

ARCHITECT

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

LANDSCAPE ARCHITECT

JOHN LANG / MOLLY SCHUMACHER  
LANG DESIGN GROUP  
1820 2nd AVE. NORTH  
LAKE WORTH BEACH, FLORIDA 33461  
(561) 688-9996

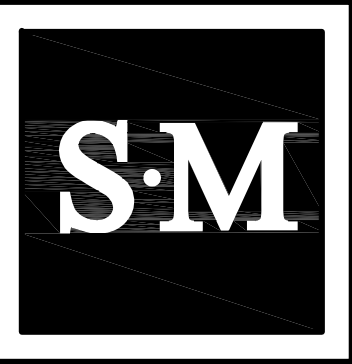
CIVIL ENGINEER

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

RECEIVED  
By yfigueroa at 2:00 pm, May 08, 2023



# ARC - 22 - 243 / # ZON - 23 - 014

DEFERRAL FROM ARCOM HEARING 01/25/2023

DROP-OFF SUBMITTAL 05/08/2023

ARCOM HEARING 05/24/2023

302 SEABREEZE AVE., PALM BEACH, FLORIDA

SCOPE OF WORK:

CONSTRUCTION OF A NEW TWO- STORY SINGLE-FAMILY RESIDENCE WITH RELATED LANDSCAPE AND HARDSCAPE IMPROVEMENTS, REQUIRING SITE PLAN REVIEW DUE TO DEFICIENT EXISTING LOT WIDTH AND AREA, AND A VARIANCE TO PROVIDE A ONE GARAGE PARKING SPACE IN LIEU OF THE TWO REQUIRED.

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NEW PROJECT

ROONEY RESIDENCE

302 SEABREEZE AVE., PALM BEACH

SMITH AND MOORE ARCHITECTS, INC.

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

FLORIDA AAC

NO. 001285

HAROLD J. SMITH  
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE  
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS  
REGISTERED ARCHITECT 92952

DANIEL KAHAN  
REGISTERED ARCHITECT 94757

CONCEPT SKETCHES 2022-07-19

SCHEM. DESIGN 2022-08-19

SCHEM. DESIGN 2022-09-13

PRE-APP SUBMITTAL 2022-09-19

FIRST SUBMITTAL 2022-10-03

SECOND SUBMITTAL 2022-10-24

SECOND SUBMITTAL 2023-11-28

DROP-OFF SUBMITTAL 2022-12-09

DROP-OFF SUBMITTAL 2023-05-08

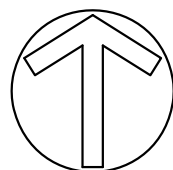
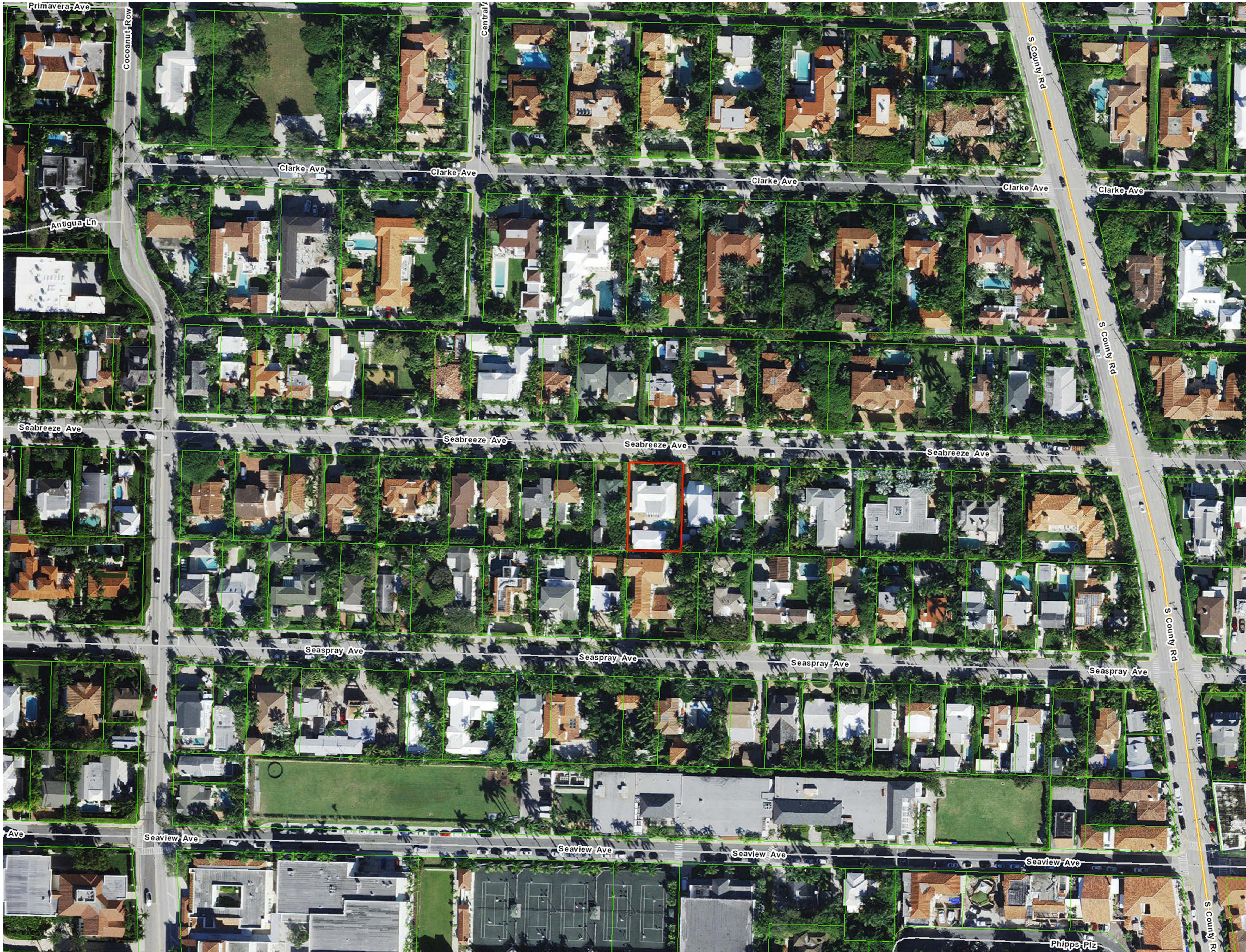
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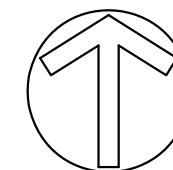
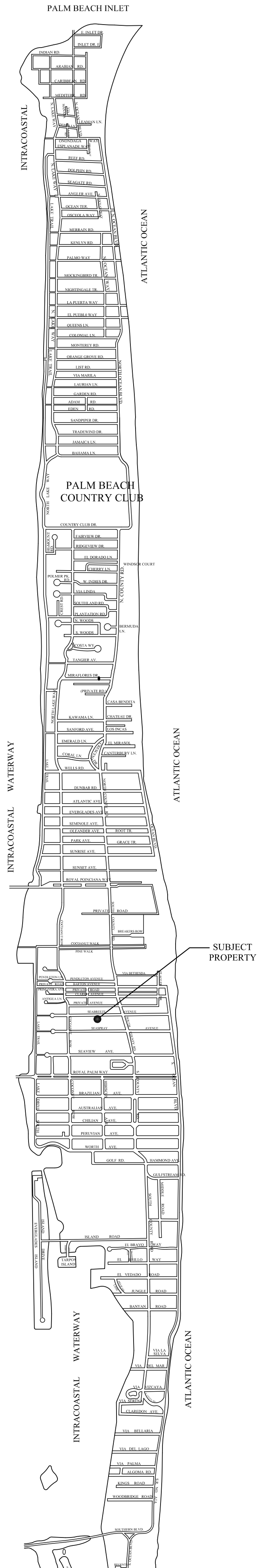
# ARC - 22 - 243 # ZON - 23 - 014



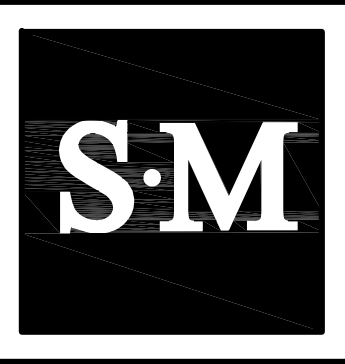


VICINITY LOCATION MAP

1/64" = 1'-0"



MAP  
NOT TO SCALE



NEW PROJECT  
**ROONEY RESIDENCE**  
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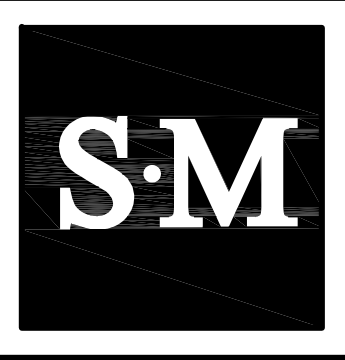
CONCEPT SKETCHES	2022-07-19
SCHEM. DESIGN	2022-08-19
SCHEM. DESIGN	2022-09-13
PRE-APP SUBMITTAL	2022-09-19
FIRST SUBMITTAL	2022-10-03
SECOND SUBMITTAL	2022-10-24
SECOND SUBMITTAL	2023-11-28
DROP-OFF SUBMITTAL	2022-12-09
DROP-OFF SUBMITTAL	2023-05-08

NO: 22034  
DWG. BY: PGP  
SHEET:

SV-1

# ARC - 22-243 [# ZON - 23 - 014]





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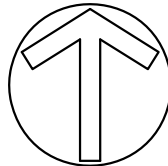
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DROP-OFF SUBMITTAL 2023-05-08

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SHEET:

SV-1a



302 SEABREEZE AVE - AERIAL VIEW

NOT TO SCALE

# ARC - 22-243 [ZON - 23 - 014]









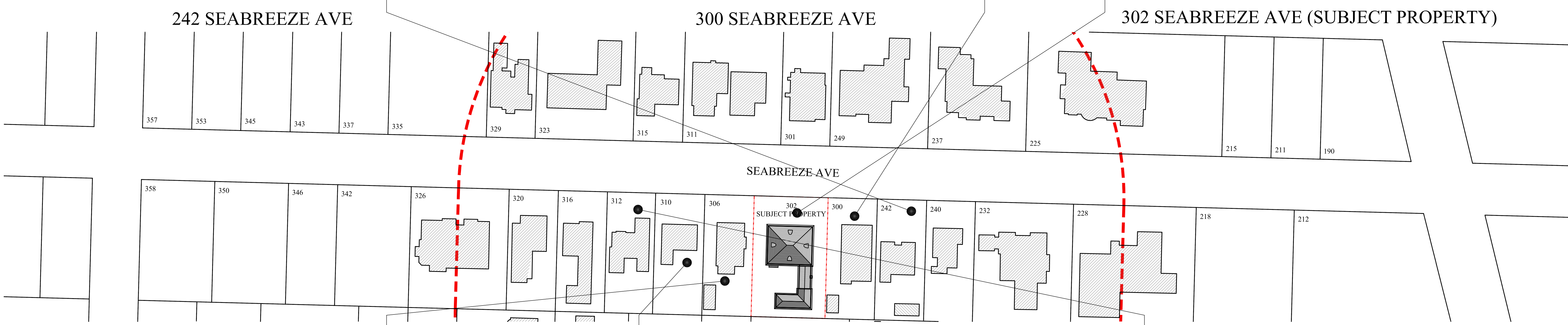
242 SEABREEZE AVE



300 SEABREEZE AVE



302 SEABREEZE AVE (SUBJECT PROPERTY)



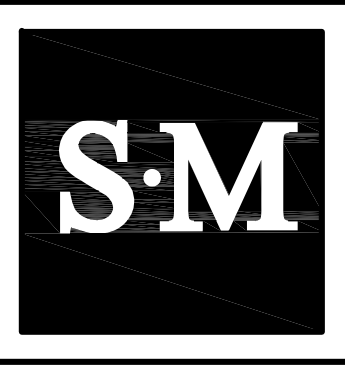
306 SEABREEZE AVE



310 SEABREEZE AVE



312 SEABREEZE AVE



NEW PROJECT  
**ROONEY RESIDENCE**  
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SHEET:

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# ARC - 22-243 [# ZON - 23 - 014]





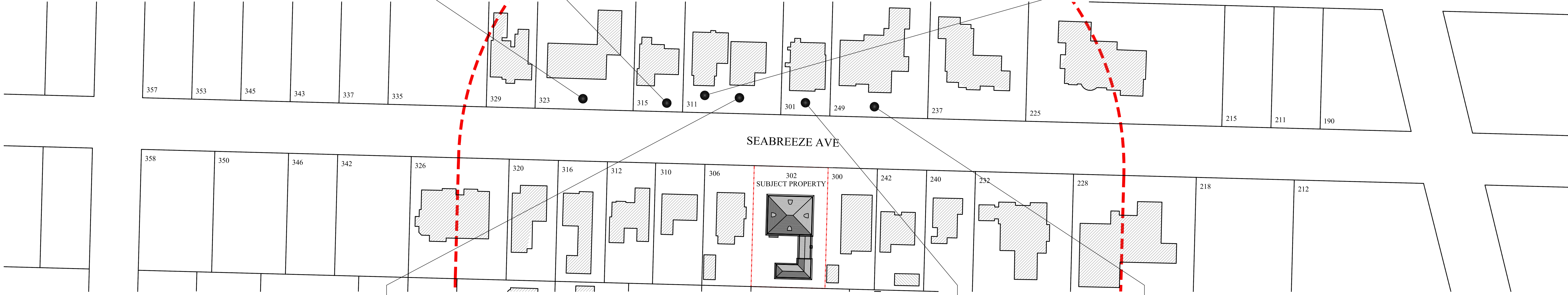
323 SEABREEZE AVE



315 SEABREEZE AVE



311 SEABREEZE AVE (WEST)



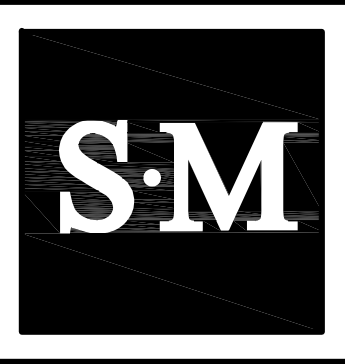
311 SEABREEZE AVE (EAST)



301 SEABREEZE AVE



249 SEABREEZE AVE



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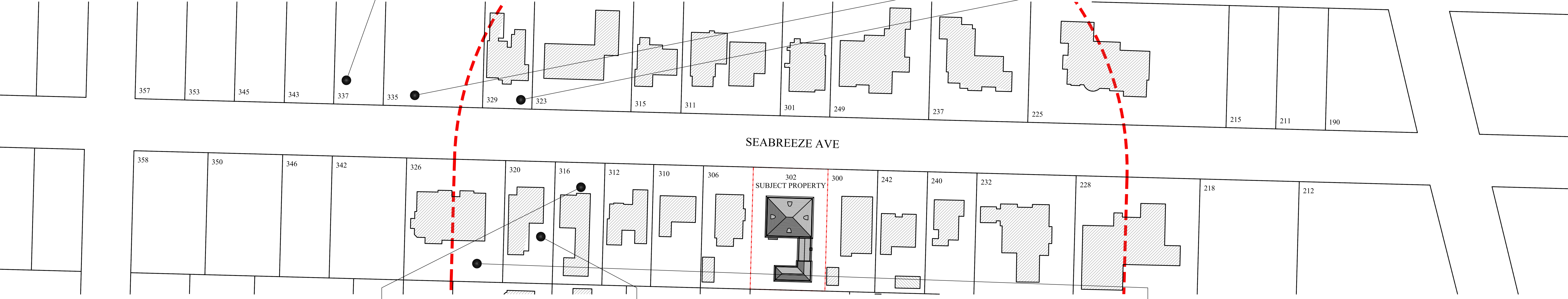
337 SEABREEZE AVE



335 SEABREEZE AVE



329 SEABREEZE AVE



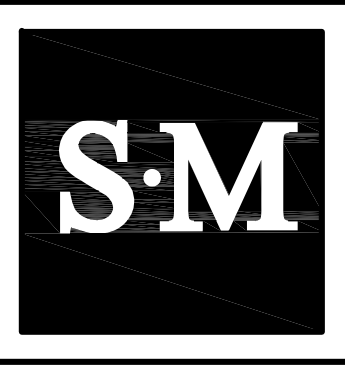
316 SEABREEZE AVE



320 SEABREEZE AVE



326 SEABREEZE AVE



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SHEET:  
P-3

# ARC - 22-243 [ZON - 23 - 014]





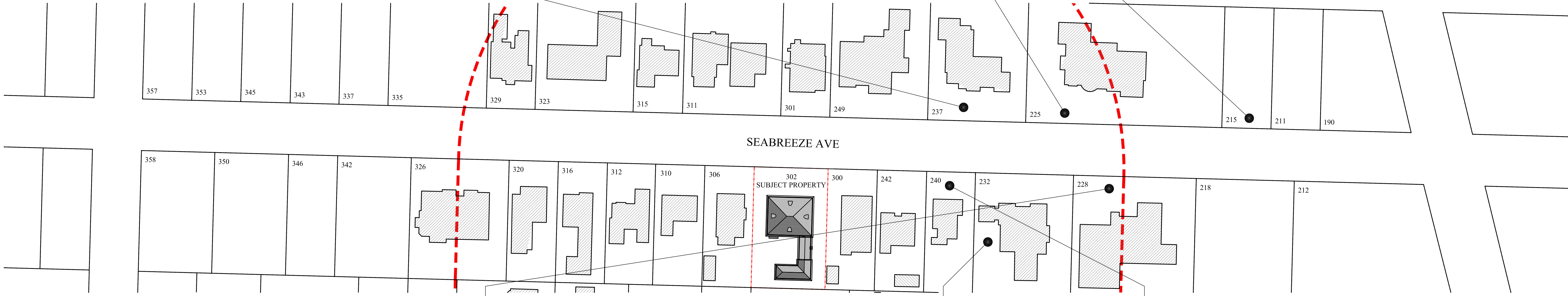
237 SEABREEZE AVE



225 SEABREEZE AVE



215 SEABREEZE AVE



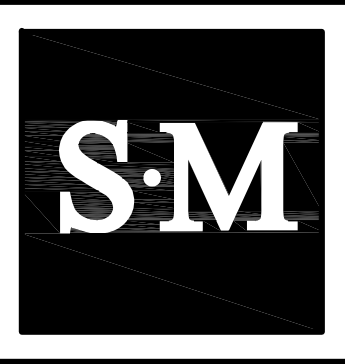
228 SEABREEZE AVE



232 SEABREEZE AVE



240 SEABREEZE AVE



NEW PROJECT  
**ROONEY RESIDENCE**  
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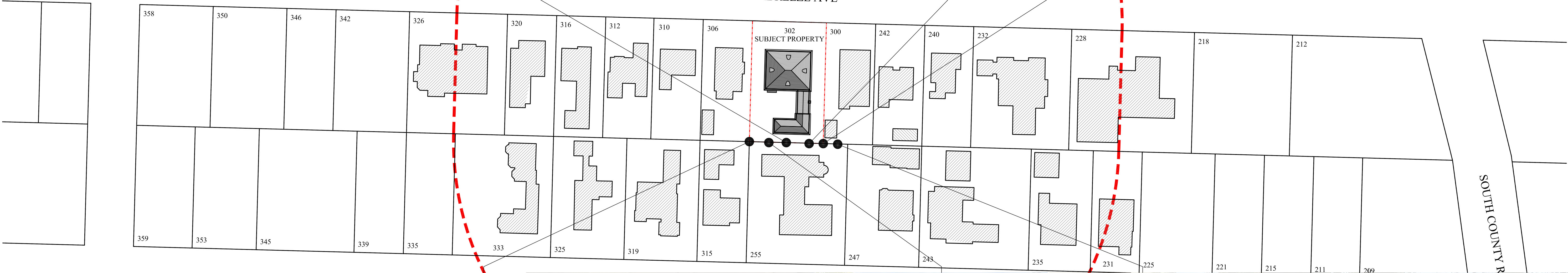
255 SEASPRAY AVENUE



255 SEASPRAY AVENUE



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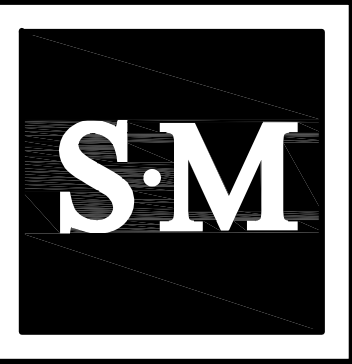
255 SEASPRAY AVENUE



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P-5

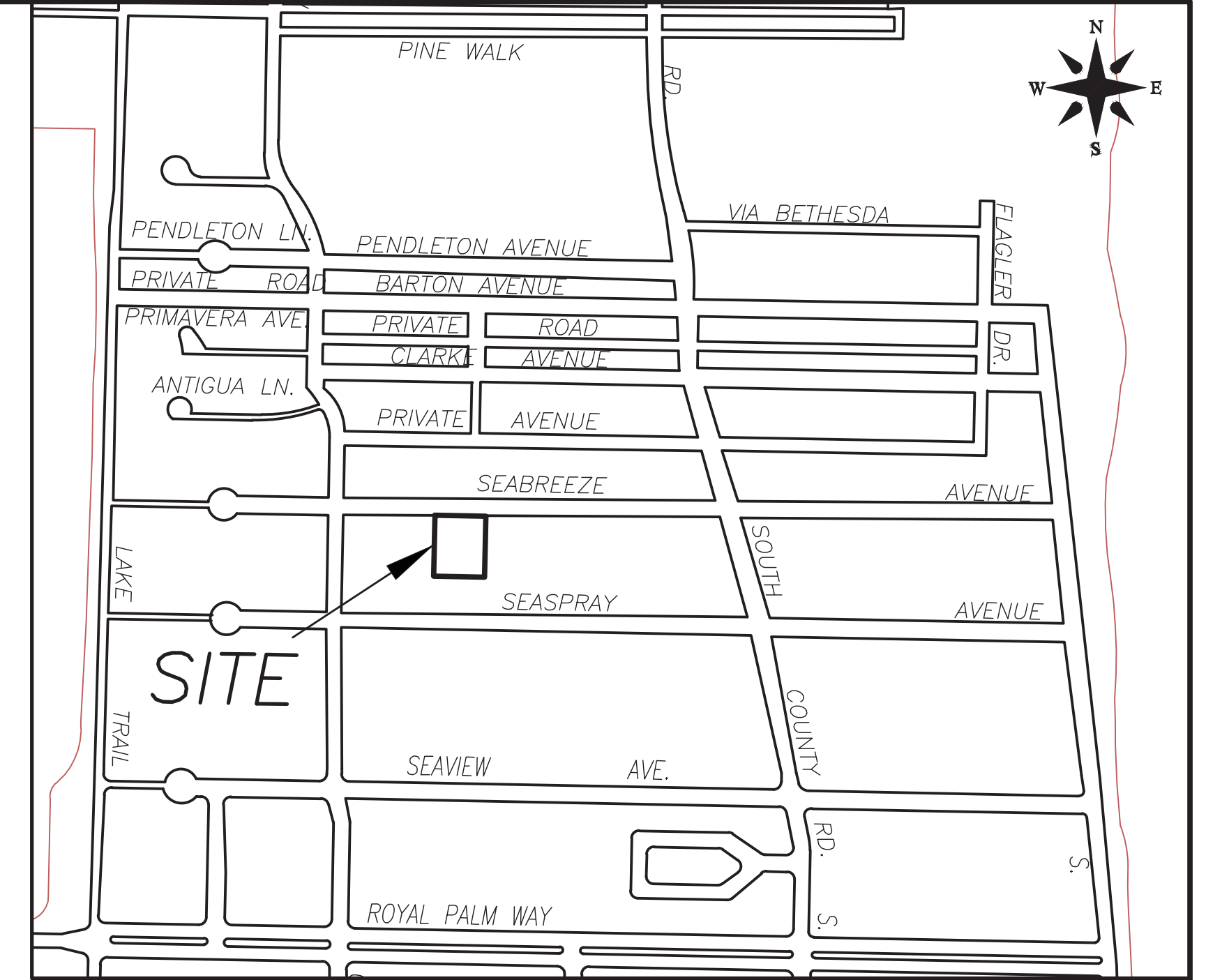
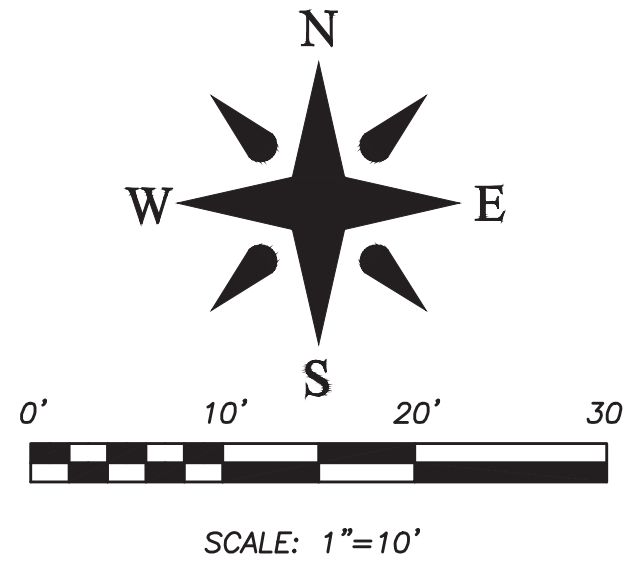
# ARC - 22-243 [ZON - 23 - 014]



Boundary Survey For:  
**SEAN A. ROONEY**

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.O.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
P.V.M.T.	= 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
T.O.B.	= TOP OF BANK
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
Δ	= BASELINE
Δ	= CENTERLINE
Δ	= 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)

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

**Sean A. Rooney**  
**First American Title Insurance Company**

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

**PROPERTY ADDRESS:**  
302 Seabreeze Avenue  
Palm Beach, FL 33480

**LEGAL DESCRIPTION:**  
Lots 105, 107, and 109, **POINCIANA PARK**, according to the Plat thereof, recorded in Plat Book 6, Page 1 of the Public Records of Palm Beach County, Florida.

**FLOOD ZONE:**  
This property is located in Flood Zone AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, 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 commitment number 1062-6240870, issued by First American Title Insurance Company, dated September 21, 2022. This office has made no search of the Public Records.
- ..... 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.
- .....

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: 05/04/2022

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

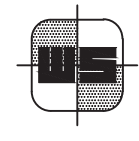


REVISIONS:

TITLE REVIEW S.W.: 22-1144.2

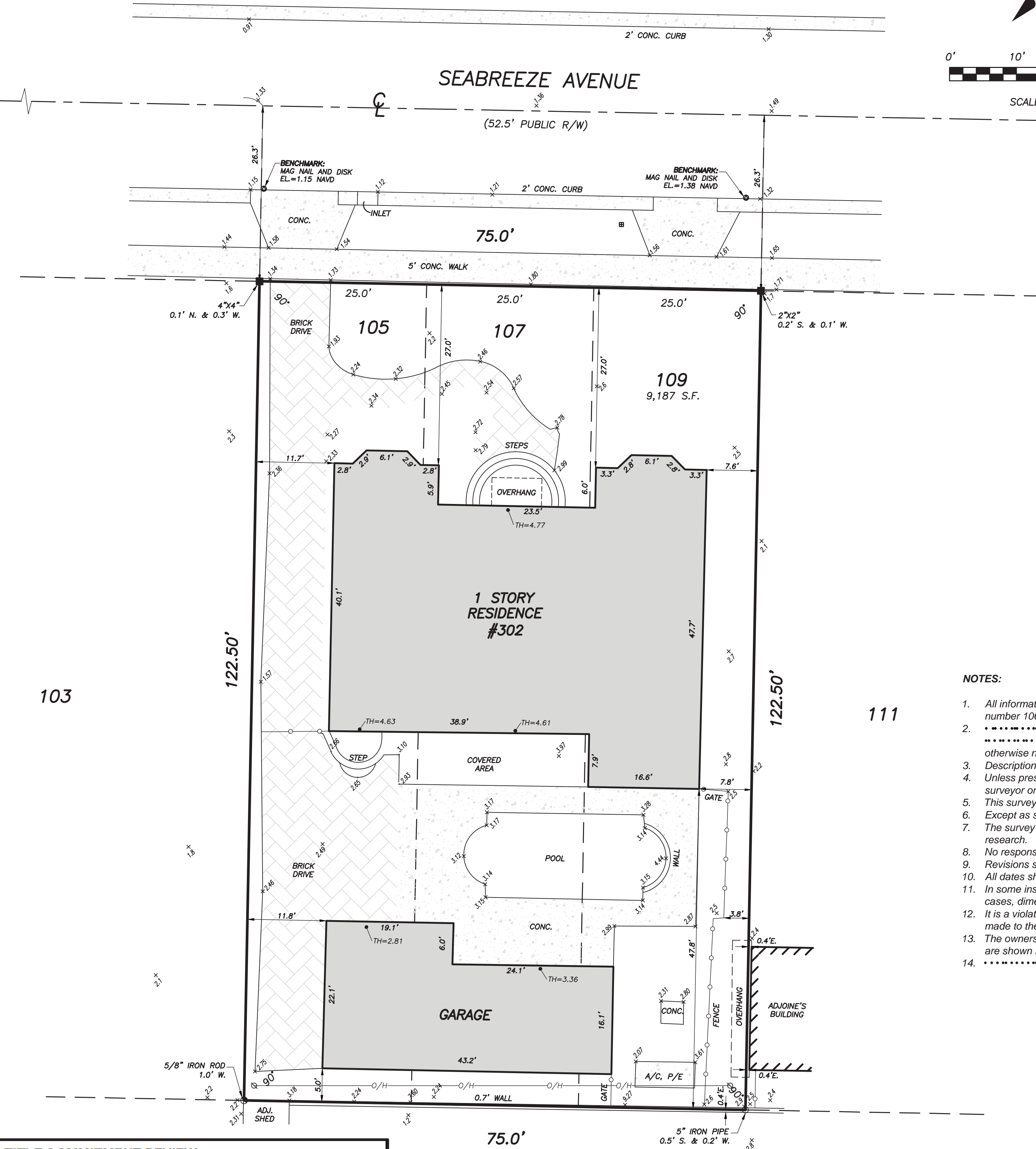
Boundary Survey For:

**SEAN A ROONEY**



**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4569  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 940-4551

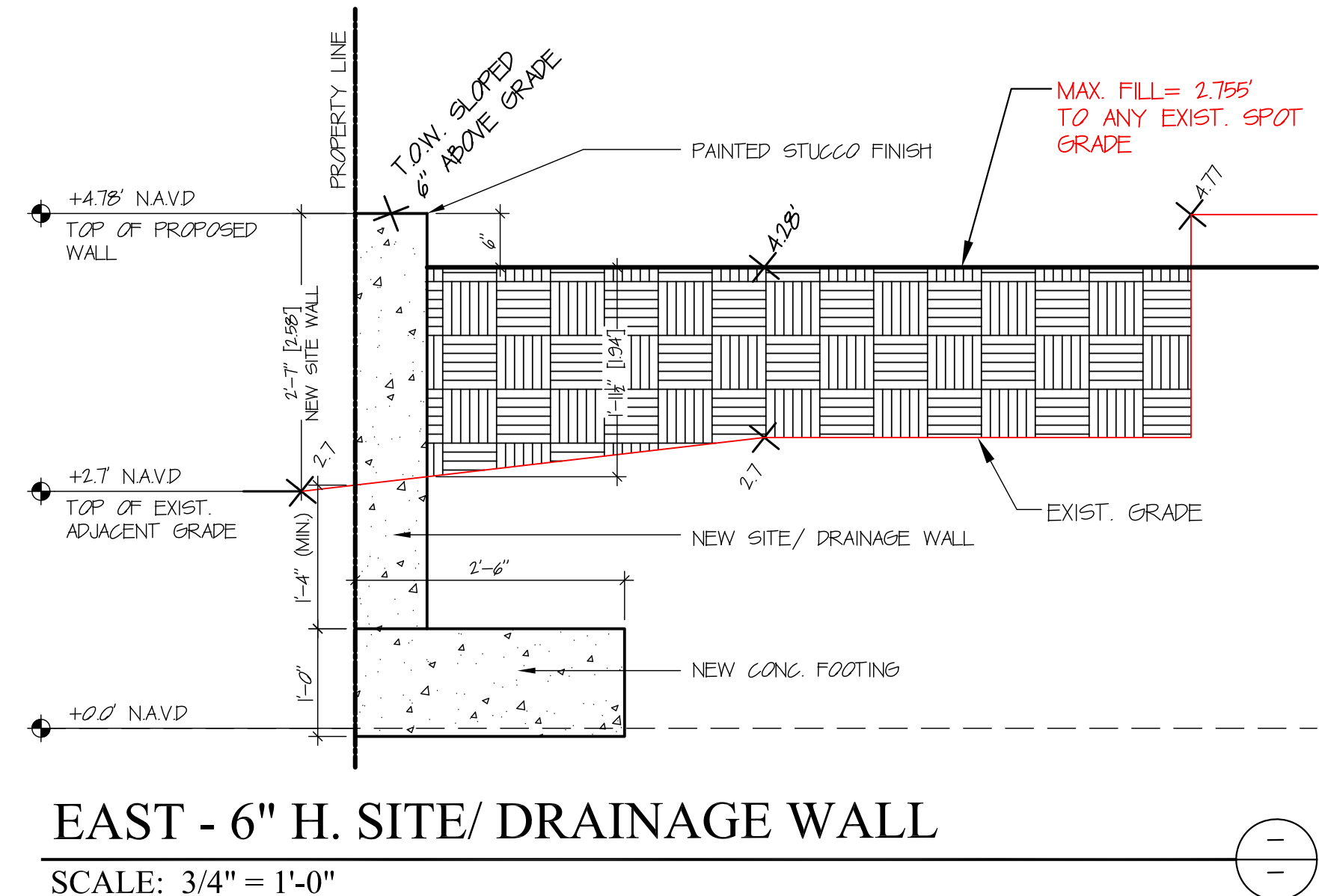
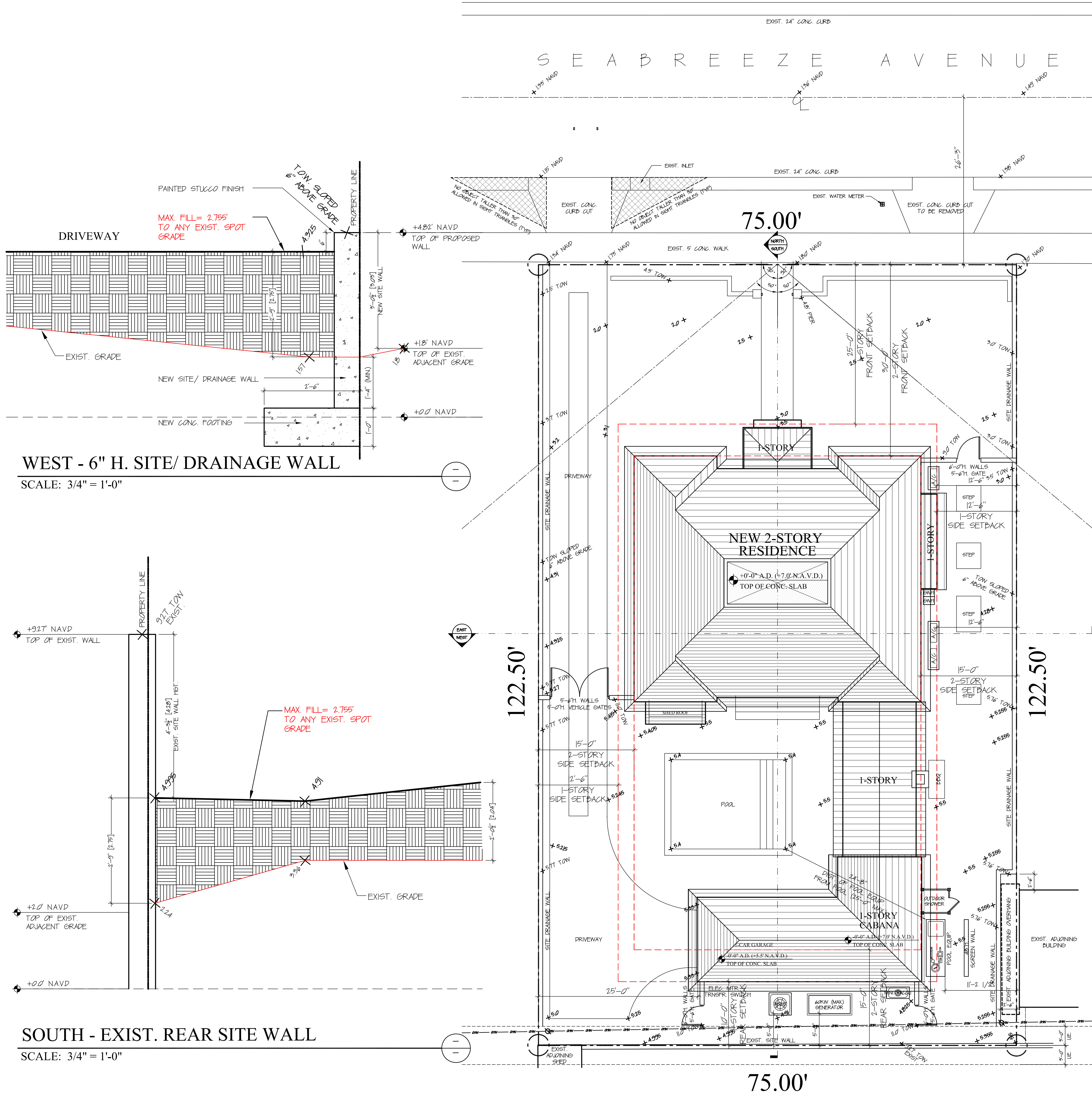
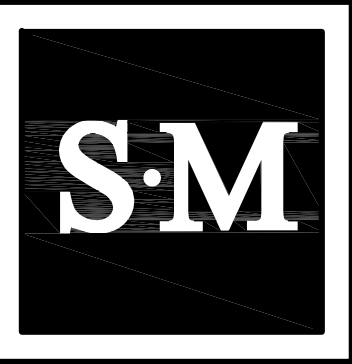
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OFFICE:	D.R.	DATE:	5/4/2022	DWG. No.:	21-1536-1	
C'K'D.:	C.W.	REF.:	21-1536.dwg	SHEET:	1 OF 1	



TITLE COMMITMENT REVIEW

CLIENT: A Natural Person or Legal Entity to be Designated						
COMMITMENT NO. : 1062-6240870		DATE: 09/21/22				
REVIEWED BY: Craig Wallace		JOB NO. : 22-1144.2				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-8	N/A	Standard Exceptions, Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POINCIANA PARK				●
9	PB 6, PG 1		●			





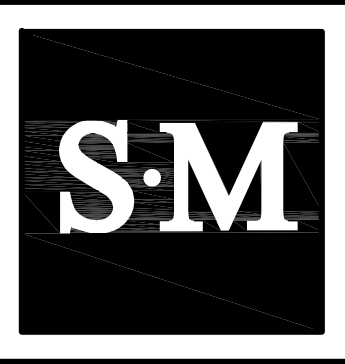
EAST - 6" H. SITE/ DRAINAGE WALL  
SCALE: 3/4" = 1'-0"

MAXIMUM LOT FILL ALLOWED  
COR: HIGHEST CROWN OF ROAD = 1.49' NAVD  
FFE: LOWEST HABITABLE FLOOR ELEVATION = 7.00' NAVD  
(FFE - COR) / 2 = MAX. AMOUNT OF FILL ALLOWED = 2.75'  
[TO ANY EXISTING SPOT ELEVATIONS]

SITE DATA	
ZONING DISTRICT:	R-D
LOT AREA:	9,875 SQ. FT.
LOT COVERAGE BY BUILDING:	
ALLOWABLE:	2.75% SQ. FT. = 270.6%
MAIN HOUSE:	1,771 SQ. FT.
CABANA/ GARAGE:	596 SQ. FT.
LOGGIA:	289 SQ. FT.
PROPOSED TOTAL:	2,656 SQ. FT. = 26.9%
1ST FLOOR A/C:	1,729 SQ. FT.
2ND FLOOR A/C:	1,517 SQ. FT.
TOTAL A/C MAIN HOUSE:	3,246 SQ. FT.
CABANA A/C:	241 SQ. FT.
TOTAL A/C FLOOR AREA:	3,501 SQ. FT.
COVERED LOGGIA:	289 SQ. FT.
COVERED ENTRY:	49 SQ. FT.
ONE-CAR GARAGE:	276 SQ. FT.
TOTAL COVERED FLOOR AREA:	4,109 SQ. FT.

PREVIOUS  
SITE PLAN  
SCALE: 1/8"=1'-0"





NEW PROJECT  
**ROONEY RESIDENCE**  
302 SEABREEZE AVE., PALM BEACH

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

FLORIDA AAC  
NO. 001285

HAROLD J. SMITH  
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE  
REGISTERED ARCHITECT 13541

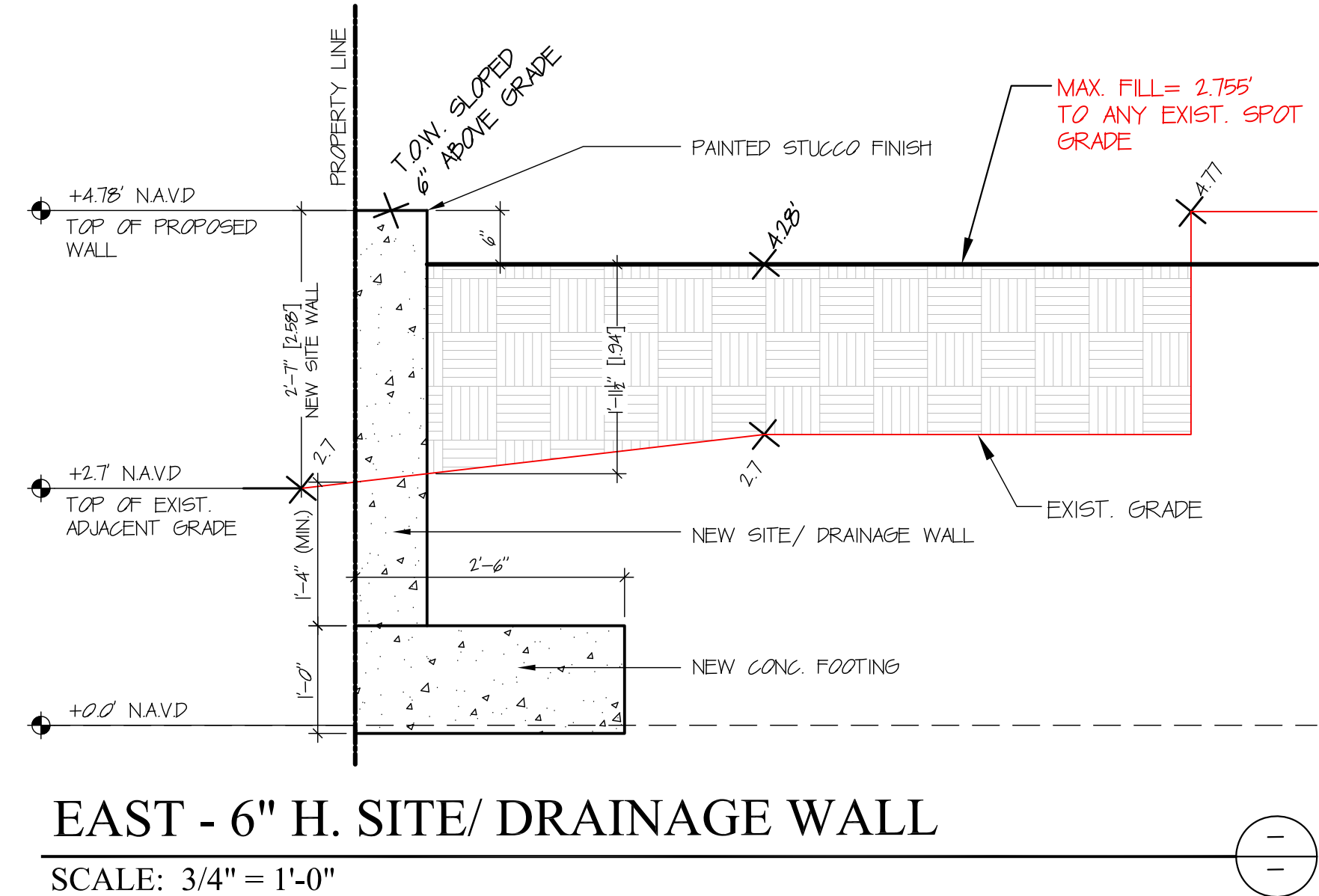
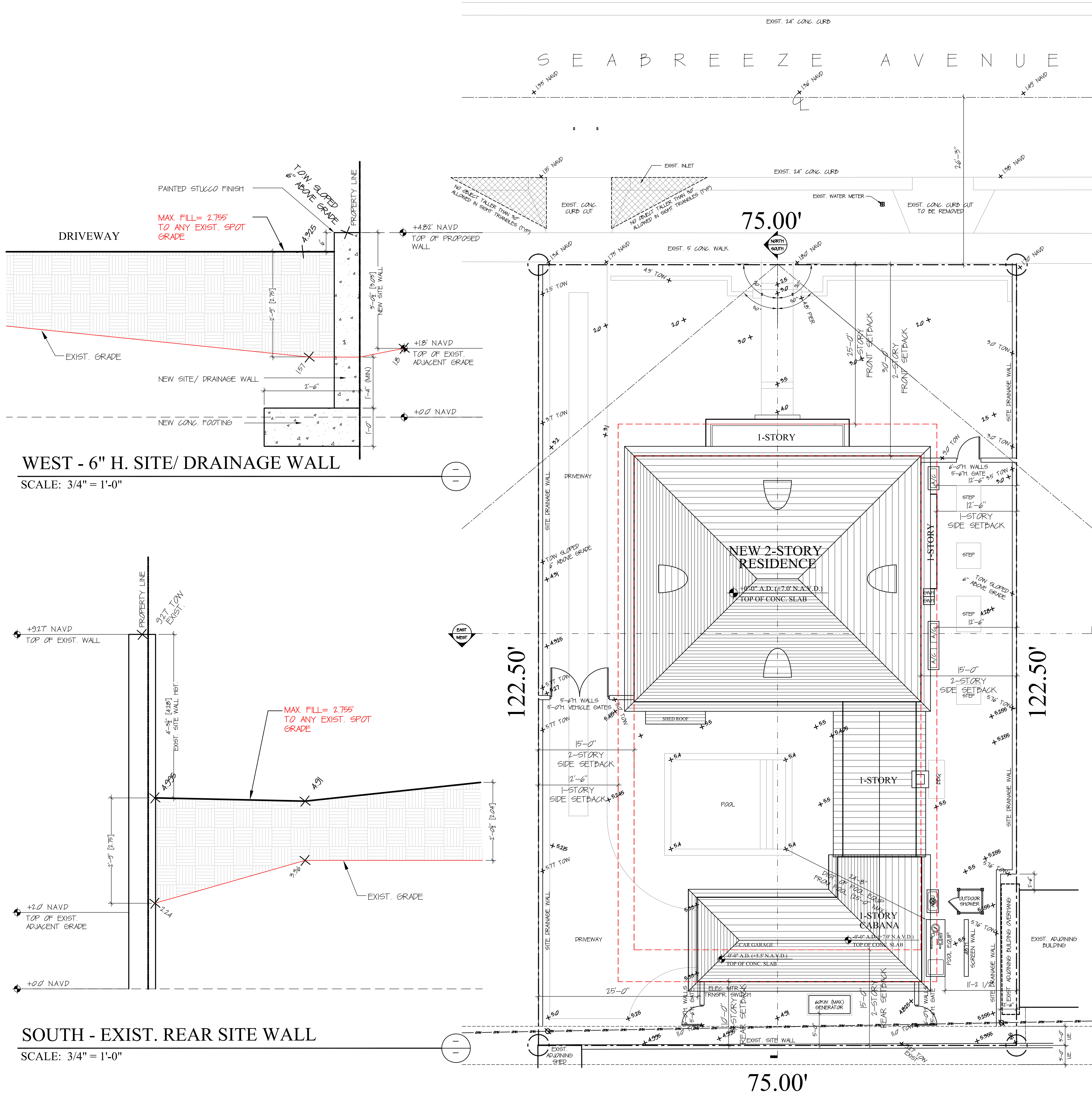
PETER G. PAPADOPOULOS  
REGISTERED ARCHITECT 92952

DANIEL KAHAN  
REGISTERED ARCHITECT 94757

CONCEPT SKETCHES 2022-05-19  
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SCHEM. DESIGN 2022-09-13  
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DROP-OFF SUBMITTAL 2022-12-09  
DROP-OFF SUBMITTAL 2023-03-08

NO: 22034  
DWG. BY: PGP  
SHEET:

SP-1



**EAST - 6" H. SITE/ DRAINAGE WALL**  
SCALE: 3/4" = 1'-0"

**MAXIMUM LOT FILL ALLOWED**  
COR: HIGHEST CROWN OF ROAD = 1.49' NAVD  
FFE: LOWEST HABITABLE FLOOR ELEVATION = 7.00' NAVD  
(FFE - COR) / 2 = MAX. AMOUNT OF FILL ALLOWED = 2.75'  
[TO ANY EXISTING SPOT ELEVATIONS]

SITE DATA	
ZONING DISTRICT:	R-D
LOT AREA:	9,875 SQ. FT.
LOT COVERAGE BY BUILDING:	
ALLOWABLE:	2.75% SQ. FT. = 270.6%
MAIN HOUSE	1,702 SQ. FT.
CABANA/ GARAGE	537 SQ. FT.
COVERED ENTRY & LOGGIA	986 SQ. FT.
PROPOSED TOTAL:	2,625 SQ. FT. = 26.6%
1ST FLOOR A/C	1,702 SQ. FT.
2ND FLOOR A/C	1,493 SQ. FT.
TOTAL A/C MAIN HOUSE:	3,195 SQ. FT.
CABANA A/C	281 SQ. FT.
TOTAL A/C FLOOR AREA:	3,476 SQ. FT.
COVERED LOGGIA:	281 SQ. FT.
COVERED ENTRY:	105 SQ. FT.
ONE-CAR GARAGE	276 SQ. FT.
TOTAL COVERED FLOOR AREA:	4,134 SQ. FT.

**PROPOSED SITE PLAN**  
SCALE: 1/8"=1'-0"

# ARC - 22-243 [# ZON - 23 - 014]





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

Zoning Legend				
1	Property Address: 302 Seabreeze Avenue			
2	Zoning District: R-B			
3	Structure Type: New 2-story Residence & Detached 1-story Cabana/ Garage			
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 sf	9,187.5 sf	9,187.5'
6	Lot Depth	100.0'	122.50'	122.5'
7	Lot Width	100.0'	75.0'	75.0'
8	Lot Coverage (Sq Ft and %)	3,000 sf (30%)	3,051 (33.2%)	2,740 sf (29.8%)
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc)	-	3,051 sf	4,124 sf
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.081	2.77	4.068
11	*Front Yard Setback (Ft.)	25' / 30'	27'	25.5' / 30'
12	*Side Yard Setback (1st Story) (Ft.)	12.5' W & E	11.7' W / 7.6' E	12.5' E
13	*Side Yard Setback (2nd Story) (Ft.)	15' W & E	-	15' W & E
14	*Rear Yard Setback (Ft.)	10' / 15' S	5' S	10' S
15	Angle of Vision (Deg.)	100 deg.	81 deg.	74 deg.
16	Building Height (Ft.)	22'	8.3'	18'-7"
17	Overall Building Height (Ft.)	30'	16.5'	28'-10 3/4"
18	Crown of Road (COR) (NAVD)	1.49'	1.49'	1.49'
19	Max. Amount of Fill Added to Site (Ft.)	2.755'	-	2.755'
20	Finished Floor Elev. (FFE)(NAVD)	7'	3.36' & 4.77'	7.125'
21	Zero Datum for point of meas. (NAVD)	7'	3.36' & 4.77'	7'
22	FEMA Flood Zone Designation	AE (EL 6)	AE (EL 6)	AE (EL 6)
23	Base Flood Elevation (BFE)(NAVD)	7'	3.36' & 4.77'	7'
24	Landscape Open Space (LOS) (Sq Ft and %)	4,130 sf (45%)	3,095.5 sf (33.7%)	4,307.5 sf (46.9%)
25	Perimeter LOS (Sq Ft and %)	1,774.5 sf (50%)	-	2,332 sf (25.3%)
26	Front Yard LOS (Sq Ft and %)	900 sf (40%)	1,830 sf (81%)	1,729 sf (18.7%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

\* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

\*\* Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220616

#### SITE DATA

ZONING DISTRICT:	R-B
LOT AREA:	9,187.5 SQ. FT.
LOT COVERAGE BY BUILDING:	
ALLOWABLE:	2,756 SQ. FT. = 30.0%
MAIN HOUSE:	1,702 SQ. FT.
CABANA/ GARAGE:	591 SQ. FT.
COVERED ENTRY & LOGGIA:	366 SQ. FT.
PROPOSED TOTAL:	2,659 SQ. FT. = 28.8%
1ST FLOOR A/C:	1,702 SQ. FT.
2ND FLOOR A/C:	1,499 SQ. FT.
TOTAL A/C MAIN HOUSE:	3,201 SQ. FT.
CABANA A/C:	261 SQ. FT.
TOTAL A/C FLOOR AREA:	3,462 SQ. FT.
COVERED LOGGIA:	281 SQ. FT.
COVERED ENTRY:	105 SQ. FT.
ONE-CAR GARAGE:	216 SQ. FT.
TOTAL COVERED FLOOR AREA:	4,124 SQ. FT.

#### MAXIMUM LOT FILL ALLOWED

COR: HIGHEST CROWN OF ROAD = 1.49' NAVD

FFE: LOWEST HABITABLE FLOOR ELEVATION = 7.00' NAVD

(FFE - COR) / 2 = MAX. AMOUNT OF FILL ALLOWED = 2.755'  
[TO ANY EXISTING SPOT ELEVATIONS]

S E A B R E E Z E A V E N U E

75.00'

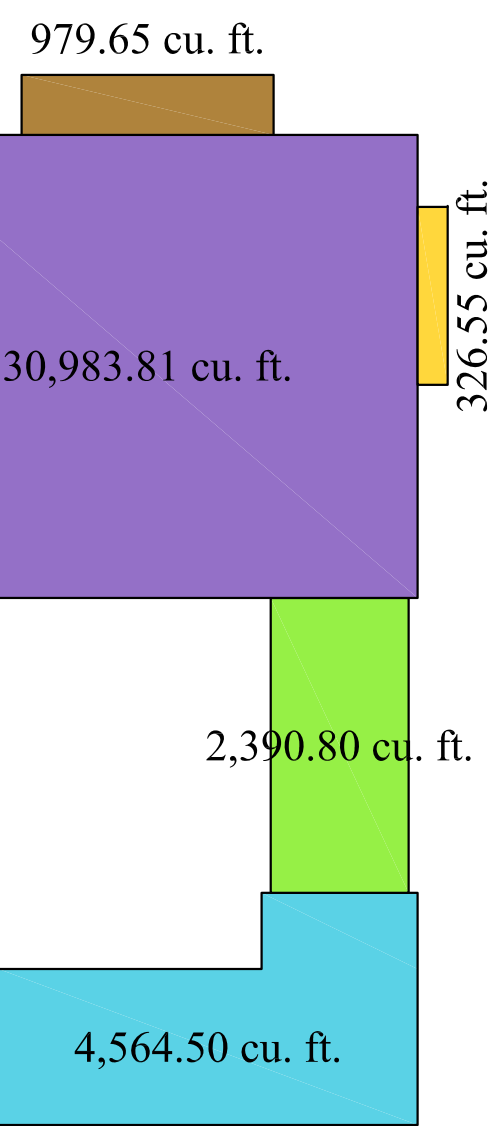
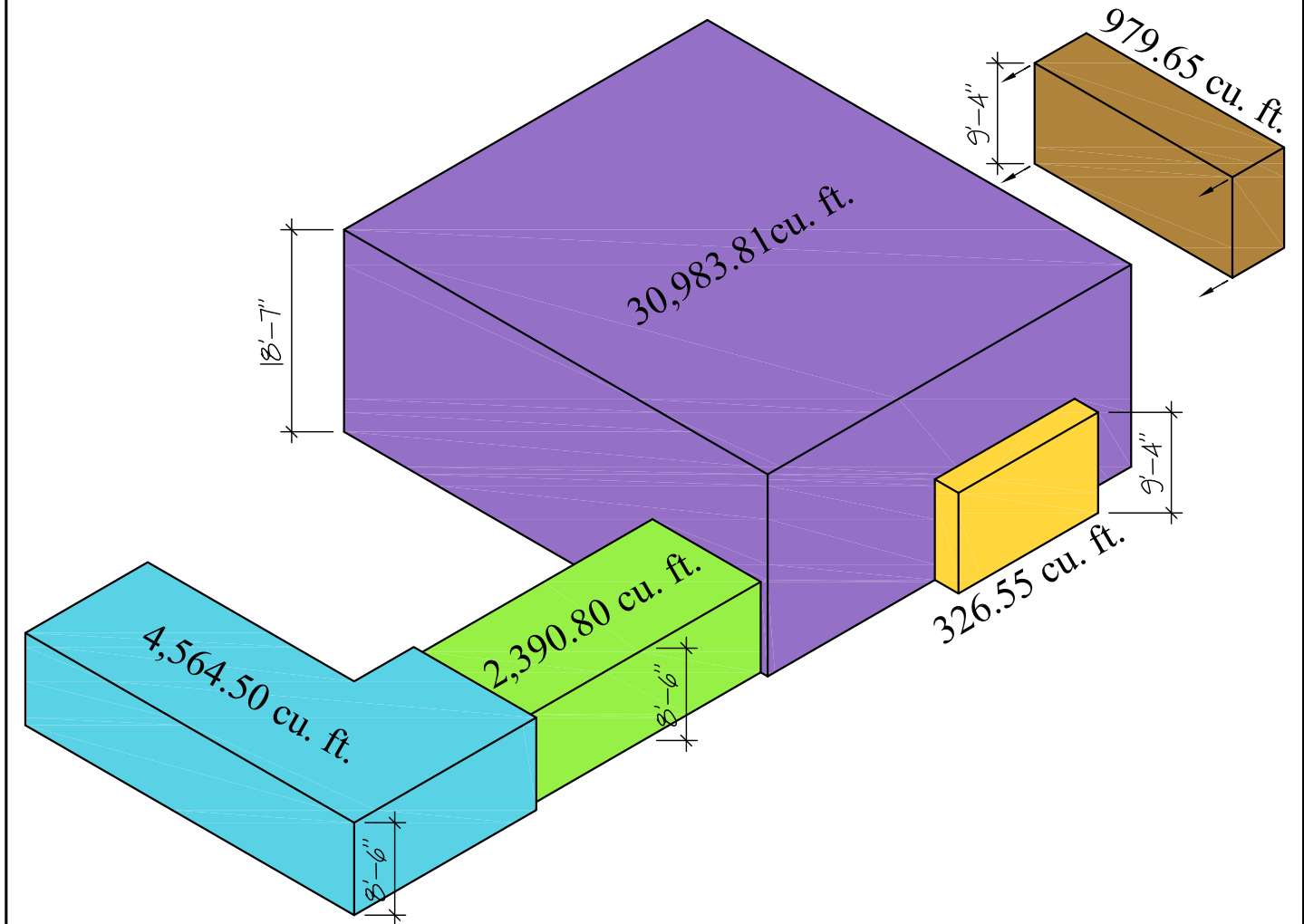
LOT COVERAGE = 2,740 SQ. FT.

122.50'






122.50'

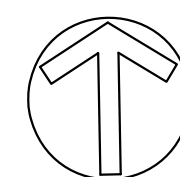
75.00'

#### CUBIC CONTENT



#### 203 Seabreeze Ave.

Lot Area			9,187.50
Allowable Cubic Content			4,081
	Area	Height	Cubic Cont.
 2-Story Mass Main House	1,667.29	18 4/7	30,983.81
 1-Story Cabana/ Garage	537.00	8 1/2	4,564.50
 1-Story Kitchen Bay	35.00	9 1/3	326.55
 1-Story Covered Entry	105.00	9 1/3	979.65
 1-Story Covered Loggia	281.27	8 1/2	2,390.80
	</		



#### SITE ZONING PLAN

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

S.M

NEW PROJECT  
**ROONEY RESIDENCE**  
302 SEABREEZE AVE., PALM BEACH  
**SMITH AND MOORE ARCHITECTS, INC.**  
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

#### FLORIDA AAC

NO. 001285

HAROLD J. SMITH  
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE  
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS  
REGISTERED ARCHITECT 92952

DANIEL KAHAN  
REGISTERED ARCHITECT 94757

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DROP-OFF SUBMITTAL 2023-11-28  
DROP-OFF SUBMITTAL 2023-03-08

NO: 22034

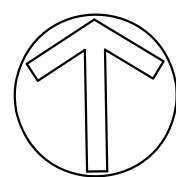
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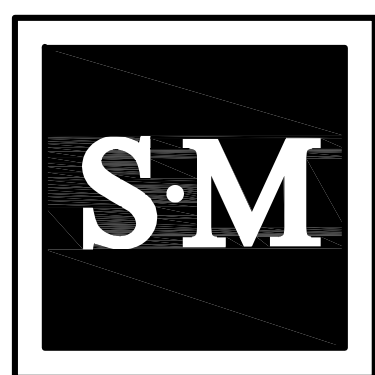
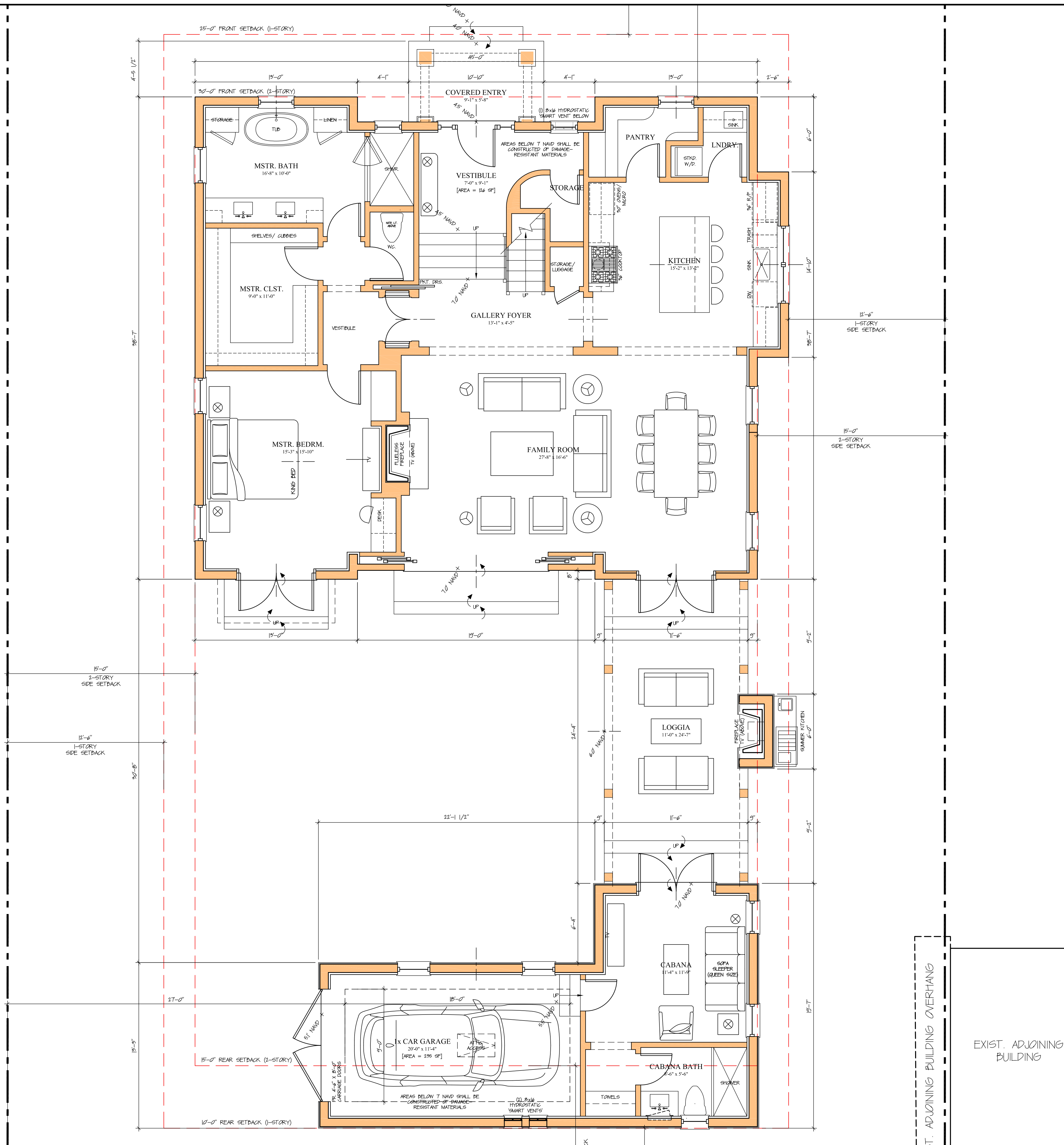
SP-2

# ARC - 22 -243 [ZON - 23 - 014]





**PREVIOUS**  
**1st FLOOR PLAN**  
SCALE: 1/4"=1'-0"



NEW PROJECT  
**ROONEY RESIDENCE**  
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WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION, CAPASANT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED.

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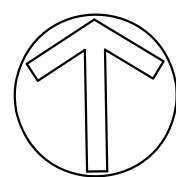
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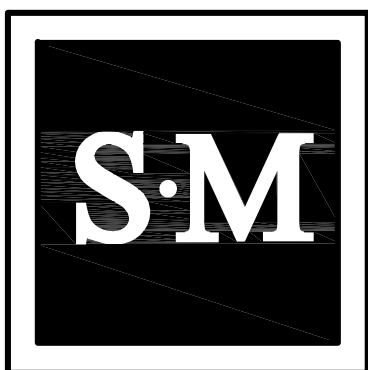
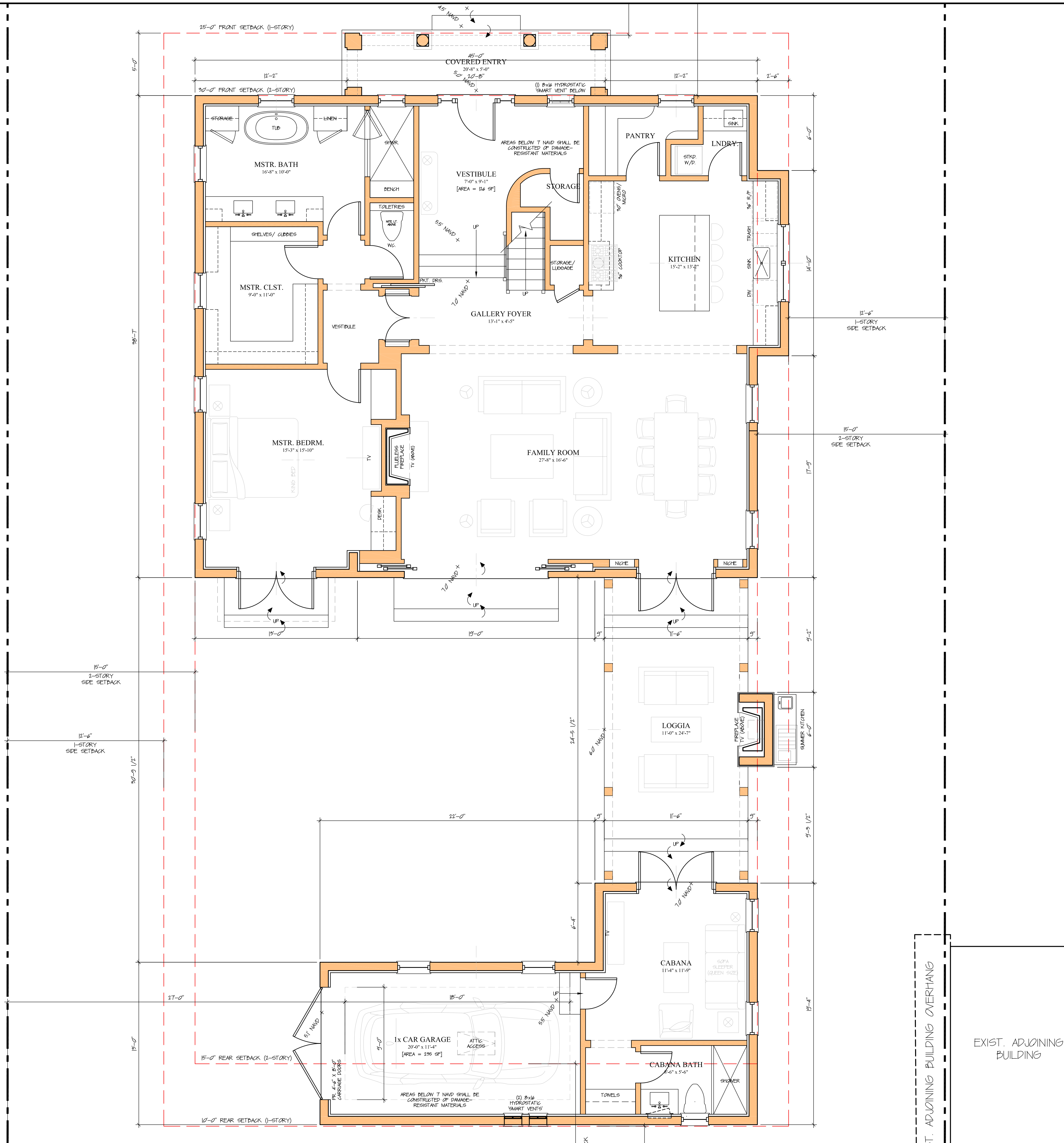
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# ARC - 22-243 [# ZON - 23 - 014]





**PROPOSED**  
**1st FLOOR PLAN**  
SCALE: 1/4"=1'-0"



NEW PROJECT  
**ROONEY RESIDENCE**  
302 SEABREEZE AVE., PALM BEACH

**SMITH AND MOORE ARCHITECTS, INC.**  
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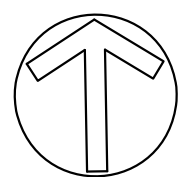
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DROP-OFF SUBMITTAL	2023-05-08

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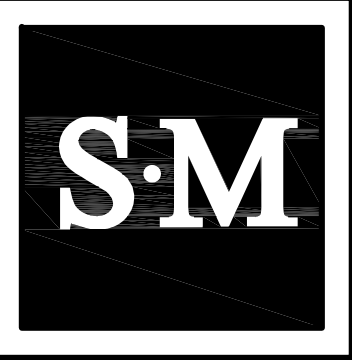
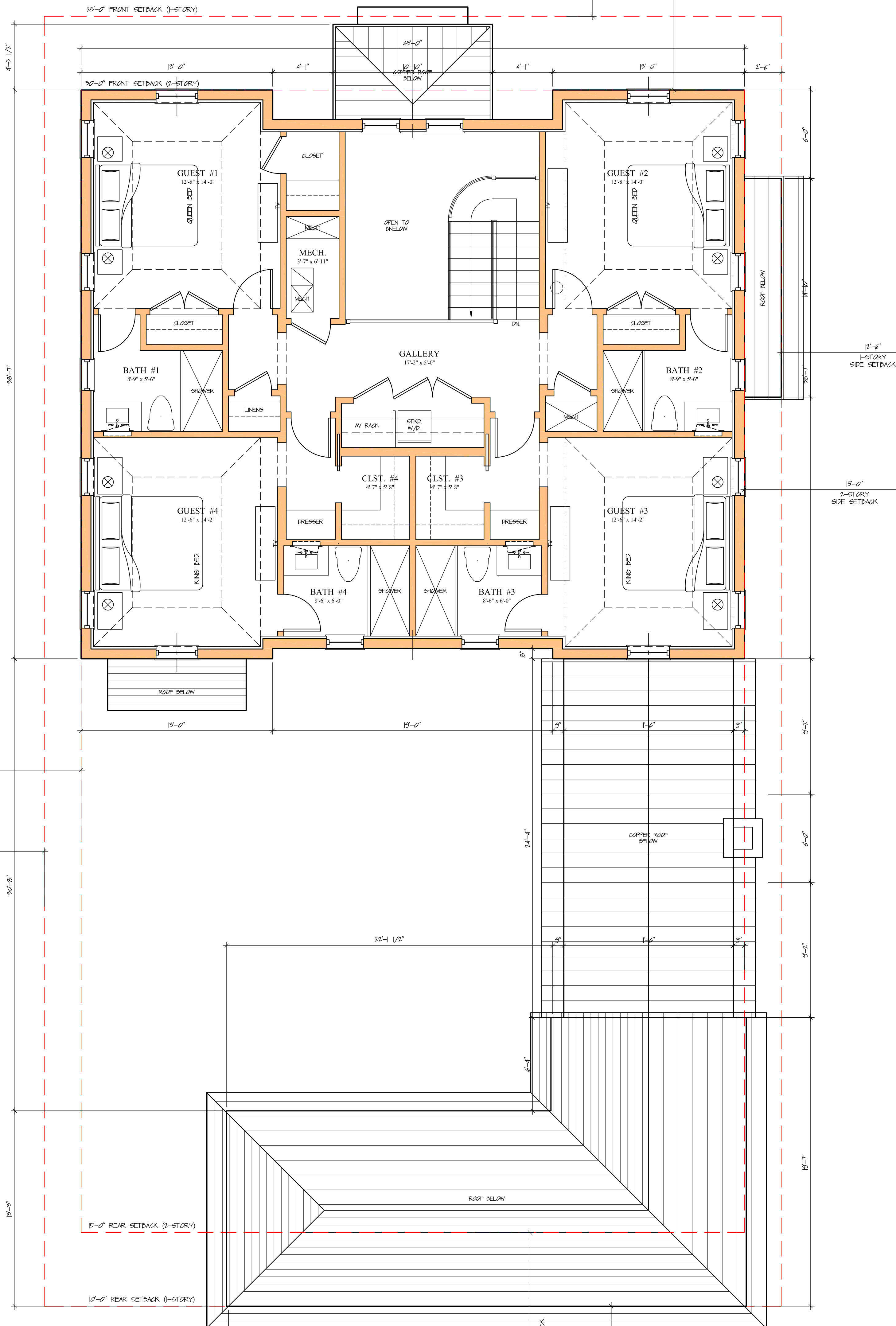
**FP-1**

# ARC - 22-243 [# ZON - 23 - 014]





**PREVIOUS**  
**2nd FLOOR PLAN**  
SCALE: 1/4"=1'-0"



NEW PROJECT  
**ROONEY RESIDENCE**  
302 SEABREEZE AVE., PALM BEACH

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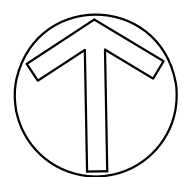
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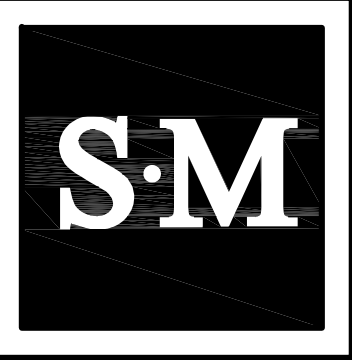
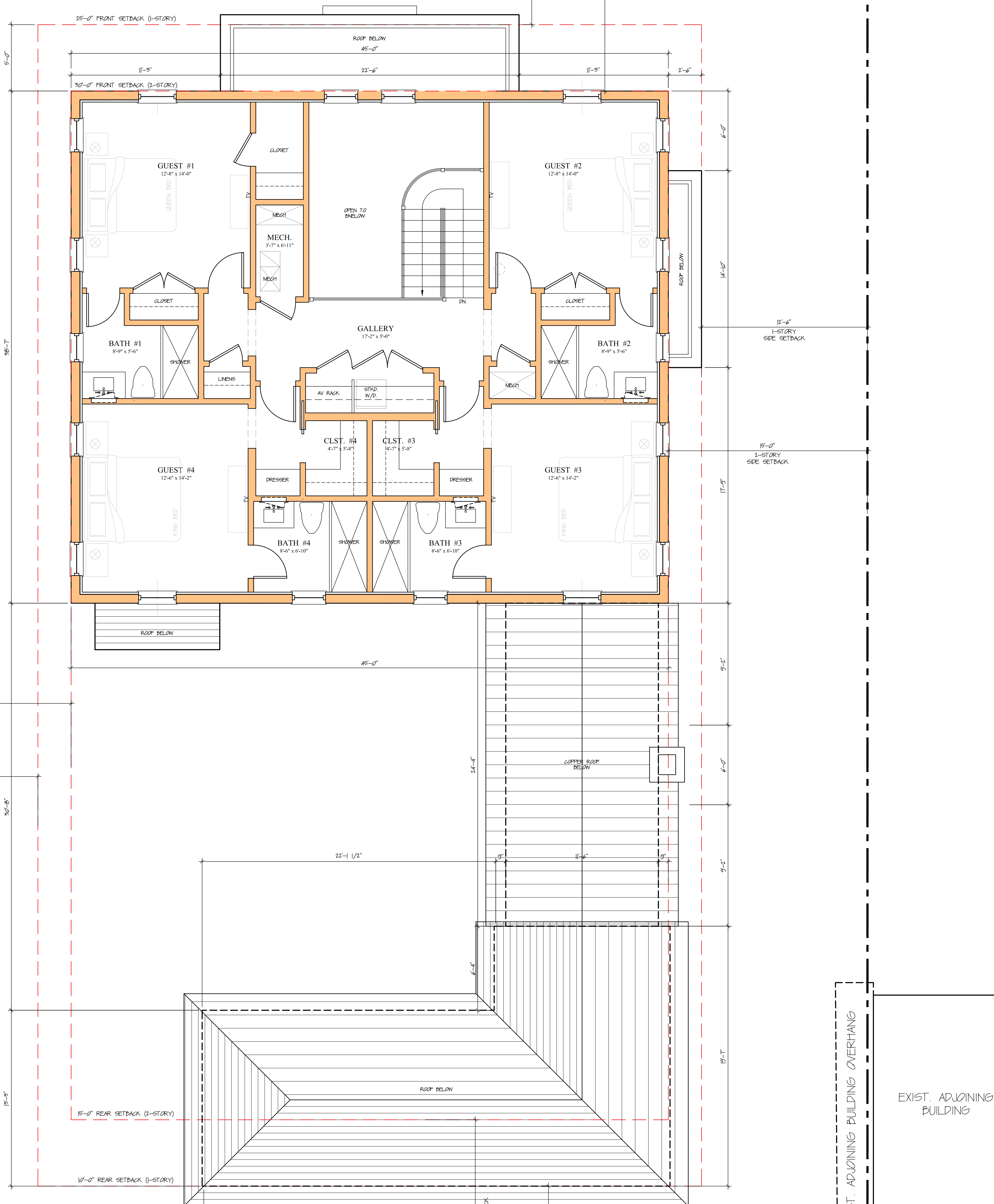
FP-2

# ARC - 22-243 # ZON - 23 - 014





**PROPOSED**  
**2nd FLOOR PLAN**  
SCALE: 1/4"=1'-0"



NEW PROJECT  
**ROONEY RESIDENCE**  
302 SEABREEZE AVE., PALM BEACH

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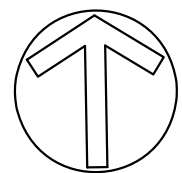
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DROP-OFF SUBMITTAL	2022-12-09
DROP-OFF SUBMITTAL	2023-05-08

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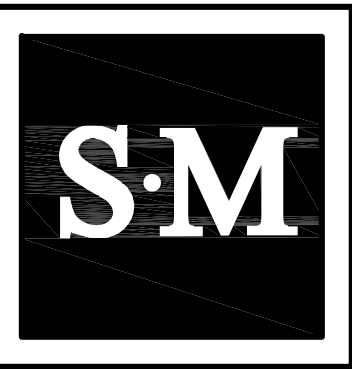
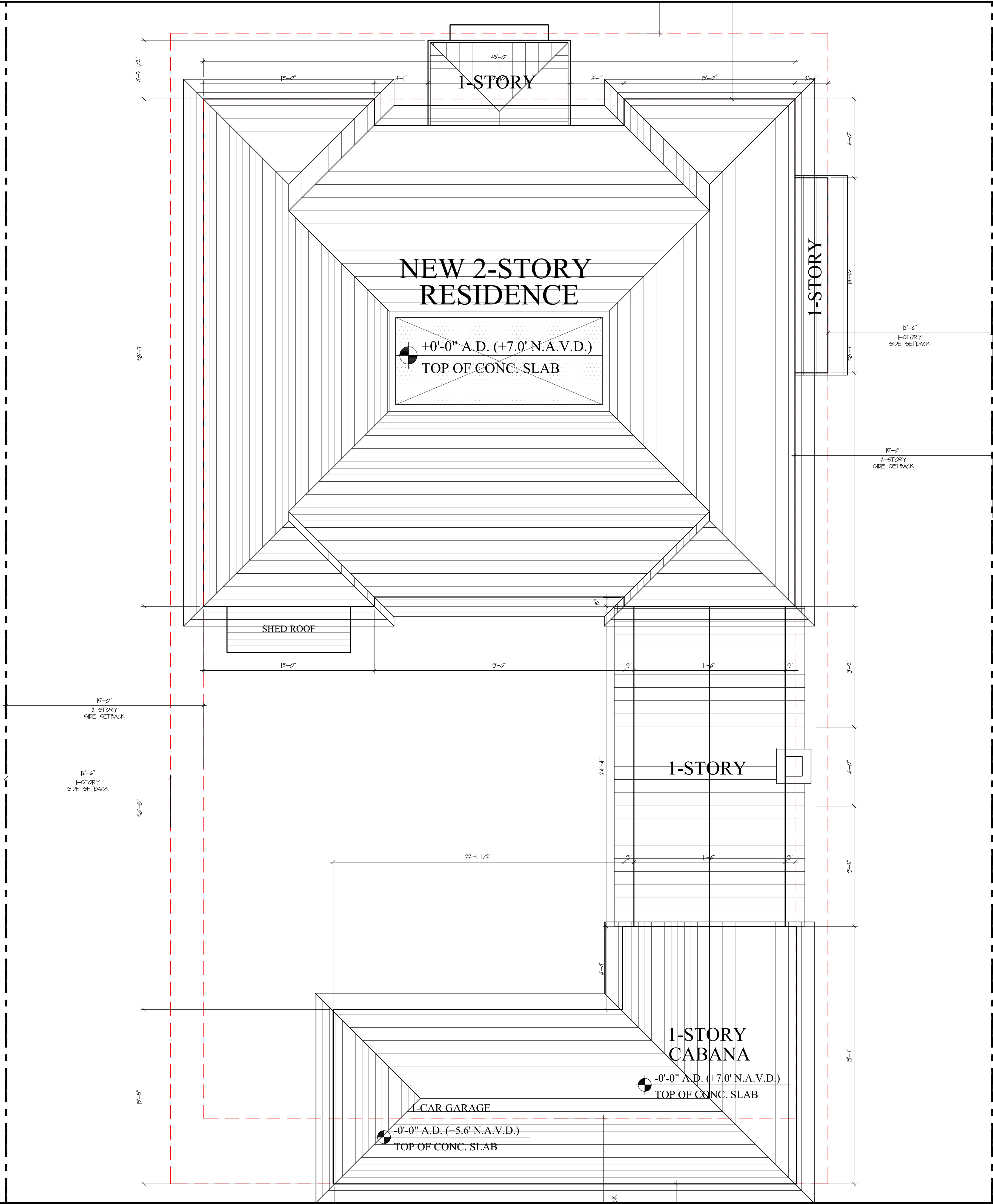
FP-2

# ARC - 22-243 [# ZON - 23 - 014]





PREVIOUS  
ROOF PLAN  
SCALE: 1/4"=1'-0"



NEW PROJECT  
ROONEY RESIDENCE  
302 SEABREEZE AVE., PALM BEACH  
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

HAROLD J. SMITH  
REGISTERED ARCHITECT 8742  
JONATHAN C. MOORE  
REGISTERED ARCHITECT 13541  
PETER G. PAPADOPOULOS  
REGISTERED ARCHITECT 92952  
DANIEL KAHAN  
REGISTERED ARCHITECT 94757

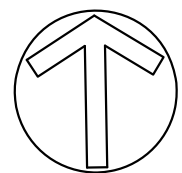
CONCEPT SKETCHES	2022-05-19
SCHEM. DESIGN	2022-08-19
SCHEM. DESIGN	2022-09-13
PRE-APP SUBMITTAL	2022-09-19
FIRST SUBMITTAL	2022-10-03
SECOND SUBMITTAL	2022-10-24
SECOND SUBMITTAL	2022-11-28
DROP-OFF SUBMITTAL	2022-12-09

NO: 22034  
DWG. BY: PGP  
SHEET:

RP-1

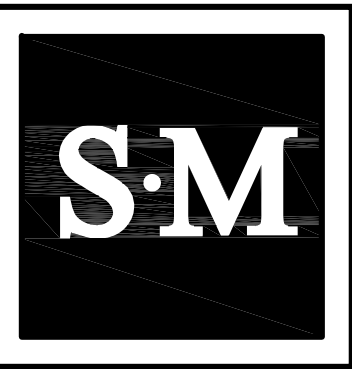
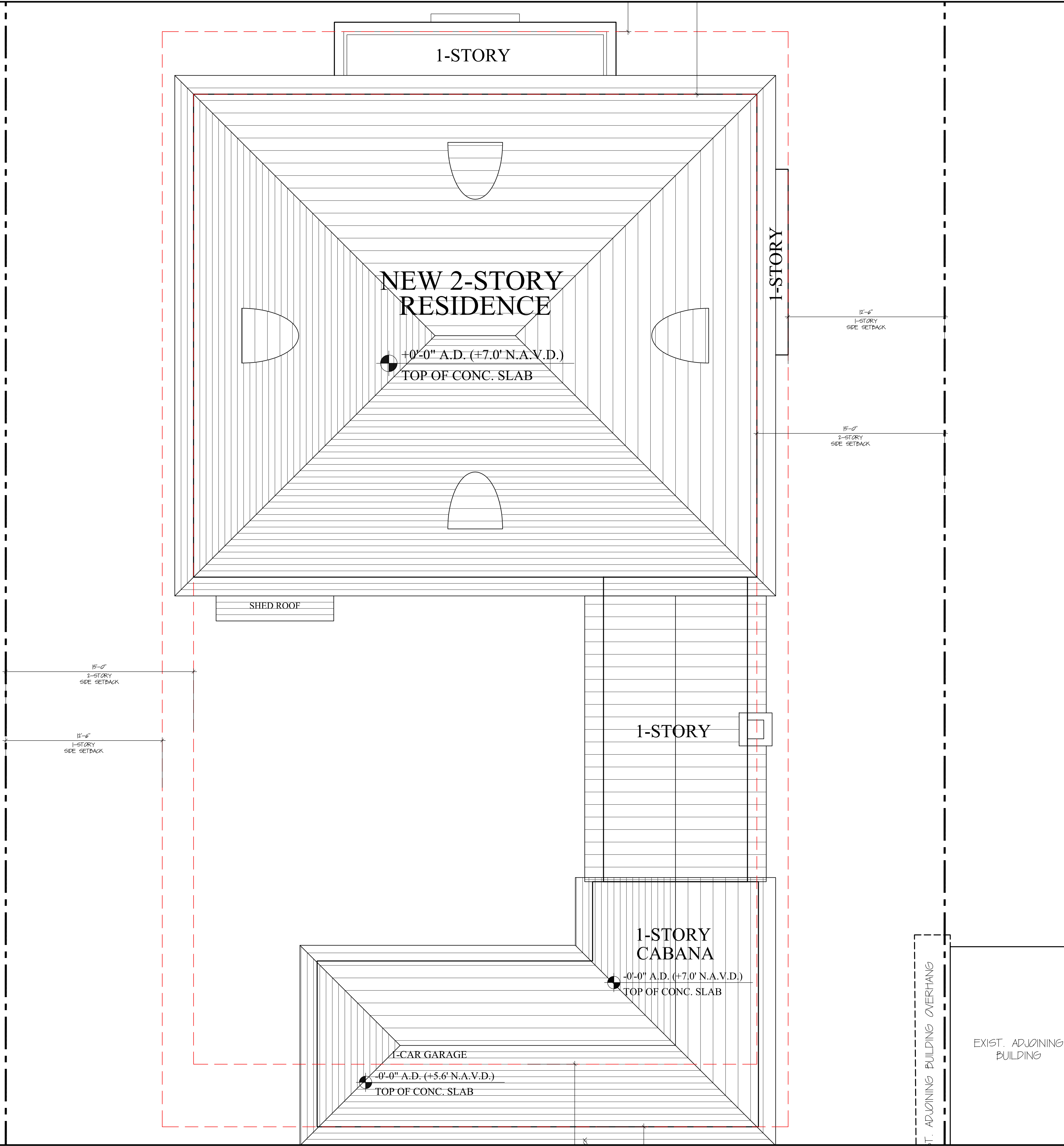
# ARC - 22-243 [# ZON - 23 - 014]





PROPOSED  
ROOF PLAN

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



NEW PROJECT

ROONEY RESIDENCE  
302 SEABREEZE AVE., PALM BEACH

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DROP-OFF SUBMITTAL	2022-12-09
DROP-OFF SUBMITTAL	2023-05-08

# ARC - 22-243 [ZON - 23 - 014]

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SHEET:

RP-1









NEW PROJECT  
**ROONEY RESIDENCE**  
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DROP-OFF SUBMITTAL 2023-05-08

NO: 22034  
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SHEET:

EL-2

# ARC - 22-243 # ZON - 23 - 014





NEW PROJECT

ROONEY RESIDENCE

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DROP-OFF SUBMITTAL 2023-03-08

NO: 22034

DWG. BY: PGP

SHEET:

EL-3

# ARC - 22-243 # ZON - 23 - 014



PREVIOUS  
SOUTH ELEVATION

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



PROPOSED  
SOUTH ELEVATION

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

+30'-0" AD.  
MAX. OVERALL ROOF HEIGHT

+26'-0" AD.  
OVERALL ROOF HEIGHT

+19'-0" AD.  
TOP OF CONC. TIE BEAM

+10'-10" AD.  
TOP OF SECOND FL. CONC. SLAB

+0'-0" AD. (+7.0' NAVD)  
TOP OF SLAB

+2.54' NAVD)  
EXIST. GRADE

+30'-0" AD.  
MAX. OVERALL ROOF HEIGHT

+26'-10 3/4" AD.  
OVERALL ROOF HEIGHT

+18'-7" AD.  
TOP OF CONC. TIE BEAM

+10'-10" AD.  
TOP OF SECOND FL. CONC. SLAB

+0'-0" AD. (+7.0' NAVD)  
TOP OF SLAB

+2.54' NAVD)  
EXIST. GRADE

7'-0" CLEAR CLR. HEIGHT @ 2ND FL.

7'-0" ROOF

1'-6" STRUCTURE

1'-6" ROOF

9'-1" CLEAR CLR. HEIGHT @ 1ST FL.

9'-1" ROOF

10'-10" CONC.-TO-CONC.





NEW PROJECT  
**ROONEY RESIDENCE**  
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DROP-OFF SUBMITTAL 2023-03-08

NO: 22034  
DWG. BY: PGP  
SHEET:

EL-4



PREVIOUS  
WEST ELEVATION

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



PROPOSED  
WEST ELEVATION

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

# ARC - 22-243 # ZON - 23 - 014





NEW PROJECT

ROONEY RESIDENCE

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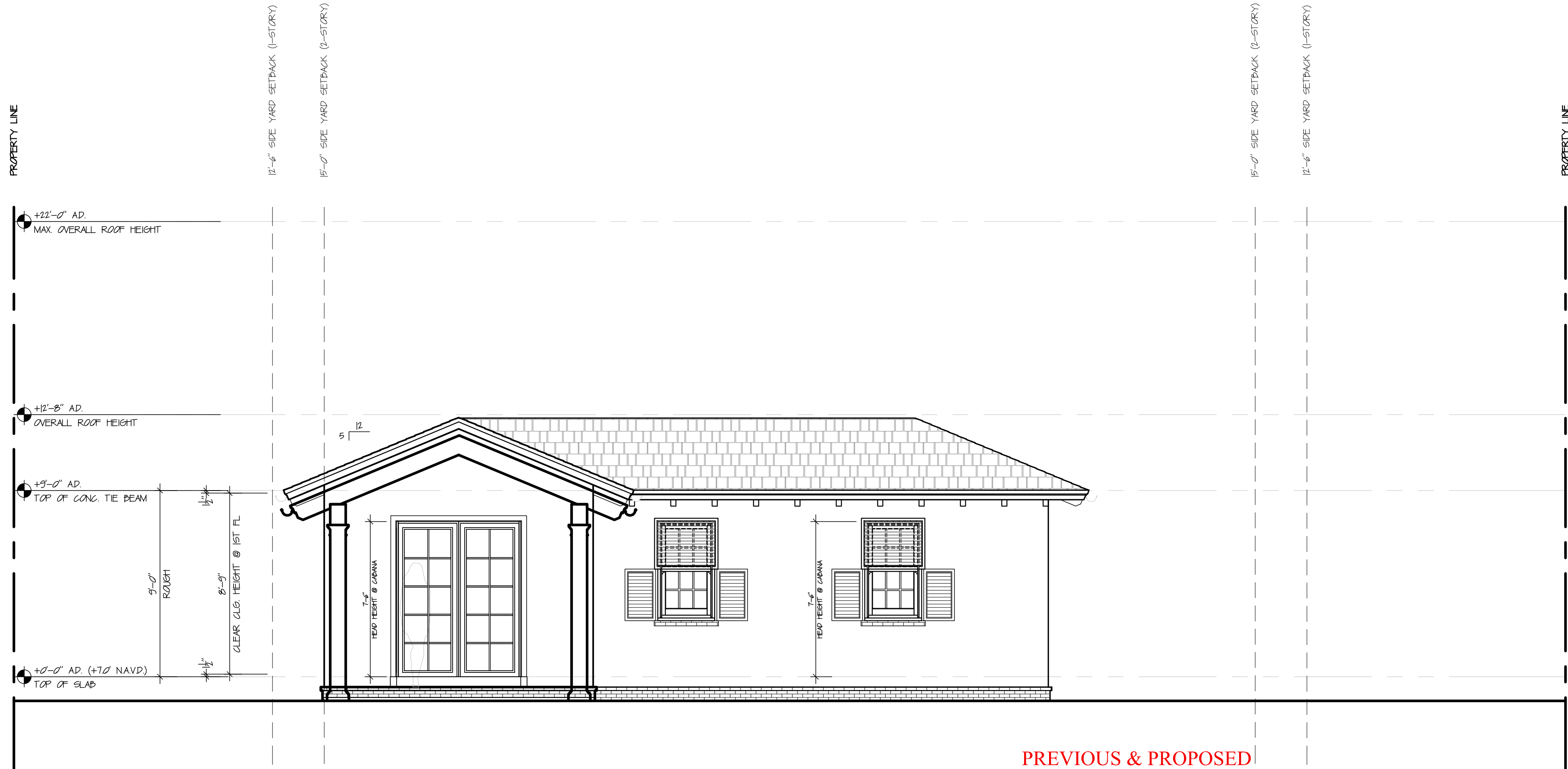
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NO: 22034

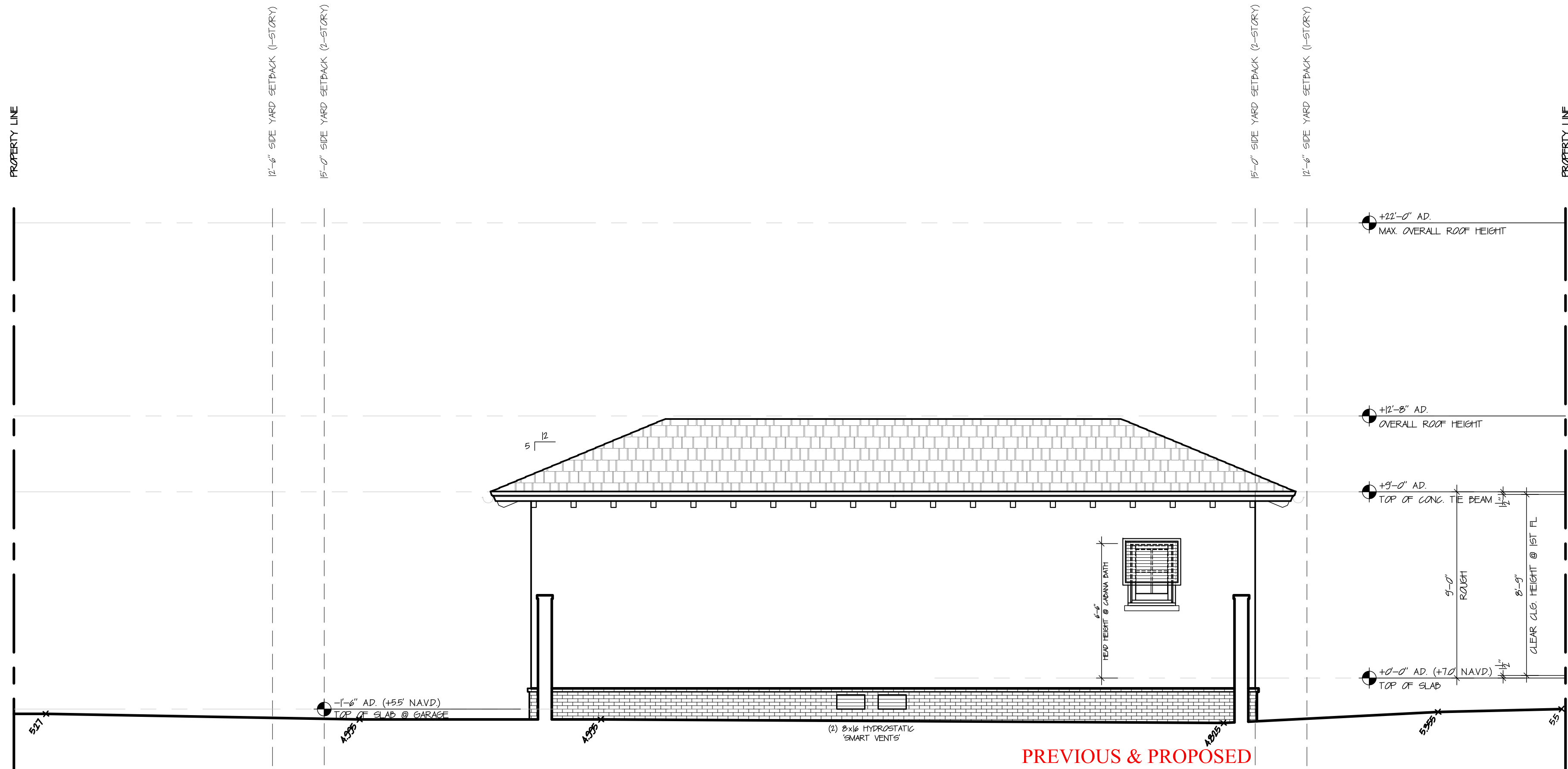
DWG. BY: PGP

SHEET:

EL-5



PREVIOUS & PROPOSED  
CABANA + 1-CAR GARAGE  
NORTH ELEVATION  
SCALE: 1/4"=1'-0"



PREVIOUS & PROPOSED  
CABANA + 1-CAR GARAGE  
SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

# ARC - 22-243 # ZON - 23 - 014