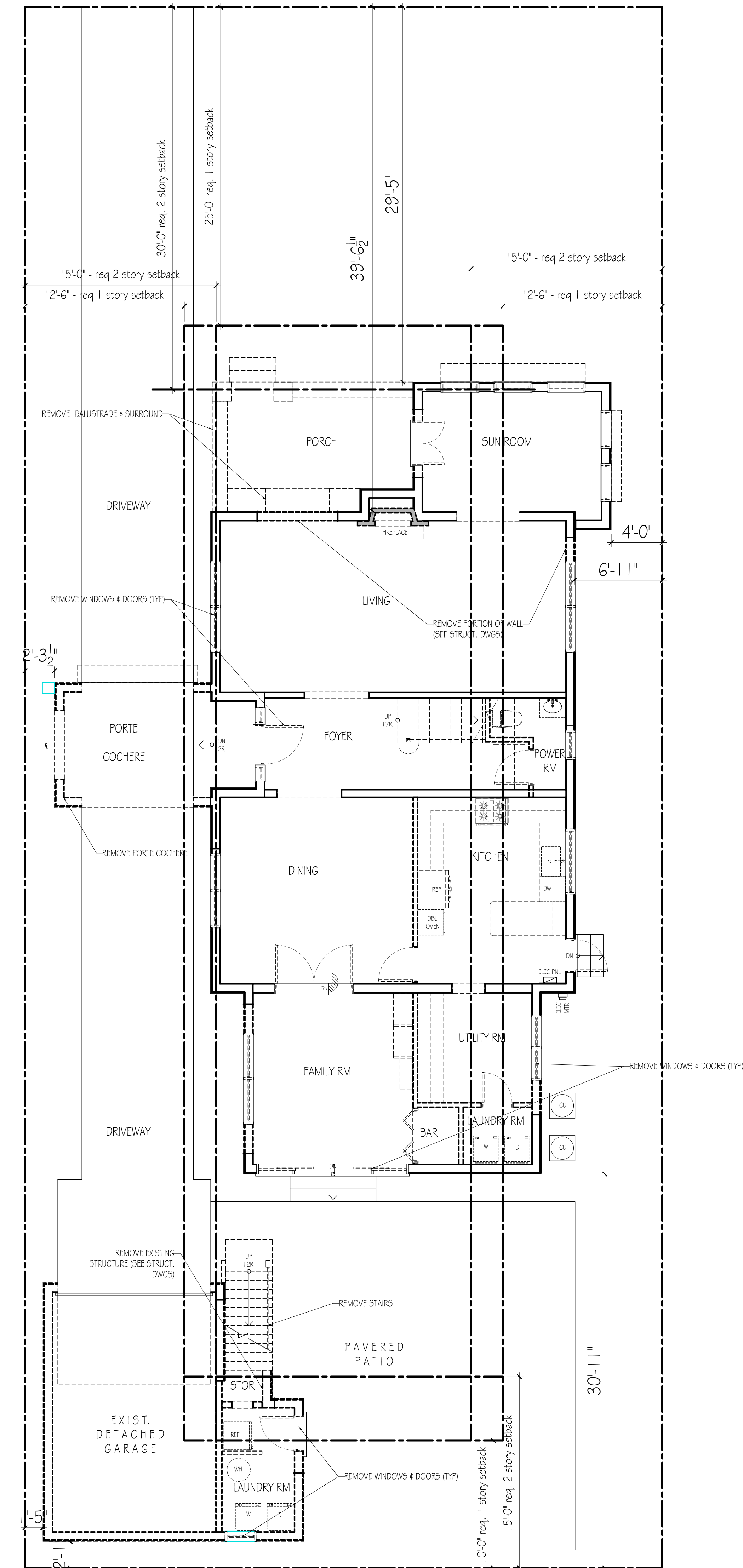
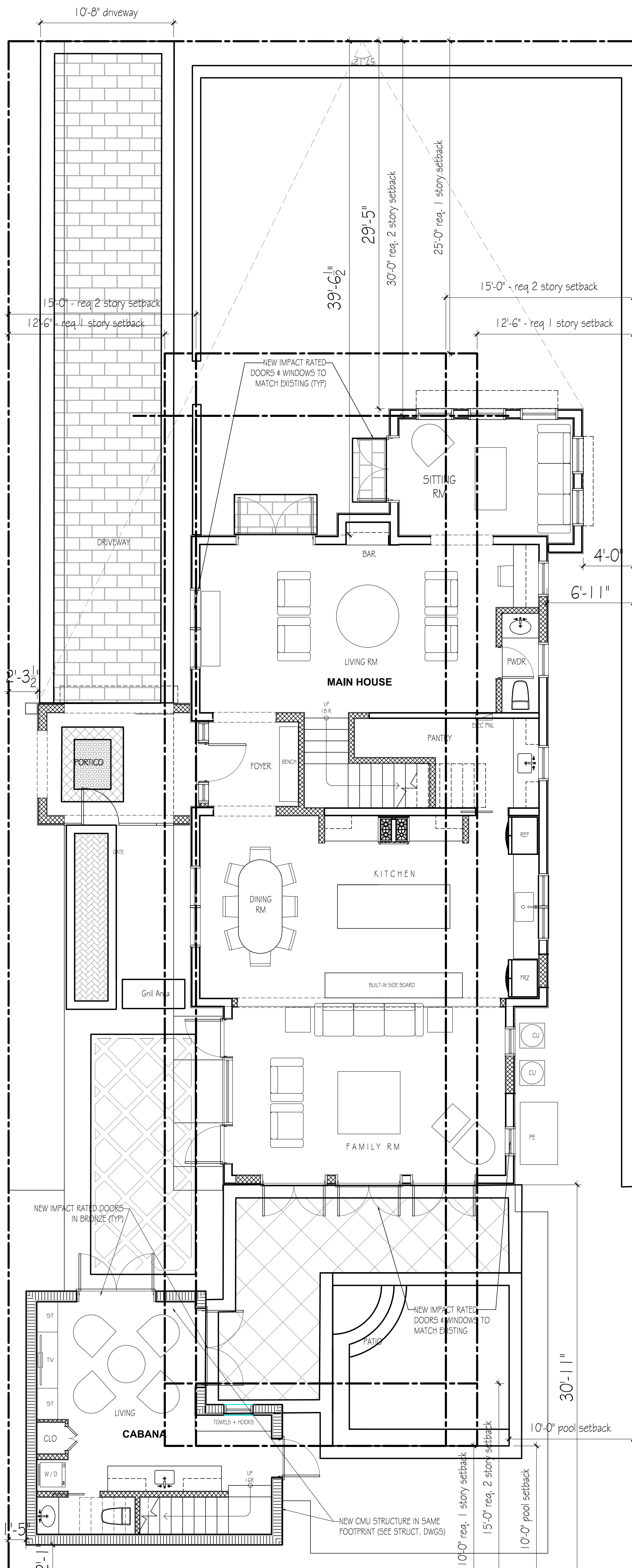


Zoning Legend			
Property Address:	128 Seabreeze Ave		
Zoning District:	RB		
Structure Type:	wood frame/stucco		
	Required/Allowed	Existing	Proposed
Lot Size (Sq Ft)	10,000 sqft	6125 sqft	6125 sqft
Lot Depth	100 ft	122.5'	122.5'
Lot Width	100'	50'	50'
Lot Coverage (Sq Ft and %)	30% 1,838 sq ft	2,265 sq ft	2,051 sq ft
Enclosed Sq Ft (1st & 2nd Basement Accs. Struct. etc.)	—	—	—
Cubic Content Ratio (CCR) (R-B ONLY) 5% allowance for unenclosed space	4.38 26,827 1,341	6.14 37,607	6.1 37,389
Total allowable cubic content	28,168		
*Front Yard Setback Main House(Ft.)	25' & 30'	29'-5" & 39'-6"	29'-5" & 39'-6"
*Side Yard Setback (1st Story)(Ft.)	12'-6"	2'-3"	2'-3"
*Side Yard Setback (2nd Story)(Ft.)	15'-0"	6'-11"	6'-11"
*Rear Yard Setback (Ft.)	15' - 2 story	30'-11"	30'-11"
*Side Yard Setback (1st Story)accessory (Ft.)	12'-6"	1'-5"	1'-5"
*Side Yard Setback (2nd Story)accessory (Ft.)	15'-0"	1'-5"	1'-5"
*Rear Yard Setback accessory (Ft.)	15' - 2 story	2'-1"	2'-1"
Angle of Vision (Deg.)	100	57.12	57.12
Building height (Ft.)	22'	19'-10"	19'-10"
Overall Building Height (Ft.)	30'	23'-8.5"	24'-8.5"
Crown of Road (COR)(NAVD)	12.49 navd	12.49 navd	12.49 navd
Max. Amount of Fill Added to Site (Ft.)	n/a	n/a	n/a
Finished Floor Elev. (FFE)(NAVD)	—	12.57	12.57
Zero Datum for point of meas. (NAVD)	—	12.57	12.57
FEMA Flood Zone Designation	Zone x	Zone x	Zone X
Base Flood Elevation (BFE)(NAVD)	7' navd	7' navd	7' navd
Landscape Open Space (LOS)(Sq Ft and %)	2756 sqft 45%	2502 sqft 41%	2648 sqft 43%
Perimeter LOS (Sq Ft and %)	1378 sqft 22%	1437 sqft 23%	1437 sqft 23%
Front Yard LOS (Sq Ft and %)	500 sqft 40%	1036 sqft 83%	1036 sqft 83%
**Native Plant Species %	Please refer to separate landscape legend		

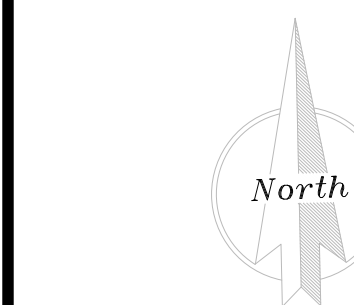
*Indicate each yard area with cardinal direction (N,S,E,W)
**Provide Native plant species calculation per category
as required by Ord. 24-2021 on separate table



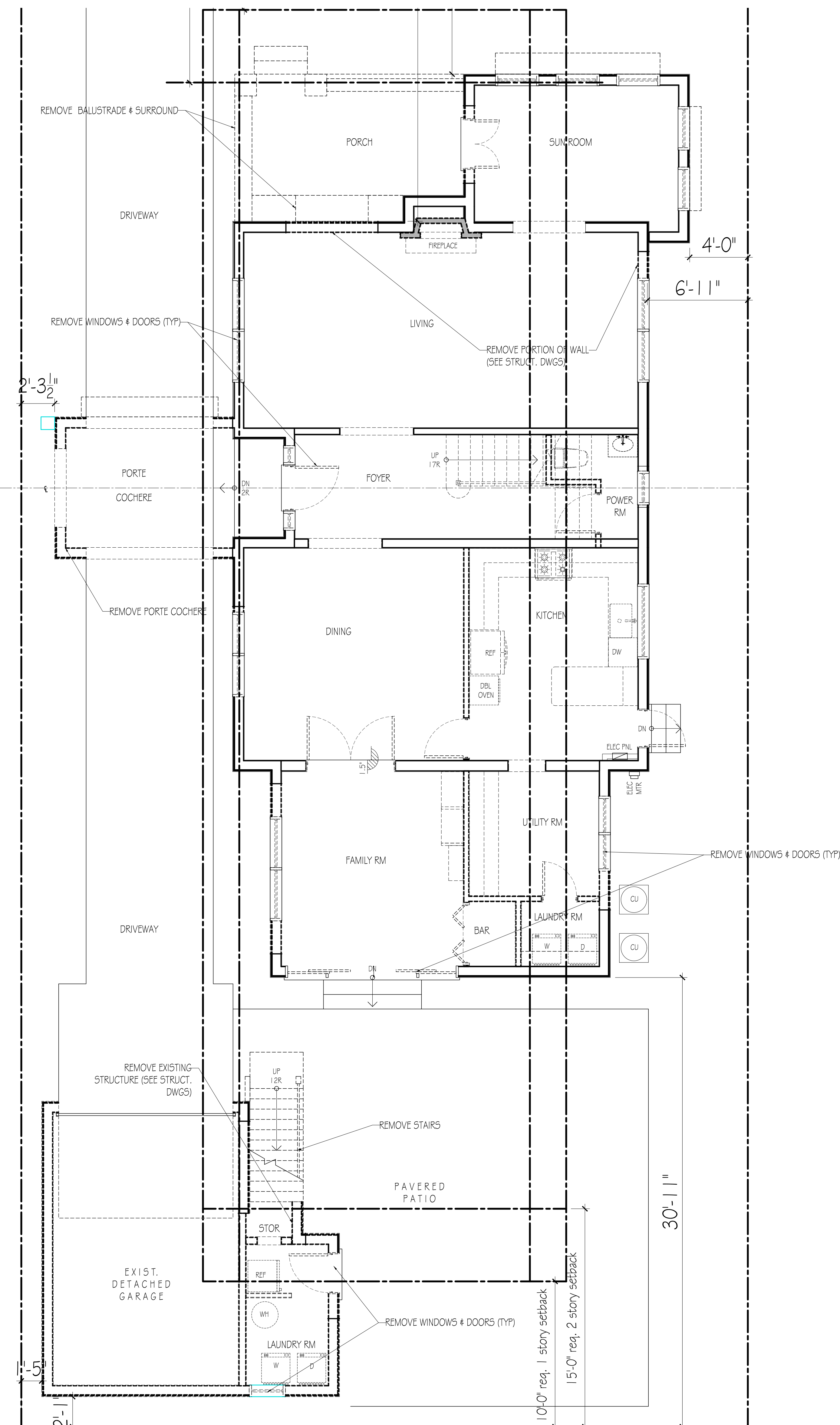
1 DEMOLITION SITE PLAN
3/16" = 1'-0"



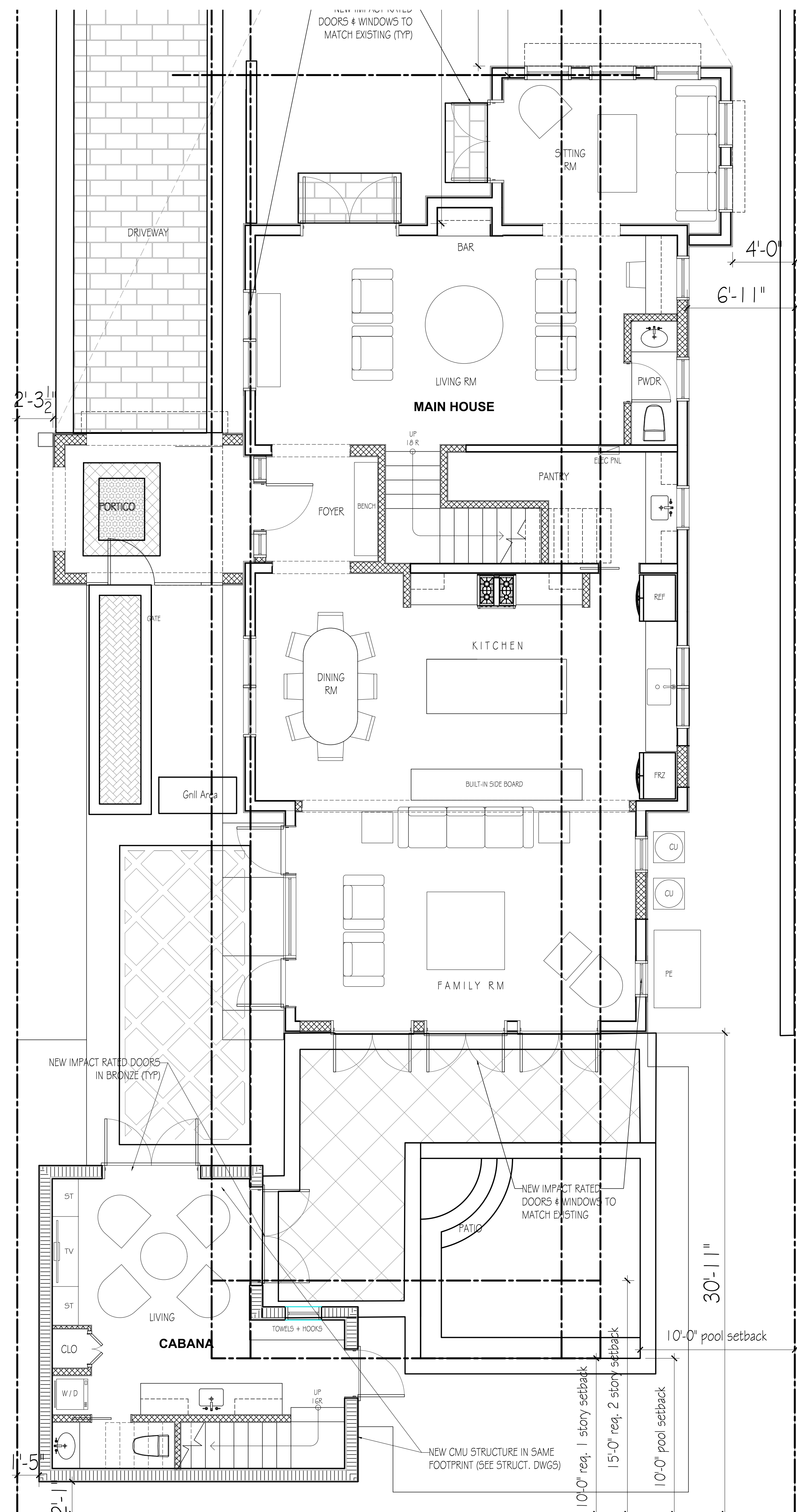
2 PROPOSED SITE PLAN
3/16" = 1'-0"



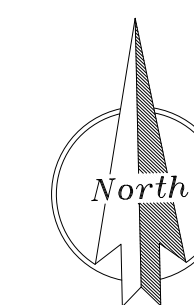
DATE	DESCRIPTION
PROJECT NO.	111
CAD DWG FILE	12.7.22 - 128 SEA BREEZE - NEW LAYOUTS
DRAWN BY	R. SUCALOTO
CHECKED BY	D. MENARD
PLOT DATE	12/21/2022
SHEET TITLE	DEMO & PROPOSED PLAN 1ST FLOOR MAIN HOUSE & DET. CABANA
SHEET	A-002



1 DEMOLITION PLAN - 1st FLOOR - MAIN HOUSE AND DETACHED CABANA
 1/4" = 1'-0"



2 PROPOSED PLAN - 1ST FLR - MAIN HOUSE AND DETACHED CABANA
 1/4" = 1'-0"



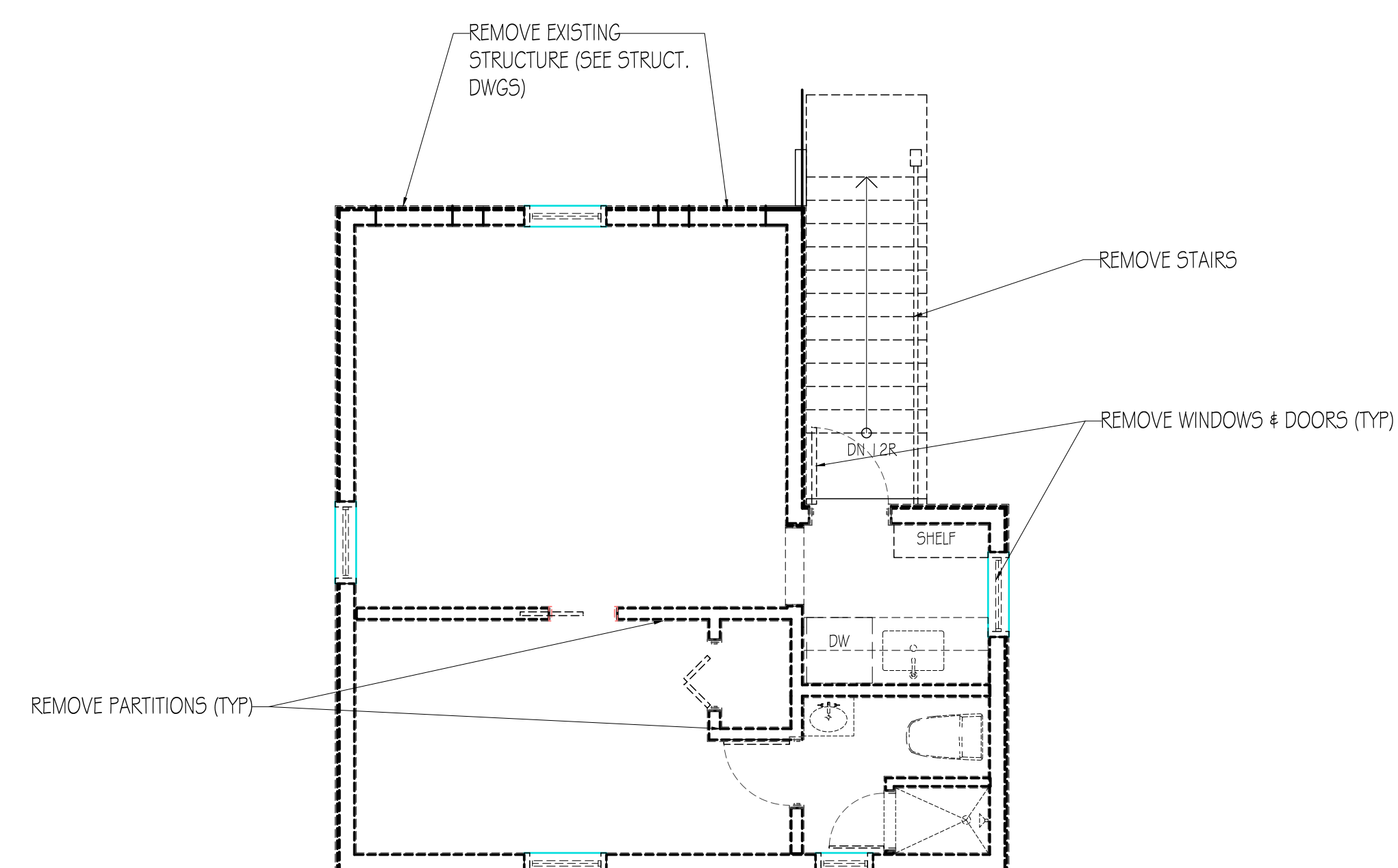
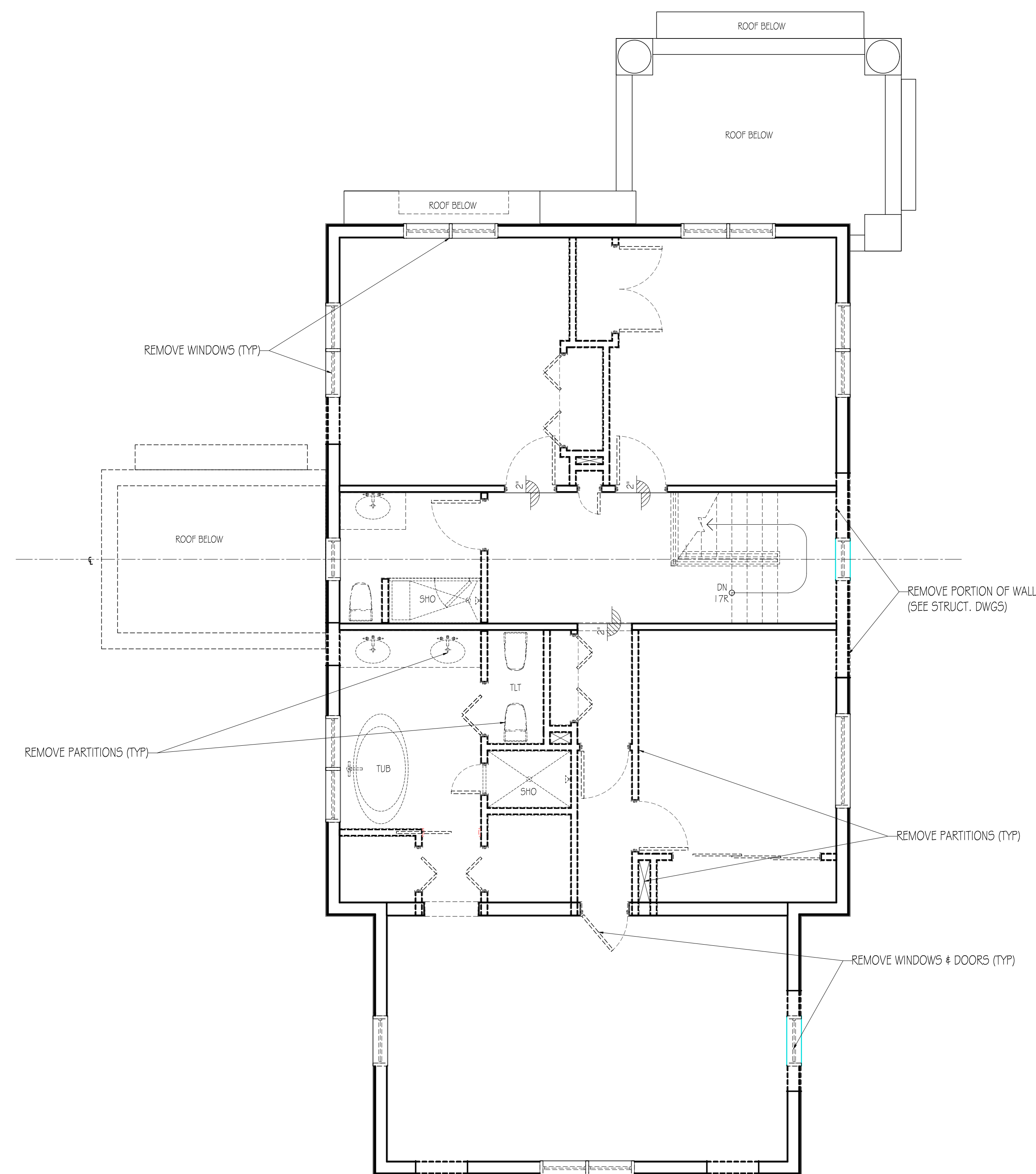
DATE	DESCRIPTION
12/7/22	128 SEA BREEZE - NEW LAYOUTS
12/21/2022	

PROJECT NO. **000**
 CAD DWG FILE: 12-7-22 - 128 SEA BREEZE - NEW LAYOUTS
 DRAWN BY: R. SUCALOTO
 CHECKED BY: D. MENARD
 PLOT DATE: 12/21/2022

SHEET TITLE
 DEMOLITION PLAN
 1ST AND 2ND FLOOR MAIN
 HOUSE & DET. CABANA

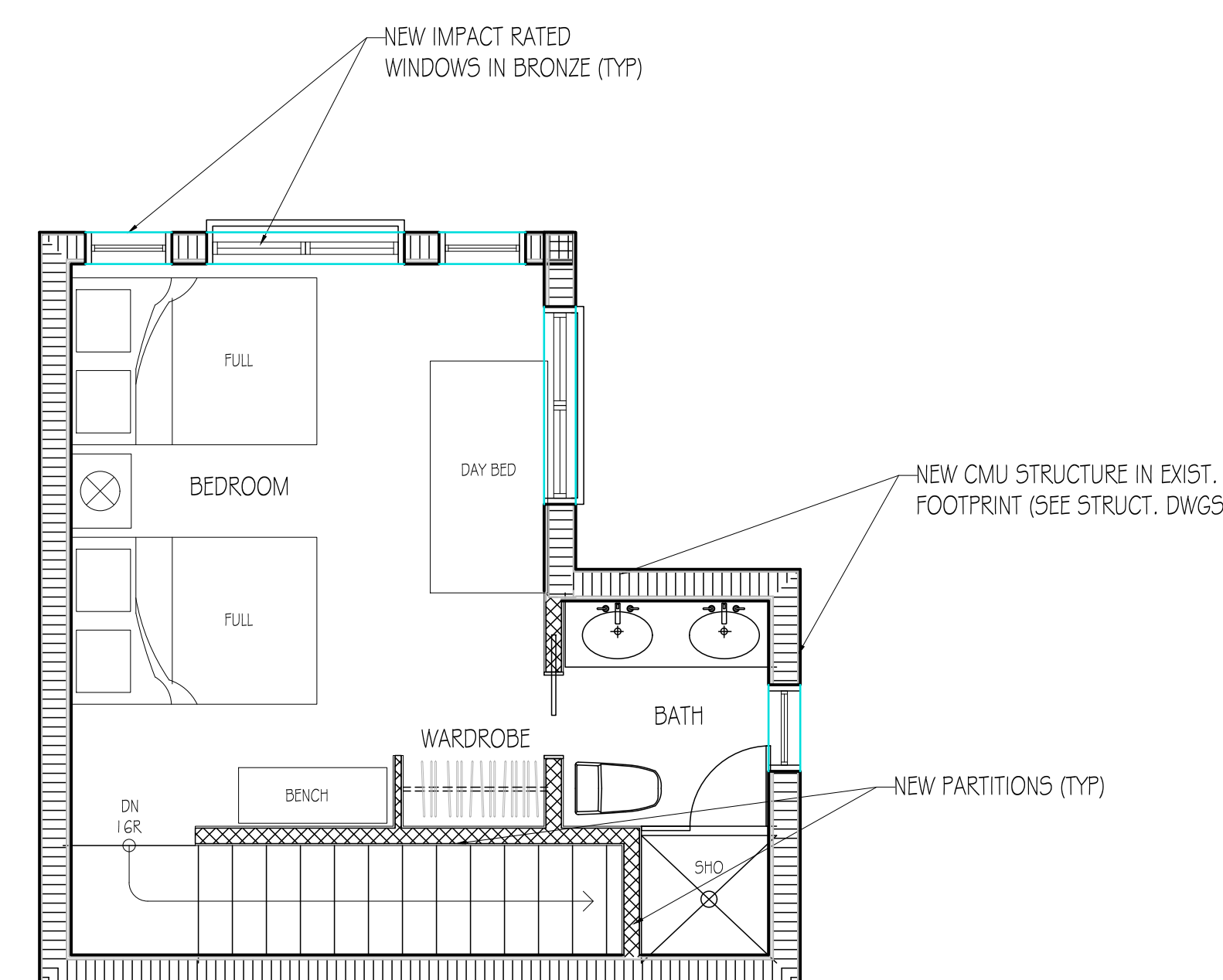
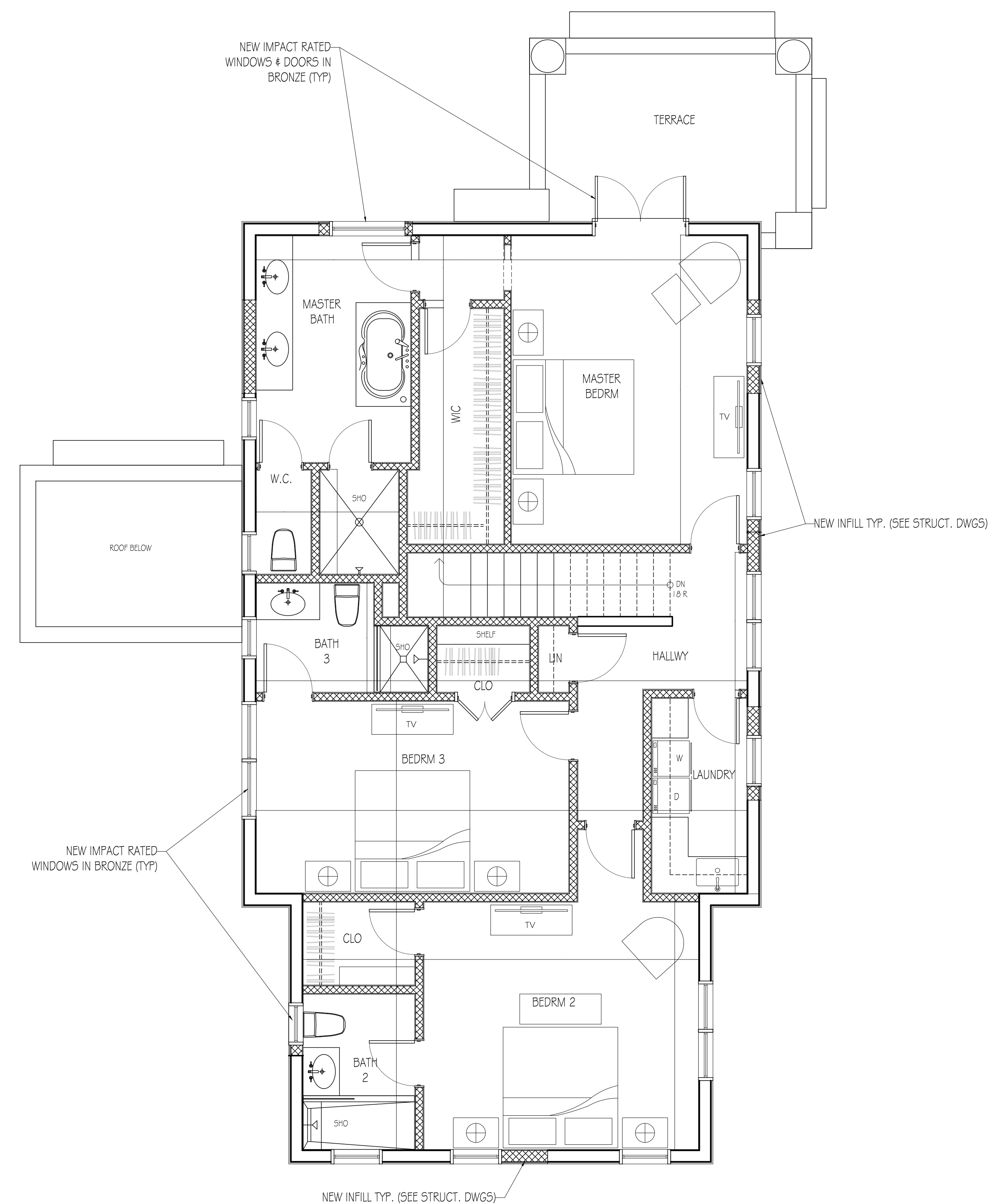
A-003

OF



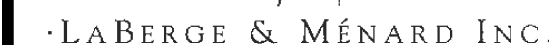
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DEMOLITION PLAN - 2nd FLR - MAIN HOUSE AND DETACHED CABANA/GARAGE
 1/4" = 1'-0"



2

PROPOSED PLAN - 2ND FLOOR - MAIN HOUSE AND DETACHED CABANA
 1/4" = 1'-0"



CONSULTANTS:

HSB-22-017
ZON-23-005



1997



REMOVE FLAT ROOF SYSTEM

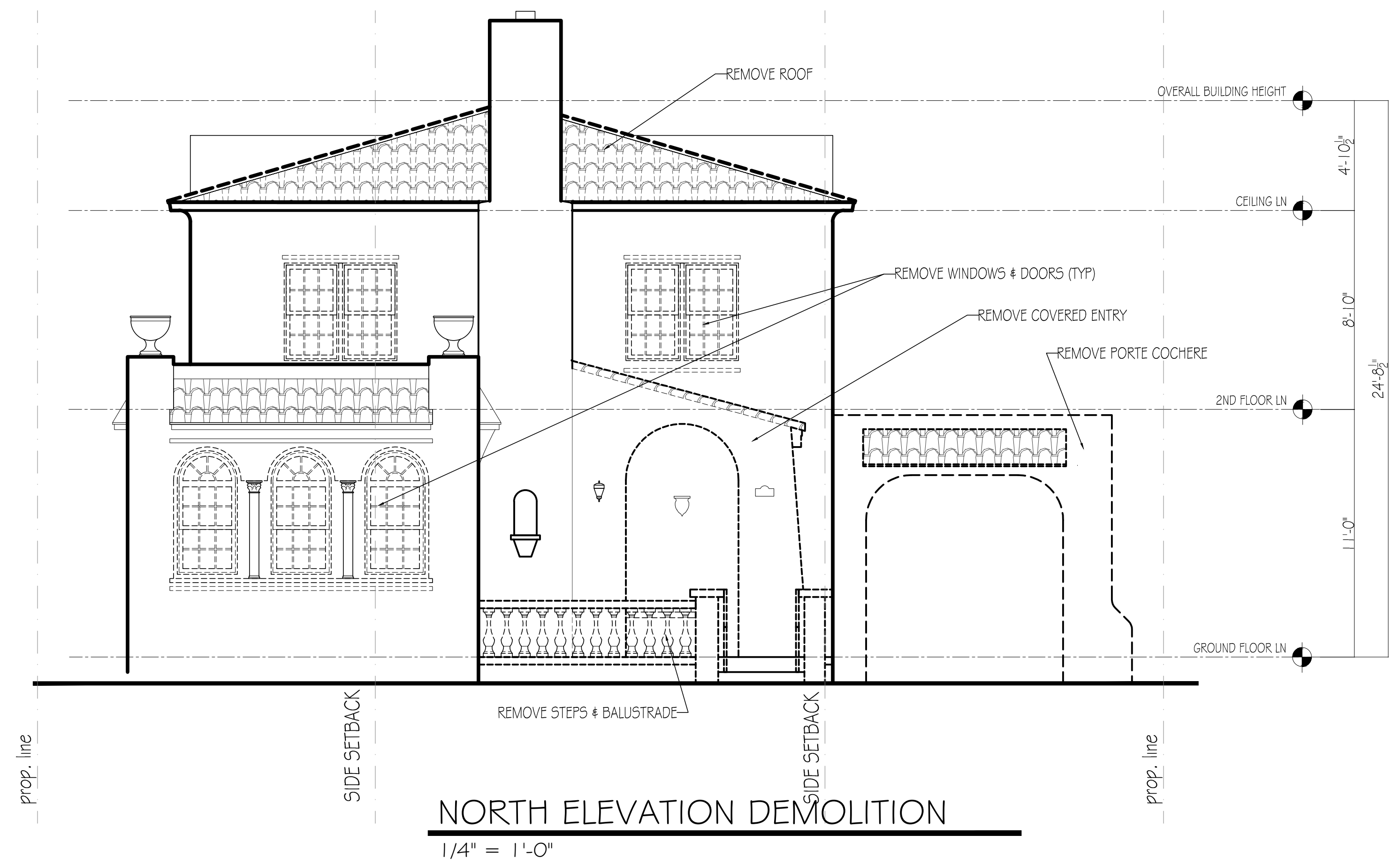
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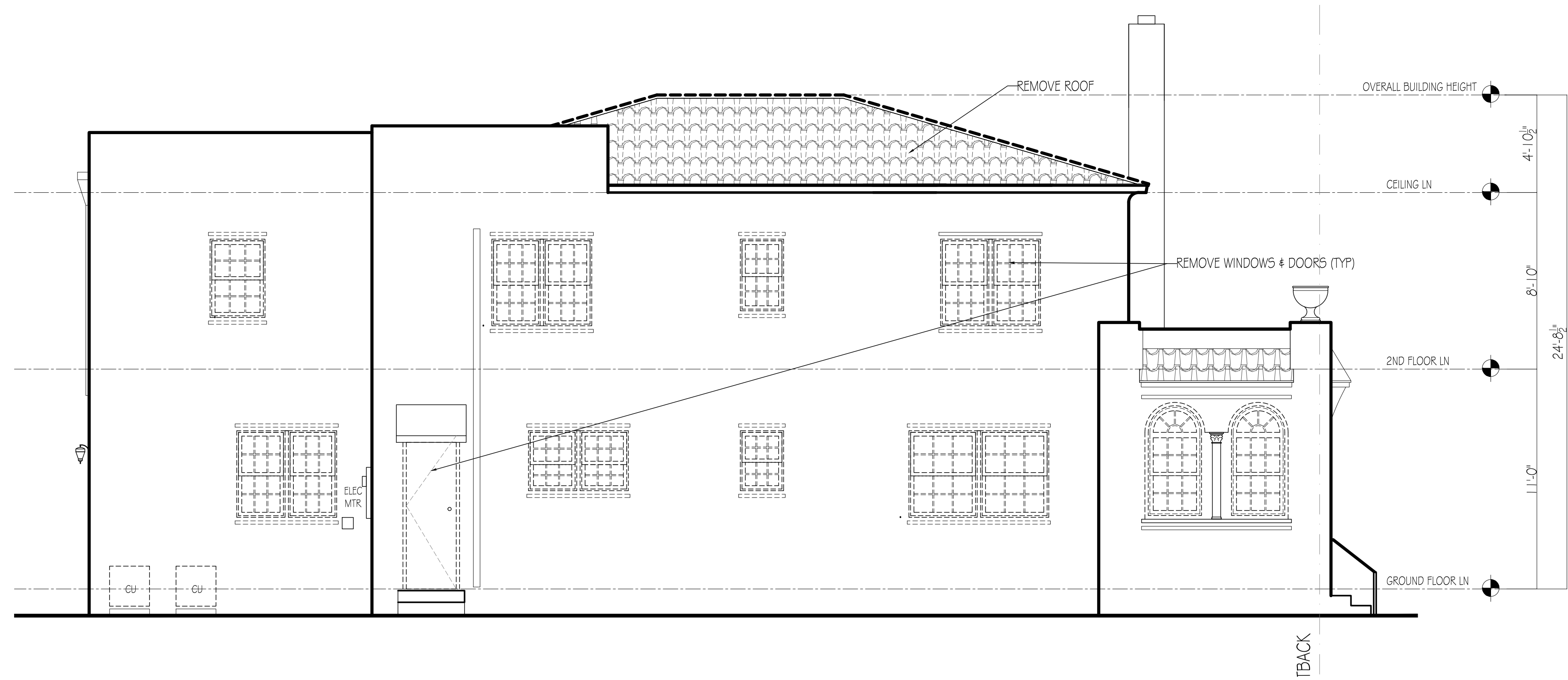
Grill Area

(2)

$$1/4'' = 1'-0''$$

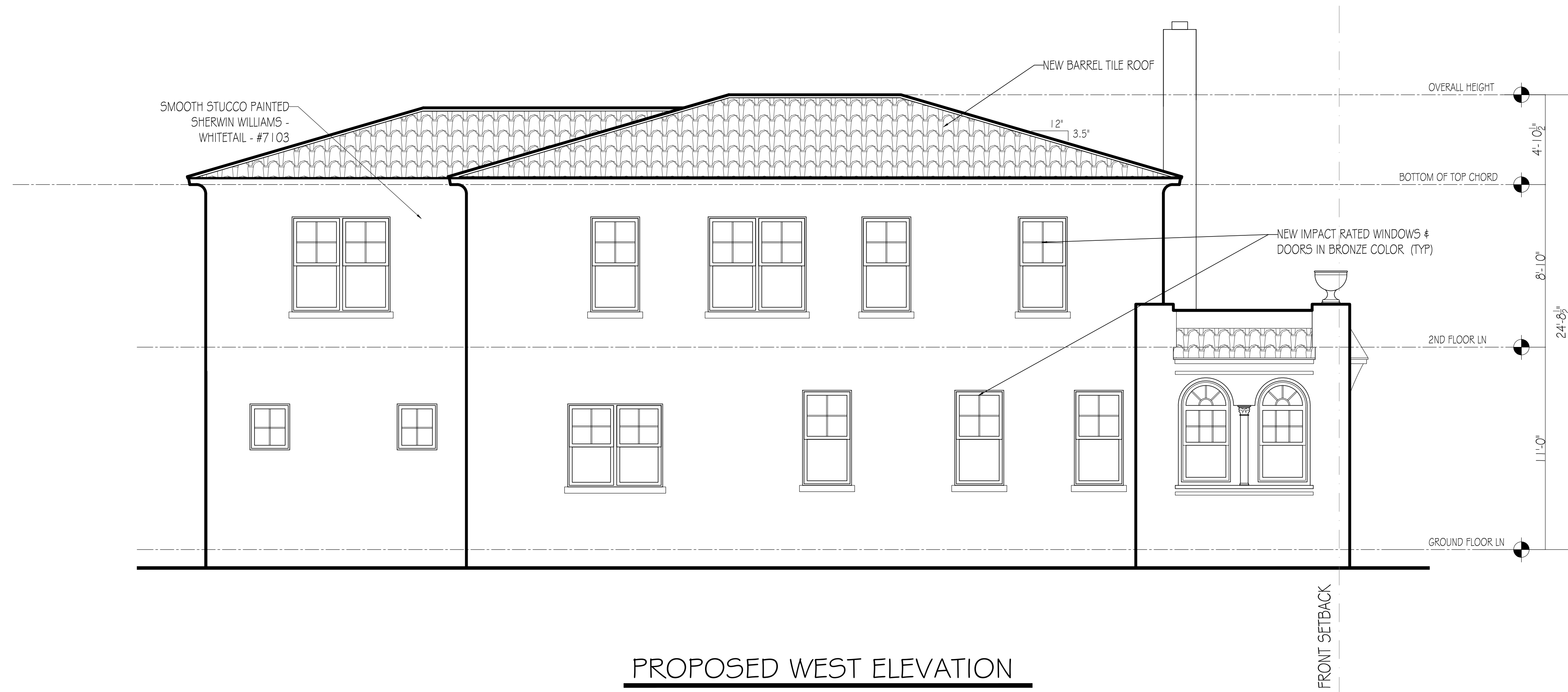


MARK	DATE	DESCRIPTION
PROJECT NO.	128	SEA BREEZE - NEW LAYOUT.DWG
CAD DWG FILE	128.7.22 - 128 SEA BREEZE - NEW LAYOUT.DWG	
DRAWN BY	R. SICILIANO	
CHECKED BY	D. MENARD	
PLOT DATE	1/10/2023	
SHEET TITLE	DEMO & PROPOSED NORTH ELEVATION	
SHEET	A-004	OF



WEST ELEVATION DEMOLITION

1/4" = 1'-0"

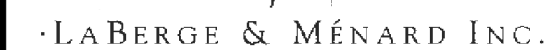


PROPOSED WEST ELEVATION

1/4" = 1'-0"

MARK	DATE	DESCRIPTION
PROJECT NO.	128	SEA BREEZE - NEW LAYOUT.DWG
CAD DWG FILE	12/7/22	128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SICILIANO	
CHECKED BY	D. MENARD	
PLOT DATE	12/21/2022	
SHEET TITLE		

DEMO & PROPOSED WEST
ELEVATION



CONSULTANTS

128 SEA BREEZE
WEST PALM BEACH, FL
33480

STAFF APPROVAL
H5B-22-017
2022-06-05



NTS

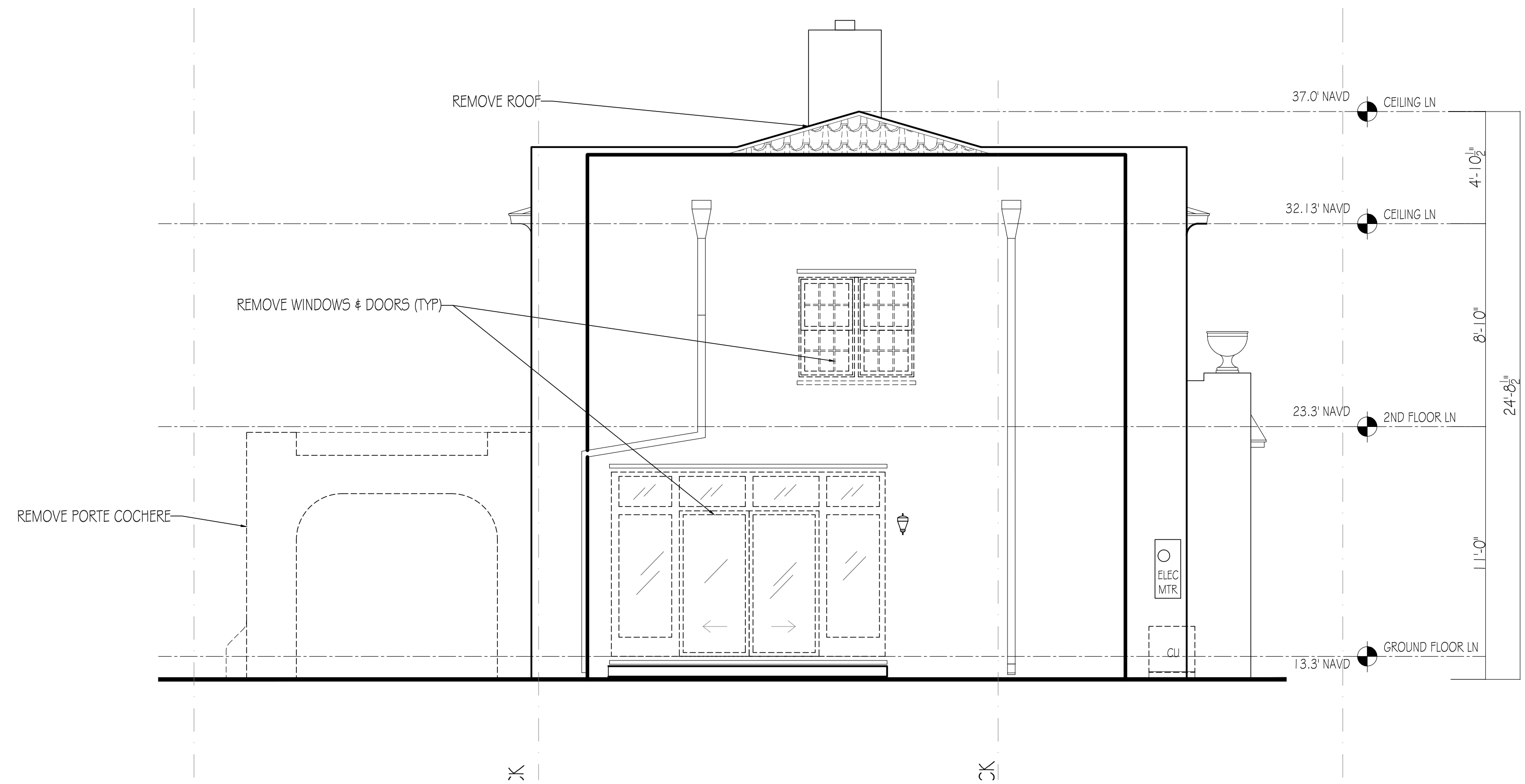


NTS

[illegible]

NORTH & WEST RENDERED
ELEVATIONS

A-004.1



SOUTH ELEVATION DEMOLITION
1/4" = 1'-0"

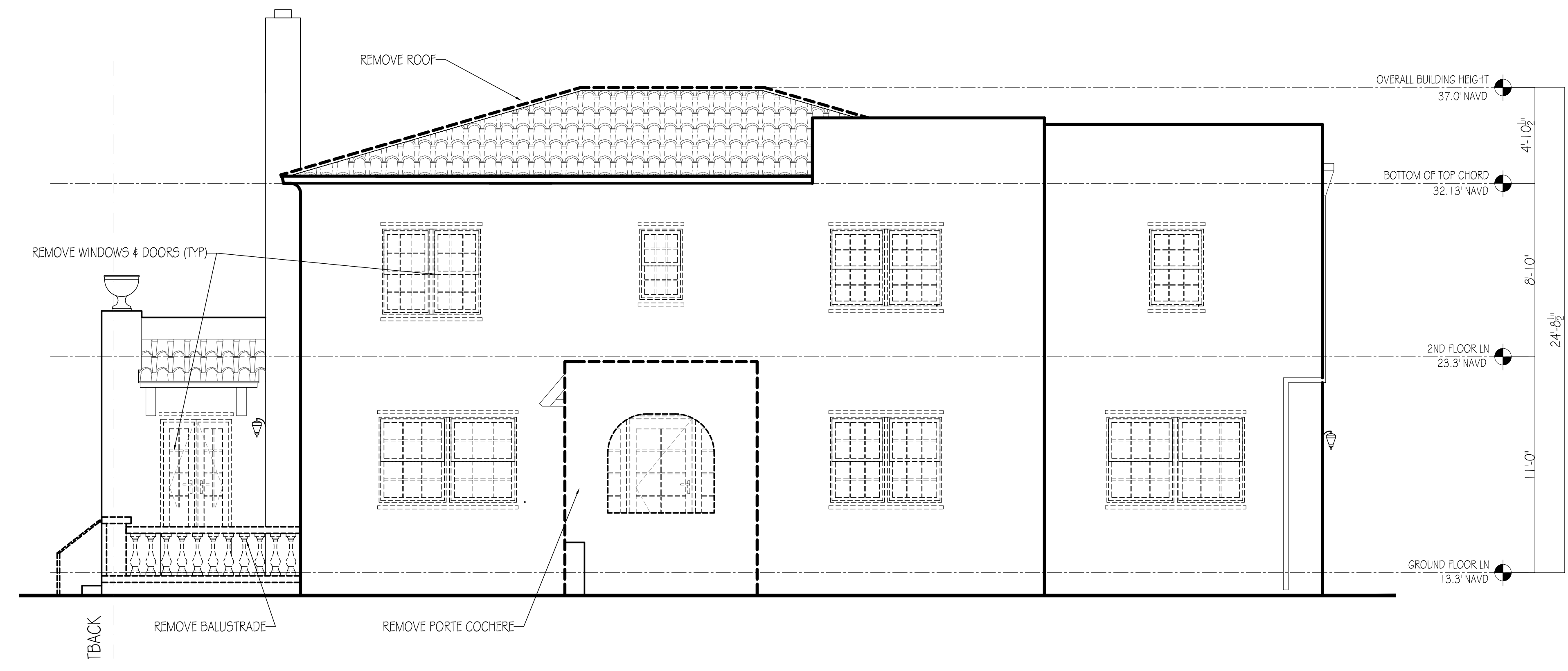


PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

CONSULTANTS

128 SEA BREEZE
WEST PALM BEACH, FL
33460

H5B-22-017
ZON-23-005



EAST ELEVATION DEMOLITION
1/4" = 1'-0"



PROPOSED EAST ELEVATION
1/4" = 1'-0"

PROJECT NO.	H5B-22-017
CAD DWG FILE	12.7.22 - 128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SICALITO
CHECKED BY	D. MENARD
PLOT DATE	12/21/2022

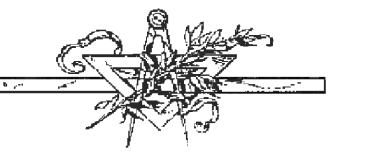
DEMO & PROPOSED EAST
ELEVATION



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED EAST ELEVATION



·LA BERGE & MÉNARD INC.

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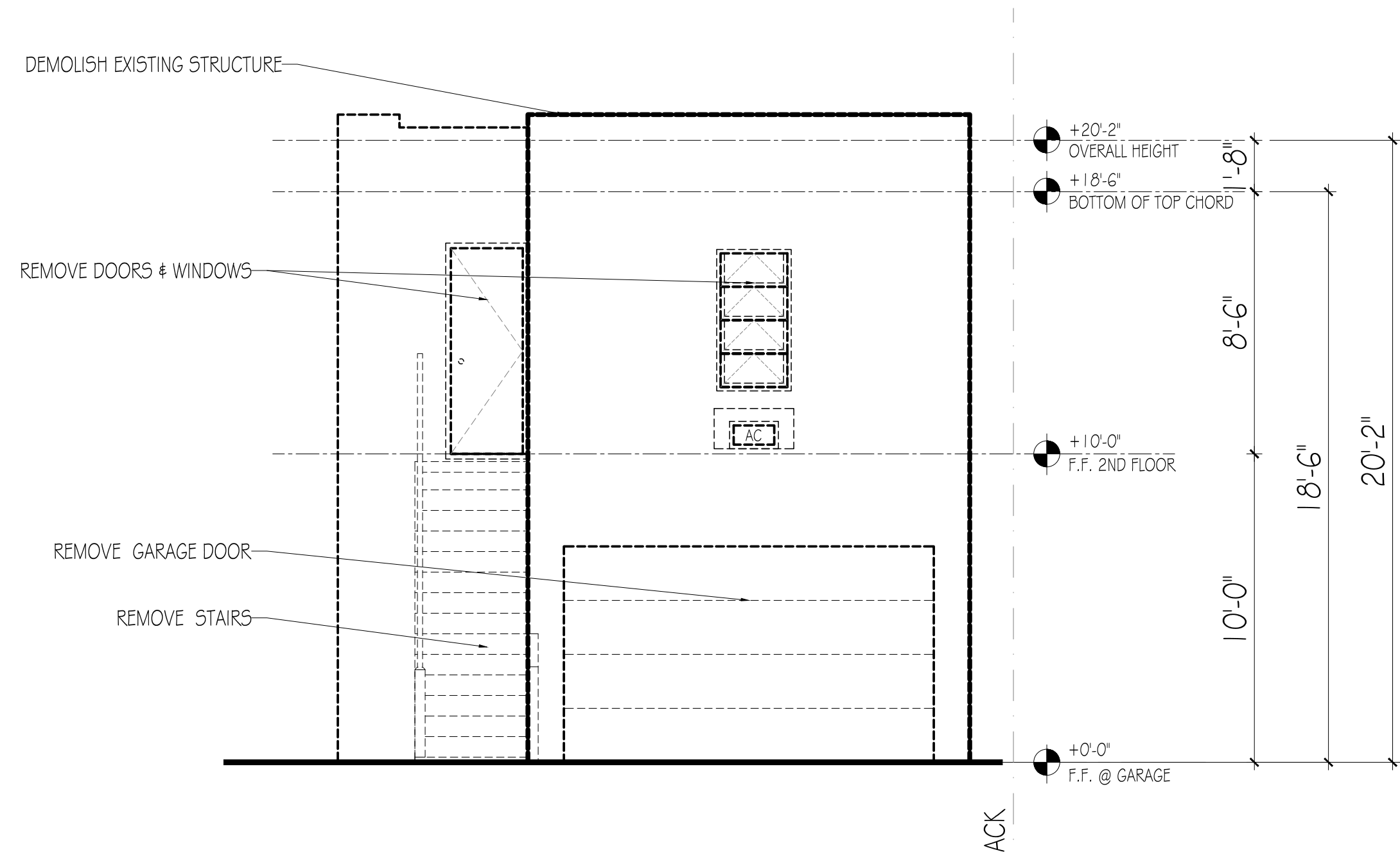
128 SEA BREEZE
WEST PALM BEACH, FL
33480

HSB-22-017
ZON-23-005

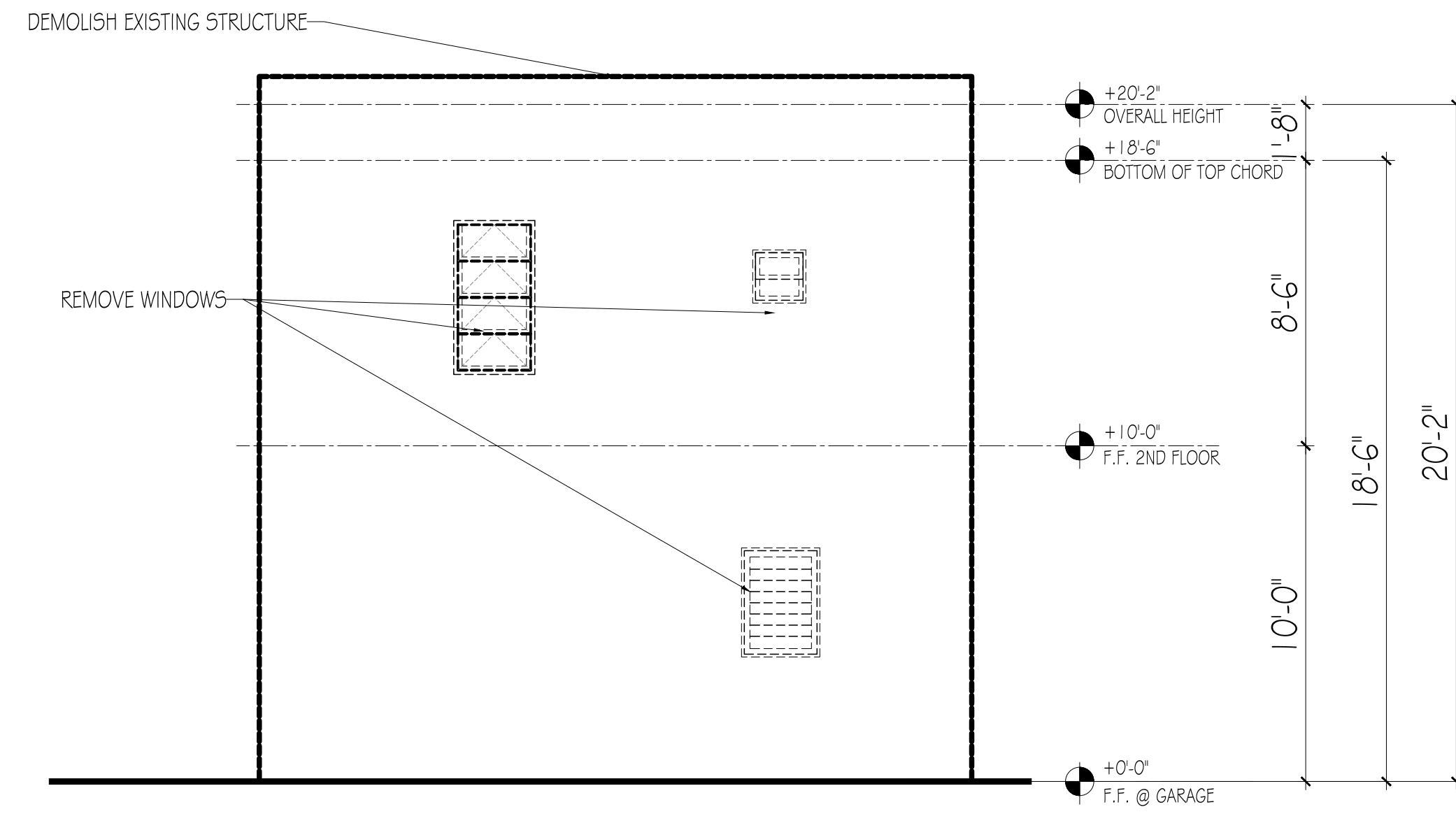
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SOUTH & EAST RENDERED
ELEVATIONS

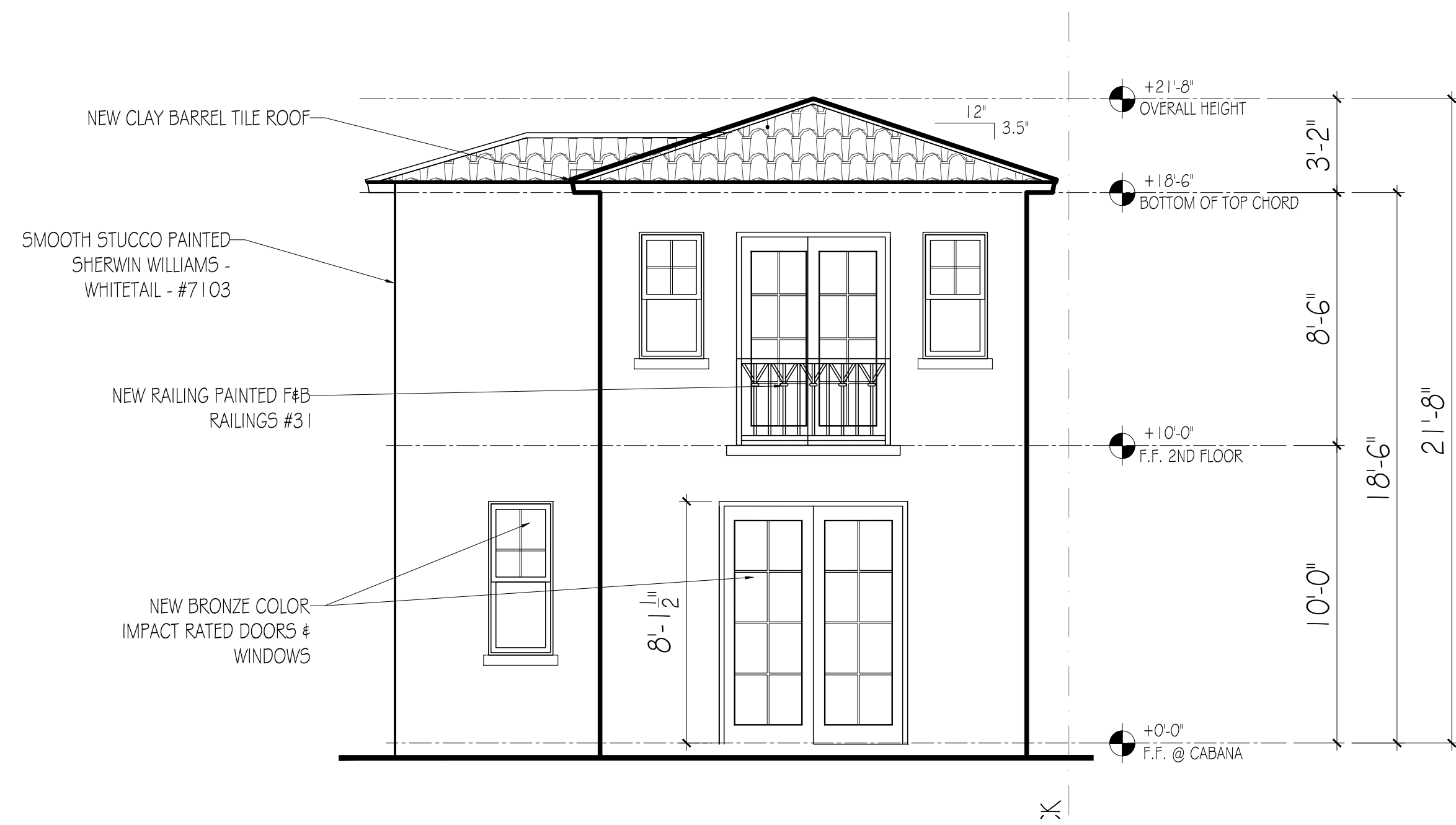
A-008



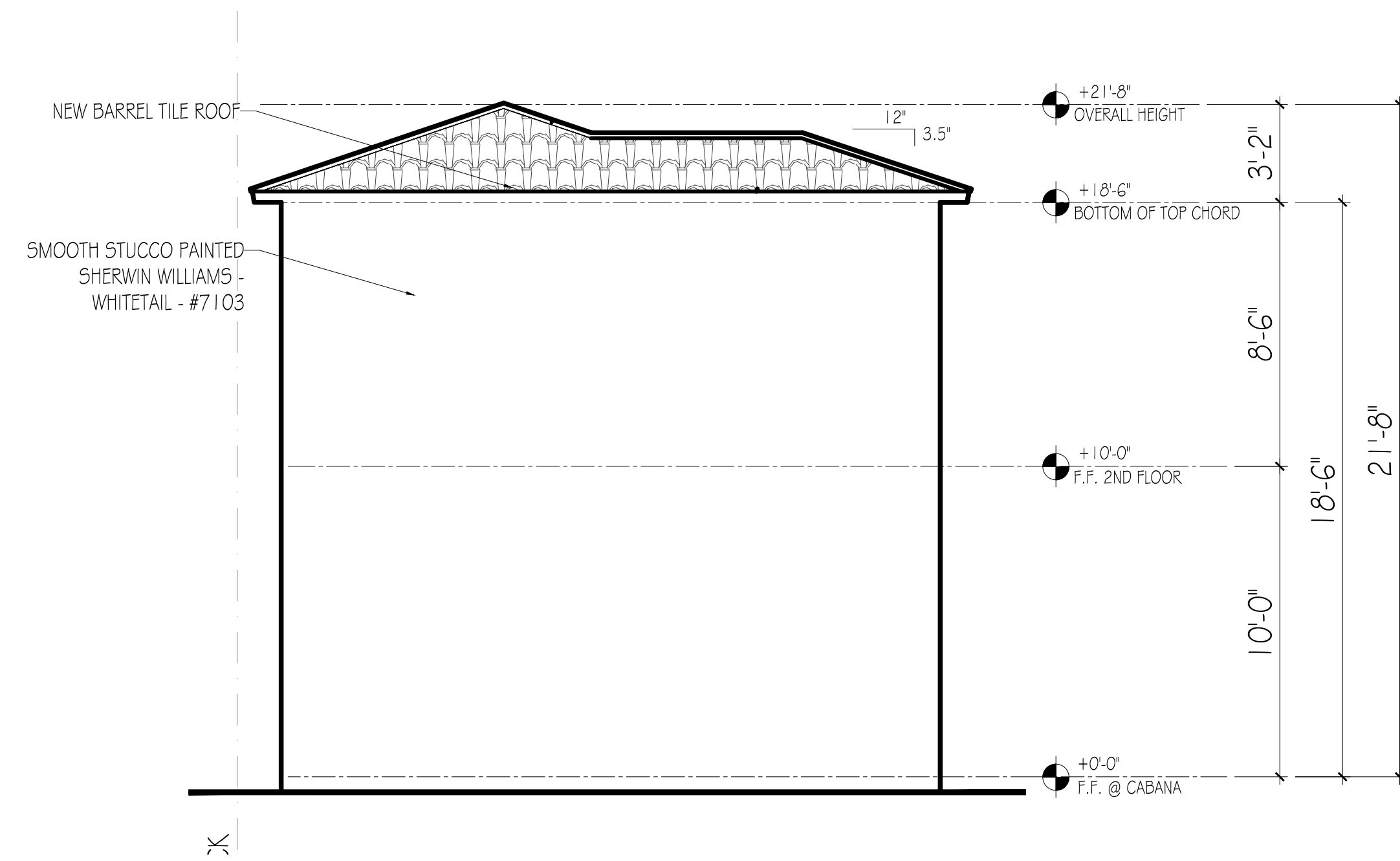
1 CABANA NORTH ELEVATION DEMOLITION
1/4" = 1'-0"



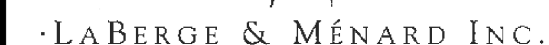
1 CABANA SOUTH ELEVATION DEMOLITION
1/4" = 1'-0"



2 CABANA PROPOSED NORTH ELEVATION
1/4" = 1'-0"



2 CABANA PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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

CONSULTANTS:

128 SEA BREEZE
PALM BEACH, FL
33480

[illegible]

PROJECT NO:	###
CAD DWG FILE:	12.2.22 - 128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY:	R. SUCALDITO
CHK'D BY:	D. MENARD
PLOT DATE:	12/21/2022

SHEET TITLE

DEMO & PROPOSED EAST
& WEST CABANA
ELEVATIONS

A-007

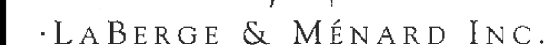
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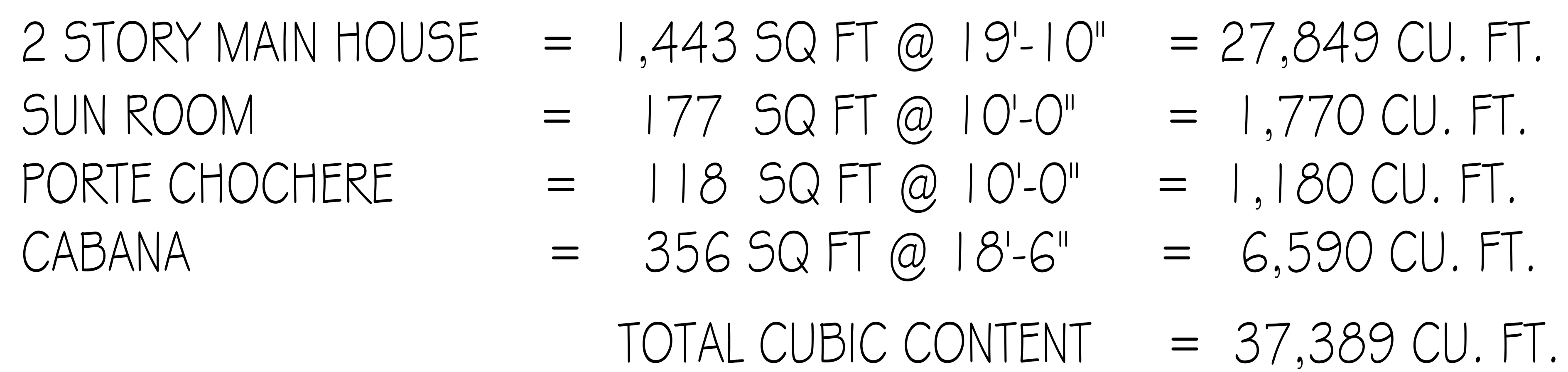
PROJECT NO.	155-22807
CAD DWG FILE	12.7.22 - 128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SCALAPITO
CHECKED BY	D. MENARD
PLOT DATE	12/21/2022
SHEET TITLE	RENDERINGS



PROJECT NO.	155-22067
CAD DWG FILE	128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SICALITO
CHECKED BY	D. MENARD
PLOT DATE	12/21/2022
SHEET TITLE	RENDERINGS



CONSULTANTS:

[illegible]

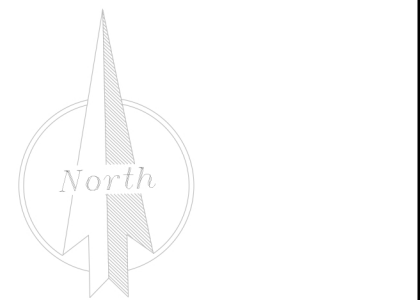
CUBIC CONTENT CALC

A-008

CONSULTANTS

128 SEA BREEZE
WEST PALM BEACH, FL
33480

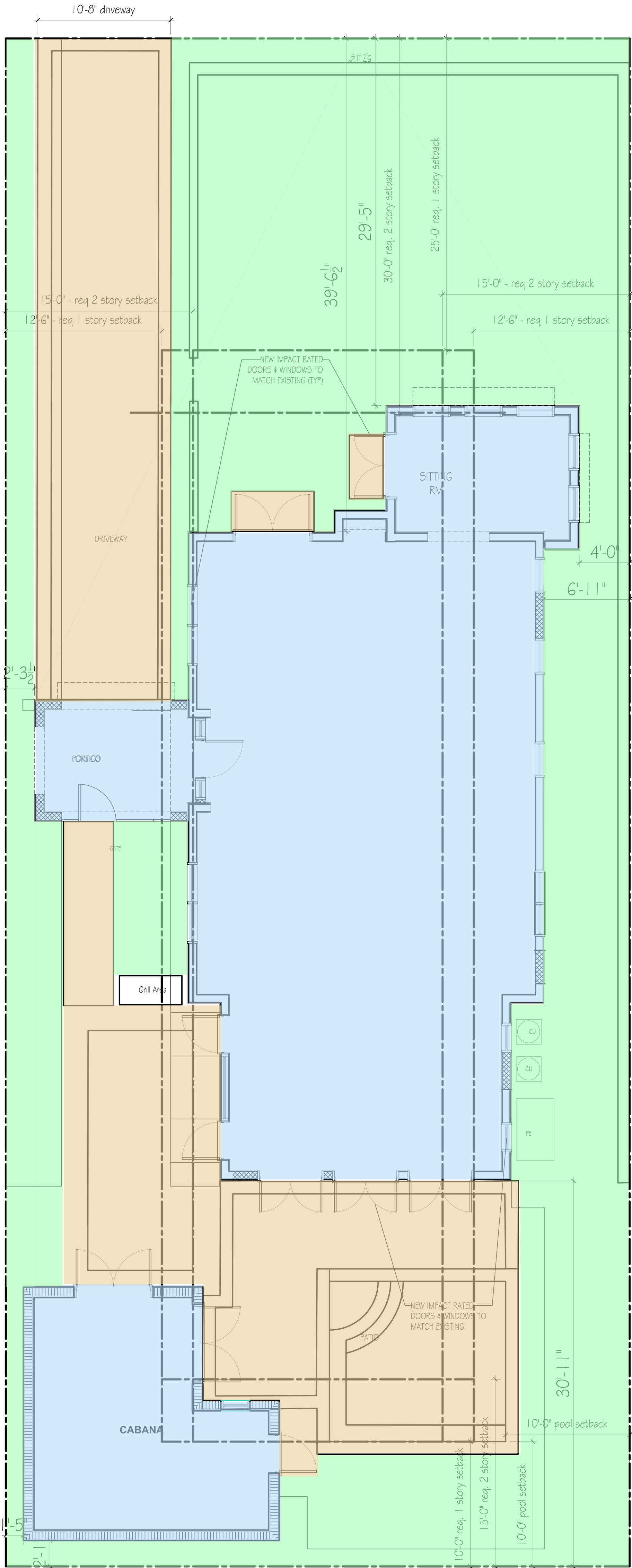
HSB-22-017
ZON-23-005



MARK	DATE	DESCRIPTION
PROJECT NO.	000	
CAD DWG FILE	12.7.22	128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SECALDITO	
CHECK'D BY	D. MENARD	
PLOT DATE	12/20/2022	
SHEET TITLE		

LOT COVERAGE
DIAGRAM

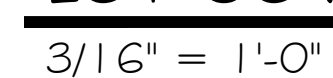
A-009
SHEET OF



LOT COVERAGE
DIAGRAM

3/16" = 1'-0"

HSB-22-017
ZON-23-005



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[illegible]

VARIANCE DIAGRAM