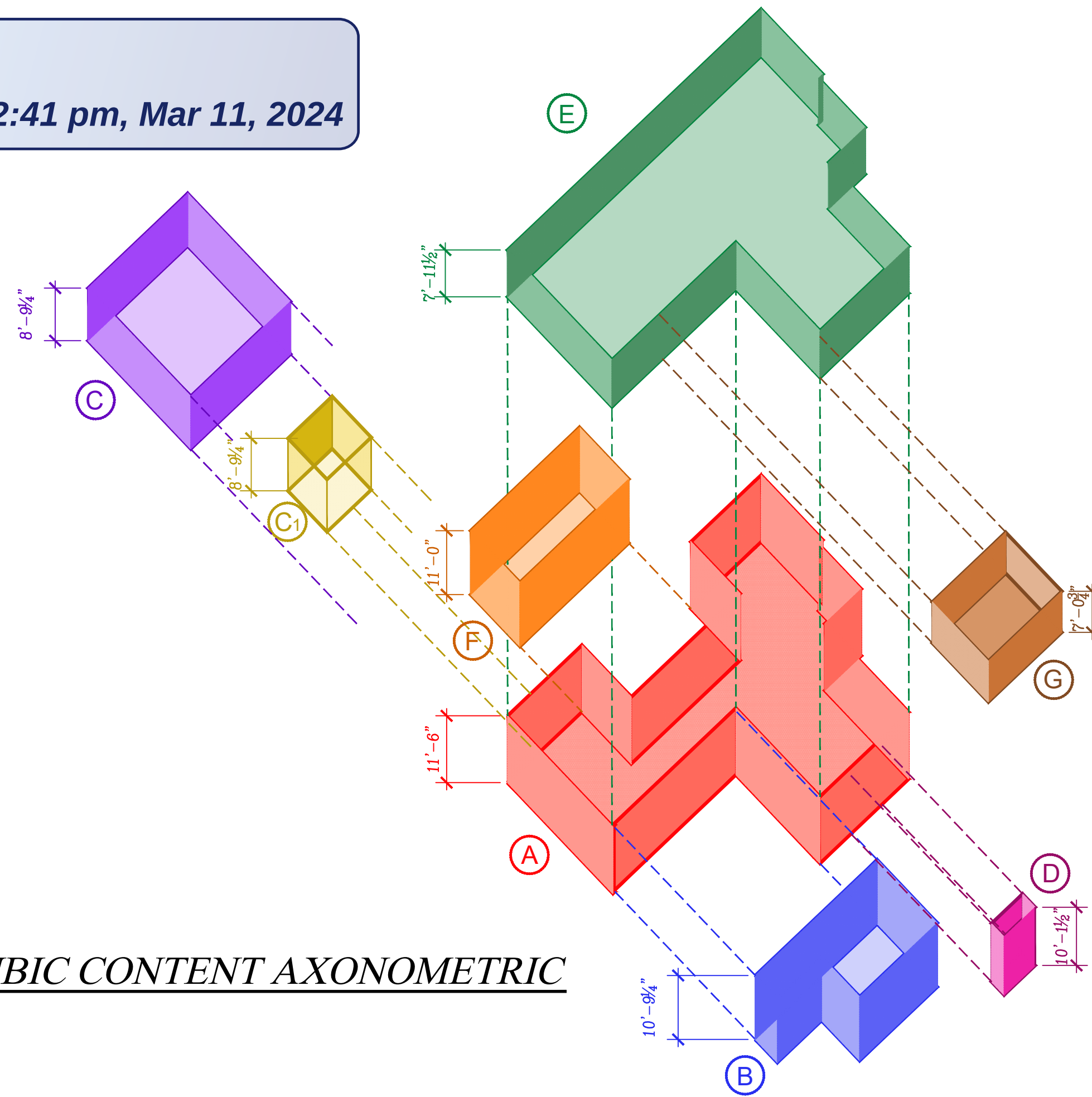


P:\Cumfilwood - 318 Seaspray Ave - ARC - Cube Content Off-Ring
2024.03.11 14:14

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By yfigueroa at 12:41 pm, Mar 11, 2024



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:

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

WADIA ASSOCIATES

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FLORIDA 33480

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PALM BEACH,
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FLORIDA AR99347

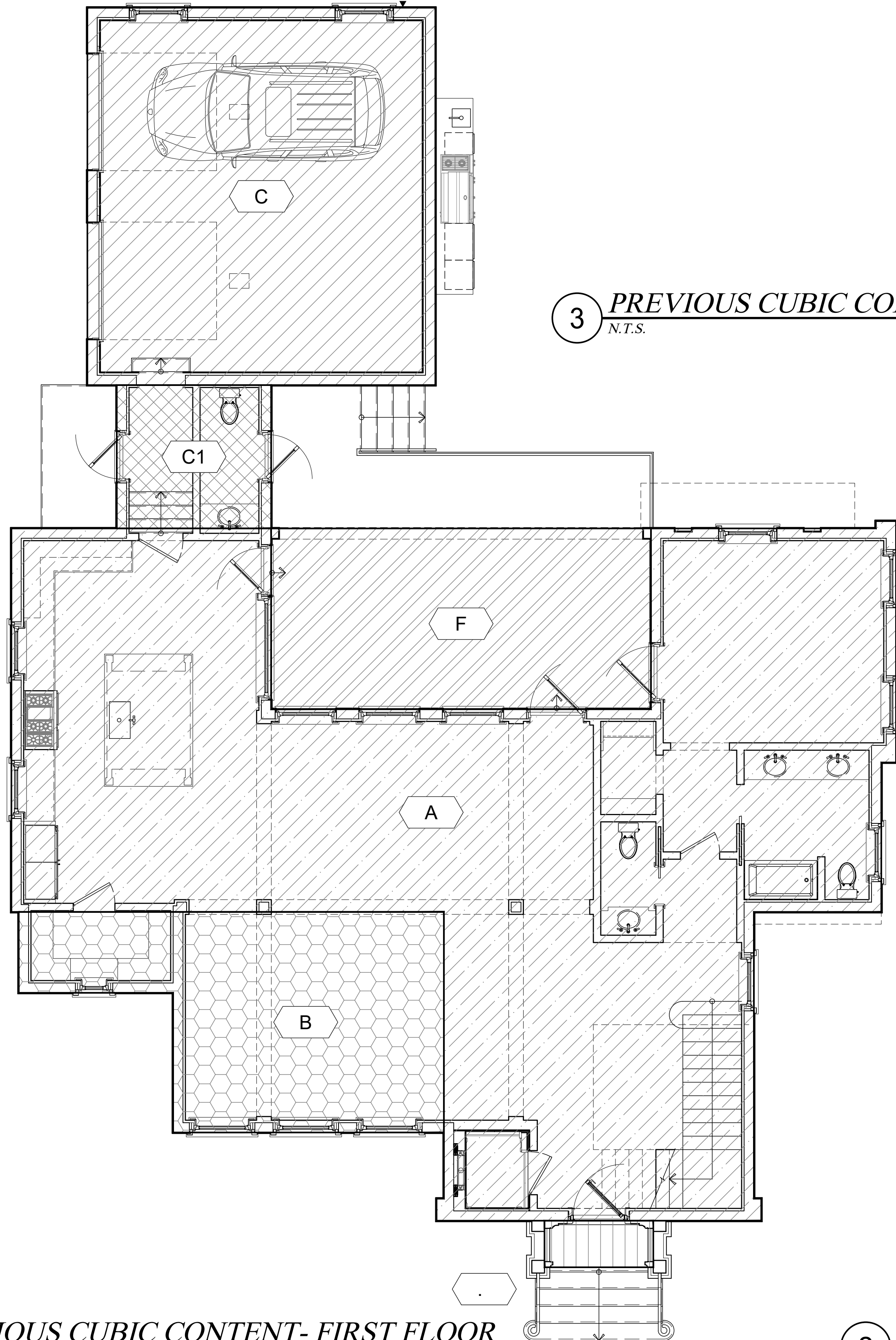
REV. # DATE PURPOSE

CUBIC
CONTENT
DIAGRAM

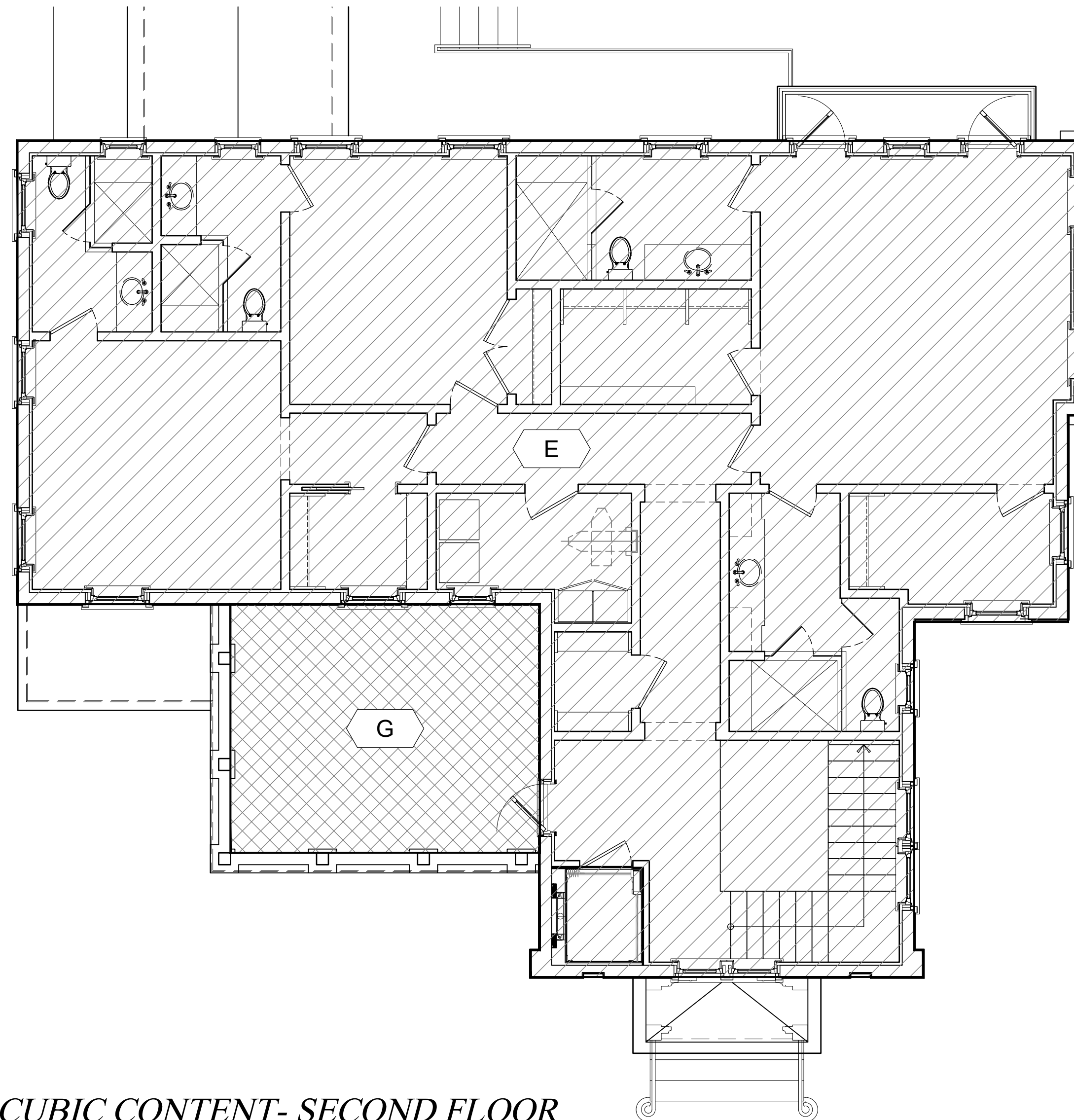
Revision:
ARCOM Final Submission
2024.03.11
Drawn By:

A006

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

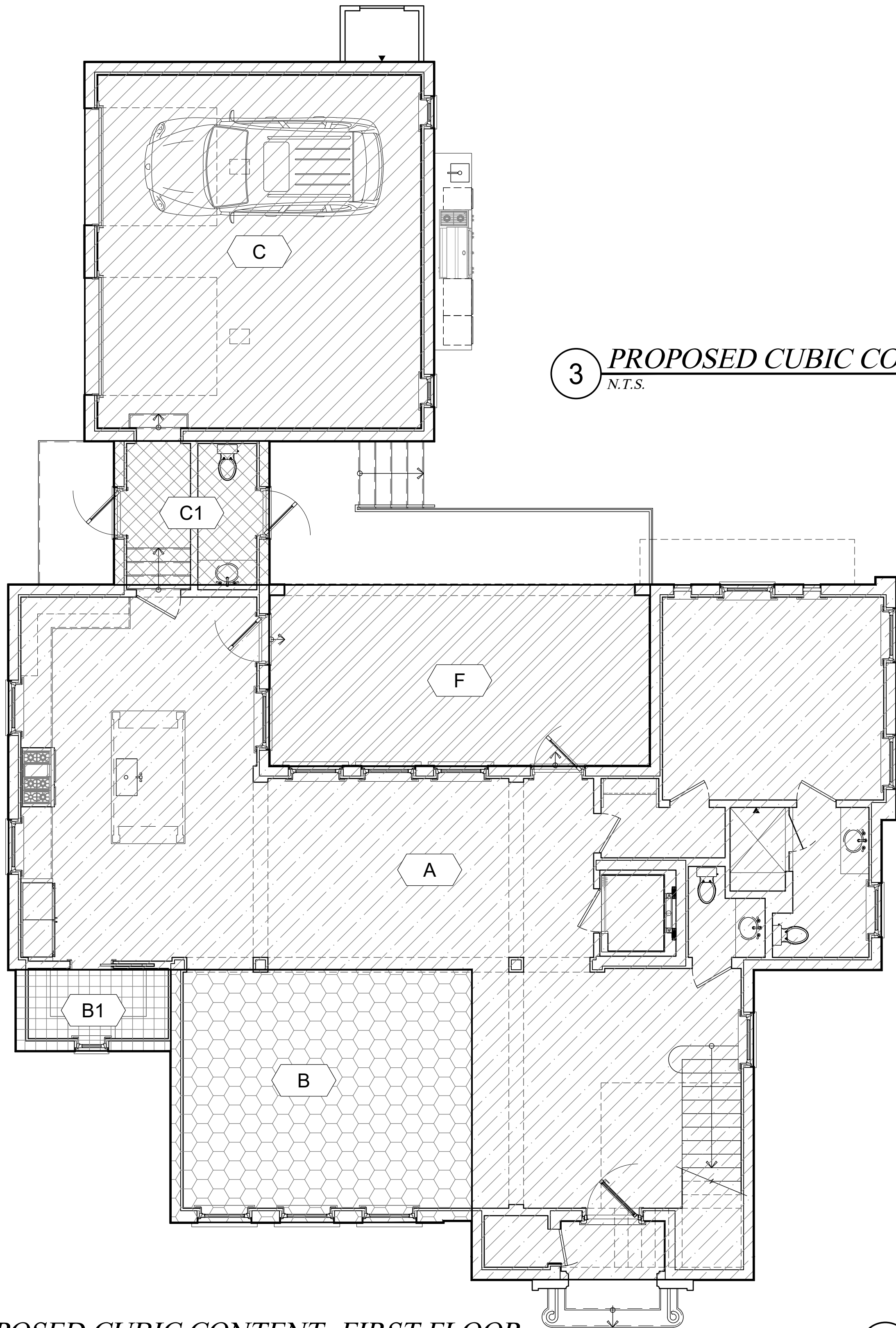


2 PREVIOUS CUBIC CONTENT- SECOND FLOOR
3/16" = 1'-0"



SHEET UNCHANGED SINCE
LAST PRESENTATION.

ARC-23-142

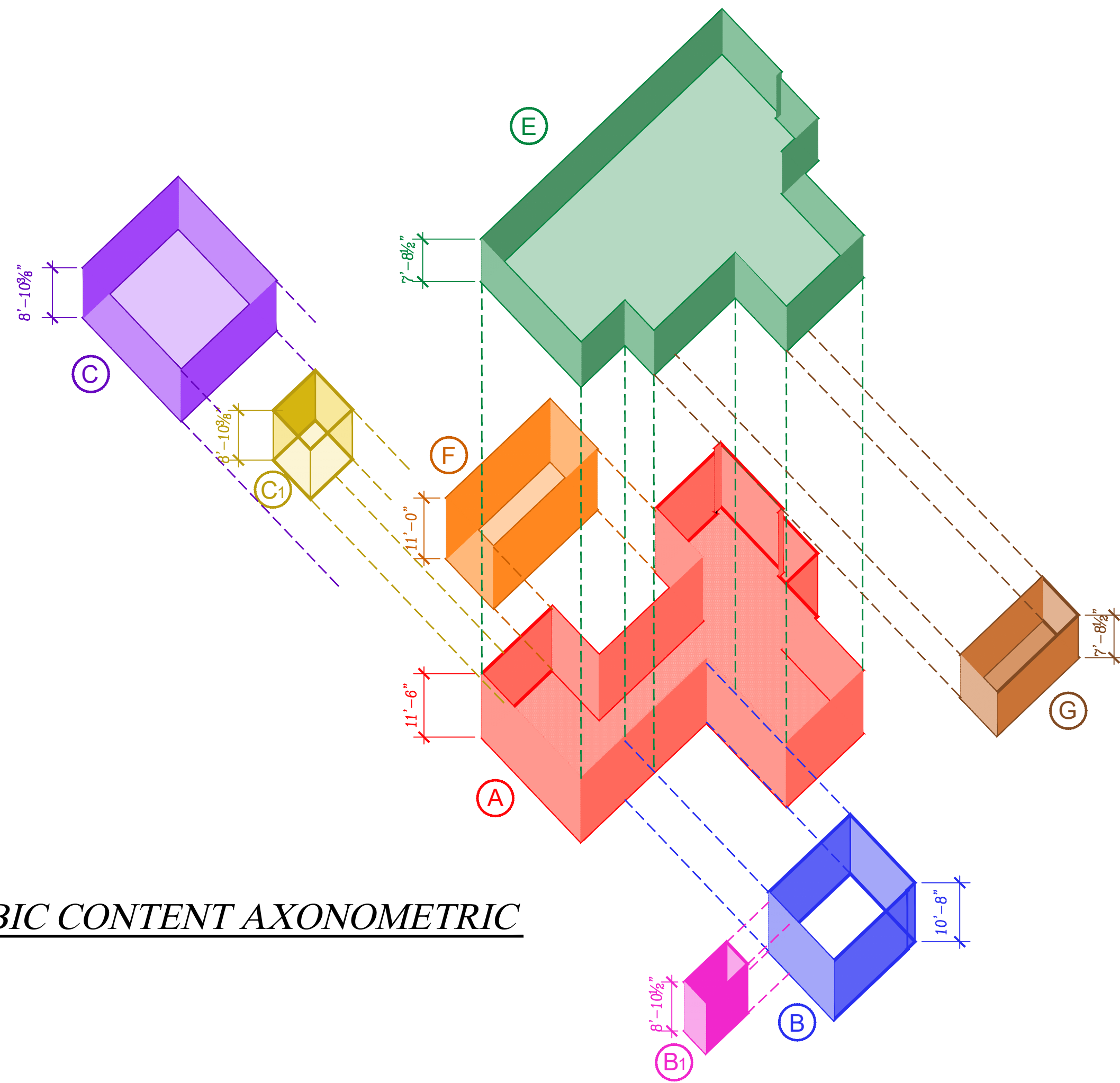


1 PROPOSED CUBIC CONTENT- FIRST FLOOR
3/16" = 1'-0"



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

3 PROPOSED CUBIC CONTENT AXONOMETRIC
N.T.S.



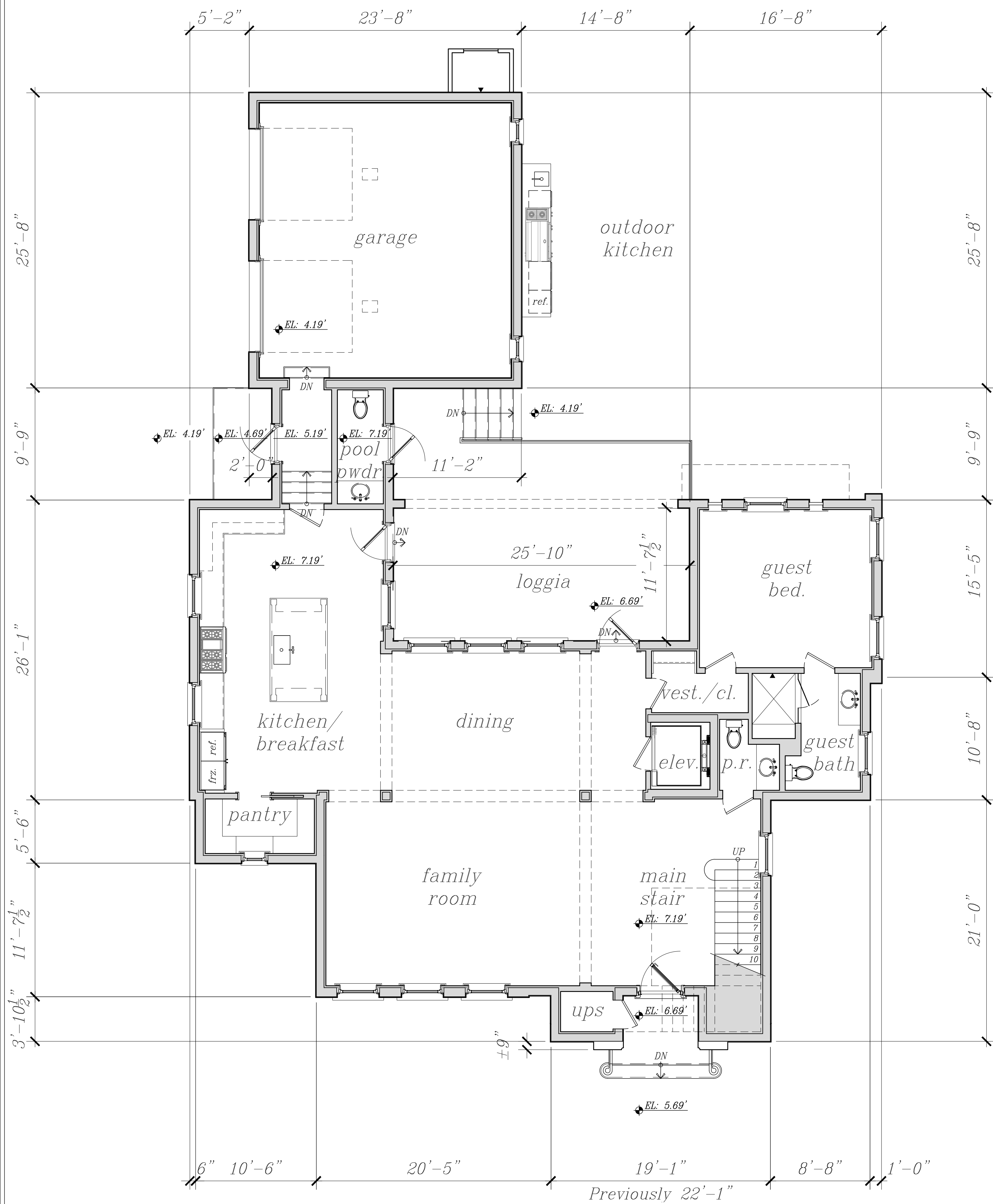
CUBIC VOLUME			
MARK	AREA	HEIGHT	CUBIC VOLUME
A (1st Floor Main Body)	1,643.00	11.50	18,894.50
B (Family Room)	349.00	10.67	3,723.83
B1 (Pantry)	58.00	8.86	513.88
C (Garage)	607.00	8.86	5,378.02
C1 (Connector)	102.00	8.86	903.72
E (2nd Floor Main Body)	2,114.00	7.70	16,277.80
TOTAL A-E			45,691.75
COVERED LOGGIAS			
F	318.00	11.00	3,498.00
UNCOVERED LOGGIA			
G (2nd Floor Balcony)	192.00	7.70	1,478.40
Allowed Loggia Space @ 5%			(2,447.70)
TOTAL F-G (w/ 5% Discount)			2,528.70
TOTAL CUBIC CONTENT			48,220.45
TOTAL ALLOWED CUBIC CONTENT			48,954.00
CUBIC CONTENT OVER/(UNDER)			(733.55)

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

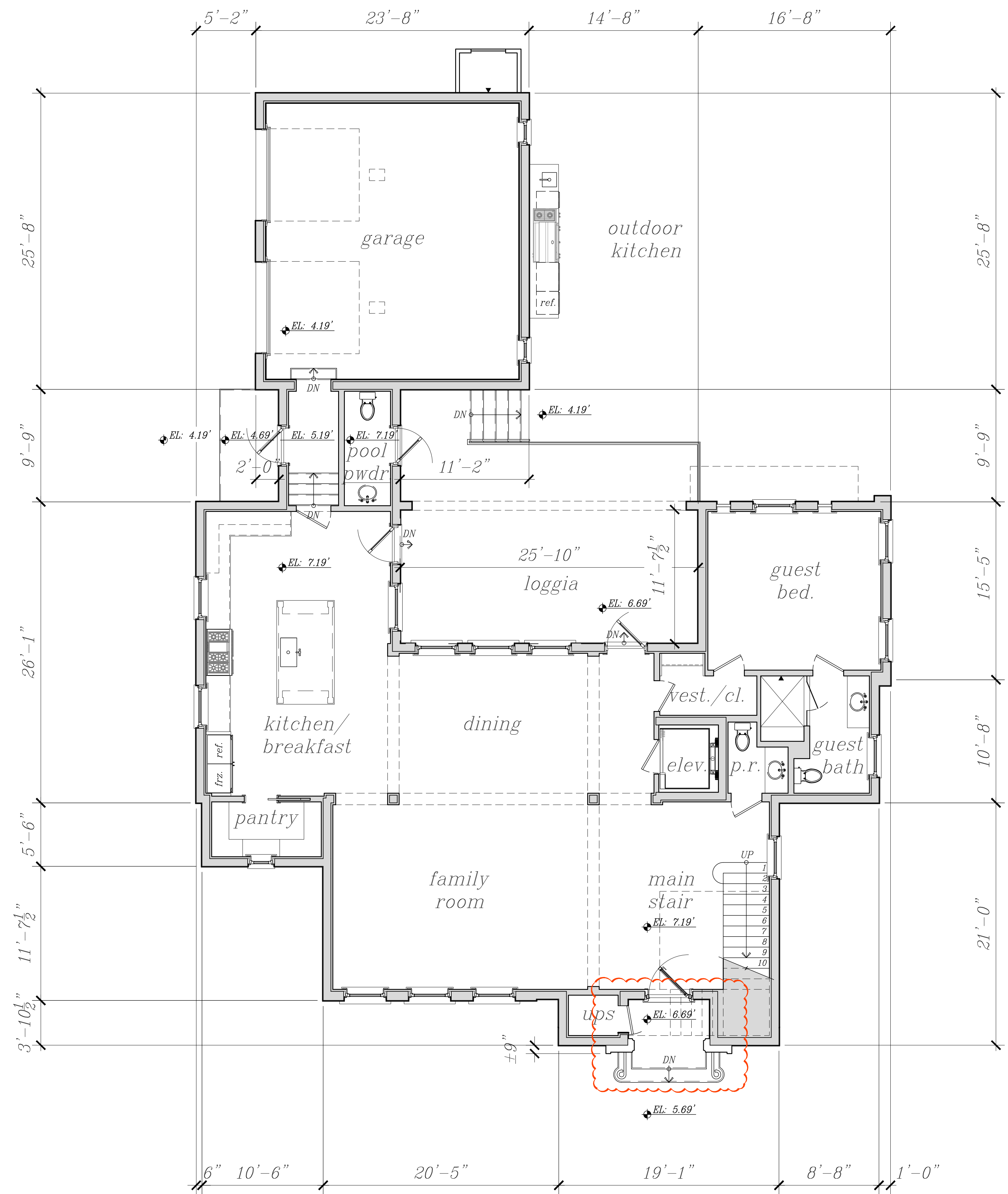
CUBIC CONTENT RATIO CALCULATION:

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

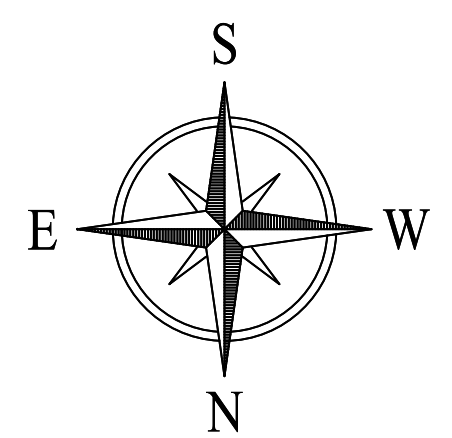
SHEET UNCHANGED SINCE
LAST PRESENTATION.

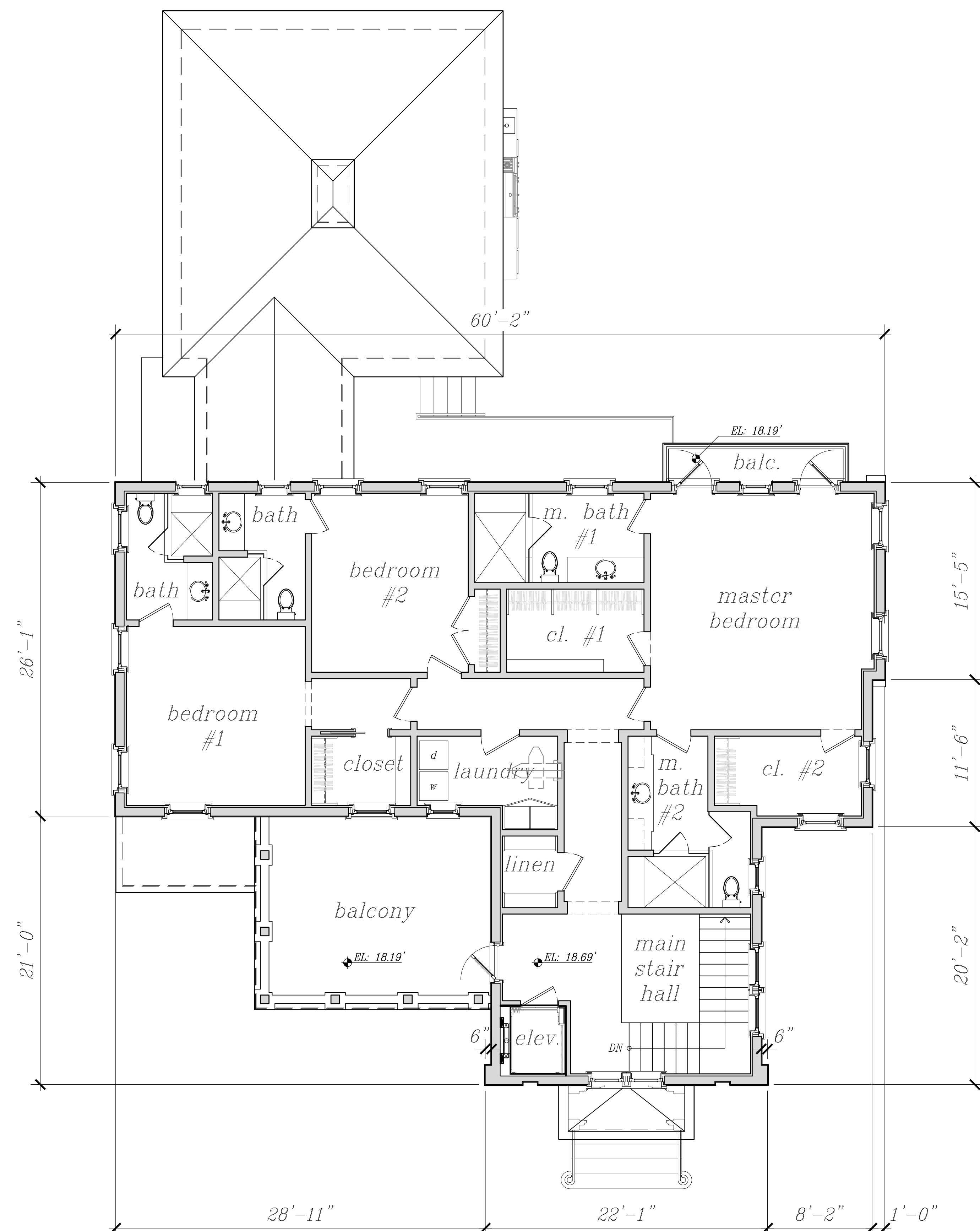


1 PREVIOUS FIRST FLOOR PLAN
3/16" = 1'-0"

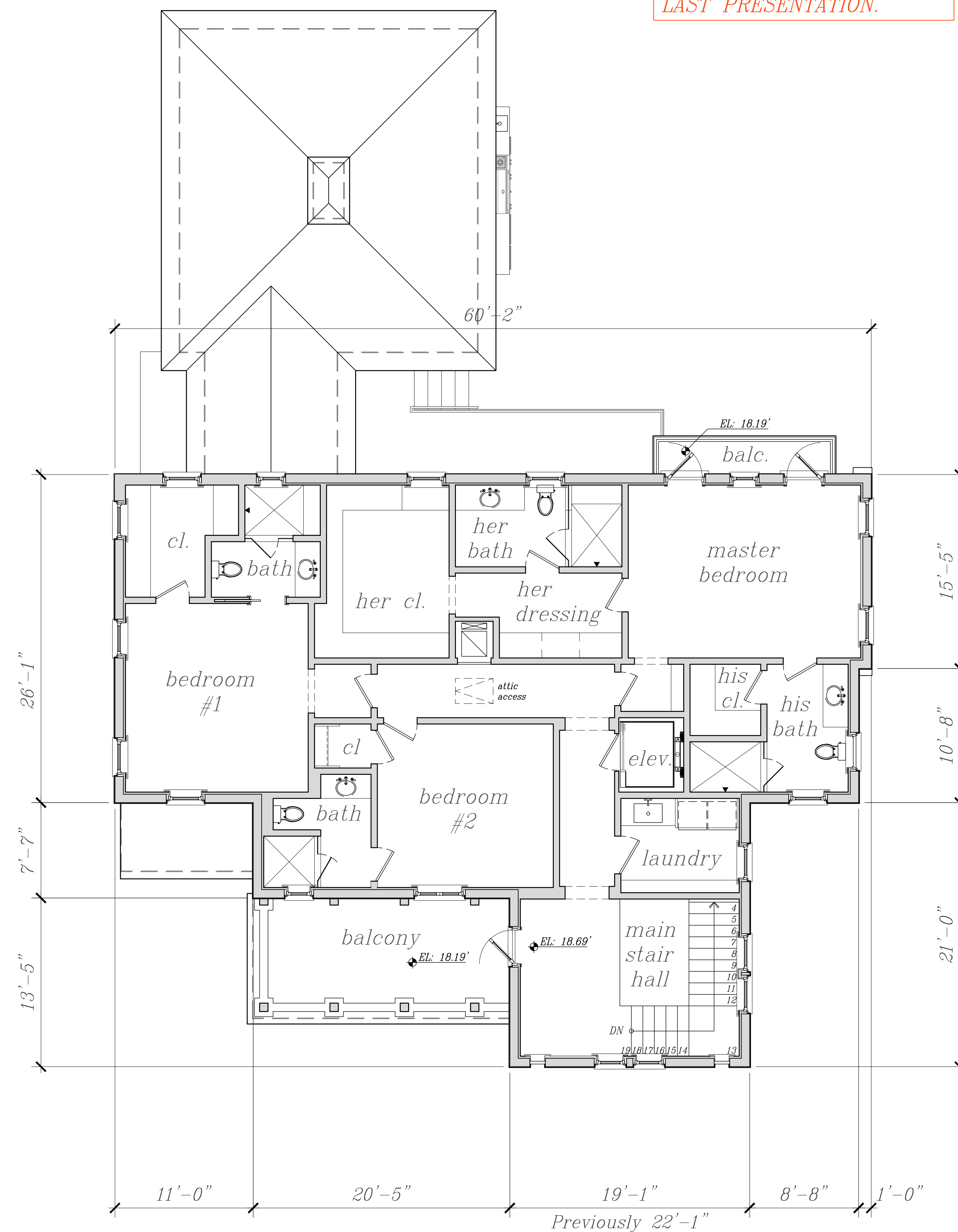


2 CURRENT FIRST FLOOR PLAN
3/16" = 1'-0"

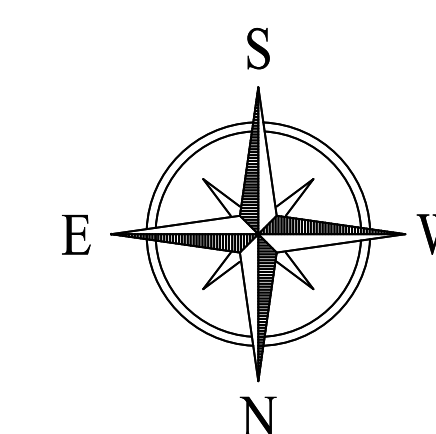


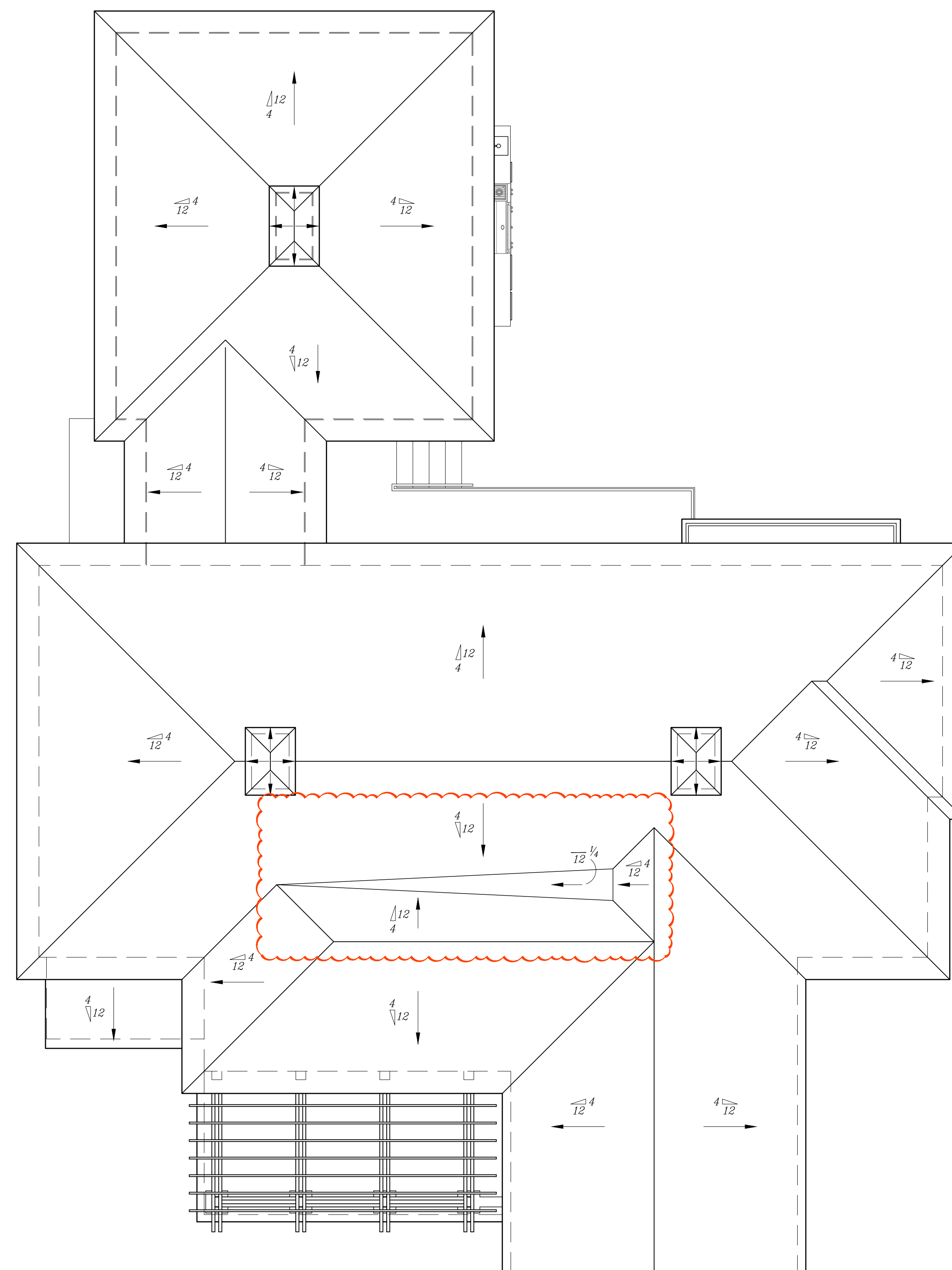


1 PREVIOUS SECOND FLOOR PLAN
3/16" = 1'-0"



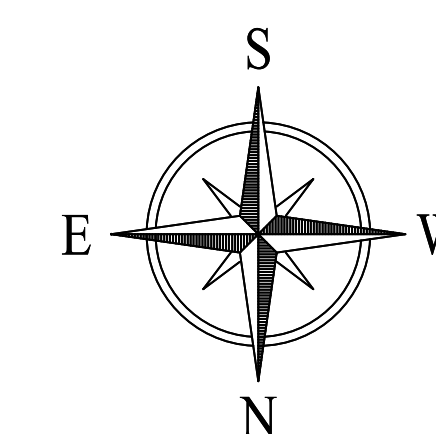
2 CURRENT SECOND FLOOR PLAN
3/16" = 1'-0"





1 PREVIOUS ROOF PLAN
3/16" = 1'-0"

2 CURRENT ROOF PLAN
3/16" = 1'-0"



ARC-23-142

ROOF
PLAN

Revision:
ARCOM Final Submission
2024.03.11
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A130

P:\Current\Banded - 318 Seaspray Ave\dwg\318 Seaspray Ave.dwg - Rendering.dwg
3/15/24 12:28 PM



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1 PREVIOUS - PERSPECTIVE RENDERING - VIEW TO SOUTHEAST
N.T.S.

REV.	DATE	PURPOSE

RENDERING

Revision:
ARCOM Final Submission
2024.03.11
Drawn By:



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



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Revision:
ARCOM Final Submission
2024.03.11
Drawn By:

R-1a



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3/15/24 12:29 PM



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



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2024.03.11
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R-2a



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1 PROPOSED - PERSPECTIVE RENDERING W.O. LANDSCAPE - FRONT VIEW
N.T.S.



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RENDERING

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2024.03.11
Drawn By:

R-3a



1 PREVIOUS - PERSPECTIVE RENDERING - VIEW TO NORTHEAST
N.T.S.

P:\Current\Banded - 318 Seaspray Ave\dwg\318 Seaspray Ave.dwg - Rendering.rvt
3/15/24 12:25 PM



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



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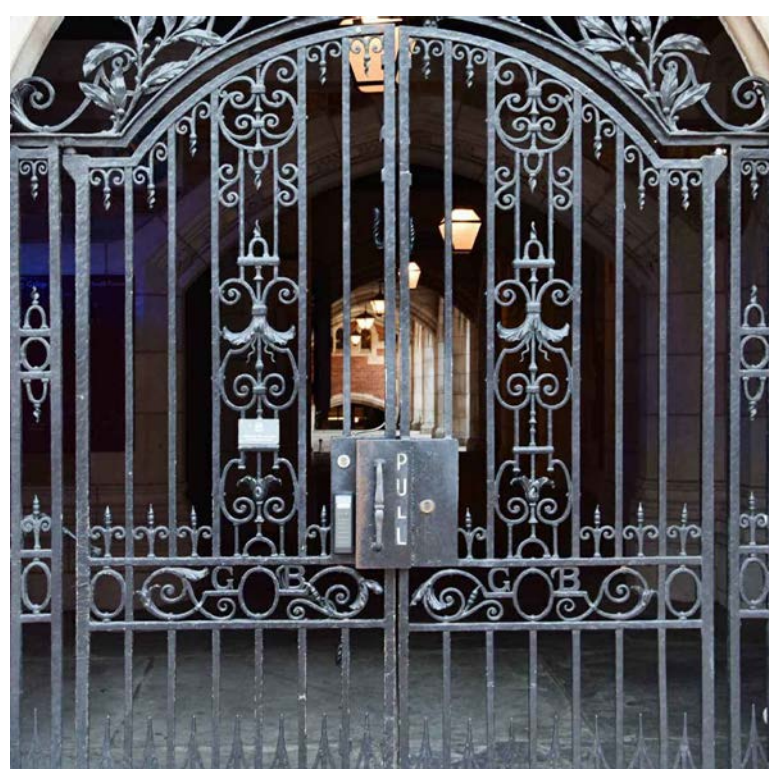
REV.	DATE	DESCRIPTION

RENDERING

Revision:
ARCOM Final Submission
2024.03.11
Drawn By:

R-4a

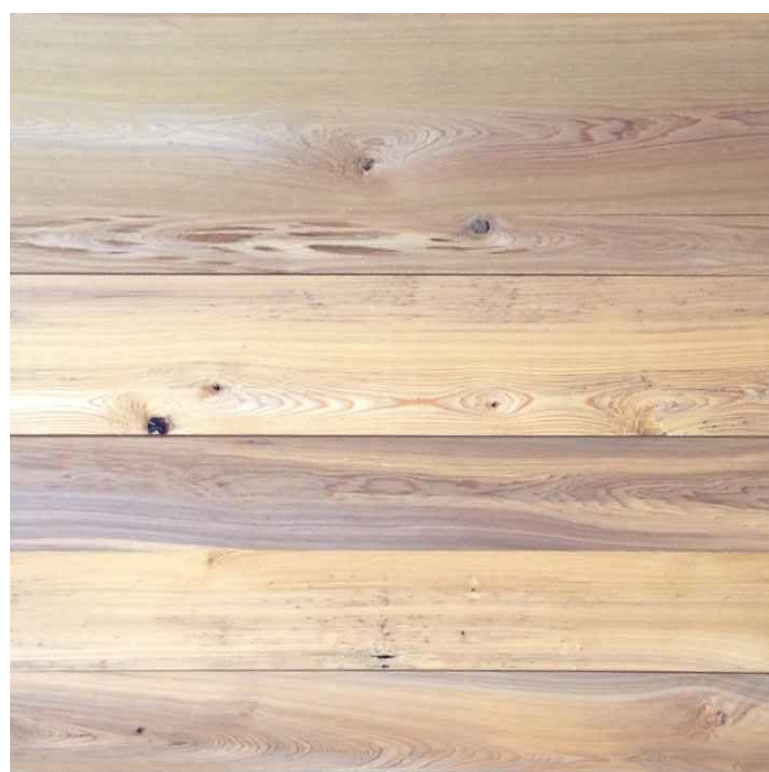
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PALM BEACH FINISH*



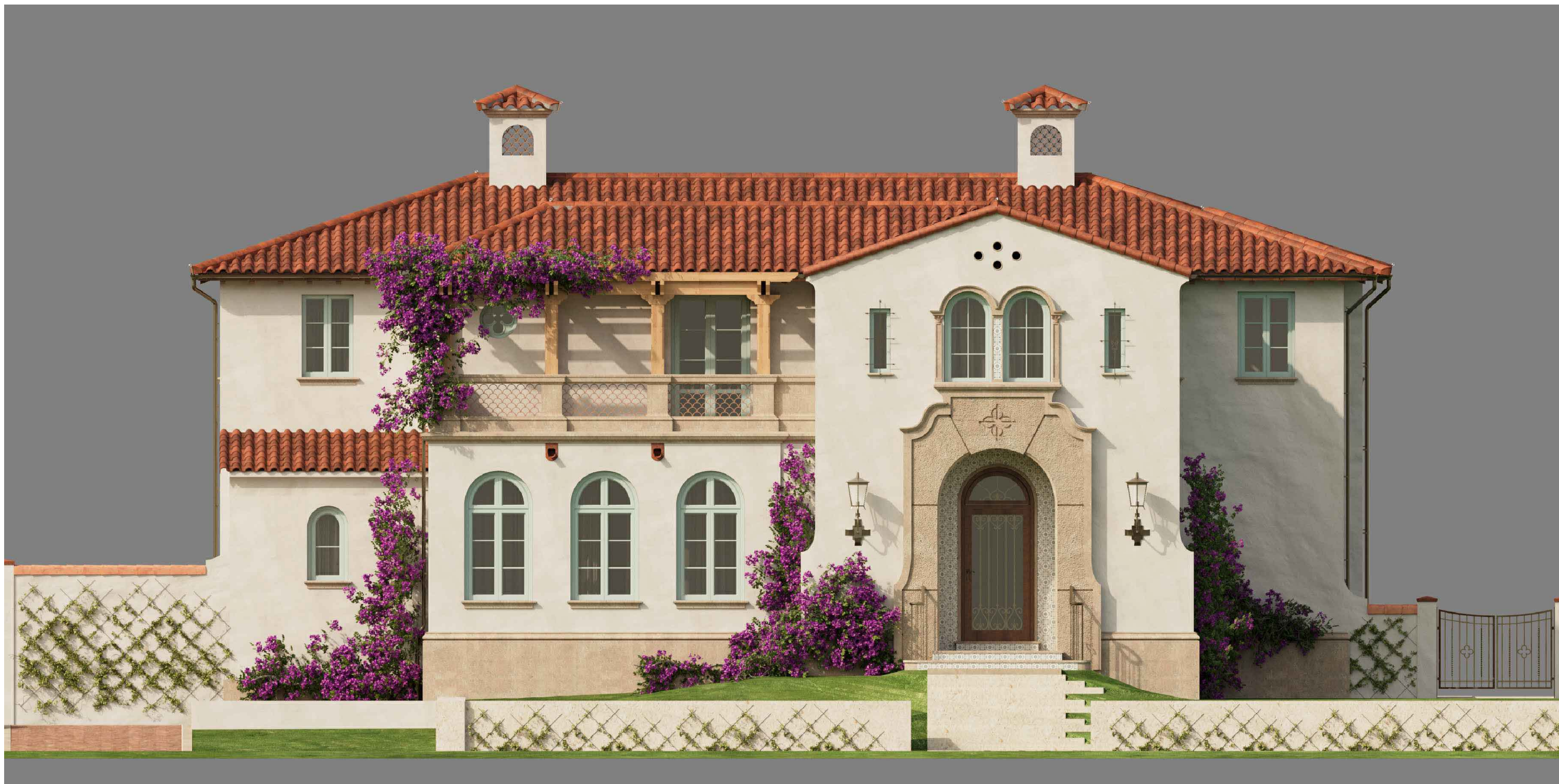
METALWORK
HAND HAMMERED ANTIQUE BRONZE



ROOF TILE
ANTIQUE CUBAN BARREL TILE



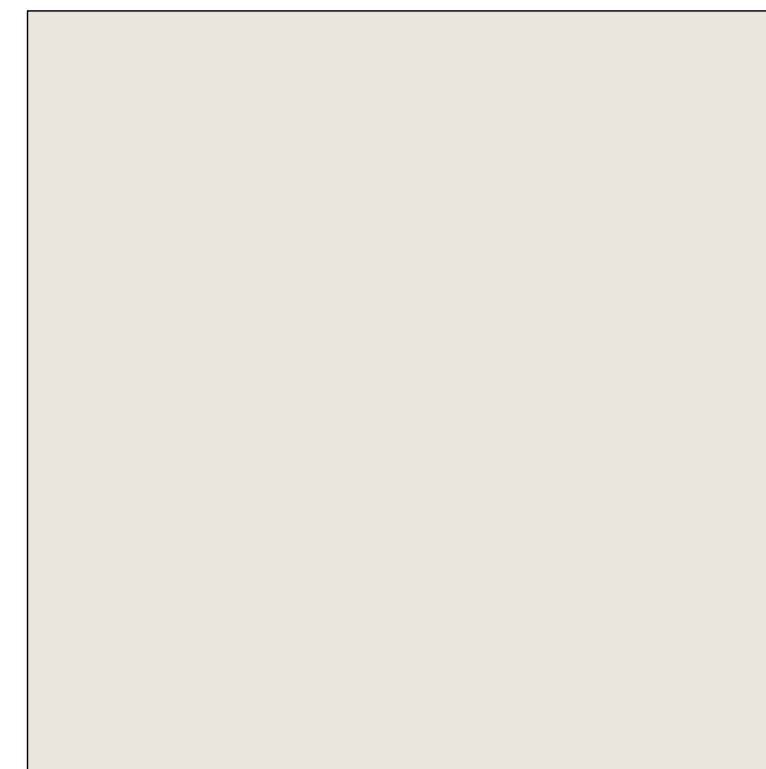
TRELLIS
OLD GROWTH STAINED CYPRESS



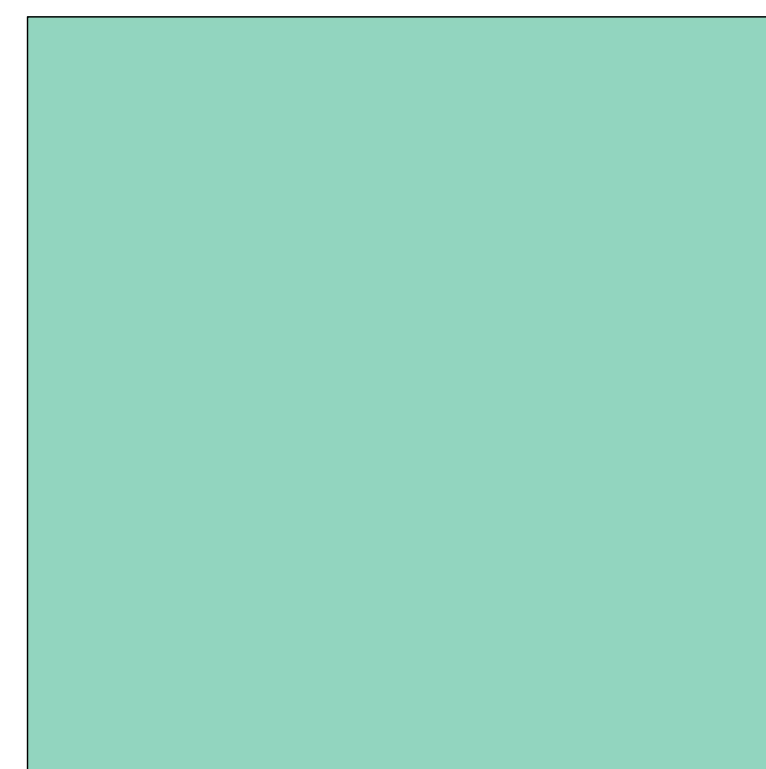
1 EXTERIOR ELEVATIONS - NORTH
N.T.S.



2 EXTERIOR ELEVATIONS - SOUTH
N.T.S.



BODY OF HOUSE
OC-18 DOVE WING



WINDOWS/DOORS
605 CALMING GREEN



STONework
PORTUGUESE MOCHA CREAM



STONE TEXTURE
ROUGH CUT VS. SMOOTH CUT

P:\Client\Banded - 318 Seaspray Ave\dwg\318 Seaspray Ave.dwg - Rendering\318 Seaspray Ave.dwg - 2/15/24 12:27 PM



1 EXTERIOR ELEVATIONS - EAST
N.T.S.



2 EXTERIOR ELEVATIONS - WEST
N.T.S.



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FLORIDA AR99347

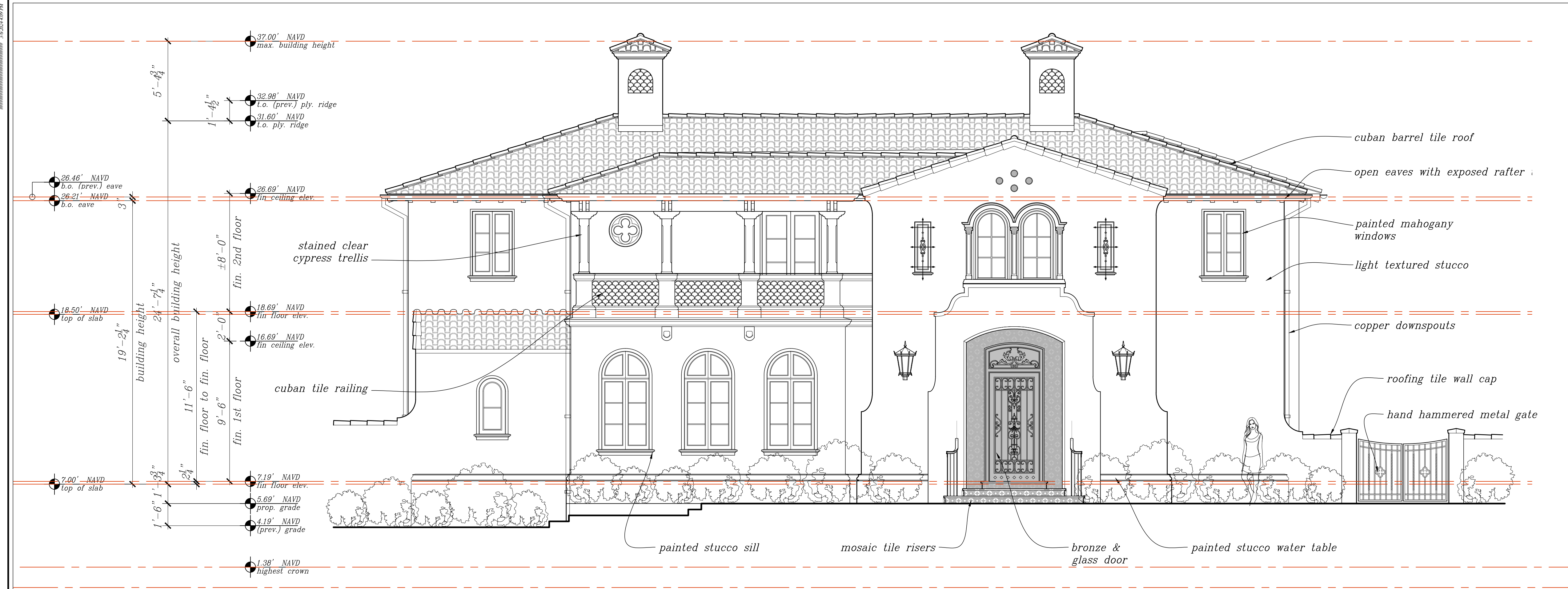
REV.	DATE	PURPOSE

COLOR
ELEVATIONS

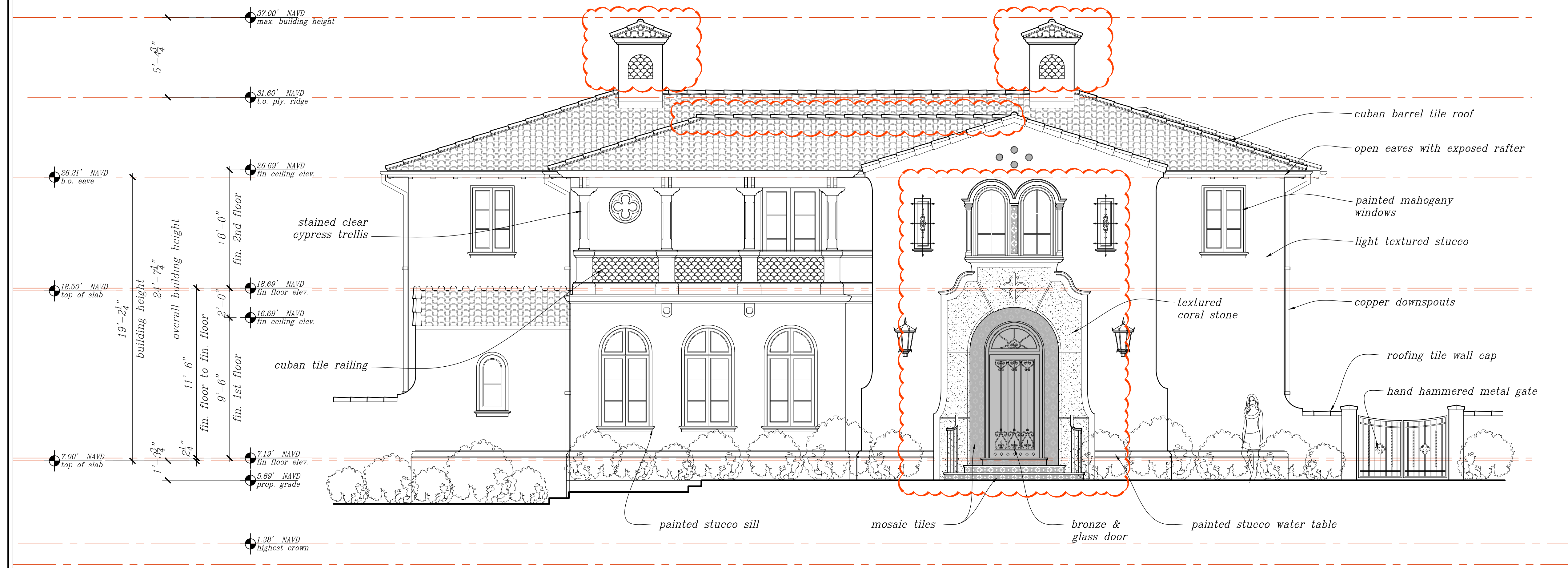
Revision:
ARCOM Final Submission
2024.03.11
Drawn By:

R-6

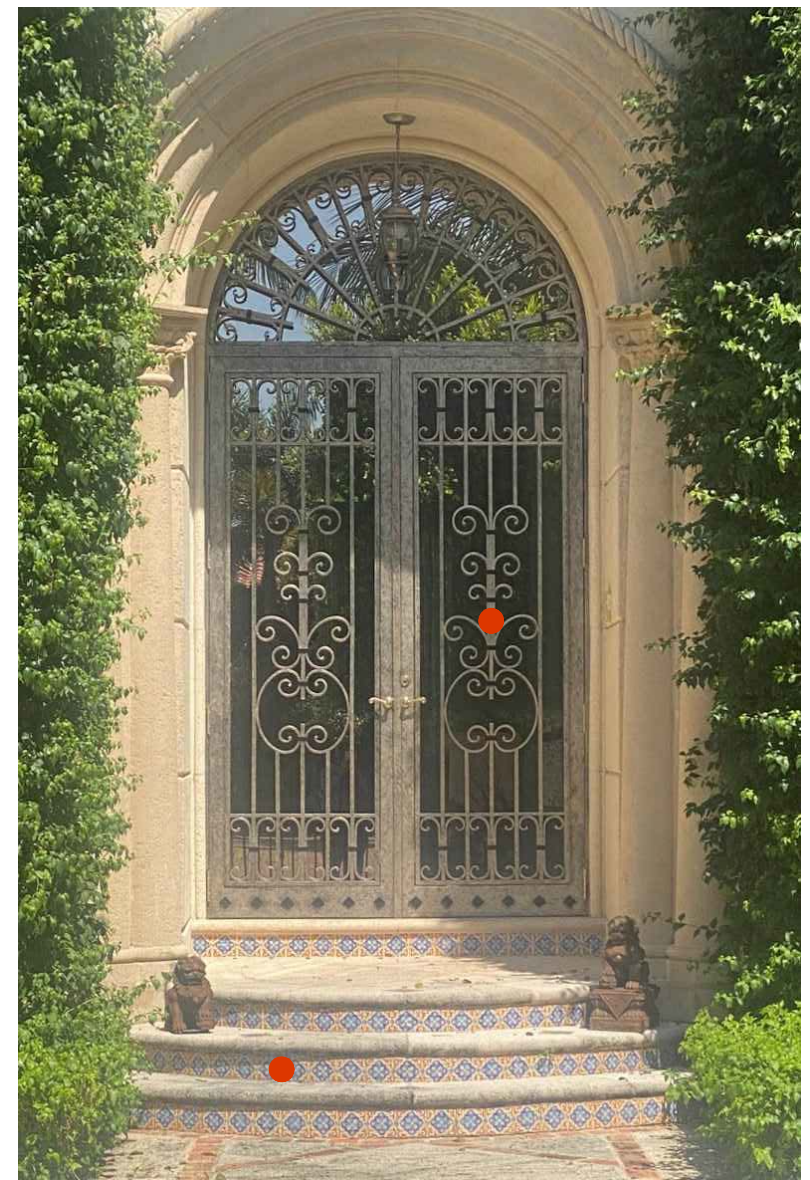
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2/24/2024 10:49 AM
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1 EXTERIOR ELEVATIONS- NORTH (PREVIOUS)
1/4" = 1'-0"



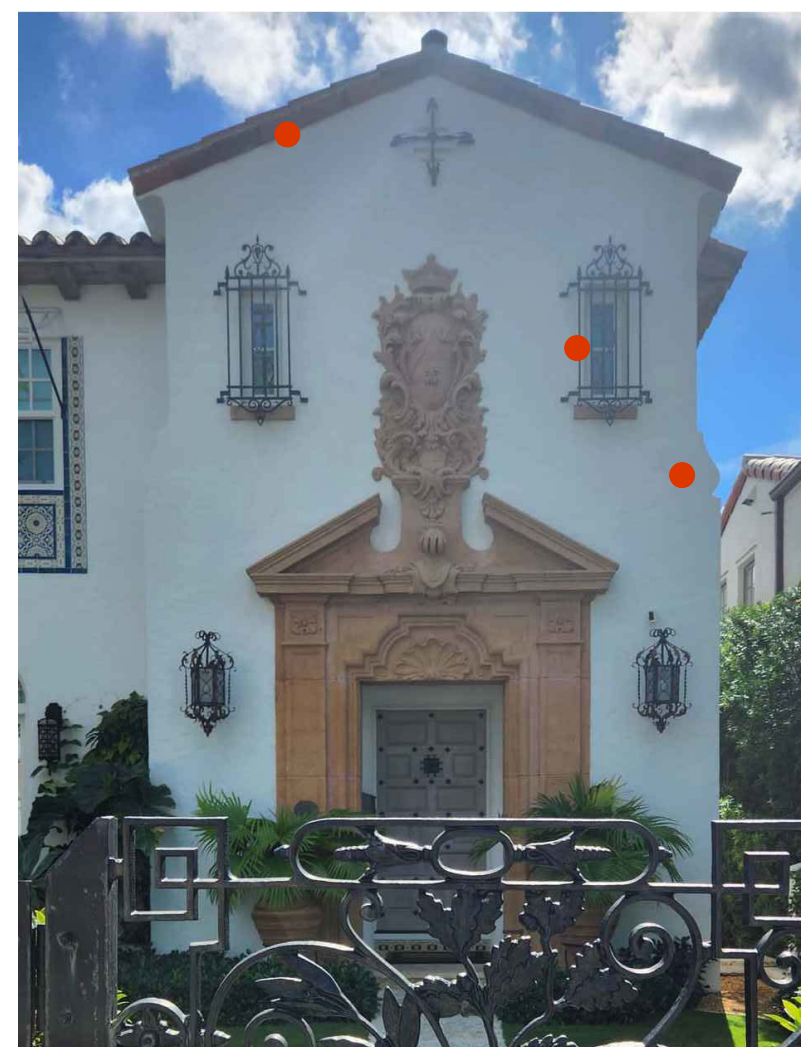
2 EXTERIOR ELEVATIONS- NORTH (CURRENT)
1/4" = 1'-0"



TILES AND METALWORK
219 CHILEAN AVE.
PALM BEACH, FL



STONE SURROUND AT ENTRY
1320 N. LAKE WAY
PALM BEACH, FL

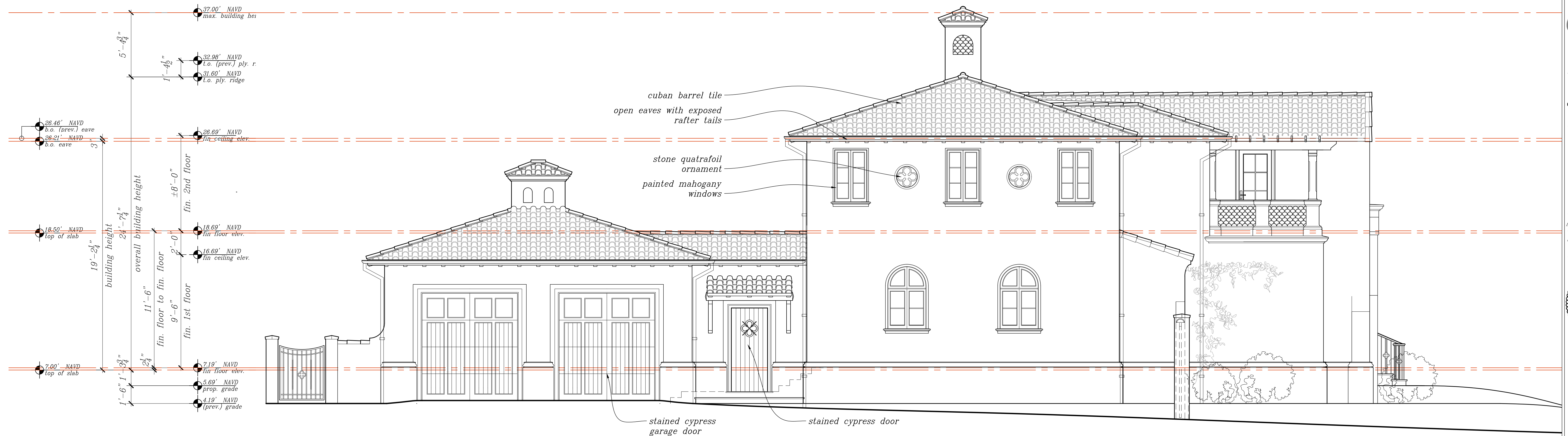


ROOF PITCH, STUCCO AND METALWORK
212 SEASPRAY AVE.
PALM BEACH, FL

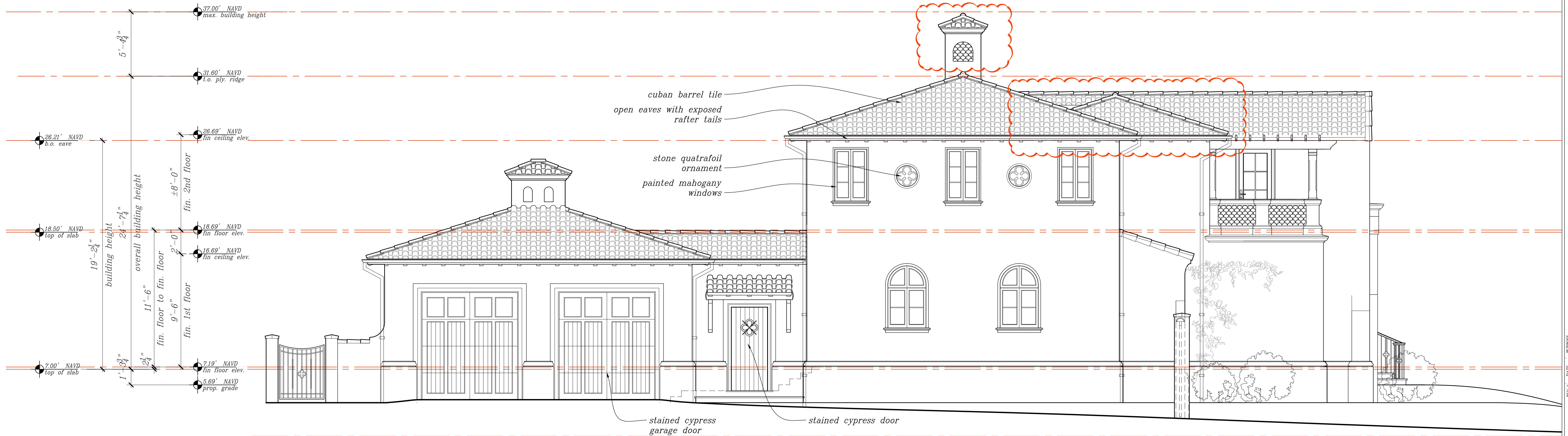
1 EXTERIOR ELEVATIONS- SOUTH (PREVIOUS)
1/4" = 1'-0"

2 EXTERIOR ELEVATIONS- SOUTH (CURRENT)
1/4" = 1'-0"

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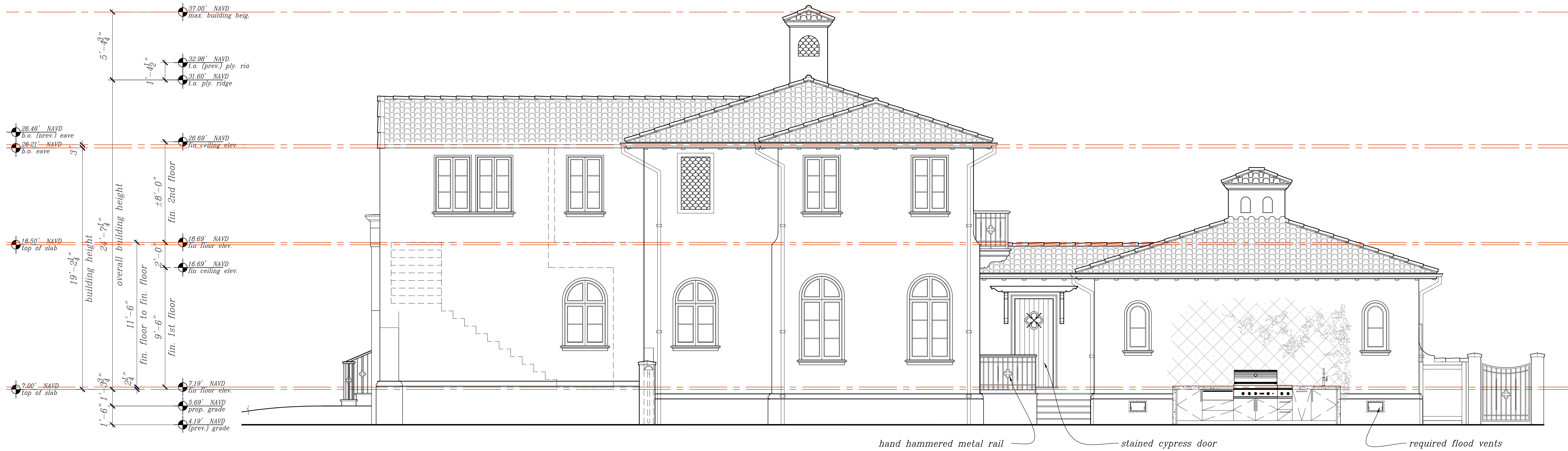


1 **EXTERIOR ELEVATIONS- EAST (PREVIOUS)**
1/4" = 1'-0"

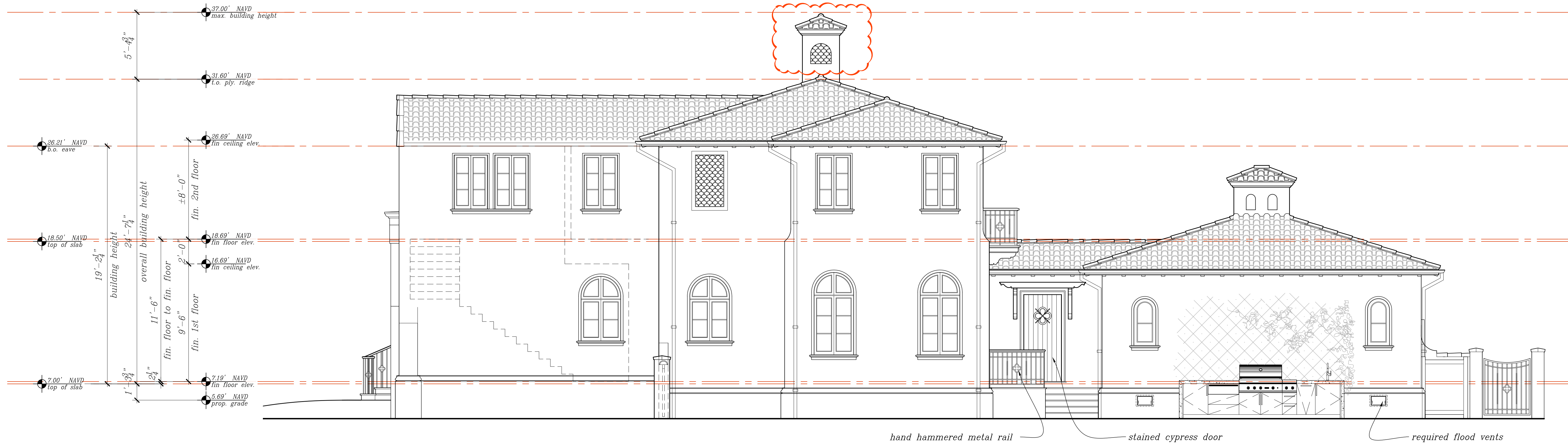


2 **EXTERIOR ELEVATIONS- EAST (CURRENT)**
1/4" = 1'-0"

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2/24/2024 10:24:24 AM
P:\Current Drawings - 318 Seaspray Ave\318 Seaspray Ave.dwg

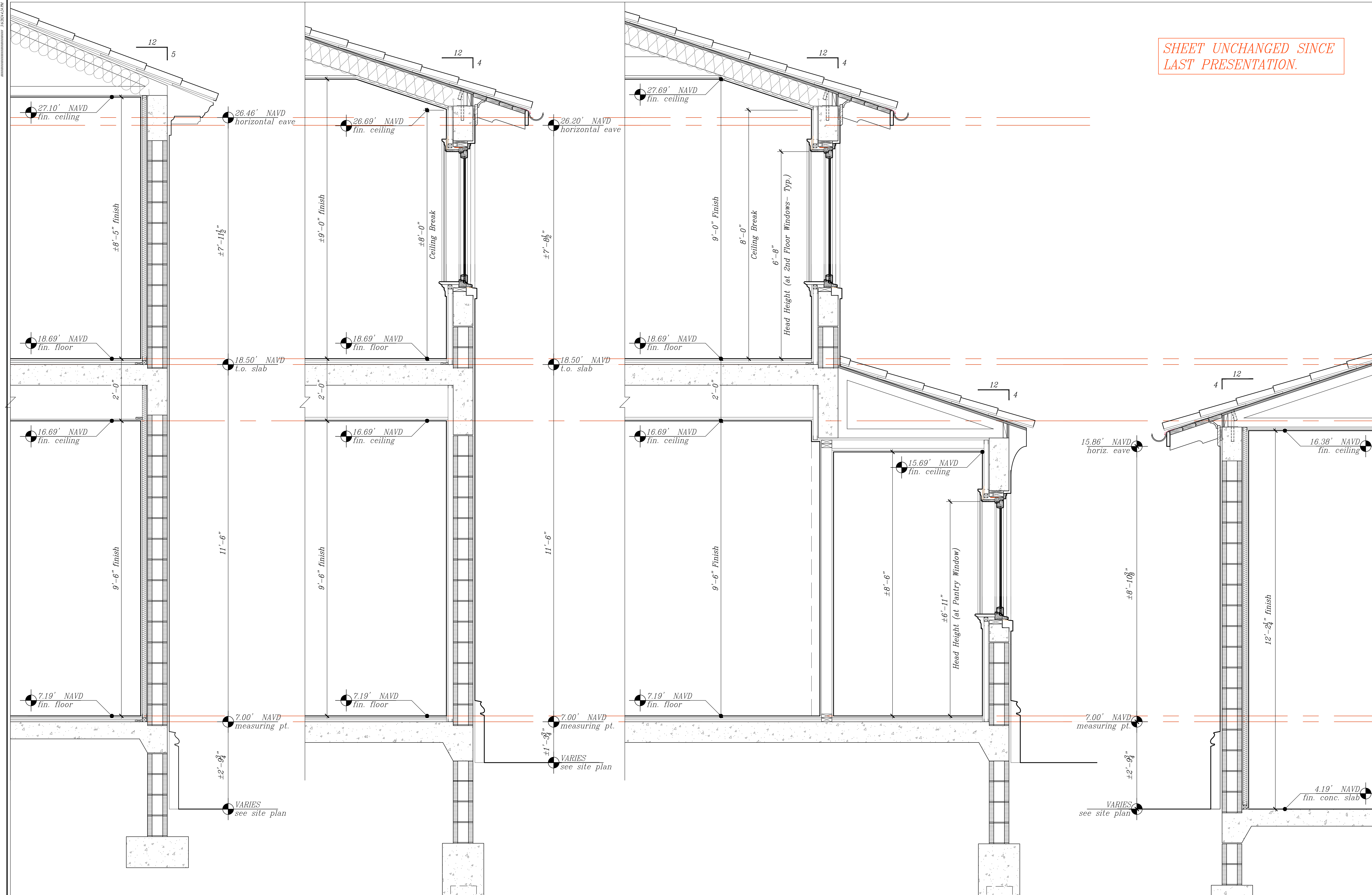


1 EXTERIOR ELEVATIONS- WEST (PREVIOUS)
1/4" = 1'-0"



2 EXTERIOR ELEVATIONS- WEST (CURRENT)
1/4" = 1'-0"

*SHEET UNCHANGED SINCE
LAST PRESENTATION.*



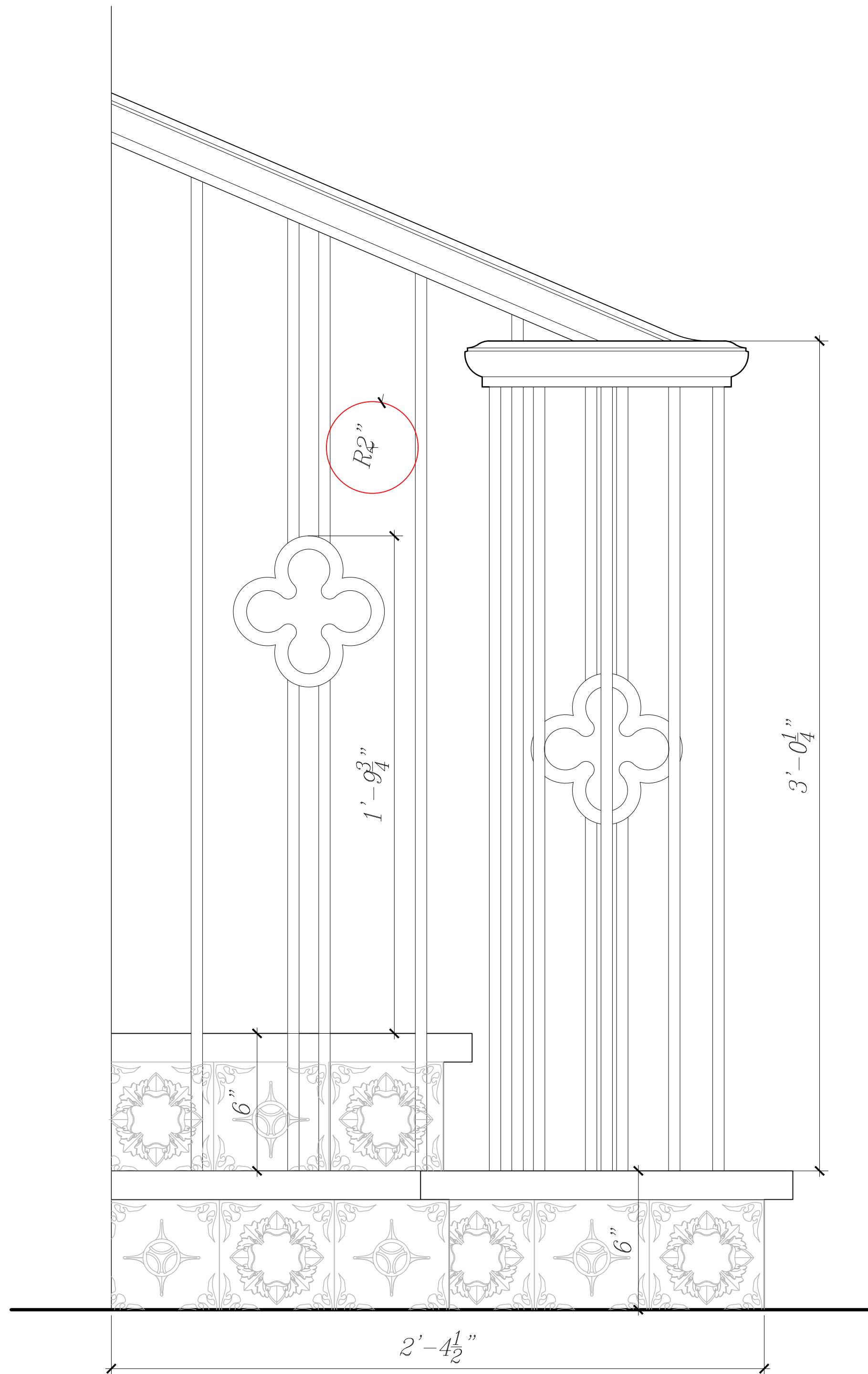
1 PREVIOUS WALL SECTION- TYP.
3/4" = 1'-0"

2 CURRENT WALL SECTION- TYP.
3/4" = 1'-0"

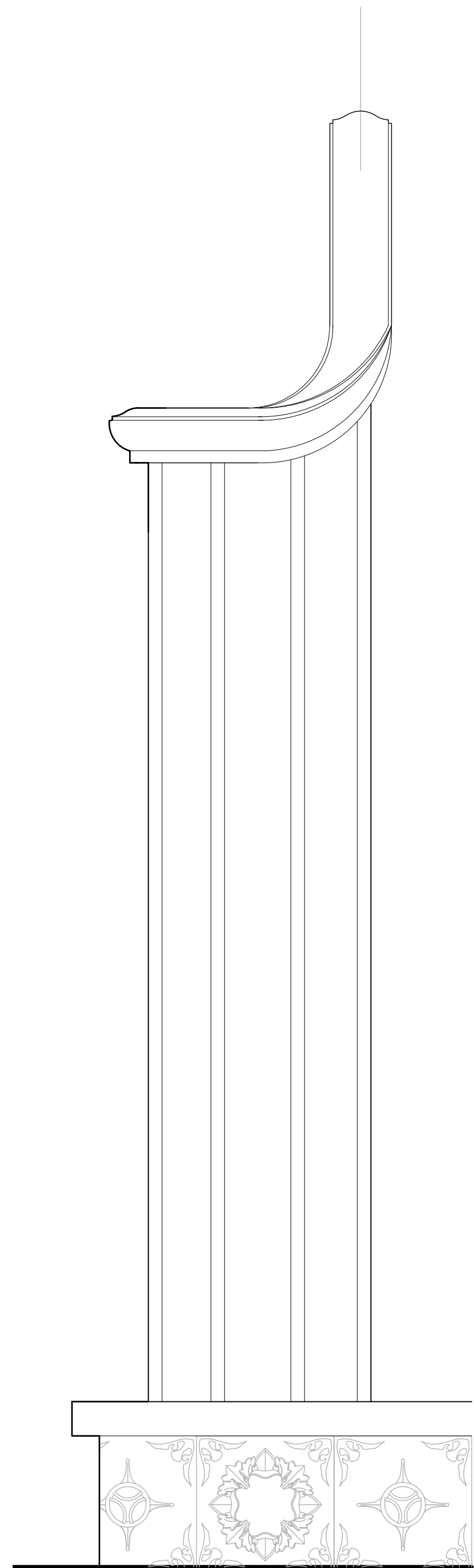
3 CURRENT WALL SECTION- PANTRY
3/4" = 1'-0"

4 CURRENT WALL SECTION- GARAGE
3/4" = 1'-0" ADG 00 140

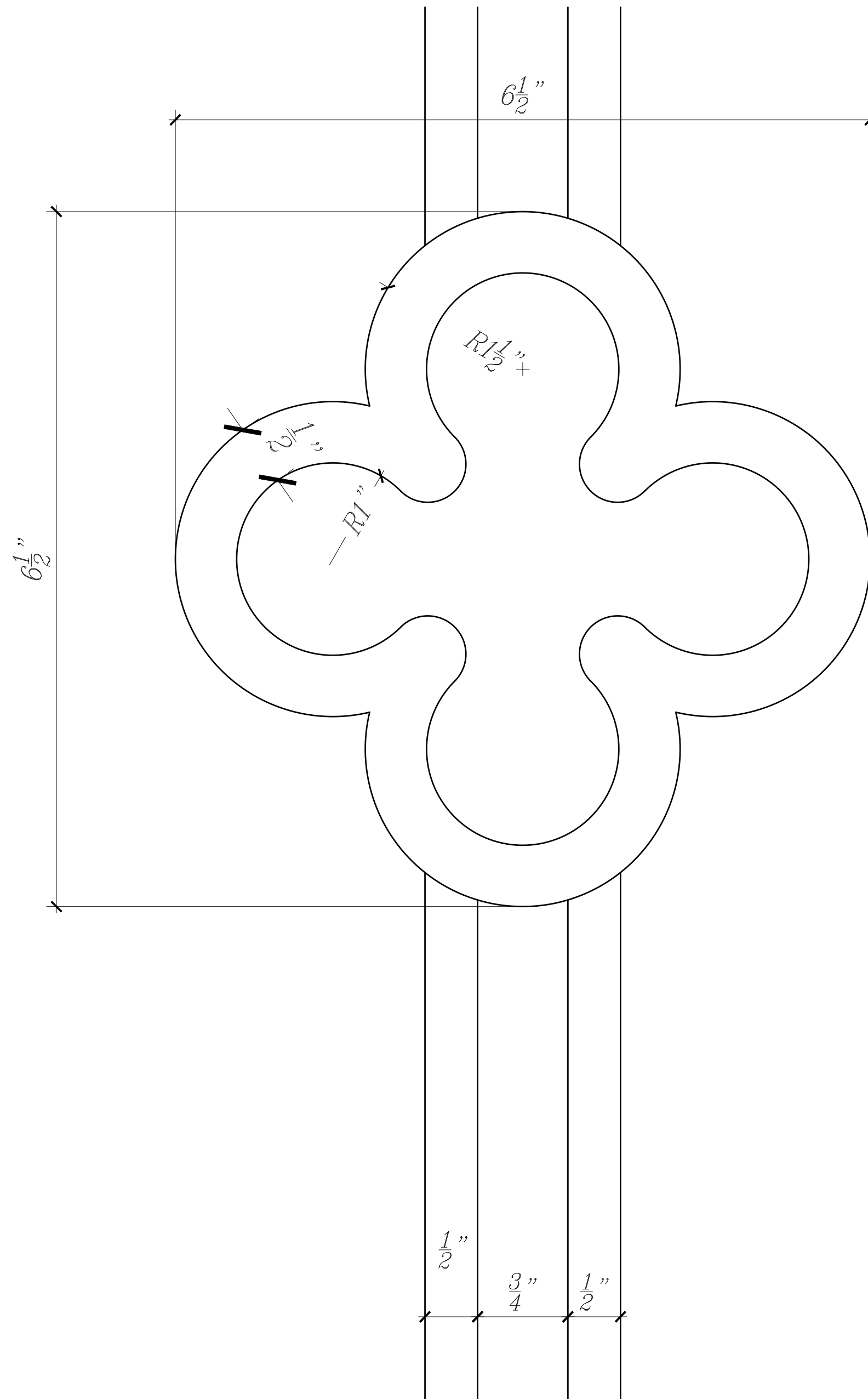
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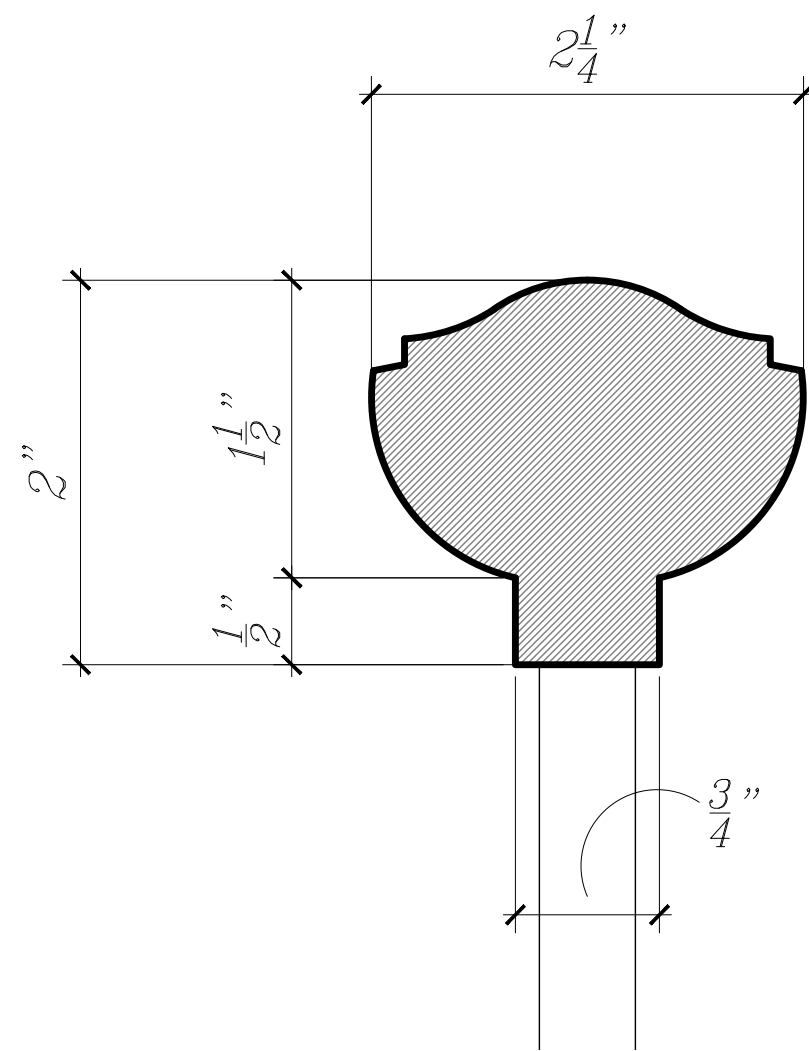
1 **FRONT RAILING**
3" = 1'-0"



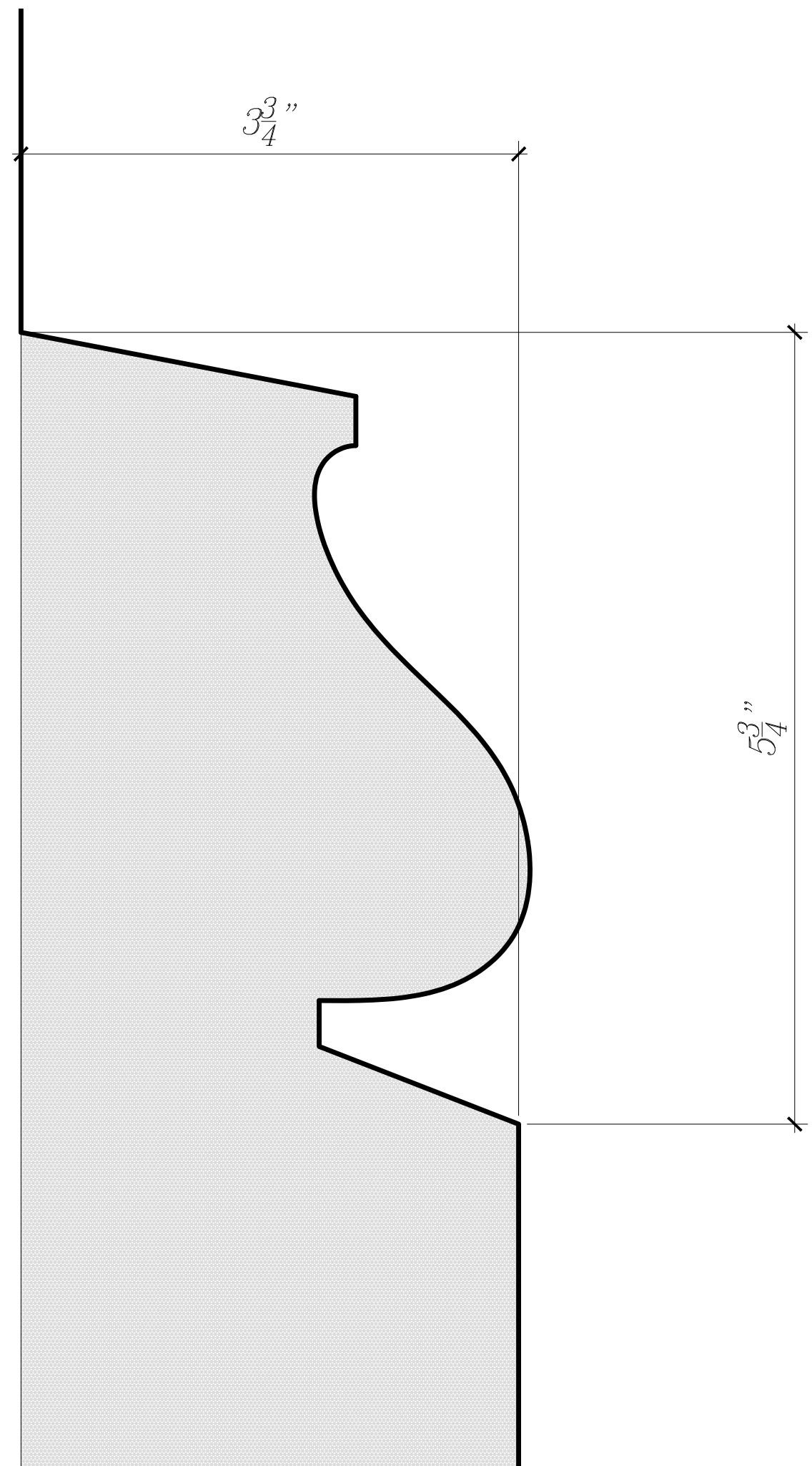
3 **FRONT RAILING**
3" = 1'-0"



4 **FRONT RAILING (DETAIL)**
FULL SIZE



5 **HAND RAIL PROFILE**
FULL SIZE



6 **WATER TABLE PROFILE**
FULL SIZE

**SHEET UNCHANGED SINCE
LAST PRESENTATION.**

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Seaspray Ave.

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SEAL

PAUL M. MASINO
FLORIDA AR99347

REV. #

DATE

PURPOSE

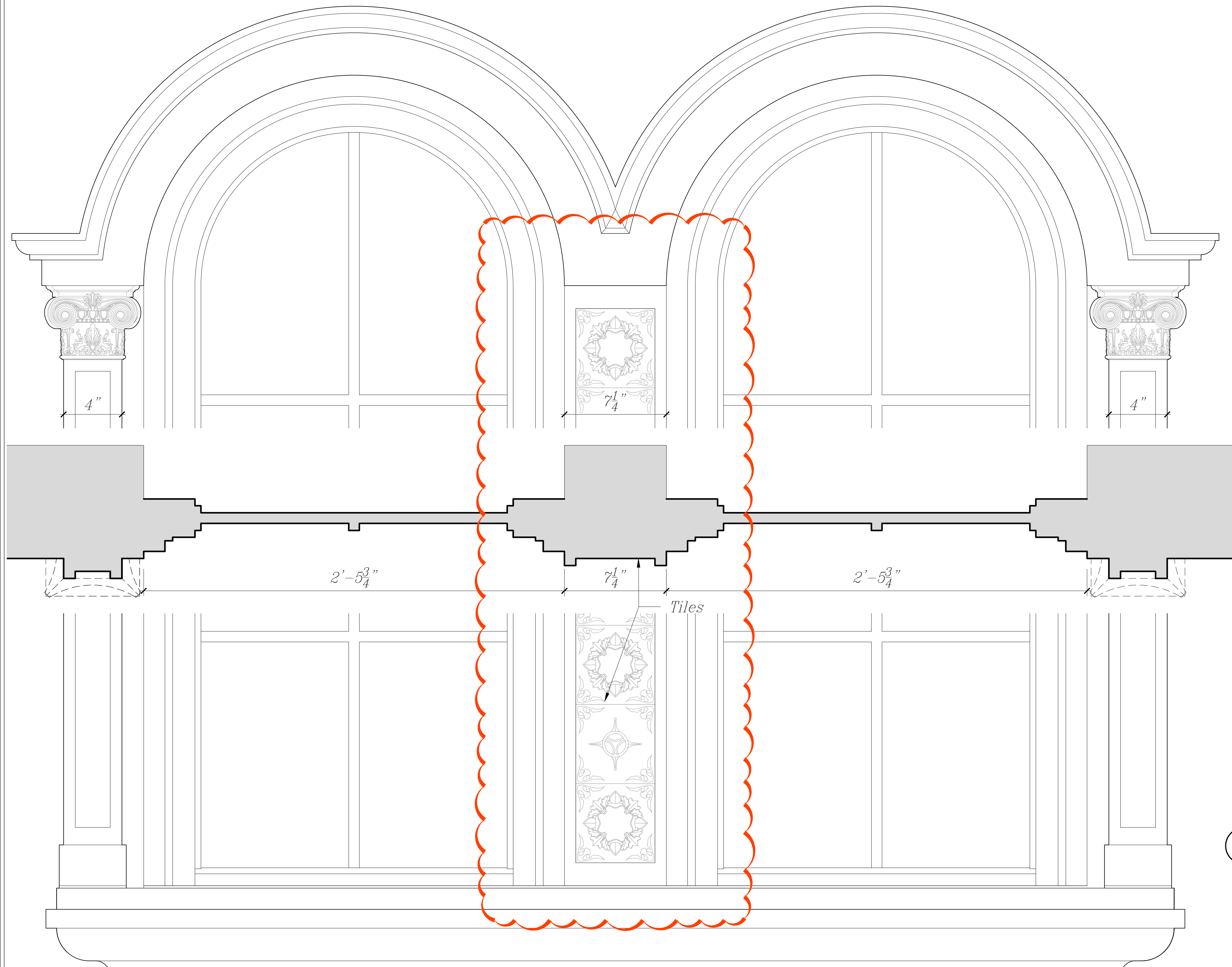
FRONT ENTRY DETAILS

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ARCOM Final Submission
2024.03.11
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A401

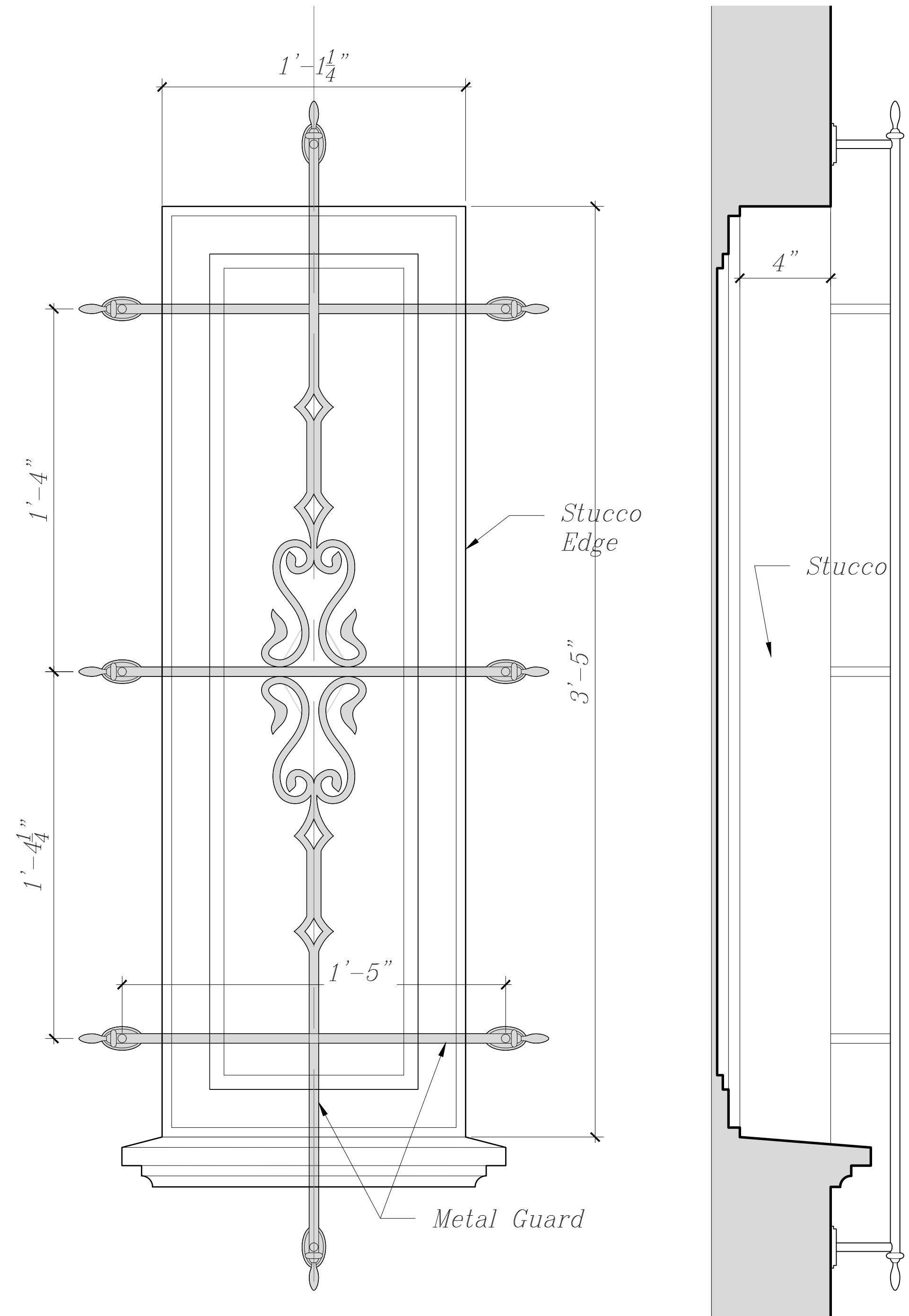
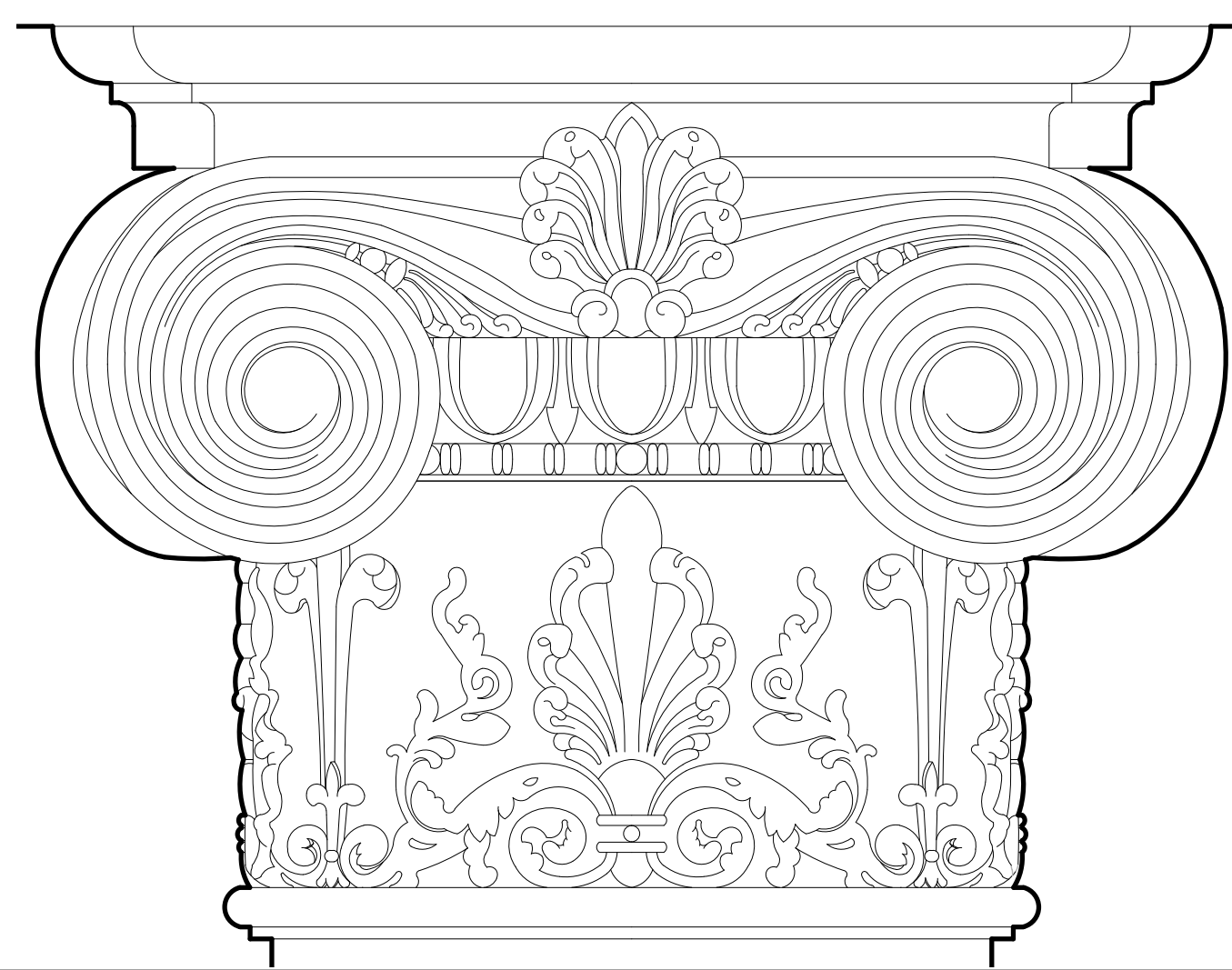
ARC-23-142

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2/28/2024 12:29 PM



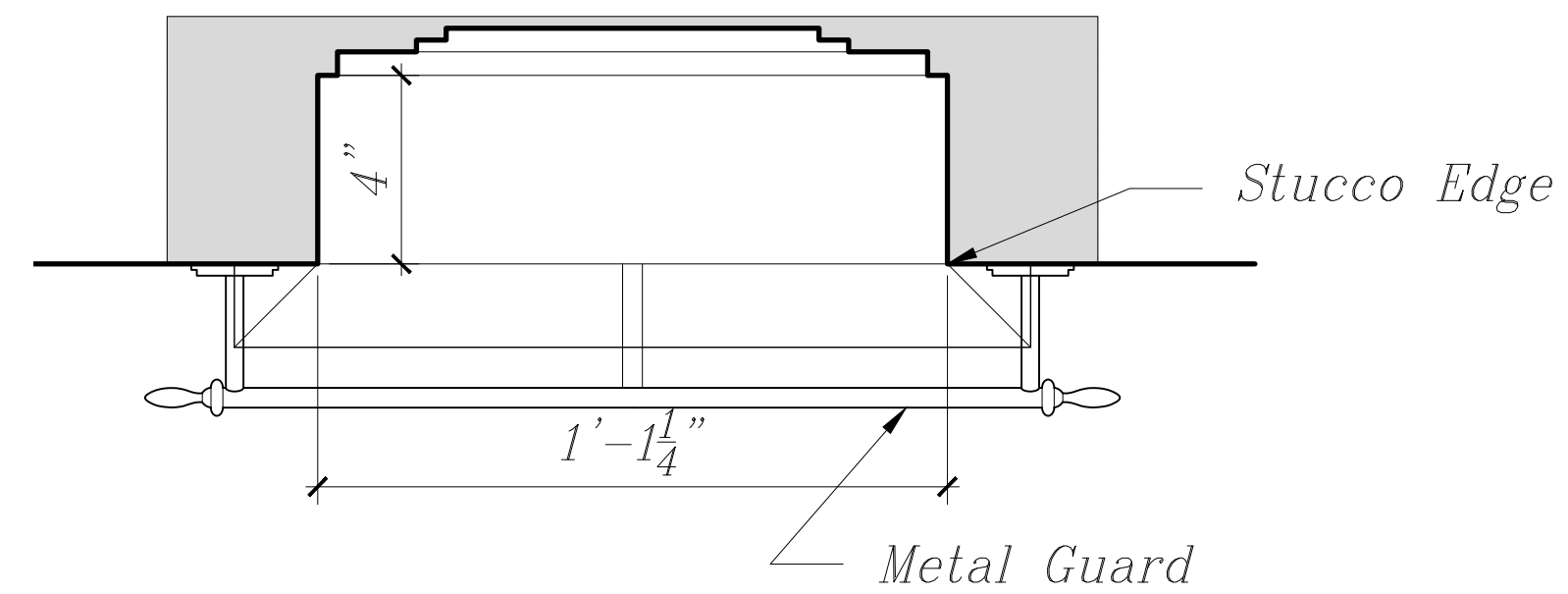
1 SECOND FLOOR STAIR HALL WINDOWS
3" = 1'-0"

2 CAPITAL
Full Size



3 SECOND FLOOR STAIR HALL WINDOWS
3" = 1'-0"

4 SECTION
3" = 1'-0"



5 PLAN
3" = 1'-0"

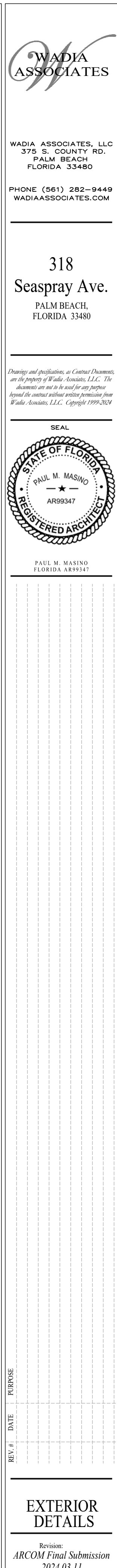
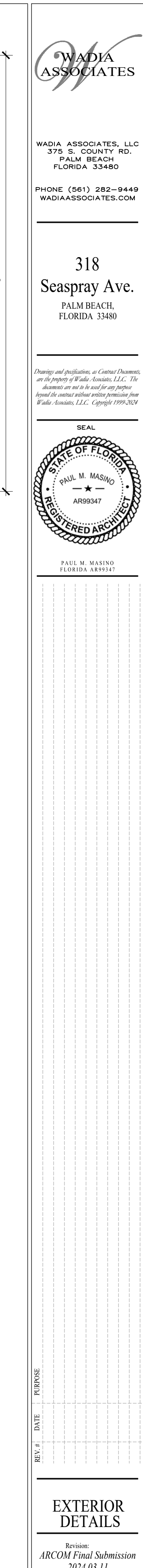
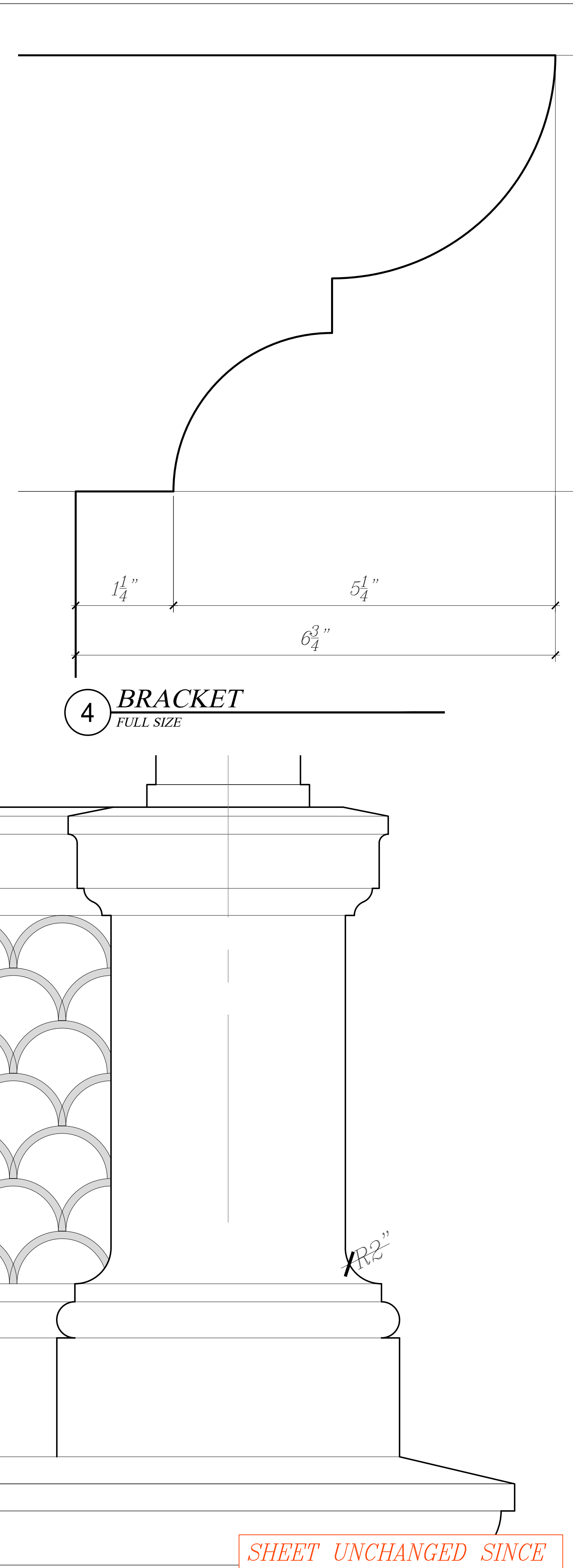
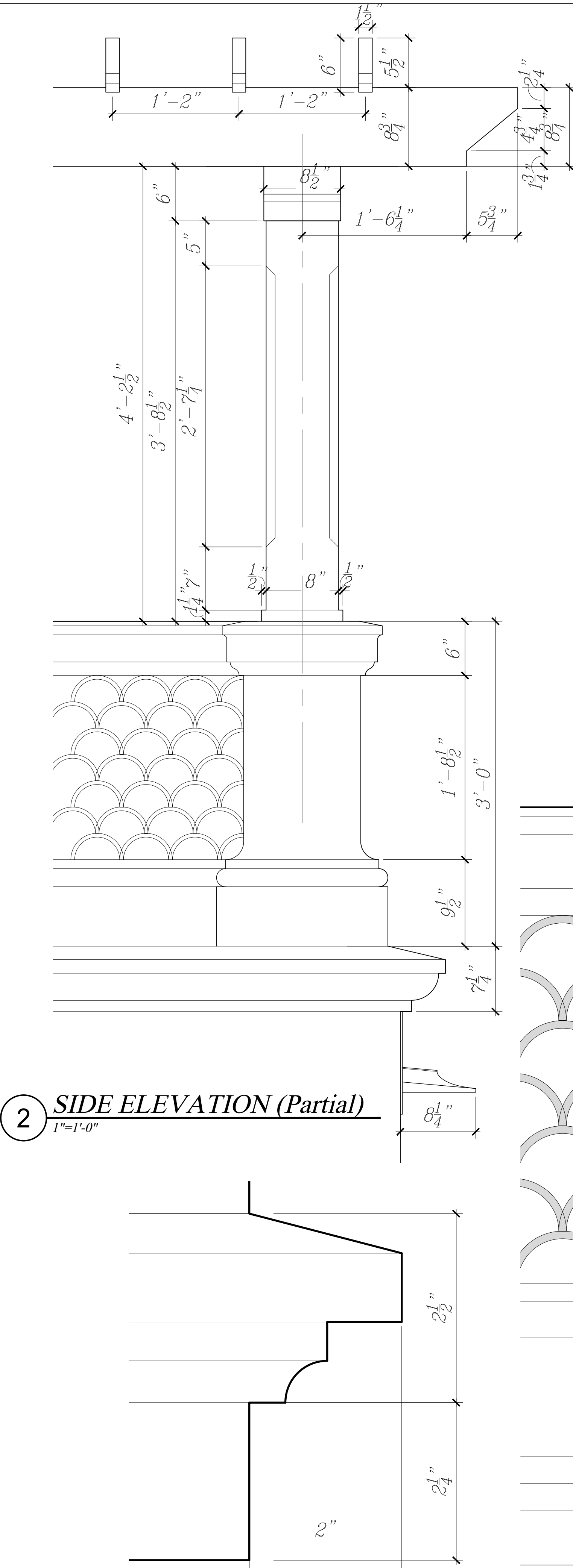
[illegible]

Architectural drawing of a gate with dimensions and labels. The drawing shows a central gate panel with a decorative cross-shaped ornament in the center. The gate is flanked by two vertical posts. Dimensions are provided for various parts of the gate and posts. Labels include "R5'-5 1/4\"", "R2'", "4\"", and "4'". The drawing is labeled "GATE" and "3'".

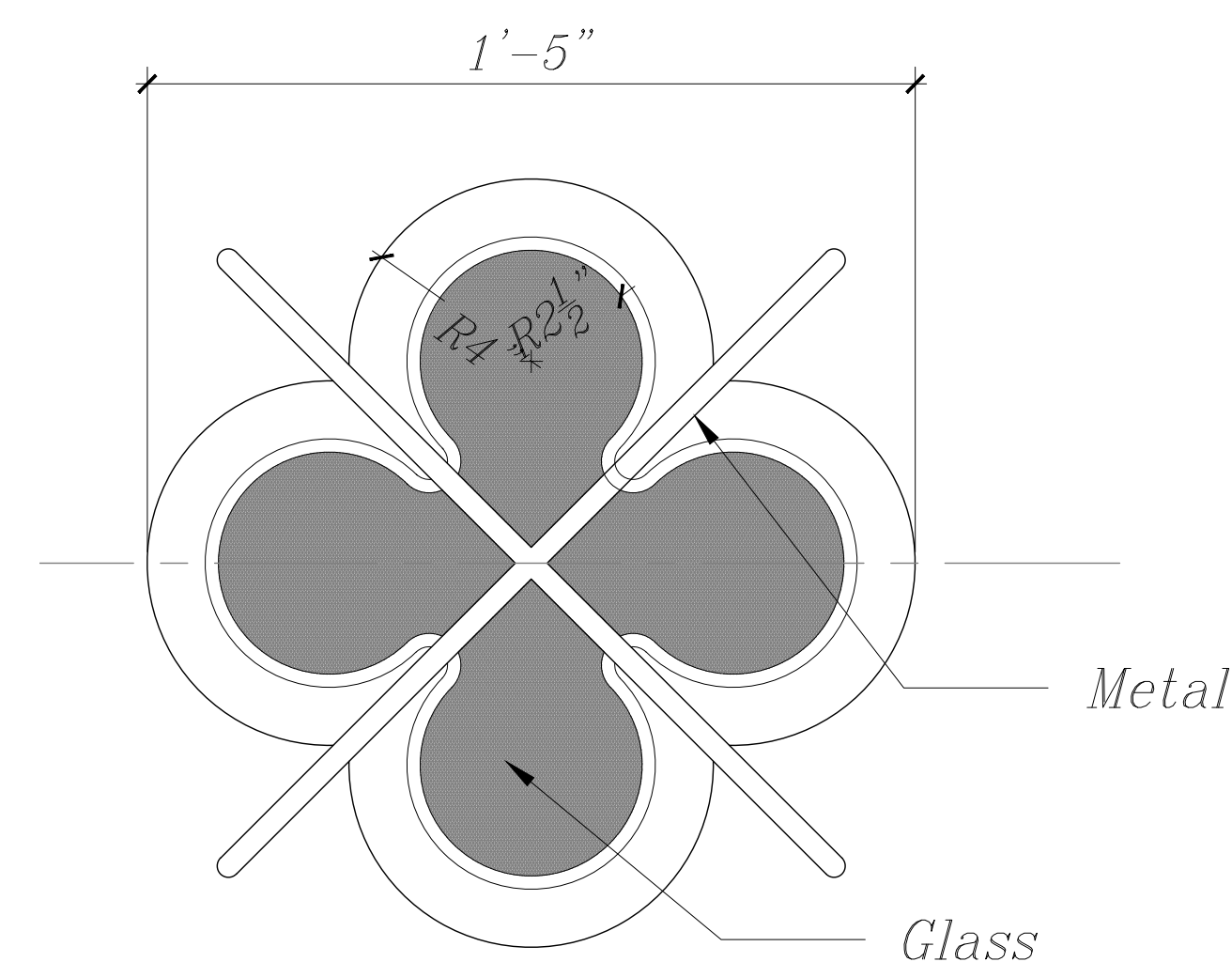
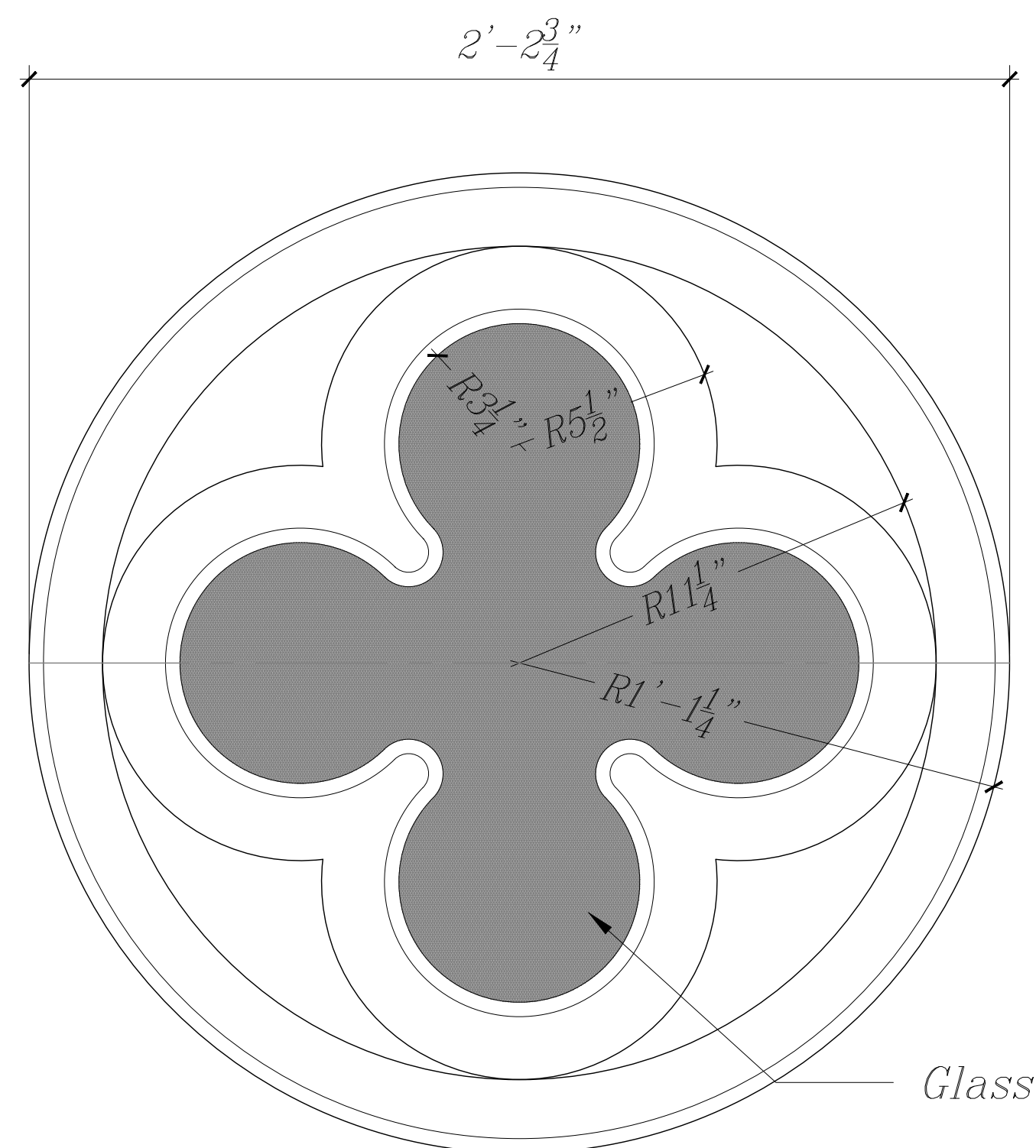
Dimensions and labels:

- Top left post: 5'-8 1/2" (total height), 5'-4 3/4" (height to top of post)
- Top right post: 1'-0" (width of post)
- Gate panel: 4'-10 1/2" (height), 4'-7" (width of panel)
- Gate panel details: 4" (width of side rail), 4" (width of bottom rail)
- Gate panel width: 3'-9" (total width of gate panel)
- Gate panel width: 4'-0" (total width of gate assembly)
- Labels: R5'-5 1/4" (radius of top curve), R2' (radius of side rail), 4" (width of side rail), 4" (width of bottom rail)

A403



*SHEET UNCHANGED SINCE
LAST PRESENTATION.*

[illegible]

2 ROUND WINDOW

3 MUDROOM DOOR WINDOW
3"=1'-0"



WADIA
ASSOCIATES

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FLORIDA 33480

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SEAL

STATE OF FLORIDA
PAUL M. MASINO
— ★ —
AR99347
REGISTERED ARCHITECT

PAUL M. MASINO
FLORIDA AR99347

[illegible]

EXTERIOR DETAILS

Revision:
ARCOM Final Submission
2024.03.11
Drawn By:

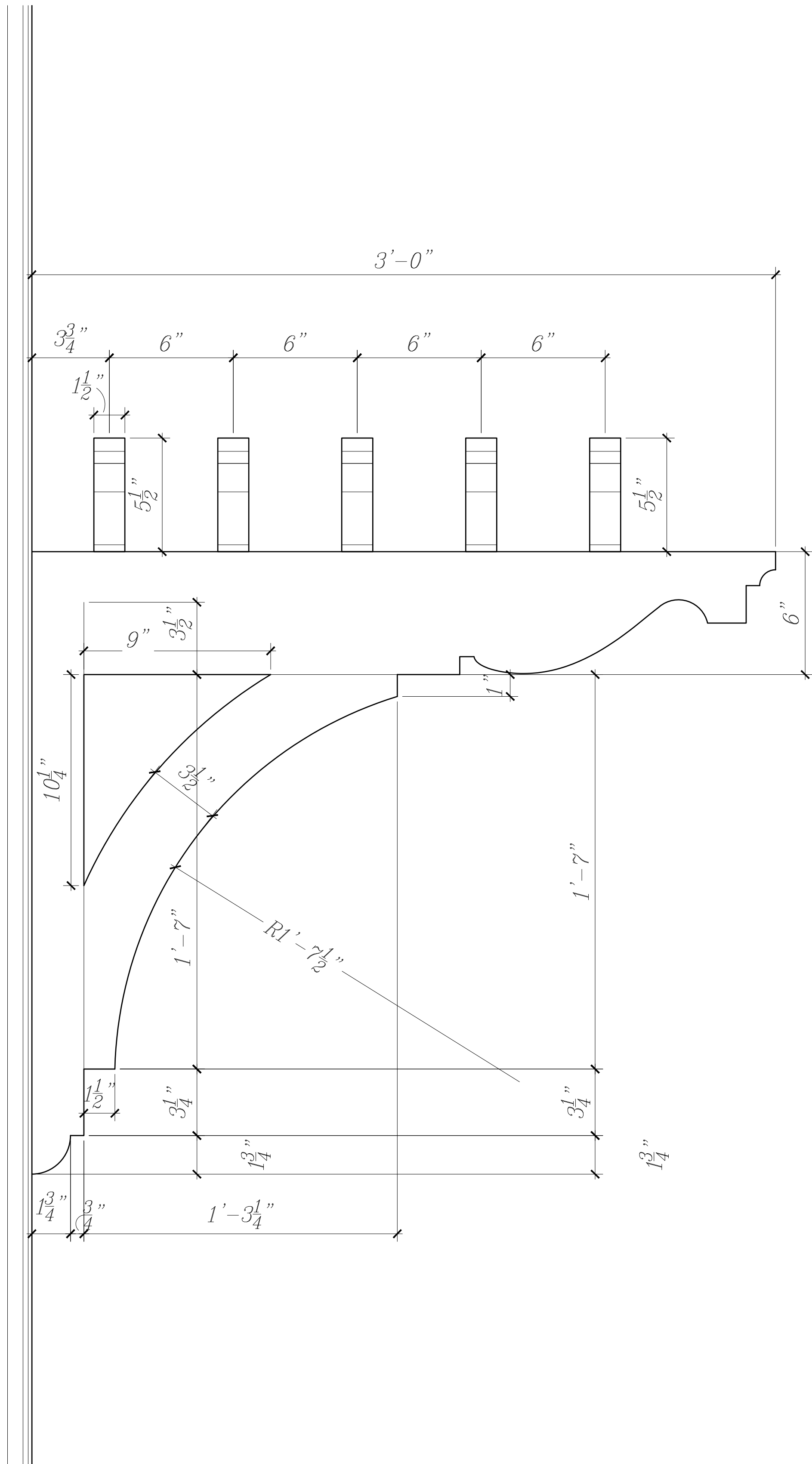
A405

1 MUDROOM DOOR CANOPY (SIDE ELEVATION)
3"=1'-0"

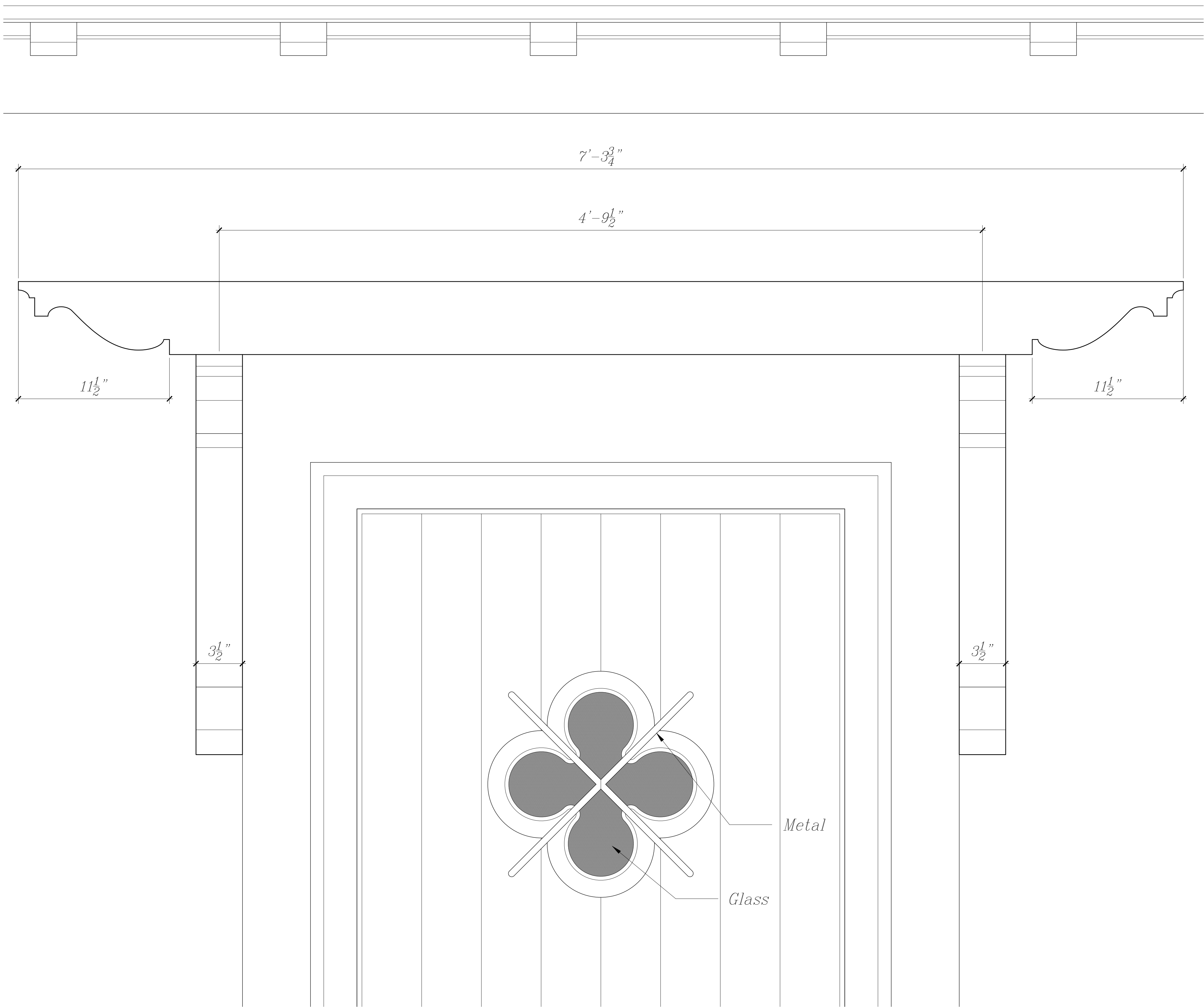
2 MUDROOM DOOR CANOPY (FRONT ELEVATION)
3"=1'-0"

A406

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1 **POOL BATH ENTRY PERGOLA (SIDE ELEVATION)**
3"=1'-0"



2 **FRONT ELEVATION**
3"=1'-0"

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ARC-23-142



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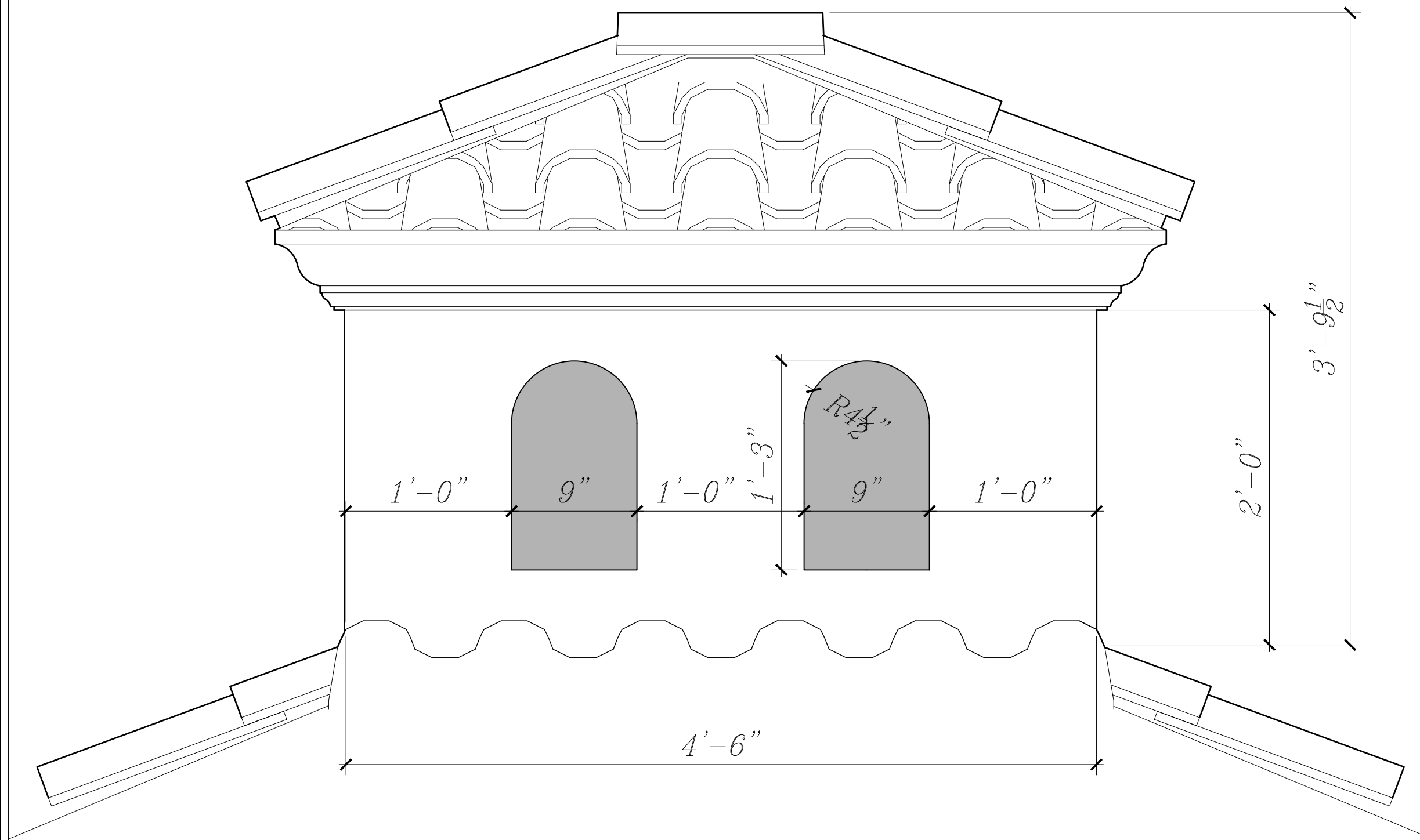
REV.	DATE	DESCRIPTION

**EXTERIOR
DETAILS**

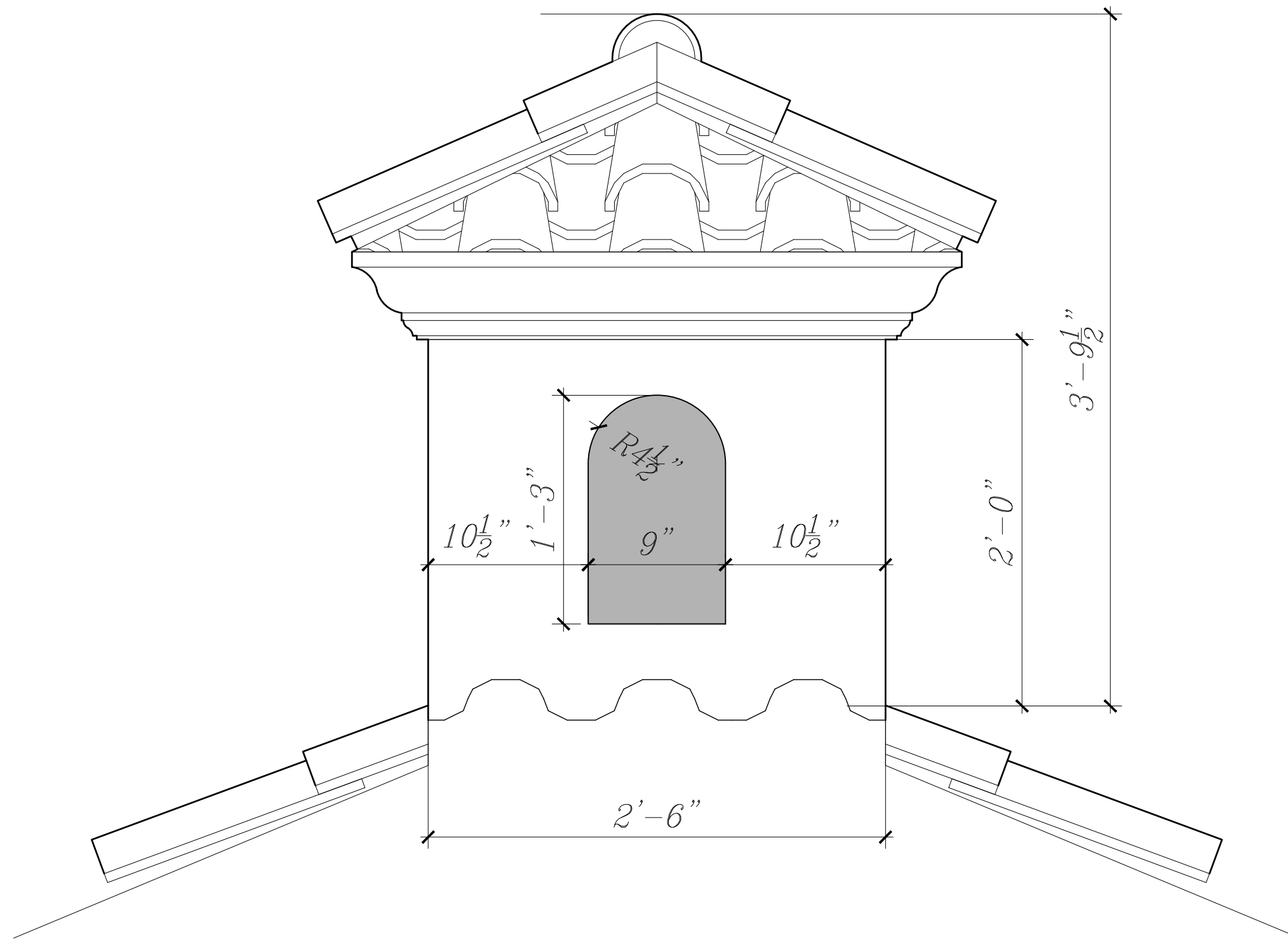
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2024.03.11
Drawn By:

A407

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1 GARAGE CUPOLA ELEVATION
1 1/2"=1'-0"



2 GARAGE CUPOLA ELEVATION
1 1/2"=1'-0"



3 GARAGE CUPOLA CROWN
FULL SIZE

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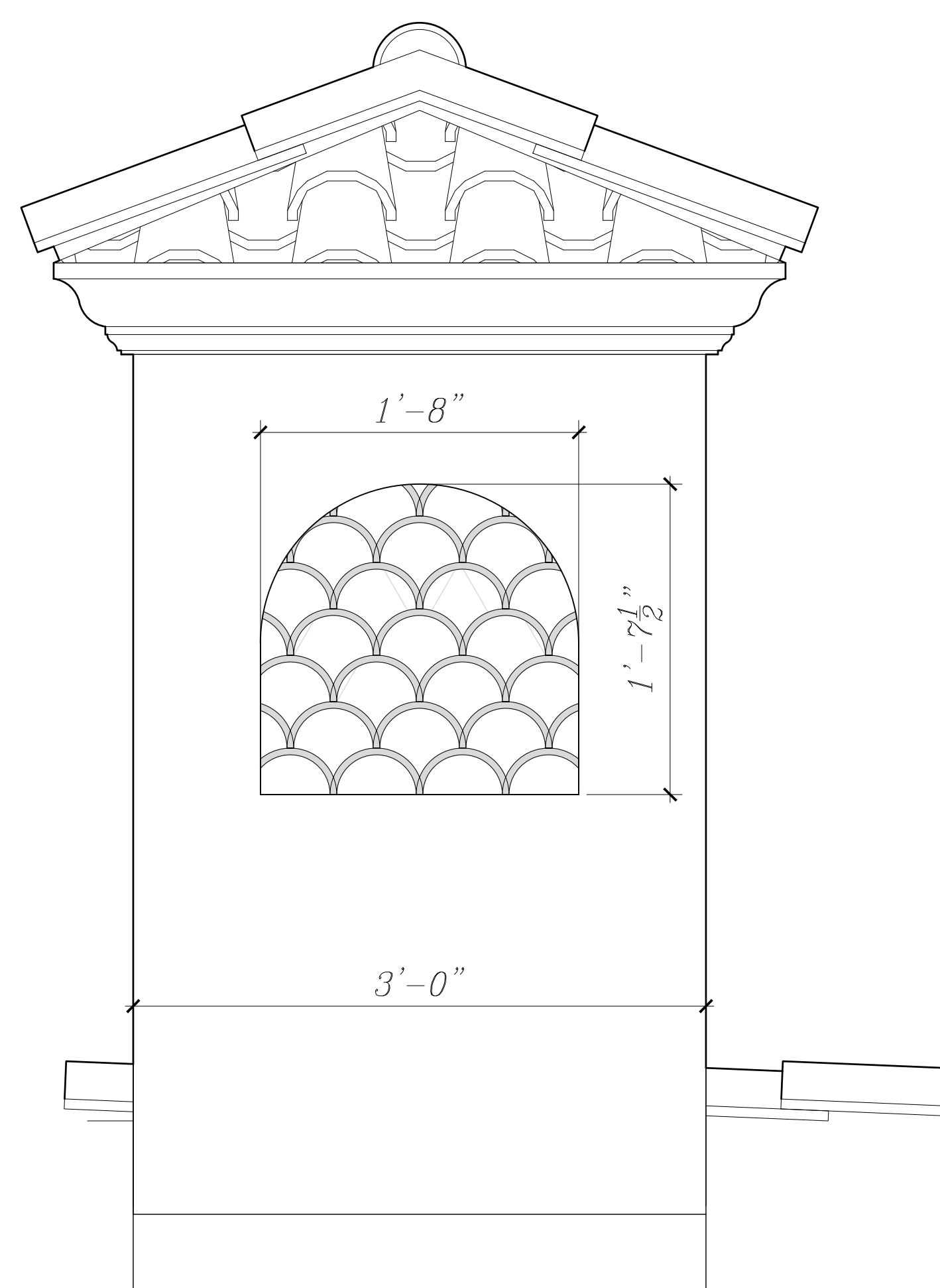


REV.	DATE	DESCRIPTION

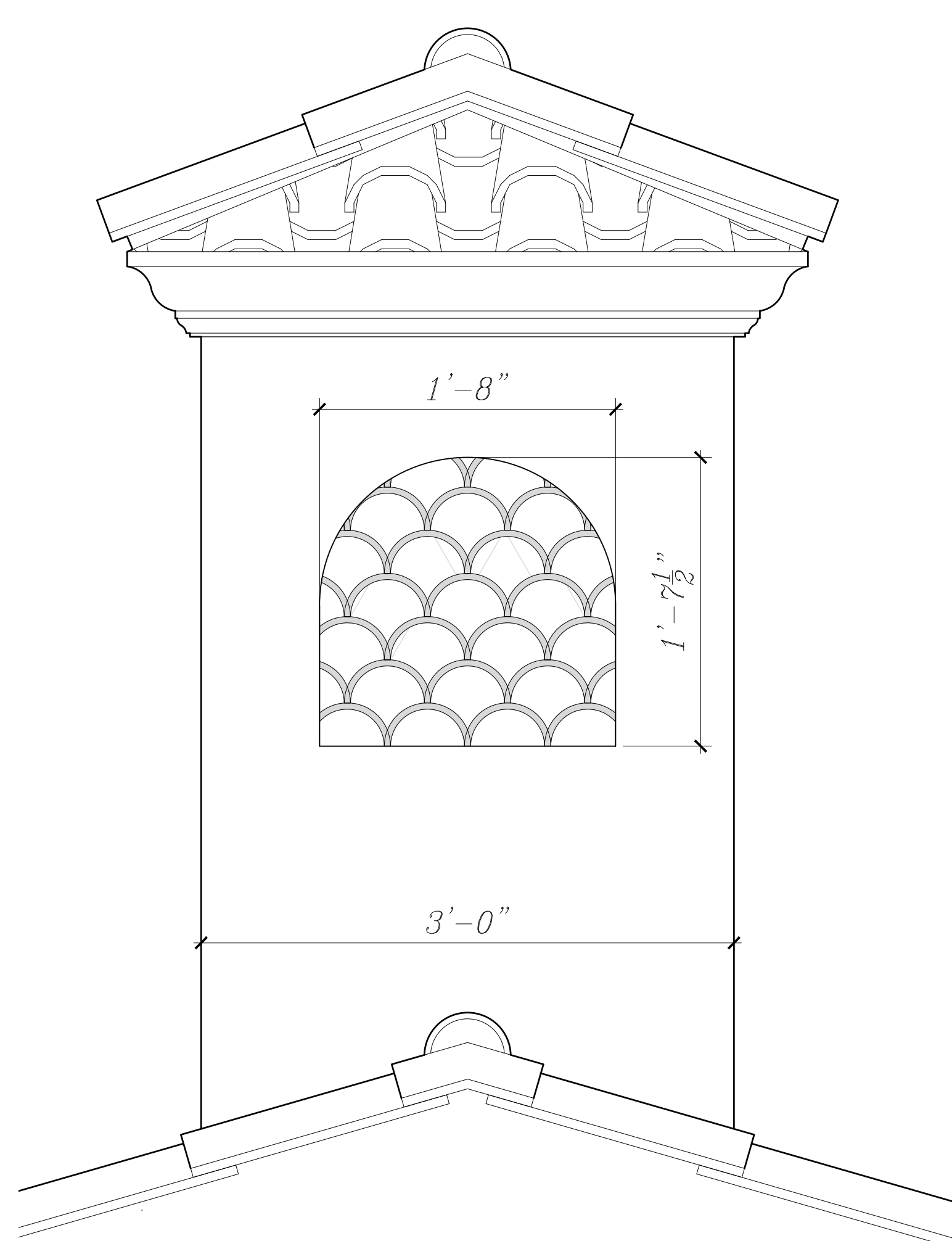
EXTERIOR
DETAILS

Revision:
ARCOM Final Submission
2024.03.11
Drawn By:

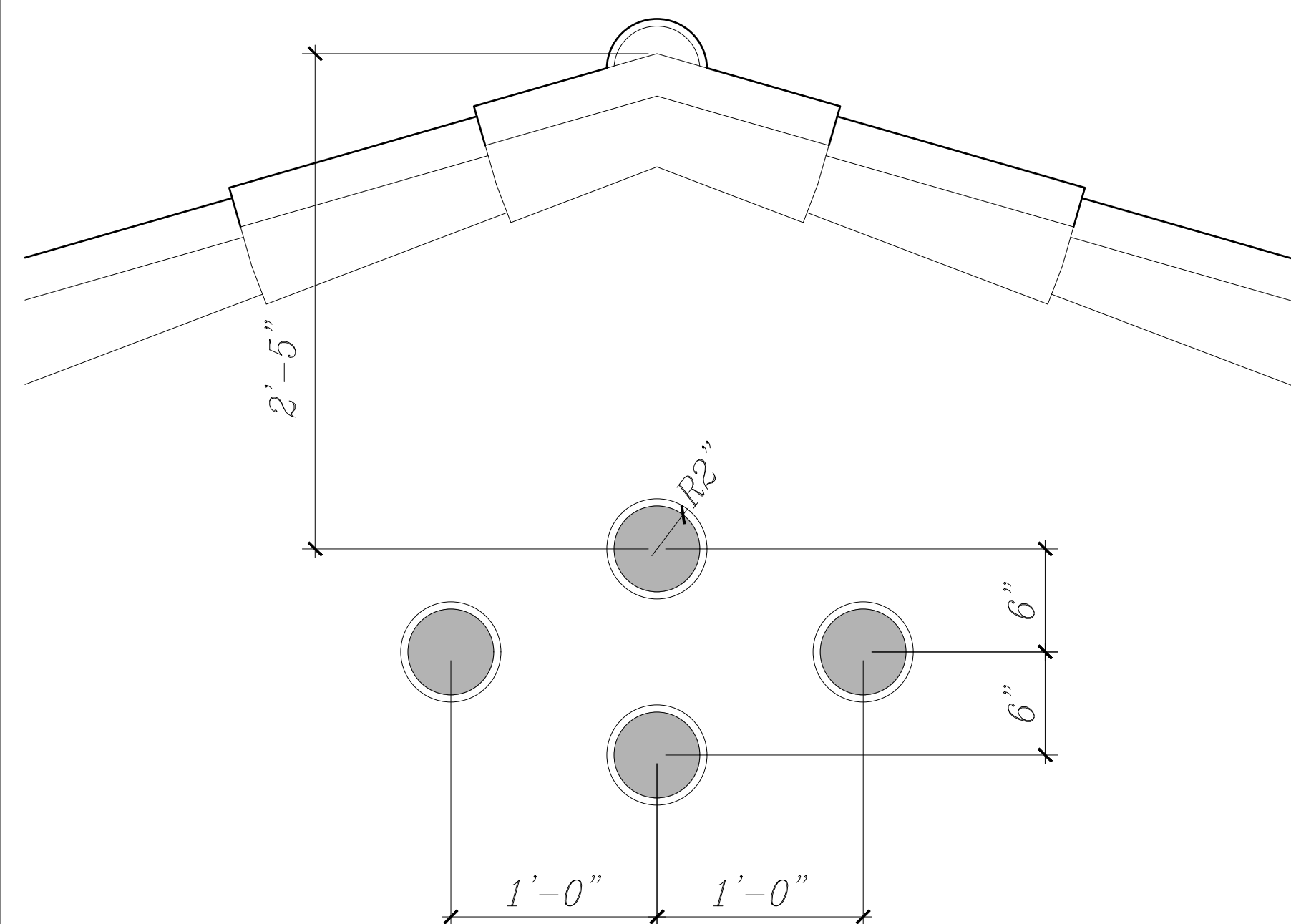
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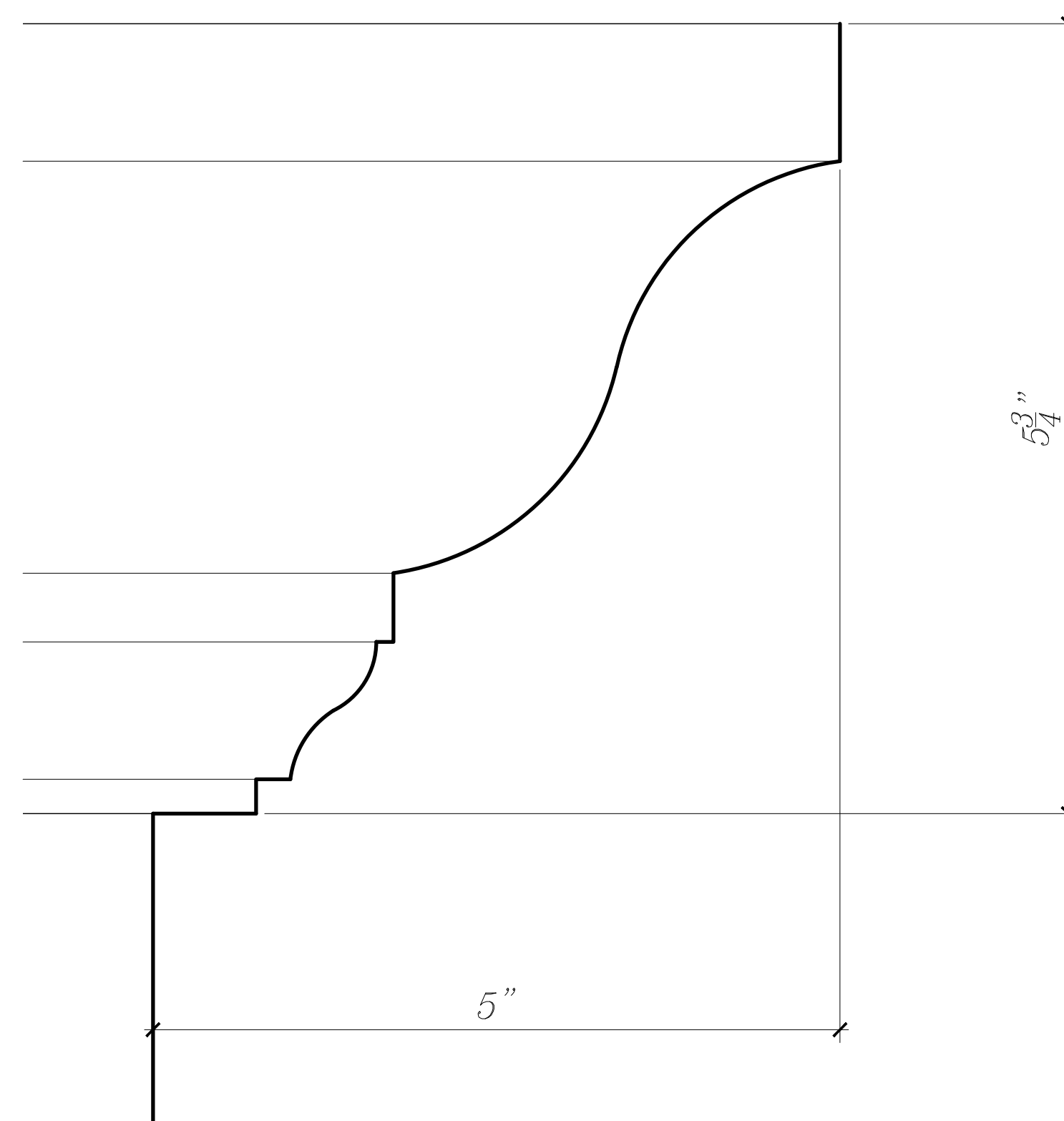
1 CHIMNEY ELEVATION
1 1/2"=1'-0"



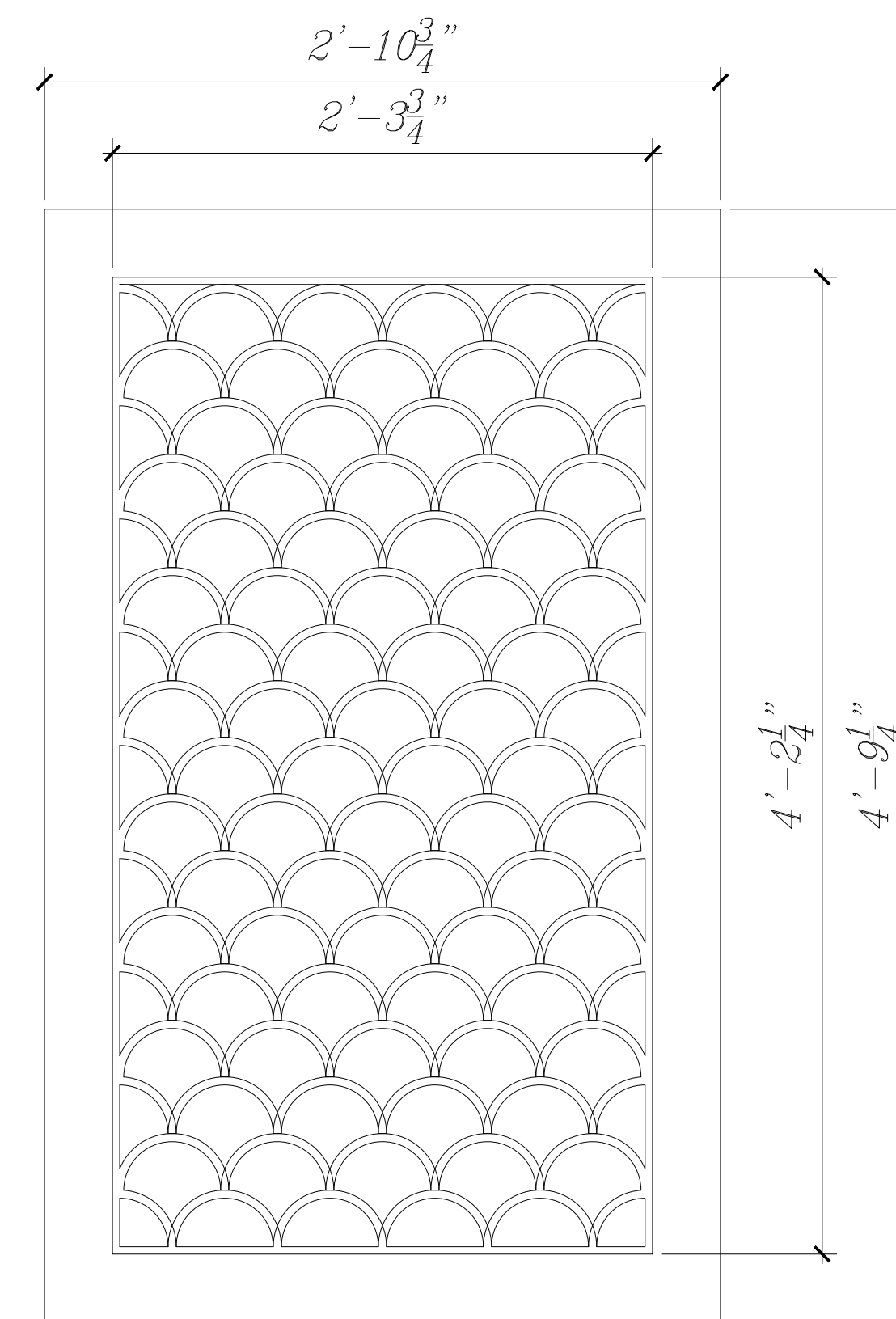
2 CHIMNEY SIDE ELEVATION
1 1/2"=1'-0"



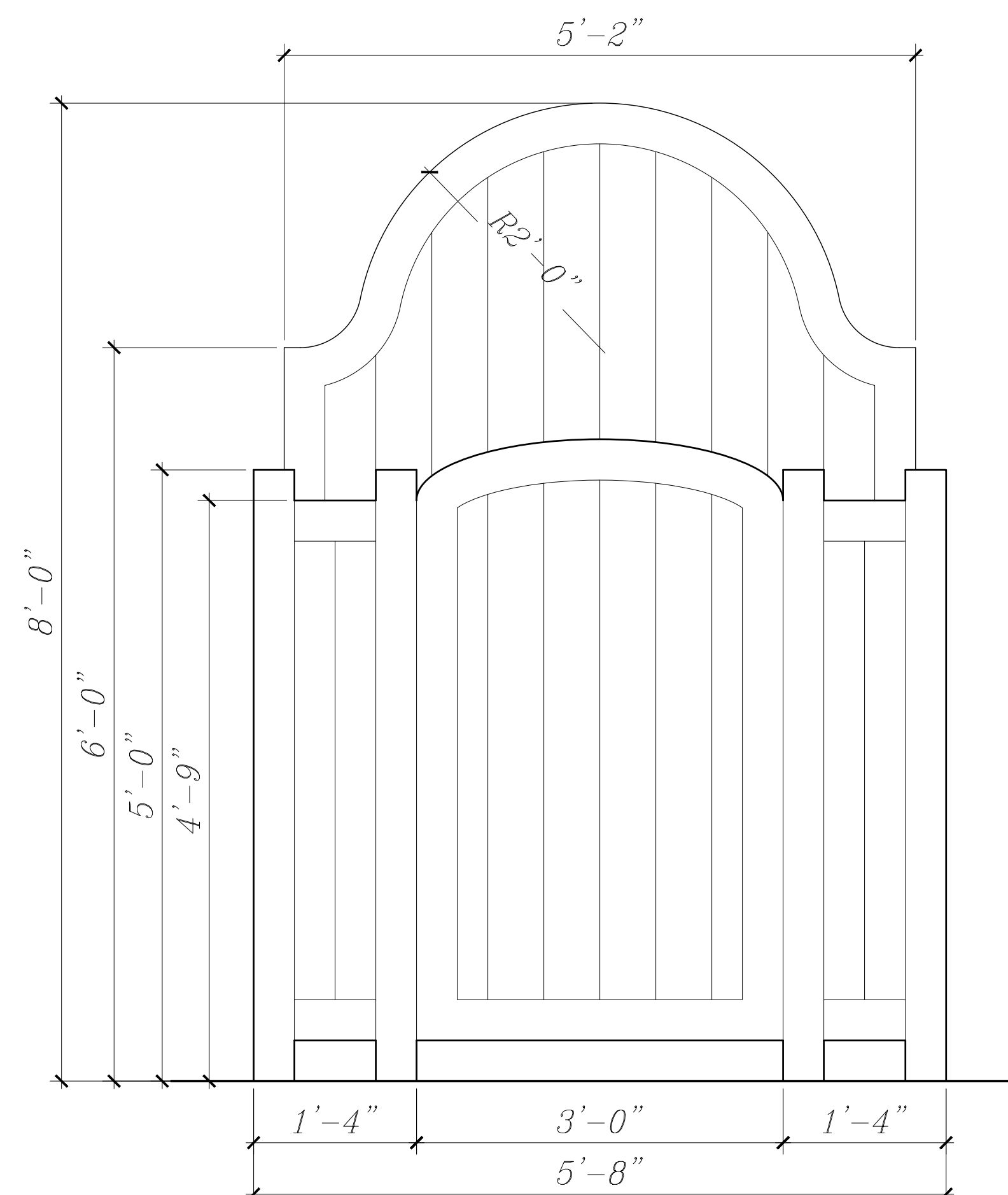
4 *GABLE VENTS*
1 1/2"=1'-0"



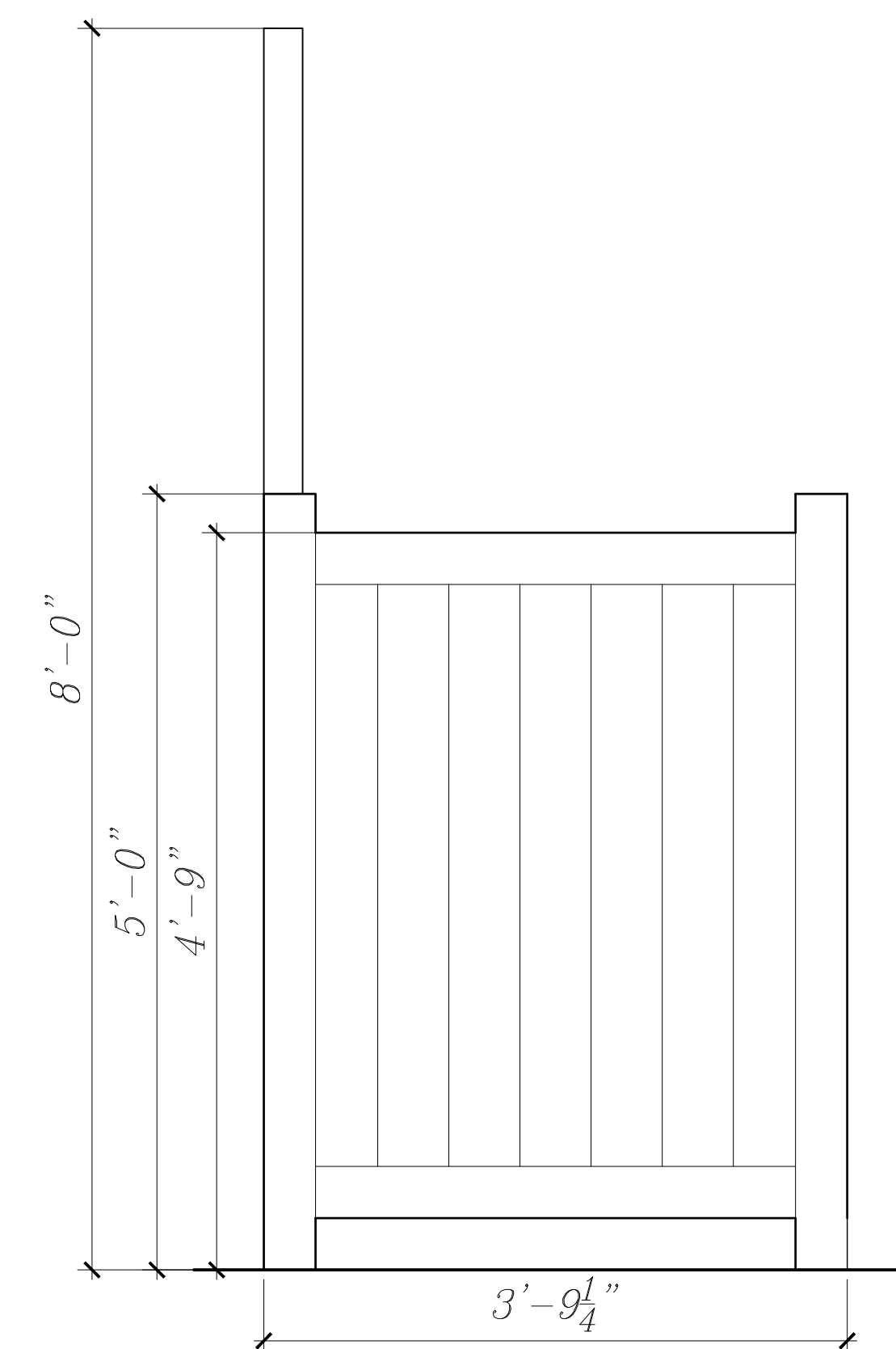
3 CHIMNEY ROOF PROFILE



5 2nd FLOOR GRILL
1 1/2"=1'-0"



6 *OUTDOOR SHOWER*
1"=1'-0"



7 *OUTDOOR SHOWER SIDE ELEVATION*
1"=1'-0"

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LAST PRESENTATION.*