



PREVIOUSLY PROPOSED WEST ELEVATION

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



CURRENTLY PROPOSED WEST ELEVATION

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

CONSULTANT:

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

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

REVISIONS:

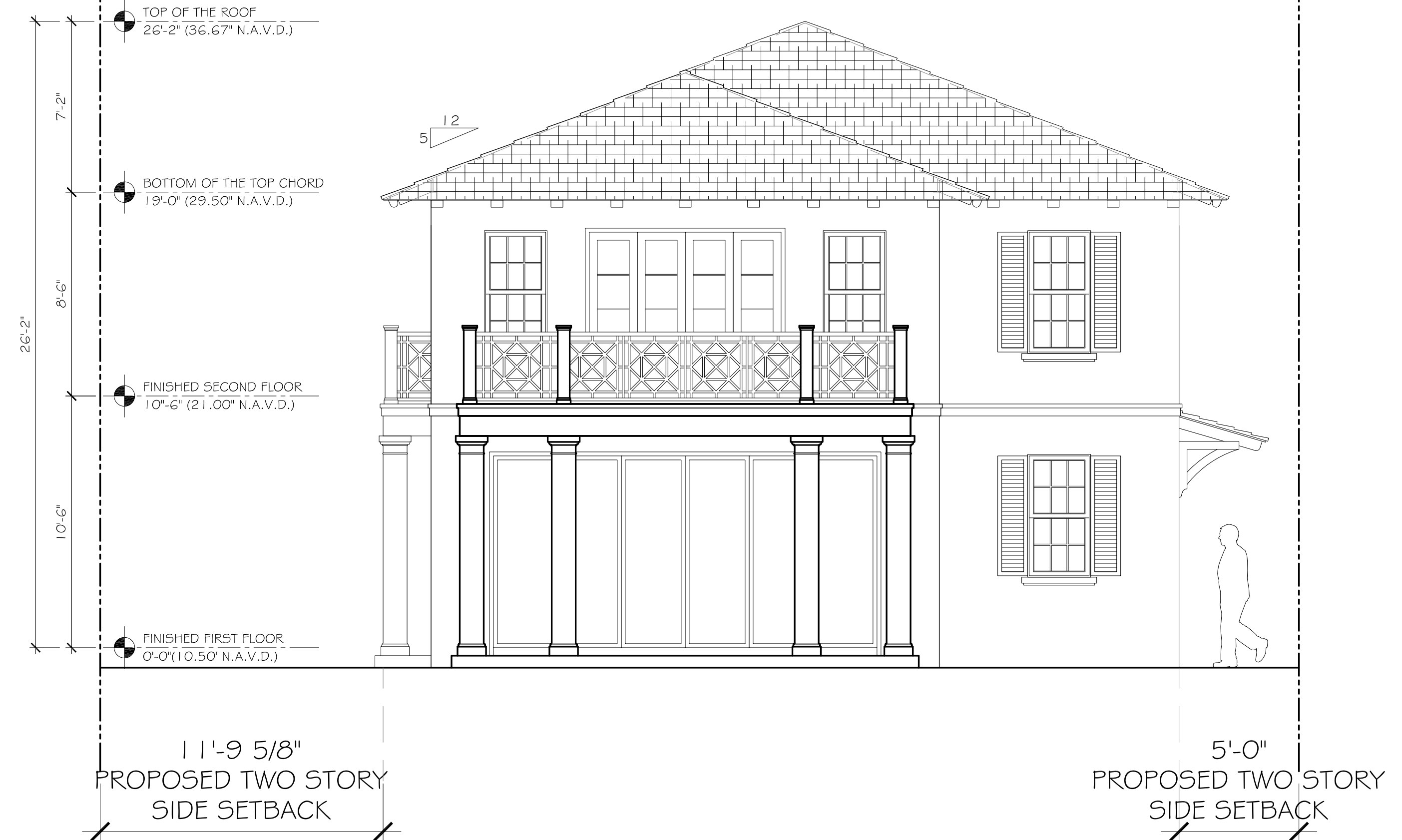
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SHEET NUMBER:
20
ISSUE DATE: 12-31-21
JOB #: ARC-21-040
ZON-21-006



PREVIOUSLY PROPOSED NORTH ELEVATION

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



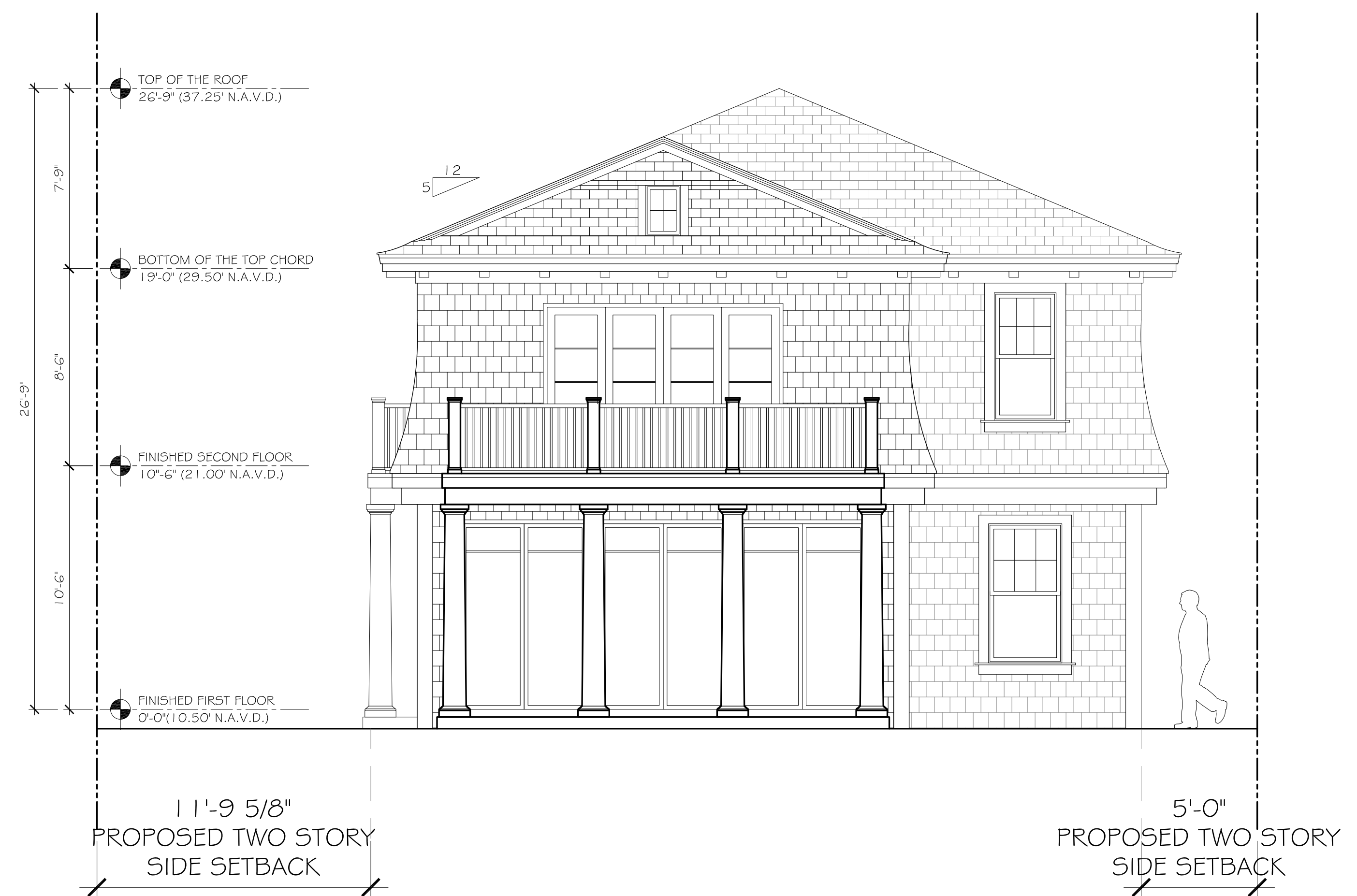
PREVIOUSLY PROPOSED SOUTH ELEVATION

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



CURRENTLY PROPOSED NORTH ELEVATION

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



CURRENTLY PROPOSED SOUTH ELEVATION

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

CONSULTANT:

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

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

STATE OF FLORIDA
PATRICK W. BROWN
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REVISIONS:

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PREVIOUSLY PROPOSED EAST ELEVATION

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



CURRENTLY PROPOSED EAST ELEVATION

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

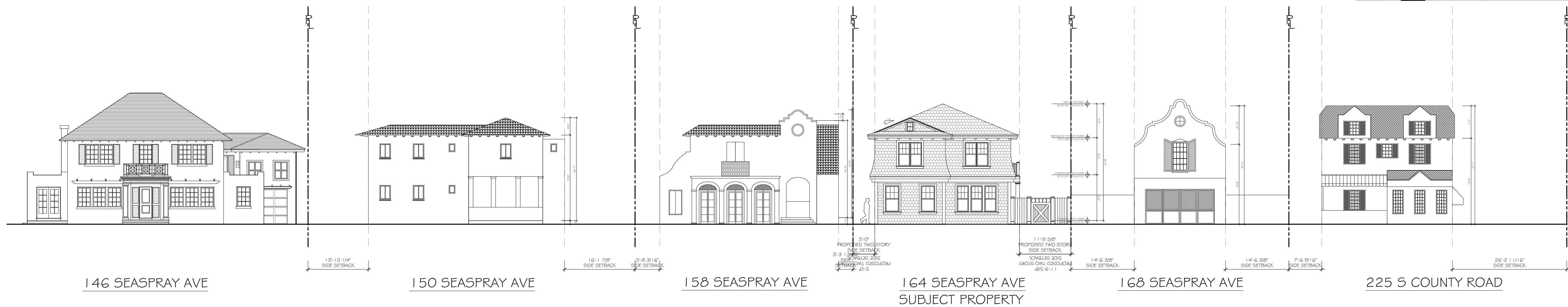
CONSULTANT:

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164 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

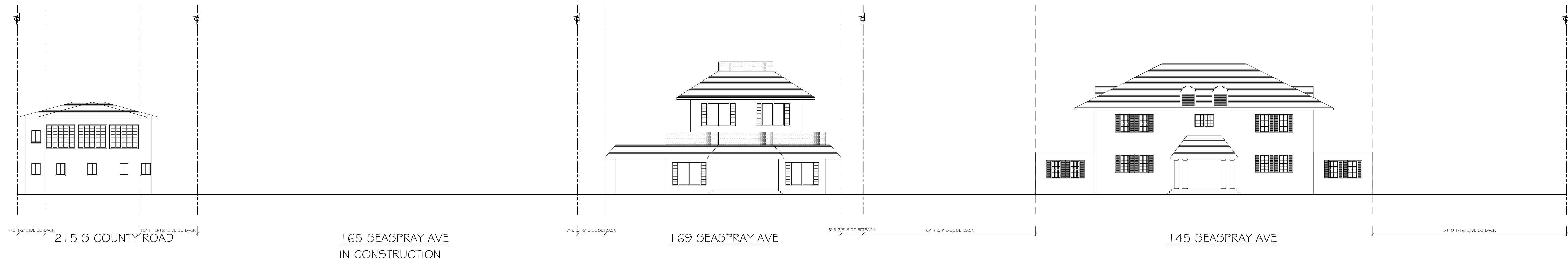
A.A. #001345
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A.R. #10,181
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22
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STREET SCAPE
SCALE: NTS



STREET SCAPE ACROSS THE STREET
SCALE: NTS

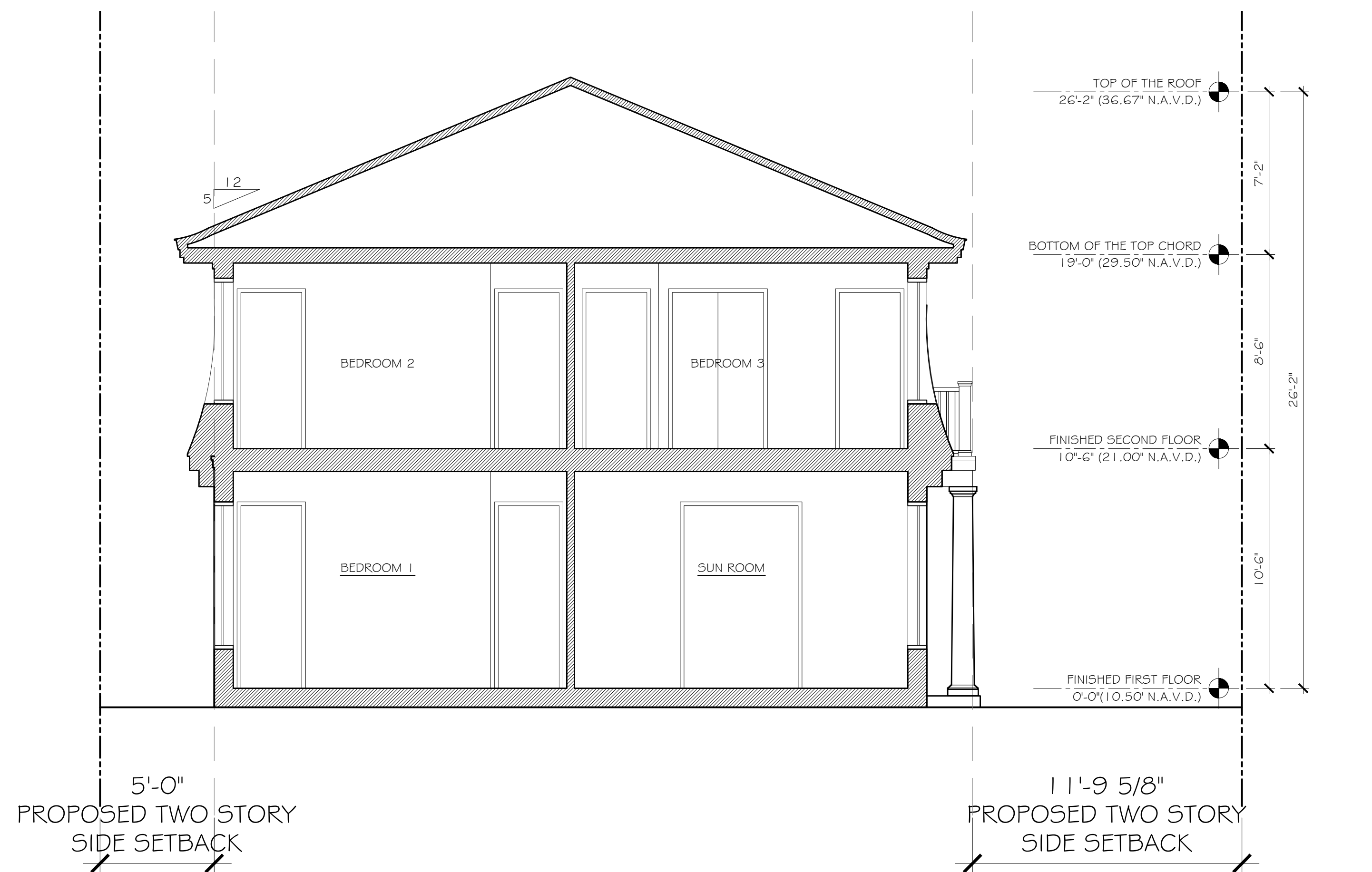
CONSULTANT:

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HAYATI BANASTEY
164 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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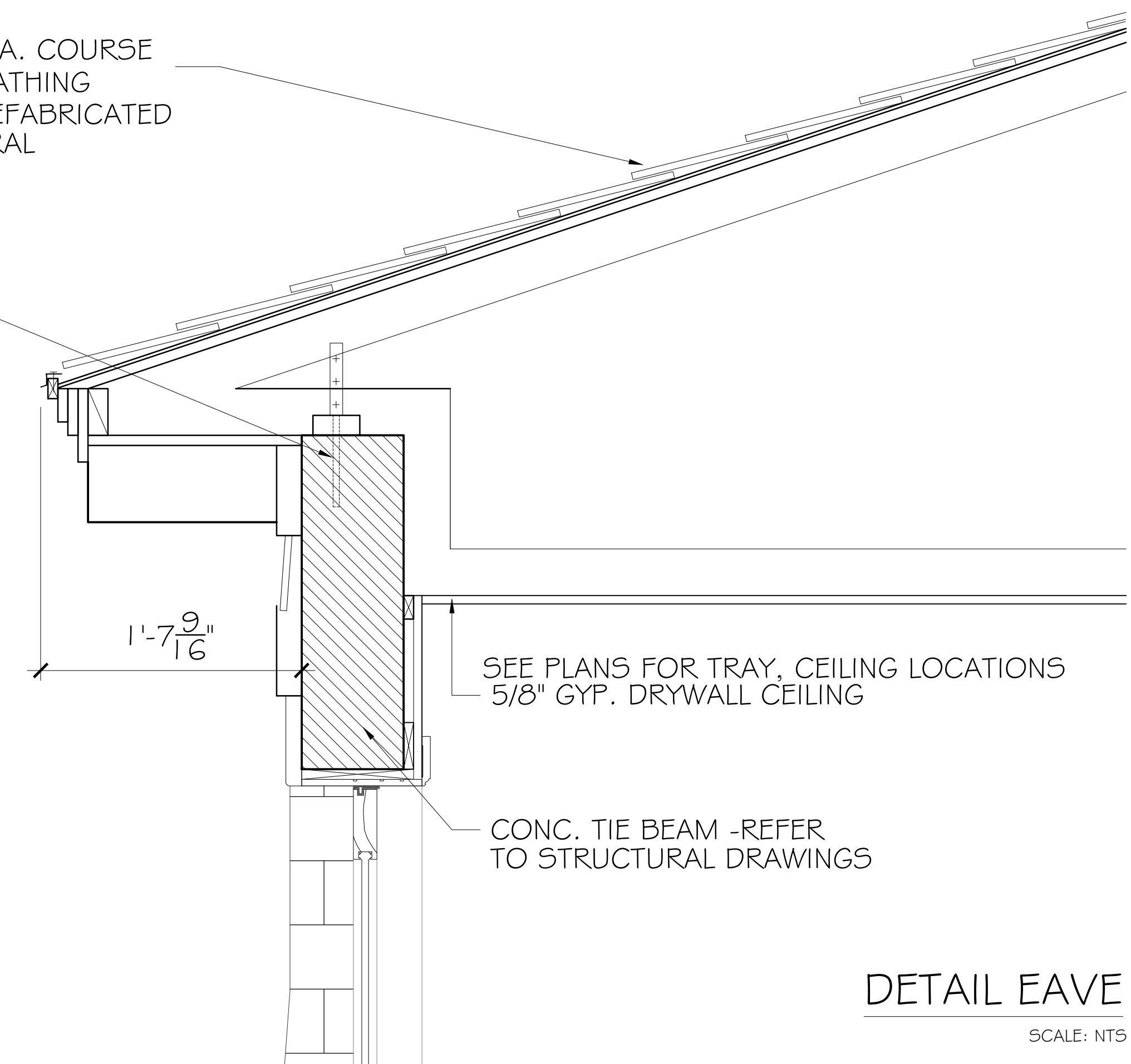


CURRENTLY PROPOSED SECTION

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

CERTI-LABEL WOOD SHAKE SHINGLES
(PEEL/STICK PER MFR. SPECIFICATIONS) OVER
1"x4" WD.FURR.STRIPS OVER
TYPE 30 ASTM D 226, 18" W. EA. COURSE
OVER 3/4" MARINE PLYWD. SHEATHING
OVER PRE-ENGINEERED AND PREFABRICATED
WOOD TRUSSES PER STRUCTURAL
DRAWINGS

HURRICANE ANCHOR AT
EACH TRUSS PER ROOF
FRAMING PLAN SEE STRUCT.



DETAIL EAVE

SCALE: NTS



CURRENTLY PROPOSED SECTION

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

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STATE OF FLORIDA
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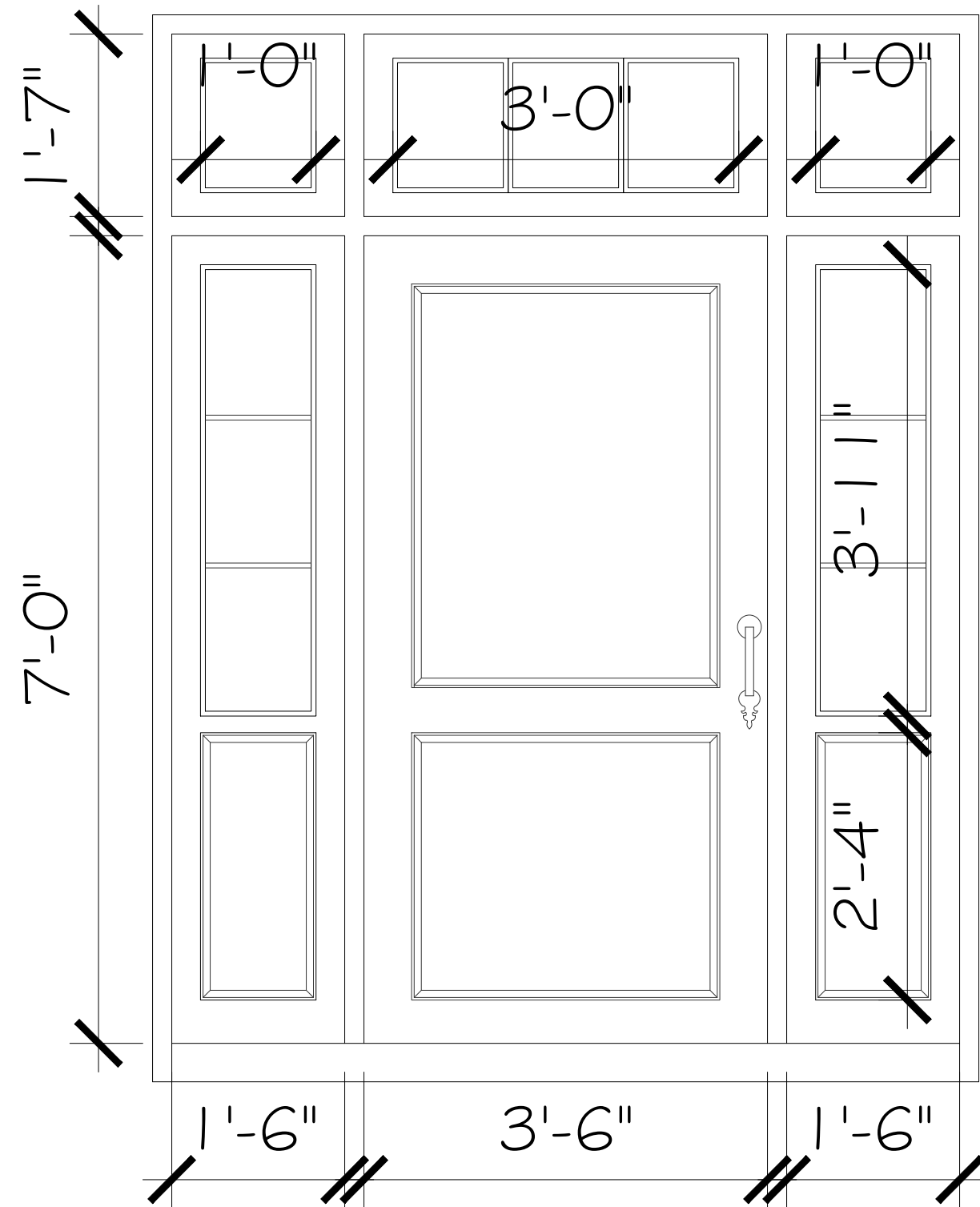
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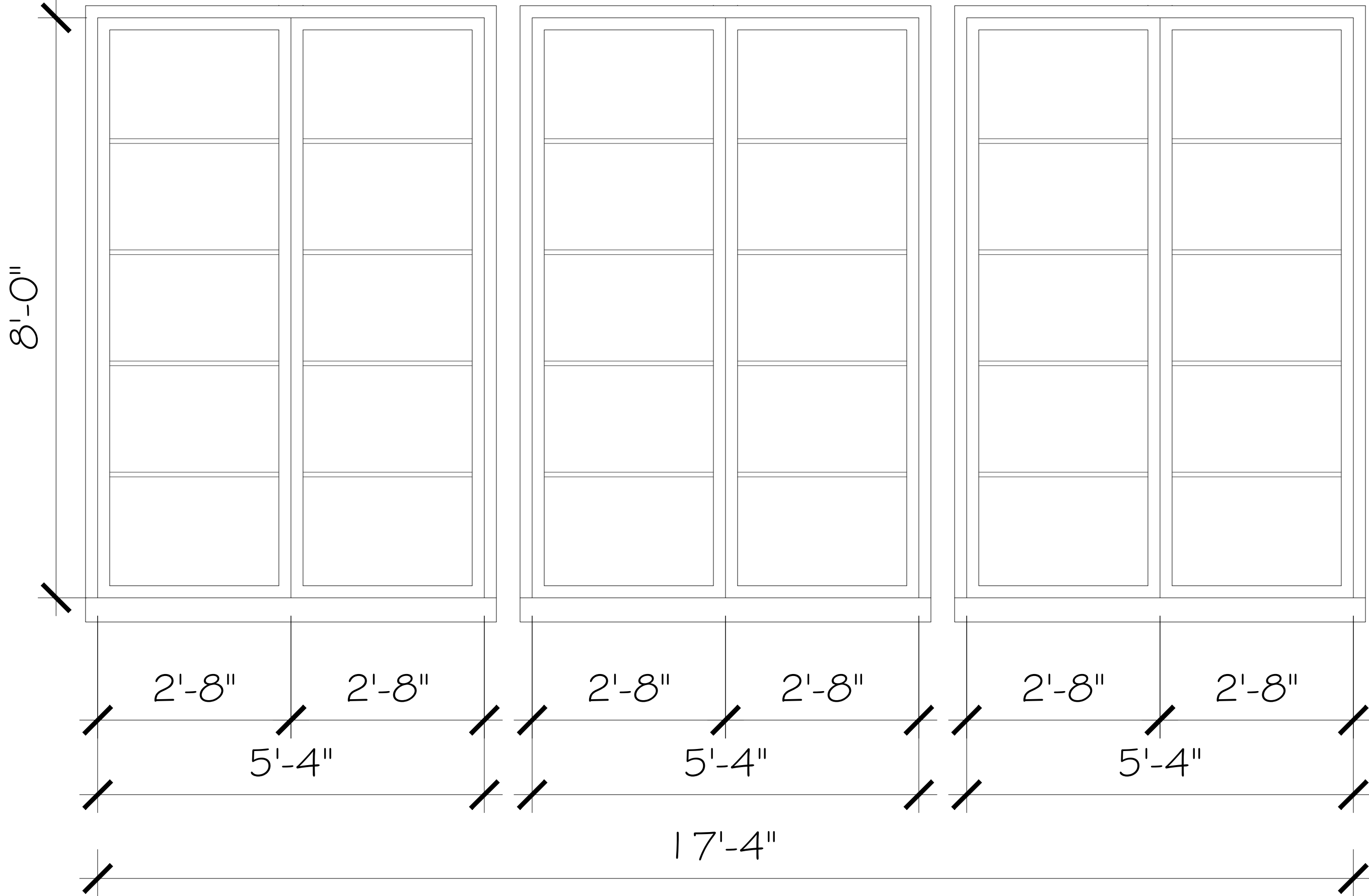
24

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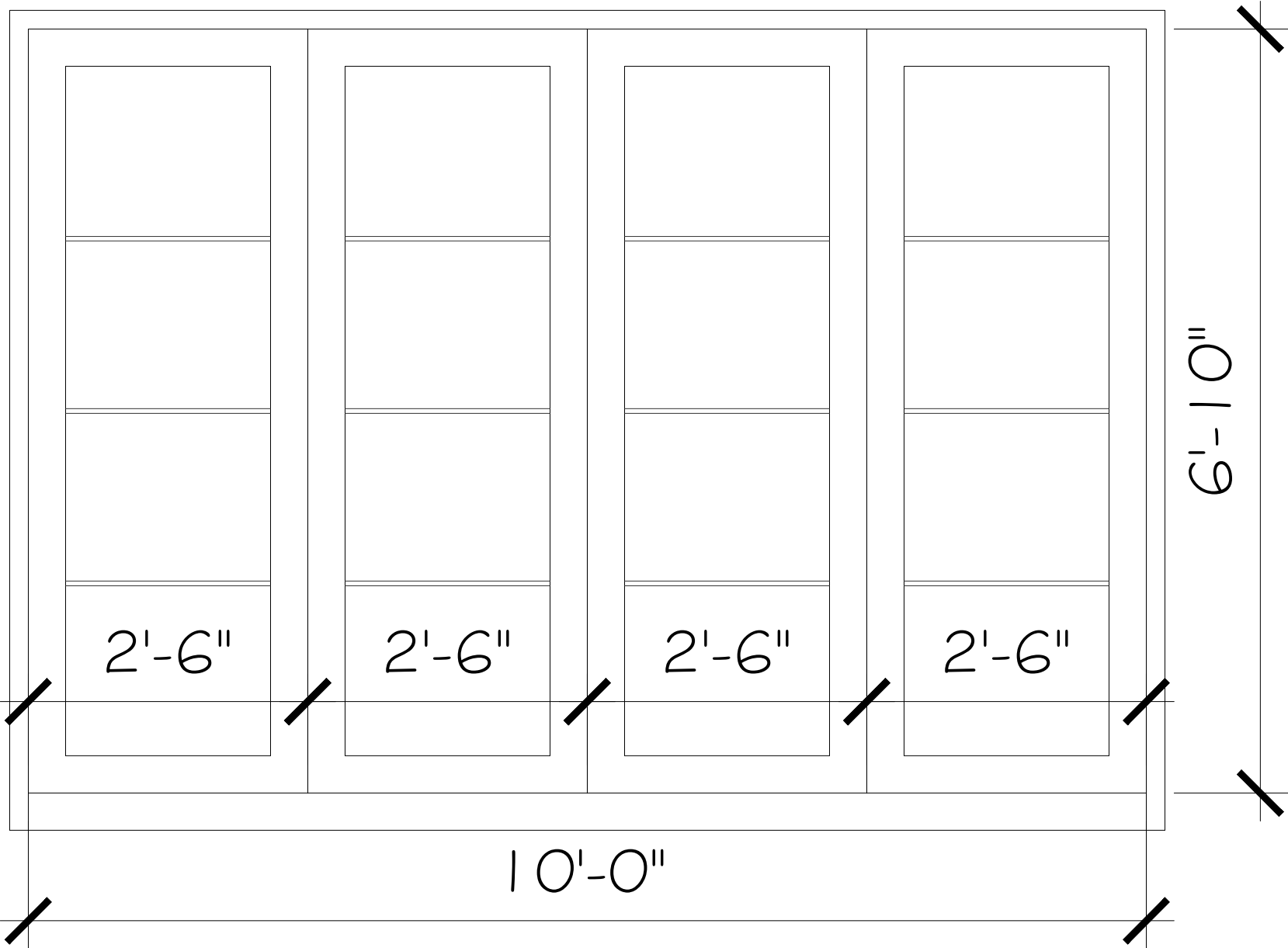
JOB #: ARC-21-040
ZON-21-006



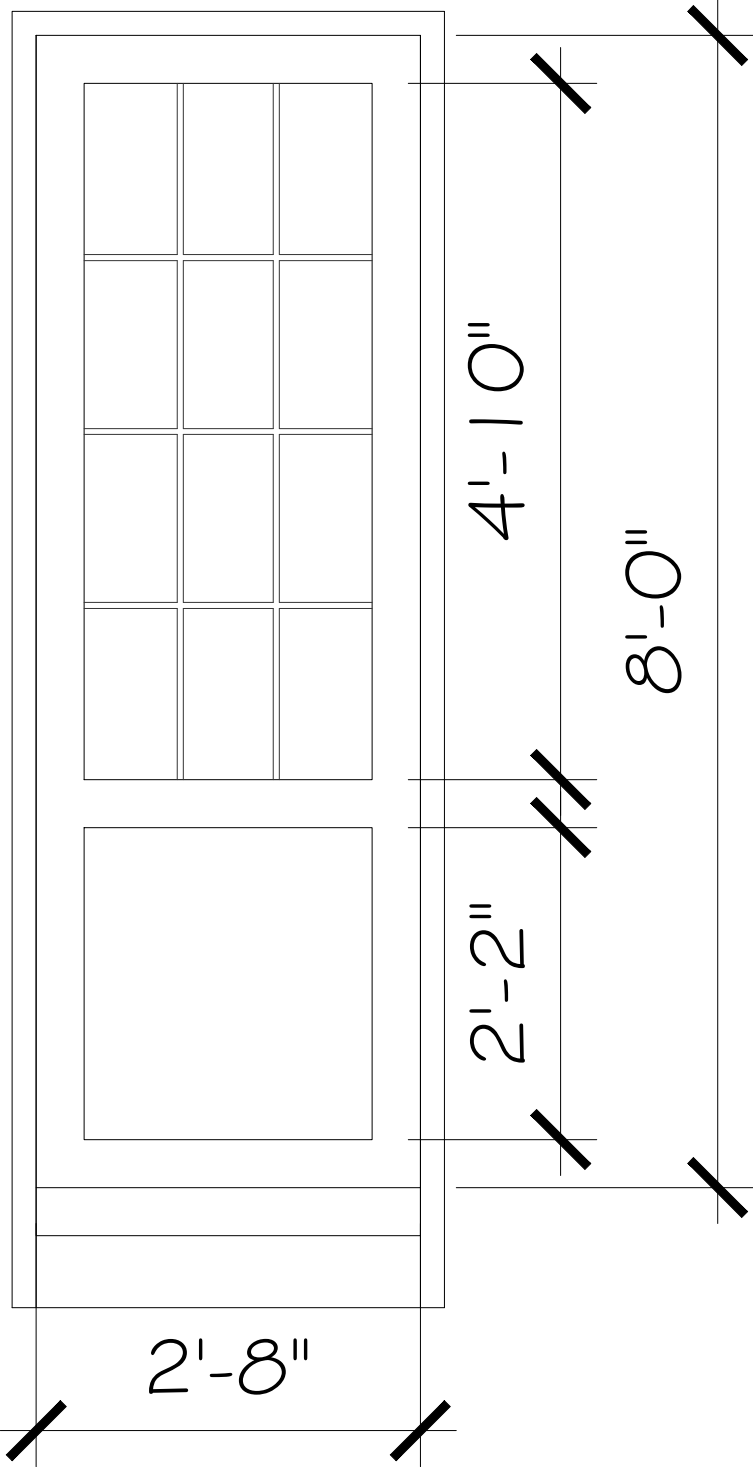
MAIN ENTRANCE DOOR
SCALE: 3/4" = 1'-0"



DOUBLE DOORS
SCALE: 3/4" = 1'-0"



FOLDING DOORS
SCALE: 3/4" = 1'-0"



EXTERIOR DOOR
SCALE: 3/4" = 1'-0"

DETAILS: DOORS
SCALE: 3/4" = 1'-0"

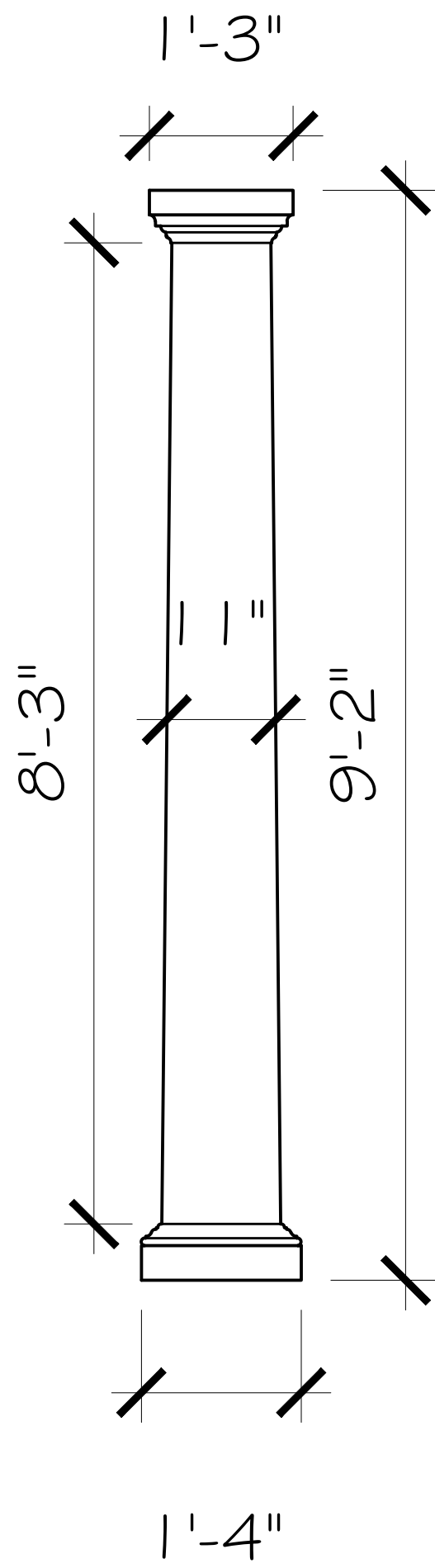
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ARCHITECT
REGISTERED ARCHITECT
STATE OF FLORIDA

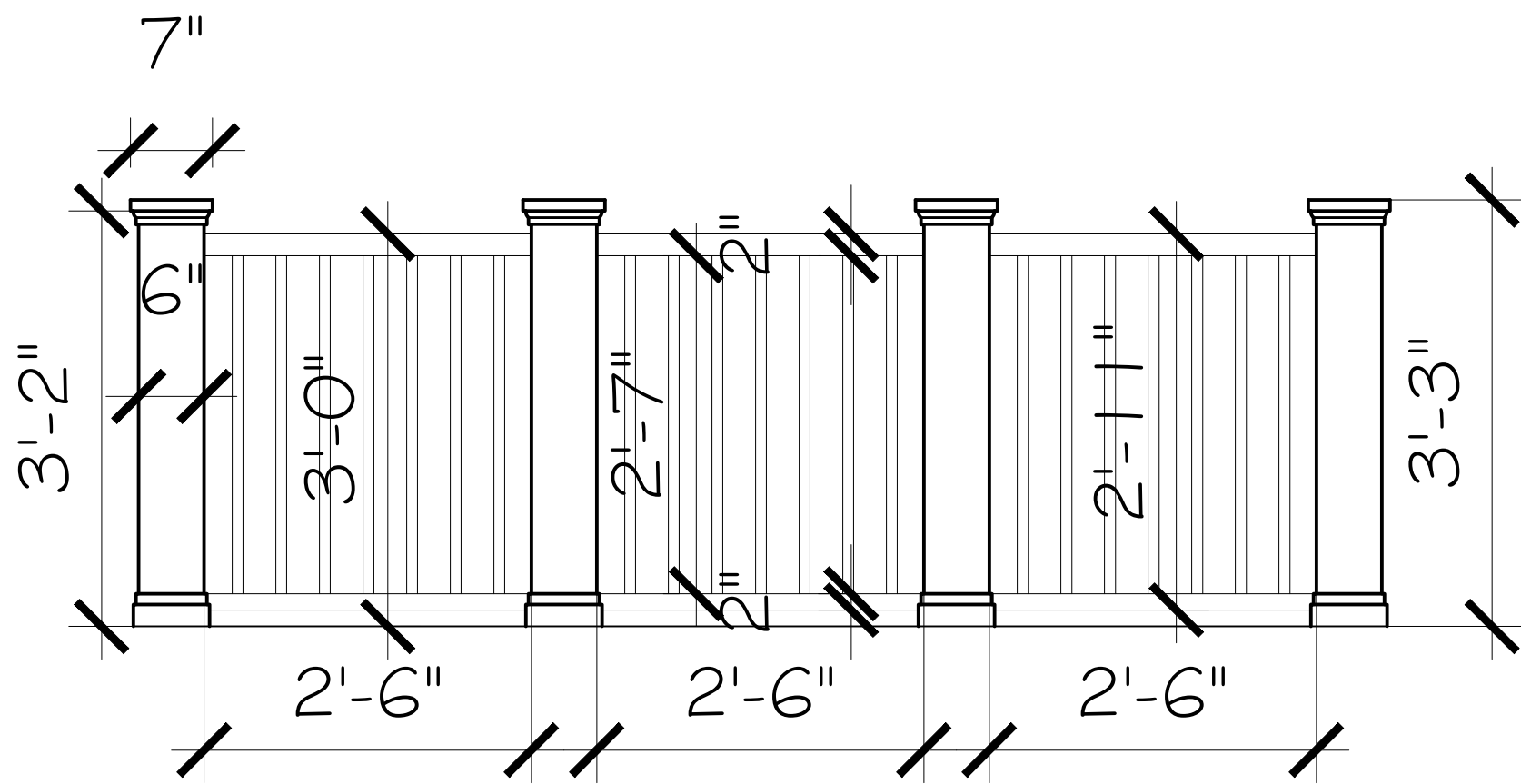
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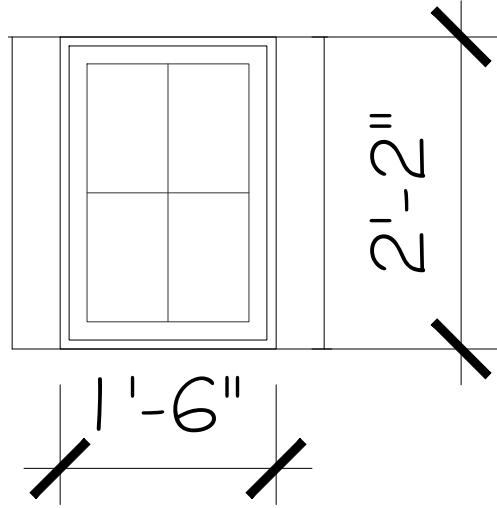
COLUMNS

SCALE: 3/4" = 1'-0"



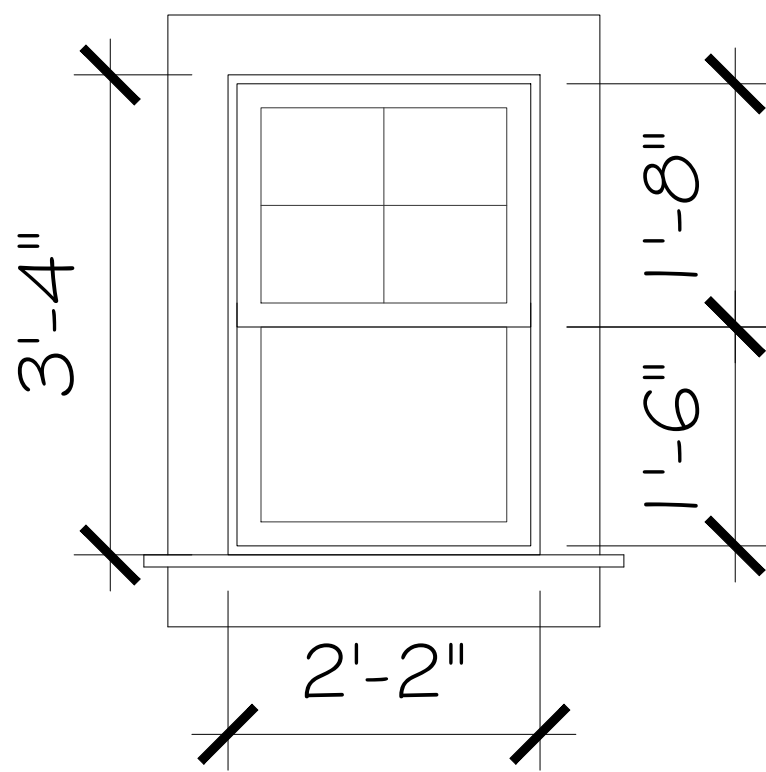
RAILING

SCALE: 3/4" = 1'-0"



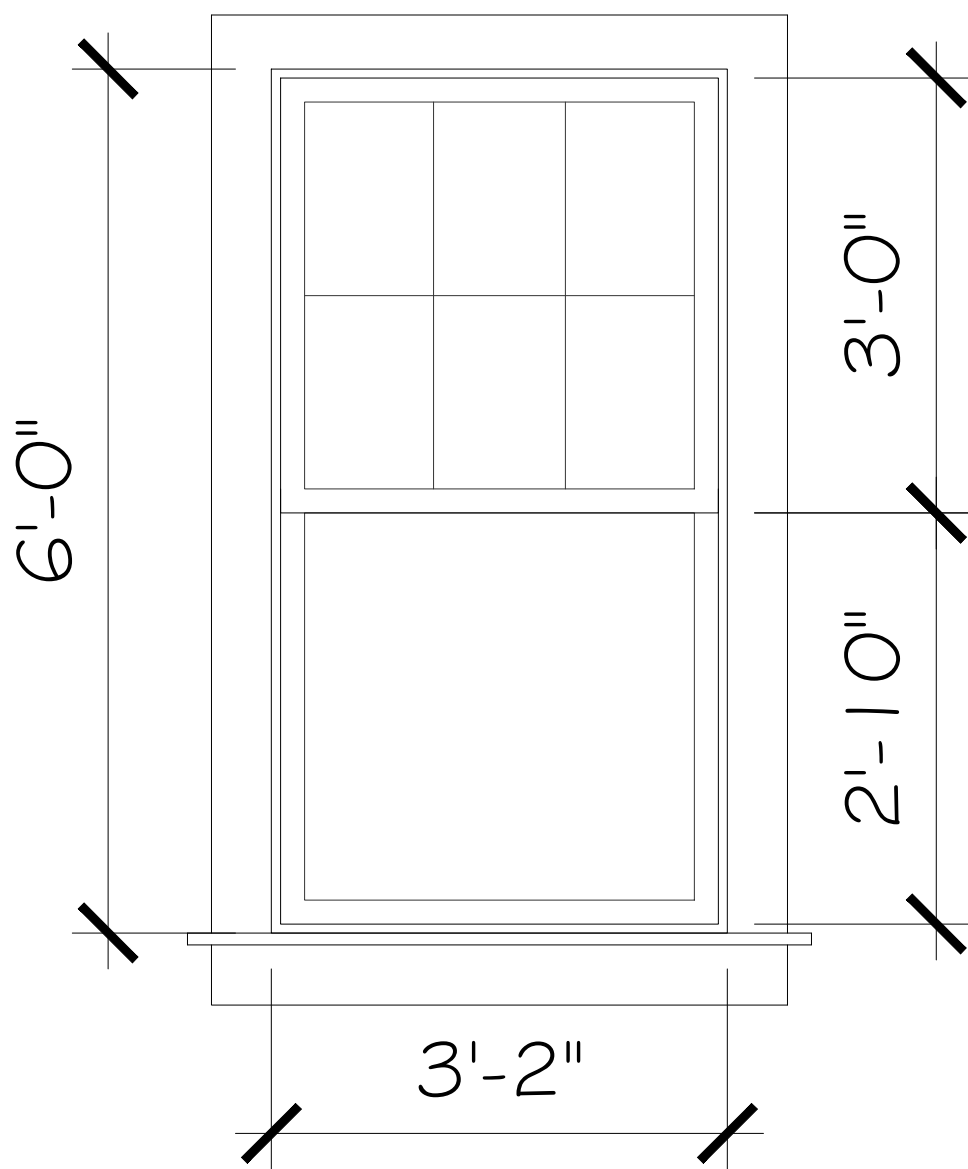
WINDOWS

SCALE: 3/4" = 1'-0"



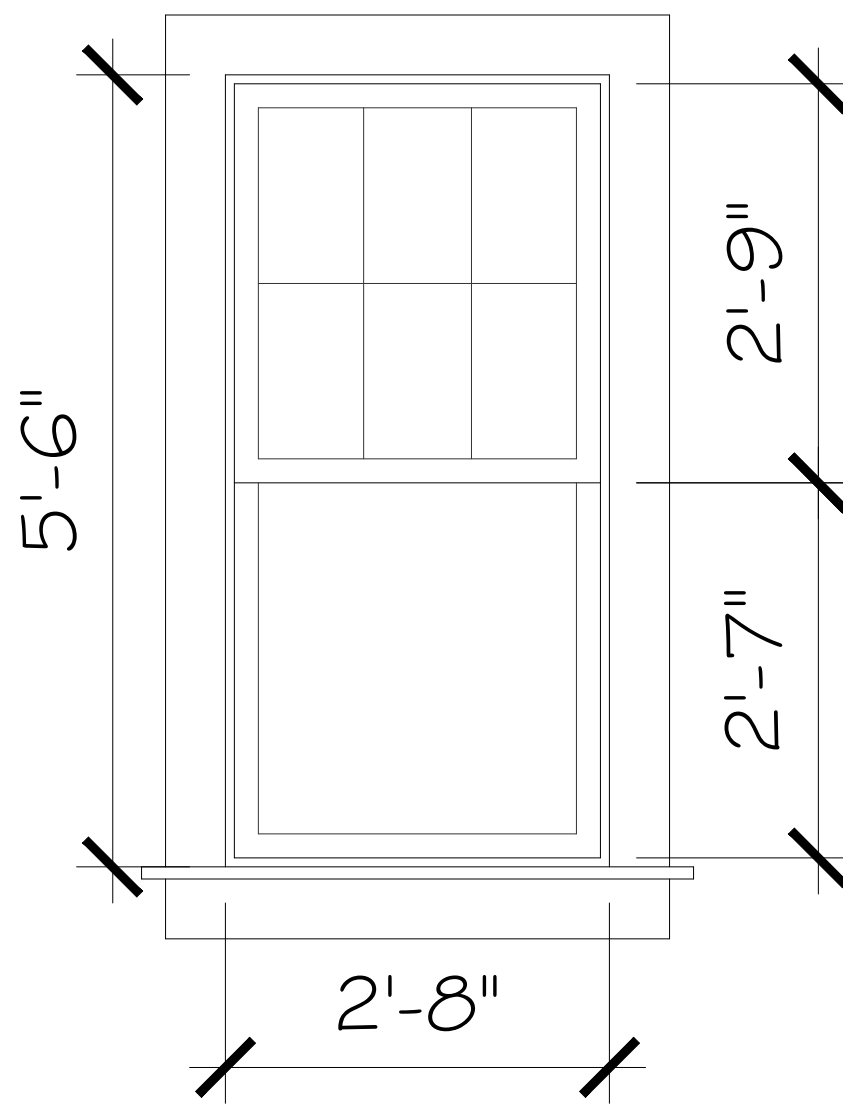
WINDOWS

SCALE: 3/4" = 1'-0"



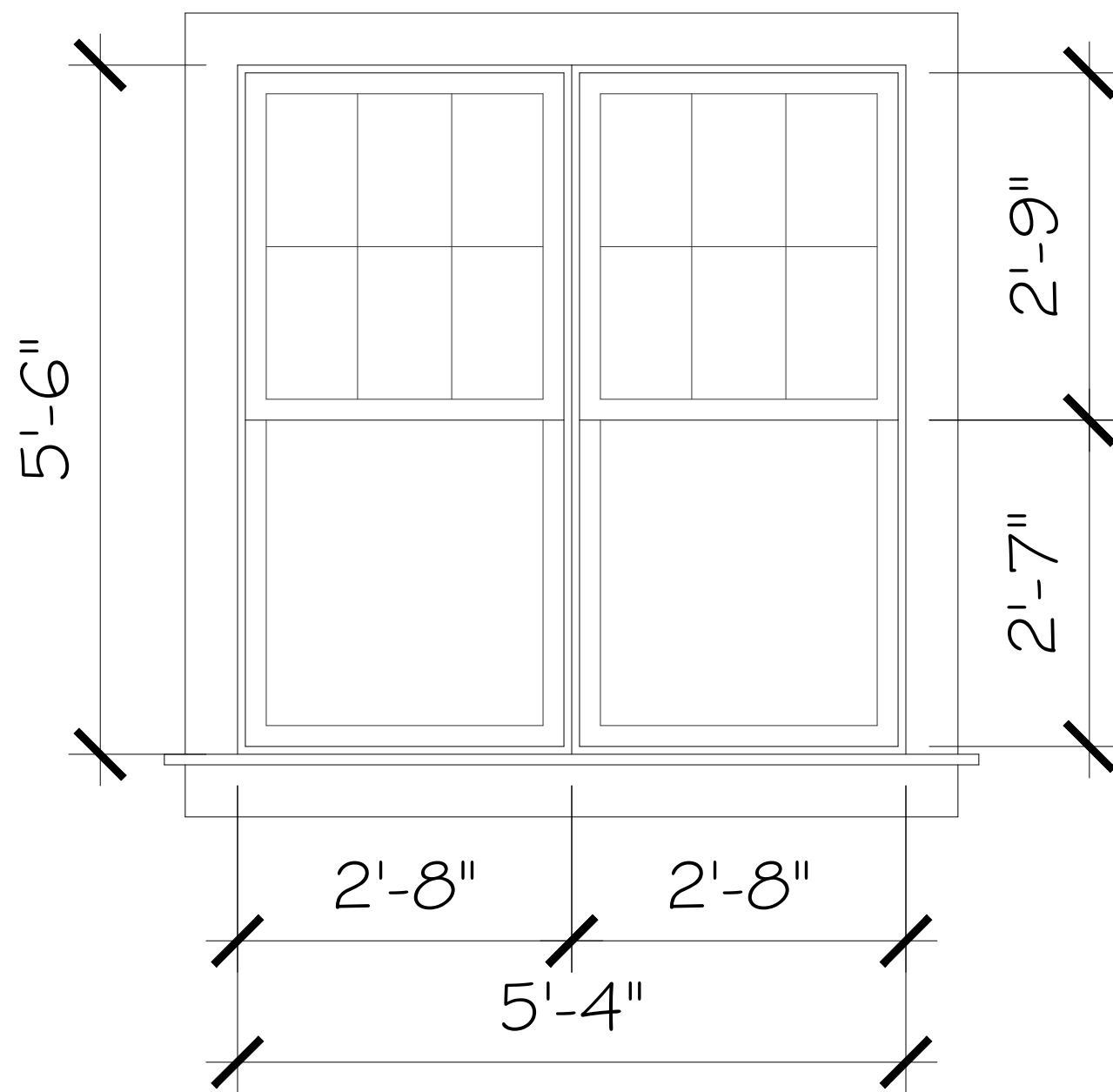
WINDOWS

SCALE: 3/4" = 1'-0"



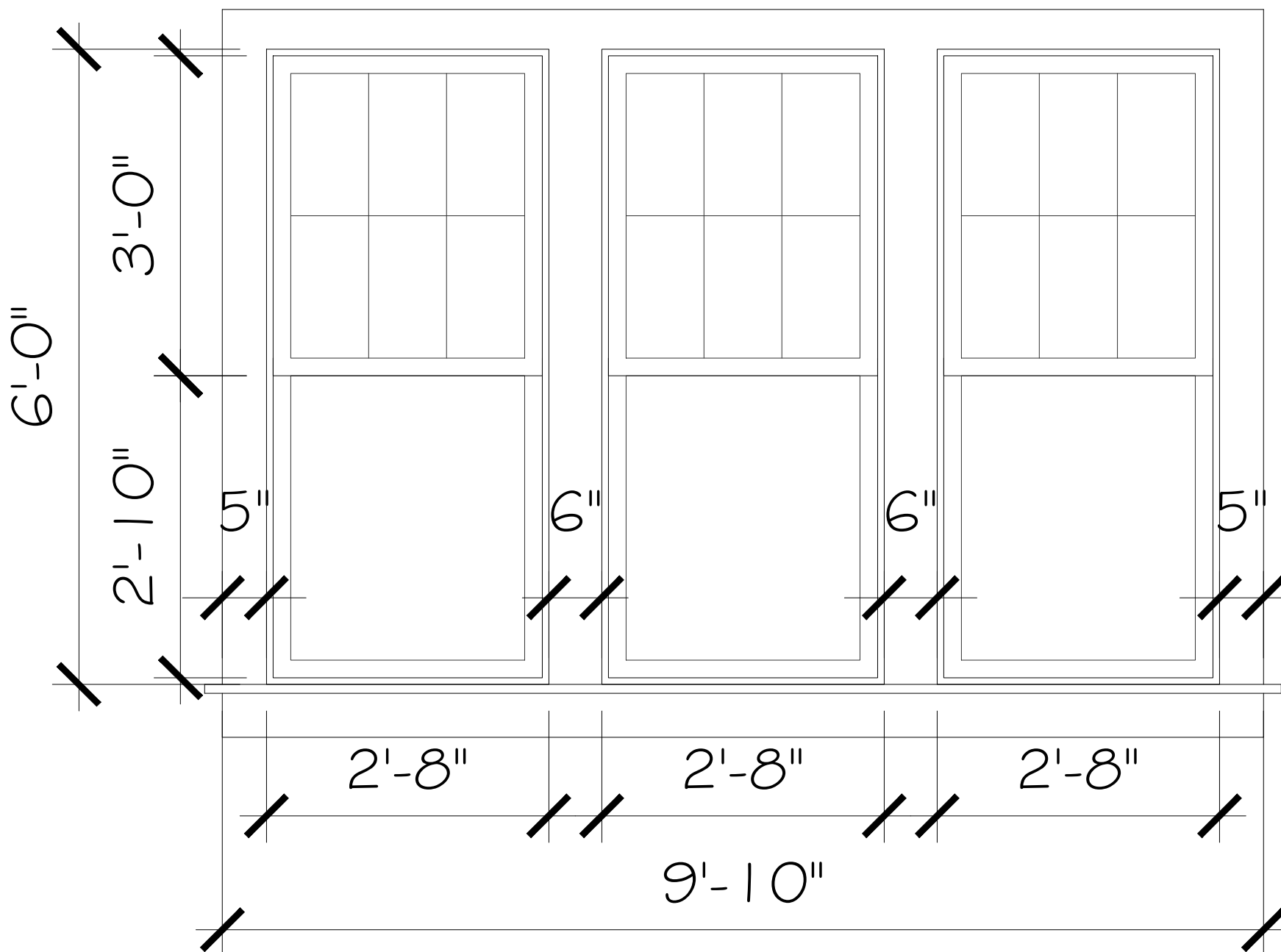
WINDOWS

SCALE: 3/4" = 1'-0"



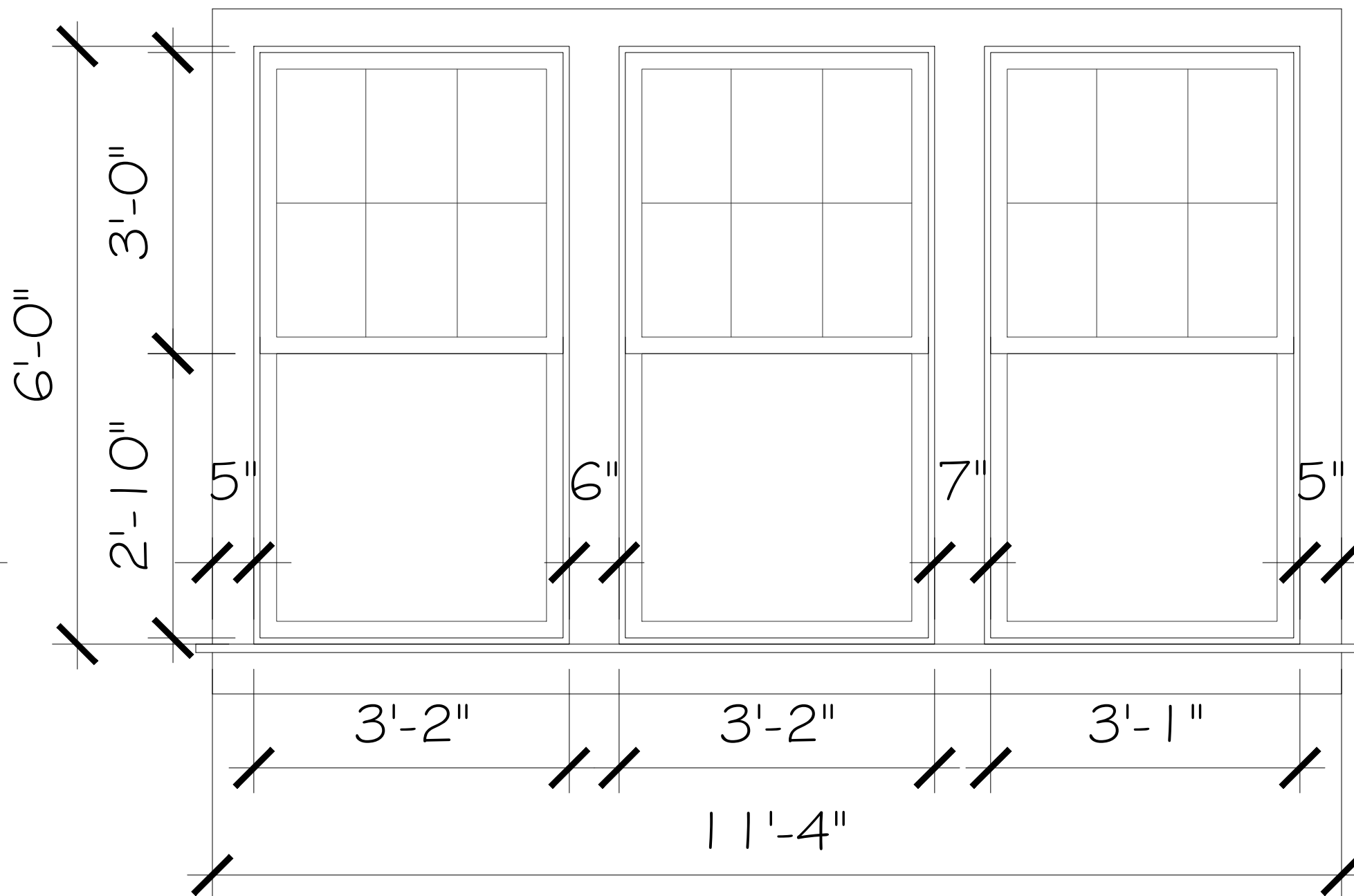
DOUBLE WINDOWS

SCALE: 3/4" = 1'-0"



TRIPLE WINDOW

SCALE: 3/4" = 1'-0"



TRIPLE WINDOW

SCALE: 3/4" = 1'-0"

DETAILS: WINDOWS,
COLUMNS & RAILINGS

SCALE: 3/4" = 1'-0"

CONSULTANT:

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REVISIONS:

SHEET NUMBER:
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CONSULTANT:

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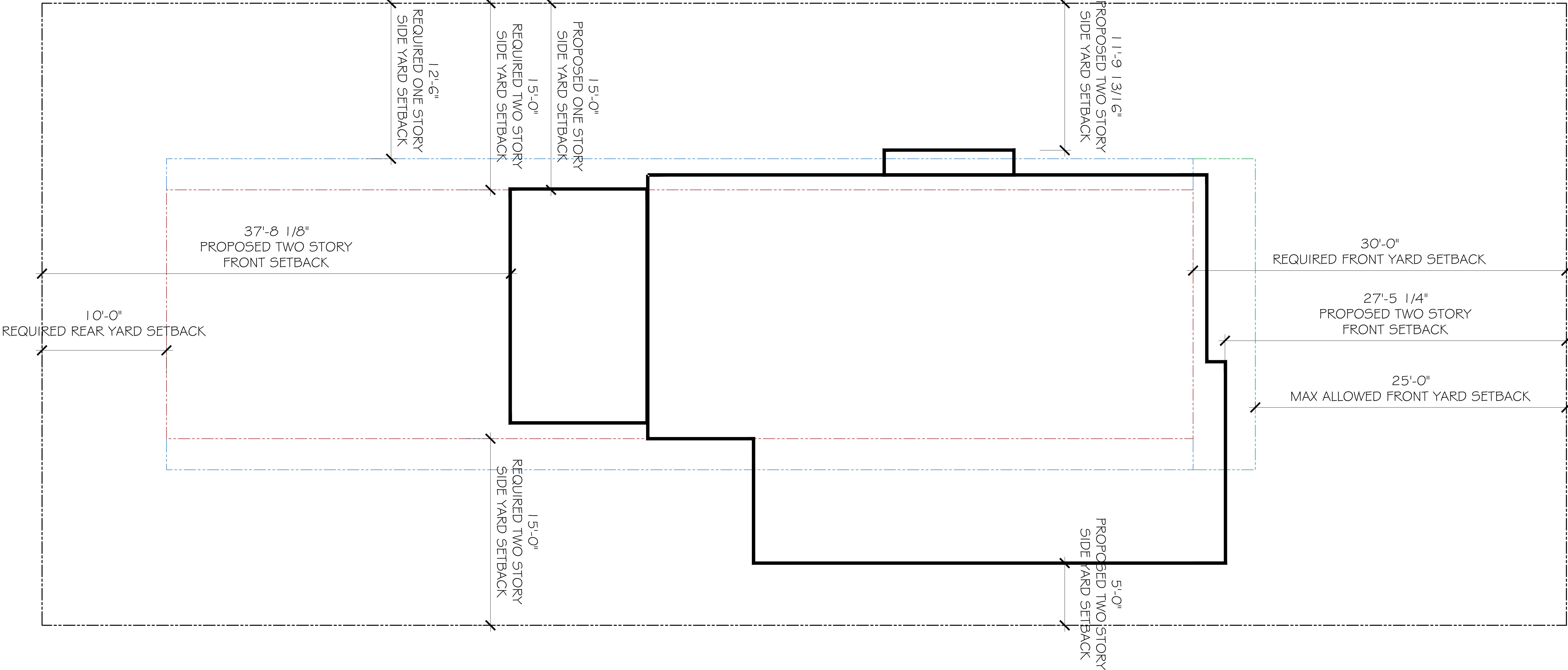
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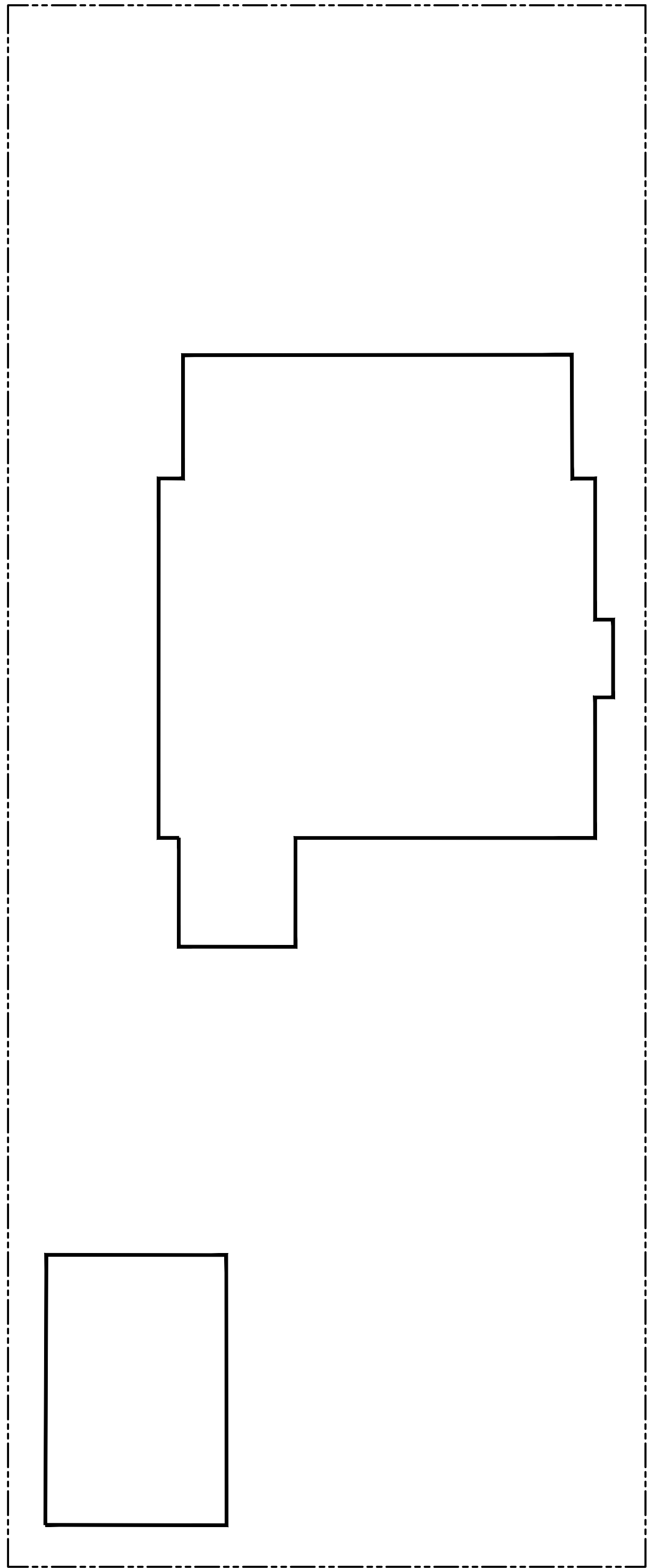
ISSUE DATE: 12-31-21

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VARIANCE DIAGRAM

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

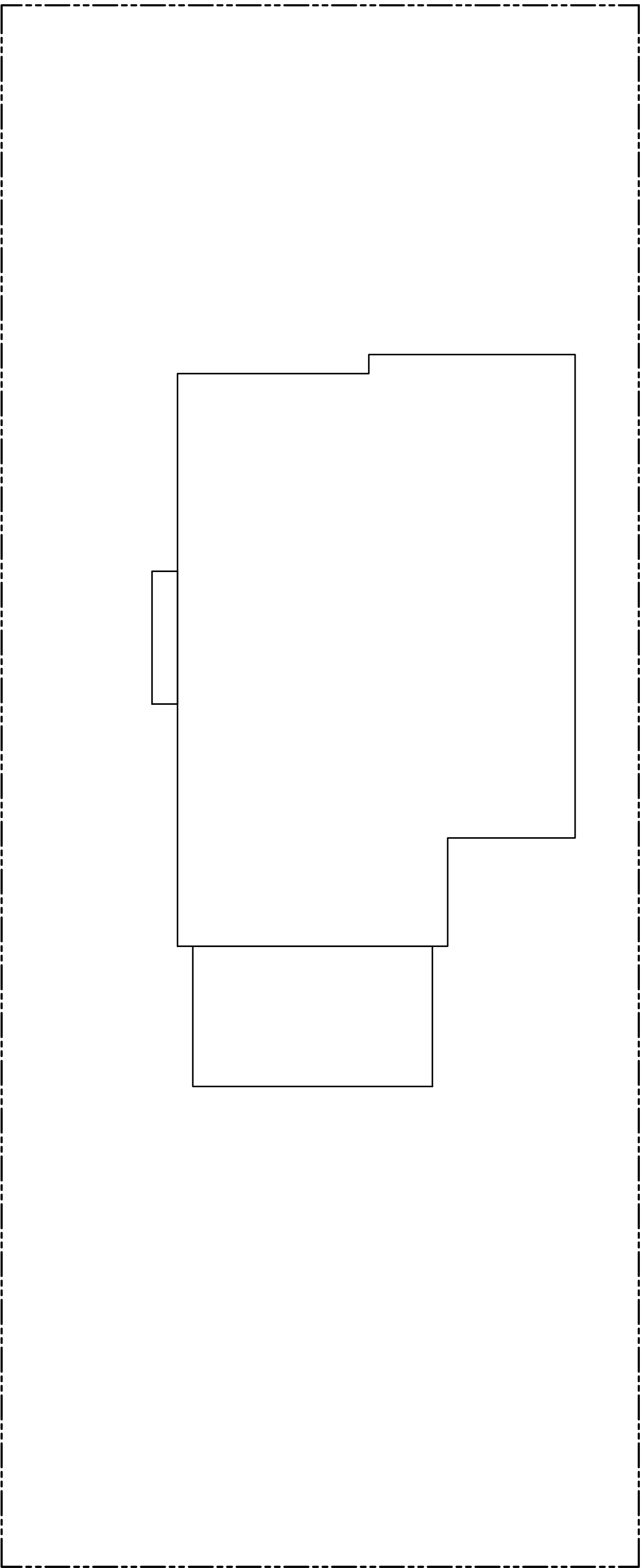




EXISTING

LOT COVERAGE: 1,647.66 SQ.FT. (26.90%)

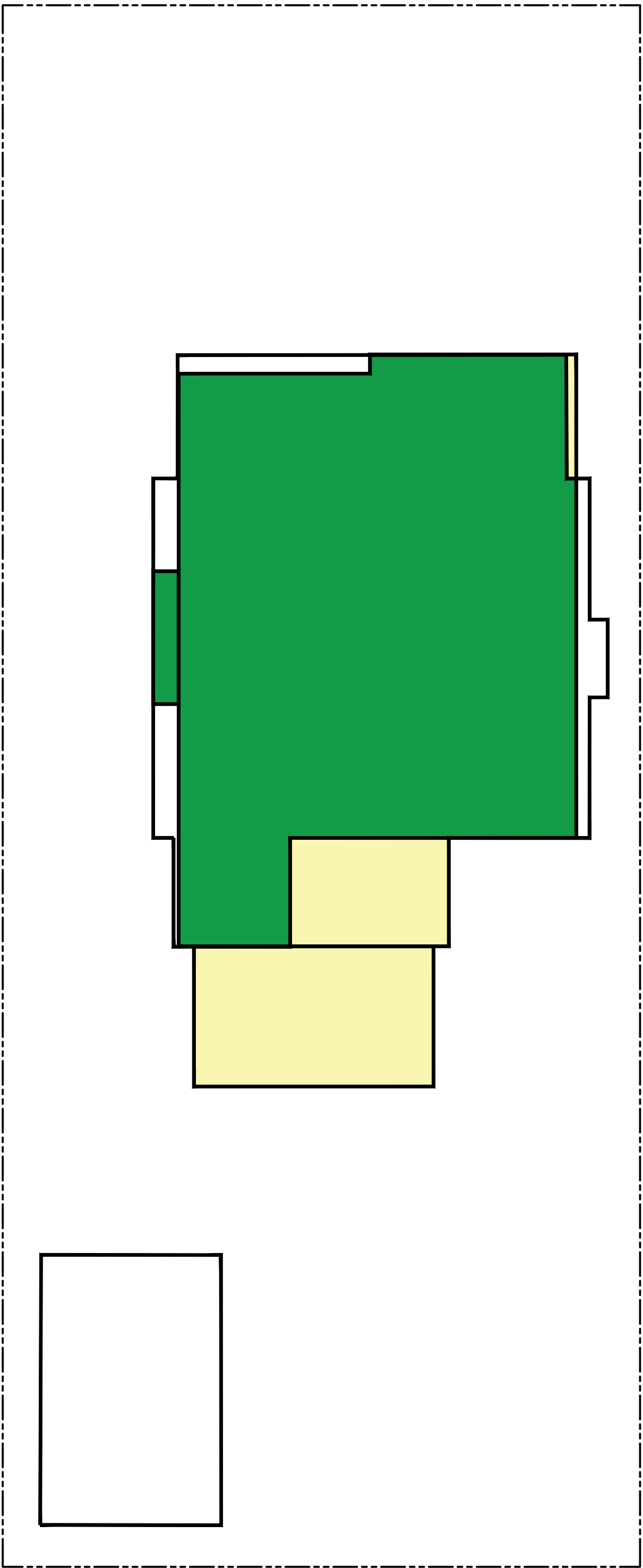
TWO-STORY: 2,548.30 SQ.FT.
ONE-STORY: 373.72 SQ.FT.
TOTAL SQUARE FOOTAGE: 2,922.02 SQ.FT.



PROPOSED

LOT COVERAGE: 1,569.00 SQ.FT. (25.62%)

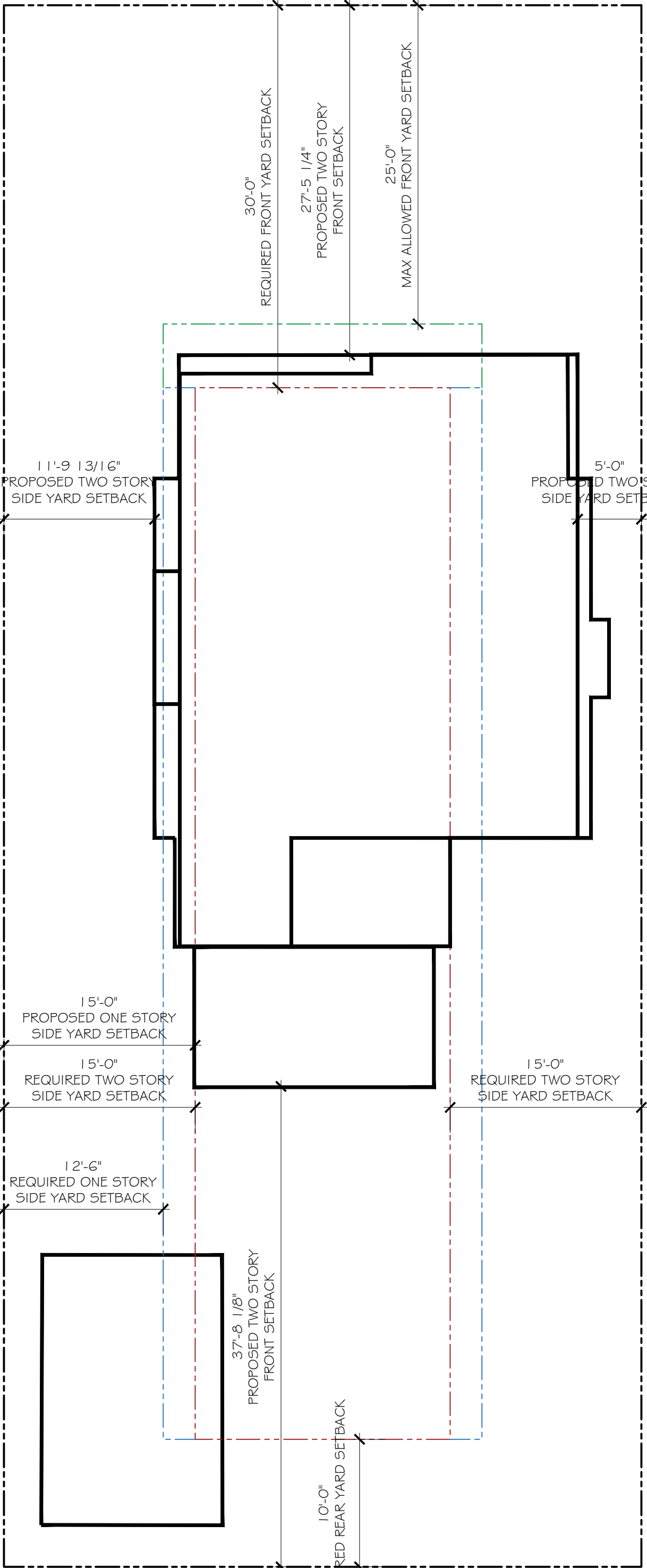
TWO-STORY: 2,782.00 SQ.FT.
ONE-STORY: 228.00 SQ.FT.
TOTAL SQUARE FOOTAGE: 2,910.00 SQ.FT.



OVERLAY

NEW HOUSE INSIDE OLD FOOTPRINT
1,248 SQ.FT. (COVERS 92.58% OF OLD)
PERCENTAGE OF NEW HOUSE - 79.54%

NEW HOUSE OUTSIDE OLD FOOTPRINT
321 SQ.FT.
PERCENTAGE OF NEW HOUSE - 20.46%



SETBACKS

VARIANCE DIAGRAM

COVERAGE DIAGRAMS

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

CONSULTANT:

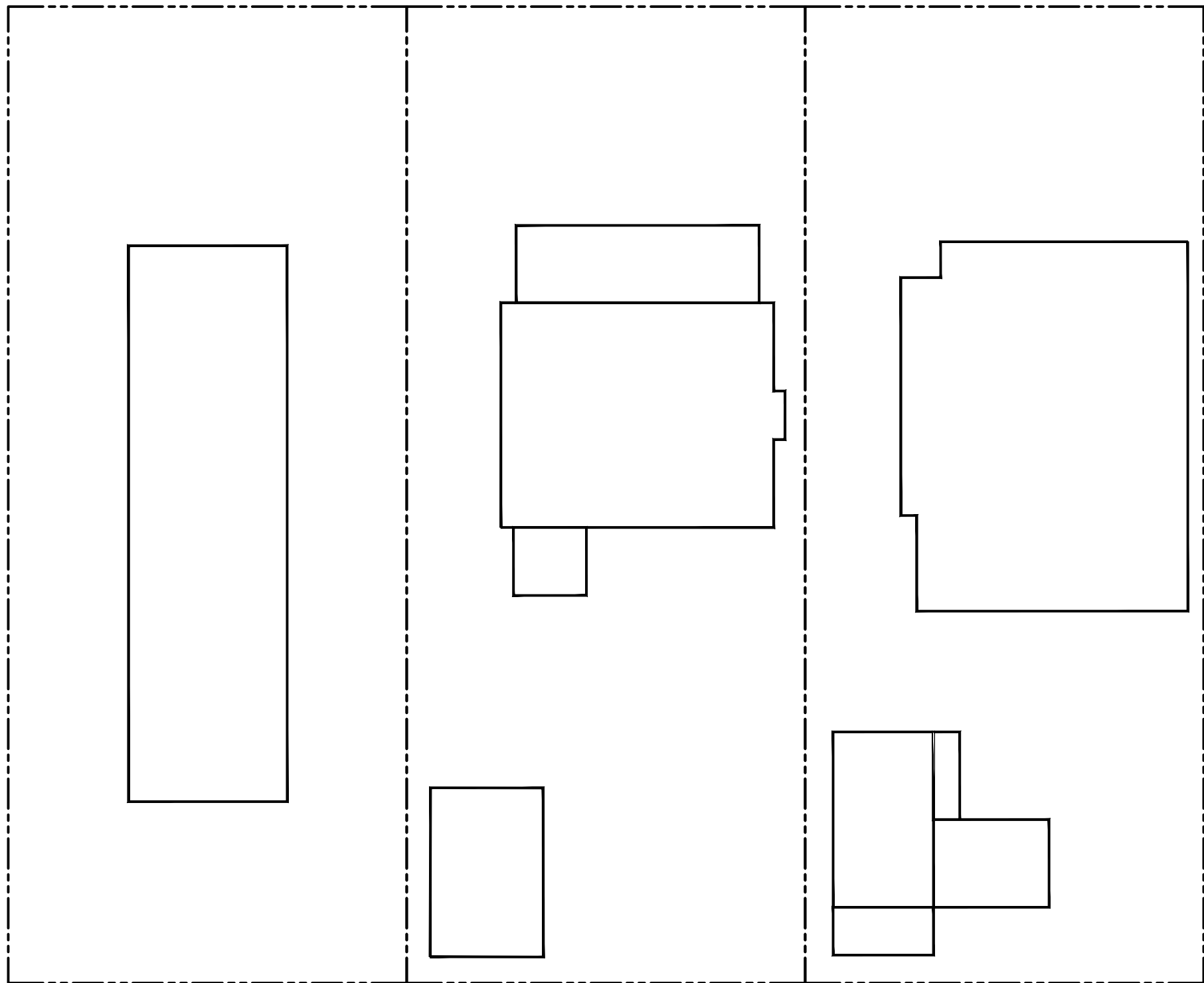
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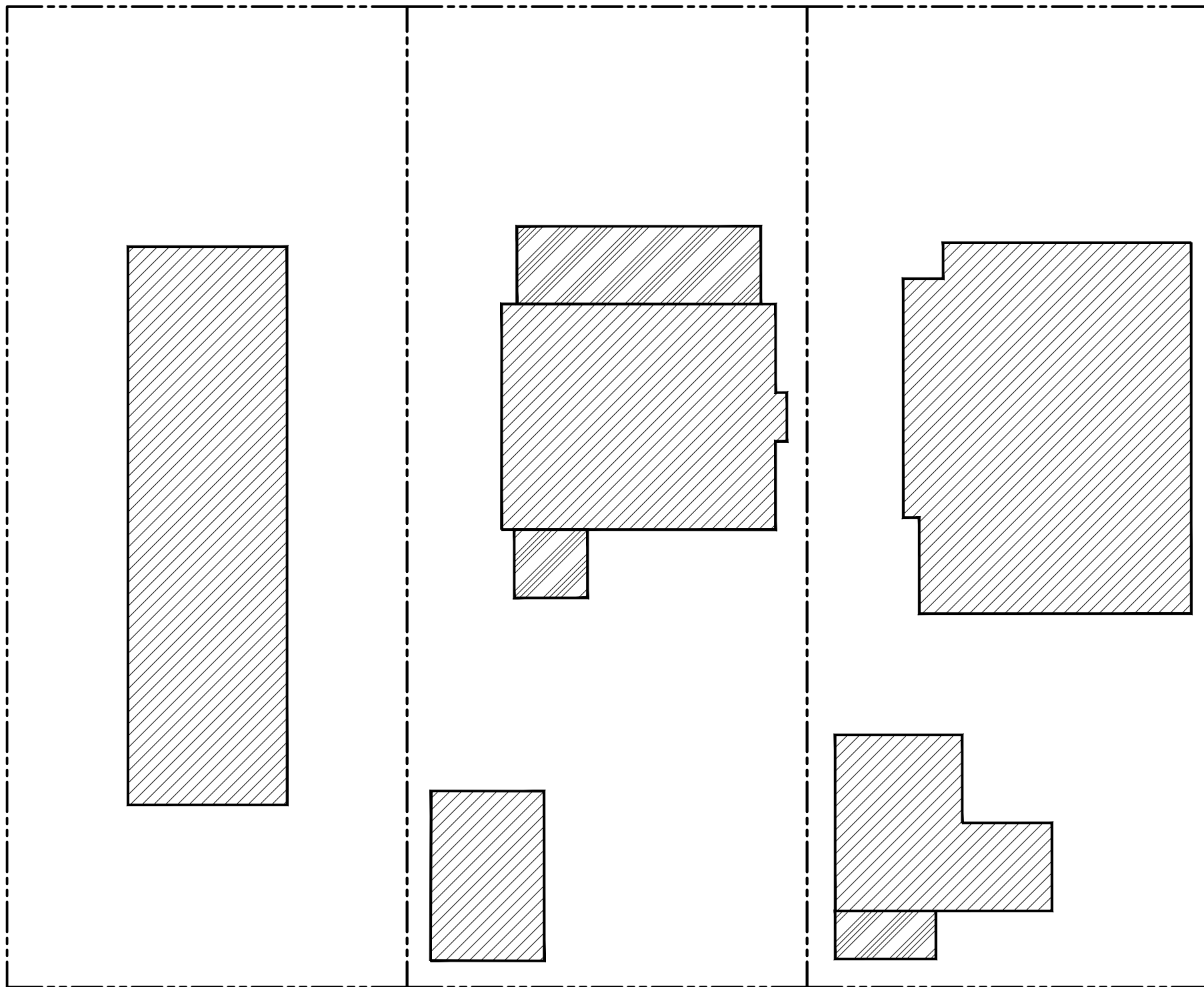
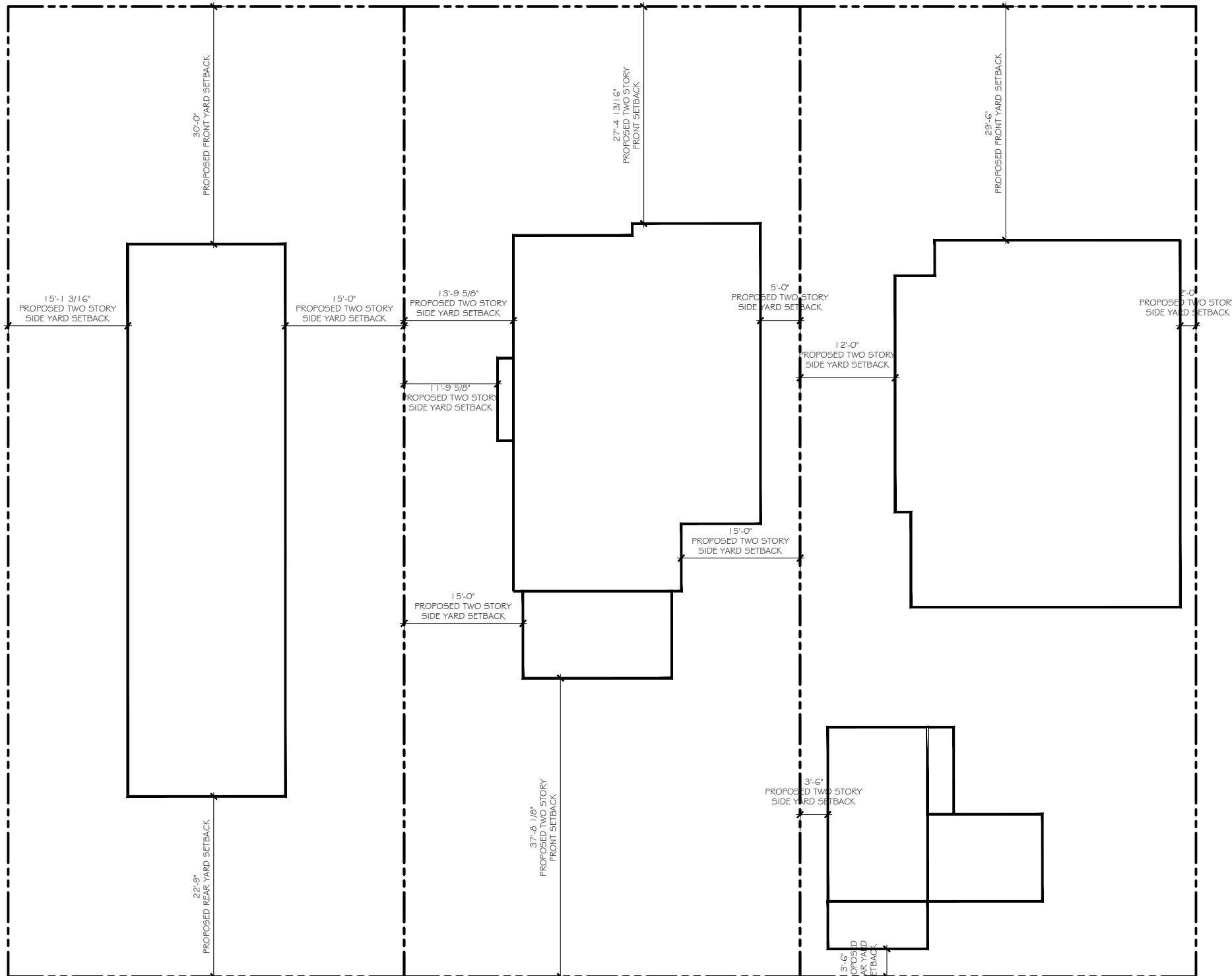
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164

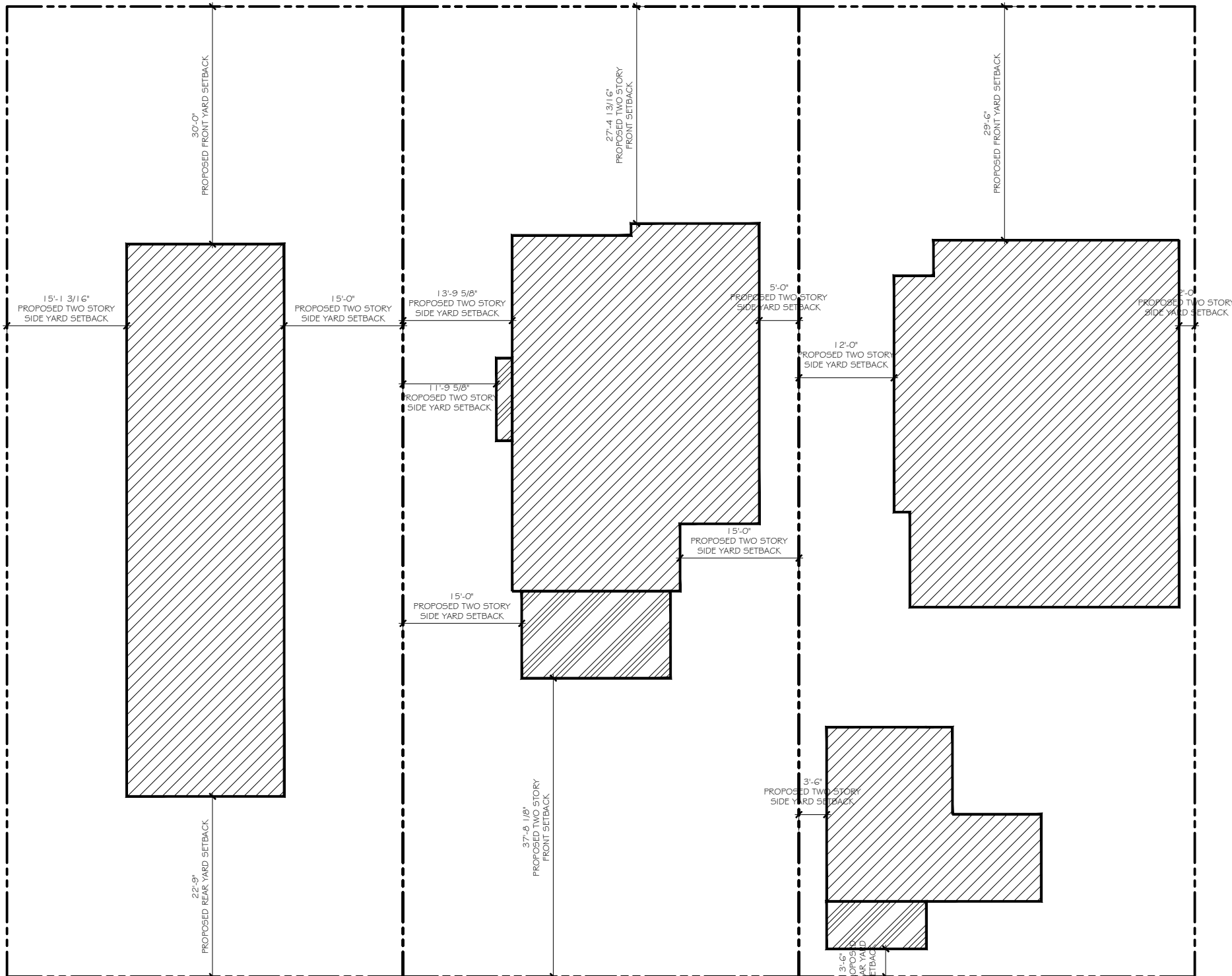
158



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164

158



COVERAGE DIAGRAMS

SCALE: 1/16" = 1'-0"

CONSULTANT:

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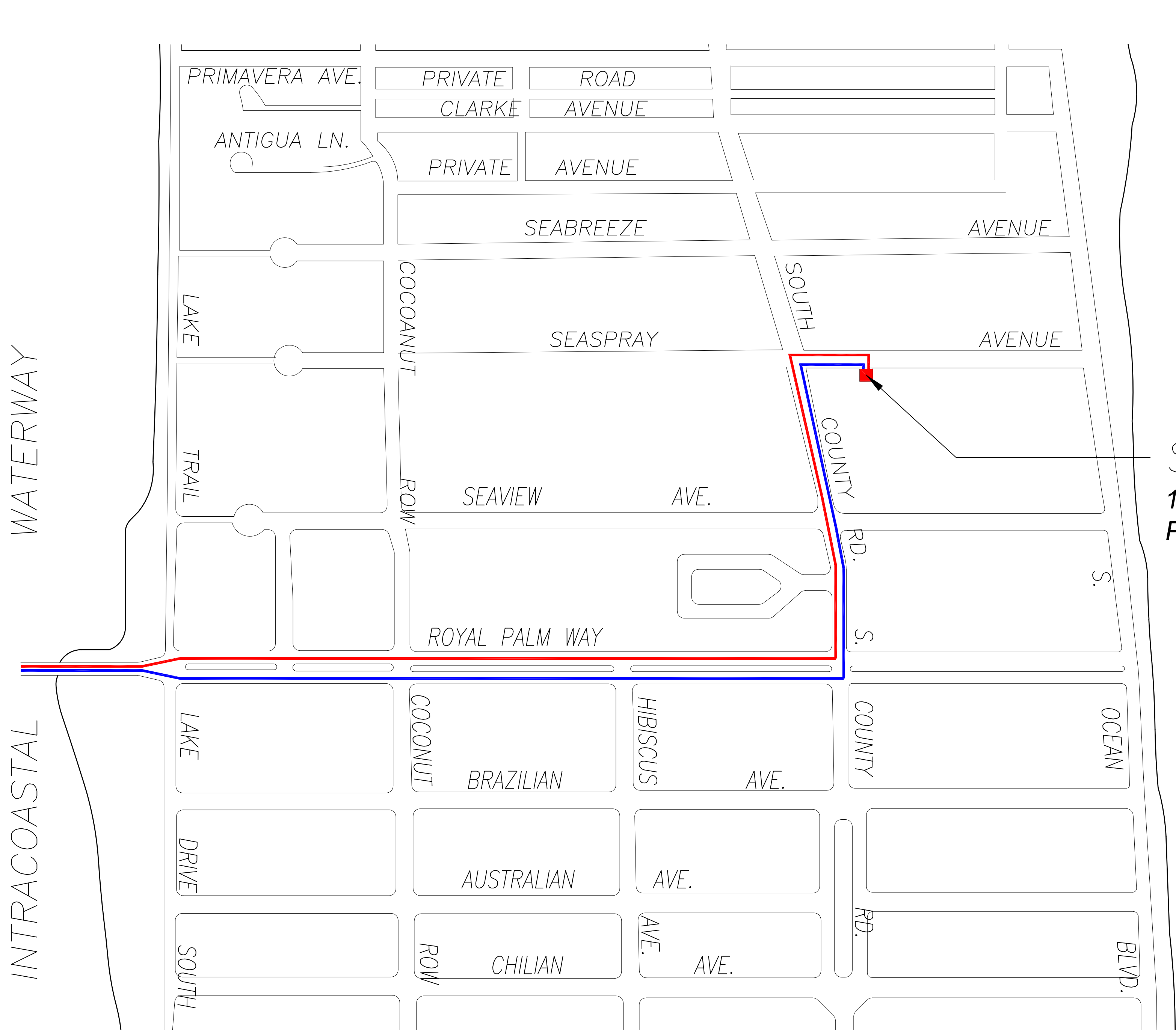
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SITE:
164 Seaspray Ave
Palm Beach, FL 33480

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

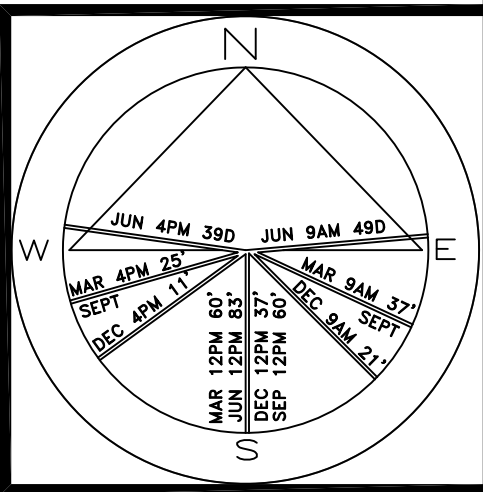
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

Private Residence
164 Seaspray Ave
Palm Beach



JOB NUMBER: # 21133.00 LA
DRAWN BY: Alex Bugrii
DATE: 07.07.2021