

PROPOSED RESIDENCE:

243 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

ARC-23-036 ZON-23-050

RE-SUBMITTAL 05-08-2023
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

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SITE SURVEY 2022-02-19

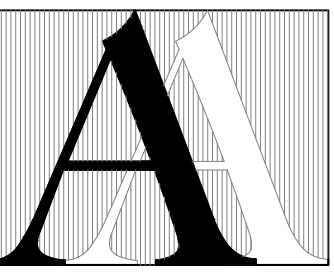
L1.0 EXISTING VEGETATION INVENTORY
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L3.0 CONSTRUCTION SCREENING PLAN
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L11.3 RENDERED GARDEN VIEWS

C-1 SITE GRADING AND DRAINAGE PLAN

SCOPE OF WORK

- NEW TWO STORY RESIDENCE
- NEW SWIMMING POOL AND HARDSCAPE
- NEW LANDSCAPE

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By yfigueroa at 2:15 pm, May 08, 2023



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FL LICENSE #AR05435

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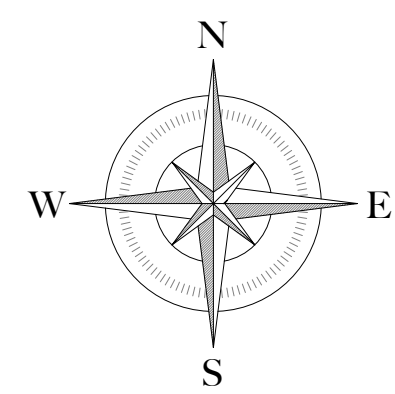
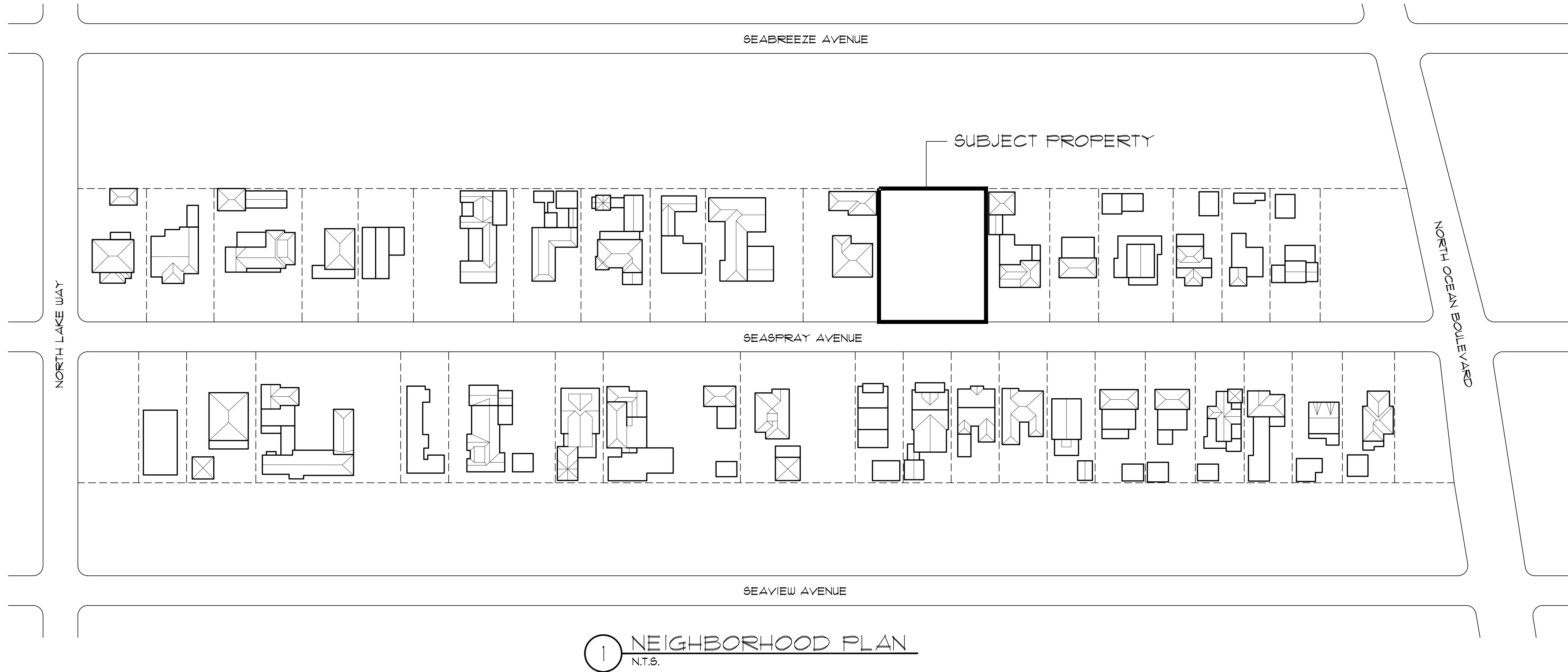
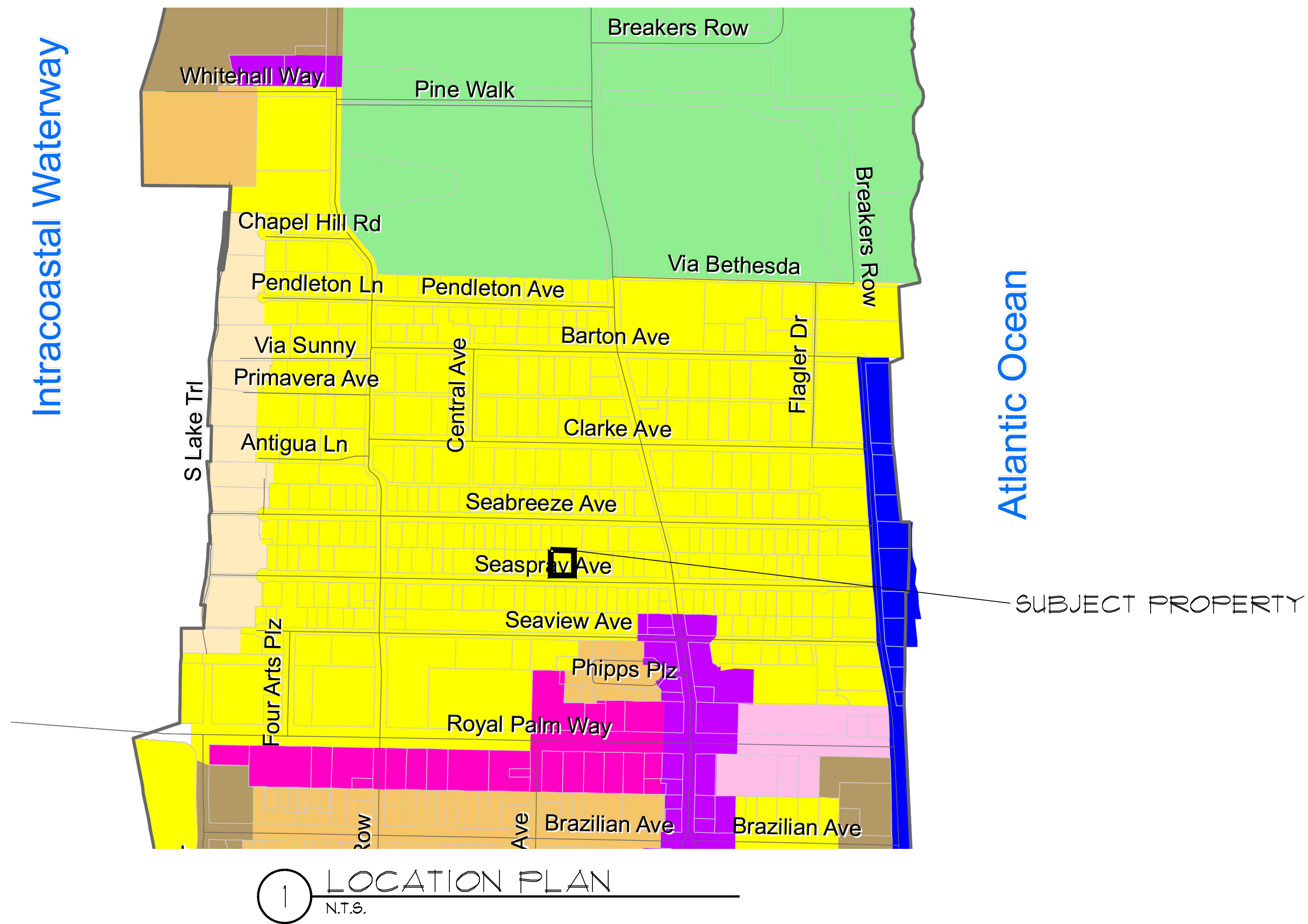
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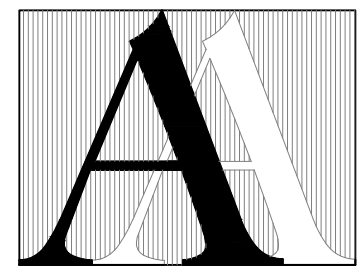
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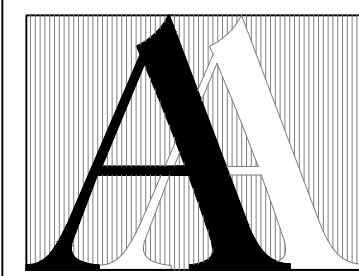
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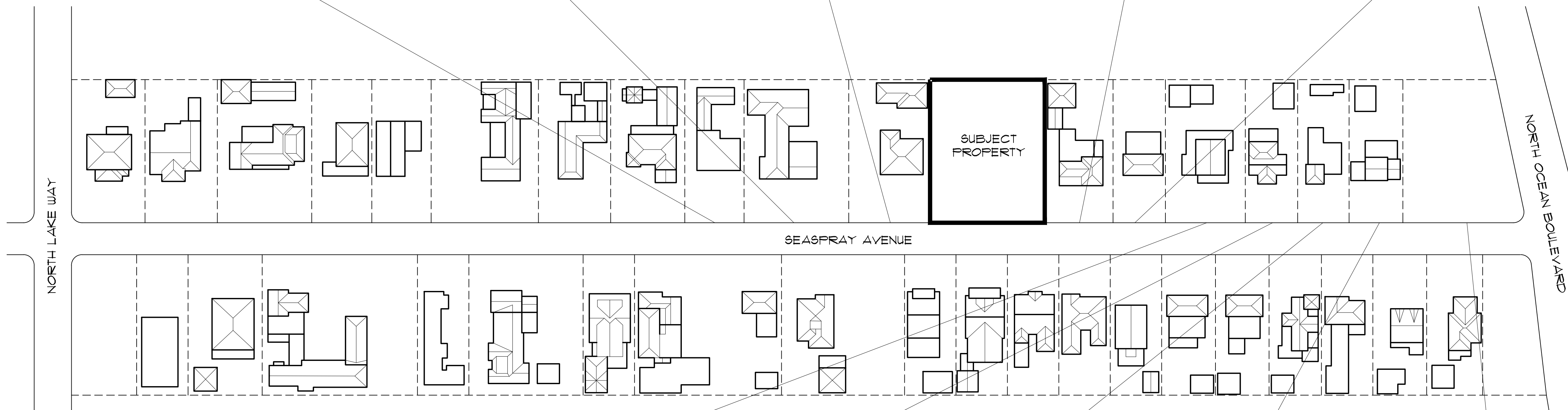
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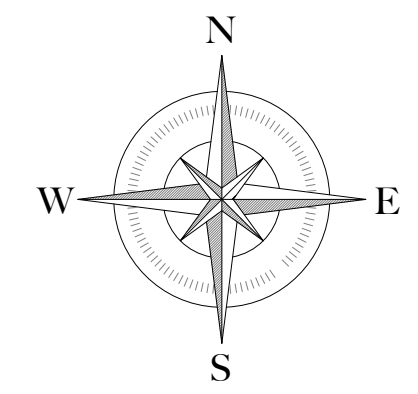
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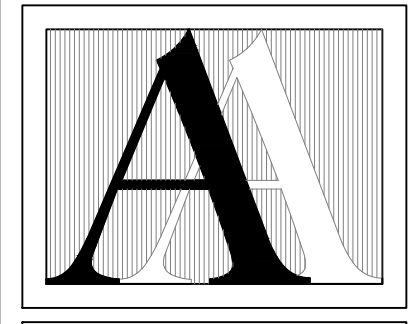


1 KEY PLAN - NEIGHBORHOOD PHOTOS
N.T.S.

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1 NEIGHBORHOOD PHOTOS - REAR YARD STRUCTURES
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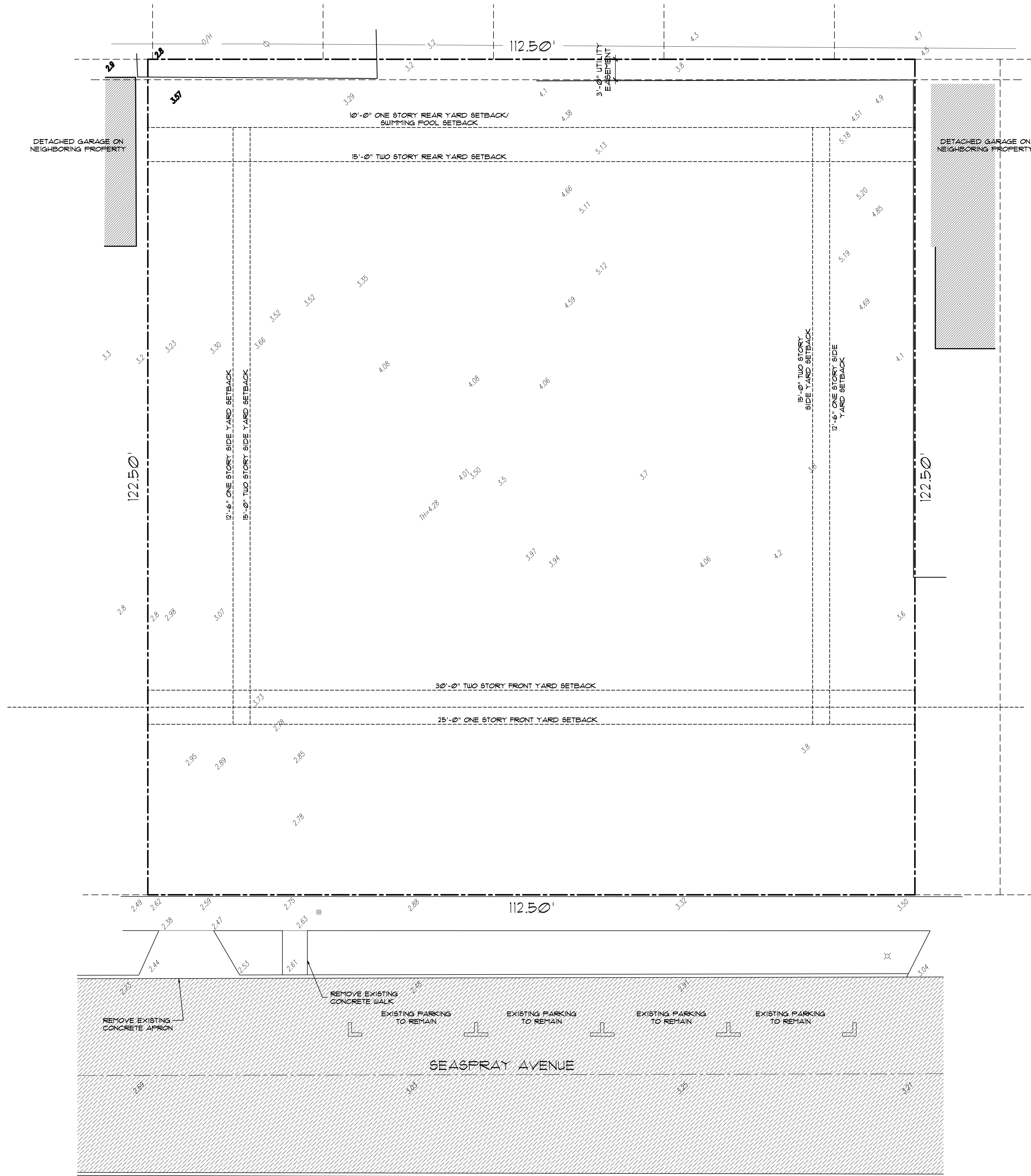
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REMOVE EXISTING
CONCRETE APRON

REMOVE EXISTING
CONCRETE WALK

EXISTING PARKING
TO REMAIN

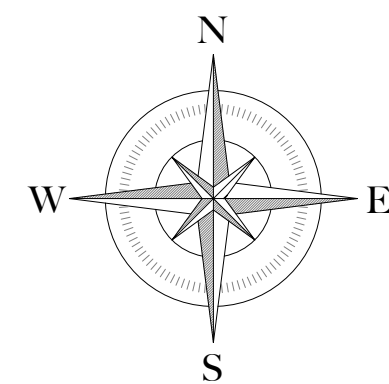
EXISTING PARKING
TO REMAIN

EXISTING PARKING
TO REMAIN

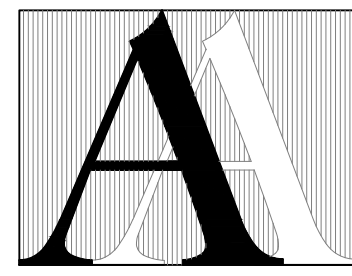
EXISTING PARKING
TO REMAIN

SEASPRAY AVENUE

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



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PROPERTY - FACING NORTH



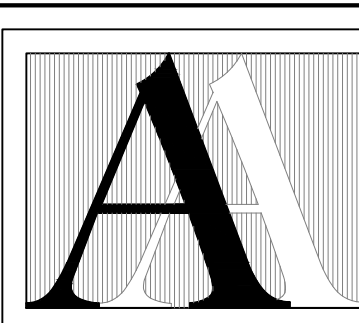
SEASPRAY FACING WEST



SEASPRAY FACING EAST

1 PROPERTY PHOTOS
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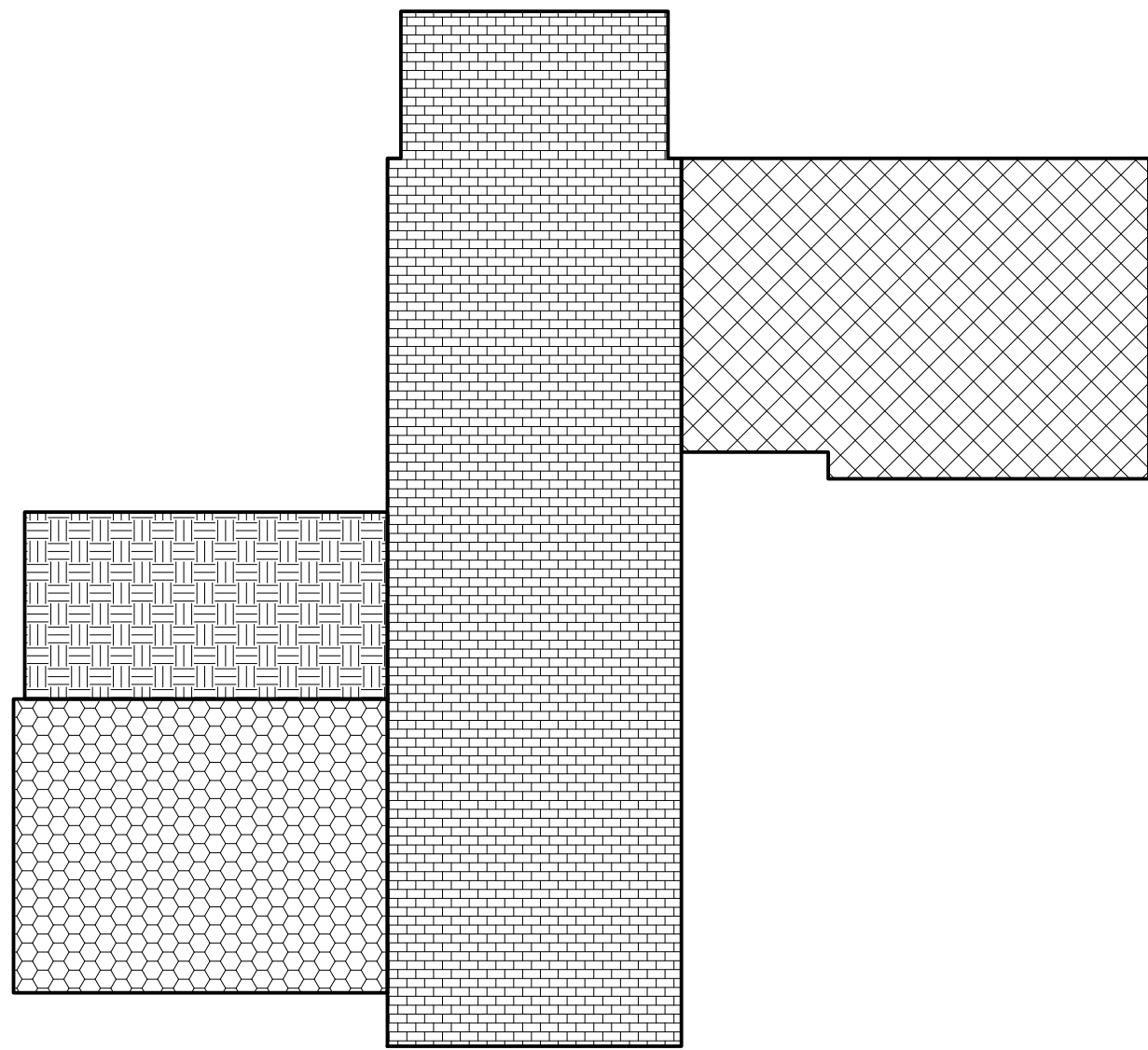
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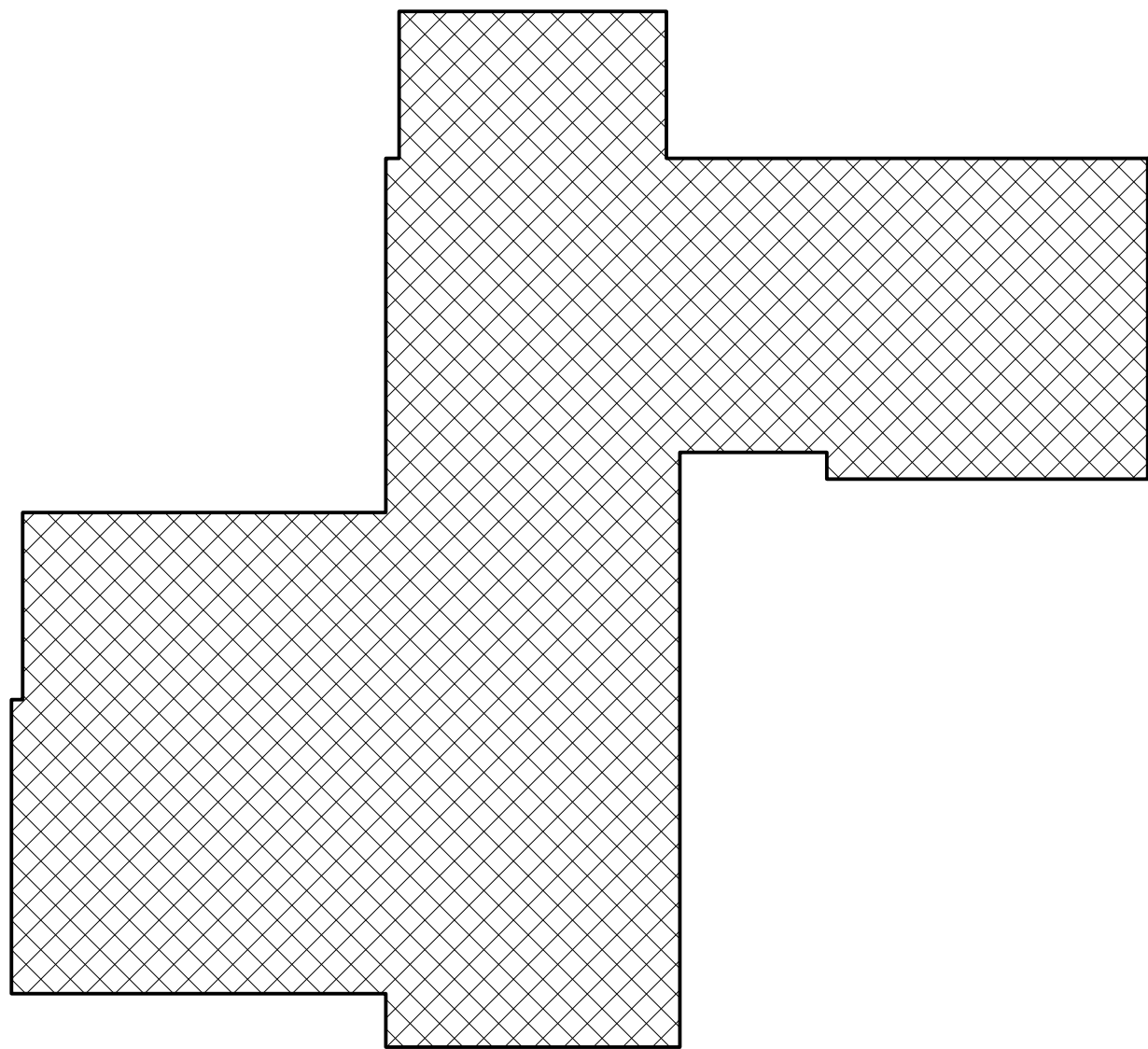
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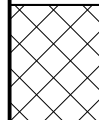
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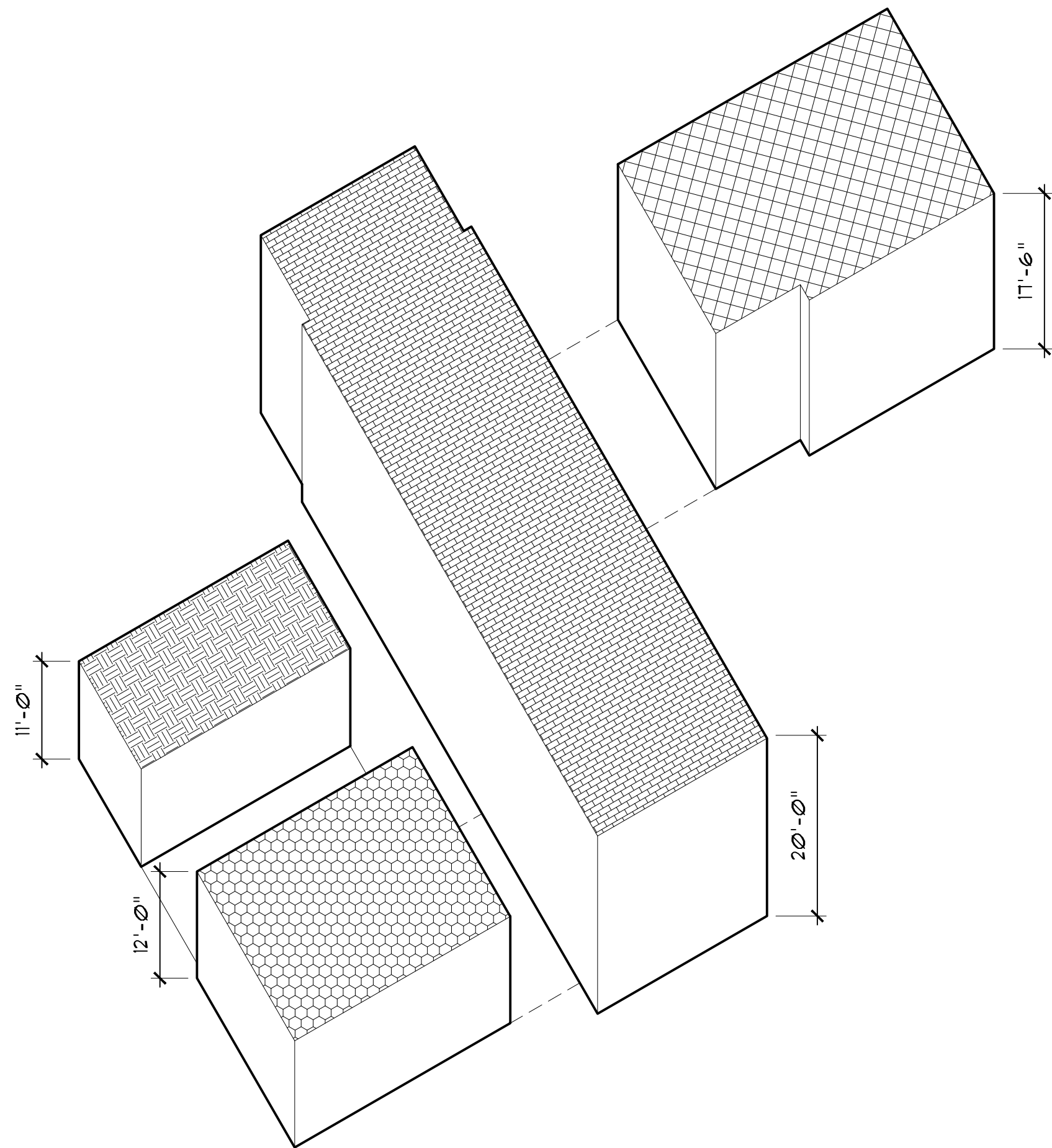


2 CUBIC CONTENT PLAN DIAGRAM
N.T.S.

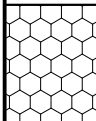
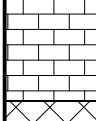
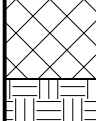
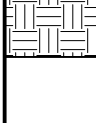


3 LOT COVERAGE PLAN DIAGRAM
N.T.S.

PROPOSED LOT COVERAGE CALCULATIONS		
LOCATION	SQUARE FOOTAGE	
 MAIN HOUSE FOOTPRINT	3,491 SF.	
TOTAL	3,491 SF.	
PERCENTAGE	25.38%	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	616 SF.	12'-0"	7,392 CF.		
 TWO STORY AREA	1,683 SF.	20'-0"	33,660 CF.		
 TWO STORY AREA	818 SF.	17'-6"	14,315 CF.		
 COVERED PORCH	380 SF.	11'-0"	4,180 CF.		
		SUBTOTAL	59,547 CF.		
		5 PERCENT EXEMPTION	(2,129 CF.)		
		TOTAL	56,818 SF.		

ALLOWABLE CUBIC CONTENT CALCULATIONS	
LOT AREA	13,781 SF.
CUBIC CONTENT RATIO	$3.5 \times ((60,000 - 13,781) / 50,000) \times 0.5 = 3.96$
ALLOWABLE CUBIC CONTENT	$13,781 \text{ SF.} \times 3.96 = 54,513 \text{ CF.}$
EXEMPT 5% COVERED AREA	$54,513 \times 5\% = 2,729 \text{ CF.}$
TOTAL ALLOWABLE CUBIC CONTENT	51,302 CF.
TOTAL PROPOSED CUBIC CONTENT	56,818 CF.
AMOUNT UNDER ALLOWABLE	484 CF.

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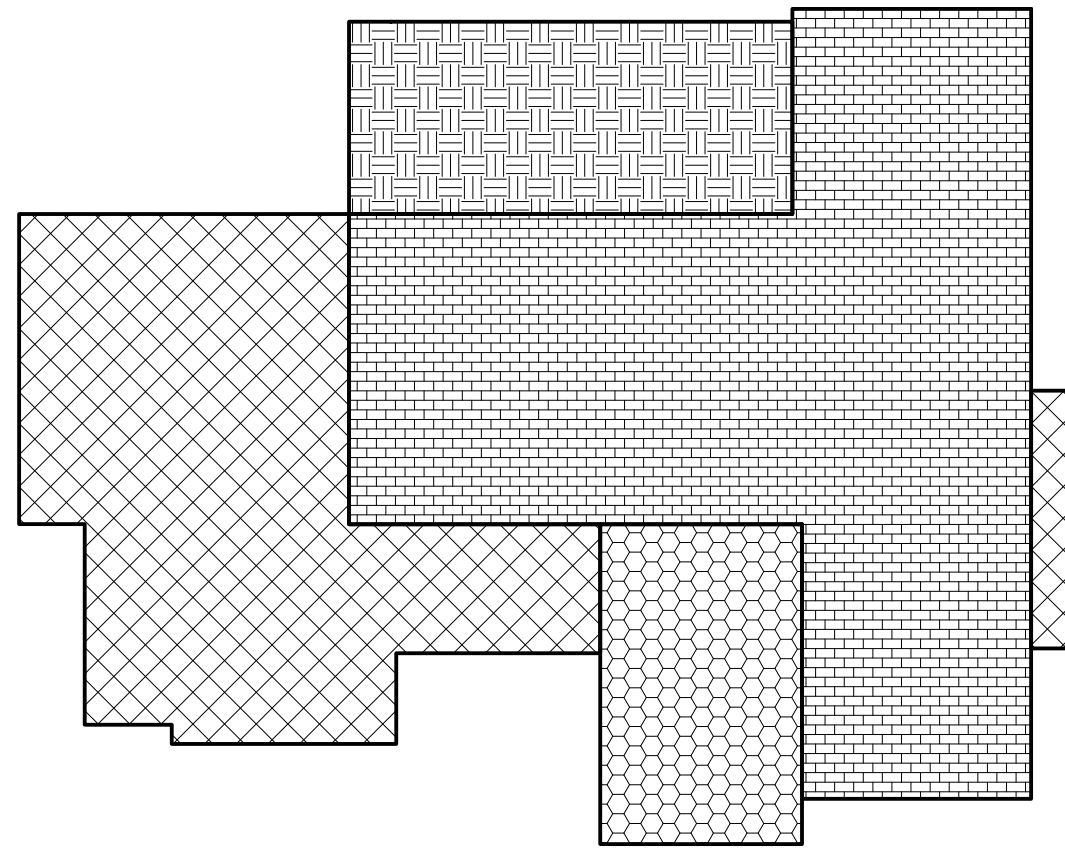
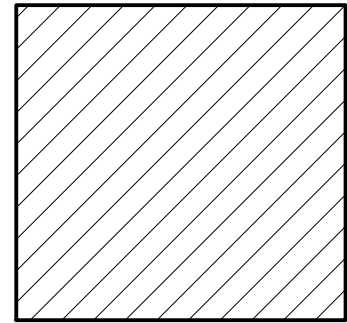
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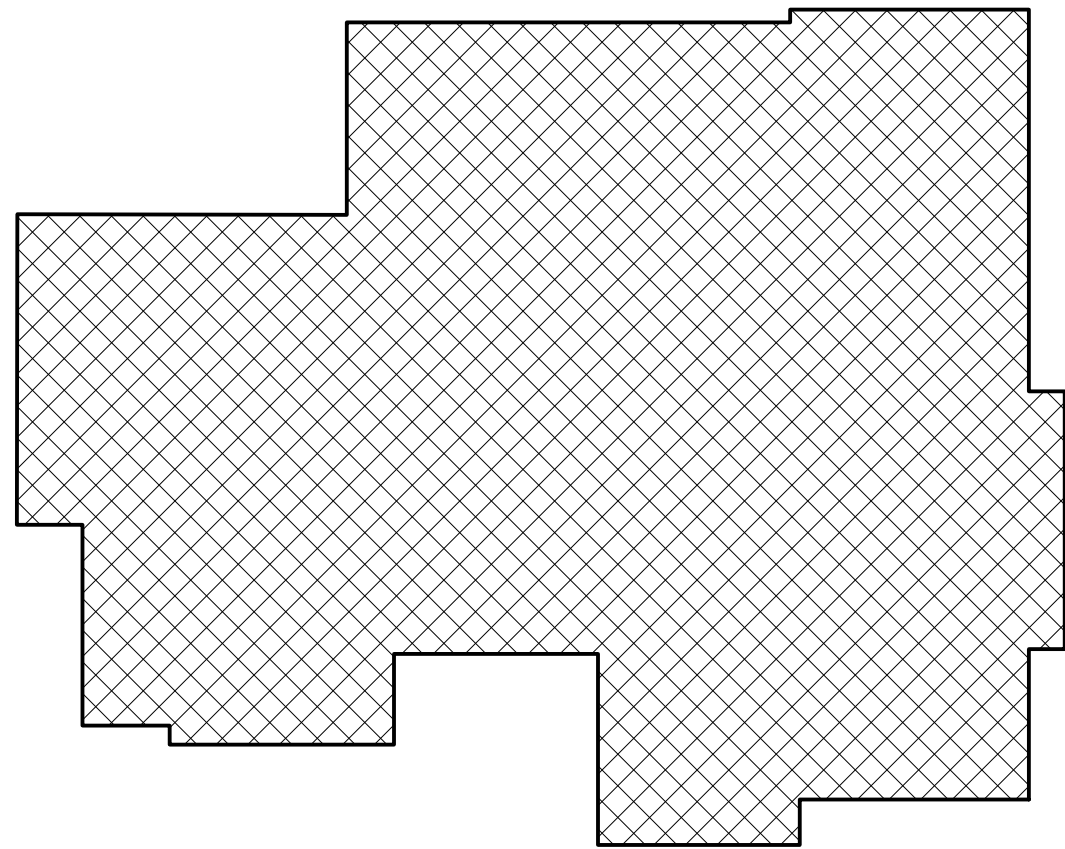
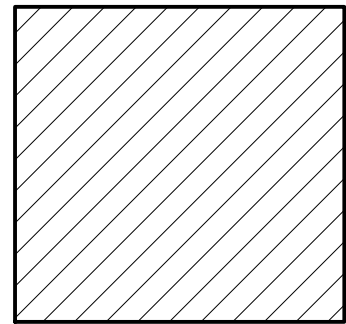
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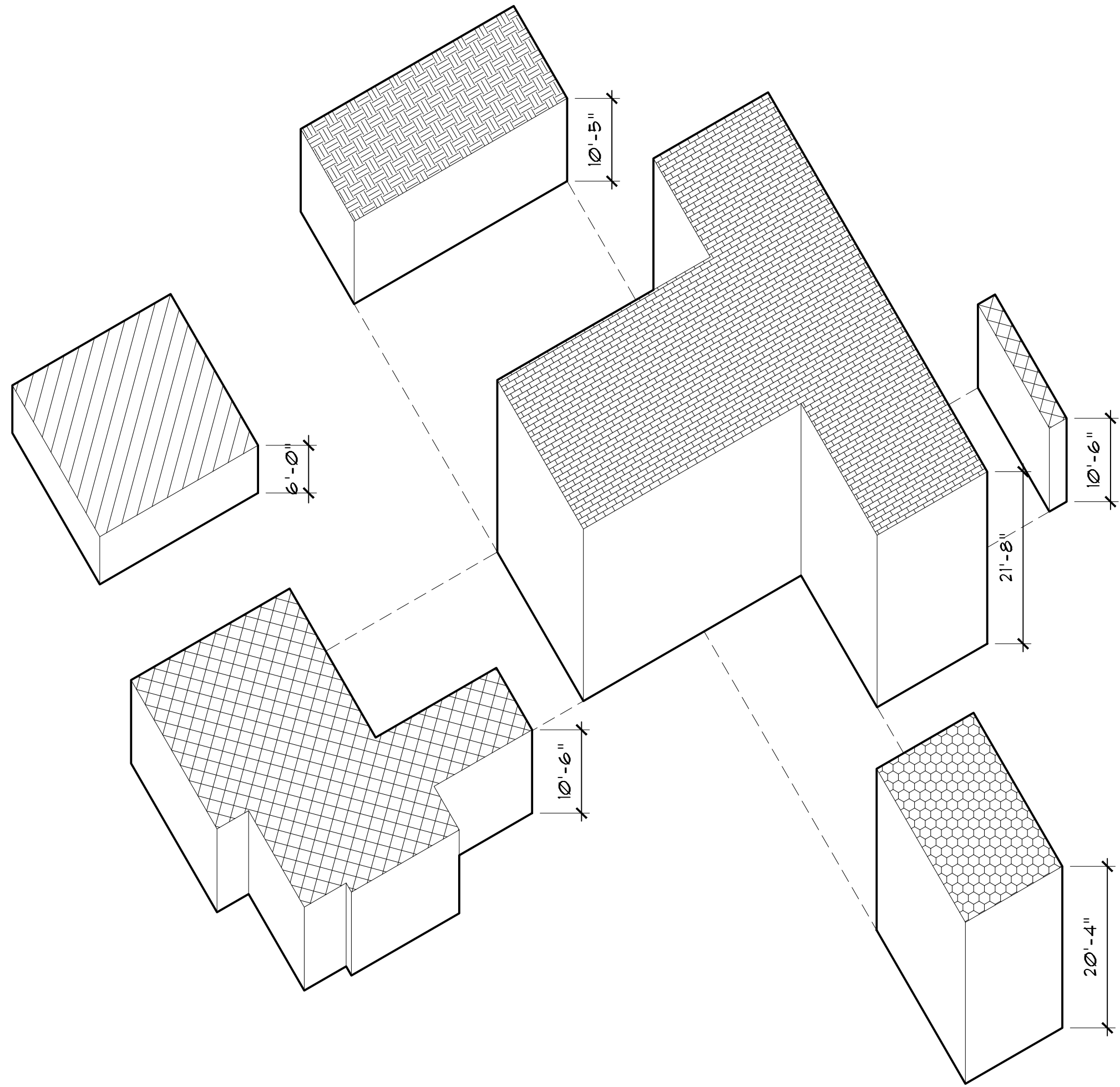


1 CUBIC CONTENT PLAN DIAGRAM
N.T.S.



1 LOT COVERAGE PLAN DIAGRAM
N.T.S.

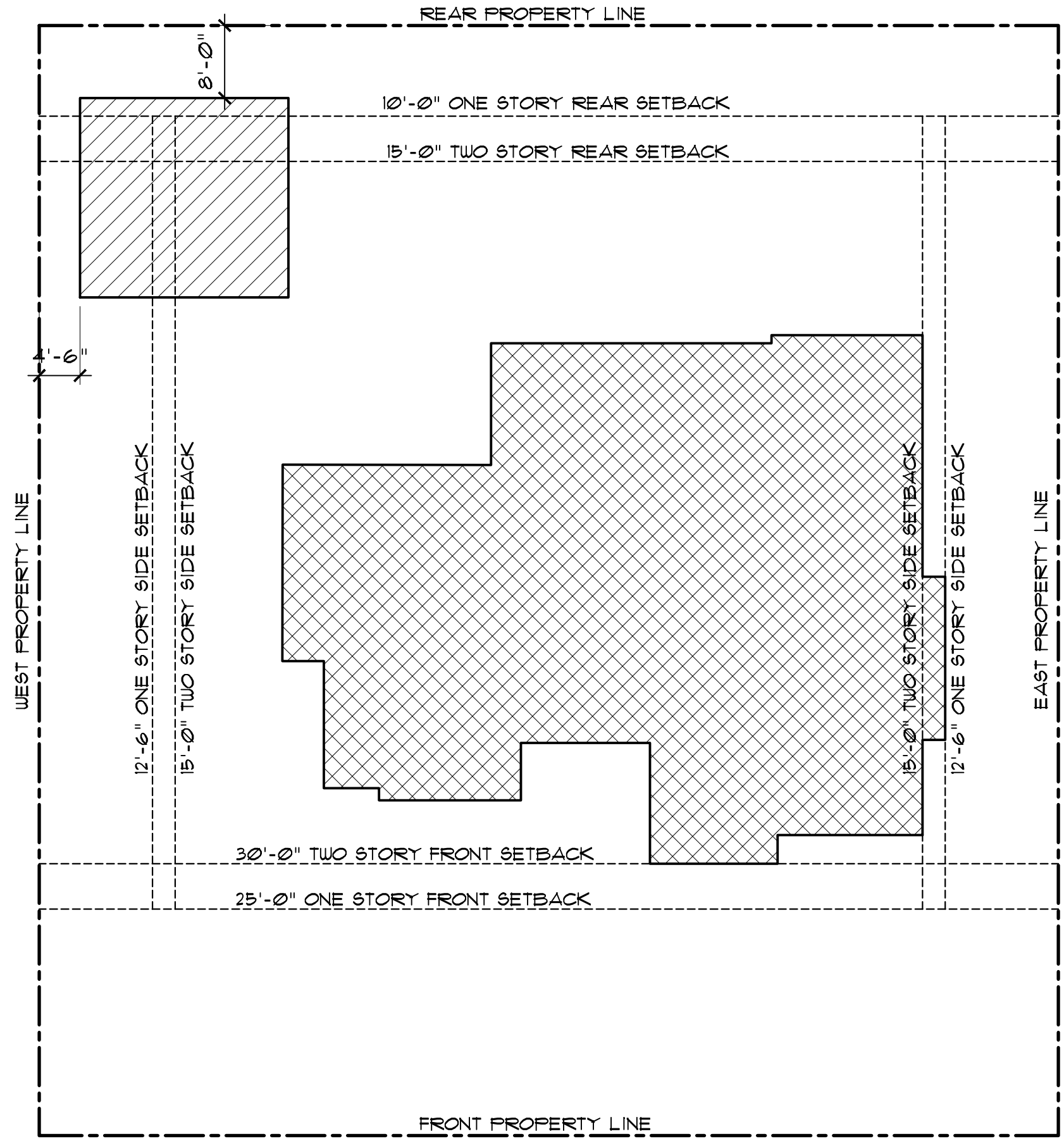
PROPOSED LOT COVERAGE CALCULATIONS		
LOCATION	SQUARE FOOTAGE	
 MAIN HOUSE FOOTPRINT	3,301 SF.	
 GARAGE FOOTPRINT	506 SF.	
TOTAL	3,813 SF.	
PERCENTAGE	21.66%	30% PERMITTED



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	$3.5 + ((60,000 - 13,781) / 50,000) \times 0.5 = 3.96$
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	51,844 CF.
TOTAL PROPOSED CUBIC CONTENT	56,691 CF.
AMOUNT UNDER ALLOWABLE	611 CF.

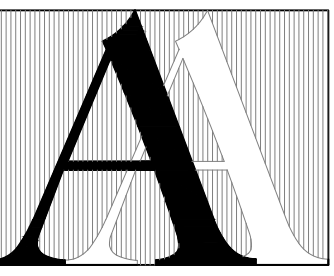


1 VARIANCE REQUEST DIAGRAM
N.T.S.

VARIANCES REQUESTED:	
1.	SECTION 134-093(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 134-093(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.

PREVIOUSLY PROPOSED

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255 SEASPRAY
F.F. = 4.5' NAVD

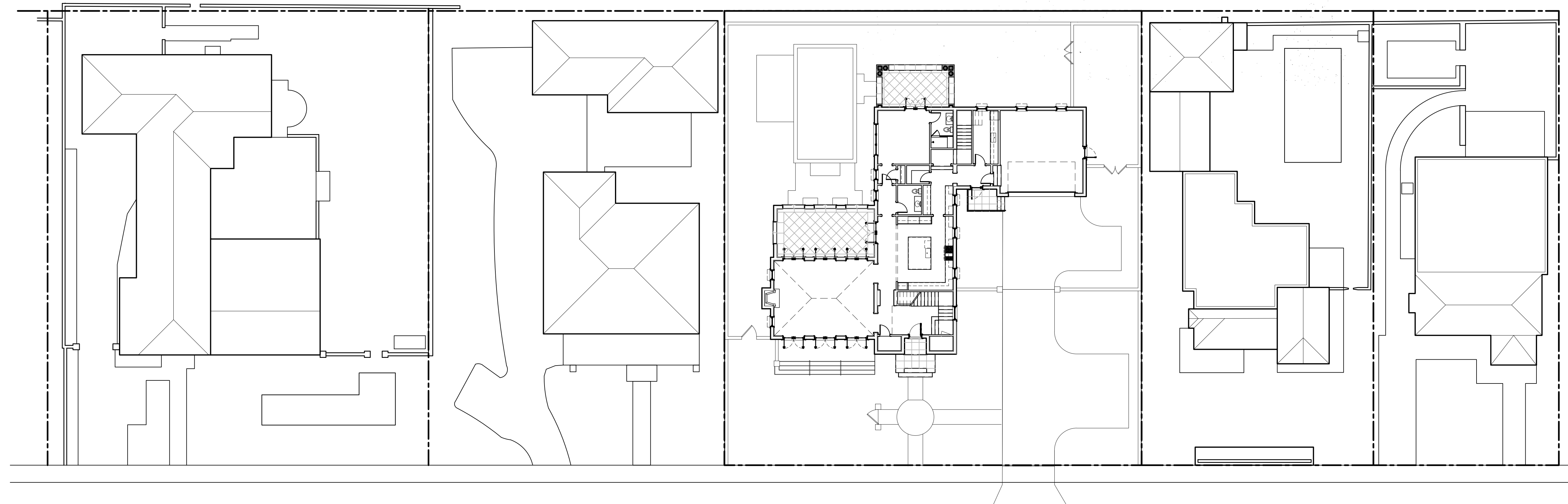
247 SEASPRAY
F.F. = 4.5' NAVD

SUBJECT PROPERTY
243 SEASPRAY
F.F. = 8.0' NAVD

235 SEASPRAY
F.F. = 5.5' NAVD

231 SEASPRAY
F.F. = 4.5' NAVD

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



255 SEASPRAY

247 SEASPRAY

243 SEASPRAY

235 SEASPRAY

231 SEASPRAY

LOT SIZE = 12,262 S.F.
TOTAL SQUARE FOOTAGE = 6,307
LOT TO AREA RATIO = 54.4%

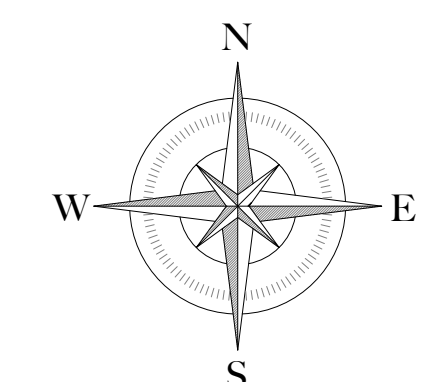
LOT SIZE = 9,187 S.F.
TOTAL SQUARE FOOTAGE = 3,574
LOT TO AREA RATIO = 38.9%

LOT SIZE = 13,781 S.F.
TOTAL SQUARE FOOTAGE = 5,703
LOT TO AREA RATIO = 41.3%

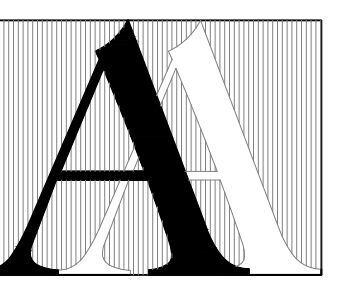
LOT SIZE = 7,657 S.F.
TOTAL SQ. FOOTAGE = 4,350
LOT TO AREA RATIO = 56.8%

LOT SIZE = 6,125 S.F.
TOTAL SQ. FOOTAGE = 3,144
LOT TO AREA RATIO = 51.3%

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



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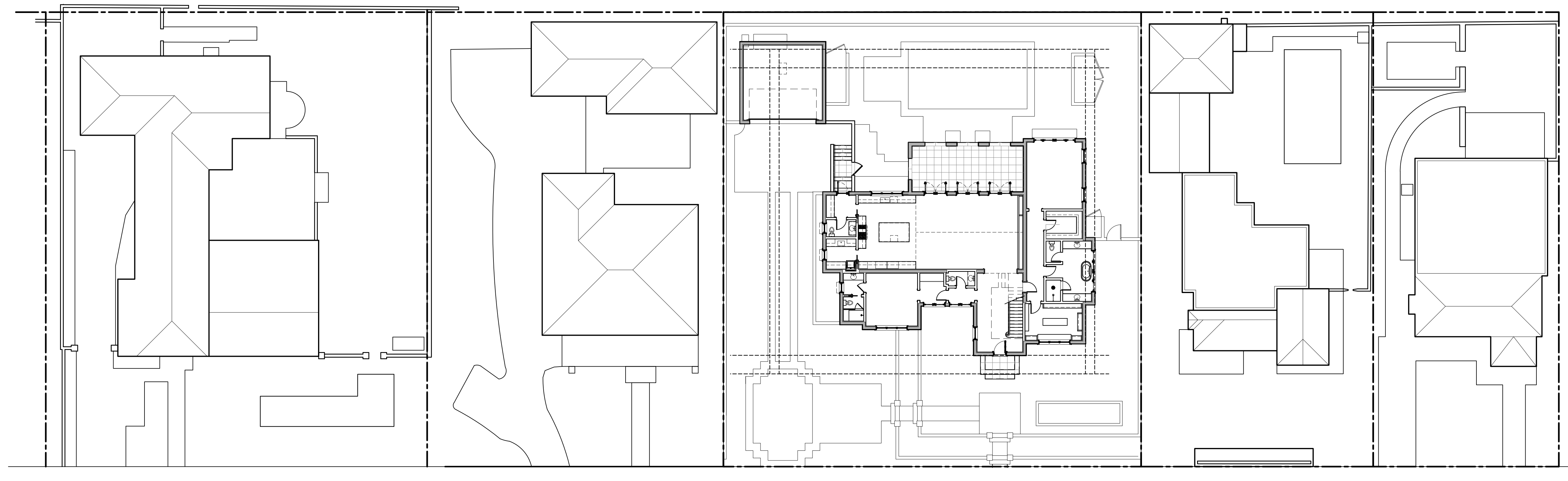
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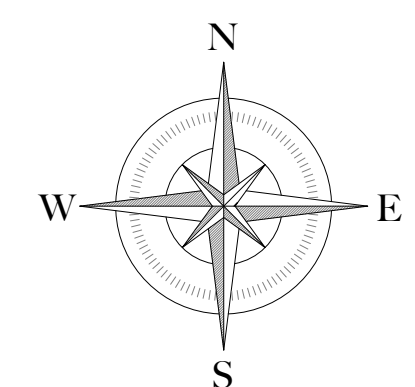
1 STREETSCAPE ELEVATIONS
1/16" = 1'-0"



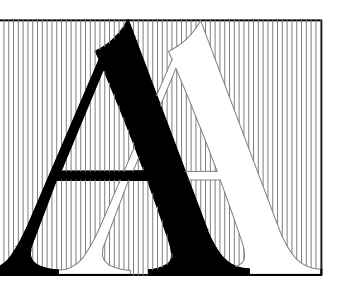
255 SEASPRAY	247 SEASPRAY	243 SEASPRAY	235 SEASPRAY	231 SEASPRAY
LOT SIZE = 12,262 S.F.	LOT SIZE = 9,187 S.F.	LOT SIZE = 13,781 S.F.	LOT SIZE = 7,657 S.F.	LOT SIZE = 6,125 S.F.
TOTAL SQUARE FOOTAGE = 6,307	TOTAL SQUARE FOOTAGE = 3,574	TOTAL SQUARE FOOTAGE = 5,703	TOTAL SQ. FOOTAGE = 4,350	TOTAL SQ. FOOTAGE = 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"

PREVIOUSLY PROPOSED



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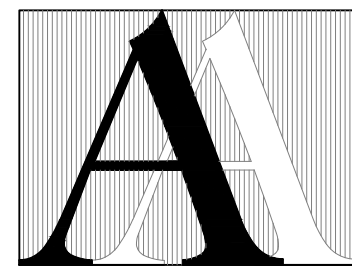
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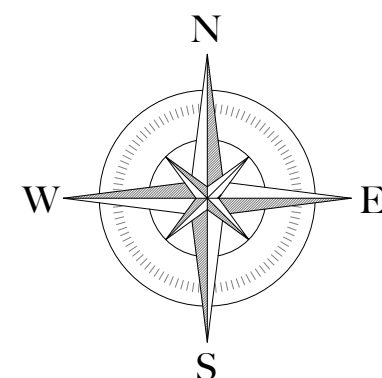
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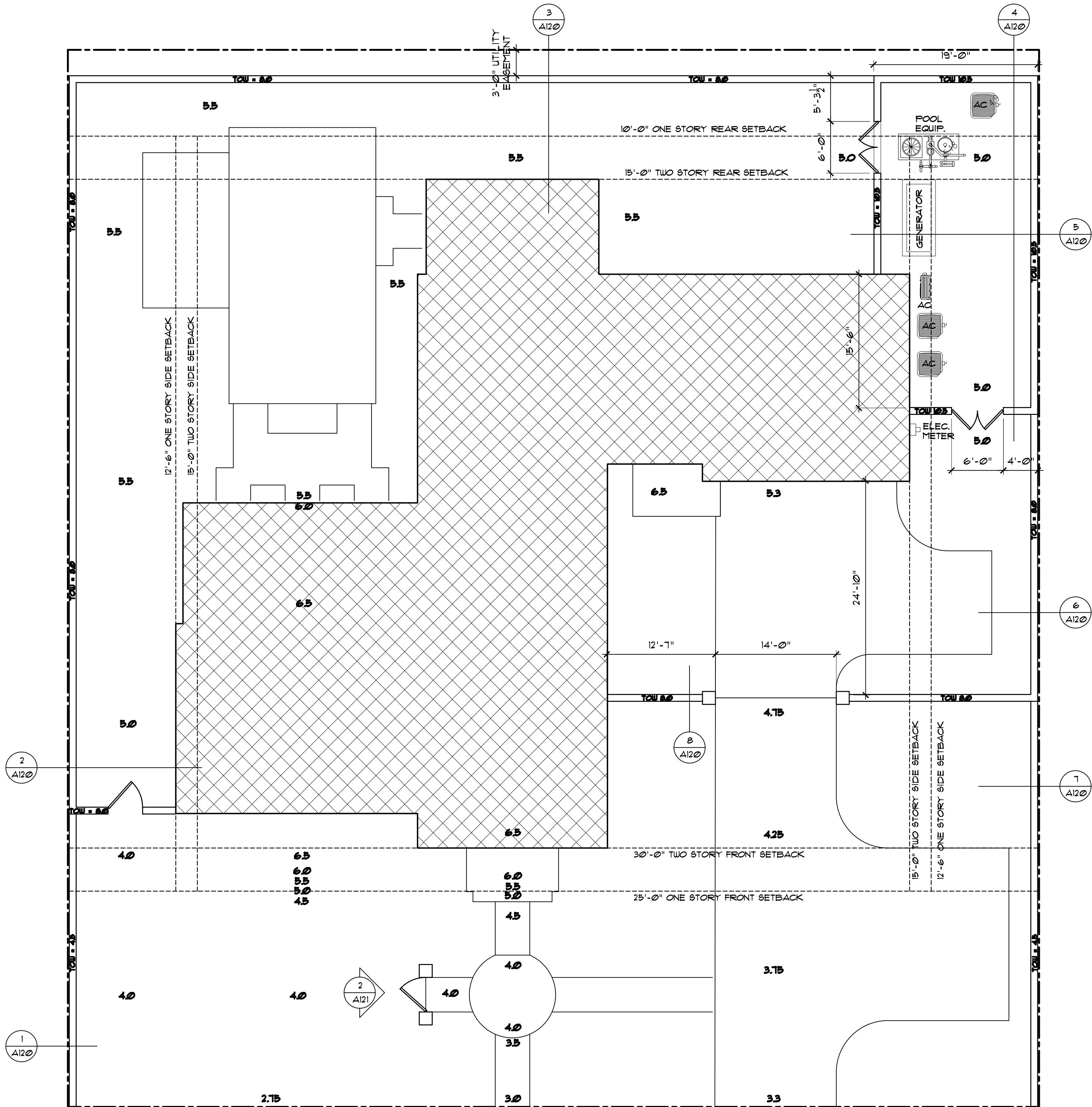
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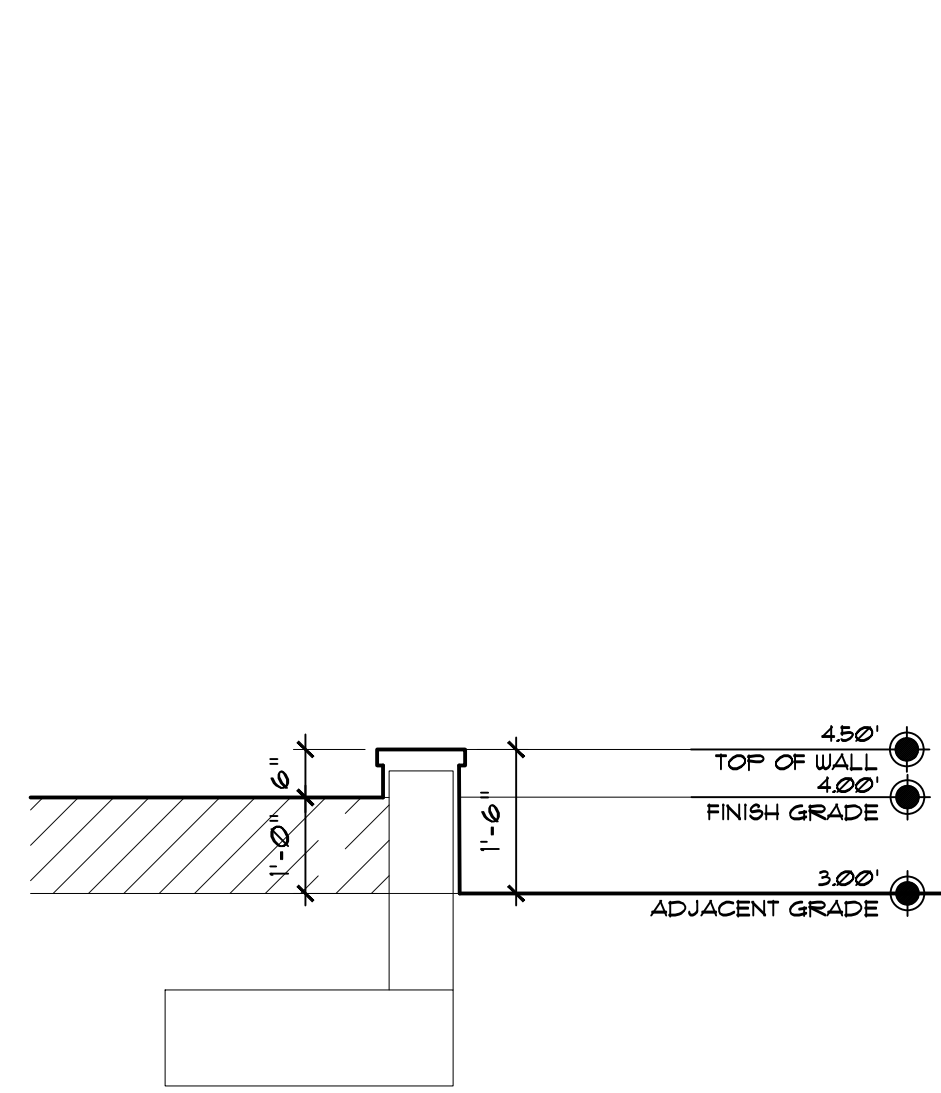
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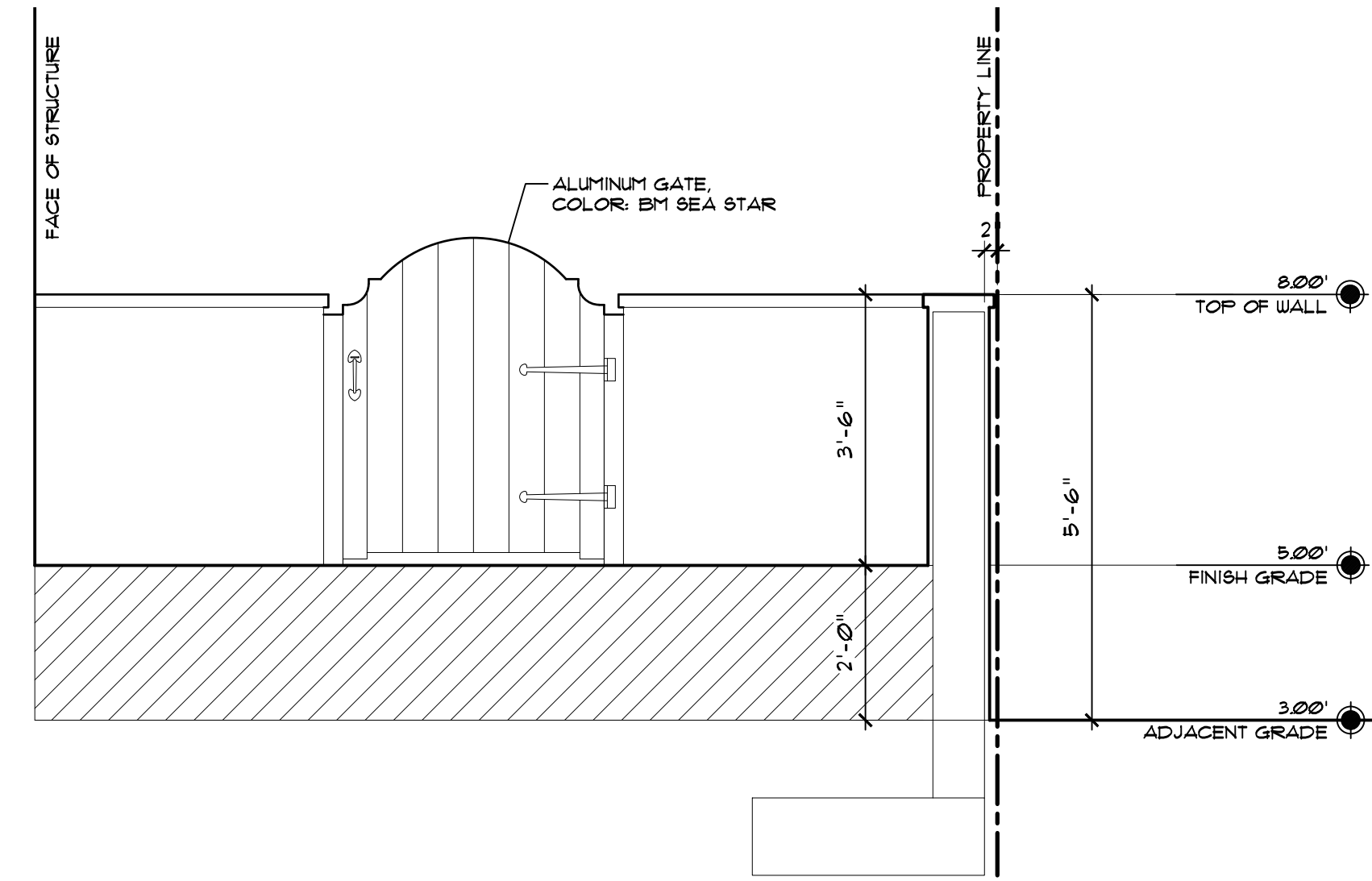
ZON-23-050
ARC-23-036



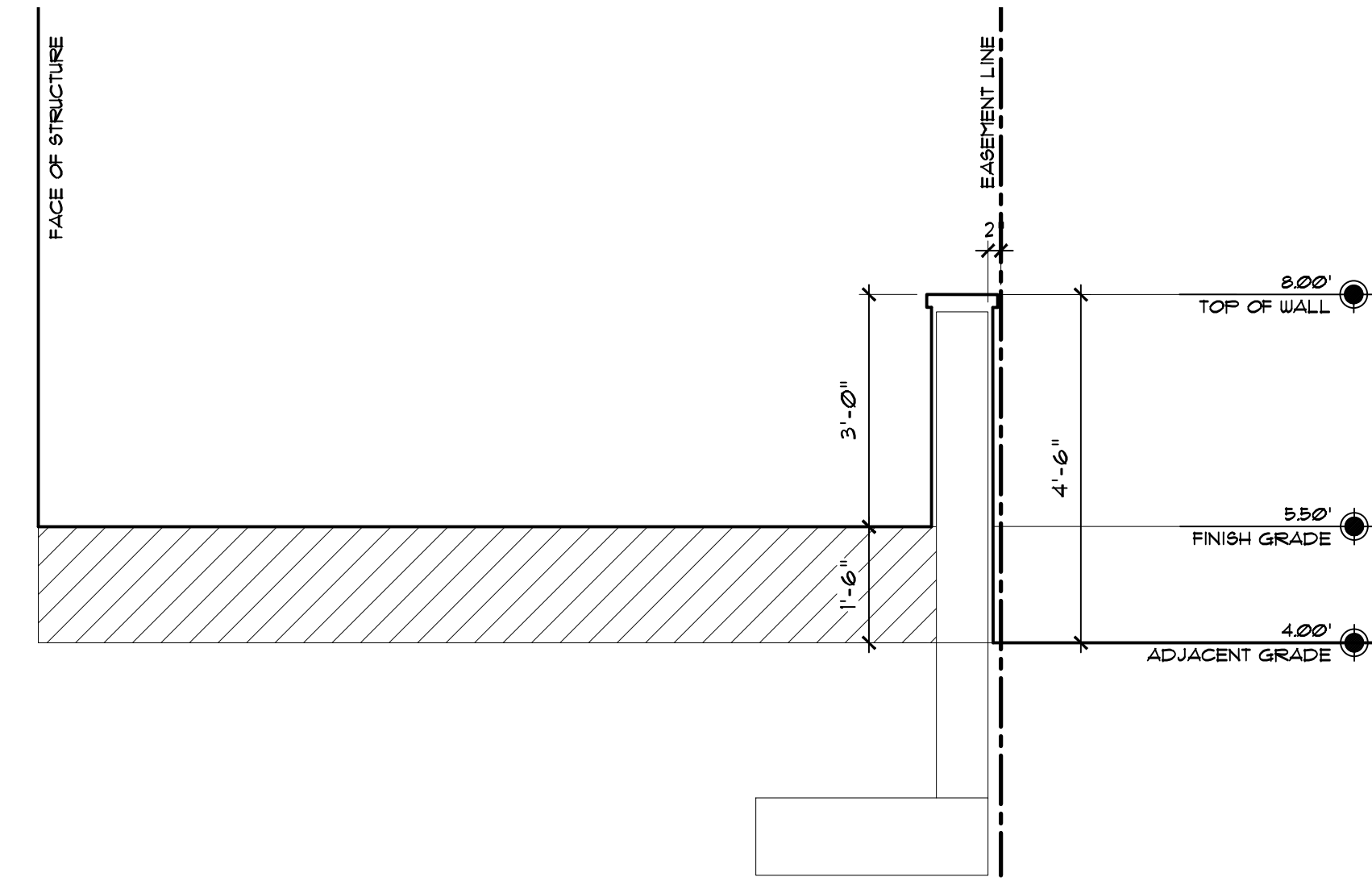
1 SITE WALL PLAN
1/8" = 1'-0"



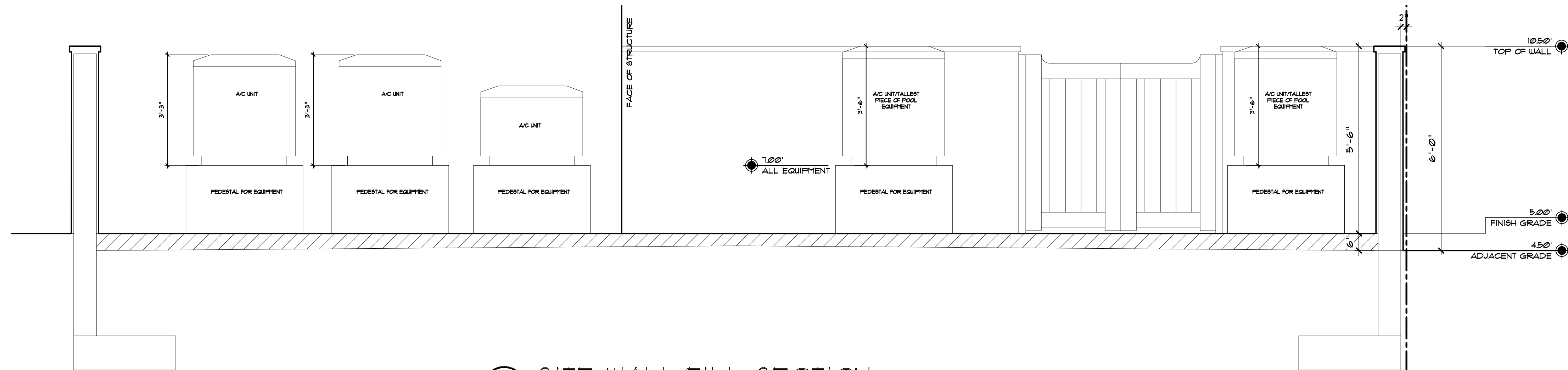
1 SITE WALL/FILL SECTION
1/2" = 1'-0"



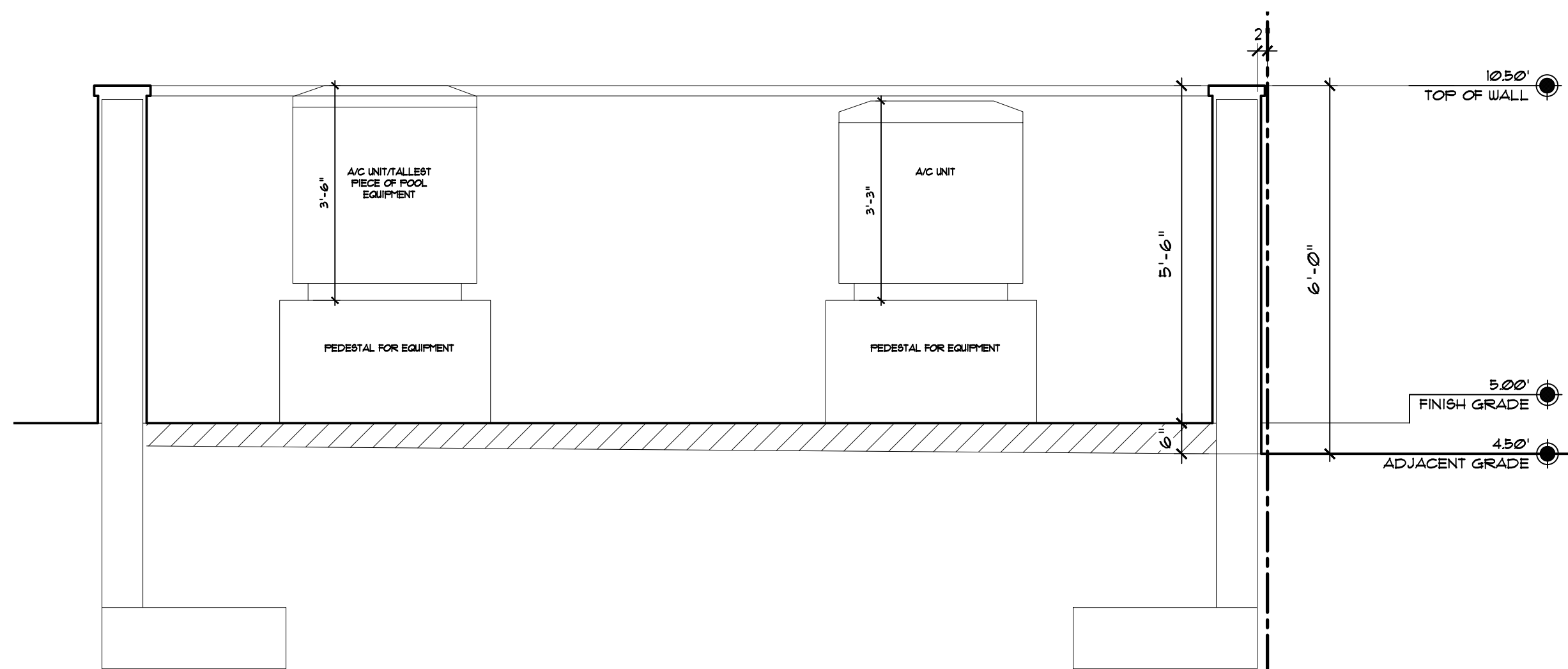
2 SITE WALL/FILL SECTION
1/2" = 1'-0"



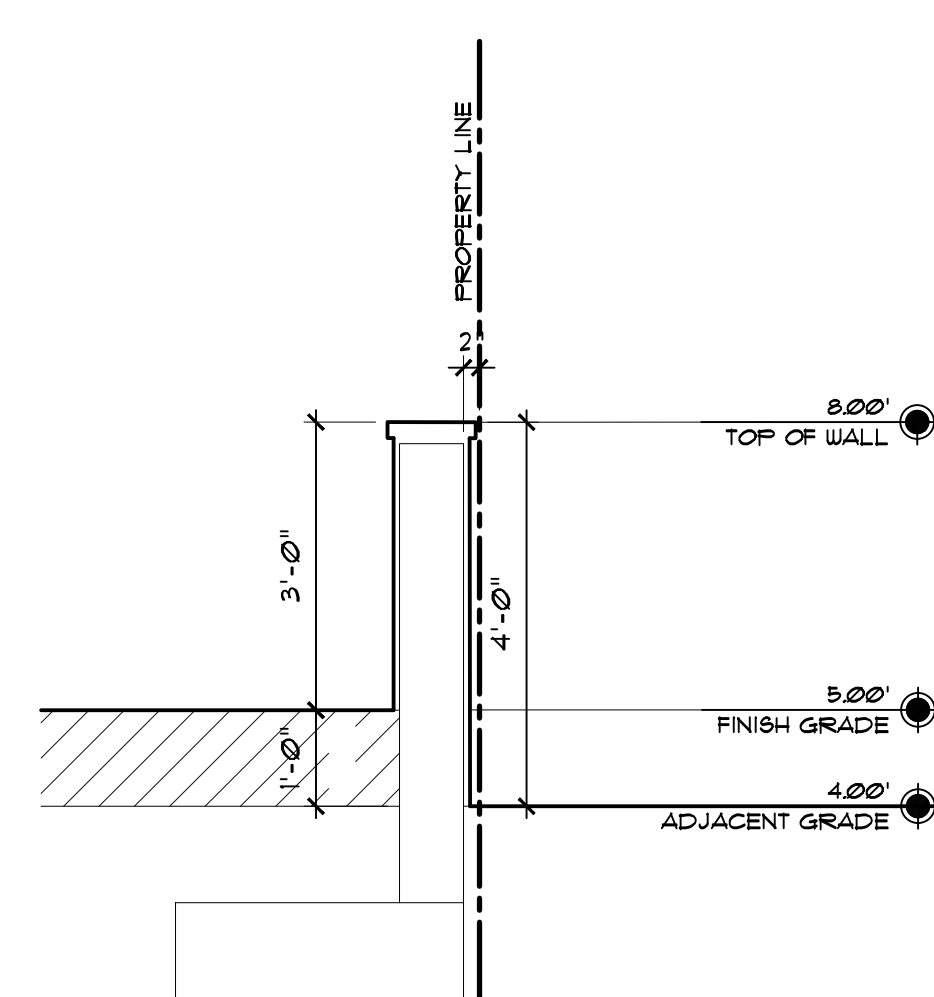
3 SITE WALL/FILL SECTION
1/2" = 1'-0"



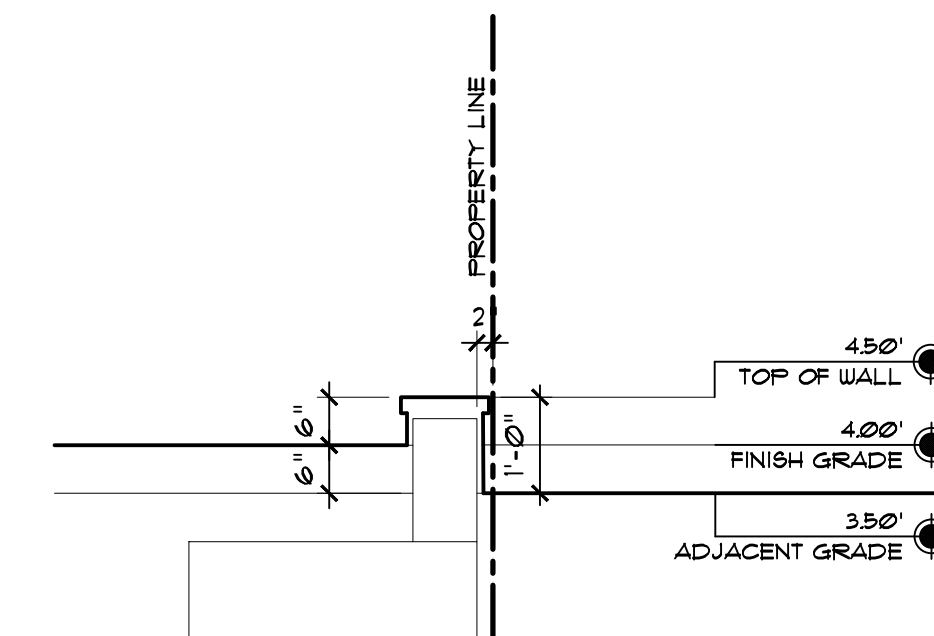
4 SITE WALL/FILL SECTION
1/2" = 1'-0"



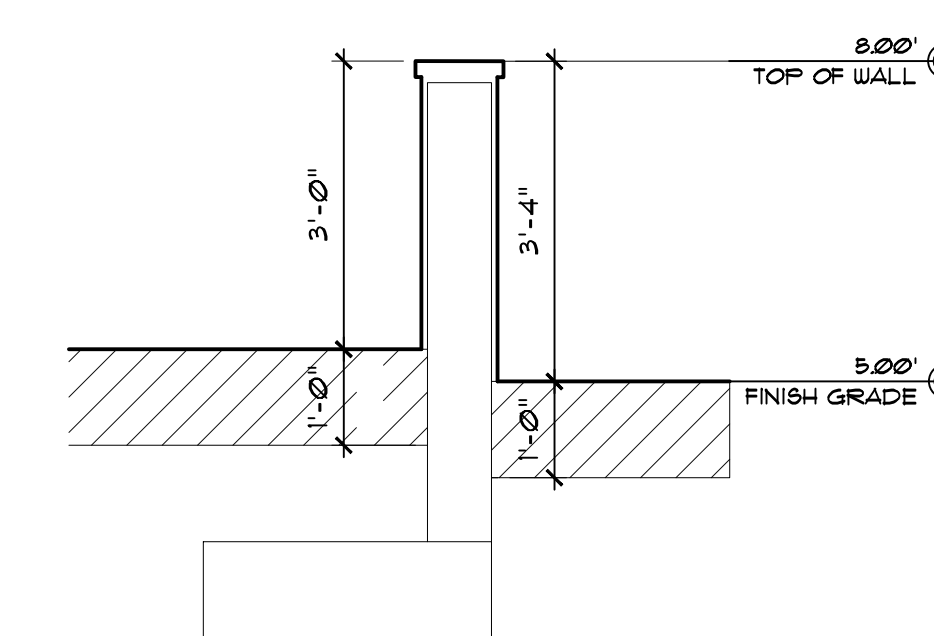
5 SITE WALL/FILL SECTION
1/2" = 1'-0"



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

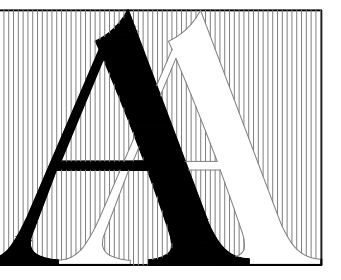


7 SITE WALL/FILL SECTION
1/2" = 1'-0"



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

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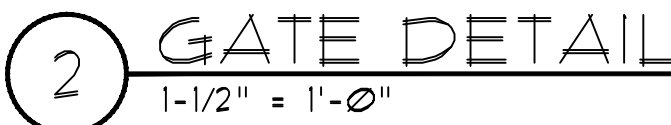
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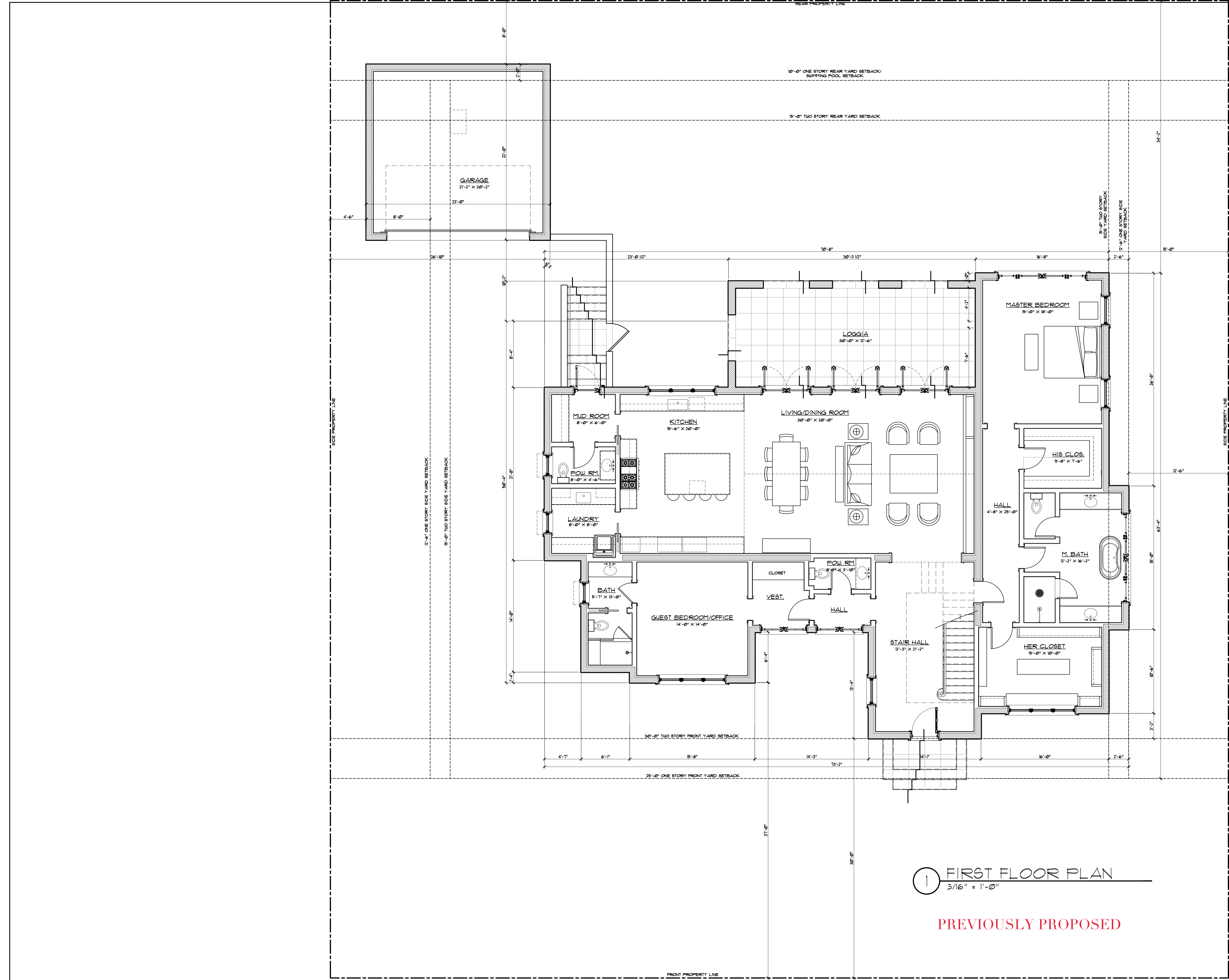
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SCALE: AS NOTED

AI2I.00



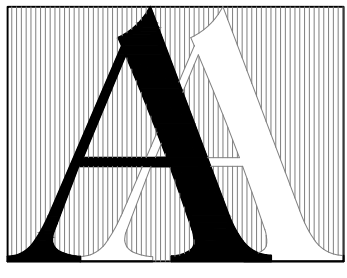
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1 FIRST FLOOR PLAN
3/16" = 1'-0"

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[illegible]

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A2I200

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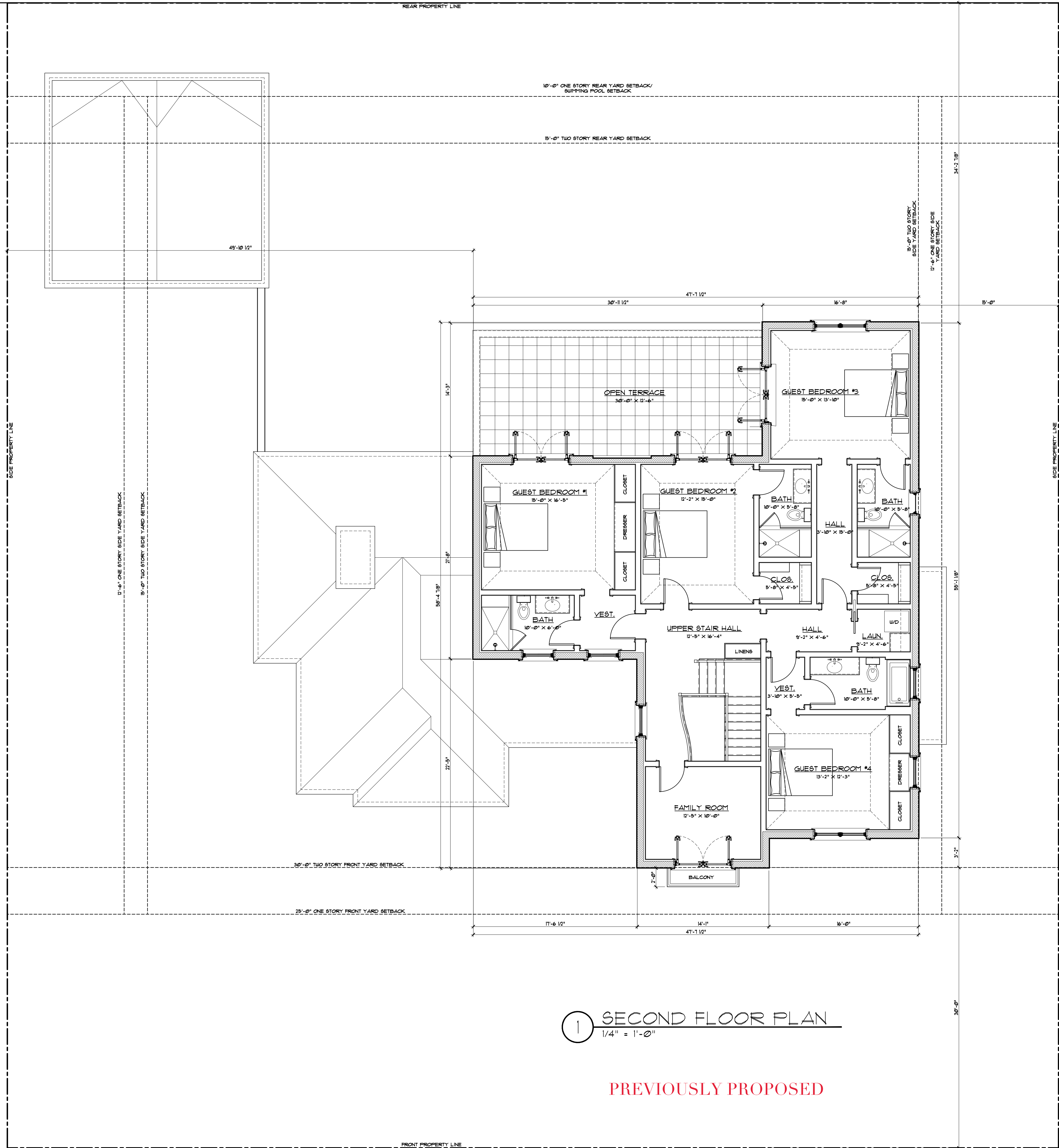
243 SEASPRAY LLC
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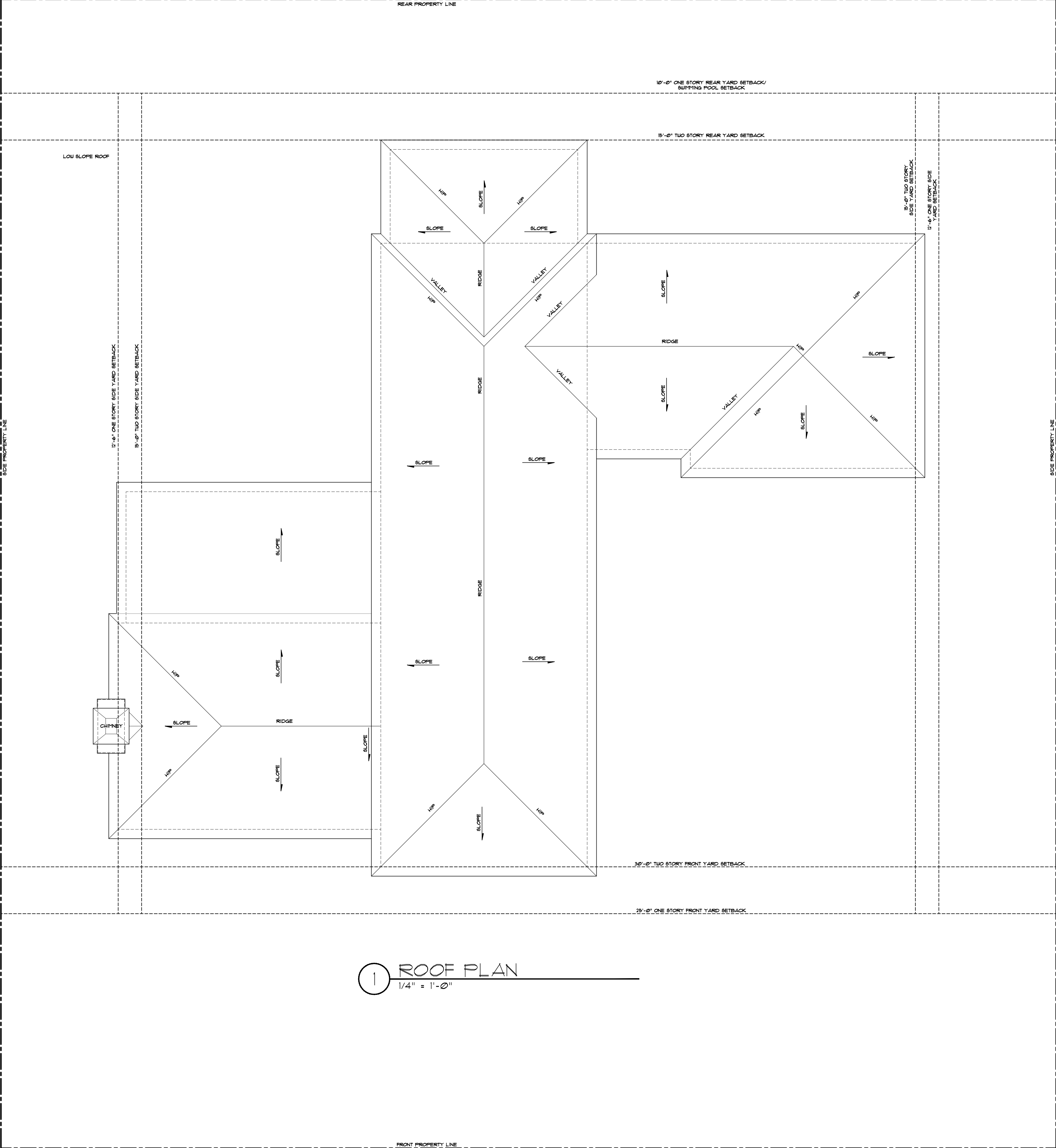
SALE: AS NOTED

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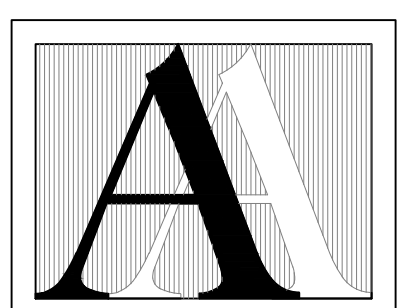
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1 ROOF PLAN
1/4" = 1'-0"

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PALM BEACH, FL 33480

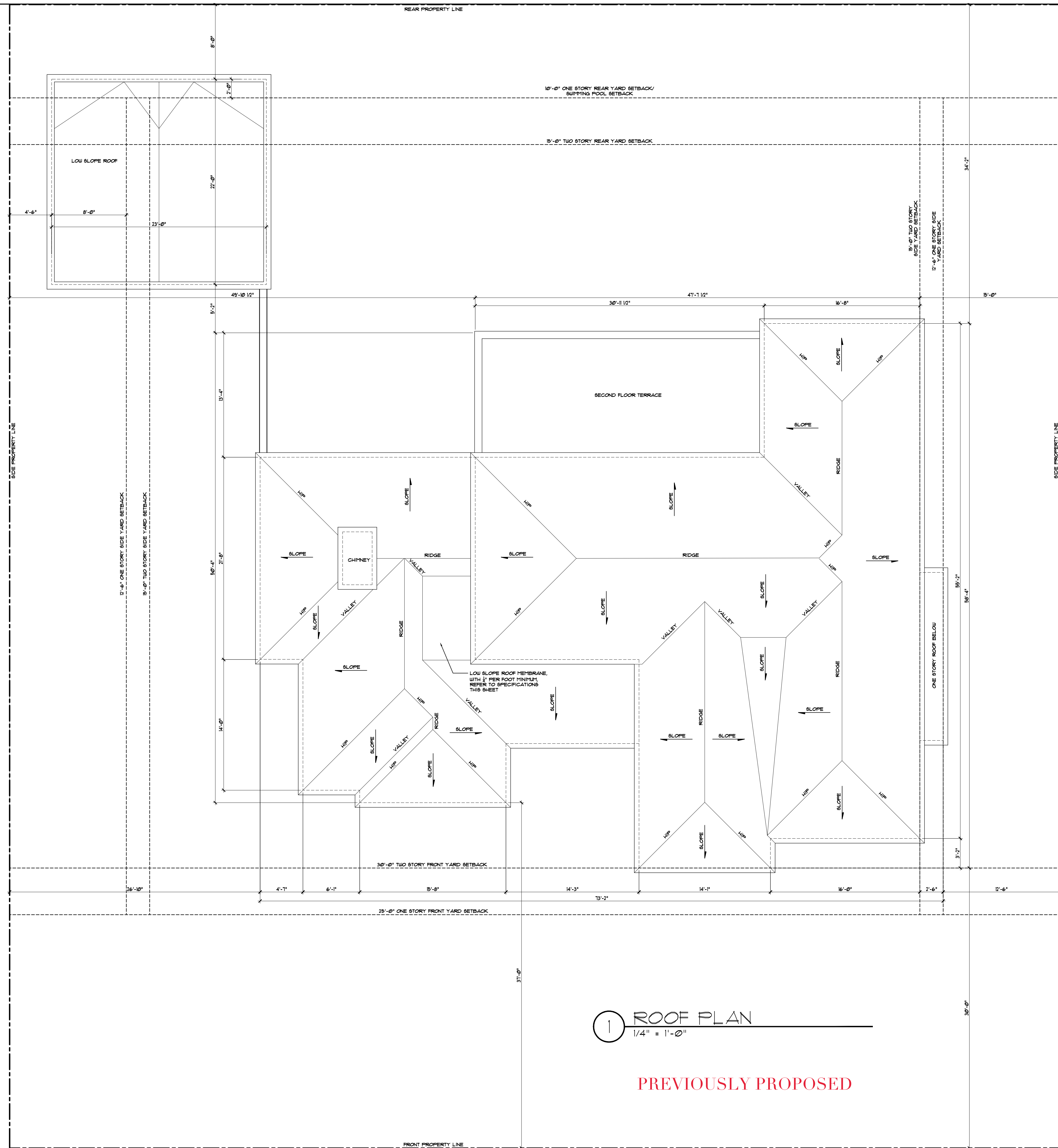
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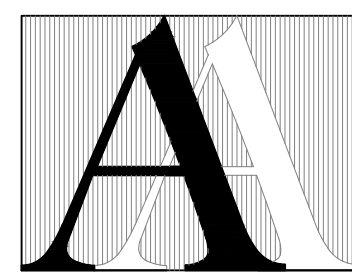
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A21300



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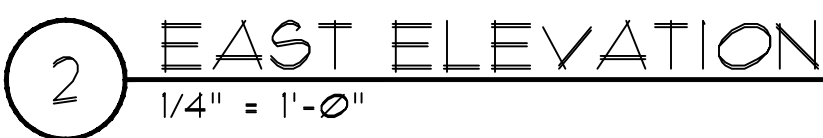
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A2I300



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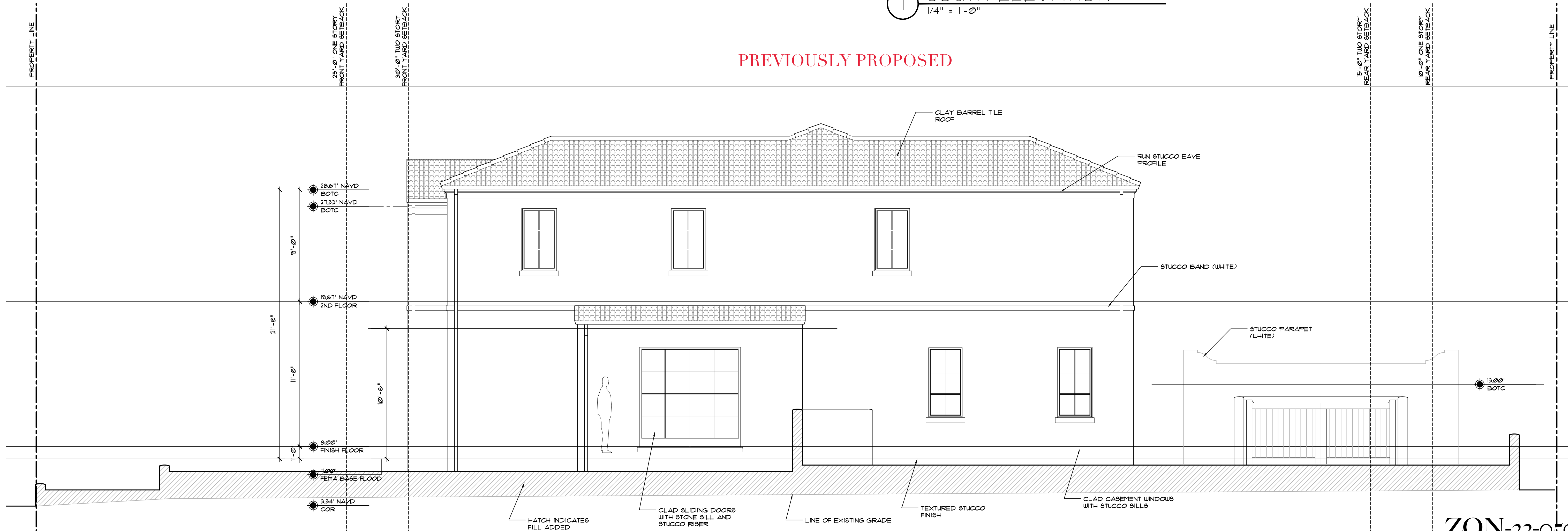
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A3II.OO

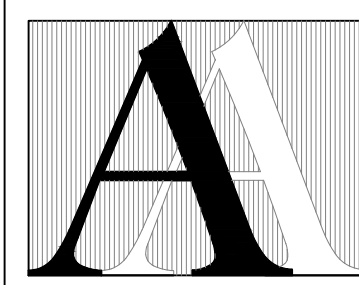


1 SOUTH ELEVATION
1/4" = 1'-0"

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2 EAST ELEVATION
1/4" = 1'-0"



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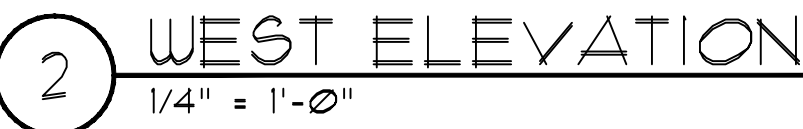
243 SEASPRAY LLC
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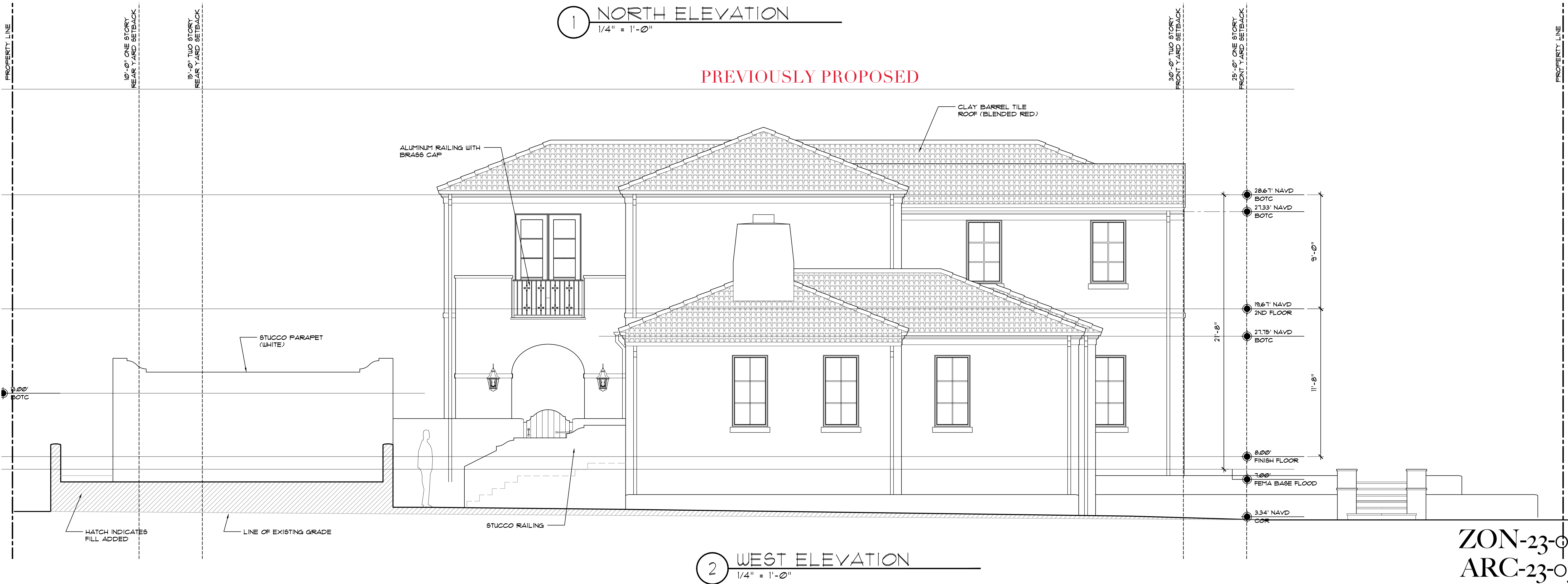
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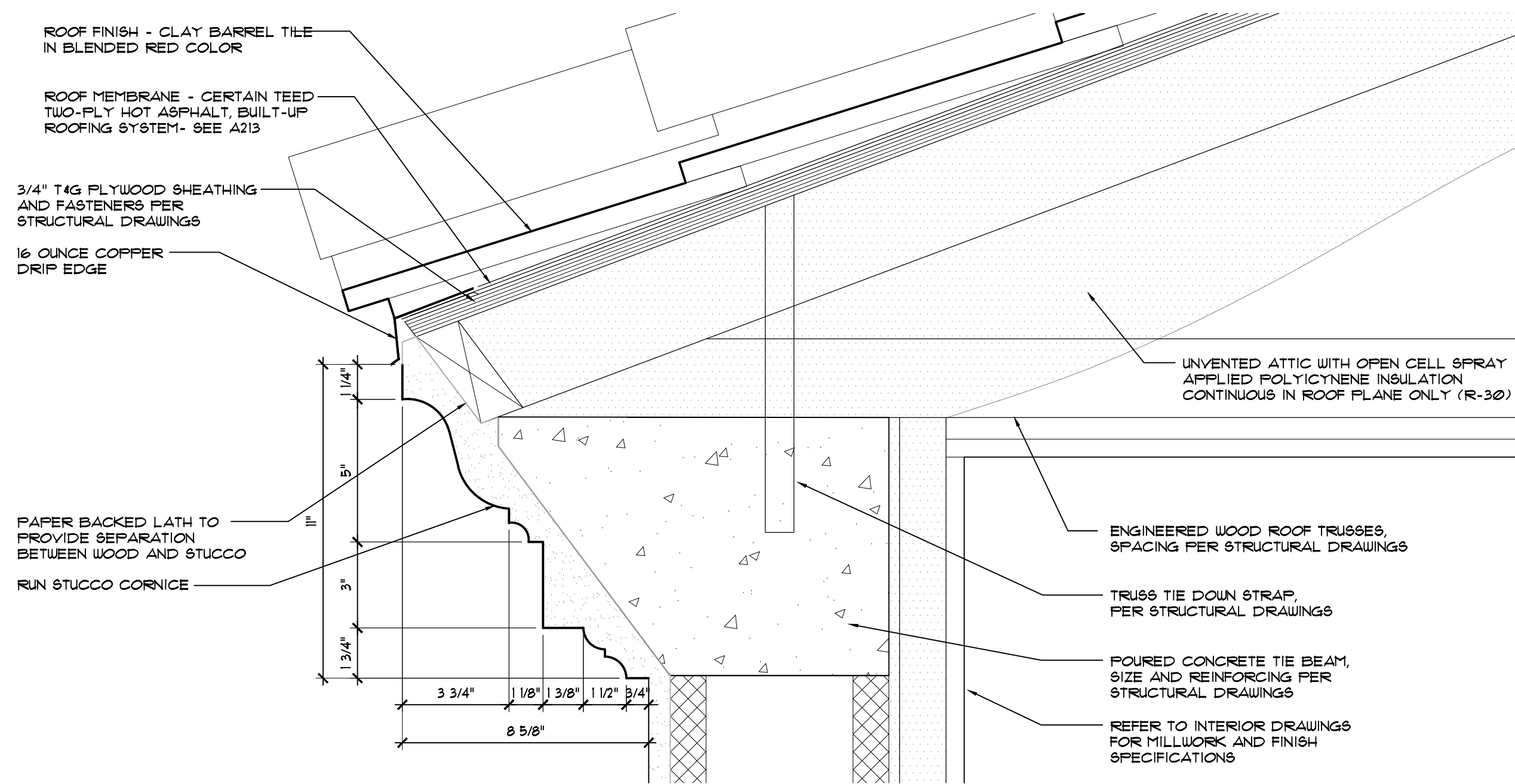
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A3I2.00

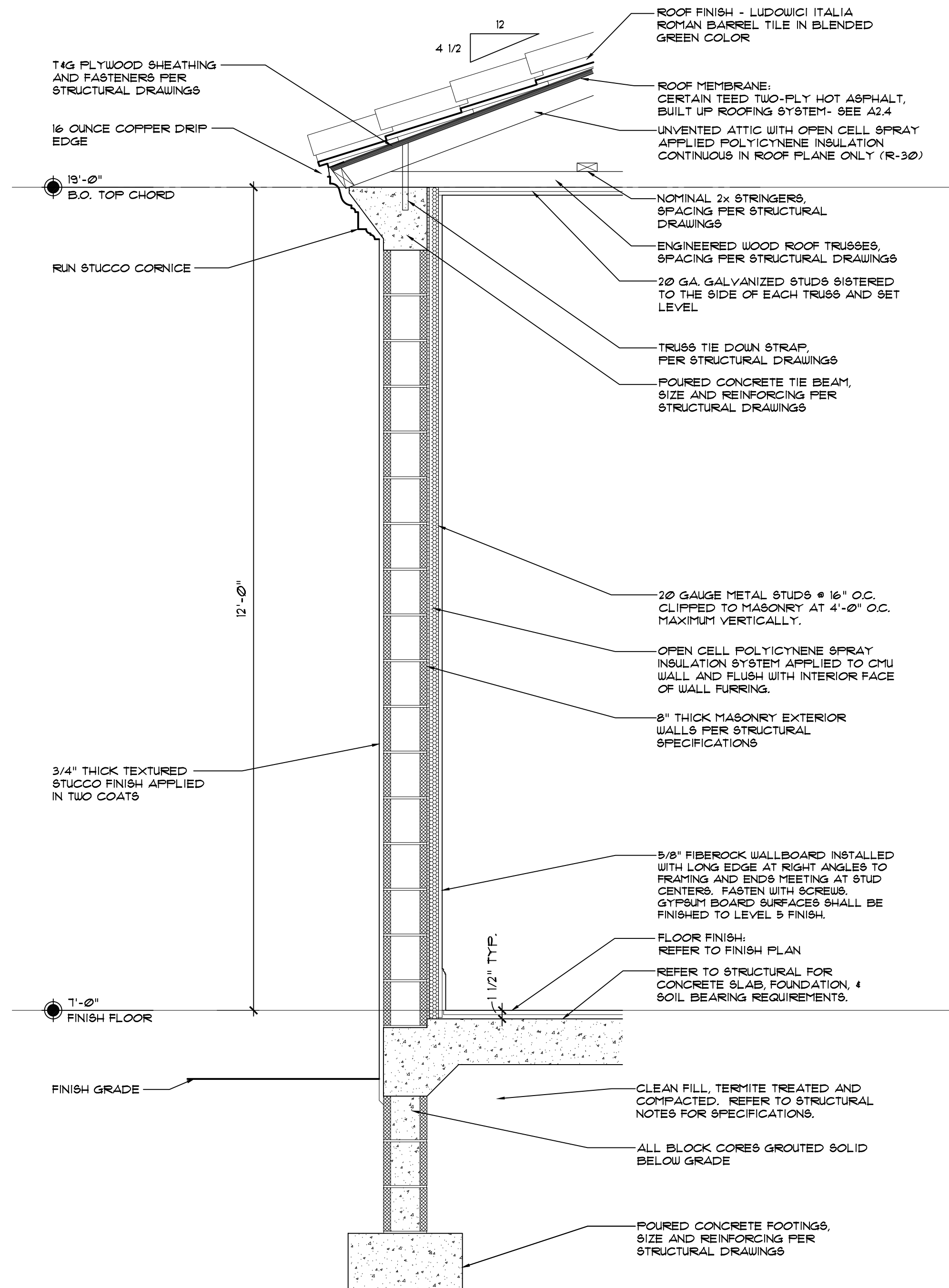


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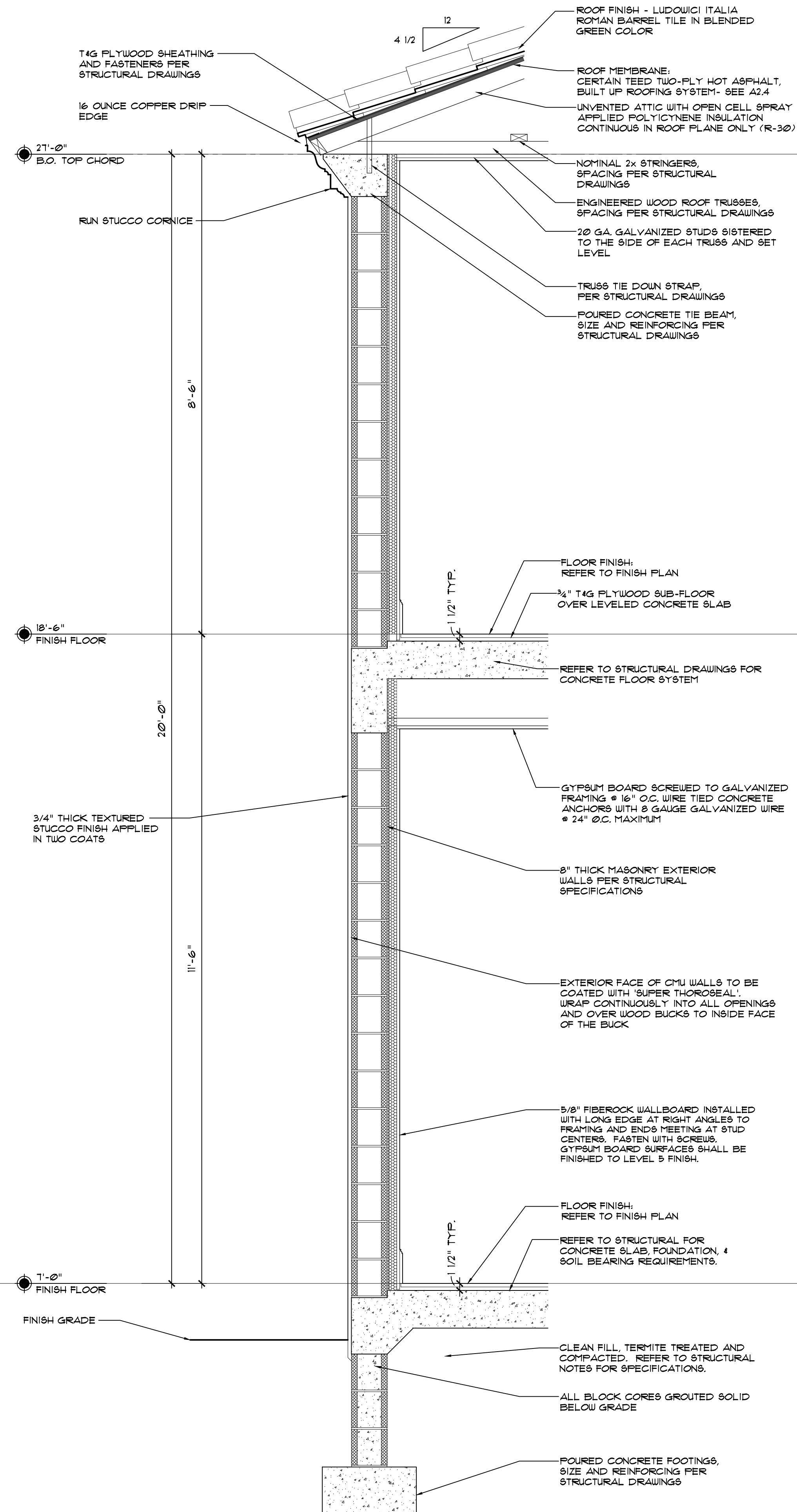




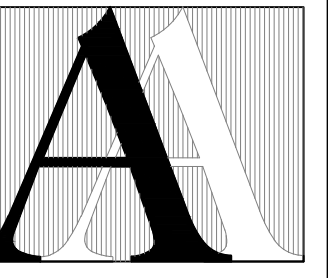
2 TYPICAL EAVE DETAIL
3/4" = 1'-0"



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



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



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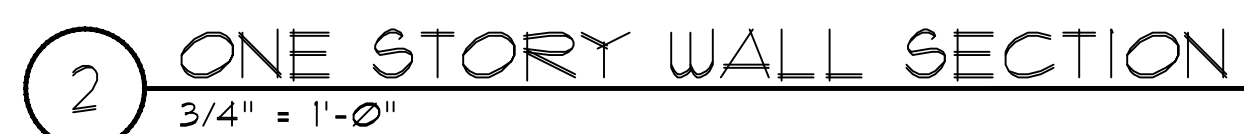
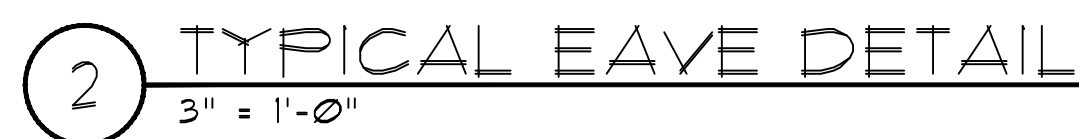
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SCALE: AS NOTED

A511.00

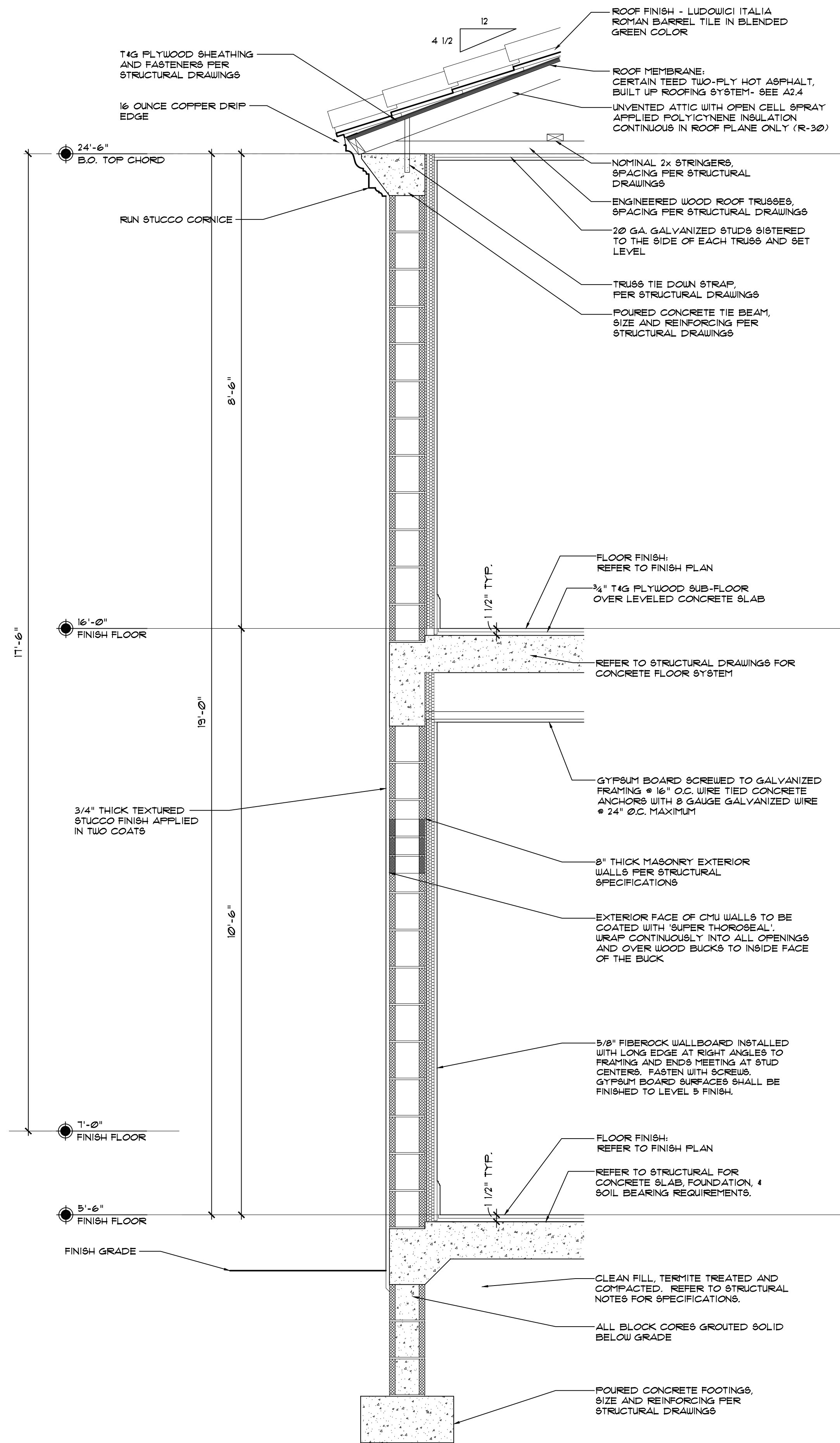
ZON-23-050
ARC-23-036



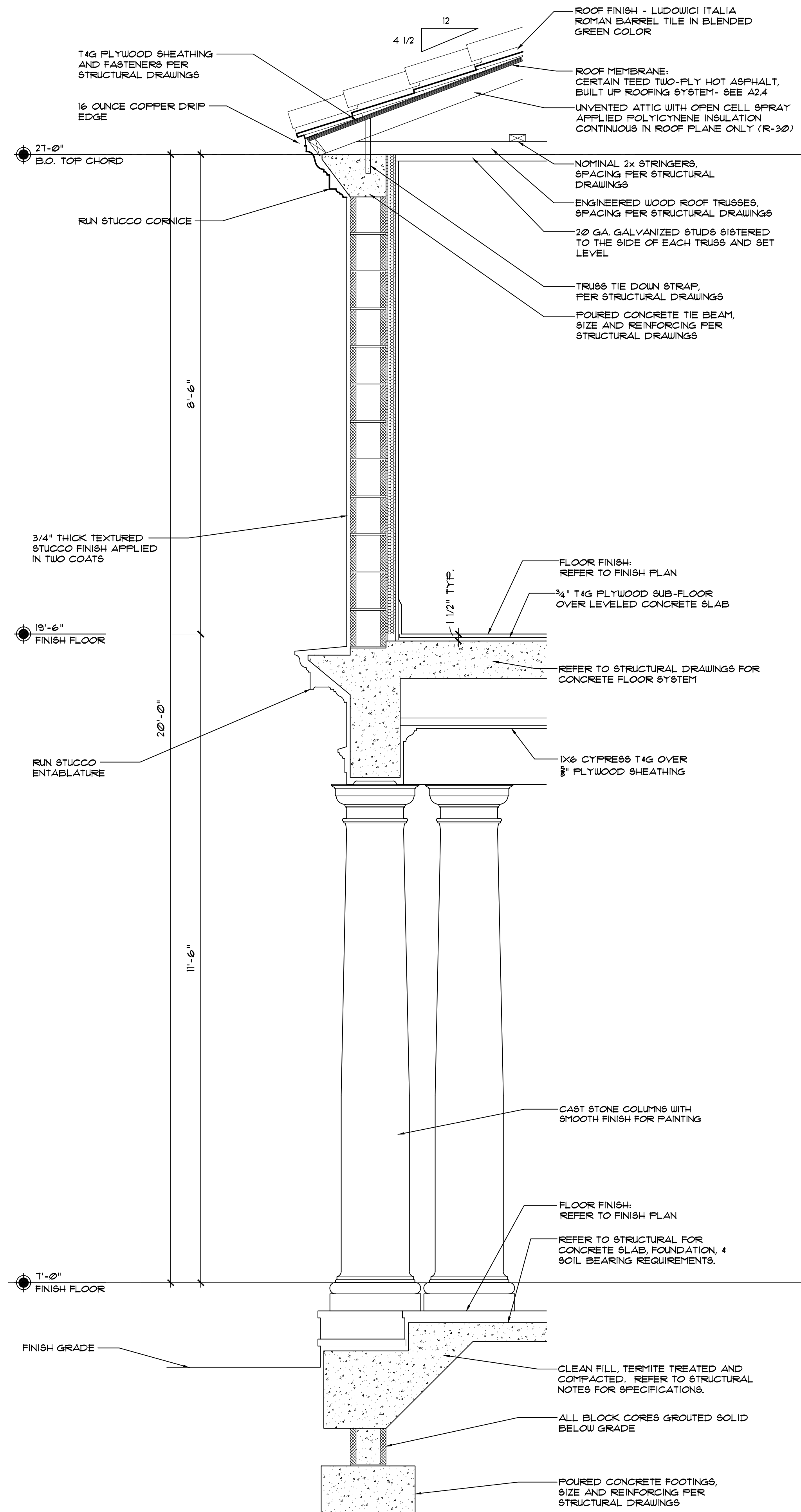
1 TWO STORY WALL SECTION
3/4" = 1'-0"

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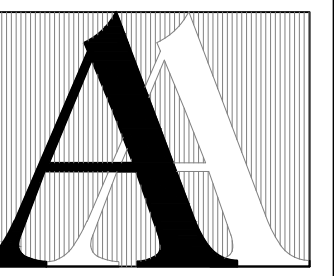


1 SECTION AT GARAGE WING
3/4" = 1'-0"



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

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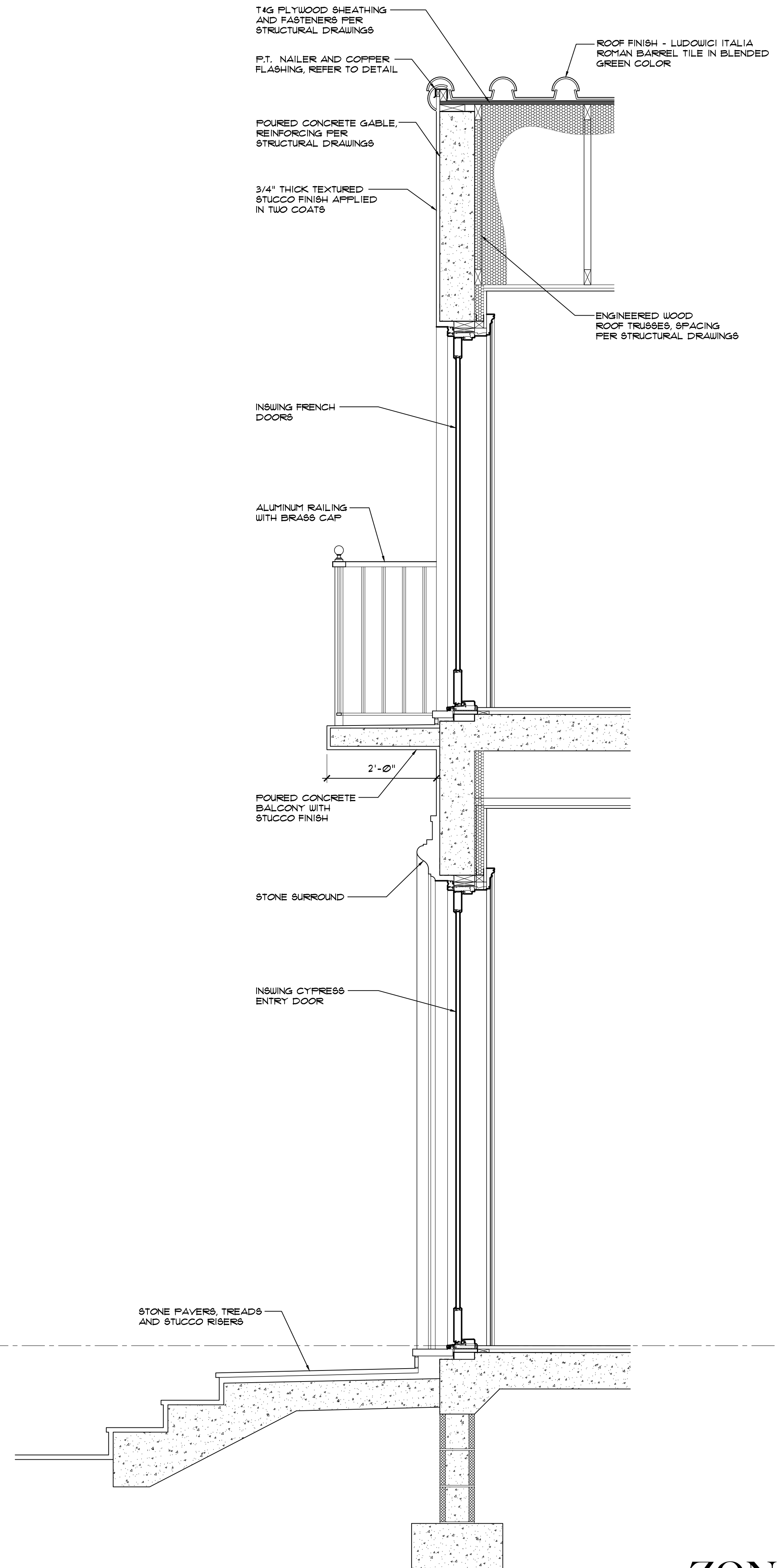
SCALE: AS NOTED

A512.00



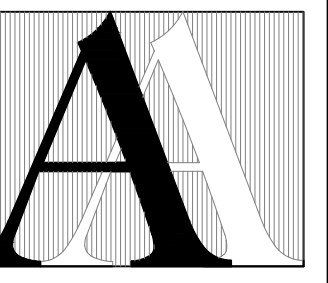
1 PARTIAL ELEVATION AT ENTRY
3/4" = 1'-0"

PREVIOUSLY PROPOSED



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

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ROOF TILE
TWO PIECE CLAY IN BLENDED RED



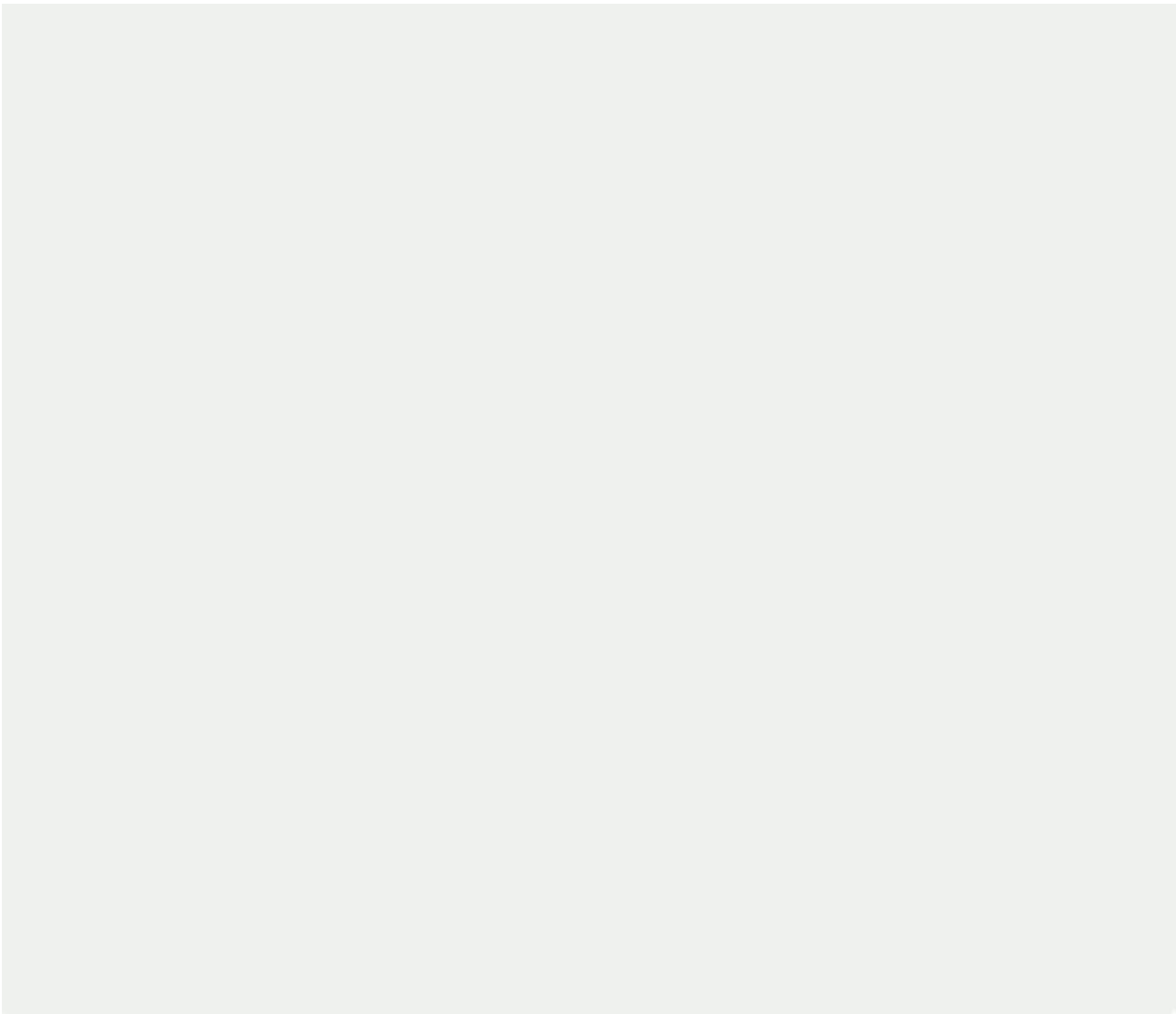
GUTTERS AND DOWNSPOUTS
COPPER



HARDSCAPE
DOMINICAN CORAL STONE



ENTRY DOOR
LYMED CYPRESS



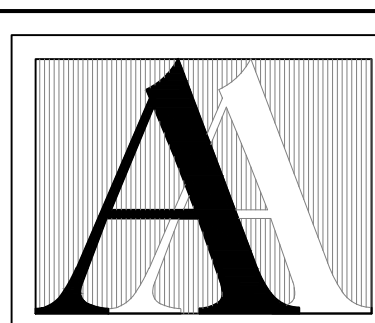
HOUSE AND SITE WALLS
BENJAMIN MOORE CHANTILLY LACE



WINDOWS AND DOORS
BENJAMIN MOORE SEA STAR 2123-30

1 MATERIALS AND COLORS
N.T.S.

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