

FINAL PLAN SET
NOVEMBER 20, 2024 LPC



ADDITION AND RENOVATION FOR:

K5EAST

150 SOUTH OCEAN BLVD.
PALM BEACH, FLORIDA, 33480

CONTRACTOR

LIVINGSTON BUILDERS, INC.
125 WORTH AVE, SUITE 306
PALM BEACH, FLORIDA 33480
(561) 833-3242

NOTES

- NEW IMPACT-RATED DOORS INDICATED IN THE ELEVATION WILL BE INSTALLED TO MATCH THE ADJACENT EXISTING IMPACT-RATED UNITS OF SAME SIZE, COLOR, AND DESIGN.
- EXISTING STUCCO TO BE REMOVED AND REPLACED FOR ADHERENCE OF WATERPROOFING. NEW STUCCO FINISH WILL MATCH EXISTING IN KIND.
- CAST STONE SILL TO MATCH ADJACENT DOORS. NEW CAST STONE TO MATCH EXISTING DETAILS, COLOR, DIMENSIONS, AND FINISH TO MATCH EXISTING IN KIND USING SAME DETAILS.
- THERE WILL BE NO CHANGE TO LANDSCAPING, HARDSCAPE, OR CUBIC CONTENT.

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RENOVATIONS FOR:
K5EAST LLC
150 S OCEAN BLVD
PALM BEACH, FLORIDA 33480

THOMAS M. KIRCHHOFF
FL REG. NO. AR0004635

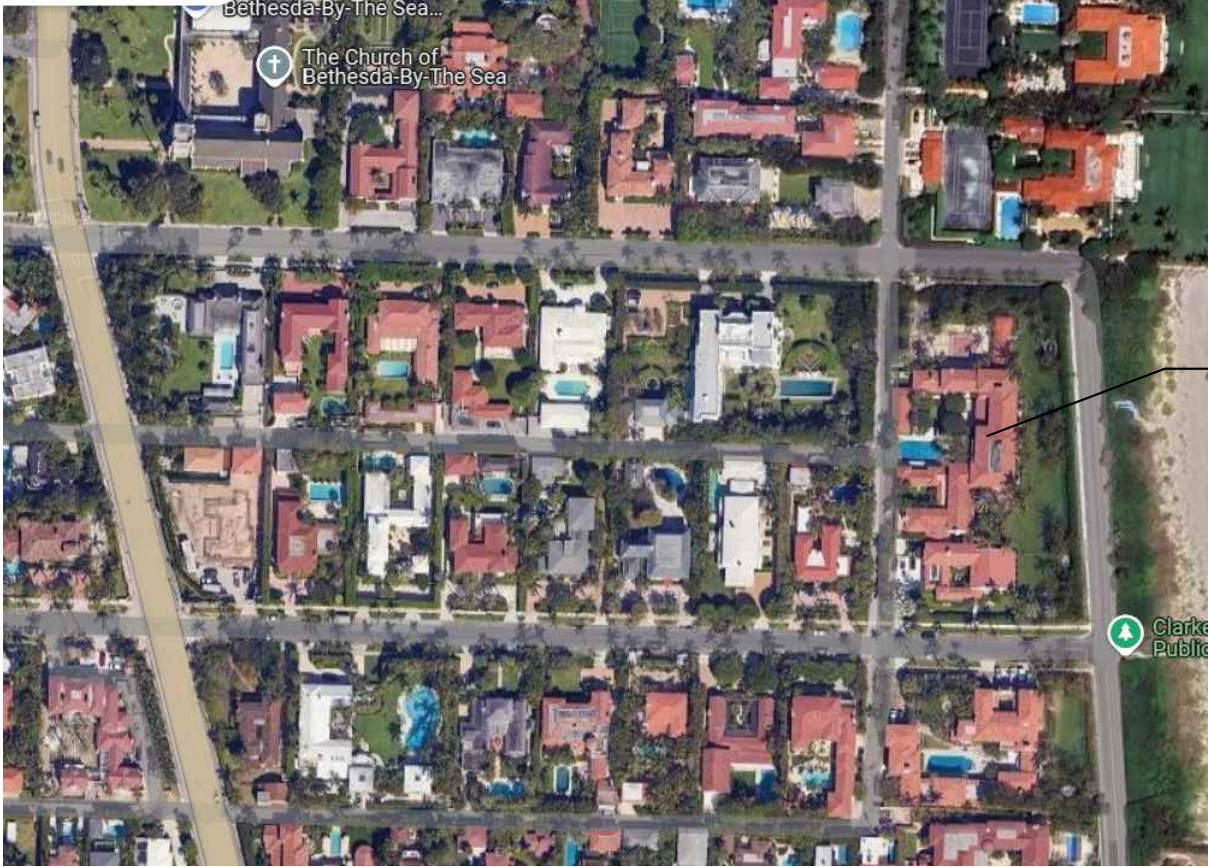
1907 COMMERCE LANE
SUITE 106
JUPITER, FLORIDA 33458
561.575.9994



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A0.1



SUBJECT
PROPERTY



SUBJECT
PROPERTY

1 **AERIAL MAP**
NOT TO SCALE



2 **LOCATION MAP**
NOT TO SCALE



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KIRCHOFF & ASSOCIATES
ARCHITECTS

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A0.2

CLARKE AVE.

BARTON AVE.

S. OCEAN BOULEVARD

1

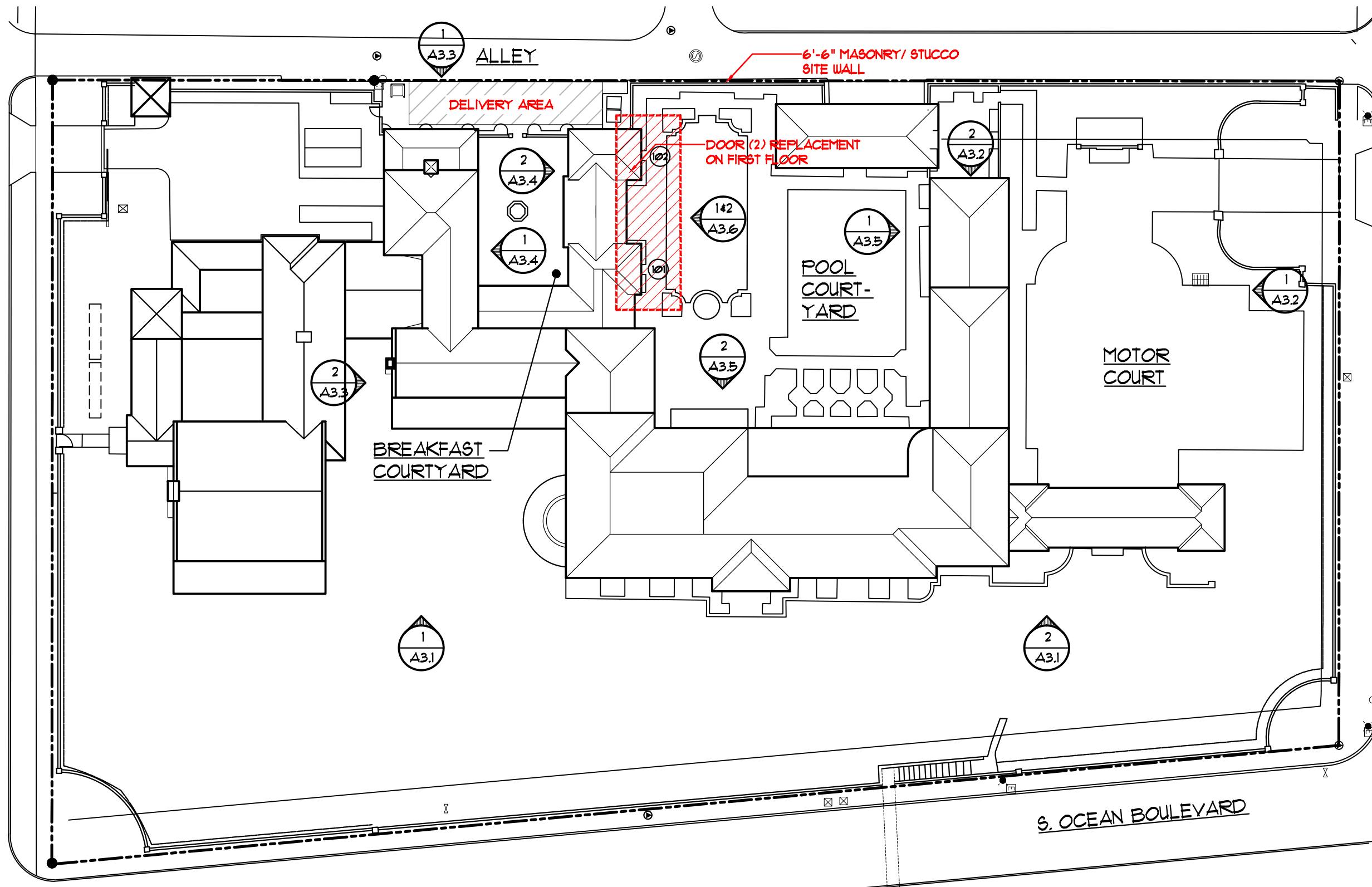
EXISTING SITE PLAN

1/32" = 1'-0"



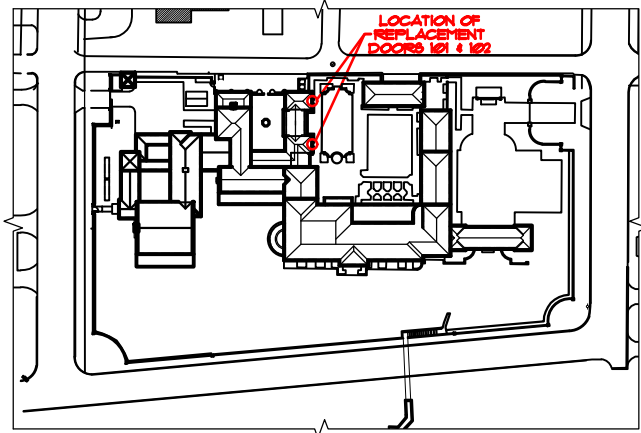
NOTES

- SCREENING PROVIDED BY EXISTING 6'-1/2' SITE WALLS, HEDGES, AND PALMS
- DELIVERY ALONG ALLEY ON A LIGHT TRUCK



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THOMAS M. KIRCHHOFF FL REG. NO. AR0004655 1907 COMMERCE LANE SUITE 106 JUPITER, FLORIDA 33458 561.575.9994					
KIRCHHOFF & ASSOCIATES ARCHITECTS					

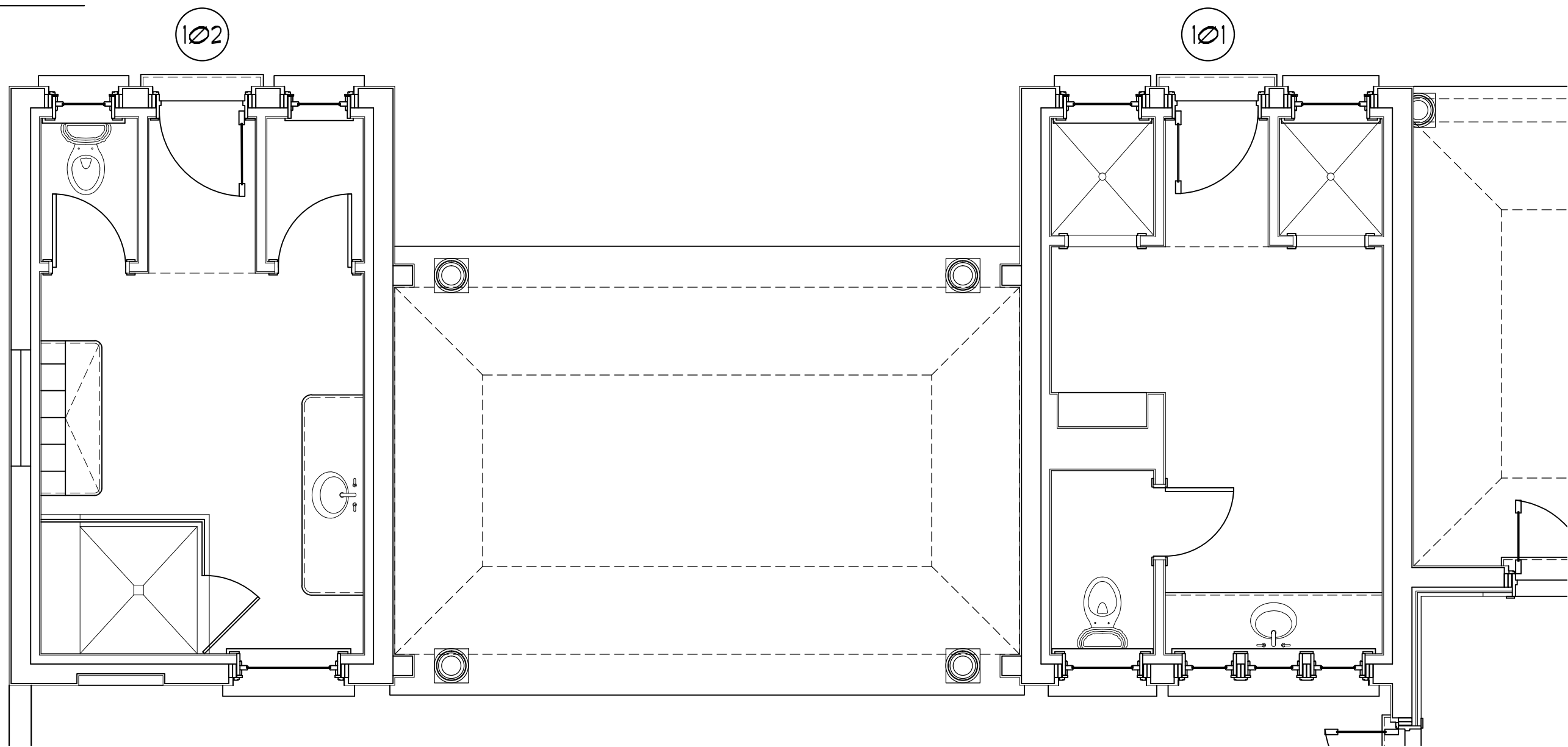
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KEY PLAN

POOL

POOL COURTYARD



1

EXISTING CABANA FLOOR PLAN

1/4" = 1'-0"



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1/4" = 1'-0"

A2.1

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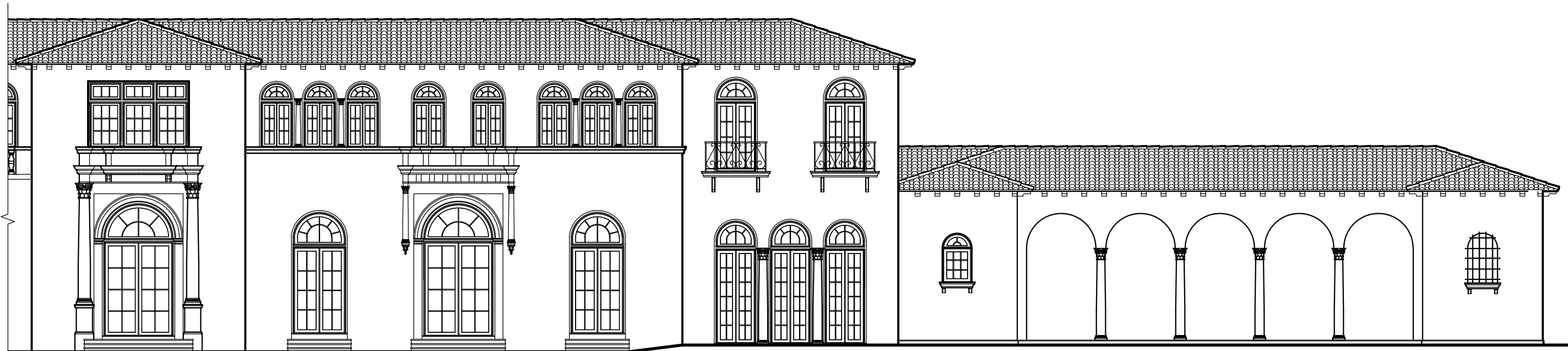


1

EXISTING EAST ELEVATION - S. OCEAN BLVD.

3/32" = 1'-0"

NO CHANGES OR SCOPE OF WORK



2

EXISTING EAST ELEVATION - S. OCEAN BLVD.

3/32" = 1'-0"

NO CHANGES OR SCOPE OF WORK

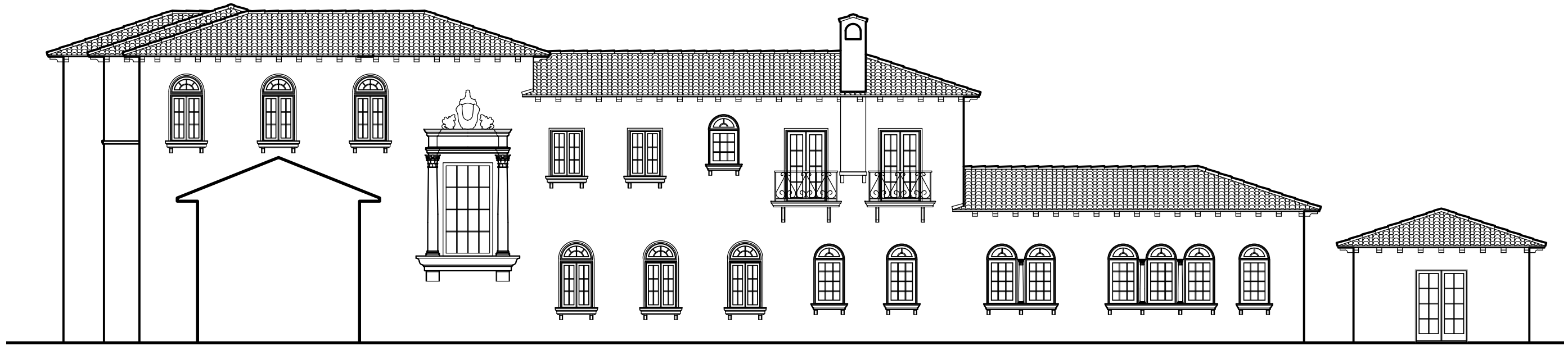
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--	---

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1

EXISTING NORTH ELEVATION - BARTON AVENUE

3/32" = 1'-0"

NO CHANGES OR SCOPE OF WORK



2

EXISTING PARTIAL ALLEY - WEST ELEVATION

3/32" = 1'-0"

NO CHANGES OR SCOPE OF WORK

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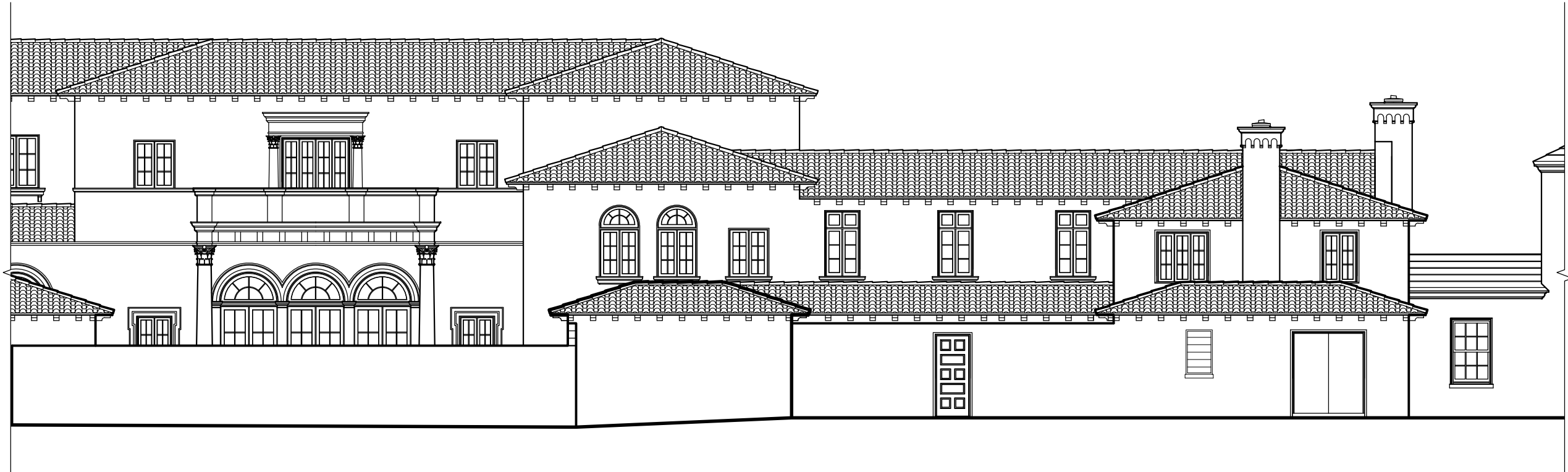
PROJECT #:
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SCALE:
3/32" = 1'-0"

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A3.2

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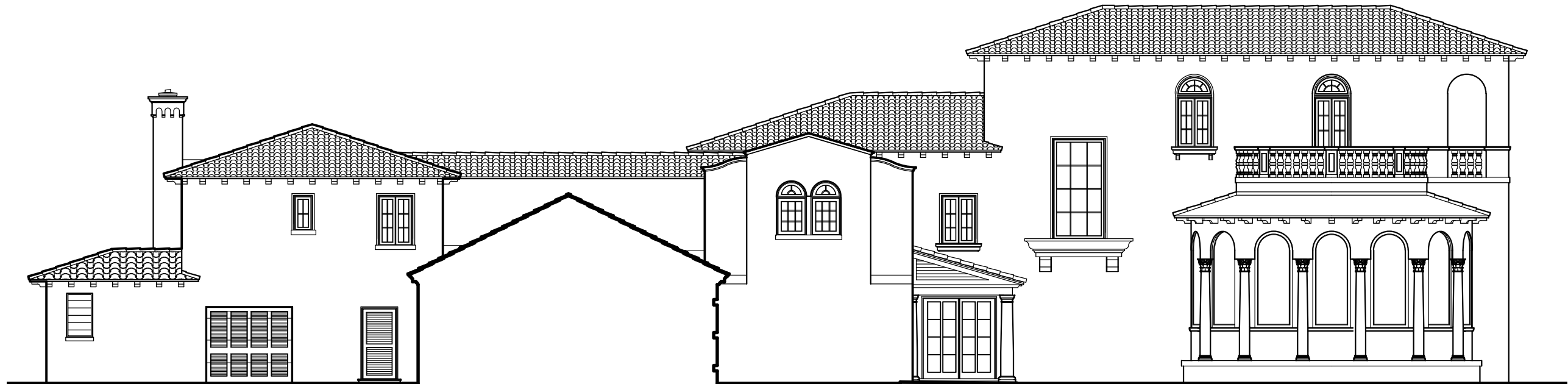


1

EXISTING PARTIAL ALLEY-WEST ELEVATION

3/32" = 1'-0"

NO CHANGES OR SCOPE OF WORK



2

EXISTING SOUTH ELEVATIONS - CLARK AVE.

3/32" = 1'-0"

NO CHANGES OR SCOPE OF WORK

A3.3

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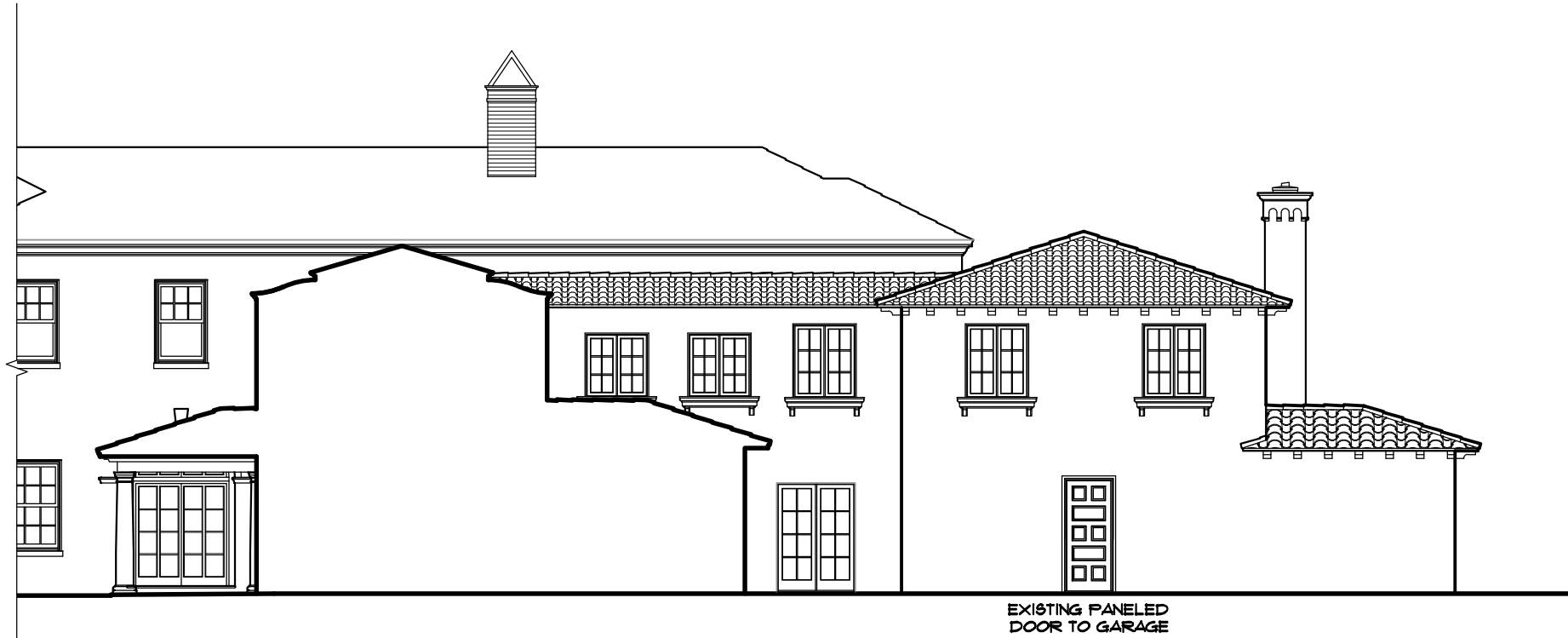
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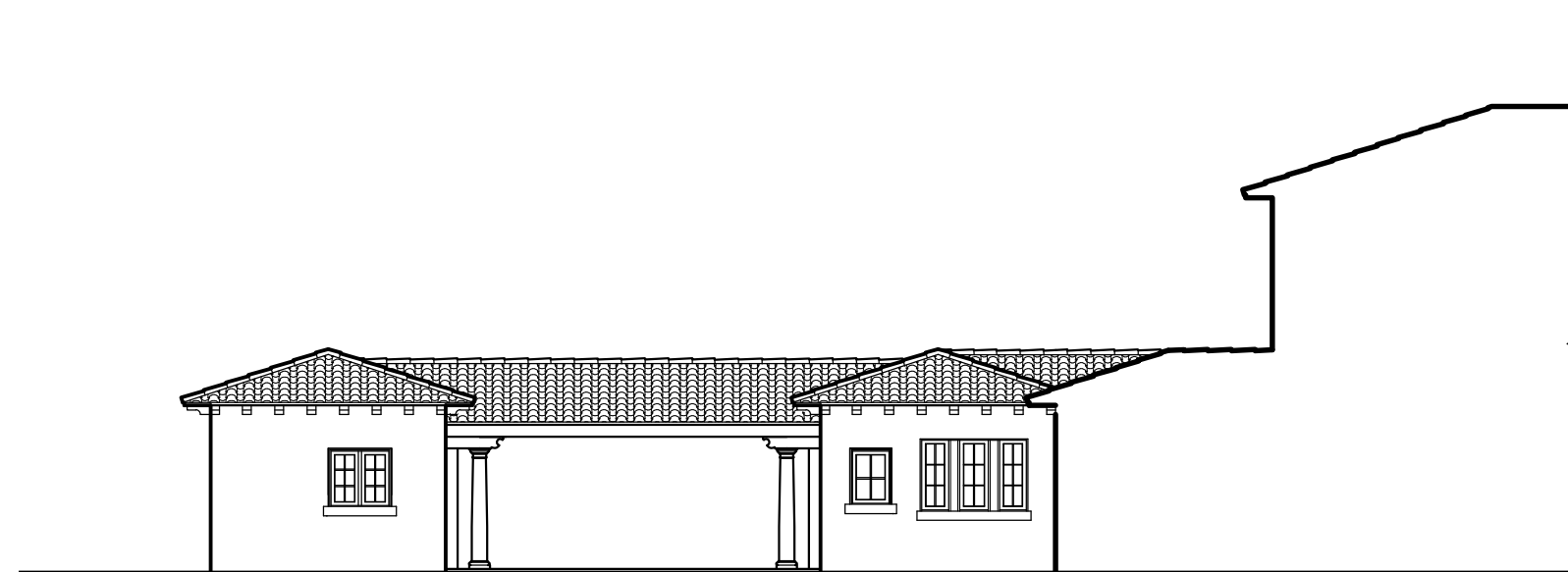


1

EXISTING BREAKFAST COURTYARD SOUTH ELEVATION

3/32" = 1'-0"

NO CHANGES OR SCOPE OF WORK



2

EXISTING BREAKFAST COURTYARD NORTH ELEVATION

3/32" = 1'-0"

NO CHANGES OR SCOPE OF WORK

A3.4

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3/32" = 1'-0"

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RENOVATIONS FOR:

K5EAST LLC

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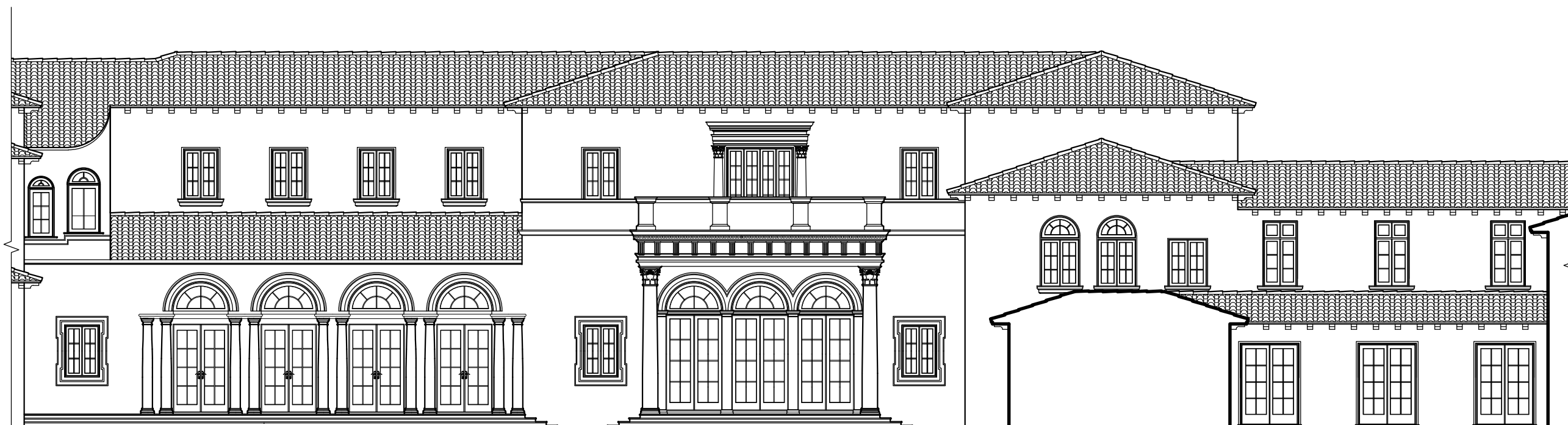


1

EXISTING POOL COURTYARD NORTH ELEVATION

3/32" = 1'-0"

NO CHANGES OR SCOPE OF WORK



2

EXISTING POOL COURTYARD EAST ELEVATION

3/32" = 1'-0"

NO CHANGES OR SCOPE OF WORK

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1

EXISTING POOL COURTYARD SOUTH ELEVATION

3/32" = 1'-0"



2

PROPOSED POOL COURTYARD SOUTH ELEVATION

3/32" = 1'-0"

NEW GLAZED-MAHOGANY IMPACT-RATED
DOORS TO MATCH EXISTING ADJACENT
DOOR PROFILES

RENOVATIONS FOR:
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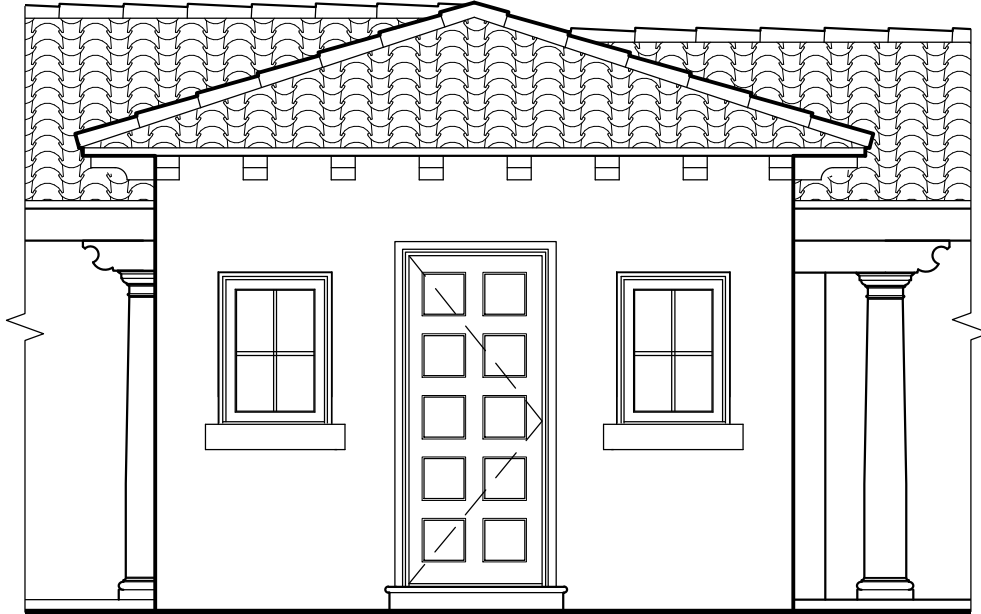
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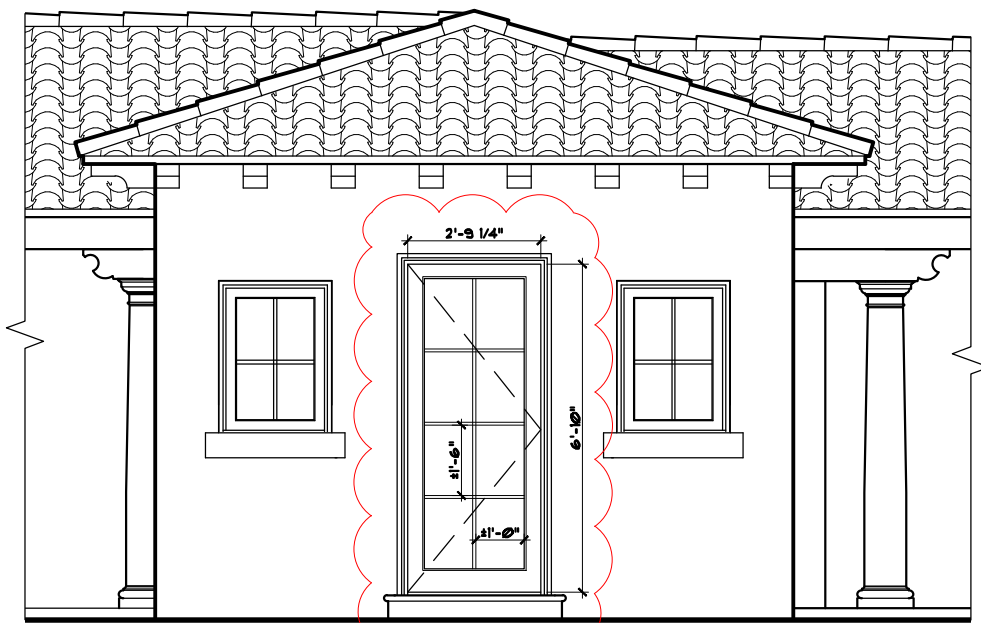
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SCALE :
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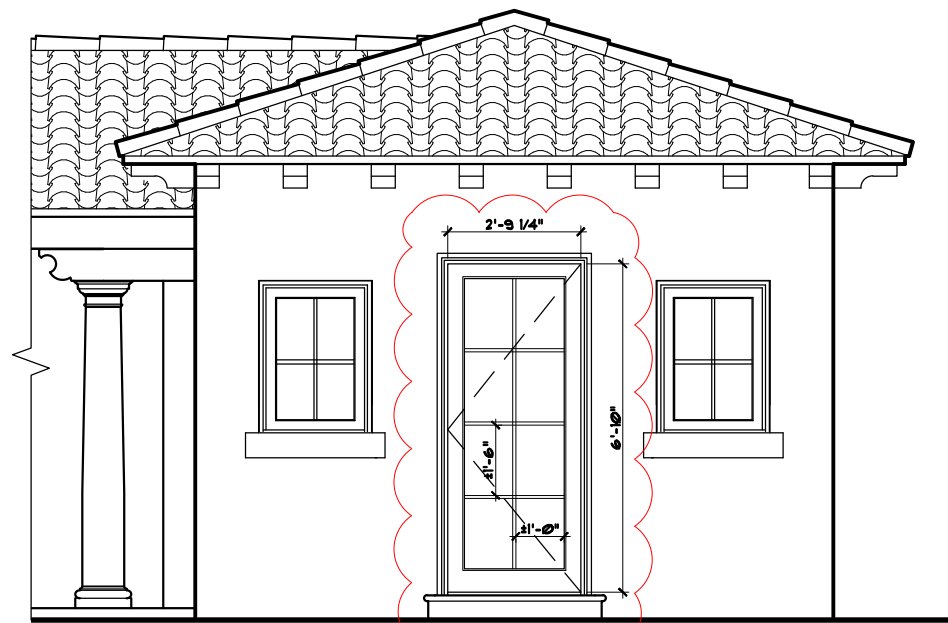
1 **EXISTING CABANA DOOR 101**
1/4" = 1'-0"



2 **PROPOSED CABANA DOOR 101**
1/4" = 1'-0"



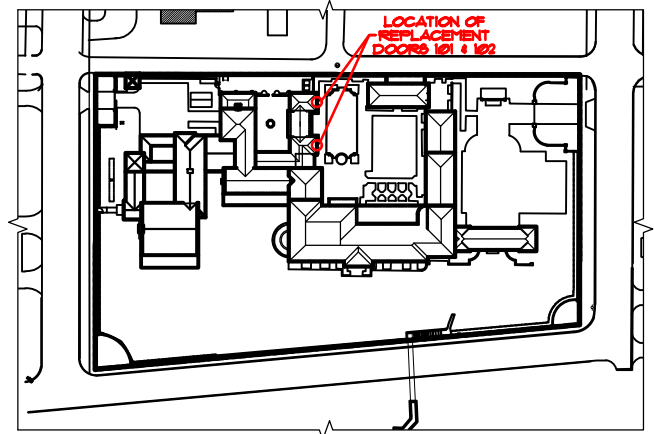
3 **EXISTING CABANA DOOR 102**
1/4" = 1'-0"



4 **PROPOSED CABANA DOOR 102**
1/4" = 1'-0"

EXISTING PANELED DOORS AND FRAMES TO BE REMOVED.

ROUGH OPENING TO BE SQUARED AND FRAMED TO MATCHING SIZES AND WEATHER PROOFED.



KEY PLAN

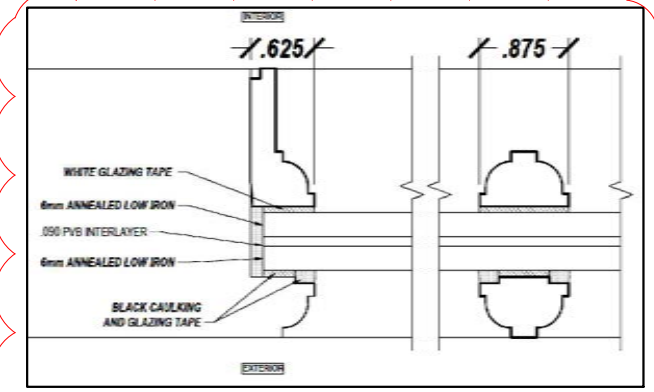
NEW IMPACT RATED INSWING MAHOGANY DOORS WITH CLEAR GLASS TO MATCH EXISTING. COLOR TO MATCH EXISTING UNITS.

STUCCO FINISH TO BE REPAIRED TO MATCH EXISTING IN KIND.

INTERIOR FINISHES TO BE REINSTALLED TO MATCH EXISTING IN KIND.

BRICKMOLD PROFILE TO MATCH EXISTING IN KIND.

MUNTIN PROFILES AND GLASS STOPS TO MATCH EXISTING IN KIND.



PROPOSED EXTERIOR DOOR SCHEDULE

PROPOSED EXTERIOR DOOR SCHEDULE																					
OPENING						FRAME			JAMB EXTENSION			DOOR				THRESHOLD		HARDWARE		HURRICANE	REMARKS
NO	TYPE	M.O. WI.	M.O. HT.	UNIT WI.	UNIT HT.	THK	MATERIAL	FINISH	THK	MATERIAL	FINISH	ELEV.	THK	MATERIAL	FINISH	TYPE	MATERIAL	SET	FINISH	PROTECTION	
101	GLAZED IN-SWING	±3'-1"	±1'-1"	2'-9 1/4"	6'-10"	3-1/8"	MAHOGANY	PAINTED	MATCH EX.	MAHOGANY	PAINTED	2/A3.1	2-11/16"	MAHOGANY	PAINTED	BY MFR	BRONZE	EXIST.	EXIST.	IMPACT RATED	GLASS & MUNTINS TO MATCH EXISTING
102	GLAZED IN-SWING	±3'-1"	±1'-1"	2'-9 1/4"	6'-10"	3-1/8"	MAHOGANY	PAINTED	MATCH EX.	MAHOGANY	PAINTED	4/A3.1	2-11/16"	MAHOGANY	PAINTED	BY MFR	BRONZE	EXIST.	EXIST.	IMPACT RATED	GLASS & MUNTINS TO MATCH EXISTING

A3.7

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2407

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1/4" = 1'-0"

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CABANA



EAST VIEW FROM ALLEY AT POOL



CABANA DOOR 101



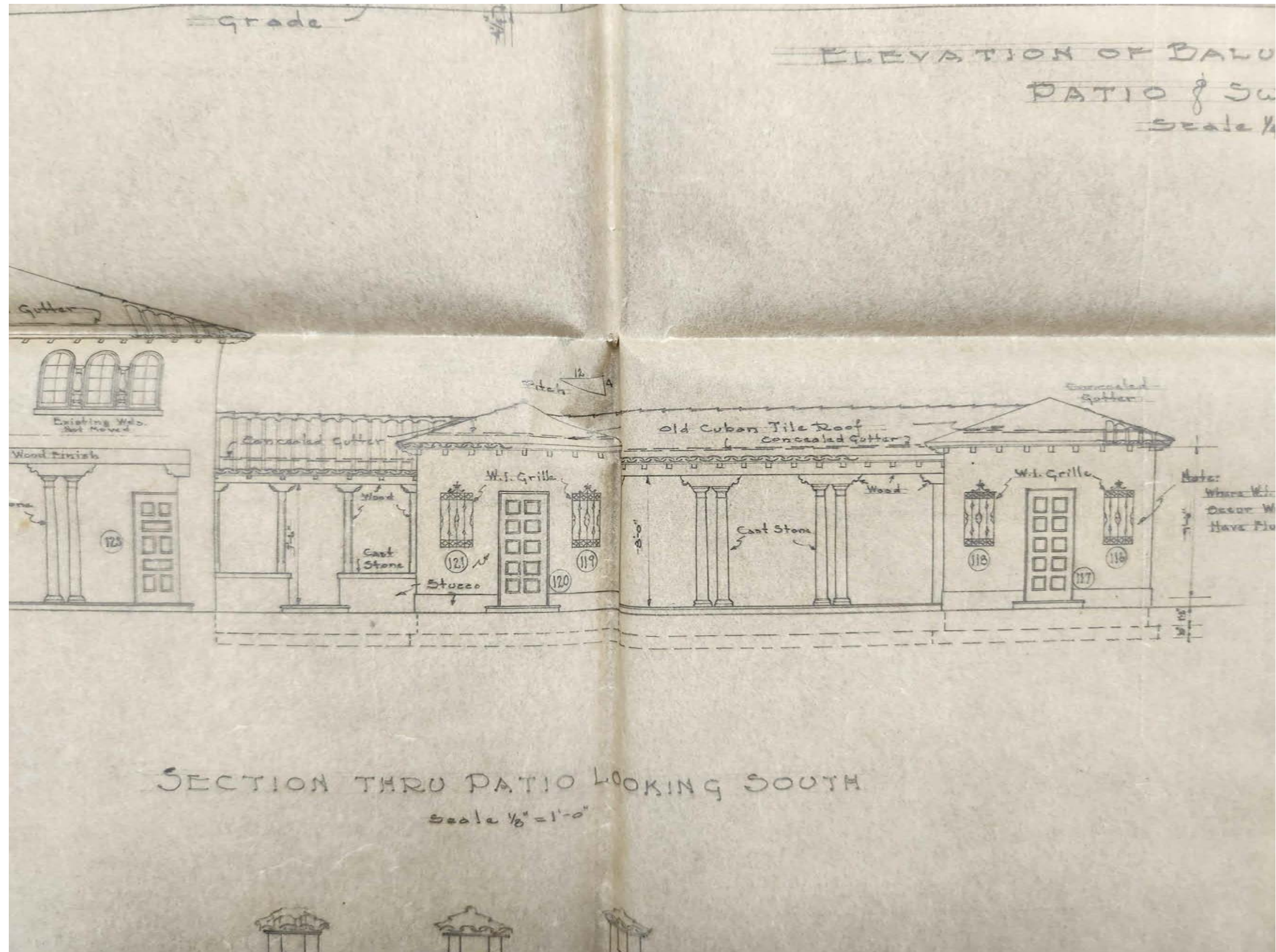
CABANA DOOR 102

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---	-------------------------------------



1

HISTORICAL ELEVATION

N.T.S.

MAURICE PATIO ADDITION, MAY 7, 1935



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THOMAS M. KIRCHHOFF
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1

HISTORICAL PHOTO
N.T.S.

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EXISTING PHOTOS OF FRENCH DOORS IN POOL COURTYARD



POOL COURTYARD FACING WEST



POOL COURTYARD FACING NORTH



POOL COURTYARD FACING NORTHEAST



POOL COURTYARD FACING EAST

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EXISTING PHOTOS OF FRENCH DOORS ADJACENT TO POOL CABANAS



POOL COURTYARD FACING EAST



DINING LOGGIA



POOL COURTYARD FACING SOUTH



BREAKFAST COURTYARD FACING EAST

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