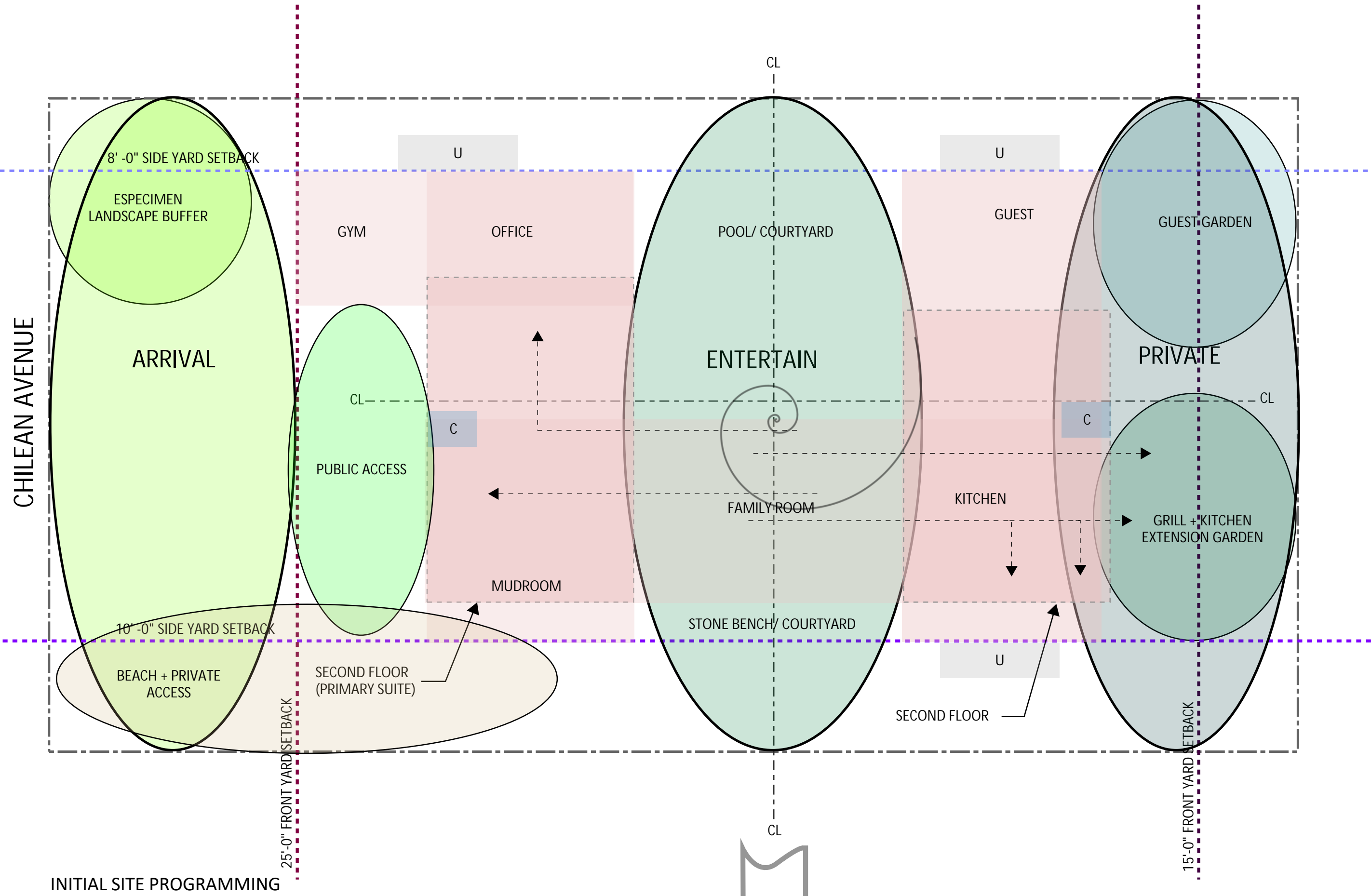
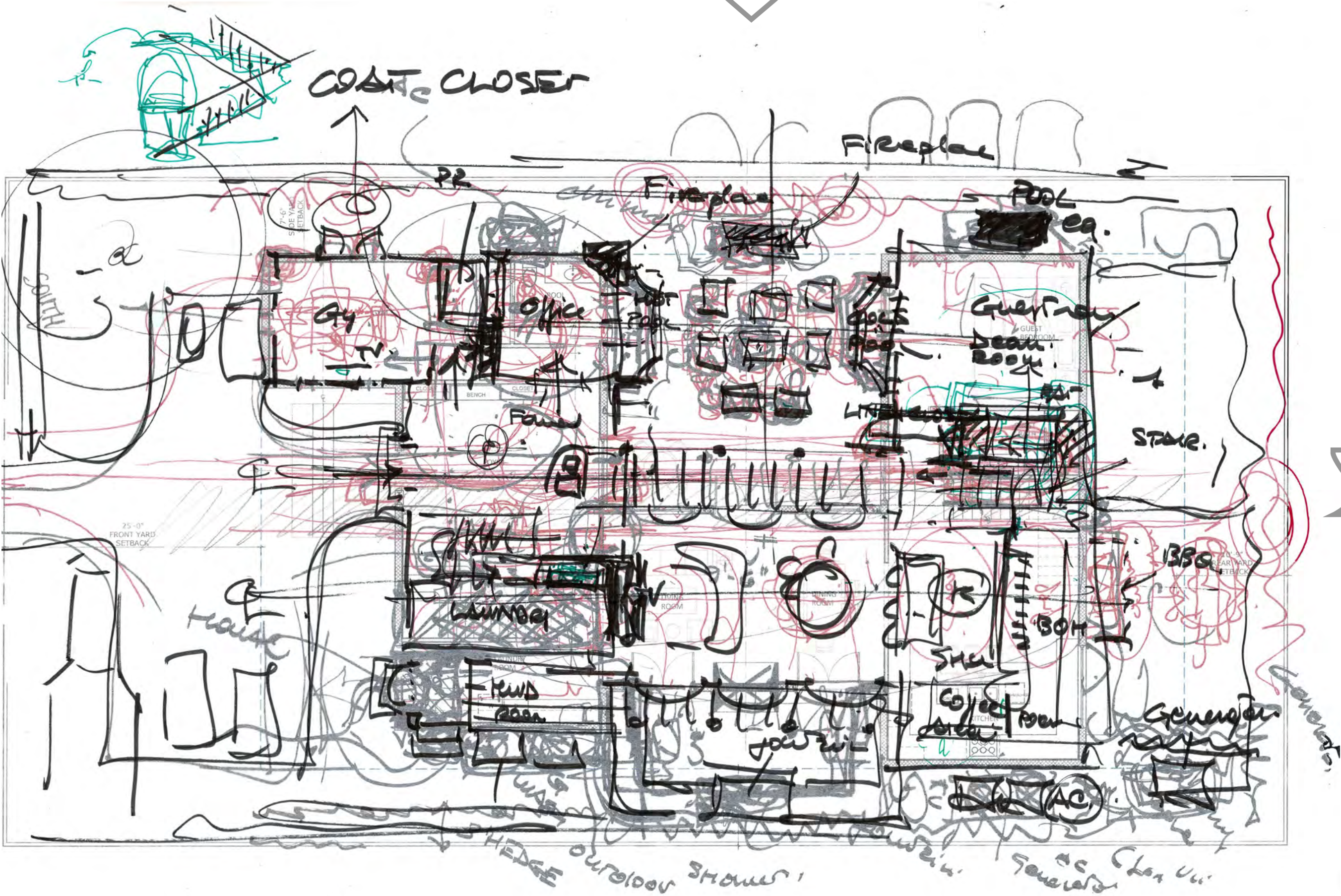


*Part II*  
**PROPOSED HOME ANALYSIS & SITE**  
*129 Chilean Avenue*

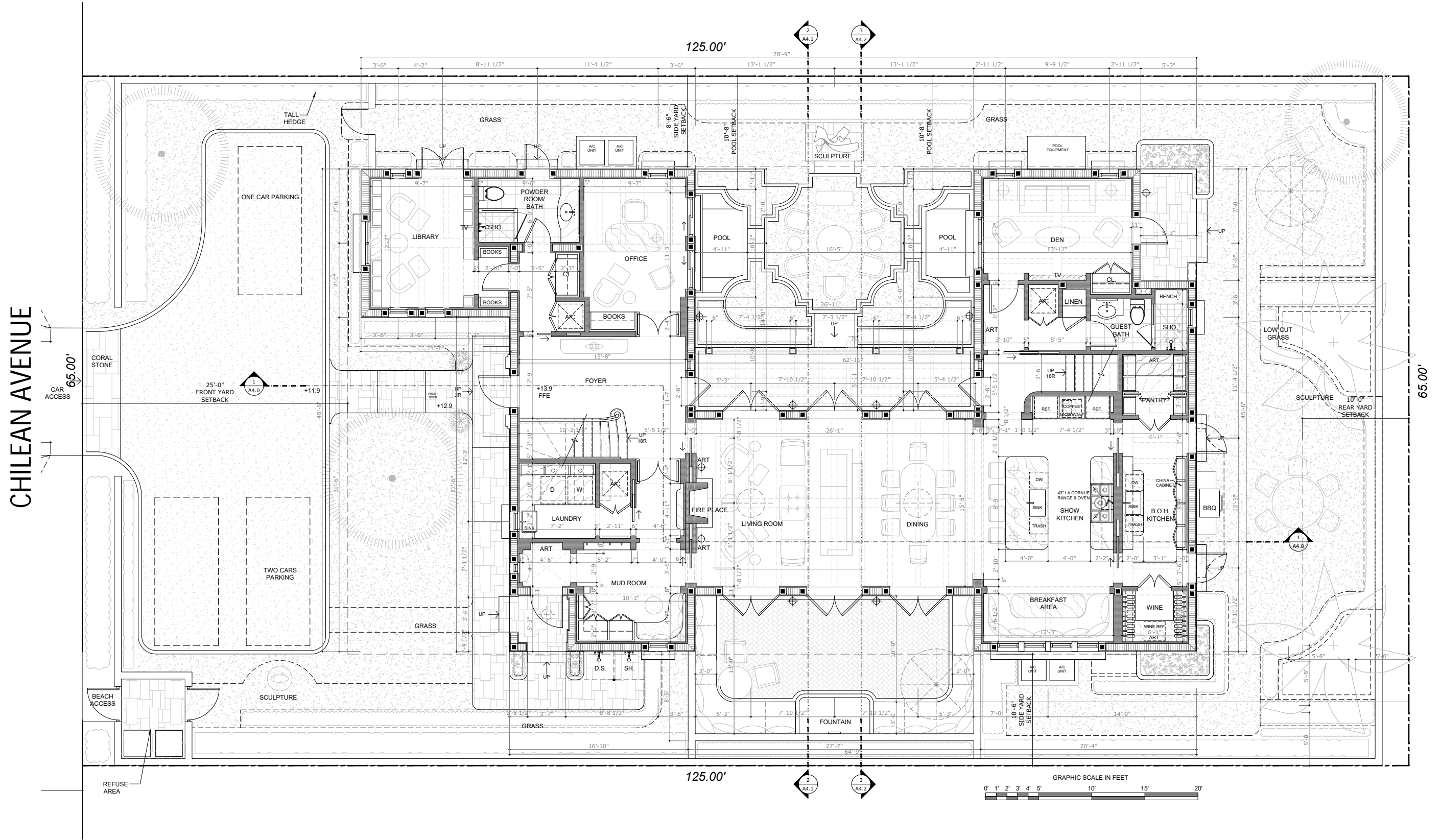




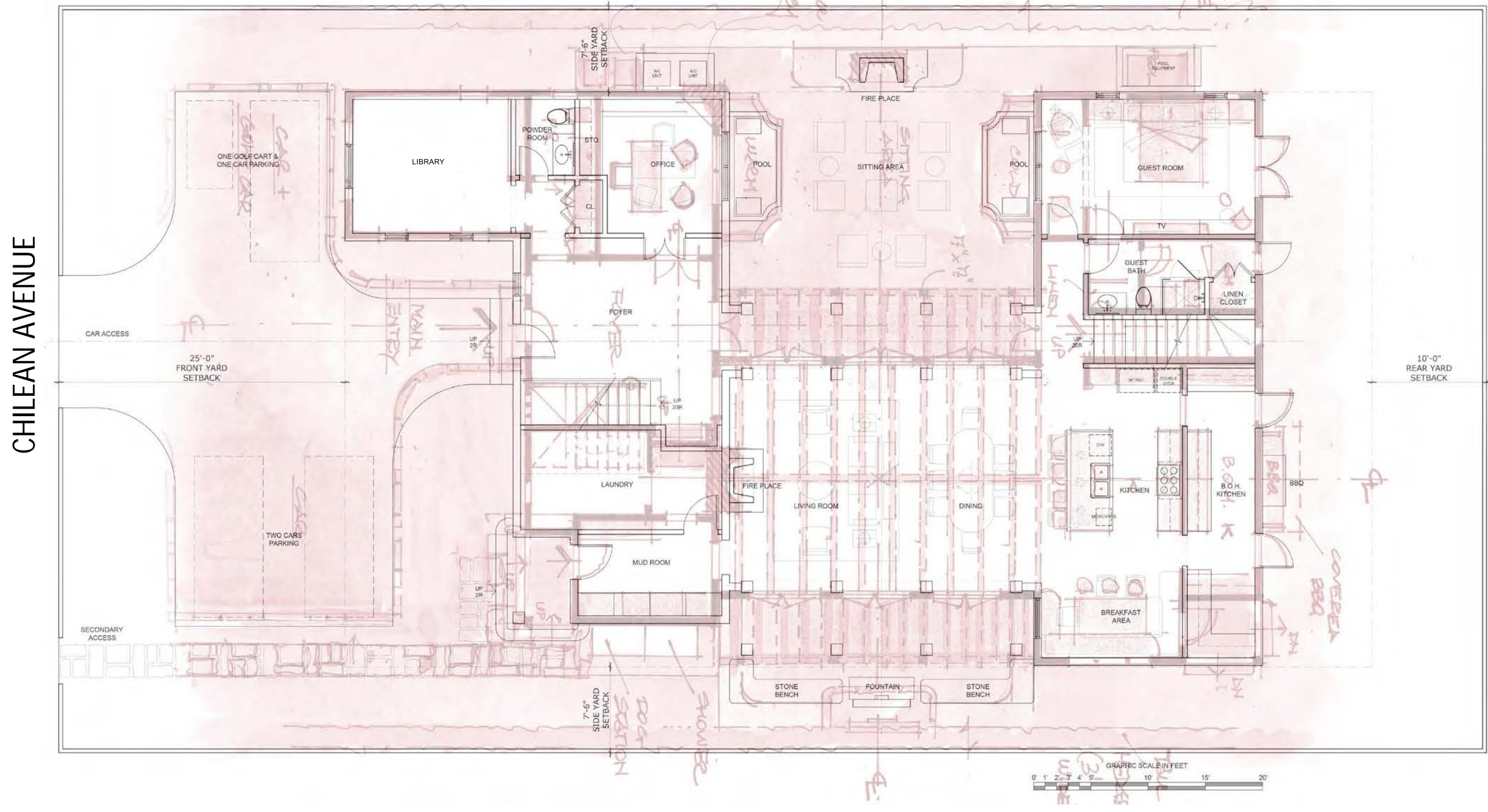
INITIAL SITE PROGRAMMING



INITIAL LAYOUT SKETCH



PROPOSED SITE PLAN



PRELIMINARY SPACE LAYOUT

# Bartholemew + Partners

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

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2514 ROYAL PALM WAY, PENTHOUSE 600A  
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KYLE B FANT ARCHITECT # AR92255  
INTERIOR DESIGNER # 054622  
AIA # 30425933 NCARB # 87529

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Project no: 23.02.114  
Date: 10.25.23  
Drawn by: V. Antico  
Project Manager: K. Fant

GEORGE & JOYCE MYKONIATIS  
129 CHILEAN AVE

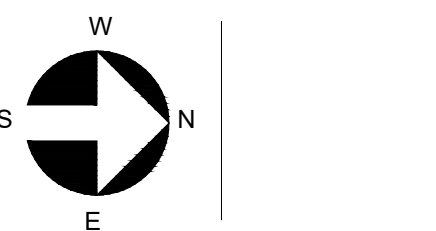
Project Address:  
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Palm Beach, FL 33480

SHEET NAME

INITIAL PROGRAMMING

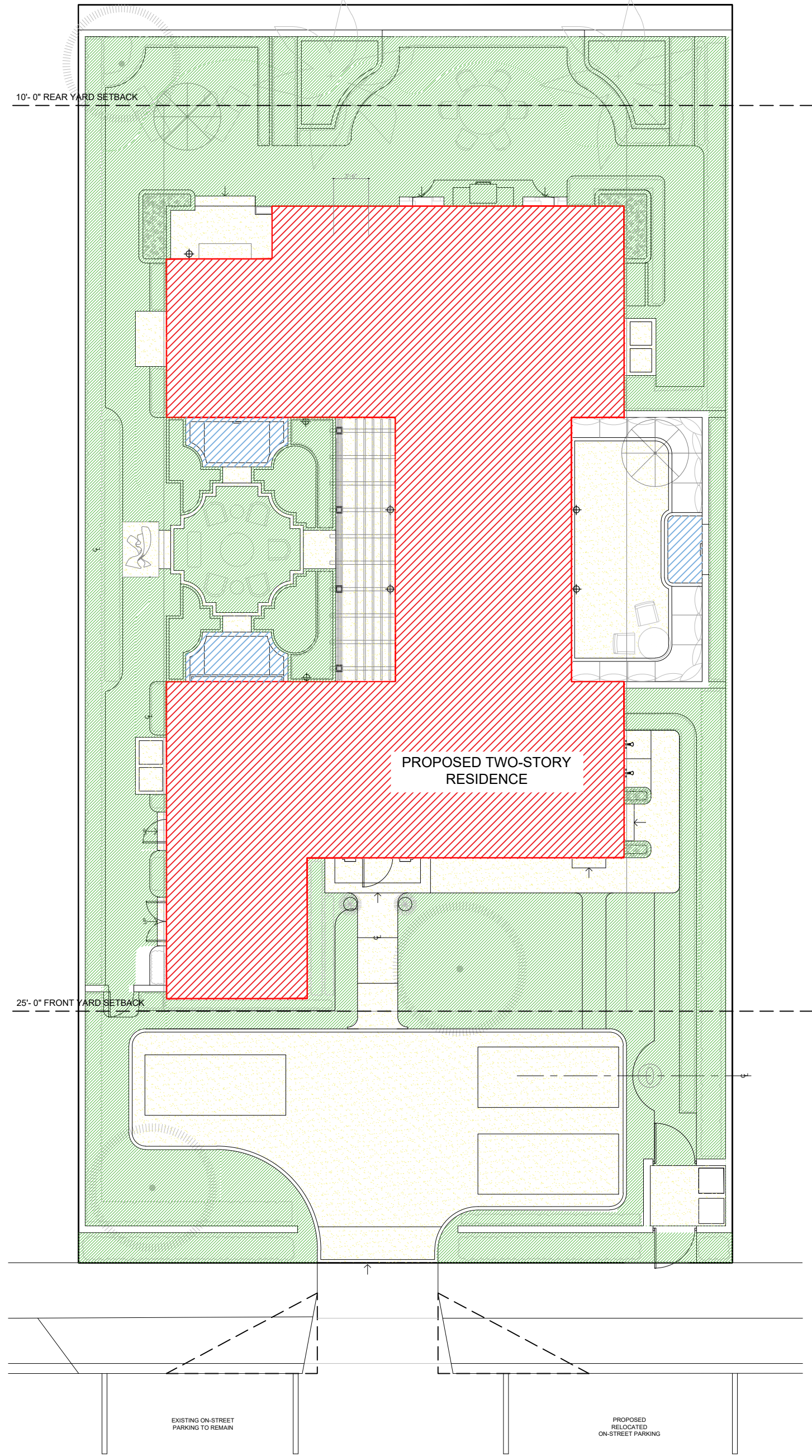
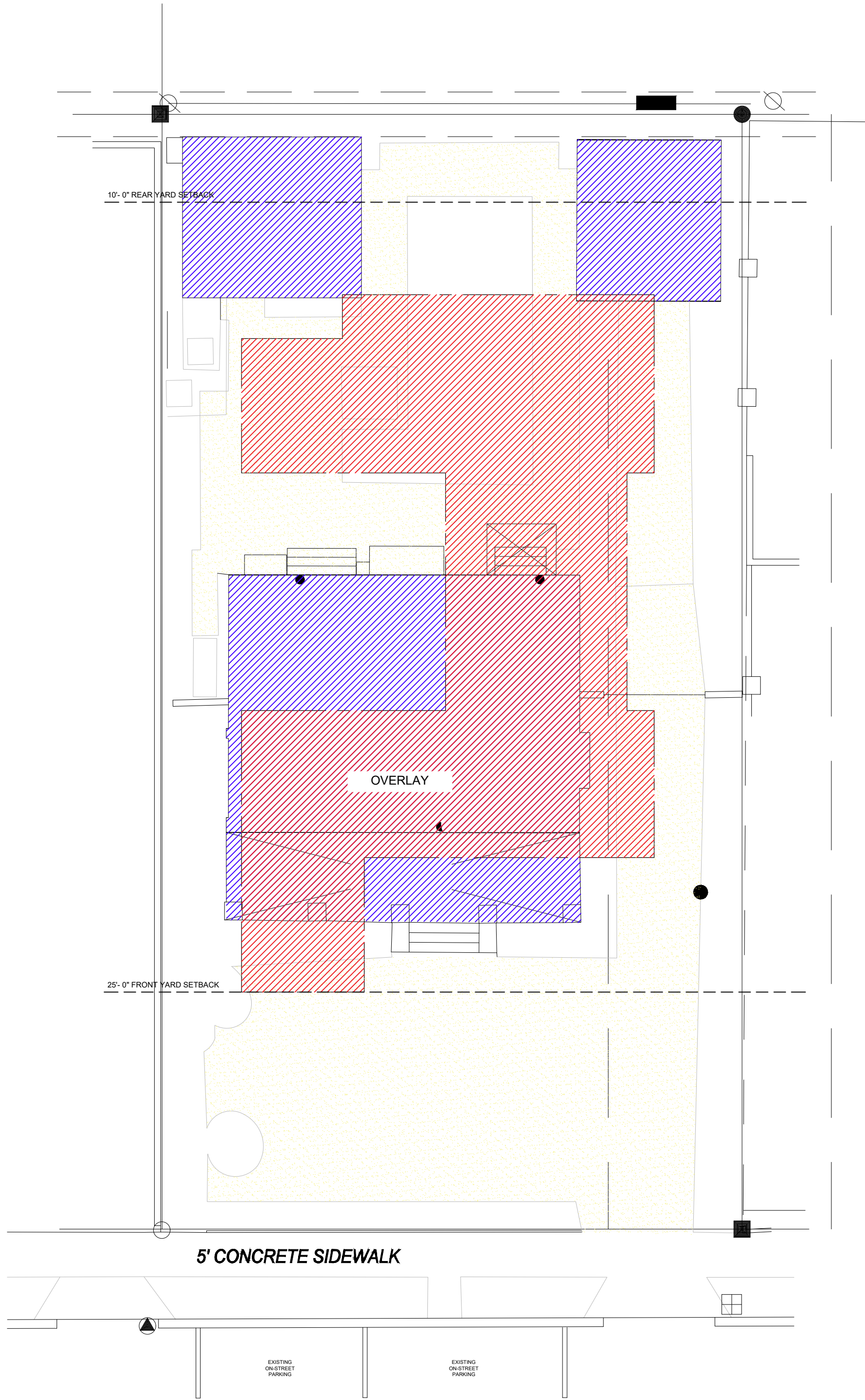
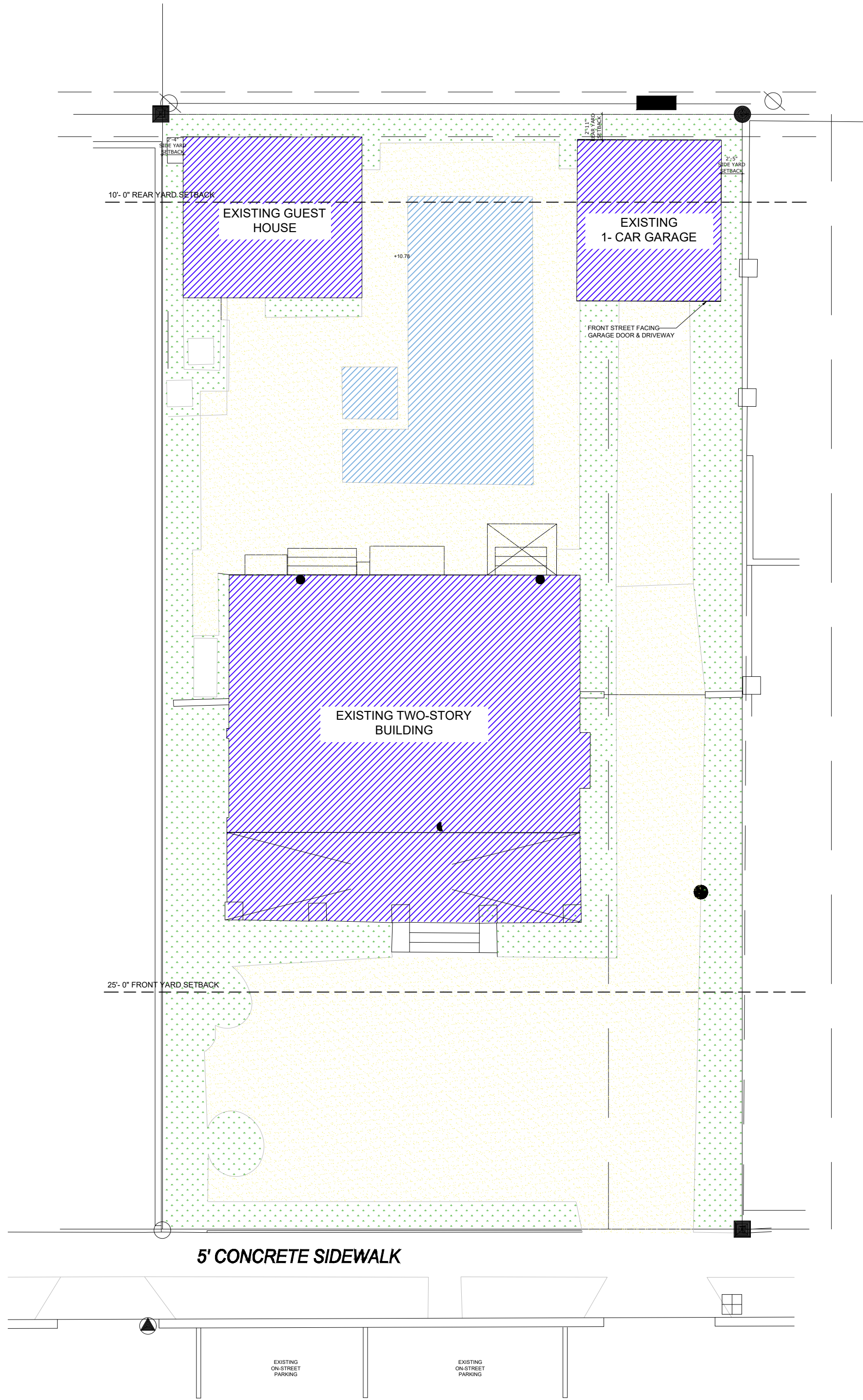
SHEET NUMBER

SP3.0



ARC-23-161  
ZON-24-006





## LOT COVERAGE

FIRST FLOOR: 1,414 SF  
COVERED PORCH: 481 SF  
SECOND FLOOR: 861 SF  
GUEST HOUSE: 362 SF  
ACCESSORY GARAGE: 293 SF

TOTAL BUILDING: 3,393 SF

### VARIANCES:

- LOT COVERAGE VARIANCE
- EAST SIDE YARD SETBACK
- WEST SIDE YARD SETBACK
- REAR YARD SETBACK
- LANDSCAPE OPEN SPACE
- FRONT YARD LANDSCAPE OPEN SPACE
- WEST 2-STORY SIDE YARD SETBACK VARIANCE

## EXISTING

SETBACKS:  
FRONT: 44'-0"  
REAR: 2'-11"  
RIGHT SIDE: 2'-5"  
LEFT SIDE: 2'-4"

EXISTING LOT COVERAGE: 31.3%

OPEN SPACE: 26%

FRONT YARD LANDSCAPED: 26.3%

## ALLOWABLE

SETBACKS:  
FRONT: 25'-0"  
REAR: 10'-0"  
RIGHT SIDE: 12'-6"  
LEFT SIDE: 12'-6"

LOT COVERAGE: 30%

OPEN SPACE: 45%

FRONT YARD LANDSCAPED: 40%

## LOT COVERAGE

FIRST FLOOR: 2,354 SF  
SECOND FLOOR: 1,206 SF

TOTAL BUILDING: 3,560 SF

### VARIANCES:

- EAST SIDE YARD SETBACK - 12'- 6" REQUIRED - 10'- 6" PROPOSED
- WEST SIDE YARD SETBACK - 12'- 6" REQUIRED- 8'- 6" PROPOSED

## PROPOSED

SETBACKS:  
FRONT: 25'-0"  
REAR: 20'-6"  
RIGHT SIDE: 10'-6"  
LEFT SIDE: 8'-6"

LOT COVERAGE: 28.9%

OPEN SPACE: 46%

FRONT YARD: 43%

1

EXISTING SITE PLAN  
SCALE: 3/32" = 1'-0"

2

OVERLAY SITE PLAN  
SCALE: 3/32" = 1'-0"

3

PROPOSED SITE PLAN  
SCALE: 3/32" = 1'-0"

ARC-23-161  
ZON-24-006

# Bartholemew + Partners

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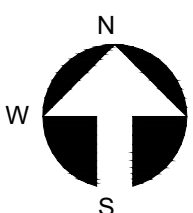
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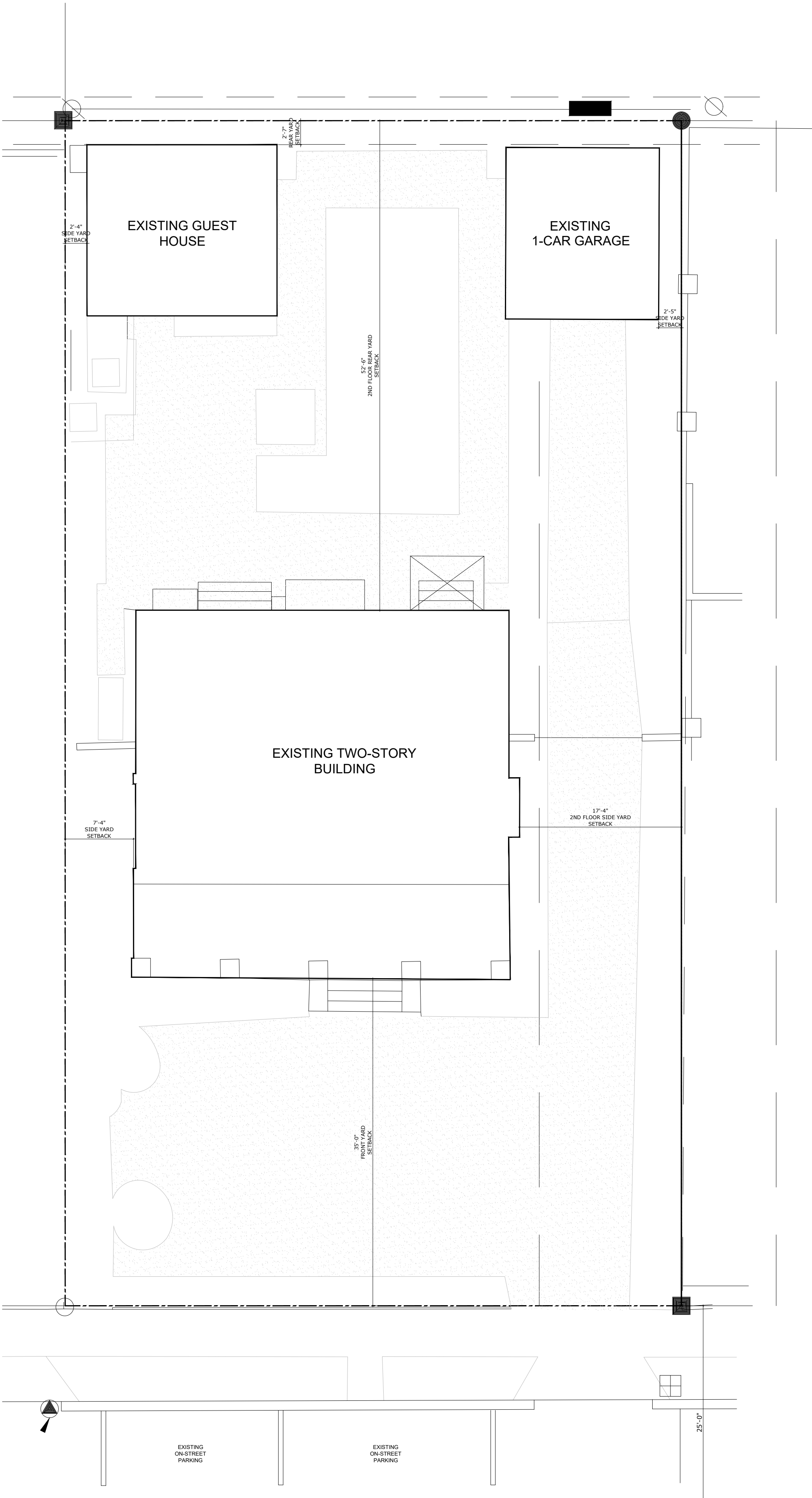
COMBINED SITE PLAN

SHEET NUMBER

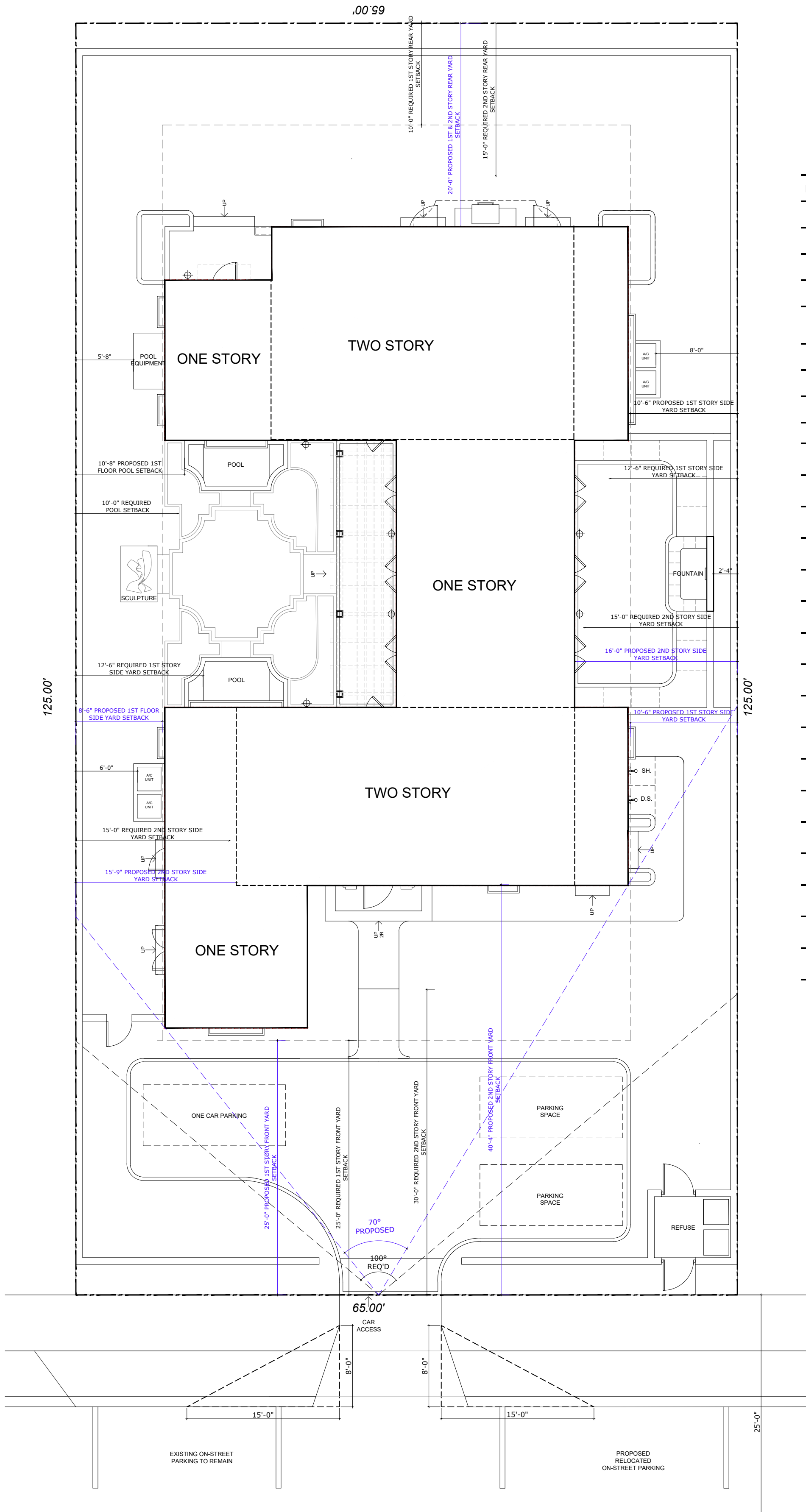
SP3.1







1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



**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:	129 CHILEAN AVENUE		
2	Zoning District:	R-B ZONING		
3	Lot Area (sq. ft.):	8,125 SF		
4	Lot Width (W) & Depth (D) (ft.):	65' (W) & 125' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	FEMA Flood Zone Designation:	ZONE X		
7	Zero Datum for point of meas. (NAVD)	+12.66 NAVD		
8	Crown of Road (COR) (NAVD)	+11.16 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% - 2,423.75 SF (2-STORY)	31.3% - 2,543 SF (2-STORY)	29.93% - 2,431 SF (2-STORY)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	3,553 SF	3,637 SF
12	*Front Yard Setback (Ft.)	25'-0" 1ST STORY 30'-0" 2ND STORY	25'-0" 1ST STORY 30'-0" 2ND STORY	25'-0" 1ST STORY 40'-4" 2ND STORY
13	* Side Yard Setback (1st Story) (Ft.)	12'- 6"	12'- 6"	10'- 6" EAST 8'- 6" WEST
14	* Side Yard Setback (2nd Story) (Ft.)	15'- 0"	15'- 0"	16'- 0" EAST 15'- 9" WEST
15	*Rear Yard Setback (Ft.)	10'- 0" 1ST STORY 15'- 0" 2ND STORY	10'- 0" 1ST STORY 15'- 0" 2ND STORY	20'- 0"
16	Angle of Vision (Deg.)	100 DEGREES	60 DEGREES	70 DEGREES
17	Building Height (Ft.)	22'- 0"	22'- 0"	18'- 6"
18	Overall Building Height (Ft.)	30'- 0"	30'- 0"	24'- 0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.18 CCR - 34,276 CF	3.9 CCR - 32,080 CF	3.93 CCR-32,711.2 CF
20	** Max. Fill Added to Site (Ft.)	1.02'	N/A	1.4'
21	Finished Floor Elev. (FFE)(NAVD)	+12.9 NAVD	+15.9 NAVD	+13.3 NAVD
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	45%- 3,656 SF	26%- 2,112 SF	46%- 3,765 SF
24	Perimeter LOS (Sq Ft and %)	50%- 1,828 SF	N/A	66%- 2,427 SF
25	Front Yard LOS (Sq Ft and %)	40%- 650 SF	26.3%	43%- 701 SF
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

\*\* Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill ([Sec. 134-1600](#))

\*\*\* Provide Native plant species info per category as required by [Ord. 003-2023](#) on separate TOPB Landscape Legend

Enter N/A if value is not applicable.  
Enter N/C if value is not changing.

REV BF 20230626

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Date: 10.25.23  
Drawn by: V. Antico  
Project Manager: K. Fant

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129 CHILEAN AVE

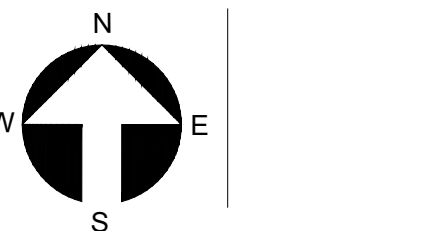
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SHEET NAME

ZONING PLAN

SHEET NUMBER

SP3.2



ARC-23-161  
ZON-24-006

TOP OF CHIMNEY  
EL. +26'-3" (39.45 NAVD)

TOP OF PITCH ROOF  
EL. +24'-0" (37.2 NAVD)

TOP OF TIE BEAM  
EL. +18'-8" (31.8 NAVD)

TOP OF DOORS  
EL. +16'- 8" (29.8 NAVD)

TOP OF SUBFLOOR AT 2ND FLR  
EL. +10'- 0" (23.2 NAVD)

TOP OF CLG  
EL. +9'-4" (22.5 NAVD)

TOP OF DOORS  
EL. +7'- 0" (20.2 NAVD)

TOP OF FIRST FINISH  
EL. 0'-0" (13.2 NAVD)

MAX TOP OF PITCH ROOF  
EL. +30'-0" (EL. + 42.9 NAVD)

MAX TOP OF FLAT ROO  
EL. +25'-0" (EL. + 37.9 NAV

MAX TOP OF TIE BEAM  
EL. +22'-0" (EL. + 34.9 NAV)

FINISH FLOOR (FF)  
EL. 0'-0" (EL. + 12.9 NAV)

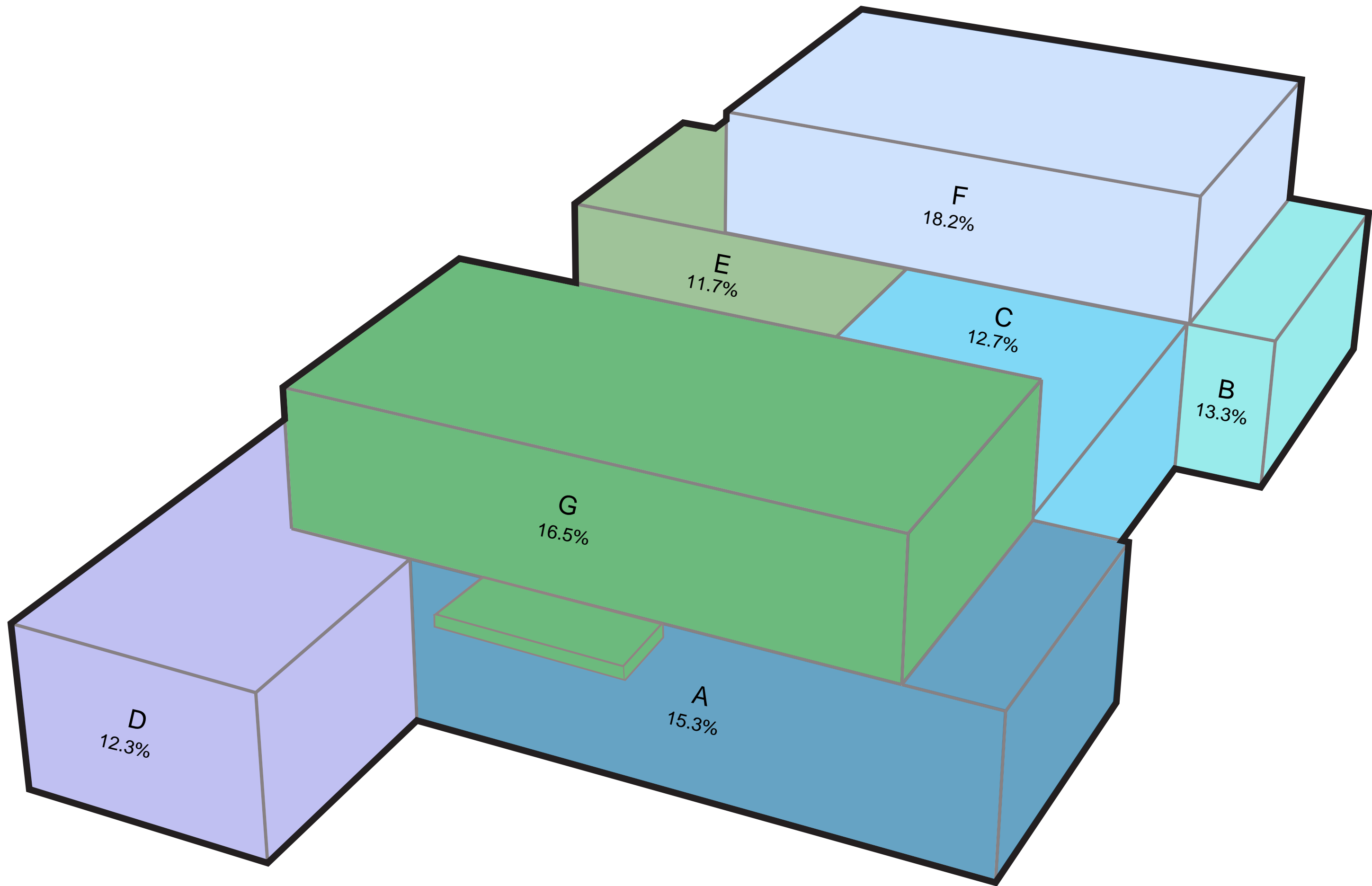
MAX GRADE ALLOWED  
(EL. + 12.6 NAVD)

CROWN OF ROAD  
(EL. + 11.16 NAVD)

### HEIGHT ANALYSIS DIAGRAM

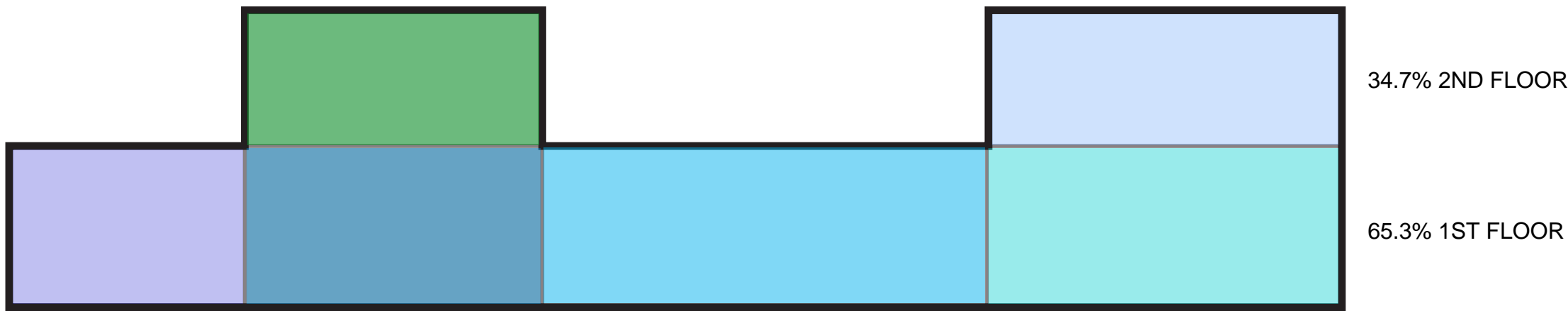
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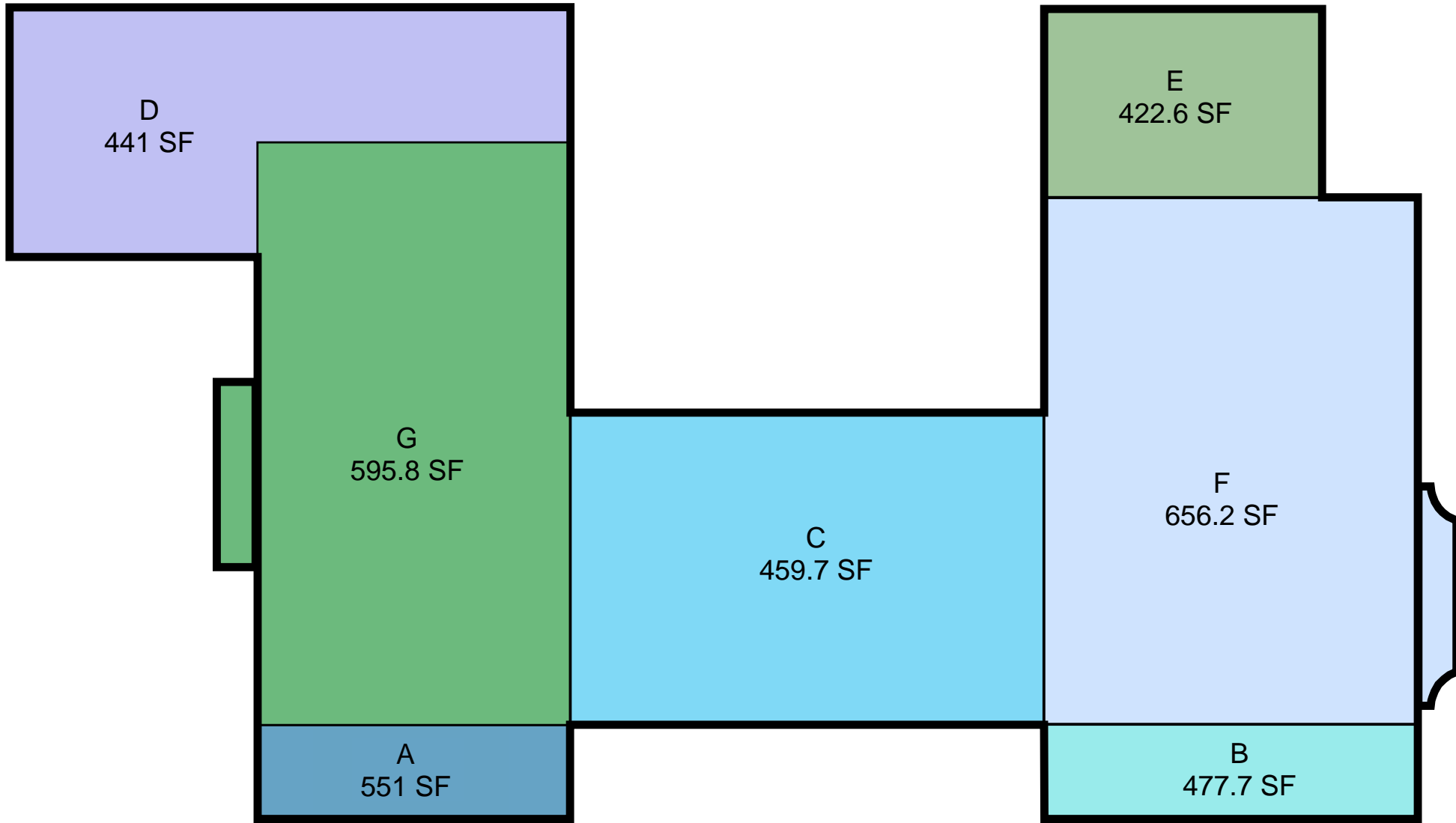


ISOMETRIC SITE

LEGEND	
FIRST FLOOR	
A	15.3%
B	13.3%
C	12.7%
D	12.3%
E	11.7%
SECOND FLOOR	
F	18.2%
G	16.5%



SIDE VIEW



TOP VIEW

LEGEND		
FIRST FLOOR		
A	551 SF	FIRST FLOOR: - 2,352 SQFT - 9'-4" CLG + 0'- 7" POM - 9'- 11" TOTAL HGT - 23,343 CF - 68.65% OF VOLUME
B	477.7 SF	
C	459.7 SF	
D	441 SF	
E	422.6 SF	
SECOND FLOOR		SECOND FLOOR: - 1,252 SQFT - 8'-8" CLG - 10,767.2 CF - 31.35% OF VOLUME
F	656.2 SF	
G	595.8 SF	
		TOTAL: 34,110 CF 4.15 CCR
		ALLOWABLE: 34,276 CF 4.18 CCR

CUBIC CONTENT DIAGRAM

SCALE: N.T.S.

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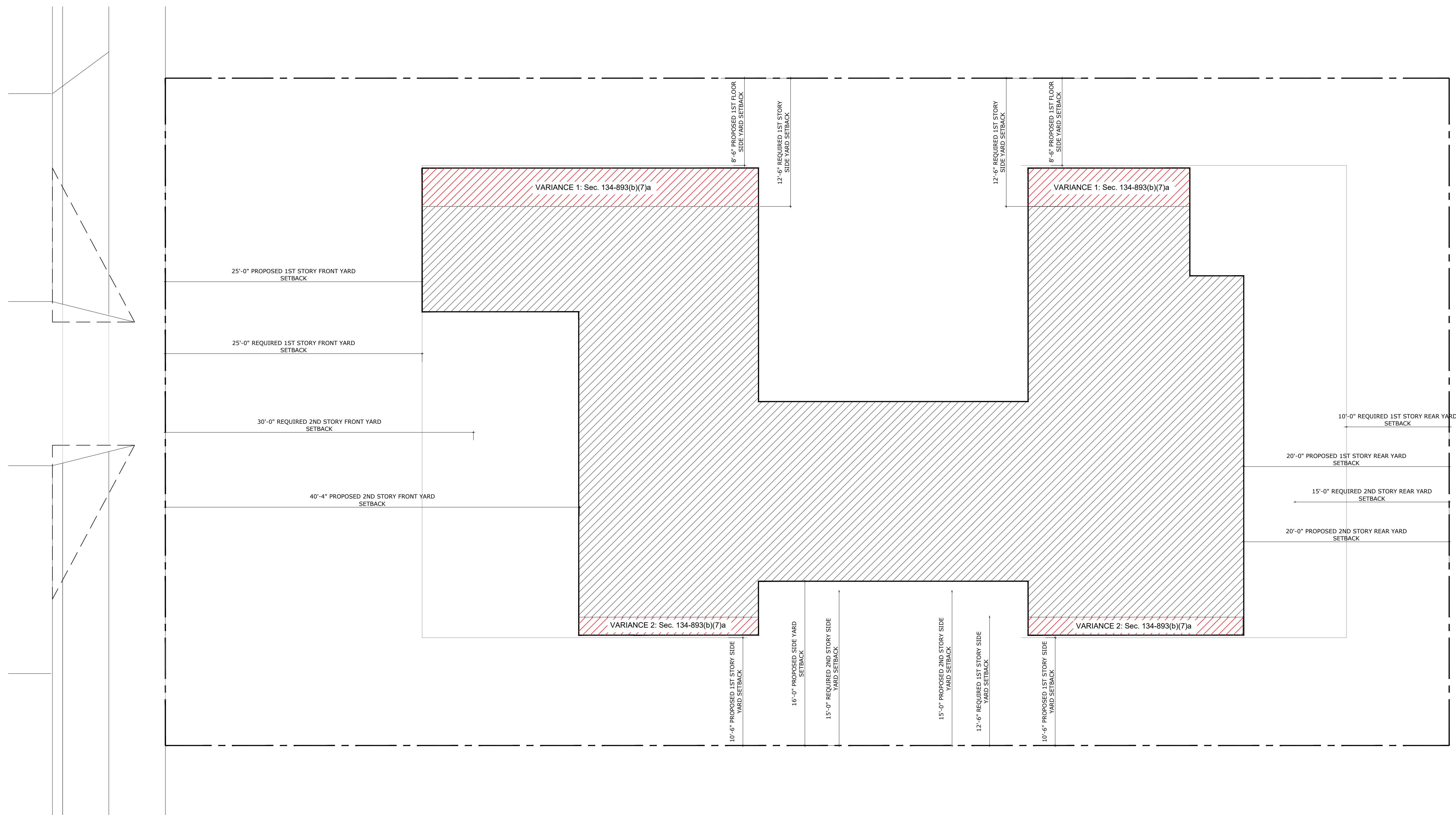
SHEET NAME

CUBIC CONTENT DIAGRAM

SHEET NUMBER

SP3.4

ARC-23-161  
ZON-24-006



VARIANCE DIAGRAM  
SCALE: 3/16" = 1'

## VARIANCE LEGEND

VARIANCE 1: Sec. 134-893(b)(7)a: A VARIANCE FOR CONSTRUCTION IN THE REQUIRED WEST ONE-STORY SIDE-YARD WITH A SETBACK OF 8.5' IN LIEU OF THE 12.5' MIN. SETBACK REQUIRED.
VARIANCE 2: Sec. 134-893(b)(7)a: A VARIANCE FOR CONSTRUCTION IN THE REQUIRED EAST ONE-STORY SIDE-YARD WITH A SETBACK OF 10.5' IN LIEU OF THE 12.5' MIN. SETBACK REQUIRED.
VARIANCE 3: Sec. 134-2178(b)(2): A VARIANCE TO FORGO THE PROVISION OF A REQUIRED ONE-CAR GARAGE ON A PARCEL 65' IN WIDTH

*Part V*  
**PROPOSED ELEVATION PROPORTION ANALYSIS**  
*129 Chilean Avenue*



ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

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SCALE: 3/16" = 1'

LEGEND:



SCALE: 3/16" = 1'

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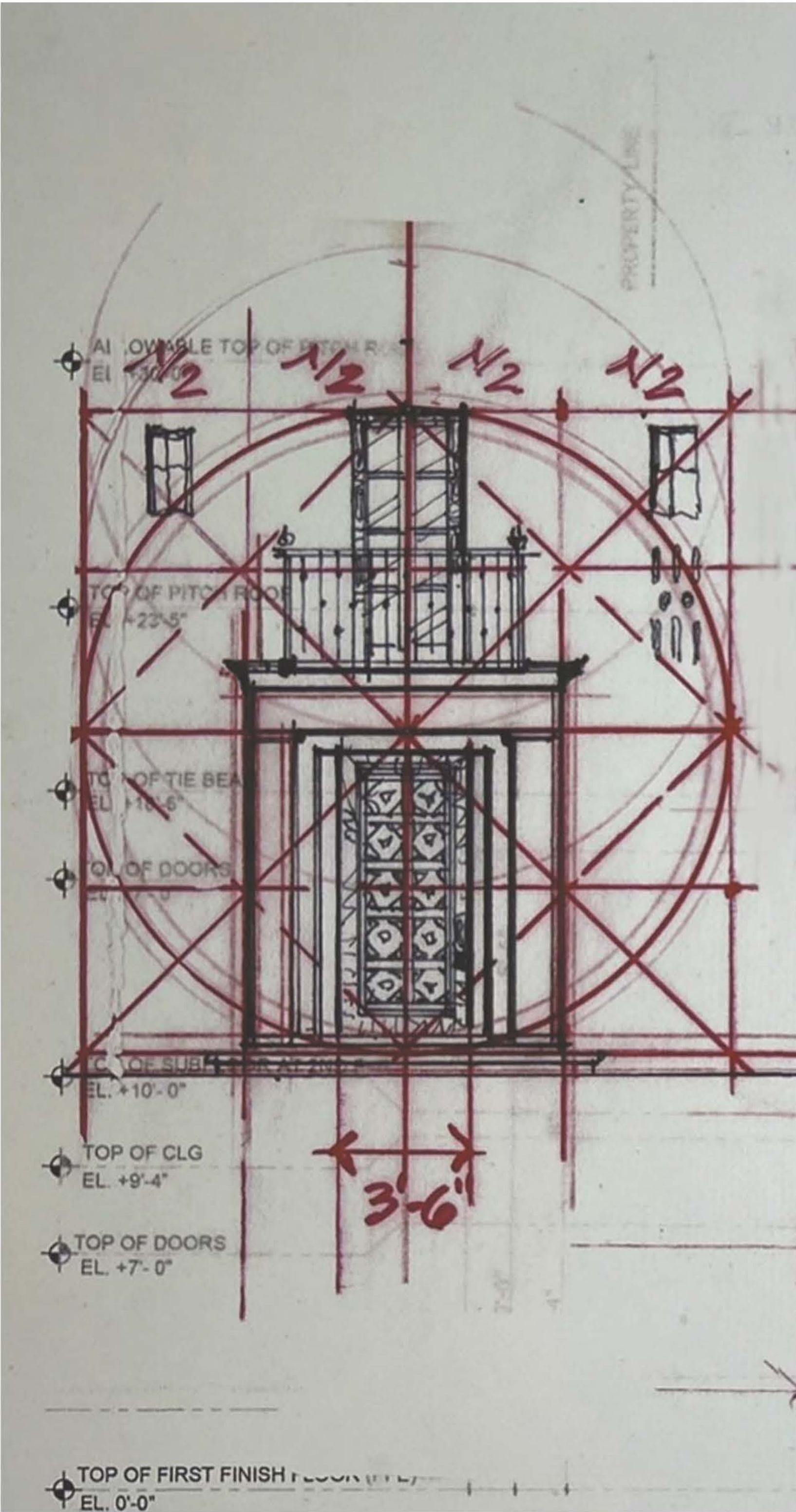
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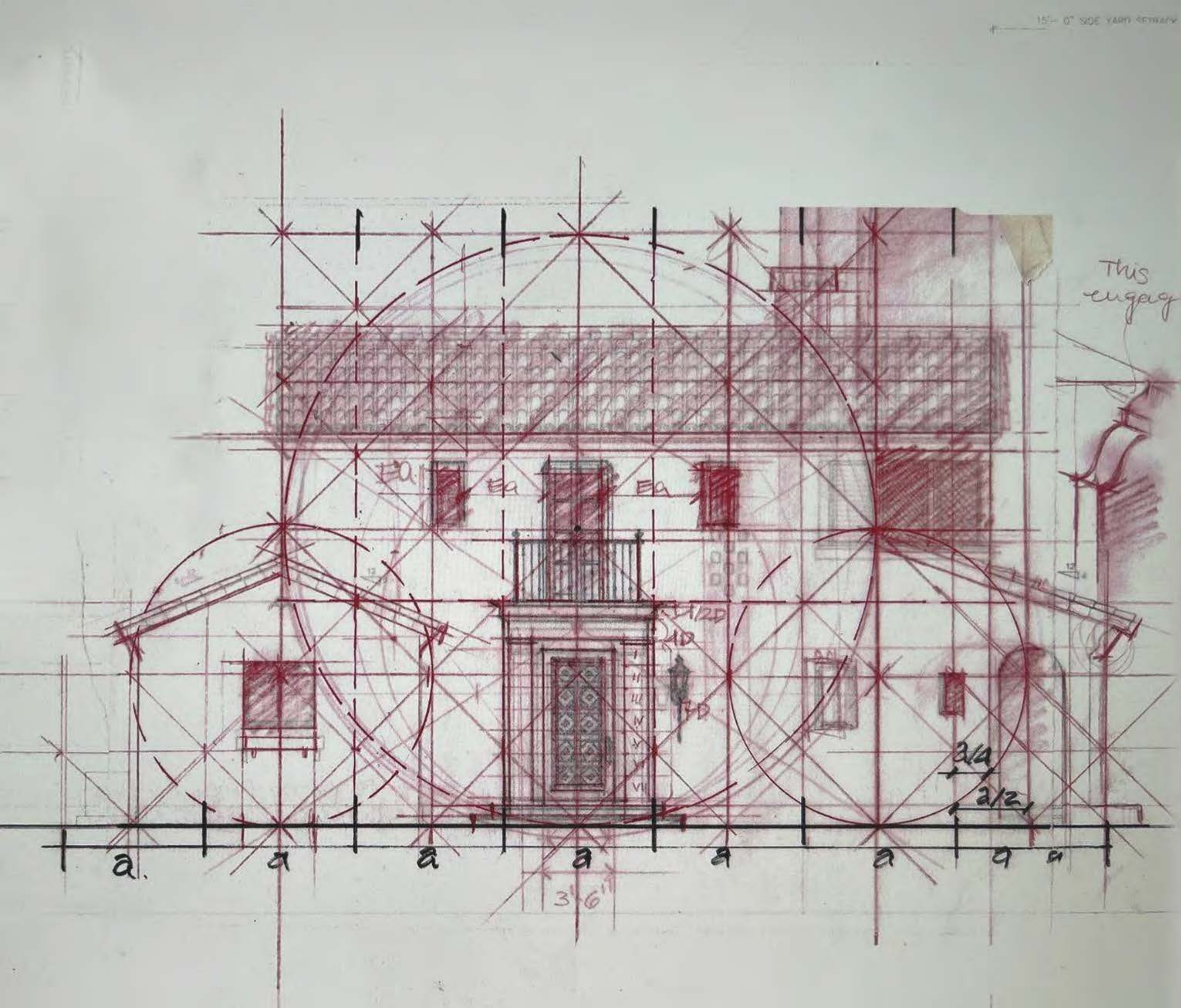
SHEET NUMBER

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**ZON-24-006**





ENTRY PROCESS DIAGRAM



ARRIVAL PROCESS DIAGRAM

PROPORTION PROCESS SKETCHES

SCALE: 3/16" = 1'

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ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

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Revisions:

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Project no: 23.02.114  
Date: 09.15.23  
Drawn by: P. Torres  
Project Manager:

GEORGE & JOYCE MYKONIATIS  
129 CHILEAN AVE

Project Address:  
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SHEET NAME

PROCESS SKETCHES

SHEET NUMBER

A2.1

ARC-23-161  
ZON-24-006





SCALE: 1/4" = 1'

Revisions:

Project no: 23.02.114  
Date: 10.25.23  
Drawn by: V. Antico  
Project Manager: K. Fant

Project Address:  
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SHEET NAME

FRONT PROPORTION  
DIAGRAM

SHEET NUMBER

## A2.2





SCALE: 1/2" = 1'

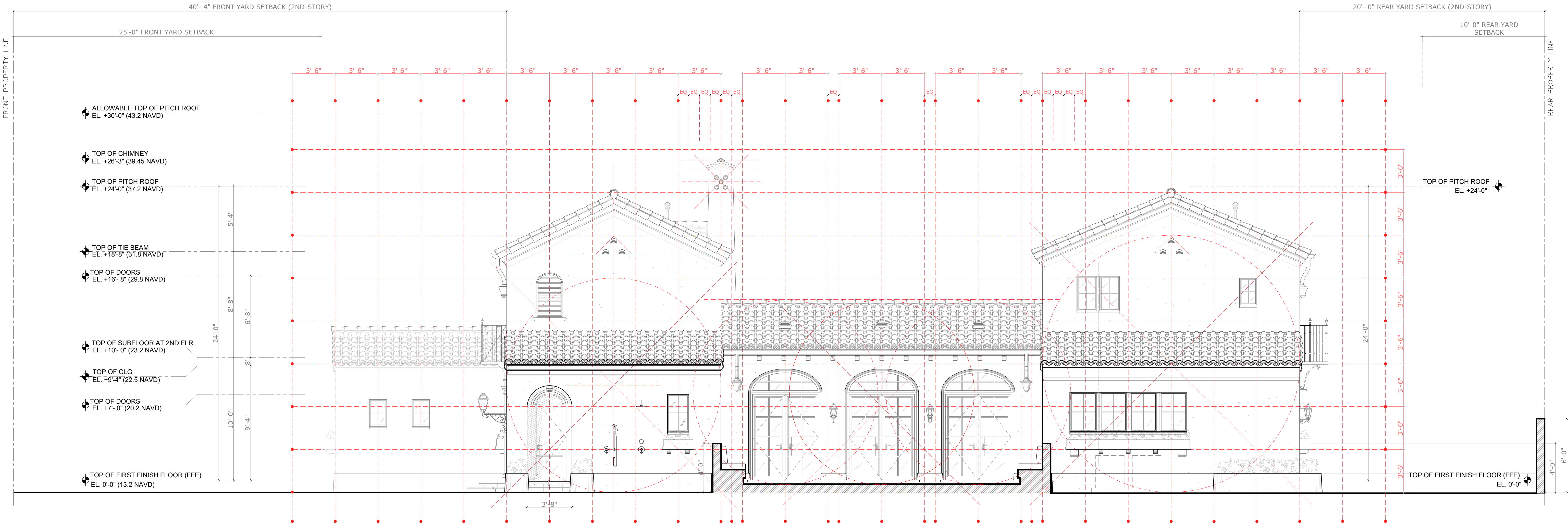


SCALE: 1/2" = 1'



SCALE: 1/2" = 1'

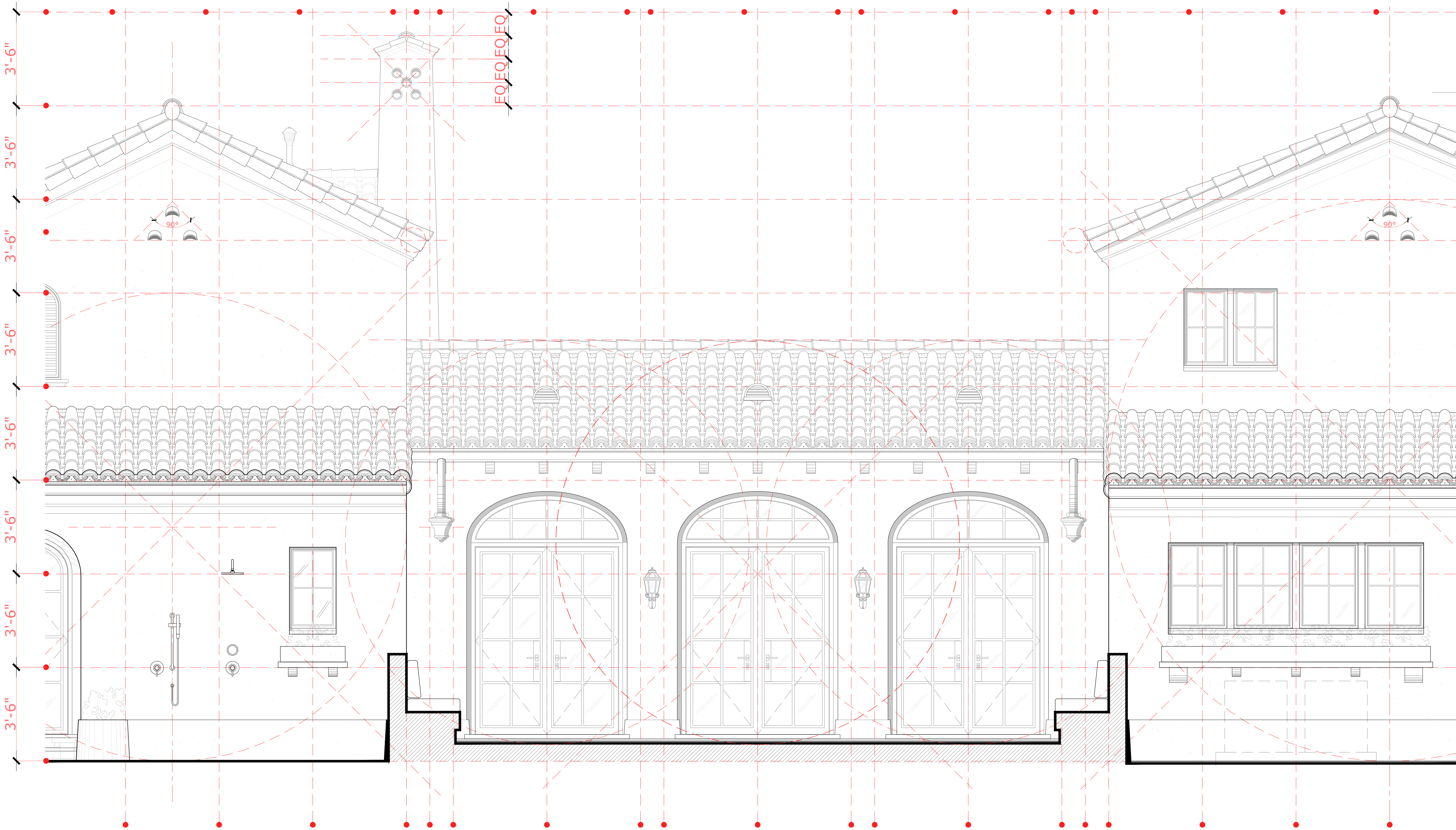




EAST COURTYARD PROPORTION DIAGRAM

SCALE: 1/4" = 1'





EAST COURTYARD PROPORTION DIAGRAM ENLARGED

SCALE: 1/4" = 1'

# Bartholemew + Partners

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Project Manager: K. Fant

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SHEET NAME

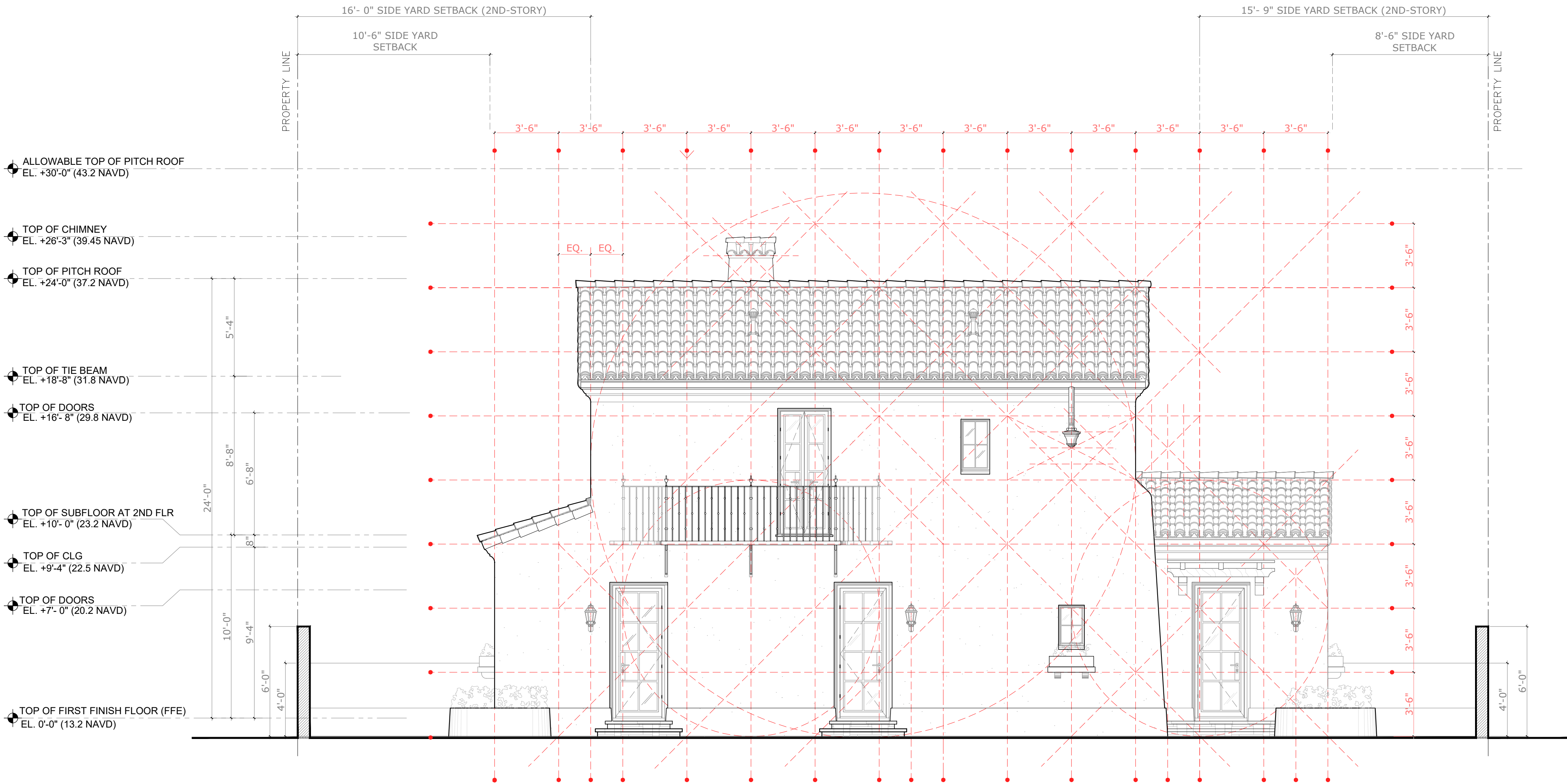
EAST PROPORTION  
DIAGRAM ENLARGED

SHEET NUMBER

A2.4

ARC-23-161  
ZON-24-006

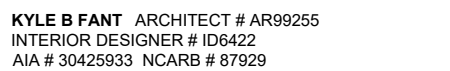




NORTH GARDEN PROPORTION DIAGRAM

SCALE: 1/4" = 1'





Revisions:

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SHEET NAME

### WEST PROPORTION DIAGRAM

SHEET NUMBER

## A2.6

**ARC-23-161**  
**ZON-24-006**

SCALE: 1/4" = 1'