

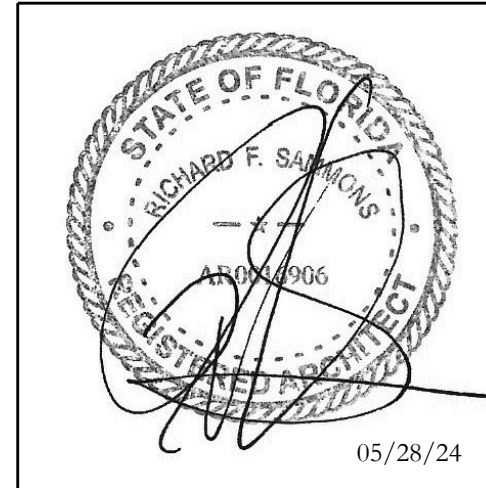
1 LOCATION/VICINITY MAP
1"=100'-0"



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



2 PROPOSED SEABREEZE AVE STREETSCAPE ELEVATION FACING SOUTH
1/16"=1'-0"



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 JUNE 07, 2024	SHEET NO G-001
SCALE VARIES	
BY NS	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-0881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



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:	134 SEABREEZE AVE		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	7657/SQ.FT.		
4	Lot Width (W) & Depth (D) (ft.):	62.5 FT x 122.5 FT		
5	Structure Type: <small>(Single-Family, Multi-Family, Commu., Other)</small>	SINGLE FAMILY		
6	FEMA Flood Zone Designation:	X		
7	Zero Datum for point of meas. (NAVD)	13.51		
8	Crown of Road (COR) (NAVD)	12.22		
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 <small>(1st & 2nd Fl., Basement, Accs, Structure, etc.)</small>	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 refer to TOPB Landscape Legend.		

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

Enter N/A if value is not applicable.

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

Enter N/C if value is not changing.

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

REV BF 20230626

ZONING LEGEND

N.T.S.

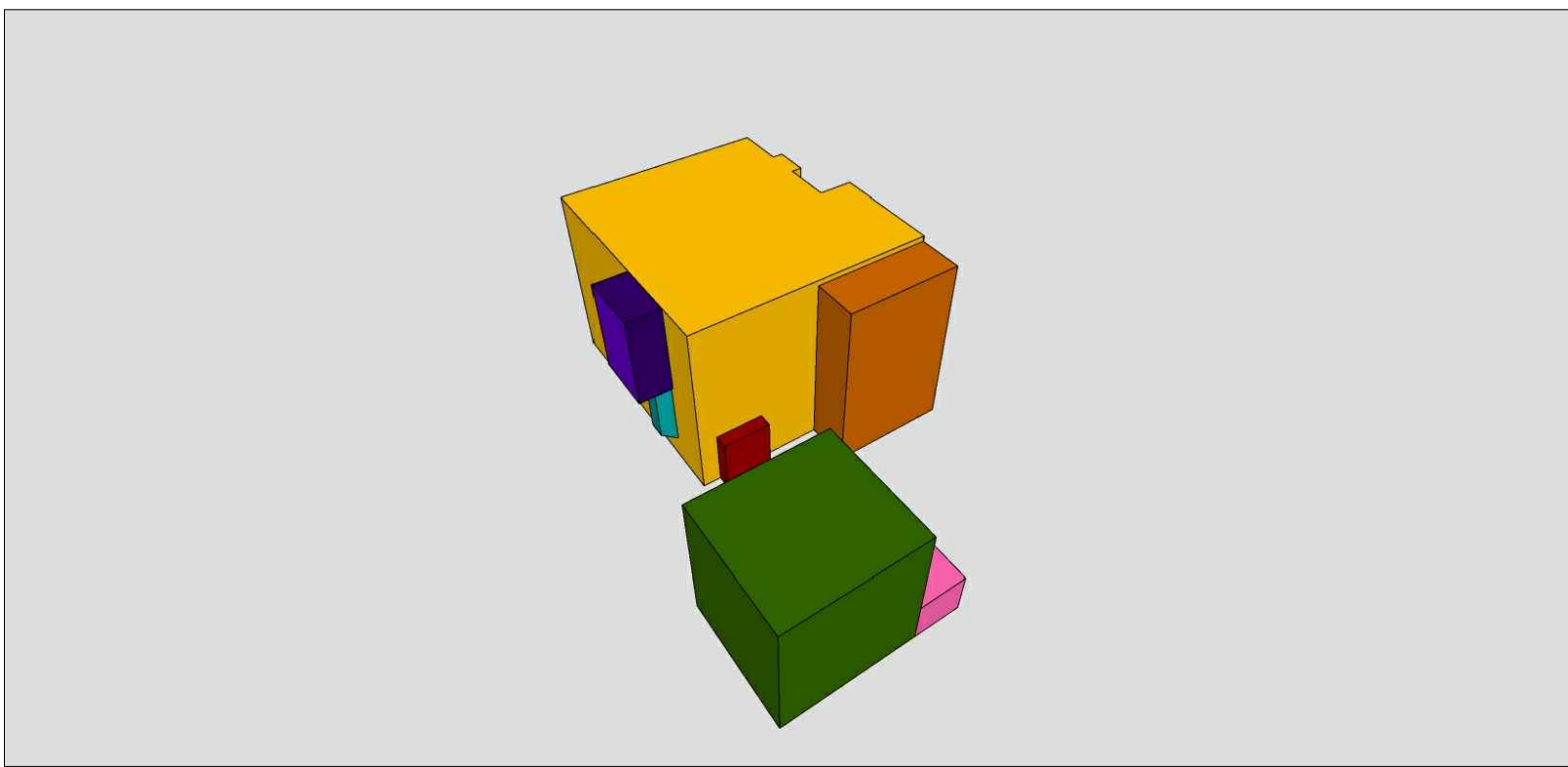
PROPOSED CUBIC CONTENT TABULATIONS:

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:

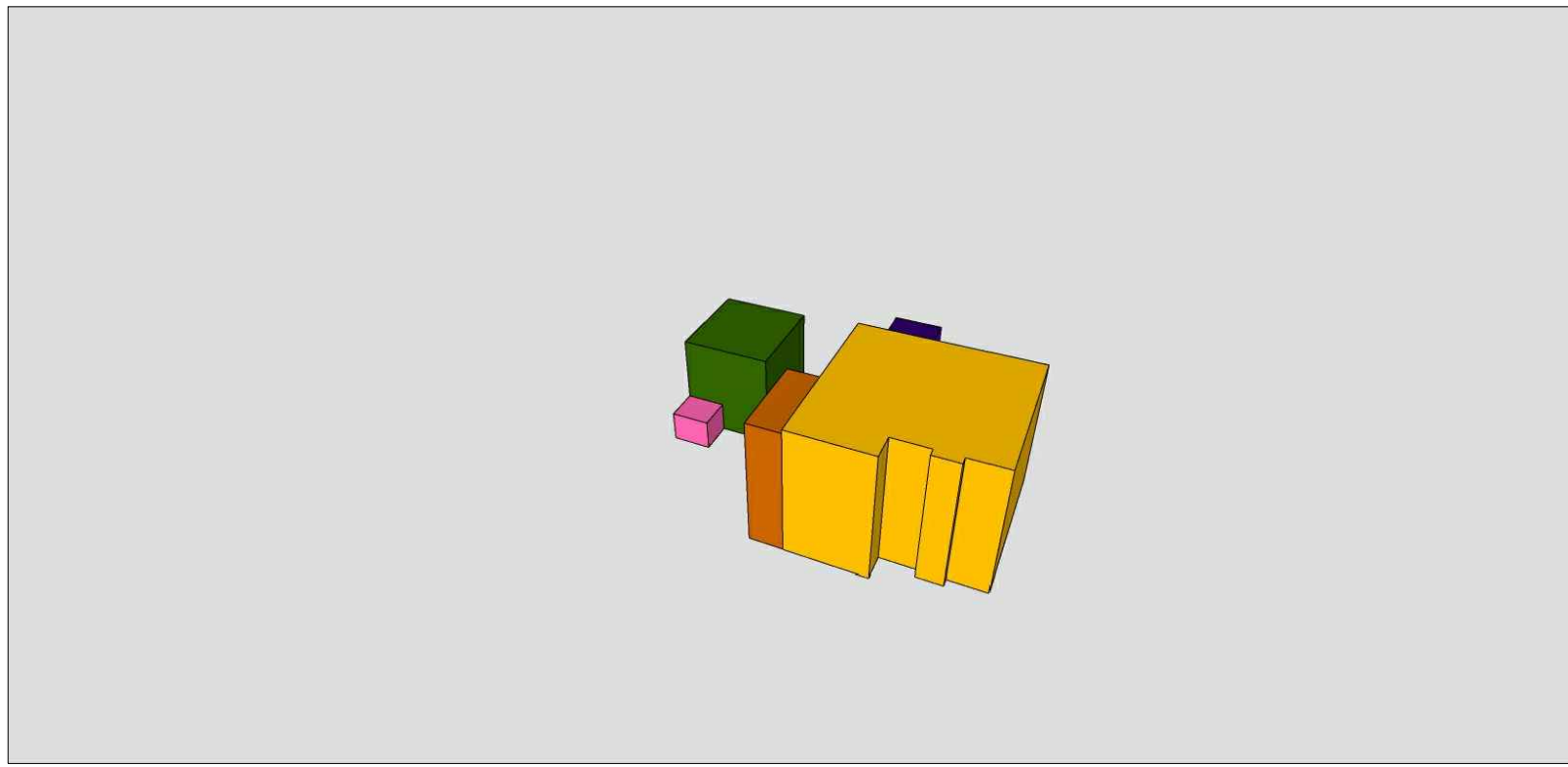
$4.0 + [((10,000 - 7,700) / 10,000)]$
 $4.0 + [(2,300 / 10,000)]$
 $4.0 + [0.23]$
4.23 CCR
 $4.23 \times 7,700 = 32,500 \text{ CU. FT.}$

TOTAL = 48,200 CU. FT.



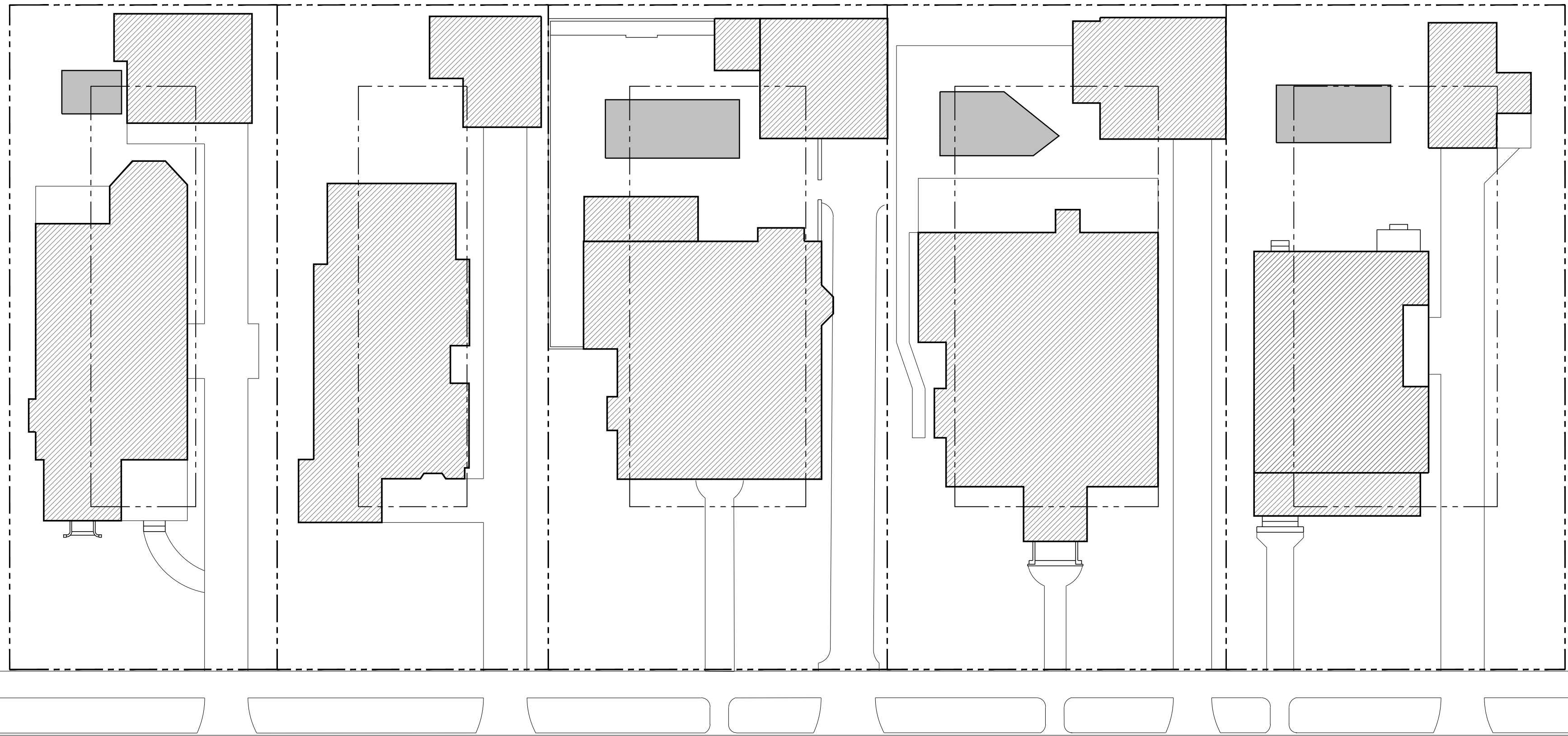
1 CUBIC CONTENT FROM NORTHEAST

N.T.S.



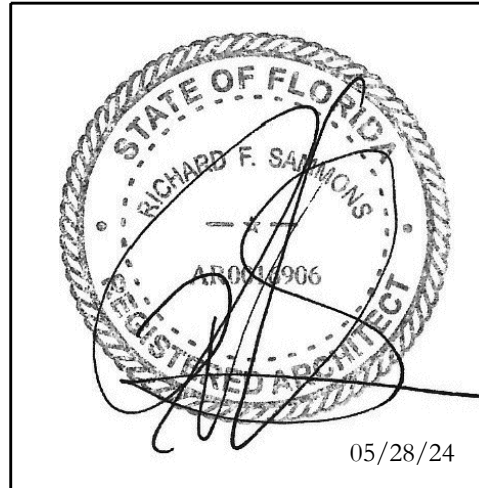
2 CUBIC CONTENT FROM SOUTHWEST

N.T.S.



PROPOSED LOCATION PLAN

1/16"=1'-0"



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

ZONING DIAGRAMS
& LOCATION PLAN

DATE
JUNE 07, 2024

SHEET NO

SCALE
VARIES

G-002

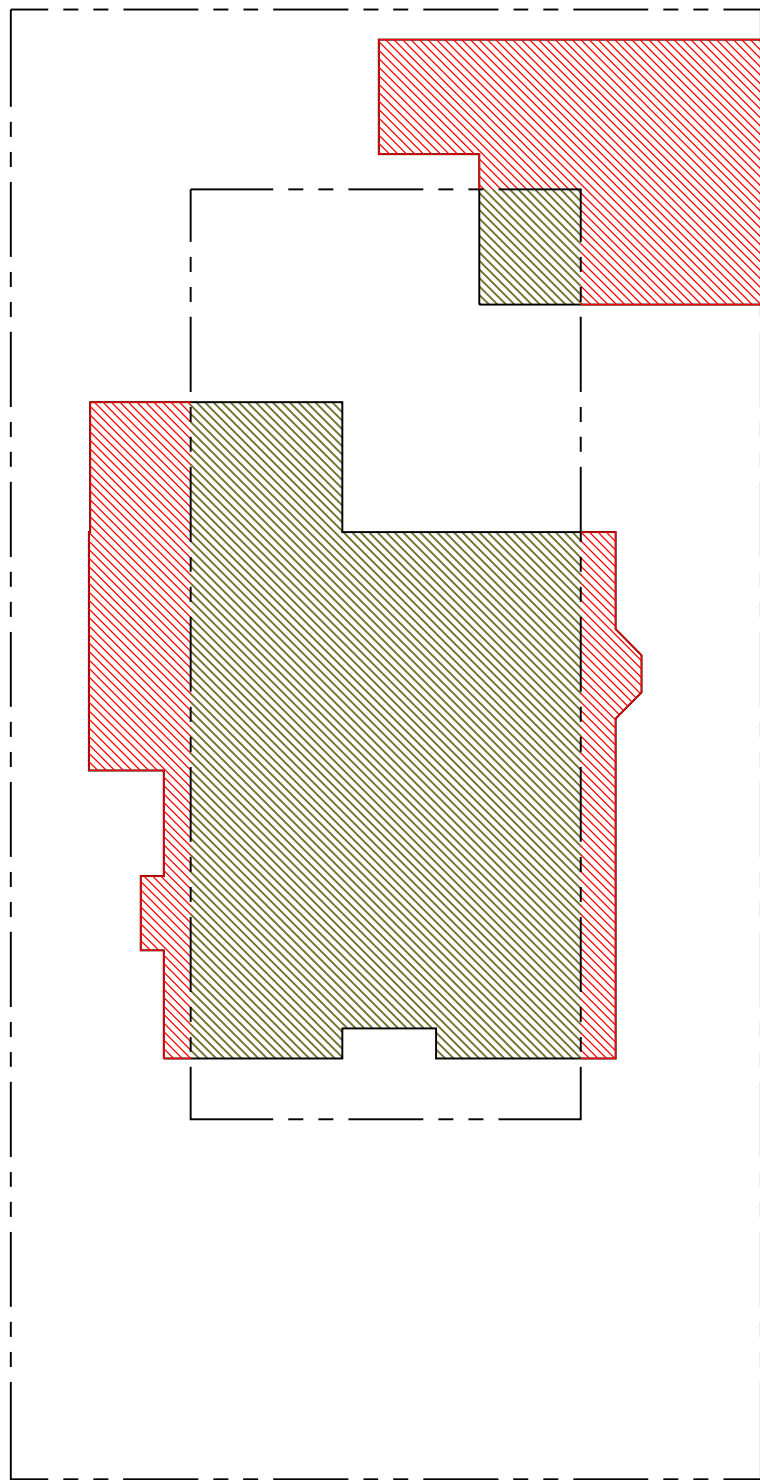
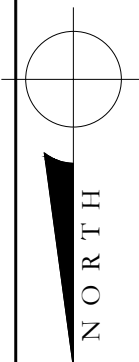
BY
NS



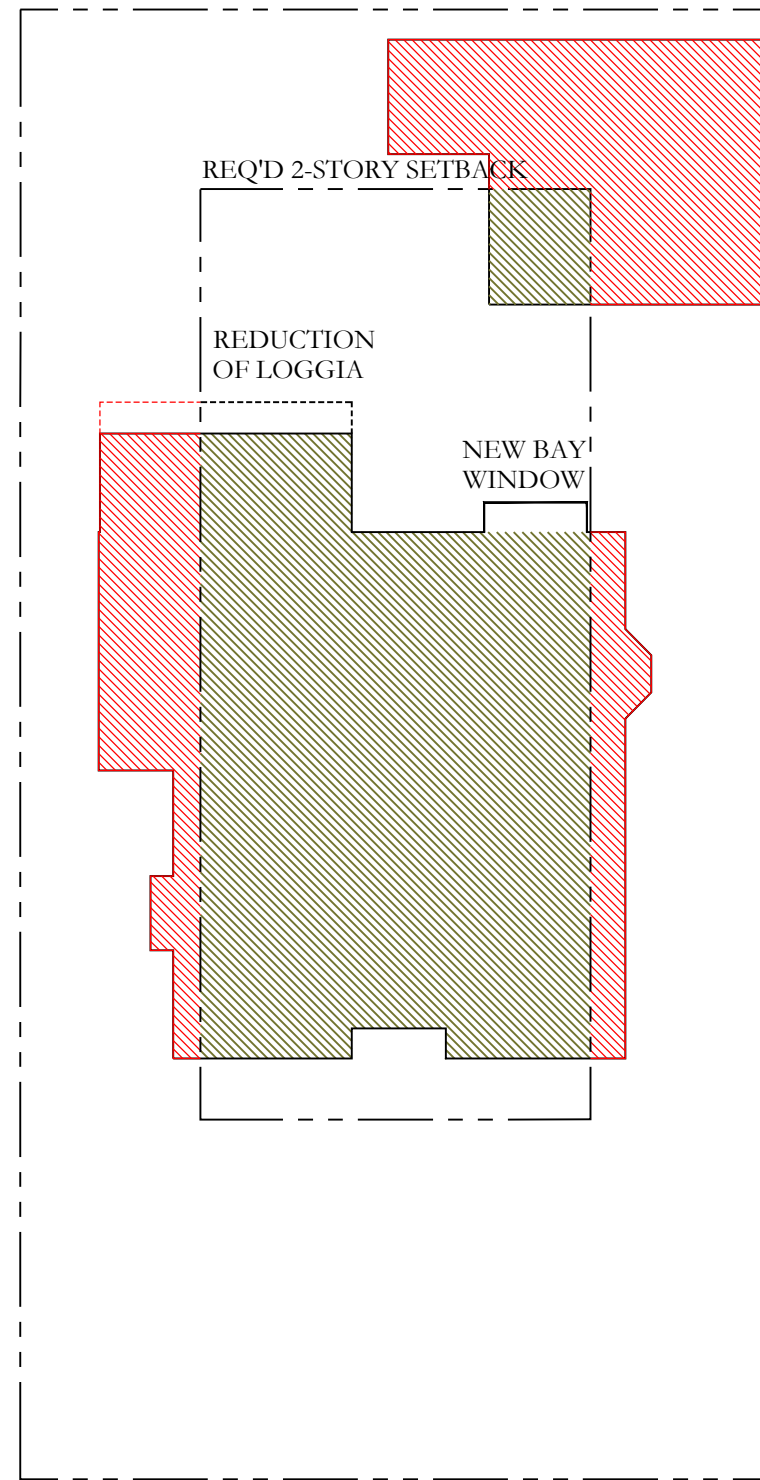
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-0891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



EXISTING

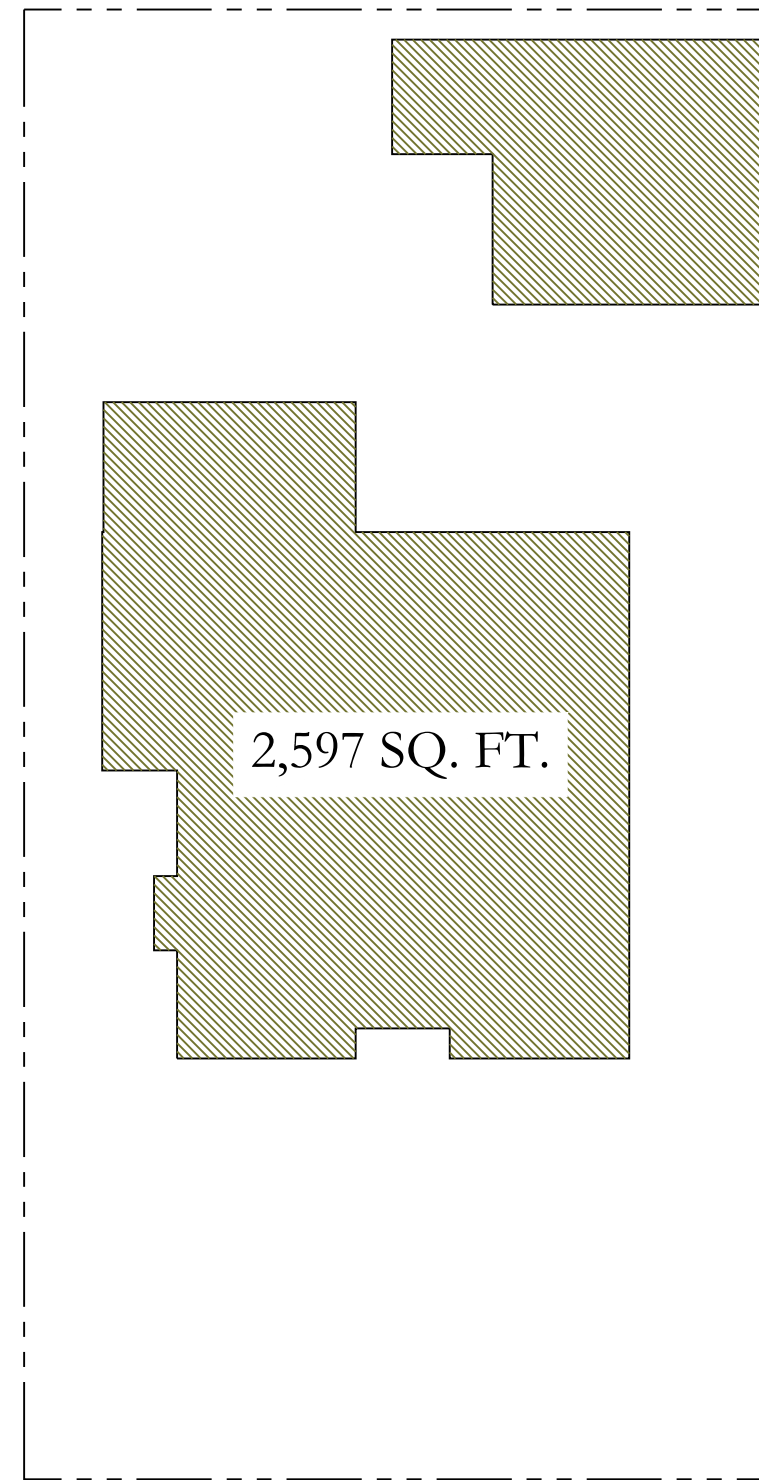


PROPOSED

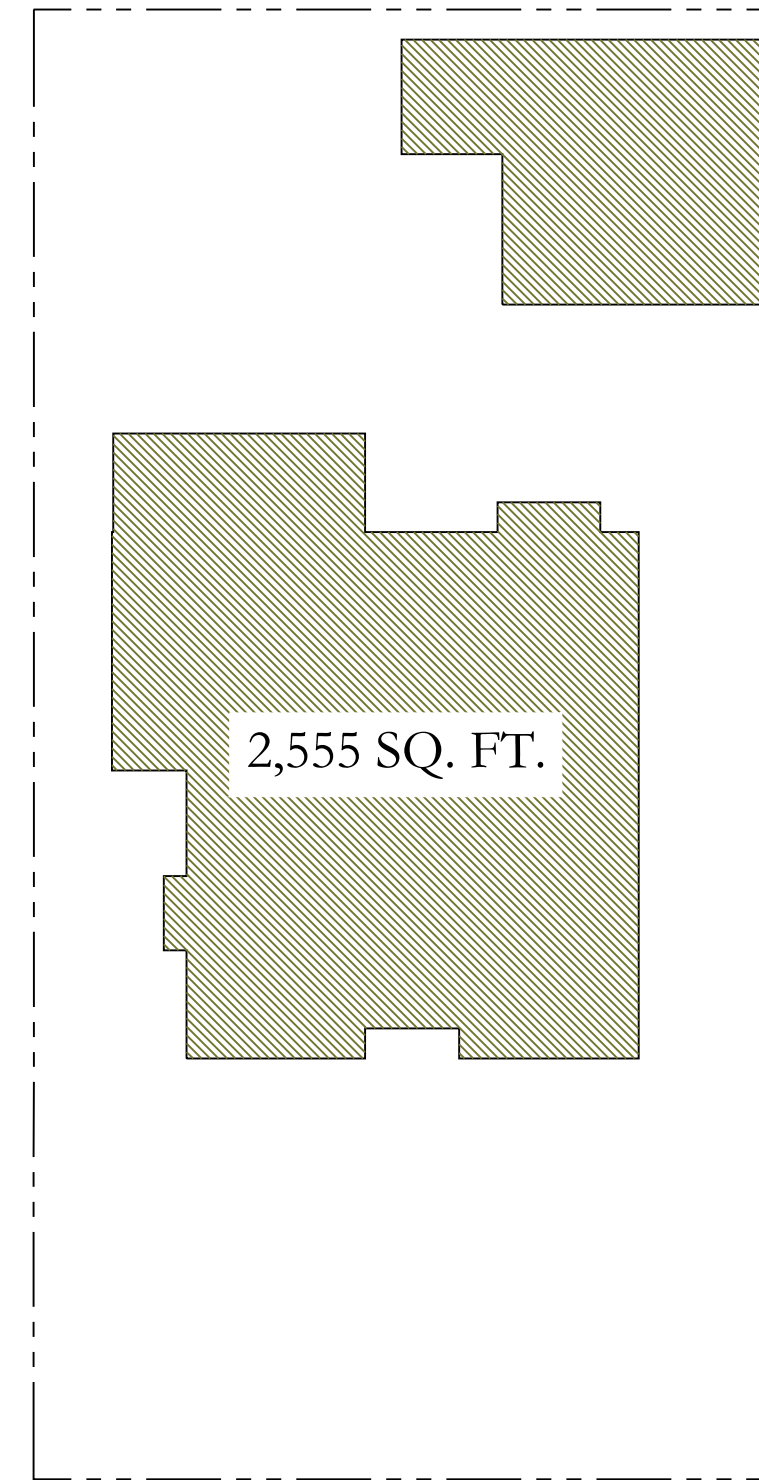
VARIANCE #1:

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.



EXISTING



PROPOSED

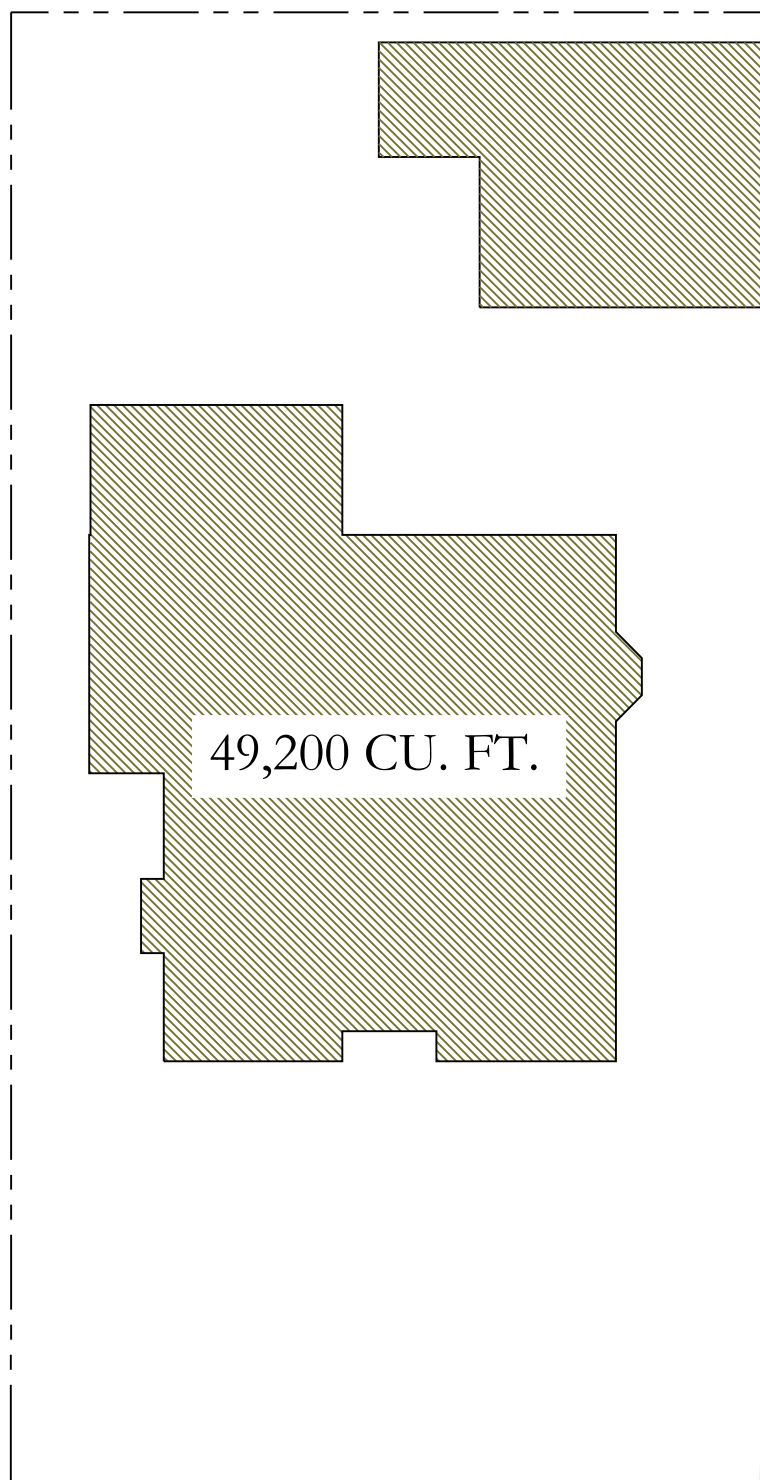
VARIANCE #2:

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.

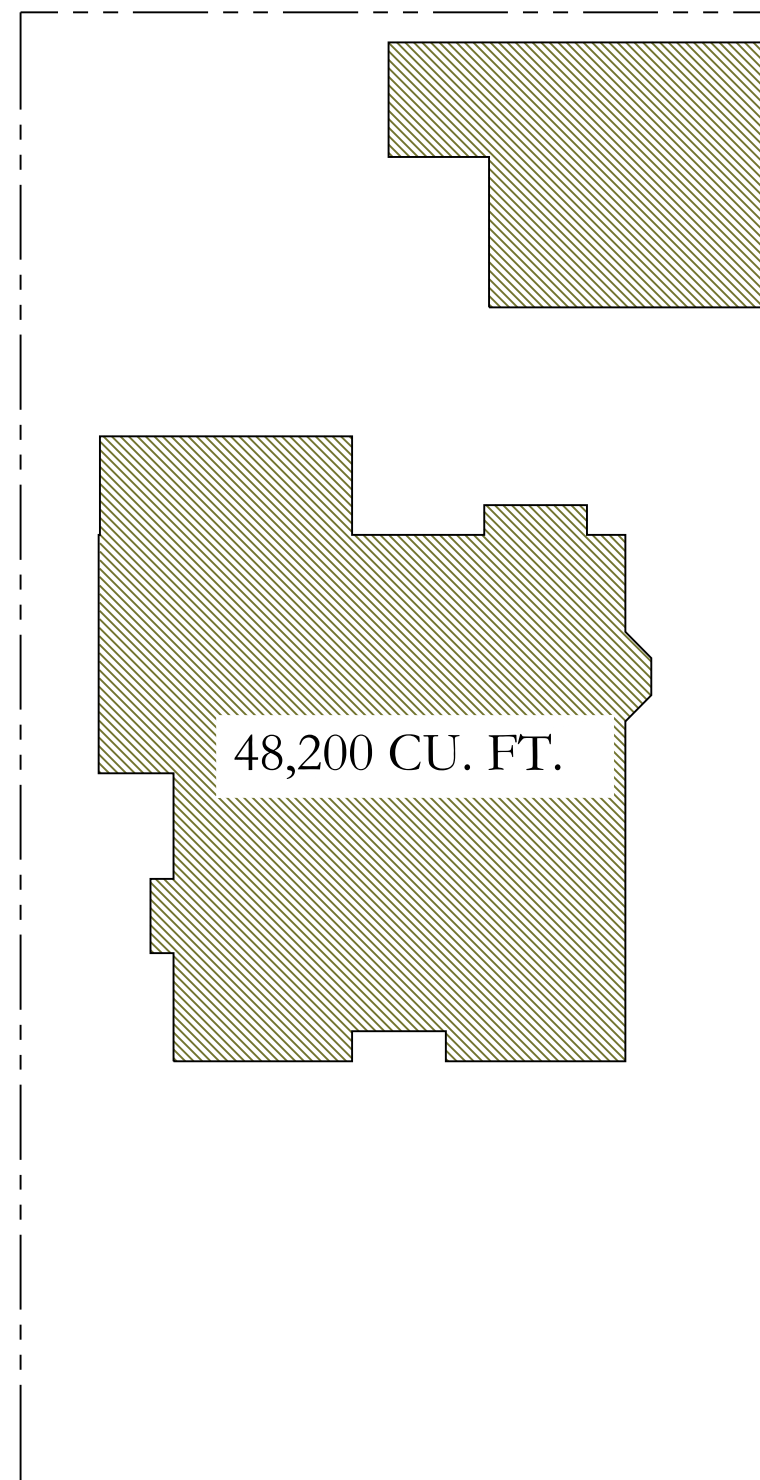
HARDSHIP: THE NET
CHANGE OF LOT
COVERAGE WOULD
REDUCE THE EXISTING
LOT COVERAGE FROM
2,615 SQ. FT. (34%), AND
THE NON-CONFORMITY
WOULD BE LESS SEVERE

1 SETBACK DIAGRAM (VARIANCE #1)
1/16"=1'-0"

2 LOT COVERAGE DIAGRAM (VARIANCE #2)
1/16"=1'-0"



EXISTING

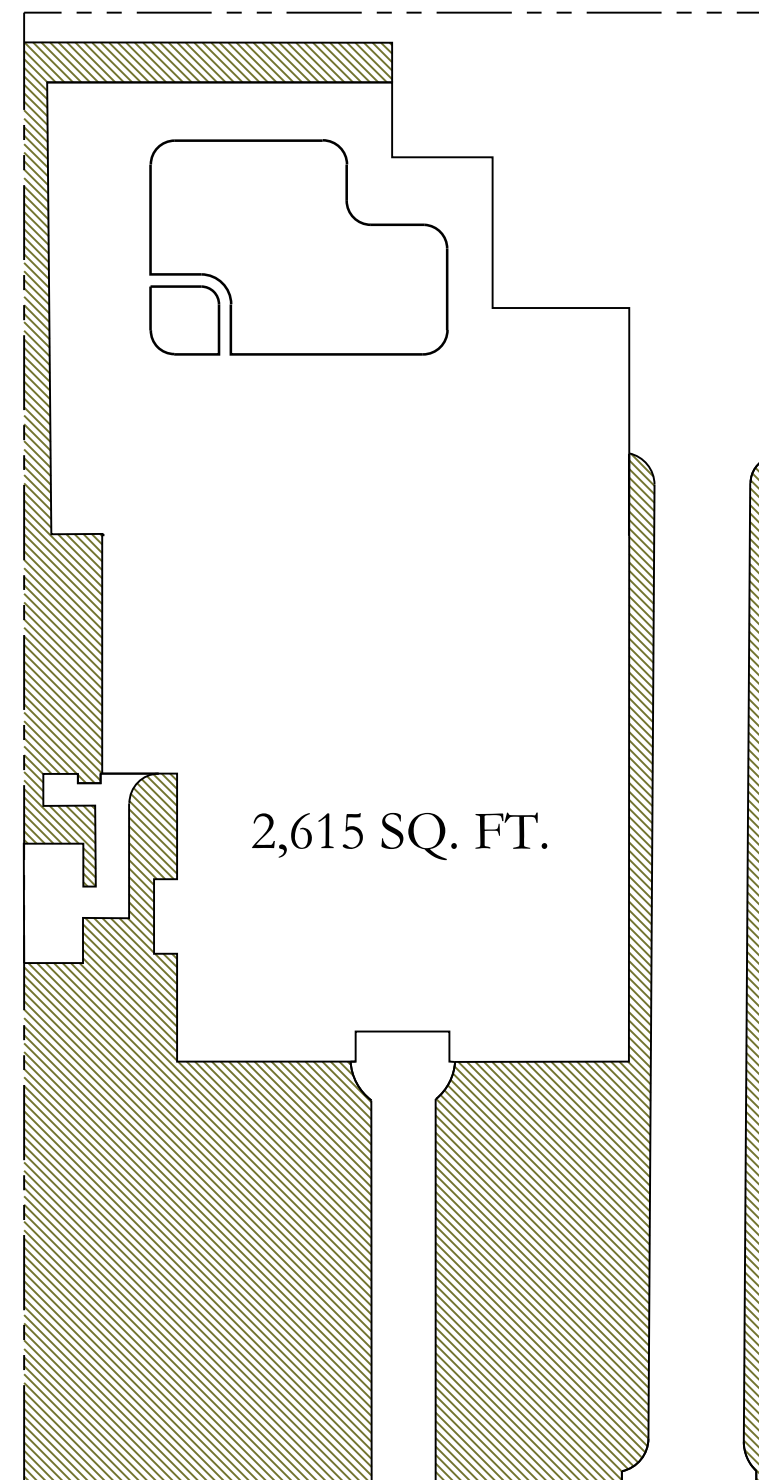


PROPOSED

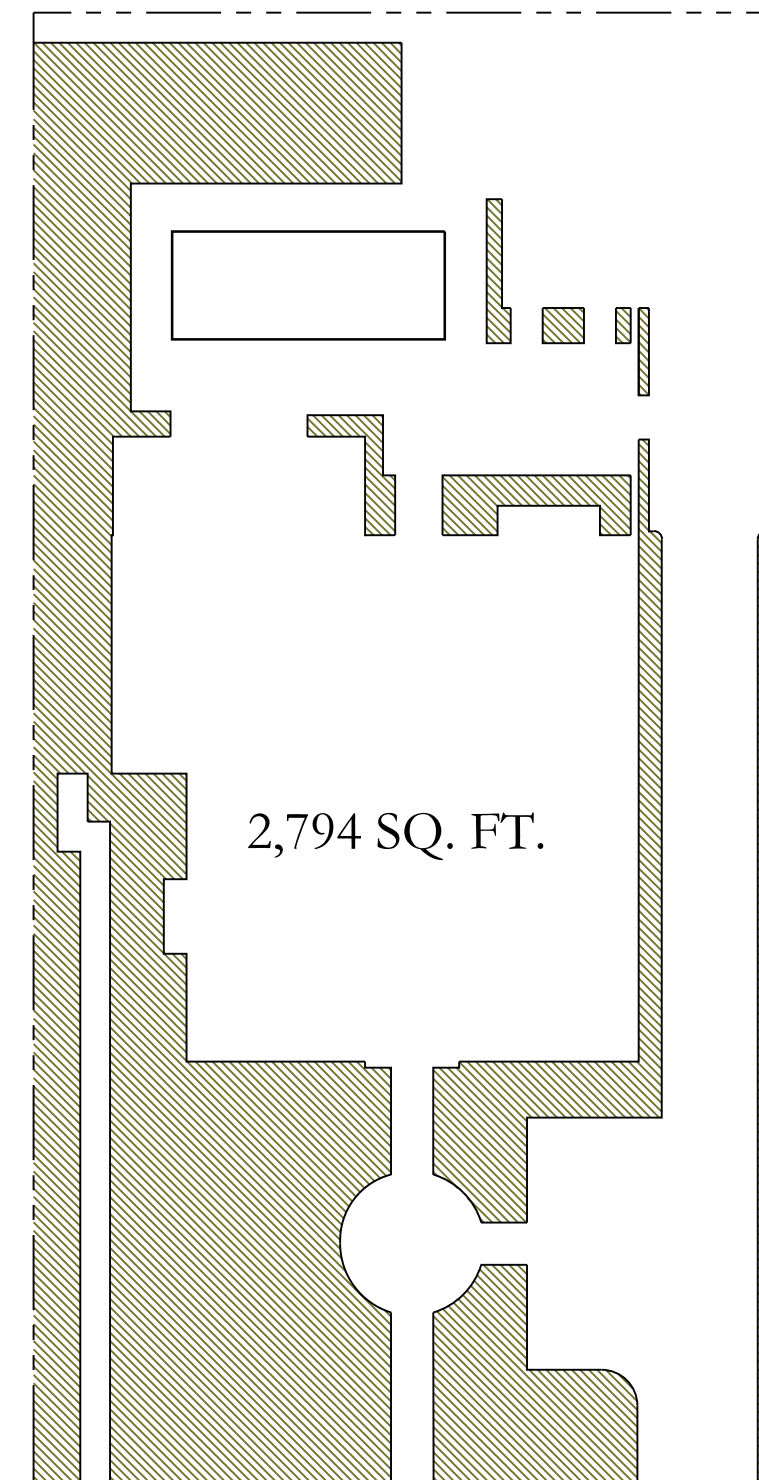
VARIANCE #3:

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).



EXISTING



PROPOSED

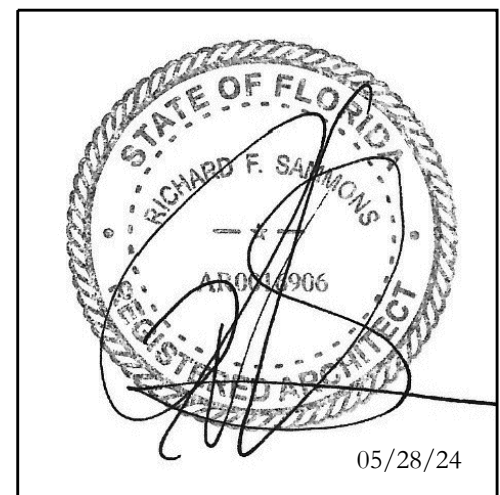
VARIANCE #4:

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%).

3 CCR DIAGRAM (VARIANCE #3)
1/16"=1'-0"

4 LANDSCAPED OPEN SPACE DIAGRAM (VARIANCE #4)
1/16"=1'-0"



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
VAIRENCE DIAGRAMS

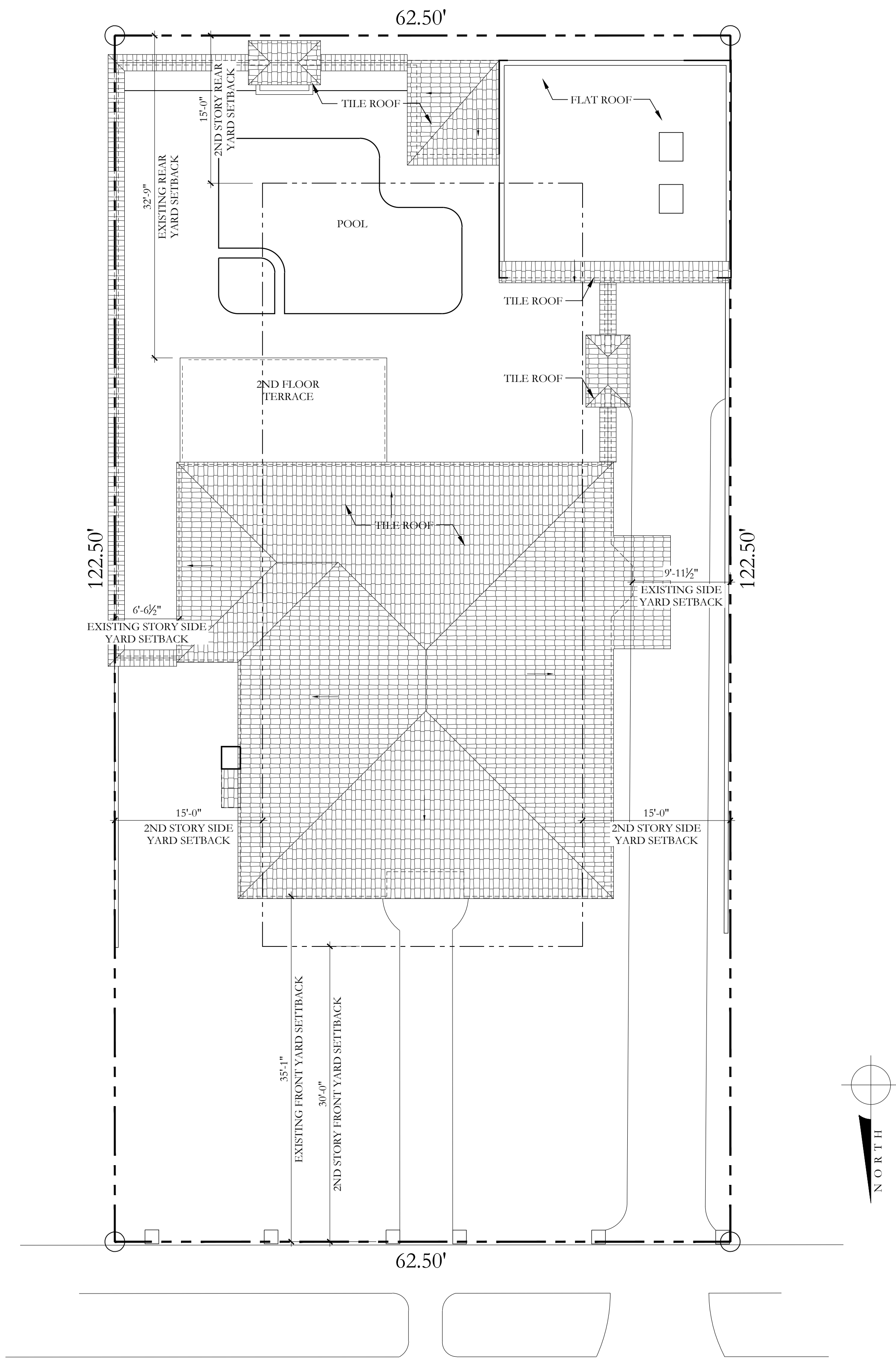
DATE JUNE 07, 2024	SHEET NO G-003
SCALE 1/16" = 1'-0"	
BY NS	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 908-0881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

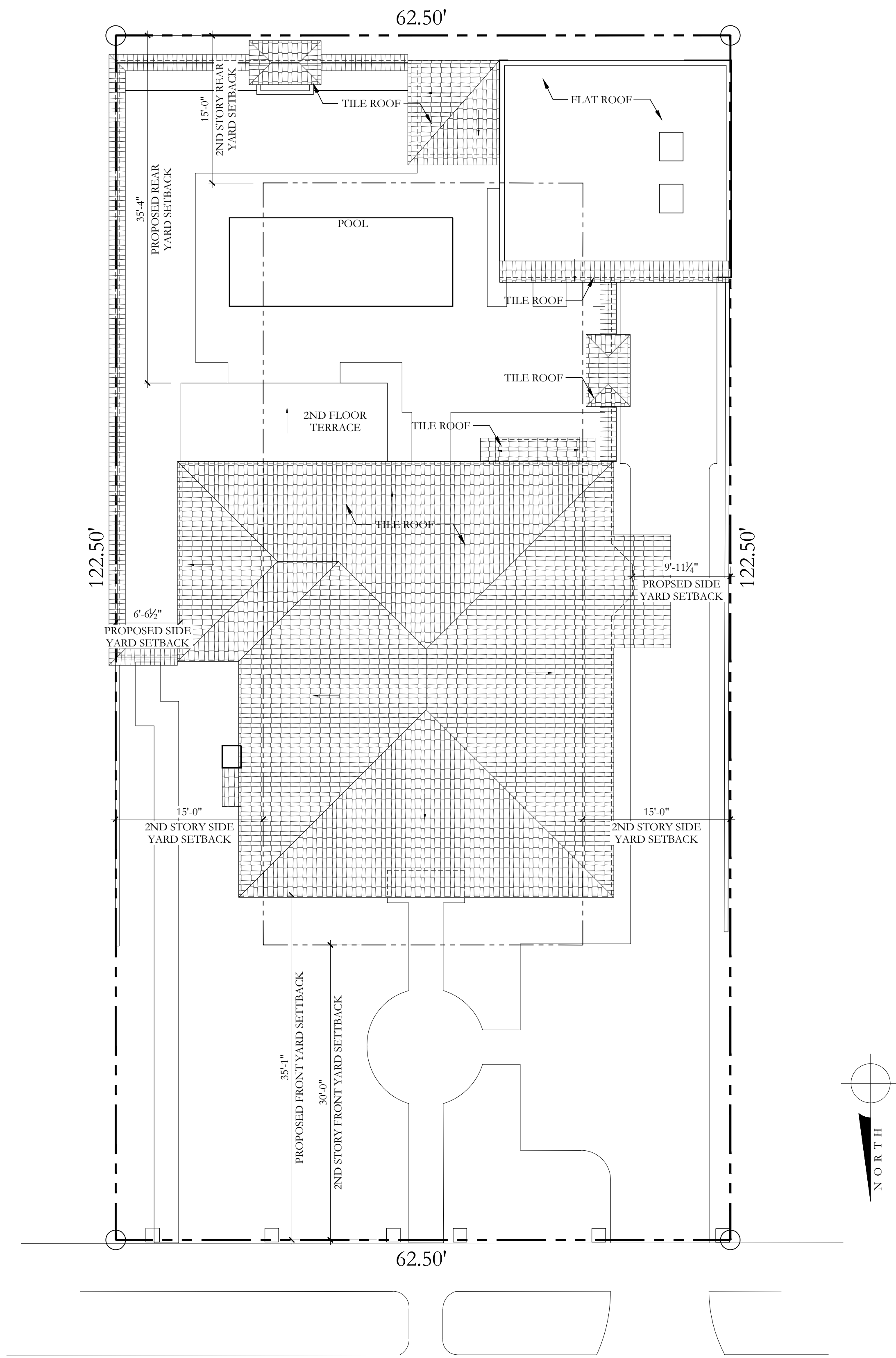
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



SEABREEZE AVE.

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



SEABREEZE AVE.

2 PROPOSED SITE PLAN
1/8"=1'-0"



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 & PROPOSED
SITE PLANS

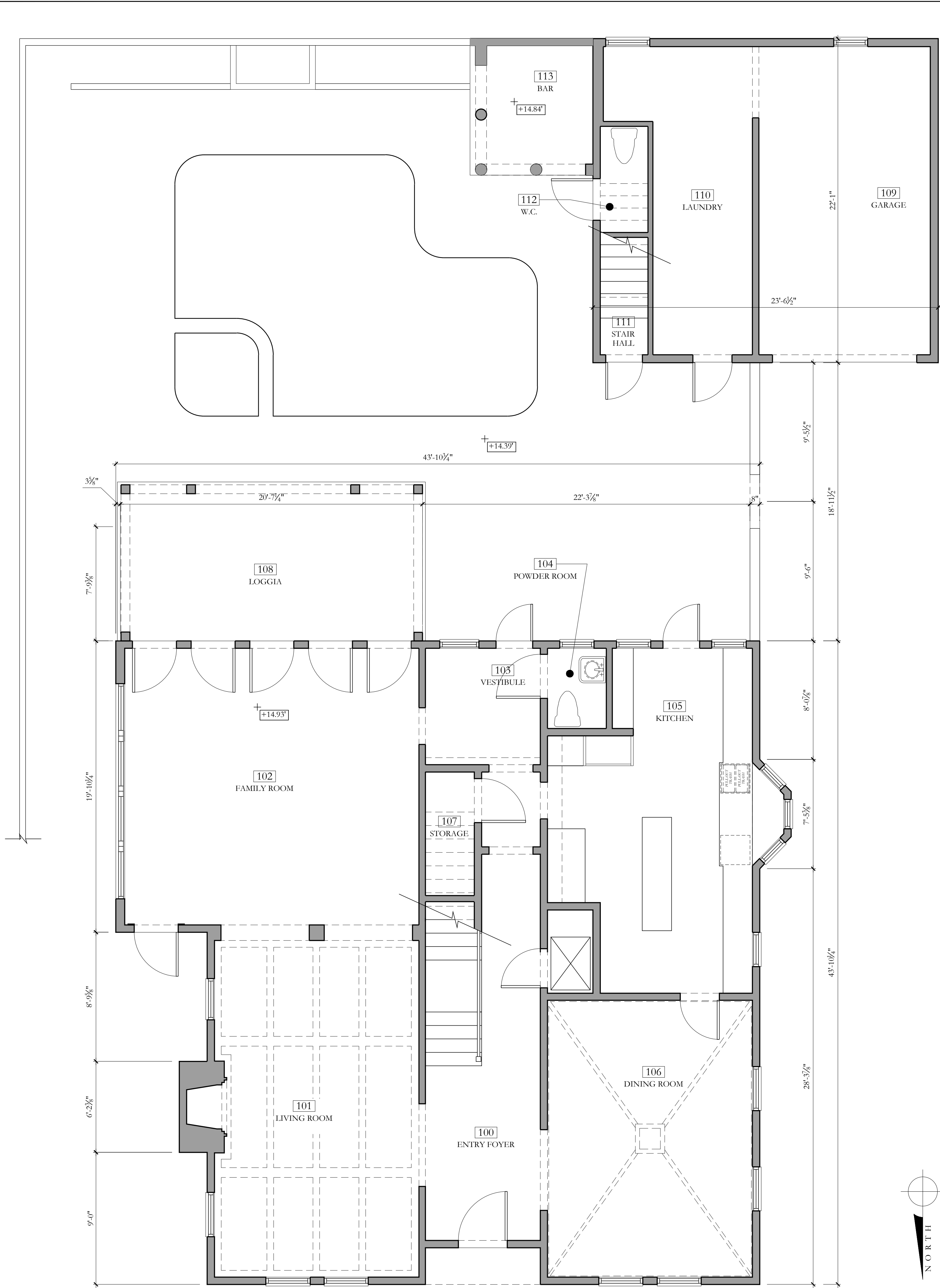
DATE JUNE 07, 2024	SHEET NO A-001
SCALE 1/8" = 1'-0"	
BY NS	



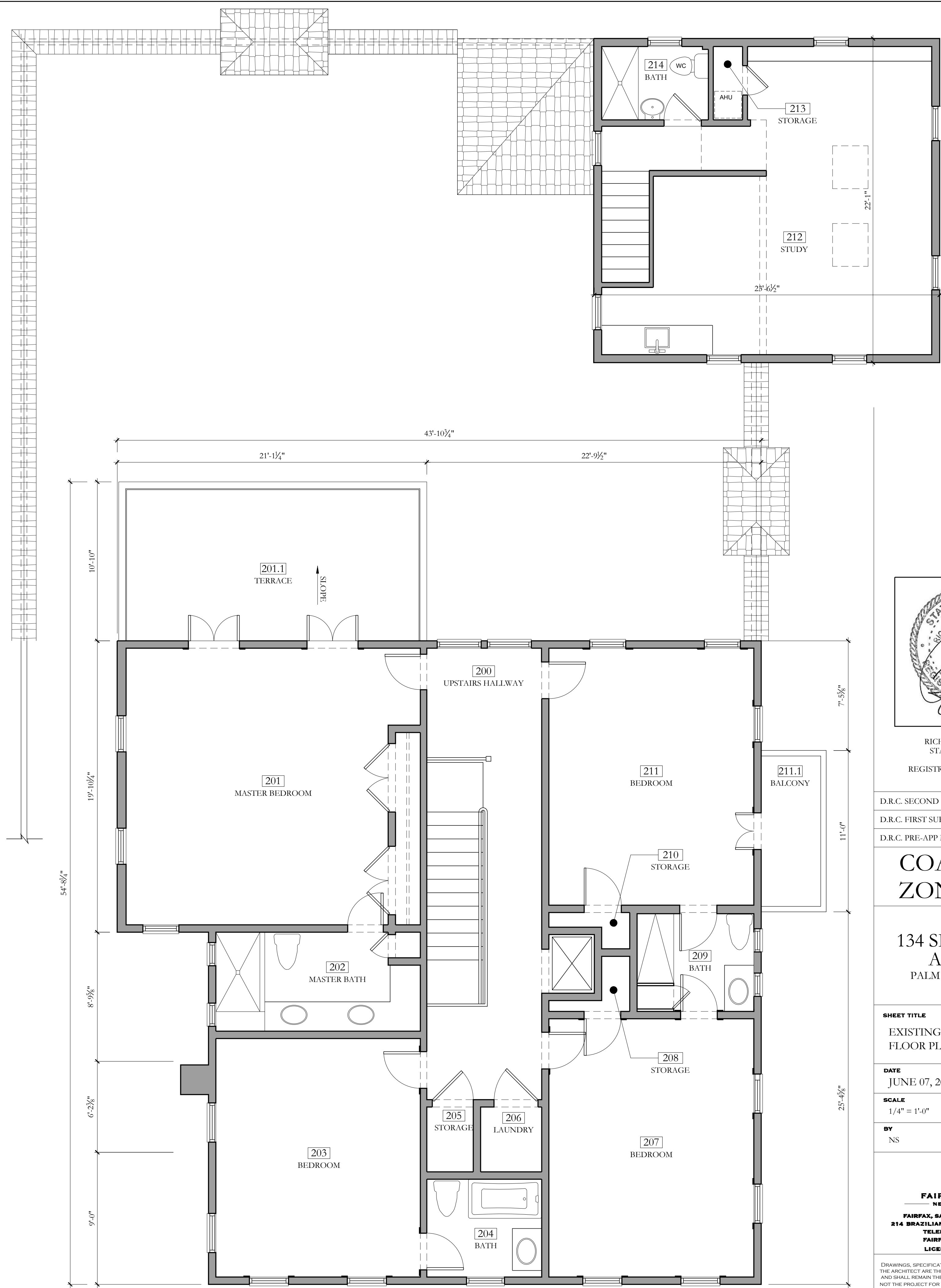
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-1881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

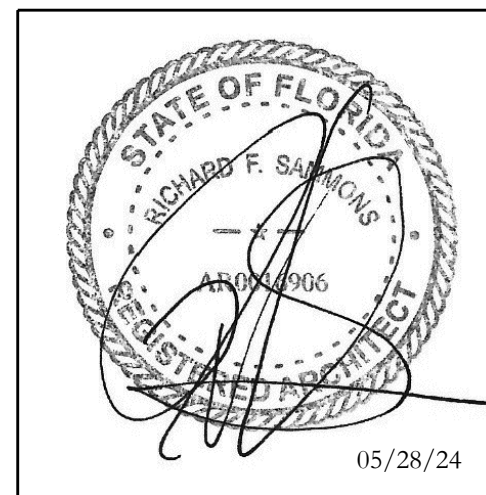
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



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



2 SECOND FLOOR PROPOSED PLAN
1/4"=1'-0"



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
FLOOR PLANS

DATE
JUNE 07, 2024
SCALE
1/4" = 1'-0"
BY
NS

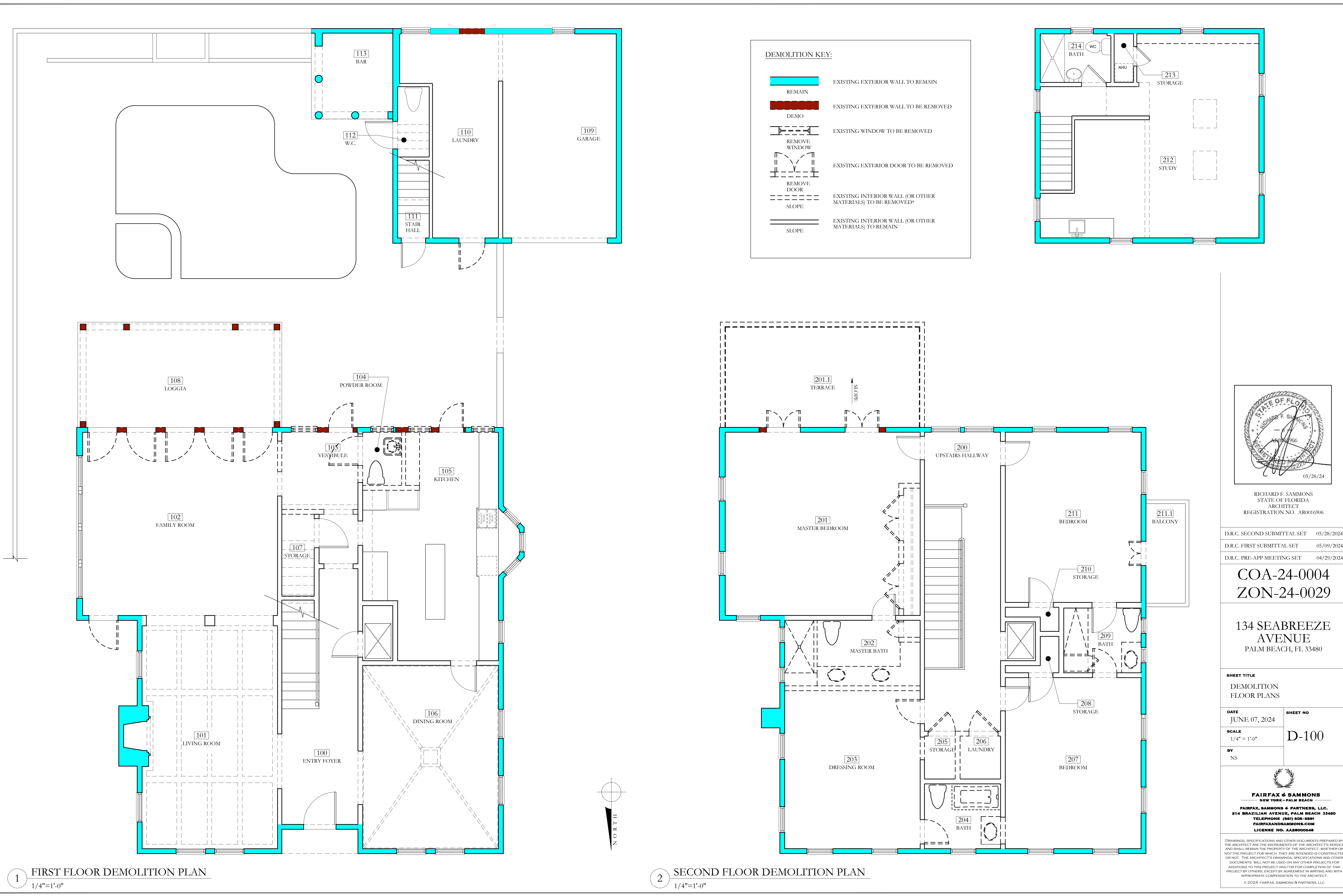
SHEET NO
EX-100



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 908-0391
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.

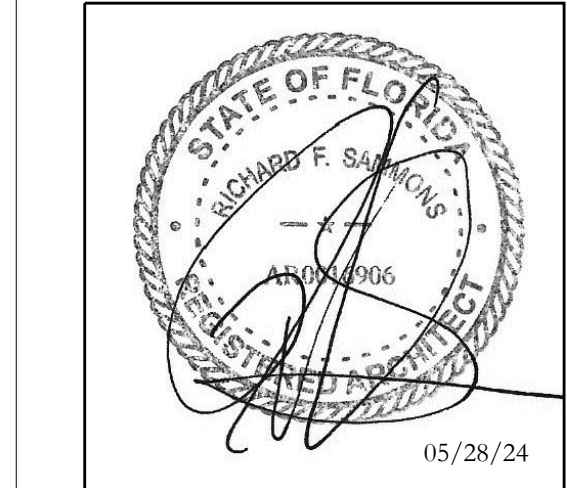


1 FIRST FLOOR DEMOLITION PLAN
1/4"=1'-0"

2 SECOND FLOOR DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION KEY:

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING EXTERIOR WALL TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING EXTERIOR DOOR TO BE REMOVED
- EXISTING INTERIOR WALL (OR OTHER MATERIALS) TO BE REMOVED*
- EXISTING INTERIOR WALL (OR OTHER MATERIALS) TO REMAIN



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

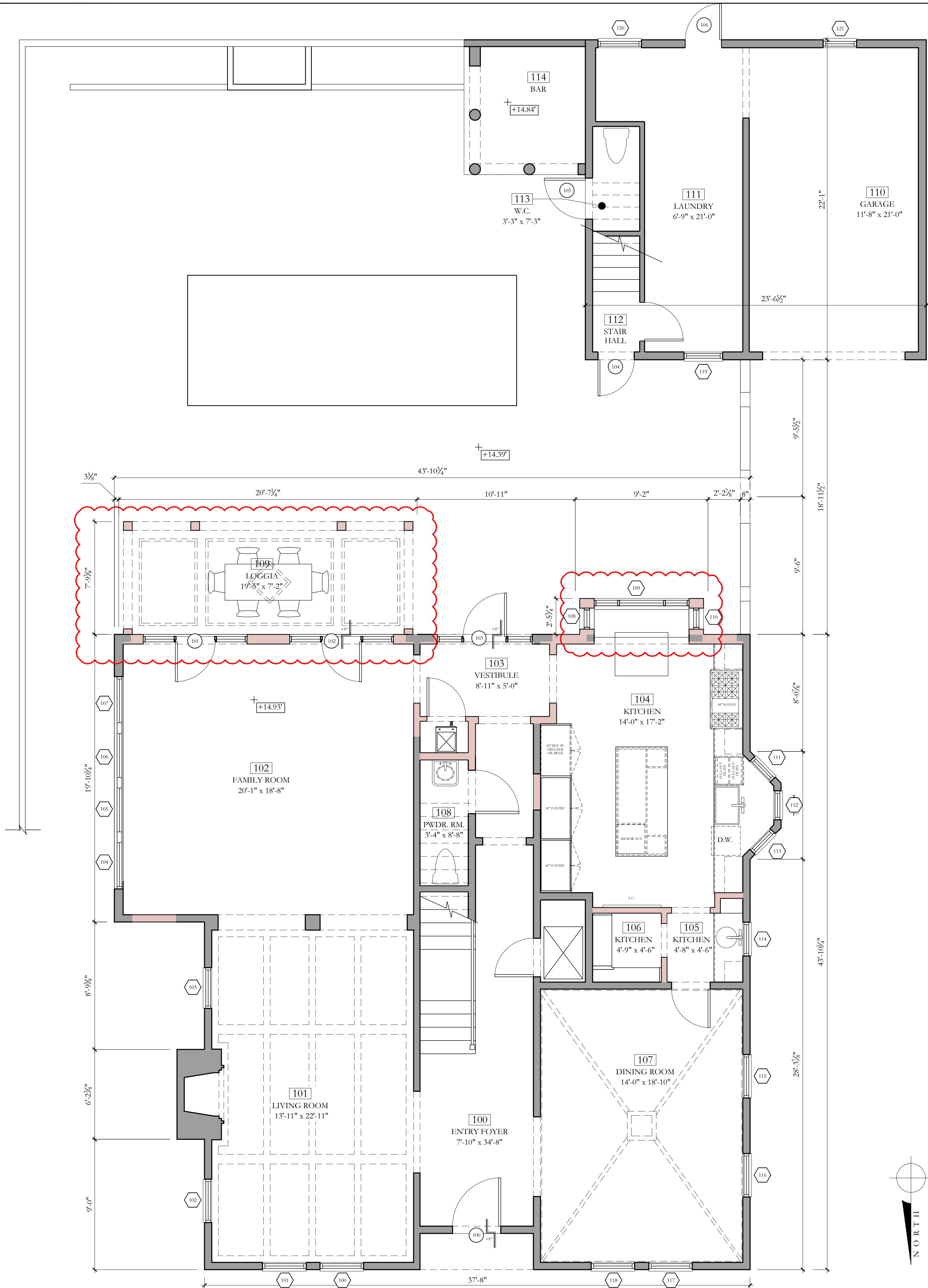
134 SEABREEZE
AVENUE
PALM BEACH, FL 33480

SHEET TITLE
DEMOLITION
FLOOR PLANS

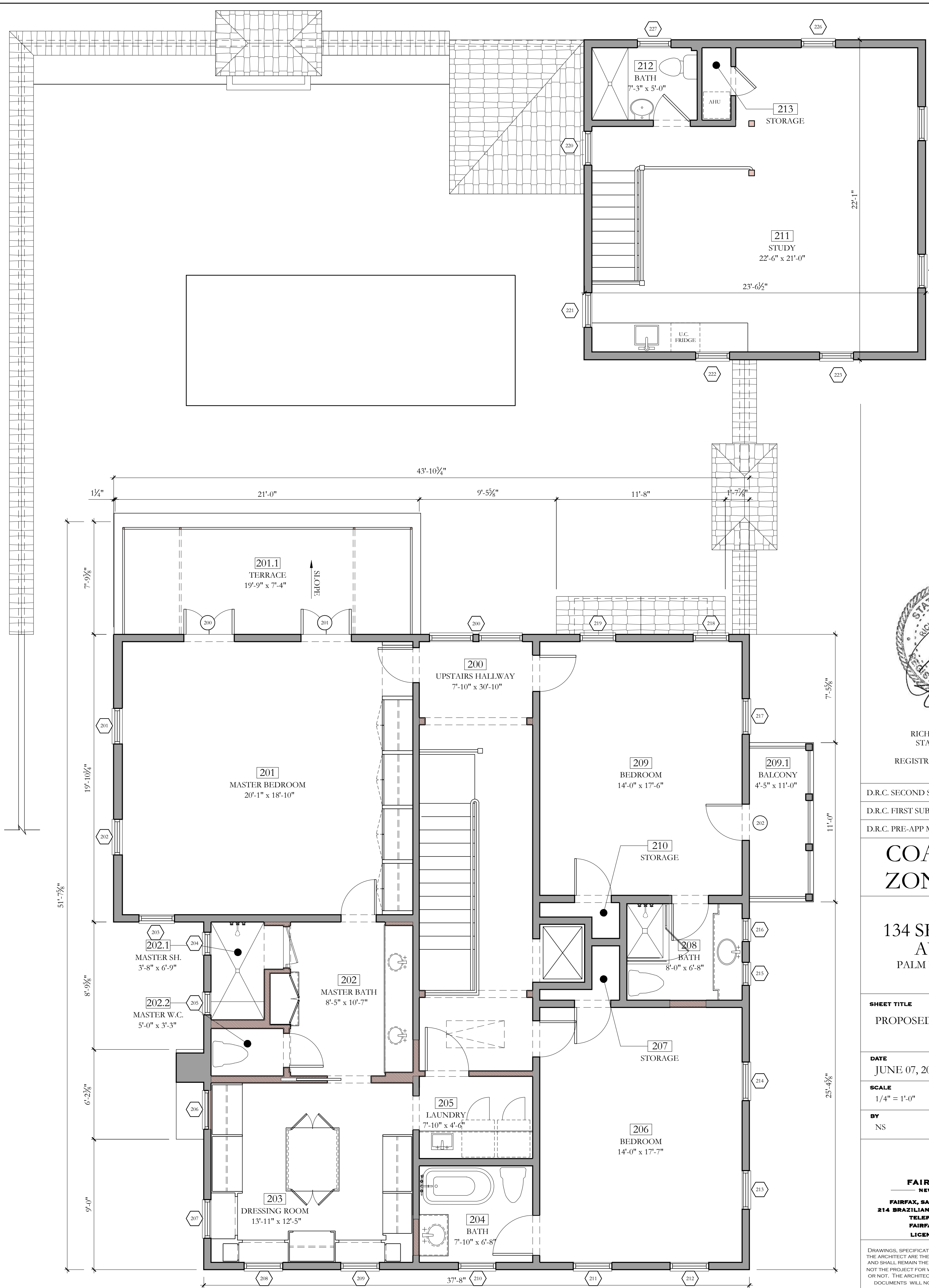
DATE JUNE 07, 2024	SHEET NO D-100
SCALE 1/4" = 1'-0"	
BY NS	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

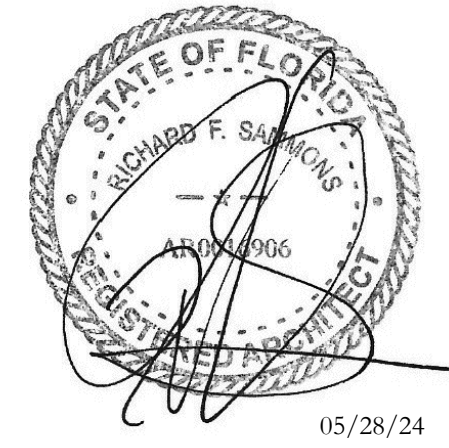
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



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



2 SECOND FLOOR PROPOSED PLAN
1/4"=1'-0"



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
PROPOSED FLOOR PLANS

DATE JUNE 07, 2024	SHEET NO A-100
SCALE 1/4" = 1'-0"	
BY NS	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 NORTH ELEVATION EXISTING
1/4"=1'-0"



2 NORTH ELEVATION PROPOSED
1/4"=1'-0"



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

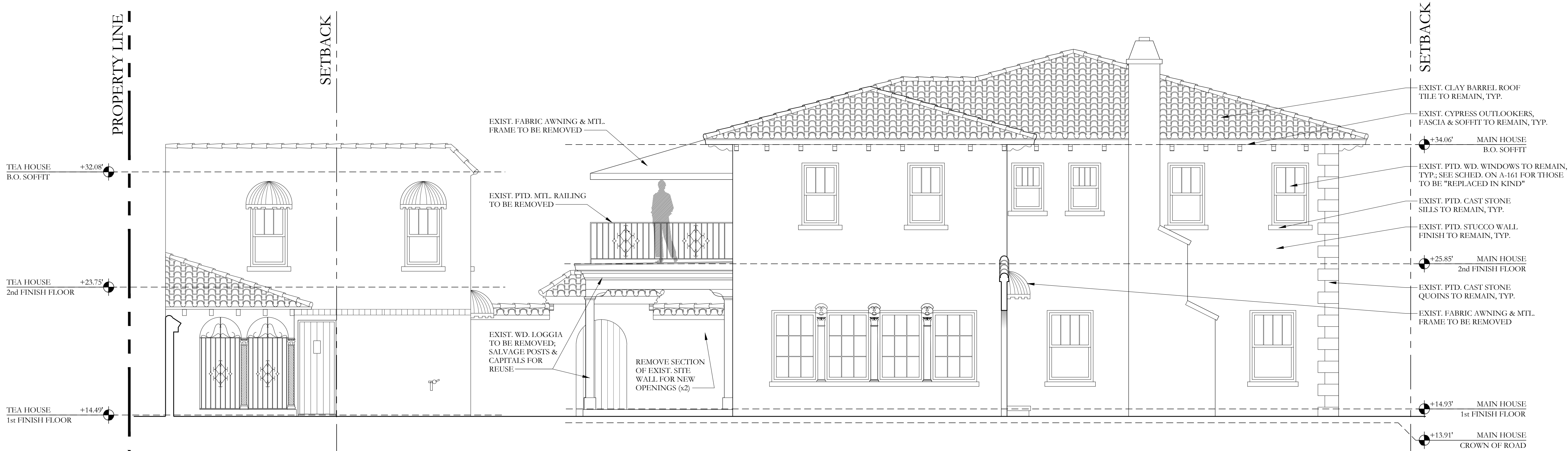
SHEET TITLE EXISTING & PROPOSED NORTH ELEVATIONS	
DATE JUNE 07, 2024	SHEET NO A-110
SCALE 1/4" = 1'-0"	
BY NS	



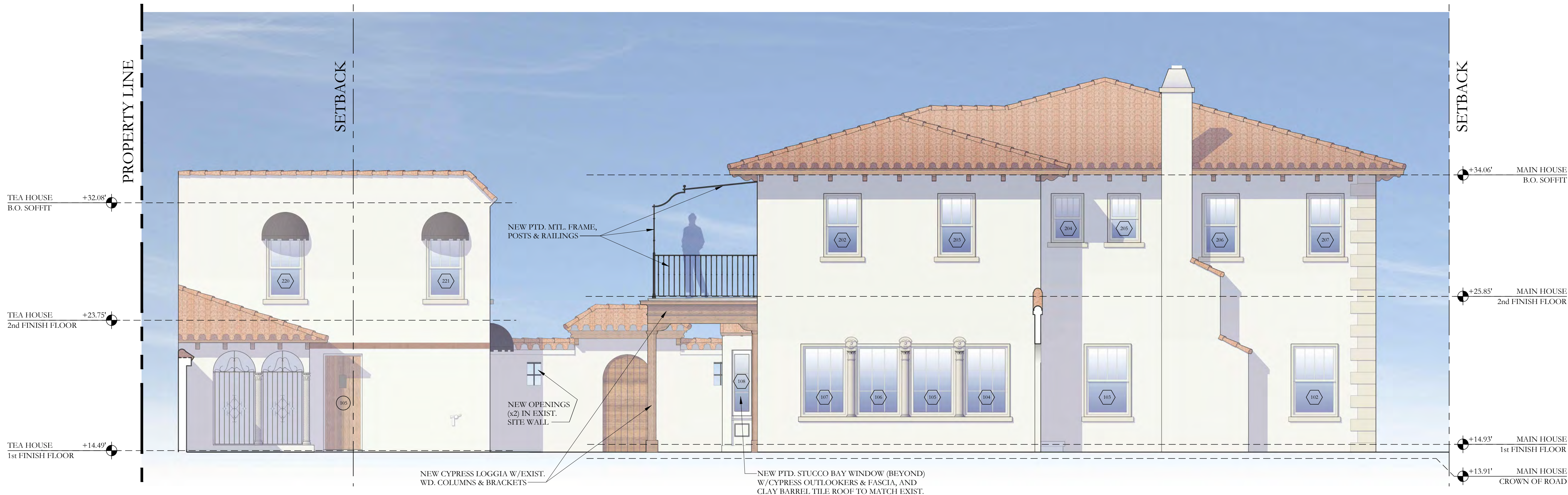
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-1881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

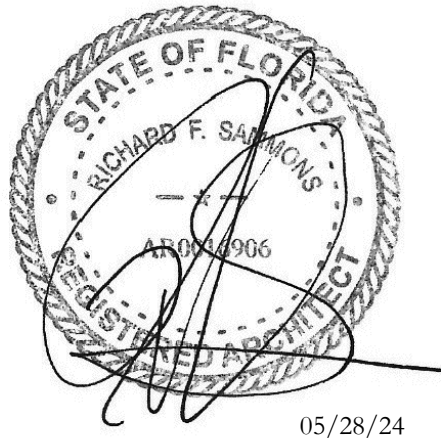
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



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



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



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

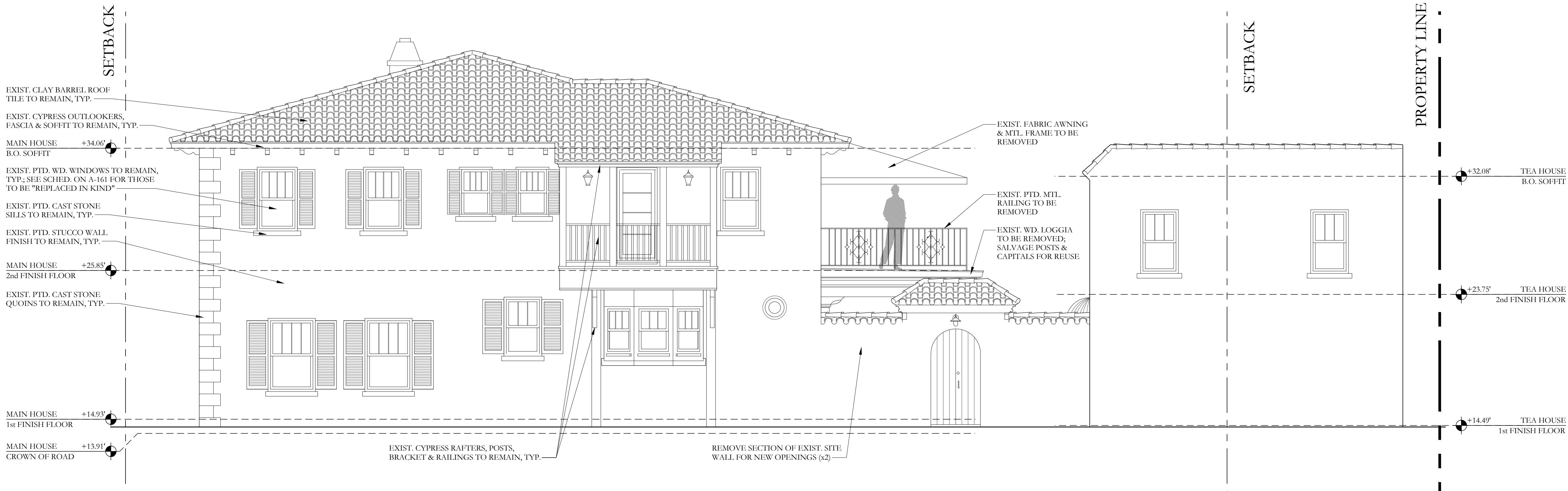
SHEET TITLE
EXISTING & PROPOSED
EAST ELEVATIONS

DATE JUNE 07, 2024	SHEET NO A-111
SCALE 1/4" = 1'-0"	
BY NS	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-1881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

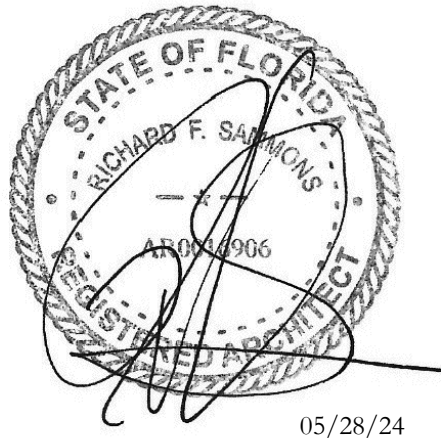
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 WEST ELEVATION EXISTING
1/4"=1'-0"



2 WEST ELEVATION PROPOSED
1/4"=1'-0"



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 & PROPOSED
WEST ELEVATIONS

DATE JUNE 07, 2024	SHEET NO A-112
SCALE 1/4" = 1'-0"	
BY NS	



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.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC



1 SOUTH ELEVATION EXISTING
1/4"=1'-0"



2 SOUTH ELEVATION PROPOSED
1/4"=1'-0"



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

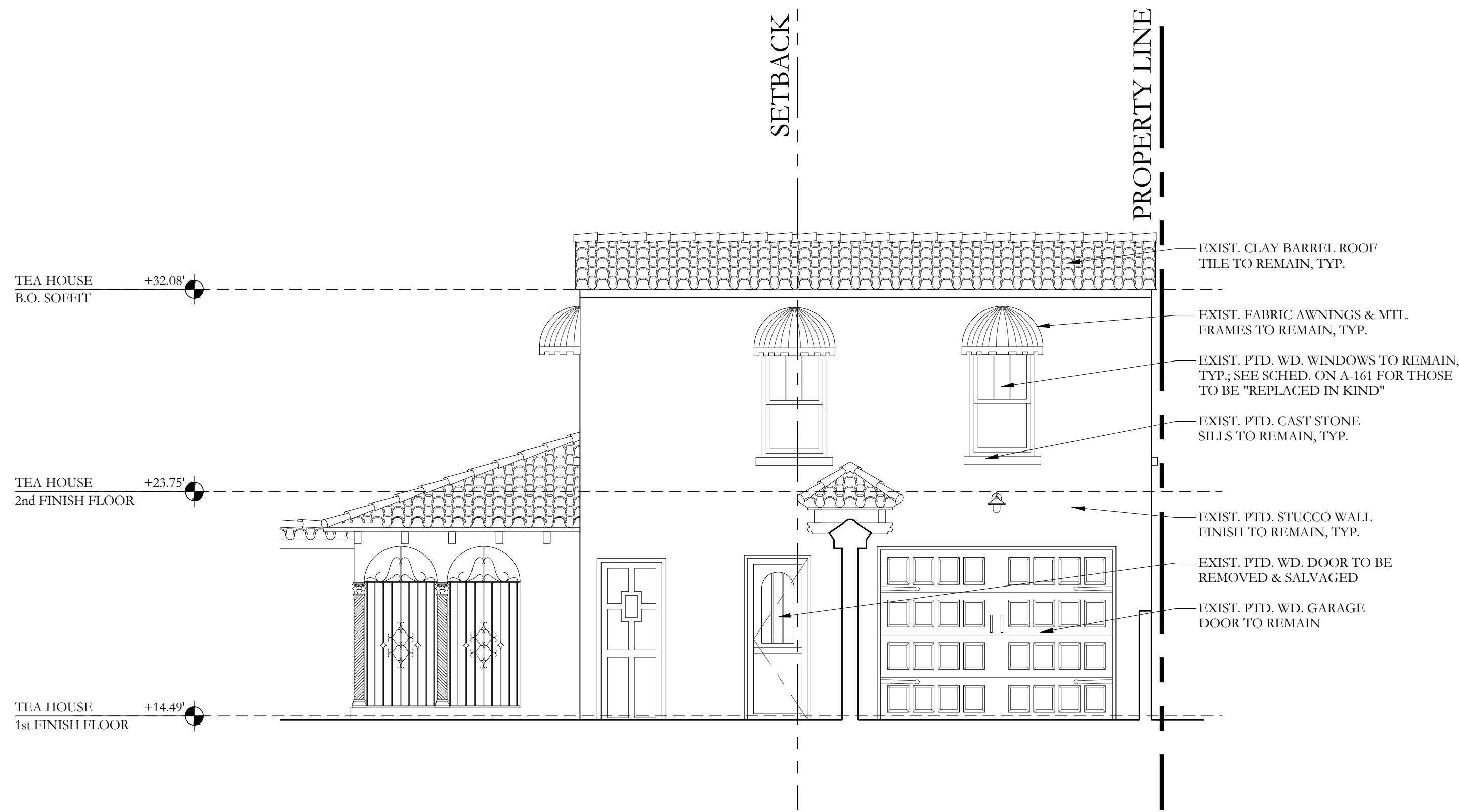
SHEET TITLE
EXISTING & PROPOSED
SOUTH ELEVATIONS

DATE JUNE 07, 2024	SHEET NO A-113
SCALE 1/4" = 1'-0"	
BY NS	

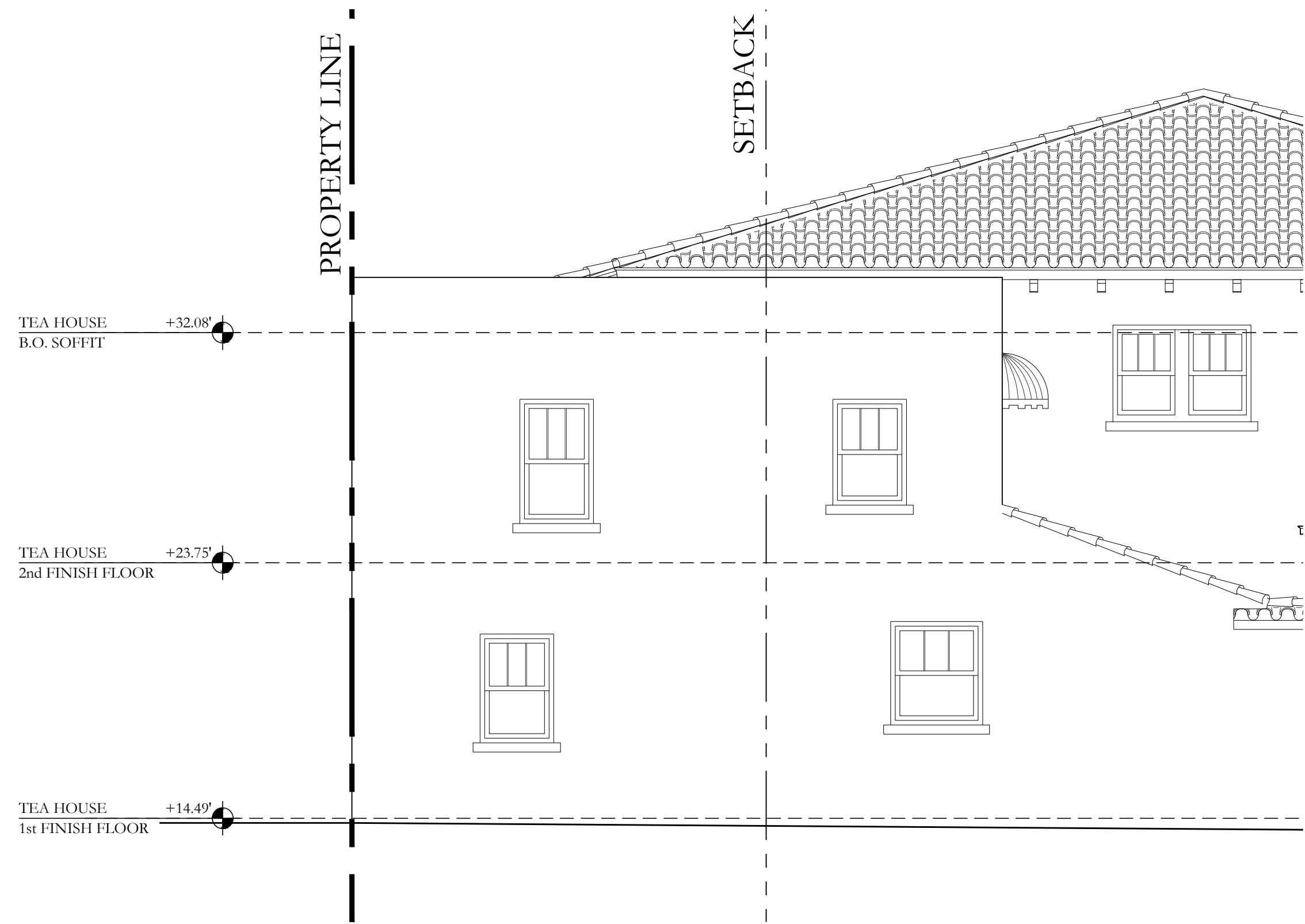


FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-0581
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



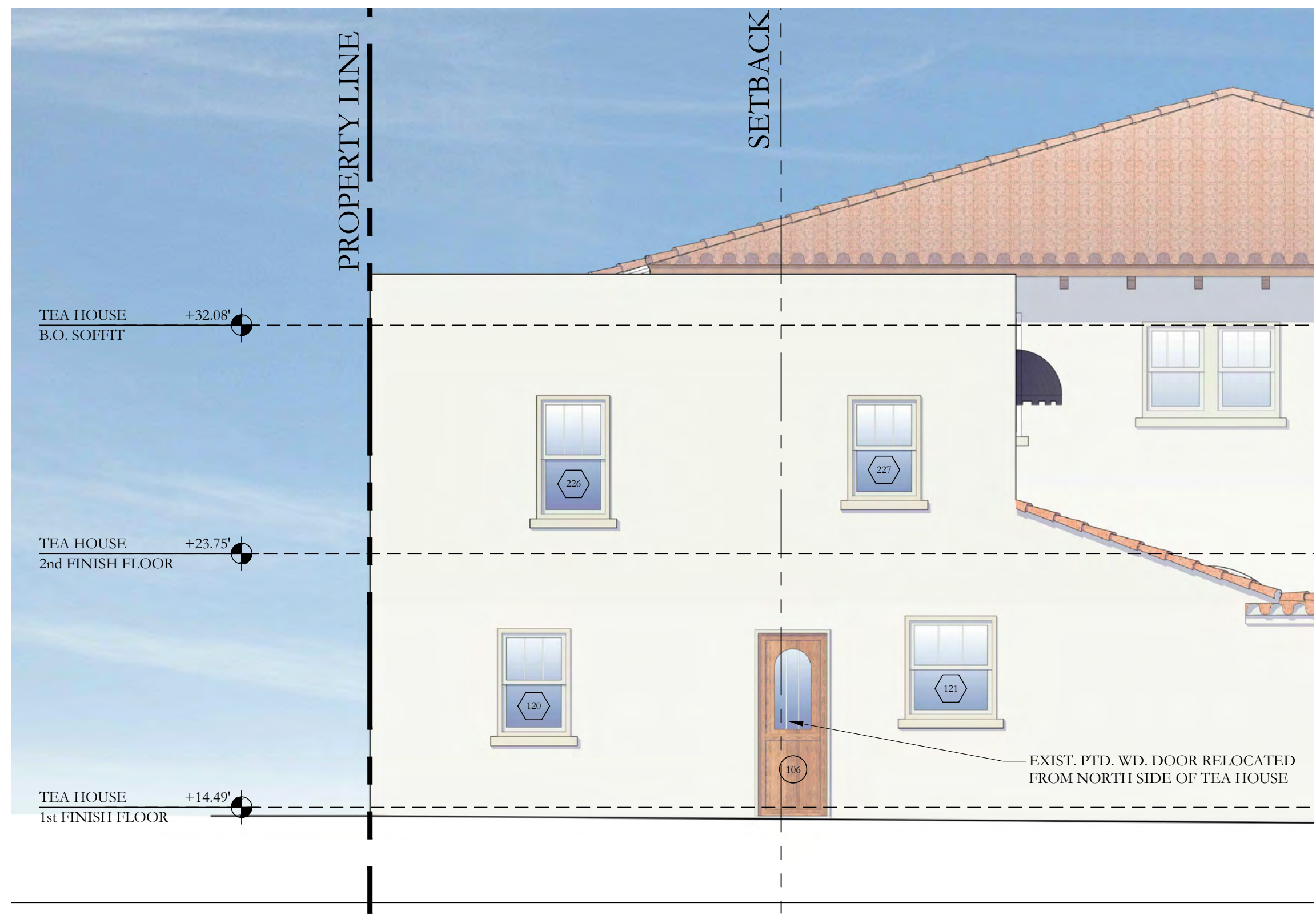
1 TEA HOUSE NORTH ELEVATION EXISTING
1/4"=1'-0"



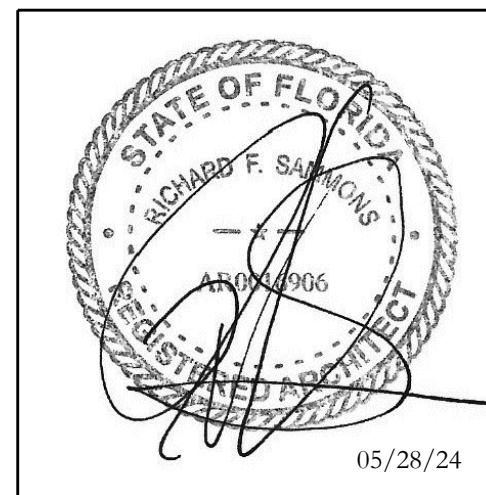
2 TEA HOUSE SOUTH ELEVATION EXISTING
1/4"=1'-0"



3 TEA HOUSE NORTH ELEVATION PROPOSED
1/4"=1'-0"



4 TEA HOUSE SOUTH ELEVATION PROPOSED
1/4"=1'-0"



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

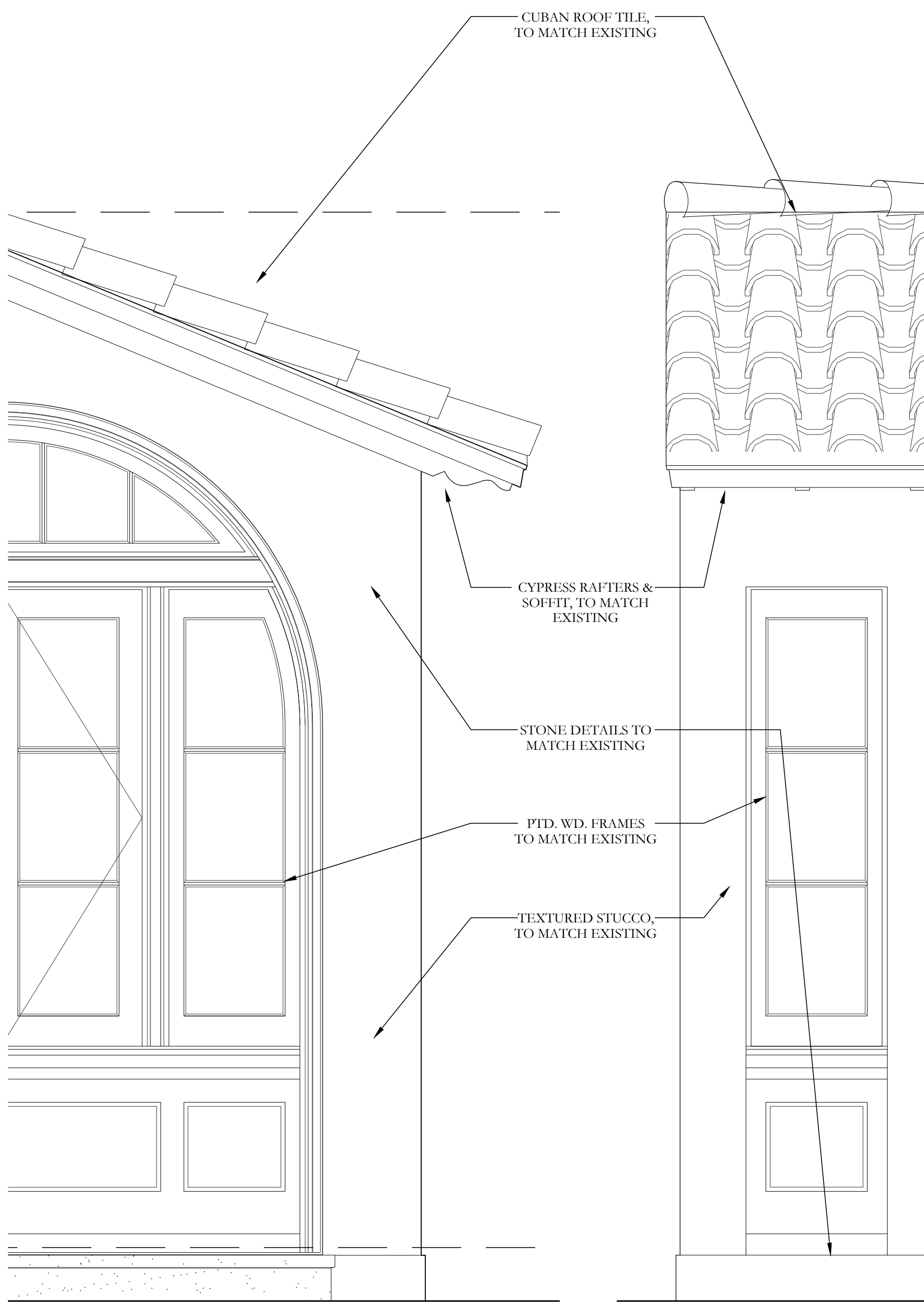
SHEET TITLE	
EXISTING & PROPOSED TEA HOUSE ELEVATIONS	
DATE	SHEET NO
JUNE 07, 2024	A-114
SCALE	
1/4" = 1'-0"	
BY	NS



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-0891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



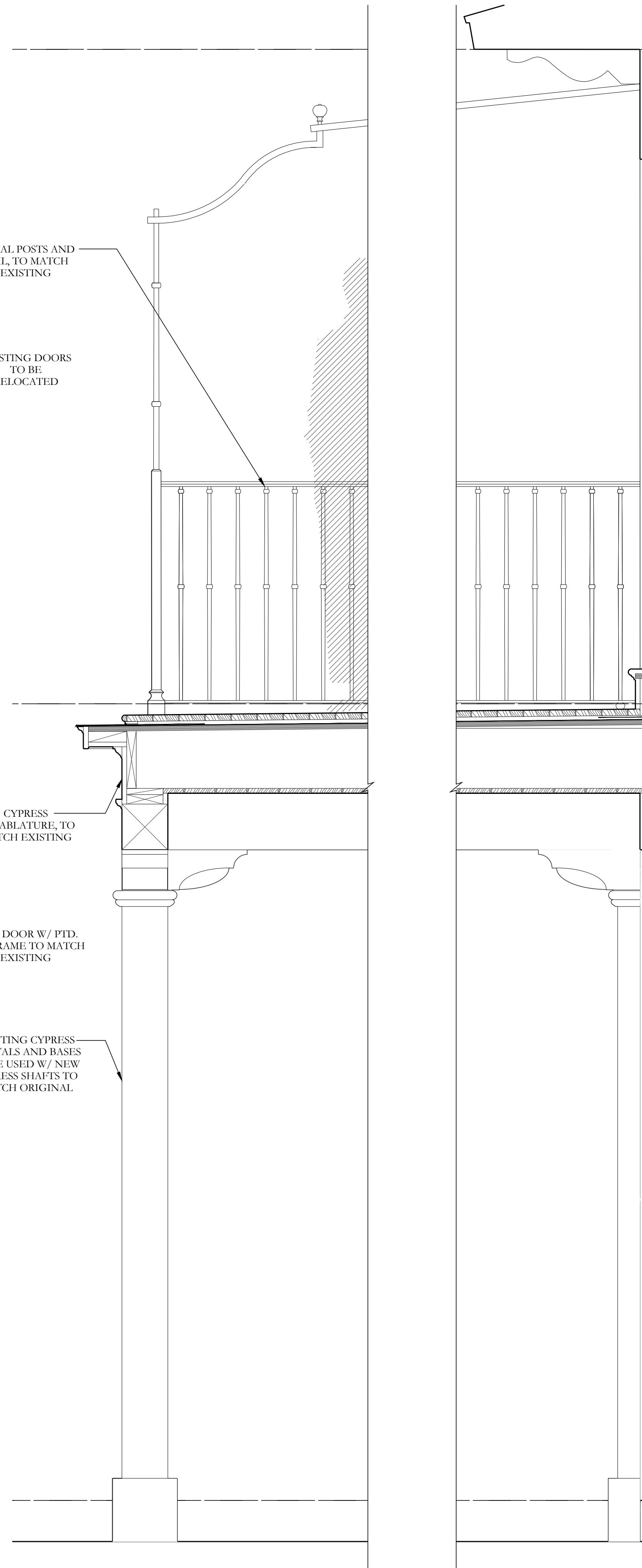
1 BAY WINDOW ELEVATION DETAIL
1"=1'-0"



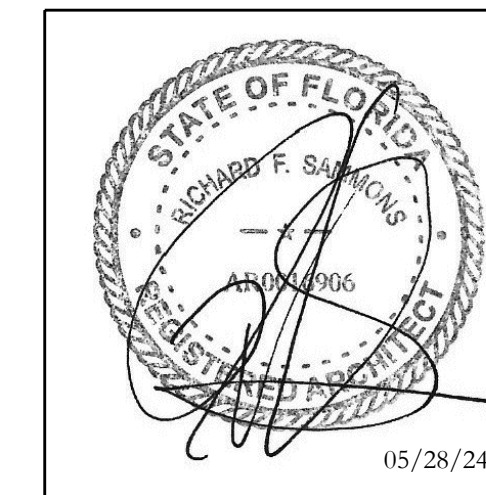
2 BAY WINDOW SIDE ELEVATION
1"=1'-0"



3 LOGGIA BAY DETAIL
1"=1'-0"



4 LOGGIA SECTION DETAIL
1"=1'-0"



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
PROPOSED LOGGIA & BAY
WINDOW DETAILS

DATE
JUNE 07, 2024

SCALE
1" = 1'-0"

BY
NS

SHEET NO

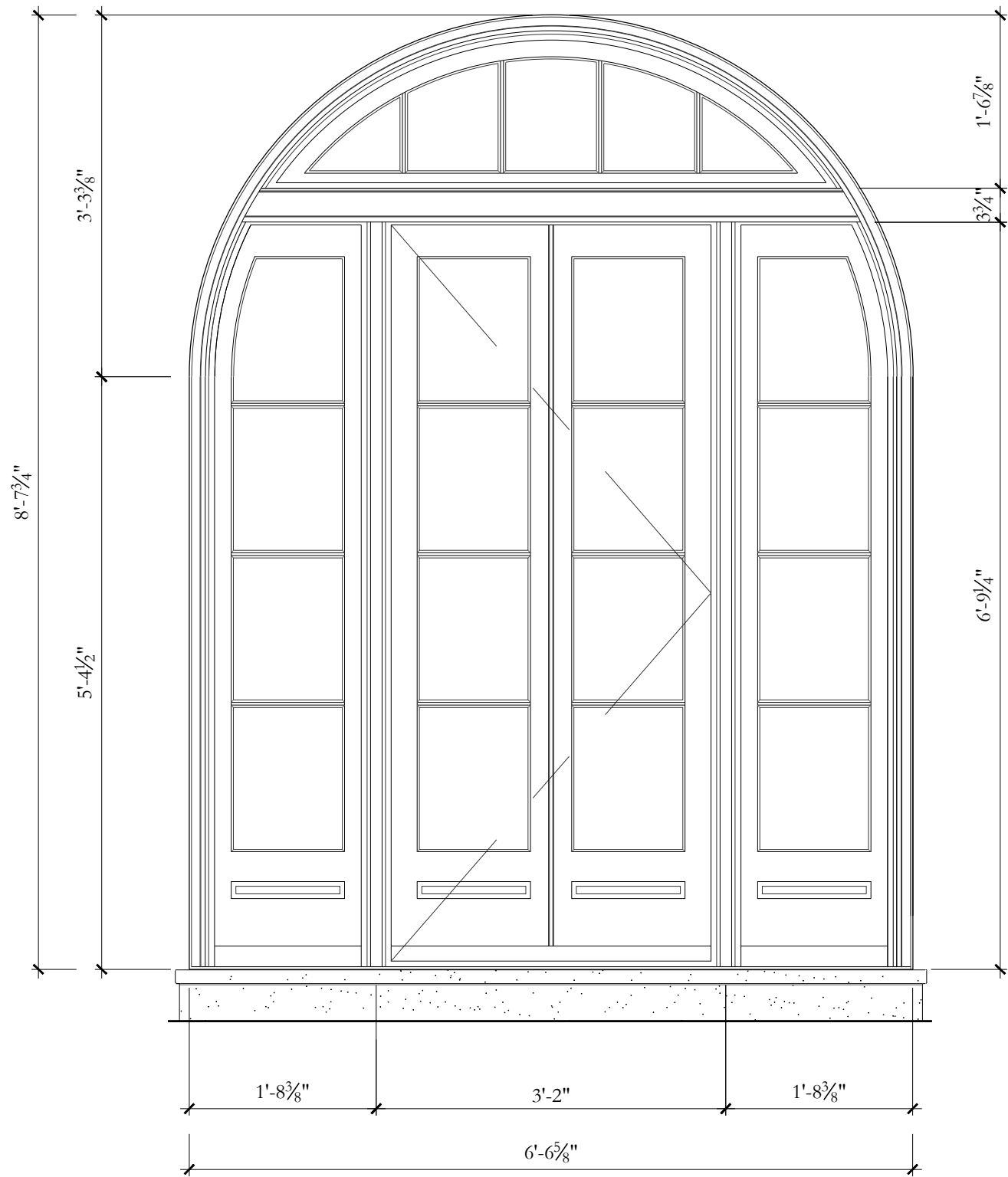
A-150



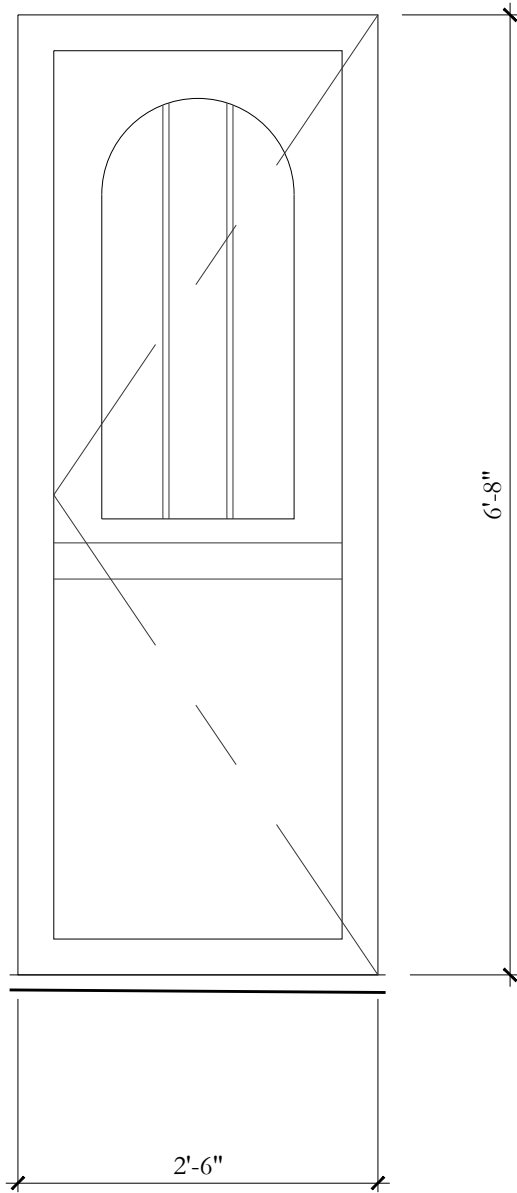
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-0881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

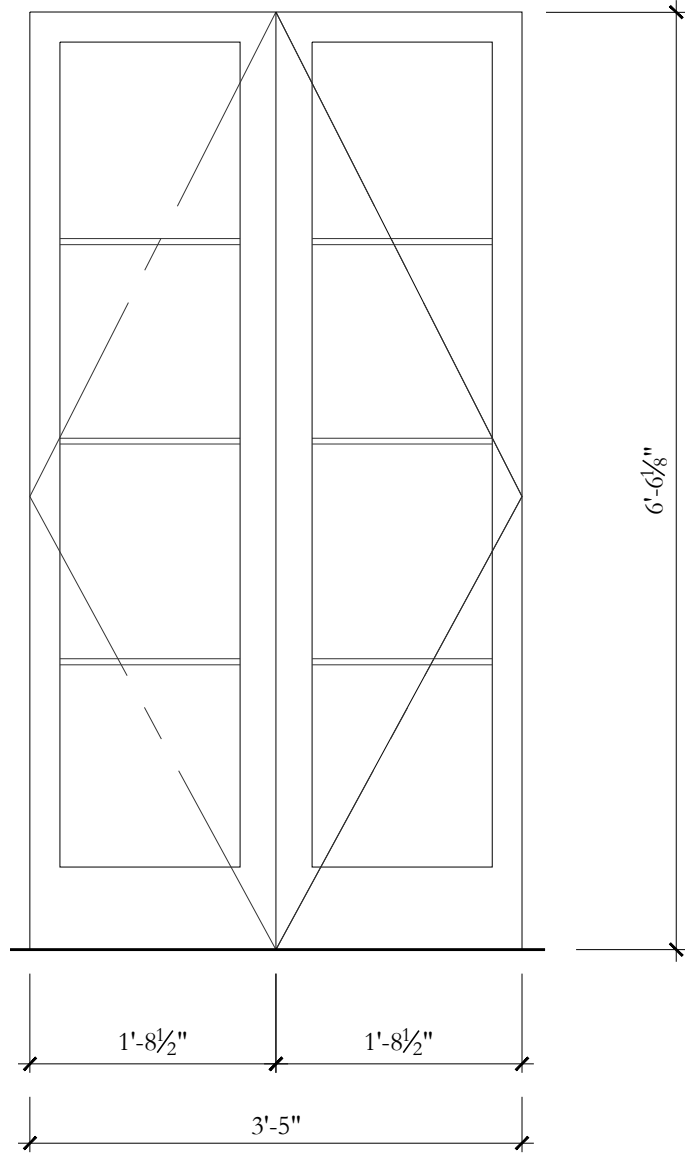
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



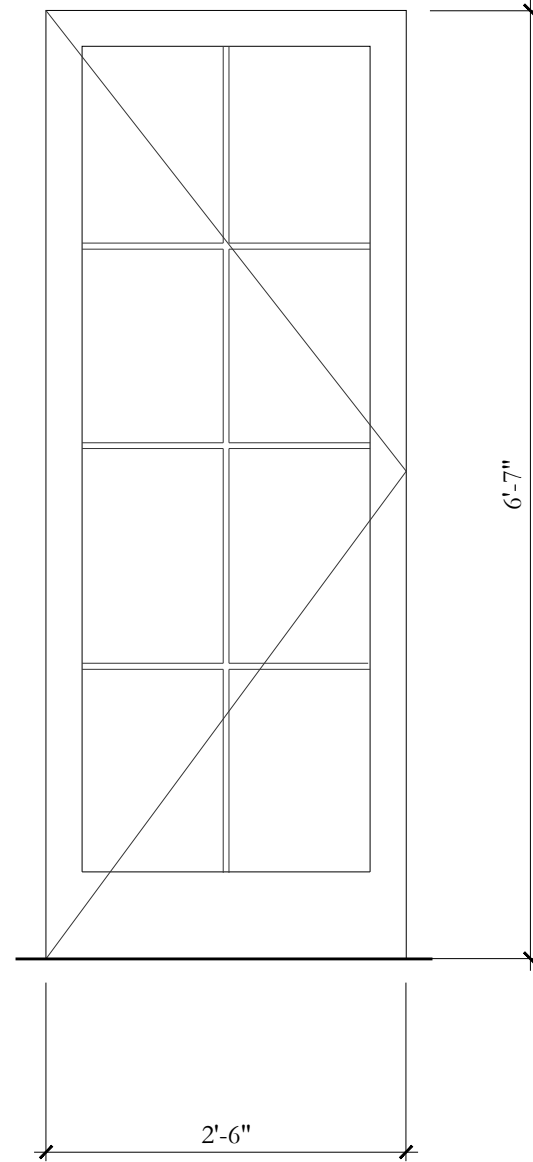
1 DOOR TYPE "B"
3/4"=1'-0" *NEW



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



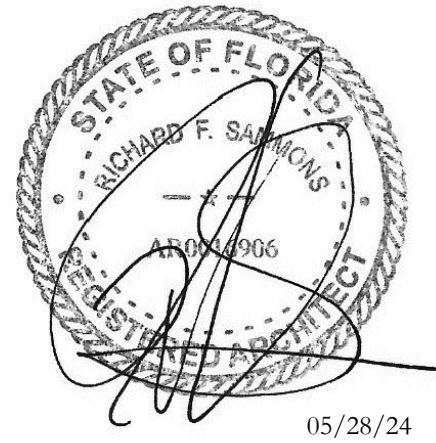
3 EXISTING DOOR "F"
3/4"=1'-0" *RELOCATED FROM ELSEWHERE ON HOUSE



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

FAIRFAX & SAMMONS
ARCHITECTURE

134 SEABREEZE RESIDENCE																			
REV. 1																			
REV. 2																			
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.																			
EXTERIOR DOOR SCHEDULE																			
	#	TYPE	LOCATION	# OF LEAVES	SIZE		MATERIAL & FINISH				OPTIONS			DOOR HARDWARE (SEE KEY)				NOTES	
					FINISH OPENING WIDTH	X FINISH OPENING HEIGHT	MAT.	EXT. FIN.	INT. FIN.	SADDLE	SCREEN DOOR	EXT. SHUTTR	FIRE RATING	SPEC.	FINISH	FUNCTION	DOOR STOP		
FIRST FLOOR	A - 100	A SINGLE INSWING	100 ENTRY	1	3' - 6"	X 6' - 10-3/4"	WD	STAINED	STAINED		N	N	N	EXISTING	-	KEYED		EXISTING TO REMAIN	
	B - 101	B SINGLE INSWING	102 FAMILY ROOM	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 FIXED SIDELITES IN ARCHED OPENING	
	B - 102	B SINGLE INSWING		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 FIXED SIDELITES IN ARCHED OPENING	
	B - 103	B 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 FIXED SIDELITES IN ARCHED OPENING	
	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' - 7-1/4"	WD	STAINED	STAINED	BRONZE	N	N	N	EXISTING	OLD IRON	PATIO		EXISTING TO REMAIN	
	E - 106	E SINGLE OUTSWING	111 LAUNDRY	1	2' - 8"	X 6' - 7-1/4"	WD/GL	STAINED	STAINED	BRONZE	N	N	N	EXISTING	OLD IRON	PATIO		EXISTING TO BE RELOCATED	
SECOND FLOOR	F - 200	F DOUBLE OUTSWING	201 MASTER BEDROOM	2	3' - 5-3/4"	X 6' - 10-1/2"	WD/GL	PTD	PTD	BRONZE	N	N	N	EXISTING	UNL. BRASS	PATIO		EXISTING TO BE RELOCATED	
	F - 201	F DOUBLE OUTSWING		2	3' - 5-3/4"	X 6' - 10-1/2"	WD/GL	PTD	PTD	BRONZE	N	N	N	EXISTING	UNL. BRASS	PATIO		EXISTING TO BE RELOCATED	
	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		N/A	



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
EXTERIOR DOOR SCHEDULE
& TYPE ELEVATIONS

DATE
JUNE 07, 2024

SHEET NO

SCALE
VARIES

A-160

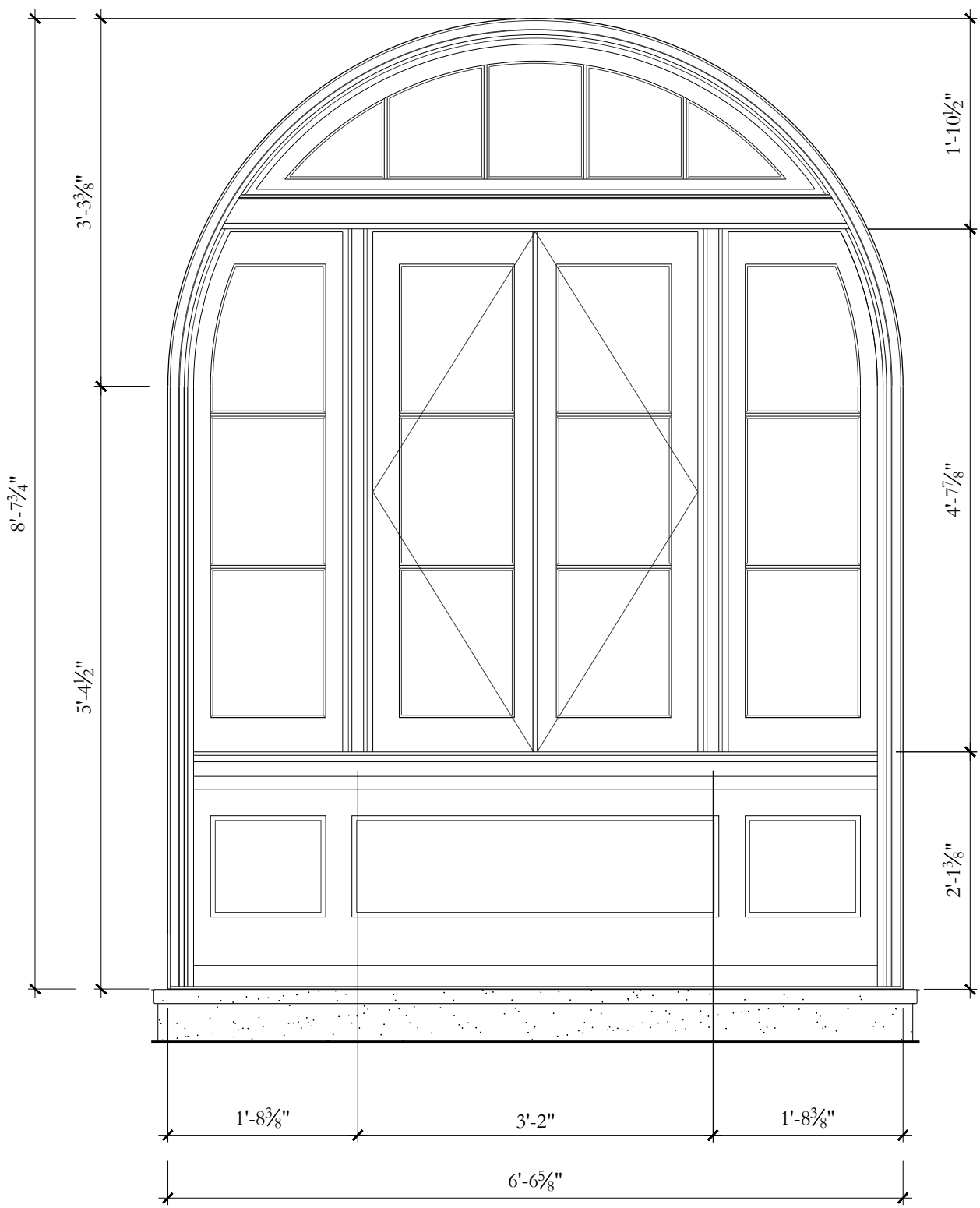
BY
NS



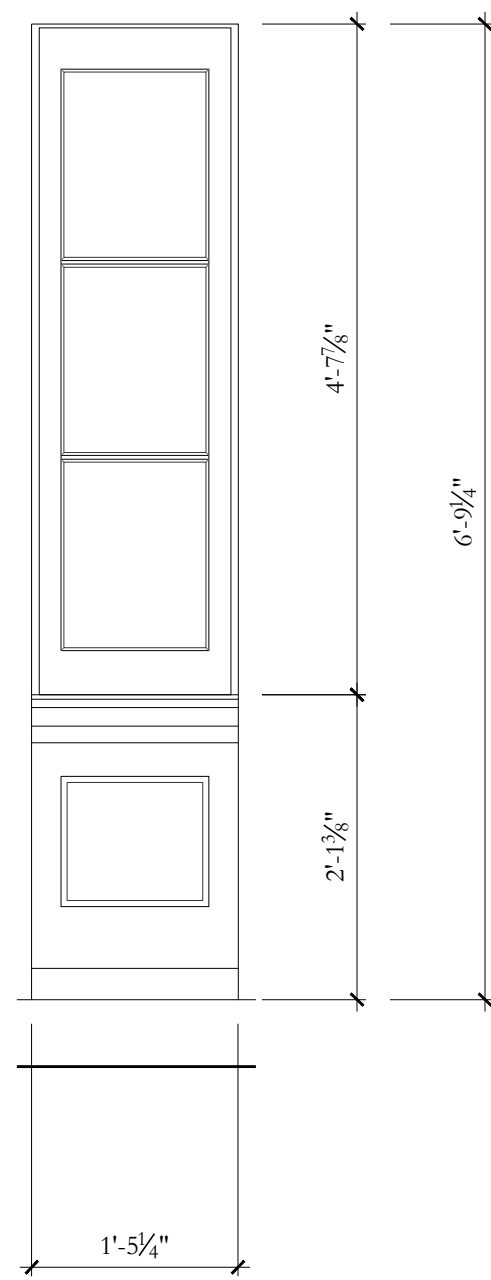
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-1881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 WINDOW TYPE "D"
3/4"=1'-0" *NEW



2 WINDOW TYPE "E"
3/4"=1'-0" *NEW

FAIRFAX & SAMMONS
ARCHITECTURE

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.

WINDOW SCHEDULE

	#	TYPE	LOCATION	SIZE (F.O.)		MATERIAL & FINISH			NOTES
				FINISH OPENING WIDTH	x FINISH OPENING HEIGHT	MAT.	EXT. FIN.	INT. FIN.	
FIRST FLOOR	A - 100	A SINGLE HUNG	101 LIVING ROOM	3' - 0"	x 5' - 10-1/4"	WD/GL.	PTD	(L.B.D)	KEEP EXISTING
	A - 101	A SINGLE HUNG		3' - 0"	x 5' - 10-1/4"	WD/GL.	PTD	(L.B.D)	KEEP EXISTING
	B - 102	B SINGLE HUNG		3' - 0"	x 5' - 2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	B - 103	B SINGLE HUNG	102 FAMILY ROOM	3' - 0"	x 5' - 2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	C - 104	C FIXED		3' - 0-3/8"	x 4' - 9-1/2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	C - 105	C FIXED		3' - 0-3/8"	x 4' - 9-1/2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	C - 106	C FIXED		3' - 0-3/8"	x 4' - 9-1/2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	C - 107	C FIXED		3' - 0-3/8"	x 4' - 9-1/2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	E - 108	E FIXED	104 KITCHEN	1' - 10"	x 4' - 7-5/8"	WD/GL.	PTD	(L.B.D)	NEW
	D - 109	D OUTSWING CASEMENT		6'-6-5/8"	x 6' - 6-3/8"	WD/GL.	PTD	(L.B.D)	NEW
	E - 110	E FIXED		1' - 10"	x 4' - 7-5/8"	WD/GL.	PTD	(L.B.D)	NEW
	F - 111	F SINGLE HUNG		2' - 0"	x 1' - 4-5/8"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	F - 112	F SINGLE HUNG		2' - 0"	x 1' - 4-5/8"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	F - 113	F SINGLE HUNG		2' - 0"	x 1' - 4-5/8"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	G - 114	G SINGLE HUNG	105 BUTLER'S PANTRY	2' - 4"	x 3' - 8-3/4"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	B - 115	B SINGLE HUNG	107 DINING ROOM	3' - 0"	x 5' - 2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	B - 116	B SINGLE HUNG		3' - 0"	x 5' - 2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	A - 117	A SINGLE HUNG		3' - 0"	x 5' - 10-1/4"	WD/GL.	PTD	(L.B.D)	KEEP EXISTING
	A - 118	A SINGLE HUNG	111 LAUNDRY	3' - 0"	x 5' - 10-1/4"	WD/GL.	PTD	(L.B.D)	KEEP EXISTING
	G - 119	G SINGLE HUNG		3' - 0"	x 3' - 8-3/4"	WD/GL.	PTD	(L.B.D)	RELOCATE EXISTING
	H - 120	H SINGLE HUNG		3' - 0"	x 3' - 2-1/2"	WD/GL.	PTD	(L.B.D)	KEEP EXISTING
	I - 121	I SINGLE HUNG	110 GARAGE	2' - 3-3/4"	x 4' - 3-1/4"	WD/GL.	PTD	(L.B.D)	KEEP EXISTING
SECOND FLOOR	J - 200	J SINGLE HUNG (x2)	200 HALLWAY	2' - 1" each	x 3' - 1"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	K - 201	K SINGLE HUNG	201 MASTER BEDROOM	2' - 5-1/2"	x 4' - 8-1/4"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	K - 202	K SINGLE HUNG		2' - 5-1/2"	x 4' - 8-1/4"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	K - 203	K SINGLE HUNG		2' - 5-1/2"	x 4' - 8-1/4"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	L - 204	L SINGLE HUNG	202.1 MASTER SHOWER	1' - 7"	x 3' - 5-1/2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	L - 205	L SINGLE HUNG		1' - 7"	x 3' - 5-1/2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	M - 206	M SINGLE HUNG		2' - 8"	x 4' - 8"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	M - 207	M SINGLE HUNG	203 DRESSING ROOM	2' - 8"	x 4' - 8"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	M - 208	M SINGLE HUNG		2' - 8"	x 4' - 8"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	M - 209	M SINGLE HUNG		2' - 8"	x 4' - 8"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	N - 210	N SINGLE HUNG	204 BATH	2' - 1"	x 3' - 2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	M - 211	M SINGLE HUNG		2' - 8"	x 4' - 8"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	M - 212	M SINGLE HUNG		2' - 8"	x 4' - 8"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	M - 213	M SINGLE HUNG	206 GUEST BEDROOM	2' - 8"	x 4' - 8"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	M - 214	M SINGLE HUNG		2' - 8"	x 4' - 8"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	L - 215	L SINGLE HUNG		1' - 7"	x 3' - 5-1/2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	L - 216	L SINGLE HUNG	208 BATH	1' - 7"	x 3' - 5-1/2"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	K - 217	K SINGLE HUNG		2' - 5-1/2"	x 4' - 8-1/4"	WD/GL.	PTD	(L.B.D)	RESTORE EXISTING
	K - 218	K SINGLE HUNG		2' - 5-1/2"	x 4' - 8-1/4"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	K - 219	K SINGLE HUNG	209 BEDROOM	2' - 5-1/2"	x 4' - 8-1/4"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	O - 220	O SINGLE HUNG	224 HBR CLOSET	3' - 4-7/8"	x 4' - 8-7/8"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	O - 221	O SINGLE HUNG	211 STUDY	2' - 4"	x 4' - 4-1/2"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	O - 222	O SINGLE HUNG		2' - 4"	x 4' - 4-1/2"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	O - 223	O SINGLE HUNG		2' - 4"	x 4' - 4-1/2"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	O - 224	O SINGLE HUNG		2' - 4"	x 4' - 4-1/2"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	O - 225	O SINGLE HUNG		2' - 4"	x 4' - 4-1/2"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	O - 226	O SINGLE HUNG		2' - 4"	x 4' - 4-1/2"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND
	P - 227	P SINGLE HUNG	212 BATH	2' - 3-3/4"	x 3' - 9-3/4"	WD/GL.	PTD	(L.B.D)	REPLACE IN KIND



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

DATE

JUNE 07, 2024

SHEET NO

A-161

SCALE

VARIES

BY

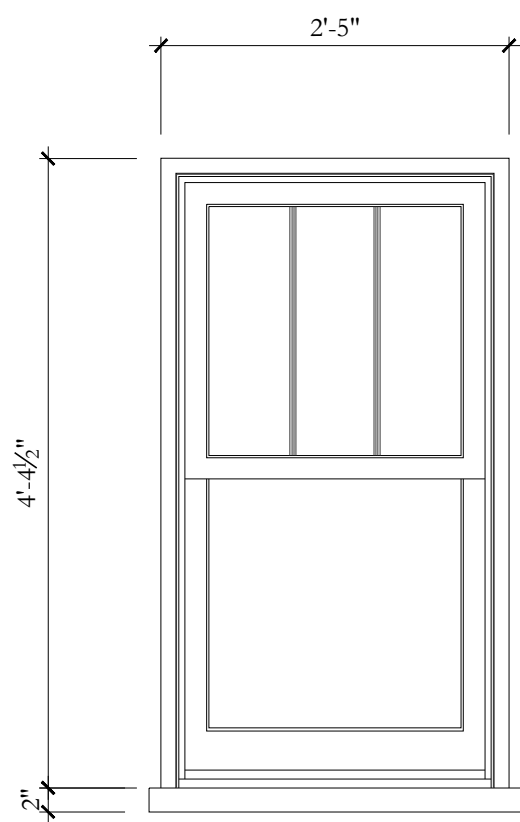
NS



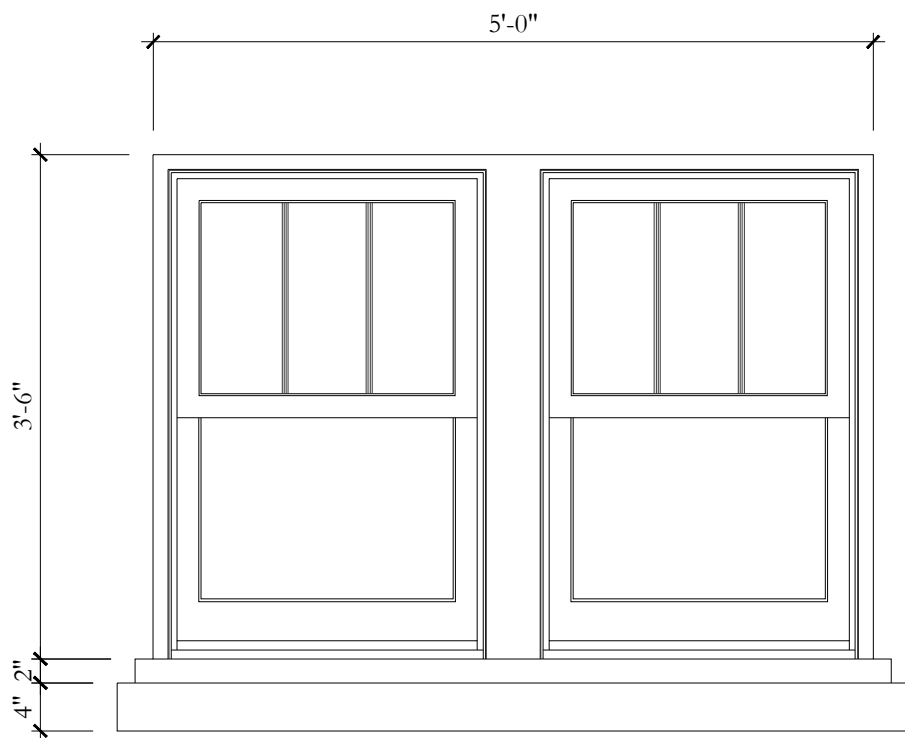
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-1881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

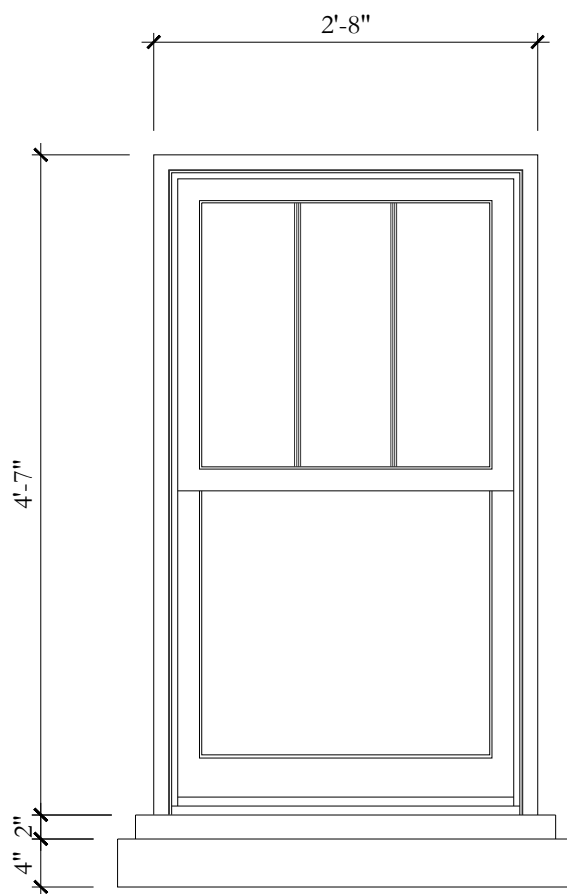
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 WINDOW TYPE "F"
3/4"=1'-0" *REPLACE IN KIND

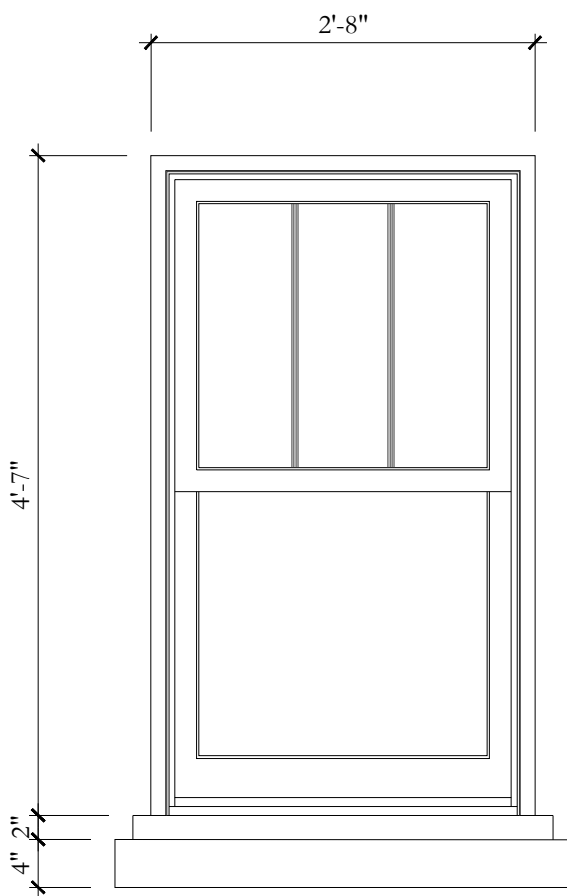


2 WINDOW TYPE "J"
3/4"=1'-0" *REPLACE IN KIND

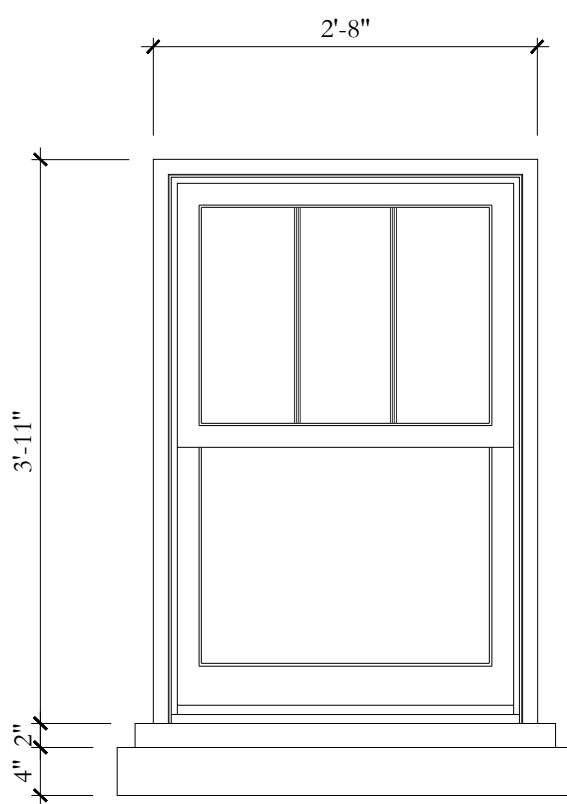


3 WINDOW TYPE "K"
3/4"=1'-0" *REPLACE IN KIND

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



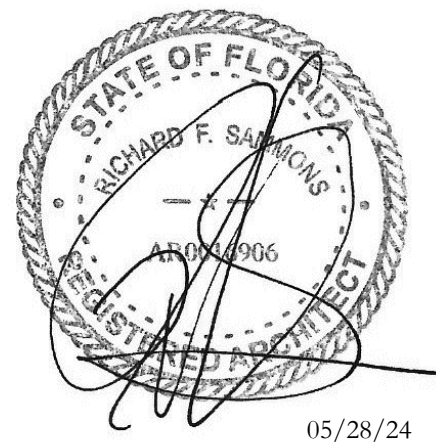
4 WINDOW TYPE "O"
3/4"=1'-0" *REPLACE IN KIND



5 WINDOW TYPE "P"
3/4"=1'-0" *REPLACE IN KIND



6 EXISTING WINDOW DETAIL PHOTOS
N.T.S.



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 TYPE ELEVATIONS

DATE
JUNE 07, 2024

SCALE
VARIES

BY
NS

SHEET NO

A-162



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

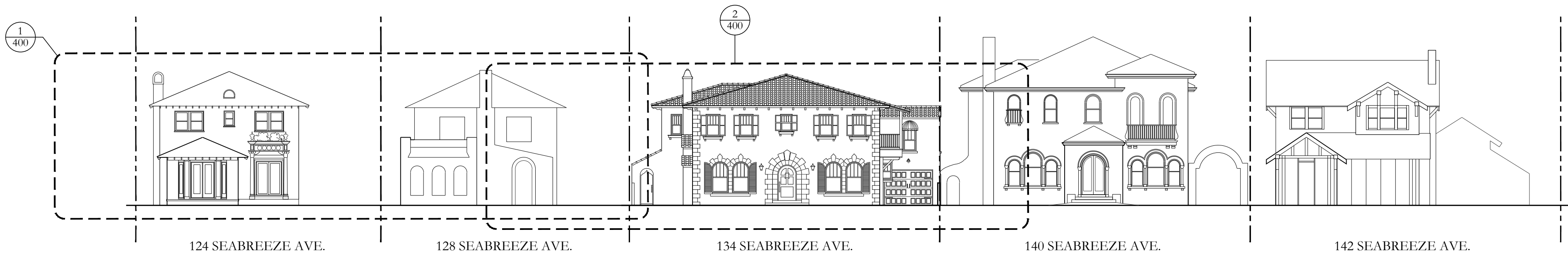
Drawings, specifications and other documents prepared by the architect are the instruments of the architect's service and shall remain the property of the architect, whether or not the project for which they are intended is constructed or not. The architect's drawings, specifications and other documents 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.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



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 JUNE 07, 2024	SHEET NO A-400
SCALE N.T.S.	
BY NS	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

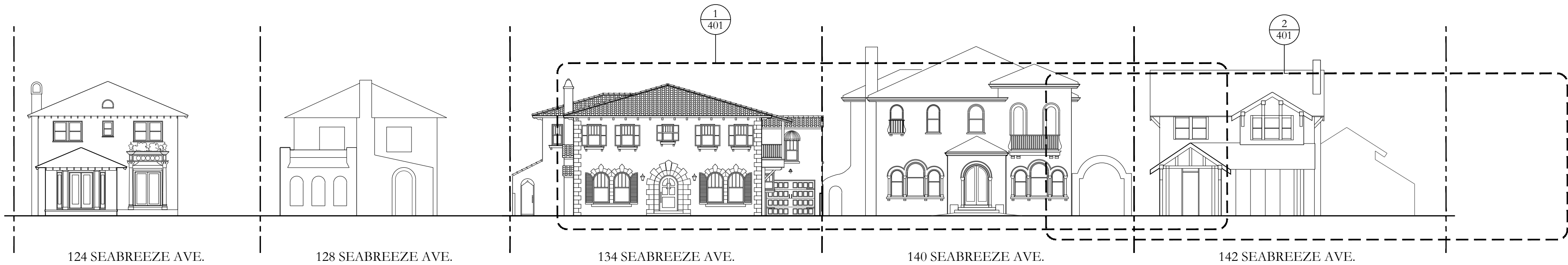
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



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 JUNE 07, 2024	SHEET NO A-401
SCALE N.T.S.	
BY NS	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

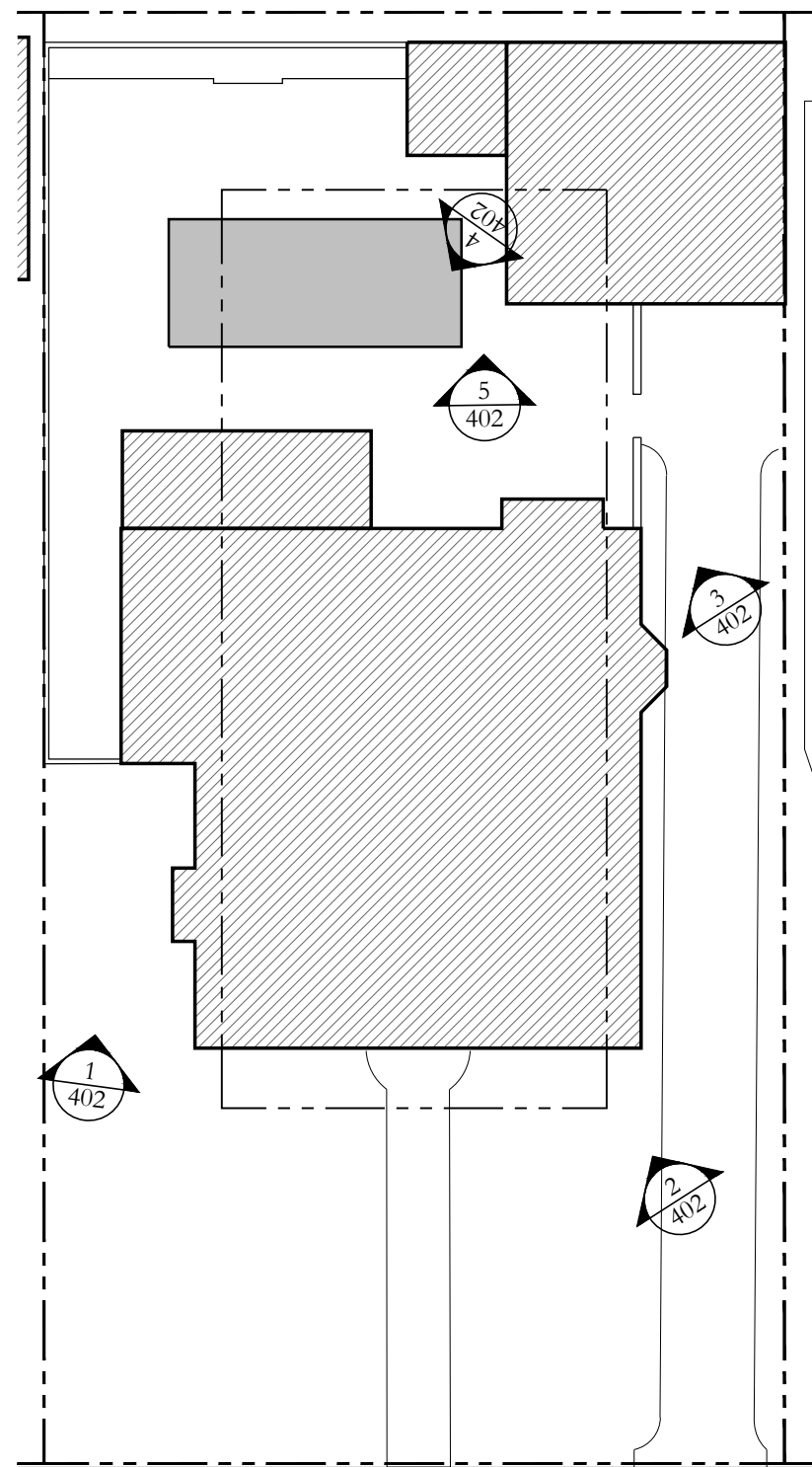
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 134 SEABREEZE AVE: EXISTING FRONT AND SIDE YARDS



2 134 SEABREEZE AVE: EXISTING REAR YARD



3 KEY PLAN
NTS



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
PHOTOGRAPHS OF
EXISTING SITE CONDITIONS

DATE
JUNE 07, 2024
SCALE
N.T.S.

SHEET NO
A-402



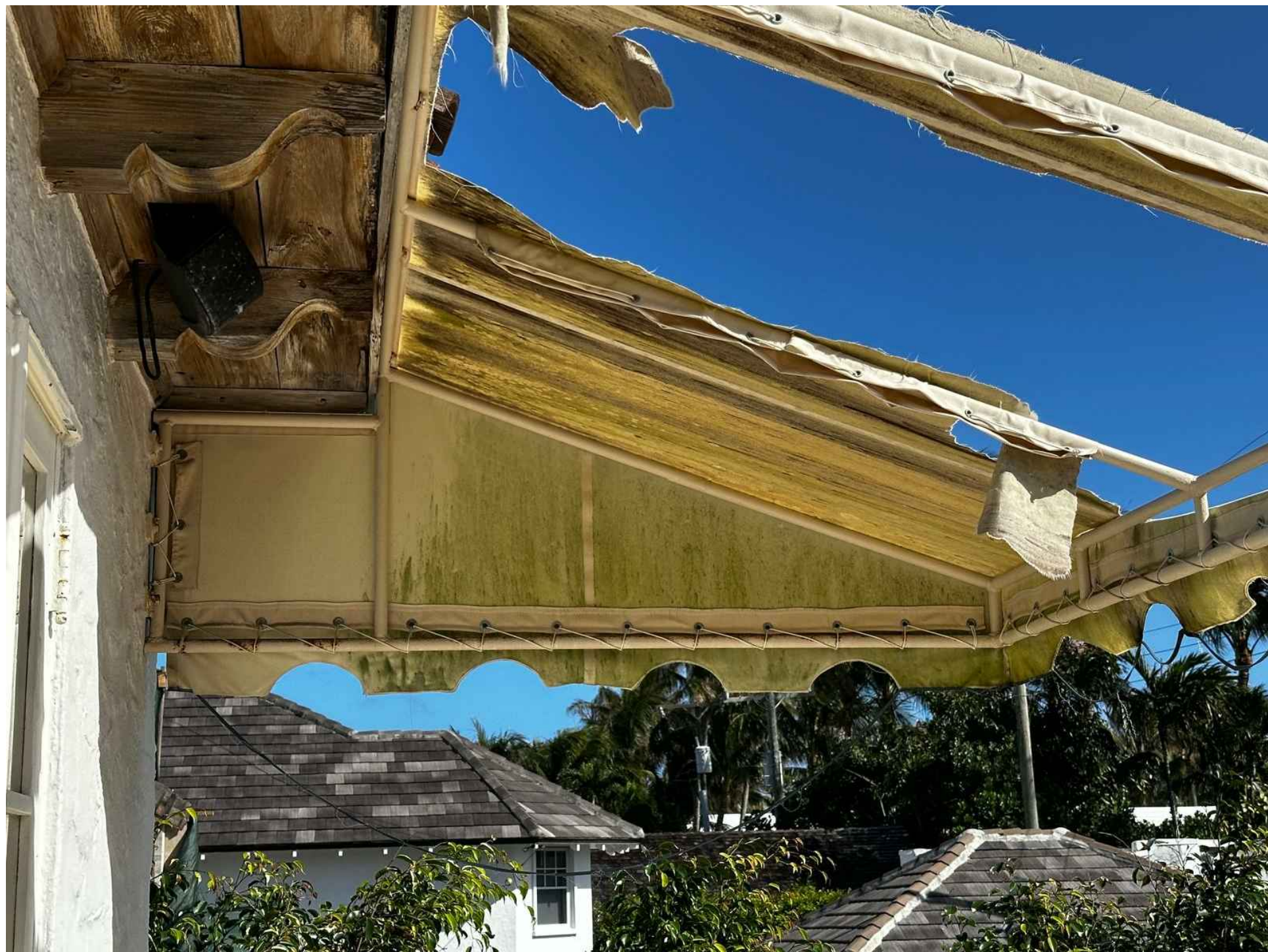
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-1891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

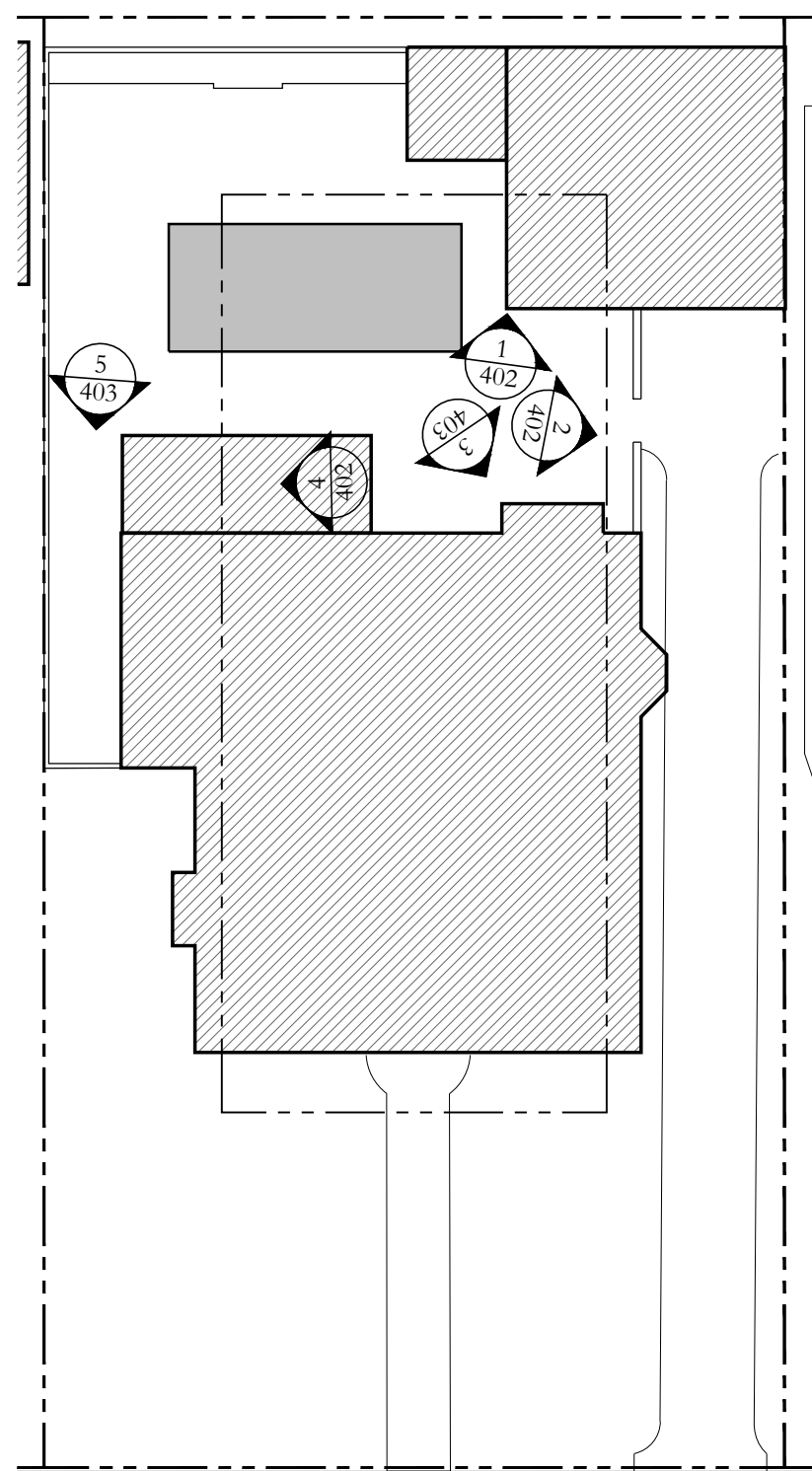
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 134 SEABREEZE AVE: EXISTING REAR YARD



2 134 SEABREEZE AVE: EXISTING LOGGIA AND SIDE YARD



3 KEY PLAN
NTS



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
PHOTOGRAPHS OF
EXISTING SITE CONDITIONS

DATE
JUNE 07, 2024

SCALE
N.T.S.

BY
NS

SHEET NO
A-403



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 908-1891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 CLAY TILE
TO MATCH ORIGINAL



2 PAINTED STUCCO WALLS
PTD. WHITE



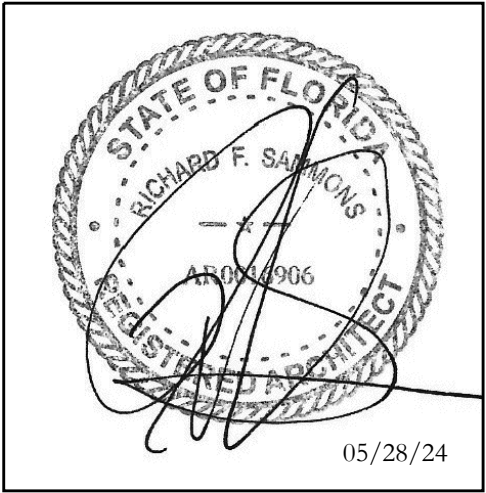
3 WOOD BEAMS, COLUMNS, AND DETAILS
CYPRESS TO MATCH ORIGINAL



4 PTD. METAL RAILINGS
OFF-BLACK (T.B.D.)



5 PTD. METAL AND GLAZED DOORS AND WINDOWS
TO MATCH EXISTING



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
SITE PLAN

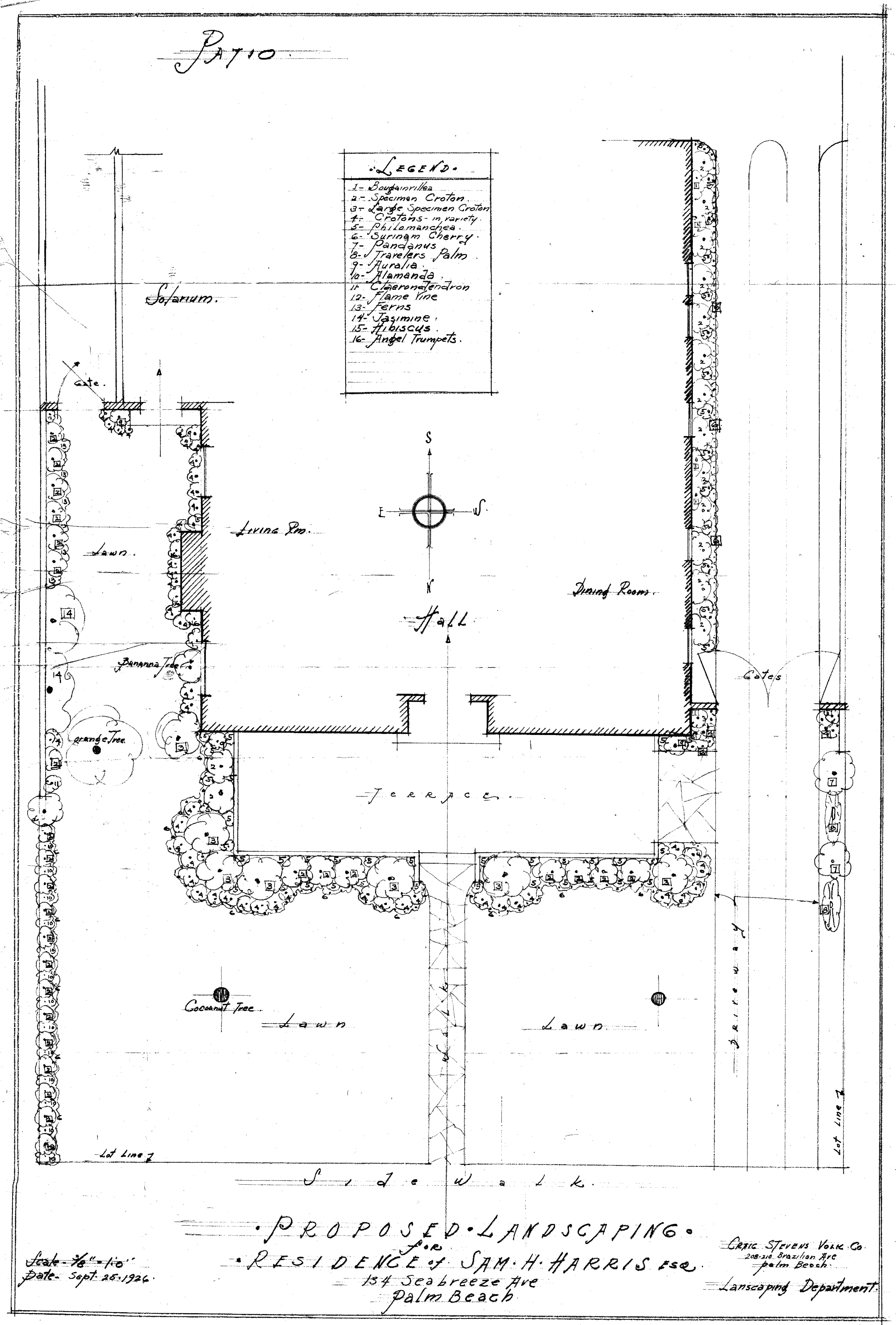
DATE JUNE 07, 2024	SHEET NO A-410
SCALE 1/4" = 1'-0"	
BY NS	



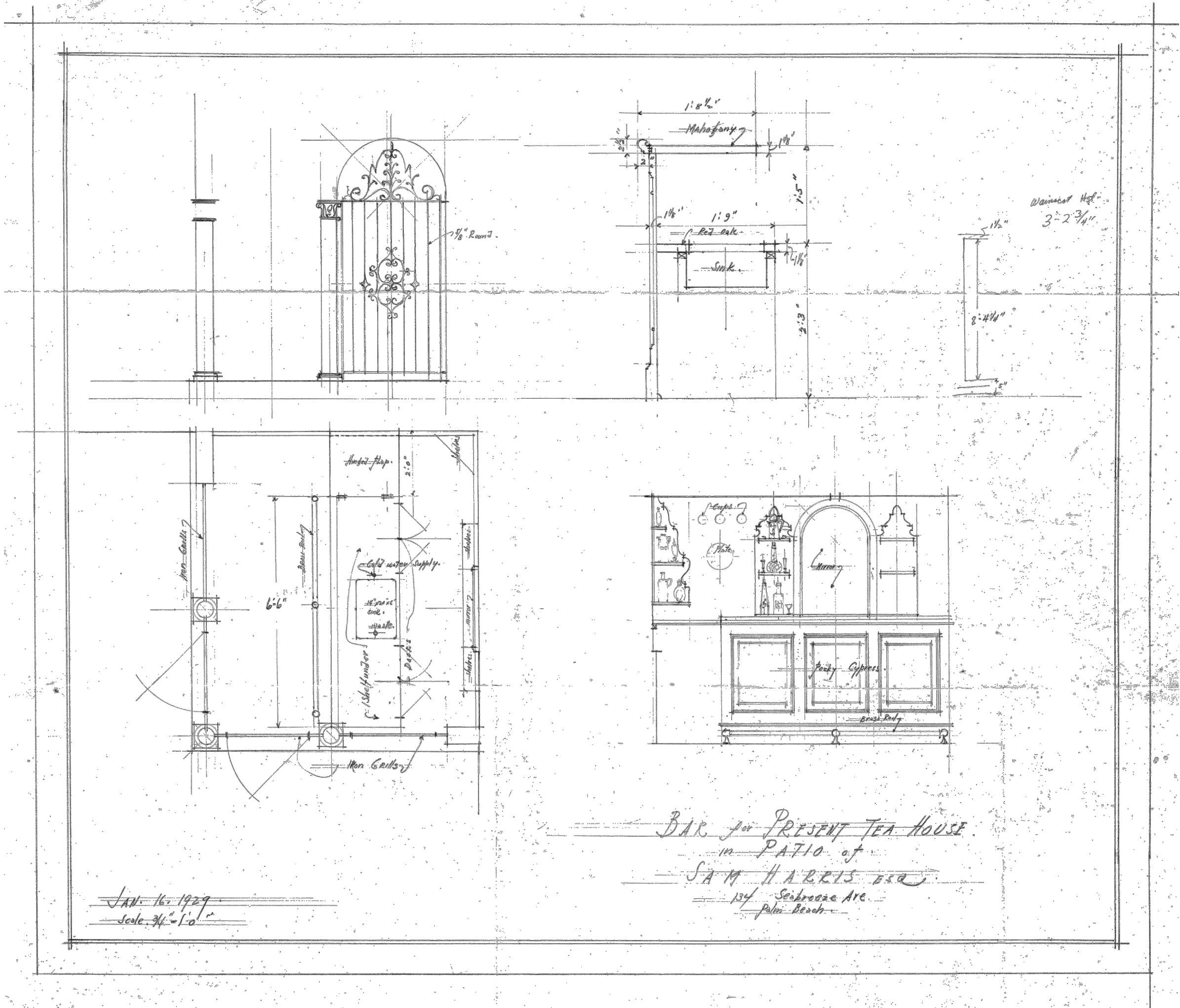
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 505-8591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

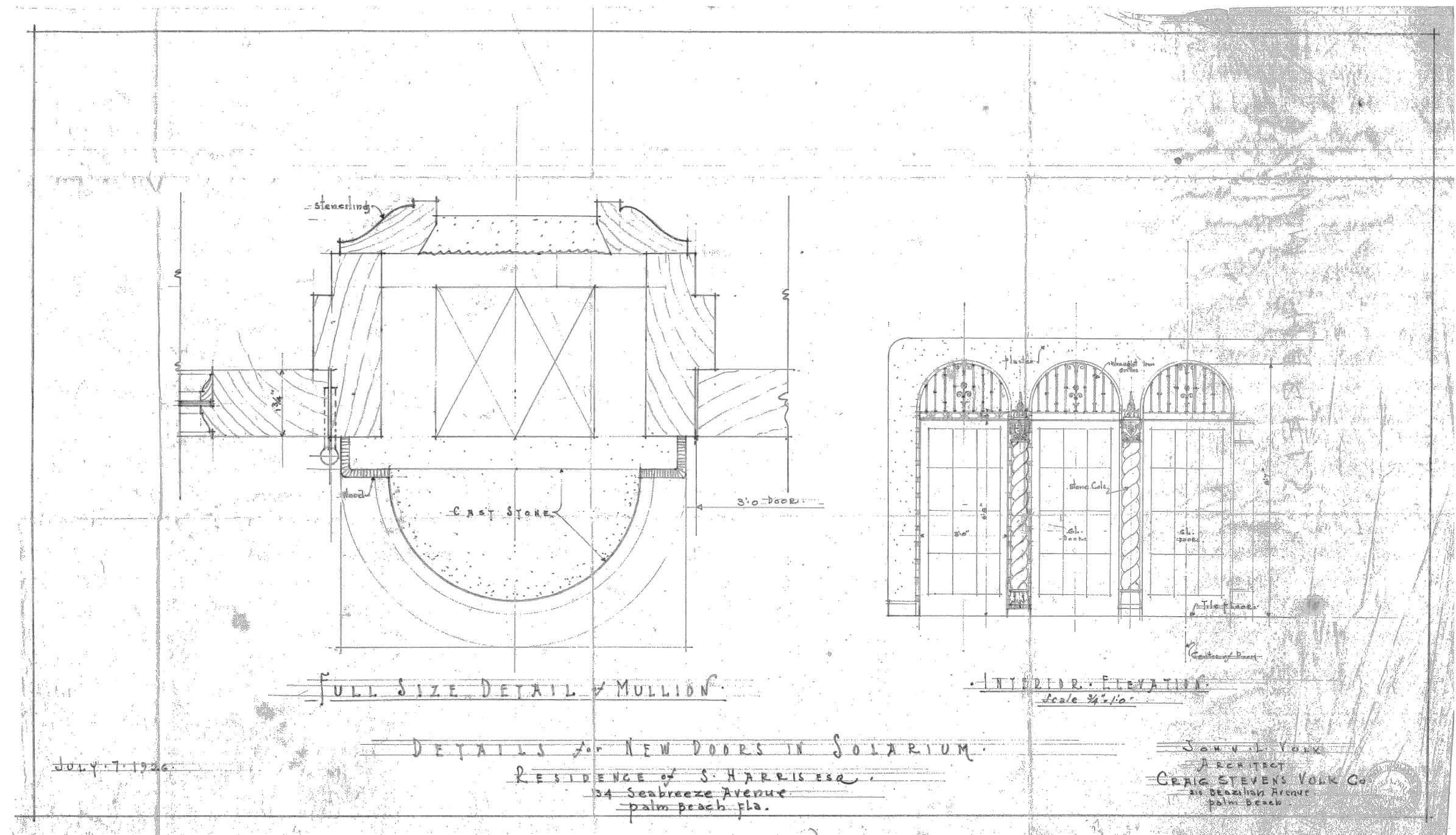
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



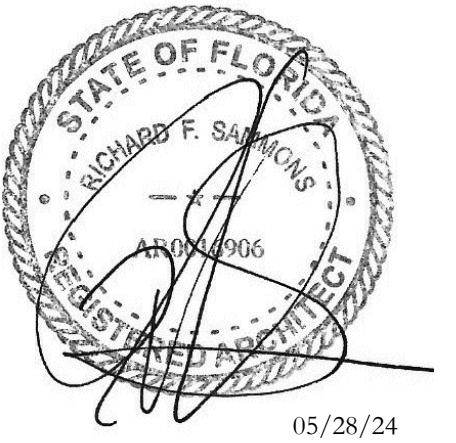
1 LANDSCAPE PLAN



2 REAR YARD DETAILS



3 SOLARIUM DETAILS



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	
HISTORIC DRAWINGS BY JOHN VOLK, 1926-1929	
DATE	SHEET NO
JUNE 07, 2024	A-420
SCALE	
N.T.S.	
BY	
NS	

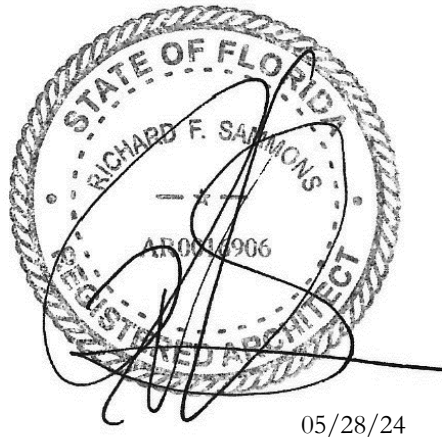
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-0891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 VIEW FROM NORTHWEST TOWARD NORTH (FRONT) SIDE OF MAIN HOUSE



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
VIEW FROM NORTHWEST TO
NORTH SIDE OF MAIN HOUSE

DATE
JUNE 07, 2024

SCALE
N.T.S.

BY
MS

SHEET NO

R-001

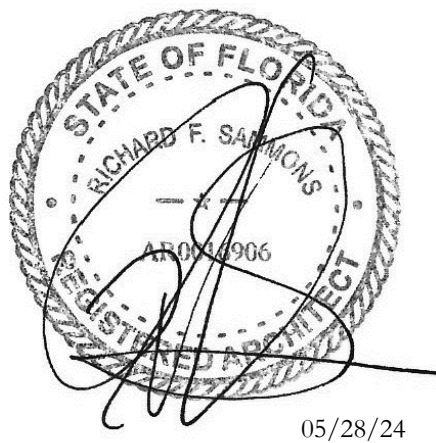


FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 858-8891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000848

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 OR 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.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



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



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
VIEW FROM SOUTHEAST TO
SOUTH OF M.H./EAST OF T.H.

DATE
JUNE 07, 2024

SCALE
N.T.S.

BY
MS

SHEET NO
R-002

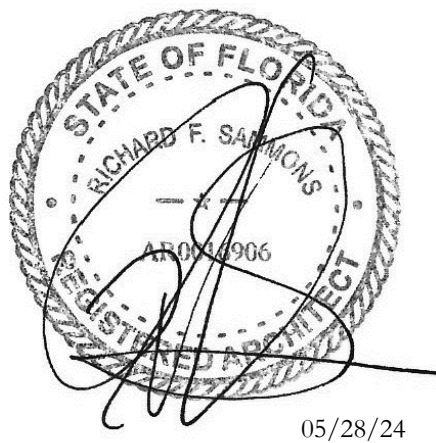


FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 858-8891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000848

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 OR 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.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 VIEW FROM NORTHEAST TOWARD NORTHEAST CORNER OF TEA HOUSE



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
VIEW FROM NORTHEAST TO
N.E. CORNER OF TEA HOUSE

DATE
JUNE 07, 2024

SCALE
N.T.S.

BY
MS

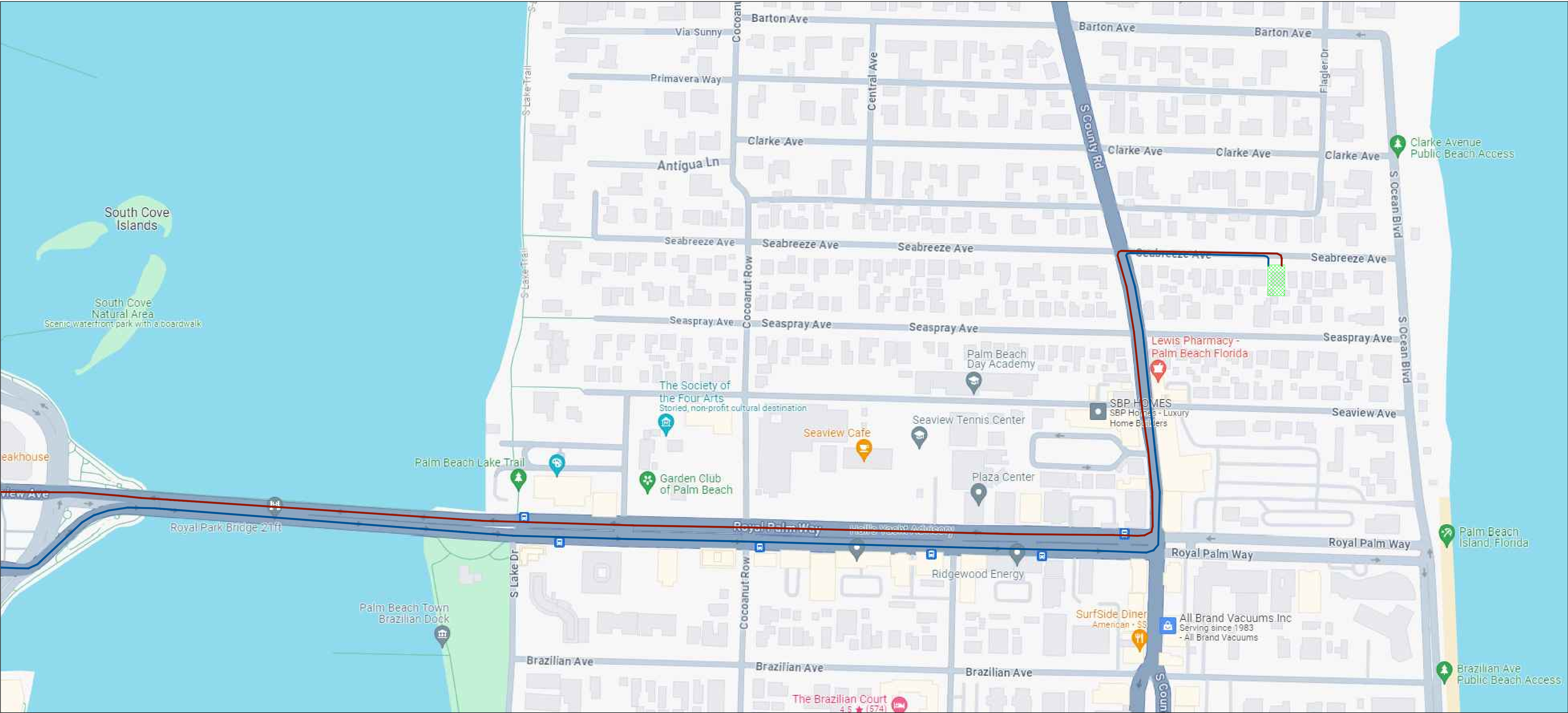
SHEET NO

R-003



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 858-8891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000848

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 OR 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.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP
N.T.S.

MAXIMUM VEHICLE SIZE ABLE TO
BE ACCOMMODATED ON SITE:
18-FOOT DUMP TRUCK

PROPOSED INGRESS TRUCK ROUTE
PROPOSED EGRESS TRUCK ROUTE

ROUGH SCHEDULE OF CONSTRUCTION W/ MAJOR BENCHMARKS :

TASK:	DURATION (IN MONTHS):
SITE PREPARATION	0.5
SELECTIVE DEMOLITION	1
STRUCTURAL REINFORCEMENT	3
WINDOW/DOOR DELIVERIES & INSTALLATION	1
DRY-IN	0.5
ROUGH-IN	3
DRYWALL	1
FINISHES	4
LANDSCAPE/HARDSCAPE INSTALLATION	3.5
FINAL INSPECTIONS	0.5

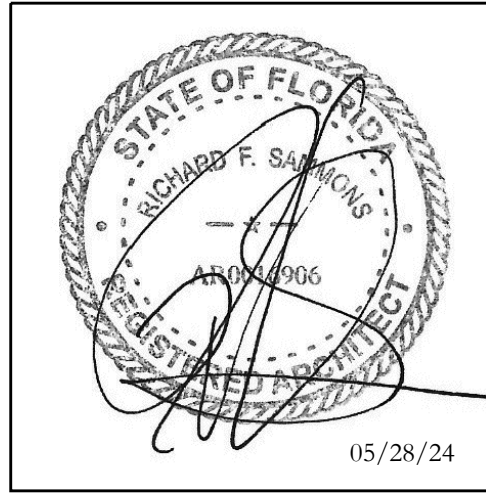
TOTAL PROPOSED CONSTRUCTION TIME
(FOLLOWING ISSUANCE OF BUILDING PERMIT): 18 mos.

ESTIMATE OF NO. OF TRUCKS VISITING
JOBSITE OVER LIFE OF CONSTRUCTION:

5 WORKING DAYS/WEEK (AVG.)
x 50 WORK WEEKS/YEAR (AVG.)
x 1.5 YEAR (18 MO) SCHEDULE (PROPOSED)
= 375 TOTAL WORK DAYS (PROPOSED)

7 TRUCKS/DAY (AVG.)
x 2 TRIPS/DAY (INGRESS & EGRESS)
= 14 TRUCK TRIPS/DAY (AVG.)

375 TOTAL WORK DAYS (PROP.)
x 14 TRUCK TRIPS/DAY (AVG.)
= 5,250 TOTAL TRUCK TRIPS OVER
LIFE OF PROJECT (EST.)



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

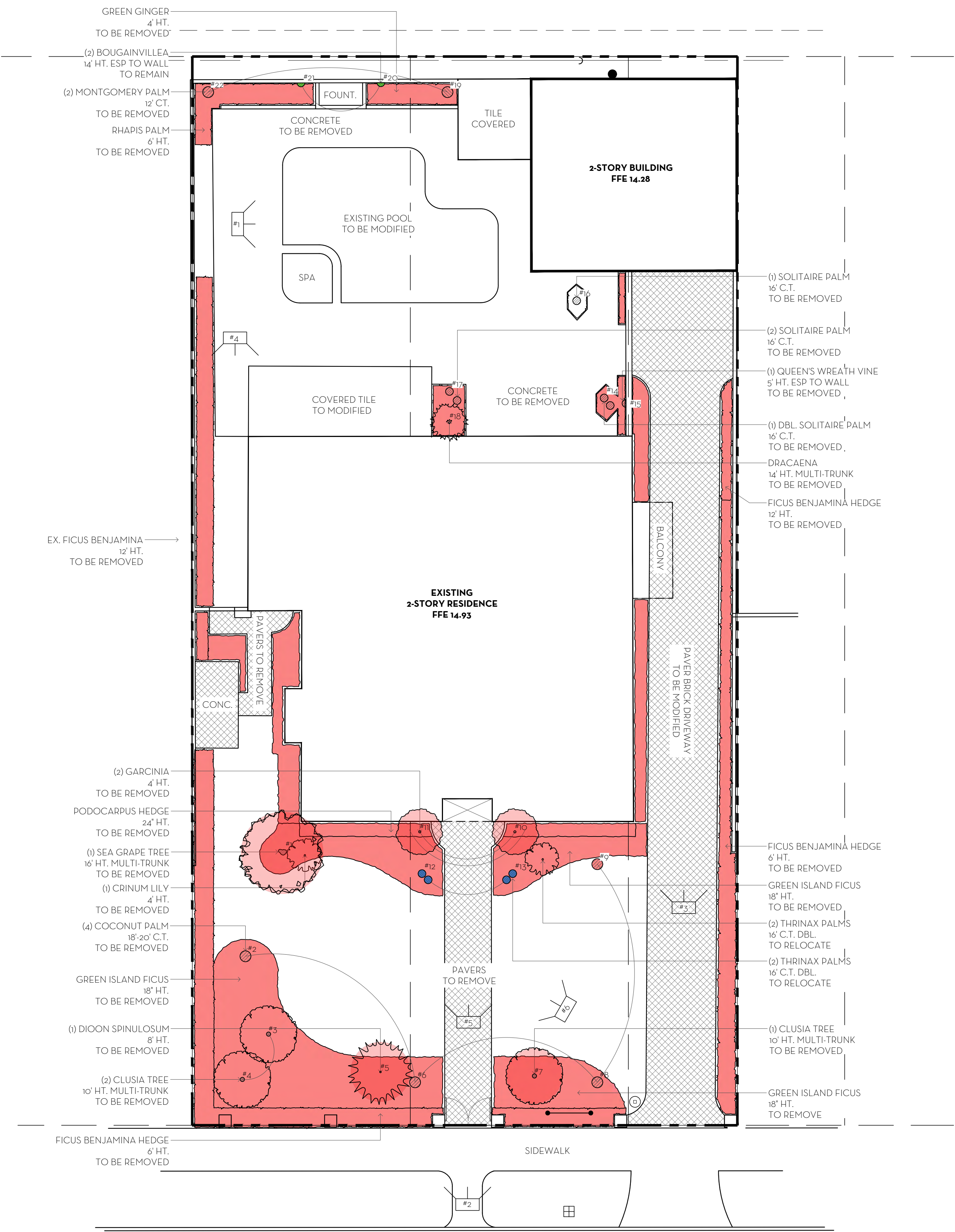
134 SEABREEZE
AVENUE
PALM BEACH, FL 33480

SHEET TITLE
TRUCK LOGISTICS PLAN &
SCHEDULE OF CONSTRUCTION

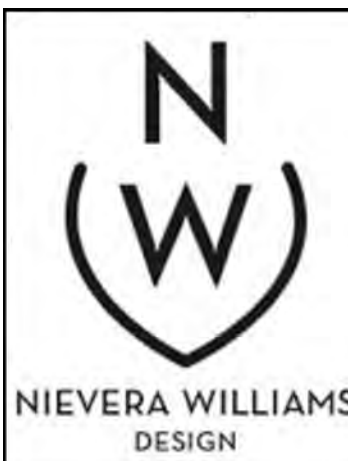
DATE JUNE 07, 2024 SHEET NO
SCALE N.T.S. T-001
BY NS

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 908-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

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.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



LEGEND	
	TREE/PALM TO REMAIN
	TREE/PALM TO BE REMOVED
	TREE/PALM TO BE RELOCATED

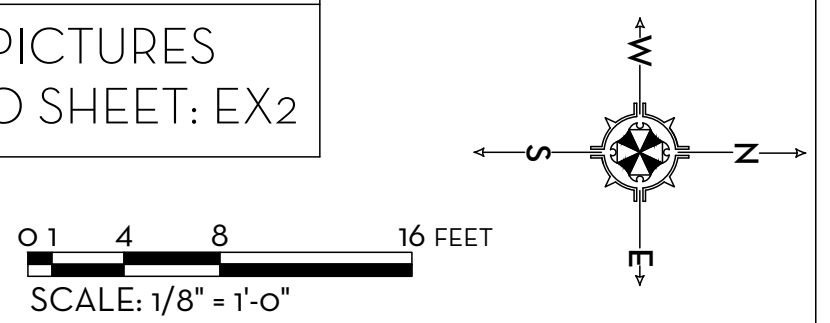


Tree/Palm Disposition Material Schedule

USDA Hardiness Zone: 10b

Item No.	Common Name	Botanical Name	Height	Spread (DIA FT)	Condition	Disposition	Native
1	Sea Grape Tree	Coccoloba uvifera	16' HT.	16' SPR.	Fair	Remove	*
2	Coconut Palm	Cocos nucifera	18' C.T.	-	Fair	Remove	
3	Clusia Tree	Clusia guttifer	10' HT.	8' SPR.	Fair	Remove	
4	Clusia Tree	Clusia guttifer	10' HT.	8' SPR.	Fair	Remove	
5	Dioon	Dioon spinulosum	8' HT.	8' SPR.	Fair	Remove	
6	Coconut Palm	Cocos nucifera	16' C.T.	-	Fair	Remove	
7	Clusia Tree	Clusia guttifer	10' HT.	8' SPR.	Fair	Remove	
8	Coconut Palm	Cocos nucifera	16' C.T.	-	Fair	Remove	
9	Coconut Palm	Cocos nucifera	18' C.T.	-	Fair	Remove	
10	Garcinia	Garcinia spicata	8' HT.	4' SPR.	Fair	Remove	
11	Garcinia	Garcinia spicata	8' HT.	4' SPR.	Fair	Remove	
12	Dbl. Thrinax Palm	Thrinax radiata	16' C.T.	-	Fair	Relocate	
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	
18	Dracaena Tree	Dracaena marginata	14' O.A.	6' SPR.		Remove	
19	Montgomery Palm	Veitchia montgomeryana	12' C.T.	-	Poor	Remove	
20	Bougainvillea Vine	Bougainvillea spp.	14' HT.	8' SPR.	Fair	Remain	
21	Bougainvillea Vine	Bougainvillea spp.	14' HT.	8' SPR.	Fair	Remain	
22	Montgomery Palm	Veitchia montgomeryana	12' C.T.	-	Poor	Remove	

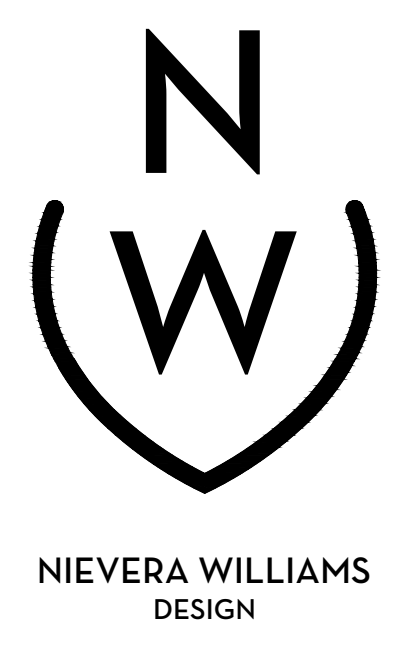
LEGEND	
	SYMBOL IDENTIFIES LOCATION PICTURES WERE TAKEN. REFER NUMBERS TO SHEET: EX2



MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS AND DEMOLITION PLAN
PRIVATE RESIDENCE
134 SEABREEZE AVE, PALM BEACH, FL.

07 JUNE 2024
28 MAY 2024
09 MAY 2024



625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX1



SITE PHOTO #1: BACK YARD FACING WEST



SITE PHOTO #2: FRONT YARD EXTERIOR FACING SOUTH



SITE PHOTO #3: DRIVEWAY FACING SOUTH



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



SITE PHOTO 5: FRONT YARD INTERIOR FACING SOUTH



SITE PHOTO 6: FRONT YARD INTERIOR FACING EAST

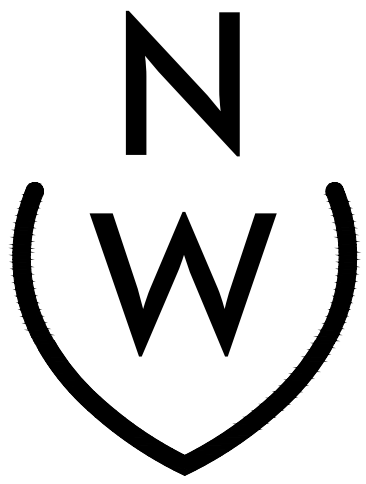
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS SITE PHOTOS
PRIVATE RESIDENCE

134 SEABREEZE AVE, PALM BEACH, FL

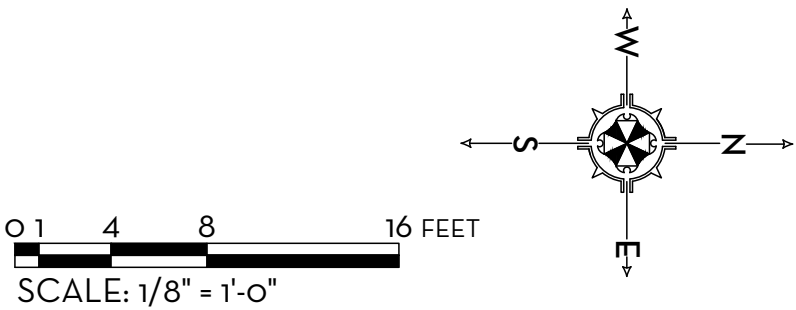
07 JUNE 2024
28 MAY 2024
09 MAY 2024



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM



EX2

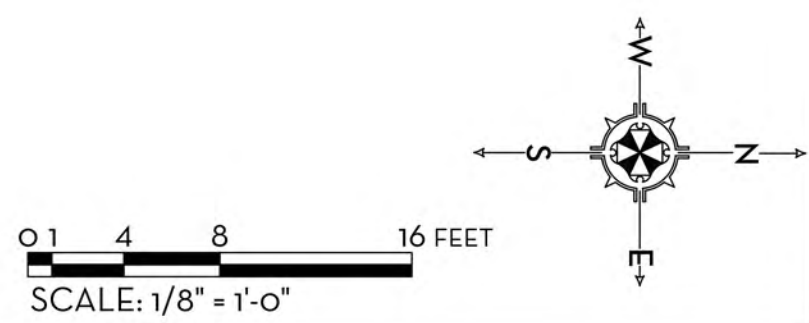
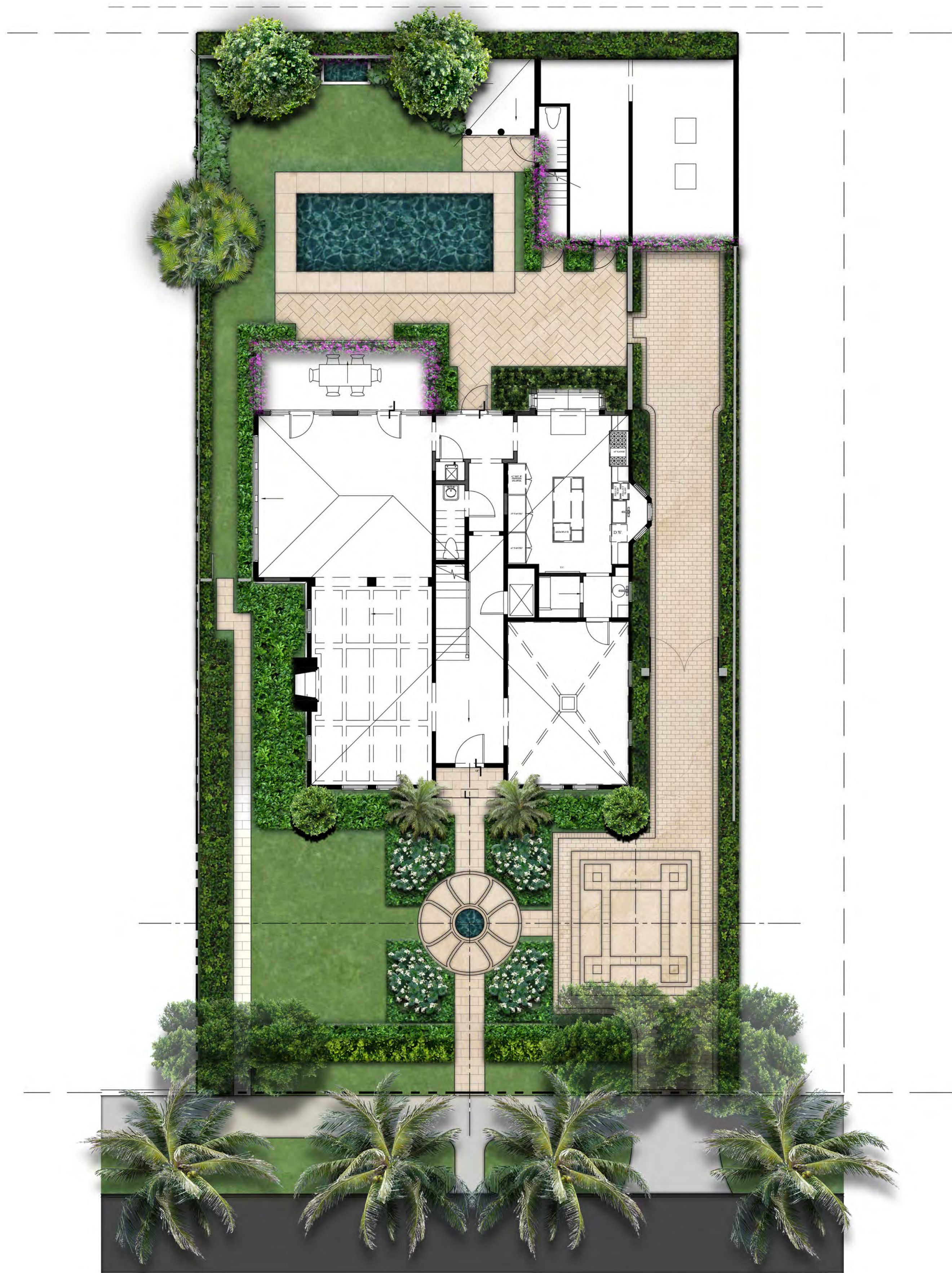












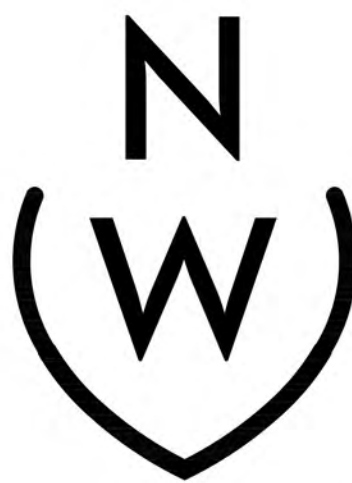
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN RENDERING
PRIVATE RESIDENCE

134 SEABREEZE AVE, PALM BEACH, FL

07 JUNE 2024
28 MAY 2024
09 MAY 2024



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

Lo

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



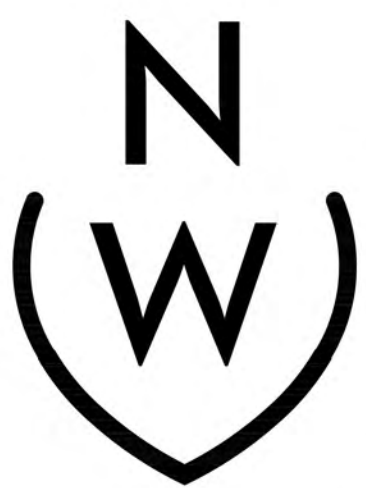
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NORTH ELEVATION
PRIVATE RESIDENCE

134 SEABREEZE AVE, PALM BEACH, FL

07 JUNE 2024
28 MAY 2024
09 MAY 2024



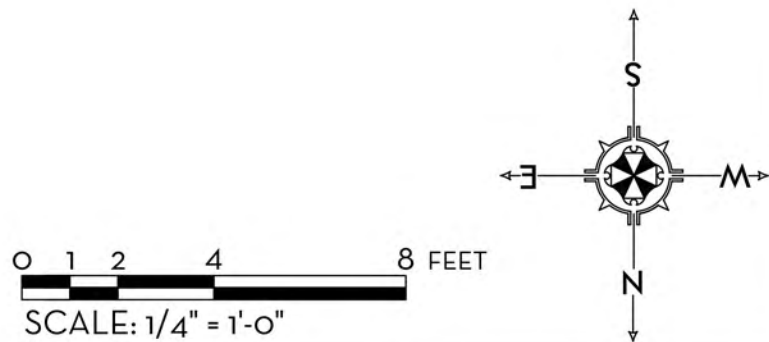
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL1

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





MARIO F. NIEVERA

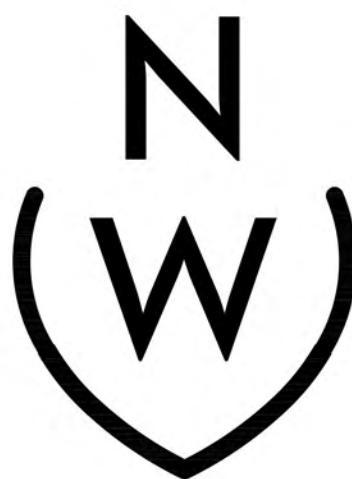
State of Florida
Landscape Architect
Registration No.
6666856

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

WEST ELEVATION
PRIVATE RESIDENCE

134 SEABREEZE AVE, PALM BEACH, FL

07 JUNE 2024
28 MAY 2024
09 MAY 2024



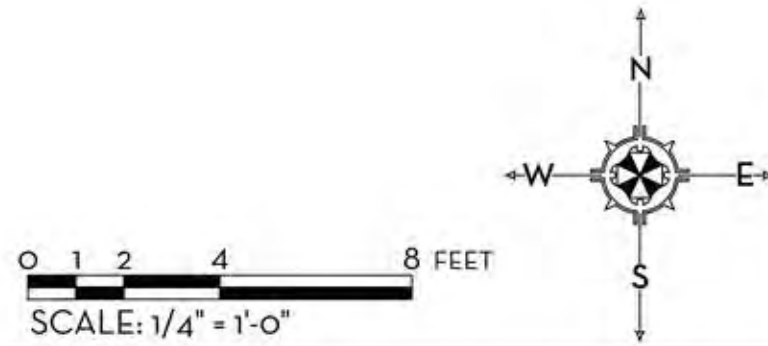
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL2





MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SOUTH ELEVATION
PRIVATE RESIDENCE

134 SEABREEZE AVE, PALM BEACH, FL

28 MAY 2024
09 MAY 2024



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

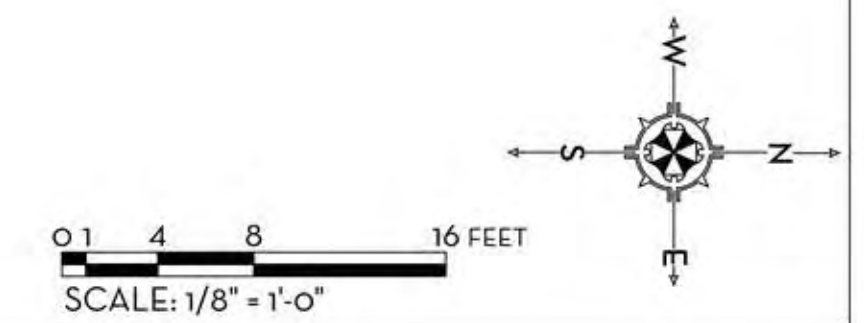
EL3



MAIN HOUSE
B.O. SLOTT

MAIN HOUSE
2nd FLOOR

+13.91' MAIN HOUSE
CROWN OF ROAD



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EAST ELEVATION

PRIVATE RESIDENCE

134 SEABREEZE AVE, PALM BEACH, FL

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

28 MAY 2024
09 MAY 2024



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL4

LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 7,657 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 3,445 SQ FT 45%
EXISTING = 2,615 SQ FT 34.1%
PROPOSED = 2,794 SQ FT 36.4%

FRONT SETBACK SITE CALCULATIONS:

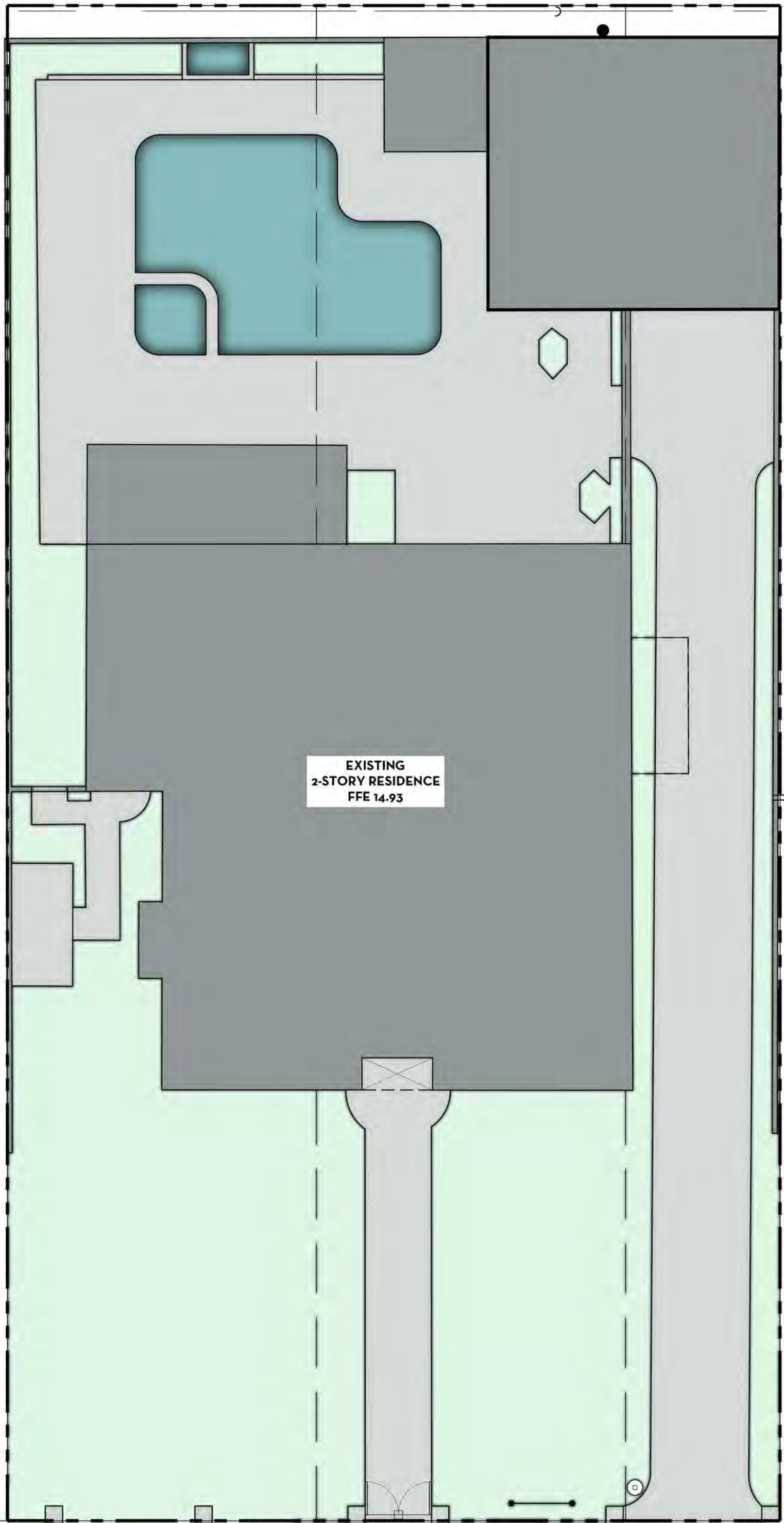
25' SETBACK AREA = 2,500 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 1,000 SQ FT 40%
EXISTING = 1,300 SQ FT 52%
PROPOSED = 1,100 SQ FT 44%

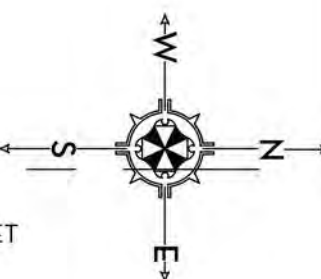
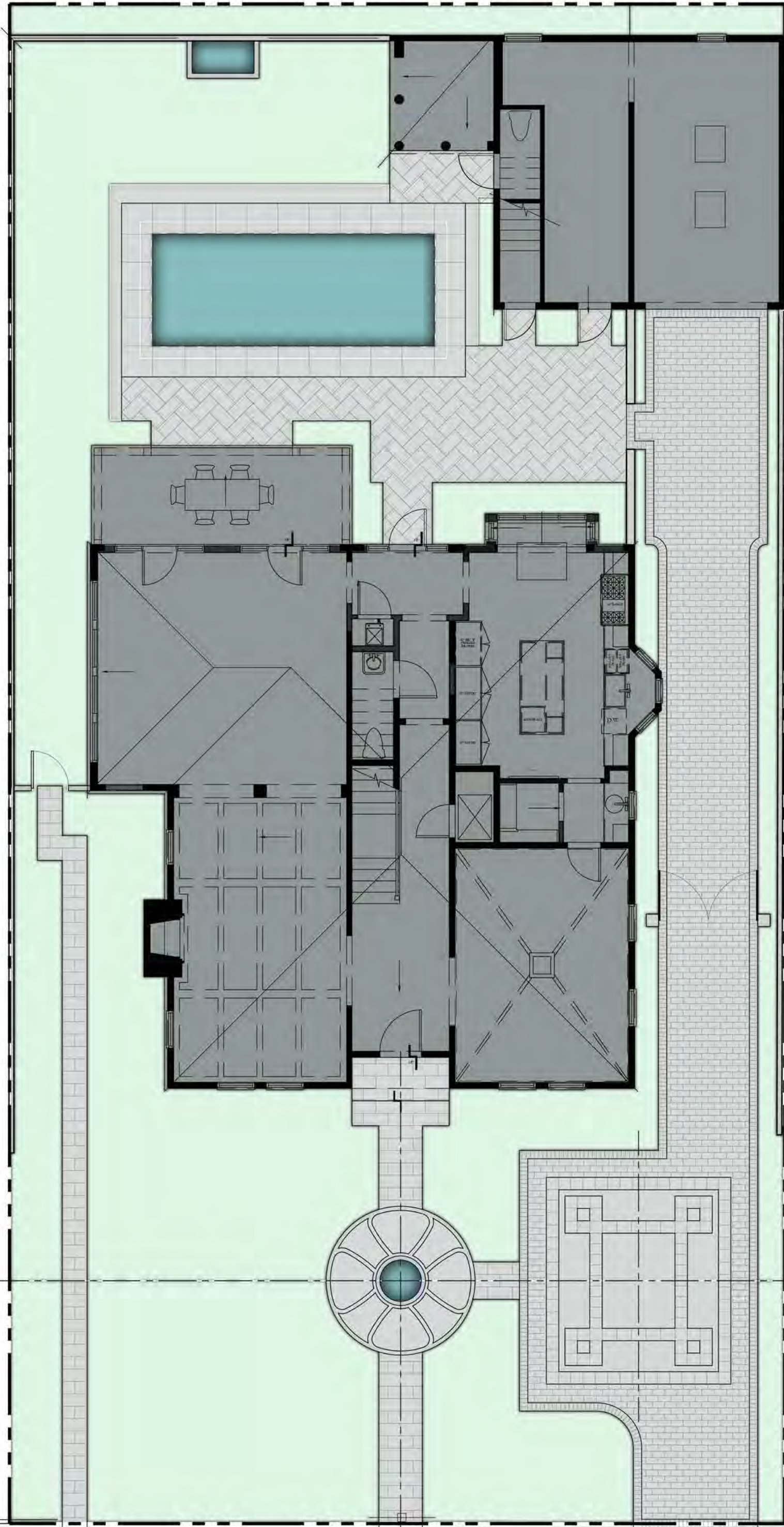
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 5,340 SQ FT

MINIMUM LANDSCAPE:
(50% OF 2,697 SF) = 1,348.5 REQUIRED
EXISTING = 4,300 SQ FT
PROPOSED = 4,300 SQ FT



SIDEWALK



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM-OVERALL
PRIVATE RESIDENCE

134 SEABREEZE AVE, PALM BEACH, FL

07 JUNE 2024
28 MAY 2024
09 MAY 2024



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS1

LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE

OVERALL R-B SITE CALCULATIONS:

SITE AREA +	7,657	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	3,445	SQ FT	45%
EXISTING +	2,615	SQ FT	34.1%
PROPOSED +	2,794	SQ FT	36.4%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA +	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	1,000	SQ FT	40%
EXISTING +	1,300	SQ FT	52%
PROPOSED +	1,100	SQ FT	44%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA +	5,340	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 7,657 SF) + 3,828.5 REQUIRED		
EXISTING +	4,300	SQ FT
PROPOSED +	4,300	SQ FT

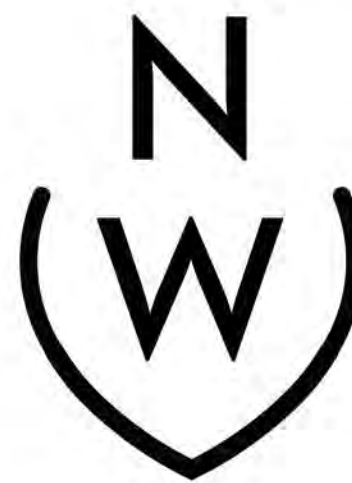
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM-FRONT SETBACK
PRIVATE RESIDENCE

134 SEABREEZE AVE., PALM BEACH, FL

07 JUNE 2024
28 MAY 2024
09 MAY 2024



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

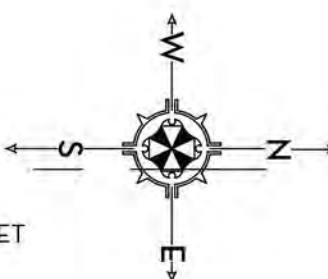
NIEVERAWILLIAMS.COM

OS2

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

25' FRONT SETBACK

25' FRONT SETBACK



LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 7,657 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 3,445 SQ FT 45%
EXISTING = 2,615 SQ FT 34.1%
PROPOSED = 2,794 SQ FT 36.4%

FRONT SETBACK SITE CALCULATIONS:

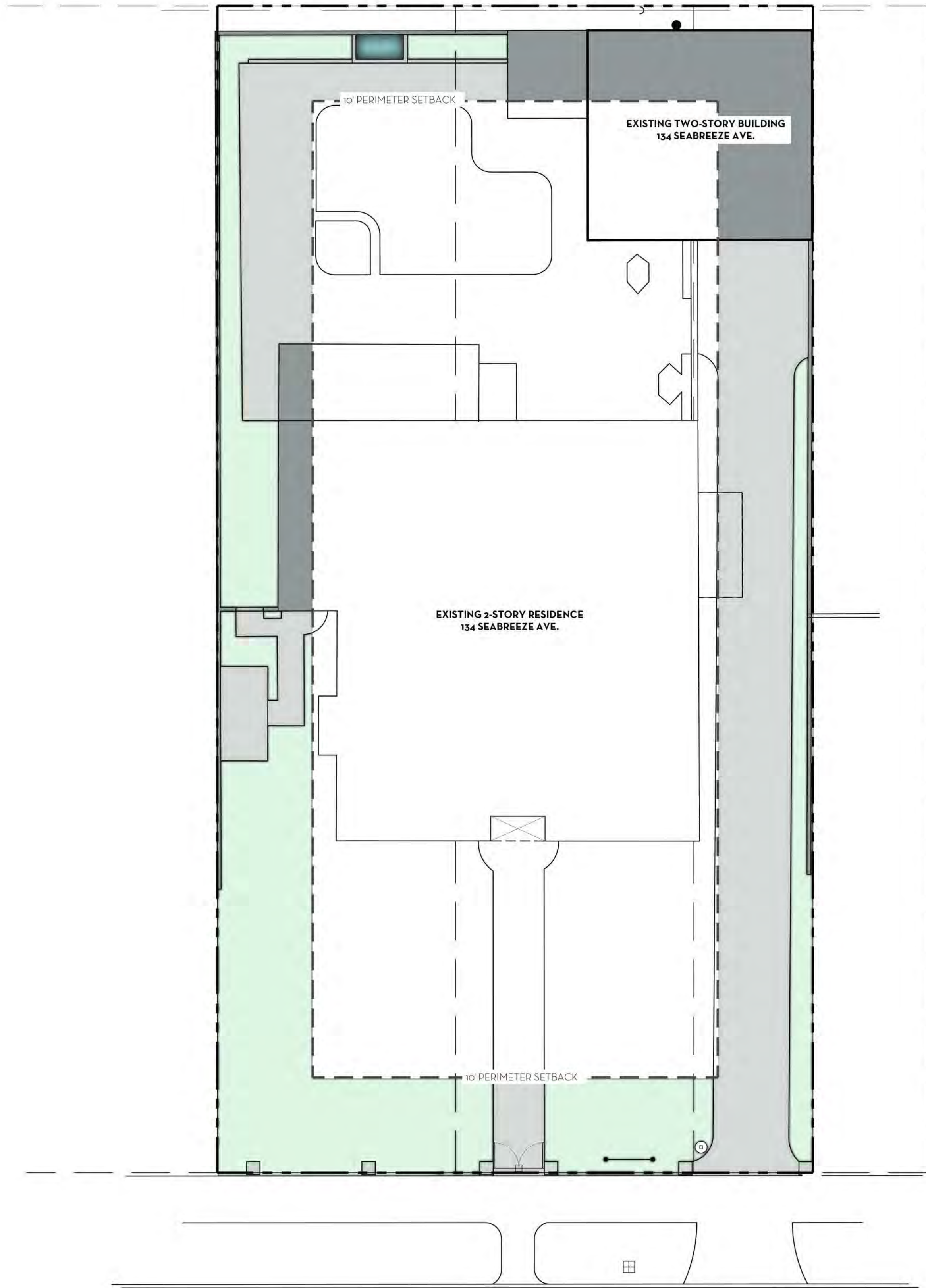
25' SETBACK AREA = 2,500 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 1,000 SQ FT 40%
EXISTING = 1,300 SQ FT 52%
PROPOSED = 1,100 SQ FT 44%

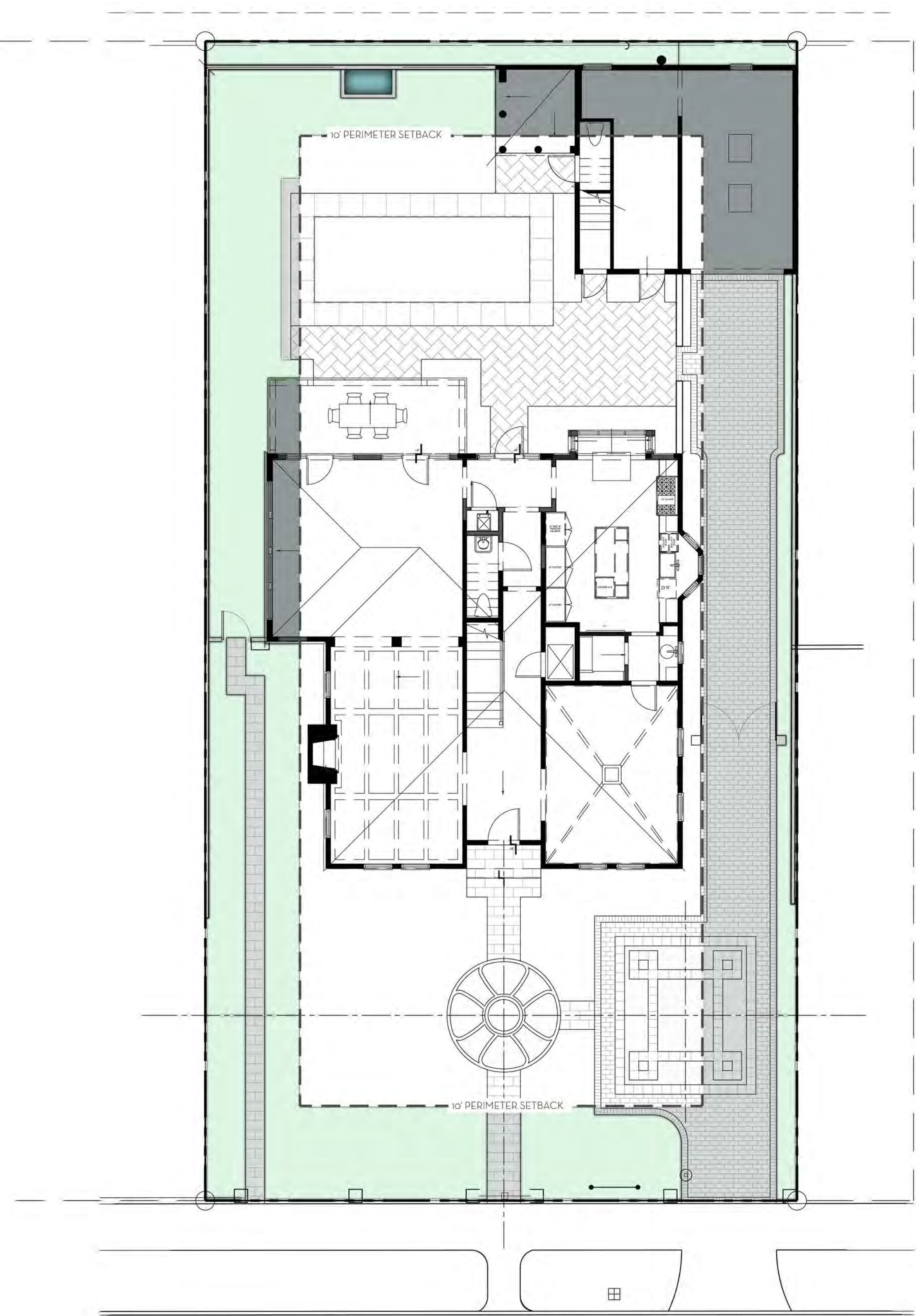
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 5,340 SQ FT

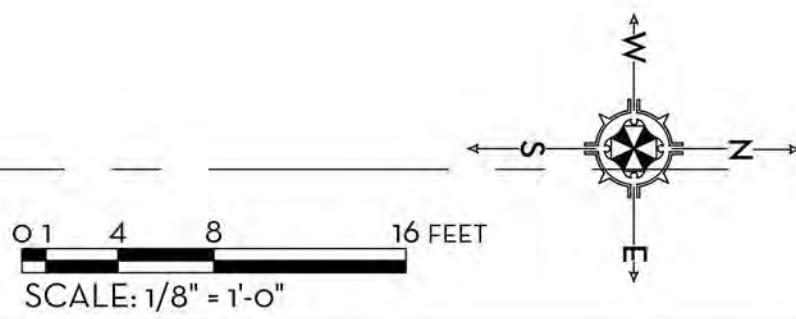
MINIMUM LANDSCAPE:
(50% OF 7,657 SF) = 3,828.5 REQUIRED
EXISTING = 4,300 SQ FT
PROPOSED = 4,300 SQ FT



1 EXISTING LANDSCAPE OPEN SPACE DIAGRAM-PERIMETER SETBACK
OS3 SCALE: 1/16"=1'-0"



2 PROPOSED LANDSCAPE OPEN SPACE DIAGRAM-PERIMETER SETBACK
OS3 SCALE: 1/16"=1'-0"



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM-10' FT PERIMETER
PRIVATE RESIDENCE

134 SEABREEZE AVE, PALM BEACH, FL

07 JUNE 2024
28 MAY 2024
09 MAY 2024



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS3

OVERALL R-B SITE CALCULATIONS:

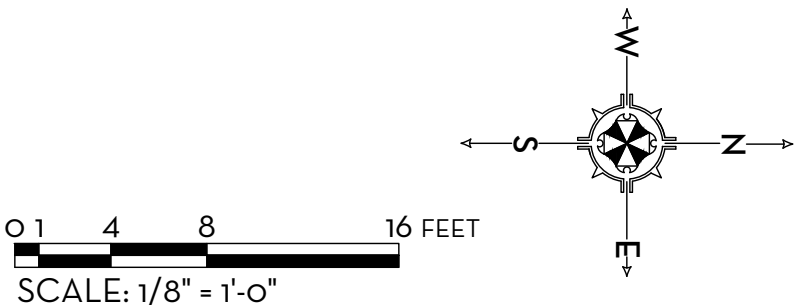
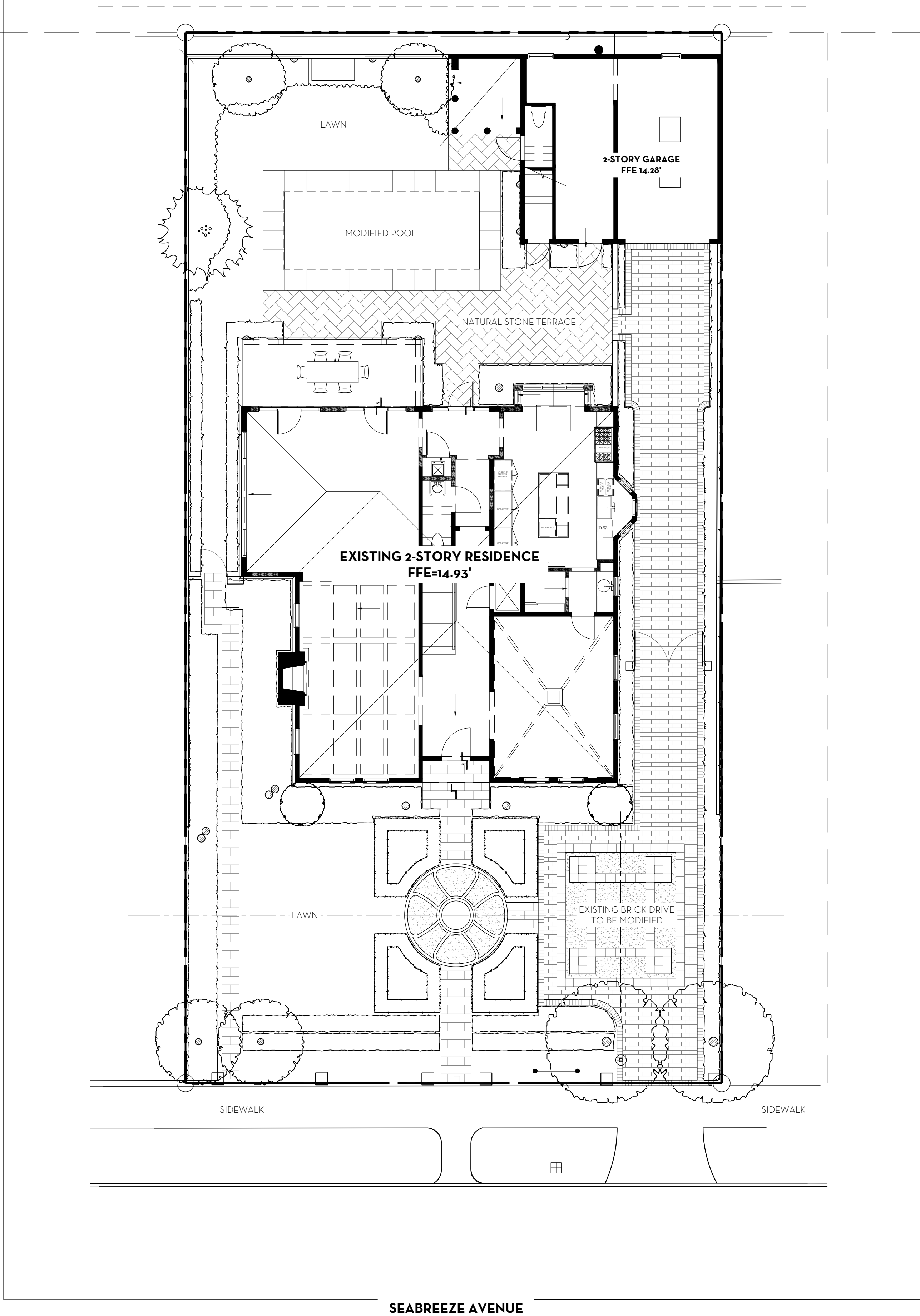
SITE AREA =	7,657	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,445	SQ FT	45%
EXISTING =	2,615	SQ FT	34.1%
PROPOSED =	2,794	SQ FT	36.4%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	1,300	SQ FT	52%
PROPOSED =	1,100	SQ FT	44%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,340	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 7,657 SF) = 3,828.5 REQUIRED		
EXISTING =	4,300	SQ FT
PROPOSED =	4,300	SQ FT



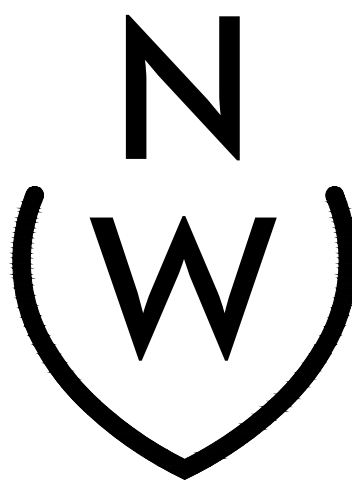
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN
PRIVATE RESIDENCE

134 SEABREEZE AVE, PALM BEACH, FL

28 MAY 2024
09 MAY 2024



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SITE

OVERALL R-B SITE CALCULATIONS:

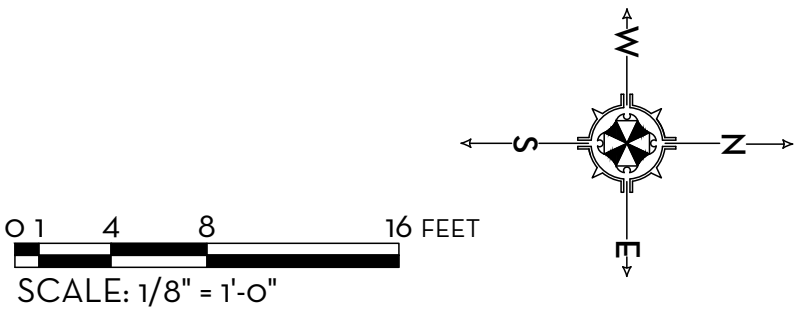
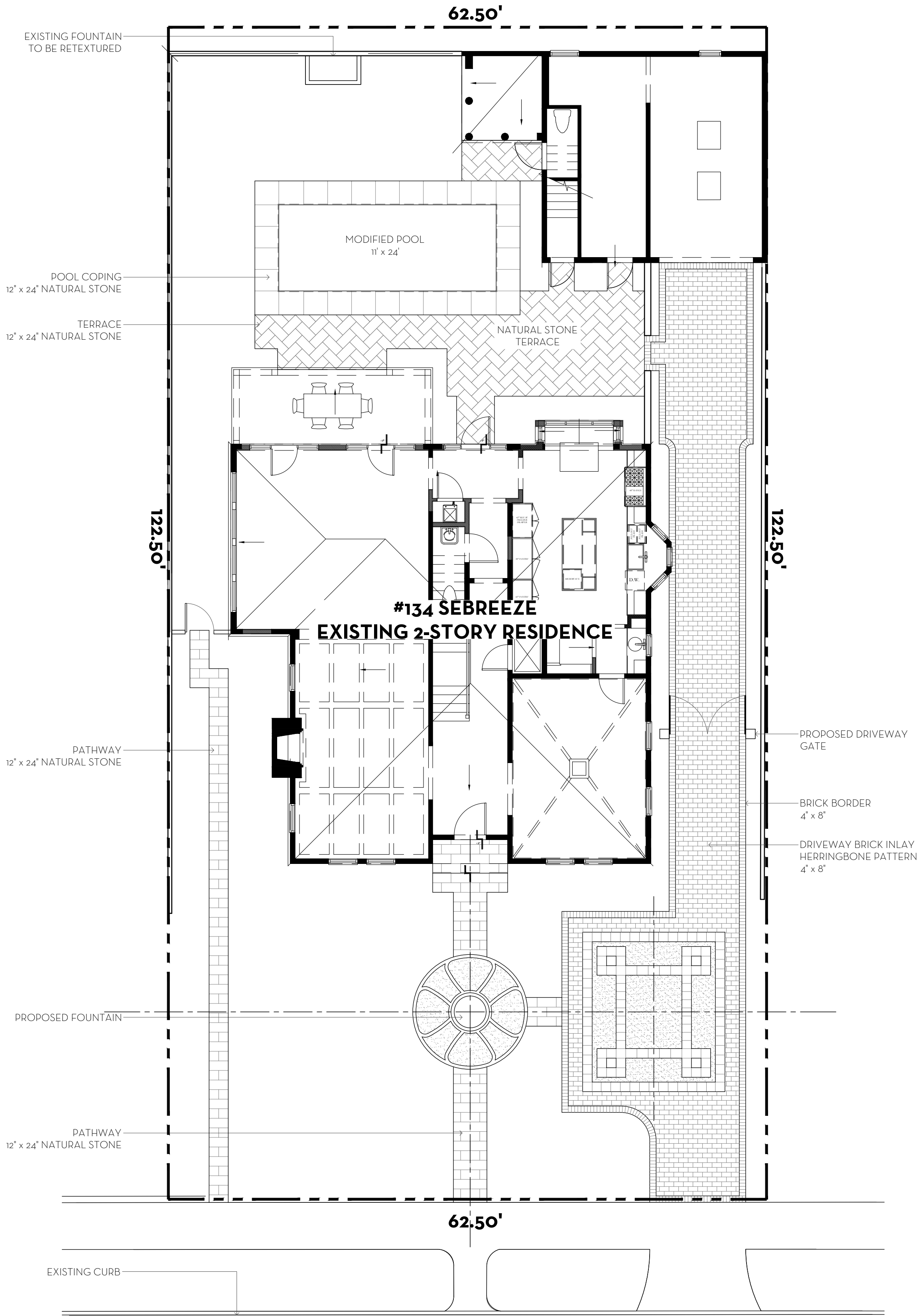
SITE AREA =	7,657	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,445	SQ FT	45%
EXISTING =	2,615	SQ FT	34.1%
PROPOSED =	2,794	SQ FT	36.4%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	1,300	SQ FT	52%
PROPOSED =	1,100	SQ FT	44%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,340	SQ FT	
MINIMUM LANDSCAPE:			
REQUIRED =	1,888.5	SQ FT	35.4%
EXISTING =	4,300	SQ FT	80.5%
PROPOSED =	4,300	SQ FT	80.5%



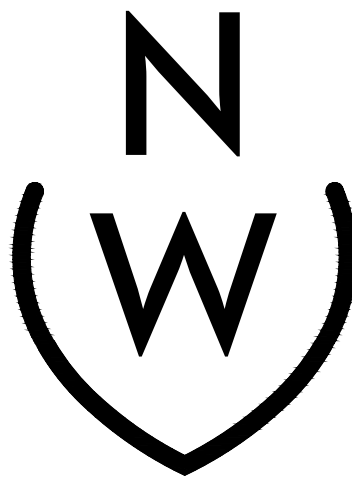
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
PRIVATE RESIDENCE

134 SEABREEZE AVE, PALM BEACH, FL

07 JUNE 2024
28 MAY 2024
09 MAY 2024



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM



OVERALL R-B SITE CALCULATIONS:

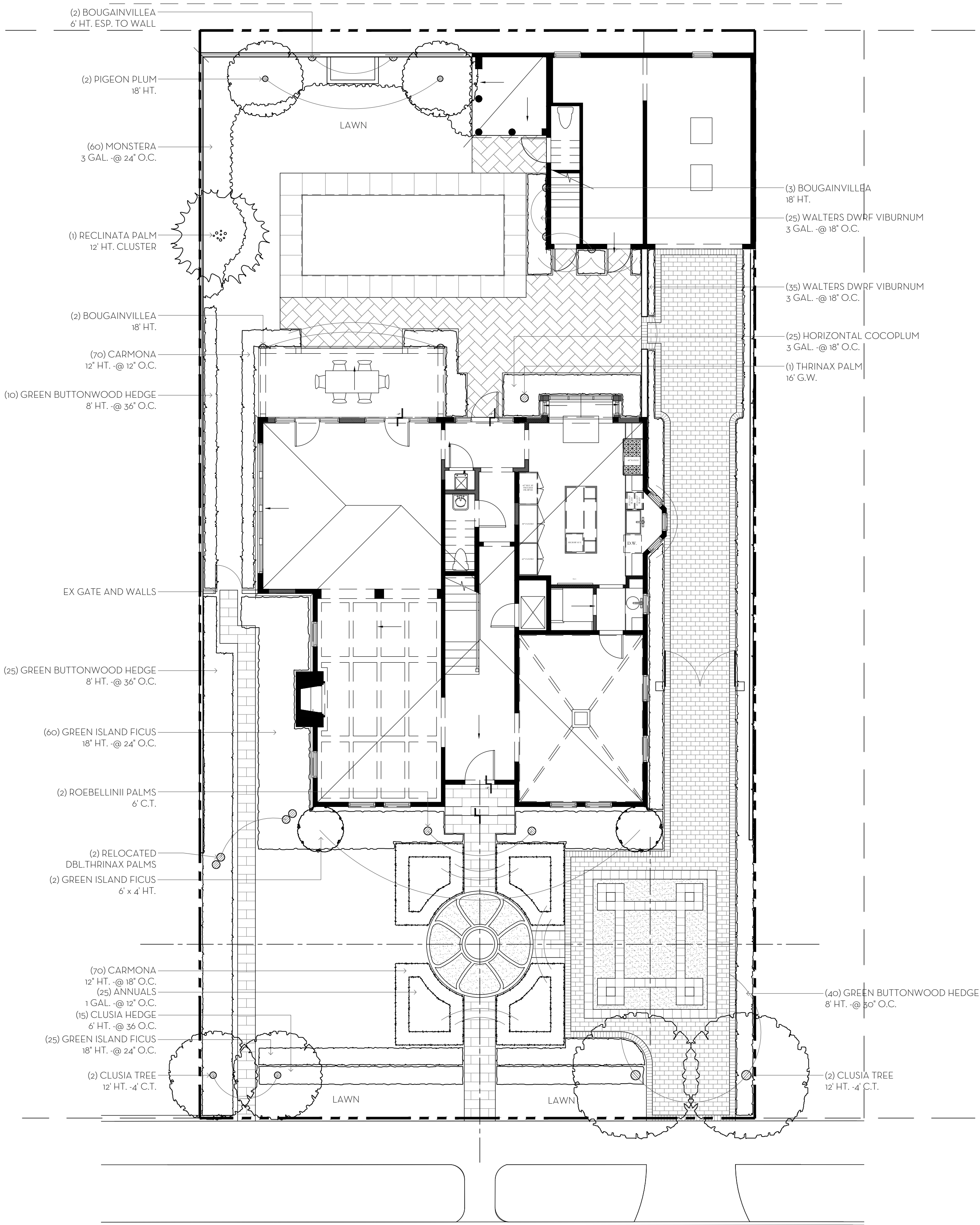
SITE AREA =	7,657	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,445	SQ FT	45%
EXISTING =	2,615	SQ FT	34.1%
PROPOSED =	2,794	SQ FT	36.4%

FRONT SETBACK SITE CALCULATIONS:

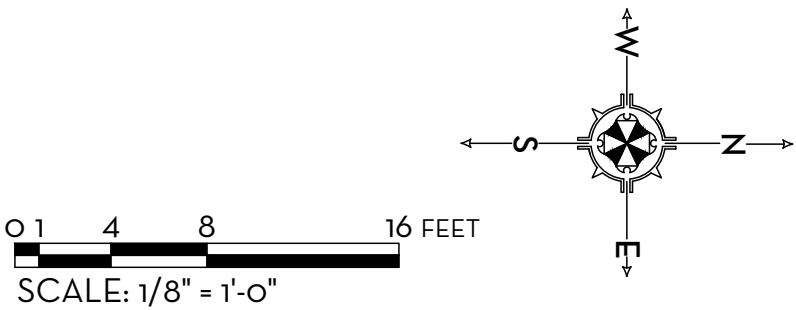
25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	1,300	SQ FT	52%
PROPOSED =	1,100	SQ FT	44%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,340	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 7,657 SF) = 3,828.5 REQUIRED			
EXISTING =	4,300	SQ FT	
PROPOSED =	4,300	SQ FT	



Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com			
Line #	Landscape Legend		
1	Property Address:	134 Seabreeze Avenue	
2	Lot Area (sq. ft.):	7,657 Sq Ft	
3		EXISTING	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	2,615 (34.1%)	2794 (36.4%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	4,300	4,300
7	Front Yard LOS (Sq Ft and %)	1,000 (40%)	1,100 (44%)
8	Native Trees %	2/6 (30%)	6/6 (100%)
9	Native Shrubs & Vines %	134/449 (30%)	135/449 (31%)
10	Native Groundcover %	8/25 (30%)	25/25 (100%)
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List			
OR			
the Florida Native Plant Society Native Plants for Your Area List			
Note: Modification 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		REV BF 20230727	



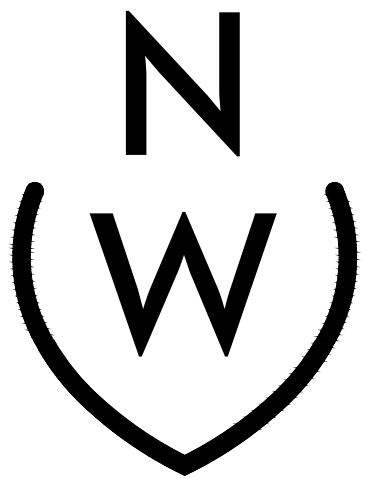
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANTING PLAN
PRIVATE RESIDENCE

134 SEABREEZE AVE, PALM BEACH, FL

07 JUNE 2024
28 MAY 2024
09 MAY 2024



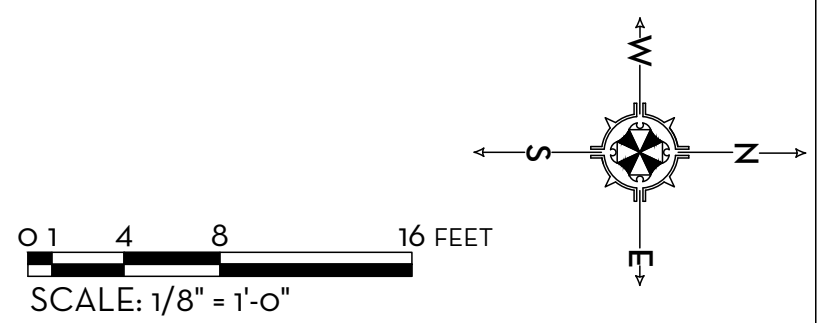
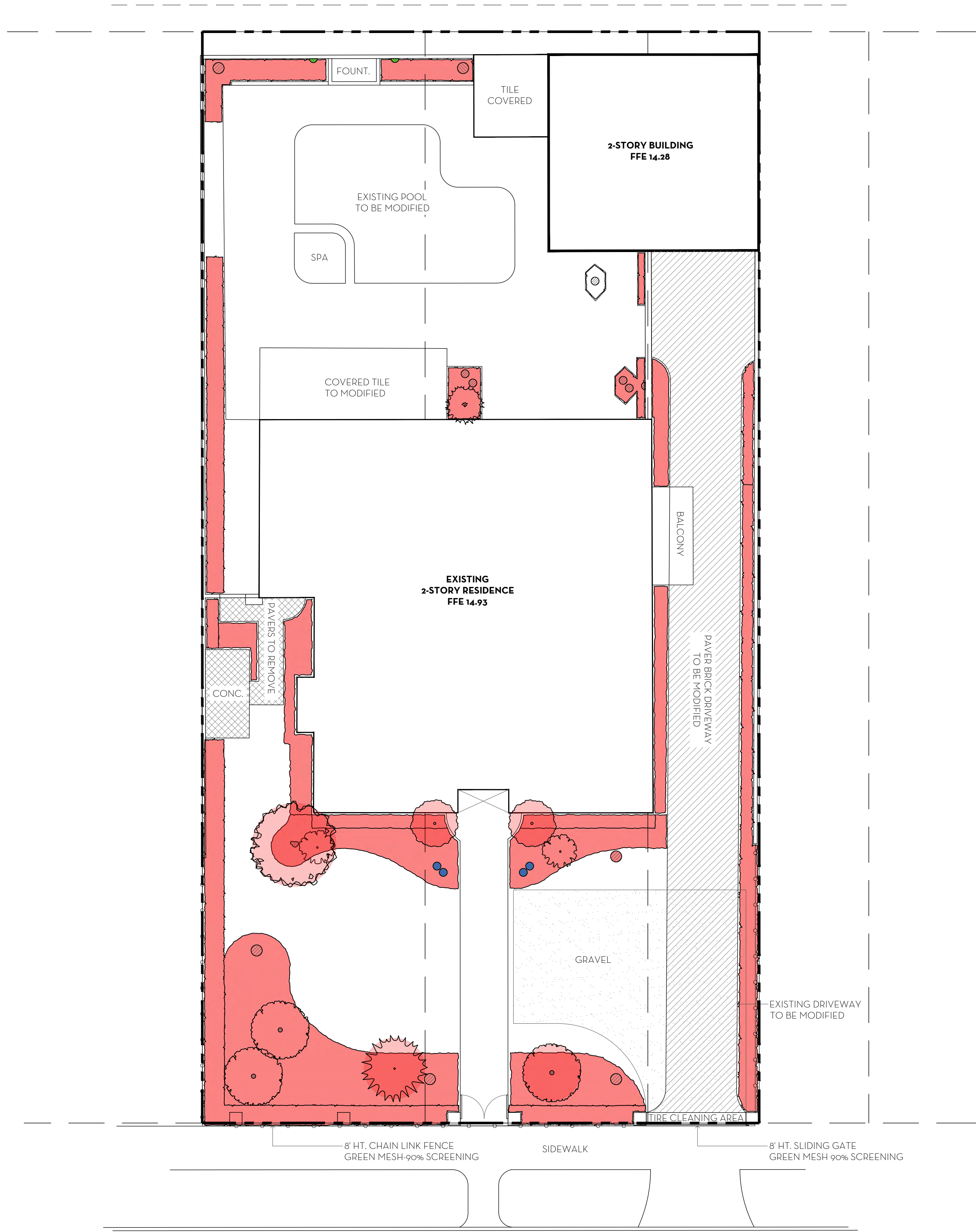
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP1





MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

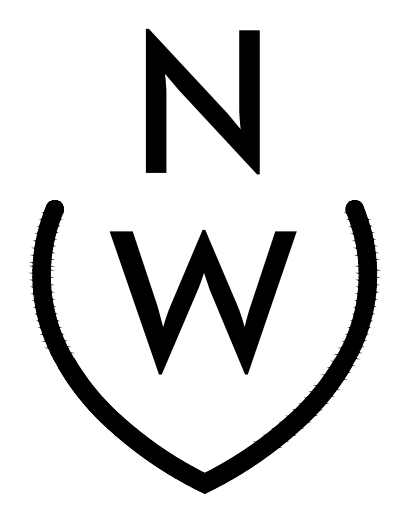
CONSTRUCTION SCREENING PLAN

PRIVATE RESIDENCE

134 SEABREEZE AVE, PALM BEACH, FL.

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

28 MAY 2024
09 MAY 2024



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

CSP