

ARCHITECT

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

LANDSCAPE ARCHITECT

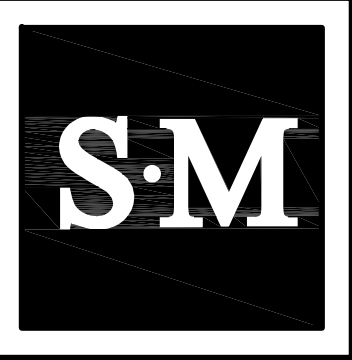
JOHN LANG / MOLLY SCHUMACHER
LANG DESIGN GROUP
1820 2nd AVE. NORTH
LAKE WORTH BEACH, FLORIDA 33461
(561) 688-9996

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



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

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By yfigueroa at 1:57 pm, Jul 10, 2023

DEFERRAL FROM ARCOM HEARING 01/25/2023 AND 05/24/2023

DROP-OFF SUBMITTAL 07/10/2023

ARCOM HEARING 07/26/2023

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.

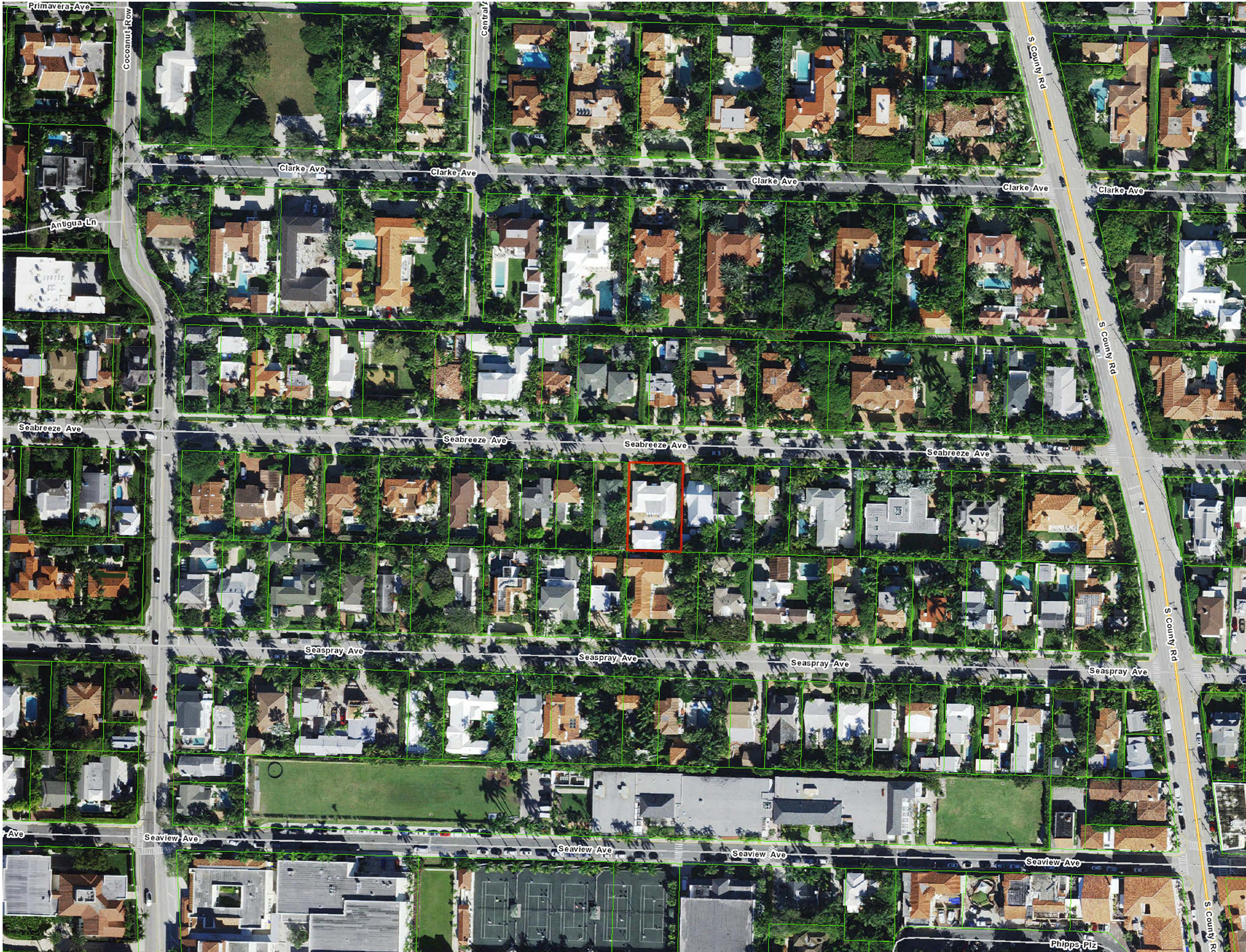
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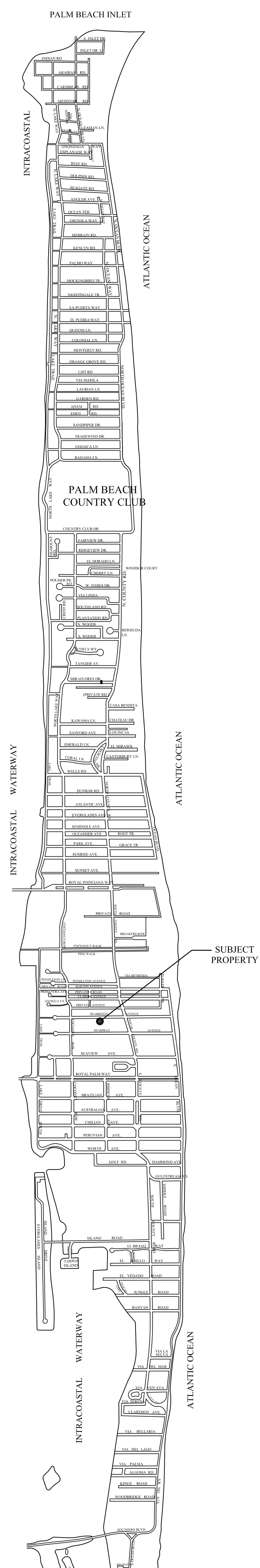
FLORIDA AAC
NO. 001285
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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757
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SCHEM. DESIGN 2022-09-13
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DROP-OFF SUBMITTAL 2023-05-08
DROP-OFF SUBMITTAL 2023-07-10

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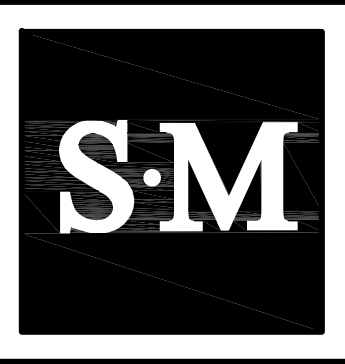
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 VICINITY LOCATION MAP
1/64" = 1'-0"



 MAP
NOT TO SCALE



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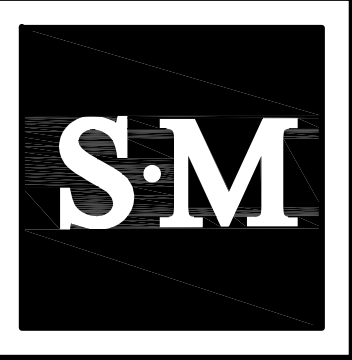
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SV-1



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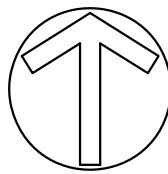
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SV-1a



302 SEABREEZE AVE - AERIAL VIEW

NOT TO SCALE

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



LOCATION PLAN
1/64" = 1'-0"

MAP
3/32" = 1'-0"

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SV-2

ARC - 22-243

ZON - 23 - 014

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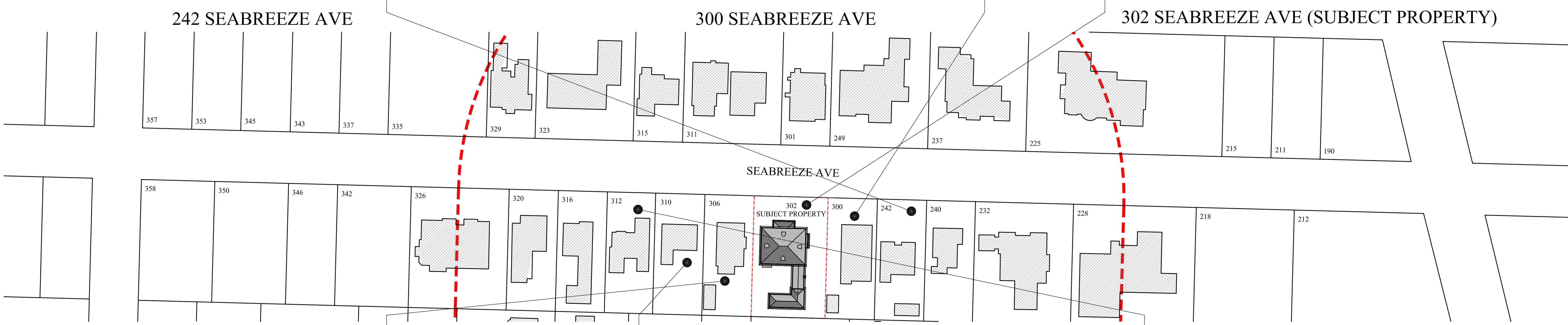
242 SEABREEZE AVE



300 SEABREEZE AVE



302 SEABREEZE AVE (SUBJECT PROPERTY)



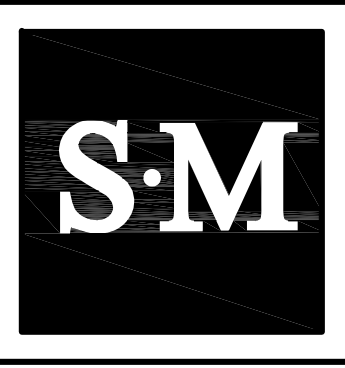
306 SEABREEZE AVE



310 SEABREEZE AVE



312 SEABREEZE AVE



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P-1



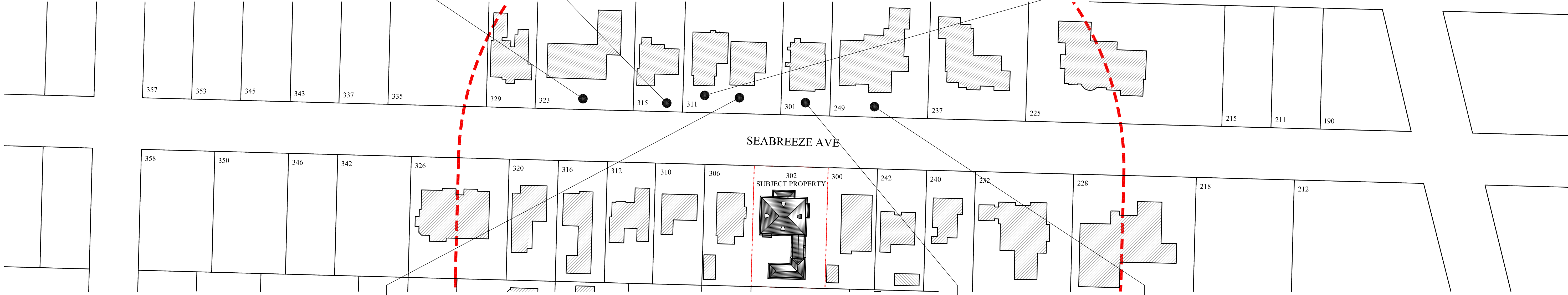
323 SEABREEZE AVE



315 SEABREEZE AVE



311 SEABREEZE AVE (WEST)



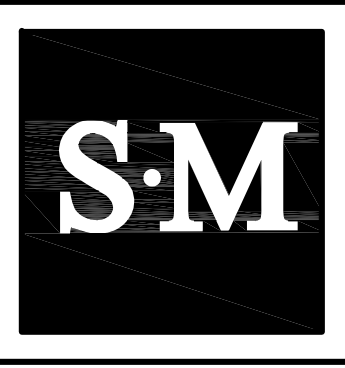
311 SEABREEZE AVE (EAST)



301 SEABREEZE AVE



249 SEABREEZE AVE



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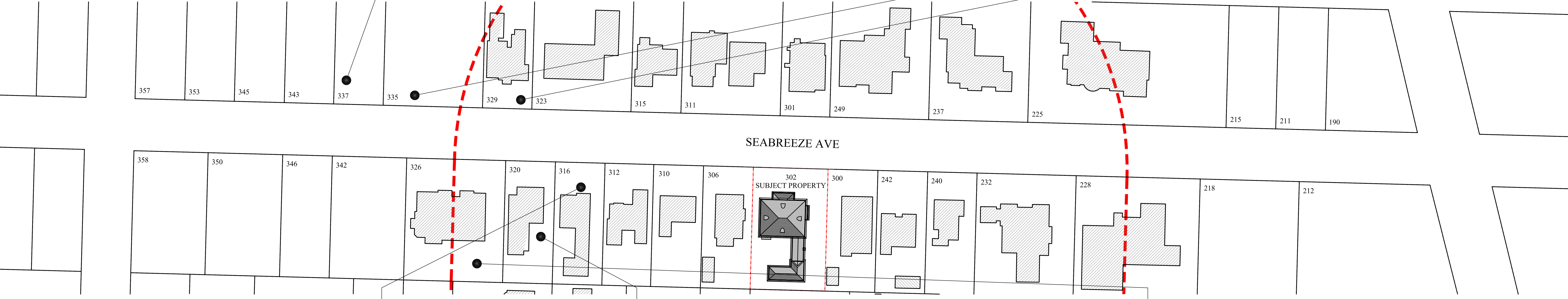
337 SEABREEZE AVE



335 SEABREEZE AVE



329 SEABREEZE AVE



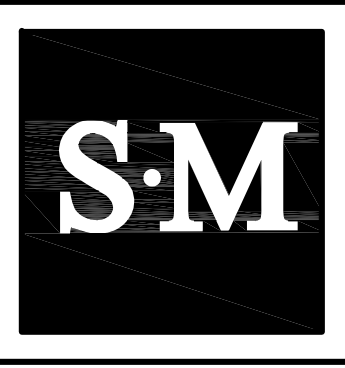
316 SEABREEZE AVE



320 SEABREEZE AVE



326 SEABREEZE AVE



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P-3

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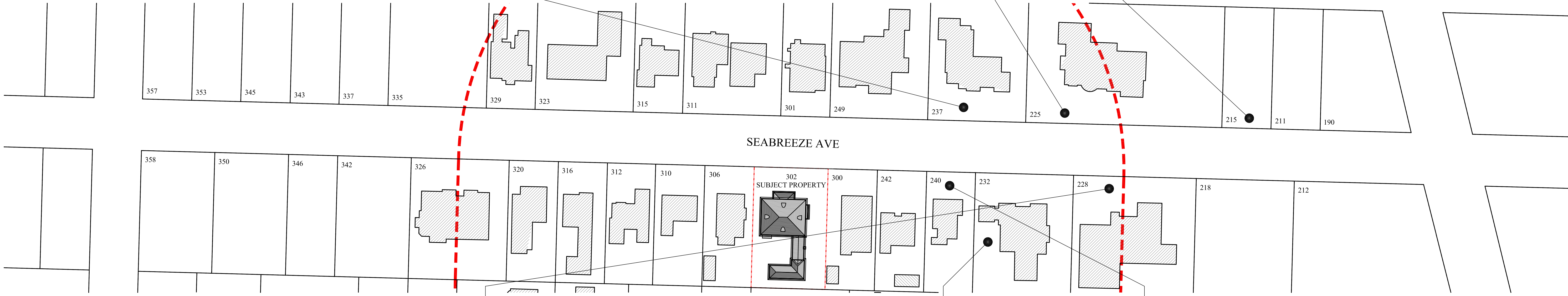
237 SEABREEZE AVE



225 SEABREEZE AVE



215 SEABREEZE AVE



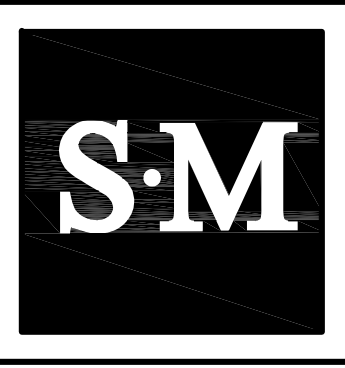
228 SEABREEZE AVE



232 SEABREEZE AVE



240 SEABREEZE AVE



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P-4

ARC - 22-243 # ZON - 23 - 014



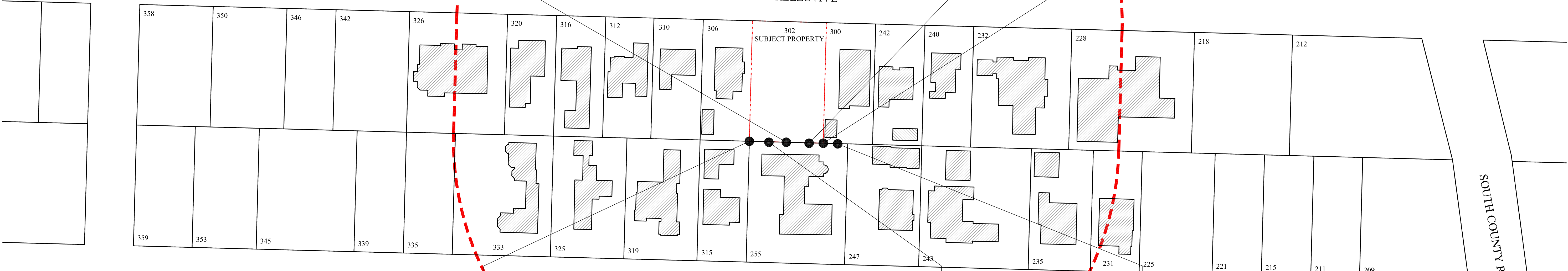
255 SEASPRAY AVENUE



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255 SEASPRAY AVENUE



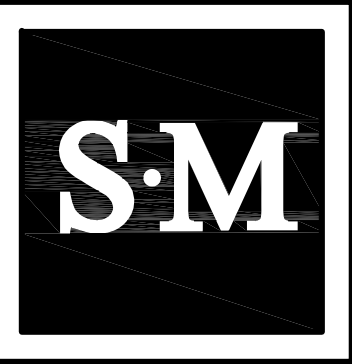
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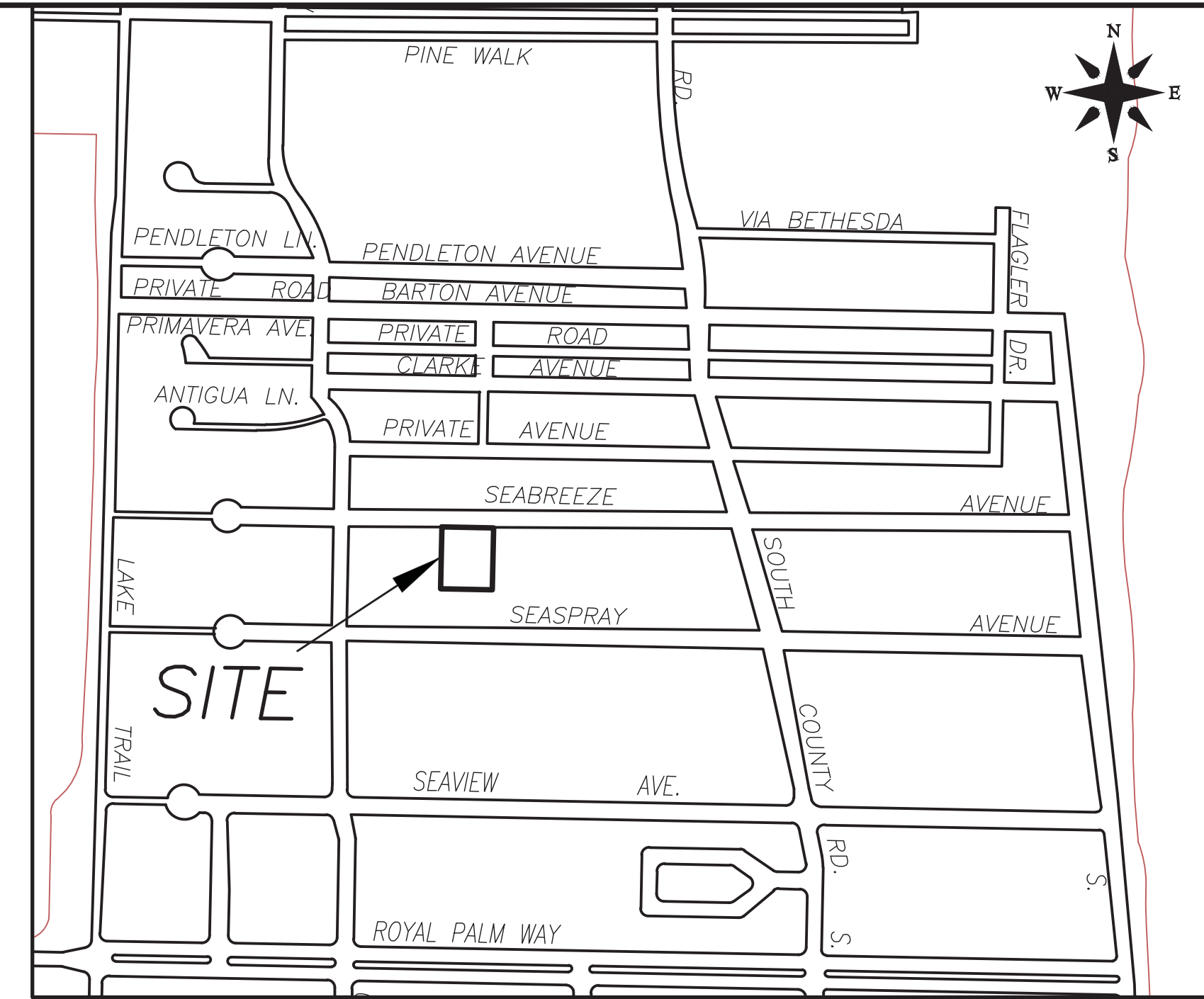
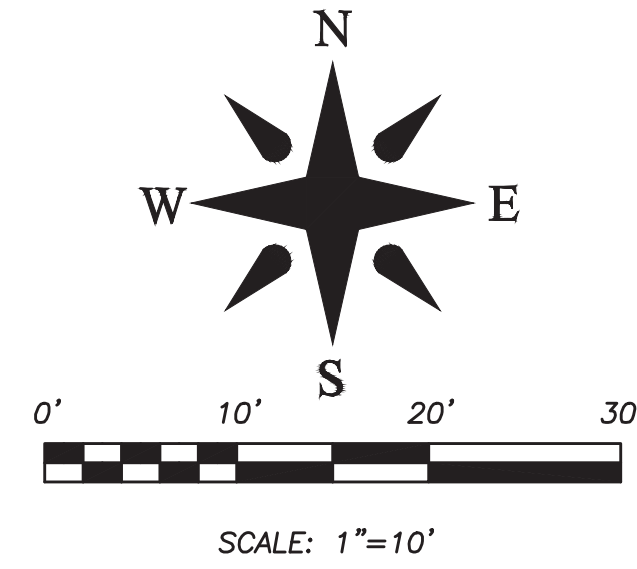
P-5

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

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
R.GE. = 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

Boundary Survey For:
SEAN A. ROONEY



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

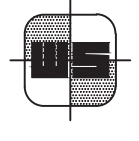
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

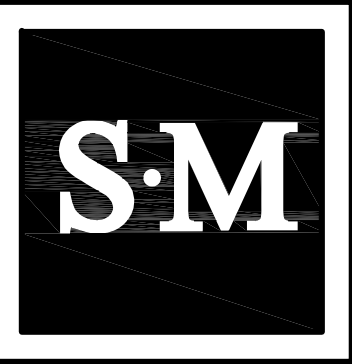


TITLE COMMITMENT REVIEW						
CLIENT: A Natural Person or Legal Entity to be Designated		COMMITMENT NO. : 1062-6240870	DATE: 09/21/22			
REVIEWED BY: Craig Wallace		JOB NO. : 22-1144.2				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
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		•			

Craig
Wallace

Digitally signed by
Craig Wallace
Date: 2022.10.26
16:18:02 -04'00'

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) 840-4551			
FIELD: J.D.	JOB No.: 21-1536	F.B. W75	PG. 37-38
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	



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

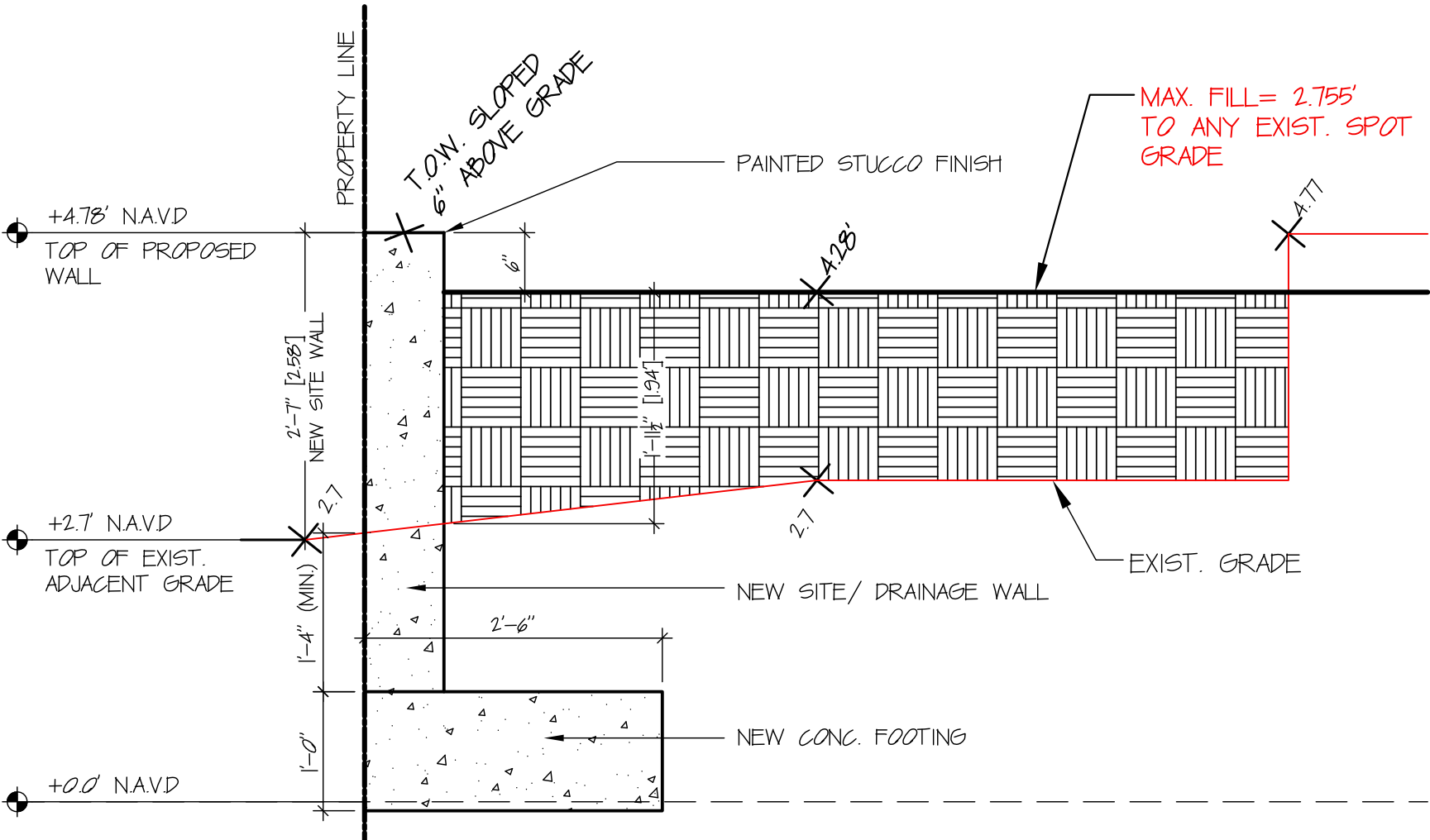
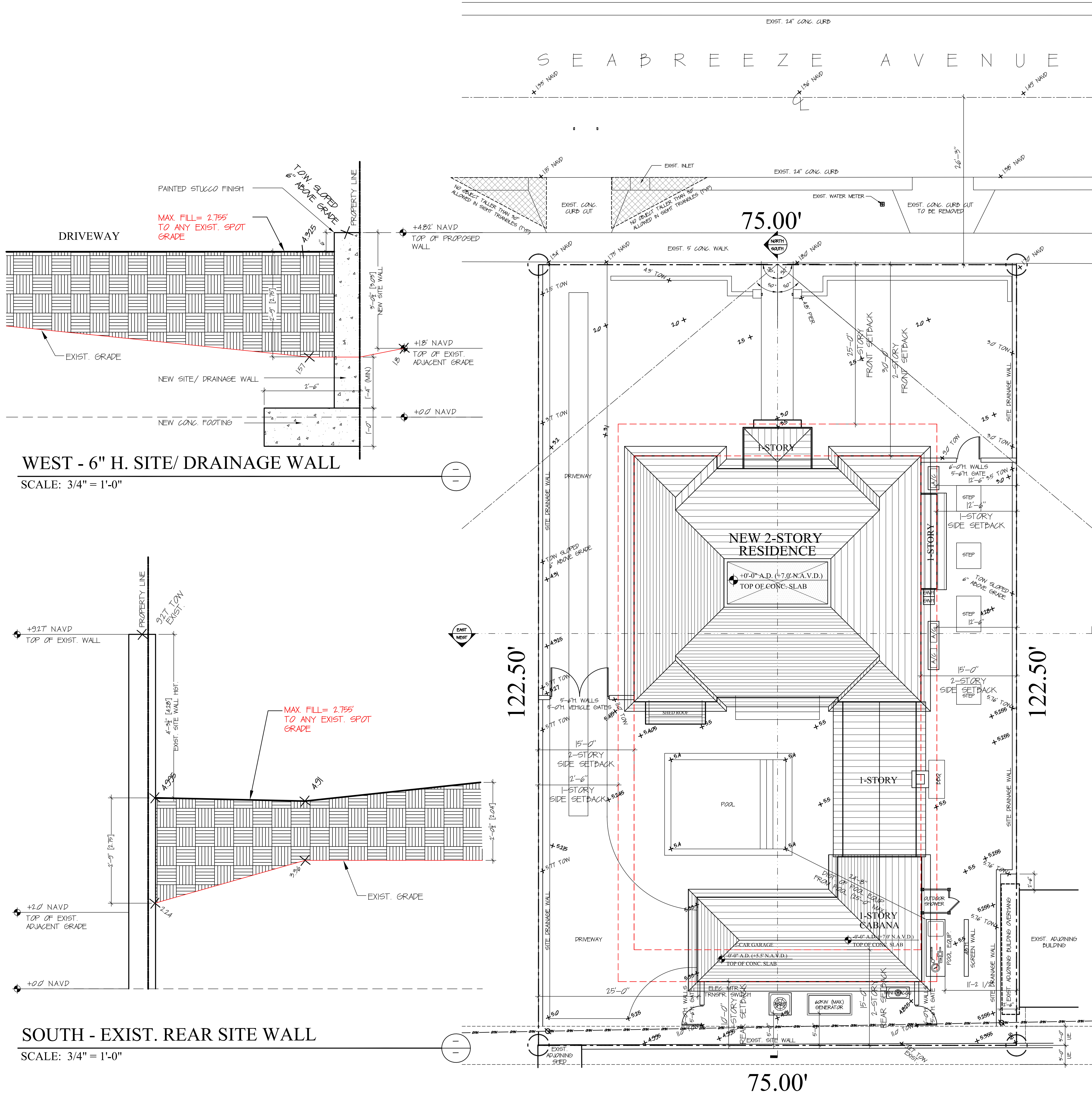
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

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
DROP-OFF SUBMITTAL 2022-11-28

NO: 22034
DWG. BY: PGP
SHEET:

SP-1

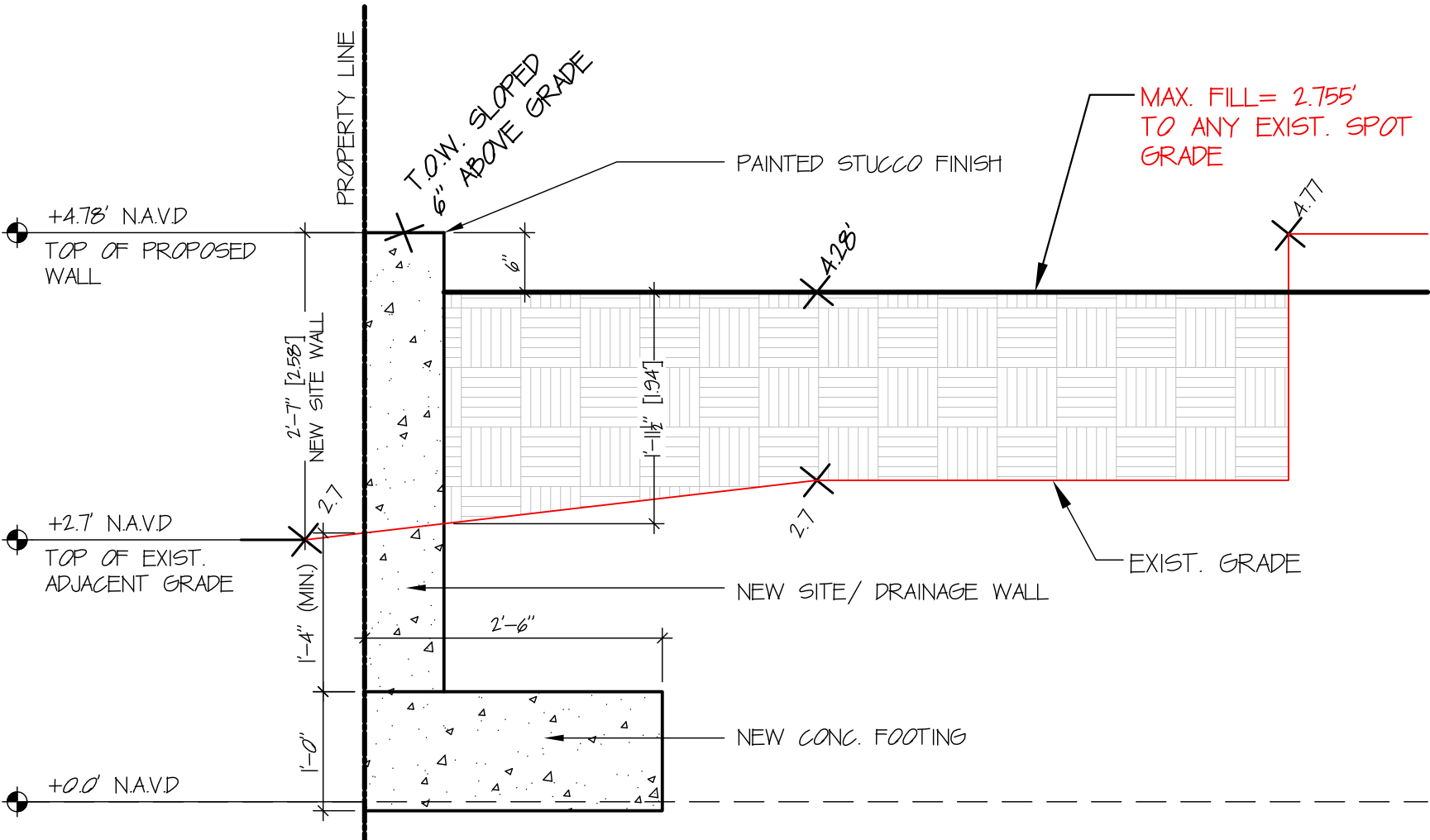
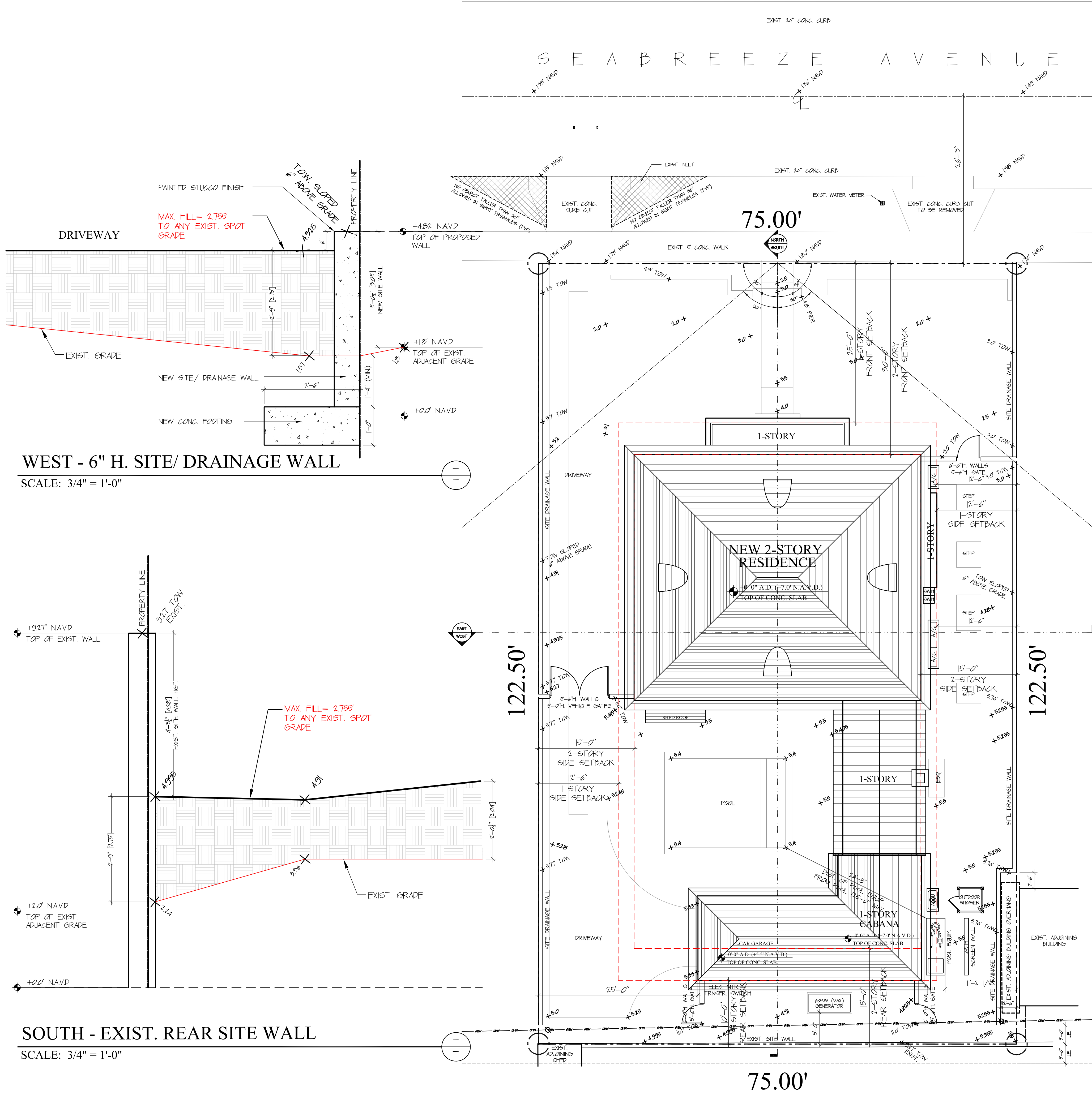
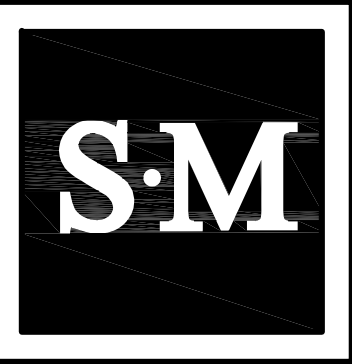


EAST - 6" H. SITE/ DRAINAGE WALL
SCALE: 3/4" = 1'-0"

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:	2,756 SQ. FT. = 30.0%	
MAIN HOUSE	1,771 SQ. FT.	
CABANA/ GARAGE	536 SQ. FT.	
LOGGIA	289 SQ. FT.	
PROPOSED TOTAL:	2,590 SQ. FT. = 28.1%	
1ST FLOOR A/C	1,729 SQ. FT.	
2ND FLOOR A/C	1,571 SQ. FT.	
TOTAL A/C MAIN HOUSE:	3,300 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 #1
SITE PLAN
SCALE: 1/8"=1'-0"



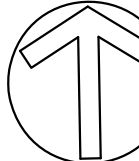
EAST - 6" H. SITE/ DRAINAGE WALL
SCALE: 3/4" = 1'-0"

MAXIMUM LOT FILL ALLOWED

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

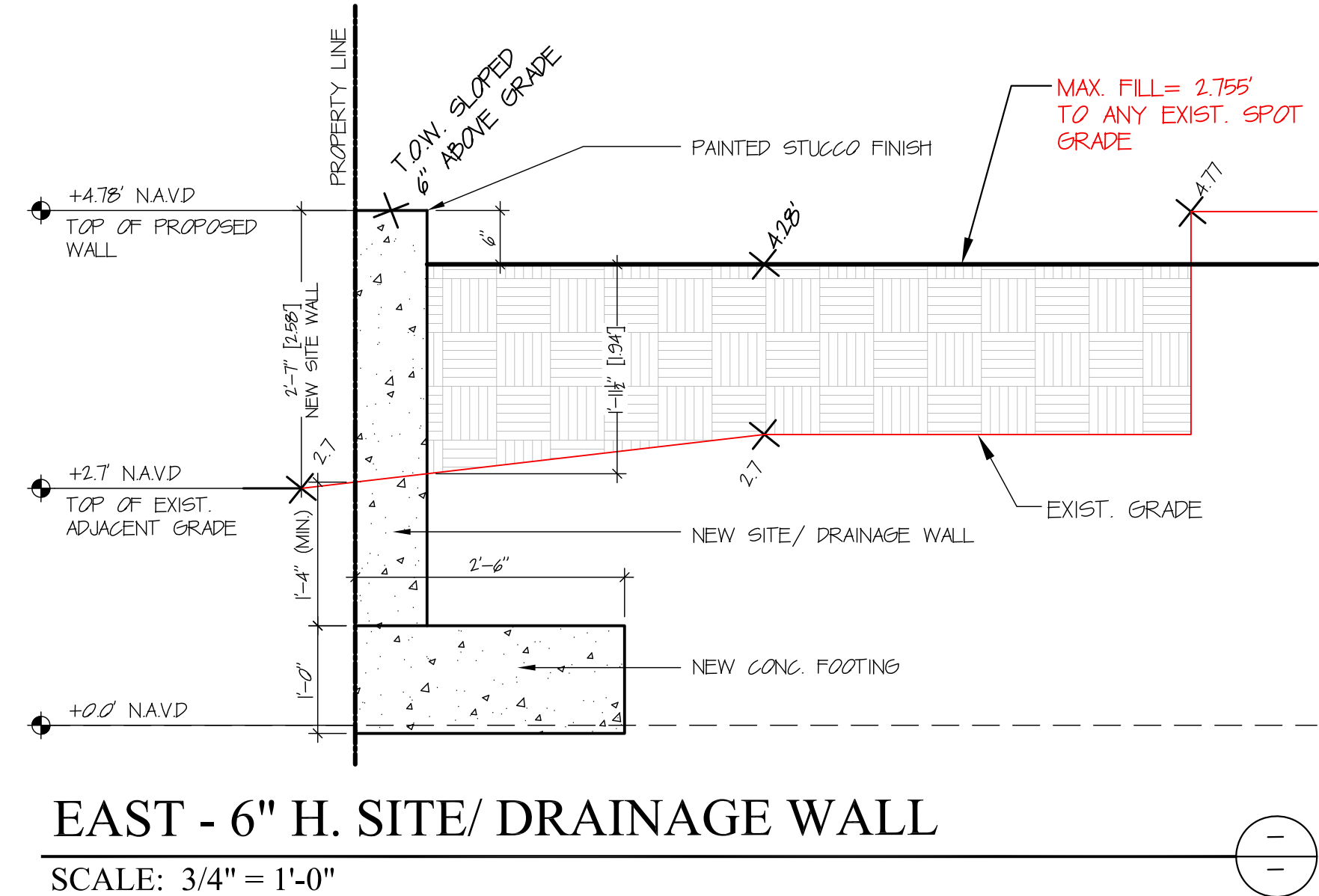
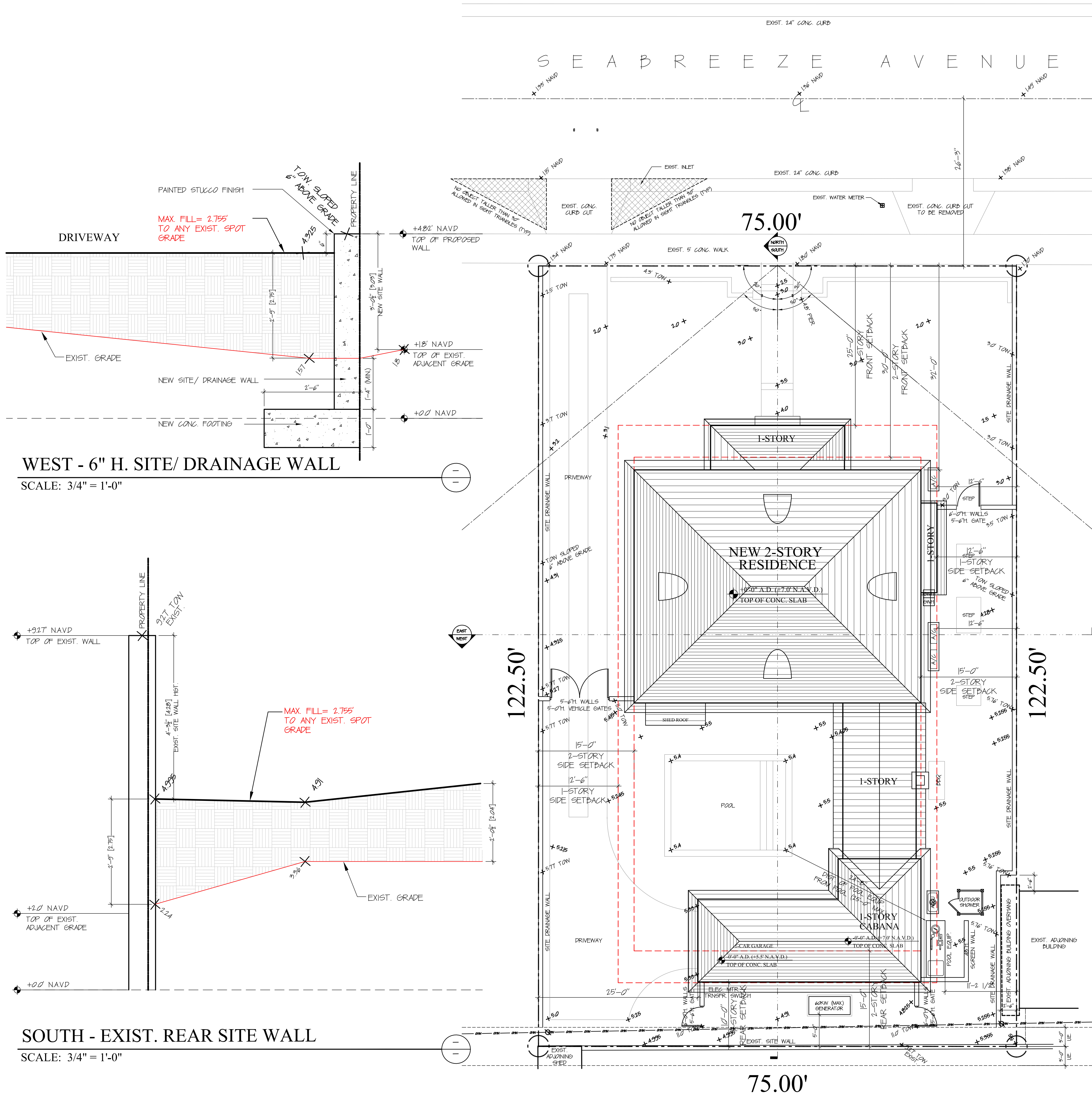
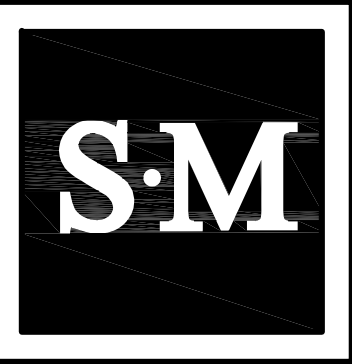
SITE DATA

ZONING DISTRICT:	R-D
LOT AREA:	9,875 SQ. FT.
LOT COVERAGE BY BUILDING:	
ALLOWABLE:	2,756 SQ. FT. = 28.0%
MAIN HOUSE	1,702 SQ. FT.
CABANA/ GARAGE	537 SQ. FT.
COVERED ENTRY & LOGGIA	586 SQ. FT.
PROPOSED TOTAL:	2,825 SQ. FT. = 28.6%
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.



PREVIOUS #2
SITE PLAN

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



MAXIMUM LOT FILL ALLOWED

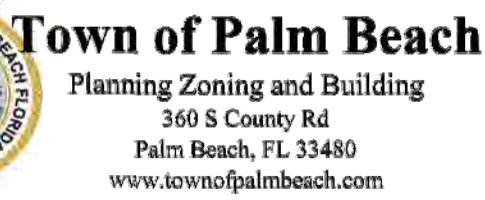
COR: HIGHEST CROWN OF ROAD = 1.49' NAVD

FFE: LOWEST HABITABLE FLOOR ELEVATION = 7.00' NAVD

$(FFE - COR) / 2 = \text{MAX. AMOUNT OF FILL ALLOWED} = 2.75'$
[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. = 30.0%
MAIN HOUSE	1,681 SQ. FT.
CABANA/ GARAGE	537 SQ. FT.
COVERED ENTRY & LOGGIA	428 SQ. FT.
PROPOSED TOTAL:	2,646 SQ. FT. = 26.8%
1ST FLOOR A/C	1,681 SQ. FT.
2ND FLOOR A/C	1,667 SQ. FT.
TOTAL A/C MAIN HOUSE:	3,348 SQ. FT.
CABANA A/C	261 SQ. FT.
TOTAL A/C FLOOR AREA:	3,609 SQ. FT.
COVERED LOGGIA:	284 SQ. FT.
COVERED ENTRY:	147 SQ. FT.
ONE-CAR GARAGE	276 SQ. FT.
TOTAL COVERED FLOOR AREA:	4,113 SQ. FT.

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



* 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

SITE DATA

ZONING DISTRICT:		R-D
LOT AREA:		9,187.5 SQ. FT.
LOT COVERAGE BY BUILDING:		
ALLOWABLE:		2,756 SQ. FT. = 30.0%
MAIN HOUSE	1,681 SQ. FT.	
CABANA/ GARAGE	597 SQ. FT.	
COVERED ENTRY & LOBBIA	428 SQ. FT.	
PROPOSED TOTAL:		2,646 SQ. FT. = 28.8%
1ST FLOOR A/C	1,681 SQ. FT.	
2ND FLOOR A/C	1,687 SQ. FT.	
TOTAL A/C MAIN HOUSE:		3,148 SQ. FT.
CABANA A/C	261 SQ. FT.	
TOTAL A/C FLOOR AREA:		3,409 SQ. FT.
COVERED LOBBIA:	281 SQ. FT.	
COVERED ENTRY:	147 SQ. FT.	
ONE-CAR GARAGE	276 SQ. FT.	
TOTAL COVERED FLOOR AREA:		4,113 SQ. FT.

MAXIMUM LOT FILL ALLOWED

COR: HIGHEST CROWN OF ROAD = 1.49' NAVD

FFE: LOWEST HABITABLE FLOOR ELEVATION = 7.00' NAVD

$$(FFE - COR) / 2 = \text{MAX. AMOUNT OF FILL ALLOWED} = 2.75'$$

[TO ANY EXISTING SPOT ELEVATIONS]

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

75.00'

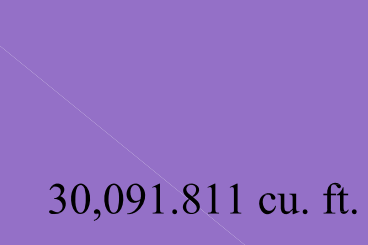
LOT COVERAGE = 2,646 SQ. FT.

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	1,619.29 18 4/7 30,091.81
	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	147.00 9 1/3 1,371.51
	1-Story Covered Loggia	281.27 8 1/2 2,390.80
Total		38,745.16
<i>Less Loggia / Entry (5% max. allowable)</i>		<i>1,874.82</i>
Total - Less Loggia's		36,870.34
Cubic Content		4,013

PROPOSED SITE ZONING PLAN

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



ROONEY RESIDENCE
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SMITH AND MOORE ARCHITECTS, INC.
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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

ONATHAN C. MOORE
REGISTERED ARCHITECT 13541

TER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

CONCEPT SKETCHES	2022-07-19
CHEM. DESIGN	2022-08-19
CHEM. DESIGN	2022-09-13
1-APP SUBMITTAL	2022-09-19
1ST SUBMITTAL	2022-10-03
2ND SUBMITTAL	2022-10-24
3RD SUBMITTAL	2022-11-28
OP-OFF SUBMITTAL	2022-12-09
OP-OFF SUBMITTAL	2023-05-08
OP-OFF SUBMITTAL	2023-07-10

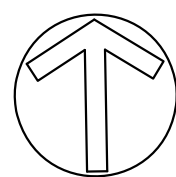
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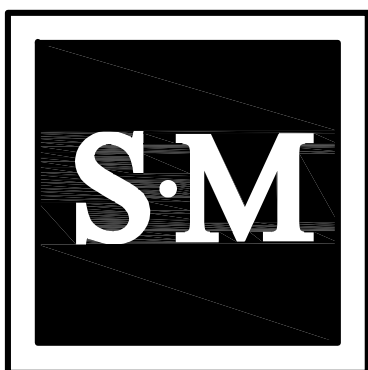
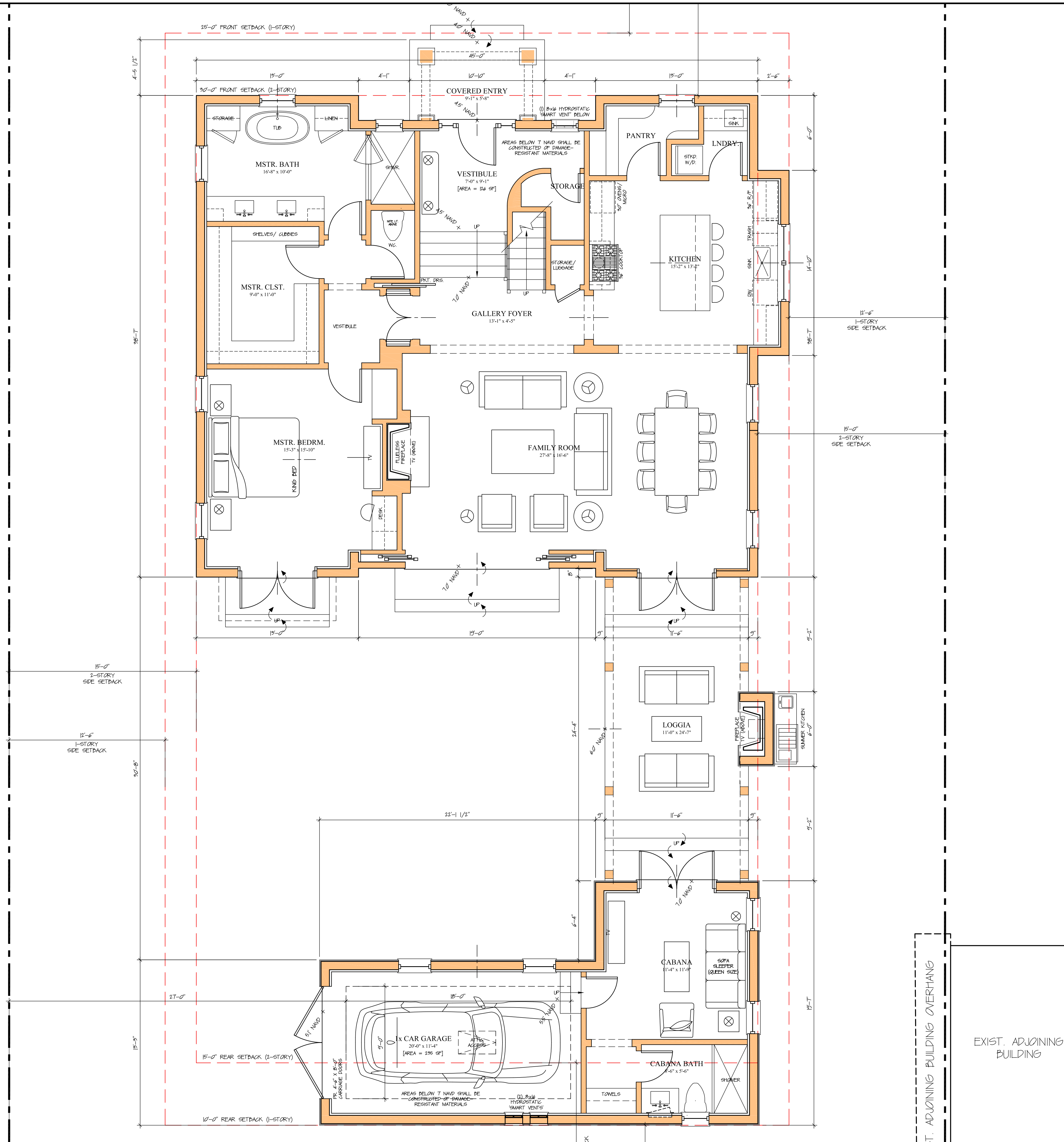
SHEET:

SP-2

410-37-NO2 #1	447-77-CMY #1
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PREVIOUS #1
1st FLOOR PLAN
SCALE: 1/4"=1'-0"



NEW PROJECT
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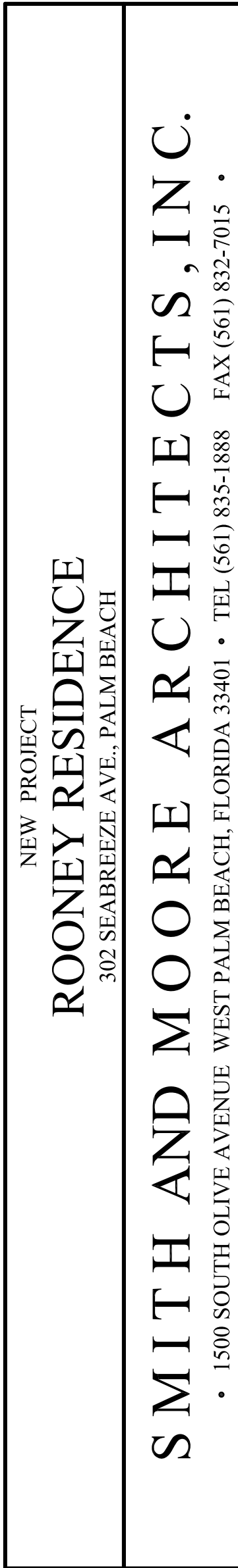
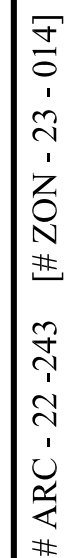
HAROLD J. SMITH
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SECOND SUBMITTAL	2022-10-24
SECOND SUBMITTAL	2023-11-28
DROP-OFF SUBMITTAL	2022-12-09

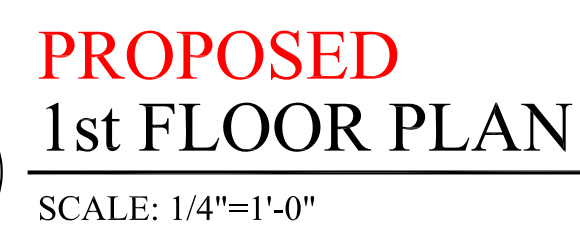
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ARC - 22-243 [# ZON - 23 - 014]



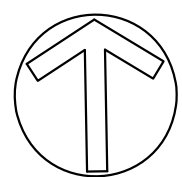
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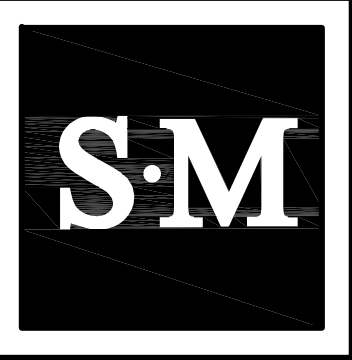
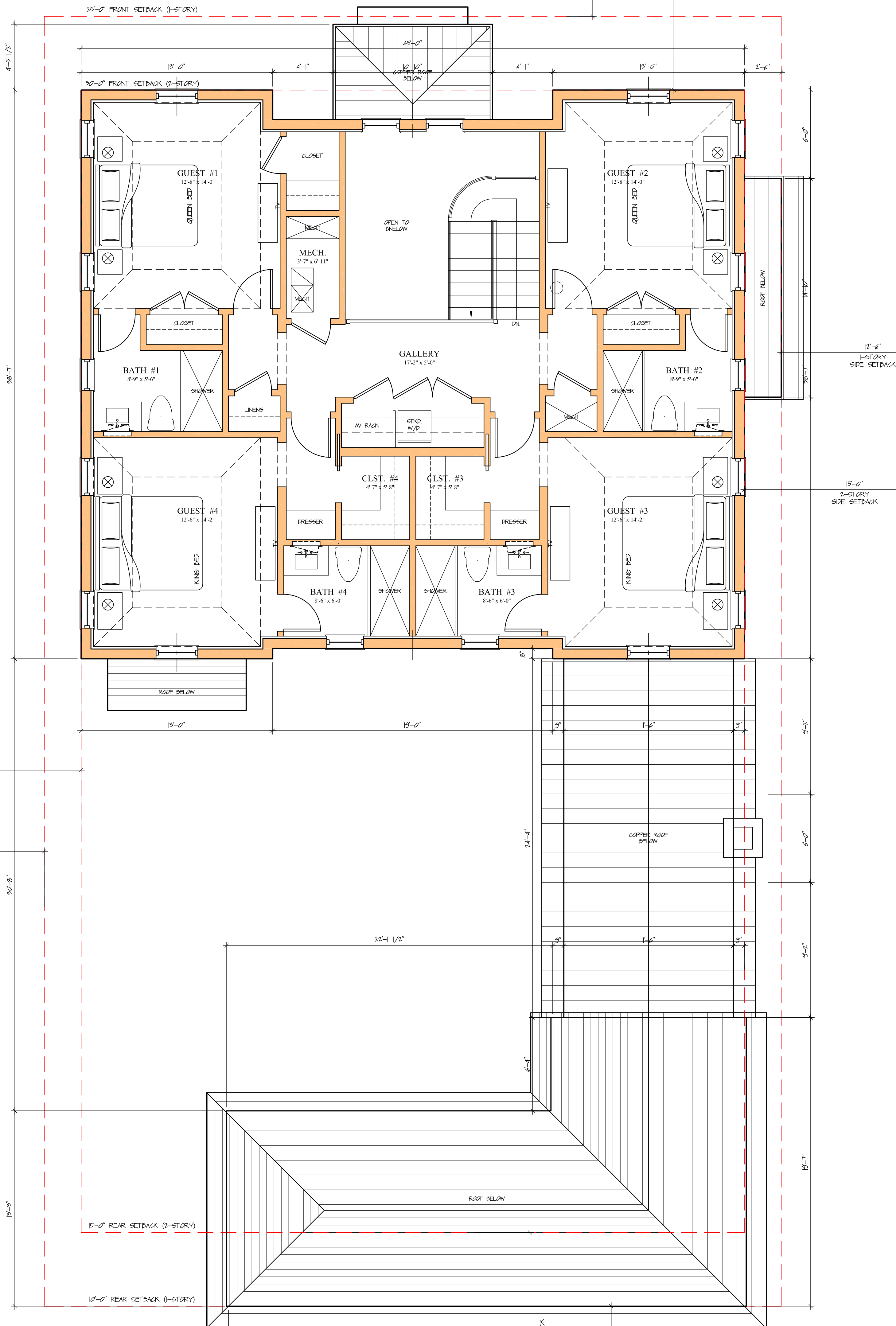
FP-1

EXIST. ADJOINING
BUILDING

T. ADJOINING BUILDING OVERHANG



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



NEW PROJECT
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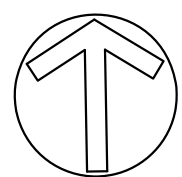
DANIEL KAHAN
REGISTERED ARCHITECT 94757

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SCHEM. DESIGN	2022-09-13
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SECOND SUBMITTAL	2022-10-24
SECOND SUBMITTAL	2022-11-28
DROP-OFF SUBMITTAL	2022-12-09

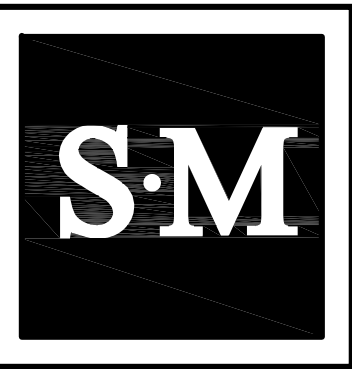
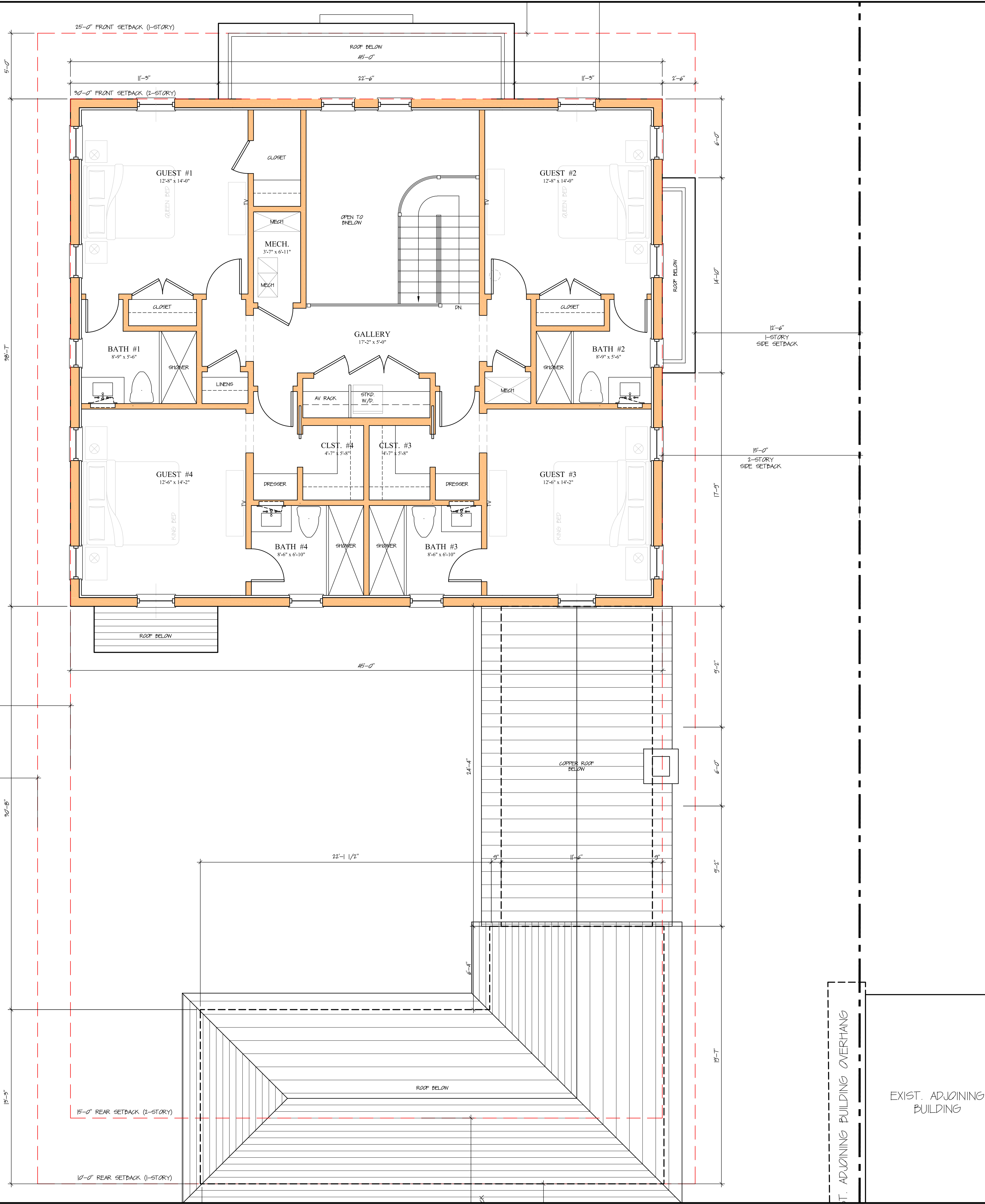
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DWG. BY: PGP
SHEET:

FP-2

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



PREVIOUS #2
2nd 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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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
DROP-OFF SUBMITTAL	2023-05-08

NO: 22034
DWG. BY: PGP
SHEET:

FP-2

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



ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH

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CONCEPT SKETCHES	2022-07-19
HEM. DESIGN	2022-08-19

ITEM DESIGN	2022-09-13
E-APP SUBMITTAL	2022-09-19
ST SUBMITTAL	2022-10-03

COND SUBMITTAL 2022-11-28
TOP-OFF SUBMITTAL 2022-12-09

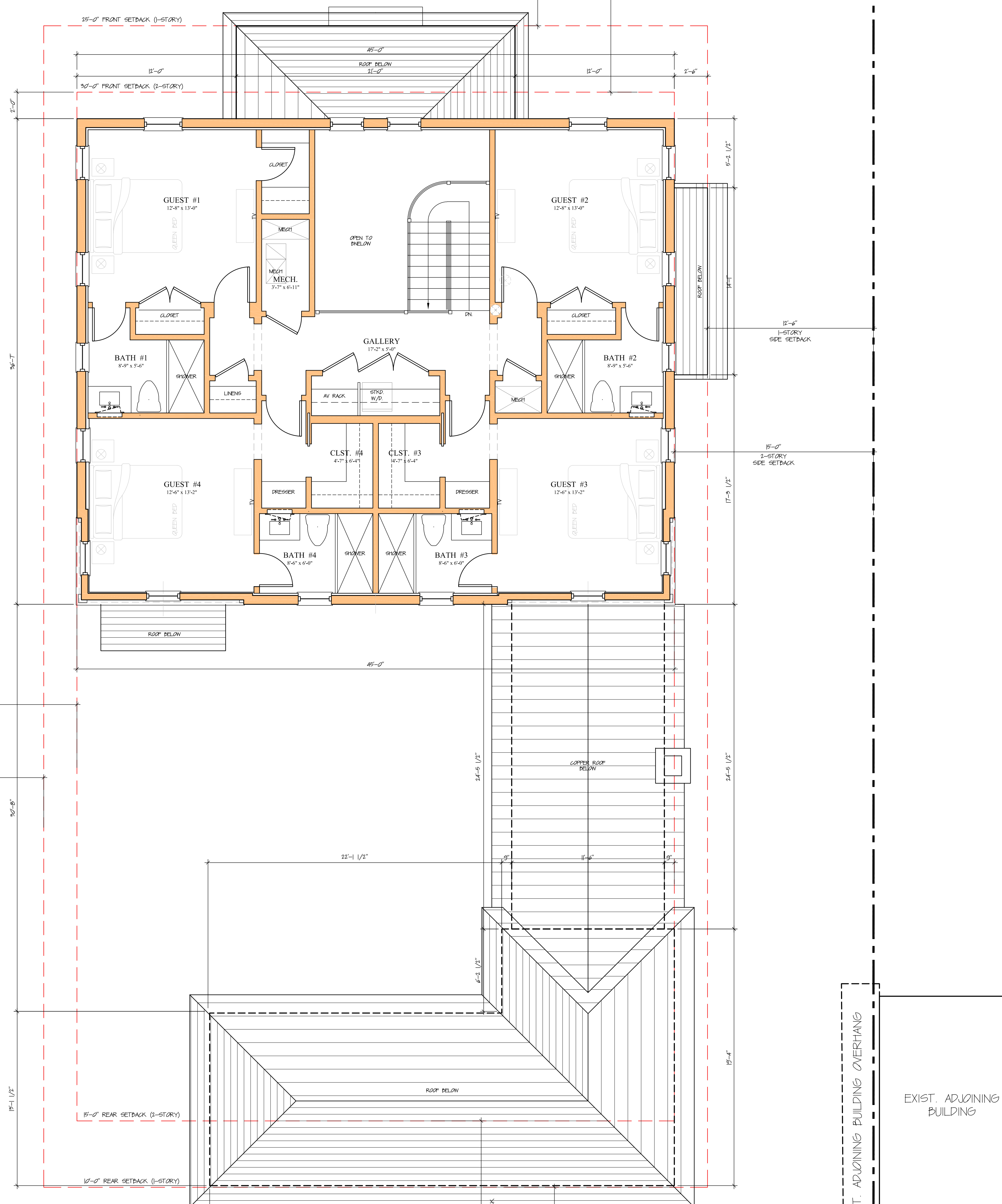
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O: 22034

WG. BY: PGP

SHEET:

FP-2





ROONEY RESIDENCE
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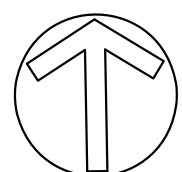
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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

CONCEPT SKETCHES	2022-07-19
PRELIM. DESIGN	2022-08-19
PRELIM. DESIGN	2022-09-13
3D-APP SUBMITTAL	2022-09-19
1ST SUBMITTAL	2022-10-03
2ND SUBMITTAL	2022-10-24
3RD SUBMITTAL	2022-11-28
4TH SUBMITTAL	2022-12-09

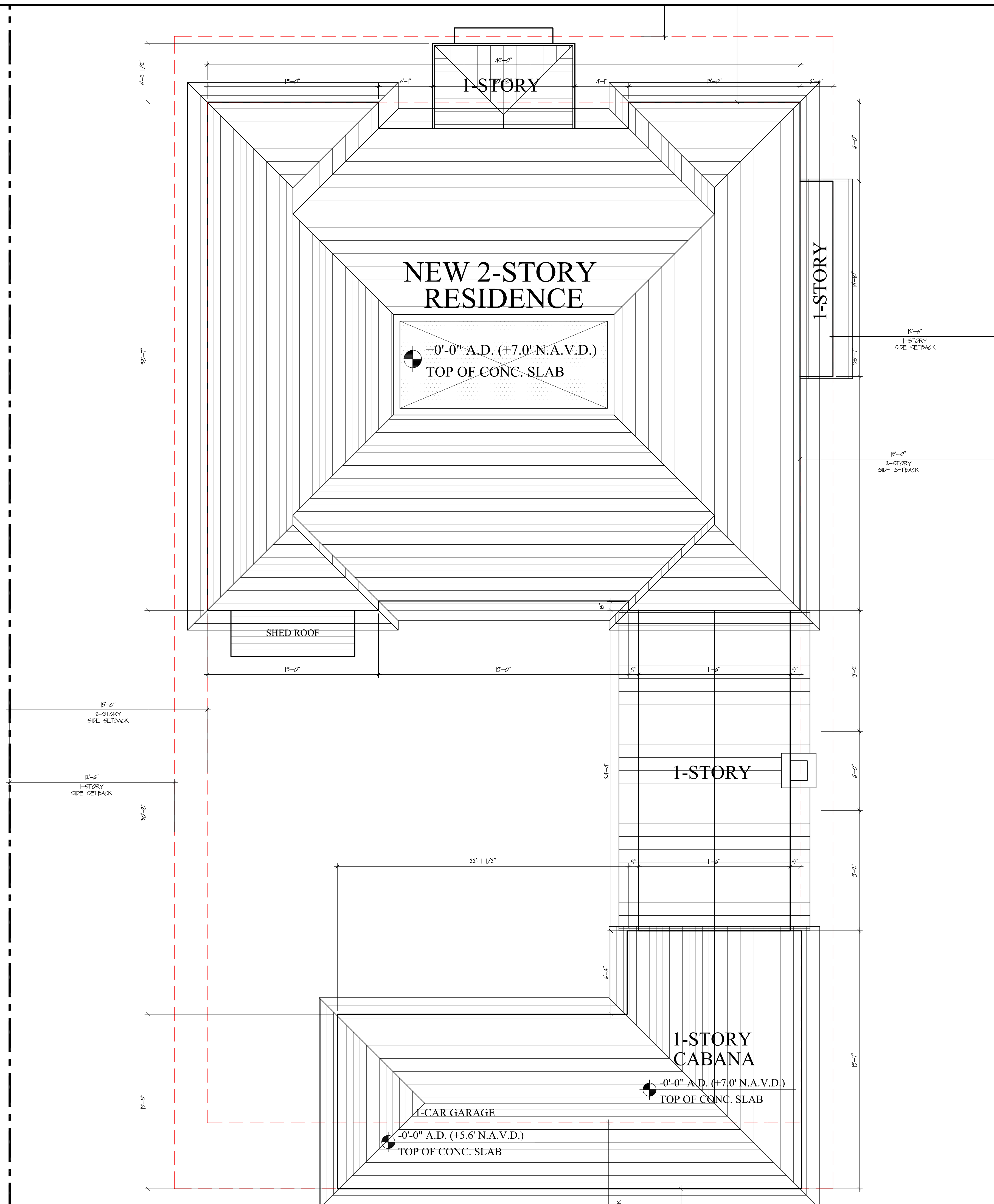
DOI: 22034
WG. BY: PGP
HEET:

RP-1



PREVIOUS #1
ROOF PLAN

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





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

ONATHAN C. MOORE
REGISTERED ARCHITECT 13541

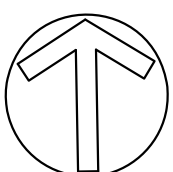
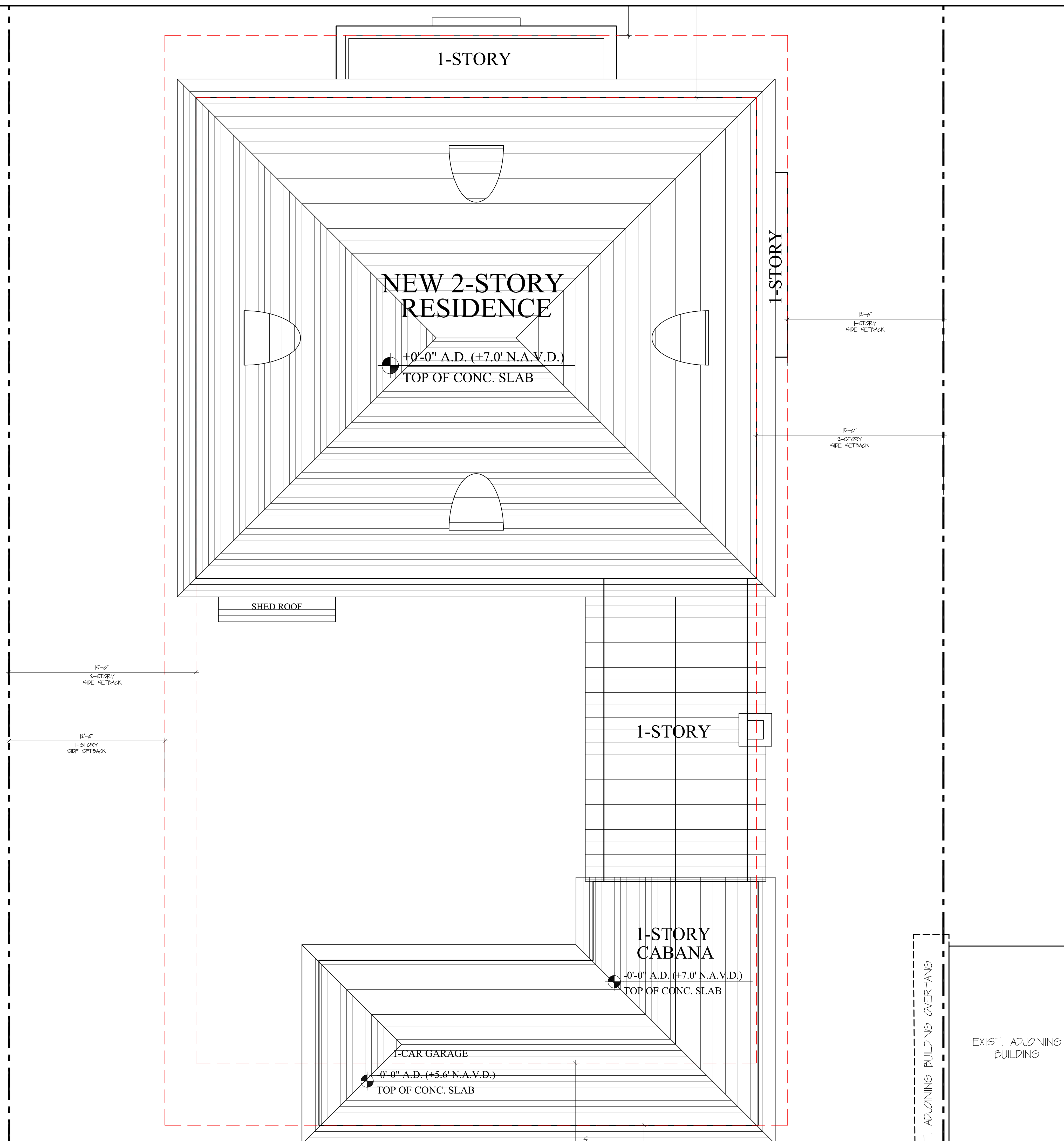
TER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

CONCEPT SKETCHES	2022-07-19
MEM. DESIGN	2022-08-19
MEM. DESIGN	2022-09-13
APP SUBMITTAL	2022-09-19
ST SUBMITTAL	2022-10-03
COND SUBMITTAL	2022-10-24
COND SUBMITTAL	2022-11-28
OP-OFF SUBMITTAL	2022-12-09
OP-OFF SUBMITTAL	2023-05-08

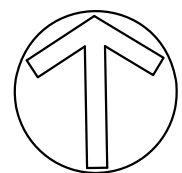
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HEET:

RP-1



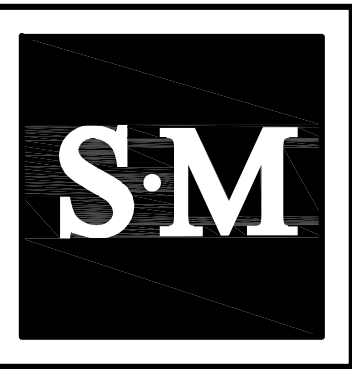
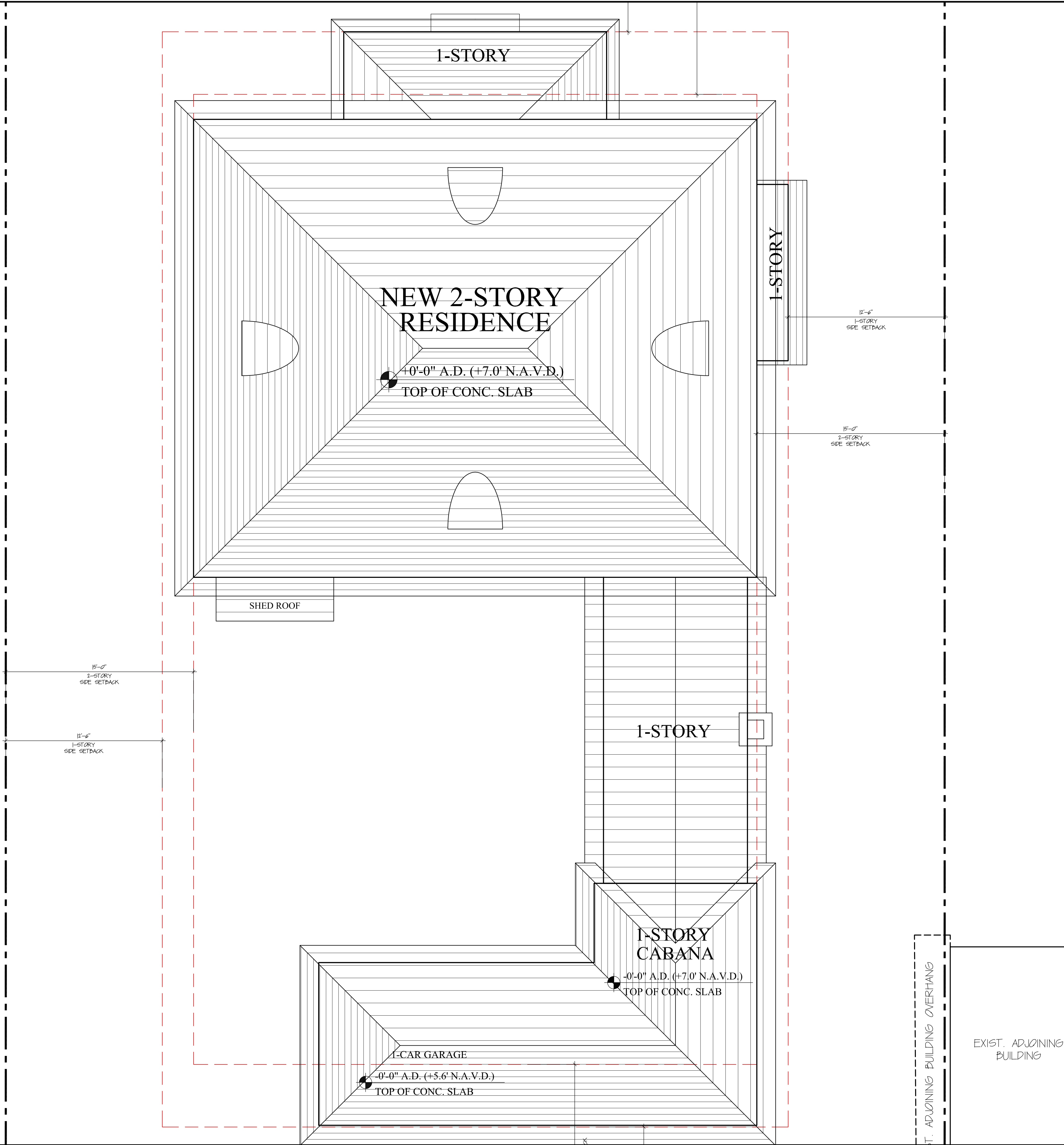
PREVIOUS #2
ROOF PLAN

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



PROPOSED
ROOF PLAN

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



NEW PROJECT
ROONEY RESIDENCE
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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	2023-11-28
DROP-OFF SUBMITTAL	2023-12-09
DROP-OFF SUBMITTAL	2023-05-08
DROP-OFF SUBMITTAL	2023-07-10

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

NO: 22034
DWG. BY: PGP
SHEET:

RP-1







NEW PROJECT
ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH

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NO. 001285

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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 2023-03-08
DROP-OFF SUBMITTAL 2023-07-10

ARC - 22-243 [# ZON - 23 - 014]
NO: 22034
DWG. BY: PGP
SHEET:
EL-2



NEW PROJECT

ROONEY RESIDENCE

302 SEABREEZE AVE., PALM BEACH

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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 2023-03-08
DROP-OFF SUBMITTAL 2023-07-10

ARC - 22-243

ZON - 23 - 014

NO: 22034

DWG. BY: PGP

SHEET:

EL-2





NEW PROJECT

ROONEY RESIDENCE

302 SEABREEZE AVE., PALM BEACH

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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 2023-03-08
DROP-OFF SUBMITTAL 2023-07-10

NO: 22034

DWG. BY: PGP

SHEET:

EL-3

ARC - 22-243 # ZON - 23 - 014



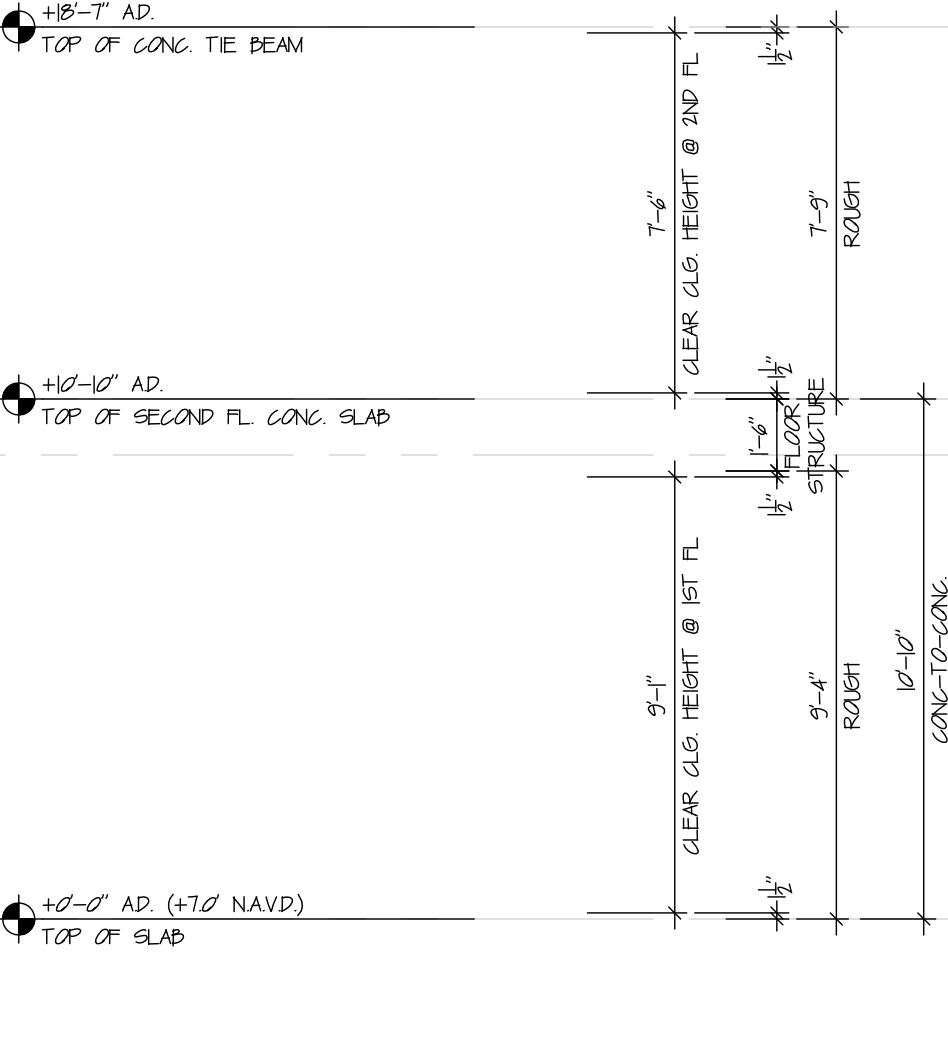
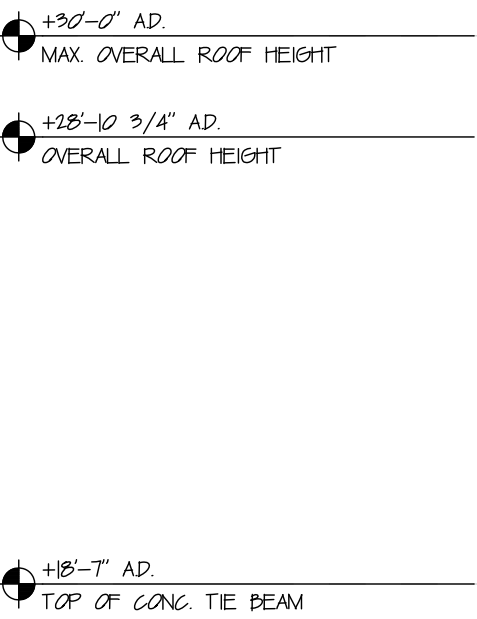
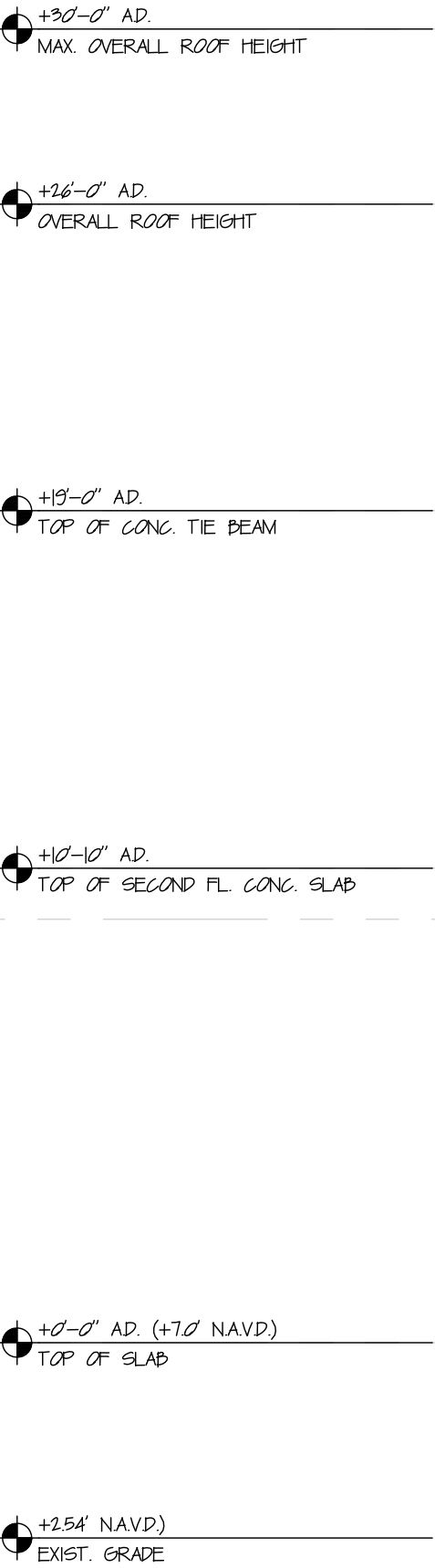
PREVIOUS #1
SOUTH ELEVATION

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



PREVIOUS #2
SOUTH ELEVATION

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





NEW PROJECT

ROONEY RESIDENCE

302 SEABREEZE AVE., PALM BEACH

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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	2023-03-08
DROP-OFF SUBMITTAL	2023-07-10

NO: 22034

DWG. BY: PGP

SHEET:

EL-3

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





NEW PROJECT
ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH

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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	2023-03-09
DROP-OFF SUBMITTAL	2023-07-10

ARC - 22-243 # ZON - 23 - 014

NO: 22034
DWG. BY: PGP
SHEET:

EL-4



PREVIOUS #1
WEST ELEVATION
SCALE: 1/4"=1'-0"



PREVIOUS #2
WEST ELEVATION
SCALE: 1/4"=1'-0"



NEW PROJECT
ROONEY RESIDENCE
302 SEABREEZE AVE., PALM BEACH

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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	2023-03-08
DROP-OFF SUBMITTAL	2023-07-10

NO: 22034
DWG. BY: PGP
SHEET:

EL-4

ARC - 22-243 # ZON - 23 - 014





NEW PROJECT

ROONEY RESIDENCE

302 SEABREEZE AVE., PALM BEACH

SMITH AND MOORE ARCHITECTS, INC.

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FLORIDA AAC

NO. 001285

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CONCEPT SKETCHES	2022-07-19
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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	2023-03-08
DROP-OFF SUBMITTAL	2023-07-10

ARC - 22-243

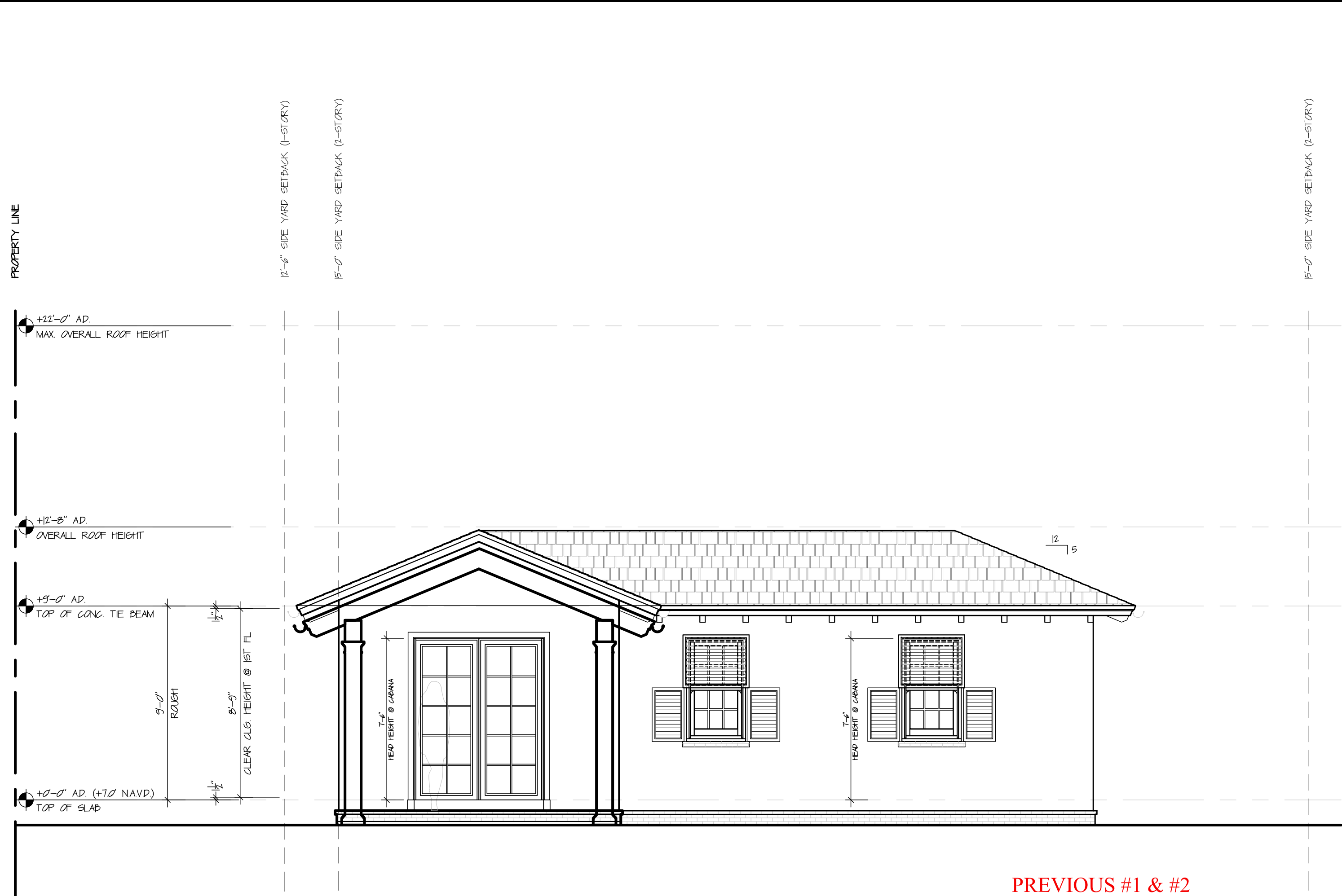
ZON - 23 - 014

NO: 22034

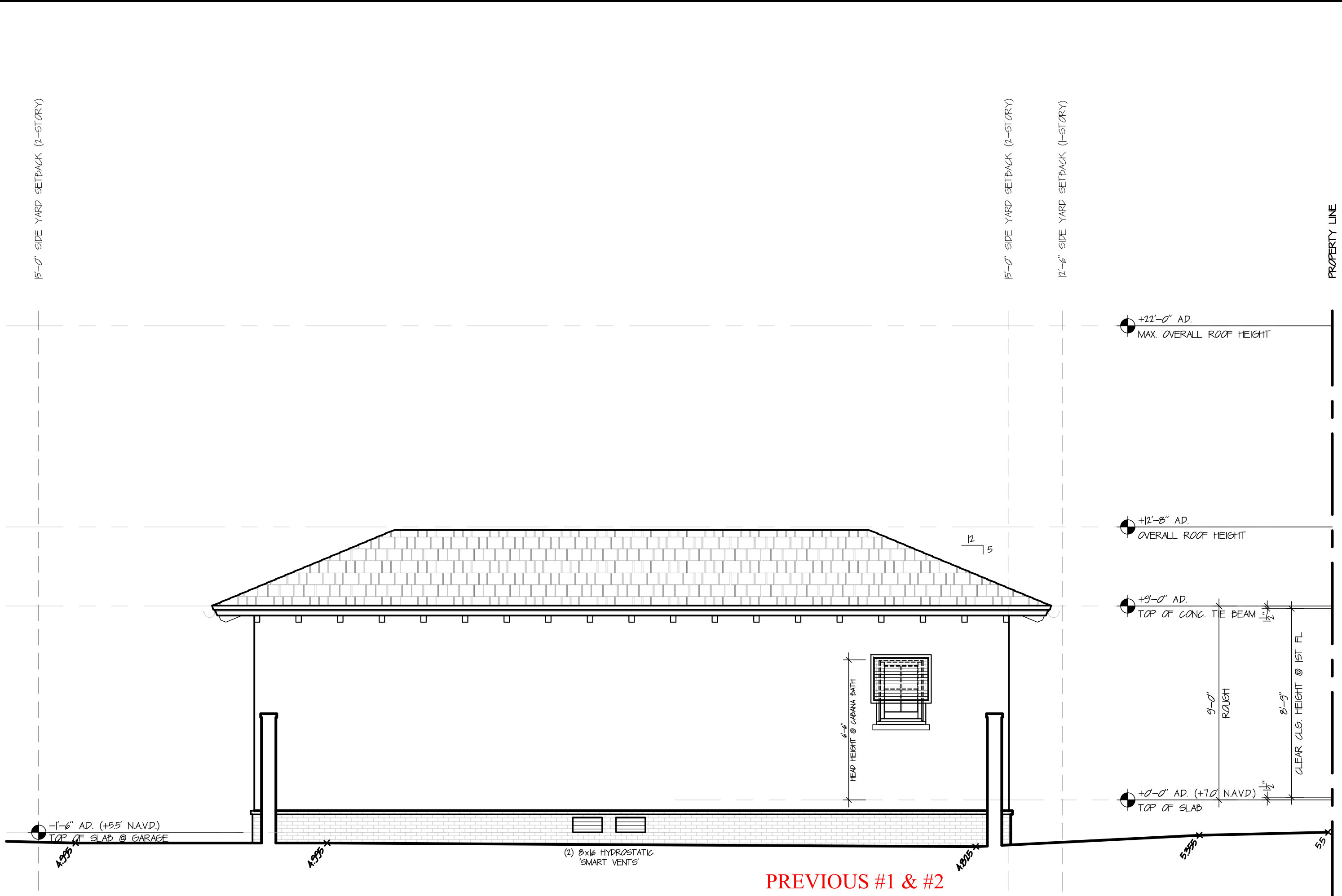
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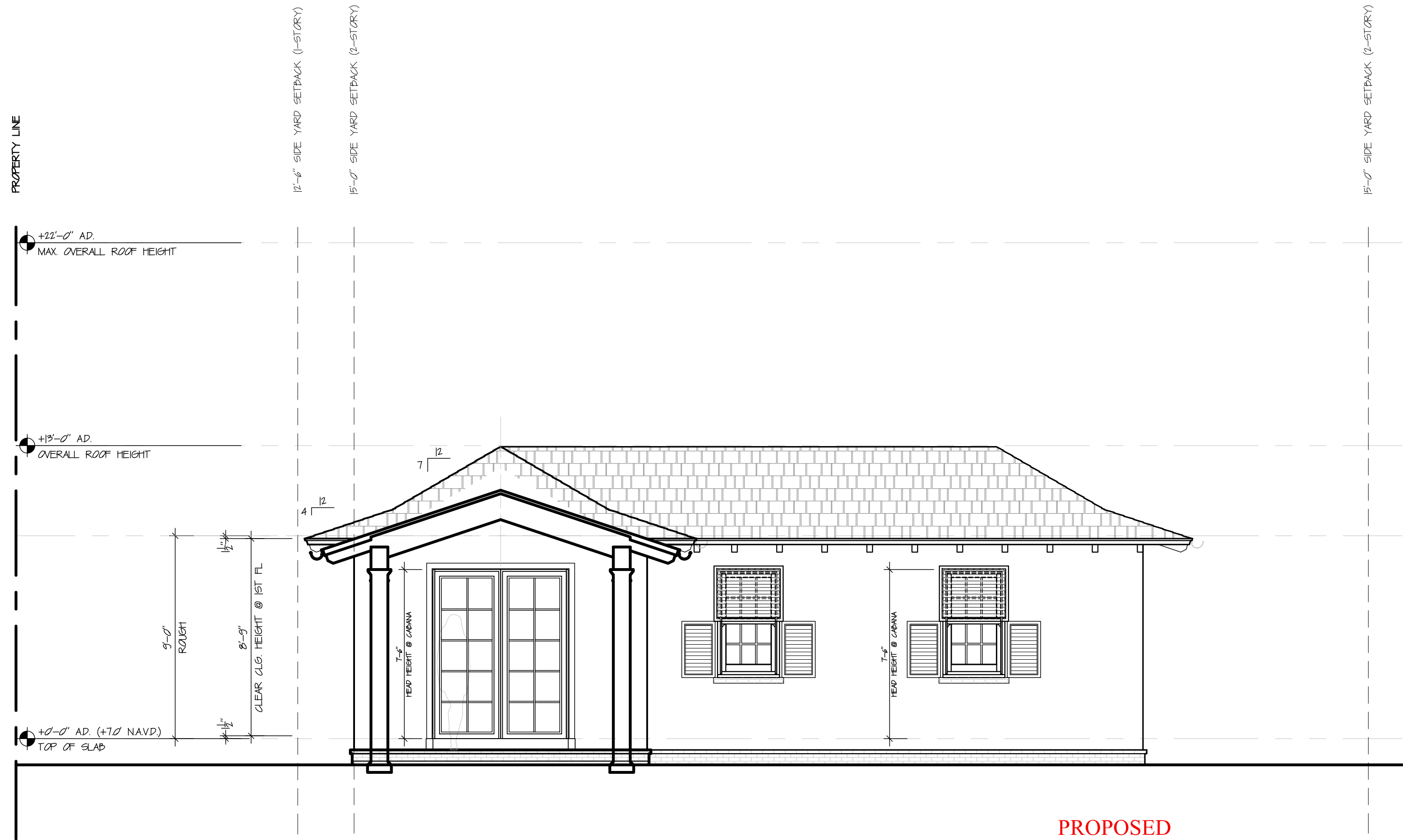
EL-5



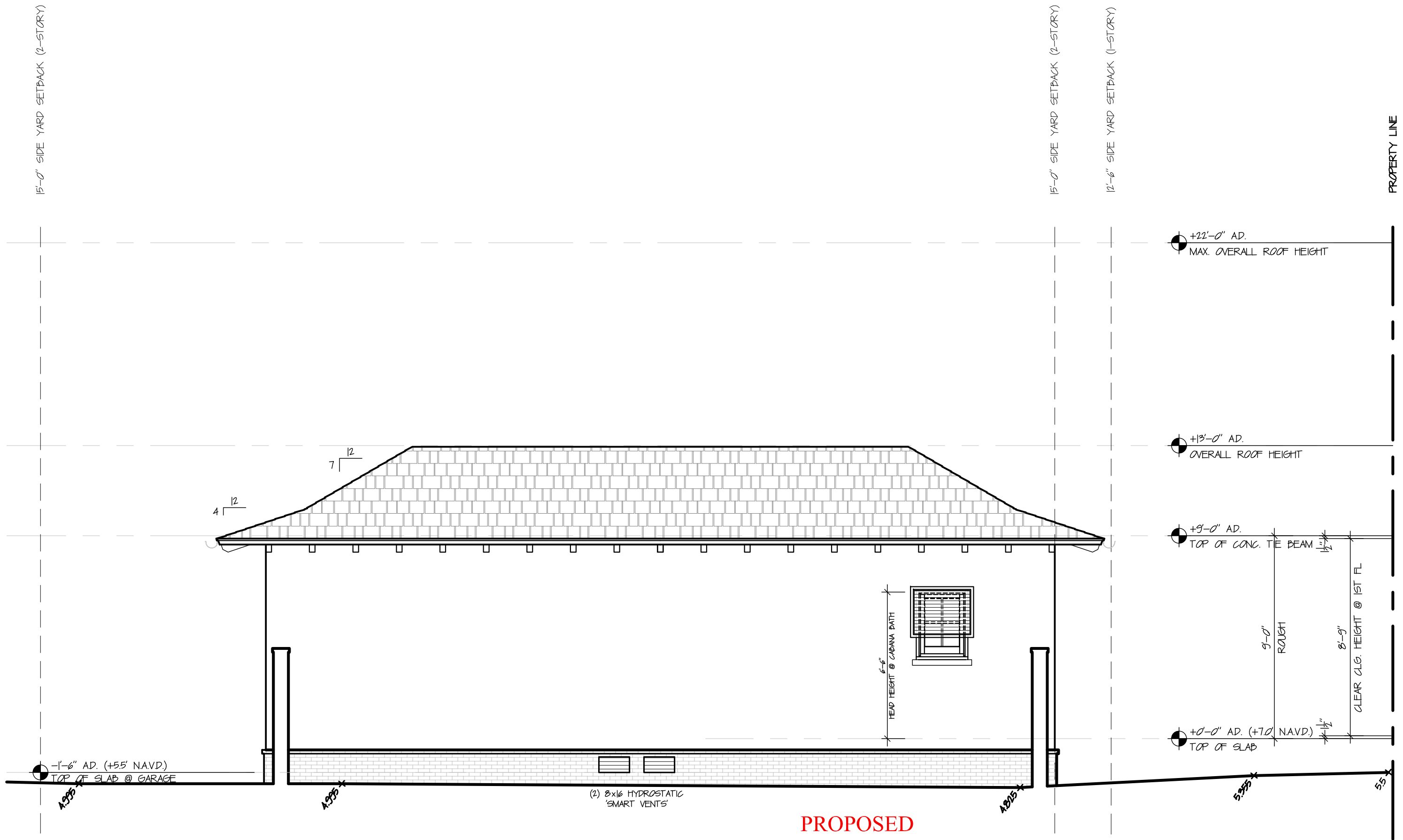
PREVIOUS #1 & #2
CABANA + 1-CAR GARAGE
NORTH ELEVATION
SCALE: 1/4"=1'-0"



PREVIOUS #1 & #2
CABANA + 1-CAR GARAGE
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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