

ARCHITECT

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

SURVEYING

RICHARD N. DEAN
DEAN SURVEYING AND MAPPING, INC.
4201 WESTGATE AVENUE, SUITE A3
WEST PALM BEACH, FLORIDA 33409
(561)625-8748

RECEIVED
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ARC-23-164 ZON-24-010

SECOND SUBMITTAL - 10/23/2023

ARCOM HEARING 12/15/2023 TOWN COUNCIL T.B.D.

161 VIA PALMA
PALM BEACH, FLORIDA

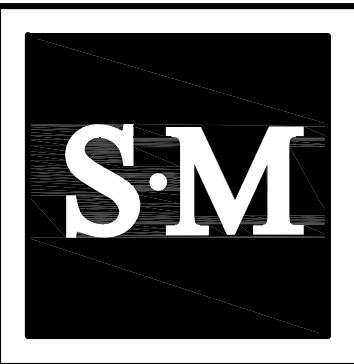
SCOPE OF WORK

- Demolition of 1 story portion of residence and stair.
- Construction of new 2-story addition and stair.

REQUIRED VARIANCES

- A variance to allow a side yard setback of 11'-2" in lieu of the 15'-0" required and the 7'-6" existing.

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GARAGE EXPANSION
HUNT RESIDENCE
161 VIA PALMA, PALM BEACH, FLORIDA
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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NO: 14075
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A-1.00

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30' EASEMENT TO THE WATER OF THE ATLANTIC OCEAN D.B. 543, PG. 382



■ FND CM Indicates Found Concrete Monument				P.O.B. Indicates Point Of Beginning
[E] Indicates Electric Service	—OHUL—			
[G] Gas METER				
Ø Indicates Utility Pole	—X—X—X—			Indicates Elevations in Feet & Decimal NAVD 1988
— Indicates Pole Anchor	—□—□—□—			
		Indicates Overhead Utility Lines		
		Indicates Aluminium Fence		
		Indicates Metal Panels		



Dean Surveying & Mapping, Inc.

"The Measuring Line Shall Go Forth" Jeremiah 31:39

4201 Westgate Ave.

West Palm Beach, Florida 33409
Suite A3

Tel:(561)625-8748
Facsimile (561)626-4558

RICHARD N. DEAN
Professional Surveyor & Mapper
Florida Certificate No. 4406
L.B. 6936

FIELD:	B.P./L.J.	DATE:	03/09/21
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RICHARD N. DEAN
Professional Surveyor & Mapper

DRAWN:	M.R.	SCALE: 1"=20'
SHEET:	2 of 2	JOB No: 021-303-1

BOUNDARY & TOPOGRAPHIC SURVEY Prepared For:
SAM & VICKIE HUNT

HUNT

SAM & VICKIE HUNT



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:	161 VIA PALMA		
2	Zoning District:	R-A		
3	Lot Area (sq.ft.):	20,300 sq.ft.		
4	Lot Width (W) & Depth (D) (Ft.):	145 ft. (W) x 140 ft. (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	AE, EL-6		
7	Zero Datum for point meas. (NAVD)	7.00' NAVD		
8	Crown of Road (COR) (NAVD)	5.25' NAVD		
9		Required/Allowed	Existing	Proposed
10	Lot Coverage	5075 s.f. / 25%	4,616 s.f. / 22.7%	4,685 sf. / 23.1%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	10,150 s.f.	7,283 s.f.	7,369 s.f.
12	* Front Yard Setback (Ft.)	35 ft. (N)	30'-0 1/2" (N)	N/C
13	* Side Yard Setback (1st Story) (Ft.)	15 ft. (W) (E)	7'-6" (W) / 47'-0" (E)	11'-2"(W) 47'-0"(E)
14	* Side Yard Setback (2nd Story) (Ft.)	15 ft. (W) (E)	15'-2" (W) / 47'-0" (E)	11'-2"(W) 47'-0"(E)
15	* Rear Yard Setback (Ft.)	15 feet (S)	27'-6" (S)	N/C
16	Angle of Vision (Deg.)	116 degrees	77° 57' 24"	N/C
17	Building Height (Ft.)	25 feet	20 feet 0 inches	N/C
18	Overall Building Height (Ft.)	35 feet	25 feet 5 inches	N/C
19	Cubic Content Ration (CCR) (R-B ONLY)	N/A	N/A	N/A
20	* * Max. Fill Added to Site (Ft.)	1.05 ft.	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.30 NAVD	7.36 NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	7.0 NAVD	7.0 NAVD	N/C
23	Landscape Open Space (LOS)(Sq Ft and %)	10,150 s.f. / 50%	10,518 s.f. / 51.8%	10,662 / 52.5%
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	2,284 s.f. / 45%	2,918 s.f. / 57%	N/C
26	* * * Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each side yard with direction (N,S,E,W)

* * Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE-COR) / 2 = Max. Fill (Sec. 134-1600)

* * * Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C If value is not changing.

GARAGE EXPANSION
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DANIEL KAHAN
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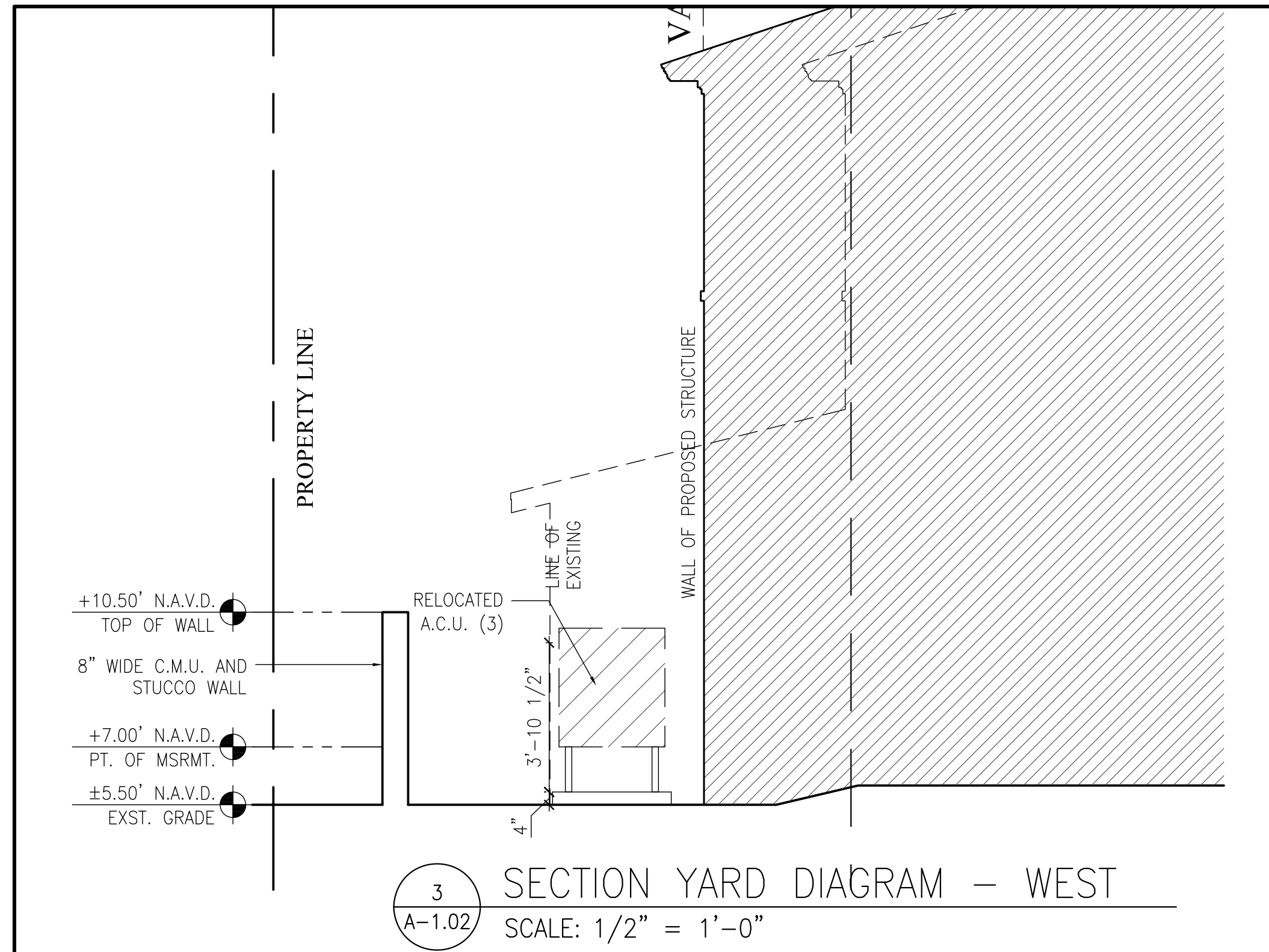
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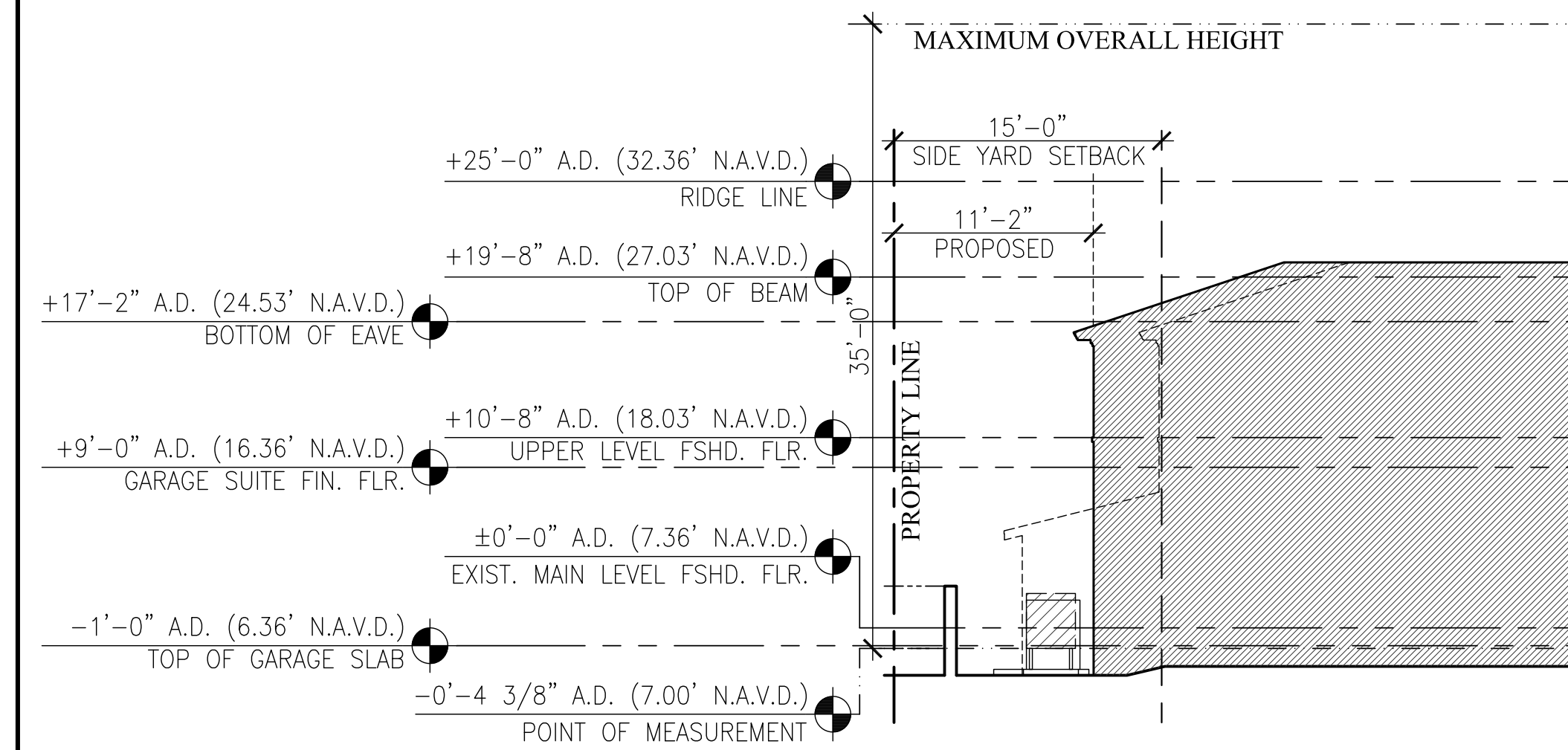
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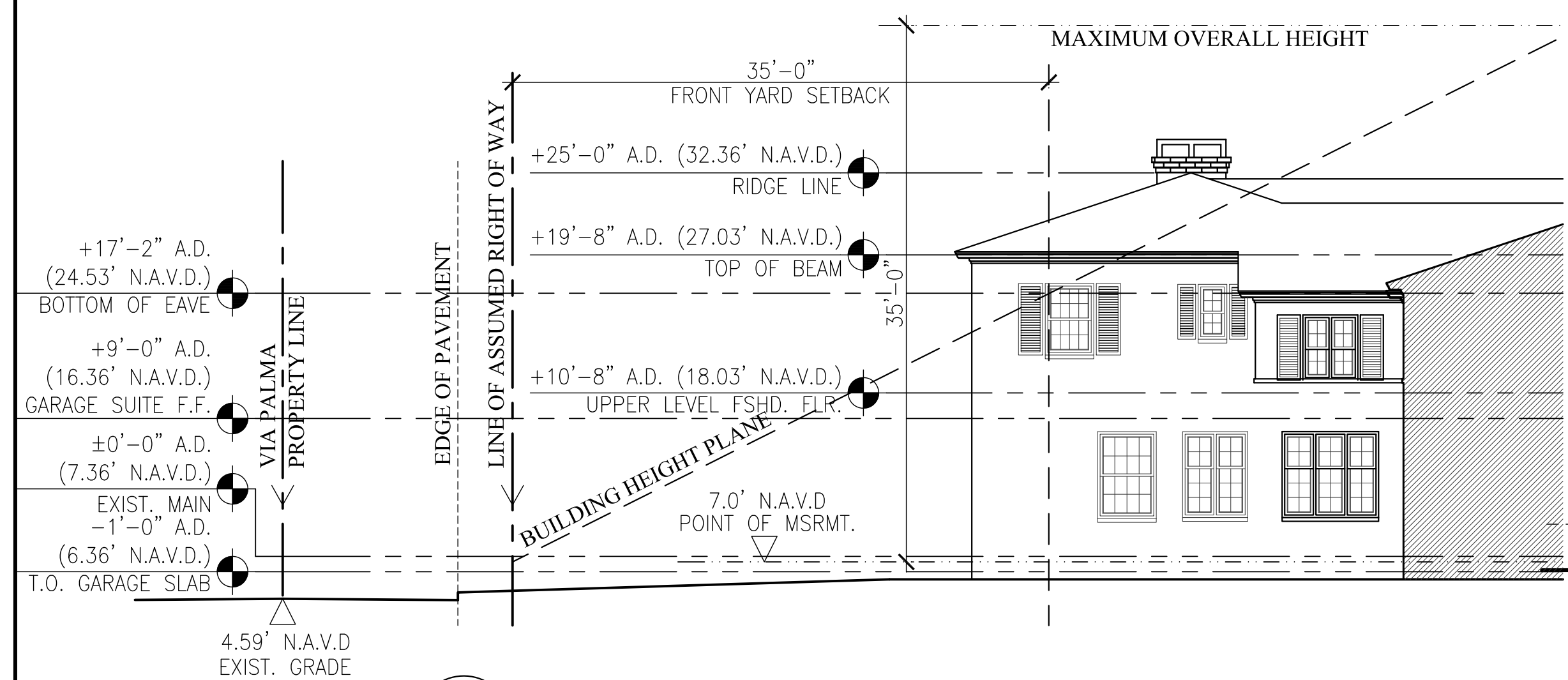
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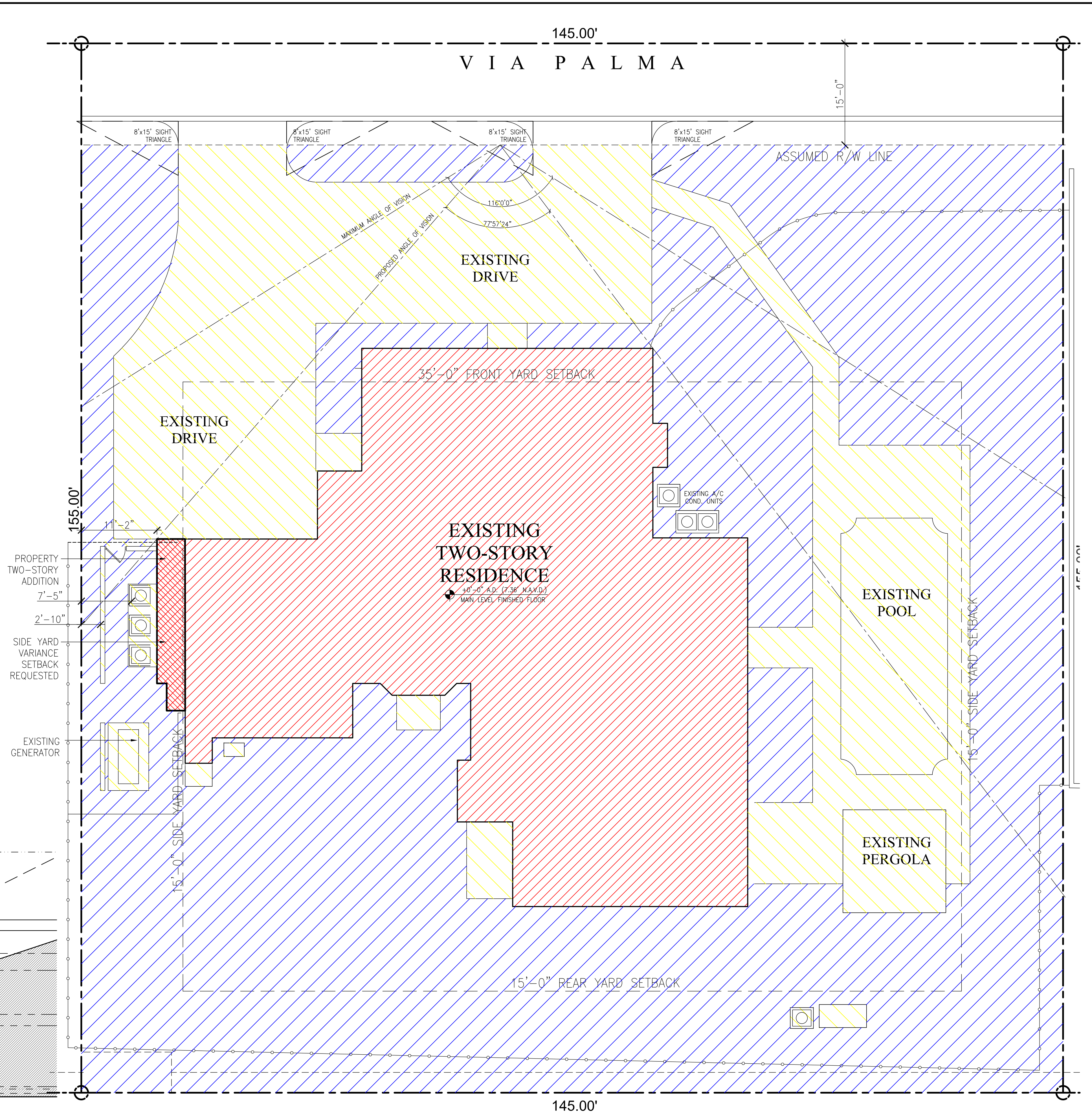
3 SECTION YARD DIAGRAM - WEST
SCALE: 1/2" = 1'-0"



2 SECTION YARD DIAGRAM - WEST
SCALE: 1/8" = 1'-0"



1 SECTION YARD DIAGRAM - NORTH
SCALE: 1/8" = 1'-0"



ZONING LEGEND		
	EXISTING	PROPOSED
LOT COVERAGE BY BUILDING	4,616 sq.ft. = 22.7%	4,685 sq.ft. = 23.1%
IMPERVIOUS SPACE (HARDSCAPE)	4,632 sq.ft. = 22.8%	4,829 sq.ft. = 23.8%
LANDSCAPE OPEN SPACE	10,518 sq.ft. = 51.8%	10,662 sq.ft. = 52.5%

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



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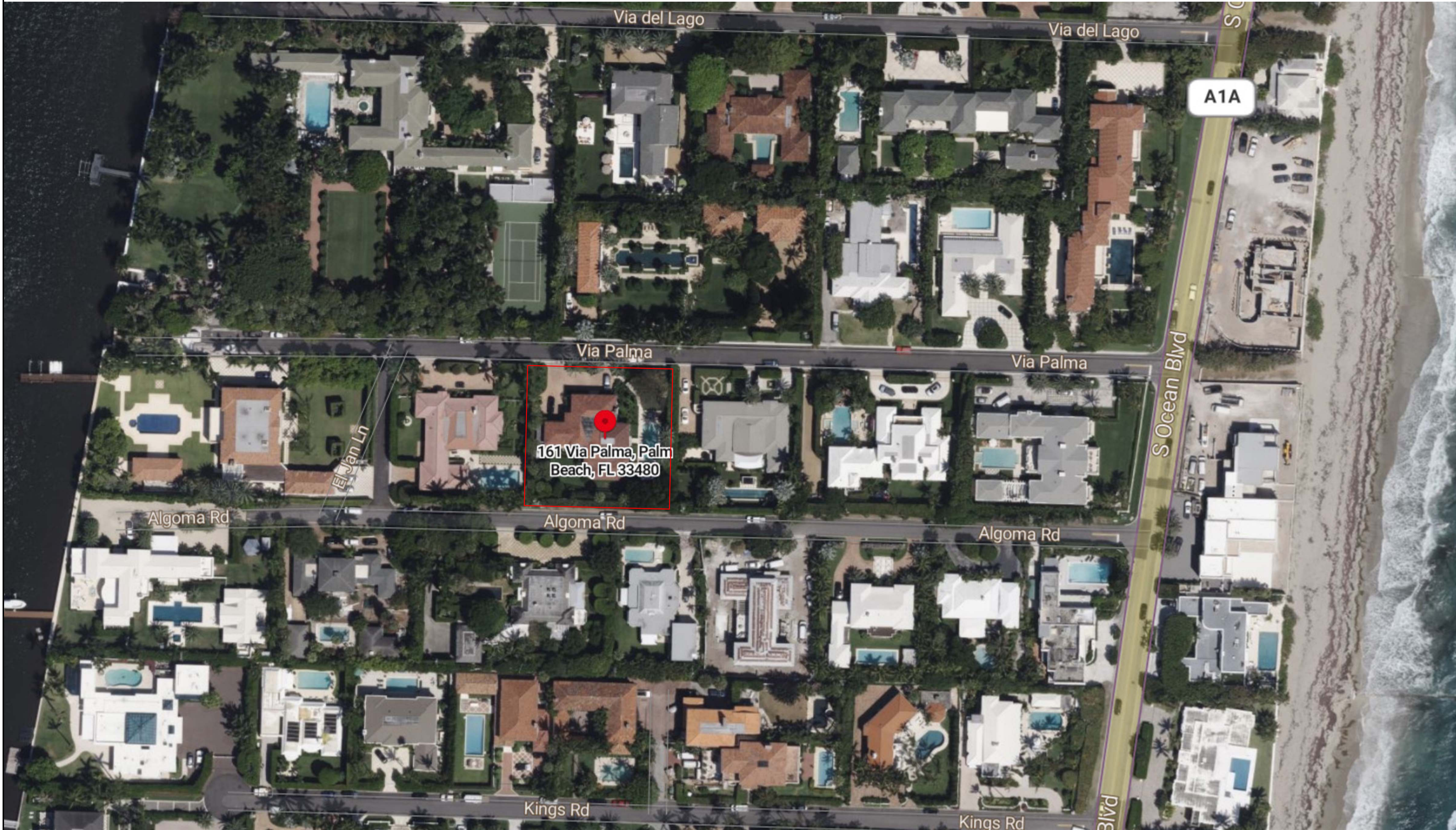
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REGISTERED ARCHITECT #4757

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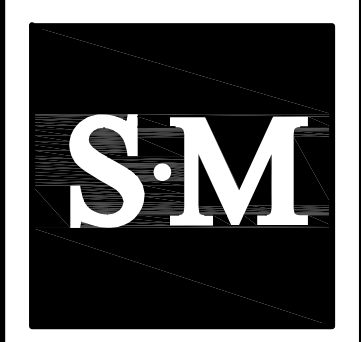
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A-1.02

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1 VICINITY MAP — AERIAL IMAGE
A-1.03 SCALE: 1/2" = 1'-0"



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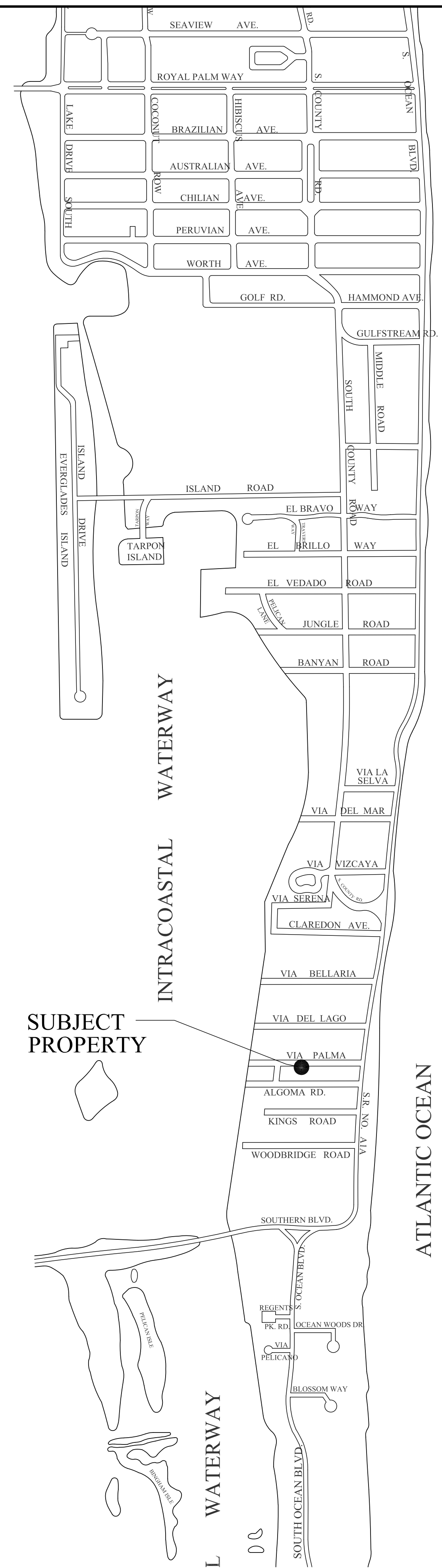
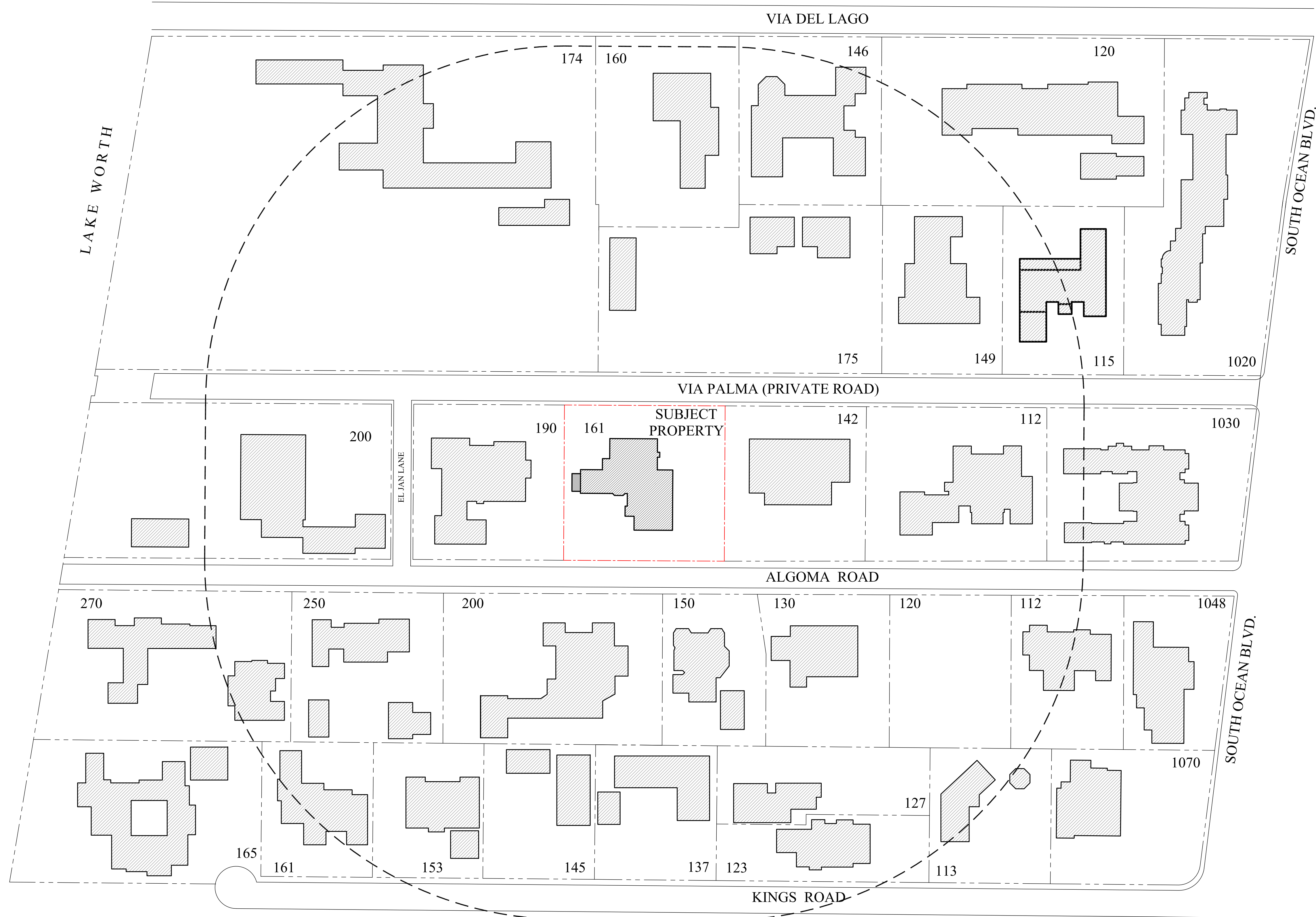
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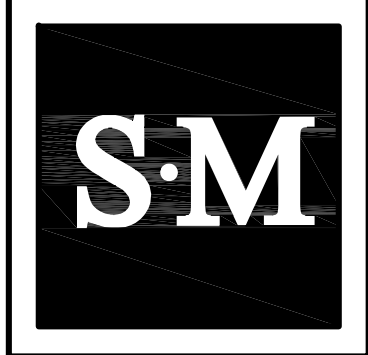
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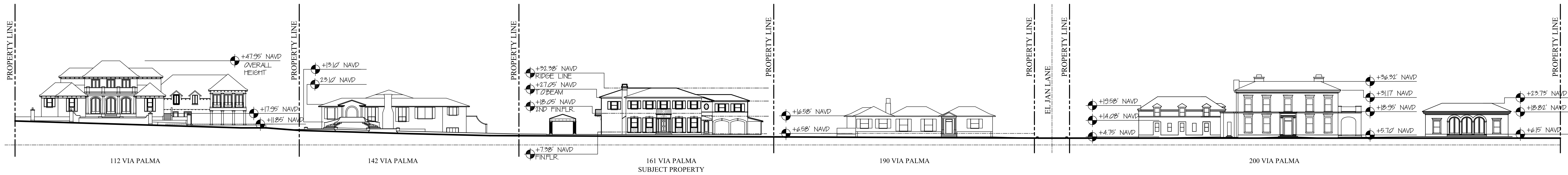
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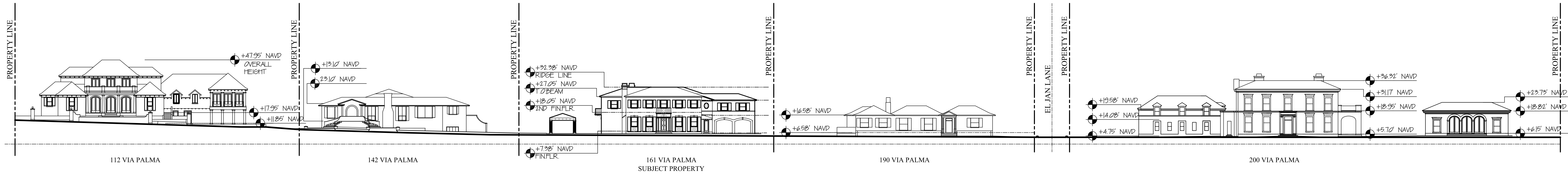
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1 EXISTING VIA PALMA STREETSCAPE LOOKING SOUTH
A-1.05 SCALE: NOT TO SCALE



2 PROPOSED VIA PALMA STREETSCAPE LOOKING SOUTH
A-1.05 SCALE: NOT TO SCALE

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161 VIA PALMA
SUBJECT PROPERTY EXISTING RESIDENCE TO REMAIN



190 VIA PALMA



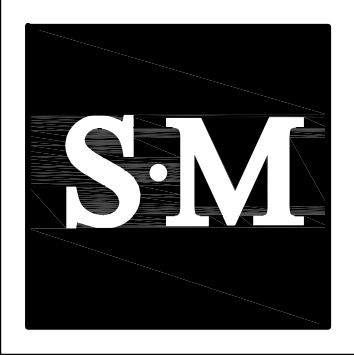
KEY MAP
SCALE: N.T.S.



142 VIA PALMA



112 VIA PALMA



GARAGE EXPANSION
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175 VIA PALMA



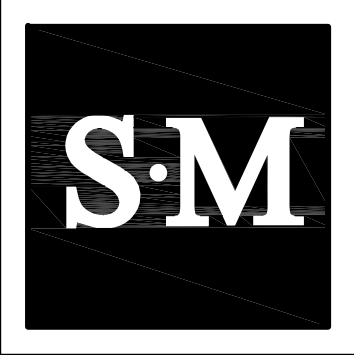
175 VIA PALMA



190 VIA PALMA



VIA PALMA LOOKING EAST



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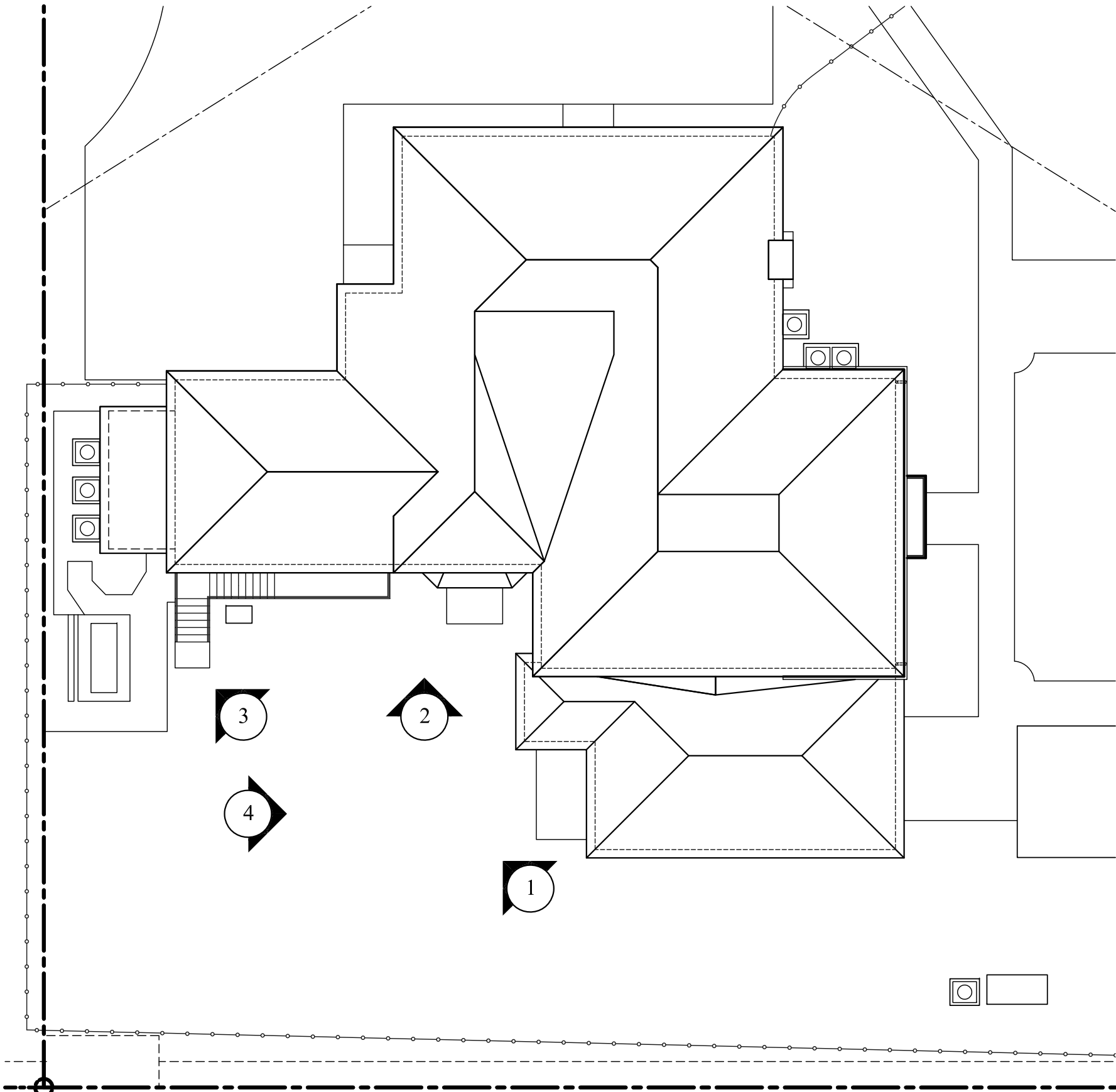
(1) EXISTING SOUTH YARD - VIEW TO NORTHWEST



(2) EXISTING SOUTH ELEVATION



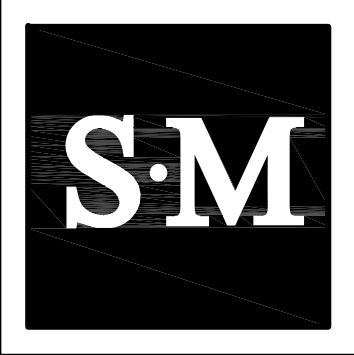
(3) EXISTING STAIR - VIEW NORTHWEST



KEY MAP - SUBJECT PROPERTY
SCALE: N.T.S.



(4) EXISTING SOUTH YARD - LOOKING EAST



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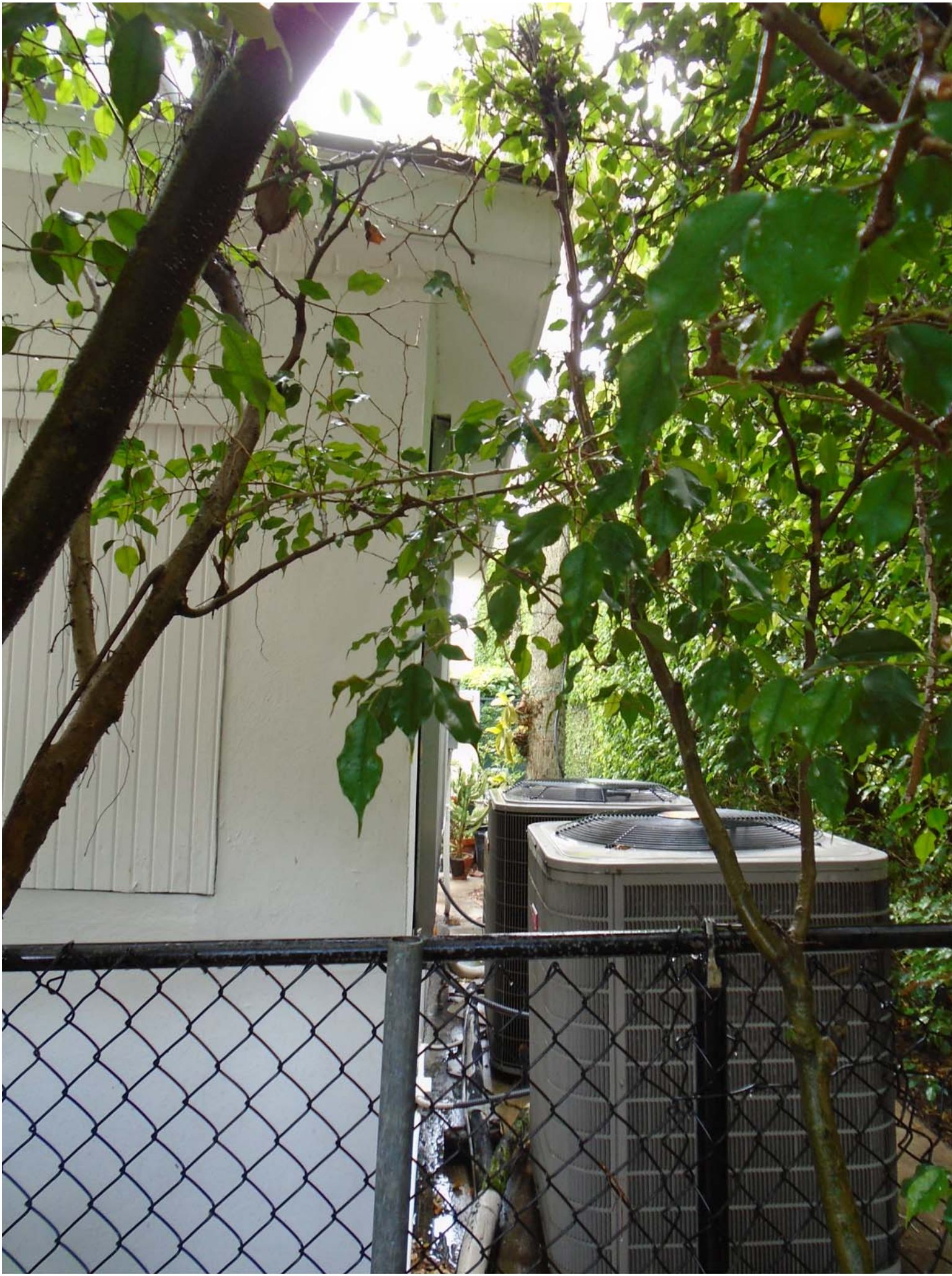
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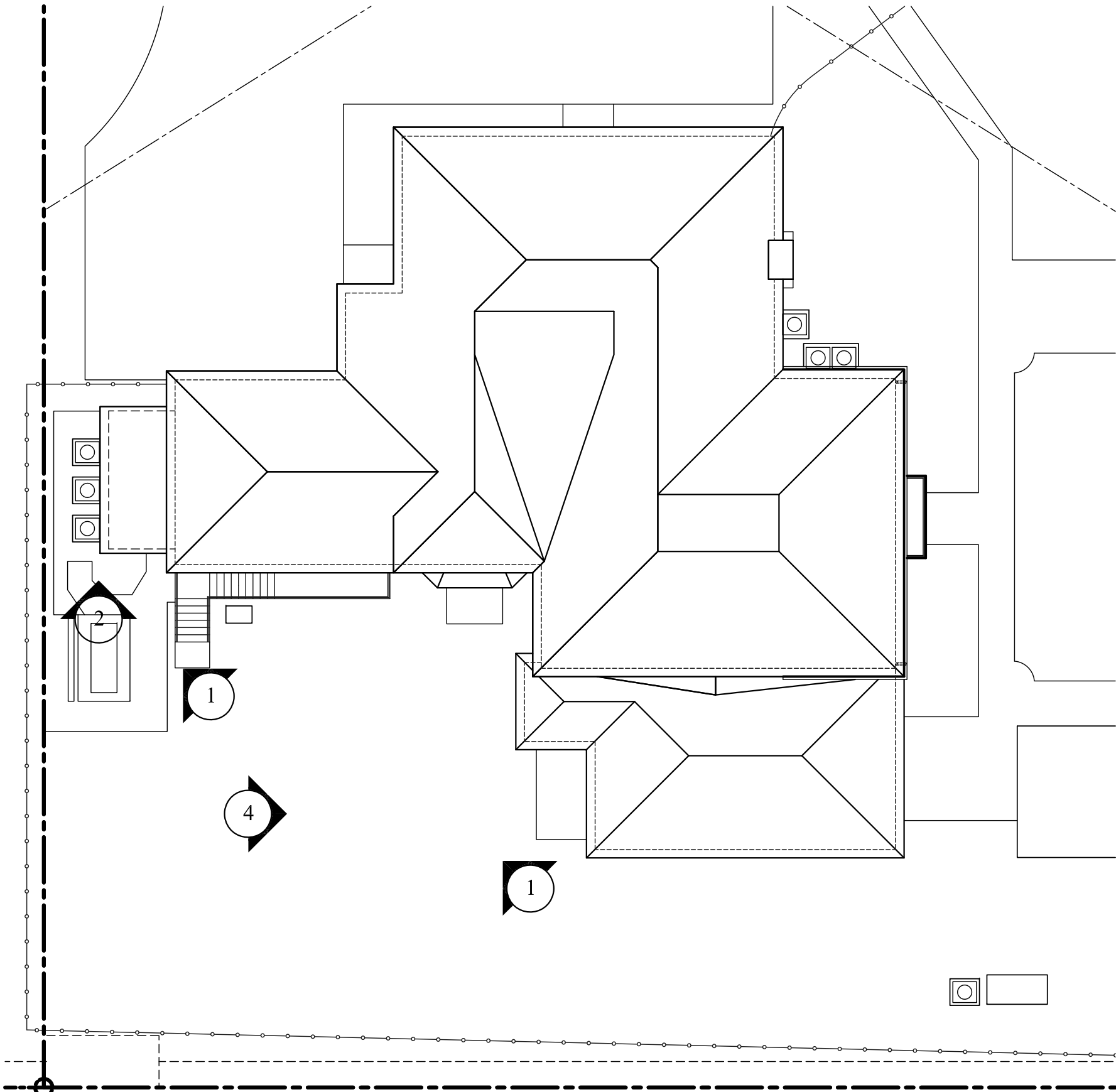
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(1) EXISTING SIDE YARD GATE - VIEW TO NORTHWEST



(3) EXISTING SIDE YARD - VIEW SOUTH



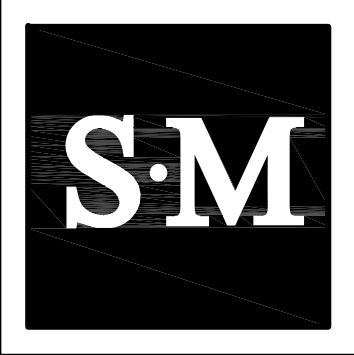
KEY MAP - SUBJECT PROPERTY
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(2) EXISTING SIDE YARD - VIEW NORTH



(4) EXISTING NORTH GARAGE ELEVATION



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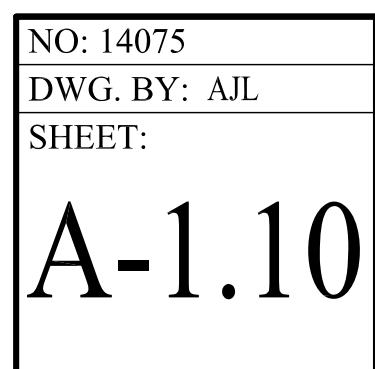
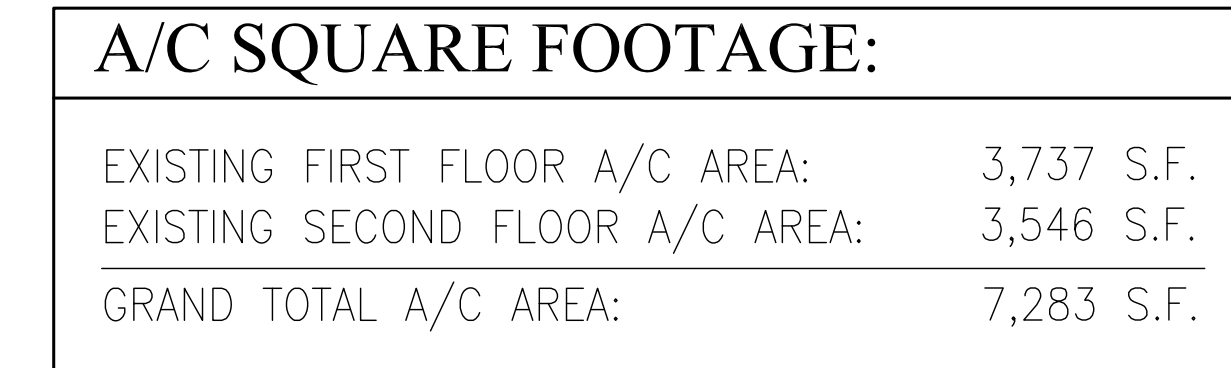
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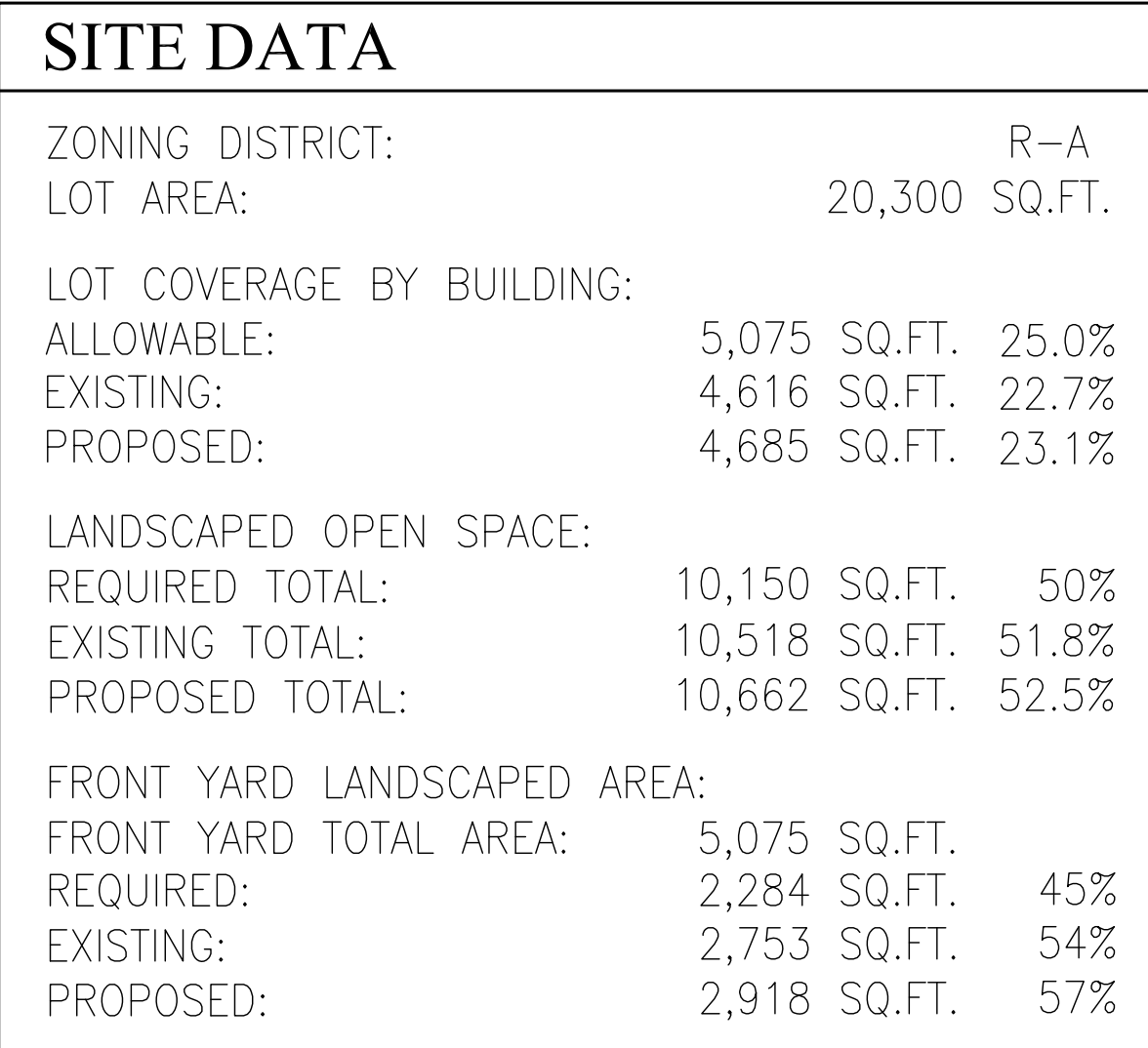
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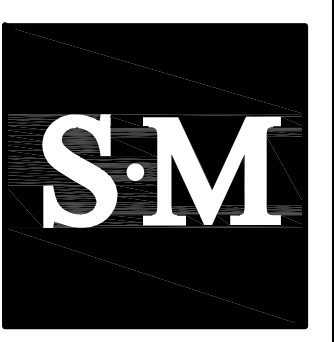
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ARC-23-164 ZON-24-010





A/C SQUARE FOOTAGE:	
EXISTING FIRST FLOOR A/C AREA:	3,737 S.F.
EXISTING SECOND FLOOR A/C AREA:	3,546 S.F.
GRAND TOTAL A/C AREA:	7,283 S.F.
PROPOSED FIRST FLOOR A/C AREA:	3,737 S.F.
PROPOSED SECOND FLOOR A/C AREA:	3,632 S.F.
GRAND TOTAL A/C AREA:	7,369 S.F.



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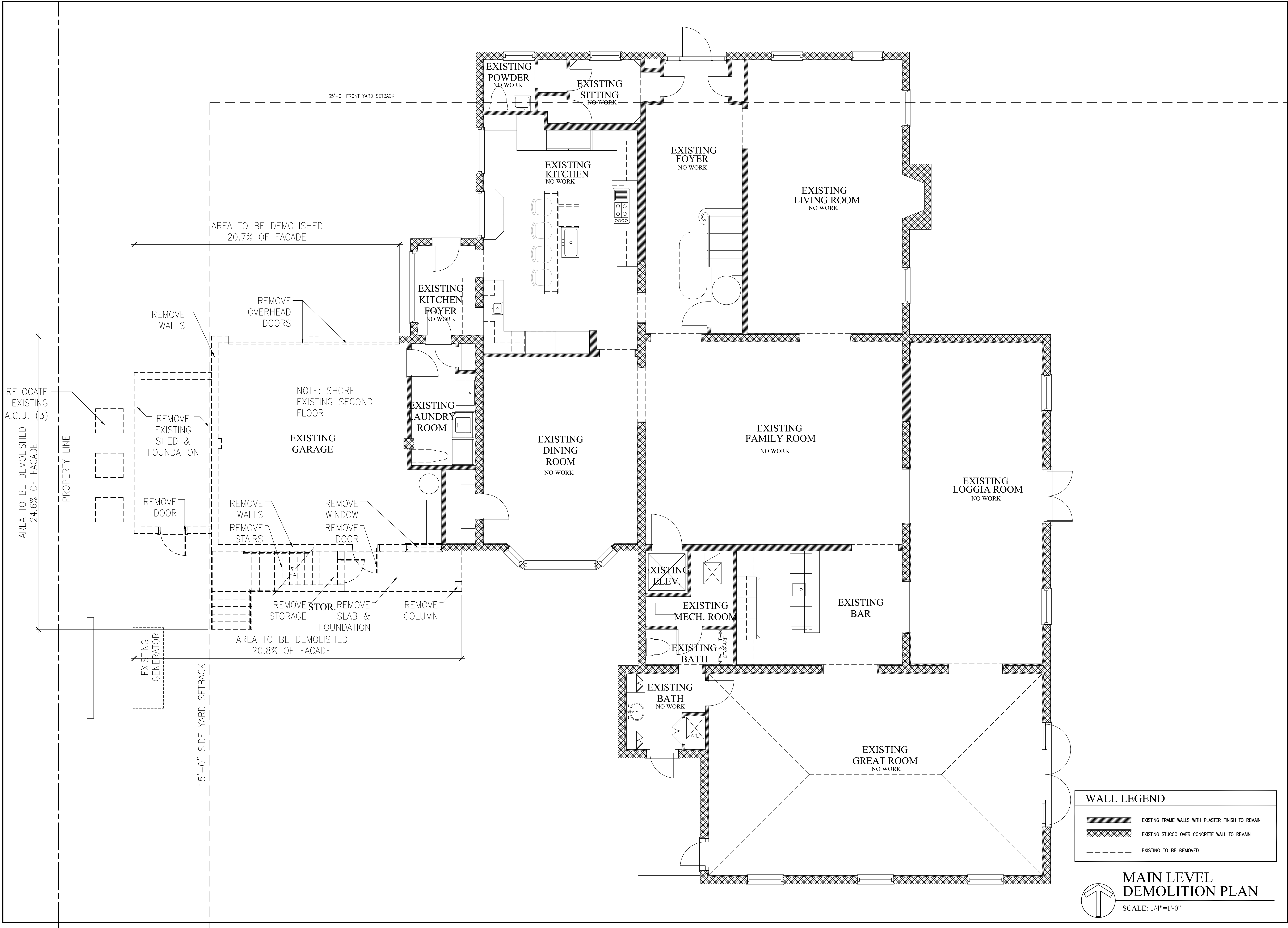
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GARAGE EXPANSION
HUNT RESIDENCE
161 VIA PALMA, PALM BEACH, FLORIDA

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

FLORIDA AAC

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REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

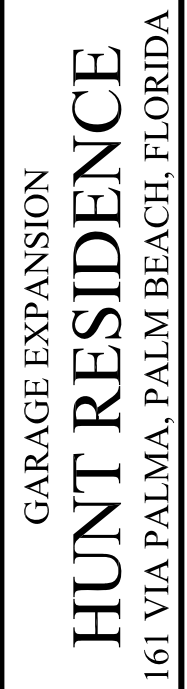
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NO: 14075
DWG. BY: AJL
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ARC-23-164 ZON-24-010

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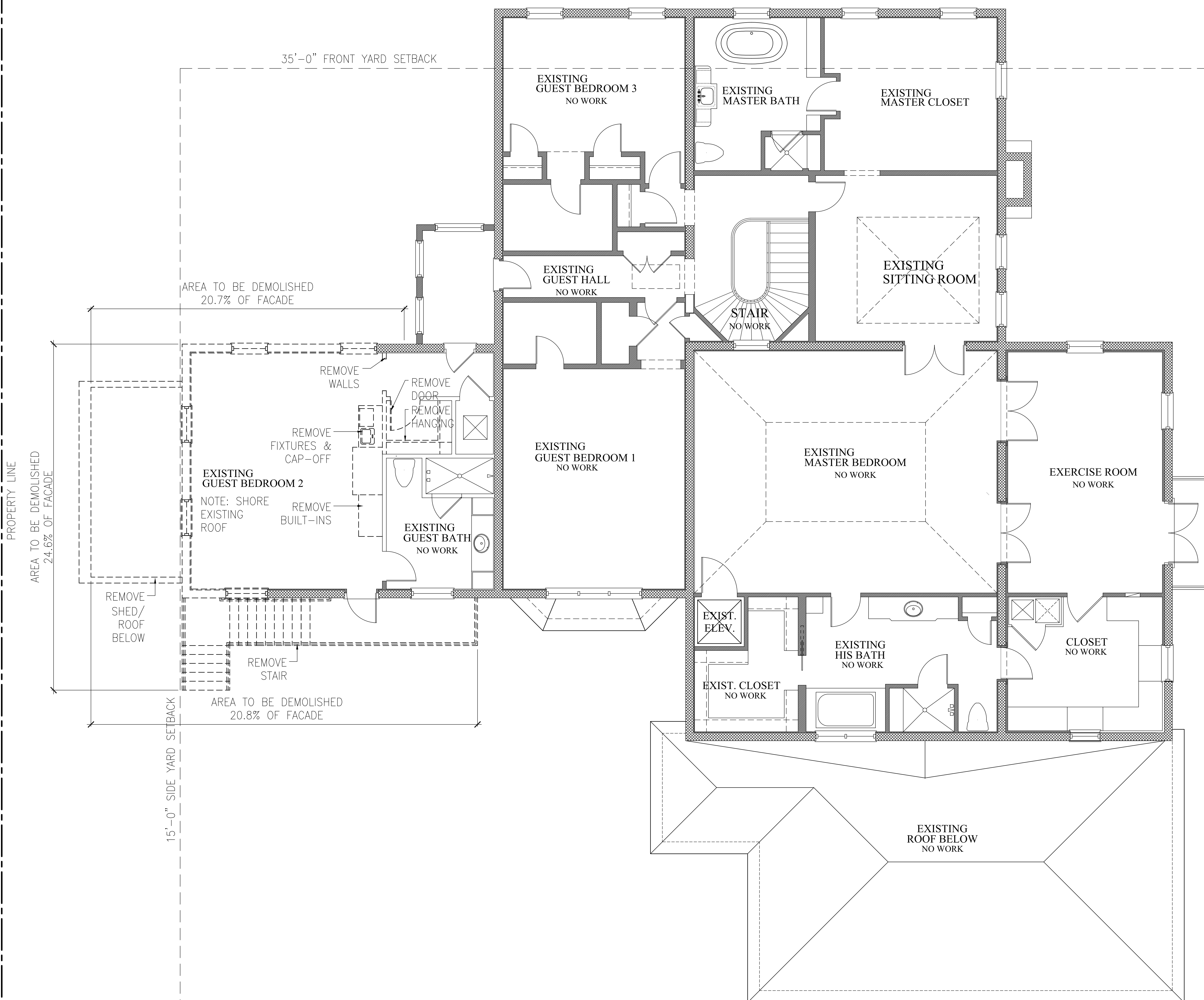
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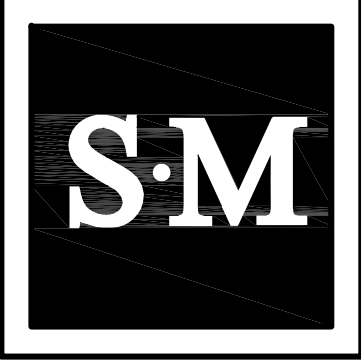
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WALL LEGEND	
	EXISTING FRAME WALLS WITH PLASTER FINISH TO REMAIN
	EXISTING STUCCO OVER CONCRETE WALL TO REMAIN
	EXISTING TO BE REMOVED


**UTTER LEVEL
DEMOLITION PLAN**
 SCALE: 1/4"=1'-0"

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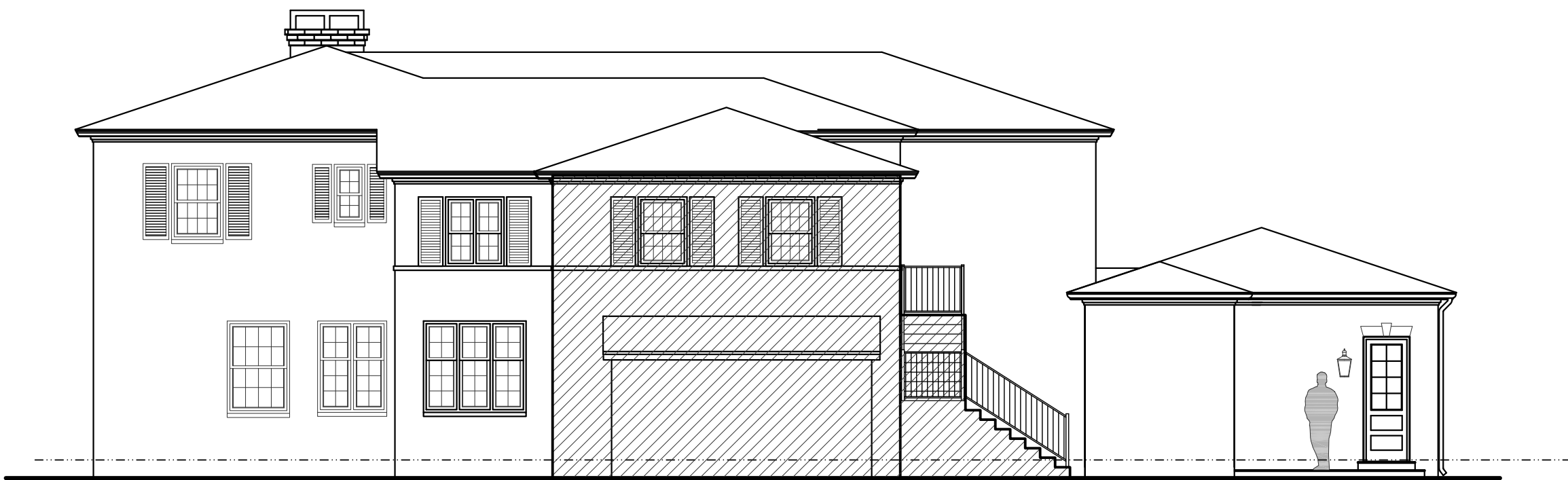
PROPOSED DEMOLITION
PERCENTAGE: 0.0%

4
A-2.02 DEMOLITION ELEVATION — EAST
SCALE: 1/8" = 1'-0"



PROPOSED DEMOLITION
PERCENTAGE: 20.7%

3
A-2.02 DEMOLITION ELEVATION — NORTH
SCALE: 1/8" = 1'-0"



PROPOSED DEMOLITION
PERCENTAGE: 24.6%

2
A-2.02 DEMOLITION ELEVATION — WEST
SCALE: 1/8" = 1'-0"



PROPOSED DEMOLITION
PERCENTAGE: 20.8%

1
A-2.02 DEMOLITION ELEVATION — SOUTH
SCALE: 1/8" = 1'-0"

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