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SKA Architect + Planner
249 Peruvian Avenue, Suite F-2
Palm Beach, Florida 33480
(561) 655-1116 office
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MR. & MRS. FRIES
146 SEA SPRAY AVE.
PALM BEACH, FLORIDA 33480
ADDITION

ARCOM
ARC-21-015
AUGUST 25, 2021

TOWN COUNCIL
ZON-22-069
JUNE 15, 2022

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

OUR PROPOSAL IS A ONE-STORY ADDITION OF ~128 SQ.FT. TO AN EXISTING NON-CONFORMING TWO-STORY GARAGE/GUESTHOUSE IN THE REAR, NOT VISIBLE FROM THE STREET. A NEW FRONT FENCE IS ALSO PROPOSED ALONG WITH SOME LANDSCAPE AND HARDSCAPE IMPROVEMENTS. ARCOM HAS ALREADY APPROVED THE ARCHITECTURE.

DUE TO THE HARDSHIP OF AN EXISTING LOT WIDTH OF 75' IN LIEU OF 100' REQUIRED, THE FOLLOWING VARIANCES ARE REQUESTED:
EXPANSION OF AN EXISTING NON-CONFORMING STRUCTURE; AND
REAR SETBACK OF 5.6' TO MATCH THE EXISTING NON-CONFORMING SETBACK IN LIEU OF THE 10' REQUIRED BY CURRENT CODE.

RECEIVED
By DSR at 4:36 pm, Apr 08, 2022

FINAL SUBMITTAL
3-28-22

CONSULTANT:

PROPOSED RENOVATIONS & ADDITION
TO GARAGE APARTMENT FOR:
MR. & MRS. FRIES
146 SEA SPRAY AVE.
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:

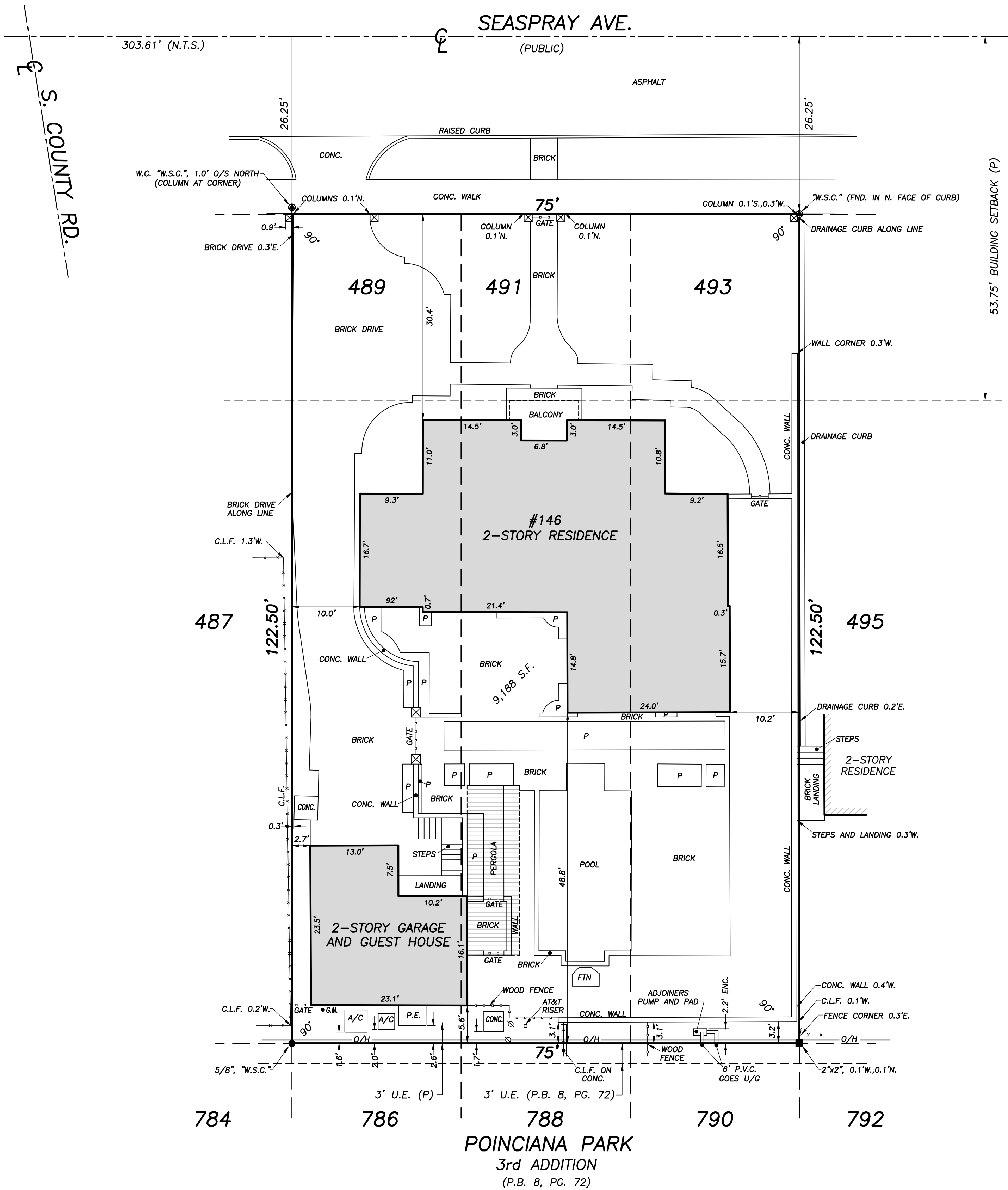
ISSUE
DATE:

JOB #: ZON-22-069
JUNE 15, 2022



LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
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
FTN	= FOUNTAIN
G.M.	= GAS METER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= 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
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STAL	= STATION
STY.	= STORY
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
Δ	= CENTERLINE
△	= 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

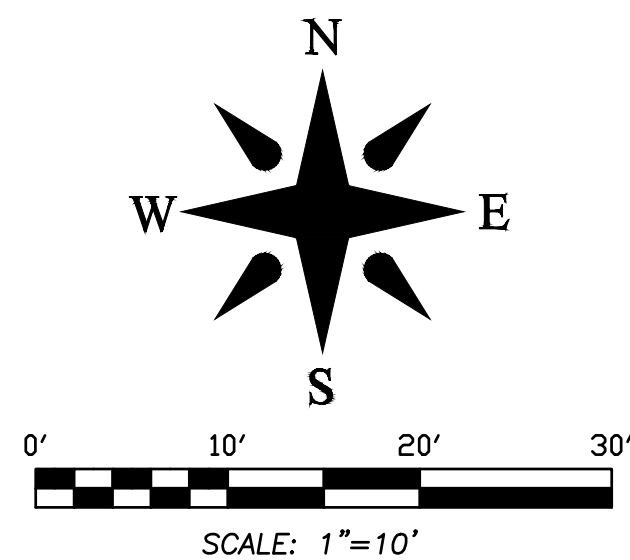


FLOOD ZONE:

This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

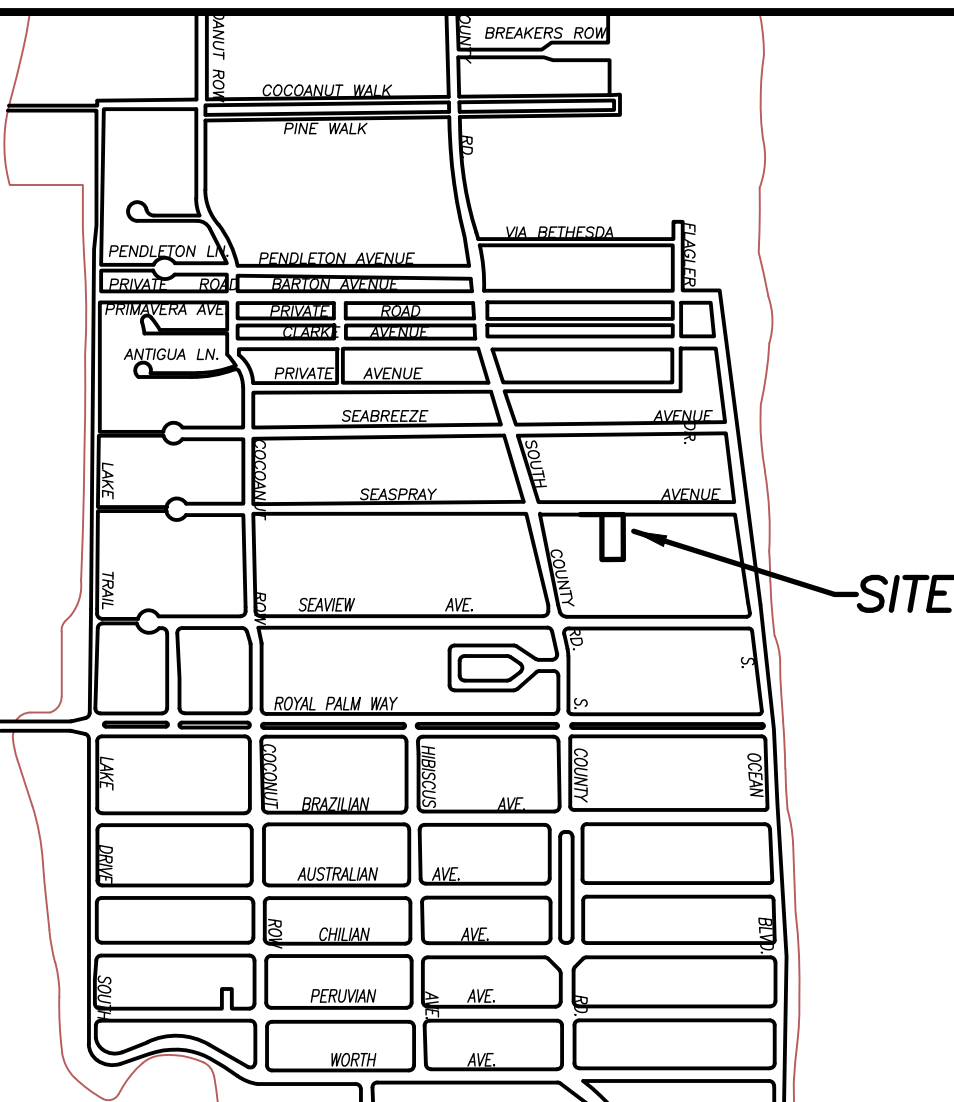
NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 736726, issued by Old Republic National Title Insurance Company, dated May 21, 2019. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



LAKE WORTH LAGOON

ATLANTIC OCEAN



VICINITY SKETCH N.T.S.

**BOUNDARY SURVEY FOR:
MICHAEL T. FRIES AND MICHELLE R. MALONE**

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

Michael T. Fries and Michelle R. Malone
Old Republic National Title Insurance Company
Haile Shaw & Pfaffenberger, P.A.

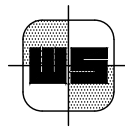
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
146 Seaspray Avenue, Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 489, 491 and 493, of **POINCIANA PARK 2ND ADDITION**, according to the Plat thereof, as recorded in Plat Book 6, Page 86, Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY FOR:

**MICHAEL T. FRIES
AND MICHELLE R. MALONE**



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4089
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

FIELD	B.M.	JOB NO.	19-1280.2	F.B.	PB312	PG.	60
OFFICE	M.B.	DATE	5/17/21	DWG. NO.	19-1280-2		
C'D	C.W.	REF.	19-1280-2.DWG	SHEET	1	OF	1

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

DATE OF LAST FIELD SURVEY: 5/17/2021

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



Town of Palm Beach

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

Line #	Zoning Legend			
1	Property Address:	146 SEASPRAY AVENUE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	TWO STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000.00 SQ. FT	9,187.50 SQ. FT	9,187.50 SQ. FT
6	Lot Depth	100.00'	122.50'	122.50'
7	Lot Width	100.00'	75.00'	75.00'
8	Lot Coverage (Sq Ft and %)	40% (1)- 30% (2)	2 139.59SQ.FT.(24%)	2,267.59SQ.FT.(25%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)			
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.08 MAX	3.95 CCR	4.06 CCR
11	*Front Yard Setback (Ft.)	25.00'(1)-35.00'(2)	30.4'	30.4'
12	* Side Yard Setback (1st Story) (Ft.)	12.50'(1)-15.00'(2)	2.7' W/ 10.2' E	2.7' W/ 10.2' E
13	* Side Yard Setback (2nd Story) (Ft.)	12.50'(1)-15.00'(2)	2.7' W/ 10.2' E	2.7' W/ 10.2' E
14	*Rear Yard Setback (Ft.)	10.00'(1)-15.00'(2)	5.6'	5.6'
15	Angle of Vision (Deg.)			
16	Building Height (Ft.)	14.00'(1)-22.00'(2)	16.0'	16.0'
17	Overall Building Height (Ft.)			
18	Crown of Road (COR) (NAVD)	NA	NOT CHANGING	NOT CHANGING
19	Max. Amount of Fill Added to Site (Ft.)	NA	NOT CHANGING	NOT CHANGING
20	Finished Floor Elev. (FFE)(NAVD)			
21	Zero Datum for point of meas. (NAVD)			
22	FEMA Flood Zone Designation			
23	Base Flood Elevation (BFE)(NAVD)			
24	Landscape Open Space (LOS) (Sq Ft and %)	45% (4,134.38SQ.FT.)	42% (3,874.38 SQ.FT.)	43% (3,973.08 SQ.FT.)
25	Perimeter LOS (Sq Ft and %)		SEE LANDSCAPE	SEE LANDSCAPE
26	Front Yard LOS (Sq Ft and %)		SEE LANDSCAPE	SEE LANDSCAPE
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

















6/15/2021



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6/15/2021



6/15/2021



6/15/2021

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