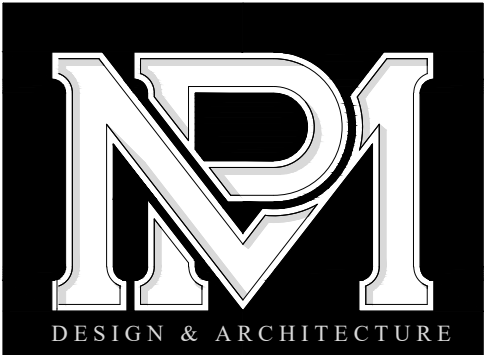


ADDITION TO EXISTING 2 STORY RESIDENCE AT
581 E WOODS ROAD
PALM BEACH, FL 33480

ARC-24-0104
11/04/2024 SECOND SUBMITTAL
12/20/2024 ARCOM MEETING



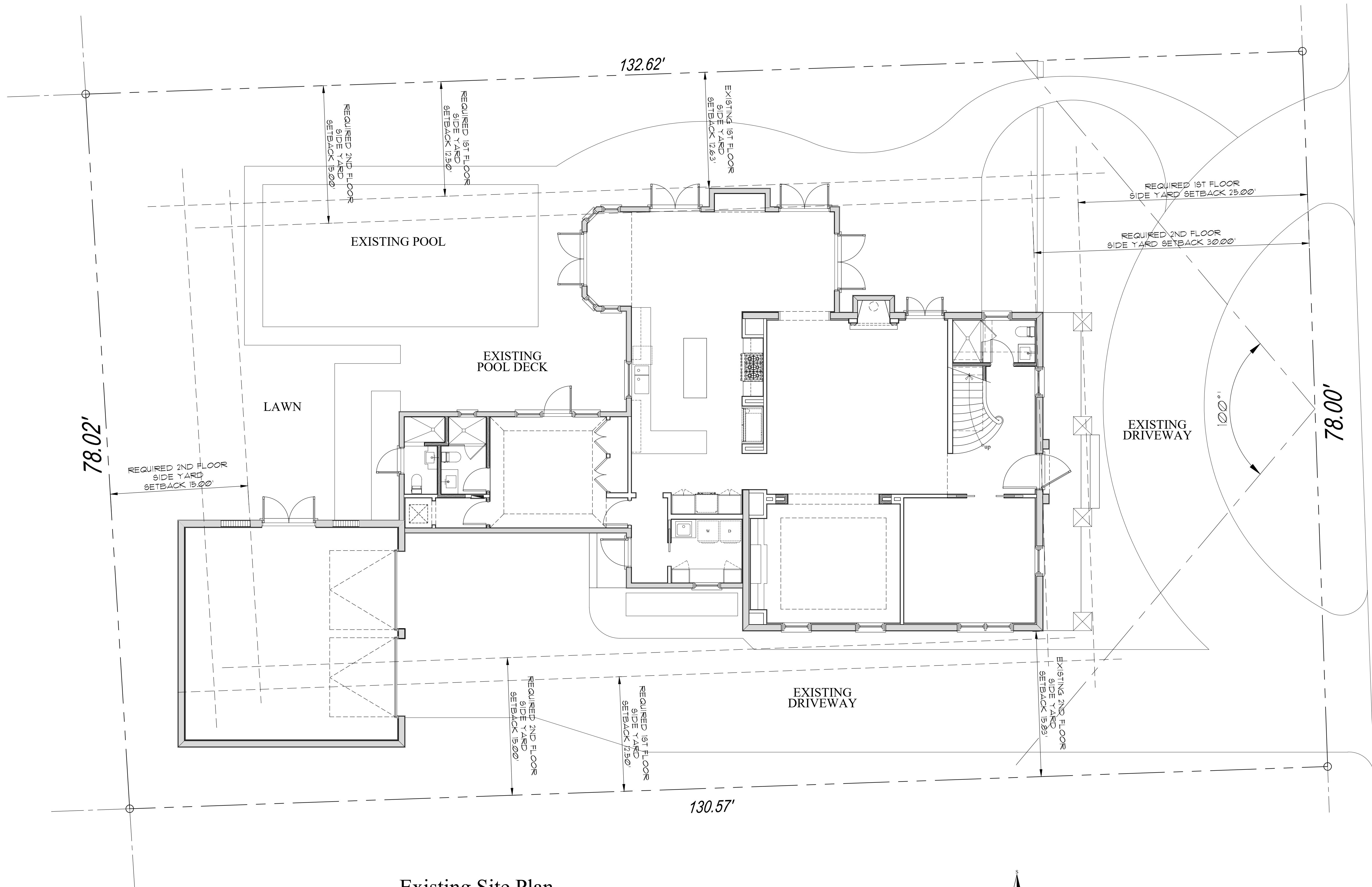
ARCHITECTURE
MP DESIGN & ARCHITECTURE

SCOPE OF WORK

- ADDITION OF 588 SF AT SECOND FLOOR AT REAR OF EXISTING 2 STORY RESIDENCE.
- NEW STAIR TO ACCESS PROPOSED SECOND FLOOR ADDITION.
- REPLACE EXISTING SOLID WOOD FRONT DOOR WITH NEW PROPOSED METAL/GLASS DOOR.
- ALL MATERIALS AND COLORS TO MATCH EXISTING

SHEET INDEX

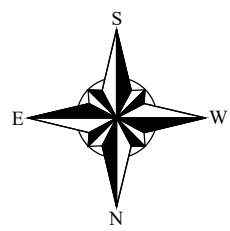
- A000 EXISTING SITE PLAN
- A001 PROPOSED SITE PLAN
- A002 ZONING LEGEND
- A002.1 OPEN SPACE CALCULATIONS
- A003 CUBIC CONTENT CALCULATIONS
- A004 SITESCAPE
- A005 STREETSCAPE
- A100 EXISTING FIRST FLOOR PLAN
- A101 EXISTING SECOND FLOOR PLAN
- A102 EXISTING ROOF PLAN
- D100 FIRST FLOOR DEMOLITION PLAN
- A103 PROPOSED FIRST FLOOR PLAN
- A104 PROPOSED SECOND FLOOR PLAN
- A105 PROPOSED ROOF PLAN
- A200 EXISTING & PROPOSED WEST ELEVATION
- COLOR WEST ELEVATION
- A201 EXISTING & PROPOSED EAST ELEVATION
- A201.1 EXISTING & PROPOSED REVISED EAST ELEVATION
- COLOR EAST ELEVATION
- A202 EXISTING & PROPOSED NORTH ELEVATION
- COLOR NORTH ELEVATION
- A203 EXISTING & PROPOSED SOUTH ELEVATION
- A203.1 EXISTING & PROPOSED REVISED SOUTH ELEVATION
- COLOR SOUTH ELEVATION
- A300 BUILDING SECTION
- A301 PROPOSED ENLARGED FRONT DOOR
- AP01 PHOTOS OF NEIGHBORS
- AP02 EXISTING PHOTOS
- A007 CONSTRUCTION STAGING PLAN
- A008 CONSTRUCTION SCREENING PLAN



Existing Site Plan

Scale

3/16" = 1'-0"



WOODS ROAD

ARC-24-0104



COMM NO.
2415
DATE
10/21/2024

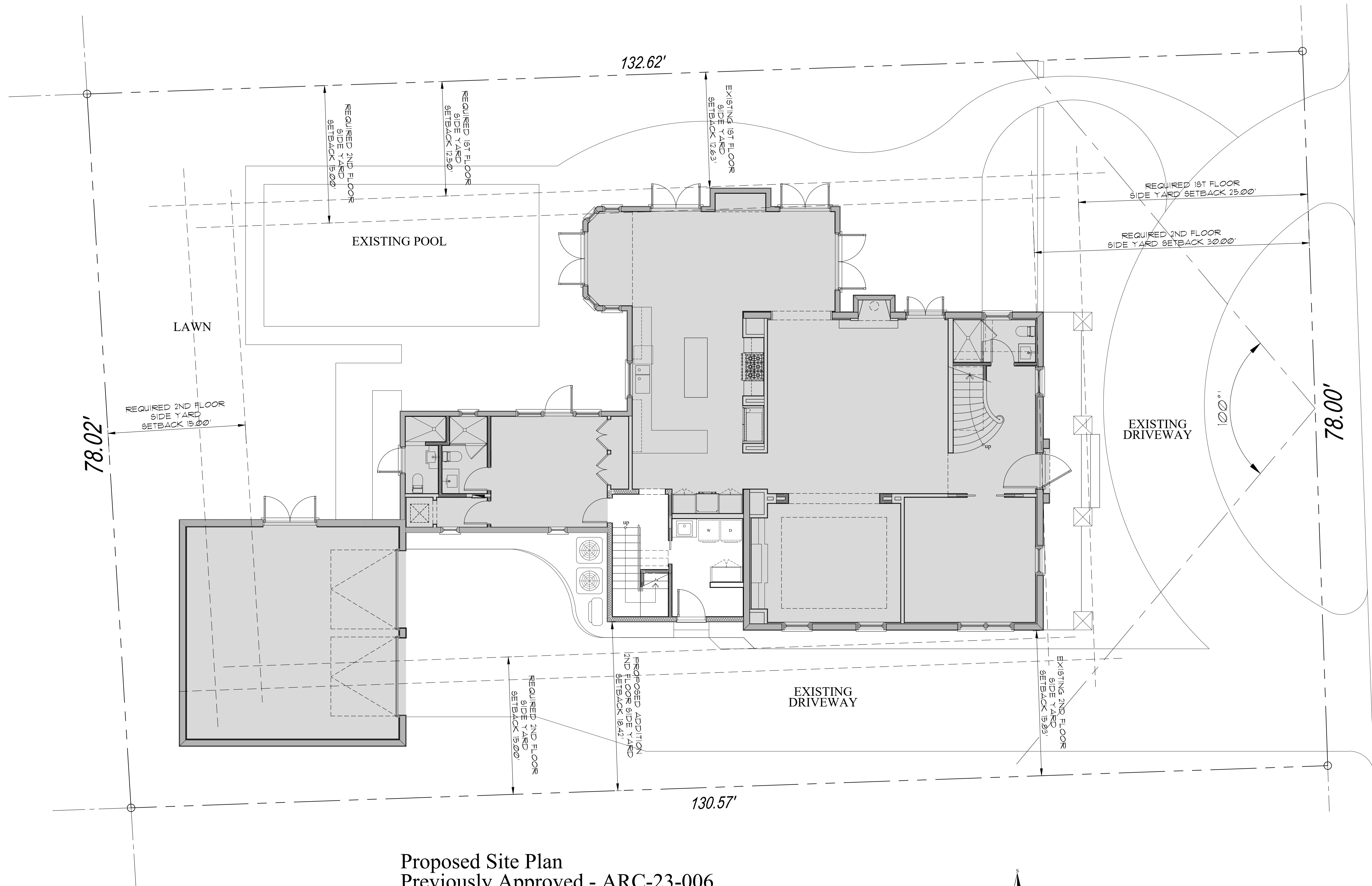
REVISIONS

Addition and Renovations to
Kline Residence
581 E Woods Road
Palm Beach FL 33480



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PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

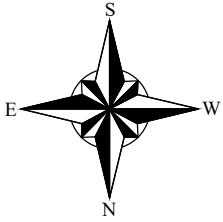
SHEET NO.
A000



Proposed Site Plan
Previously Approved - ARC-23-006

Scale

3/16" = 1'-0"



ARC-24-0104



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2415
DATE
10/21/2024

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Addition and Renovations to
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SHEET NO.
A001



Town of Palm Beach

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



COMM NO.
2415

DATE
10/21/2024

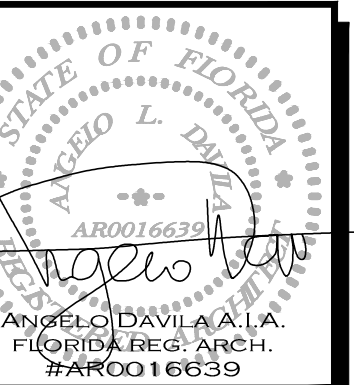
REVISIONS

Addition and Renovations to

Kline Residence

Palm Beach FL 33480

581 E Woods Road



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SHEET NO.

A002

Line #	Zoning Legend			
1	Property Address:	581 E Woods Rd.		
2	Zoning District:	RB Low Density Residential		
3	Lot Area (sq. ft.):	10,264 SF		
4	Lot Width (W) & Depth (D) (ft.):	78' x 132.62'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	2 Story Single Family Residence		
6	FEMA Flood Zone Designation:	AE (Elev6)		
7	Zero Datum for point of meas. (NAVD)			
8	Crown of Road (COR) (NAVD)			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (3,079 SF)	27.1% (2,786 SF)	27.5% (2,820 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3,911 SF	4,499 SF
12	* Front Yard Setback (Ft.)	25' 1st / 30' 2nd	29.2' (2nd)	29.2' (2nd)
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	5.75'	5.75'
14	* Side Yard Setback (2nd Story) (Ft.)	15'	15.75'	15.75'
15	* Rear Yard Setback (Ft.)	10' 1st / 15' 2nd	5.75' 1st / 55.75' 2nd	5.75' 1st / 31.24' 2nd
16	Angle of Vision (Deg.)	100	100	100
17	Building Height (Ft.)	22'	19'	19'
18	Overall Building Height (Ft.)	30'	24.5'	24.5'
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.0	3.54	3.92
20	** Max. Fill Added to Site (Ft.)		N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)		6.00 NAVD	6.00 NAVD
22	Base Flood Elevation (BFE)(NAVD)	7.00 NAVD		
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (4,619 SF)	36% (3,760 SF)	36% (3,760 SF)
24	Perimeter LOS (Sq Ft and %)	50% (1,896 SF)	63.9% (2,422 SF)	63.9% (2,422 SF)
25	Front Yard LOS (Sq Ft and %)	40% (780 SF)	44.7% (872.4 SF)	44.7% (872.4 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 [\(Sec. 134-1600\)](#)

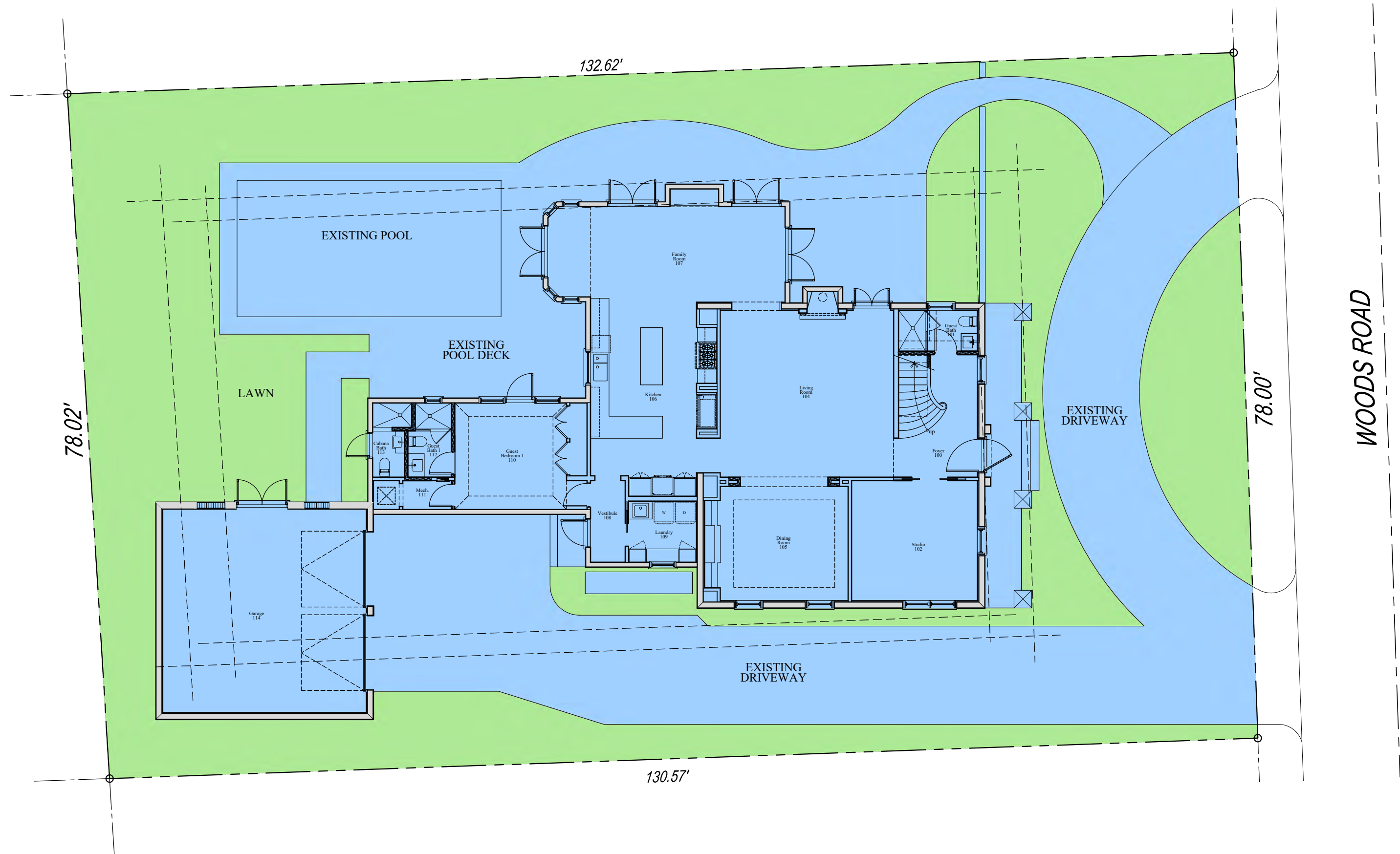
*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

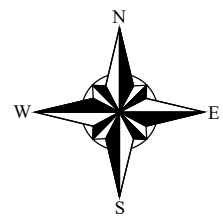
REV BF 20230626

ARC-24-0104



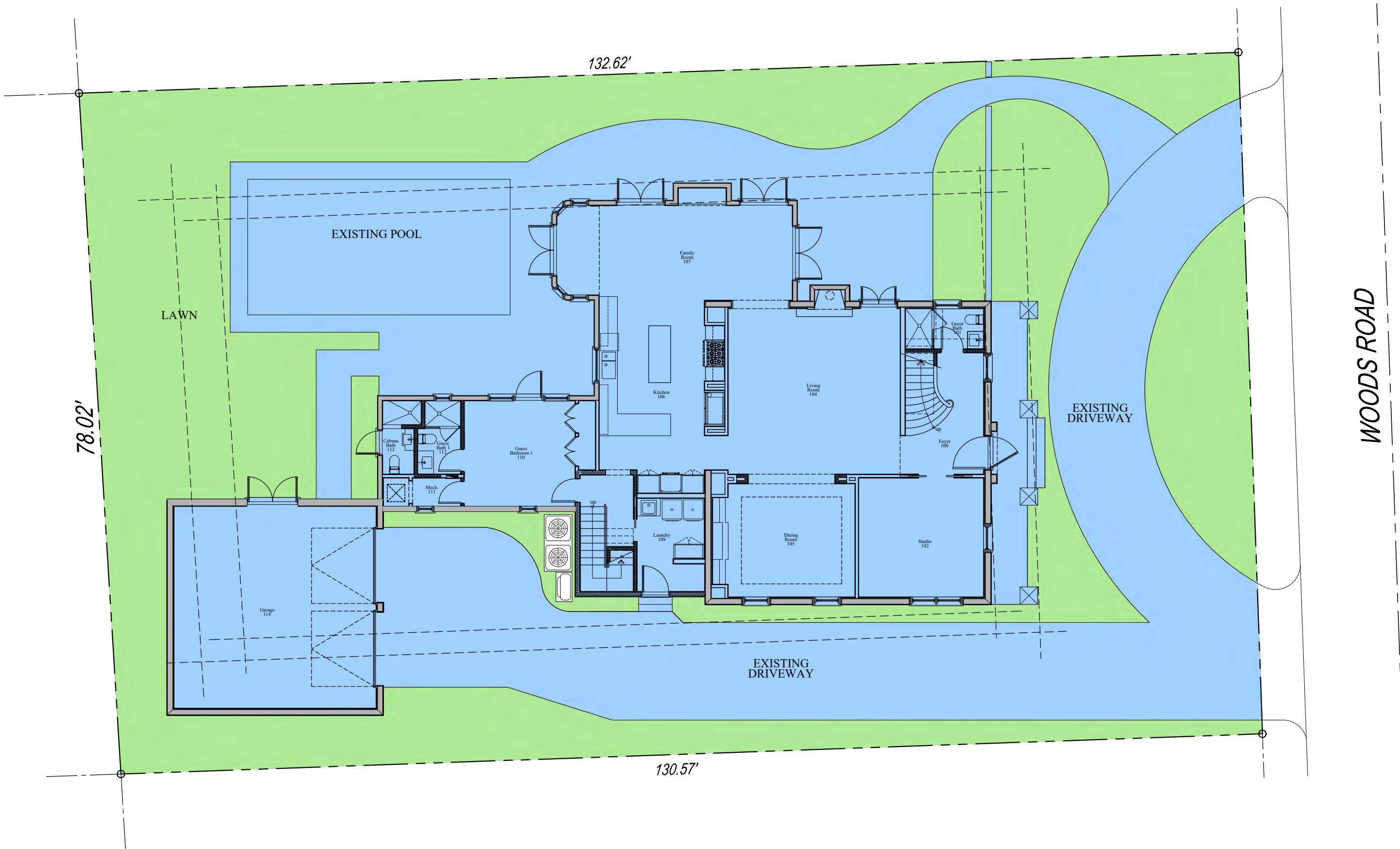
Existing Site Plan
Scale

3/32" = 1' - 0"



LANDSCAPE OPEN SPACE CALCULATIONS

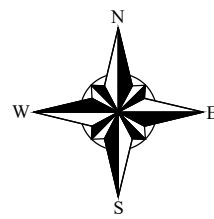
Gross Lot Area	10,264 S.F.
Existing Hardscape	6,704 S.F.
Existing Landscape	3,560 S.F.



Proposed Site Plan
Scale

Previously Approved - ARC-23-006

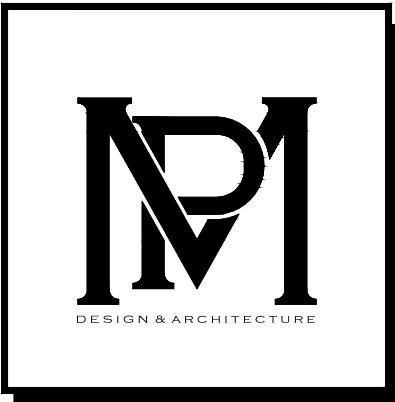
3/32" = 1' - 0"



LANDSCAPE OPEN SPACE CALCULATIONS

Gross Lot Area	10,264 S.F.
Existing Hardscape	6,704 S.F.
Existing Landscape	3,560 S.F.
Proposed Hardscape	6,681 S.F.
Proposed Landscape	3,583 S.F.

ARC-24-0104



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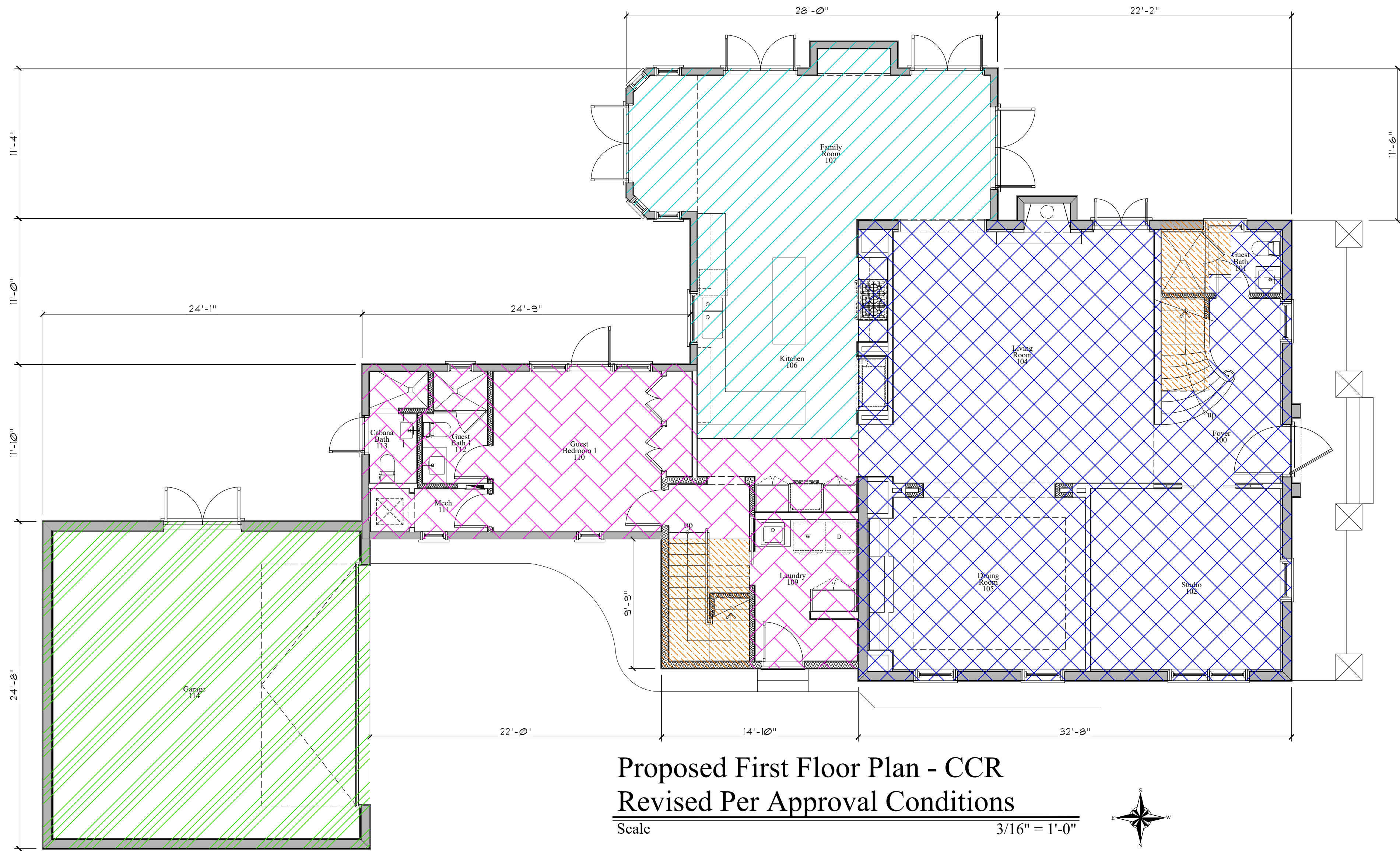
REVISIONS

Addition and Renovations to
Kline Residence
581 E Woods Road
Palm Beach FL 33480



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SHEET NO.
A002.1



Legend

ZONE 1.0
1 STORY AREA

ZONE 2
2 STORY AREA

ZONE 2.1
2 STORY AREA
AT ADDITION

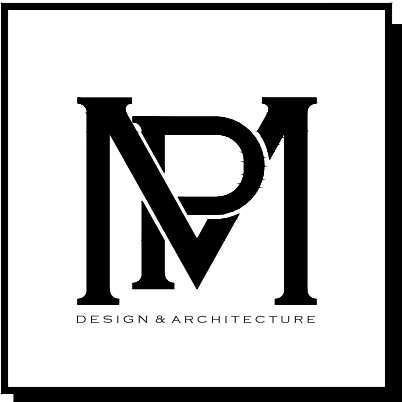
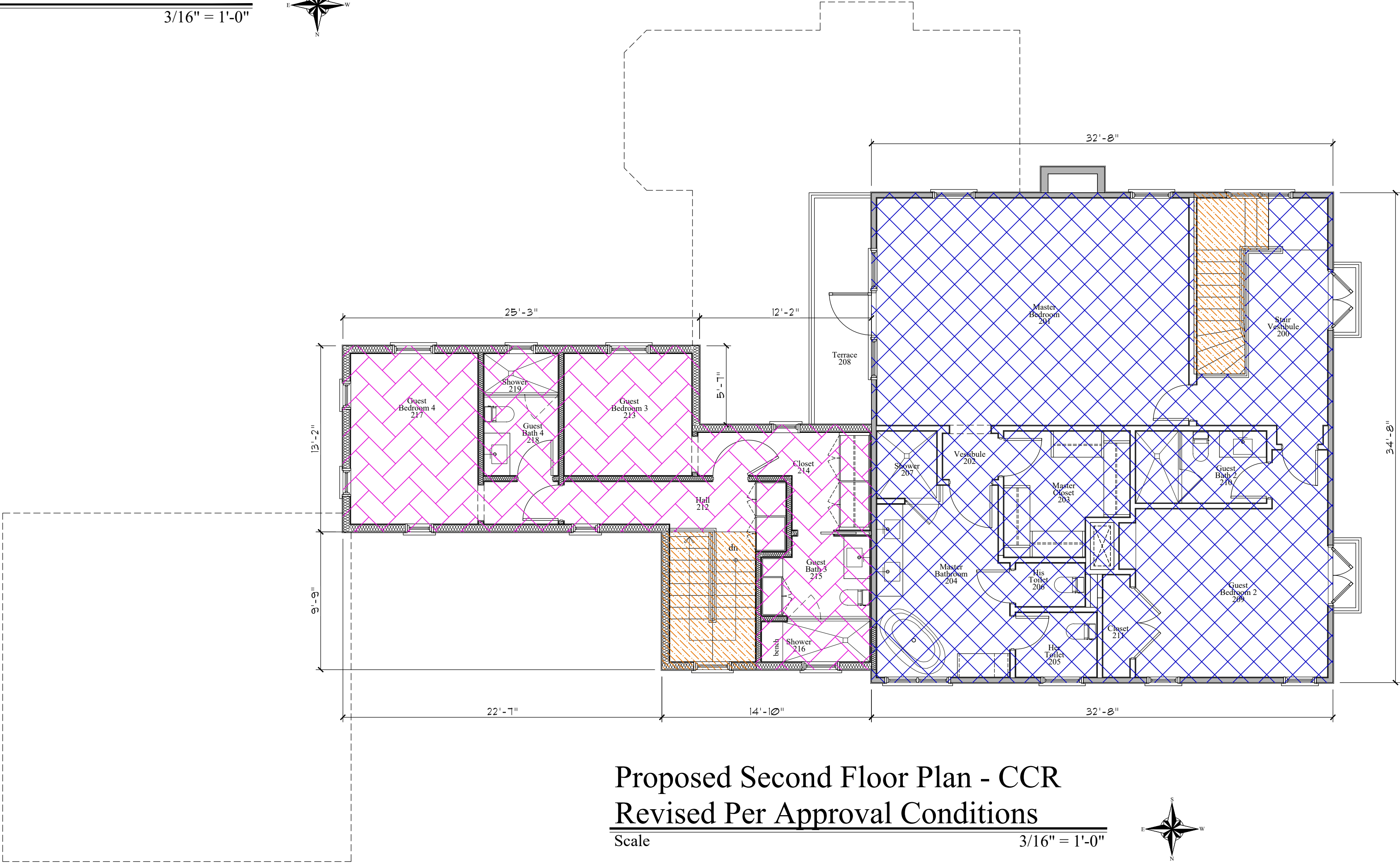
ZONE 3
GARAGE AREAS

ZONE 4
STAIRS

EXISTING CCR CALCULATIONS		
AREAS	PROPOSED VOLUME	
GARAGE	608 SF x 8'	= 4,864 CU. FT.
1 STORY AREAS	1,038 SF x 9'	= 9,342 CU. FT.
2 STORY AREAS	1,079 SF x 19'	= 20,501 CU. FT.
STAIR AREAS	53 SF x 9'	= 477 CU. FT.
TOTAL	35,184 CU. FT. EXISTING C.C.R. = 3.43	

PROPOSED CCR CALCULATIONS		
AREAS	ZONE	PROPOSED VOLUME
GARAGE	3	608 SF x 8' = 4,864 CU. FT.
1 STORY AREAS	1	537 SF x 9' = 4,833 CU. FT.
2 STORY AREAS	2	1,079 SF x 19' = 20,501 CU. FT.
2 STORY AREAS AT ADDITION	2.1	504 SF x 18' = 9,072 CU. FT.
STAIR AREAS	4	118 SF x 9' = 1,062 CU. FT.
TOTAL	40,332 CU. FT. PROPOSED C.C.R. = 3.93	

LOT AREA	10,264 SF	
MAX. C.C.R. ALLOWED	4.00	41,056 CF
TOTAL EXISTING VOLUME	3.43	35,184 CF
TOTAL PROPOSED VOLUME	3.93	40,332 CF



COMM NO.
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REVISIONS

Addition and Renovations to

Kline Residence

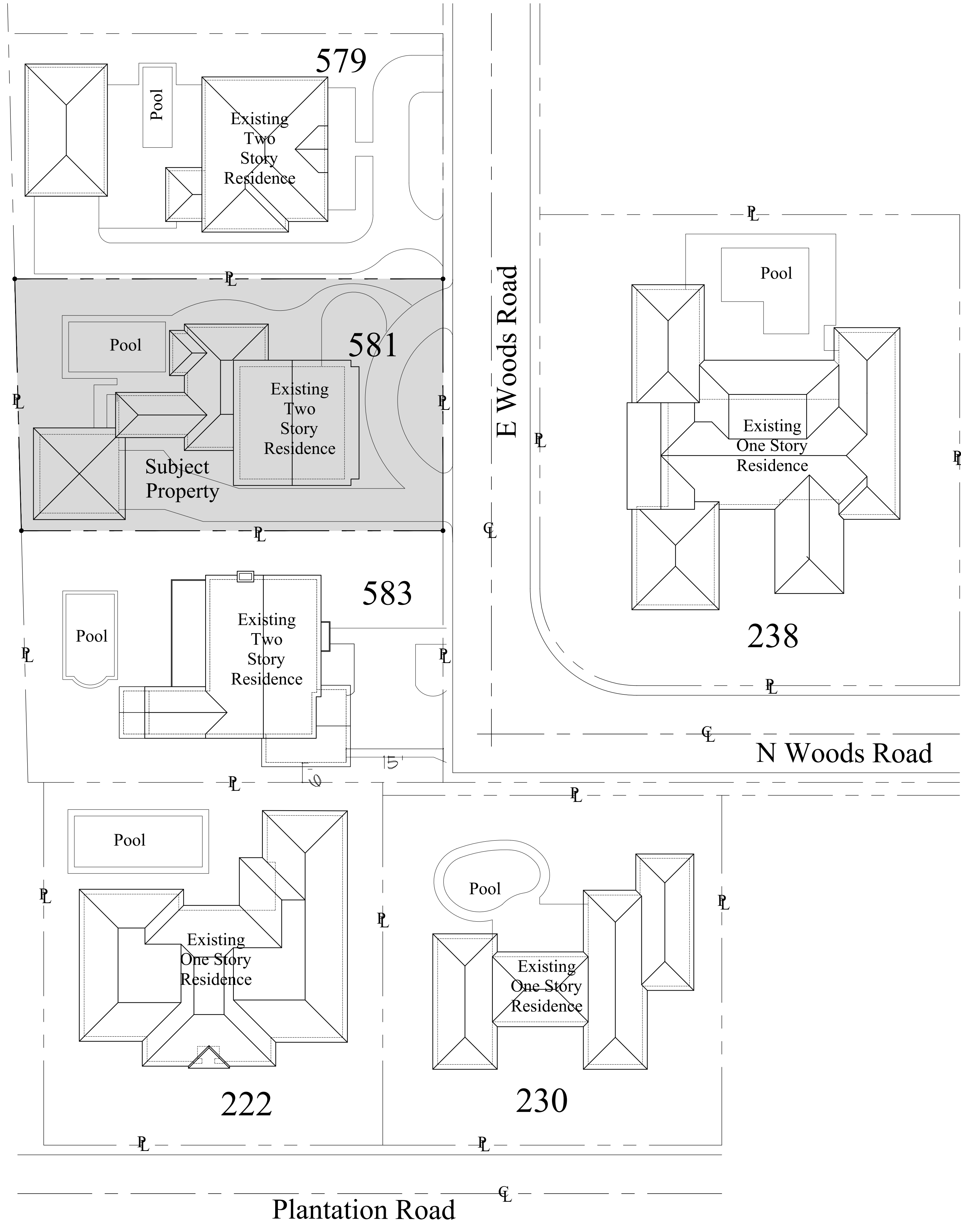
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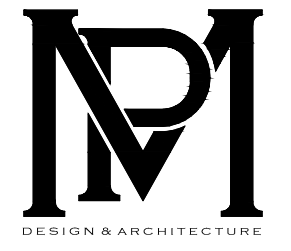
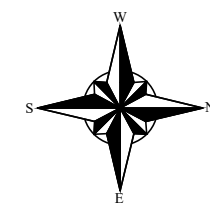
SHEET NO.
A003

ARC-24-0104



Sitescape
Scale

1" = 20'



COMM NO.
2415

DATE
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REVISIONS

Addition and Renovations to
Kline Residence
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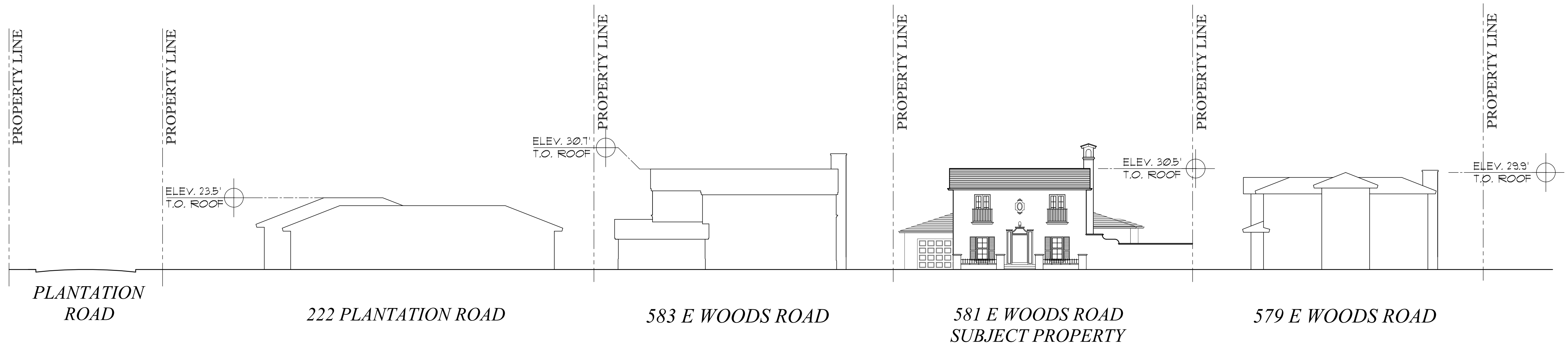


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SHEET NO.

A004

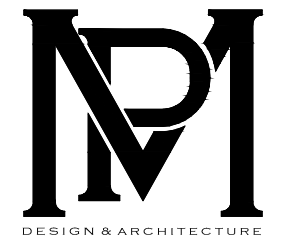
ARC-24-0104



Streetscape

Scale

1/16" = 1'-0"



COMM NO.
2415

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10/21/2024

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Addition and Renovations to
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A005

ARC-24-0104



① 583 E WOODS RD.



② 581 E WOODS RD.



③ 579 E WOODS RD.



④ 238 N WOODS RD.



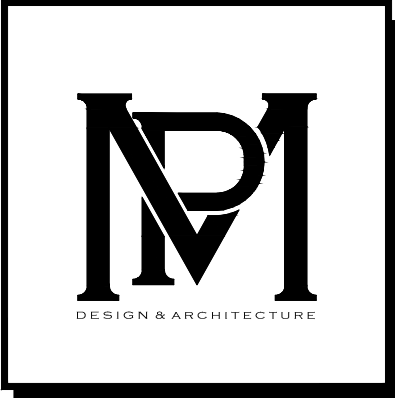
⑤ 241 S WOODS RD.



⑥ 577 E WOODS RD.



KEY MAP



COMM NO.
2415
DATE
10/21/2024

REVISIONS

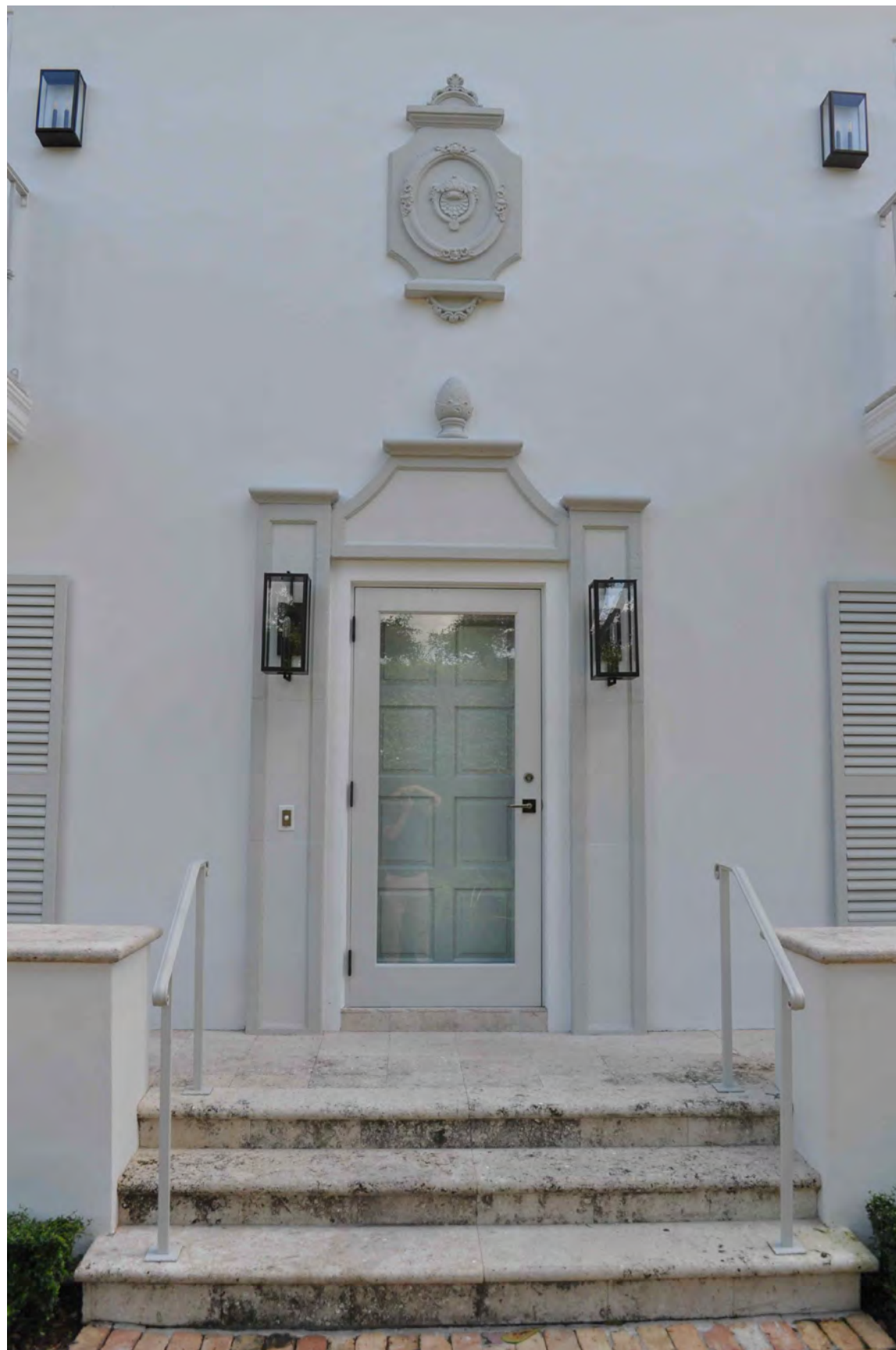
Addition and Renovations to
Kline Residence
581 E Woods Road
Palm Beach FL 33480



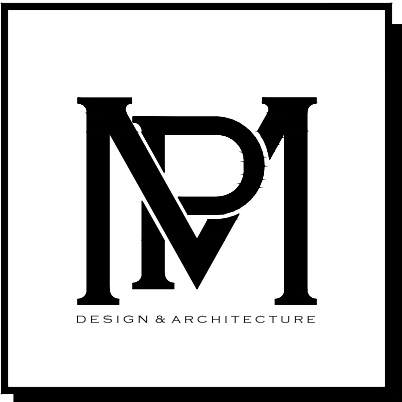
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SHEET NO.
AP01

ARC-24-0104



581 E WOODS RD.
EXISTING PHOTOS



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2415
DATE
10/21/2024

REVISIONS

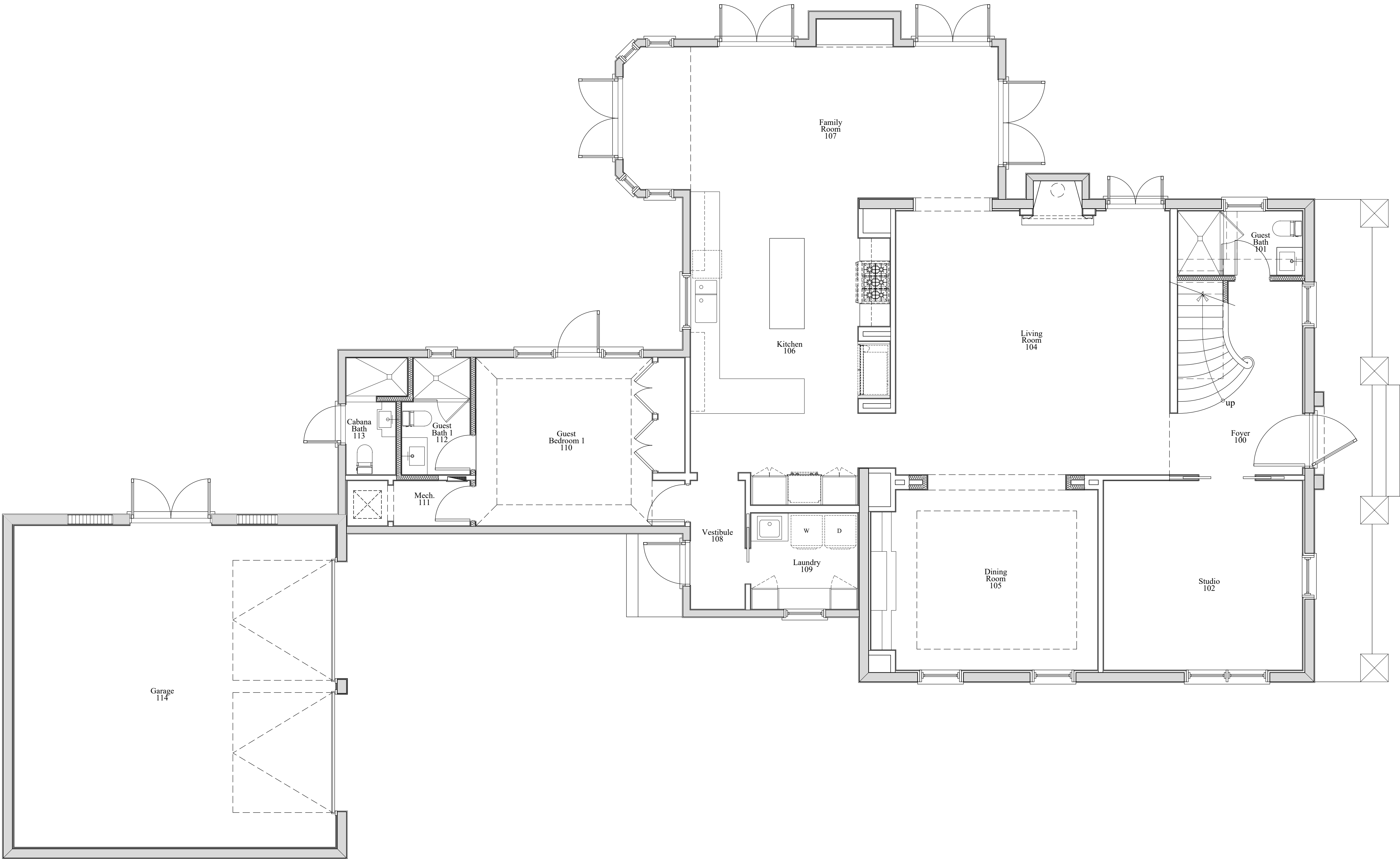
Addition and Renovations to
Kline Residence
Palm Beach FL 33480
581 E Woods Road



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SHEET NO.
AP02

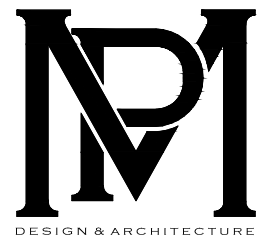
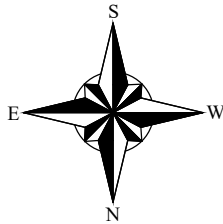
ARC-24-0104



Existing First Floor Plan

Scale

1/4" = 1'-0"



COMM NO.
2415

DATE
10/21/2024

REVISIONS

Addition and Renovations to

Kline Residence

Palm Beach FL 33480

581 E Woods Road



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SHEET NO.

A100

ARC-24-0104

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED FOR THE REMODELING WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC.

2. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC., WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.

3. MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS AND BRACING AND SHORES SHALL BE USED WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.

4. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED. THOSE ITEMS SHALL BE REMOVED AND STORED WHERE THE OWNER REQUESTS.

5. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.

6. EXISTING PLUMBING LINES TO BE CAPPED OFF BELOW FLOOR LEVEL. PLUMBING LINES TO BE REWORKED TO SUIT NEW PLAN PLUMBING LAYOUTS.

7. EXISTING FLOOR FINISHES TO BE REMOVED AND DISPOSED OF PROPERLY. PATCH AND REPAIR SUB-FLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

8. ALL REMOVED DOORS SHALL BE STOCKPILE FOR POSSIBLE RE-USE AT NEW LAYOUT

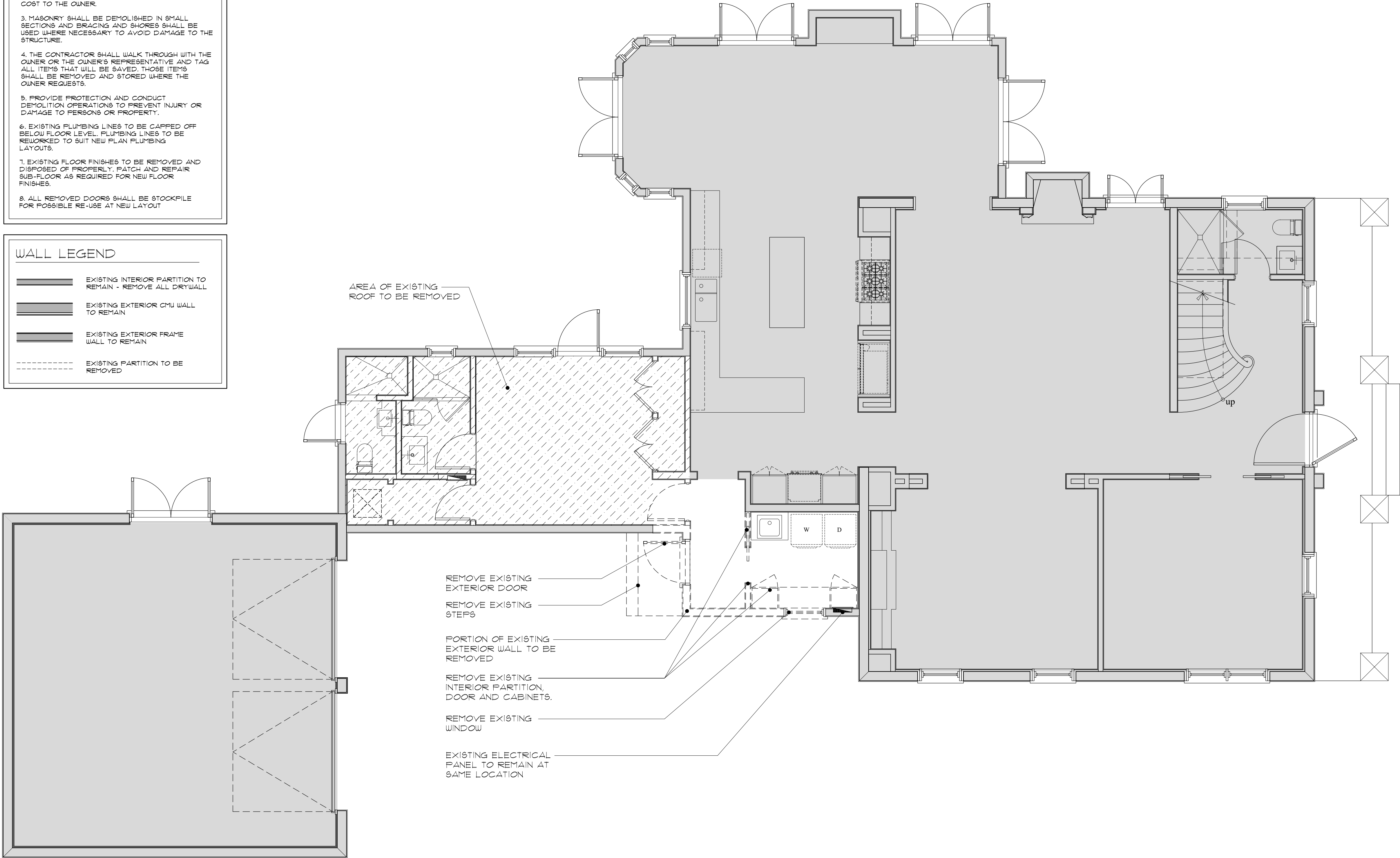
WALL LEGEND

EXISTING INTERIOR PARTITION TO REMAIN - REMOVE ALL DRYWALL

EXISTING EXTERIOR CMU WALL TO REMAIN

EXISTING EXTERIOR FRAME WALL TO REMAIN

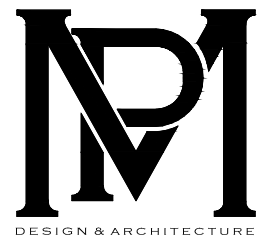
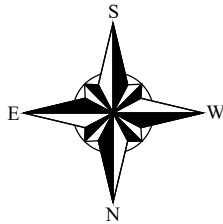
EXISTING PARTITION TO BE REMOVED



Demolition First Floor Plan

Scale

1/4" = 1'-0"



COMM NO.
2415

DATE
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REVISIONS

Addition and Renovations to

Kline Residence

Palm Beach FL 33480

581 E Woods Road

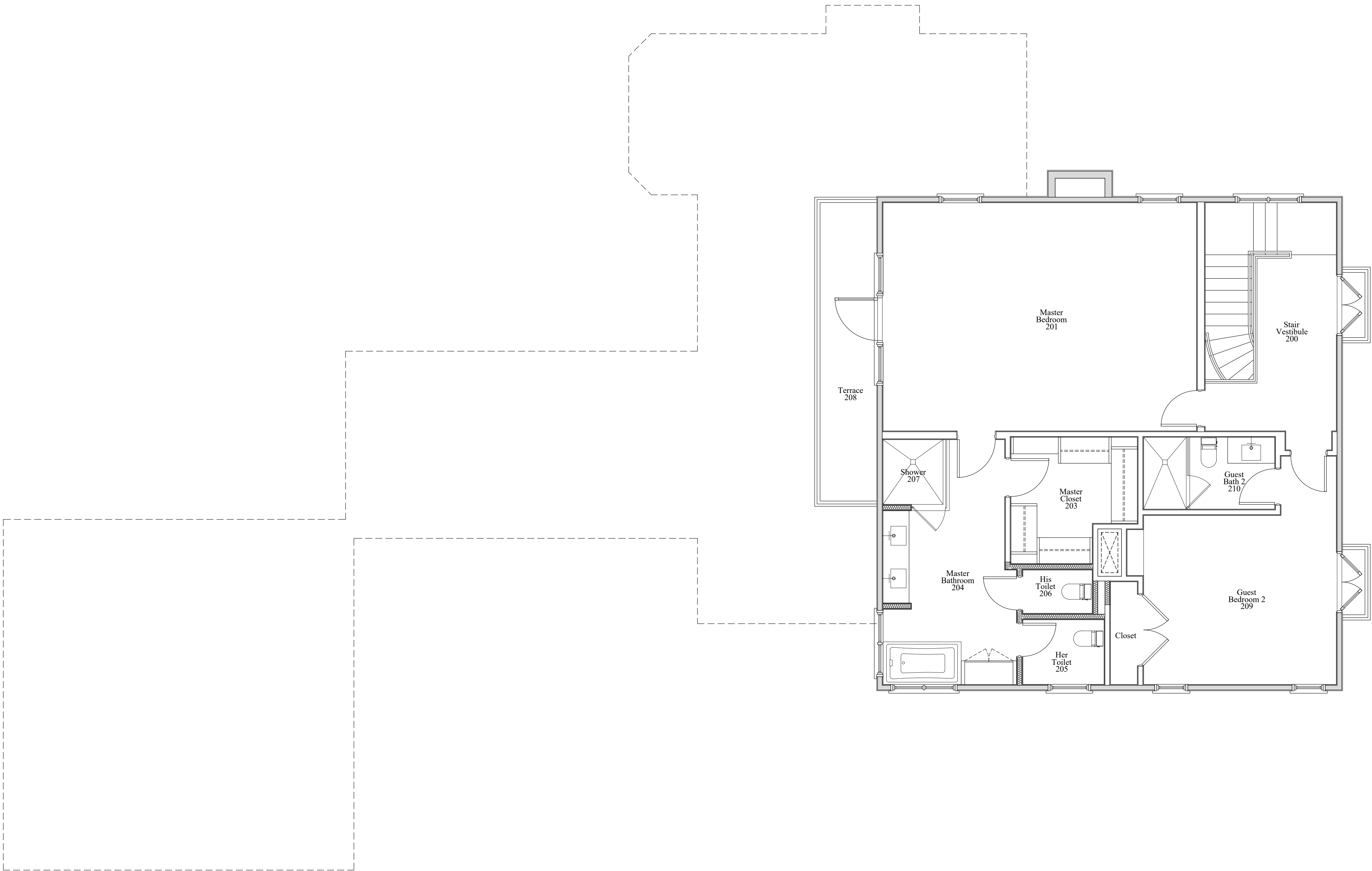


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SHEET NO.

D100

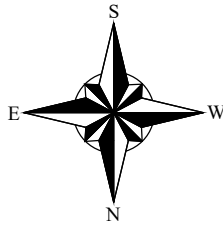
ARC-24-0104



Existing Second Floor Plan

Scale

1/4" = 1'-0"



COMM NO.
2415

DATE
10/21/2024

REVISIONS

Addition and Renovations to
Kline Residence

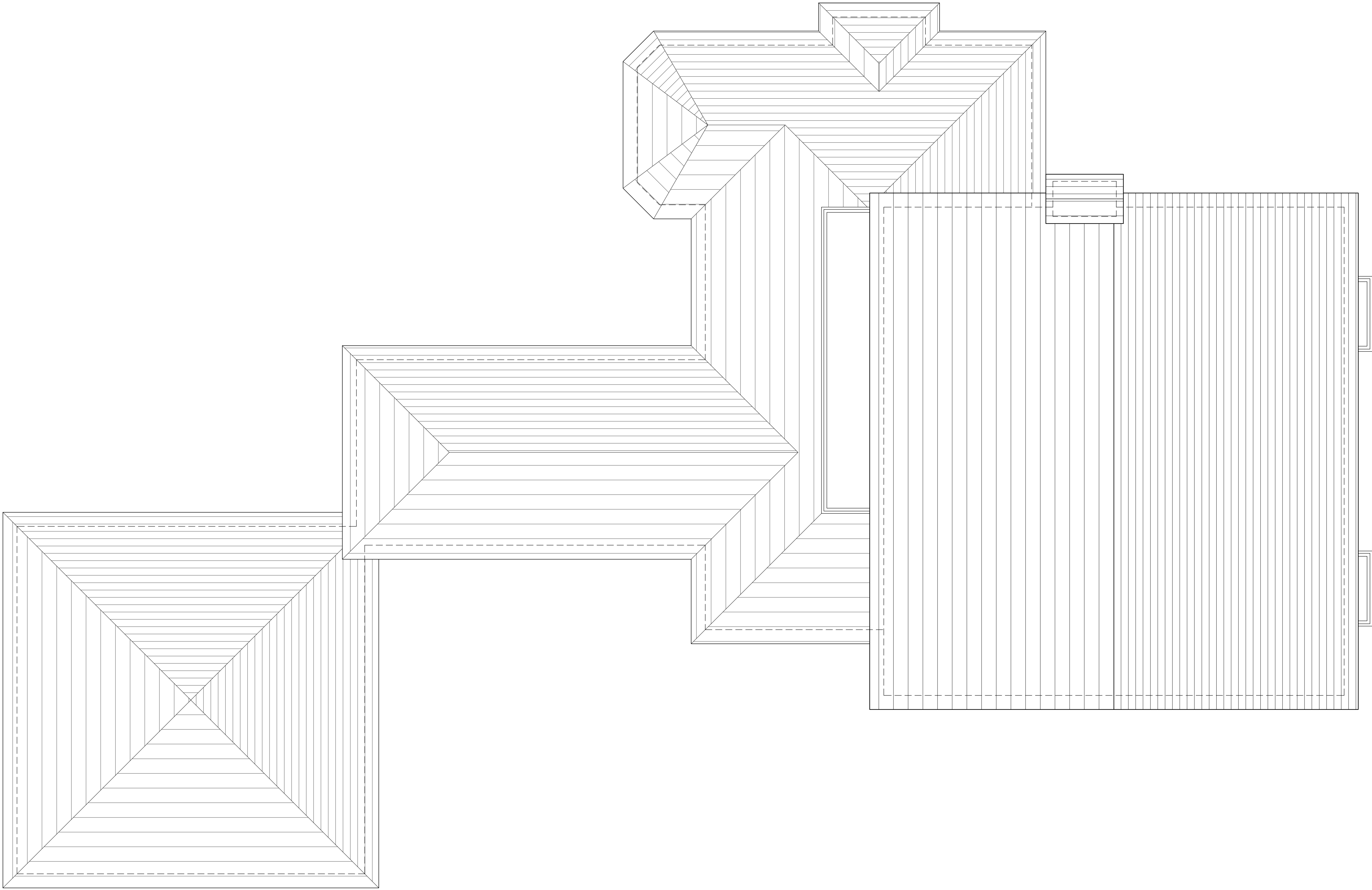
581 E Woods Road
Palm Beach FL 33480



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SHEET NO.
A101

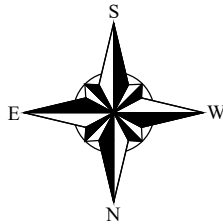
ARC-24-0104



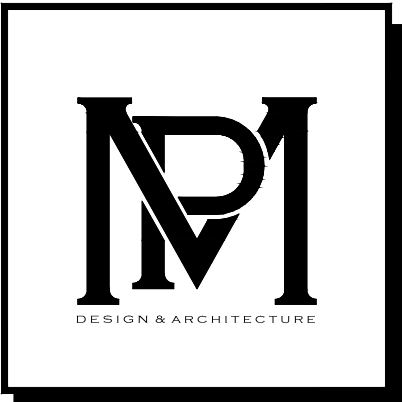
Existing Roof Plan

Scale

1/4" = 1'-0"



ARC-24-0104



COMM NO.
2415

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10/21/2024

REVISIONS

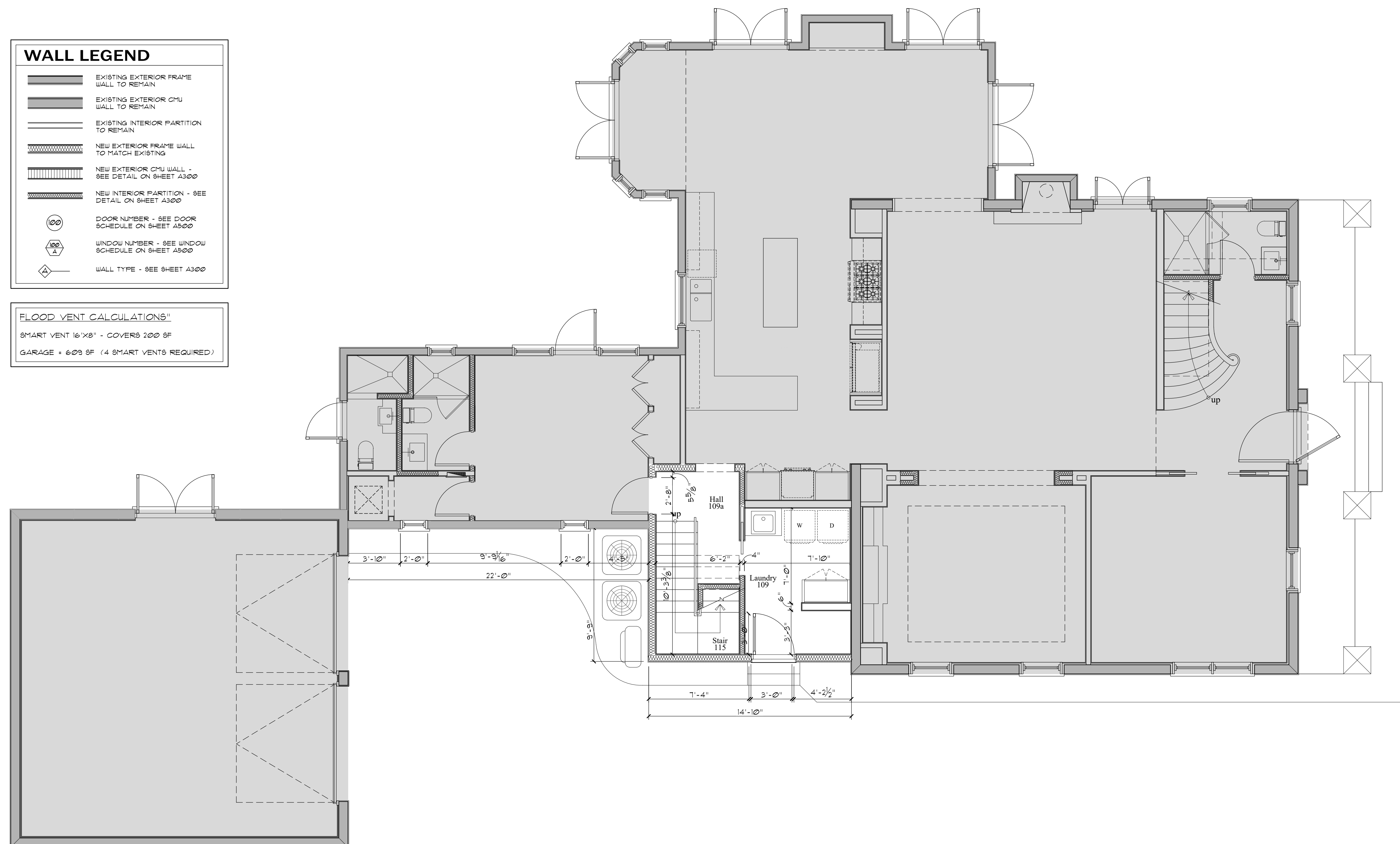
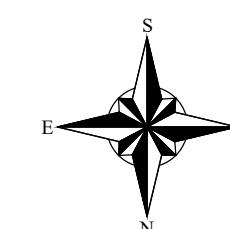
Addition and Renovations to
Kline Residence

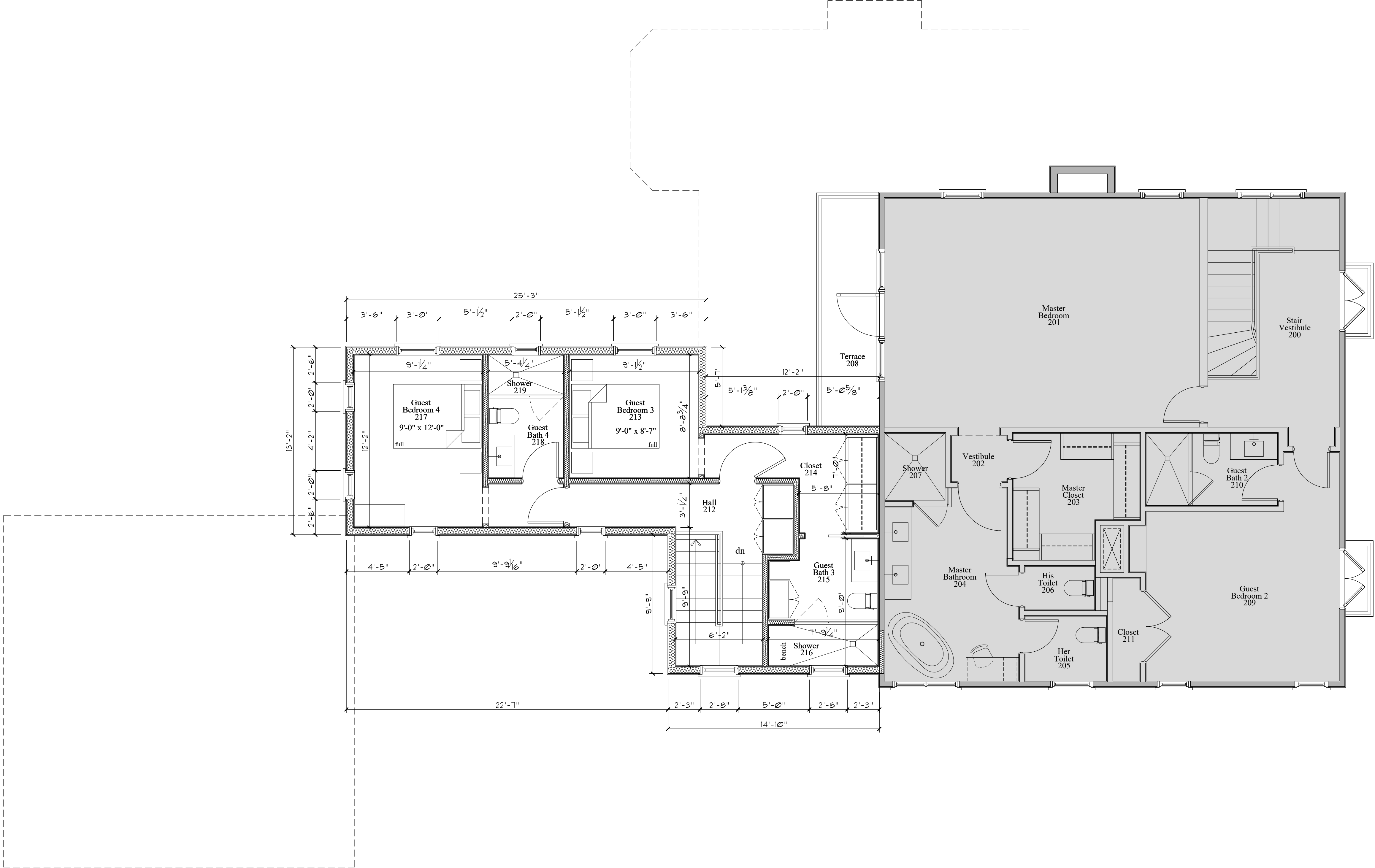
581 E Woods Road
Palm Beach FL 33480



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ARCHITECTURE, INC**
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SHEET NO.
A102

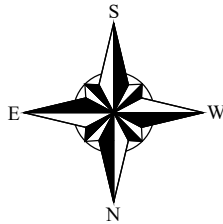




Proposed Second Floor Plan
Previously Approved - ARC-23-006

Scale

1/4" = 1'-0"



ARC-24-0104



COMM NO.
2415

DATE
10/21/2024

REVISIONS

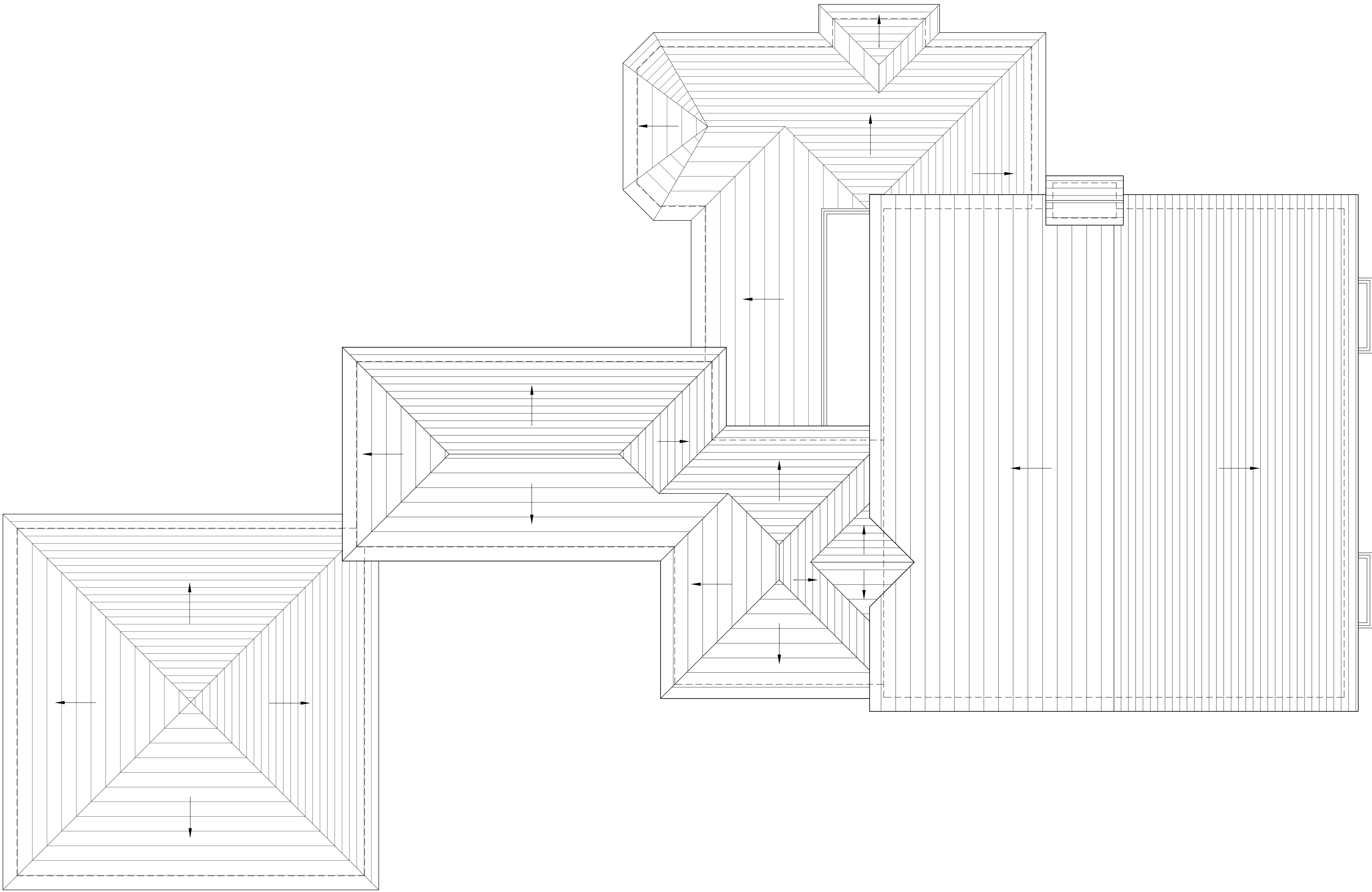
Addition and Renovations to
Kline Residence

581 E Woods Road
Palm Beach FL 33480



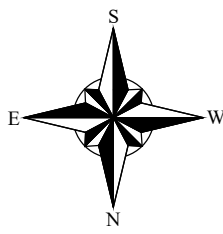
**MP DESIGN &
ARCHITECTURE, INC**
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SHEET NO.
A104

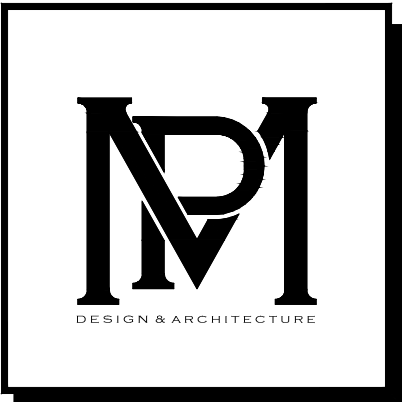


Proposed Roof Plan
Previously Approved - ARC-23-006

Scale _____ 1/4" = 1'-0"



ARC-24-0104



COMM NO.
2415

DATE
10/21/2024

REVISIONS

Addition and Renovations to
Kline Residence

581 E Woods Road
Palm Beach FL 33480



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217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
A105



Existing West Elevation - Front

Scale 1/4" = 1'-0"



Proposed West Elevation - Front
Previously Approved - ARC-23-006

Scale 1/4" = 1'-0"



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REVISIONS

Addition and Renovations to
Kline Residence
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Palm Beach FL 33480

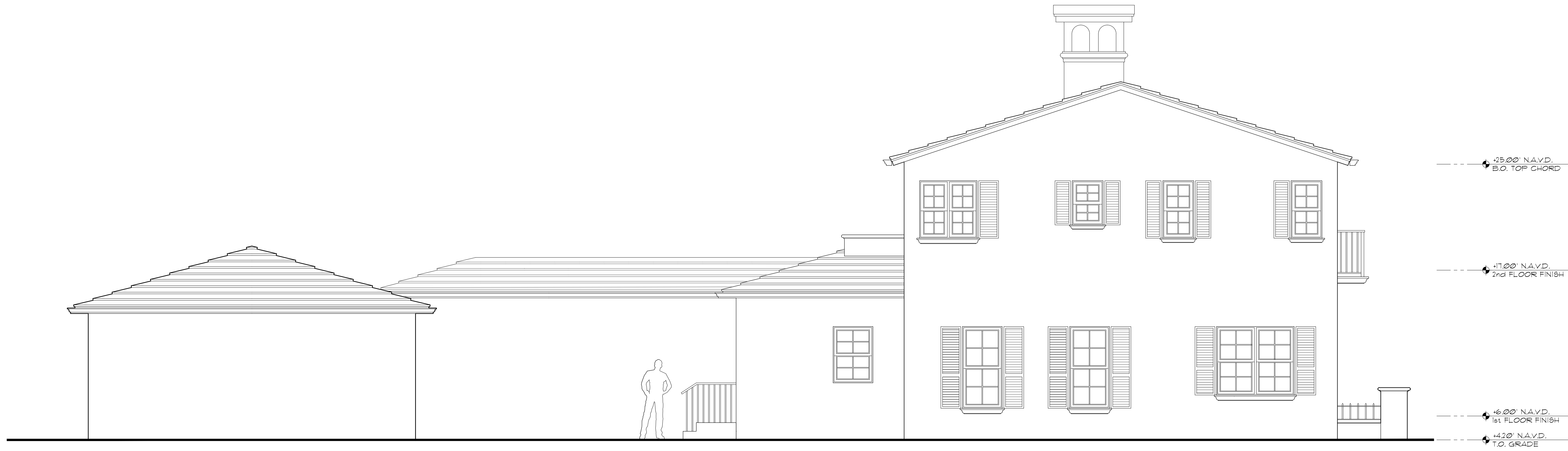


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SHEET NO.
A200

ARC-24-0104





Existing North Elevation

Scale

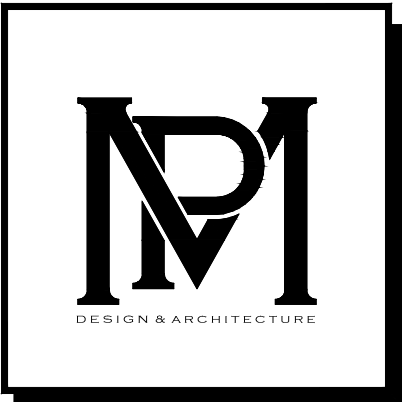
1/4" = 1'-0"



Proposed North Elevation
Previously Approved - ARC-23-006

Scale

1/4" = 1'-0"



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2415
DATE
10/21/2024

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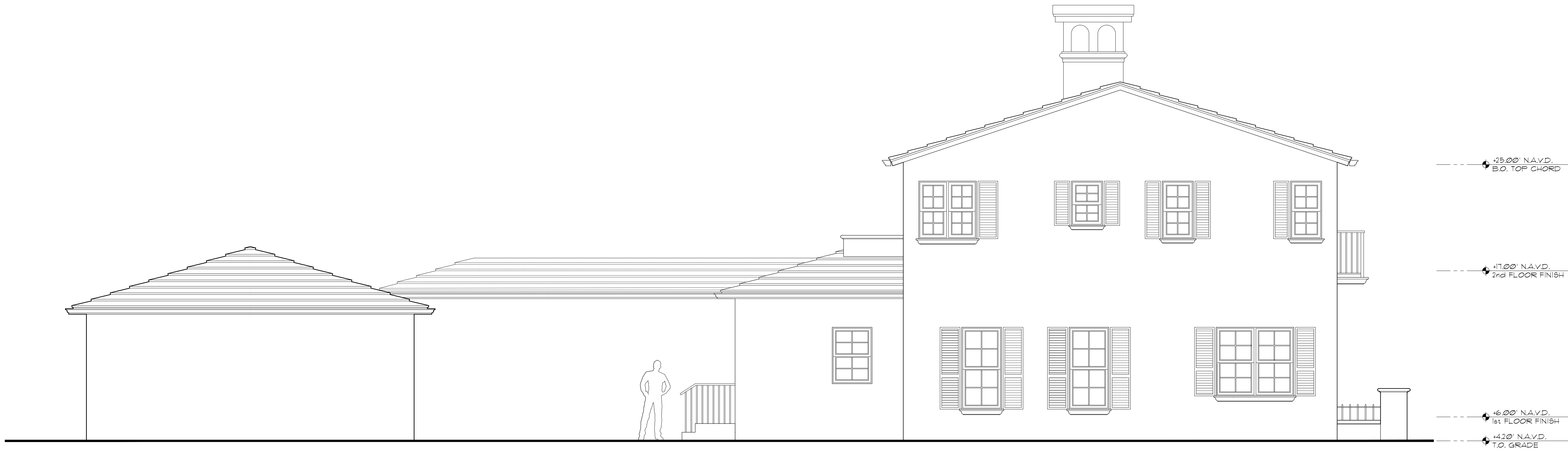
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Kline Residence
Palm Beach FL 33480
581 E Woods Road



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SHEET NO.
A201

ARC-24-0104



Existing North Elevation

Scale

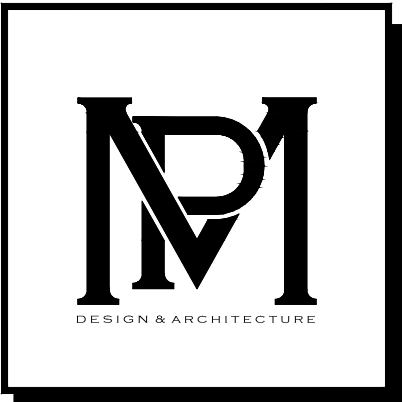
1/4" = 1'-0"



Proposed Revised North Elevation

Scale

1/4" = 1'-0"



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Addition and Renovations to
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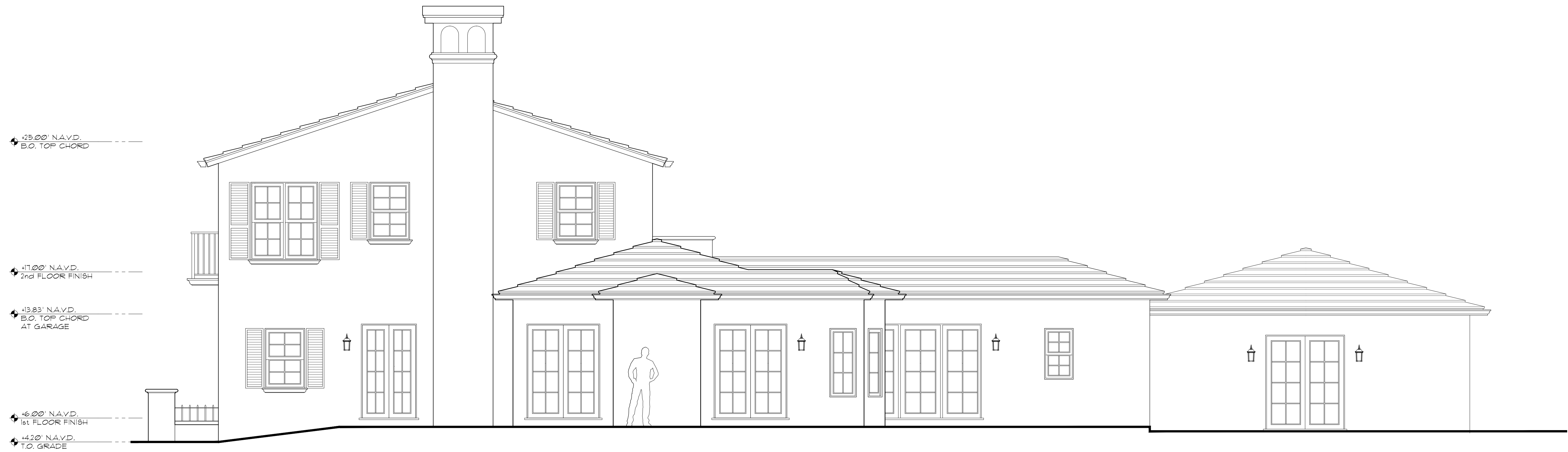


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SHEET NO.
A201.1

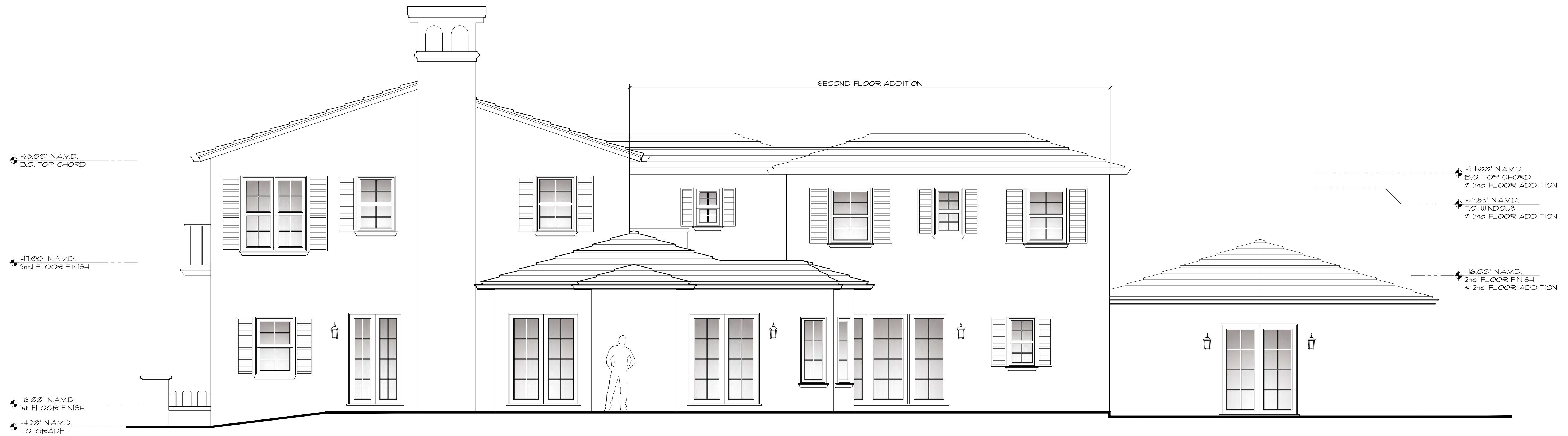
ARC-24-0104





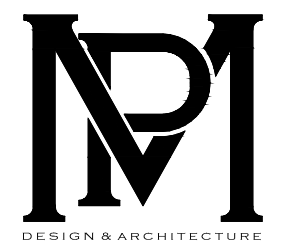
Existing South Elevation
Scale

1/4" = 1'-0"



Proposed South Elevation
Previously Approved - ARC-23-006
Scale

1/4" = 1'-0"



COMM NO.
2415

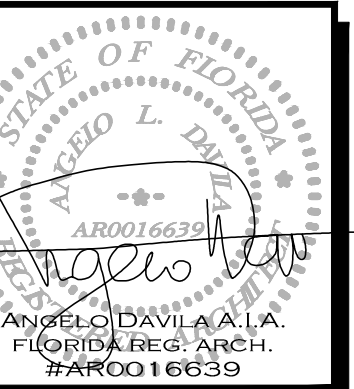
DATE
10/21/2024

REVISIONS

Addition and Renovations to
Kline Residence

Palm Beach FL 33480

581 E Woods Road



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SHEET NO.

A202

ARC-24-0104





Existing East Elevation - Rear

Scale 1/4" = 1'-0"



Proposed East Elevation - Rear
Previously Approved - ARC-23-006

Scale 1/4" = 1'-0"



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Kline Residence
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SHEET NO.
A203

ARC-24-0104



Existing East Elevation - Rear

Scale

1/4" = 1'-0"



Proposed Revised East Elevation

Scale

1/4" = 1'-0"



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Addition and Renovations to
Kline Residence
581 E Woods Road
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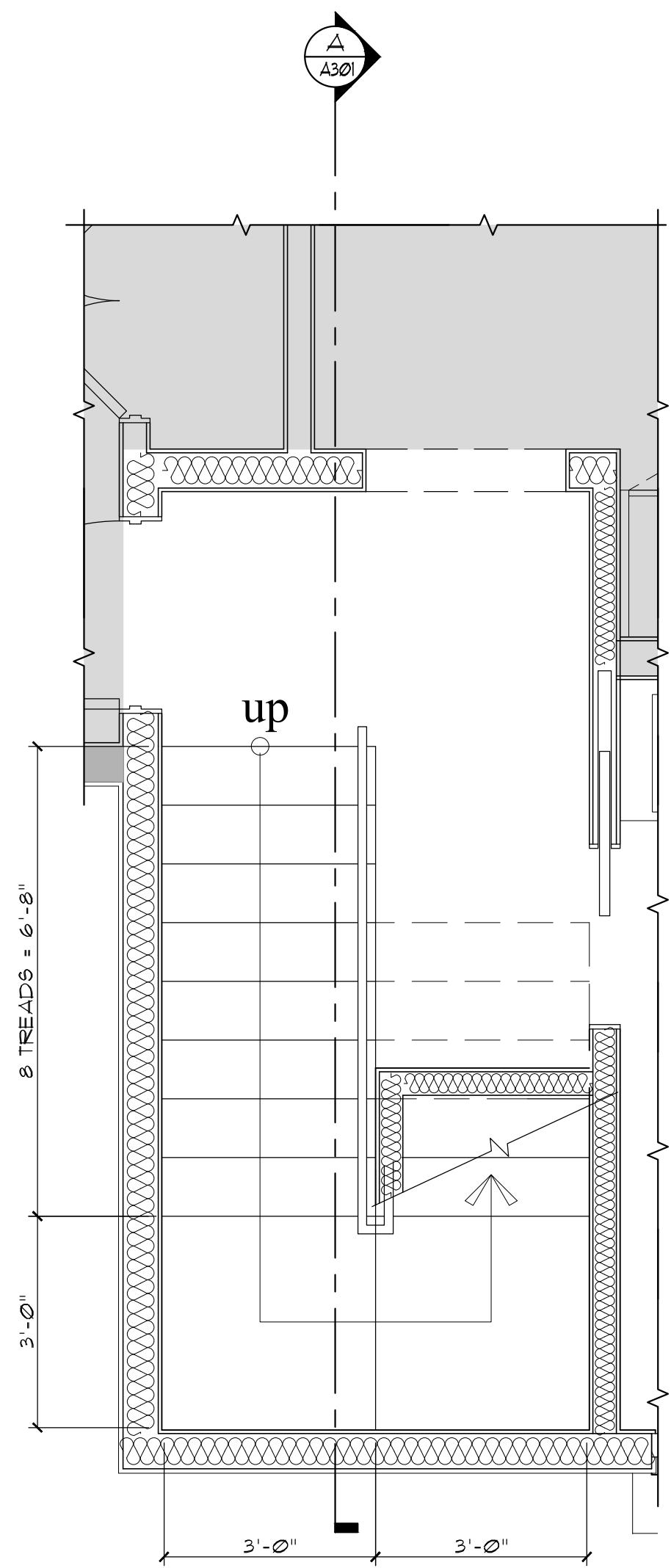


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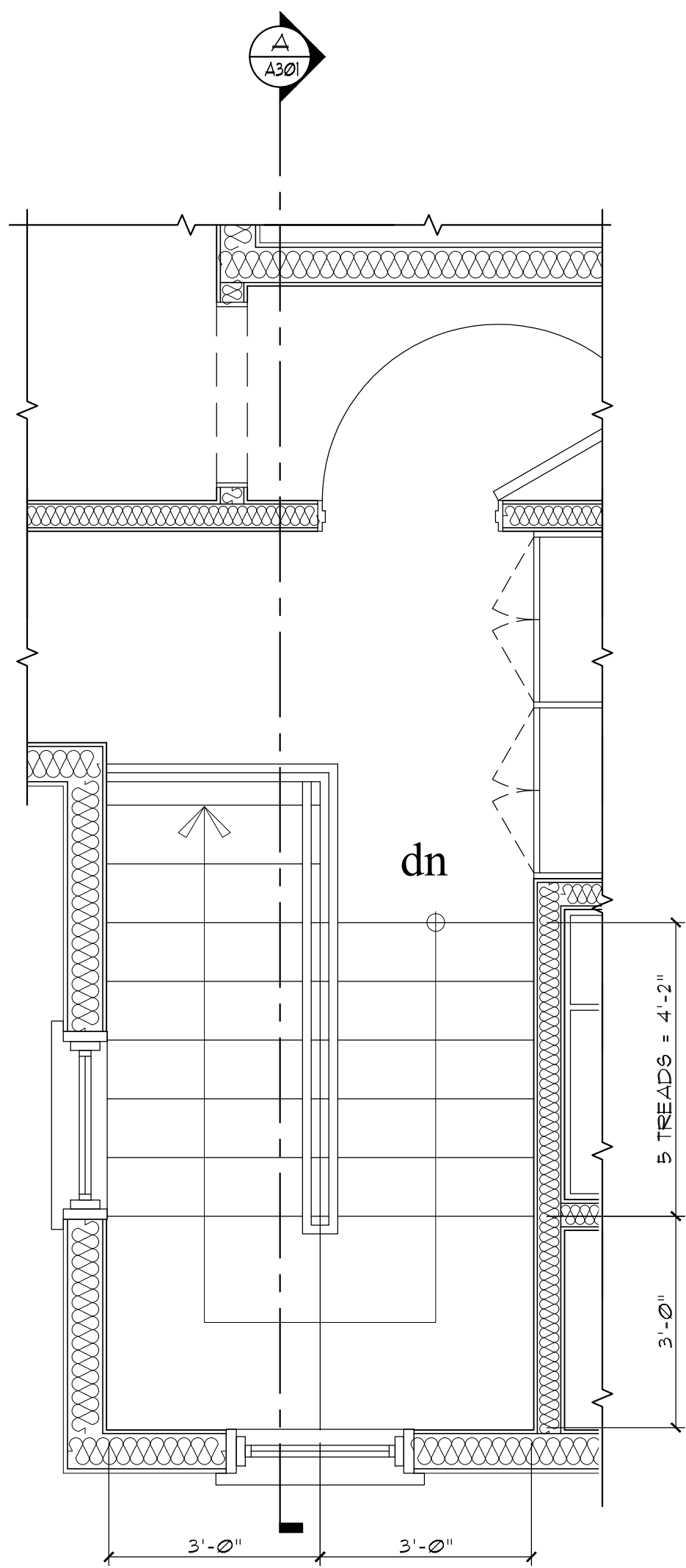
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A203.1

ARC-24-0104

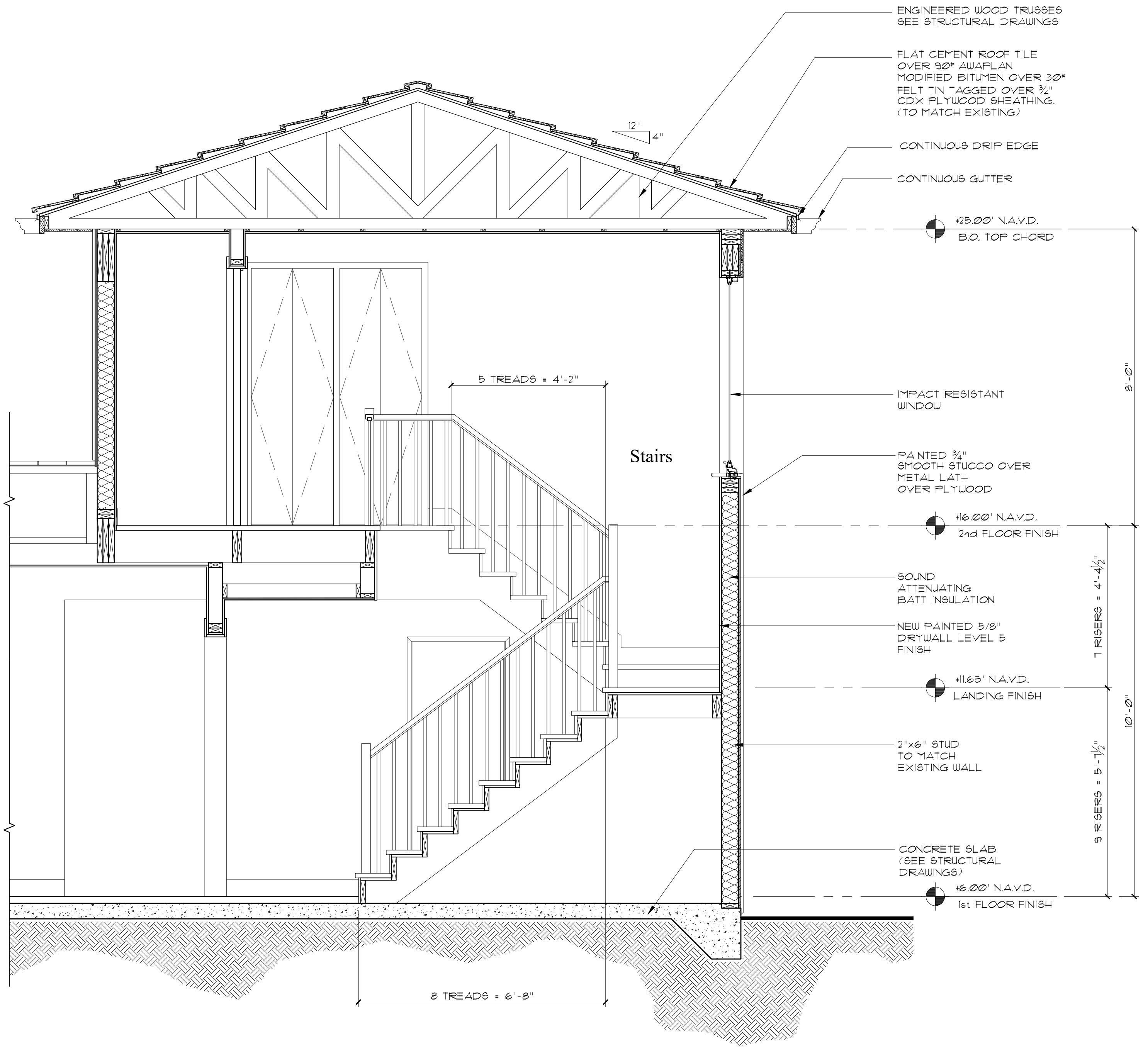




Proposed First Floor Stair
Scale 1/2" = 1'-0"



Proposed Second Floor Stair
Scale 1/2" = 1'-0"



Proposed Stair Section A
Scale 1/2" = 1'-0"



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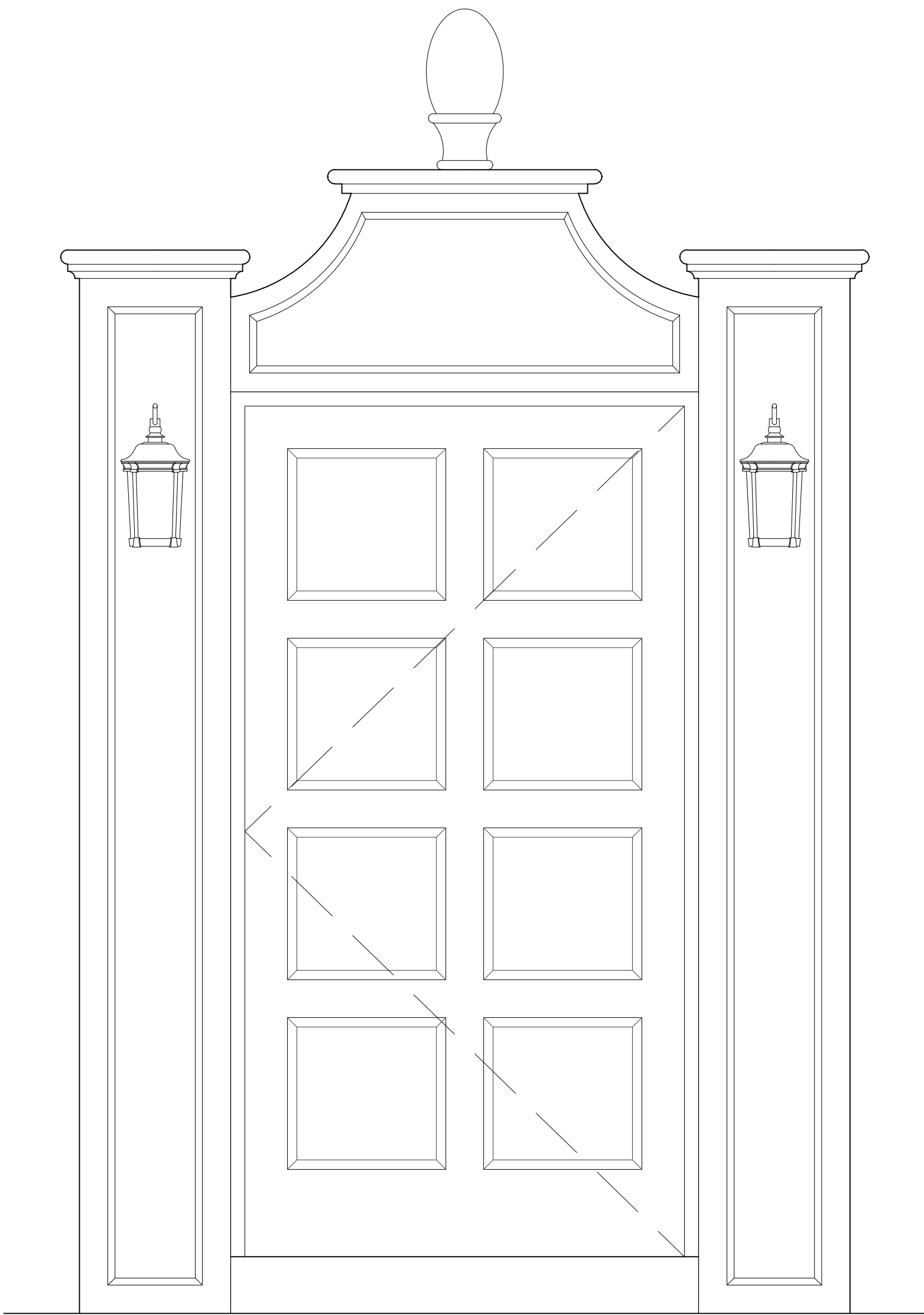
Addition and Renovations to
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SHEET NO.
A300

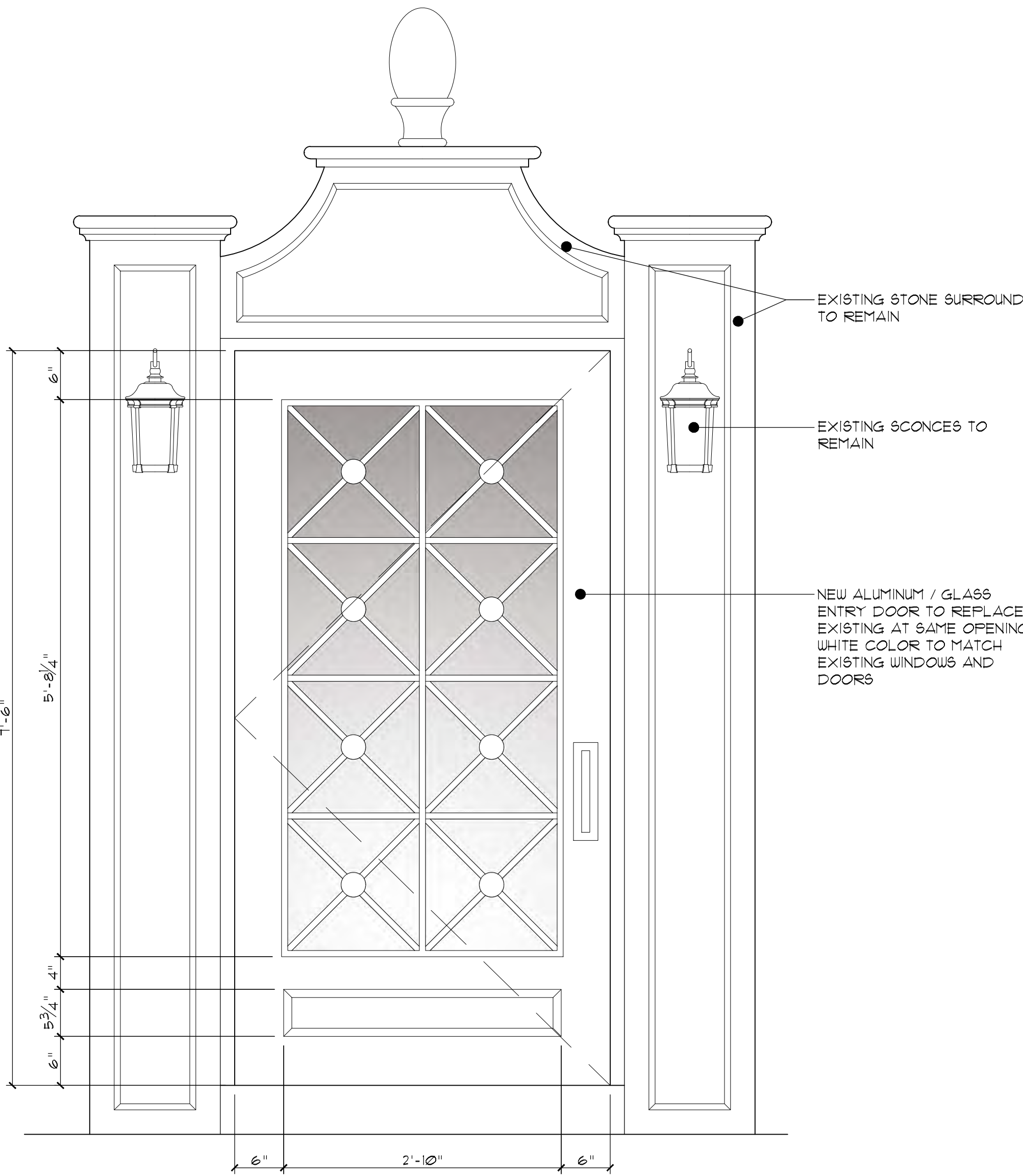
ARC-24-0104



Existing Entry Door

Scale

1" = 1'-0"



Enlarged Proposed Entry Door
Previously Approved - ARC-23-006

Scale

1" = 1'-0"

ARC-24-0104



COMM NO.
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REVISIONS

Addition and Renovations to

Kline Residence

581 E Woods Road
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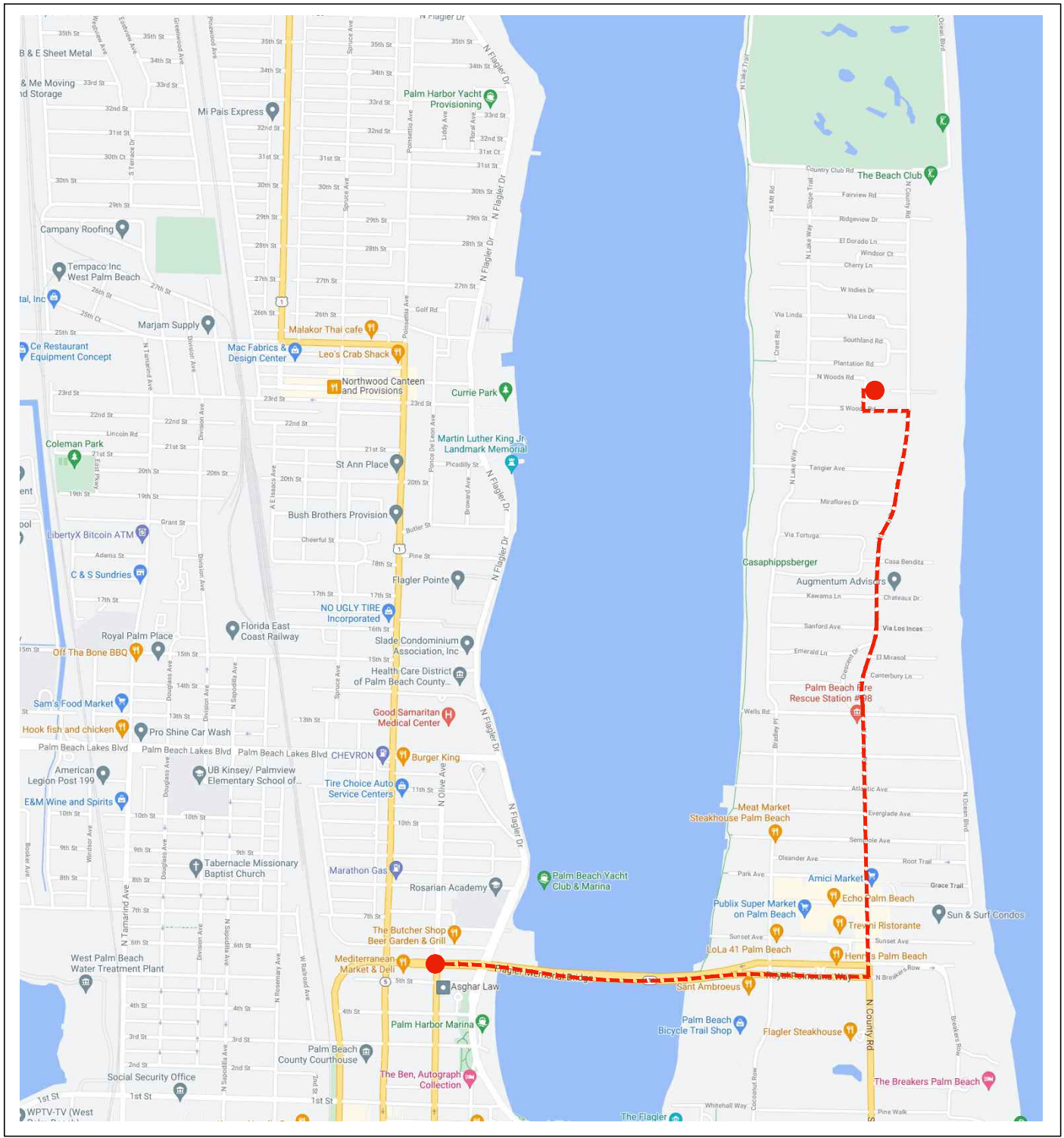


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SHEET NO.

A301

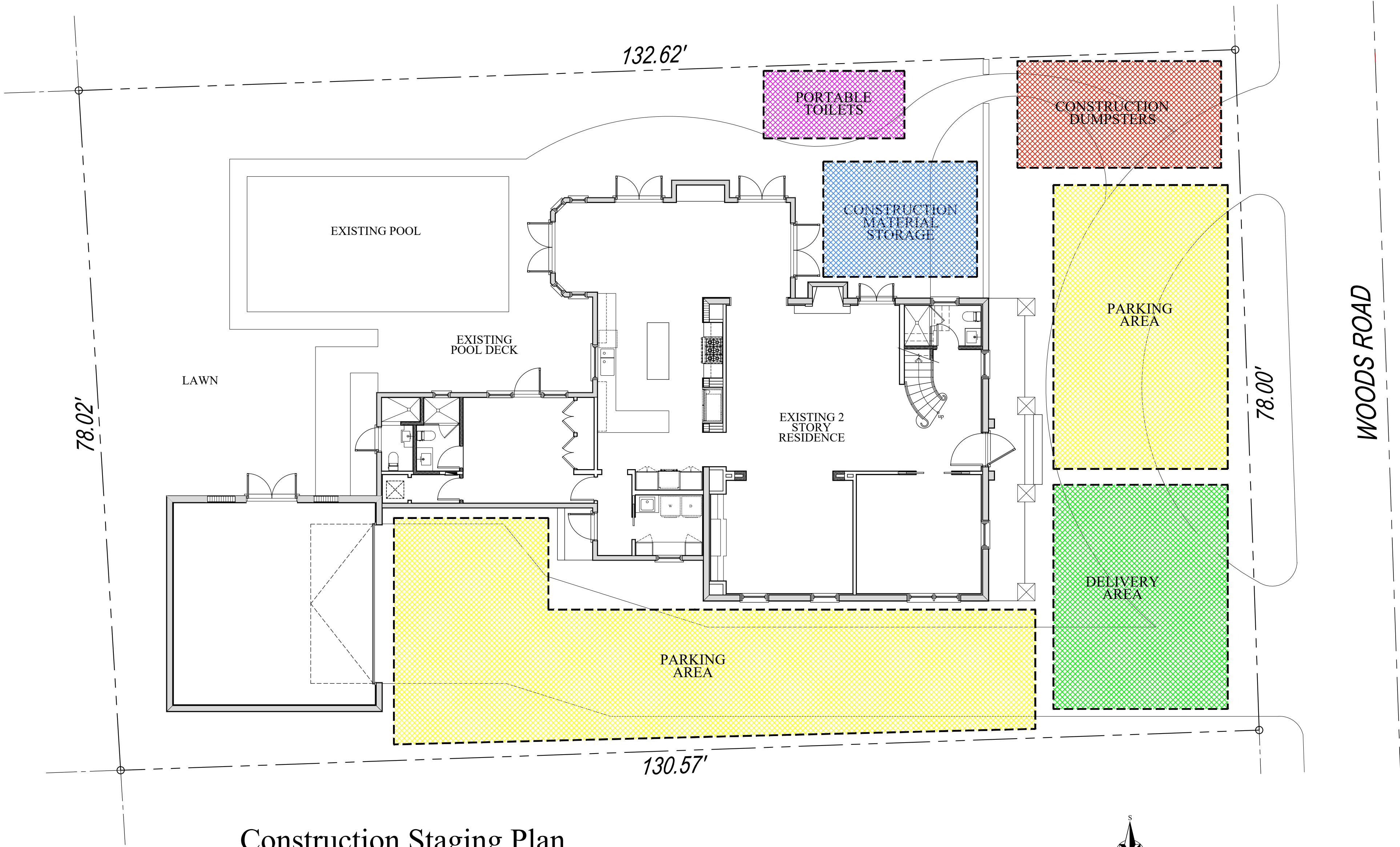


Truck Traffic Map

BEST ROUTE TO THE PROPERTY:
-ENTER PALM BEACH OVER THE NORTH BRIDGE, MAKE A LEFT (NORTH) ONTO NORTH COUNTY RD, THEN RIGHT ONTO COUNTRY CLUB RD, AND LEFT ONTO NORTH OCEAN BOULEVARD, PROCEED NORTH AND TURNING LEFT ONCE YOU REACH S WOODS RD, AND RIGHT ON E WOODS RD. PROPERTY IS ON THE RIGHT.

MAXIMUM TRUCK LENGTH:
-60 FEET

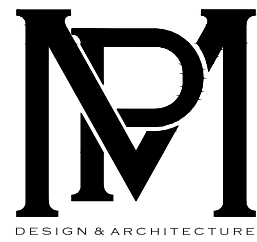
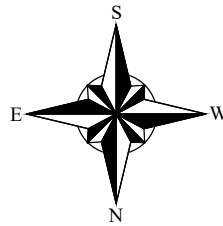
MAXIMUM NUMBER OF TRIPS TO THE PROPERTY:
-80 (DUMPSTER AND BUILDING MATERIALS.)



Construction Staging Plan

Scale

1/4" = 1'-0"



COMM NO.
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Addition and Renovations to

Kline Residence

Palm Beach FL 33480

581 E Woods Road

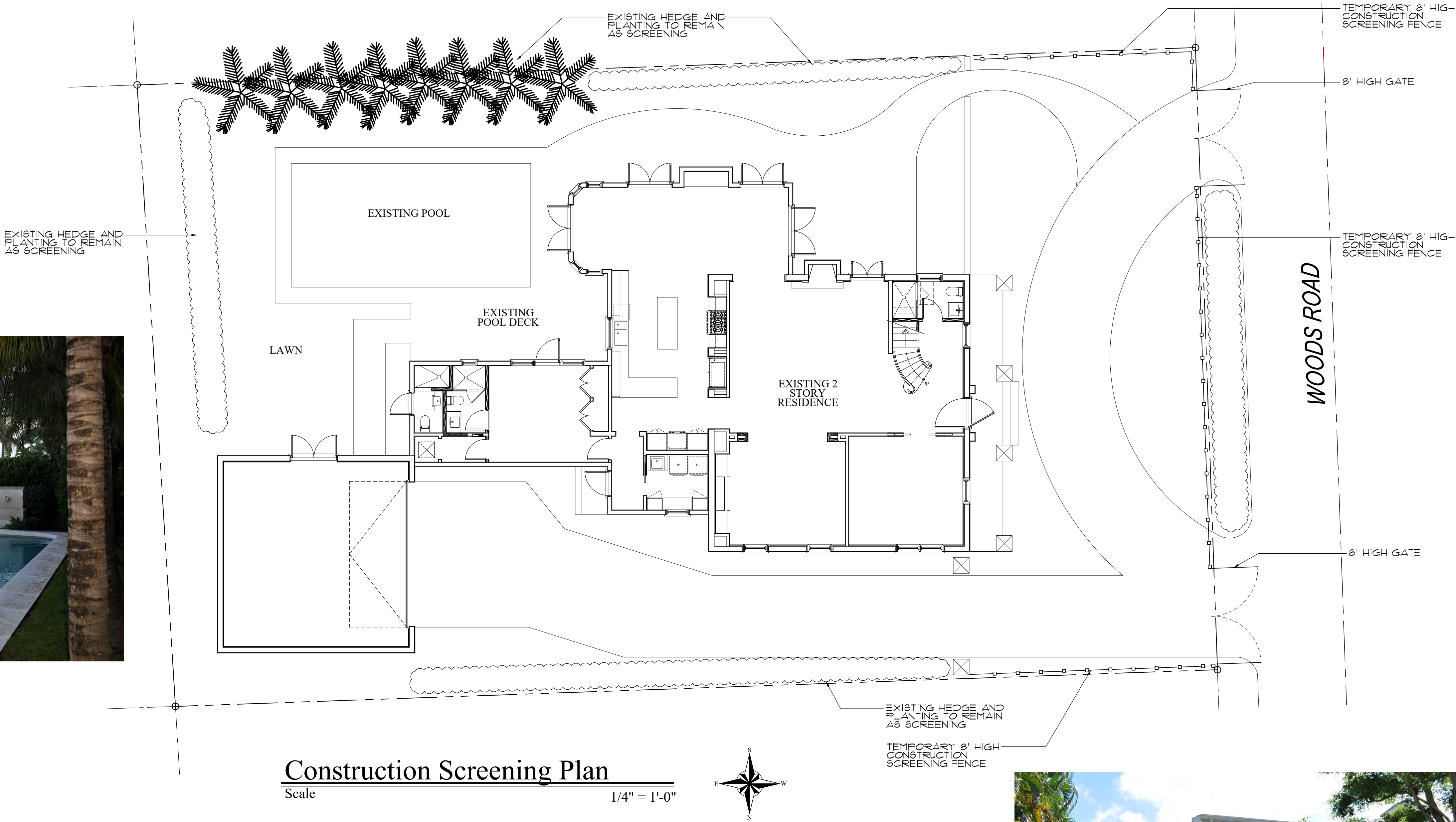


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SHEET NO.

A007

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SHEET NO.
A008

ARC-24-0104