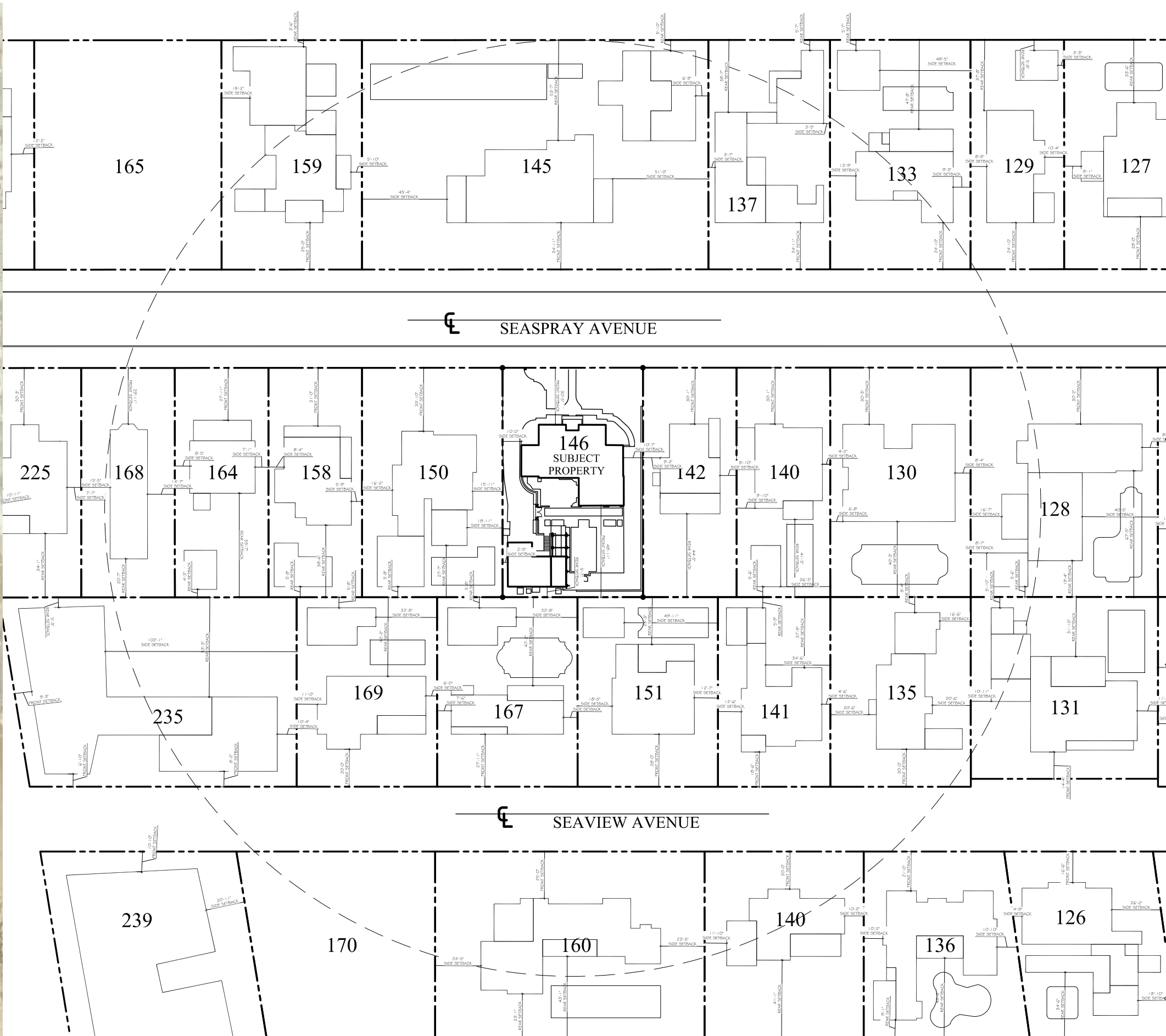
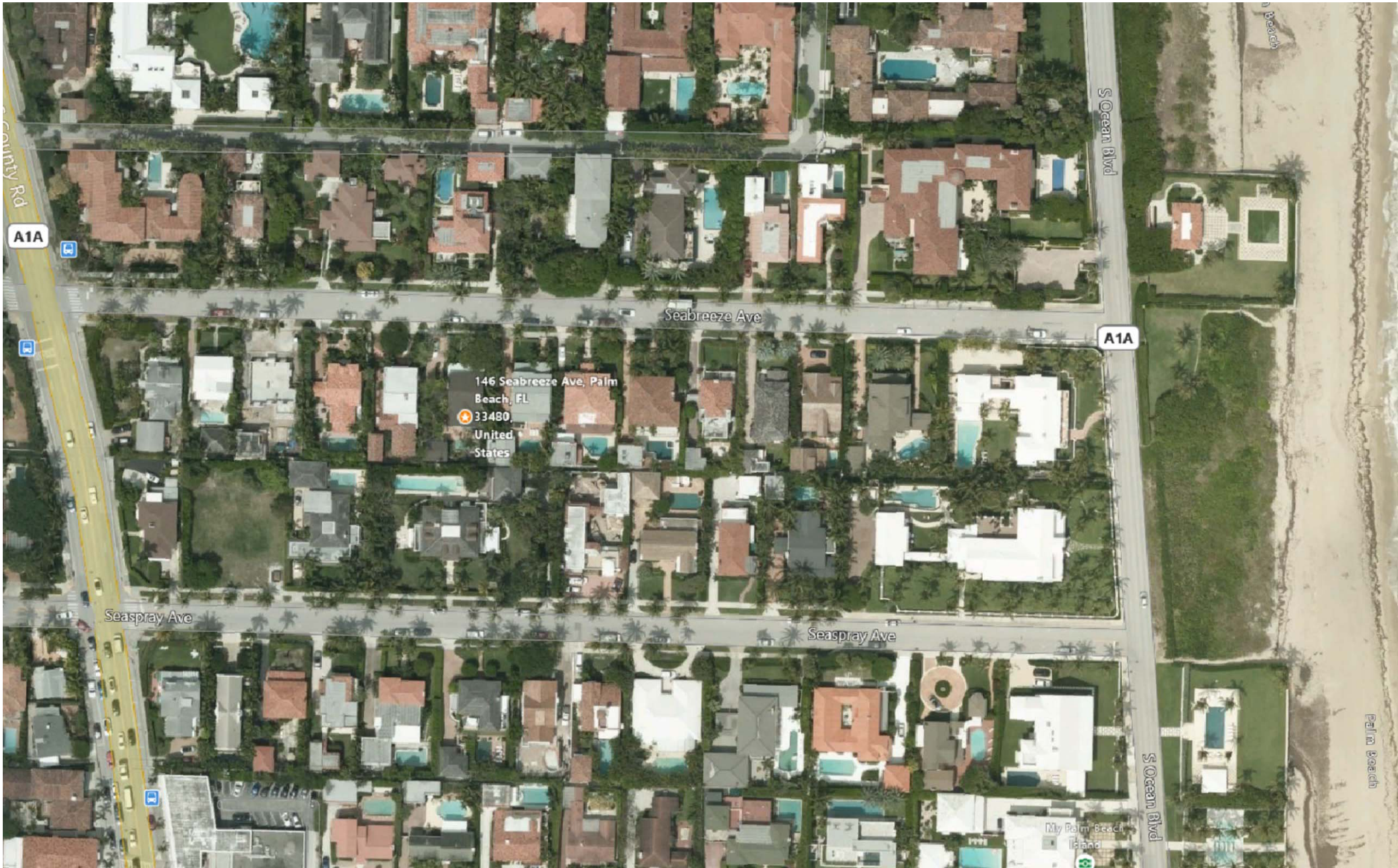
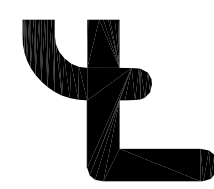
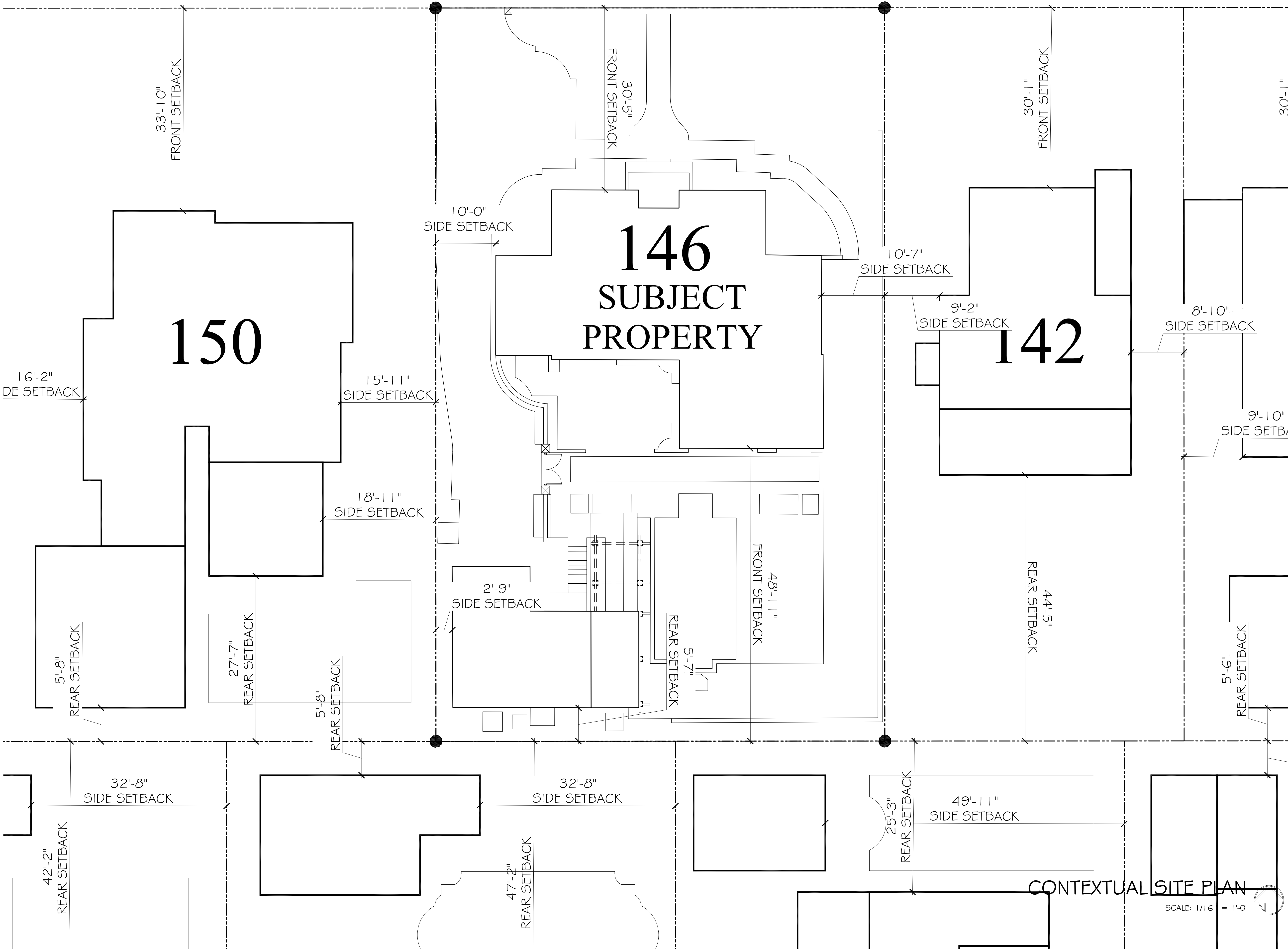




SEASPRAY AVENUE



CONSULTANT:

PROPOSED RENOVATIONS & ADDITION
TO GARAGE APARTMENT FOR:
MR. & MRS. FRIES
146 SEA SPRAY AVE.
PALM BEACH, FLORIDA 33480

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

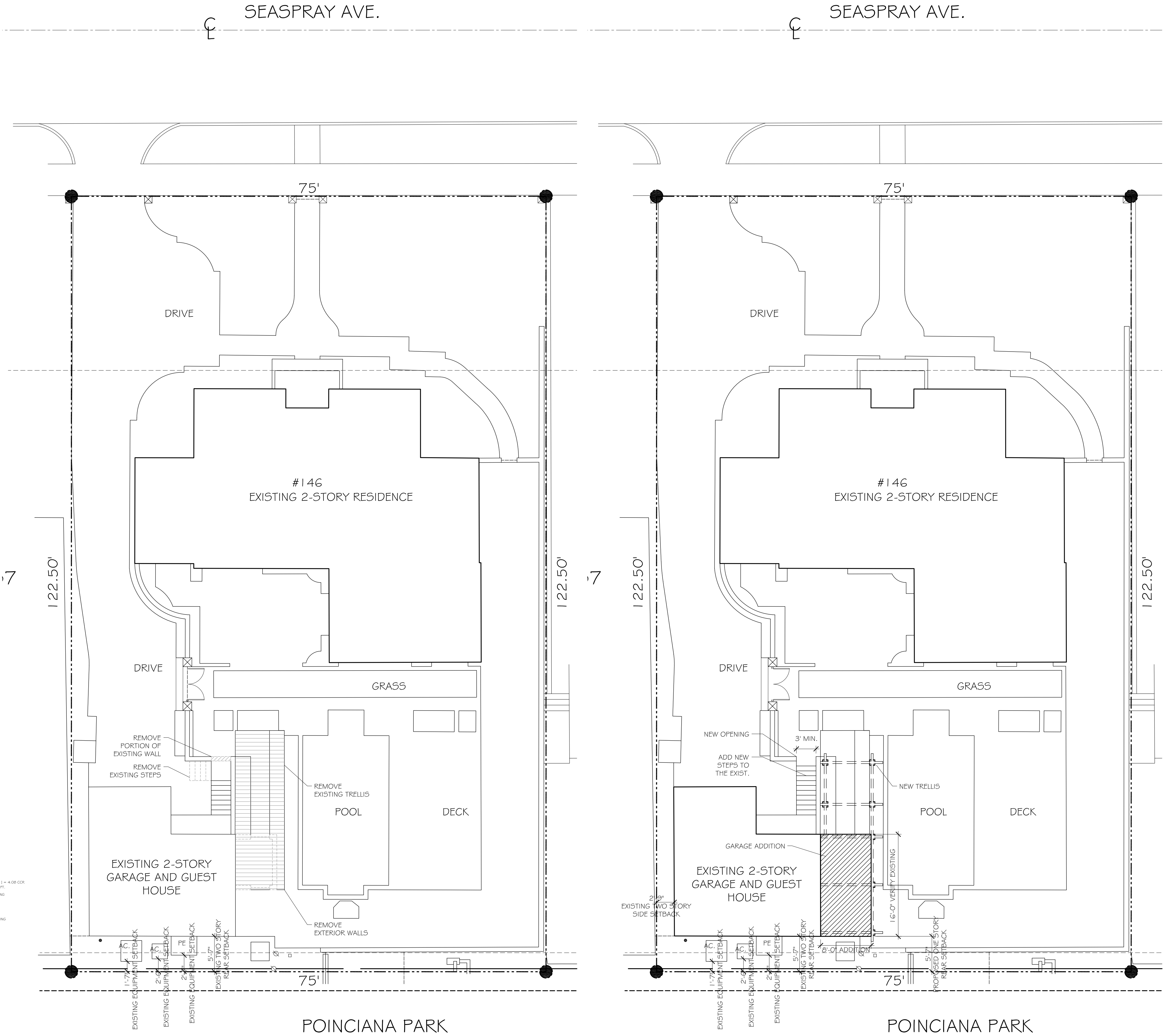
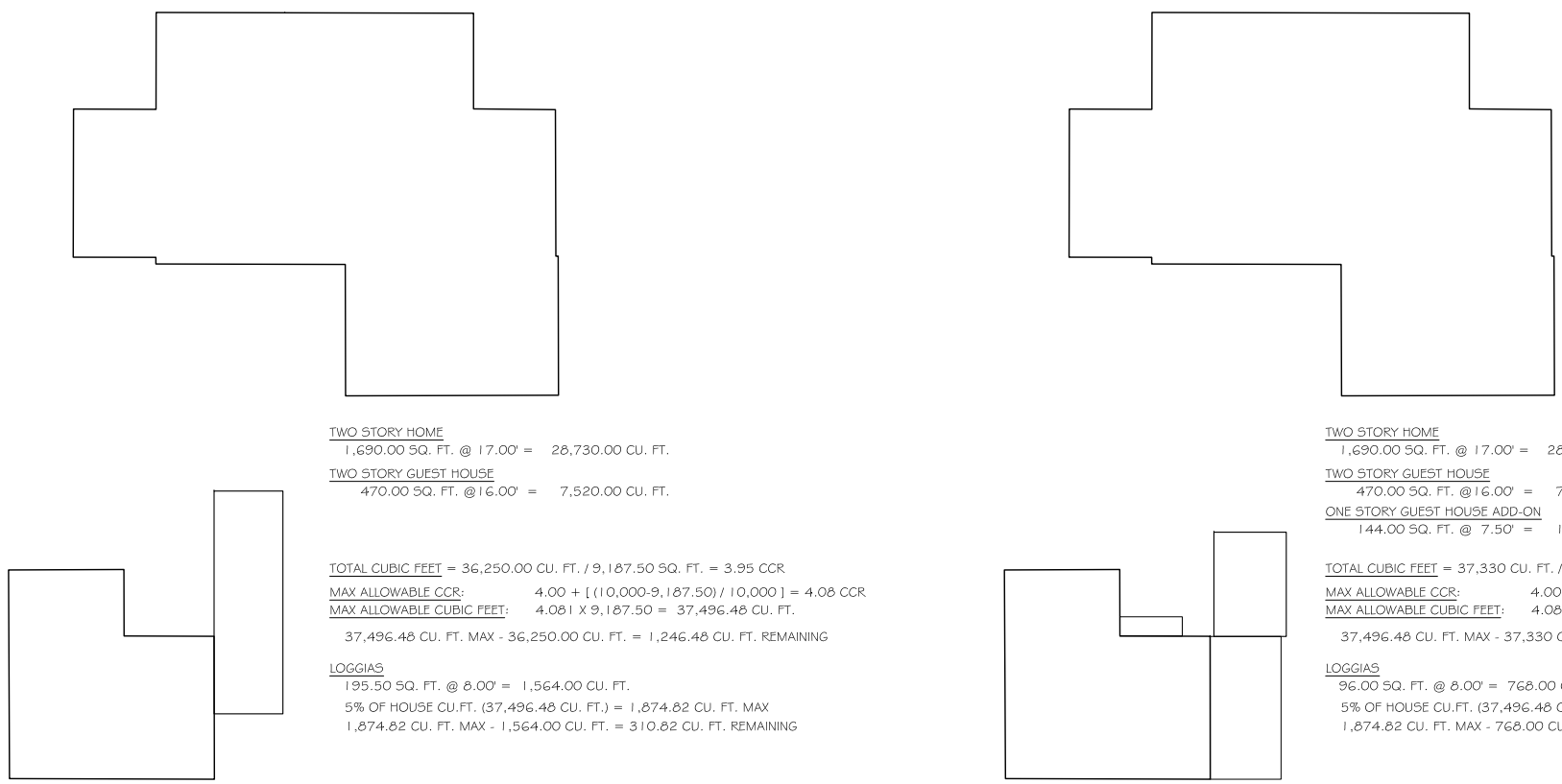
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SHEET NUMBER:
CSP-1
ISSUE DATE: 06-17-21
JOB #: ARC-21-015
Z-21-00383



LOCATION MAP

SITE CALCULATIONS - RB ZONING DISTRICT			
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000.00 SQ.FT.	9,187.50 SQ.FT.	9,187.50 SQ.FT.
LOT WIDTH	100.00'	75.00'	75.00'
LOT DEPTH	100.00'	122.50'	122.50'
FRONT YARD SETBACK	25.00' (1) - 35.00' (2)	30.4'	30.4'
SIDE YARD SETBACK	12.50' (1) - 15.00' (2)	2.7' W/ 10.2' E	2.7' W/ 10.2' E
REAR YARD SETBACK	10.00' (1) - 15.00' (2)	5.6'	5.6'
BUILDING HEIGHT	14.00' (1) - 22.00' (2)	16.0'	16.0'
CCR	4.08 MAX	3.95 CCR	4.06 CCR
LOT COVERAGE	40% (1) - 30% (2)	2,139.59 SQ. FT. (24%)	2,267.59 SQ. FT. (25%)
LANDSCAPE OPEN SPACE	45% (4,134.38 SQ.FT.)	3,874.38 SQ. FT. (42%)	3,973.08 SQ. FT. (43%)
HARDSCAPE			



EXISTING GARAGE - DEMOLITION SITE PLAN

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



PROPOSED GARAGE ADDITION - SITE PLAN

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



CONSULTANT:

PROPOSED RENOVATIONS & ADDITION
TO GARAGE APARTMENT FOR:
MR. & MRS. FRIES
146 SEA SPRAY AVE.
PALM BEACH, FLORIDA 33480

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

PATRICK W. SEARLES
A.R. & R.E.
REGISTERED ARCHITECT

REVISIONS:

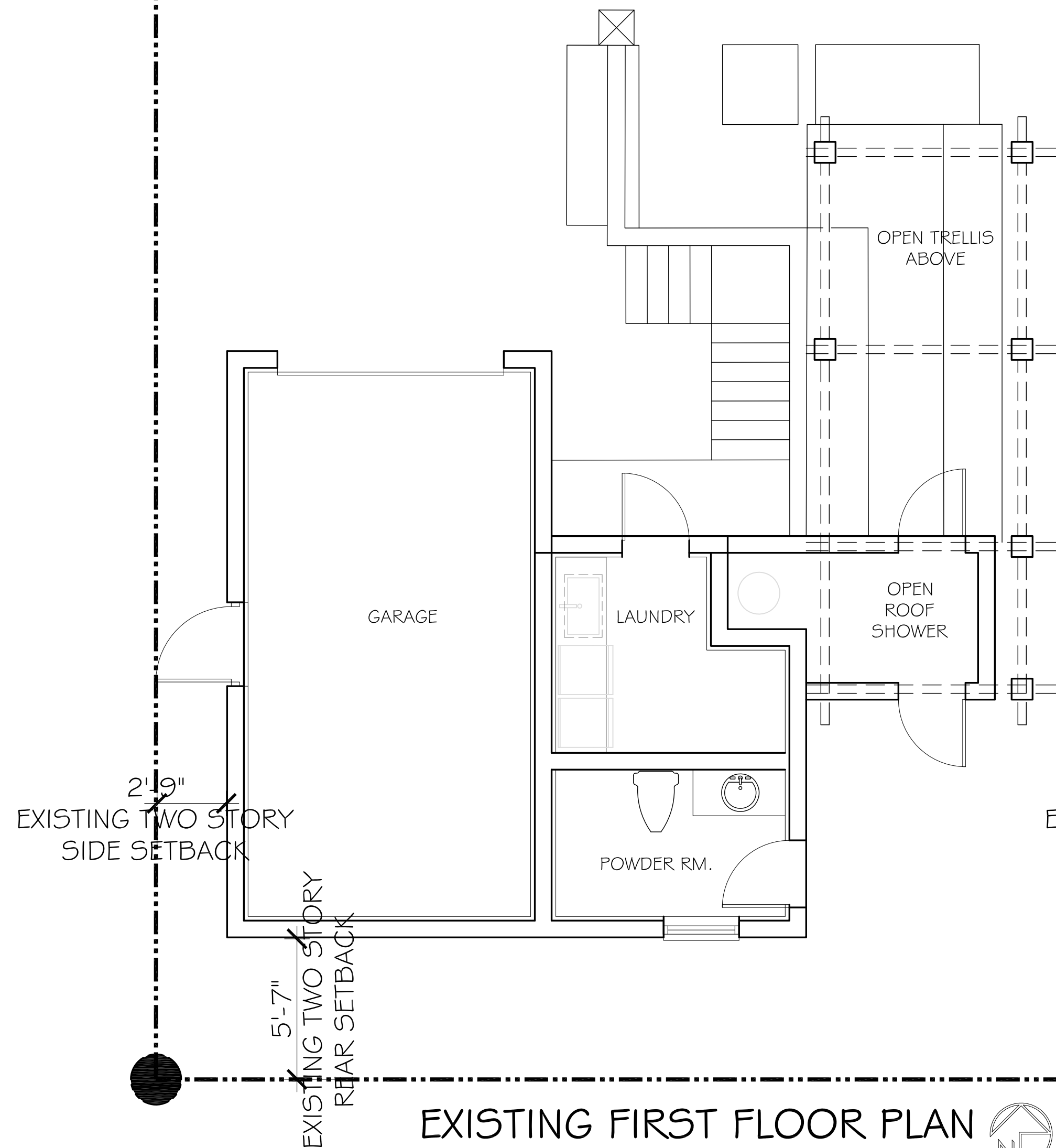
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SP-1

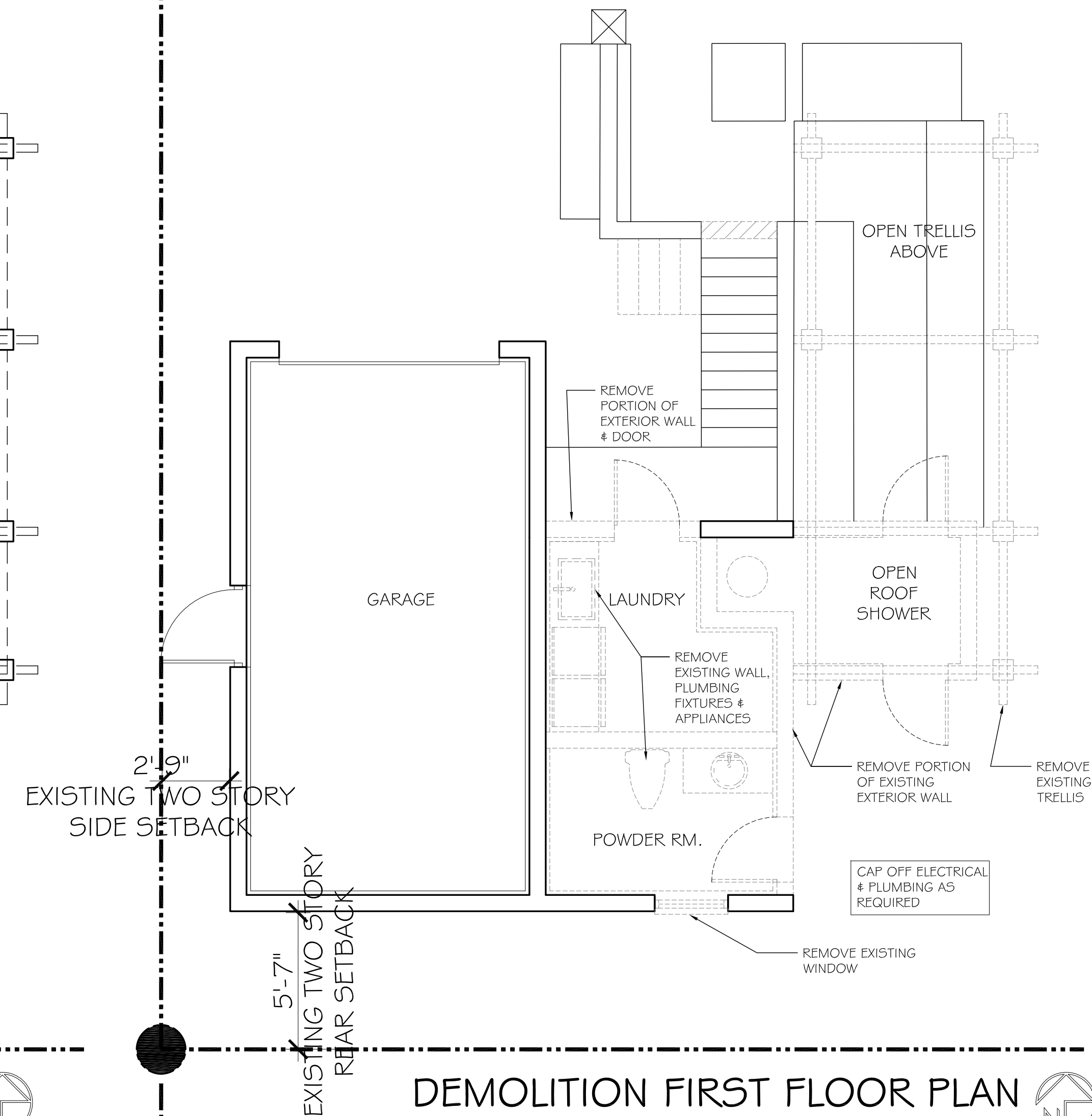
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JOB #: ARC-21-015
Z-21-00383

SKA

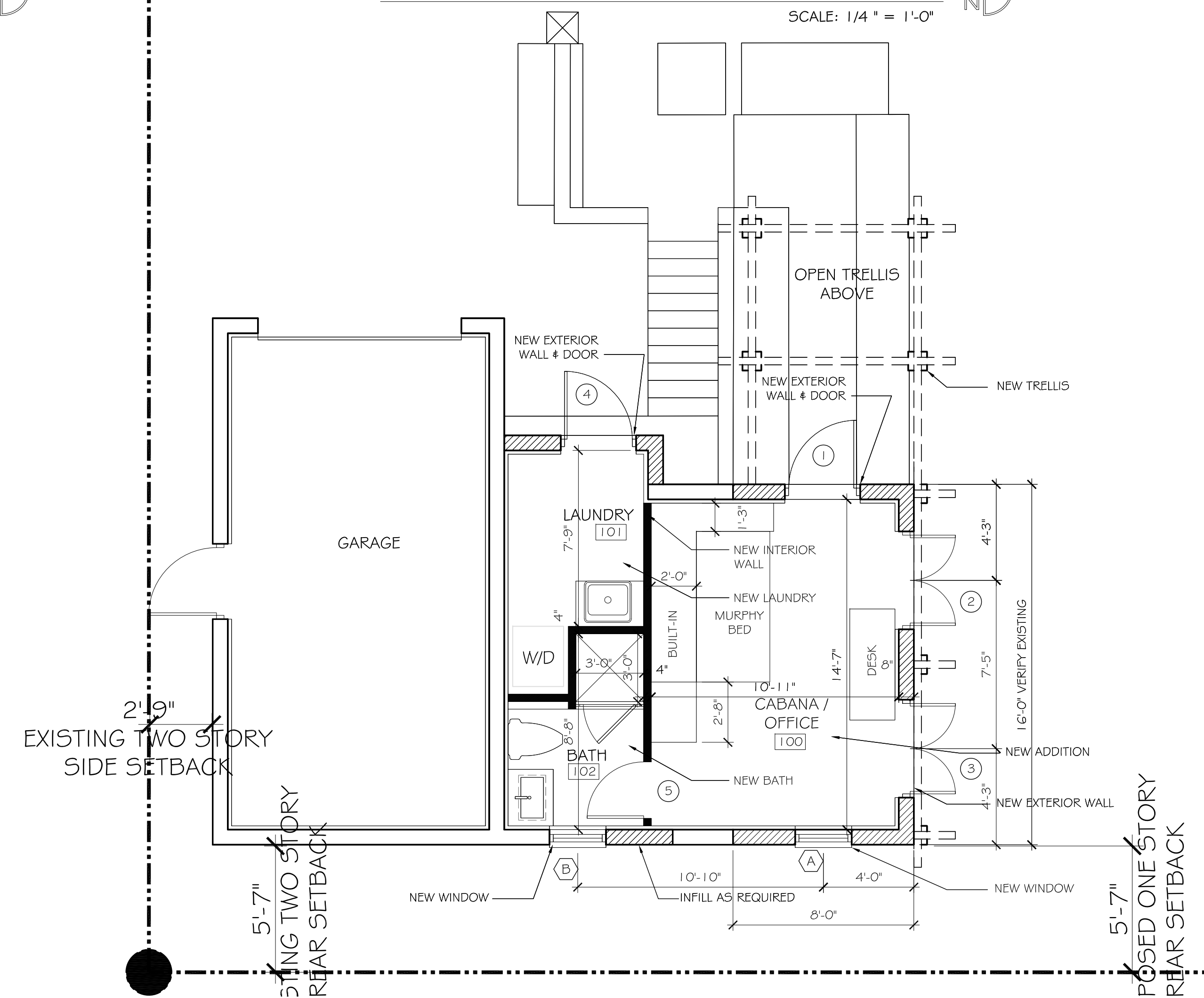
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE. SUITE F-2 PALM BEACH FL 33480



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSULTANT:

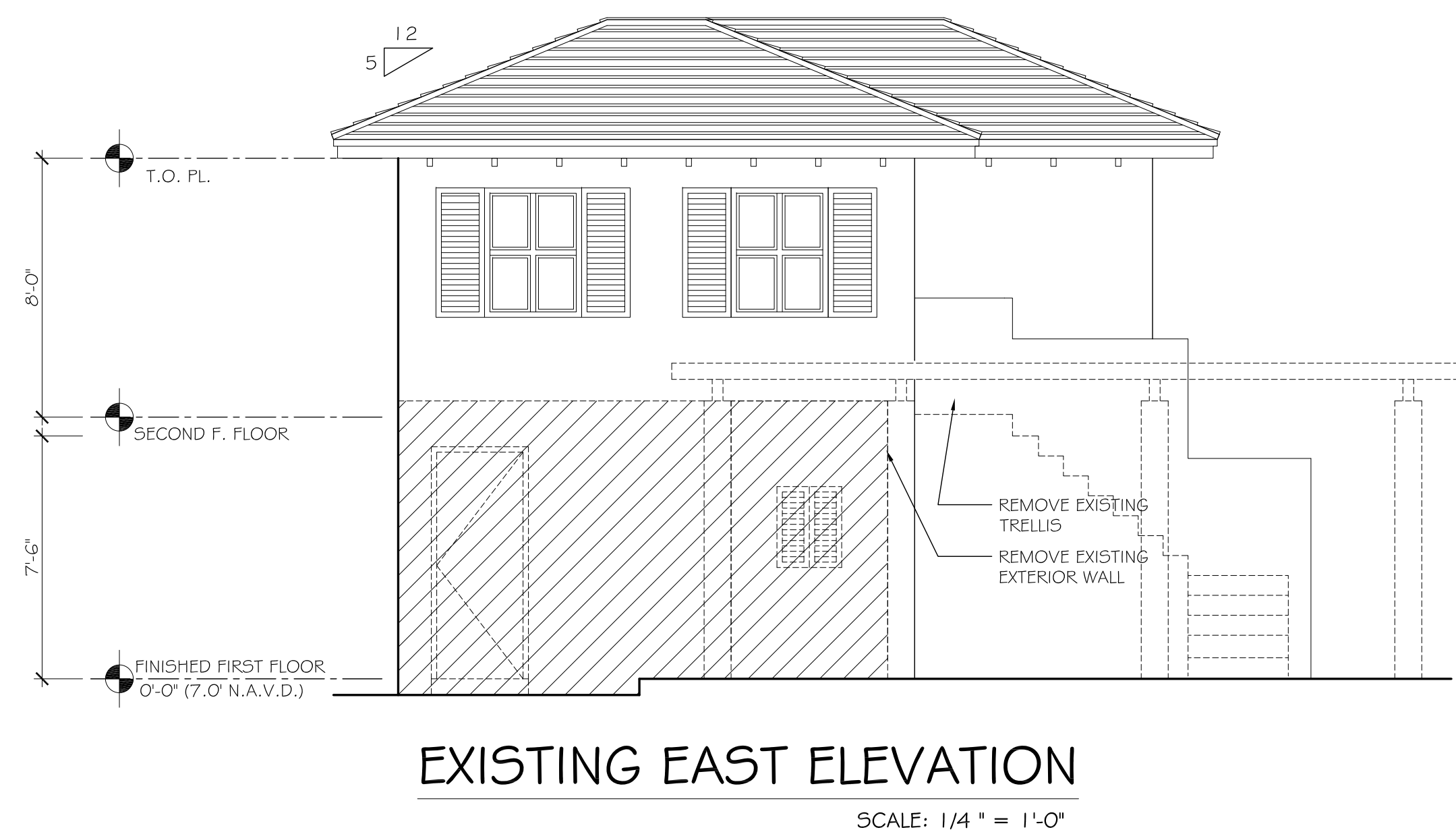
PROPOSED RENOVATIONS & ADDITION
TO GARAGE APARTMENT FOR:
MR. & MRS. FRIES
146 SEA SPRAY AVE.
PALM BEACH, FLORIDA 33480

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

REVISIONS:

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SHEET NUMBER:
A-1
ISSUE DATE: 06-17-21
JOB #: ARC-21-015
Z-21-00383



CONSULTANT:

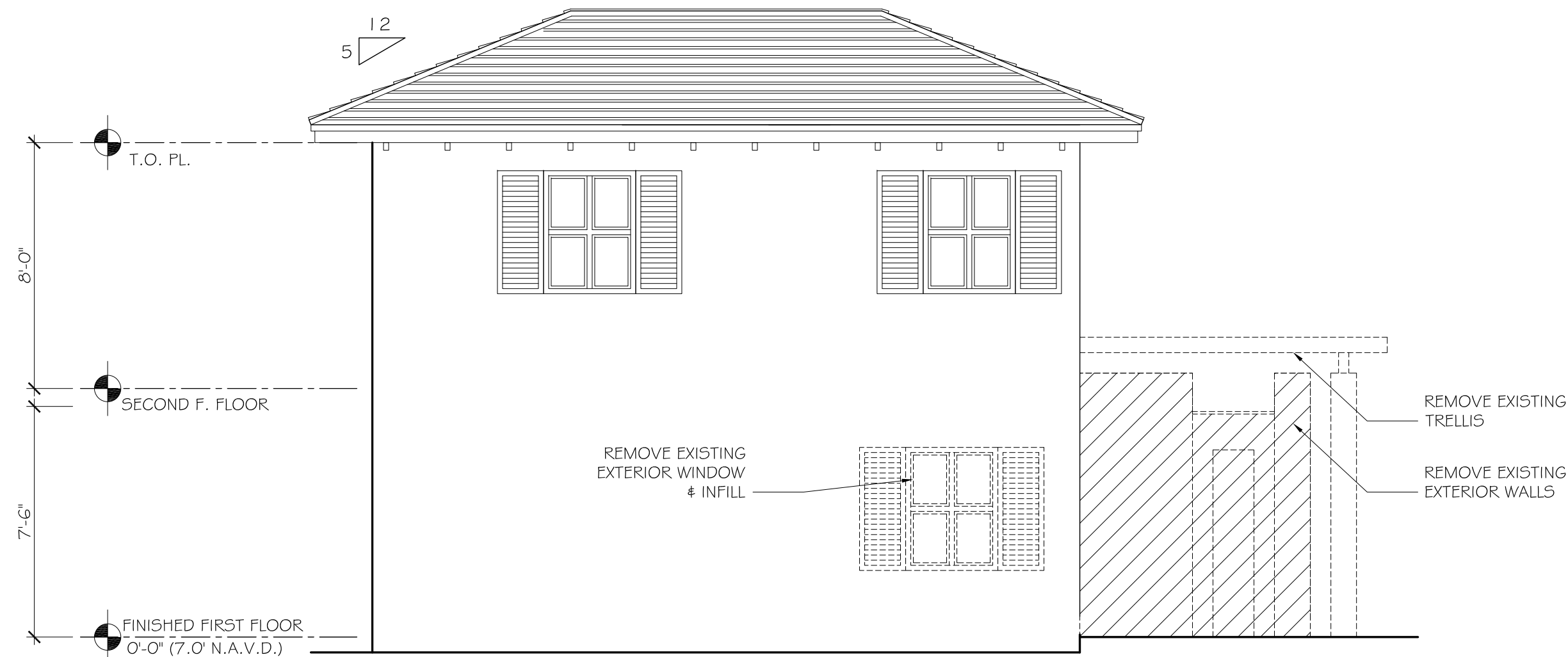
PROPOSED RENOVATIONS & ADDITION
TO GARAGE APARTMENT FOR:
MR. & MRS. FRIES
146 SEA SPRAY AVE.
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
PATRICK W. SEYMOUR
A.R. & P.L.L.C.
REGISTERED ARCHITECT
STATE OF FLORIDA

REVISIONS:

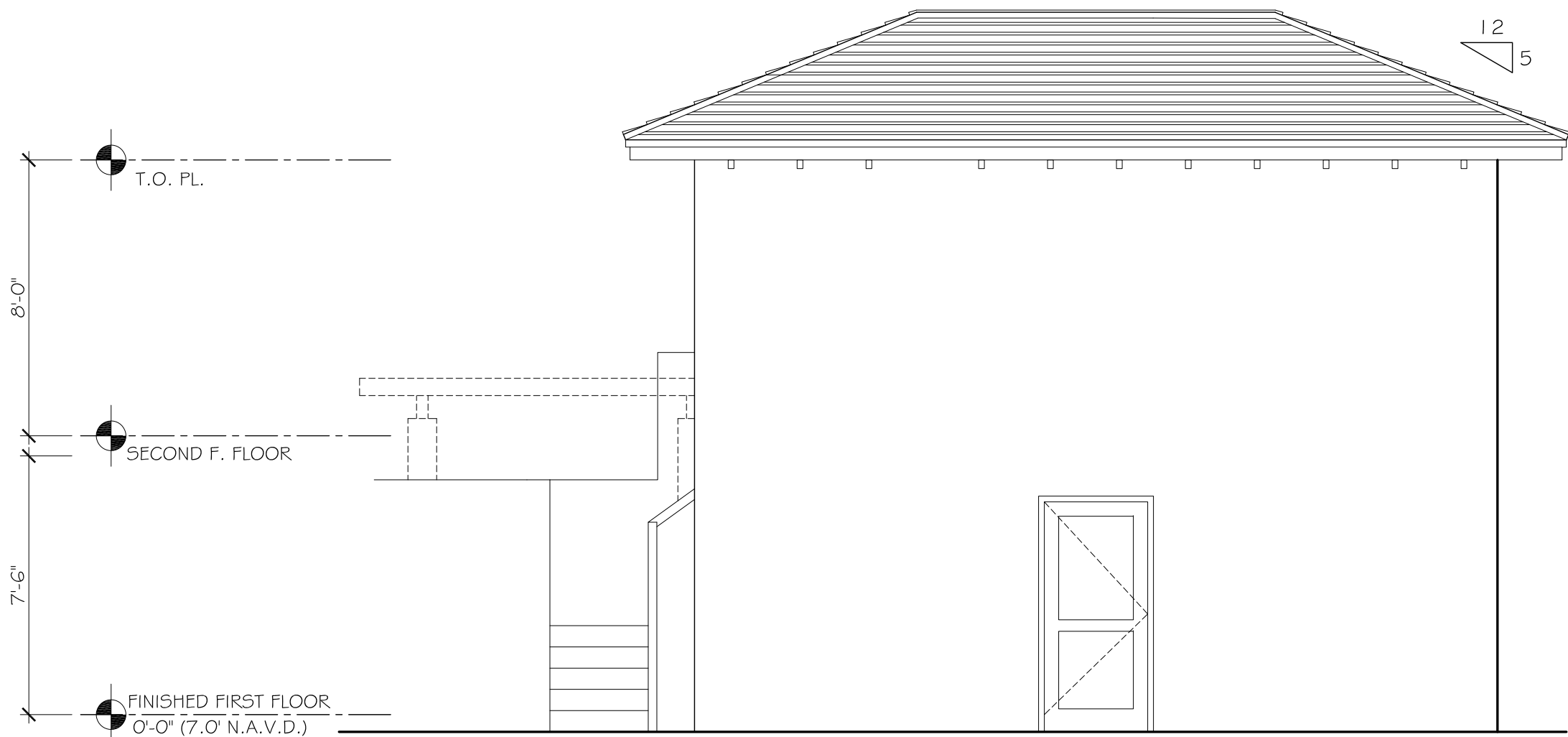
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A-2
ISSUE DATE: 06-17-21
JOB #: ARC-21-015
Z-21-00383



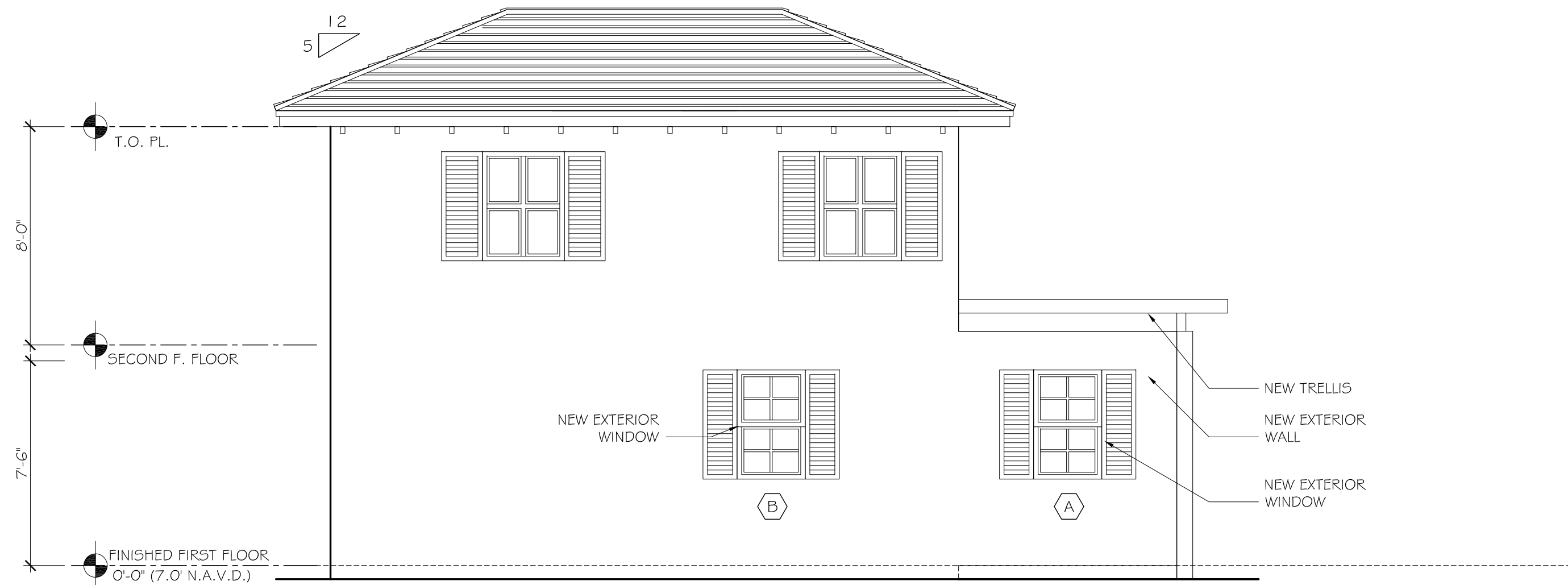
EXISTING SOUTH ELEVATION

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



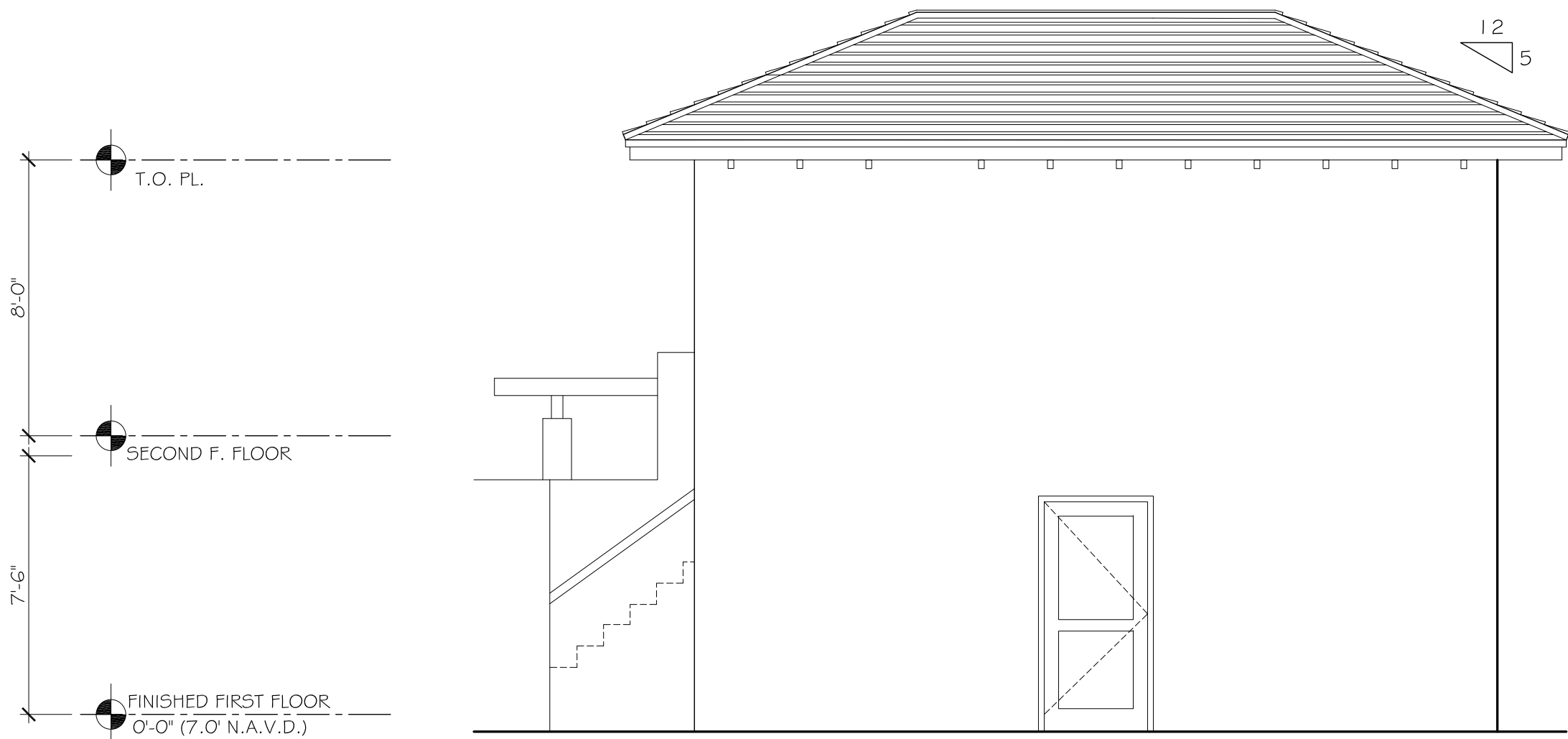
EXISTING WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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

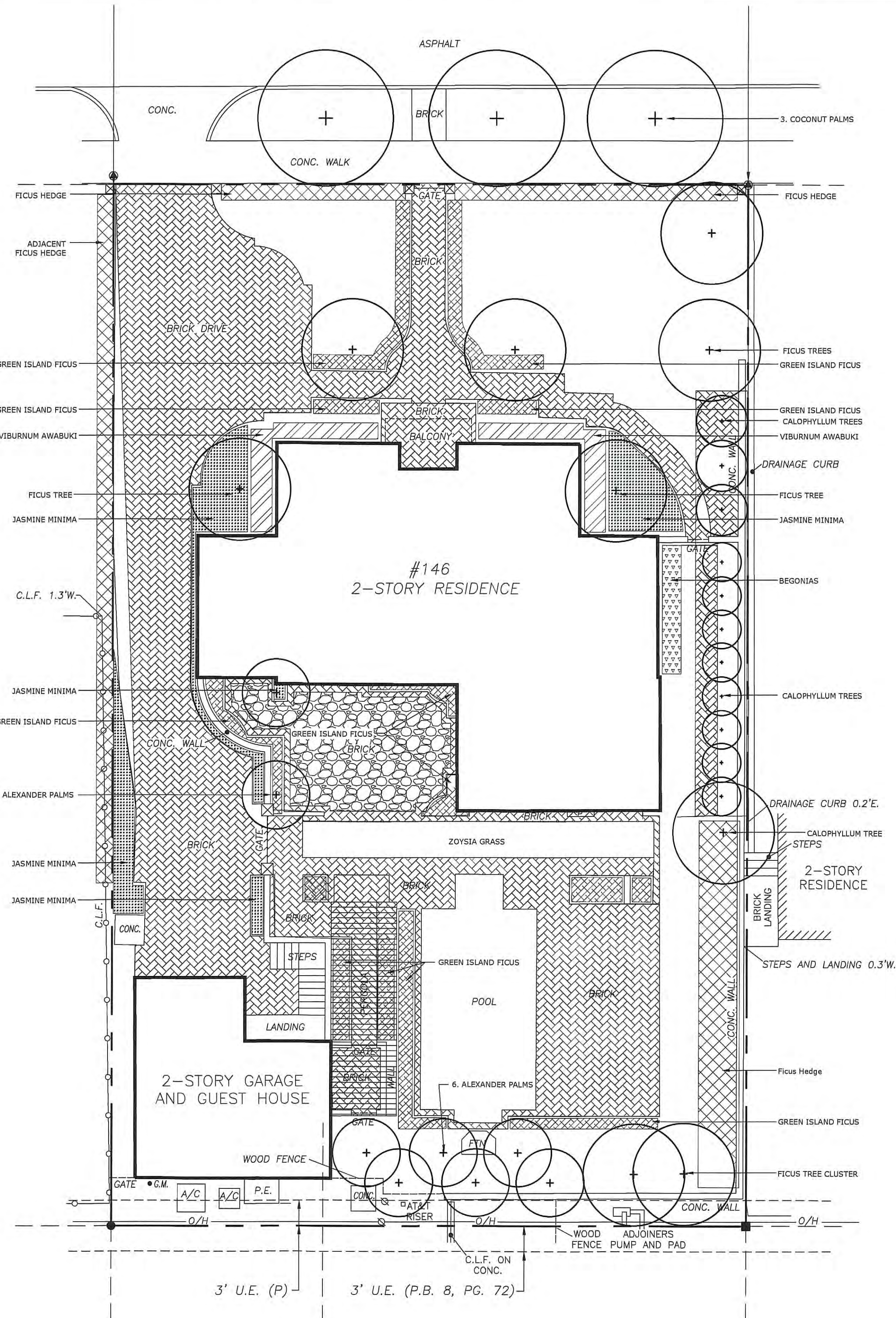
CONSULTANT:

PROPOSED RENOVATIONS & ADDITION
TO GARAGE APARTMENT FOR:
MR. & MRS. FRIES
146 SEA SPRAY AVE.
PALM BEACH, FLORIDA 33480

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

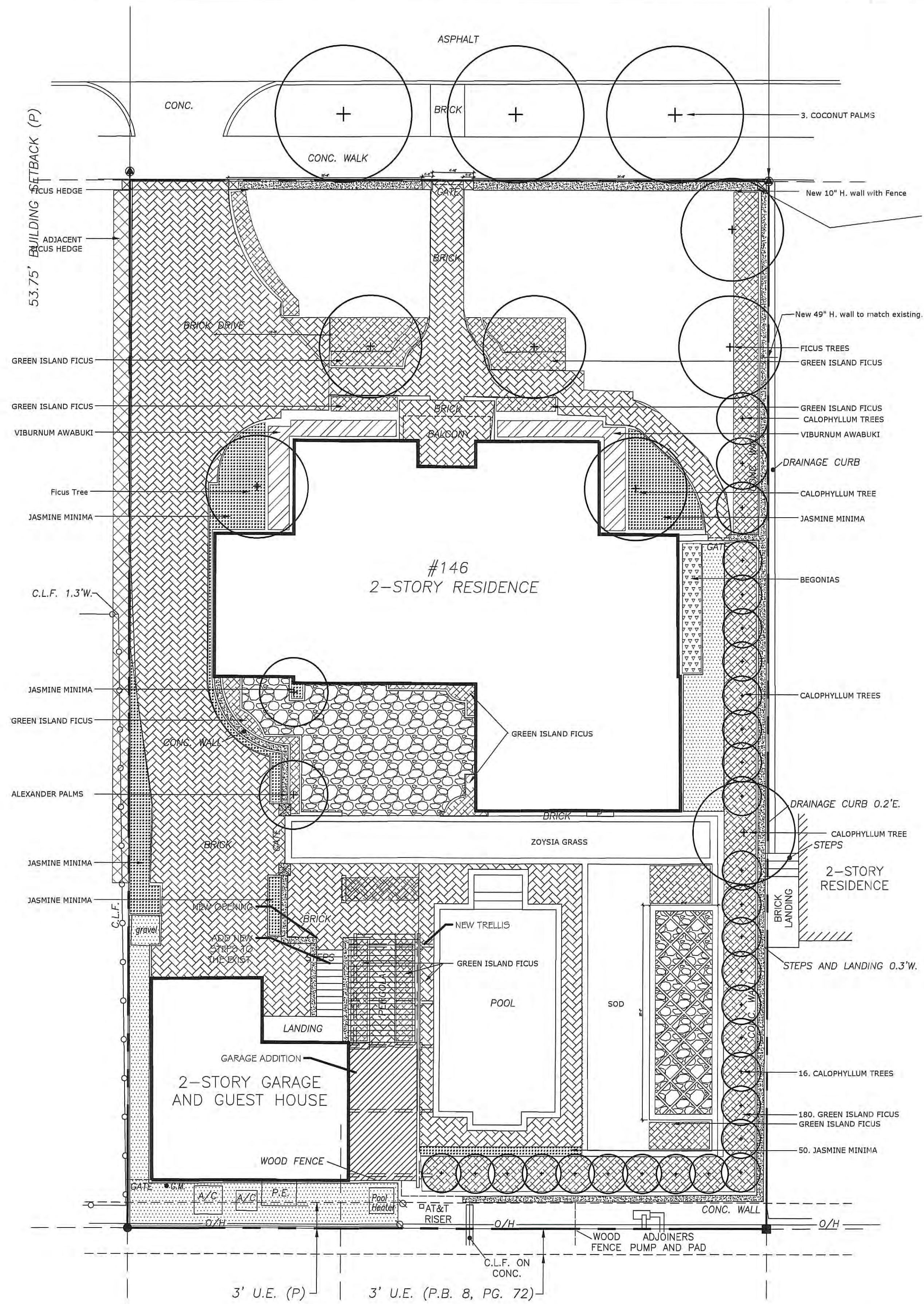
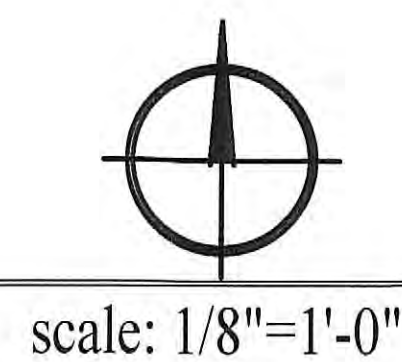
REVISIONS:

SHEET NUMBER:
A-3
ISSUE DATE: 06-17-21
JOB #: ARC-21-015
Z-21-00383



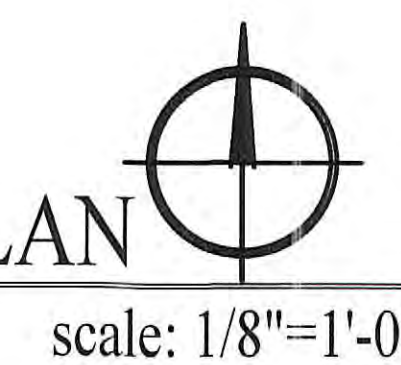
POINCIANA PARK
3rd ADDITION
(P.B. 8, PG. 72)

EXISTING PLAN



POINCIANA PARK
3rd ADDITION
(P.B. 8, PG. 72)

PROPOSED LANDSCAPE PLAN



ARC-21-015 Z-21-00383

Private Residence
146 Seaspray Avenue
Palm Beach, Florida 33480

06.22.21

Existing and
Proposed Plan
EP-1

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE





EXISTING NORTH ELEVATION

1/4"= 1'-0"



PROPOSED NORTH ELEVATION

1/4"= 1'-0"

ARC-21-015 Z-21-00383

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

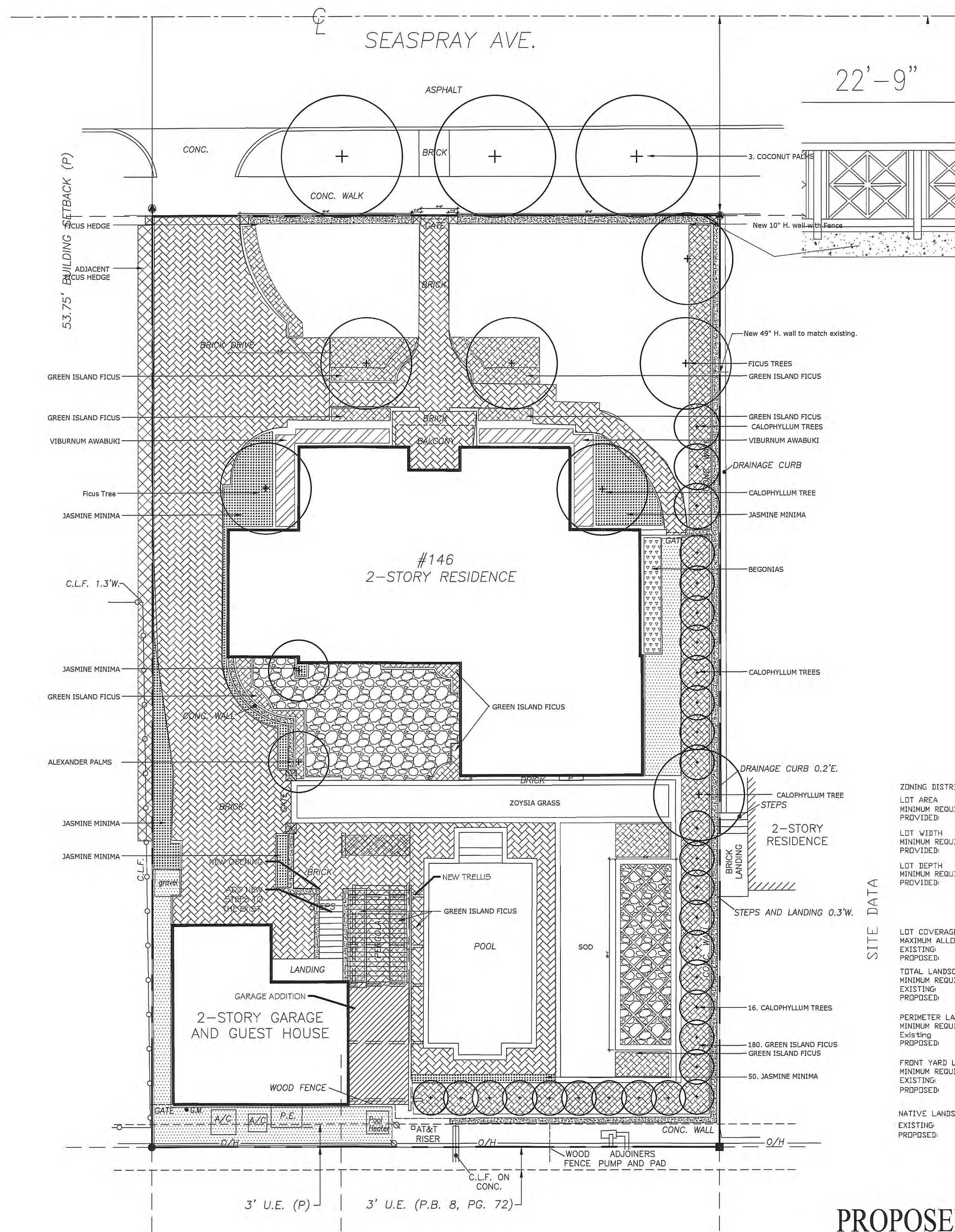


Private Residence
146 Seaspray Avenue
Palm Beach, Florida 33480

07.10.21

Landscape Elevations
Existing/Proposed

EP-2



22'-9"

New Front Fence with 10" wall

scale: 1/2"=1'-0"

SITE DATA

ZONING DISTRICT		R-B RESIDENTIAL LOW DENSITY	
LOT AREA	MINIMUM REQUIRED:	10,000 SQ.FT.	EXISTING: 9,187.50 SQ.FT.
	PROVIDED:	9,187.50 SQ.FT.	
LOT WIDTH	MINIMUM REQUIRED:	100'-0"	EXISTING: 75'-0"
	PROVIDED:	75'-0"	
LOT DEPTH	MINIMUM REQUIRED:	100'-0"	EXISTING: 122.5'
	PROVIDED:	122.5'	
LOT COVERAGE BY BUILDING	MAXIMUM ALLOWED:	40%	
	EXISTING:	2139.59 SQ.FT. = 24%	
TOTAL LANDSCAPE OPEN SPACE	MINIMUM REQUIRED:	45%	
	EXISTING:	42% = 3874.38 SF	
	PROPOSED:	43% = 3973.08 SF	
PERIMETER LANDSCAPE OPEN SPACE	MINIMUM REQUIRED:	50% OF 45% = 800sqft	
	EXISTING:	1685 sqft	
	PROPOSED:	1685 sqft	
FRONT YARD LANDSCAPE OPEN SPACE	MINIMUM REQUIRED:	40% OF (75' X 25') = 750 SF	
	EXISTING:	1010 SF = 53%	
	PROPOSED:	1010 SF = 53%	
NATIVE LANDSCAPE REQUIREMENT	25% LOT COVERAGE		
	EXISTING:	300 SF = 1%	
	PROPOSED:	2300 SF = 25%	

PROPOSED KEY

KEY	DESCRIPTION	SPECIFICATION	QTY	FF-FLORIDA FRIENDLY N- NATIVE SPECIES
GROUND COVER	ASJ Trecheospermum asiaticum Asiatic Jasmine	4" pots 6" spacing	(50 sf)	FF
	SOD Zoysia 'Diamond'	palletized verify quantity	1,535 SF	
SHRUB	GIF Ficus microcarpa 'Green Island' Green Island Ficus	14" Ht X 14" Spr. 18" O.C. sp.	180	FF
	CAL Calophyllum brasiliense Brazilian Beautyleaf	12" OA ht x 6'-8" apr matching, specimens	16	N

PROPOSED LANDSCAPE PLAN

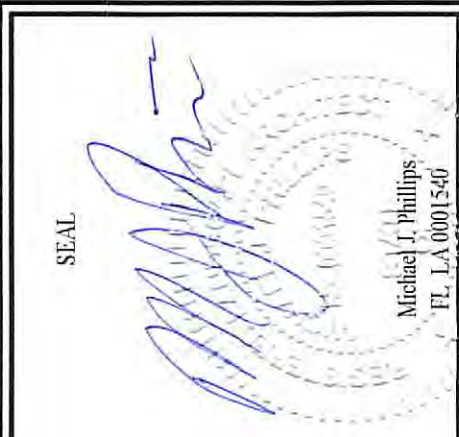
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POINCIANA PARK
3rd ADDITION
(P.B. 8, PG. 72)

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE



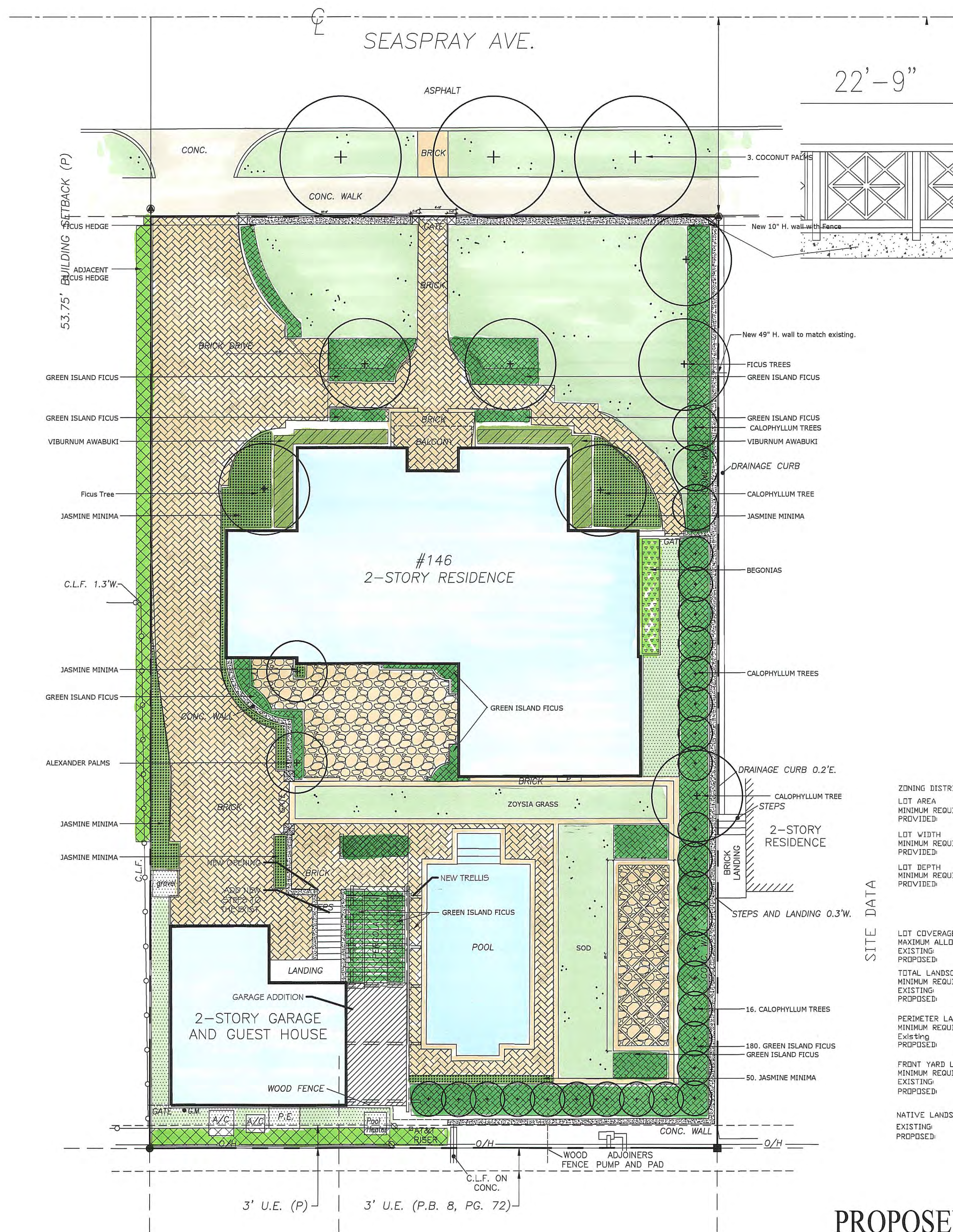
ARC-21-015 Z-21-00383

Private Residence
146 Seaspray Avenue
Palm Beach, Florida 33480

06.22.21

Landscape Plan

LP-1



PROPOSED LANDSCAPE PLAN

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

ZONING DISTRICT		R-B RESIDENTIAL LOW DENSITY	
LOT AREA		MINIMUM REQUIRED: 10,000 SQ.FT.	EXISTING: 9,187.50 SQ.FT.
LOT WIDTH		MINIMUM REQUIRED: 100'-0"	EXISTING: 75'-0"
LOT DEPTH		MINIMUM REQUIRED: 100'-0"	EXISTING: 122.5'
LOT COVERAGE BY BUILDING		MAXIMUM ALLOWED: 40%	
TOTAL LANDSCAPE OPEN SPACE		MINIMUM REQUIRED: 45%	
PERIMETER LANDSCAPE OPEN SPACE		MINIMUM REQUIRED: 50% OF 45% = 22.5%	
FRONT YARD LANDSCAPE OPEN SPACE		MINIMUM REQUIRED: 40% OF (75' X 25') = 750 SF	
NATIVE LANDSCAPE REQUIREMENT		25% LOT COVERAGE	

PROPOSED KEY				FF-FLORIDA FRIENDLY
KEY	DESCRIPTION	SPECIFICATION	QTY	N-NATIVE SPECIES
GROUND COVER	ASJ Trecheospermum asiaticum Asiatic Jasmine	4" pots 6" spacing	(80 sf)	FF
	SOD Zoysia 'Diamond'	palletized verify quantity	1,536 SF	
SHRUB	GIF Ficus microcarpa 'Green Island' Green Island Ficus	14" Ht x 14" Spr. 18" O.C. sp.	180	FF
TREE	CAL Calophyllum brasiliense Brazilian Beautyleaf	12" OA Ht x 6-8" spr matching, specimens	16	N

New Front Fence with 10" wall

scale: 1/2"=1'-0"

ARC-21-015 Z-21-00383

Private Residence
146 Seaspray Avenue
Palm Beach, Florida 33480

06.22.21

Landscape Plan

LP-1

TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333



PROPOSED NORTH ELEVATION

1/4" = 1'-0"

ARC-21-015 Z-21-00383

Private Residence
146 Seaspray Avenue
Palm Beach, Florida 33480

07.10.21

Landscape Elevation
Proposed
LE-1

TMA TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

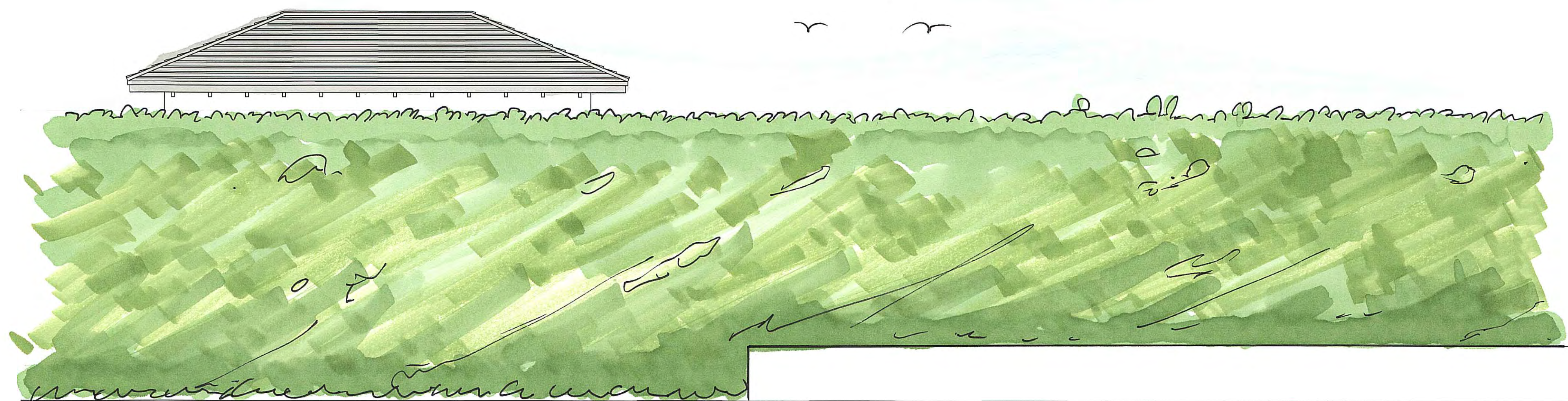
REV	DESCRIPTION	DATE





EXISTING EAST ELEVATION

1/4"= 1'-0"



EXISTING SOUTH ELEVATION

1/4"= 1'-0"



EXISTING WEST ELEVATION

1/4"= 1'-0"

ARC-21-015 Z-21-00383

Private Residence
146 Seaspray Avenue
Palm Beach, Florida 33480

07.10.21

Landscape Elevations
South, East & West

LE-2

TMA TODD MACLEAN
OUTDOORS

P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

