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By DSR at 10:24 am, Mar 11, 2022

DEVELOPMENT REVIEW FINAL SUBMITTAL:

# THE DEJOUX RESIDENCE

147 SEABREEZE AVE.  
PALM BEACH, FLORIDA, 33480



## SCOPE OF WORK

SINGLE STORY ADDITION TO NE CORNER OF MAIN HOUSE TO REWORK EXISTING STAIR  
RAILING AROUND EXISTING THIRD FLOOR ROOF DECK  
REPLACE ALL EXISTING DOORS AND WINDOWS WITH IMPACT RATED UNITS  
REMODEL THE EXISTING KITCHEN  
UPGRADE LIGHTING IN FIRST FLOOR ROOMS  
INTERIOR CABINETRY AND BUILT-INS  
NEW AC SYSTEM THROUGHOUT  
NEW LAUNDRY ROOM IN EXISTING GARAGE  
SITE WALL AND HARDSCAPE CHANGES  
EXPAND TERRACE ON SOUTH SIDE OF FAMILY ROOM

## CONSULTANTS

### STRUCTURAL ENGINEER

CARMO ENGINEERING  
228 EAST OCEAN AVENUE  
LANTANA, FLORIDA 33462  
(561)586-1111 FAX (561) 586-5003

### MECH/ELEC/PLUMBING ENGINEER

CARDINAL ENGINEERING ASSOCIATES, INC.  
575 NW MERCANTILE PL. #106  
PORT ST. LUCIE, FL 34986  
(561) 746-6343

### LANDSCAPE ARCHITECT

NIEVERA WILLIAMS  
625 N. FLAGLER DRIVE SUITE 502  
WEST PALM BEACH, FL 33401  
(561) 659-2820

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THOMAS M. KIRCHHOFF  
FL. REG. NO. AR0014635

RENOVATION FOR:  
**147 SEABREEZE AVE.**

147 SEABREEZE AVE.  
PALM BEACH, FLORIDA

ARCOM PRE-APP SET:  
1/24/22

FIRST SUBMITTAL 2/7/22

FINAL SUBMITTAL 2/28/22

1907 COMMERCE LANE SUITE 106  
JUPITER, FLORIDA 33458 561.575.9994



KIRCHHOFF & ASSOCIATES  
ARCHITECTS

SHEET:

A0.1

ARC - 22 - 084  
ZON - 22 - 057

1 OF 34

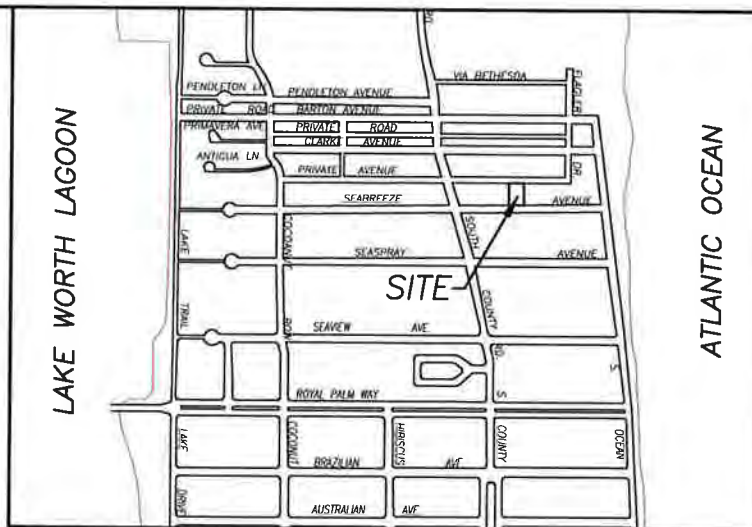
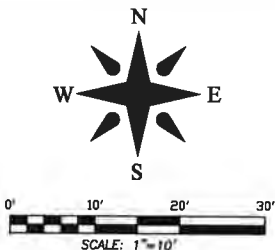
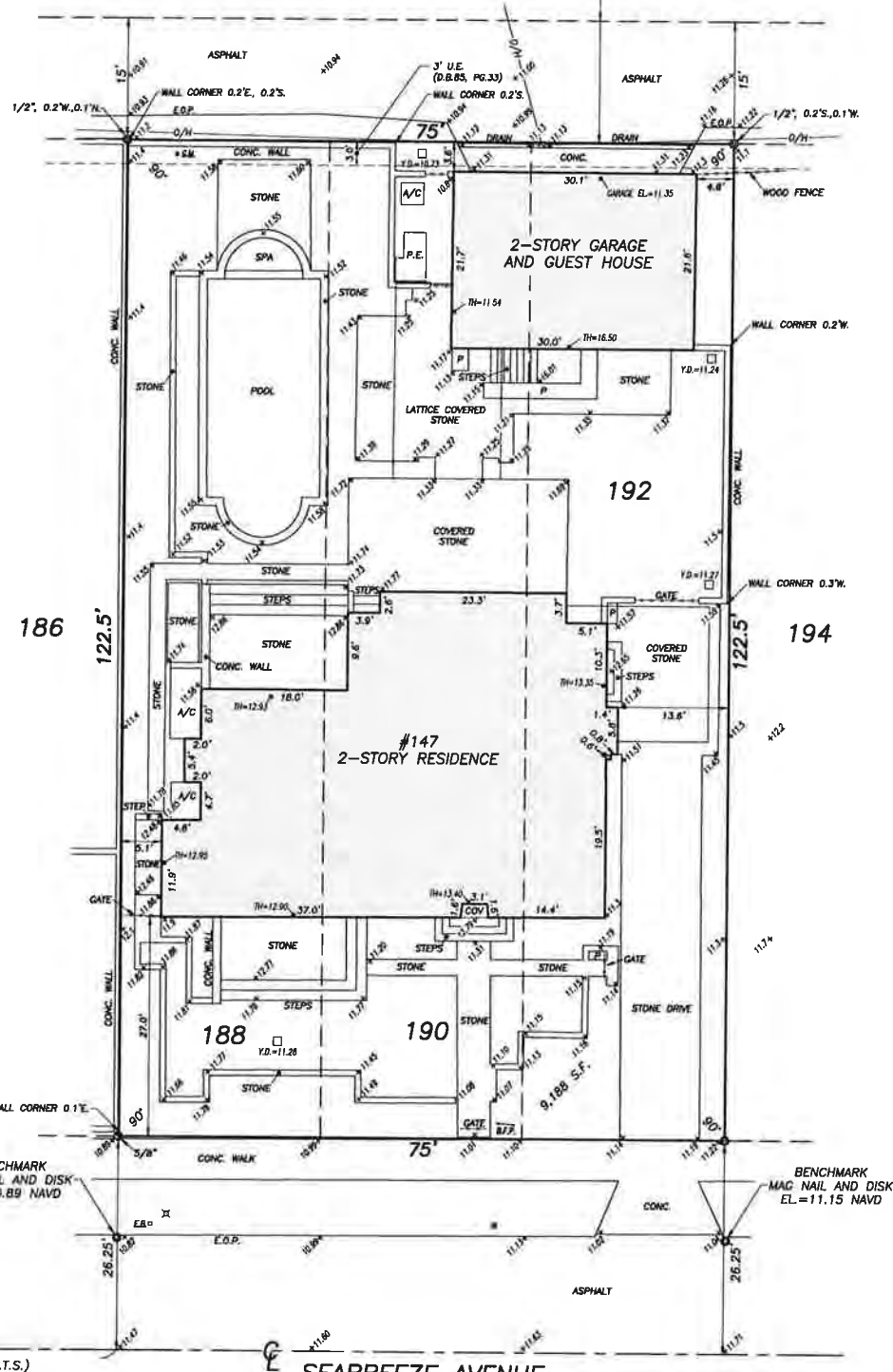
# LEGEND

- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- B.F.P. = BACKFLOW PREVENTER
- 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.M.P. = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- COV. = COVERED
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- D.W. = DRIVEWAY
- EL. = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMT. = EASEMENT
- F.F. = FINISH FLOOR
- FND. = FOUND
- G.M. = GAS METER
- I.D. = INSIDE DIAMETER
- 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.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N.T.S. = NOT TO SCALE
- O.A. = OVERALL
- O.D. = OUTSIDE DIAMETER
- OH = OVERHEAD UTILITY LINE
- O.R.B. = OFFICIAL RECORD BOOK
- 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
- P.G. = 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
- R.G.E. = 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
- T.W.P. = 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
- Δ = 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)
- = PROPERTY LINE
- = UTILITY POLE
- = FIRE HYDRANT
- = WATER METER
- = WATER VALVE
- = LIGHT POLE
- = PINE TREE
- = SABAL PALM

## PRIMAVERA ESTATES

(P.B. 6, PG. 82)

15' PUBLIC ALLEY (P.B. 6, PG. 82)



VICINITY SKETCH N.T.S.

## BOUNDARY SURVEY FOR: MEHWD147 LLC

This survey is made specifically and only for the following party for the purpose of design on the surveyed property.

MEHWD147 LLC

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

PROPERTY ADDRESS:  
147 Seabreeze Ave.  
Palm Beach, FL 33480

LEGAL DESCRIPTION:  
Lots 188, 190 and 192 POMICIANA PARK, according to the Plat thereof, as recorded in Plat Book 6, Page 1, Public Records of Palm Beach County, Florida.

FLOOD ZONE:  
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12096C 0383F, dated 10/05/2017.

## TITLE COMMITMENT REVIEW

| CLIENT: MEHWD147 LLC, a Delaware limited liability company |                   | COMMITMENT NO. : 21083295                                                                                                            | DATE: June 23, 2021 |                            |                 |                     |
|------------------------------------------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------|-----------------|---------------------|
| REVIEWED BY: Craig Wallace                                 |                   | JOB NO. : 97-1203.3                                                                                                                  |                     |                            |                 |                     |
| B2 ITEM NO.                                                | DOCUMENT          | DESCRIPTION                                                                                                                          | AFFECTS AND PLOTTED | AFFECTS AND NOT PLOTT-ABLE | DOES NOT AFFECT | NOT A SURVEY MATTER |
| 1-5                                                        | N/A               |                                                                                                                                      | DELETED             |                            |                 |                     |
| 6                                                          | N/A               | Standard Exceptions                                                                                                                  |                     |                            |                 |                     |
| 7                                                          | PB 6, PG 1        | Dedications contained on the Plat of POINCIANA PARK                                                                                  | •                   |                            |                 | •                   |
| 8                                                          | D B 85, PG 33     | Easements contained in the Warranty Deed                                                                                             | •                   |                            |                 |                     |
| 9                                                          | ORR 21388 PG 1306 | Terms, conditions, restrictions, easements, and covenants contained in the Stormwater Management Agreement recorded February 7, 2007 |                     | •                          |                 |                     |

## 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 21083295, issued by American Land Title Association Commitment, dated June 23, 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 SJ-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'.

Craig L.  
Wallace

Digitally signed by  
Craig L. Wallace  
Date: 2022.02.23  
10:34:30 -05'00'

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 SJ-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 5/24/2021

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

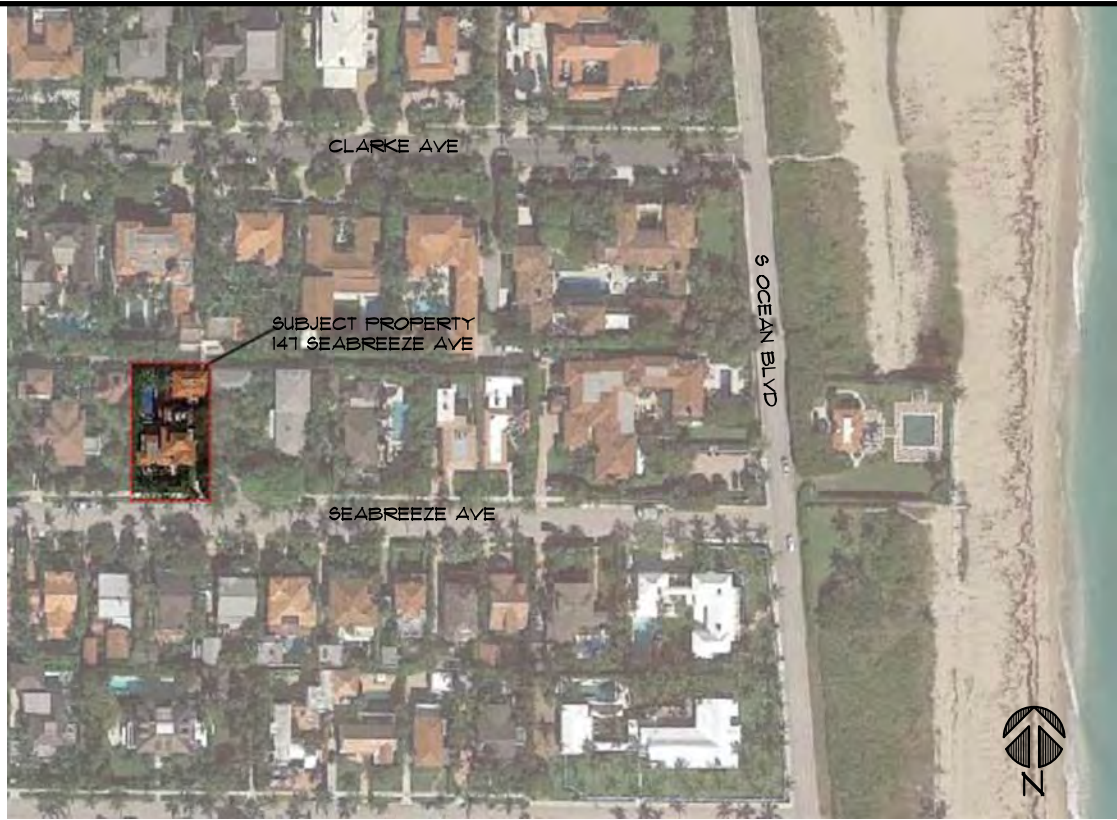
REV: 1/14/22 TITLE REVIEW CW, 97-1203.1

## BOUNDARY SURVEY FOR:

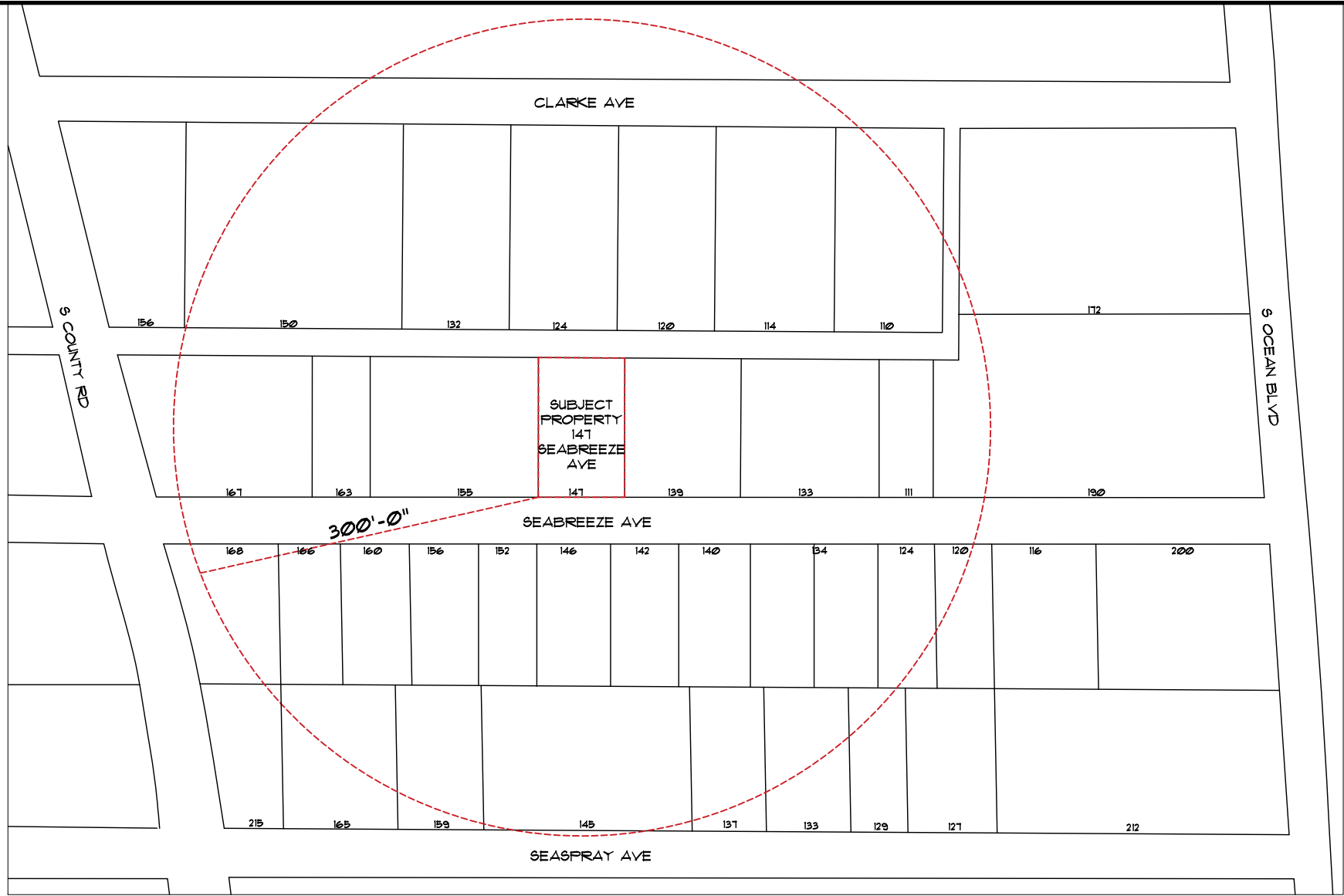
MEHWD147 LLC



|              |                    |                     |
|--------------|--------------------|---------------------|
| FIELD: B.M.  | JOB NO: 97-1203.1  | P.B. PB310 PG. 34   |
| OFFICE: M.B. | DATE: 5/24/21      | SHEET NO: 97-1203-1 |
| CK'D: C.W.   | REV: 97-1203-1.DWG | SHEET 1 OF 1        |



LOCATION MAP



1 VICINITY SITE PLAN  
1/128" = 1'-0"



163 SEABREEZE AVE.



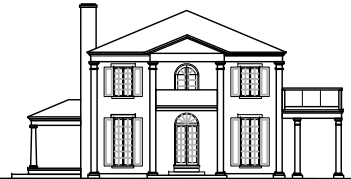
155 SEABREEZE AVE.



147 SEABREEZE AVE.  
SUBJECT PROPERTY



139 SEABREEZE AVE.



133 SEABREEZE AVE.

1 STREETSCAPE ELEVATION  
1/32" = 1'-0"

ARC - 22 - 084  
ZON - 22 - 057

ARCOM PREAPP SET:  
1/24/22  
FIRST SUBMITTAL 2/7/22  
FINAL SUBMITTAL 2/28/22

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**147 SEABREEZE AVE.**  
147 SEABREEZE AVE  
PALM BEACH, FLORIDA

THOMAS M. KIRCHHOFF  
FL. REG. NO. AR0014635  
1907 COMMERCE LANE SUITE 106  
JUPITER, FLORIDA 33458 561 . 575 . 9994

  
KIRCHHOFF & ASSOCIATES  
ARCHITECTS

SHEET:  
**A0.2**  
3 OF 34



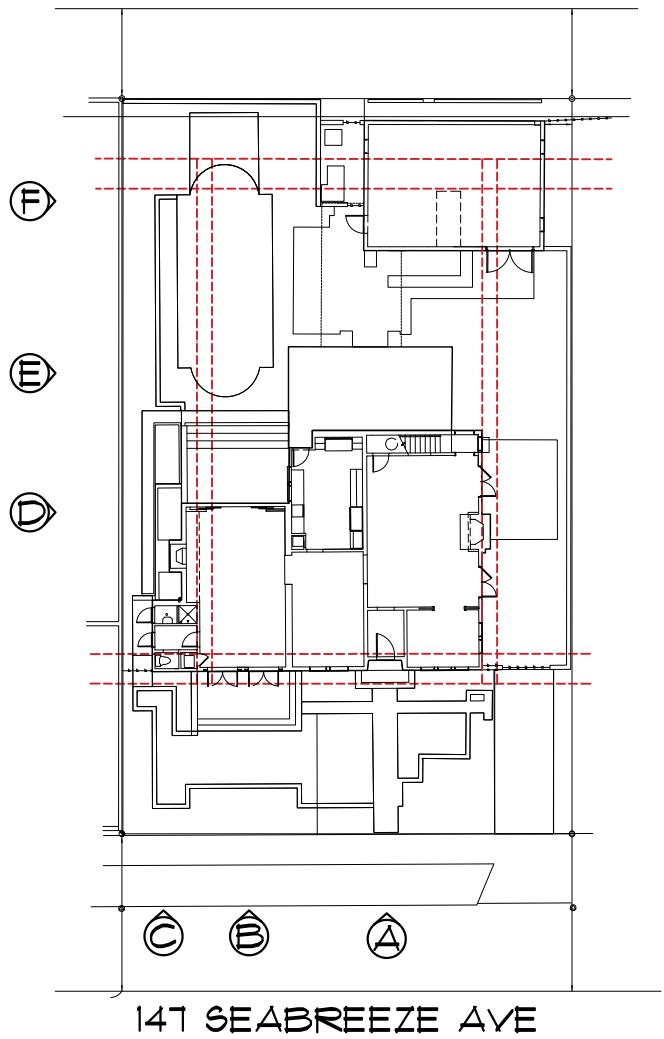
Ⓐ ENTRY FACADE



Ⓑ ENTRY FACADE



Ⓒ SOUTH PERSPECTIVE



1 **KEY SITE PLAN**  
1/32" = 1'-0"



Ⓓ PATIO



Ⓔ PATIO & POOL



Ⓕ POOL & GUEST HOUSE

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1/24/22  
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**KIRCHHOFF & ASSOCIATES**  
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SHEET:  
**P1.1**  
4 OF 34

ARC - 22 - 084  
ZON - 22 - 057



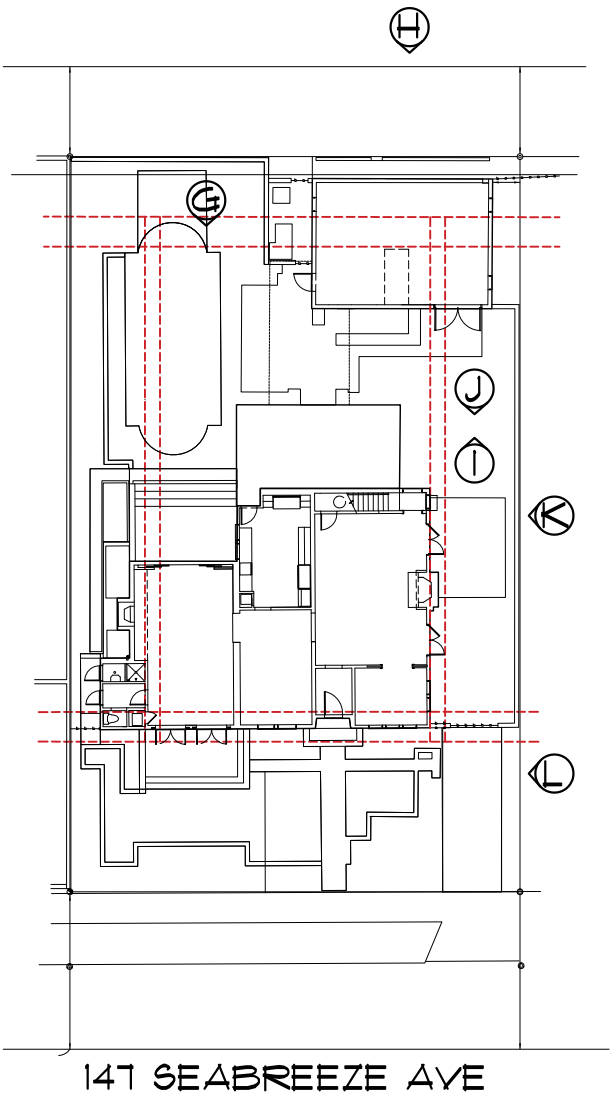
Ⓒ VIEW TO MAIN HOUSE



⒣ GARAGE



Ⓐ GUEST HOUSE



1 **KEY SITE PLAN**  
1/32" = 1'-0"



Ⓐ LANDSCAPE



Ⓐ ROOF DETAIL



Ⓐ GATE

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**KIRCHHOFF & ASSOCIATES**  
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SHEET:  
**P1.2**

ARC - 22 - 084  
ZON - 22 - 057

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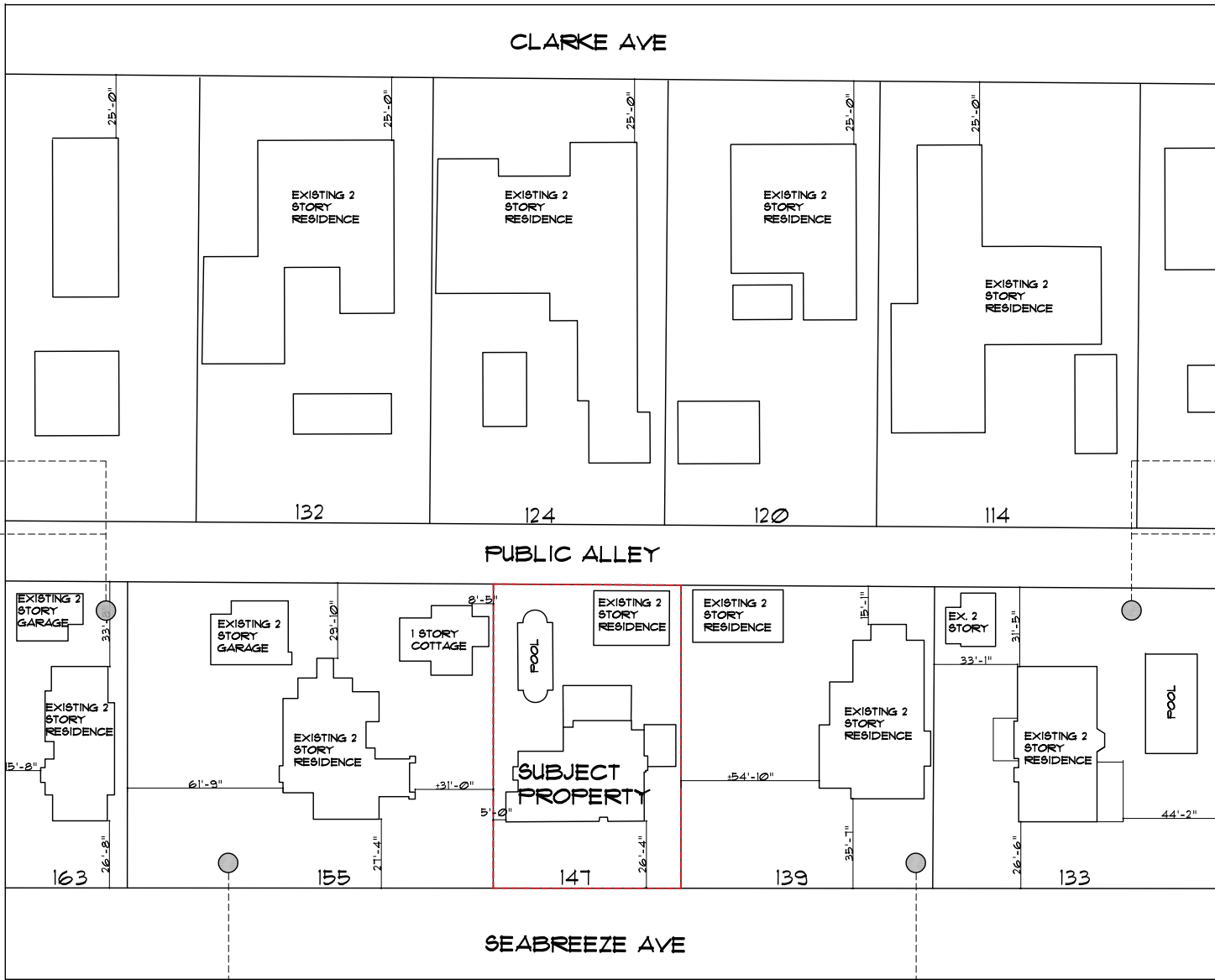
163 SEABREEZE



155 SEABREEZE



155 SEABREEZE



139 SEABREEZE



133 SEABREEZE



133 SEABREEZE



139 SEABREEZE



166 SEABREEZE



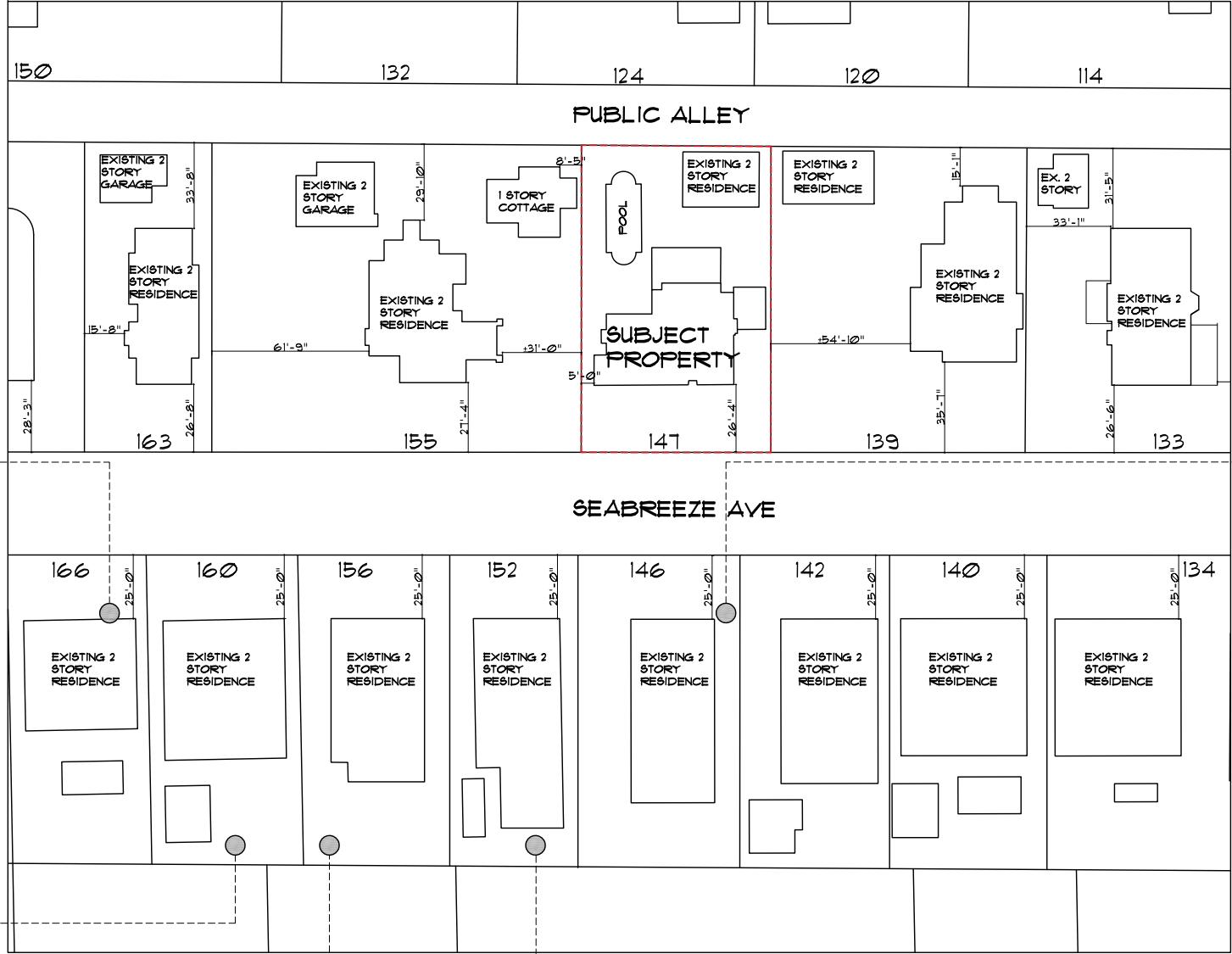
160 SEABREEZE



156 SEABREEZE

1

**KEY SITE ADJACENCY PLAN**  
1/64" = 1'-0"



156 SEABREEZE



146 SEABREEZE



152 SEABREEZE



152 SEABREEZE

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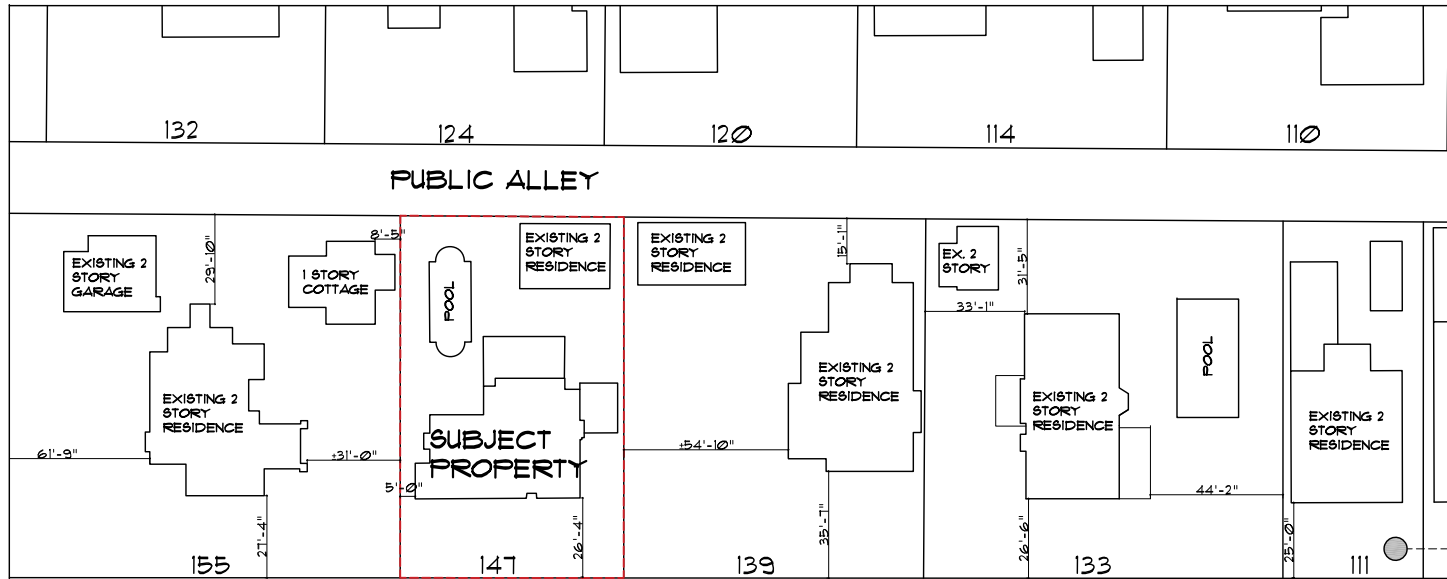
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SHEET:  
**P1.4**  
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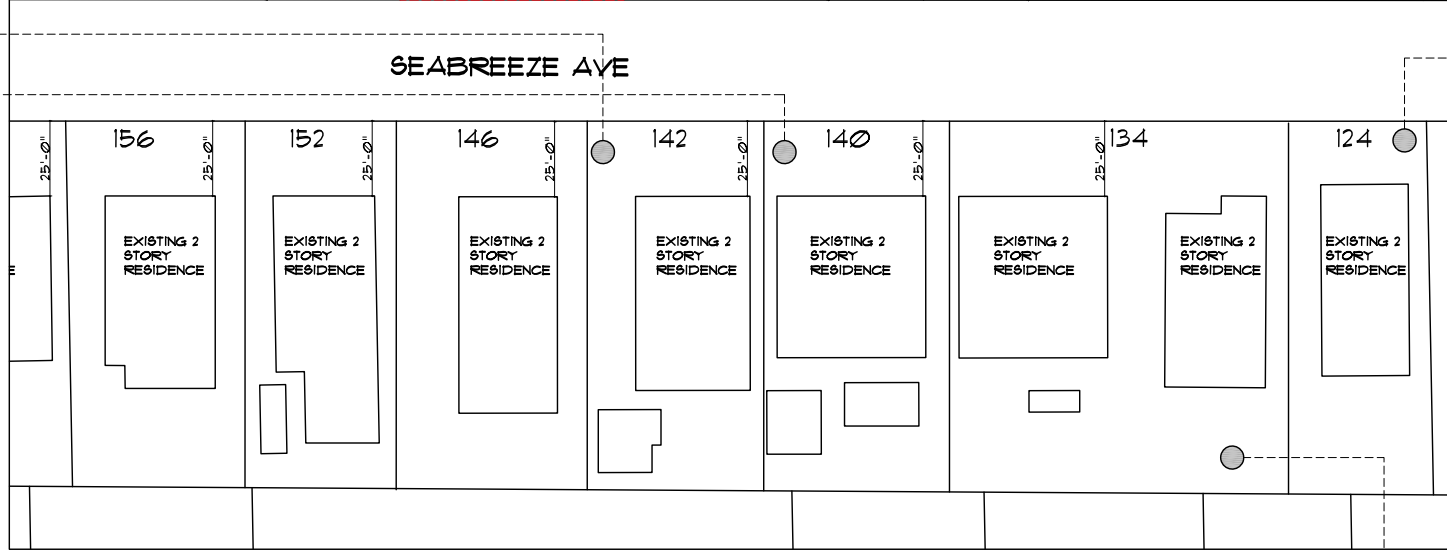
142 SEABREEZE



111 SEABREEZE



140 SEABREEZE



124 SEABREEZE



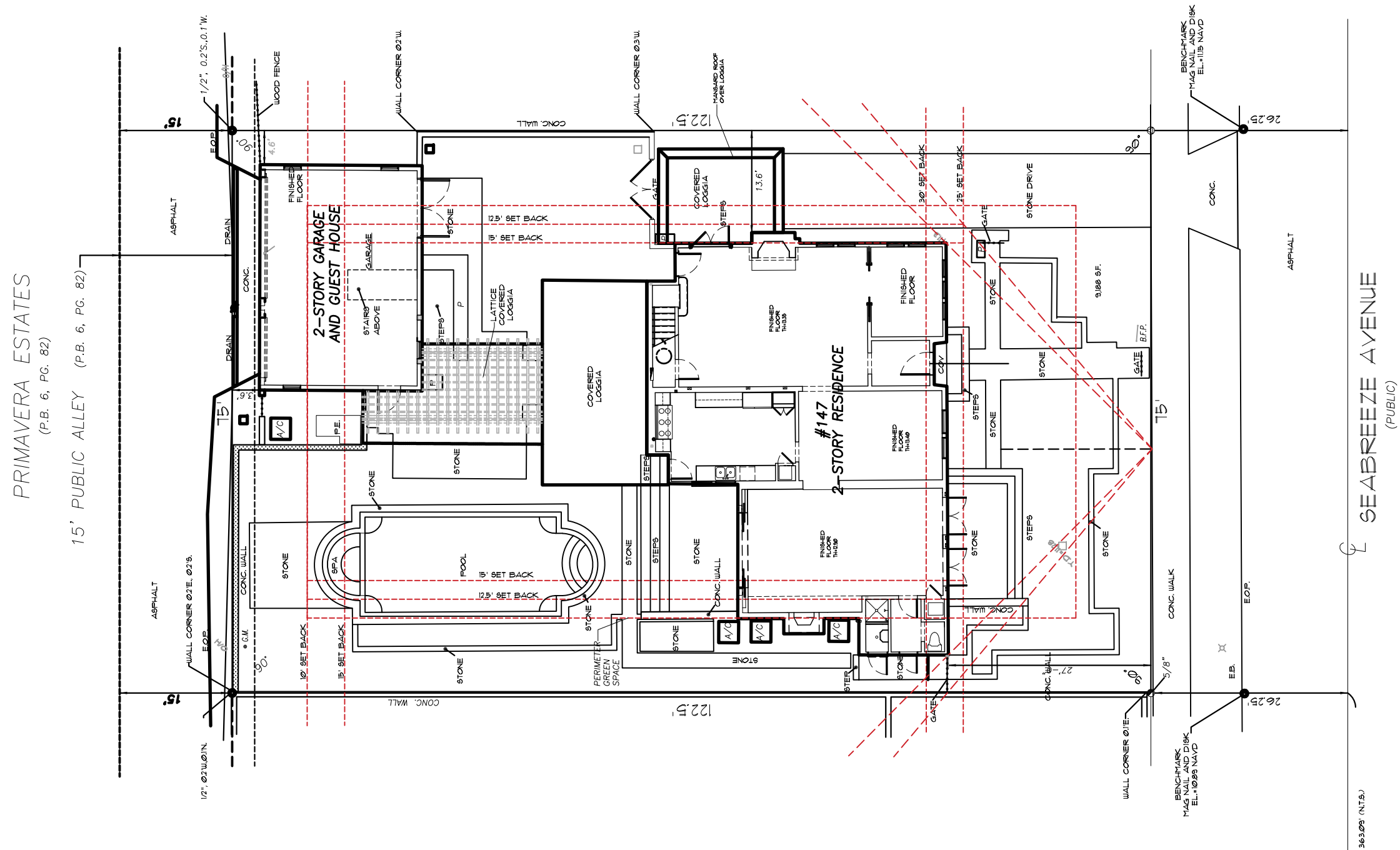
134 SEABREEZE



134 SEABREEZE



134 SEABREEZE



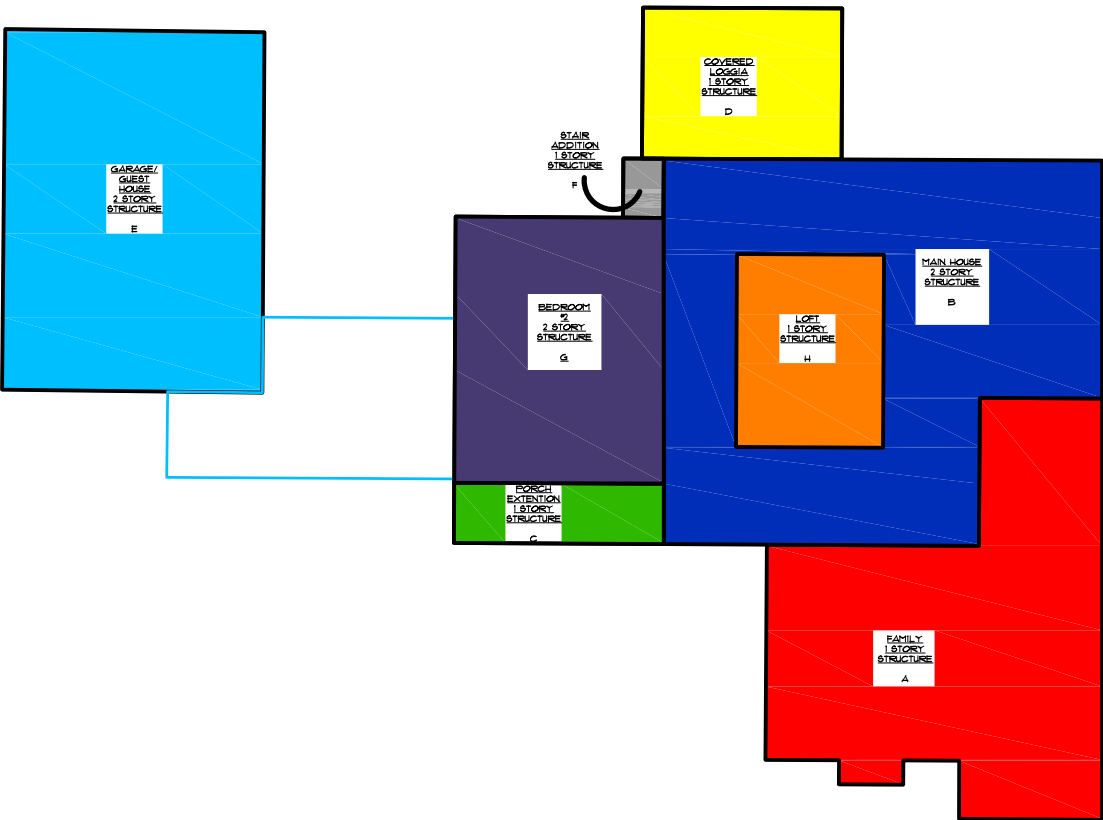
CUBIC CONTENT

SEE SEPARATE SHEET FOR CUBIC CONTENT DIAGRAM AND CHART

CCR = (BUILDING VOLUME/LOT AREA)  
MAXIMUM ALLOWABLE CCR = 9,188 X 3.91 = 35,925 CUBIC FEET  
5% ALLOW FOR LOGGIA = 1,796 CUBIC FEET  
TOTAL RESIDENCE VOLUME = 37,121 CUBIC FEET

NOTE: 1. PROPOSED MEASURING POINT IS 12.90' NAVD  
2. THE CURRENT MP IS 11.71' NAVD. (per 18" above highest crown of road)

| PROPOSED RESIDENCE VOLUME: |                         |          |         |               |
|----------------------------|-------------------------|----------|---------|---------------|
|                            | LOCATION                | AREA     | HEIGHT  | CUBIC CONTENT |
| A                          | FAMILY ONE STORY        | 696.42 x | 9.33 =  | 6,497.60      |
| B                          | MAIN HOUSE TWO STORY    | 850.93 x | 18.50 = | 15,742.21     |
| C                          | COVERED PORCH EXTENTION | 87.71 x  | 10.00 = | 877.10        |
| D                          | PORTE COCHERE           | 209.02 x | 8.67 =  | 1,812.20      |
| E                          | GARAGE / GUEST HOUSE    | 650.44 x | 16.58 = | 10,784.30     |
| F                          | STAIR ADDITION          | 16.67 x  | 8.95 =  | 149.20        |
| G                          | BEDROOM #2              | 385.29 x | 16.83 = | 6,484.43      |
| H                          | LOFT                    | 197.02 x | 27.58 = | 5,433.81      |
|                            | CUBIC CONTENT TOTAL     |          |         | 47,780.84     |
|                            | MAX. CUBIC CONTENT      |          |         |               |
|                            | REMAINING CUBIC CONTENT |          |         |               |



AREA CALCULATIONS

ZONING DISTRICT -

|                        | MINIMUM REQUIRED                                      | ACTUAL        |              |
|------------------------|-------------------------------------------------------|---------------|--------------|
| LOT AREA               | 10,000 SQ. FT.                                        | 9,188 SQ. FT. |              |
| LOT WIDTH              | 100.0 FEET                                            | 75' FEET      |              |
| LOT DEPTH              | 100.0 FEET                                            | 122.5' FEET   |              |
| LOT COVERAGE - 2 STORY | ALLOWABLE                                             | PROPOSED      |              |
|                        | 2,756 SQ. FT. (30%)                                   | first floor   | 2,446 SQ. FT |
|                        |                                                       | second floor  | 2,283 SQ. FT |
|                        |                                                       | TOTAL SF:     | 5,312 SQ. FT |
|                        | TRELLIS: 213 LESS THAN 3 % OF LOT AREA, DOESN'T COUNT |               |              |
| LANDSCAPE :            | SEE LANDSCAPE ARCHITECT DRAWINGS                      |               |              |



Town of Palm Beach

Planning Zoning and Building  
300 N County Rd  
Palm Beach, FL 33480  
www.townofpalmbeach.com

| Zoning Legend |                                          |                             |                    |
|---------------|------------------------------------------|-----------------------------|--------------------|
| 1             | Property Address:                        | 147 Seabreeze Ave.          |                    |
| 2             | Zoning District:                         | R-8 LOW DENSITY RESIDENTIAL |                    |
| 3             | Structure Type:                          | Single Family               |                    |
| 4             |                                          | Required/Allowed            | Existing           |
| 5             | Int Size (sq. ft.)                       | 10,000                      | 9,188              |
| 6             | Lot Depth                                | 100'                        | 122.5'             |
| 7             | Lot Width                                | 100'                        | 75'                |
| 8             | Coverage (Sq Ft and %)                   | 2,755 - 30%                 | 3,078 - 33.5%      |
| 9             | Enclosed Square Footage                  |                             | 4,876              |
| 10            | Cubic Content Ratio (CCR) (R-8 ONLY)     | 4.08 - 37,536               | 5.18 - 47,831.88   |
| 11            | *Front Yard Setback (Ft.)                | 25' (1st) 30' (2nd)         | 27.0' (2nd)        |
| 12            | * Side Yard Setback (1st Story) (Ft.)    | 12.5'                       | 2.5' (E) 5.1' (W)  |
| 13            | * Side Yard Setback (2nd Story) (Ft.)    | 15'                         | 4.8' (E) 27.8' (W) |
| 14            | *Rear Yard Setback (Ft.)                 | 10' (1st) 18' (2nd)         | 3.8'               |
| 15            | Angle of Vision (Deg.)                   | 100 deg.                    | 90.84              |
| 16            | Building Height (Ft.)                    | 14' (1st) 22' (2nd)         | 30'                |
| 17            | Overall Building Height (Ft.)            | 30'                         | 30'                |
| 18            | Crown of Road (COR) (NAVD)               | 11.71                       | N/C                |
| 19            | Max. Amount of Fill Added to Site (Ft.)  | 0                           | N/C                |
| 20            | Finished Floor Elev. (FFE)(NAVD)         | 12.90'                      | N/C                |
| 21            | Zero Datum for point of meas. (NAVD)     | 13.21'                      | N/C                |
| 22            | FEMA Flood Zone Designation              | X                           |                    |
| 23            | Base Flood Elevation (BFE)(NAVD)         |                             |                    |
| 24            | Landscape Open Space (LOS) (Sq Ft and %) | 4.5% 4,134                  | 34.2% - 3,150      |
| 25            | meter LOS (Sq Ft and %)                  | 2,260 (50%)                 | 1920 (48%)         |
| 26            | Yard LOS (Sq Ft and %)                   | 900 S.F. (40%)              | 1308 - (58%)       |
| 27            | **Native Plant Species %                 |                             |                    |

\* Indicate each yard of area with conditional coverage (N/A, E, W)

If value is not applicable, enter N/A

\*\* Provide Native plant species contribution per category as required by Ord. 20-0281 on separate table

If value is not changing, enter N/C

ARCOM PRE-APP SET:  
1/24/22

FIRST SUBMITTAL 2/7/22

FINAL SUBMITTAL 2/28/22

RENOVATION FOR:

147 SEABREEZE AVE.

147 SEABREEZE AVE.  
PALM BEACH, FLORIDA

THOMAS M. KIRCHHOFF  
FL REG. NO. AR004635

1907 COMMERCE LANE SUITE 106  
JUPITER, FLORIDA 33458-561 / 575 . 9994



KIRCHHOFF & ASSOCIATES  
ARCHITECTS

SHEET:

A0.3

10 OF 34

ARC - 22 - 084  
ZON - 22 - 057