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By Emily Lyn at 3:32 pm, Mar 14, 2023

PROPOSED RESIDENCE:

243 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

ARC-23-036 ZON-23-050

FINALSUBMITTAL 03-13-2023
ARCOM HEARING 04-26-2023
TOWN COUNCIL HEARING 05-10-2023

PROJECT TEAM

LANDSCAPE ARCHITECT
ENVIRONMENTAL DESIGN GROUP
139 NORTH COUNTY ROAD, SUITE 20B
PALM BEACH, FLORIDA 33480

ARCHITECT
ASBACHER ARCHITECTURE
210 SEAVIEW AVENUE, SUITE 2A
PALM BEACH, FLORIDA 33480

CIVIL ENGINEER
GRUBER CONSULTING ENGINEERS, INC.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL. 33401

DRAWING INDEX

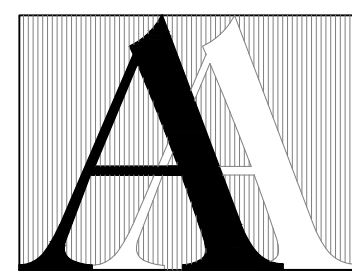
A100 COVER SHEET
A111 AREA AND LOCATION PLANS
A112 CONTEXT PHOTOS
A113 REAR YARD STRUCTURES
A114 EXISTING SITE PLAN
A115 SITE PHOTOS
A116 PROPOSED SITE PLAN AND DATA
A117 LOT COVERAGE/CC/VARIANCE DIAGRAMS AND DATA
A118 STREETScape
A119 SITE WALL PLAN
A120 SITE WALL/FILL SECTIONS
A121 SITE WALL/FILL SECTIONS
A122 SITE WALL/FILL SECTIONS
A123 SITE DETAILS
A211 FIRST FLOOR PLAN
A212 SECOND FLOOR PLAN
A212 ROOF PLAN
A311 EXTERIOR ELEVATIONS
A312 EXTERIOR ELEVATIONS
A313 COLOR RENDERINGS
A511 WALL SECTIONS
A512 DETAILS
A513 MATERIAL IMAGES
SITE SURVEY 2022-02-19

L1.0 EXISTING VEGETATION INVENTORY
L2.0 DEMOLITION AND VEGETATION ACTION PLAN
L3.0 CONSTRUCTION SCREENING PLAN
L4.1 EXISTING BUFFER IMAGES
L5.0 CONSTRUCTION STAGING PLAN
L6.0 TRUCK LOGISTICS PLAN
L7.0 SITE PLAN
L7.1 SITE CALCULATIONS AND LOT COVERAGE
L8.0 LANDSCAPE PLAN
L8.2 PLANT SCHEDULE
L8.3 PLANT DETAILS AND SPECIFICATIONS
L9.0 LANDSCAPE LIGHTING PLAN
L10.0 RENDERED ELEVATIONS
L10.1 RENDERED ELEVATIONS
L11.0 RENDERED STREET VIEWS
L11.1 RENDERED STREET VIEWS
L11.2 RENDERED GARDEN VIEWS
L11.3 RENDERED GARDEN VIEWS

C-1 SITE GRADING AND DRAINAGE PLAN

SCOPE OF WORK

- NEW TWO STORY RESIDENCE
- NEW DETACHED ON STORY GARAGE
- NEW SWIMMING POOL AND HARDSCAPE
- NEW LANDSCAPE



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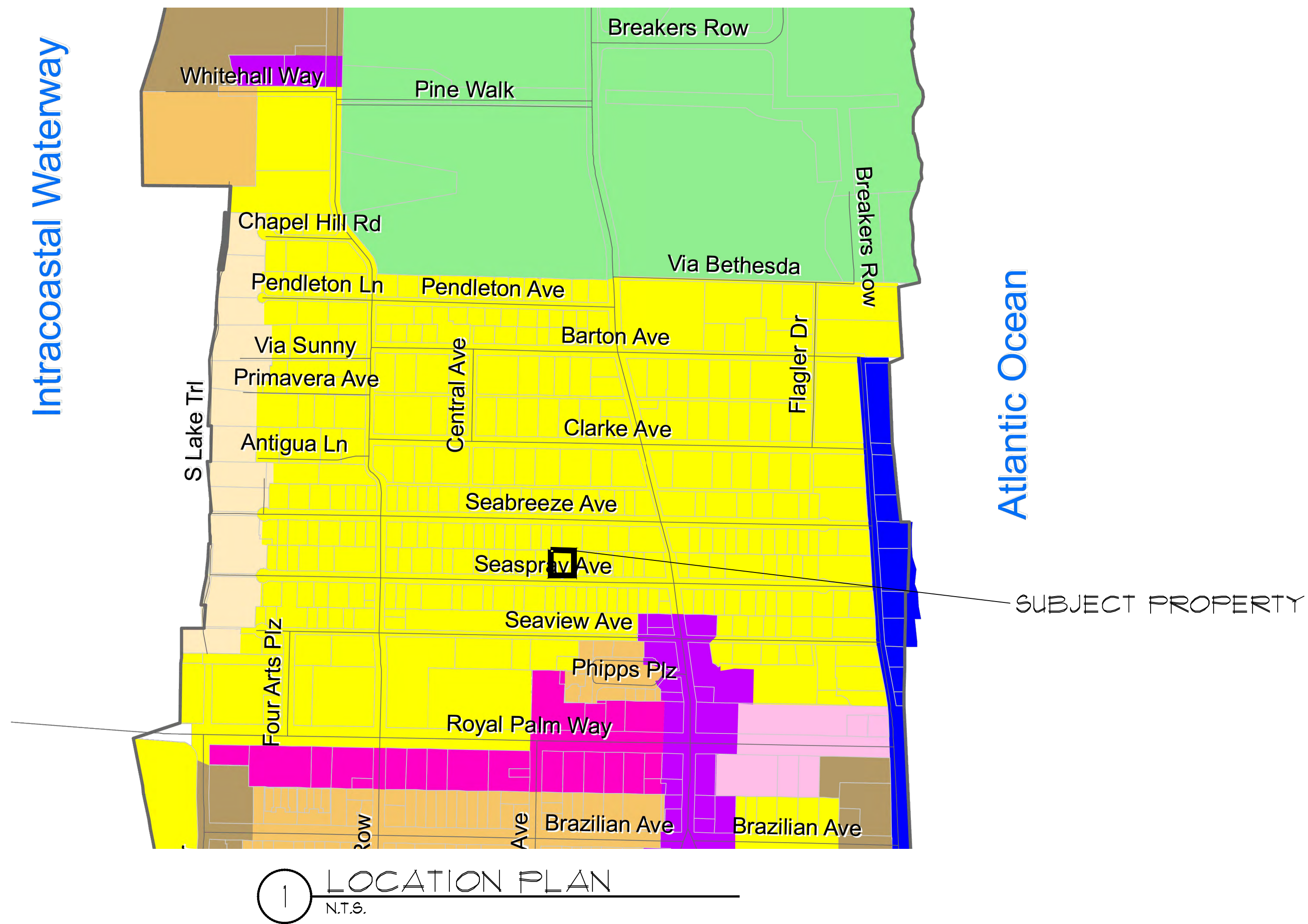
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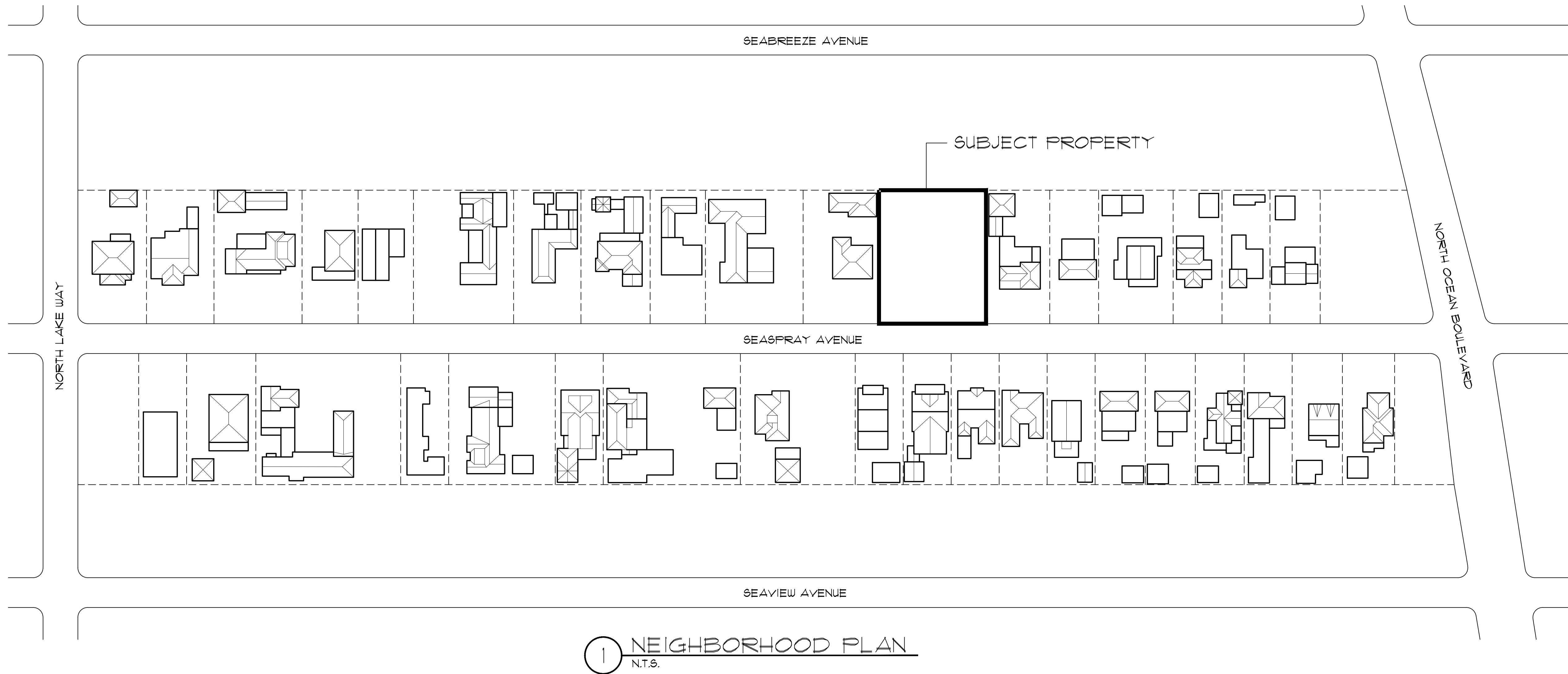
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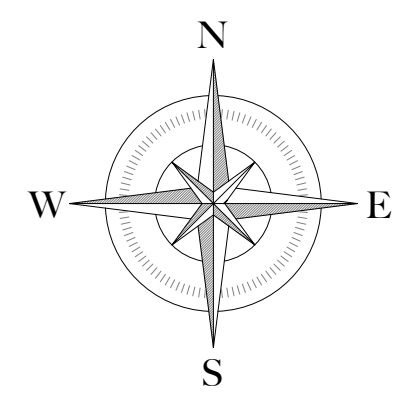
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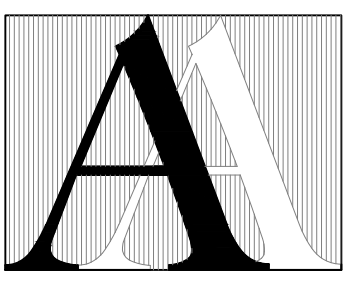
1 LOCATION PLAN
N.T.S.



1 NEIGHBORHOOD PLAN
N.T.S.



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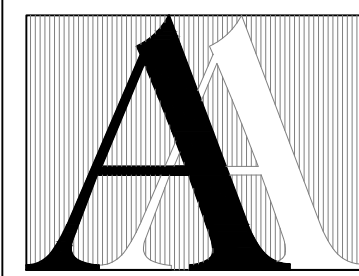
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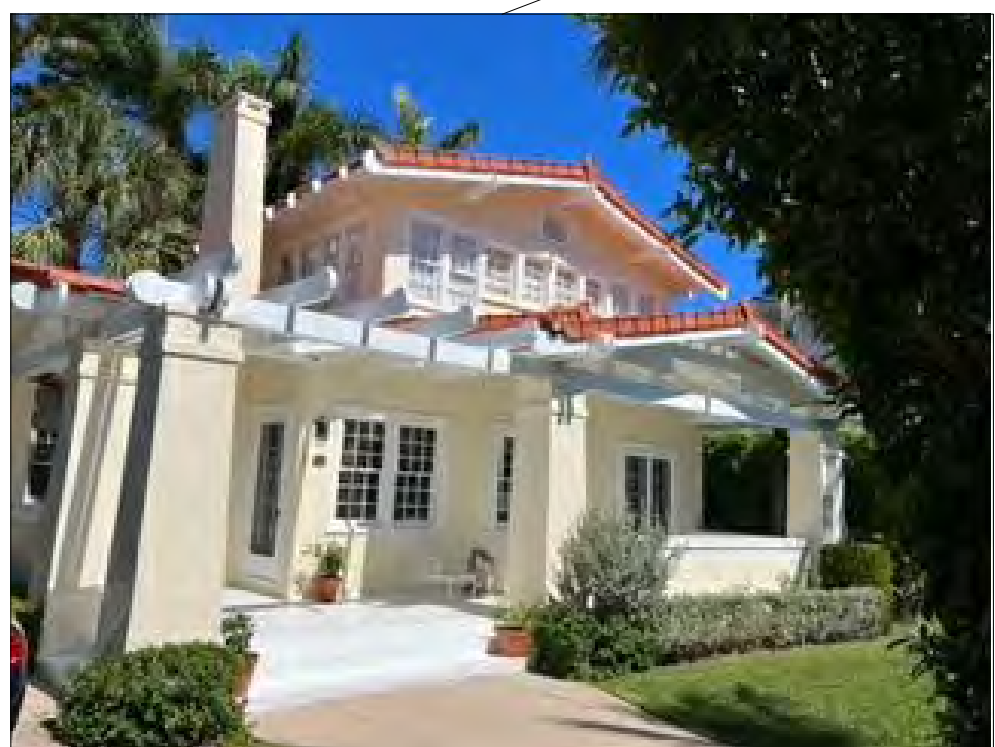
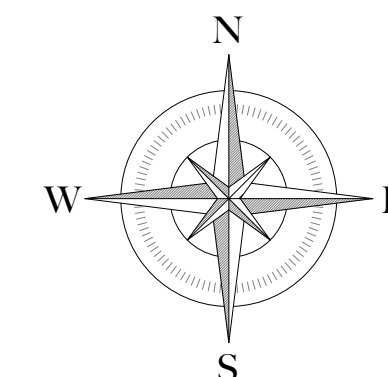
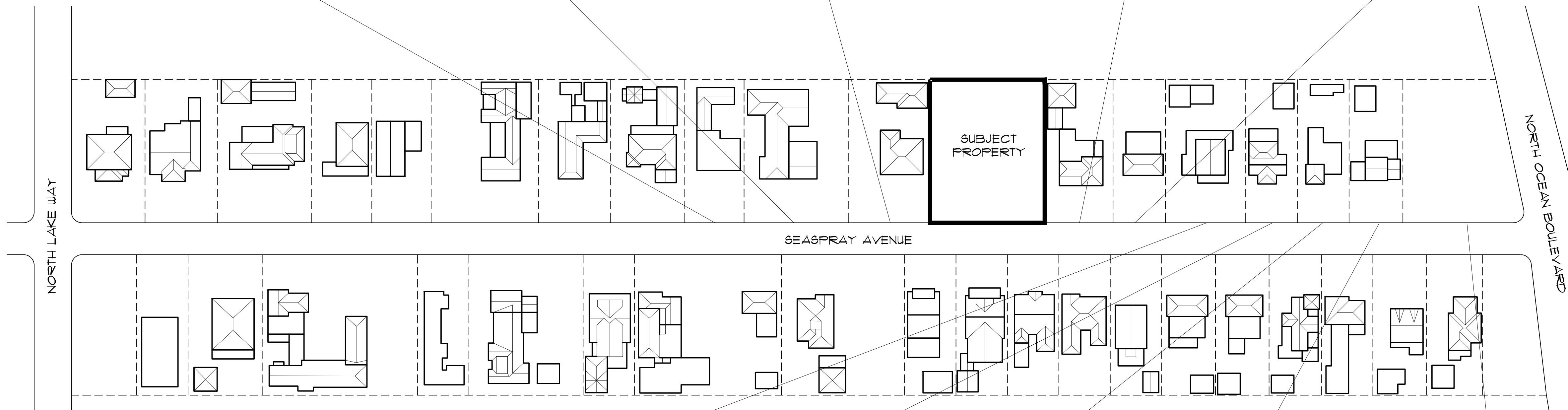
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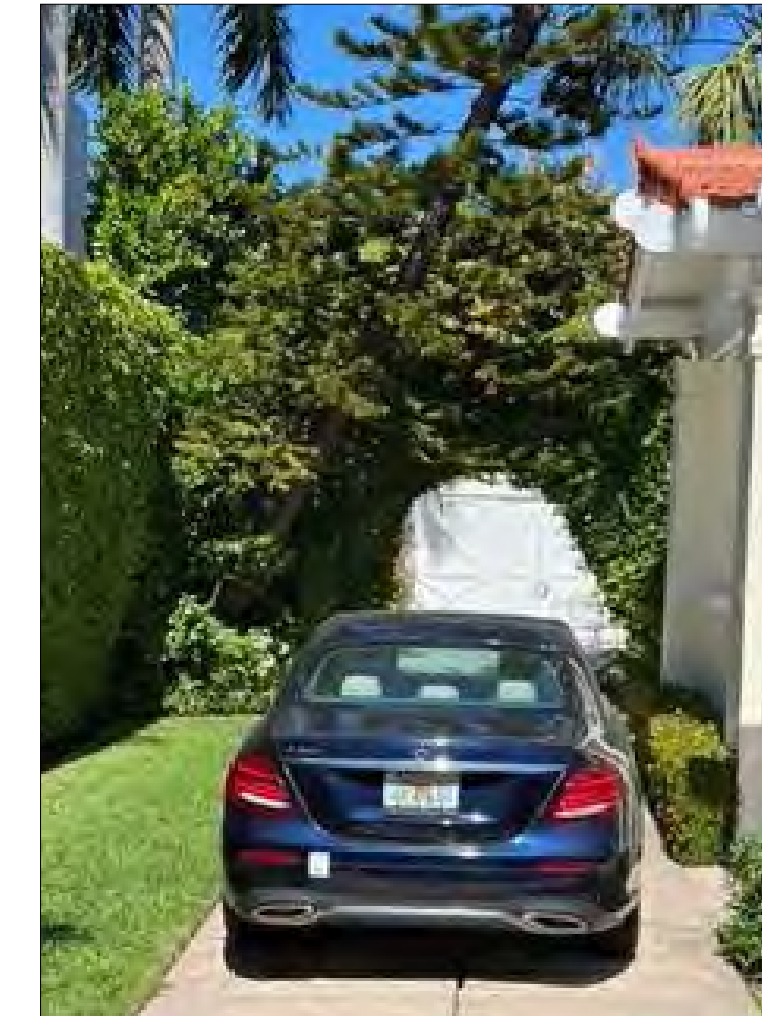
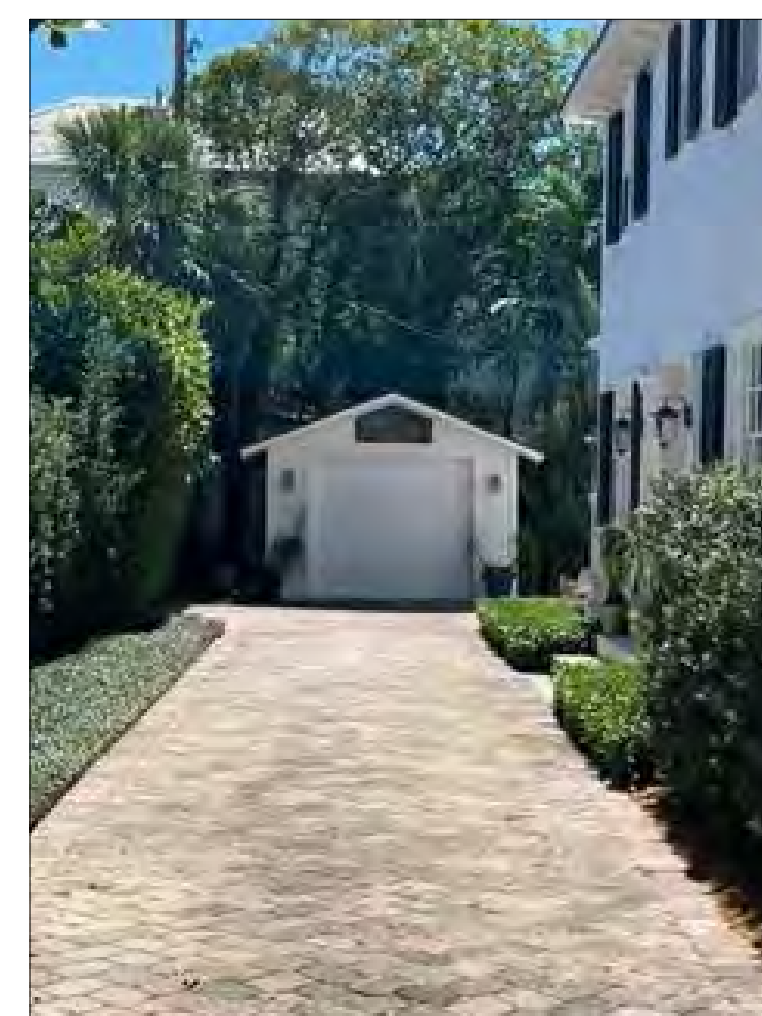
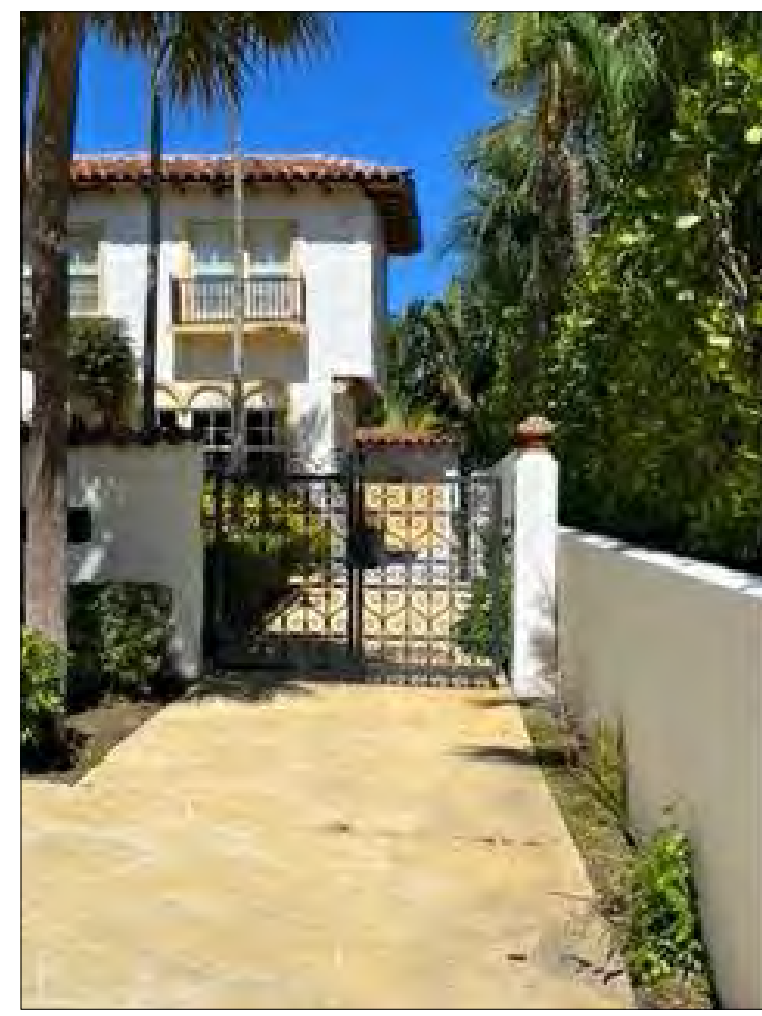
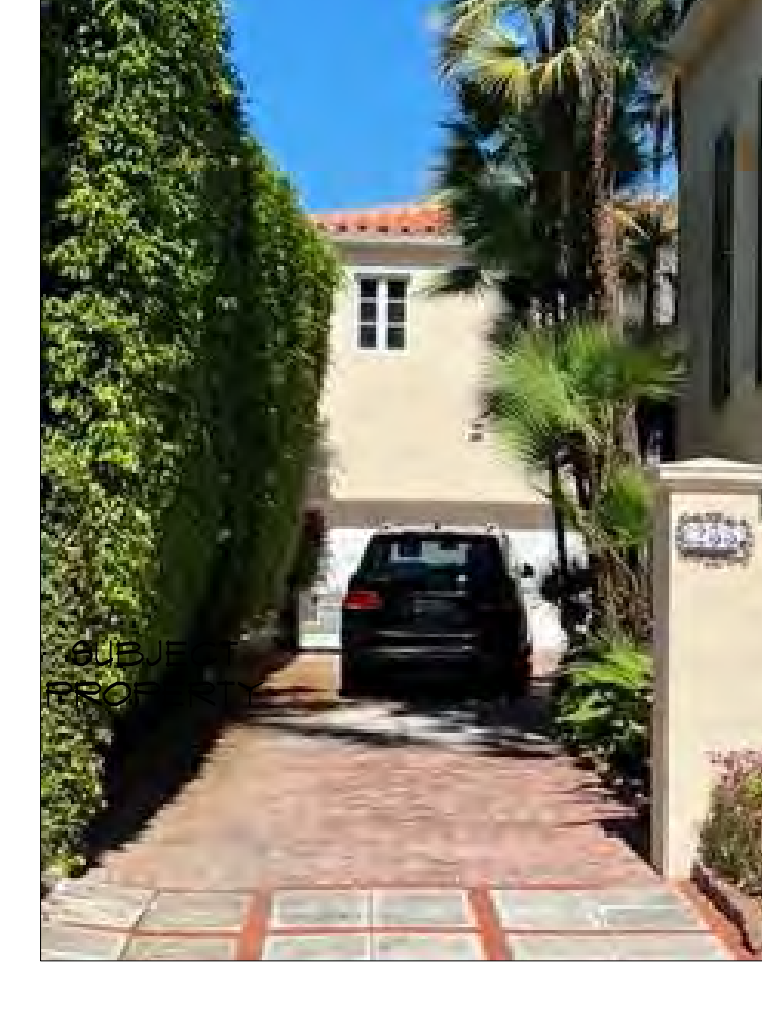
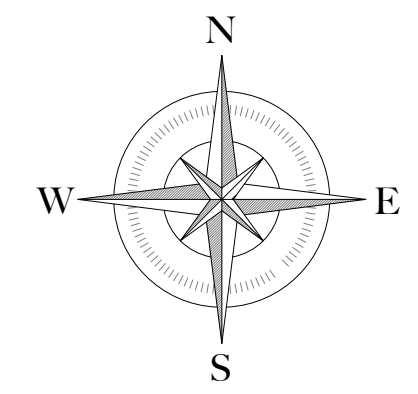
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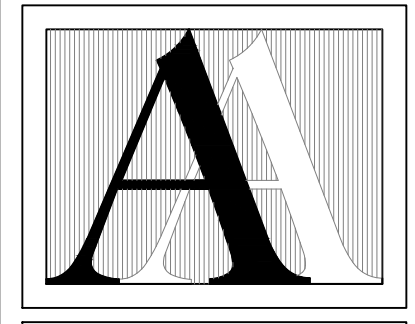


1 KEY PLAN - NEIGHBORHOOD PHOTOS
N.T.S.

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1 NEIGHBORHOOD PHOTOS - REAR YARD STRUCTURES
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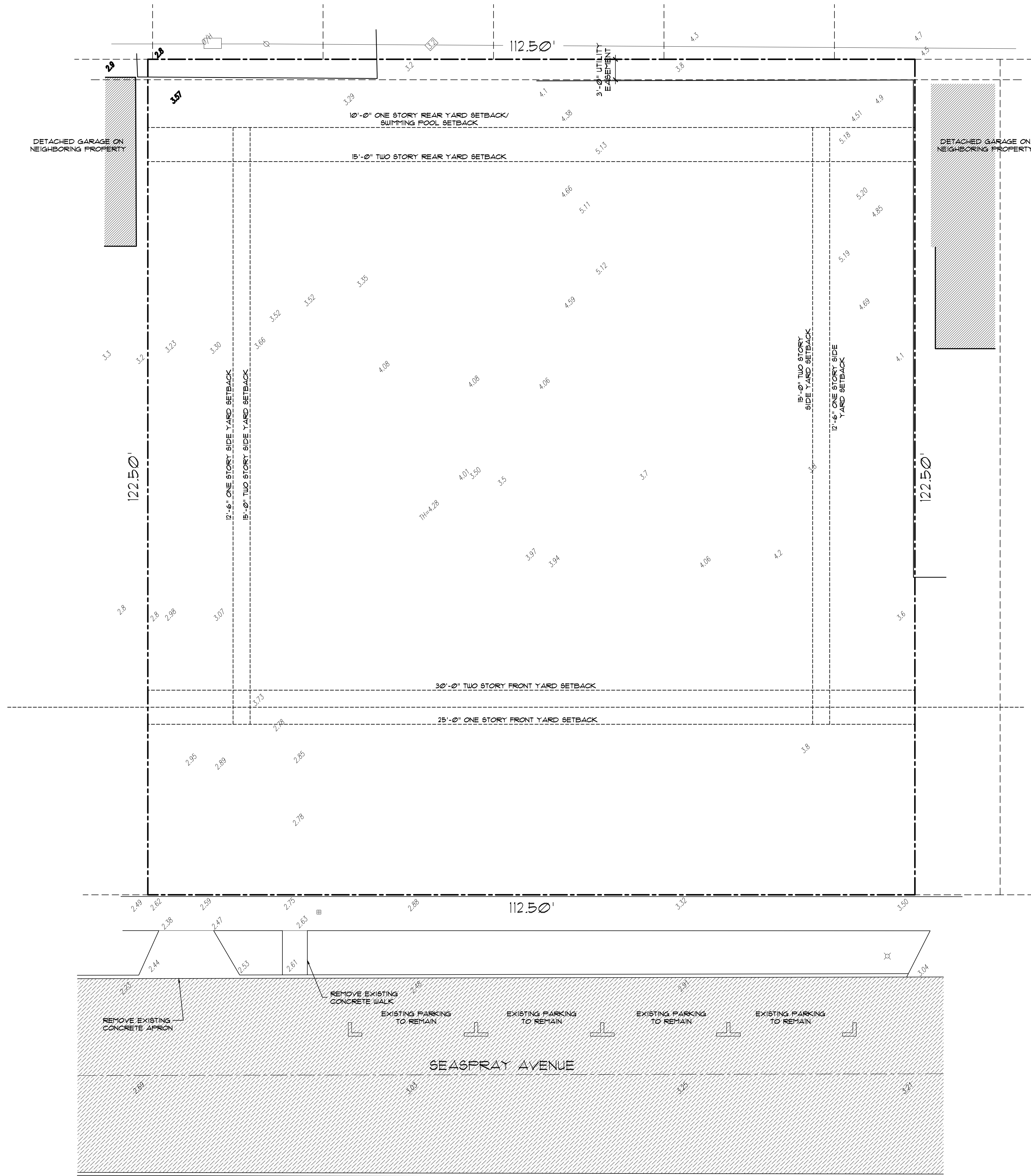
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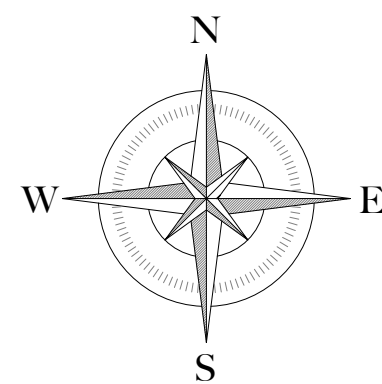
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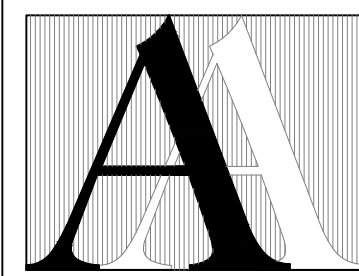
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1 EXISTING SITE PLAN
1/8" = 1'-0"



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PROPERTY - FACING NORTH



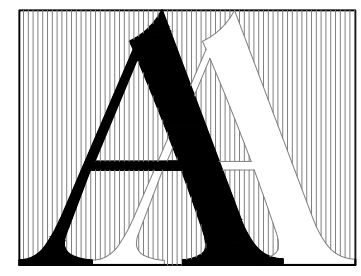
SEASPRAY FACING WEST



SEASPRAY FACING EAST

1 PROPERTY PHOTOS
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ZONING LEGEND			
PROPERTY ADDRESS	243 SEASPRAY AVENUE		
ZONING DISTRICT	R-B LOW DENSITY RESIDENTIAL		
STRUCTURE TYPE	SINGLE FAMILY RESIDENCE		
	REQUIRED/ALLOWED	PROPOSED	
LOT SIZE (SQ. FT.)	10,000 SF.	13,781 SF.	
LOT DEPTH	100'	122.5'	
LOT WIDTH	100'	112.5'	
LOT COVERAGE TWO STORY (SQ. FT. AND %)	4,134 SQ. FT./30%	3,813 SQ. FT./27.66%	
ENCLOSED SQUARE FOOTAGE	N/A	5,703 SQ. FT.	
CUBIC CONTENT RATIO	N/A	3.96	
FRONT YARD SETBACK (1STORY/2 STORY) (FT.)	25'-0"/30'-0"	31'-0"/30'-0" (S)	
SIDE YARD SETBACK (1ST STORY/2 STORY) (FT.)	12'-6"/15'-0"	12'-6" / 15'-0" (E)	
SIDE YARD SETBACK (1ST STORY/2 STORY) (FT.)	12'-6"/15'-0"	26'-10" / 43'-10 1/2" (W)	
REAR YARD SETBACK (1 STORY/2 STORY) (FT.)	10'-0"/15'-0"	35'-2" / 34'-2" (N)	
SIDE YARD SETBACK (1 STORY GARAGE) (FT.)	12'-6"	4'-6" (W)	
REAR YARD SETBACK (1 STORY GARAGE) (FT.)	10'-0"	8'-0" (N)	
ANGLE OF VISION (DEG.)	100 DEGREES	104 DEGREES	
BUILDING HEIGHT (FT.)	22'-0"	21'-8"	
OVERALL BUILDING HEIGHT (FT.)	22'-0" + 8'-0" = 30'-0"	21'-0"	
CROWN OF ROAD (COR) (NAVD)	3.25'	3.25'	
MAX. AMOUNT OF FILL ADDED TO SITE (FT.)	2.35'	2.35'	
FINISHED FLOOR ELEVATION (FFE) (NAVD)	7.00'	8.00'	
ZERO DATUM FOR POINT OF MEASUREMENT (NAVD)	7.00'	7.00'	
FEMA FLOOD ZONE DESIGNATION	N/A	AE ELEV. 6.0'	
BASE FLOOD ELEVATION (BFE) (NAVD)	7.00'	7.00'	
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	6,201 SF. MIN. 45%	6,206 SQ. FT. 45.03%	
PERIMETER LOS (SQ. FT. AND %)	3,100.73 SF. MIN. 50%	3,271 SQ. FT. 76.1%	
FRONT YARD LOS (SQ. FT. AND %)	1,125.2 SF. MIN. 40%	1,359 SQ. FT. 69.6%	
NATIVE PLANT SPECIES	REFER TO LANDSCAPE		

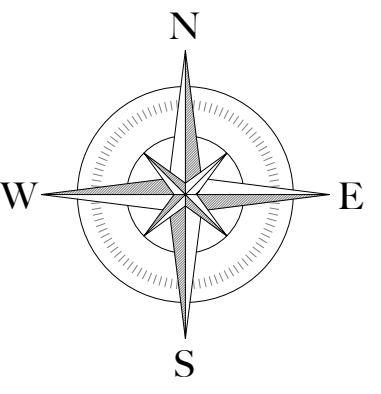
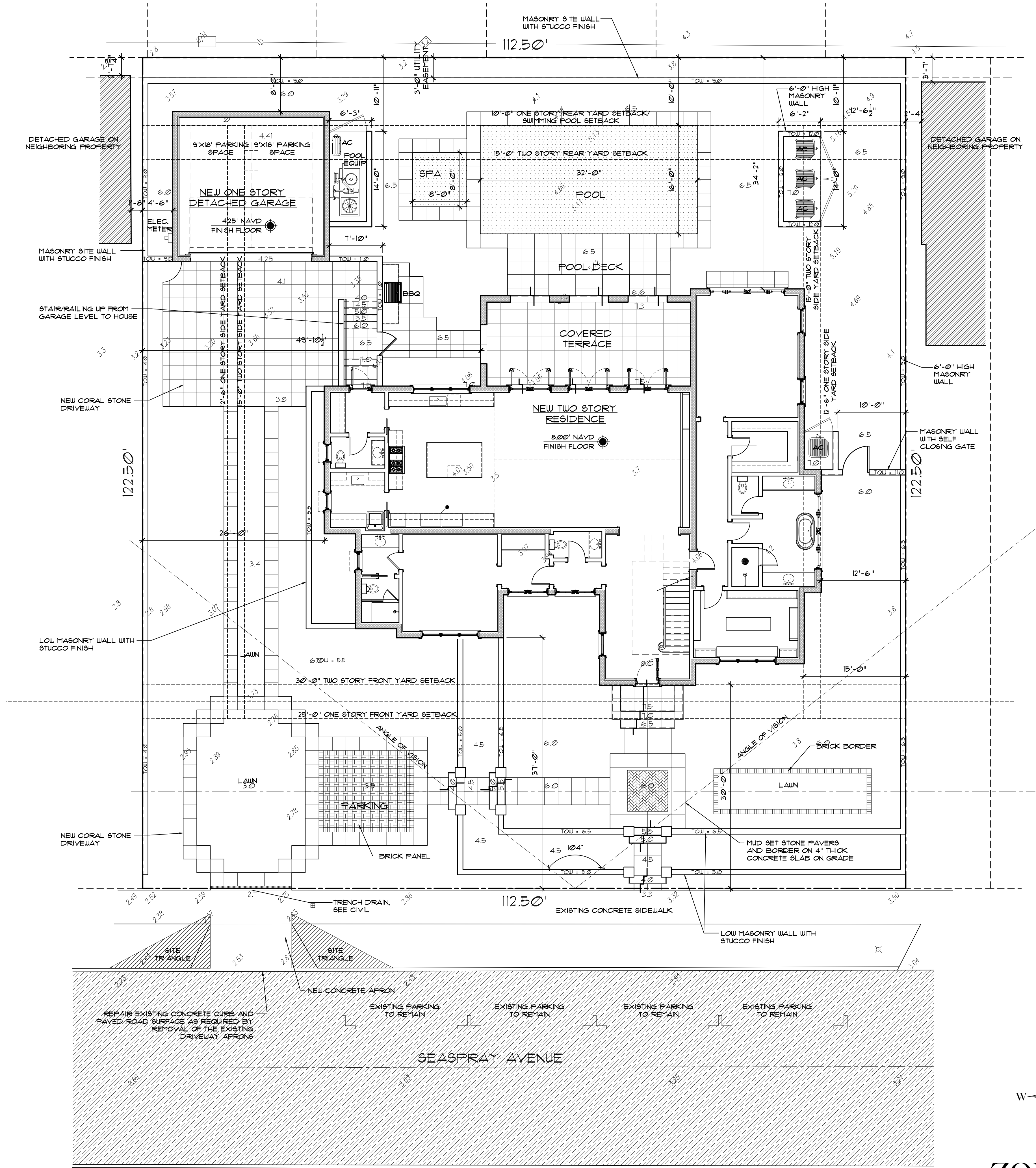
LEGAL DESCRIPTION

LOTS 420, 422, 424, 426 AND THE WEST ONE-HALF OF LOT 428, POINCIANA PARK, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 86.

NOTES

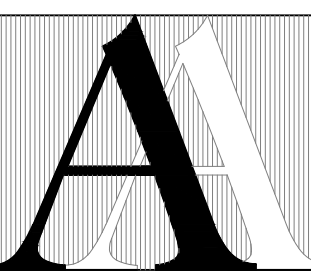
1. THIS DRAWING WAS PREPARED BASED ON A SURVEY OF THE PROPERTY PREPARED BY WALLACE SURVEYING, INC. DATED 12/28/2021.

BUILDING AREA CALCULATIONS		
LOCATION	CONDITIONED	UNCONDITIONED
FIRST FLOOR INTERIOR AREA	2,889 S.F.	
SECOND FLOOR INTERIOR AREA	1,892 S.F.	
GARAGE		506 S.F.
COVERED TERRACE		416 S.F.
SUB TOTAL	4,781 S.F.	922 S.F.
TOTAL	5,703 S.F.	



1 SITE PLAN
1/8" = 1'-0"

ZON-23-050
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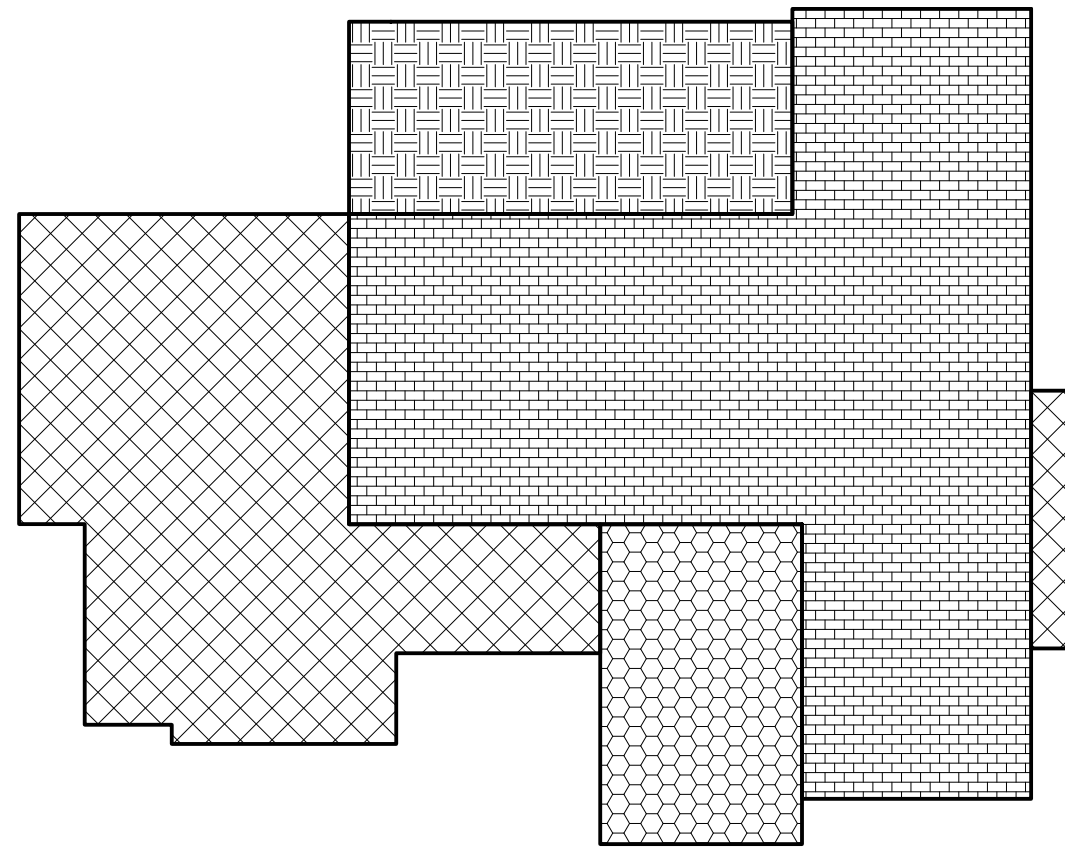
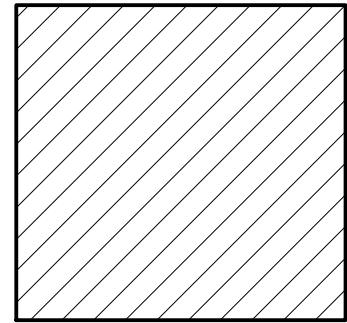
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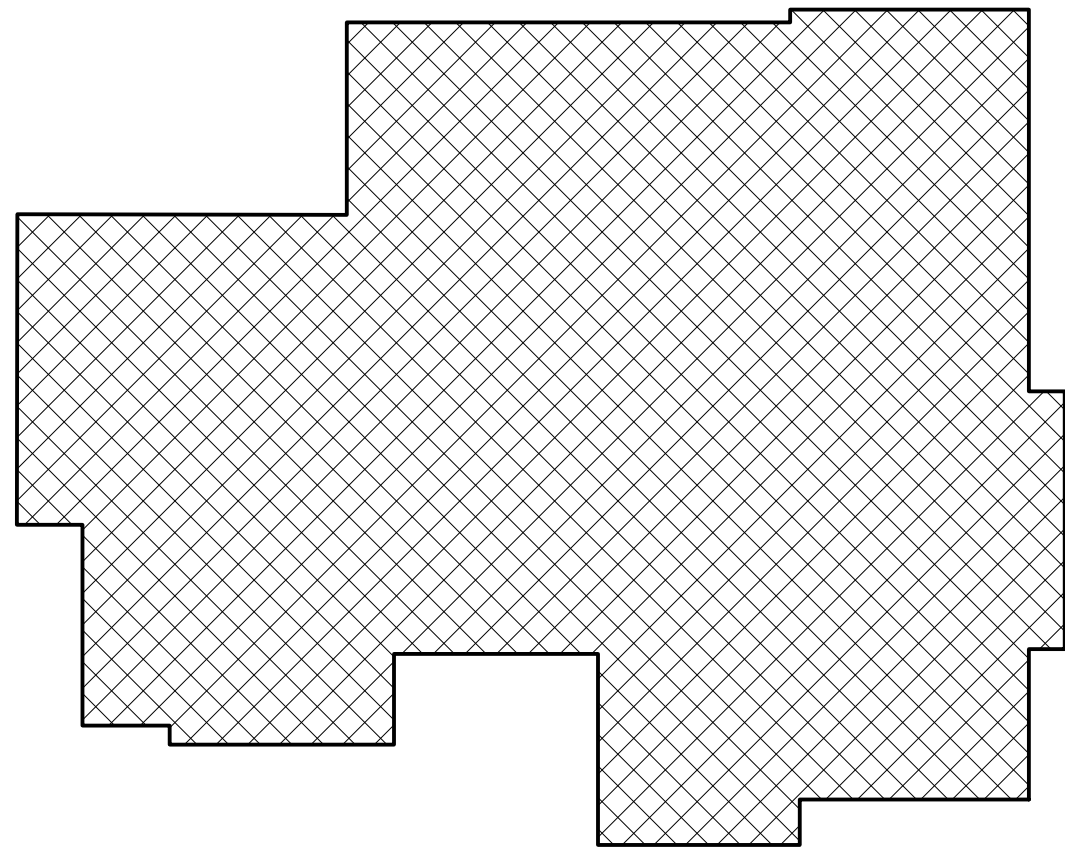
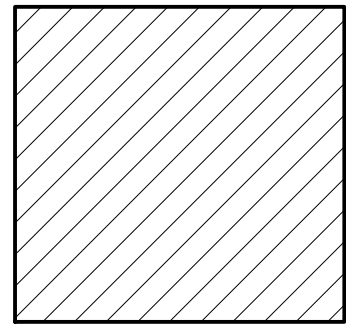
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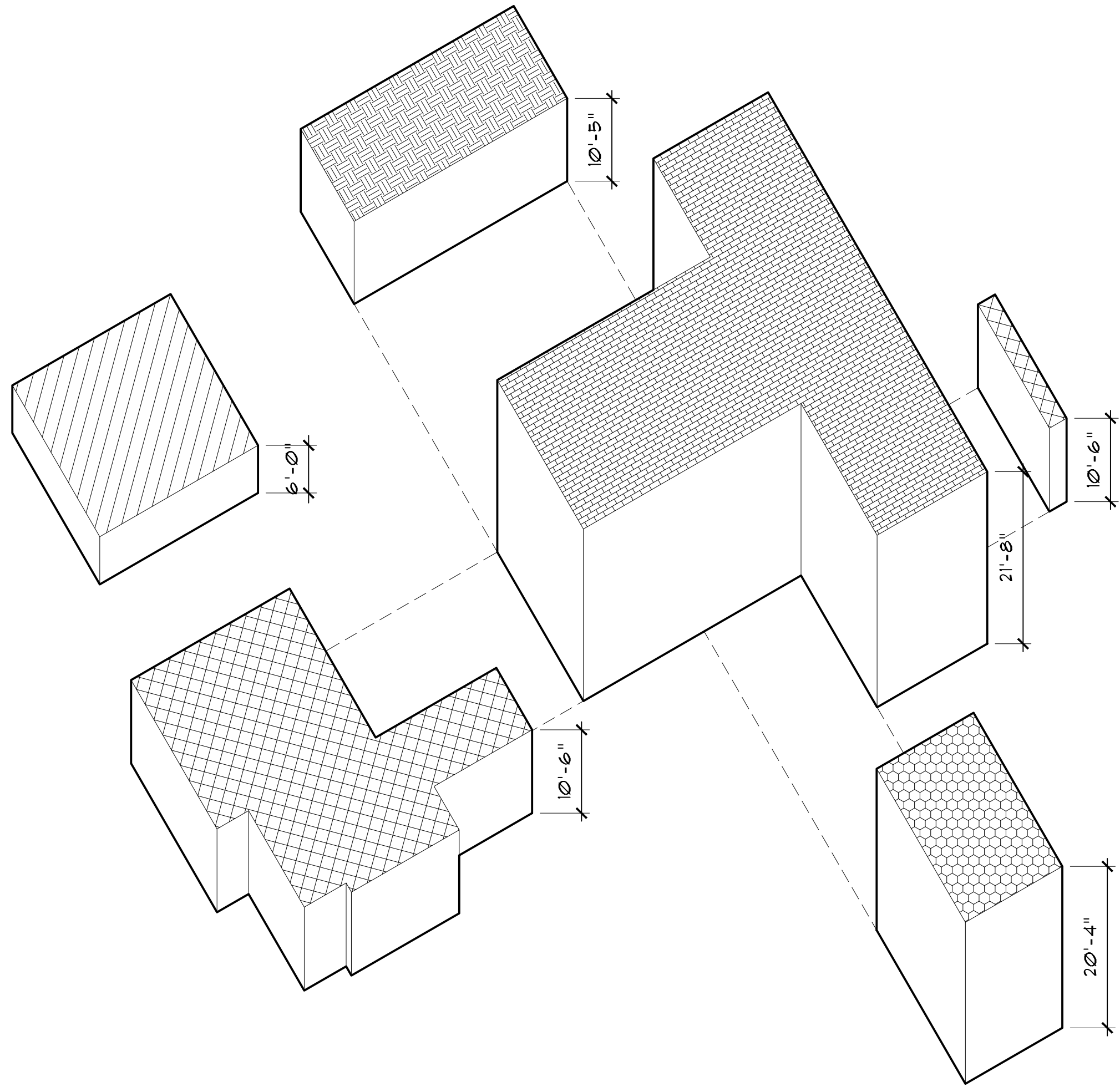


1 CUBIC CONTENT PLAN DIAGRAM
N.T.S.



1 LOT COVERAGE PLAN DIAGRAM
N.T.S.

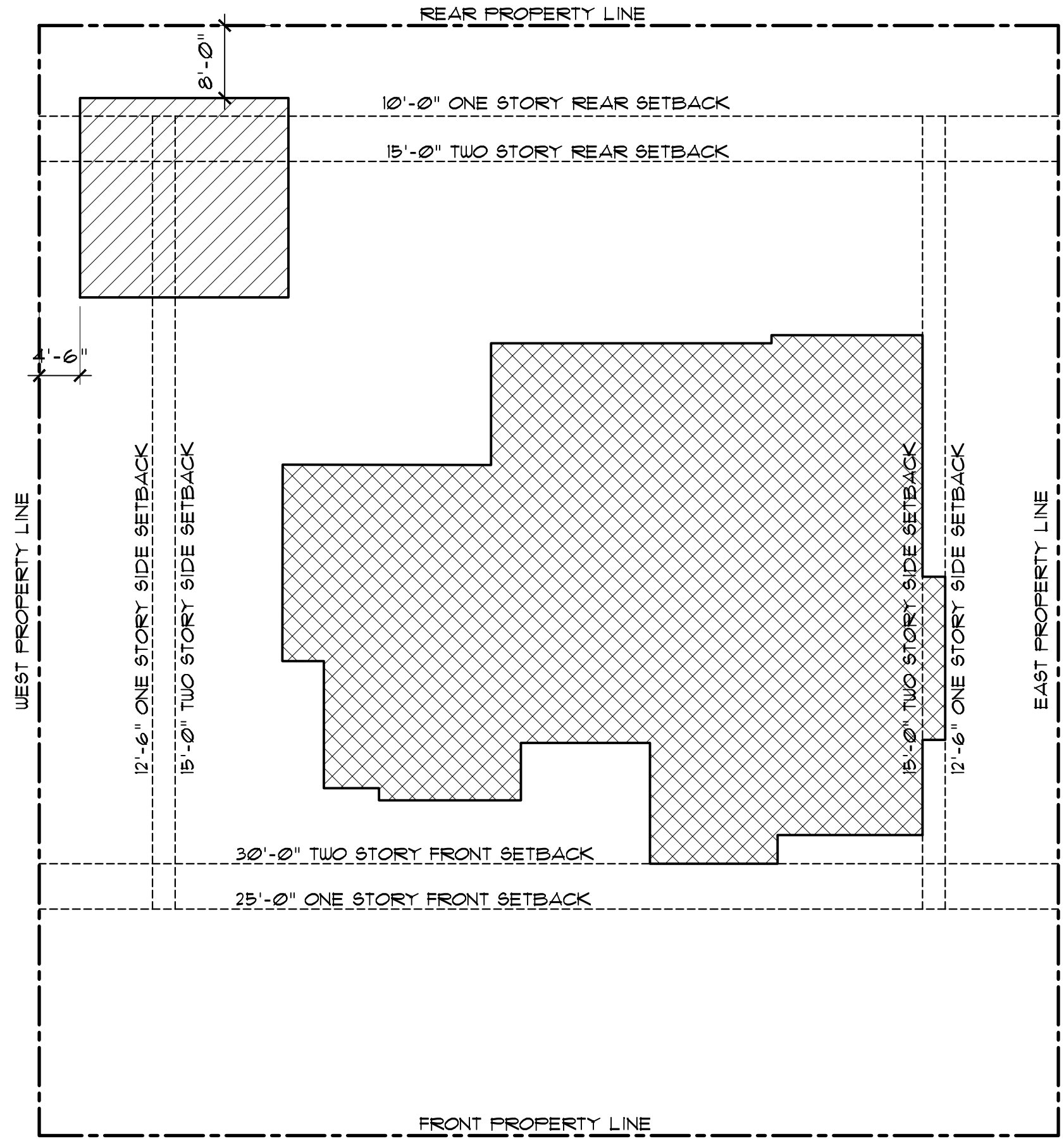
PROPOSED LOT COVERAGE CALCULATIONS		
LOCATION	SQUARE FOOTAGE	
 MAIN HOUSE FOOTPRINT	3,301 SF.	
 GARAGE FOOTPRINT	506 SF.	
TOTAL	3,813 SF.	
PERCENTAGE	21.66%	30% PERMITTED



1 CUBIC CONTENT AXONOMETRIC DIAGRAM
N.T.S.

PROPOSED CUBIC CONTENT CALCULATIONS					
	BUILDING VOLUME	SQUARE FOOTAGE	HEIGHT	VOLUME CUBIC FT.	
	ONE STORY AREA	998 SF.	10'-6"	10,479 CF.	
	TWO STORY AREA	1,578 SF.	21'-8"	32,612 CF.	
	TWO STORY AREA	315 SF.	20'-4"	6,404 CF.	
	COVERED PORCH	416 SF.	10'-0"	4,160 CF.	
	ONE STORY GARAGE	506 SF.	6'-0"	3,036 CF.	
			SUBTOTAL	56,691 CF.	
			5 PERCENT EXEMPTION	(2,729 CF.)	
			TOTAL	53,962 SF.	

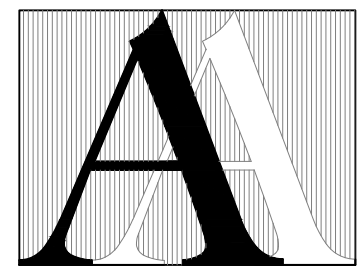
ALLOWABLE CUBIC CONTENT CALCULATIONS	
LOT AREA	13,781 SF.
CUBIC CONTENT RATIO	$3.5 \div ((60,000 - 13,781) / 50,000) \times 0.5 = 3.96$
ALLOWABLE CUBIC CONTENT	$13,781 \text{ SF.} \times 3.96 = 54,573 \text{ CF.}$
EXEMPT 5% COVERED AREA	$54,573 \times 5\% = 2,729 \text{ CF.}$
TOTAL ALLOWABLE CUBIC CONTENT	51,302 CF.
TOTAL PROPOSED CUBIC CONTENT	56,691 CF.
AMOUNT UNDER ALLOWABLE	611 CF.



1 VARIANCE REQUEST DIAGRAM
N.T.S.

VARIANCES REQUESTED:	
1.	SECTION 134-893(B)(7)(A) - A VARIANCE FOR THE WEST SIDE YARD SETBACK OF 4'-6" IN LIEU OF THE 12'-6" MINIMUM REQUIRED IN THE RB ZONING DISTRICT.
2.	SECTION 134-893(B)(9)(A) - A VARIANCE FOR THE REAR YARD SETBACK OF 8'-0" IN LIEU OF THE 10'-0" MINIMUM REQUIRED IN THE RB ZONING DISTRICT.

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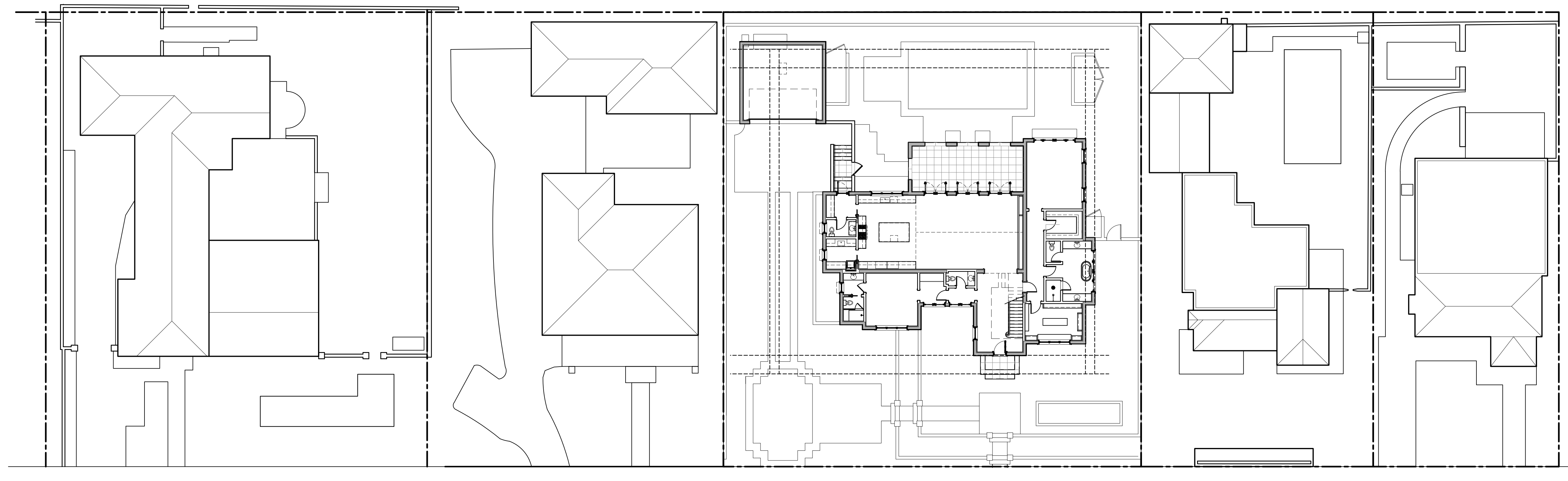
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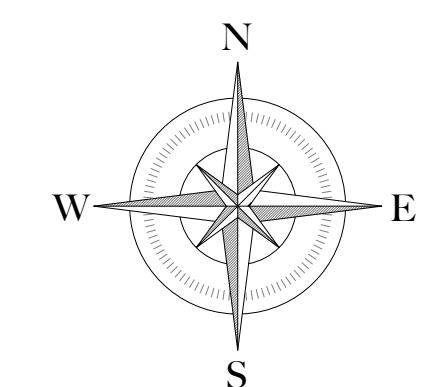


1 STREETSCAPE ELEVATIONS
1/16" = 1'-0"

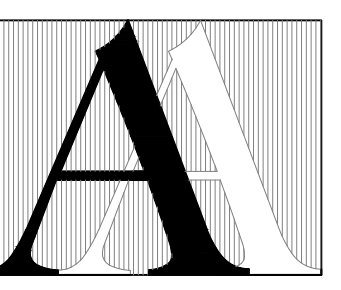


255 SEASPRAY	247 SEASPRAY	243 SEASPRAY	235 SEASPRAY	231 SEASPRAY
LOT SIZE = 12,262 S.F.	LOT SIZE = 9,187 S.F.	LOT SIZE = 13,781 S.F.	LOT SIZE = 7,657 S.F.	LOT SIZE = 6,125 S.F.
TOTAL SQUARE FOOTAGE = 6,307	TOTAL SQUARE FOOTAGE = 3,574	TOTAL SQUARE FOOTAGE = 5,703	TOTAL SQ. FOOTAGE = 4,350	TOTAL SQ. FOOTAGE = 3,144
LOT TO AREA RATIO = 54.4%	LOT TO AREA RATIO = 38.9%	LOT TO AREA RATIO = 41.3%	LOT TO AREA RATIO = 56.8%	LOT TO AREA RATIO = 51.3%

1 STREETSCAPE PLAN
3/16" = 1'-0"



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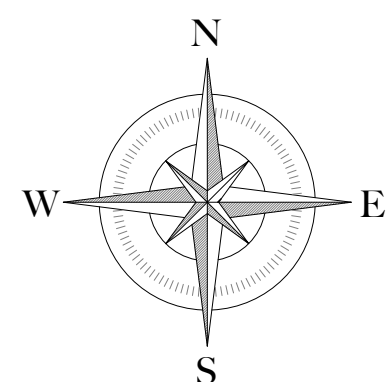
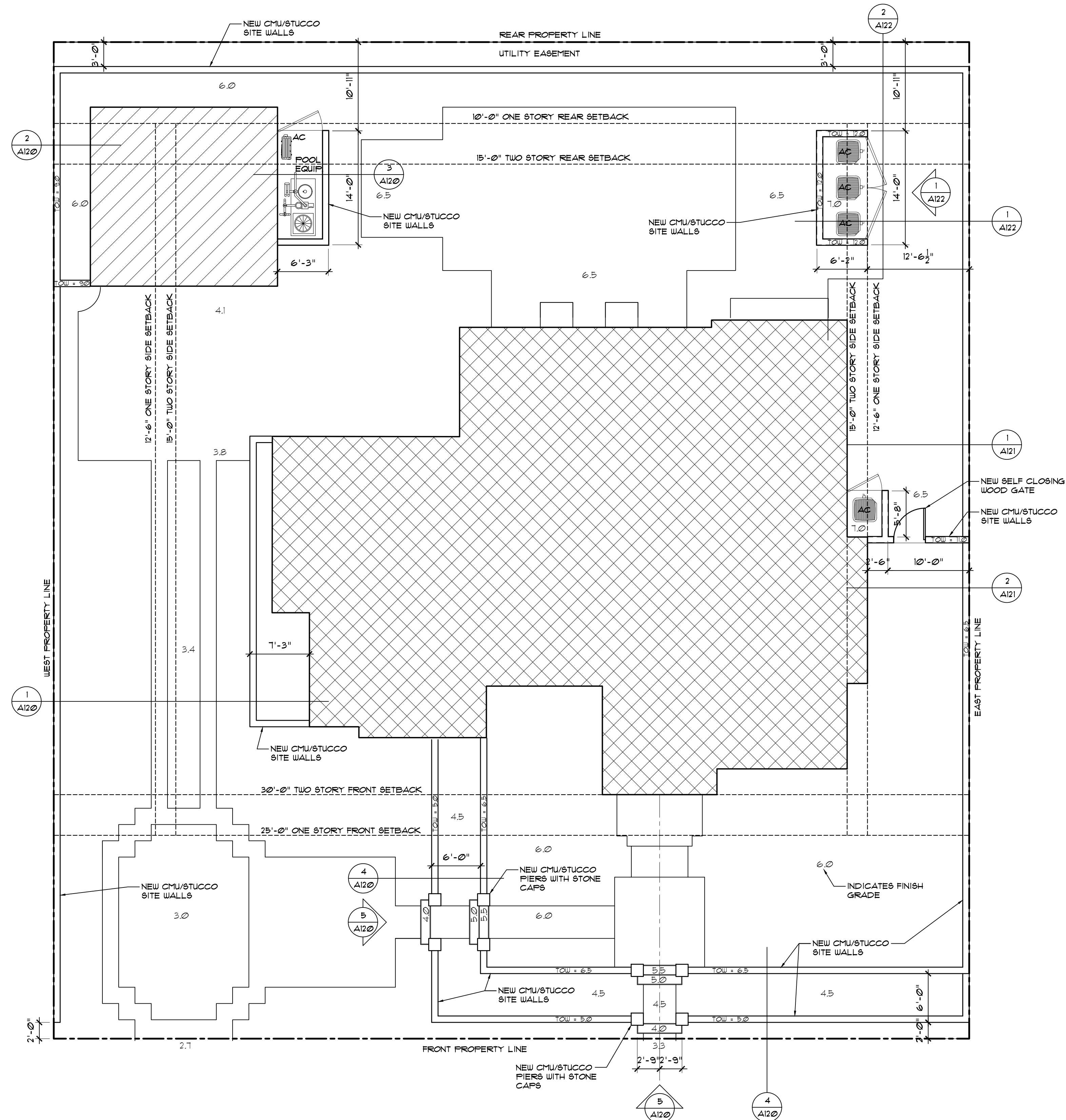
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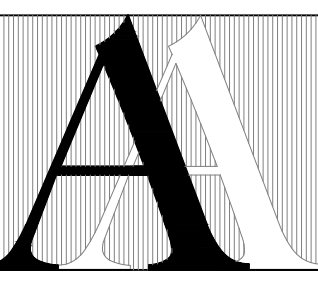
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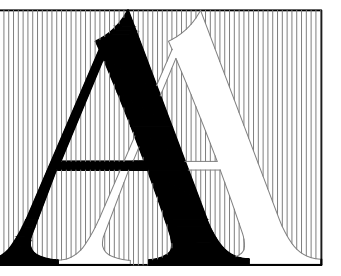
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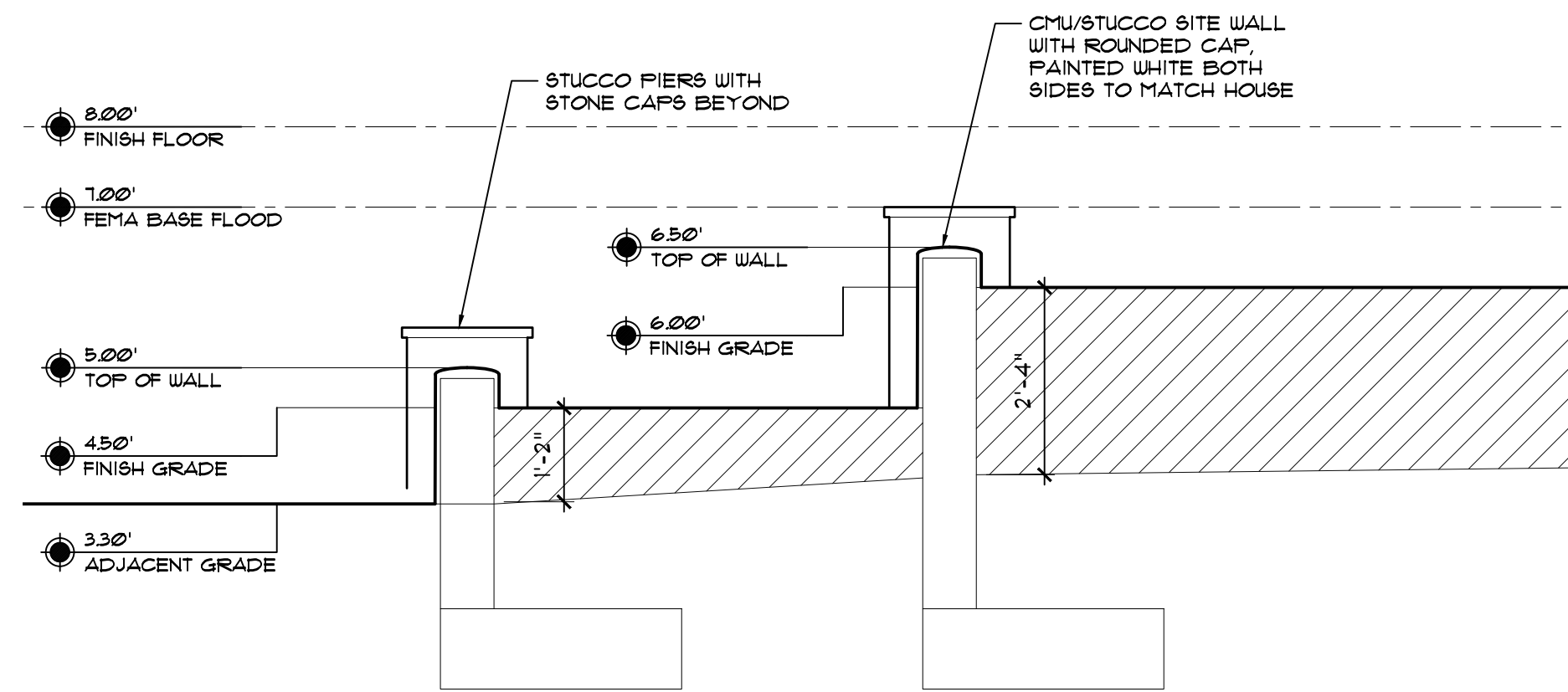
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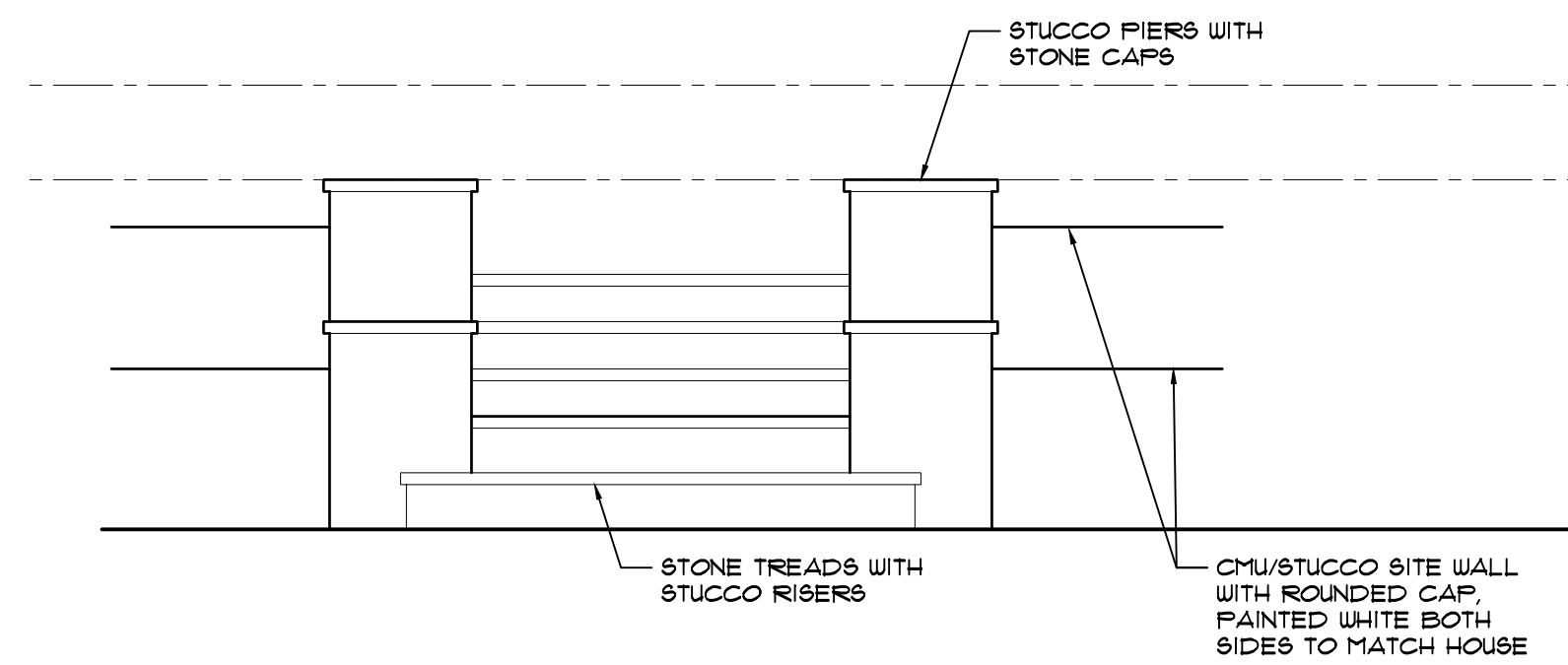
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SCALE: AS NOTED

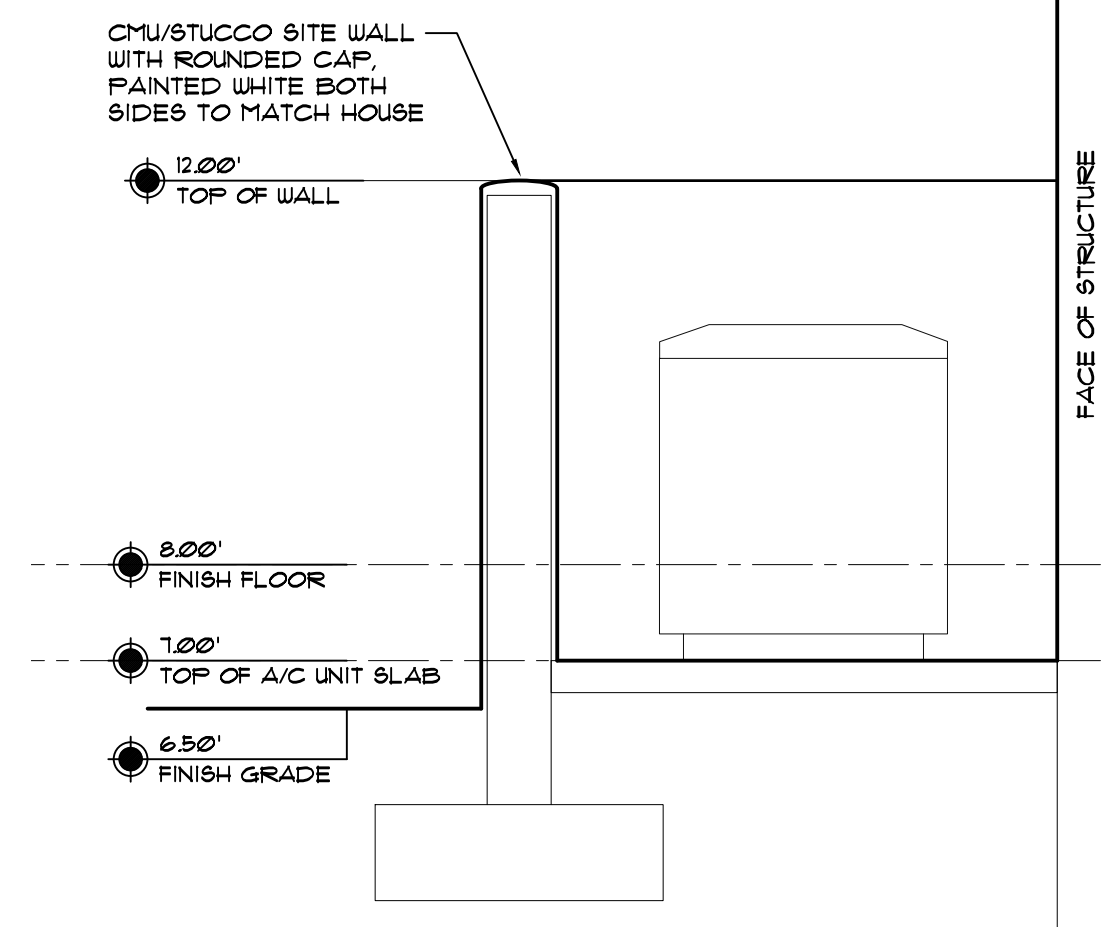
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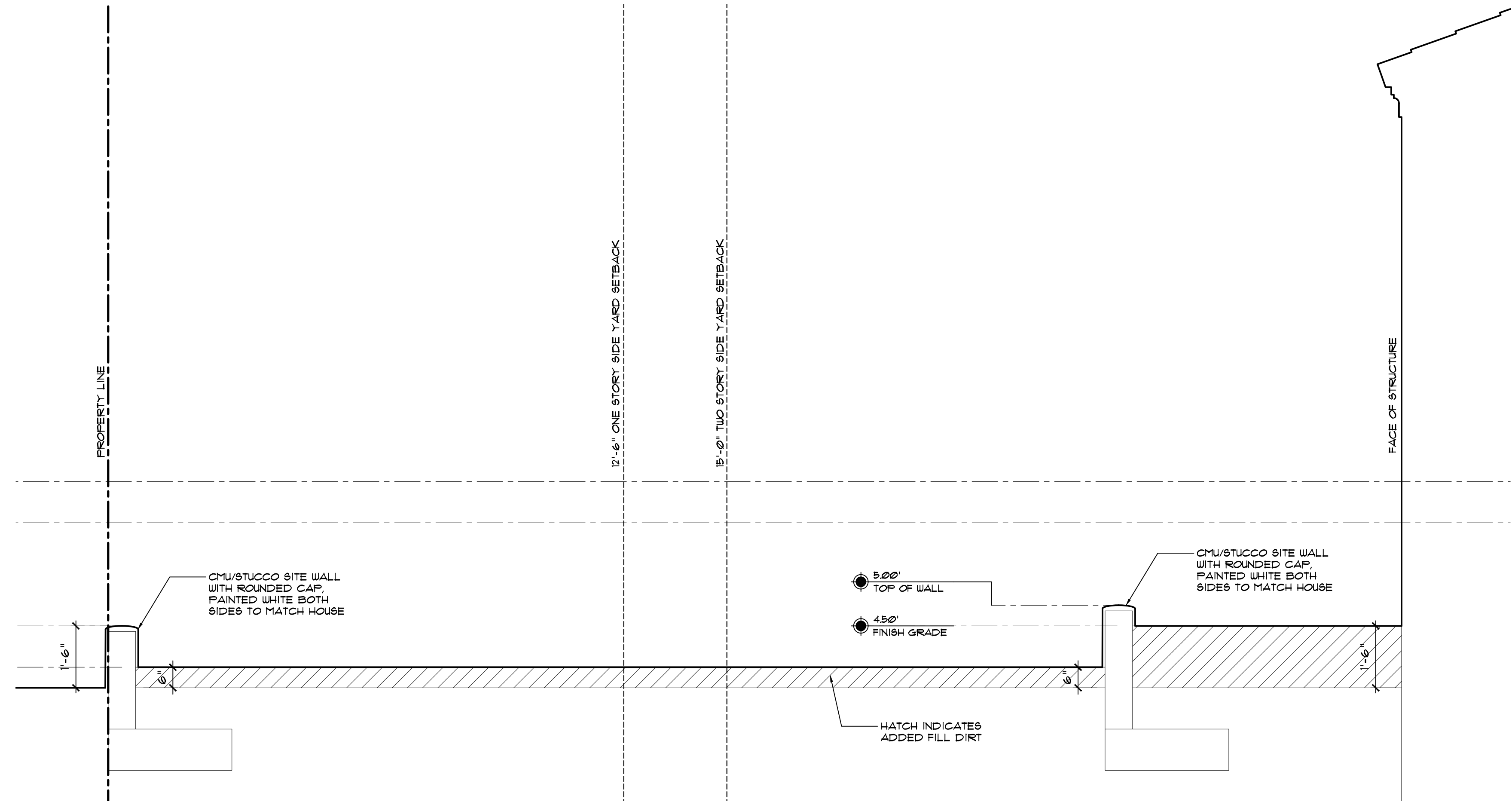
4 SITE WALL/FILL SECTION
1/2" = 1'-0"



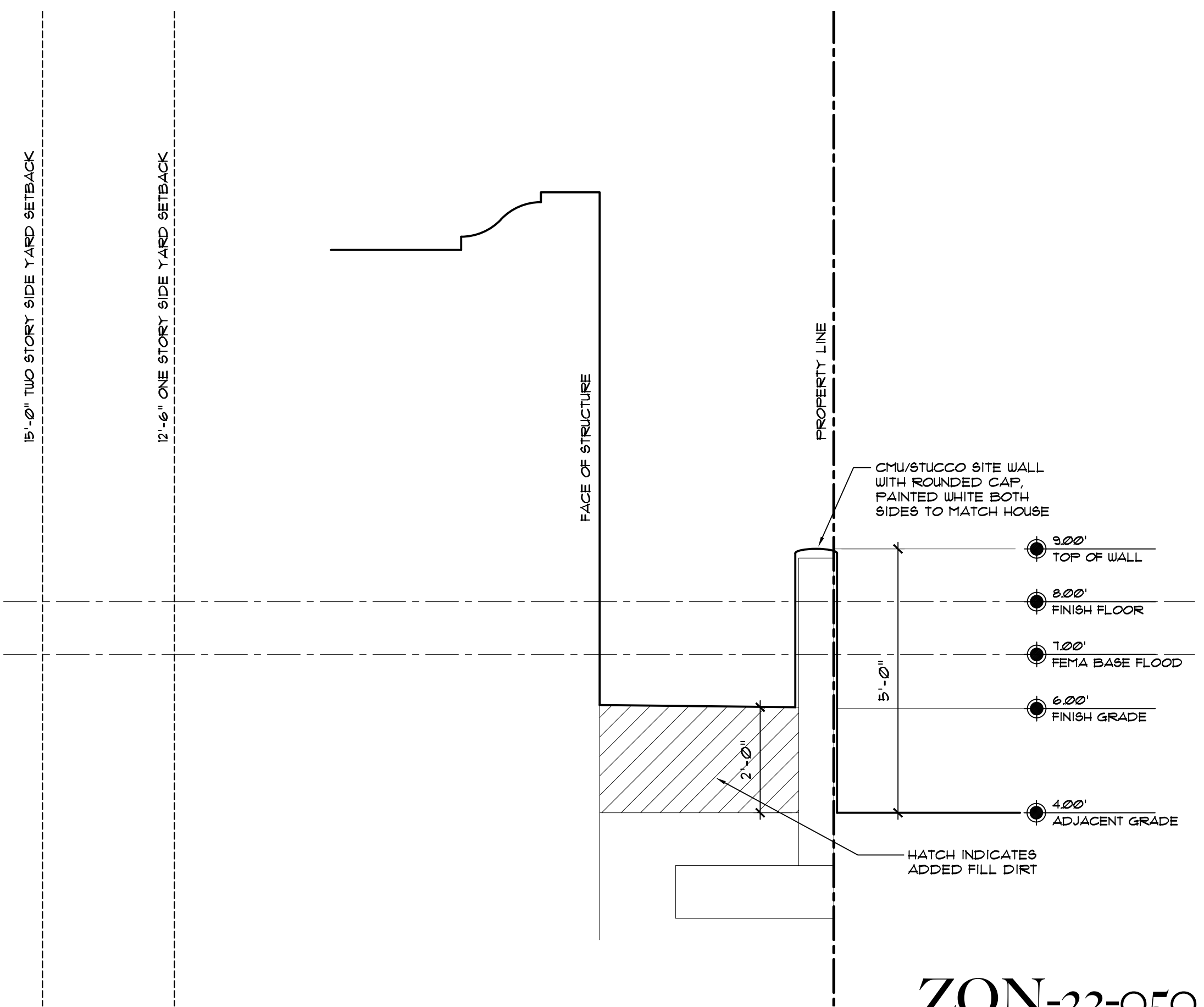
5 WALL/PIER ELEVATION
1/2" = 1'-0"



3 SITE WALL/FILL SECTION
1/2" = 1'-0"

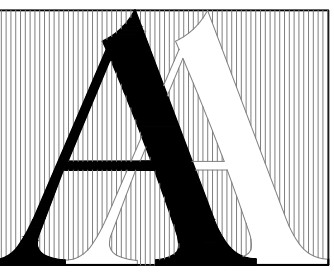
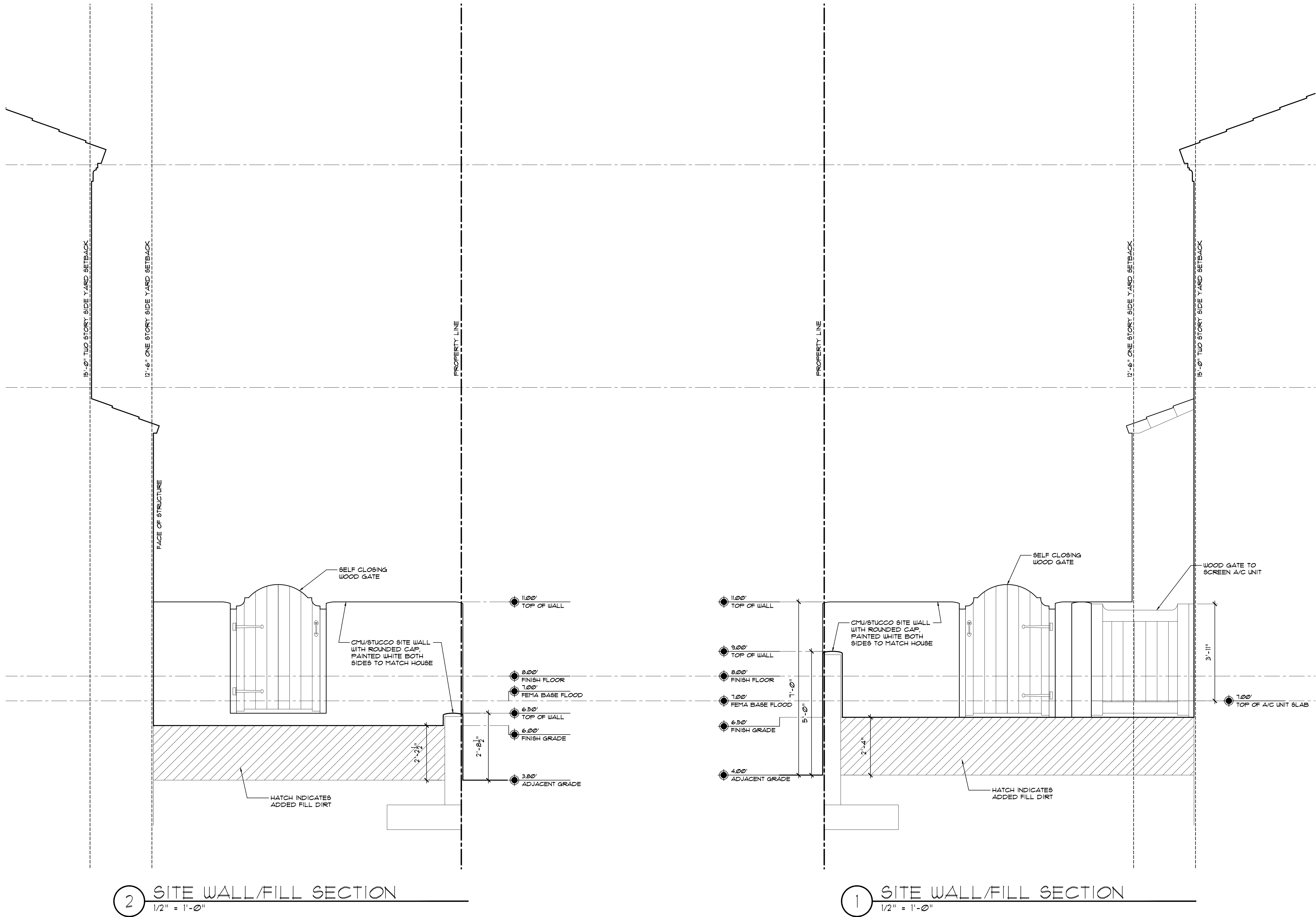


1 SITE WALL/FILL SECTION
1/2" = 1'-0"



2 SITE WALL/FILL SECTION
1/2" = 1'-0"

ZON-23-050
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243 SEASPRAY AVENUE
PALM BEACH, FL 33480

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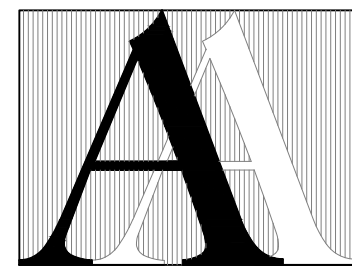
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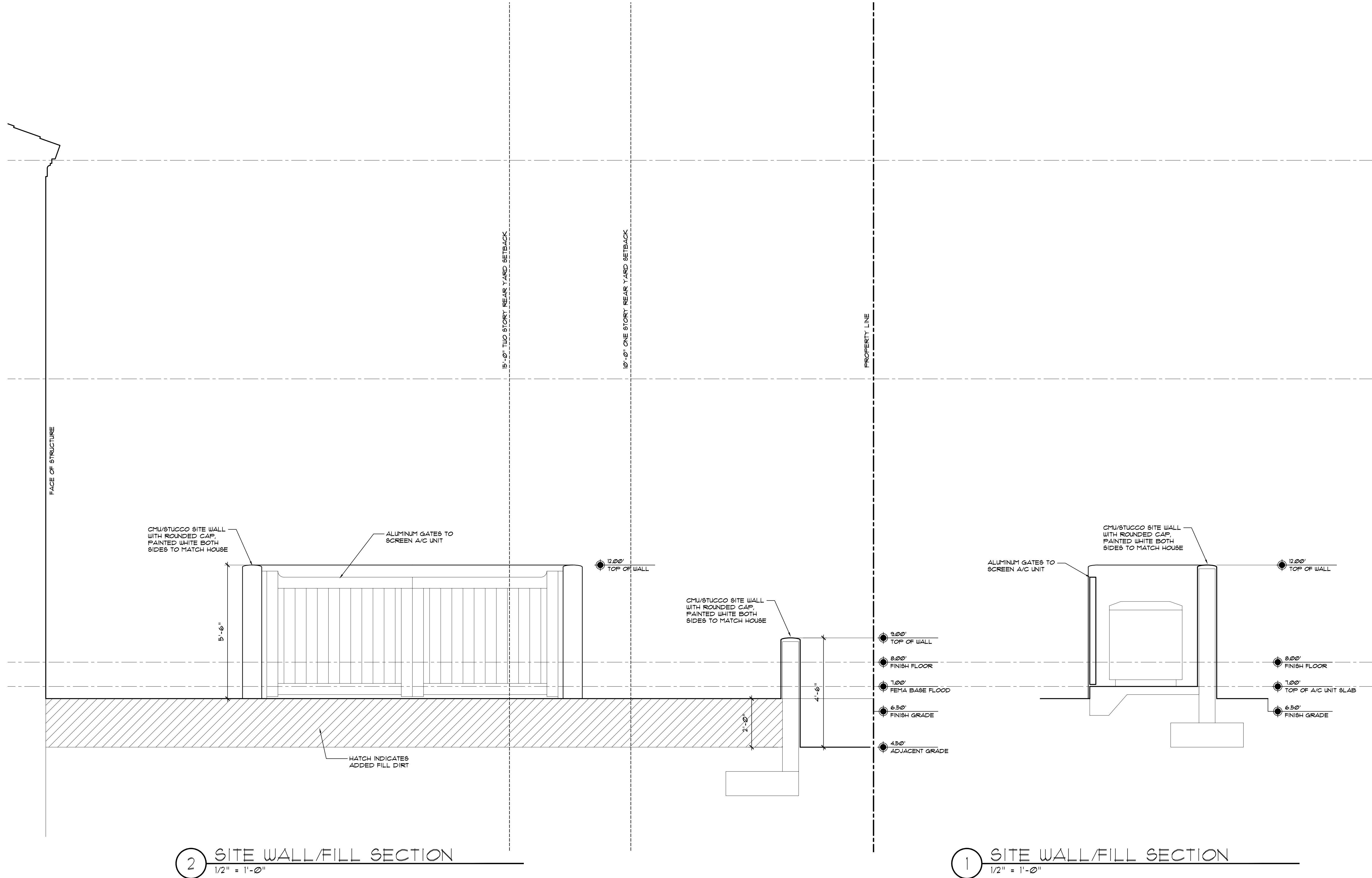
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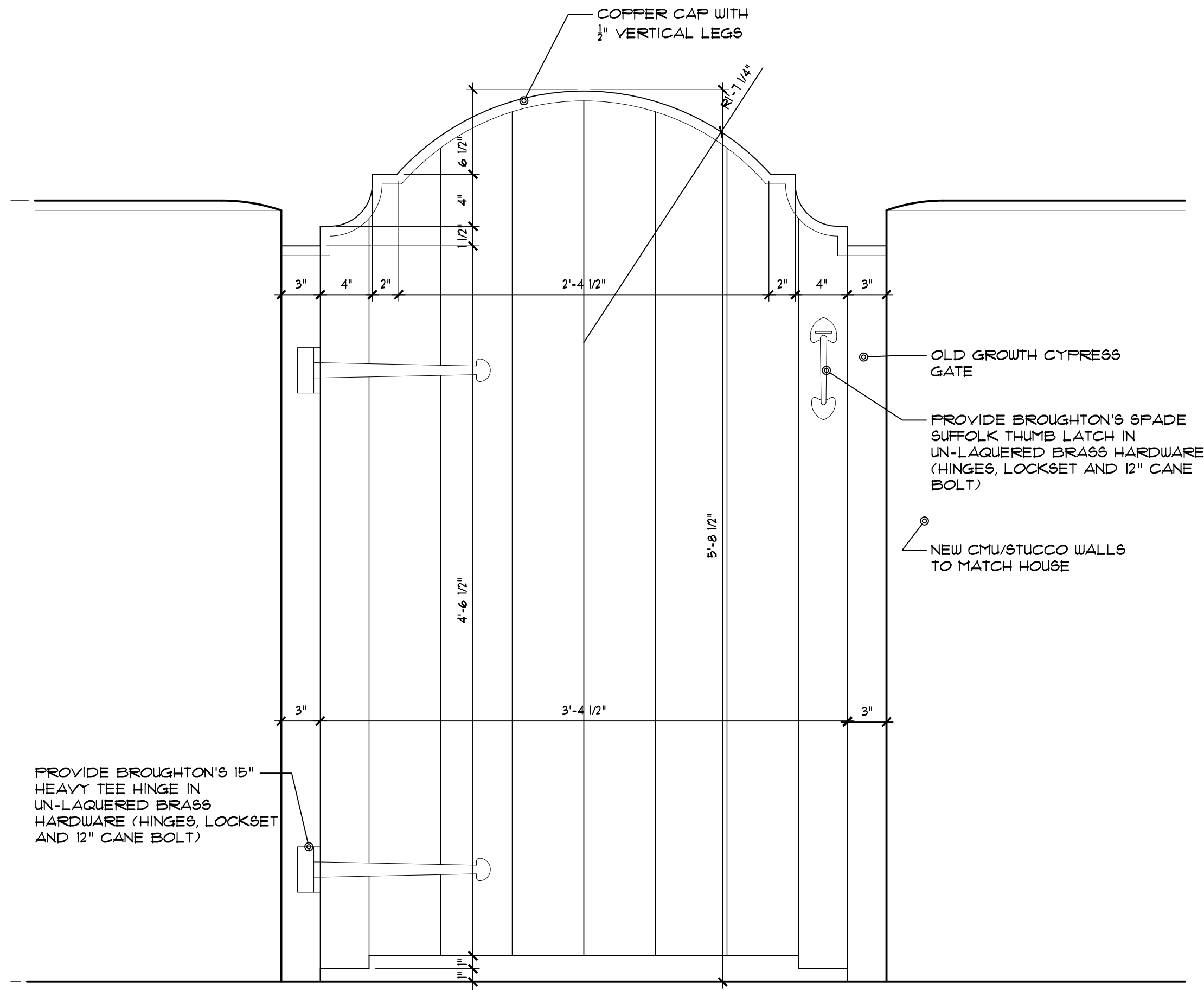
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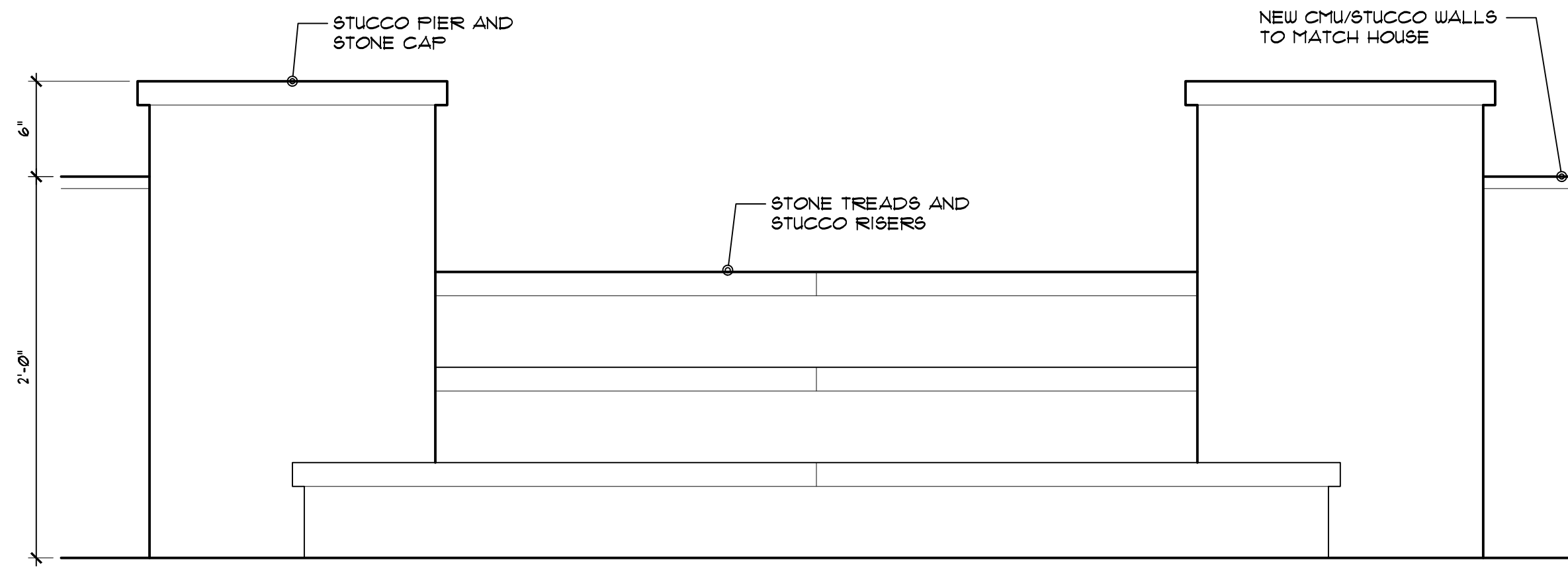
2 SITE WALL/FILL SECTION
1/2" = 1'-0"

1 SITE WALL/FILL SECTION
1/2" = 1'-0"

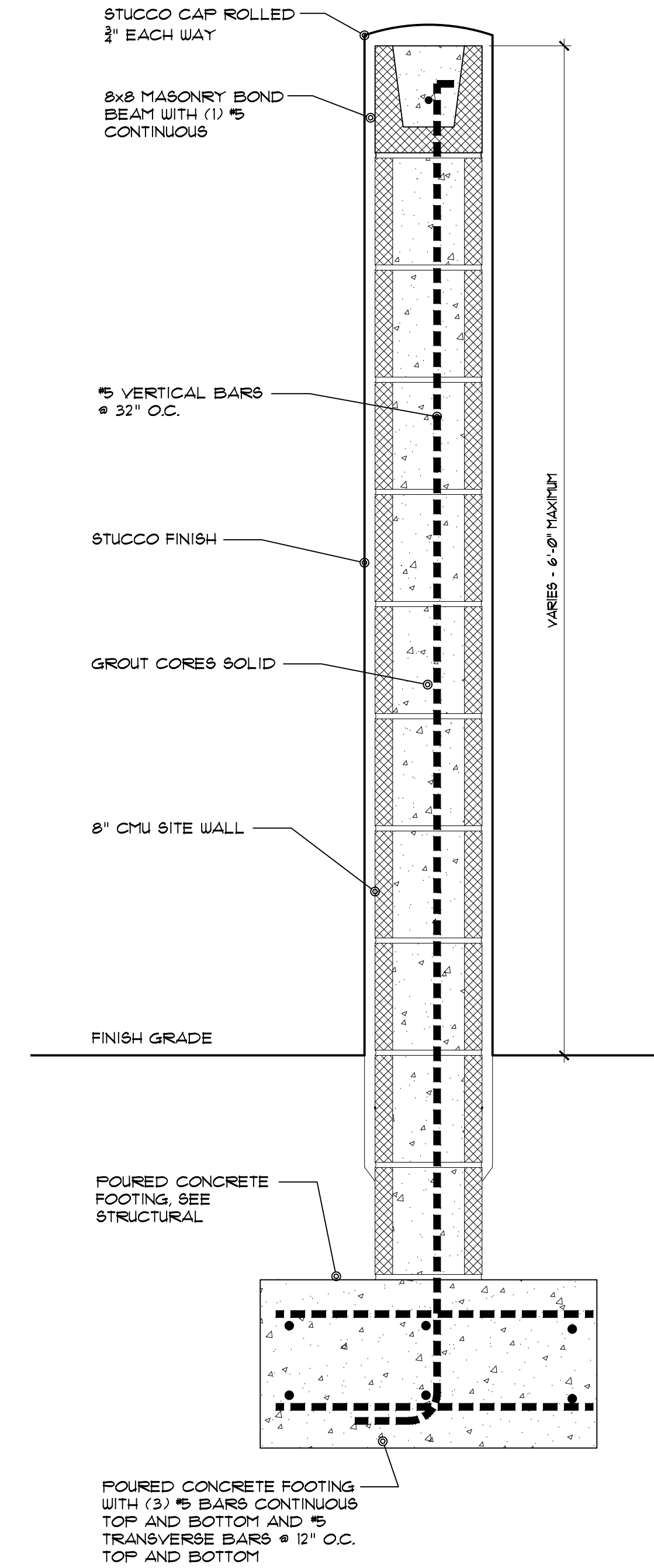
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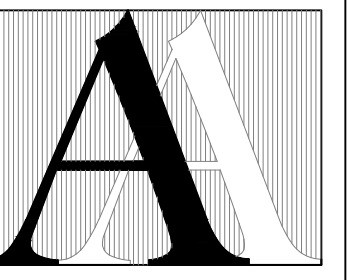
3 GATE DETAIL
1-1/2" = 1'-0"



2 PIER DETAIL
1-1/2" = 1'-0"



1 SITE WALL DETAIL
1-1/2" = 1'-0"



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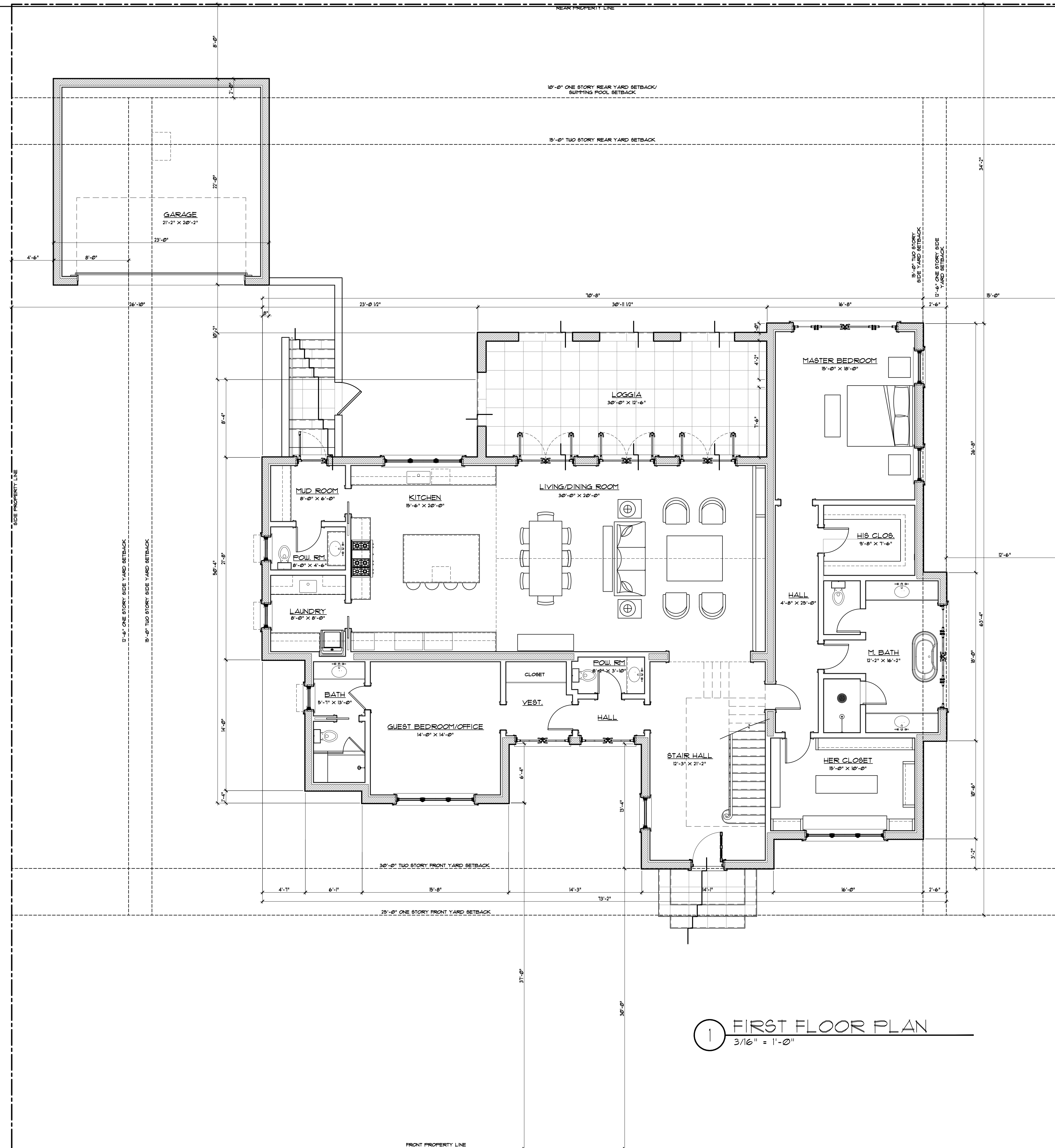
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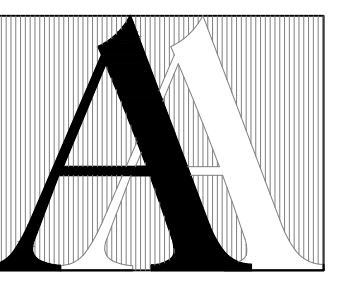
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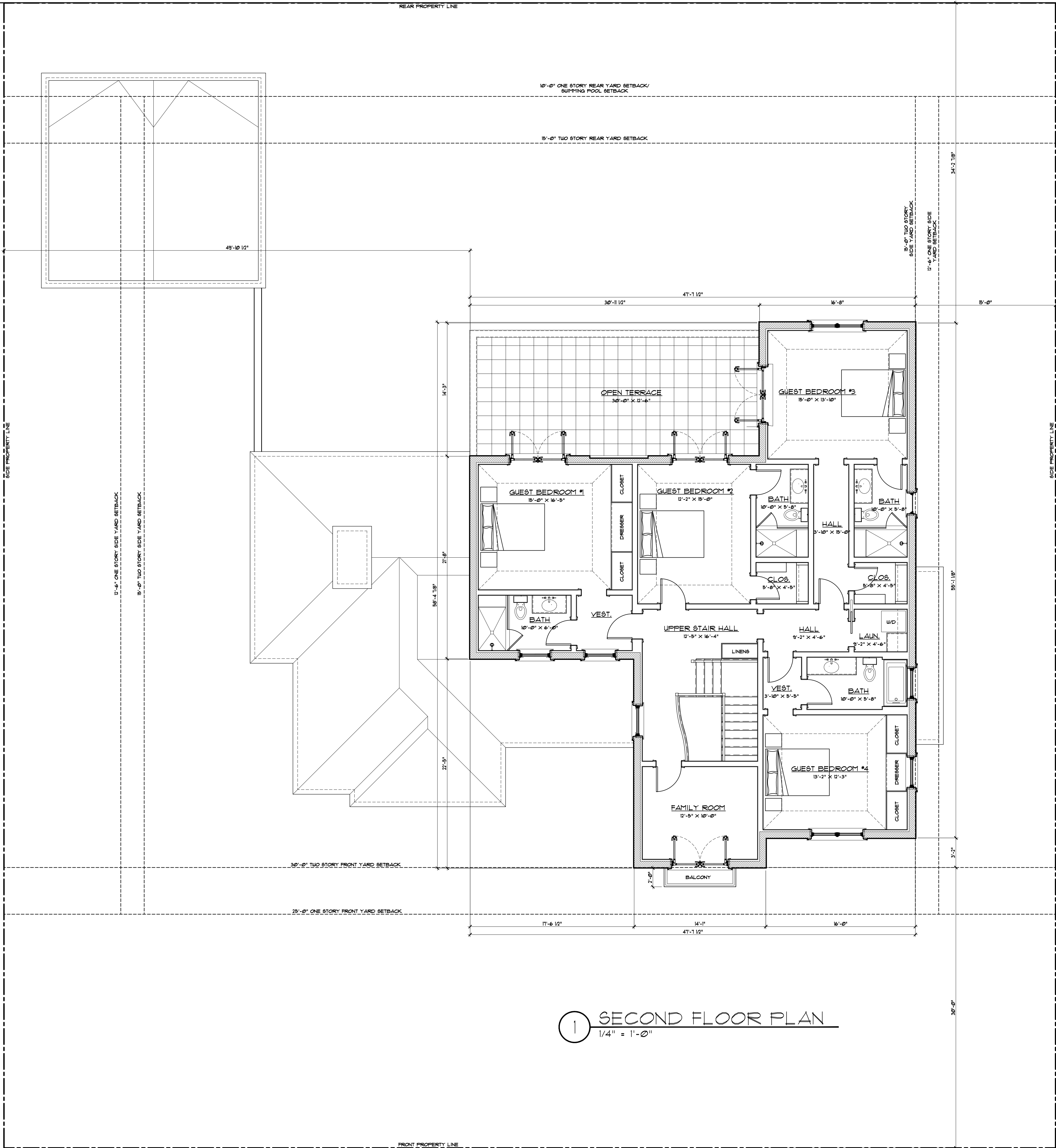
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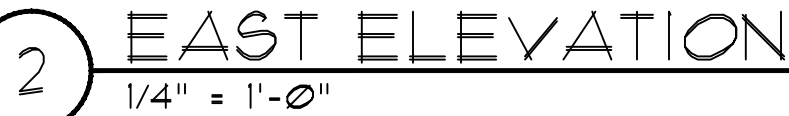
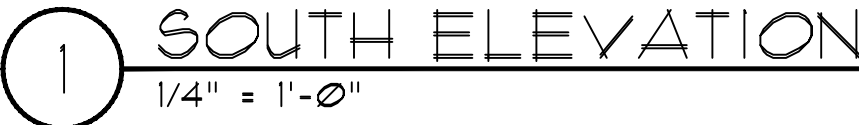
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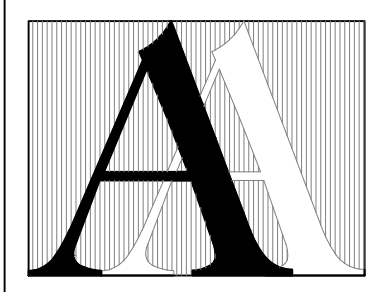
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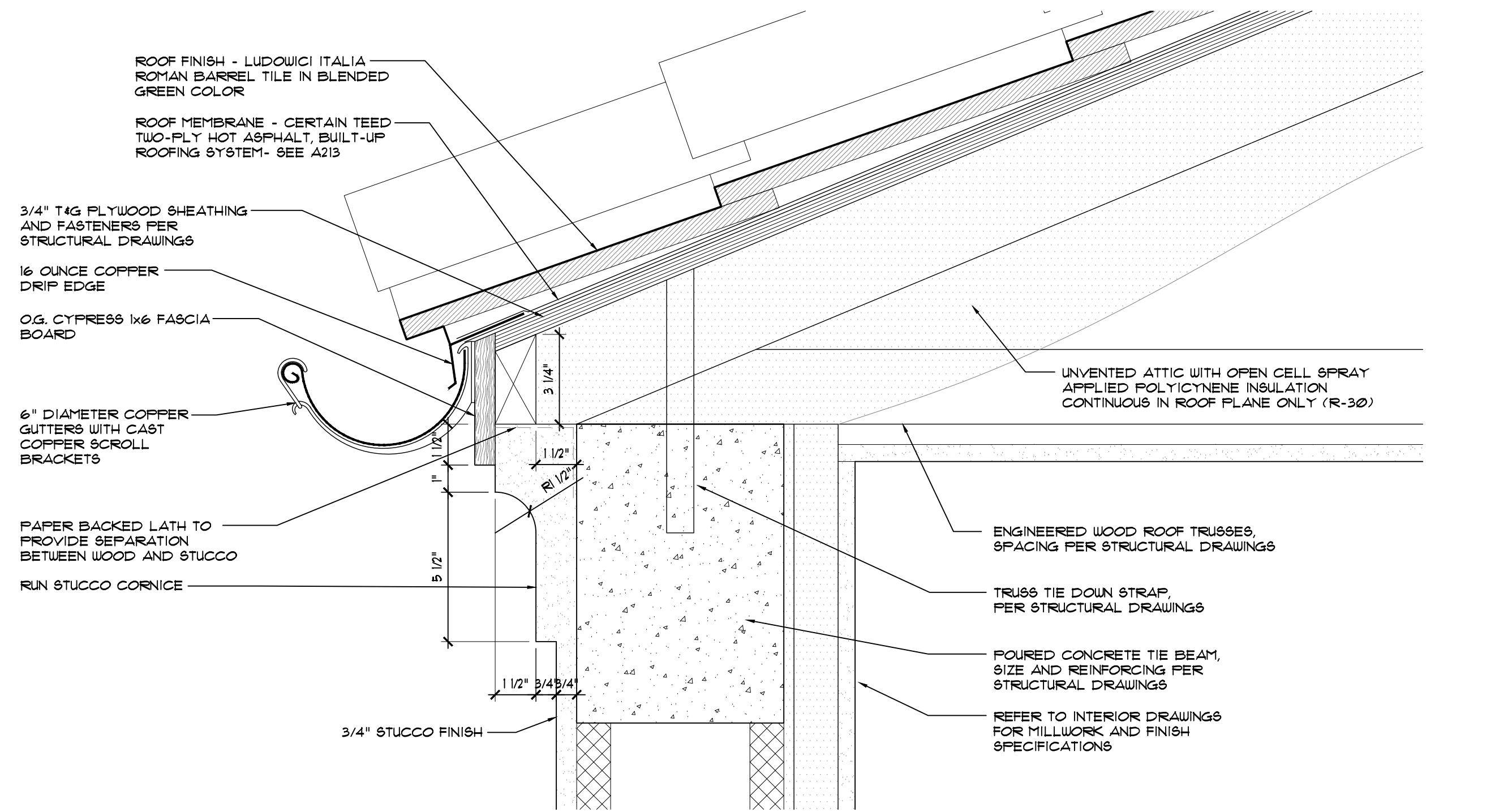
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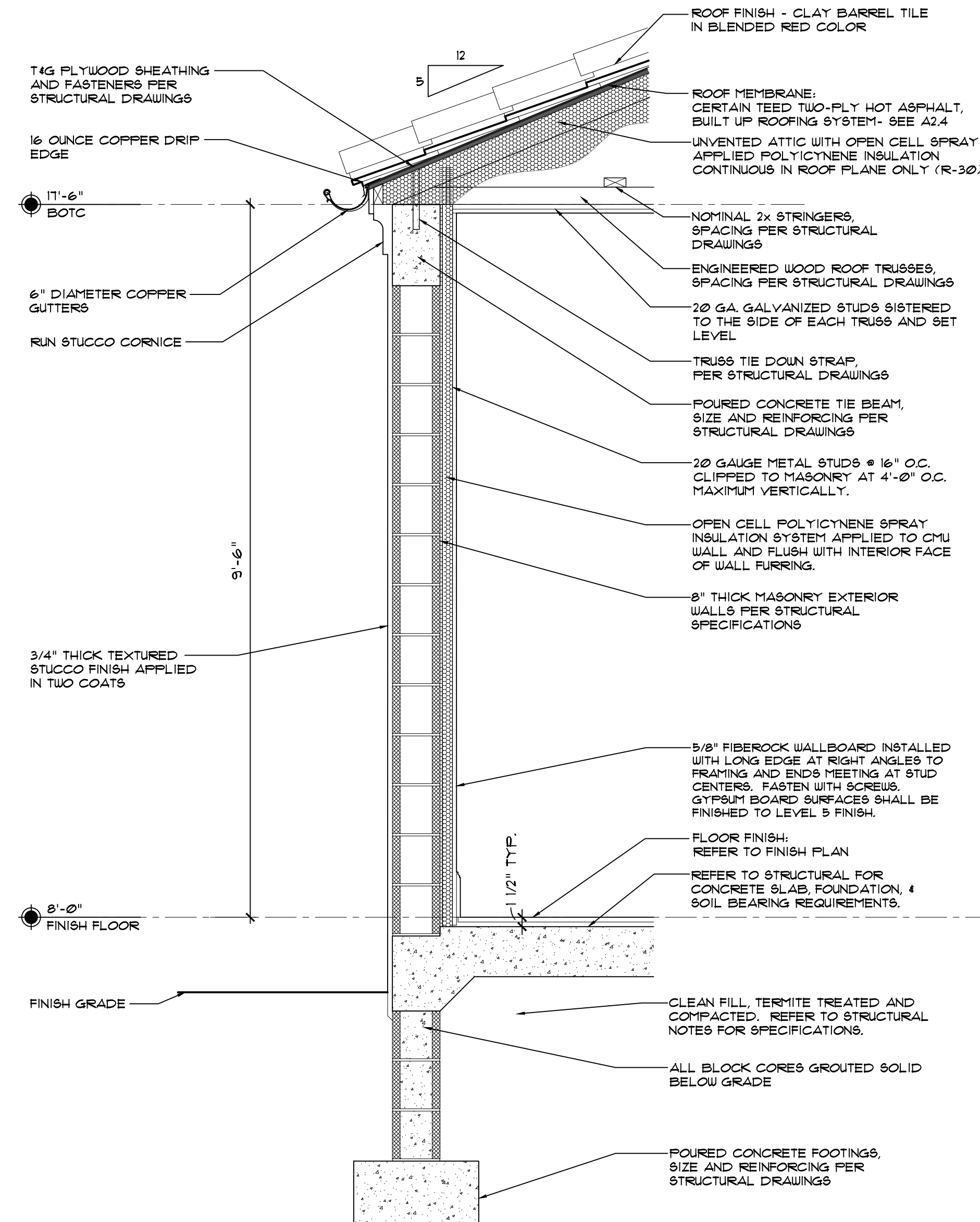
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1 RENDERINGS
N.T.S.

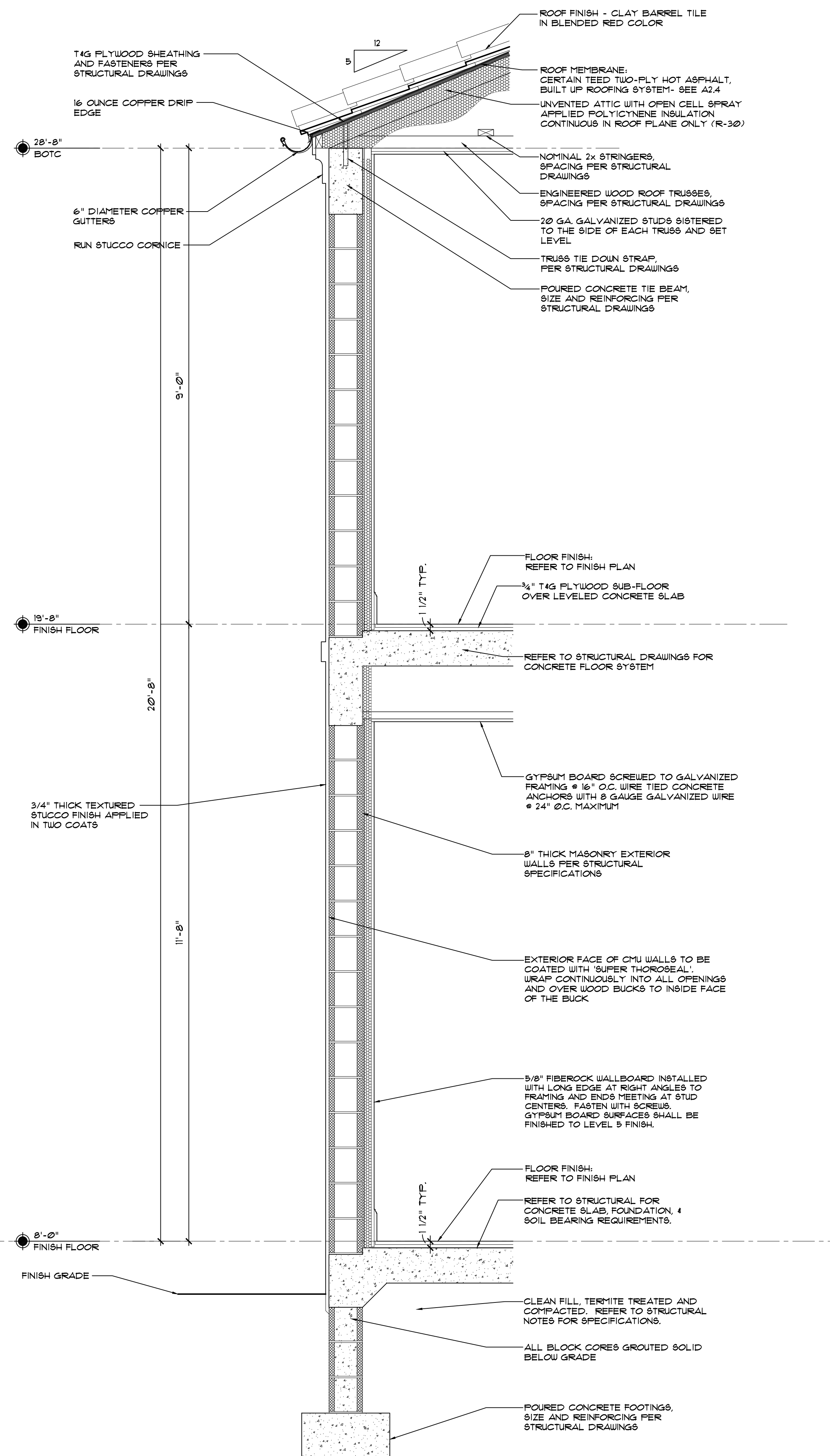
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2 TYPICAL EAVE DETAIL
3/4" = 1'-0"

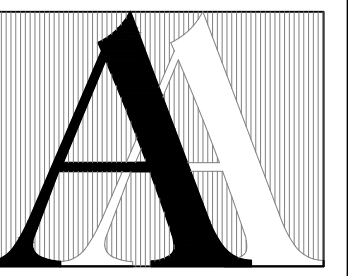


2 ONE STORY WALL SECTION
3/4" = 1'-0"



1 TWO STORY WALL SECTION
3/4" = 1'-0"

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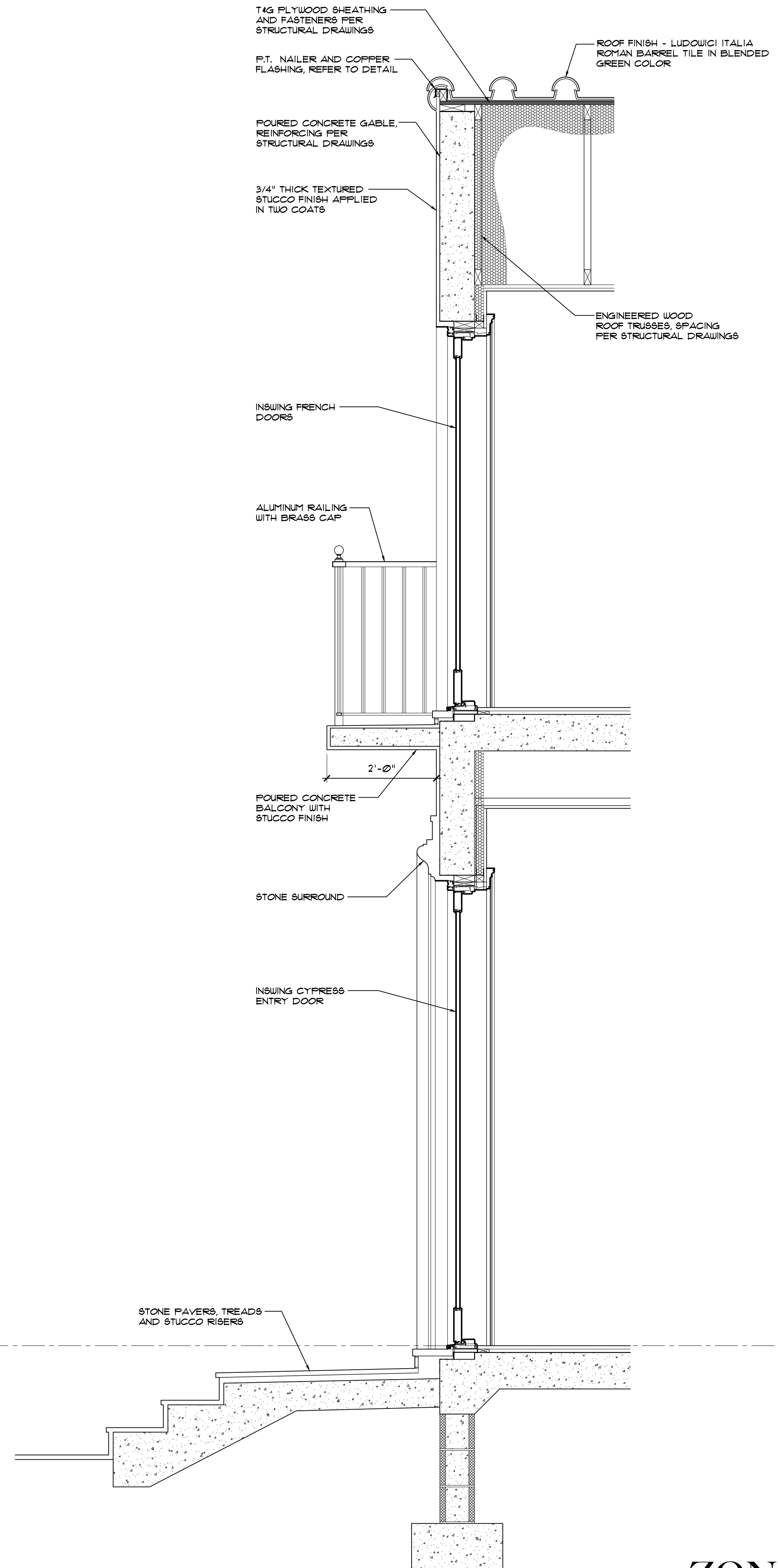
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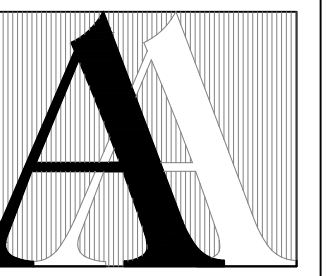
A511.00



1 PARTIAL ELEVATION AT ENTRY
3/4" = 1'-0"



1 SECTION AT ENTRANCE
3/4" = 1'-0"



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ROOF TILE
TWO PIECE CLAY IN BLENDED RED



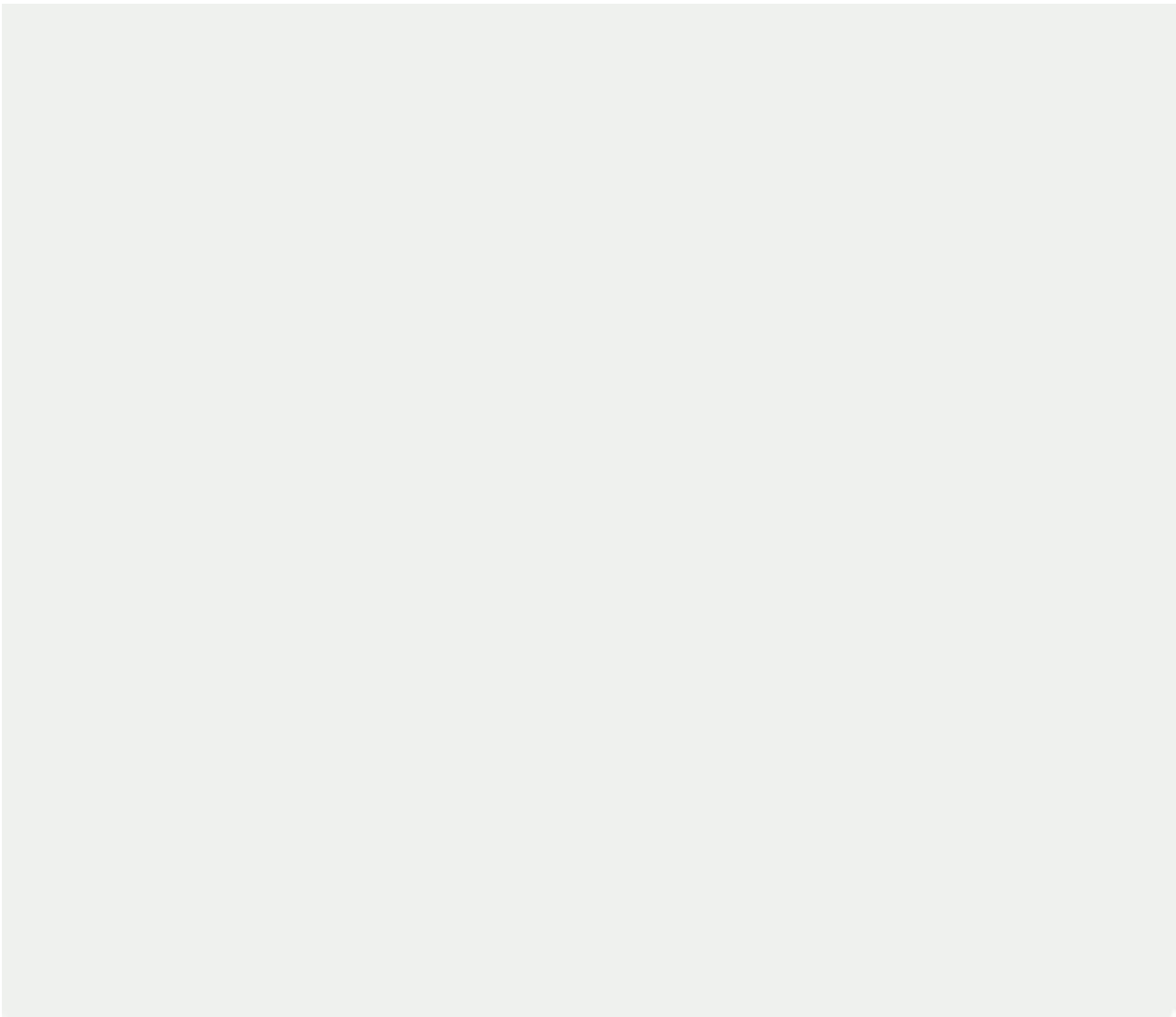
GUTTERS AND DOWNSPOUTS
COPPER



HARDSCAPE
DOMINICAN CORAL STONE



ENTRY DOOR
LYMED CYPRESS



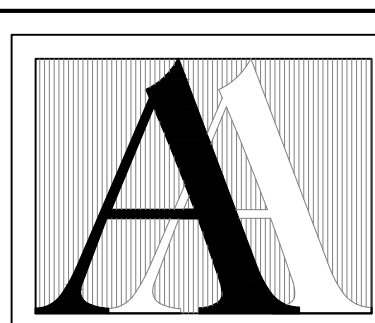
HOUSE AND SITE WALLS
BENJAMIN MOORE CHANTILLY LACE



WINDOWS AND DOORS
BENJAMIN MOORE SEA STAR 2123-30

1 MATERIALS AND COLORS
N.T.S.

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