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Author: wadiahassan@wadiaassociates.com
Date: 10/12/2023 12:28 PM



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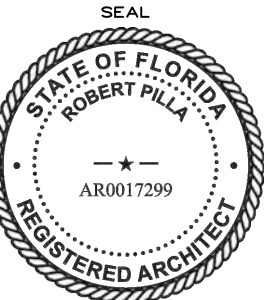


WADIA ASSOCIATES, LLC
375 S. COUNTY RD.
PALM BEACH
FLORIDA 33480

PHONE (561) 282-9449
WADIAASSOCIATES.COM

318
Seaspray Ave.
PALM BEACH,
FLORIDA 33480

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ROBERT PILLA
FLORIDA AB0017299

CONSULTANTS

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CIVIL ENGINEERS
2475 MERCER AVENUE, SUITE 305
WEST PALM BEACH, FL 33401
(561) 312-2041

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

NIEVERA WILLIAMS DESIGN
LANDSCAPE ARCHITECTS
625 N. FLAGLER DRIVE, SUITE 502
WEST PALM BEACH, FL 33401
(561) 659-2820

SCOPE OF WORK

- PROPOSING A NEW, TWO-STORY SINGLE FAMILY RESIDENCE WITH SITEWIDE LANDSCAPE AND HARDSCAPE IMPROVEMENTS

FINAL SUBMISSION TO ARCOM
2023.10.12
DATE OF ARCOM HEARING
2023.11.20



318 SEASPRAY AVENUE

P A L M B E A C H , F L

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ARCHITECTURAL

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CIVIL

C-1 CONCEPTUAL SITE GRADING & DRAINAGE PLAN
EC-1 CONCEPTUAL CONSTRUCTION STAGING, PARKING & EROSION CONTROL PLAN

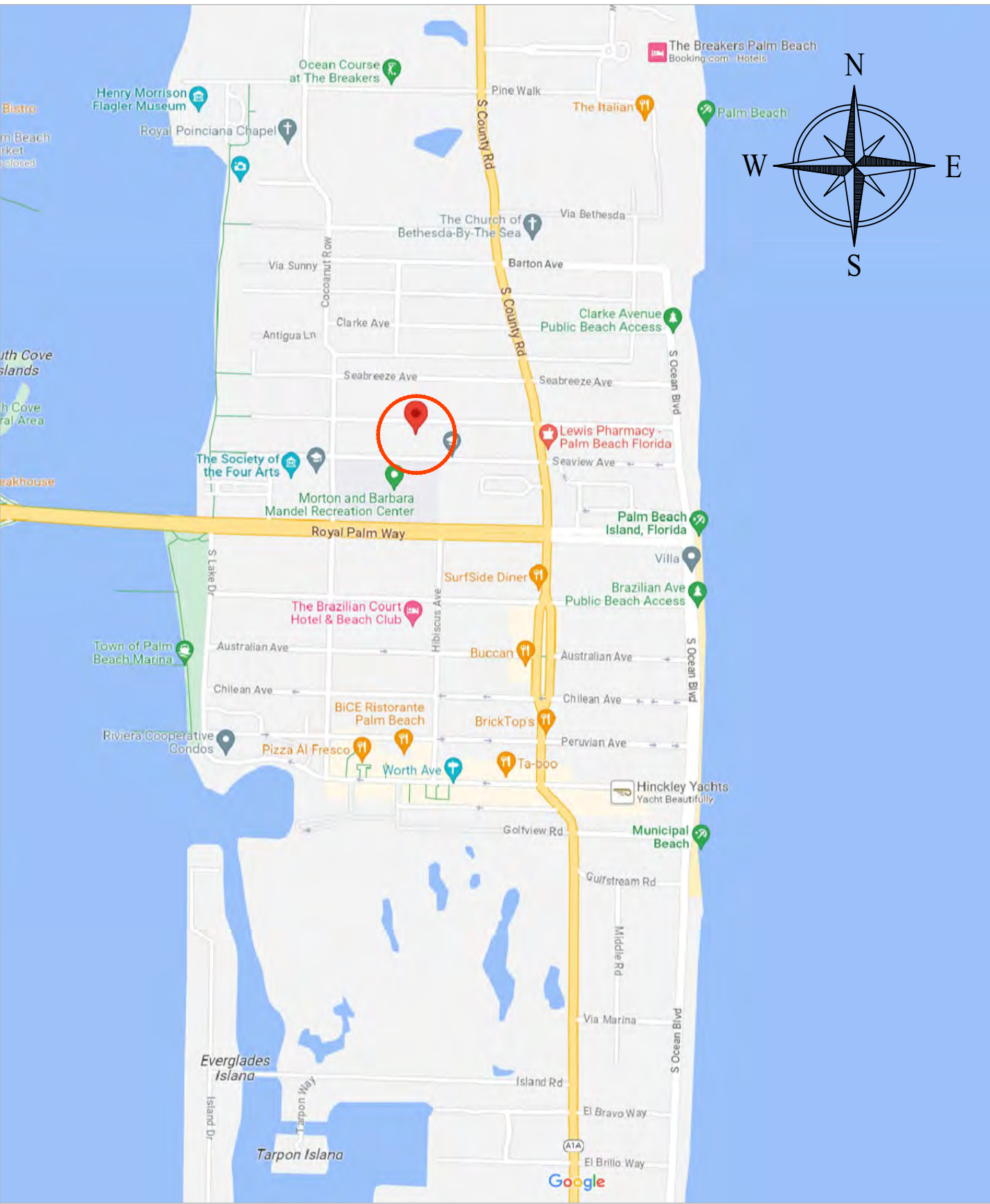
LANDSCAPING

L0 PLANTING PLAN
- LANDSCAPE RENDERING
EL1 ELEVATION
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EL3 ELEVATION
EL4 ELEVATION
L1 HARDSCAPE PLAN
LP1 PLANTING PLAN
LP2 PLANTING LIST AND DETAILS
D1 DETAILS
D2 DETAILS
D3 DETAILS
OS1 OPEN SPACE DIAGRAMS
CSP CONSTRUCTION SCREENING PLAN

SURVEY

- BOUNDARY SURVEY

LOCATION MAP



REV.	DATE	PURPOSE

TITLESHEET

Revision:
ARCOM Final Submission
2023.10.12
Drawn By:

ARC-23-142

A000



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:	318 Seaspray Avenue		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	12,250sf		
4	Lot Width (W) & Depth (D) (ft.):	100'-0"(W) x 122'-6"(D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	Flood Zone AE (EL 6)		
7	Zero Datum for point of meas. (NAVD)	7.00' NAVD		
8	Crown of Road (COR) (NAVD)	1.38' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,675 SF / 30%	N/A	3,134 SF / 26%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	4,736 SF
12	*Front Yard Setback (Ft.)	25'-0" & 30'-0"	N/A	26'-5 1/4" & 30'-0"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	24'-10" & 15'-0"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	24'-10" & 15'-0"
15	*Rear Yard Setback (Ft.)	10'-0" & 15'-0"	N/A	10'-0"
16	Angle of Vision (Deg.)	100'	N/A	61.7'
17	Building Height (Ft.)	22'-0"	N/A	19'-5 3/8"
18	Overall Building Height (Ft.)	30'-0"	N/A	25'-11 3/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.98 (48,954 CF)	N/A	3.82 (46,938 CF)
20	** Max. Fill Added to Site (Ft.)	2.9 (4.28' NAVD)	N/A	2.81 (4.19' NAVD)
21	Finished Floor Elev. (FFE)(NAVD)	7.00' NAVD	N/A	7.19' NAVD
22	Base Flood Elevation (BFE)(NAVD)	7.00' NAVD	N/A	7.00' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	5,512	N/A	6,125
24	Perimeter LOS (Sq Ft and %)	2,025	N/A	3,126
25	Front Yard LOS (Sq Ft and %)	1,000	N/A	1,000
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

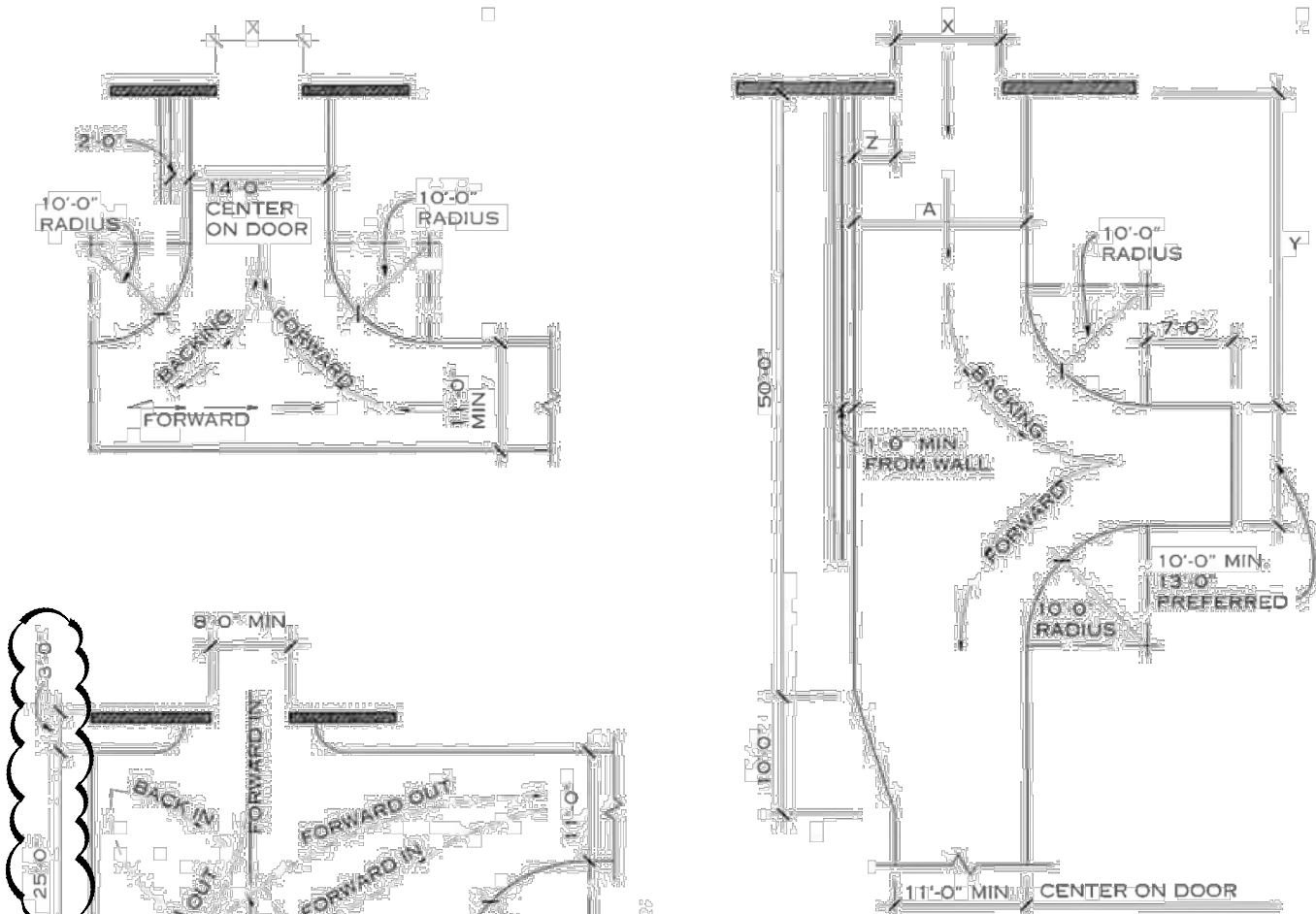
** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

*** Provide Native plant species info per category as required 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

INTERSECTIONS AND DRIVES



SPACE REQUIREMENTS FOR DRIVEWAY LAYOUTS (FT.-IN.)

90° IN-BACK OUT (1 CAR)					
X	8-9	9-0	10-0	11-0	12-0
Y	25-0	24-6	23-8	23-0	22-0
STRAIGHT IN-BACK OUT					
X	9-0	10-0	12-0	18-0	
Y	26-0	25-0	23-6	24-0	
Z	3-4	3-1	2-0	3-0	
A	14-4	14-6	14-8	20-0	

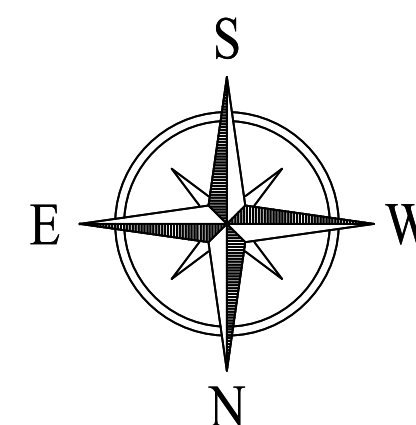
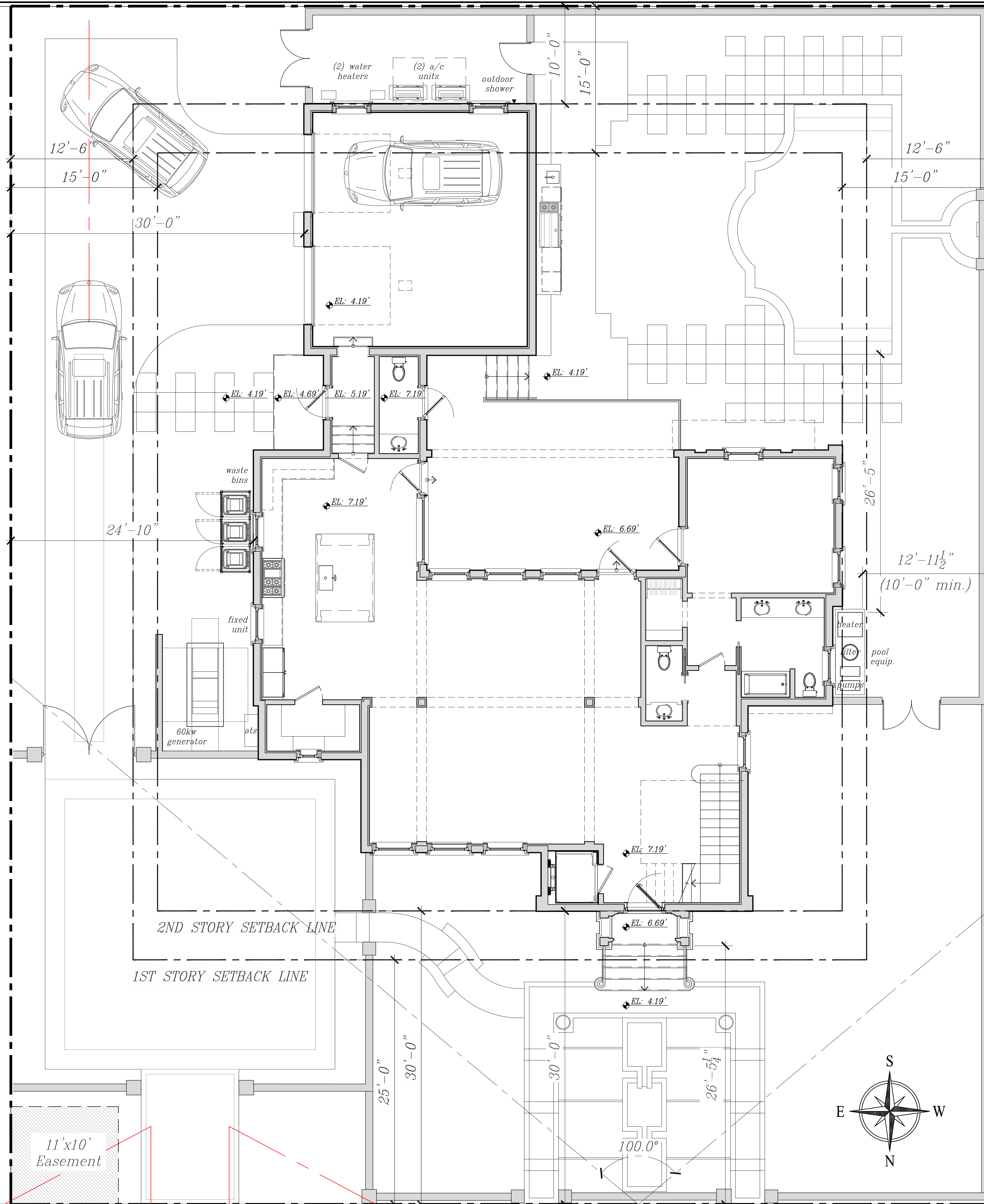
NOTE:
Use this three-manuever entrance for single car garages only when space limitations demand it. The drawing is based on dimensions for a large car.

PRIVATE DRIVEWAYS TO RESIDENTIAL GARAGES

© Mary S. Smith, P.E., Walker Parking Consultants/Engineers, Inc., Indianapolis, Indiana

1 PROPOSED SITE PLAN

3/16" = 1'-0"



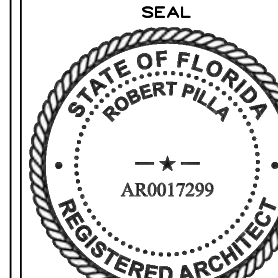
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FLORIDA AB0017299

SITE PLAN

Revision:
ARCOM Final Submission
2023.10.12
Drawn By:

A001

ARC-23-142

A003



1 220 South County Road
N.T.S.



2 202 Seaspray Avenue
N.T.S.



3 210 Seaspray Avenue
N.T.S.



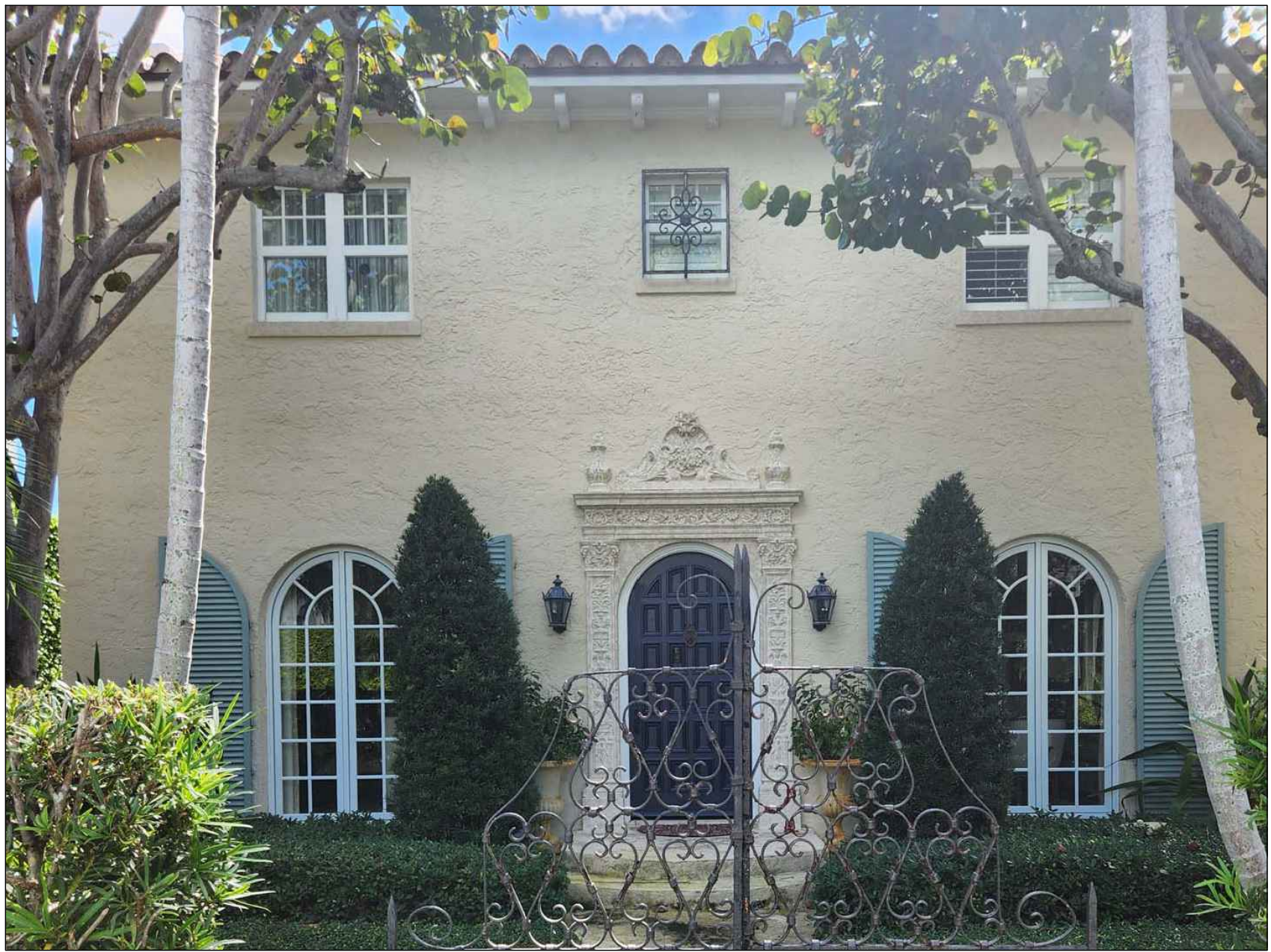
4 212 Seaspray Avenue
N.T.S.



5 218 Seaspray Avenue
N.T.S.



6 222 Seaspray Avenue
N.T.S.



7 228 Seaspray Avenue
N.T.S.



8 230 Seaspray Avenue
N.T.S.



9 234 Seaspray Avenue
N.T.S.

A large, white, two-story house with a red-tiled roof and arched windows, surrounded by lush tropical landscaping including palm trees and manicured hedges. A white car is parked on a paved driveway in the foreground.

A gravel driveway leads through a lush tropical garden. On the left, a large, thick tree trunk stands prominently, surrounded by dense greenery and palm trees. The right side is bordered by a thick, low-lying green hedge. The path leads into the distance under a bright blue sky with scattered white clouds.

A large, two-story house with a gabled roof, white columns, and a brick driveway, surrounded by lush landscaping. The house features a prominent front porch with white columns and a large window. The roof is dark brown with white trim. The driveway is made of red bricks. The landscaping includes a well-manicured lawn, a low brick wall, and various tropical plants and trees.

A two-story Mediterranean-style house with a light beige stucco finish and a red-tiled roof. The front facade features a central arched entrance with a dark wooden door, flanked by columns. Above the entrance is a small balcony with a decorative railing. To the left of the entrance are three large arched windows, and to the right are two large rectangular windows. The house is surrounded by a green lawn and a checkered tile path.

A two-story Mediterranean-style house with a white stucco exterior and a red-tiled roof. The house features a small arched entrance with a dark wooden door, flanked by a small wall with a light fixture. To the right of the entrance is a large arched window with a blue frame. Above the entrance is a small balcony with a red-tiled roof. The house is surrounded by lush greenery, including palm trees and bushes. A stone walkway leads to the entrance. The sky is blue with some clouds.

A white, single-story bungalow house with a dark brown roof and a small dormer. The house features a covered front porch with a striped awning over the entrance. The front yard is lush green grass, and the background shows palm trees and a blue sky with clouds.

A two-story white house with a red-tiled roof, surrounded by lush tropical landscaping including palm trees and a decorative wrought-iron fence in the foreground. The house features a central arched entrance, windows with black shutters, and a balcony on the upper floor. The property is enclosed by a black wrought-iron fence with ornate scrollwork. The landscaping includes various palm trees, tropical plants, and a clear blue sky with scattered clouds.

ARC-23-142

A two-story white house with a covered front porch, surrounded by lush greenery and a brick driveway. The house features a light-colored exterior, a brown tiled roof, and a prominent front porch with white columns. The property is well-maintained with a large brick driveway, a low brick wall, and a large green bush in the foreground. The background shows more tropical landscaping and a clear blue sky.

A photograph of a stone staircase leading up to a white gate. The gate is flanked by dense green foliage, including large-leafed plants and trees. The scene is set in a lush, green environment.

A large, two-story white house with a red-tiled roof and a prominent chimney. The house features a balcony with white columns and a wooden railing. A white pickup truck is parked in the foreground, and a wooden deck is visible on the left. The scene is surrounded by palm trees and a clear blue sky.

A large, two-story white house with a prominent chimney and a balcony, surrounded by lush tropical landscaping including palm trees and dense green bushes. The house features a dark brown roof and a balcony with a black wrought-iron railing. The landscaping includes several tall palm trees and dense green bushes in the foreground. The sky is blue with scattered white clouds.

A large, rectangular area covered in light-colored gravel or crushed shells, bordered by a dense green hedge and a white wall. Palm trees are visible in the background under a blue sky with clouds.

A two-story white house with a red roof, surrounded by lush tropical landscaping including palm trees and dense green hedges. A brick path leads through the garden.

A two-story white house with a red roof, blue shutters, and a black wrought-iron balcony railing. Palm trees are in the foreground.

ARC-23-142

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1 359 Seaspray Avenue
N.T.S.



2 353 Seaspray Avenue
N.T.S.



3 345 Seaspray Avenue
N.T.S.



4 339 Seaspray Avenue
N.T.S.



5 335 Seaspray Avenue
N.T.S.



6 333 Seaspray Avenue
N.T.S.



7 325 Seaspray Avenue
N.T.S.



8 325 Seaspray Avenue
N.T.S.



9 319 Seaspray Avenue
N.T.S.

A large, two-story white house with a red-tiled roof and arched windows, surrounded by palm trees and a black metal fence. The house features a prominent white chimney on the left side and a smaller one on the right. The front entrance is framed by a black metal gate and a small white pillar with the number '23'. The property is enclosed by a black metal fence, and the background is filled with lush tropical vegetation under a bright blue sky.

A two-story house with a light beige exterior, a red-tiled roof, and green shutters on the windows. The house is surrounded by lush greenery, including palm trees and a large hedge. A paved driveway leads to a garage on the left side of the house.

A two-story yellow house with a red-tiled roof and a covered front porch, surrounded by lush greenery and palm trees. The house features white trim around the windows and a small balcony on the upper floor. A concrete walkway leads to the front steps, and the yard is well-maintained with a lawn and various plants.

A two-story yellow house with a red-tiled roof and a white balcony. Two white SUVs are parked in front on a brick driveway. The house has a prominent chimney on the left side and a white door on the right. The driveway is paved with red bricks, and there are palm trees and other greenery around the property.

A large, white, two-story house with a bay window and shutters, surrounded by lush tropical landscaping including palm trees and manicured hedges.

ARC-23-142

P:\Camille\2023\215 Seaspray Avenue\215 Seaspray Avenue - P-16 - PHOTOBOOK.dwg
2023.10.12 10:29 AM
Camille Williams



1 215 Seaspray Avenue
N.T.S.



2 211 Seaspray Avenue
N.T.S.



3 210 Seaspray Avenue
N.T.S.

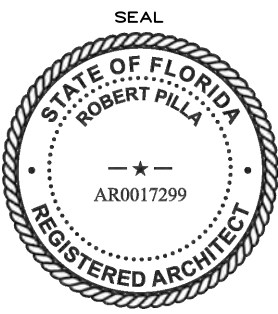


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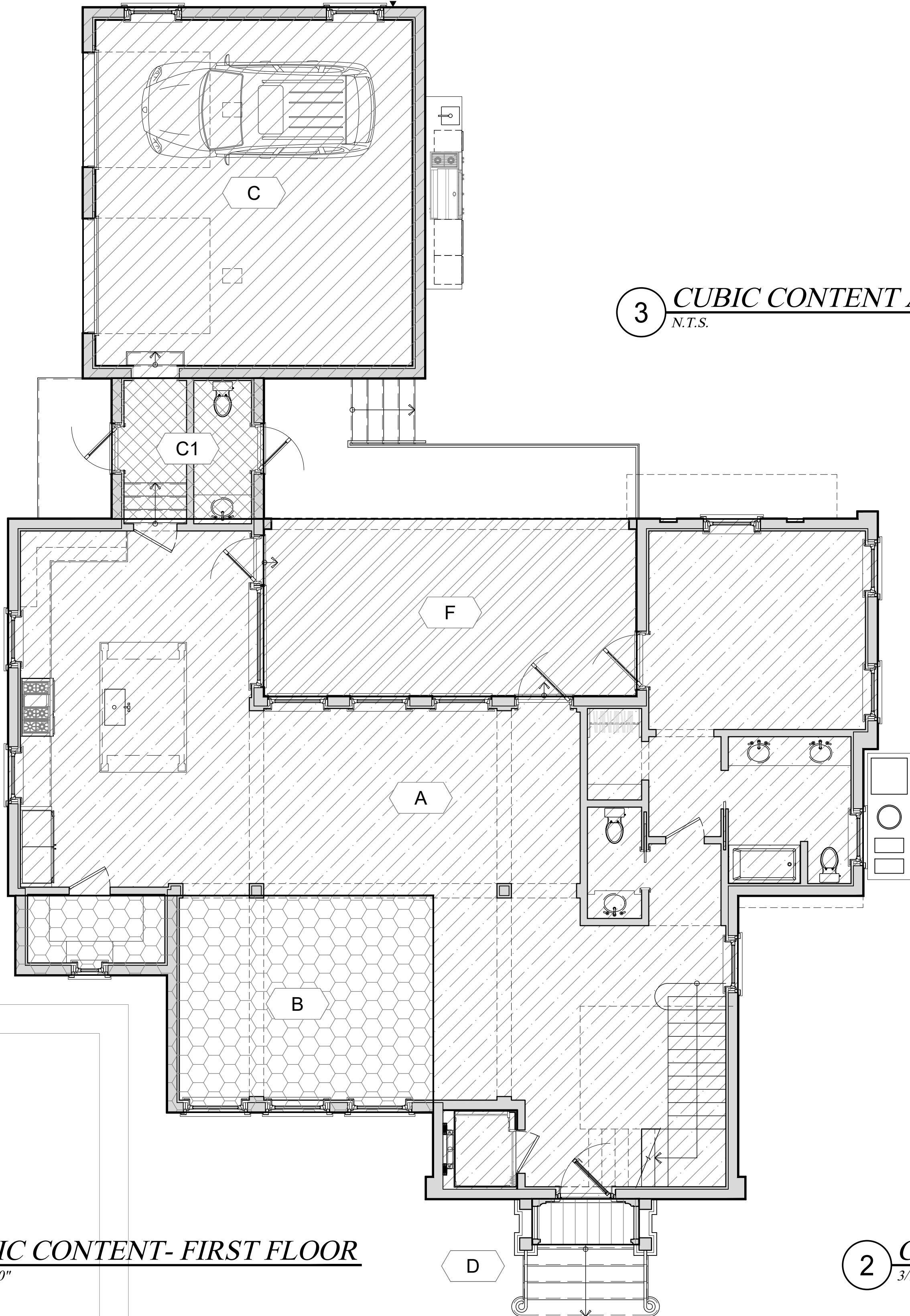


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REV.	DATE	DESCRIPTION

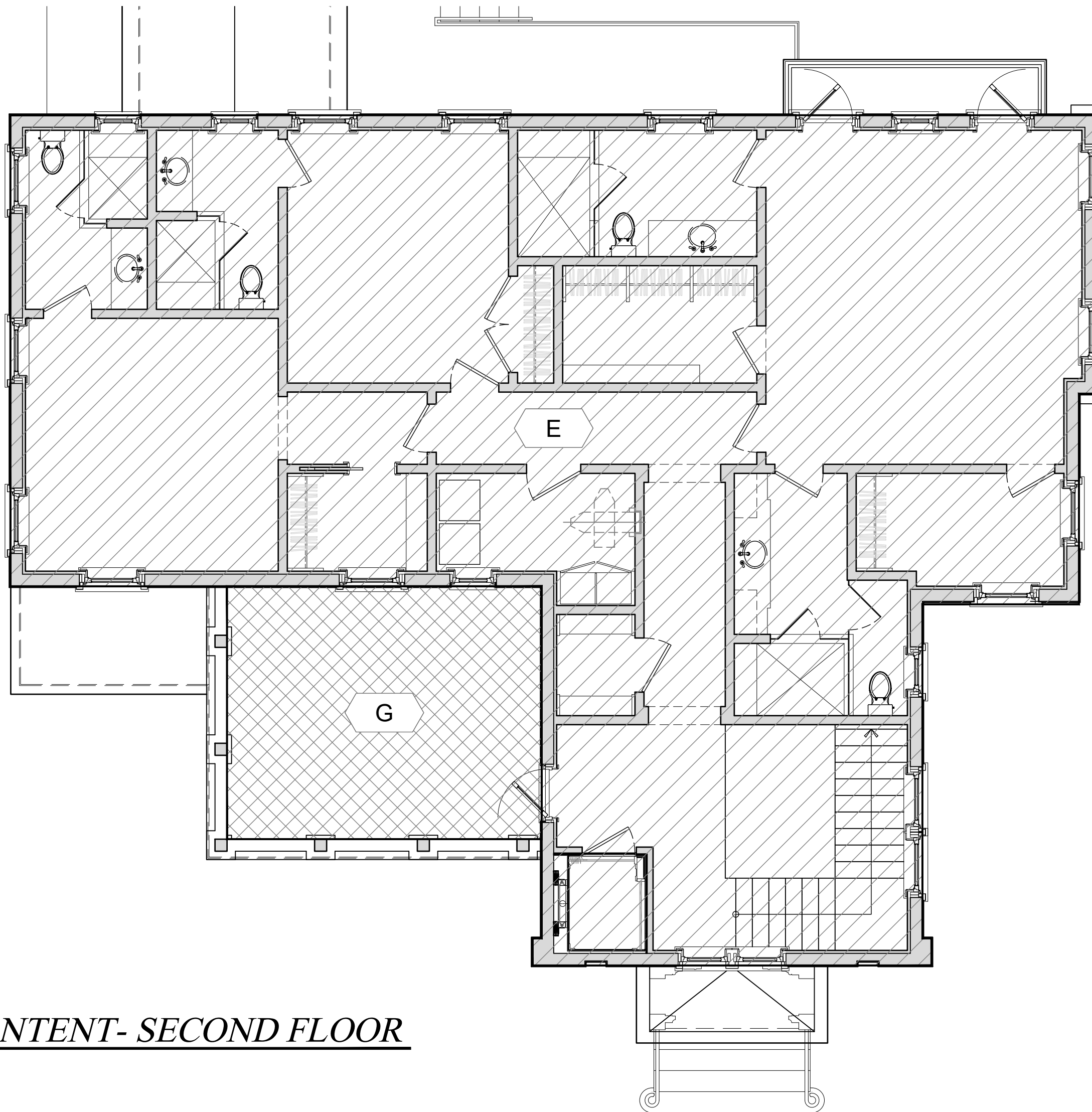
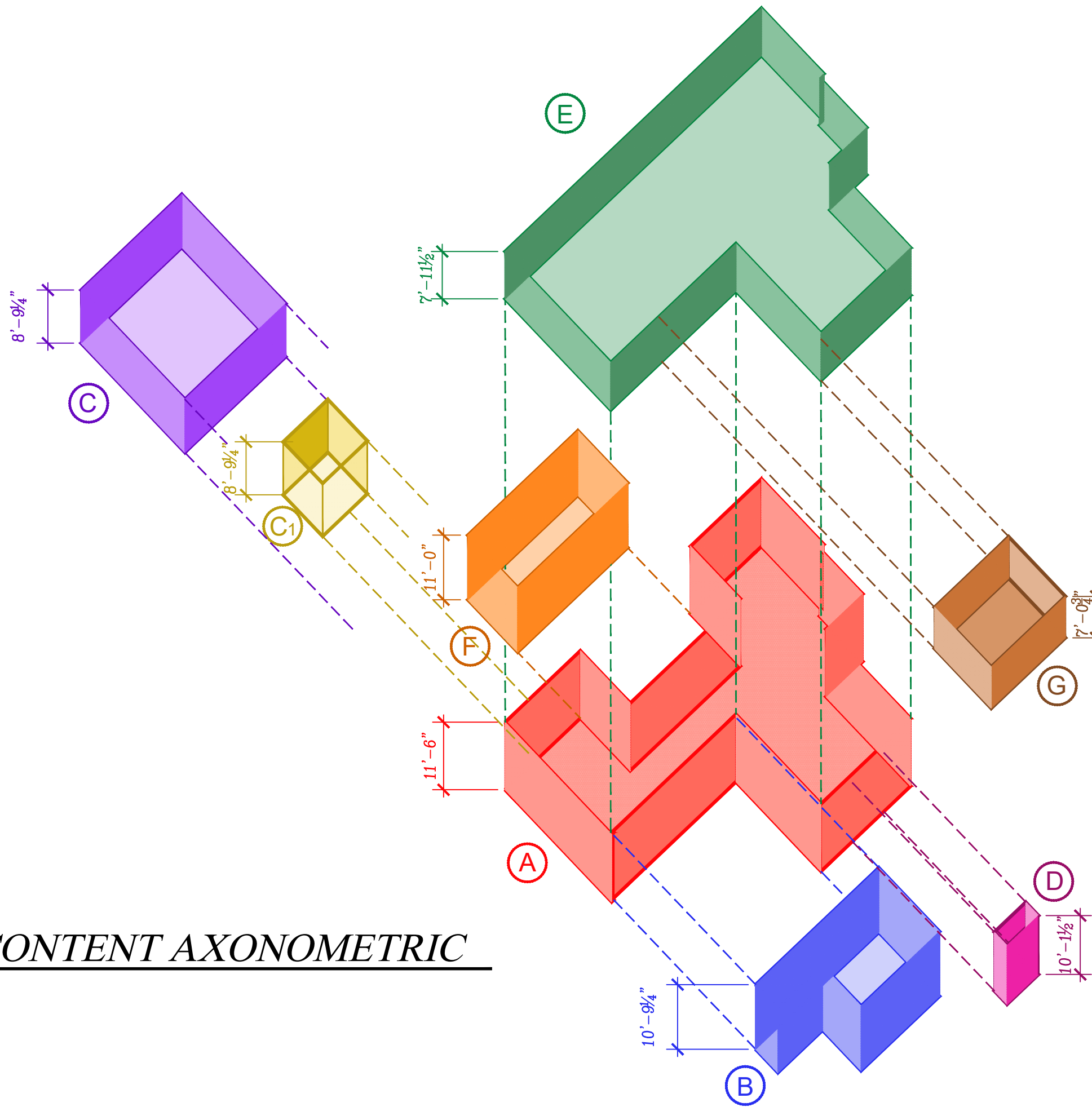
PHOTOS
6
Revision: -
ARCOM Final Submission
2023.10.12
Drawn By: -

P-6



1 **CUBIC CONTENT- FIRST FLOOR**
3/16" = 1'-0"

3 **CUBIC CONTENT AXONOMETRIC**
N.T.S.



2 **CUBIC CONTENT- SECOND FLOOR**
3/16" = 1'-0"

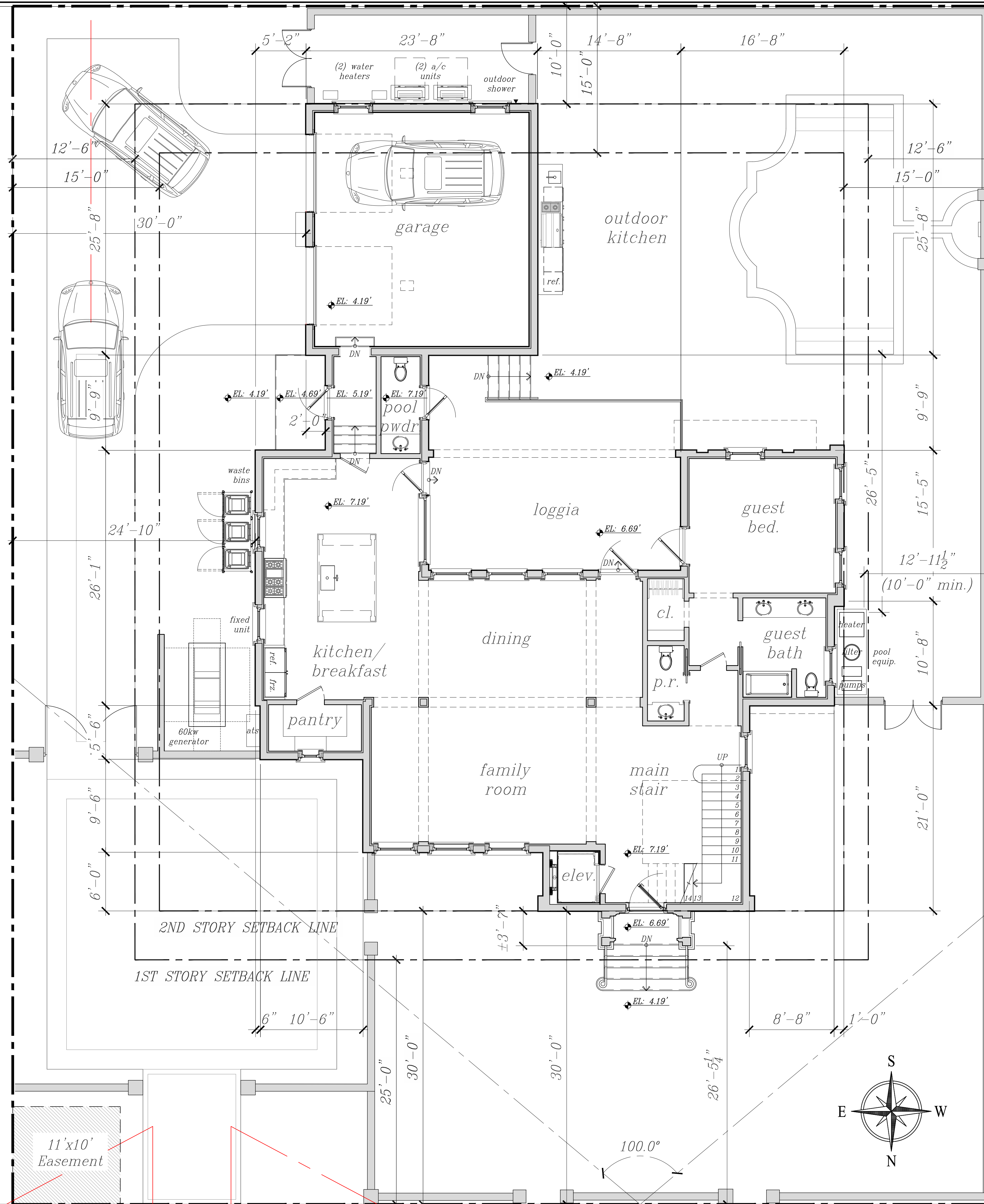
CUBIC VOLUME			
MARK	AREA	HEIGHT	CUBIC VOLUME
A (1st Floor Main Body)	1,687.00	11.50	19,400.50
B (1 Story Volumes- Front)	334.00	10.77	3,597.18
C (Garage)	607.00	8.77	5,323.39
C1 (Connector)	102.00	8.77	894.54
D (Portico)	23.00	10.13	232.99
E (2nd Floor Main Body)	2,012.00	7.96	16,015.52
TOTAL A-E			45,464.12
COVERED LOGGIAS			
F	318.00	11.00	3,498.00
UNCOVERED LOGGIA			
G (2nd Floor Balcony)	244.00	7.71	1,881.24
Allowed Loggia Space @ 5%			(2,447.70)
TOTAL F-G (w/ 5% Discount)			2,931.54
TOTAL CUBIC CONTENT			48,395.66
TOTAL ALLOWED CUBIC CONTENT			48,954.00
CUBIC CONTENT OVER/(UNDER)			(558.34)

PLEASE NOTE:
Allowed Loggia space receives a 5% reduction of TOTAL ALLOWED CUBIC CONTENT

CUBIC CONTENT RATIO CALCULATION:

$$\begin{aligned} &= 3.50 + [((60,000 - \text{LOT SIZE}) / 50,000) \times 0.5] \\ &= 3.50 + [((60,000 - 12,250) / 50,000) \times 0.5] \\ &= 3.50 + [(47,750 / 50,000) \times 0.5] \\ &= 3.50 + [.955 \times 0.5] \\ &= 3.50 + [.4775] \\ &= 3.9775 \\ &= 3.98 \text{ or } 48,954 \text{ cu. ft.} \end{aligned}$$

1 *PROPOSED FIRST FLOOR PLAN*
3/16" = 1'-0"



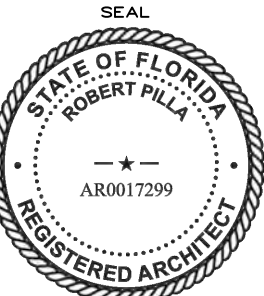
Project Based - 318 Seaspray Ave. Project No. 2023-10-12
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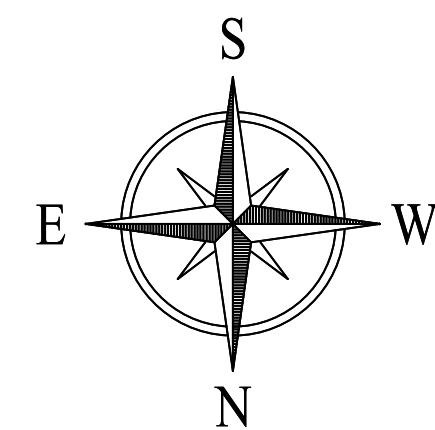
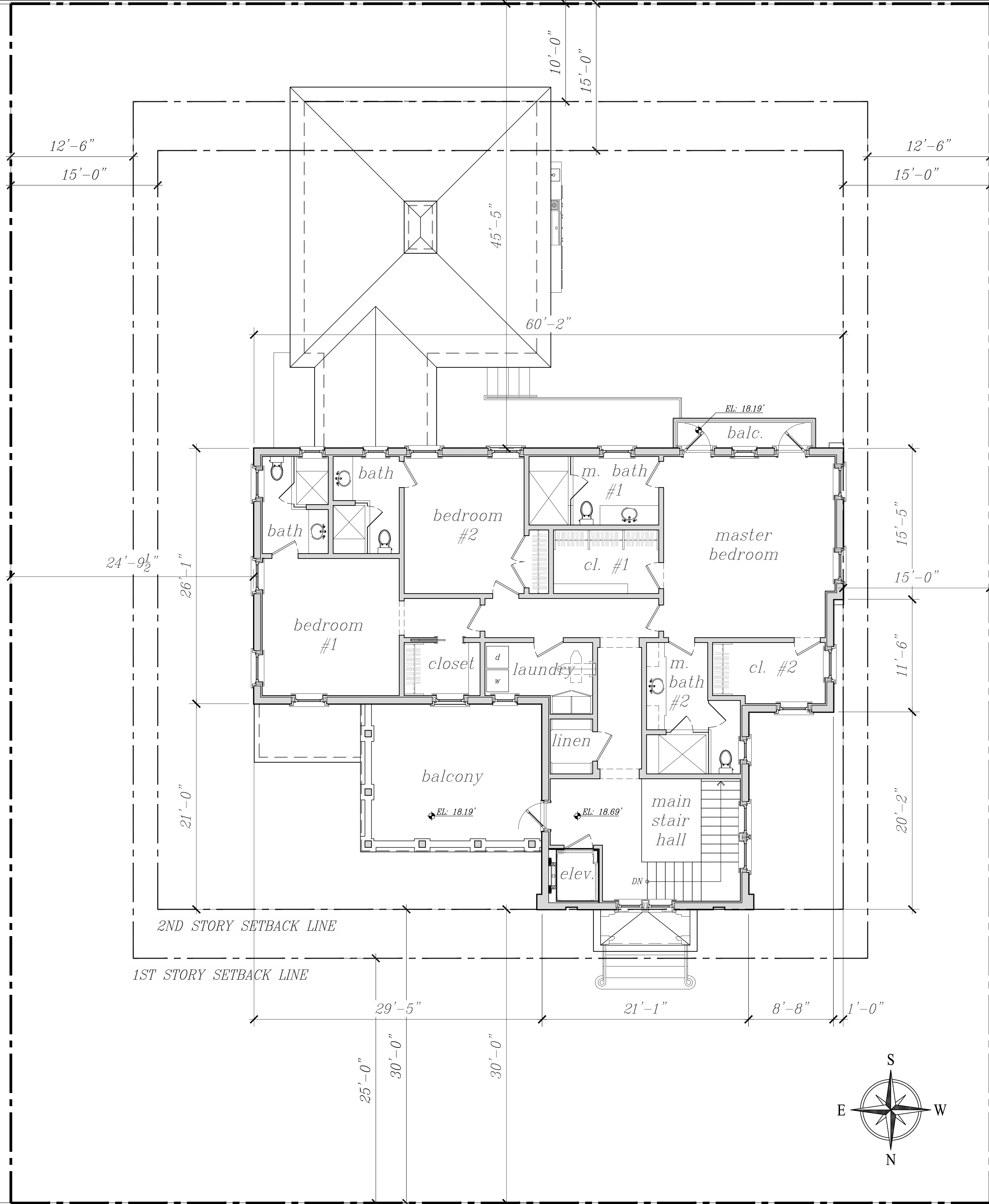
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1 **PROPOSED SECOND FLOOR PLAN**
3/16" = 1'-0"

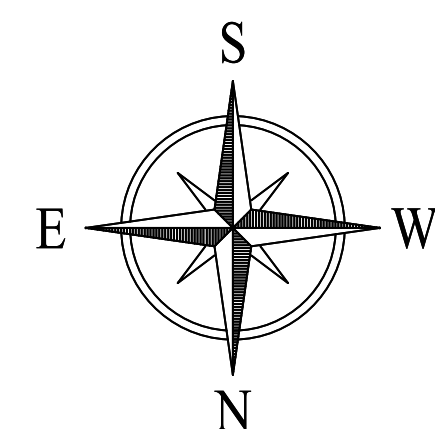


ARC-23-142

**SECOND
FLOOR PLAN**

Revision:
ARCOM Final Submission
2023.10.12
Drawn By:

A120



ROOF PLAN

Revision:
ARCOM Final Submission
2023.10.12
Drawn By:





1 PERSPECTIVE RENDERING W.O. LANDSCAPE - VIEW TO SOUTHEAST
N.T.S.