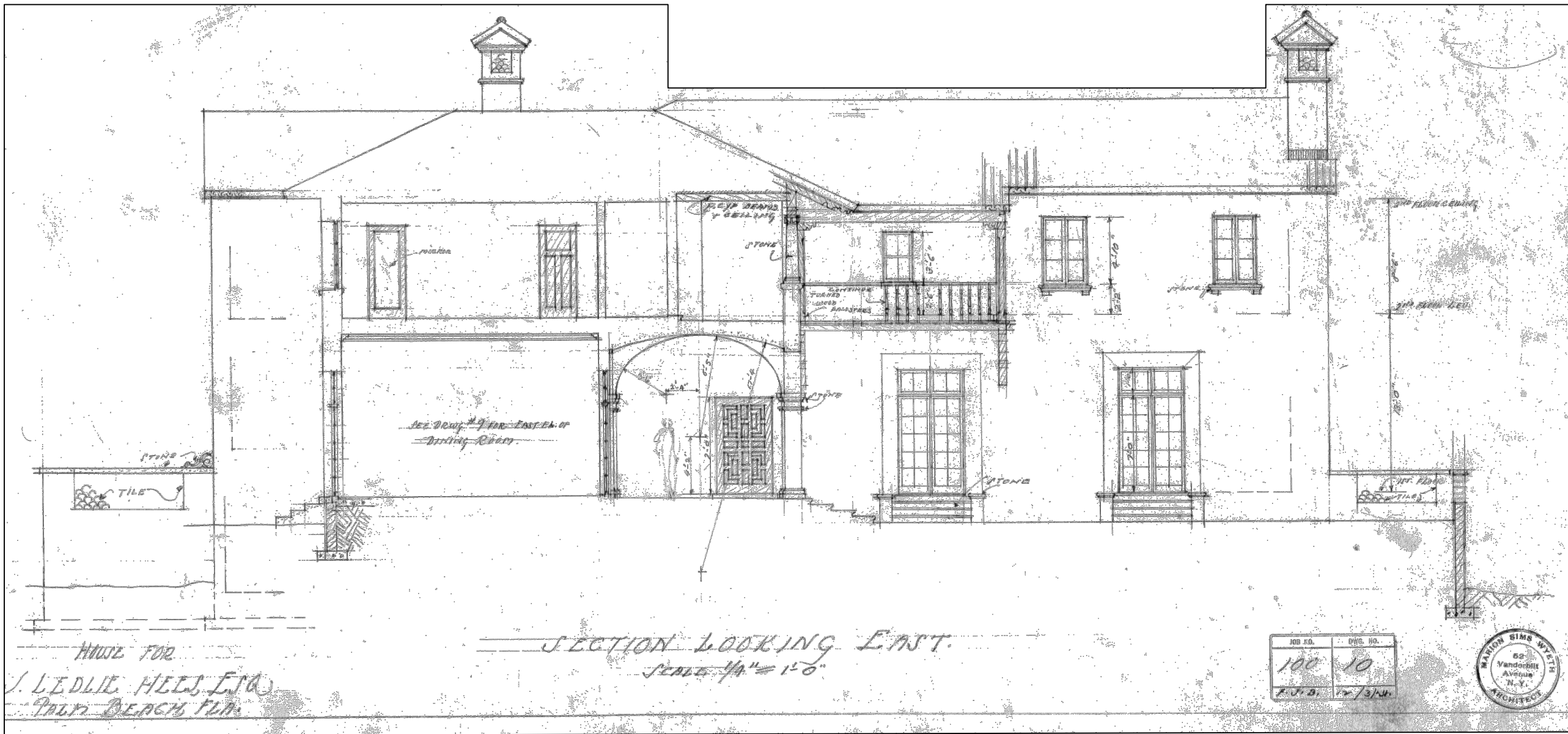
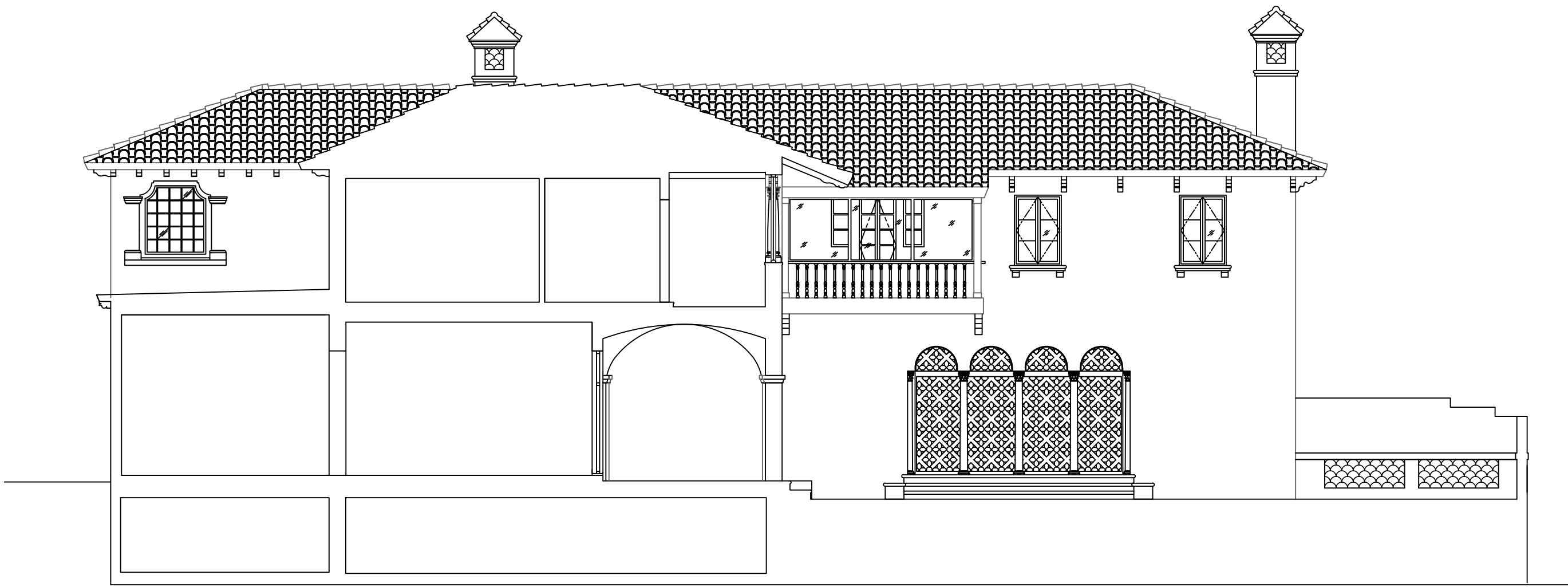




ORIGINAL COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



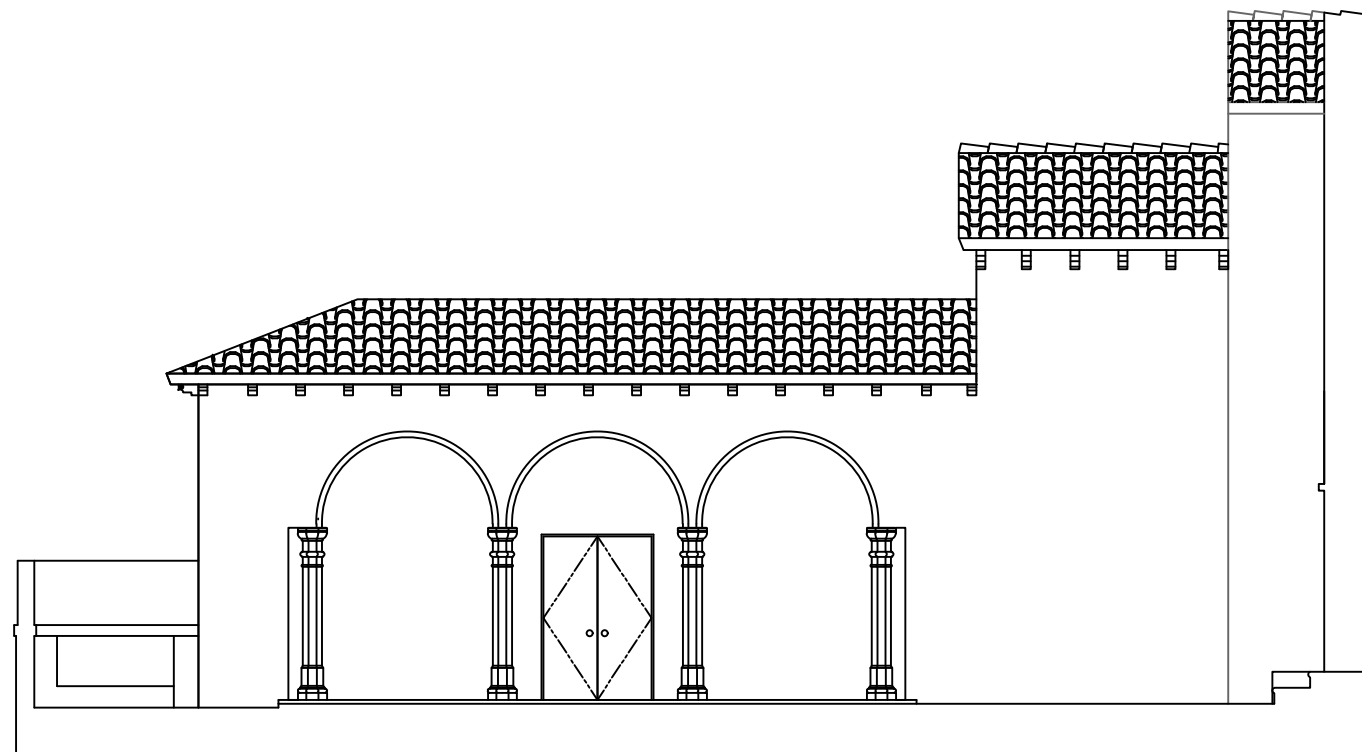
PROPOSED COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



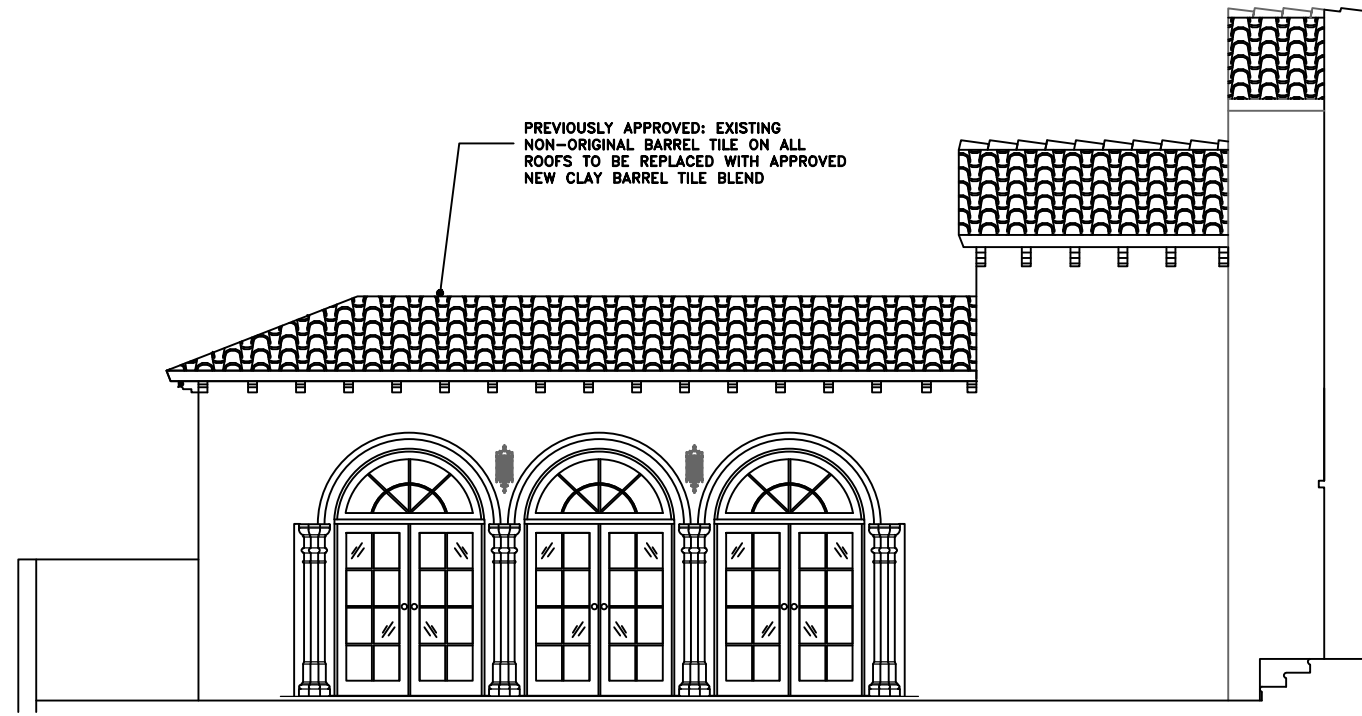
EXISTING COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



PREVIOUSLY APPROVED COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"



PREVIOUSLY APPROVED COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"

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ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2023.

WINDOW/DOOR NOTE:
ALL WINDOWS AND EXTERIOR DOORS TO BE REMOVED AND REPLACED WITH PREVIOUSLY APPROVED IMPACT-RATED KOLBE/ SIGNATURE OR COMPARABLE UNITS

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



REVISIONS:

SHEET NUMBER:
A16.1
DATE: 03-31-25
JOB # 0445



PROPOSED COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"

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WINDOW/DOOR NOTE:
ALL WINDOWS AND EXTERIOR DOORS TO BE REMOVED AND REPLACED WITH PREVIOUSLY APPROVED IMPACT-RATED KOLBE/ SIGNATURE OR COMPARABLE UNITS

BOTKIN PARSSI & ASSOCIATES, INC.
CONSULTING ENGINEERS

Revised October 30, 2024
October 28, 2024

Mrs. Jennifer Naegele
70 Middle Road
Palm Beach, FL 33480

PROJECT: 70 Middle Road, Palm Beach, FL 33480

PROJECT NO.: 23-054

REGARDING: Existing Master Bedroom Balconies

Dear Mrs. Naegele

The following are my field observations of the existing balconies:

East Balcony

- The existing framing of the balcony was only observed from inside the hallway. The existing floor sheathing was removed to expose the framing. Please refer to attached photos.
- It appears that the balcony is supported by cantilevered 2x12 floor joists at 12" o.c. with concrete infill (in between the joists). The cantilevered joists are spliced before reaching the exterior wall as shown in the photo. The cantilevered portion of the joist appears to be framed at a different time with newer lumber. The interior floor joists appear to be part of the original construction with signs of deterioration (wood in contact with concrete).
- It is unknown if the existing concrete infill is reinforced and some cracks were noticed on the surface of balcony. 8.5" depth of construction is measured at edge of the balcony, indicating possible tapered or notched framing.
- Splicing a cantilevered joist for support of balcony floor is structurally inadequate. Mixing concrete and wood are problematic, and causing wood to deteriorate. Portion of wood joist in contact with concrete has rotted and replacement is necessary.
- I recommend replacing the existing balcony framing with a new reinforced slab supported by new exterior wall below.

70 Middle Road
Existing Master Bedroom Balconies
Revised October 30, 2024
October 28, 2024
Page 2 of 2

West Balcony

- This is a covered balcony with full glass windows, framed with 4x6 roof rafters at 24" (with approximately 4 ft. overhang) supported by 4x12 spandrel beams. The beams are supported by corner posts with added filler piece under each beam bearing, refer to photos. There are no hurricane ties between rafters and beams and no connection between beams and posts. The floor framing is framed with approximately 3 ft. cantilevered 2x10's at 12" o.c. The exterior corner posts are supported by two 7x10 outriggers penetrating through terra cotta veneer wall, and face nailed to the interior wood stud wall.
- The floor joists have to be reinforced to meet current building code loading and deflection requirements. The exterior balcony wall and windows will be removed and replaced with new guard rail.
- After reviewing the structural analysis of the roof framing, some members are overstressed and replacement of beams, posts and the floor outriggers is required to meet the loading and deflection requirements of the building code. The new outriggers with be framed with structural steel with adequate connection to the existing foundation wall. Architecturally, the outriggers will be clad to match existing.

Sincerely,
BOTKIN PARSSI & ASSOCIATES, INC.
Thomas Abbasi
Thomas Abbasi, P.E.
Florida Registration No. 85211
CA#: 00002133

SCOPE OF
WORK

Attachment 1 – Photos 1 through 7, dated October 28, 2024

2749 Exchange Court - West Palm Beach - FL 33409 561.965.1957 Fax: 561.965.4308
<http://www.botkinparssi.com>

70 Middle Road
Existing Master Bedroom Balconies
Attachment 1
October 28, 2024
Page 3 of 4

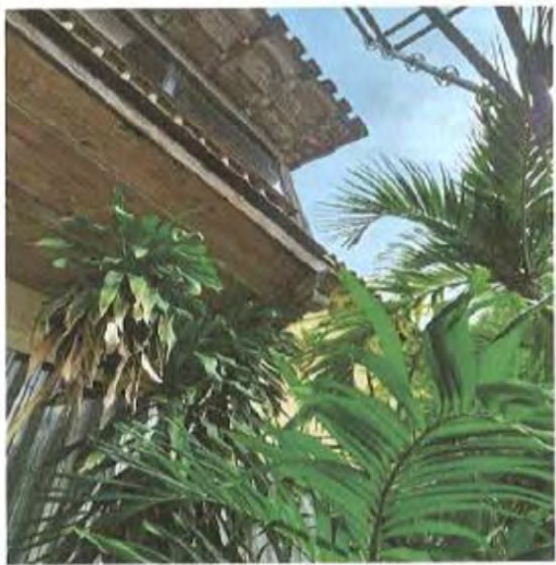


PHOTO 5 - West Balcony looking at underside of balcony floor with end outrigger for support of roof post above



PHOTO 6 - West Balcony - Looking at southwest corner of roof framing

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<http://www.botkinparssi.com>

70 Middle Road
Existing Master Bedroom Balconies
Attachment 1
October 28, 2024
Page 4 of 4



PHOTO 7 - West Balcony looking at roof framing with corner post in two pieces, without a connection

2749 Exchange Court - West Palm Beach - FL 33409 561.965.1957 Fax: 561.965.4308
<http://www.botkinparssi.com>

SCOPE OF WORK: BEAMS, POSTS AND FLOOR OUTRIGGERS ARE OVERSTRESSED AND THEY NEED TO BE REPLACED TO MEET THE LOADING AND DEFLECTION REQUIREMENTS OF THE BUILDING CODE. NEW BEAM, POSTS AND OUTRIGGERS TO BE FRAMED WITH STRUCTURAL STEEL WITH AN ADECUATE CONNECTION TO THE EXISTING FOUNDATION. BEAMS, POSTS AND OUTRIGGERS TO BE CLADDED TO MATCH EXISTING.



PHOTO 4 - West Balcony - Looking at underside of balcony floor with end outrigger

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<http://www.botkinparssi.com>



EXISTING WEST BALCONY

STRUCTURAL REPAIRS AT INTERIOR COURTYARD EAST ELEVATION

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533



REVISIONS:

SHEET NUMBER:

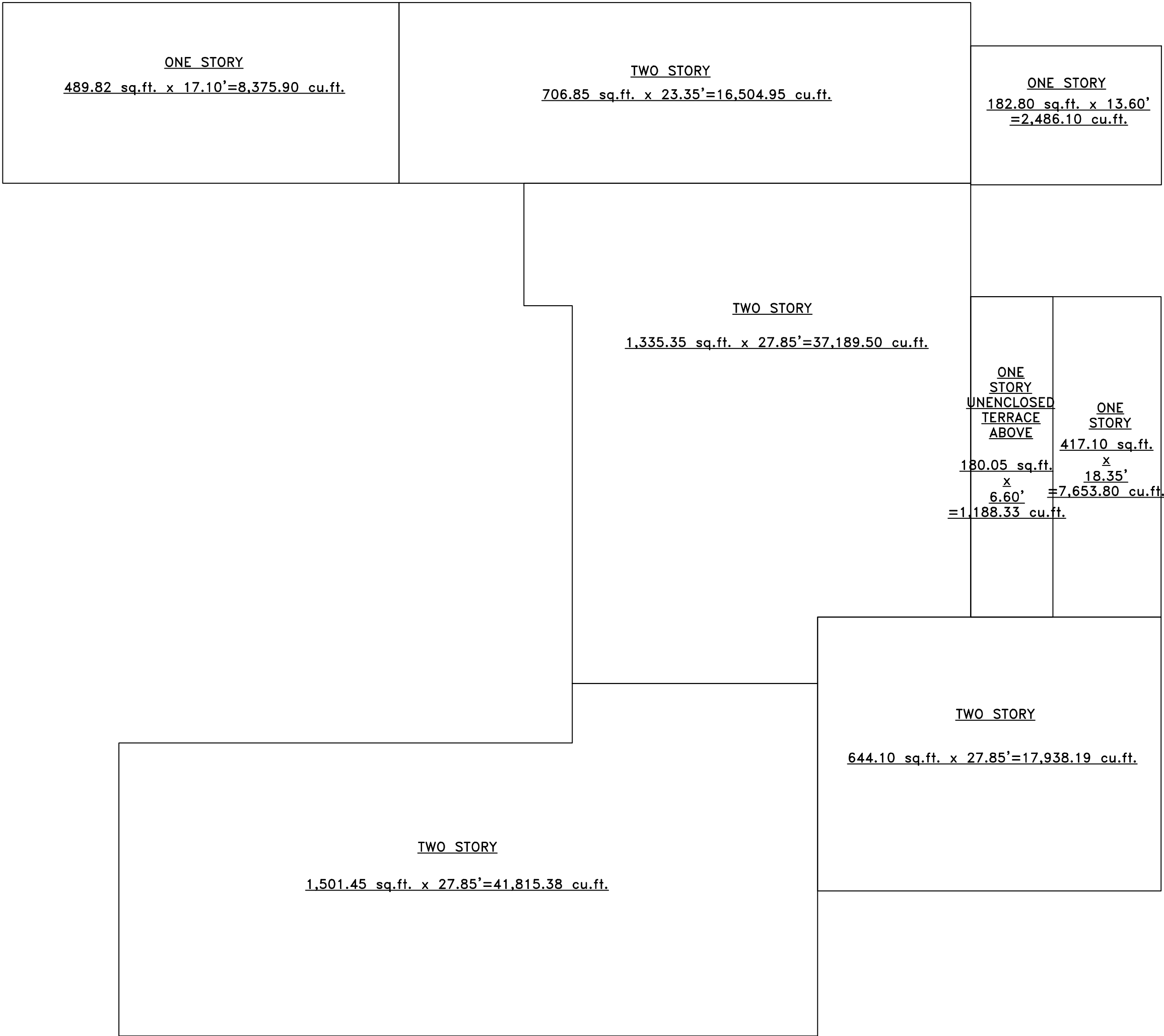
A16.2

DATE:

03-31-25

JOB #

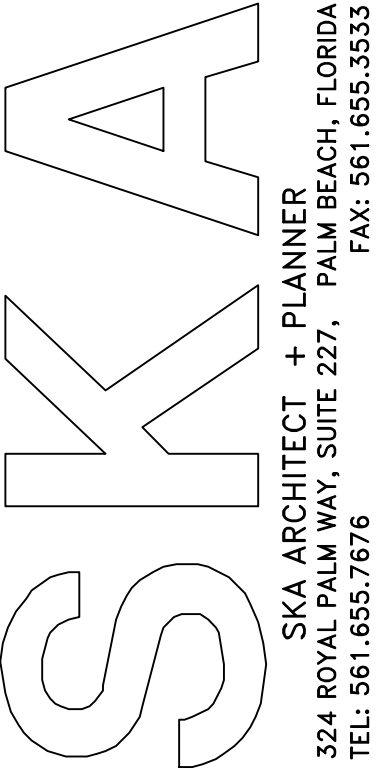
0445



CUBIC CONTENT CALCULATIONS	
ALLOWABLE CCR	76,245 CU.FT. MAX.
AREAS	CUBIC FEET
489.82 SQ.FT. @ 17.10'	8,375.90
706.85 SQ.FT. @ 23.35'	16,504.95
182.80 SQ.FT. @ 13.60'	2,486.10
1,335.35 SQ.FT. @ 27.85'	37,189.50
417.10 SQ.FT. @ 18.35'	7,653.80
180.05 SQ.FT. @ 6.60'	1,188.33
644.10 SQ.FT. @ 27.85'	17,938.19
1,501.45 SQ.FT. @ 27.85'	41,815.38
TOTAL	133,152.15

CUBIC CONTENT CALCULATIONS
SCALE: 1/8" = 1'-0"

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NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



REVISIONS:

SHEET NUMBER:

A17

DATE:

03-03-25

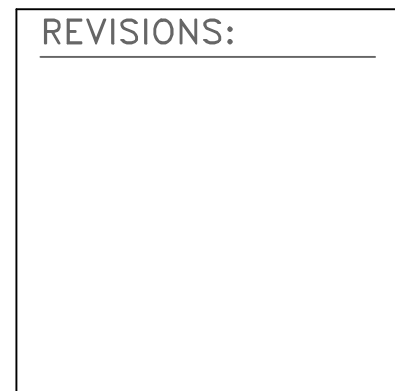
JOB #

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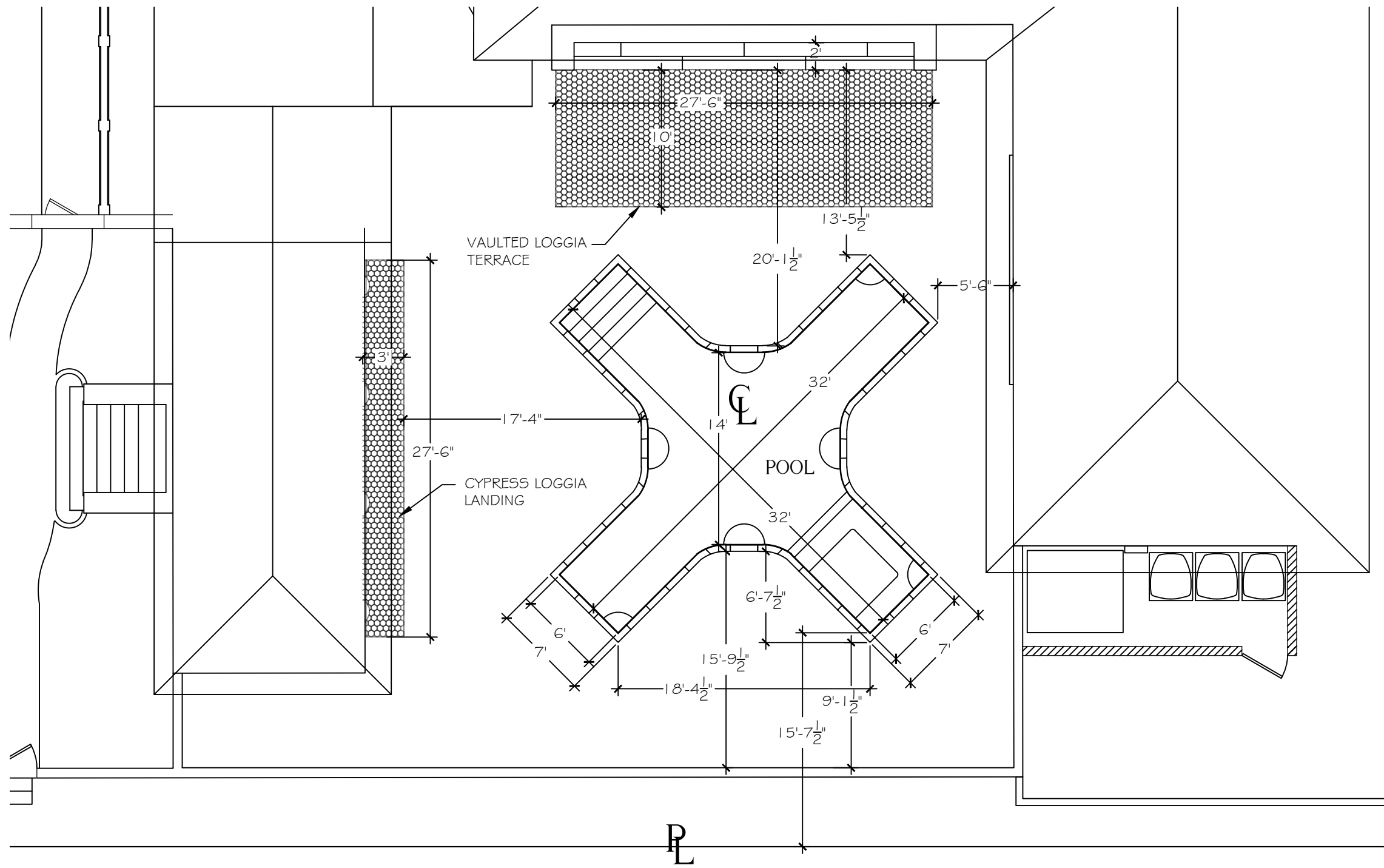
NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



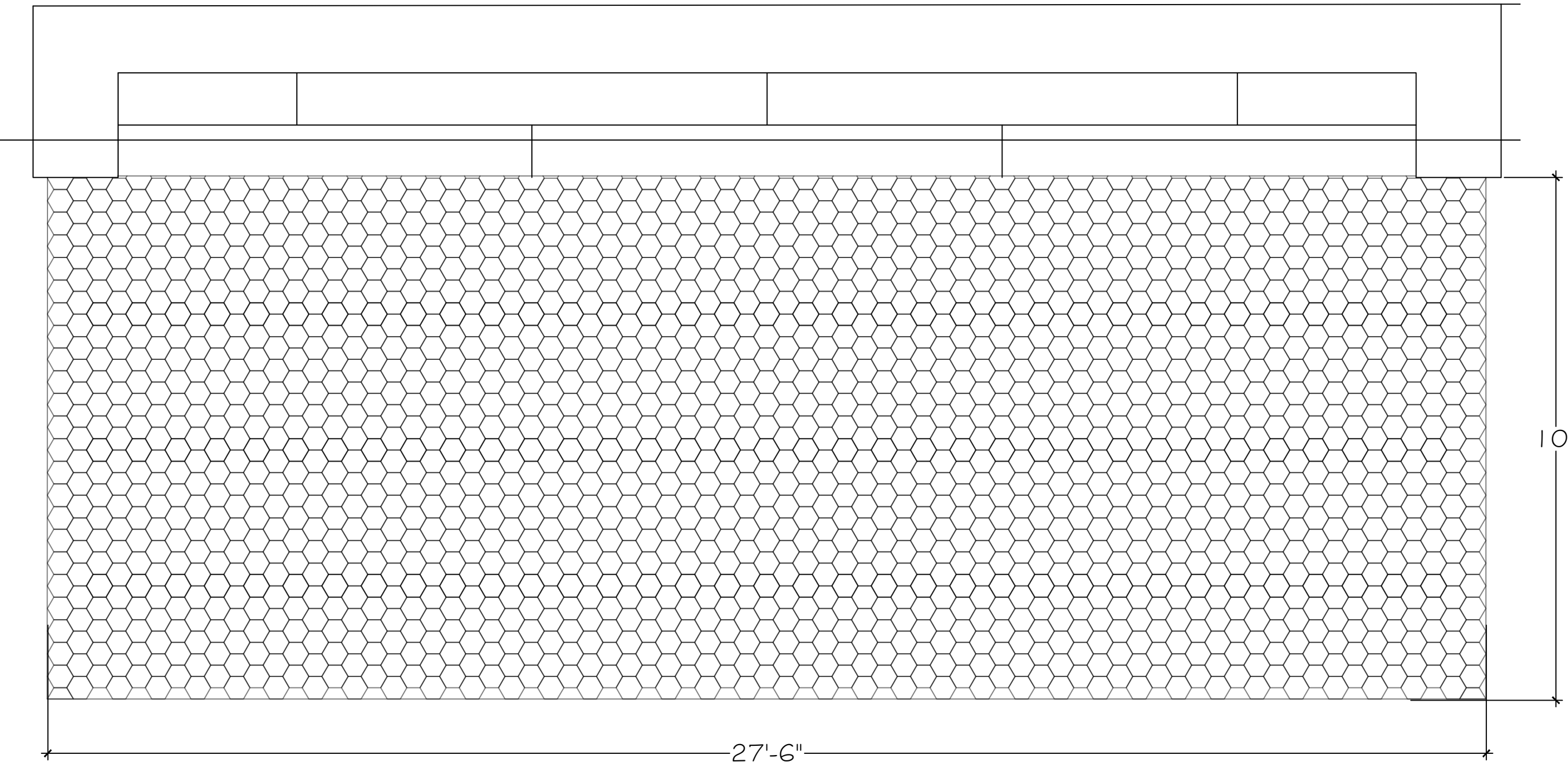
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A18

DATE:
03-31-25

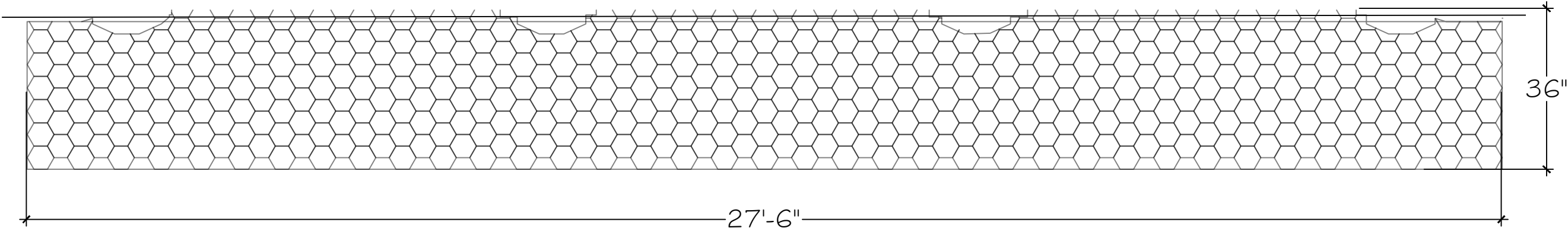
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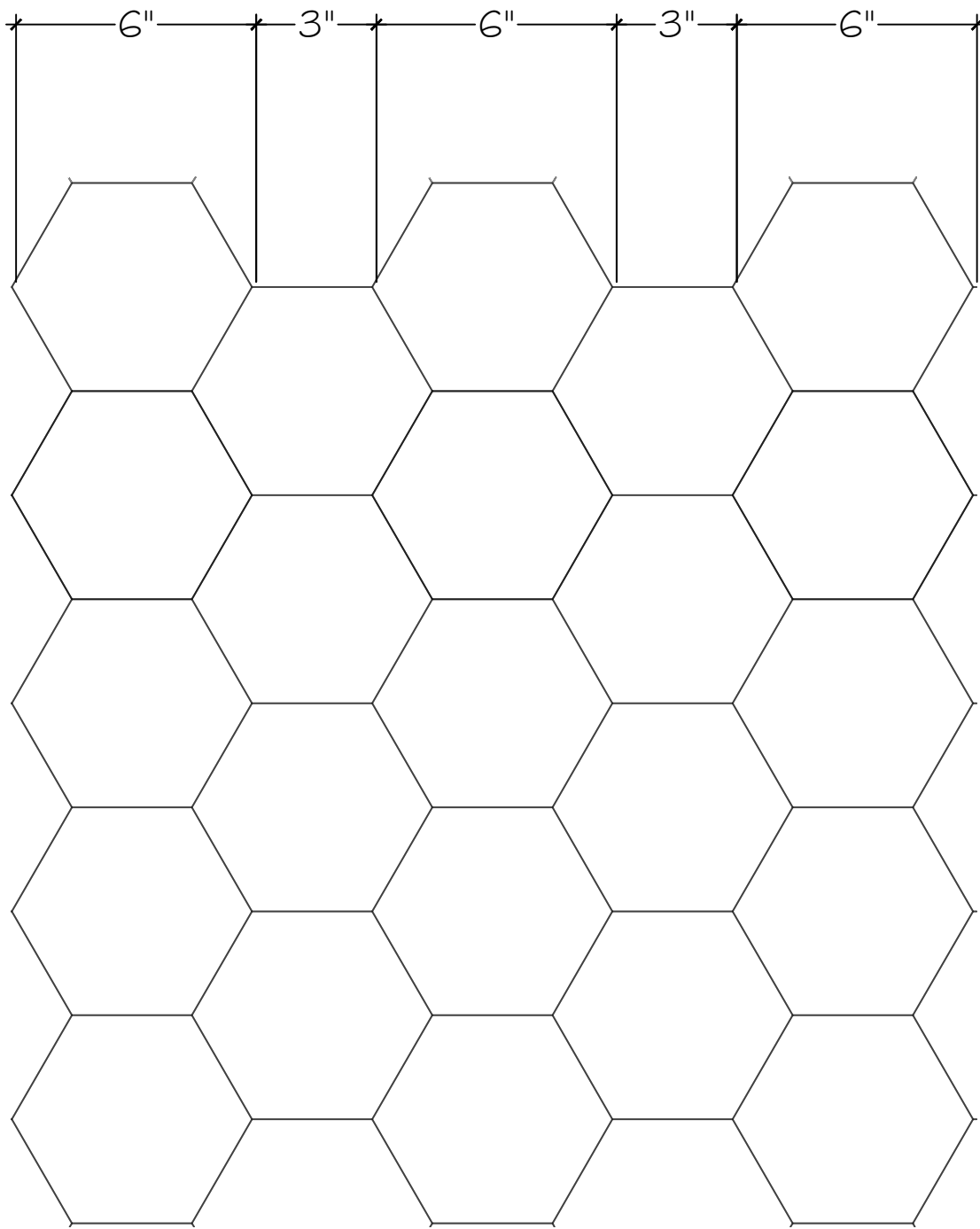
INTERIOR COURTYARD ENLARGED
SCALE: 3/32"=1'-0"



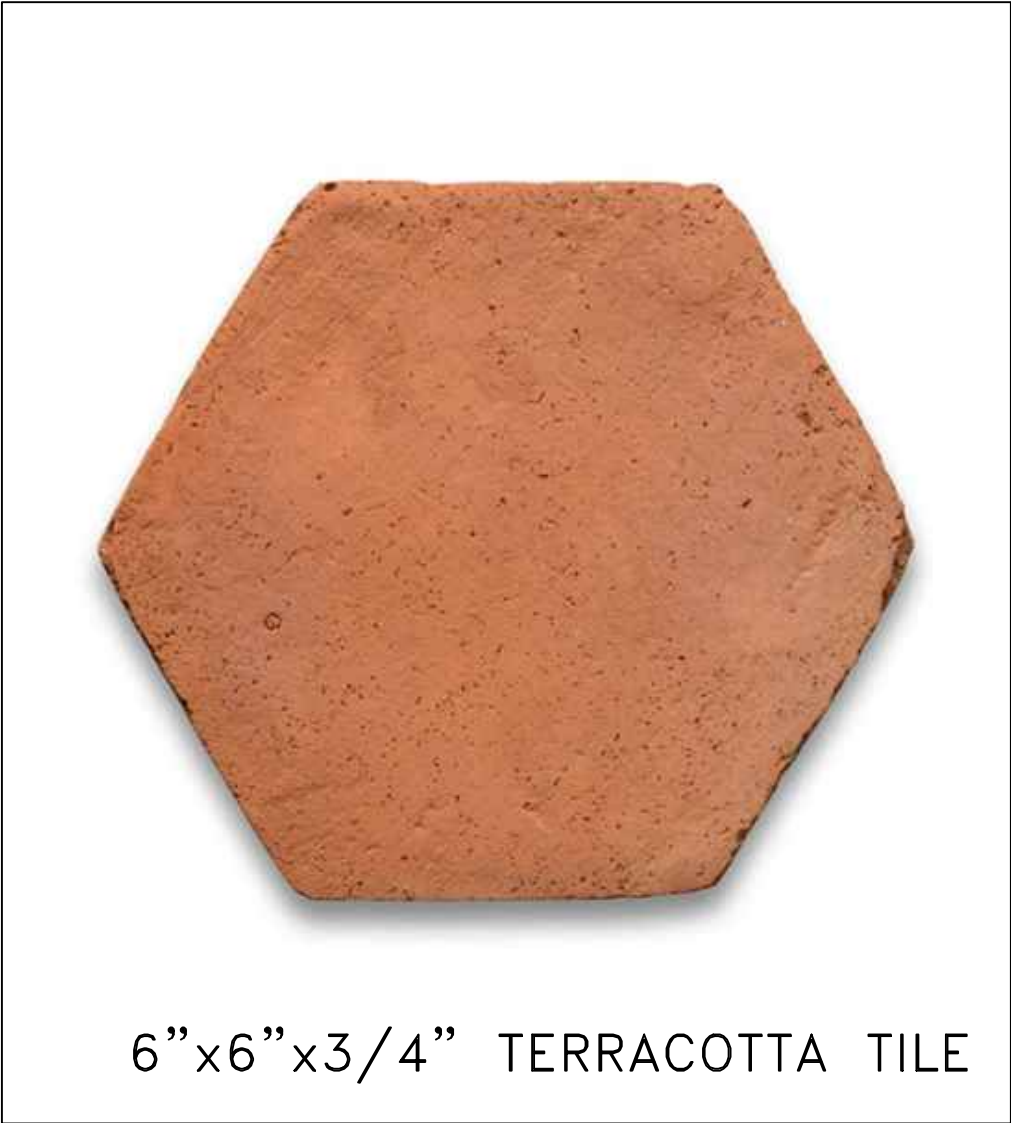
VAULTED LOGGIA TERRACE
SCALE: 1/2"=1'-0"



CYPRESS LOGGIA LANDING
SCALE: 1/2"=1'-0"



VAULTED LOGGIA TERRACE AND
CYPRESS LOGGIA LANDING DETAIL
SCALE: 3"=1'-0"

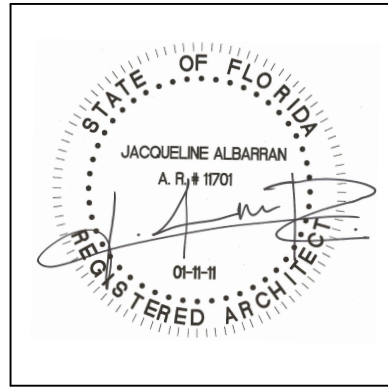


6"x6"x3/4" TERRACOTTA TILE

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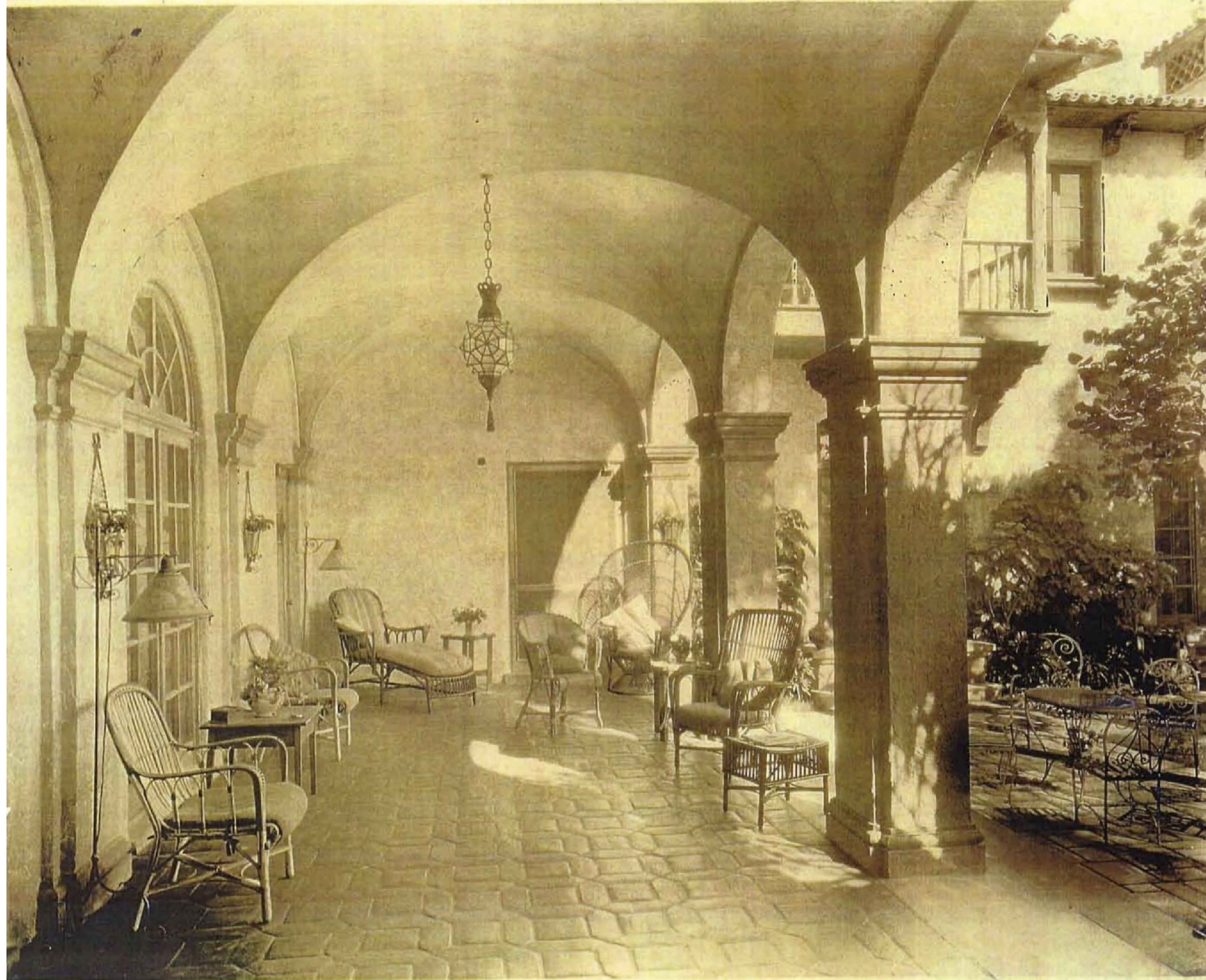
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NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



REVISIONS:

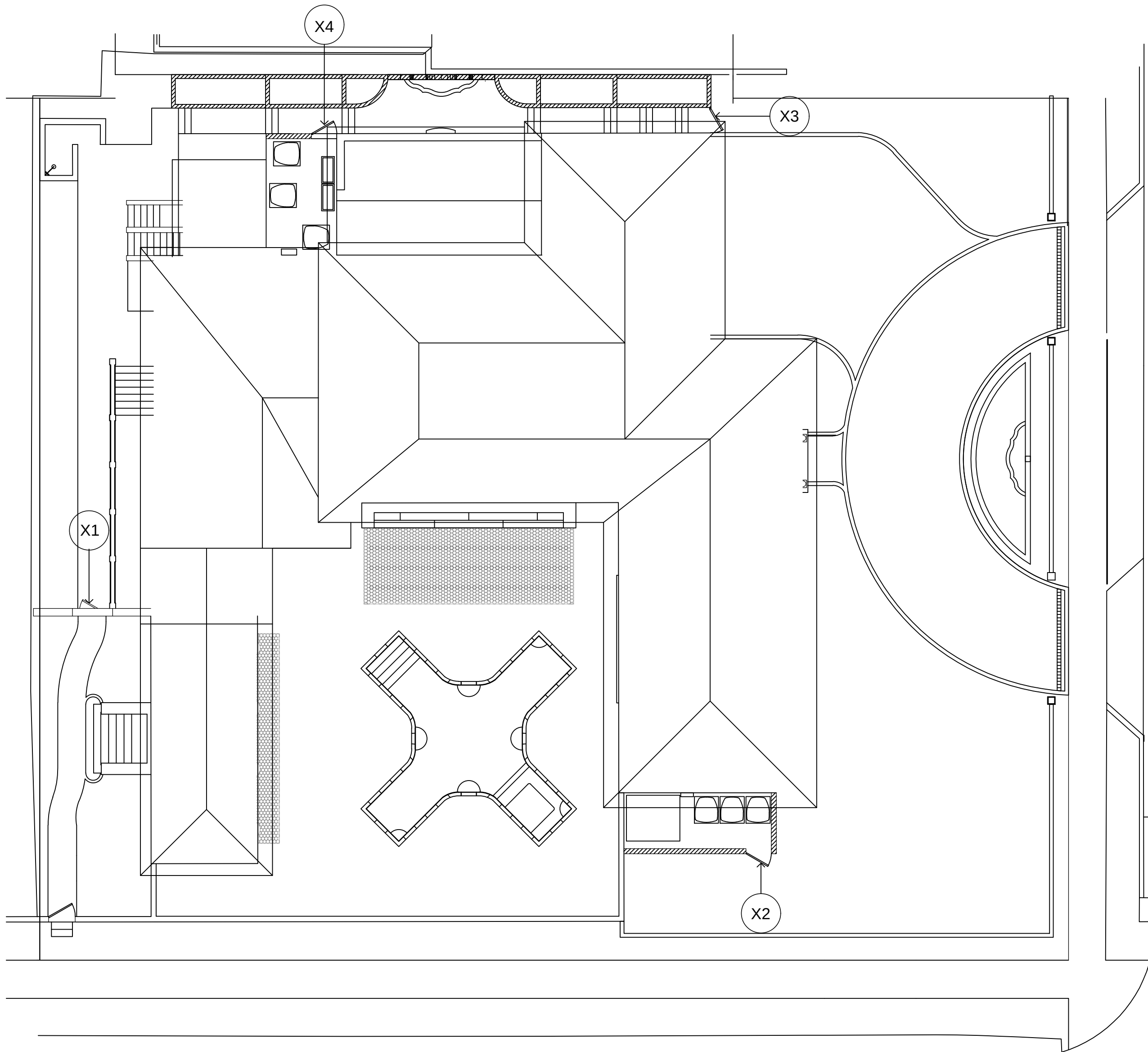
SHEET NUMBER:
A19
DATE:
03-03-25
JOB #
0445



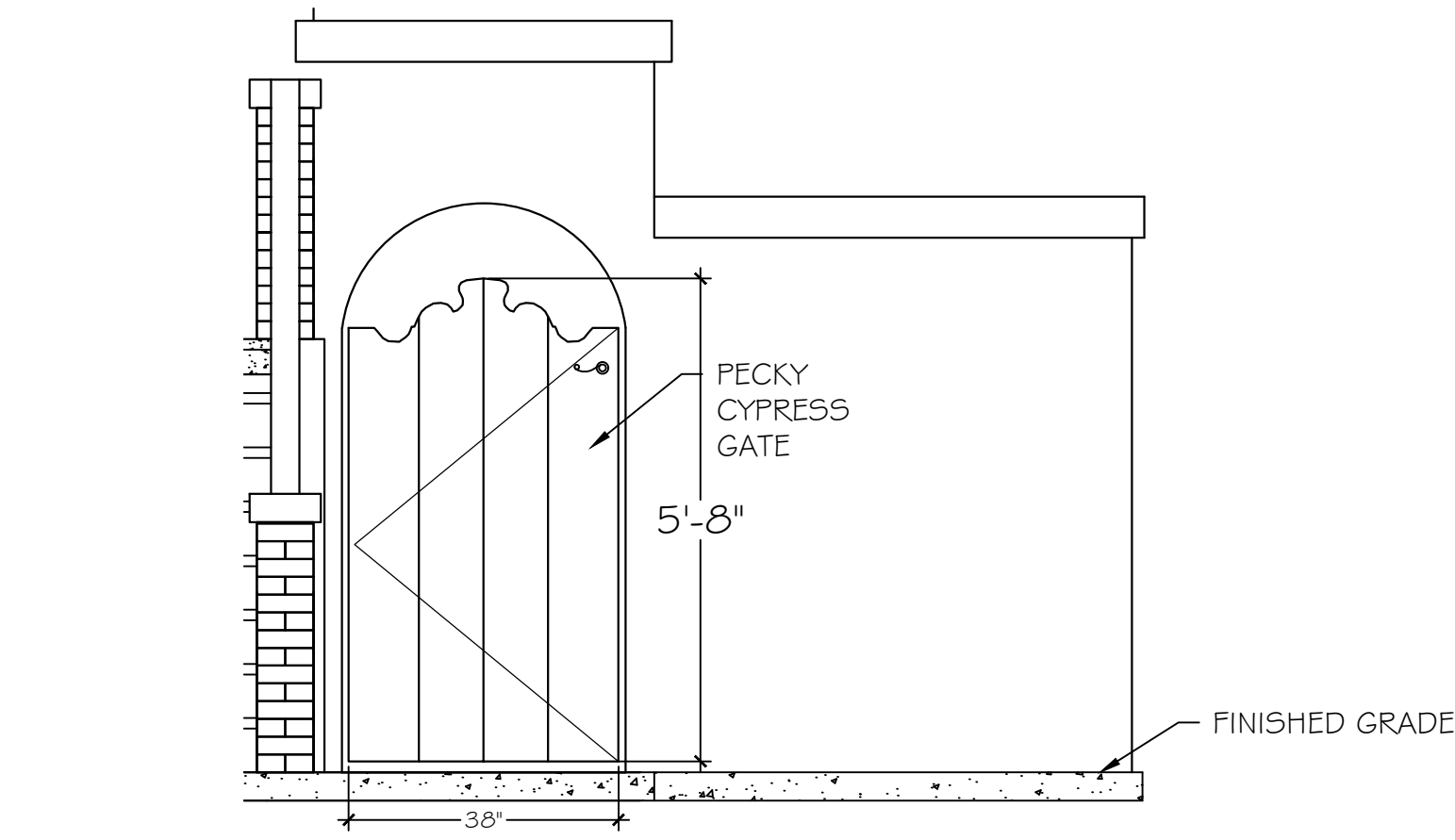
ORIGINAL VAULTED LOGGIA TERRACE EXTENDING INTO
COURTYARD (AS PER MARION SIMS WYETH c.1924)



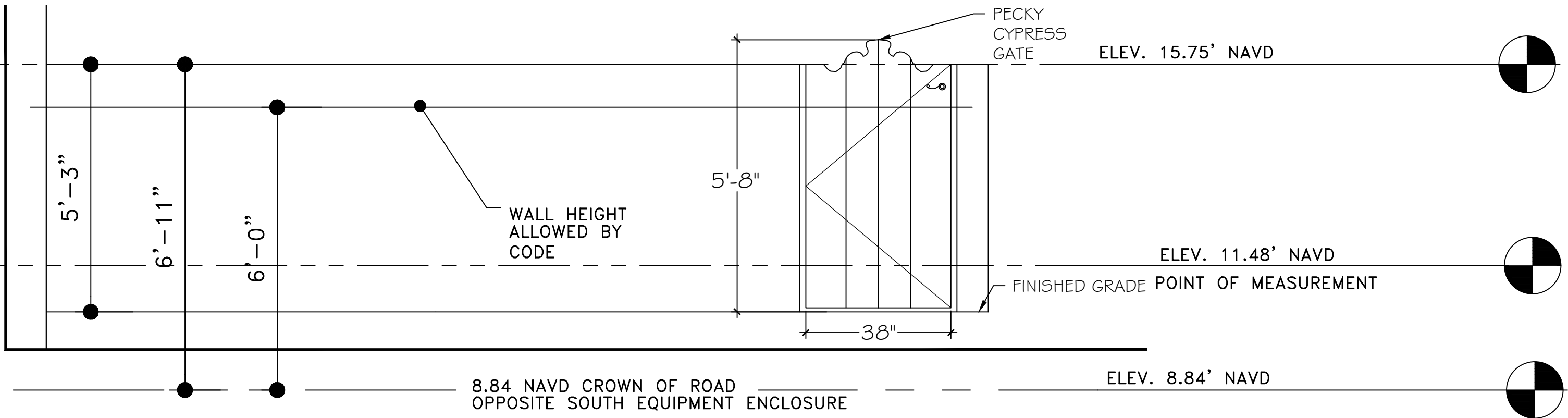
ORIGINAL VIEW SHOWING VAULTED LOGGIA WITH EXTENDED
TERRACE (AS PER MARION SIMS WYETH c.1924)



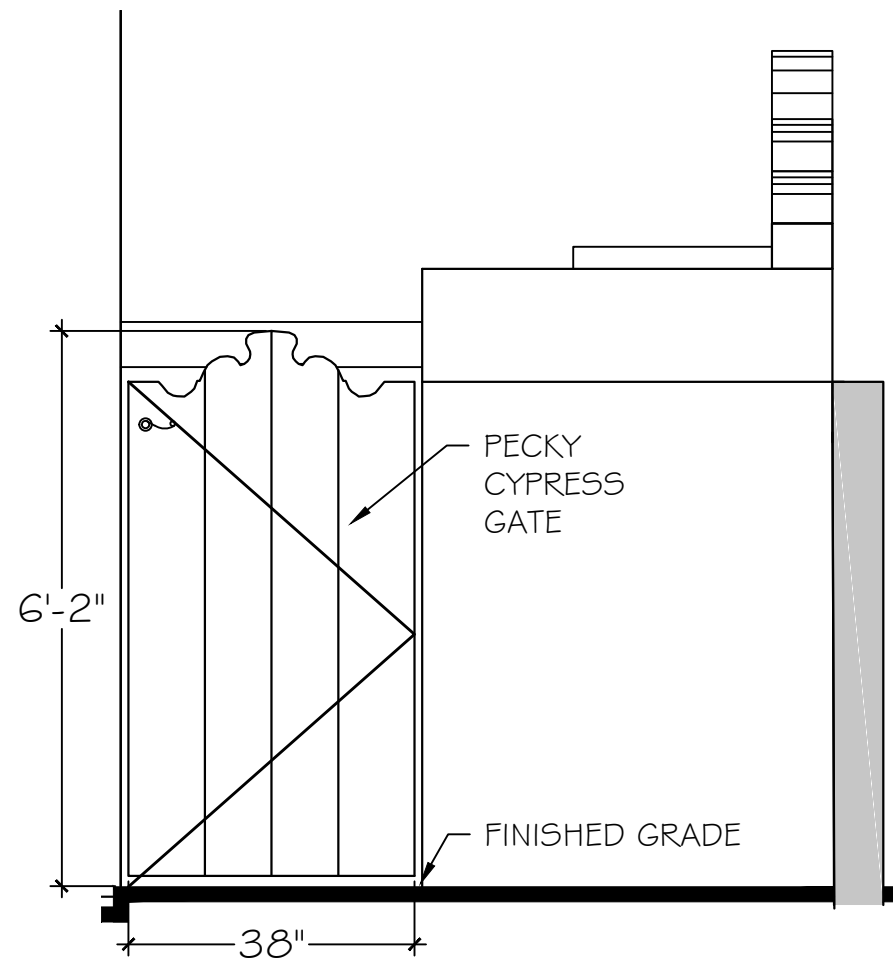
SITE PLAN SHOWING GATE LOCATIONS
SCALE: 3/32"=1'-0"



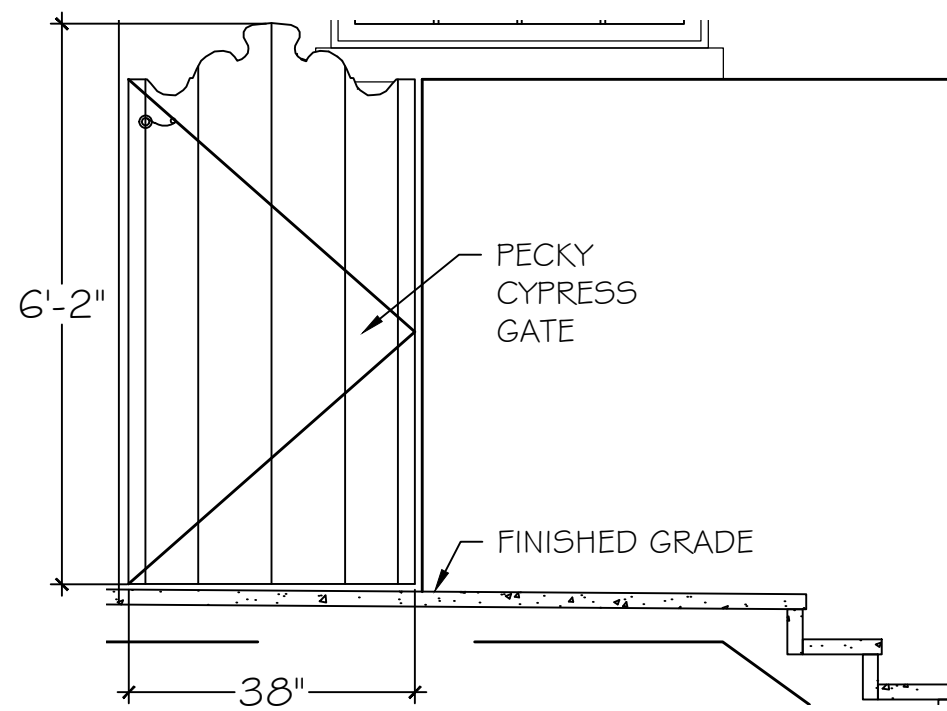
X1 NORTH ELEVATION: WEST WALKWAY GATE
SCALE: 1/2"=1'-0"



X2 SOUTH ELEVATION : SOUTH A/C ENCLOSURE GATE
SCALE: 1/2"=1'-0"

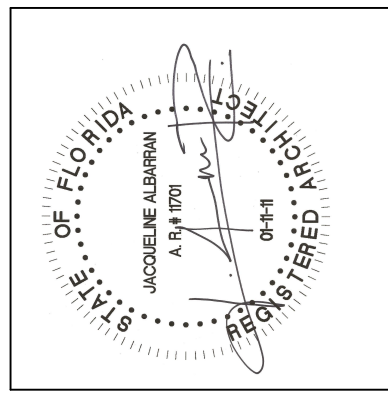


X3 EAST ELEVATION: NORTH WALKWAY GATE
SCALE: 1/2"=1'-0"



X4 NORTH ELEVATION: NORTH A/C ENCLOSURE GATE
SCALE: 1/2"=1'-0"

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A21
DATE:
03-03-25
JOB #
0445



EAST ELEVATION



EAST ELEVATION WITH SITE WALL



WEST ELEVATION



REVISIONS:

SHEET NUMBER:

A22

DATE:

03-31-25

JOB #

0445



 NORTH ELEVATION



 SOUTH ELEVATION WITH SITE WALL



 SITE PLAN



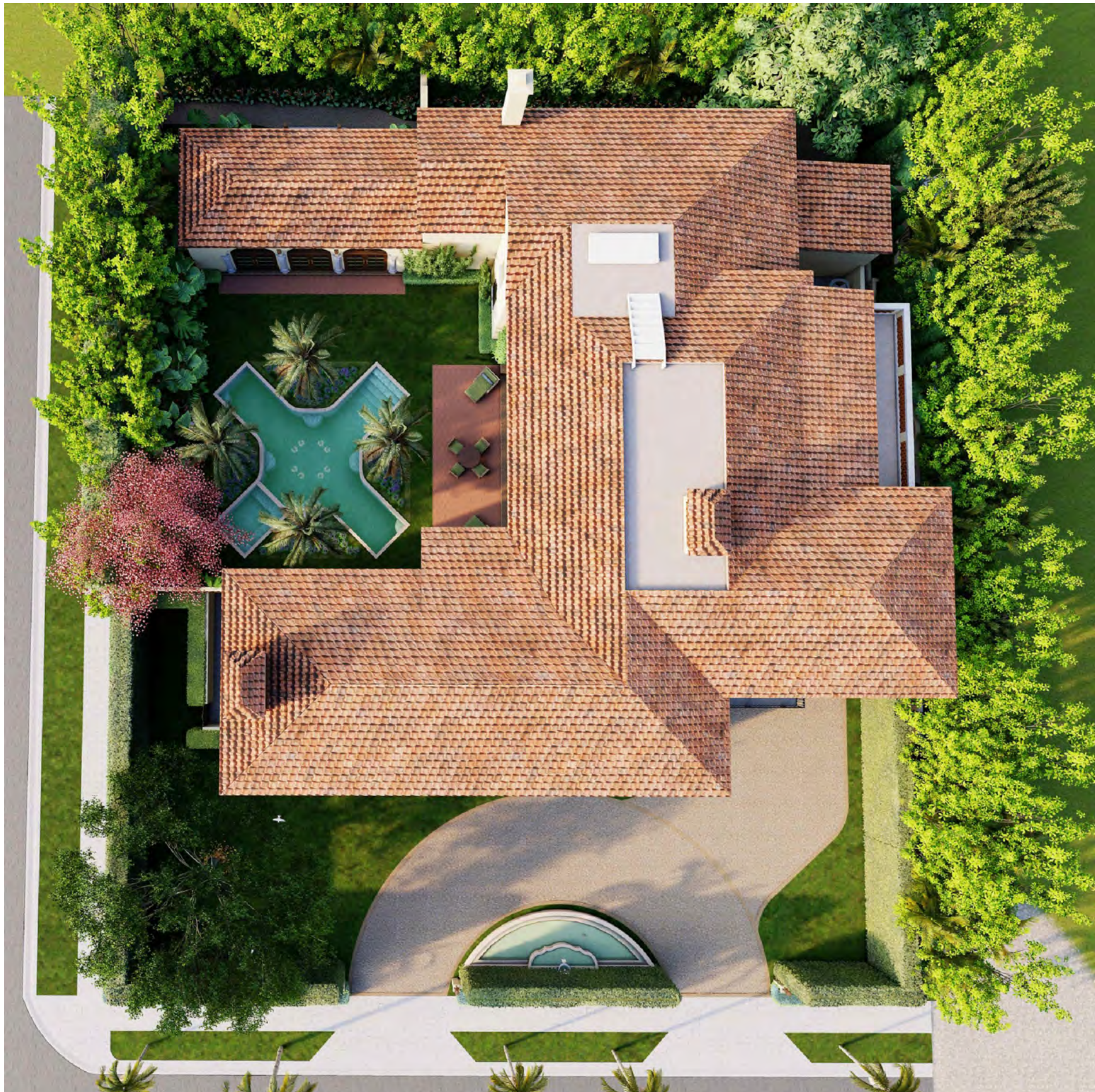
AERIAL VIEW: FRONT FAÇADE



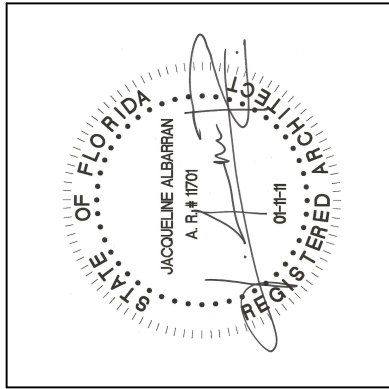
FRONT FAÇADE: EAST ELEVATION



STREET VIEW: SOUTH ELEVATION



TOP AERIAL VIEW



REVISIONS:

SHEET NUMBER:
A24
DATE:
03-03-25
JOB #
0445



REVISIONS:

SHEET NUMBER:

LP 1

DATE:

03-03-25

JOB #

0445

70 MIDDLE ROAD: LOGISTICS PLAN AND CONSTRUCTION SCHEDULE

Maximum Size Truck That Can Traverse the Streets to Access the Property: 60' tractor trailer.

Best Route to The Property: From Royal Park Bridge (Middle Bridge), South on South County Road, East on Via Marina, one block to Middle Road, Property is located on the North West corner of the intersection of Middle Road and Via Marina.

Maximum Number of Truck Trips to The Property (Estimated):

Demo = 15
Site Work = 14
Concrete = 18
Shell Construction = 12
Windows/Doors = 8
Roofing/Waterproofing = 5
Finishes = 8
Specialties = 4
MEP = 10

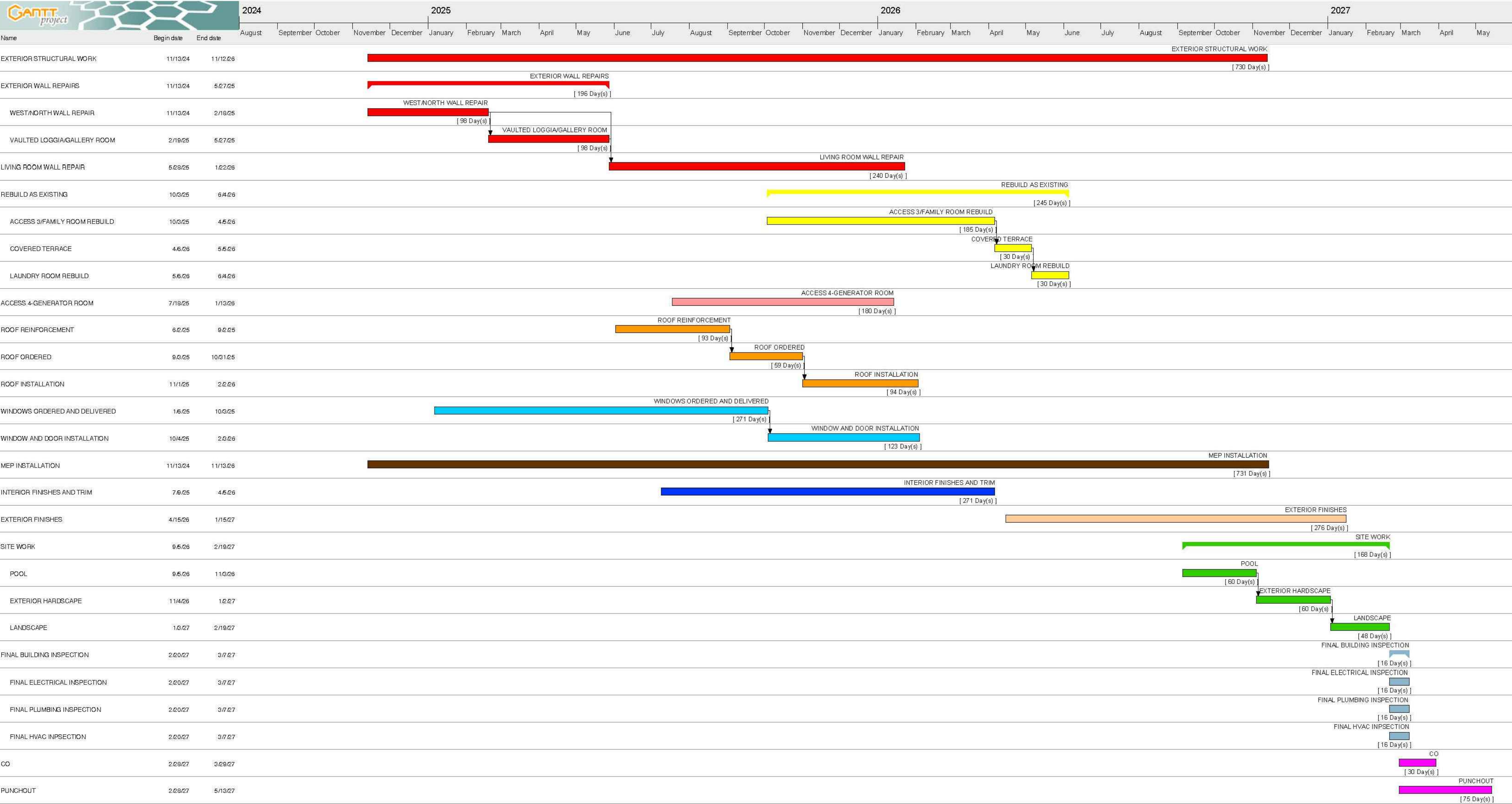
TOTAL = 94 (ESTIMATED)

<i>Task Name</i>	<i>Duration</i>	<i>Start</i>	<i>Finish</i>
70 Middle Road Renovation (from LPC COA-24-0013 Appeal and Permit Extension approval)	911 Days	11/13/24	05/13/27
Exterior Wall Repairs (West/North Wall/Vaulted Loggia)	195 Days	11/13/24	05/27/25
Rebuild As Existing (Family Room/Covered Terrace/Laundry Room)	245 Days	10/03/25	06/04/26
All Exterior Structural Work completion	730 Days	11/13/24	11/12/26
Roof Reinforcement	90 Days	06/02/25	09/02/25
Roof ordered	60 Days	09/03/25	10/31/25
Roof Installation	90 Days	11/01/25	02/02/26
Windows Ordered and Delivered	300 Days	01/06/25	10/03/25
Window and Door Installation	120 Days	10/04/25	02/03/26
MEP Installation	730 Days	11/13/24	11/13/26
Interior Finishes and Trim	270 Days	07/09/25	04/05/26
Exterior Finishes	270 Days	04/15/26	01/15/27
Site Work – Pool – Exterior Hardscape and Landscape	167 Days	09/15/26	02/19/27
Final Building Inspection	15 Days	02/20/27	03/07/27
CO	30 Days	02/28/27	03/29/27
Punch Out	75 Days	02/28/27	05/13/27

70 MIDDLE ROAD

Gantt Chart

Nov 15, 2024



NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



REVISIONS:



ADDENDUM
PREPARED BY OWNER:

70 MIDDLE ROAD
IS SURROUNDED BY
NEIGHBORS WHO
ARE PROTECTED BY
SITE/SECURITY WALLS



101 VIA MARINA

79 MIDDLE ROAD

The OWNER'S PRIVATE PROPERTY HAS BEEN REPEATEDLY BREACHED AND VANDALIZED.



550 OCEAN BOULEVARD

195 VIA MARINA



70 MIDDLE ROAD
SITE WALL.1

DEMONSTRATIVES PROVIDED
BY THE OWNER



70 MIDDLE ROAD SHOWING PROPOSED SITE/ SECURITY WALL FOR DEFENSE AND PROTECTION



SITE WALL.4

DEMONSTRATIVES PROVIDED BY THE OWNER

79 MIDDLE ROAD IS A LANDMARKS HOUSE THAT WAS GRANTED A
NEW SITE/ SECURITY WALL FOR DEFENSE AND PROTECTION



SITE WALL.5

DEMONSTRATIVES PROVIDED BY THE OWNER