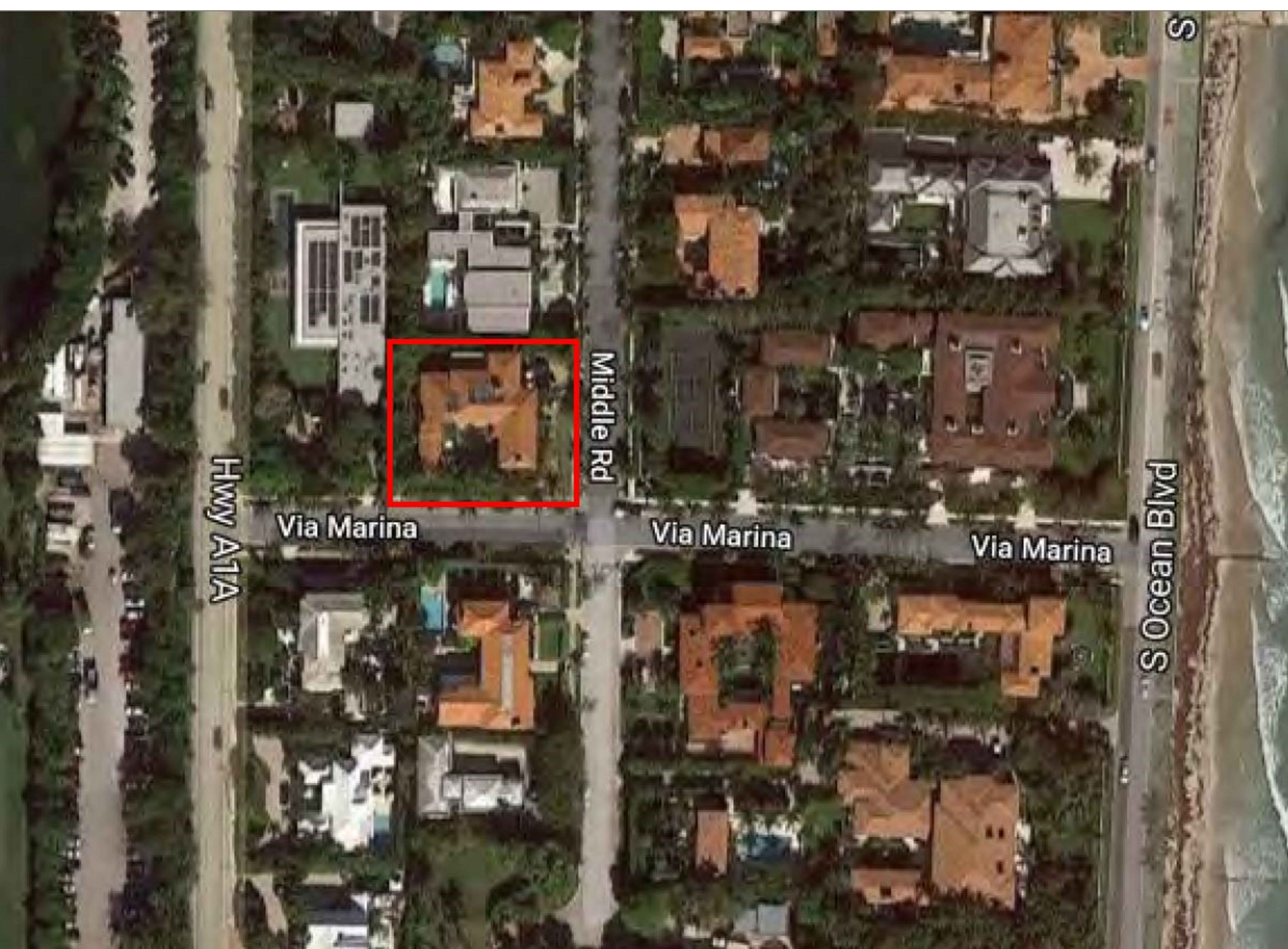
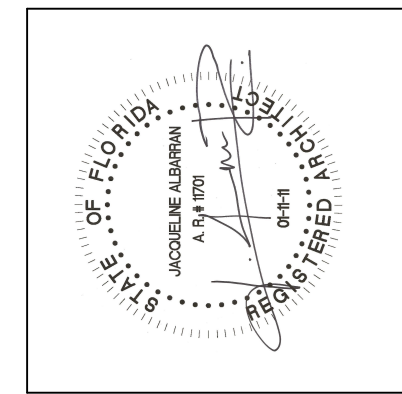




LANDMARK # COA-24-0013
LPC HEARING DATE 8/21/24

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



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1	

SHEET NUMBER:	
DATE:	07-09-24
JOB #	0445

INDEX OF DRAWINGS

ARCHITECTURAL AND STRUCTURAL

- A0– PLOT PLAN, INDEX
- A1– EXISTING NEIGHBORING PROPERTIES PLAN
- A2– PROPOSED NEIGHBORING PROPERTIES PLAN
- A3– MATERIALS REMOVAL PLAN
- A4– PREVIOUSLY APPROVED AND PROPOSED SITE PLAN
- A5– PROPOSED FIRST FLOOR PLAN
- A6– PROPOSED SECOND FLOOR PLAN
- A7– ORIGINAL, EXISTING, PREVIOUSLY APPROVED AND PROPOSED EAST ELEVATIONS
- A8– ORIGINAL, EXISTING, PREVIOUSLY APPROVED AND PROPOSED NORTH ELEVATIONS
- S13A– NORTH WALL WINDOWS RETROFIT
- A9– ORIGINAL, EXISTING, PREVIOUSLY APPROVED AND PROPOSED WEST ELEVATIONS
- S1– WEST WALL WINDOWS AND DOOR RETROFIT
- A10– ORIGINAL, EXISTING, PREVIOUSLY APPROVED AND PROPOSED SOUTH ELEVATIONS
- S4– VAULTED LOGGIA DOORS AND GALLERY WINDOWS RETROFIT
- A11– DETAILS OF RECONSTRUCTED COLUMNS AND PILASTERS AT THE NORTH WALL OF COURTYARD

SCOPE OF WORK

ADDITIONAL MATERIAL REMOVAL AT EXTERIOR WALLS OF THE LANDMARKED SINGLE FAMILY RESIDENCE AS BECOME NECESSARY DUE TO PREVIOUSLY UNSEEN STRUCTURAL DEFICIENCIES. THEY INCLUDE:

- REMOVAL OF HOLLOW CLAY TILE AT THE WESTERN PORTION OF THE NORTH WALL AND REPLACEMENT WITH CONCRETE BLOCK. A STUCCO FINISH TO MATCH EXISTING WILL BE APPLIED OVER THE BLOCK.
- REMOVAL OF HOLLOW CLAY TILE AT THE NORTHERN PORTION OF THE WEST WALL AND REPLACEMENT WITH CONCRETE BLOCK. A STUCCO FINISH TO MATCH EXISTING WILL BE APPLIED OVER THE BLOCK.
- REMOVAL OF STUCCO PILASTER PROFILES, SOLID BRICK COLUMNS AND HOLLOW CLAY TILE AT THE 1ST LEVEL (VAULTED LOGGIA) OF THE NORTH WALL OF THE COURTYARD AND REPLACEMENT WITH REINFORCED CONCRETE AND PILASTERS WITH STUCCO TO MATCH THE ORIGINAL STUCCO PROFILES.
- REMOVAL OF CAST STONE COLUMNS (RETAINED) AND HOLLOW CLAY TILE AT THE 2ND LEVEL (2ND FLOOR GALLERY) OF THE NORTH WALL OF THE COURTYARD AND REPLACEMENT WITH REINFORCED CONCRETE AND CAST STONE COLUMNS RECAST USING MOLDS OF ORIGINALS THAT WERE RETAINED.

ARCHITECT:

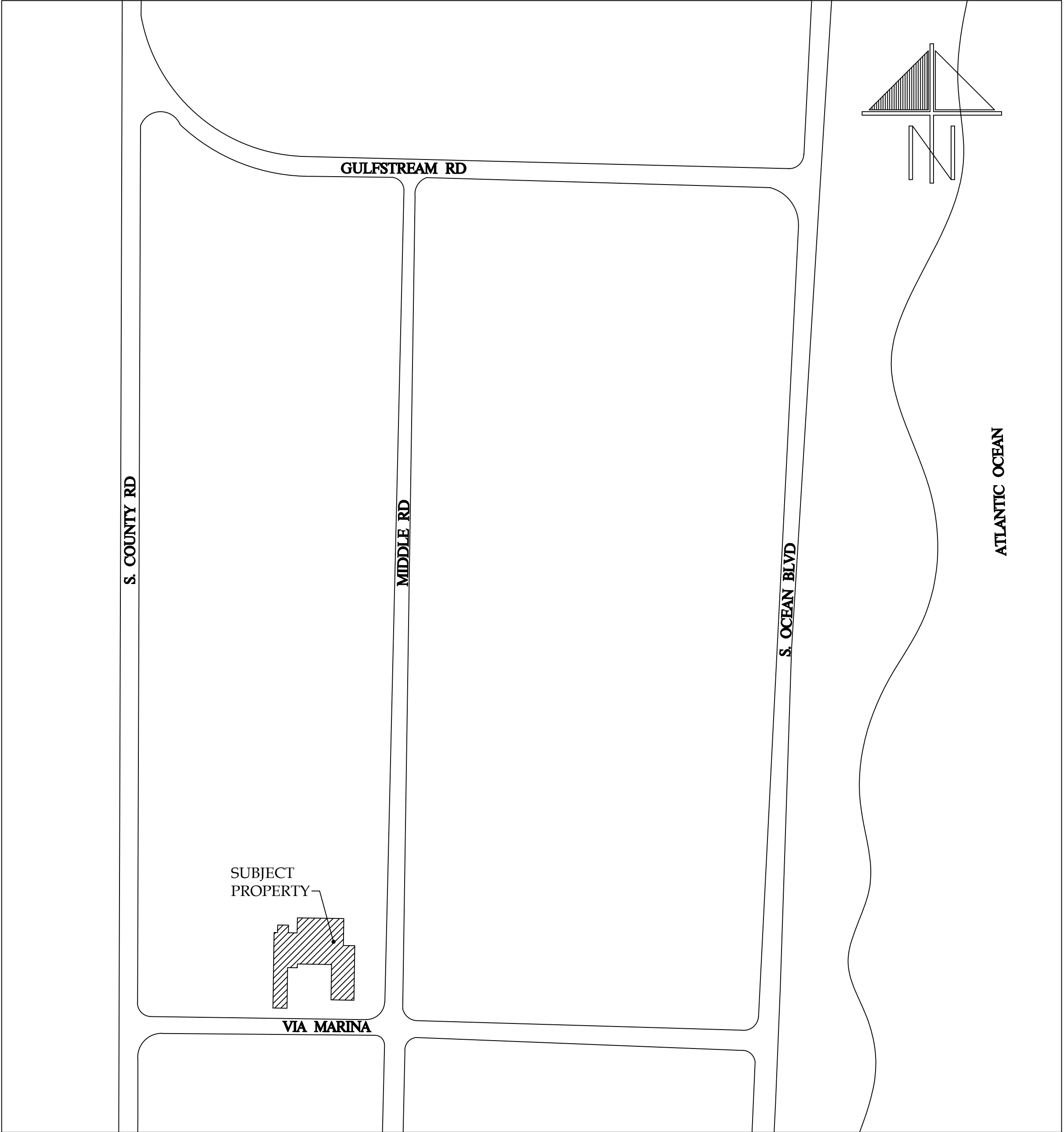
SKA Architect + Planner
Attn: Jacqueline Albarran
324 Royal Palm Way Suite 227
Palm Beach, FL 33480
(561) 655-7676

STRUCTURAL ENGINEER:

Botkin Parssi & Associates, Inc.
Attn: Tom Abbasi
2749 Exchange Court
West Palm Beach, FL 33409
(561) 965-1957

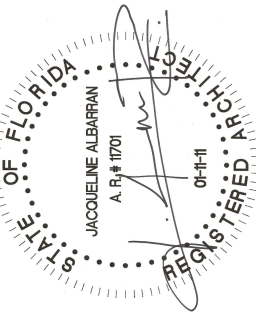
GENERAL CONTRACTOR

TAB CONSTRUCTION COMPANY
Attn: Tim Bowser
2811 Village Boulevard, #304
West Palm Beach, FL 33409
(561) 389-0518



PLOT PLAN
SCALE: N.T.S.

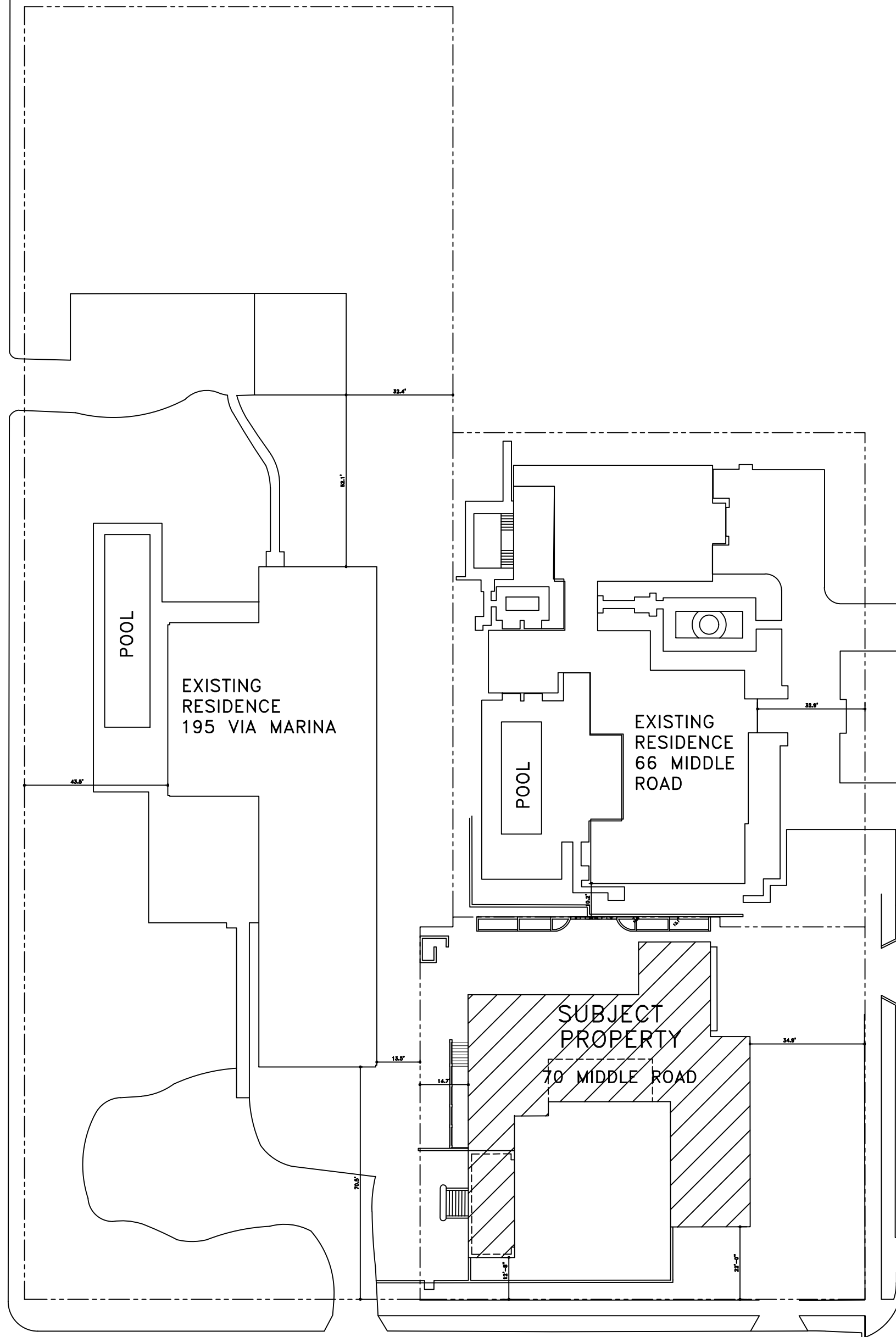
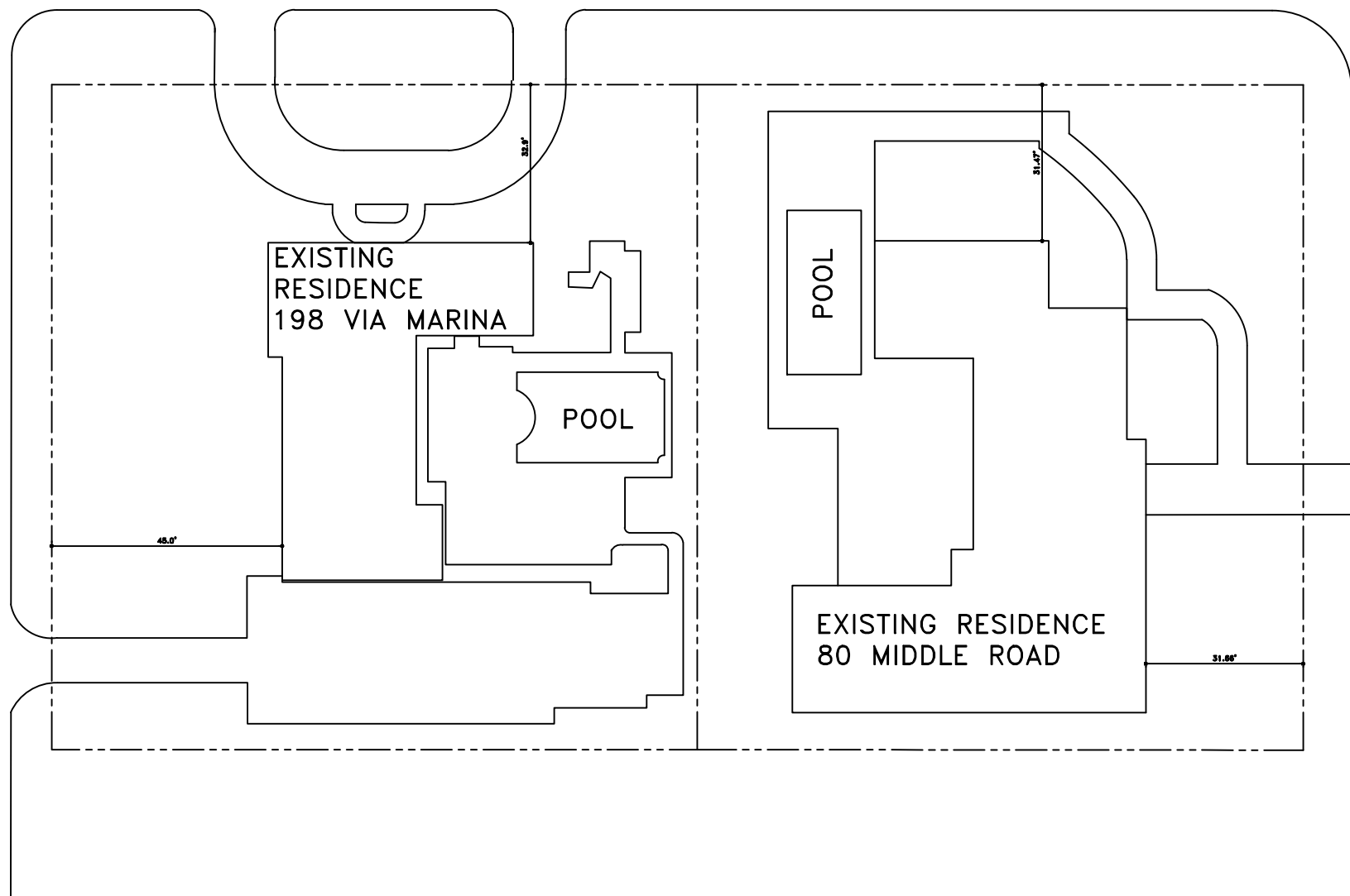
ZONING DISTRICT RB	REQUIRED		EXISTING		PROPOSED		REMARKS
	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	
LOT COVERAGE	4,648.5 MAX.	30.00% MAX.	5,187	33.5%	5,187	33.5%	
HARDSCAPE	—	—	5,492	35.4%	5,492	35.4%	
LANDSCAPE	6,973 MIN.	45.00% MIN.	4,816	31.1%	4,816	31.1%	
TOTAL LOT	15,495.00	100.0 %	15,495.00	100.0 %	15,495.00	100.0 %	
FRONT YARD LANDSCAPING	1,356 MIN.	40.00% MIN.	1,505	44.0%	1,505	44.0%	
10' PERIMETER LANDSCAPE	3,486 MIN.	50.00% MIN.	2,118	30.0%	2,118	30.0%	
CUBIC CONTENT	61,225.00 CU. FT.	MAX. CCR: 3.95	129,046.91	CCR: 8.32	129,046.91	CCR: 8.32	



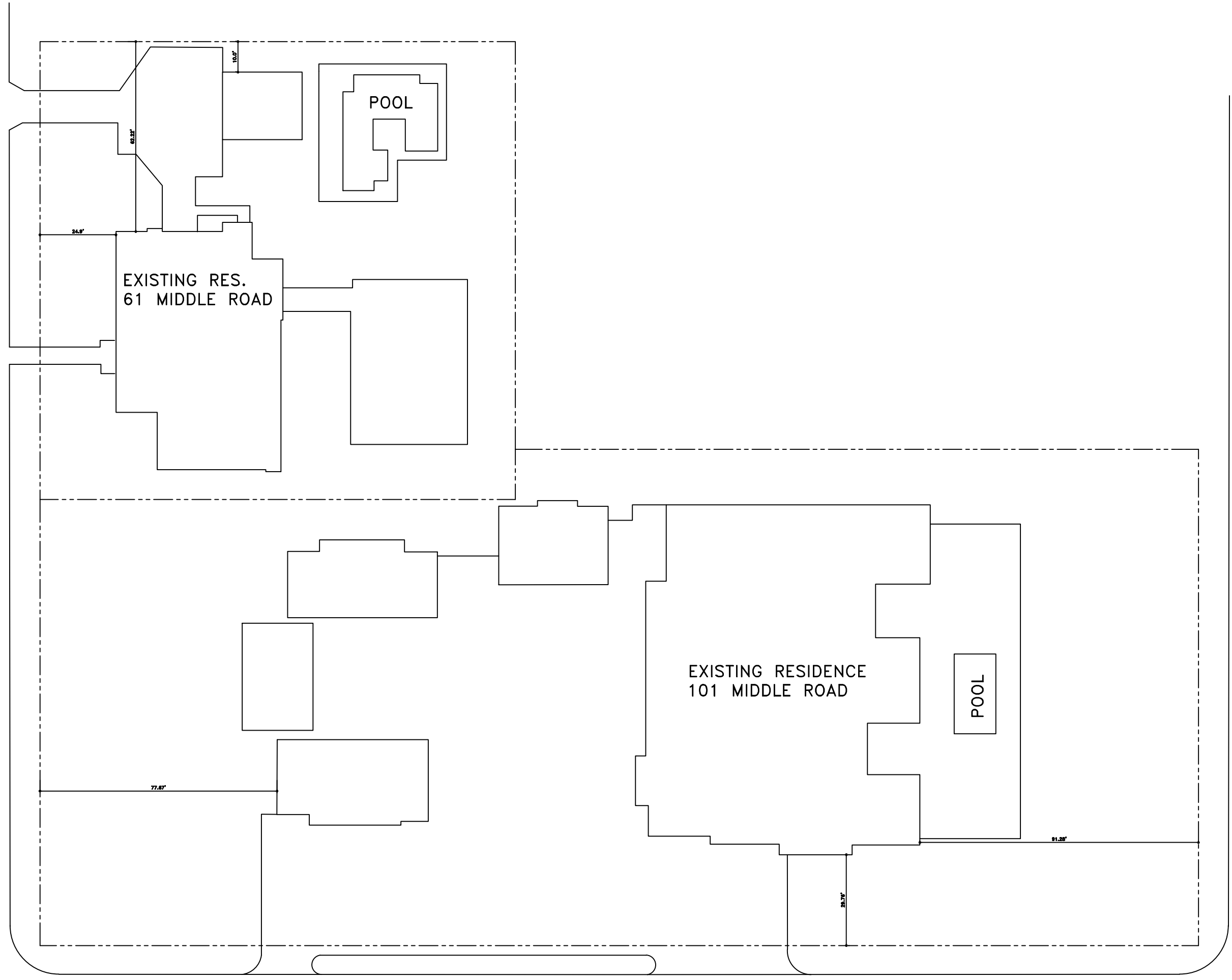
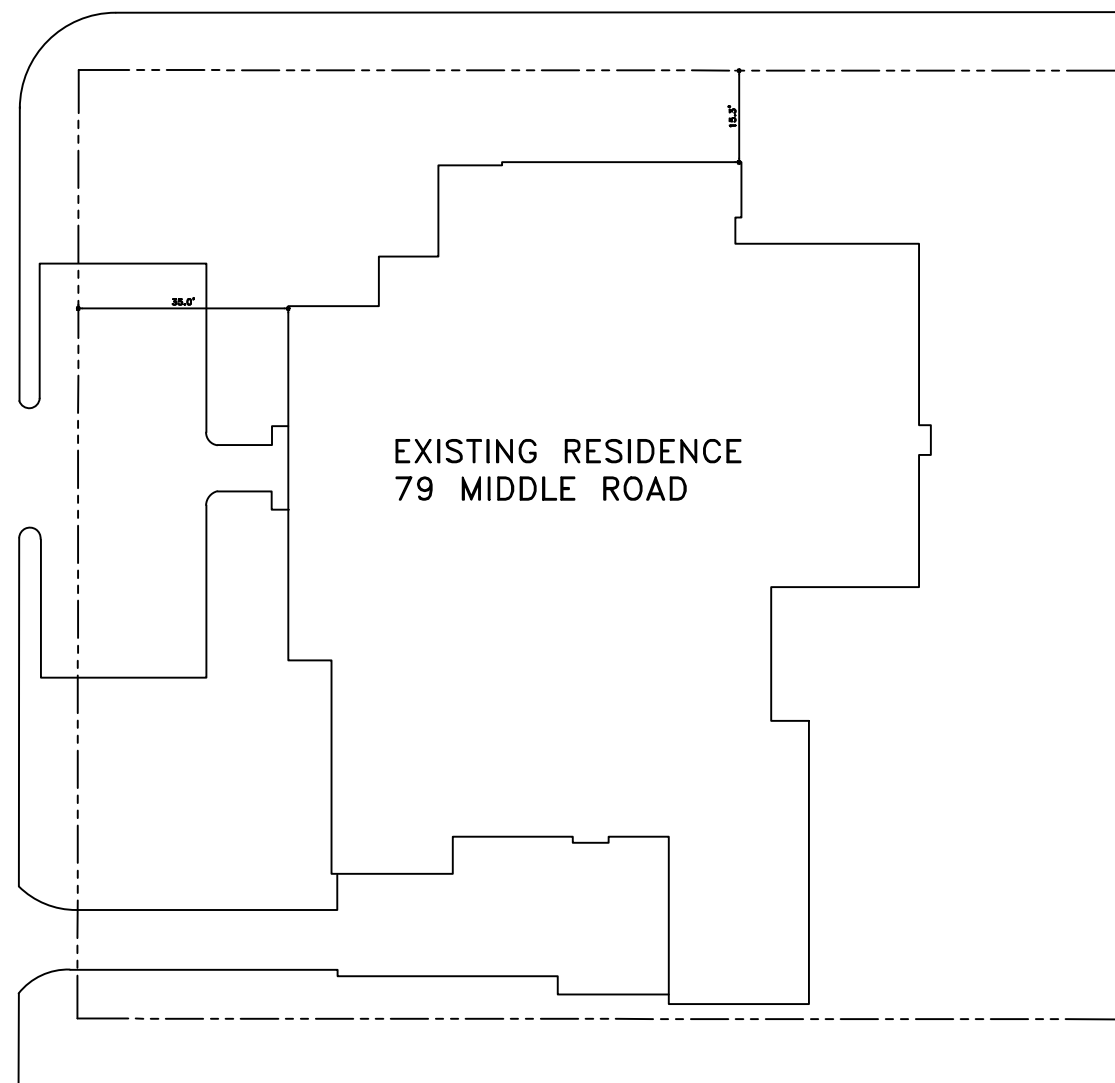
DATE:
07-09-24

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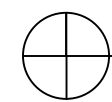
SOUTH COUNTY RD



MIDDLE ROAD



S OCEAN BLVD

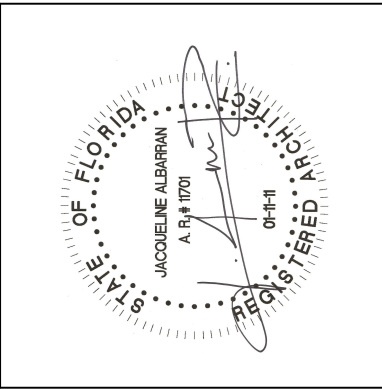


EXISTING SITE PLAN WITH NEIGHBORING PROPERTIES

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

GENERAL NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2020



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NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

SKA

SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

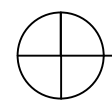
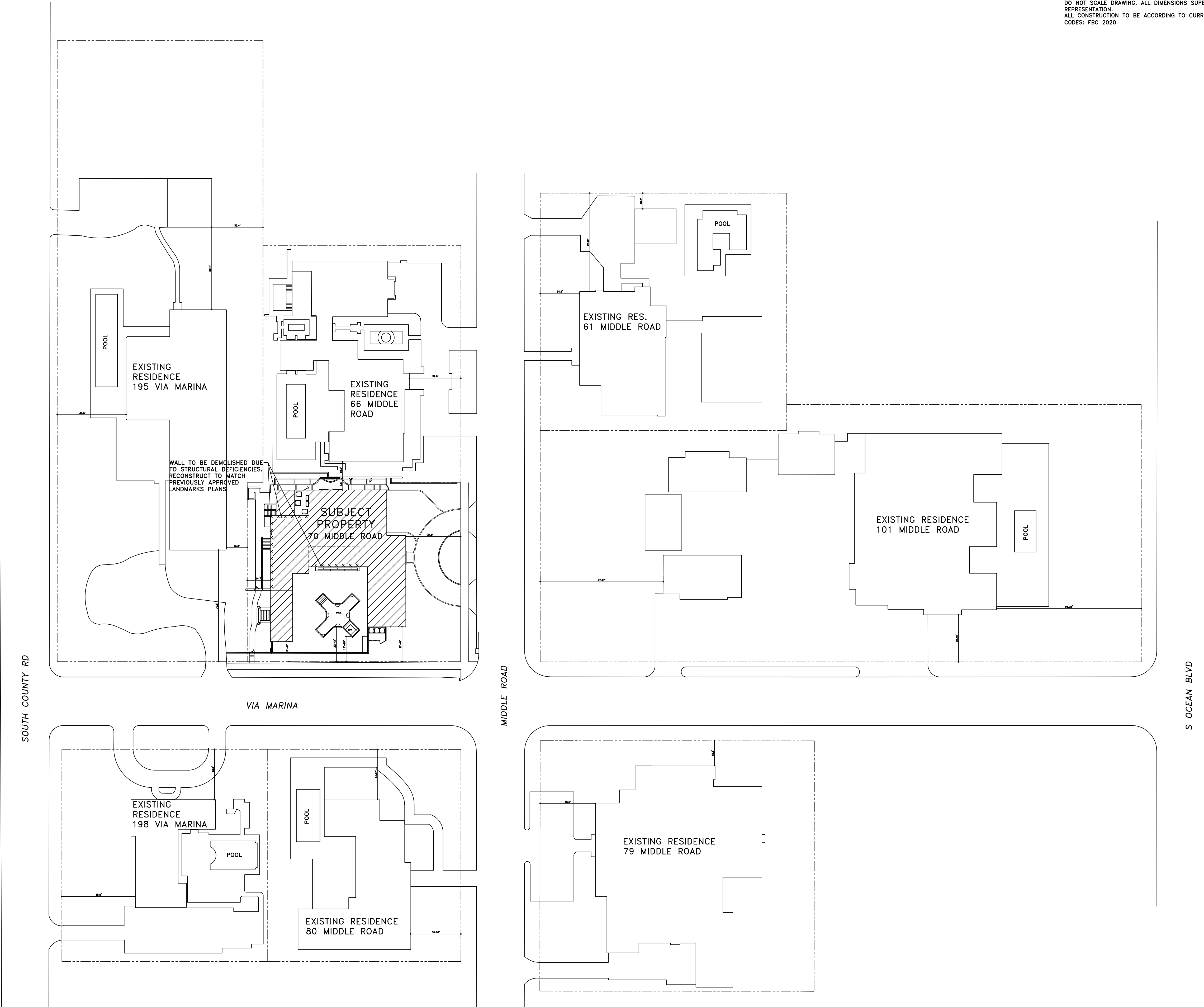
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NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



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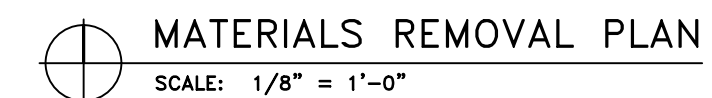
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DATE:	07-09-24
JOB #	0445



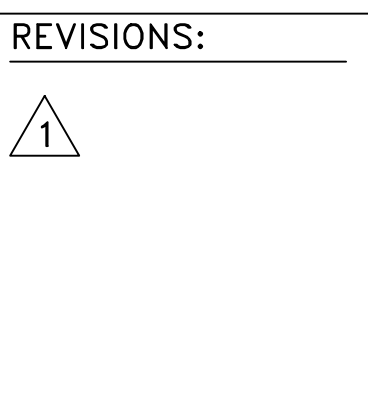
PROPOSED SITE PLAN WITH NEIGHBORING PROPERTIES

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

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
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0445

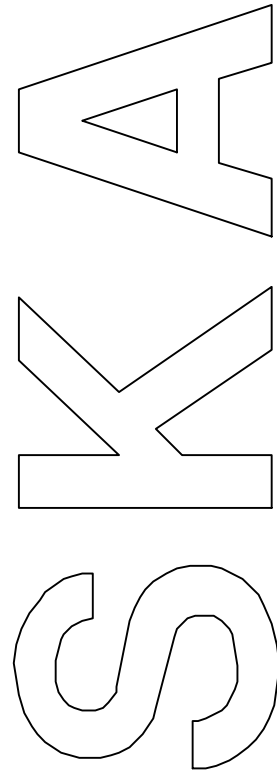


GENERAL NOTE:

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PICTURES POINT OF VIEW

NAEGELE RESIDENCE
70 MIDDLE ROAD
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A4

DATE _____

07-09-24

JOB #

0445

1



SUBJECT PROPERTY: EAST ELEVATION (front)

2



SOUTH ELEVATION (side)

3



SOUTH ELEVATION (side)

4



SOUTH ELEVATION (side)

5



6



NORTHWEST CORNER VIEW (REAR)

WEST ELEVATION (REAR)

7



INTERIOR COURTYARD

8

