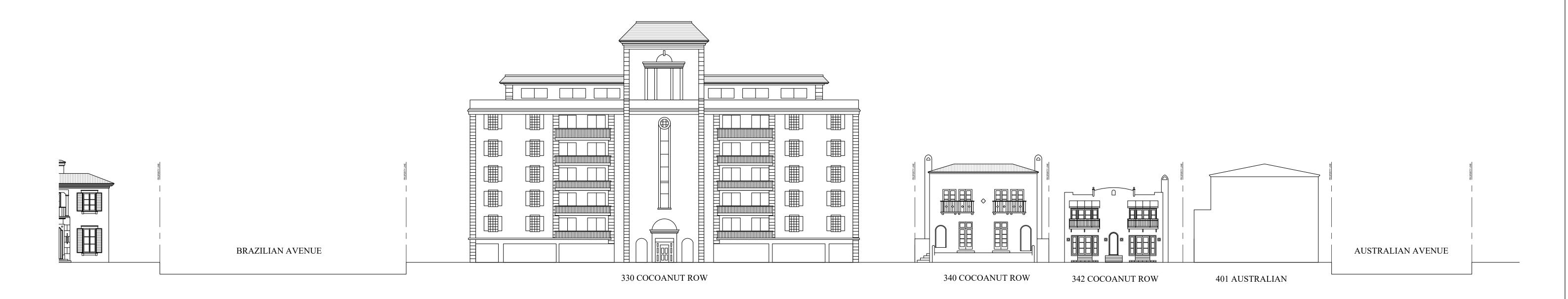


EAST ____ COCOANUT ROW _ WEST



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CIVIL ENGINEER

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KYLE B FANT ARCHITECT # AR99255

AIA # 30425933 NCARB # 87929

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Project no: 21.10.161
Date: 06/27/22
Drawn by: VFA
Project Architect: KBF

NEW RESIDENCE FOR THE KASSATLY FAMILY

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

SHEET NAME

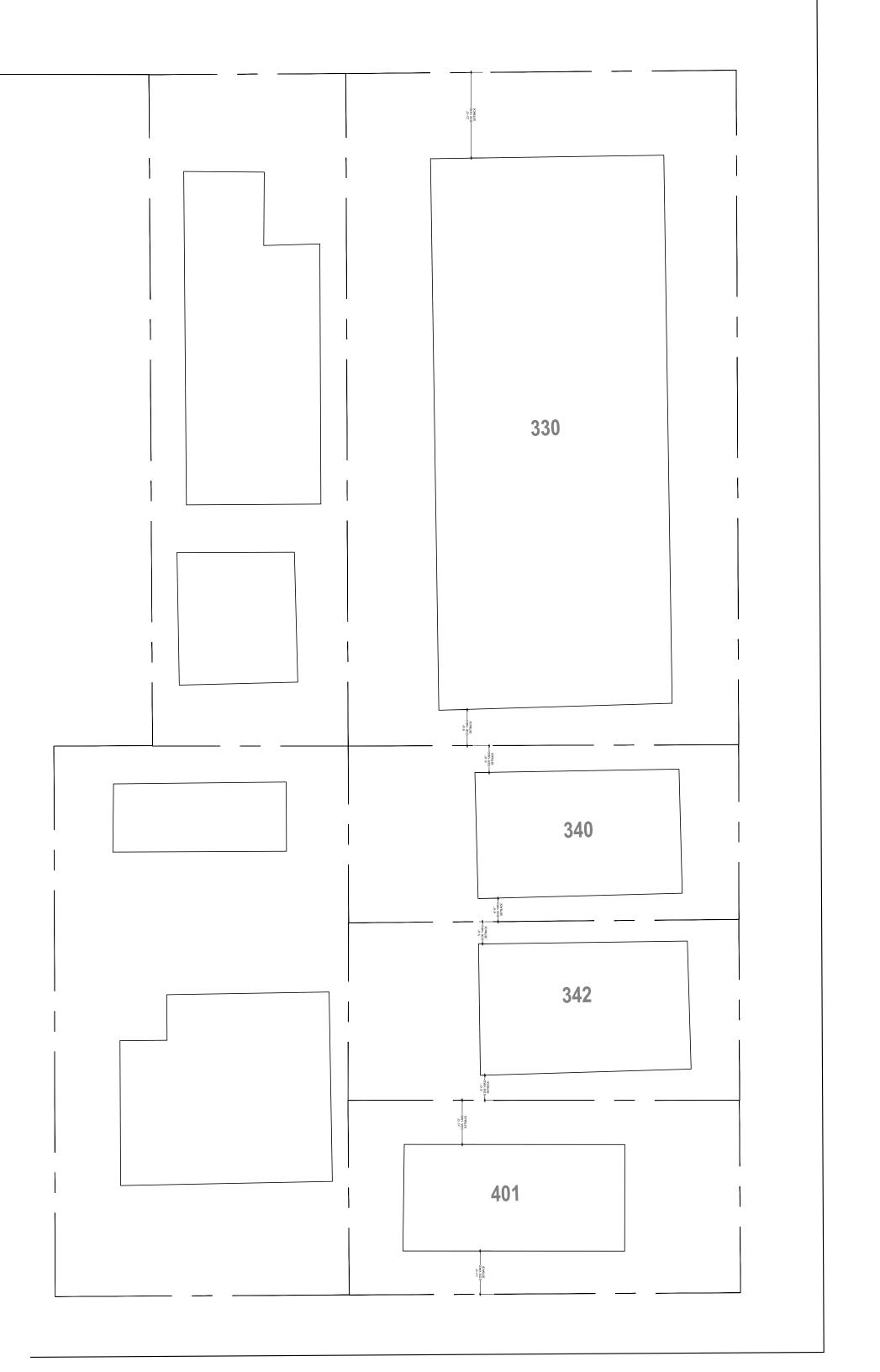
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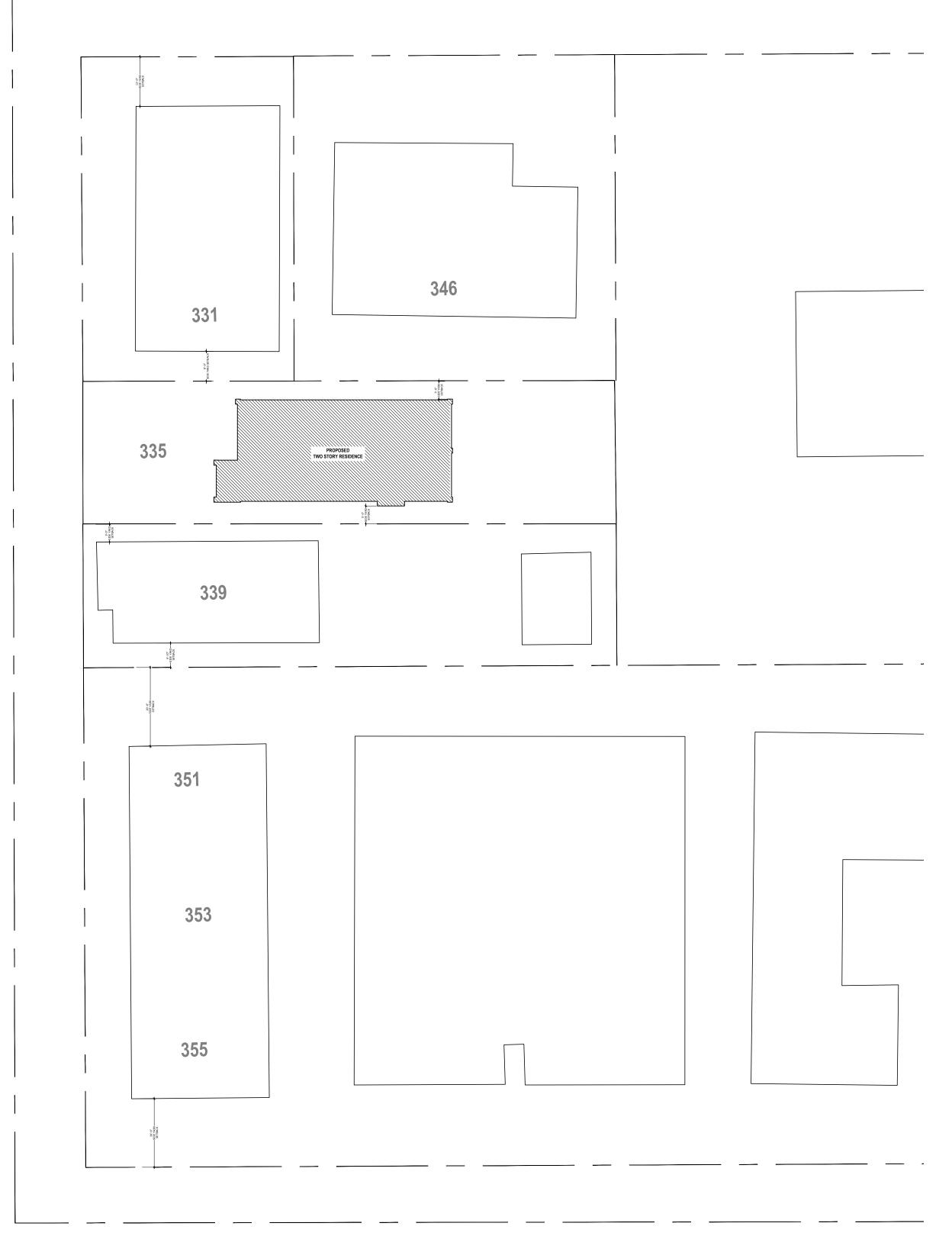
SHEET NUMBER

SP1.4

ARC-22-161 ZON-22-108

ARCOM SET





NEIGHBORHOOD ANALYSIS

330

RIGHT: 21'-0"

LEFT: 9'-0"

340

- RIGHT: 6'-0"

- LEFT: 6'-0"

34

- RIGHT: 5'-6"

- LEFT: 6'-0"

40

- RIGHT 11'-0"

- LEFT: 11'-0"

33

- RIGHT: 8'-0"

- LEFT: 13'-0"

335 (SUBJECT PROPERTY)

- EXISTING

-- RIGHT: 4'-9"

-- LEFT: 5'-8"

- PROPOSED

-- RIGHT: 5'-0"

-- LEFT: 5'-0"

339

- RIGHT: 6'-10"

- LEFT: 5'-0"

351/353/355

RIGHT: 20'-0"

- LEFT: 20'-0"

BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATI PERMISSION OF BARTHOLE LEWEHY PARTINESS. CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENE IF BARTHOLEMENY PARTINESS IS NOT CONTRACTED TO SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLI AND HOLD HARMLESS BARTHOLEMENY PARTINESS FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SER BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUE

Project no: 21.10.161 Date: 06/27/22 Drawn by: VFA Project Architect: KBF

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

Revisions:

NEW RESIDENCE FOR THE KASSATLY FAMILY

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

SHEET NAME

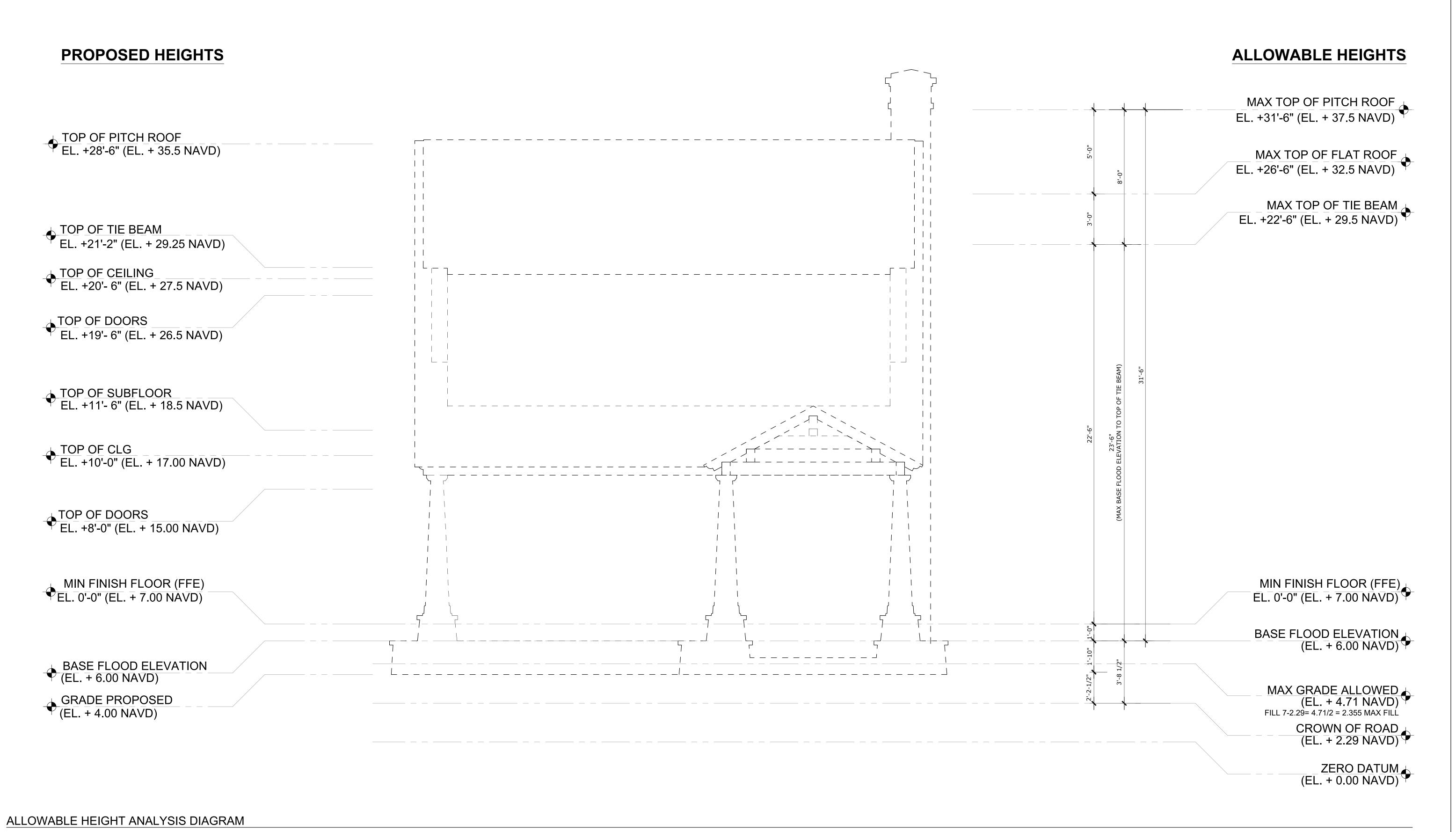
NEIGHBORHOOD ANALYSIS

SHEET NUMBER

SP1.5

ARCOM SET

NEIGHBORHOOD ANALYSIS DIAGRAM



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OF BARTHOLEMEW # PARTNERS.

TION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT EMEW # PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL UNDING CONSTRUCTION, INCLUDIOR ON-SITE MONTERMS, SITE VISTS, SHOP EVIEW, DESIGN CLARIFICATION, ETC. THE CLIENT AGREES TO INDENNITY

Project no: 21.10.161 Date: 06/27/22 Drawn by: VFA Project Architect: KBF

NEW RESIDENCE FOR THE KASSATLY FAMILY

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

SHEET NAME

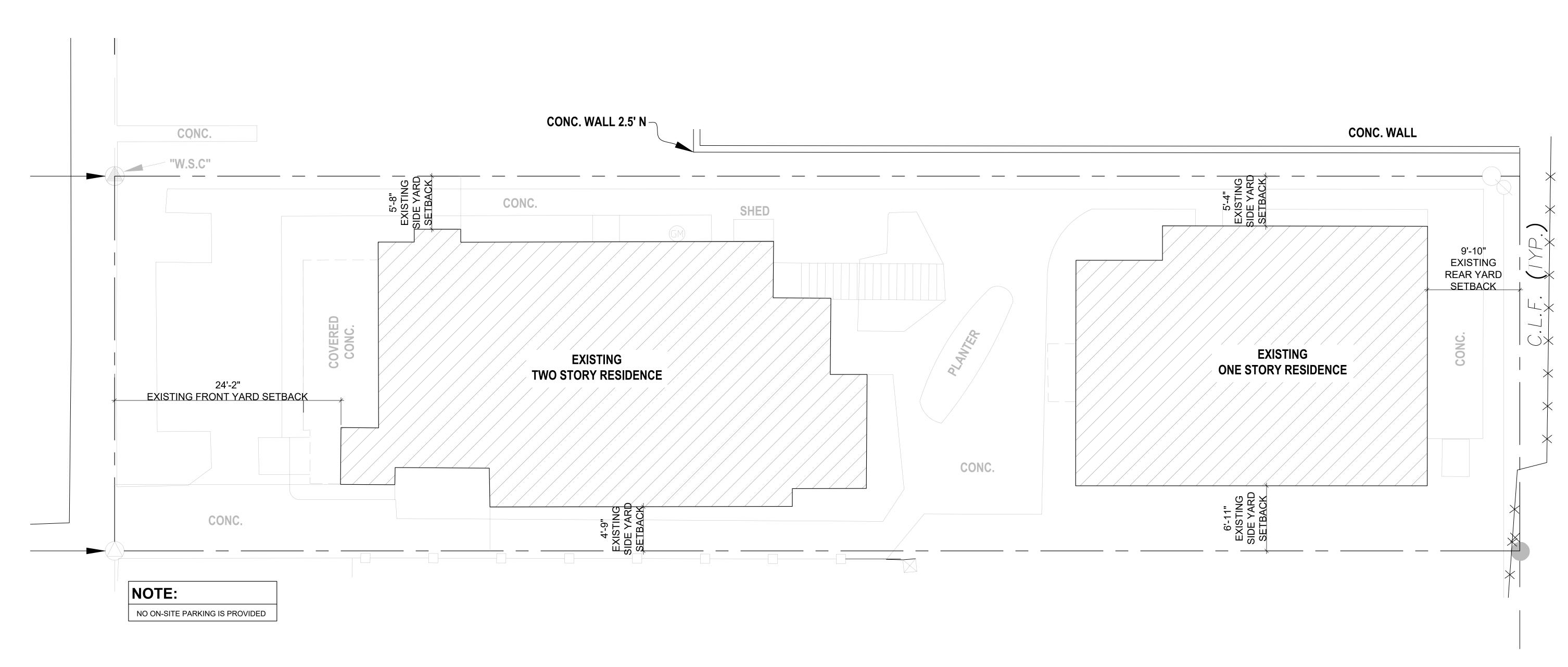
ALLOWABLE HEIGHT ANALYSIS

SHEET NUMBER

SP1.6

ARC-22-161 ZON-22-108

101 400 ARCOM SET



EXISTING SITE PLAN

SCALE: 3/16" = 1'

| PROJECT DATA | | |
|---|--|--|
| LOCATION ADDRESS: MUNICIPALITY: PARCEL CONTROL NUMBER: HOUSE FOOT PRINT: ACRES: AREA OF LOT: PROPERTY USE: ZONING: | 335 COCOANUT ROW WEST PALM BEACH 50-43-43-23-05-003-0011 1,925 0.14 ACRE 6,000 S.F. 0800 - MULTIFAMILY < 10 UNITS R-C MEDIUM DENSITY RESIDENTIAL (50-PALM BEACH) | |
| MUNICODE PALM BEACH | | |
| FRONT: 25'-0" REAR: 15'-0" SIDE: 10'-0" MAXIMUM BUILDING HEIGHT: NO MAXIMUM OVERALL HEIGHT: MAXIMUM OV | AXIMUM ALLOWABLE BUILDING HEIGHT, AS JS THREE FEET FOR A FLAT ROOF AND | |
| MAXIMUM LOT COVERAGE: 30 PERCENT. | | |
| MINIMUM LANDSCAPED OPEN SPACE: 45 PERCENT. 50 PERCENT OF THAT PERCENTAGE IS REQUIRED TO BE PERIMETER LANDSCAPING WITHIN TEN FEET OF THE PROPERTY LINE. ADDITIONALLY, NOT LESS THAN 40 PERCENT OF THE REQUIRED FRONT YARD MUST BE LANDSCAPED OPEN SPACE FOR SINGLE-FAMILY. | | |
| BUILDING ONE: 1,351.3 SF BUILDING TWO: 1,005.9 SF TOTAL: 2,357.2 SF EXISTING LOT COVERAGE: 40% | | |

| EXISTING | PROPOSED | ALLOWABLE |
|---|---|---|
| SETBACKS: FRONT: 28'-2" REAR: 9'-10" RIGHT SIDE: 4'-9" LEFT SIDE: 5'-8" | SETBACKS: FRONT: 25'-0" REAR: 30'-0" RIGHT SIDE: 5'-0" LEFT SIDE: 5'-0" | SETBACKS: FRONT: 25'-0" REAR: 15'-0" RIGHT SIDE: 10'-0" LEFT SIDE: 10'-0" |
| BUILDING ONE: 1,351.3 SF BUILDING TWO: 1,005.9 SF TOTAL BUILDING: 2,357.2 SF | BUILDING : 1,796 SF | |
| EXISTING LOT COVERAGE: 40% | LOT COVERAGE: 29.93% | LOT COVERAGE: 30% |
| OPEN SPACE: 27.77% | OPEN SPACE: 34.41% | OPEN SPACE: 45% |
| FRONT YARD LANDSCAPED: 33.30% | FRONT YARD LANDSCAPED: 40.7% | FRONT YARD LANDSCAPED: 40% |

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

Revisions:

Project no: 21.10.161 Date: 06/27/22 Drawn by: VFA Project Architect: KBF

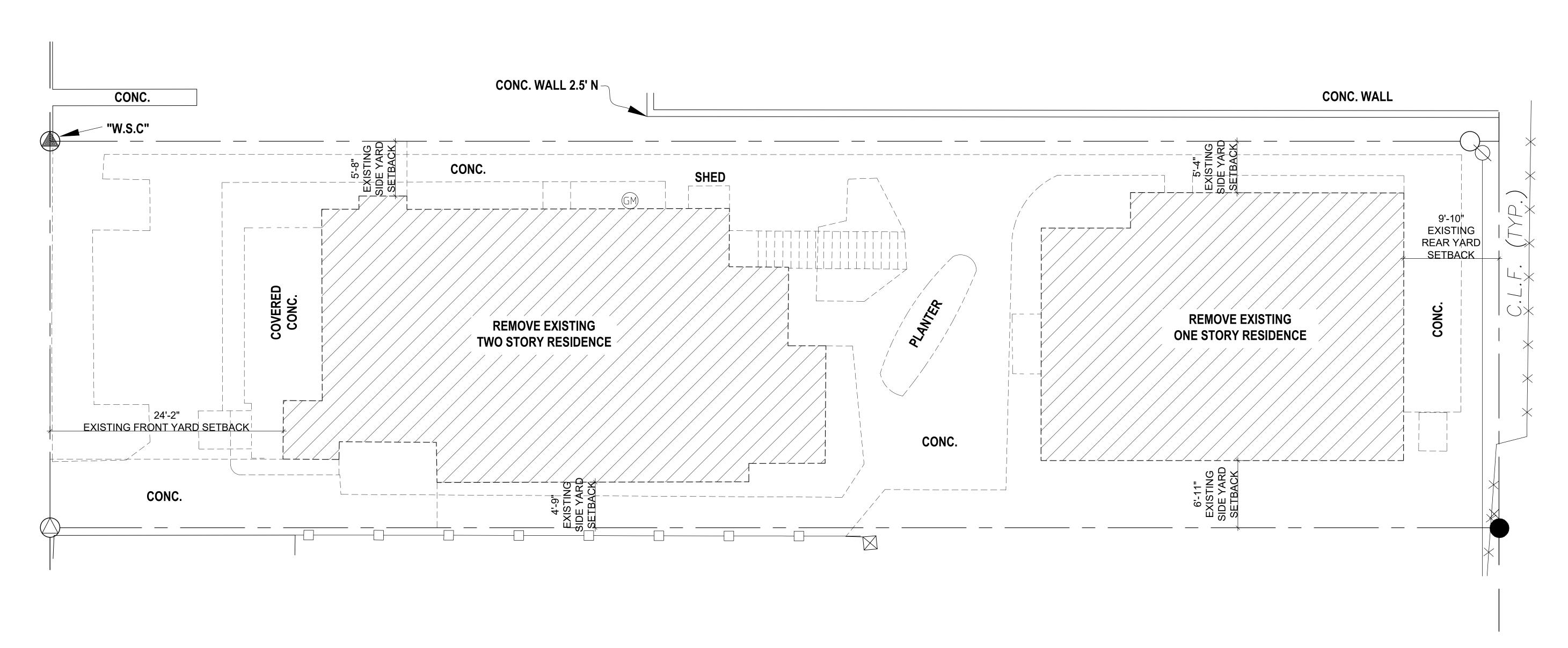
NEW RESIDENCE FOR THE KASSATLY FAMILY

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

SHEET NAME

EXISTING SITE PLAN





DEMOLITION SITE PLAN

SCALE: 1/8" = 1'



YEAR OF CONSTRUCTION: 1925 (MAIN HOUSE) & 1948 (GUEST HOUSE)

ORIGINAL ARCHITECT: LAWRENCE S. FUNKE

STATUS OF HOUSE: WOOD FRAMING HOUSE WITH NO IMPACT WINDOWS, IN A STATE BEYOND REPAIR.

TIMELINE OF ALTERATIONS:

- 1925: MAIN HOUSE WAS BUILT.
- 1948: GUEST HOUSE DESIGN APPROVED BY PALM BEACH COUNCIL.
- 1949: GUEST HOUSE CONSTRUCTION PERMIT WAS SUBMITTED.
- 1958: UNVENTED GAS HEATER INSPECTION.
- 1966: RE-ROOFING OF 2ND/ FLOOR OF MAIN HOUSE.
- 1970: MECHANICAL PERMIT FOR NEW AC UNIT.
 1975: ADDED 5" OF CONCRETE TO EXISTING SIDEWALK.
- 1979: PLUMBING PERMIT AND ROOF LEAK REPAIR.1980: RE-ROOFING
- 1980: RE-ROOFING
 1993: STRUCTURAL REPAIR TO EXTERIOR WOOD AND STUCCO FRAME.
- 1994: WATER HEATER PERMIT.
- 1995: ELECTRICAL AND MECHANICAL PERMIT
- 1997: AWNING REPLACEMENT AT MAIN HOUSE AND MECHANICAL PERMIT.

LEGEND

.C. NOT IN CONTRACT

V.I.F. VERIFY IN FIELD

WALLS TO REMAIN

EXISTING TO BE REMOVED

EXISTING COLUMNS TO REMAIN

NOTE:

ONE STREET PARALLEL PARKING PROPOSED TO BE REMOVED. SEE LANDSCAPE ARCHITECT & CIVIL ENGINEER FOR SITE PREP IN ACCORDANCE W/ TOPB CODE

ARC-22-161 ZON-22-108

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THE PARAMOUNT BUILDING
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Project no: 21.10.161
Date: 06/27/22
Drawn by: VFA

Project Architect: KBF

NEW RESIDENCE FOR THE KASSATLY FAMILY

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

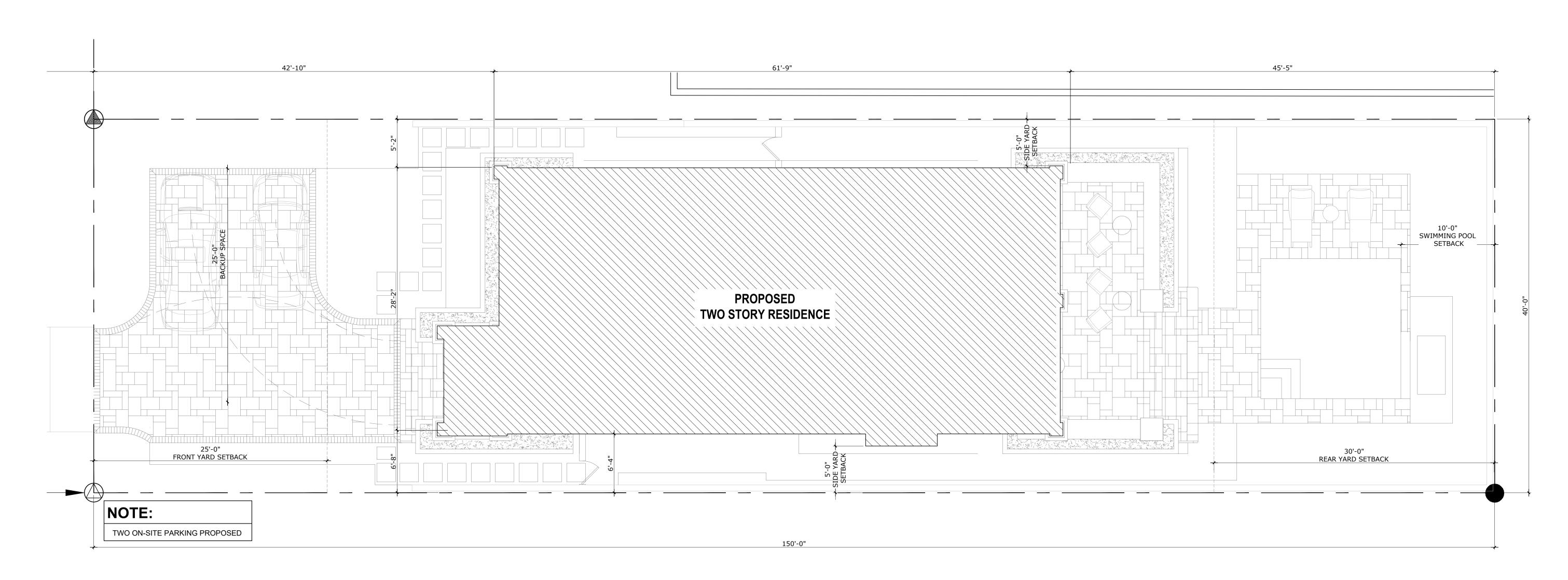
_____ SHEET NAME

DEMOLITION SITE PLAN

SHEET NUMBER

SP2.1





PROPOSED SITE PLAN

SCALE: 3/16" = 1'

| PROJECT DATA | | |
|--|--|--|
| LOCATION ADDRESS: MUNICIPALITY: PARCEL CONTROL NUMBER: HOUSE FOOT PRINT: ACRES: AREA OF LOT: PROPERTY USE: ZONING: | 335 COCOANUT ROW WEST PALM BEACH 50-43-43-23-05-003-0011 1,925 0.14 ACRE 6,000 S.F. 0800 - MULTIFAMILY < 10 UNITS R-C MEDIUM DENSITY RESIDENTIAL (50-PALM BEACH) | |
| MUNICODE PALM BEACH | | |
| FRONT: 25'-0" REAR: 15'-0" SIDE: 10'-0" MAXIMUM BUILDING HEIGHT: NO MAXIMUM OVERALL HEIGHT: MA | XIMUM ALLOWABLE BUILDING HEIGHT, AS S THREE FEET FOR A FLAT ROOF AND | |
| MAXIMUM LOT COVERAGE: 30 PI | ERCENT. | |
| PERCENTAGE IS REQUIRED TO I FEET OF THE PROPERTY LINE. A | PACE: 45 PERCENT. 50 PERCENT OF THAT BE PERIMETER LANDSCAPING WITHIN TEN ADDITIONALLY, NOT LESS THAN 40 ONT YARD MUST BE LANDSCAPED OPEN | |
| BUILDING ONE: 1,351.3 SF BUILDING TWO: 1,005.9 SF TOTAL: 2,357.2 SF EXISTING LOT COVERAGE: 40% | | |

| EXISTING | PROPOSED | ALLOWABLE |
|---|---|---|
| SETBACKS: FRONT: 28'-2" REAR: 9'-10" RIGHT SIDE: 4'-9" LEFT SIDE: 5'-8" BUILDING ONE: 1,351.3 SF | SETBACKS: FRONT: 25'-0" REAR: 30'-0" RIGHT SIDE: 5'-0" LEFT SIDE: 5'-0" | SETBACKS: FRONT: 25'-0" REAR: 15'-0" RIGHT SIDE: 10'-0" LEFT SIDE: 10'-0" |
| BUILDING TWO: 1,005.9 SF TOTAL BUILDING: 2,357.2 SF | BUILDING : 1,796 SF | |
| EXISTING LOT COVERAGE: 40% | LOT COVERAGE: 29.93% | LOT COVERAGE: 30% |
| OPEN SPACE: 27.77% | OPEN SPACE: 34.41% | OPEN SPACE: 45% |
| FRONT YARD LANDSCAPED: 33.30% | FRONT YARD LANDSCAPED: 40.7% | FRONT YARD LANDSCAPED: 40% |

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Project no: 21.10.161
Date: 06/27/22
Drawn by: VFA
Project Architect: KBF

NEW RESIDENCE FOR THE KASSATLY FAMILY

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

SHEET NAME

PROPOSED SITE PLAN

SHEET NUMBER

SP2.2

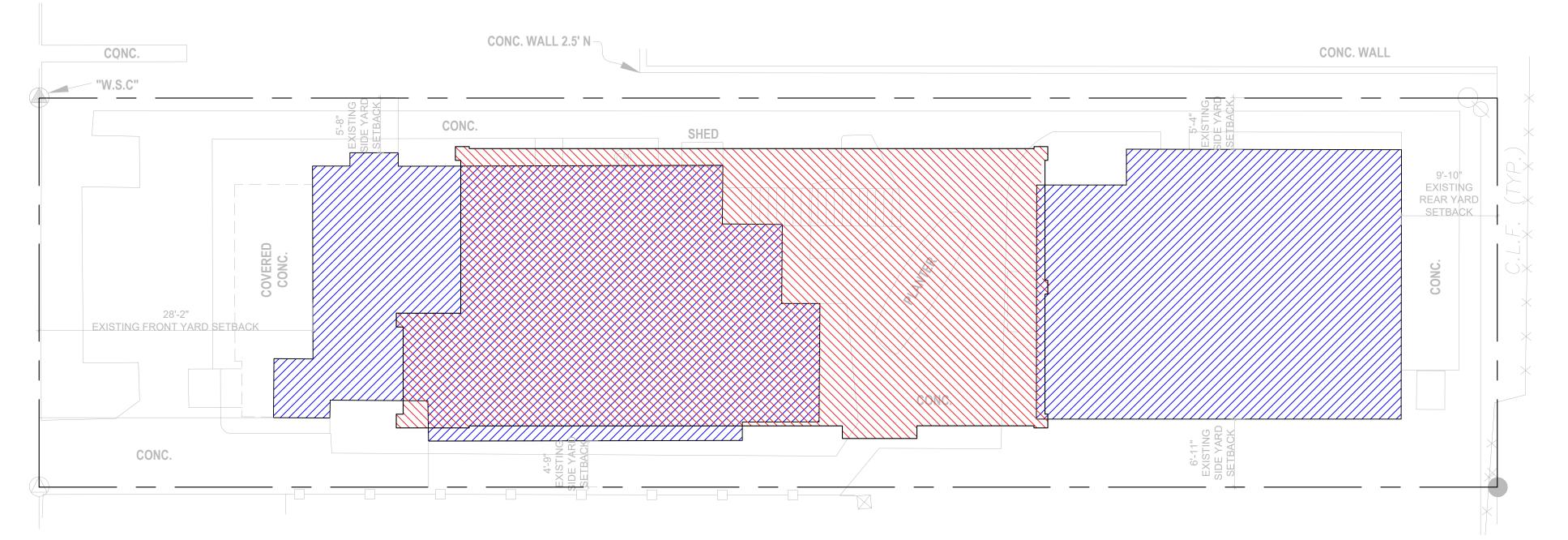


ARC-22-16 ZON-22-10



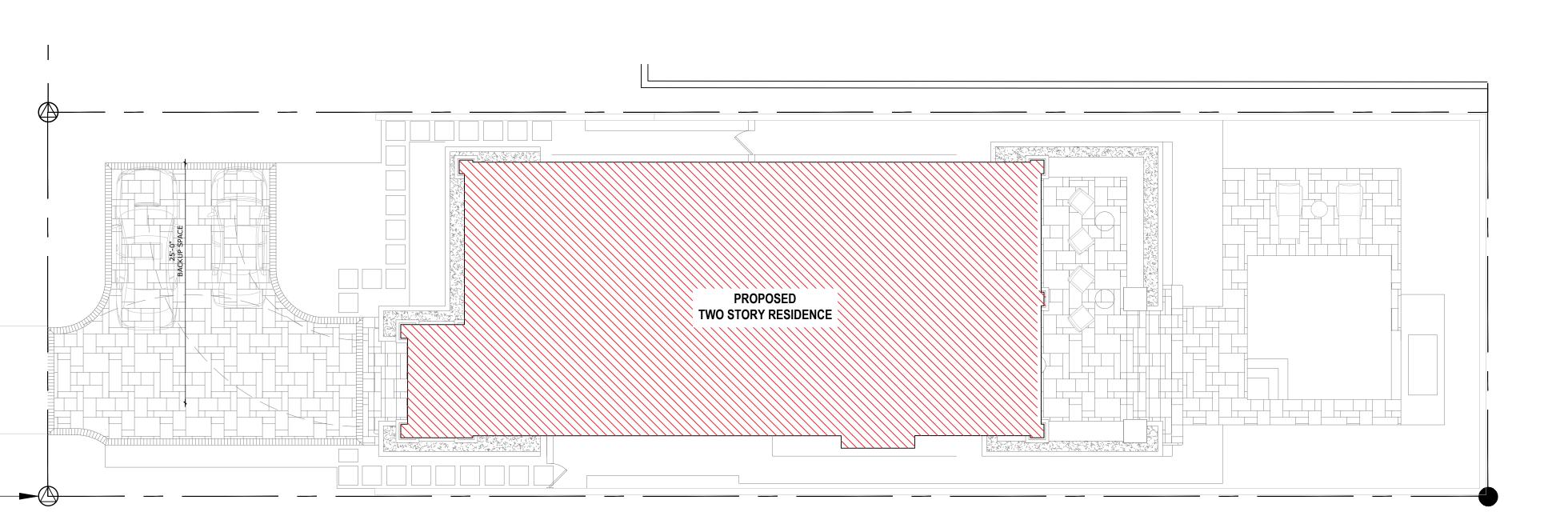
EXISTING SITE PLAN

SCALE: 1/8" = 1'



EXISTING & PROPOSED OVERLAY

SCALE: 1/8" = 1'



PROPOSED SITE PLAN

SCALE: 1/8" = 1'

EXISTING

SETBACKS: FRONT: 28'-2" REAR: 9'-10" RIGHT SIDE: 4'-9" LEFT SIDE: 5'-8"

BUILDING ONE: 1,351.3 SF BUILDING TWO: 1,005.9 SF TOTAL BUILDING: 2,357.2 SF

EXISTING LOT COVERAGE: 40%

OPEN SPACE: 27.77%

FRONT YARD LANDSCAPED: 33.30%

ALLOWABLE

SETBACKS: FRONT: 25'-0" REAR: 15'-0" RIGHT SIDE: 10'-0" LEFT SIDE: 10'-0"

LOT COVERAGE: 30%

OPEN SPACE: 45%

FRONT YARD LANDSCAPED: 40%

PROPOSED

SETBACKS: FRONT: 25'-0" REAR: 30'-0" RIGHT SIDE: 5'-0" LEFT SIDE: 5'-0"

BUILDING : 1,796 SF LOT COVERAGE: 29.93%

OPEN SPACE: 34.41%

FRONT YARD LANDSCAPED: 40.7%

ARC-22-161 ZON-22-108

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KYLE B FANT ARCHITECT # AR99255

AIA # 30425933 NCARB # 87929

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD.

Project no: 21.10.161 Date: 06/27/22 Drawn by: VFA Project Architect: KBF

NEW RESIDENCE FOR THE KASSATLY FAMILY

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

SHEET NAME

COMBINED SITE PLAN

SHEET NUMBER

SP2.3

