

ARCHITECT

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

LANDSCAPE ARCHITECT

DUSTIN MIZELL
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD, S # 20-B
PALM BEACH, FL 33480
(561) 832-4600

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 8:26 am, Apr 15, 2024



ARC: 23 - 044

ZON: 23 - 043

PRESENTATION SUBMITTAL - 04/15/2024

ARCOM HEARING 05/29/2024

SCOPE OF WORK:

- Replace double front doors with taller double doors with a sidelite.
- Extend front entry to align with existing glass wall of the breakfast nook.
- Extend the height to eliminate the angle of existing angled wall located between front entry & breakfast nook.
- Replace glass walls and angled skylight at breakfast nook with taller impact resistant aluminum frame windows/door and add flat roof across the new entry and breakfast nook.

1480 N OCEAN BLVD, PALM BEACH, FLORIDA

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ALTERATIONS TO:
1480 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

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

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REGISTERED ARCHITECT 8742

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PETER G. PAPADOPOULOS
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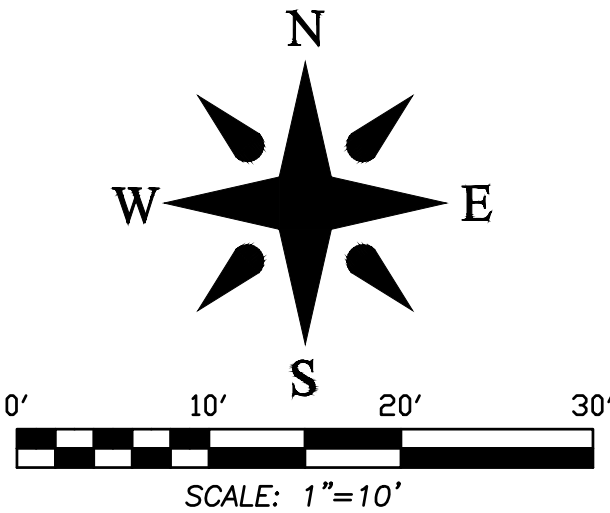
NO: 16002

DWG. BY: JTM/DK

SHEET:

A-000

= ARC LENGTH
 A/C = ARC CONDITIONING
 A.E. = ACCESS EASEMENT
 = ALSO KNOWN AS
 A.K.A. = ALPHALT
 ASPH. = ASPHALT
 B.L.D.G. = 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.E. = DEED BOOK
 D.B. = DRAINAGE EASEMENT
 D.H. = DRILL HOLE
 E.B. = ELECTRIC BOX
 EL. = ELEVATION
 ENC. = ENCROACHMENT
 E.O.P. = EDGE OF PAVEMENT
 E.O.W. = EDGE OF WATER
 ESM.T. = EASEMENT
 FFE. = FINISH FLOOR ELEVATION
 FND. = FOUND
 O.C.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
 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. = NORTH PALM BEACH COUNTY
 IMPROVEMENT DISTRICT
 N.T.S. = NOT TO SCALE
 O.A. = OVERALL
 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.E. = POOL EQUIPMENT
 PG. = PAGE
 P.I. = POINT OF INTERSECTION
 P/O = PART OF
 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/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
 = STATE ROAD
 S.R. = STATION
 STA. = STATION
 STY. = STORY
 S/W = SIDEWALK
 T.O.B. = TOP OF BANK
 T.O.C. = TOP OF CURB
 TWP. = TOWNSHIP
 TYP. = TYPICAL
 U/C = UNDER CONSTRUCTION
 U.E. = UTILITY EASEMENT
 U.R. = UNRECORDED
 W.C. = WITNESS CORNER
 W.E. = WATER MANAGEMENT EASEMENT
 W.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
 W.M.T. = WATER MANAGEMENT TRACT
 B = BASELINE
 C = CENTERLINE
 Δ = CENTRAL ANGLE/Delta
 ■ = CONCRETE MONUMENT FOUND (AS NOTED)
 □ = CONCRETE MONUMENT SET (LB #4569)
 ● = ROD & CAP FOUND (AS NOTED)
 ○ = 5/8" ROD & CAP SET (LB #4569)
 ◎ = IRON PIPE FOUND (AS NOTED)
 ⊙ = IRON ROD FOUND (AS NOTED)
 ▲ = NAIL FOUND
 ◆ = NAIL & DISK FOUND (AS NOTED)
 ⊞ = MAG NAIL & DISK SET (LB #4569)
 ℙ = PROPERTY LINE
 ⊥ = UTILITY POLE
 ⚡ = FIRE HYDRANT
 ⚙ = WATER METER
 ⚙ = WATER VALVE
 ⚡ = LIGHT POLE
 = PINE TREE
 = SABAL PALM



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

Jason Kalismar

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

PROPERTY ADDRESS

1480 N. Ocean Blvd
Palm Beach, FL 33480

LEGAL DESCRIPTION:
 Lot 5, **VIA MANANA**, according to the Map or Plat thereof, as recorded in Plat Book 48, Page 77, Public Records of Palm Beach County, Florida.

TITLE POLICY REVIEW						
CLIENT:	JASON KALISMAN	POLICY NO. : OF9-8286374	DATE: JUNE 8, 2015			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 16-1099-1				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	N/A	Standard Exceptions				
2	PB 16, PG 8	Plat of AMENDED PLAT OF MANANA ESTATES	•			•
3	PB 48, PG 77	Plat of VIA MANANA	•			
4	ORB 4283, PG 1688	Covenants, conditions and restrictions for Via Manana		•		
5	ORB 8150, PG 195	Agreement with Town of Palm Beach for removal of driveway and indemnification	•			
6	Survey	Survey prepared by David Cutler, Land Surveyor, dated June 4, 2015				NOT SUPPLIED

NGVD-29
(THIS DRAWING)




1.52

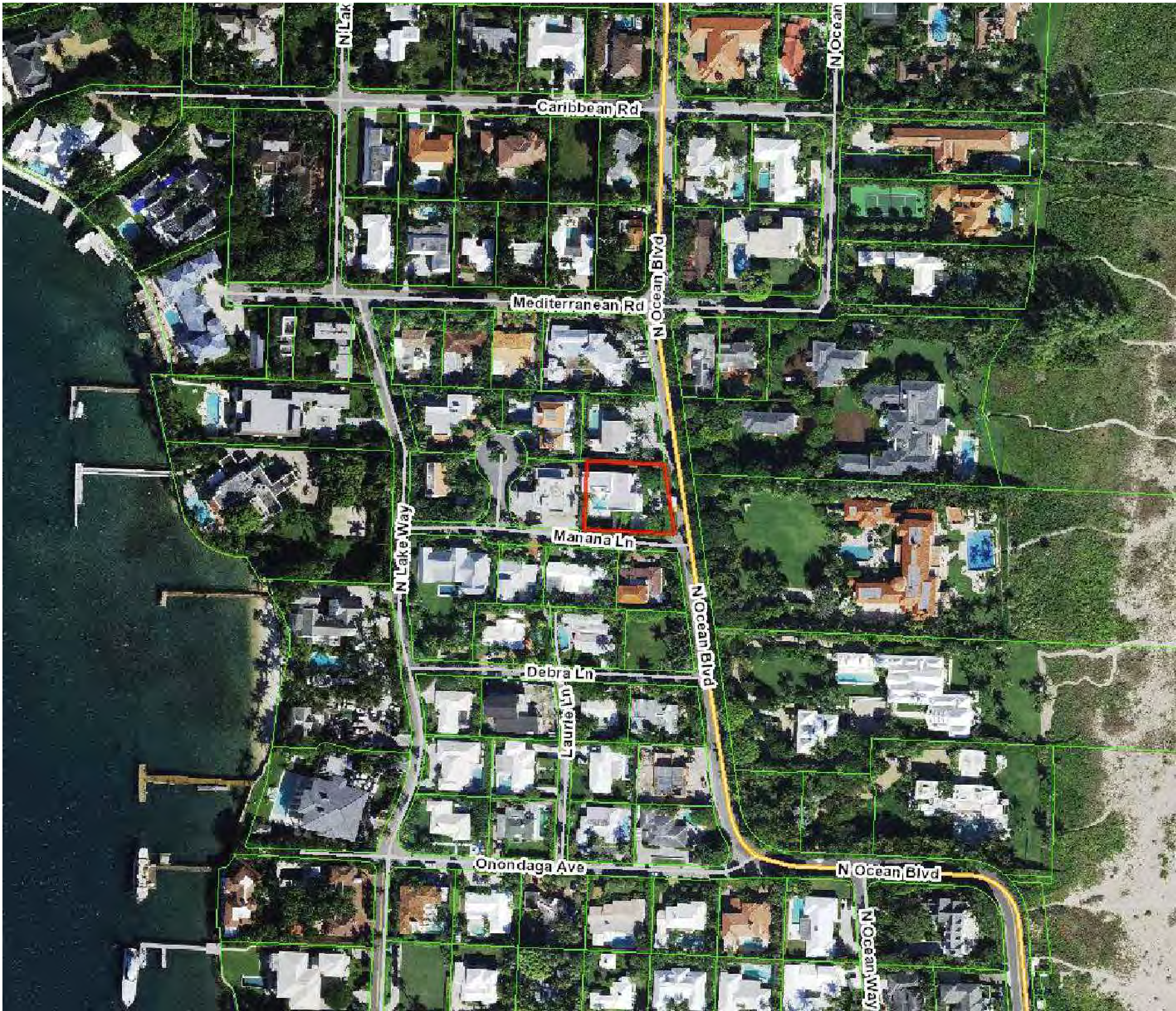
NAVD-88

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to 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: 3/10/2023

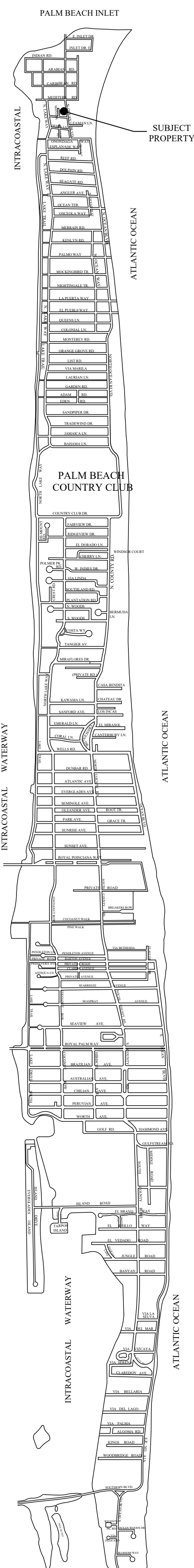
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS			
03/10/23 SURVEY AND TIE-IN UPDATE C.E./M.B. 16-1099-2 PB3467/41			
<h1 style="margin: 0;">BOUNDARY SURVEY FOR:</h1> <h2 style="margin: 10px 0 0 0;">JASON KALISMAN</h2>			
<div style="display: flex; justify-content: space-around; align-items: center;">  <div style="text-align: center;">   </div> </div> <p style="font-size: small; margin-top: 5px;">CORP. LICENSED SURVEYOR # 4569 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551</p>			
FIELD:	B.M.	JOB NO:	16-1099-1
OFFICE:	M.B.	DATE:	5/20/17
C'K'D:	J.P.	REF:	16-1099.DWG
F.B. PB240		PG. 24	
DWG. NO. 16-1099		SHEET 1 OF 1	



 **CONTEXT MAP**
SCALE: N.T.S.

 **LOCATION MAP**
SCALE: N.T.S.



ALTERATIONS TO:
1480 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

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

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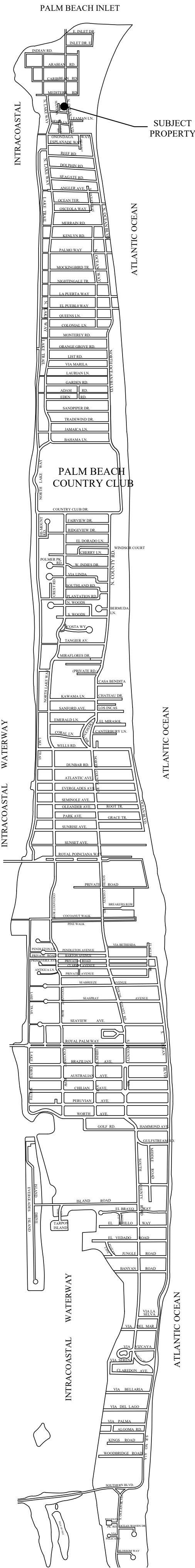
PETER G. PAPADOPOULOS
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1ST SUBMITTAL 2024-03-14
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NO: 16002
DWG. BY: JTM/DK
SHEET:

SV-1



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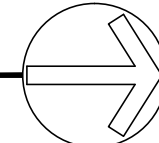
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SHEET:

SV-3



STREETSCAPE ELEVATION
SCALE: 1/16" = 1'-0"





1475 NORTH LAKE WAY



224 MANANA LANE



210 MANANA LANE



202 MANANA LANE



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P-1



1480 VIA MANANA



1485 VIA MANANA



1480 NORTH OCEAN (SUBJECT PROPERTY)



1491 NORTH OCEAN



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P-2



1494 NORTH OCEAN



1495 NORTH OCEAN



1500 NORTH OCEAN



1501 NORTH OCEAN



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1480 NORTH OCEAN_E



1480 NORTH OCEAN_ENTRY-1



1480 NORTH OCEAN_ENTRY-2



1480 NORTH OCEAN_ENTRY-3



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P-4



1480 NORTH OCEAN_NE



1480 NORTH OCEAN_NE-2



1480 NORTH OCEAN_S



1480 NORTH OCEAN_SW



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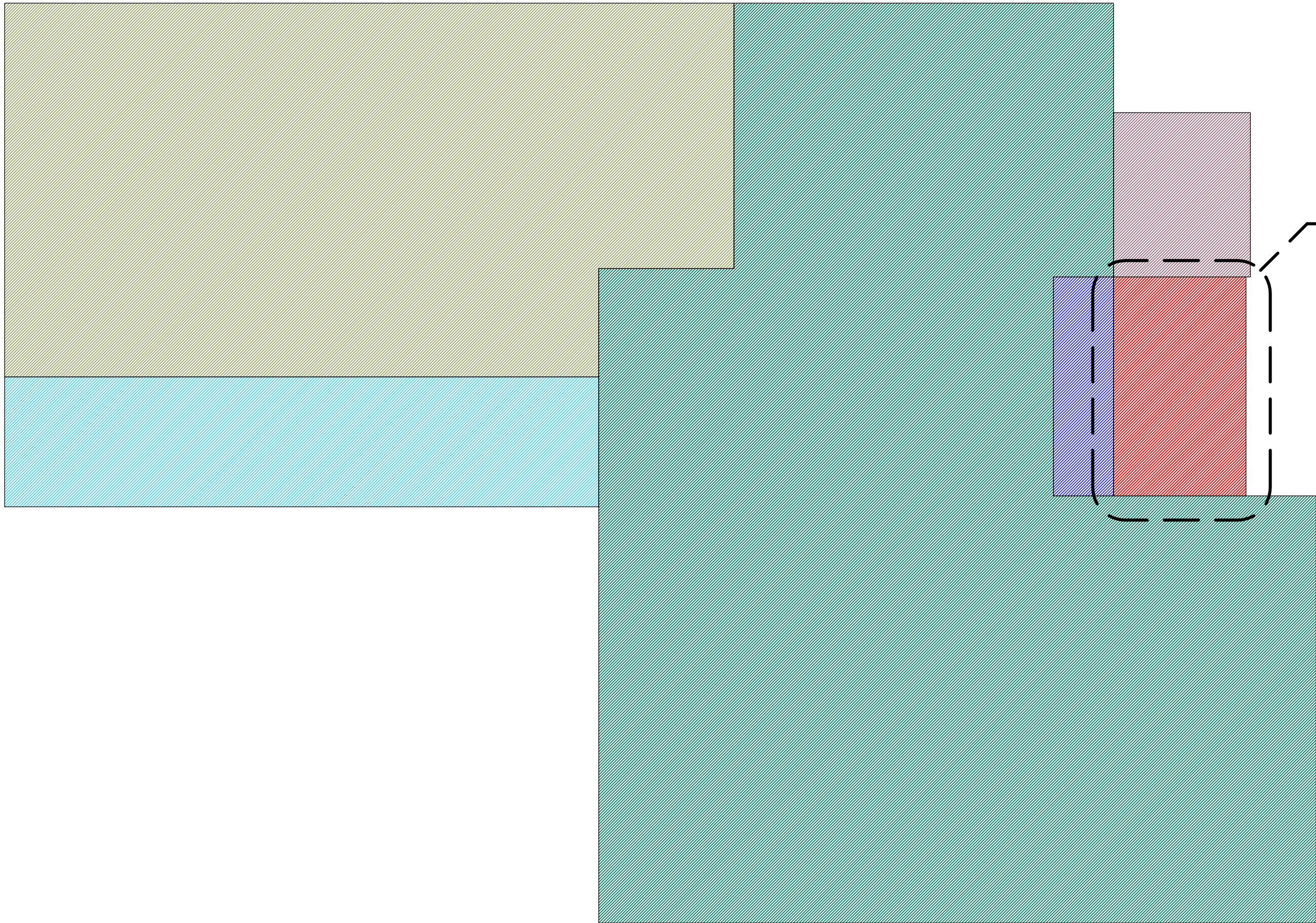
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P-5



REQUESTED VARIANCE
FOR SLIGHTLY INCREASED
CUBIC CONTENT

EXISTING CUBIC CONTENT RATIO CALCULATION:			
LOT AREA:		13,013 SQ.FT.	
ALLOWABLE: CCR = 3.5 + (((60,000 - 13,013) / 50,000)) X 0.5 = 3.5 +0.47 = 3.97		CCR = 3.97 X 13,013 SQ.FT. =	
EXISTING:		65,606.48 CU. FT.	
PROPOSED:		66,569.48 CU. FT.	
2-STORY (LOWER)	(1,893 SQ.FT. x 22'-0" HEIGHT)	41,646.00 CU.FT.	
2-STORY (UPPER)	(956 SQ.FT x 23'-10" HEIGHT)	22,781.48 CU.FT.	
LOGGIA	(286 SQ.FT x 9'-0" HEIGHT)	2,574.00 CU.FT.	
BREAKFAST BAY	(83 SQ.FT x 9'-0" HEIGHT)	747.00 CU.FT.	
ENTRY	(49 SQ.FT. x 9'-0" HEIGHT)	441.00 CU.FT.	
		TOTAL EXISTING: 68,189.48 CU.FT.	
		TOTAL PROPOSED - LOGGIA CREDIT (2,583.00 CU.FT): 65,606.48 CU.FT.	
CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =		65,606.48 CU.FT. / 13,013 SQ.FT. = 5.042 CCR	
PROPOSED EXTENDED ENTRY	(107 SQ.FT. x 9'-0" HEIGHT)	963.00 CU.FT.	
		TOTAL PROPOSED: 69,152.48 CU.FT.	
		TOTAL PROPOSED - LOGGIA CREDIT (2,583.00 CU.FT): 66,569.48 CU.FT.	
CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =		66,569.48 CU.FT. / 13,013 SQ.FT. = 5.116 CCR	

CUBIC CONTENT CALCULATIONS

SCALE: NTS



Town of Palm Beach

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

Zoning Legend				
Line #	Property Address:	1480 N OCEAN BLVD		
1	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
2	Structure Type:	EXISTING 2-STORY		
3		Required/Allowed	Existing	Proposed
4	Lot Size (sq ft)	10,000 S.F. REQ.	13,013 s.f.	N/C
5	Lot Depth	100'-0" MIN REQ.	126.33'	N/C
6	Lot Width	100'-0" MIN REQ.	103.00'	N/C
7	Lot Coverage (Sq Ft and %)	3904 SF 30% (2-ST)	3268 SF (25%)	3375 SF (26%)
8	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	N/A	--	--
9	Cubic Content Ratio (CCR) (R-B ONLY)	3.97 (51,662 CU FT)	5.04 (65,606 CU FT)	5.12 (66,569.48 CU FT)
10	*Front Yard Setback (Ft.)	1-25'-0"/2-30'-0"	3268 SF (25%)	N/C
11	* Side Yard Setback (1st Story) (Ft.)	12'-6"	14'-8" MIN	N/C
12	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	14'-8" MIN	N/C
13	*Rear Yard Setback (Ft.)	1-10'-0"/2-15'-0"	10'-3"	N/C
14	Angle of Vision (Deg.)	100 DEGREES	100 DEGREES	N/C
15	Building Height (Ft.)	22'-0"	--	N/C
16	Overall Building Height (Ft.)	25'-0"	30'-7"	N/C
17	Crown of Road (COR) (NAVD)	N/A	+3.77 (NAVD)	N/C
18	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
19	Finished Floor Elev. (FFE)(NAVD)	++	+6.53 (NAVD)	N/C
20	Zero Datum for point of meas. (NAVD)	++	--	N/C
21	FEMA Flood Zone Designation	N/A	AE (EL 6)	N/C
22	Base Flood Elevation (BFE)(NAVD)	++	--	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	5,855.85 s.f. (45%)	5,734.00 s.f. (44.1%)	N/C
24	Perimeter LOS (Sq Ft and %)	2921.50 s.f. (50%)	3,628.00 s.f. (62.0%)	N/C
25	Front Yard LOS (Sq Ft and %)	1,337.60 s.f. (40%)	1,850.00 s.f. (55%)	N/C
26	**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 20220304

ZONING LEGEND

SCALE: NTS



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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

PRE-APPLICATION 2023-01-30

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PRESENTATION SUBMITTAL04-15

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SHEET:

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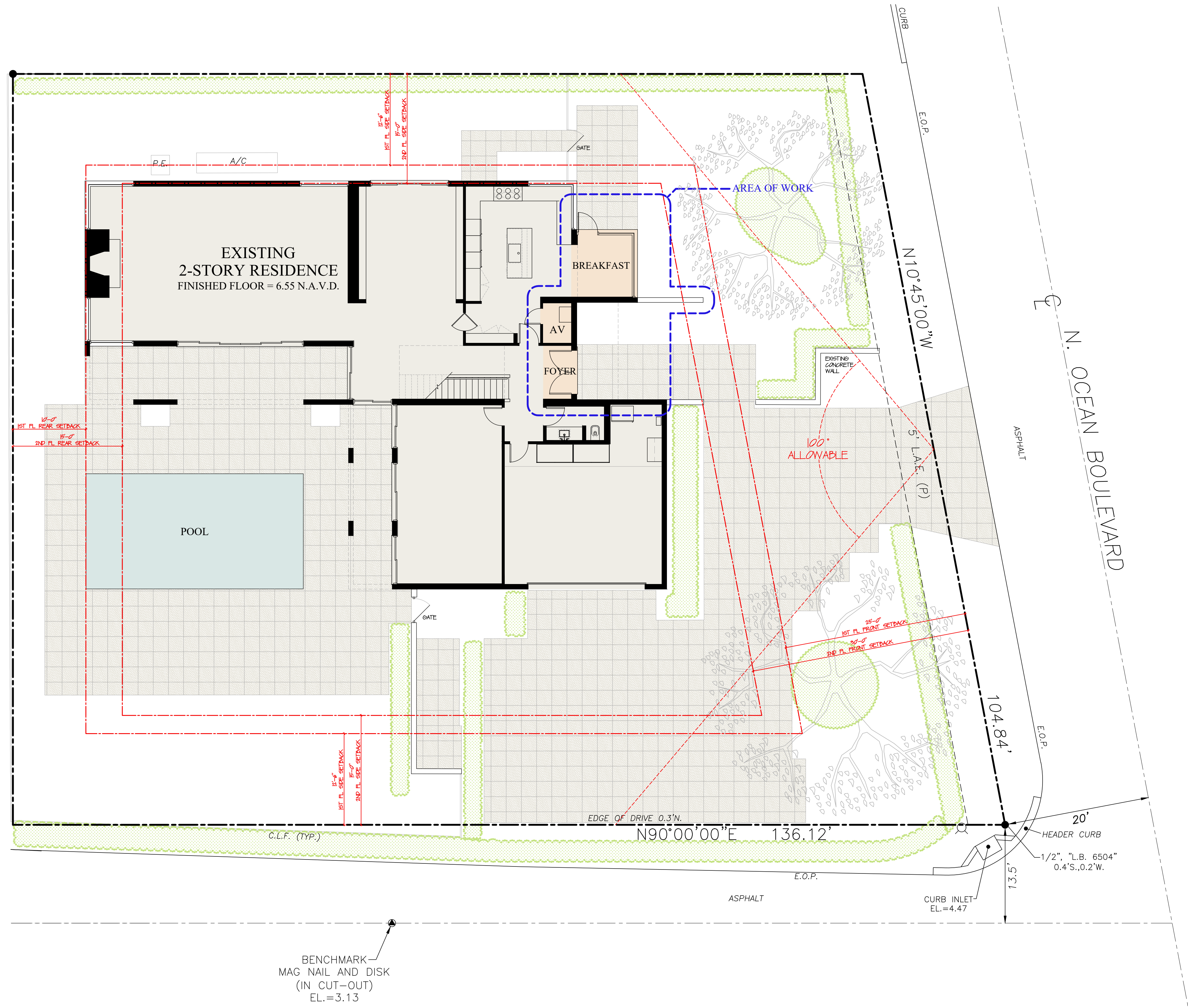
PETER G. PAPADOPOULOS
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NO: 16002
DWG. BY: JTM/DK
SHEET:

A-002



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



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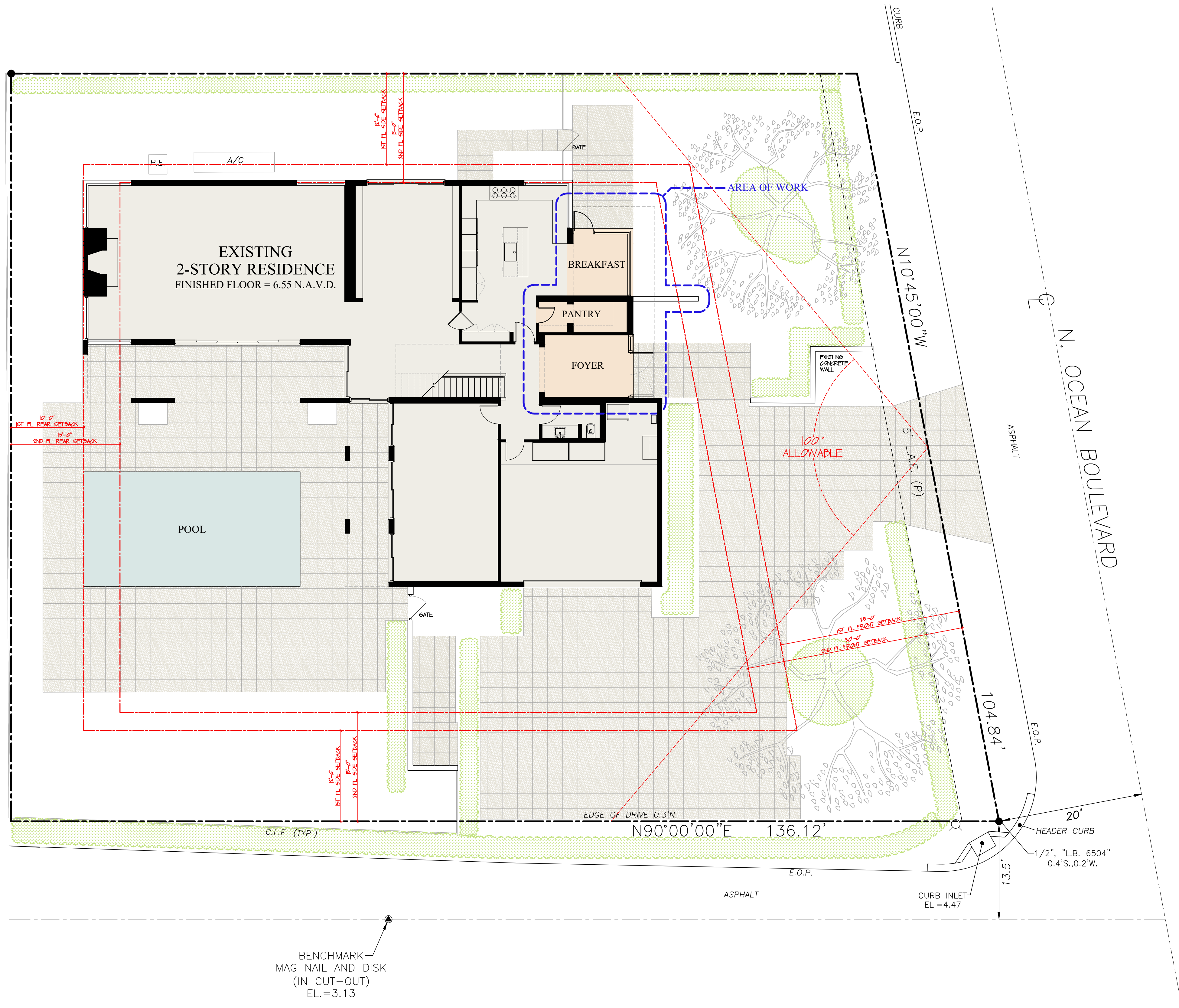
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SHEET:

A-003



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



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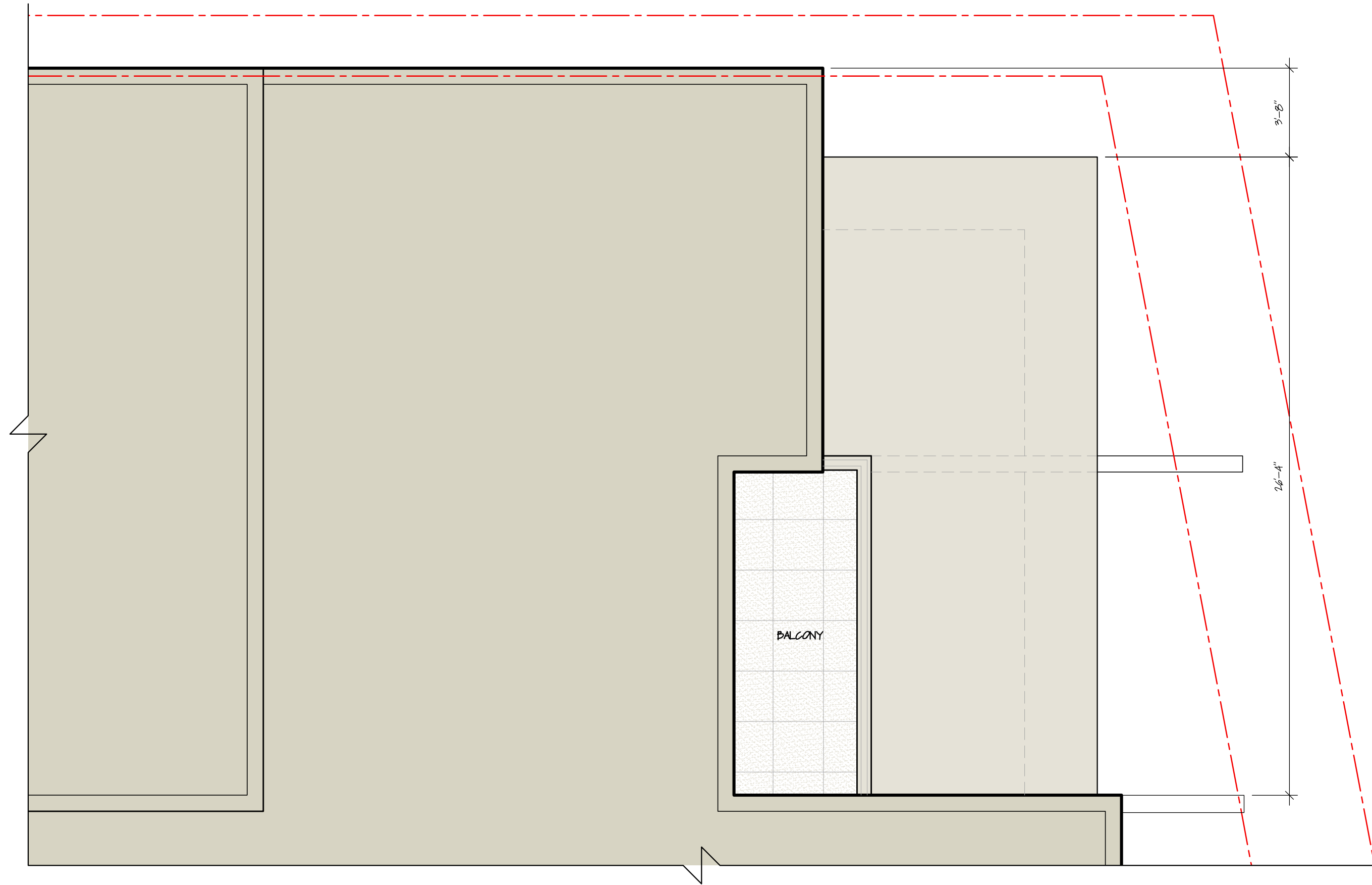
PETER G. PAPADOPOULOS
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DANIEL KAHAN
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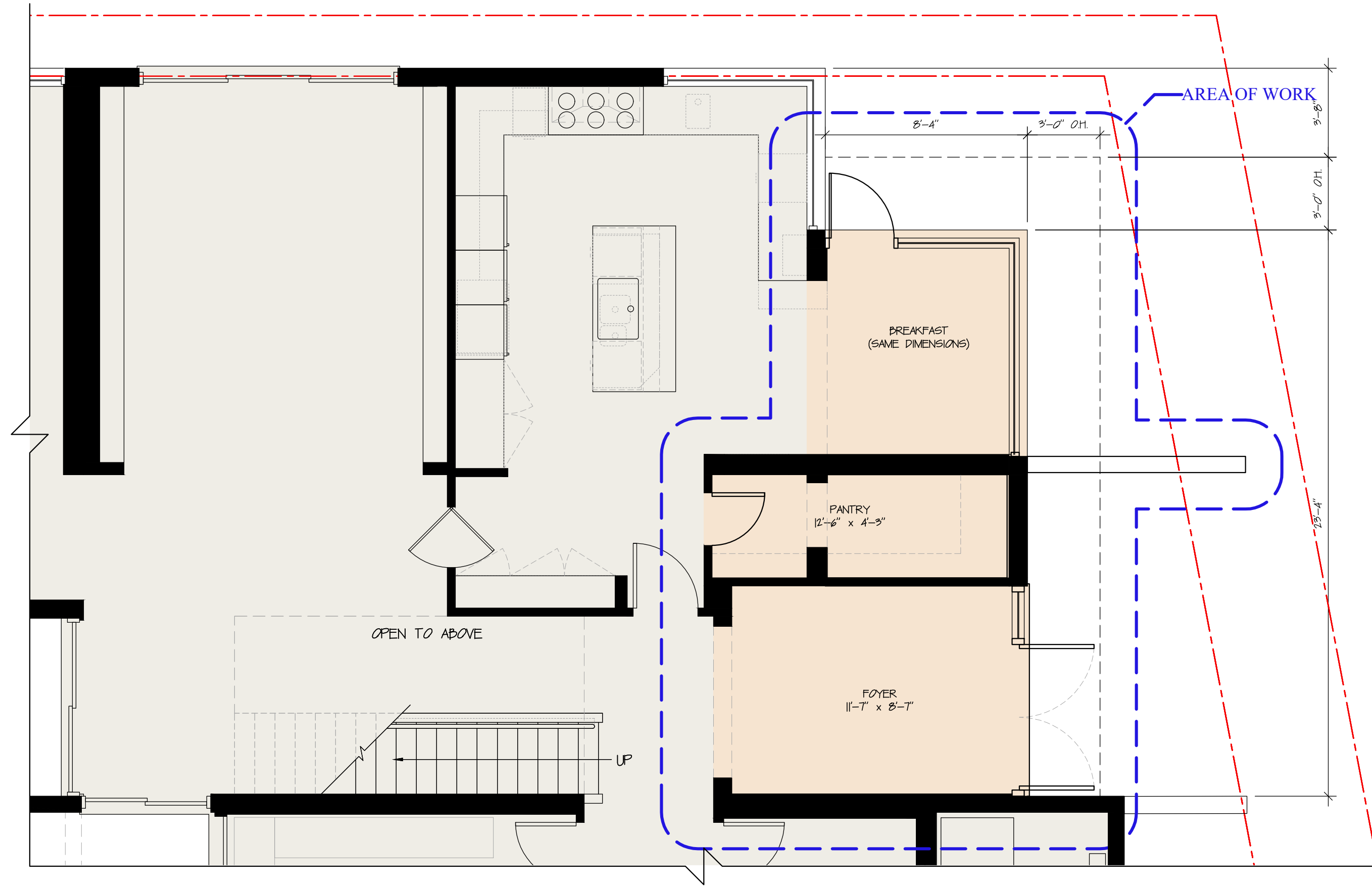
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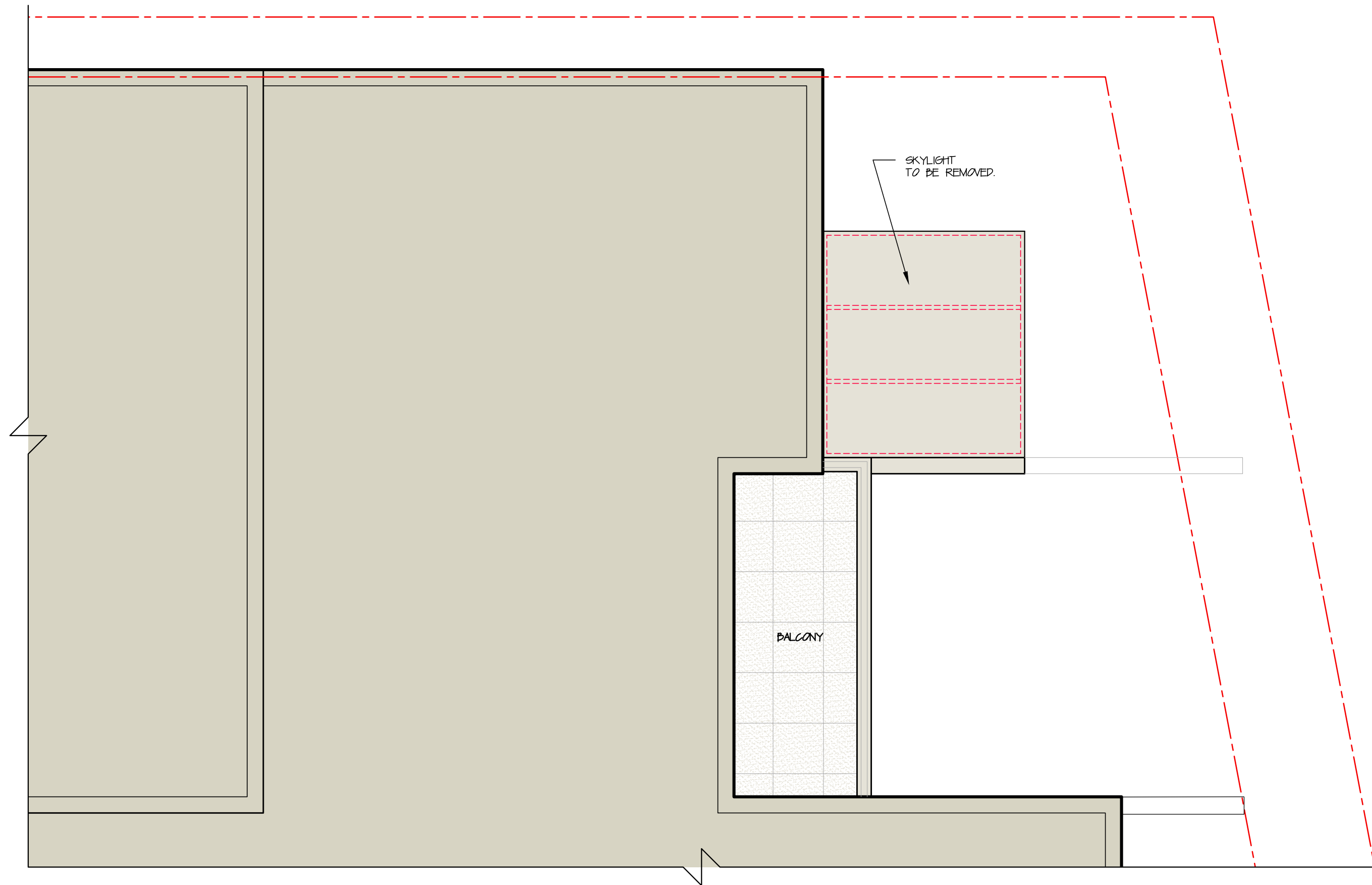
A-100



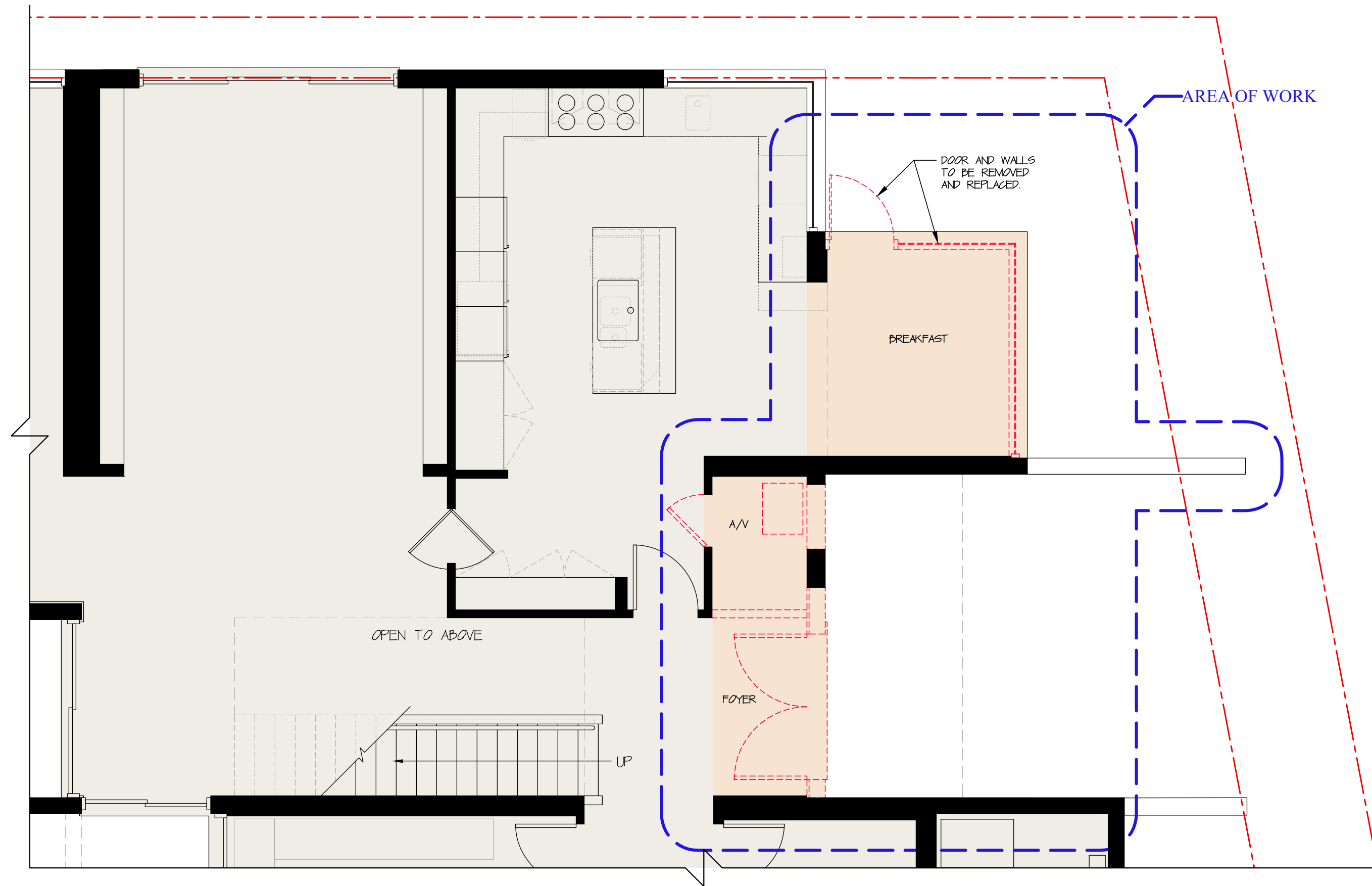
PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



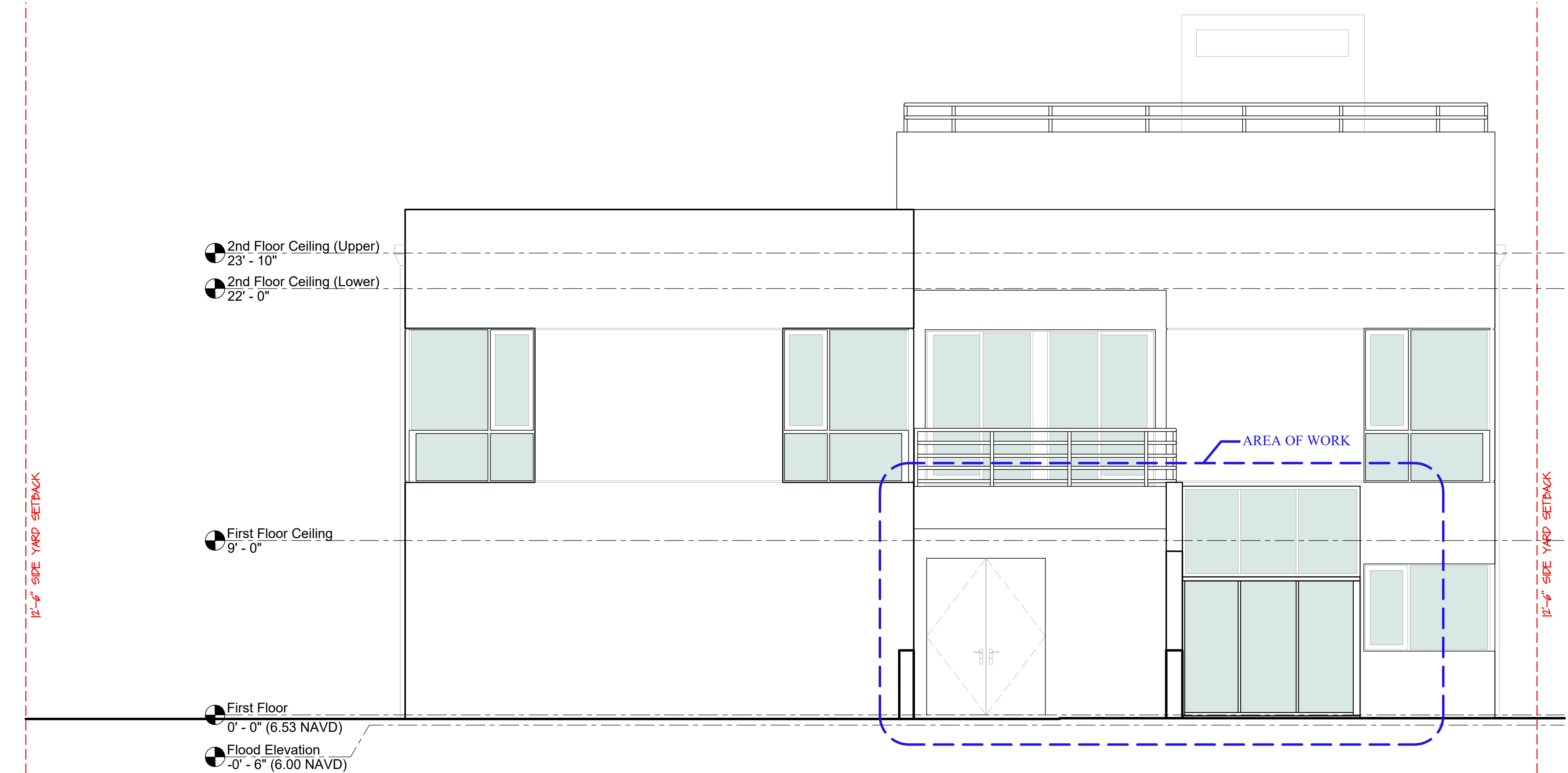
FIRST FLOOR PROPOSED PLAN
SCALE: 1/4"=1'-0"



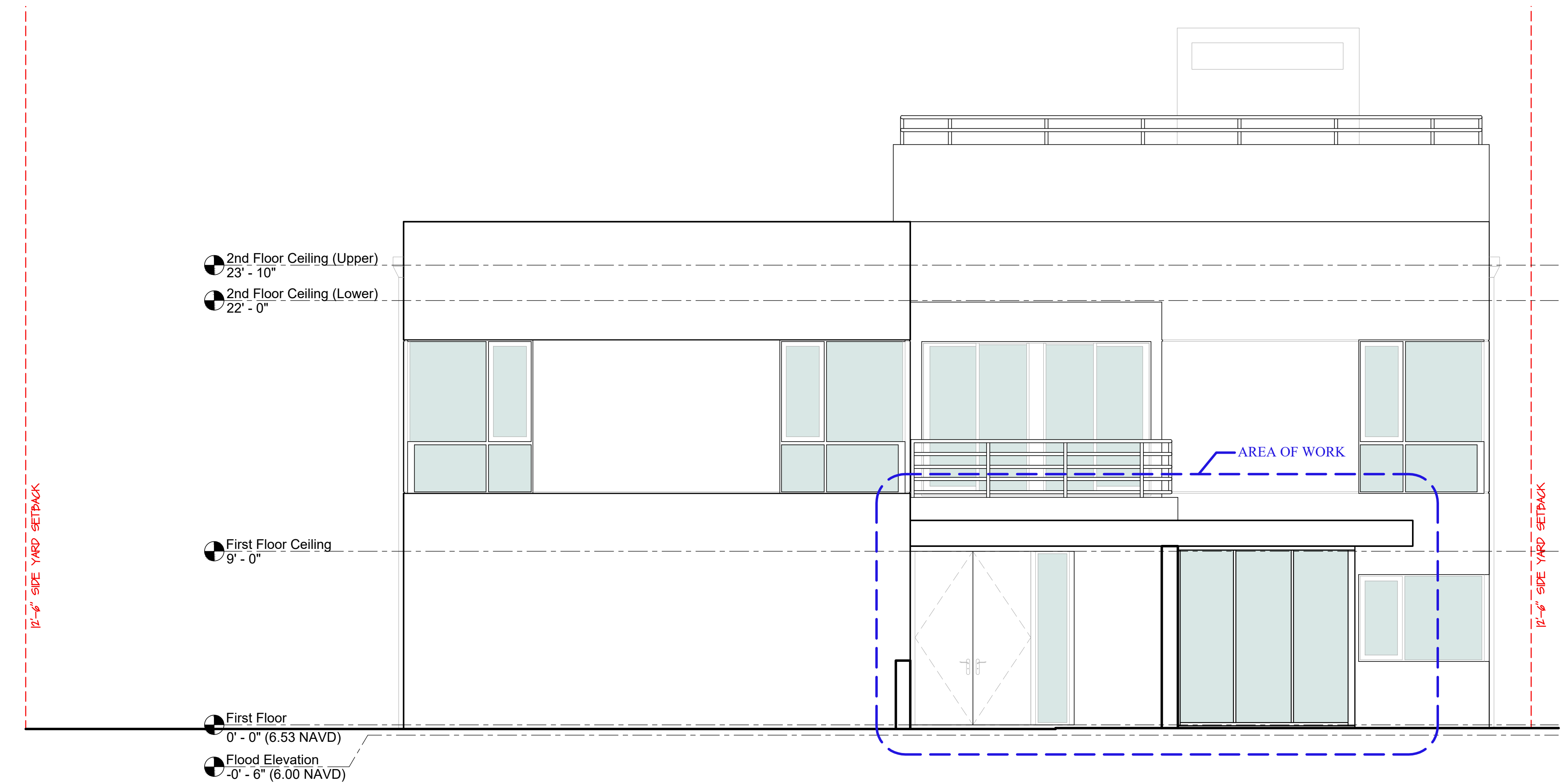
EXISTING/DEMOLITION ROOF PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR EXISTING/DEMOLITION PLAN
SCALE: 1/4"=1'-0"



1 EAST ELEVATION - EXISTING
SCALE: 1/4"=1'-0"



2 EAST ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"



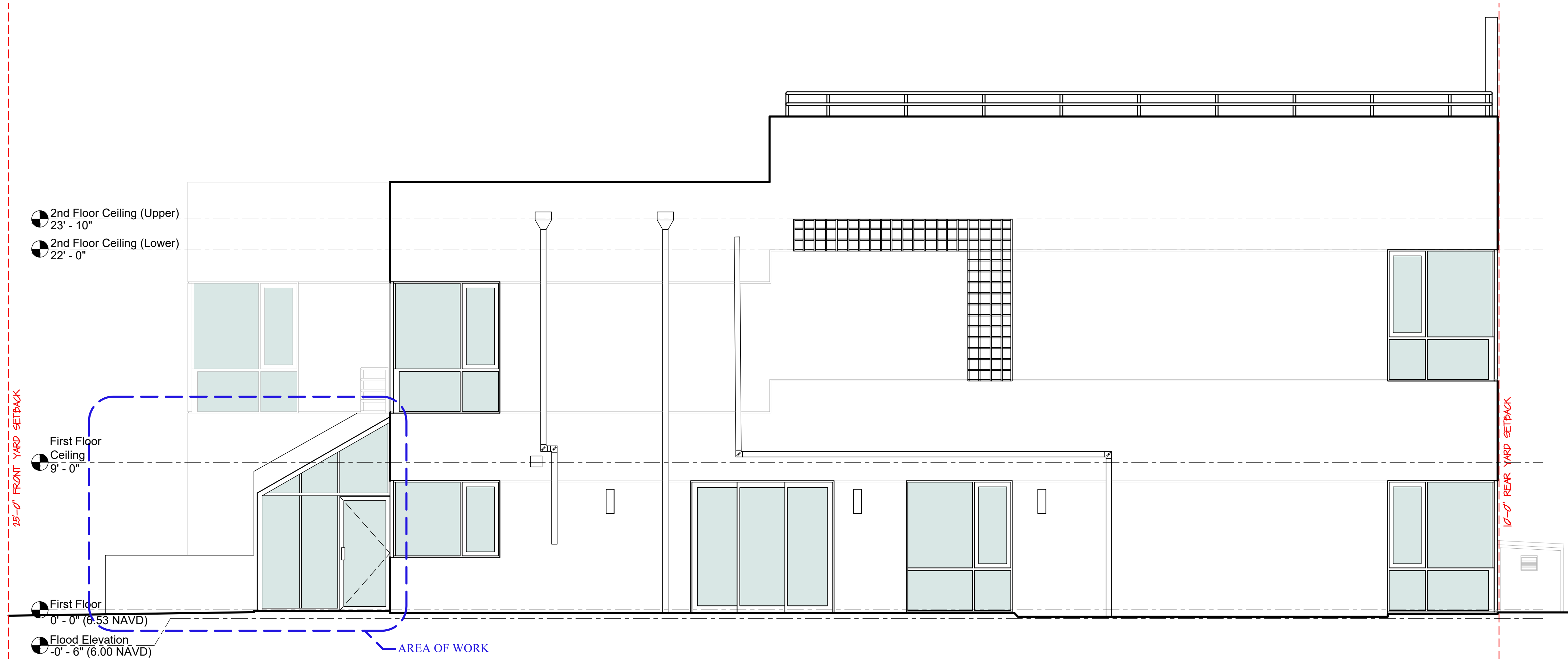
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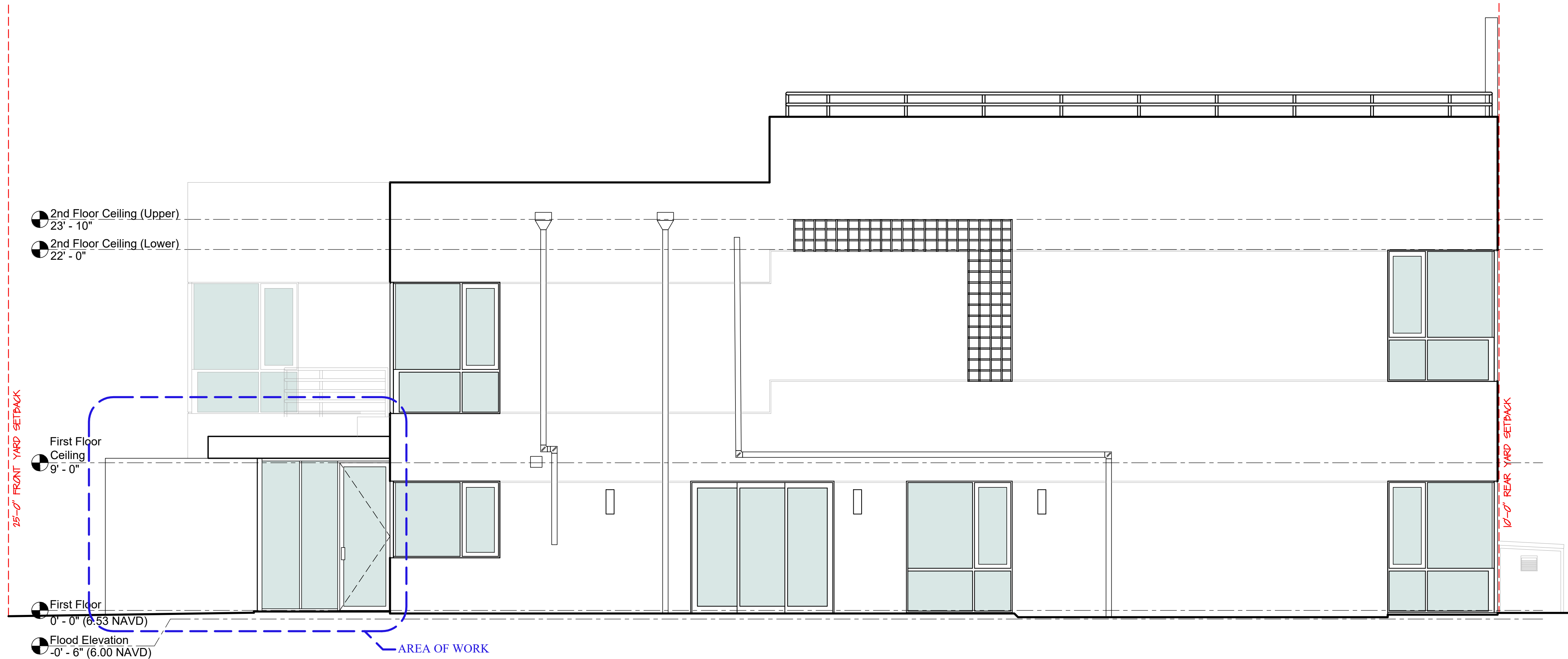
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3 NORTH ELEVATION - EXISTING
SCALE: 1/4"=1'-0"



4 NORTH ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"



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2nd Floor Ceiling (Upper)
23' - 10"

2nd Floor Ceiling (Lower)
22' - 0"

First Floor Ceiling
9' - 0"

First Floor
0' - 0" (6.53 NAVD)

Flood Elevation
-0' - 6" (6.00 NAVD)

5 SOUTH ELEVATION - EXISTING (NO CHANGES PROPOSED)

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

2nd Floor Ceiling (Upper)
23' - 10"

2nd Floor Ceiling (Lower)
22' - 0"

First Floor Ceiling
9' - 0"

First Floor
0' - 0" (6.53 NAVD)

Flood Elevation
-0' - 6" (6.00 NAVD)

6 WEST ELEVATION - EXISTING (NO CHANGES PROPOSED)

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

S·M

ALTERATIONS TO:
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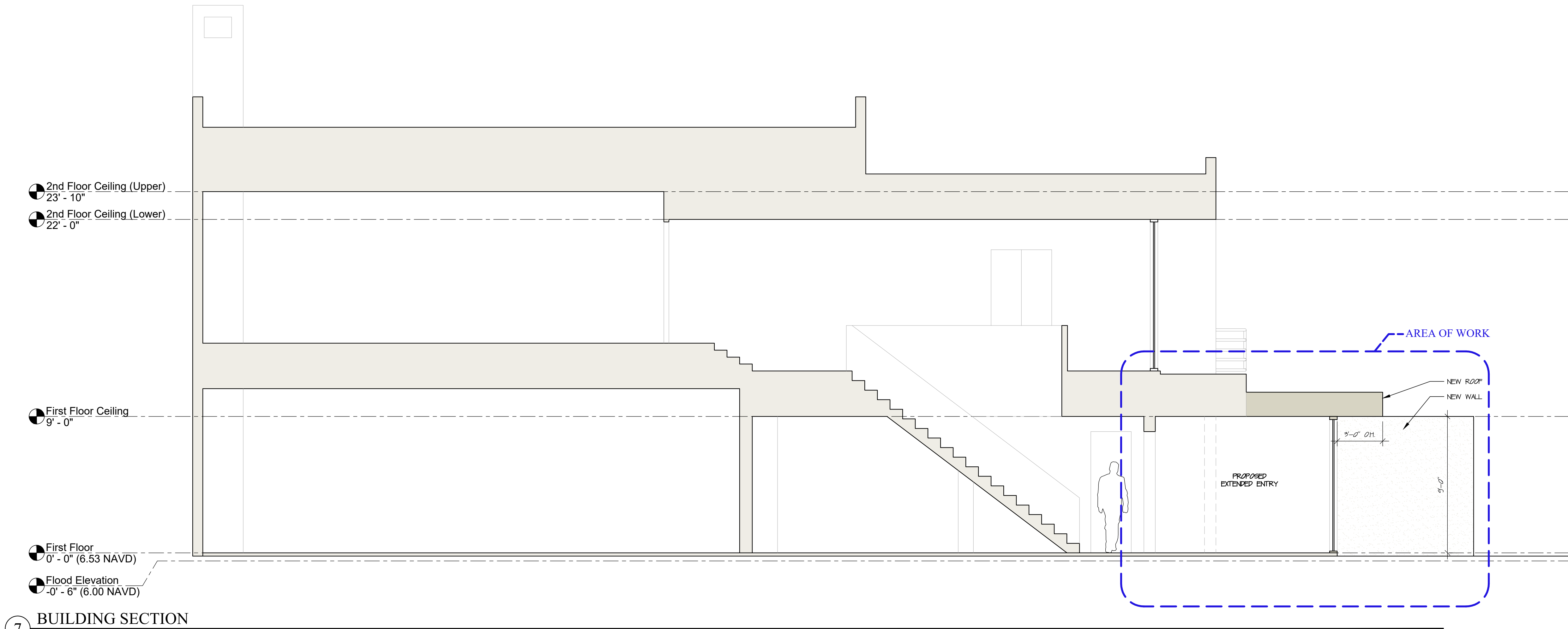
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7 BUILDING SECTION
SCALE: 1/4"=1'-0"



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ARTIST RENDERING, EXTERIOR

SCALE: NTS



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ARTIST RENDERING, EXTERIOR VIEW 4
SCALE: NTS



ARTIST RENDERING, EXTERIOR VIEW 3
SCALE: NTS



ARTIST RENDERING, EXTERIOR VIEW 2
SCALE: NTS



ARTIST RENDERING, EXTERIOR VIEW 1
SCALE: NTS



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ARTIST RENDERING, EXTERIOR VIEW 4
SCALE: NTS



ARTIST RENDERING, EXTERIOR VIEW 3
SCALE: NTS



ARTIST RENDERING, EXTERIOR VIEW 2
SCALE: NTS



ARTIST RENDERING, EXTERIOR VIEW 1
SCALE: NTS



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