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ZON-24-041
Second Submittal

Town Council Hearing: March 13, 2024

Addition to
Smith Residence

241 Sanford Avenue
Palm Beach, FL 33480



- Scope of Work:
- Addition of New Two-Story Structure at Rear of Existing Residence.
 - New Structure to Match Existing in Color and Finished Materials.

Project Team

CONSULTANT	CONTACT INFORMATION
Architect	Smith Architectural Group 205 Phipps Plaza Palm Beach, Florida (561) 832-0202

Drawing Sheet Index

NO.	DESCRIPTION	SCALE
Cover	Cover Sheet and Index	No Scale
A000	Existing and Proposed Site Plan	1/8"=1'-0"
A001	Location and Vicinity Maps	No Scale
A002	Site Calculation Graphics	
D100	Demolition Floor Plans	1/2"=1'-0"
A100	Existing and Proposed Partial First Floor Plan	1/2"=1'-0"
A101	Existing and Proposed Partial Second Floor Plan	1/2"=1'-0"
A102	Existing and Proposed Partial Roof Plans	
A200	Existing and Proposed Partial West Elevations	1/2"=1'-0"
A201	Existing and Proposed Partial North Elevations	1/2"=1'-0"
A202	Proposed Colored Elevations	1/2"=1'-0"
A203	Existing Photos	
A204	Streetscape Photos	
A300	Wall Section	1"=1'-0"
CSP	Construction Staging and Screening Plan Truck Logistics Plan	
Survey		



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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Addition to Residence of
Mr. and Mrs. Jeffery W. Smith
241 Sanford Avenue
Palm Beach, FL 33480

AAC001849

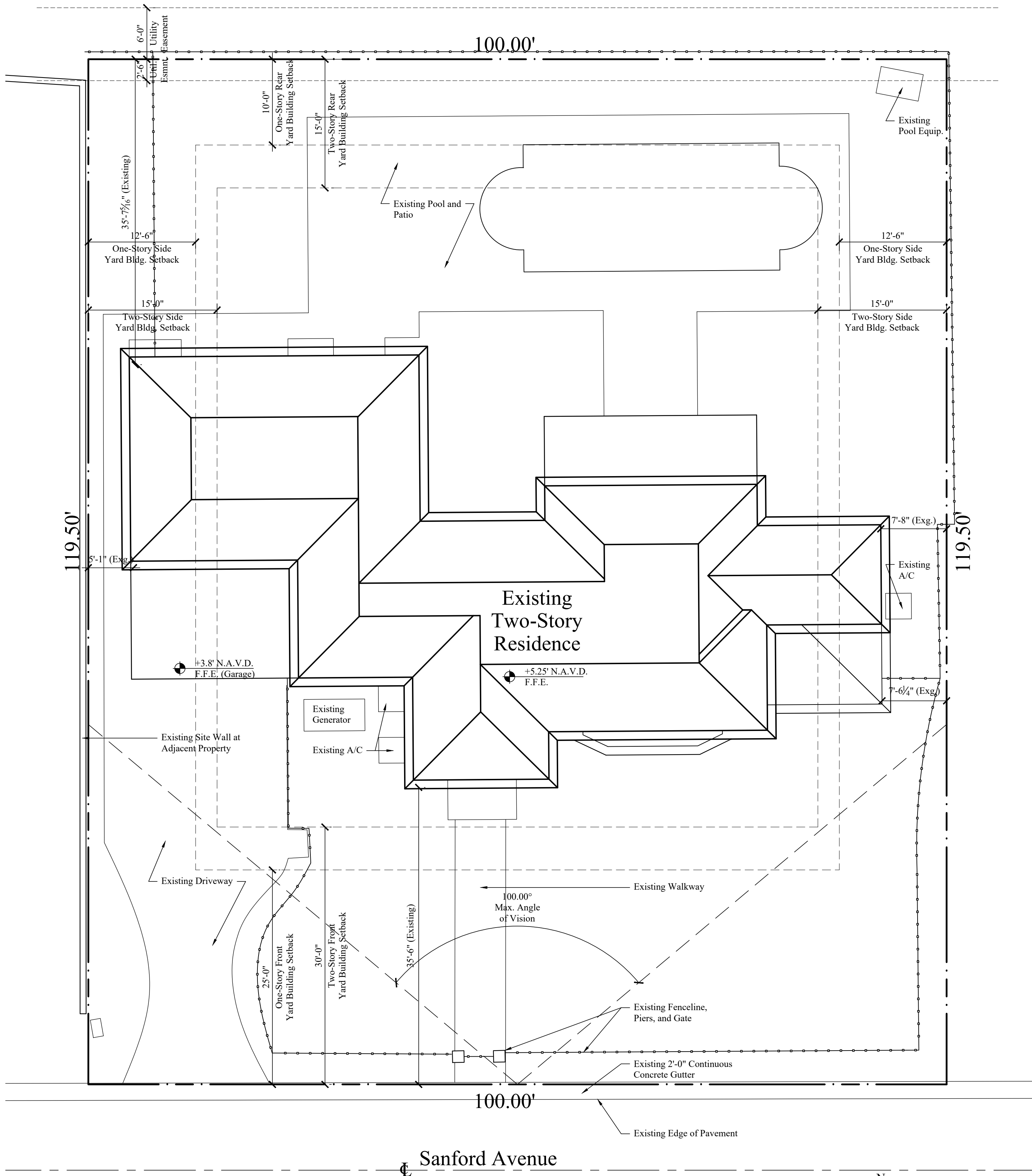
Jeffery W. Smith
AR9772

SHEET NO.
Cover

Zoning Legend				
Line #				
1	Property Address: 241 Sanford Avenue			
2	Zoning District: R-B			
3	Lot Area (sq. ft.): 11,950 Square Feet Total			
4	Lot Width (W) & Depth (D) (ft.): 100.00' (W) x 119.50' (D)			
5	Structure Type: Two-Story Single Family Residence			
6	FEMA Flood Zone Designation: AE			
7	Zero Datum for point of meas. (NAVD)			
8	Crown of Road (COR) (NAVD)			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	24.7%	25.3%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Access Structures, etc.)		5,298 Sq Ft	5,436 Sq Ft
12	*Front Yard Setback (Ft.)	30' (Two-Story)	35.5'	NC
13	*Side Yard Setback (1st Story) (Ft.)	12.5'	5.1' (W)	NC
14	*Side Yard Setback (2nd Story) (Ft.)	15'	5.1' (W) / 7.5' (E)	NC
15	*Rear Yard Setback (Ft.)	15' (Two-Story)	34.7'	NC
16	Angle of Vision (Deg.)	100	100	NC
17	Building Height (Ft.)	22'-0"	18'-4"	NC
18	Overall Building Height (Ft.)	30'	28'-3 1/4"	NC
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.98	3.78	3.88
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)		5.25'	NC
22	Base Flood Elevation (BFE)(NAVD)	6.00'		
23	Landscape Open Space (LOS) (Sq Ft and %)	45% Min.	50.5%	49.9%
24	Perimeter LOS (Sq Ft and %)	50% Min.	72.8%	72.5%
25	Front Yard LOS (Sq Ft and %)	40% Min.	80.4%	NC
26	*** Native Plant Species %	Please refer to TOP8 Landscape Legend.		

Building Calculations

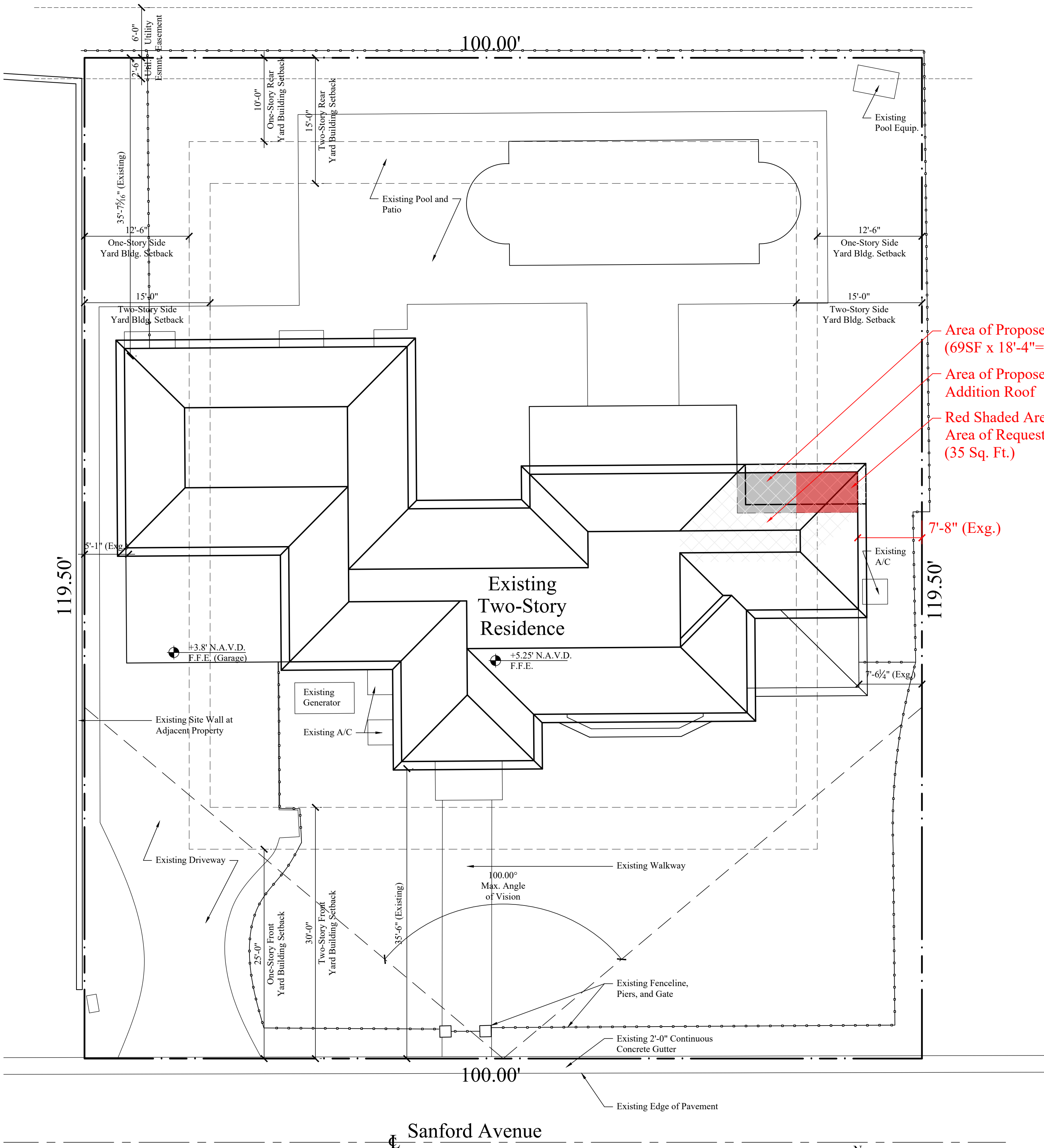
Existing 1st Floor Conditioned Space	2,557 SF
Existing 2nd Floor Conditioned Space	2,341 SF
Garage	400 SF
Proposed 1st Floor Conditioned Space	69 SF (2,626 SF New 1st Floor Total)
Proposed 2nd Floor Conditioned Space	69 SF (2,410 SF New 2nd Floor Total)
Total Enclosed Space	5,436 SF
Terrace	202 SF



Existing Site Plan

Scale:

1/8" = 1'-0"



Proposed Site Plan

Scale:

1/8" = 1'-0"

Area of Proposed Two-Story Addition
(69SF x 18'-4"=1264.77CF= +.10 CCR)
Area of Proposed Addition Roof
Red Shaded Area Denotes Area of Requested Variance (35 Sq. Ft.)



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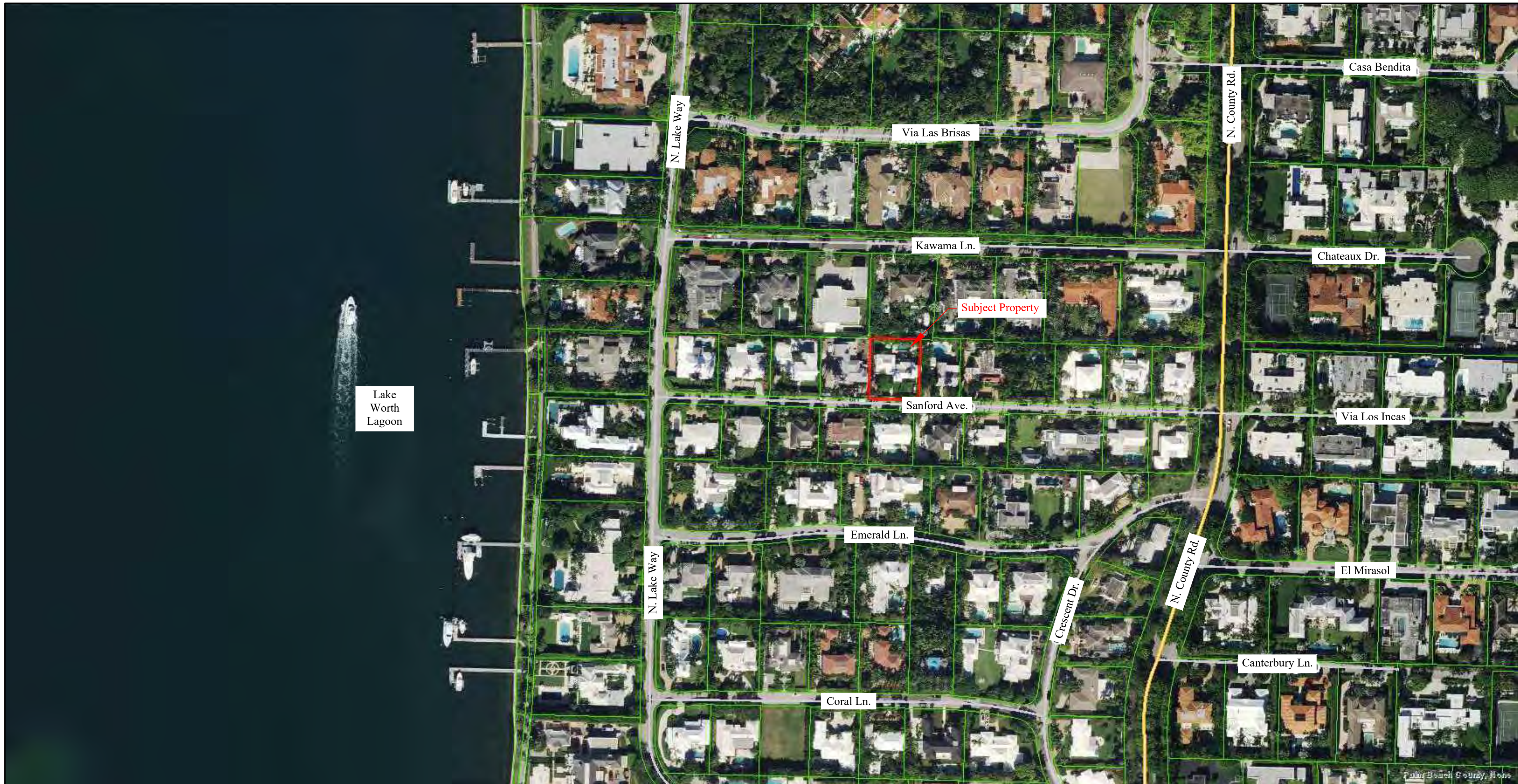
241 Sanford Avenue

AAC001849

Jeffery W. Smith
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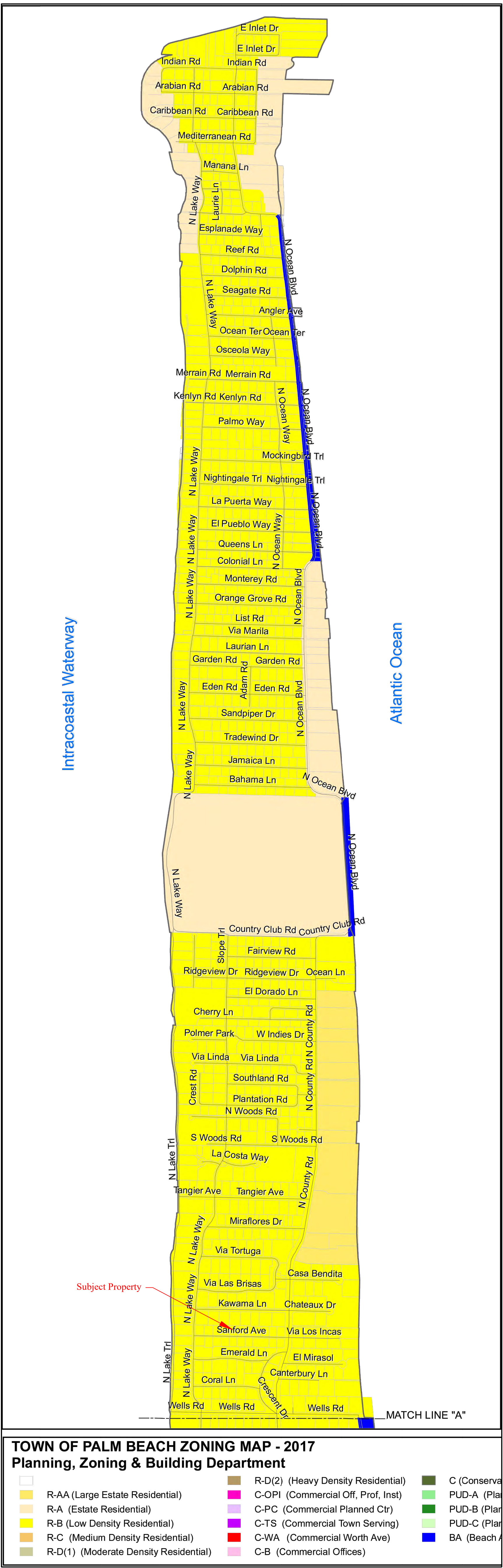
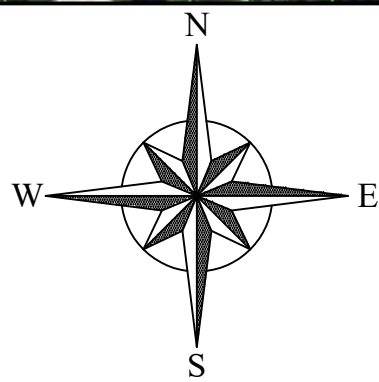
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Vicinity Location Map

Scale:

Not to Scale



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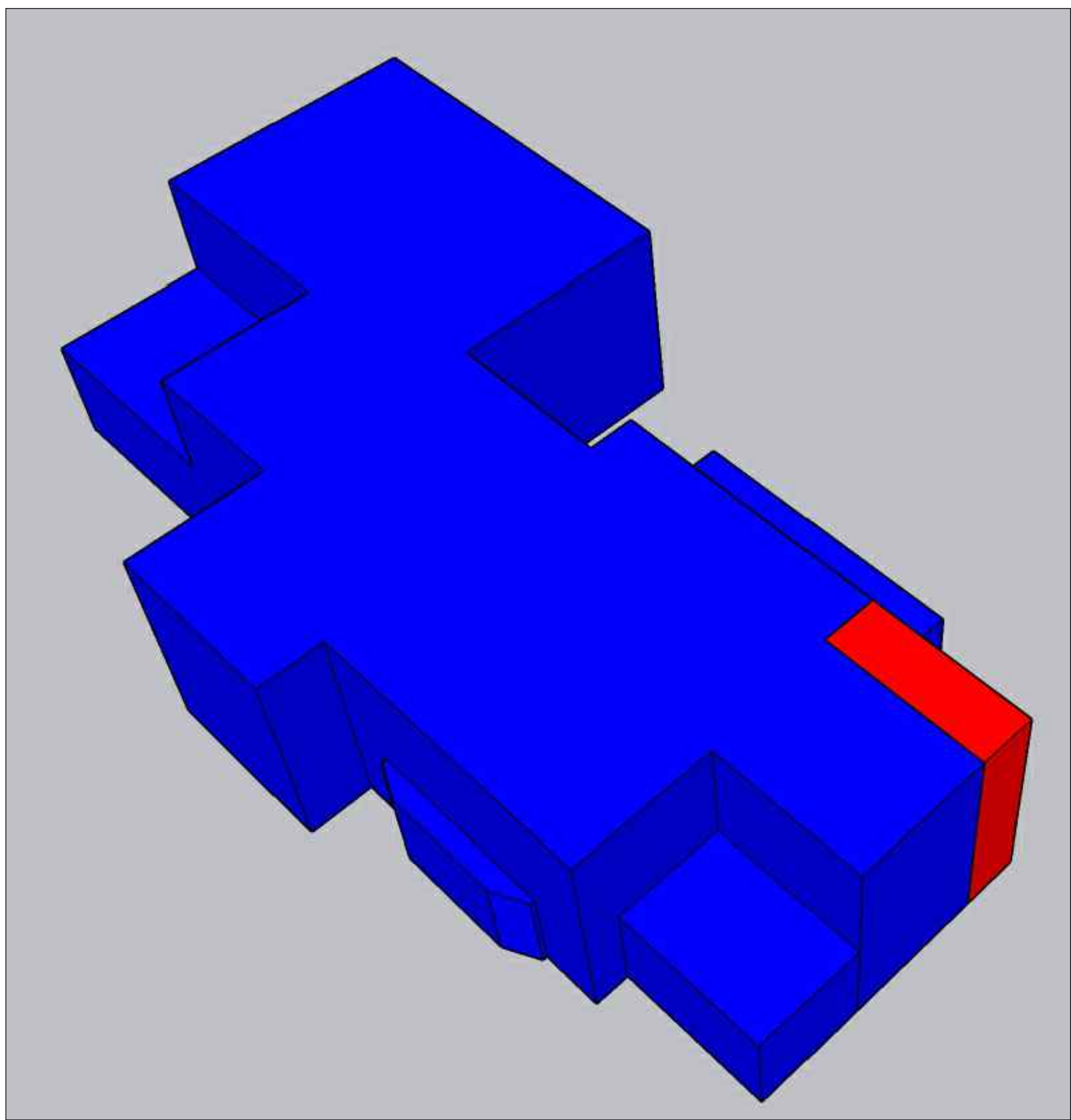
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5	Structure Type: Two-Story Single Family Residence			
6	(Single-Family, Multi-Family, Comm., Other)			
7	FEMA Flood Zone Designation: AE			
8	Zero Datum for point of meas. (NAVD) 5.52' NAVD			
9	Crown of Road (COR) (NAVD) 6.00' NAVD			
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26	Front Yard LOS (Sq Ft and %)	40% Min.	80.4%	NC
27	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		



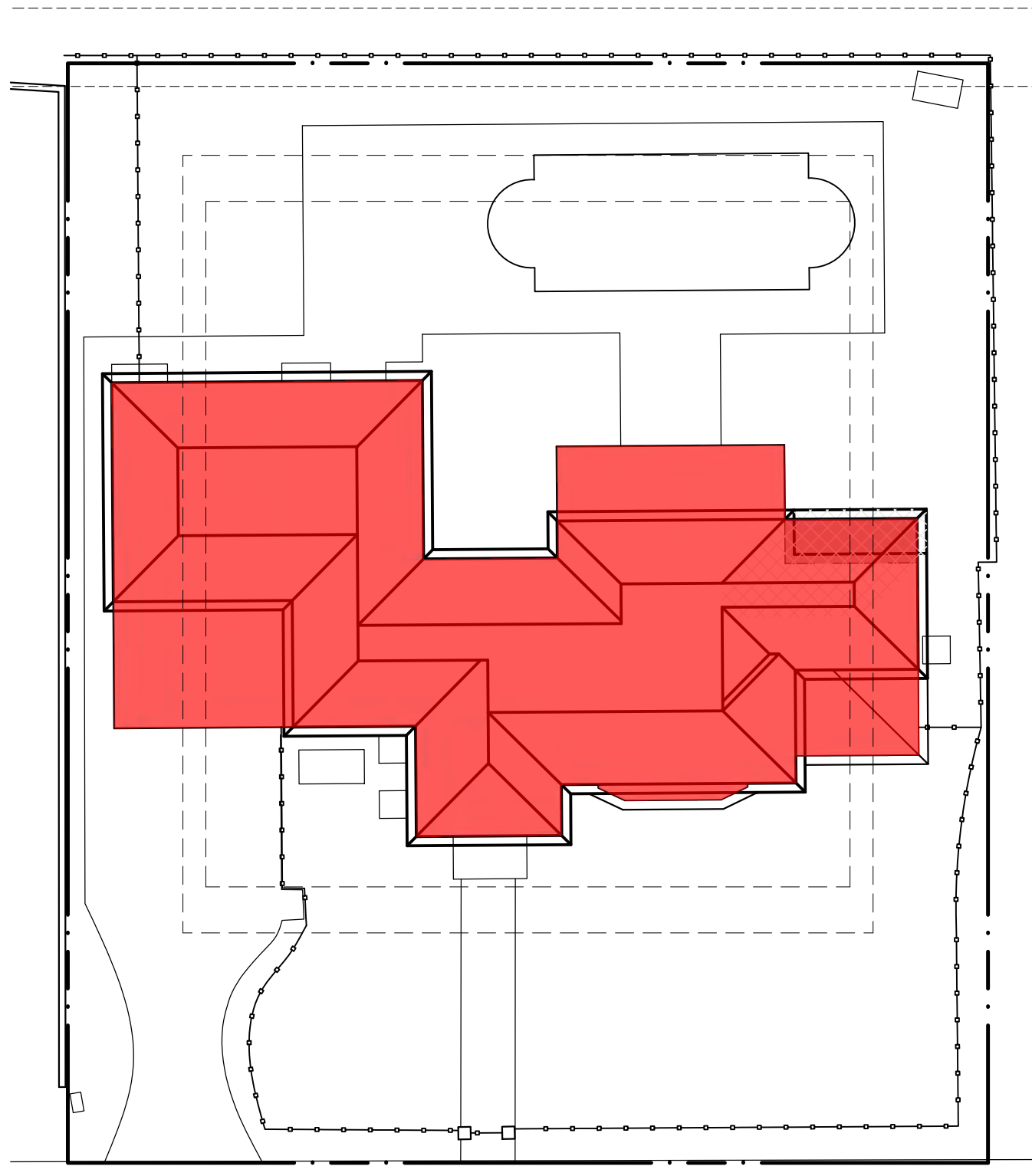
Maximum CCU = 3.98

Existing CCR = 3.78

New Addition = 69 Sq. Ft. x 18'-4" (Match Existing Top Plate and Finished Floor) = 1,265 Cubic Feet = .10 CCR

New Proposed CCR = 3.78 (Exg) + .10 (New) = 3.88 Total CCR

CCR
Scale: 1/16" = 1'-0"



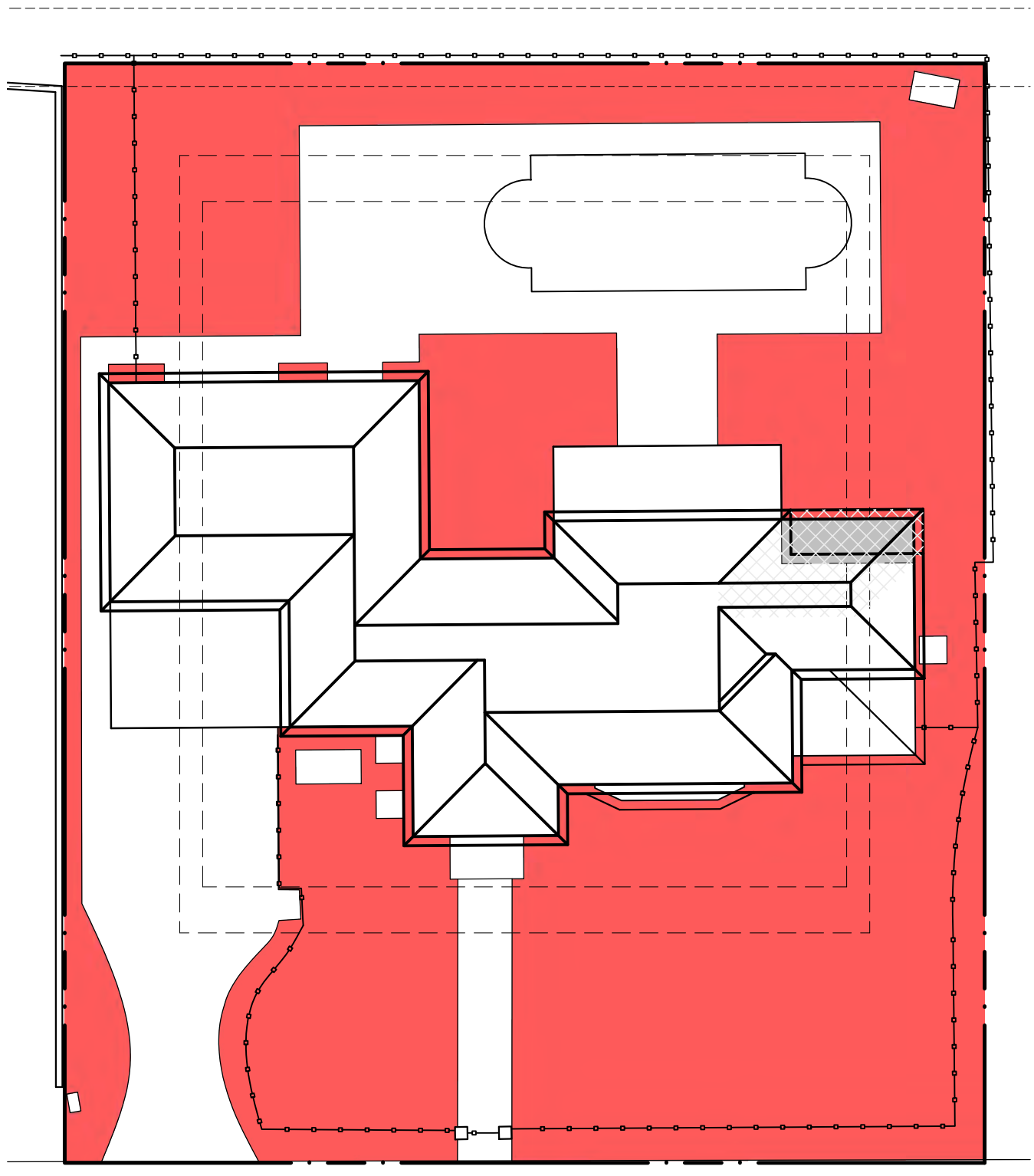
Lot Coverage

Scale: 1/16" = 1'-0"

Maximum Lot Coverage = 30%

Site Area = 11,950 Sq. Ft.
Covered Area = 3,026 Sq. Ft. = 25.3%

Existing 24.7% = Increase of 0.6% Covered Area



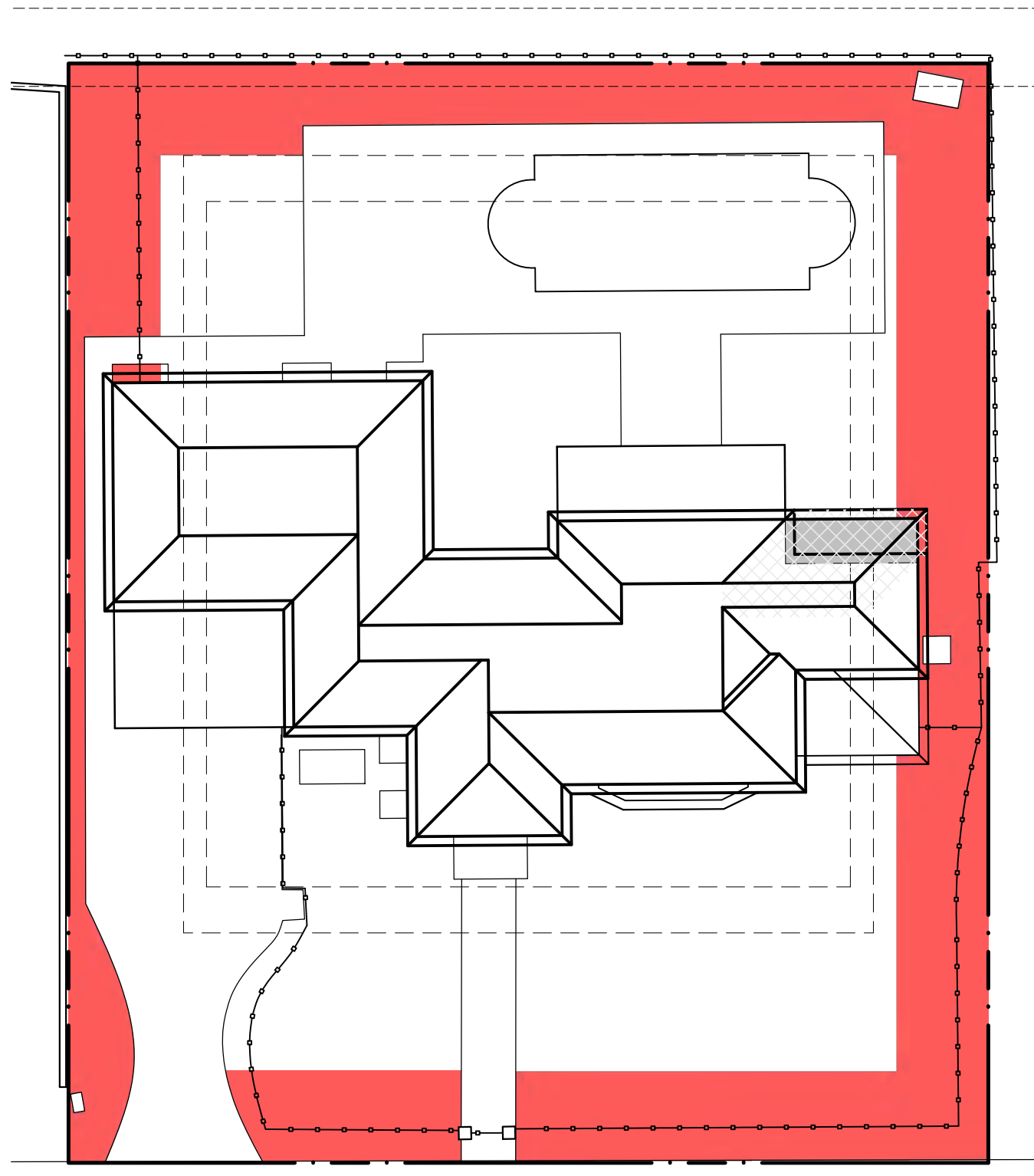
Landscape Open Area

Scale: 1/16" = 1'-0"

Minimum Landscape Open Area = 45%

Site Area = 11,950 Sq. Ft.
Open Landscape Area = 5,969 Sq. Ft. = 49.9%

Existing 50.5% = Decrease of 0.6% Open Space



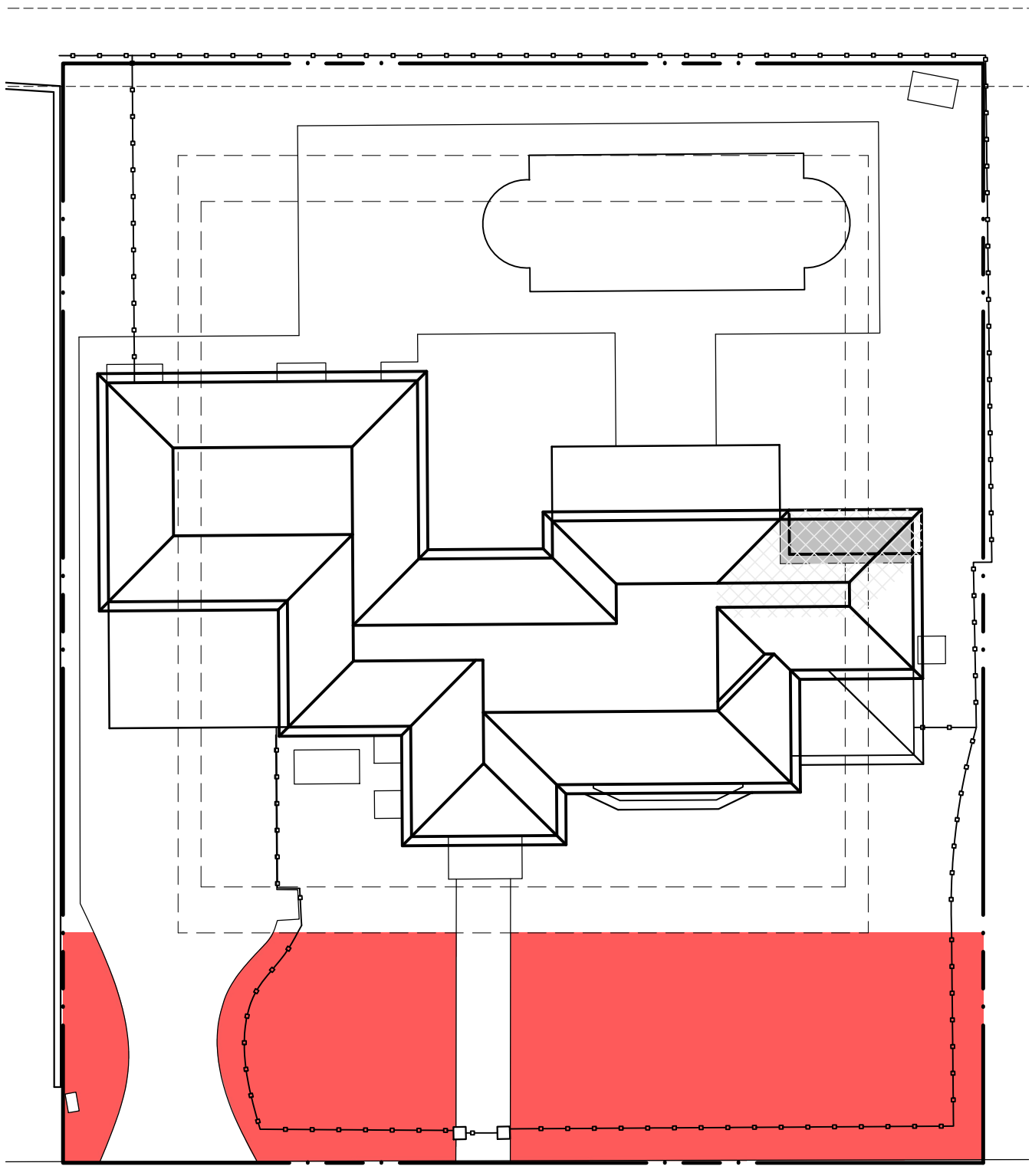
Perimeter Landscape Open Area

Scale: 1/16" = 1'-0"

Minimum Perimeter Landscape Open Area = 50%

Perimeter = 3,990 Sq. Ft.
Open Landscape Area = 2,894.5 Sq. Ft. = 72.5%

Existing 72.8% = Decrease of 0.3% Open Space



Front Yard Landscape Open Area

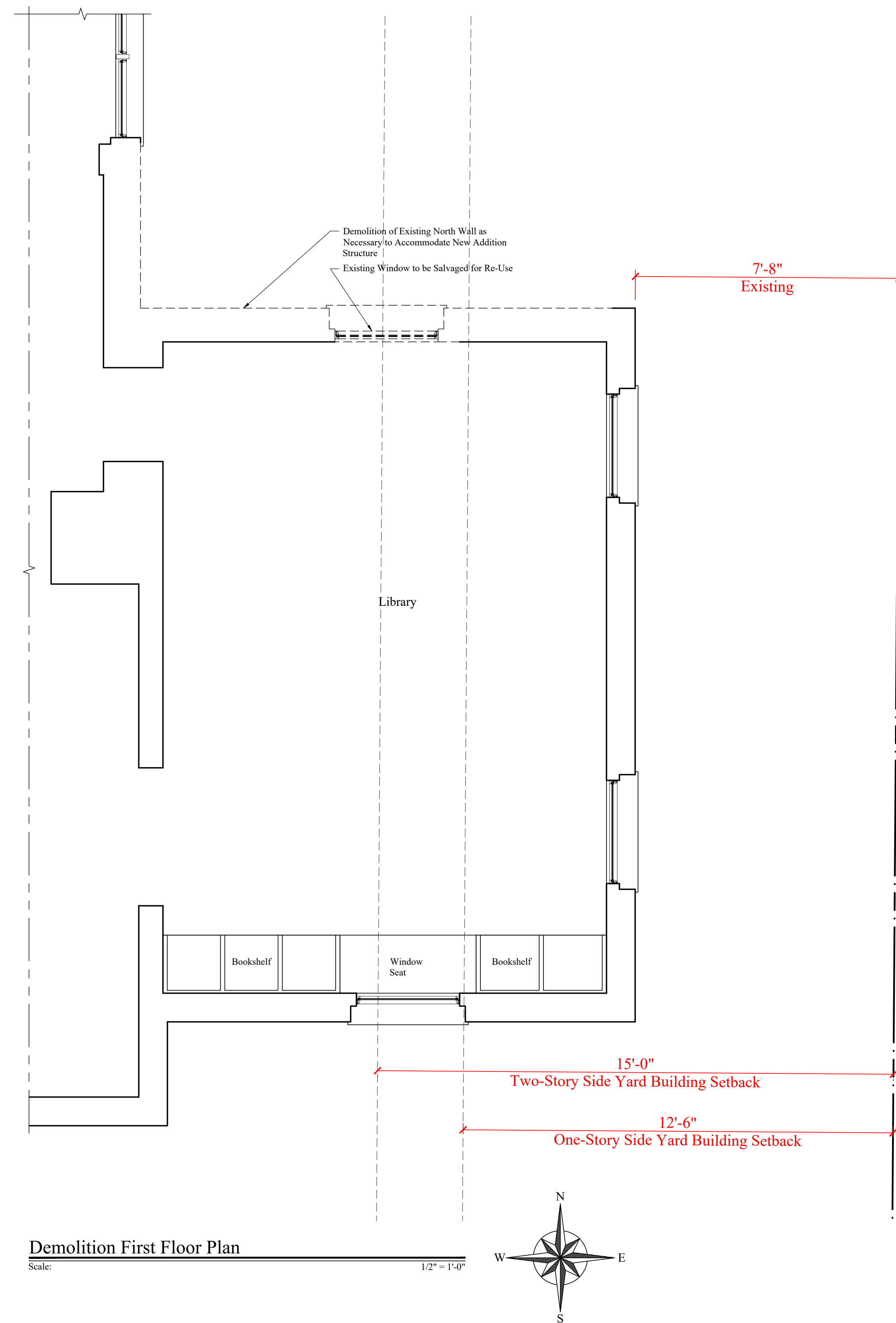
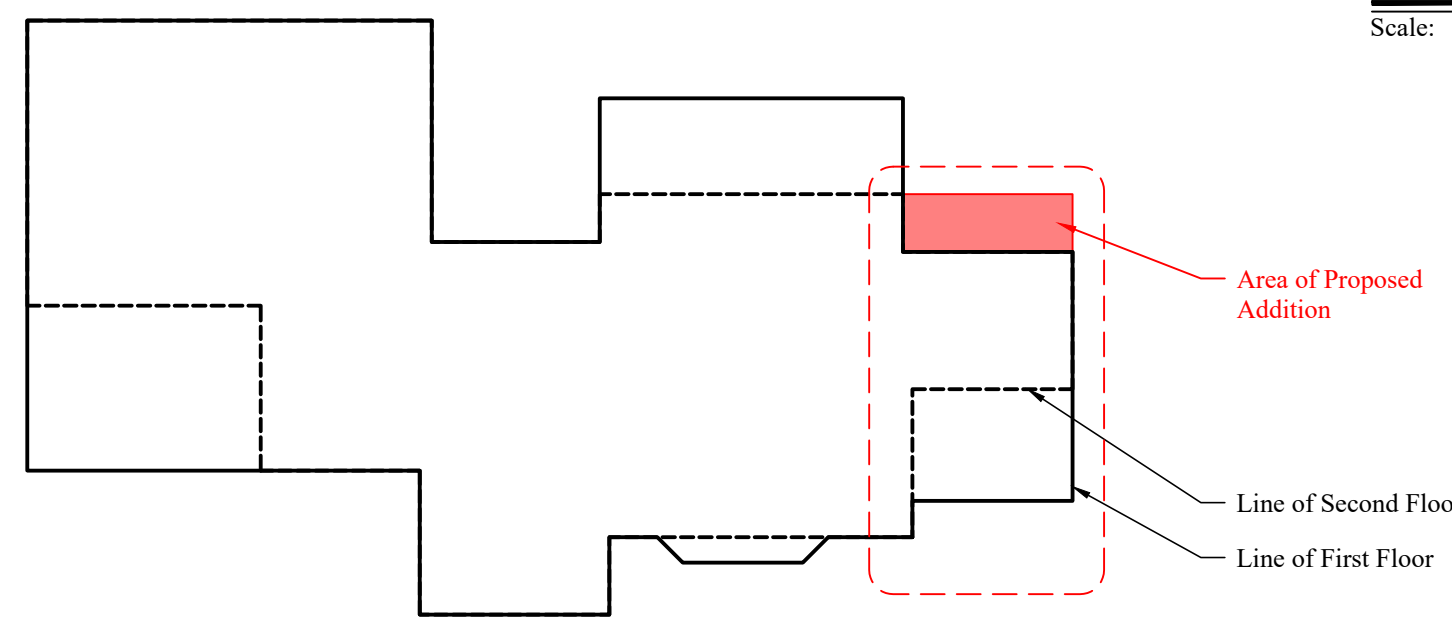
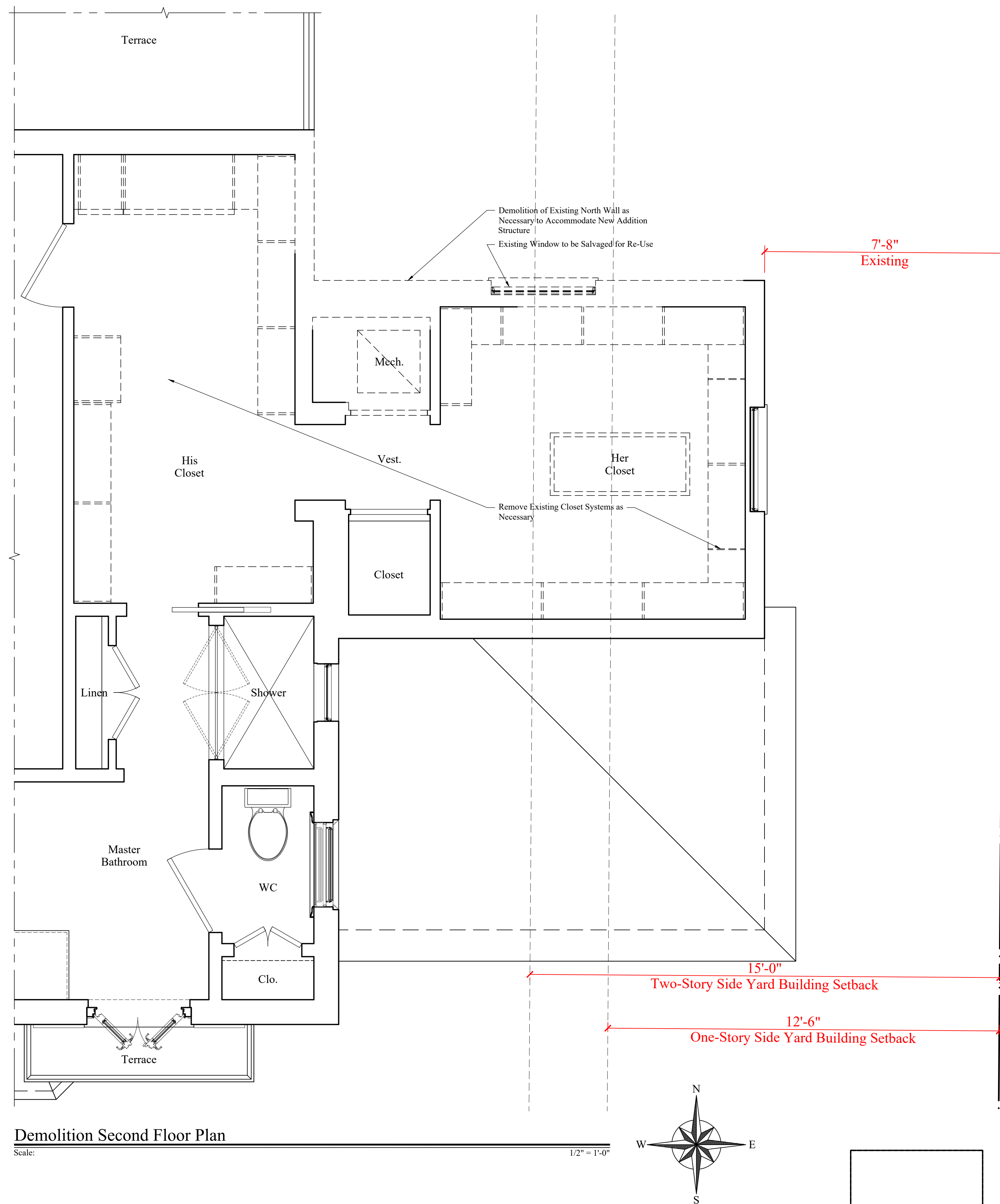
Scale: 1/16" = 1'-0"

Minimum Front Yard Landscape Open Area = 40%

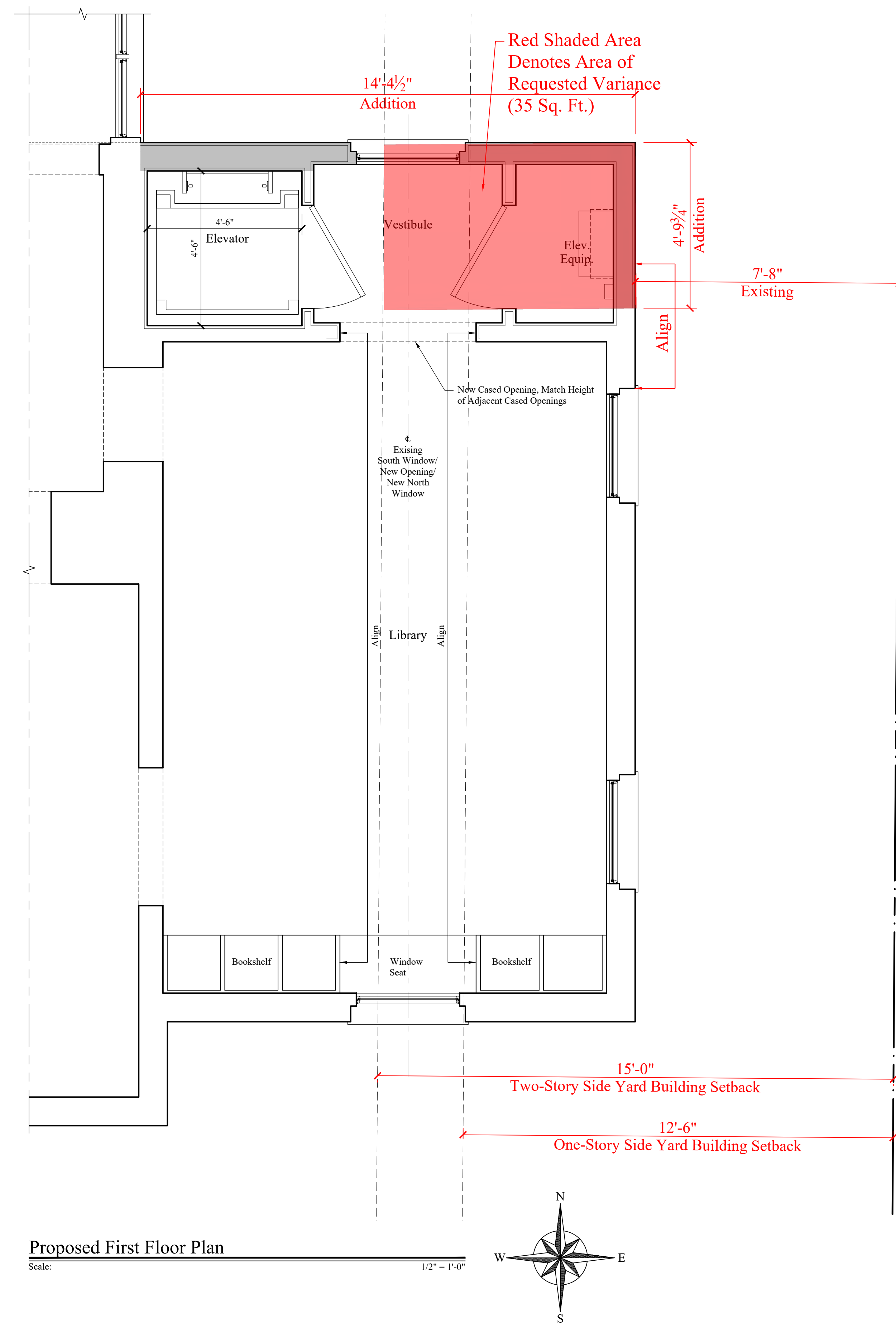
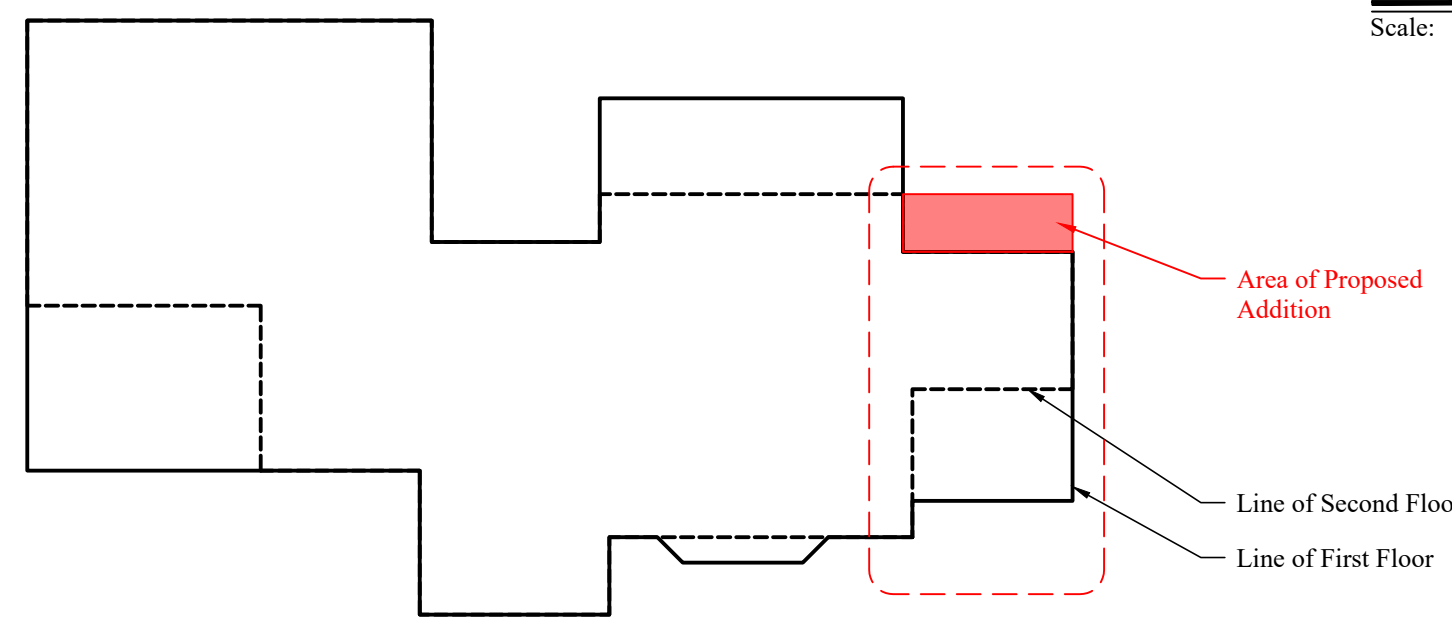
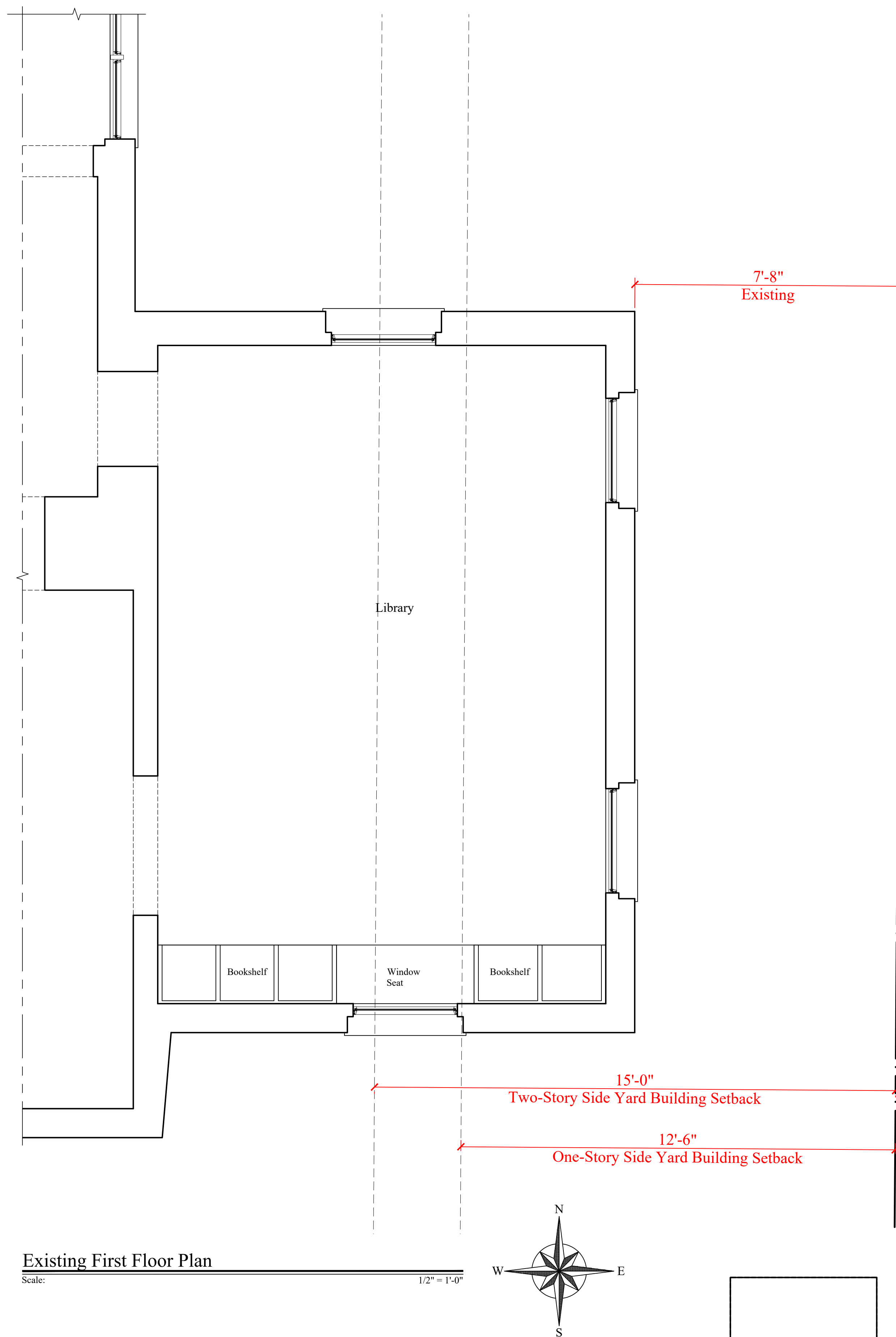
Front Yard = 2,500 Sq. Ft.
Open Landscape Area = 2,012 Sq. Ft. = 80.4%

No Change

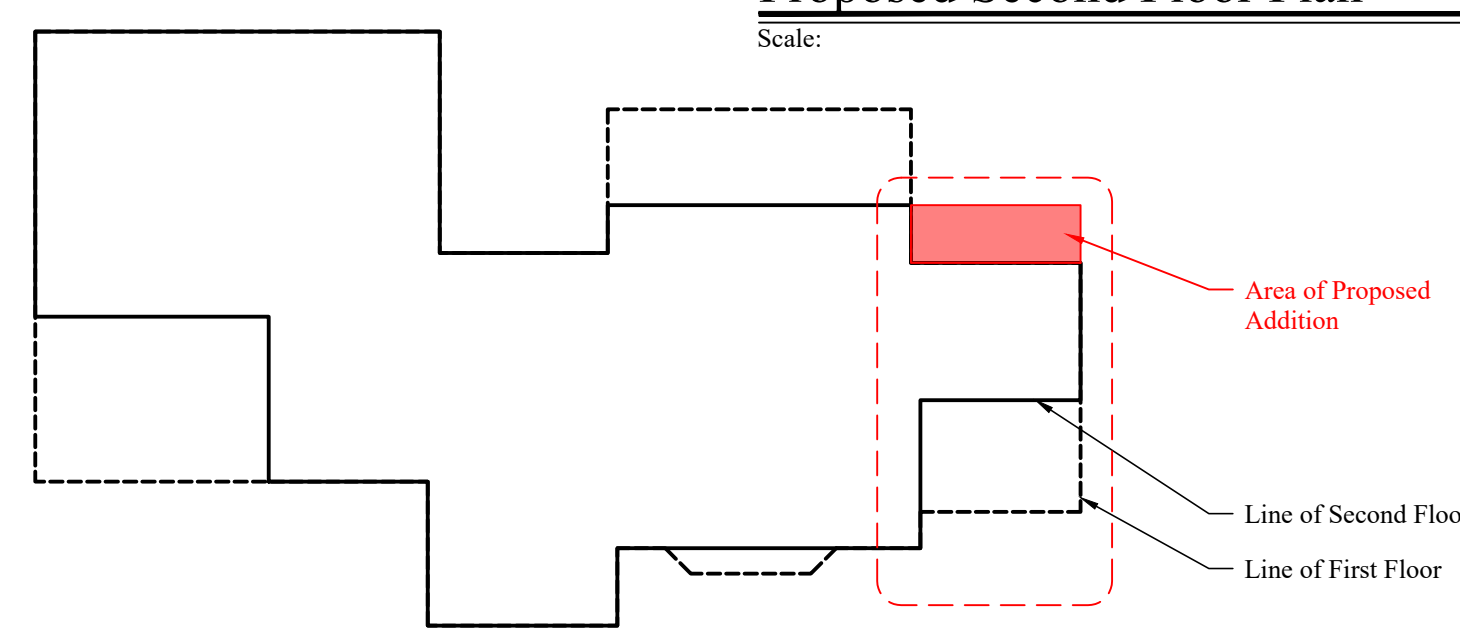
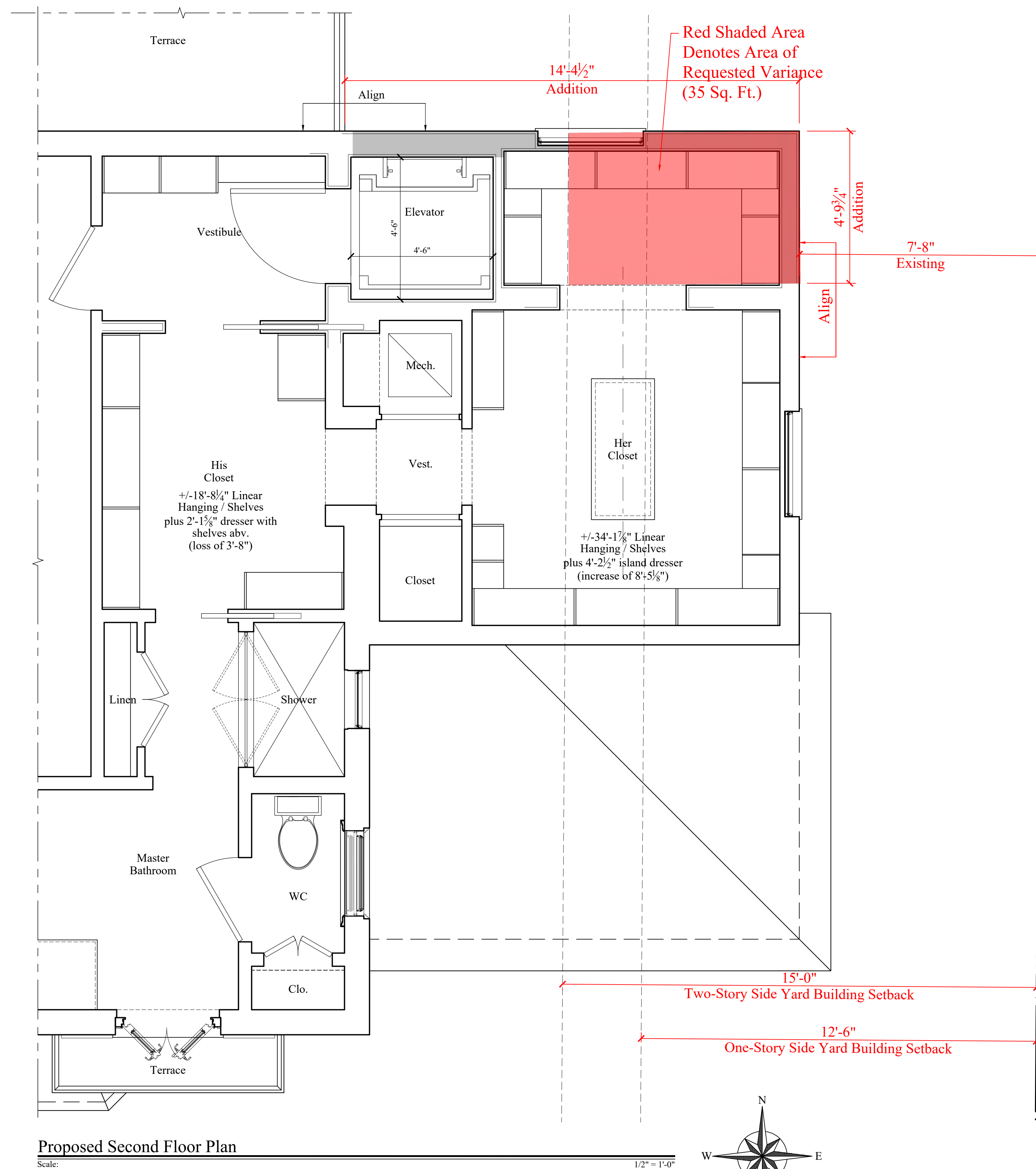
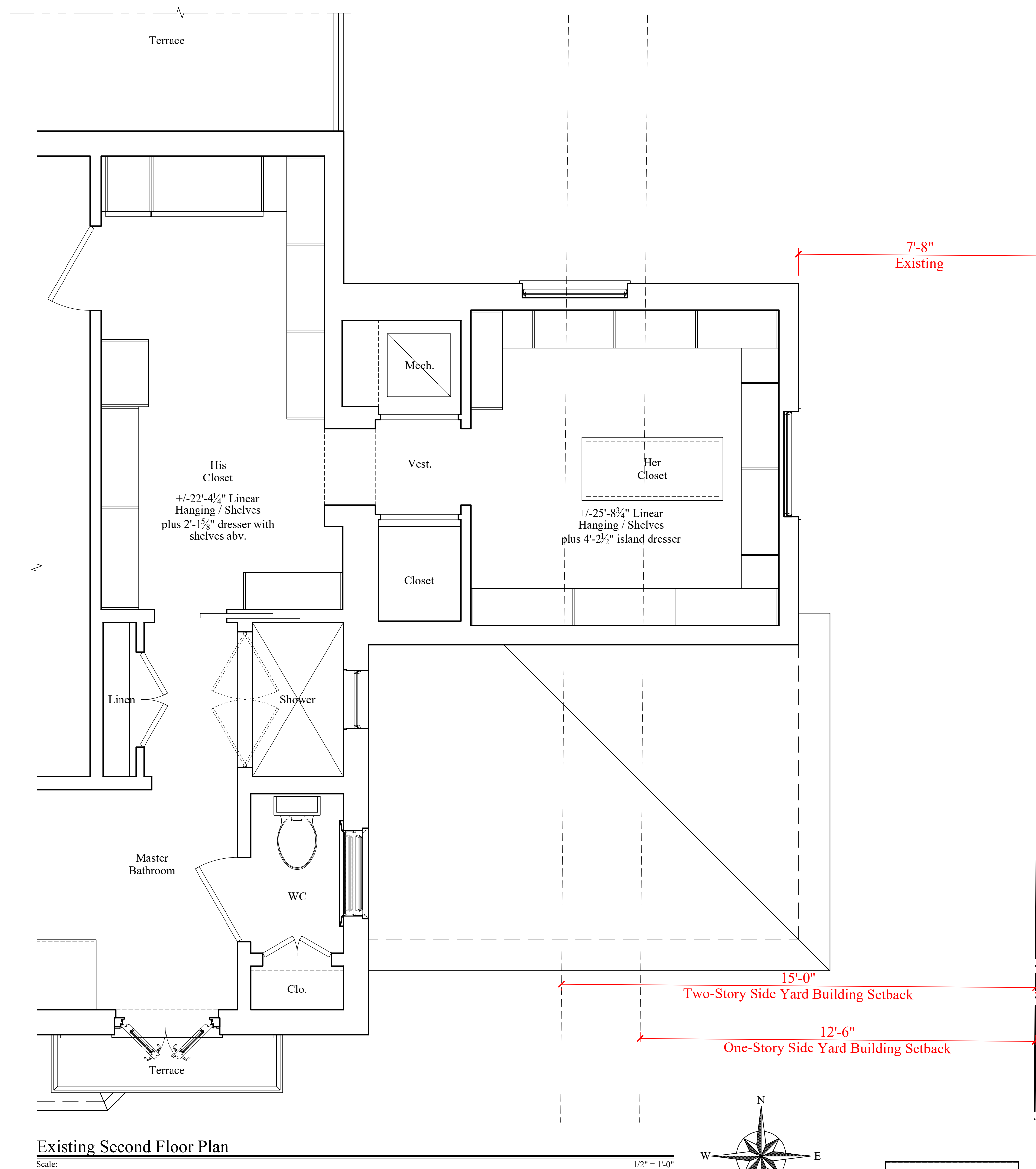
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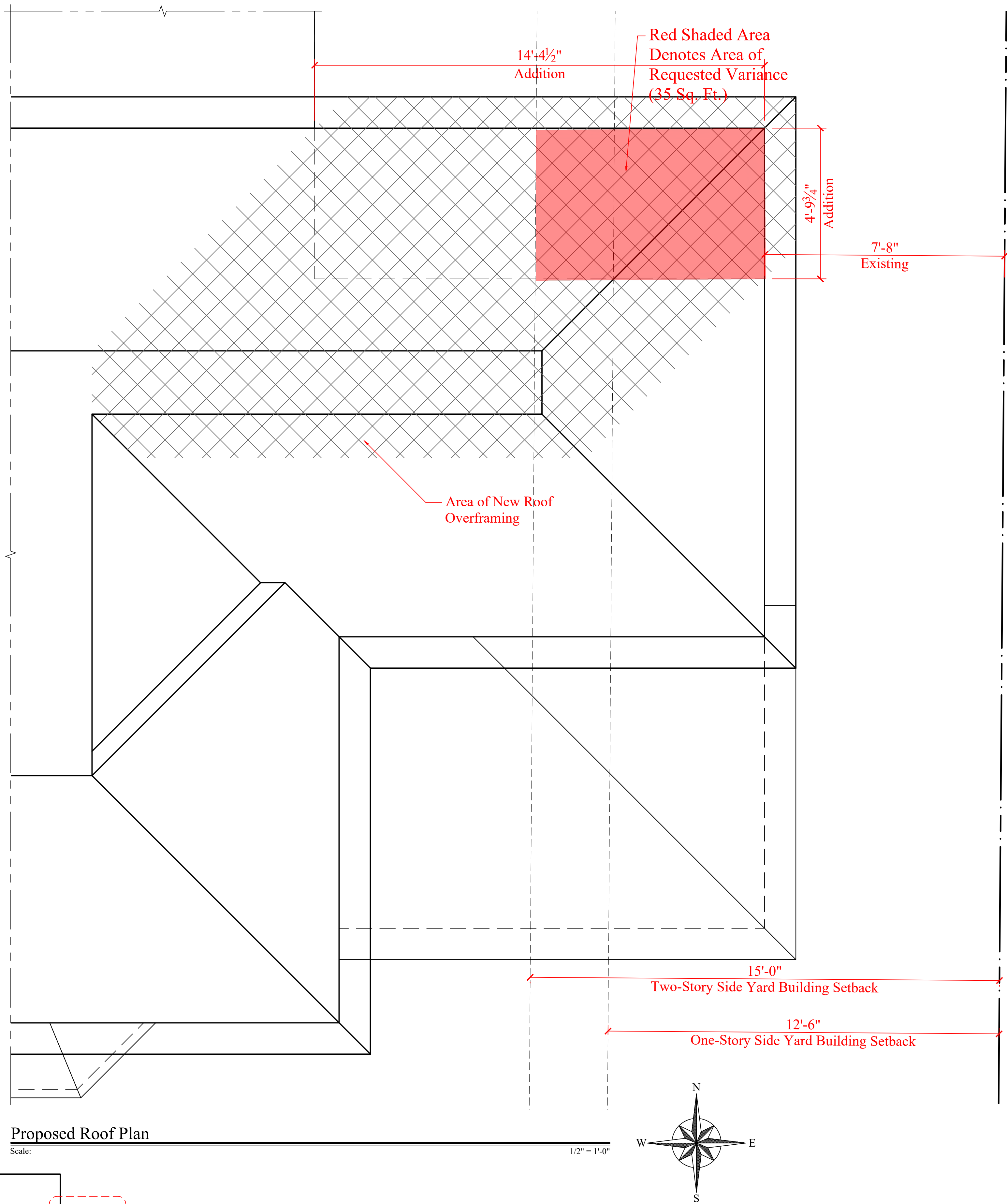
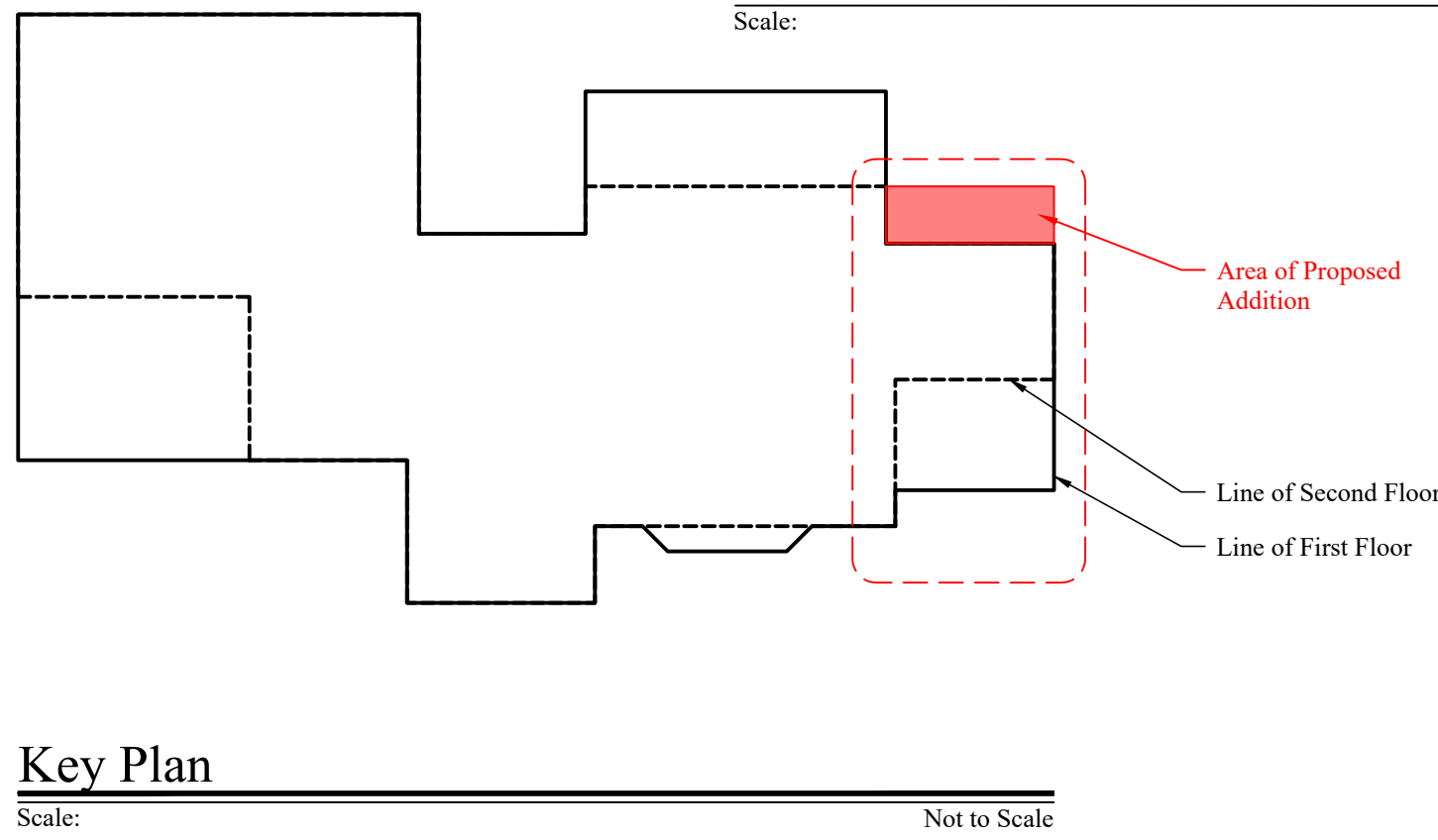
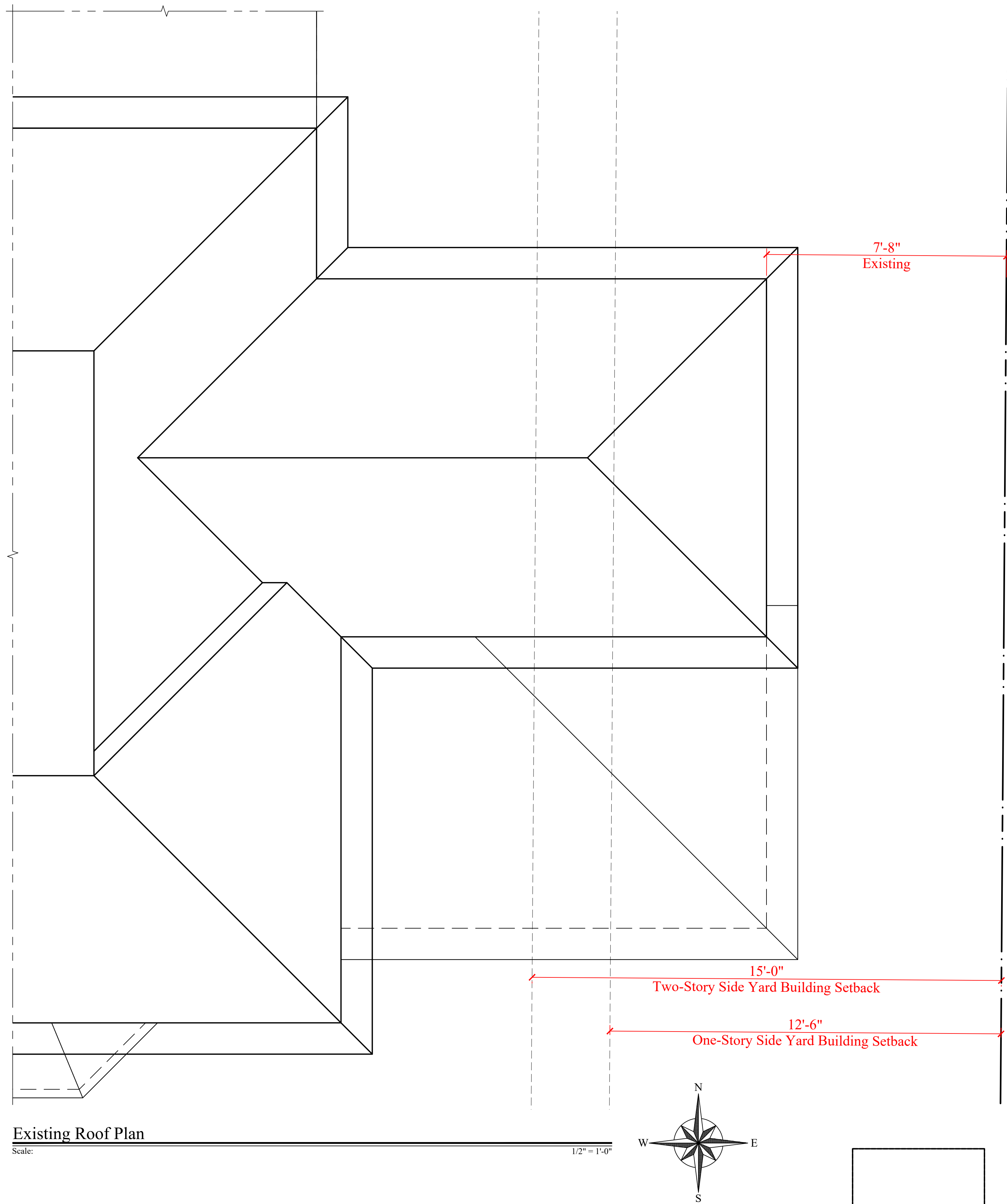
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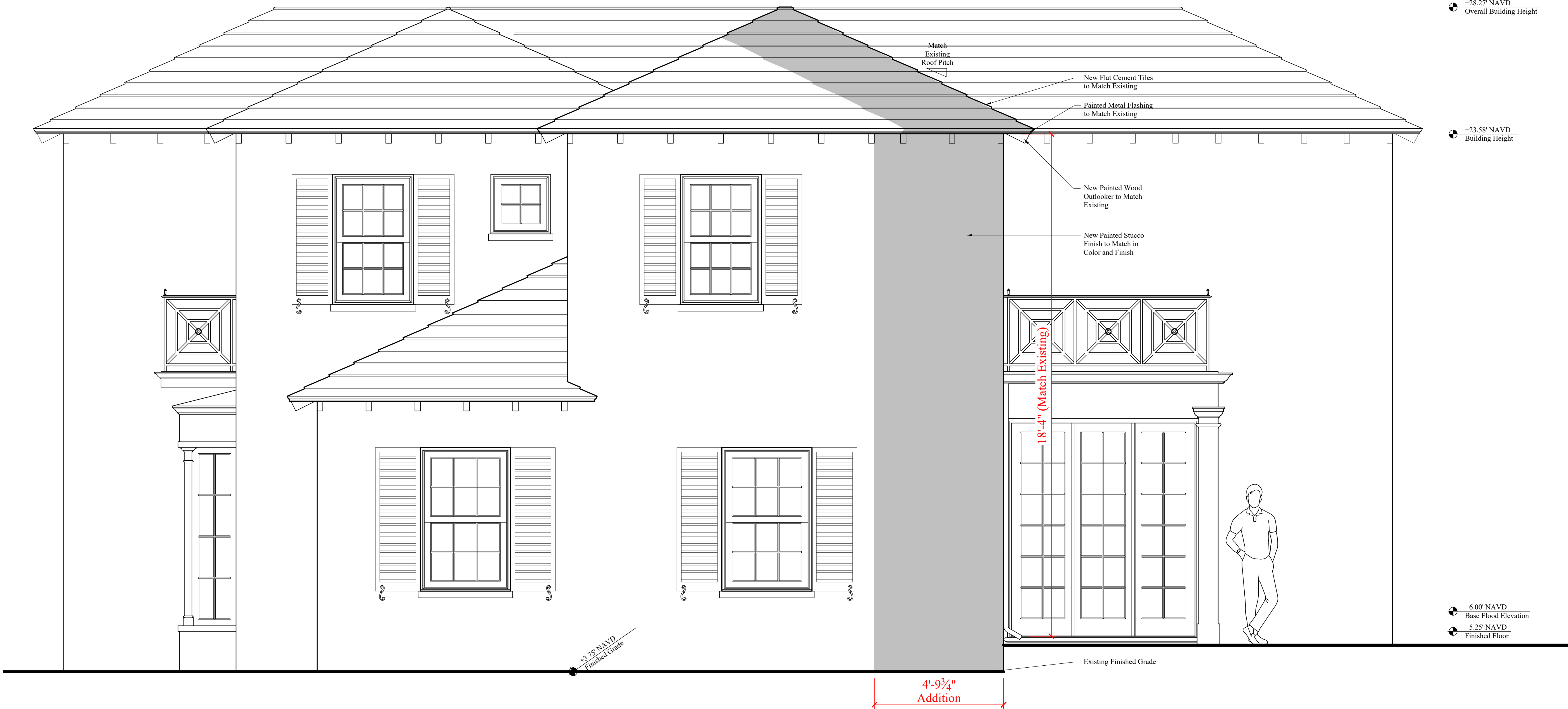
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Existing East Elevation
Scale:

1/2" = 1'-0"



Proposed East Elevation
Scale:

1/2" = 1'-0"



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SMITH ARCHITECTURAL GROUP, INC.

205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Addition to Residence of

Mr. and Mrs. Jeffery W. Smith

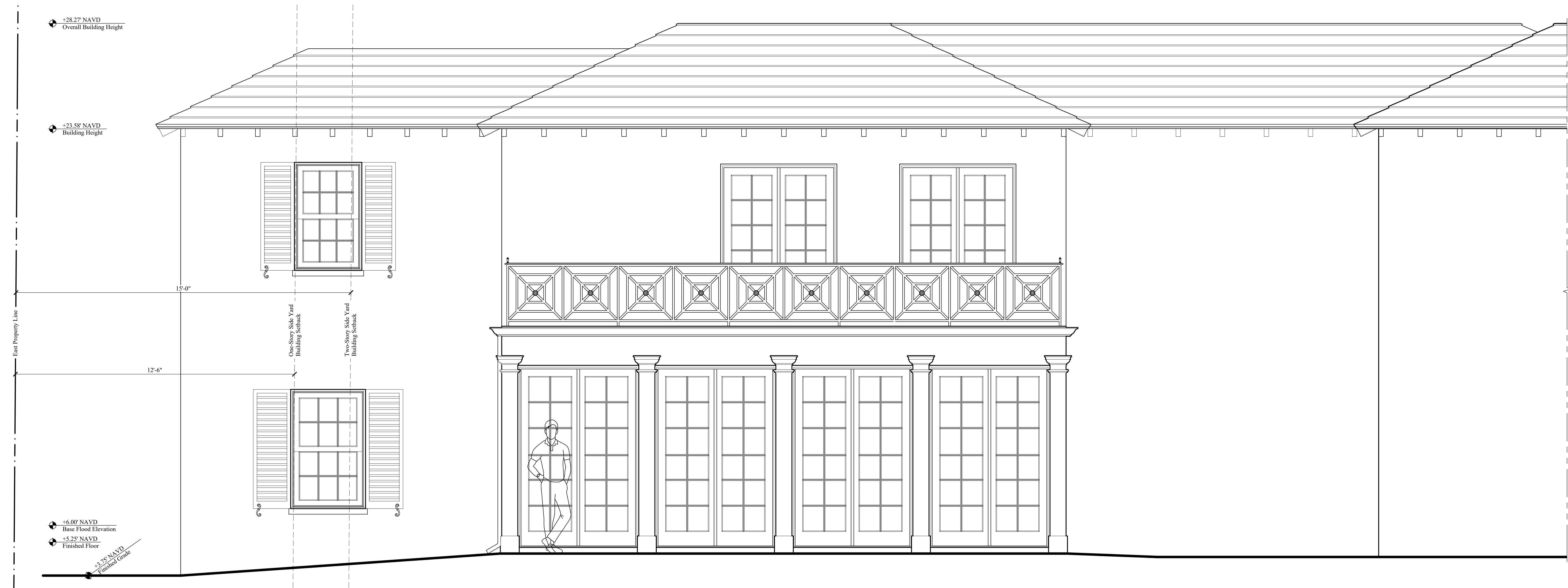
241 Sanford Avenue
Palm Beach, FL 33480

AAC001849

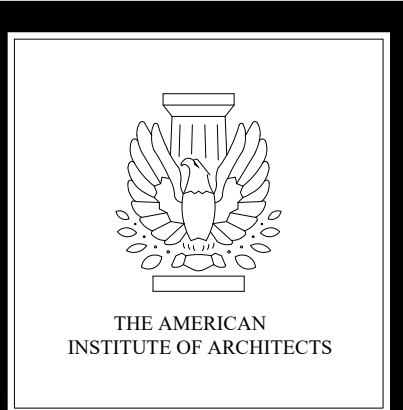
Jeffery W. Smith
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A200



Existing Partial North Elevation



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Jeffery W. Smith
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SHEET NO.
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Jeffery W. Smith
AR9772

SHEET NO.

A202



1 South Elevation (Street Elevation)
Scale: No Scale



2 Partial South Elevation (Street Elevation)
Scale: No Scale



3 Partial East Elevation
Scale: No Scale



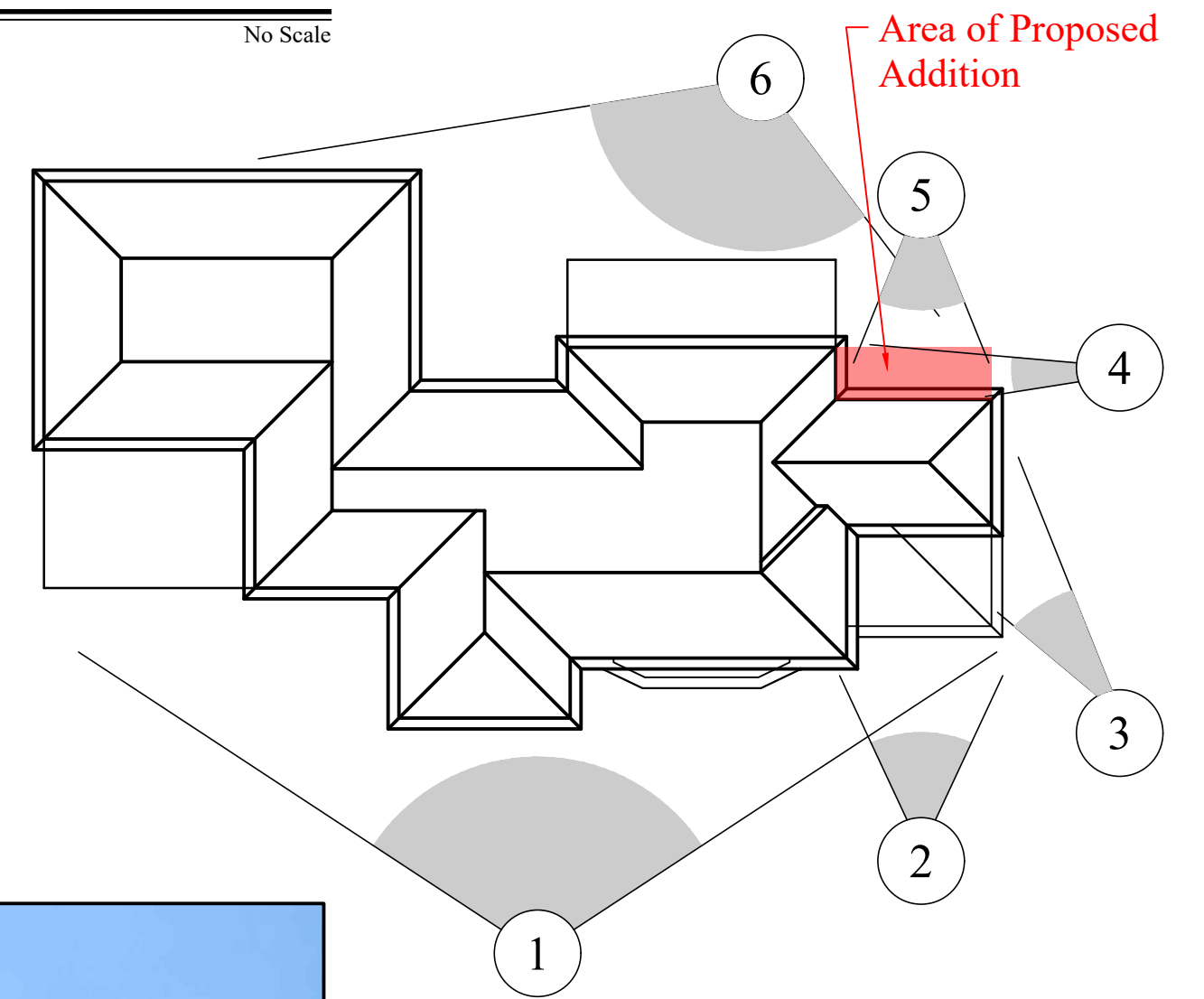
4 Partial East Elevation
Scale: No Scale



5 Partial North Elevation
Scale: No Scale



6 Partial North Elevation
Scale: No Scale



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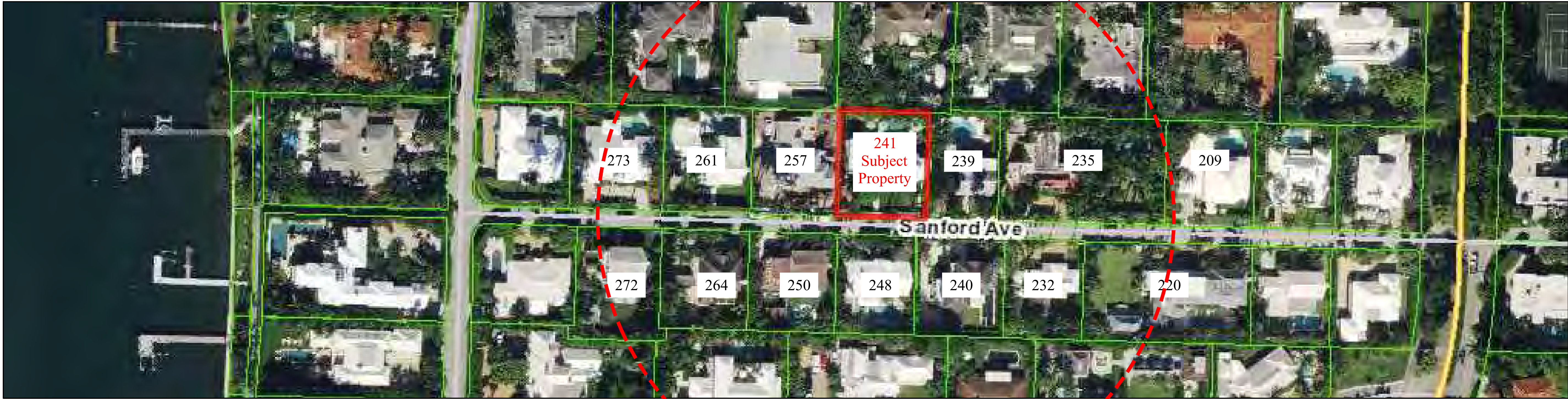
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Subject
Property



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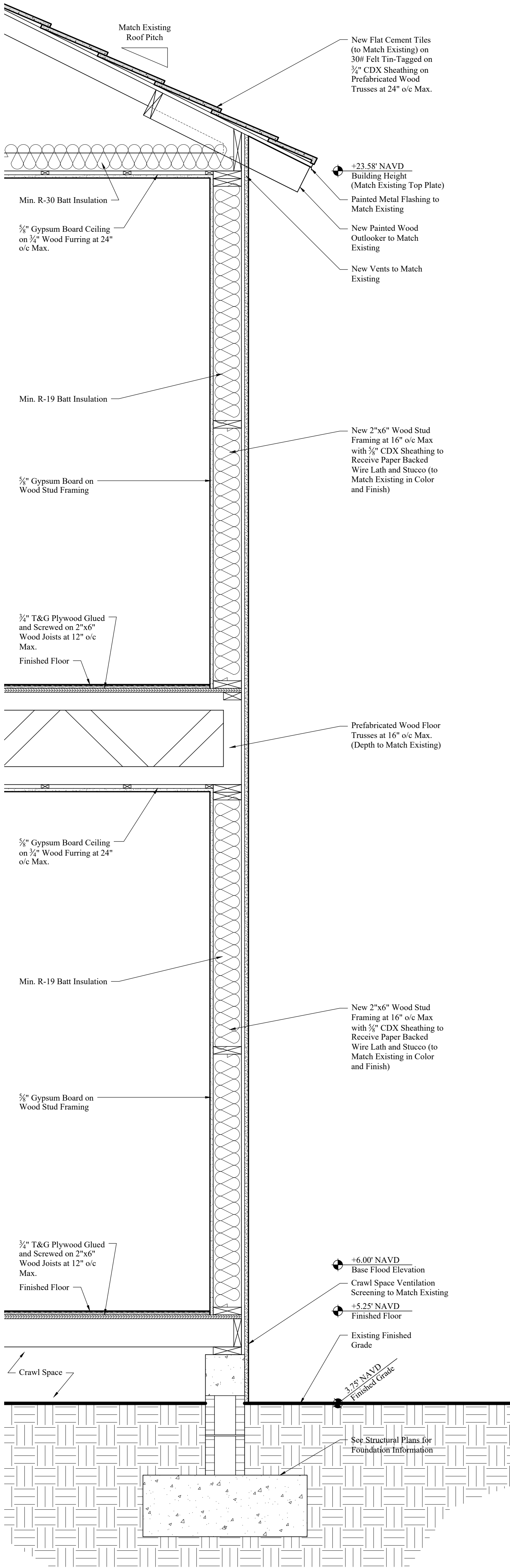
241 Sanford Avenue
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Wall Section
Scale: 1" = 1'-0"



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A300

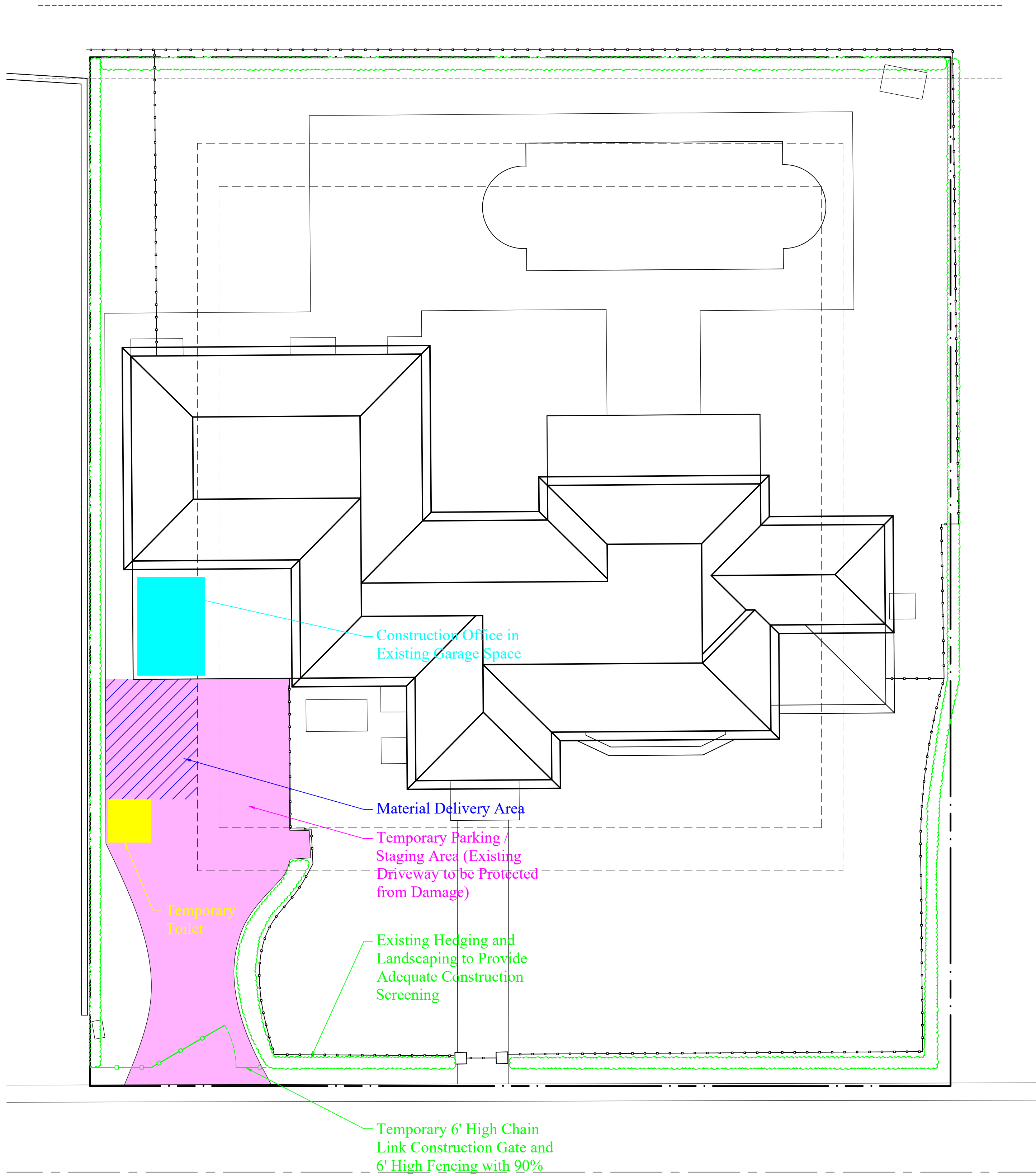
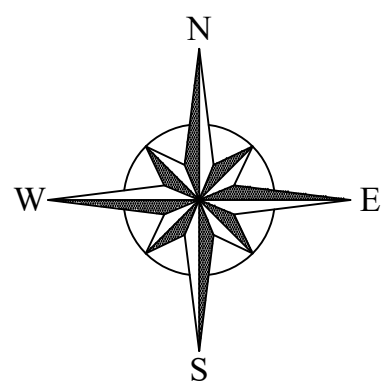
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Truck Logistics Plan

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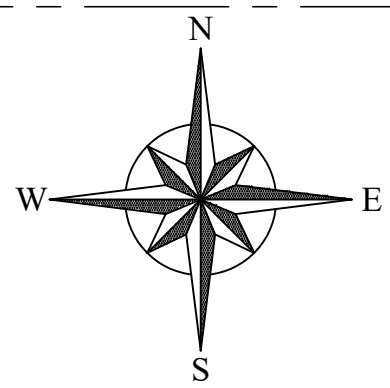
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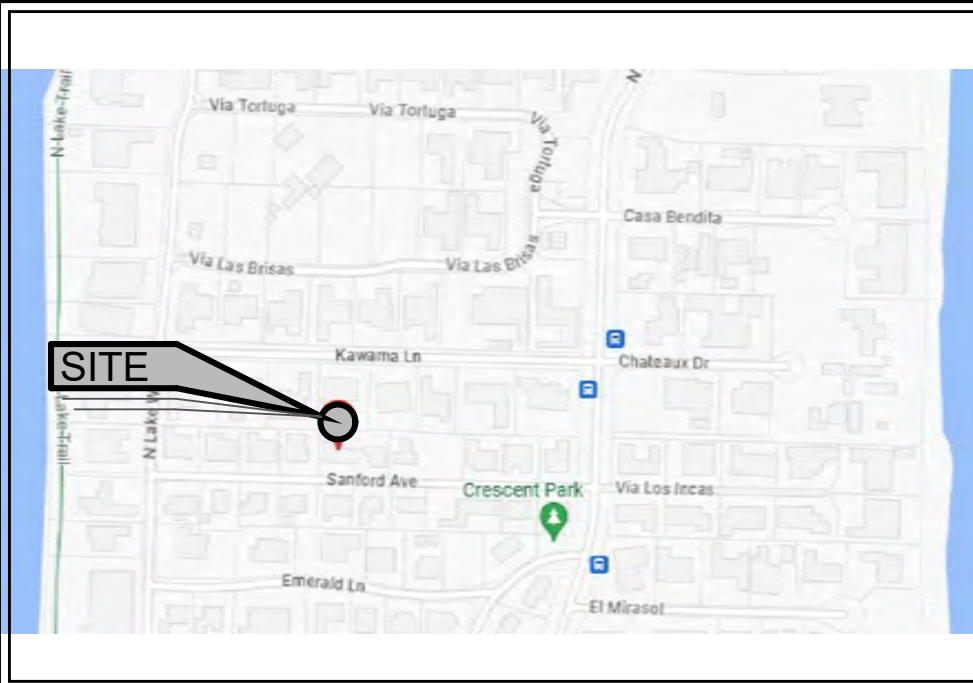


Construction Staging and Screening Plan

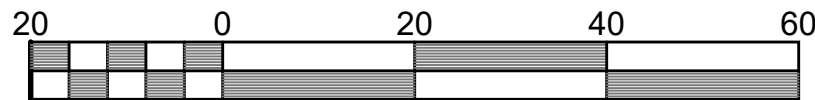
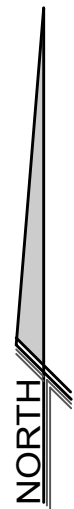
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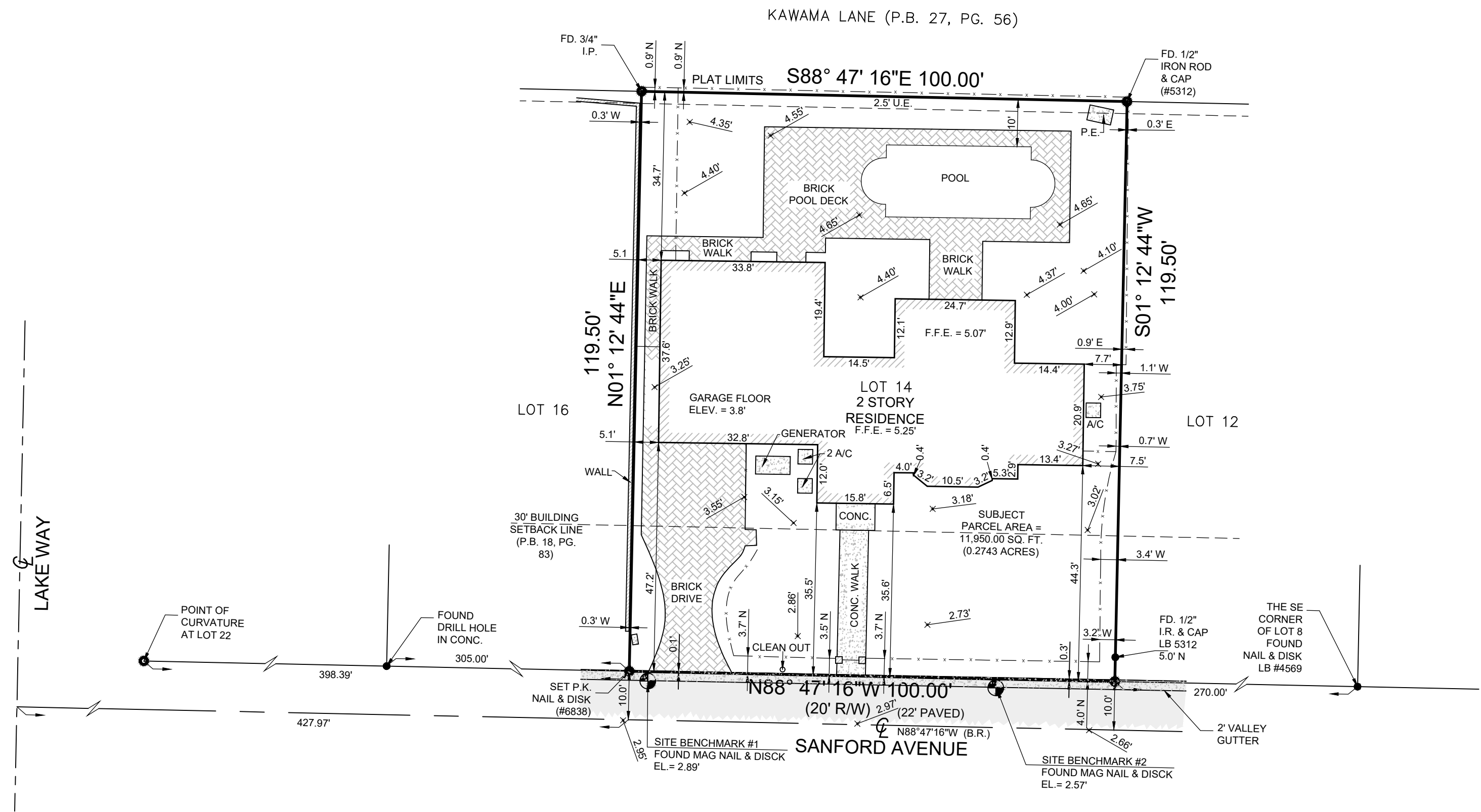


LOCATION MAP N.T.S.



Scale 1" = 20'

REVISIONS:



SURVEY NOTES:

- Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.
- Area of subject property = 11,950 square feet (0.2743 acres).
- Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
- No underground improvements located.
- Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
- This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= PAVER BRICK FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		= WOOD POWER POLE
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE		= WATER METER
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE		= FIRE HYDRANT
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE		= CATCH BASIN
F.F.E.L.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE		= SANITARY MANHOLE
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT		
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

CERTIFIED TO: JEFFERY SMITH
PROPERTY ADDRESS: 241 SANFORD AVE, PALM BEACH, FL 33480
FLOOD ZONE: AE (FIRM 120220-12099C0581 F 10/05/2017)
BASE FLOOD ELEVATION = 6' (NAVD 88)
DESCRIPTION: Lot 14, Revised Plat of Walton Addition to the Town of Palm Beach, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as in Plat Book 18, page 83.

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y231066

SCALE:	1" = 20'
DRAWN BY:	N.M.
FIELD WK:	J.W. / B.M.
DATE:	10/25/2023

MILLER LAND SURVEYING

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LAKE WORTH BEACH, FLORIDA 33460
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REF:	P.B./23 W-48/17
PREV.	92-1108
JOB NO'S.	98-019-81
JOB NO.	Y231066
M - 1382	