

SMITH KELLOGG ARCHITECTURE, INC.

• 1930 SOUTH DIXIE HIGHWAY, SUITE C6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

ARCHITECTURAL COMMISSION:

PRE APP SUBMITTAL	OCTOBER 24, 2022
FIRST SUBMITTAL	NOVEMBER 7, 2022
FINAL SUBMITTAL	NOVEMBER 28, 2022

- NEW TWO-STORY PRIMARY RESIDENCE
- RETENTION OF 1910'S TWO-STORY NONCONFORMING ACCESSORY STRUCTURE
- DEMOLITION OF EXISTING NONCONFORMING PRIMARY RESIDENCE
- NEW LANDSCAPE/ HARDSCAPE

ARCHITECTURAL

CVR SHEET INDEX AND SCOPE OF WORK
SURVEY

- Z-101 ZONING LEGEND
- Z-102 ZONING DIAGRAMS
- SV-101 LOCATION MAP, VICINITY SITE PLAN, AND STREETSCAPE ELEVATIONS
- SV-102 ADJACENT PROPERTIES SITE PLAN
- SP-101 SITE PLAN
- SP-101.1 SITE PLAN
- SP-102 BUILDING AND YARD SECTION DIAGRAMS
- P-101 EXISTING CONDITIONS PHOTOBOARDS
- P-102 EXISTING CONDITIONS PHOTOBOARDS
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- A-101.1 PROPOSED FLOOR PLANS
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- R-102 EXTERIOR COLORED ELEVATIONS

SMI LANDSCAPE ARCHITECTURE

SCALE

CHAD GRUBER CONSULTING ENGINEERS, INC.

SCALE

C-1	DRAINAGE AND GRADING PLAN
EC-1	STAGING AND EROSION CONTROL PLAN

TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

FIRST SUBMITTAL	2022-11-07
FINAL SUBMITTAL	2022-11-28
PAPER SETS	2022-12-09
ARCOM REVISION #1	

ARC-23-013

NO: 220607
DWG. BY: KHK/ TRS
SHEET:



Town of Palm Beach

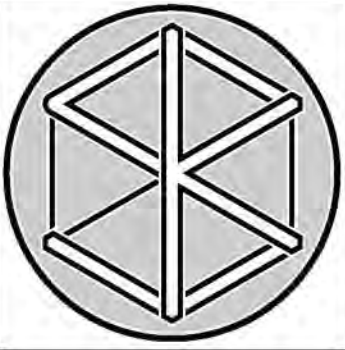
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	177 CLARKE AVENUE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	SINGLE FAMILY RESIDENCE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	18,710	N/C
6	Lot Depth	100'	186.46'	N/C
7	Lot Width	100'	104.17'	N/C
8	Lot Coverage	30%	27.0%	21.0%
9	Front Yard Setback	25' (1-ST.)/ 30' (2 ST.)	36.5' (1 ST.)/ 26.6' (2 ST.)	45.67' (1 ST.)/ 51.0' (2 ST.)
10	* Side Yard Setback (1st Story)	W 25', E 12.5'	W 49.61', E 8.22'	W 45.67', E 21.67'
11	* Side Yard Setback (2nd Story)	W 30', E 15'	W 62.00', E 11.81'	W 37.75', E 15.00'
12	Rear Yard Setback	10' (1-ST.)/ 15' (2 ST.)	37.07' (1-ST.)/ 11.87' (2 ST.)	21.67' (1-ST.)/ 24.75' (2 ST.)
13	Angle of Vision	108°	79.5°	66.6°
14	Building Height	22'	20.71'	21.50'
15	Overall Building Height	30'	29.55'	28.42'
16	Finished Floor Elev. (FFE)(NAVD)	+7.00' MIN.	+10.19'	+9.325'
17	Zero Datum for pt. of Meas. (NAVD)	+7.70'	+7.70'	+7.70'
18	Base Flood Elevation (BFE)(NAVD)	ZONE AE, BFE=6 FT.	ZONE AE, BFE=6 FT.	N/C
19	Landscape Open Space (LOS)	8,422 SQ. FT. (45%)	7,580 SQ. FT. (40%)	10,192 SQ.FT. (57%)
20	Perimeter LOS	2,855 SQ. FT.	-	SEE LANDSCAPE
21	Front Yard LOS	1,000 SQ. FT. (40%)	-	SEE LANDSCAPE
22	Native Plant Species %	25%	SEE LANDSCAPE	SEE LANDSCAPE

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

If value is not applicable, enter N/A

If value is not changing, enter N/C



NEW RESIDENCE:
177 CLARKE AVENUE
PALM BEACH, FLORIDA

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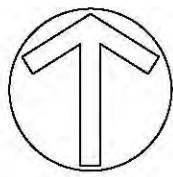
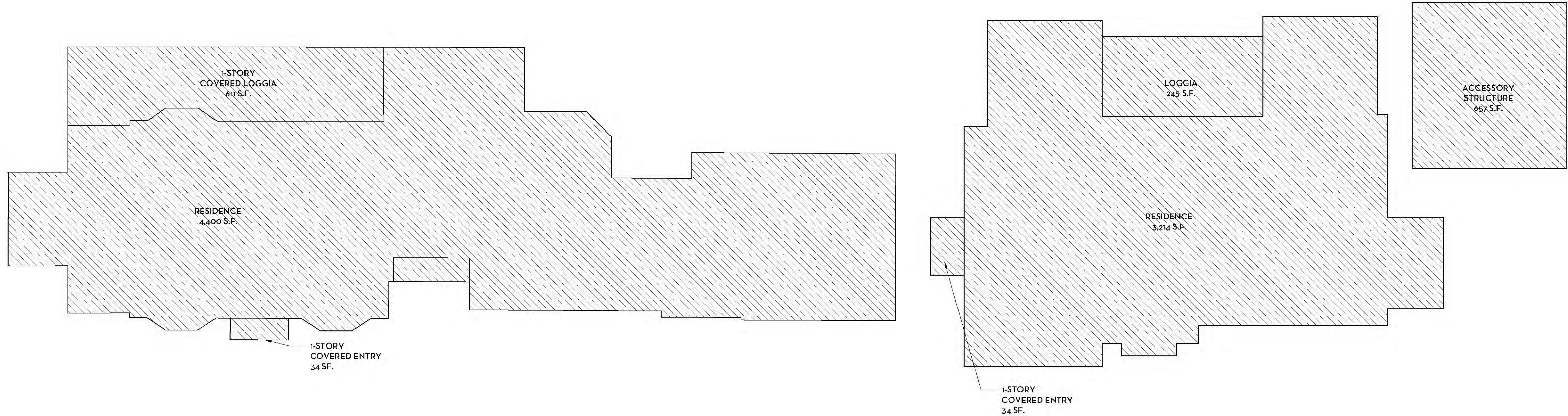
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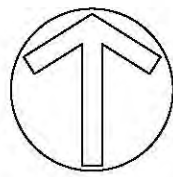
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SHEET:

Z-101



EXISTING LOT COVERAGE PLAN

SCALE: 3/32"=1'-0"



PROPOSED LOT COVERAGE PLAN

SCALE: 3/32"=1'-0"

LOT COVERAGE CALCULATION

EXISTING L.C. CALCULATION:

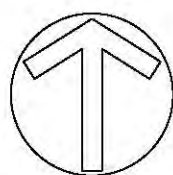
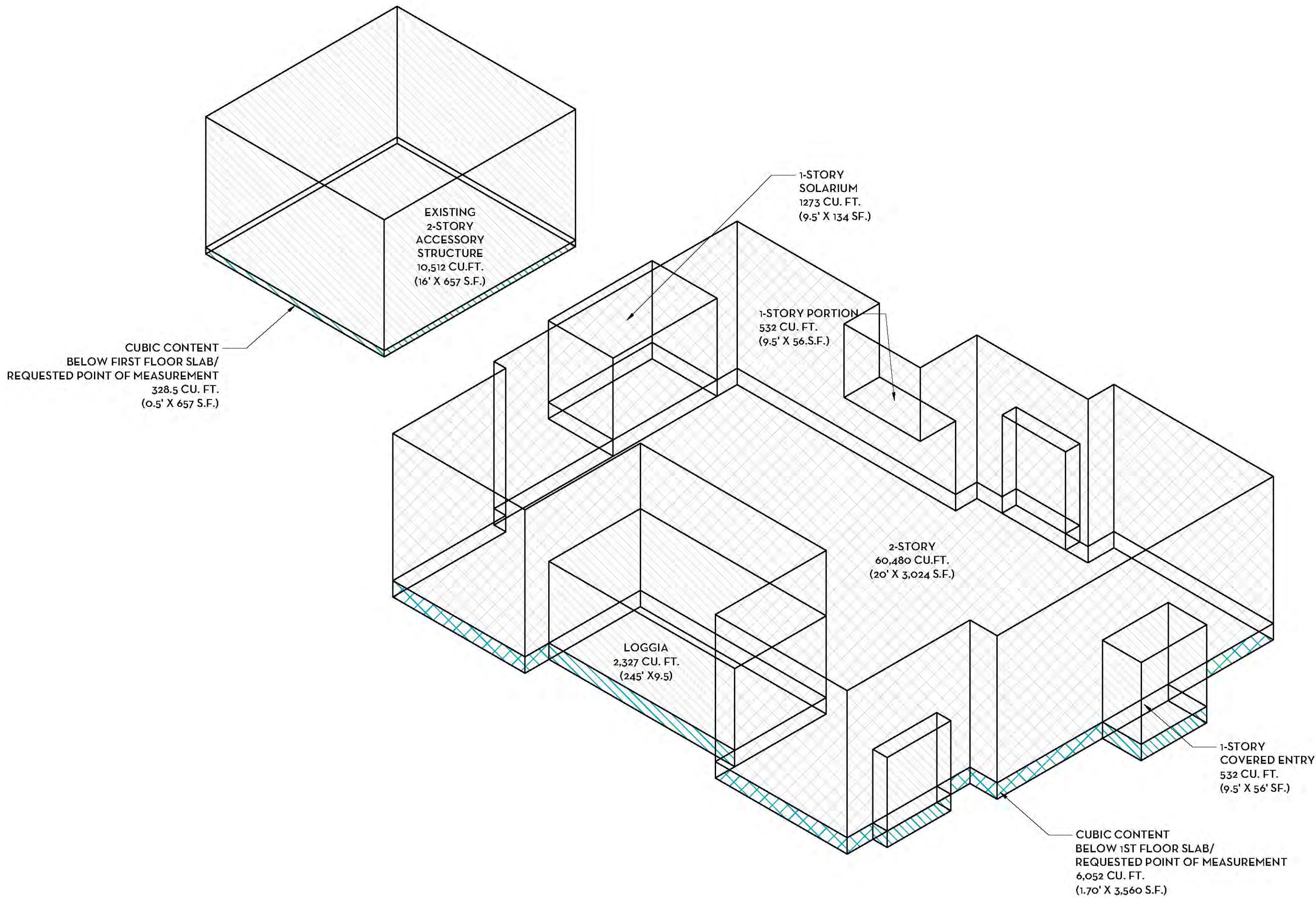
MAIN HOUSE	4,400 SQ.FT.
LOGGIA	611 SQ.FT.
COVERED LANDING	34 SQ.FT.
TOTAL PORCH L.C.	645 SQ.FT.
PORCH EXCEPTION (3% MAX REDUCTION)	-561 SQ.FT.
TOTAL EXISTING LOT COVERAGE:	4,484 SQ.FT.

PROPOSED L.C. CALCULATION:

MAIN HOUSE	3,214 SQ.FT.
ACCESSORY STRUCTURE (EXISTING)	657 SQ. FT.
LOGGIA	245 SQ.FT.
COVERED ENTRY	34 SQ.FT.
TOTAL PORCH L.C.	279 SQ.FT.
PORCH EXCEPTION (3% MAX REDUCTION)	-279 SQ.FT.
TOTAL PROPOSED LOT COVERAGE:	3,871 SQ.FT.

ALLOWABLE LOT COVERAGE:

5,615 S.F.



PROPOSED CUBIC CONTENT DIAGRAM

SCALE: 3/32"=1'-0"

CUBIC CONTENT RATIO CALCULATION

EXISTING C.C.R. CALCULATION:

2-STORY PORTION	(18.5' X 2,663 S.F.)	49,266 CU. FT.
2-STORY PORTION BELOW REQUESTED POINT OF MEASUREMENT	(2.40' X 2,663 S.F.)	6,391 CU. FT.
1-STORY PORTION	(9.0' X 16.5 S.F.)	149 CU. FT.
1-STORY PORTION BELOW REQUESTED POINT OF MEASUREMENT	(2.40' X 16.5 S.F.)	40 CU. FT.
1-STORY PORTION	(9.0' X 16.5 S.F.)	149 CU. FT.
1-STORY PORTION BELOW REQUESTED POINT OF MEASUREMENT	(2.40' X 16.5 S.F.)	40 CU. FT.
1-STORY PORTION	(9.0' X 16.5 S.F.)	149 CU. FT.
1-STORY PORTION BELOW REQUESTED POINT OF MEASUREMENT	(2.40' X 16.5 S.F.)	40 CU. FT.
1-STORY PORTION	(9.5' X 964 S.F.)	9,158 CU. FT.
1-STORY PORTION BELOW REQUESTED POINT OF MEASUREMENT	(2.40' X 964 S.F.)	2,314 CU. FT.
2-STORY ACCESSORY	(16.0' X 657 S.F.)	10,512 CU. FT.
2-STORY ACCESSORY BELOW REQUESTED POINT OF MEASUREMENT	(0.75' X 657 S.F.)	493 CU. FT.
1-STORY ENTRY	(10.8' X 34 S.F.)	367 CU. FT.
1-STORY ENTRY BELOW REQUESTED POINT OF MEASUREMENT	(2.40' X 10.8 S.F.)	26 CU. FT.
1-STORY LOGGIA	(10.8' X 611 S.F.)	6,599 CU. FT.
1-STORY LOGGIA BELOW REQUESTED POINT OF MEASUREMENT	(2.40' X 611 S.F.)	1,466 CU. FT.

PORCH EXCEPTION (5% MAX REDUCTION) - 3,661 CU. FT.

TOTAL EXISTING CUBIC CONTENT: 83,498 CU. FT.

EXISTING CUBIC CONTENT RATIO: 4.16

PROPOSED C.C.R. CALCULATION:

2-STORY PORTION	(20.0' X 3,024 S.F.)	60,480 CU. FT.
PORTION BELOW 1ST FL. SLAB/ REQUESTED POINT OF MEASURE	(1.7' X 3,024 S.F.)	5,141 CU. FT.
2-STORY ACCESSORY	(16.0' X 657 S.F.)	10,512 CU. FT.
2-STORY ACCESSORY BEL. 1ST FL. SLAB/ REQUESTED POINT OF MEASURE	(0.5' X 657 S.F.)	493 CU. FT.
1-STORY LOGGIA	(9.5' X 245 S.F.)	2,327 CU. FT.
1-STORY ENTRY	(9.5' X 56 S.F.)	532 CU. FT.
1-STORY SOLARIUM	(9.5' X 134 S.F.)	1,273 CU. FT.
1-STORY PORTION	(9.5' X 56 S.F.)	532 CU. FT.
1-STORY ACCESSORY BEL. 1ST FL. SLAB/ REQUESTED POINT OF MEASURE	(0.5' X 279 S.F.)	139 CU. FT.

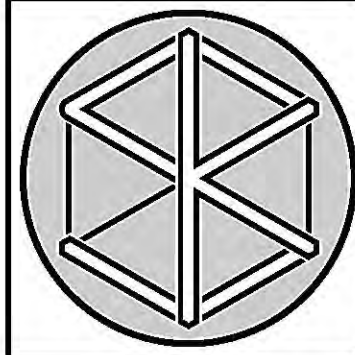
PORCH EXCEPTION (5% MAX REDUCTION) - 3,661 CU. FT.

TOTAL PROPOSED CUBIC CONTENT: 77,768 CU. FT.

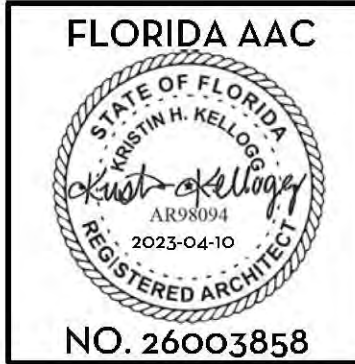
PROPOSED CUBIC CONTENT RATIO: 4.16

ALLOWABLE CUBIC CONTENT:

3.91



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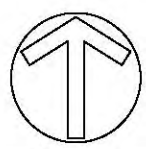
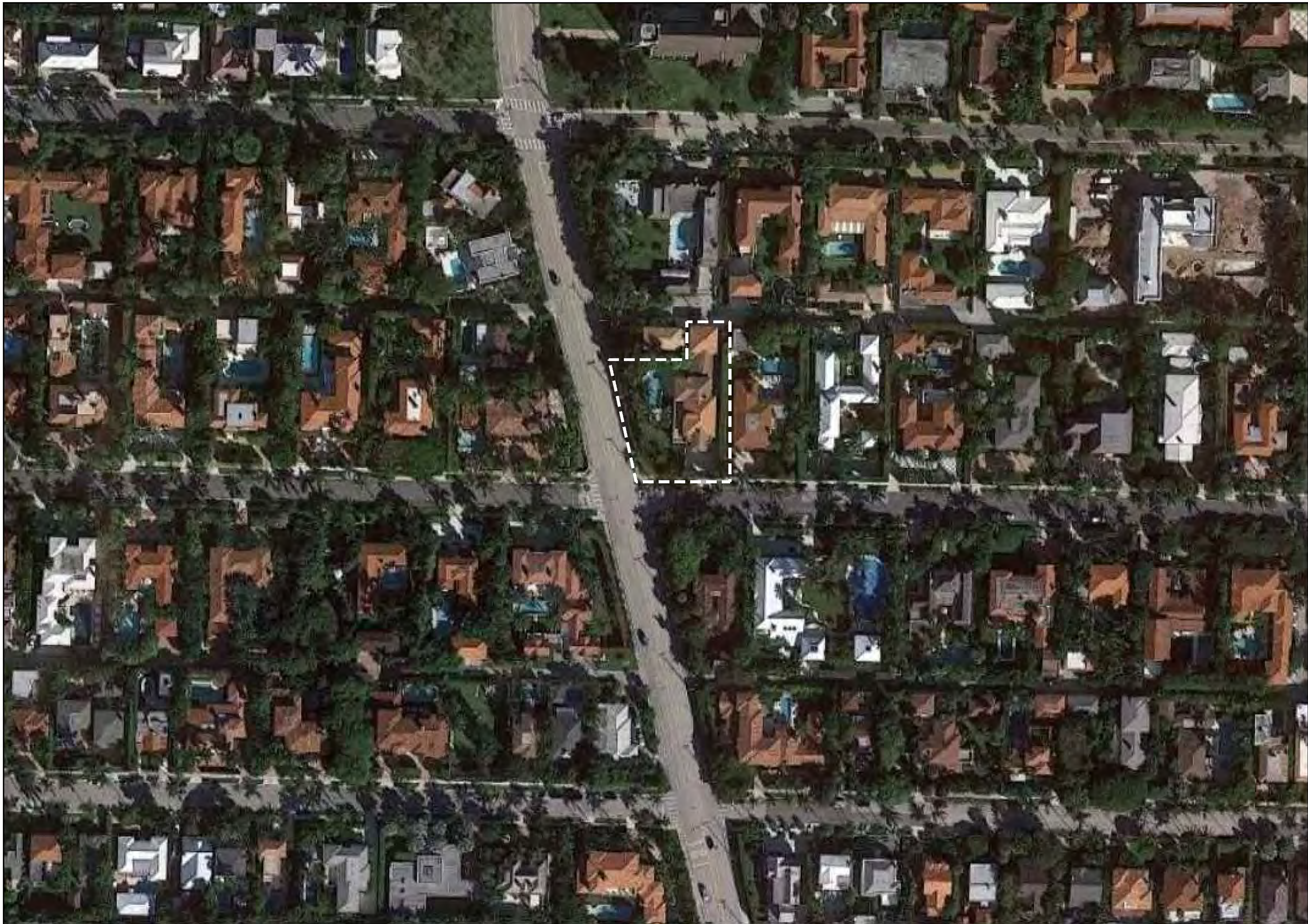
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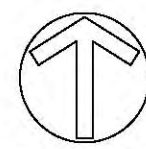
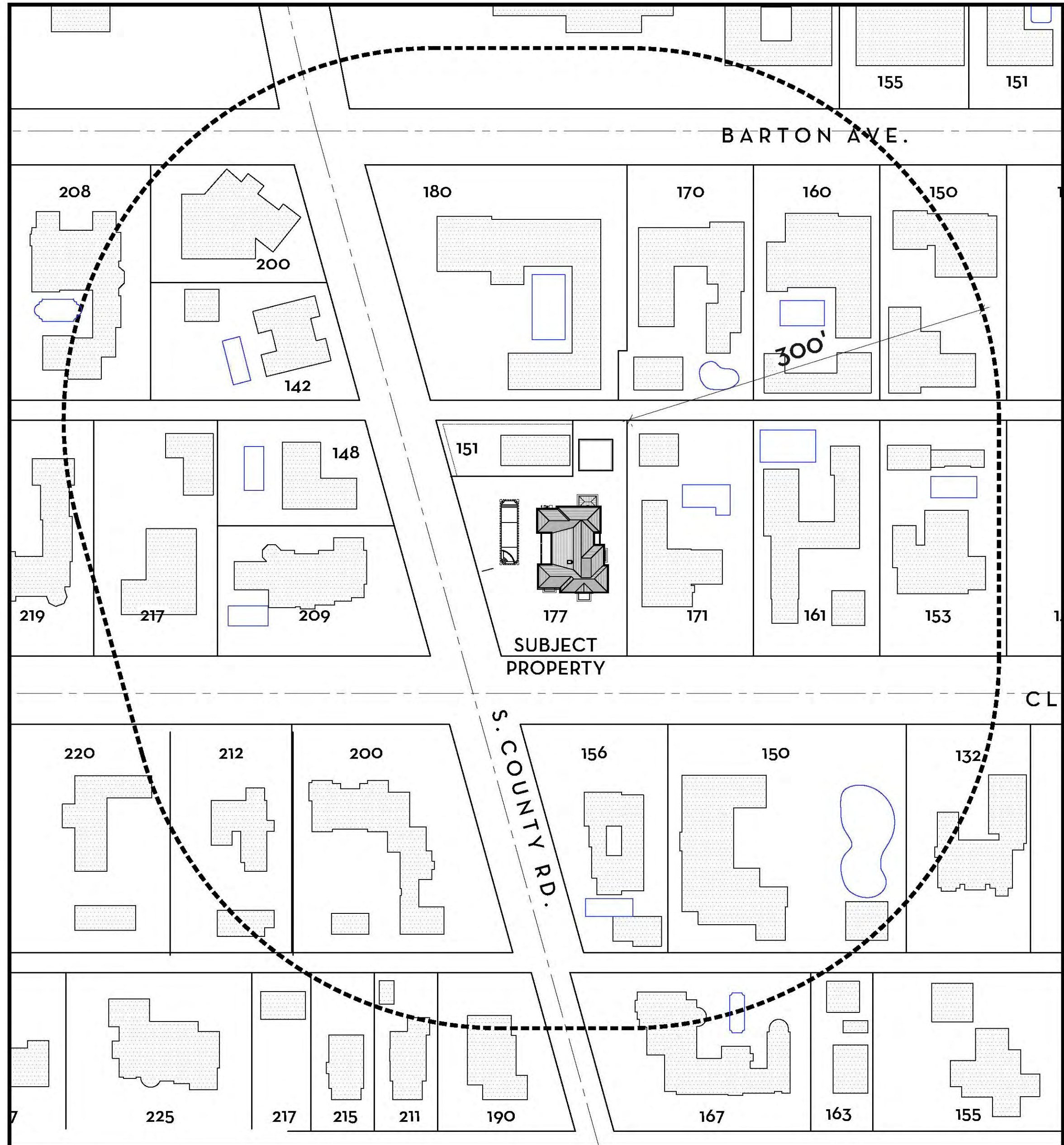
Z-102

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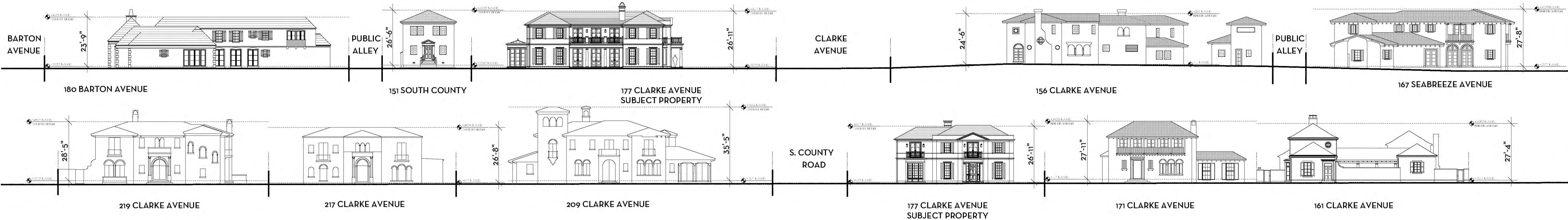
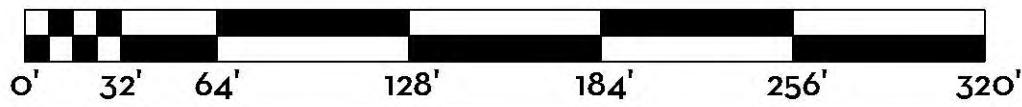
LOCATION MAP

NOT TO SCALE



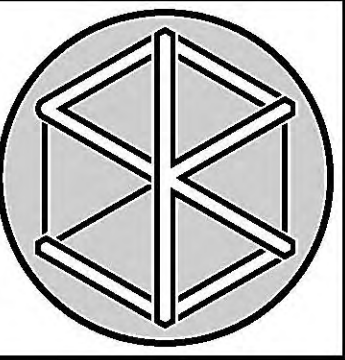
VICINITY SITE PLAN

SCALE : 1" = 70'-0"



STREETSCAPE ELEVATION

SCALE : 1/24" = 1'-0"



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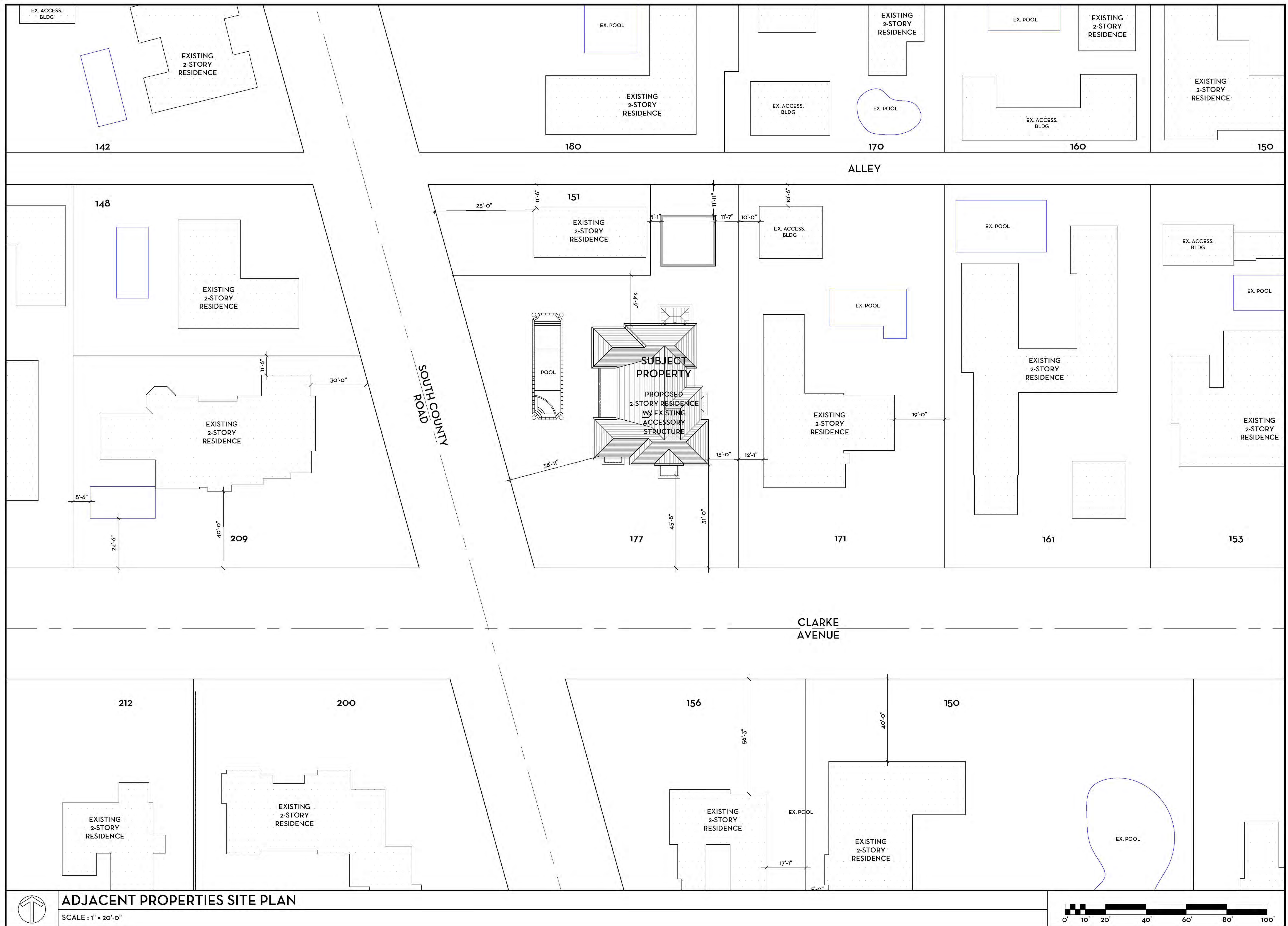
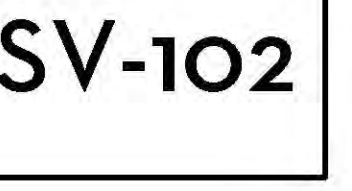
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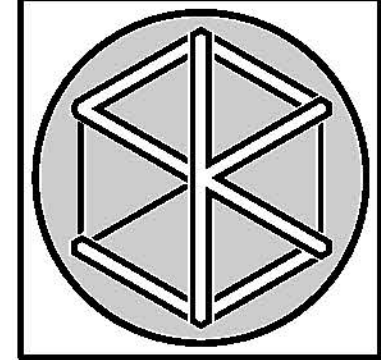
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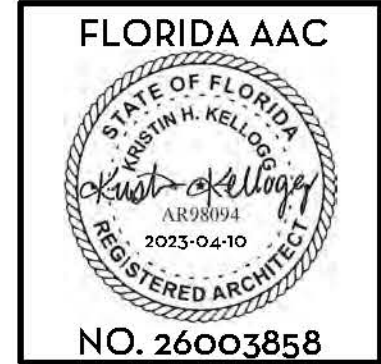
SV-101





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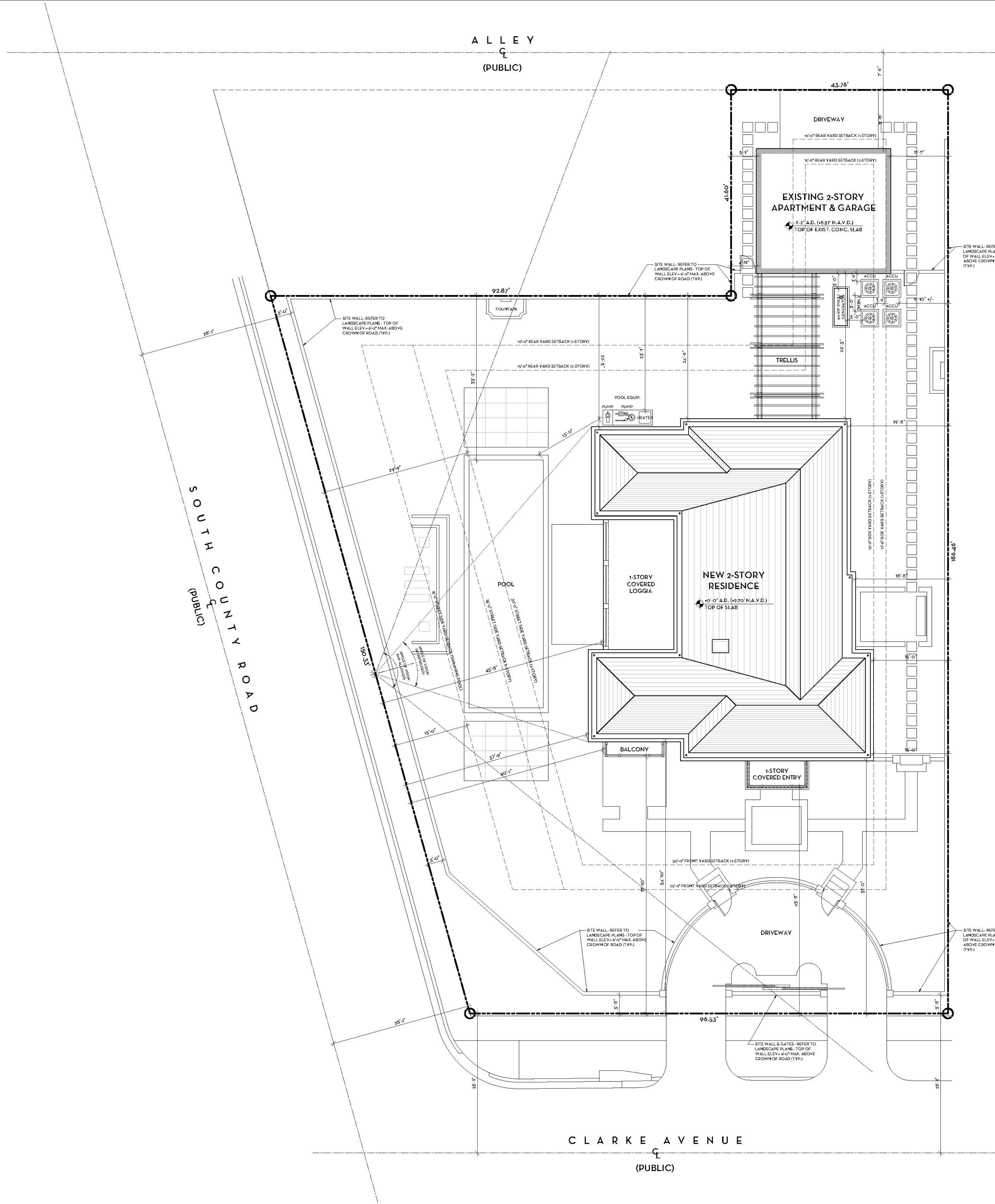
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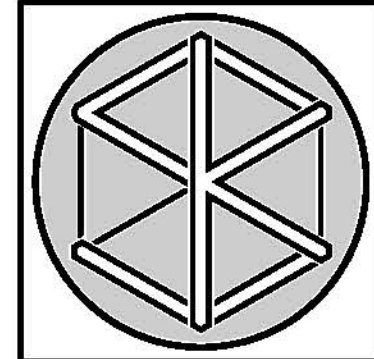
SP-101.1



SITE DATA:				
ZONING DISTRICT:	R-B			
LOT AREA:	18,710	SQ. FT.		
LOT WIDTH:	104.17	FT.		
LOT DEPTH:	186.46	FT.		
LOT COVERAGE BY BUILDING:				
ALLOWABLE (2-STORY):	5,613	SQ. FT.	=	30.0%
EXISTING:	4,484	SQ. FT.	=	24.0%
PROPOSED:	3,782	SQ. FT.	=	20.2%
CUBIC CONTENT RATIO:				
ALLOWABLE:	$3.50 \cdot [(60,000 - 18,710) / 50,000] \times 0.5$			
EXISTING:	4.46			
PROPOSED:	4.26			
FLOOR AREA:				
MAIN HOUSE:				
FIRST FLOOR A/C:	3,219	SQ. FT.		
SECOND FLOOR A/C:	3,038	SQ. FT.		
MAIN HOUSE TOTAL PROPOSED A/C FLOOR AREA:		6,257	SQ. FT.	
COVERED ENTRY	40	SQ. FT.		
COVERED LOGGIA	271	SQ. FT.		
MAIN HOUSE TOTAL PROPOSED FLOOR AREA:		6,568	SQ. FT.	
GUEST HOUSE:				
EXISTING FIRST FLOOR A/C (TO REMAIN)	52	SQ. FT.		
EXISTING SECOND FLOOR A/C (TO REMAIN)	631	SQ. FT.		
GUEST HOUSE TOTAL A/C FLOOR AREA (TO REMAIN):		683	SQ. FT.	
EXISTING 2-CAR GARAGE (TO REMAIN)		605	SQ. FT.	
GUEST HOUSE TOTAL EXISTING FLOOR AREA (TO REMAIN):		1,288	SQ. FT.	
TOTAL PROPOSED A/C FLOOR AREA: (MAIN HOUSE + EXISTING ACCESSORY STRUCTURE (TO REMAIN): 6,940 SQ. FT.				
TOTAL PROPOSED FLOOR AREA: (MAIN HOUSE + EXISTING ACCESSORY STRUCTURE (TO REMAIN): 7,856 SQ. FT.				

PREVIOUSLY
PROPOSED SITE PLAN

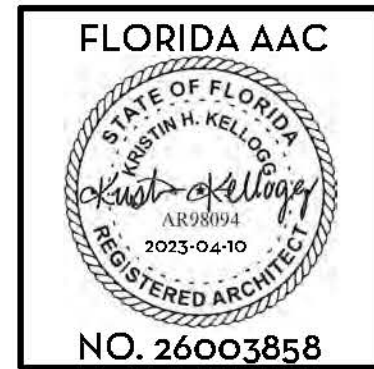
SCALE: 3/32"=1'-0"



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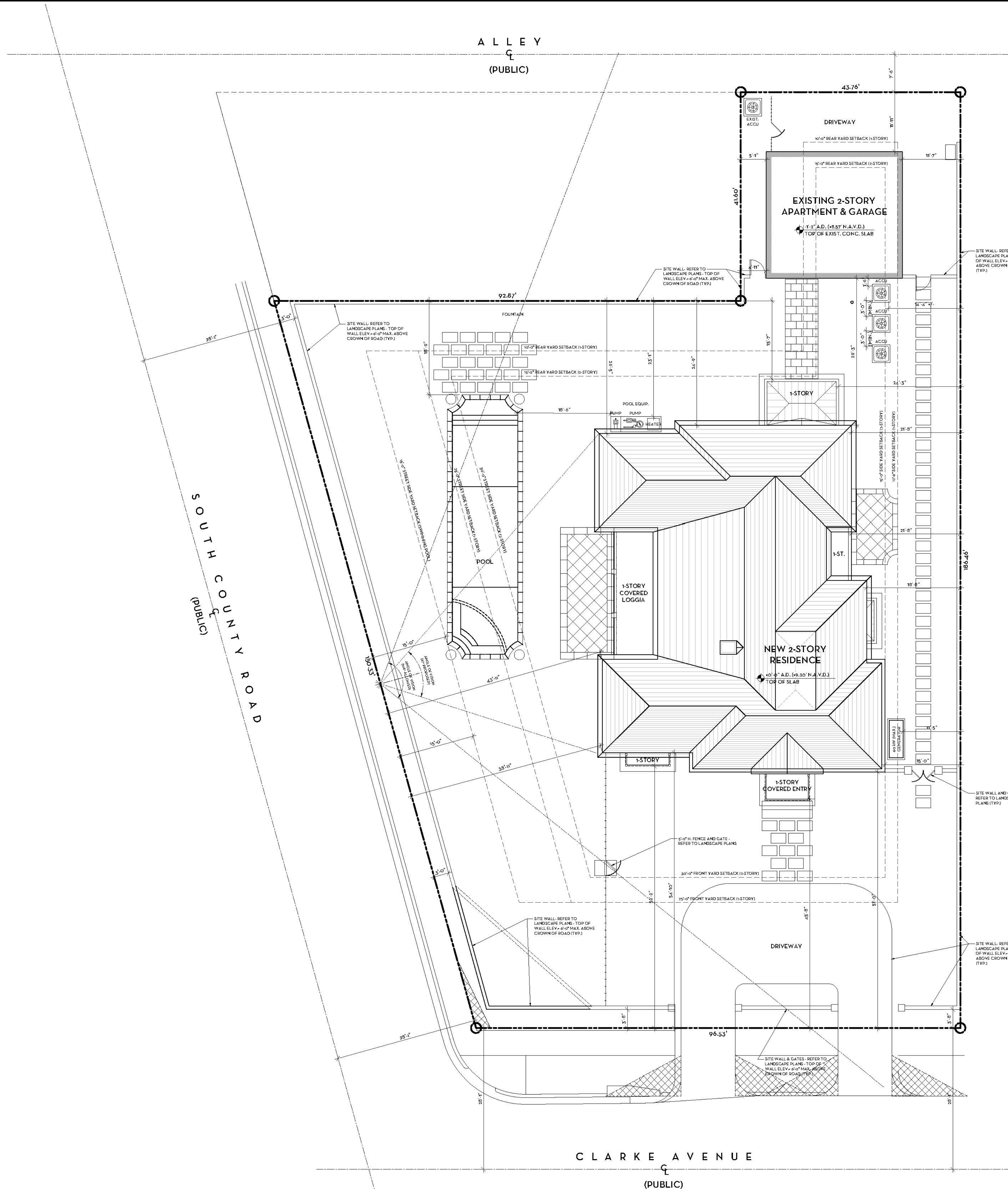
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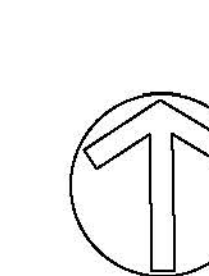
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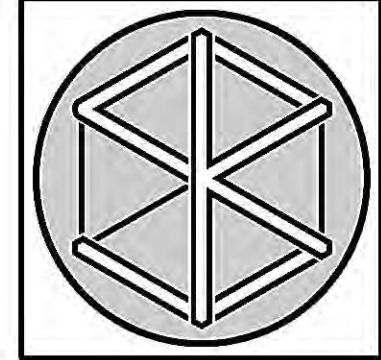
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SP-101.2



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EXISTING:	4,484	SQ. FT.	=	24.0%
PROPOSED:	3,927	SQ. FT.	=	21.0%
CUBIC CONTENT RATIO:				
ALLOWABLE:	$3.50 \cdot [(60,000 - 18,710) / 50,000] \cdot 0.5$			
EXISTING:	4.46			
PROPOSED:	4.18			
FLOOR AREA:				
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 CURRENTLY
PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"



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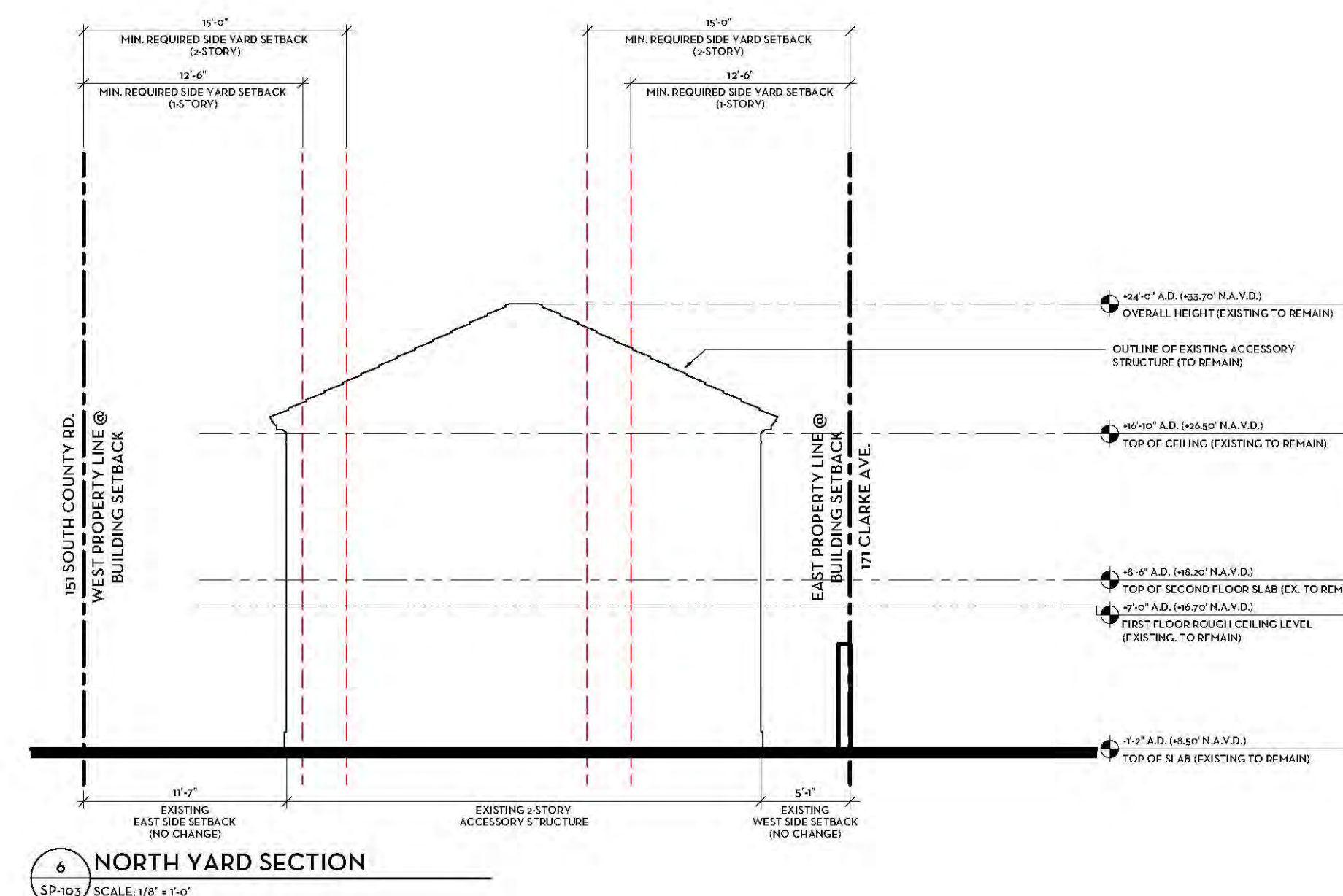
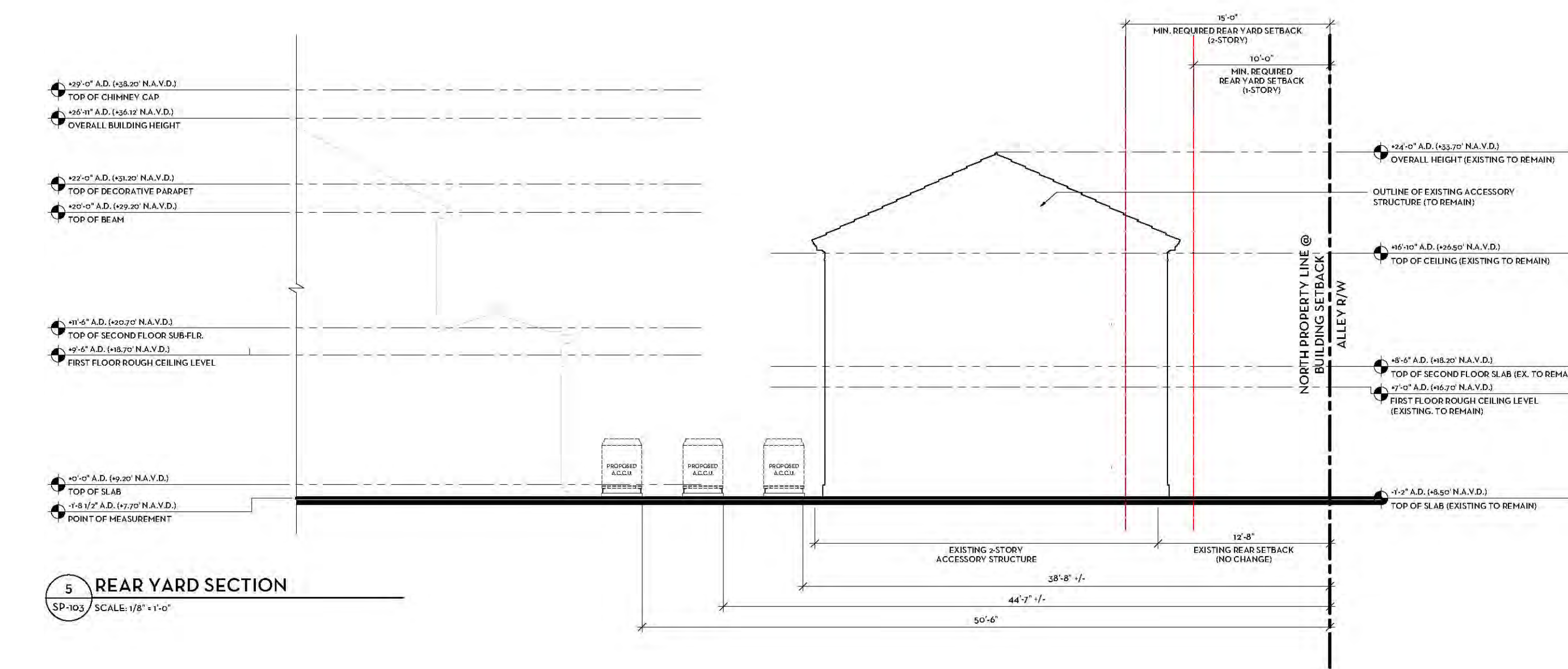
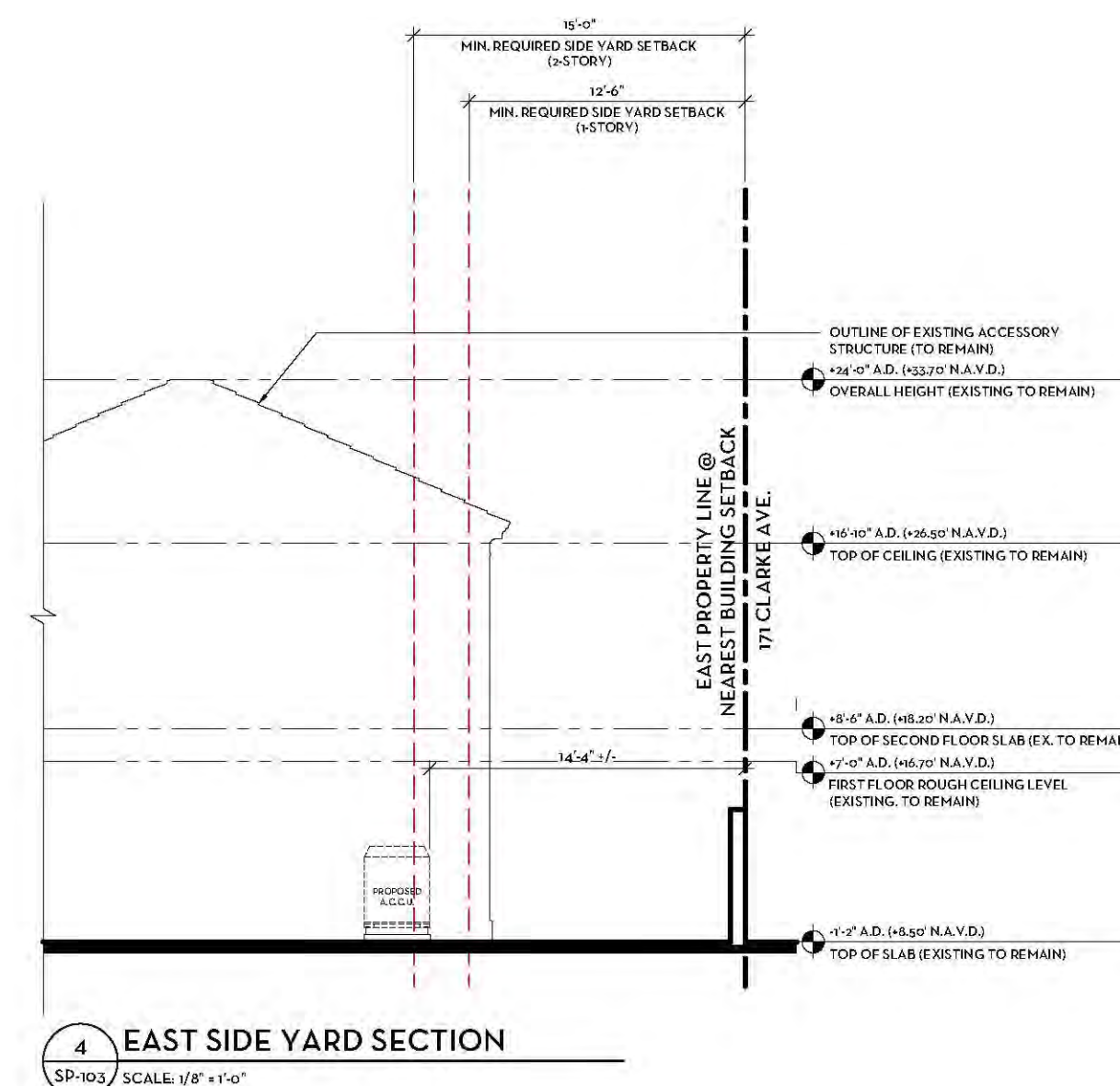
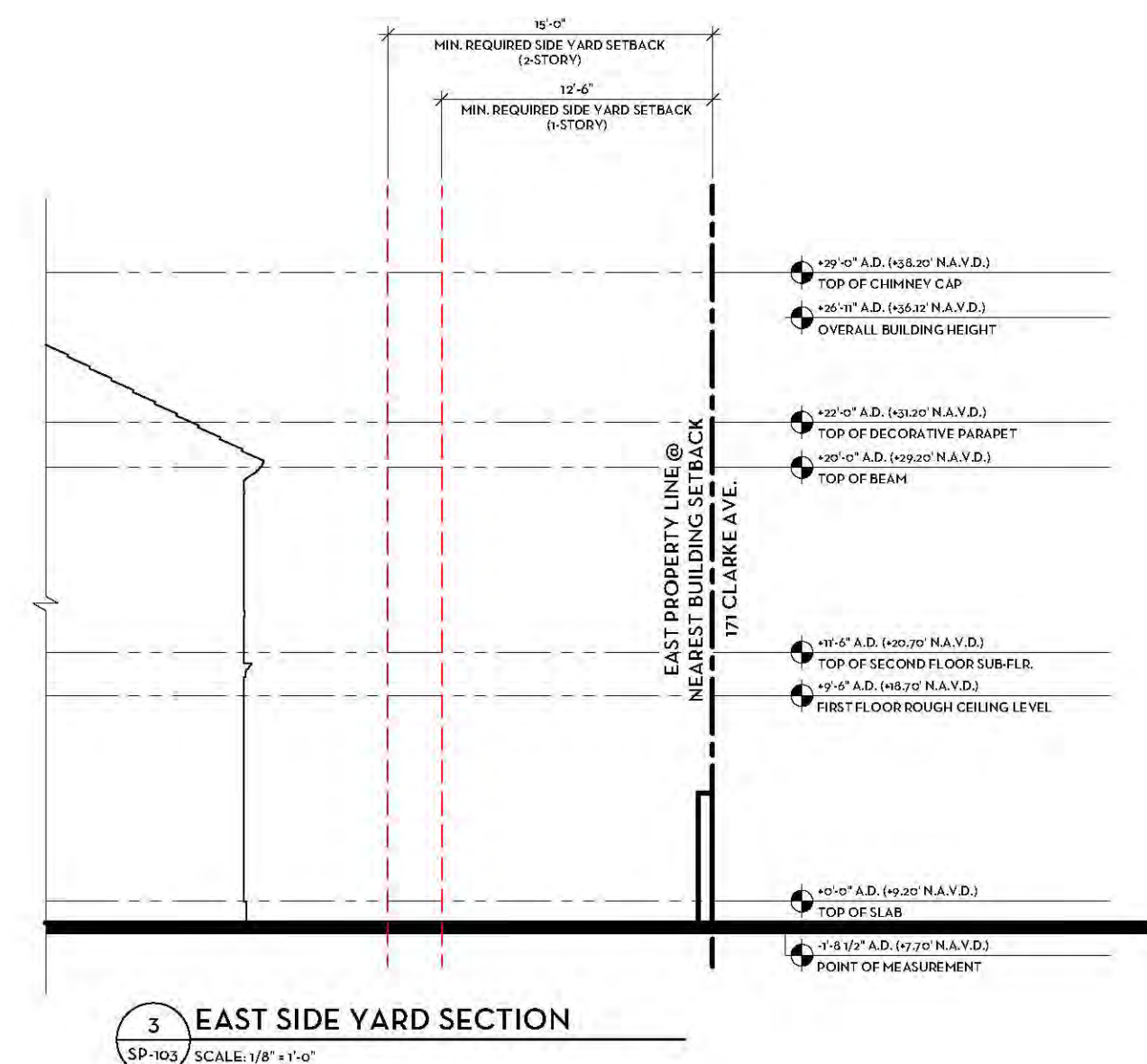
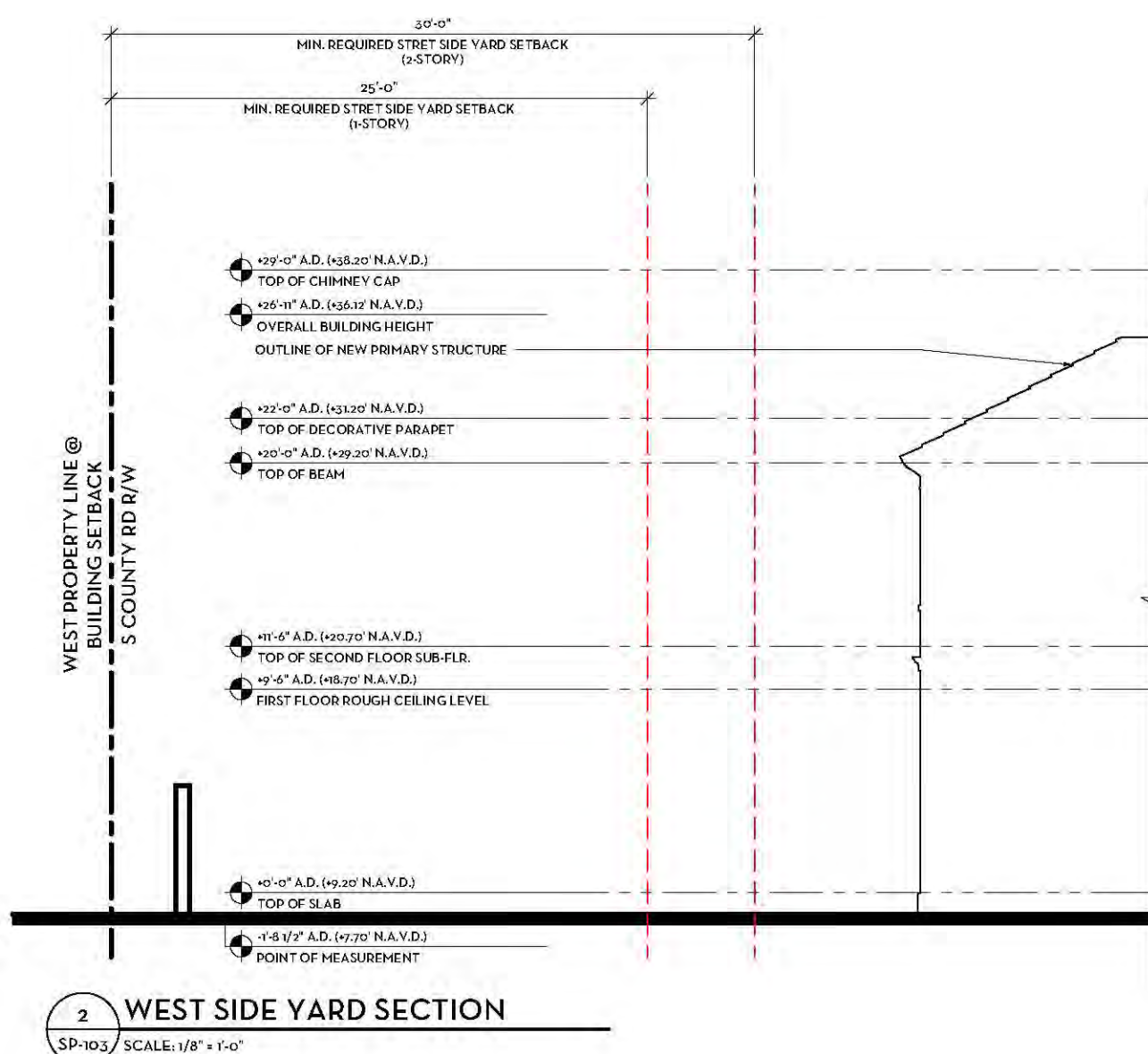
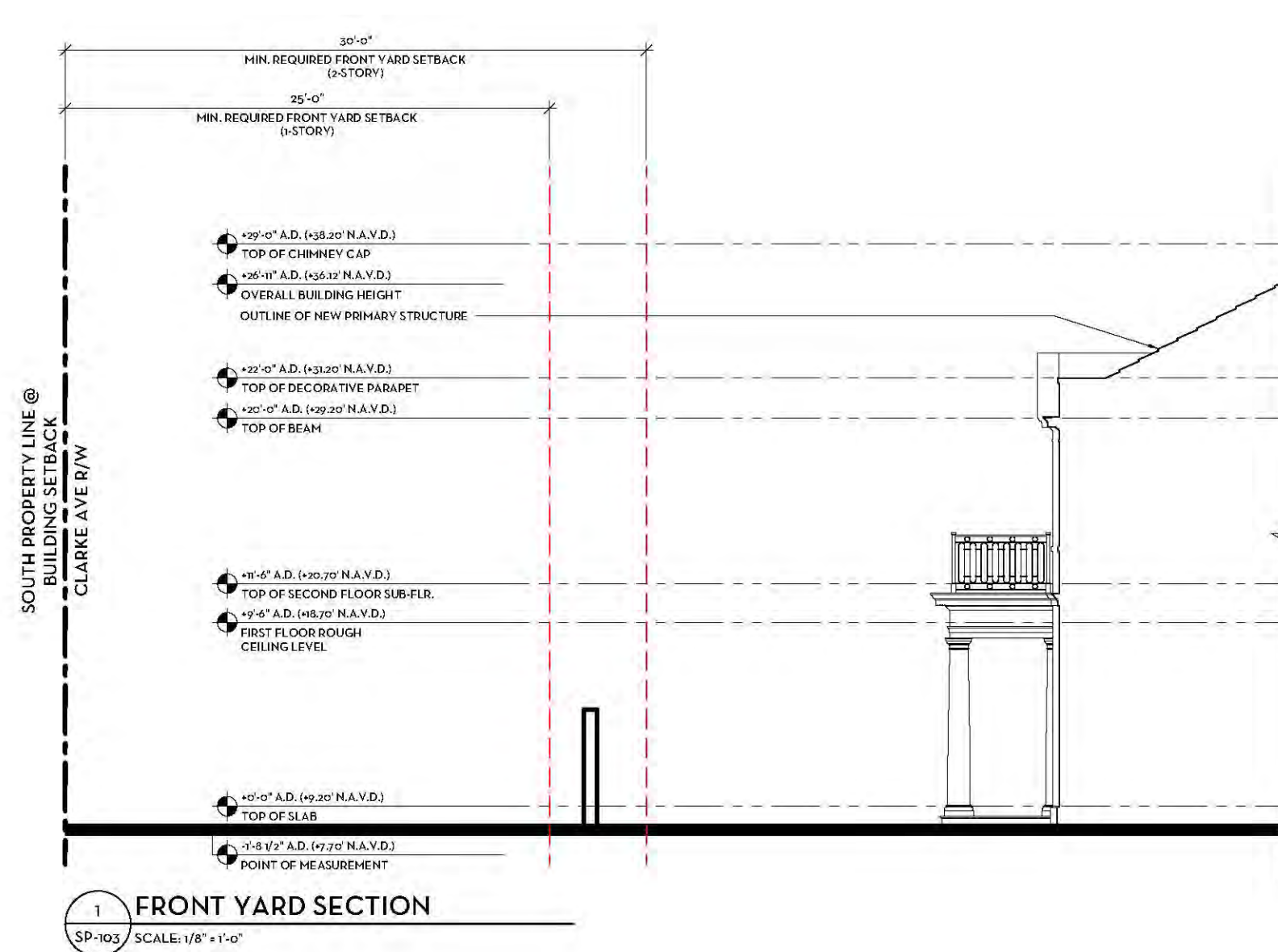
KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

FIRST SUBMITTAL 2022-11-07
FINAL SUBMITTAL 2022-11-28
PAPER SETS 2022-12-09
ARCOM REVISION #1

ARC-23-013

NO: 220607
DWG. BY: KHK/ TRS
SHEET:

SP-102



BUILDING AND YARD SITE DIAGRAMS



SOUTH FACADE



EAST FACADE



WEST FACADE

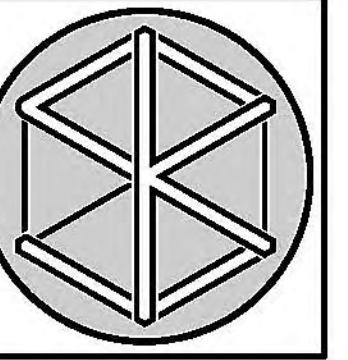


WEST FACADE



KEY PLAN

177 CLARKE AVENUE - EXISTING CONDITIONS



NEW RESIDENCE:
177 CLARKE AVENUE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.

• 1930 SOUTH DIXIE HIGHWAY, SUITE C6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

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FLORIDA AAC

NO. 26003858

TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

FIRST SUBMITTAL 2022-11-07
FINAL SUBMITTAL 2022-11-28
PAPER SETS 2022-12-09
ARCOM REVISION #1

ARC-23-013

NO: 220607
DWG. BY: KHK/ TRS
SHEET:

P-101



EAST FACADE



NORTH FACADE



WEST FACADE

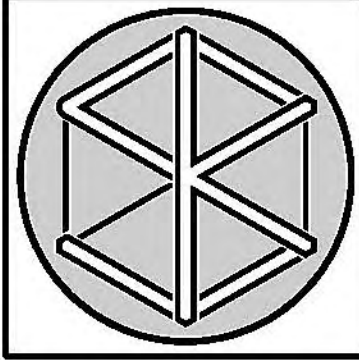


WEST FACADE



KEY PLAN

177 CLARKE AVENUE - EXISTING CONDITIONS



NEW RESIDENCE:
177 CLARKE AVENUE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 1930 SOUTH DIXIE HIGHWAY, SUITE C6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

FLORIDA AAC

NO. 26003858

TAYLOR R. SMITH
REGISTERED ARCHITECT 98976

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

FIRST SUBMITTAL 2022-11-07
FINAL SUBMITTAL 2022-11-28
PAPER SETS 2022-12-09
ARCOM REVISION #1

ARC-23-013

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SHEET:

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177 CLARKE AVENUE (SUBJECT PROPERTY)



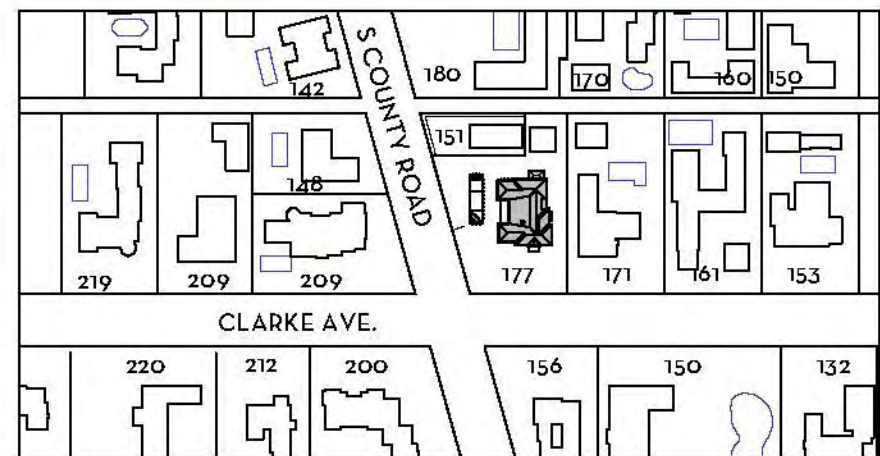
171 CLARKE AVENUE



161 CLARKE AVENUE

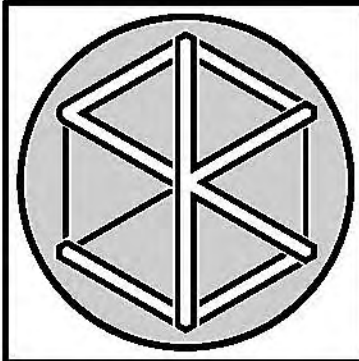


153 CLARKE AVENUE



KEY DIRECTIONAL PLAN

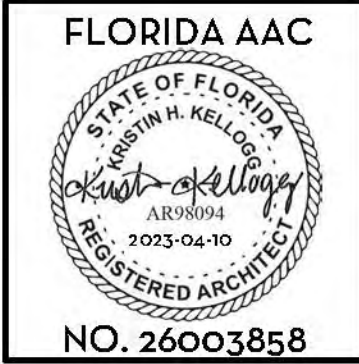
177 CLARKE AVENUE - ADJACENT PROPERTIES



NEW RESIDENCE:
177 CLARKE AVENUE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 1930 SOUTH DIXIE HIGHWAY, SUITE C6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

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TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

FIRST SUBMITTAL 2022-11-07
FINAL SUBMITTAL 2022-11-28
PAPER SETS 2022-12-09
ARCOM REVISION #1

ARC-23-013

NO: 220607
DWG. BY: KHK/ TRS
SHEET:



150 CLARKE AVENUE



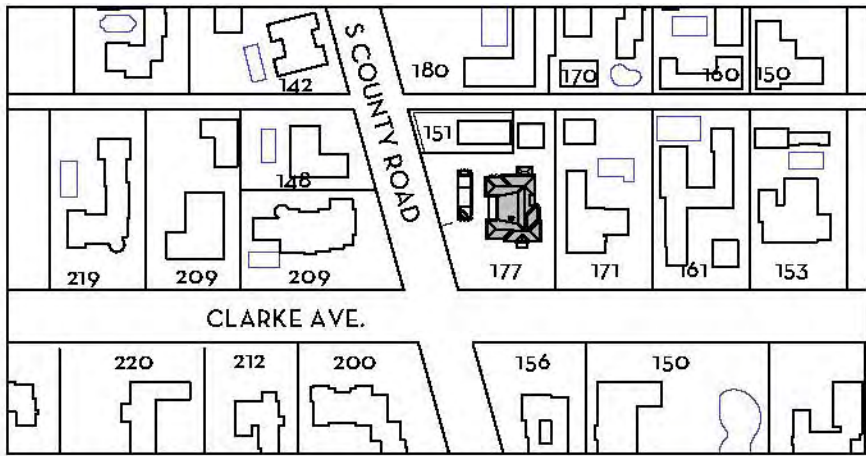
156 CLARKE AVENUE



209 CLARKE AVENUE

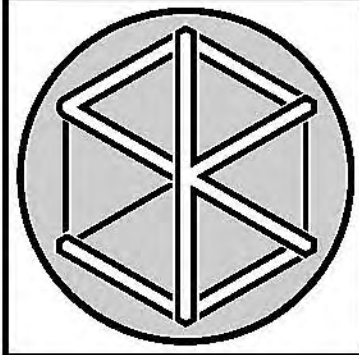


217 CLARKE AVENUE



KEY DIRECTIONAL PLAN

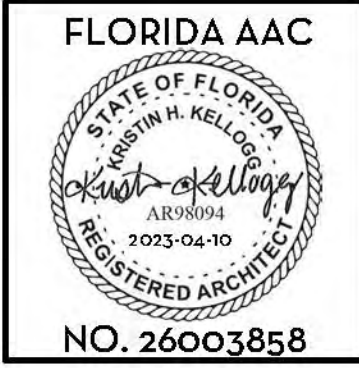
177 CLARKE AVENUE - ADJACENT PROPERTIES



NEW RESIDENCE:
177 CLARKE AVENUE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 1930 SOUTH DIXIE HIGHWAY, SUITE C6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

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TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

FIRST SUBMITTAL 2022-11-07
FINAL SUBMITTAL 2022-11-28
PAPER SETS 2022-12-09
ARCOM REVISION #1

ARC-23-013

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DWG. BY: KHK/ TRS
SHEET:

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212 CLARKE AVENUE



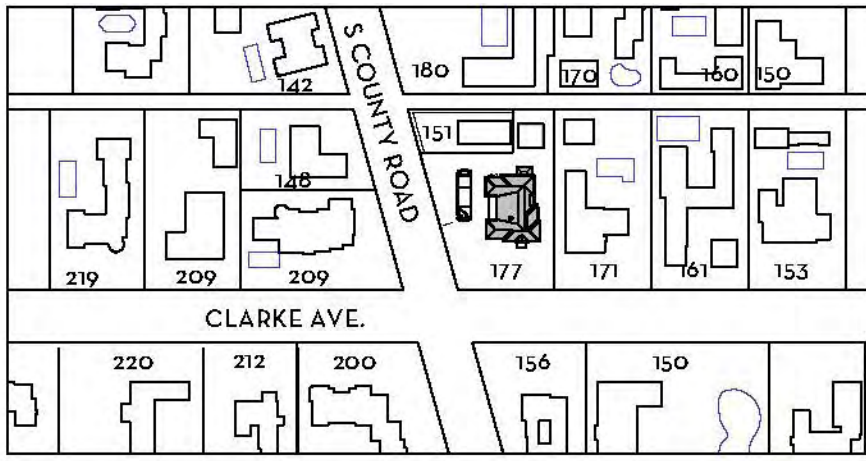
200 CLARKE AVENUE



142 SOUTH COUNTY

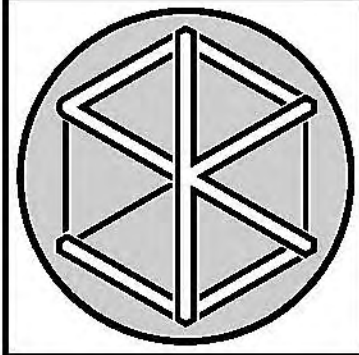


151 SOUTH COUNTY



KEY DIRECTIONAL PLAN

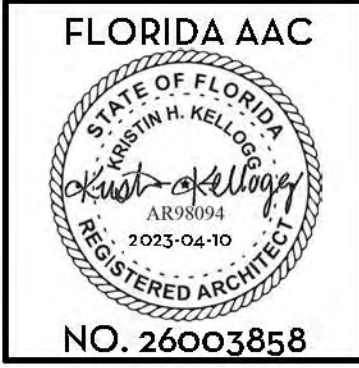
177 CLARKE AVENUE - ADJACENT PROPERTIES



NEW RESIDENCE:
177 CLARKE AVENUE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 1930 SOUTH DIXIE HIGHWAY, SUITE C6, WEST PALM BEACH, FLORIDA 33411 • TEL (561) 377-8787 •

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TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

FIRST SUBMITTAL 2022-11-07
FINAL SUBMITTAL 2022-11-28
PAPER SETS 2022-12-09
ARCOM REVISION #1

ARC-23-013

NO: 220607
DWG. BY: KHK/ TRS
SHEET:

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177 CLARKE AVENUE (SUBJECT PROPERTY)



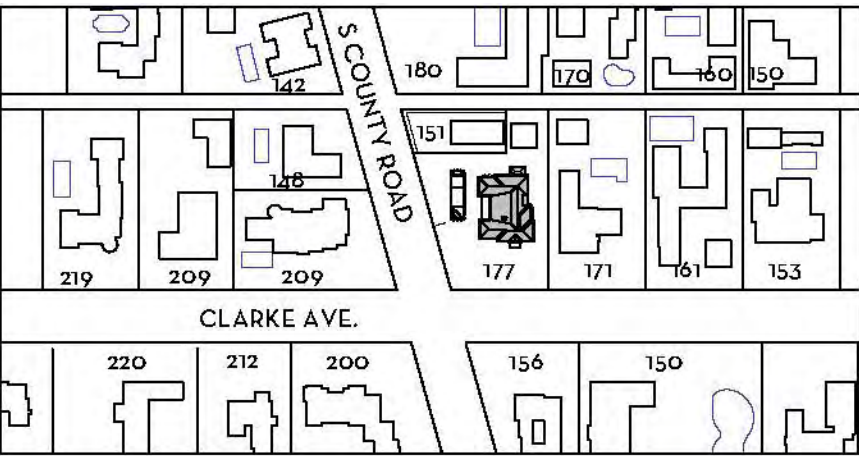
180 BARTON AVENUE



156 CLARKE AVENUE

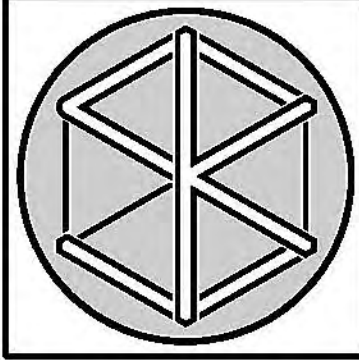


167 SEABREEZE AVENUE



KEY DIRECTIONAL PLAN

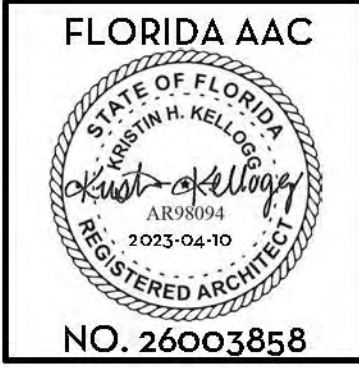
177 CLARKE AVENUE - ADJACENT PROPERTIES



NEW RESIDENCE:
177 CLARKE AVENUE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 1930 SOUTH DIXIE HIGHWAY, SUITE C6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

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TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

FIRST SUBMITTAL 2022-11-07
FINAL SUBMITTAL 2022-11-28
PAPER SETS 2022-12-09
ARCOM REVISION #1

ARC-23-013

NO: 220607
DWG. BY: KHK/ TRS
SHEET:

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150 SEMINOLE AVENUE



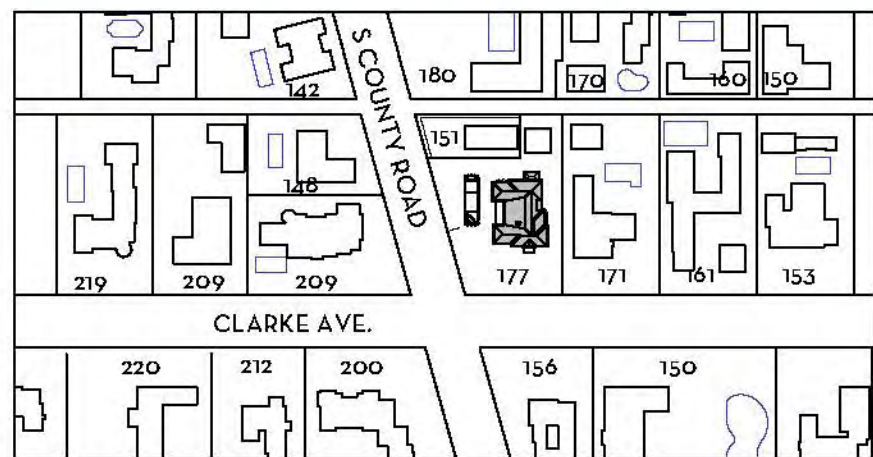
171 CLARKE AVENUE



180 BARTON AVENUE (ALLEY)

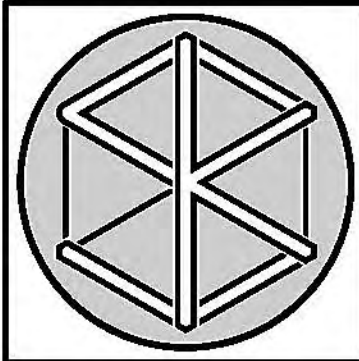


170 BARTON AVENUE



KEY DIRECTIONAL PLAN

177 CLARKE AVENUE - ADJACENT PROPERTIES



NEW RESIDENCE:
177 CLARKE AVENUE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 1930 SOUTH DIXIE HIGHWAY, SUITE C6, WEST PALM BEACH, FLORIDA 33411 • TEL (561) 377-8787 •



TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

FIRST SUBMITTAL 2022-11-07
FINAL SUBMITTAL 2022-11-28
PAPER SETS 2022-12-09
ARCOM REVISION #1

ARC-23-013

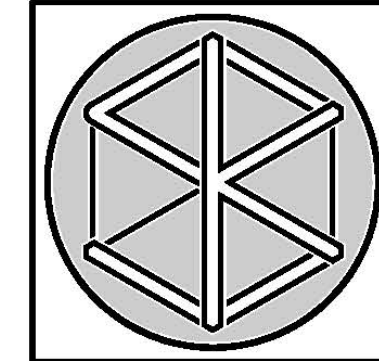
NO: 220607
DWG. BY: KHK/ TRS
SHEET:

P-205



JOHN VOLK - 8 SOUTH LAKE TRAIL

177 CLARKE AVENUE - PRECEDENT RESEARCH



NEW RESIDENCE:
177 CLARKE AVENUE
PALM BEACH, FLORIDA

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FLORIDA AAC

NO. 26003858

TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

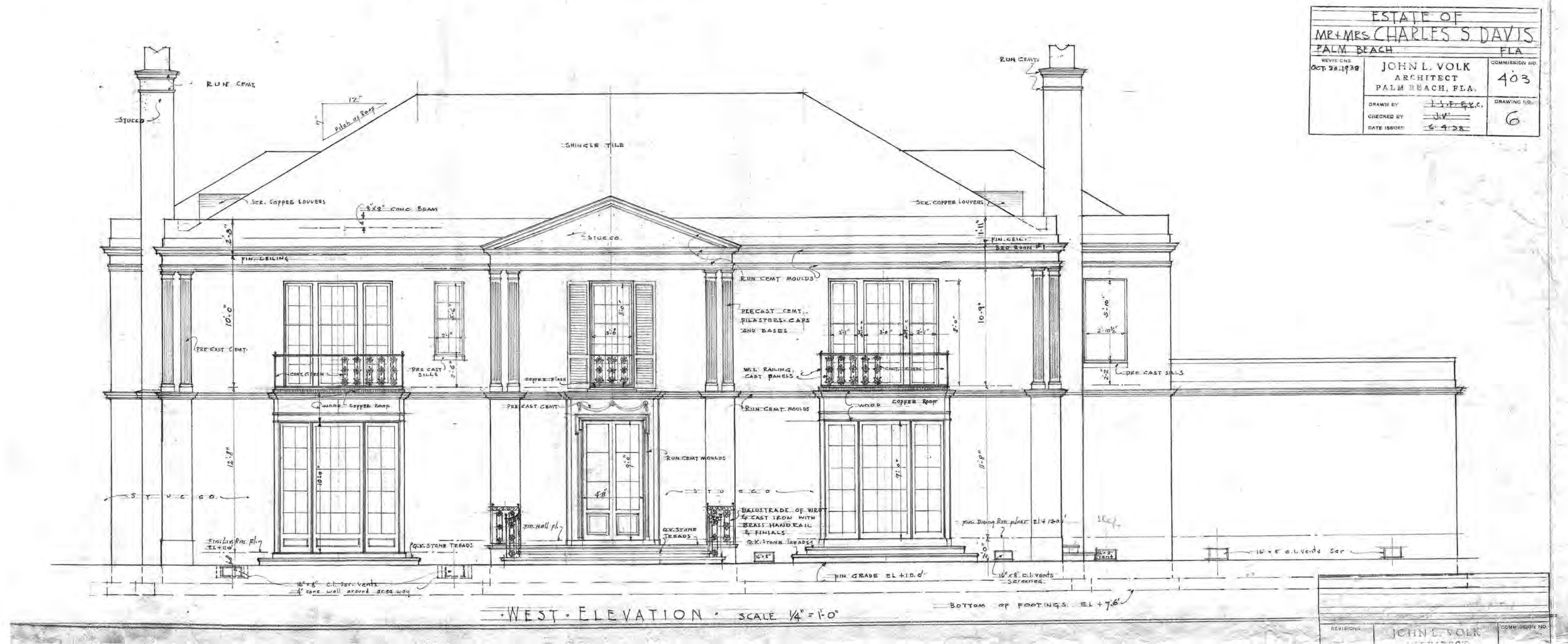
KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

FIRST SUBMITTAL	2022-11-07
FINAL SUBMITTAL	2022-11-28
PAPER SETS	2022-12-09
ARCOM REVISION #1	

ARC-23-013

NO: 220607
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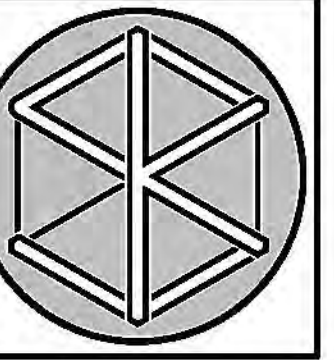


JOHN VOLK - 8 SOUTH LAKE TRAIL



JOHN VOLK - SHAUGHNESSY RESIDENCE

177 CLARKE AVENUE - PRECEDENT RESEARCH



NEW RESIDENCE:
177 CLARKE AVENUE
PALM BEACH, FLORIDA
SMITH KELLOGG ARCHITECTURE, INC.
• 1930 SOUTH DIXIE HIGHWAY, SUITE C6, WEST PALM BEACH, FLORIDA 33411 • TEL (561) 377-8787 •

FLORIDA AAC

NO. 26003858

TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

FIRST SUBMITTAL 2022-11-07
FINAL SUBMITTAL 2022-11-28
PAPER SETS 2022-12-09
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ARC-23-013

NO: 220607
DWG. BY: KHK/TRS
SHEET:

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WYETH AND KING - 126 SOUTH OCEAN
(1970) DUAL FRONTAGE

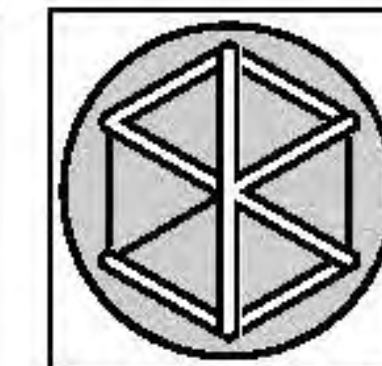


JOHN VOLK - 1102 NORTH OCEAN
(1924) CORNER LOT



JOHN VOLK - 8 SOUTH LAKE TRAIL
(1937) DUAL FRONTAGE

177 CLARKE AVENUE - PRECEDENT RESEARCH



NEW RESIDENCE:
177 CLARKE AVENUE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 1930 SOUTH DIXIE HIGHWAY, SUITE C6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

FLORIDA AAC

NO. 26003858

TAYLOR R. SMITH
REGISTERED ARCHITECT 98278

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98096

PROJECT NO. 2022-11-01
DATE OF ISSUE 2022-11-18
BY K. KELLOGG
FOR K. KELLOGG

ARC-23-013

NO. 220607
DWG. BY: KHK/TRS
SHEET:

P-303



JOHN VOLK - HARRIS RESIDENCE
(NORTH END)

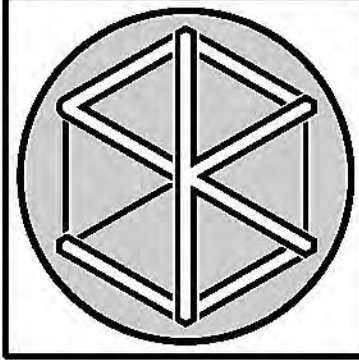


JOHN VOLK - DONOVAN RESIDENCE
(1935)



JOHN VOLK - WINDSONG
(1939) DUAL FRONTAGE

177 CLARKE AVENUE - PRECEDENT RESEARCH



NEW RESIDENCE:
177 CLARKE AVENUE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 1930 SOUTH DIXIE HIGHWAY, SUITE C6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

FLORIDA AAC

NO. 26003858

TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

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