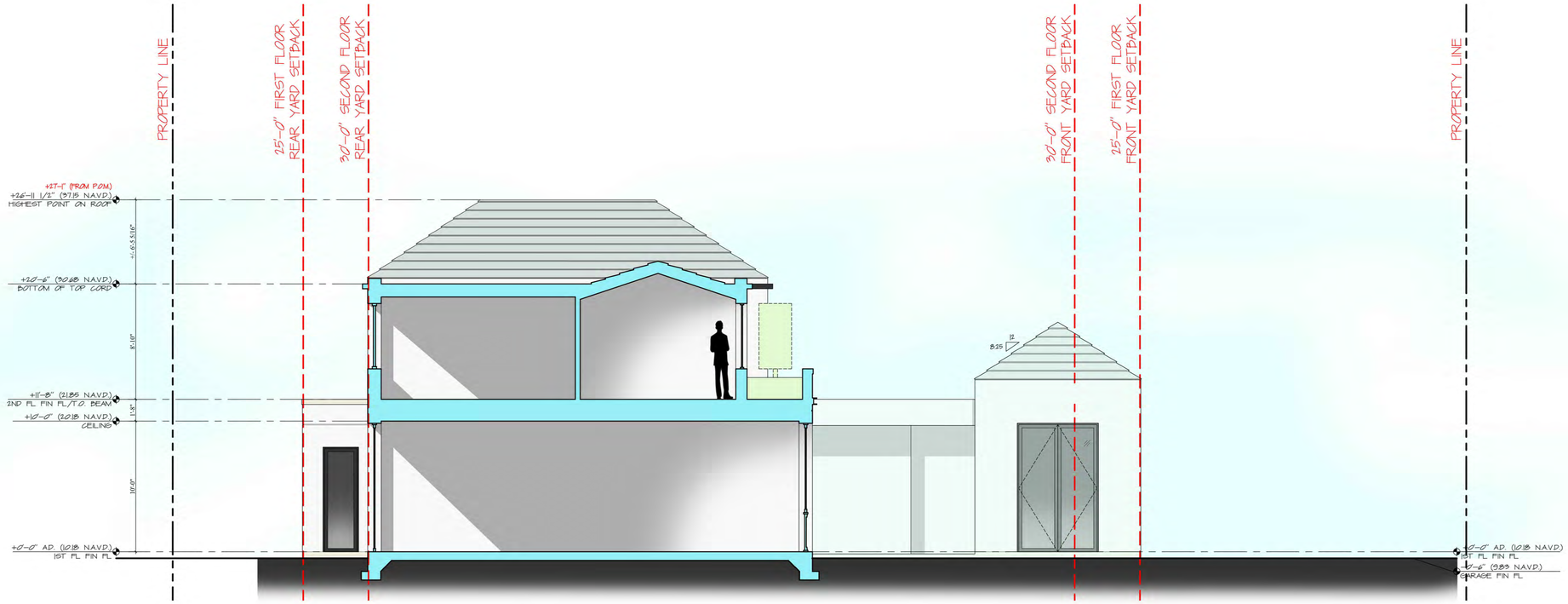
NO:

DWG. BY: DK

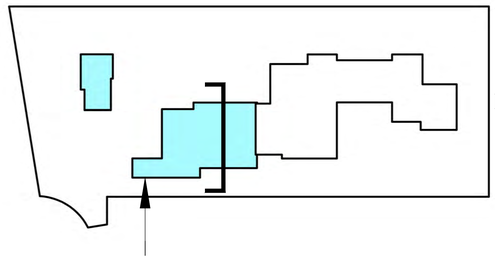
SHEET:

EL-4

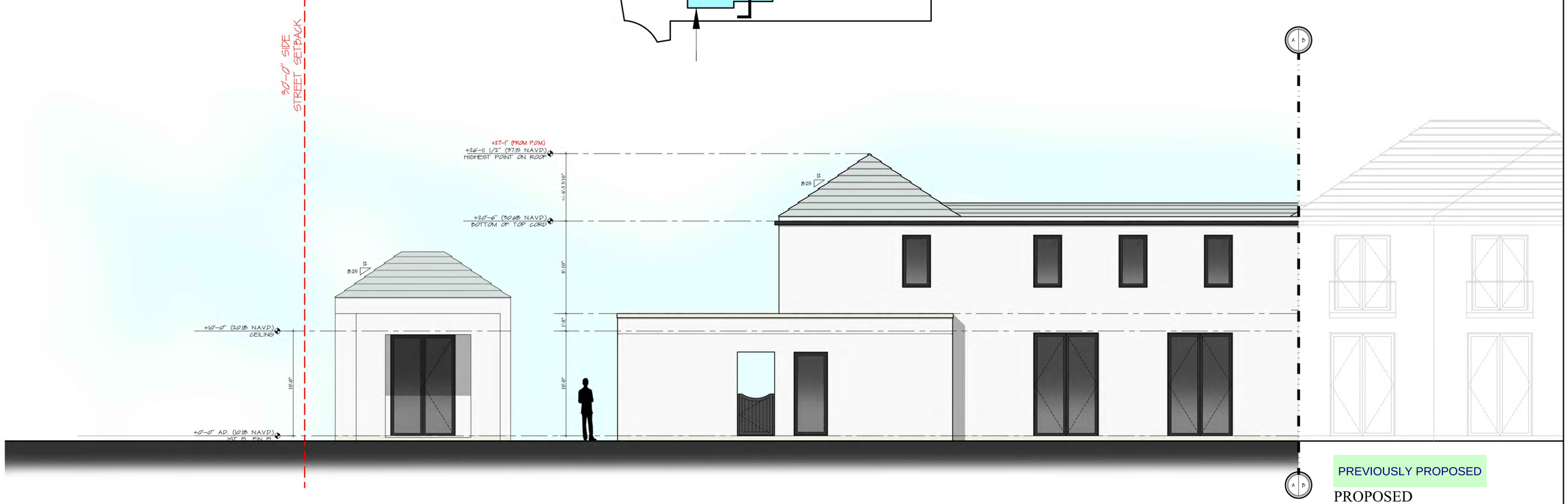


PROPOSED
SECTION / ELEVATION

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



KEY PLAN



PREVIOUSLY PROPOSED

PROPOSED
SOUTH ELEVATION

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

S·M

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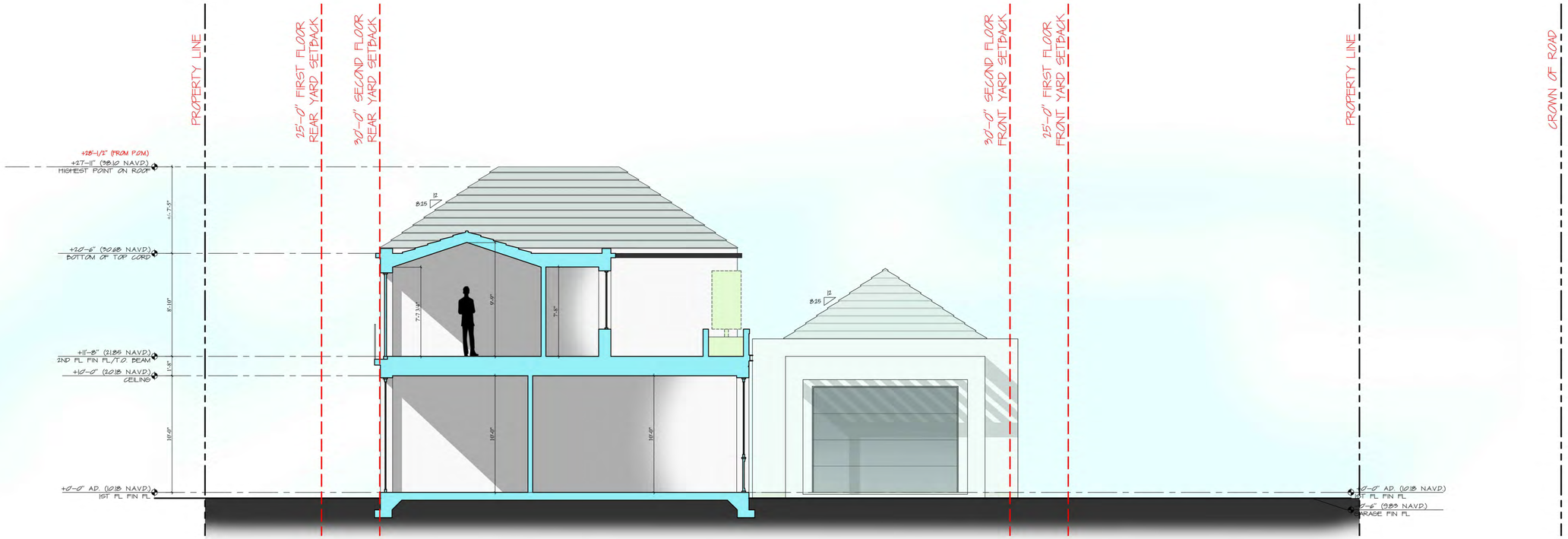
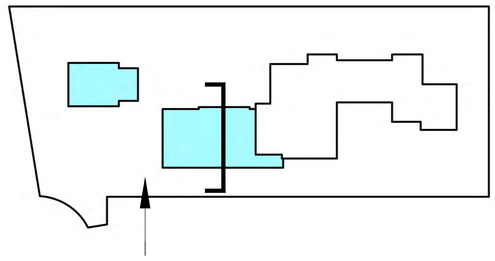
DWG. BY: DK
SHEET:
EL-5

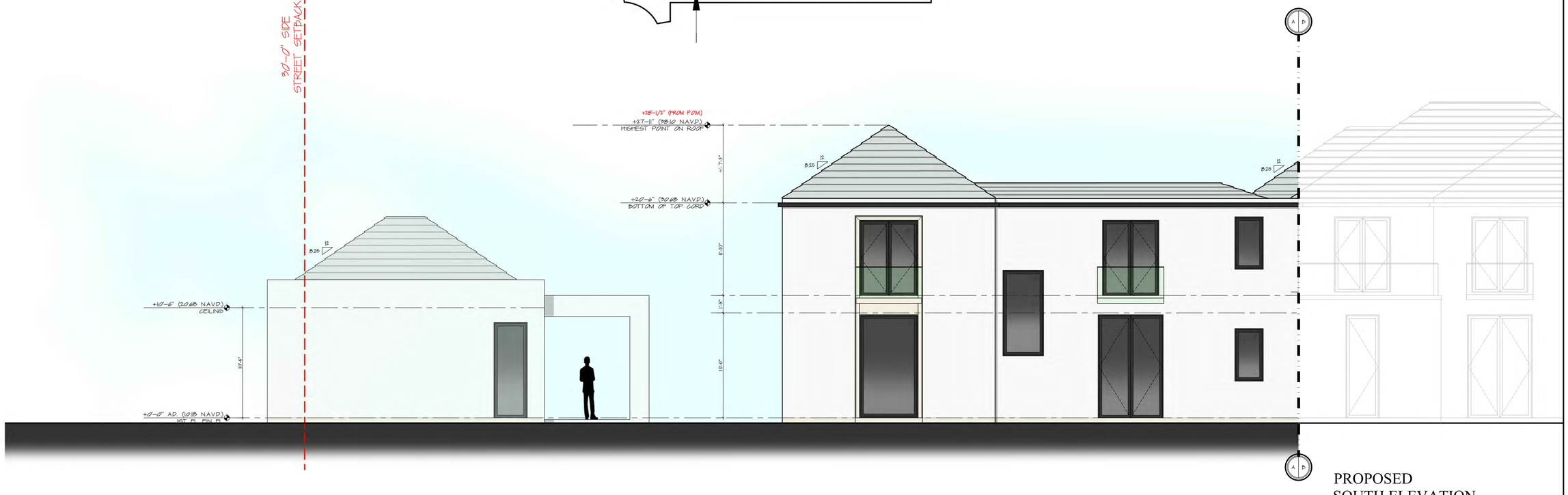


PROPOSED
SECTION / ELEVATION

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



KEY PLAN



PROPOSED
SOUTH ELEVATION

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

S·M

NEW ADDITION TO THE RESIDENCE AT
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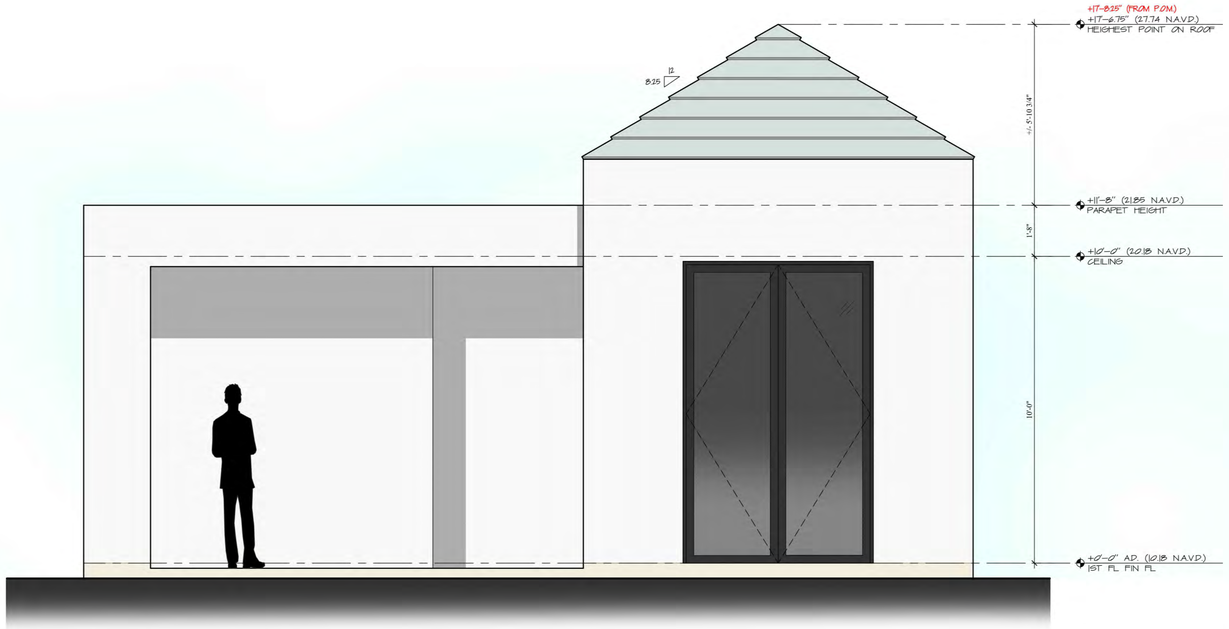
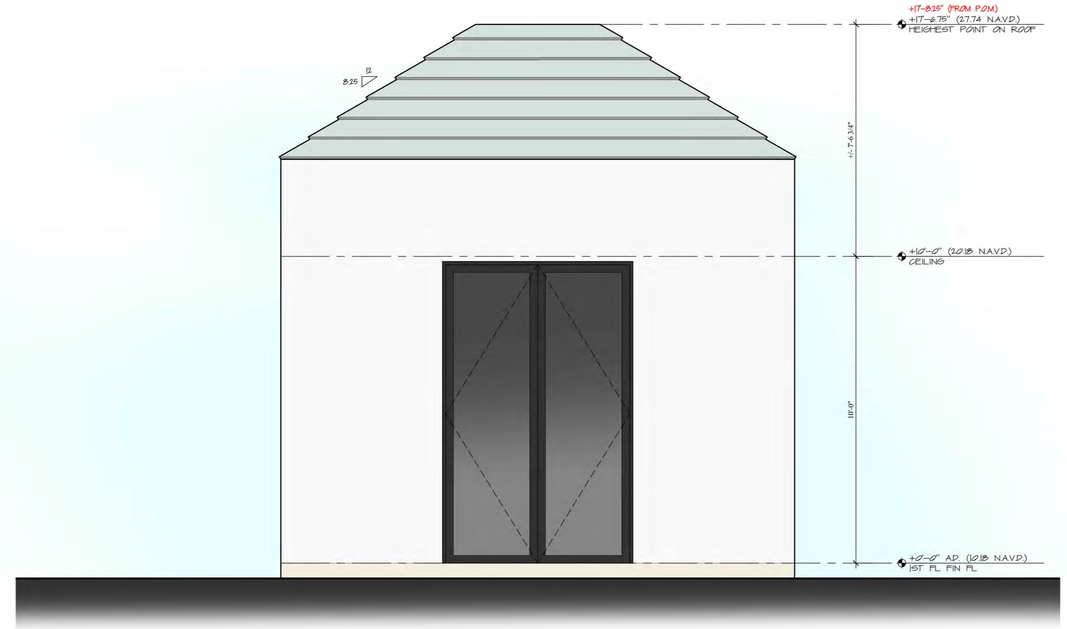
SHEET:

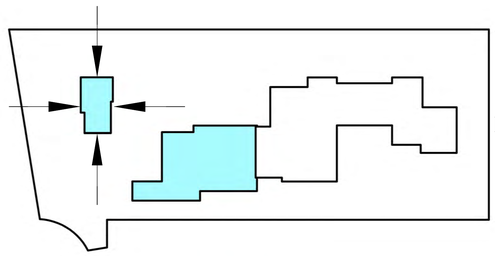
EL-5



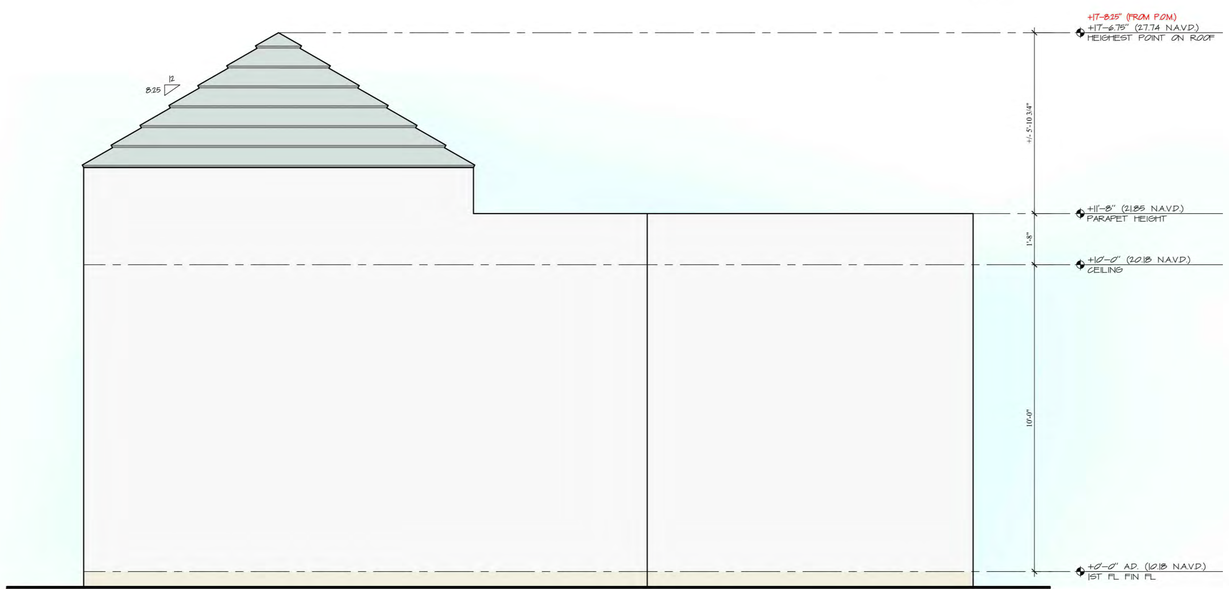
CABANA
EAST ELEVATION
SCALE: 1/2"=1'-0"



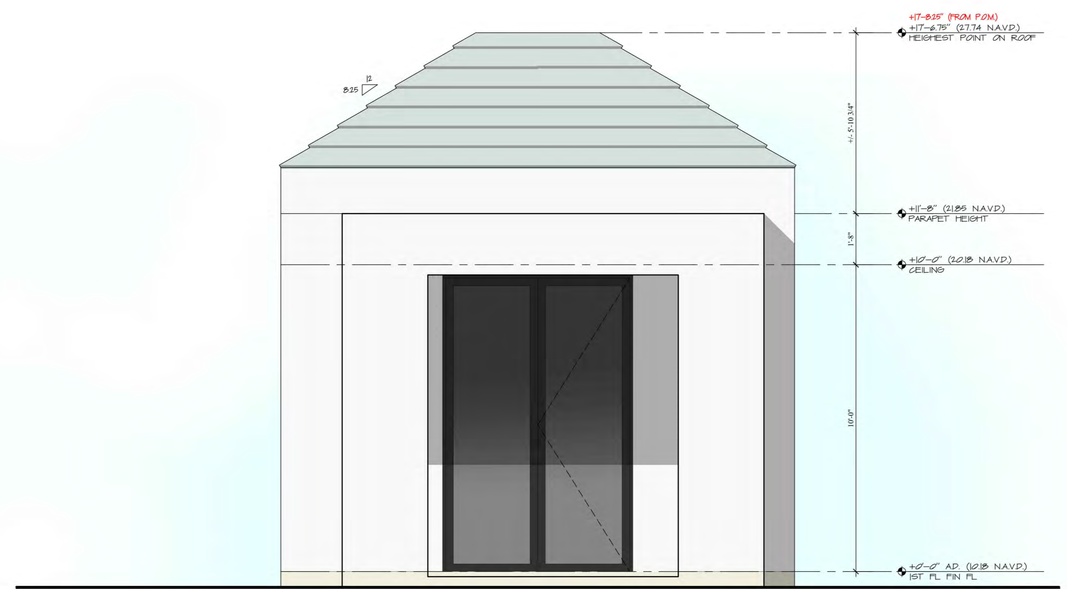
CABANA
NORTH ELEVATION
SCALE: 1/2"=1'-0"



KEY PLAN



CABANA
WEST ELEVATION
SCALE: 1/2"=1'-0"



PREVIOUSLY PROPOSED

CABANA
SOUTH ELEVATION
SCALE: 1/2"=1'-0"

S·M

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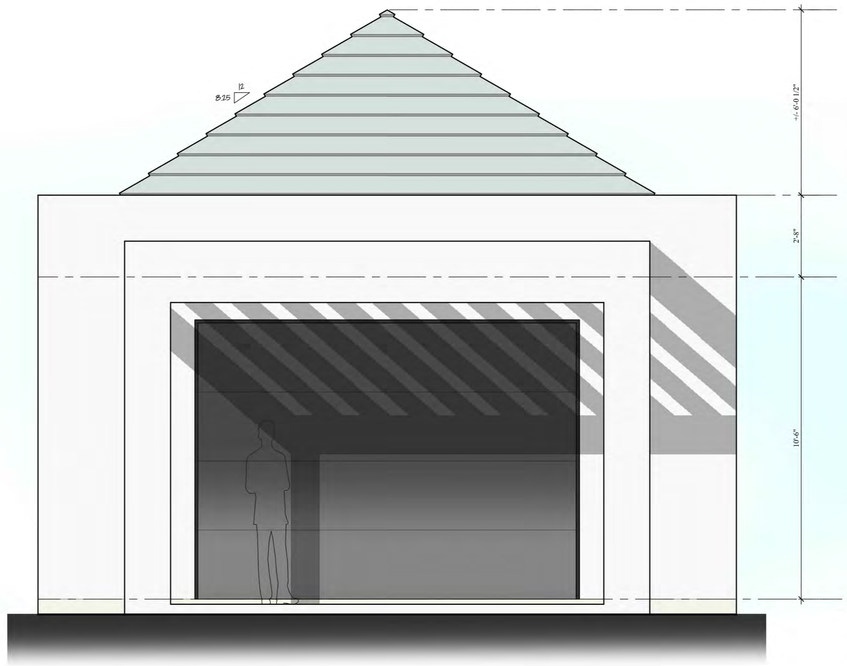
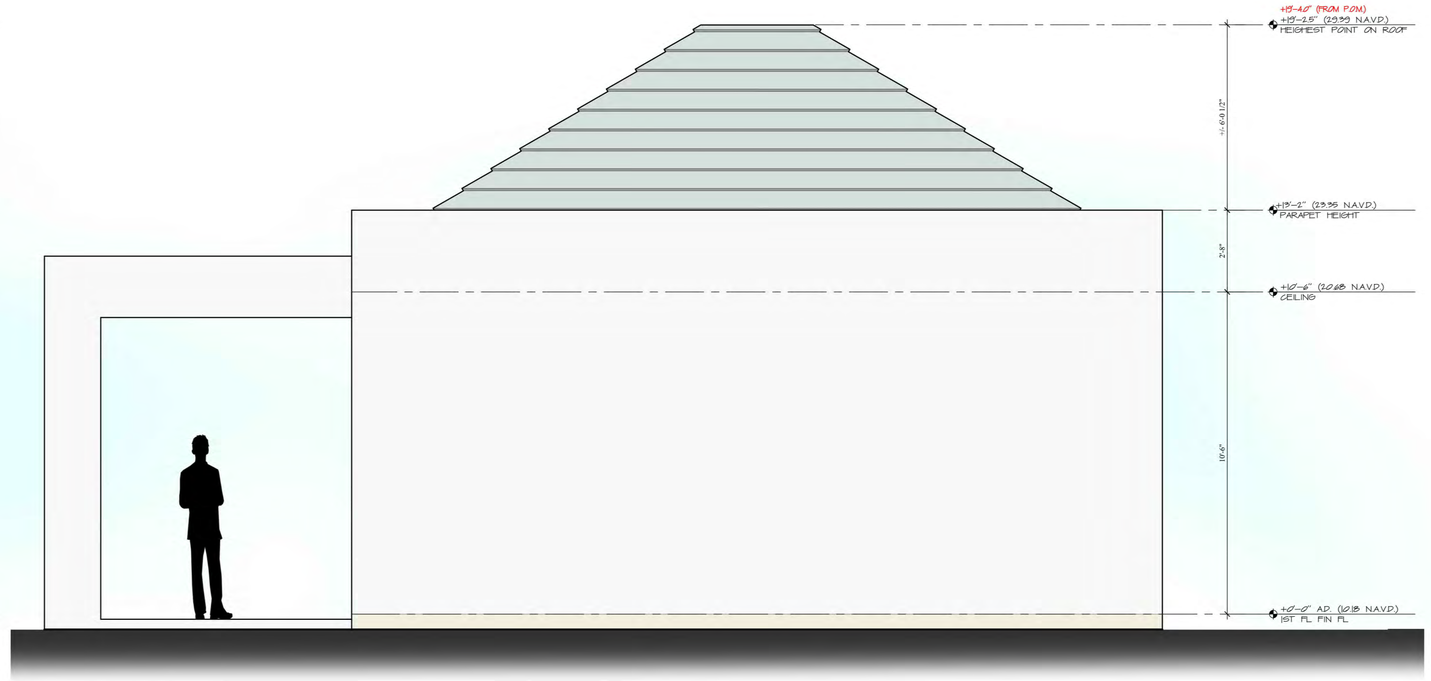
DESIGN PRES. 3	2021-09-15

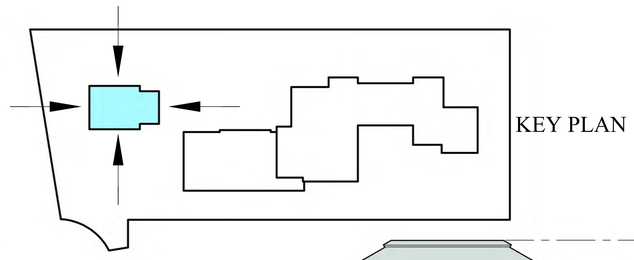
NO:
DWG. BY: DK
SHEET:
EL-6



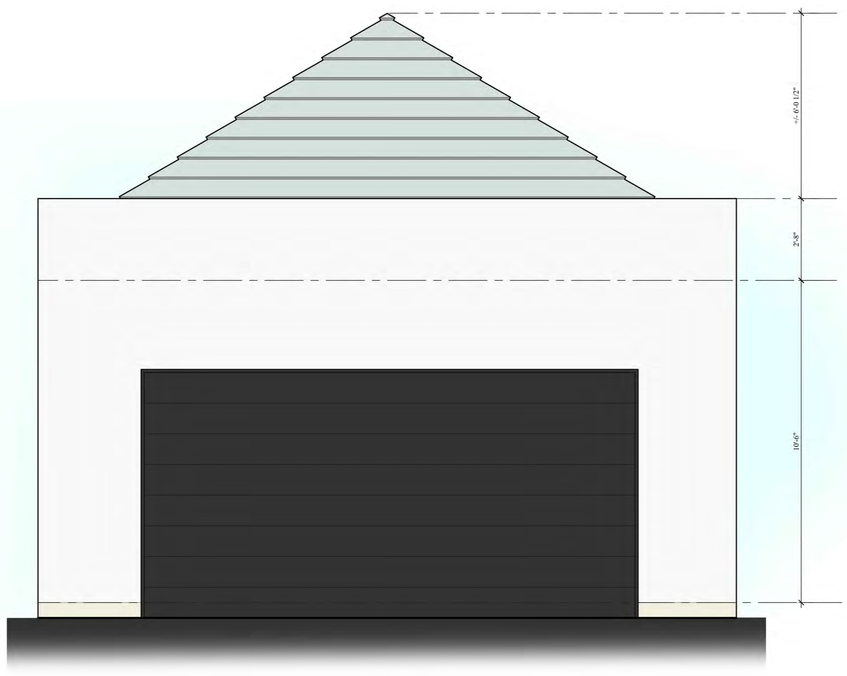
GARAGE
EAST ELEVATION
SCALE: 1/2"=1'-0"



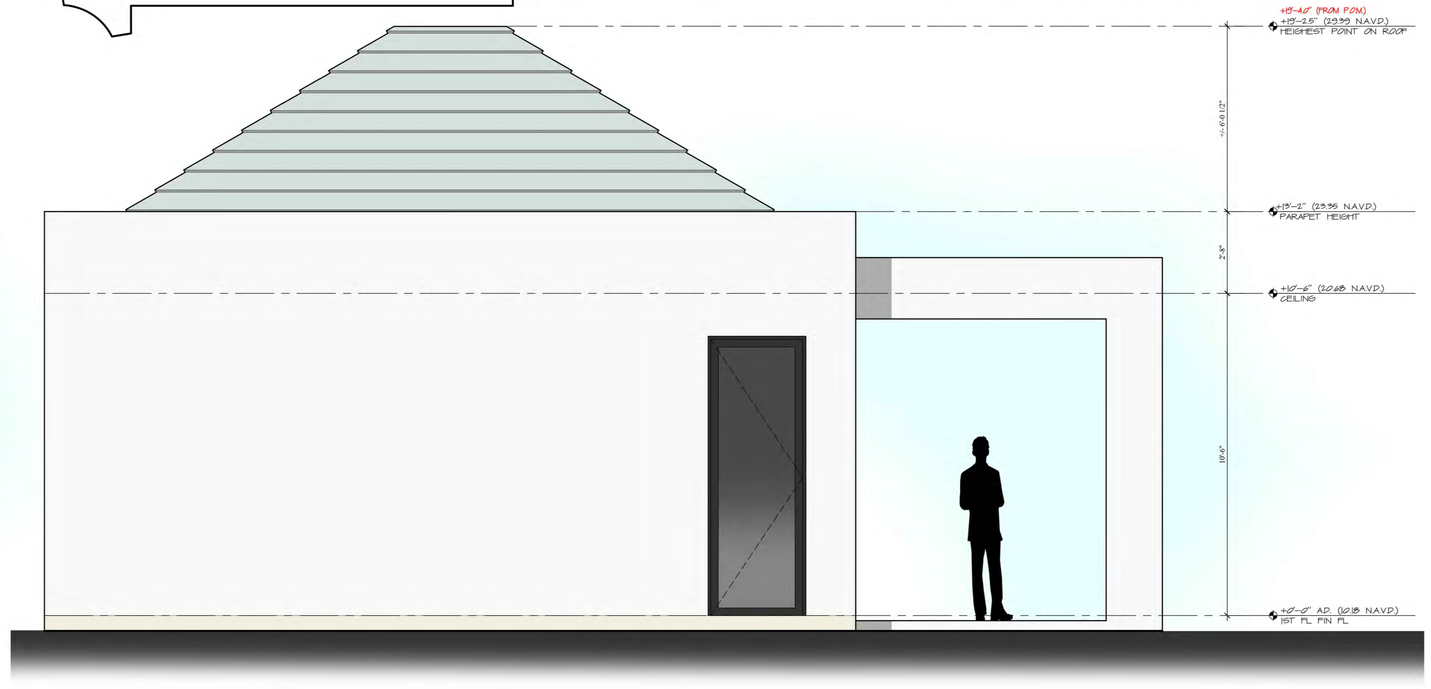
GARAGE
NORTH ELEVATION
SCALE: 1/2"=1'-0"



KEY PLAN



GARAGE
WEST ELEVATION
SCALE: 1/2"=1'-0"



GARAGE
SOUTH ELEVATION
SCALE: 1/2"=1'-0"

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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
EL-6

CONCRETE ROOF TILES TO MATCH EXISTING HOUSE

METAL BANDING DETAIL, STUCCO FINISH REVEAL,
WINDOW DETAILS TO MATCH EXISTING HOUSE.

STUCCO COLOR TO MATCH EXISTING
HOUSE AND SITE WALLS

BALCONY GLASS AND RAILING
TO MATCH EXISTING HOUSE

EXTERIOR MATERIALS

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

S·M

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

S M I T H AND M O O R E A R C H I T E C T S, I N C.
• 1300 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
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DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:

DWG. BY: DK

SHEET:

EL-MA1

PREVIOUSLY PROPOSED

FAMILY WING & DRIVEWAY

S·M

NEW ADDITION TO THE RESIDENCE AT
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PALM BEACH, FLORIDA

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DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:

DWG. BY: DK

SHEET:

R-1

FAMILY WING & DRIVEWAY

S·M

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DESIGN PRES. 1	2021-08-02
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DESIGN PRES. 3	2021-09-15

NO:

DWG. BY: DK

SHEET:

R-1

PREVIOUSLY PROPOSED

FAMILY WING & POOL / LAWN

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
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FLORIDA AAC

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DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:

DWG. BY: DK

SHEET:

R-2

FAMILY WING & POOL / LAWN

S·M

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

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• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

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DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
R-2

PREVIOUSLY PROPOSED

FAMILY WING & POOL CABANA

S·M

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

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92592

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:

DWG. BY: DK

SHEET:

R-3

FAMILY WING & POOL CABANA

S·M

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

SMITH AND MOORE ARCHITECTS, INC.
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FLORIDA AAC

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REGISTERED ARCHITECT 8742

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REGISTERED ARCHITECT 13541

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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:

DWG. BY: DK

SHEET:

R-3

PREVIOUSLY PROPOSED

STREET VIEW

S·M

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

SMITH AND MOORE ARCHITECTS, INC.
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FLORIDA AAC

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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
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DESIGN PRES. 3	2021-09-15

NO:

DWG. BY: DK

SHEET:

R-4

STREET VIEW

S·M

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

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REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
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DESIGN PRES. 3	2021-09-15

NO:

DWG. BY: DK

SHEET:

R-4

PREVIOUSLY PROPOSED

AERIAL VIEW OF DESIGN

S·M

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

SMITH AND MOORE ARCHITECTS, INC.
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FLORIDA AAC

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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:

R-5

AERIAL VIEW OF DESIGN

S·M

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

SMITH AND MOORE ARCHITECTS, INC.
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NO:

DWG. BY: DK

SHEET:

R-5

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	24,242	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	12,121	SQ FT	50%
PROPOSED =	12,292	SQ FT	50.7%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	8,652	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,893	SQ FT	45%
PROPOSED =	4,675	SQ FT	54%

0 2 4 8 16 24 FEET

SCALE: 3/32" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

SCALE: 3/32" = 1'-0"

9 SEPT 2024 - ARCOM

NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Suite 502
West Palm Beach, FL 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP1

ARC-23-165

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

NORTH ELEVATION

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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EL1

MARIO F. NIEVERA

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6666856

EAST ELEVATION

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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

9 SEPT 2024 - ARCOM

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EL2

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

SOUTH ELEVATION

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

9 SEPT 2024 - ARCOM

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EL3

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

WEST ELEVATION

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

9 SEPT 2024 - ARCOM

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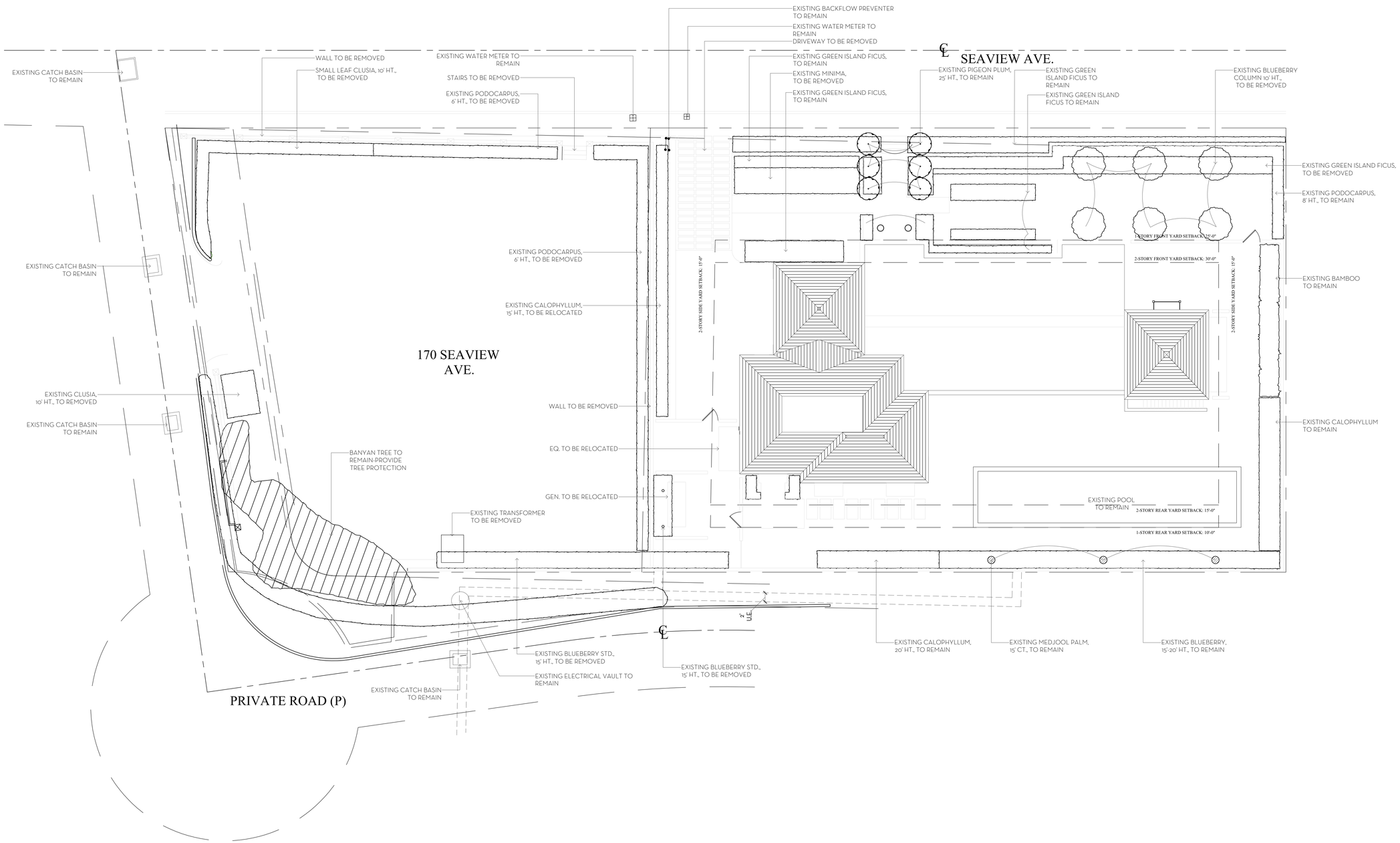
EL4



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

EXISTING CONDITIONS PLAN

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

9 SEPT 2024 - ARCOM

NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Suite 502
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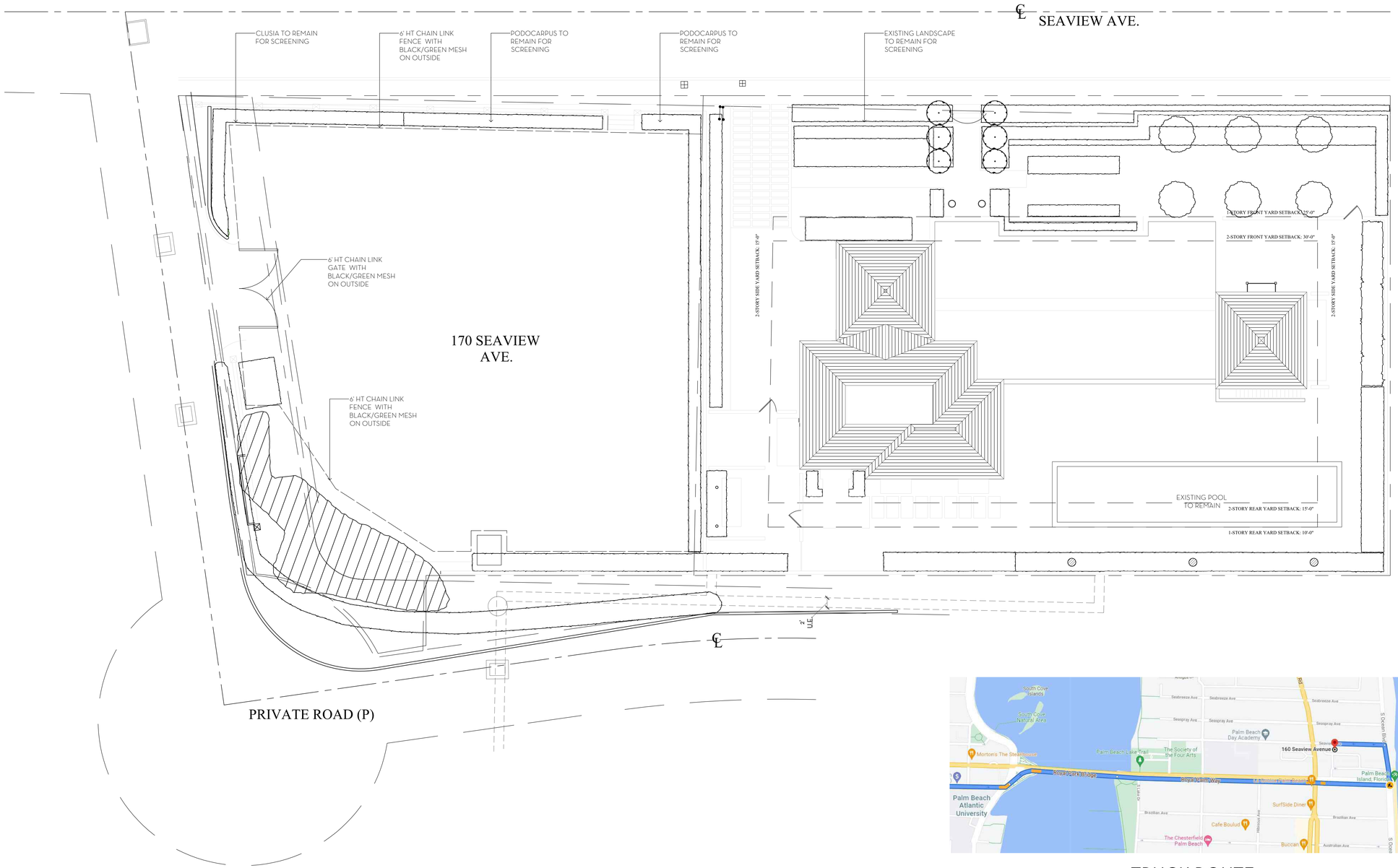
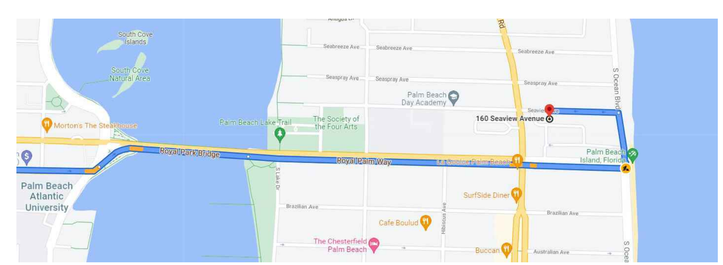
EX

ARC-23-165





TRUCK ROUTE

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

CONSTRUCTION SCREENING PLAN

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

9 SEPT 2024 - ARCOM

NIEVERA WILLIAMS DESIGN

625 North Flagler Drive
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West Palm Beach, FL 33480
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CSP

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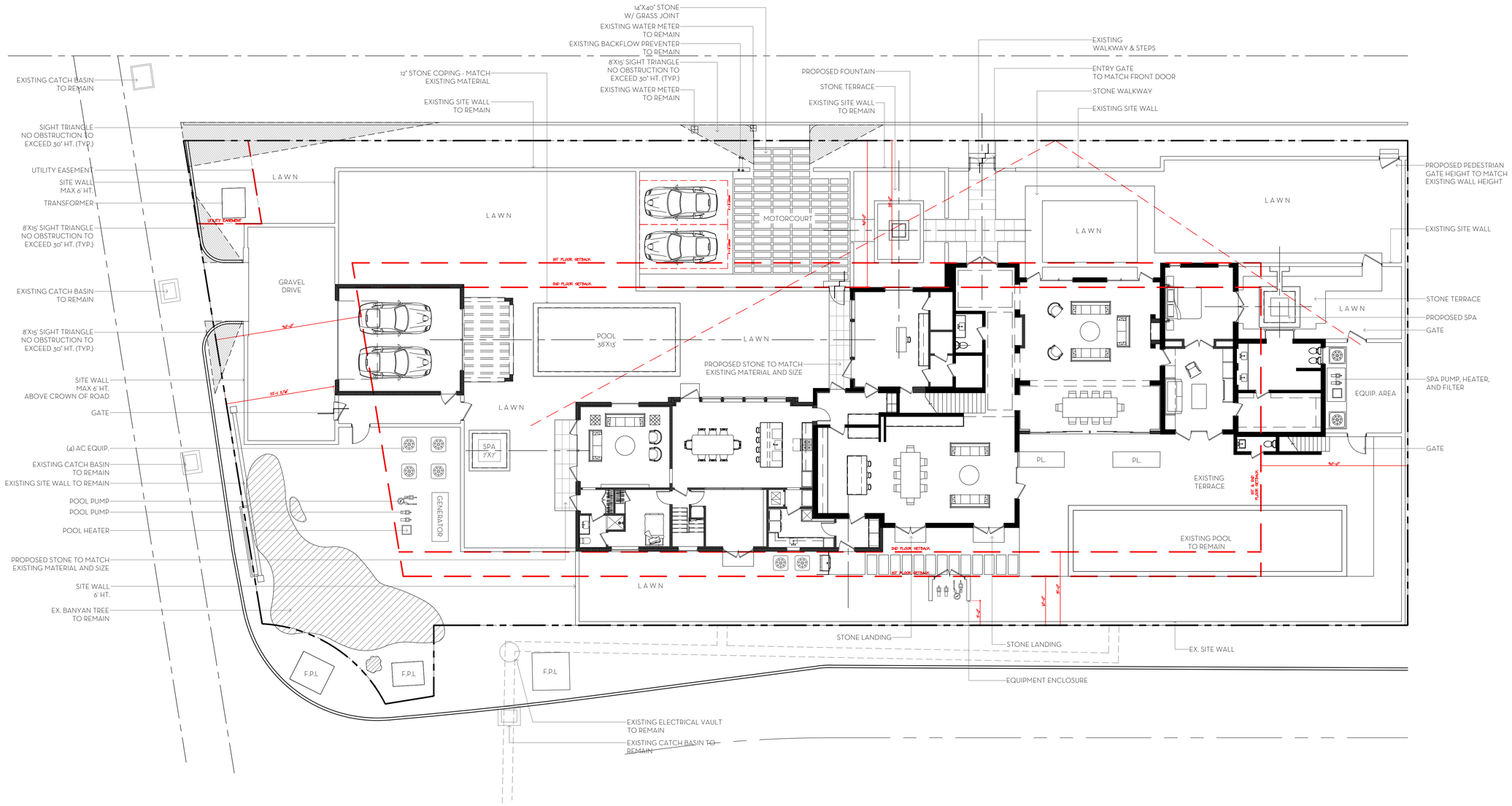

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	24,242	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	12,121	SQ FT	50%
PROPOSED =	12,292	SQ FT	50.7%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	8,652	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,893	SQ FT	45%
PROPOSED =	4,675	SQ FT	54%

0 2 4 8 16 24 FEET

SCALE: 3/32" = 1'-0"

N E S W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

SCALE: 3/32" = 1'-0"

9 SEPT 2024 - ARCOM

NIEVERA WILLIAMS DESIGN

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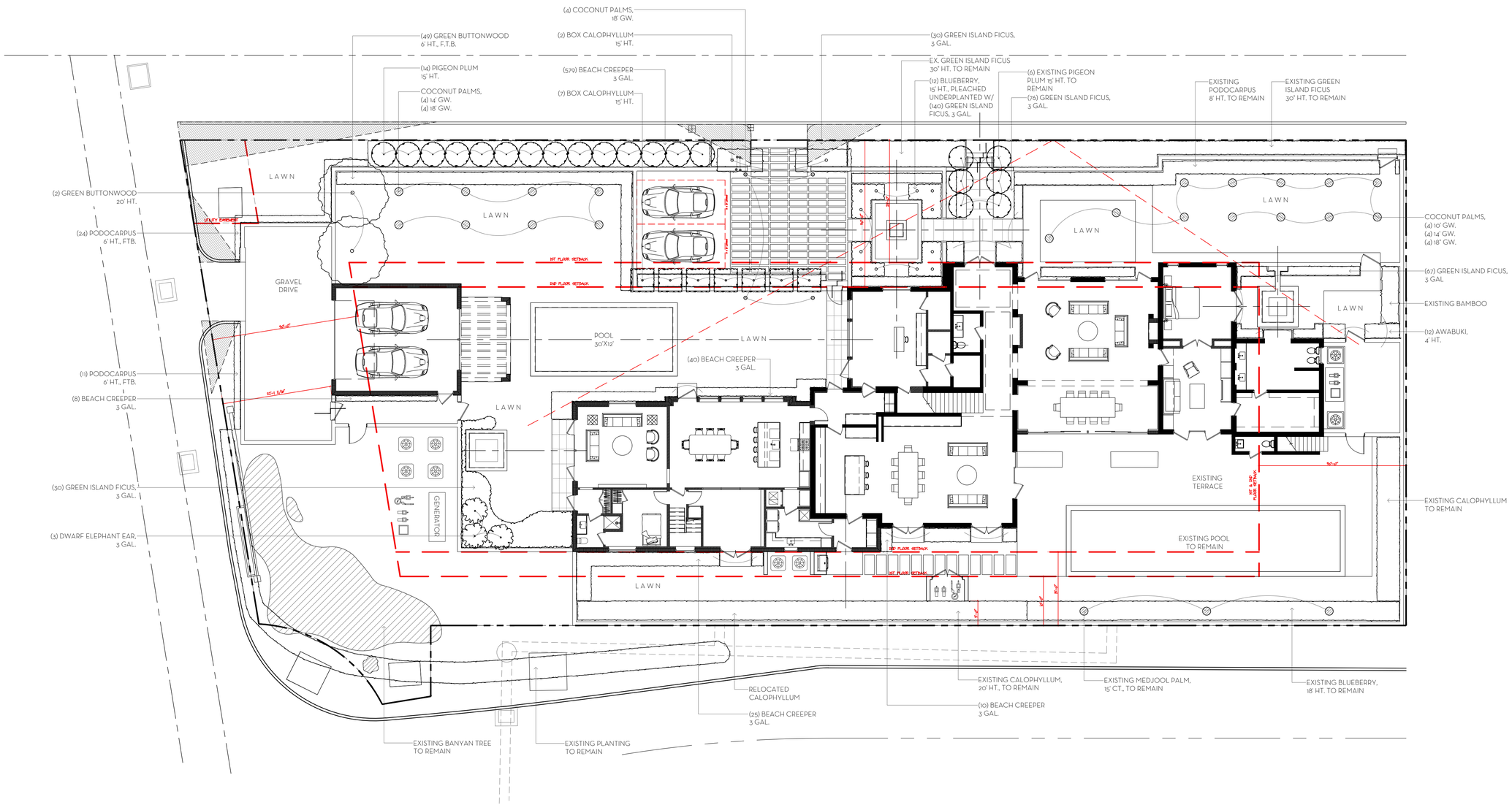

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MINIMUM LANDSCAPE:			
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0 2 4 8 16 24 FEET

SCALE: 3/32" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

LANDSCAPE PLAN

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

9 SEPT 2024 - ARCOM

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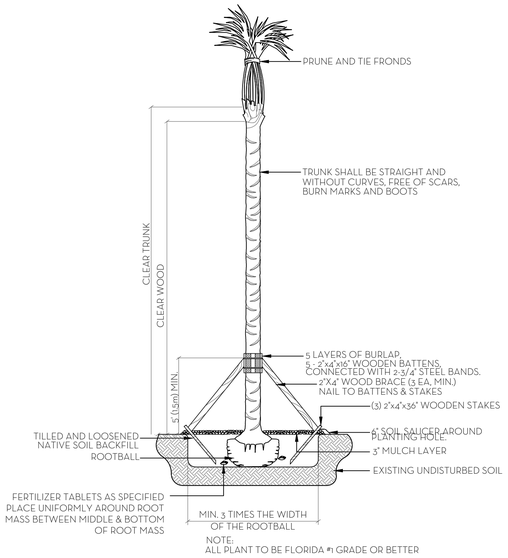
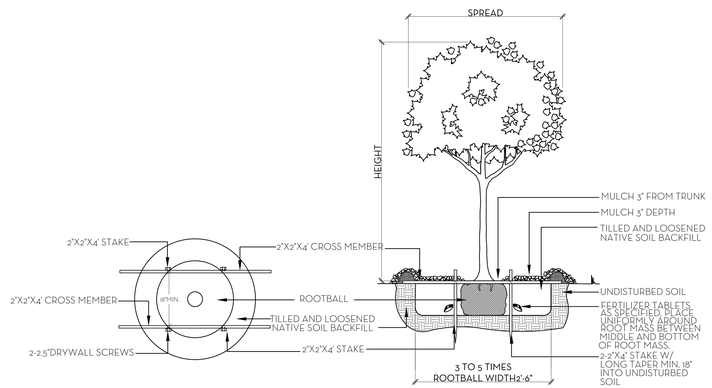
ARC-23-165



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

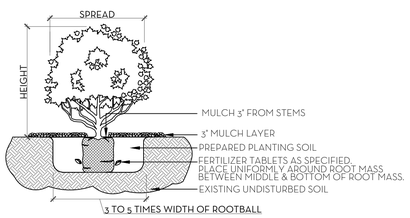
PALM PLANTING DETAIL
N.T.S.

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



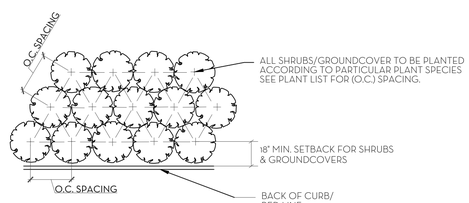
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

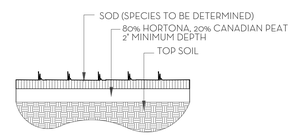
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

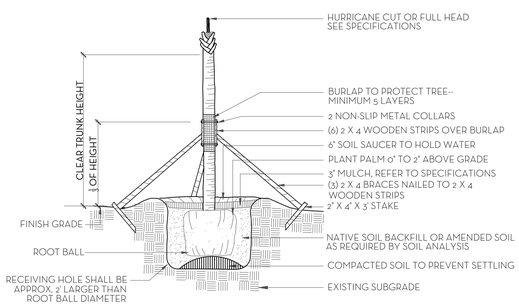
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



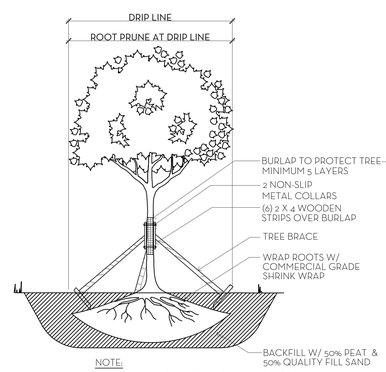
SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



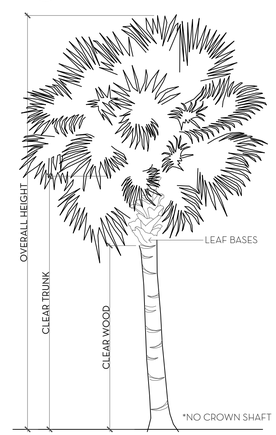
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

NIEVERA WILLIAMS DESIGN

160-170 Seaview Avenue

Palm Beach, FL

September 9th, 2024

LANDSCAPE MATERIAL SCHEDULE

ITEM NO.	COMMON NAME	BOTANICAL NAME	QUANTITY	SPECIFICATION	COVERED AREA (SF)	NATIVE
	TREES					
1	Japanese Blueberry	Elaeocarpus decipiens	12	15' HT., PL FACHED		
2	Pigeon Plum	Coccoloba diversifolia	14	15' HT.		✔
3	Green Buttonwood	Conocarpus erectus	2	20' HT.		✔
			28			57%
	PALMS					
4	Coconut Palm	Cocos nucifera	4	10' GW.		
5	Coconut Palm	Cocos nucifera	8	14' GW.		
6	Coconut Palm	Cocos nucifera	12	18' GW.		
			24			
	HEDGE/SHRUB/ACCENTS					
7	Awabuki	Viburnum odoratissimum	12	4' HT., F.T.B.		
8	Noronhia	Noronhia emarginata	10	15' HT., F.T.B.		
9	Podocarpus Hedge	Podocarpus	35	6' HT., F.T.B.		
10	Dwarf Elephant Ear	Alocasia	3			
11	Green Buttonwood	Conocarpus erectus	28	6' HT., F.T.B.		✔
			88			32%
	GROUND COVERS/VINES					
12	Beach Creeper	Ernodea littoralis	662	3 Gal.	567	✔
13	Green Island Ficus	Ficus microcarpa 'Green Island'	343	3 Gal.	506	
			1005		1073	53%
	SOD					
14	Zoysia	Diamond zoysia	6,675 SF	CONTRACTOR TO VERIFY QTY		

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

Line #	Landscape Legend		
1	Property Address:	160-170 SEAVIEW AVE.	
2	Lot Area (sq. ft.):	24,242 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	12,121 (50%)	12,292 (50.7%)
5	LOS to be altered (Sq FT and %)	N/A	> 50%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	3,893 (45%)	4,675 (54%)
8	Native Trees %	30% (number of trees)	57%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	32%
10	Native Groundcover %	30% (groundcover area)	53%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

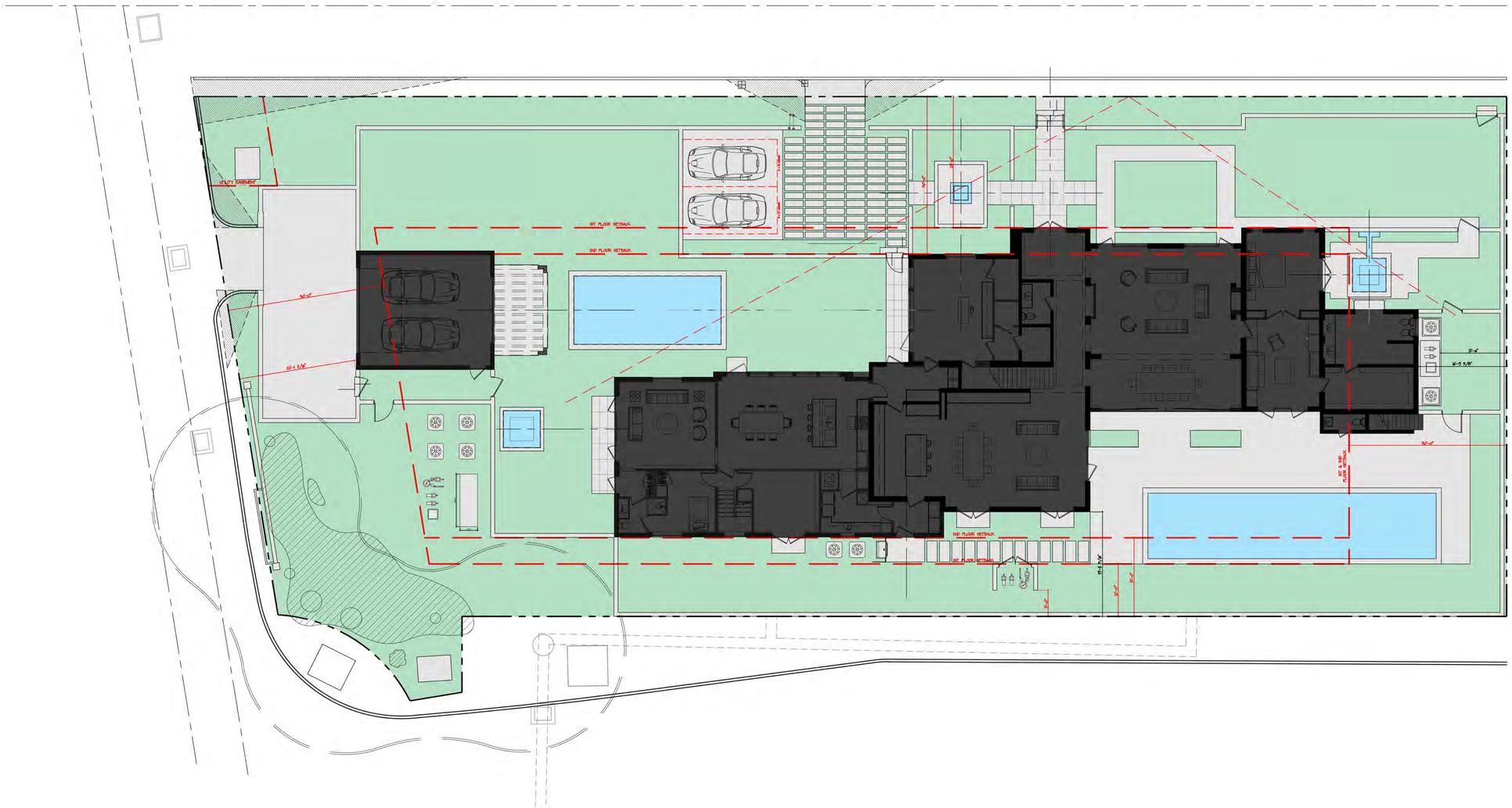
PLANT LIST AND DETAILS
FELDMAN RESIDENCE
160-170 SEAVIEW AVENUE, PALM BEACH, FL.

9 SEPT 2024 - ARCOM

NIEVERA WILLIAMS DESIGN
625 North Flagler Drive
Suite 502
West Palm Beach, FL 33480
P: 561-659-2820
F: 561-659-2113
NIEVERAWILLIAMS.COM

LP2

ARC-23-165



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	24,242	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	12,121	SQ FT	50%
PROPOSED =	12,292	SQ FT	50.7%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	8,652	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,893	SQ FT	45%
PROPOSED =	4,675	SQ FT	54%

OPEN SPACE LEGEND:

- BUILDING
- HARDSCAPE
- WATER
- LANDSCAPE

0 2 4 8 16 24 FEET

SCALE: 3/32" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

OPEN SPACE DIAGRAM

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

9 SEPT 2024 - ARCOM

NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Suite 502
West Palm Beach, FL 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS1

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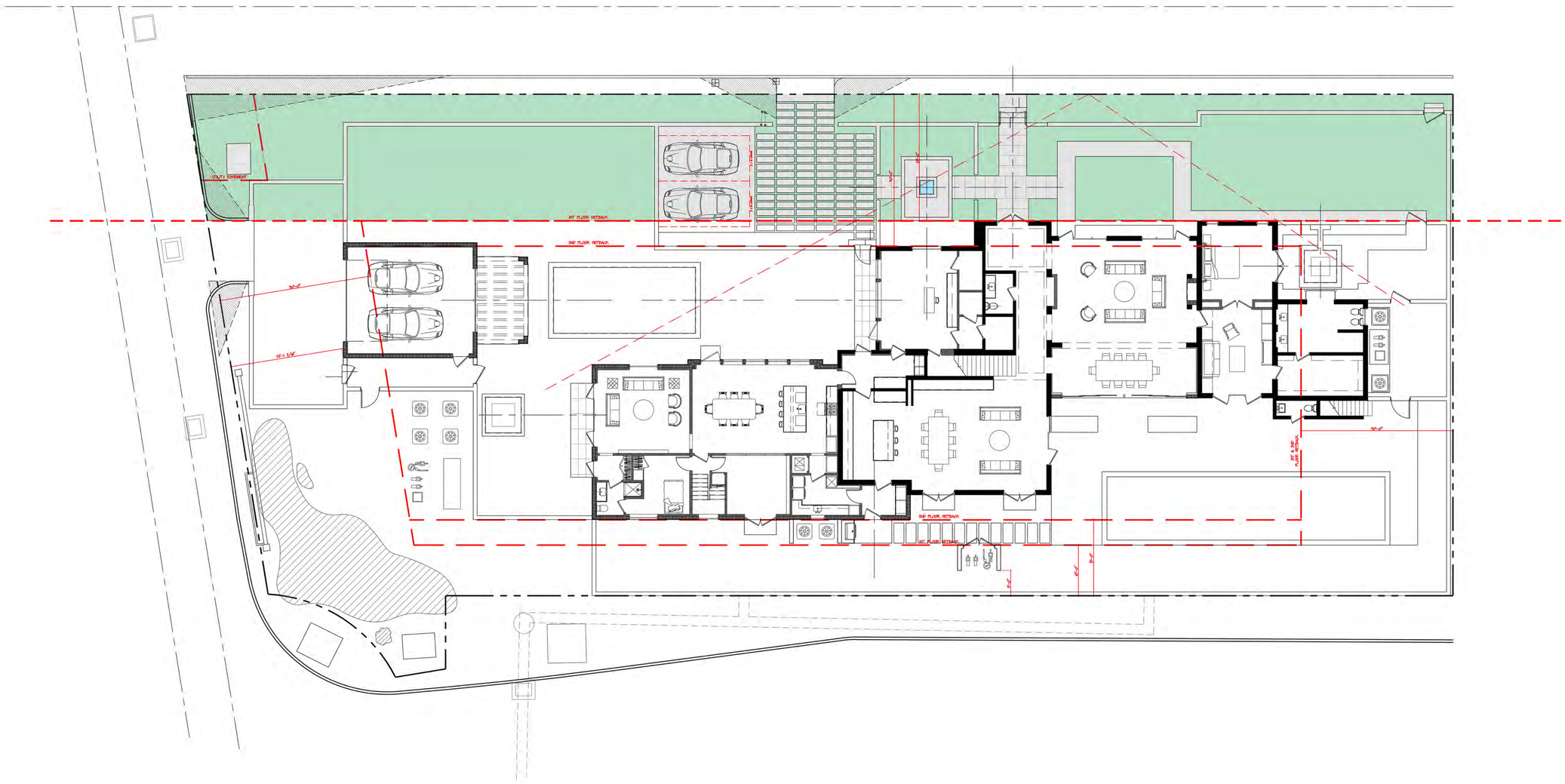

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OPEN SPACE LEGEND:

- HARDSCAPE
- WATER
- LANDSCAPE

0 2 4 8 16 24 FEET

SCALE: 3/32" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

SCALE: 3/32" = 1'-0"

9 SEPT 2024 - ARCOM

N W

NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
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West Palm Beach, FL 33480
P: 561-659-2820
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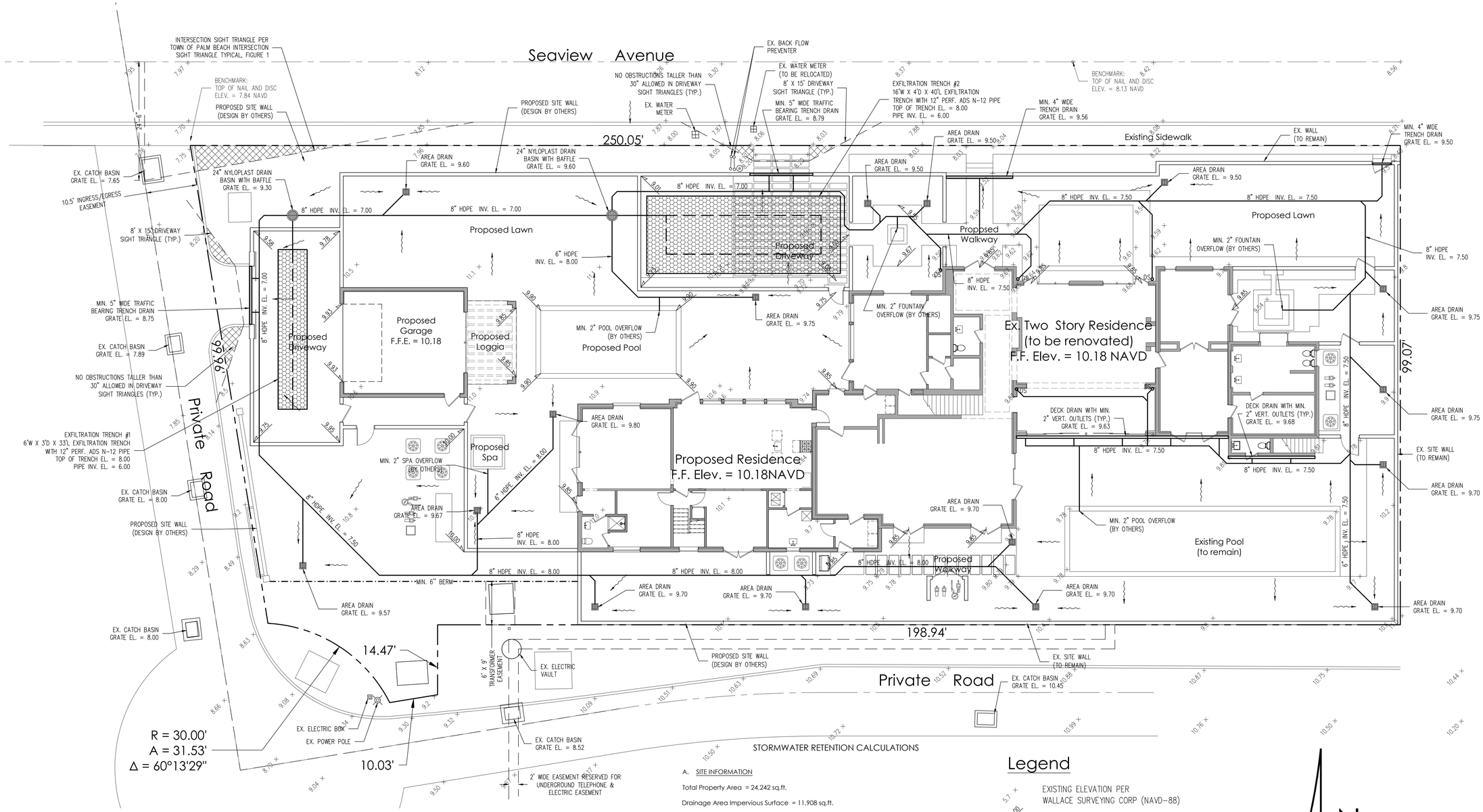
NIEVERAWILLIAMS.COM

OS2

ARC-23-165



STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 24,242 sq.ft.

Drainage Area Impervious Surface = 11,908 sq.ft.

Drainage Area Pervious Surface = 12,334 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 11,908 sq.ft. x 1 ft./12 in. = 1,985 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 12,334 sq.ft. x 1 ft./12 in. = 411 cu.ft.

Total Volume to be Retained = 2,396 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L	=	Total Length of Trench Provided	=	33	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	677	cu.ft.

Exfiltration Trench #2

L	=	Total Length of Trench Provided	=	40	ft
W	=	Trench Width	=	16	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	4.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	2,221	cu.ft.

Total Volume Retained in Exfiltration Trenches = 2,898 cu.ft.

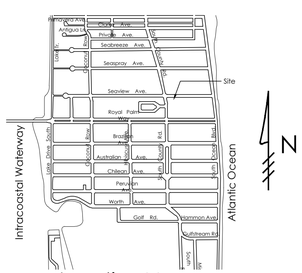
Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'



Location Map
N.T.S.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.

Plan Background from Site Plan by Smith and Moore Architects Received 11/4/24

ARC-23-165

GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Conceptual Site Grading & Drainage Plan For:
PROPOSED RENOVATION
160 Seaview Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2021-0155
Issue Date	11/12/2024
Scale	1" = 10'

REVISIONS:

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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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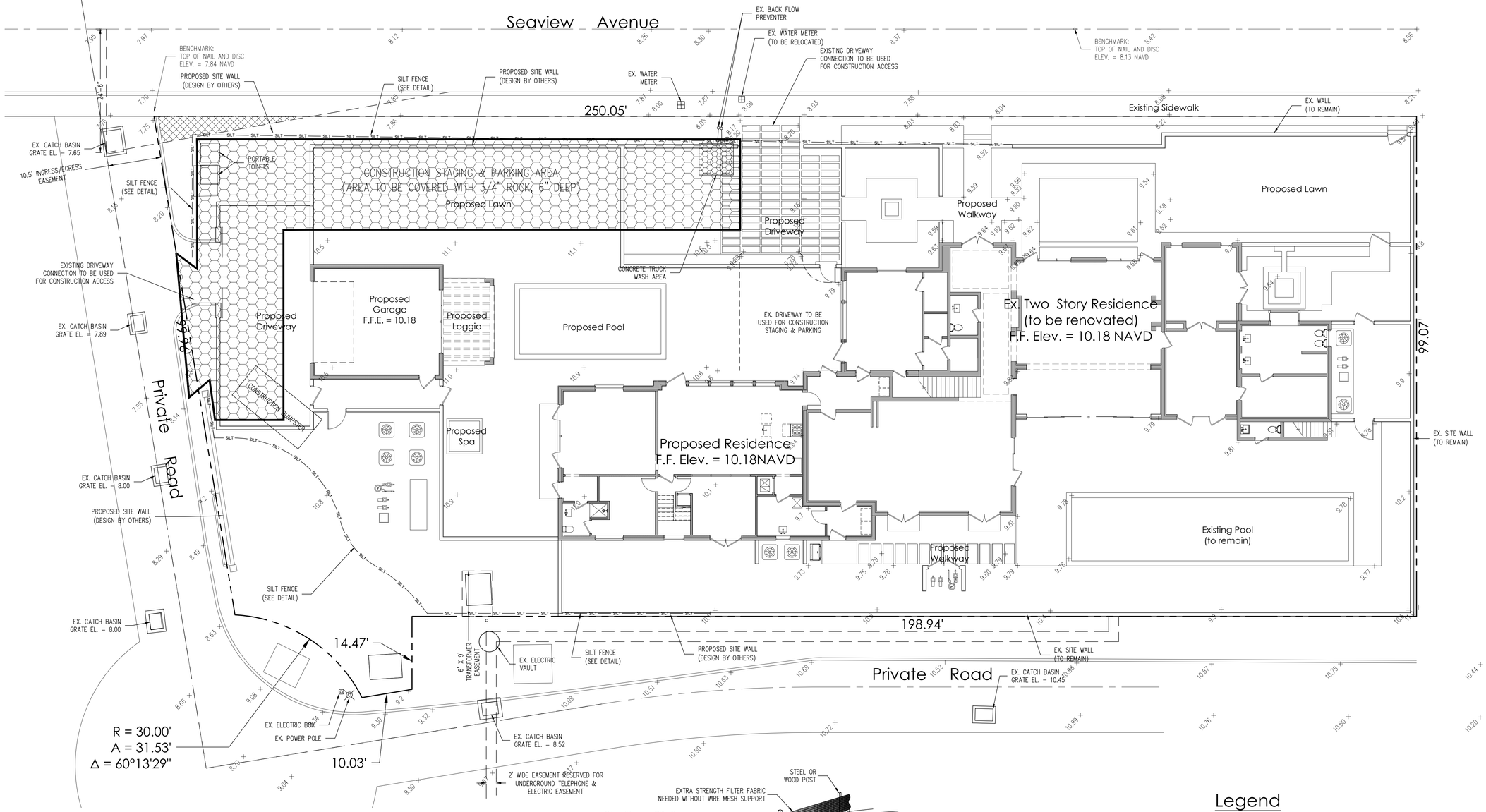

Notes:

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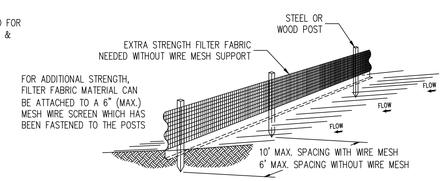
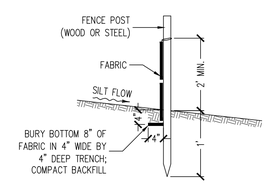


Notes:

1) The height of a silt fence shall not exceed 36".
2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
7) The trench shall be backfilled and the soil compacted over the filter fabric.

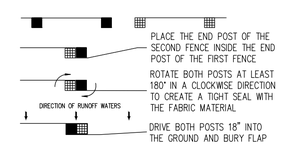
SILT FENCE DETAIL

N.T.S.



SILT FENCE SECTION

N.T.S.



ATTACHING TWO SILT FENCES

N.T.S.

Legend

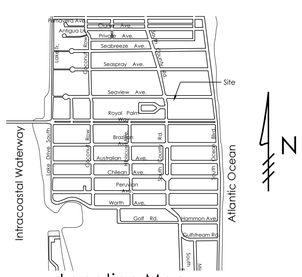
CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

N

0 5 10 20 40

Scale: 1" = 10'



Location Map

N.T.S.

Plan Background from Site Plan by Smith and Moore Architects Received 11/4/24

ARC-23-165

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West Palm Beach, FL 33401

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Conceptual Construction Erosion Control Plan For:

PROPOSED RENOVATION

160 Seaview Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2021-0155
Issue Date	11/12/2024
Scale	1" = 10'

REVISIONS:

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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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SHEET NUMBER:

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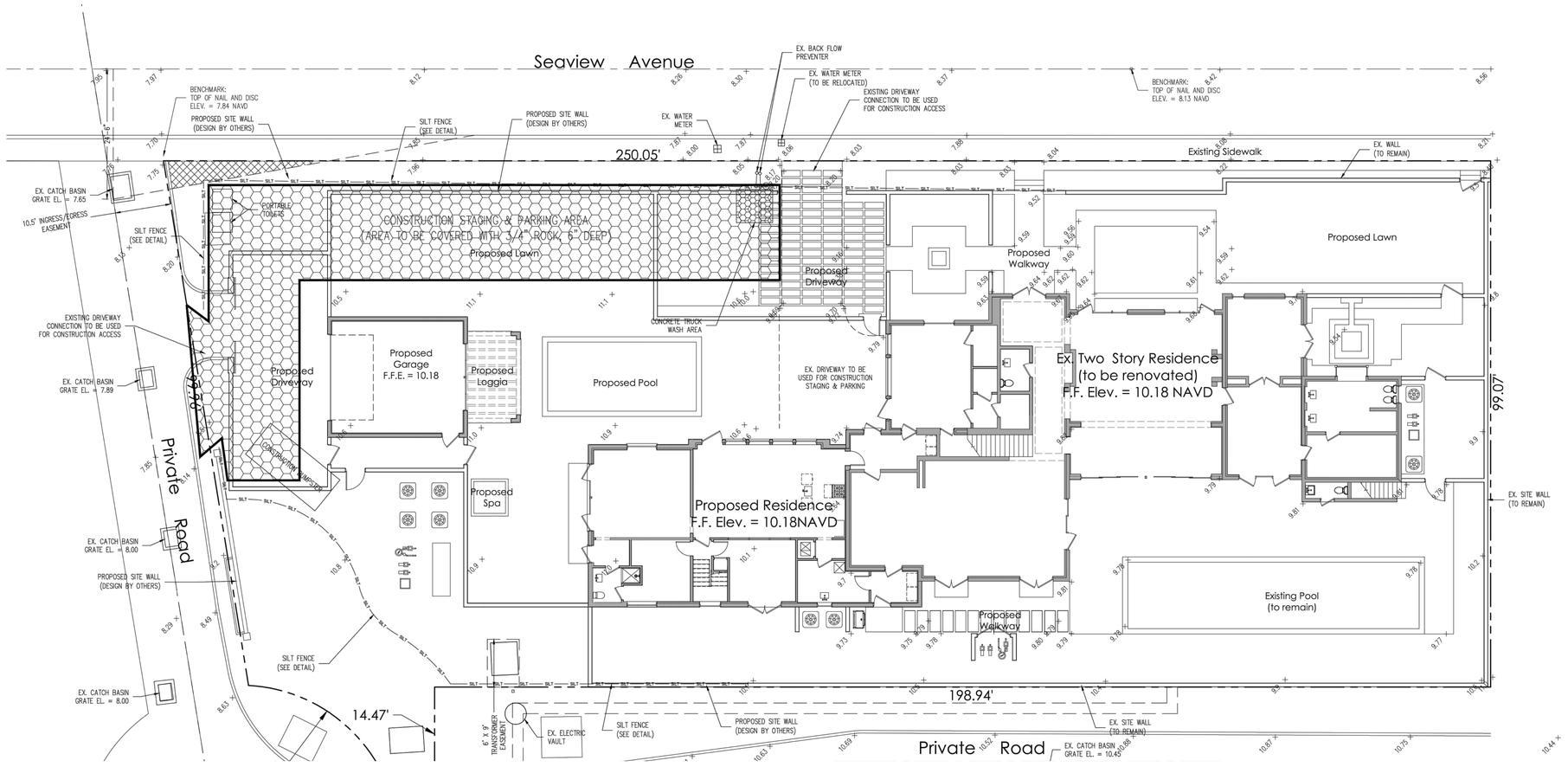


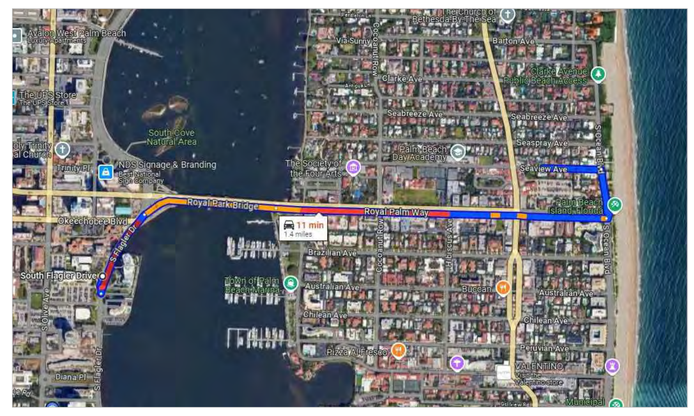
1	**CONSTRUCTION**	**410 days**
2	COMMENCEMENT	**20 days**
3	Start / Mobilization	1 days
4	Silt Fencing, etc.	4 days
5	Demoliton	8 days
6	Site Prep	5 days
7	Surveying / Stake Out	2 days
8	STRUCTURE	**233 days**
9	Piling Installations & Cleanup	8 days
10	Footings & Stem Walls	22 days
11	SOG - Underground Roughs	15 days
12	Slab On Grade	8 days
13	1st Floor Block delivery	2 days
14	1st Floor Vertical	25 days
15	2nd Floor System	10 days
16	2nd Floor Block Delivery	2 days
17	2nd Floor Vertical	25 days
18	Truss Installations, Sheathing & Engineering	15 days
19	Windows & Exterior Doors	30 days
20	Dry-In Roof	2 days
21	Sitewalls	20 days
22	INTERIORS	**237 days**
23	Interior Framing	35 days
24	MEP Roughs	50 days
25	Insulation	5 days
26	Hang & Finish Drywall	45 days
27	Tile & Marble	30 days
28	Flooring - Wood & Stone	36 days
29	Interior Paint	90 days
30	Interior Railings	15 days
31	Millwork Installations	30 days
32	Cabinetry & Countertops	45 days
33	MEP Trim, Appliances, etc.	30 days
34	Finishes, Hardware, Shower Enclosures	30 days
35	EXTERIORS	**180 days**
36	Landscaping - Large Trees	5 days
37	Roofing	30 days
38	Swimming Pool - Structure	15 days
39	Swimping Pool - Piping	10 days
40	Site Drainage	15 days
41	Hardscape - Driveway, Walkways, Decks	60 days
42	Stucco	45 days
43	Exterior Painting	40 days
44	Exterior Finishes	30 days
45	Exterior Railings	15 days
46	Landscaping - Small Trees, plantings, sod	25 days
47	Swimming Pool - Finishes	20 days
48	FINAL INSPECTIONS / COMPLETIONS	**43 days**
49	Punch Out	25 days
50	Final Inspections	15 days
51	Final Clean	10 days
52	Temporary Certificate of Occupancy	2 days
53	Furniture Deliveries	11 days
54	Move-In	5 days

PROPOSED TRUCK LOGISTICS

A. ROADWAYS
- DELIVERIES AND WORKERS WILL BE USING THE ROYAL PARK BRIDGE, EAST TO ROYAL PALM WAY, TURNING NORTH ON SOUTH OCEAN BOULEVARD, THEN WEST ON SEAVIEW AVE TO 160-170 SEAVIEW AVE.

B. MAXIMUM TRUCK LENGTH = 30 FEET

C. TOTAL NUMBER OF ESTIMATED DELIVERIES GENERATED BY THE PROJECT = 100
- DUMP TRUCKS, DEMOLITION, FILL CONCRETE, EQUIPMENT, HARDSCAPE, LANDSCAPE, ETC.



SITE CONSTRUCTION STAGING, TRUCK LOGISTICS PLAN AND SCHEDULE

S·M

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

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
A-CS