

MATERIALS	
LOUVERED SHUTTERS	BENJAMIN MOORE YARMOUTH BLUE HC-150
BREEZEWAY WALLS	CORAL STONE
STUCCO WALLS	BENJAMIN MOORE CHANTILLY LACE OC-65
RAILINGS, BAY WINDOW, OUTLOOKERS & WOOD TRIM	LIMED CYPRESS
ROOF	CEDAR SHINGLES



NORTH ELEVATION

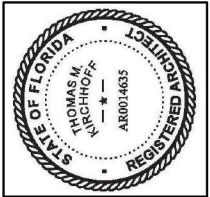
1/4" = 1'-0"

ARC - 24 - 0052 ZON - 24 - 0033

PROJECT # : 2406	A3.7	
	SCALE : AS NOTED	DATE : 7.1.24
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TOLKAN RESIDENCE

130 SEASPRAY ROAD
PALM BEACH, FL 33480



THOMAS M. KIRCHHOFF
 FL REG. NO. AR0014635

1907 COMMERCE LANE
 SUITE 106
 JUPITER, FLORIDA 33458
 561.575.9994



KIRCHOFF & ASSOCIATES
 ARCHITECTS

MATERIALS	
LOUVERED SHUTTERS	BENJAMIN MOORE YARMOUTH BLUE HC-150
BREEZEWAY WALLS	CORAL STONE
STUCCO WALLS	BENJAMIN MOORE CHANTILLY LACE OC-65
RAILINGS, BAY WINDOW, OUTLOOKERS & WOOD TRIM	LIMED CYPRESS
ROOF	CEDAR SHINGLES



WEST ELEVATION

3/16" = 1'-0"

ARC - 24 - 0052 ZON - 24 - 0033

PROJECT # :
2406

DWG REF :

A3.8

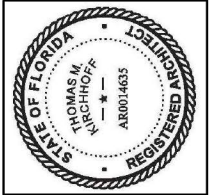
SCALE :
AS NOTED

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7.1.24

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TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FL 33480



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1907 COMMERCIAL LANE
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JUPITER, FLORIDA 33458
561.575.9994

KIRCHHOFF & ASSOCIATES
ARCHITECTS

MATERIALS	
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BREEZEWAY WALLS	CORAL STONE
STUCCO WALLS	BENJAMIN MOORE CHANTILLY LACE OC-65
RAILINGS, BAY WINDOW, OUTLOOKERS & WOOD TRIM	LIMED CYPRESS
ROOF	CEDAR SHINGLES



WEST ELEVATION

3/16" = 1'-0"

ARC - 24 - 0052 ZON - 24 - 0033

PROJECT # :
2406

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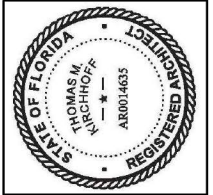
A3.8A

SCALE :
AS NOTED

DATE :
7.1.24

TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FL 33480



THOMAS M. KIRCHHOFF
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1907 COMMERCIAL LANE
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 561.575.9994



KIRCHHOFF & ASSOCIATES
 ARCHITECTS

MATERIALS	
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BREEZEWAY WALLS	CORAL STONE
STUCCO WALLS	BENJAMIN MOORE CHANTILLY LACE OC-65
RAILINGS, BAY WINDOW, OUTLOOKERS & WOOD TRIM	LIMED CYPRESS
ROOF	CEDAR SHINGLES



SOUTH ELEVATION

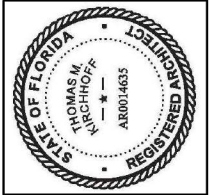
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ARC - 24 - 0052 ZON - 24 - 0033

PROJECT # : 2406	A3.9	
	SCALE : AS NOTED	DATE : 7.1.24
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 ARCHITECTS

MATERIALS	
LOUVERED SHUTTERS	BENJAMIN MOORE YARMOUTH BLUE HC-150
BREEZEWAY WALLS	CORAL STONE
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RAILINGS, BAY WINDOW, OUTLOOKERS & WOOD TRIM	LIMED CYPRESS
ROOF	CEDAR SHINGLES



EAST ELEVATION

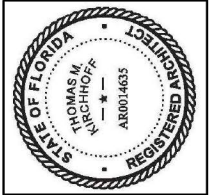
3/16" = 1'-0"

ARC - 24 - 0052 ZON - 24 - 0033

PROJECT # : 2406	A3.10	
	SCALE : AS NOTED	DATE : 7.1.24
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TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FL 33480



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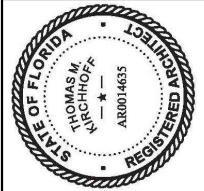
1907 COMMERCIAL LANE
SUITE 106
JUPITER, FLORIDA 33458
561.575.9994

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ARCHITECTS



PERSPECTIVE FROM NORTHEAST CORNER

TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480



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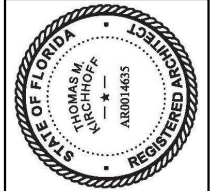

KIRCHOFF & ASSOCIATES
ARCHITECTS

PROJECT # : 2406	A3.11	SCALE : AS NOTED	DATE : 7.15.24
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PERSPECTIVE FROM NORTHWEST CORNER

TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480



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1907 COMMERCE LANE
SUITE 106
JUPITER, FLORIDA 33458
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ARCHITECTS

PROJECT #:
2406
DWG REF:

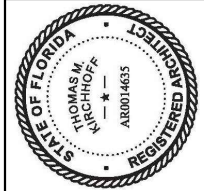
A3.12
SCALE:
AS NOTED
DATE:
7.15.24

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PERSPECTIVE FROM SOUTHWEST CORNER

TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480

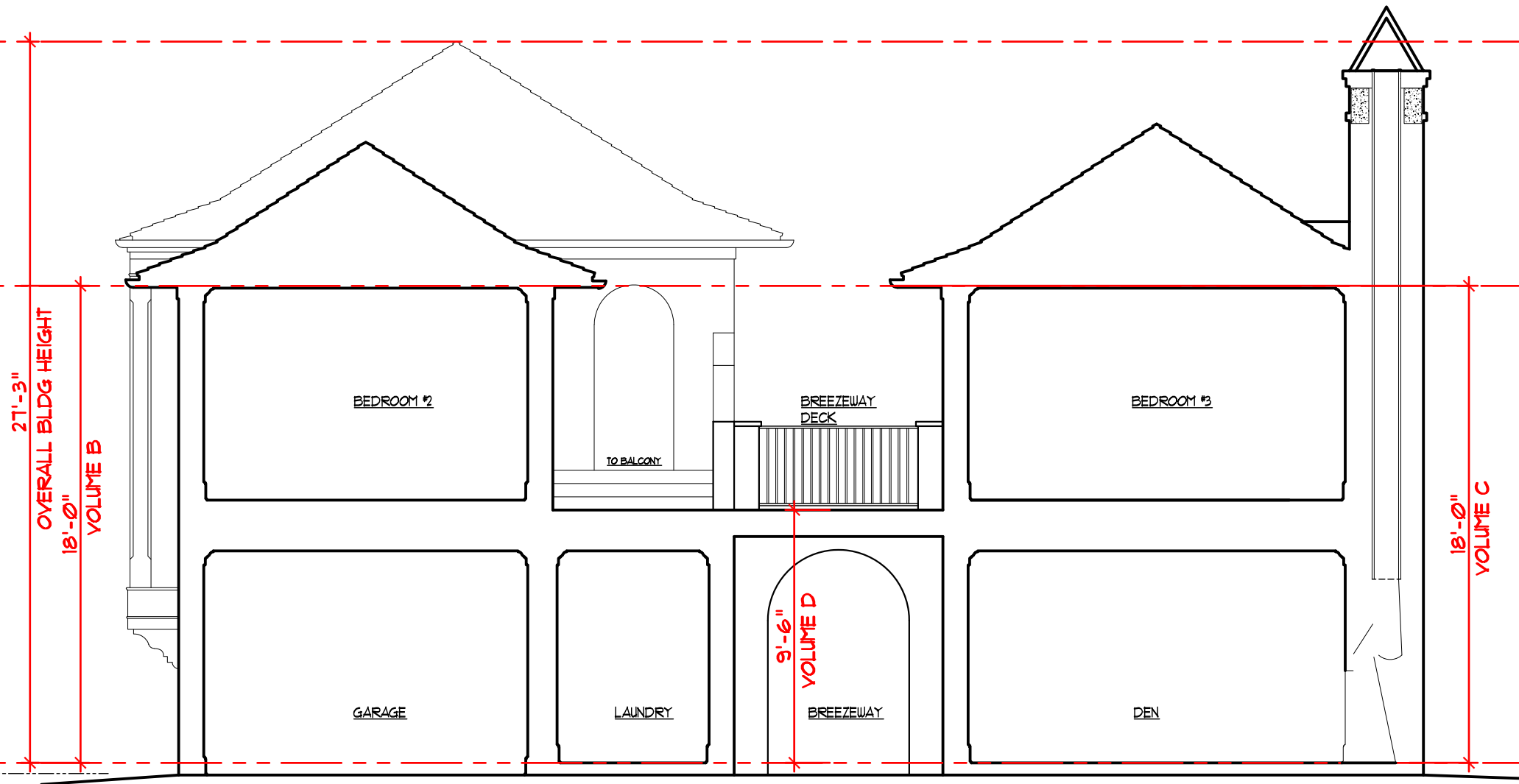


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1907 COMMERCE LANE
SUITE 106
JUPITER, FLORIDA 33458
561.575.9994

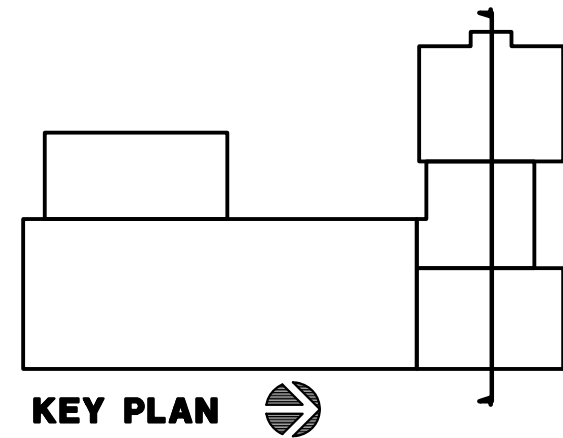

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ARCHITECTS

PROJECT # :
2406
DWG REF :
A3.13
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AS NOTED
DATE :
7.15.24

- 43'-0" NAVD MAX ALLOWABLE BLDG HEIGHT
- 40'-3" NAVD OVERALL BLDG. HT.
- 32'-6" NAVD HT OF OUTSIDE EXT. WALLS
- 31'-0" NAVD HT OF OUTSIDE EXT. WALLS
- 24'-5" NAVD 2ND FF MAIN HOUSE
- 22'-11" NAVD 2ND FF FRONT OF HOUSE
- 13'-0" NAVD PT. OF MEASUREMENT/1ST FF
- 12'-6" NAVD GRADE
- 11.54' NAVD CROWN OF ROAD
- 7.00' NAVD BASE FLOOD ELEVATION
- 0.00'

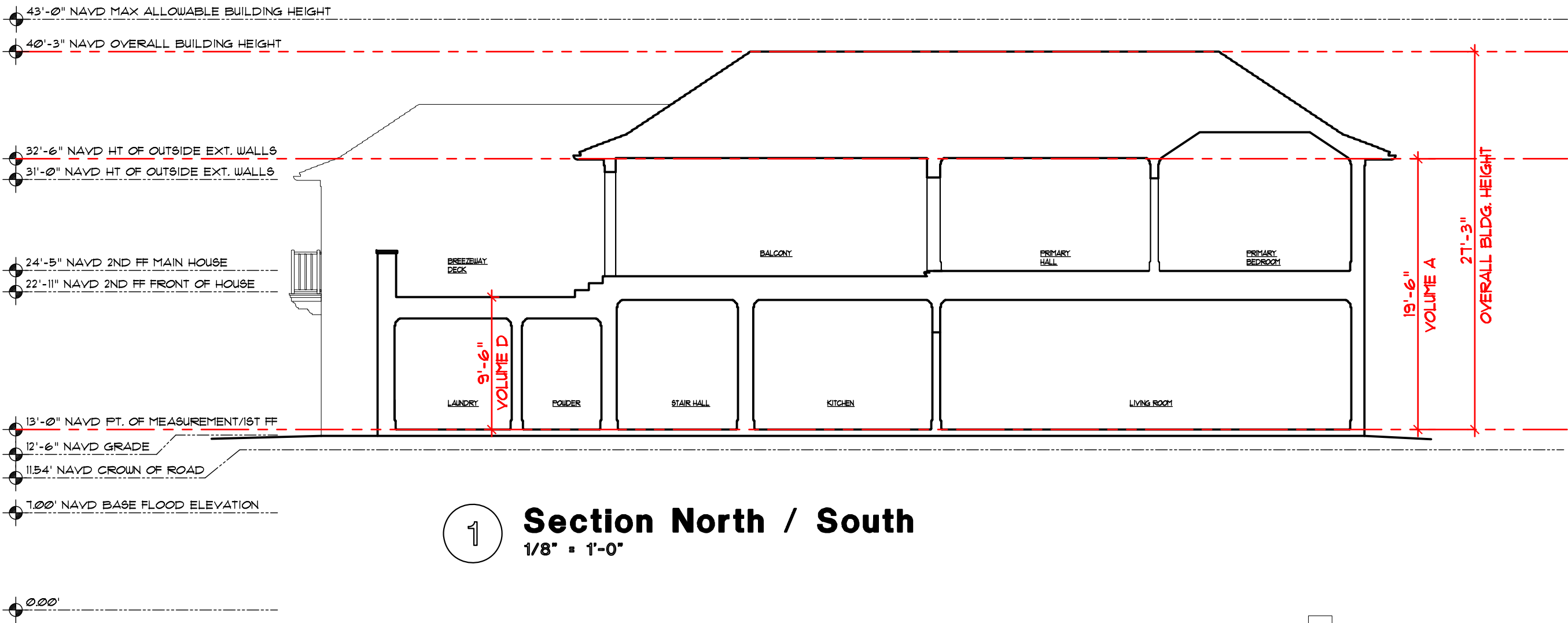


1 Section at Entry/Den
3/16" = 1'-0"

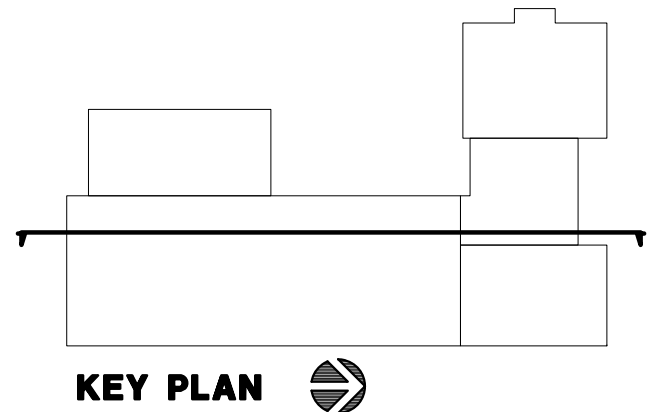


KEY PLAN

PROJECT #: 2406		DWG REF:		A5.1	
COPYRIGHT © 2024		SCALE: AS NOTED		DATE: 7.12.24	
TOLKAN RESIDENCE 130 SEASPRAY AVE PALM BEACH, FL 33480					
THOMAS M. KIRCHHOFF FL REG. NO. AR0014635		1907 COMMERCIAL LANE SUITE 106 JUPITER, FLORIDA 33458 561.575.9994			
 KIRCHHOFF & ASSOCIATES ARCHITECTS					

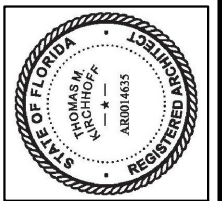


1 Section North / South
1/8" = 1'-0"



PROJECT #: 2406	A5.2	
	SCALE: AS NOTED	DATE: 7.1.24
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130 SEASPRAY AVE
PALM BEACH, FL 33480



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

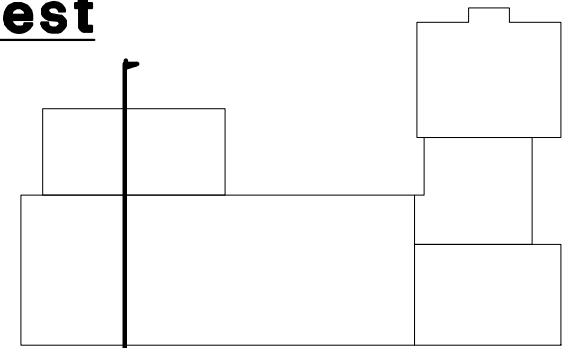
KIRCHHOFF & ASSOCIATES
ARCHITECTS



1

Section Living Room East / West

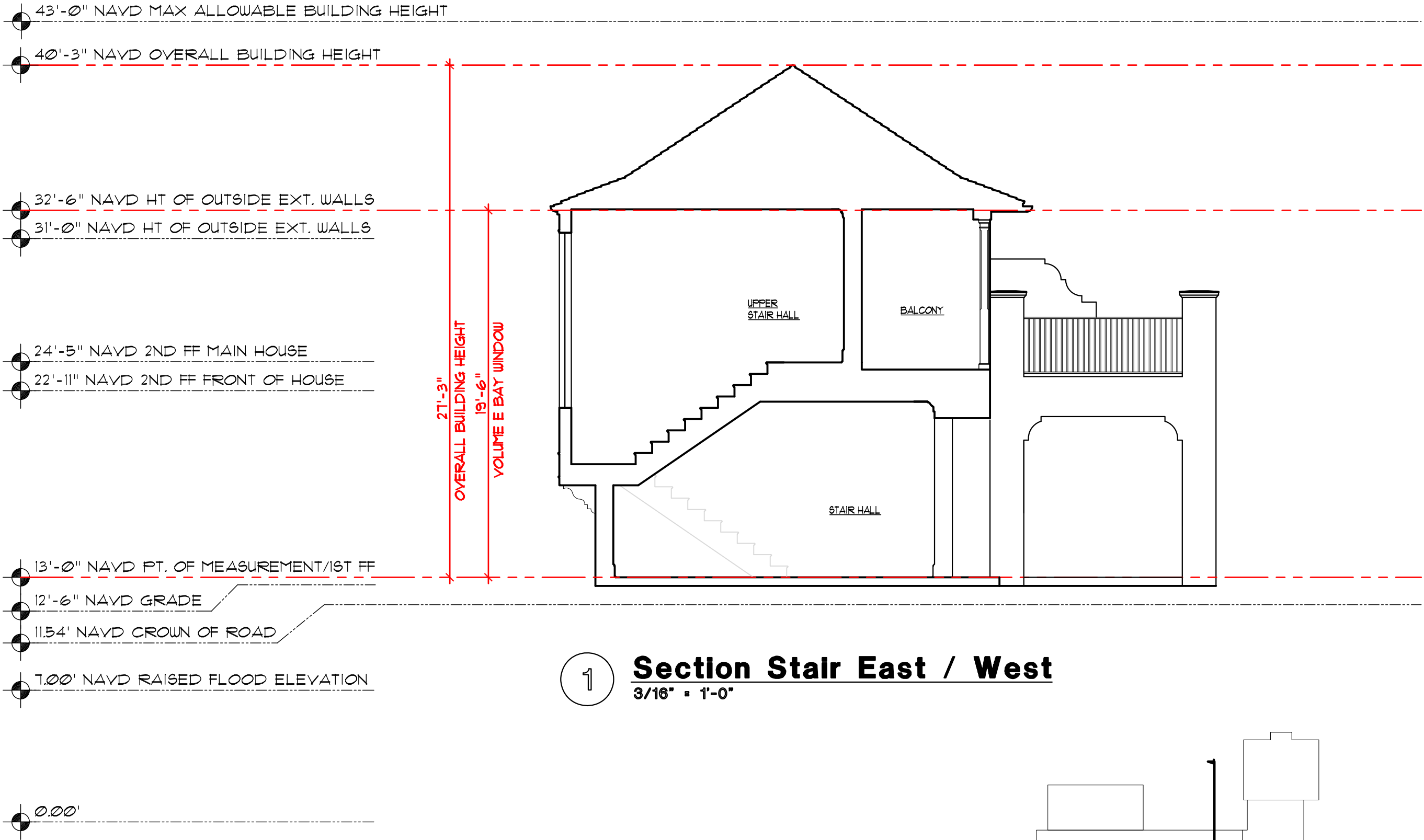
3/16" = 1'-0"



KEY PLAN

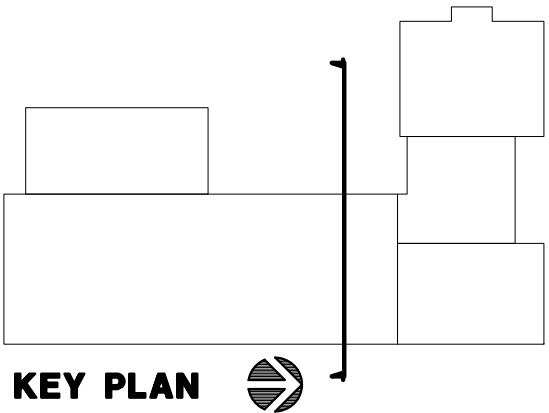
ARC - 24 - 0052 ZON - 24 - 0033

PROJECT #: 2406		DWG REF:		A5.3		SCALE: AS NOTED		DATE: 7.124	
TOLKAN RESIDENCE		130 SEASPRAY AVE		PALM BEACH, FL 33480					
THOMAS M. KIRCHHOFF FL REG. NO. AR0014635									
1907 COMMERCIAL LANE SUITE 106 JUPITER, FLORIDA 33458 561.575.9994									
KIRCHHOFF & ASSOCIATES ARCHITECTS									



1

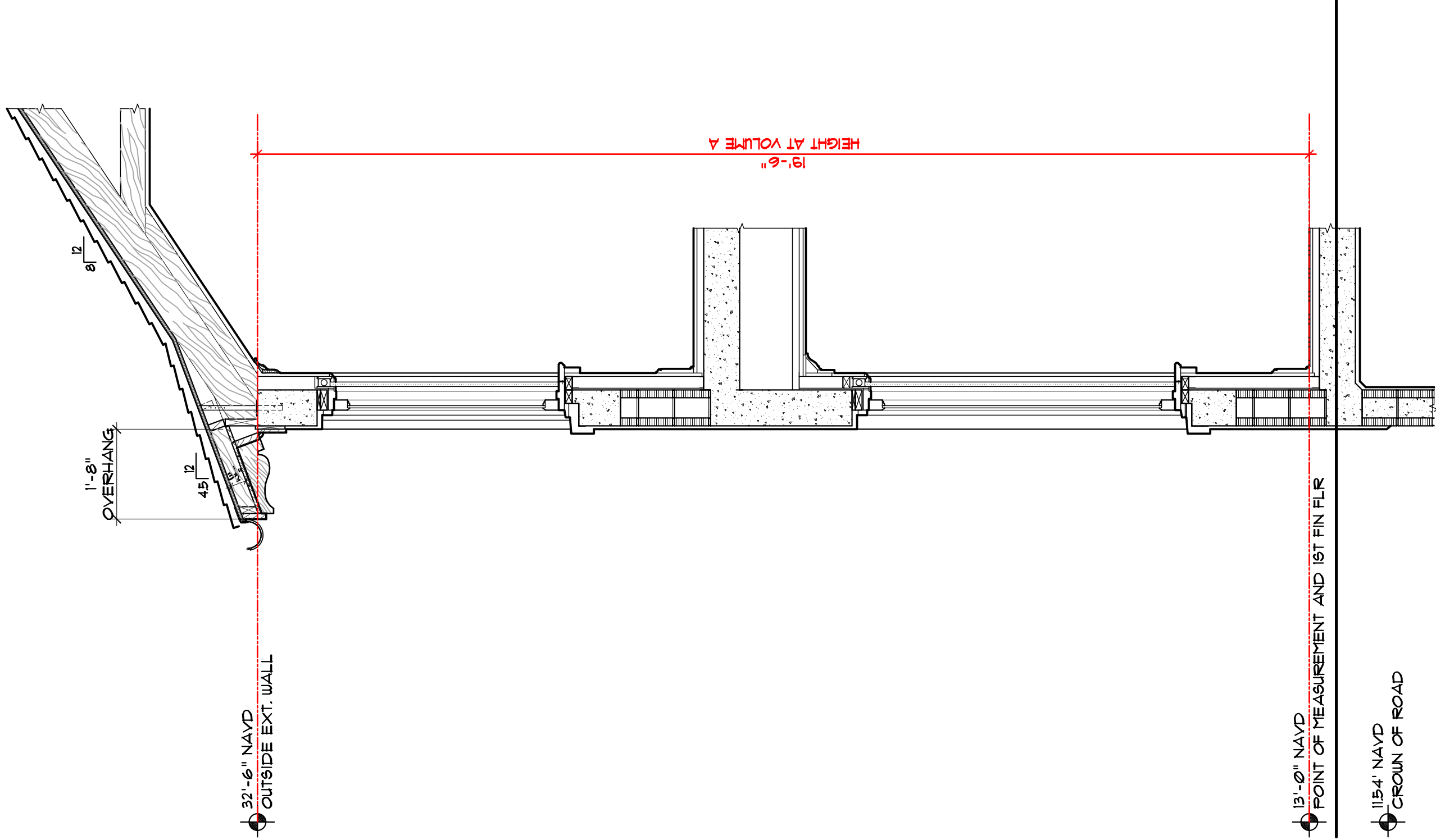
Section Stair East / West
3/16" = 1'-0"



KEY PLAN



A5.4		PROJECT #: 2406	DWG REF:	SCALE: AS NOTED	DATE: 7.124
TOLKAN RESIDENCE 130 SEASPRAY AVE PALM BEACH, FL 33480		COPYRIGHT © 2024			
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 KIRCHOFF & ASSOCIATES ARCHITECTS					



1

TYP. SECTION MAIN HOUSE
1/2" = 1'-0" **CUBIC CONTENT VOLUME A**

ARC - 24 - 0052 ZON 24 - 0033



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ARCHITECTS

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FL REG. NO. AR000635

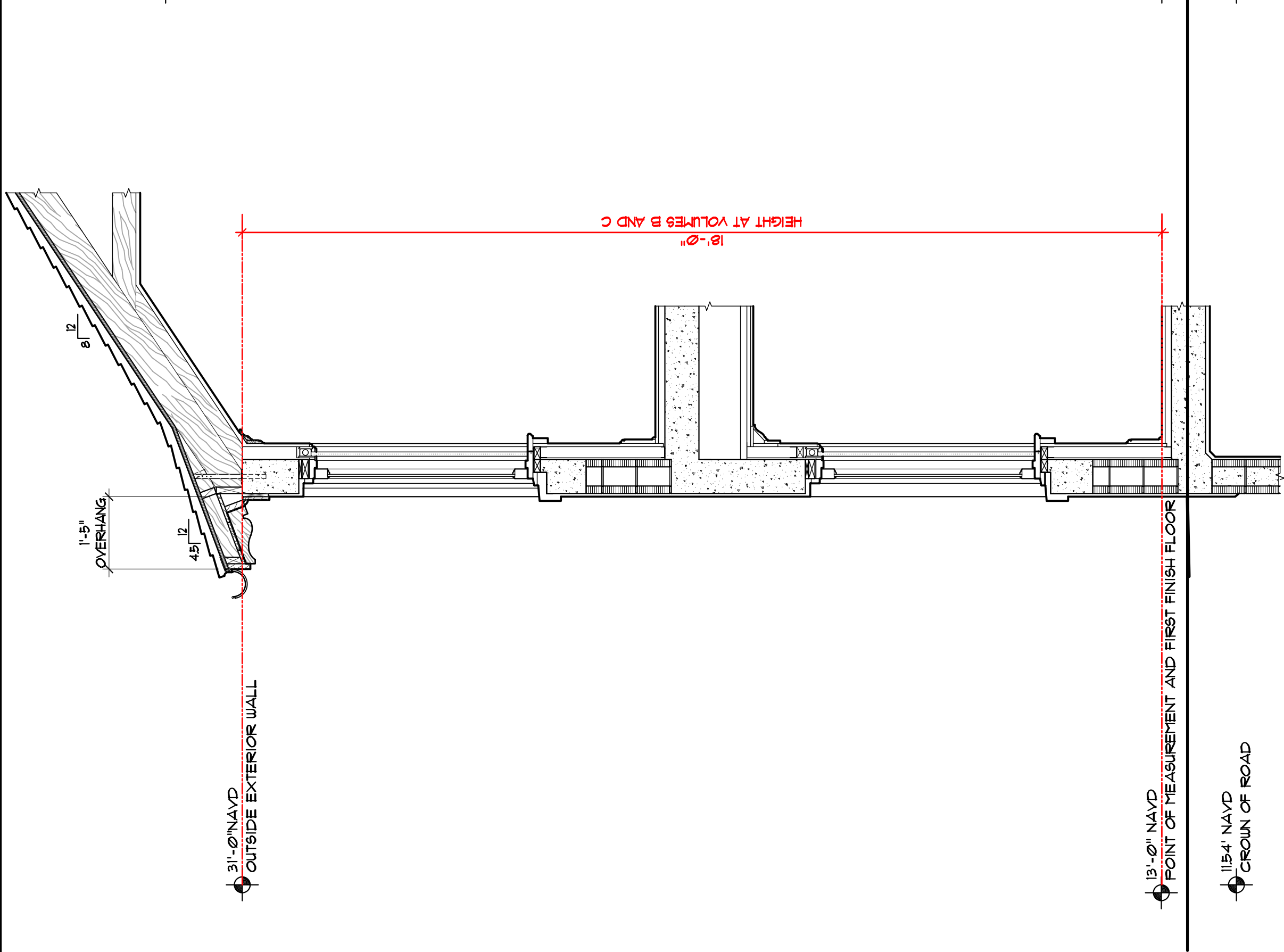
1907 COMMERCIAL LANE
SUITE 106
JUPITER, FLORIDA 33458
561.575.9994

REHABILITATION FOR:

TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FLORIDA 33480

PROJECT # : 2406		A5.5	
DWG SIZE: 11 X 17		SCALE : AS NOTED	DATE : 7.1.24
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2

TYP. SECTION FRONT OF HOUSE

1/2" = 1'-0"

CUBIC CONTENT VOLUMES B & C

ARC - 24 - 0052 ZON 24 - 0033



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ARCHITECTS

THOMAS M. KIRCHHOFF
FL REG. NO. AR000635

1907 COMMERCIAL LANE
SUITE 106
JUPITER, FLORIDA 33458
561.575.9994

REHABILITATION FOR:

TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FLORIDA 33480

PROJECT # :

2406

DWG SIZE:

11 X 17

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A5.6


$$1-1/2" = 1'-0"$$

18'-0"
ABOVE POINT OF
MEASUREMENT
PROPOSED
HEIGHT OF
OUTSIDE
EXTERIOR WALLS

2'-0"
TRAY
HEIGHT

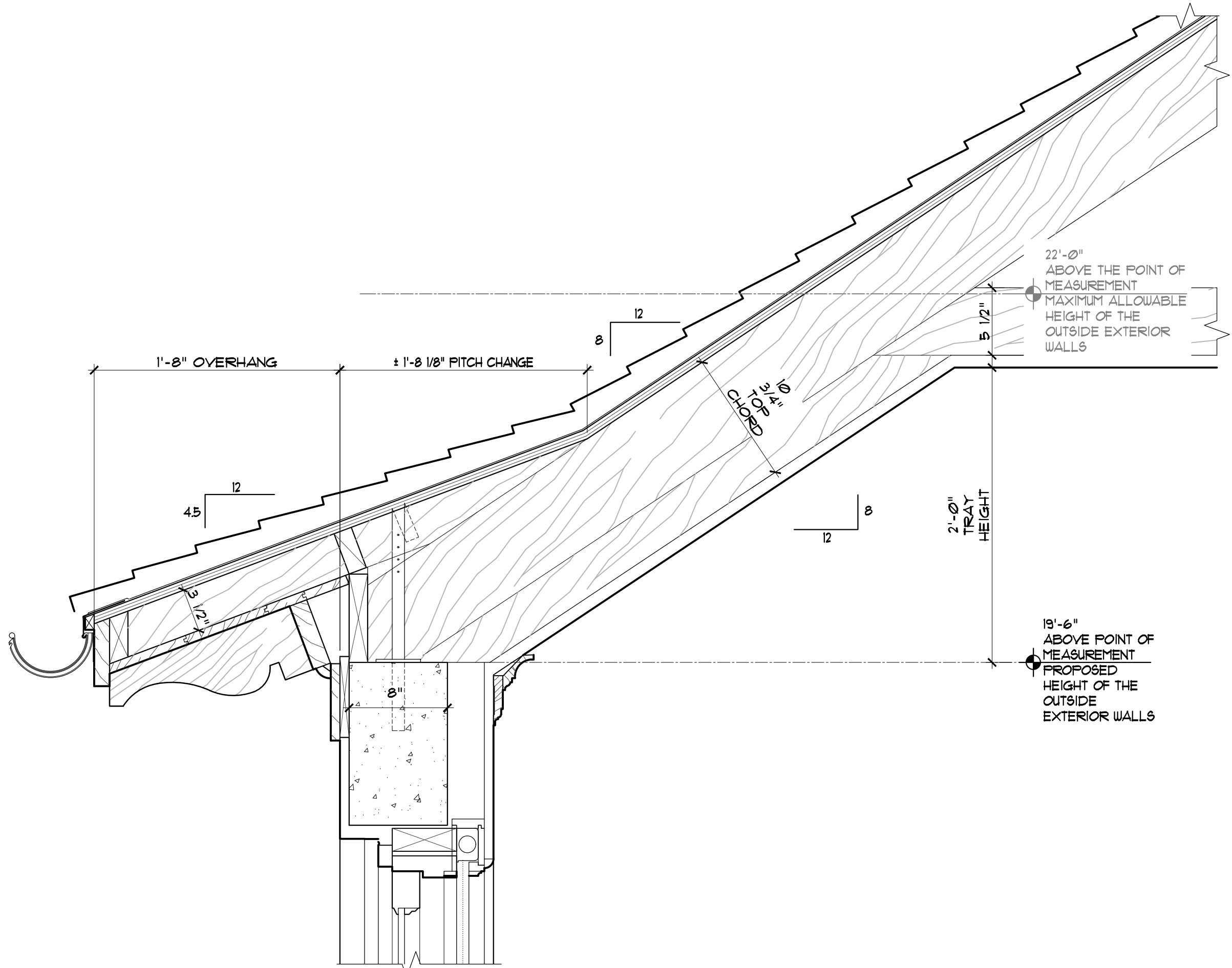
TOP 10
3/4" CHORD

± 1'-4 1/2" PITCH CHANGE



KIRCHOFF & ASSOCIATES
ARCHITECTS

ARC - 24 - 0052 ZON - 24 - 0033



1 eave at main house - volume A
1-1/2" = 1'-0"

ARC - 24 - 0052 ZON - 24 - 0033

6/29/2024 8:46:23 PM

PROJECT #: 2406	DWG REF:	A5.8	SCALE: AS NOTED	DATE: 7.124
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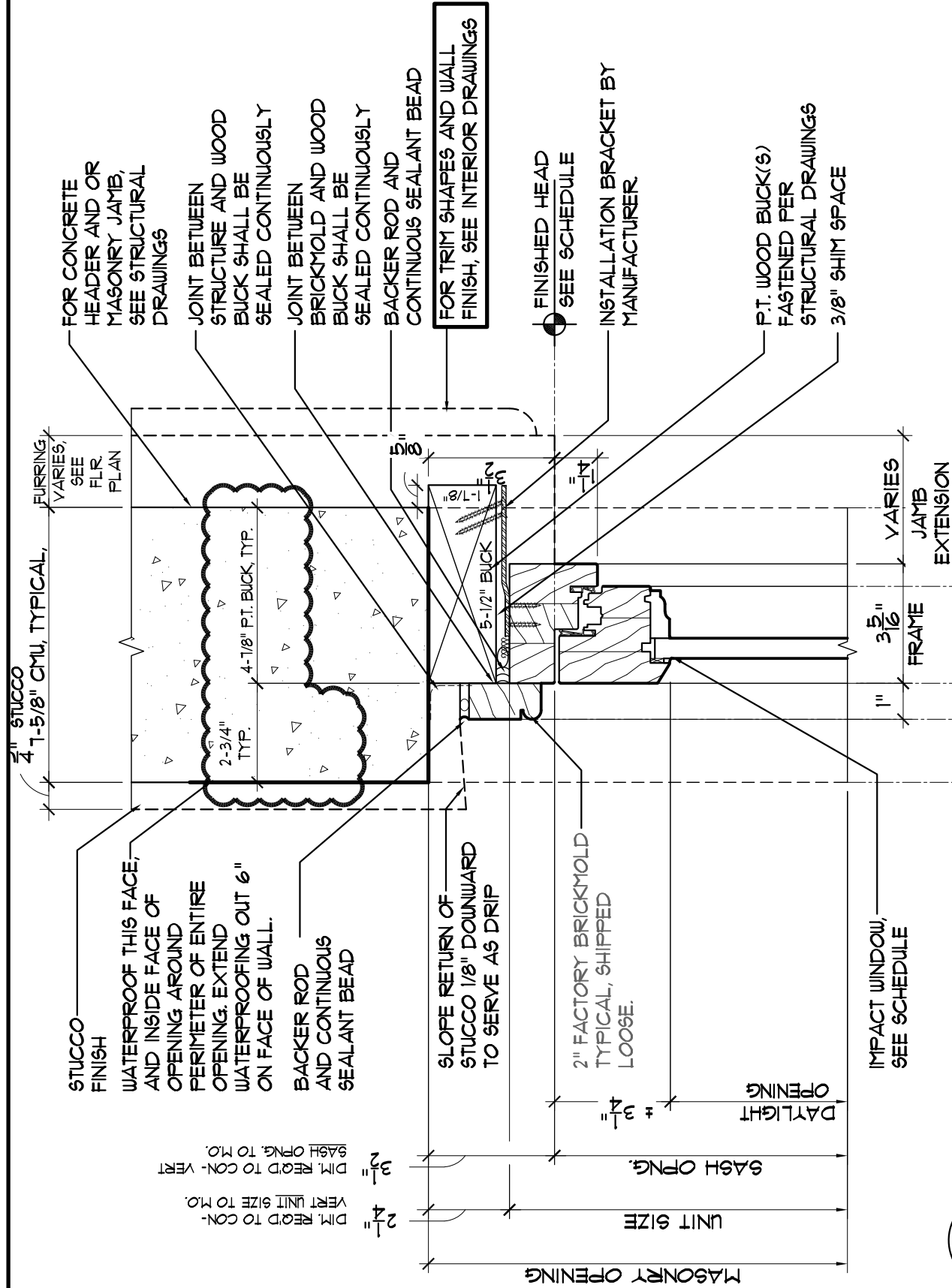
TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480

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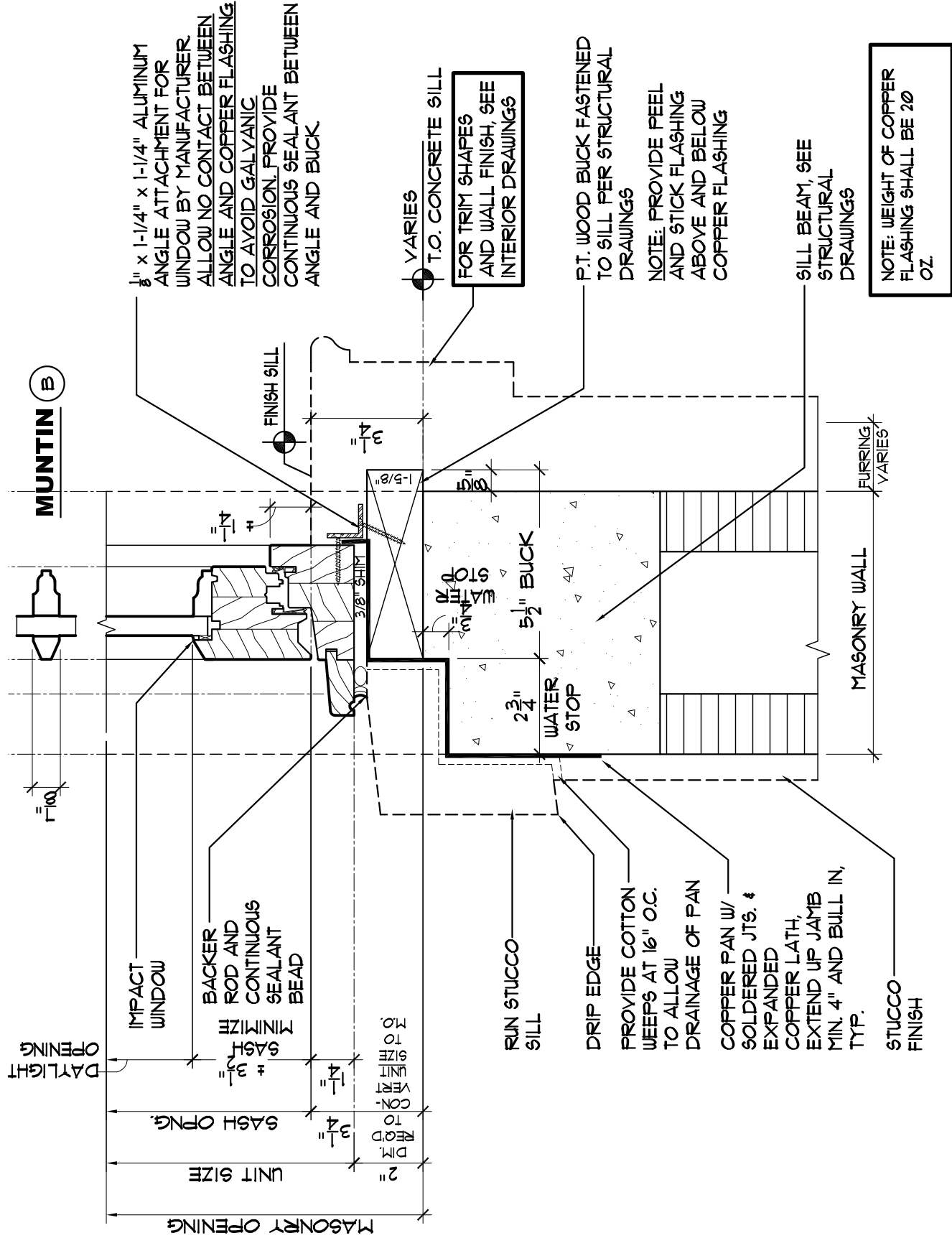
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SUITE 106
JUPITER, FLORIDA 33458
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casement window head and typical notes
3" = 1'-0"
JAMB SIMILAR



casement window sill and typical notes
3" = 1'-0"

ARC - 24 - 0052 ZON 24 - 0033



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1907 COMMERCE LANE
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561.575.9994

REHABILITATION FOR:

TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FLORIDA 33480

PROJECT #:
2406

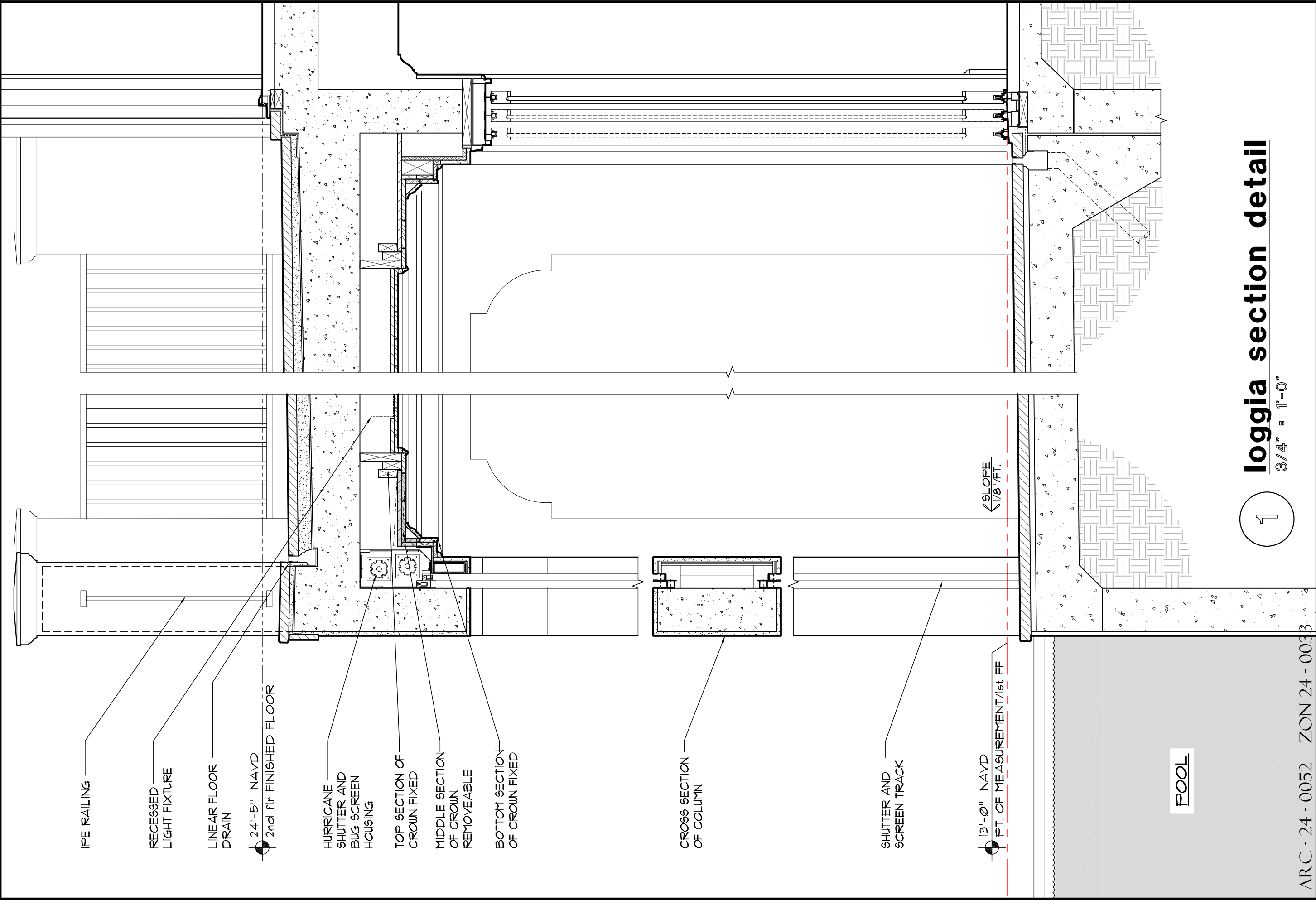
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A5.9



1 **loggia section detail** $\frac{3}{4}" = 1'-0"$



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561.575.9994

REHABILITATION FOR:

TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FLORIDA 33480

PROJECT # :
2406

DWG SIZE
11 X 17

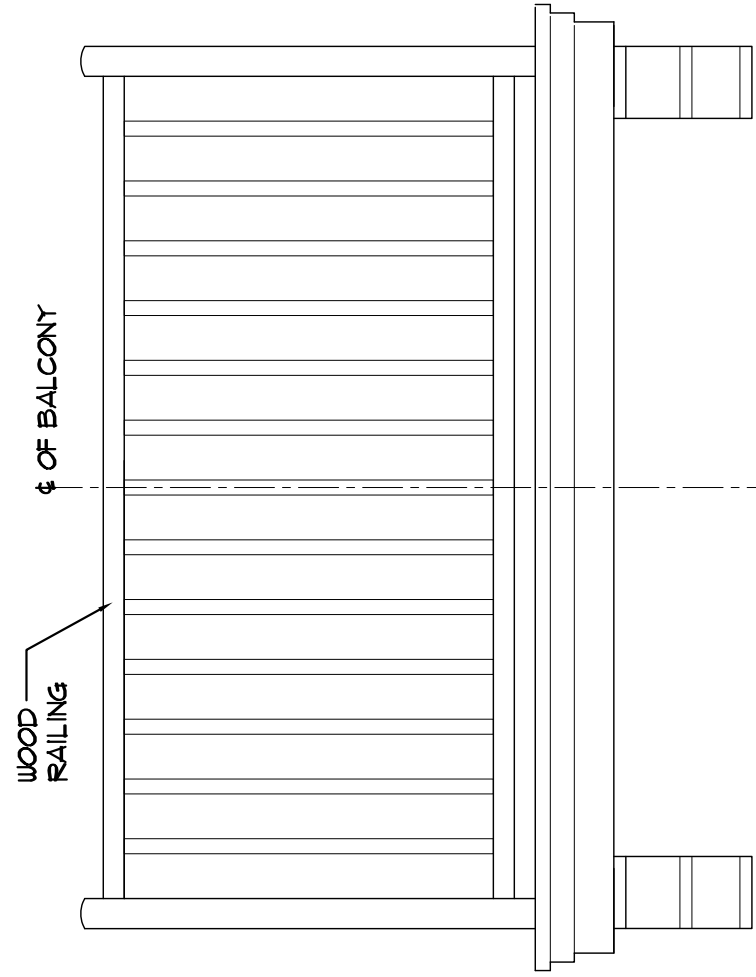
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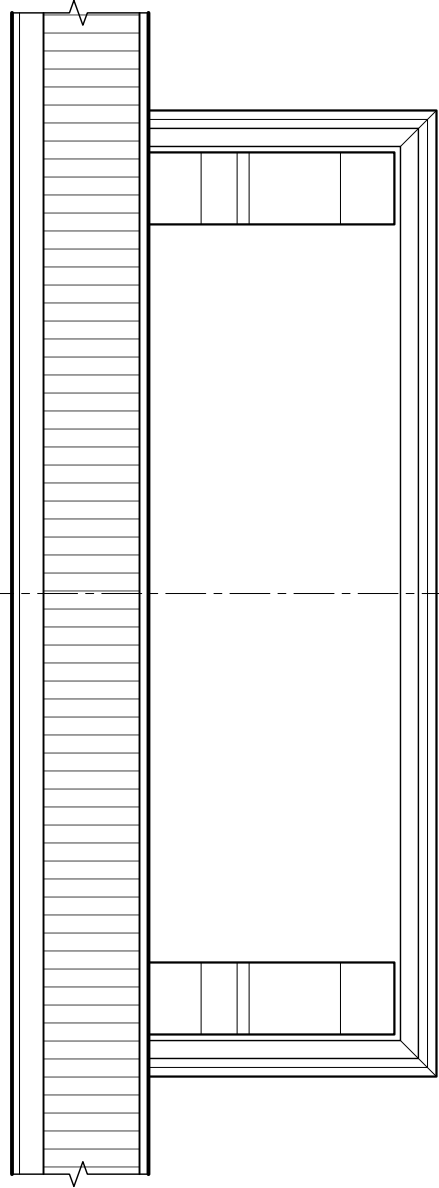
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6/20/2024

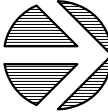
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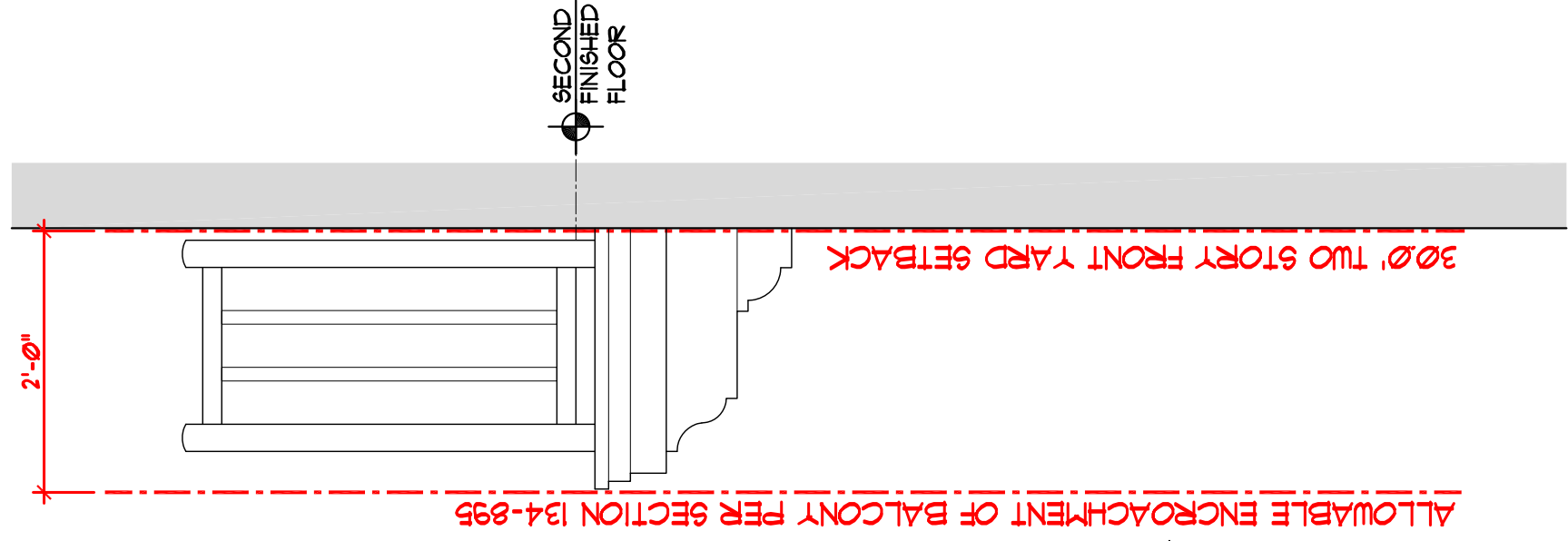
ARC - 24 - 0052 ZON 24 - 0033



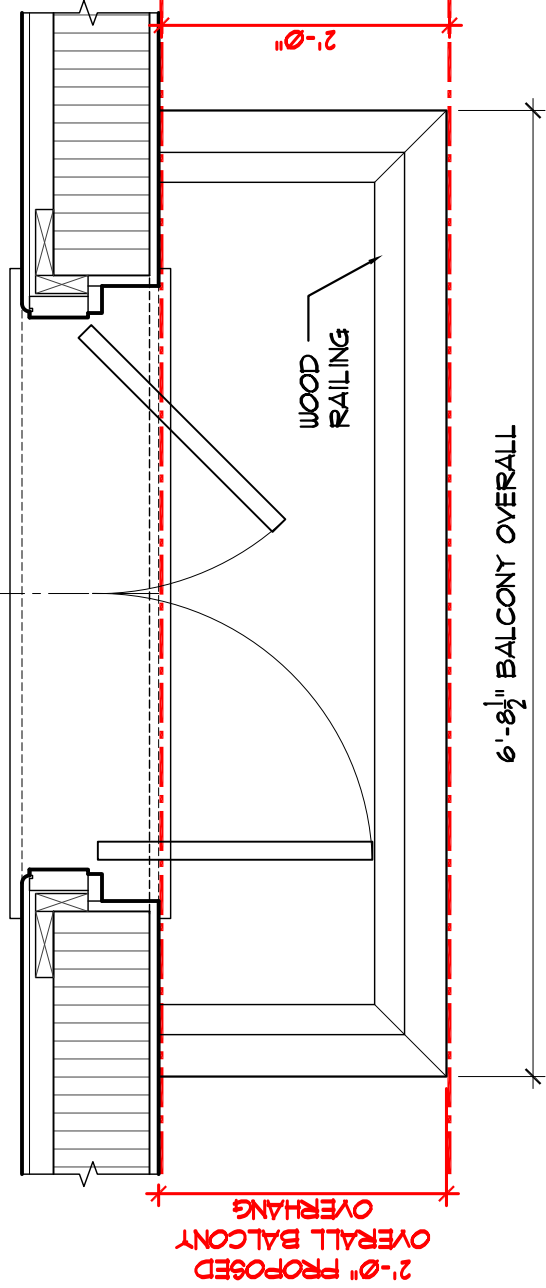
3 **elevation of balcony**
3/4" = 1'-0"



2 **underside of balcony** 
3/4" = 1'-0"



4 **side view**
3/4" = 1'-0"



1 **plan of balcony** 
3/4" = 1'-0"

6/29/2024 8:10:00 PM

ARC - 24 - 0052 ZON 24 - 0033



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REHABILITATION FOR:
TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FLORIDA 33480

PROJECT # :
2406

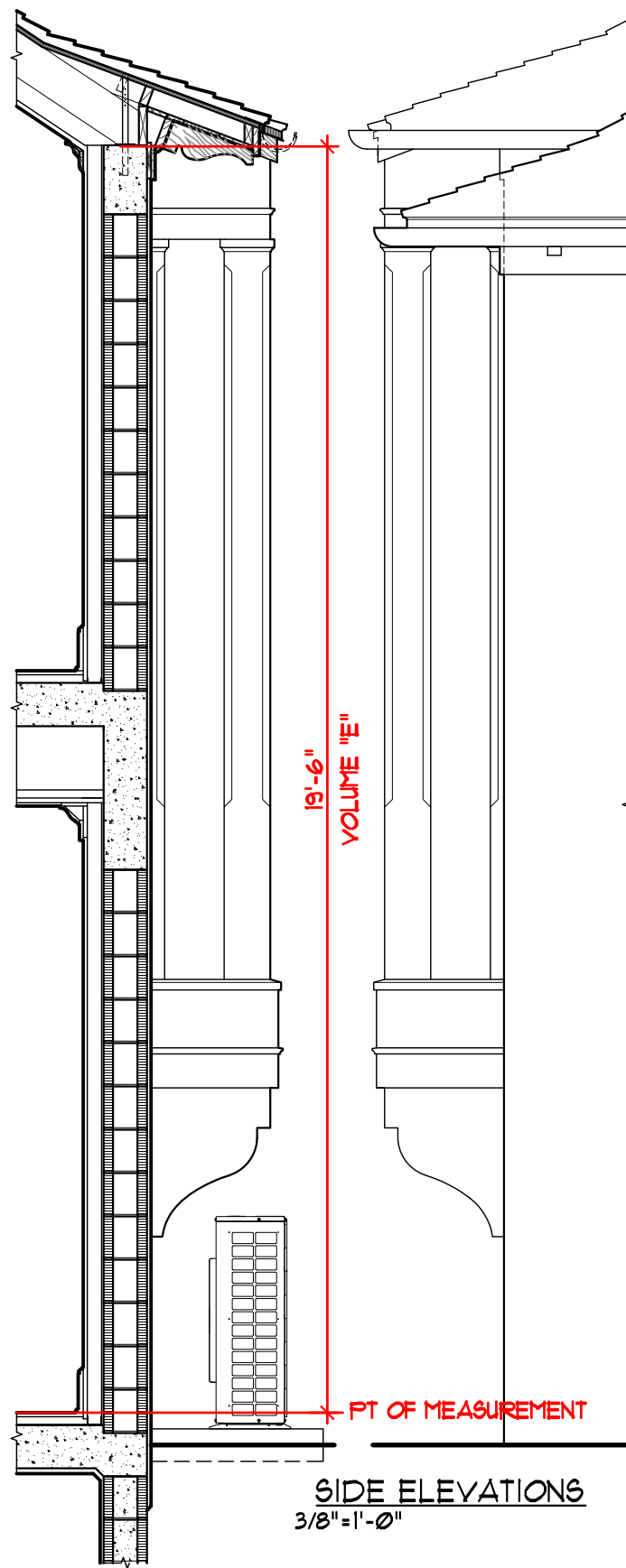
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11 X 17

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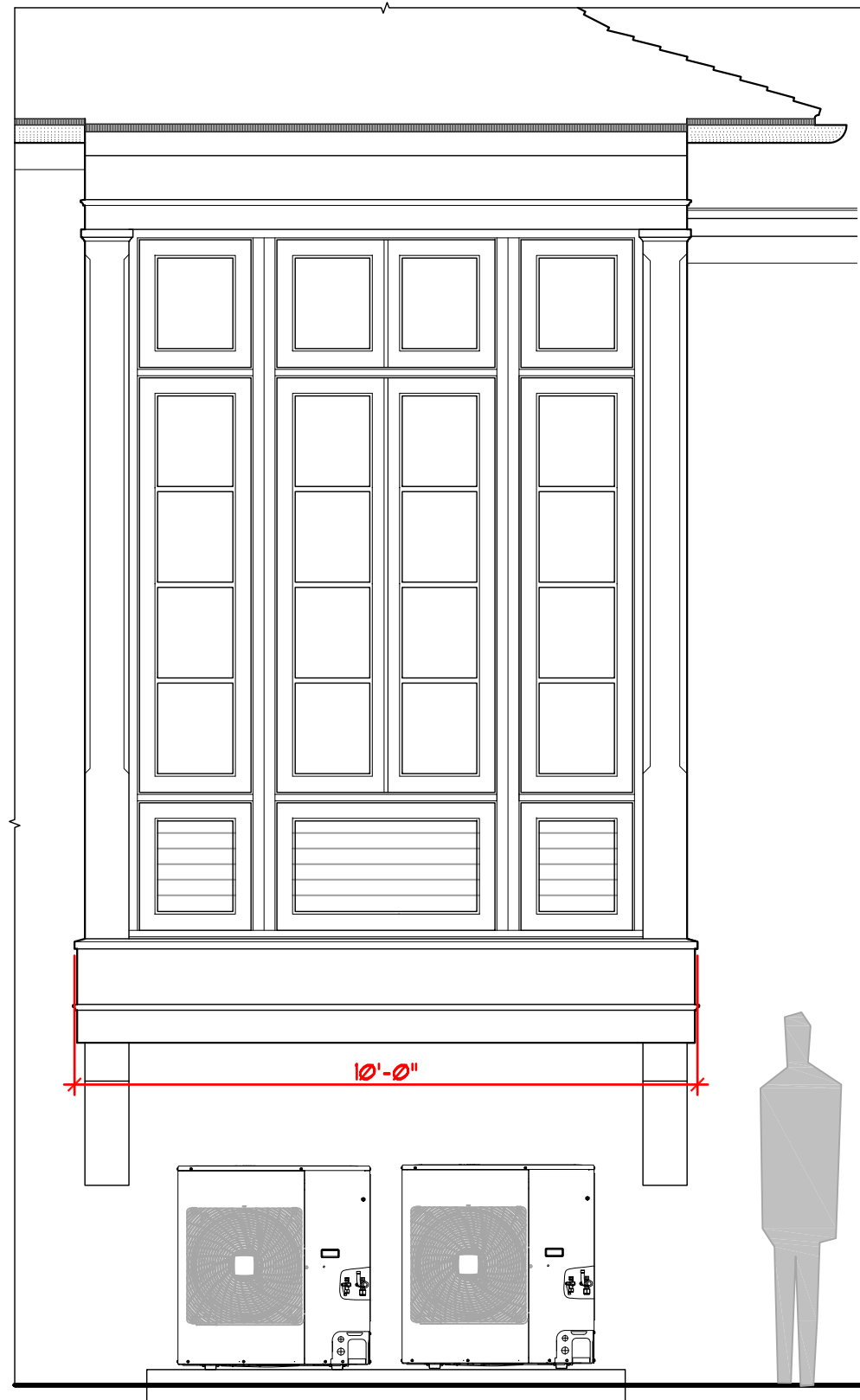
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DATE:
7/1/2024

A5.11

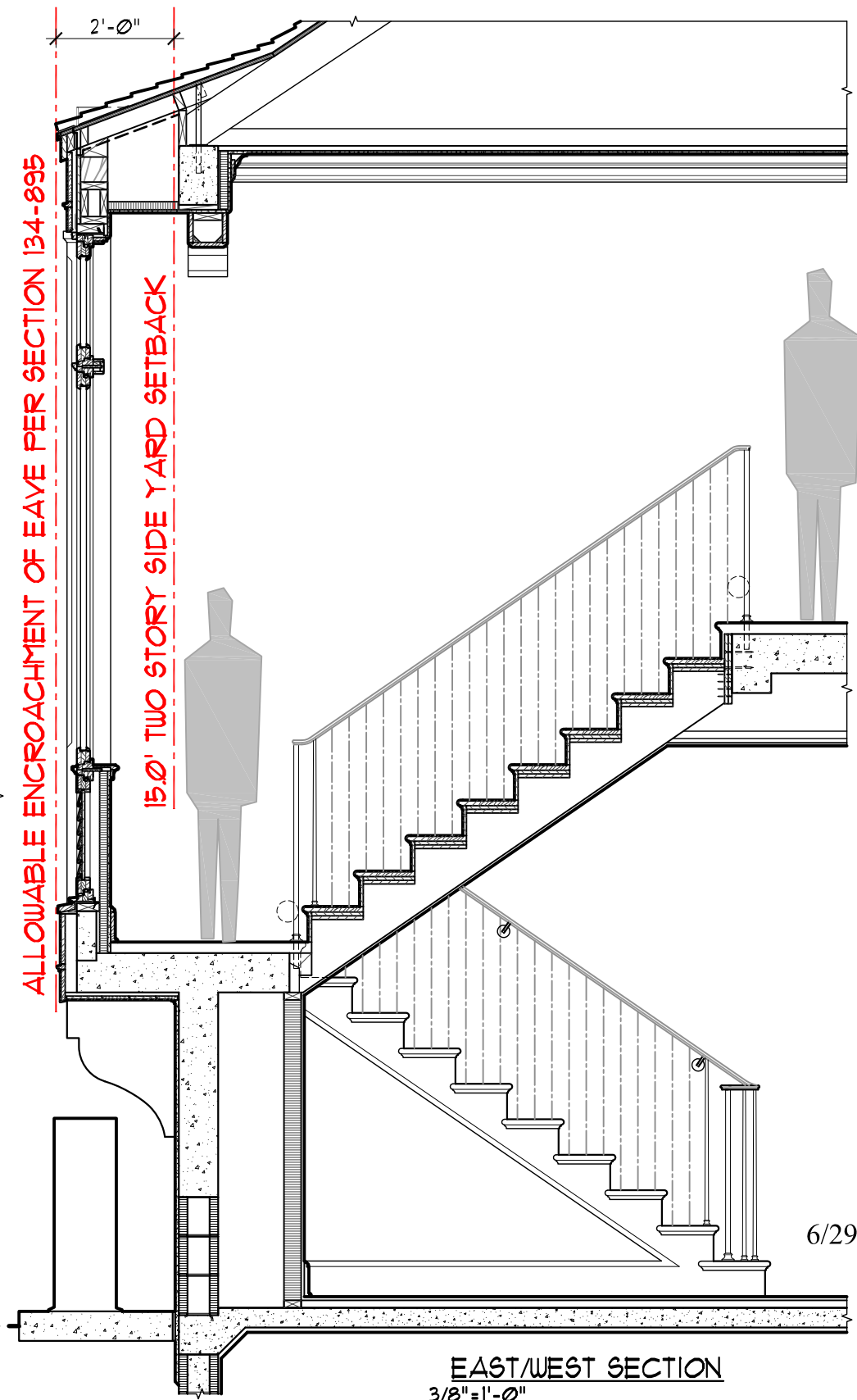


SIDE ELEVATIONS
3/8"=1'-0"



BAY WINDOW EAST ELEVATION (ABOVE)
3/8"=1'-0"

PLAN (BELOW)

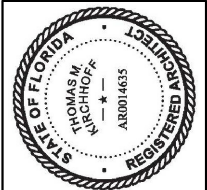


EAST/WEST SECTION
3/8"=1'-0"

SECTION 134-895 (1) - CHIMNEYS, CORNICES, EAVES, BAY WINDOWS AND BALCONIES MAY EXTEND 24 INCHES FROM THE MAIN AND/OR ACCESSORY BUILDING INTO THE YARD AREA. CHIMNEYS AND BAYS SHALL NOT EXCEED TEN FEET IN THE HORIZONTAL, MEASURED PARALLEL TO THE BUILDING WALL, AND THE TOTAL LINEAR DIMENSION FOR SUCH PROJECTION SHALL NOT EXCEED 25 PERCENT OF THE TOTAL DIMENSION ALONG THE BUILDING WALL FROM WHICH SUCH CHIMNEY AND/OR BAY WINDOW MAY PROJECT.

ARC - 24 - 0052 ZON - 24 - 0033

TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480

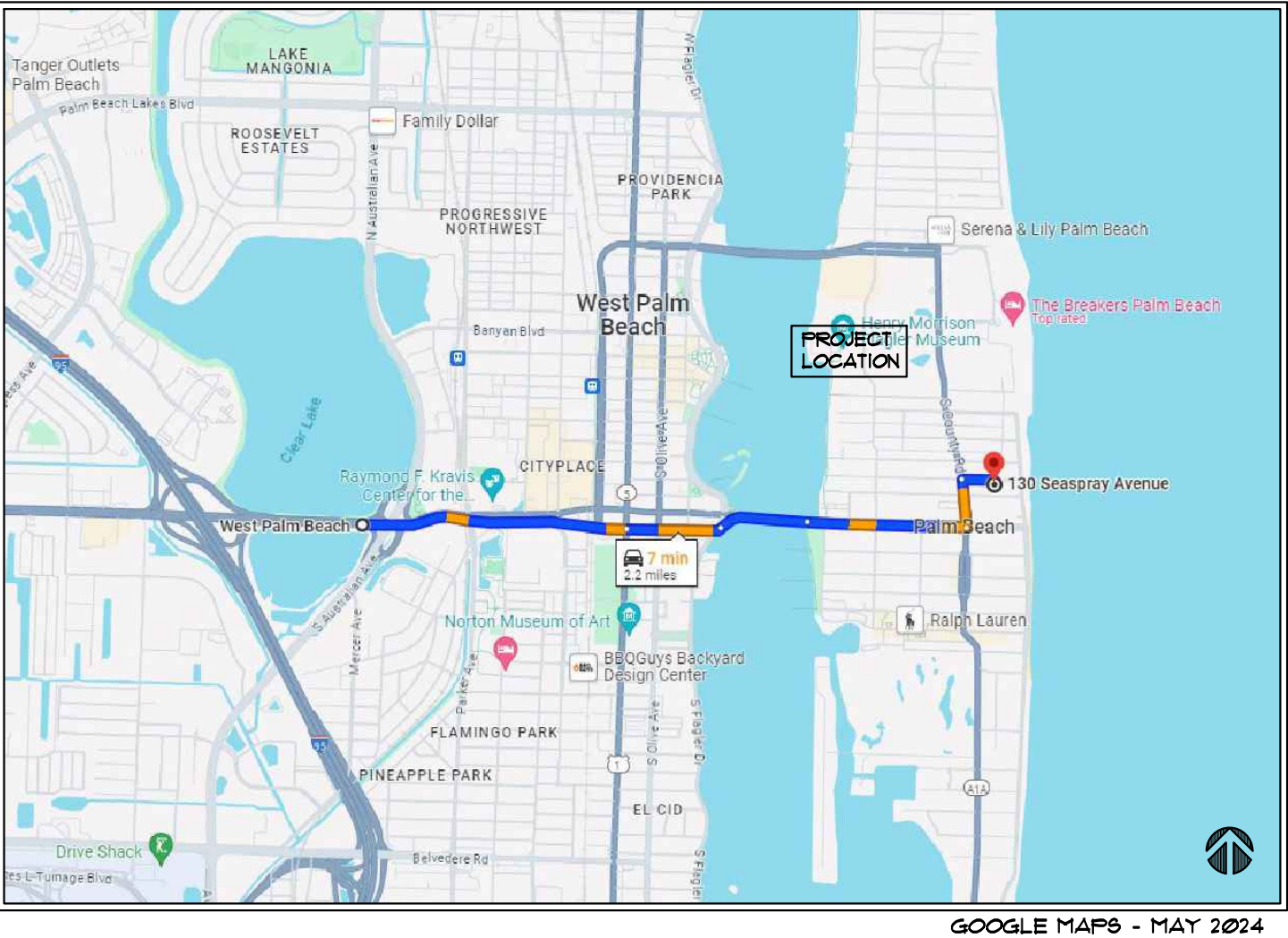


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1907 CONVILLE LANE
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A5.12

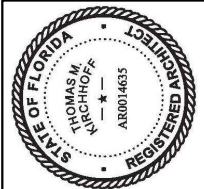


1 **TRUCK INGRESS/EGRESS ROUTE**

GENERAL NOTES

- 1. THE BEST ROUTE IS INDICATED VIA THE ROYAL PARK BRIDGE.
- 2. TRUCK DRIVERS WILL BE COGNIZANT OF SEASONS WHEN USE OF THE RIGHT-OF-WAY IS LIMITED/ RESTRICTED.
- 3. XX TRUCK DELIVERIES WILL ACCESS THE PROPERTY OVER XX MONTHS.

TOLKAN RESIDENCE
130 SEASPRAY AVE
PALM BEACH, FL 33480



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PROJECT #: 2406	A9.1	
	DWG REF:	DATE:
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320 ISLAND ROAD OR TARPON COVE, AS IT IS COMMONLY CALLED, SERVED AS THE INSPIRATION FOR THE CORAL STONE ELEVATION PROPOSED FOR 130 SEASPRAY. USING THE CORAL STONE FOR THE FRONT ELEVATION WAS A DIRECT REQUEST FROM THE CURRENT OWVER OF 130 SEASPRAY.



320 ISLAND ROAD GUEST HOUSE ENTRY

TOLKAN RESIDENCE

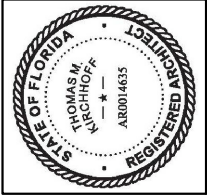
130 SEASPRAY AVE

PALM BEACH, FL 33480

PROJECT #:

2406

DWG REF:



THOMAS M. KIRCHHOFF

FL REG. NO. AR0014635

1907 COMMERCET LANE

SUITE 106

JUPITER, FLORIDA 33458

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ARCHITECTS

A9.3

SCALE:

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7.1.24

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47



228 SEABREEZE - CORAL STONE, FRONT ELEVATION WITH SMOOTH FINISH, COLOR AND JOINTS SIMILAR TO PROPOSED ELEVATION FOR 130 SEASPRAY



228 SEABREEZE - CORAL STONE ELEVATION



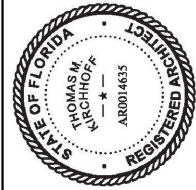
228 SEABREEZE - CORAL STONE WALL



228 SEABREEZE - CORAL STONE ELEVATION

TOLKAN RESIDENCE

130 SEASPRAY AVE
PALM BEACH, FL 33480



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KIRCHHOFF & ASSOCIATES
ARCHITECTS

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A9.4

SCALE:
AS NOTED
DATE:
7.1.24