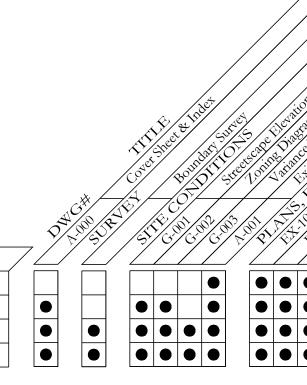
# CERTIFICATE OF APPROPRIATENESS (C.O.A.) WITH NOTICE





### DOCUMENT ISSUE:

04/29/24 D.R.C. PRE-APP SUBMITTAL 05/09/24 D.R.C. FIRST SUBMITTAL 05/28/24 D.R.C. SECOND SUBMITTAL 06/07/24 DRC FINAL DROP OFF

# **134 SEABREEZE AVENUE**

PALM BEACH, FLORIDA

DRC SECOND SUBMITTAL MAY 28, 2024

L.P.C. MEETING DATE: JULY 17, 2024 T.C. MEETING DATE: AUGUST 12, 2024

### 

ARCHITECT FAIRFAX & SAMMONS ARCHITECTS 214 BRAZILIAN AVENUE, SUITE 100 PALM BEACH, FL 33480 561-805-8591

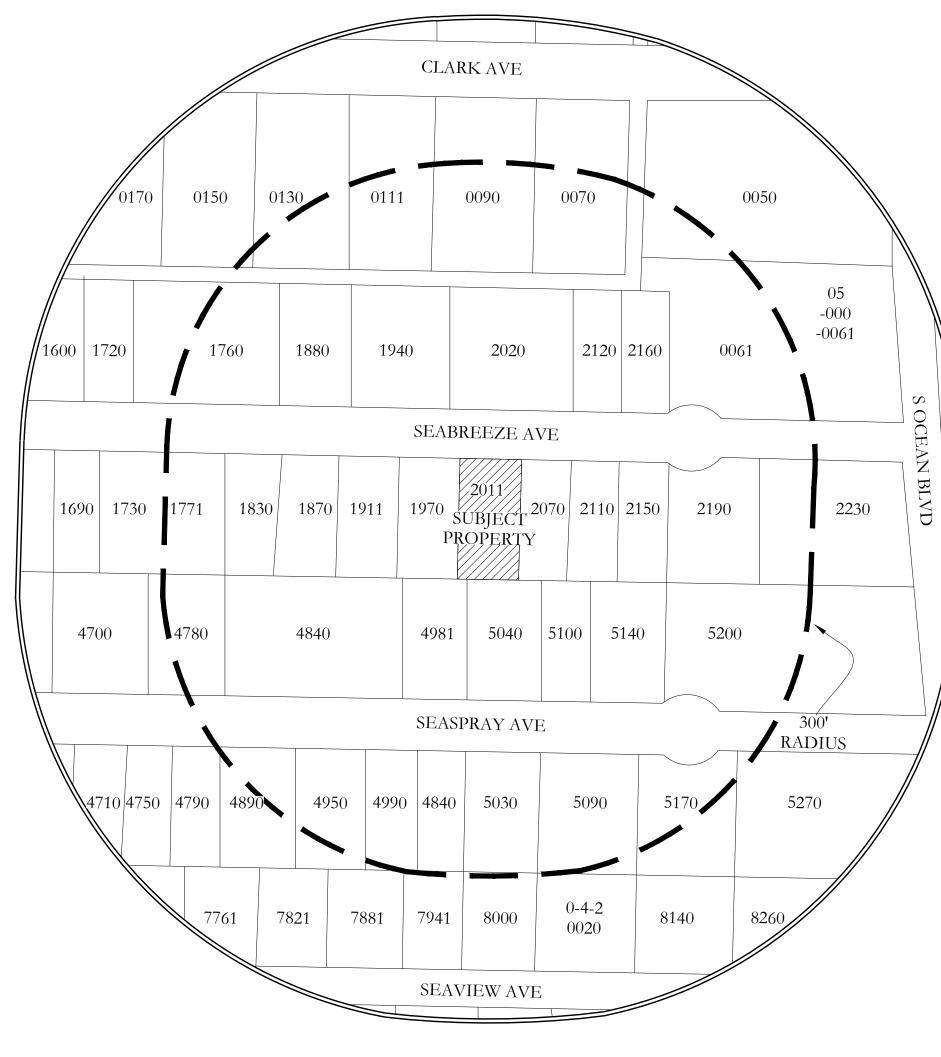
LANDSCAPE ARCHITECT NIEVERA WILLIAMS DESIGN 625 N. FLAGLER DRIVE, STE 502 WEST PALM BEACH, FL 33401 561-659-2820

# **FINAL PLAN SET** JULY 17, 2024 LPC

ISSUED TO: TOWN OF PALM BEACH TOWN OF PALM BEACH TOWN OF PALM BEACH TOWN OF PALM BEACH

RICHARD F STATE OF ARCH REGISTRATION	FLORIDA ITECT
REGISTRATION	110. /10010200
D.R.C. SECOND SUBMIT	TAL SET 05/28/2024
D.R.C. FIRST SUBMITTA	L SET 05/09/2024
D.R.C. PRE-APP MEETIN	NG SET 04/29/2024
sheet title COVER SHEET (	& INDEX
DATE JUNE 07, 2024 SCALE N.T.S.	sheet no А-000
by NS	
FAIRFAX	SAMMONS
FAIRFAX, SAMMONS 214 Brazilian Aveny Telephone ( Fairfaxands	~ PALM BEACH & PARTNERS, LLC. HE, PALM BEACH 33480 (861) 805-8591 AMMONS.COM AA26000846
THE ARCHITECT ARE THE INSTRUM AND SHALL REMAIN THE PROPERT NOT THE PROJECT FOR WHICH TH OR NOT. THE ARCHITECT'S DRAW DOCUMENTS WILL NOT BE USE ADDITIONS TO THIS PROJECT AN	OTHER DOCUMENTS PREPARED BY ENTS OF THE ARCHITECT'S SERVICE Y OF THE ARCHITECT, WHETHER OR EY ARE INTENDED IS CONSTRUCTED INGS, SPECIFICATIONS AND OTHER D ON ANY OTHER PROJECTS FOR ID/OR FOR COMPLETION OF THIS AGREEMENT IN WRITING AND WITH

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### LOCATION/VICINITY MAP 1

/ 1"=100'-0"  $\searrow$ 







# 2 AERIAL SITE PLAN 1"=300'-0"

— ¼ MILE RADIUS

CUCCO 05 05/28/24 RICHARD F. SAMMONS STATE OF FLORIDA ARCHITECT **REGISTRATION NO. AR0016906** D.R.C. SECOND SUBMITTAL SET 05/28/2024 D.R.C. FIRST SUBMITTAL SET 05/09/2024 D.R.C. PRE-APP MEETING SET 04/29/2024 COA-24-0004 ZON-24-0029 134 SEABREEZE AVENUE PALM BEACH, FL 33480 SHEET TITLE STREETSCAPE ELEVATION, LOCATION & VICINITY MAPS DATE SHEET NO JUNE 07, 2024 SCALE G-001 VARIES BY NS FAIRFAX & SAMMONS ------ NEW YORK~PALM BEACH -----FAIRFAX, SAMMONS & PARTNERS, LLC. 214 BRAZILIAN AVENUE, PALM BEACH 33480 TELEPHONE (561) 805-8591 FAIRFAXANDSAMMONS.COM LICENSE NO. AA26000846 DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

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

Line #		Zoning Legen	d				
1	Property Address:	134 SEABREEZE AV	Έ				
2	Zoning District:	R-B					
3	Lot Area (sq. ft.):	7657SQ.FT.					
4	Lot Width (W) & Depth (D) (ft.):	62.5 FT x 122.5 FT					
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMI	LY				
6	FEMA Flood Zone Designation:	Х					
7	Zero Datum for point of meas. (NAVD)	13.51					
8	Crown of Road (COR) (NAVD)						
9		REQ'D / PERMITTED	EXISTING	PROPOSED			
10	Lot Coverage (Sq Ft and %)	2297 SQ.FT. (30%)	2597 SQ.FT. (34%)	2555 SQ.FT. (33%)			
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	5139 SQ.FT.	5037 SQ.FT.			
12	*Front Yard Setback (Ft.)	30 FT	35 FT N	N/C			
13	* Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A			
14	* Side Yard Setback (2nd Story) (Ft.)	15 FT	6.5 FT E, 10 FT W	N/C			
15	*Rear Yard Setback (Ft.)	15 FT	32.8 FT S	35.3 FT S			
16	Angle of Vision (Deg.)	100	57	N/C			
17	Building Height (Ft.)	22 FT 20 FT N/C					
18	Overall Building Height (Ft.)	30 FT	26 FT	N/C			
19	Cubic Content Ratio (CCR) (R-B ONLY)	32500	49200	48200			
20	** Max. Fill Added to Site (Ft.)	N/A	0.595	N/C			
21	Finished Floor Elev. (FFE)(NAVD)	N/A	14.93 FT	N/C			
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A			
23	Landscape Open Space (LOS) (Sq Ft and %)	3,445 SQ.FT. (45%)	2,615 SQ.FT. (34%)	2,794 SQ.FT. (36%)			
24	Perimeter LOS (Sq Ft and %)	3,828 SQ.FT. (50%)	4,300 SQ.FT. (56%)	N/C			
25	Front Yard LOS (Sq Ft and %)	1,000 SQ.FT. (40%)	1,300 SQ.FT. (52%)	1,100 SQ.FT. (44%)			
26	*** Native Plant Species %	Please re	efer to TOPB Landscape	e Legend.			
	* Indicate each yard area with cardinal direction (N,S,E,W) ** Difference of Fin. Floor Elev. (FFE) and bighest Crown of Rd (COR) divided by two. (EEE -	Enter N/A if value is not applicable. Enter N/C if value is not changing.					

\*\* Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE -COR) / 2 = Max. Fill <u>(Sec. 134-1600)</u> \*\*\* Provide Native plant species info per category as requited by <u>Ord. 003-2023</u> on separate TOPB Landscape Legend

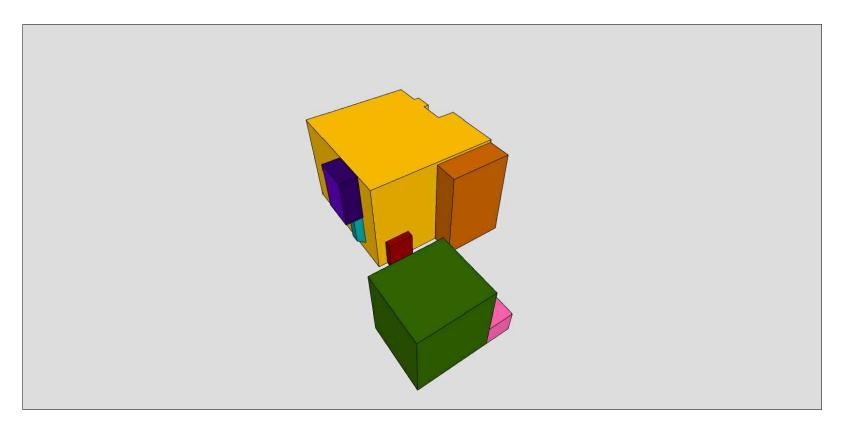
REV BF 20230626



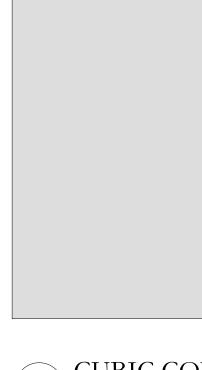
## PROPOSED CUBIC CONTENT TABUI ATIONS.

MASS:	AREA (SQ. FT.):	HEIGHT (FT.):	VOLUME (CU. FT.):
TWO-STORY HOUSE	1,768 SQ. FT.	19.67 FT.	34,771 CU. FT.
UPSTAIRS BATHROOM ABOVE ENTRANCE	20 SQ. FT.	10.60 FT.	208 CU. FT.
EXISTING BAY WINDOW	11 SQ. FT.	5.0 FT.	57 CU. FT.
PROPOSED BAY WINDOW	21 SQ. FT.	8.42 FT.	179 CU. FT.
LOGGIA	156 SQ. FT.	18.3 FT.	2848 CU. FT.
BALCONY (2ND FL.)	49 SQ. FT.	9.25 FT.	452 CU. FT.
TEA HOUSE	520 SQ. FT.	17.5 FT.	9,055 CU. FT.
BAR	71 SQ. FT.	7.75 FT.	548 CU. FT.
ALLOWABLE C.C.R. CALCULATION: 4.0 + [ ((10,000 - 7,700) / 10,000) ]			TOTAL = 48,200 CU. FT

4.0 + [ ((10,000 - 7,700) / 10,000) ] 4.0 + [ (2,300/ 10,000) ] 4.0 + [ 0.23 ] 4.23 CCR 4.23 x 7,700 = 32,500 CU. FT.



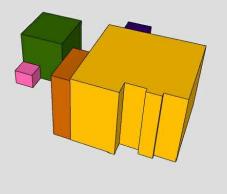
# 1 CUBIC CONTENT FROM NORTHEAST N.T.S.



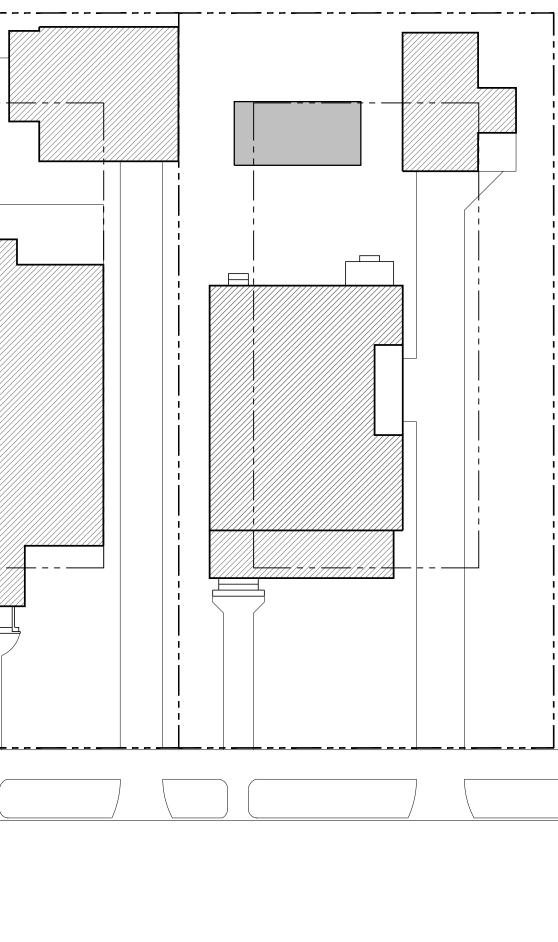


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# 2 CUBIC CONTENT FROM SOUTHWEST N.T.S.



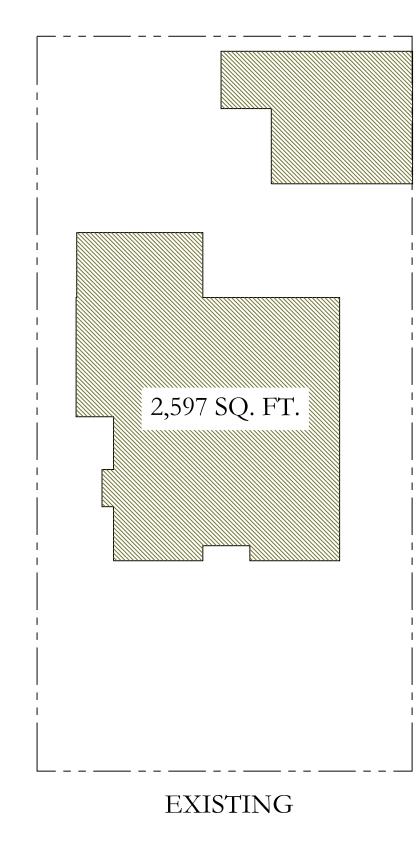
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ZON-24	4-0029
134 SEAB AVEN palm beach	IUE
sheet title ZONING DIAGRA	MS
	AN HEET NO
JUNE 07, 2024  SCALE VARIES	G-002
BY NS	
FAIRFAX & S	
	PARTNERS, LLC. PALM BEACH 33480 1) 805-8591 Mons.com



# VARIANCE #1:

SEC. 134-893 (5,7,9): VARIANCE FOR PROPOSED SET BACK

HARDSHIP: NONE OF THE
NEW ADDITION OF THE
BAY WINDOW IS IN
CONFLICT WITH THE
SETBACKS, AND THE
LOGGIA REDUCTION WILL
RESULT IN THE
NON-CONFORMITY TO BE
LESS SEVERE.

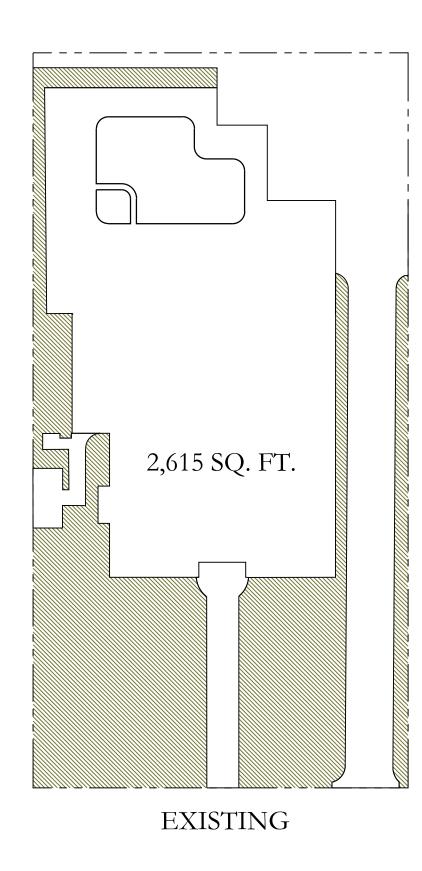


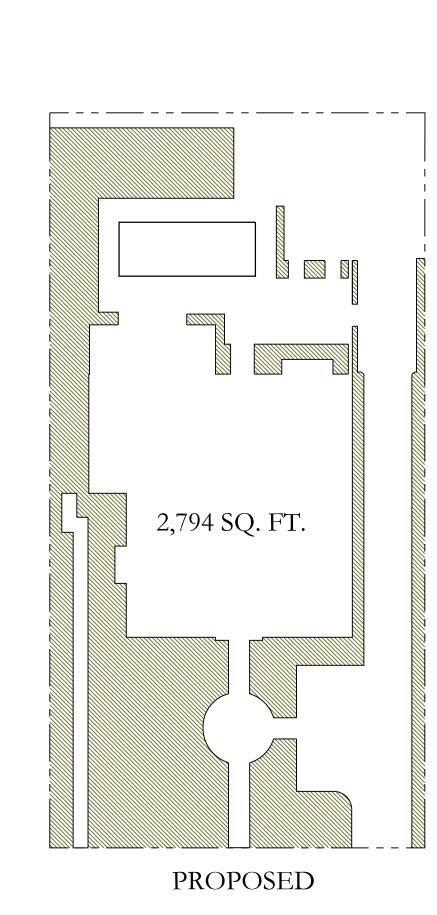


# VARIANCE #3:

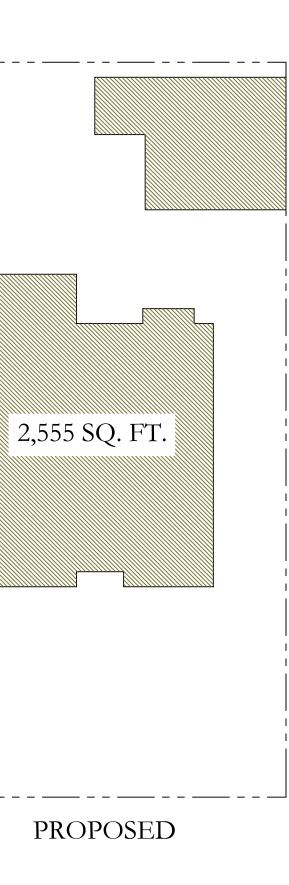
SEC. 134-893 (13): VARIANCE FOR PROPOSED CUBIC CONTENT RATIO (CCR) OF 6.29 IN LIEU OF 4.23.

HARDSHIP: THE PROPOSED CCR OF 6.29 IS LESS THAN THAT OF THE EXISTING SITE, WHICH REDUCES THE NON-CONFORMITY FROM 6.42, WITHOUT TAKING AWAY FROM THE CHARACTER OF THE STREET MENTIONED IN SEC. 134-893 (a).





4 LANDSCAPED OPEN SPACE DIAGRAM (VARIENCE #4)



# VARIANCE #2:

SEC. 134-893 (1): VARIANCE FOR PROPOSED LOT COVERAGE OF 2,555 SQ. FT. (33%) IN LIEU OF THE 2297 SQ. FT. (30%) MAXIMUM ALLOWED.

HARDSHIP: THE NET CHANGE OF LOT COVERAGE WOULD REDUCE THE EXISTING LOT COVERAGE FROM 2,615 SQ. FT. (34%), AND THE NON-CONFORMITY WOULD BE LESS SEVERE

VARIANCE #4:

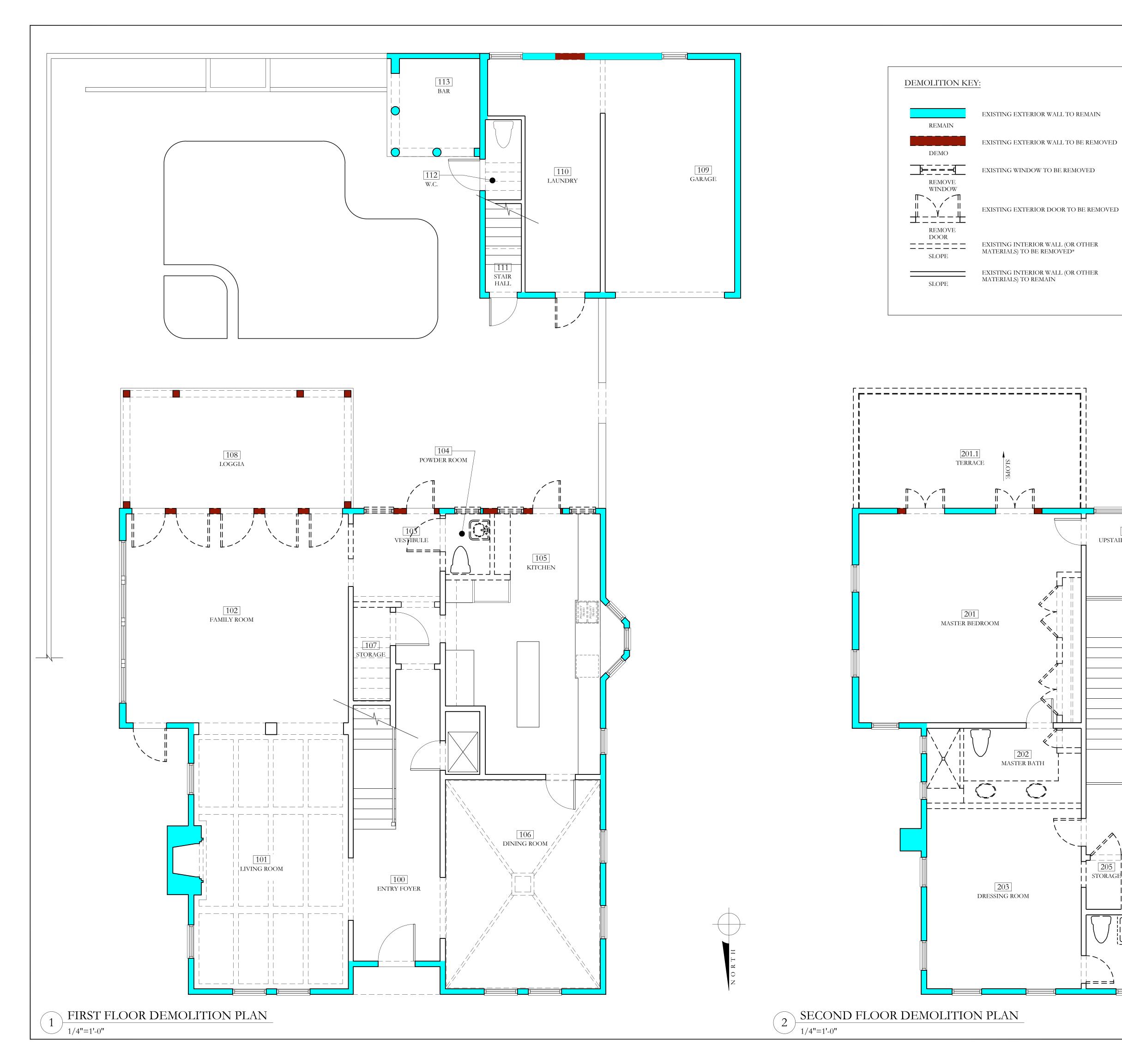
SEC. 134-893 (12): VARIANCE
FOR PROPOSED
LANDSCAPED OPEN SPACE
OF 2794 SQ. FT. (36%) IN
LIEU OF THE 3445 SQ. FT.
(45%) MINIMUM REQUIRED.

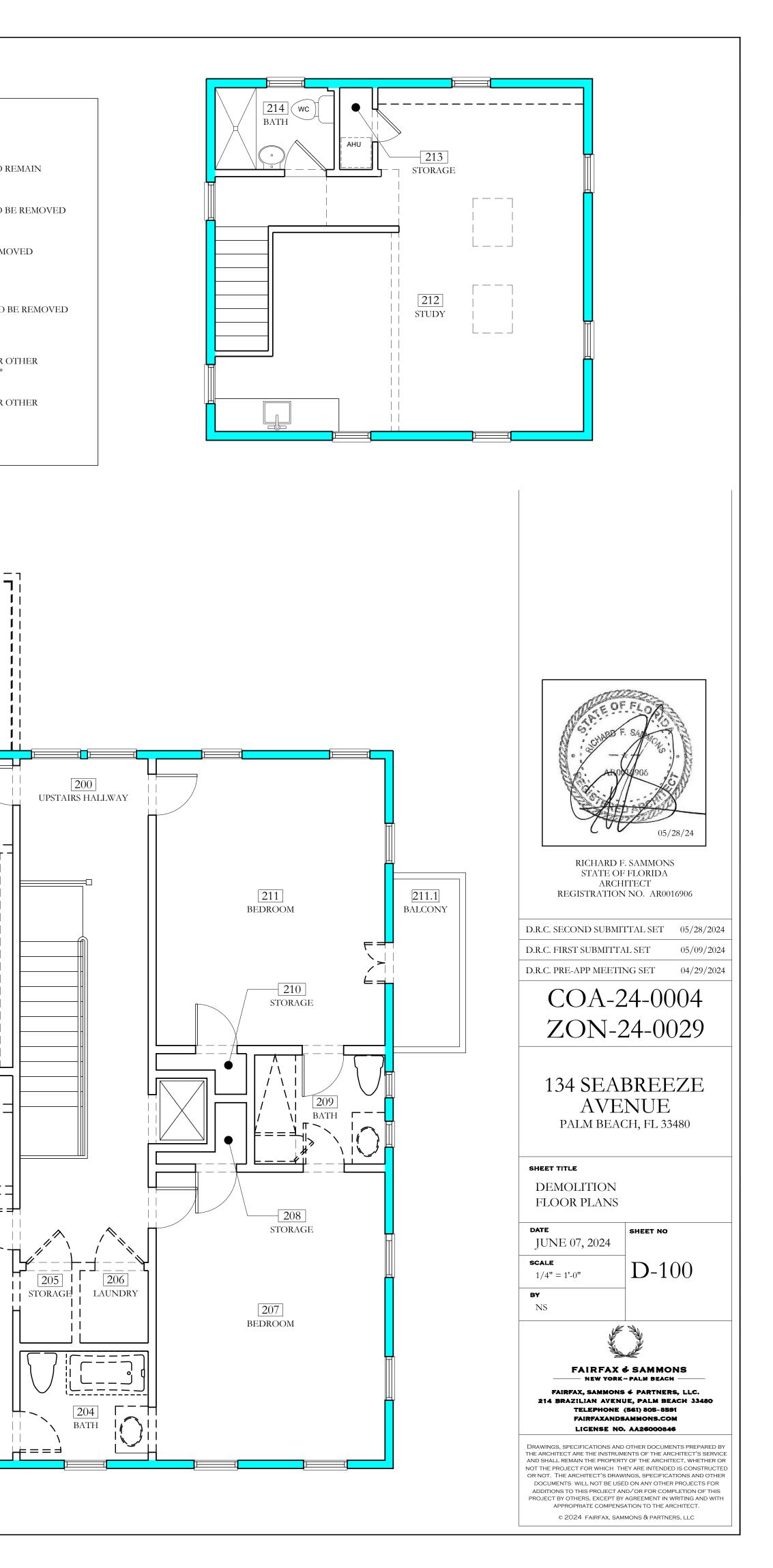
HARDSHIP: THE PROPOSED LANDSCAPED OPEN SPACE IS CLOSER ALIGNED TO THE MINIMUM AMOUNT THAN THE EXISTING SITE, WHICH SITS AT 2,615 SQ. FT. (34%).

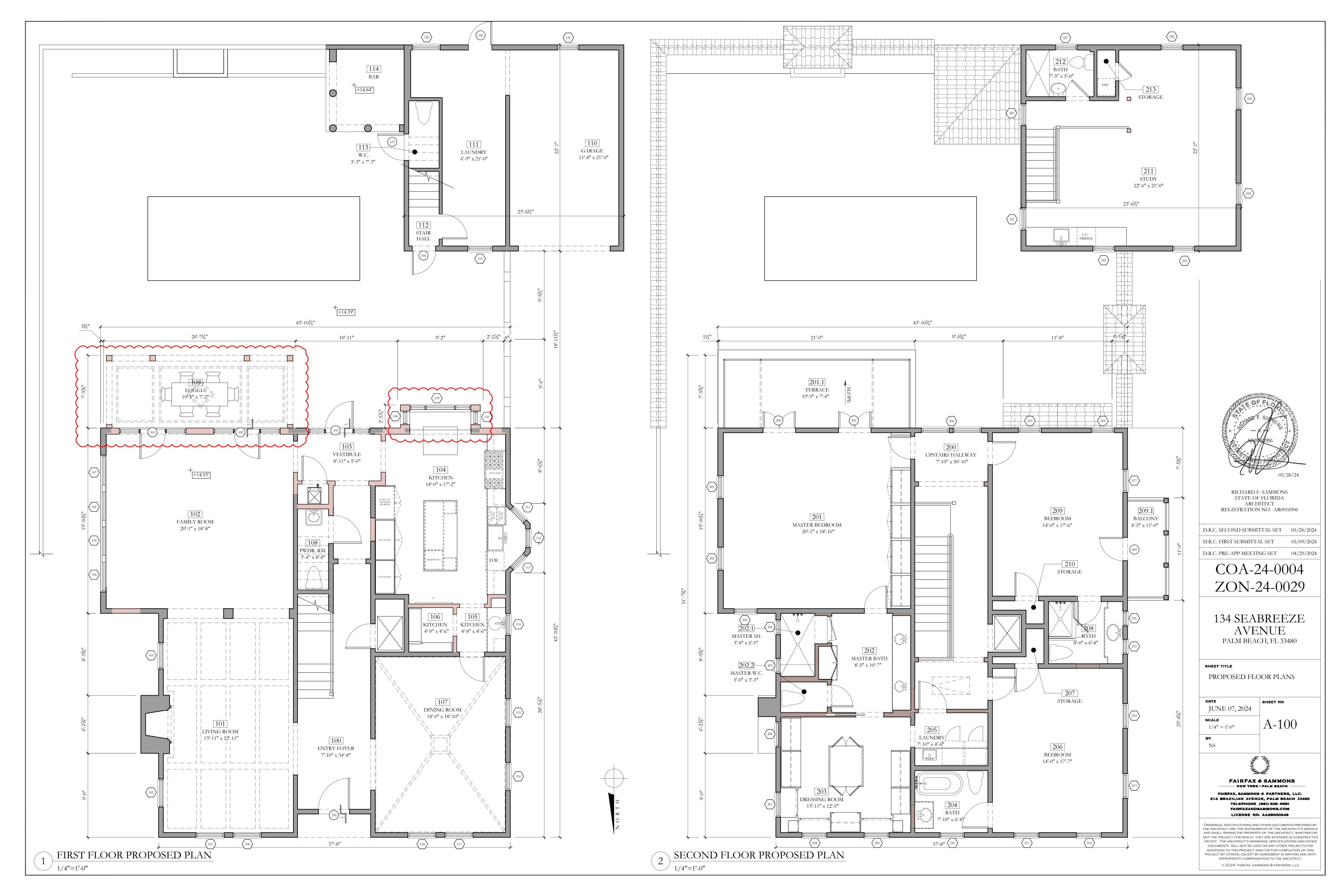












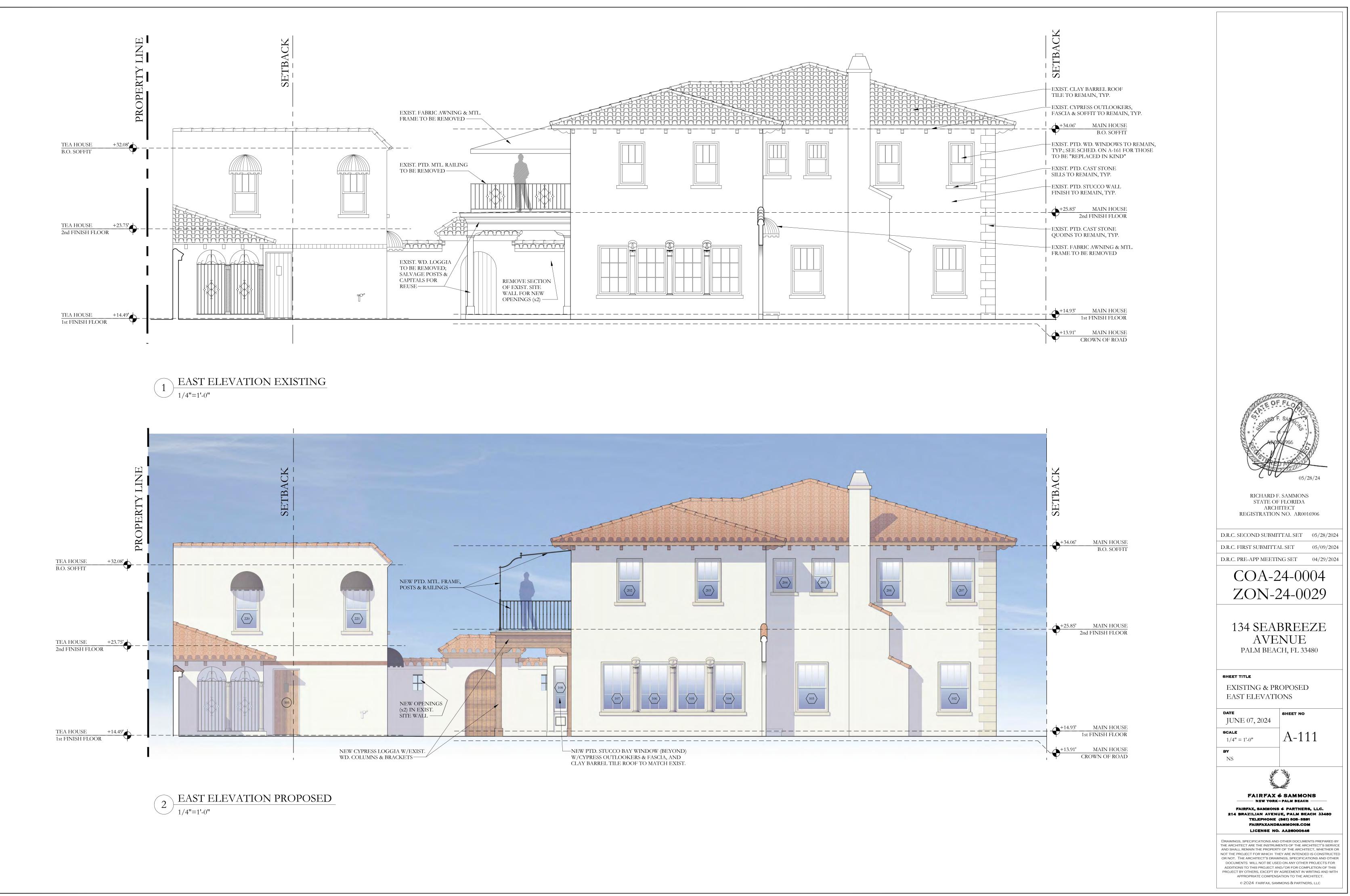


# $1 \underbrace{NORTH ELEVATION EXISTING}_{1/4"=1'-0"}$





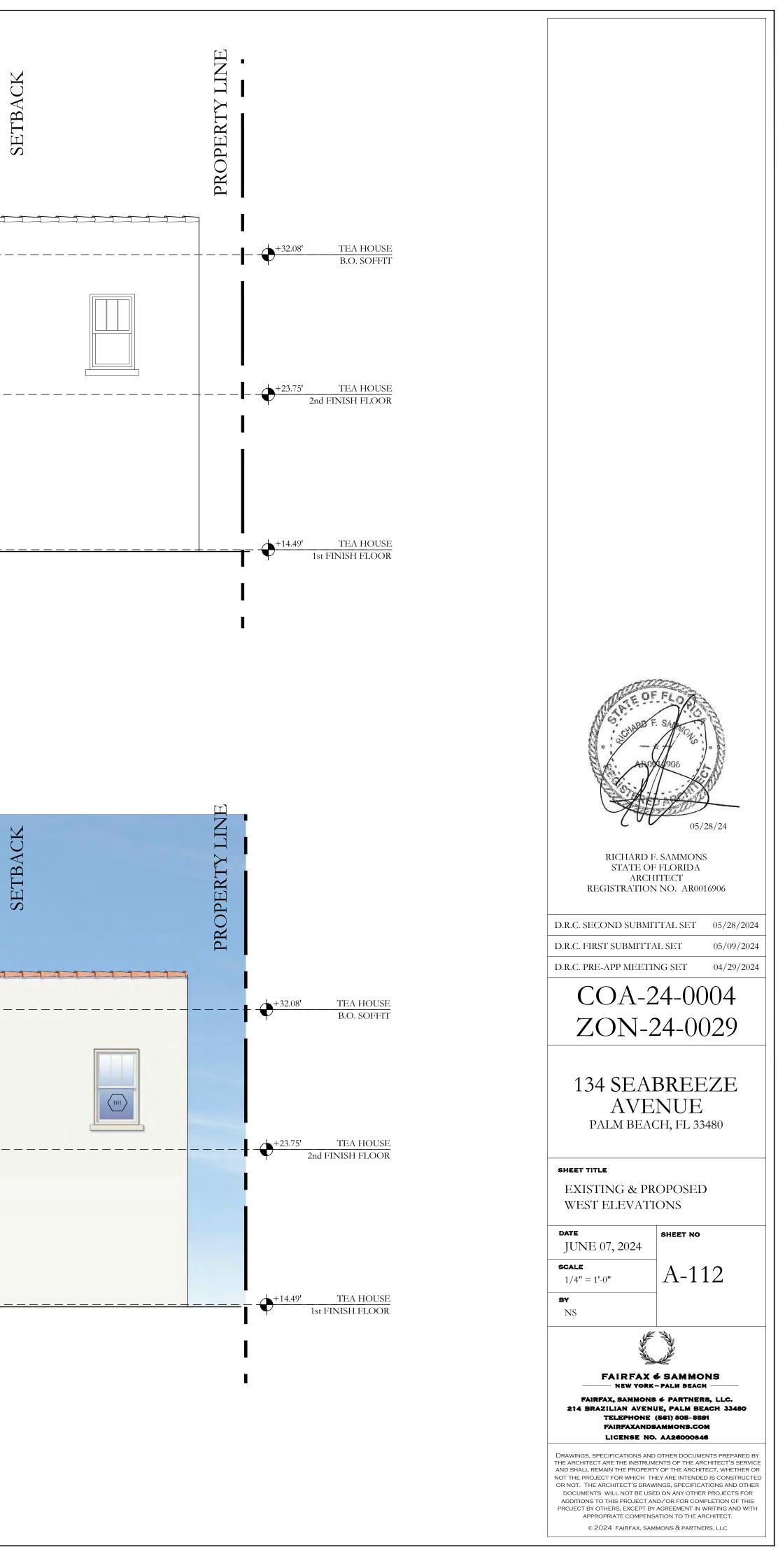
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SHEET TITLE	
EXISTING & PR NORTH ELEVA'	
<b>date</b> JUNE 07, 2024	SHEET NO
<b>SCALE</b> 1/4" = 1'-0"	A-110
by NS	
NEW YORK FAIRFAX, SAMMONS 214 BRAZILIAN AVENL TELEPHONE FAIRFAXANDS	SAMMONS PALM BEACH G PARTNERS, LLC. JE, PALM BEACH 33480 (561) 805-8591 AMMONS.COM
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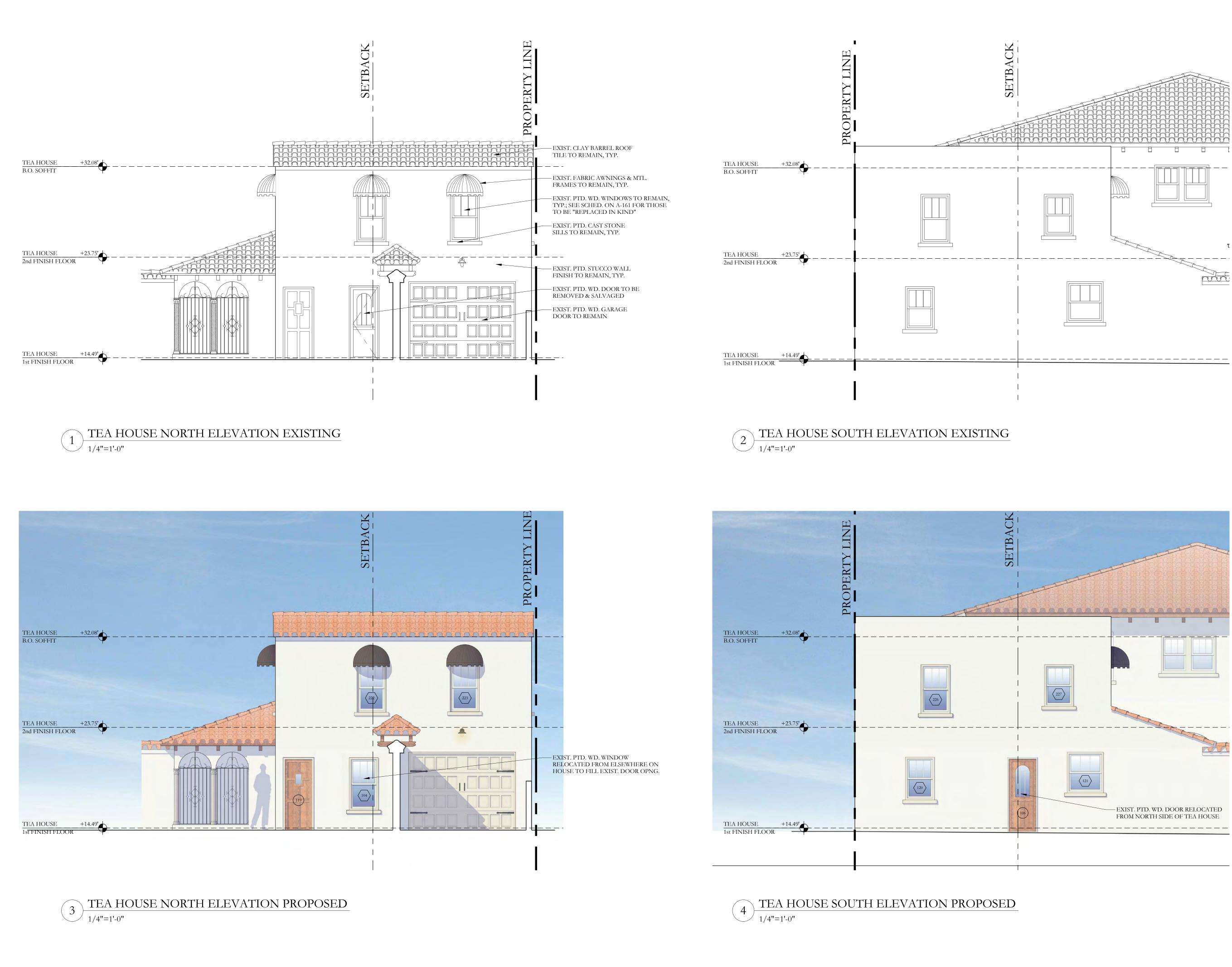


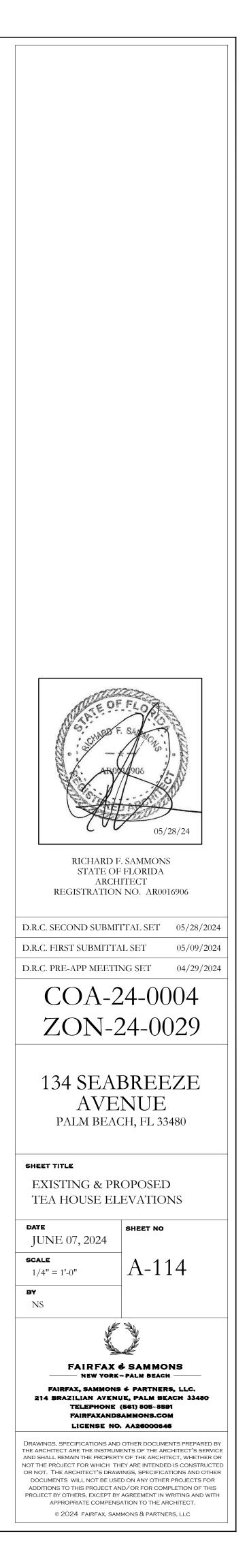
NEW PTD. MTL. POSTS & RAILINGS

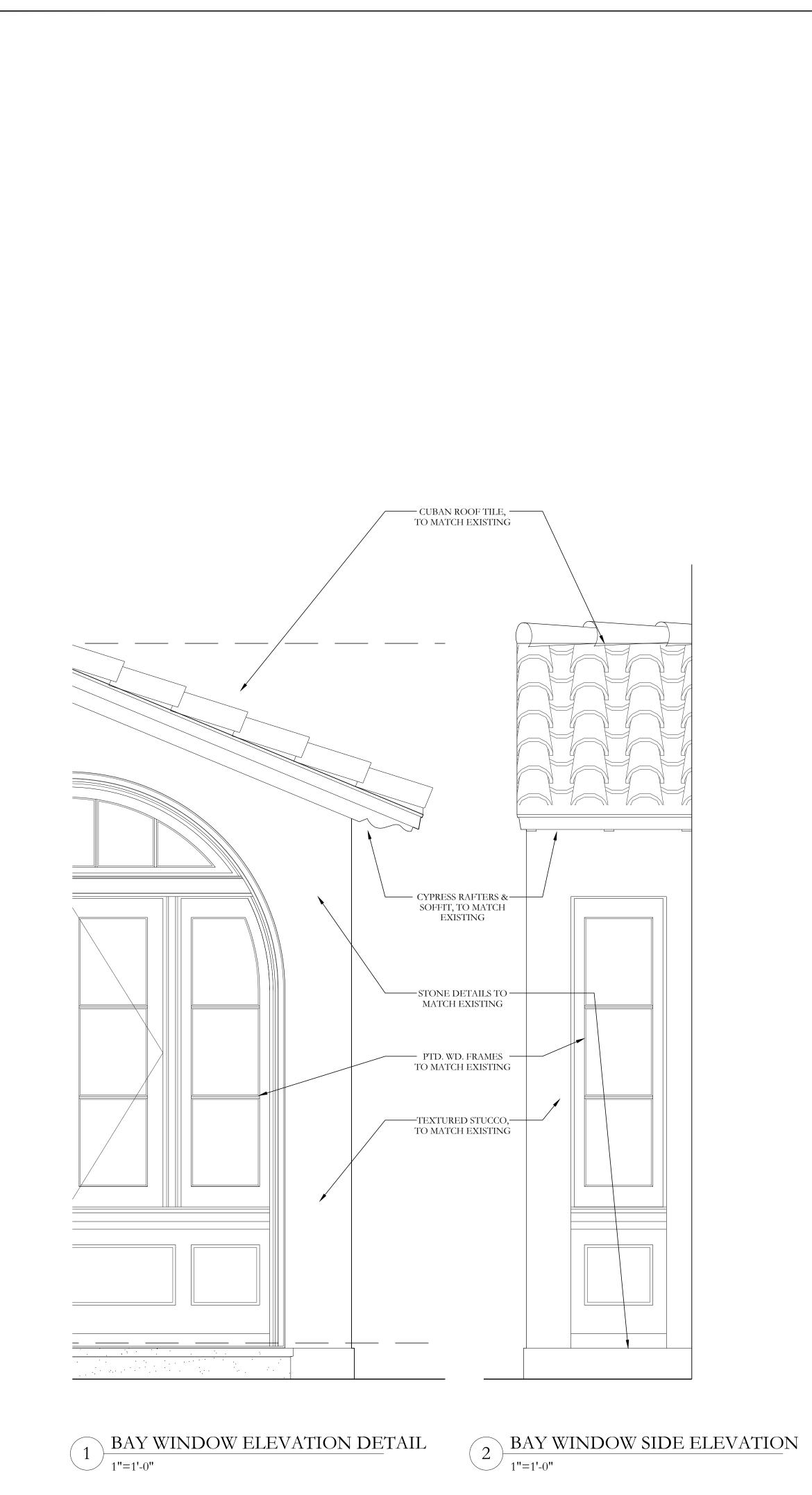
NEW PTD. WD. ARCHED DOOR

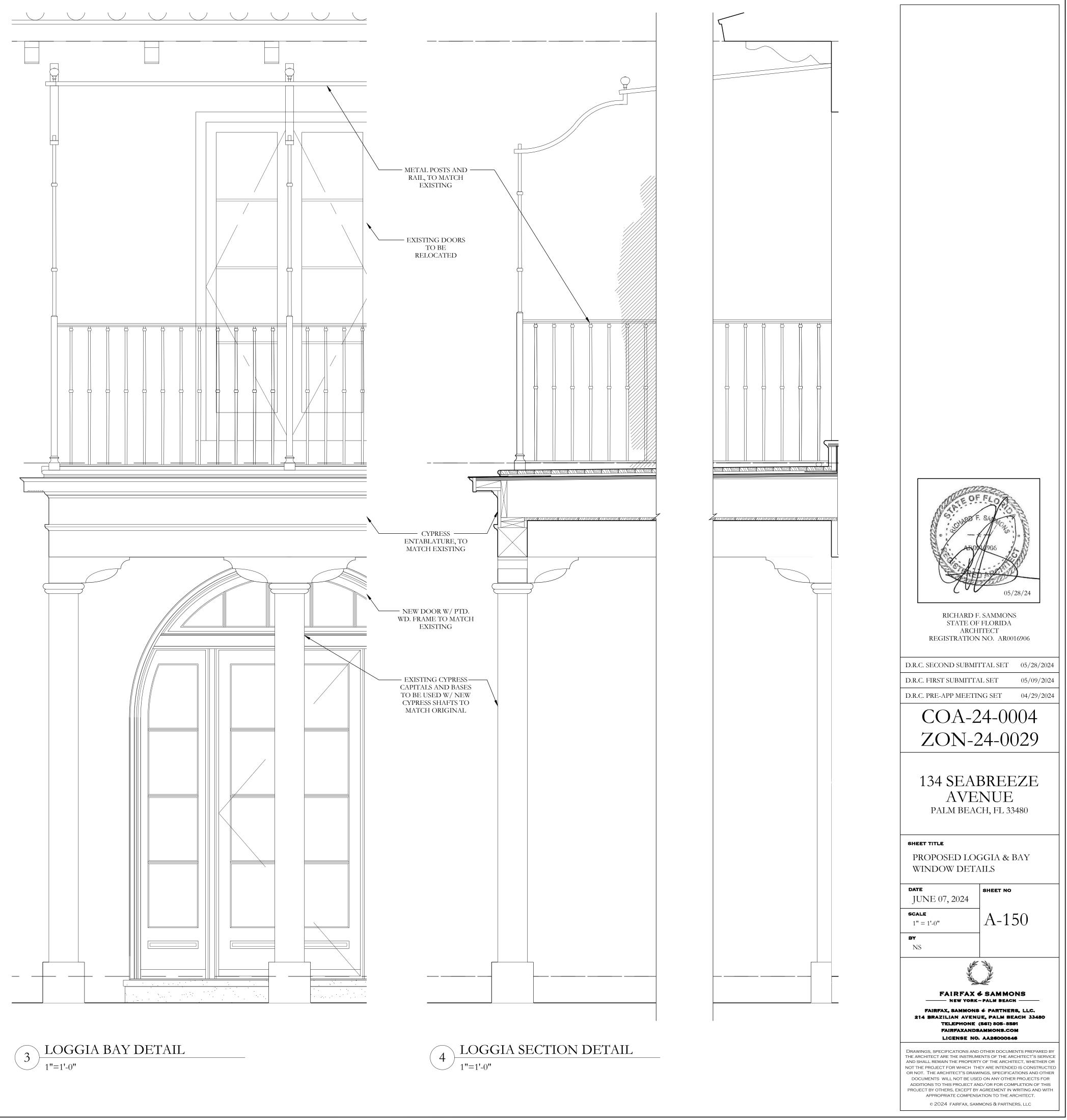
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FAIRFAX O NEW YORK FAIRFAX, SAMMONS 214 BRAZILIAN AVENU TELEPHONE O FAIRFAXANDS LICENSE NO.	- PALM BEAC - PARTNE JE, PALM BI (561) 805-85 AMMONS.C	H RS, LLC. Each 33480 191 DM
DRAWINGS, SPECIFICATIONS AND THE ARCHITECT ARE THE INSTRUM AND SHALL REMAIN THE PROPERT NOT THE PROJECT FOR WHICH TH OR NOT. THE ARCHITECT'S DRAW DOCUMENTS WILL NOT BE USE ADDITIONS TO THIS PROJECT AN PROJECT BY OTHERS, EXCEPT BY APPROPRIATE COMPENS.	ENTS OF THE AR Y OF THE ARCH EY ARE INTEND INGS, SPECIFIC D ON ANY OTHE ID/OR FOR COI AGREEMENT IN	RCHITECT'S SERVICE ITECT, WHETHER OR ED IS CONSTRUCTED ATIONS AND OTHER R PROJECTS FOR MPLETION OF THIS WRITING AND WITH

APPROPRIATE COMPENSATION TO THE ARCHITECT. © 2024 FAIRFAX, SAMMONS & PARTNERS, LLC

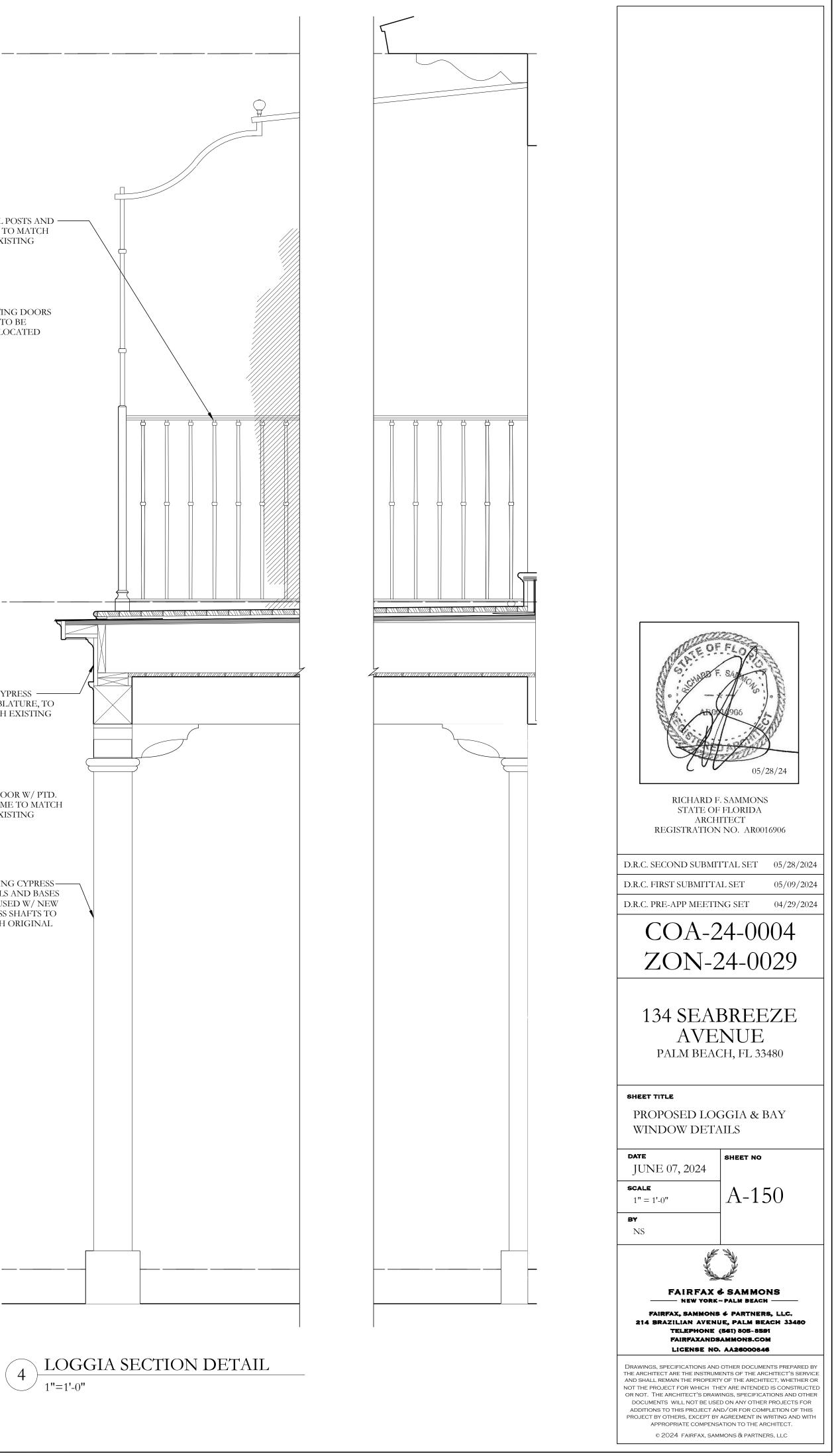










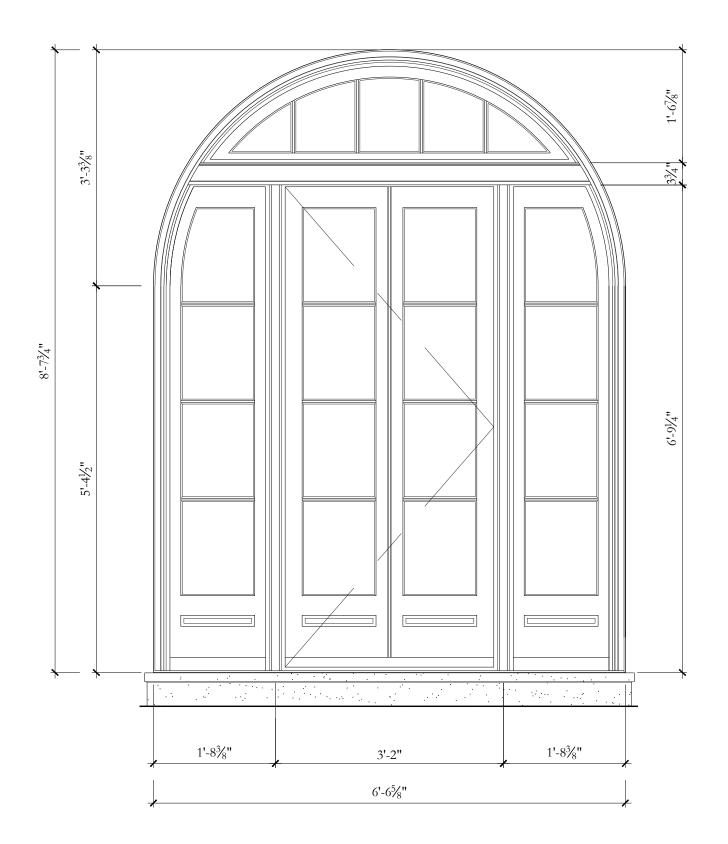


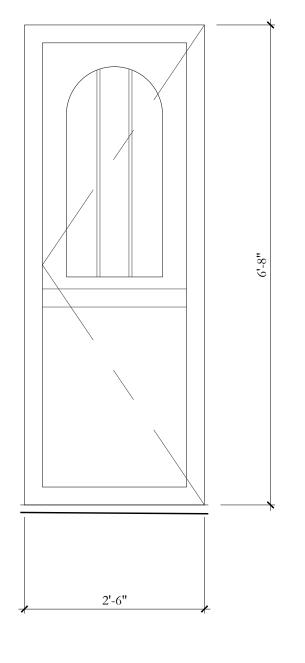
									_										
						SIZE			MATERIAL & FINISH					OPTIONS DOOR HARDWARE (SEE KEY)					
	#		ТҮРЕ	LOCATION	# OF LEAVES	FINISH Opening Width	FINISH X OPENIN HEIGHT		EXT. FIN.	INT. FIN.	SADDLE	SCREEN DOOR	EXT. Shuttr	FIRE RATING	SPEC.	FINISII	FUNCTION	DOOR STOP	
	A - 100	Α	SINGLE INSWING	100 ENTRY	1	3' - 6"	x 6' - 10-37	4" WD	STAINED	STAINED		N	N	N	EXISTING	-	KEYED		EXISTING TO REMAIN
~	B - 101	В	SINGLE INSWING		1	6' - 6-5/8"	x 8'-7-7/	8" WD/GL	PTD	(T.B.D.)	BRONZE	N	N	N	-	(T.B.D.)	(T.B.D.)		NEW GLAZED DOOR W/ 2 FIX
OOR	B - 102	В	SINGLE INSWING	- 102 FAMILY ROOM	1	6' - 6-5/8"	x 8'-7-7/	8" WD/GL	(T.B.D.)	(T.B.D.)	N/A	N	N	N	-	(T.B.D.)	(T.B.D.)		NEW GLAZED DOOR W/ 2 FIXI
TFL	B - 103	В	SINGLE OUTSWING	103 VESTIBULE	1	6' - 6-5/8"	x 8' - 7-7/	8" WD/GL	PTD	(T.B.D.)	BRONZE	N	N	N	-	(T.B.D.)	(T.B.D.)		NEW GLAZED DOOR W/ 2 FIXE
FIRS	C - 104	C	SINGLE OUTSWING	112 STAIR HALL	1	2' - 6"	x 6' - 6"	WD	STAINED	STAINED	BRONZE	N	N	N	EXISTING	OLD IRON	PATIO		EXISTING TO REMAIN
	D - 105	D	SINGLE OUTSWING	113 W.C.	1	2' - 10"	x 6' - 7-1/	" WD	STAINED	STAINED	BRONZE	N	N	N	EXISTING	OLD IRON	РАПО		EXISTING TO REMAIN
	E - 106	E	SINGLE OUTSWING	111 LAUNDRY	1	2' - 8"	x 6' - 7-1/	" WD/GL	STAINED	STAINED	BRONZE	N	N	N	EXISTING	OLD IRON	PATIO		EXISTING TO BE RELOCATED
	F - 200	F	DOUBLE OUTSWING	- 201 MASTER BEDROOM	2	3' - 5-3/4"	x 6' - 10-17	2" WD/GL	כויויין	РТЭ	BRONZE	N	N	N	EXISTING	UNL. BRASS	PATIO		EXISTING TO BE RELOCATED
ECOND	F - 201	F	DOUBLE OUTSWING	201 MASTER DEDROOM	2	3' - 5-3/4"	x 6' - 10-17	2" WD/GL	PTD	РТЭ	BRONZE	N	N	N	EXISTING	UNL, BRASS	PATIO		EXISTING TO BE RELOCATED
E.	G - 202	G	SINGLE INSWING	209 BEDROOM	1	2' - 6"	x 6' - 7"	WD/GL	PTD	(T.B.D.)	BRONZE	N	N	N	-	UNL. BRASS	PATIO		NEW

NOTES: 1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING ANY DOORS. 2. ALL NEW GLAZED DOORS ARE TO HAVE CLEAR IMPACT RESISTANT GLASS

REV. 1 REV. 2

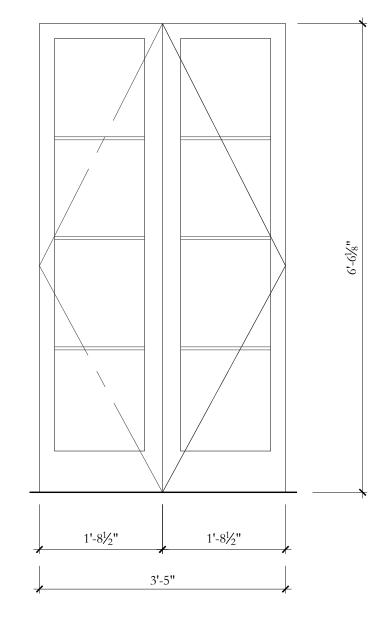
1 DOOR TYPE "B" 3/4"=1'-0" \*NEW

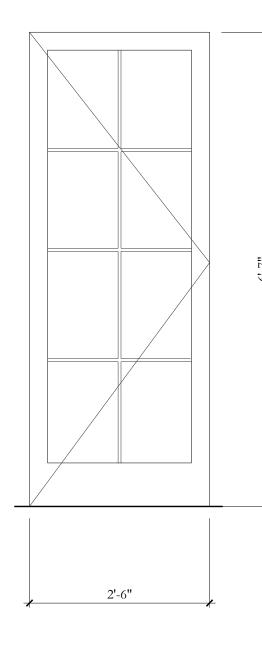




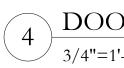


2 EXISTING DOOR "E" 3/4"=1'-0" \*RELOCATED FROM ELSEWHERE ON HOUSE









FAIRFAX & SAMMONS

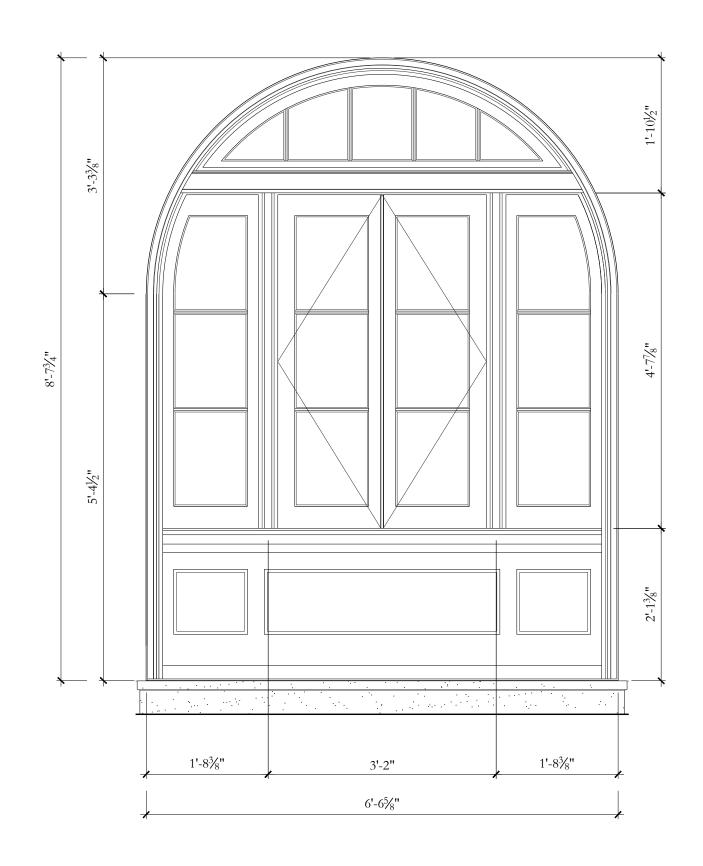
134 SEABREEZE RESIDENCE

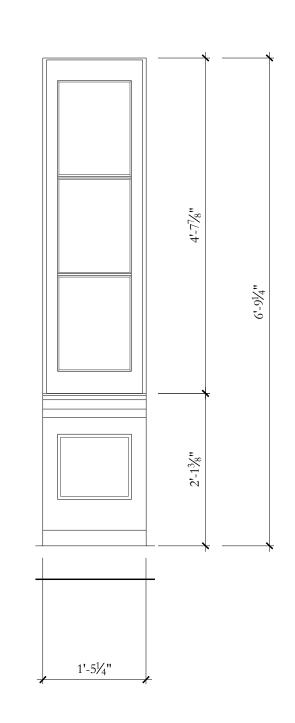
## **EXTERIOR DOOR SCHEDULE**

4 DOOR TYPE "G" 3/4"=1'-0" \*NEW

NOTES
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FAIRFAX, SAMMONS	• PALM BEACH
TELEPHONE ( FAIRFAXANDS	(361) 805-8591 AMMONS.COM
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DOCUMENTS WILL NOT BE USE ADDITIONS TO THIS PROJECT AN PROJECT BY OTHERS, EXCEPT BY	D ON ANY OTHER PROJECTS FOR ID/OR FOR COMPLETION OF THIS AGREEMENT IN WRITING AND WITH ATION TO THE ARCHITECT.
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1 WINDOW TYPE "D" 3/4"=1'-0" \*NEW 2 WINDOW TYPE "E" 3/4"=1'-0" \*NEW

### 134 SEABREEZE AVE. RESIDENCE

REV.1 NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING ANY WINDOWS.

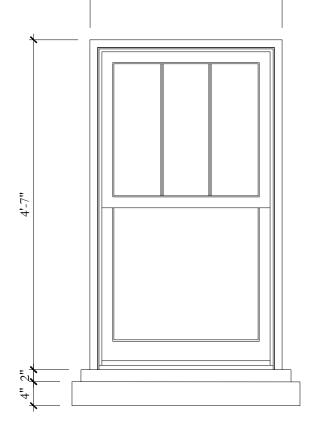
2. ALL WINDOWS THAT ARE MARKED AS "REPLACE IN KIND" OR "RESTORE EXISTING" WILL USE CLEAR IMPACT RESISTANT GLASS.

				SIZ	E (F.O.)	M/	ATERIAL & F	FINISH	
#		ТҮРЕ	LOCATION	FINISH Opening WIDTH	FINISH X OPENINC HEIGHT	MAT.	EXT. FIN.	IN'I'. FIN.	NOTES
Α - 100	.\	SINGLE HUNG		3' - ()''	x 5' - 10-1/-	" WD/GL	PTD	(T.B.D)	KEEP EXISTING
A = 101	.\	SINGLE HUNG		3' - 0"	x 5' - 10-1/-	" WD/GL	PTD	(T.B.D)	KEEP EXISTING
B - 102	В	SINGLE HUNG	- 101 LIVING ROOM	3' - 0"	x 5' - 2"	WD/GL	PTD	(T.B.D)	RESTORE EXISTING
B - 103	В	SINGLE HUNG	-	3" - 0"	x 5' - 2"	WD/GL	PTD	(T.B.D)	RESTORE EXISTING
C - 104	С	FIXED		3' - 0-3/8"	x 4' - 9-1/2	' WD/GL	PTD	(T.B.D)	RESTORE EXISTING
C - 105	C	FIXED		3'-0-3/8"	x 4' - 9-1/2	' WD/GL	PTD	(T.B.D)	RESTORE EXISTING
C - 106	C	FIXED	- 102 FAMILY ROOM	3' - 0-3/8"	x 4' - 9-1/2	' WD/GL	כורק	(T.B.D)	RESTORE EXISTING
C = 107	С	FIXED	-	3' - 0-3/8"	x 4' - 9-1/2	' WD/GL	כודק	(T.B.D)	RESTORE EXISTING
E - 108	E	FIXED		1' - 10"	x 4' - 7-5/8	' WD/GL	PTD	(T.B.D)	NEW
D - 109	D	OUTSWING CASEMENT		6'-6-5/8"	x 6' - 6-3/8	' WD/GL	PTD	(T.B.D)	NEW
E - 110	E	FIXED	-	1' - 10''	x 4' - 7-5/8	' WD/GL	PTD	(T.B.D)	NEW
F - 111	F	SINGLE HUNG	- 104 KITCHEN	2" - 0"	x 1' - 4-5/8	' WD/GL	PTD	(T.B.D)	REPLACE IN KIND
F - 112	F	SINGLE HUNG		<b>2'</b> - 0"	x 1' - 4-5/8	' WD/GL	PTD	(T.B.D)	REPLACE IN KIND
F - 113	F	SINGLE HUNG		2" - 0"	x 1' - 4-5/8	' WD/GL	PTD	(T.B.D)	REPLACE IN KIND
G - 114	G	SINGLE HUNG	105 BUTLER'S PANTRY	2' - 4"	x 3' - 8-3/4	' WD/GL	PTD	(T.B.D)	RESTORE EXISTING
B - 115	В	SINGLE HUNG		3' - 0''	x 5' - 2"	WD/GL	РТЪ	(T.B.D)	RESTORE EXISTING
B - 116	В	SINGLE HUNG	-	3' - 0"	x 5' - 2"	WD/GL	כויני	(T.B.D)	RESTORE EXISTING
Λ - 117	.\	SINGLE HUNG	- 107 DINING ROOM	3' - 0"	x 5' - 10-1/-	" WD/GL	PTD	(T.B.D)	KEEP EXISTING
Λ - 118	Α	SINGLE HUNG	-	3' - 0"	x 5' - 10-1/-	" WD/GL	РТЮ	(T.B.D)	KEEP EXISTING
G - 119	G	SINGLE HUNG		3' - 0"	x 3' - 8-3/4	' WD/GL	PTD	(T.B.D)	RELOCATE EXISTING
H - 120	11	SINGLE HUNG	- 111 LAUNDRY	3' - 0"	x 3' - 2-1/2	' WD/GL	PTD	(T.B.D)	KEEP EXISTING
I - 121	I	SINGLE HUNG	110 GARAGE		x 4' - 3-1/4		РТД	(T.B.D)	KEEP EXISTING
[ - 200	1	SINGLE HUNG (x2)	200 HALLWAY	2' - 1" each	x 3' - 1"	WD/GL	PTD	(T.B.D)	REPLACE IN KIND
K - 201	К	SINGLE HUNG			x 4' - 8-1/4		PTD	(T.B.D)	REPLACE IN KIND
K - 202		SINGLE HUNG	_   201 MASTER BEDROOM				PTD	(T.B.D)	REPLACE IN KIND
K - 203		SINGLE HUNG	_		x 4' - 8-1/4	-	PTD	(T.B.D)	REPLACE IN KIND
L = 204		SINGLE HUNG		· · · ·	x 3' - 5-1/2	-	PTD	(T.B.D)	RESTORE EXISTING
L = 205		SINGLE HUNG	202.1 MASTER SHOWER		x 3' - 5-1/2		PTD	(T.B.D)	RESTORE EXISTING
M - 206		SINGLE HUNG	-	2' - 8"	x 4' - 8"	WD/GL	PTD	(T.B.D)	RESTORE EXISTING
M - 207		SINGLE HUNG	-	2' - 8"	x 4' - 8"	WD/GL	PTD	(T.B.D)	RESTORE EXISTING
M = 208		SINGLE HUNG	203 DRESSING ROOM	2' - 8"	x 4' - 8"	WD/GL	PTD	(T.B.D)	RESTORE EXISTING
M - 209		SINGLE HUNG	-	2' - 8"	x 4'-8"	WD/GL	PTD	(T.B.D)	RESTORE EXISTING
N = 209		SINGLE HUNG		2'-0	x + -3 x 3' - 2"	-	PTD	(T.B.D)	
M - 210		SINGLE HUNG	- 204 DATH					· · · ·	
M - 211 M - 212	M	SINGLE HUNG	-	2' - 8" 2' - 8"	x 4' - 8" x 4' - 8"	WD/GL	מ'ויין מיויין	(T.B.D)	RESTORE EXISTING RESTORE EXISTING
M - 212 M - 213		SINGLE HUNG	206 GUEST BEDROOM	2 - 8 2' - 8"		WD/GL WD/GL		(T.B.D)	
M = 215 M = 214		SINGLE HUNG	-	2 - 8		WD/GL	סוק סוק	(T.B.D)	RESTORE EXISTING RESTORE EXISTING
			-	<u> </u>				$\langle T.B.D \rangle$	
L - 215		SINGLE HUNG	- 208 BATH		x 3' - 5-1/2			(T.B.D)	RESTORE EXISTING
L - 216		SINGLE HUNG	-	1' - 7"	x 3' - 5-1/2 x 4' - 8-1/4		PTD CTY	(T.B.D)	RESTORE EXISTING
K - 217	K K	SINGLE HUNG	200 011500005	2' - 5-1/2"			PTD	$\langle T.B.D \rangle$	RESTORE EXISTING
K - 218		SINGLE HUNG	209 BEDROOM		x 4' - 8-1/4	-	PTD DTD	(T.B.D)	REPLACE IN KIND
K - 219		SINGLE HUNG		2' - 5-1/2"			PTD	(T.B.D)	REPLACE IN KIND
O - 220		SINGLE HUNG	224 HER CLOSET	3' - 4-7/8"	x 4' - 8-7/8		PTD	(T.B.D)	REPLACE IN KIND
O - 221	0	SINGLE HUNG	-	2' - 4"	x 4' - 4-1/2		PTD	(T.B.D)	REPLACE IN KIND
() - 222		SINGLE HUNG	-	2' - 4"	x 4' - 4-1/2	-	PTD	(T.B.D)	REPLACE IN KIND
O 223	0	SINGLE HUNG	- 211 STUDY	2' - 4"	x 4' - 4-1/2	-	PTD	(T.B.D)	REPLACE IN KIND
0 224	0	SINGLE HUNG	-	2' - 4"	x 4' - 4-1/2		PTD	(T.B.D)	REPLACE IN KIND
() 225	0	SINGLE HUNG	-	2' - 4"	x 4' - 4-1/2		PTD	(T.B.D)	REPLACE IN KIND
O - 226		SINGLE HUNG	4	2' - 4"	x 4' - 4-1/2		РТЮ	(T.B.D)	REPLACE IN KIND
P - 227	р	SINGLE HUNG	212 BATH	2' - 3-3/4"	x 3' - 9-3/4	' WD/GL	PTD	(T.B.D)	REPLACE IN KIND

GTATE CINED F. SAUTO
RICHARD F. SAMMONS
STATE OF FLORIDA ARCHITECT REGISTRATION NO. AR0016906
D.R.C. SECOND SUBMITTAL SET 05/28/2024 D.R.C. FIRST SUBMITTAL SET 05/09/2024
D.R.C. PRE-APP MEETING SET 04/29/2024
COA-24-0004
ZON-24-0029
134 SEABREEZE AVENUE
PALM BEACH, FL 33480
sheet title WINDOW SCHEDULE
& TYPE ELEVATIONS
JUNE 07, 2024
VARIES INS
FAIRFAX & SAMMONS ————————————————————————————————————
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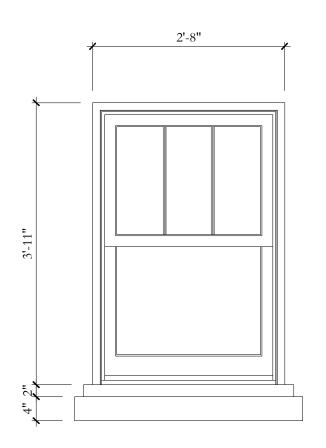
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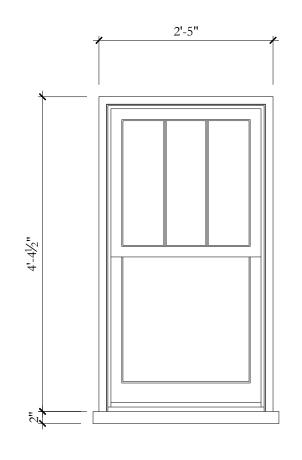


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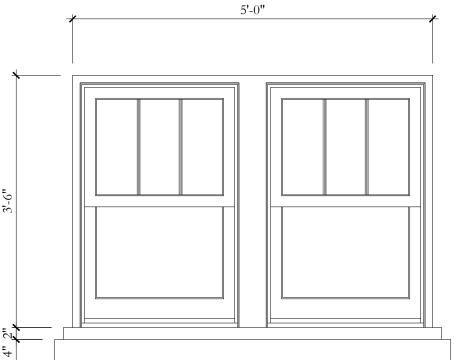


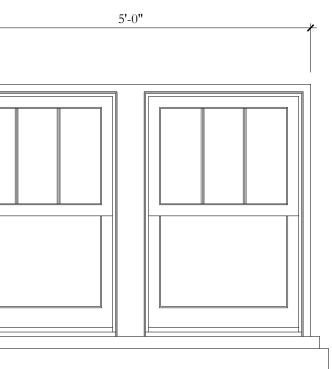


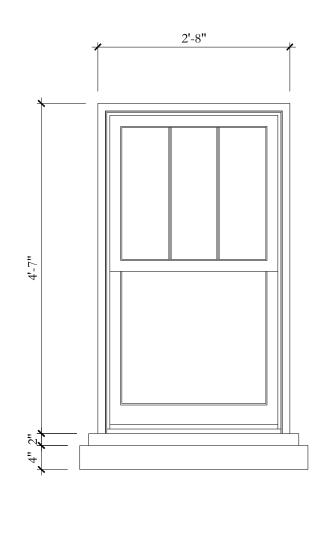














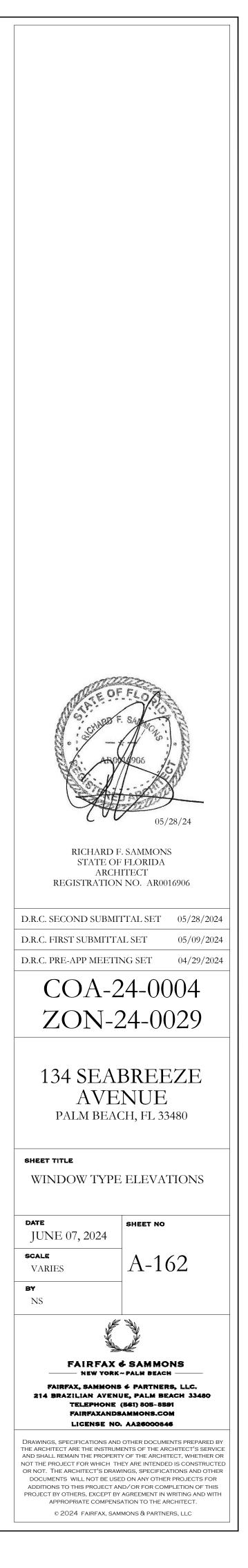
\*NOTE: NEW AND REPLACEMENT WINDOWS TO BE MANUFACTURED BY OLIVERI MILLWORKS, W/PTD. WD. FRAMES & CLEAR GLASS, TYP.









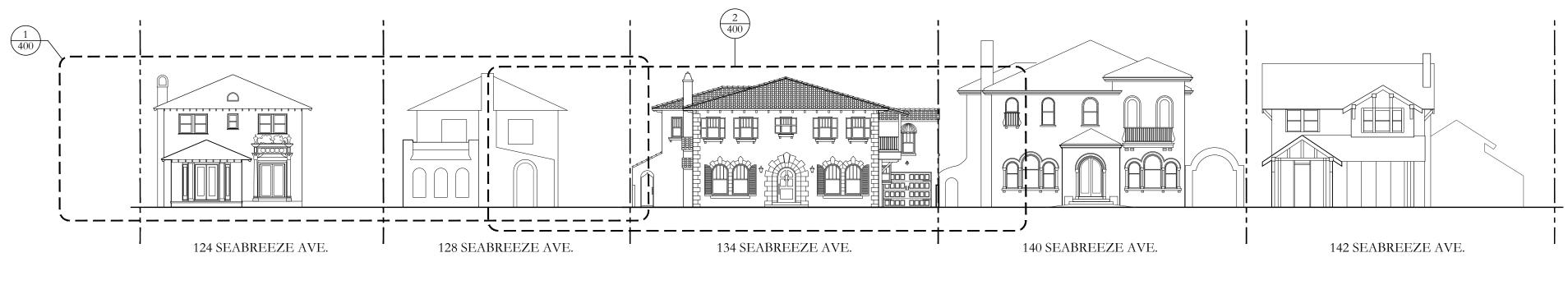




1 134 SEABREEZE AVE: STREETSCAPE PHOTOS FROM EAST TO WEST, LOOKING SOUTH



2 134 SEABREEZE AVE: STREETSCAPE PHOTOS FROM EAST TO WEST, LOOKING SOUTH



3 KEY ELEVATION: SEABREEZE AVE., LOOKING SOUTH

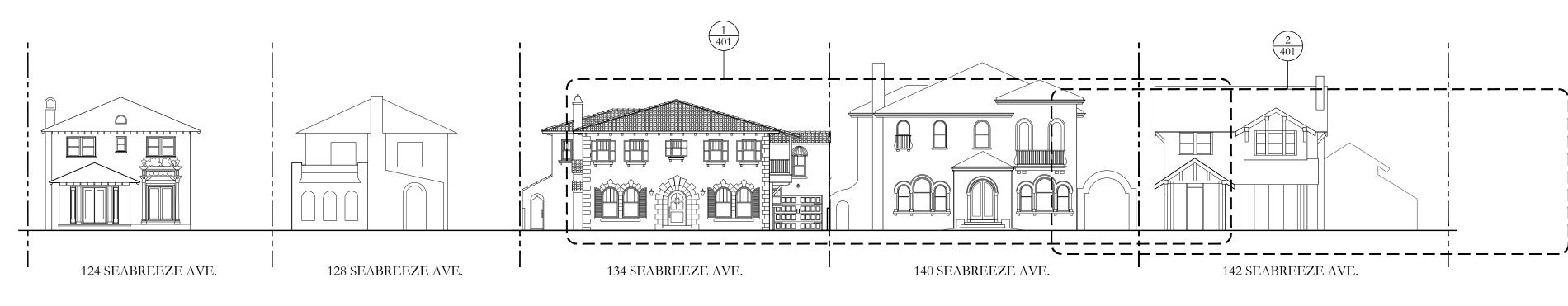
RICHARD F. SAMMONS STATE OF FLORIDA ARCHITECT REGISTRATION NO. AR0016906
D.R.C. SECOND SUBMITTAL SET 05/28/2024
D.R.C. FIRST SUBMITTAL SET 05/09/2024
D.R.C. PRE-APP MEETING SET 04/29/2024
COA-24-0004 ZON-24-0029
134 SEABREEZE AVENUE palm beach, fl 33480
SHEET TITLE
EXISTING CONDITIONS STREETSCAPE PHOTOGRAPHS
DATE SHEET NO JUNE 07, 2024
N.T.S. A-400
BY NS
FAIRFAX & SAMMONS
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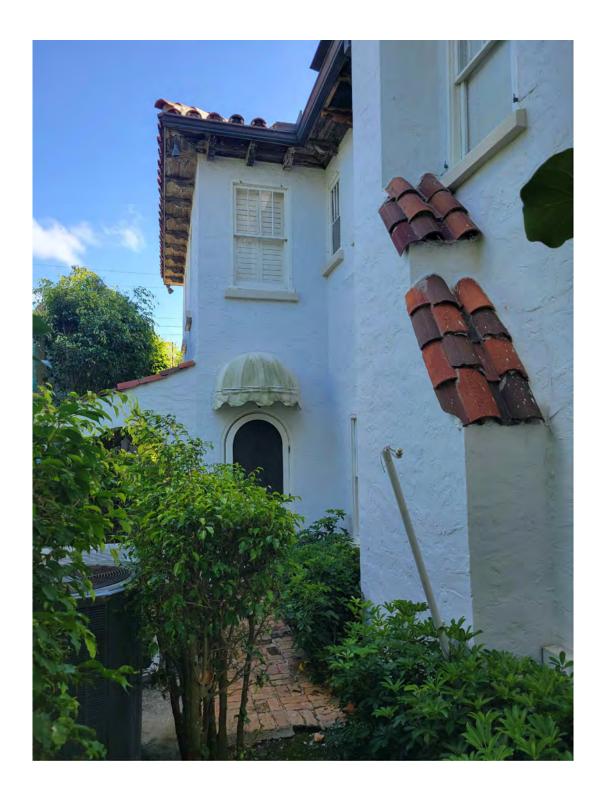




3 KEY ELEVATION: SEABREEZE AVE., LOOKING SOUTH



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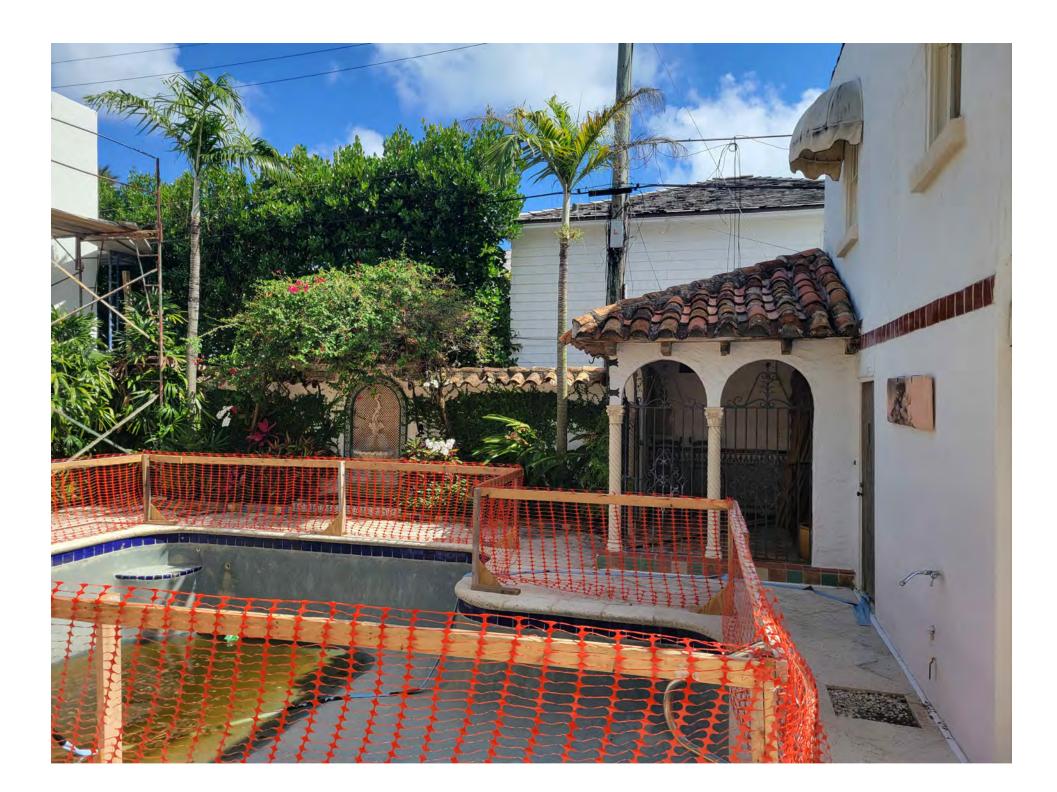


134 SEABREEZE AVE: EXISTING FRONT AND SIDE YARDS 

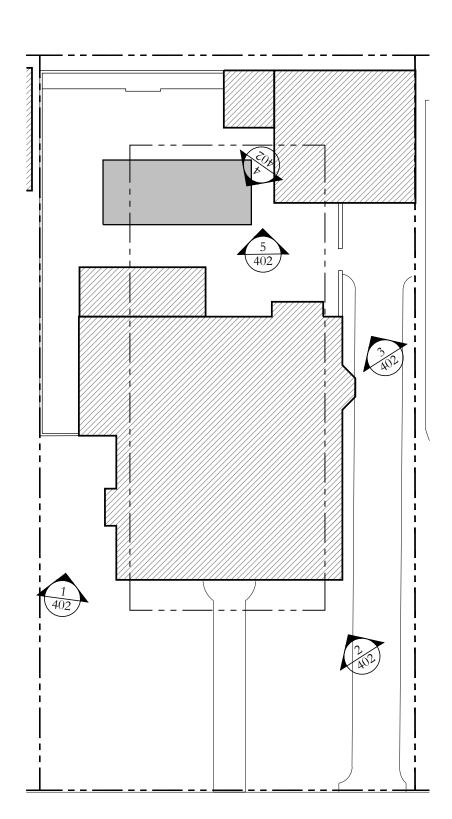














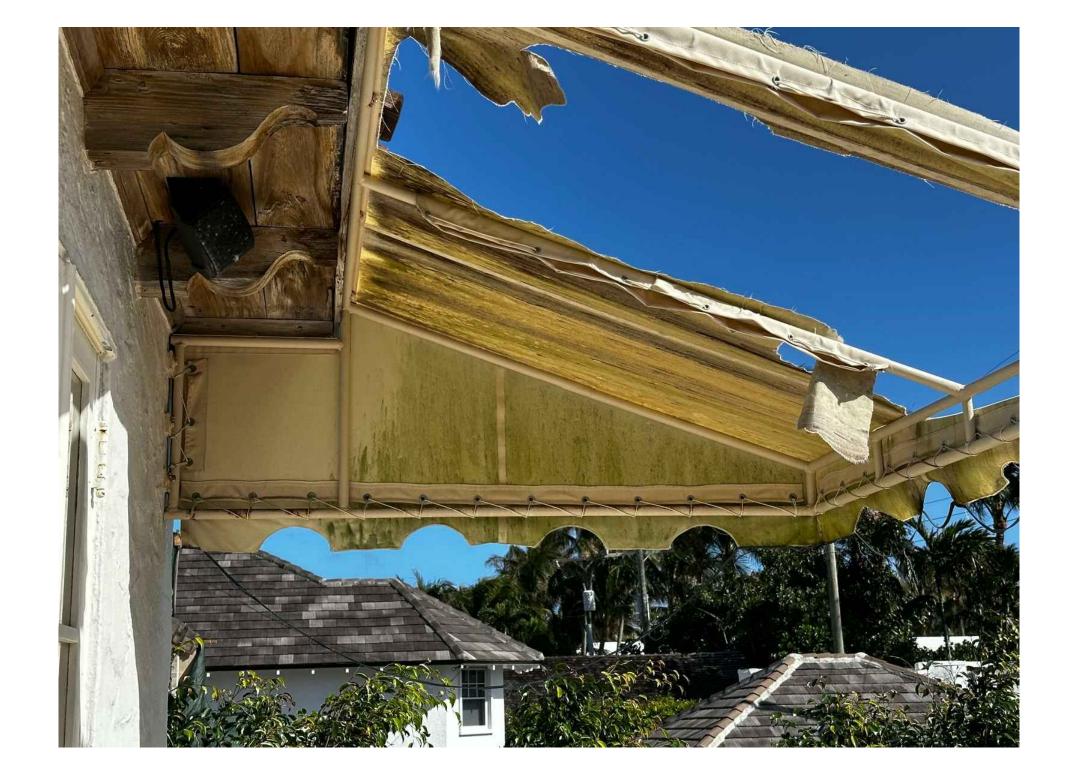
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05/29/24
RICHARD F. SAMMONS STATE OF FLORIDA
ARCHITECT REGISTRATION NO. AR0016906
D.R.C. SECOND SUBMITTAL SET05/28/2024D.R.C. FIRST SUBMITTAL SET05/09/2024
D.R.C. PRE-APP MEETING SET 04/29/2024
ZON-24-0004 ZON-24-0029
134 SEABREEZE
AVENUE PALM BEACH, FL 33480
SHEET TITLE
PHOTOGRAPHS OF EXISTING SITE CONDITONS
JUNE 07, 2024 SCALE N.T.S. SHEET NO A-402
BY NS
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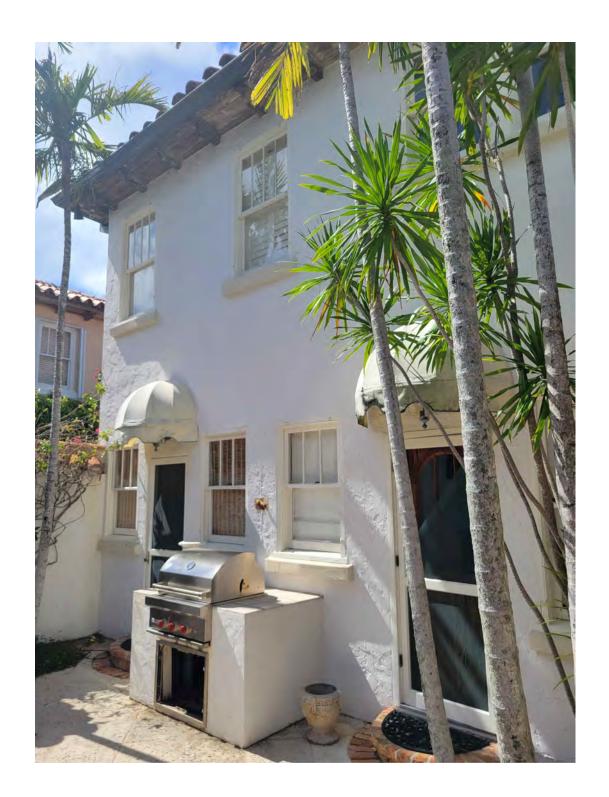


134 SEABREEZE AVE: EXISTING REAR YARD



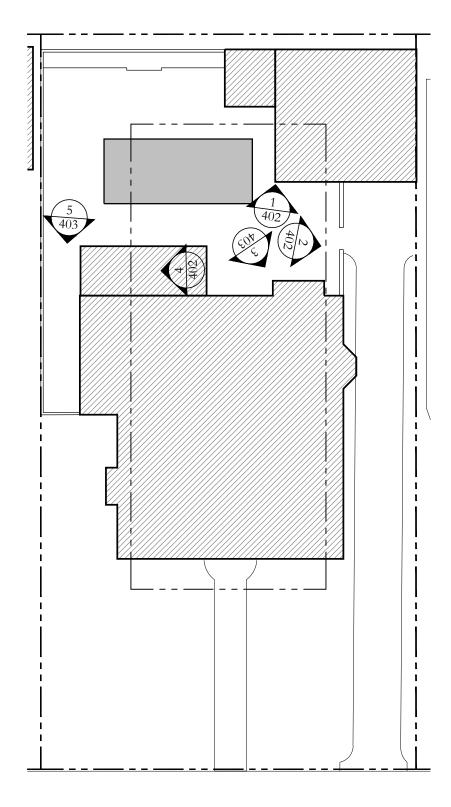


2 134 SEABREEZE AVE: EXISTING LOGGIA AND SIDE YARD



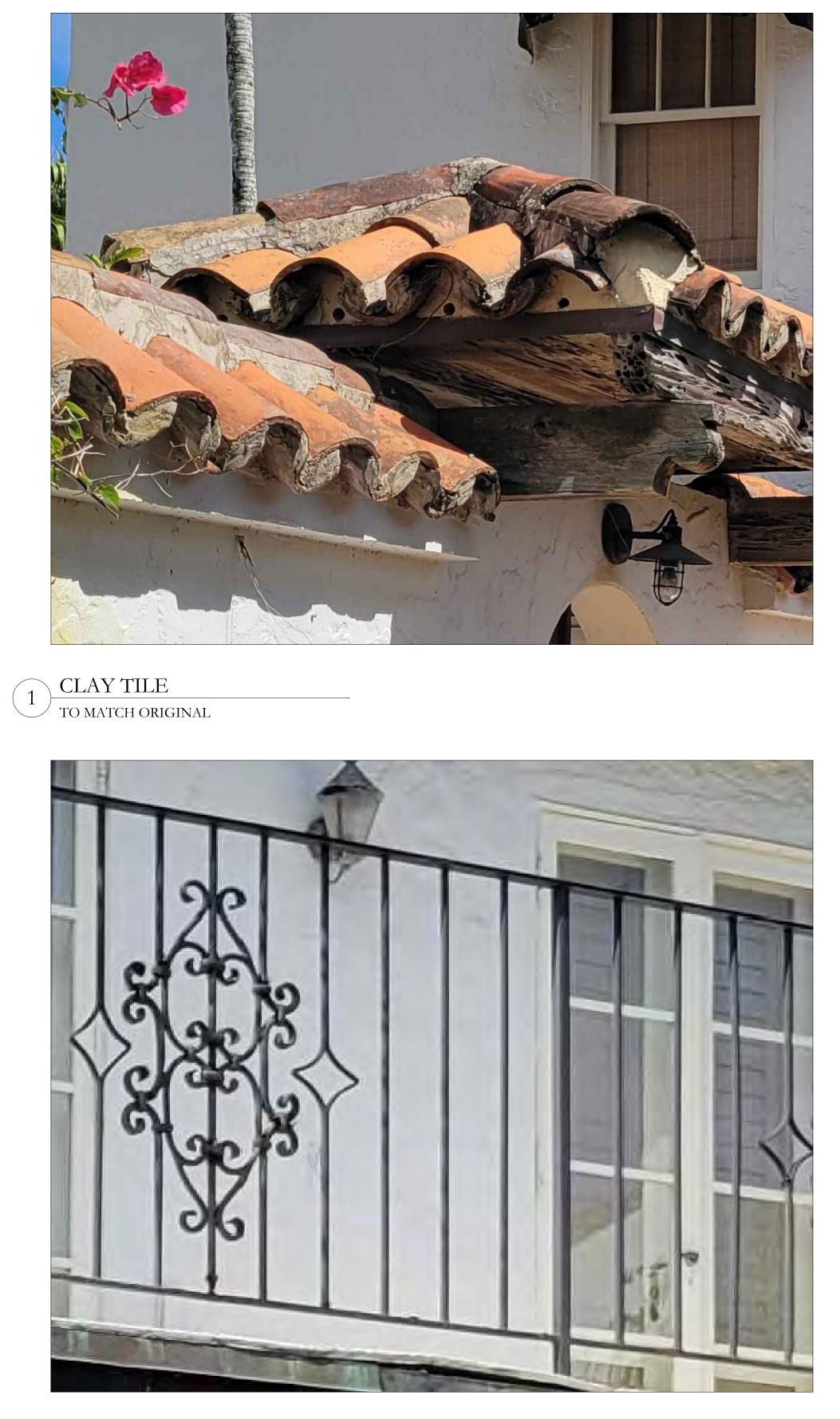


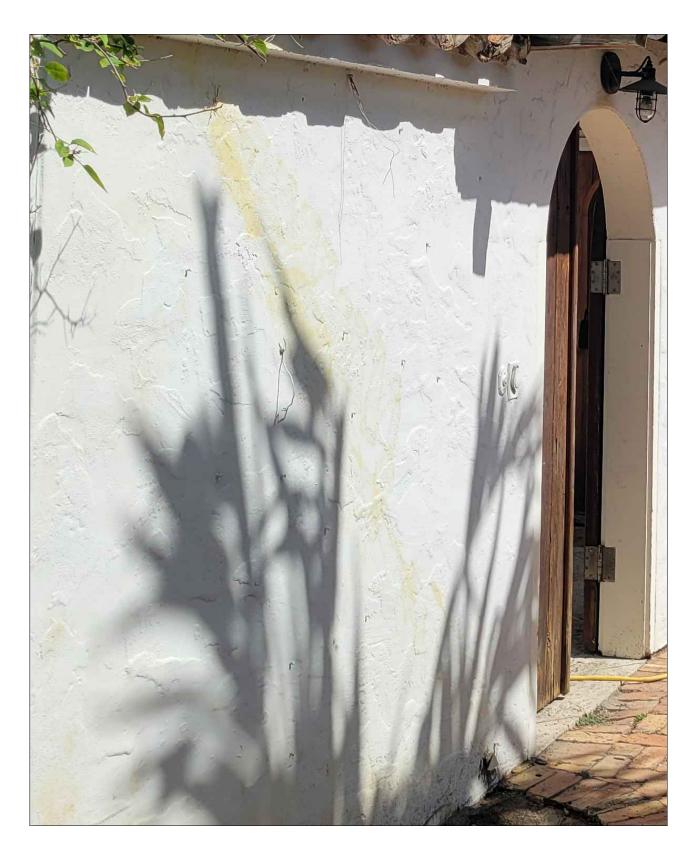






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RICHARD F. SAMMONS STATE OF FLORIDA ARCHITECT
REGISTRATION NO. AR0016906
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134 SEABREEZE
AVENUE PALM BEACH, FL 33480
SHEET TITLE
PHOTOGRAPHS OF EXISTING SITE CONDITIONS
DATE SHEET NO
JUNE 07, 2024 <b>SCALE</b> N.T.S. A-403
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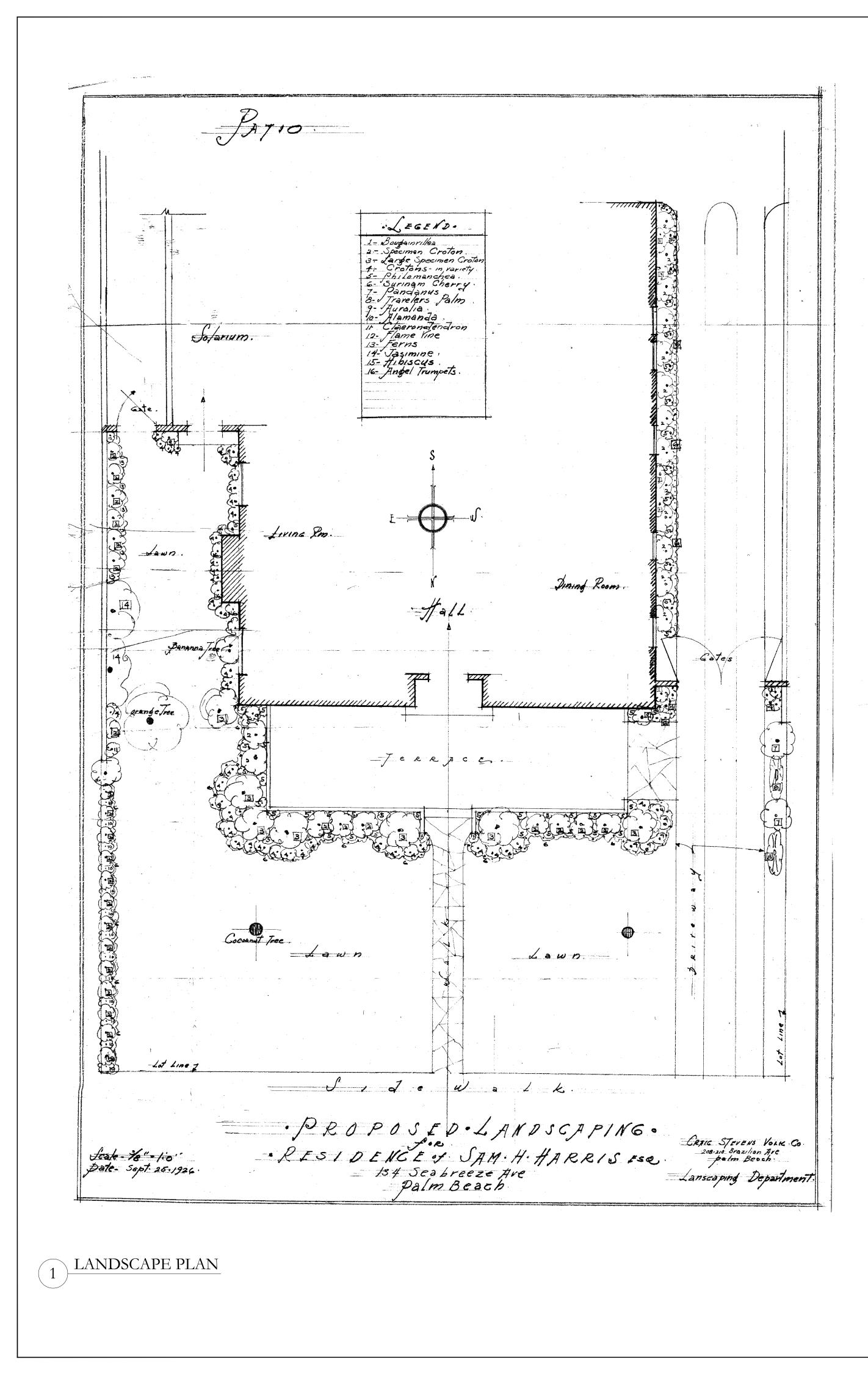


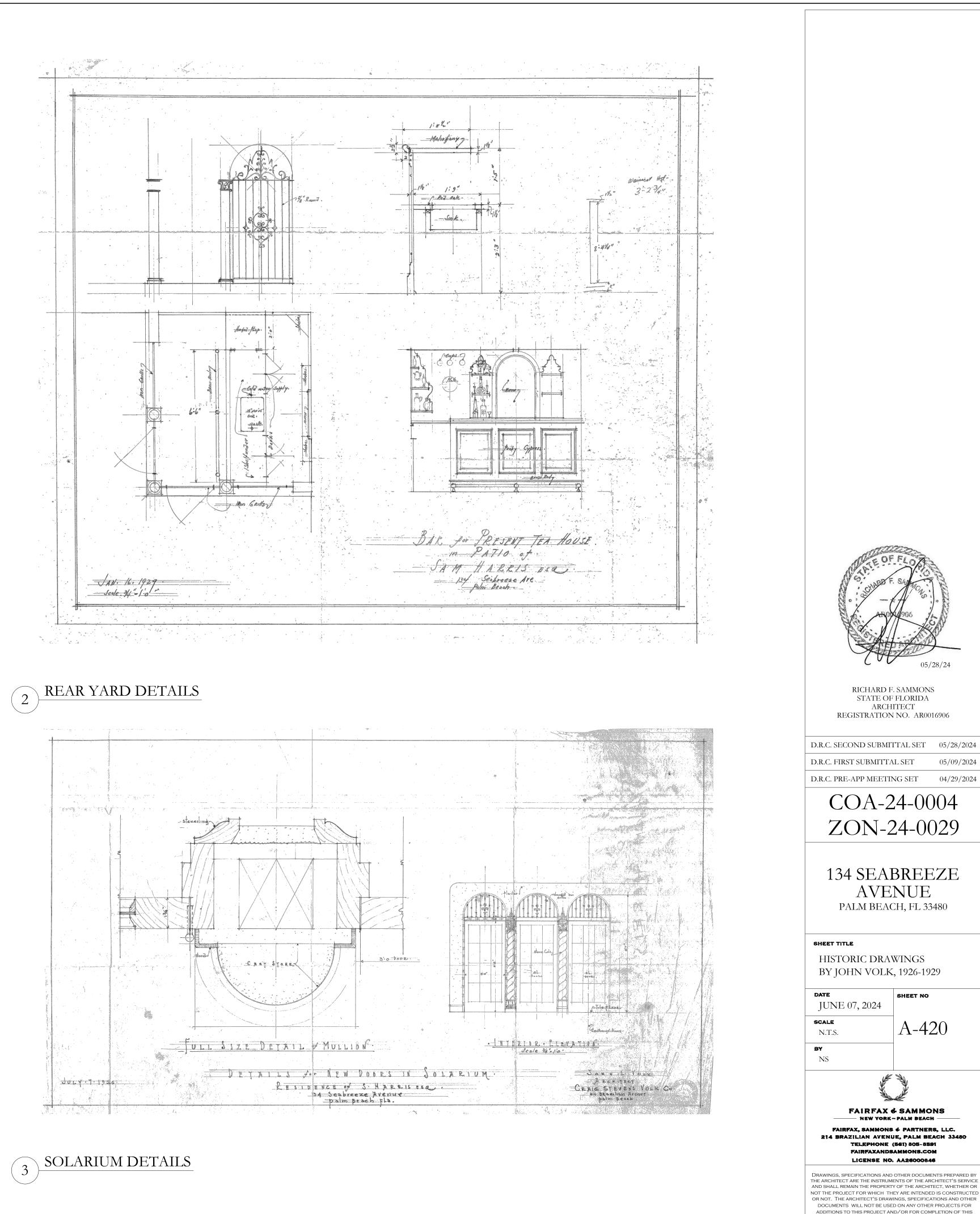




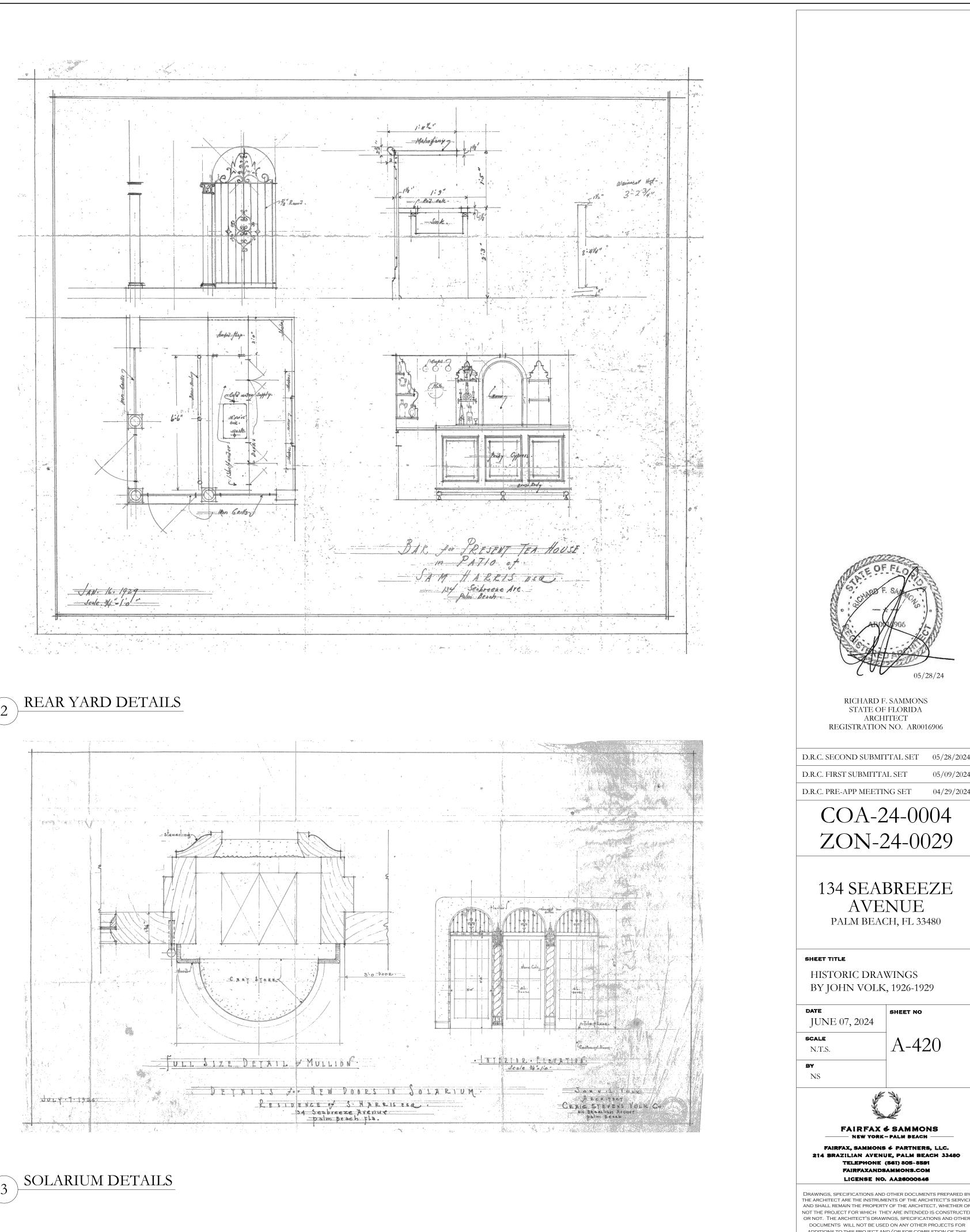


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D.R.C. FIRST SUBMITTA	AL SET 05/09/2024
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SHEET TITLE	
EXISTING SITE PLAN	
<b>date</b> JUNE 07, 2024	SHEET NO
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by NS	-
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	& SAMMONS ~PALM BEACH
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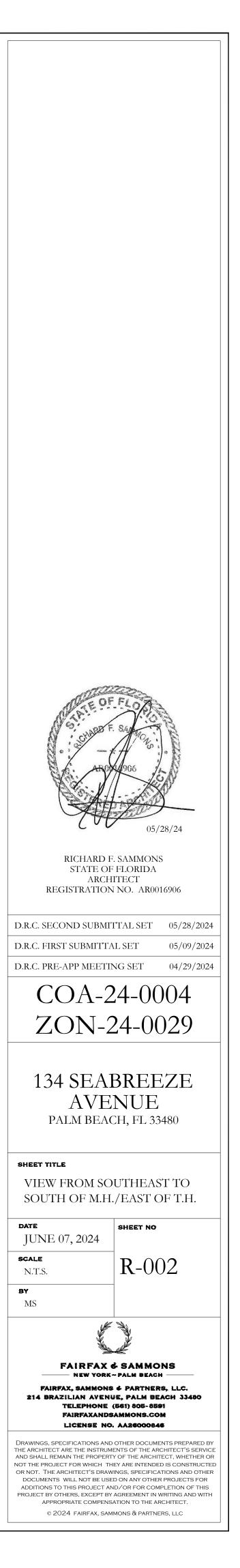
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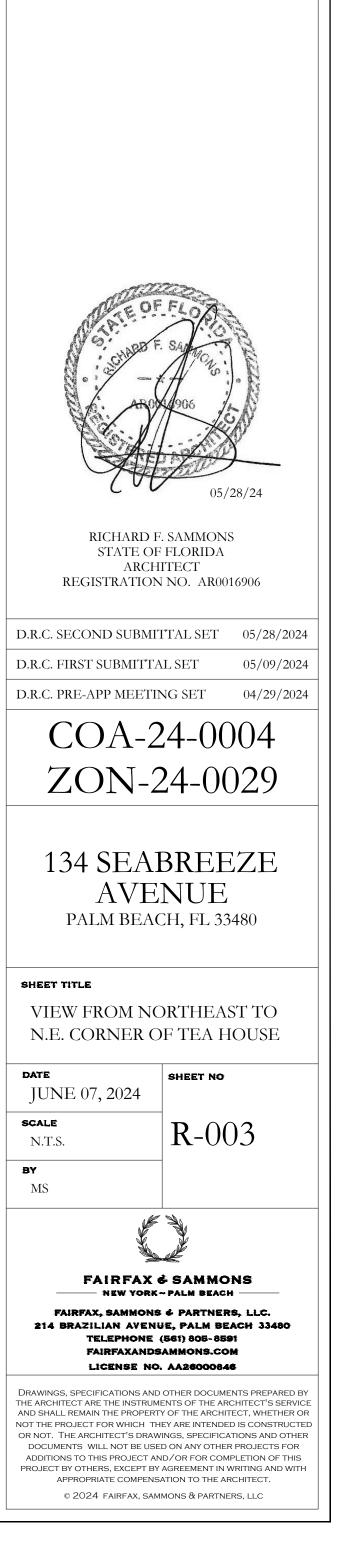


1 VIEW FROM SOUTHEAST TOWARD SOUTH SIDE OF MAIN HOUSE & EAST SIDE OF TEA HOUSE





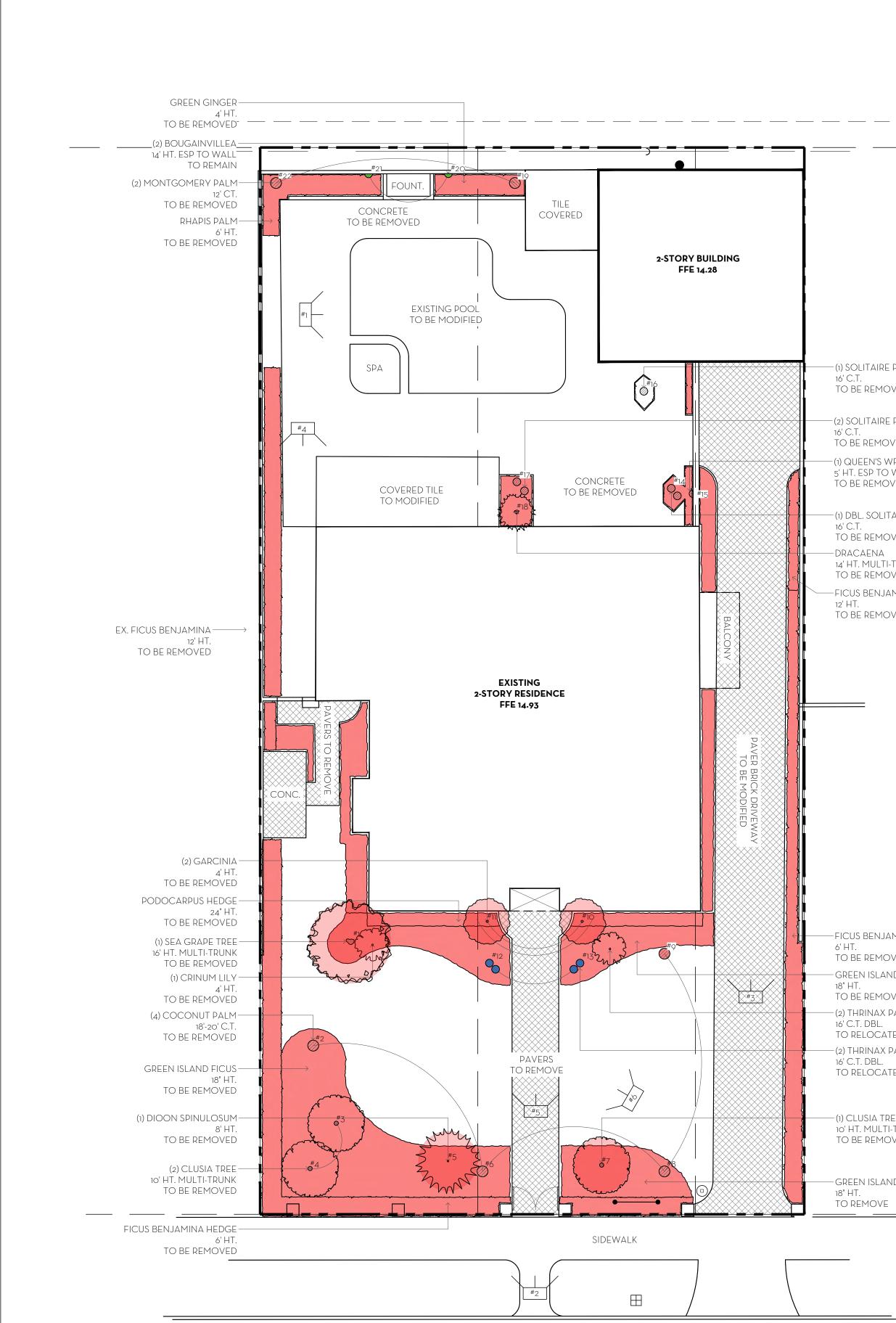
1 VIEW FROM NORTHEAST TOWARD NORTHEAST CORNER OF TEA HOUSE







	TASK:	DURATION (IN MONTHS
	SITE PREPARATION	0.5
	SELECTIVE DEMOLITION	1
	STRUCTURAL REINFORCEMENT	3
	WINDOW/DOOR DELIVERIES & INSTALLATION DRY-IN	1
ABLE TO	ROUGH-IN	0.5 3
ITE:	DRYWALL	1
	FINISHES	4
	LANDSCAPE/HARDSCAPE INSTALLATION	3.5
	FINAL INSPECTIONS	0.5
RUCK ROUTE	TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	18 mos.
CK ROUTE	(POLLOWING ISSUMACE OF DUILDING FERMIT).	10 11105.



– (1) SOLITAIRE PALM
16' C.T. TO BE REMOVED
— (2) SOLITAIRE PALM
16' C.T.
TO BE REMOVED
-(1) QUEEN'S WREATH VINE
5' HT. ESP TO WALL TO BE REMOVED
16' C.T.
— DRACAENA 14' HT. MULTI-TRUNK
-FICUS BENJAMINA HEDGE
12' HT. TO BE REMOVED
1
'
Ι
1
— FICUS BENJAMINA HEDGE 6' HT.
6 HT. TO BE REMOVED
18" HT. TO BE REMOVED
IO BE REMOVED — (2) THRINAX PALMS
16' C.T. DBL.
TO RELOCATE
— (2) THRINAX PALMS 16' C.T. DBL.
TO RELOCATE
10' HT. MULTI-TRUNK TO BE REMOVED
1
TO REMOVE
1

\_\_\_\_\_

\_\_\_\_\_

N						Private	e Residence	
(1)	()					134 Seabre	eze Avenue	
V						ARCOM	Application	"O" "L" "
DESIGN						J	une 7, 2024	SCALE: 1/8"
ree/Palm	Disposition Material Sc	hedule						A AN
SDA Har	diness Zone: 10b							
tem No.	Common Name	Botanical Name	Height	Spread (DIA FT)	Condition	Disposition	Native	DEMOLITION IDENC BEACH, FL.
1	Sea Grape Tree	Coccoloba uvifera	16' HT.	16' SPR.	Fair	Remove	*	EMOL EACH, FI
2	Coconut Palm	Cocos nucifera	18' C.T.		Fair	Remove		
3	Clusia Tree	Clusia guttifera	10' HT.	8' SPR.	Fair	Remove		
4	Clusia Tree	Clusia guttifera	10' HT.	8' SPR.	Fair	Remove	· · · · ·	CONDITIONS VATE R 134 SEABREEZE AV
5	Dioon	Dioon spinulosum	8' HT.	8' SPR.	Fair	Remove	· · · · · · · · · · · · · · · · · · ·	
6	Coconut Palm	Cocos nucifera	16' C.T.		Fair	Remove		
7	Clusia Tree	Clusia guttifera	10' HT.	8' SPR.	Fair	Remove		EXISTING <b>PRI</b>
8	Coconut Palm	Cocos nucifera	16' C.T.	-	Fair	Remove		
9	Coconut Palm	Cocos nucifera	18' C.T.		Fair	Remove	-	E 2024
10	Garcinia	Garcinia spicata	8' HT.	4' SPR.	Fair	Remove		07 JUNE 2024 28 MAY 2024 00 MAY 2024
11	Garcinia	Garcinia spicata	8' HT.	4' SPR.	Fair	Remove		
12	Dbl. Thrinax Palm	Thrinax radiata	16' C.T.		Fair	Relocate	-	N
13	Dbl. Thrinax Palm	Thrinax radiata	16' C.T.		Fair	Relocate		
14	Dbl. Solitaire Palm	Ptychosperma elegans	14' C.T.	-	Fair	Remove		
15	Queen's Wreath Vine	Petrea volubilis	5' HT.	-	Fair	Remove		
16	Solitaire Palm	Ptychosperma elegans	14' C.T.		Fair	Remove		
17	Dbl. Solitaire Palm	Ptychosperma elegans	14' C.T.		Fair	Remove		NIEVERA WILLIAMS DESIGN
18	Dracaena Tree	Dracaena marginata	14' O.A.	6' SPR.		Remove		
19	Montgomery Palm	Veitchia montgomeryana	12' C.T.	-	Poor	Remove		625 N. Flagler Drive Suite 502
20	Bougainvillea Vine	Bougainvillea spp.	14' HT.	8' SPR.	Fair	Remain		West Palm Beach, FL 334 P: 561-659-2820
21	Bougainvillea Vine	Bougainvillea spp.	14' HT.	8' SPR.	Fair	Remain		F: 561-659-2113
22	Montgomery Palm	Veitchia montgomeryana	12' C.T.		Poor	Remove		NIEVERAWILLIAMS.COM

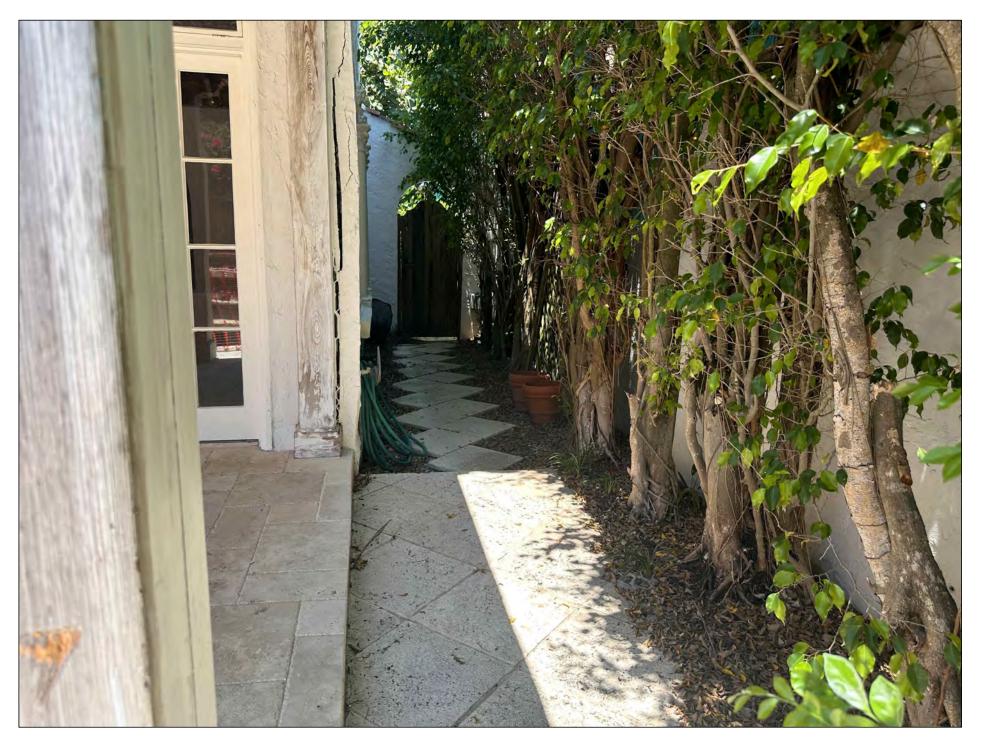
N. I.								
N						Private	e Residence	
(w)						134 Seabre	eze Avenue	
$\mathbf{\nabla}$						ARCOM	Application	
DESIGN						J	une 7, 2024	
ree/Palm Disposition M								
SDA Hardiness Zone: 1	b							<b>U</b> <b>D</b> <b>N</b>
tem No. Common Nam	e Botanical N	ame	Height	Spread (DIA FT)	Condition	Disposition	Native	DEMOLITION IDENCO BEACH, FL.
1 Sea Grape Tree	Coccoloba uv	fera	16' HT.	16' SPR.	Fair	Remove	*	DEMO Beach,
2 Coconut Palm	Cocos nucifer	a	18' C.T.		Fair	Remove		AND D E, PALM E
3 Clusia Tree	Clusia guttifer	a	10' HT.	8' SPR.	Fair	Remove		
4 Clusia Tree	Clusia guttifer	a	10' HT.	8' SPR.	Fair	Remove		CONDITIONS VATE R 134 SEABREEZE AV
5 Dioon	Dioon spinulo	sum	8' HT.	8' SPR.	Fair	Remove		
6 Coconut Palm	Cocos nucifer	a	16' C.T.		Fair	Remove		F .
7 Clusia Tree	Clusia guttifer	a	10' HT.	8' SPR.	Fair	Remove		EXISTING <b>PRI</b>
8 Coconut Palm	Cocos nucifer		16' C.T.		Fair	Remove		
9 Coconut Palm	Cocos nucifer		18' C.T.	-	Fair	Remove		07 JUNE 2024 28 MAY 2024
10 Garcinia	Garcinia spica		8' HT.	4' SPR.	Fair	Remove		o7 JUN 28 MA
11 Garcinia	Garcinia spica		8' HT.	4' SPR.	Fair	Remove		
12 Dbl. Thrinax Pal			16' C.T. 16' C.T.		Fair Fair	Relocate Relocate		N
14 Dbl. Solitaire			14' C.T.		Fair	Remove		
15 Queen's Wre			5' HT.		Fair	Remove		
16 Solitaire Palm	Ptychosperi		14' C.T.		Fair	Remove		
17 Dbl. Solitaire			14 C.T.		Fair	Remove		NIEVERA WILLIAMS
18 Dracaena Tre			14 C.1. 14' O.A.	6' SPR.	1°ail	Remove		DESIGN
		Sales.	14 O.A. 12' C.T.		Deer	1		
19 Montgomery 20 Bougainvillea		ntgomeryana		-	Poor	Remove		625 N. Flagler Drive Suite 502 West Palm Beach, FL 33
	/ine Bougainville		14' HT.	8' SPR. 8' SPR.	Fair Fair	Remain Remain		P: 561-659-2820 F: 561-659-2113
20 Bougainvillea 21 Bougainvillea	/ine Bougainville		14' HT.	0,	• • • • • • • • • • • • • • • • • • •			



SITE PHOTO #1: BACK YARD FACING WEST



SITE PHOTO #2: FRONT YARD EXTERIOR FACING SOUTH



SITE PHOTO #4: BACKYARD FACING NORTH ON EAST SIDE OF HOUSE





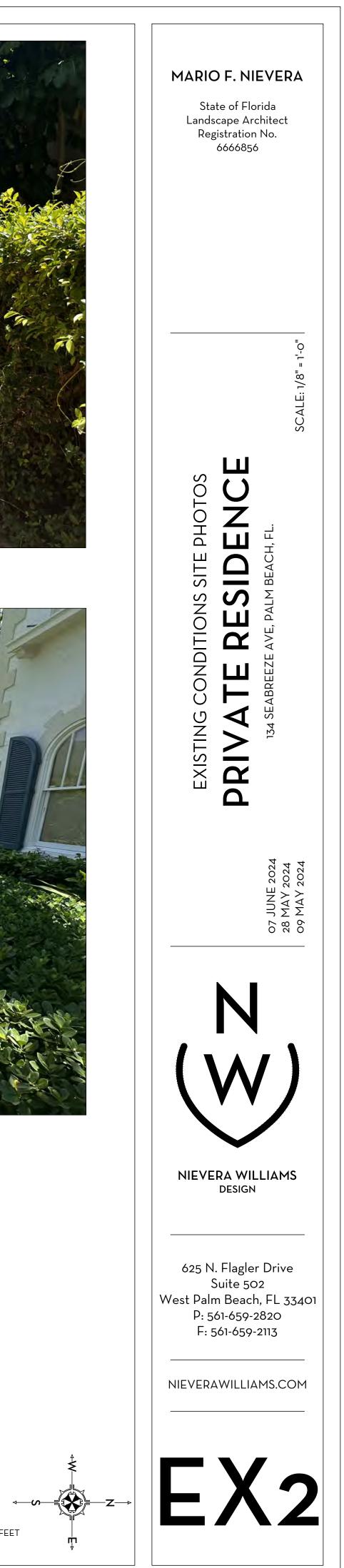
SITE PHOTO #3: DRIVEWAY FACING SOUTH

SITE PHOTO 5: FRONT YARD INTERIOR FACING SOUTH



SITE PHOTO 6: FRONT YARD INTERIOR FACING EAST

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



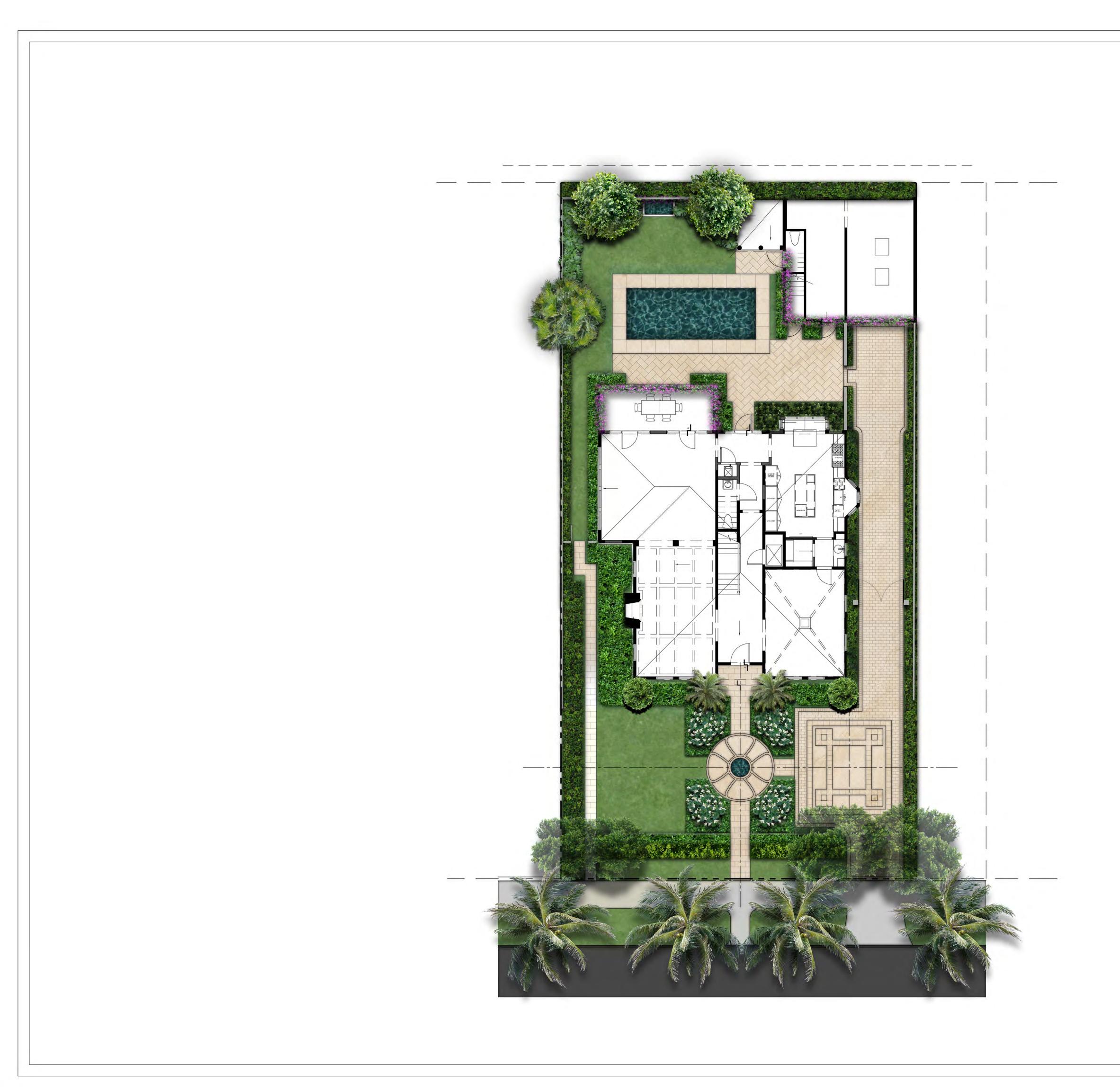














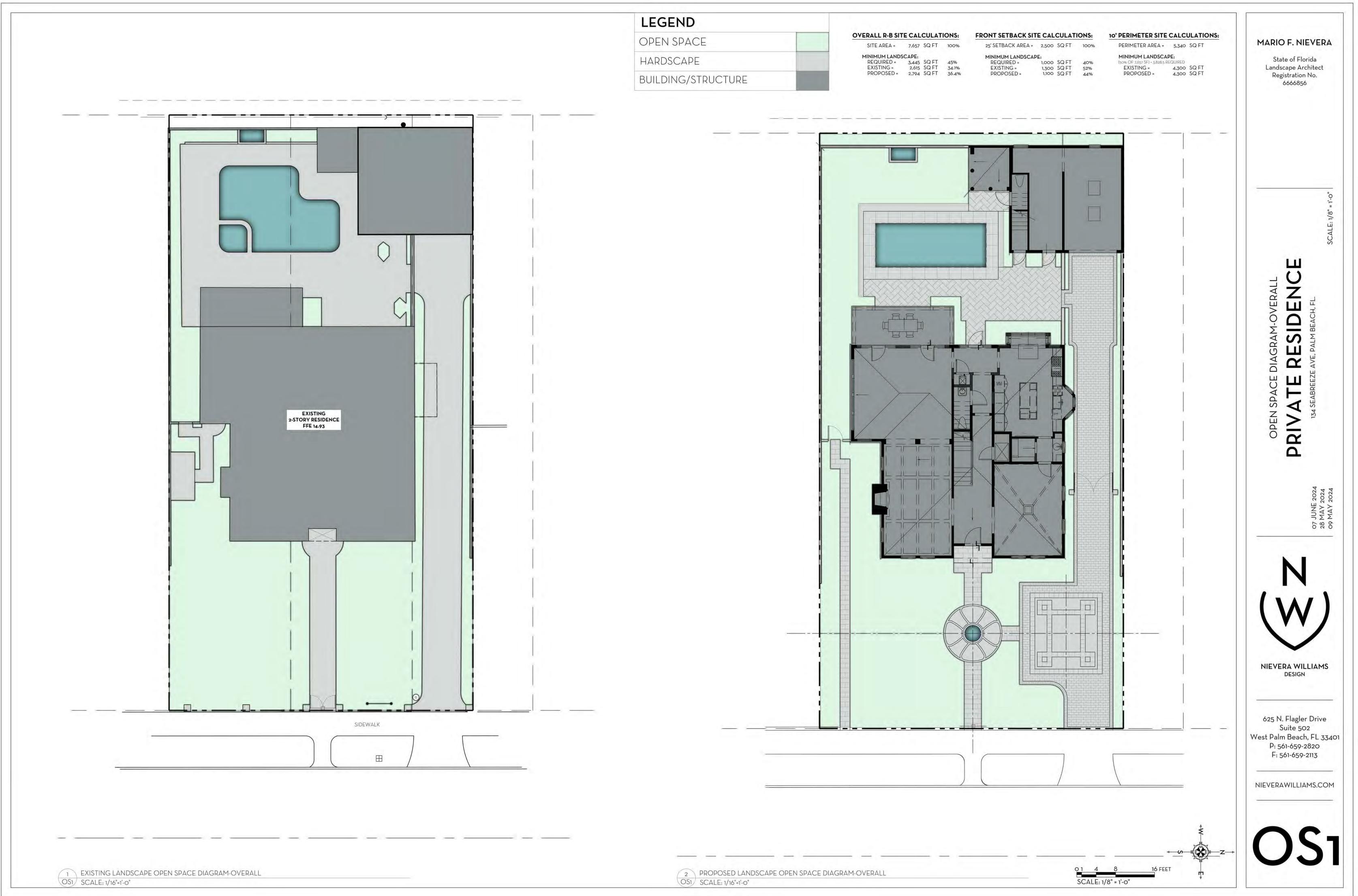
~~v--->| 5 FEET SCALE: 1/8" = 1'-0"

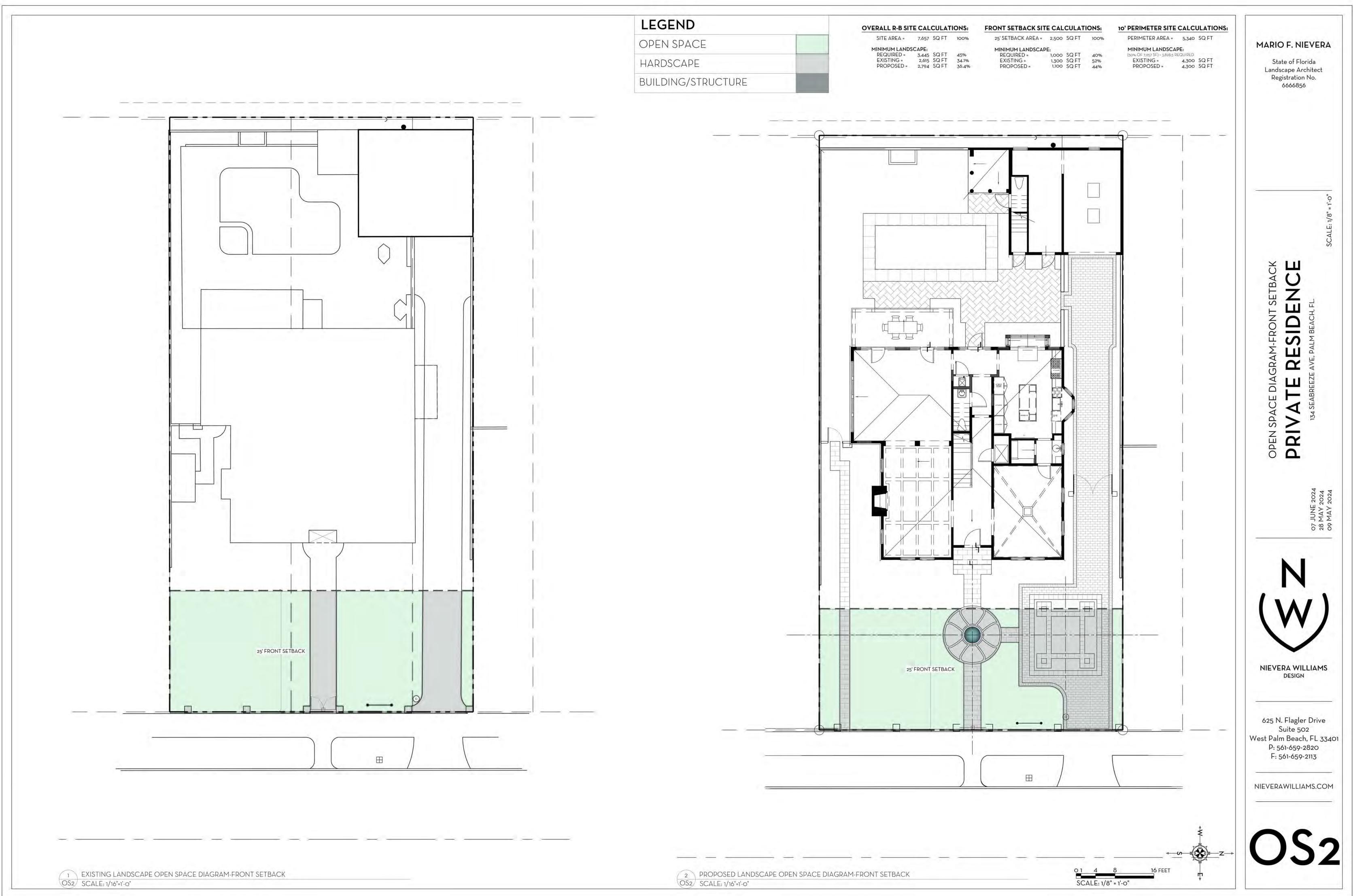


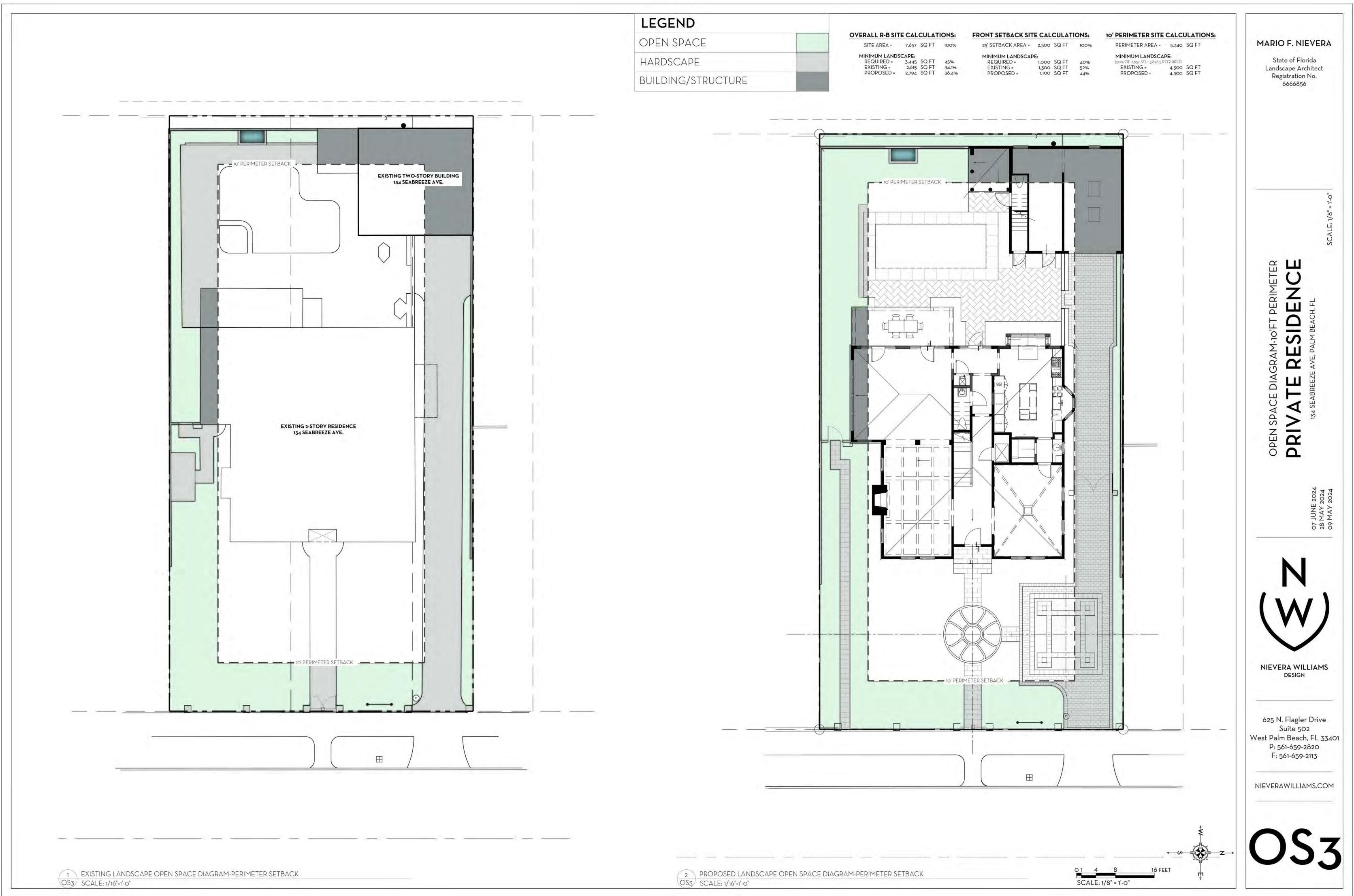




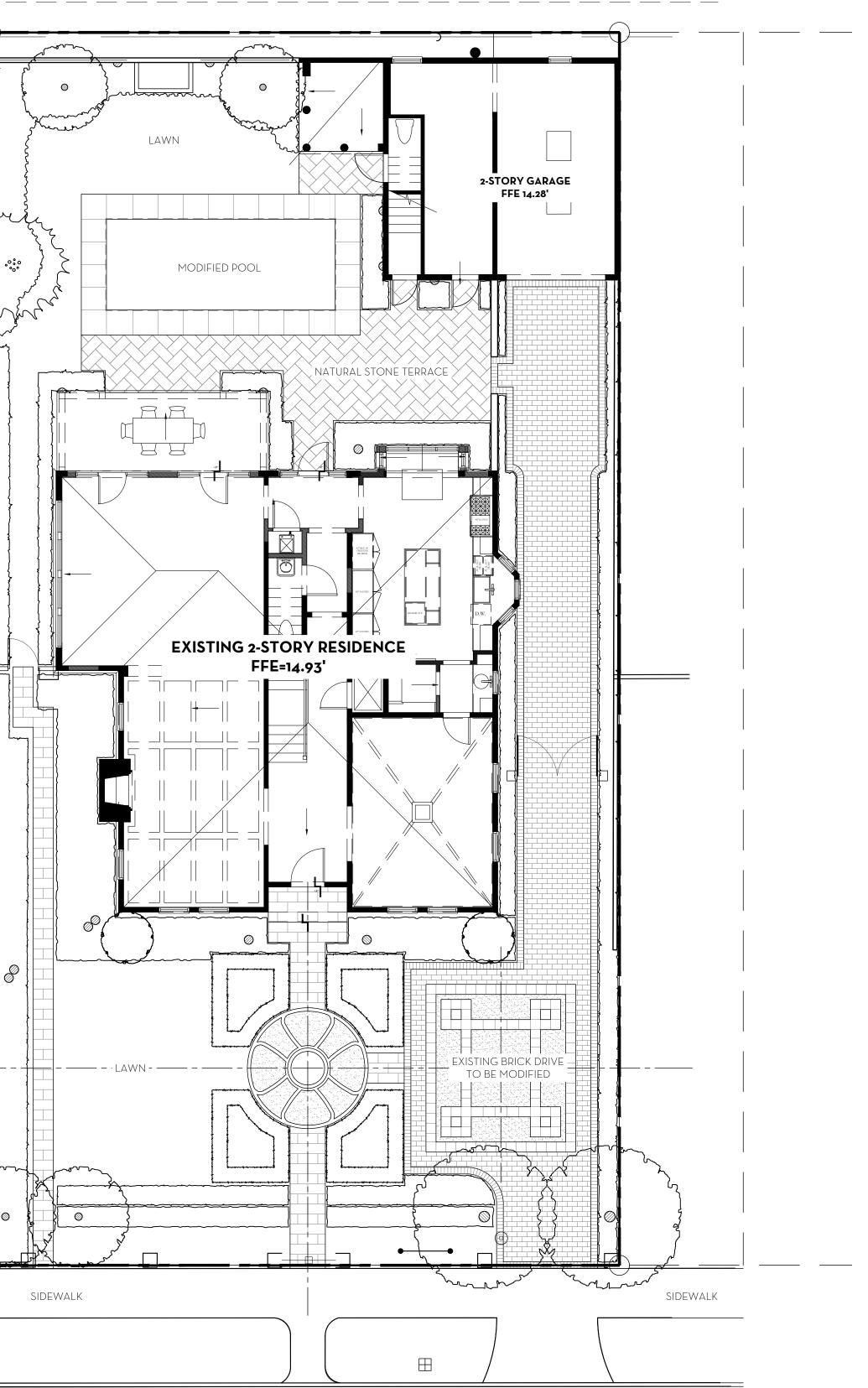




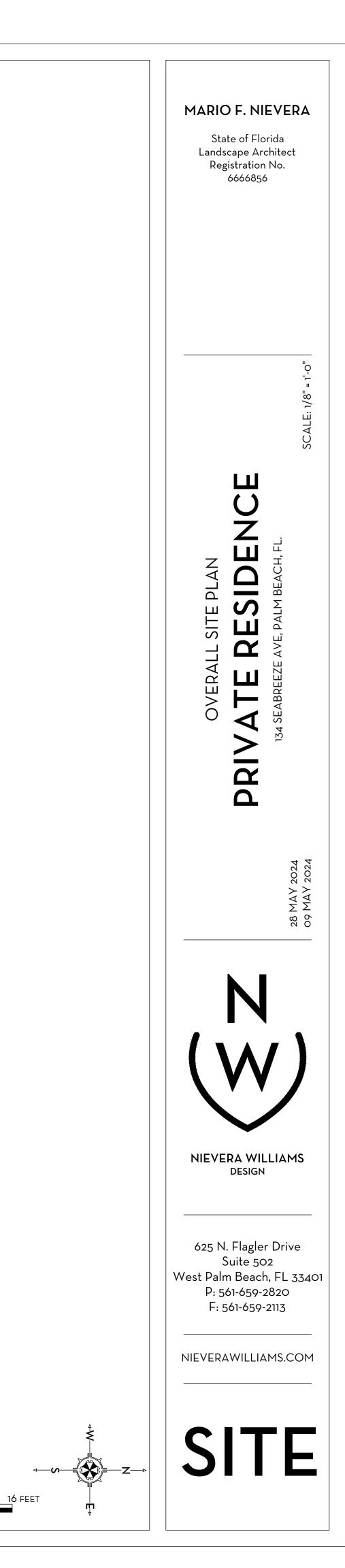




	io SQ FT	= 5,340 \$	IMETER AREA	100%	SQ FT	= 2,500	25' SETBACK AREA	100%	SQ FT	7,657	SITE AREA =
	D	8.5 REQUIRED	<b>IIMUM LANDSC</b> OF 7,657 SF) = 3,828.	40%	SQ FT	1,000	MINIMUM LANDSC REQUIRED =	45%	SQ FT	<b>SCAPE:</b> 3,445	MINIMUM LAND REQUIRED =
	DO SQ FT DD SQ FT	4,300 \$	XISTING = ROPOSED =	52% 44%	SQ FT SQ FT	1,300 1,100	EXISTING = PROPOSED =	34.1% 36.4%	SQ FT SQ FT SQ FT	2,615 2,794	EXISTING = PROPOSED =
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\_\_\_\_\_ SEABREEZE AVENUE \_\_\_\_ \_\_\_ \_\_\_ \_\_\_ \_\_\_ \_\_\_ \_\_\_ \_\_\_



0 1 4 8 SCALE: 1/8" = 1'-0"

16 FEET

Π,

RALL R-B SI	<b>FE CALCULAT</b>	IONS:	FRONT SETBACK ST	RONT SETBACK SITE CALCULATIONS: 10' PERIMETER SITE CALCULATIONS					
SITE AREA =	7,657 SQ FT	100%	25' SETBACK AREA =	2,500	SQ FT	100%	PERIMETER AREA =	5,340 SQ FT	
	SCAPE:		MINIMUM LANDSCA	PE:			MINIMUM LANDSCA	PE:	
REQUIRED =	3,445 SQ FT	45%	REQUIRED =	ED = 1,000 SQ FT		40%	(50% OF 7,657 SF) = 3,828.5 REQUIRED		
EXISTING =	2,615 SQ FT	34.1%	EXISTING =	1,300	SQ FT	52%	EXISTING =	4,300 SQ FT	
PROPOSED =	2,794 SQ FT	36.4%	PROPOSED =	1,100	SQ FT	44%	PROPOSED =	4,300 SQ FT	

POOL COPING — 12" x 24" NATURAL STONE

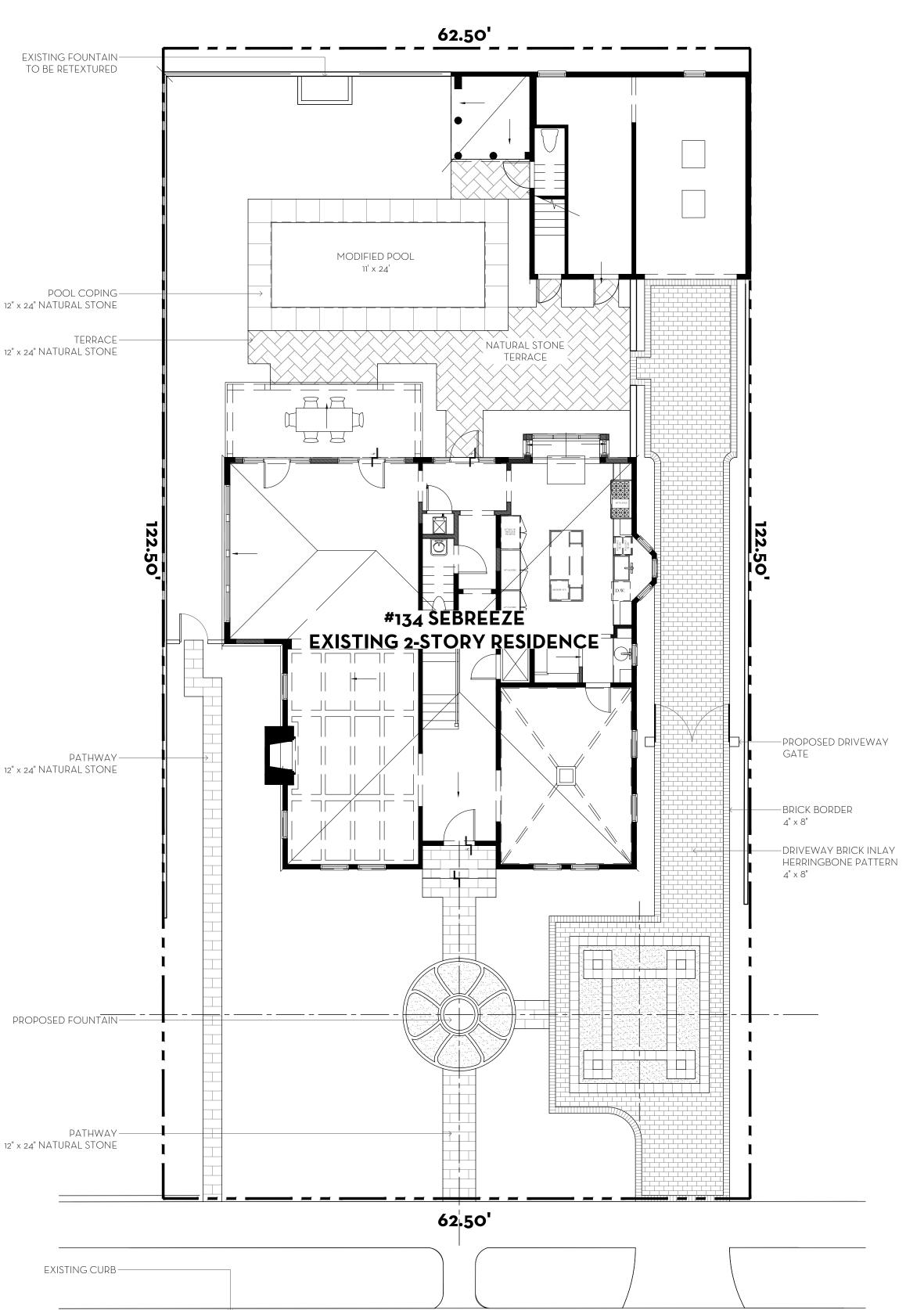
EXISTING FOUNTAIN— TO BE RETEXTURED

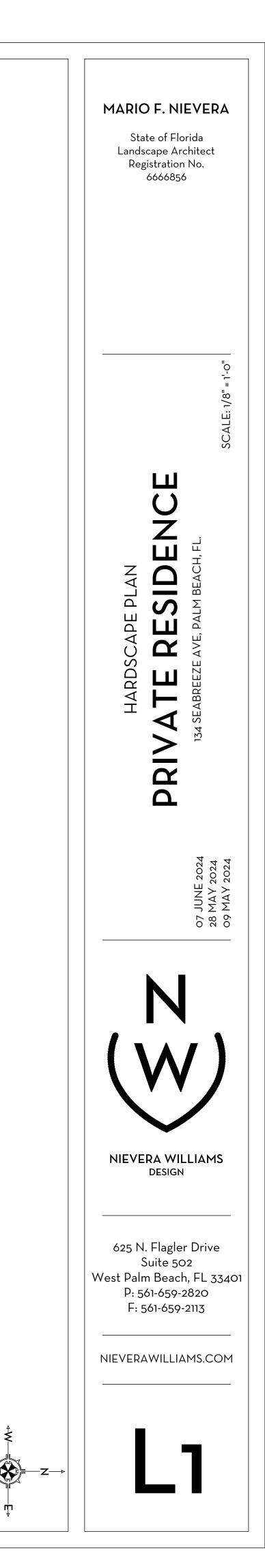
TERRACE — 12" x 24" NATURAL STONE

PATHWAY -----12" x 24" NATURAL STONE

PATHWAY ——— 12" x 24" NATURAL STONE

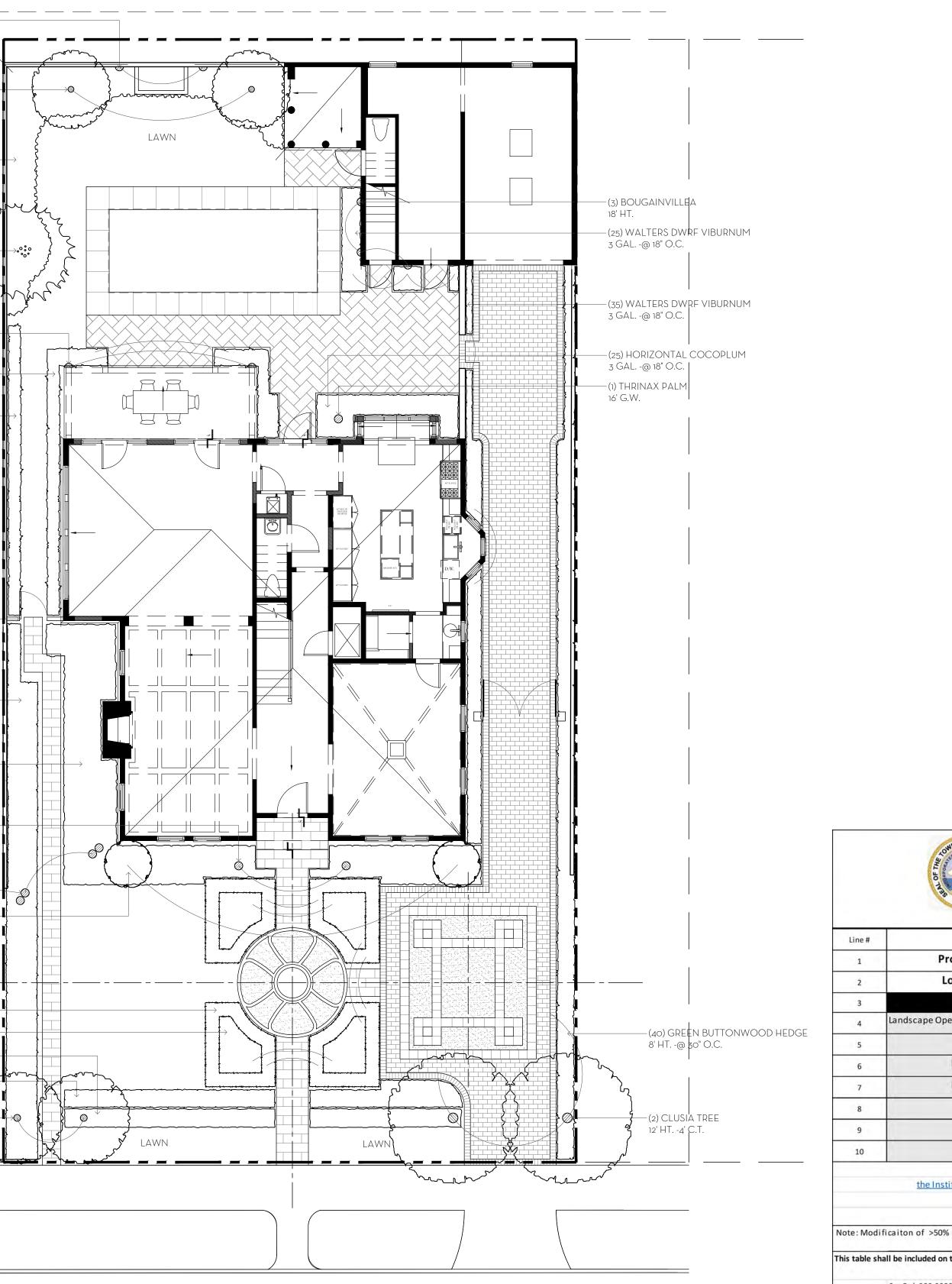
EXISTING CURB —





			v	Â.
o 1	4	8	16 FEET	
SCA	LE: 1/8	3" = 1'-0"		↓

<u>113:</u>	IO' PERIMETER SITE CALCULATIONS:PERIMETER AREA =5,340SQ FTMINIMUM LANDSCAPE:	100%	2,500 SQ FT E:	FRONT SETBACK SIT 25' SETBACK AREA = MINIMUM LANDSCAP	OVERALL R-B SITE CALCULATIONS: SITE AREA = 7,657 SQ FT 100% MINIMUM LANDSCAPE:		
	(50% OF 7,657 SF) = 3,828.5 REQUIRED EXISTING = 4,300 SQ FT PROPOSED = 4,300 SQ FT	40% 52% 44%	1,000 SQ FT 1,300 SQ FT 1,100 SQ FT	REQUIRED = EXISTING = PROPOSED =	45% 34.1% 36.4%	3,445 SQ FT 2,615 SQ FT 2,794 SQ FT	REQUIRED = EXISTING = PROPOSED =
(2) BOUGAINVILLEA 6' HT. ESP. TO WALL							
(2) PIGEON PLUM 18' HT							
(60) MONSTERA 3 GAL@ 24" O.C	· · · · · · · · · · · · · · · · · · ·						
(1) RECLINATA PALM 12' HT. CLUSTEF	(1) F						
(2) BOUGAINVILLEA 18' HT	(2)						
(70) CARMONA 12" HT@ 12" O.C							
3UTTONWOOD HEDGE 8' HT@ 36" O.C	(IO) GREEN BUTTC						
EX GATE AND WALLS	EX C						
BUTTONWOOD HEDGI 8' HT@ 36" O.C	(25) GREEN BUTTC						
) GREEN ISLAND FICU: 18" HT@ 24" O.C	(60) GRE						
(2) ROEBELLINII PALMS 6' C.T	(2) RC						
(2) RELOCATEE DBL.THRINAX PALMS ) GREEN ISLAND FICUS 6' x 4' HT							
(70) CARMONA 12" HT@ 18" O.C (25) ANNUALS 1 GAL@ 12" O.C (15) CLUSIA HEDGI							
6' HT@ 36 O.C ) GREEN ISLAND FICU: 18" HT@ 24" O.C	(25) GRE						
(2) CLUSIA TREI 12' HT4' C.T							

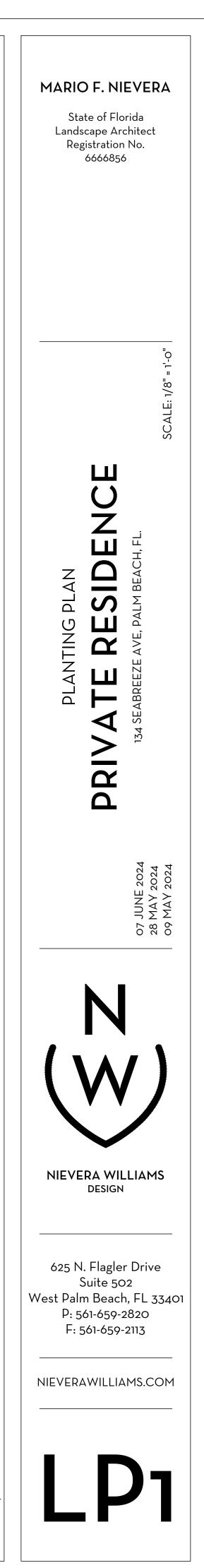


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See Ord. 003-2023

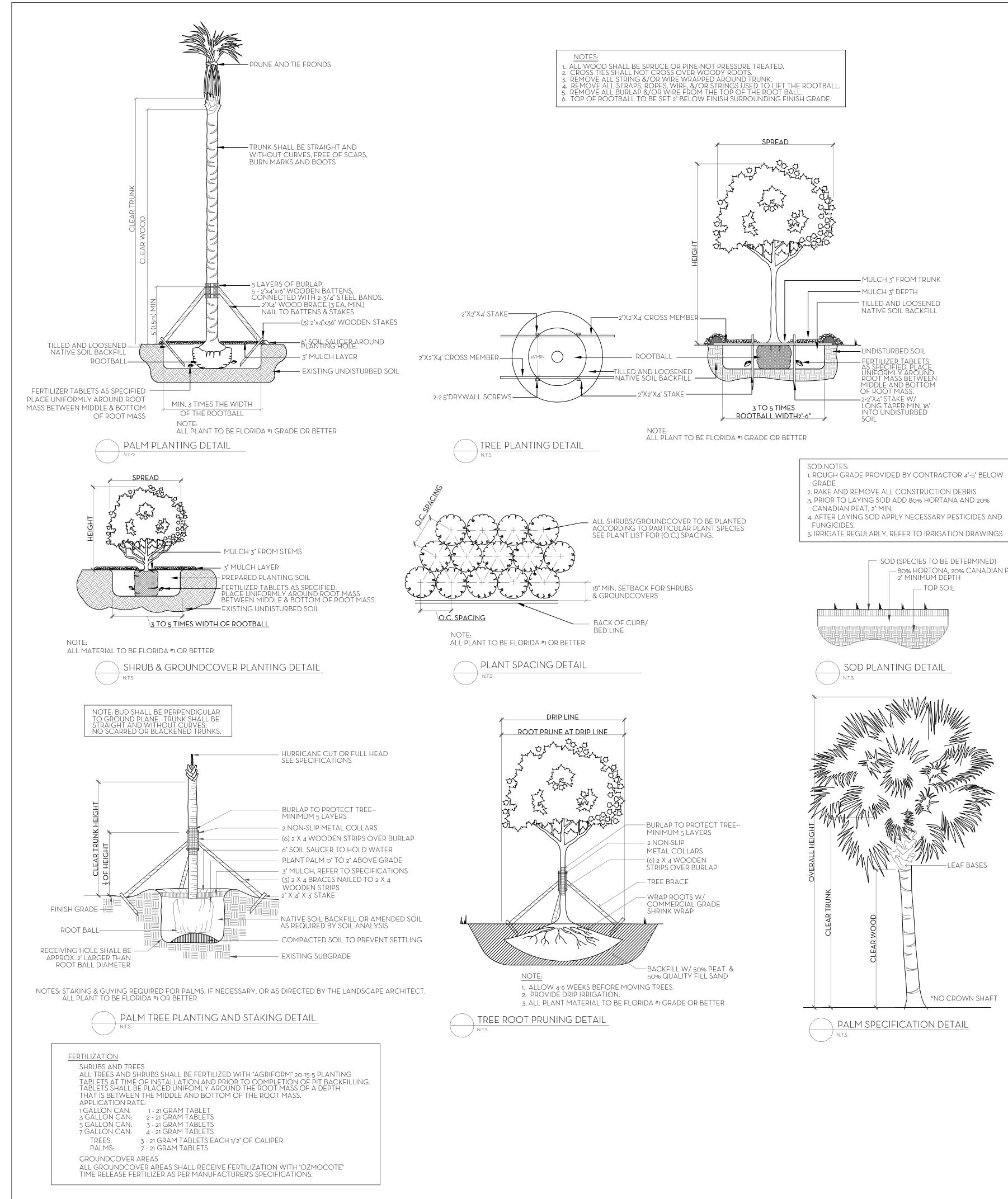


Interference         Interference           Arrea (sq. ft.):         7,657 Sq Ft           EXISTING         PROPOSED           Dace (LOS) (Sq Ft and %)         2,615 (34.1%)         2794 (36.4%)           S to be altered (Sq FT and %)         N/A         N/A           imeter LOS (Sq Ft and %)         4,300         4,300           nt Yard LOS (Sq Ft and %)         1,000 (40%)         1,100 (44%)           Native Trees %         2/6 (30%)         6/6 (100%)	erty Address:	the second s			
EXISTING       PROPOSED         pace (LOS) (Sq Ft and %)       2,615 (34.1%)       2794 (36.4%)         S to be altered (Sq FT and %)       N/A       N/A         imeter LOS (Sq Ft and %)       4,300       4,300         nt Yard LOS (Sq Ft and %)       1,000 (40%)       1,100 (44%)         Native Trees %       2/6 (30%)       6/6 (100%)         Native Shrubs & Vines %       134/449 (30%)       135/449 (31%)         Native Groundcover %       8/25 (30%)       25/25 (100%)         Gr Regional Conservation Natives for Your Neighborhood FL Statewide Plant List         OR         the Florida Native Plant Society Native Plants for Your Area List         xisting landscape/greenscape are subject to minimum native plant requirements and must submit landscape and irrigation plan for review.         andscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shib be incorporated on to corresponding zoning legend.		134 Seabreeze Avenue			
pace (LOS) (Sq Ft and %)       2,615 (34.1%)       2794 (36.4%)         S to be altered (Sq FT and %)       N/A       N/A         imeter LOS (Sq Ft and %)       4,300       4,300         nt Yard LOS (Sq Ft and %)       1,000 (40%)       1,100 (44%)         Native Trees %       2/6 (30%)       6/6 (100%)         Native Shrubs & Vines %       134/449 (30%)       135/449 (31%)         Native Groundcover %       8/25 (30%)       25/25 (100%)         .         for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List         OR         the Florida Native Plant Society Native Plants for Your Area List         xisting landscape/greenscape are subject to minimum native plant requirements and must submit landscape and irrigation plan for review.         andscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shib be incorporated on to corresponding zoning legend.	Area (sq. ft.):	7,657	Sq Ft		
2,013 (34.1%)       2754 (30.4%)         Sto be altered (Sq FT and %)       N/A         imeter LOS (Sq Ft and %)       4,300         nt Yard LOS (Sq Ft and %)       1,000 (40%)         Native Trees %       2/6 (30%)         0       6/6 (100%)         Native Shrubs & Vines %       134/449 (30%)         135/449 (31%)       135/449 (31%)         Native Groundcover %       8/25 (30%)         25/25 (100%)       5         GR         the Florida Native Plant Society Native Plants for Your Area List         xisting landscape/greenscape are subject to minimum native plant requirements and must submit landscape and irrigation plan for review.         andscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shible incorporated on to corresponding zoning legend.		EXISTING	PROPOSED		
imeter LOS (Sq Ft and %)       4,300       4,300         nt Yard LOS (Sq Ft and %)       1,000 (40%)       1,100 (44%)         Native Trees %       2/6 (30%)       6/6 (100%)         Native Shrubs & Vines %       134/449 (30%)       135/449 (31%)         Native Groundcover %       8/25 (30%)       25/25 (100%)         .       .       .         for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List       .         .       .       .         for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List       .         .       .       .         .       .       .         .       .       .         .       .       .         .       .       .         .       .       .         .       .       .         .       .       .         .       .       .         .       .       .         .       .       .         .       .       .         .       .       .         .       .       .         .       .       .         .       .	Space (LOS) (Sq Ft and %)	2,615 (34.1%)	2794 (36.4%)		
nt Yard LOS (Sq Ft and %) 1,000 (40%) 1,100 (44%) Native Trees % 2/6 (30%) 6/6 (100%) Native Shrubs & Vines % 134/449 (30%) 135/449 (31%) Native Groundcover % 8/25 (30%) 25/25 (100%) for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List OR the Florida Native Plant Society Native Plants for Your Area List xisting landscape/greenscape are subject to minimum native plant requirements and must submit landscape and irrigation plan for review. andscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shi be incorporated on to corresponding zoning legend.	OS to be altered (Sq FT and %)	N/A	N/A		
Native Trees %       2/6 (30%)       6/6 (100%)         Native Shrubs & Vines %       134/449 (30%)       135/449 (31%)         Native Groundcover %       8/25 (30%)       25/25 (100%)         .       .       .         for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List       OR         .       .       .         .       .	erimeter LOS (Sq Ft and %)	4,300	4,300		
Native Shrubs & Vines %       134/449 (30%)       135/449 (31%)         Native Groundcover %       8/25 (30%)       25/25 (100%)         for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List       OR         OR         the Florida Native Plant Society Native Plants for Your Area List         xisting landscape/greenscape are subject to minimum native plant requirements and must submit landscape and irrigation plan for review.         andscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shib be incorporated on to corresponding zoning legend.	ont Yard LOS (Sq Ft and %)	1,000 (40%)	1,100 (44%)		
Native Groundcover %       8/25 (30%)       25/25 (100%)         Image: Servet in the servet in	Native Trees %	2/6 (30%)	6/6 (100%)		
for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List OR the Florida Native Plant Society Native Plants for Your Area List xisting landscape/greenscape are subject to minimum native plant requirements and must submit landscape and irrigation plan for review. andscape species index sheet as prepared by a licensed landscape architect and landscape openspace data she be incorporated on to corresponding zoning legend.	Native Shrubs & Vines %	134/449 (30%)	135/449 (31%)		
OR the Florida Native Plant Society Native Plants for Your Area List xisting landscape/greenscape are subject to minimum native plant requirements and must submit landscape and irrigation plan for review. andscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shi be incorporated on to corresponding zoning legend.	Native Groundcover %	8/25 (30%)	25/25 (100%)		
OR the Florida Native Plant Society Native Plants for Your Area List xisting landscape/greenscape are subject to minimum native plant requirements and must submit landscape and irrigation plan for review. andscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shi be incorporated on to corresponding zoning legend.	te for Regional Conservation Nat	ives for Your Neighborhood El Sta	tewide Plant List		
xisting landscape/greenscape are subject to minimum native plant requirements and must submit landscape and irrigation plan for review. andscape species index sheet as prepared by a licensed landscape architect and landscape openspace data sh be incorporated on to corresponding zoning legend.					
landscape and irrigation plan for review. andscape species index sheet as prepared by a licensed landscape architect and landscape openspace data sha be incorporated on to corresponding zoning legend.	the Florida Native Plant Soc	ety Native Plants for Your Area Lis	it		
andscape species index sheet as prepared by a licensed landscape architect and landscape openspace data sh be incorporated on to corresponding zoning legend.			nt requirements and must submit a		
	a landscape species index sheet as p	repared by a licensed landscape archit	ect and landscape openspace data sha		
	be incorporated on to	corresponding zoning legend.	REV BE 20230727		

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



AN BEAC	Town of Palm Bea
EACH FL	Planning Zoning and Building 360 S County Rd Palm Beach, FL 334
2	5000 county rea Full Deach, FE 554



- SOD (SPECIES TO BE DETERMINED) – 80% HORTONA, 20% CANADIAN PEAT

N (W	)				134	Private Residen Seabreeze Avenue, Palm Bea
						May 22, 20
NIEVERA WIL DESIGN						
	e Material Schedule					
USDA Har	diness Zone: 10a	l		1		
ltem No.	Common Name	Botanical Name		Quantity	Native	Specification
	TREES					
1	Clusia Tree	Clusia rosea		4	*	12' HT. 4' C.T.
2	Pigeon Plum	Coccoloba diversifolia		2	*	18' HT.
	PALMS	1				
3	Roebellinii Palm	Phoenix roebelinii		1		6' C.T.
4	Reclinata Palm	Phoenix reclinata		2		12' HT. Cluster
5	Thrinax Palm	Thrinax radiata		1	*	16' G.W.
	SHRUBS	1				
6	Clusia Hedge	Clusia guttifera		15		6' HT@ 36" O.C.
7	Green Island Ficus Cone	Ficus microcarpa		2		6' HT. x 4' SPR.
8	Green Buttonwood	Conocarpus erectus		35	*	8' HT@ 36" O.C.
9	Green Buttonwood	Conocarpus erectus		40	*	8' HT@ 30" О.С.
10	Green Island Ficus	Ficus microcarpa		85		18" HT@ 24" O.C.
11	Annuals	TBD.		25		1 GAL@ 12" O.C.
12	Cotoneaster	Serissa japonica		60		12" HT@ 12" O.C.
13	Cotoneaster	Serissa japonica		70		18" HT@ 12" O.C.
14	Monstera	Monstera deliciosa		50		3 GAL@ 24" O.C.
15	Walters Dwarf Viburnum	Viburnum obovatum 'Den		60	*	3 GAL@ 18" O.C.
	GROUNDCOVER		50			J OAL. (@ 10 0.0.
16			·		*	
IQ.	Cocoplum	Chysobalanus icacao 'Hor	izontai	25		3 GAL@ 18" O.C <i>.</i>
	VINES					
17	Bougainvillea	Bougainvillea spp.		2		6' HT. Esp. to Wall
18	Bougainvillea	Bougainvillea spp.		5		18' HT. Esp. to Wall
	SOD	1				
19	Zoysia	Zoysia 'Diamond'		0		
	Planning 360 S County	f Palm Beach Zoning and Building Rd Palm Beach, FL 33480 ownofpalmbeach.com				
Líne #	*	Landscape Legend				
1	Property Address:		eze Avenue			
2	Lot Area (sq. ft.):	7,657 EXISTING	Sq Ft PROP	OSED		
4 Lar	ndscape Open Space (LOS) (Sq Ft and %)	2,615 (34.1%)		36.4%)		
5	LOS to be altered (Sq FT and %) Perimeter LOS (Sq Ft and %)	N/A		/A 300		
6 7	Front Yard LOS (Sq Ft and %)	.,		(44%)		
8	Native Trees %			100%)		
9	Native Shrubs & Vines %	134/449 (30%)     135/449 (31%)		9 (31%)		

Landsca	pe Material Schedule							
USDA H	ardiness Zone: 10a							
				Native	Specification			
ltem N		Common Name Botanical Name Quantity						
	TREES							
1	Clusia Tree	Clusia rosea		4	*	12' HT. 4' C.T.		
2	Pigeon Plum	Coccoloba diversifolia		2	*	18' HT.		
	PALMS							
3	Roebellinii Palm	Phoenix roebelinii		1		6' C.T.		
4	Reclinata Palm	Phoenix reclinata		2		12' HT. Cluster		
5	Thrinax Palm	Thrinax radiata		1	*	16' G.W.		
	SHRUBS	SHRUBS						
6	Clusia Hedge	Clusia guttifera		15		6' HT@ 36" O.C.		
				15				
7	Green Island Ficus Cone	Ficus microcarpa		2		6' HT. x 4' SPR.		
8	Green Buttonwood	Conocarpus erectus		35	*	8' HT@ 36" O.C.		
9	Green Buttonwood	Conocarpus erectus		40	*	8' HT@ 30" O.C.		
10	Green Island Ficus	Ficus microcarpa		85		18" HT@ 24" O.C.		
n	Annuals	TBD.	25		1 GAL@ 12" O.C.			
12	Cotoneaster	Serissa japonica		60		12" HT@ 12" O.C.		
13	Cotoneaster	Serissa japonica		70		18" HT@ 12" O.C.		
14	Monstera	Monstera deliciosa		50		3 GAL@ 24" O.C.		
15	Walters Dwarf Viburnum	Viburnum obovatum 'Den	sa'	60	*	3 GAL@ 18" O.C.		
	GROUNDCOVER							
16	Cocoplum	Chysobalanus icacao 'Hor	izontal'	25	*	3 GAL@ 18" O.C.		
	VINES							
17	Bougainvillea	Bougainvillea spp.		2		6' HT. Esp. to Wall		
18	Bougainvillea	Bougainvillea spp.	5		18' HT. Esp. to Wall			
SOD								
19	Zoysia	Zoysia 'Diamond'		0				
	Planning 360 S County	<b>f Palm Beach</b> Zoning and Building Rd Palm Beach, FL 33480 ownofpalmbeach.com						
Line #		Landscape Legend						
1	Property Address:	134 Seabreeze Avenue						
2	Lot Area (sq. ft.):	7,657 Sq Ft						
3	Landscape Open Space (LOS) (Sq Ft and %)	EXISTING PROPOSED 2,615 (34.1%) 2794 (36.4%						
5	LOS to be altered (Sq FT and %)							
6	Perimeter LOS (Sq Ft and %)	1,500	4,3	00				
7	Front Yard LOS (Sq Ft and %)	2,000 (10,0)	1,100					
8	Native Trees %	2/0 (30/0)	6/6 (1					
9	Native Shrubs & Vines %	134/443 (3070)	135/449					
10	Native Groundcover %	8/25 (30%)	25/25 (	(100%)				
	the Institute for Regional Conservation I	<u>Natives for Your Neighborhood FL Sta</u> OR	tewide Plant List					

REV BF 20230727

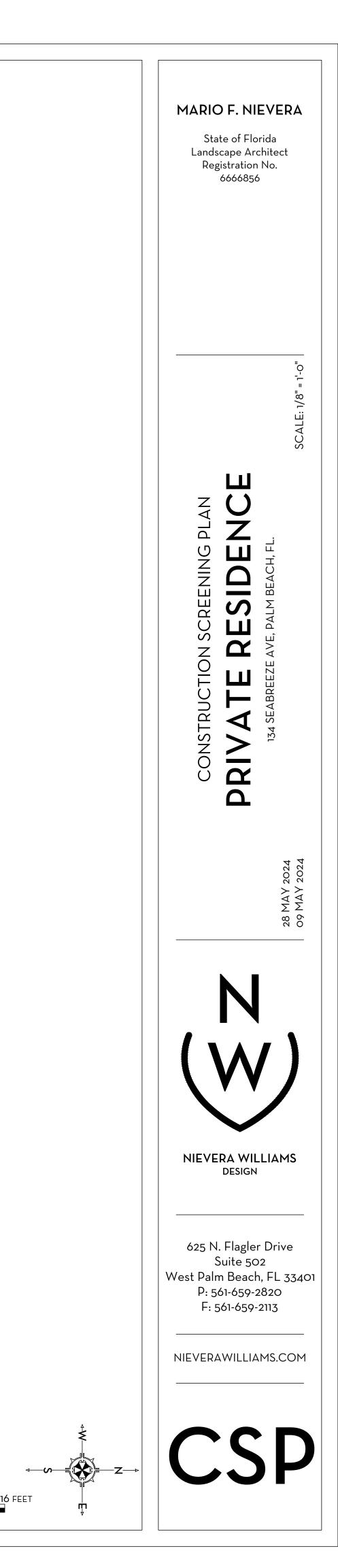
the Florida Native Plant Society Native Plants for Your Area List Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review. This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend. See Ord. 003-2023

## MARIO F. NIEVERA

State of Florida Landscape Architect Registration No. 6666856

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16 FEET

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