

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

**CONSULTANTS**  
**ENVIRONMENT DESIGN GROUP**  
**LANDSCAPE ARCHITECT**  
139 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-832-4600  
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

**GRUBER CONSULTING ENGINEERS**  
**CIVIL ENGINEER**  
2475 MERCER AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561-312-2041  
E-MAIL: CHAD@GRUBERENGINEERS.COM

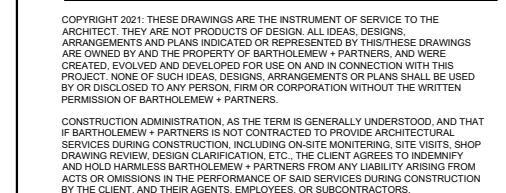
**KOCHMAN & ZISKA PLC**  
**ATTORNEY**  
222 LAKEVIEW AVENUE, SUITE 1500  
WEST PALM BEACH, FL 33401  
PHONE: 561-802-8960  
E-MAIL: MZISKA@FLORIDAWILLS.COM

**CONKLING AND LEWIS CONSTRUCTION, INC  
CONTRACTOR**  
1241 OLD OKEECHOBEE BLVD  
WEST PALM BEACH, FL 33401  
PHONE: 561-833-4441  
E-MAIL: KLEWIS@CONKLINGANDLEWIS.COM



**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

### ADJACENT BUILDING ELEVATIONS

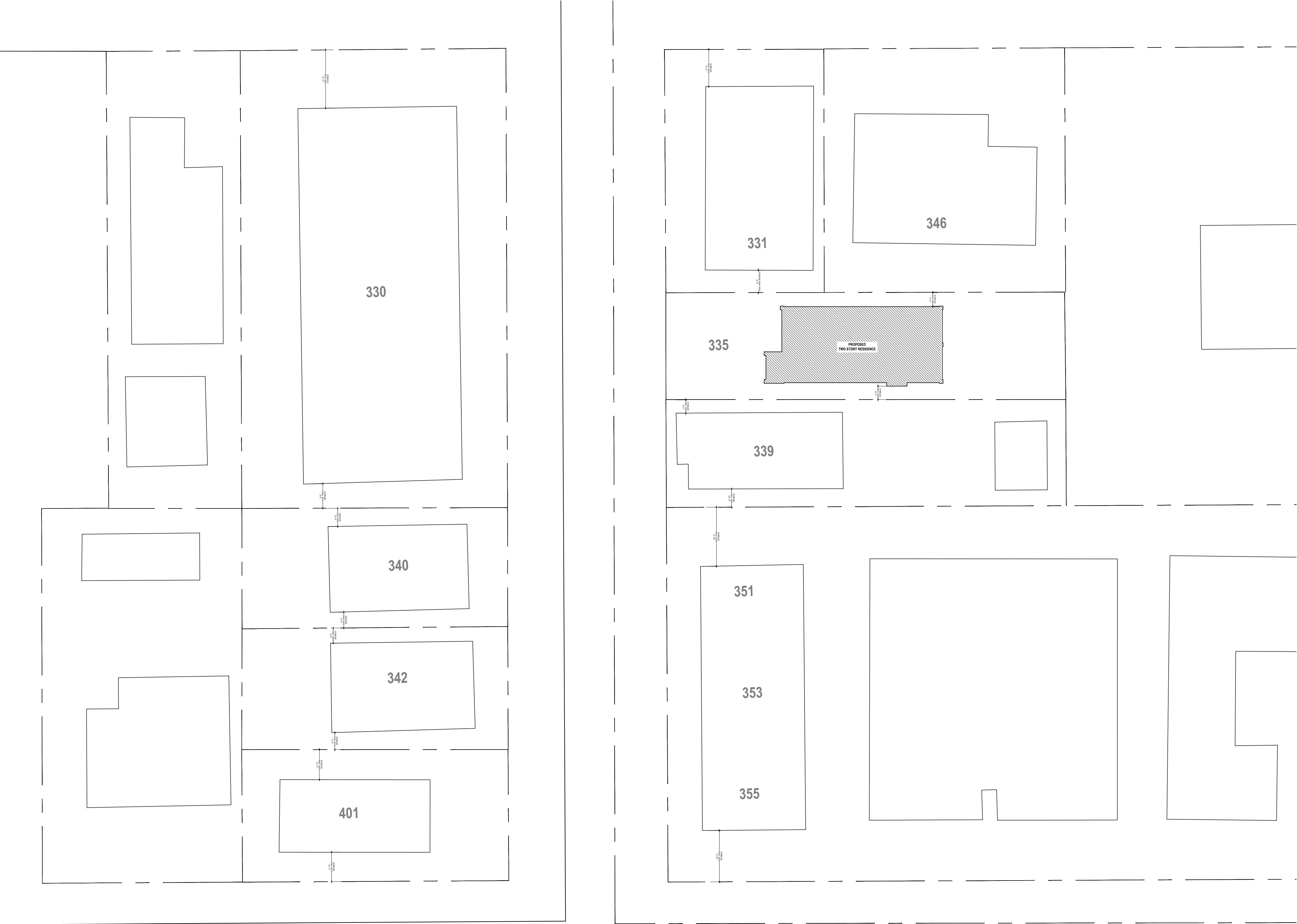
SHEET NUMBER \_\_\_\_\_

**SP1.4**

ARCOM SET

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

NEIGHBORHOOD ANALYSIS DIAGRAM



NEIGHBORHOOD ANALYSIS

- 330**
- RIGHT: 21'-0"
  - LEFT: 9'-0"

- 340**
- RIGHT: 6'-0"
  - LEFT: 6'-0"

- 342**
- RIGHT: 5'-6"
  - LEFT: 6'-0"

- 401**
- RIGHT 11'-0"
  - LEFT: 11'-0"

- 331**
- 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"

ARC-22-161  
ZON-22-108

ARCOM SET

Bartholemew  
+ Partners

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

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

T: 561 461 0108  
F: 561 461 0108

FL LIC. # AA26003943

BARTHOLEMIEWPARTNERS.COM

CONSULTANTS

ENVIRONMENT DESIGN GROUP  
LANDSCAPE ARCHITECT  
135 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561 452-4000  
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

GRUBER CONSULTING ENGINEERS  
CIVIL ENGINEER  
2475 MERCER AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561-312-2041  
E-MAIL: CHAD@GRUBERENGINEERS.COM

KOCHMAN & ZISKA PLC  
ATTORNEY  
222 LAKEVIEW AVENUE, SUITE 1500  
WEST PALM BEACH, FL 33401  
PHONE: 561-450-8890  
E-MAIL: MZISKA@FLORIDAWILLS.COM

CONKLING AND LEWIS CONSTRUCTION, INC  
CONTRACTOR  
1241 OLD KNEECHOBEE BLVD  
WEST PALM BEACH, FL 33401  
PHONE: 561-633-4441  
E-MAIL: KLEWIS@CONKLINGANDLEWIS.COM

KYLE B FANT ARCHITECT # AR98255  
INTERIOR DESIGNER # ID9422  
AIA # 30425533 NCARB # 670623

Revisions:

CONTRACT: ALL THESE DRAWINGS ARE THE SOLE PROPERTY OF BARTHOLEMEW + PARTNERS. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS IS STRICTLY PROHIBITED. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS IS STRICTLY PROHIBITED. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS IS STRICTLY PROHIBITED. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS IS STRICTLY PROHIBITED.

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

NEIGHBORHOOD  
ANALYSIS

SHEET NUMBER

SP1.5

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

T: 561 461 0108  
F: 561 461 0105

FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

**GRUBER CONSULTING ENGINEERS**  
**CIVIL ENGINEER**  
 2475 MERCER AVE  
 WEST PALM BEACH, FL 33401  
 PHONE: 561-312-2041  
 E-MAIL: CHAD@GRUBERENGINEERS.COM

**CONKLIG AND LEWIS CONSTRUCTION, INC  
CONTRACTOR**  
1241 OLD OKEECHOBEE BLVD  
WEST PALM BEACH, FL 33401  
PHONE: 561-833-4441  
E-MAIL: KLEWIS@CONKLINGANDLEWIS.COM

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

Revisions:

COPYRIGHT 2021. THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE TO THE ARCHITECT. THEY ARE NOT PRODUCTS OF DESIGN. ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS/ THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF BATHURST LEMUE + PARTNERS. ANYONE CREATED, INVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE WRITTEN PERMISSION OF BATHURST LEMUE + PARTNERS.

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

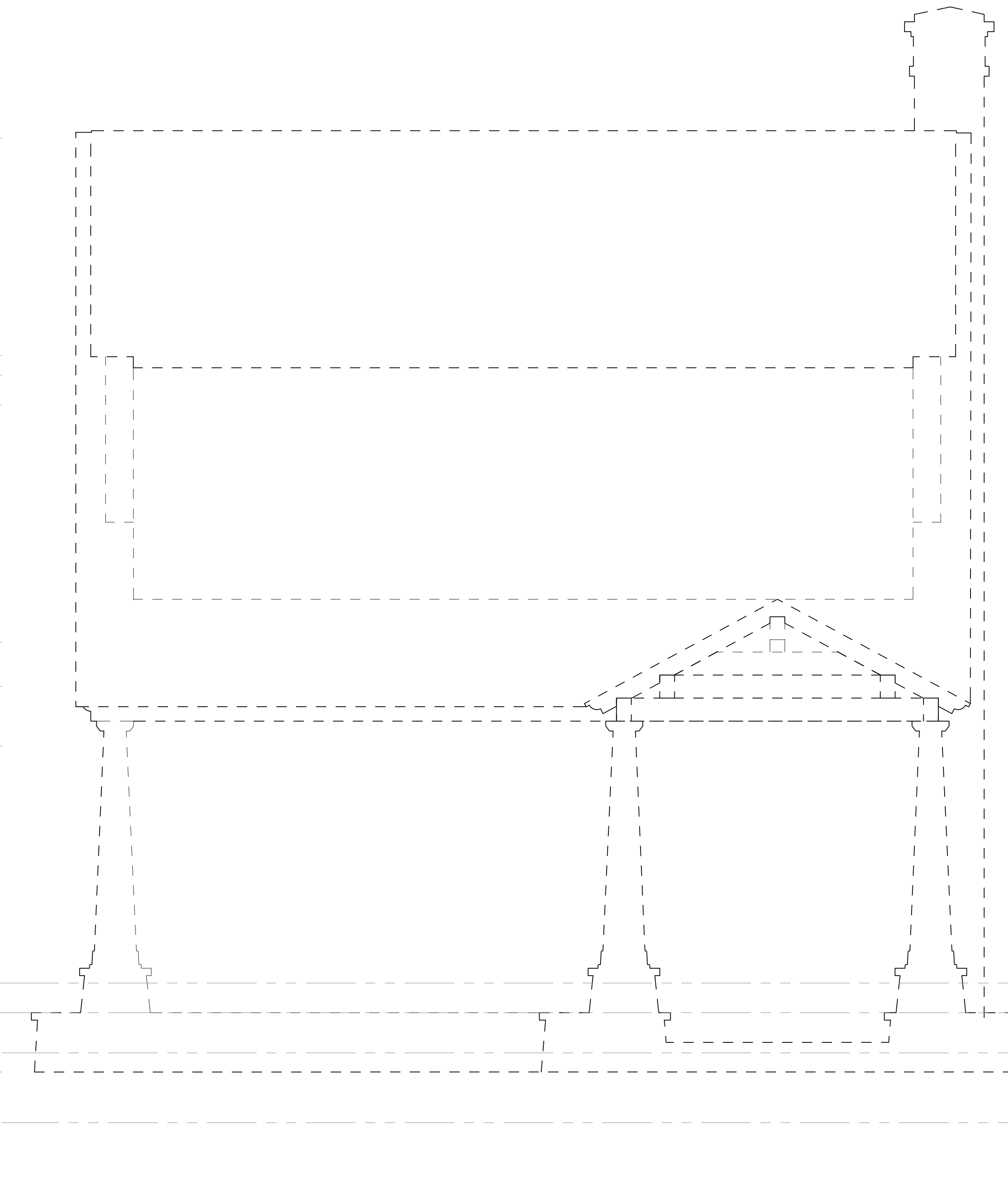
## ALLOWABLE HEIGHT ANALYSIS

SHEET NUMBER

**SP1.6**

ARCOM SET

GRADE PROPOSED  
(EL. + 4.00 NAVD)



MAX TOP OF TIE BEAM  
EL. +22'-6" (EL. + 29.5 NAVD)

ZERO DATUM  
(EL. + 0.00 NAVD)

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

ARCOM SET

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

561 461 0108  
561 461 0106

---

ENVIRONMENT DESIGN GROUP

**RUBER CONSULTING ENGINEERS**  
**CIVIL ENGINEER**

BOCHMAN & ZISKA PLC  
ATTORNEY

ONKLING AND LEWIS CONSTRUCTION, INC

---

Revisions:

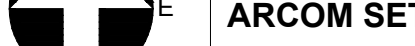
Project Architect: KBF

## NEW RESIDENCE FOR THE

SHEET NUMBER

---

N



**SCALE: 3/16" = 1'**

LOCATION ADDRESS: 335 COCONUT ROW  
MUNICIPALITY: WEST PALM BEACH  
PARCEL CONTROL NUMBER: 50-43-43-23-05-003-0011  
HOUSE FOOT PRINT: 1,925  
ACRES: 0.14 ACRE  
AREA OF LOT: 6,000 S.F.  
PROPERTY USE: 0800 - MULTIFAMILY < 10 UNITS  
ZONING: R-C  
MEDIUM DENSITY RESIDENTIAL  
( 50-PALM BEACH )

MINIMUM SETBACKS FOR PRINCIPAL BUILDING. ( SINGLE FAMILY USE )  
 FRONT: 25'-0"  
 REAR: 15'-0"  
 SIDE: 10'-0"  
 MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 23½ FEET.  
 MAXIMUM OVERALL HEIGHT: MAXIMUM ALLOWABLE BUILDING HEIGHT, AS  
 DEFINED IN SECTION 134-2, PLUS THREE FEET FOR A FLAT ROOF AND  
 EIGHT FEET FOR ALL OTHER ROOF STYLES.

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.

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

project no: 21.10.161

rawn by: VFA

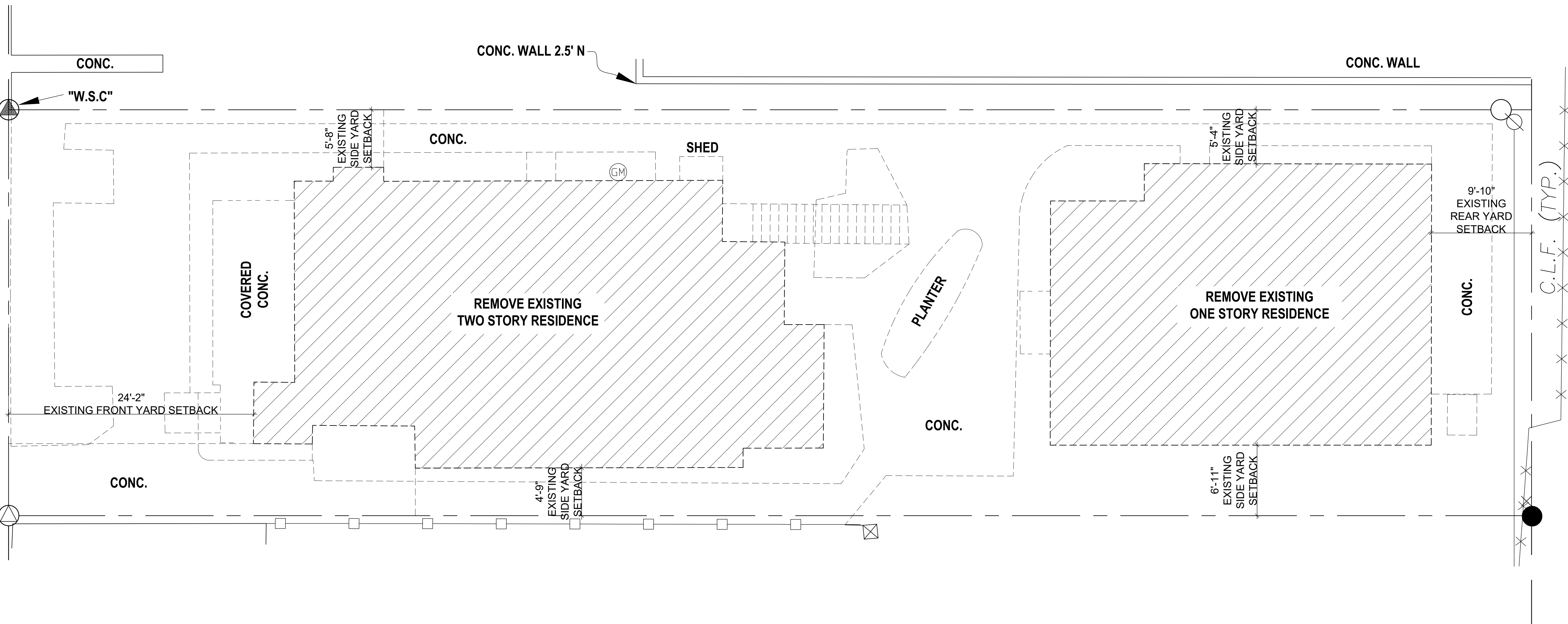
---

SHEET NUMBER

---

N

ARCOM SET



DEMOLITION SITE PLAN  
SCALE: 1/8" = 1'

## DEMOLITION REPORT

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
- 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

N.I.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



**ARCOM SET**



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

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



