

SHEET INDEX

1	COVER
2	SURVEY
3	ZONING LEGEND
4	ZONING DIAGRAMS
5	VICINITY LOCATION MAP
6	CONTEXTUAL SITE PLAN
7	SITE PLAN
8	EXISTING PHOTOGRAPHS
9	EXISTING PHOTOGRAPHS
10	EXISTING PHOTOGRAPHS
11	SURROUNDING PROPERTIES PHOTOS
12	SURROUNDING PROPERTIES PHOTOS
13	SURROUNDING PROPERTIES PHOTOS
14	SURROUNDING PROPERTIES PHOTOS
15	SURROUNDING PROPERTIES PHOTOS
16	SURROUNDING PROPERTIES PHOTOS
17	PROPOSED FIRST FLOOR PLAN
18	PROPOSED SECOND FLOOR PLAN
19	PROPOSED ROOF PLAN
20	RENDERING
21	RENDERING
22	PROPOSED ELEVATIONS - COLOR
23	PROPOSED ELEVATIONS - COLOR
24	PROPOSED ELEVATIONS - COLOR
25	PROPOSED ELEVATIONS
26	PROPOSED ELEVATIONS
27	PROPOSED ELEVATIONS
28	STREETSCAPE
29	PROPOSED SECTION
30	DETAILS
31	DETAILS
32	VARIANCE DIAGRAM
33	COVERAGE DIAGRAMS
34	COVERAGE DIAGRAMS
35	COVERAGE DIAGRAMS
36	PREVIOUS LANDSCAPE PLAN
37	CURRENT LANDSCAPE PLAN
38	PREVIOUS LOT COVERAGE
39	CURRENT LOT COVERAGE
40	PREVIOUS LANDSCAPE PLAN
41	CURRENT LANDSCAPE PLAN
42	PREVIOUS PLANT SCHEDULE
43	CURRENT PLANT SCHEDULE
44	PREVIOUS NATIVES
45	CURRENT NATIVES
46	PREVIOUS LIGHTING
47	CURRENT LIGHTING
48	PREVIOUS ELEVATIONS
49	CURRENT ELEVATIONS
50	PREVIOUS ELEVATIONS
51	CURRENT ELEVATIONS
52	TRUCK LOGISTICS
53	CI DRAINAGE PLAN

SKA Architect + Planner
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LEED® AP

www.EnvironmentDesignGroup.com

The Paramount Building

139 North County Road - Suite 20-B

Palm Beach, Florida 33480

ph: 561.832.4600

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Chad M. Gruber, P.E.
Gruber Consulting Engineers, Inc.
2475 Mercer Ave., Suite 305
West Palm Beach, FL 33401
Ph: 561.312.2041
Fx: 561.537.7229

HAYATI BANASTEY
164 SEASPRAY AVE
PALM BEACH, FLORIDA 33480
NEW CONSTRUCTION

ARCOM
ARC-21-040
APRIL 27, 2022

TOWN COUNCIL
ZON-21-006

SKA ARCHITECT + PLANNER
PATRICK W. SEGRAVES, A.I.A.
DANIEL A. CLAVIJO, ASSOCIATE A.I.A.

- SECTION 134-893(B): SPECIAL EXCEPTION WITH SITE PLAN REVIEW TO ALLOW THE CONSTRUCTION OF TWO-STORY, SINGLE FAMILY RESIDENCE ON A LOT THAT IS 50 FEET IN WIDTH IN LIEU OF THE 100 FOOT MINIMUM REQUIRED IN THE R-B ZONING DISTRICT AND 6,125 SQUARE FEET IN AREA IN LIEU OF THE 10,000 SQUARE FOOT MINIMUM AREA REQUIRED IN THE R-B ZONING DISTRICT.

PREVIOUSLY REQUESTED SETBACK VARIANCES ARE NO LONGER REQUIRED USING THE CODE PROVISIONS OF THE SEA STREETS (SECTION 134-893) WHERE...

“PARTIAL OR COMPLETE DEMOLITION AND RECONSTRUCTION OF A SINGLE-FAMILY DWELLING AND/OR ACCESSORY BUILDINGS ON A LOT 75 FEET OR LESS IN WIDTH ARE EXEMPT FROM THE LOT, YARD, AND AREA REQUIREMENTS AS SET FORTH IN THIS SECTION IF REDEVELOPED SUBSTANTIALLY ON THE SAME FOOTPRINT AS EXISTED PRIOR TO DEMOLITION.”

FURTHER DETAIL IN PRESENTATION

FINAL SUBMITTAL
9-7-21



CONSULTANT:

PROPOSED RESIDENCE FOR:
HAYATI BANASTEY
164 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

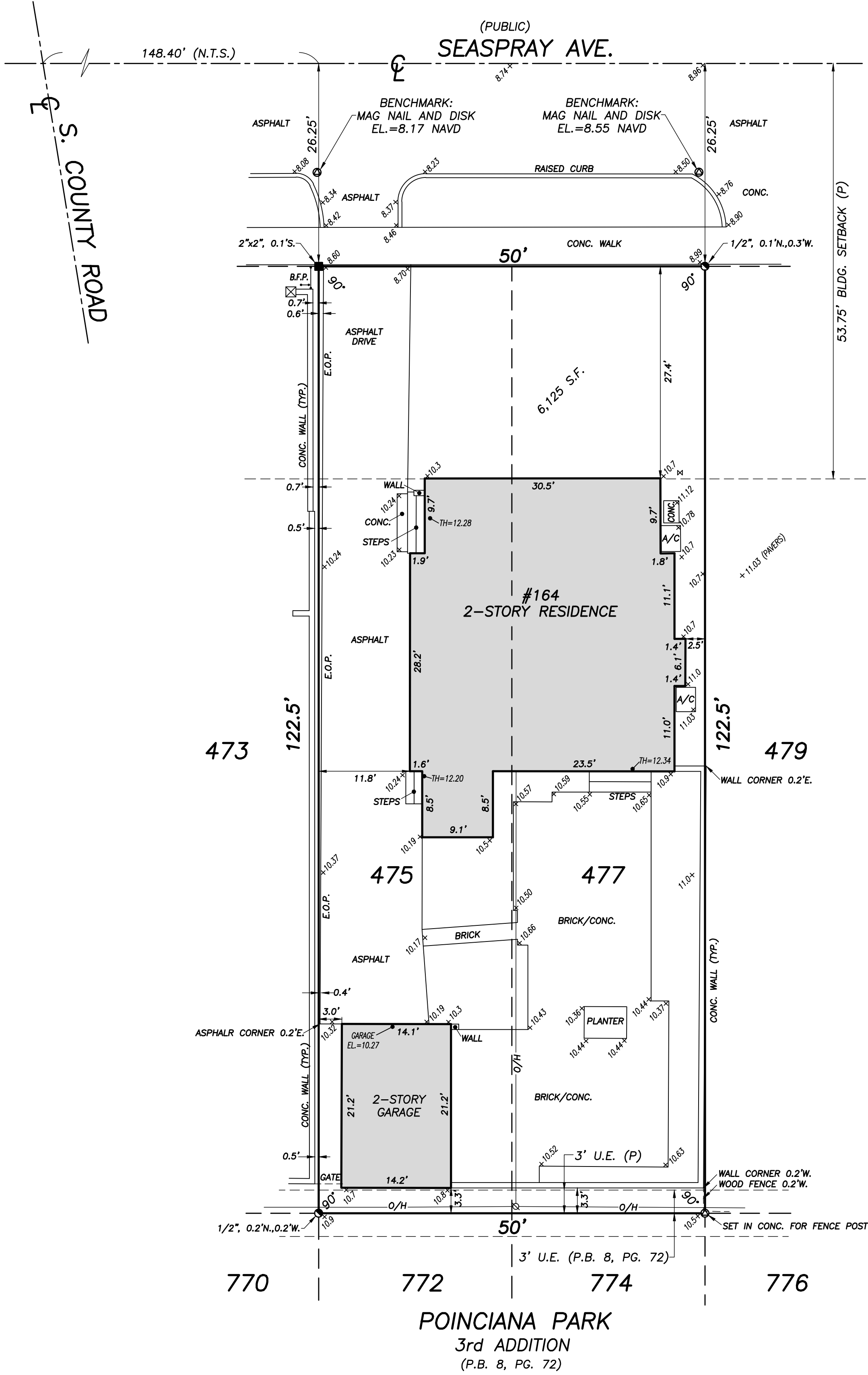


REVISIONS:

SHEET NUMBER:
1
ISSUE DATE: 11-19-21
JOB #: ARC-21-040
ZON-21-006

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
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.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
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.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
(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.C.P. = PERMANENT CONTROL POINT
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
R.GE. = 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
SW = SIDEWALK
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
B = BASELINE
C = 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
U = UTILITY POLE
F = FIRE HYDRANT
M = WATER METER
V = WATER VALVE
X = LIGHT POLE
* = PINE TREE
* = SABAL PALM



NOTES:

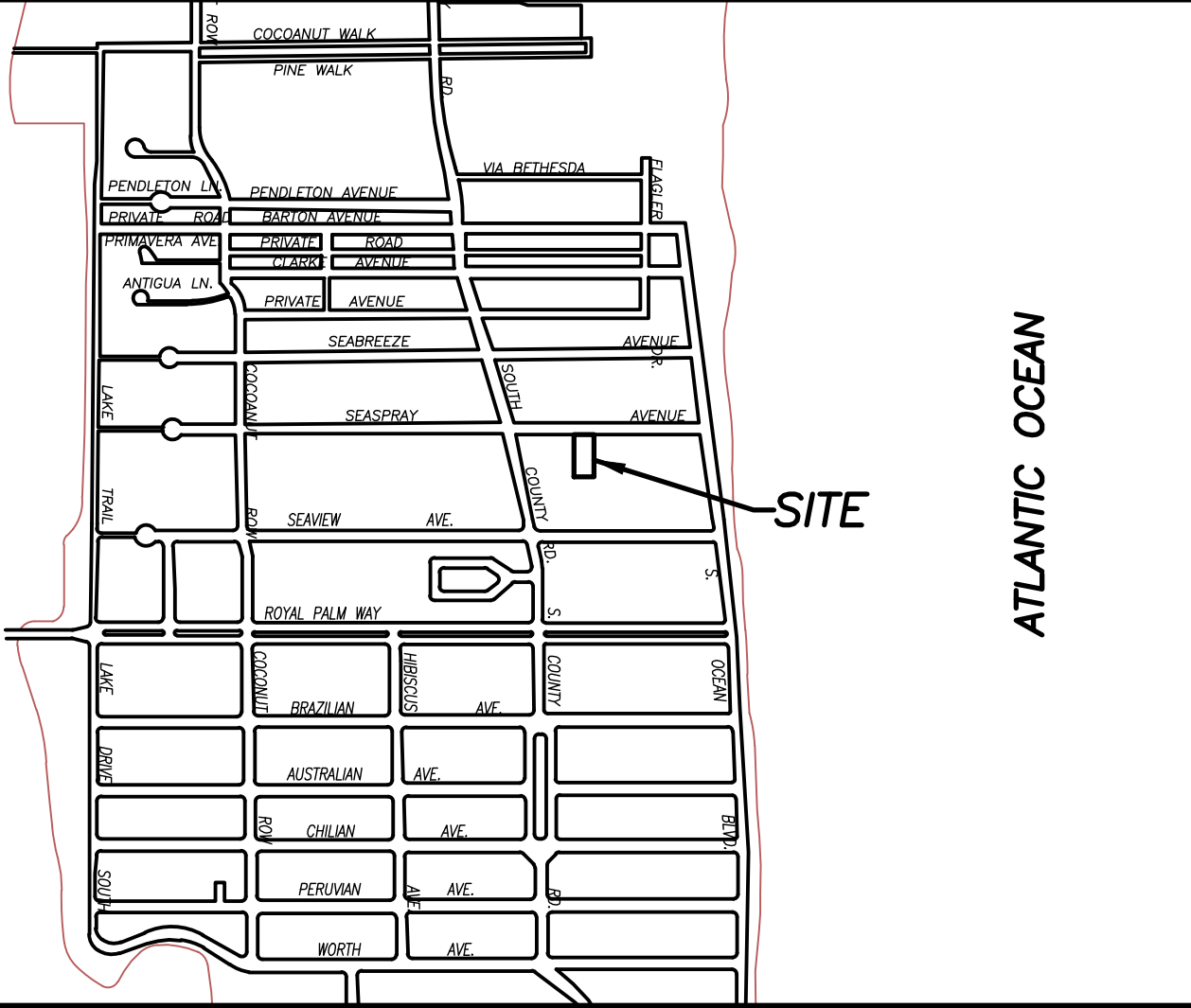
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1091372, issued by Old Republic National Title Insurance Company, dated May 24, 2021. This office has made no search of the Public 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: 6/9/2021

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



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
HAYATI BANASTEY

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

Hayati Banastey
Rabideau Klein
Old Republic National Title Insurance Company
A&D Mortgage LLC

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

PROPERTY ADDRESS:

164 Seaspray Ave.
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lots 475 and 477 of POINCIANA PARK SECOND ADDITION TO THE TOWN OF PALM BEACH FLORIDA, according to the Plat thereof, on file in the office of the Clerk of the Circuit Court of Palm Beach County, Florida, in Plat Book 6, Page 86.

FLOOD ZONE:

This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/5/2017.

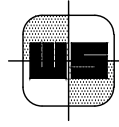
TITLE COMMITMENT REVIEW						
CLIENT: Hayati Banastey		COMMITMENT NO. : 1091372		DATE: May 24, 2021		
REVIEWED BY: Craig Wallace		JOB NO. : 21-1367				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-4	N/A	Standard Exceptions				•
5	PB 6, PG 86	All matters contained on the Plat of Poinciana Park 2nd Addition.	•			
6	N/A	Standard Exceptions				•

REVISIONS:

TITLE REVIEW S.W. 21-1367.1

BOUNDARY SURVEY FOR:

HAYATI BANASTEY



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4089
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

FIELD	B.M.	JOB NO.	21-1367	F.B.	PB311	PG.	78
OFFICE	M.B.	DATE	6/9/21	DWG. NO.	21-1367		
C'K'D	C.W.	REF.	21-1367.DWG	SHEET	1	OF	1



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

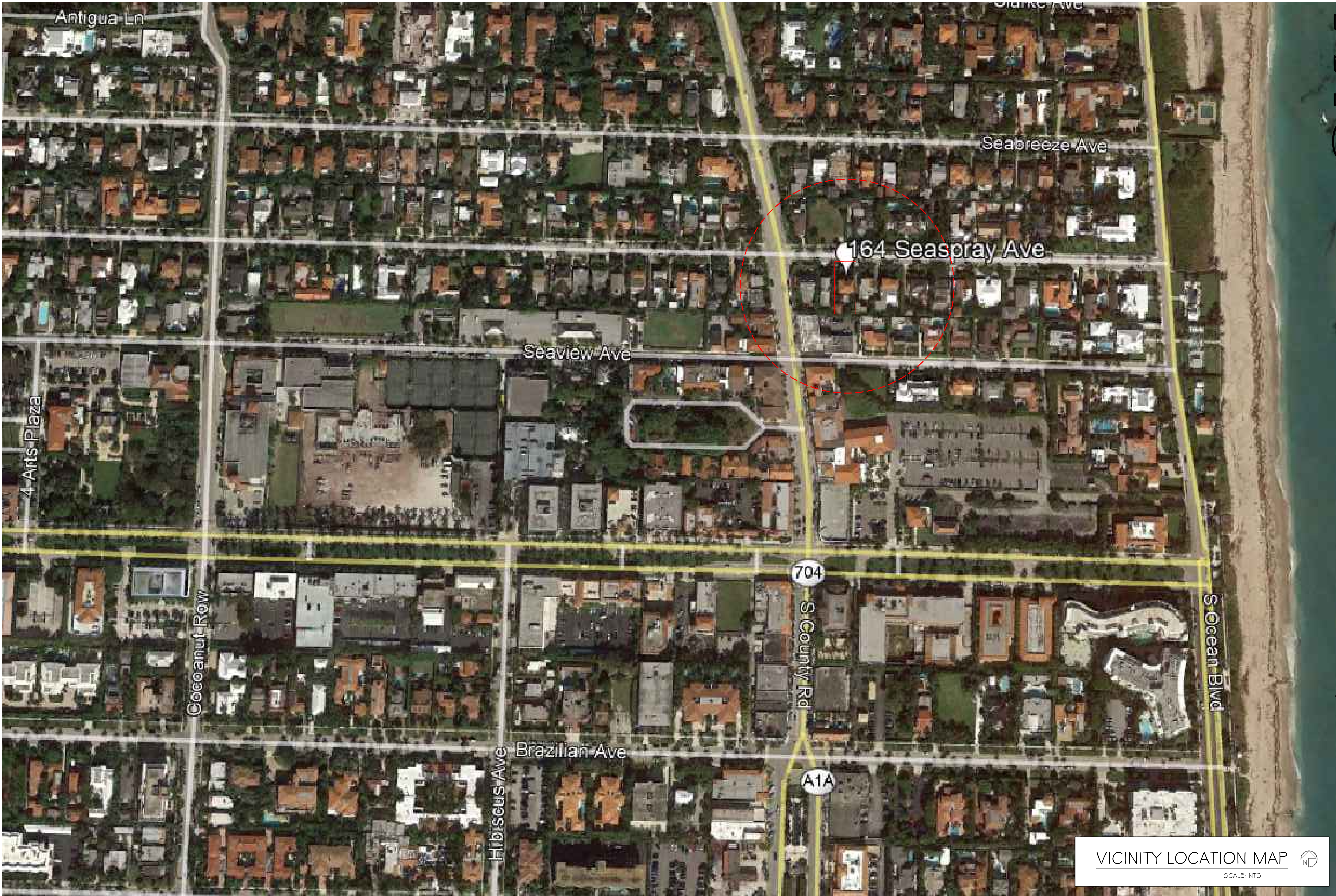
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	164 SEASPRAY AVENUE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	TWO STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ.FT.	6,125 SQ.FT.	6,125 SQ.FT.
6	Lot Depth	100.00'	122.50'	122.50'
7	Lot Width	100.00'	50.00'	50.00'
8	Lot Coverage	40% (1) - 30% (2)	1,647.66 SQ.FT. (26.90%)	1,569.00 SQ.FT. (25.62%)
9	Front Yard Setback	25.00' (1) - 35.00' (2)	27.4'	27.4'
10	* Side Yard Setback (1st Story)	12.50' (W+E)	2.5' E	11.8' W - N/A E
11	* Side Yard Setback (2nd Story)	15.00' (W+E)	3.0' W - 3.9' E	13.8' W - 5.0' E
12	Rear Yard Setback	10.00' (1) - 15.00' (2)	3.3'	37.66'
13	Angle of Vision	100	61	61
14	Building Height	14.00' (1) - 22.00' (2)	20.00'	19.00'
15	Overall Building Height	22.00' (1) - 30.00' (2)	26.00'	25.92'
16	Finished Floor Elev. (FFE)(NAVD)	7.00' Minimum	12.28'	10.50'
17	Zero Datum for pt. of Meas. (NAVD)	7.00' Minimum	12.28'	10.50'
18	Base Flood Elevation (BFE)(NAVD)		9.00'	9.00'
19	Landscape Open Space (LOS)	45%	2,142.20 SQ.FT. (34.97%)	3,025.00 SQ.FT. (49.38%)
20	Perimeter LOS	50%	1,306.76 SQ.FT. (42.80%)	2,478.00 SQ.FT. (89.90%)
21	Front Yard LOS	40%	989.15 SQ.FT. (34.97%)	732.00 SQ.FT. (58.0%)
22	Native Plant Species %	25%	N/A	2,260.00 SQ.FT. (81.7%)

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

If value is not applicable, enter N/A

If value is not changing, enter N/C



VICINITY LOCATION MAP

SCALE: NTS

CONSULTANT:

PROPOSED RESIDENCE FOR:
HAYATI BANASTEY
164 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

AA. #001345
A.R. #10,181
Patrick W. Seay
REGISTERED ARCHITECT

REVISIONS:

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- △
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SHEET NUMBER:

5

ISSUE DATE: 12-31-21
JOB #: ARC-21-040
ZON-21-006



CONTEXTUAL SITE PLAN

SCALE: NTS

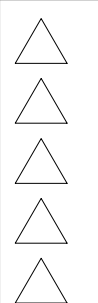


CONSULTANT:

PROPOSED RESIDENCE FOR:
HAYATI BANASTEY
164 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

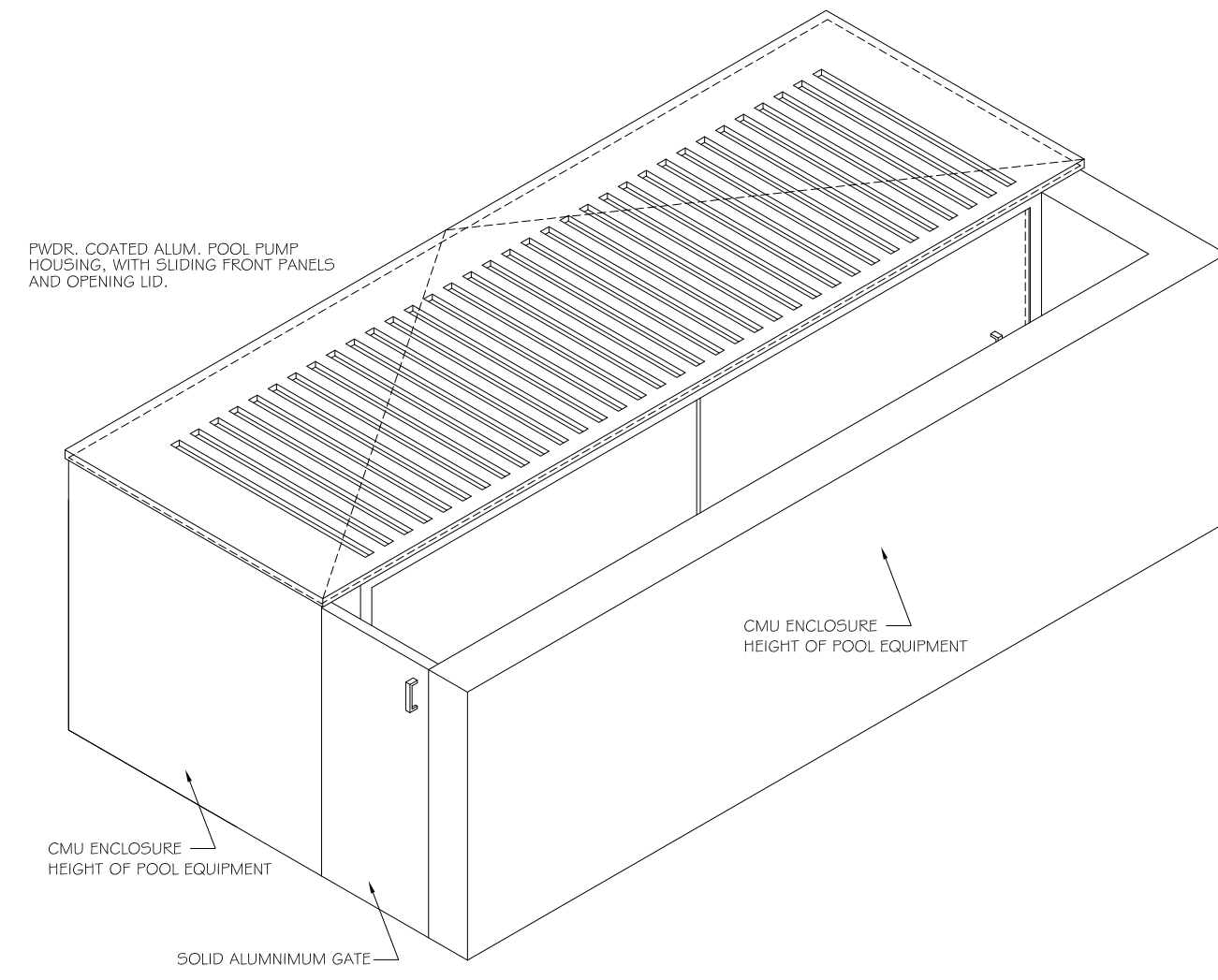
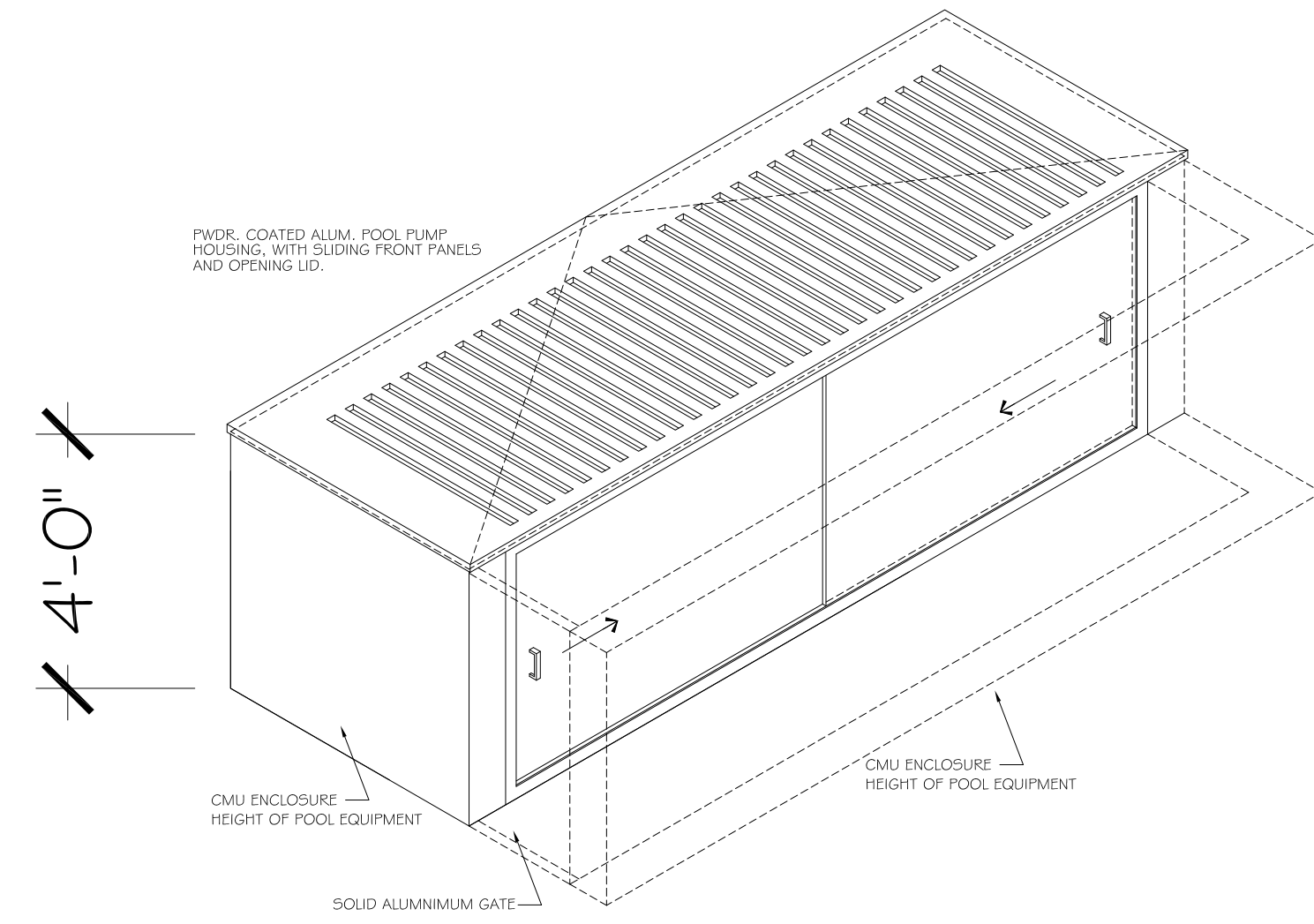
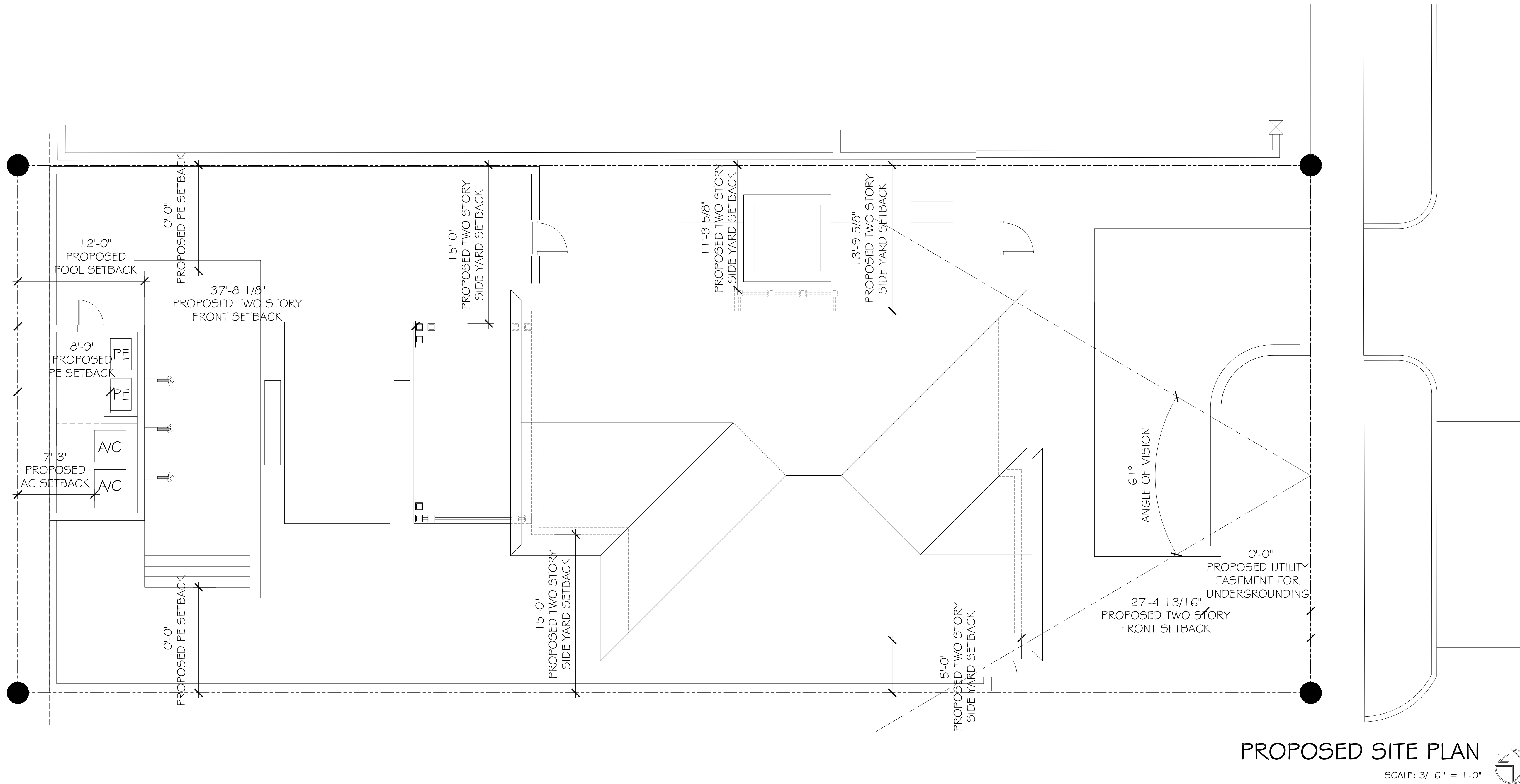


SHEET NUMBER:

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ISSUE: 12-31-21

B #: ARC-21-040
ZON-21-006



CONSULTANT:

PROPOSED RESIDENCE FOR:
HAYATI BANASTAY
164 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

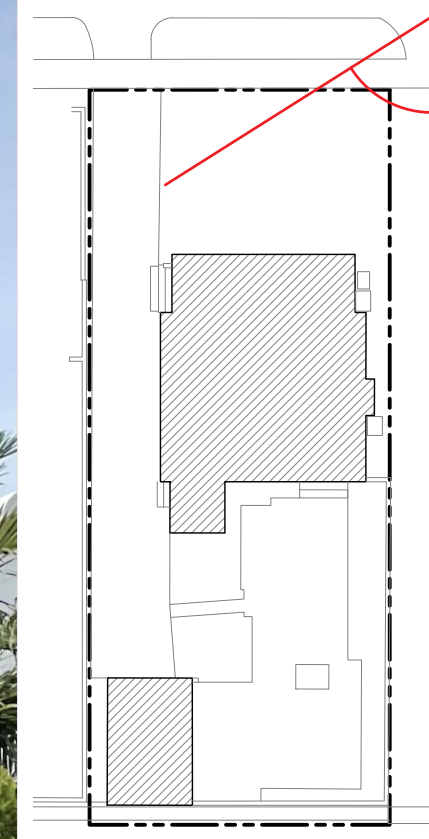
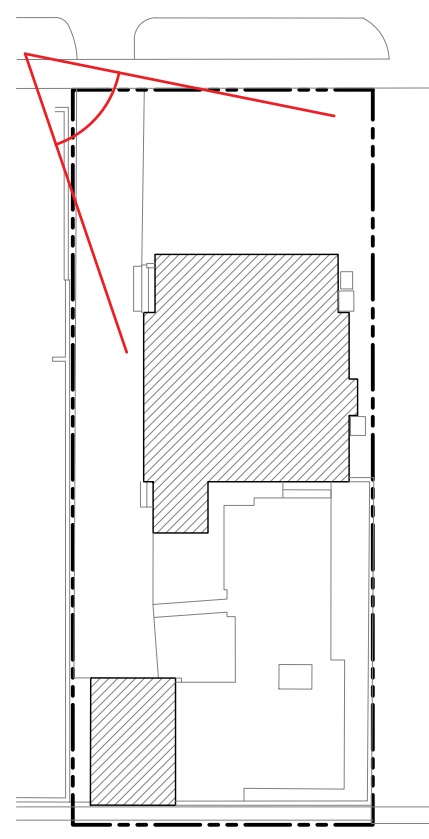
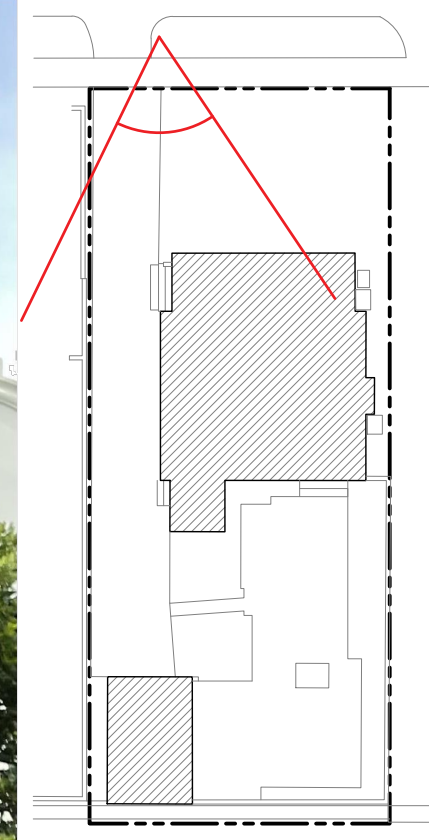
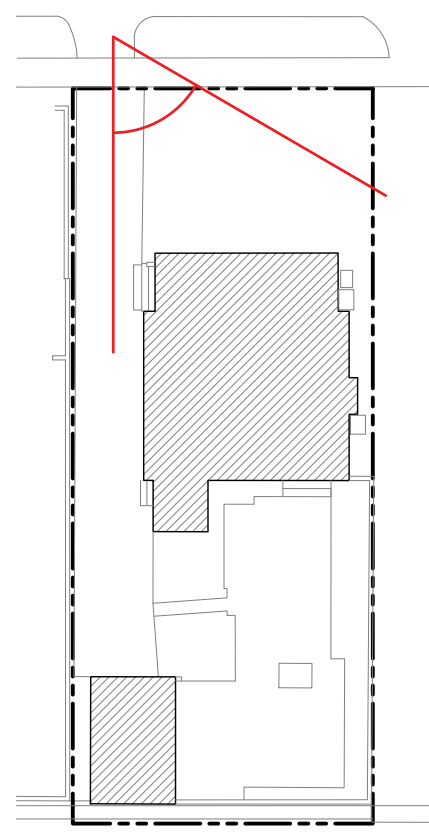
A.A. #001345
A.R. #10,181
PATRICK W. BERNIERE
A.R. #10,181
REGISTERED ARCHITECT

REVISIONS:

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SHEET NUMBER:
7

ISSUE DATE: 12-31-21
ARC-21-040
JOB #: ZON-21-006

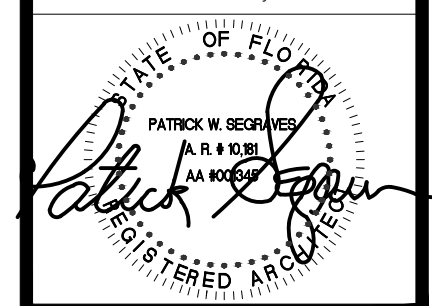


EXISTING BUILDING PHOTOGRAPHS

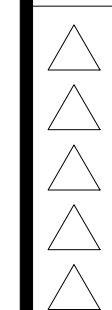
CONSULTANT:

PROPOSED RESIDENCE FOR:
HAYATI BANASTEY
164 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181



REVISIONS:

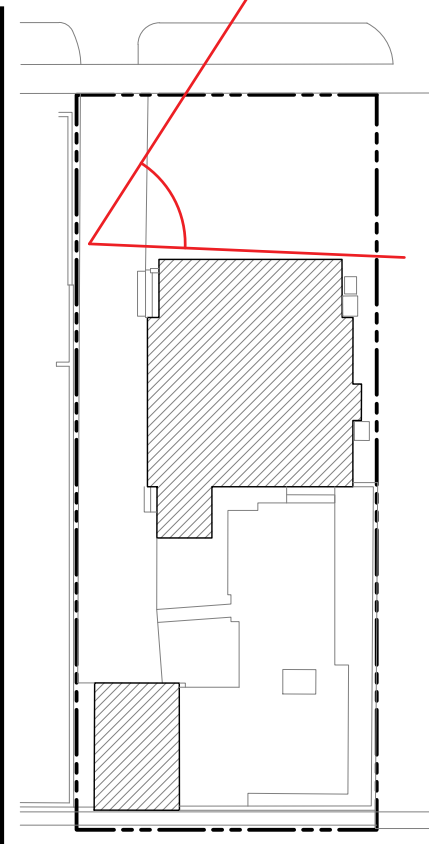
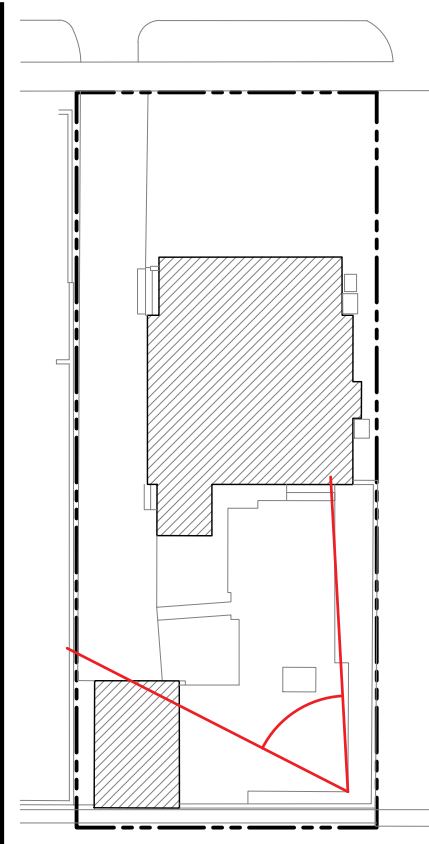
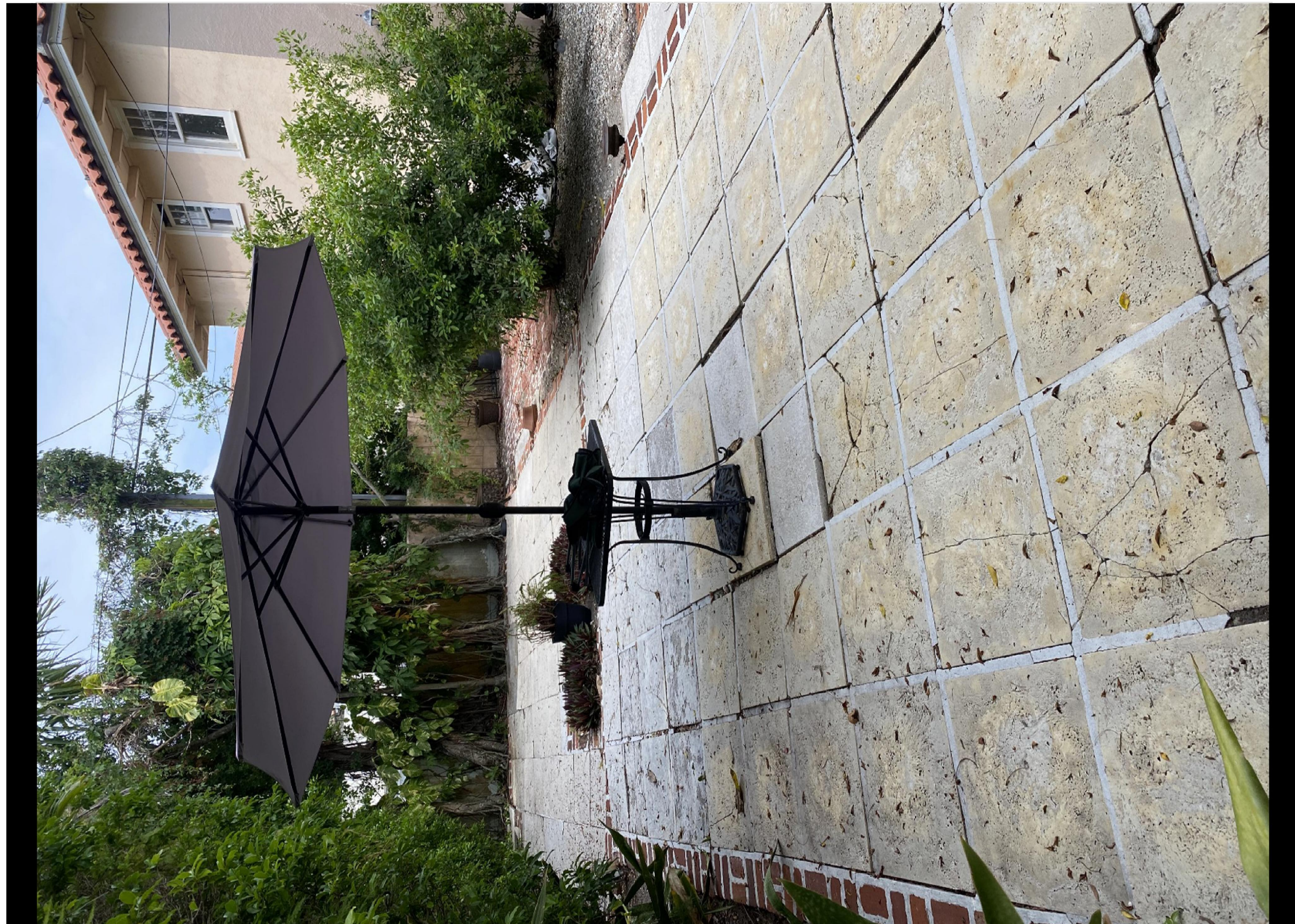
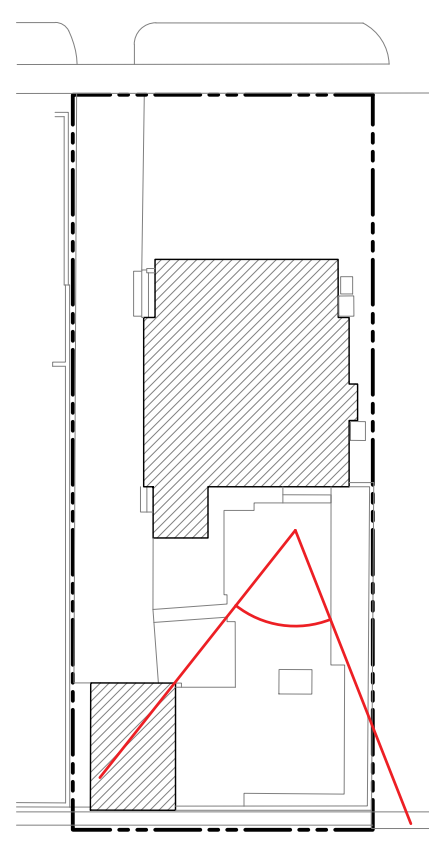
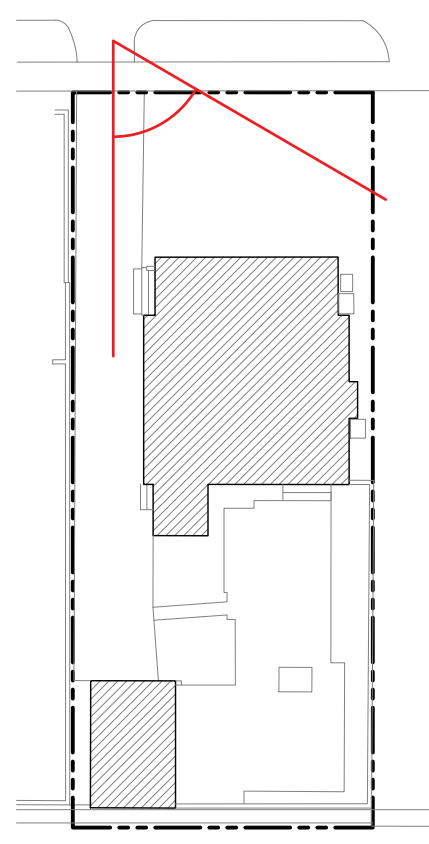


SHEET NUMBER:

8

ISSUE DATE: 12-31-21

ARC-21-040
JOB #: ZON-21-006



EXISTING BUILDING PHOTOGRAPHS

CONSULTANT:

PROPOSED RESIDENCE FOR:
HAYATI BANASTEY
164 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

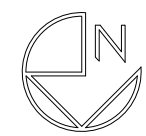
PATRICK W. SEAY
A.A. #001345
A.R. #10,181
REGISTERED ARCHITECT
STATE OF FLORIDA

REVISIONS:

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SHEET NUMBER:
9

ISSUE DATE: 12-31-21
ARC-21-040
JOB #: ZON-21-006



EXISTING BUILDING PHOTOGRAPHS

CONSULTANT:

PROPOSED RESIDENCE FOR:
HAYATI BANASTHEY
164 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181



REVISIONS:



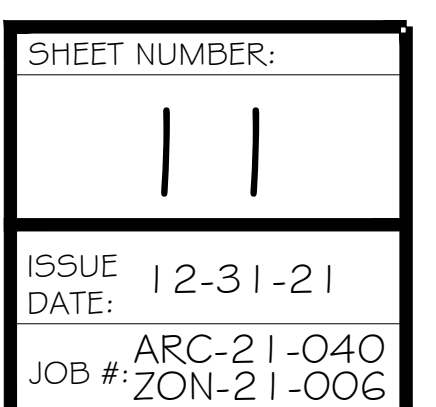
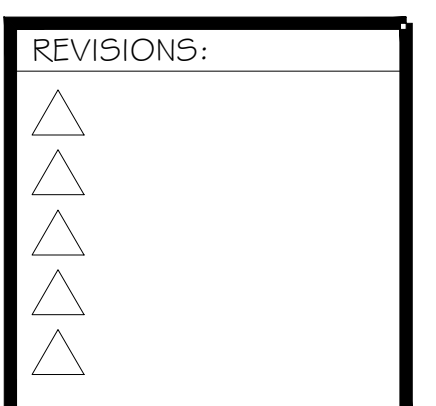
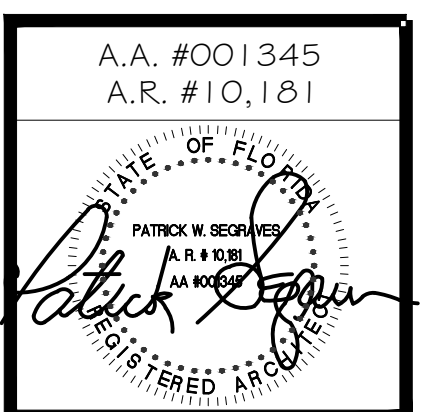
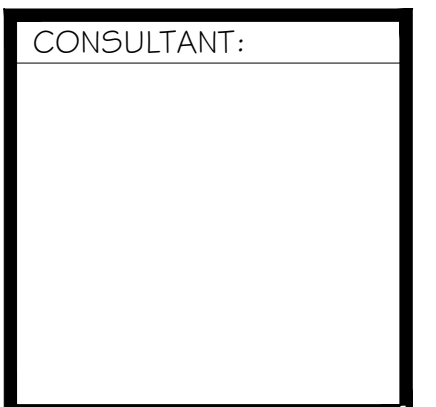
SHEET NUMBER:

10

ISSUE DATE: 12-31-21

ARC-21-040

JOB #: ZON-21-006



PROPERTIES ON SEASPRAY AVE
ON SAME STREET AS SUBJECT PROPERTY

1. 225 SOUTH COUNTY ROAD
2. 168 SEASPRAY AVE
3. 158 SEASPRAY AVE
4. 150 SEASPRAY AVE



1.



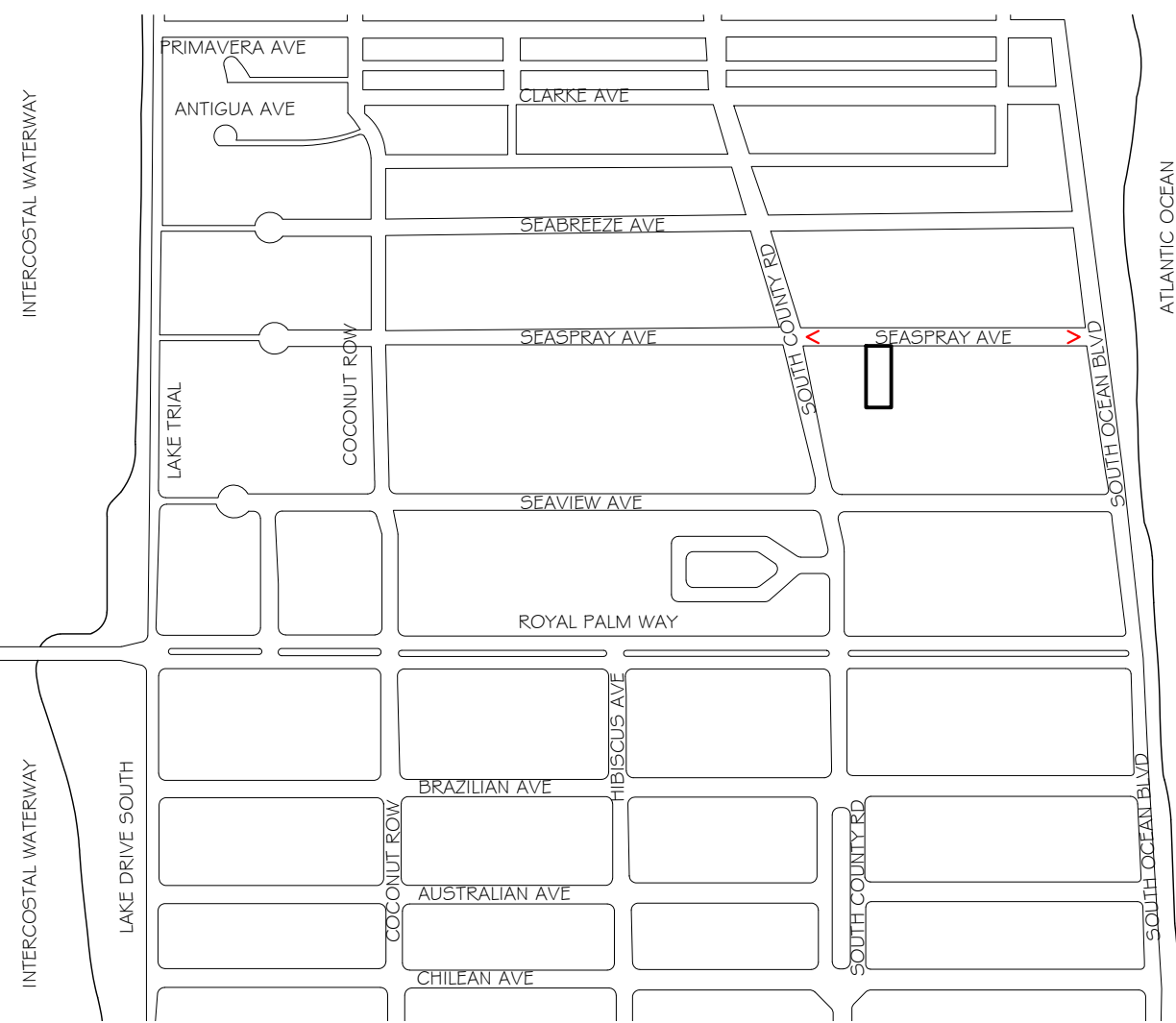
2.



3.



4.



215	165	159	145	137	133	129	127	212				
SEASPRAY AVE												
225	168	164	158	150	146	142	140	130	128	114	110	224

PROPERTIES ON SEASPRAY AVE
ON SAME STREET AS SUBJECT PROPERTY

1. 146 SEASPRAY AVE
2. 142 SEASPRAY AVE
3. 140 SEASPRAY AVE
4. 130 SEASPRAY AVE

CONSULTANT:

PROPOSED RESIDENCE FOR:
HAYATI BANASTEY
164 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
PATRICK W. BROWN
A.R. #10,181
REGISTERED ARCHITECT
STATE OF FLORIDA

REVISIONS:

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SHEET NUMBER:
12

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