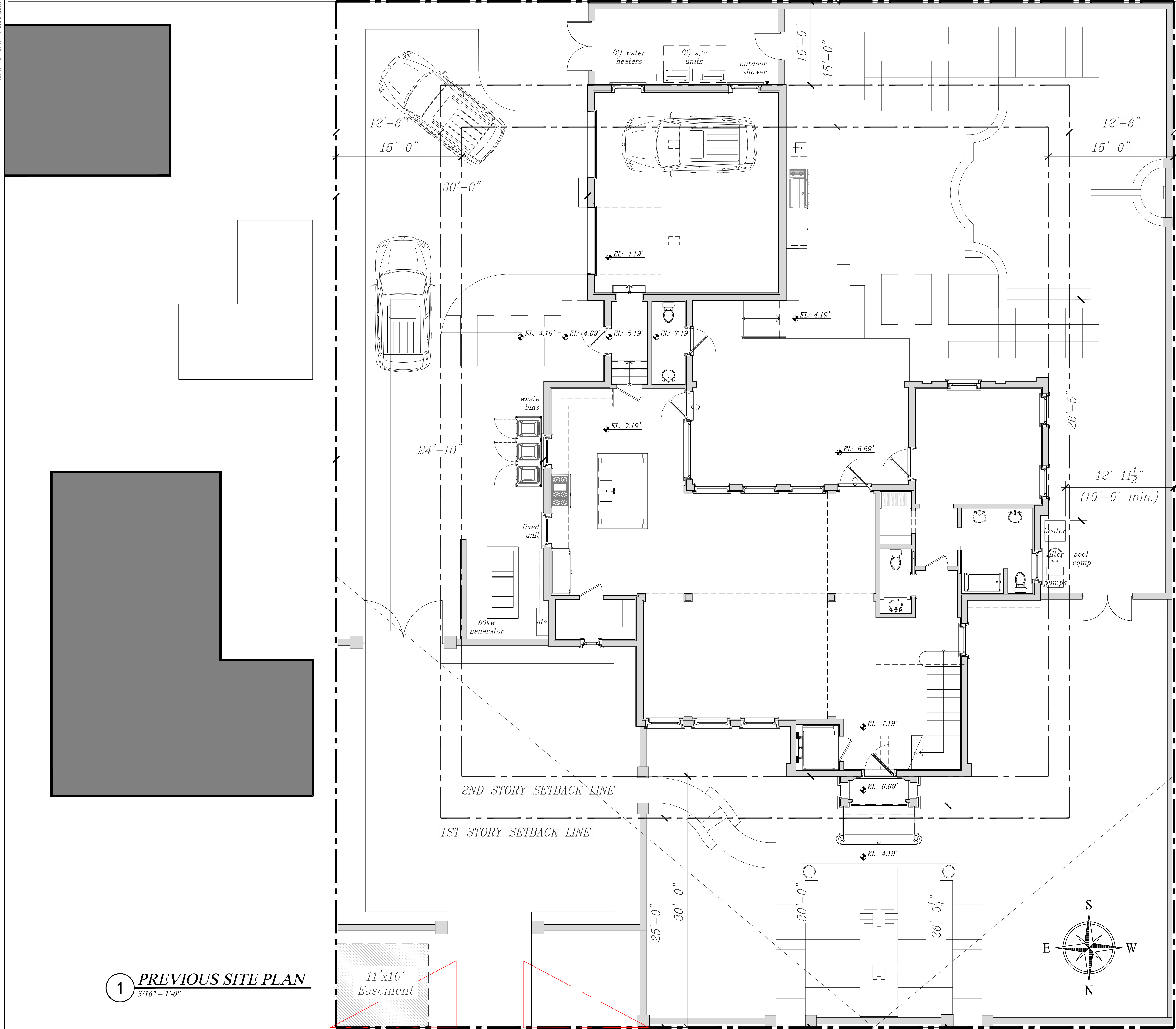
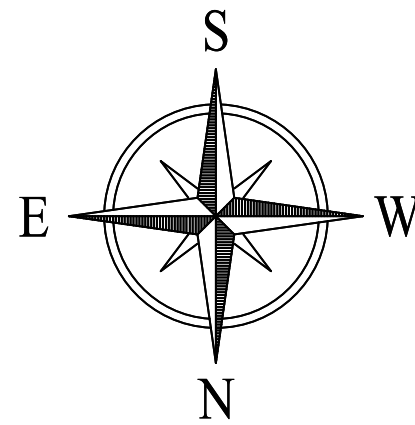


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1 **PREVIOUS SITE PLAN**
3/16" = 1'-0"

11'x10'
Easement



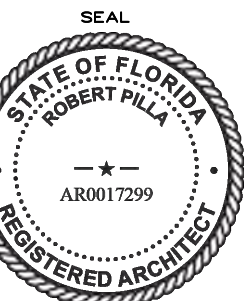
ARC-23-142



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

SITE PLAN

Revision:
ARCOM Final Submission
2024.02.05
Drawn By:

A001

ARC-23-142

PREVIOUS ZONING LEGEND



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. $(FFE - COR) / 2 = \text{Max. Fill}$ ([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

PROPOSED ZONING LEGEND



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	3,243 SF / 26%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	4,848 SF
12	*Front Yard Setback (Ft.)	25'-0" & 30'-0"	N/A	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'-2 1/4"
18	Overall Building Height (Ft.)	30'-0"	N/A	24'-7 1/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.98 (48,954 CF)	N/A	3.92 (48,220 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 %)	5,513 (45%)	N/A	5,727 (46.75%)
24	Perimeter LOS (Sq Ft and %)	2,757 (50%)	N/A	3,099 (76.5%)
25	Front Yard LOS (Sq Ft and %)	1,000 (40%)	N/A	1,803 (72%)
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

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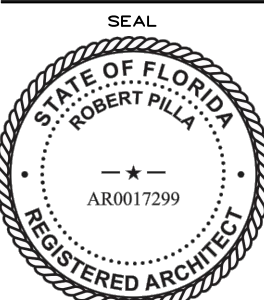


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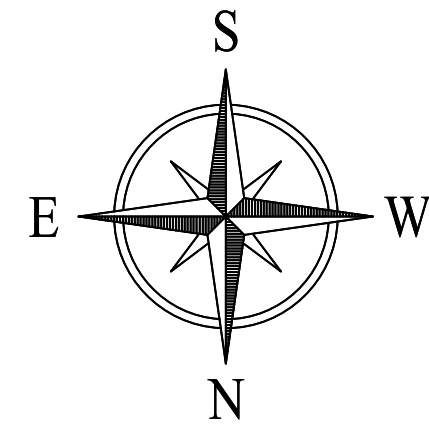
ROBERT PILLA
FLORIDA AB0017299

REV.	DATE	PURPOSE

**SITE PLAN
W. OVERLAY**

Revision:
ARCOM Final Submission
2024.02.05
Drawn By:

A002



WALL CORNER ALONG LINE

RETAINING WALL



1'-2 1/2"
EXIST.

RETAINING WALL
CORNER 0.2'W.

FND. DRILL HOLE, 0.1'W.
(0.3' WALK ENC.)

ARC-23-192

SETBACK (P)

WOOD FENCE 1.0'W.

POOL

C.L.F. 0.7'E.

WALL CORNER 0.3'E.

122.5'

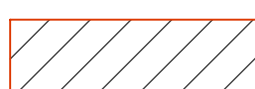
CONC. WALL

2'-9 5/8"

W.

C.L.F. 0.4'W.

LEGEND:



EXISTING STRUCTURE

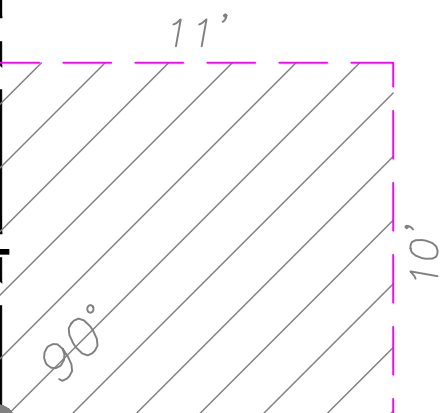


PREVIOUSLY PROPOSED STRUCTURE



NEIGHBORING STRUCTURES

1 PREVIOUS SITE PLAN W. EXIST. OVERLAY
3/16" = 1'-0"



28'-5 3/4"
EXISTING

24'-10"
PROPOSED

C.L.F.

0/H

28.5'

90°

PREVIOUSLY PROPOSED
STRUCTURE

POOL

TILE

EXISTING STRUCTURE

28.1'

22.0'

EXISTING 2 STORY VOLUME

27'-5 1/2"

PROPOSED 2 STORY VOLUME

30'-0"

22'-1" FRONT FACADE
PROPOSED
60'-2" OVERALL WIDTH
PROPOSED

26'-3 3/4" FRONT FACADE
EXISTING
70'-3 1/2" OVERALL WIDTH
EXISTING

12.0'

1.0'

24.3'

24.3'

7.0'

0/H

44.1'

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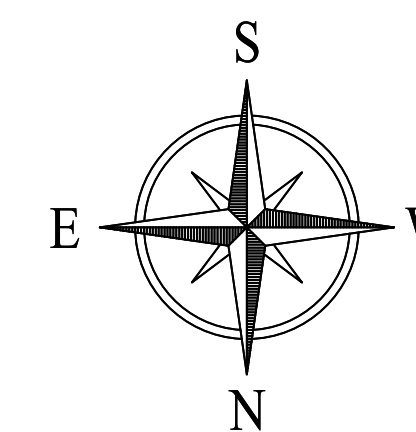
1.0'

24.3'

24.3'

7.0'

0/H



BENEFITS OF THE PROPOSED DESIGN:

- COMPLIANCE WITH CURRENT, SETBACK REQUIREMENTS
- COMPLIANCE WITH CURRENT, FEMA ELEVATION REQUIREMENTS
- FOOTPRINT REDUCED NEARLY 858 SF AS INDICATED BELOW
 - 734 CU FT UNDER ALLOWABLE CUBIC CONTENT
 - FRONT FACADE WIDTH REDUCED NEARLY 7'-3"
 - OVERALL BUILDING WIDTH REDUCED NEARLY 10'-2"
 - POOL RELOCATED FROM SIDE YARD TO REAR YARD
 - GARAGE DOORS NOT VISIBLE FROM STREET
- INCREASED FRONT YARD ($\pm 2'-6"$), REAR YARD ($\pm 8'-0"$), AND WEST SIDE YARD INCREASED ($\pm 13'-9"$)

FOOTPRINT OF EXISTING STRUCTURE = 4,101 SF
FOOTPRINT OF PROPOSED STRUCTURE = 3,243 SF

C.L.F. 0.7'E.

WALL CORNER 0.3'E.

100

CONC. WALL

31

C.L.F. 0.4'W

LEGEND:

EXISTING STRUCTURE

CURRENTLY PROPOSED STRUCTURE

NEIGHBORING STRUCTURES

1 CURRENT SITE PLAN W. EXIST. OVERLAY
3/16" = 1'-0"

$$3/16'' = 1'-0''$$
30 - 0
PROPOSED 2 STORY VOLUME

EXISTING 2 STORY VOLUME

19'-1" FRONT FACADE
PROPOSED
60'-2" OVERALL WIDTH
PROPOSED

26'-3 $\frac{3}{4}$ " FRONT FACADE
EXISTING
70'-3 $\frac{1}{2}$ " OVERALL WIDTH
EXISTING

RETAINING WALL
CORNER 0.2'W.

FND. DRILL HOLE, 0.1'W
(0.3' WALK ENC.)

ARC-23-142

14. SETBACK (P)

SITE PLAN
W. OVERLAY

Revision:
ARCOM Final Submission
2024.02.05
Drawn By:

A002.1

A two-story white house with black shutters, surrounded by lush tropical landscaping including palm trees and dense greenery. A dark SUV is parked on the driveway.

A two-story white house with a blue arched door, a large tree on the left, and a brick path leading to the entrance. The house has a white stucco finish and a light-colored tiled roof. The front door is a blue arched door with a small diamond-shaped window. To the left of the door is a large window with multiple panes. Above the door is a small arched window. The house is surrounded by a green lawn and a brick path leads to the entrance. A large tree is on the left side of the house. The sky is blue with white clouds.

A single-story yellow house with a white picket fence in the foreground and palm trees in the background. The house has a white roof and white shutters on the windows. A paved walkway leads from the fence to the front steps of the house. The yard is green with grass and shadows from the trees.

ARC-23-142

A gravel path leads through a lush tropical garden. On the left, a large, thick tree trunk stands prominently. The path is flanked by dense greenery, including various palm trees and broad-leafed plants. The sky is blue 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, and the walls are light-colored. The driveway is made of red bricks, and there is a white gate. The landscaping includes a well-manicured lawn, a low hedge, and various tropical plants and trees.

A two-story Mediterranean-style house with white stucco walls and a red-tiled roof. The house features arched windows with blue frames and a central arched entrance with a wooden door. A stone walkway leads from the foreground to the entrance. The property is landscaped with palm trees, shrubs, and a green lawn.

A two-story white house with a red-tiled roof, arched windows, and balconies, surrounded by lush tropical landscaping including palm trees and a decorative wrought-iron gate in the foreground.

A photograph of a single-story bungalow house with a light blue exterior and white trim. The house features a covered front porch with a dark roof and white columns. A paved walkway leads from the foreground to the front door. The property is surrounded by lush greenery, including palm trees and manicured hedges.

ARC-23-142

A large, two-story white house with a red-tiled roof and a covered front porch. The house features multiple windows with white frames and a central entrance with a small set of steps. The property is surrounded by lush tropical landscaping, including tall palm trees and a large, dense green hedge in the foreground. A wide, paved brick driveway leads from the foreground towards the house. The sky is blue with scattered white clouds.

A photograph of a stone staircase leading up to a white gate, flanked by dense green foliage and trees. The gate is white with a decorative design and is set against a backdrop of lush greenery. The stone steps are weathered and mossy, and the surrounding plants include large-leafed vines and various trees.

A two-story white house with a balcony and palm trees, with a white pickup truck parked in front. The house has a red-tiled roof and a white chimney. The balcony has a wooden railing. A white pickup truck is parked in front of the house, and a ladder is leaning against it. There are palm trees in the background.

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

A two-story white house with a balcony and palm trees. The house has white siding, blue shutters, and a dark brown roof. A balcony with a black wrought-iron railing is on the second floor. A set of stairs leads to the front entrance. Several palm trees are in the foreground, and the sky is blue with some clouds.

ARC-23-142

A photograph of a property entrance. A red brick walkway leads from the foreground towards a house. On the left, there is a green privacy screen and a large green hedge. A flowering tree with purple blossoms stands in the center. The house is visible in the background, partially obscured by the foliage.

A bright green, single-story house with a white arched doorway and a large green tree in front. A red car is parked on the right.

A large, two-story white villa with yellow accents, arched windows, and a tiled roof, surrounded by palm trees and lush landscaping. The house features a prominent balcony on the left side and a decorative wrought-iron gate in the foreground. The architecture is reminiscent of Mediterranean or Spanish Colonial styles.

A large, two-story white house with green shutters and a balcony, with a red Ferrari sports car parked in the driveway. The house features a prominent palm tree on the left and a brick-paved driveway. The car is a bright red Ferrari, viewed from the rear. The house has multiple windows with green shutters and a white balcony railing. The scene is set in a sunny, suburban environment.

A photograph of a single-story house with a grey roof and white walls, surrounded by lush tropical landscaping. The house features a front door with a small porch and a window with a decorative light fixture. The yard is filled with various plants, including palm trees, banana plants, and a large agave plant. A stone walkway leads from the foreground to the front door. The sky is blue with some clouds.

A large, two-story white house with a driveway, palm trees, and a black SUV parked in front. The house features a balcony with a black railing and a large window with a flower box. The driveway is paved with light-colored stone tiles, and the lawn is green with manicured hedges and palm trees.

ARC-23-142

A large, white, two-story Mediterranean-style house with a red-tiled roof. The house features arched windows on the ground floor and rectangular windows on the upper floor. A tall palm tree stands in the foreground, casting shadows on the house. The house is surrounded by lush greenery and a black metal fence. The address number 23 is visible on the fence.

A two-story Mediterranean-style house with a red-tiled roof, white columns, and a covered porch, surrounded by a lush green lawn and tropical landscaping. The house features a prominent white portico with columns and a red-tiled roof. The exterior is painted a light cream color. The property is well-maintained with a green lawn, a concrete walkway, and various tropical plants and trees.

A large, white, two-story house with a prominent front porch, surrounded by lush tropical landscaping including palm trees and dense foliage. The house features white siding and a dark roof. The porch has a dark railing. The landscaping includes several tall palm trees, large leafy plants, and a well-manicured lawn. A paved driveway leads to the house.

A two-story yellow house with a red-tiled roof and a white balcony. The house has a prominent chimney on the left side. In front of the house, there are two white cars parked on a brick driveway: a white BMW SUV on the left and a white Mercedes-Benz SUV on the right. Several palm trees are planted in front of the house, and the sky is blue with some clouds.

A large, two-story white house with a prominent bay window on the ground floor and a row of windows with white shutters on the second floor. The house is surrounded by lush tropical landscaping, including several tall palm trees, dense green hedges, and various tropical plants. The scene is set against a clear blue sky with a few wispy clouds.

ARC-23-142

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1 215 Seaspray Avenue
N.T.S.



2 211 Seaspray Avenue
N.T.S.



3 210 Seaspray Avenue
N.T.S.

REV.	DATE	DESCRIPTION