

DEVELOPMENT REVIEW FINAL SUBMITTAL:

FDPB HOLDING COMPANY LLC

102 FLAGLER DR., PALM BEACH, FL 33480



KIRCHHOFF & ASSOCIATES
ARCHITECTS

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RENOVATIONS FOR:

FDPB HOLDING
COMPANY LLC

102 FLAGLER DRIVE
PALM BEACH, FLORIDA

PRE-APP 4-4-22
FIRST SUBMITTAL 4-II-22
FINAL SUBMITTAL 5-2-22

SEAL

THOMAS M. KIRCHHOFF FL REG. NO. AR000635
KIRCHHOFF & ASSOCIATES ARCHITECTS

REVISIONS

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SCALE:
AS NOTED

SCOPE OF WORK

EXISTING ARCOM APPROVAL IS TO EXPAND EXISTING BASEMENT FOOTPRINT UNDER EXISTING TWO-STORY HOUSE. INTERIOR RENOVATIONS AND NEW FENESTRATION.

CURRENT PROPOSAL IS FOR REVISIONS TO APPROVED DRAWINGS:
-FENESTRATION CHANGES ON SOUTH WALL OF GUEST HOUSE
-CREATING WALKWAY ON SECOND FLOOR BETWEEN MAIN HOUSE AND GUEST HOUSE, REQUIRING NEW RAILING AND DOOR. WALKWAY IS WITHIN 2-STORY SETBACK AND WOULD REQUIRE A VARIANCE
-FENESTRATION CHANGES ON NORTH WALL OF MAIN HOUSE
-ADDING SKYLIGHTS ON NORTH WALL OF MAIN HOUSE ABOVE STAIR HALL
-FENESTRATION CHANGES IN CABANA
-ADDING A FOLLY STRUCTURE TO THE LANDSCAPE DESIGN AS AN ENTRANCE FROM THE SECONDARY MOTOR COURT. STRUCTURE IS WITHIN THE SETBACK AND WOULD REQUIRE A VARIANCE.

Variance 1: See 134-893(b)(7)(b): a variance to add a second floor walkway within the 15' two-story setback due to existing non-conforming building location.

Variance 2: See 134-891(a): a variance to build an accessory buttry/folly structure within the street-side and side yard setback.

Variance 3: See 134-893(b)(13): a variance to exceed cubic content in order to build an accessory buttry/folly structure.

Variance 4: See 134-893(b)(7)(b): a variance to install three skylights within the 15' two-story setback due to existing non-conforming building location.

DRAWING LIST

ARCHITECTURAL

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A1.2 VICINITY PLAN
A1.3 KEY SITE PLAN WITH PHOTOS
A1.3a KEY SITE PLAN WITH PHOTOS
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A1.5 SITE PLAN AND ZONING LEGEND
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A3.8 EXISTING AND PROPOSED SOUTH ELEVATIONS RENDER
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LANDSCAPE ARCHITECTURE

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EL1 LANDSCAPED ELEVATIONS
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RENDERING 2
RENDERING 3
RENDERING 4
RENDERING 5

CIVIL DRAWINGS

C-1 OVERALL DRAINAGE PLAN
C-2 PARTIAL DRAINAGE PLAN ENLARGED
C-3 PARTIAL DRAINAGE PLAN ENLARGED
C-4 DRAINAGE DETAILS

CONSULTANTS

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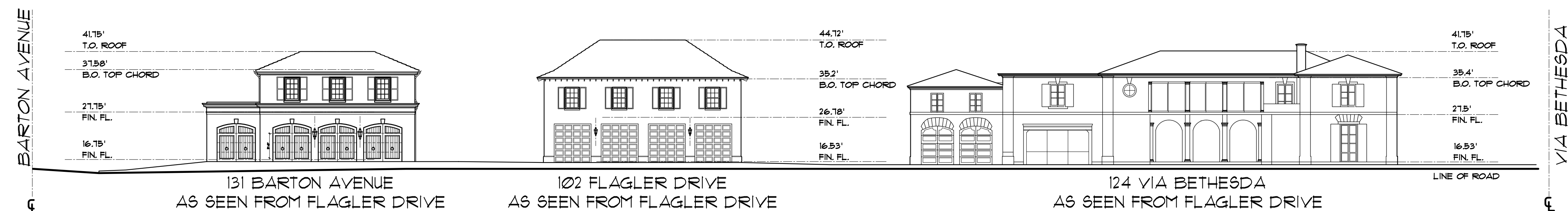
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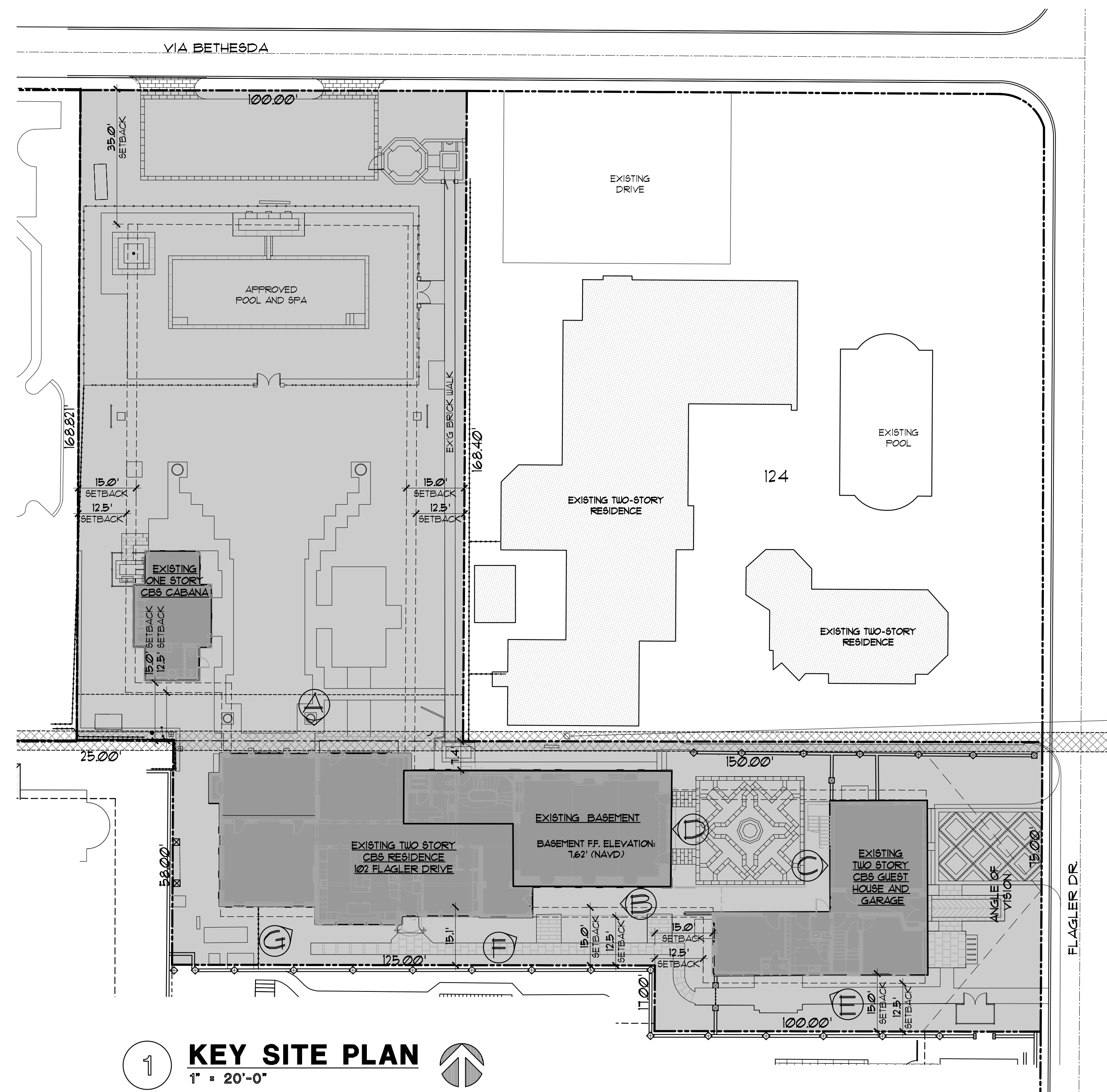
LANDSCAPE ARCHITECT

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FINAL SUBMITTAL 5-2-22

SEAL

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REVISIONS

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A1.3

SCALE:
AS NOTED



Ⓐ VIA BETHESDA



Ⓑ 168 VIA BETHESDA



Ⓒ 131 FLAGLER DRIVE



Ⓓ BARTON AVE LOOKING NORTH



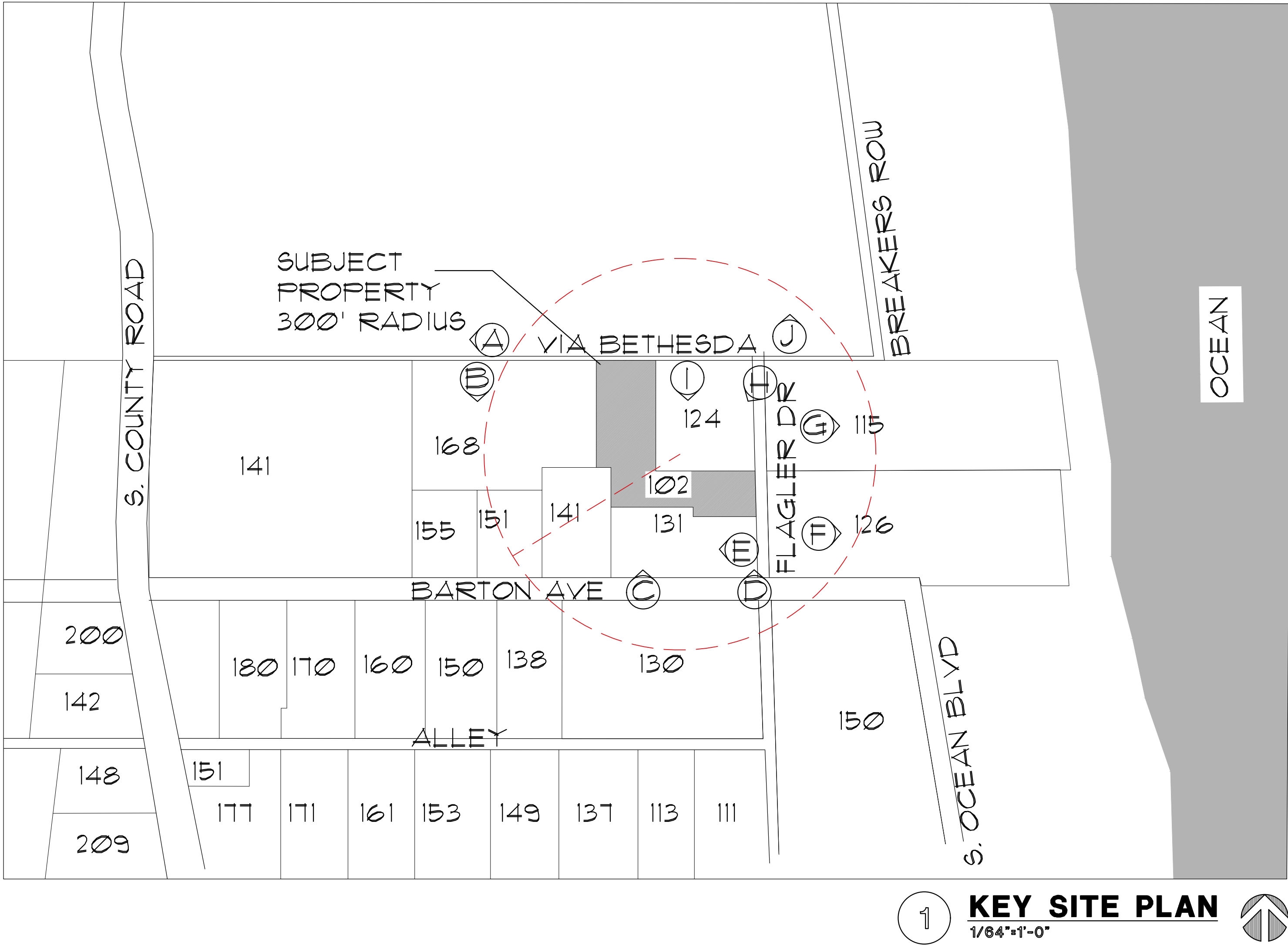
Ⓔ 131 FLAGLER GARAGE



Ⓕ 126 FLAGLER DRIVE



Ⓖ THE BREAKERS



Ⓖ 115 FLAGLER DRIVE



Ⓗ CORNER OF BETHESDA & FLAGLER



Ⓙ 124 FROM VIA BETHESDA

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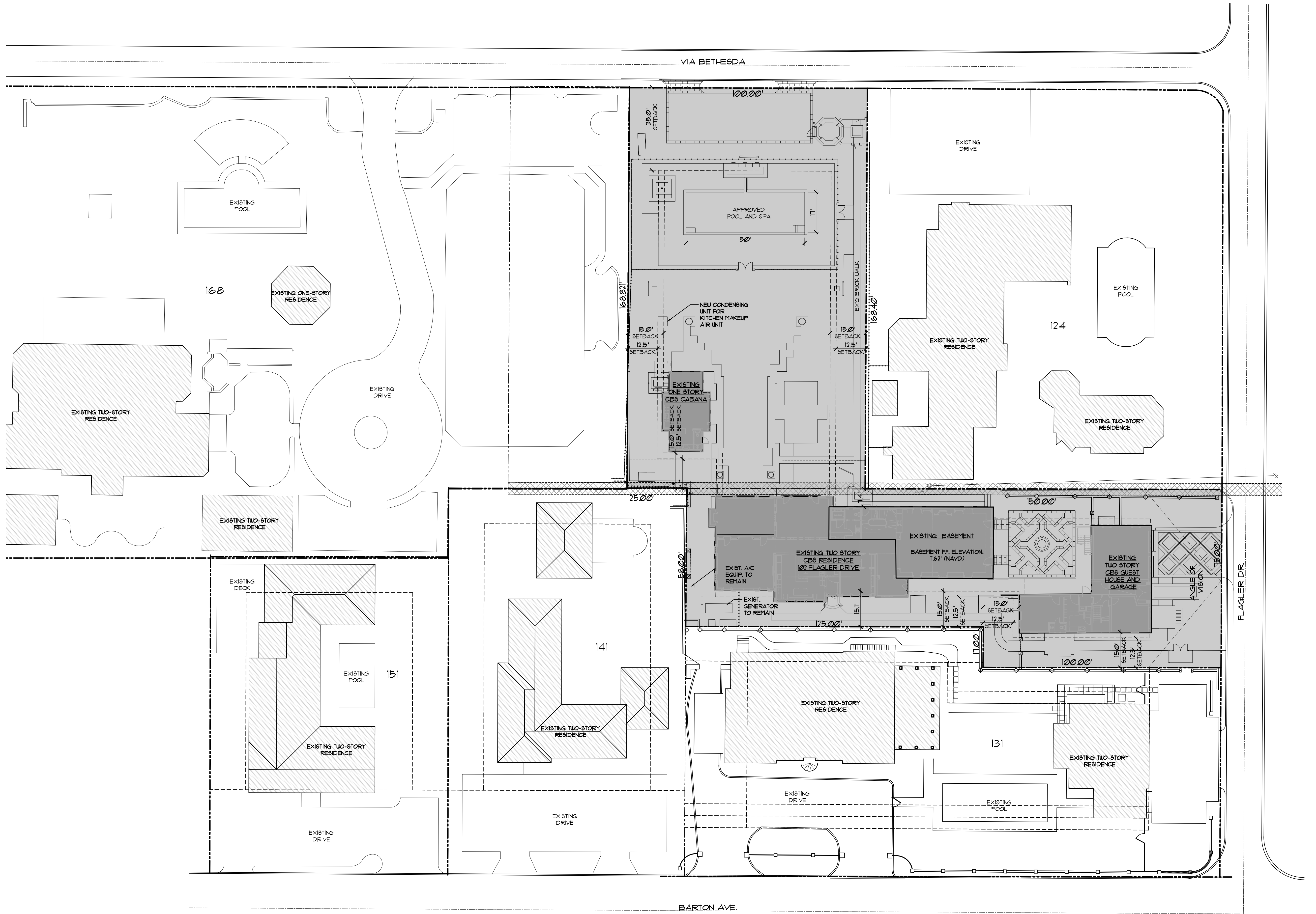
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1 **NEIGHBORHOOD SITE PLAN**
1" = 20'-0"



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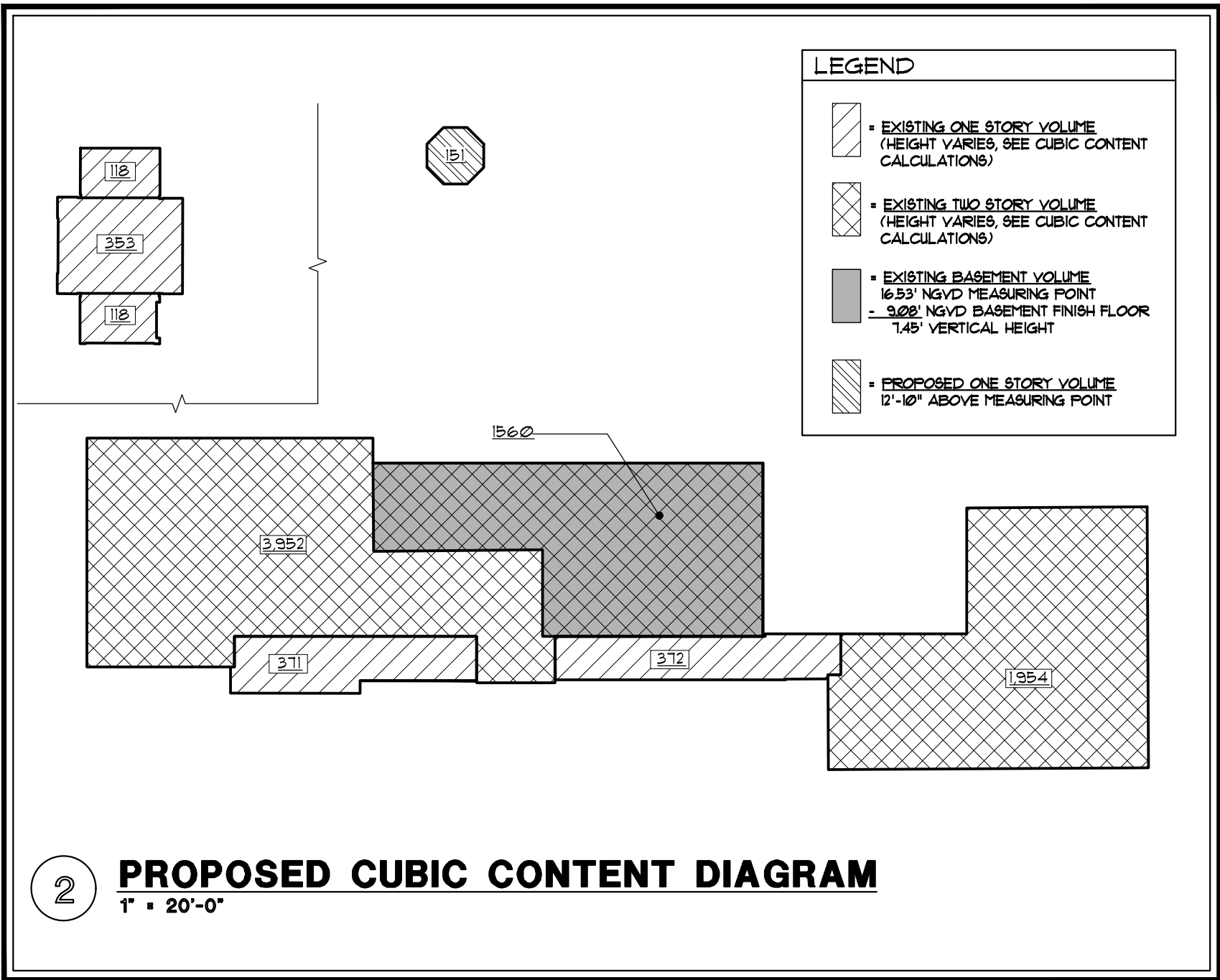
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SCALE:
AS NOTED

 Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com			
Zoning Legend			
1	Property Address: 102 Flagler Ave. Palm Beach FL		
2	Zoning District: R-B LOW DENSITY RESIDENTIAL		
3	Structure Type: Single Family		
4		Required/Allowed	Existing
5	Lot Size (sq ft)	10,000	31,617
6	Lot Depth	100'	VARIES
7	Lot Width	100'	VARIES
8	Lot Coverage (Sq Ft and %)	7,904	7,238 -22.89%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)		13,658
10	Cubic Content Ratio (CCR) (R-B ONLY)	125,487 - 3.97	128,889 - 4.08
11	*Front Yard Setback (Ft.)	30'	29.2'
12	*Side Yard Setback (1st Story) (Ft.)	12.5'	10.4' (S) 7.4' (N)
13	*Side Yard Setback (2nd Story) (Ft.)	15'	10.4' (S) 7.4' (N)
14	*Rear Yard Setback (Ft.)	35'	119.5'
15	Angle of Vision (Deg.)	100°	100°
16	Building Height (Ft.)	14' (1st) 22' (2nd)	21.1'
17	Overall Building Height (Ft.)	30'	27.8'
18	Crown of Road (COR) (NAVD)	13.27'	13.27'
19	Max. Amount of Fill Added to Site (Ft.)	0	0
20	Finished Floor Elev. (FFE)(NAVD)	16.16'	16.16'
21	Zero Datum for point of meas. (NAVD)	14.36'	14.36'
22	FEMA Flood Zone Designation	X	
23	Base Flood Elevation (BFE)(NAVD)		
24	Landscape Open Space (LOS) (Sq Ft and %)	14,230-45%	14,805-46%
25	Perimeter LOS (Sq Ft and %)	4,735-50%	2,295-24%
26	Front Yard LOS (Sq Ft and %)	750-40%	705-37%
27	**Native Plant Species %		
* Indicate each yard area with cardinal direction (N,S,E,W)			
** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table			

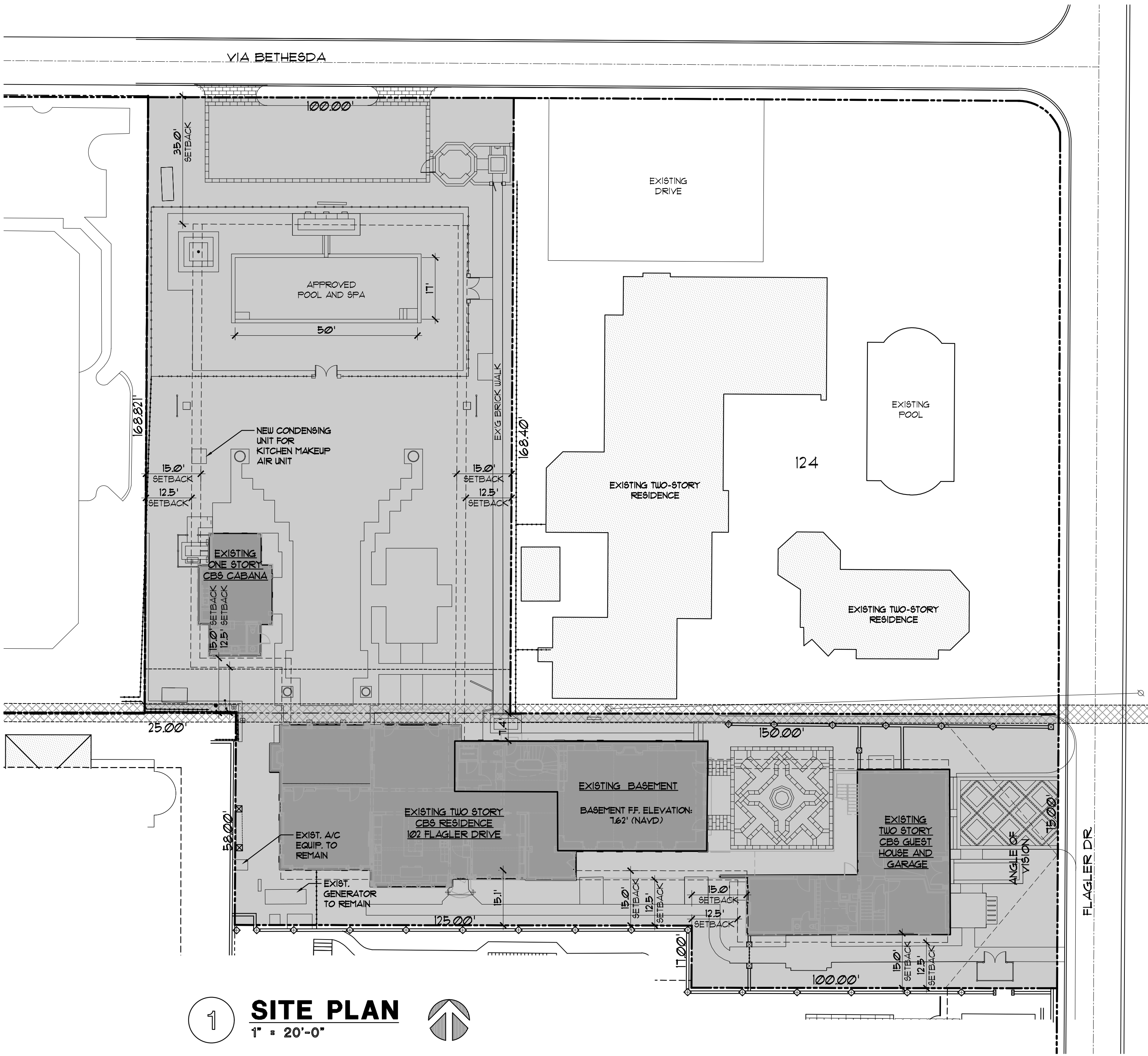
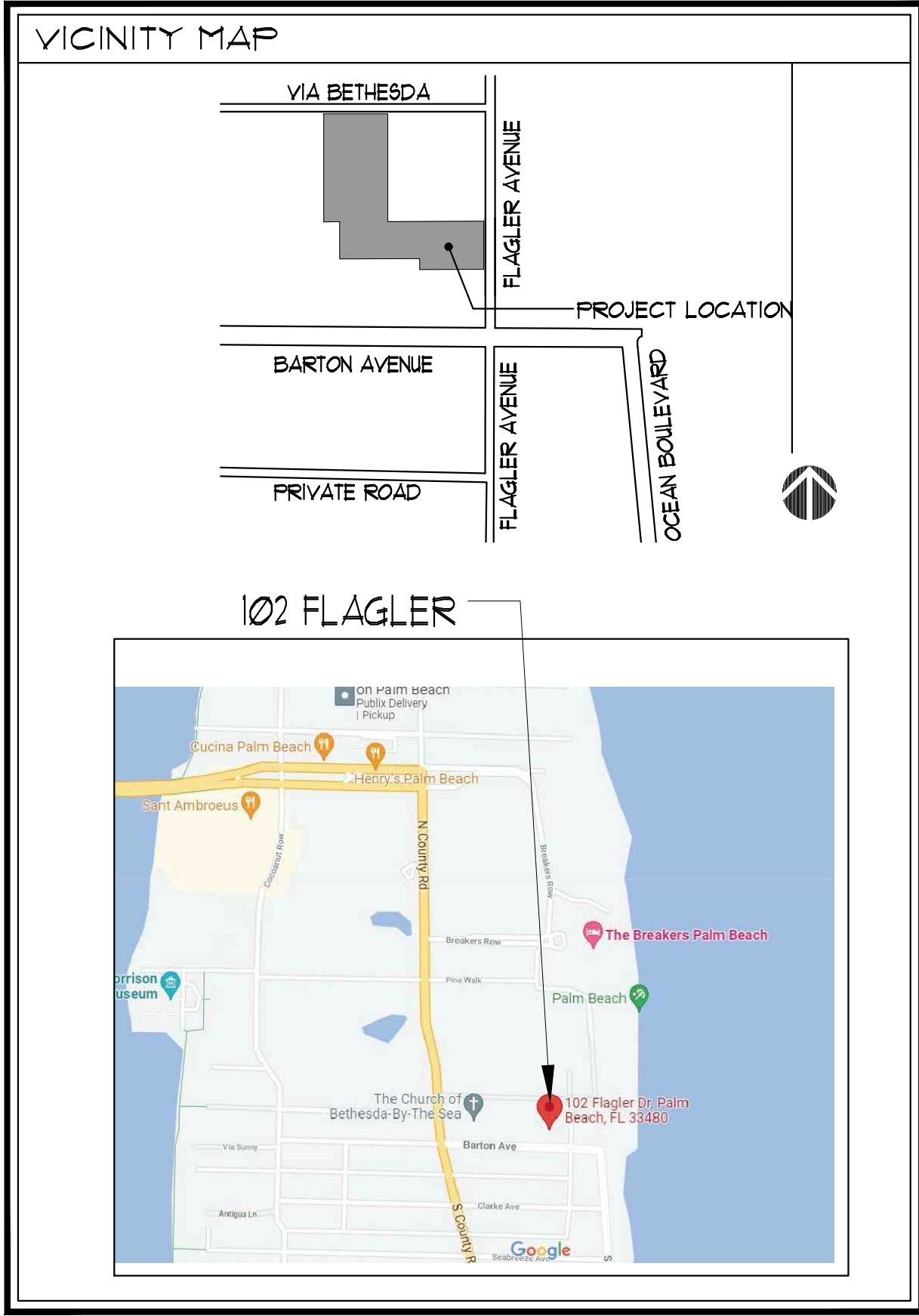


CUBIC CONTENT - NO CHANGE		RATIO
ALLOWABLE	CUBIC CONTENT RATIO CALCULATION: ((60,000-31,617) / 50,000) + 0.5 = 3.78 ALLOWABLE CCR: (BUILDING VOLUME/LOT AREA) = 3.78 MAXIMUM ALLOWABLE CCR = (3.78 x 31,617) = 119,512 CUBIC FEET 5% ALLOW FOR LOGGIES = 5,915 CUBIC FEET	
	TOTAL ALLOWABLE RESIDENCE VOLUME = 125,487 CUBIC FEET	3.97
EXISTING	EXISTING RESIDENCE VOLUME: EXISTING MAIN RESIDENCE 3,952 SQUARE FEET x 20.02' = 79,19 CUBIC FEET EXISTING MAIN RESIDENCE 371 SQUARE FEET x 10.6' = 3,933 CUBIC FEET EXISTING GUEST HOUSE 1,954 SQUARE FEET x 18.61' = 36,481 CUBIC FEET EXISTING GUEST HOUSE 372 SQUARE FEET x 9.91' = 3,709 CUBIC FEET ONE STORY CABANA 353 SQUARE FEET x 10.6' = 3,742 CUBIC FEET ONE STORY CABANA 236 SQUARE FEET x 8.01' = 1,905 CUBIC FEET	
	TOTAL EXISTING VOLUME 128,889 CUBIC FEET	4.08
	FOLLY STRUCTURE +151 SQUARE FEET x 12.83' = 1,938 CUBIC FEET	4.14
NOTE: MEASURING POINT CALCULATION: 13.21' NAVD (AVERAGE CROWN OF ROAD AT FLAGLER DRIVE) + 12.45' NAVD (AVERAGE CROWN OF ROAD AT VIA BETHESDA) 25.72' NAVD DIVIDED BY 2 = 12.86' NAVD + 15' = [14.36'] NAVD = MEASURING POINT MAIN FLOOR FINISH FLOOR = 16.16' NAVD GARAGE FINISH FLOOR = 15.15' NAVD BASEMENT FLOOR FINISH FLOOR = 1.62' NAVD		

AREA CALCULATIONS		ZONING DISTRICT - R-B
	EXISTING AREAS	PROPOSED AREAS
MINIMUM LOT AREA	10,000 SQ. FT.	
LOT AREA	31,617 SQ. FT.	NO CHANGE
MINIMUM LOT WIDTH	100.00'	
LOT WIDTH	VARIES	NO CHANGE
MINIMUM LOT DEPTH	100.00'	
LOT DEPTH	VARIES	NO CHANGE
LOT COVERAGE ALLOWABLE		
ONE STORY	9,485 SQ. FT. 30.0%	
TWO STORY	1,904 SQ. FT. 25.0%	
LOT COVERAGE (MAIN HOUSE + GUEST HOUSE/GARAGE)		
FOLLY STRUCTURE	1,238 SQ. FT. 22.89%	+151 SQ. FT. 1389 SQ. FT. 23.37%

NOTE

THIS SITE PLAN DRAWING WAS PREPARED BASED ON A SURVEY PREPARED BY WALLACE SURVEYING, CORP., DATED 1/26/21.



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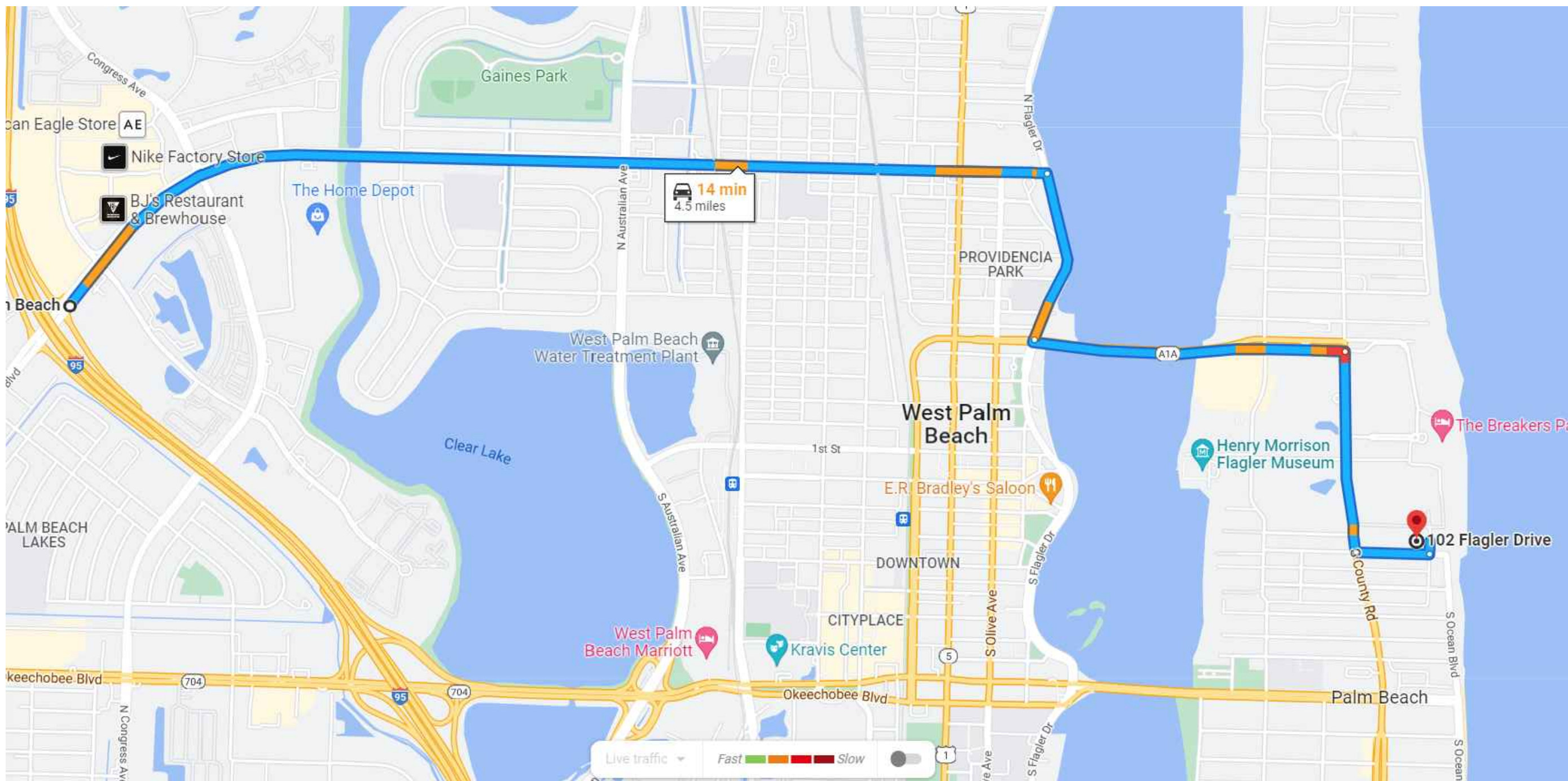
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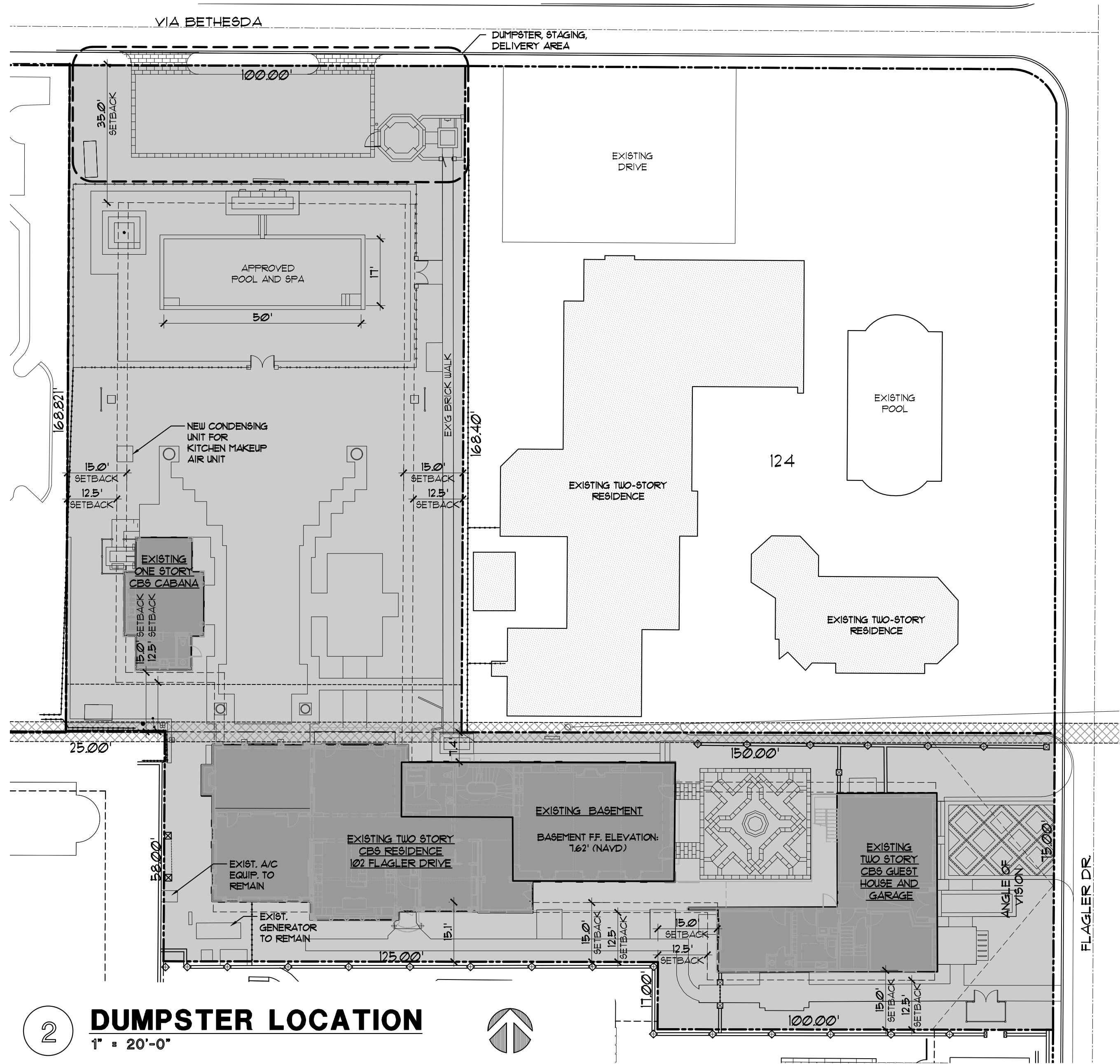
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SCALE:
AS NOTED



1 **TRUCKING INGRESS/EGRESS ROUTE**
1" = 20'-0"



2 **DUMPSTER LOCATION**
1" = 20'-0"

GENERAL NOTES

1. THE BEST ROUTE IS INDICATED FROM I-95 TO PALM BEACH LAKES BLVD TO NORTH BRIDGE (FLAGLER MEMORIAL BRIDGE), GO EAST TO NORTH COUNTY ROAD, THEN SOUTH TO BARTON AVE., EAST TO FLAGLER NORTH, PROPERTY IS 2ND DRIVE ON LEFT. DELIVERIES WILL BE AT SAME PROPERTY AT NORTH SIDE STREET VIA BETHESDA 2ND LOT ON LEFT.

COMPLIMENTS OF GOOGLE MAPS

Schedule of Construction with Major Benchmarks

Window and Door Fabrication	4/12/22-8/29/22
Structural Scope	4/1/22-8/1/22
Window and Door Installation	9/1/22-9/20/22
Framing and Trade Rough	4/16/22-8/28/22
Drywall and Plaster	5/15/22-10/1/22
Flooring	9/15/22-11/2/22
Cabinetry	10/15/22-12/15/22
Trade Trim-out	11/5/22-1/10/23
Finish	12/5/22-2/15/23

Note - Existing reat driveway will accommodate deliveries and staging

Estimated Number of Large Delivery Vehicles

Structural Scope	5 Deliveries
Windows and Doors	4 Deliveries
Framing and Wallboard	4 Deliveries
Haulout	3 Deliveries
Flooring	4 Deliveries
Cabinetry	8 Deliveries
Total Larger Delivery Vehicles	28 Estimated

Estimated Standard Workman's Vehicles

Visiting Site Over 10 Month Duration 2,600 Estimated

The image contains two architectural drawings of a two-story house.

Left Drawing: Side Elevation

- 2ND FLOOR LEVEL**: ELEV. 10'-4"
- GROUND FLOOR LEVEL**: ELEV. 0'-0"
- BASEMENT FLOOR LEVEL**: ELEV. 9'-2"
- Rooms and Features**: PAINTED GUB, BOULDER ROOM, TILE WALL FINISH, ELEVATOR SHAFT, UP. HANDRAIL MOUNTED TO WALL, MATCH PROFILE OF GUARD/HANDRAIL, NEW STAIRS AND RAILINGS, MATCH EXISTING STAIR PROFILE AND FINISH, MATCH NEW RAILING DESIGN, VOID.
- Dimensions**:
 - 4'-3 1/2" LANDING
 - 12 T @ 11" MIN. = 10'-4"
 - 4'-3 1/2" LANDING
 - 18 R @ 11" MAX. = 10'-4"
 - 18 R @ 11" MAX. = 9'-2"
 - 11 T @ 11" MIN. = 9'-4 1/2"
 - 4'-3 1/2" LANDING
 - 1'-8 1/2" HEAD CLEARANCE
- Notes**:
 - SEE STRUCTURAL DRAWINGS FOR ELEVATOR AND STAIR OPENING FRAMING
 - SEE STRUCTURAL DRAWINGS NEW FOUNDATION WALLS, FOOTINGS AND SLAB CONFIGURATIONS

Right Drawing: Section View

- Rooms and Features**: LIVING ROOM, POKER ROOM, HOME THEATER.
- Dimensions**:
 - 1'-11"
 - 1'-3"
 - 17'-9 1/2"
- Notes**:
 - SOUND BATT INSULATION IN EXIST. FRAMING. NEW GUB PAINTED FINISH.
 - SEE STRUCTURAL DRAWINGS FOR NEW BEAM SUPPORT. WRAP IN 1/2" STUD FRAMING AND GUB.
 - RAISED FLOOR 1/2" STUD SLEEPERS W/ TREATED FLYWOOD SHEATHING AND FINISH FLOORING
 - CONC. SLAB OVER VAPOR BARRIER AND CRUSHED STONE. SEE STRUCTURAL DRAWINGS FOR SLAB DESIGN.

Architectural Floor Plan Details:

- Overall Dimensions:**
 - Overall Width: 12'-6" (12'-0" SETBACK)
 - Overall Depth: 11'-4"
 - Overall Depth (Right): 15'-0" (15'-0" SETBACK)
 - Overall Depth (Right): 12'-6" (12'-6" SETBACK)
- Left Addition:**
 - Powder Room:** 4'-9" x 6'-0". Includes new toilet and vanity, new foundation wall, and underpin existing foundation.
 - Hall:** 4'-7" x 3'-8". Includes new stairs and handrail to ground floor level.
 - Stairs:** 14'-7" x 4'-6".
 - Interior Stud Framing:** W/ GWB finish painted.
 - New Foundation Wall:** 27'-5" long.
- Main Renovation Area:**
 - Poker Room:** 12'-4" x 12'-6". Includes 2x4 wall framing w/ GWB both sides, painted.
 - Storage:** 12'-4" x 12'-6". Includes 2x4 stud framing w/ GWB finish, typ.
 - Home Theater:** 12'-4" x 12'-6". Includes 2x4 wall framing w/ GWB both sides, painted.
 - Existing Columns:** To remain.
 - Columns to be removed:** Provide new beam above.
 - Existing Gas Water Heaters:** To remain.
 - 2x4 Stud Framing:** W/ GWB finish, typ.
 - 2x4 Wall Framing:** W/ GWB both sides, painted.
 - Remove Existing Wall:** As required for new opening. Provide lintel above.
 - Remove and Infill Access:** Way and wall.
 - Infill Window Opening:** To match existing wall construction.
 - Infill Door Opening:** To match existing wall construction.
 - Soffit Above:** Indicated in multiple locations.
- Other Features:**
 - HVAC:** Located in the main renovation area.
 - 36x84 DO:** Double doors.
 - 30x84 DO:** Double doors.
 - 32x72 DO:** Double doors.
 - 15" ICE:** Ice storage.
 - 24" SUG:** Sugar storage.
 - 24" ZERO REF:** Zero refrigerator.

SCALE:
AS NOTED

Architectural drawings showing a cross-section and plan view of a building interior.

Left Side (Cross-Section):

- 2ND FLOOR LEVEL** (EL. 10'-4")
- GROUND FLOOR LEVEL** (EL. 0'-0")
- BASEMENT FLOOR LEVEL** (EL. 9'-2")
- ELEVATOR SHAFT**
- LANDING** (4'-3 1/2" MIN. = 10'-4")
- STAIRS** (10 R @ 1" MAX. = 10'-4")
- HEAD CLEARANCE** (7'-10 1/2")
- NEW STAIRS AND RAILINGS** (MATCH EXISTING STAIR PROFILE AND FINISH, MATCH NEW RAILING DESIGN)
- VOID**
- LANDING** (4'-3 1/2" MIN. = 1'-6")

Right Side (Plan View):

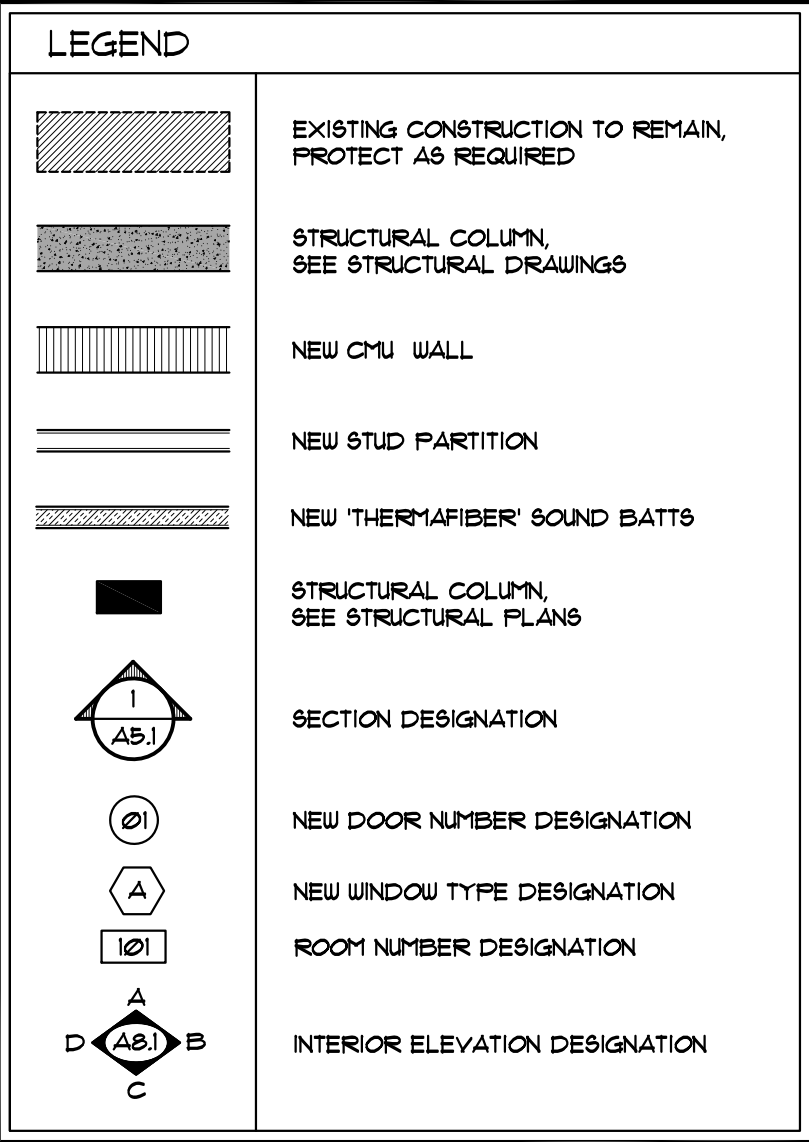
- LIVING ROOM**
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- RAISED FLOOR** (10 STUD SLEEPERS W/ TREATED FLYWOOD SHEATHING AND FINISH FLOORING)
- CONC. SLAB OVER VAPOR BARRIER AND CRUSHED STONE** (SEE STRUCTURAL DRAWINGS FOR SLAB DESIGN)
- SEE STRUCTURAL DRAWINGS FOR ELEVATOR AND STAIR OPENING FRAMING**
- SEE STRUCTURAL DRAWINGS NEW FOUNDATION WALLS, FOOTINGS AND SLAB CONFIGURATIONS**
- SEE STRUCTURAL DRAWINGS FOR NEW BEAM SUPPORT. WRAP IN 10 STUD FRAMING AND GUS**
- SOUND BATT INSULATION IN EXIST. FRAMING. NEW GUS PAINTED FINISH**

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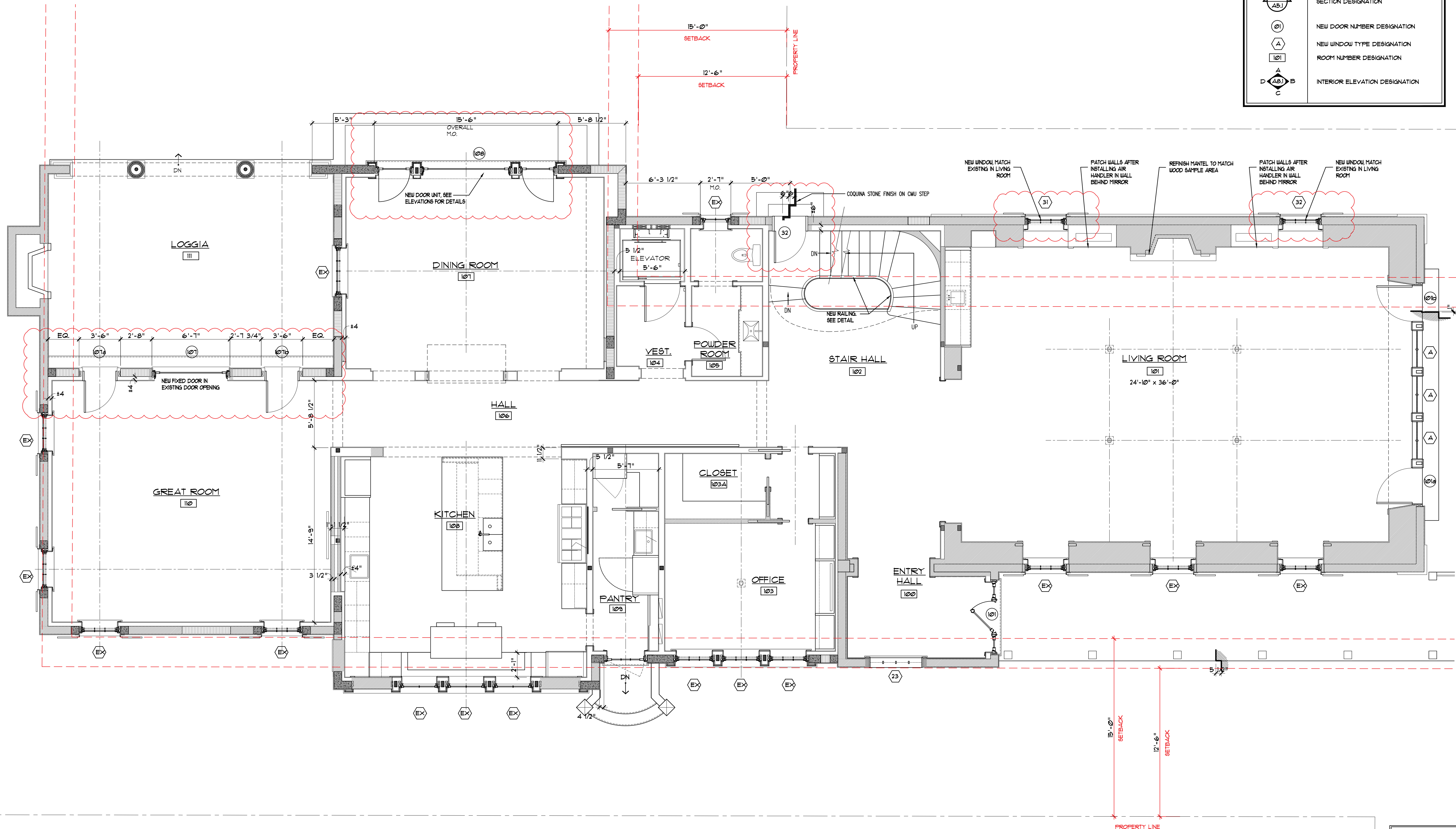
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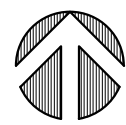
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AS NOTED

A-018-2021
A-036-2021
Z-21-00348



1 **PROPOSED FIRST FLOOR PLAN**
1/4" = 1'-0"



ARC-22-117
ZON-22-075

A-018-2021
A-036-2021
Z-21-00348



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RENOVATIONS FOR:

**FDPB HOLDING
COMPANY LLC**

102 FLAGLER DRIVE
PALM BEACH, FLORIDA

PRE-APP 4-4-22
FIRST SUBMITTAL 4-11-22
FINAL SUBMITTAL 5-2-22

SEAL

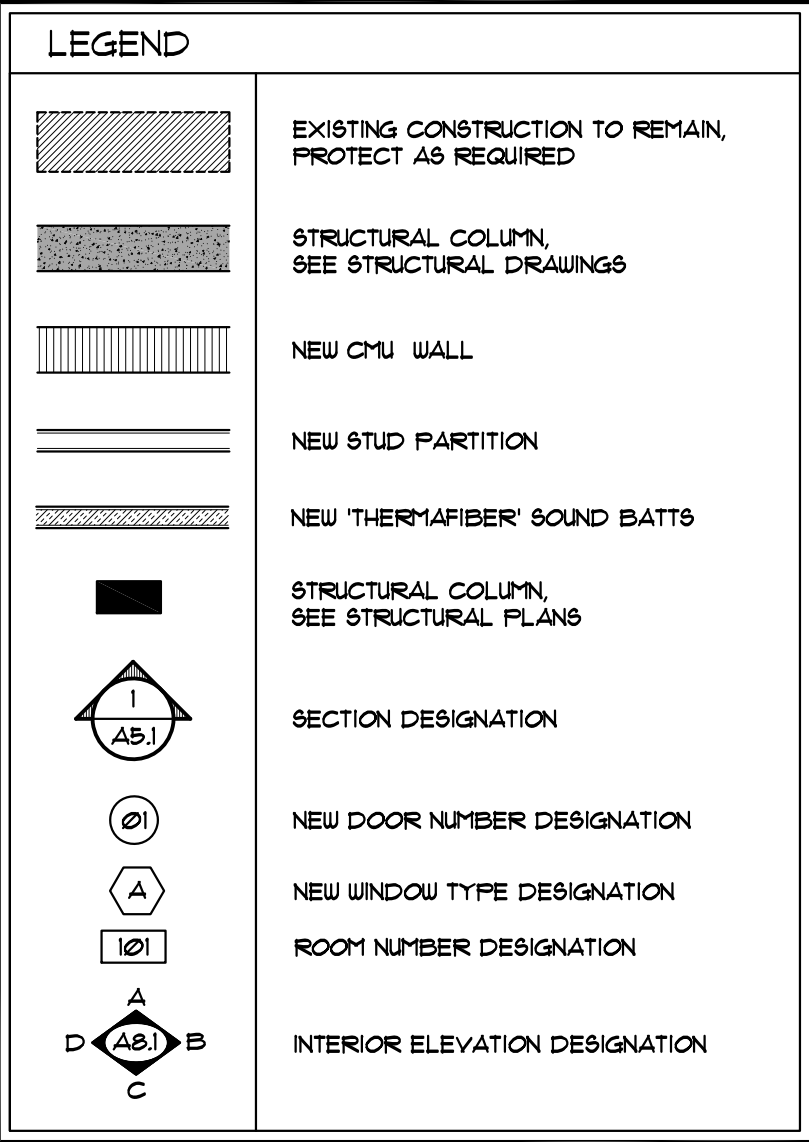
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A2.2

SCALE:
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PRE-APP	4-4-22
FIRST SUBMITTAL	4-11-22
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A2.3A

SCALE:
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RENOVATIONS FOR:

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COMPANY LLC

102 FLAGLER DRIVE
PALM BEACH, FLORIDA

SEAL

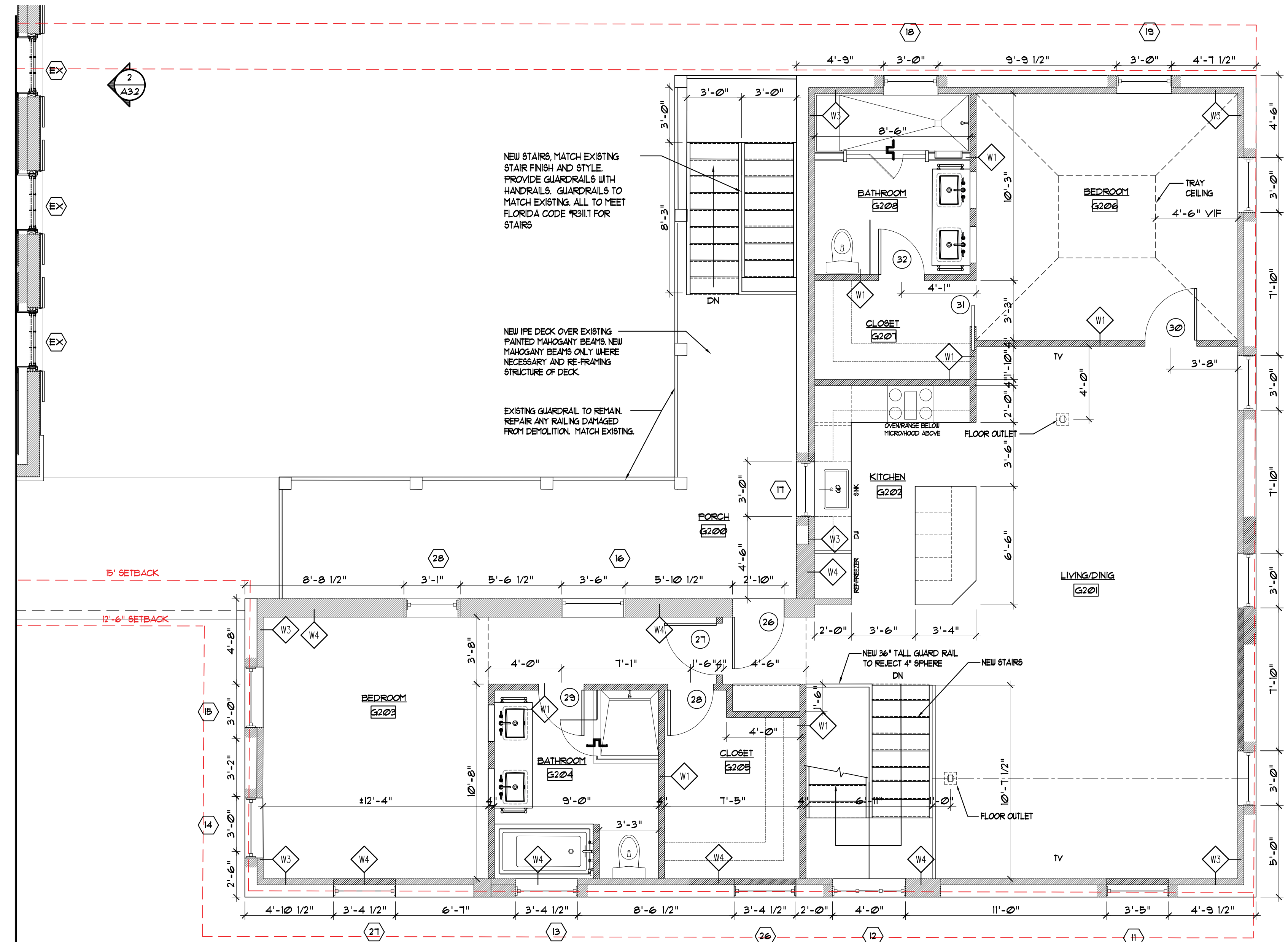
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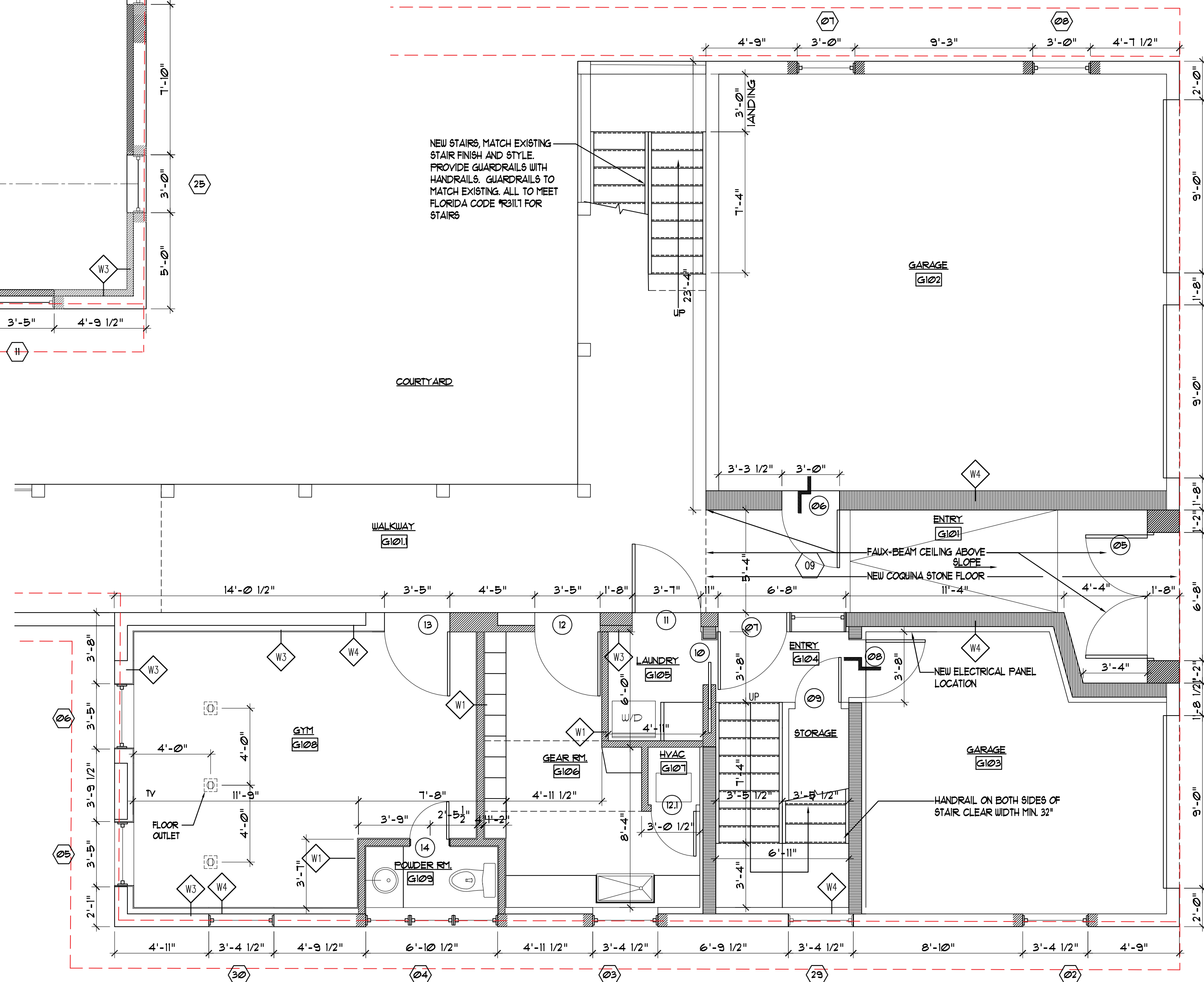
ARC-22-117
ZON-22-075

A-018-2021
A-036-2021
Z-21-00348





2 **GUEST HOUSE SECOND FLOOR PLAN APPROVED**
1/4" = 1'-0"
PREVIOUSLY APPROVED BY ARCOM



1 **GUEST HOUSE FIRST FLOOR PLAN APPROVED**
1/4" = 1'-0"
PREVIOUSLY APPROVED BY ARCOM

NEW WALL TYPES	
	2x4 WOOD STUD FRAMING W/ 1/2" GIB, PAINTED, BOTH SIDES. PROVIDE SOUND BATT INSULATION.
	2x6 WOOD STUD FRAMING W/ 1/2" GIB, PAINTED, ON INTERIOR. STUCCO EXTERIOR FINISH TO MATCH EXISTING. 1/2" EXTERIOR GRADE SHEATING W/ WEATHER BARRIER. PROVIDE R-19 BATT INSULATION.
	2x4 WOOD STUD FRAMING AGAINST EXISTING MASONRY WALL WITH 1/2" (R-13) AND 1/2" GIB ON THE INTERIOR, PAINTED.
	CMU MASONRY WALL WITH STUCCO FINISH. 2x4 WOOD STUD FRAMING WITH 1/2" (R-13) AND 1/2" GIB ON THE INTERIOR, PAINTED.
	2x4 WOOD STUD FRAMING AGAINST EXISTING MASONRY WALL WITH EXTERIOR GRADE GIBS.

LEGEND	
	EXISTING CONSTRUCTION TO REMAIN, PROTECT AS REQUIRED
	STRUCTURAL COLUMN, SEE STRUCTURAL DRAWINGS
	NEW CMU WALL
	NEW STUD PARTITION
	NEW 'THERMAFIBER' SOUND BATTS
	STRUCTURAL COLUMN, SEE STRUCTURAL PLANS
	SECTION DESIGNATION
	NEW DOOR NUMBER DESIGNATION
	NEW WINDOW TYPE DESIGNATION
	ROOM NUMBER DESIGNATION
	INTERIOR ELEVATION DESIGNATION

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RENOVATIONS FOR:

**FDPB HOLDING
COMPANY LLC**

102 FLAGLER DRIVE
PALM BEACH, FLORIDA

PRE-APP 4-4-22
FIRST SUBMITTAL 4-11-22
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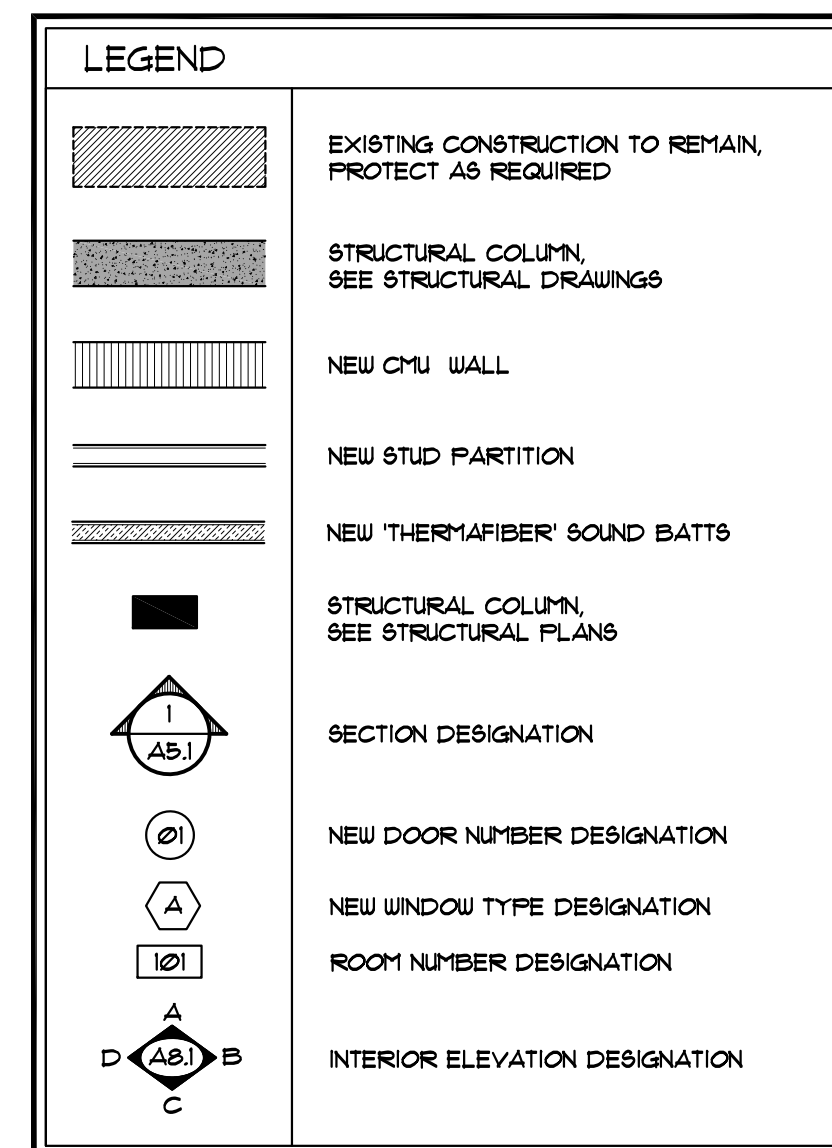
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FINAL SUBMITTAL	5-2-22

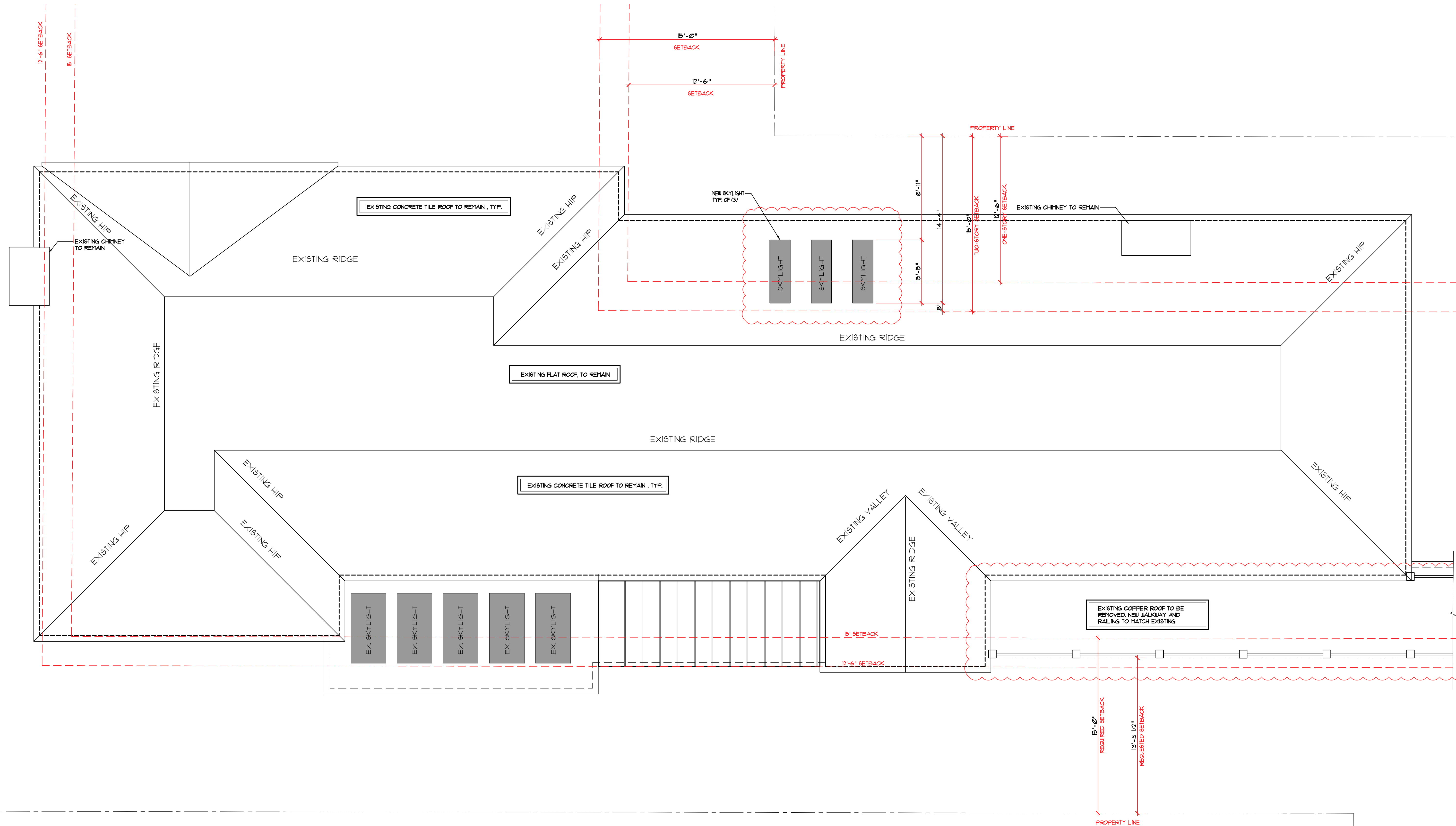
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1

PROPOSED ROOF PLAN
1/4" = 1'-0"



ARC-22-117
ZON-22-075

A-018-2021
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COMPANY LLC**

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PALM BEACH, FLORIDA

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