

222 SEASPRAY AVENUE  
PALM BEACH, FLORIDA 33480



DRAWING INDEX

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FIRST SUBMITTAL 07.11.24  
SECOND SUBMITTAL 07.29.24  
FINAL SUBMITTAL 08.12.24  
ARCOM 09.25.24  
TOWN COUNCIL 10.09.24

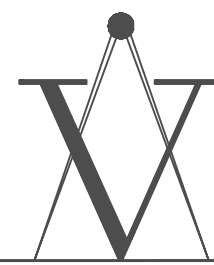
ARC-24-0061  
ZON-24-0038

SCOPE OF WORK

- SECOND FLOOR ADDITION ABOVE EXISTING FIRST FLOOR STRUCTURE
- ADDITION OF AN OPEN PERGOLA BETWEEN MAIN AND GUEST HOUSE STRUCTURES.
- COMPLETE INTERIOR RENOVATION
- EXTERIOR OPENING MODIFICATIONS AND REPLACEMENT OF EXTERIOR WINDOWS AND DOORS WITH IMPACT RATED PRODUCTS.

VARIANCE REQUEST

- I. REQUEST FOR A VARIANCE TO PERMIT A SECOND STORY SIDE SETBACK OF 13 FEET 4 INCHES IN LIEU OF 15 FEET MAXIMUM PERMITTED.



VARNAVA DESIGN  
STUDIO

AR101023

PALM BEACH  
2875 SOUTH OCEAN BLVD  
SUITE 200-33  
PALM BEACH, FLORIDA 33480

FORT LAUDERDALE  
1706 NE 18TH ST.  
FORT LAUDERDALE, FLORIDA 33305

TEL. 561.302.5853

ESTERSON RESIDENCE

222 SEASPRAY AVENUE  
PALM BEACH, FL, 33480

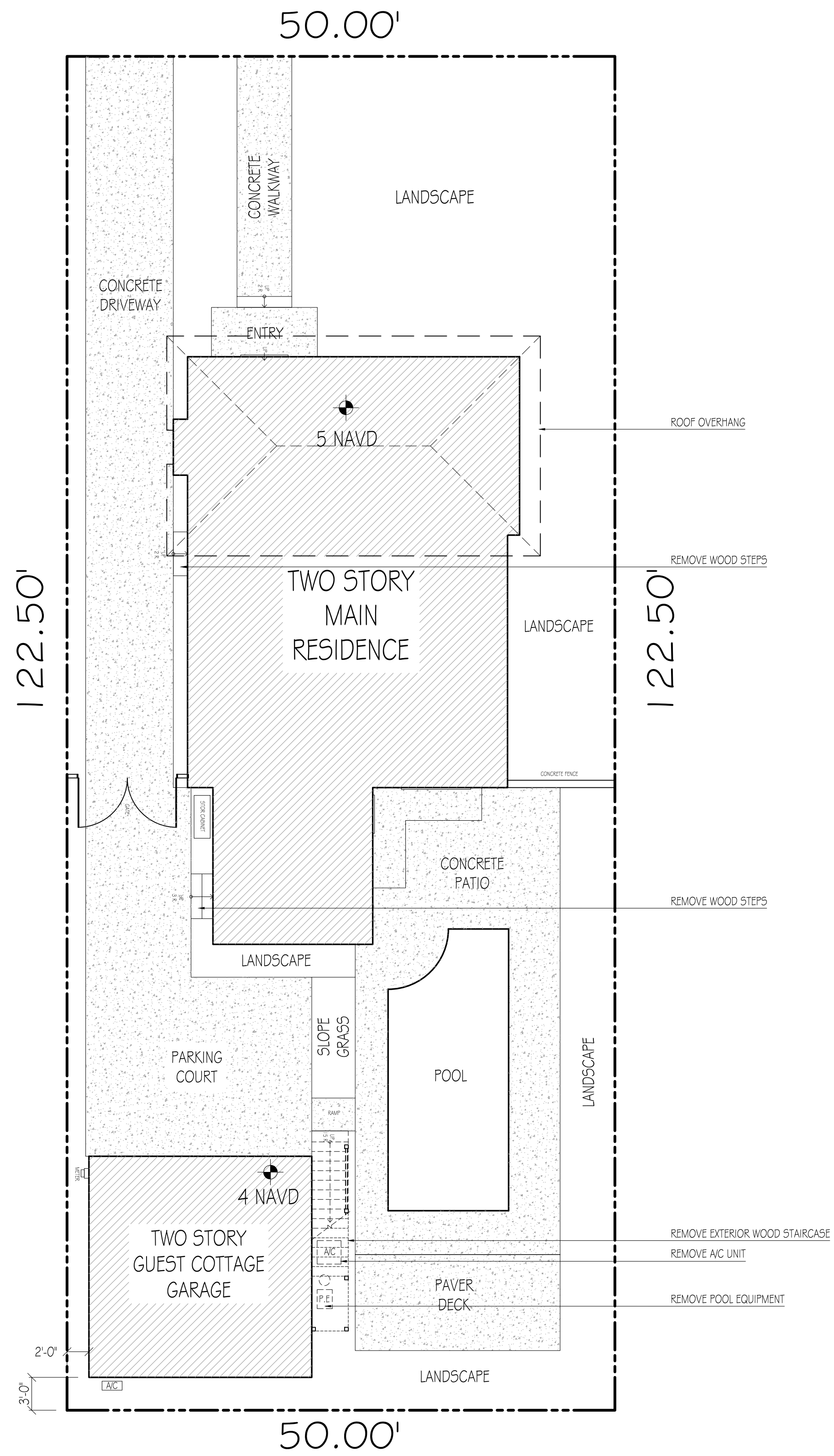

NO.	DATE	DESCRIPTION
PROJECT NO:	##	
CAD DWG FILE:	1772157876 - ARCOM REVIEW 08.24	
DRAWN BY:	R.S. Y.V. M.C.	
CHECKED BY:	Y.V. M.C.	
PLOT DATE:	08.08.24	
SHEET TITLE:		

COVER PAGE

CP-001

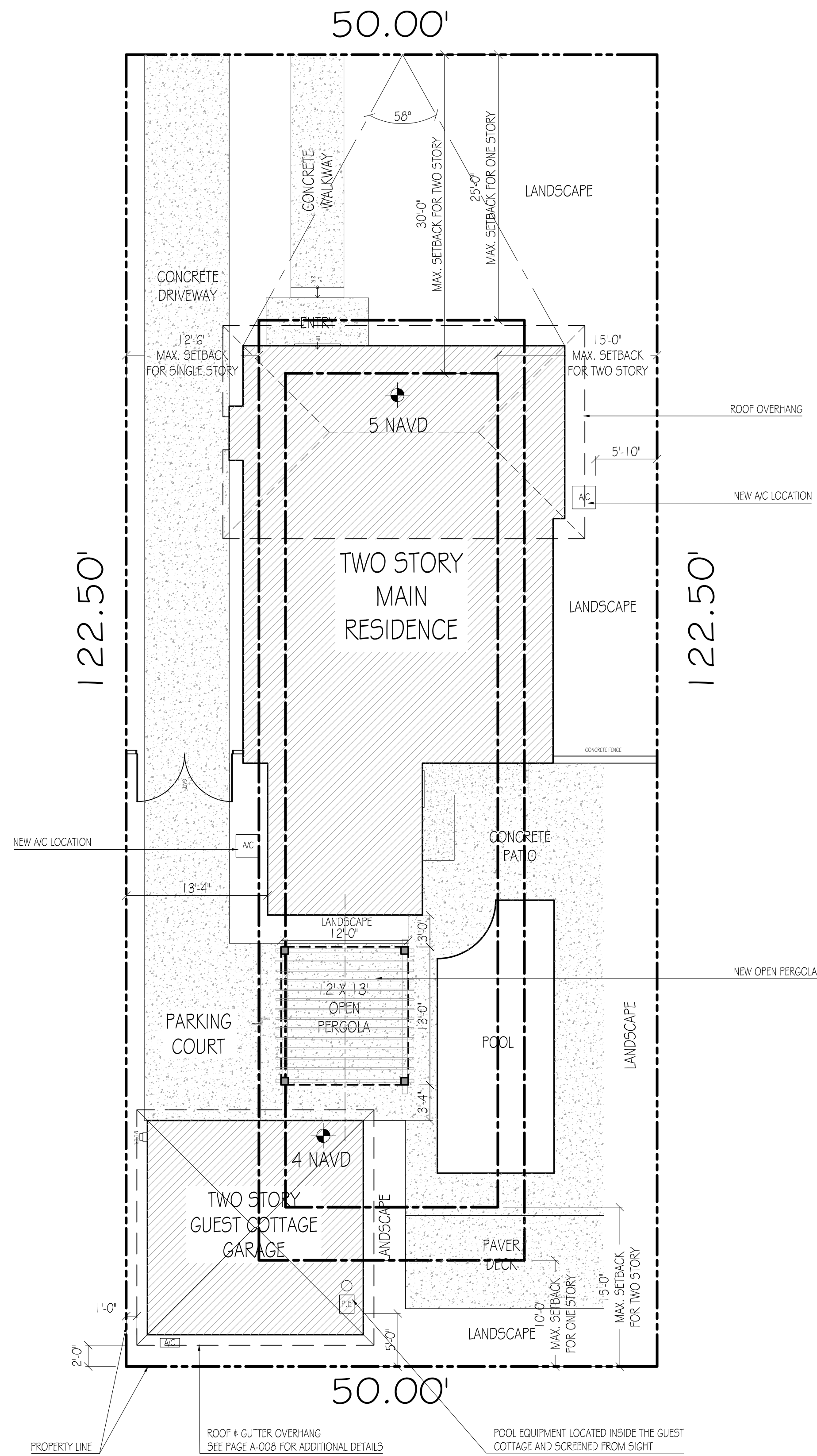


# SEASPRAY AVENUE



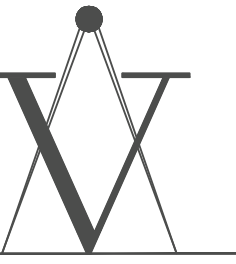
1 EXISTING SITE PLAN  
1/8" = 1'-0"

# SEASPRAY AVENUE



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

TOPB Zoning Legend			
Property Address:		222 Seaspray Avenue	
Zoning District:		R-B	
Structure Type:		WOOD FRAME	
	Required/Allowed	Existing	Proposed
Lot Size (sq ft)	10,000	6,125	6,125
Lot Depth	100'	122.5'	122.5'
Lot Width	75'	50'	50'
Lot Coverage (Sq Ft and %) for two story	30%	30.2%	29.2%
Max total:	30% = 1,838 sq.ft.	1,850 sq. ft.	1,790 sq. ft.
Enclosed Square Footage	n/a	3,375 sq. ft.	3,585 sq. ft.
Cubic Content Ratio (CCR) (R-B ONLY)	4.3875	3.899	4.171
*Front Yard Setback (Ft.)	25' N	27.4' N	27.4' N
* Side Yard Setback (1st Story) (Ft.)	12.5' EW	n/a	n/a
* Side Yard Setback (2nd Story) (Ft.)	15' EW	2' W	2' W
*Rear Yard Setback (2nd Story) (Ft.)	15' S	2' S	2' S
Angle of Vision (Deg.)	100°	58°	58°
Building Height (Ft.)	22'	17'-6"	17'-6"
Overall Building Height (Ft.)	30'	20'-0"	20'-0"
Crown of Road (COR) (NAVD)	TBD	TBD	TBD
Amount of Fill Added to Site (Ft.)	0'	n/a	n/a
Finished Floor Elev. (FFE)(NAVD)	TBD	TBD	TBD
Zero Datum for point of meas. (NAVD)			
FEMA Flood Zone Designation	AE	AE	AE
Base Flood Elevation (BFE)(NAVD)	BFE=7 FT NAVD	BFE=5.0 FT	BFE=5.0 FT



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PALM BEACH, FLORIDA 33480

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RT LAUDERDALE, FLORIDA 33305

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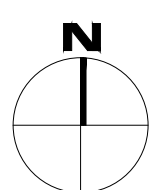
## ESTERSON RESIDENCE

222 SEASPRAY AVENUE  
PALM BEACH, FL, 33480

MASK	DATE	DESCRIPTION		
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PROJECT NO:		###		
CAP DWG FILE:		T11 SCRAPY - MEDION PRESTANDARD DWS		
DRAWN BY:		R.S Y.V M.C		
CHK'D BY:		Y.V M.C		
PLOT DATE:		08.06.24		
SHEET TITLE				

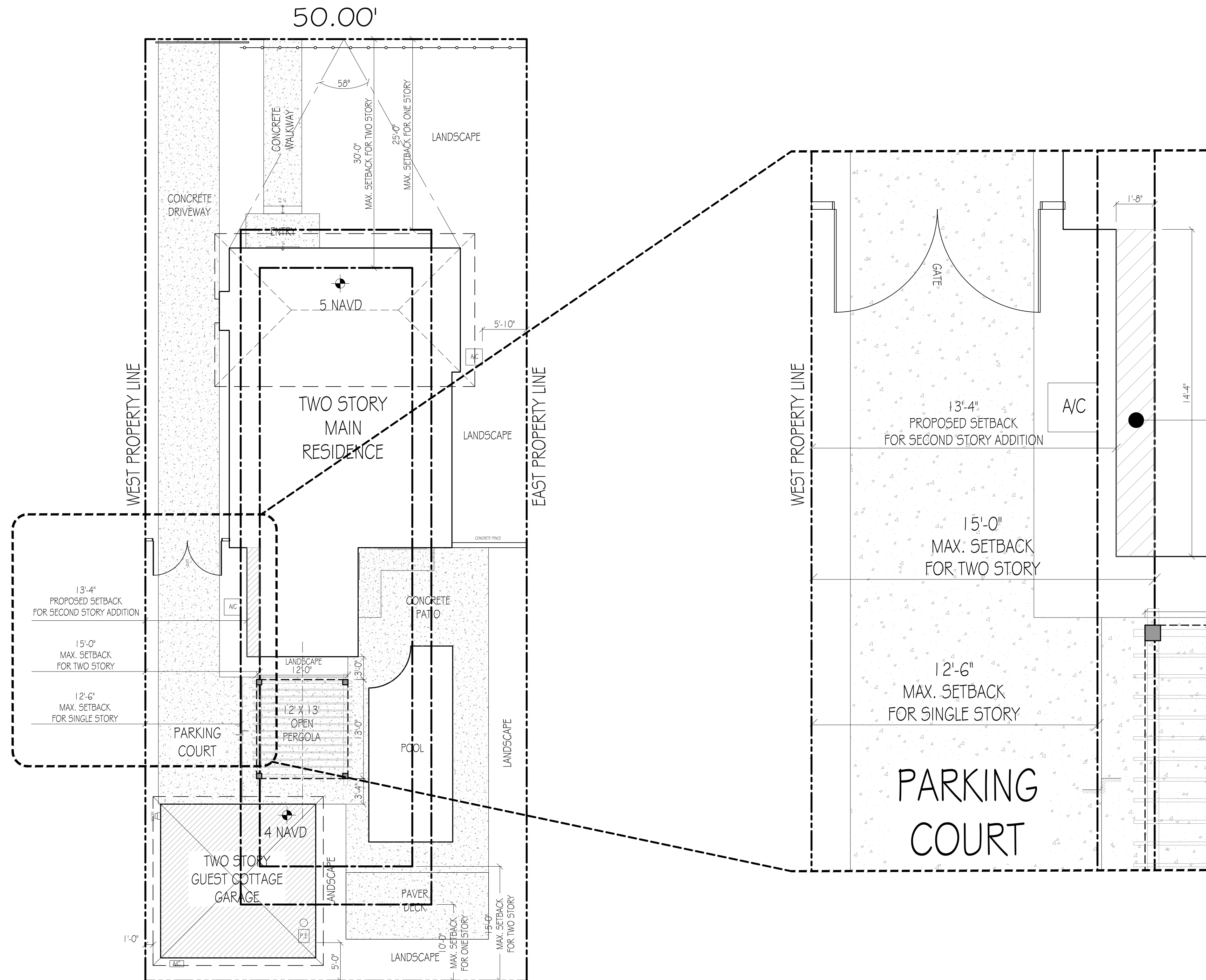
## EXISTING & PROPOSED SITE PLAN

SP-001





# SEASPRAY AVENUE



TOPB Zoning Legend			
Property Address: 222 Seaspray Avenue			
Zoning District: R-B			
Structure Type: WOOD FRAME			
	Required/Allowed	Existing	Proposed
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Lot Width	75'	50'	50'
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*Rear Yard Setback (2nd Story) (Ft.)	15' S	2' S	2' S
Angle of Vision (Deg.)	100°	58°	58°
Building Height (Ft.)	22'	17'-6"	17'-6"
Overall Building Height (Ft.)	30'	20'-0"	20'-0"
Crown of Road (COR) (NAVD)	TBD	TBD	TBD
Amount of Fill Added to Site (Ft.)	0'	n/a	n/a
Finished Floor Elev. (FFE)(NAVD)	TBD	TBD	TBD
Zero Datum for point of meas. (NAVD)			
FEMA Flood Zone Designation	AE	AE	AE
Base Flood Elevation (BFE)(NAVD)	BFE = 7 FT NAVD	BFE = 5.0 FT	BFE = 5.0 FT



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STUDIO

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PALM BEACH, FL, 33480

VARIANCE 1: SECTION 134-893(B)(7)B.: A VARIANCE TO PERMIT A SECOND STORY ADDITION WITH A 13.4" SETBACK IN LIEU OF 15' MINIMUM SECOND STORY SIDE-YARD SETBACK REQUIRED.

CHK.	DATE	DESCRIPTION
PROJECT NO: ###		
DRAWING FILE: 232 SKETCHUP - ROOM PRESENTATION DWG		
DRAWN BY:	R.S. Y.V.	M.C
CHECKED BY:	Y.V.	M.C
PRINT DATE:	08.08.24	
SHEET TITLE		
VARIANCE DIAGRAM		

SP-002



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2875 SOUTH OCEAN BLVD  
SUITE 200-33  
PALM BEACH, FLORIDA 33480

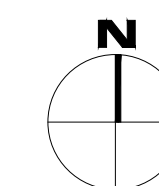
FORT LAUDERDALE  
1706 NE 18TH ST.  
FORT LAUDERDALE, FLORIDA 33305

TEL. 561.302.5853

LOT COVERAGE CALCULATIONS		
ALLOWABLE	EXISTING	PROPOSED
<p>TWO STORY 30%</p> <p>6125 X.3= <u>1838 SQ. FT.</u></p> <p>OPEN PERGOLA/AWNING 3%</p> <p>6125 X.03= <u>184 SQ. FT.</u></p>	<p>MAIN HOUSE: 1380 SQ. FT.</p> <p>GUEST HOUSE: 410 SQ. FT.</p> <p>WOOD STAIRCASE: 60 SQ. FT.</p> <p>TOTAL: 1850 SQ. FT.</p> <p><u>EXISTING LOT COVER : 30.2%</u></p>	<p>OPEN PERGOLA: 180 SQ. FT.</p> <p><u>PROPOSED PERGOLA COVER : 2.9%</u></p> <p>MAIN HOUSE: 1380 SQ. FT.</p> <p>GUEST HOUSE: 410 SQ. FT.</p> <p>TOTAL: 1790 SQ. FT.</p> <p><u>PROPOSED LOT COVER : 29.2%</u></p>

## ESTERSON RESIDENCE

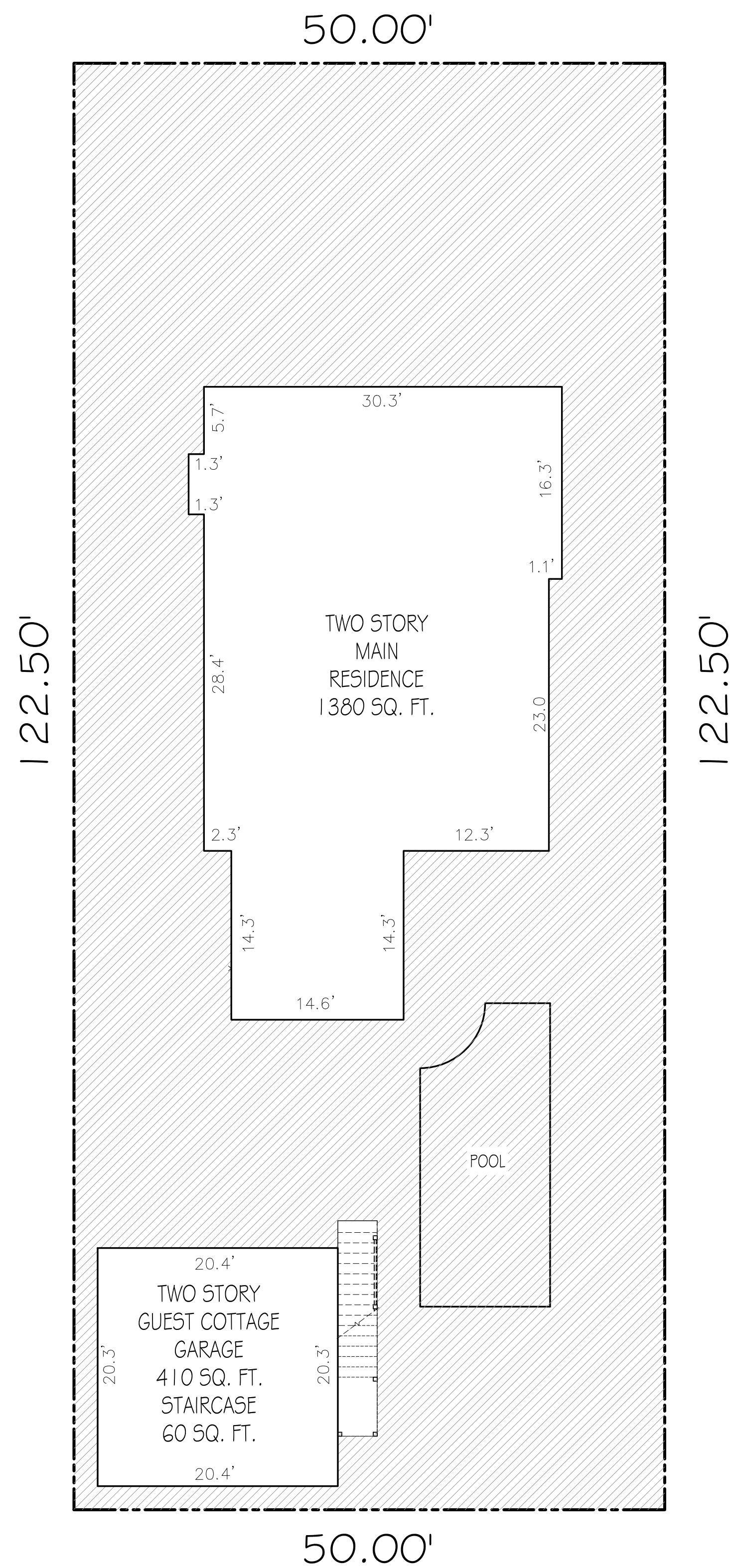
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PALM BEACH, FL, 33480

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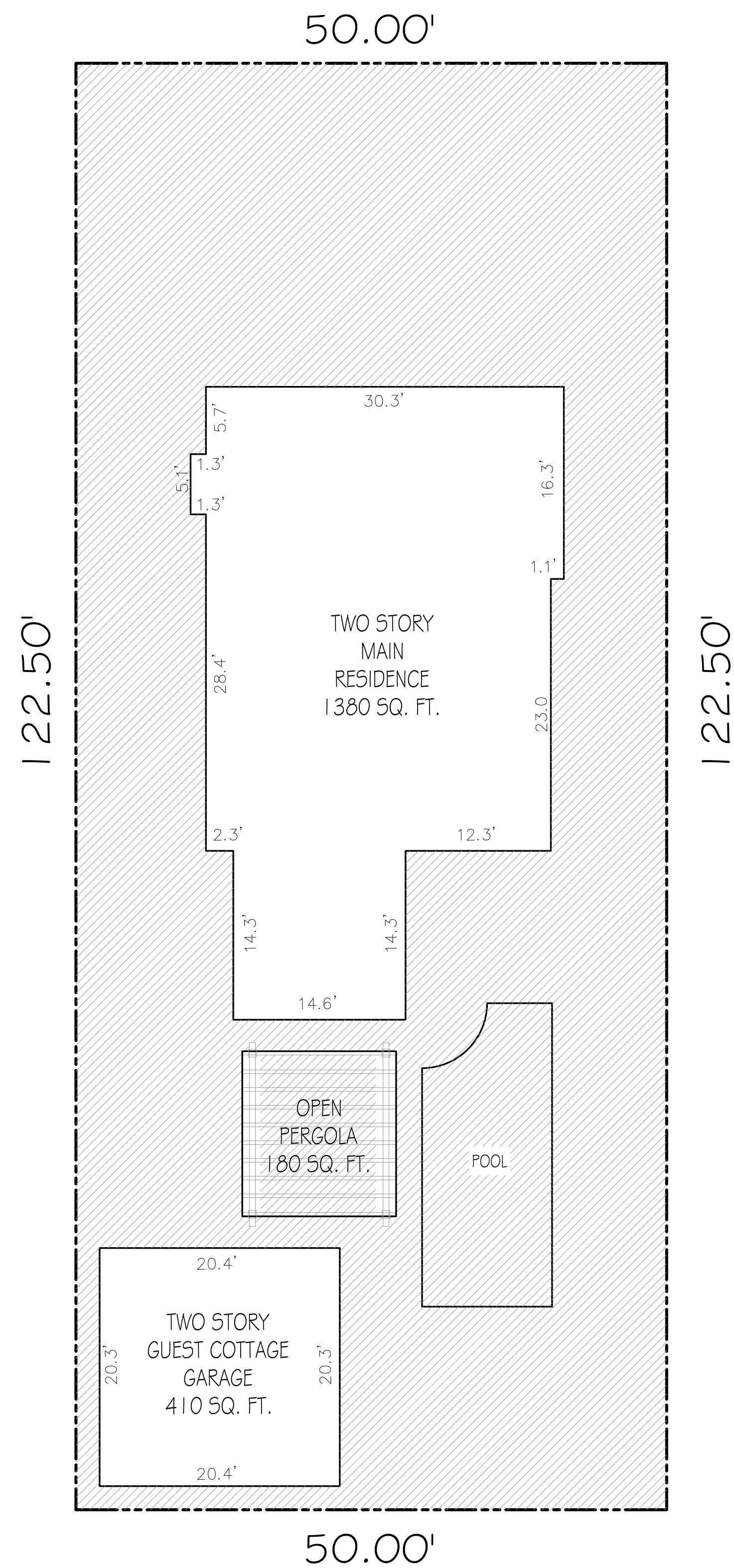
## LOT COVERAGE CALCULATIONS

SP-003

EXISTING LOT COVERAGE  
DIAGRAM



# PROPOSED LOT COVERAGE DIAGRAM





CUBIC CONTENT RATIO =  $4.00 + [(10,000 - 6,125) \div 10,000] = 4.388$   
 MAXIMUM ALLOWABLE CUBIC CONTENT =  $4.3875 \times 6,125 \text{ SQ FT.} = 26,877 \text{ CU FT.}$

EXISTING FIRST & SECOND CCR AT MAIN HOUSE  
18,208 CU. FT.  
EXISTING FIRST & SECOND CCR AT GUEST HOUSE  
5,535 CU. FT.  
FLOOR SEPARATION CCR AT MAIN & GUEST HOUSE  
1,500 CU. FT.  
SECOND FLOOR ADDITION  
1,598 CU. FT.

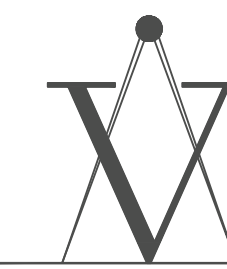
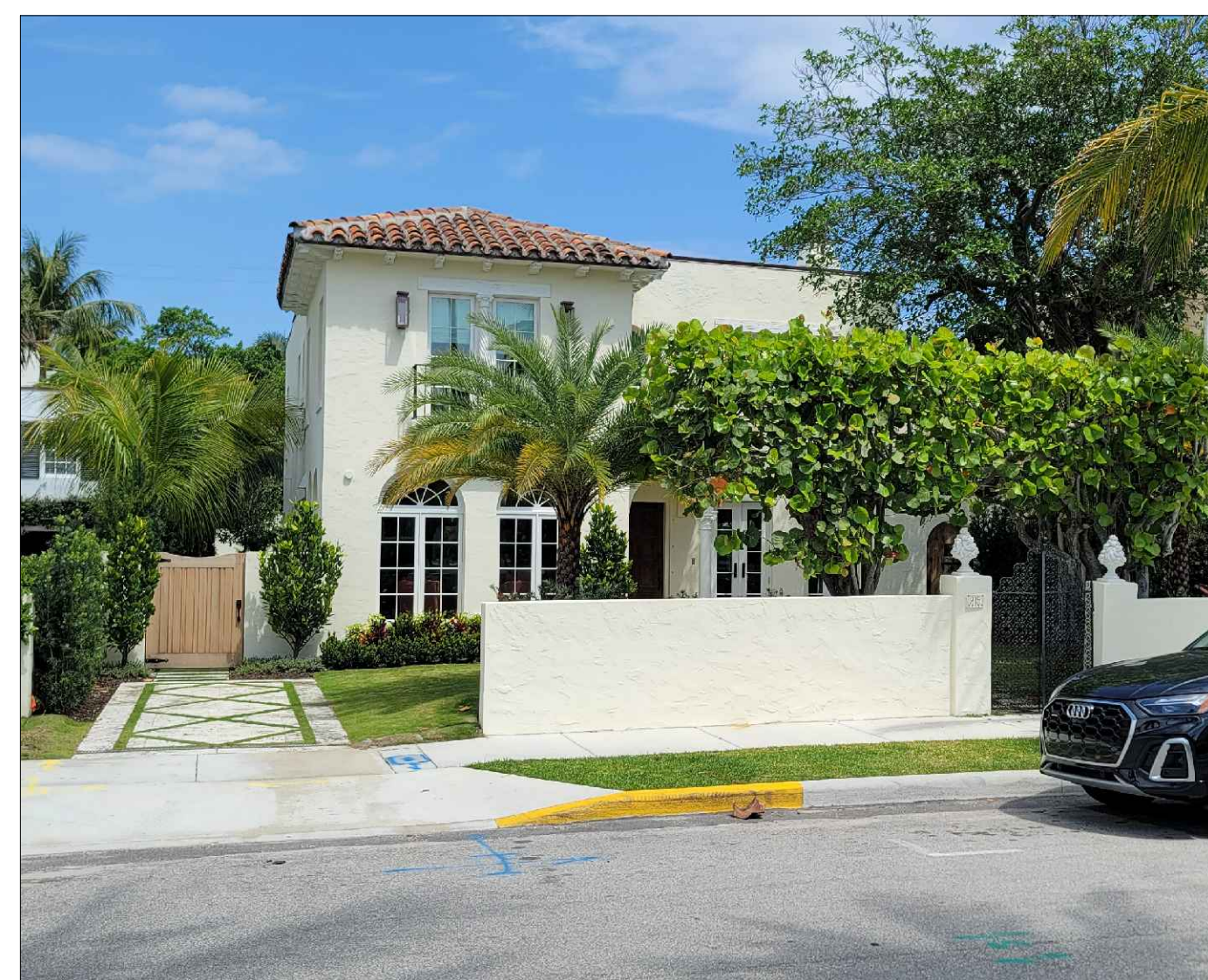
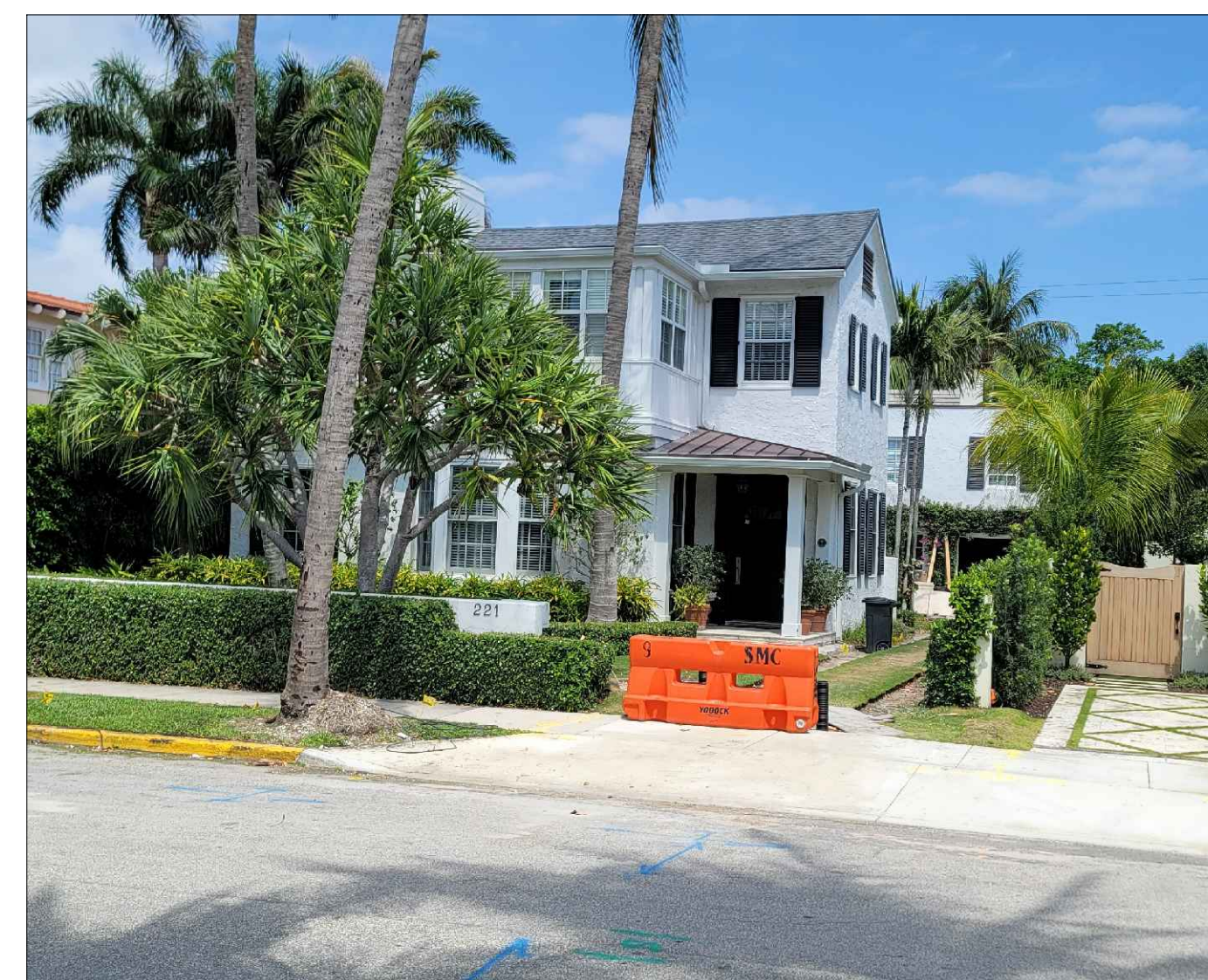
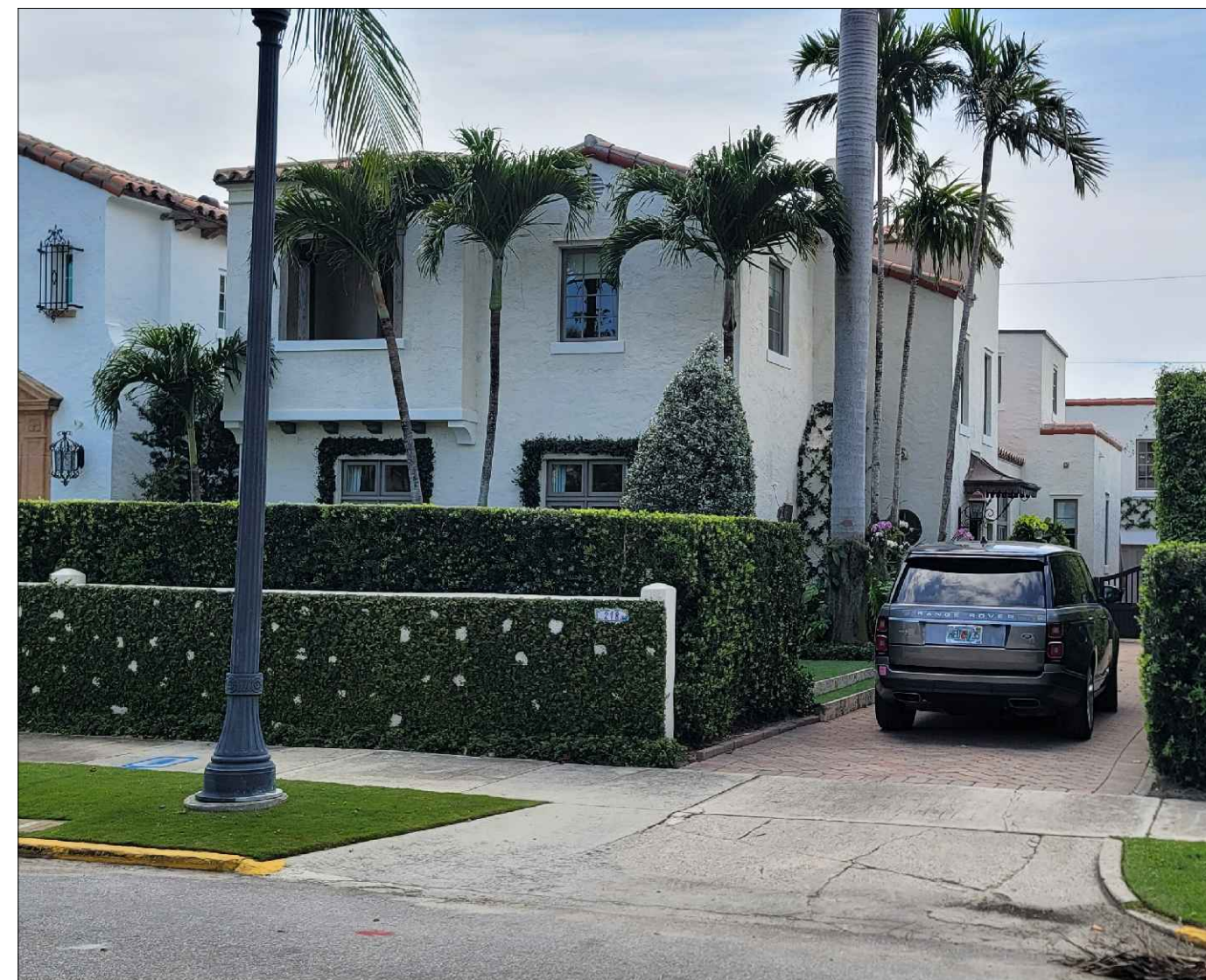
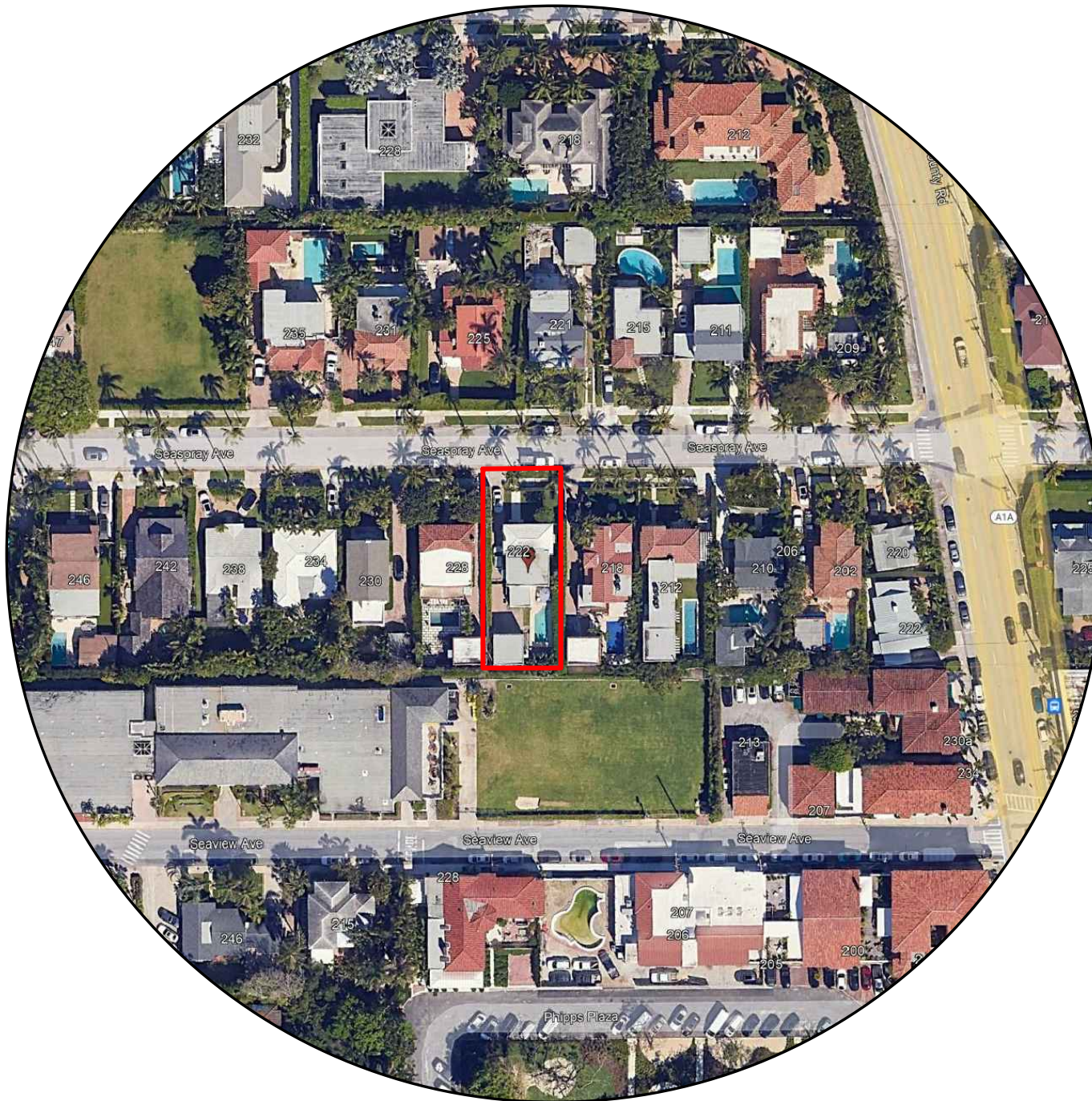
222 SEASPRAY AVENUE  
PALM BEACH, FL, 33480

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SP-004







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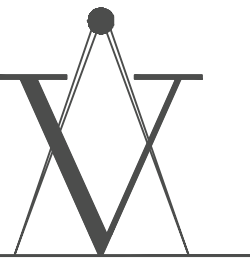
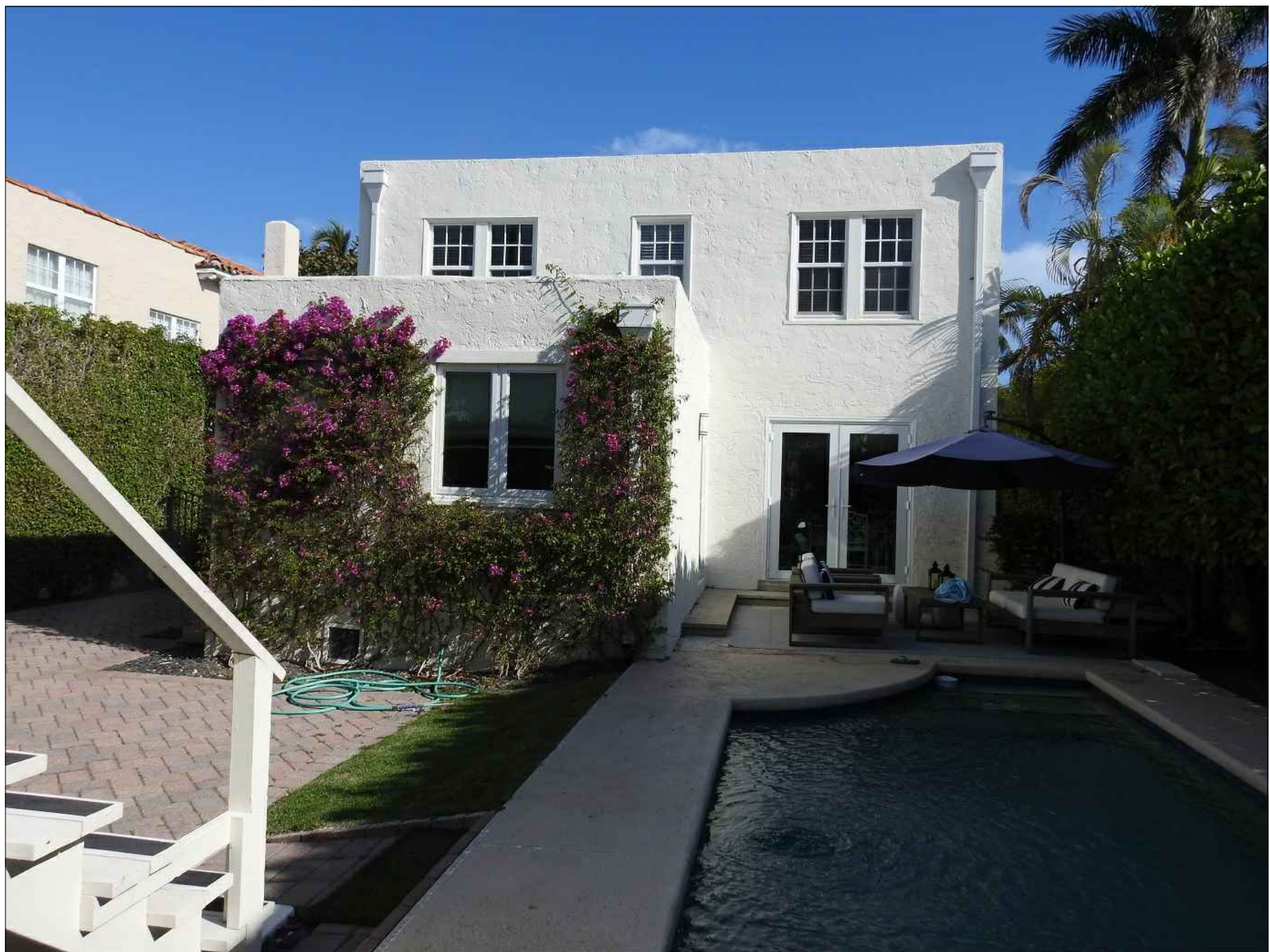
PALM BEACH  
2875 SOUTH OCEAN BLVD  
SUITE 200-33  
PALM BEACH, FLORIDA 33480

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1706 NE 18TH ST.  
FORT LAUDERDALE, FLORIDA 33305

TEL. 5613025853

[illegible]





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AR101023

PALM BEACH  
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## ESTERSON RESIDENCE

222 SEASPRAY AVENUE  
PALM BEACH, FL, 33480

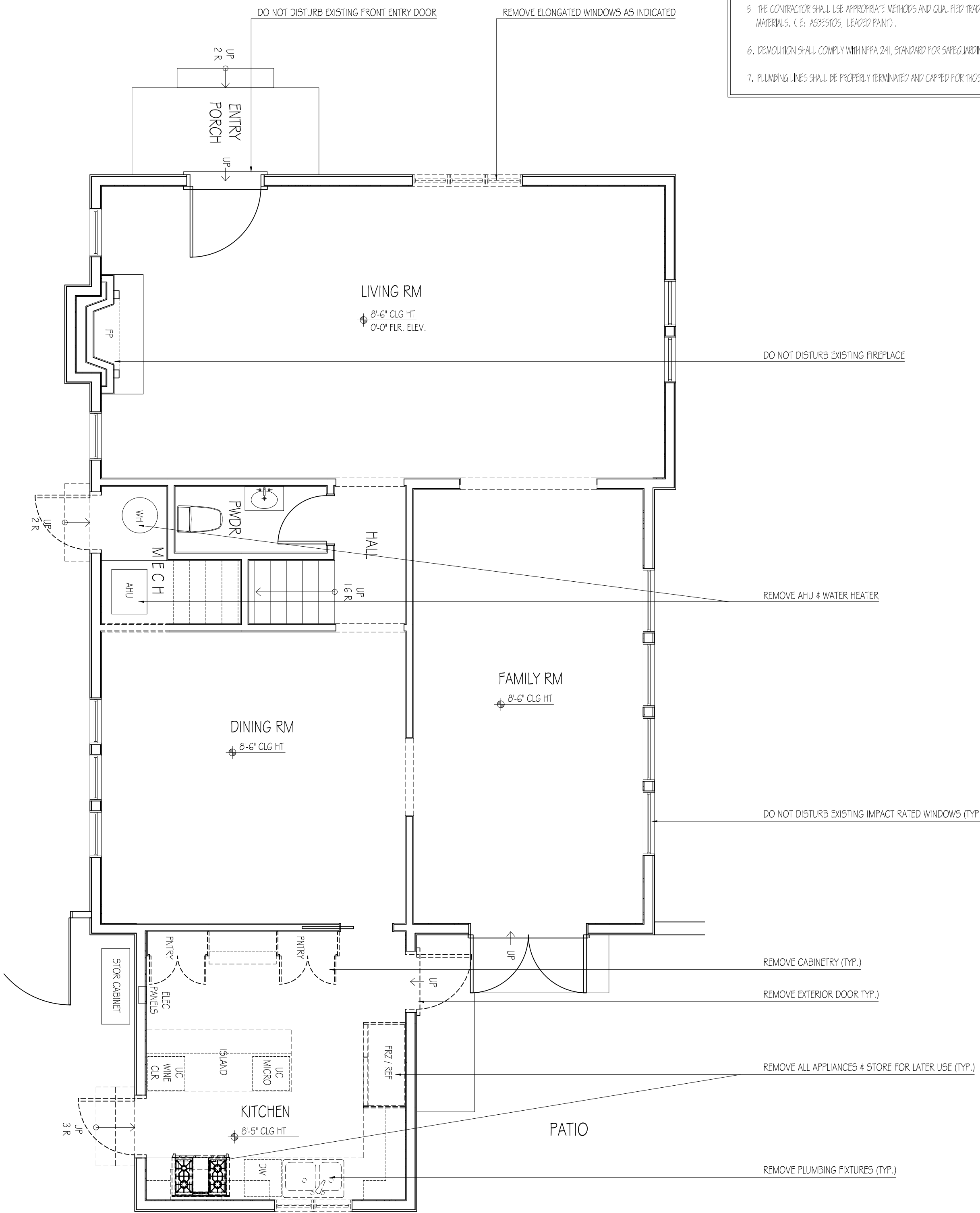
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<b>PJECT NO:</b> <b>#H</b>		
<b>CAD DWG FILE:</b> <i>/77/276709 - ACQUA/PIC2857/KR-280</i>		
<b>DRAWN BY:</b> <i>R.S Y.Y M.C</i>		
<b>CHECK BY:</b> <i>Y.Y V/C</i>		
<b>PLOT DATE:</b> <i>06.08.24</i>		
<b>SHEET "1"</b>		

## HOUSE IMAGES

SP-005



- KEY:
- EXTERIOR WALLS TO REMAIN
  - INTERIOR PARTITIONS TO REMAIN
  - INTERIOR PARTITIONS TO BE REMOVED

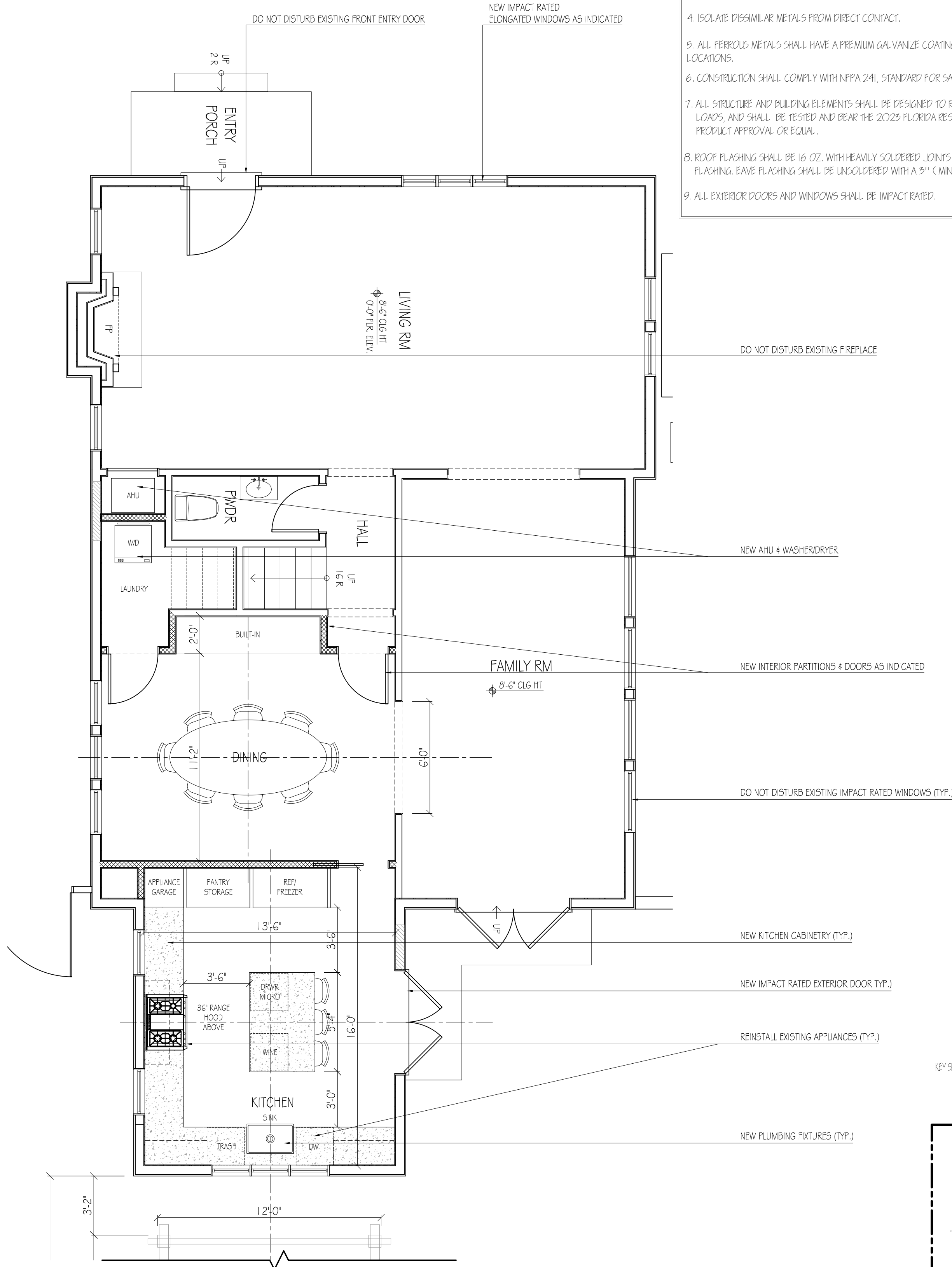


1 MAIN HOUSE DEMOLITION PLAN  
1/4" = 1'-0"

### DEMOLITION NOTES

- ALL WORK SHALL COMPLY WITH THE RESIDENTIAL 2023 FLORIDA BUILDING CODE, THE TOWN OF PALM BEACH AMENDMENTS & ALL OTHER PERTINENT CODES & ORDINANCES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER SEQUENCE OF REMOVAL DURING DEMOLITION, INCLUDING ELECTRICAL AND PLUMBING DISCONNECTS, VERIFY THAT PARTITIONS ARE NON-LOAD BEARING BEFORE THEIR REMOVAL.
- PROTECT ALL FINISHES AND SURFACES NOT SCHEDULED FOR REMOVAL.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL USE APPROPRIATE METHODS AND QUALIFIED TRADES FOR THE REMOVAL OF ALL HAZARDOUS MATERIALS. (E. ASBESTOS, LEADED PAINT).
- DEMOLITION SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING.
- PLUMBING LINES SHALL BE PROPERLY TERMINATED AND CAPPED FOR THOSE NOT TO BE REUSED.

- KEY:
- EXTERIOR WALLS TO REMAIN
  - EXTERIOR WALLS INFILL
  - INTERIOR PARTITIONS TO REMAIN
  - NEW INTERIOR PARTITIONS

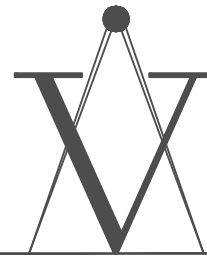


2 MAIN HOUSE PROPOSED PLAN  
1/4" = 1'-0"

### GENERAL NOTES

OCCUPANCY GROUP: RESIDENTIAL (R-3)  
ALTERATION - LEVEL 2

- ALL WORK SHALL COMPLY WITH THE RESIDENTIAL 2023 FD. FLORIDA BUILDING CODE, THE TOWN OF PALM BEACH AMENDMENTS AND ALL OTHER PERTINENT CODES AND ORDINANCES.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ISOLATE DISSIMILAR METALS FROM DIRECT CONTACT.
- ALL FERROUS METALS SHALL HAVE A PREMIUM GALVANIZE COATING APPROPRIATE FOR COASTAL LOCATIONS.
- CONSTRUCTION SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING.
- ALL STRUCTURE AND BUILDING ELEMENTS SHALL BE DESIGNED TO RESIST HURRICANE WIND LOADS AND SHALL BE TESTED AND BEAR THE 2023 FLORIDA RESIDENTIAL BUILDING CODE PRODUCT APPROVAL OR EQUAL.
- ROOF FLASHING SHALL BE 16 OZ. WITH HEAVILY SOLDERED JOINTS EXCEPT AT EAVE Drip FLASHING. EAVE FLASHING SHALL BE UNSOLDERED WITH A 3" (MIN) LAP.
- ALL EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RATED.



VARNAVA DESIGN  
STUDIO

ARIO1023

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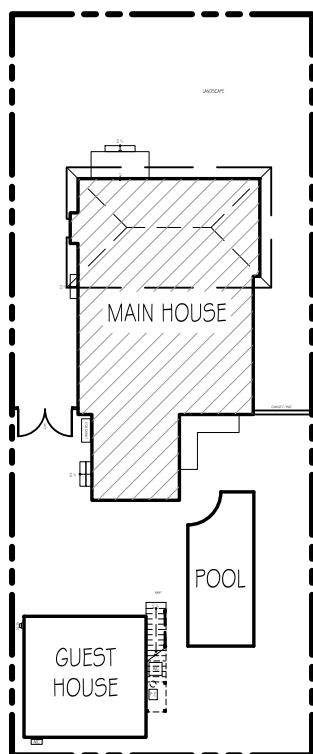
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## ESTERSON RESIDENCE

222 SEASPRAY AVENUE  
PALM BEACH, FL, 33480

KEY SITE PLAN

AUSTRALIAN AVENUE



MARK DATE DESCRIPTION

PROJECT NO. 000

CAD DWG FILE: 122 SEASPRAY - MODCA PRESENTATION.DWG

DRAWN BY: R.S. Y.V. M.C.

CHECKED BY: Y.V. M.C.

PLOT DATE: 08.08.24

SHEET TITLE

MAIN HOUSE FIRST FLOOR  
DEMOLITION & PROPOSED PLAN

A-001









## ESTERSON RESIDENCE

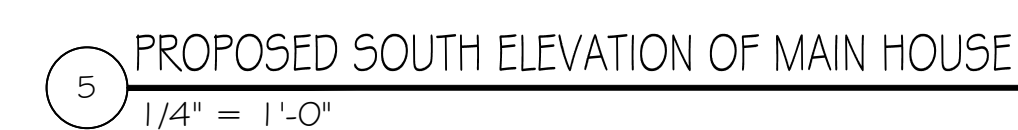
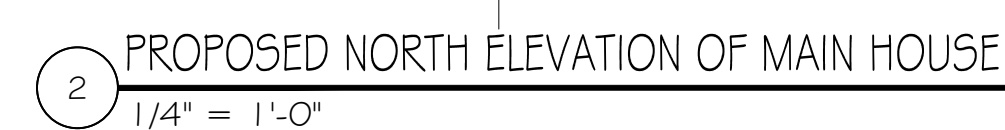
222 SEASPRAY AVENUE  
PALM BEACH, FL, 33480

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PALM BEACH  
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222 SEASPRAY AVENUE  
PALM BEACH, FL, 33480

[illegible]

EXISTING & PROPOSED EAST  
ELEVATION OF MAIN HOUSE  
& GUEST COTTAGE/GARAGE

A-006













222 SEASPRAY AVENUE  
PALM BEACH, FL, 33480



A technical line drawing of a window assembly. The window is framed by a double-line border. Inside the frame is a decorative grille consisting of a 2x2 grid of squares, each filled with a diagonal cross-hatch pattern. The window is flanked by two shutters, each with horizontal slats. The shutters are shown in a partially open position, with arrows indicating their movement. The entire assembly is mounted on a wall, with a decorative scrollwork element at the bottom center.

SHUTTER HARDWARE FINISH TO BE BLACK.



A-009

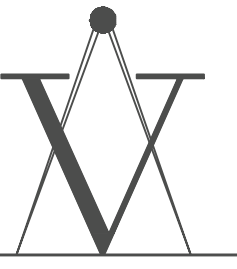




2 PROPOSED RENDERING OF FRONT FACADE  
N.T.S



1 PROPOSED RENDERING OF REAR YARD WITH SECOND FLOOR ADDITION AND PERGOLA  
N.T.S



VARNAVA DESIGN  
STUDIO

AR101023

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[illegible]





222 SEASPRAY AVENUE  
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## RENDERINGS





## 50.00'

6' TALL x 12' WIDE ROLLING CHAIN-LINK  
CONSTRUCTION GATES W/SCREENING

EXISTING 8'-10' TALL LANDSCAPE  
NOT TO BE DISTURBED

EXISTING 8'-10" TALL LANDSCAPE  
NOT TO BE DISTURBED

EXISTING 8' - 10' TALL LANDSCAPE BUFFER - NOT TO BE DISTURBED

EXISTING 4' TALL CONCRETE WALL - NOT TO BE DISTURBED

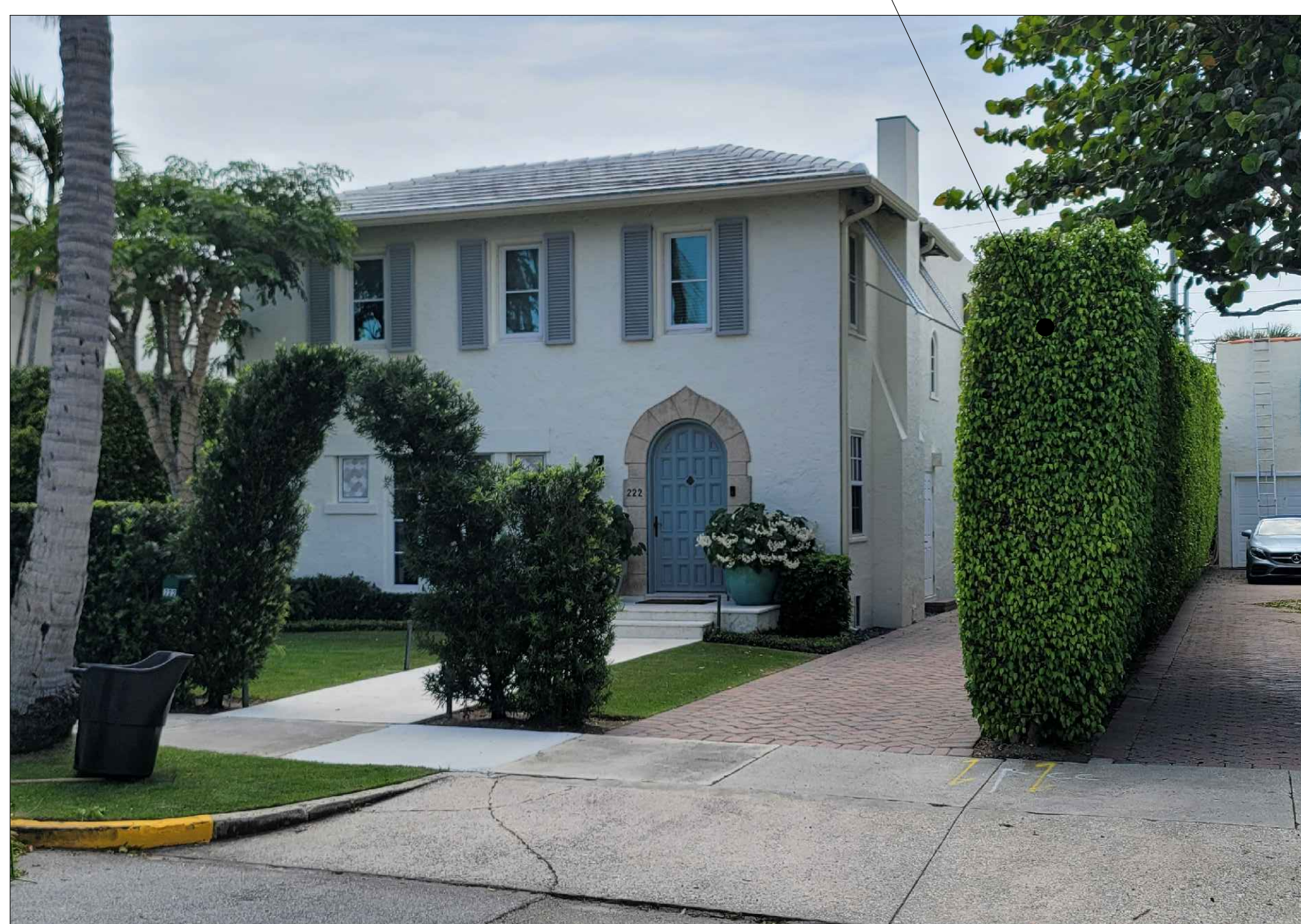
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.



EXISTING SOUTH BUFFER

NTS

EXISTING 8' - 10' TALL LANDSCAPE BUFFER - NOT TO BE DISTURBED



EXISTING WEST BUFFER

---

NTS

EXISTING EAST BUFFER

NTS

EXISTING 8' - 10' TALL LANDSCAPE BUFFER - NOT TO BE DISTURBED



EXISTING EAST BUFFER

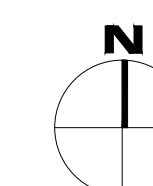
NTS

50.00

EXISTING 8'-10" TALL LANDSCAPE  
NOT TO BE DISTURBED

1

## CONSTRUCTION SCREENING

$$118^\circ = 1'-0''$$


SCALE AS NOTED

[illegible]

## CONSTRUCTION STAGING & SCREENING PLAN

A-012





222 SEASPRAY AVENUE  
PALM BEACH, FL, 33480

PROPOSED EGRESS TRUCK ROUTE

