

RECEIVED
By yfigueroa at 2:47 pm, Jan 12, 2023



128 SEABREEZE RENOVATION SECOND SUBMITTAL 12.26.22

Architecture:
LaBerge & Menard
444 25th st. Ste. 1
W. Palm Beach 33407
561.655.8582

Landscape:
Todd Maclean Outdoor
P.O. Box 2901
Palm Beach 33480
561.310.2333

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave STE 305
W. Palm Beach, 33401
561.312.2041

LABERGE & MENARD INC.
Architectural Corporation
FL Registration - AA26003344
444 25th Street, Suite 1
West Palm Beach, Florida 33407
Telephone 561.655.8582

128 SEA BREEZE
WEST PALM BEACH, FL
33480

HSB-22-017
ZON-23-005

PROJECT NO.	128
CAD FILE	128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SUCALOTO
CHECKED BY	D. MENARD
DATE	12/26/22
SHEET TITLE	COVER PAGE
SHEET	C-001
OF	01



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128 SEA BREEZE
WEST PALM BEACH, FL
33480

HSB-22-017
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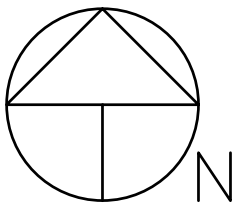
PAPER DATA DISCUSSION

PROJECT NO. **00W**
C&D DIG FILE: 17-70-138 SEA BREEZE - NEW LAYOUTING
JOHAN BY: A. SOCIALISTO
CHG BY: D. WENARD
PLOT DATE: 12/29/2003

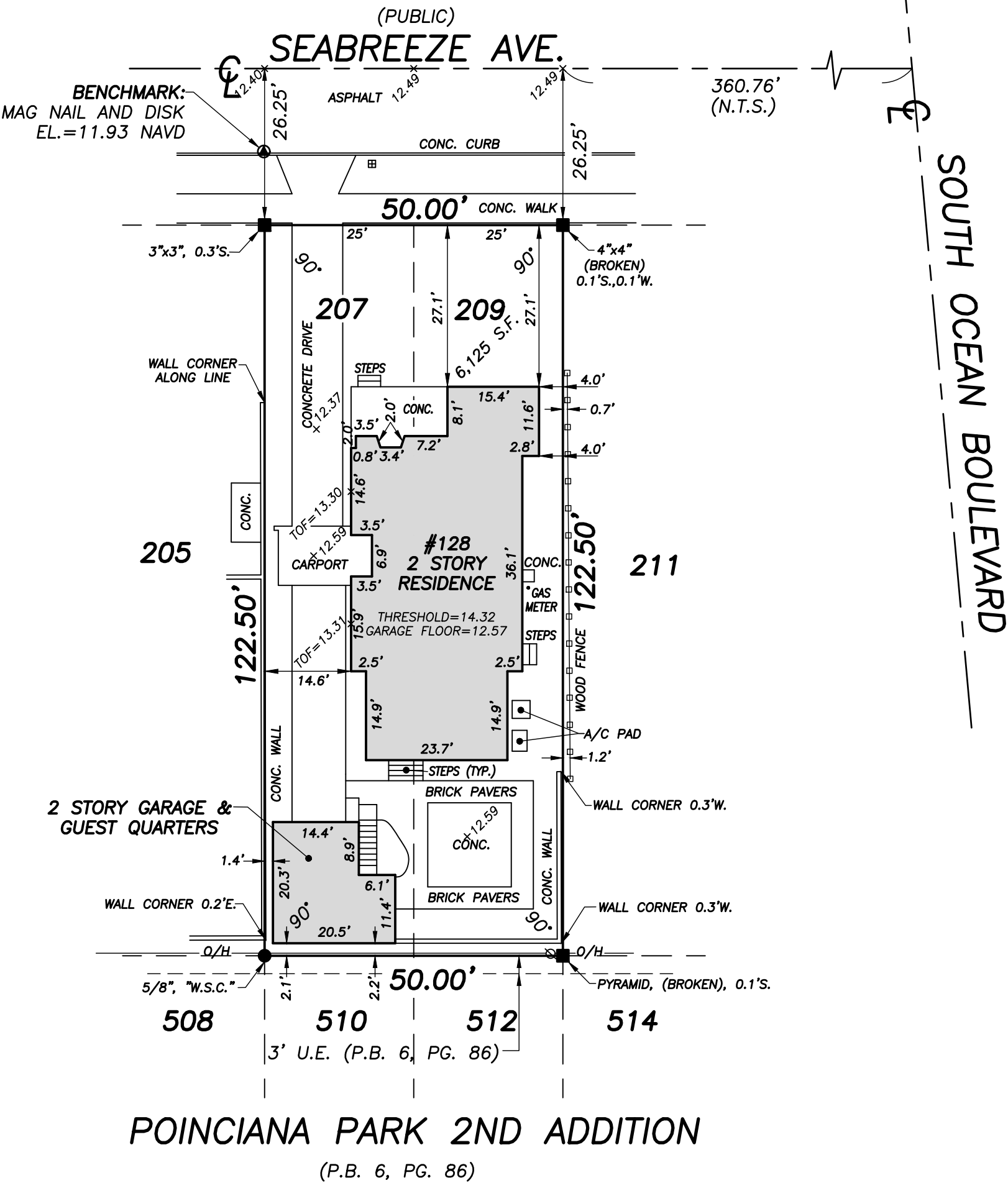
SHEET TITLE

CONTENTS

C-002

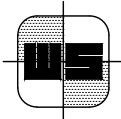


SCALE: 1"=20'



REVISIONS

08/10/22 SPOT ELEVATIONS, SURVEY AND TIE-IN UPDATE J.O./S.W.
91-1024.5 PB335/45
08/10/21 SURVEY AND TIE-IN UPDATE J.C./M.B. 91-1024.3 PB317/3
09/24/20 SURVEY UPDATE TIE IN FINAL J.O./J.P. 91-1024.1 PB299/60



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	J.P.	JOB NO.:	91-1024	F.B.	PB12	PG.	77
OFFICE:	R.C.	DATE:	2/04/91	DWG. NO.	91-1024-1		
C'K'D:	C.W.	REF:	91-1024	SHEET	2	OF	2

HUSTAD Structural Engineering LLC

756 Via Toscana

"Good works for Great Clients"

CA 9843

Wellington, FL 33414

October 4, 2022

Town of Palm Beach

Wayne Bergman, MCP, LEED-AP, Asst. Director
360 S. County Road
Palm Beach, FL 33480

Re: 128 SeaBreeze Avenue
Palm Beach, FL 33480

Dear Mr. Bergman:

Per the contractor and owner's request, I have field examined the existing South Garage building, Porte Cochere, and the South 1/3 of the Main house at the above referenced project.

Due to the excessive wood rot and termite damage of roof rafters, ceiling joists, wall studs, and floor joists, I would ask permission from you to demolish these structural systems.

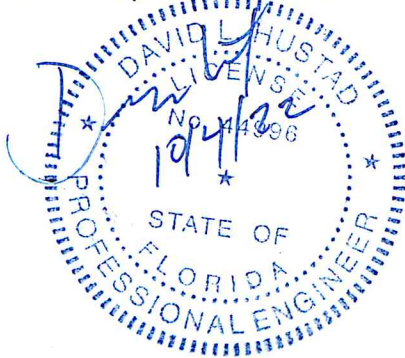
If you should have any further questions please contact me at your convenience at (561) 798-7750.

HUSTAD Structural Engineering, LLC

Sincerely,

David L. Hustad, P.E.

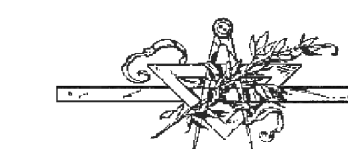
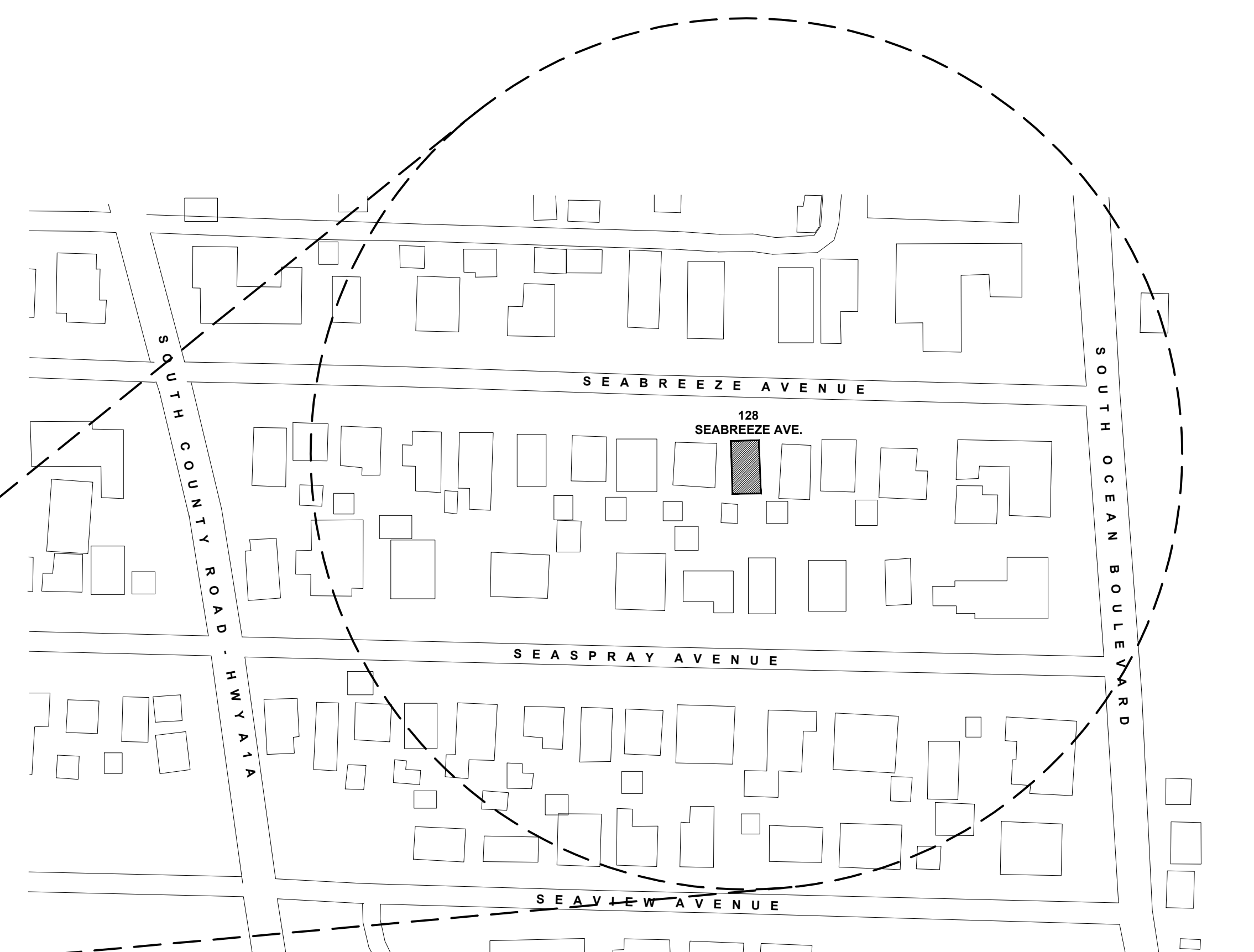
David L. Hustad, President
Professional Engineer #44996
Threshold Inspector #6986745



(561) 798-7750 Office

(561) 798-7752 Fax

davidh@hustadse.com



Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582
Fax 561.655.3048

CONSULTANTS:

128 SEABREEZE

128 SEABREEZE AVE.

PALM BEACH, FL
33401

[illegible]

MARK	DATE	DESCRIPTION
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PROJECT NO:	###
CAD DWG FILE:	128 SEA BREEZE - STREETSCAPE.DWG
DRAWN BY:	
CHK'D BY:	
DATE:	10/15/22
SHEET TITLE	

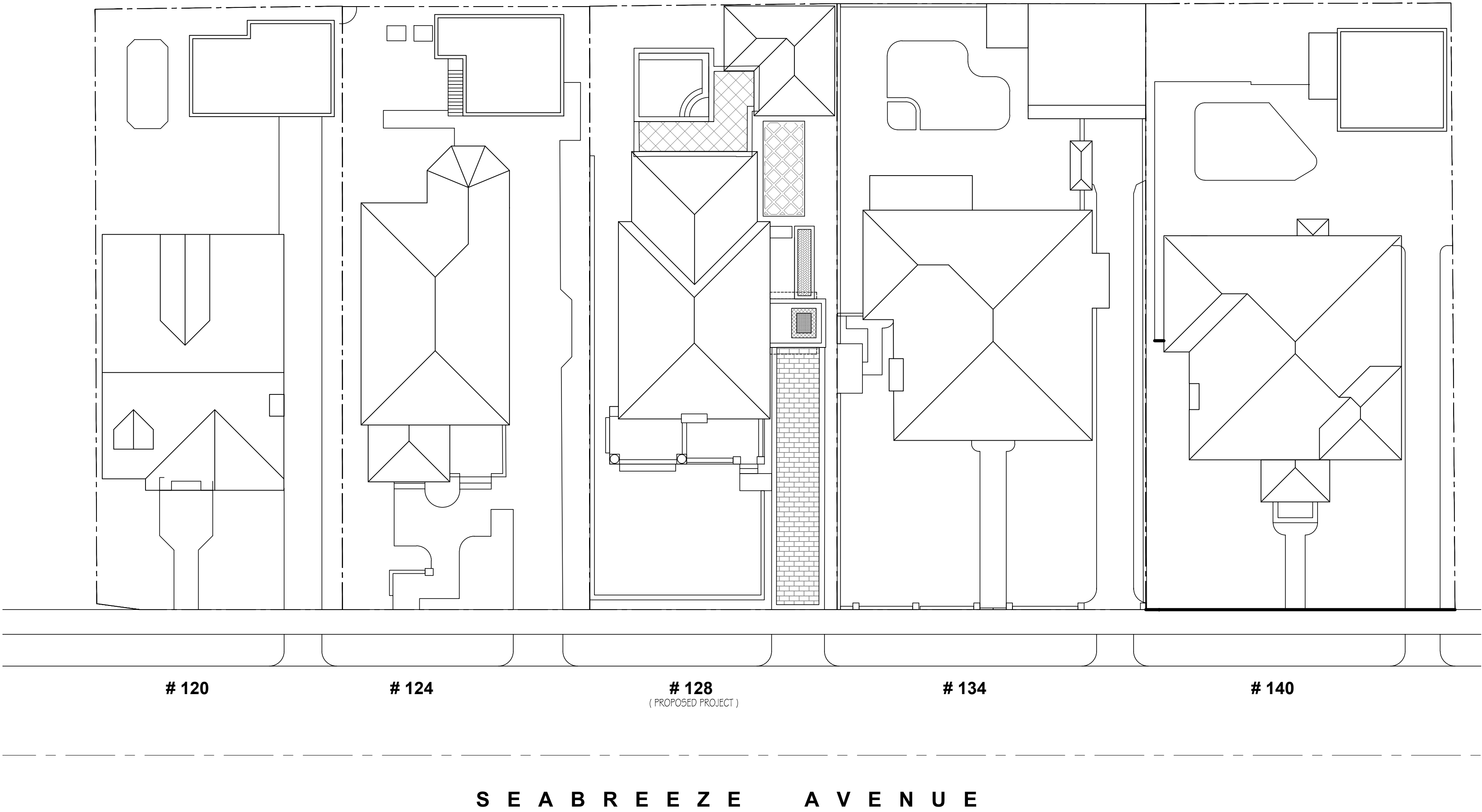
LOCATION MAP

LM-001

SHEET

128 SEABREEZE

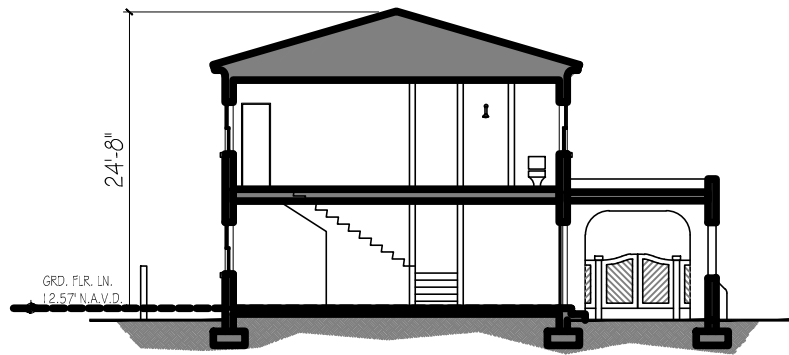
128 SEABREEZE AVE.
PALM BEACH, FL
33401



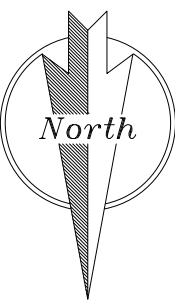
3 SITE PLANS
NOT TO SCALE



2 FRONT ELEVATIONS
NOT TO SCALE



4 BUILDING SECTION
128 SEABREEZE AVE. N.T.S.



120 SEABREEZE AVE.



124 SEABREEZE AVE.



128 SEABREEZE AVE.



134 SEABREEZE AVE.



140 SEABREEZE AVE.

1 STREETScape - PHOTOGRAPHS
NOT TO SCALE

		REVISION	DATE REVISION	
		MARK	DATE	DESCRIPTION
PROJECT NO:		1111		
CAD DWG FILE:		Y05 SEA BREEZE - STREETSCAPE.DWG		
DRAWN BY:				
CHK'D BY:				
DATE:		10/15/22		
SHEET TITLE				
STREETSCAPE SITE PLANS, ELEVATIONS, PHOTOS				
ST-001				
SHEET		OF		



147 SEABREEZE AVE.



139 SEABREEZE AVE.



133 SEABREEZE AVE.



111 SEABREEZE AVE.



LOCATION PLAN



109 SEABREEZE AVE.



128 SEABREEZE AVE.



140 SEABREEZE AVE.



134 SEABREEZE AVE.



124 SEABREEZE AVE.

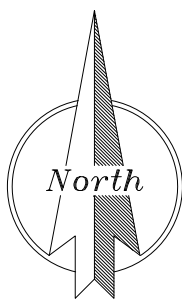


120 SEABREEZE AVE.

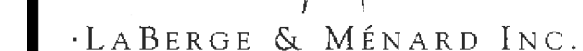
CONSULTANTS

128 SEABREEZE

128 SEABREEZE AVE.
PALM BEACH, FL
33401



DATE	REVISION
10/15/22	1
MARK DATE DESCRIPTION	
PROJECT NO: ###	
CAD DWG FILE: 128 SEA BREEZE - STREETScape.DWG	
DRAWN BY:	
CHK'D BY:	
DATE: 10/15/22	
SHEET TITLE	
LOCATION PLAN, NEIGHBORHOOD PHOTOS	
LM-002	
SHEET OF	



CONSULTANTS:

PALM BEACH, FL
33401



4



2



N.T.S.



1

SHEET 51 00



PARTIAL NORTH ELEVATION



PARTIAL SOUTH & WEST ELEVATION



PARTIAL NORTH & WEST ELEVATION



PARTIAL WEST ELEVATION OF MAIN HOUSE & NORTH ELEVATION OF COTTAGE

CONSULTANTS

128 SEA BREEZE
WEST PALM BEACH, FL
33400

STAFF APPROVAL
155-22807
12/23/2022

PROJECT NO.	155-22807
CAD DWG FILE	12/23/22 - 128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SICALITO
CHECKED BY	D. MENARD
PLOT DATE	12/21/2022
SHEET TITLE	

PICS OF EXISTING







GUEST ROOM IN COTTAGE



GUEST ROOM AT COTTAGE



LAUNDRY IN GARAGE

PROJECT NO:	155-22817
CAD DWG FILE:	155-22817 - 128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY:	R. SICALITO
CHECKED BY:	D. MENARD
PLOT DATE:	12/21/2022
SHEET TITLE:	



RENOVATION PICTURE FROM 1991



RENOVATION TO ADD BALLUSTRADE PICTURE FROM 1991



RENOVATION PICTURE FROM 1991 OF SIDE ENTRY @ PORTE COCHERE



RENOVATION PICTURE FROM 1991 OF REAR OF HOUSE