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ARCHITECT

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

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

SURVEYING

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

S.M

ARC: 22 - 144

ZON: 22 - 103

FINAL SUBMITTAL - 06/27/2022

07/08/2022 FINAL SUBMIT REV-01 - DROP OFF

ARCOM HEARING 08/24/2022

SCOPE OF WORK:

- NEW SINGLE STORY RESIDENCE WITH POOL
- SERVICE STAIR ACCESS TO NON-HABITABLE ROOF FOR MECHANICAL ROOMS, GENERATOR, SOLAR PANELS

164 SEMINOLE AVE, PALM BEACH, FLORIDA

SHEET INDEX

Sheet Title		Sheet Title		Sheet Title		Sheet Title	
Existing Site Survey		Rendered Elevations	EL-1R				
Location Map	SV-1	Rendered Elevations	EL-2R				
Location Map	SV-1A	Details - Materials	DT-1				
Radius Map	SV-2	Details - Sections	DT-2				
Streetscape Elevation	SV-3	Details - Openings	DT-3				
Subject Property - Existing Images	P-1	Details - Section/Elevation	DT-4				
Subject Property - Existing Images	P-2	Details - Section/Elevation	DT-5				
Subject Property - Existing Images	P-3	Details - Mechanical Rooms	DT-6				
Subject Property - Existing Images	P-4	Rendering	R-1				
Subject Property - Existing Images	P-5	Rendering	R-2				
Zoning Legend	A-ZL	Rendering	R-3				
Cubic Content Ratio	A-CCR	Rendering	R-4				
Site Plan	A-SITE	Rendering	R-5				
Proposed Angle Of Vision Variance	A-SZ1	Landscape - Existing	EX				
Proposed Garage Backout Variance	A-SZ2	Landscape	L1				
Backout/Parking Diagrams	A-SZ3	Landscape	LP1				
Side Yard Setback Variance	A-SZ4	Landscape - Details	LP2				
Proposed Parapet Variance	A-SZ5	Landscape	CP				
Main Floor Plan	FP-1	Landscape - Construction Staging	CSP1				
Roof Plan	FP-R	Civil Plan	C-1				
Elevations	EL-1	Civil Plan	EC-1				
Elevations	EL-2						
Sections	SC-1						
Yard Section Diagrams	SC-2						
Yard Section Diagrams	SC-3						

NEW RESIDENCE FOR
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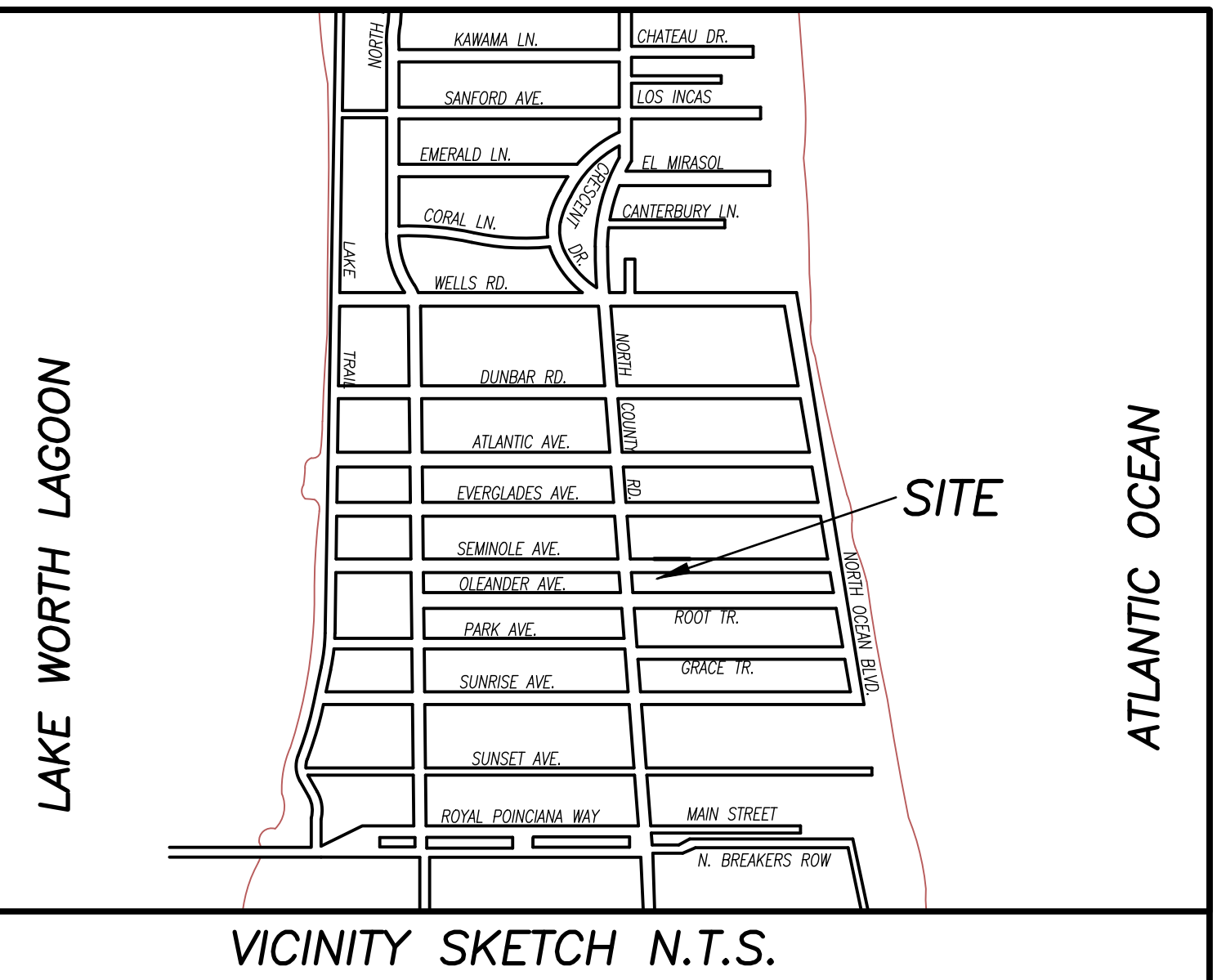
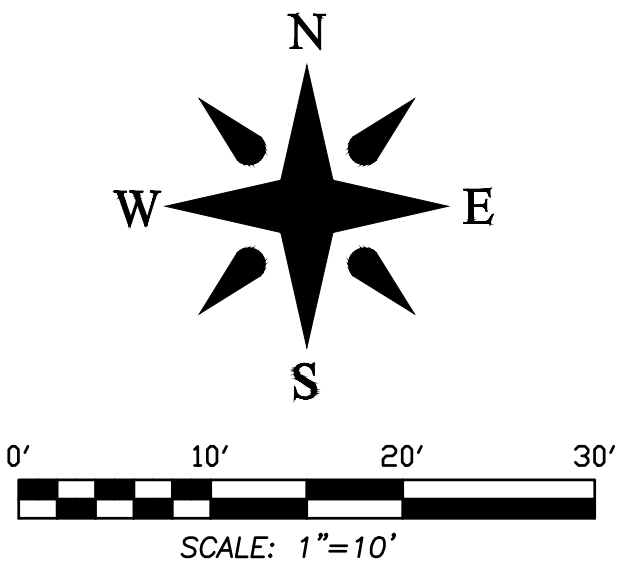
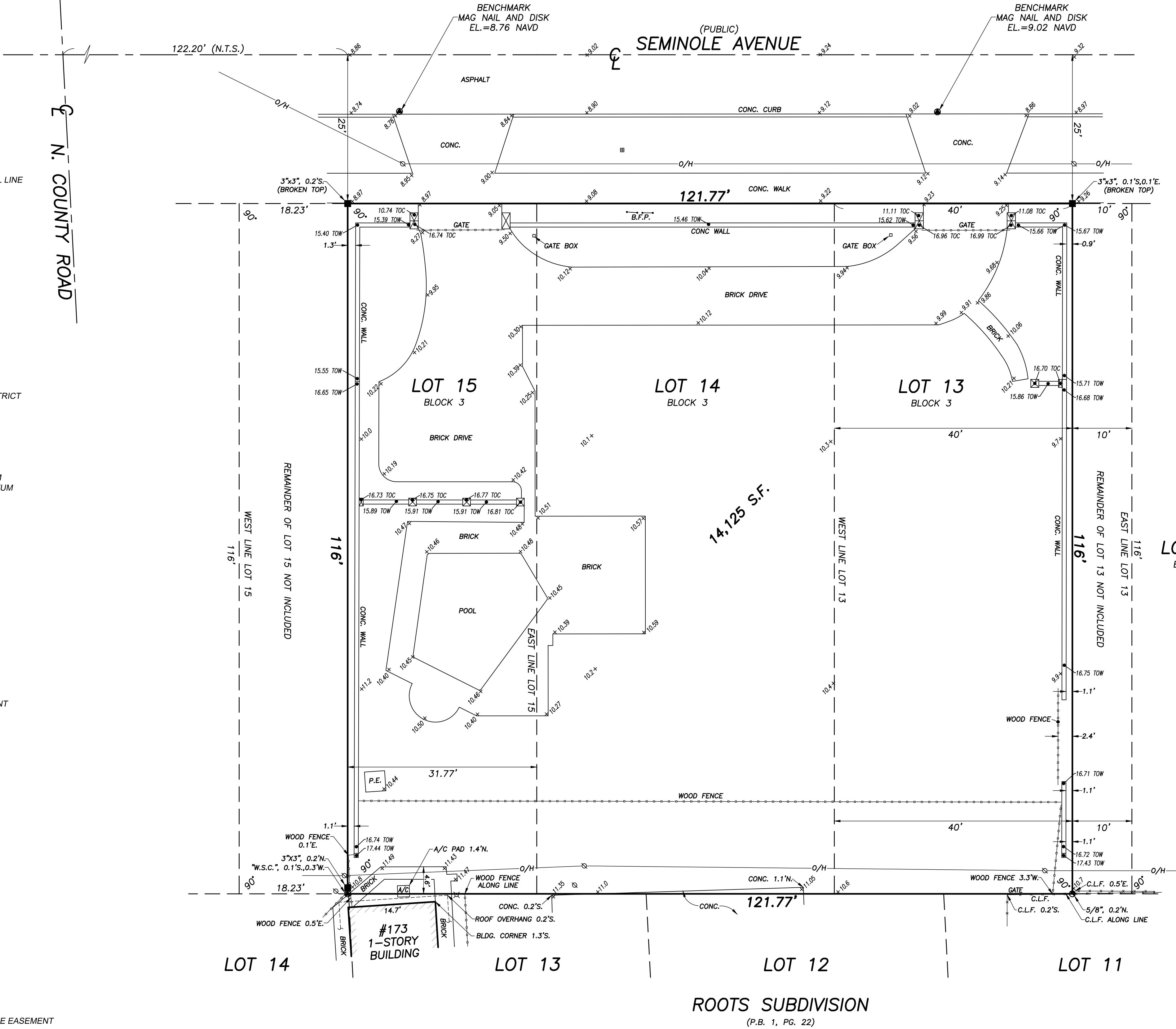
PRE-APP 2023-04-25
FIRST SUBMITTAL 2022-05-09

NO: -
DWG. BY: -
SHEET:

ARC: 22-144 / ZON: 22-103

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
CL.R. = CLEAR
C.O. = CLEAN-OUT
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
DW. = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
F.F. = FINISH FLOOR
FND. = FOUND
FTN. = FOUNTAIN
G.M. = GAS METER
G.V. = GAS VALVE
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
O/S = OFFSET
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
S/W. = SIDEWALK
TOC = TOP OF COLUMN
TOW. = TOP OF WALL ELEVATION
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
B. = BASELINE
C. = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
● = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #4569)
P. = PROPERTY LINE
P. = UTILITY POLE
H. = FIRE HYDRANT
M. = WATER METER
V. = WATER VALVE
L. = LIGHT POLE
P. = PINE TREE
S. = SABAL PALM



BOUNDARY SURVEY FOR:
JPBK PROPERTIES #2 LLC

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

JPBK Properties #2 LLC

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

PROPERTY ADDRESS:
164 Seminole Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:

The West 40 feet of Lot 13, Lot 14 and the East 31.77 feet of Lot 15, Block 3, OCEAN PARK H.W. ROBBINS ADDITION TO PALM BEACH, FLORIDA, according to the map or plat thereof as recorded in Plat Book 6, Page 78, Public Records of Palm Beach County, Florida.

TITLE POLICY REVIEW						
CLIENT:	164 SEMINOLE AVENUE LLC	POLICY NO.:	OXFL-08584070	DATE:	JULY 25, 2017	
REVIEWED BY:	CRAIG L. WALLACE	JOB NO.:	17-1439			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 3	N/A	Standard Exceptions (As to Parcels 1 and 2)				•
4	PB 1, PG 22	Plat of ROOTS SUBDIVISION (Parcel 1)	•			
5	DB 22, PG 119	Right-of-way granted to West Palm Beach Telephone Company (Parcel 1)			NOT SUPPLIED	
6	PB 6, PG 78	Plat of OCEAN PARK H.W. ROBBINS ADDITION TO PALM BEACH (Parcel 2)	•			
7	DB 403, PG 482	Covenants, conditions and restrictions (Parcel 2)			NOT SUPPLIED	
8	ORB 11521, PG 260	Unity of Title (Parcels 1 and 2)		•		
9	ORB 11382, PG 123	Agreement (Parcels 1 and 2) (Exhibit "A" site plan) (missing from record document)		•		
10	ORB 10885, PG 1115	Declaration of Covenants (Parcels 1 and 2) (sprinkler connection)				•

FLOOD ZONE:

This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581F, 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 policy number OXFL-08584070, issued by Old Republic National Title Insurance Company, dated July 25, 2017. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 6/18/20229

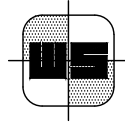
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS

06/18/22 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./M.B. 17-1439.4 PB333/36
09/26/19 SURVEY AND TIE-IN UPDATE L.E./M.B. 17-1439.2 PB280/64

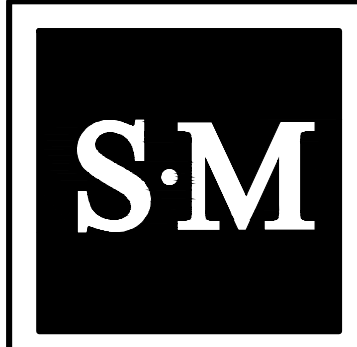
BOUNDARY SURVEY FOR:

JPBK PROPERTIES #2 LLC



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4089
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	E.G.	JOB NO.:	17-1439	F.B.:	PB249 PG. 29
OFFICE:	M.B.	DATE:	8/22/17	DWG. NO.:	17-1439-7
C'D:	C.W.	REF.:	17-1439-7.DWG	SHEET	1 OF 1



NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FLORIDA, 33480

SMITH AND MOORE ARCHITECTS, INC.
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FLORIDA AAC

NO. 001285

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PRE-APP	2022-04-23
FIRST SUBMITTAL	2022-05-06

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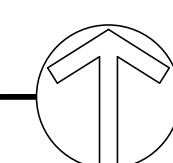
SHEET:

SV-1

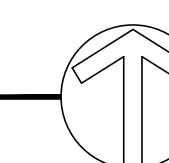
ARC: 22-144 / ZON: 22-103



CONTEXT MAP
SCALE: 1/32" = 1'-0"



LOCATION MAP



NO: -
DWG. BY: -
SHEET:

SV-1

Page 10 of 10



NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FLORIDA 33480

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PRE-APP 2023-08-23
FIRST SUBMITTAL 2022-05-09

NO: -
DWG. BY: -
SHEET:

SV-1A

164 SEMINOLE AVENUE - AERIAL VIEW
SCALE: NTS

ARC: 22-144 / ZON: 22-103



NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FLORIDA, 33400

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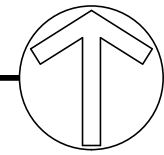
PRE-APP	2023-04-25
FIRST SUBMITTAL	2022-05-09

NO: -
DWG. BY: -
SHEET:

SV-2

ARC: 22-144 / ZON: 22-103

RADIUS MAP
SCALE: 1/32" = 1'-0"



LOCATION MAP
SCALE: NTS

