ARCHITECT

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

RECEIVED
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SURVEYING

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

ARC-23-019 [#ZON-23-036]

DROP-OFF SUBMITTAL 02/06/2023

ARCOM 02/22/2023 - TOWN COUNCIL 03/08/2023

SCOPE OF WORK:

- Renovation of an existing accessory structure to include the addition of a 1-room 205 sf two-story addition. Requiring variances .

247 SEASPRAY AVE, PALM BEACH, FLORIDA

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S·M

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE
GRACE RESIDENCE
247 SEASPRAY AVE, PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC
NO. 001285

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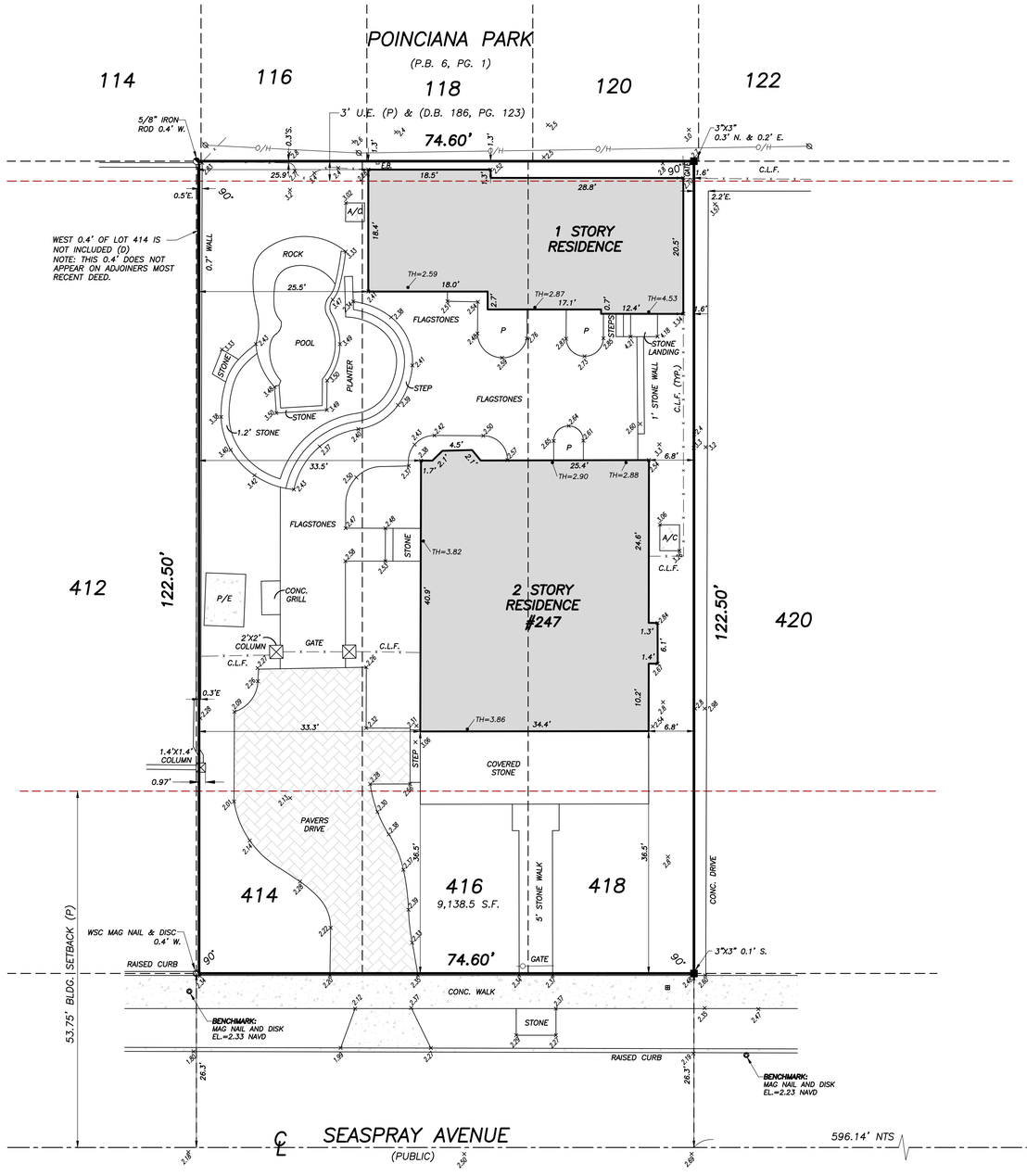
NO: -
DWG. BY: LG/ PP
SHEET:

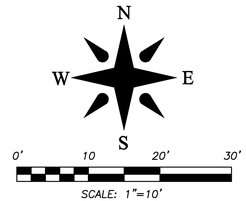
ARC - 23 -019 [# ZON - 23 - 036]

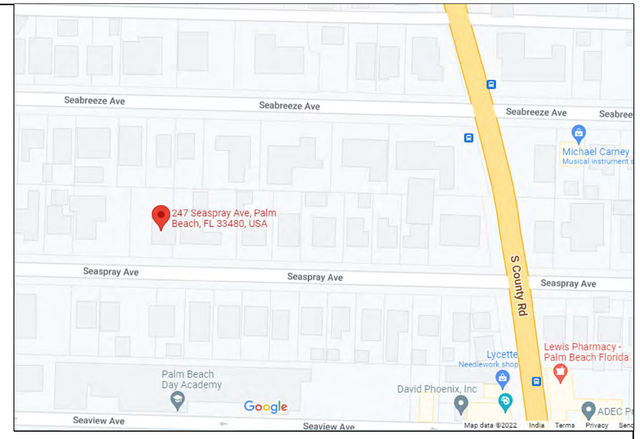
Boundary Survey For:
ALICIA M. GRACE

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
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.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
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.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
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
MIN.	= MINIMUM
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	= 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.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/E	= POOL EQUIPMENT
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.P.Z.	= REDUCED PRESSURE ZONE
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
TH	= THRESHOLD EL.
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
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.F.	= WOOD FENCE
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
⊚	= MAG NAIL & DISK SET (LB #4569)
℄	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE







VICINITY SKETCH
(NOT TO SCALE)

Boundary Survey For:
ALICIA M. GRACE

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

ALICIA M. GRACE

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

PROPERTY ADDRESS:
247 Seaspray Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lots 414, 416, and 418, **POINCIANA PARK 2ND ADDITION**, according to the Plat thereof recorded in Plat Book 6, Page 86, in the Public Records of Palm Beach County, Florida, excepting therefrom the West .4 feet of Lot 414.*

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/05/2017.

NOTES:

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *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.*
3. *Description furnished by client or client's agent.*
4. *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.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *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.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *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.*
11. *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.*
12. *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.*
13. *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.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:

I HEREBY ATTEST *that the survey shown hereon meets 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: 05/20/2022

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

REVISIONS:

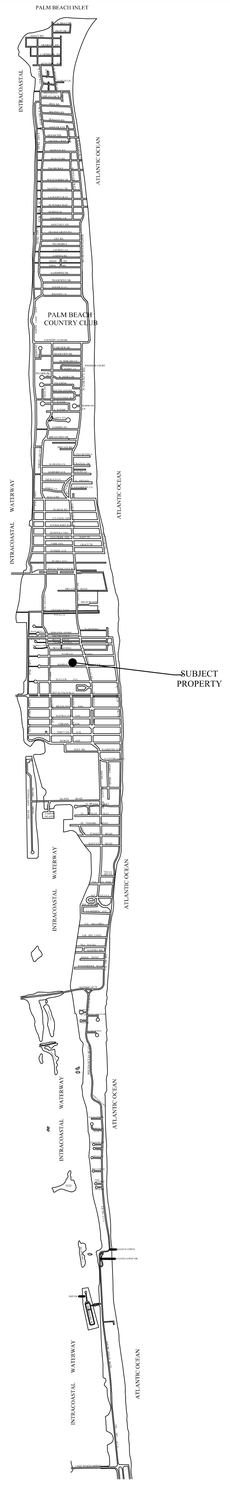
Boundary Survey For:

ALICIA M. GRACE

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

FIELD: B.M.	JOB No.: 22-1208	F.B. PB 333 PG. 9
OFFICE: D.R.	DATE: 10/13/2022	DWG. No.: 22-1208-1
C'K'D.: C.W.	REF.: 22-1208.dwg	SHEET: 1 OF 1

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



LOCATION MAP
SCALE: NTS

S·M

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE

GRACE RESIDENCE

247 SEASPRAY AVE, PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.

• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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DROP OFF SUBMITTAL	2023-02-06

ARC - 23 -019 [# ZON - 23 - 036]

NO: -
DWG. BY: LG/ PP
SHEET:

SV-1

247 SEASPRAY AVE - AERIAL VIEW

SCALE: NTS

S·M

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ARC - 23 -019 [# ZON - 23 - 036]

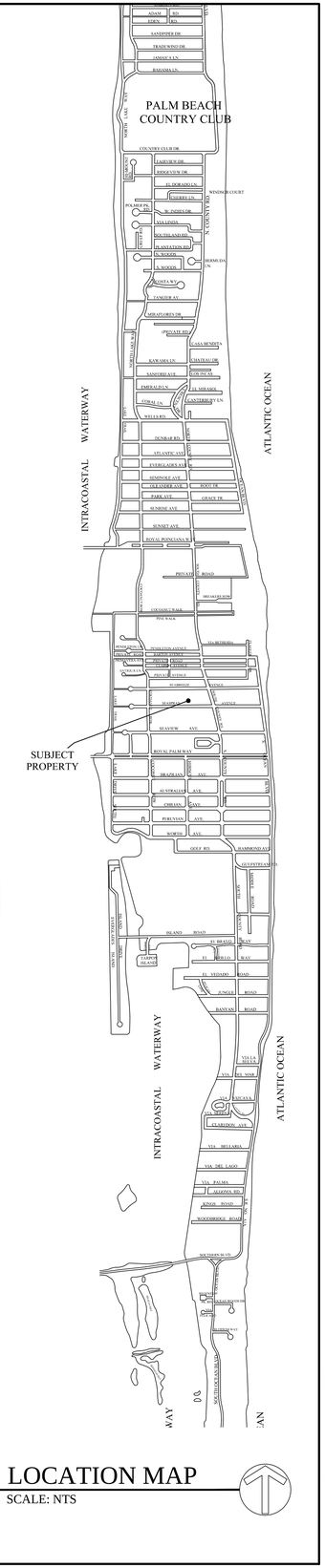
NO: -

DWG. BY: LG/ PP

SHEET:

SV-1a

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



LOCATION MAP
SCALE: NTS

S·M

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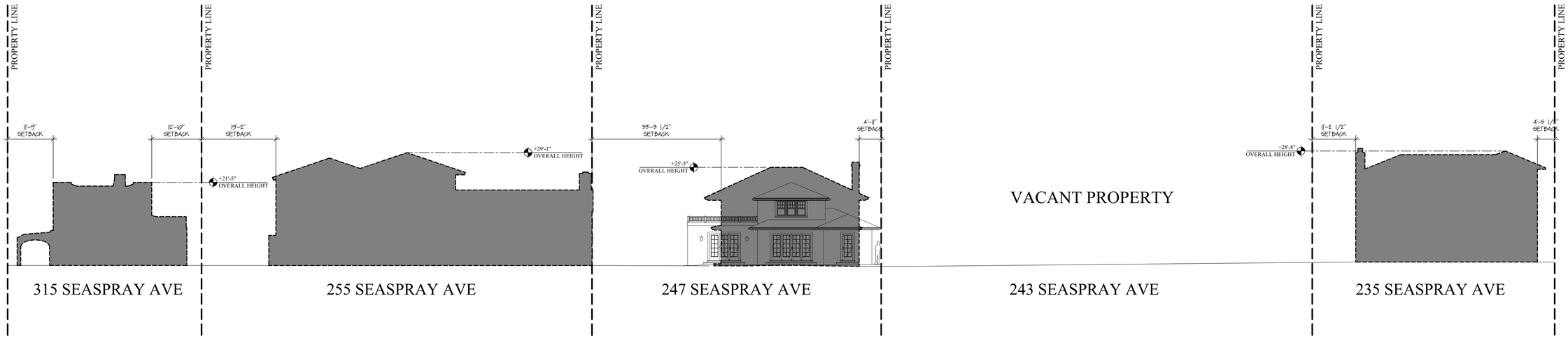
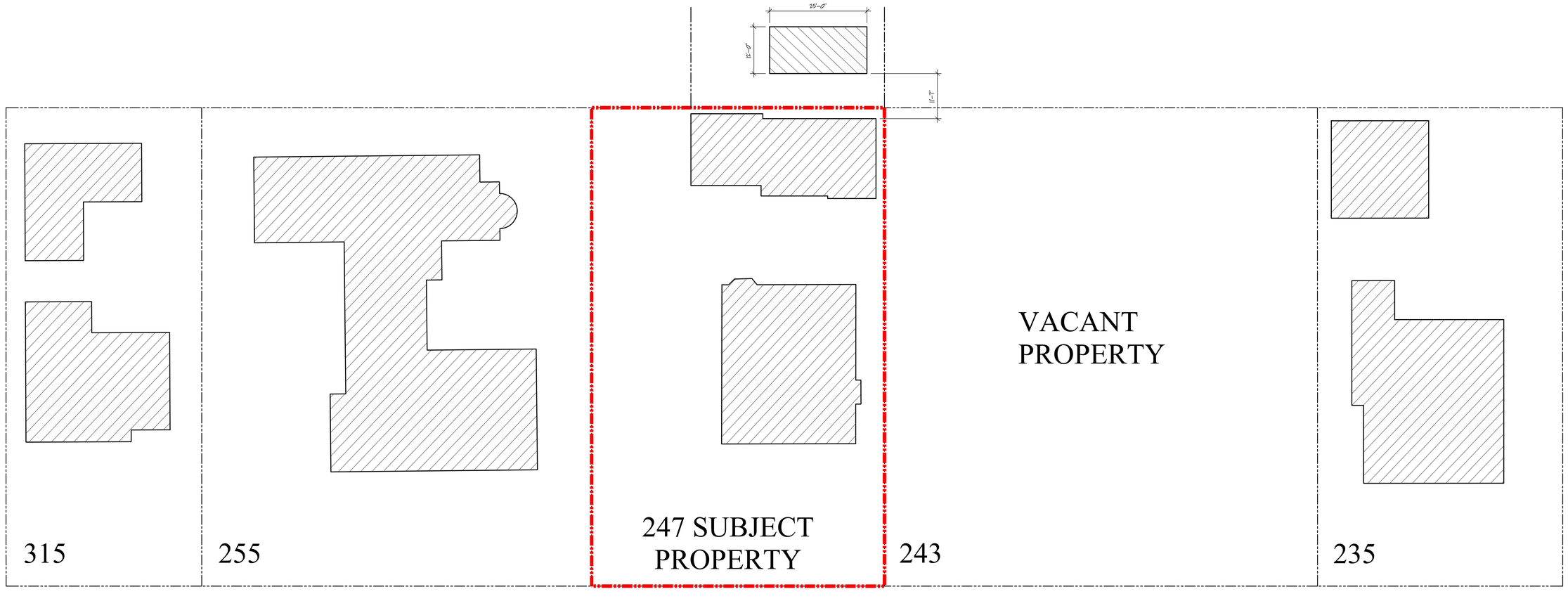
SHEET:

SV-2





STREETSCAPE ELEVATION

SCALE: NTS

S·M

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE

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NO: -

DWG. BY: LG/ PP

SHEET:

SV-3

EXISTING MAIN HOUSE (SOUTH)

EXISTING MAIN HOUSE (WEST)

EXISTING MAIN HOUSE (NORTH)

EXISTING MAIN HOUSE (NORTH)

S·M

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RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE
GRACE RESIDENCE
247 SEASPRAY AVE, PALM BEACH, FL 33480

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P-1

EXISTING CABANA (SOUTH)

EXISTING CABANA (SOUTH)

EXISTING CABANA (SOUTHWEST)

EXISTING CABANA (NORTH)

S·M

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE
GRACE RESIDENCE
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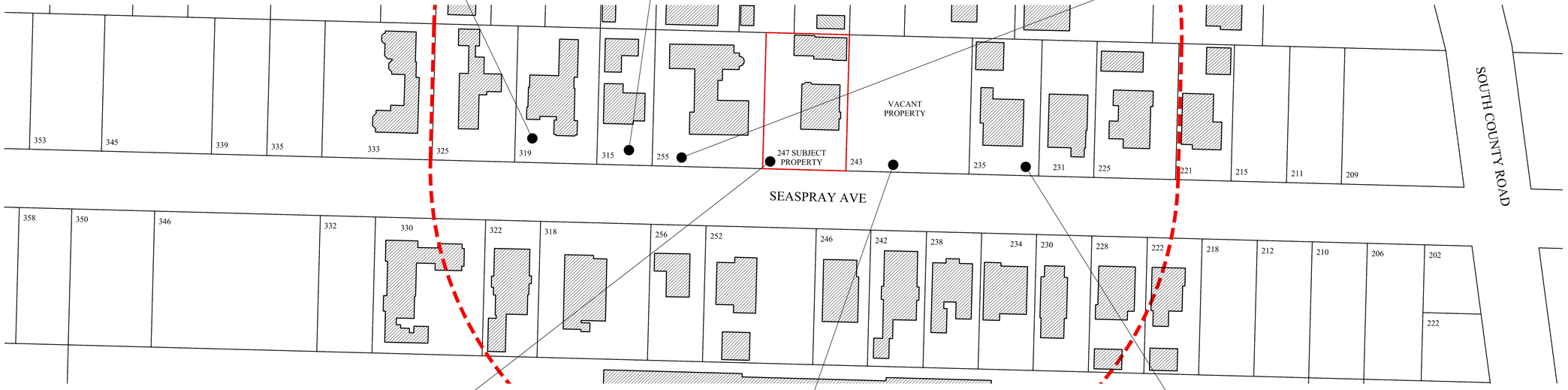
NO: -
DWG. BY: LG/ PP
SHEET:

P-2

319 SEASPRAY AVE

315 SEASPRAY AVE

255 SEASPRAY AVE



247 SEASPRAY AVE (SUBJECT PROPERTY)

243 SEASPRAY AVE (PRE-DEMOLITION)

235 SEASPRAY AVE

S·M

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE

GRACE RESIDENCE

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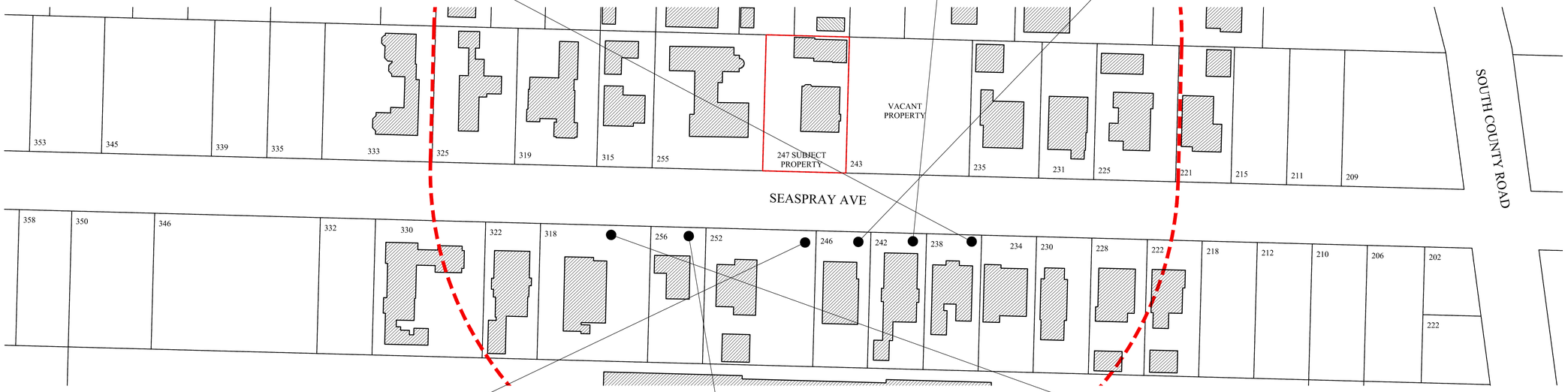
P-3

238 SEASPRAY AVE

242 SEASPRAY AVE

246 SEASPRAY AVE



252 SEASPRAY AVE

256 SEASPRAY AVE

318 SEASPRAY AVE

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE

GRACE RESIDENCE

247 SEASPRAY AVE, PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.

1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015

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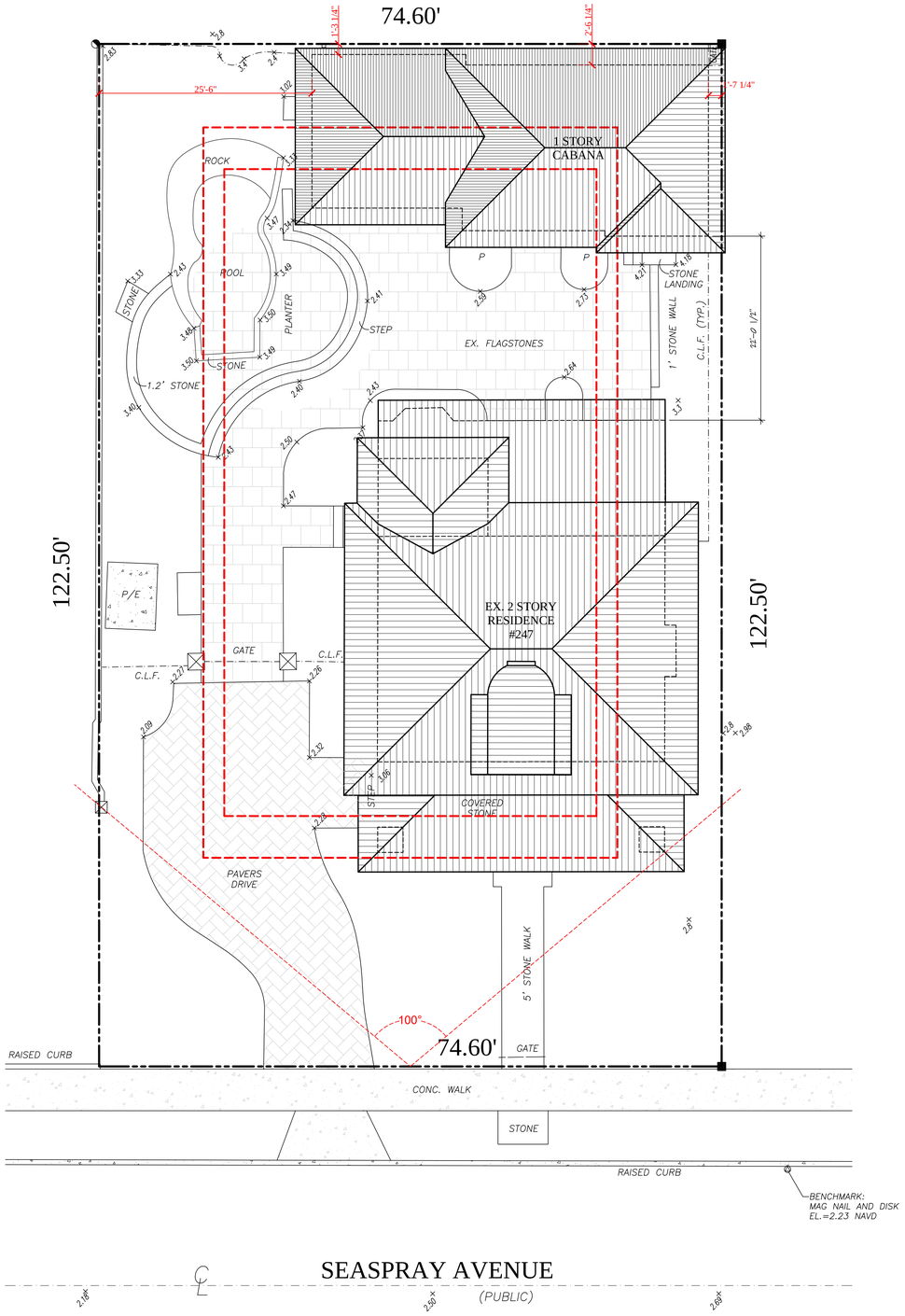
ARC - 23 -019 [# ZON - 23 - 036]

NO: -

DWG. BY: LG/ PP

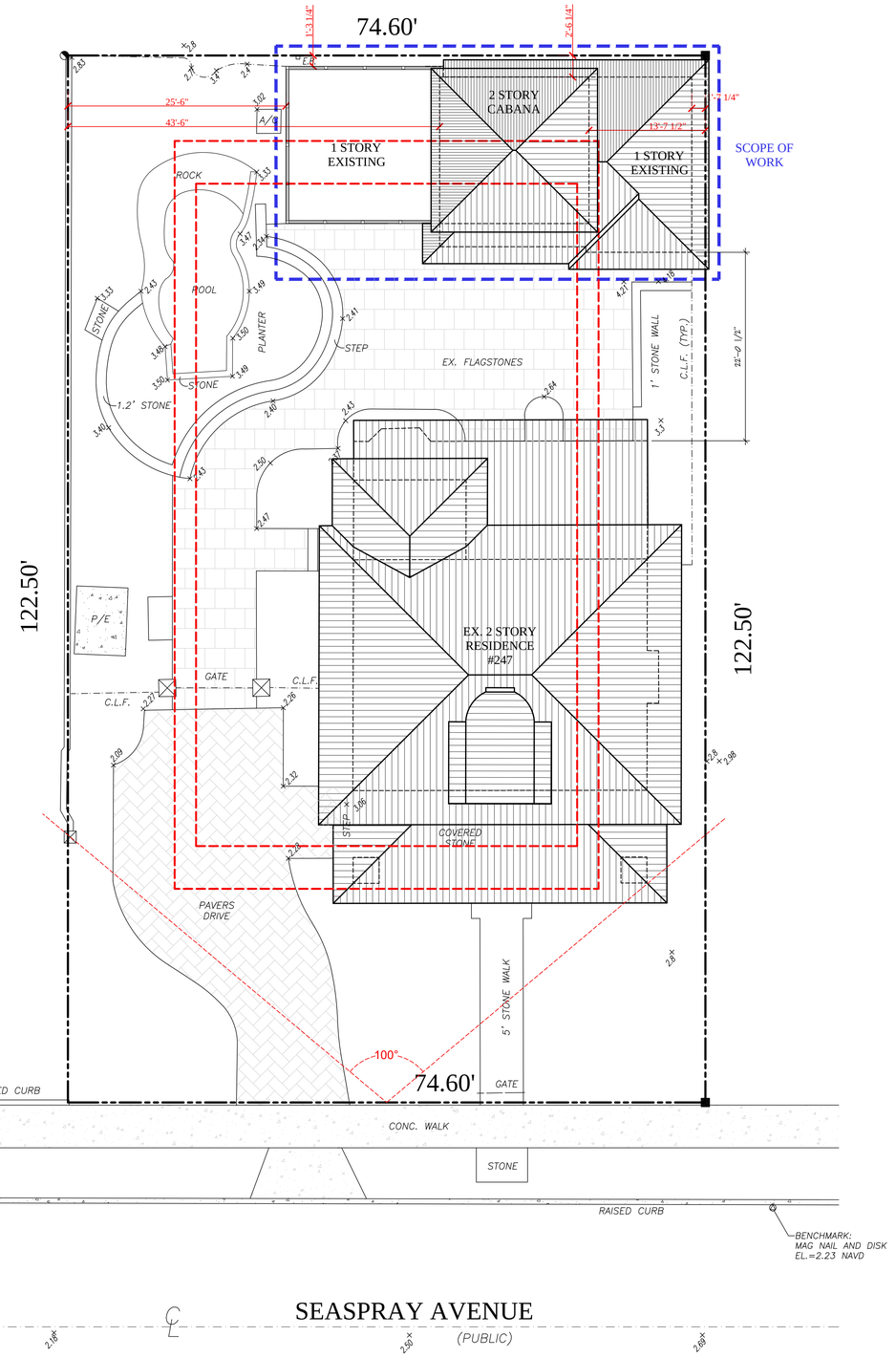
SHEET:

P-4



SITE PLAN EXISTING

SCALE: 1/8" = 1'-0"



SITE PLAN PROPOSED

SCALE: 1/8" = 1'-0"

S·M

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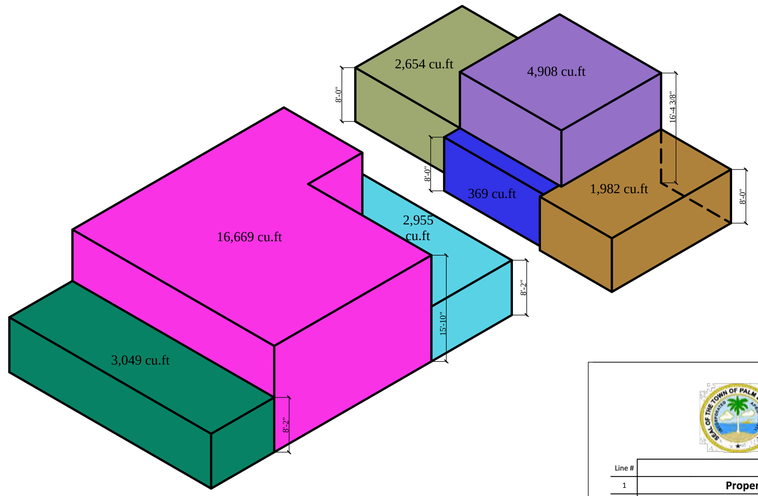
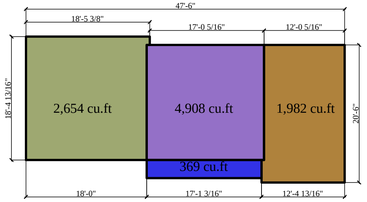
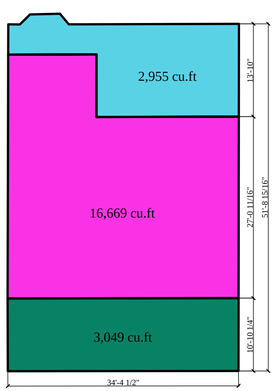






Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	247 SEASPRAY AVENUE		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Structure Type:**	ADDITION TO EXIST. DETACHED ACCESSORY STRUCTURE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	9,138.5	N/C
6	Lot Depth	100'-0"	122.50'	N/C
7	Lot Width	100'-0"	74.60'	N/C
8	Lot Coverage (Sq Ft and %)	3,000 S.F (30%)	2,722 S.F (29.8%)	N/C
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structures, etc)	N/A	3,775 S.F.	4,075 S.F
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.090	3.478	3.581
11	*Front Yard Setback (Ft.)	25'-0" / 30'-0"	25'-8" / 36'-6"	N/C
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	1.6' (EAST)	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	13'-7"(EAST) / 43'-6" (WEST)
14	*Rear Yard Setback (Ft.)	10'-0" / 15'-0"	1.3' / N/A	N/C / 2'-6"
15	Angle of Vision (Deg.)	100 DEG.	68 DEG.	N/C
16	Building Height (Ft.)	14'-0" / 22'-0"	9'-10.25" / 15'-10"	16'-4.5" / 15'-10"
17	Overall Building Height (Ft.)	24'-0" / 30'-0"	14'-7" / 24'-2"	20'-4.75" / 24'-2"
18	Crown of Road (COR) (NAVD)	N/A	+2.69'	N/C
19	Max. Amount of Fill Added to Site (Ft.)	2.16'	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	+7.0' NAVD	+2.87 (ACCESSORY)	N/C
21	Zero Datum for point of meas. (NAVD)	+7.0' NAVD	+2.87'	+3.87'
22	FEMA Flood Zone Designation	AE (EL 6)	N/C	N/C
23	Base Flood Elevation (BFE)(NAVD)	+7.0' NAVD	+2.87'	+3.87'
24	Landscape Open Space (LOS) (Sq Ft and %)	4,500 S.F. (45%)	3,603.03 S.F. (39.43%)	N/C
25	Perimeter LOS (Sq Ft and %)	2,250 S.F. (50%)	2,303.68 S.F. (63.94%)	N/C
26	Front Yard LOS (Sq Ft and %)	746 S.F. (40%)	1,327 S.F. (71.15%)	N/C
27	**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 requited by Ord. 24-2021 on separate table*

If value is not applicable, enter N/A

If value is not changing, enter N/C

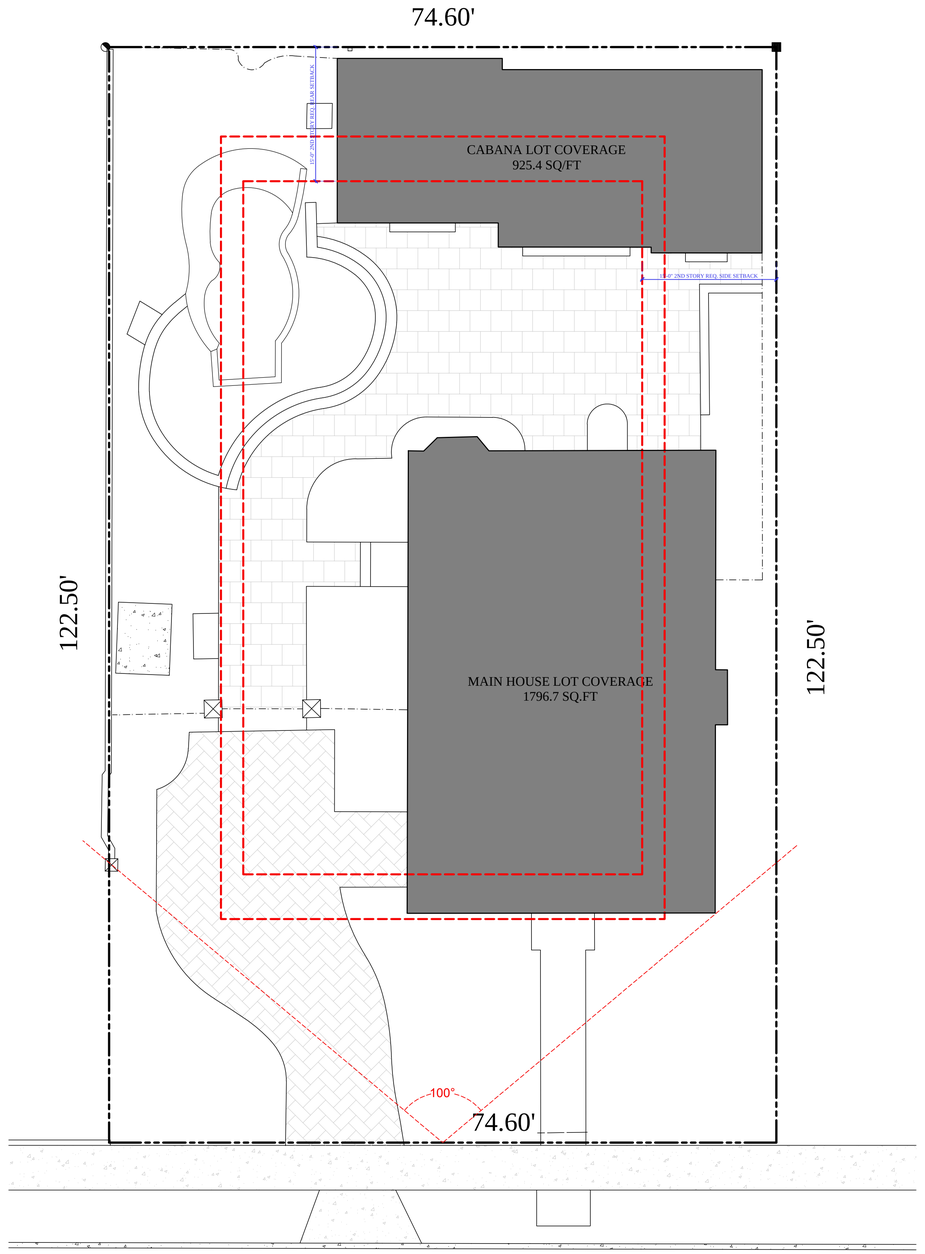
REV BF 20220304

247 Seaspray

Lot Area			**9,100.00**
Allowable Cubic Content			**4.090**
	Area	**Height**	**Cubic Cont.**
Main House - 2 Story	1,053.02	15 5/6	16,669.31
Main House - 1 Story Rear	361.82	8 1/6	2,954.86
Main House - 1 Story Enclosed Porch	373.30	8 1/6	3,048.62
Cabana - 1 Story West Suite	331.76	8	2,654.08
Cabana - 1 Story East suite	247.76	8	1,982.08
Cabana - 1 Story Living	46.17	8	369.36
Cabana - 2 Story Living	299.70	16 3/8	4,907.59
Total			32,585.89
Less Loggia / Entry (5% max. allowable)			0.00
Total - Less Loggia's			32,585.89
Cubic Content			**3.581**

SITE DATA

ZONING DISTRICT:		R-B
LOT AREA:		9,138.5 SQ.FT
LOT COVERAGE BY BUILDING:		
ALLOWABLE:		2,742 SQ.FT. = 30.0%
MAIN HOUSE:	1,796 SQ.FT	
CABANA:	926 SQ.FT	
PROPOSED TOTAL:		2,722 SQ.FT = 29.7%
MAIN HOUSE 1ST FLOOR A/C:	1,415 SQ.FT	
MAIN HOUSE 2ND FLOOR A/C:	1,053 SQ.FT	
MAIN HOUSE TOTAL A/C:		2,468 SQ.FT
CABANA 1ST FLOOR A/C:	1,788 SQ.FT	
CABANA 2ND FLOOR A/C:	300 SQ.FT	
CABANA TOTAL A/C:		2,088 SQ.FT
LOT TOTAL A/C:		4,556 SQ.FT



SITE PLAN PROPOSED

SCALE: 1/8" = 1'-0"

S·M

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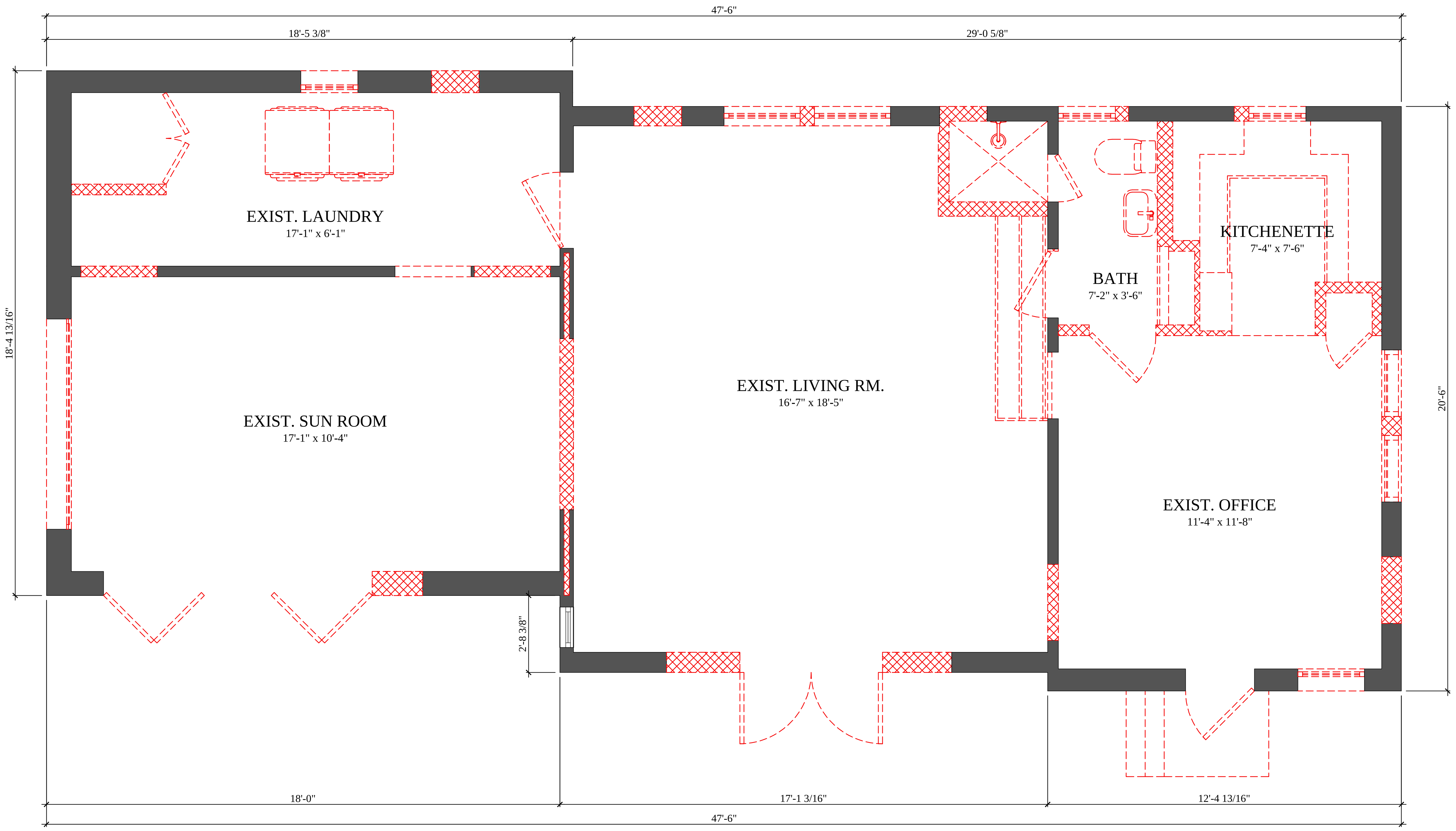
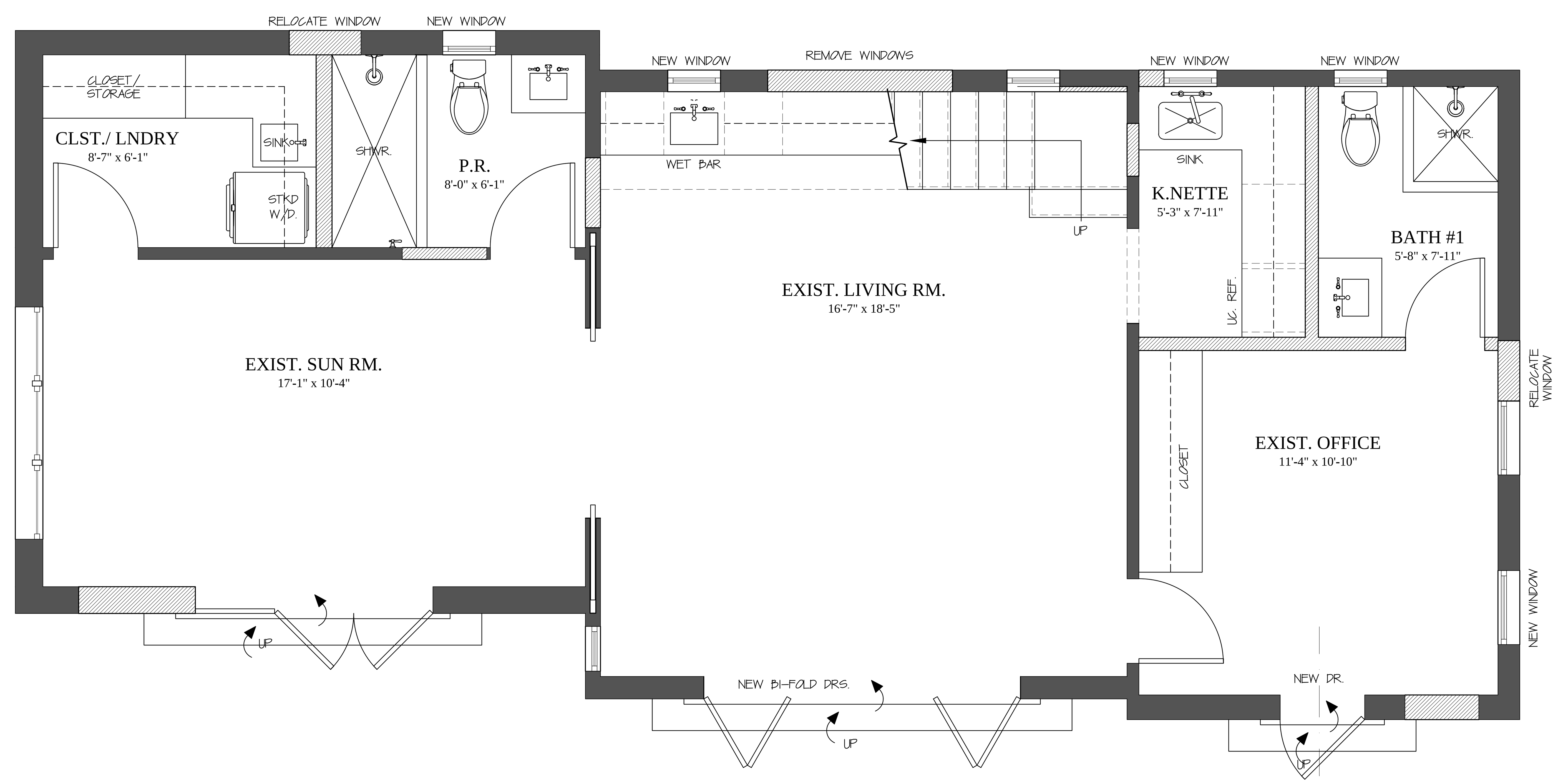
SP-2



EX. / REMOVAL 1ST FLOOR

SCALE: 3/8" = 1'-0"



NEW WALL CONSTRUCTION

EXISTING WALL

EXISTING TO BE REMOVED

PROPOSED 1ST FLOOR

SCALE: 3/8" = 1'-0"

S·M

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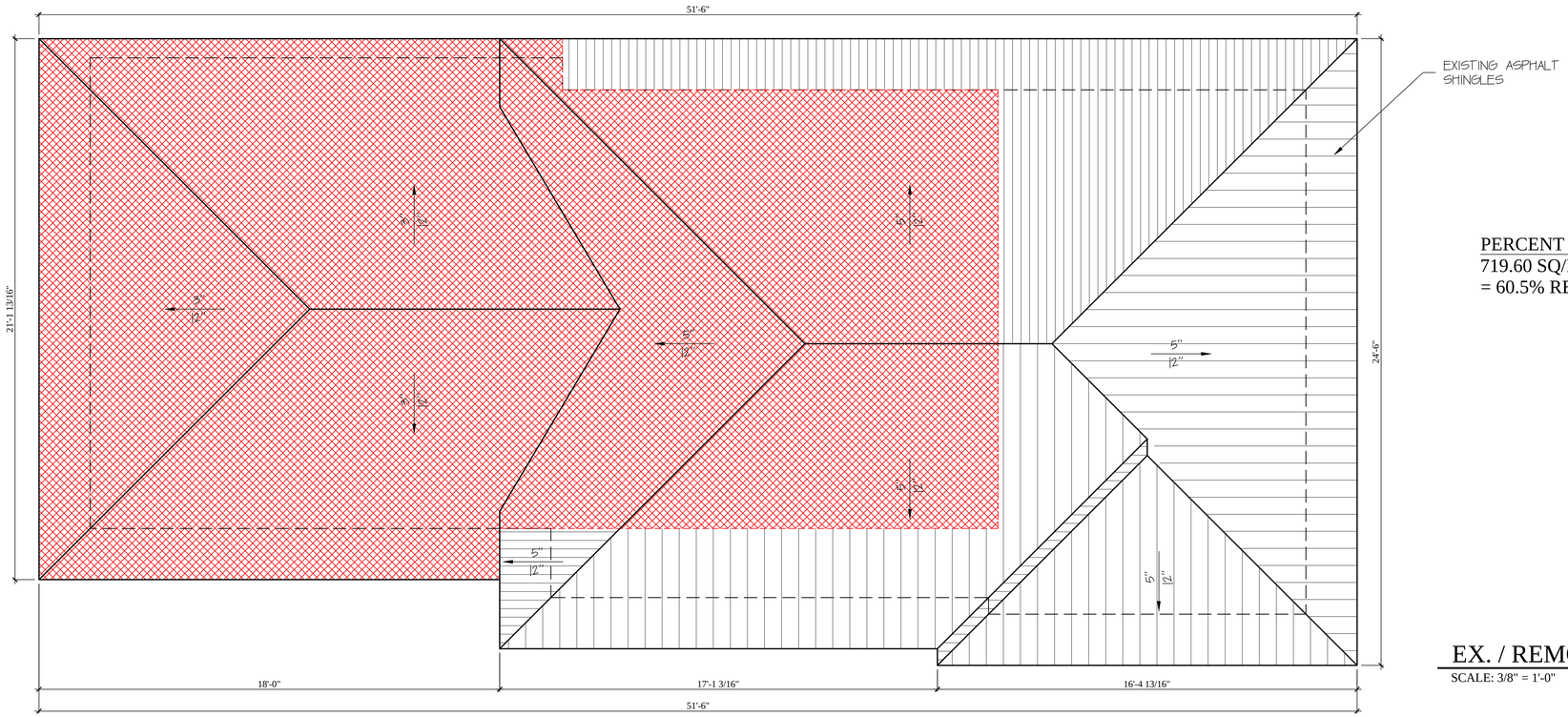
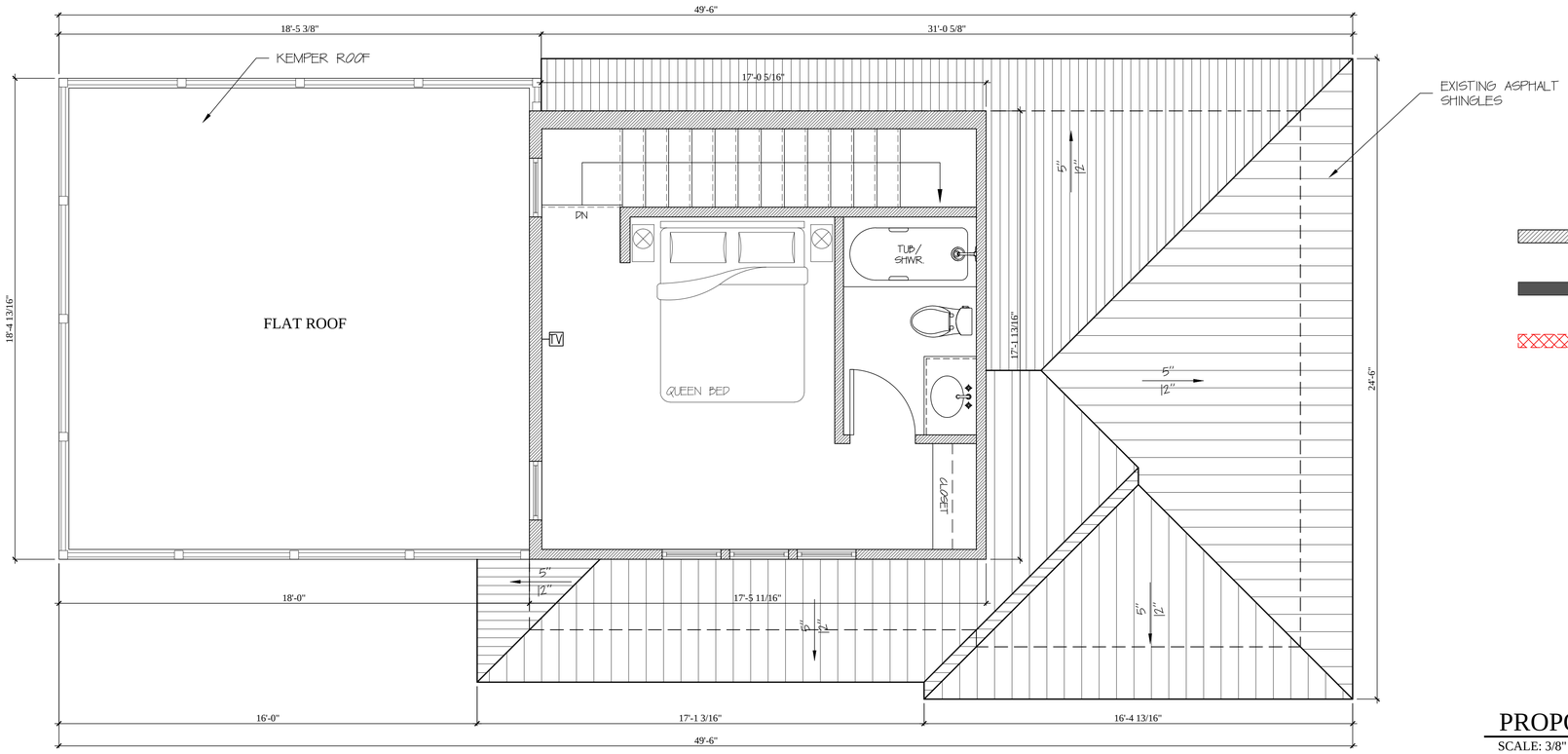


PERCENT OF ROOF TO BE REMOVED
719.60 SQ/FT OF 1189.69 SQ/FT
= 60.5% REMOVED

EX. / REMOVAL 2ND FLOOR

SCALE: 3/8" = 1'-0"



NEW WALL CONSTRUCTION

EXISTING WALL

EXISTING TO BE REMOVED

PROPOSED 2ND FLOOR

SCALE: 3/8" = 1'-0"

S·M

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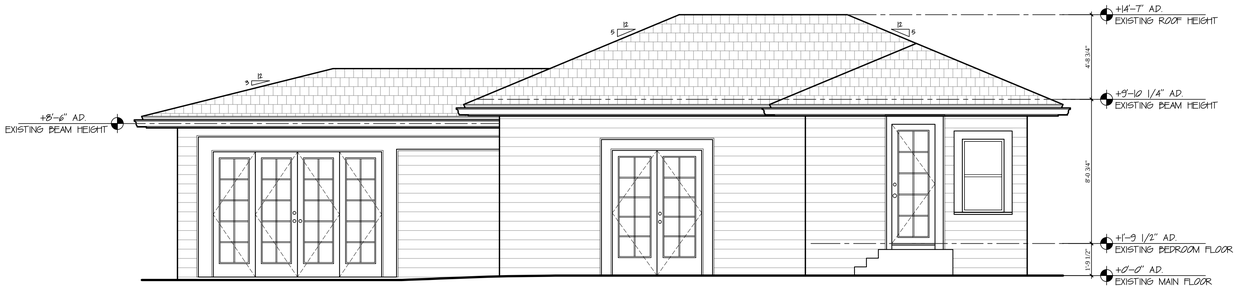
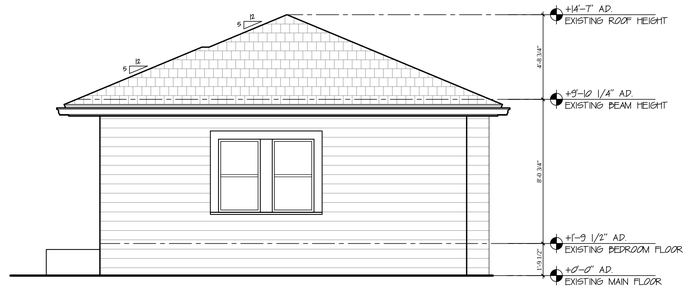


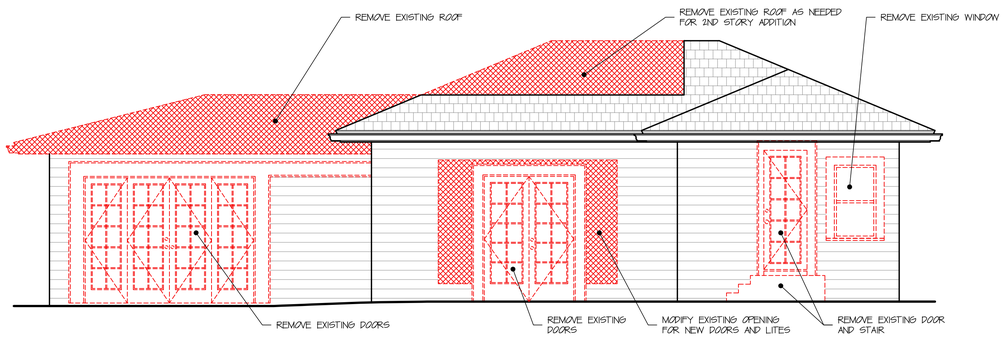
EXISTING SOUTH CABANA ELEVATION

SCALE: 1/4" = 1'-0"



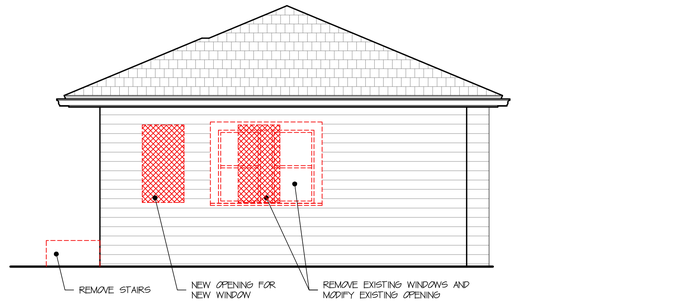
EXISTING EAST CABANA ELEVATION

SCALE: 1/4" = 1'-0"



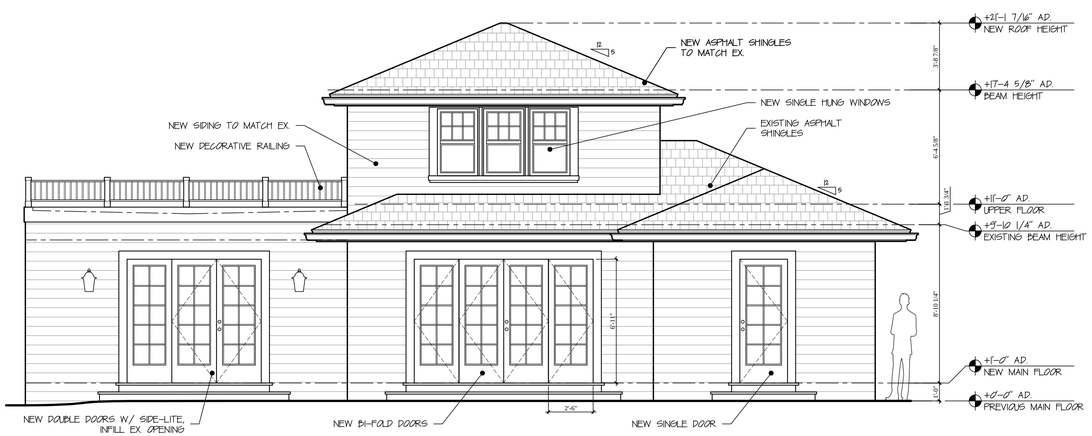
DEMO SOUTH CABANA ELEVATION

SCALE: 1/4" = 1'-0"



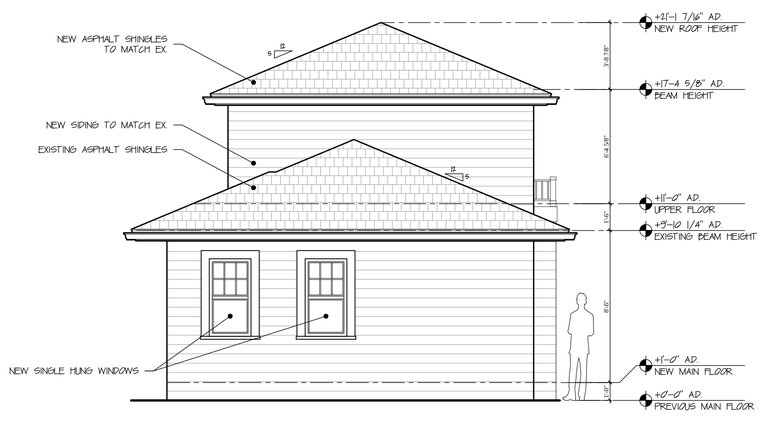
DEMO EAST CABANA ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH CABANA ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED EAST CABANA ELEVATION

SCALE: 1/4" = 1'-0"

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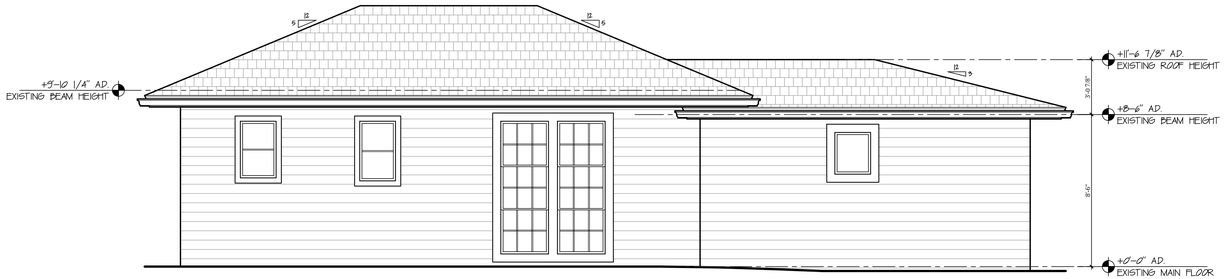
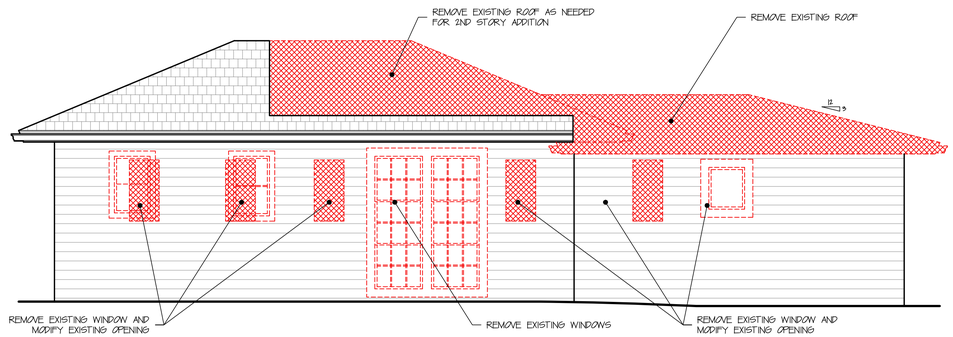


EXISTING NORTH CABANA ELEVATION

SCALE: 1/4" = 1'-0"

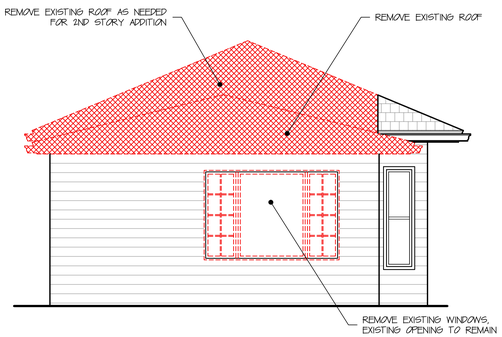
EXISTING WEST CABANA ELEVATION

SCALE: 1/4" = 1'-0"



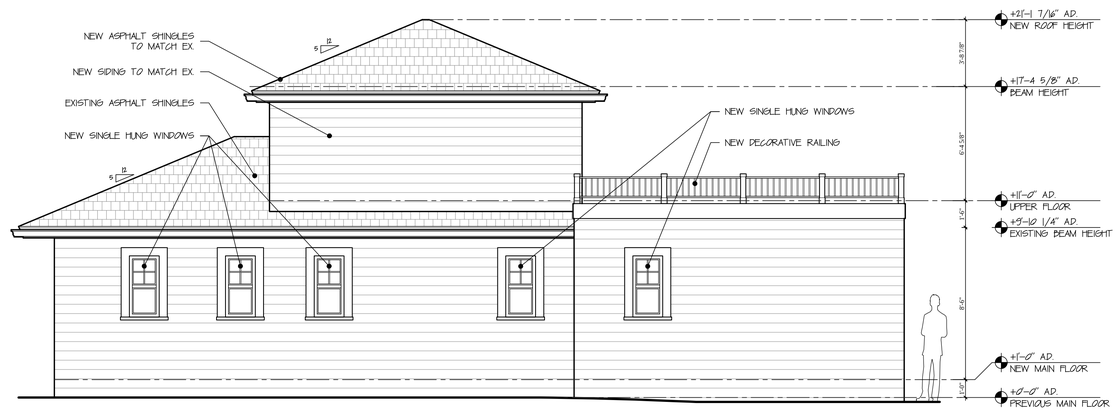
DEMO NORTH CABANA ELEVATION

SCALE: 1/4" = 1'-0"



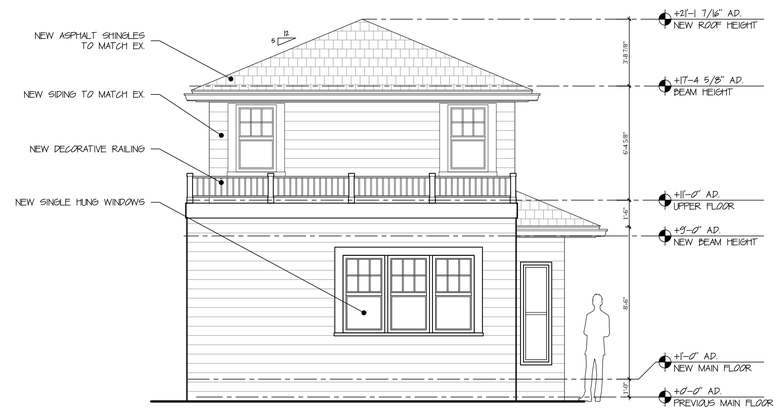
DEMO WEST CABANA ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH CABANA ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED WEST CABANA ELEVATION

SCALE: 1/4" = 1'-0"

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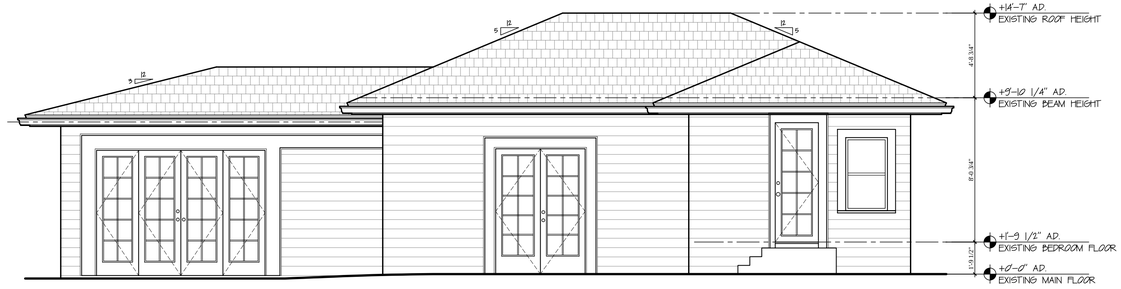
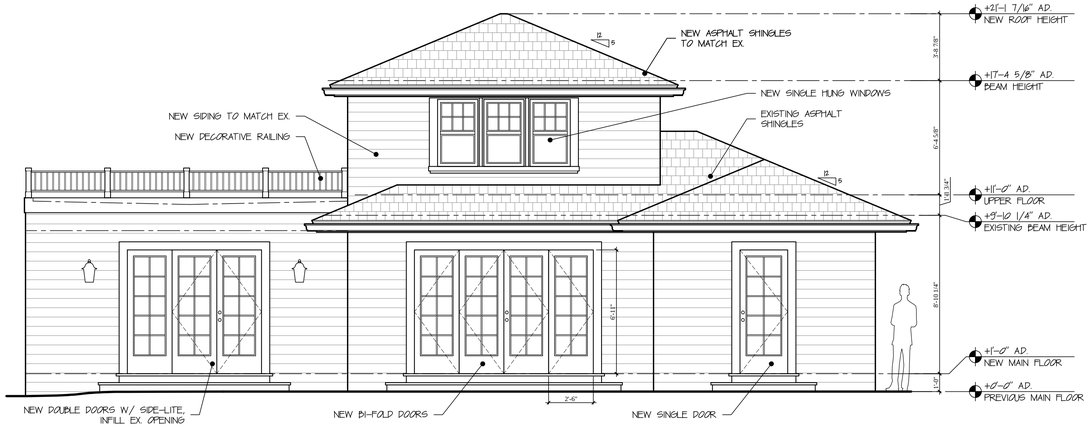


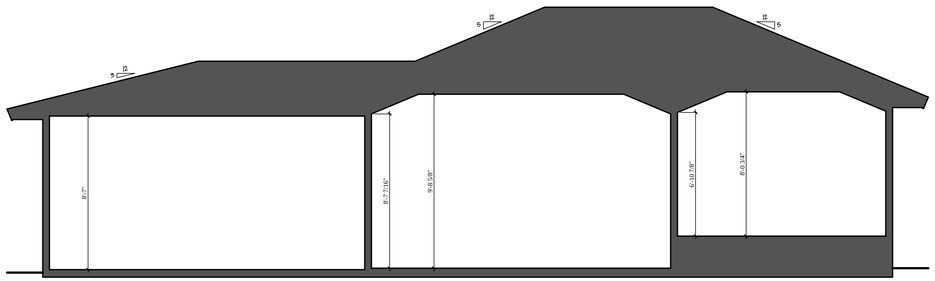
EXISTING SOUTH CABANA ELEVATION

SCALE: 1/4" = 1'-0"

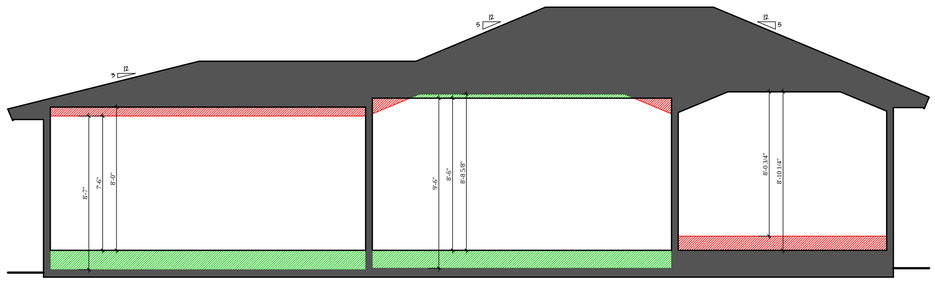


PROPOSED SOUTH CABANA ELEVATION

SCALE: 1/4" = 1'-0"



(1) EXISTING



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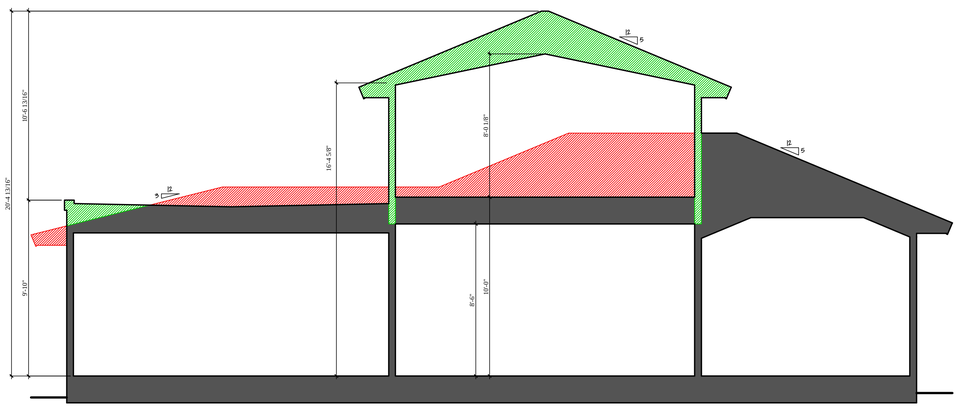

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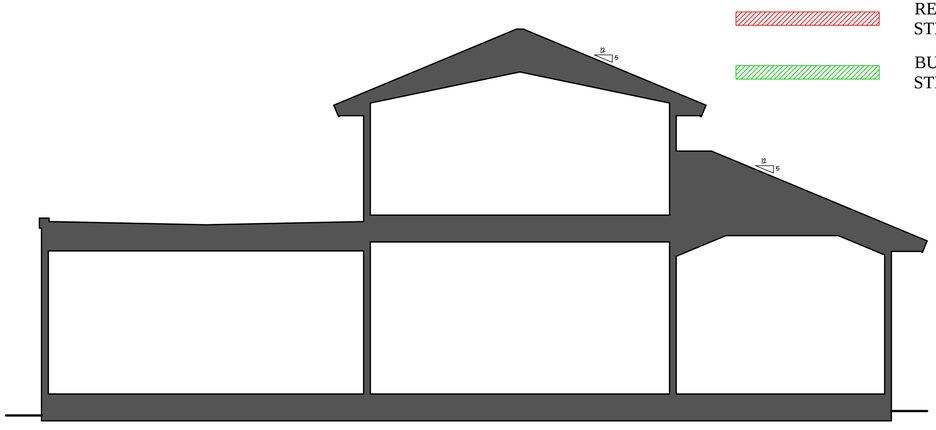

(4) PROPOSED

REMOVE EXISTING STRUCTURE

BUILD UP EXISTING STRUCTURE

CABANA SECTIONS

SCALE: 1/4" = 1'-0"

S·M

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE

GRACE RESIDENCE

247 SEASPRAY AVE, PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.

• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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DROP OFF SUBMITTAL	2023-02-06

ARC - 23 -019 [# ZON - 23 - 036]

NO: -

DWG. BY: LG/ PP

SHEET:

EL-SC

PROPOSED NORTH CABANA ELEVATION

SCALE: 3/8" = 1'-0"

PROPOSED WEST CABANA ELEVATION

SCALE: 3/8" = 1'-0"

PROPOSED SOUTH CABANA ELEVATION

SCALE: 3/8" = 1'-0"

PROPOSED EAST CABANA ELEVATION

SCALE: 3/8" = 1'-0"

S·M

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE

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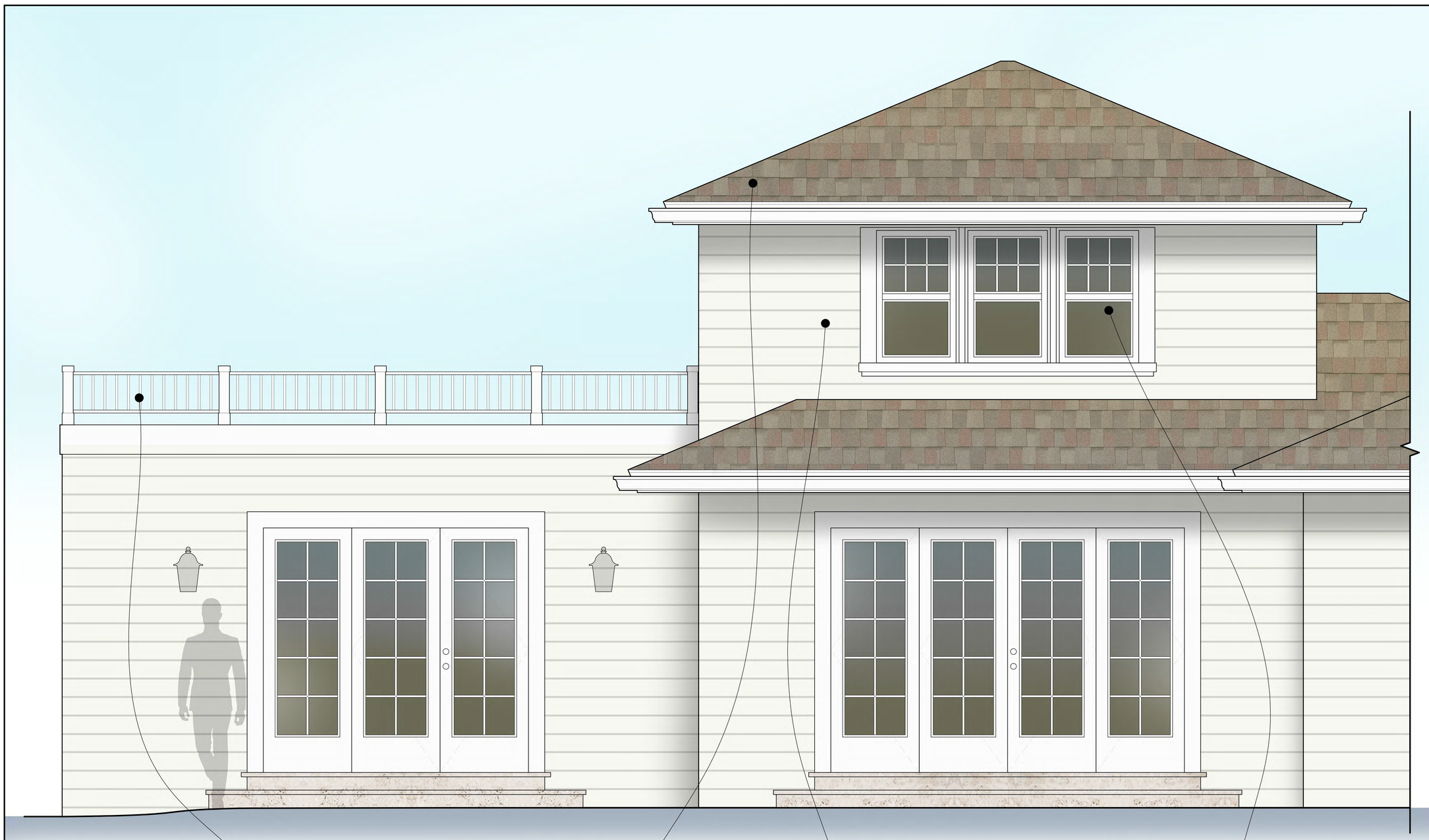
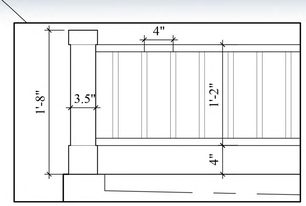
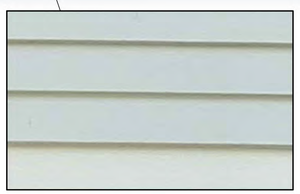
EL-R1





NEW 2ND STORY DECORATIVE RAILING

NEW ASPHALT SHINGLES TO MATCH EXISTING



NEW SIDING TO MATCH EXISTING

2ND STORY WINDOWS TO MATCH MAIN HOUSE

PROPOSED CABANA ELEVATION

SCALE: 3/4" = 1'-0"

S·M

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE

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NO: -

DWG. BY: LG/ PP

SHEET:

EL-R2

EXISTING CABANA PHOTOGRAPH

SCALE: NTS

ARC - 23-019 [# ZON - 23 - 036]

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RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE

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NO: -

DWG. BY: LG/ PP

SHEET:

EL-R3

PROPOSED CABANA DESIGN

SCALE: NTS

S·M

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE

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NO: -

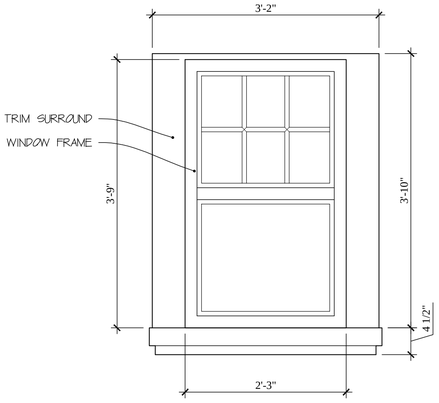
DWG. BY: LG/ PP

SHEET:

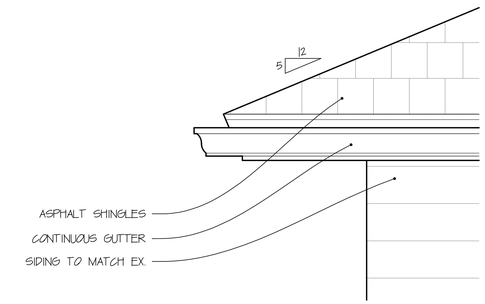
EL-R4

EAVE PHOTOGRAPH
SCALE: NTS

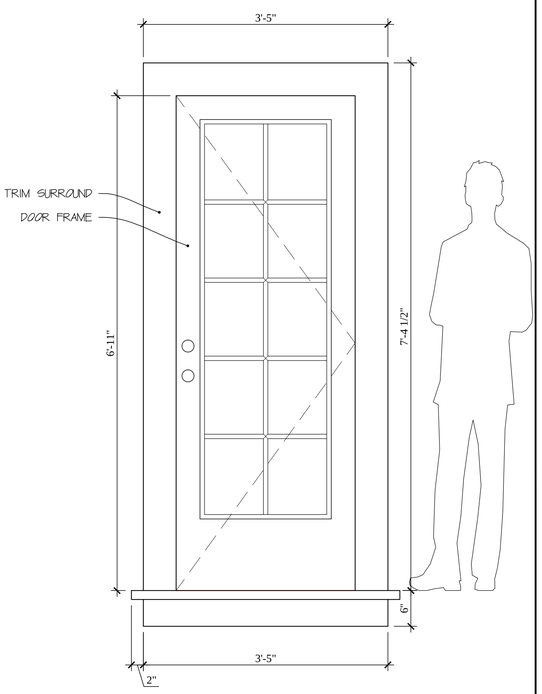
WINDOWS PHOTOGRAPH
SCALE: NTS



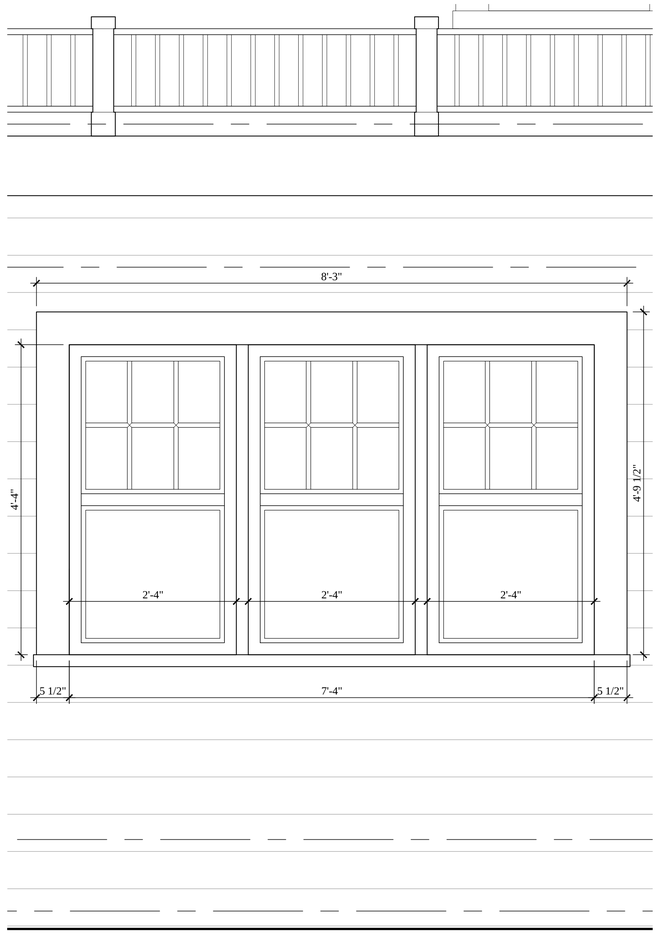
2ND STORY WINDOW
SCALE: 1" = 1'-0"



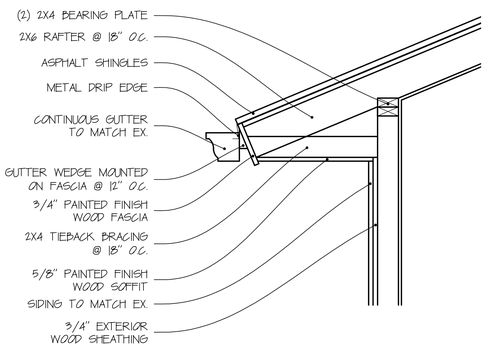
TYP. EAVE ELEVATION
SCALE: 1" = 1'-0"



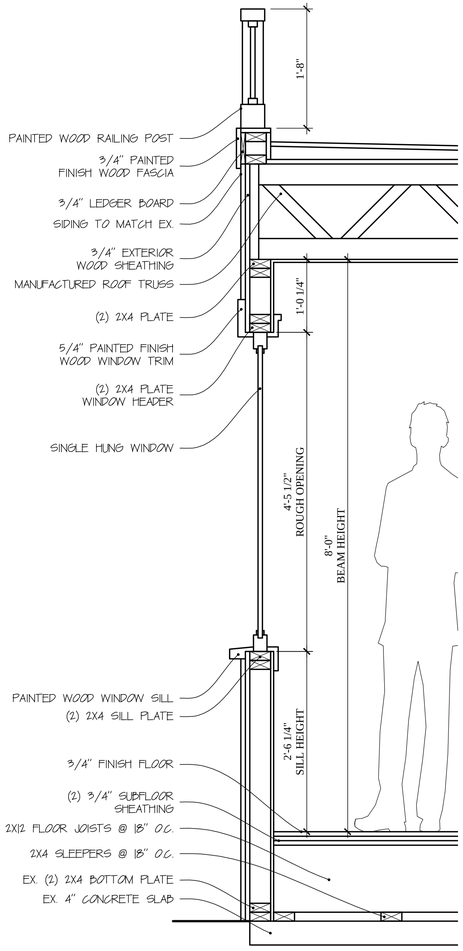
TYP. DOOR
SCALE: 1" = 1'-0"



PARTIAL WEST ELEVATION
SCALE: 1" = 1'-0"



TYP. EAVE SECTION
SCALE: 1" = 1'-0"



WALL SECTION
SCALE: 1" = 1'-0"

S·M

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE

GRACE RESIDENCE

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ARC - 23 -019 [# ZON - 23 - 036]

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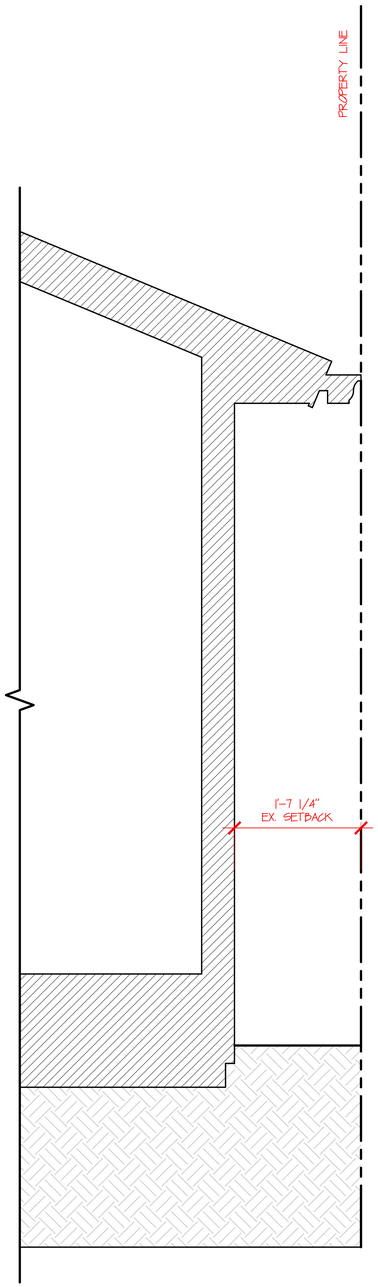
DWG. BY: LG/ PP

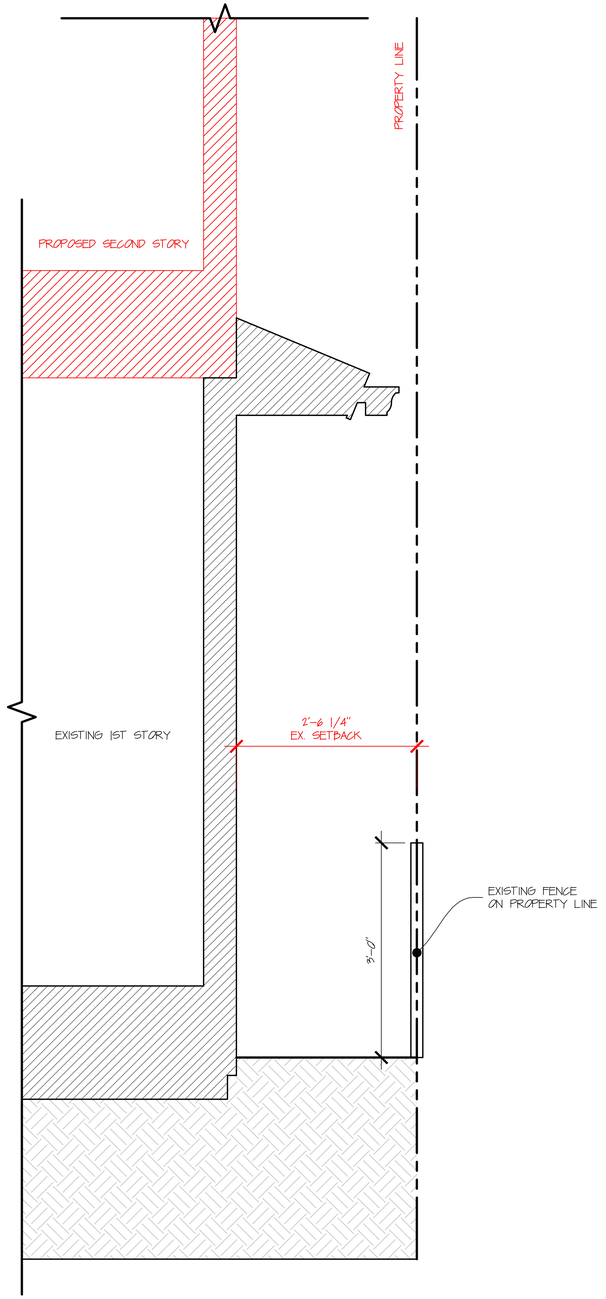
SHEET:

EL-SC2



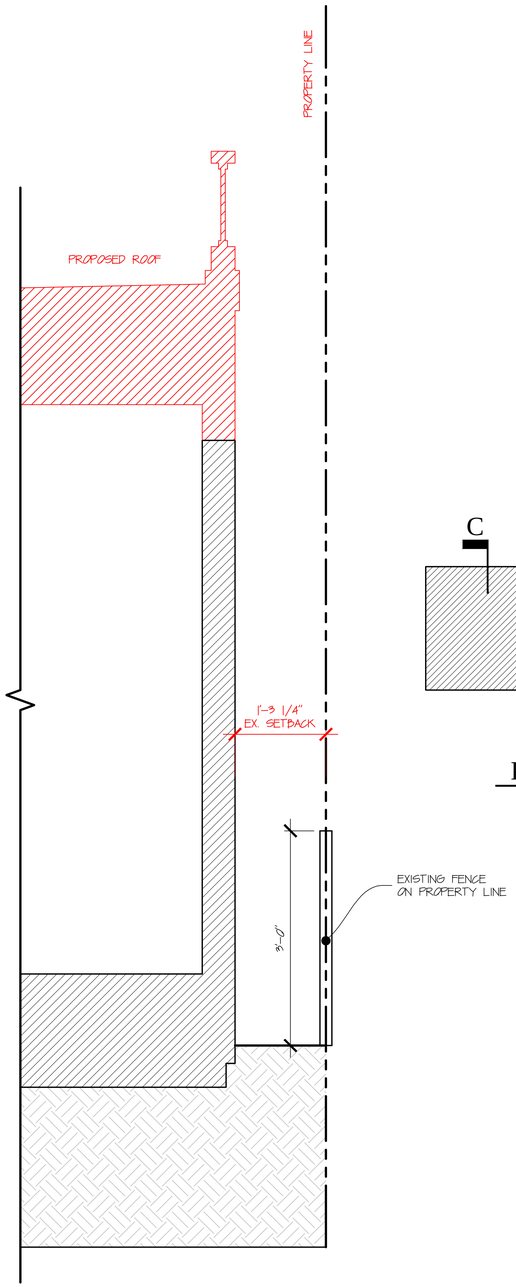
(A) EAST YARD SECTION @ OFFICE

SCALE: 1" = 1'-0"



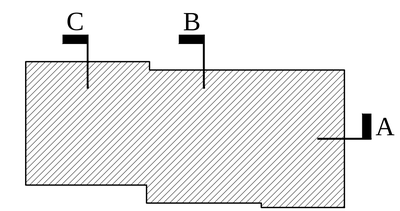
(B) NORTH YARD SECTION @ LIVING ROOM

SCALE: 1" = 1'-0"



(C) NORTH YARD SECTION @ SUN ROOM

SCALE: 1" = 1'-0"



KEY PLAN

S·M

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE

GRACE RESIDENCE

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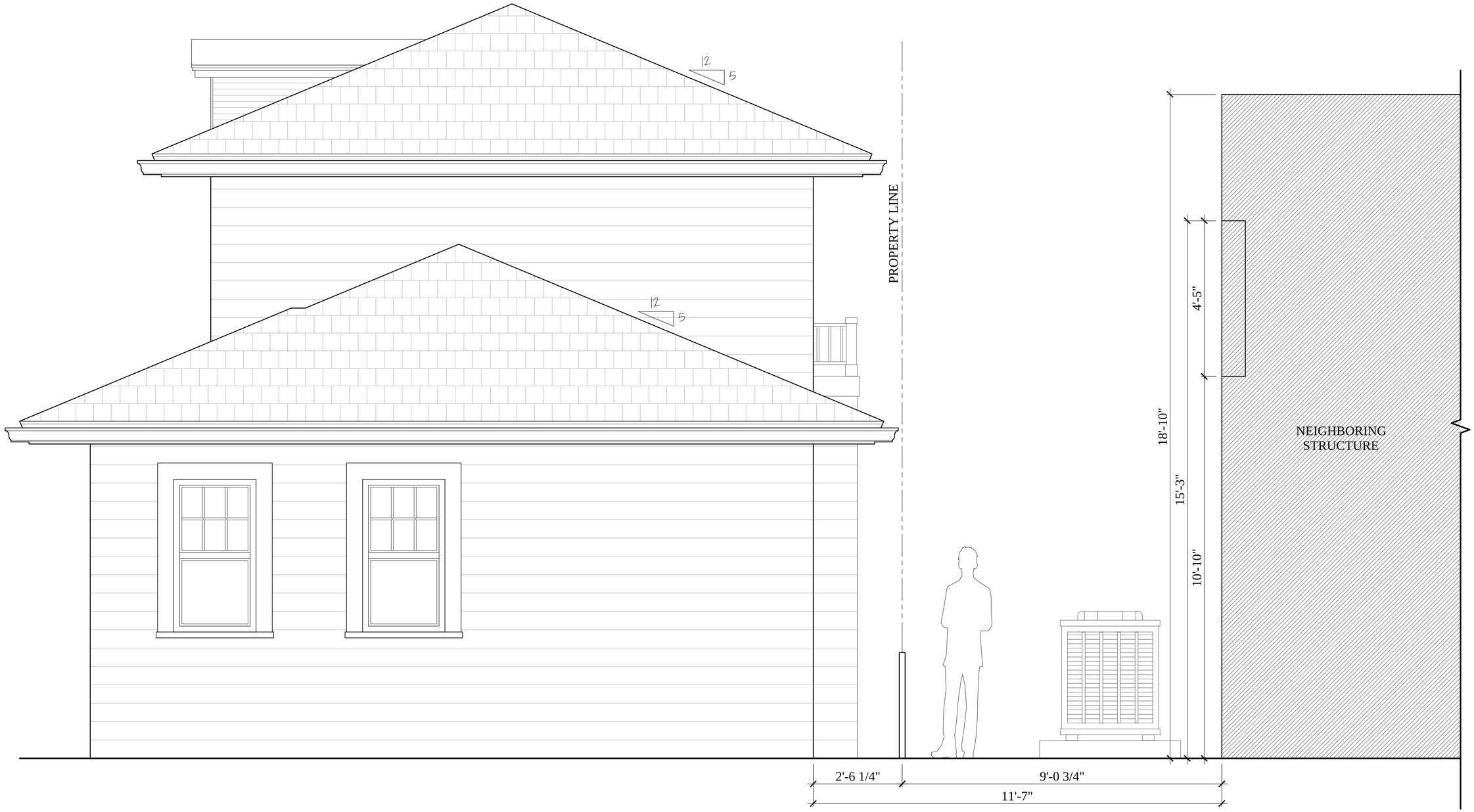
EL-SC3



BUILDING SITE SECTION

SCALE: 3/4" = 1'-0"

S·M

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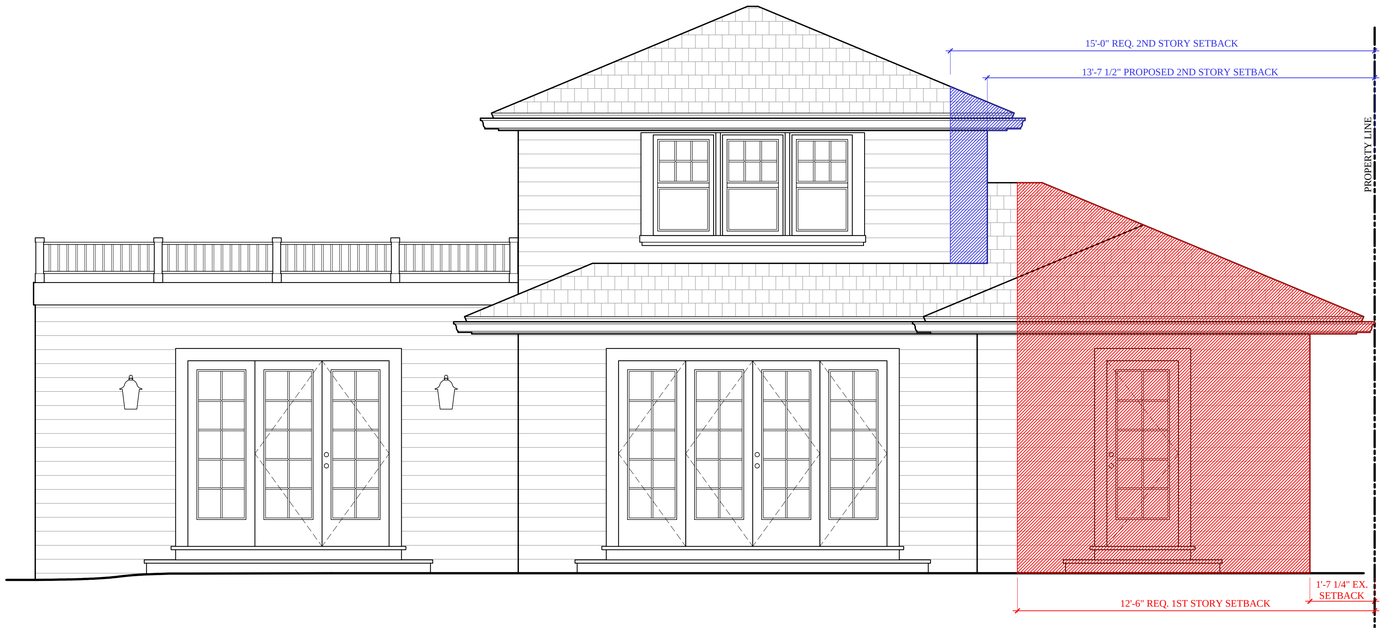
NO: -

DWG. BY: LG/ PP

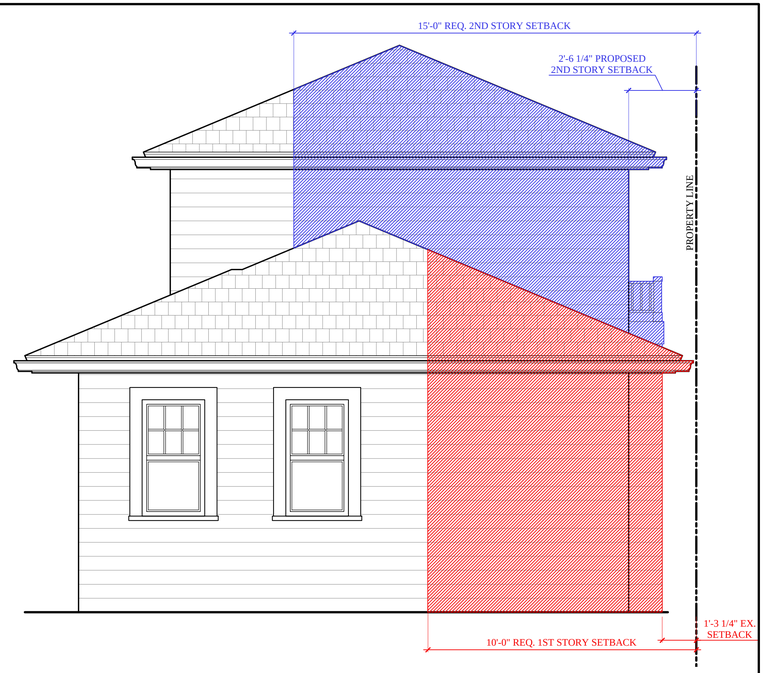
SHEET:

EL-SC4



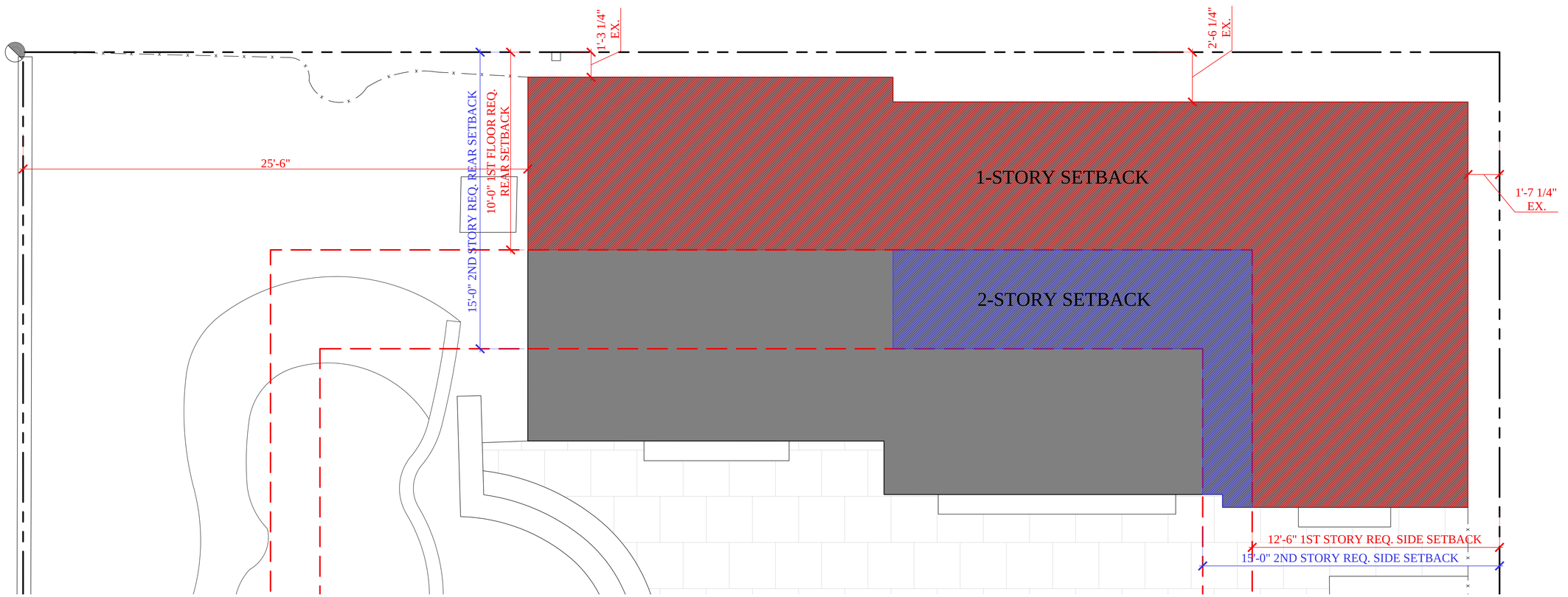
VARIANCE - SOUTH CABANA ELEVATION

SCALE: 3/8" = 1'-0"



VARIANCE - EAST CABANA ELEVATION

SCALE: 3/8" = 1'-0"



VARIANCE - CABANA PLAN

SCALE: 3/8" = 1'-0"

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RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE

GRACE RESIDENCE

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ARC - 23-019 [# ZON - 23 - 036]

NO: -

DWG. BY: LG/ PP

SHEET:

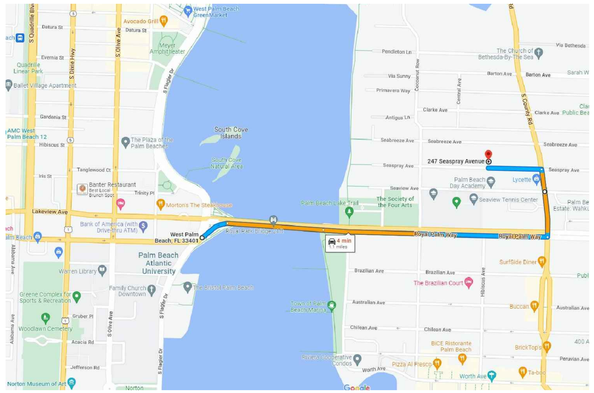
EL-VA

Proposed Truck Logistics

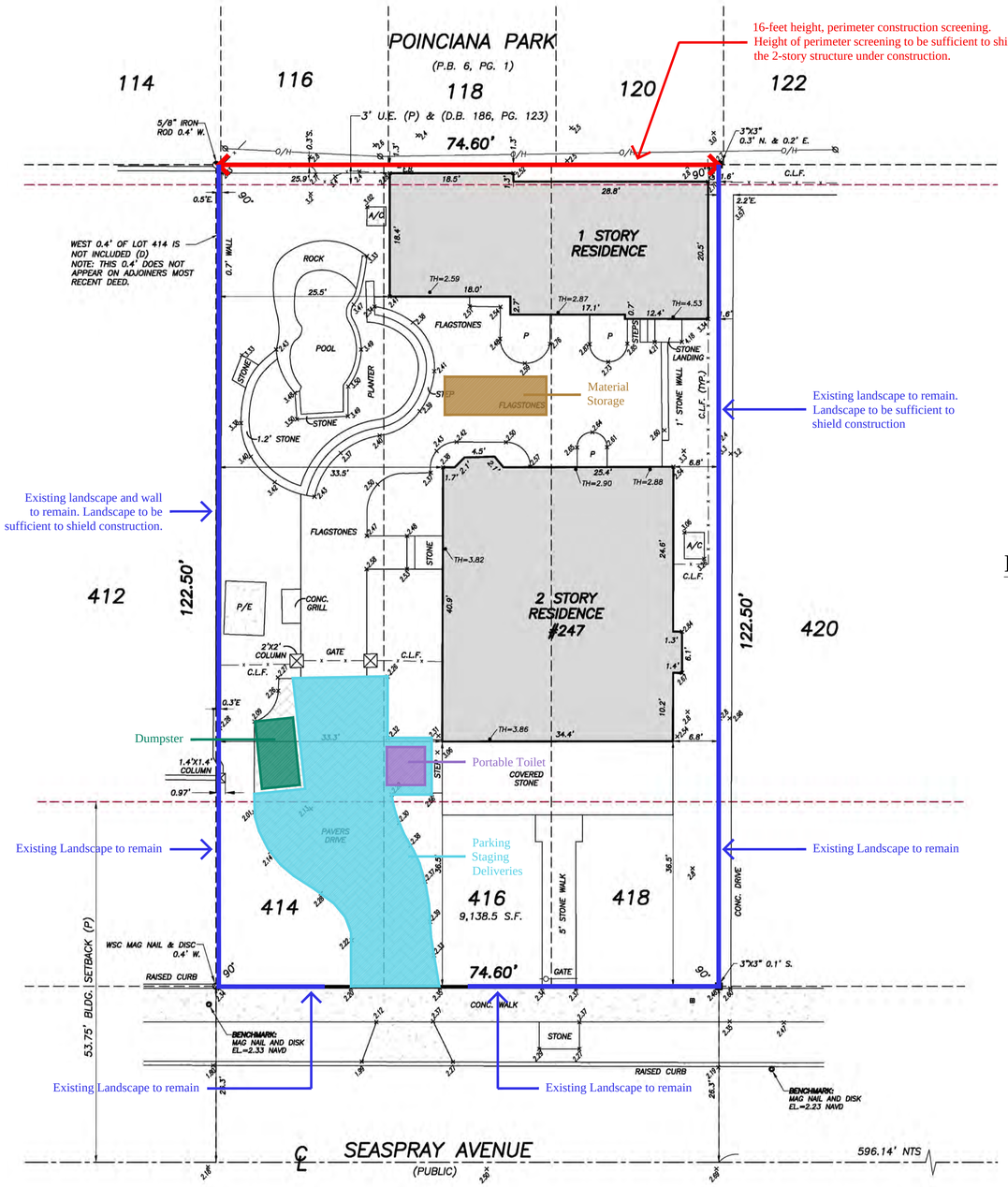
A. Roadways:
Deliveries and workers will be using the Royal Palm Bridge,
East to Royal Palm Way, turning North on S County Rd,
then West on Seaspray Ave, to 247 Seaspray Ave.

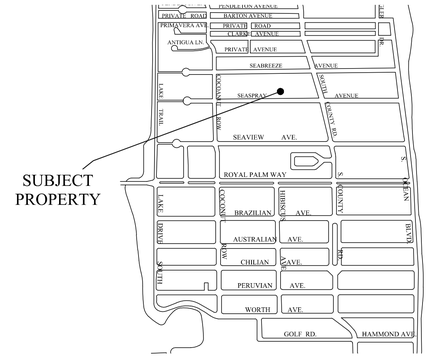
B. Maximum Truck Length = 40 feet

C. Total Number of estimated deliveries generated by the project = 100
Dump trucks, Demolition, Fill, Concrete, Equipment, Hardscape, Landscape, etc.



Proposed Route Map for truck traffic





Location Map

SITE CONSTRUCTION STAGING, TRUCK LOGISTICS PLAN AND LOCATION MAP

SCALE: NTS

S·M

RENOVATION TO EXISTING DETACHED ACCESSORY STRUCTURE
GRACE RESIDENCE
247 SEASPRAY AVE, PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP SUBMITTAL	2022-11-21
FIRST SUBMITTAL	2022-12-08
SECOND SUBMITTAL	2022-12-27
DROP OFF SUBMITTAL	2023-01-12
DROP OFF SUBMITTAL	2023-02-06

ARC - 23 -019 [# ZON - 23 - 036]

NO: -
DWG. BY: LG/ PP
SHEET:
CS-1