

PROPOSED RESIDENCE:

243 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

ARC-23-036

SECOND RE-SUBMITTAL 07-10-2023

ARCOM HEARING 07-26-2023

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

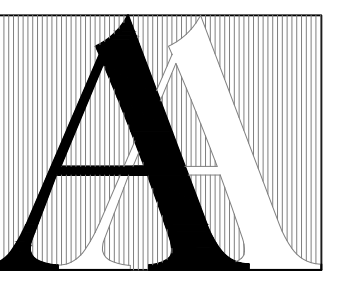
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	SITE SURVEY 2022-02-19		

SCOPE OF WORK

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

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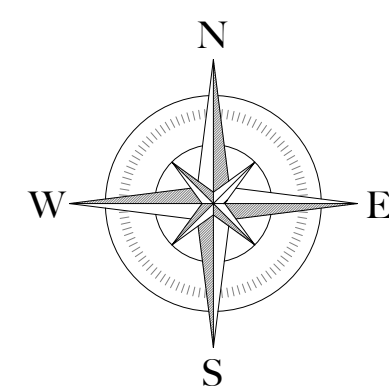
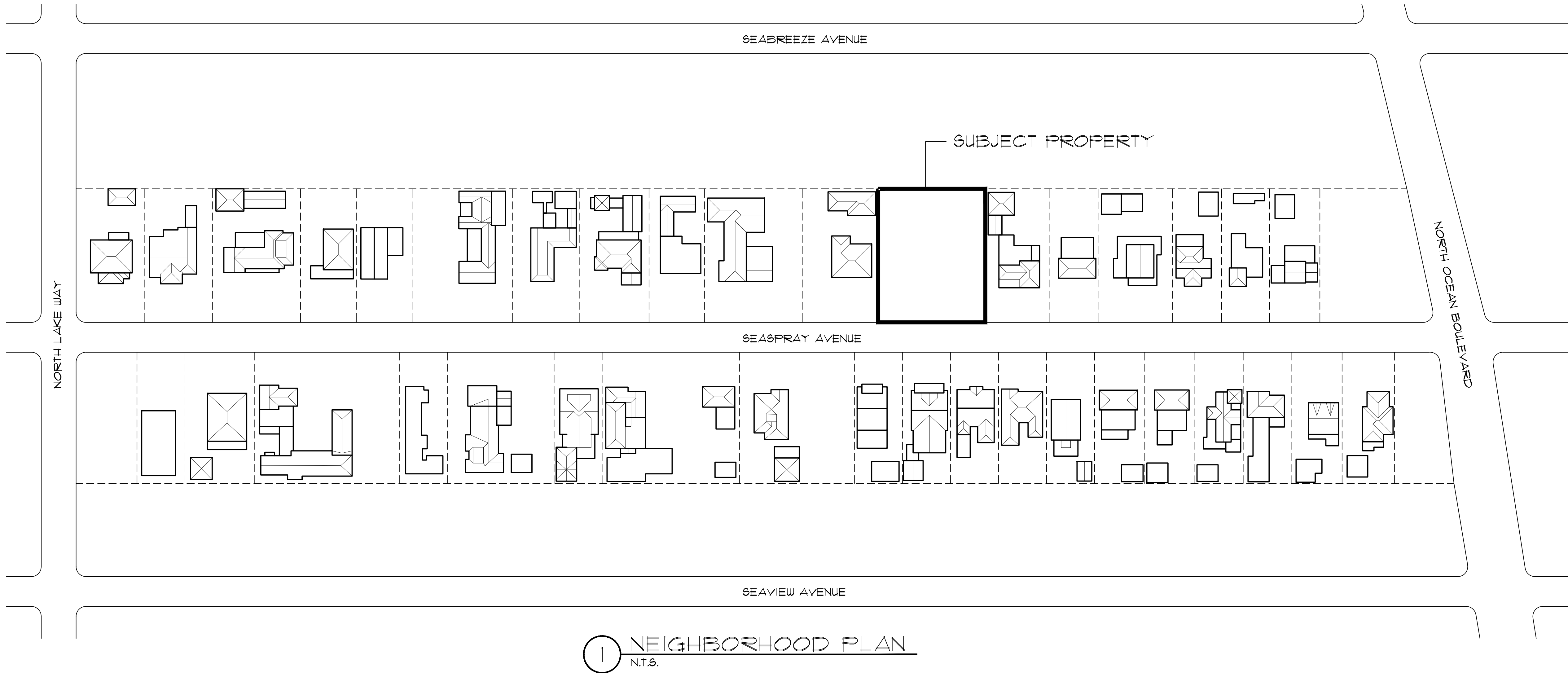
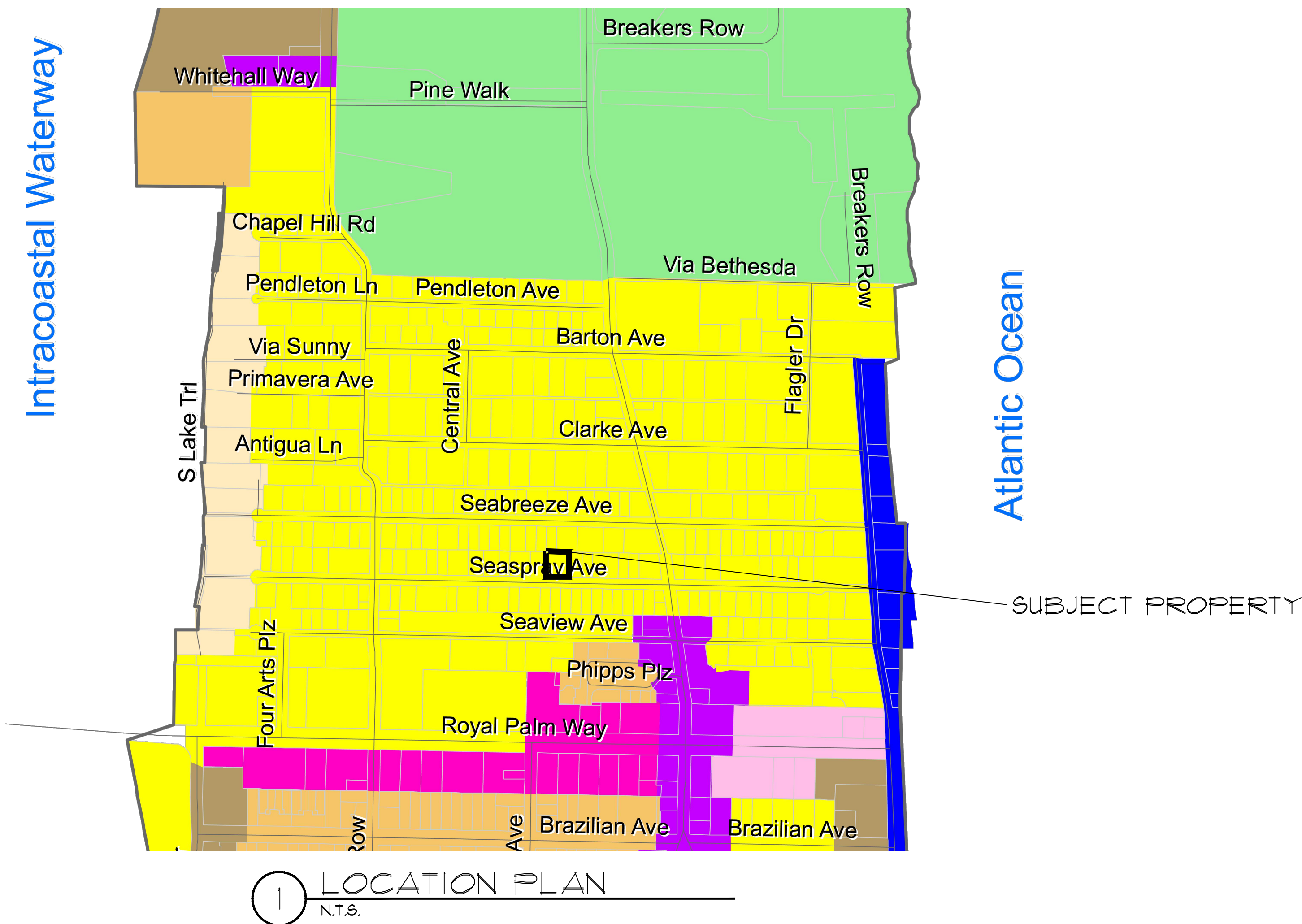
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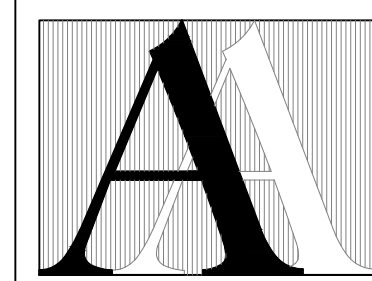
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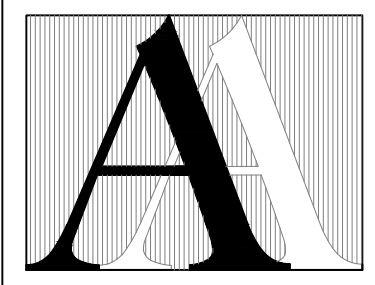
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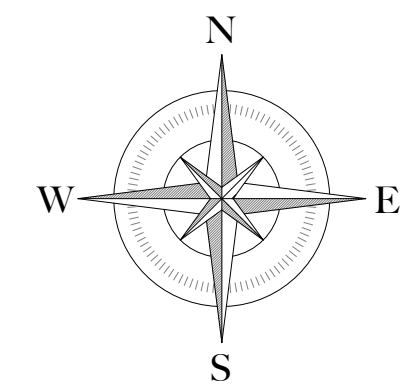
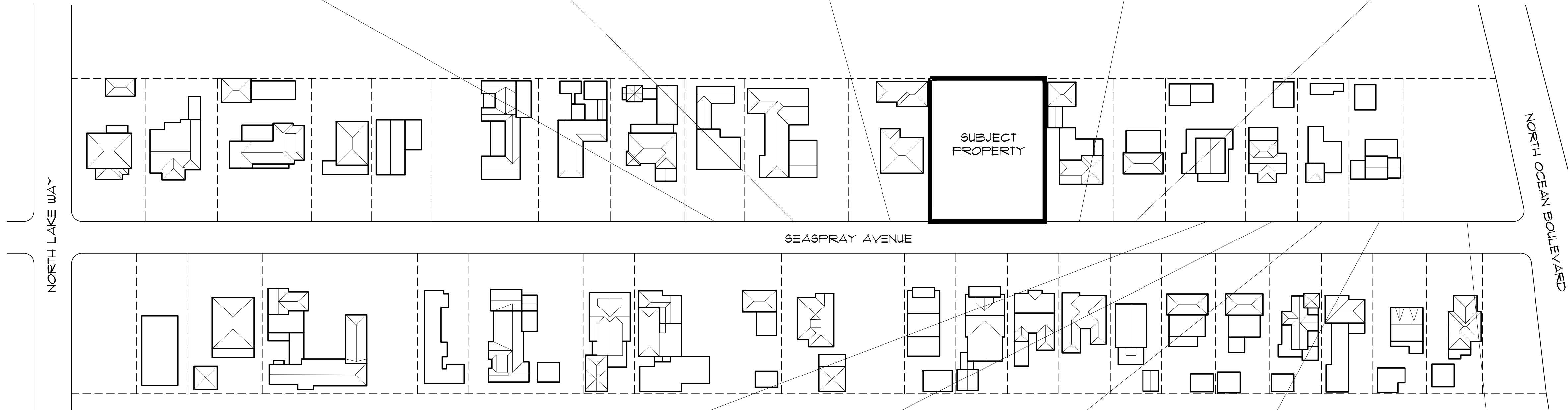
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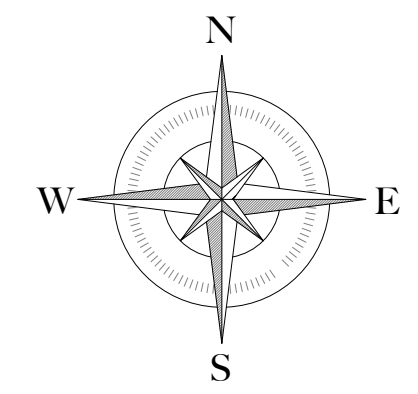
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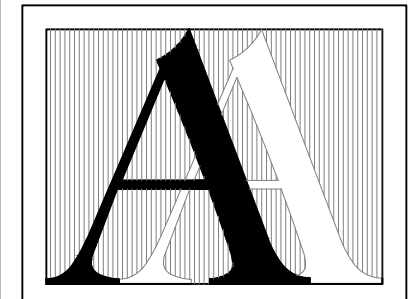


1 KEY PLAN - NEIGHBORHOOD PHOTOS
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1 NEIGHBORHOOD PHOTOS - REAR YARD STRUCTURES
N.T.S.



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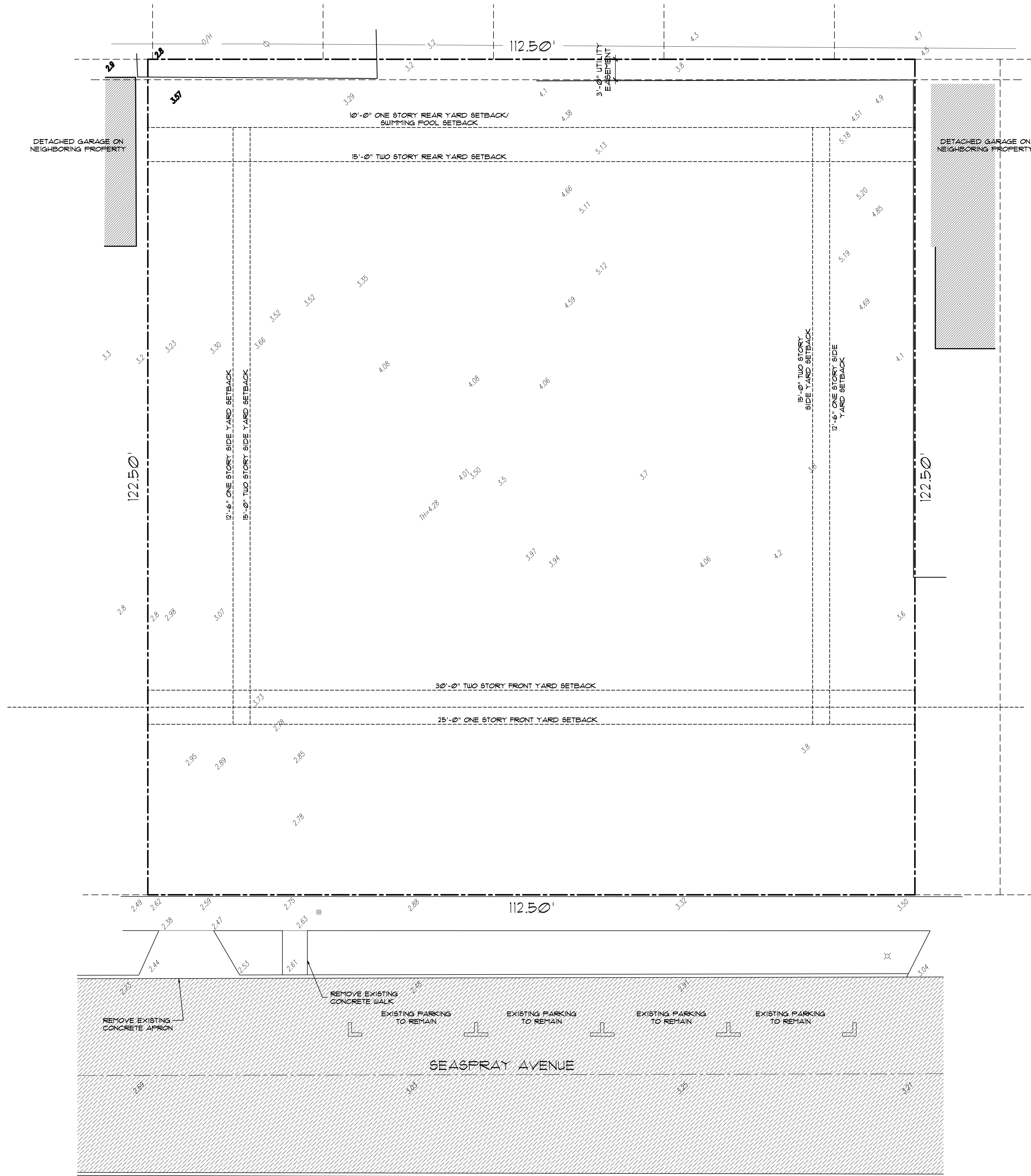
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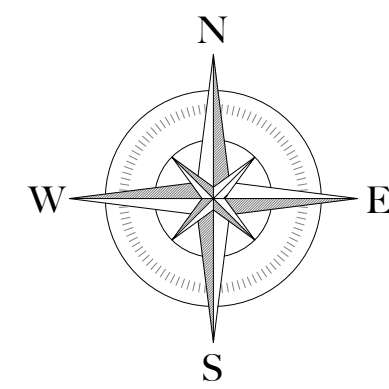
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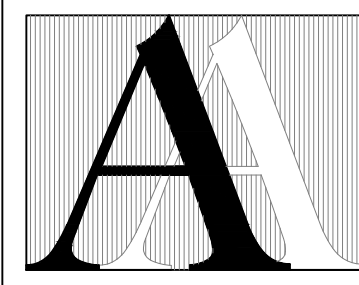
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1 EXISTING SITE PLAN
1/8" = 1'-0"



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PROPERTY - FACING NORTH



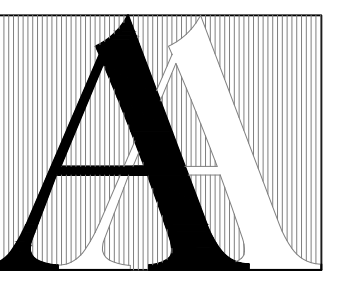
SEASPRAY FACING WEST



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	PREVIOUS	PROPOSED
LOT SIZE (SQ. FT.)	10,000 S.F.	13,781 S.F.	13,781 S.F.
LOT DEPTH	100'	122.5'	122.5'
LOT WIDTH	100'	112.5'	112.5'
LOT COVERAGE TWO STORY (SQ. FT. AND %)	4,134 SQ. FT./30%	3,491 SQ. FT./25.38%	3,451 SQ. FT./25.04%
ENCLOSED SQUARE FOOTAGE	N/A	5,372 SQ. FT.	5,372 SQ. FT.
CUBIC CONTENT RATIO	N/A	3.96	3.96
FRONT YARD SETBACK (1ST STORY/2 STORY) (FT.)	25'-0"/30'-0"	34'-0"/30'-0" (S)	34'-0"/30'-0" (S)
SIDE YARD SETBACK (1ST STORY/2 STORY) (FT.)	12'-6"/15'-0"	N/A / 15'-0" (E)	N/A / 15'-0" (E)
SIDE YARD SETBACK (1ST STORY/2 STORY) (FT.)	12'-6"/15'-0"	12'-6" / 40'-6" (W)	12'-6" / 40'-6" (W)
REAR YARD SETBACK (1ST STORY/2 STORY) (FT.)	10'-0"/15'-0"	15'-0" / 52'-6" (N)	15'-0" / 52'-6" (N)
SIDE YARD SETBACK (1ST STORY GARAGE) (FT.)	12'-6"	N/A	N/A
REAR YARD SETBACK (1ST STORY GARAGE) (FT.)	10'-0"	N/A	N/A
ANGLE OF VISION (DEG.)	100 DEGREES	104 DEGREES	104 DEGREES
BUILDING HEIGHT (FT.)	22'-0"	20'-0"	20'-0"
OVERALL BUILDING HEIGHT (FT.)	22'-0" + 8'-0" = 30'-0"	25'-3"	25'-3"
CROWN OF ROAD (COR) (NAVD)	3.25'	3.25'	3.25'
MAX. AMOUNT OF FILL ADDED TO SITE (FT.)	2.35'	2.00'	2.00'
FINISHED FLOOR ELEVATION (FFE) (NAVD)	1.00'	1.00'	1.00'
ZERO DATUM FOR POINT OF MEASUREMENT (NAVD)	1.00'	1.00'	1.00'
FEMA FLOOD ZONE DESIGNATION	N/A	AE ELEV. 6.0'	AE ELEV. 6.0'
BASE FLOOD ELEVATION (BFE) (NAVD)	1.00'	1.00'	1.00'
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	6,201 S.F. MIN. 45%	6,984 S.F. 50.70%	1,250 S.F. 52.60%
PERIMETER LOS (SQ. FT. AND %)	3,100.73 S.F. MIN. 50%	3,266 S.F. 75.0%	2,813 S.F. 79.8%
FRONT YARD LOS (SQ. FT. AND %)	1,125.2 S.F. MIN. 40%	1,874 S.F. 66.7%	3,729 S.F. 86.7%
NATIVE PLANT SPECIES	REFER TO LANDSCAPE		

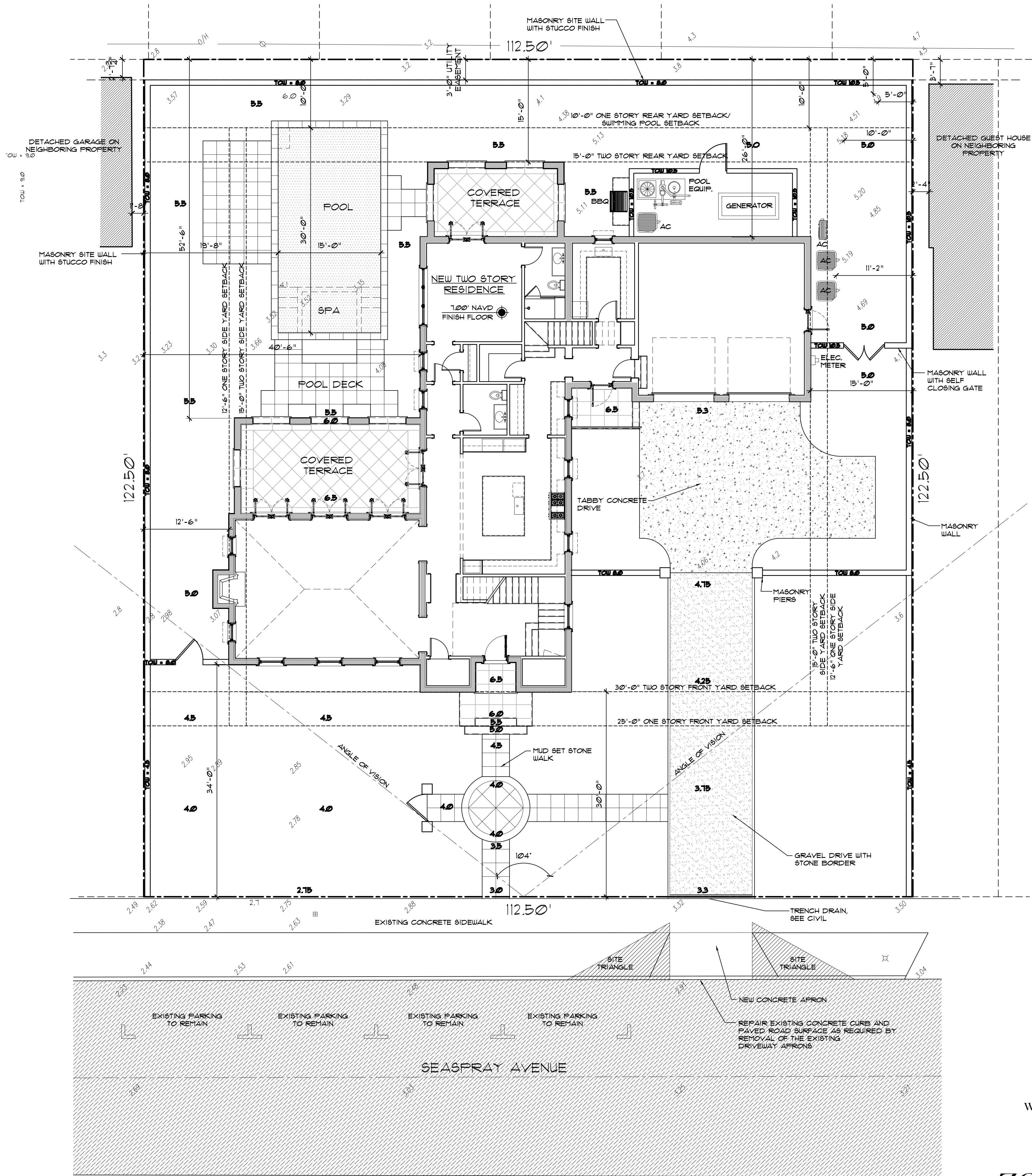
LEGAL DESCRIPTION

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.

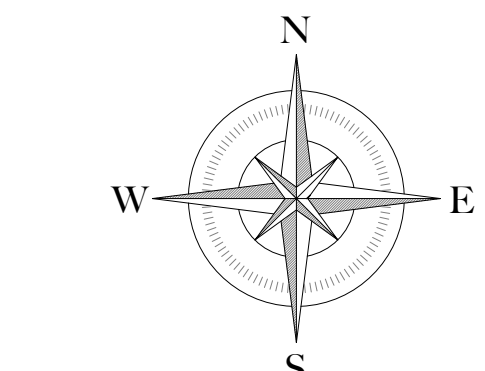
NOTES

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	2,294 S.F.	
SECOND FLOOR INTERIOR AREA	2,501 S.F.	
GARAGE		576 S.F.
COVERED TERRACE		600 S.F.
SUB TOTAL	4,795 S.F.	1,176 S.F.
TOTAL	5,971 S.F.	



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



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1 CUBIC CONTENT AXONOMETRIC DIAGRAM
N.T.S.

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	51,842 CF.
TOTAL PROPOSED CUBIC CONTENT	51,242 CF.
AMOUNT UNDER ALLOWABLE	60 CF.

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255 SEASPRAY
F.F. = 4.5' NAVD

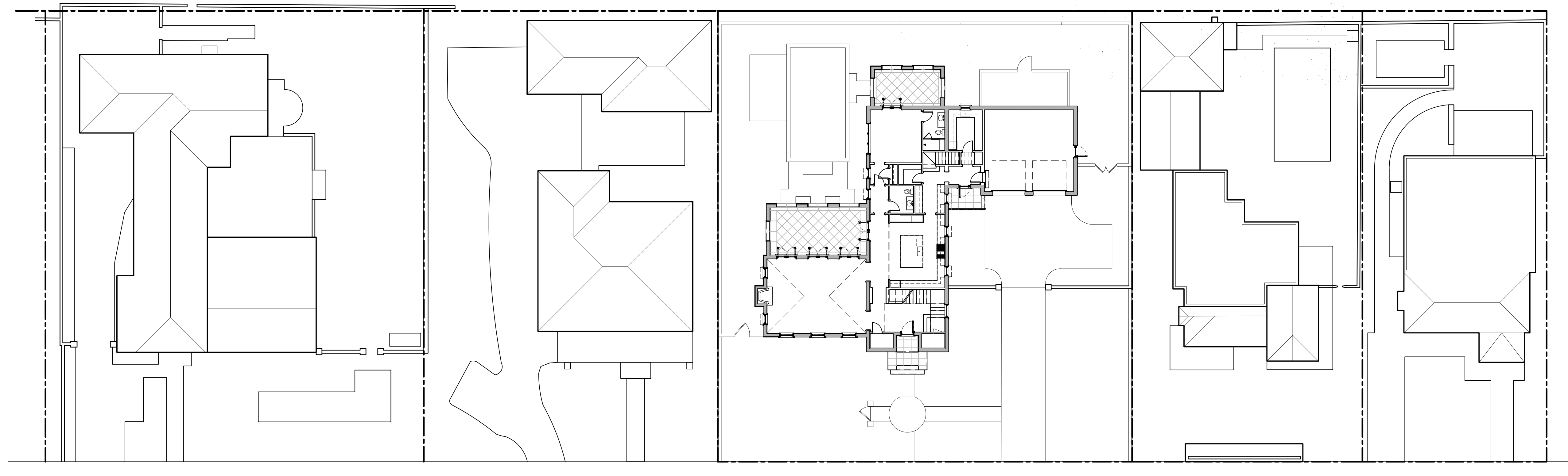
247 SEASPRAY
F.F. = 4.5' NAVD

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 = 6,301
LOT TO AREA RATIO = 54.4%

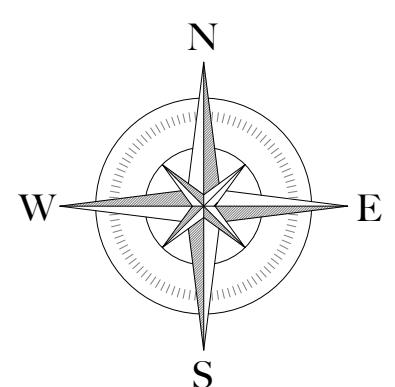
LOT SIZE = 9,187 S.F.
TOTAL SQUARE FOOTAGE = 3,514
LOT TO AREA RATIO = 38.9%

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

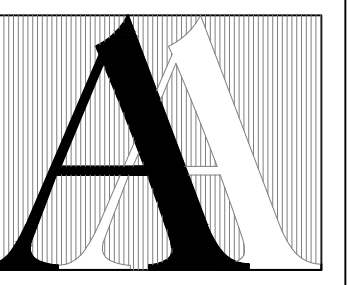
LOT SIZE = 7,657 S.F.
TOTAL SQ. FOOTAGE = 4,350
LOT TO AREA RATIO = 56.8%

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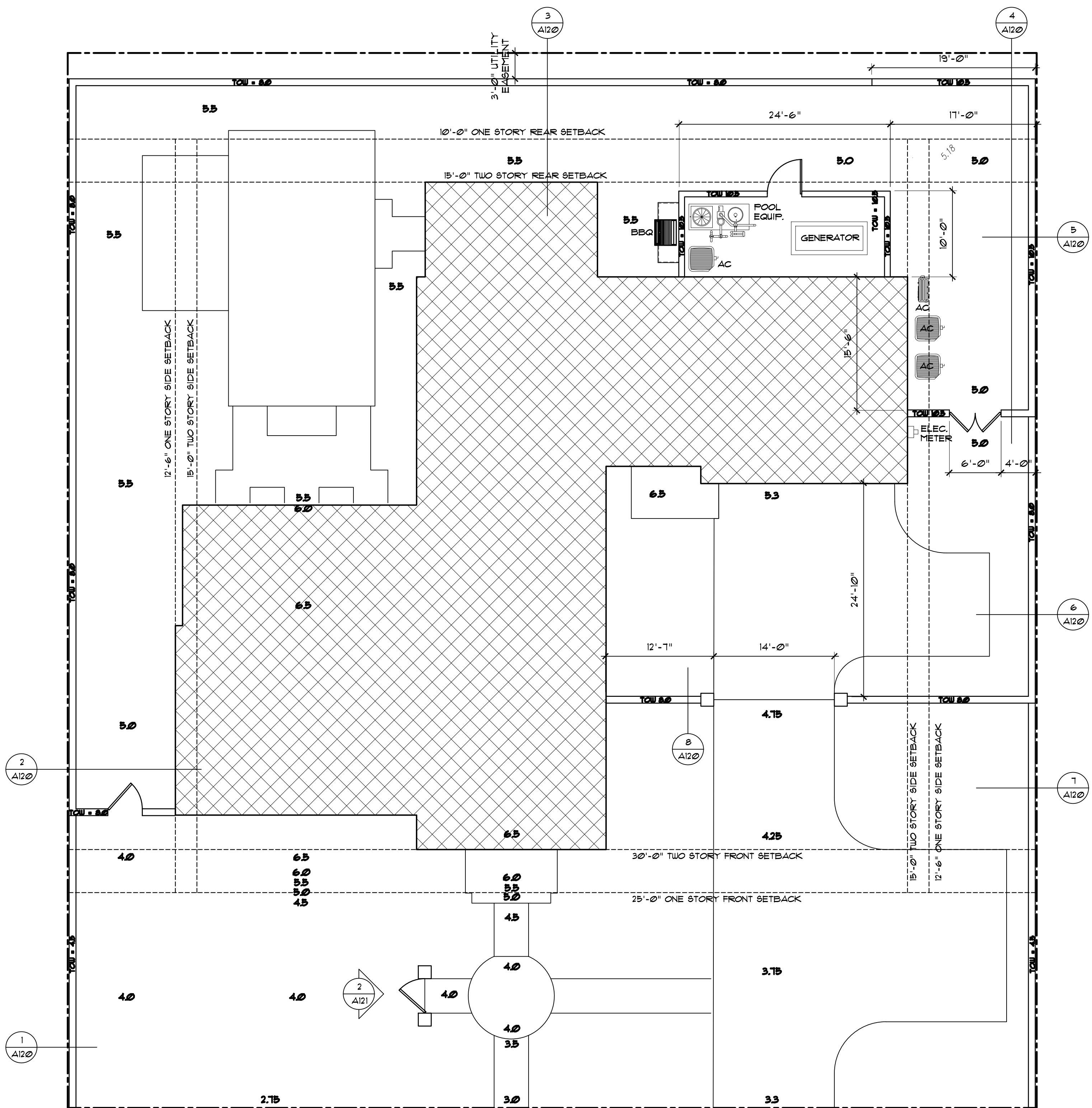
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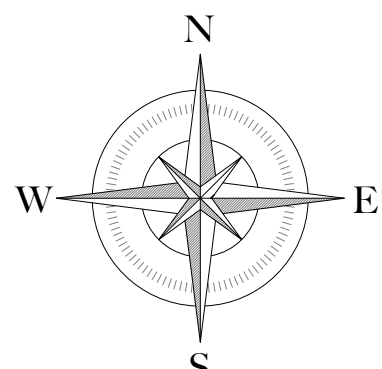
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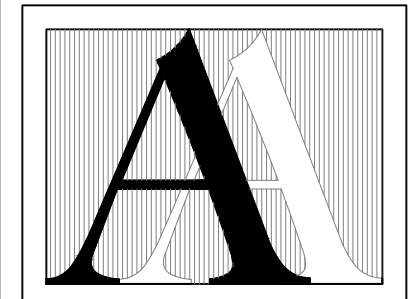
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1 SITE WALL PLAN
1/8" = 1'-0"



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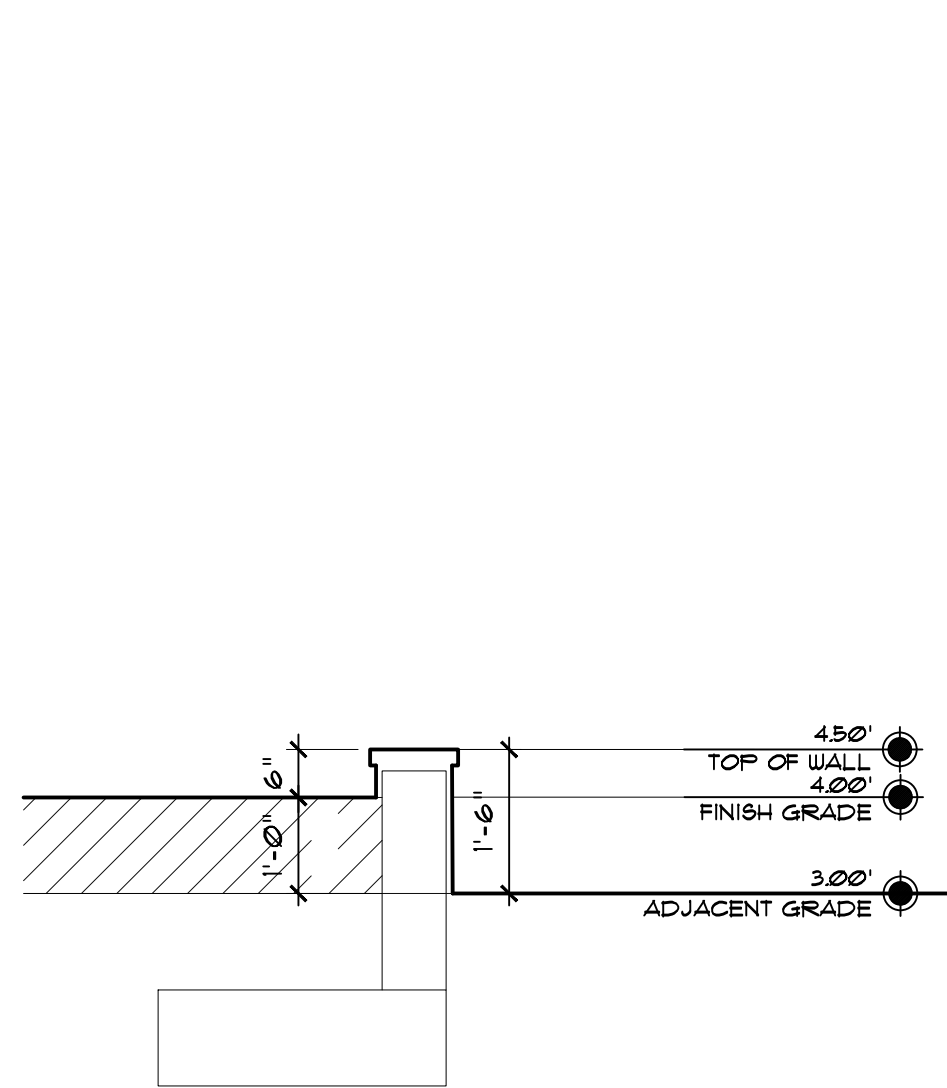
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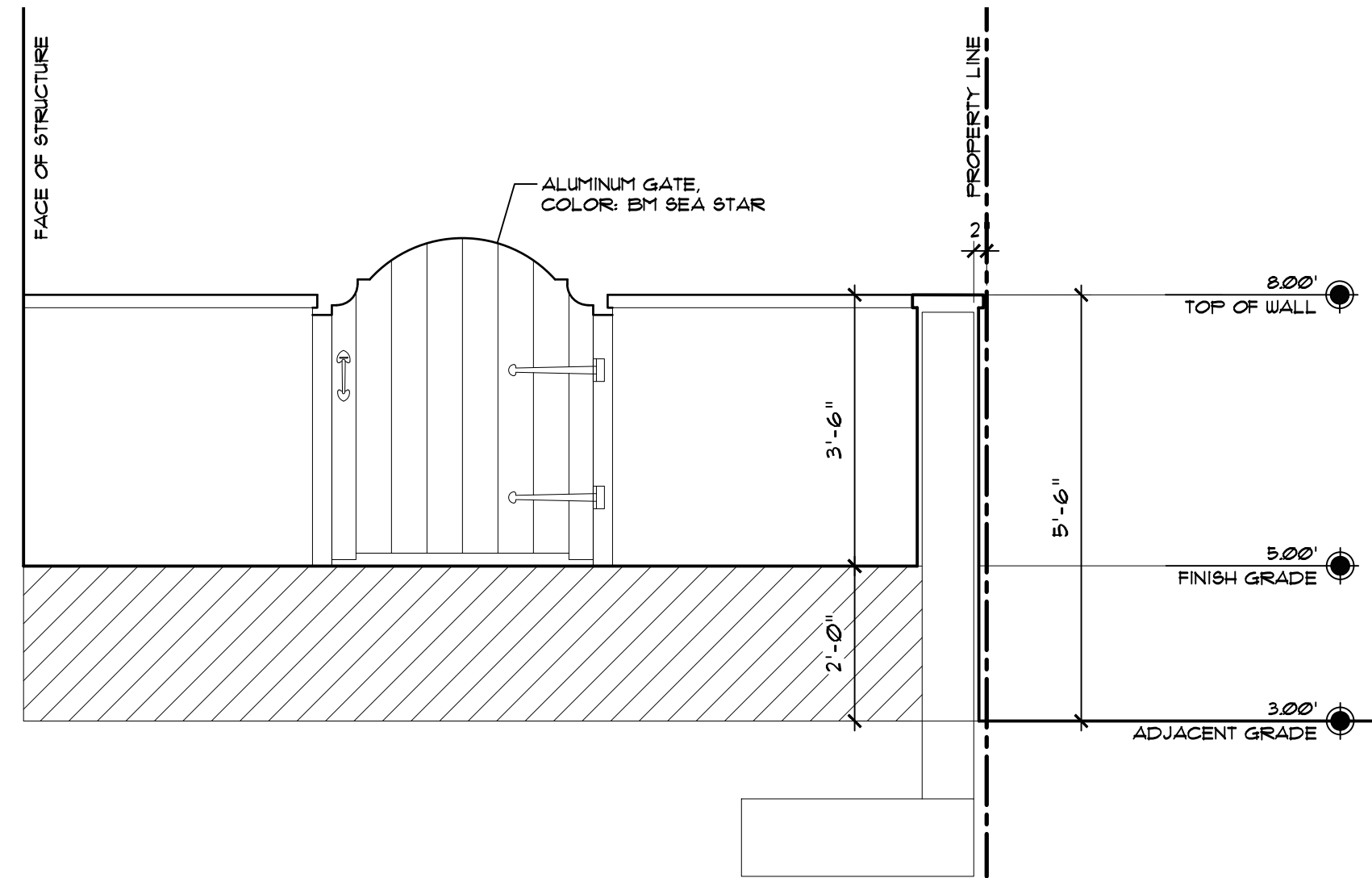
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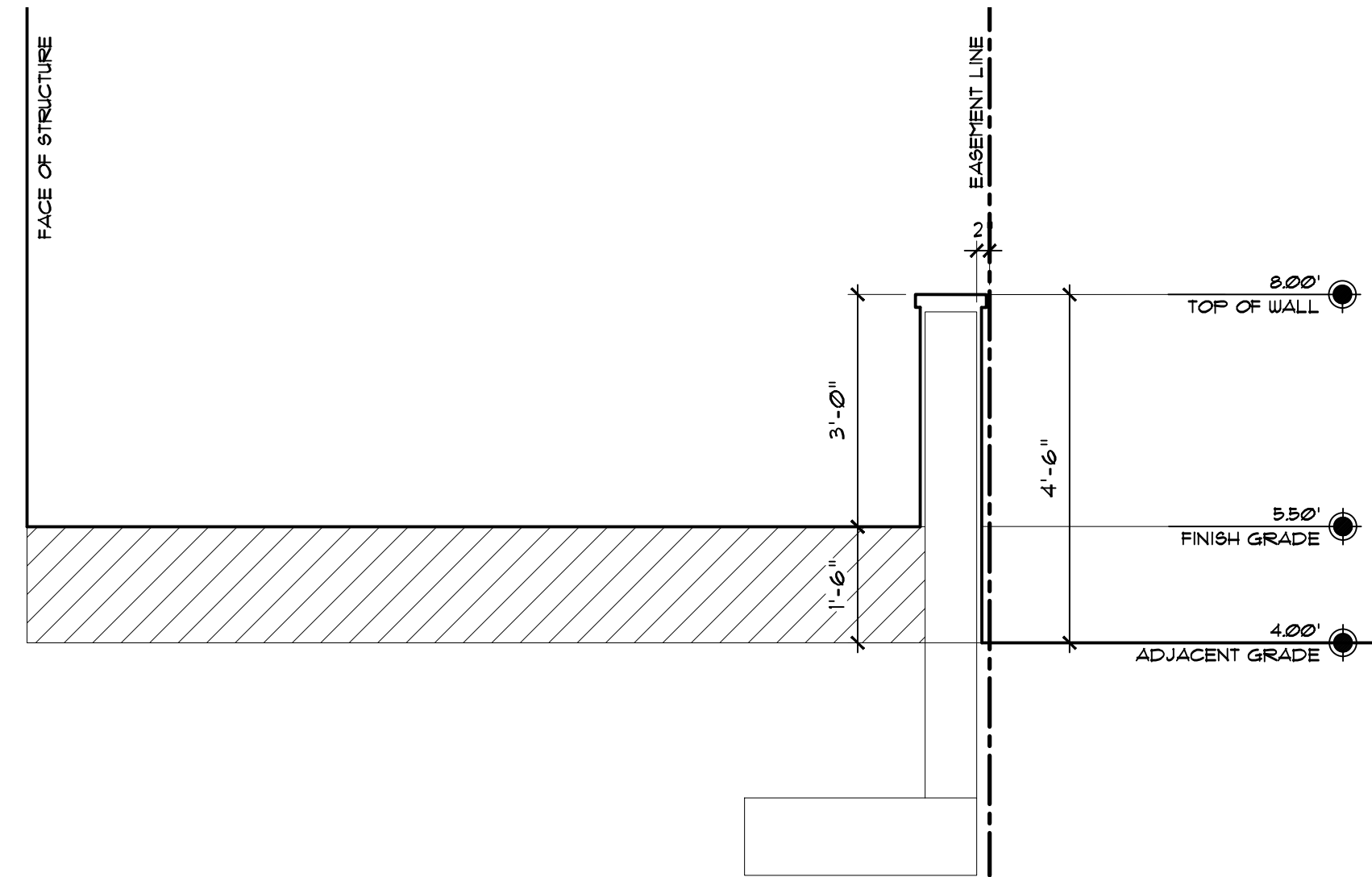
1 SITE WALL/FILL SECTION
1/2" = 1'-0"



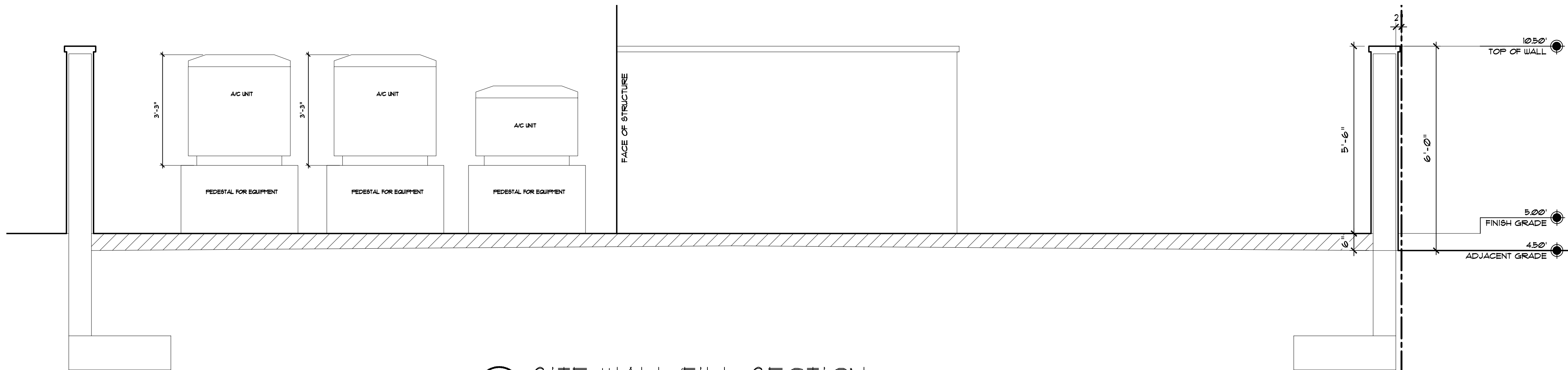
2 SITE WALL/FILL SECTION
1/2" = 1'-0"



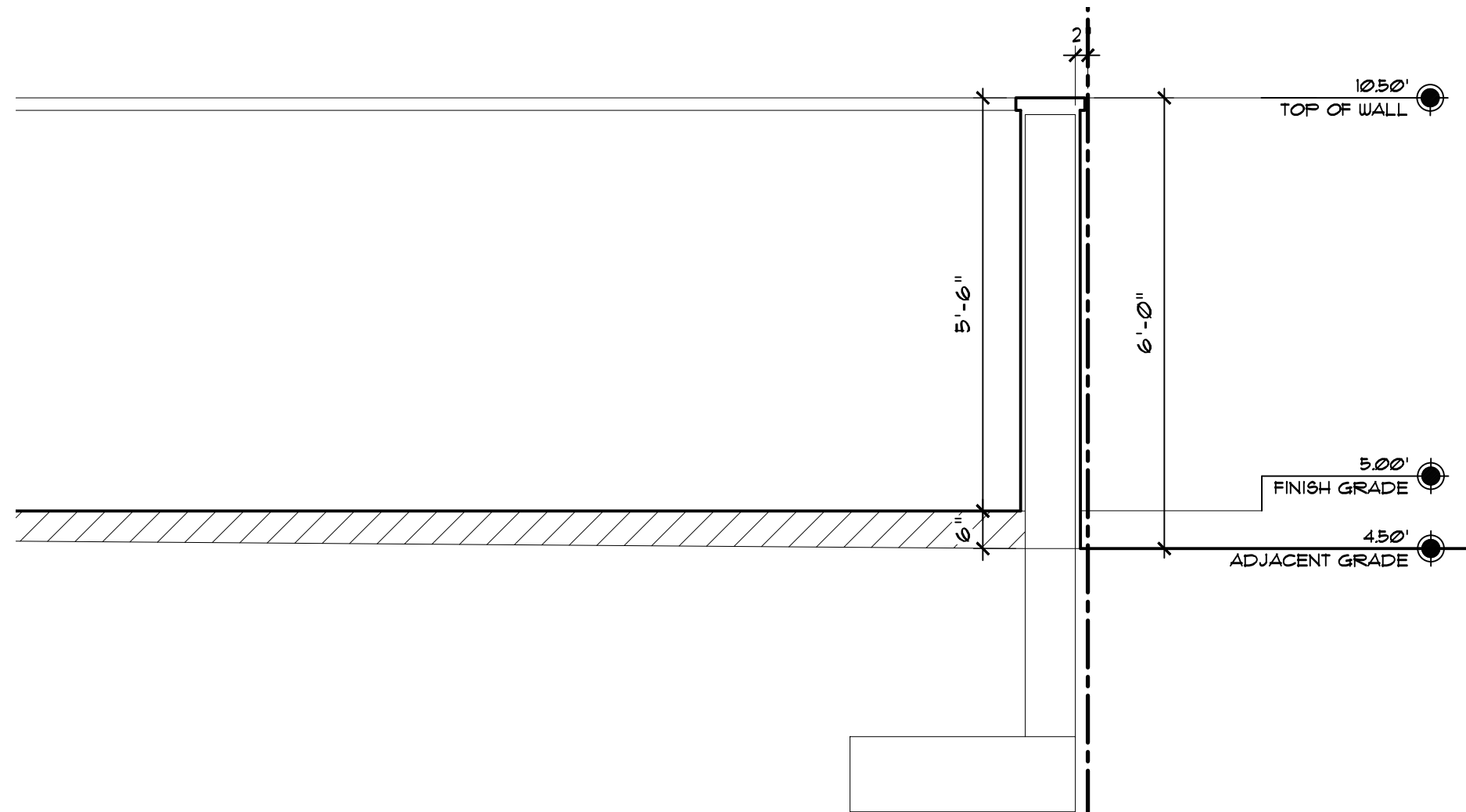
3 SITE WALL/FILL SECTION
1/2" = 1'-0"



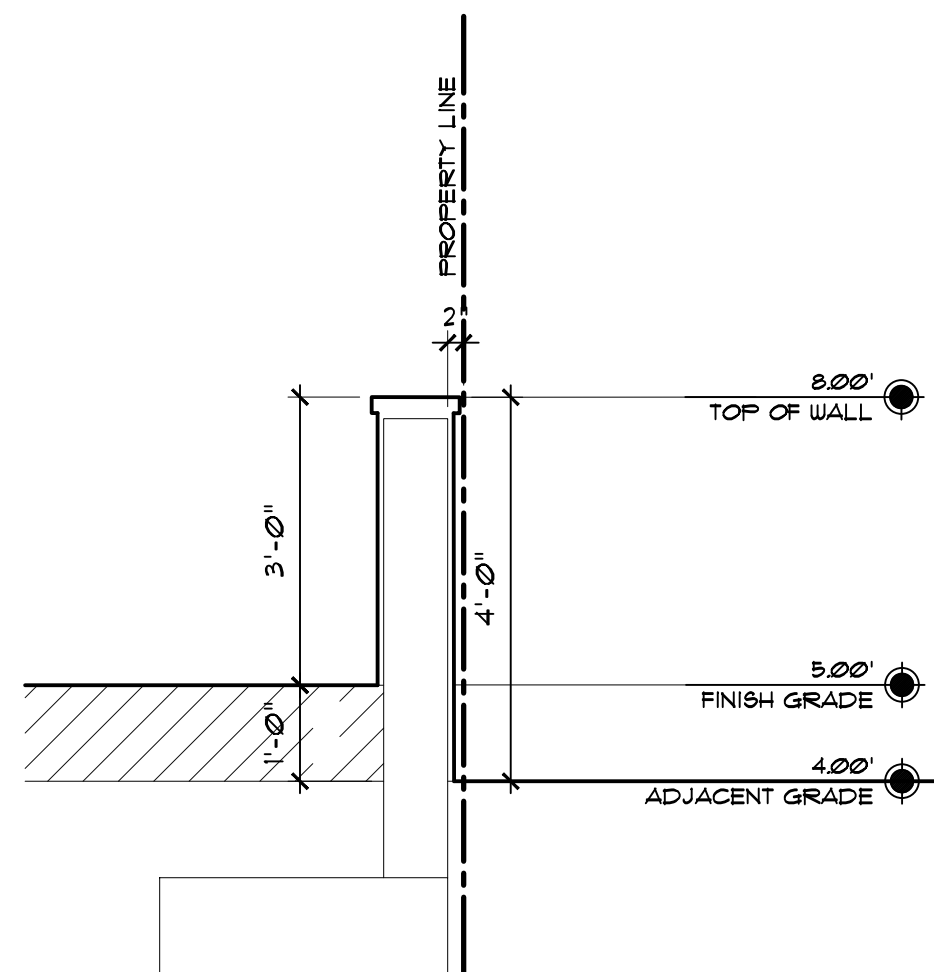
4 SITE WALL/FILL SECTION
1/2" = 1'-0"



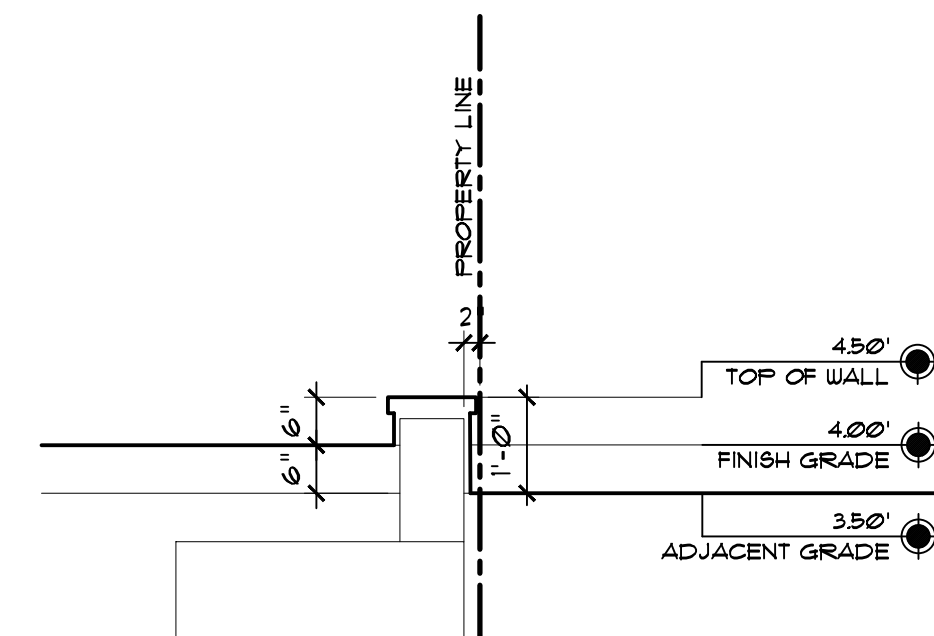
5 SITE WALL/FILL SECTION
1/2" = 1'-0"



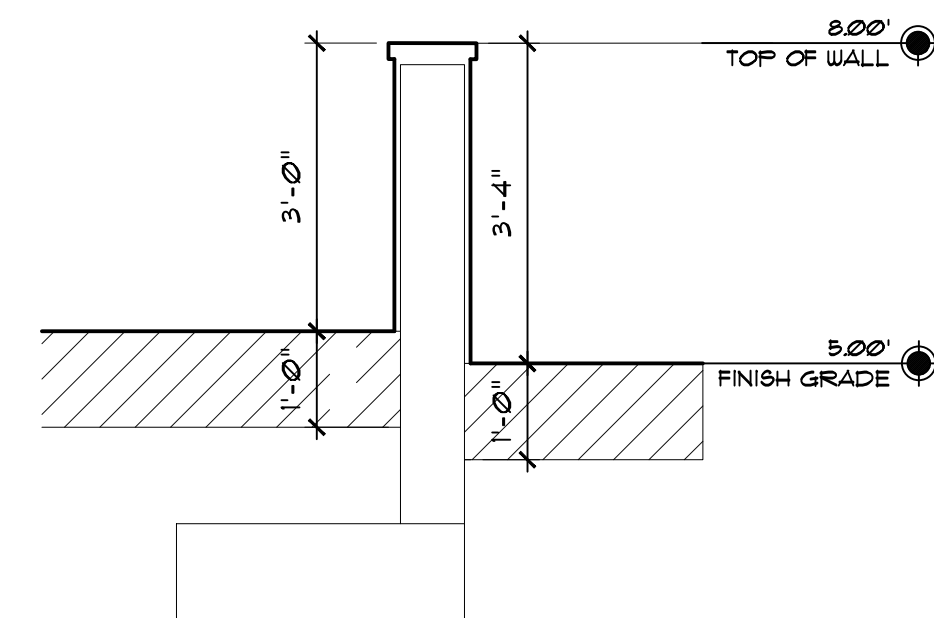
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1/2" = 1'-0"



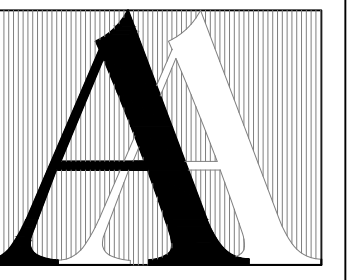
7 SITE WALL/FILL SECTION
1/2" = 1'-0"



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



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PALM BEACH, FLORIDA 33480
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243 SEASPRAY LLC
243 SEASPRAY AVENUE
PALM BEACH, FL 33480

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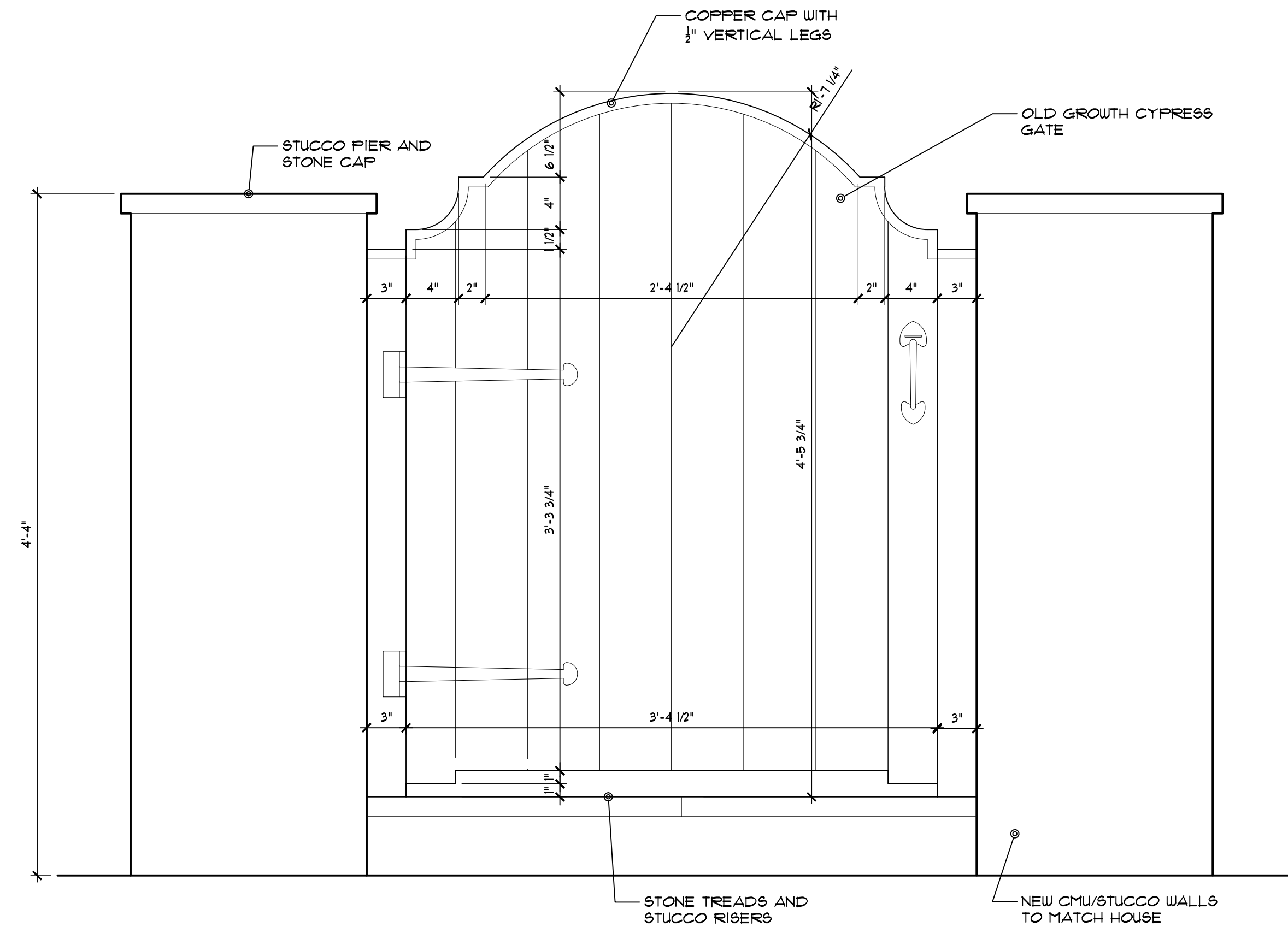
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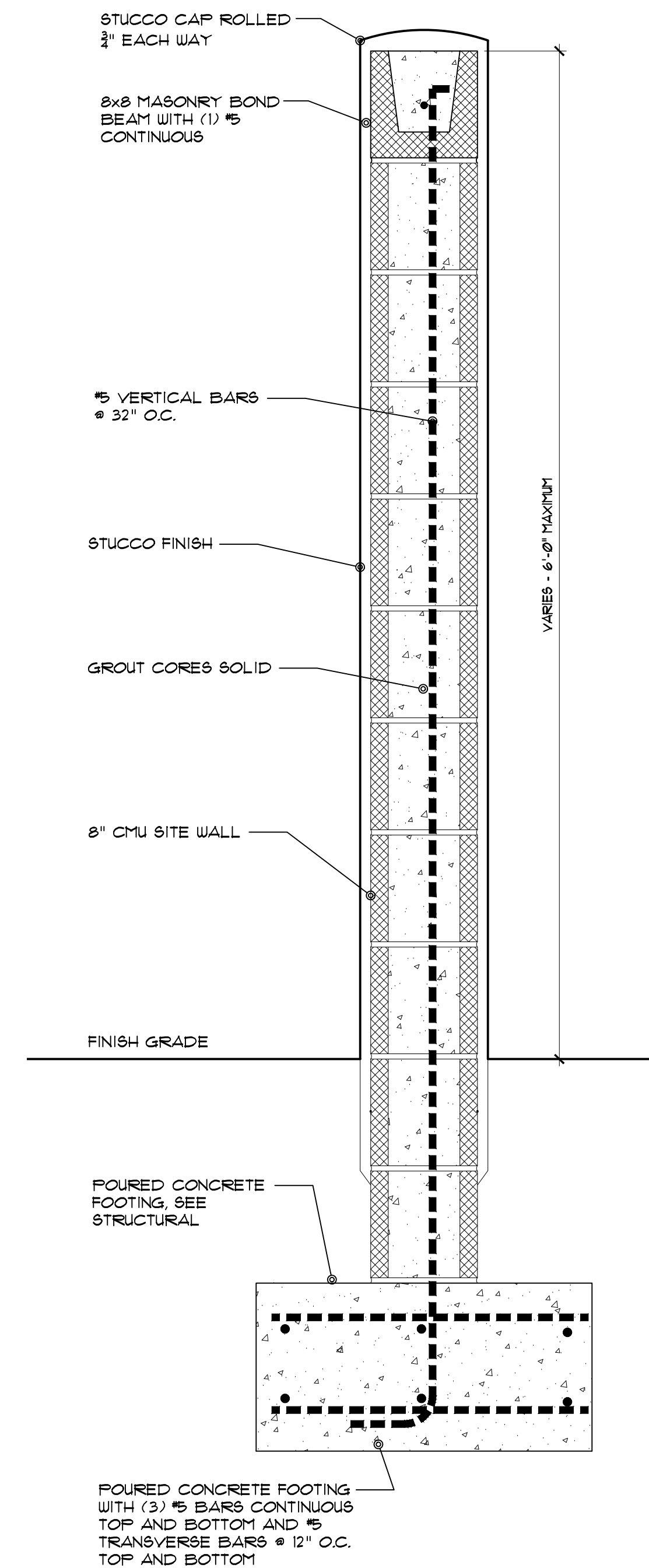
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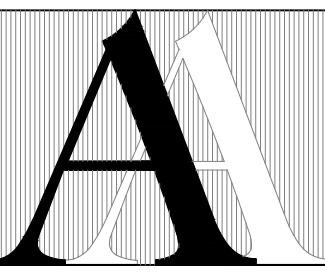


2 GATE DETAIL
1-1/2" = 1'-0"



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

ZON-23-050
ARC-23-036



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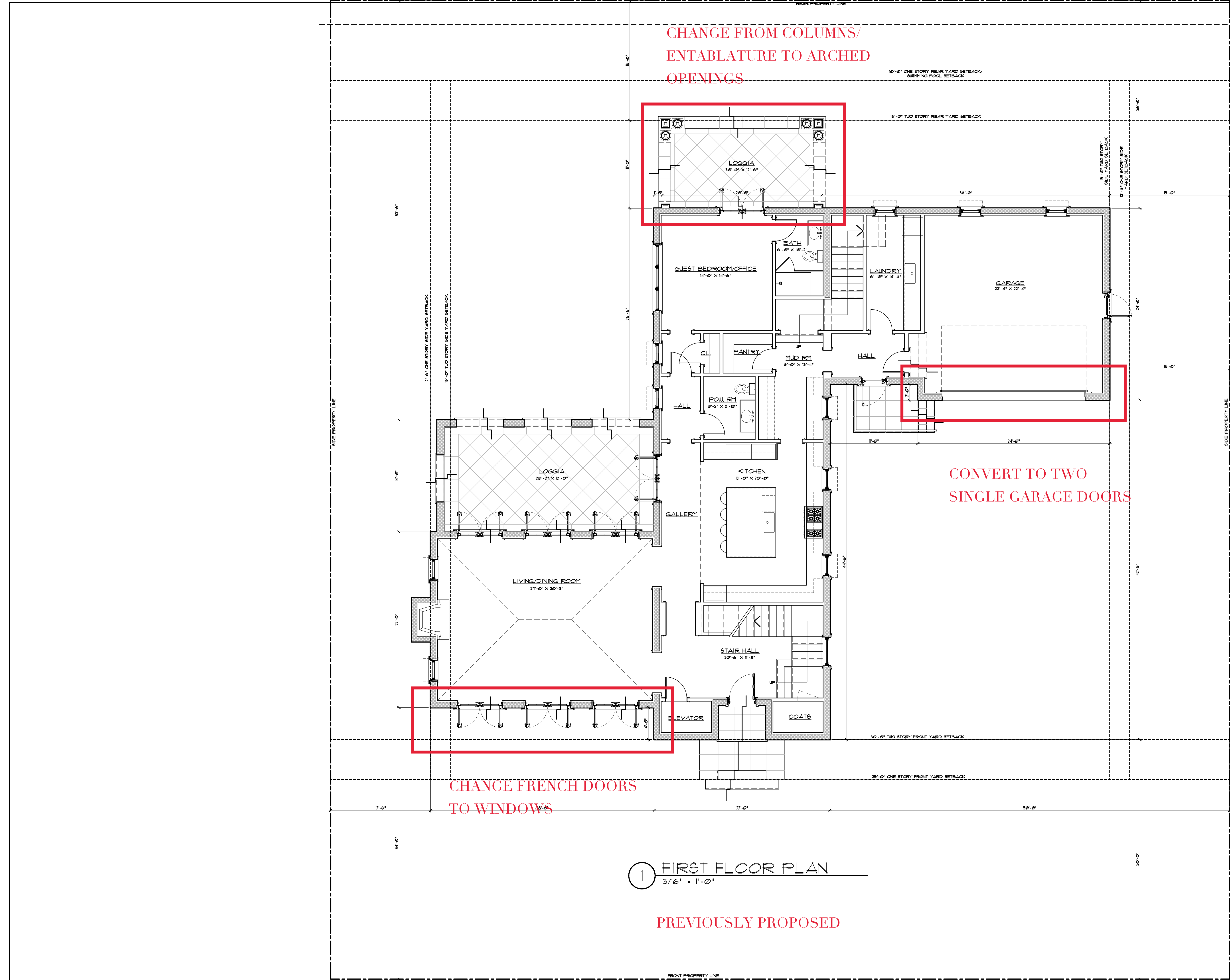
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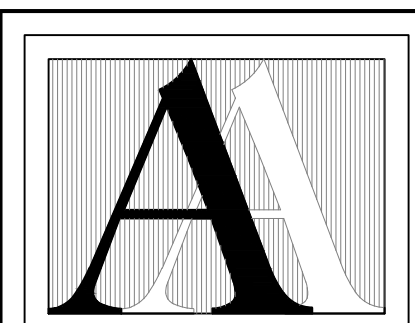
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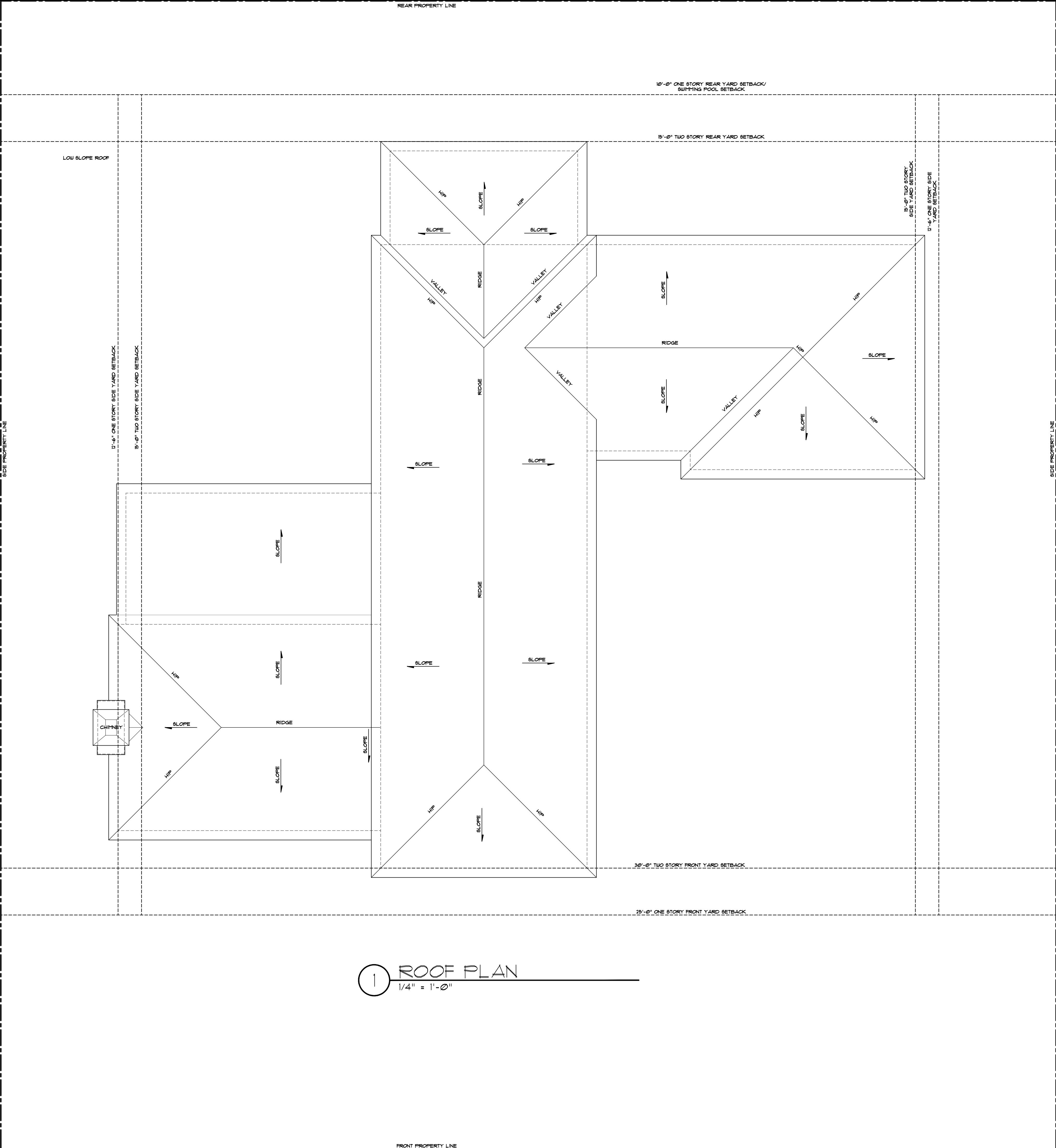
A2I200

30'-0"

FRONT PROPERTY LINE

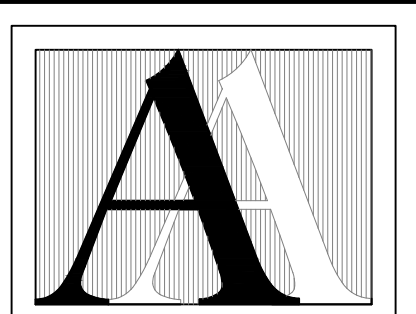
1 SECOND FLOOR PLAN
1/4" = 1'-0"

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

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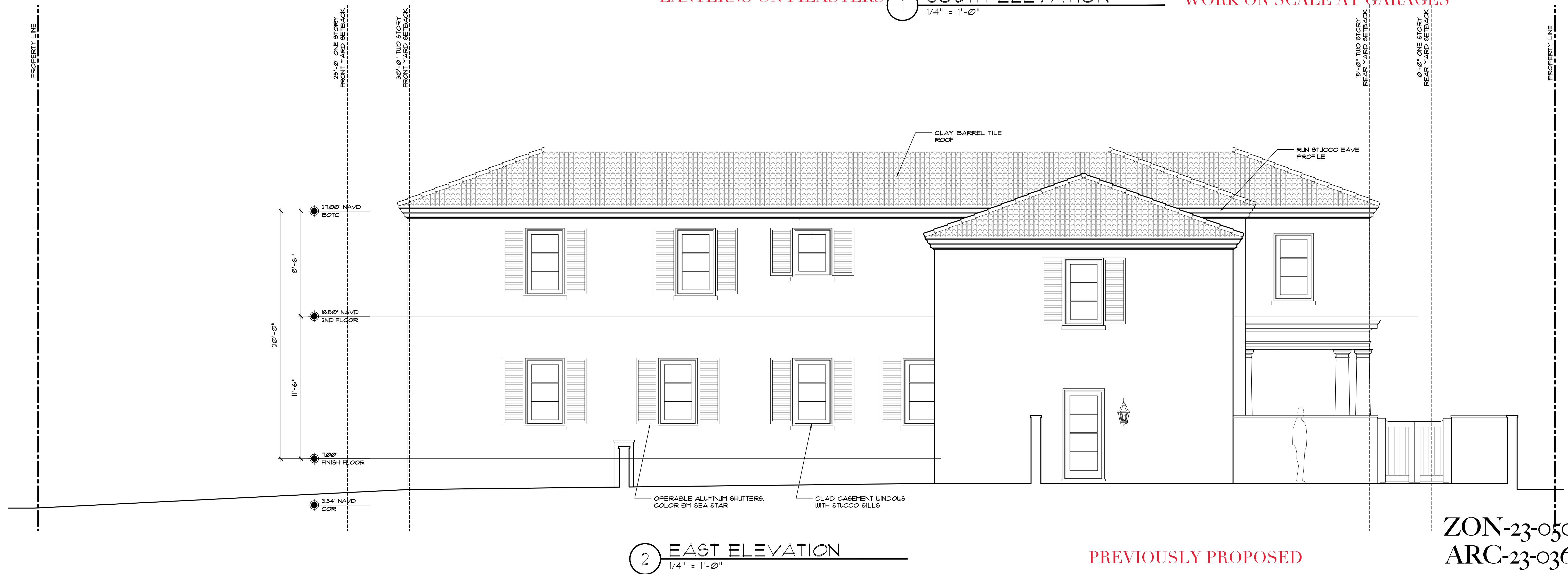
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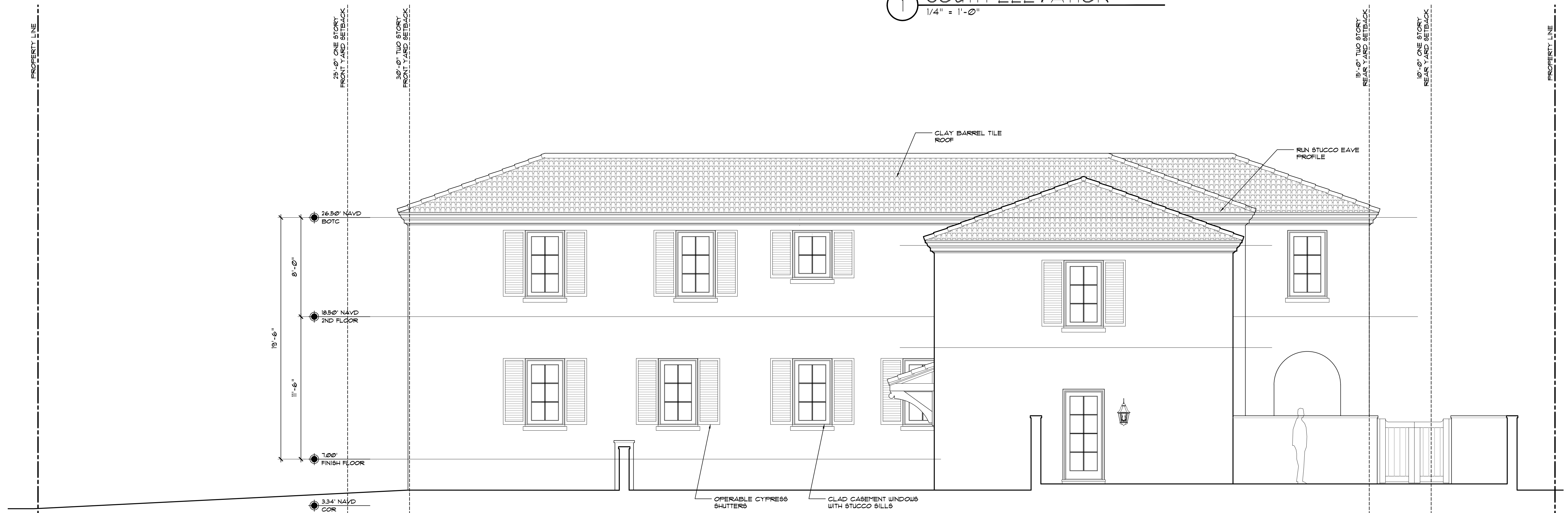
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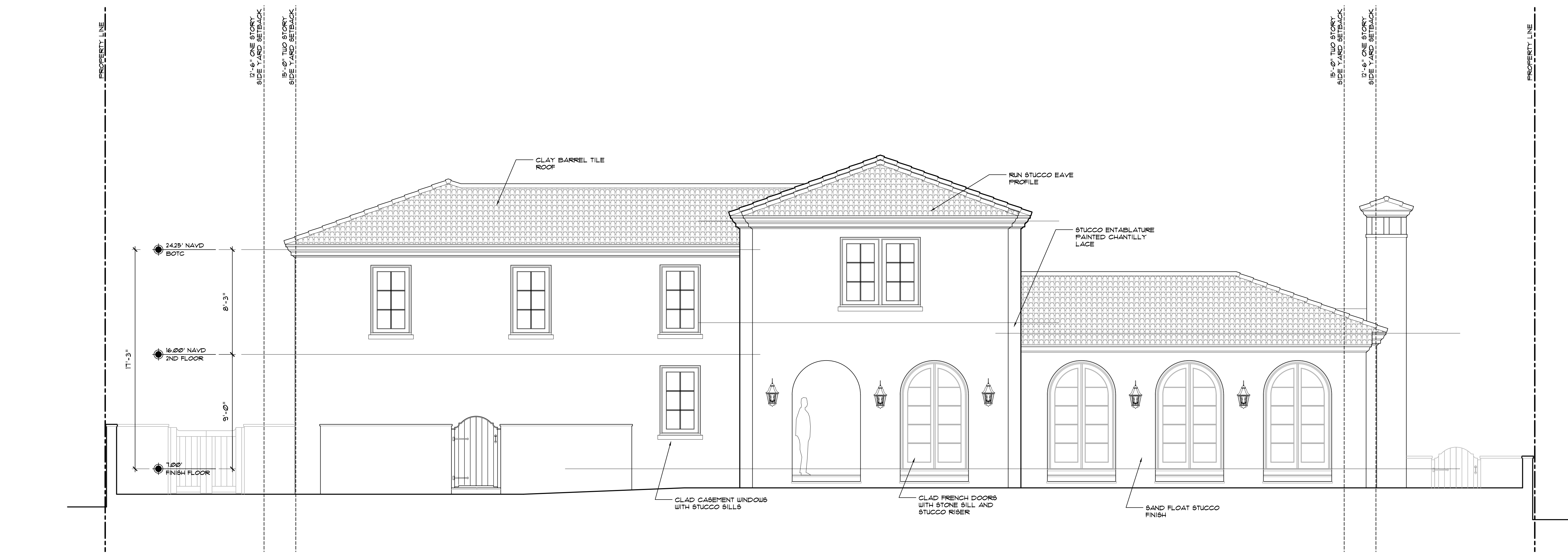


1 SOUTH ELEVATION
1/4" = 1'-0"



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

ZON-23-050
ARC-23-036

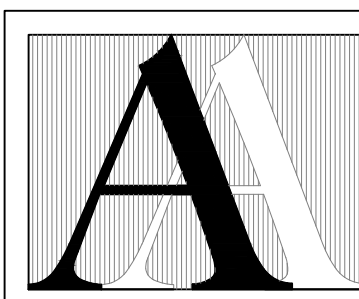


1 NORTH ELEVATION
1/4" = 1'-0"



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

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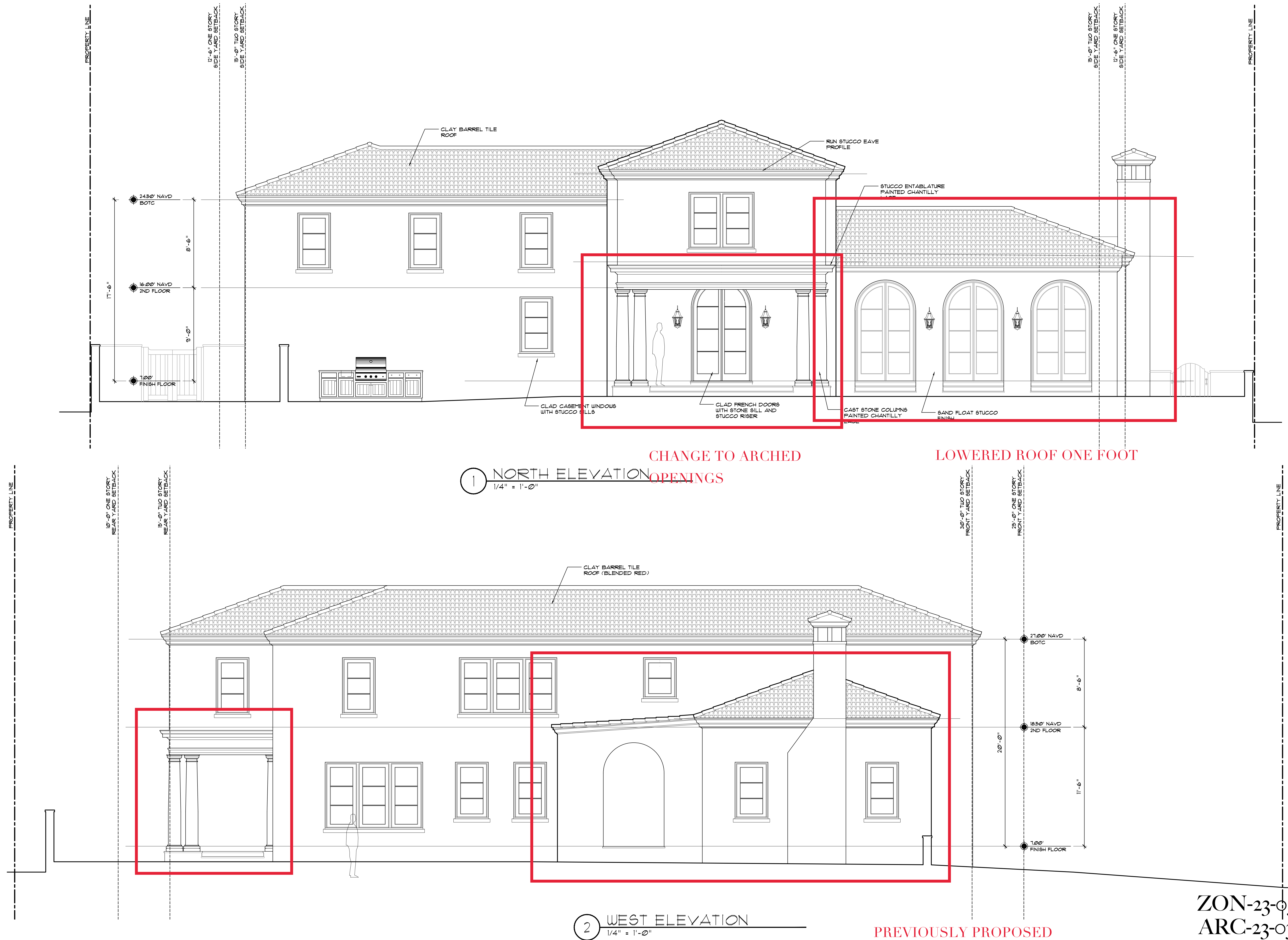


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A3I2.00





1 RENDERINGS WITHOUT LANDSCAPING
N.T.S.

PREVIOUSLY PROPOSED

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ARC-23-036

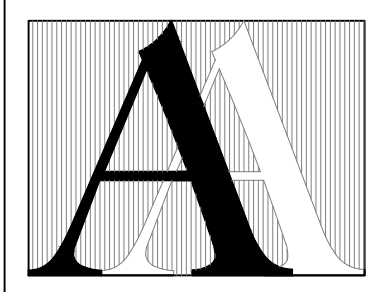
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A313.00		



1 RENDERINGS WITHOUT LANDSCAPING
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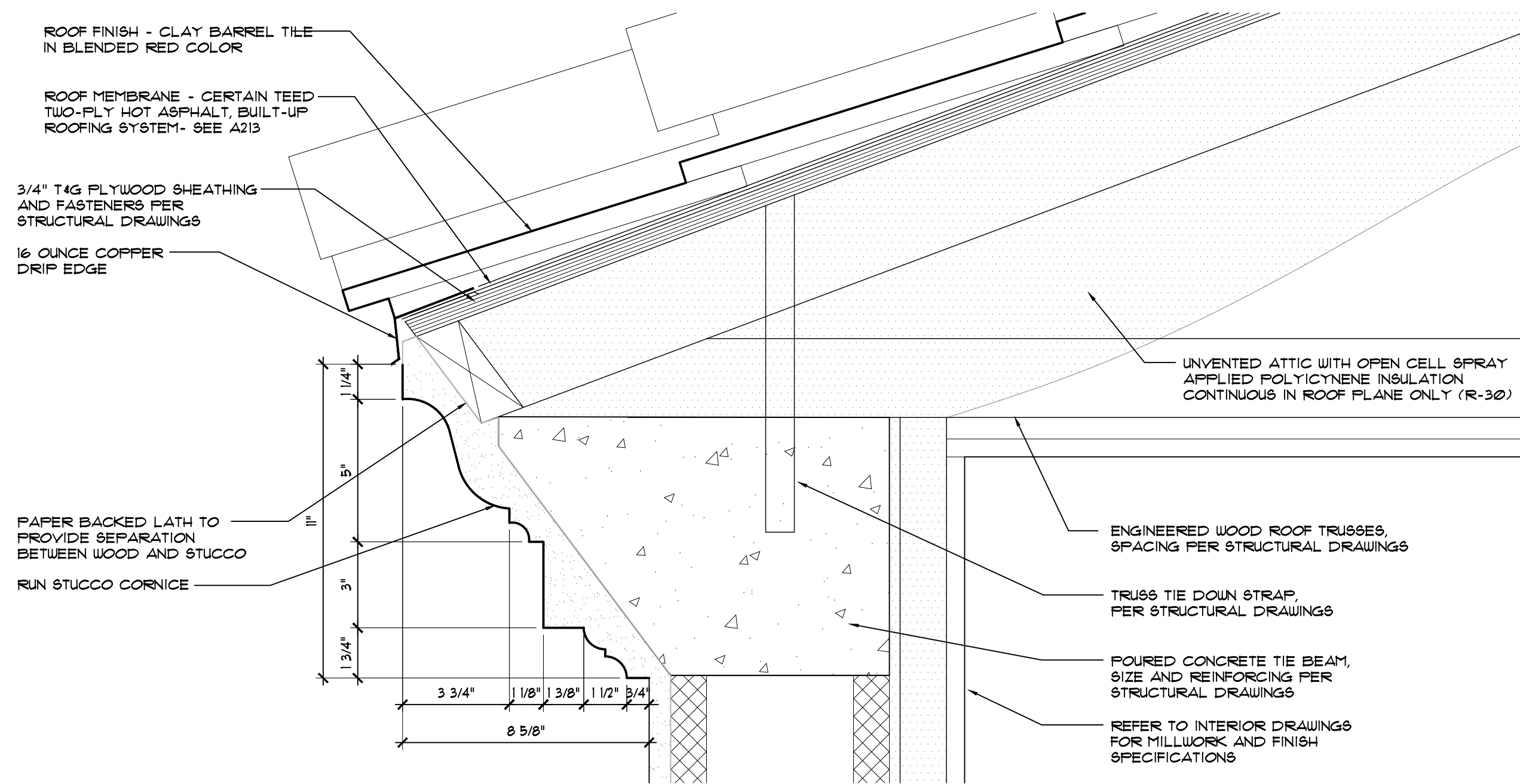
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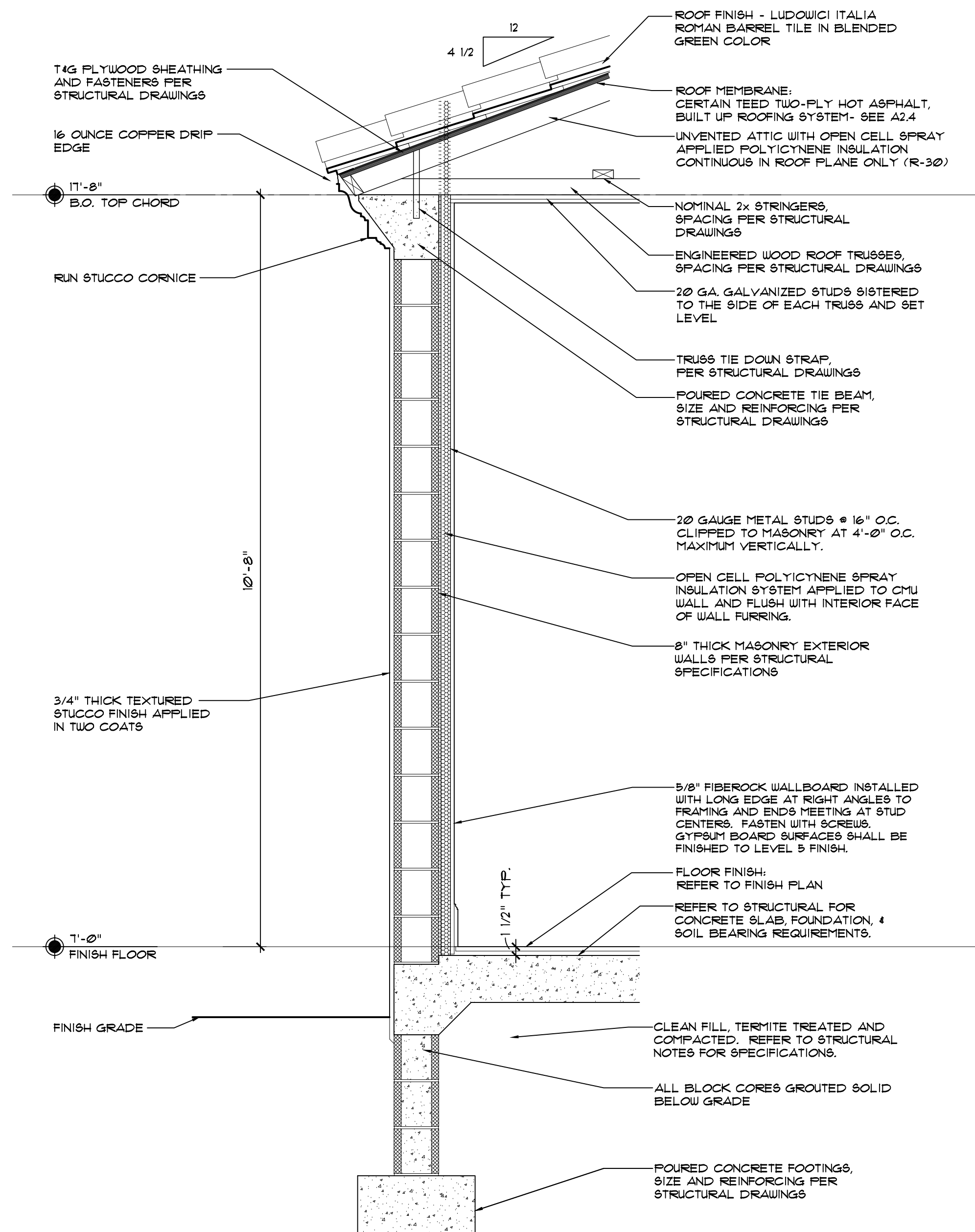
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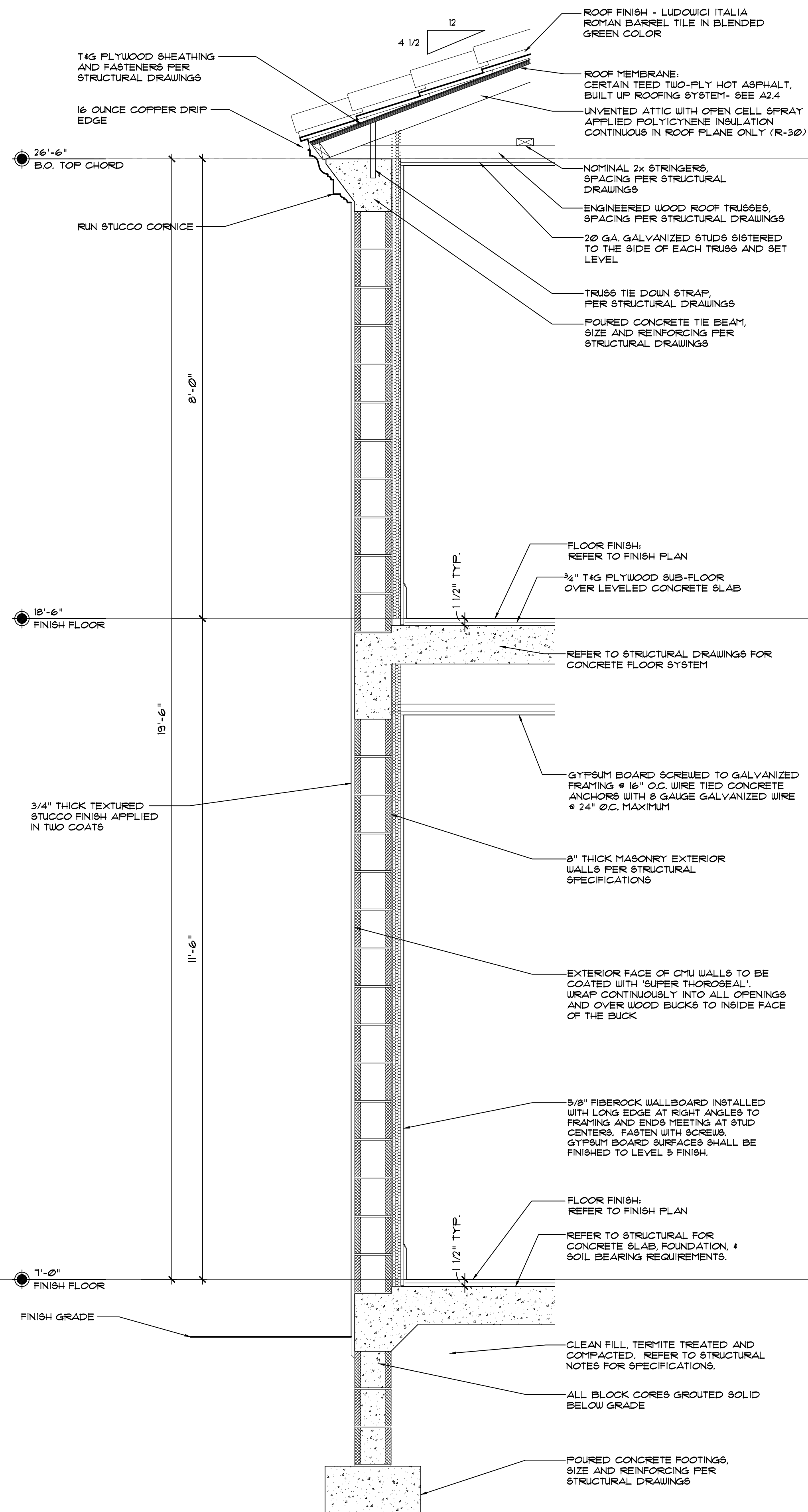
ZON-23-050
ARC-23-036



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

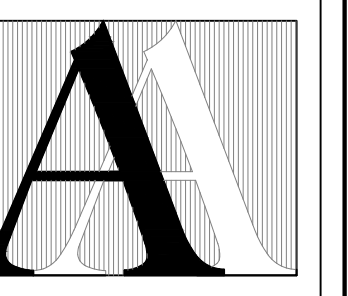


2 ONE STORY WALL SECTION
3/4" = 1'-0"



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

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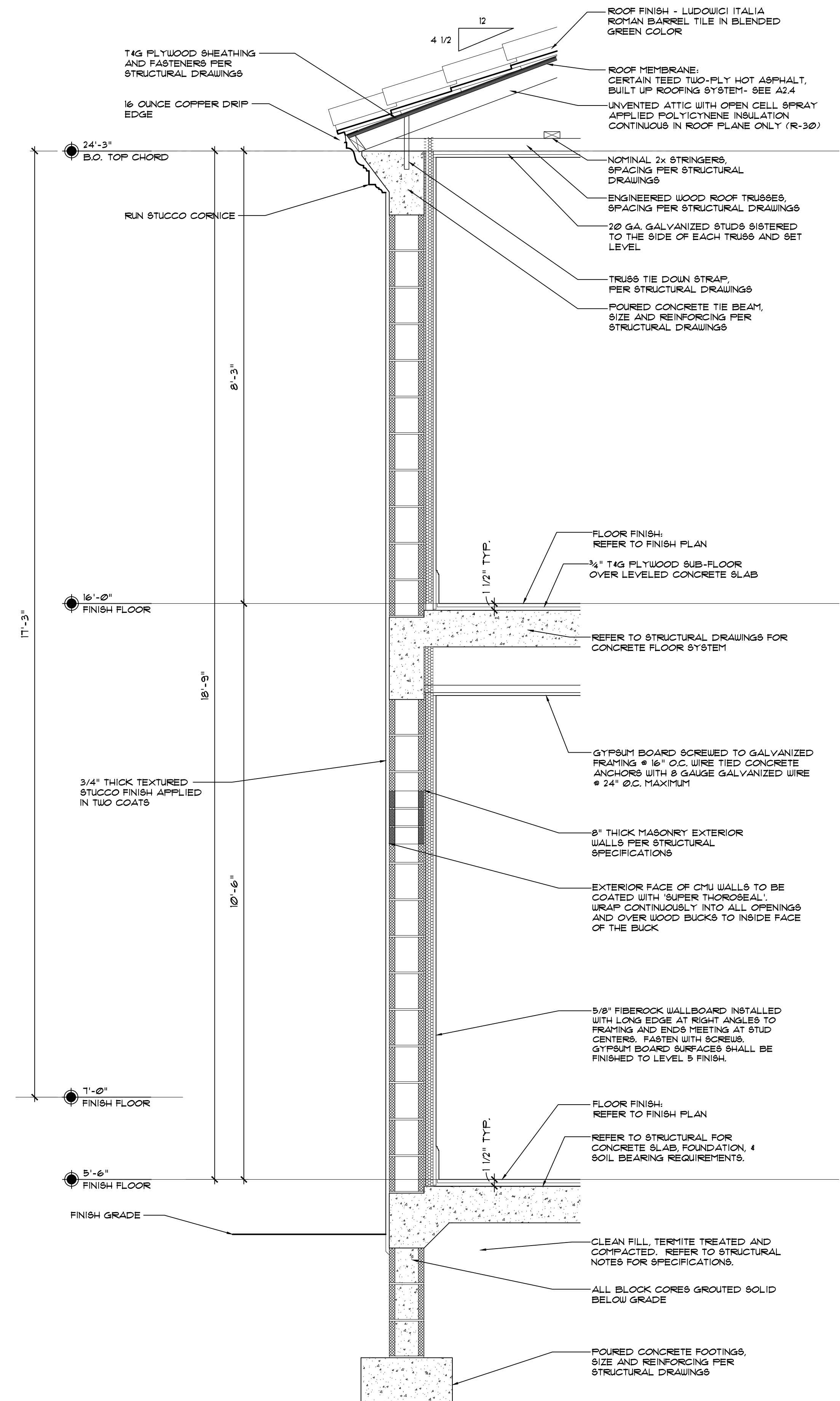
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SALE: AS NOTED	
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A5I2.00



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

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ROOF TILE
TWO PIECE CLAY IN BLENDED RED



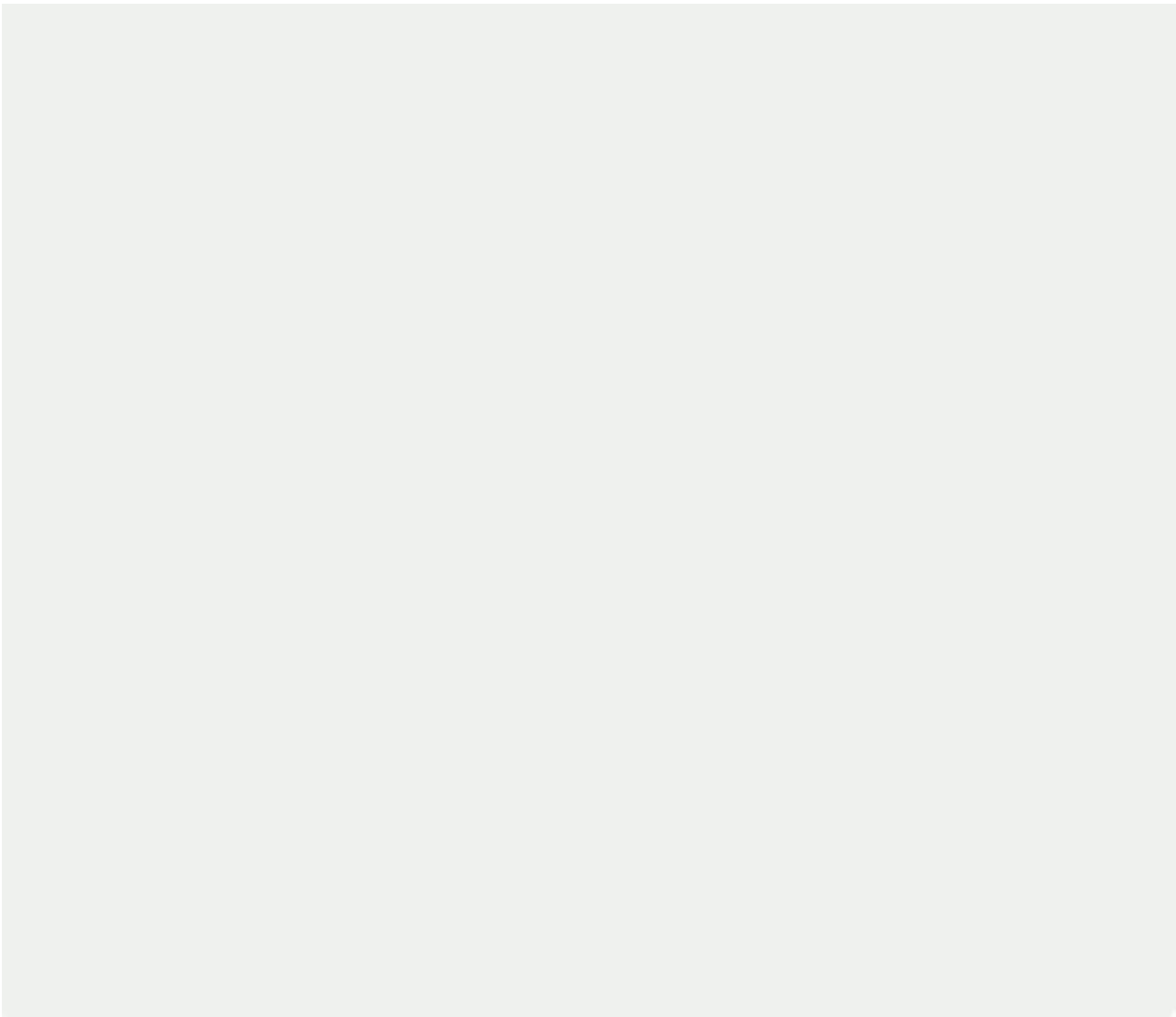
GUTTERS AND DOWNSPOUTS
COPPER



HARDSCAPE
DOMINICAN CORAL STONE



ENTRY DOOR
LYMED CYPRESS



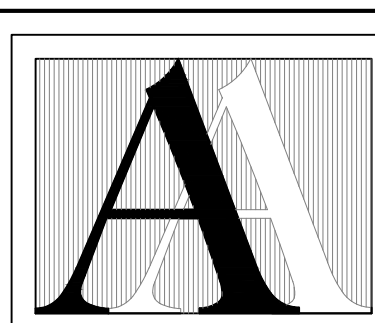
HOUSE AND SITE WALLS
BENJAMIN MOORE CHANTILLY LACE



WINDOWS AND DOORS
BENJAMIN MOORE SEA STAR 2123-30

1 MATERIALS AND COLORS
N.T.S.

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