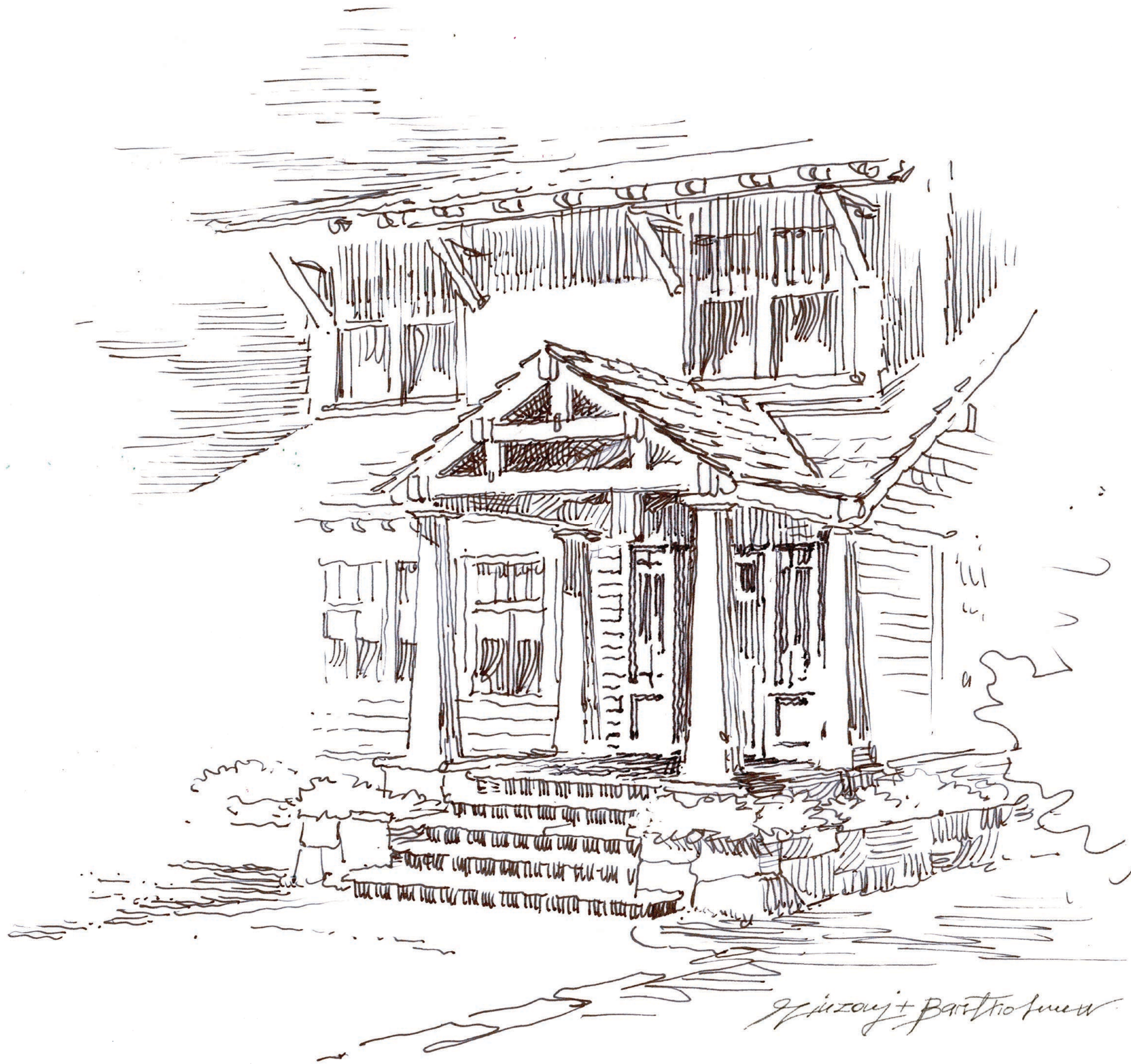


RECEIVED
By DSR at 1:45 pm, Jul 08, 2022

New Residence For The Kassatly Family
335 COCOANUT ROW
Palm Beach, FL 33480



ARCOM PRESENTATION SET
07.08.2022

**Bartholemew
+ Partners**

THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20-C
PALM BEACH, FLORIDA 33480

T: 561 461 0108
F: 561 461 0106

FL LIC. # AA26003943

WWW.BARTHOLEMIEWPARTNERS.COM

KYLE BARTHOLEMIEW FANT
ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422

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LANDSCAPE ARCHITECT
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SHEET INDEX:

- CVR- COVER SHEET
- SUR0.0- VICINITY MAP
- SUR0.1- ZONING PLAN
- SP1.0-SP1.1.2- EXISTING CONDITIONS
- SP1.2- ADJACENT BUILDING PHOTOS
- SP1.3- 1.4- ADJACENT BUILDING ELEVATIONS
- SP1.5- NEIGHBORHOOD ANALYSIS
- SP1.6- HEIGHT ANALYSIS
- SP2.0- EXISTING SITE PLAN
- SP2.1- DEMOLITION SITE PLAN
- SP2.2- PROPOSED SITE PLAN
- SP2.3- COMBINED SITE PLAN
- A1.0- PROPOSED FIRST FLOOR
- A1.1- PROPOSED SECOND FLOOR
- A1.2- PROPOSED ROOF PLAN
- A1.3-A1.7- BUILDING RESEARCH & PRECEDENT
- A1.8- PARTI DIAGRAM- DESIGN STORYLINE
- A1.9-1.10- PROPORTION ANALYSIS
- A2.0- PROPOSED WEST ELEVATION
- A2.0.1- PROPOSED ENLARGED WEST ELEVATION
- A2.0.2- DETAILED WEST ELEVATION
- A2.0.3-2.0.5- PROPOSED COLORED WEST ELEVATION
- A2.1- PROPOSED SOUTH ELEVATION
- A2.1.1- PROPOSED ENLARGED SOUTH ELEVATION
- A2.1.2-2.1.3- PROPOSED COLORED SOUTH ELEVATION
- A2.2- PROPOSED EAST ELEVATION
- A2.2.1- PROPOSED ENLARGED EAST ELEVATION
- A2.2.2- DETAILED EAST ELEVATION
- A2.3- PROPOSED NORTH ELEVATION
- A2.3.1- PROPOSED ENLARGED NORTH ELEVATION
- A2.3.2- DETAILED NORTH ELEVATION
- A2.3.3-2.3.4- PROPOSED COLORED NORTH ELEVATION
- A3.0-3.1- PROPOSED SECTIONS
- A4.0-A4.2- PROPOSED RENDERINGS
- A5.0- PROPOSED MATERIALS & FINISHES
- SUR1.0- SURVEY
- C1.0- CONCEPTUAL SITE GRADING & DRAINAGE PLAN
- L1.0- CONSTRUCTION STAGING PLAN
- L1.1- EXISTING LANDSCAPE SCREENING IMAGES
- L2.0- TRUCK LOGISTICS PLAN
- L3.0- CONCEPTUAL SITE PLAN
- L3.1- SITE CALCULATIONS/ LOT COVERAGE GRAPHICS
- L4.0- LANDSCAPE PLAN
- L4.1- CONCEPTUAL SITE PLAN
- L4.2- LANDSCAPE SCHEDULE
- L4.3- PLANTING DETAILS & SPECIFICATIONS
- L5.0- 5.1- RENDERED LANDSAPE ELEVATIONS

SCOPE OF WORK:

- DEMOLITION OF AN EXISTING 2,357 SF TWO-STORY HOME.
- DEMOLITION OF AN EXISTING ONE-STORY ACCESSORY STRUCTURE.
- DESIGN AND BUILD A NEW TWO-STORY COASTAL CRAFTSMAN STYLE HOME AND SWIMMING POOL.
- LANDSCAPE ARCHITECT WILL BE ENVIRONMENT DESIGN GROUP.
- GENERAL CONTRACTOR WILL BE CONKLING & LEWIS.
- AREA CALCULATIONS AS FOLLOWS:
 - 3,102 SF CONDITIONED SPACE ON TWO FLOORS
 - 1,796 SF – 29.93% LOT COVERAGE

VARIANCE REQUEST:

- VARIANCE 1: SECTION 134-948(1) & (2): A REQUEST FOR A VARIANCE TO CONSTRUCT A NEW 3,347 SF, TWO STORY RESIDENCE ON A LOT WITH A WIDTH OF 40-FEET IN LIEU OF THE 75-FOOT MINIMUM REQUIRED AND A LOT SIZE AREA OF 6,000 SF IN LIEU OF THE 10,000 SF MINIMUM REQUIRED IN THE R-C ZONING DISTRICT.
- VARIANCE 2: SECTION 134-948(6): REQUEST FOR A VARIANCE TO HAVE A 5-FOOT NORTH SIDE YARD SETBACK IN LIEU OF THE 10-FOOT MINIMUM REQUIRED IN THE R-C ZONING DISTRICT.
- VARIANCE 3: SECTION 134-948(6): REQUEST FOR A VARIANCE TO HAVE A 5-FOOT SOUTH SIDE YARD SETBACK IN LIEU OF THE 10-FOOT MINIMUM REQUIRED IN THE R-C ZONING DISTRICT.
- VARIANCE 4: SECTION 134-948(11): REQUEST FOR A VARIANCE TO HAVE 33% LANDSCAPED OPEN SPACE IN LIEU OF THE 45% MINIMUM REQUIRED IN THE R-C ZONING DISTRICT (EXISTING LOS IS 27%)

**Bartholemew
+ Partners**

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

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ENVIRONMENT DESIGN GROUP, AT THE TIME OF THESE DRAWINGS, REPRESENTS THAT IT IS A PROFESSIONAL ARCHITECTURAL FIRM THAT IS LICENSED TO PROVIDE ARCHITECTURAL SERVICES. IT IS NOT A PROFESSIONAL ENGINEERING FIRM. THE CLIENT AGREES TO ACCEPT THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE CLIENT AGREES TO ACCEPT THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE CLIENT AGREES TO ACCEPT THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE CLIENT AGREES TO ACCEPT THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.

Project no:
Date: 03/03/22
Drawn by: PT
Project Architect: KBF

**NEW RESIDENCE TO
335 COCOANUT**

Project Address:
335 COCOANUT ROW,
PALM BEACH, FL 33480

SHEET NAME

COVER SHEET

SHEET NUMBER

CVR

**ARC-22-161
ZON-22-108**



VICINITY LOCATION MAP



LOCATION MAP



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

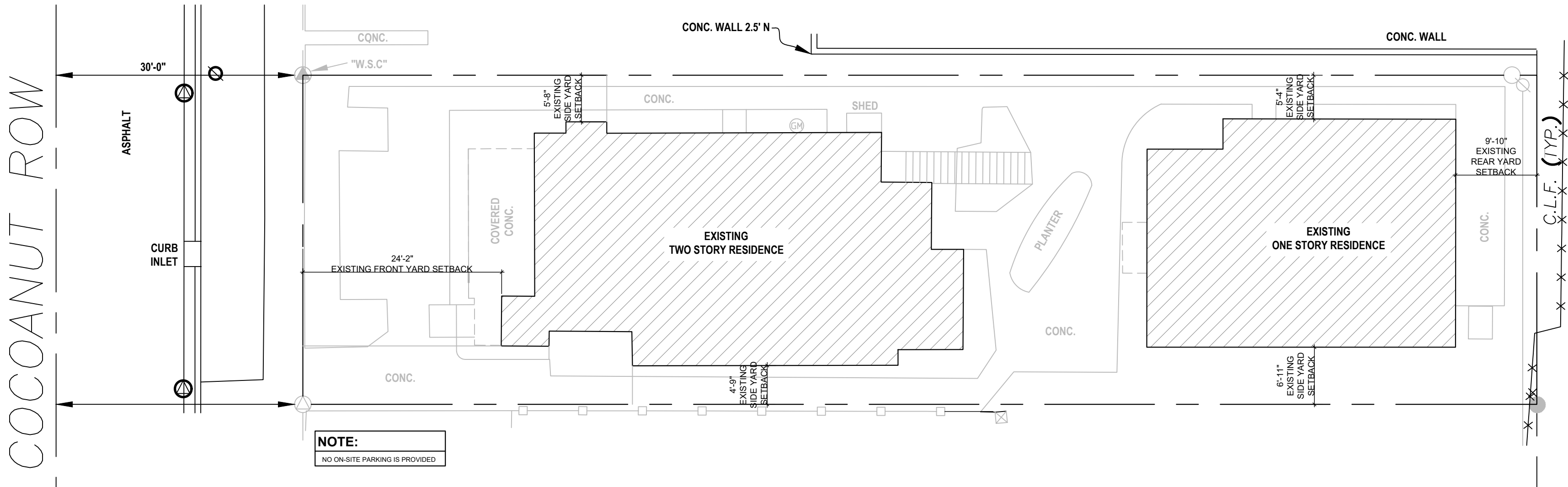
Zoning Legend				
Line #	Property Address:	335 COCOANUT ROW		
2	Zoning District:	R-C MEDIUM DENSITY RESIDENTIAL		
3	Structure Type:	SINGLE FAMILY		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	6,000 SF	N/A
6	Lot Depth	100	150'-0"	N/A
7	Lot Width	70	40'-0"	N/A
8	Lot Coverage (Sq Ft and %)	1,800 SF - 30%	2,357 SF- 40%	1,796 SF- 29.93%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	N/A	3,968 SF	3,102 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	25'-0"	28'-2"	25'-0"
12	* Side Yard Setback (1st Story) (Ft.)	10'-0"	4'-9"/ 7'-0"	5'-0" (VAR REQ.)
13	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
14	*Rear Yard Setback (Ft.)	15'-0"	9'-10"	30'-0"
15	Angle of Vision (Deg.)	N/A	N/A	N/A
16	Building Height (Ft.)	23'-6"	18'-0"	21'-6"
17	Overall Building Height (Ft.)	31'-6"	22'-0"	29'-4"
18	Crown of Road (COR) (NAVD)	N/A	2.29 NAVD	N/C
19	Max. Amount of Fill Added to Site (Ft.)	2.355- 4.71 NAVD	2.355- 4.71 NAVD	1.666- 4.13 NAVD
20	Finished Floor Elev. (FFE)(NAVD)	3.34 NAVD	7.00 NAVD	7.00 NAVD
21	Zero Datum for point of meas. (NAVD)	N/A	2.29 NAVD	2.29 NAVD
22	FEMA Flood Zone Designation	AE 6	AE 6	AE 6
23	Base Flood Elevation (BFE)(NAVD)	6.00 NAVD	6.00 NAVD	6.00 NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	45%- 2,700 SF	27.77%- 1,664 SF	33.41%- 2,000 SF (VAR REQ.)
25	Perimeter LOS (Sq Ft and %)	50%- 1,350 SF	54.14%- 1,462 SF	64.51%- 1,742 SF
26	Front Yard LOS (Sq Ft and %)	40%- 400 SF	33.30%- 333 SF	40.7%- 407 SF
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

If value is not applicable, enter N/A

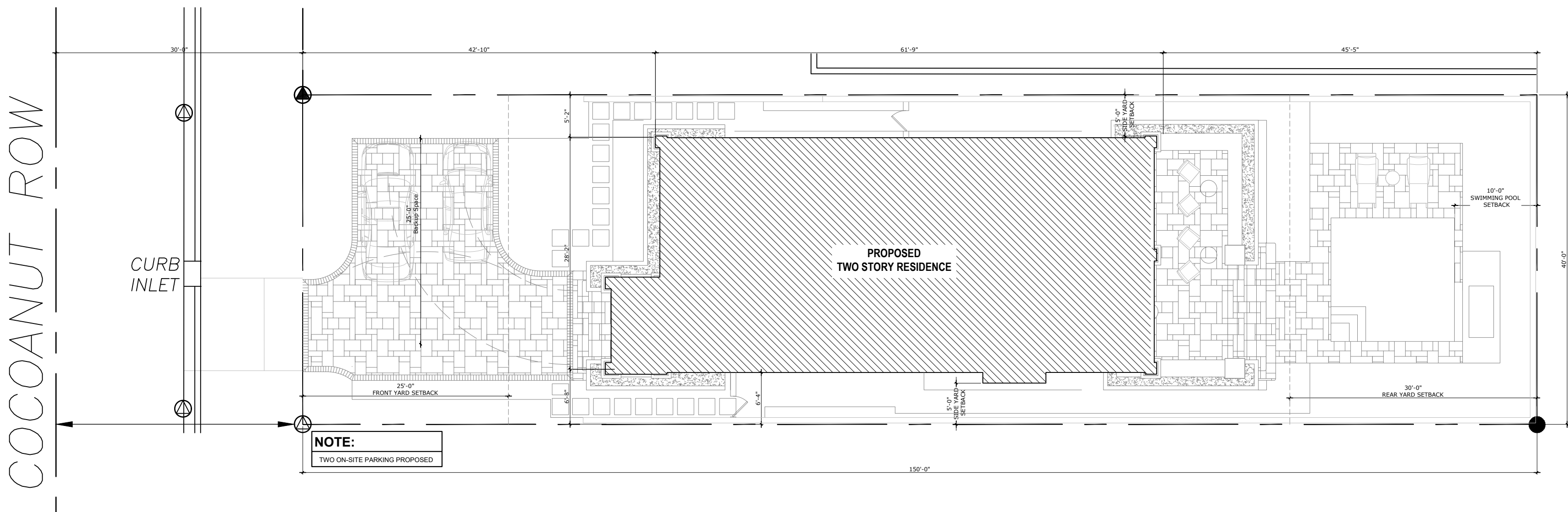
** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C



EXISTING ZONING DIAGRAM

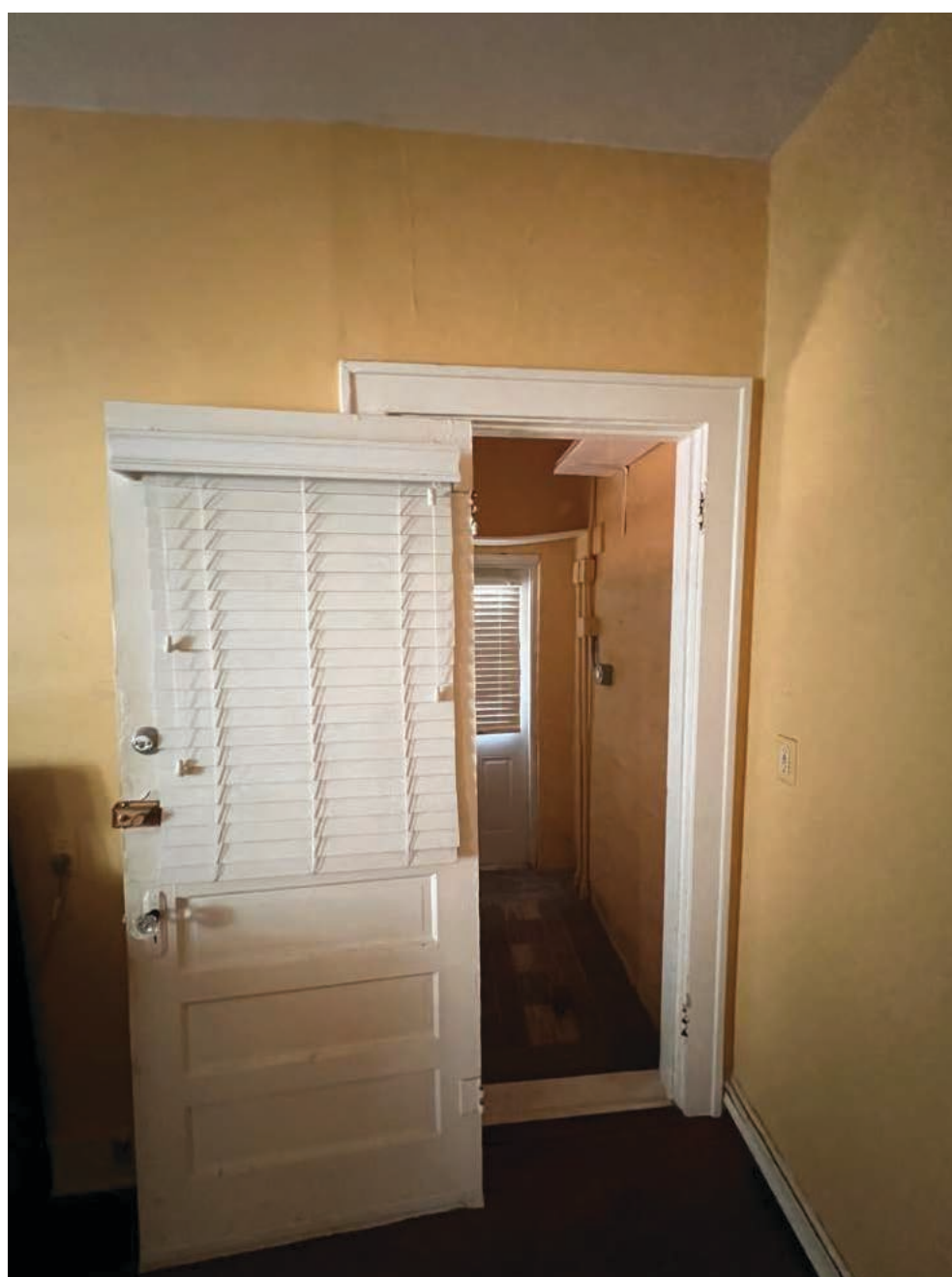
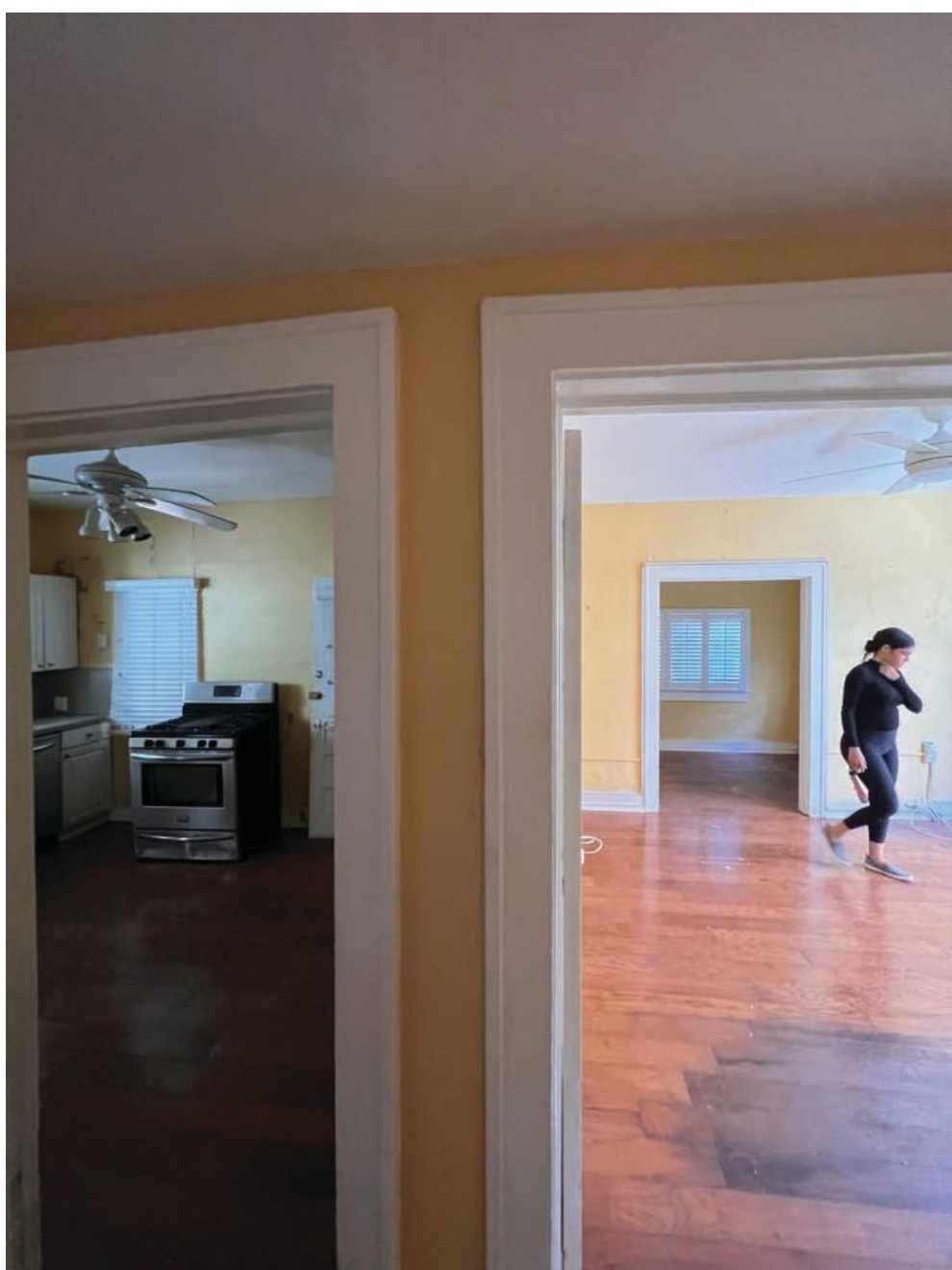
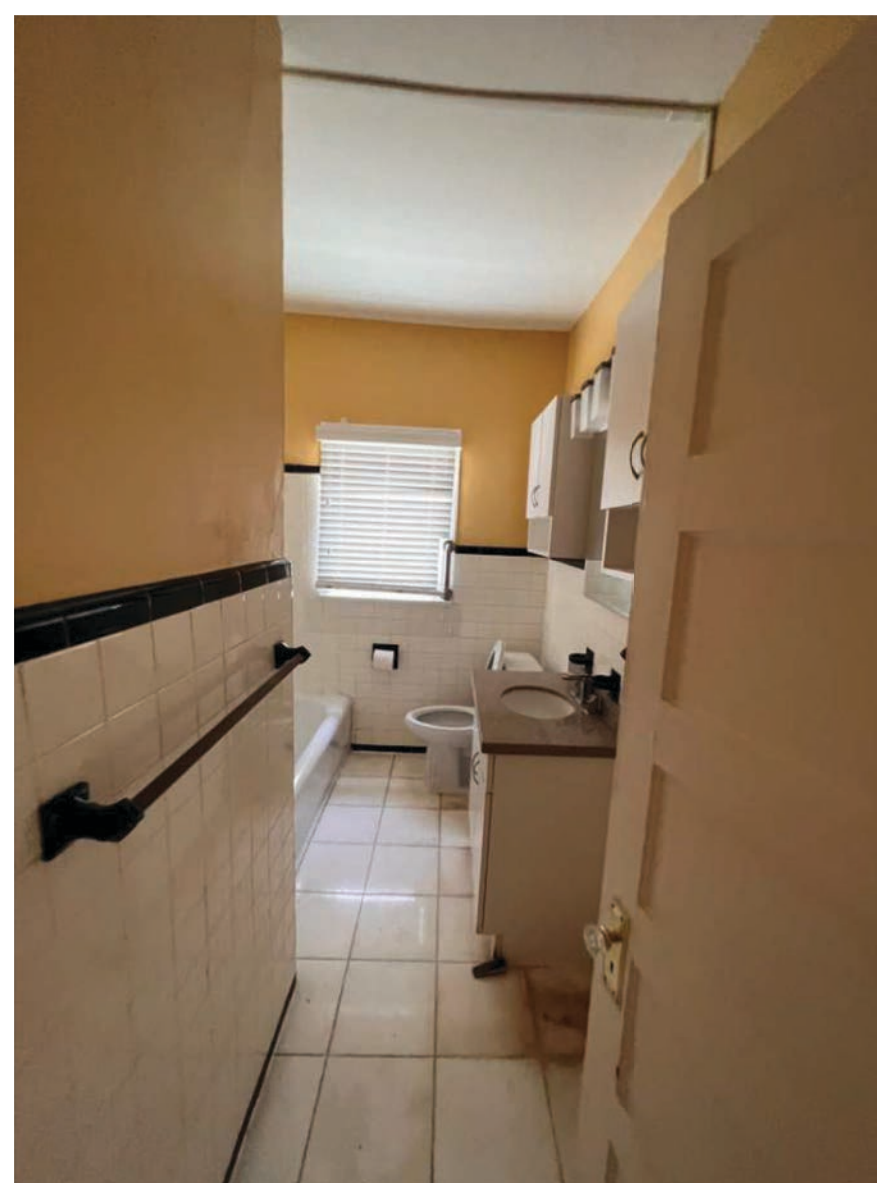
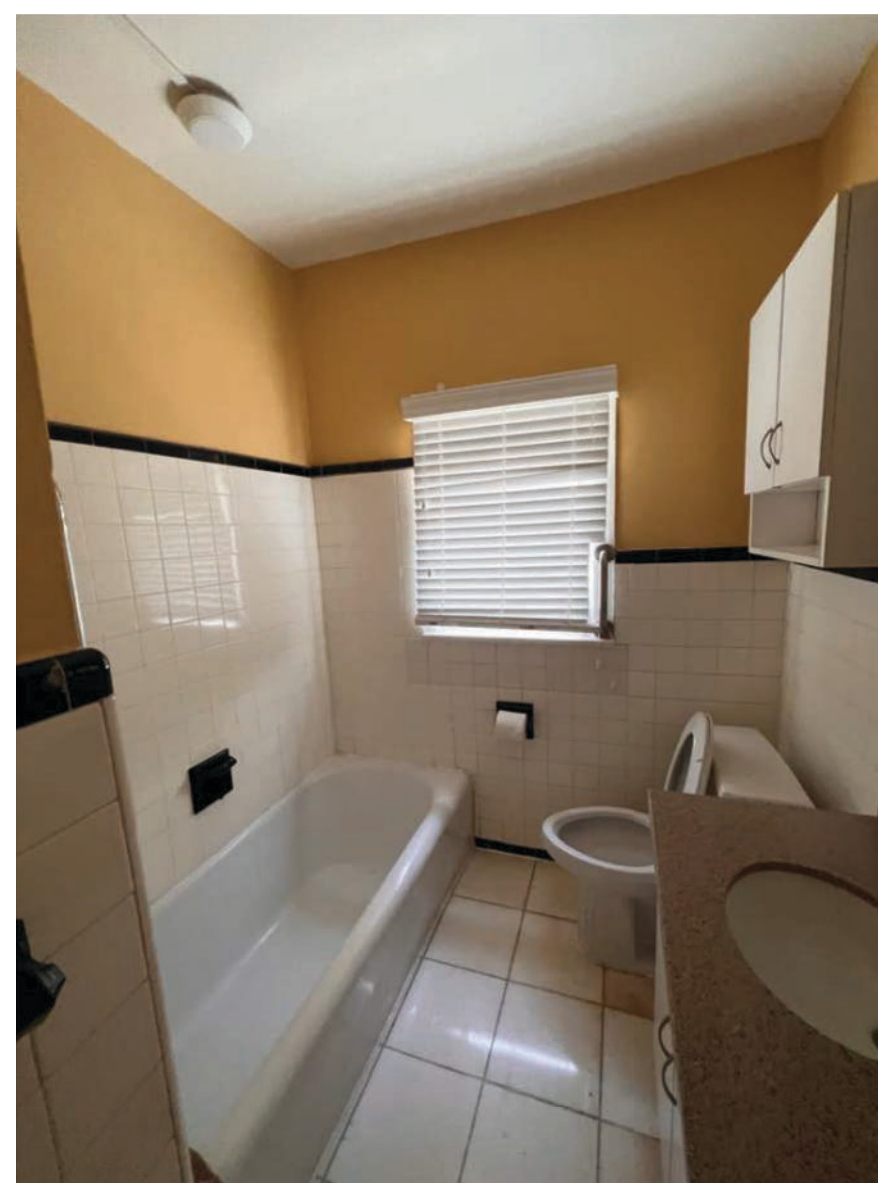
SCALE: 3/32" = 1'



PROPOSED ZONING DIAGRAM

SCALE: 3/32" = 1'

ARC-22-161
ZON-22-108



Revisions:

SP1.1

ARCHITECTURE AND DESIGN
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CONKLING AND LEWIS CONSTRUCTION, INC.

DOI: 10.1002/for

EXISTING INTERIOR

SHEET NUMBER

CD4 1 2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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ARC-22-161
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