

ARCHITECT

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

LANDSCAPE ARCHITECT

KEITH WILLIAMS
NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE, SUITE #150
PALM BEACH, FLORIDA 33480
(561) 659-2820

CIVIL ENGINEER

CHAD GRUBER
GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 312-2041

SURVEYING

CRAIG WALLACE
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551



ARC - 23 - 155

ZON - 24 - 001

DROPOFF SUBMITTAL - 11/04/2024

ARCOM HEARING DATE 11/22/2024
*PROJECT WAS PREVIOUSLY DEFERRED

SCOPE OF WORK:

- Proposed 2 story family wing and cabana on west property
- Proposed planting changes to front, side, and rear yards with addition of new pool

160 SEAVIEW, PALM BEACH, FLORIDA

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DESIGN PRIS. 3	2021-09-15

NO:

DWG. BY: DK

SHEET:

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.O. = CLEAN-OUT
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
GEN = GENERATOR
G.M. = GAS METER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
P = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
TH = THRESHOLD ELEVATION
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
Y.D. = YARD DRAIN
☉ = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
◉ = IRON PIPE FOUND (AS NOTED)
◐ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
⊙ = MAG NAIL & DISK SET (LB #4569)
ℙ = PROPERTY LINE
⚡ = UTILITY POLE
🔥 = FIRE HYDRANT
💧 = WATER METER
⚙️ = WATER VALVE
💡 = LIGHT POLE
🌲 = PINE TREE
🌴 = SABAL PALM

BOUNDARY SURVEY FOR:
CORAL BEACH CORP
SEAVIEW HOLDINGS INC

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

Coral Beach Corp
Seaview Holdings INC
Old Republic National Title Insurance Company
First American Title Insurance Company

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

PROPERTY ADDRESS:

160 Seaview Ave
Palm Beach, Florida 33480

160 and 170 Seaview Ave
Palm Beach, Florida 33480

LEGAL DESCRIPTION:

Lots 2 and 3 of **THE EAST PLAZA**, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 16, Page 78. **LESS**, however, that portion of Lot 2 as described in the instrument from Elizabeth S. Fetterolf and Morton H. Fetterolf to First National Bank in Palm Beach dated May 21, 1951, and filed May 25, 1951, in Deed Book 945, Page 460, Public Records of Palm Beach County, Florida.

TOGETHER WITH easements for underground telephone and electric light and power lines, conduits and cables as set forth and granted in deed dated December 2, 1936 in Deed Book 535, at Page 278.

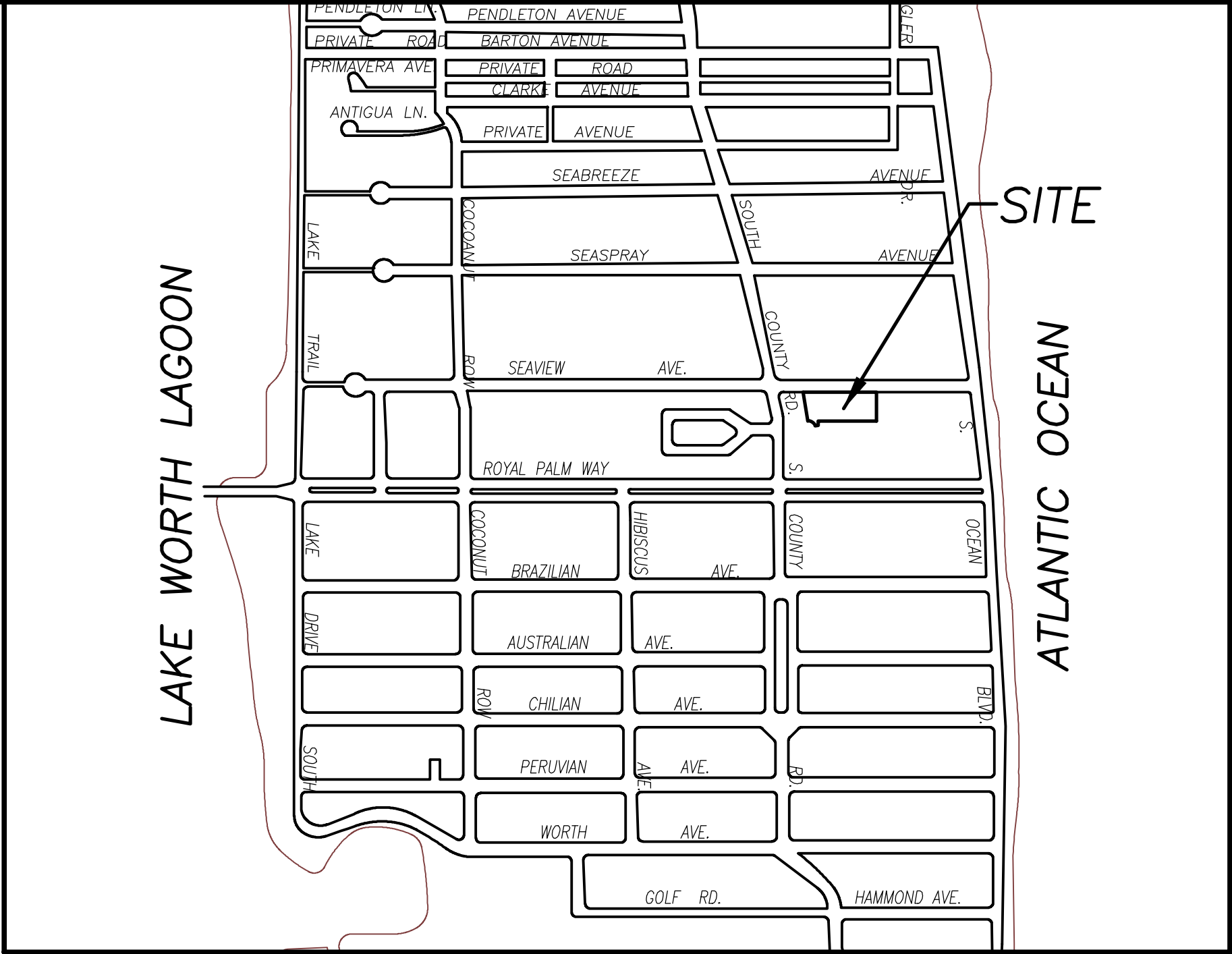
TOGETHER WITH easement and right of way over and across, in and upon, the area designated on the aforesaid Plat of **THE EAST PLAZA** as "Private Road" for purposes of ingress, egress and travel, and for purposes of access to the parts of Lots 2 and 3 of **THE EAST PLAZA** as granted in Deed from Bessemer Properties Incorporated to Helen Pardee Foulke dated April 11, 1944 and filed May 1, 1944 in Deed Book 686, Page 556.

TOGETHER WITH easement as reserved by Elizabeth S. Fetterolf and Morton H. Fetterolf, her husband, to First National Bank in Palm Beach in Deed dated May 21, 1951, filed May 25, 1951 in Deed Book 945, Page 460.

Subject to restrictions, reservations, easements of record and real estate taxes for the year 2014 and all subsequent years.

AND

Lot 4 and the Westerly 65 feet of Lot 5 of **THE EAST PLAZA**, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 16, Page 78. **TOGETHER WITH** easements for underground telephone and electric light and power lines, conduits and cables as set forth and granted in deed dated December 2, 1936 in Deed Book 535, Page 278.



VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW						
CLIENT: Seaview Holdings INC		COMMITMENT NO. : 1062-541546		DATE: January 17, 2014		
REVIEWED BY: Craig Wallace		JOB NO. : 13-1384.31				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	ORB 31230, PG 744	Easement.	●			

TITLE COMMITMENT REVIEW						
CLIENT: Coral Beach Corporation, an Ontario corporation		COMMITMENT NO. : 0F6-8175280		DATE: January 17, 2014.		
REVIEWED BY: Craig Wallace		JOB NO. : 13-1384.31				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	N/A	Standard Exception.				●
2-6	N/A		INTENTIONALLY DELETED.			
7	PB 16, PG 78	All matters contained on the Plat of the East Plaza.	●			
8	D.B. 535, PG 278	Easement reserved in instrument.	●			
9	D.B. 686, PG 556	Easement reserved in instrument.	●			
10	D.B. 945, PG 460	Easement reserved in instrument.	●			

FLOOD ZONE:

This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-5471593 for 160 Seaview and 1062-5471546 for 170 Seaview, issued by First American Title Insurance Company, dated January 17, 2014 to June 21, 2021. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 11/17/2023

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

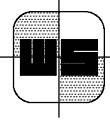


REVISIONS:

11/17/23 SURVEY & TIE-IN UPDATE J.D./S.W. 13-1384.32 PB355/14
TITLE REVIEWS 13-1384.31 S.W.

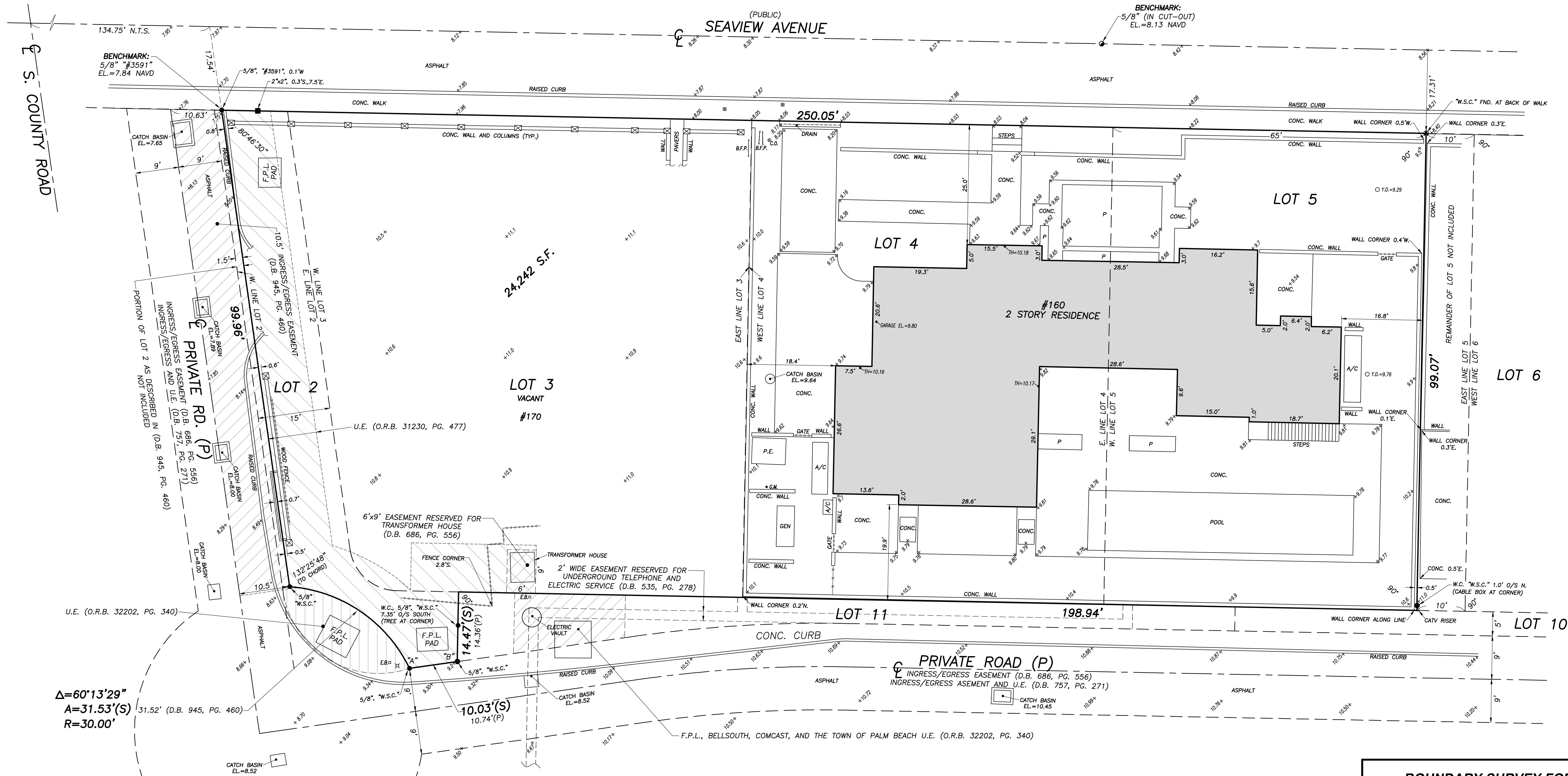
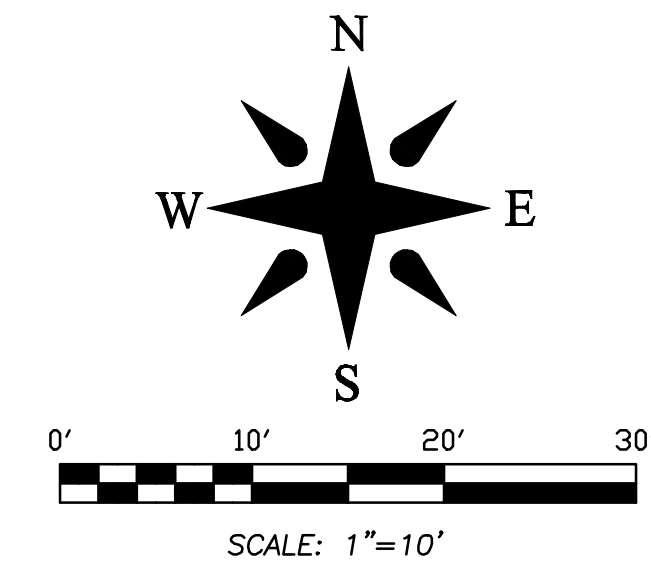
BOUNDARY SURVEY FOR:

CORAL BEACH CORP
SEAVIEW HOLDINGS INC



WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

FIELD	B.M.	JOB NO.	13-1384.30	F.B.	PB314	PG.	43
OFFICE	M.B.	DATE:	7/1/21	DWG. NO.	13-1384-8		
C'K'D	C.W.	REF:	13-1384-8,DWG	SHEET	1	OF	2

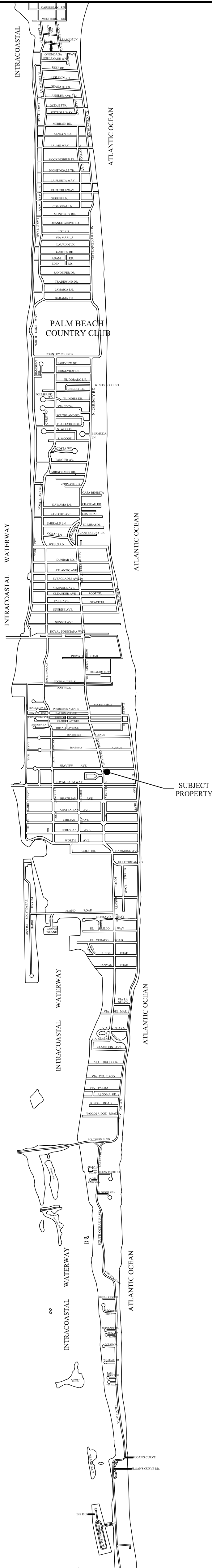
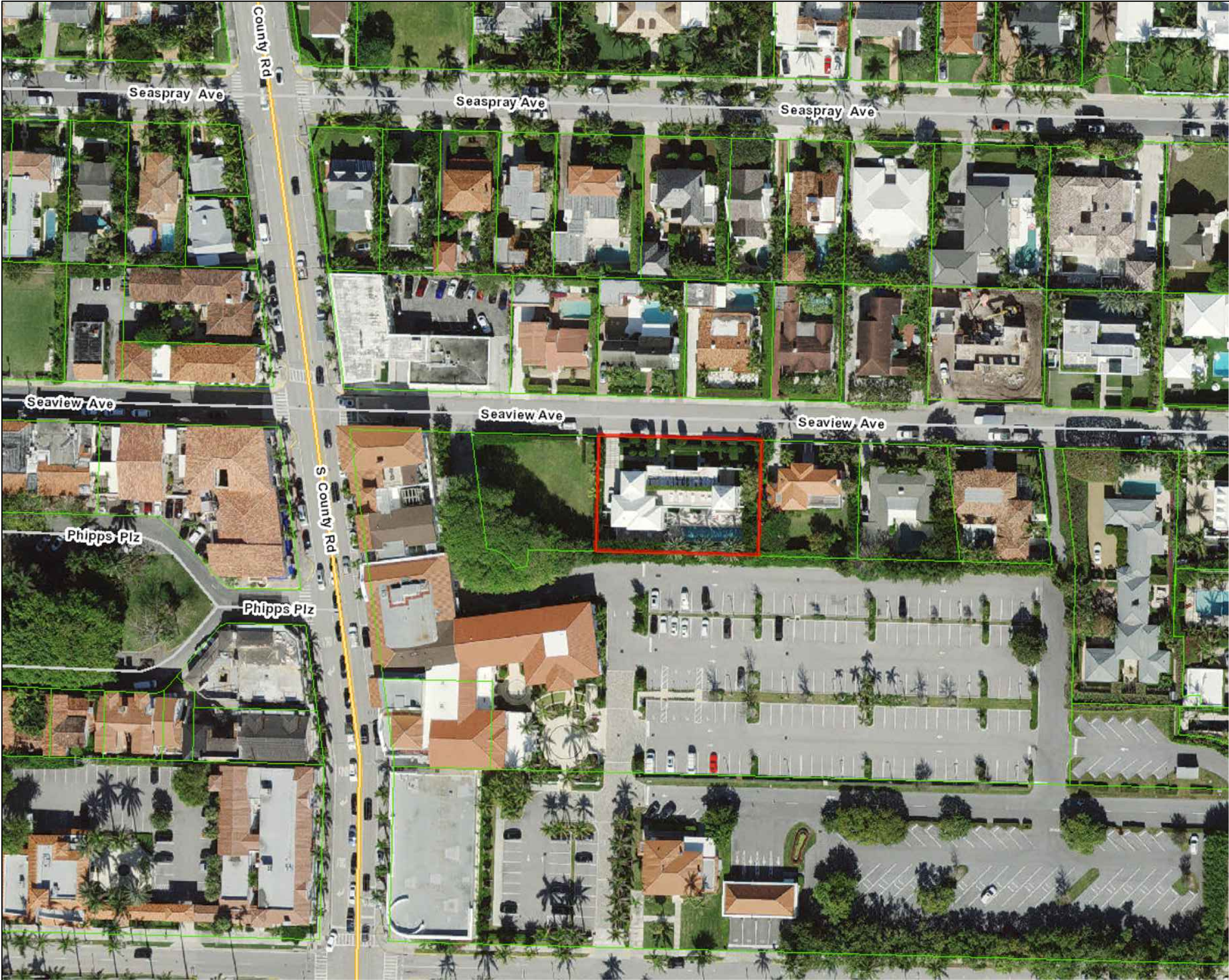


BOUNDARY SURVEY FOR:

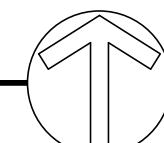
CORAL BEACH CORP
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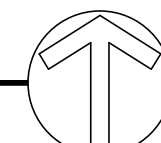
FIELD	B.M.	JOB NO.	13-1384.30	F.B.	PB314 PG. 43
OFFICE	M.B.	DATE	7/1/21	DWG. NO.	13-1384-8
C.K'D	C.W.	REF.	13-1384-8.DWG	SHEET	2 OF 2



CONTEXT MAP
SCALE: NTS



LOCATION MAP
SCALE: NTS



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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAMSCHEDULE	2021-07-15
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:

SV-1



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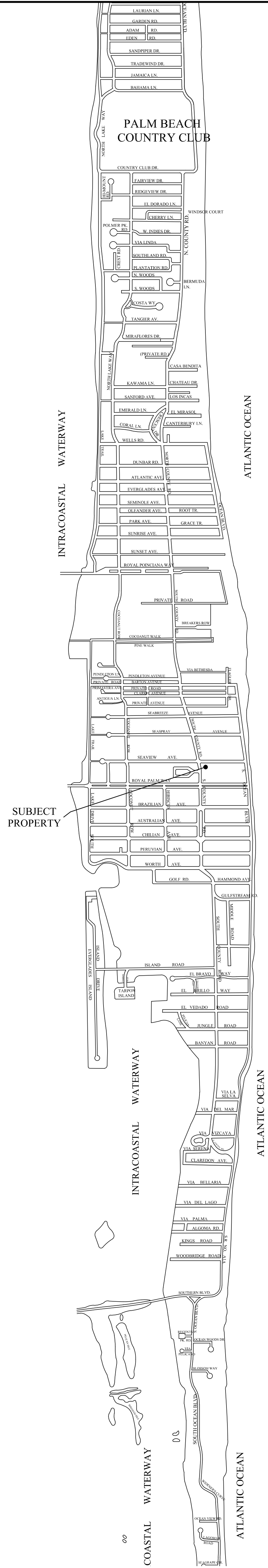
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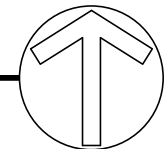
160 SEAVIEW AVENUE - AERIAL VIEW
SCALE: NTS

NO:
DWG. BY: DK
SHEET:

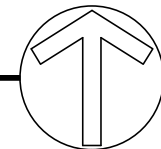
SV-1A



RADIUS MAP
SCALE: NTS



LOCATION MAP
SCALE: NTS



S.M

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NO:
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SV-2



STREETSCAPE ELEVATION
SCALE: NTS

S·M

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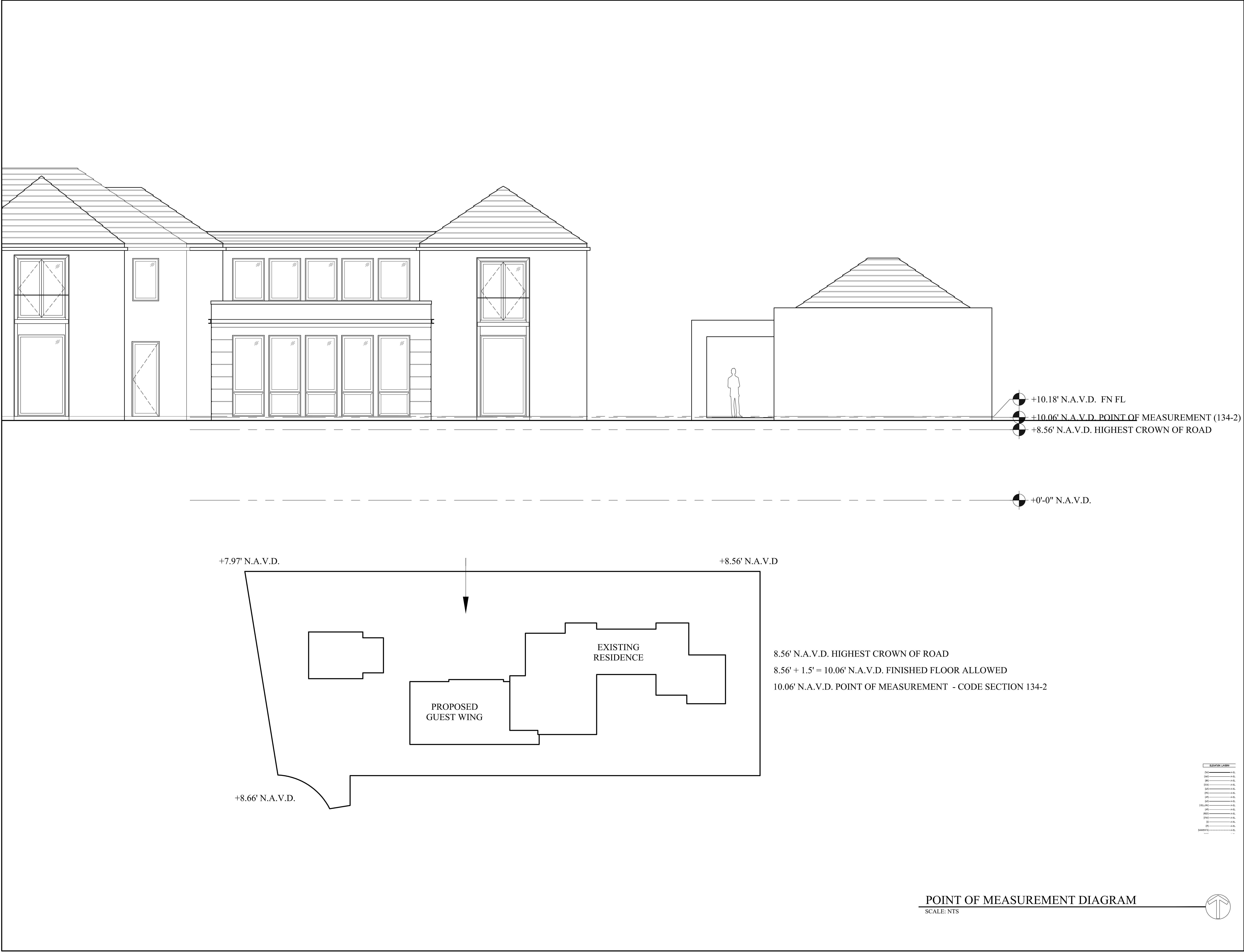
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SV-3



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SV-4

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171 SEAVIEW AVENUE



169 SEAVIEW AVENUE



167 SEAVIEW AVENUE



151 SEAVIEW AVENUE

SEAVIEW AVENUE
EXISTING PROPERTIES



NEW ADDITION TO THE RESIDENCE AT
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SHEET:
P-1



141 SEAVIEW AVENUE



135 SEAVIEW AVENUE



131 SEAVIEW AVENUE



111 SEAVIEW AVENUE

SEAVIEW AVENUE
EXISTING PROPERTIES



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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE 2021-07-15
DESIGN PRES. 1 2021-08-02
DESIGN PRES. 2 2021-09-02
DESIGN PRES. 3 2021-09-15

NO:
DWG. BY: DK
SHEET:

P-2



230 S OCEAN BLVD



102 SEAVIEW AVENUE



118 SEAVIEW AVENUE



126 SEAVIEW AVENUE

SEAVIEW AVENUE
EXISTING PROPERTIES



NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

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

FLORIDA AAC

NO. 001285

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NO:
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SHEET:

P-3



136 SEAVIEW AVENUE



140 SEAVIEW AVENUE



160 SEAVIEW AVENUE
(SUBJECT PROPERTY)



251 FL A1A

SEAVIEW AVENUE
EXISTING PROPERTIES



NEW ADDITION TO THE RESIDENCE AT
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DESIGN PRES. 3 2021-09-15

NO:
DWG. BY: DK
SHEET:

P-4



STREET VIEW



WEST EQUIPMENT AREA



LIVING ROOM



POOL

EXISTING CONDITIONS
SCALE: NTS

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

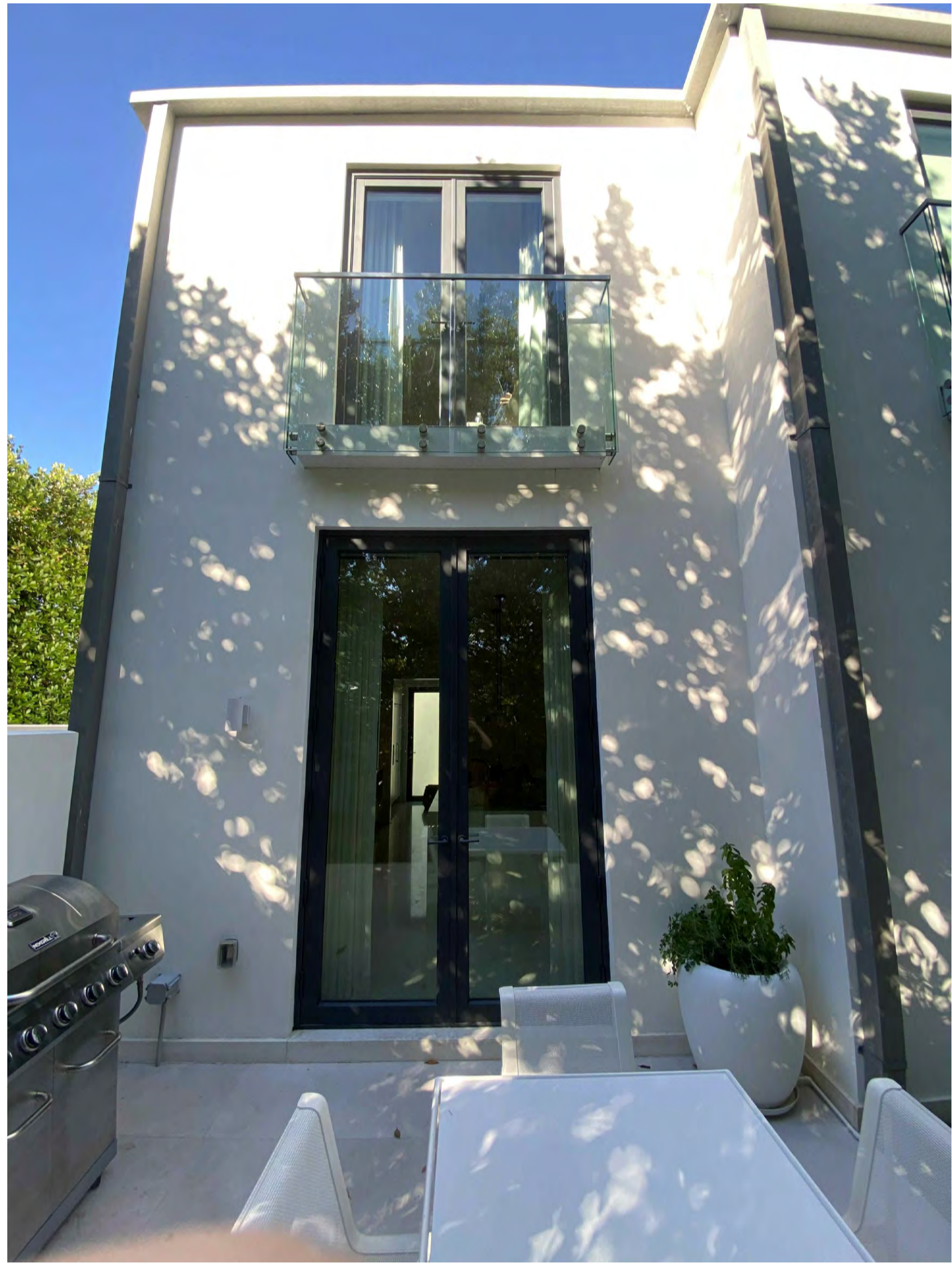
SMITH AND MOORE ARCHITECTS, INC.
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FLORIDA AAC
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PROGRAM/SCHEDULE	2021-07-15
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:	
DWG. BY:	DK
SHEET:	

P-5



KITCHEN



FAMILY ROOM PATIO



POOL



MASTER WING



2ND FLOOR TERRACE



MASTER WING

EXISTING CONDITIONS
SCALE: NTS



NEW ADDITION TO THE RESIDENCE AT
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DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:

P-6



MASTER WING STAIR



MASTER WING (NORTH)



MASTER WING (NORTH)



FRONT YARD



FRONT YARD



FRONT DOOR

EXISTING CONDITIONS
SCALE: NTS

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
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PROGRAM/SCHEDULE	2021-07-15
DESIGN PRES. 1	2021-08-02
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DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:

P-7



NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

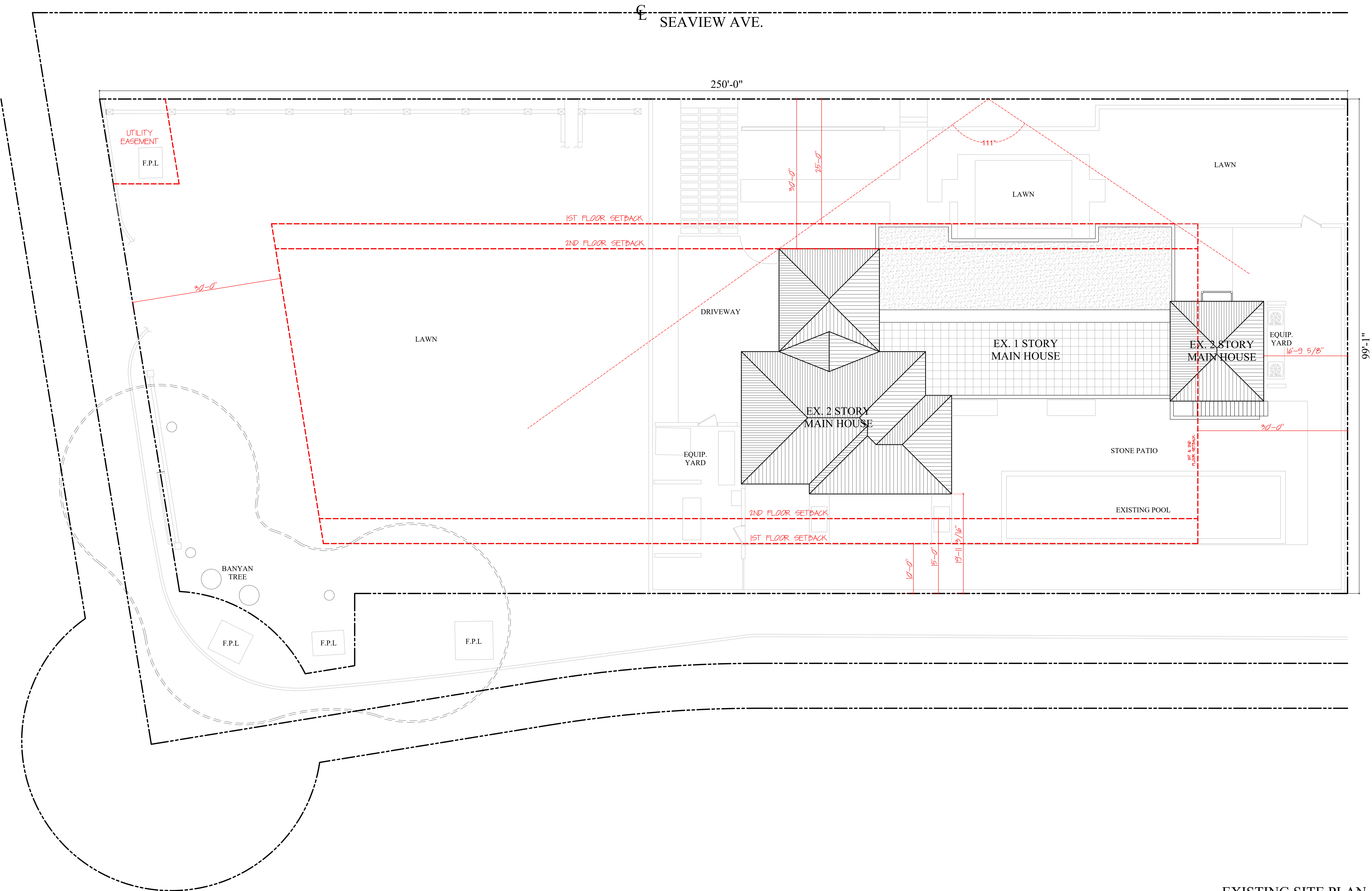
SMITH AND MOORE ARCHITECTS, INC.
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FLORIDA AAC
NO. 001285

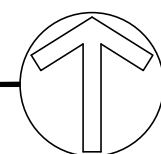
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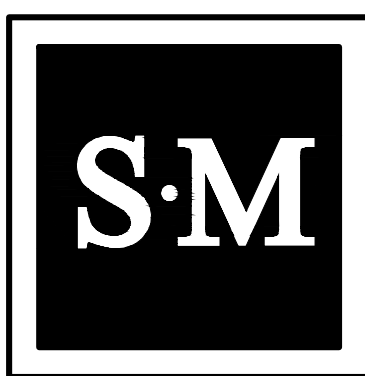
PROGRAMSCHEDULE	2021-07-15
DESIGN PRIS. 1	2021-08-02
DESIGN PRIS. 2	2021-09-02
DESIGN PRIS. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
A-SITE



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





NEW ADDITION TO THE RESIDENCE AT
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JONATHAN C. MOORE
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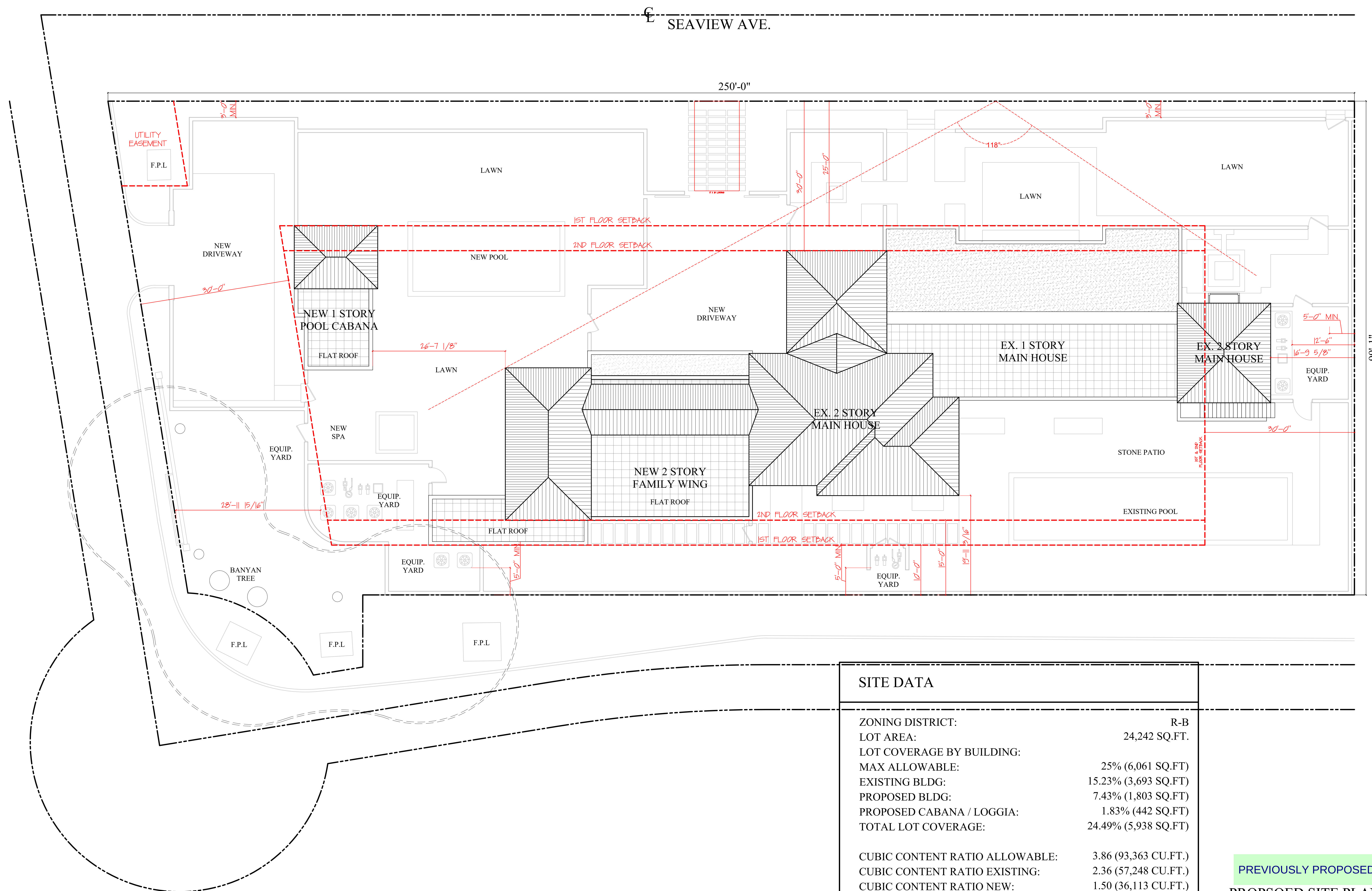
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:

A-SITE2



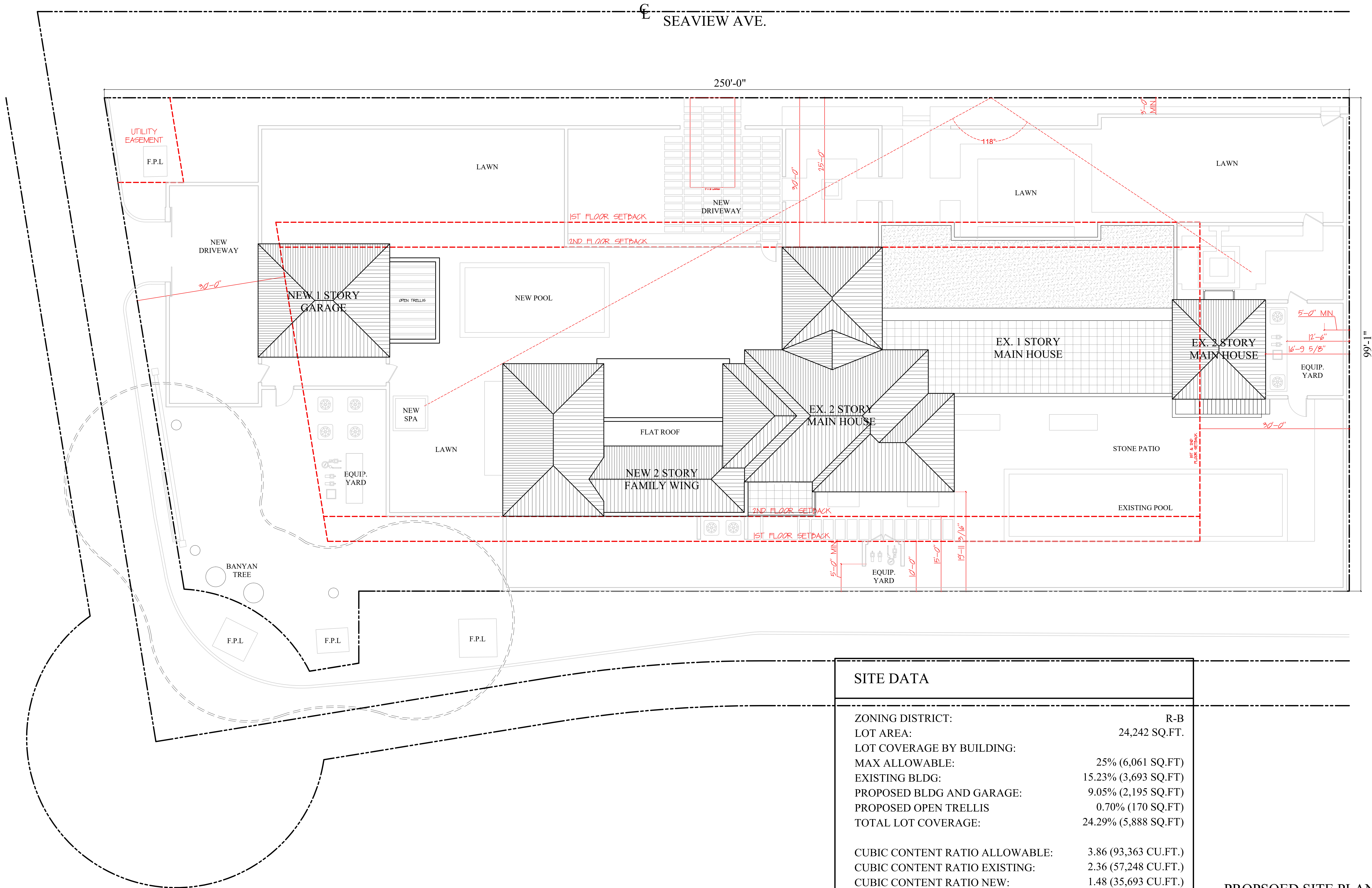
SITE DATA	
ZONING DISTRICT:	R-B
LOT AREA:	24,242 SQ.FT.
LOT COVERAGE BY BUILDING:	
MAX ALLOWABLE:	25% (6,061 SQ.FT)
EXISTING BLDG:	15.23% (3,693 SQ.FT)
PROPOSED BLDG:	7.43% (1,803 SQ.FT)
PROPOSED CABANA / LOGGIA:	1.83% (442 SQ.FT)
TOTAL LOT COVERAGE:	24.49% (5,938 SQ.FT)
CUBIC CONTENT RATIO ALLOWABLE:	3.86 (93,363 CU.FT.)
CUBIC CONTENT RATIO EXISTING:	2.36 (57,248 CU.FT.)
CUBIC CONTENT RATIO NEW:	1.50 (36,113 CU.FT.)
CUBIC CONTENT RATIO PROPOSED:	3.86 (93,361 CU.FT.)

PREVIOUSLY PROPOSED

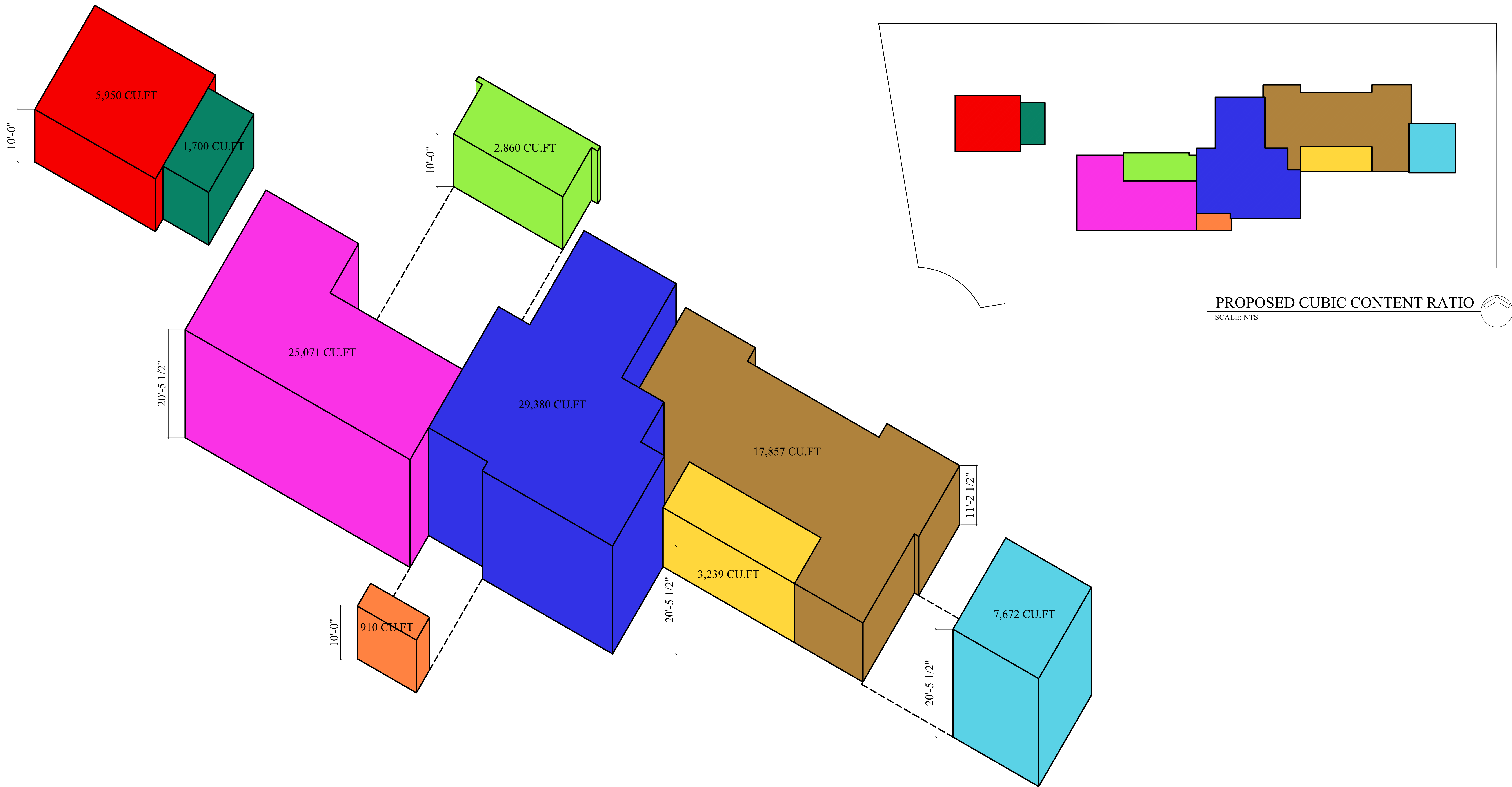
PROPOSED SITE PLAN

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





SITE DATA	
ZONING DISTRICT:	R-B
LOT AREA:	24,242 SQ.FT.
LOT COVERAGE BY BUILDING:	
MAX ALLOWABLE:	25% (6,061 SQ.FT)
EXISTING BLDG:	15.23% (3,693 SQ.FT)
PROPOSED BLDG AND GARAGE:	9.05% (2,195 SQ.FT)
PROPOSED OPEN TRELLIS	0.70% (170 SQ.FT)
TOTAL LOT COVERAGE:	24.29% (5,888 SQ.FT)
CUBIC CONTENT RATIO ALLOWABLE:	3.86 (93,363 CU.FT.)
CUBIC CONTENT RATIO EXISTING:	2.36 (57,248 CU.FT.)
CUBIC CONTENT RATIO NEW:	1.48 (35,693 CU.FT.)
CUBIC CONTENT RATIO PROPOSED:	3.84 (92,941 CU.FT.)



CUBIC CONTENT RATIO CALCULATION:			
LOT AREA:		24,242 SQ.FT.	
ALLOWABLE: CCR = 3.5 + [((60,000 - 24200) / 50,000)) X 0.5] = 3.5 +0.358 = 3.858		CCR = 3.858 X 24,200 SQ.FT. =	93,363 CU. FT.
PROPOSED:			93,361 CU. FT.
EXISTING BUILDING TWO-STORY MASS	(1,436 SQ.FT. x 20'-5.5" HEIGHT)	29,380 CU.FT.	
EXISTING BUILDING SINGLE-STORY MASS	(1,593 SQ.FT. x 11'-2.5" HEIGHT)	17,857 CU.FT.	
EXISTING BUILDING TWO-STORY MASS	(375 SQ.FT. x 20'-5.5" HEIGHT)	7,672 CU.FT.	
ENCLOSED PORCH	(289 SQ.FT. x 11'-2.5" HEIGHT)	3,239 CU.FT.	
		TOTAL EXISTING:	57,248 CU.FT.
PROPOSED 2-STORY MASS	(1,223 SQ.FT. x 20'-5.5" HEIGHT)	25,071 CU.FT.	
PROPOSED 1-STORY MASS	(91 SQ.FT. x 10'-0" HEIGHT)	910 CU.FT.	
PROPOSED 1-STORY MASS	(286 SQ.FT. x 10'-0" HEIGHT)	2,860 CU.FT.	
PROPOSED 1-STORY MASS	(595 SQ.FT. x 10'-0" HEIGHT)	5,950 CU.FT.	
PROPOSED 1-STORY MASS (LOGGIA CREDIT)	(170 SQ.FT. x 10'-0" HEIGHT)	1,700 CU.FT.	
		TOTAL NEW:	94,641 CU.FT.
		TOTAL PROPOSED - LOGGIA CREDIT:	92,941 CU.FT.
CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =		92,941 CU.FT. / 24,200 SQ.FT. = 3.841 CCR	

160 Seaview Ave

Lot Area			24,200
Allowable Cubic Content			93,363.600
Ex. Building 2 Story	1,436.00	20 1/2	29,380.56
Ex. Building 2 Story	375.00	20 1/2	7,672.50
Ex. Building 1 Story	1,593.00	11 1/5	17,857.53
Ex. Building Closed-In Loggia	289	11 1/5	3239.69
New Building 1 Story North	286.00	10	2,860.00
New Building 1 Story South	91.00	10	910.00
New Building 2 Story	1,223.00	20 1/2	25,071.50
New 1 Story Open Loggia	170	10	1,700.00
New 2 Car Garage	595.00	10	5,950.00

Total 94,641.78

Less Loggia / Entry (5% max. allowable)

Total - Less Loggia's 92,941.78

Cubic Content 3.841

3.858 . = Max. Cubic Content
3.841 . = Max. Cubic Content

1,700.00 . = Total Loggia's

S·M

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PROGRAM/SCHEDULE 2021-07-15
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DESIGN PRIS. 3 2021-09-15

NO:
DWG. BY: DK
SHEET:

A-CCR



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:	160-170 SEAVIEW AVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	24,242 S.F.		
4	Lot Width (W) & Depth (D) (ft.):	250.05' (W) X 99.07' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	NEW 2 STORY FAMILY WING		
6	FEMA Flood Zone Designation:	FLOOD ZONE X		
7	Zero Datum for point of meas. (NAVD)	+10.06 NAVD		
8	Crown of Road (COR) (NAVD)	+8.56 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25% (6061 S.F.)	3,693 S.F.	5,888 S.F. (24.29%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	5,504 S.F.	8,327 S.F.
12	*Front Yard Setback (Ft.)	25'-0" (1ST) / 30'-0" (2ND)	25'-0" (1ST) / 30'-0" (2ND)	25'-0" (1ST) / 30'-0" (2ND)
13	* Side Yard Setback (1st Story) (Ft.)	30'-0" (20k S.F. lot and 250' wide)	30'-0" REQ.	30'-0" REQ.
14	* Side Yard Setback (2nd Story) (Ft.)	30'-0" (20k S.F. lot and 250' wide)	30'-0" REQ.	30'-0" REQ.
15	*Rear Yard Setback (Ft.)	10'-0" (1ST) / 15'-0" (2ND)	10'-0" (1ST) / 15'-0" (2ND)	N/C
16	Angle of Vision (Deg.)	100 DEGREES (R-AA ZONING)	120 DEGREES MAX	120 DEGREES MAX
17	Building Height (Ft.)	22'-0" (2-Story)	N/A	20'-6"
18	Overall Building Height (Ft.)	30'-0" MAX.	N/A	26'-11 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.858 (93,363 S.F.)	2.36 (57,248 S.F.)	3.841 (92,941 S.F.)
20	** Max. Fill Added to Site (Ft.)	0.81'	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	+10.06 NAVD	N/A	+10.18 (MATCH EX. HOUSE)
22	Base Flood Elevation (BFE)(NAVD)	+7 NAVD	+7 NAVD	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	12,121 (50%)	N/A	12,292 (50.7%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	3,893 (45%)	N/A	4,675 (54%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

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

*** Provide Native plant species info per
category as requited by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

ZONING LEGEND

S·M

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DESIGN PRIS. 3 2021-09-15

NO:
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SHEET:

A-ZL

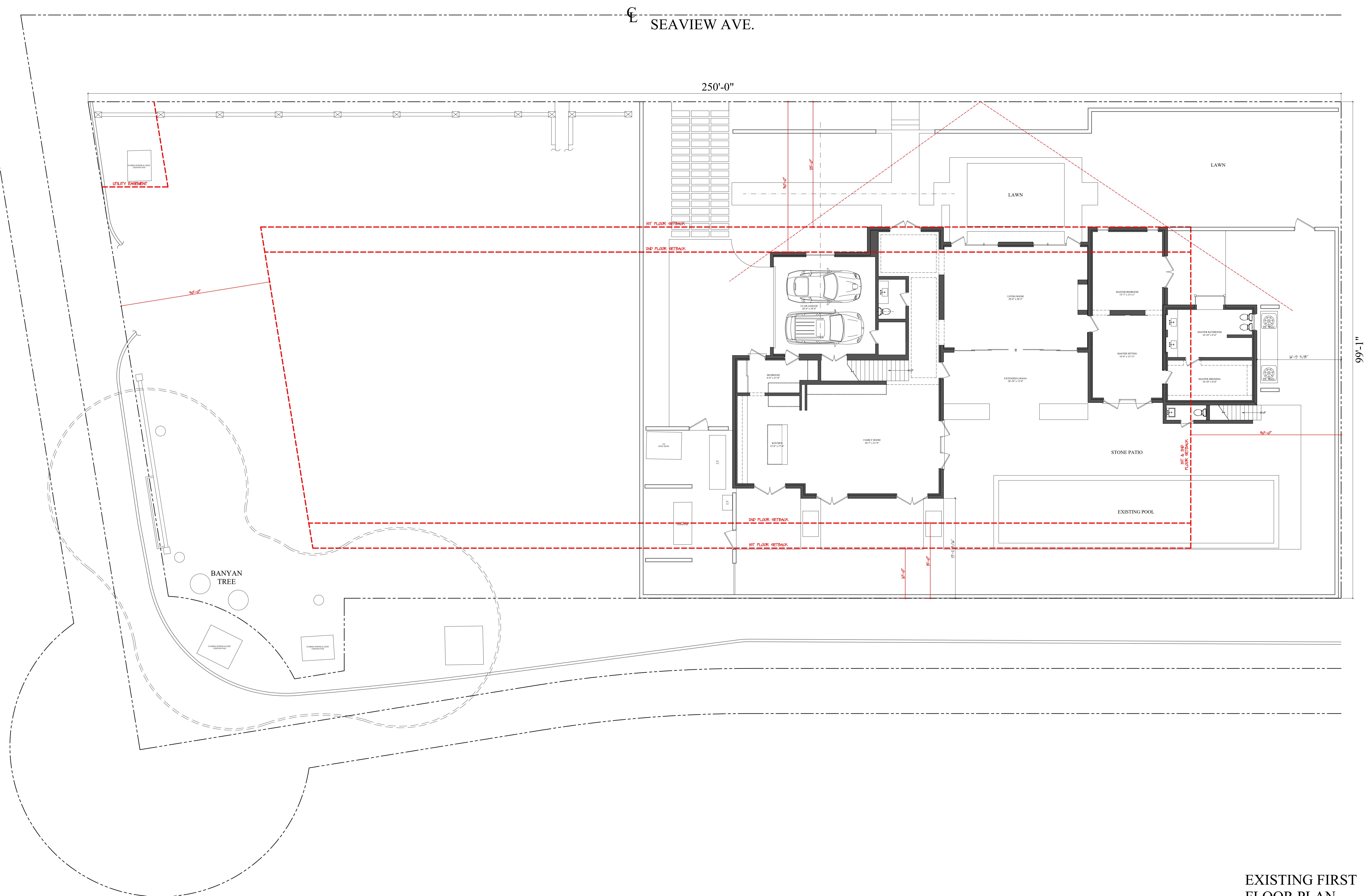


NO. 001285

DANIEL KAHAN
REGISTERED ARCHITECT

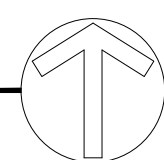
NO:
DWG. BY: DK
SHEET:

FP-1E



EXISTING FIRST
FLOOR PLAN

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





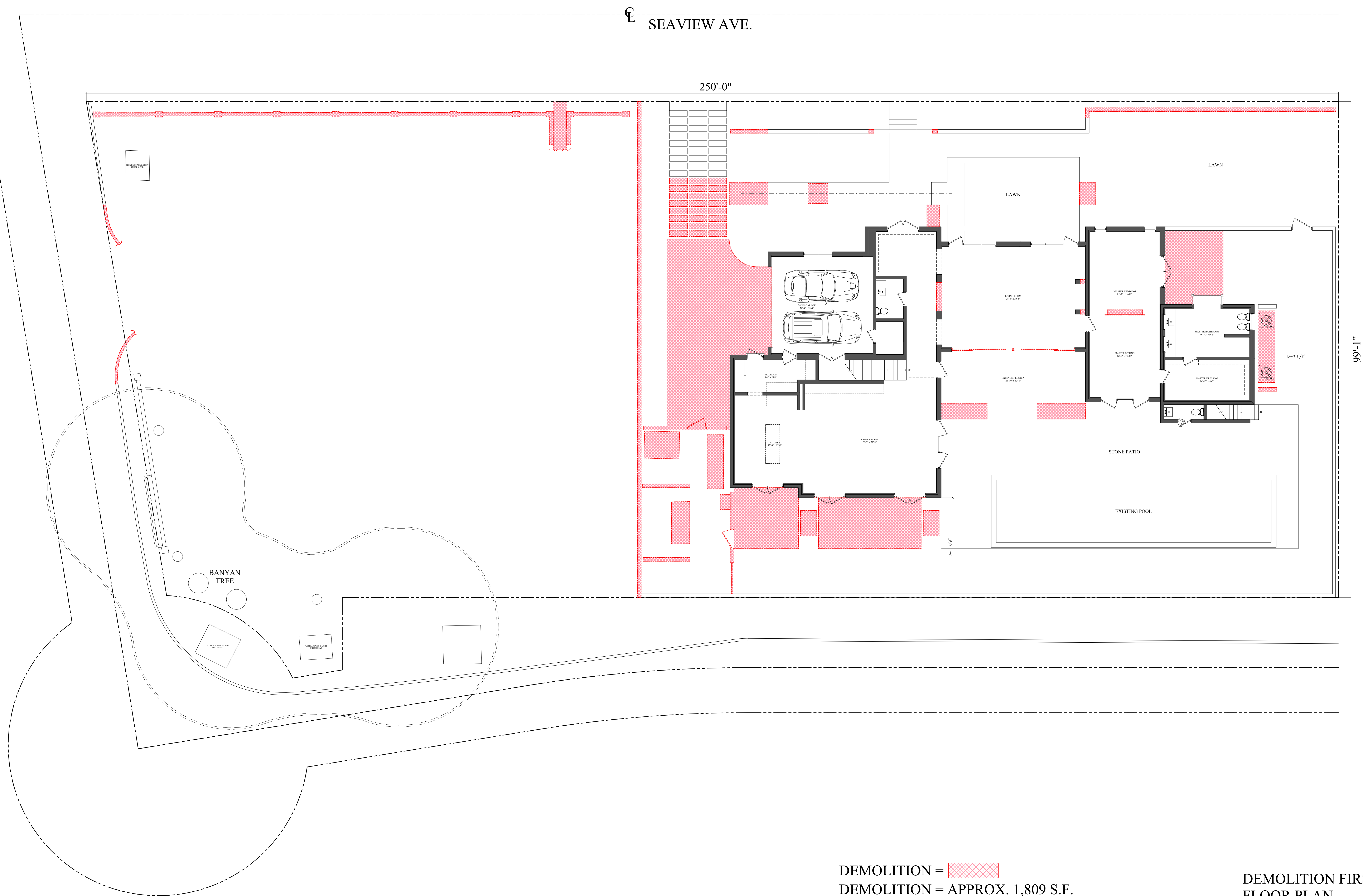
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REGISTERED ARCHITECT: _____

DESIGN PRES. J. 202

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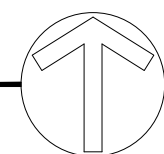
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DEMOLITION = 
DEMOLITION = APPROX. 1,809 S.F.

DEMOLITION FIRST
FLOOR PLAN

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





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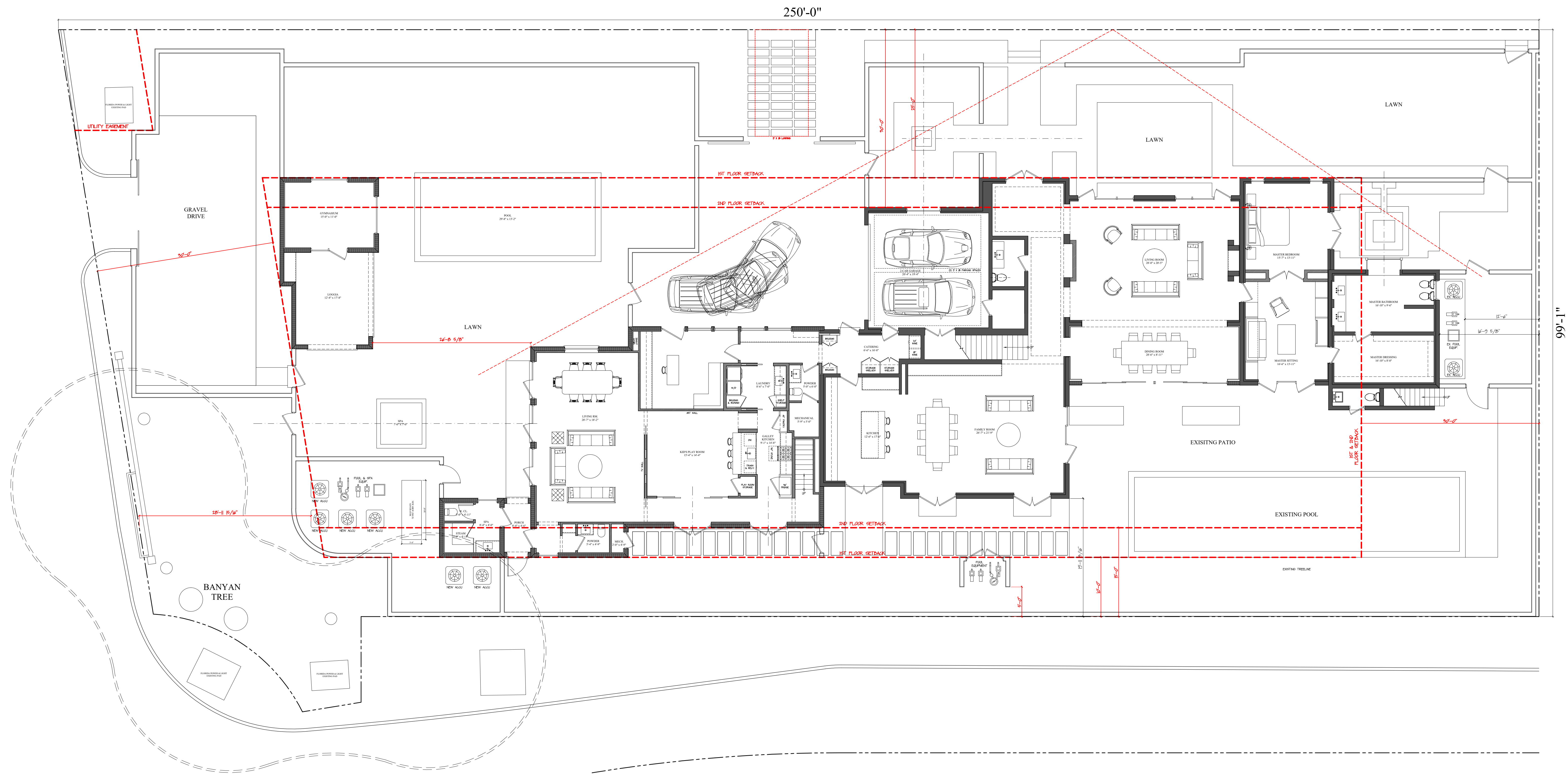
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PROGRAM/SCHEDULE 2021-07-17
DESIGN PRIS. 1 2021-08-02
DESIGN PRIS. 2 2021-09-02
DESIGN PRIS. 3 2021-09-15

NO:
DWG. BY: DK
SHEET:
FP-1P

SEAVIEW AVE.



PREVIOUSLY PROPOSED

PROPOSED FIRST
FLOOR PLAN

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



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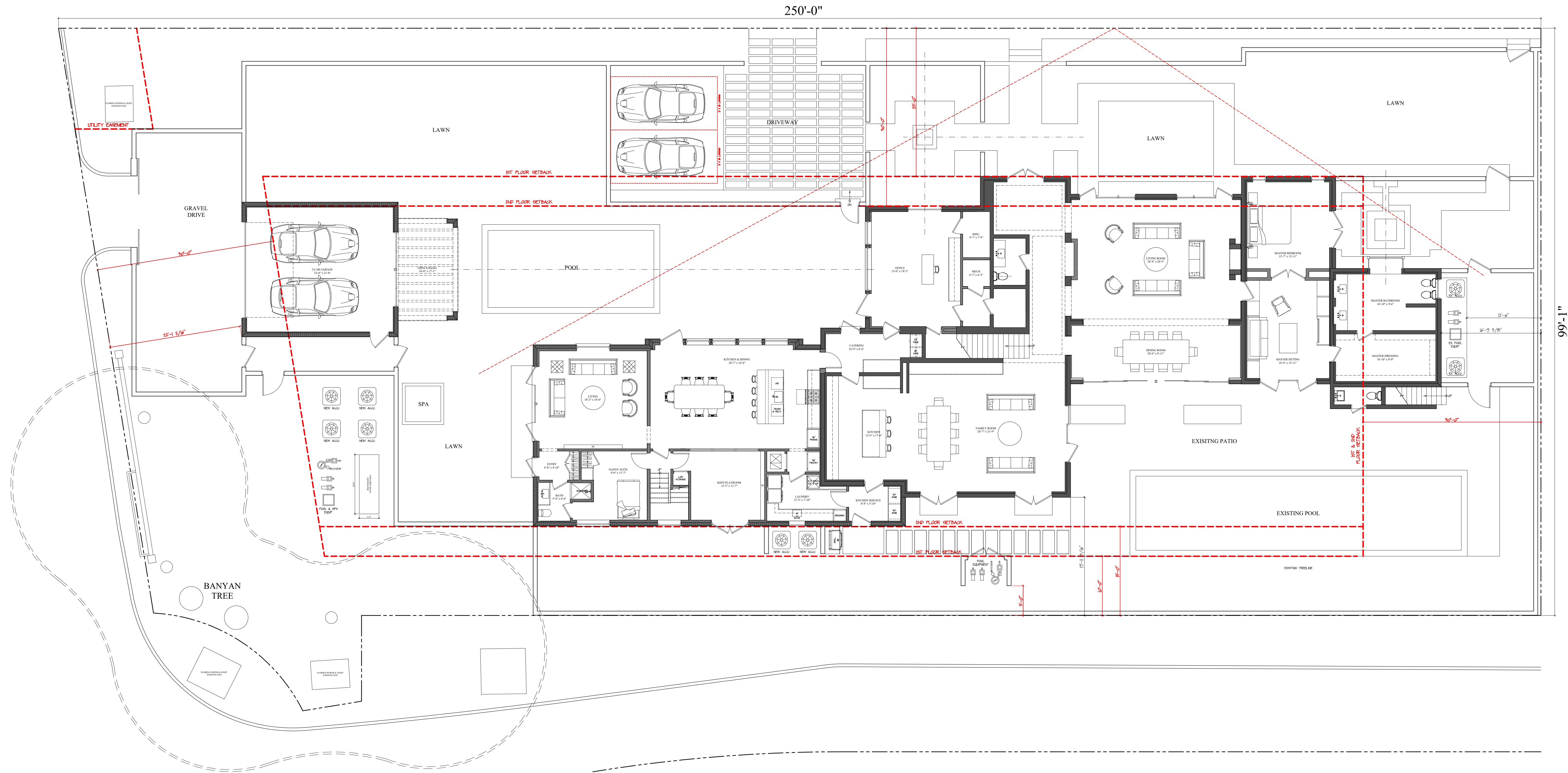
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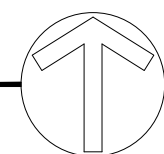
PROGRAM/SCHEDULE: 2021-07-15
DESIGN PRES. 1: 2021-08-02
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DESIGN PRES. 3: 2021-09-15

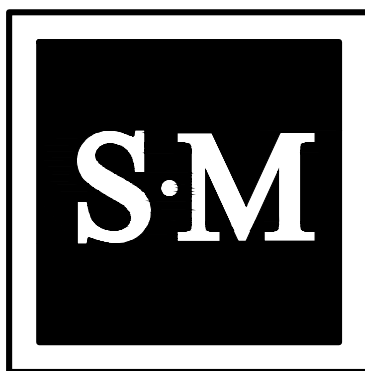
NO:
DWG. BY: DK
SHEET:
FP-1P

SEAVIEW AVE.



**PROPOSED FIRST
FLOOR PLAN**
SCALE: 1/8"=1'-0"





NEW ADDITION TO THE RESIDENCE AT
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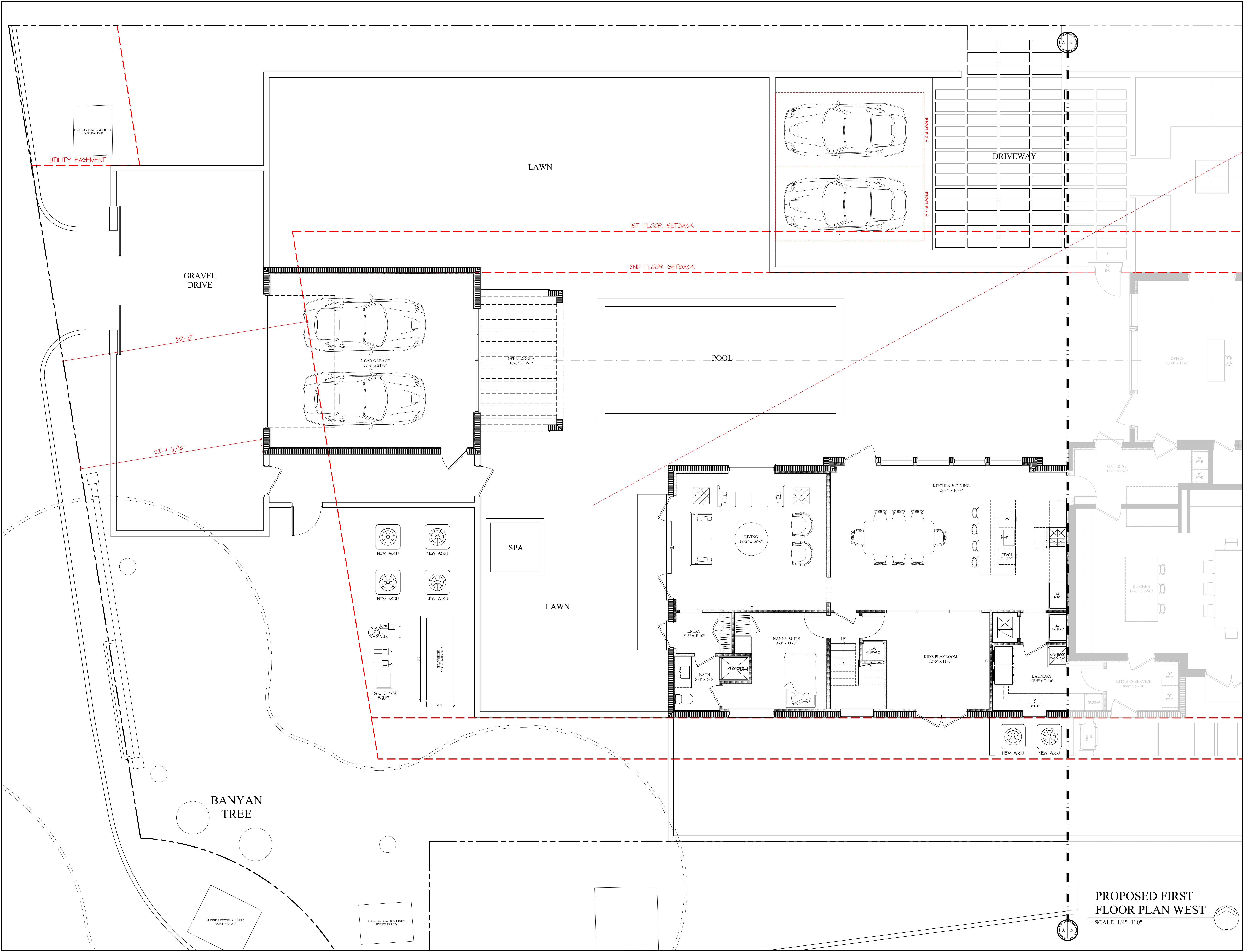
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FP-1EA

1



S.M

NEW ADDITION TO THE RESIDENCE AT
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FLORIDA AAC

NO. 001285

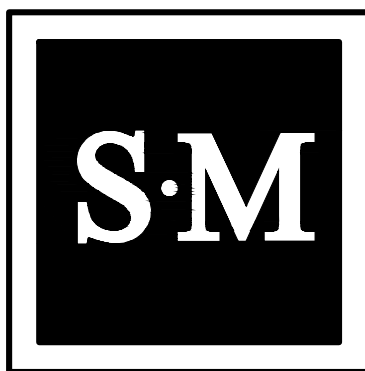
HAROLD J. SMITH
REGISTERED ARCHITECT 8742
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE 2021-07-15
DESIGN PRIS. 1 2021-08-02
DESIGN PRIS. 2 2021-09-02
DESIGN PRIS. 3 2021-09-15

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

NO:
DWG. BY: DK
SHEET:

FP-1A



NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
 PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
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NO. 001285

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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

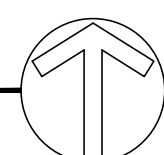
NO:
DWG. BY: DK
SHEET:
FP-1EB

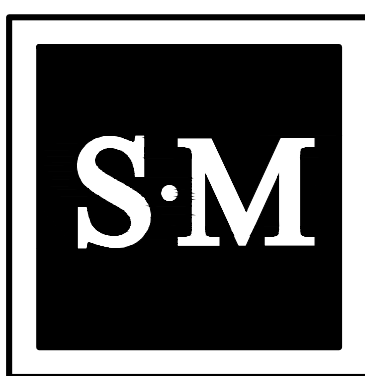
Page 10 of 10

EXISTING FIRST
FLOOR PLAN EAST

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

A circular symbol with a vertical line and a horizontal line at the top, representing a north arrow pointing upwards.





NEW ADDITION TO THE RESIDENCE AT
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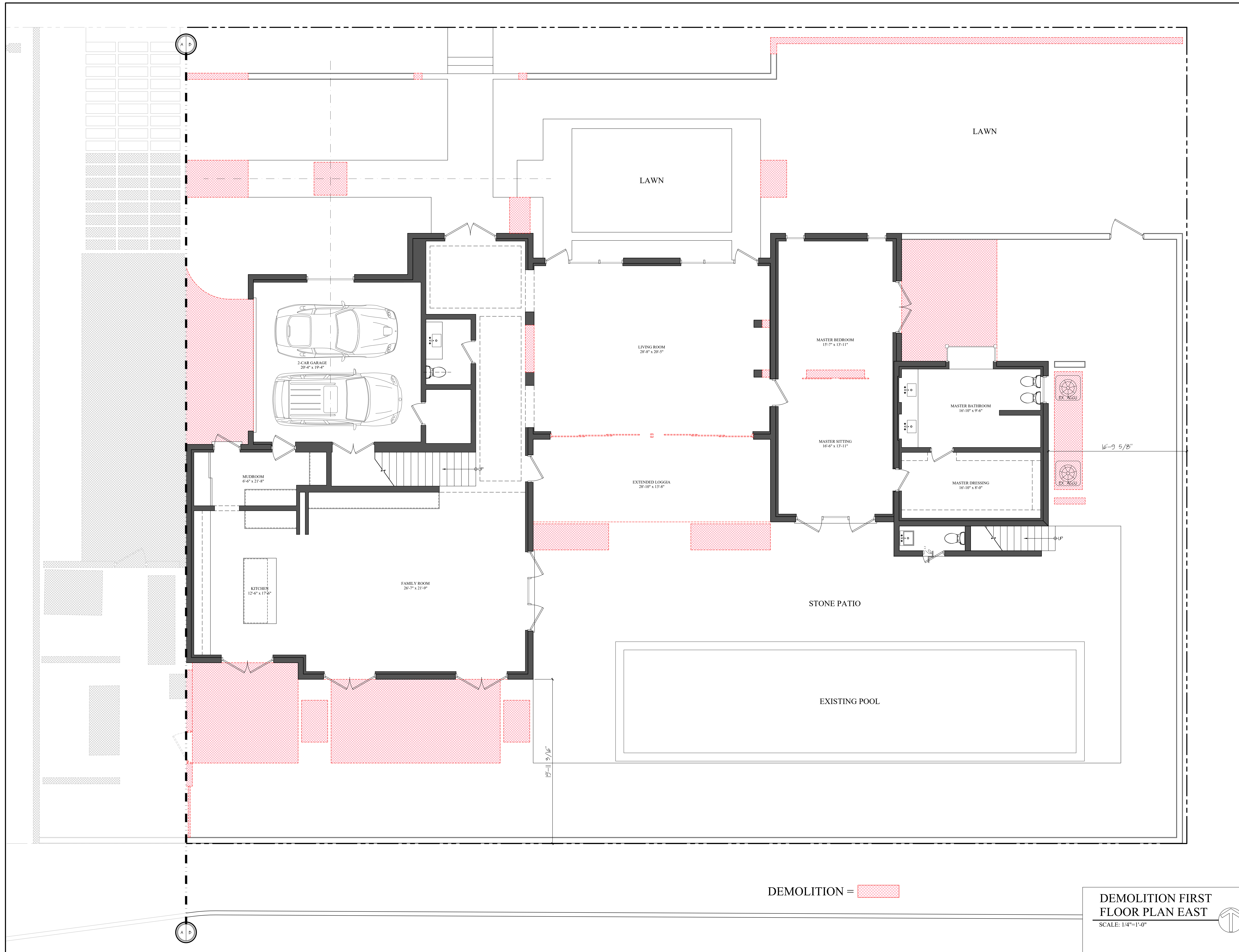
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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JONATHAN C. MOO
REGISTERED ARCHITECT

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT

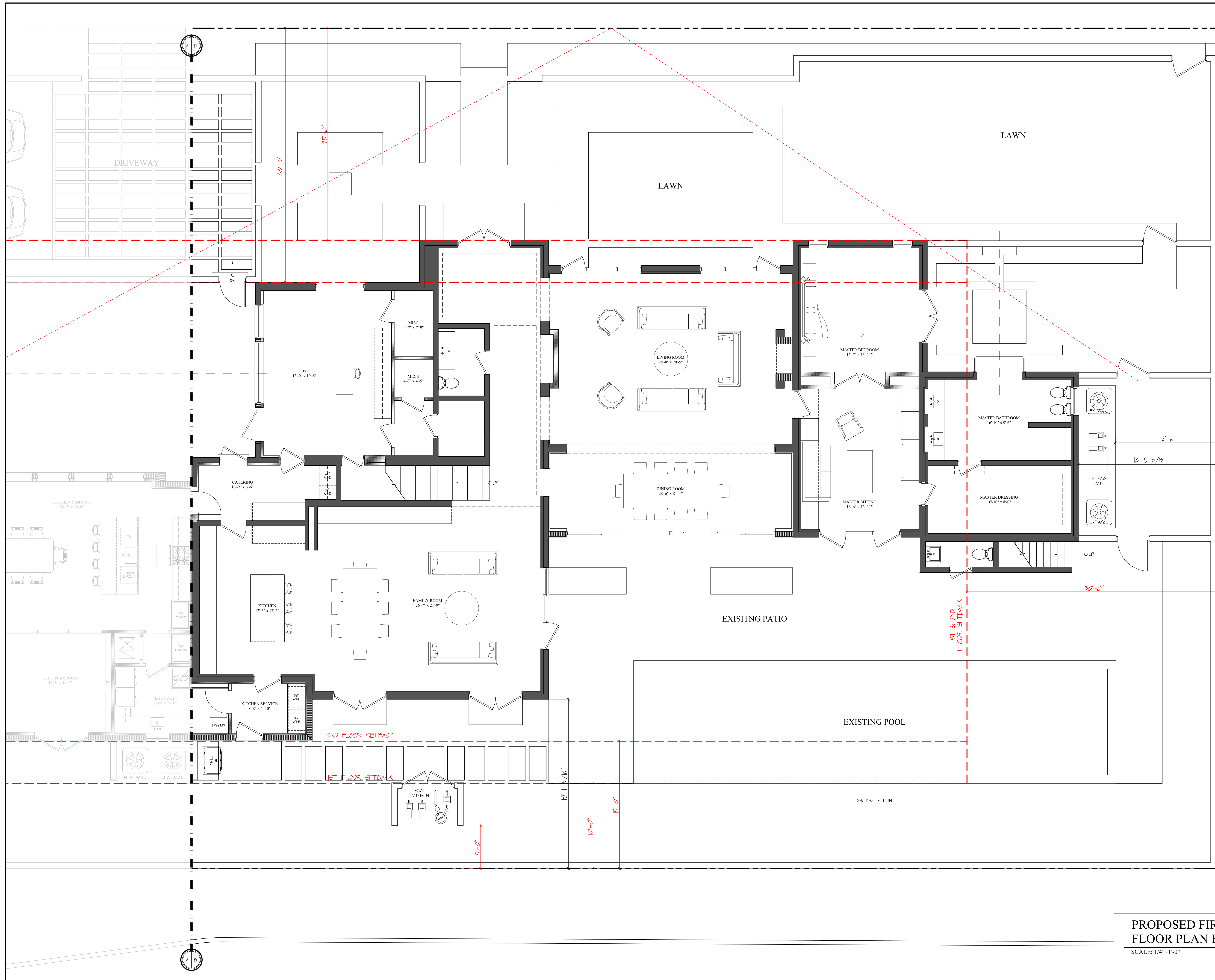
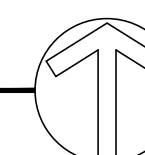
DANIEL KAHAN
REGISTERED ARCHITECT

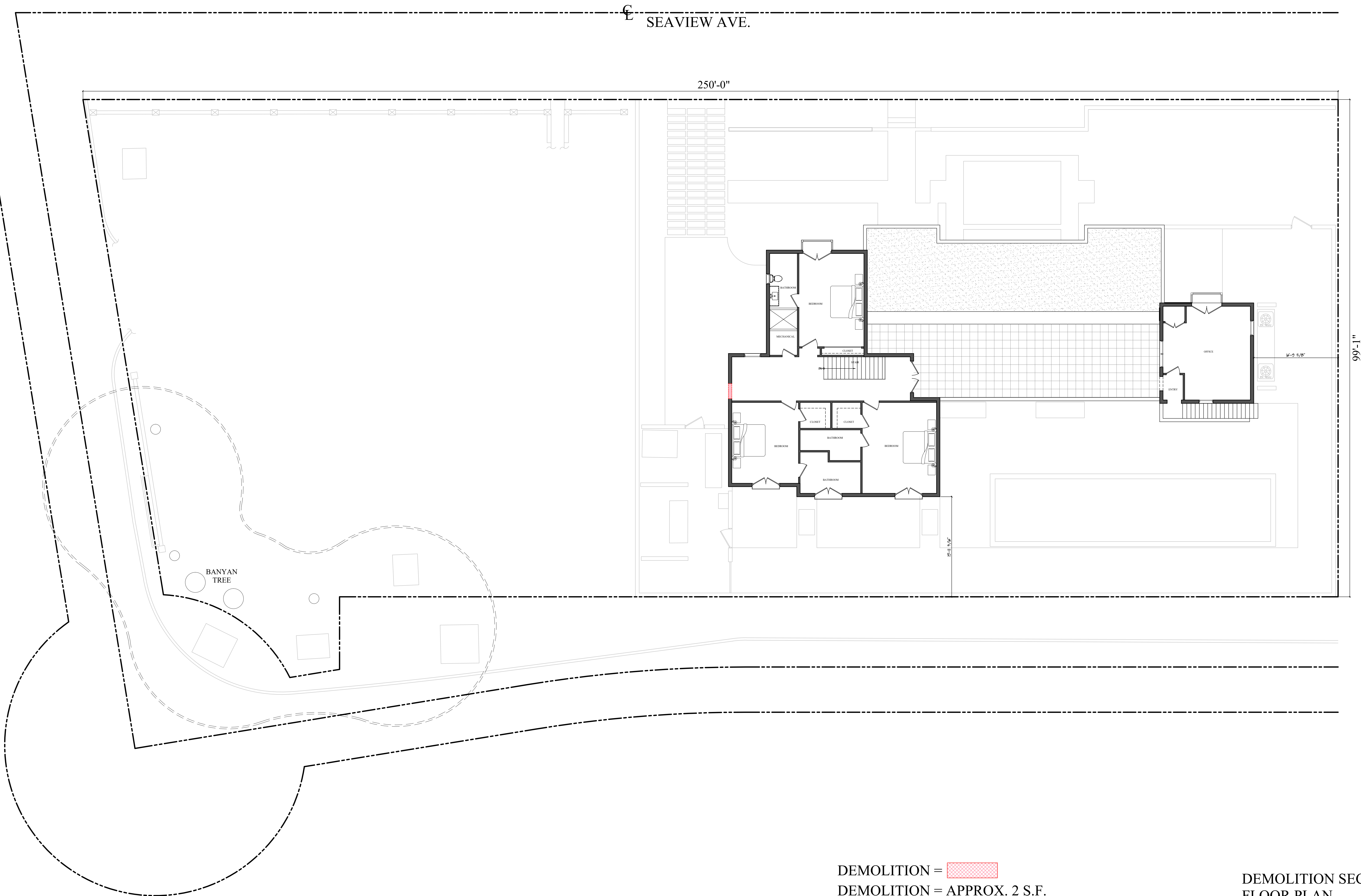
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DESIGN PRES. 1	202
DESIGN PRES. 2	202
DESIGN PRES. 3	202

NO:
DWG. BY: DK
SHEET:

FP-1E

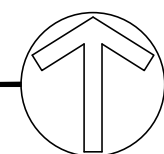
PROPOSED FIRST
FLOOR PLAN EAST





DEMOLITION = [hatched box]
DEMOLITION = APPROX. 2 S.F.

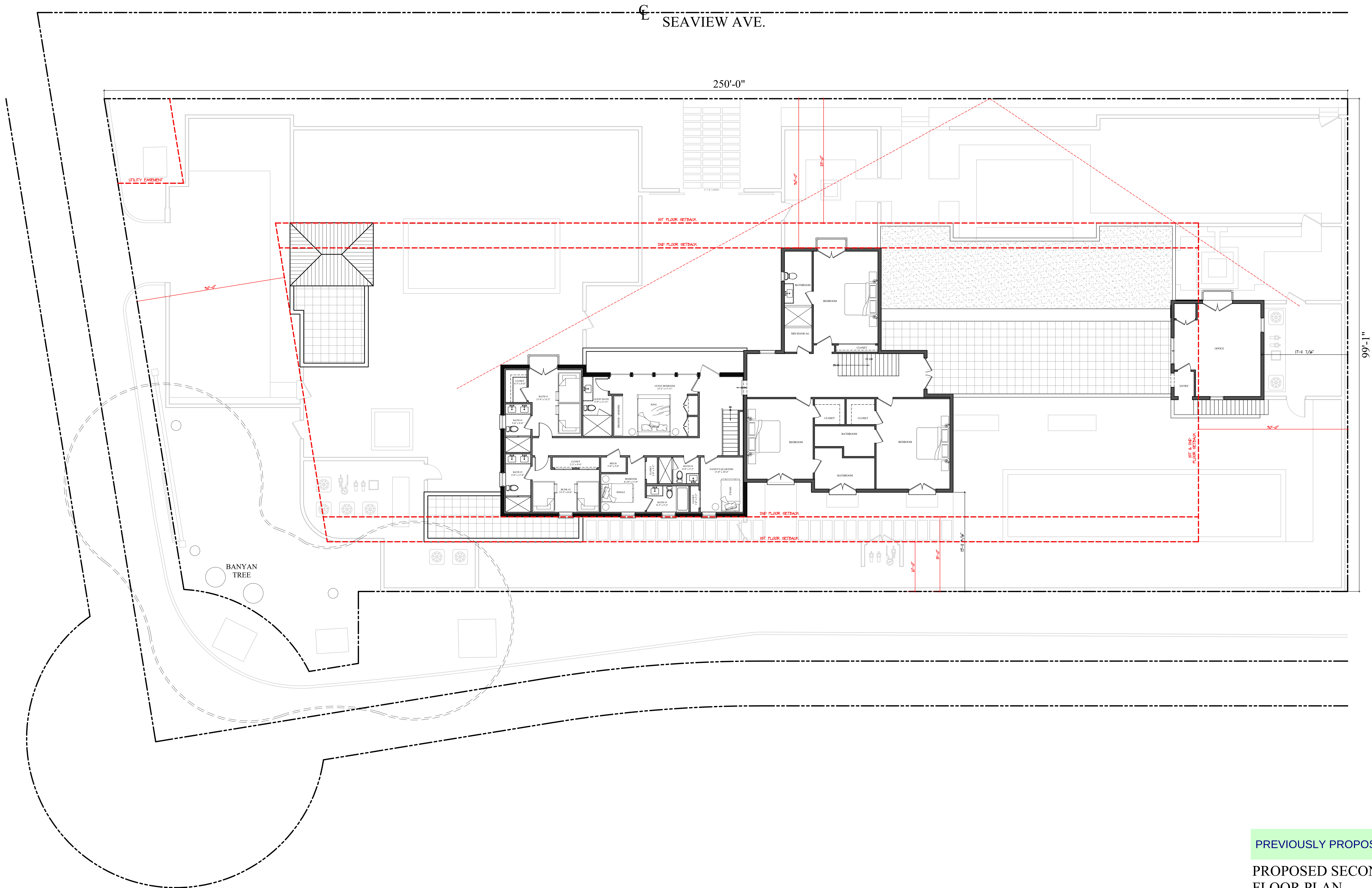
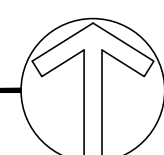
DEMOLITION SECOND
FLOOR PLAN
SCALE: 1/8"=1'-0"

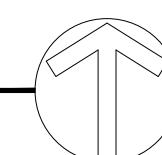


PREVIOUSLY PROPOSED

PROPOSED SECOND
FLOOR PLAN

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



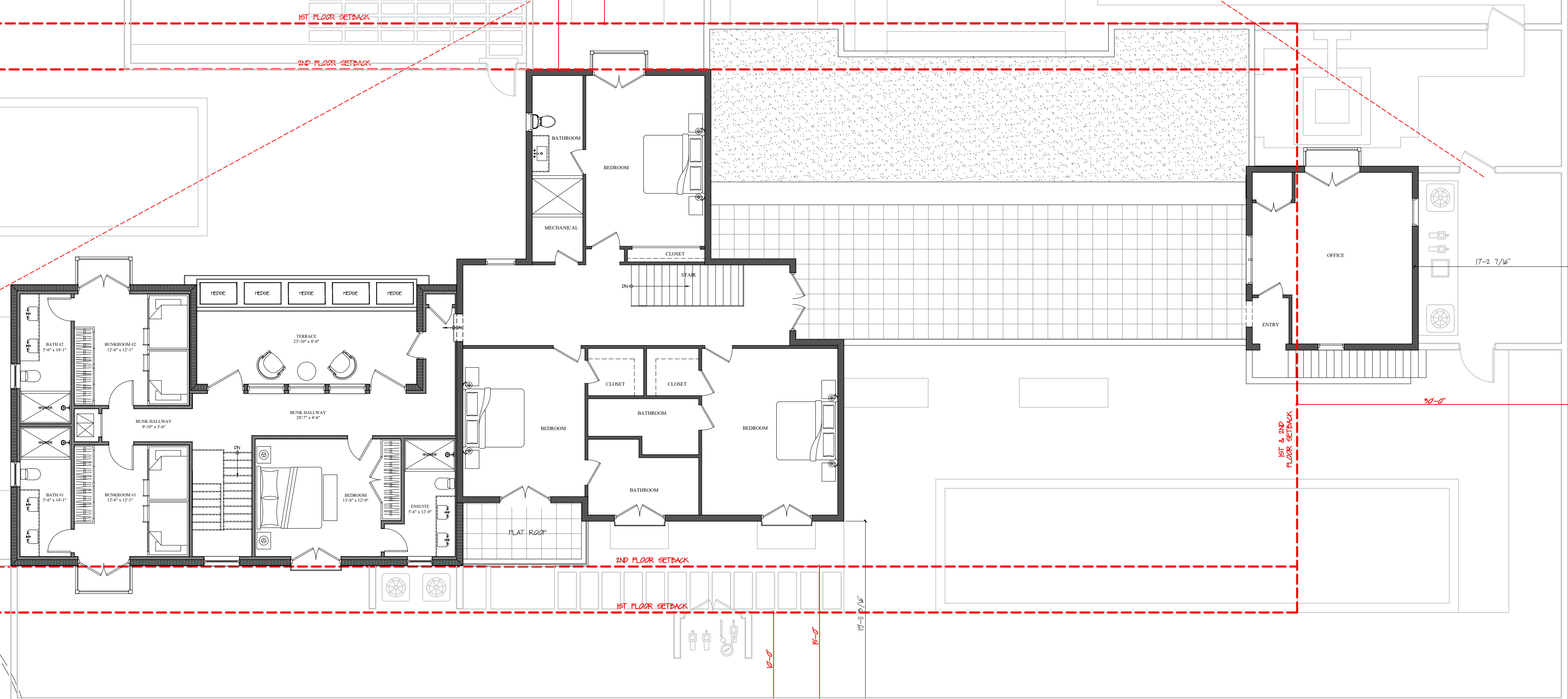


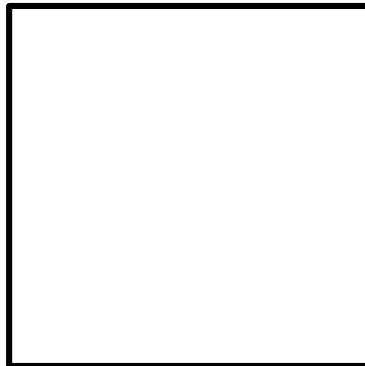
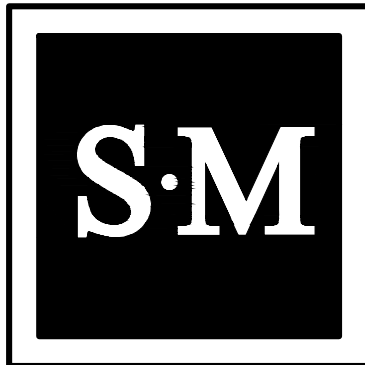
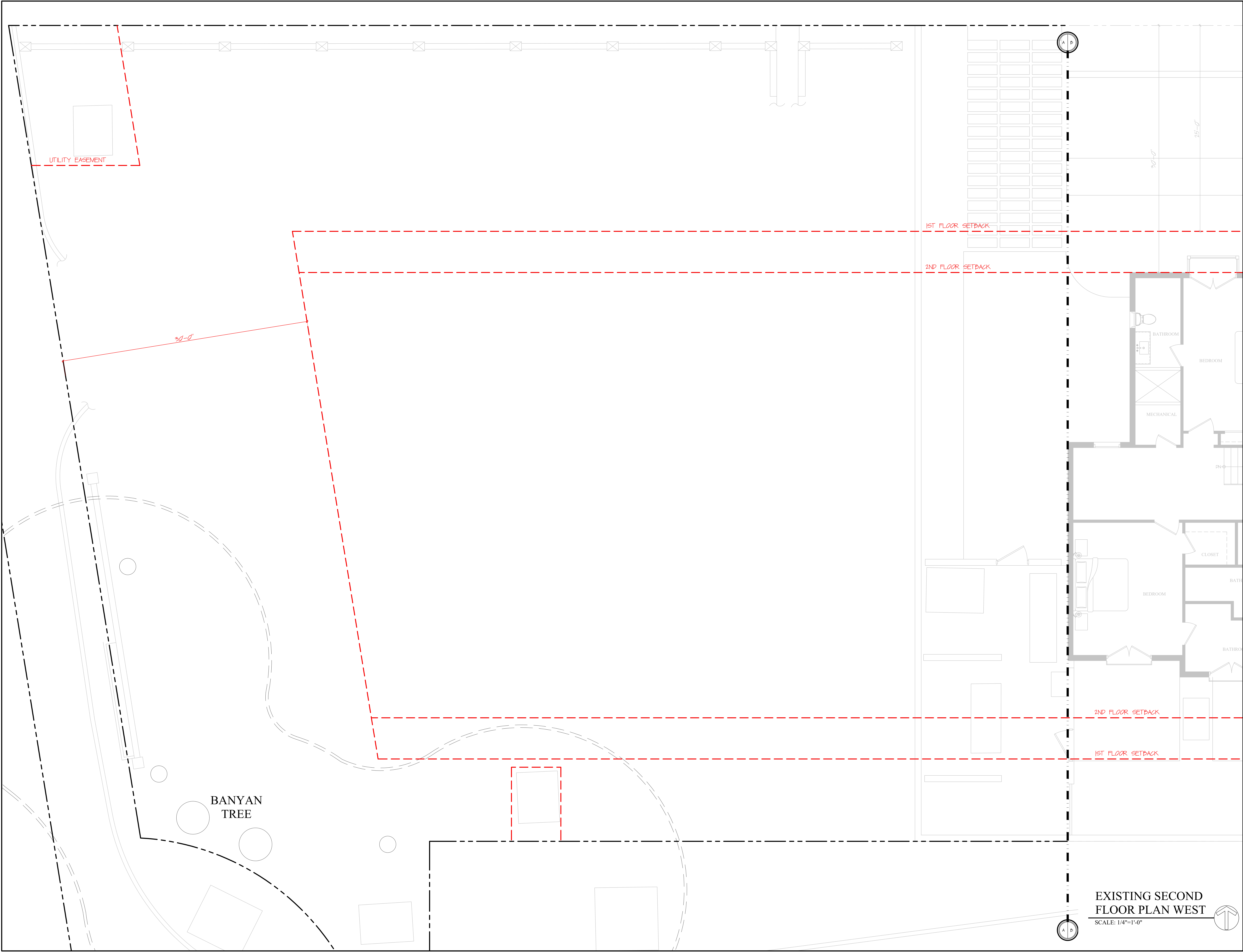
99'-1"

SEAVIEW AVE.

250'-0"

UTILITY EXISTENT

BANYAN
TREE



NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
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FLORIDA AAC

NO. 001285

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REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

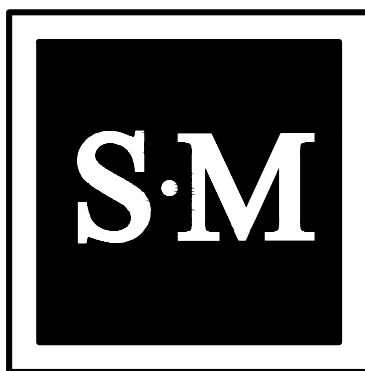
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAMSCHEDULE	2021-07-15
DESIGN PRIS. 1	2021-08-02
DESIGN PRIS. 2	2021-09-02
DESIGN PRIS. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:

FP-2EA





 NEW ADDITION TO THE RESIDENCE AT

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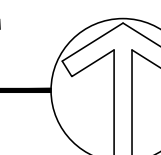
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
FP-2A

FP-2A

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





FLORIDA AAC

FLORIDA AAC

FLORIDA AAC

FLORIDA AAC

FLORIDA AAC

FLORIDA AAC

FLORIDA AAC

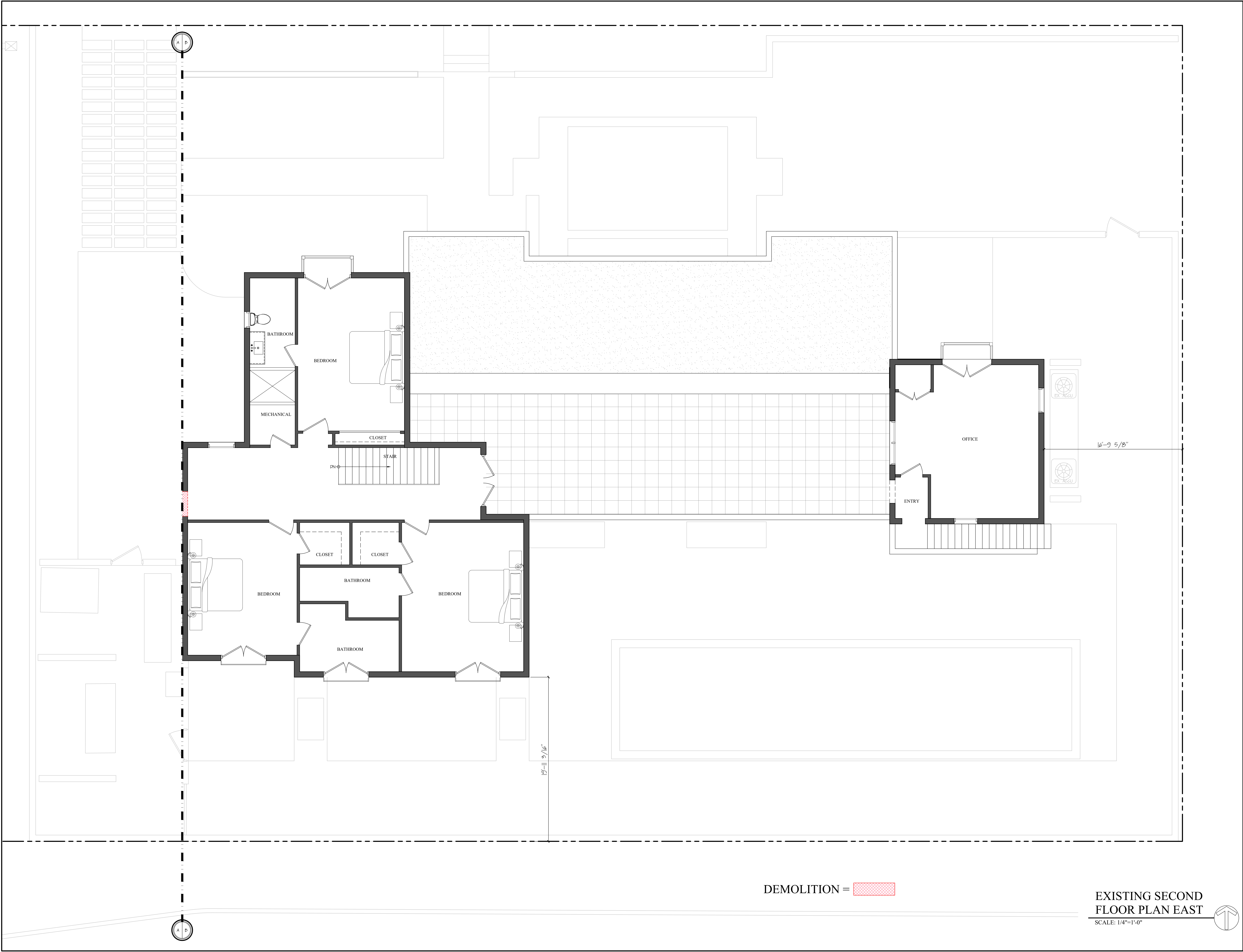
NO:
DWG. BY: DK
SHEET:

NO:
DWG. BY: DK
SHEET:

EXISTING SECOND
FLOOR PLAN EAST

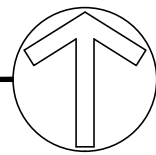
EXISTING SECOND
FLOOR PLAN EAST





DEMOLITION =

EXISTING SECOND
FLOOR PLAN EAST
SCALE: 1/4"=1'-0"



NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
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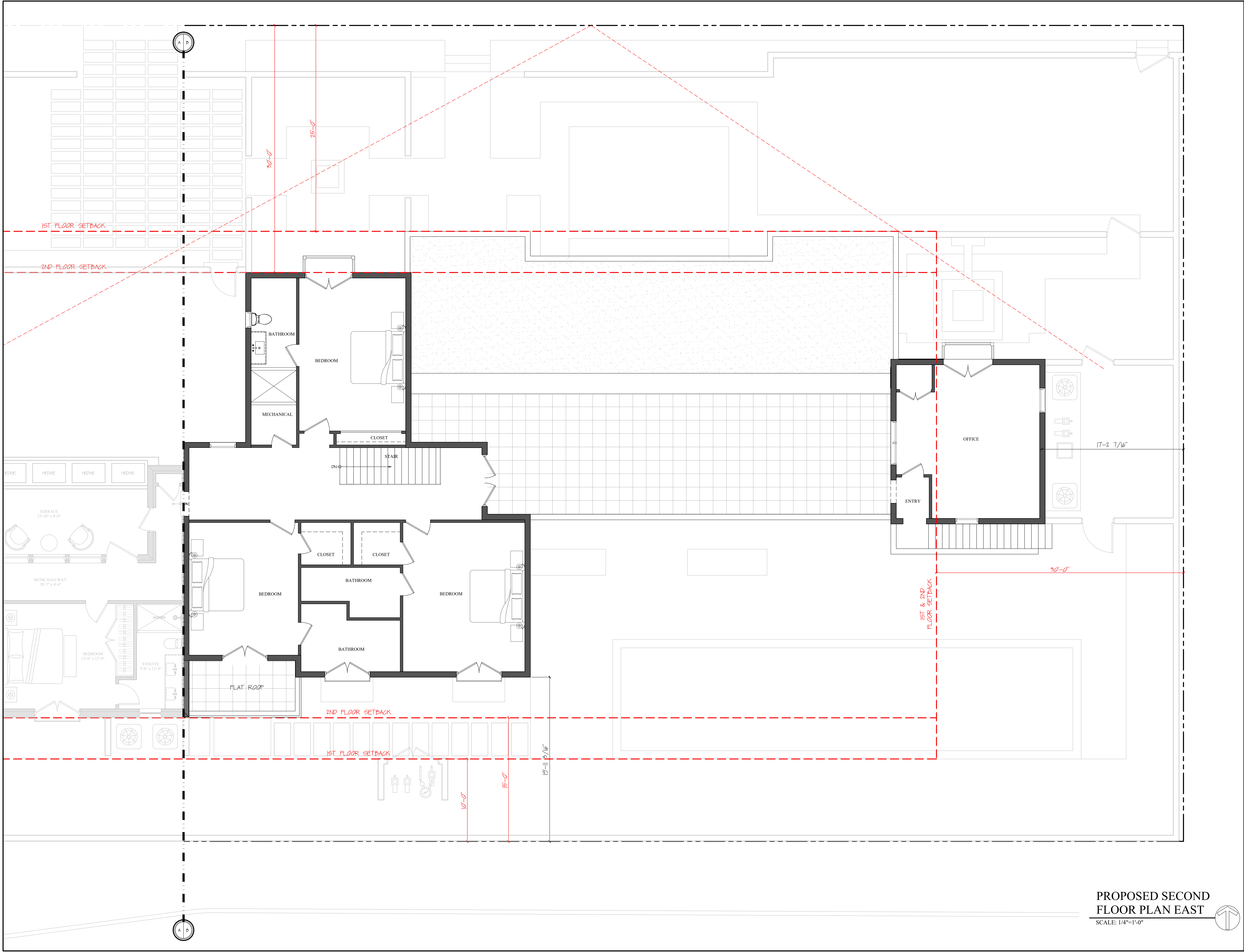
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PROGRAM/SCHEDULE	2021-07-15
DESIGN PRIS. 1	2021-08-02
DESIGN PRIS. 2	2021-09-02
DESIGN PRIS. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:

FP-2DB



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

S.M

NEW ADDITION TO THE RESIDENCE AT
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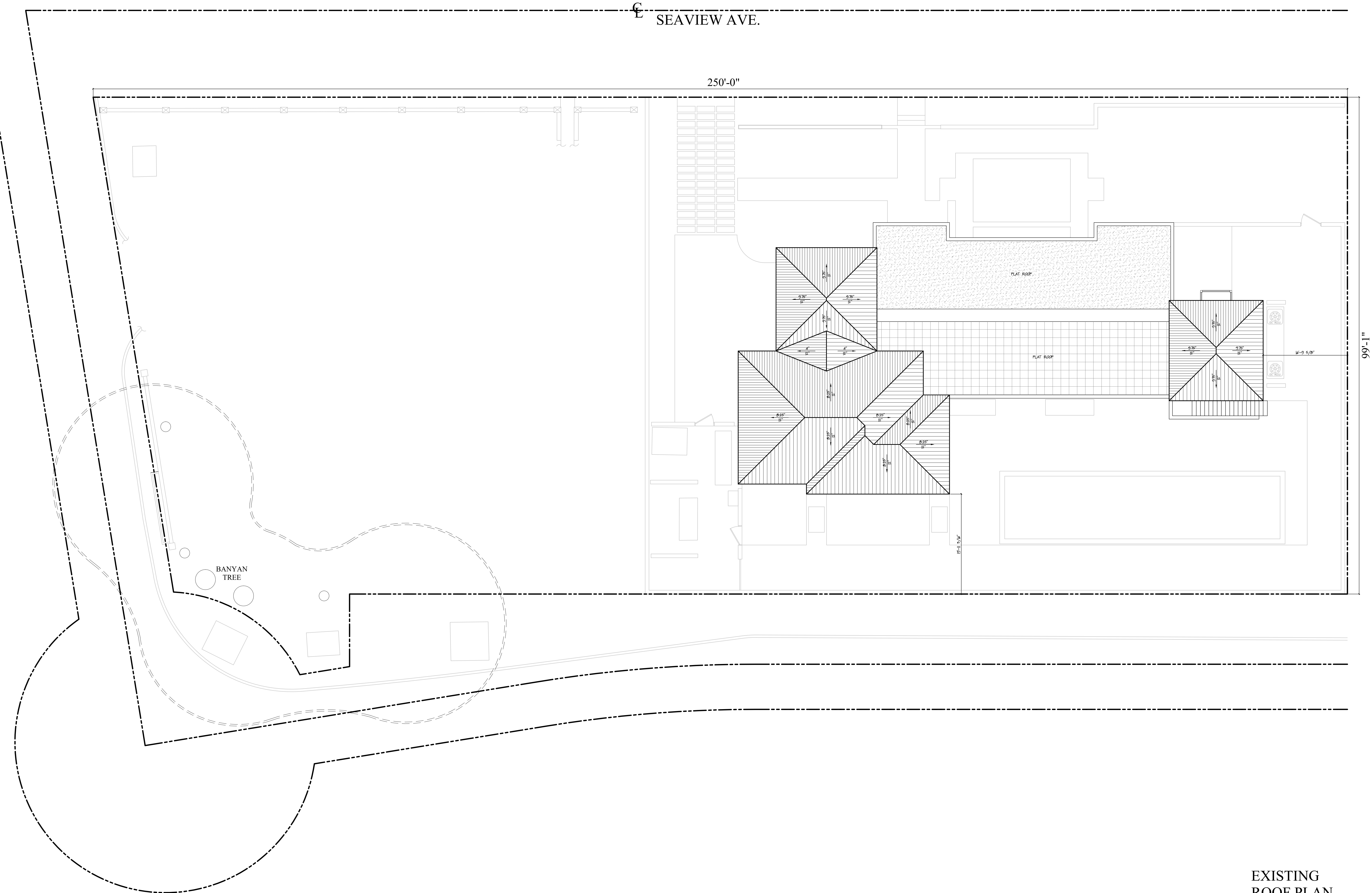
PETER G. PAPADOPOULOS
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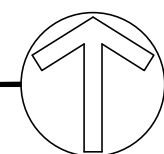
PROGRAMSCHEDULE 2021-07-15
DESIGN PRIS. 1 2021-08-02
DESIGN PRIS. 2 2021-09-02
DESIGN PRIS. 3 2021-09-15

NO:
DWG. BY: DK
SHEET:

FP-2B



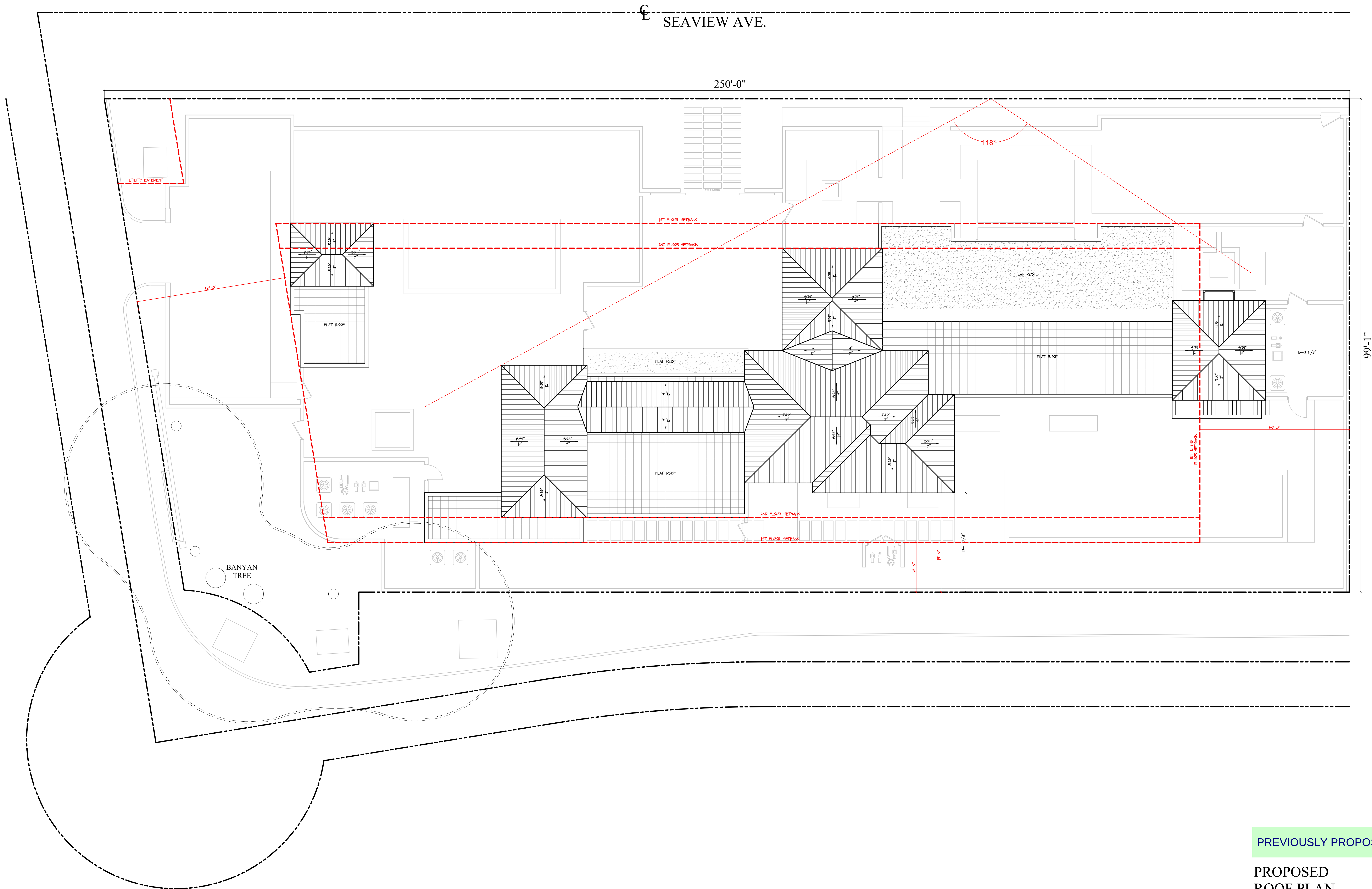
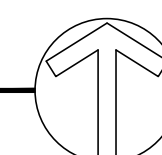
EXISTING
ROOF PLAN
SCALE: 1/8"=1'-0"



PREVIOUSLY PROPOSED

PROPOSED
ROOF PLAN

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





NEW ADDITION TO THE RESIDENCE AT
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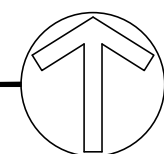
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-15
DESIGN PRIS. 1	2021-08-02
DESIGN PRIS. 2	2021-09-02
DESIGN PRIS. 3	2021-09-15

NO:	
DWG. BY:	DK
SHEET:	

FP-3P

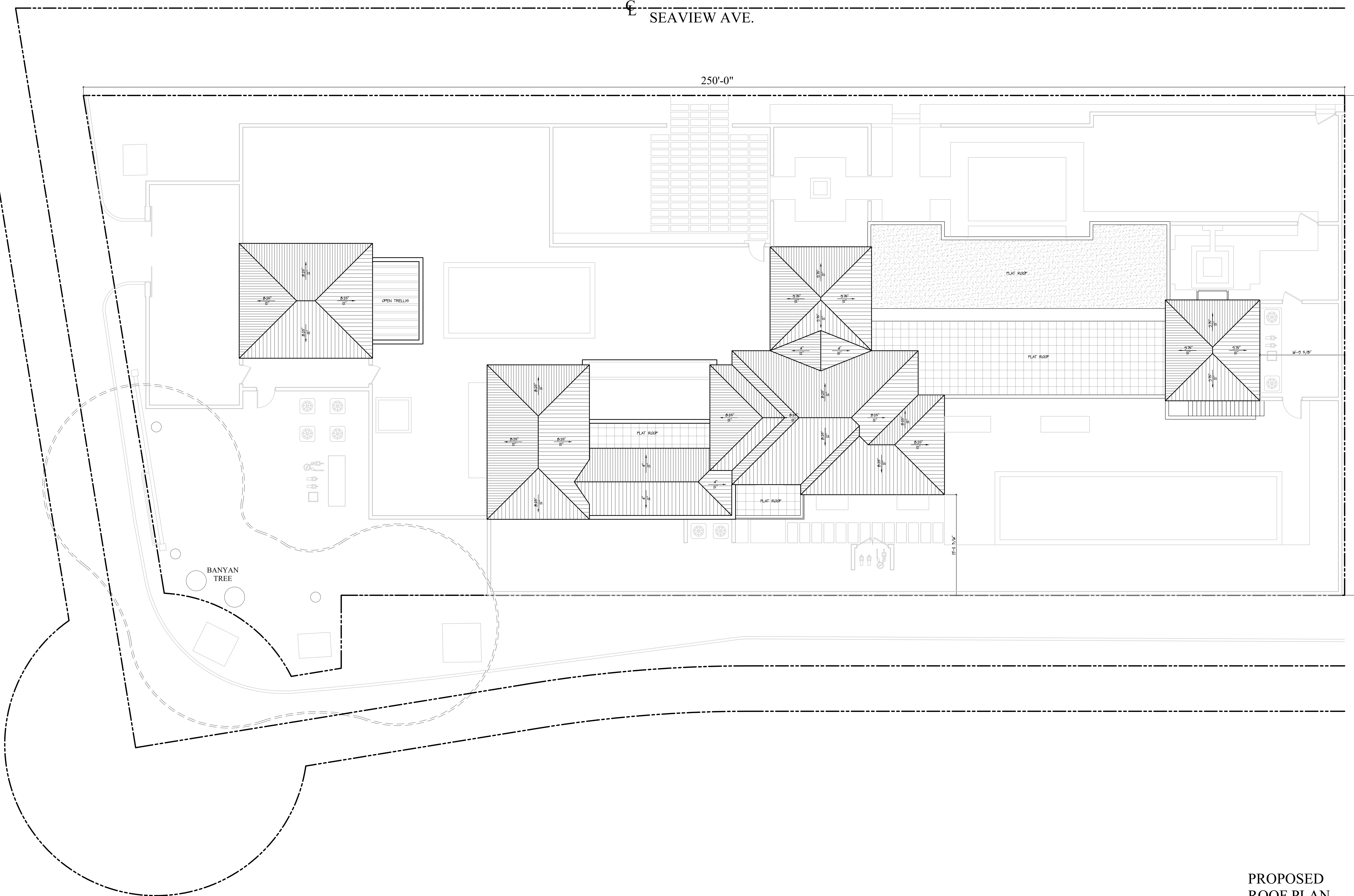
PROPOSED
ROOF PLAN
SCALE: 1/8"=1'-0"

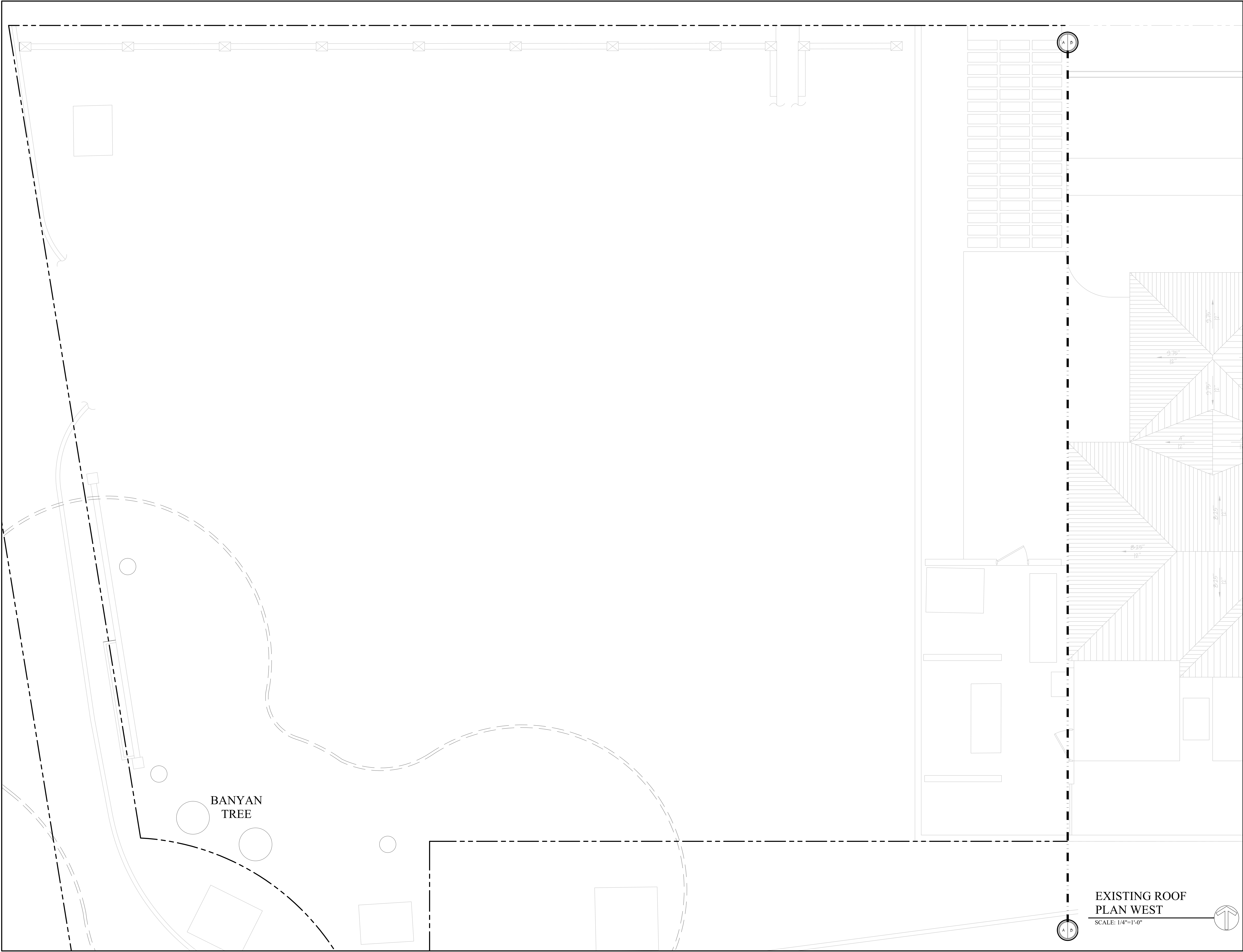


99'-1"

SEAVIEW AVE.

250'-0"





S·M

NEW ADDITION TO THE RESIDENCE AT
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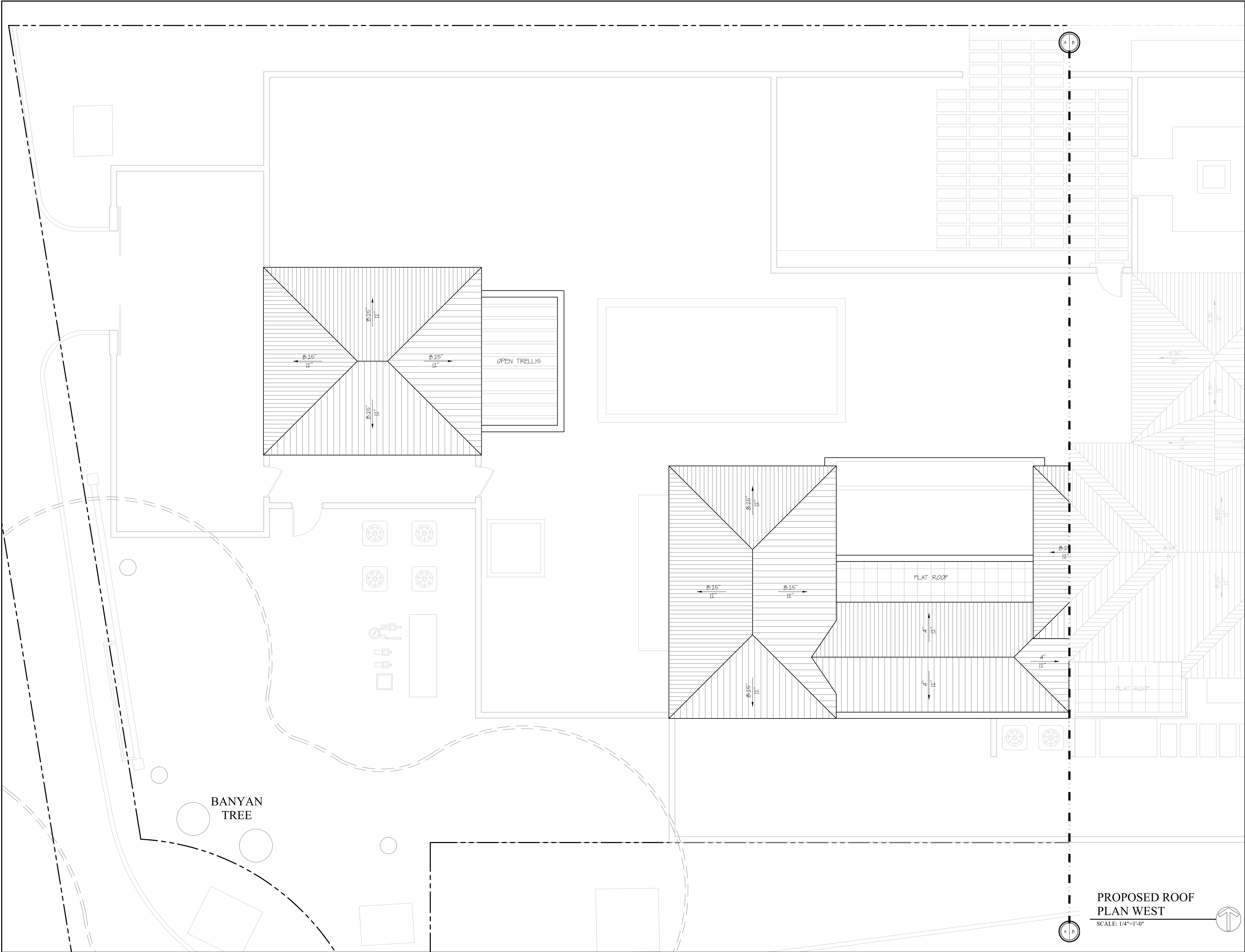
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PROGRAM/SCHEDULE	2021-07-15
DESIGN PRES. 1	2021-08-02
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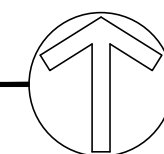
PROGRAM/SCHEDULE	2021-07-15
DESIGN PRS. 1	2021-08-02
DESIGN PRS. 2	2021-09-02
DESIGN PRS. 3	2021-09-15

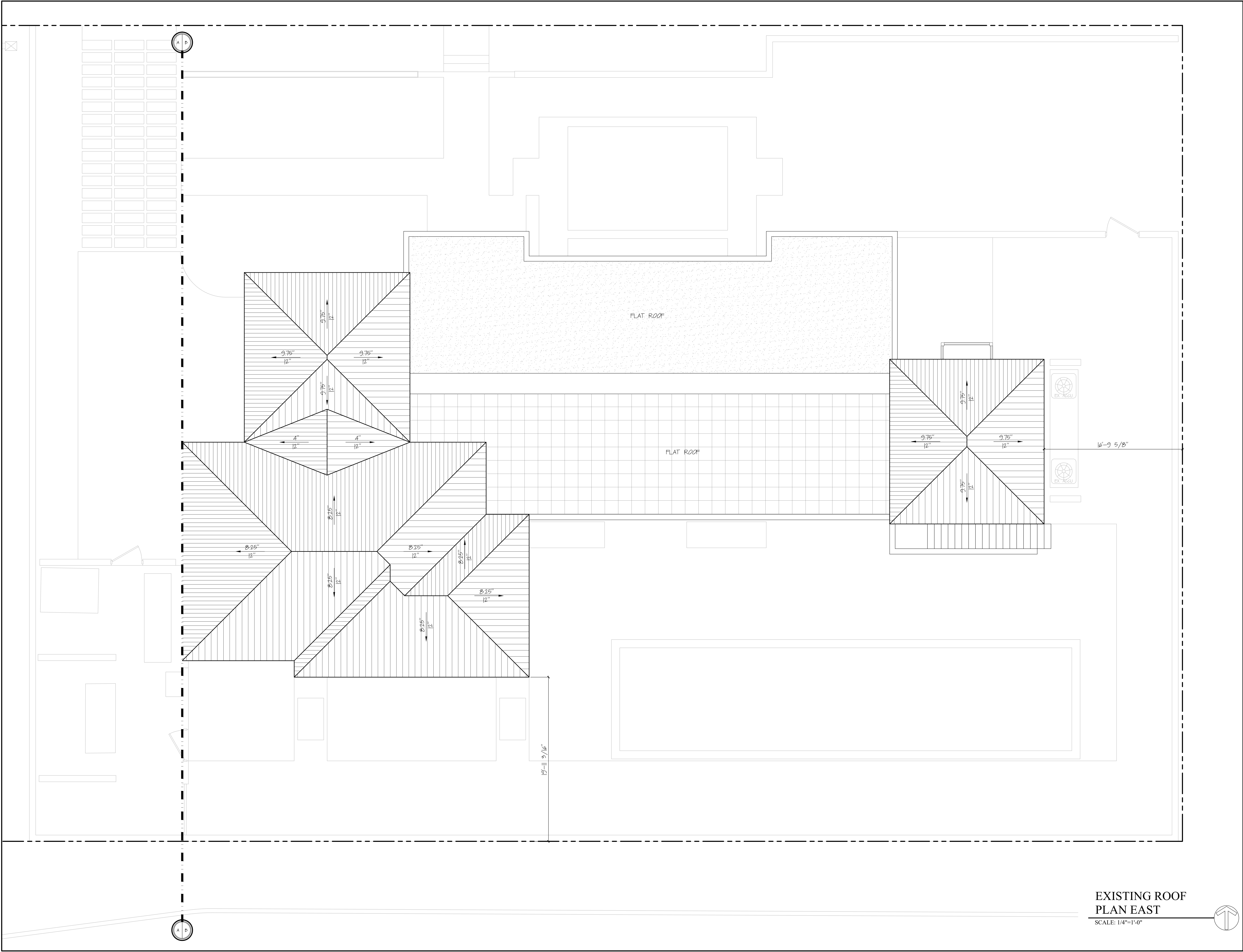
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SHEET:

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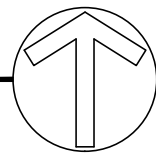
PROPOSED ROOF
PLAN WEST

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





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



S·M

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