







EXISTING:

	LOT COVERAGE	1,809.89 SQ. FT.	(28.39%)
	OPEN SPACE	1,988.00 SQ. FT.	(31.20%)
	HARDSCAPE	2,005.11 SQ. FT.	(31.45%)
TOTAL		6,375.00 SQ. FT.	(100.00%)

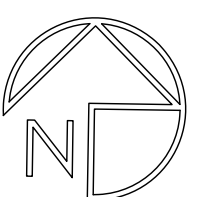


PROPOSED:

	LOT COVERAGE	1,809.89 SQ. FT.	(28.39%)
	OPEN SPACE	1,988.00 SQ. FT.	(31.20%)
	HARDSCAPE	2,005.11 SQ. FT.	(31.45%)
TOTAL		6,375.00 SQ. FT.	(100.00%)

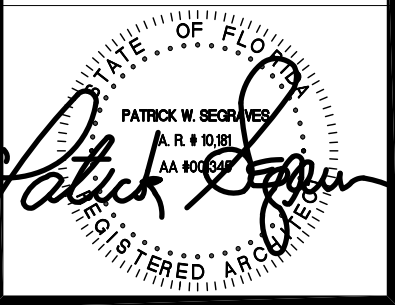
LOT COVERAGE DIAGRAMS

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



CONSULTANT:

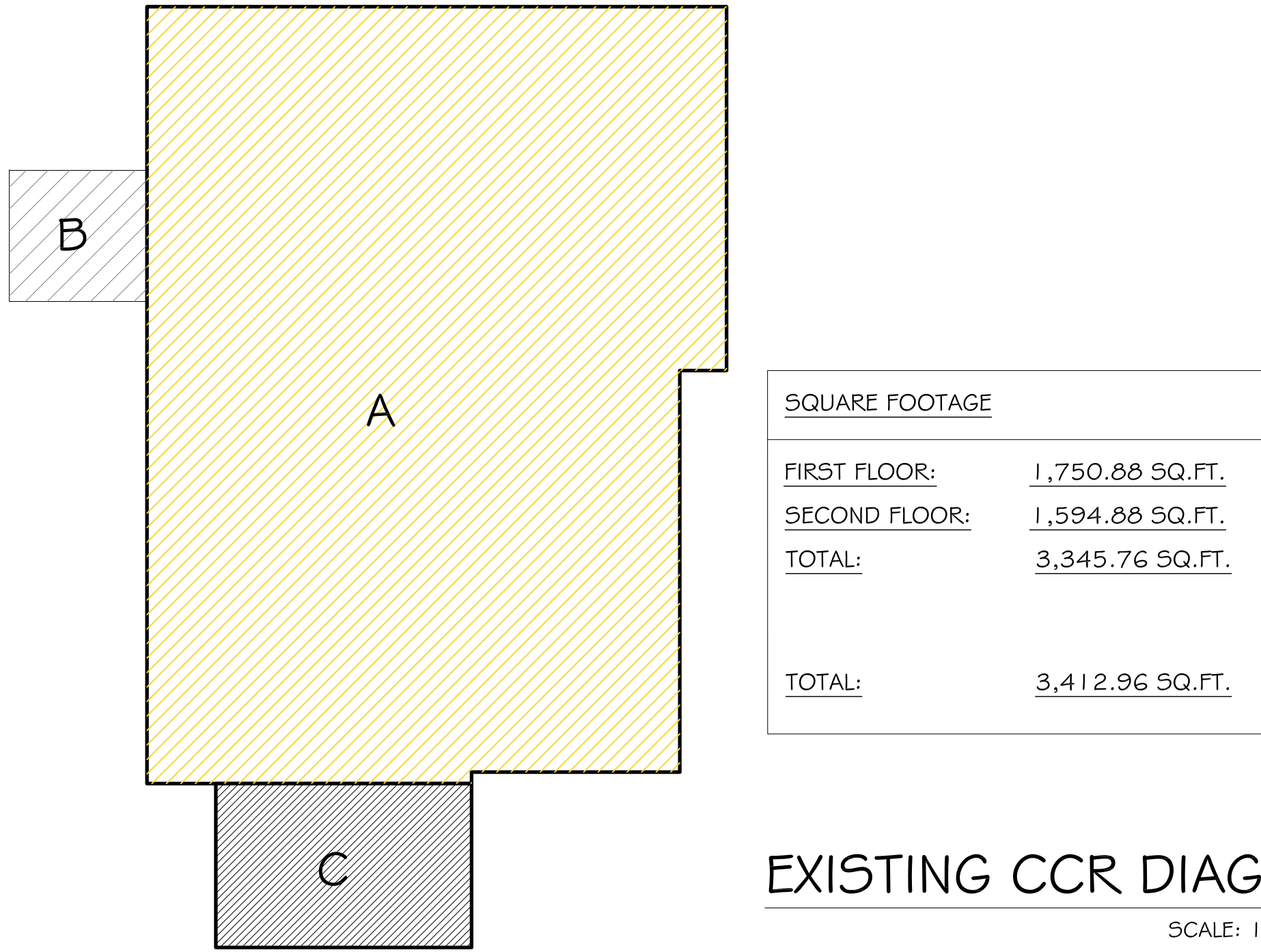
RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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


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21
ISSUE DATE: 4-19-23
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ZON-23-044



EXISTING CCR DIAGRAM 

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

CUBIC CONTENT RATIO(CCR)

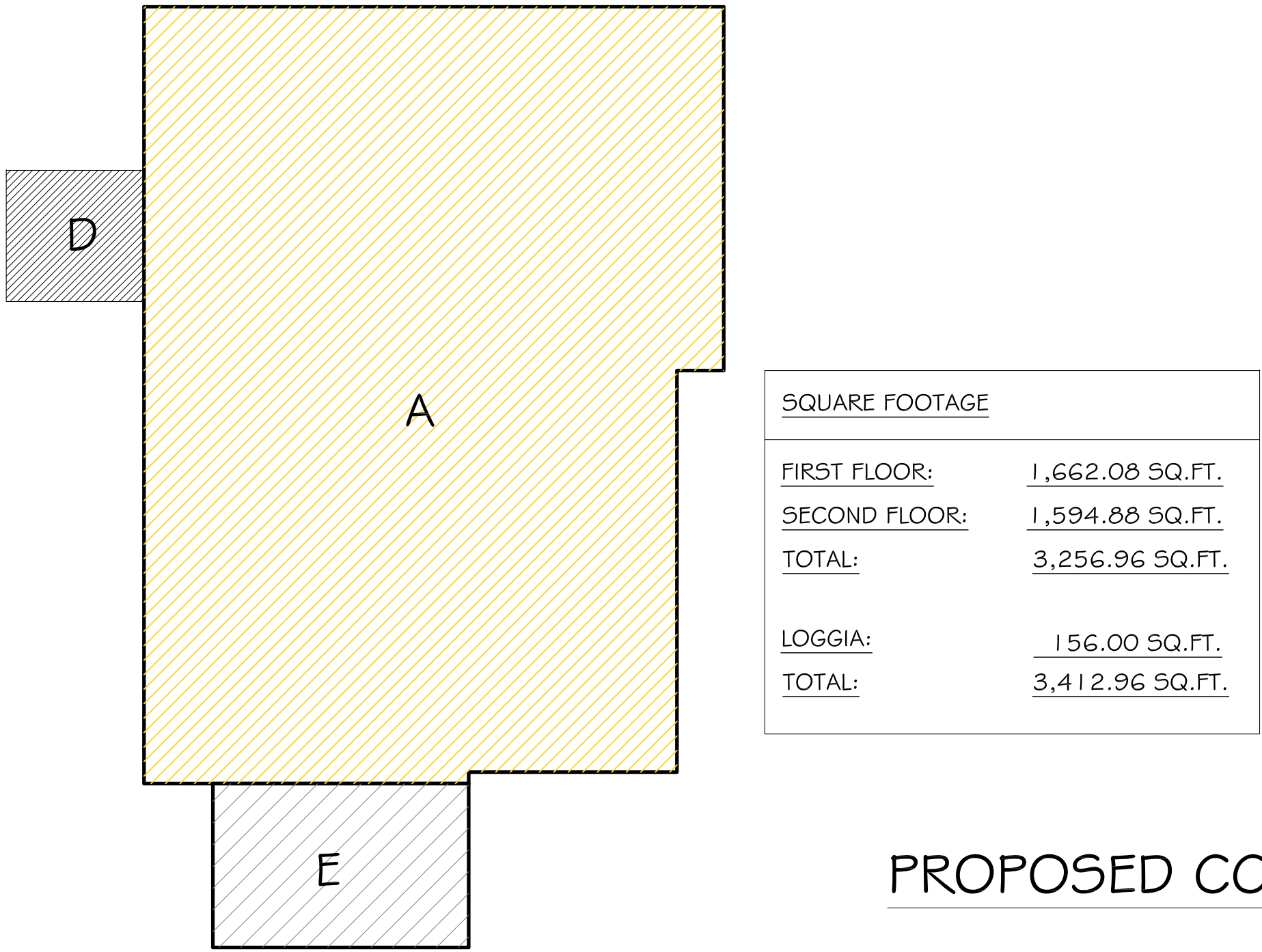
MAIN HOME
A - 1,586.69 SQ. FT. @ 18.17' = 28,830.16 CU. FT. (TWO STORY STRUCTURE)
C - 156.00 SQ. FT. @ 8.00' = 1,248.00 CU. FT. (ONE STORY STRUCTURE)
B - 67.20 SQ. FT. @ 0.00' = 0,000.00 CU. FT. (ONE STORY STRUCTURE)

TOTAL CUBIC FEET = 30,078.16 CU. FT. / 6,375 SQ. FT. = 4.72 CCR

MAX ALLOWABLE CCR: 4.00 + [(10,000-6,375.00) / 10,000] = 4.36 CCR

MAX ALLOWABLE CUBIC FEET: 4.36 X 6,375.00 = 27,810.94 CU. FT.

27,810.94 CU. FT. MAX - 30,078.16 CU. FT. = (-)2,267.22 CU. FT. OVERAGE



PROPOSED CCR DIAGRAM 

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

CUBIC CONTENT RATIO(CCR)

MAIN HOME
A - 1,586.69 SQ. FT. @ 18.17' = 28,830.16 CU. FT. (TWO STORY STRUCTURE)
D - 67.20 SQ. FT. @ 9.00' = 604.80 CU. FT. (ONE STORY STRUCTURE)

TOTAL CUBIC FEET = 29,434.96 CU. FT. / 6,375 SQ. FT. = 4.62 CCR

MAX ALLOWABLE CCR: 4.00 + [(10,000-6,375.00) / 10,000] = 4.36 CCR

MAX ALLOWABLE CUBIC FEET: 4.36 X 6,375.00 = 27,810.94 CU. FT.

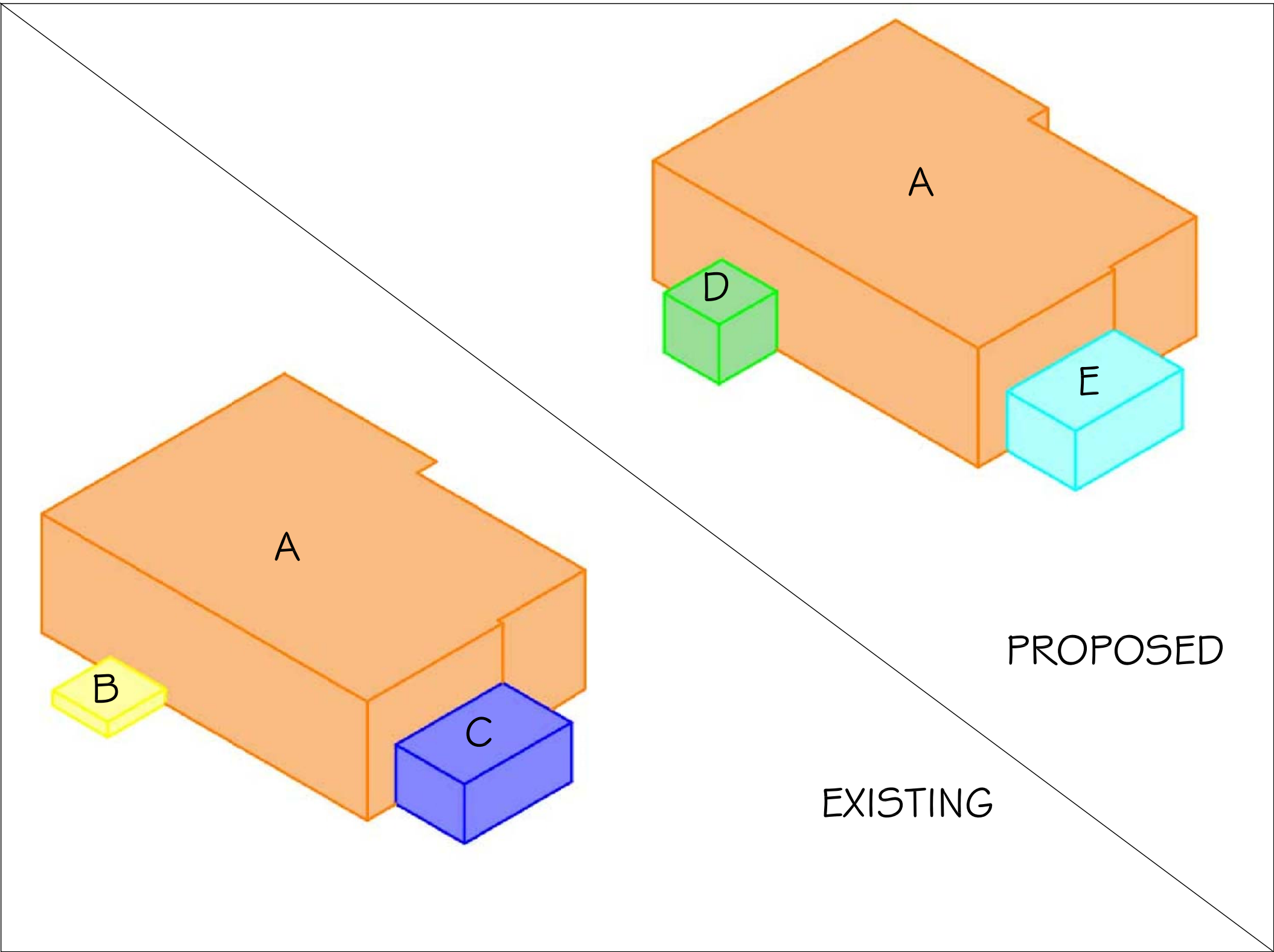
27,810.94 CU. FT. MAX - 29,434.96 CU. FT. = (-)1,624.02 CU. FT. OVERAGE

LOGGIA
E - 156.00 SQ. FT. @ 9.00' = 1,404.00 CU. FT. (REAR LOGGIA)

LOGGIAS
5% OF HOUSE CU.FT. (27,810.94 CU. FT.) = 1,390.55 CU. FT. MAX

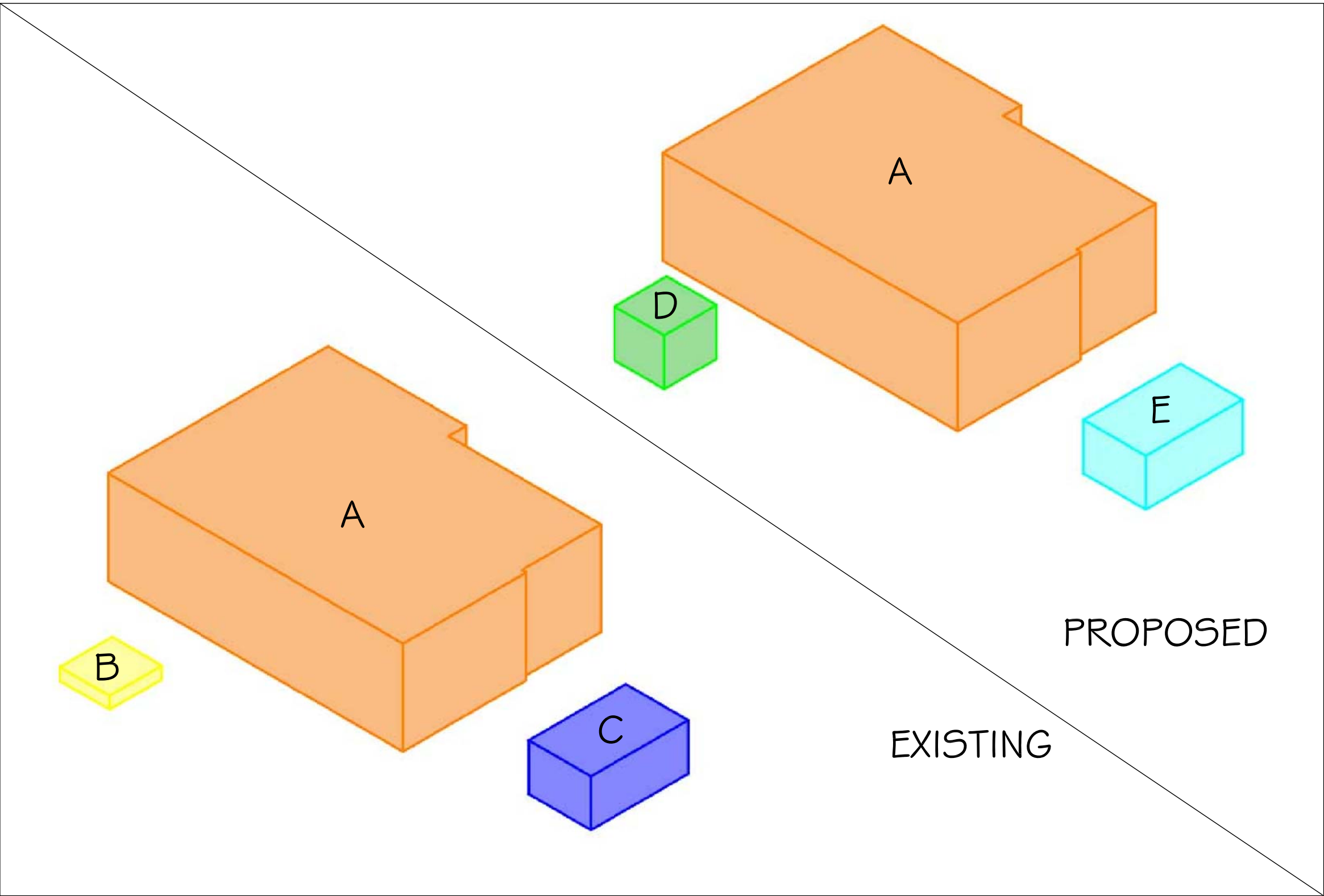
1,390.55 CU. FT. MAX - 1,404.00 CU. FT. = (-)13.45 CU. FT. OVERAGE

(-)1,624.02 CU.FT. HOUSE OVERAGE + (-)13.45 CU.FT. LOGGIA OVERAGE = (-)1,637.47 CU.FT. OVERAGE



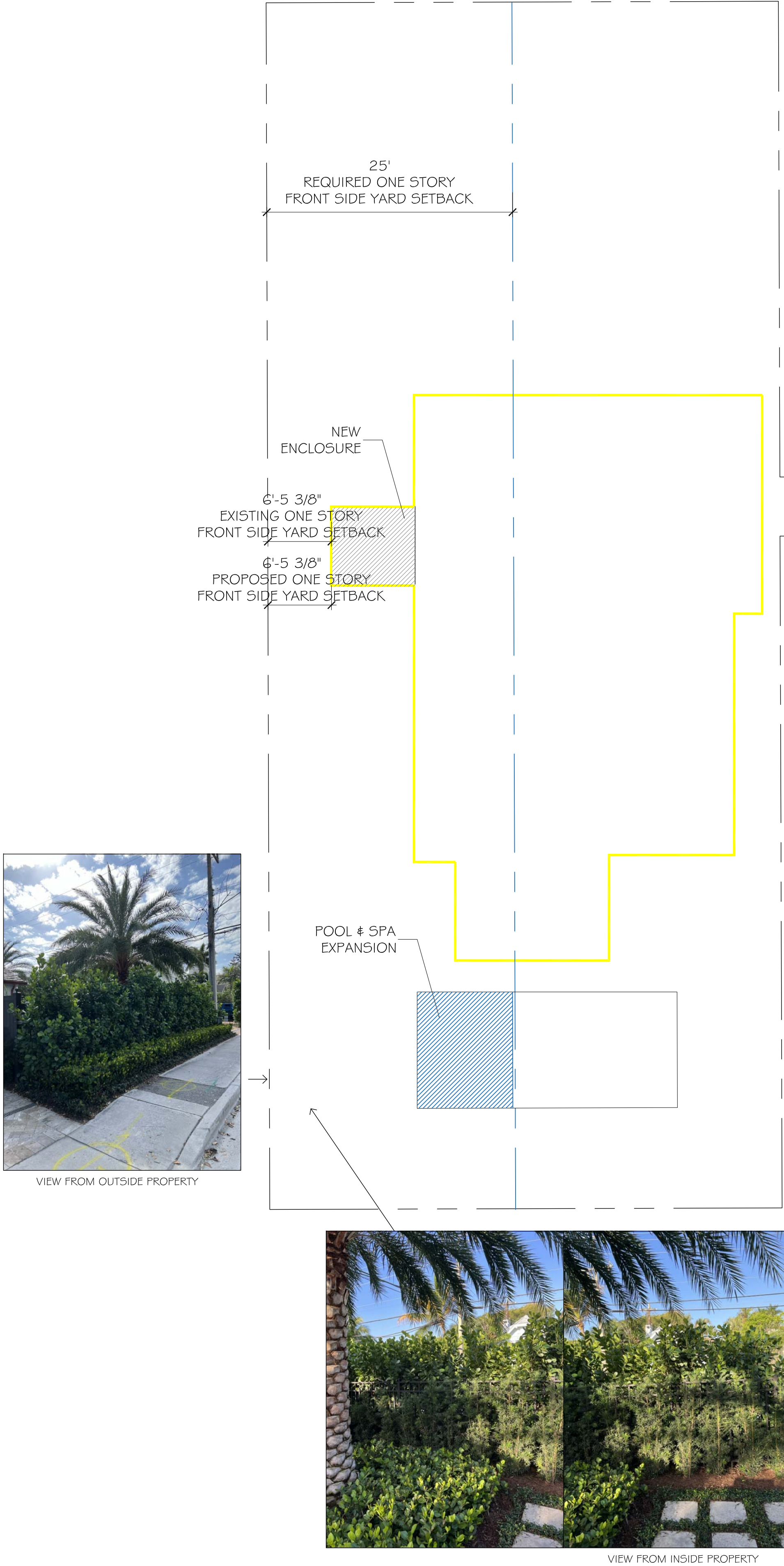
3D CCR DIAGRAMS

SCALE: NTS



EXPLODED 3D CCR DIAGRAMS

SCALE: NTS



a. Variance #1: Sec. 134–1576(a): A variance to allow a west street side yard setback for an addition at 6.46' in lieu of the 25' minimum required.

b. Variance #2: Sec. 134–2179(b): A variance to have 0 garage parking spaces in lieu of the 1 garage parking space required.

c. Variance #3: Sec. 134–1757: A variance to allow a swimming pool at the required street side setback without the required 6' solid screening wall.

VARIANCE DIAGRAM

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



CONSULTANT:

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360 SEASPRAY AVENUE
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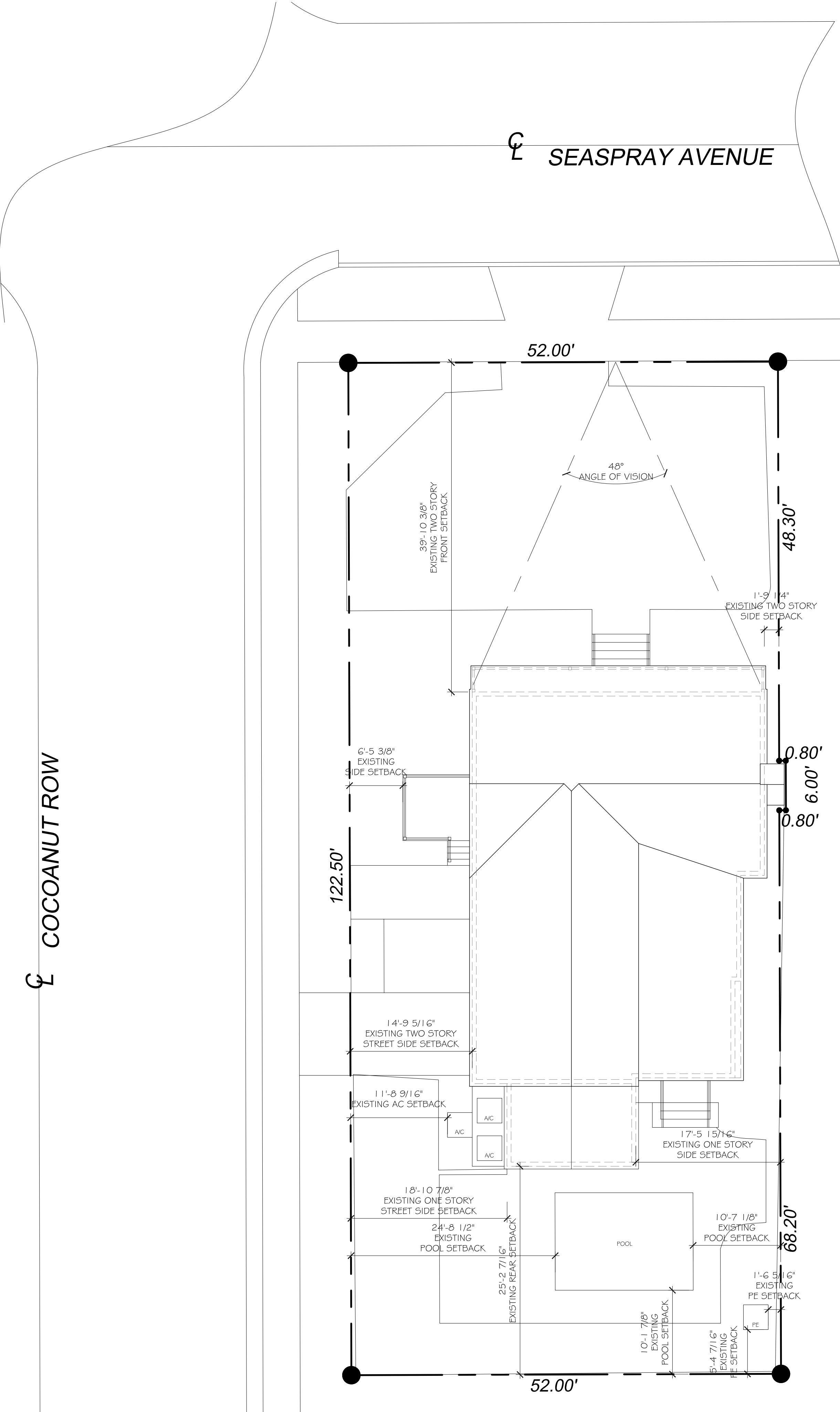
A.A. #001345
A.R. #10,181
Patrick W. Besikof
PATRICK W. BESIKOF
A.R.# 10,181
REGISTERED ARCHITECT

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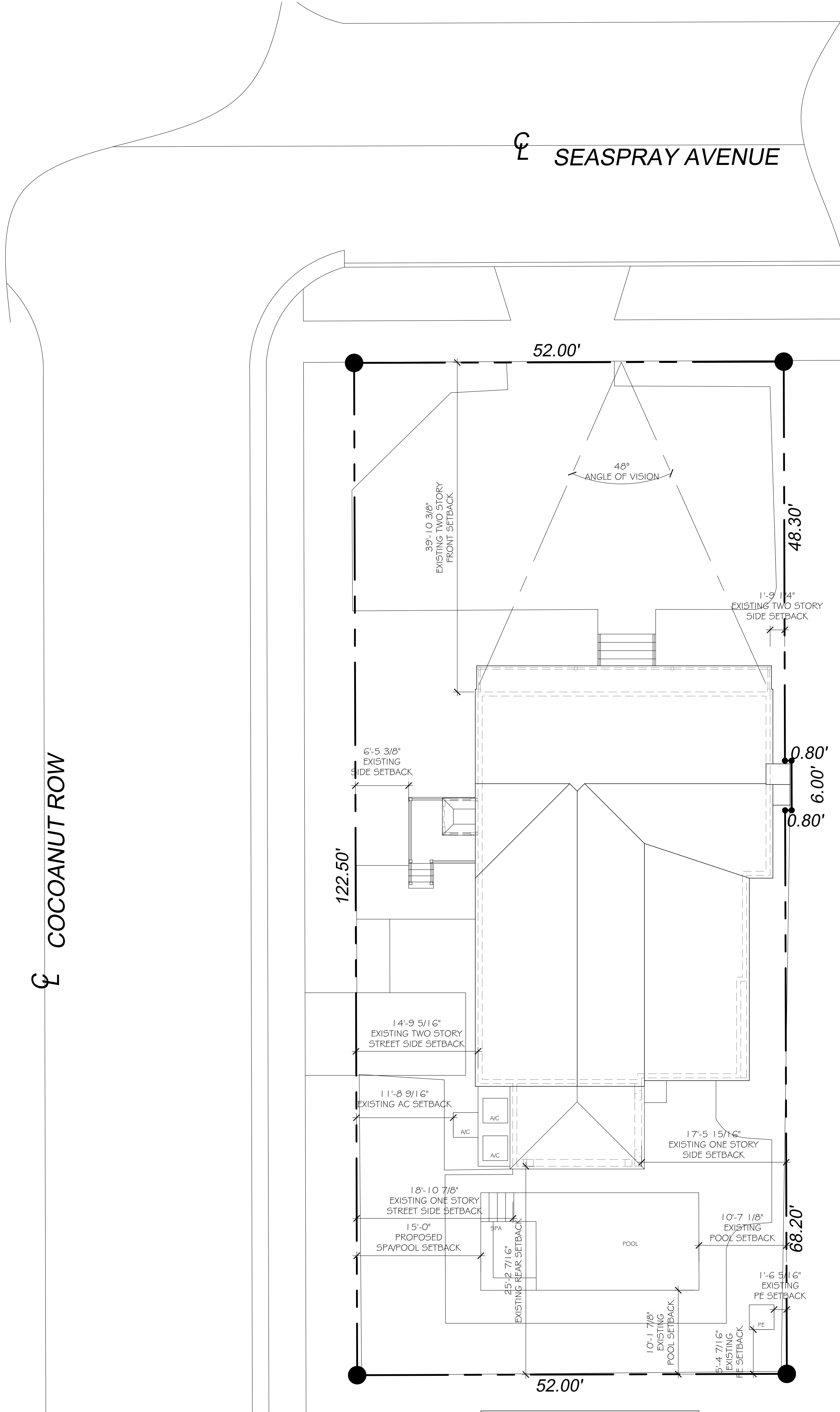
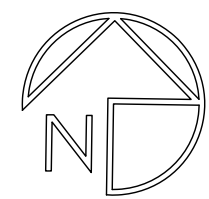
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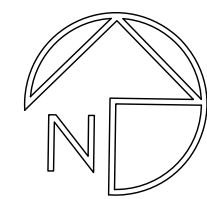
EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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



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A.A. #001345
A.R. #10,181
Patrick J. Aguirre
REGISTERED ARCHITECT

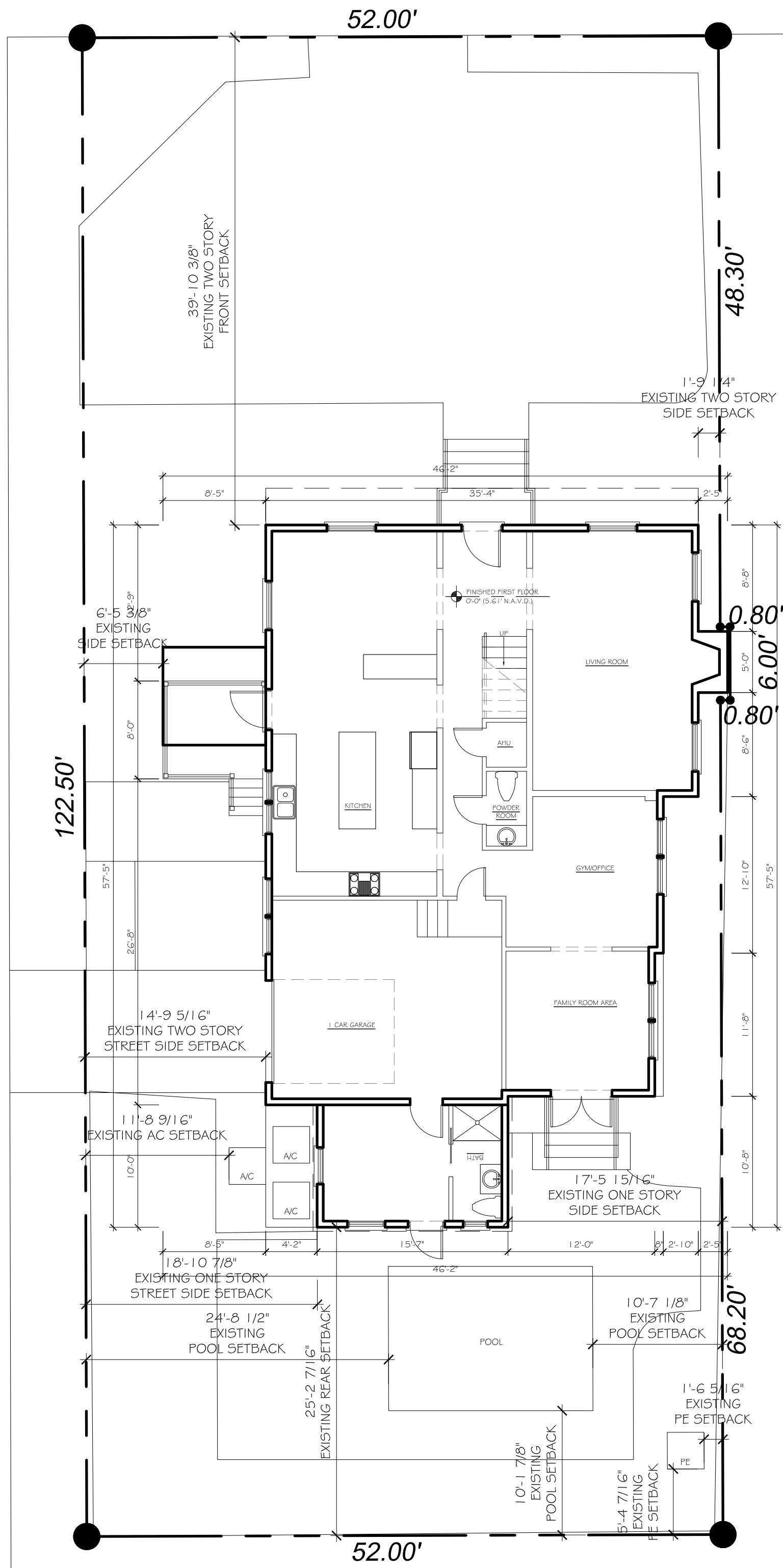
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SEASPRAY AVENUE

COCOANUT ROW



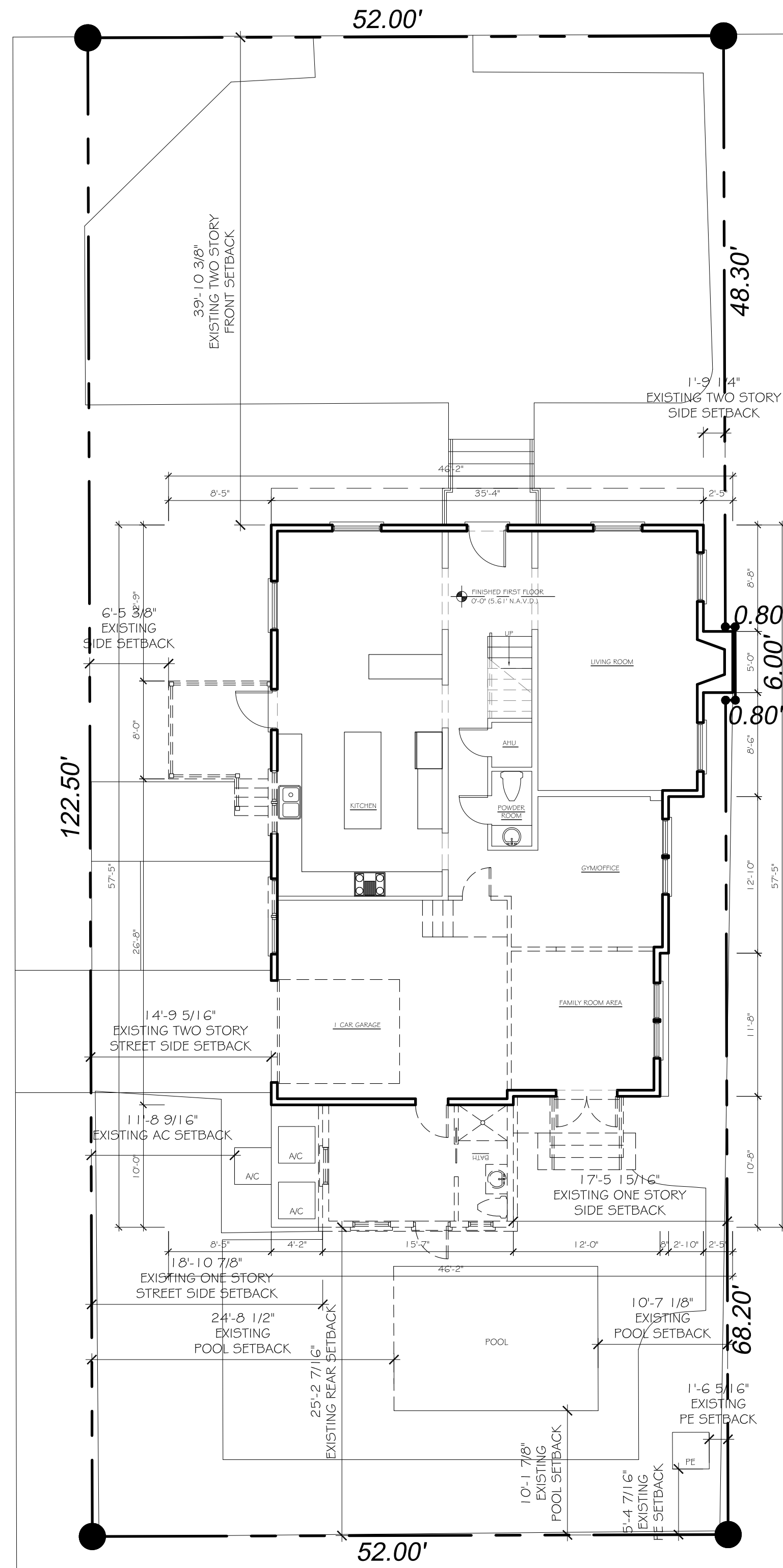
EXISTING FIRST FLOOR PLAN

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



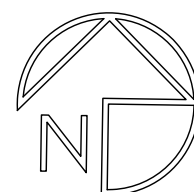
SEASPRAY AVENUE

COCOANUT ROW



FIRST FLOOR DEMOLITION PLAN

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



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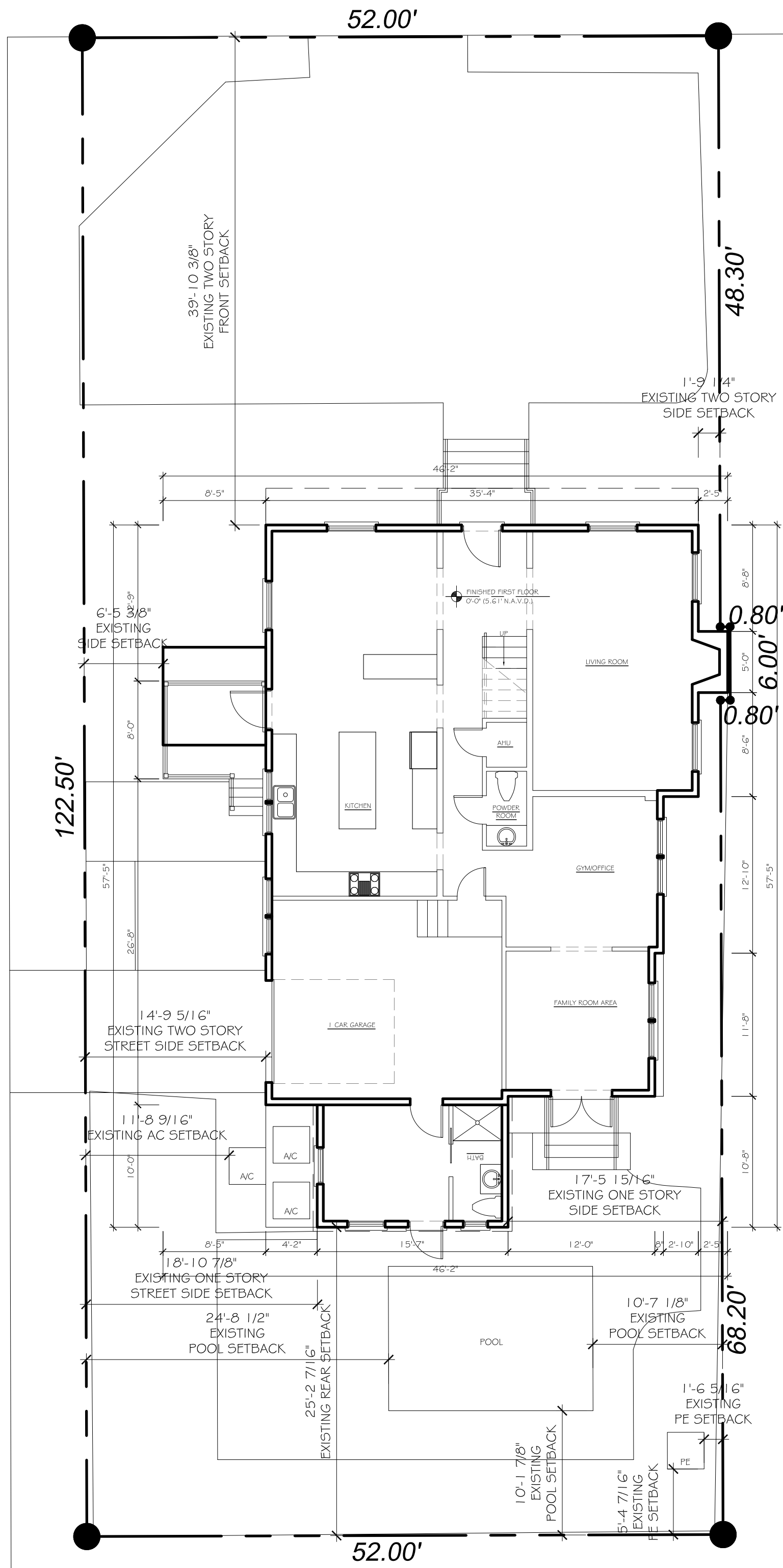
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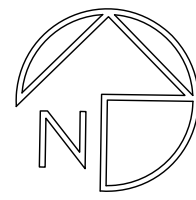
SEASPRAY AVENUE

COCOANUT ROW



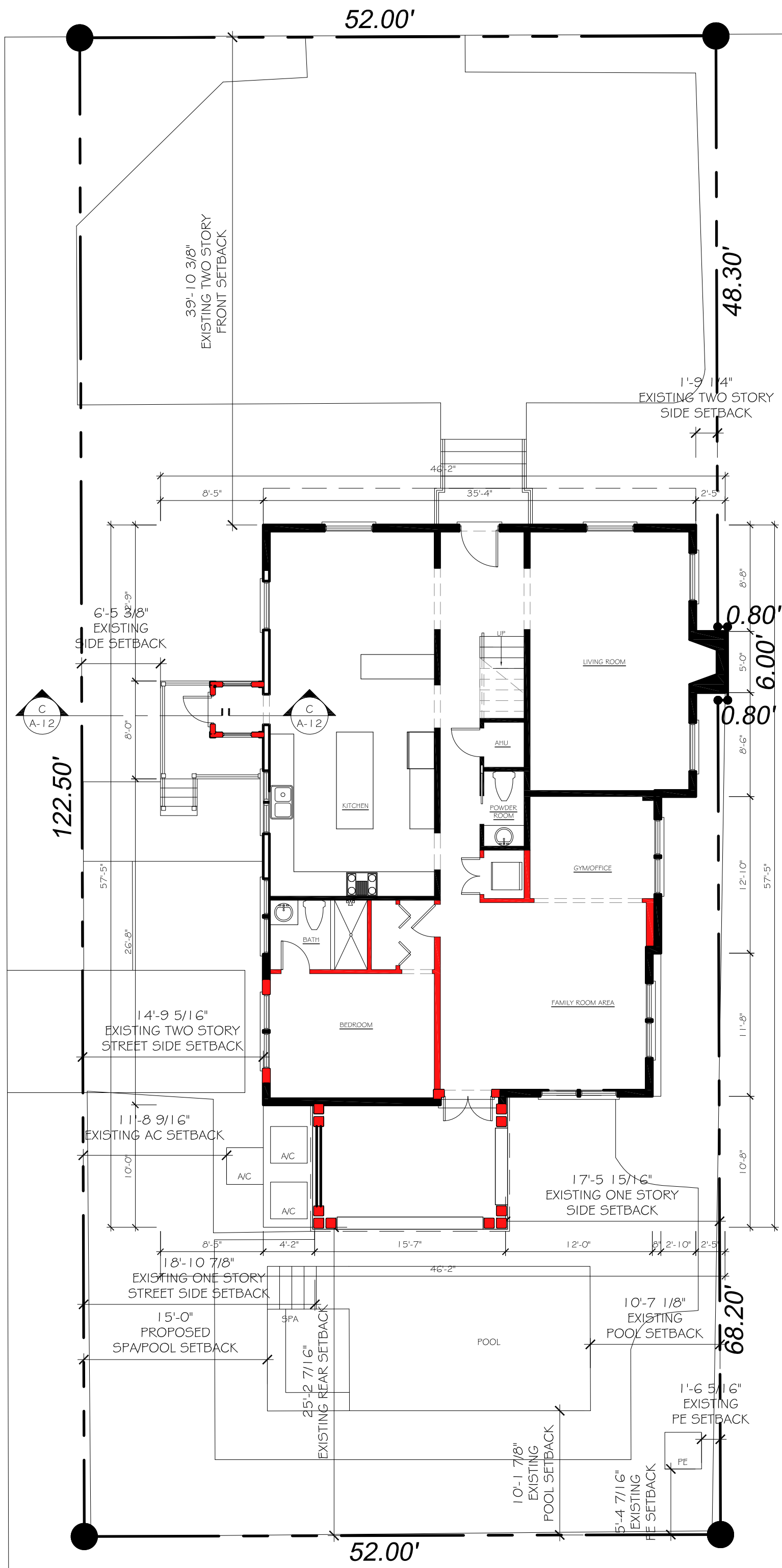
EXISTING FIRST PLAN

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



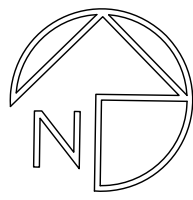
SEASPRAY AVENUE

COCOANUT ROW



PROPOSED FIRST FLOOR PLAN

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



CONSULTANT:

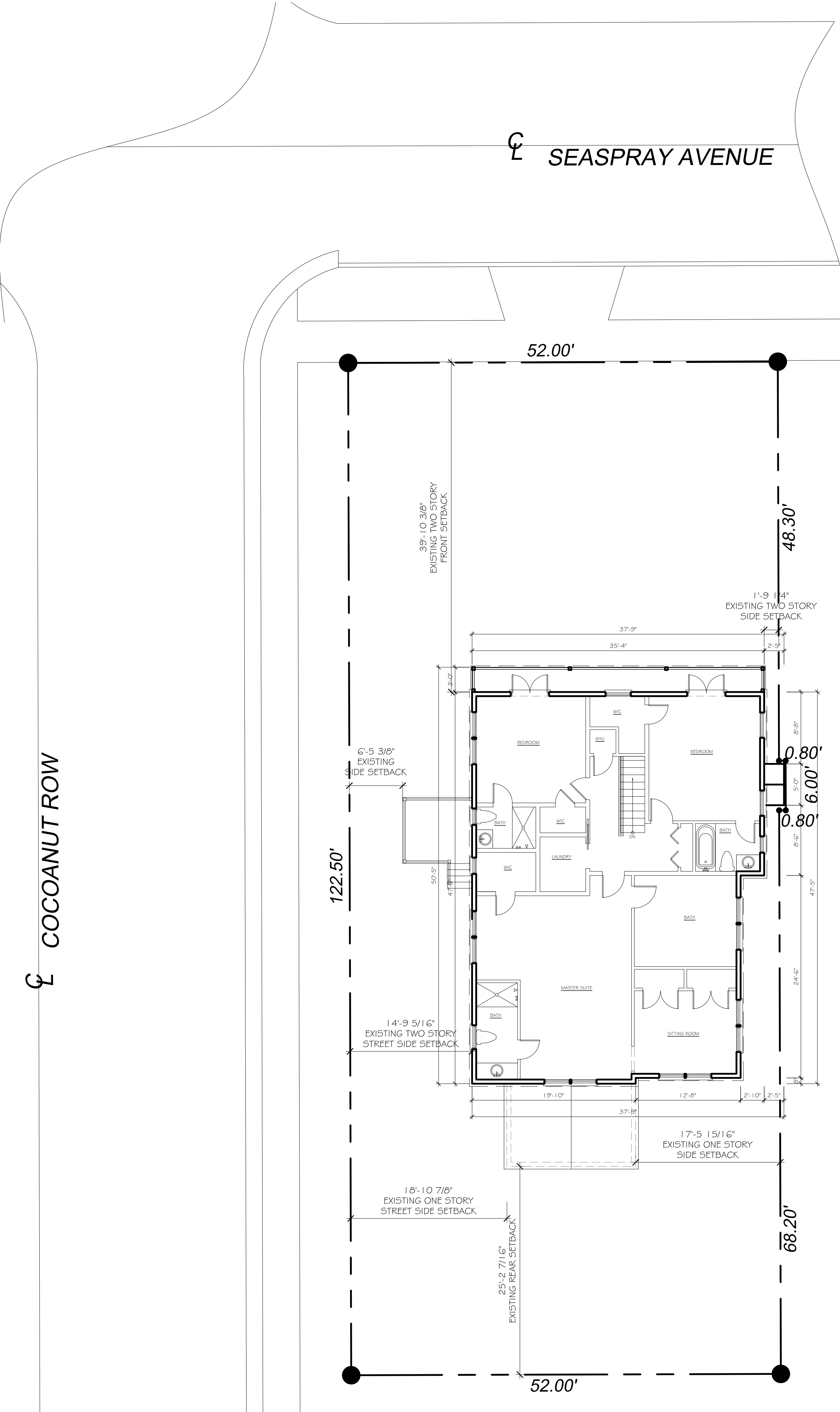
RESIDENCE FOR:
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360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

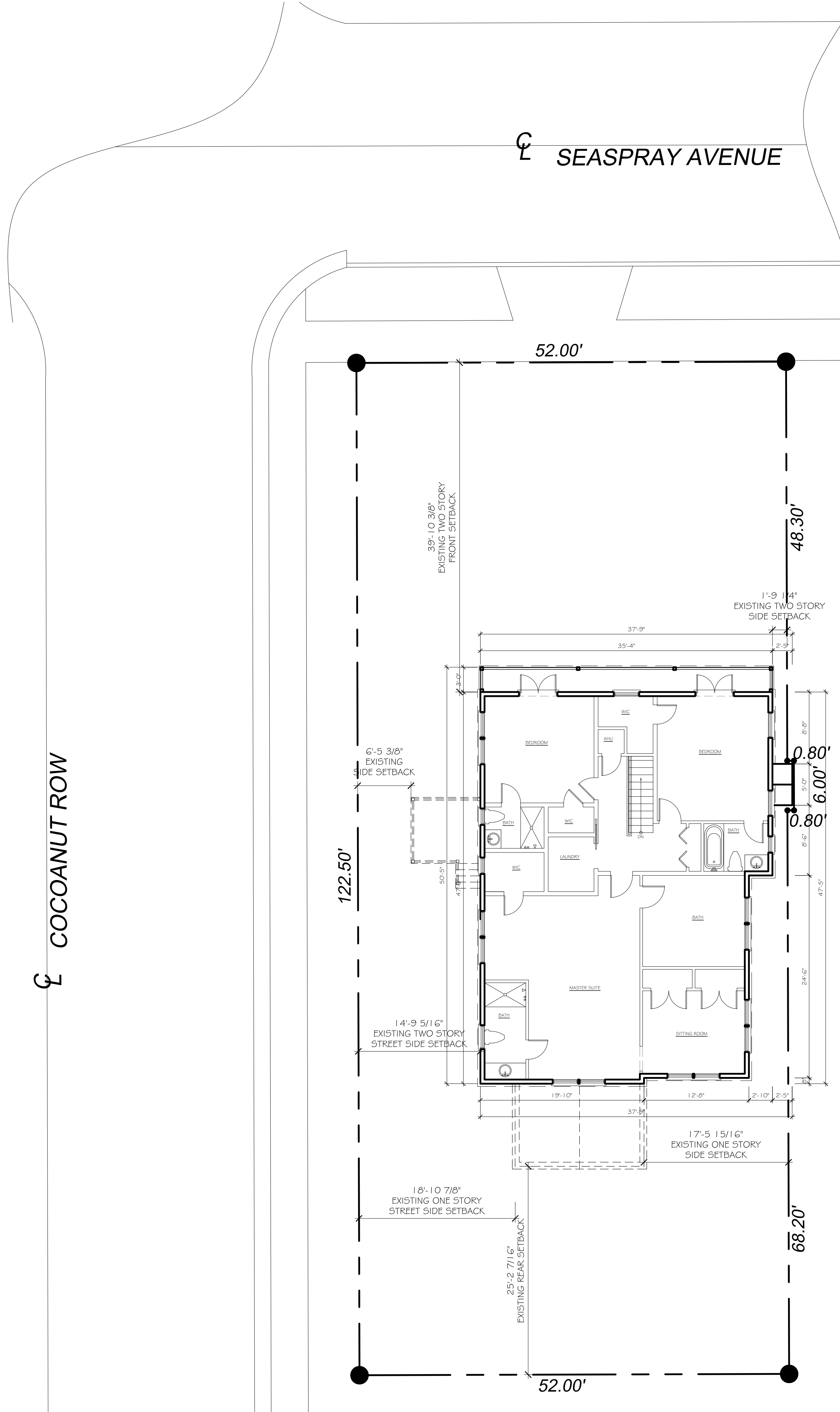
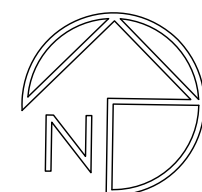
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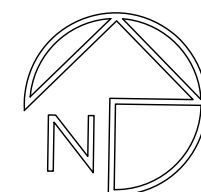
EXISTING SECOND FLOOR PLAN

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



SECOND FLOOR DEMOLITION PLAN

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



CONSULTANT:

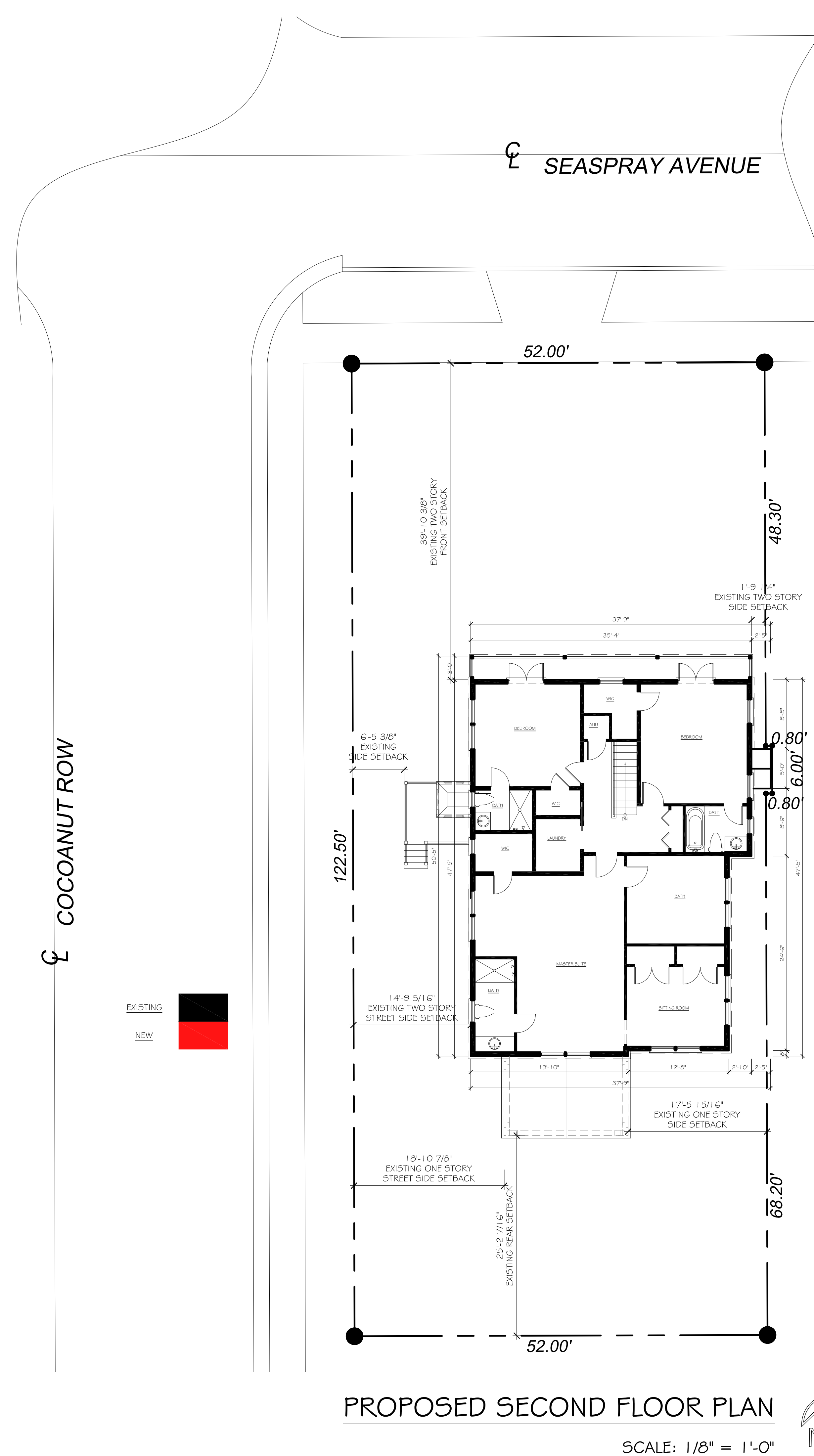
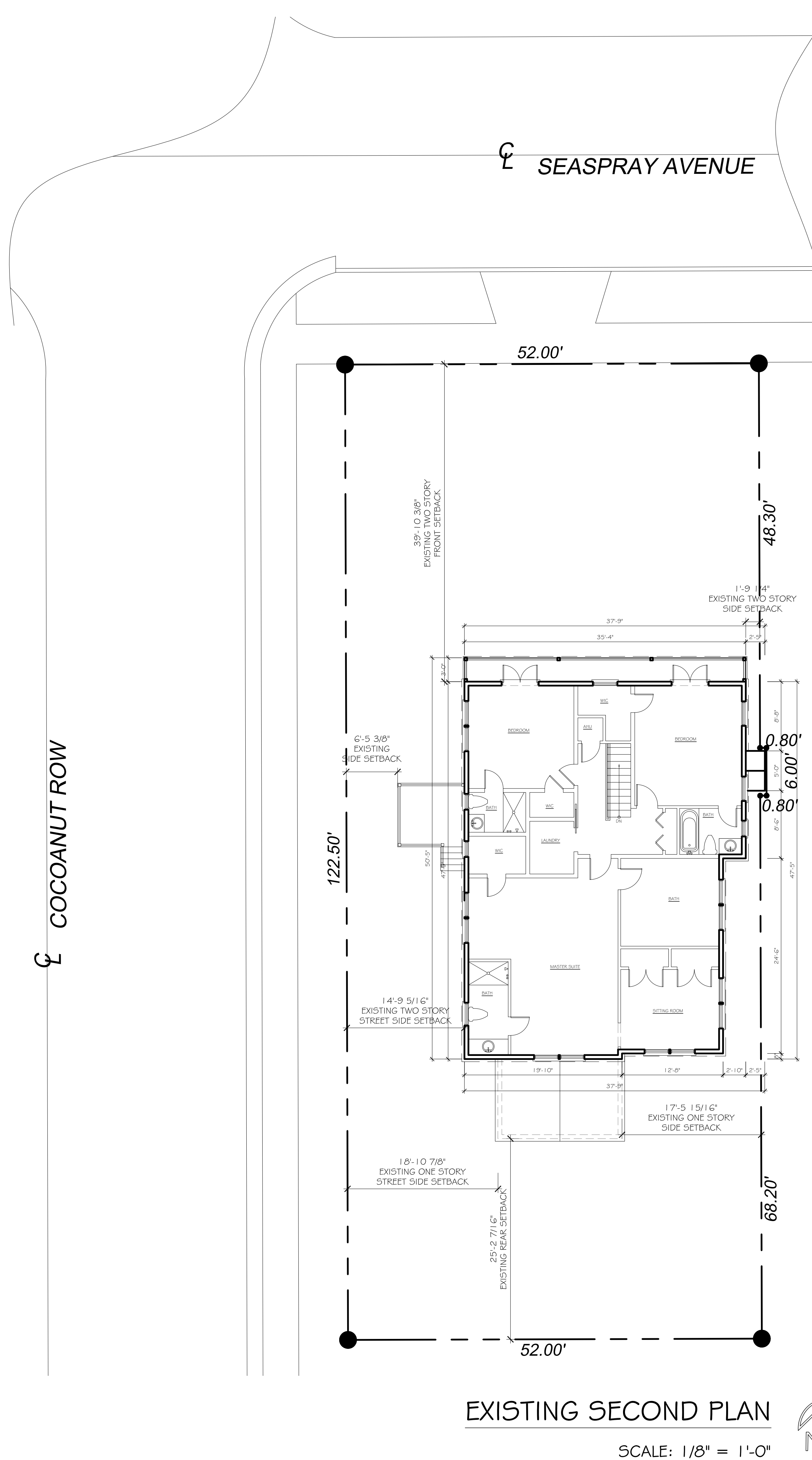
RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Patrick W. Besikof
PATRICK W. BESIKOF
A.A. #001345
REGISTERED ARCHITECT

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SKA
ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-632-7828
249 PERMAN AVE. SUITE F-2 PALM BEACH, FL 33480

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESILOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A. #001345
R. #10,181

REVISIONS:

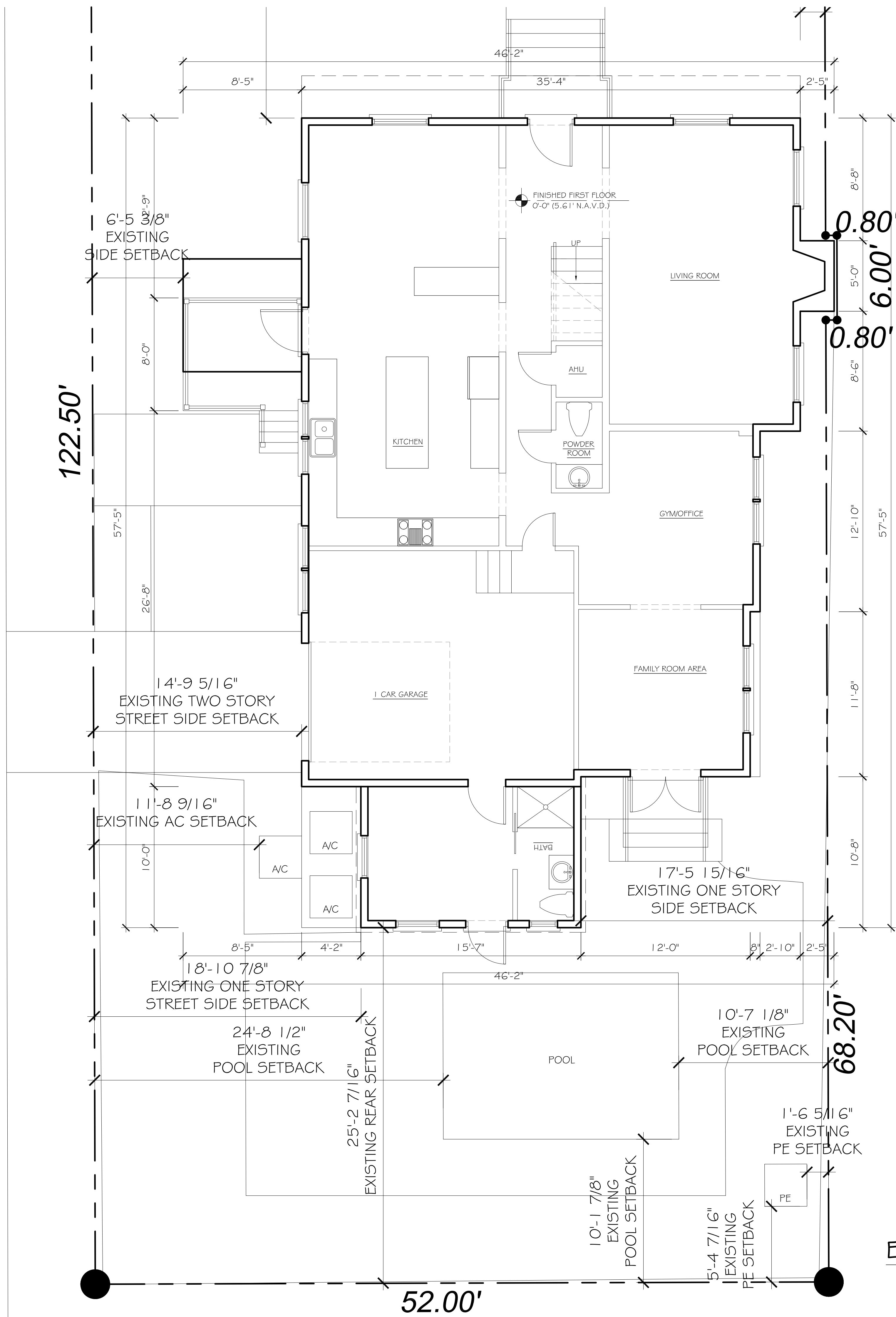


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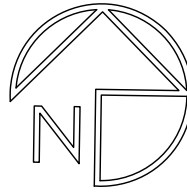
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EXISTING FIRST FLOOR PLAN

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



CONSULTANT:

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360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

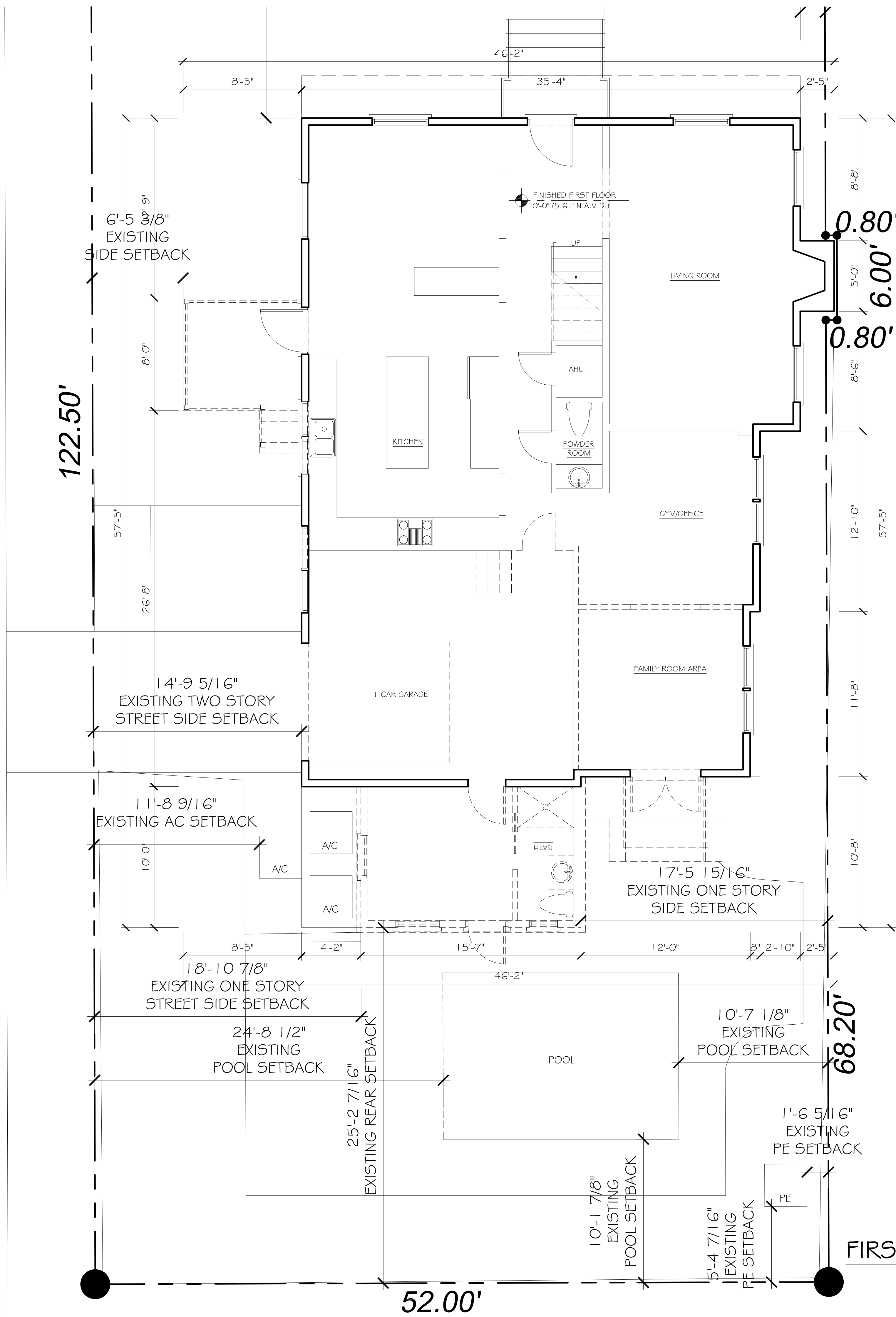
A.A. #001345
A.R. #10,181

PATRICK W. BESIKOF
AIA #10181
REGISTERED ARCHITECT
STATE OF FLORIDA

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30
ISSUE DATE: 4-19-23
JOB #: COA-21-019
ZON-23-044



FIRST FLOOR DEMOLITION PLAN

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

CONSULTANT:

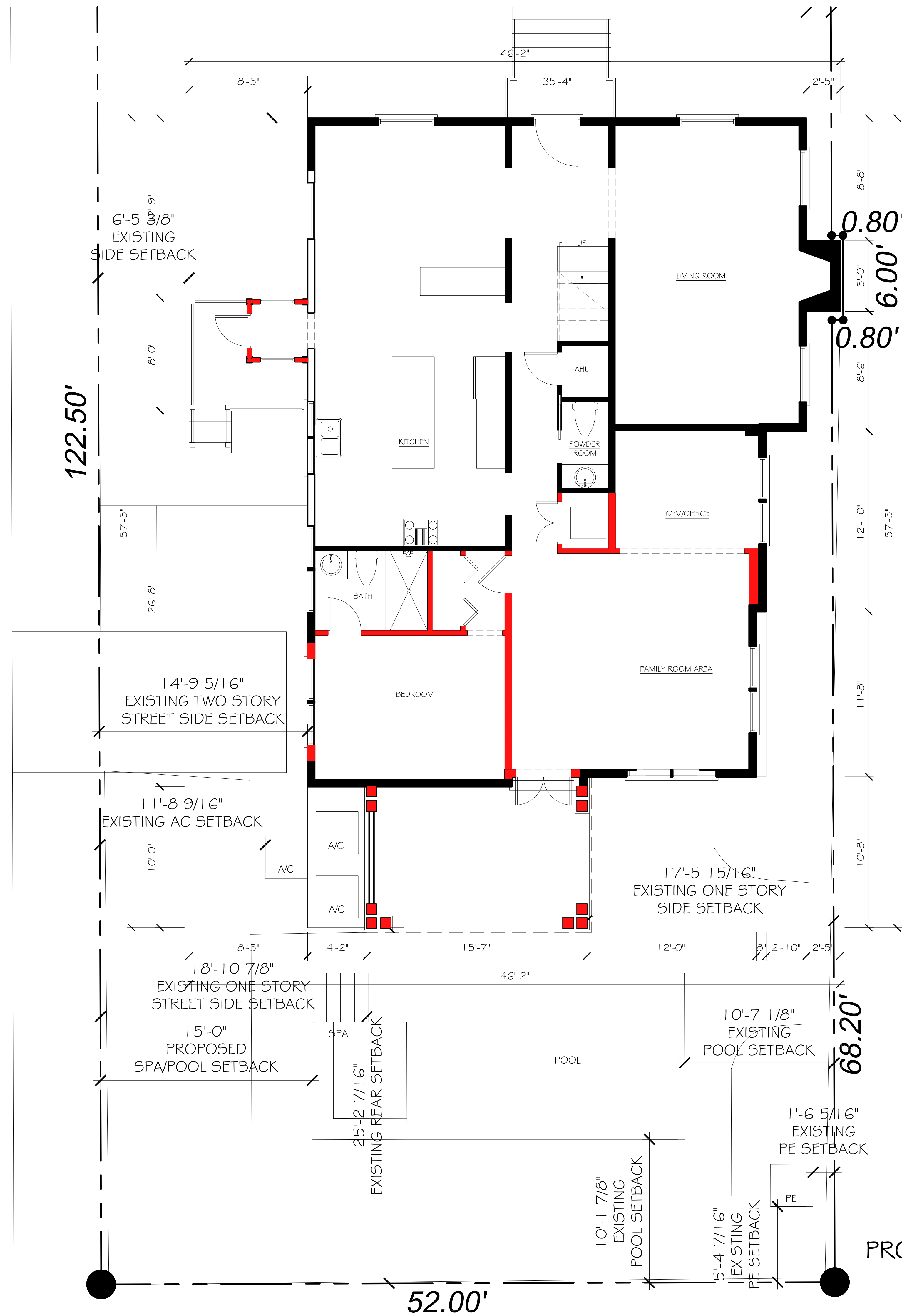
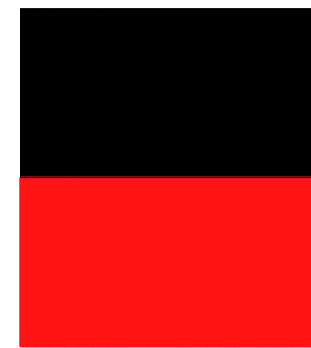
RESIDENCE FOR:
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360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Patrick H. Besikof
REGISTERED ARCHITECT

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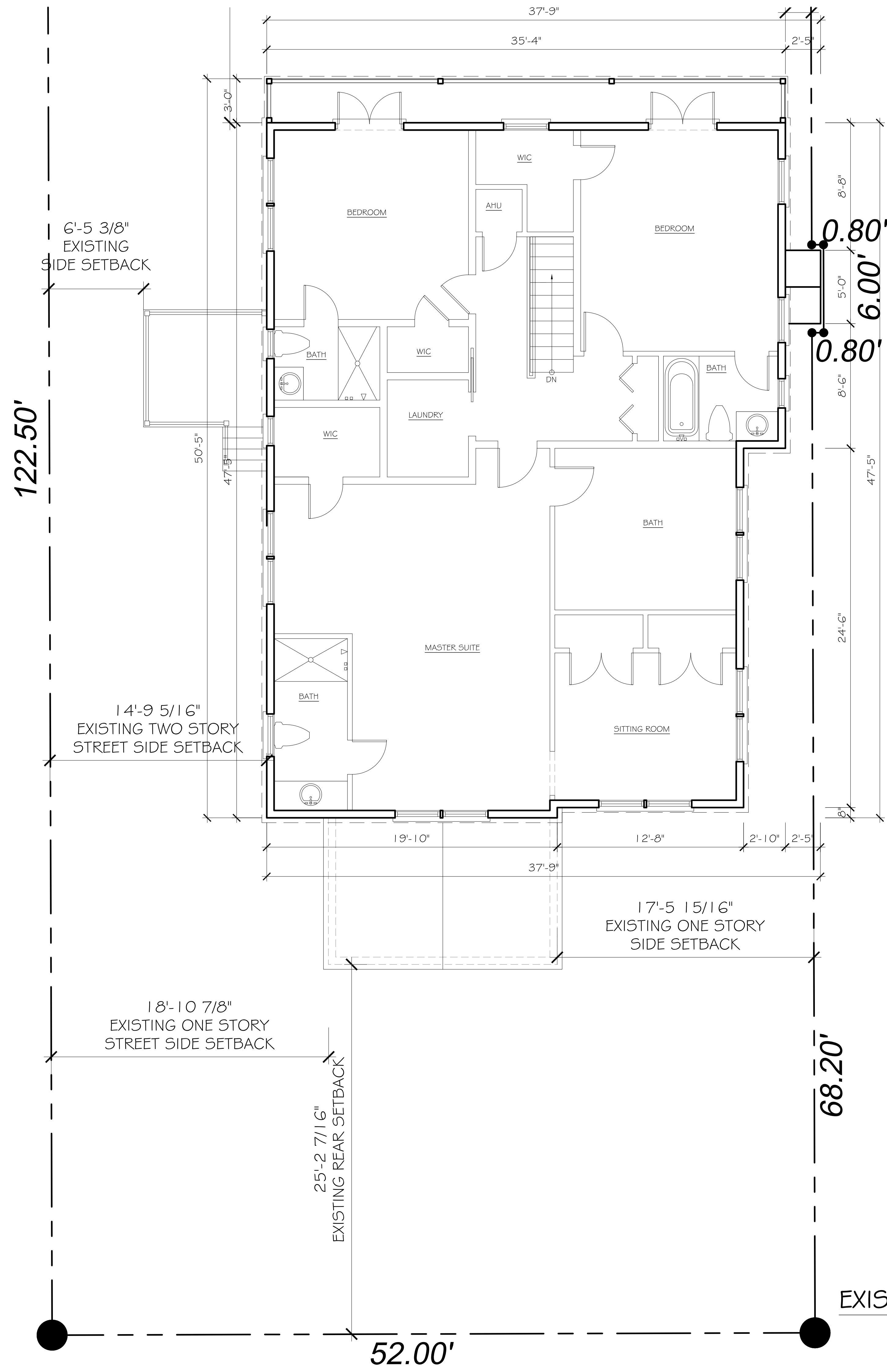
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SCALE: 1/4" = 1'-0"



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ZON-23-044

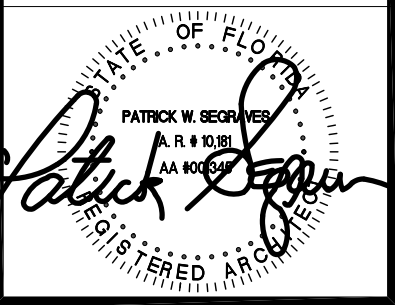


EXISTING SECOND FLOOR PLAN

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

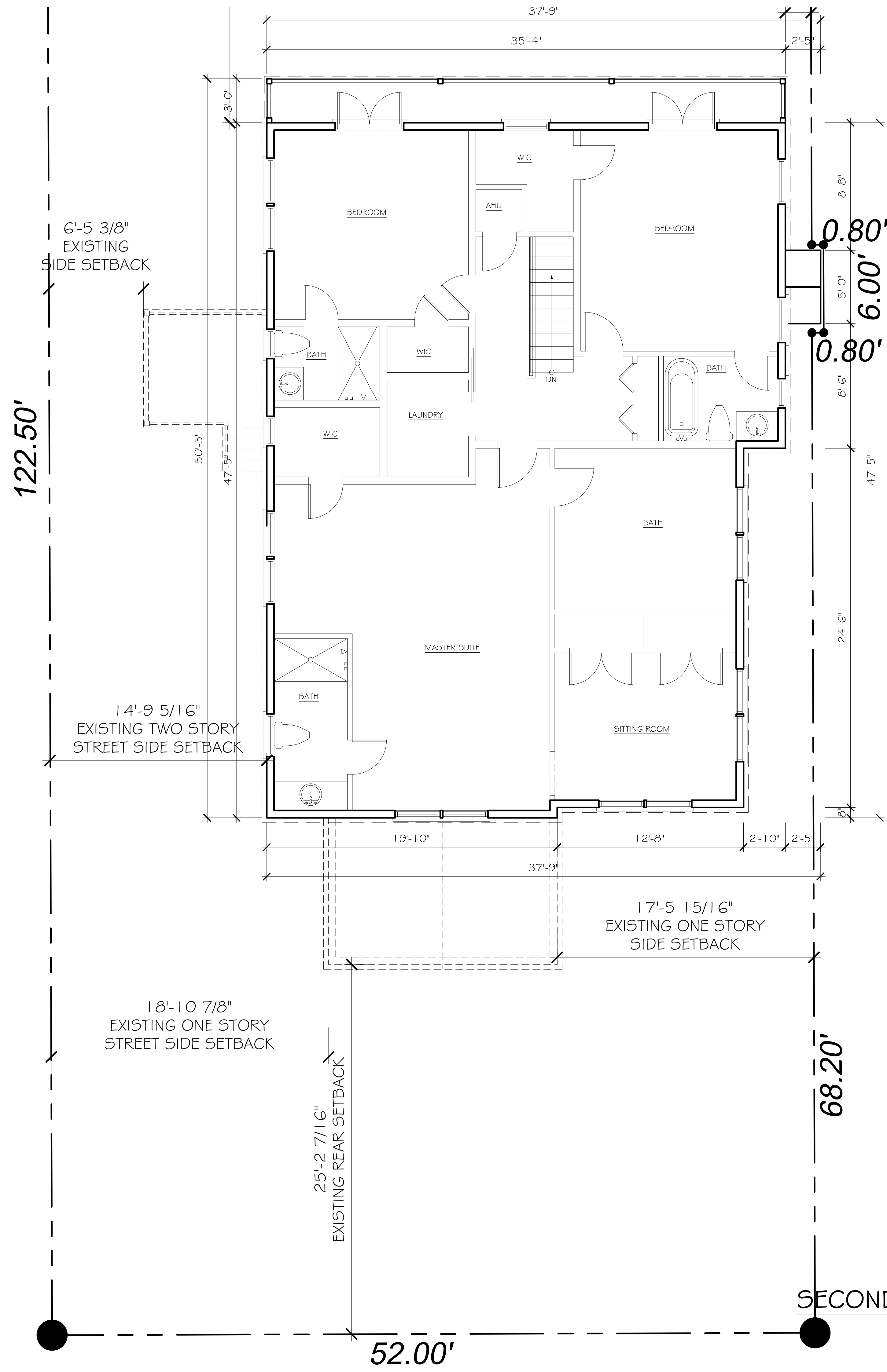
CONSULTANT:

RESIDENCE FOR:
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360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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A.R. #10,181


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SECOND FLOOR DEMOLITION PLAN

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

CONSULTANT:

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360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

PATRICK W. BESIKOF
REGISTERED ARCHITECT
STATE OF FLORIDA
NO. 10181

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EXISTING

NEW



122.50'

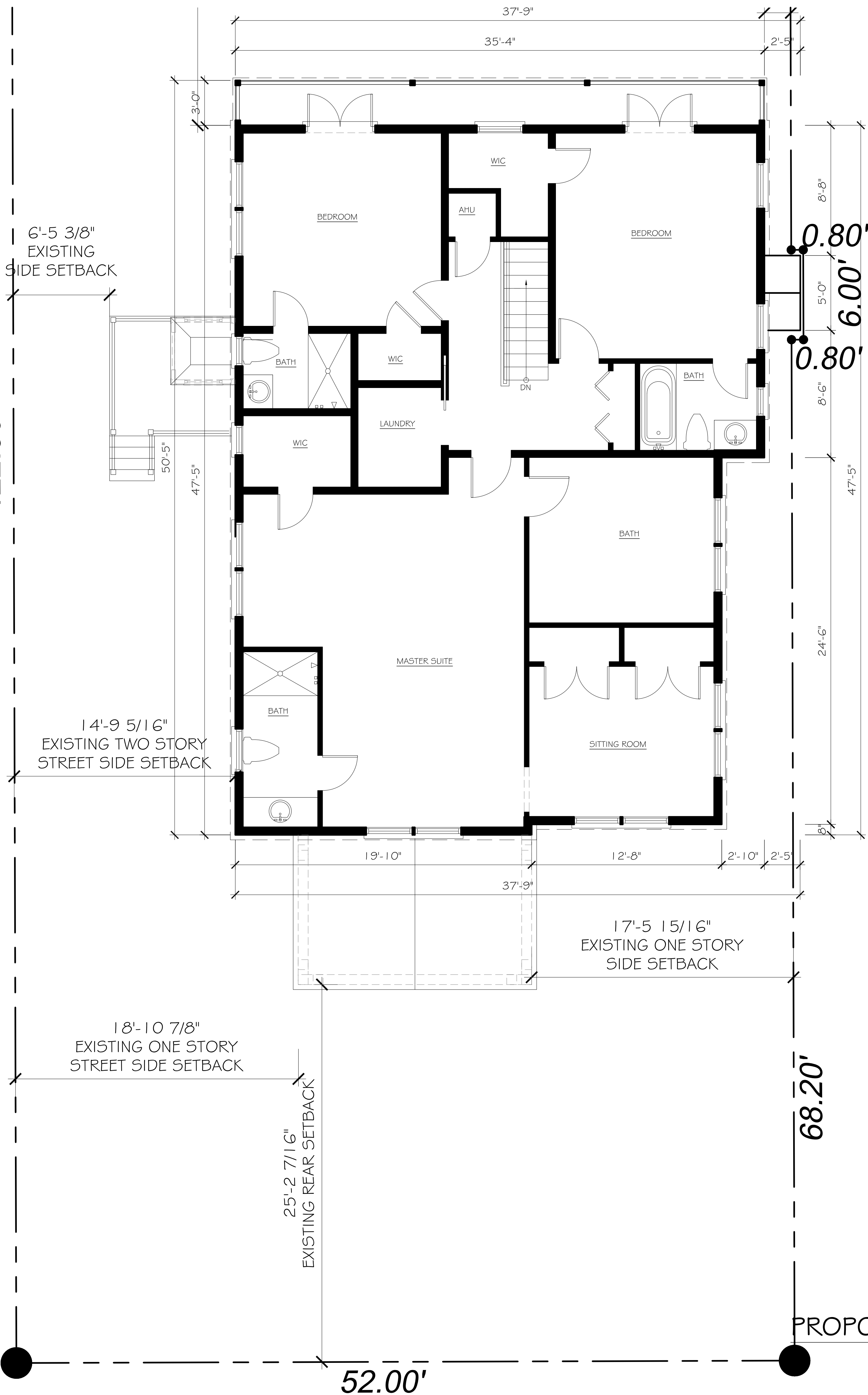
6'-5 3/8"
EXISTING
SIDE SETBACK

14'-9 5/16"
EXISTING TWO STORY
STREET SIDE SETBACK

18'-10 7/8"
EXISTING ONE STORY
STREET SIDE SETBACK

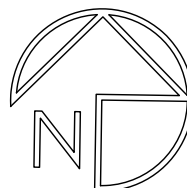
25'-2 7/16"
EXISTING REAR SETBACK

52.00'



PROPOSED SECOND FLOOR PLAN

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



CONSULTANT:

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PALM BEACH, FLORIDA 33480

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A.R. #10,181

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EXISTING NORTH ELEVATION

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



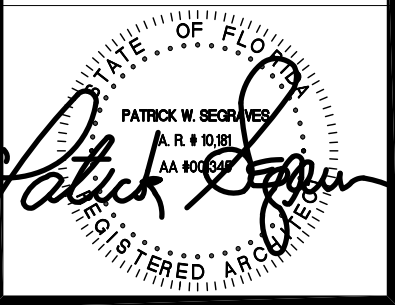
PROPOSED NORTH ELEVATION

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

CONSULTANT:

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MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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



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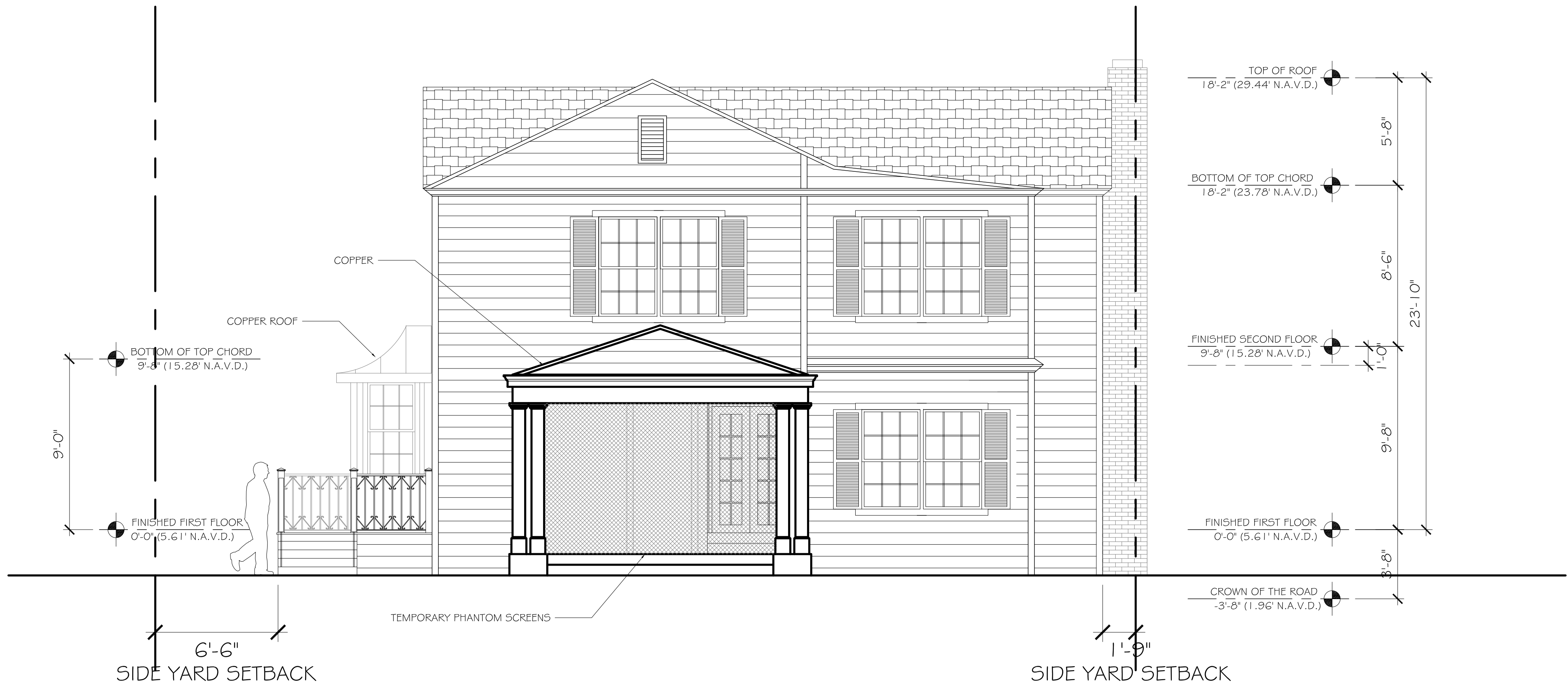
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EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

CONSULTANT:

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360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

Patrick M. Besikof
PATRICK M. BESIKOF
A.A. #001345
REGISTERED ARCHITECT

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EXISTING WEST ELEVATION

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



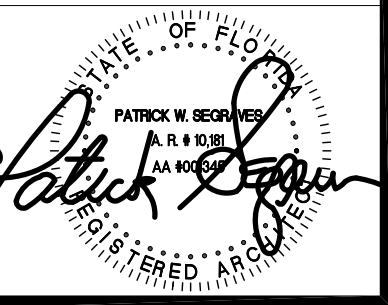
PROPOSED WEST ELEVATION

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

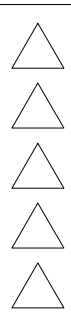
CONSULTANT:

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A.R. #10,181



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EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

CONSULTANT:

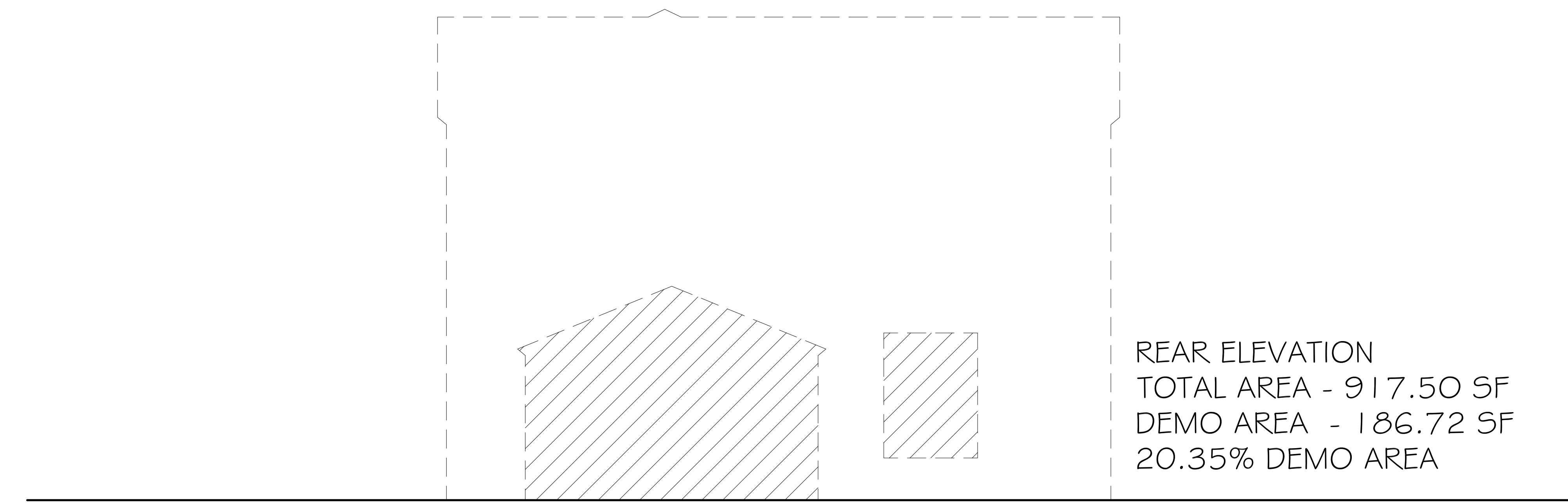
RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Patrick Hagan
REGISTERED ARCHITECT

REVISIONS:

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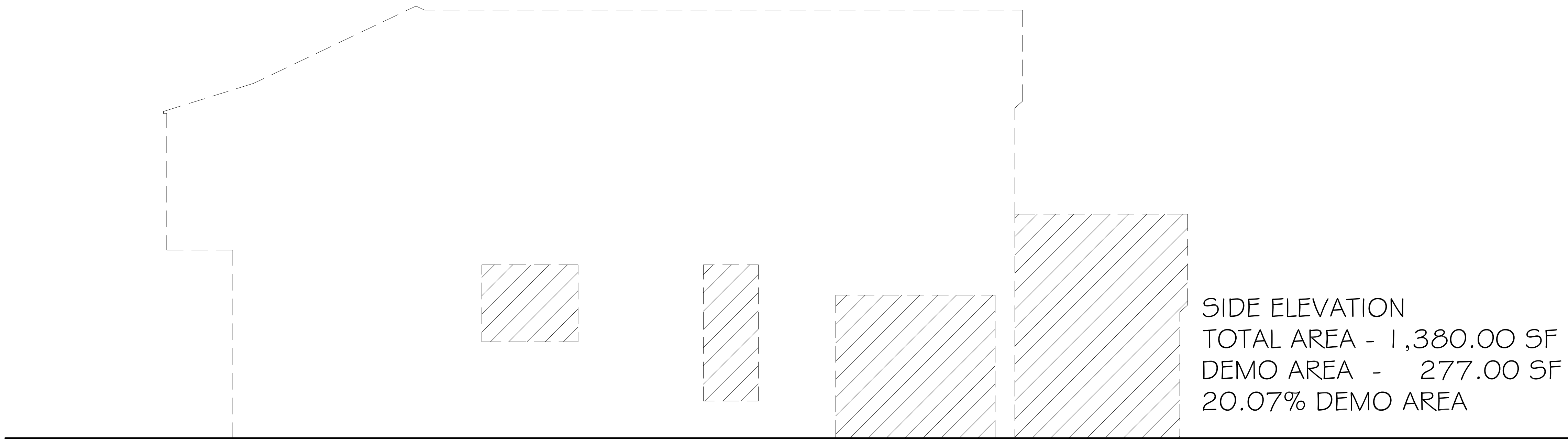
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REAR ELEVATION
TOTAL AREA - 917.50 SF
DEMO AREA - 186.72 SF
20.35% DEMO AREA

REAR DEMO ELEVATION

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



SIDE ELEVATION
TOTAL AREA - 1,380.00 SF
DEMO AREA - 277.00 SF
20.07% DEMO AREA

SIDE DEMO ELEVATION

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

CONSULTANT:

RESIDENCE FOR:
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360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

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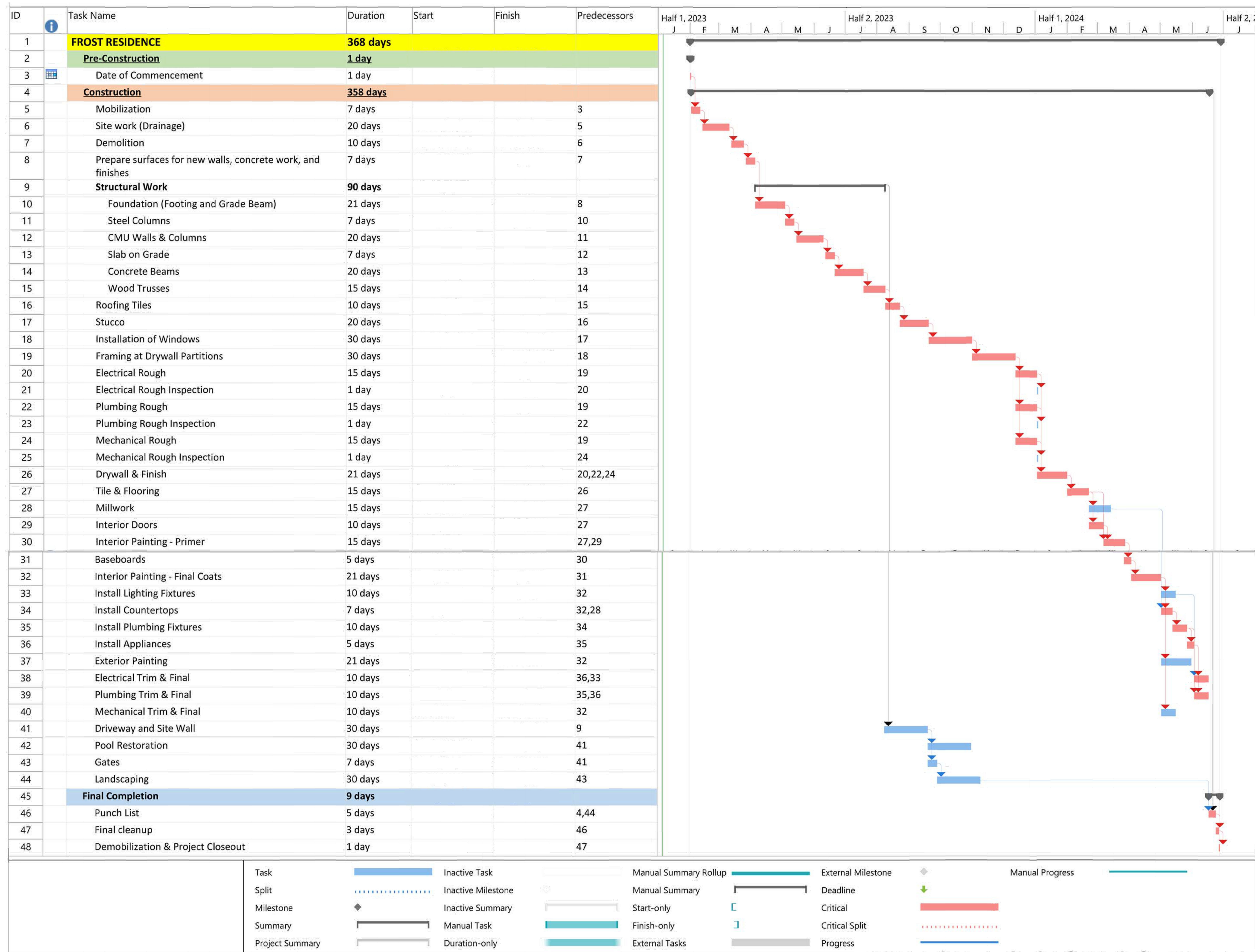
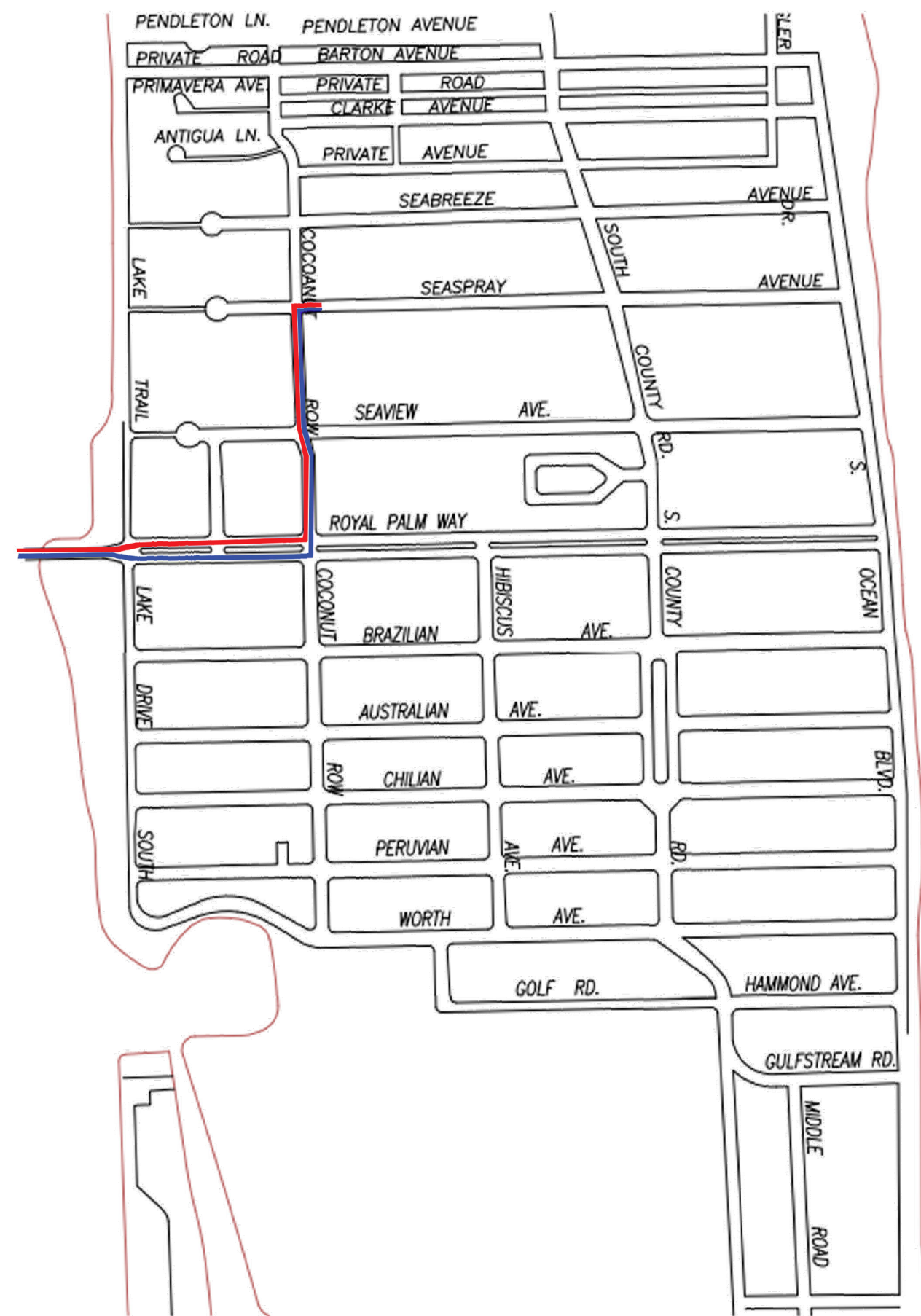
1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

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.

TRUCK ROUTE USES FLAGLER MEMORIAL BRIDGE, TO ROYAL POINCIANNA WAY, TO N COUNTY RD

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

- 30' MAX LENGTH OF VEHICLE TO BE UTILIZED.
- RIGHT OF WAY PERMIT MAY BE REQUIRED IF LARGER TRUCKS NEEDED
- APPROXIMATELY 10 TRUCKS ON SITE DURING CONSTRUCTION



TRUCK LOGISTICS PLAN

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7888
249 PERMAN AVE. SUITE F-2 PALM BEACH FL 33480

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

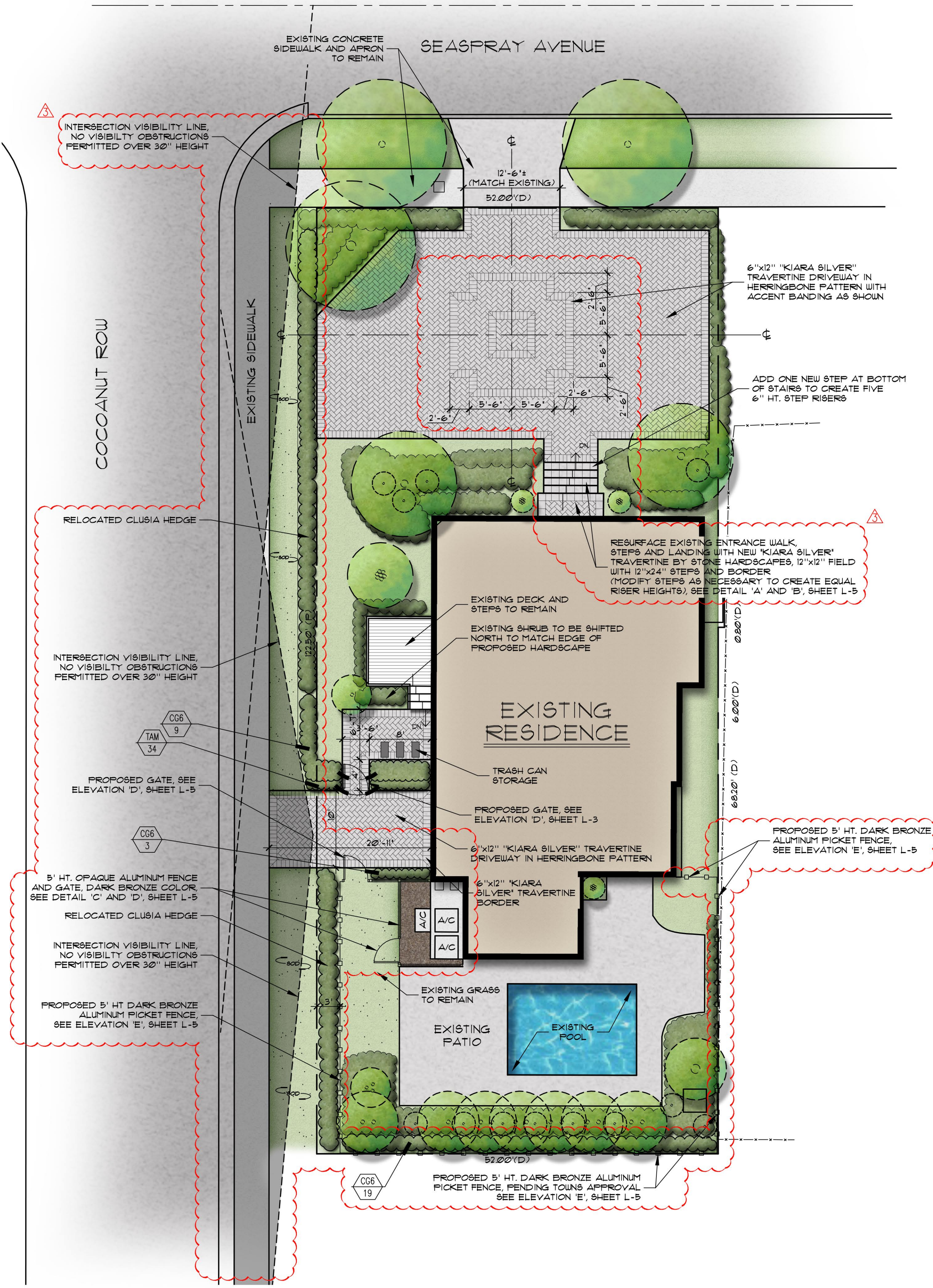
REVISIONS:

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SHEET NUMBER:

TLP

ISSUE 9-27-21
DATE:
JOB #: COA-21-019



Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing vegetation to remain

Plant List

SYM	QTY	NAME	SPECIFICATIONS
ACCENTS / SHRUBS / GROUND COVER / VINES			
CG6	31	Clusia guttifera / Small Leaf Clusia	6' x 4', full to base
TAM	34	Trachelospermum asiaticum 'Minima' / Jasmine 'Minima'	1 gal, 6' x 10', full

Native Plant Data

EXISTING FLORIDA NATIVE PLANT CONDITIONS TO REMAIN

Landscape Open Space Data

ZONING DISTRICT: RB
TOTAL LOT AREA: 6315 SQ. FT.
TOTAL FRONT YARD AREA: 1300 SQ. FT.

	REQUIRED	PROVIDED
EXISTING TOTAL LANDSCAPED OPEN SPACE:	45% (2869 SQ. FT.)	30.9% (1970 SQ. FT.)
PROPOSED TOTAL LANDSCAPED OPEN SPACE:	45% (2869 SQ. FT.)	31.2% (1988 SQ. FT.)
EXISTING FRONT YARD LANDSCAPED OPEN SPACE:	40% (520 SQ. FT.)	30.3% (199 SQ. FT.)
PROPOSED FRONT YARD LANDSCAPED OPEN SPACE:	40% (520 SQ. FT.)	30.3% (199 SQ. FT.)
EXISTING PERIMETER LANDSCAPED OPEN SPACE:	50% OF TOTAL REQUIRED OPEN SPACE (1435 SQ. FT.)	51.3% OF TOTAL REQUIRED OPEN SPACE (1645 SQ. FT.)
PROPOSED PERIMETER LANDSCAPED OPEN SPACE:	50% OF TOTAL REQUIRED OPEN SPACE (1435 SQ. FT.)	51.8% OF TOTAL REQUIRED OPEN SPACE (1659 SQ. FT.)

Currently Proposed
Hardscape/ Landscape Plan

PARKER YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0001347

BESIKOF RESIDENCE
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA
HARDSCAPE / LANDSCAPE RENOVATION PLAN

DATE: 04.14.21
DRAWN BY: SW/KC
JOB NO: 21-082
SCALE: 1/8"=1'-0"
FILENAME: 360 Seaspray

REVISIONS:
6.16.21 Staff Review
7.13.21 Staff Review
10.21.21 First Submittal
11.02.21 Final Submittal

COA-21-019

SHEET:
L-3