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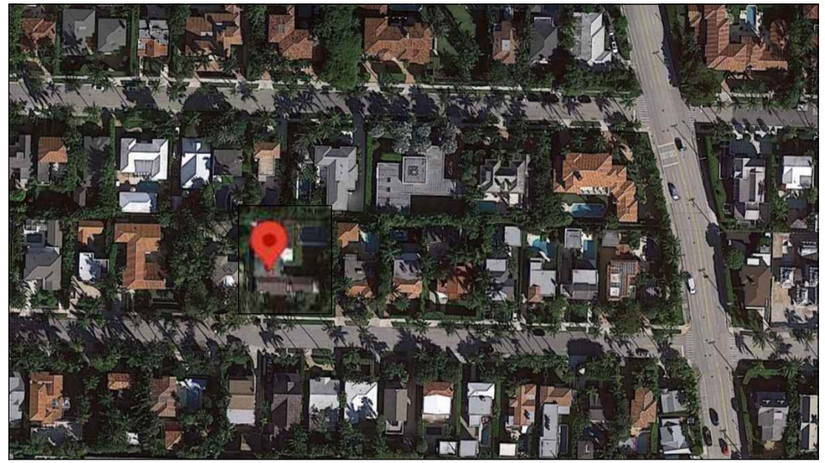
243 SEASPRAY AVE RESIDENCE

243 SEASPRAY AVE, PALM BEACH - FLORIDA - 33480



LOCATION MAP

DEFERRAL RE-SUBMITTAL
02/05/2023
PROJECT No.: 2023-13
DATE OF HEARING: 02/28/2024

ARCOM# ARC-24-010

PORTUONDO PEROTTI ARCHITECTS, INC.
5717 S.W. 8th STREET
MIAMI, FLORIDA 33144
PH: (305) 260 -9331
FAX: (305) 260 -9318
E-MAIL: info@PORTUONDO-PEROTTI.COM

PROJECT DIRECTORY

OWNER

ARCHITECT

2. PORTUONDO PEROTTI ARCHITECTS
5717 SW 8th STREET
MIAMI, FLORIDA. 33144
PHONE (305) 260-9331 FAX (305) 260 9318
LICENSE # AAC001407

LANDSCAPE ARCHITECT

3. ENVIRONMENTAL DESIGN GROUP
139 NORTH COUNTY ROAD #20-B
PALM BEACH, FL. 33480
PH:(561) 832-4600
LICENSE # RLA 6666784

CIVIL ENGINEER

4. GRUBER CONSULTING ENGINEERS INC.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL. 33401
PHONE: (561) 312-2041

LICENSE # FL. PE. #57466

BUILDING DEPARTMENT

5. TOWN OF PALM BEACH BUILDING DEPARTMENT
360 SOUTH COUNTY ROAD
PALM BEACH, FL. 33480
PH: (561) 838-5400

SCOPE OF WORK

NEW 2 STORY SINGLE FAMILY RESIDENCE WITH RELATED LANDSCAPE, HARDSCAPE & CIVIL WORK

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	SURVEY	X	
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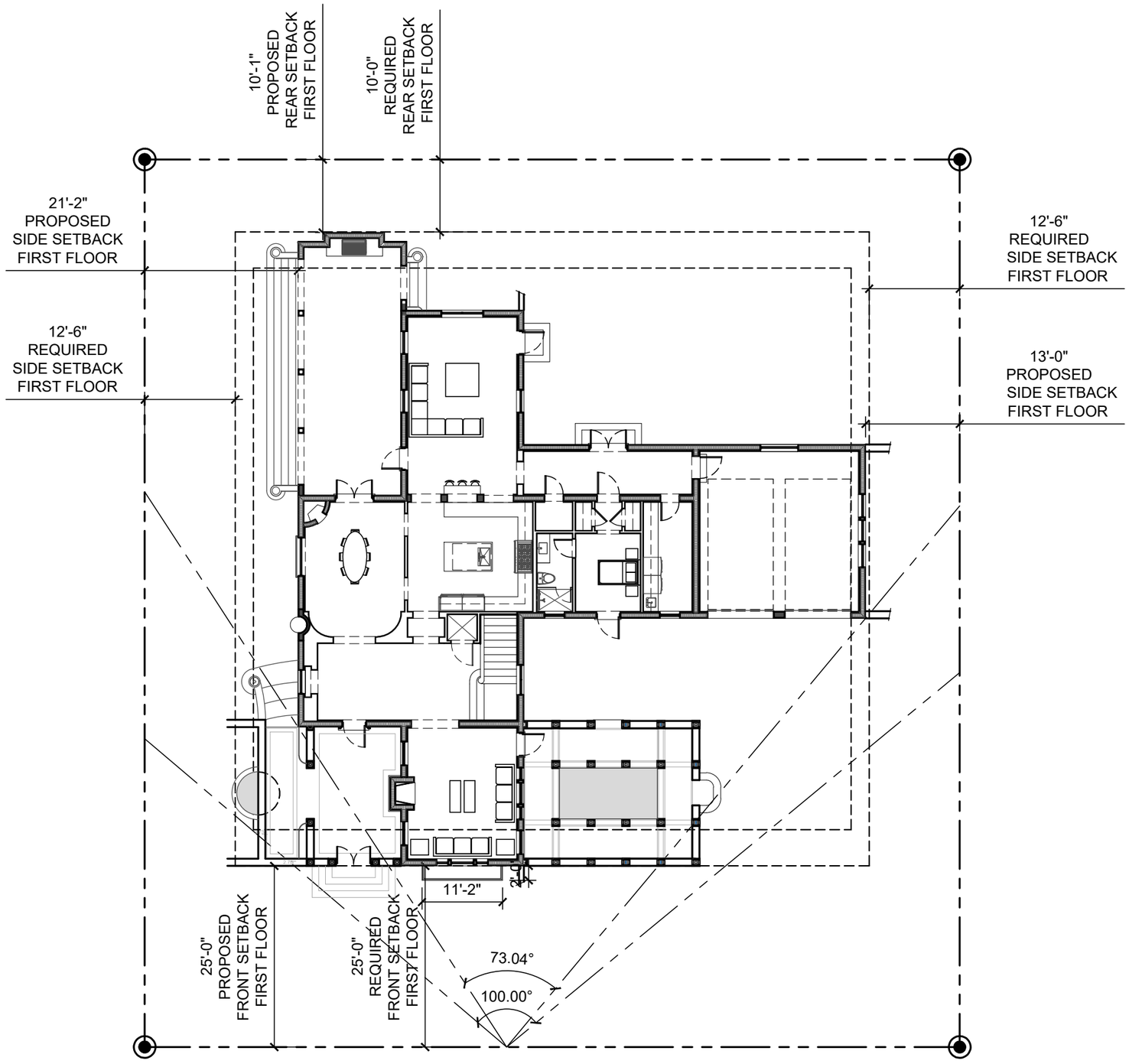
ARCOM CASE #
ARC-24-010



N

01 GROUND LEVEL SETBACK DIAGRAM
SCALE 1/16" = 1'-0"

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
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5717 S.W. 8th Street, Miami, Florida 33144 USA
Tel: (305) 260 - 9331 - Fax: (305) 260 - 9318
http://www.portuondoperotti.com

243 SEASPRAY AVE
PALM BEACH, FLORIDA 33480

OWNER
243 SEASPRAY AVE
243 SEASPRAY AVE
PALM BEACH, FL. 33480

TITLE: GROUND LEVEL SETBACK DIAGRAM
SCALE: N.T.S.

SHEET: A-001.1A
OF

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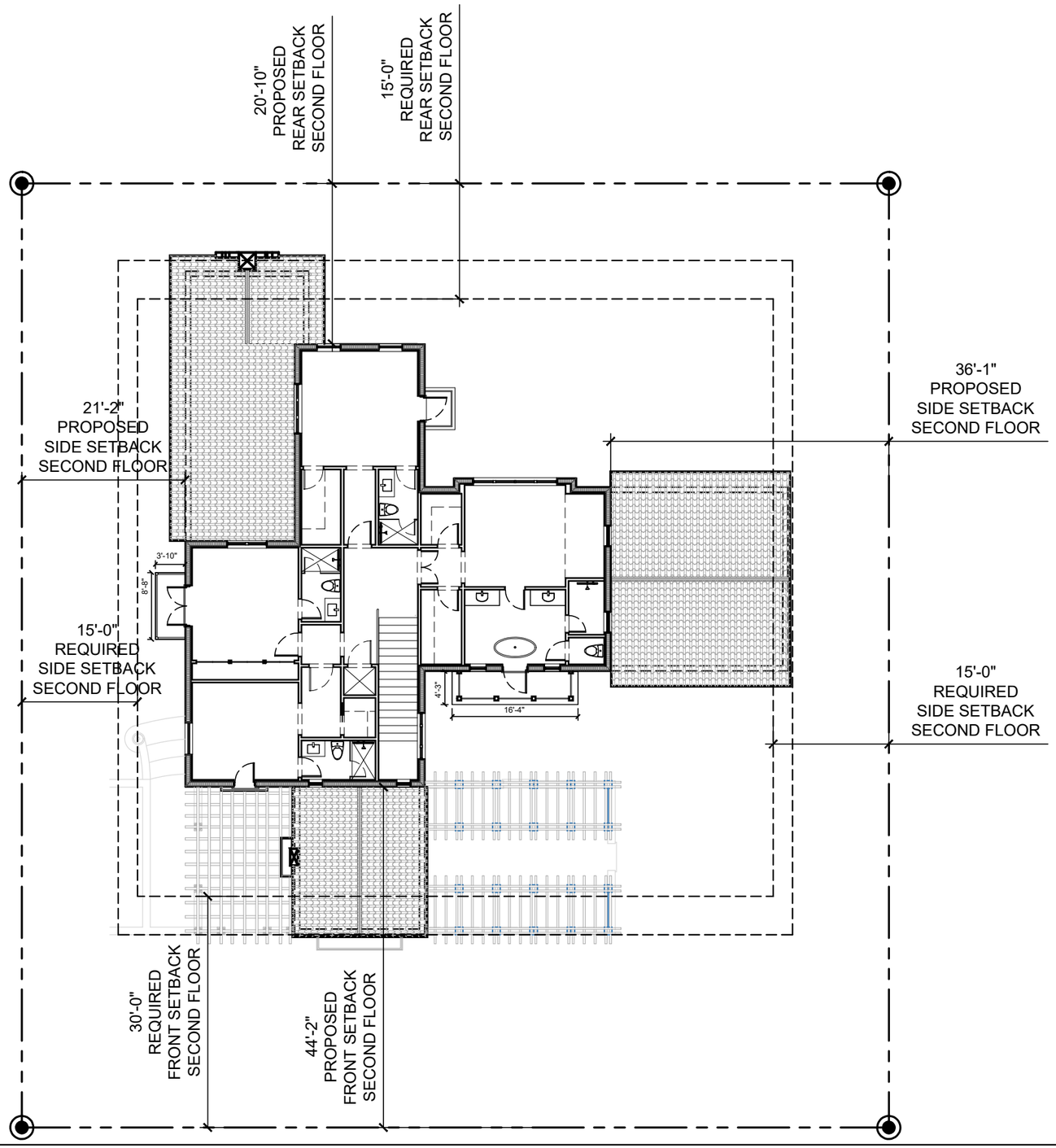

N

01 UPPER LEVEL SETBACK DIAGRAM
SCALE 1/16" = 1'-0"

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP
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PALM BEACH, FLORIDA 33480

OWNER
243 SEASPRAY AVE
243 SEASPRAY AVE
PALM BEACH, FL. 33480

TITLE: UPPER LEVEL SETBACK DIAGRAM
SCALE: N.T.S.

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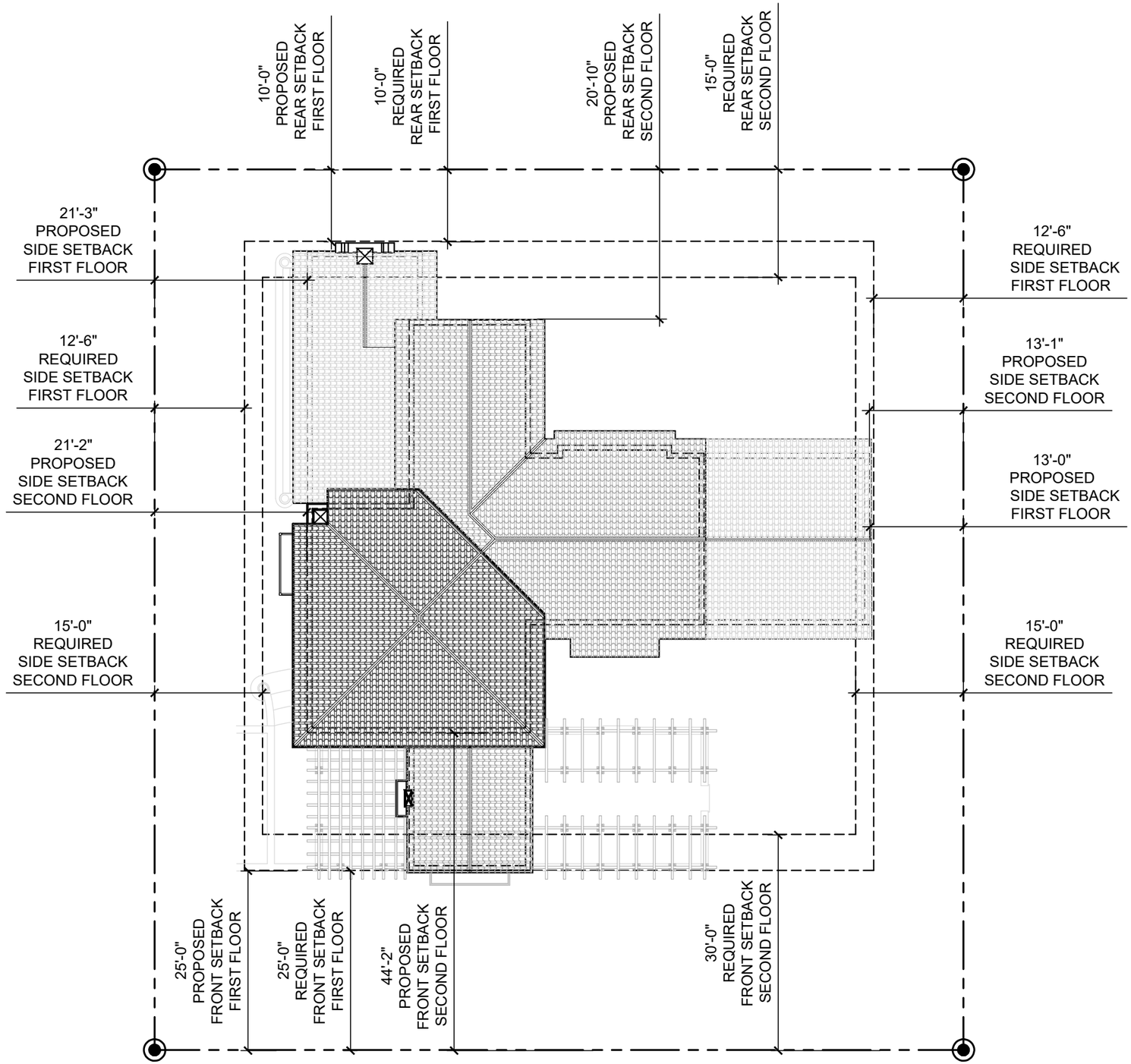

01 ROOF PLAN SETBACK DIAGRAM
SCALE 1/16" = 1'-0"

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP

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243 SEASPRAY AVE
PALM BEACH, FLORIDA 33480

OWNER
243 SEASPRAY AVE
243 SEASPRAY AVE
PALM BEACH, FL. 33480

TITLE: ROOF PLAN
SETBACK DIAGRAM
SCALE: N.T.S.

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ARCOM CASE #
ARC-24-010

Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend

Line #				
1	**Property Address:**	243 Seaspray Ave, Palm Beach, Florida 33480		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	13,781.25		
4	**Lot Width (W) & Depth (D) (ft.):**	112.50' X 122.5'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY RESIDENCE		
6	**FEMA Flood Zone Designation:**	AE 6.0		
7	**Zero Datum for point of meas. (NAVD)**	7.0 NAVD		
8	**Crown of Road (COR) (NAVD)**	3.25 NAVD (Highest Crown)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (4,134.37)	N/A	28% (3,377.99)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			4,886.34
12	*Front Yard Setback (Ft.)	25'-0" (S)	N/A	25'-0" (S)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	21'-2"(W) / 13'-0" (E)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	21'-2" (W) / 36'-1" (E)
15	*Rear Yard Setback (Ft.)	10'-0" (N)	N/A	10'-0" (N)
16	Angle of Vision (Deg.)	100 Deg	N/A	73.04 Deg
17	Building Height (Ft.)	22'-0"	N/A	21'-6"
18	Overall Building Height (Ft.)	30'-0"	N/A	27'-1"
19	Cubic Content Ratio (CCR) (R-B ONLY)	54,603.90 (3.96)	N/A	53,127.48 (3.855)
20	** Max. Fill Added to Site (Ft.)	1'-10"	N/A	1'-9"
21	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	7.0'
22	Base Flood Elevation (BFE)(NAVD)	N/A	6.0'	7.0'
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (6,201.56 SF)	N/A	45.5% (6,275 SF)
24	Perimeter LOS (Sq Ft and %)	50% (3,100.73 SF)	N/A	79.0% (3,401 SF)
25	Front Yard LOS (Sq Ft and %)	40% (1,125 SF)	N/A	59.2% (1,667 SF)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

**** Provide Native plant species info per category as requited by Ord. 003-2023 on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

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.

PROPERTY ADDRESS

243 SEASPRAY AVE, PALM BEAH, FL 33480

ZONING CLASSIFICATION

R-B- LOW DENSITY RESIDENTIAL

FLOOD CRITERIA

FLOOD ZONE:	AE
BASE FLOOD ELEVATION:	6.00' NAVD
PROPOSED MAIN LEVEL T.O. SLAB ELEVATION (P.O.M):	7.00' NAVD

LOT AREA

GROSS LOT AREA =			13,781.25 SQ.FT.
MINIMUM REQUIRED:		45% OF LOT AREA=	6,201.56 SQ.FT.
PROVIDED:		50.3% OF LOT AREA=	6,931.00 SQ.FT.
FRONT YARD AREA:	2,813.00 SQ. FT	40% OF FRONT YARD =	1,125 SQ.FT.
		71.9% PROPOSED:	2,022.00 SQ.FT.

LOT COVERAGE AREA

2 STORY BUILDINGS	30% ALLOWED:	4,134.38 SQ.FT.
PROPOSED MAIN LEVEL	30% PROPOSED :	4,126.32 SQ.FT.

BUILDING SETBACKS	**GROUND FLOOR**		**SECOND FLOOR**	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
FRONT:	25'-0"	25'-0"	30'-0"	44'-2"
SIDE:	12'-6"	21'-2"	15'-0"	21'-2"
SIDE:	12'-6"	13'-0"	15'-0"	34'-6"
REAR:	10'-0"	10'-1"	15'-0"	21'-10"

BUILDING HEIGHT

BUILDING HEIGHT :	ALLOWED:		22'-0"
	PROPOSED:		21'-6"
MAXIMUM OVERALL HEIGHT ALLOWED	ALLOWED:	22'-0"+8'-0"=	30'-0"
	PROPOSED:	21'-0"+8'-1"=	27'-1"

AREA TABULATION

	A/C	NON A/C	LOT COVERAGE
MAIN LEVEL	2,296.25 SQ. FT.		2296.25 SQ. FT.
GARAGE		552.42 SQ. FT.	552.42 SQ. FT.
OPEN TRELLIS		748.33 SQ. FT.	748.33 SQ. FT.
COVERED TERRACE		529.32 SQ. FT.	529.32 SQ. FT.
UPPER LEVEL	2,037.67 SQ. FT.		
TOTALS	4,333.92 SQ. FT.	1,830.07 SQ. FT.	4,126.32 SQ. FT.
ENCLOSED SQUARE FOOTAGE	4,333.92 SQ. FT.	552.42 SQ. FT.	4,886.34 SQ. FT.

REVISIONS:
PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP

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PORTUONDO PEROTTI ARCHITECTS INC.
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243 SEASPRAY AVE
PALM BEACH, FLORIDA 33480

OWNER
243 SEASPRAY AVE
243 SEASPRAY AVE
PALM BEACH, FL. 33480

TITLE: ZONING DATA
SCALE: N.T.S.

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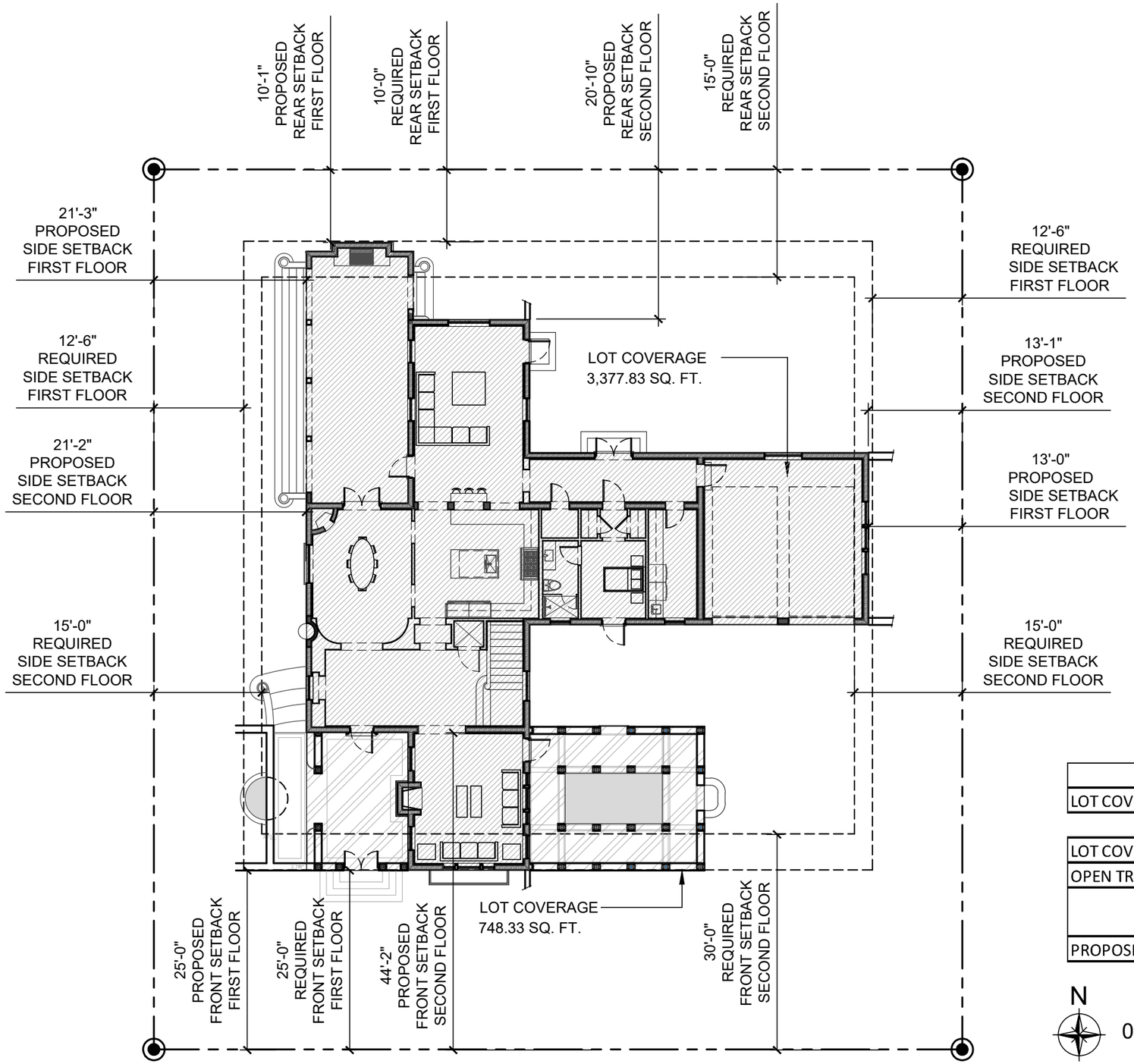

LOT COVERAGE AREA		
LOT COVERAGE ALLOWED	30% =	4,134.38 SQ. FT.

LOT COVERAGE AREA PROPOSED	28% =	3,377.99 SQ. FT.
OPEN TRELLIS AREA PROPOSED		748.33 SQ. FT.
PROPOSED LOT COVERAGE AREA TOTAL		4,126.32 SQ. FT.

N

01 LOT COVERAGE DIAGRAM
SCALE 1/16" = 1'-0"

PROJECT NUMBER: 2023-13
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243 SEASPRAY AVE
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PALM BEACH, FL. 33480

TITLE: LOT COVERAGE DIAGRAM
SCALE: N.T.S.

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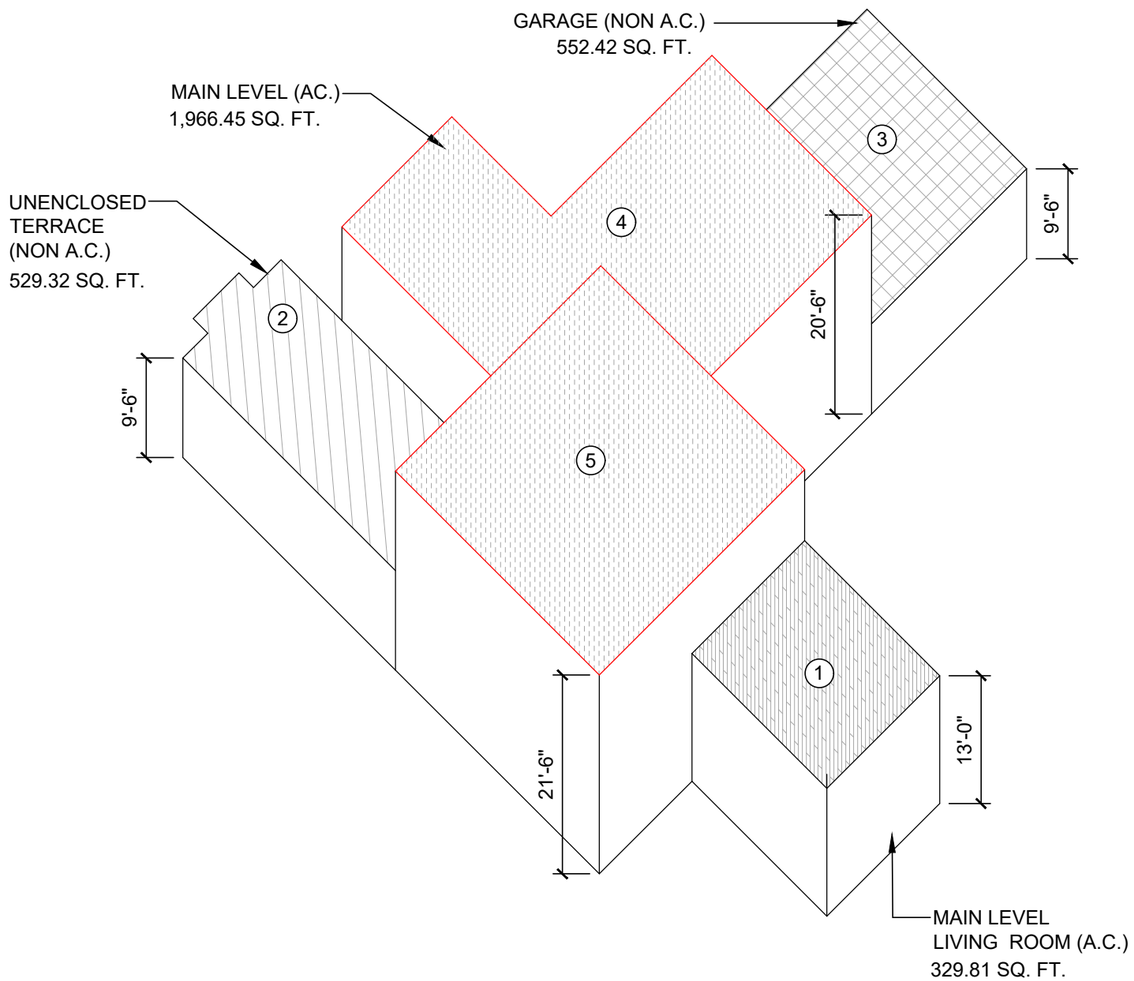

N

01 CUBIC CONTENT DIAGRAM
SCALE 1/16" = 1'-0"

2023-13 243 SEASPRAY RESIDENCE

CUBIC CONTENT CALCULATION (PER SURVEY)

ZONE	DESCRIPTION	AREA	BLDG HT. (From TOPB POM)	VOLUME	TOTAL
1	Main House (1-Story)	327.99 SF	13.00 FT	4,263.87 CF	56,122.34
2	UnEnclosed Terrace (1-Story)	529.32 SF	10.00 FT	5,293.20 CF	
3	Garage (1-Story)	556.05 SF	9.50 FT	5,282.48 CF	
4	Main House (2-story)	998.25 SF	20.50 FT	20,464.13 CF	
5	Main House (2-story)	968.31 SF	21.50 FT	20,818.67 CF	
				TOTAL	**56,122.34**

LOT AREA:		13,781.25 SF	
C.C.R. (MAX):	3.96	54,603.90 CF	
SUBTRACT 5% FOR UNENCLOSED LOGGIAS*:	0.198	2,730.19 CF	*134-893 B(13)(5)
TOTAL VOLUME PROPOSED:	3.874	**53,392.14 CF**	

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OWNER:
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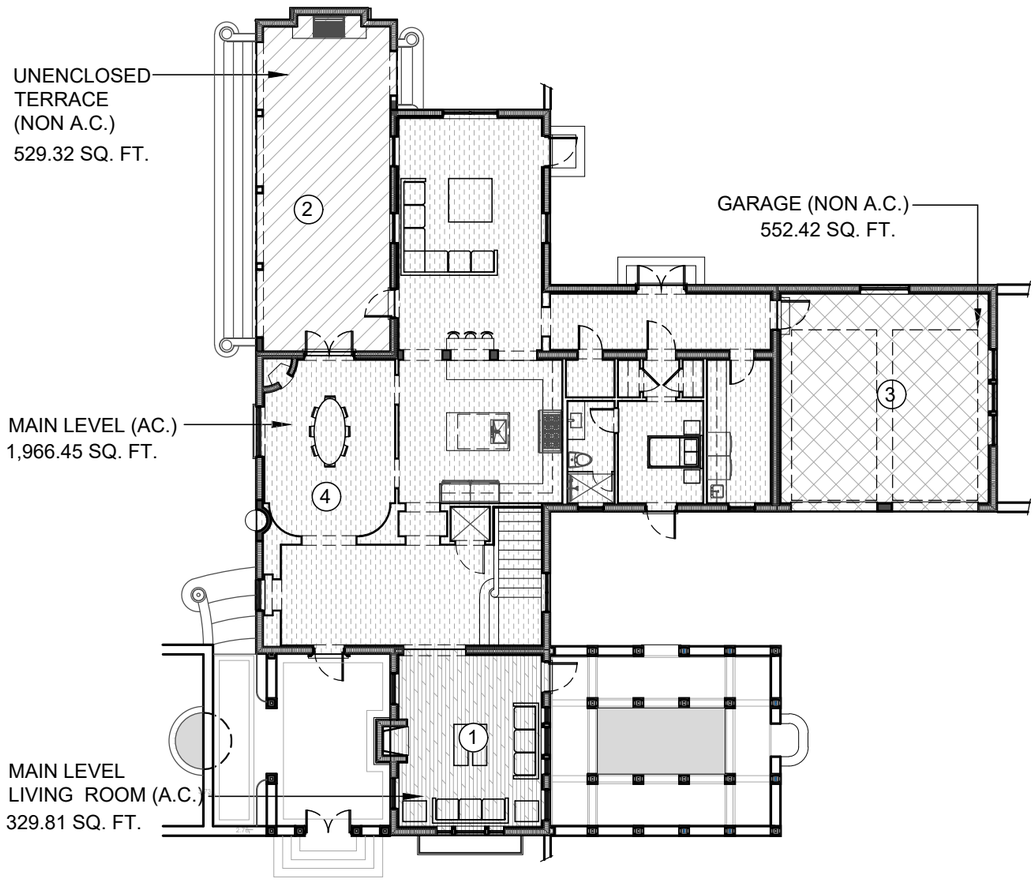

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01 MAIN LEVEL AREA DIAGRAM
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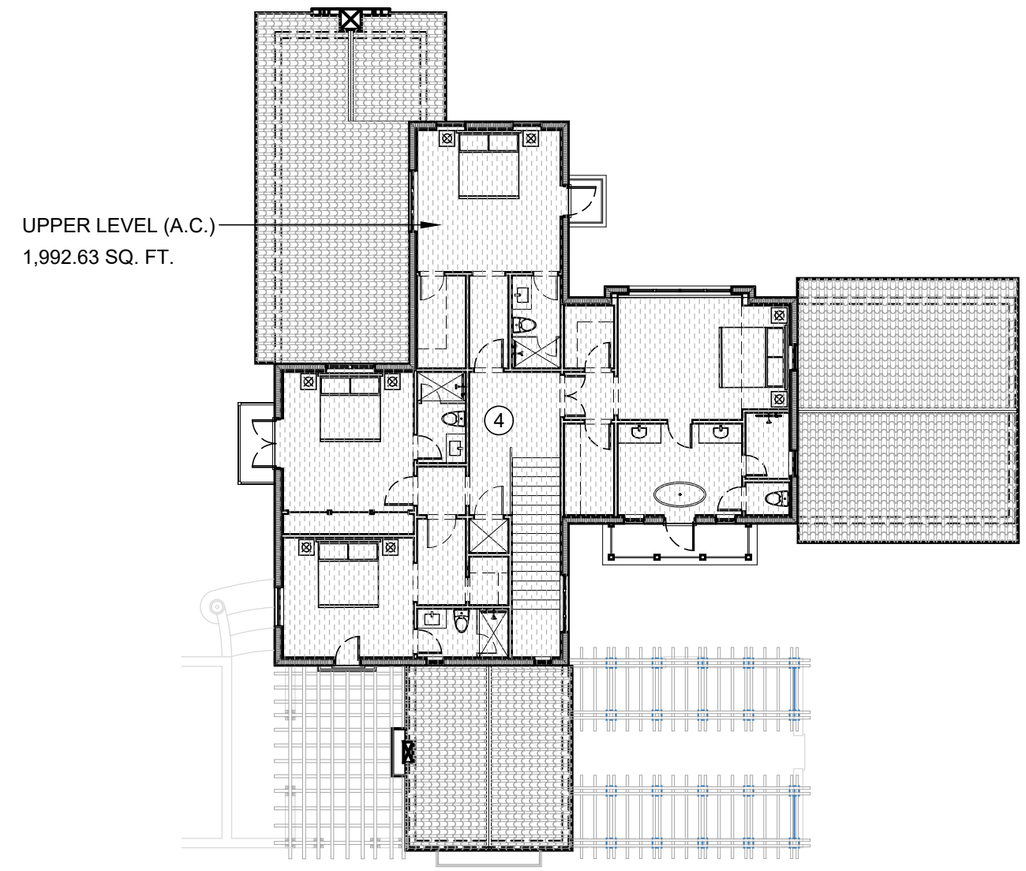

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02 UPPER LEVEL AREA DIAGRAM
SCALE 1/16" = 1'-0"

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TITLE: AREA DIAGRAM
SCALE: N.T.S.

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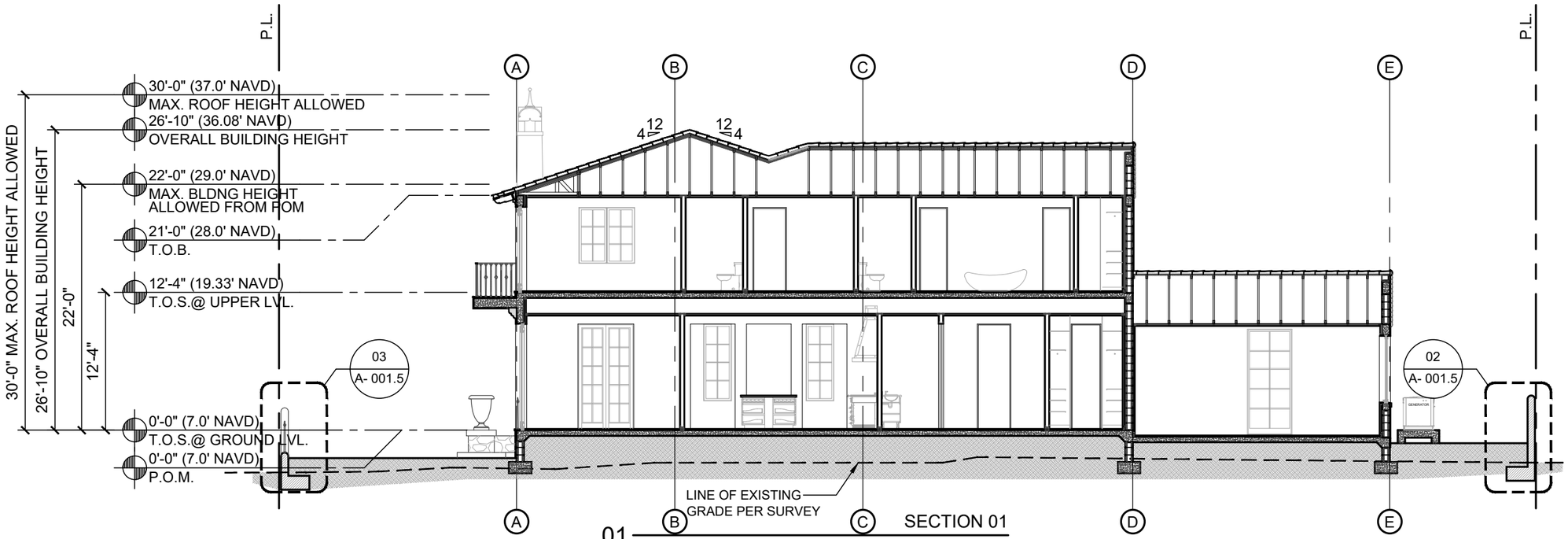
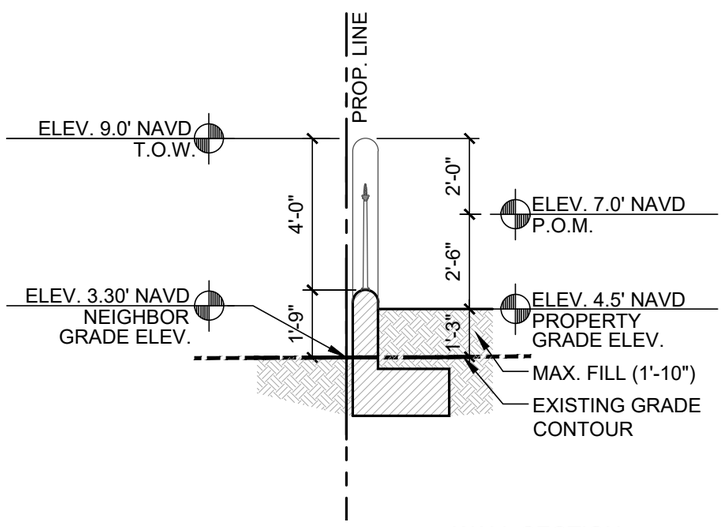
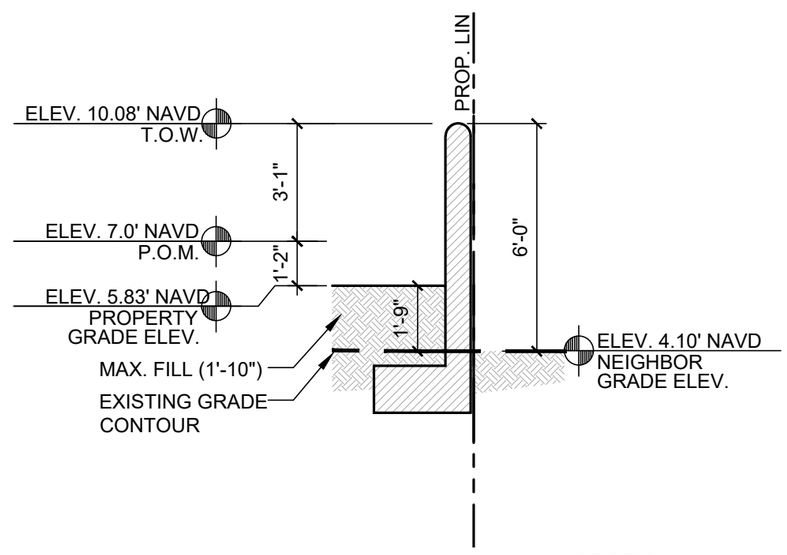


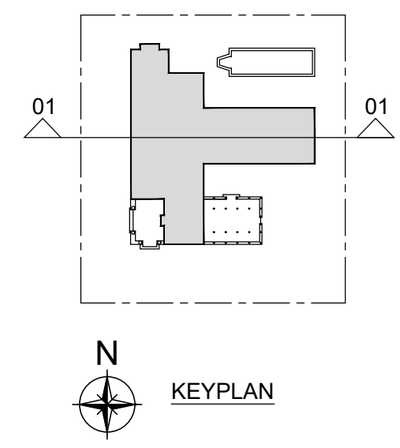
01 SECTION 01
SCALE: 3/32" = 1'-0"



03 WALL SECTION.
SCALE: 1/4" = 1'-0"



02 WALL SECTION.
SCALE: 1/4" = 1'-0"



KEYPLAN

PROJECT NUMBER: 2023-13
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TITLE: YARD SECTION DIAGRAM
SCALE: N.T.S.

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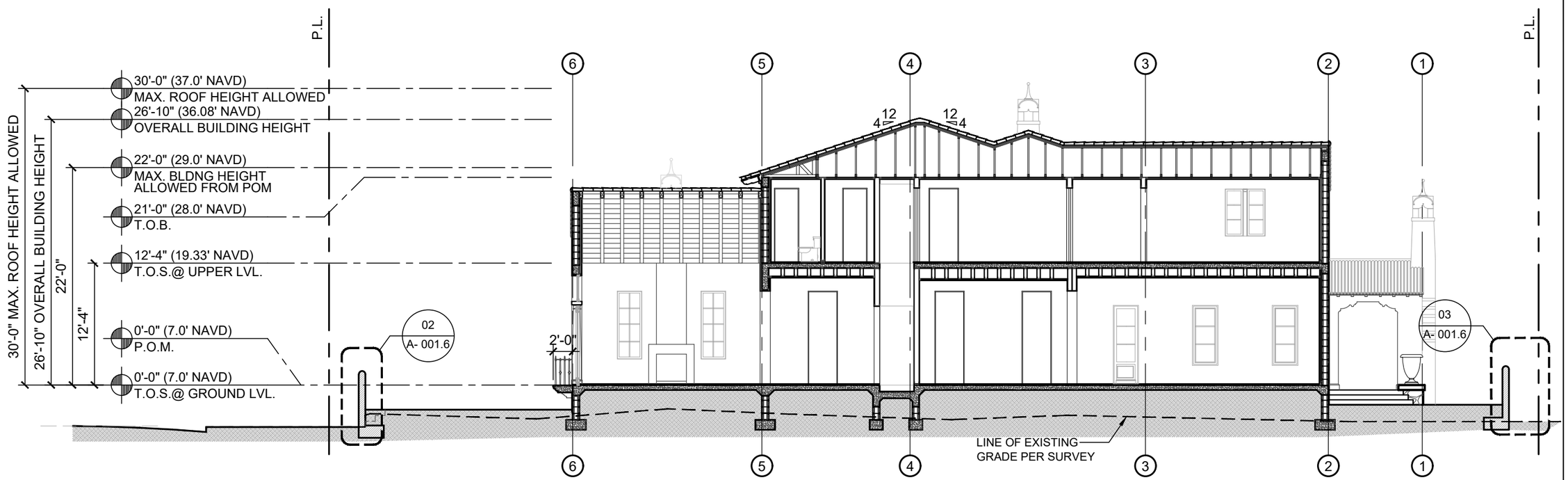
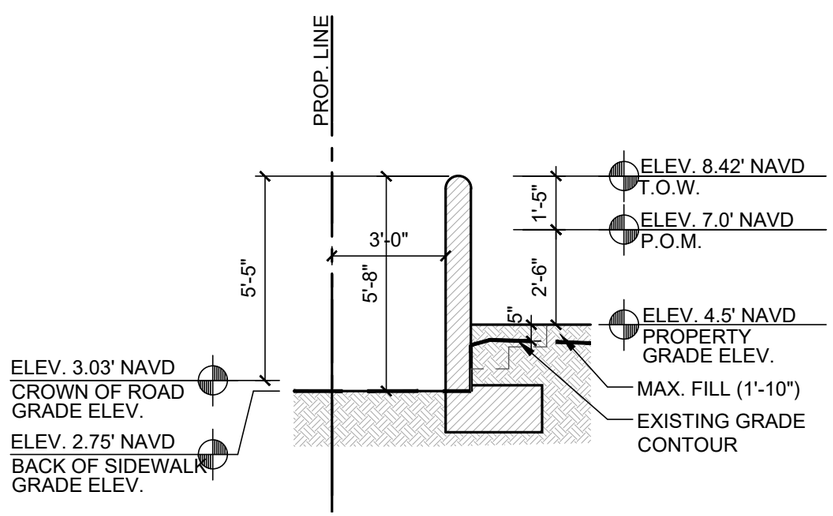
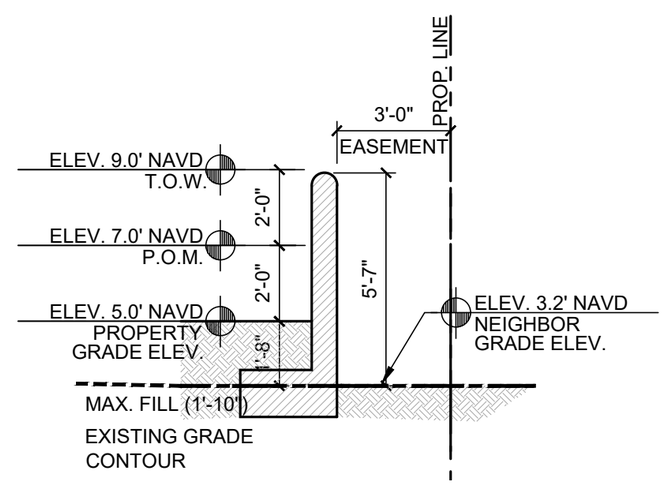
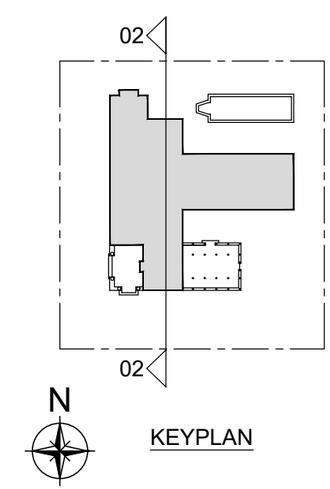
ARCOM CASE #
ARC-24-010



01 SECTION 02
SCALE: 3/32" = 1'-0"







KEYPLAN

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP

ARCHITECTS
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5717 S.W. 8th Street, Miami, Florida 33144 USA
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http://www.portuondoperotti.com

243 SEASPRAY AVE
PALM BEACH, FLORIDA 33480

OWNER:
243 SEASPRAY AVE
243 SEASPRAY AVE
PALM BEACH, FL, 33480

TITLE: YARD SECTION DIAGRAM
SCALE: N.T.S.

SHEET: A-001.6
OF

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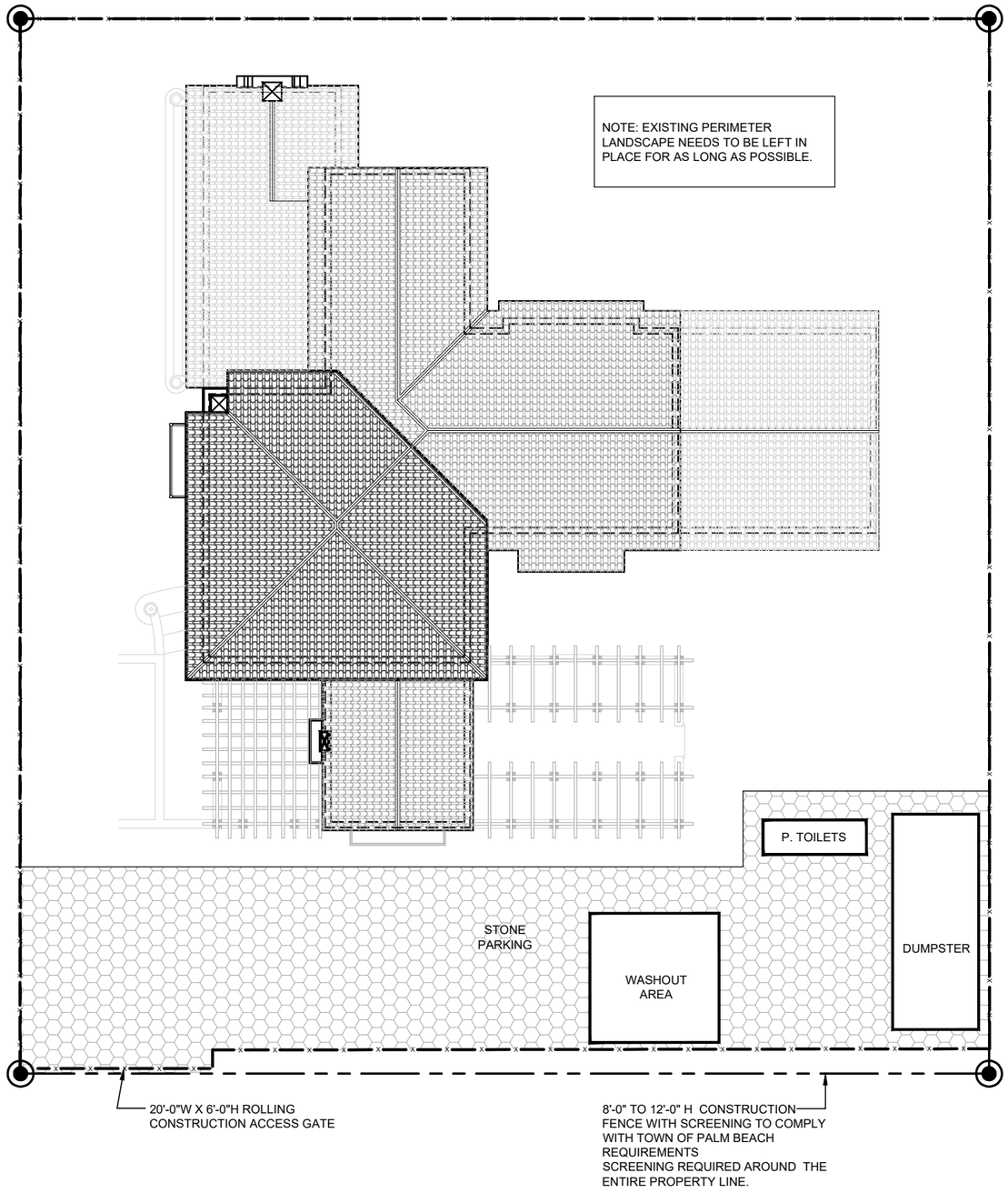

N

01 CONST. STAGING AND SCREENING PLAN

SCALE: 1-16" =1'-0"

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP
REVISIONS:

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PALM BEACH, FLORIDA 33480

OWNER
243 SEASPRAY AVE
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PALM BEACH, FL. 33480

TITLE: CONSTRUCTION STAGING PLAN
SCALE: N.T.S.

SHEET A-001.7
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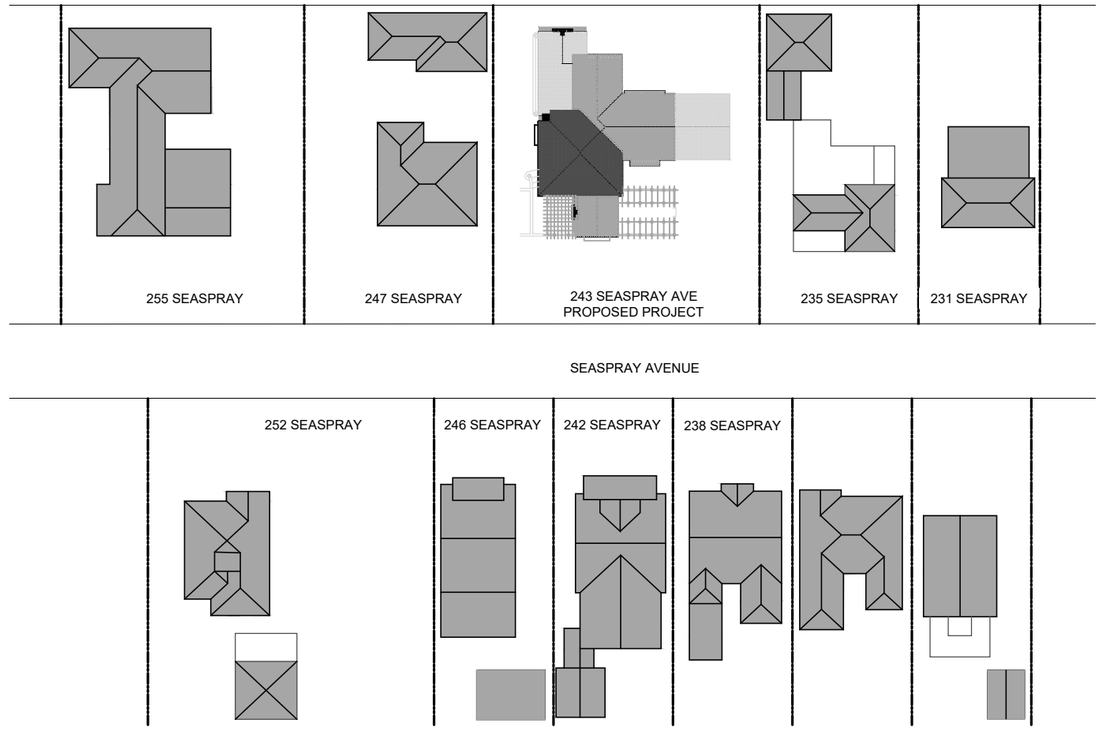
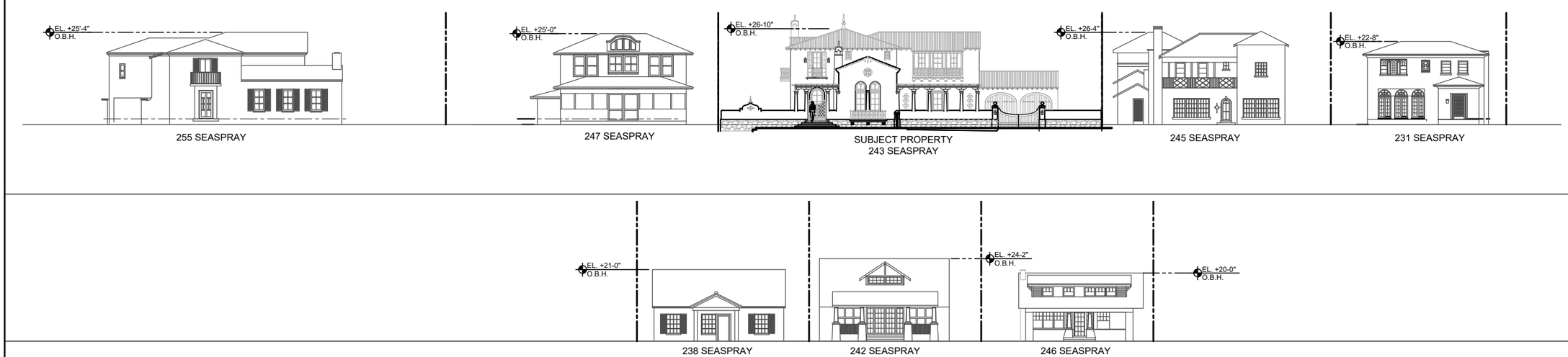
ARC-24-010



N

01 LOCATION PLAN

SCALE 1/64" = 1'-0"



PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
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OWNER
243 SEASPRAY AVE
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PALM BEACH, FL, 33480

TITLE: NEIGHBORHOOD VICINITY PLAN
SCALE: N.T.S.

SHEET: A-002
OF

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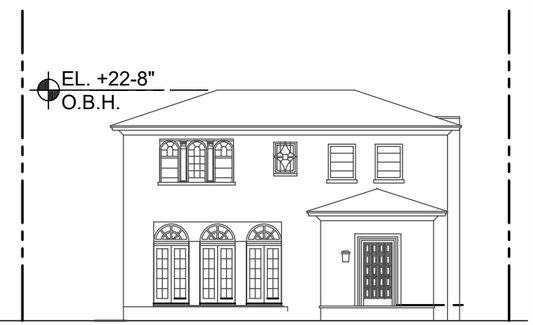
ARCOM CASE #
ARC-24-010

255 SEASPRAY

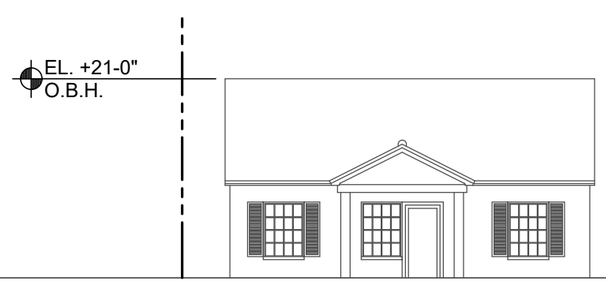
247 SEASPRAY

SUBJECT PROPERTY

245 SEASPRAY

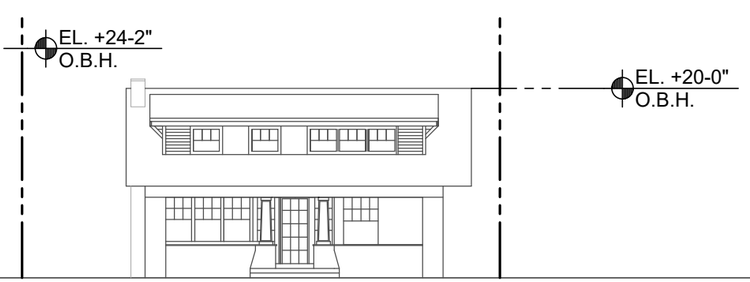


231 SEASPRAY



238 SEASPRAY

242 SEASPRAY



246 SEASPRAY

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP

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PALM BEACH, FLORIDA 33480

OWNER
243 SEASPRAY AVE
243 SEASPRAY AVE
PALM BEACH, FL. 33480

TITLE: NEIGHBORHOOD VICINITY PLANS & ELEVATIONS
SCALE: N.T.S.

SHEET: A-002.1
OF

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ADJACENT RESIDENCES

ARCOM CASE #
ARC-24-010

238 SEASPRAY

242 SEASPRAY

246 SEASPRAY

255 SEASPRAY

247 SEASPRAY

235 SEASPRAY

REVISIONS:

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PALM BEACH, FLORIDA 33480

OWNER:
243 SEASPRAY AVE
243 SEASPRAY AVE
PALM BEACH, FL, 33480

TITLE: NEIGHBORHOOD RESIDENCES PICTURES
SCALE: 1/16" = 1'-0"

SHEET: A-002.2A
OF

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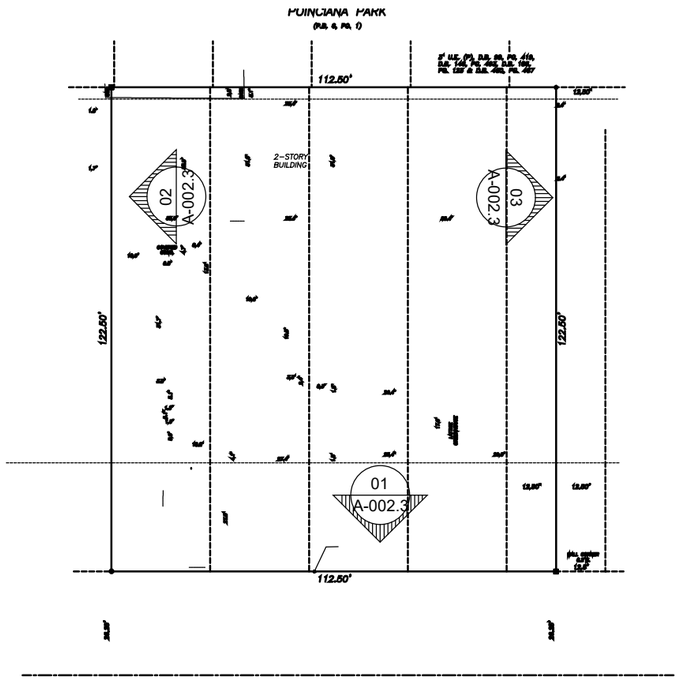
SUBJECT PROPERTY EXISTING PHOTOS

ARCOM CASE #
ARC-24-010



VIEW 01

N

01 SURVEY
SCALE: 1/40" = 1'-0"

VIEW 03

VIEW 02

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GO/RL
CHECKED BY: JLGP
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PALM BEACH, FLORIDA 33480

OWNER
243 SEASPRAY AVE
243 SEASPRAY AVE
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TITLE
VICINITY LOCATION MAP
SCALE: 1/16" = 1'-0"

SHEET A-002.3
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ARCOM CASE #
ARC-24-010

N

01 VICINITY LOCATION MAP (1/4 MILE)
N.T.S.

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
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CHECKED BY: JLGP
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PALM BEACH, FLORIDA 33480

OWNER
243 SEASPRAY AVE
243 SEASPRAY AVE
PALM BEACH, FL, 33480

TITLE
VICINITY LOCATION MAP
SCALE 1/16" = 1'-0"

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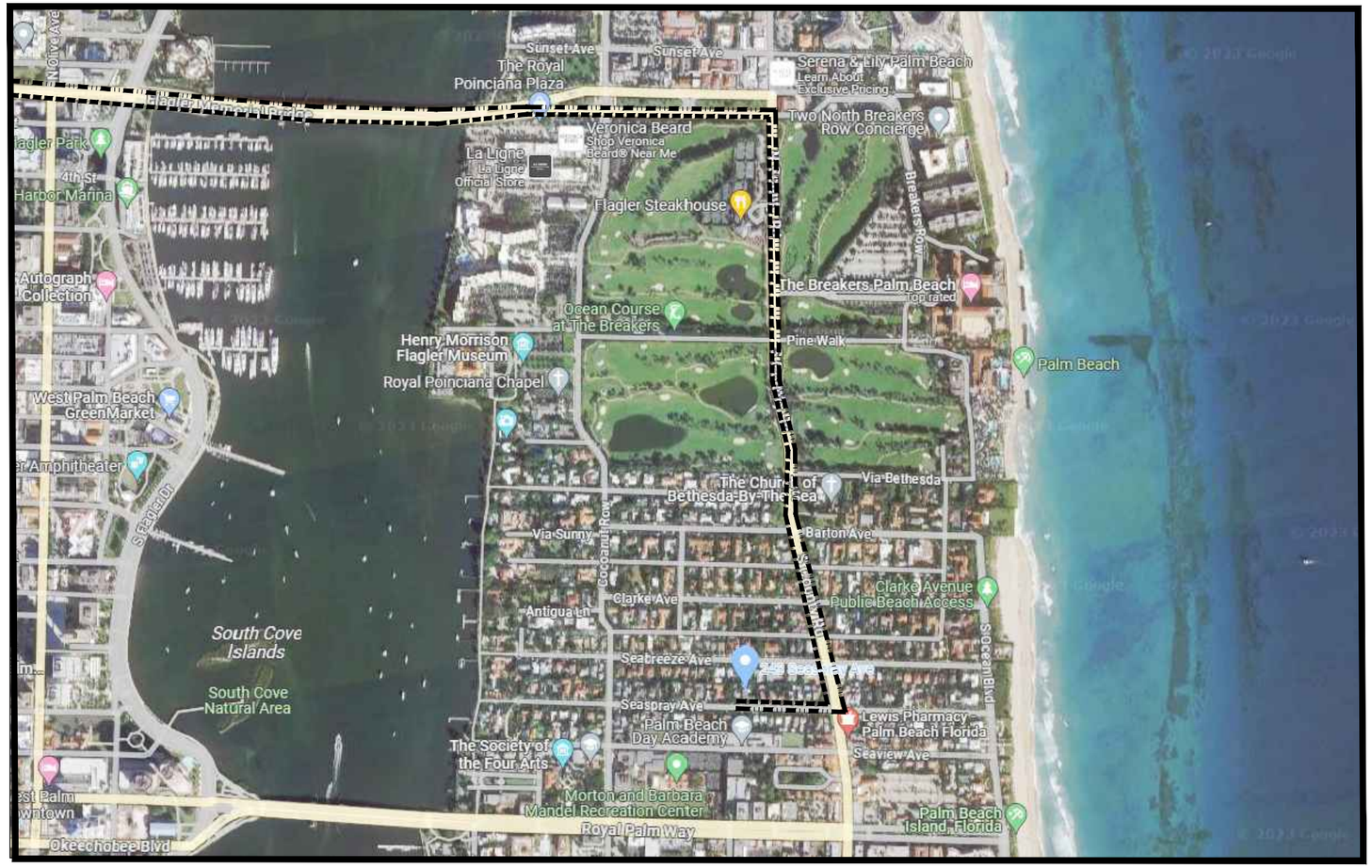
ARC-24-010



ROUGH SCHEDULE OF CONSTRUCTION	
TASK:	DURATION (MONTHS)
SITE/BUILDING PREPARATION:	1
REINFORCING FOUNDATION:	2
BLOCK / STEEL DELIVERIES & CONCRETE POURS:	2
ROOF TRUSS DELIVERIES & TRUSS SETTING:	1
WINDOW/DOOR DELIVERIES & INSTALLATION:	1
DRY-IN:	2
INTERIOR FRAMING:	3
ROUGH-IN:	1
DRY WALL:	2
FINISHES:	4
LANDSCAPE/HARDSCAPE INSTALLATION:	2
FINAL INSPECTIONS:	1
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	22

PROPOSED TRUCK INGRESS/ EGRESS ROUTES MAP

SCHEDULE:
MONTH 1: DEMOLITION AND CLEAN UP (3-5 DAYS)

LARGEST TRUCK:

10-15 DUMP TRUCKS FOR DEBRIS REMOVAL TRAILER FOR EXCAVATOR/ DEMOLITION LANDSCAPE TRUCKS :
SOD
IRRIGATION

INGRESS
EGRESS

N

01 TRUCK LOGISTIC PLAN
N.T.S.

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
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OWNER
243 SEASPRAY AVE
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PALM BEACH, FL. 33480

TITLE: TRUCK LOGISTIC PLAN
SCALE: N.T.S.

SHEET: A-003
OF

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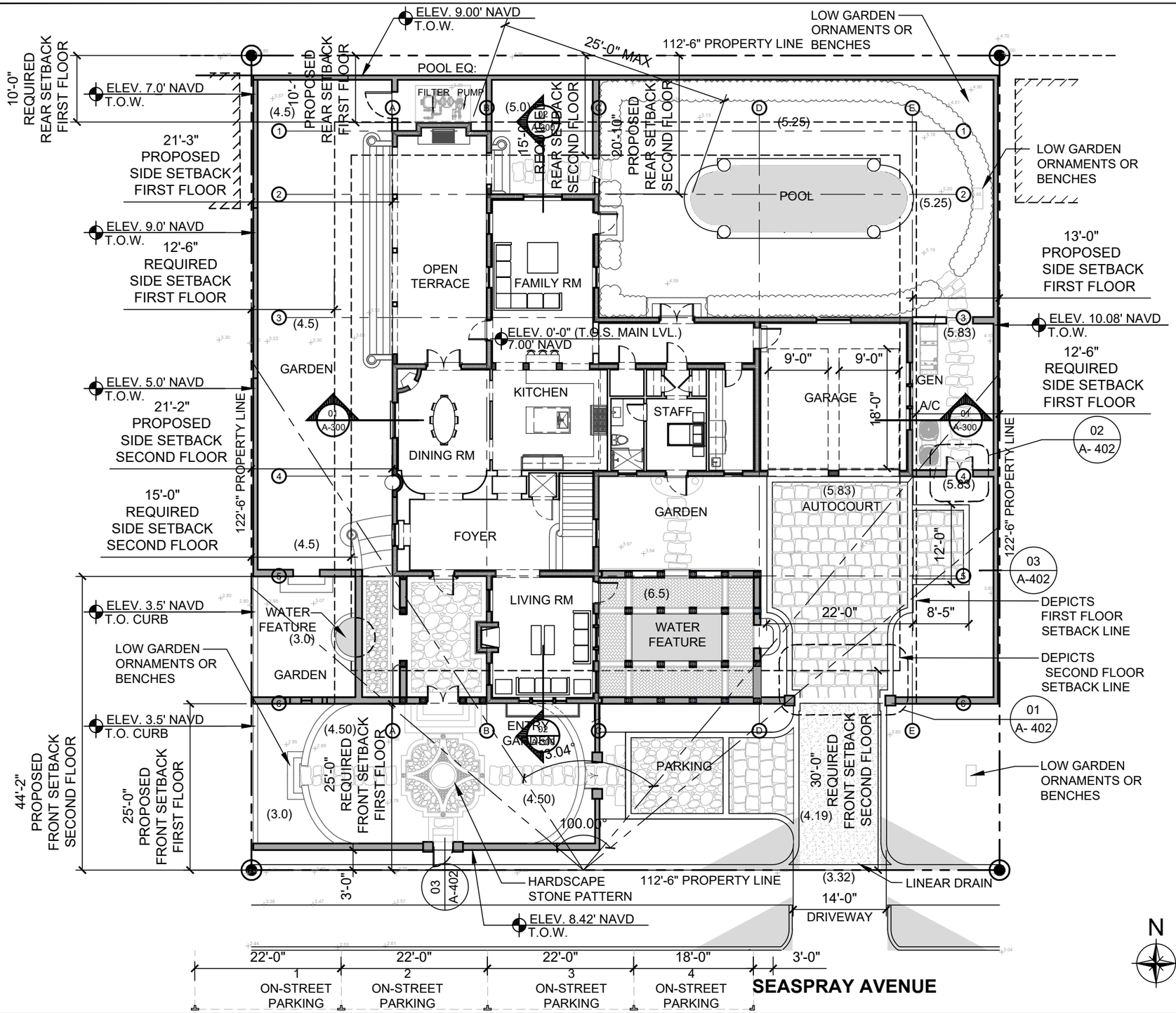

01 SITE PLAN
SCALE 1/16" = 1'-0"

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PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP
REVISIONS:

OWNER
243 SEASPRAY AVE
243 SEASPRAY AVE
PALM BEACH, FL, 33480

TITLE: SITE PLAN
SCALE: SCALE 1/16" = 1'-0"

SHEET: A-100
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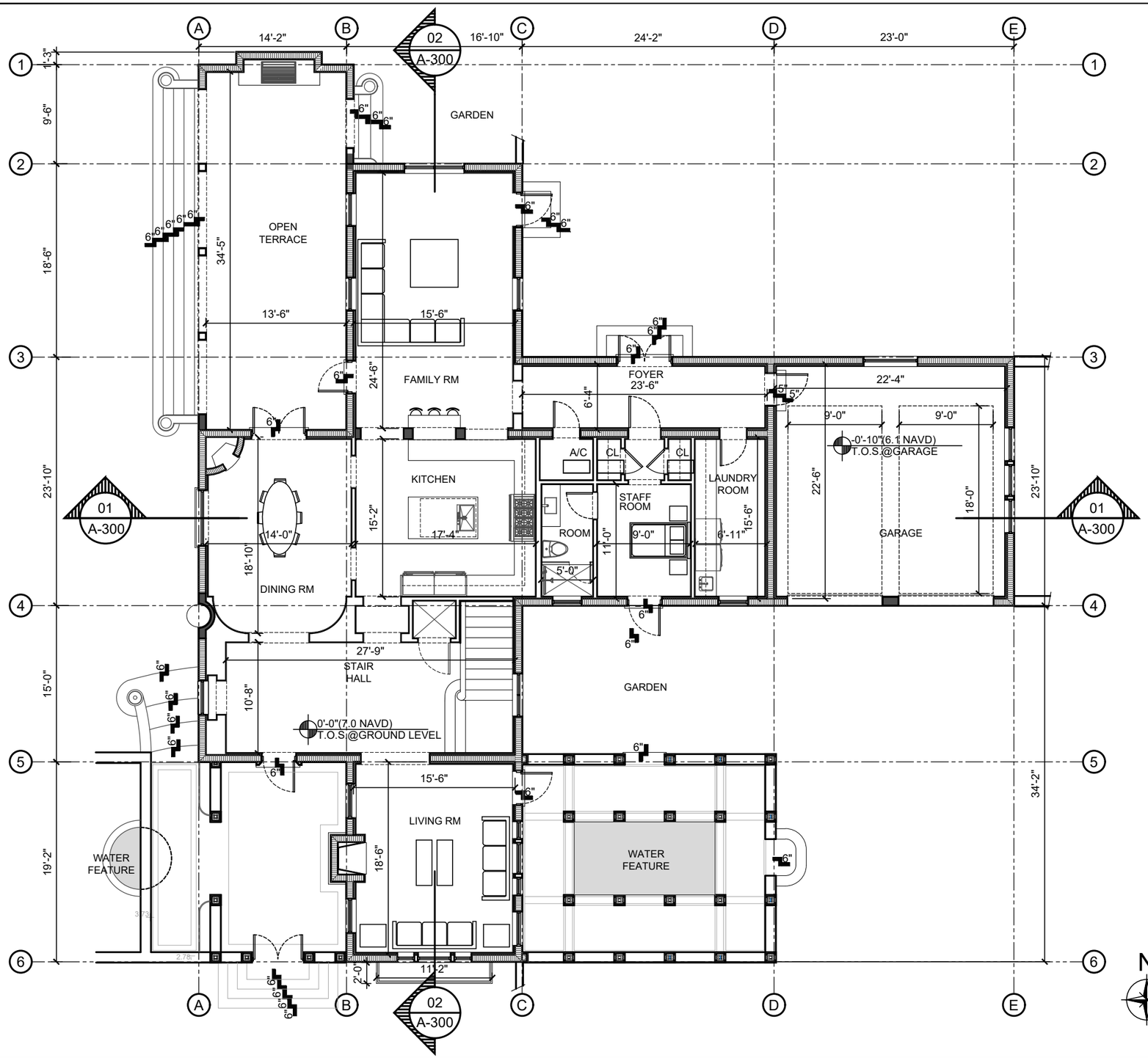

N

01 MAIN LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP

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PALM BEACH, FLORIDA 33480

OWNER
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TITLE: MAIN LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

SHEET: A-101
OF

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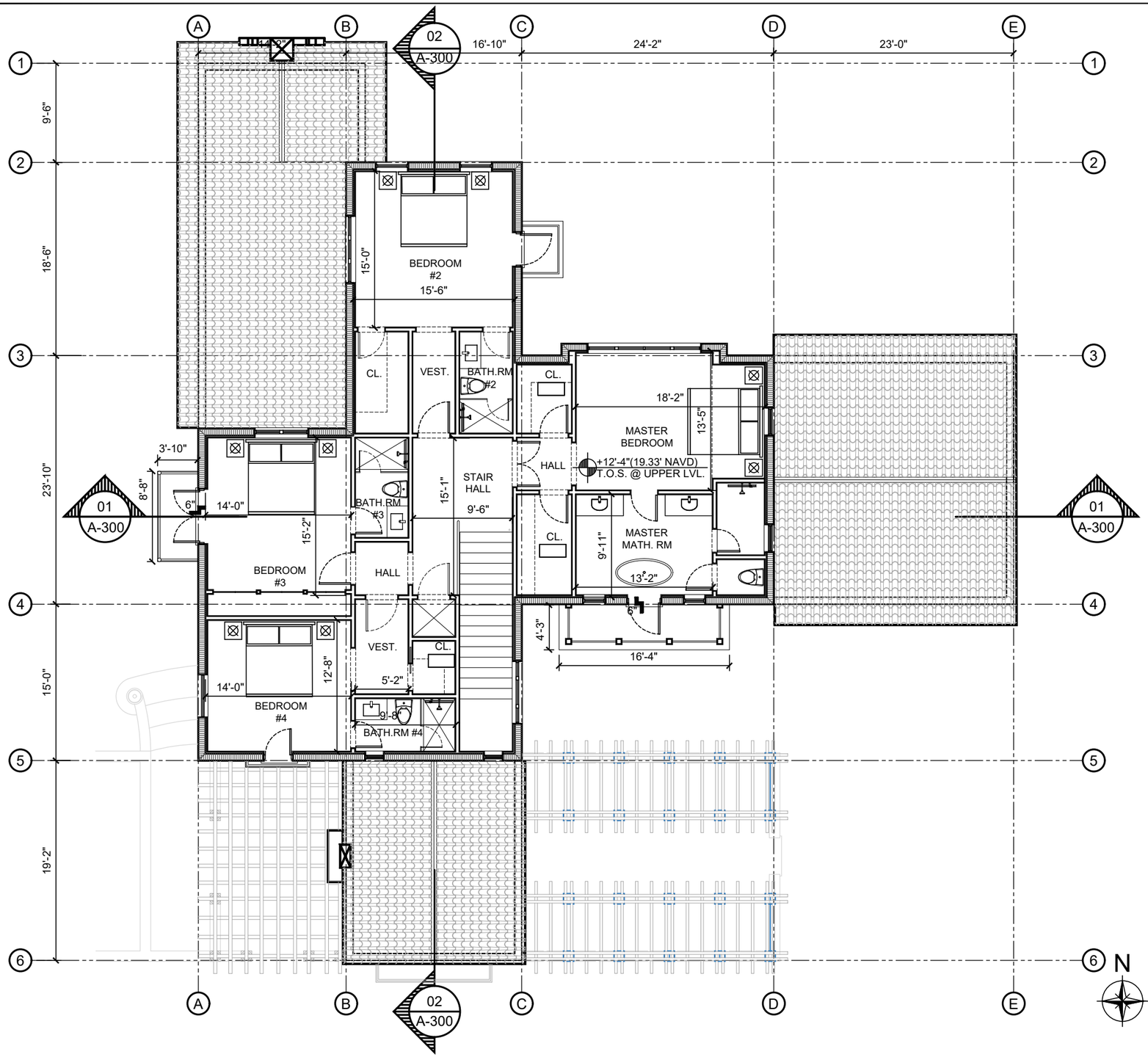

01 UPPER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

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PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP
REVISIONS:

OWNER
243 SEASPRAY AVE
243 SEASPRAY AVE
PALM BEACH, FL. 33480

243 SEASPRAY AVE
PALM BEACH, FLORIDA 33480

TITLE: UPPER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

SHEET: A-102
OF

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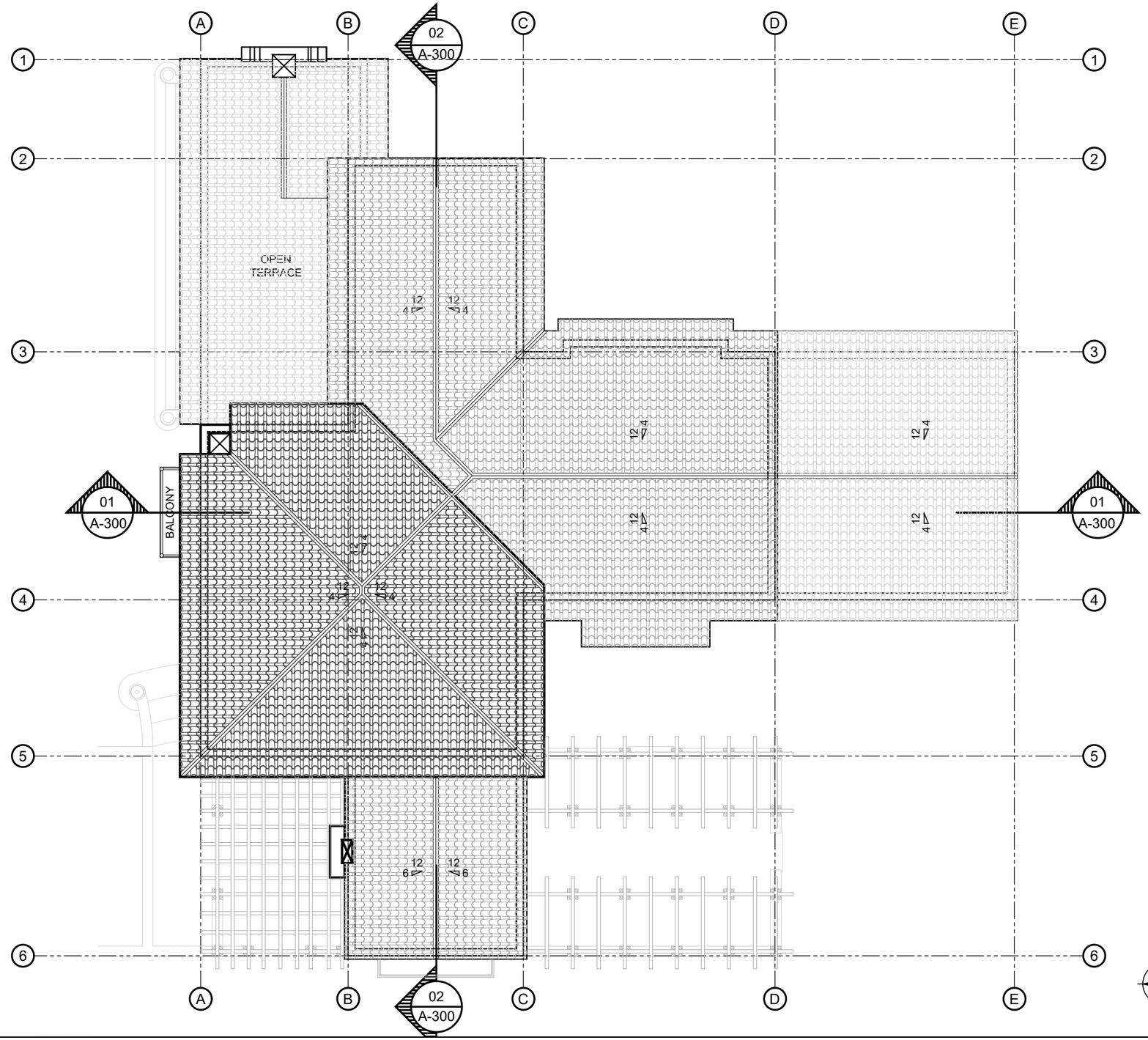

01 ROOF PLAN
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP
REVISIONS:

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PALM BEACH, FLORIDA 33480

OWNER
243 SEASPRAY AVE
243 SEASPRAY AVE
PALM BEACH, FL, 33480

TITLE: ROOF PLAN
SCALE: 3/32" = 1'-0"

SHEET: A-103
OF

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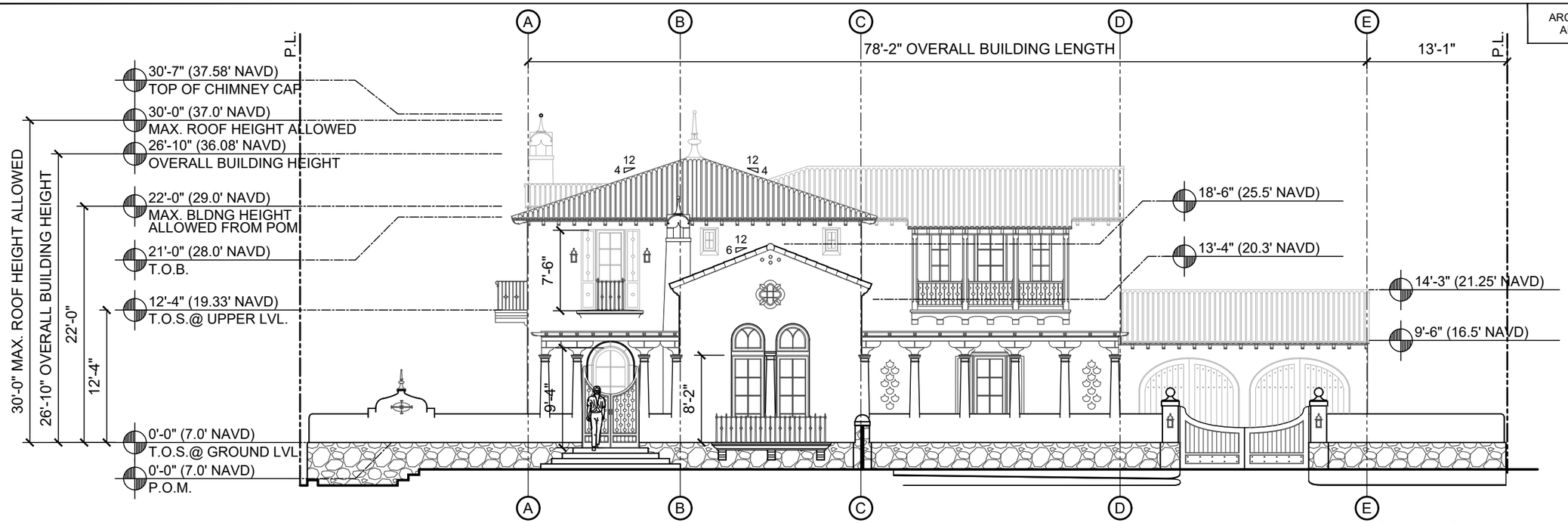
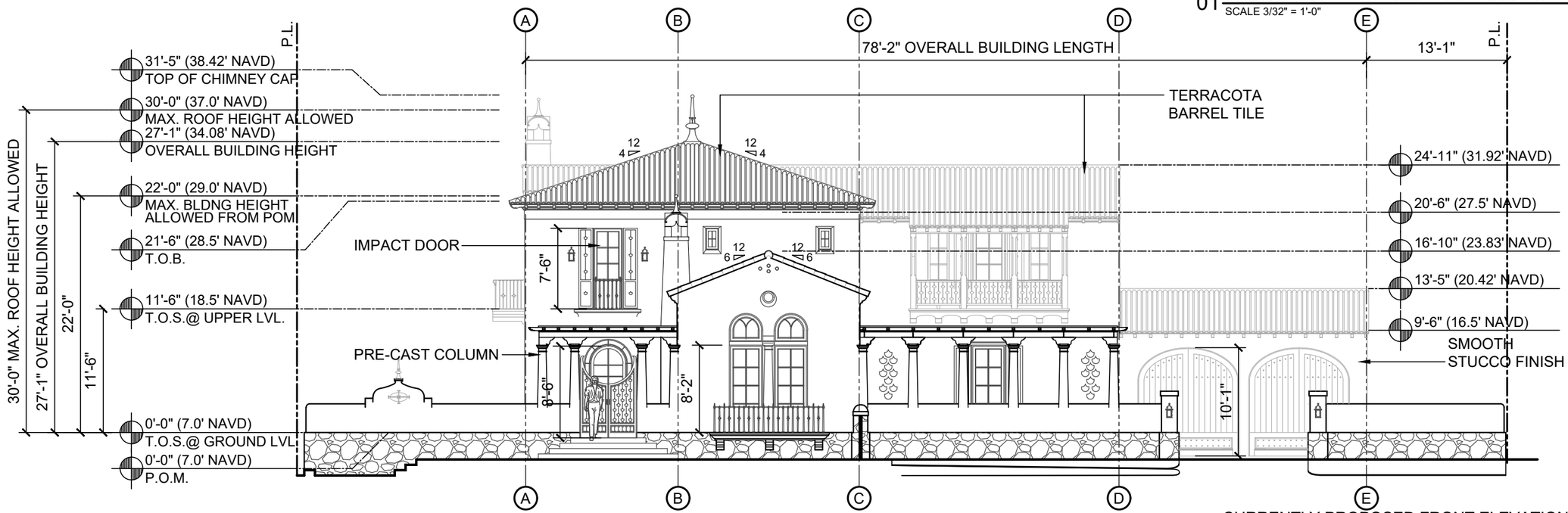


01 PREVIOUSLY PROPOSED FRONT ELEVATION (SOUTH)
SCALE 3/32" = 1'-0"



02 CURRENTLY PROPOSED FRONT ELEVATION (SOUTH)
SCALE 3/32" = 1'-0"

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP

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OWNER:
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PALM BEACH, FL, 33480

TITLE: SOUTH ELEVATIONS
SCALE: 3/32" = 1'-0"

SHEET: A-200A
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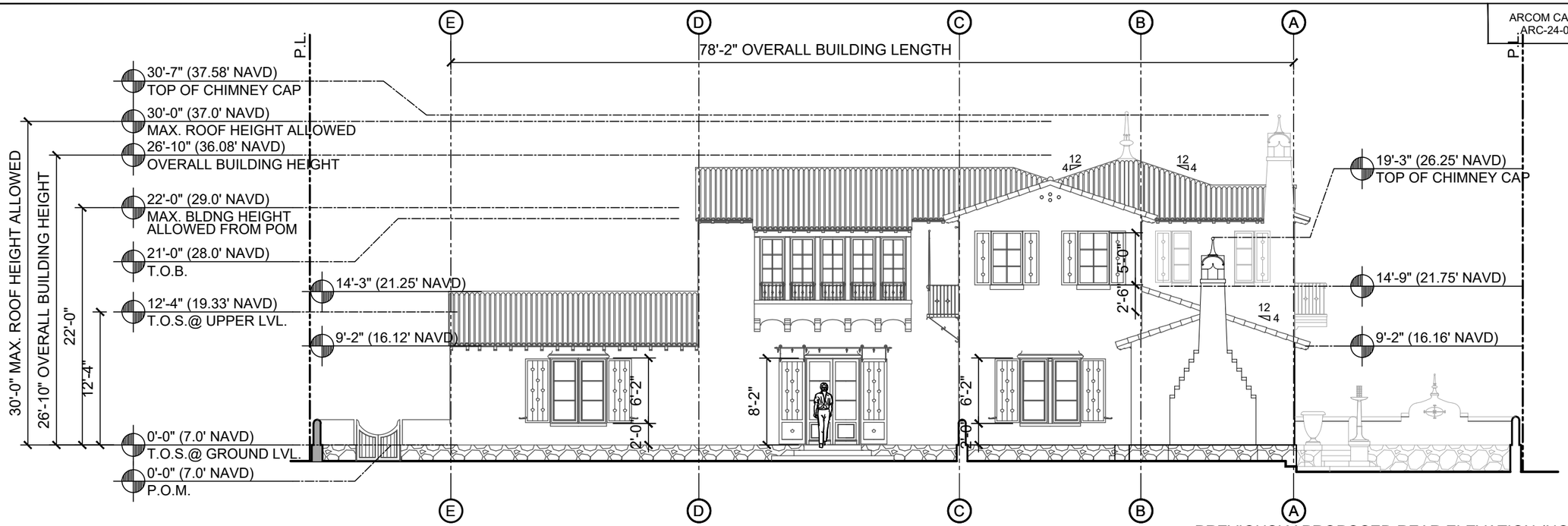
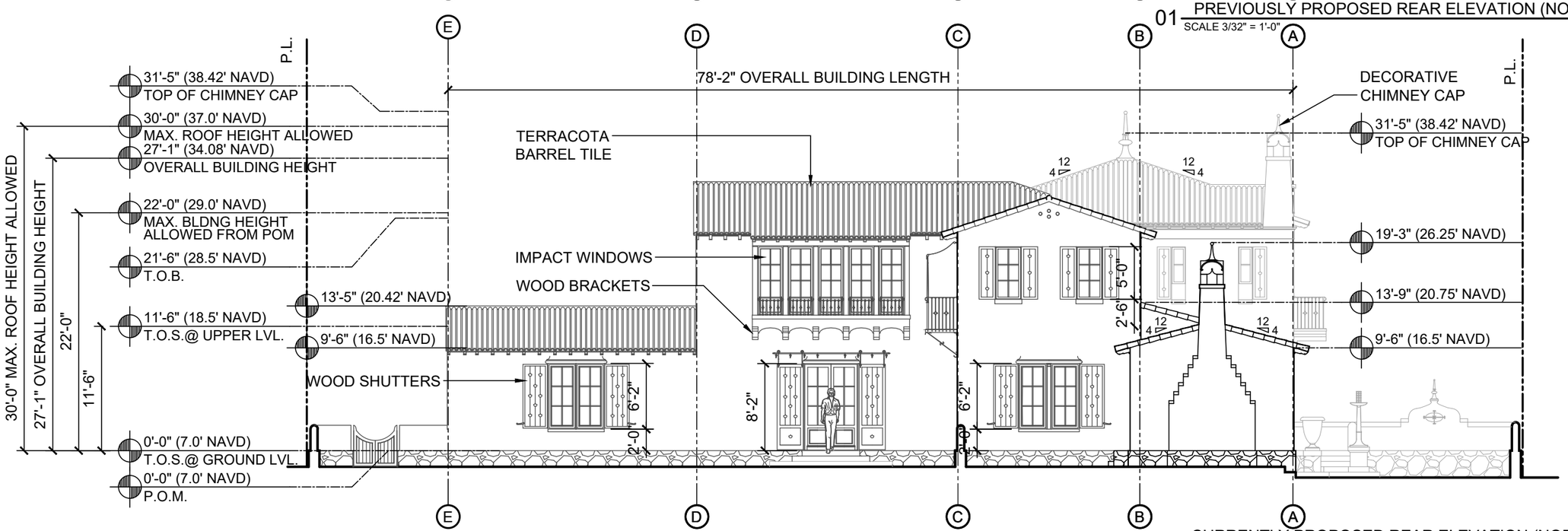


01 PREVIOUSLY PROPOSED REAR ELEVATION (NORTH)
SCALE 3/32" = 1'-0"



02 CURRENTLY PROPOSED REAR ELEVATION (NORTH)
SCALE 3/32" = 1'-0"

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
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OWNER
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TITLE: NORTH ELEVATIONS
SCALE: 3/32" = 1'-0"

SHEET: A-200B
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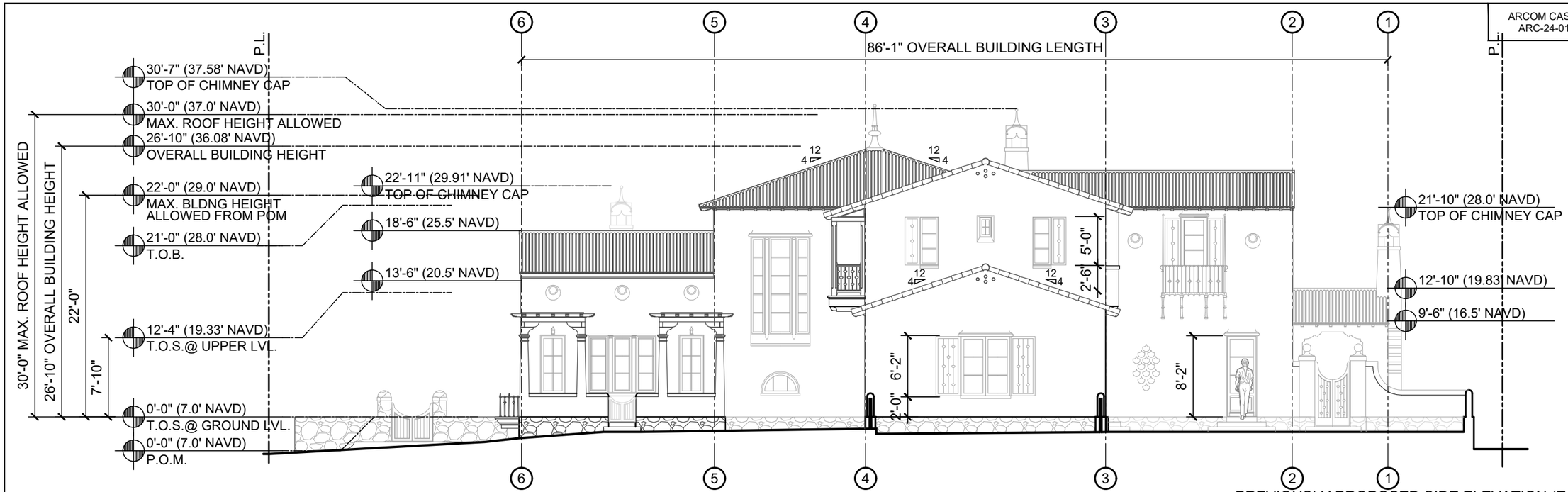
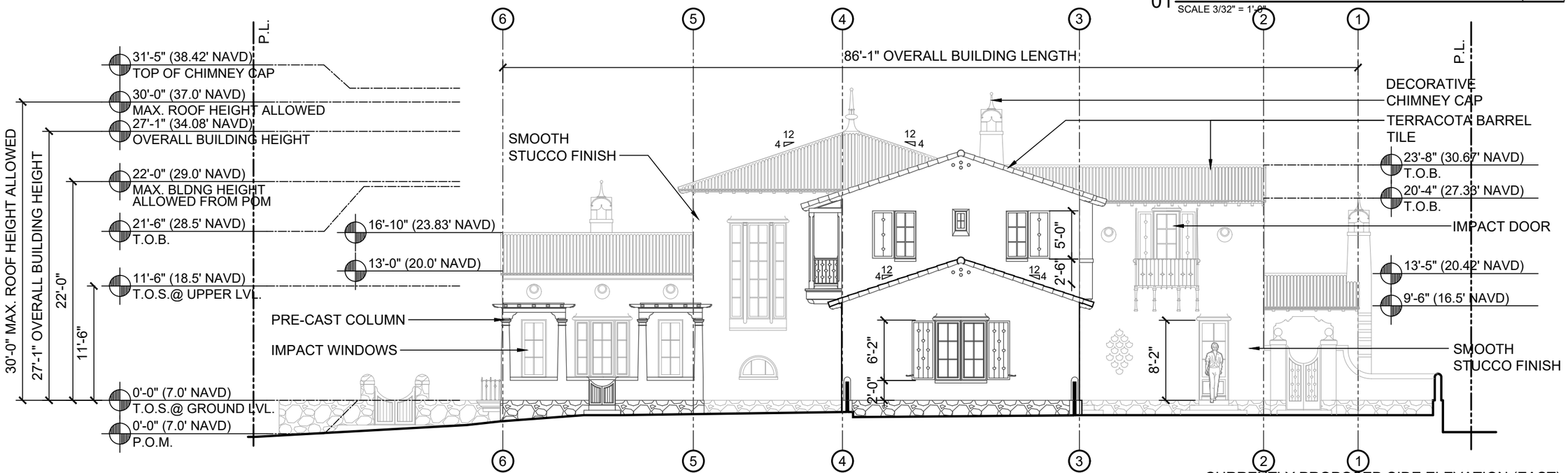


01 PREVIOUSLY PROPOSED SIDE ELEVATION (EAST)
SCALE 3/32" = 1'-0"



02 CURRENTLY PROPOSED SIDE ELEVATION (EAST)
SCALE 3/32" = 1'-0"

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
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243 SEASPRAY AVE
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OWNER
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PALM BEACH, FL. 33480

TITLE: EAST ELEVATIONS
SCALE: 3/32" = 1'-0"

SHEET: A-201A
OF

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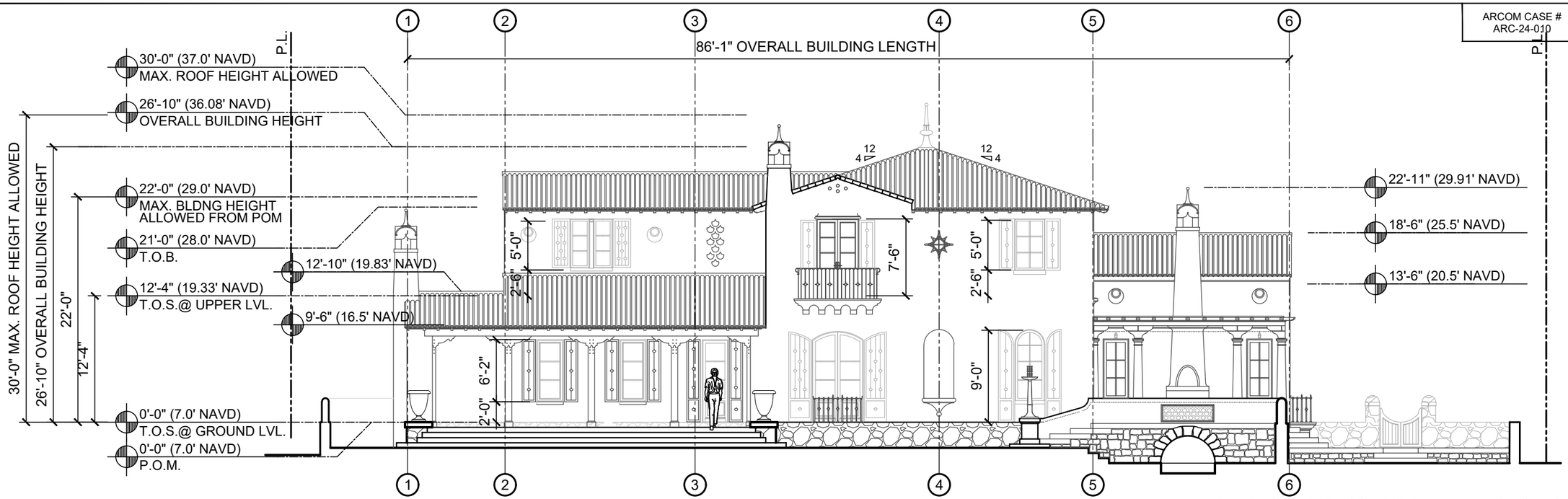
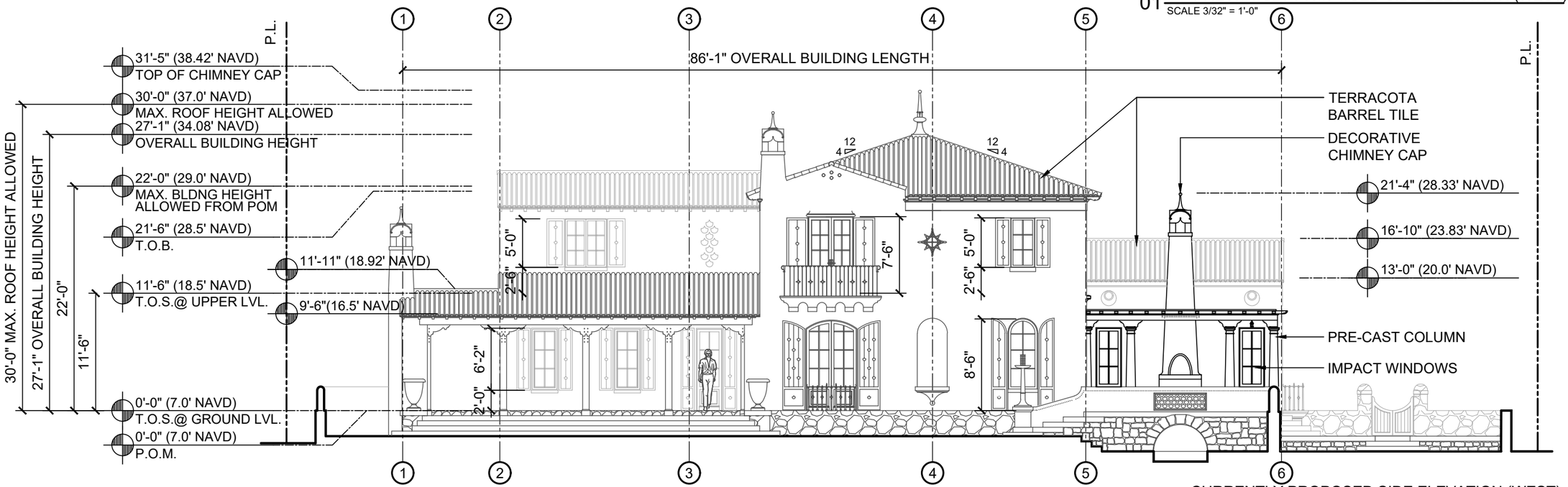
ARC-24-010



01 PREVIOUSLY PROPOSED SIDE ELEVATION (WEST)
SCALE 3/32" = 1'-0"



02 CURRENTLY PROPOSED SIDE ELEVATION (WEST)
SCALE 3/32" = 1'-0"

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP

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TITLE: WEST ELEVATIONS
SCALE: 3/32" = 1'-0"

SHEET: A-201B
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01 FRONT STREET ELEVATION - SOUTH

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP

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TITLE: RENDERED ELEVATION
SCALE: SHOWN

SHEET
A-202
OF

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01 FRONT COURT YARD ELEVATION - SOUTH

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
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TITLE: RENDERED ELEVATION
SCALE: SHOWN

SHEET: A-202.1
OF

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ARCOM CASE #
ARC-24-010

01 REAR ELEVATION - NORTH

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP
REVISIONS:

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OWNER
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TITLE: RENDERED ELEVATION
SCALE: SHOWN

SHEET: A-203
OF

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ARCOM CASE #
ARC-24-010

01 SIDE ELEVATION - WEST

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP

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TITLE: RENDERED ELEVATION
SCALE: SHOWN

SHEET: A-204A
OF

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ARCOM CASE #
ARC-24-010

01 SIDE ELEVATION - WEST (NEIGHBOR'S VIEW)

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP

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TITLE: RENDERED ELEVATION
SCALE: SHOWN

SHEET: A-204B
OF

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ARCOM CASE #
ARC-24-010

01 SIDE ELEVATION - EAST

REVISIONS:

PROJECT NUMBER: 2023-13
DATE: 12.07.2023
DRAWN BY: GORL
CHECKED BY: JLGP

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TITLE: RENDERED ELEVATION
SCALE: SHOWN

SHEET: A-205
OF

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