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128 SEABREEZE RENOVATION

FINAL SUBMITTAL REV 1 3.1.23

LANDMARKS 3.22.23

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

CONSULTANTS

128 SEA BREEZE
WEST PALM BEACH, FL
33480

HSB-22-017
ZON-23-005

PROJECT NO.	000
CAD DWG FILE	3.27.22 - 128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SUCALOTO
CHECKED BY	D. MENARD
PLOT DATE	3/1/2023
SHEET TITLE	COVER PAGE
SHEET	C-001
OF	



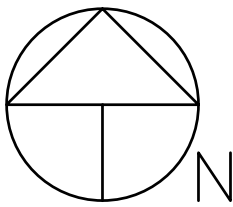
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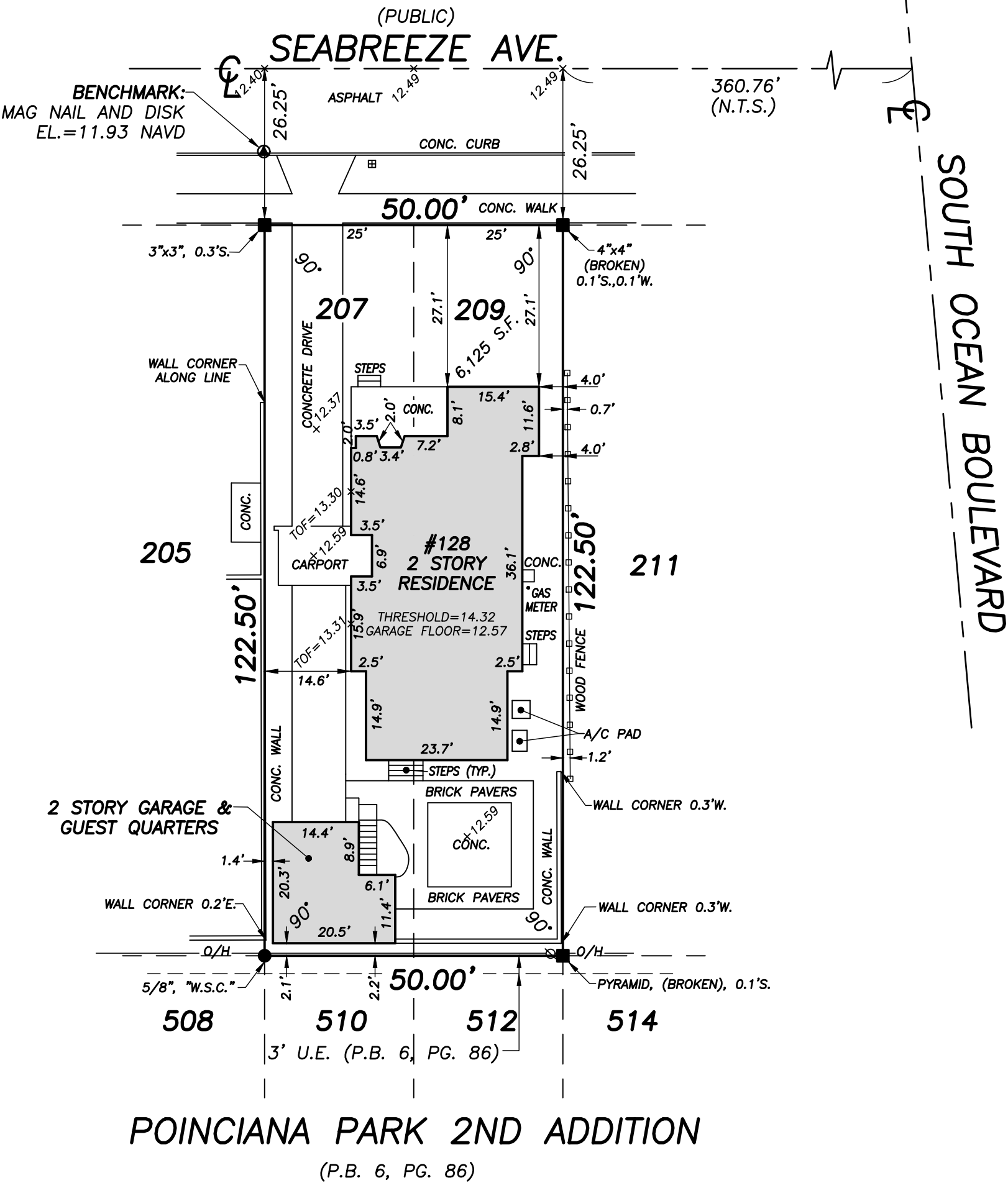
128 SEA BREEZE
WEST PALM BEACH, FL
33480

HSB-22-017
ZON-23-005

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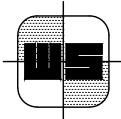


SCALE: 1"=20'



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

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.

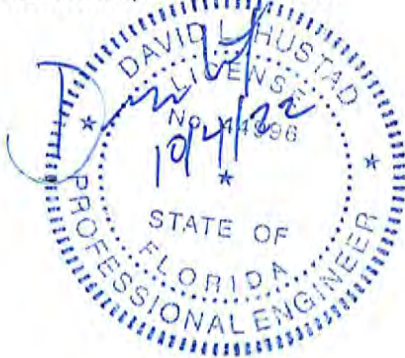
If you should have any further questions please contact me at your convenience at (561) 798-7750.

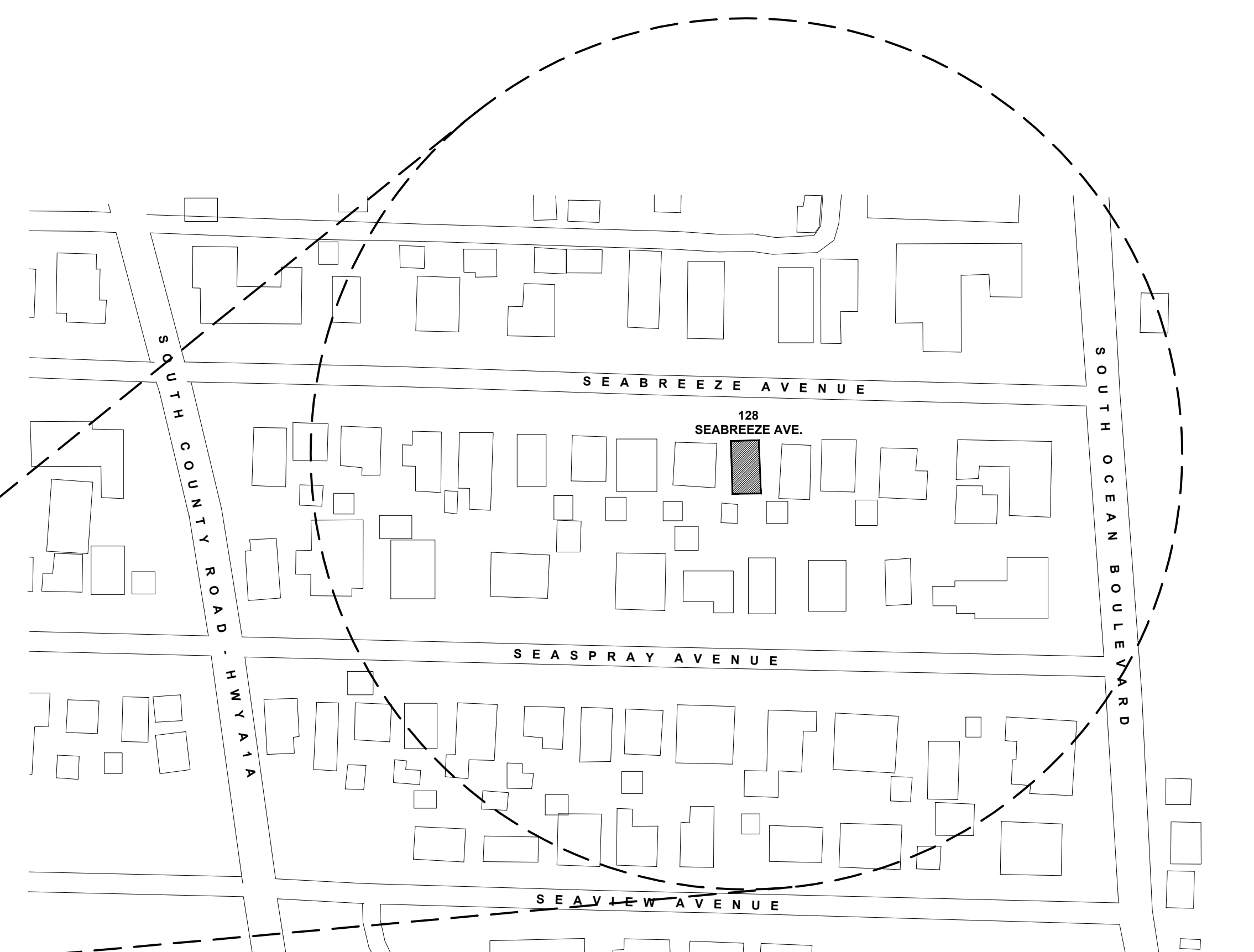
HUSTAD Structural Engineering, LLC

Sincerely,

David L. Hustad, P.E.

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





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	

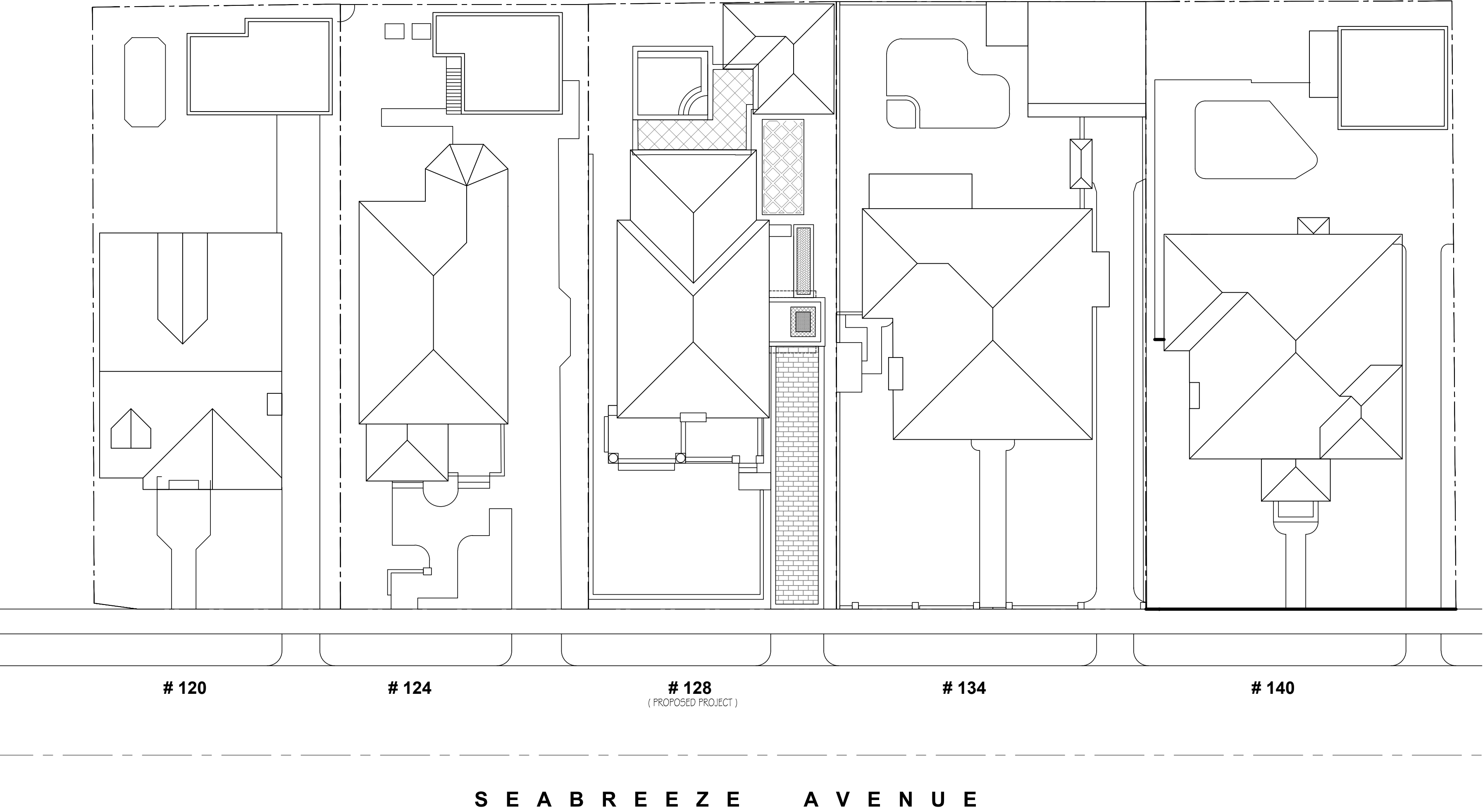
LOCATION MAP

LM-001

SHEET

128 SEABREEZE

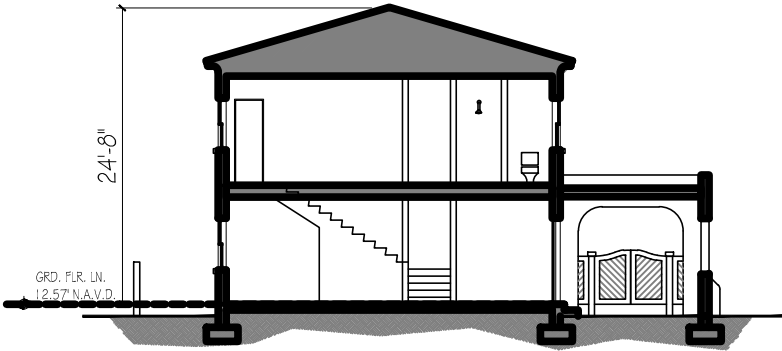
128 SEABREEZE AVE.
PALM BEACH, FL
33401



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.

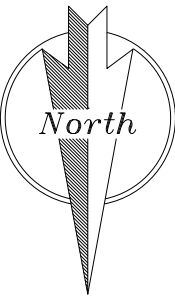


134 SEABREEZE AVE.



140 SEABREEZE AVE.

1 STREETScape - PHOTOGRAPHS
NOT TO SCALE



MARK	DATE	DESCRIPTION
1	10/15/22	PLAN REVISION
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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.



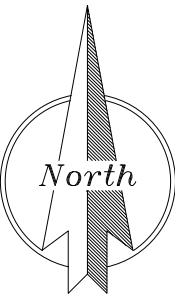
120 SEABREEZE AVE.

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128 SEABREEZE

128 SEABREEZE AVE.
PALM BEACH, FL
33401

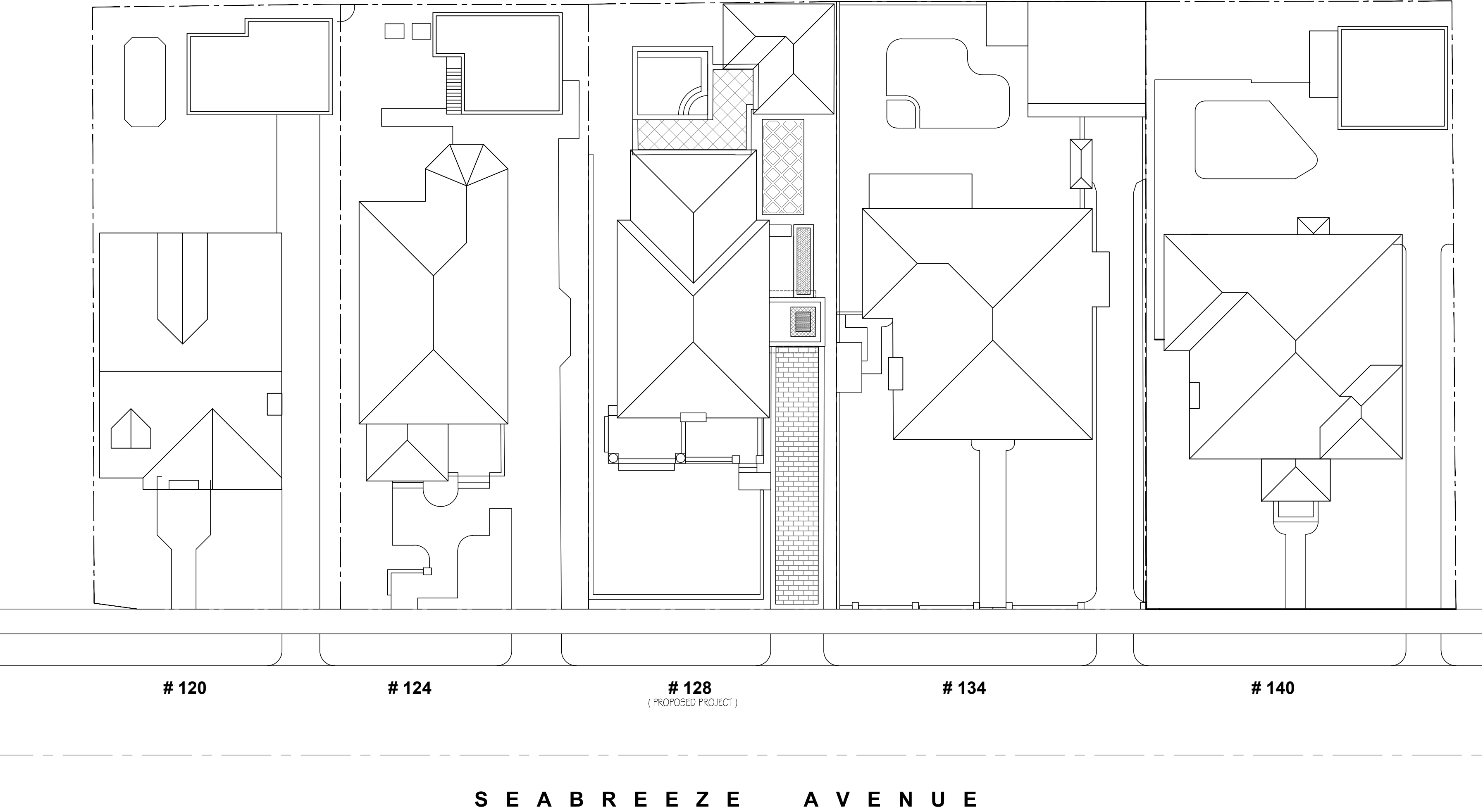


DATE	10/15/22
PROJECT NO.	HHH
CAD DWG FILE	128 SEA BREEZE - STREETSCLAP.DWG
DRAWN BY	
CHK'D BY	
DATE	10/15/22
SHEET TITLE	LOCATION PLAN, NEIGHBORHOOD PHOTOS
SHEET	LM-002 OF

CONSULTANTS

128 SEABREEZE

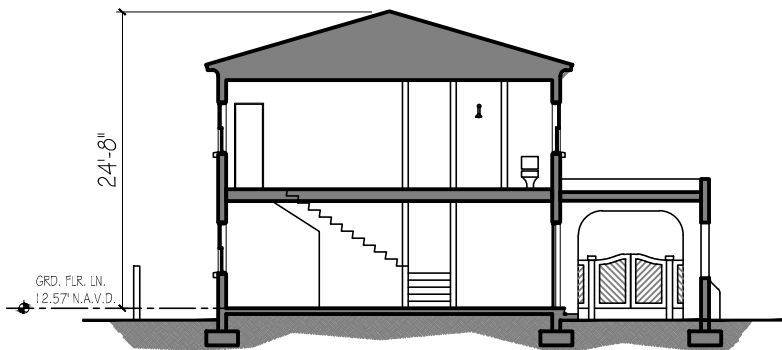
128 SEABREEZE AVE.
PALM BEACH, FL
33401



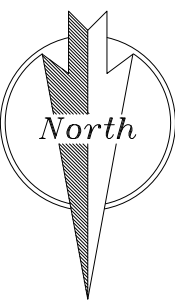
4 SITE PLANS
NOT TO SCALE



2 FRONT ELEVATIONS
NOT TO SCALE



3 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

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



128 SEA BREEZE
WEST PALM BEACH, FL
33480

STAFF APPROVAL
MSB-22-017
22-00657
2024-03-05

[illegible]

PICS OF EXISTING



PARTIAL SOUTH ELEVATION



PARTIAL EAST ELEVATION @ COTTAGE



PARTIAL EAST ELEVATION @ MAIN HOUSE



PARTIAL NORTH ELEVATION @ COTTAGE



PARTIAL NORTH ELEVATION @ COTTAGE

PROJECT NO.	155-22807
CAD DWG FILE	155-22807 - 128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SICILIANO
CHECKED BY	D. MENARD
PLOT DATE	12/21/2002
SHEET TITLE	





GUEST ROOM IN COTTAGE



GUEST ROOM AT COTTAGE



LAUNDRY IN GARAGE



RENOVATION PICTURE FROM 1991



RENOVATION TO ADD BALLUSTRADE PICTURE FROM 1991



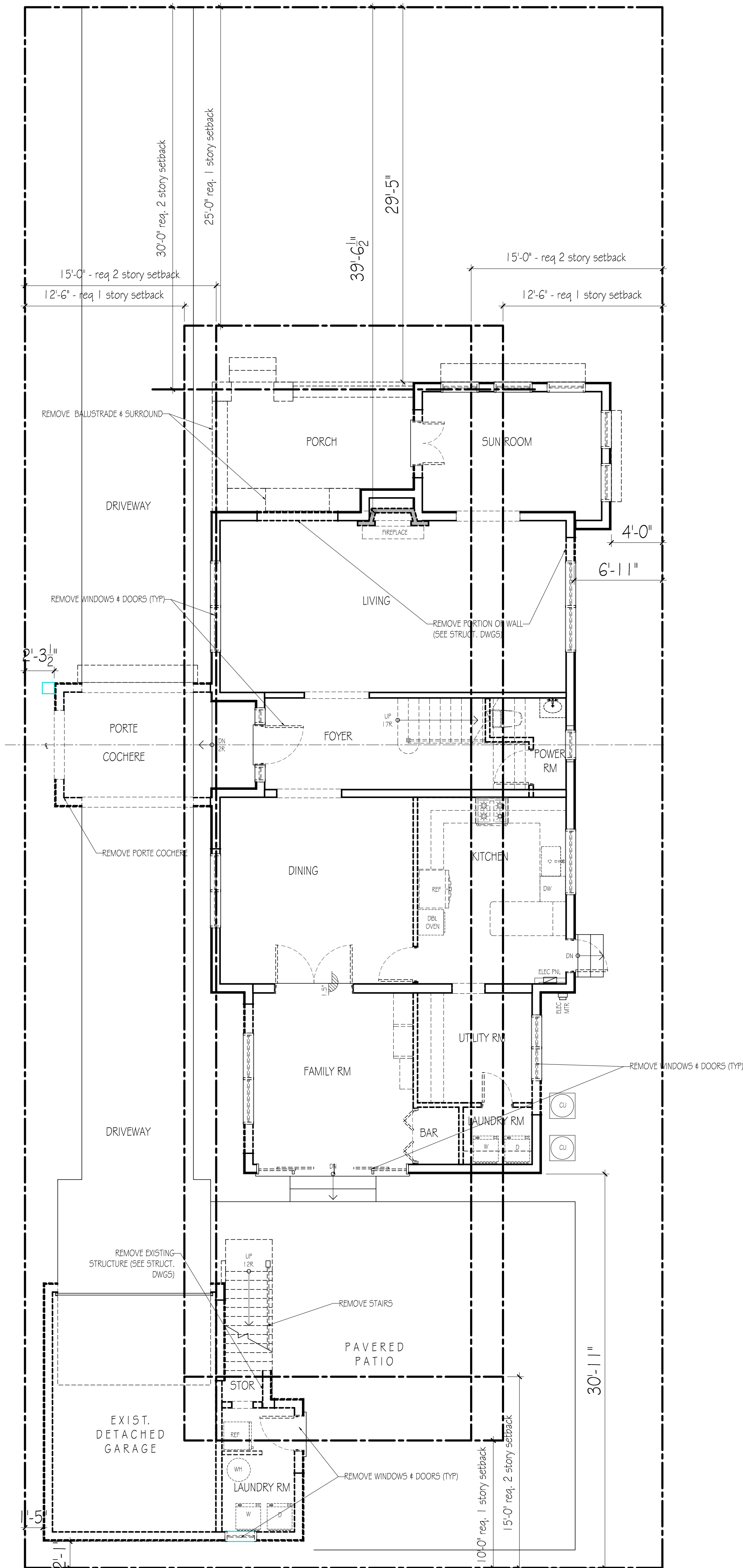
RENOVATION PICTURE FROM 1991 OF SIDE ENTRY @ PORTE COCHERE



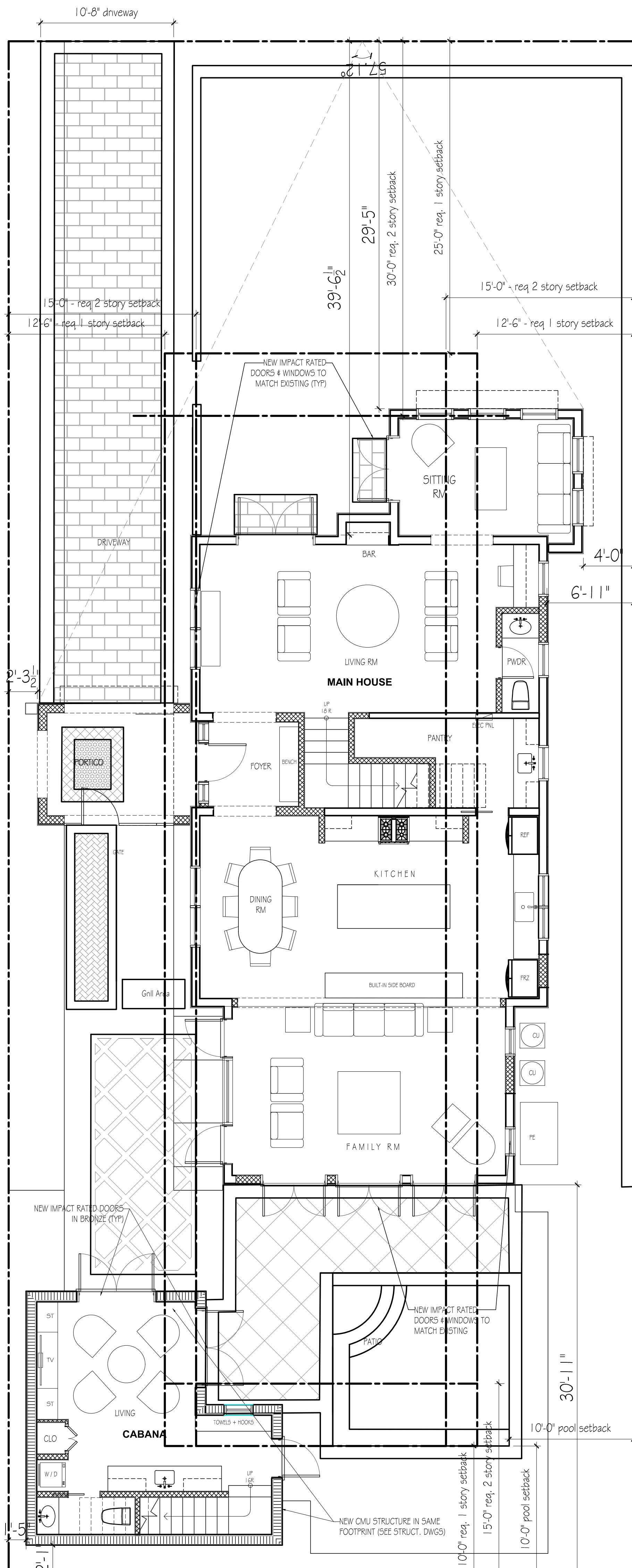
RENOVATION PICTURE FROM 1991 OF REAR OF HOUSE

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.	1111
CAD DWG FILE	5.27.22 - 128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SUCALOTO
CHECKED BY	D. MENARD
PLOT DATE	3/1/2023
SHEET TITLE	DEMO & PROPOSED SITE PLAN

CONSULTANTS

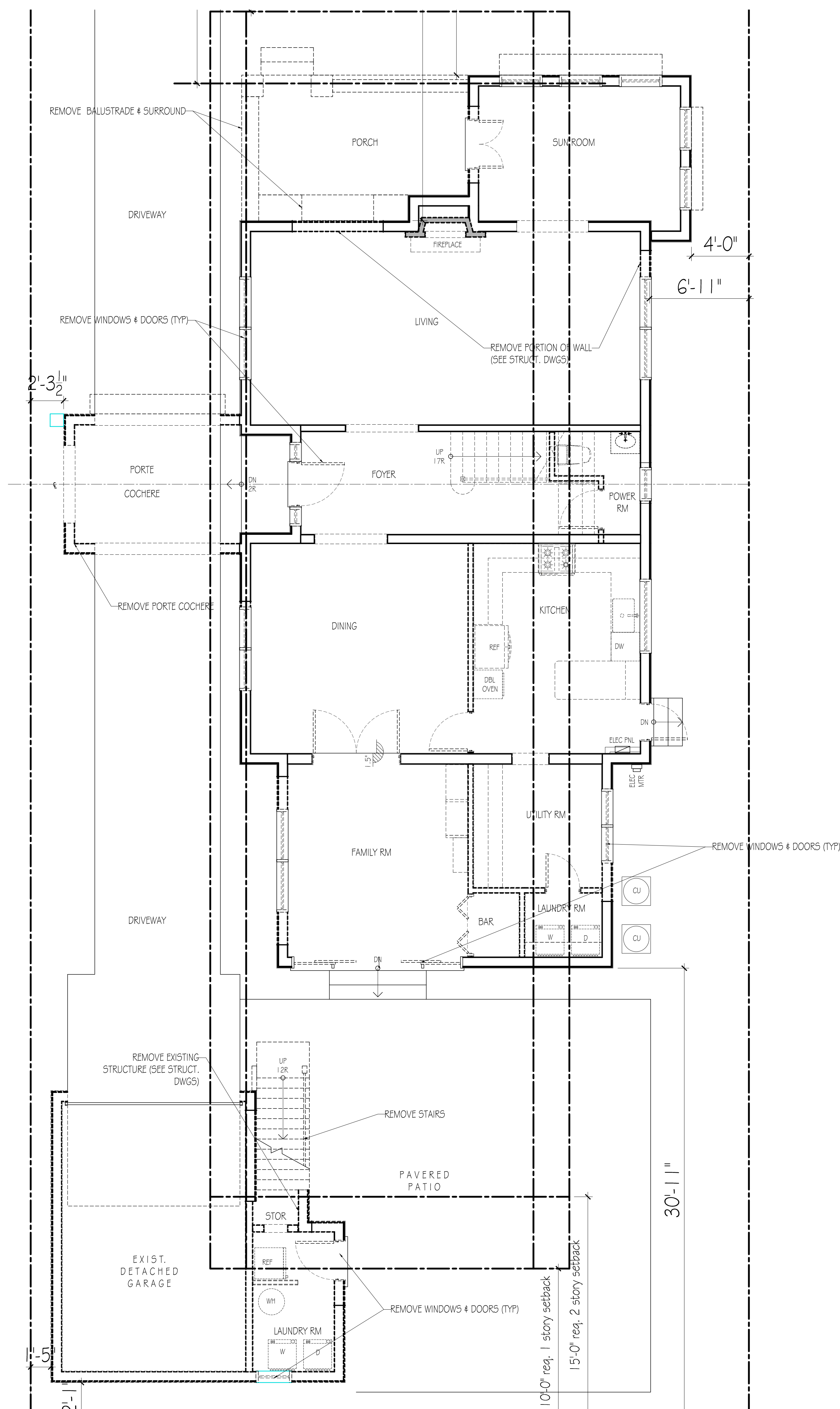
128 SEA BREEZE
WEST PALM BEACH, FL
33480

HSB-22-017
ZON-23-005

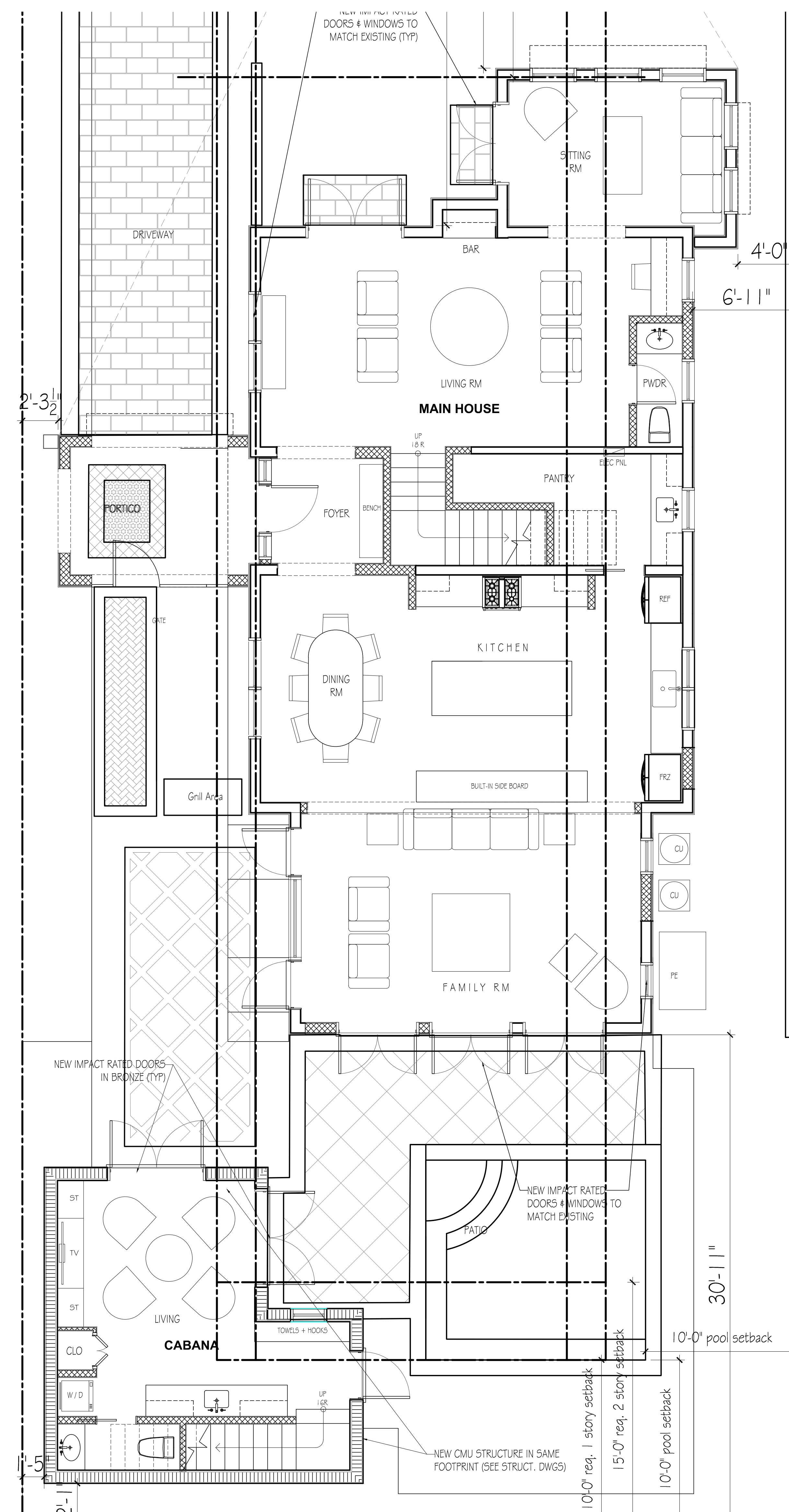
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DEMO & PREVIOUS PLAN
1ST FLOOR

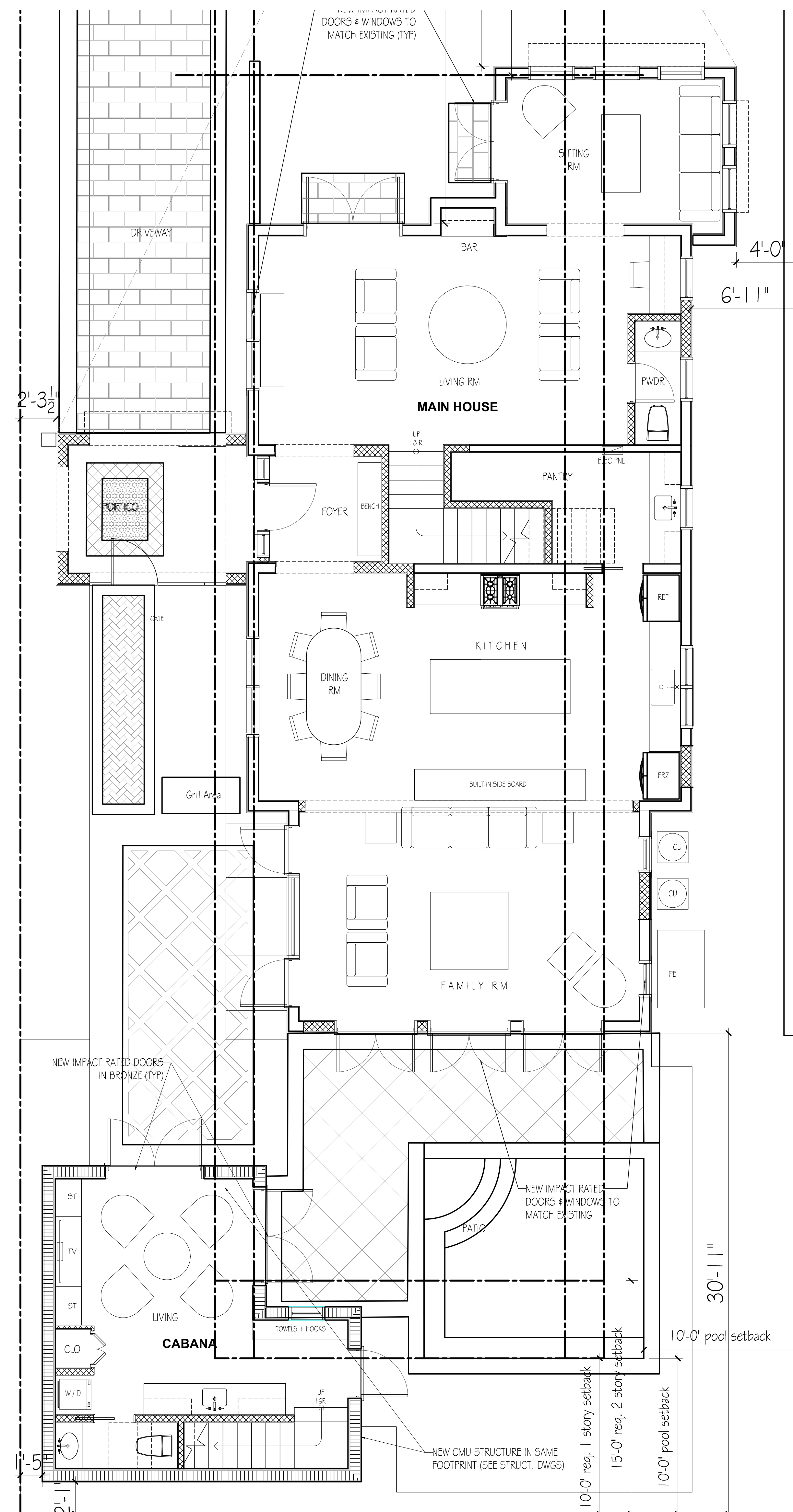
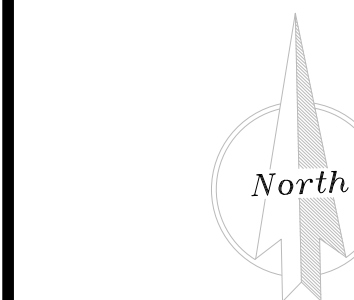
A-002



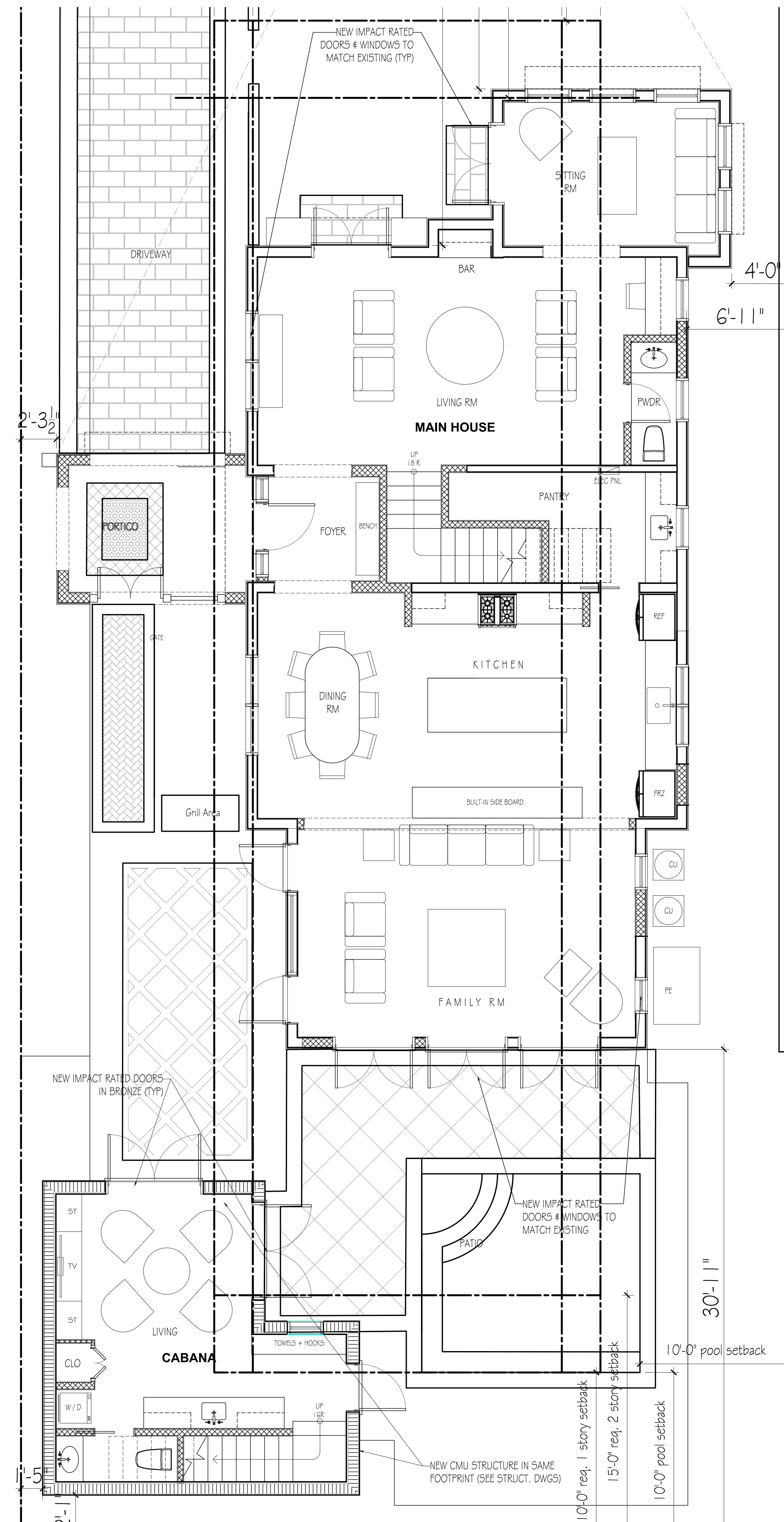
1 DEMOLITION PLAN - 1st FLOOR - MAIN HOUSE AND DETACHED CABANA
1/4" = 1'-0"



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



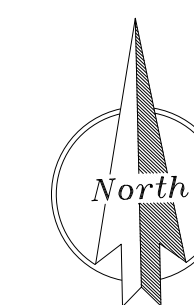
1 PREVIOUS PLAN - 1st FLOOR - MAIN HOUSE AND DETACHED CABANA
1/4" = 1'-0"



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

DATE	BY	DESCRIPTION
PROJECT NO.	H5B	
CAD DWG FILE	5.27.22 - 128 SEA BREEZE - NEW LAYOUT.DWG	
DRAWN BY	R. SUCALOTO	
CHECKED BY	D. MENARD	
PLLOT DATE	3/1/2023	
SHEET TITLE		

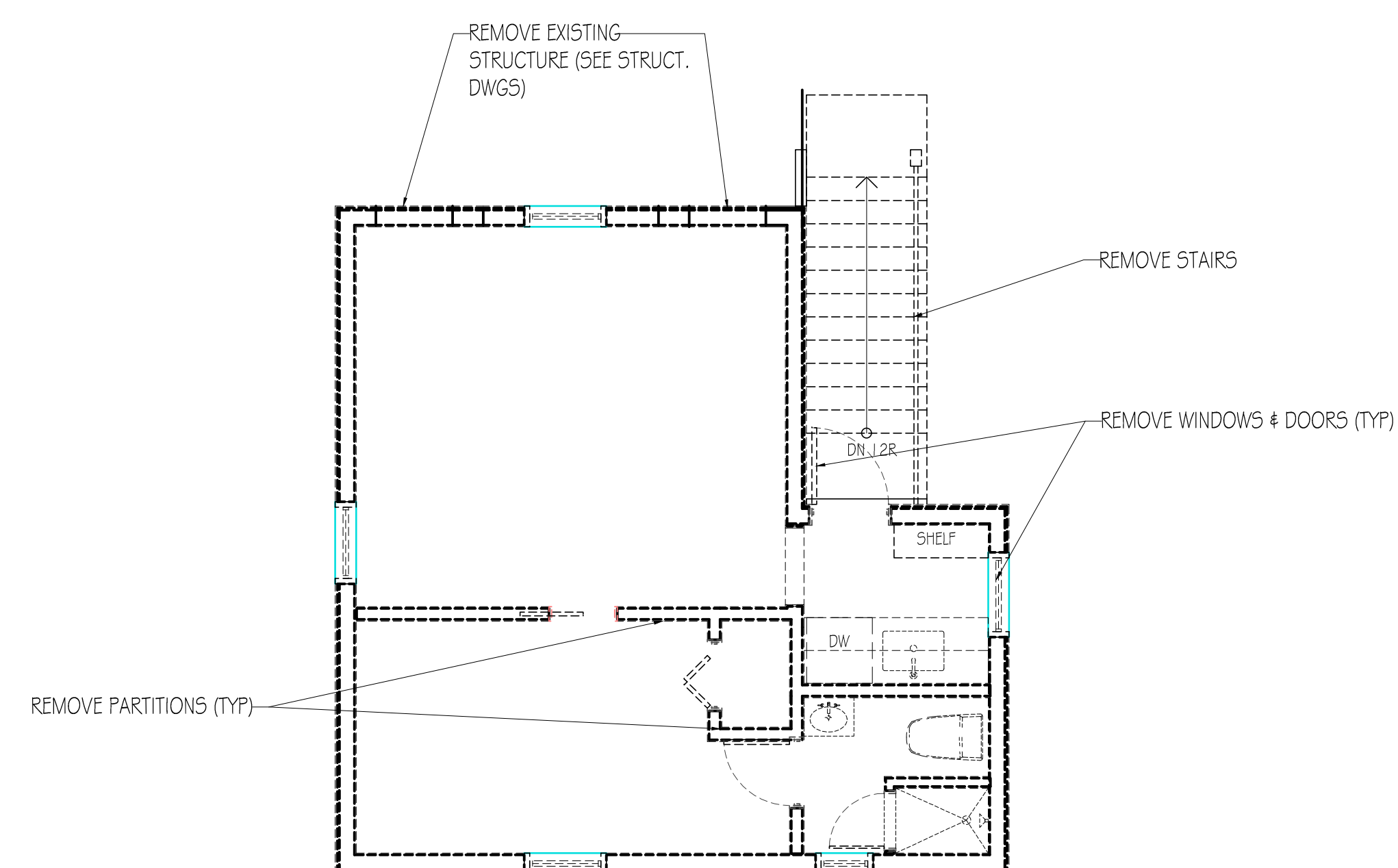
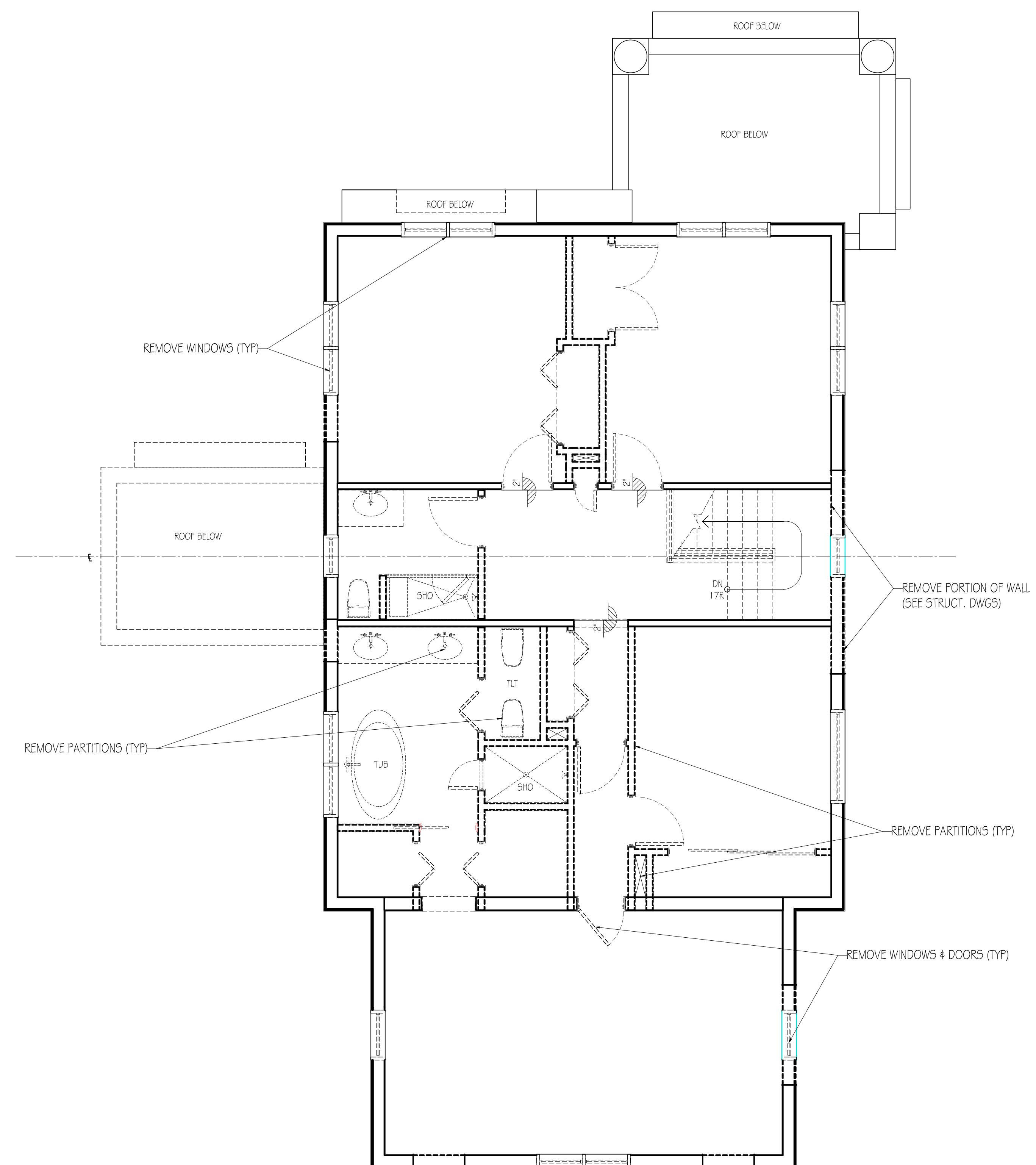
PREVIOUS & PROPOSED PLAN
1ST FLOOR



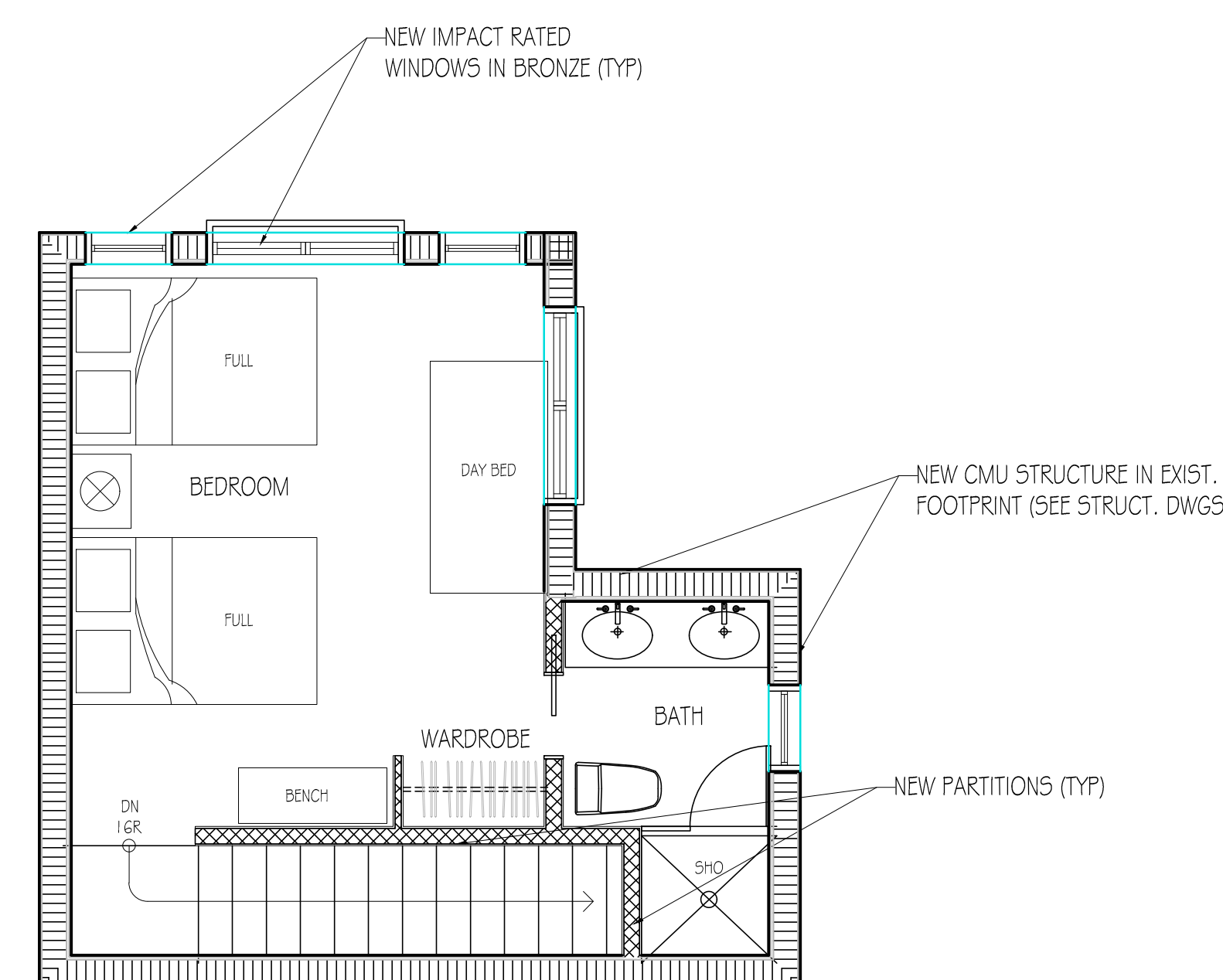
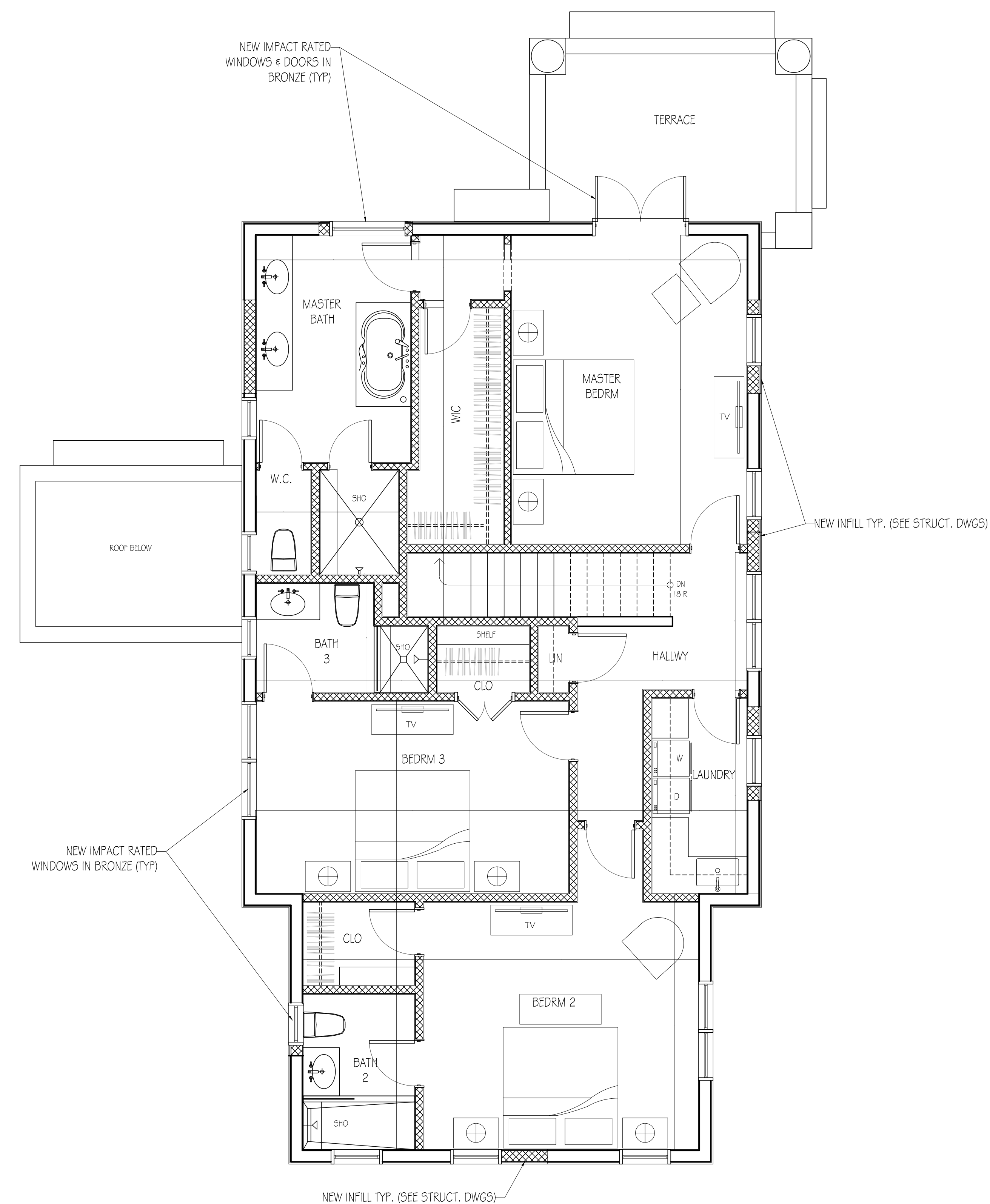
DATE	DESCRIPTION
3/1/2023	DEMOLITION PLAN - 2ND FLR - MAIN HOUSE AND DETACHED CABANA/GARAGE

DEMOLITION & PREVIOUS PLAN
 2ND FLOOR

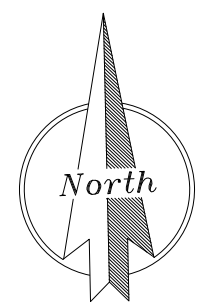
A-003



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

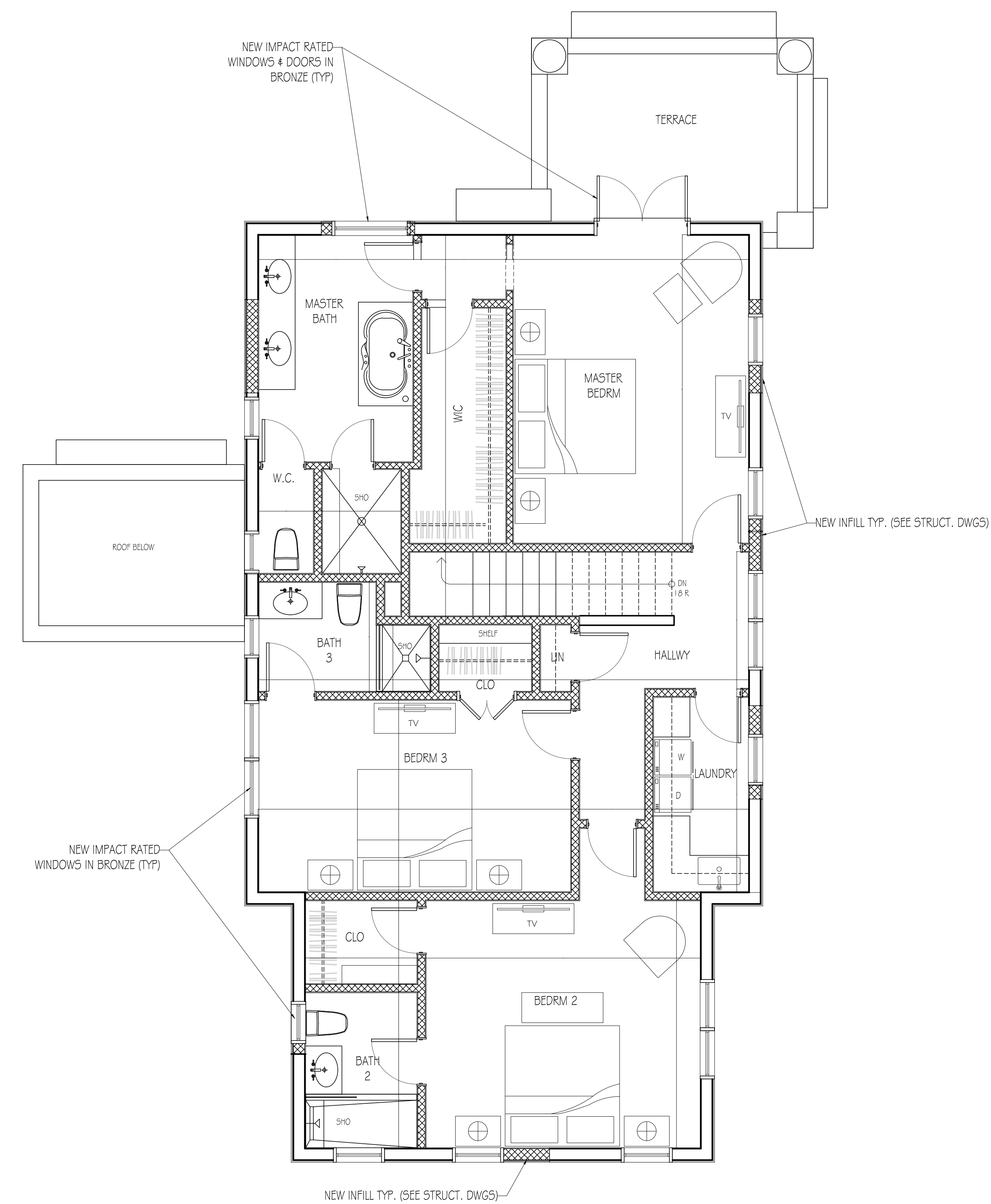


2 PREVIOUS PLAN - 2ND FLOOR - MAIN HOUSE AND DETACHED CABANA
 1/4" = 1'-0"

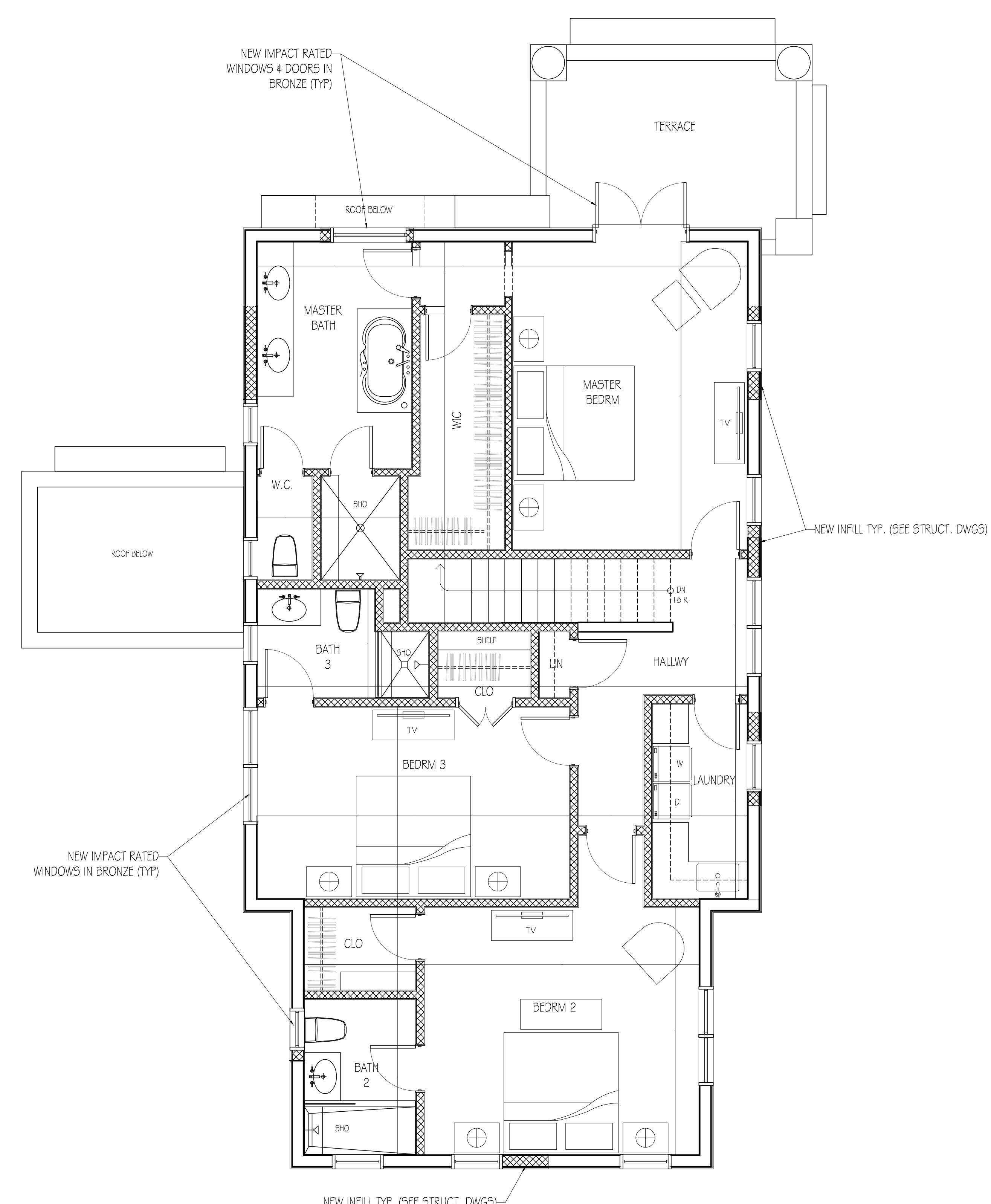


PLAN	DATE	DESCRIPTION
PROJECT NO.	000	
CAD DWG FILE	5.27.22	128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SUCALOTO	
CHECKED BY	D. MENARD	
PLOT DATE	3/1/2023	

PREV & PROPOSED 2ND FLOOR



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



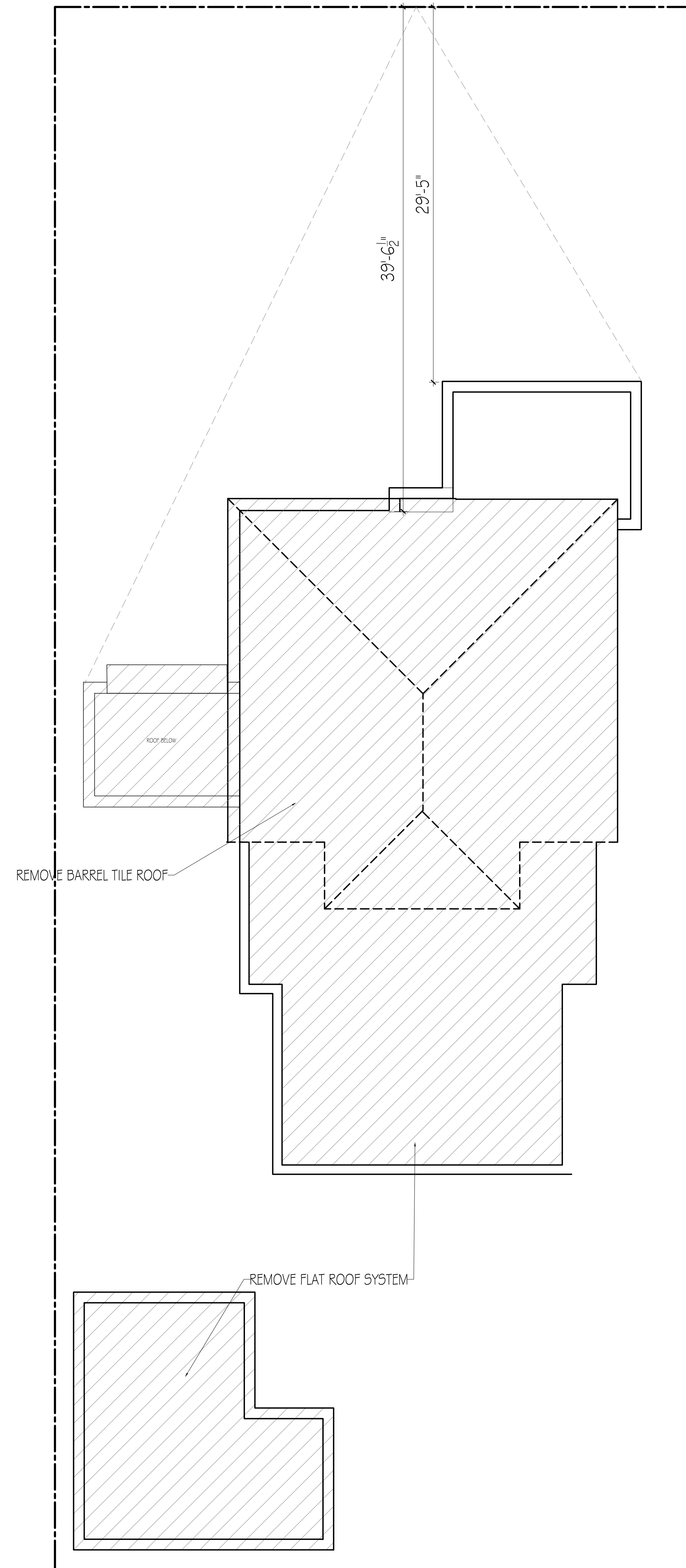
PROPOSED PLAN - 2ND FLOOR - MAIN HOUSE AND DETACHED CABANA
 1/4" = 1'-0"



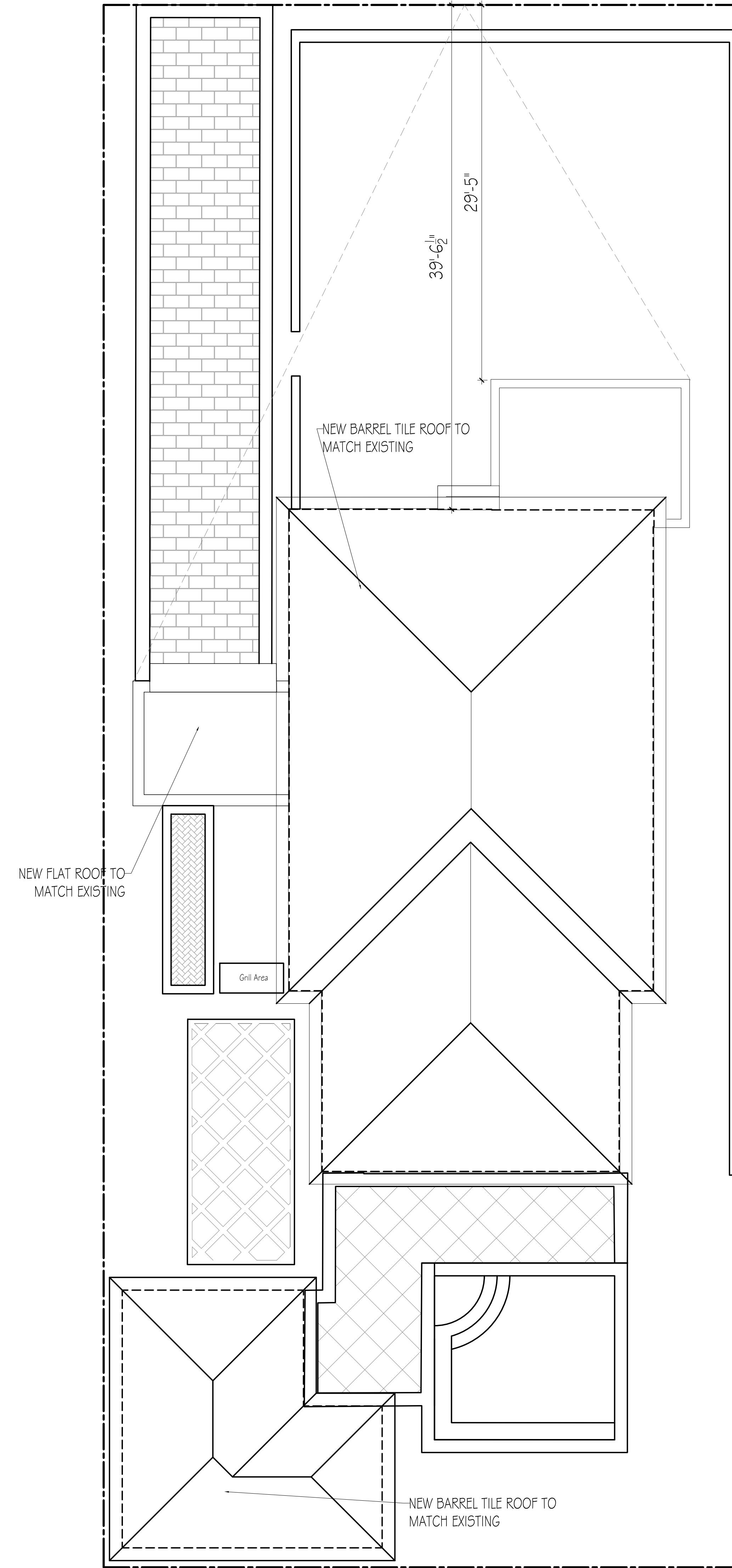
DATE	DESCRIPTION
3/1/2023	DEMOLITION
3/1/2023	NEW LAYOUT

PROJECT NO.	1111
CAD DWG FILE	3/27/22 - 128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SUCALOTO
CHECKED BY	D. MENARD
PLOT DATE	3/1/2023

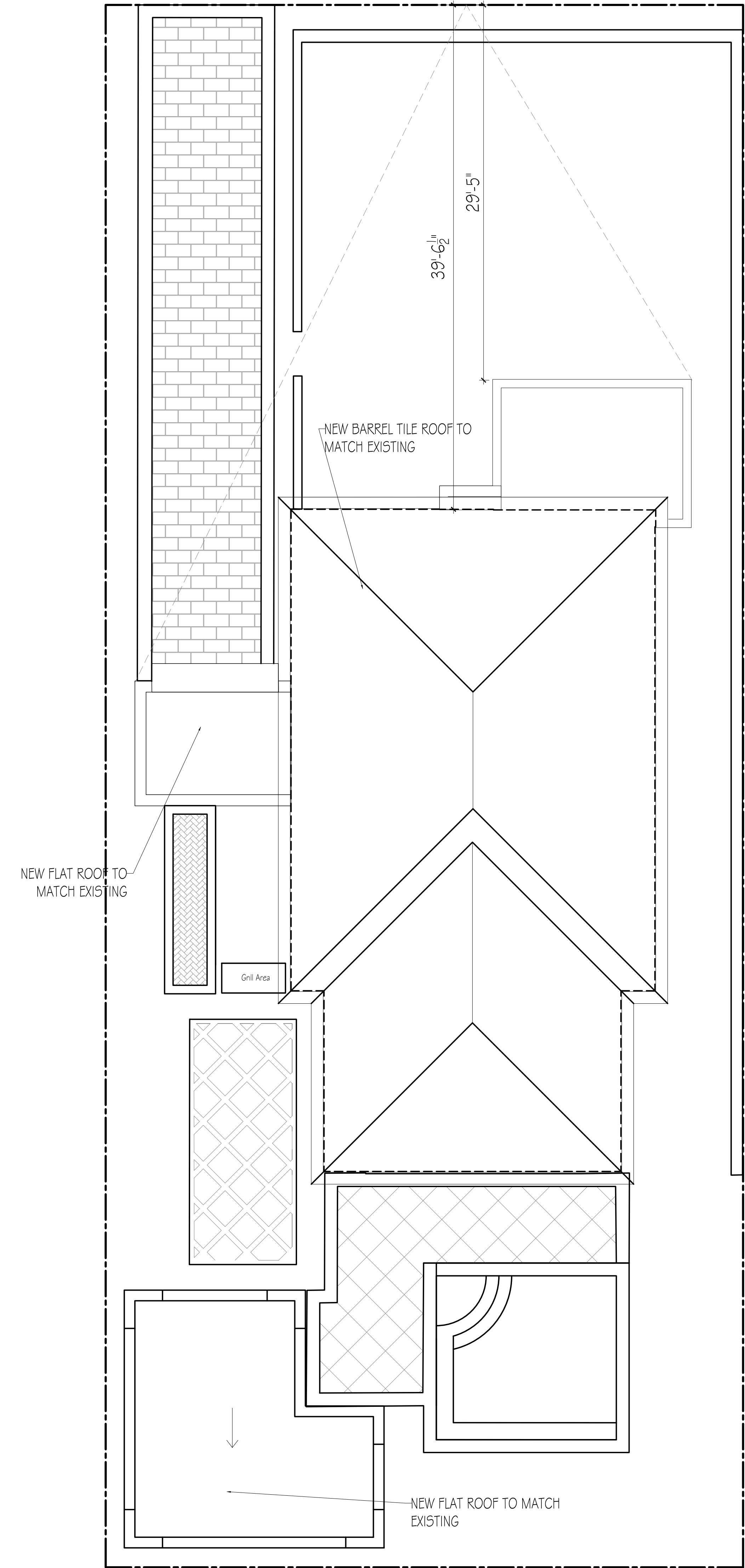
SHEET TITLE	DEMOLITION & PROPOSED ROOF PLAN
SHEET	A-004
OF	01



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



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

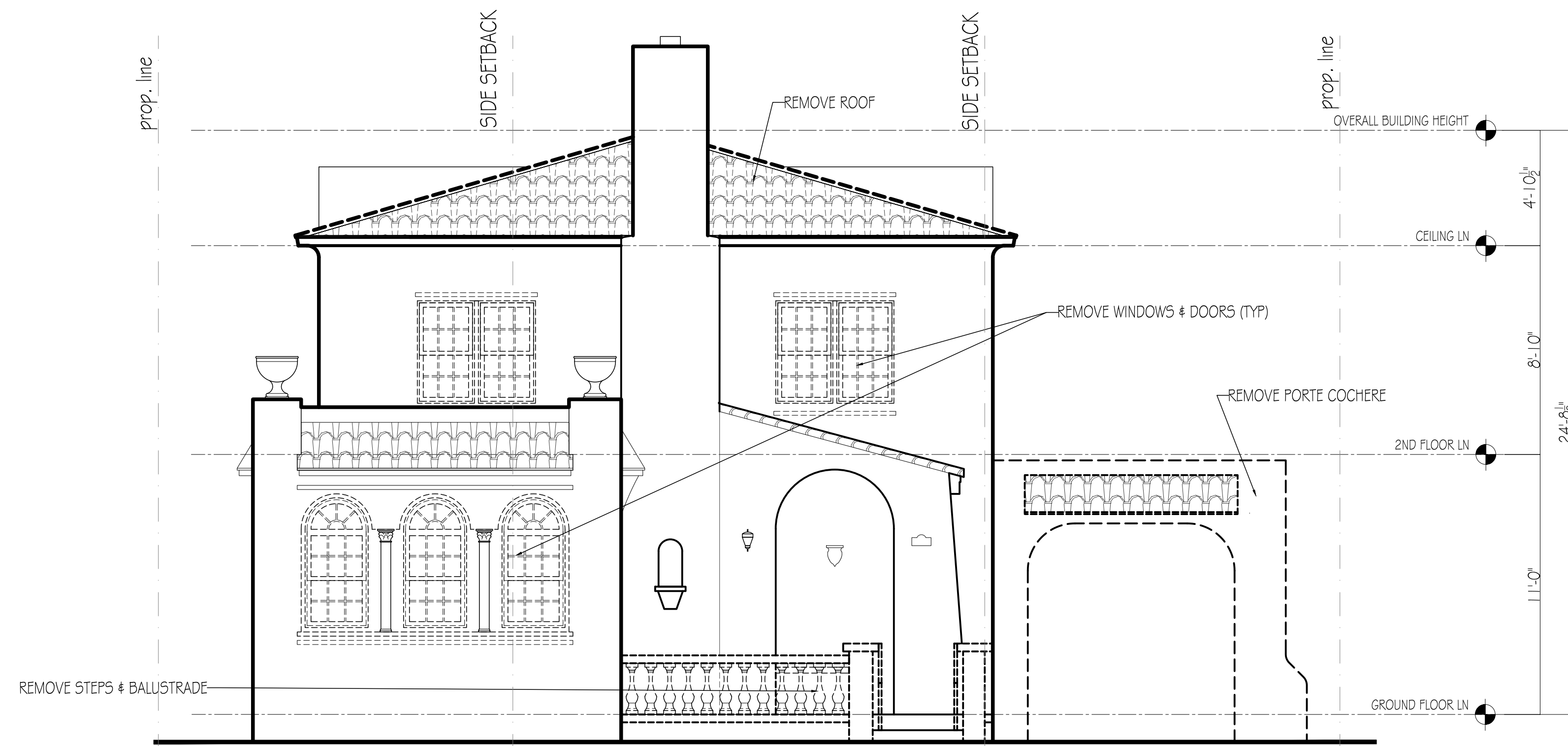


2 PROPOSED ROOF PLAN
3/16" = 1'-0"

CONSULTANTS

128 SEA BREEZE
WEST PALM BEACH, FL
33460

H5B-22-017
ZON-23-005



NORTH ELEVATION DEMOLITION

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

1/4" = 1'-0"

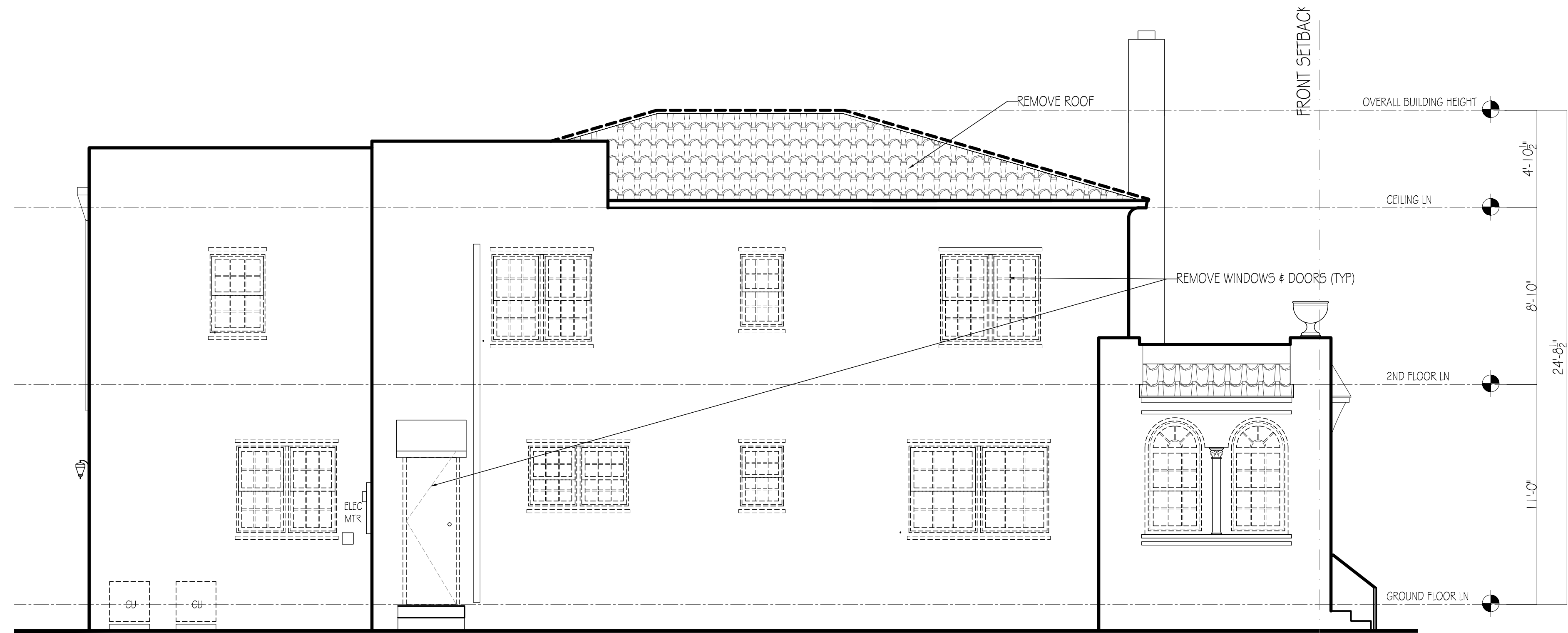


PROPOSED NORTH ELEVATION

1/4" = 1'-0"

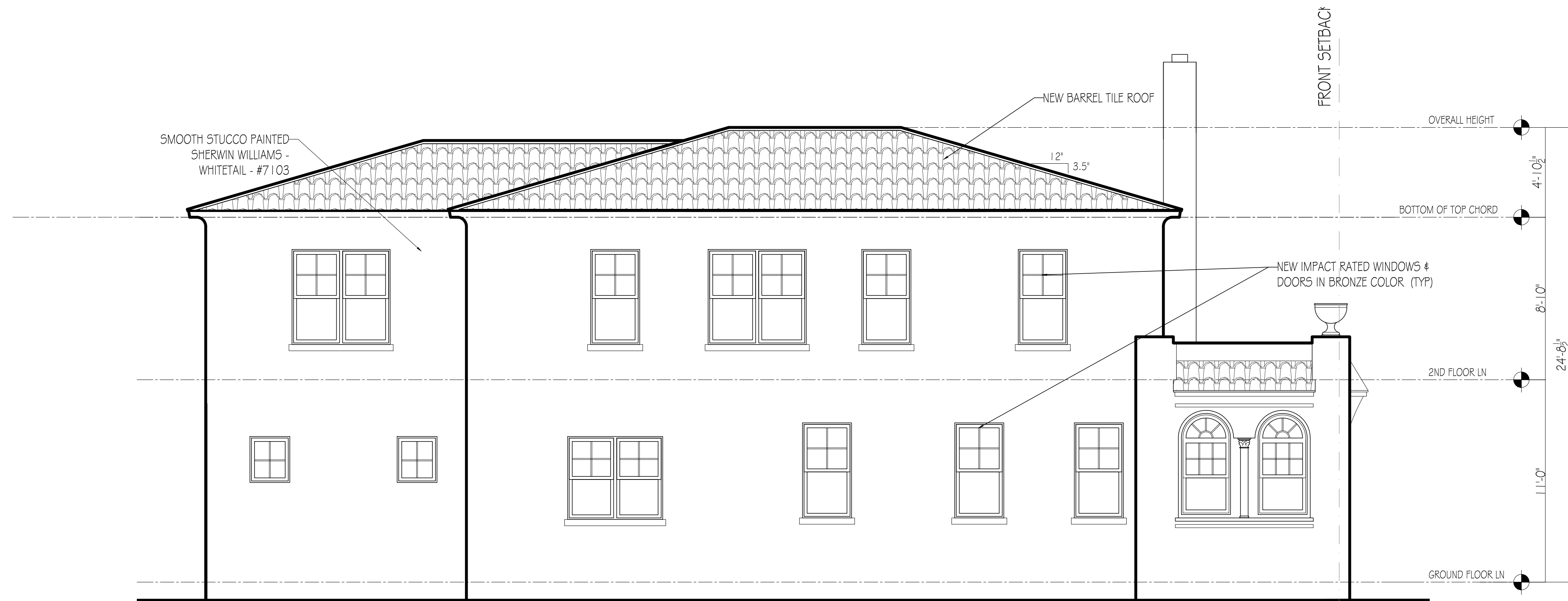
MARK	DATE	DESCRIPTION
PROJECT NO.	128	SEA BREEZE - NEW LAYOUT DWG
CAD DWG FILE	2/27/22	128 SEA BREEZE - NEW LAYOUT DWG
DRAWN BY	R. SICALITO	
CHECKED BY	D. MENARD	
PLOT DATE	3/1/2023	
SHEET TITLE		

DEMO & PROPOSED NORTH
ELEVATION



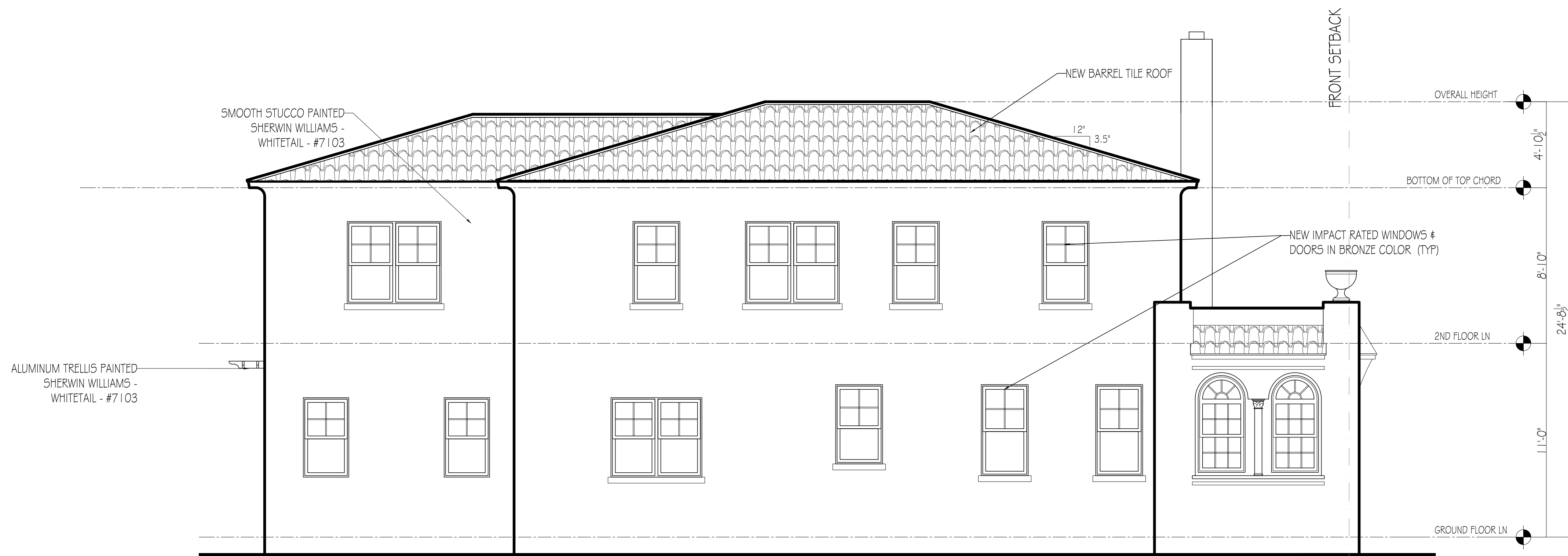
EAST ELEVATION DEMOLITION

1/4" = 1'-0"



PROPOSED EAST ELEVATION

1/4" = 1'-0"



PROPOSED EAST ELEVATION

1/4" = 1'-0"



CONSULTANTS

128 SEA BREEZE
WEST PALM BEACH, FL
33480

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



NTS



NTS

[illegible]

NORTH & EAST RENDERED
ELEVATIONS

A-006.1

SHEET 0



CONSULTANTS:

HSB-22-017
ZON-23-005


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

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

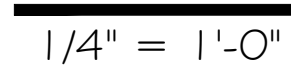
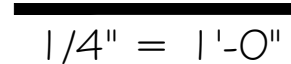
$$1/4'' = 1'-0''$$

DEMO & PROPOSED
SOUTH ELEVATION

A-007

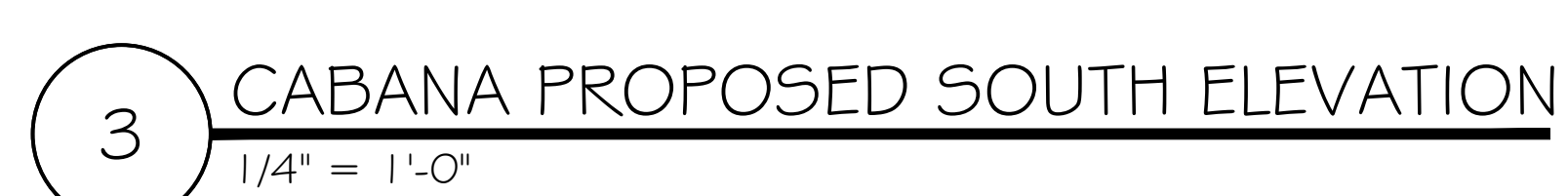


HSB-22-017
ZON-23-005

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


DEMO & PROPOSED WEST
ELEVATION

A-008



128 SEA BREEZE
PALM BEACH, FL
33480

[illegible]

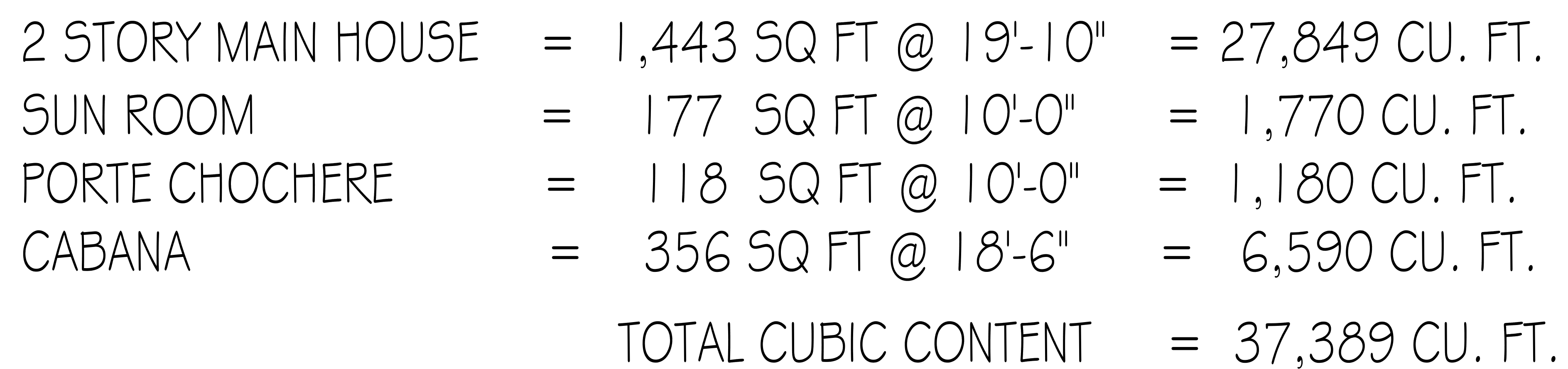
PROJECT NO:	###
CAD DWG FILE:	2.27.22 - 128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY:	R. SUCALDITO
CHK'D BY:	D. MENARD
PLOT DATE:	3/1/2023

DEMO & PROPOSED
NORTH & SOUTH CABANA
ELEVATIONS

A-009

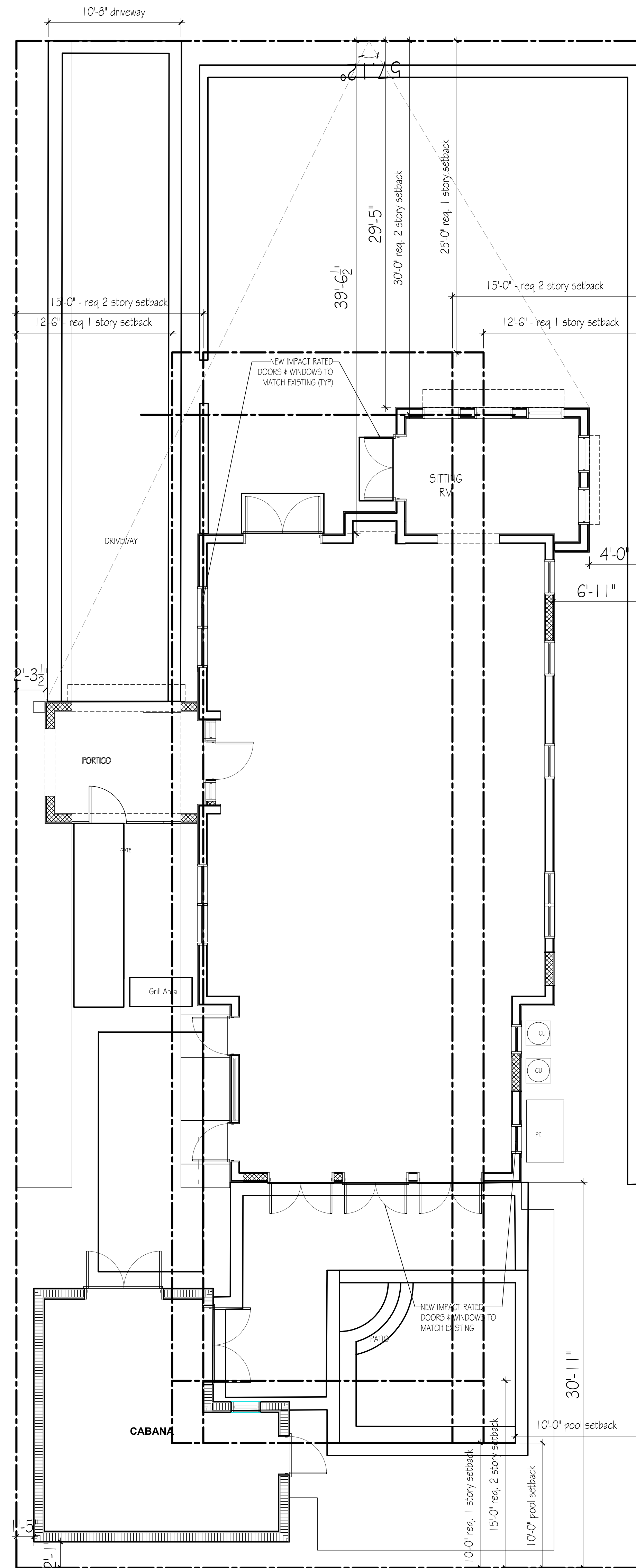
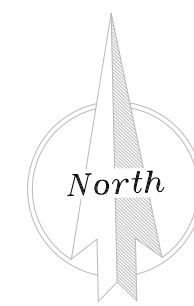
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QUESTIONS



128 SEA BREEZE
WEST PALM BEACH, FL
33480

HSB-22-017
ZON-23-005



LOT COVERAGE DIAGRAM

3/16" = 1'-0"

DATE	DESCRIPTION
PROJECT NO.	HSB
CAD DWG FILE	3.27.22 - 128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SUCALOTO
CHECKED BY	D. MENARD
PLOT DATE	3/1/2023

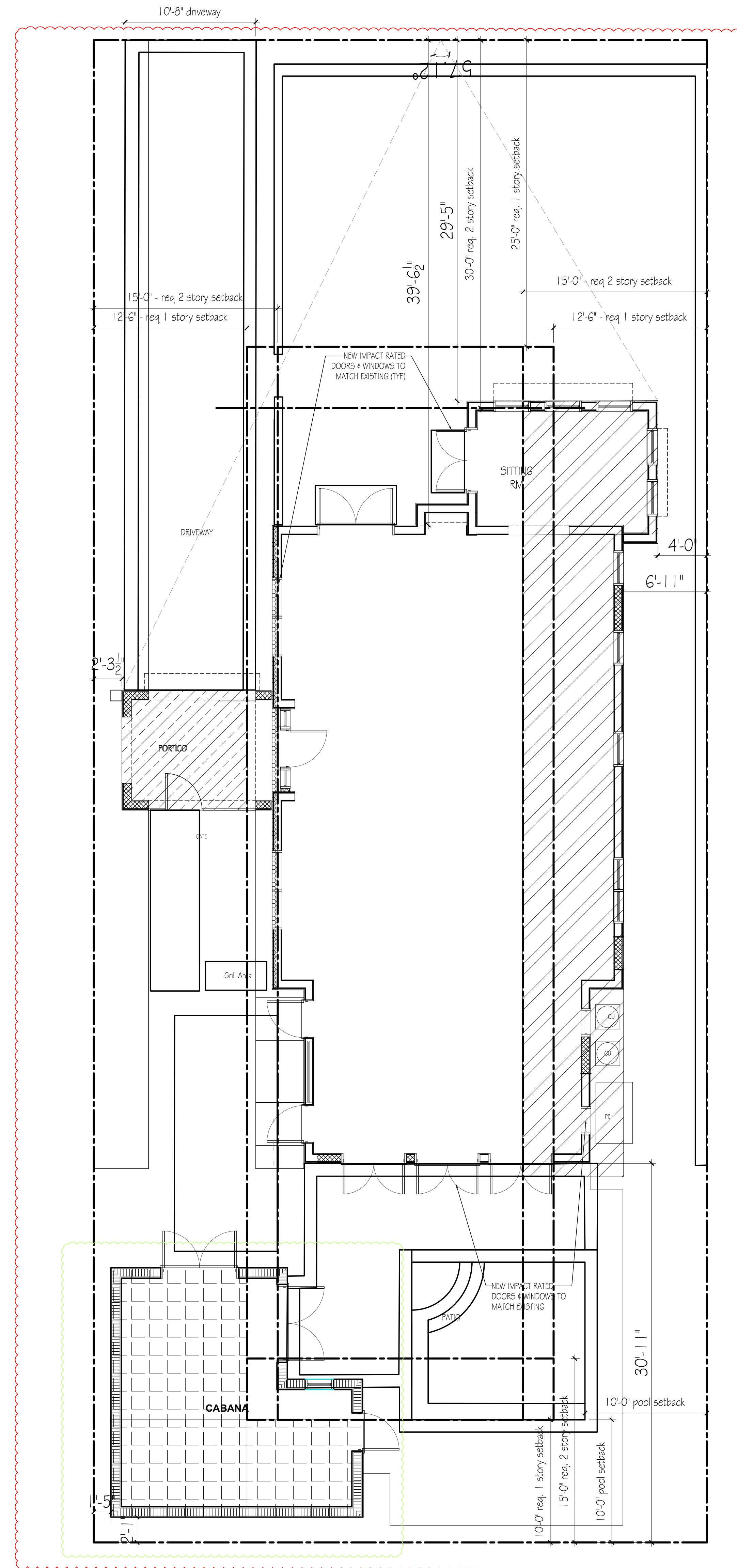
LOT COVERAGE
DIAGRAM



DATE	DESCRIPTION
PROJECT NO.	000
CAD DWG FILE	3.27.22 - 128 SEA BREEZE - NEW LAYOUT.DWG
DRAWN BY	R. SUCALOTO
CHECKED BY	D. MENARD
PILOT DATE	3/1/2023

SHEET TITLE

VARIANCE DIAGRAM



LOT COVERAGE DIAGRAM

3/16" = 1'-0"

- VARIANCE FOR EXISTING 4' SETBACK IN LIEU OF 15' FOR 2 STORY
- VARIANCE FOR EXISTING 1'-5" SIDE SETBACK IN LIEU OF 15' REQ. FOR 2 STORY ACCESSORY STRUCTURE
- VARIANCE FOR EXISTING 2'-1" REAR SETBACK IN LIEU OF 15' REQ. FOR 2 STORY ACCESSORY STRUCTURE
- VARIANCE FOR EXISTING 2'-3" SETBACK IN LIEU OF 12'-6" FOR 1 STORY
- VARIANCE FOR EXISTING 14'-6" SETBACK IN LIEU OF 15'-0" FOR 2 STORY
- VARIANCE FOR EXISTING 2 STORY ACCESSORY STRUCTURE IN LIEU OF 1 STORY ALLOWABLE
- VARIANCE FOR EXISTING 33% LOT COVERAGE IN LIEU OF 30% ALLOWABLE IN RB DISTRICT.
- VARIANCE FOR LANDSCAPE OPEN SPACE OF 43% IN LIEU OF 45%
- VARIANCE FOR CCR OF 6.1 IN LIEU OF 4.38