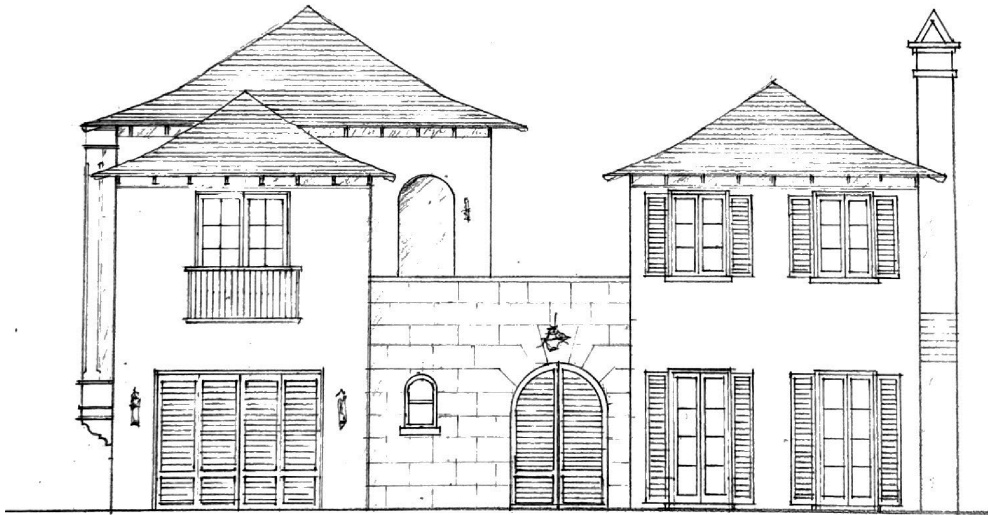


FINAL SUBMITTAL 7/15/2024
PROJECTED DATE OF HEARING 8/28/2024

NEW RESIDENCE
130 SEASPRAY AVENUE

PALM BEACH, FLORIDA

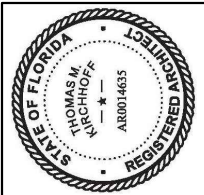
SCOPE OF WORK	
1.	DEMOLITION OF EXISTING 2 STORY RESIDENCE, POOL, DECK & HARDSCAPE.
2.	FULLY LANDSCAPED BUFFER & SCREENING AT PERIMETER OF PROPERTY.
3.	CONSTRUCTION OF NEW TWO STORY RESIDENCE.
4.	NEW HARDSCAPE, POOL & LANDSCAPING.



CONSULTANTS	
<u>LANDSCAPE ARCHITECT</u> NIEVERA WILLIAMS 223 SUNSET AVE., SUITE 1505 PALM BEACH, FL 33480 (561) 659-2820 FAX (561) 659-2113	
<u>CIVIL ENGINEER</u> GRUBER CONSULTING ENGINEERS 247 MERCER AVENUE WEST PALM BEACH, FLORIDA 33401 (561) 312-2041	
<u>SURVEY ENGINEER</u> WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561) 640-4551	

SHEET INDEX									
A0.1	COVER	A2.3	ROOF PLAN	A5.3	BUILDING SECTIONS	<u>CIVIL</u>			
-	PROPERTY SURVEY	A3.1	EXTERIOR ELEVATIONS	A5.4	BUILDING SECTIONS	C-1	SITE GRADING AND DRAINAGE	D 1	GATE DETAILS
A0.2	VICINITY LOCATION MAP	A3.2	EXTERIOR ELEVATIONS	A5.5	EAVE DETAILS	EC-1	CONSTRUCTION STAGING	SK1	GATE RENDERING
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A0.6	NEIGHBORHOOD PHOTOBOARD	A3.6	MATERIALS	A5.9	WINDOW HEAD AND SILL	EX2	EXISTING PHOTOS	OS 3	PERIMETER OPEN SPACE DIAGRAM
A0.7	NEIGHBORHOOD PHOTOBOARD	A3.7	RENDERINGS	A5.10	LOGGIA COLUMN SECTION	LO	SITE PLAN RENDERING	CSP	CONSTRUCTION SCREENING PLAN
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A1.5	ENLARGED YARD SECTION	A3.12	PERSPECTIVE	A9.4	CORAL STONE PRECEDENTS	EL 3	SOUTH ELEVATION		
A1.6	YARD SECTION	A3.13	PERSPECTIVE	A9.5	CORAL STONE PRECEDENTS	LI	HARDSCAPE PLAN		
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A2.2	SECOND FLOOR PLAN	A5.2	BUILDING SECTIONS	A9.7	CORAL STONE PRECEDENTS	LP2	PLANT LIST AND DETAILS		

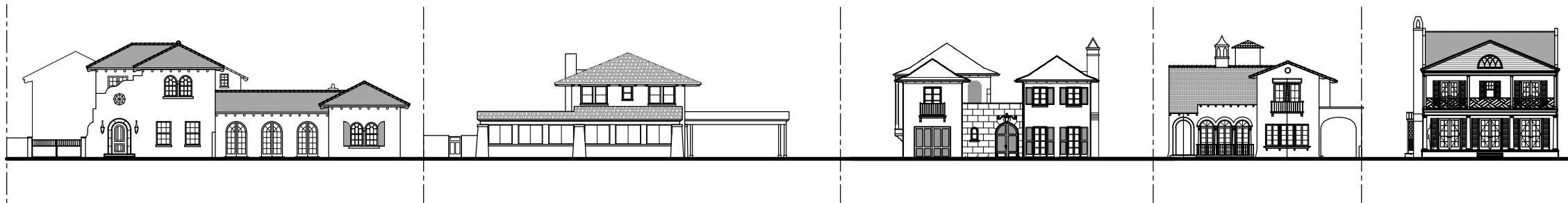
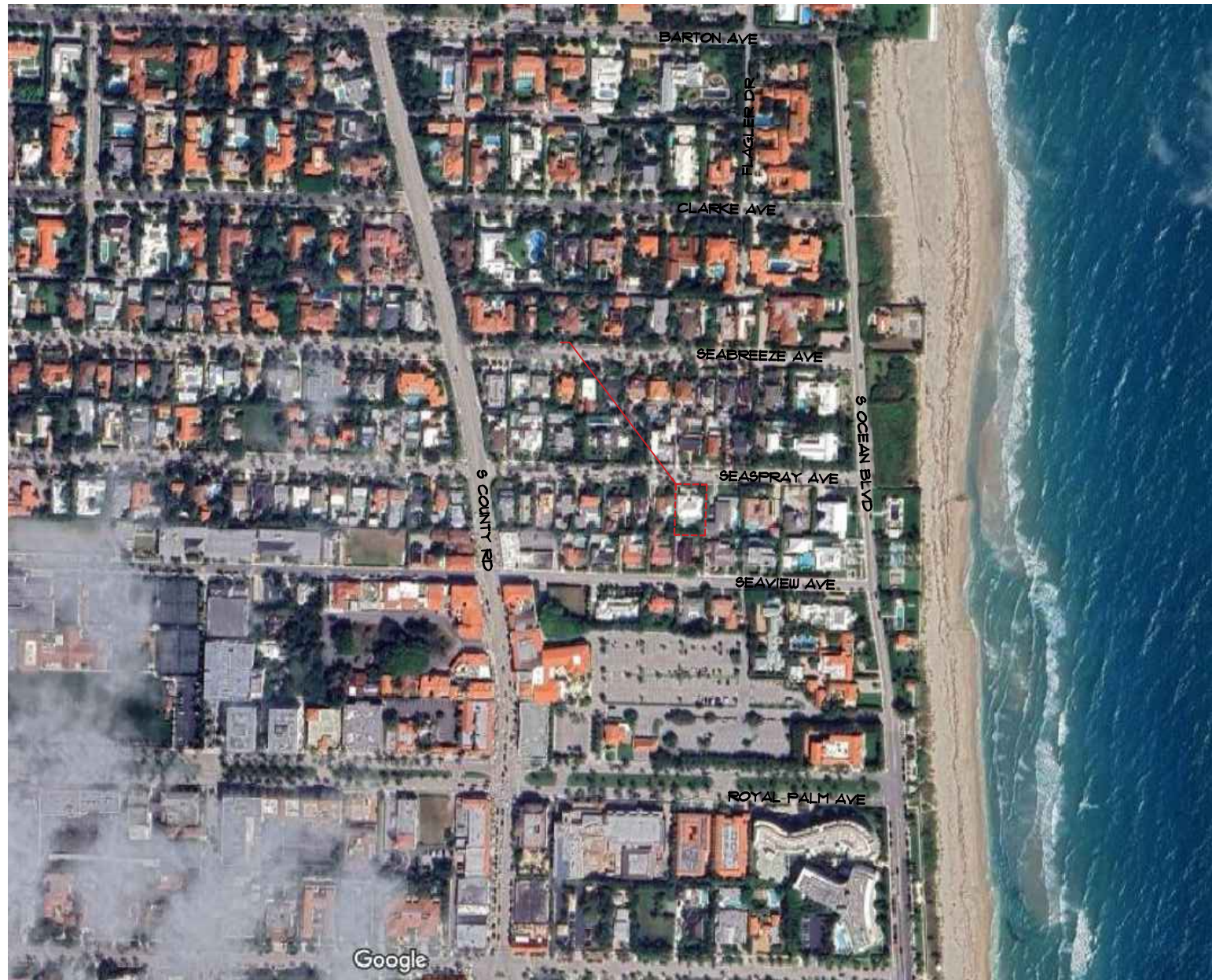
TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480



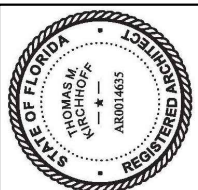
THOMAS M. KIRCHHOFF
FL REG. NO. AR0004635
1907 COMMERCE LANE
SUITE 106
JUPITER, FLORIDA 33458
561.575.9994

KIRCHHOFF & ASSOCIATES
ARCHITECTS

PROJECT # : 2406	A0.1	SCALE : AS NOTED	DATE : 7/15/24
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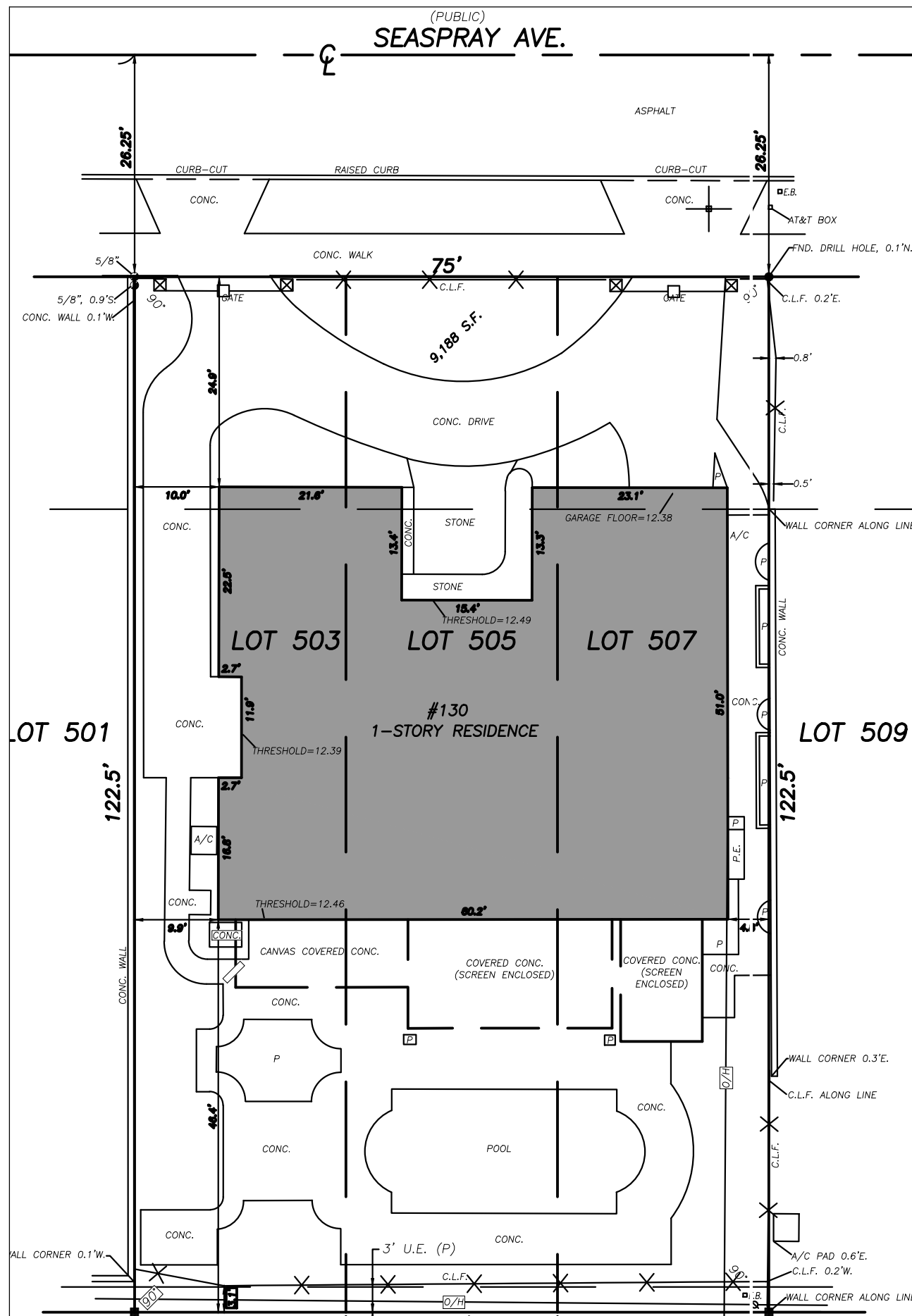
TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480



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A0.2
PROJECT #: 2406
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1 KEY SITE PLAN
1/16" = 1'-0" 1ST FL.



A NORTH ELEVATION - DRIVEWAY



B NORTH WEST - ENTRY



C NORTH ELEVATION - ENTRY



D NORTH EAST ELEVATION



E SOUTH EAST ELEV.-BACKYARD



F SOUTH ELEVATION

A0.3

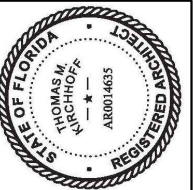
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2406

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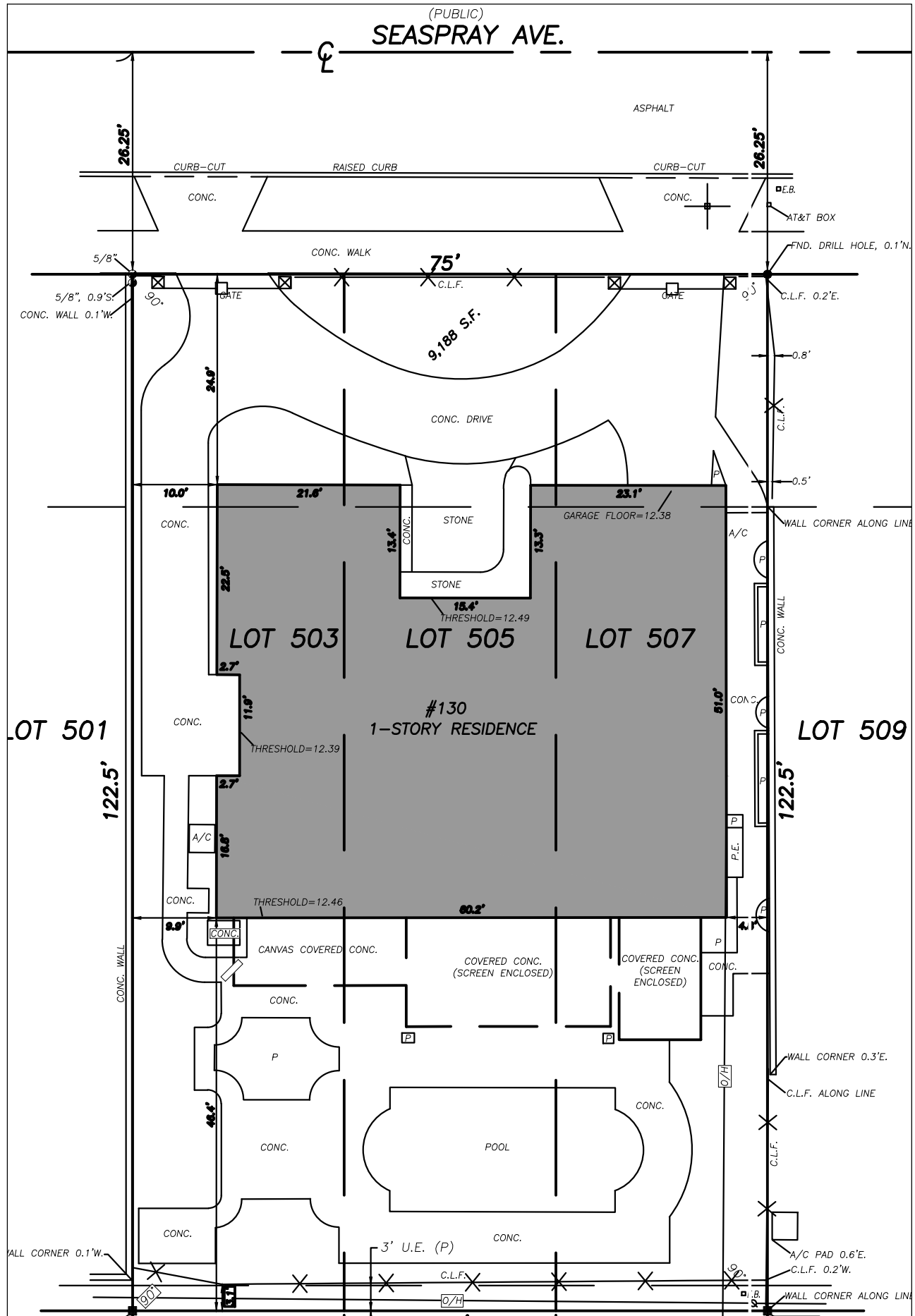
TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480



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KIRCHHOFF & ASSOCIATES
ARCHITECTS

ARC - 24 - 0052 ZON - 24 - 0033



1 KEY SITE PLAN
1/16" = 1'-0" 1ST FL.



Ⓒ WEST YARD



Ⓓ EAST YARD



Ⓔ EAST YARD



Ⓙ BACKYARD PANORAMIC



Ⓚ WEST YARD



Ⓛ WEST YARD

A0.4

PROJECT #:

2406

DWG REF:

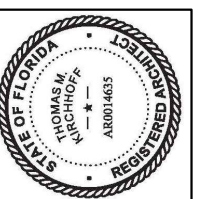
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TOLKAN RESIDENCE

130 SEASPRAY AVE
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SUITE 106
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ARC - 24 - 0052 ZON - 24 - 0033



Ⓐ 128 SEASPRAY AVENUE



Ⓑ 114 SEASPRAY AVENUE



Ⓒ 110 SEASPRAY AVENUE



① NEIGHBORHOOD KEY PLAN



Ⓓ 224 S OCEAN BLVD



Ⓔ 212 S OCEAN BLVD



Ⓕ 212 S OCEAN BLVD



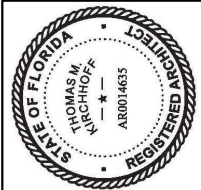
Ⓖ 212 S OCEAN BLVD



Ⓗ 127 SEASPRAY AVENUE

ARC - 24 - 0052 ZON - 24 - 0033

TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480



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① 129 SEASPRAY AVENUE



① 133 SEASPRAY AVENUE



① 137 SEASPRAY AVENUE



① **NEIGHBORHOOD KEY PLAN** 



① 137 SEASPRAY AVENUE



① 145 SEASPRAY AVENUE



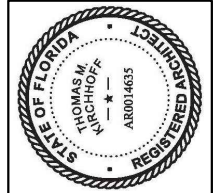
① 145 SEASPRAY AVENUE



① 159 SEASPRAY AVENUE
ARC - 24 - 0052 ZON - 24 - 0033

PROJECT #: 2406	A0.6		DATE: 7.1.24
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TOLKAN RESIDENCE
130 SEASPRAY AVE
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ARCHITECTS



Ⓟ 165 SEASPRAY AVENUE



ⓐ 215 S COUNTY RD



Ⓡ 225 S COUNTY RD



① **NEIGHBORHOOD KEY PLAN** 



Ⓢ 168 SEASPRAY AVENUE



Ⓣ 164 SEASPRAY AVENUE



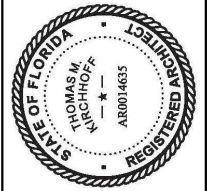
Ⓤ 158 SEASPRAY AVENUE



Ⓥ 150 SEASPRAY AVENUE

ARC - 24 - 0052 ZON - 24 - 0033

TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480



THOMAS M. KIRCHHOFF
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1907 COMMERCE LANE
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KIRCHOFF & ASSOCIATES
ARCHITECTS

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Ⓜ 146 SEASPRAY AVENUE



ⓧ 142 SEASPRAY AVENUE



Ⓨ 142 SEASPRAY AVENUE



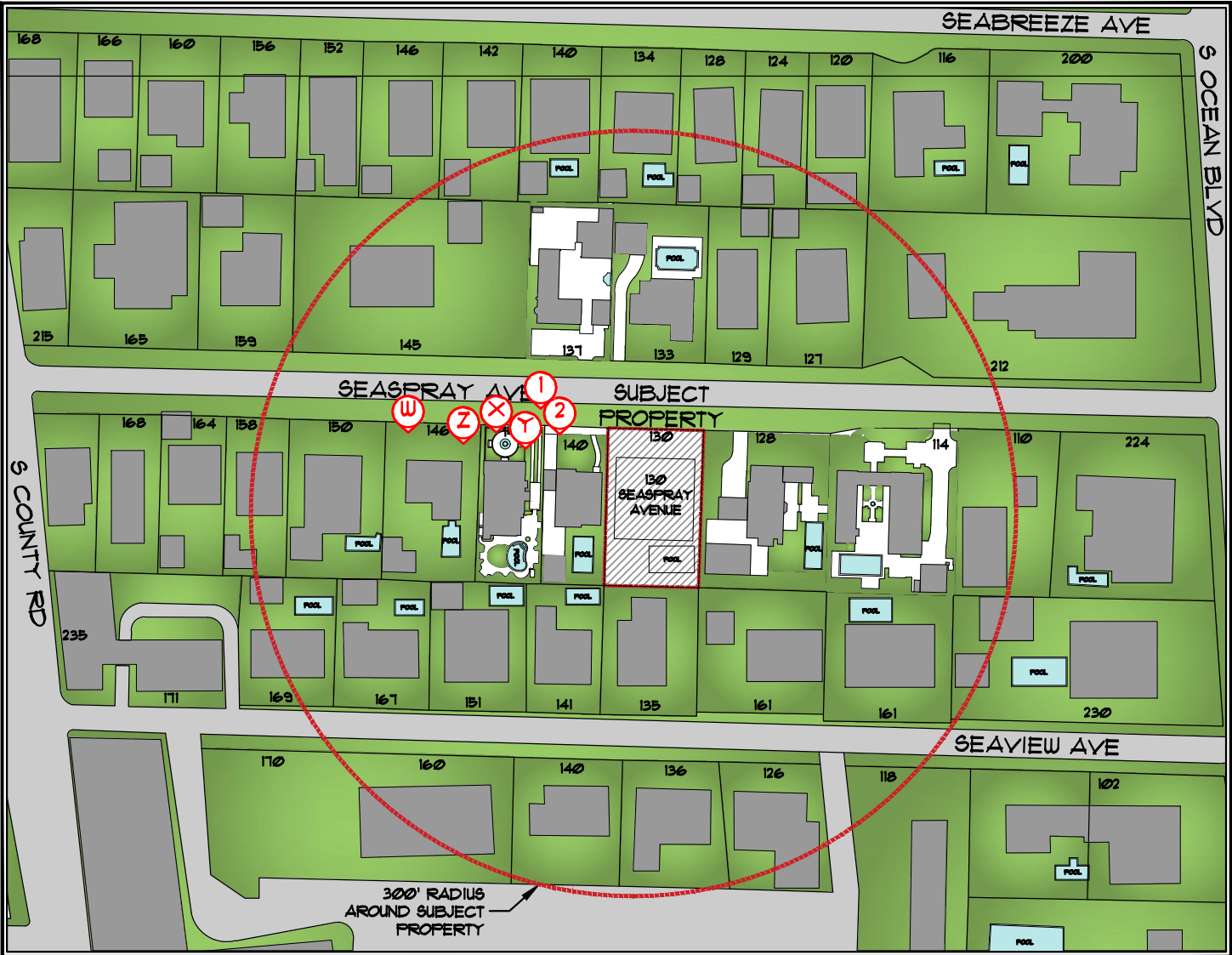
Ⓩ 142 SEASPRAY AVENUE



ⓐ 140 SEASPRAY AVENUE



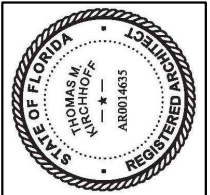
ⓑ 140 SEASPRAY AVENUE
ARC - 24 - 0052 ZON - 24 - 0033



1 NEIGHBORHOOD KEY PLAN

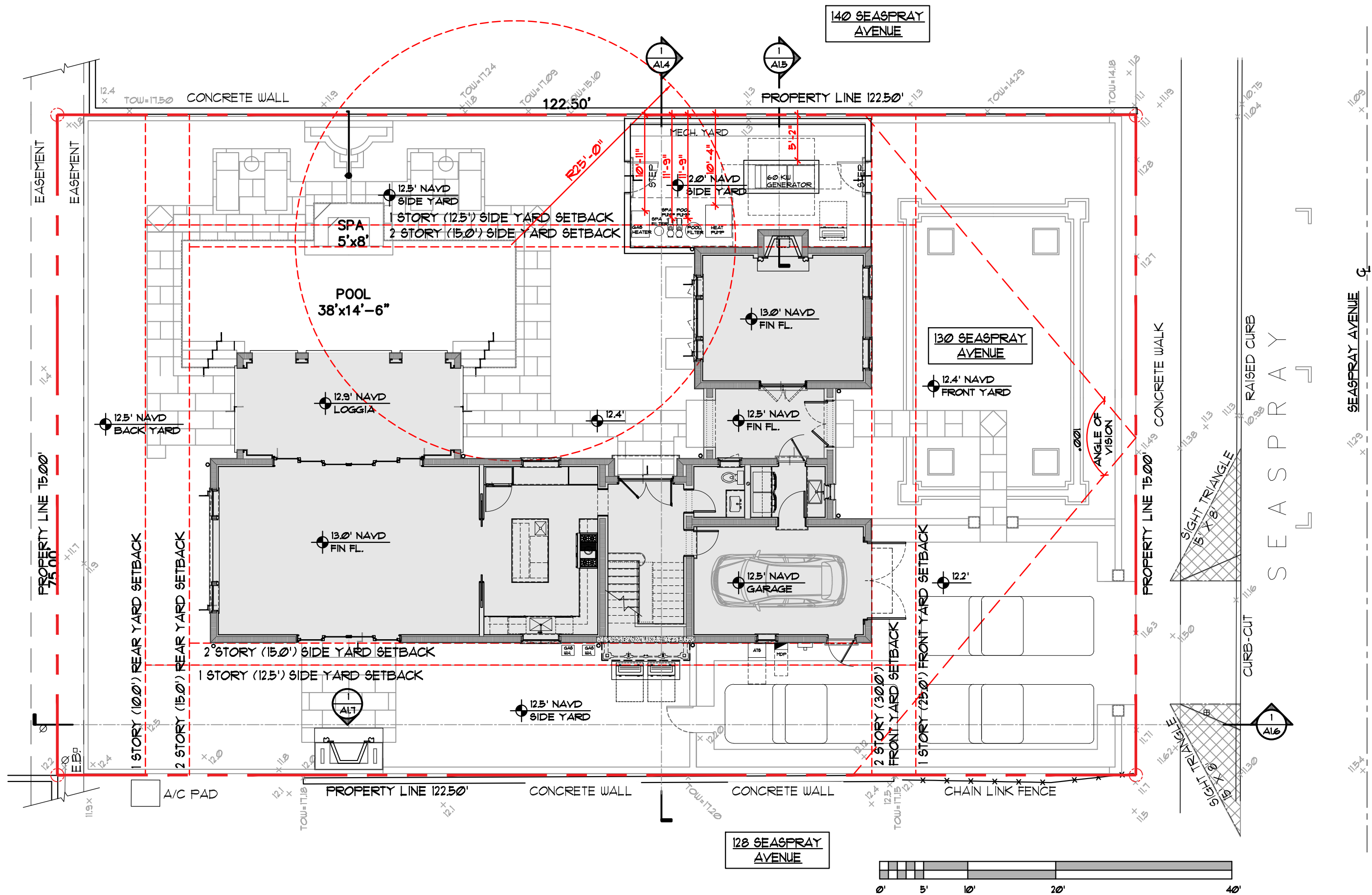
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TOLKAN RESIDENCE	
130 SEASPRAY AVE PALM BEACH, FL 33480	



THOMAS M. KIRCHHOFF FL. REG. NO. AR0014635	1907 COMMERCE LANE SUITE 106 JUPITER, FLORIDA 33458 561.575.9994
---	---

KIRCHHOFF & ASSOCIATES ARCHITECTS	
--------------------------------------	--



1

PROPOSED SITE PLAN

3/32" = 1'-0"

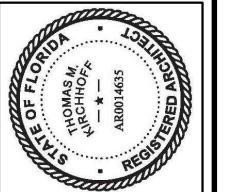


ARC - 24 - 0052 ZON - 24 - 0033



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ARCHITECTS

THOMAS M. KIRCHHOFF
FL. REG. NO. AR000635
1907 COMMERCE LANE
SUITE 106
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561.575.9994

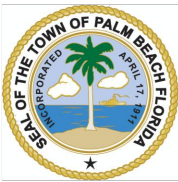


TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480

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2406
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AI1
SITE PLAN

SCALE:
AS NOTED
DATE:
7.15.24



Town of Palm Beach

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

Line #	Zoning Legend			
1	Property Address:	130 Seaspray Avenue, Palm Beach, FL. 33480		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	Single Family		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	9188 SF	N/C
6	Lot Depth	100'	122'-6"	N/C
7	Lot Width	100'	75'	N/C
8	Lot Coverage (Sq Ft and %)	2,666 30%	N/A	2,311 25.1%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd FL., Accesory Structures, etc)		N/A	3484
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.08	N/A	4.07
11	*Front Yard Setback (Ft.)	25' 1 stry 30' 2 stry	N/A	30'-1" 1st and 2nd
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	15'-1"
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-1"
14	*Rear Yard Setback (Ft.)	10' 1stry 15' 2 stry	N/A	17'-5" 1st and 2nd
15	Angle of Vision (Deg.)	100°	N/A	100°
16	Building Height (Ft.)	22' 2 Story	N/A	19'-6"
17	Overall Building Height (Ft.)	30'	N/A	27'-1"
18	Crown of Road (COR) (NAVD)	11.54'	11.54'	11.54'
19	Max. Amount of Fill Added to Site (Ft.)	9"	N/A	<9"
20	Finished Floor Elev. (FFE)(NAVD)	7.0'	N/A	13.0
21	Zero Datum for point of meas. (NAVD)	7.0'	7.0'	13.00
22	FEMA Flood Zone Designation	X	X	N/C
23	Base Flood Elevation (BFE)(NAVD)	AE6	AE6	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	4,500 45%	N/A	TBD
25	Perimeter LOS (Sq Ft and %)		N/A	TBD
26	Front Yard LOS (Sq Ft and %)	4,000 40%	N/A	TBD
27	**Native Plant Species %	see landscape plans	see landscape plans	see landscape plans

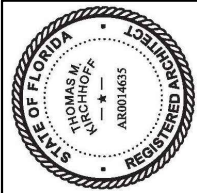
* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480



THOMAS M. KIRCHHOFF
FL. REG. NO. AR0014635
1907 COMMERCE LANE
SUITE 106
JUPITER, FLORIDA 33458
561.575.9994

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ARCHITECTS

PROJECT # :
2406

DWG REF :

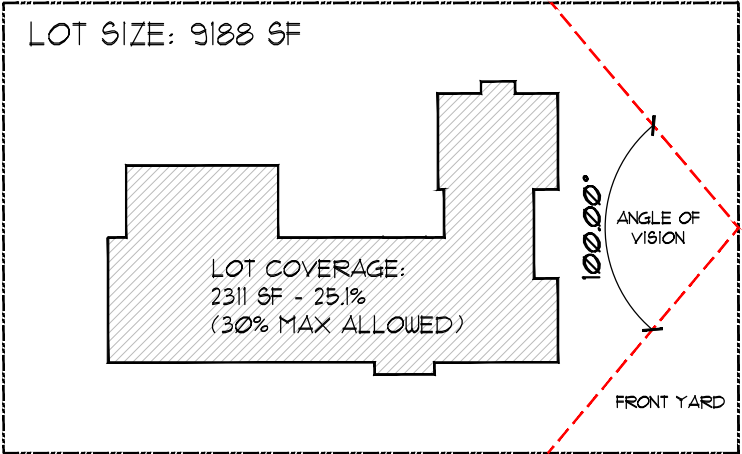
DATE :
7.1.24

SCALE :
AS NOTED

A1.2
ZONING LEGEND

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* REFER TO LANDSCAPE DRUGS.
FOR NEW OPEN SPACE CALCS.

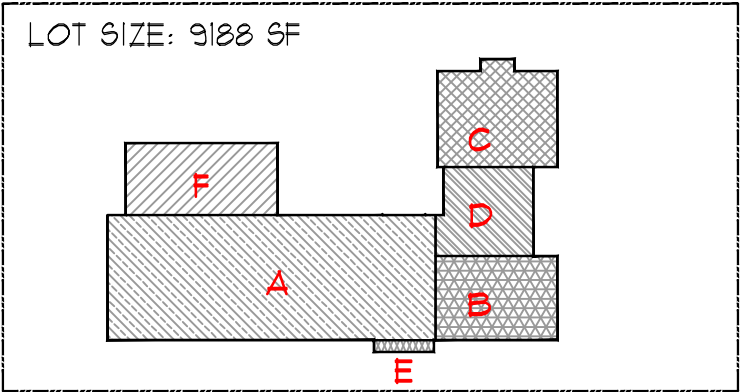


SEASPRAY AVE.



1

LOT COVERAGE



SEASPRAY AVE.

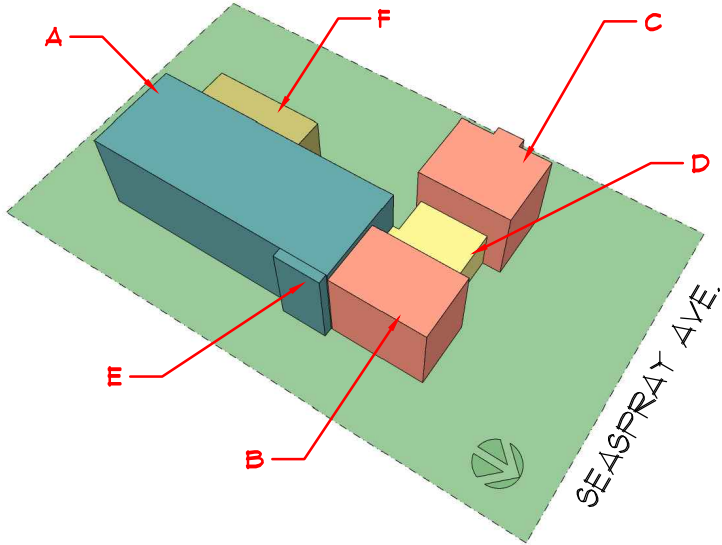


HEIGHT CALCULATION LEGEND

- | | |
|----------------------------|----------------------------|
| = A 2 STORY VOLUME - 19.5' | = D 1 STORY VOLUME - 9.5' |
| = B 2 STORY VOLUME - 18' | = E 2 STORY VOLUME - 19.5' |
| = C 2 STORY VOLUME - 18' | = F 1 STORY VOLUME - 11' |

2

CUBIC CONTENT



CUBIC CONTENT CALCULATIONS - RB

CCR = (BUILDING VOLUME/LOT AREA)

LOT SIZE = 9,188 SF

MAX ALLOWABLE CCR = 4.00 + (10,000-9,188)/10,000

MAX ALLOWABLE CCR = 4.08 = 37,487 CUBIC FEET

5% ALLOWANCE FOR LOGGIA = 1,874 CUBIC FEET

TOTAL ALLOWABLE VOLUME = 39,361 CUBIC FEET

NOTE: HIGHEST CROWN OF ROAD IS 11.54' NAVD
FINISH FLOOR IS 13.00' NAVD
GARAGE FINISH FLOOR IS 12.5' NAVD
BASE FLOOD ELEVATION IS 7.00' NAVD
POINT OF MEASUREMENT 13.00' NAVD

PROPOSED RESIDENCE VOLUME:

VOL.	SF		HEIGHT	CUBIC FEET
A	1,139.00 SF	X	19.50'	= 22,210.50 CF
B	284.97 SF	X	18.00'	= 5,129.46 CF
C	331.33 SF	X	18.00'	= 5,963.94 CF
D	231.61 SF	X	9.50'	= 2,200.30 CF
E	20.00 SF	X	19.50'	= 390.00 CF
F	304.00 SF	X	11.00'	= 3,344.00 CF

TOTAL PROPOSED RESIDENCE VOLUME: = 39,238.2 CUBIC FEET

-5% ALLOWANCE FOR LOGGIA = 1,874 CUBIC FEET

ADJUSTED PROPOSED RESIDENCE VOLUME: = 37,364.2 CUBIC FEET

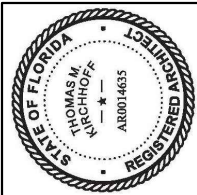
TOTAL PROPOSED RESIDENCE CCR: = 4.07

3

VOLUMETRY

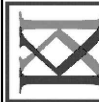
TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FL 33480



THOMAS M. KIRCHHOFF
FL REG. NO. AR0014635

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SUITE 106
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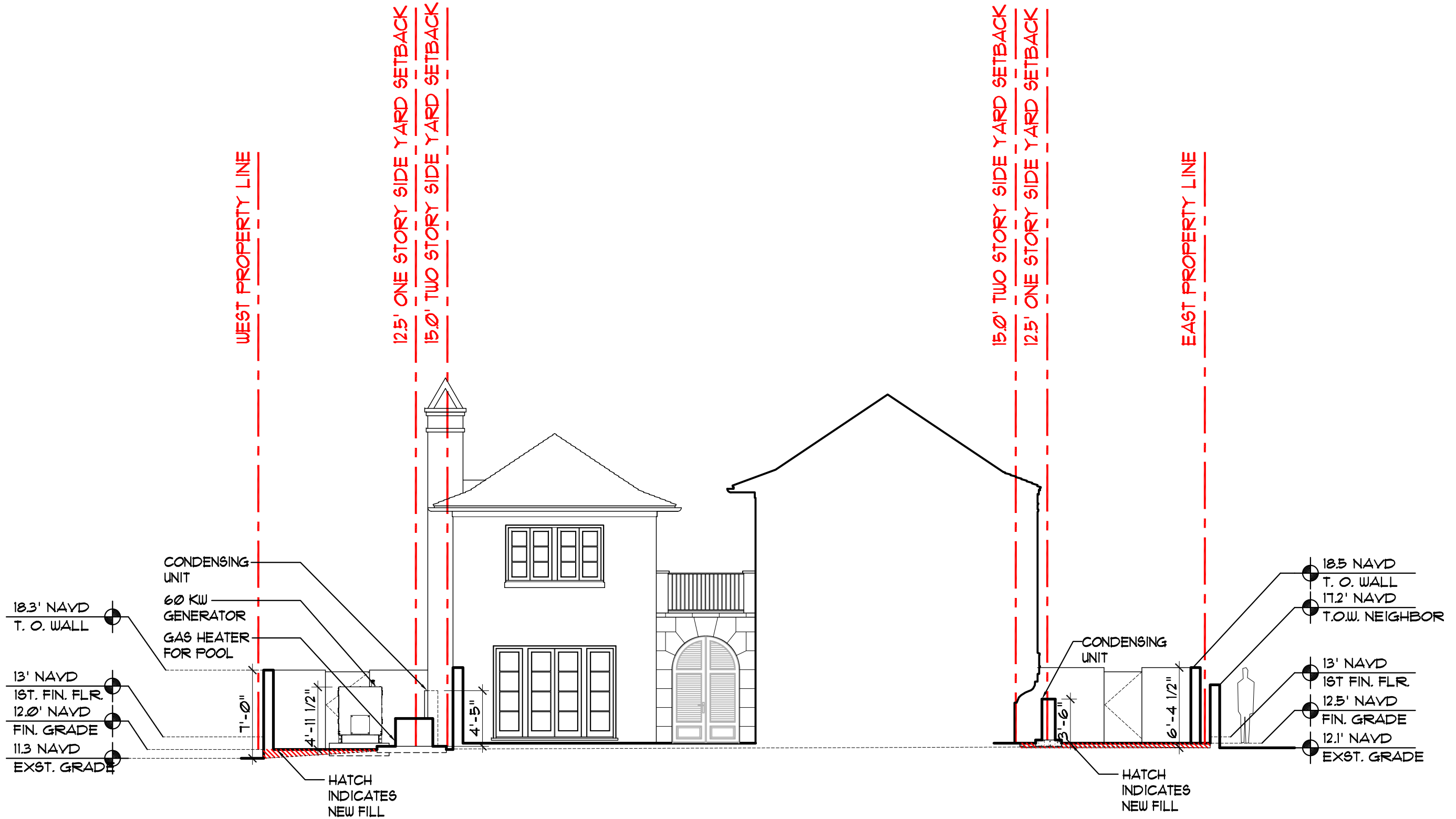
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ZONING DIAGRAMS

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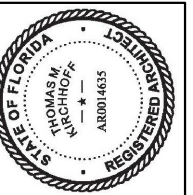
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1 YARD SECTION EAST-WEST
1/8"=1'-0"

TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480

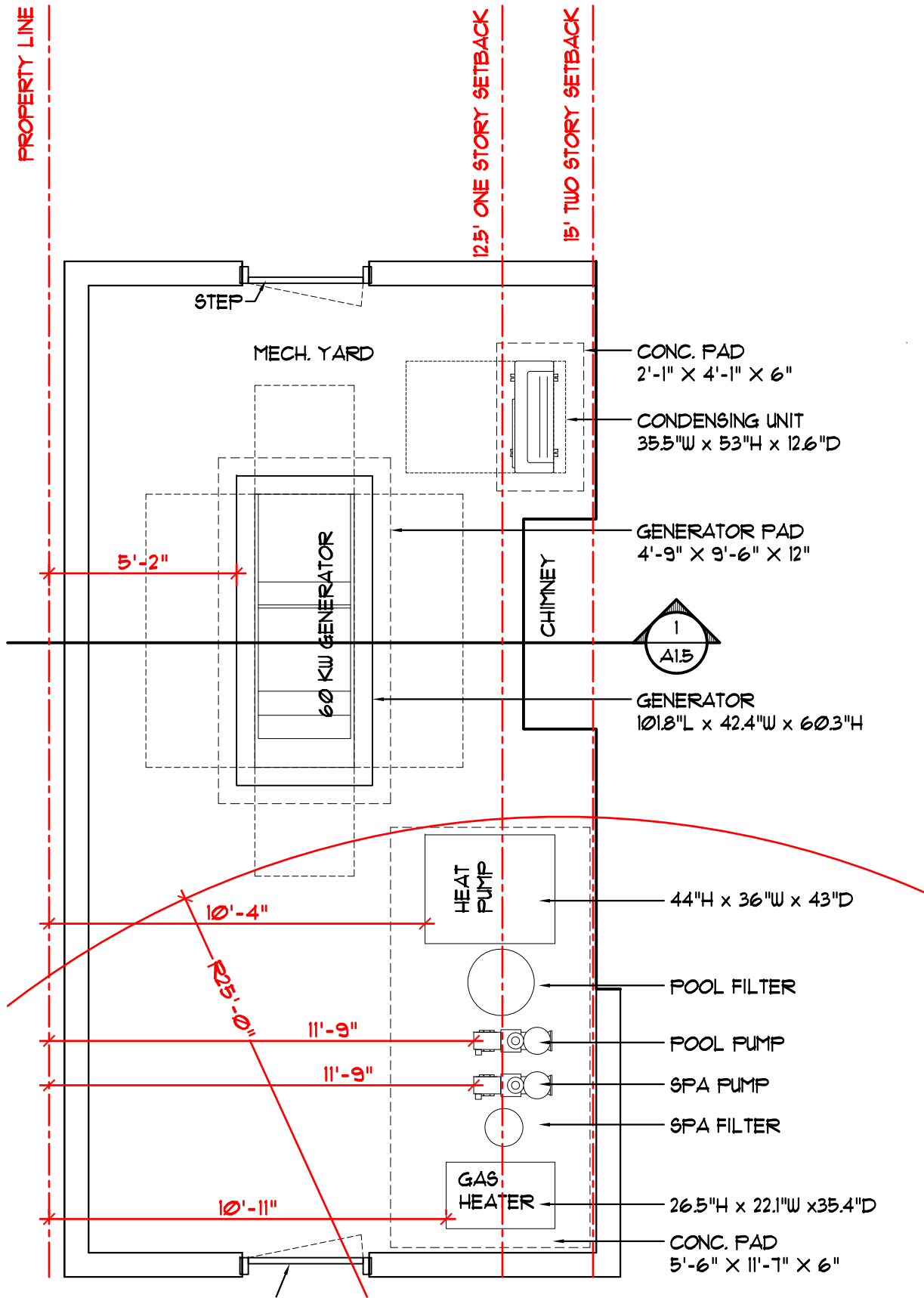


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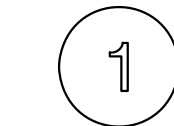
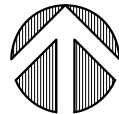
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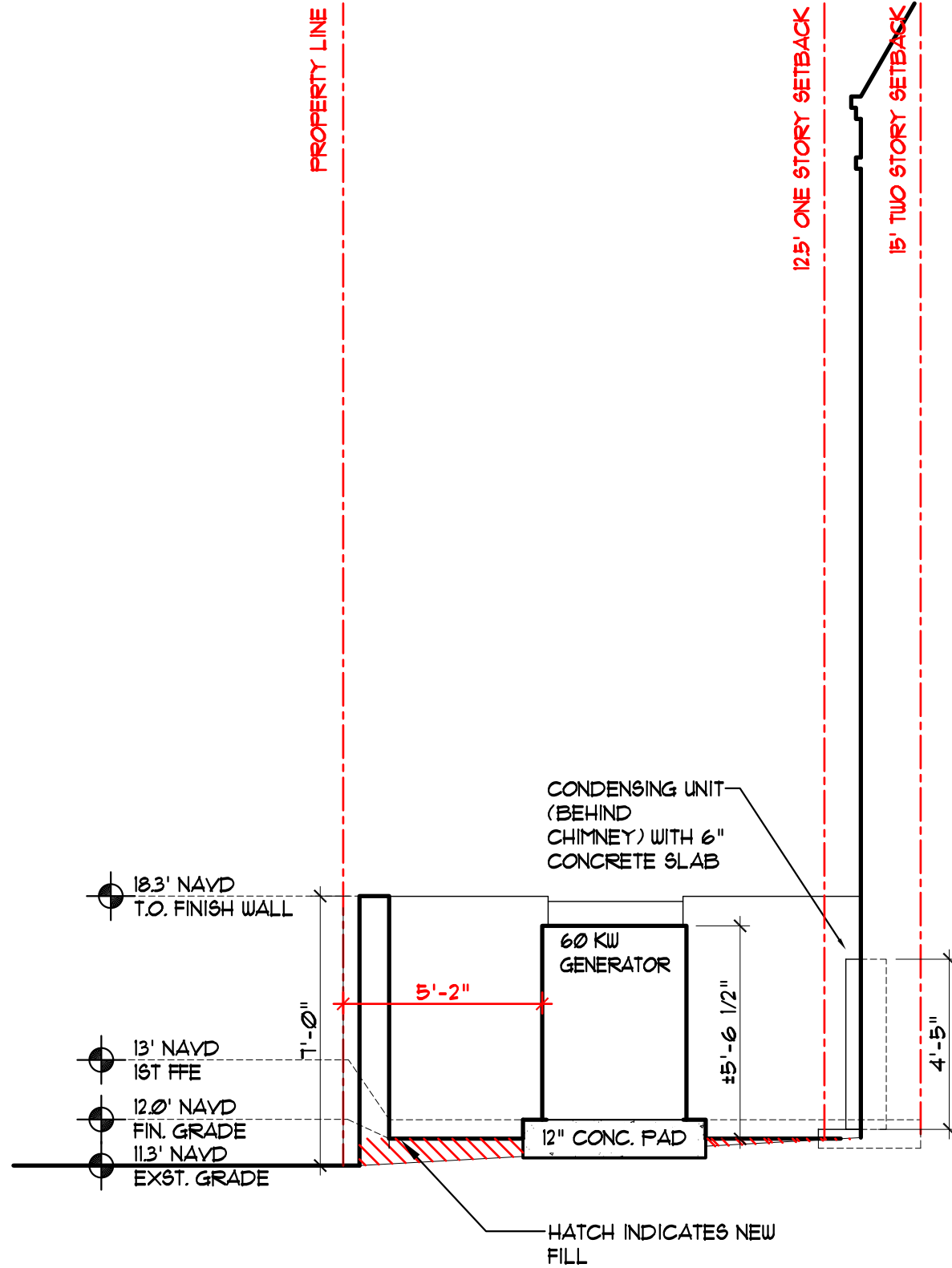
Mechanical Yard Plan West

1/4"=1'-0"



Mechanical Yard Section West

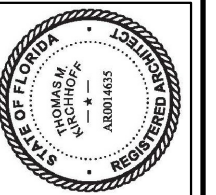
1/4"=1'-0"



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TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480

PROJECT # :
2406

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A1.5

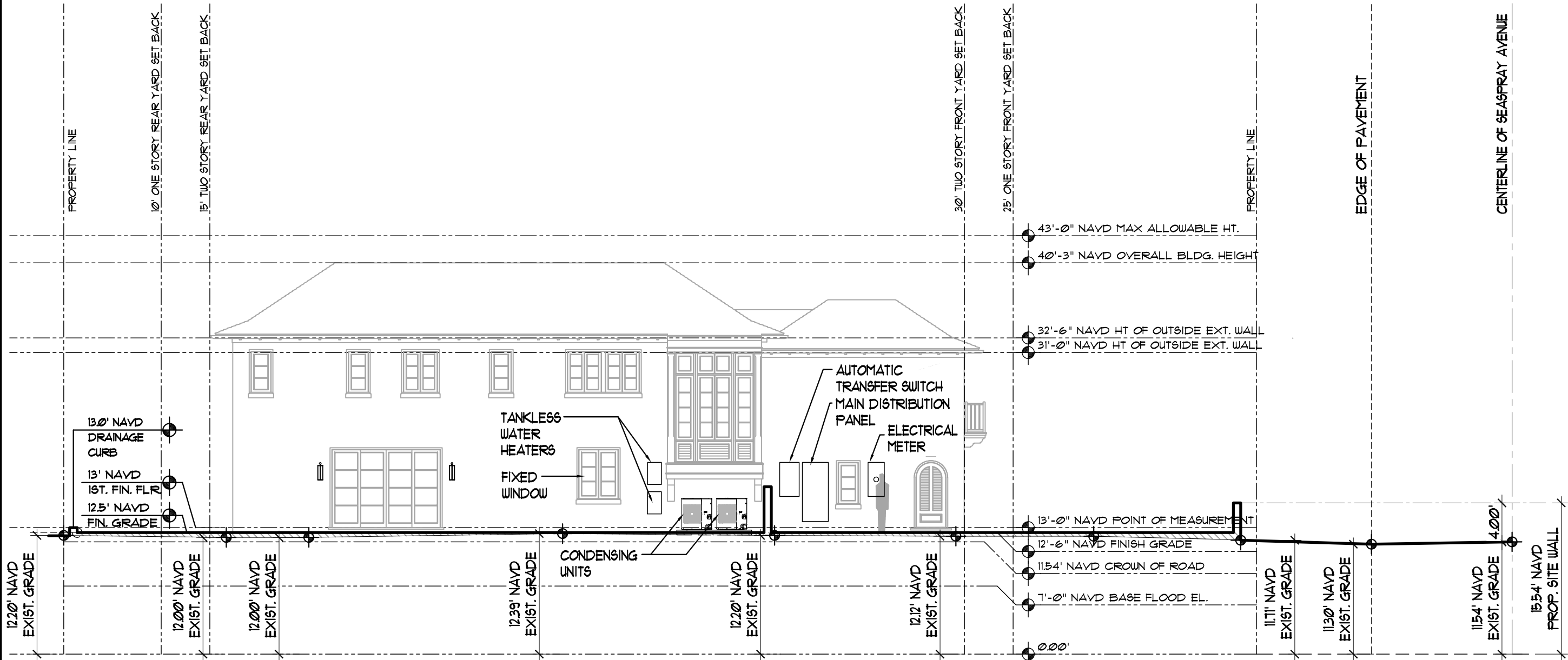
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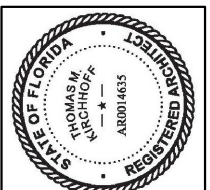
YARD SECTION NORTH - SOUTH

3/32"=1'-0"



KIRCHOFF & ASSOCIATES
ARCHITECTS

THOMAS M. KIRCHHOFF
FL REG. NO. AR0004635
1907 COMMERCE LANE
SUITE 106
JUPITER, FLORIDA 33458
561.575.9994



TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FL 33480

PROJECT # :
2406
DWG REF :
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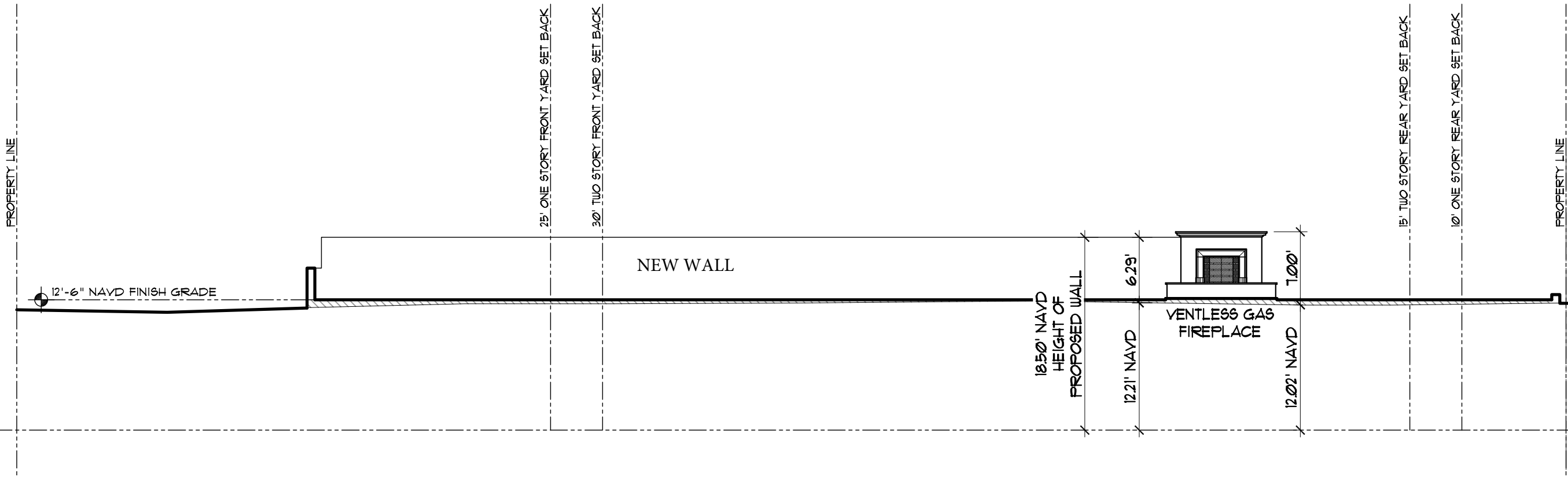
DATE :
7.124

A1.6

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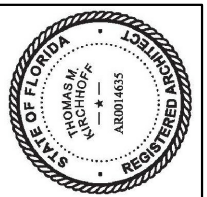
YARD SECTION NORTH - SOUTH

3/32"=1'-0"



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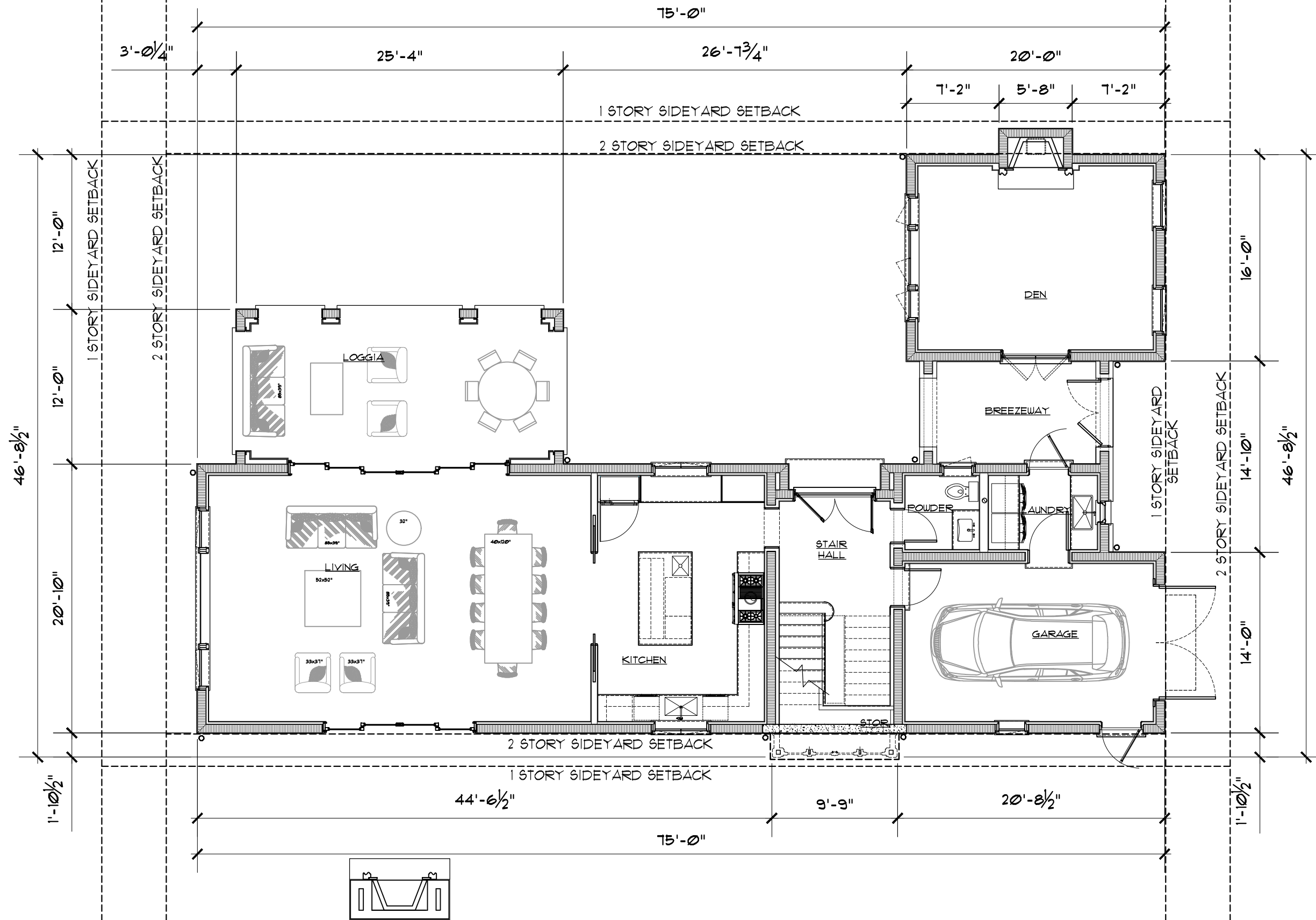
TOLKAN RESIDENCE
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A1.7



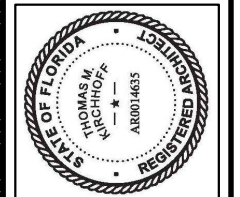
1 **1st FLOOR PLAN**
1/8" = 1'-0"

ARC - 24 - 0052 ZON - 24 - 0033



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ARCHITECTS

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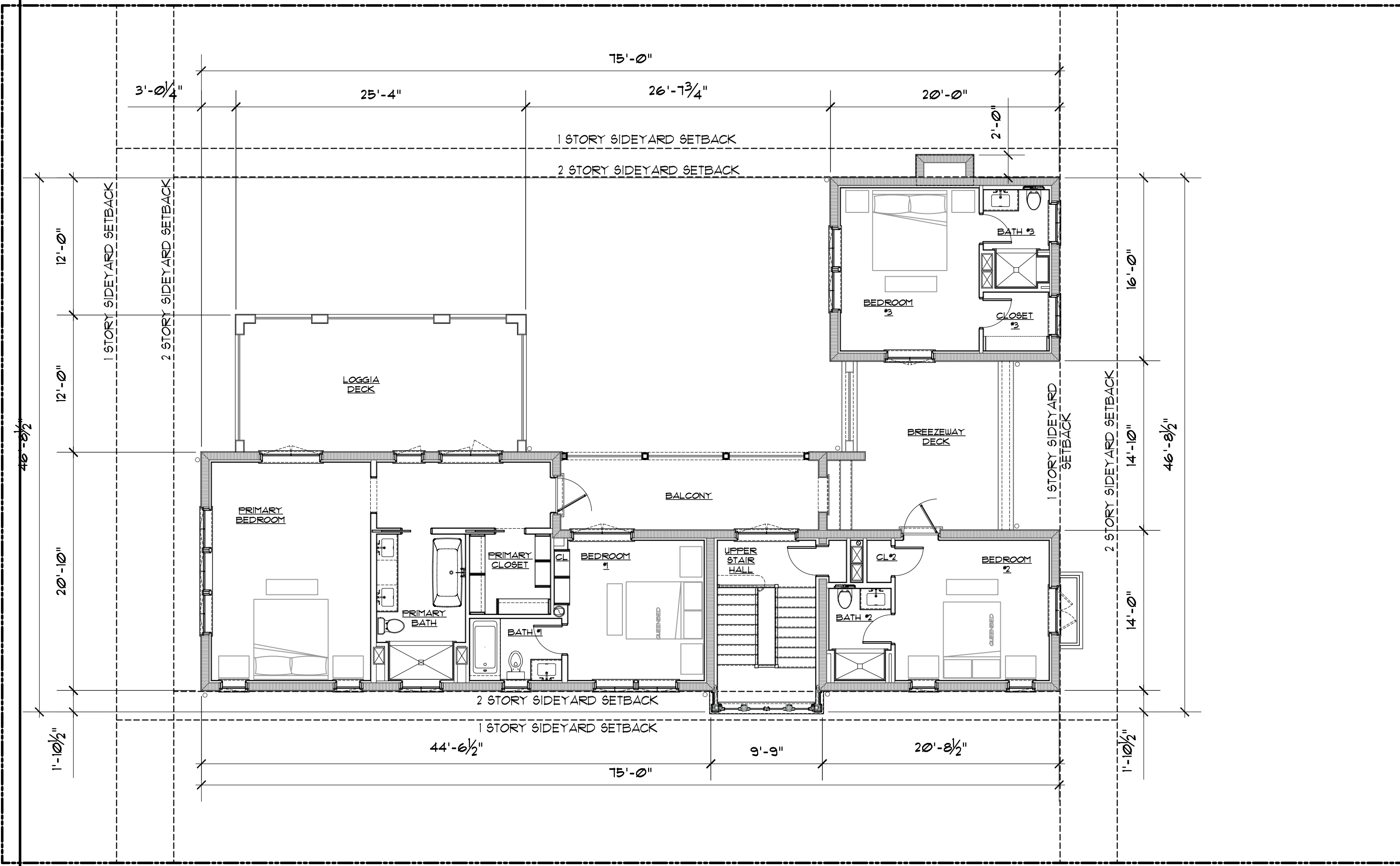
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130 SEASPRAY AVE
PALM BEACH, FL 33480

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7.1.24

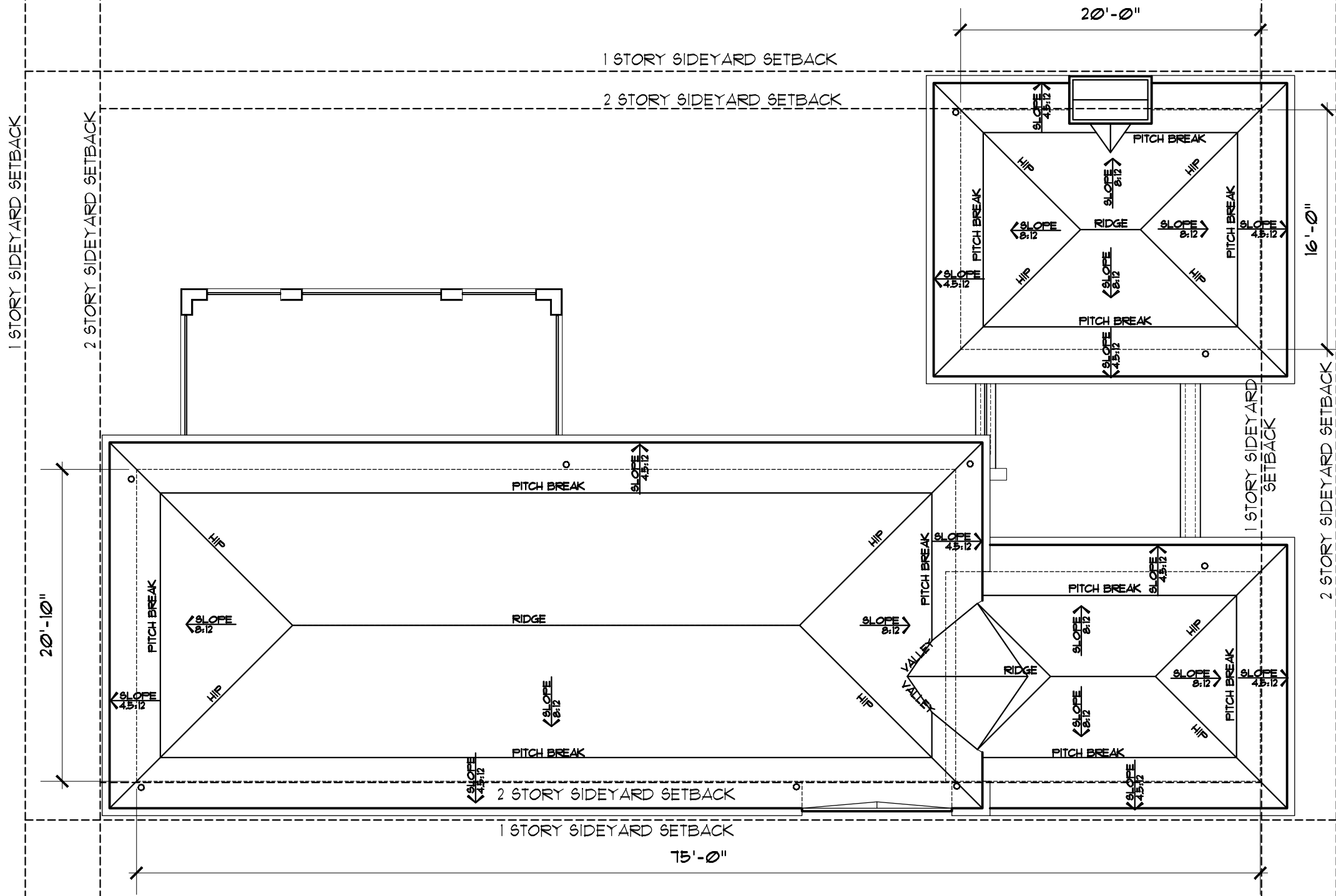
A2.1



1 **2nd FLOOR PLAN**
1/8" = 1'-0"

ARC - 24 - 0052 ZON - 24 - 0033

		TOLKAN RESIDENCE 130 SEASPRAY AVE PALM BEACH, FL 33480		A2.2	
KIRCHOFF & ASSOCIATES ARCHITECTS		PROJECT #: 2406 DWG REF:		SCALE: AS NOTED	DATE: 7.124
THOMAS M. KIRCHHOFF FL REG. NO. AR0014635		1907 COMMERCIAL LANE SUITE 106 JUPITER, FLORIDA 33458 561.575.9994			



1

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

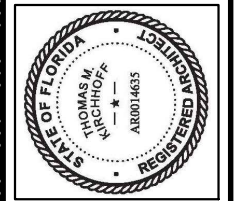


ARC - 24 - 0052 ZON - 24 - 0033



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TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480

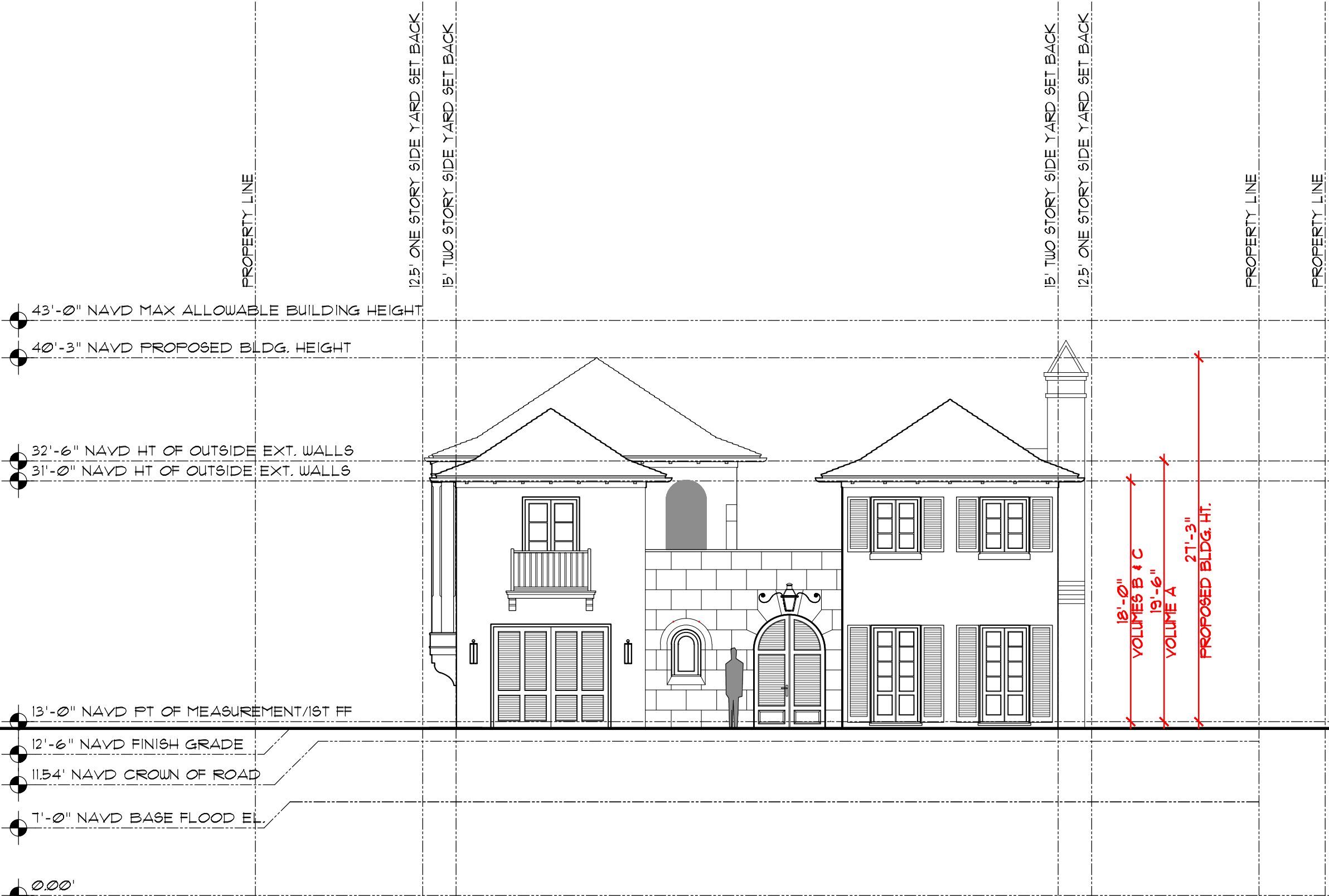
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A2.3
SCALE :
AS NOTED
DATE :
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1

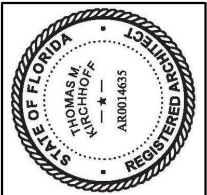
NORTH ELEVATION

1/8" = 1'-0"



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TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FL 33480

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A3.1



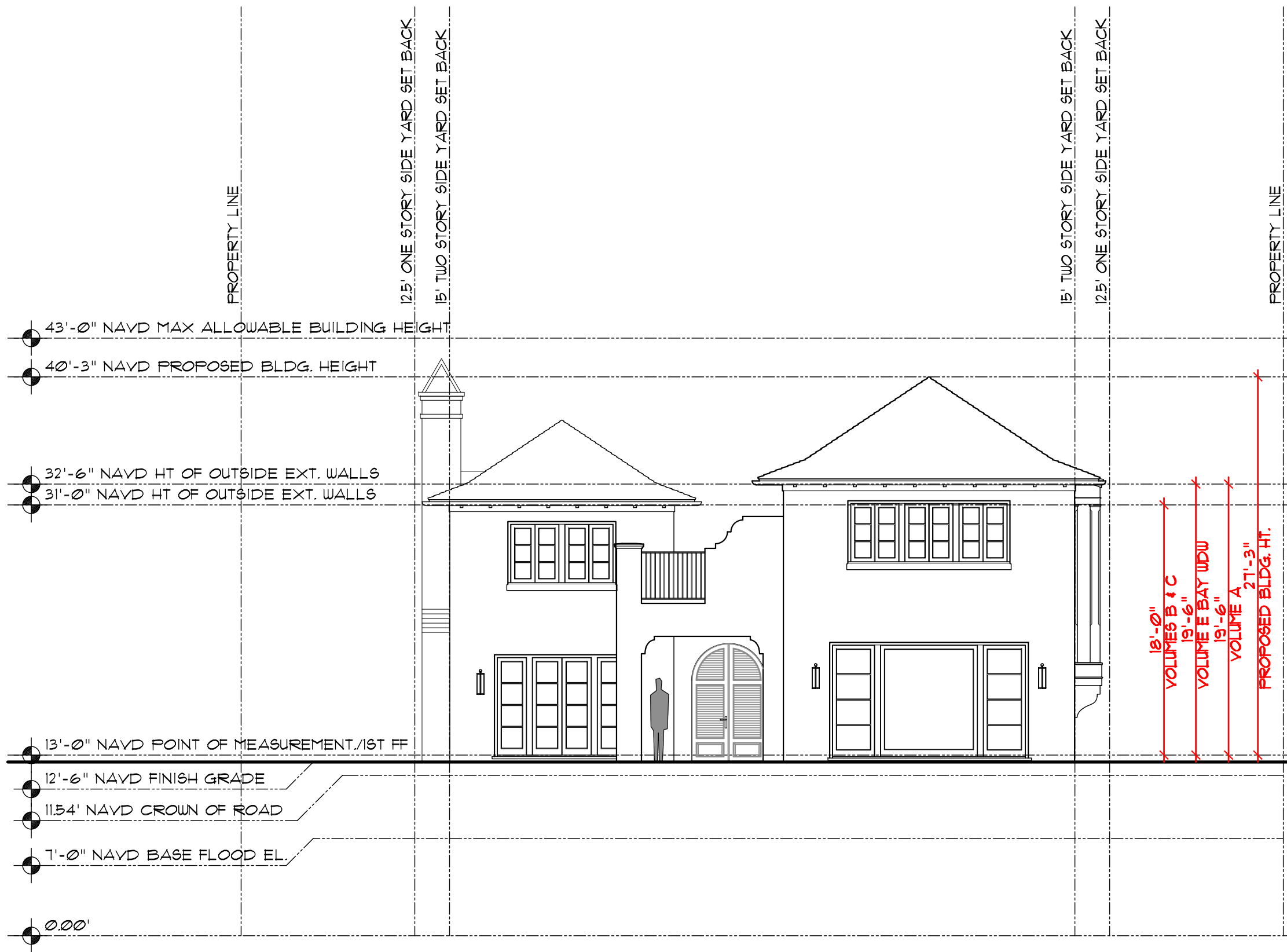
2 **WEST ELEVATION**
1/8" = 1'-0"

ARC - 24 - 0052 ZON - 24 - 0033

 KIRCHOFF & ASSOCIATES ARCHITECTS				TOLKAN RESIDENCE 130 SEASPRAY AVE PALM BEACH, FL 33480		PROJECT #: 2406 DWG REF:		A3.2	
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2

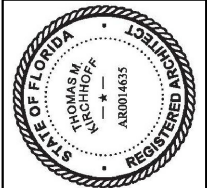
SOUTH ELEVATION
1/8" = 1'-0"





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130 SEASPRAY AVE
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PROPERTY LINE

10' ONE STORY REAR YARD SET BACK

15' TWO STORY REAR YARD SET BACK

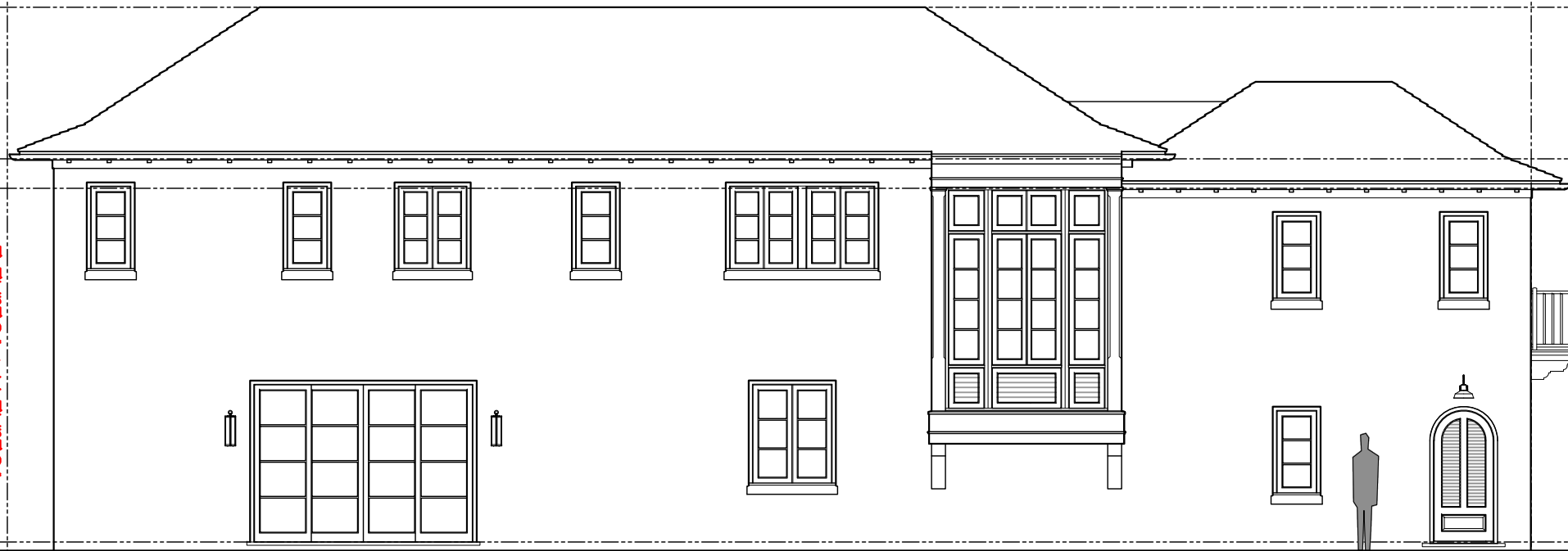
30' TWO STORY FRONT YARD SET BACK

25' ONE STORY FRONT YARD SET BACK

PROPERTY LINE

21'-3"
PROPOSED BLDG. HT.
19'-6"
VOLUME A & VOLUME E

18'-0"
VOLUMES B & C



- 43'-0" NAVD MAX ALLOWABLE HT.
- 40'-3" NAVD OVERALL BLDG. HEIGHT
- 32'-6" NAVD HT OF OUTSIDE EXT. WALL
- 31'-0" NAVD HT OF OUTSIDE EXT. WALL
- 13'-0" NAVD POINT OF MEASUREMENT
- 12'-6" NAVD FINISH GRADE
- 11.54' NAVD CROWN OF ROAD
- 7'-0" NAVD BASE FLOOD EL.
- 0.00'

2

EAST ELEVATION

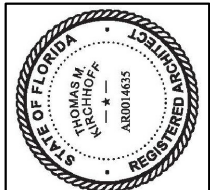
1/8" = 1'-0"

ARC - 24 - 0052 ZON - 24 - 0033



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TOLKAN RESIDENCE

130 SEASPRAY AVE
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A3.4



Roof Option A/Cedar Shingles (Photo shows image of shingles after weathering)

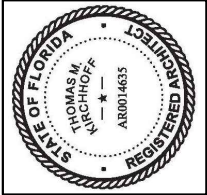


Roof Option B/Ludowici Century Shake



Roof Option B/Ludowici Century Shake/Aged Cedar

TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480



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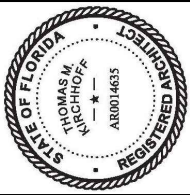


Breezeway Walls/Coral Stone (1)

Stucco Walls-Wood Windows/Benjamin Moore Chantilly Lace OC-65 (2)

Louvered Shutters/Benjamin Moore Yarmouth Blue HC-150 (3)

Railings-Bay Window-Outlookers-Wood Trim/Limed Cypress (4)

 KIRCHOFF & ASSOCIATES ARCHITECTS		TOLKAN RESIDENCE 130 SEASPRAY AVE PALM BEACH, FL 33480		PROJECT #: 2406	A3.6
		THOMAS M. KIRCHHOFF FL REG. NO. AB0014635	1907 COMMERCE LANE SUITE 106 JUPITER, FLORIDA 33458 561.575.9994	DWG REF:	