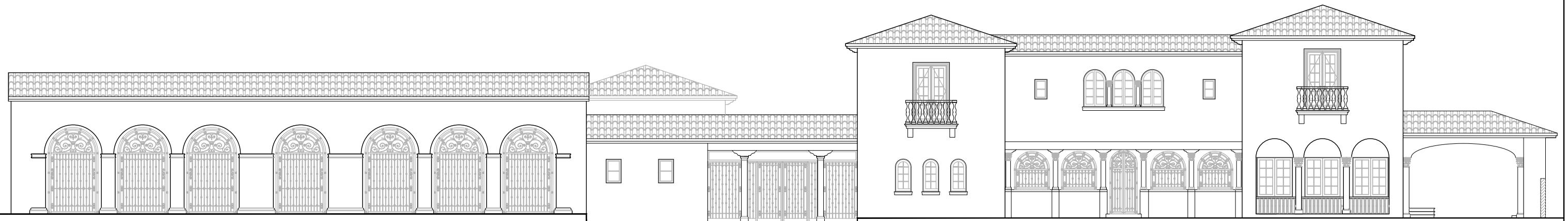


RECEIVED
By yfigueroa at 9:17 am, Mar 30, 2023

FINAL SUBMITTAL FOR A
PROPOSED RENOVATION AT:

APRIL 19TH, 2023
COA-23-012

127 DUNBAR RD
PALM BEACH, FLORIDA



TRALONGO & TAYLOR

ARCHITECT OF RECORD

435 SOUTHERN BLVD. WEST PALM BEACH, FL 33405

INDEX

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- 3. SUBJECT PROPERTY LOCATION MAP
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- 6. 3/16"=1'-0" PROPOSED DEMOLITION OF PORTE COCHERE & PROPOSED PLAN
- 7. HARDSCAPE PLAN
- 8. 1/8"=1'-0" EXISTING & PROPOSED SOUTH ELEVATIONS
- 9. 1/8"=1'-0" EXISTING & PROPOSED NORTH ELEVATIONS
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PROJECT DESCRIPTION

Please find in this booklet a presentation for the proposed demolition of the Porte Cochere at 127 Dunbar Rd, Palm Beach, FL.

The residence at 127 Dunbar Road was built in 1920-1921 and was renovated by Treanor and Fatio in two phases. The first phase in 1928 consisted of a second story addition on the south façade, connecting the east and west wings of the original U-shaped structure. Fatio was hired for the second phase in 1930 to add onto the property to the west. This new addition consisted of a loggia, pavilion, patio, and garden. In this addition, Fatio connected the west addition to the existing original structure with a covered motor entry (porte cochere) that opened into a foyer on the west and a game room on the east. As you can see on the floor plans on pages 13, 14 and 15, the porte cochere on the east was not a part of the original plans nor was it a part of Fatio’s renovations. The plans clearly show that area where the porte cochere currently resides as an open driveway and Fatio’s plans have the covered motor entry in an entirely different area.

The Structural Engineer, David Hustad, has field examined the existing Porte Cochere structure and determined that due to excessive deflection and horizontal shifting of the columns and roof framing members the structure needs to be demolished and re-built.

Given that the Porte Cochere isn't original to the house, the structure doesn't meet setback requirements, the roof overhang encroaches on the neighbor's property and the cost to rebuild is estimated at \$325,000, we ask that the Landmarks Preservation Commision permit the removal of the Porte Cochere in its entirety. At the request of the neighbor, we propose to keep a raised section of the site wall, to maintain privacy between the front entry of both residences.

TRALONGO & TAYLOR
435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

127 DUNBAR RD.
PALM BEACH, FL

SHEET TITLE
INDEX & PROJECT
DESCRIPTION
SCALE
AS NOTED
DATE
02/27/2023
DRAWN BY
MEGHAN FORD





MAP OF PALM BEACH



AREA OF DETAIL MAP



SHEET NO.
3

SHEET TITLE
LOCATION MAP

SCALE
AS NOTED

DATE
11/28/2022

DRAWN BY
MEGHAN FORD

**127 DUNBAR RD.
PALM BEACH, FL**

TRALONGO & TAYLOR
435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

ZONING INFORMATION							
R-B ZONING DISTRICT							
	REQ' D.	EXISTING	PROPOSED		ALLOW.	EXISTING	PROPOSED
MIN. LOT AREA	10,000 sq.ft	39,000 sq. ft	39,000 sq. ft	MAX. LOT COVERAGE BUILDING	25% 9,750 sq.ft.	22.85% 8,913 sq.ft.	22.85% 8,913 sq.ft.
MIN. LOT DIM. DEPTH WIDTH	100 ft. 100 ft.	195 ft. 200 ft.	195 ft. 200 ft.	CUBIC CONTENT RATIO	3.71 144,690 cu.ft.	3.58	3.70
FRONT SETBACK1-STORY	35 ft.	49'-4"	49'-4"	5% ALLOWABLE UNENCLOSED SPACE	+7,234 cu.ft.		
SIDE SETBACK 1-STORY	26'-0" ft.	4'-1"	4'-1"	TOTAL CUBIC CONTENT	=151,924 cu.ft.	139,768 cu.ft.	144,492 cu.ft.
REAR SETBACK	15 ft.	2'-2"	2'-2"	ANGLE OF VISION	100°	97.96°	97.96°
MAX. BUILDING HEIGHT TWO STORY	22 ft.	22.0ft.	22.0ft.	MIN. LANDSCAPE	45% 17,550 sq.ft.	51% 19,888 sq.ft.	51% 19,888 sq.ft.
MAX. OVERALL HEIGHT TWO STORY	30 ft.	26.5 ft.	26.5 ft.				

CUBIC CONTENT CALCULATIONS	
$\text{CUBIC CONTENT RATIO} = 3.50 + [(60,000 - 39,000) \div 50,000] \times .5 = 3.71$ $\text{MAXIMUM ALLOWABLE CUBIC CONTENT} = 3.71 \times 39,000 \text{ SQ FT.} = 144,700 \text{ CU FT} + 5\% \text{ UNENCLOSED OUTDOOR SPACE} = 7,234 \text{ TOTAL} = 151,924$	

TRALONGO & TAYLOR
435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

127 DUNBAR RD.
PALM BEACH, FL

SHEET TITLE
STATISTICS

SCALE
AS NOTED

DATE
1/12/2022

DRAWN BY
MEGHAN FORD



SEAL
REGISTERED ARCHITECT

SHEET NO.
4

Existing Site Plan

Scale

1" = 25' - 0"

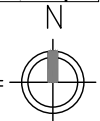
NORTH-SOUTH 195.00' (M&R)

Architectural floor plan of the first floor of the 'PORT COCHERE' building. The plan shows a 'GUEST VEST.' on the left, a 'LANDING & STEPS' area, and a large 'PORT COCHERE' space. Dimensions are provided for various areas and openings. A 'CONC. PAD' is located on the right. The plan includes a north arrow pointing towards the top right.

Key features and dimensions:

- GUEST VEST.:** Located on the left side of the plan.
- LANDING & STEPS:** A central area with a width of 3'-11" and a length of 6'-5".
- PORT COCHERE:** The main central area with a width of 17'-0⁵/₈" and a length of 9'-10⁵/₈".
- CONC. PAD:** A concrete pad on the right side with a width of 3'-6¹/₂".
- Dimensions:**
 - Overall width: 17'-0⁵/₈"
 - Overall length: 9'-10⁵/₈"
 - Width of Landing & Steps: 3'-11"
 - Width of Conc. Pad: 3'-6¹/₂"
 - Width of Port Cochere: 11'-4⁵/₈"
 - Width of Guest Vest: 9'-1¹/₂"

Scale $1/8" = 1' - 0"$



SCALE	DATE	DRAWN BY
AS NOTED	11/23/2022	MEGHAN FORD

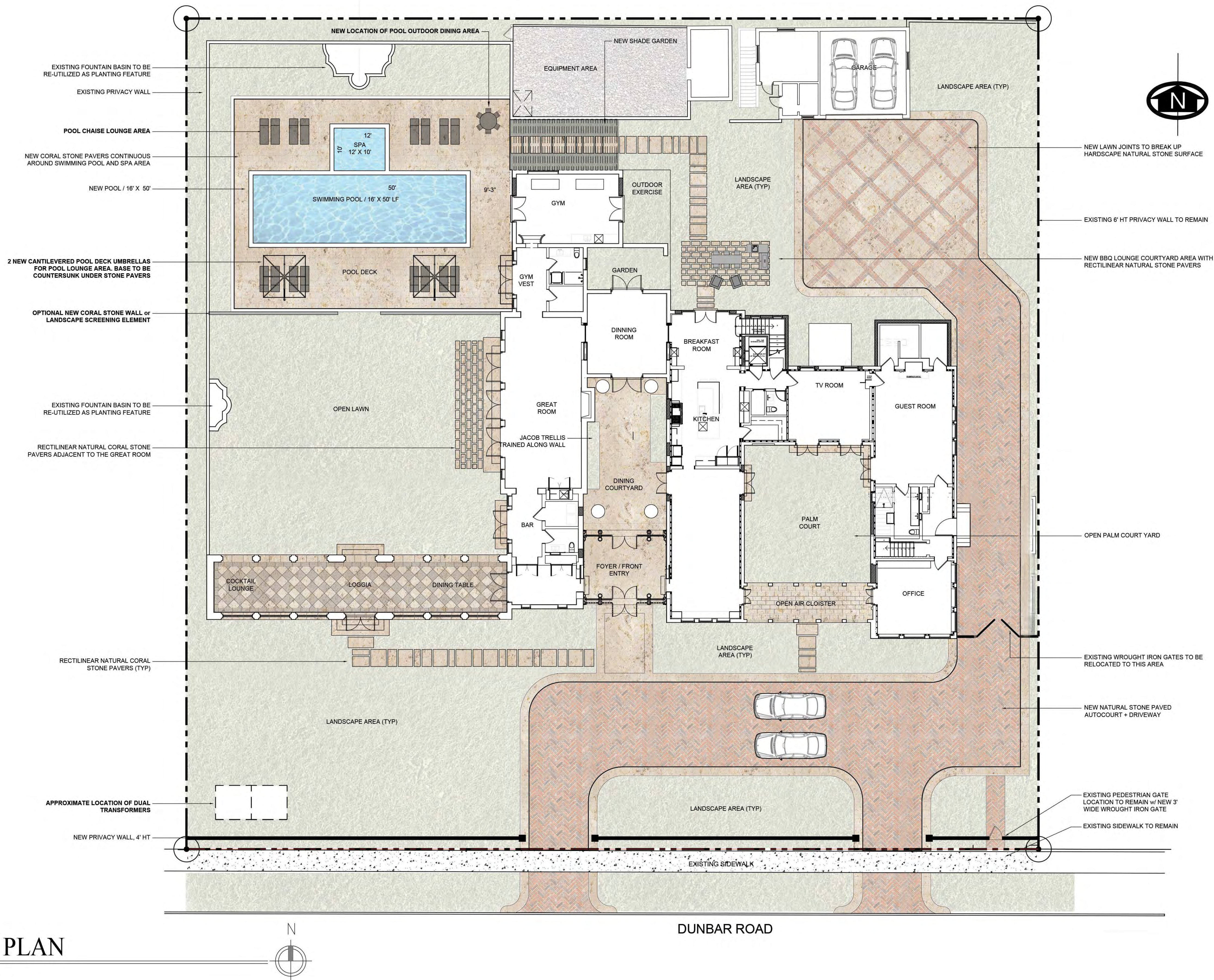
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435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

127 DUNBAR RD.
PALM BEACH, FL

HARDSCAPE PLAN

Scale: NTS



TRALONGO AND TAYLOR
ARCHITECTURE - DESIGN - BUILD

ROOM / LOCATION

HARDSCAPE PLAN

SEAMAN RESIDENCE
127 DUNBAR ROAD
PALM BEACH, FLORIDA 33480

ISSUE	DATE

SHEET NUMBER

7

REVISION SCHEDULE

07.11.22 LANDMARK
RE-SUBMITTAL

PROJECT INFO:

127 DUNBAR ROAD
PALM BEACH, FL



CHRISTOPHER CAWLEY, RLA
Florida License LA 9866786

SHEET TITLE:

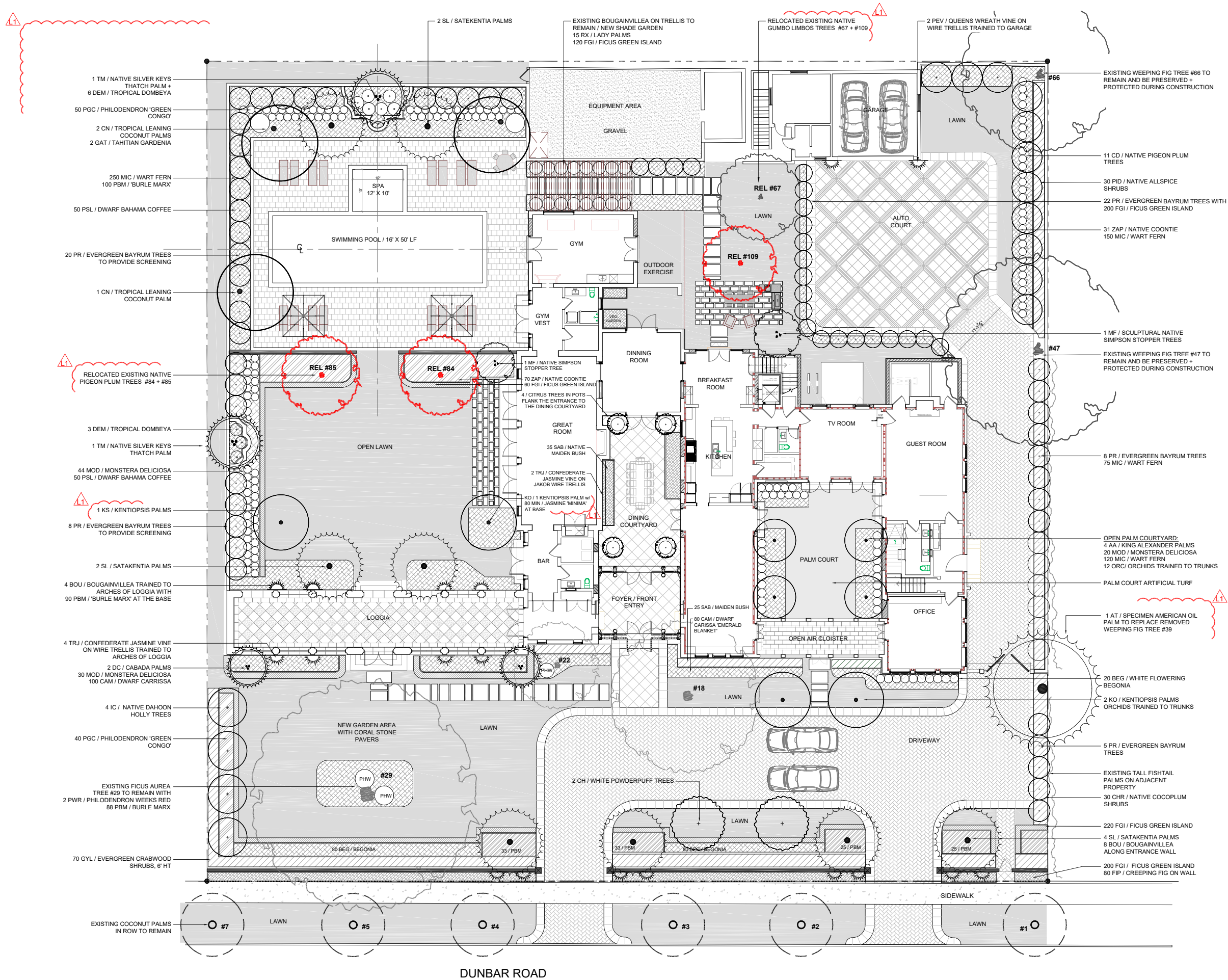
LANDSCAPE PLAN

DATE:

NOVEMBER 05, 2021

SHEET NO:

7.1



3/32" = 1'-0"
0 10 20 30'





Existing South Elevation

Scale

1/8" = 1' - 0"



Proposed South Elevation

Scale

1/8" = 1' - 0"

TRALONGO & TAYLOR
435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

127 DUNBAR RD.
PALM BEACH, FL

ELEVATIONS

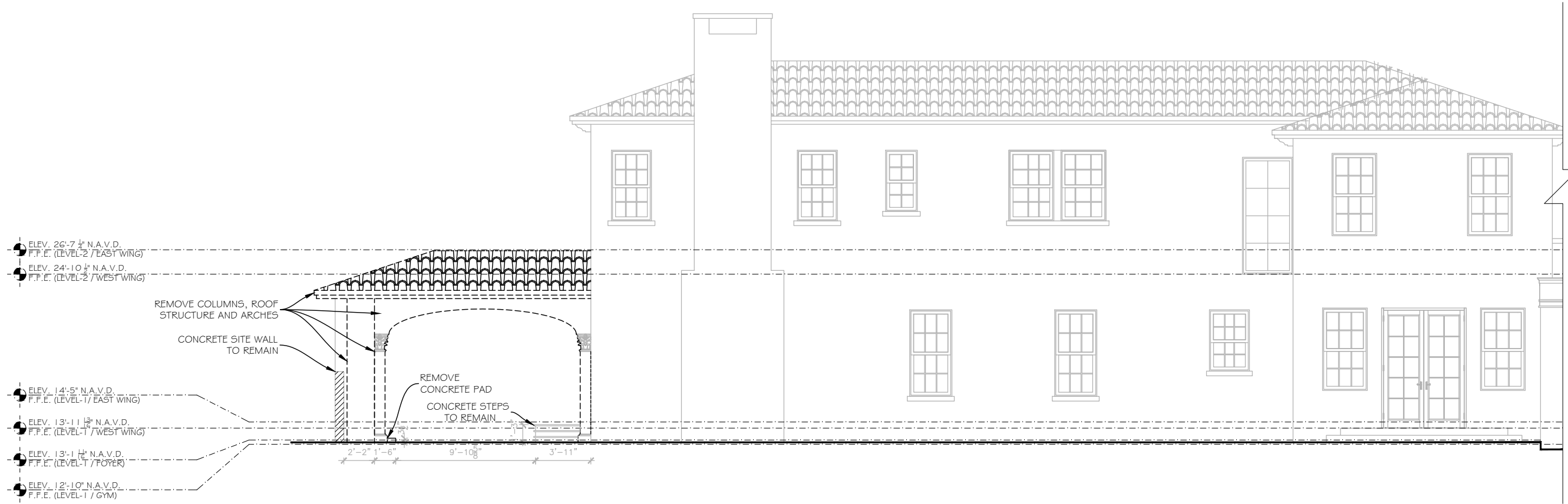
SHEET TITLE

SCALE AS NOTED
DATE 11/23/22
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SHEET NO.





Existing North Elevation

Scale 1/8" = 1' - 0"



Proposed North Elevation

Scale 1/8" = 1' - 0"

TRALONGO & TAYLOR
435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

127 DUNBAR RD.
PALM BEACH, FL

ELEVATIONS

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DATE
1/23/22

SCALE
AS NOTED



SHEET NO.

9



TRALONGO & TAYLOR

435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

127 DUNBAR RD.
PALM BEACH, FL

ELEVATIONS

SHEET TITLE

ELEVATIONS

SCALE

AS NOTED

DATE

11/23/22

DRAWN BY

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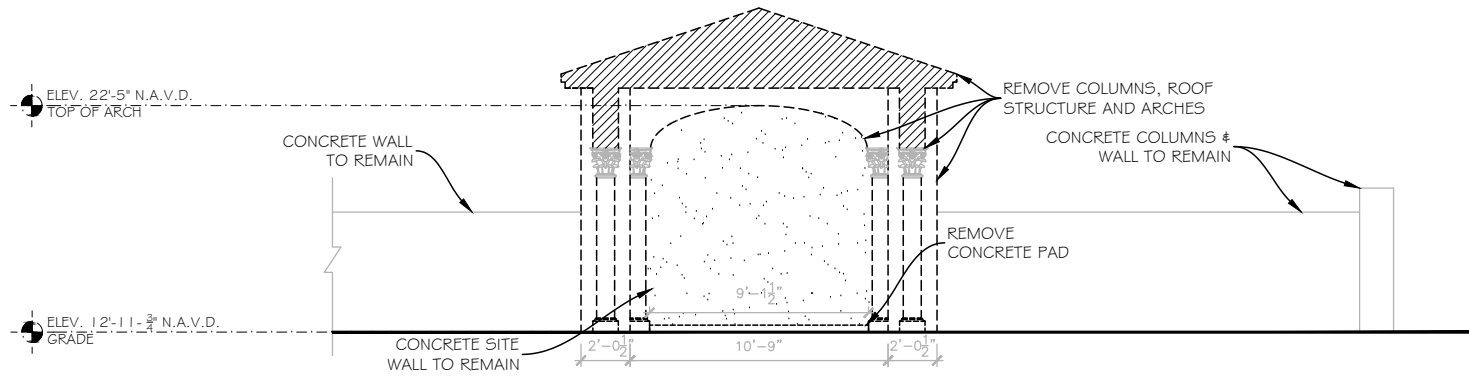
STATE OF FLORIDA

MEGHAN FORD

REGISTERED ARCHITECT

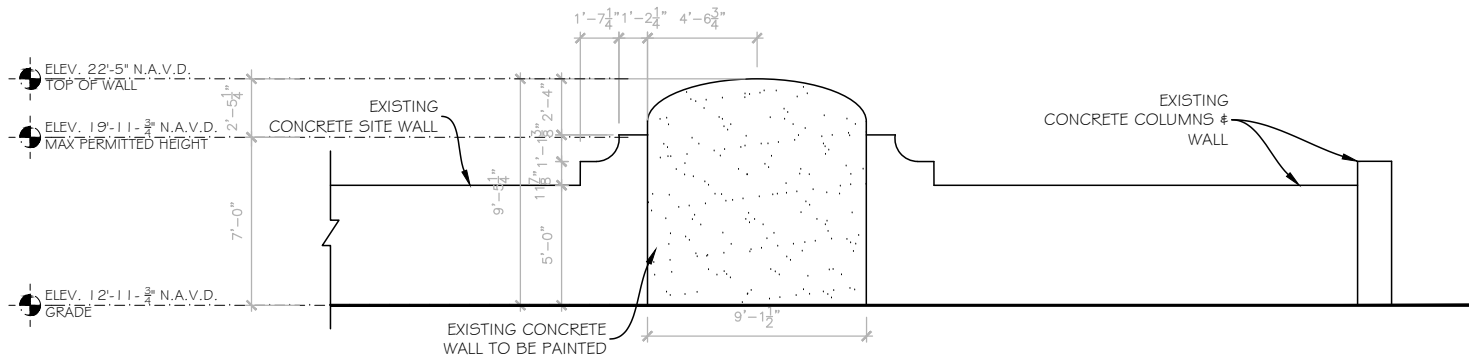
SHEET NO.

10



Existing West Elevation

Scale 1/8" = 1' - 0"



Proposed West Elevation

Scale 1/8" = 1' - 0"

TRALONGO & TAYLOR
435 SOUTHERN BLVD.
WEST PALM BEACH, FLORIDA 33405

127 DUNBAR RD.
PALM BEACH, FL

ELEVATIONS

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SCALE: AS NOTED
DATE: 11/23/2022
DRAWN BY: MEGHAN FORD



SHEET NO.
11