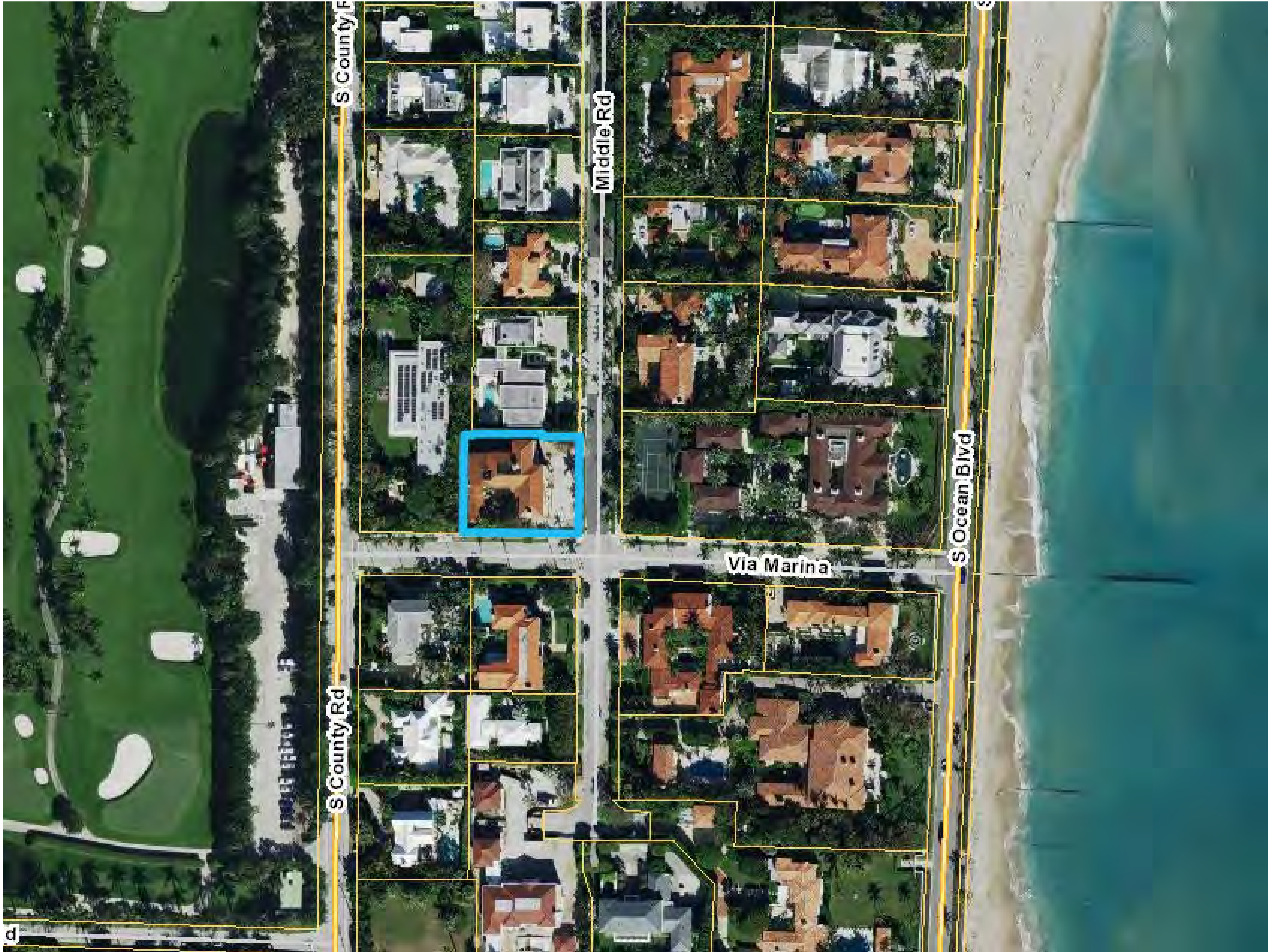




FINAL SUBMITTAL COA-24-0025 (ZON-24-0065)
LPC HEARING 04/16/25 TC HEARING 05/14/25

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:

SHEET NUMBER:
DATE:
03-31-25
JOB #
0445

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

INDEX OF DRAWINGS

ARCHITECTURAL

- A0– PLOT PLAN, INDEX
- A1.1– EXISTING NEIGHBORING PROPERTIES PLAN
- A1.2– PROPOSED NEIGHBORING PROPERTIES PLAN
- A2– EXISTING AND PROPOSED STREETSCAPES
- A3– EXISTING SITE PLAN
- A4.1– PREVIOUSLY APPROVED AND PROPOSED SITE PLAN
- A4.2– PROPOSED SITE PLAN WITH REVISION CLOUDED
- A5– EROSION CONTROL AND SITE UTILIZATION PLAN
- A6– EXISTING FIRST FLOOR PLAN
- A7– PREVIOUSLY APPROVED AND PROPOSED FIRST FLOOR PLAN
- A8– EXISTING SECOND FLOOR PLAN
- A9– PREVIOUSLY APPROVED SECOND FLOOR PLAN
- A10– EXISTING ROOF PLAN
- A11.1–PREVIOUSLY APPROVED AND PROPOSED ROOF PLAN
- A11.2–PROPOSED ROOF STEPS
- A12.1–ORIGINAL, EXISTING, PREVIOUSLY APPROVED AND PROPOSED EAST ELEVATIONS
- A12.2–EXISTING, PREVIOUSLY APPROVED AND PROPOSED EAST ELEVATIONS, STREET VIEW
- A13– ORIGINAL, EXISTING AND PREVIOUSLY APPROVED NORTH ELEVATIONS
- A14– ORIGINAL, EXISTING AND PREVIOUSLY APPROVED WEST ELEVATIONS
- A15.1–ORIGINAL, EXISTING, PREVIOUSLY APPROVED AND PROPOSED SOUTH ELEVATIONS
- A15.2–EXISTING, PREVIOUSLY APPROVED AND PROPOSED SOUTH ELEVATIONS, STREET VIEW
- A16.1–ORIGINAL, EXISTING AND PREVIOUSLY APPROVED COURTYARD ELEVATIONS
- A16.2–STRUCTURAL REPAIRS AT INTERIOR COURTYARD EAST ELEVATION
- A17– CUBIC CONTENT CALCULATIONS
- A18– SITE WALL AND FOUNTAIN DETAILS
- A19– COURTYARD PAVING DETAILS
- A20– HISTORIC COURTYARD TERRACE PAVING PHOTOS
- A21– EQUIPMENT ENCLOSURE AND GATE DETAILS
- A22– COLORED ELEVATIONS
- A23– COLORED ELEVATIONS AND SITE PLAN
- A24– RENDERINGS

LOGISTICS PLAN

- LP1–LOGISTICS PLAN AND CONSTRUCTION SCHEDULE
- LP2–GANTT CHART

CIVIL ENGINEERING

- C1– CONCEPTUAL SITE GRADING AND DRAINAGE PLAN

LANDSCAPE PLANS

- L100

– LANDSCAPE DRAWING INDEX

L101

– EXISTING CONDITION PHOTOS

L101.1

– EXISTING CONDITION PHOTOS

N/A

– PREVIOUSLY APPROVED LANDSCAPE PLAN

L102.1

– PROPOSED LANDSCAPE PLAN

L103

– LANDSCAPE PLAN (RENDERING)

L104

– LANDSCAPE DETAILS AND NOTES

L105

– PLANT MATERIAL

L106

– NATIVE AND NON–NATIVE PLAN
- L107

– FRONT YARD OPEN SPACE
- L108

– PERIMETER OPEN SPACE
- L109

– OPEN SPACE DIAGRAM
- CE–1

– COLORED ELEVATION
- CE–2

– COLORED ELEVATION
- CE–3

– COLORED ELEVATION
- CE–4

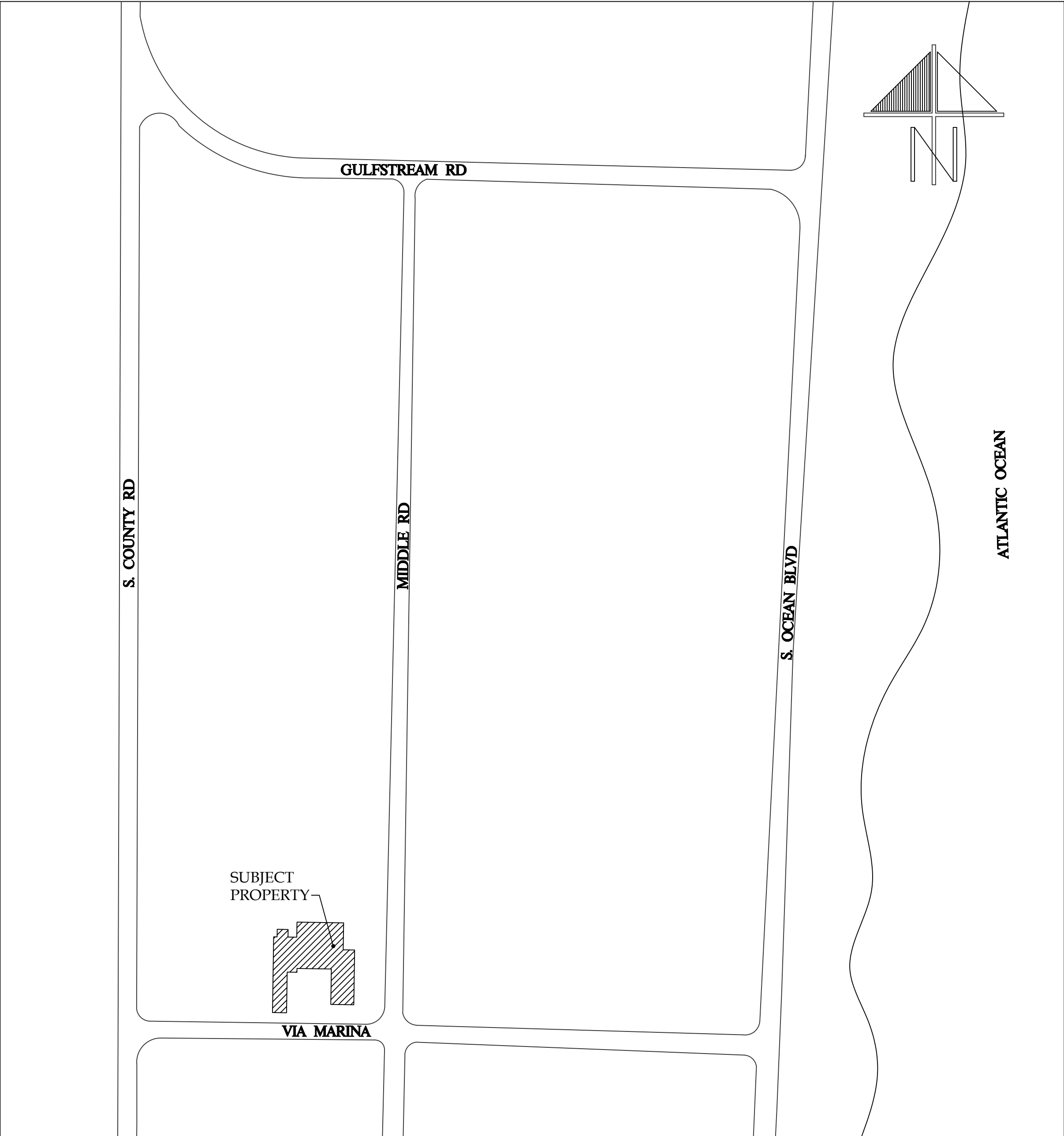
– COLORED ELEVATION
- CE–5

– COLORED ELEVATION

SURVEY

- BOUNDARY, TOPOGRAPHY AND EASEMENT SURVEY

Line 0	ZONING LEGEND			
1	PROPERTY ADDRESS	70 MIDDLE ROAD, PALM BEACH, FL		
2	ZONING DISTRICT	R–B		
3	LOT SIZE (SQ. FT.)	15,495 SQ. FT.		
4	LOT WIDTH (W) & DEPTH (D)	113’ (W) & 135’ (D)		
5	STRUCTURE TYPE	SINGLE FAMILY		
6	FEMA FLOOD ZONE DESIGNATION	FLOOD ZONE X		
7	ZERO DATUM–PT. OF MEAS. (NAVD)	10.50’ NAVD		
8	CROWN OF ROAD (COR) (NAVD)	9.98’ NAVD (AT HIGHEST POINT)		
9		REQUIRED/ALLOWED	EXISTING	PROPOSED
10	LOT COVERAGE (SQ. FT.)	4,648.5 (30.0%)	5,187.0 (33.5%)	5,279.0 (34.0%)
11	ENCLOSED SQUARE FOOTAGE		12,406	12,590
12	FRONT YARD SETBACK (1 STORY/2 STORY)	25.0’/30.0’	34.9’/34.9’	34.9’/34.9’
13	SIDE YARD SETBACK (1 STORY)	12.5’ MIN.	7.6’	7.6’
14	SIDE YARD SETBACK (2 STORY)	15.0’ MIN.	7.6’	7.6’
15a	SIDE STREET YARD SETBACK	25.0’/30.0’	22.0’	22.0’
15b	REAR YARD SETBACK (1 STORY/2 STORY)	10.0’/15.0’	14.7’	14.7’
16	ANGLE OF VISION	100°	92°	92°
17	BUILDING HEIGHT	22.0’	29.6’	29.6’
18	OVERALL BUILDING HEIGHT	30.0’	35.5’	35.5’
19	CUBIC CONTENT RATIO	3.95	8.44	8.59
20	MAX. AMOUNT OF FILL ADDED TO SITE		0.0	0.0
21	FINISH FLOOR ELEVATION (FFE) (NAVD)		10.5’	10.5’
22	BASE FLOOD ELEVATION (BFE) (NAVD)	7.0’	7.0’	7.0’
23	LANDSCAPE OPEN SPACE (LOS)	6,973 (45.0%)	4,816 (31.1%)	5,510 (35.6%)
24	PERIMETER (LOS)	3,486 (50.0%)	2,118 (58.3%)	2,238 (61.0%)
25	FRONT YARD (LOS)	1,356 (40.0%)	1,505 (44.0%)	3,604.3 (79.99%)
26	NATIVE PLANT SPECIES %			30%



SCOPE OF WORK: REVISIONS TO PREVIOUSLY APPROVED LANDMARK PLANS

- PREVIOUSLY APPROVED SOUTH EQUIPMENT ENCLOSURE HAS BEEN REVISED FOR HEIGHT AND LENGTH. (REVISION SHOWN CLOUDED).
- INSTALLATION OF POOL EQUIPMENT AND NEW FOUNTAIN EQUIPMENT IN PREVIOUSLY APPROVED SOUTH EQUIPMENT ENCLOSURE (REVISION SHOWN CLOUDED).
- RELOCATION OF THE EXISTING POOL EQUIPMENT (REVISION SHOWN CLOUDED).
- NEW FRONT YARD FOUNTAIN. (REVISION SHOWN CLOUDED).
- PREVIOUSLY APPROVED LANDSCAPE PLAN HAS BEEN REVISED. (REVISION SHOWN CLOUDED).
- NEW COURTYARD TERRACOTTA TILE HARDSCAPE AT CYPRESS LOGGIA AND VAULTED LOGGIA. (REVISION SHOWN CLOUDED).
- NEW EAST AND SOUTH FRONT YARD 48IN HIGH SITE WALL WITH HEDGES. (REVISION SHOWN CLOUDED).
- NEW OSHA RECOMMENDED ALUMINUM STEPS INSTALLED PARALLEL TO ROOF TO SAFELY ACCESS THE FLAT ROOF AND CHIMNEYS (NOT VISIBLE FROM ANY ANGLE OR ANY STREET VIEW). (REVISION SHOWN CLOUDED).
- PROPOSED REPAIR WORK AT EAST ELEVATION AND INTERIOR COURTYARD EAST ELEVATION DUE TO STRUCTURAL DEFICIENCIES AND/OR DETERIORATION. (REVISION SHOWN CLOUDED).



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: Thomas Abbasi
2749 Exchange Court
West Palm Beach, FL 33409-4038
(561) 965-4308

CIVIL ENGINEER:

Gruber Consulting Engineers, Inc.
Attn: Chad Gruber
2465 Mercer Ave. Ste 206
West Palm Beach, FL 33401
(561) 312-2041

M.E.P ENGINEER:

Jones & Conde, LLC
Attn: David R. Jones
4440 PGA Blvd.
Palm Beach Gardens, FL 33410
(561) 309-9017

LANDSCAPE ARCHITECT:

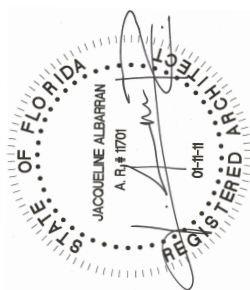
Parametrika Land & Design
Attn: Gabriela Albornoz
galbornoz@parametrikadesign.com
(480) 432-5637

GENERAL CONTRACTOR:

TAB Construction Company
Attn: Tim Bowser, James Bowser
2811 Village Blvd., #304
West Palm Beach, FL 33409
(561) 389-0518

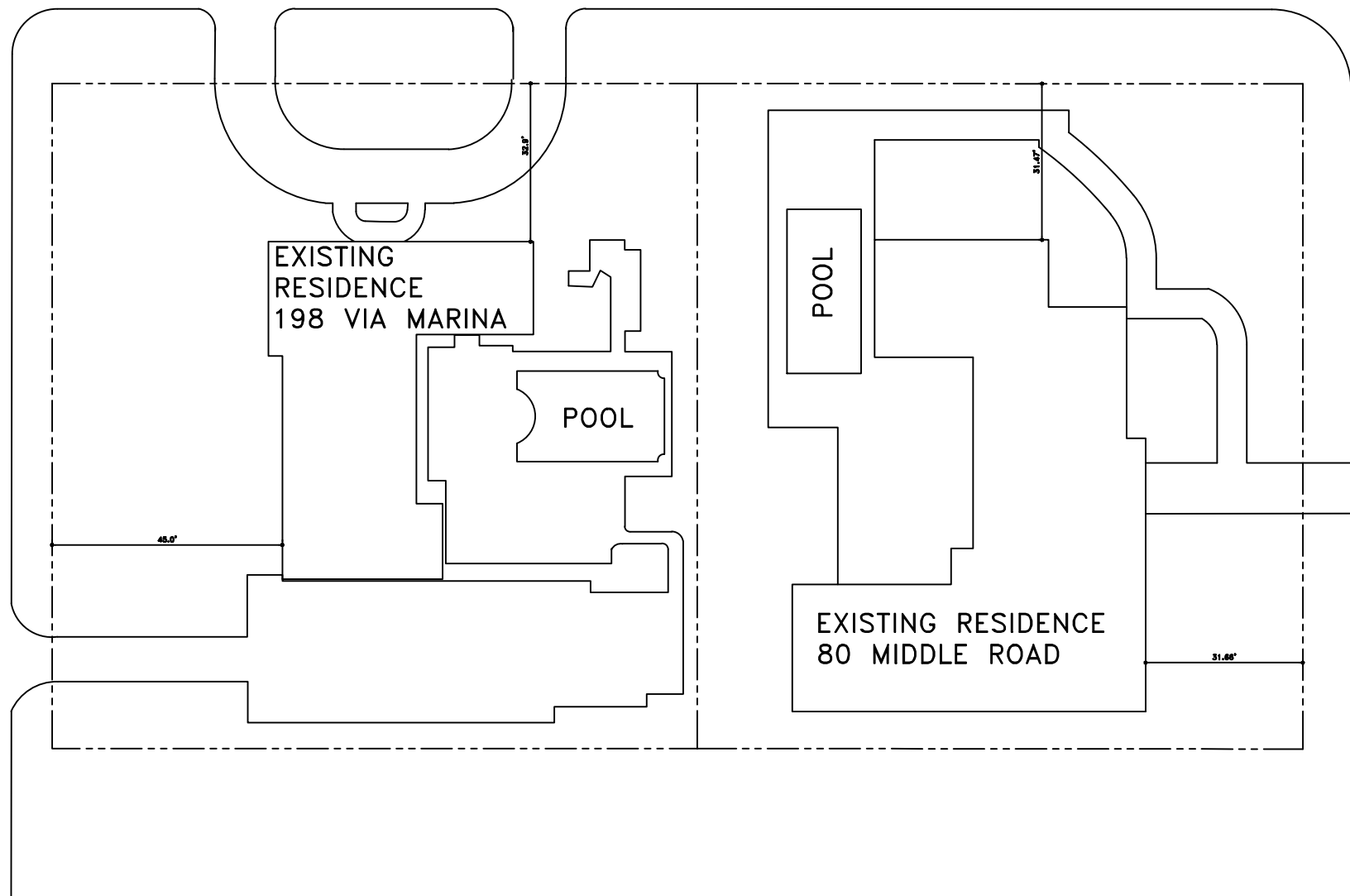
CONSULTING SURVEYORS:

Wallace Surveying
5553 Village Blvd.
West Palm Beach, FL 33407
(561) 640-4551

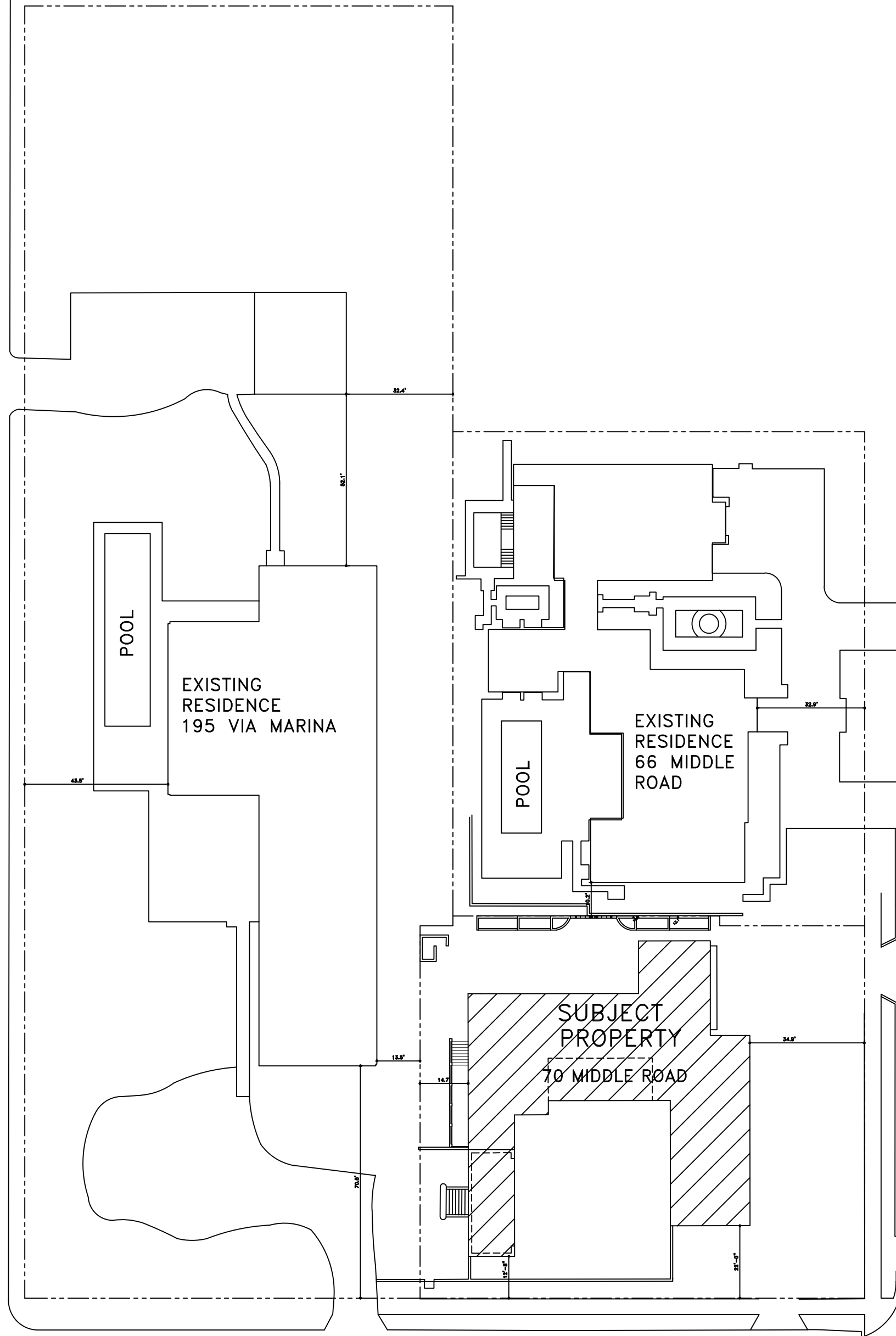


FINAL SUBMITTAL COA-24-0025 (ZON-24-0065)
LPC HEARING 04/16/25 TC HEARING 05/14/25

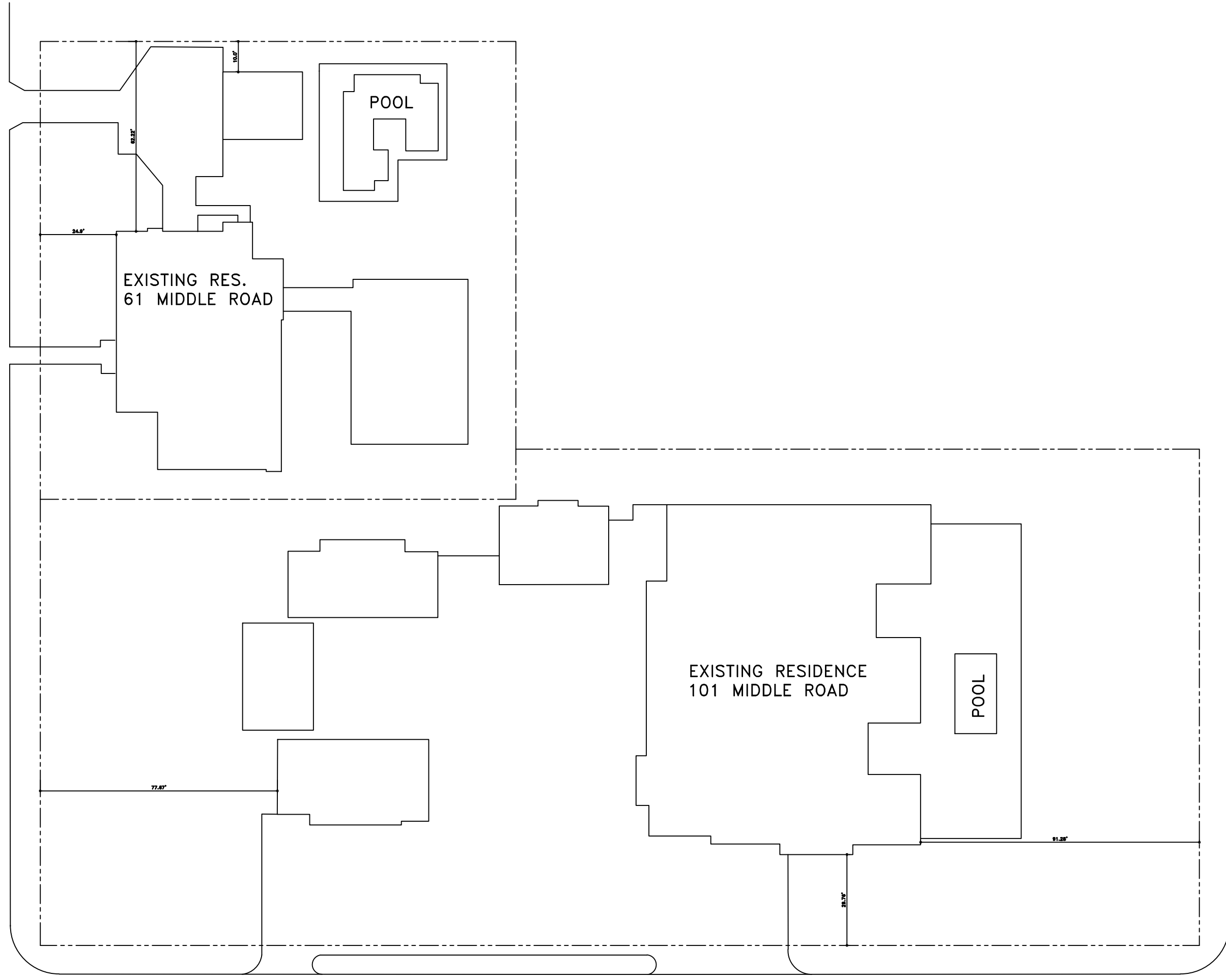
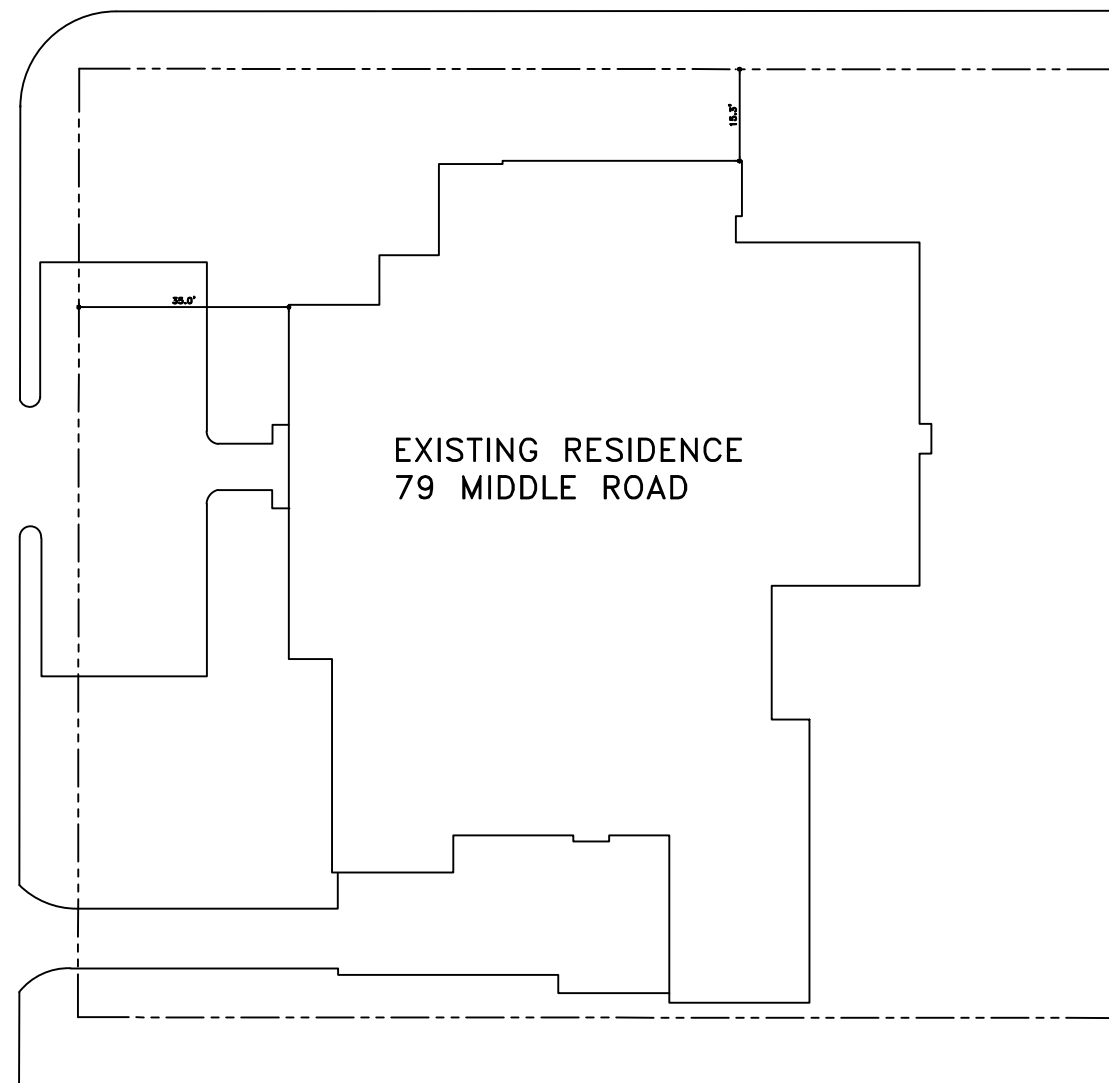
SOUTH COUNTY RD



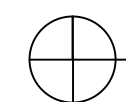
VIA MARINA



MIDDLE ROAD



S OCEAN BLVD

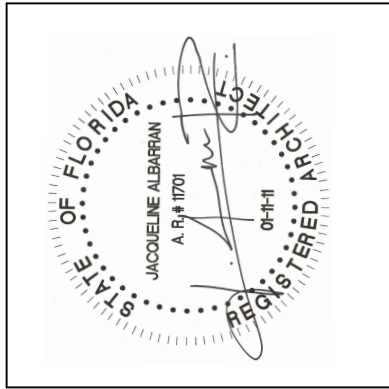


EXISTING SITE PLAN WITH NEIGHBORING PROPERTIES

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 2023



REVISIONS:

SHEET NUMBER:
A1.1
DATE:
03-03-25
JOB #
0445

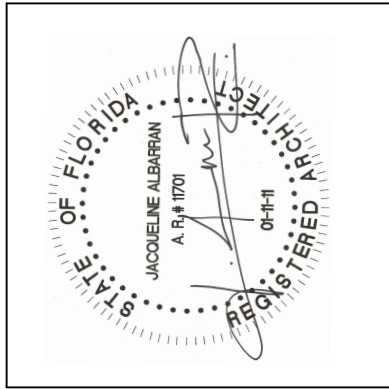
NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

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

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 2023

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

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



REVISIONS:

SHEET NUMBER:

A1.2

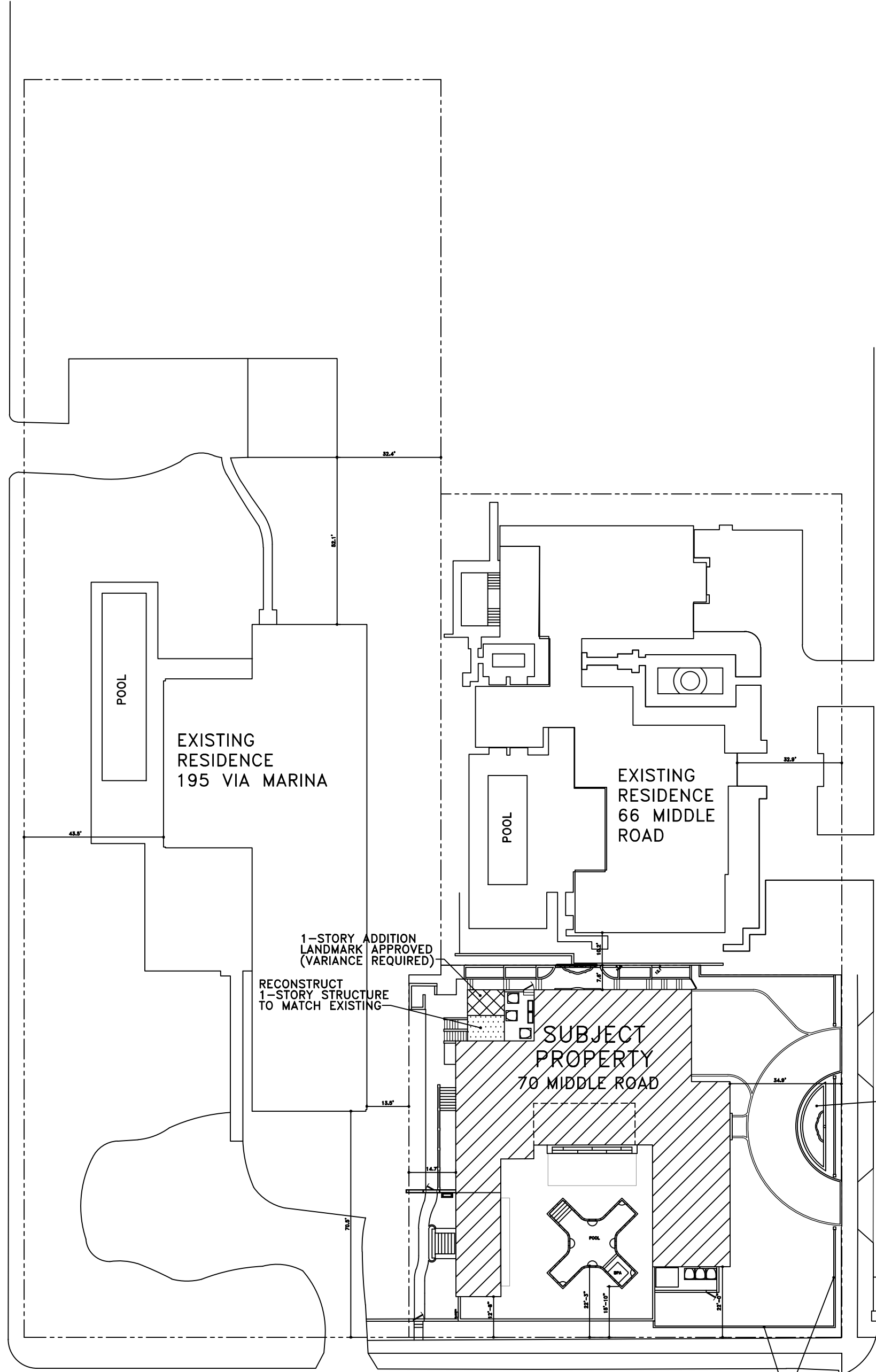
DATE:

03-03-25

JOB #

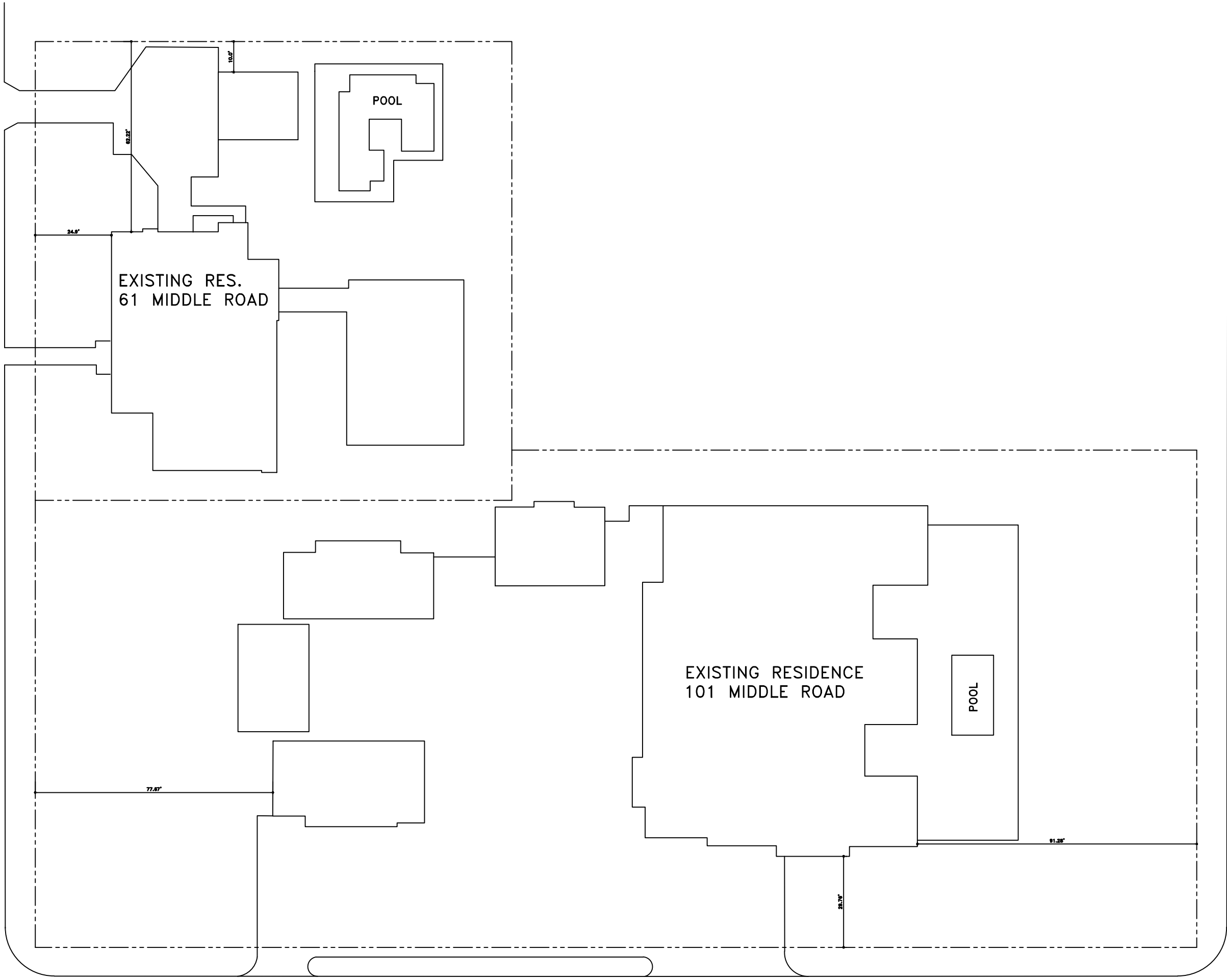
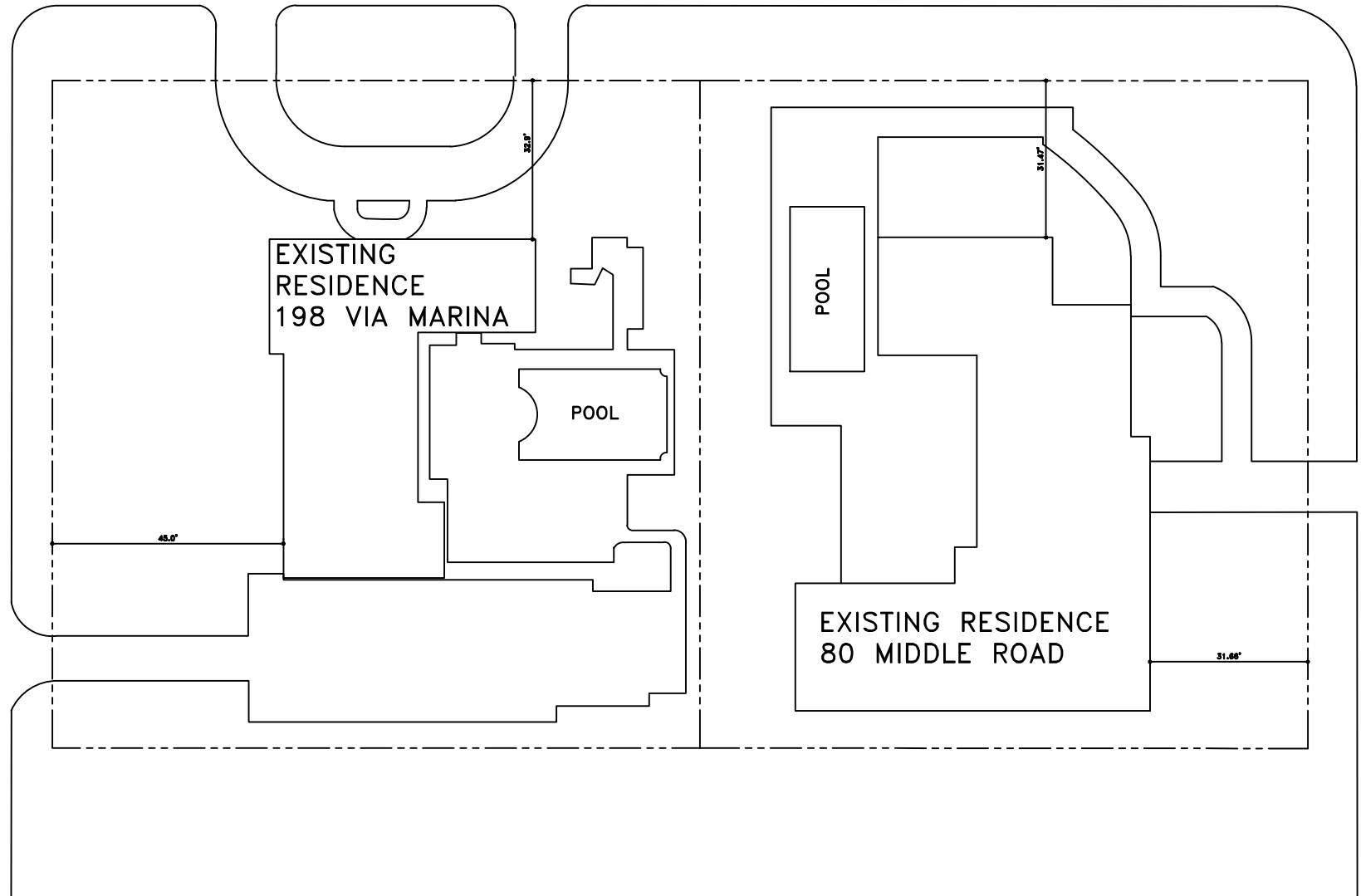
0445

SOUTH COUNTY RD

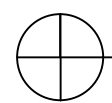
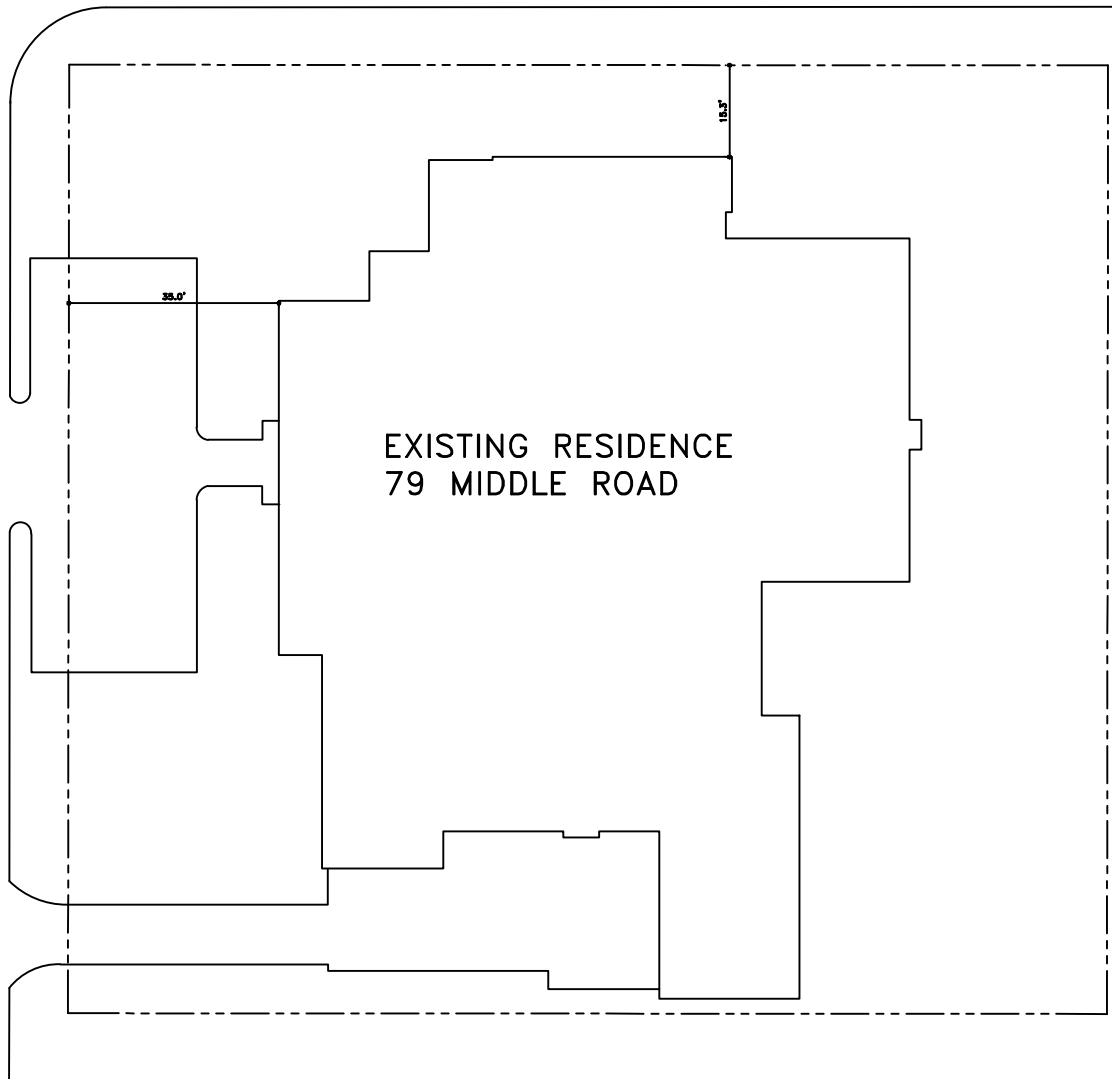


VIA MARINA

MIDDLE ROAD



S OCEAN BLVD

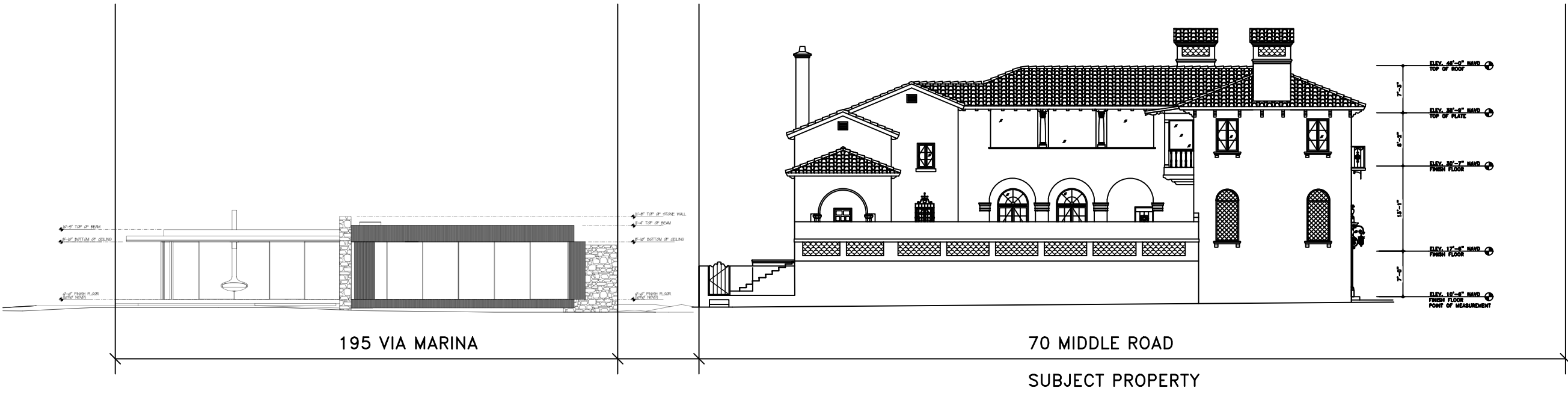


PROPOSED SITE PLAN WITH NEIGHBORING PROPERTIES

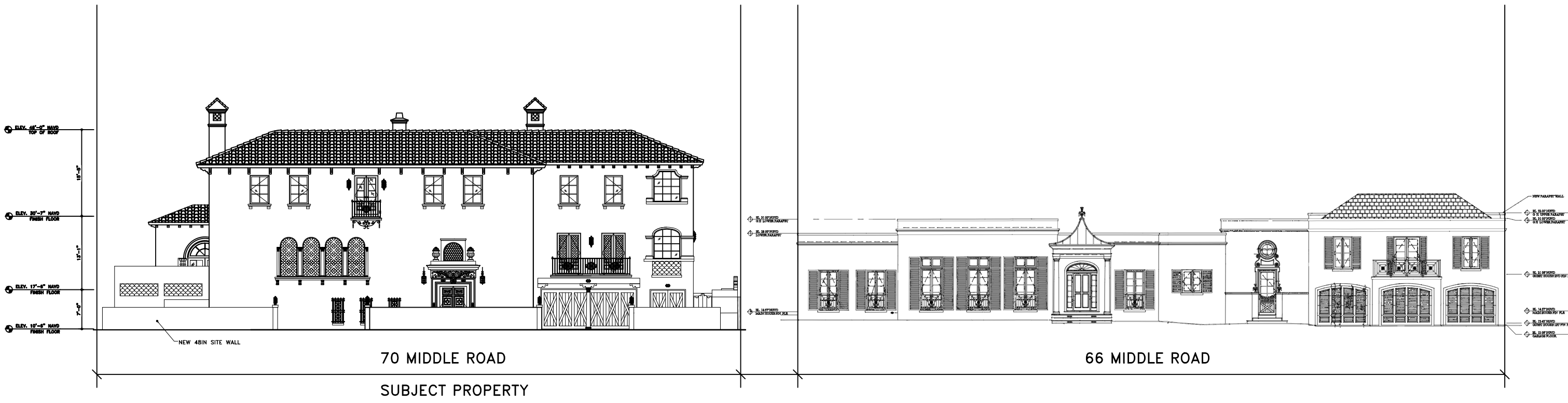
SCALE: 1/32" = 1'-0"



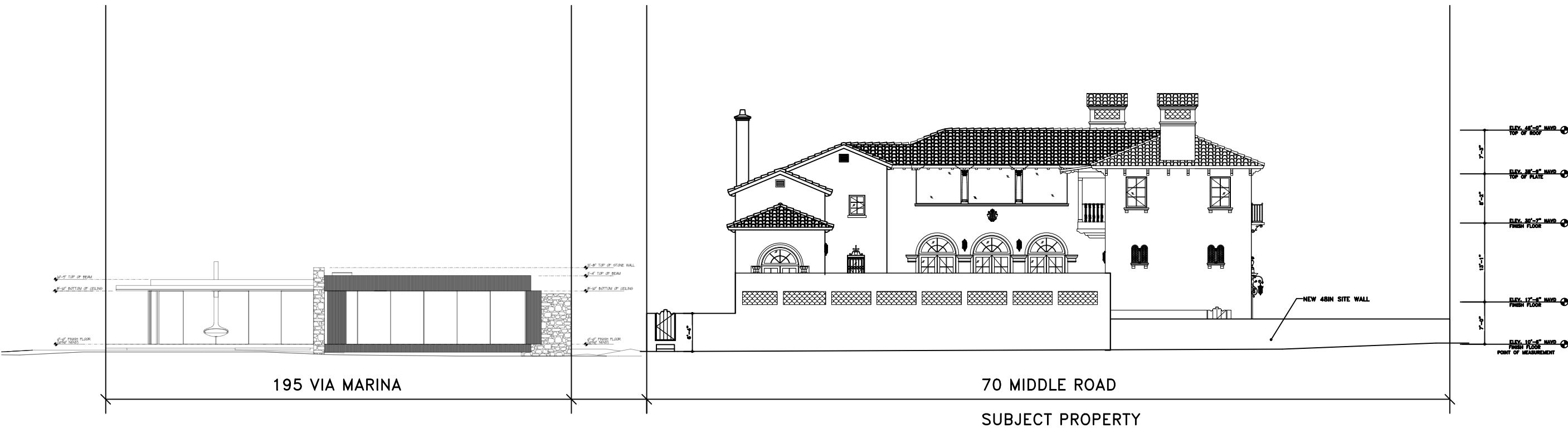
EXISTING MIDDLE ROAD STREETSCAPE (EAST ELEVATION)
SCALE: NTS



EXISTING VIA MARINA STREETSCAPE (SOUTH ELEVATION)
SCALE: NTS



PROPOSED MIDDLE ROAD STREETSCAPE (EAST ELEVATION)
SCALE: NTS

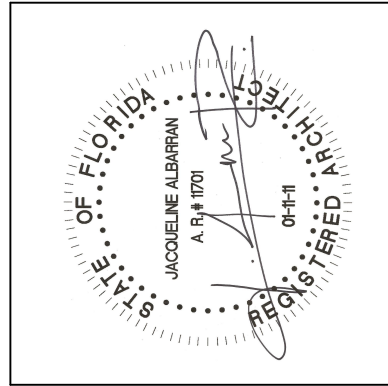


PROPOSED VIA MARINA STREETSCAPE (SOUTH ELEVATION)
SCALE: NTS

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 2023.

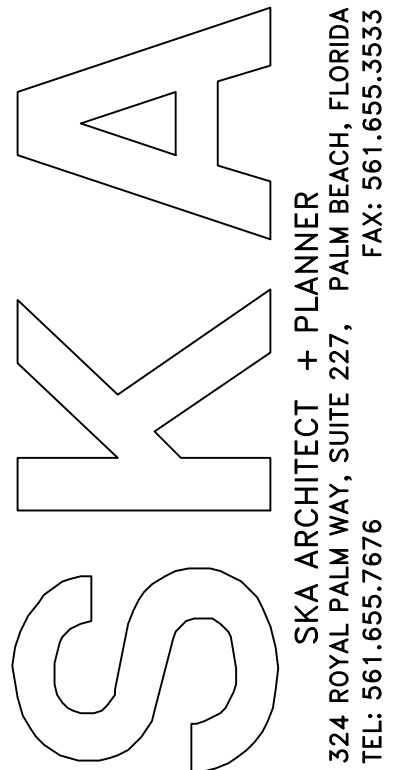
SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



REVISIONS:

SHEET NUMBER:
A2
DATE: 03-03-25
JOB # 0445



NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



REVISIONS:

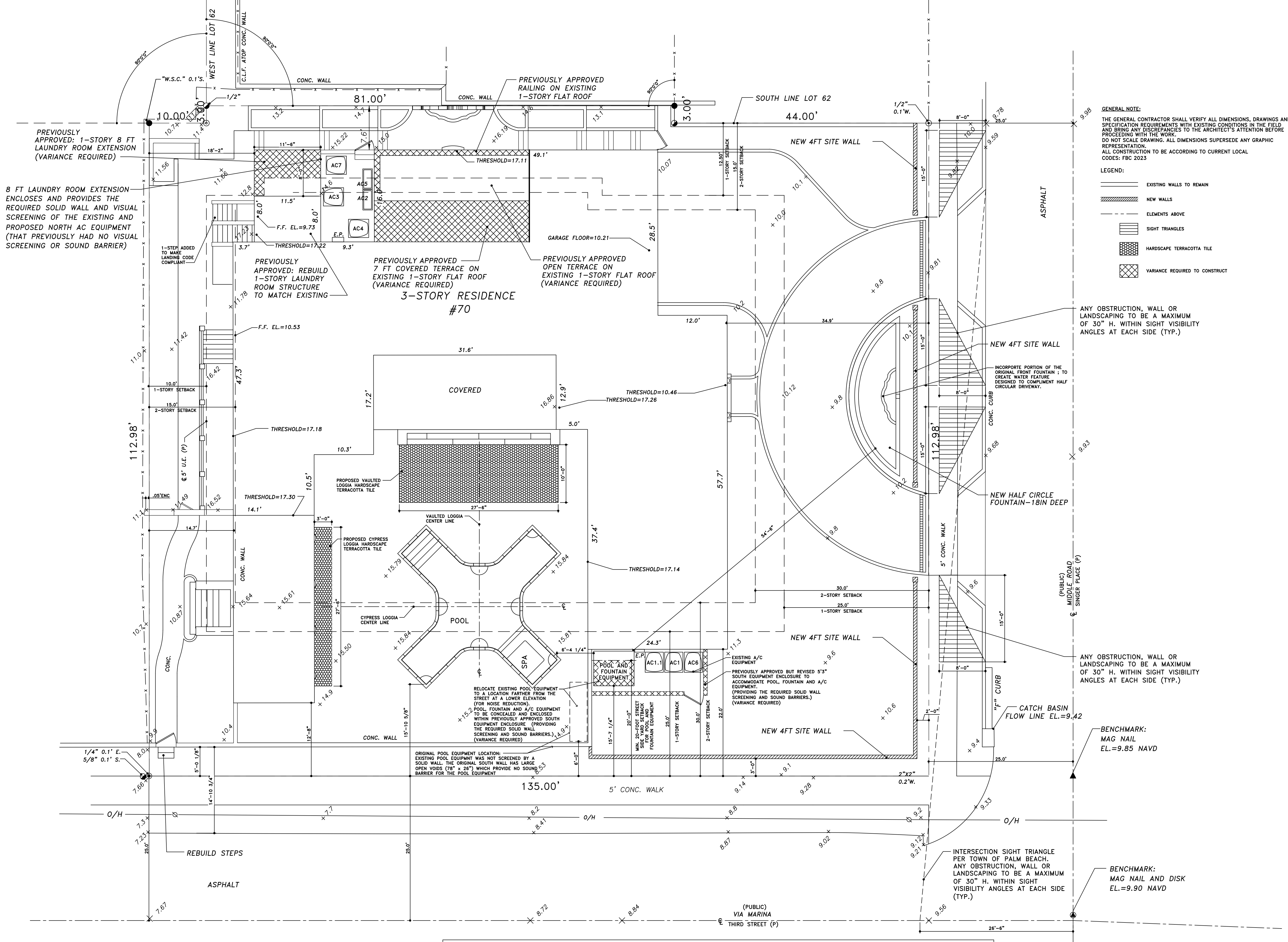
SHEET NUMBER:

A3

DATE: 03-03-25

JOB #	0445
-------	------

LOT CALCULATIONS					
ZONING DISTRICT RB	REQUIRED		EXISTING		REMARKS
	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	
LOT COVERAGE	4,648.5 MAX.	30.00% MAX.	5,187	33.5%	
HARDSCAPE	_____	_____	5,492	35.4%	
LANDSCAPE	6,873 MIN.	45.00% MIN.	4,816	31.1%	
TOTAL LOT	15,495.00	100.0 %	15,495.00	100.0 %	
FRONT YARD LANDSCAPING	1,356 MIN.	40.00% MIN.	1,505	44.0%	
10' PERIMETER LANDSCAPE	3,486 MIN.	50.00% MIN.	2,118	30.0%	
CUBIC CONTENT	61,225.00 CU. FT.	MAX. CCR: 3.95	129,046.91	CCR: 8.52	



- 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 2023
- LEGEND:
- EXISTING WALLS TO REMAIN
 - NEW WALLS
 - ELEMENTS ABOVE
 - SIGHT TRIANGLES
 - HARDSCAPE TERRACOTTA TILE
 - VARIANCE REQUIRED TO CONSTRUCT

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



REVISIONS:

--	--

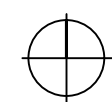
LOT CALCULATIONS									
ZONING DISTRICT RB	REQUIRED		EXISTING		PREVIOUSLY APPROVED		PROPOSED		REMARKS
	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	
LOT COVERAGE	4,648.5 MAX.	30.00% MAX.	5,187	33.5%	5,279	34.0%	5,279	34.0%	UNCHANGED
HARDSCAPE	————	————	5,492	35.4%	5,208	33.6%	4,706	30.4%	HARDSCAPE DECREASED
LANDSCAPE	6,973 MIN.	45.00% MIN.	4,816	31.1%	5,008	32.4%	5,510	35.6%	L.O.S. INCREASED
TOTAL LOT	15,495.00	100.0 %	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%	2,397	43.5%	1,757	51.0%	
10' PERIMETER LANDSCAPE	3,486 MIN.	50.00% MIN.	2,118	58.3%	2,288	63.0%	2,238	61.0%	
CUBIC CONTENT	61,225.00 CU. FT.	MAX. CCR: 3.95	129,046.91	CCR: 8.32	138,500.50	CCR: 8.95	138,500.50	CCR: 8.95	UNCHANGED

PREVIOUSLY APPROVED AND PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

SHEET NUMBER:
A4.1

DATE:
03-03-25

JOB #
0445

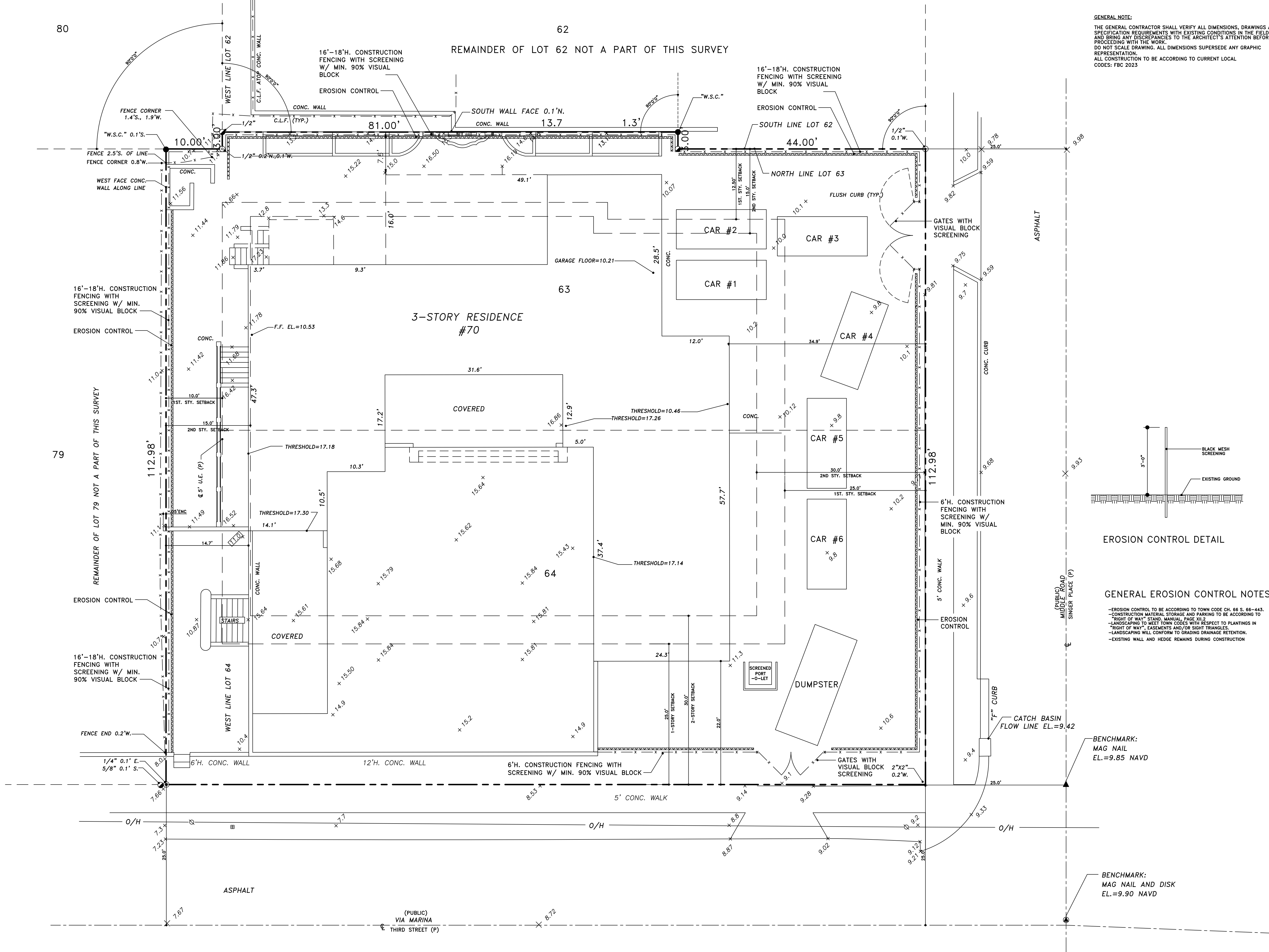


SCALE: 1/8" = 1'-0"

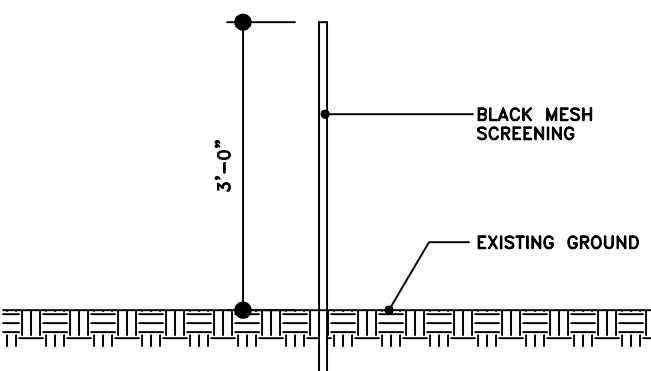
JOB #	0445
-------	------

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



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 2023



EROSION CONTROL DETAIL

GENERAL EROSION CONTROL NOTES:

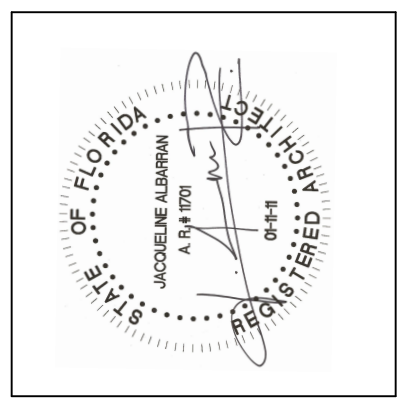
- EROSION CONTROL TO BE ACCORDING TO TOWN CODE CH. 88 S. 88-443.
- CONSTRUCTION MATERIAL STORAGE AND PARKING TO BE ACCORDING TO "RIGHT OF WAY" STAND-MANUAL, PAGE XL2.
- LANDSCAPING TO MEET TOWN CODES WITH RESPECT TO PLANTINGS IN "RIGHT OF WAY", EASEMENTS AND/OR SIGHT TRIANGLES.
- LANDSCAPING WILL CONFORM TO GRADING DRAINAGE RETENTION.
- EXISTING WALL AND HEDGE REMAINS DURING CONSTRUCTION

BENCHMARK:
MAG NAIL
EL.=9.85 NAVD

BENCHMARK:
MAG NAIL AND DISK
EL.=9.90 NAVD

EROSION CONTROL AND SITE UTILIZATION PLAN
SCALE: 1/8" = 1'-0"

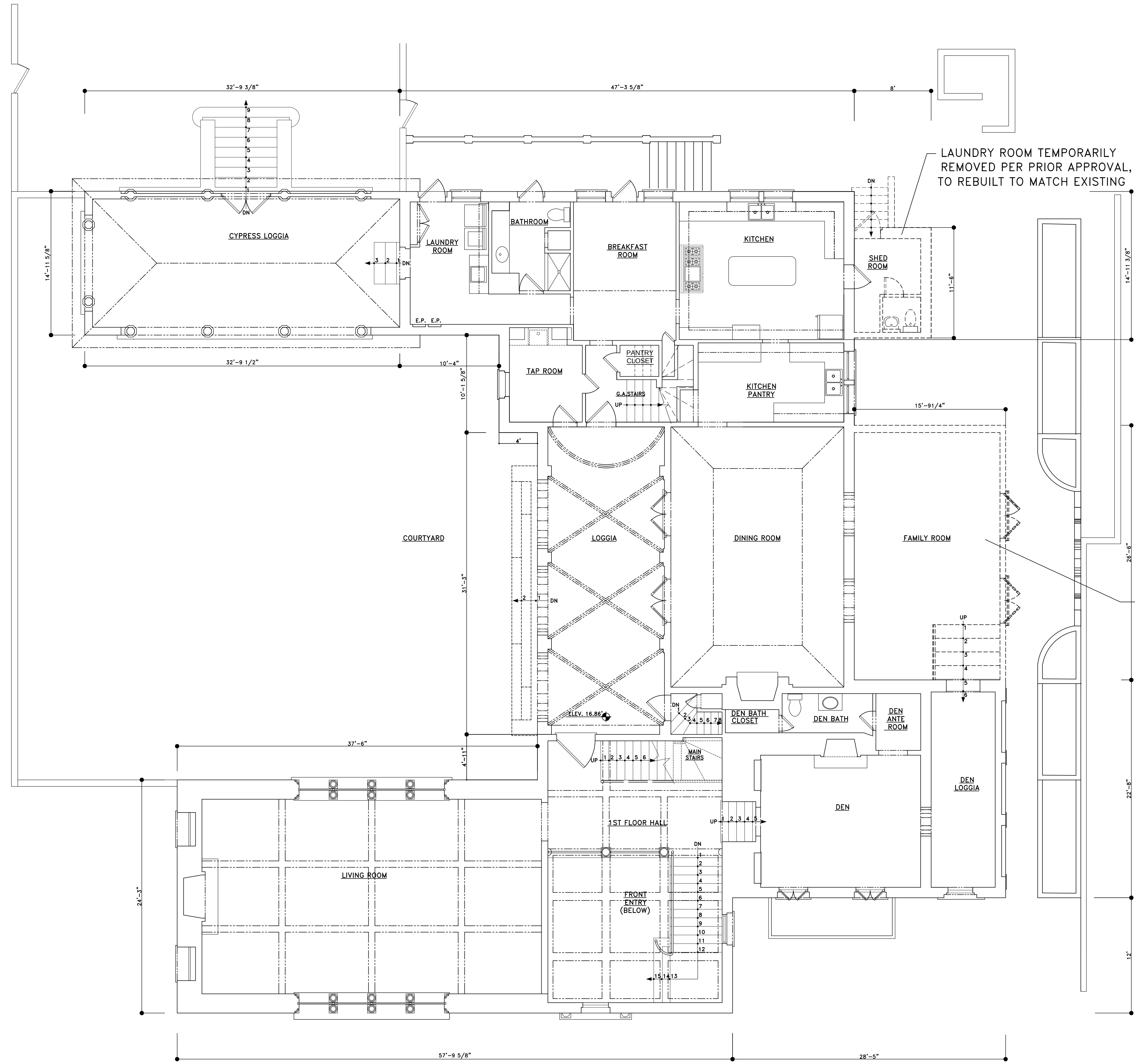
NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



REVISIONS:

SHEET NUMBER:
A5
DATE:
03-03-25
JOB #
0445

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



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.

LEGEND:
— EXISTING WALLS TO REMAIN
- - - ELEMENTS ABOVE

FAMILY ROOM TEMPORARILY
REMOVED PER PRIOR APPROVAL,
TO BE REBUILT TO MATCH EXISTING

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

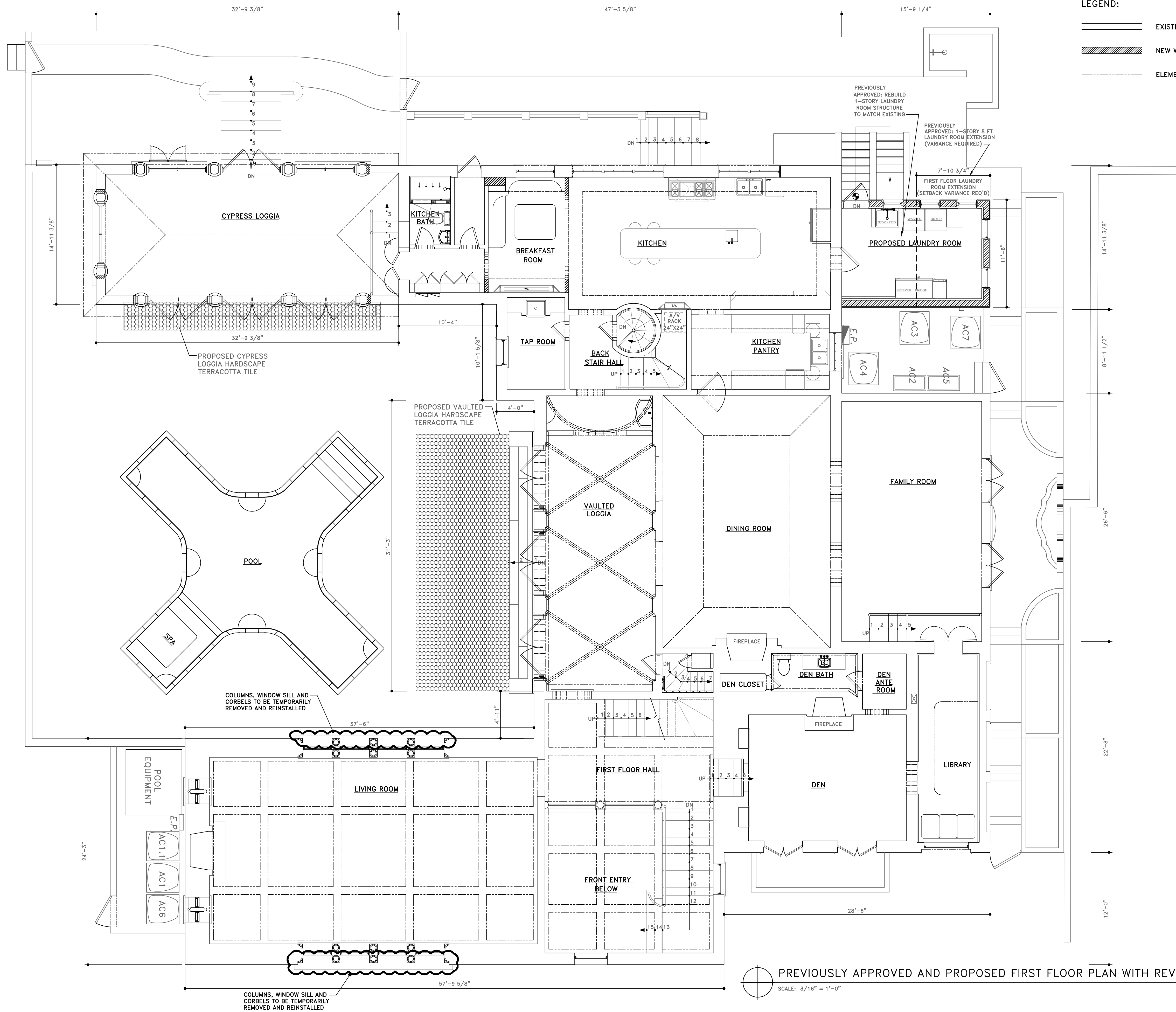


REVISIONS:

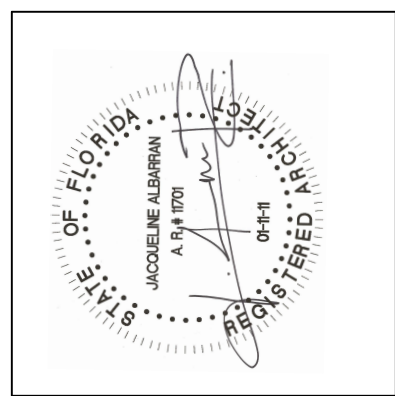
SHEET NUMBER:
A6
DATE:
03-03-25
JOB #
0445

EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.5533



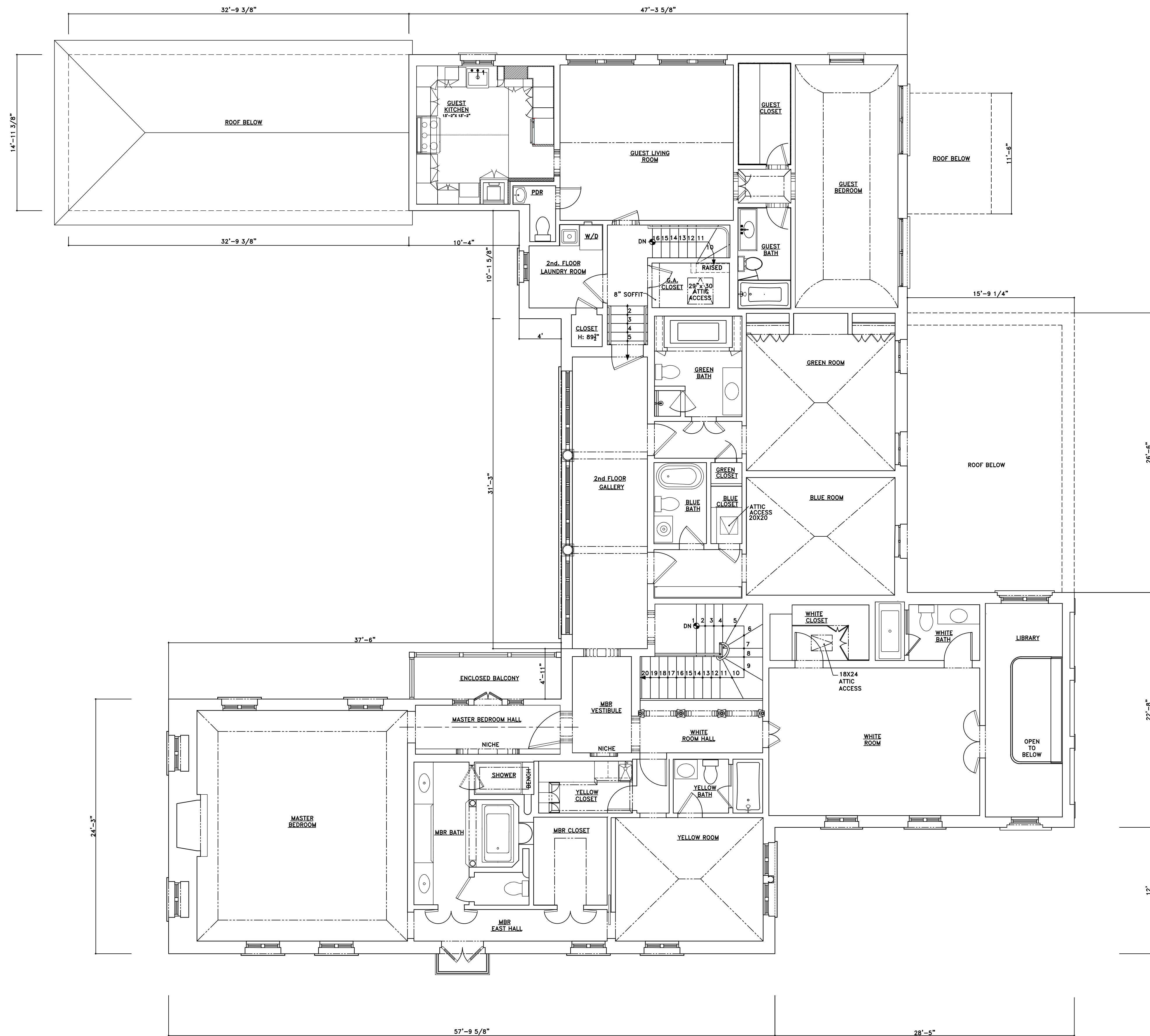
NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



REVISIONS:

SHEET NUMBER:
A7
DATE:
03-03-25
JOB #
0445

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL 561.655.7676 FAX 561.655.5533



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.

LEGEND:
— EXISTING WALLS TO REMAIN
- - - ELEMENTS ABOVE

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

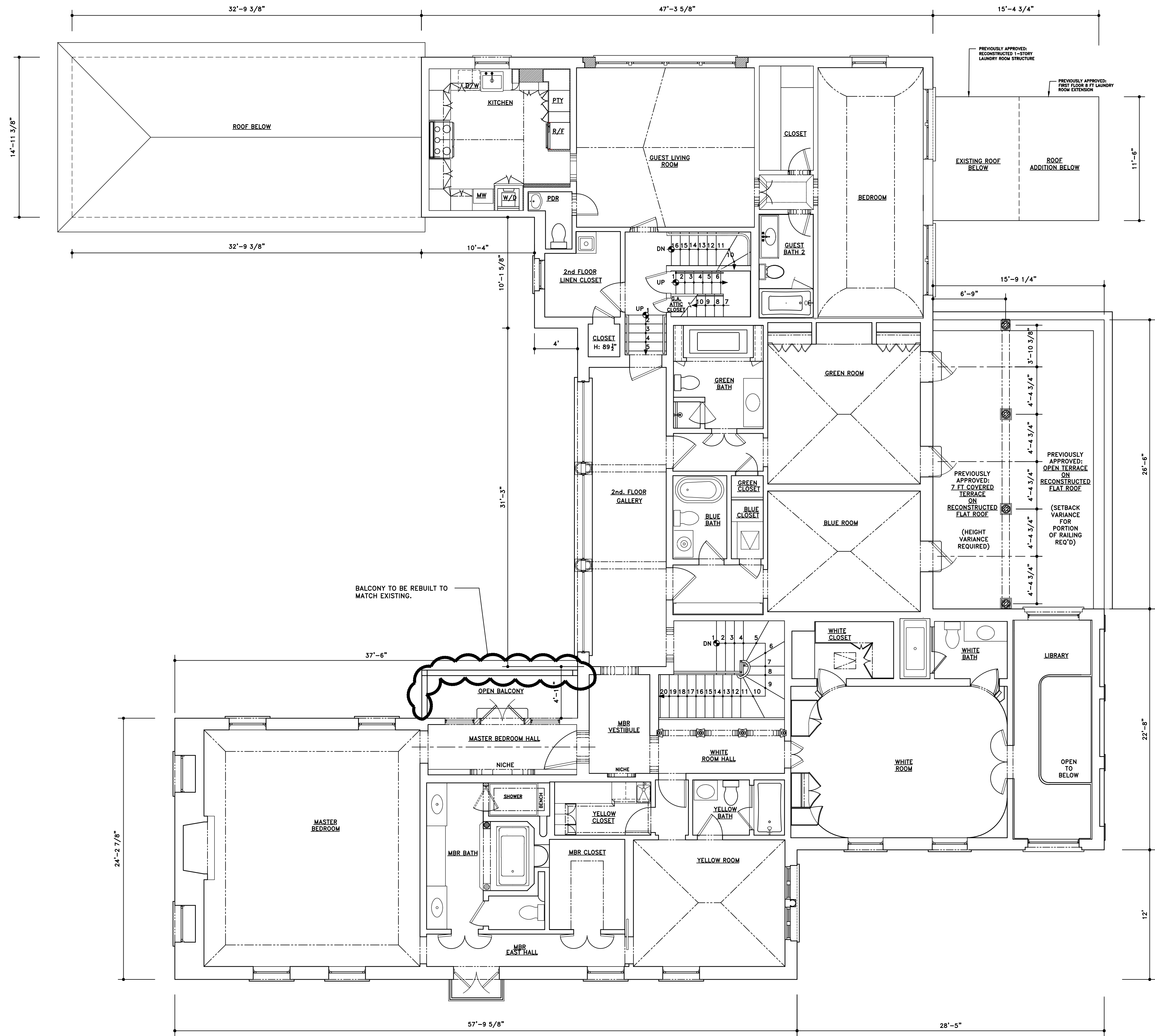


REVISIONS:

EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

SHEET NUMBER:
A8
DATE:
03-03-25
JOB #
0445

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



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.

LEGEND:
EXISTING WALLS TO REMAIN
NEW WALLS
ELEMENTS ABOVE

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

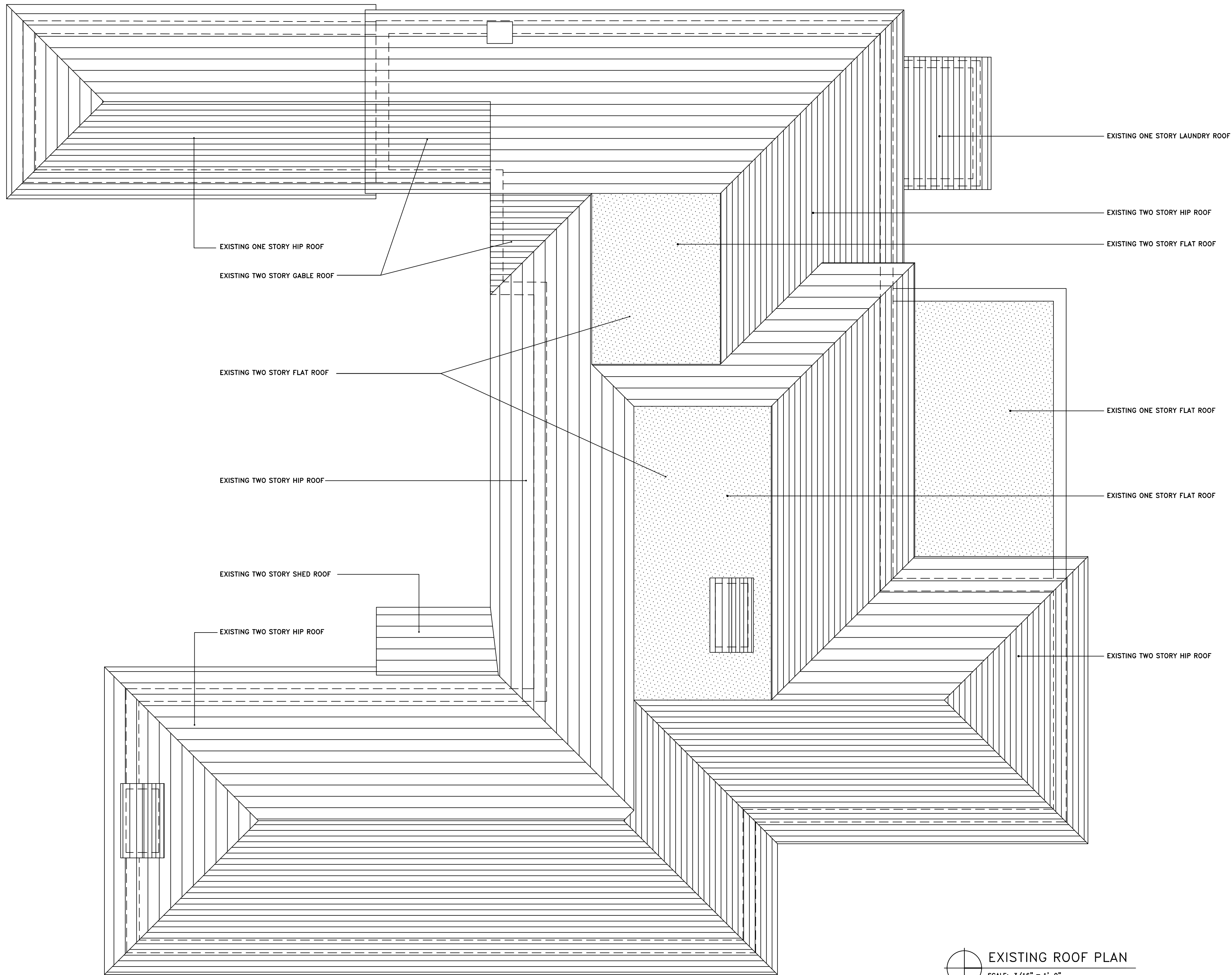


REVISIONS:

SHEET NUMBER:
A9
DATE:
03-03-25
JOB #
0445

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

PREVIOUSLY APPROVED AND PROPOSED SECOND FLOOR PLAN WITH REVISIONS CLOUDED
SCALE: 3/16" = 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.

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



REVISIONS:

SHEET NUMBER:
A10
DATE:
03-03-25
JOB #
0445

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

1) THE OSHA APPROVED STEPS ARE A SAFETY MEASURE SO THE OWNERS STAFF AND MAINTENANCE CREW DO NOT SUFFER CATASTROPHIC FALLS FROM THE ROOF WHILE PERFORMING VARIOUS MAINTENANCE AND/ OR ROOF REPAIRS.

3) THE OWNER'S FLAT ROOFS REQUIRE RE-PAINTING AND WATERPROOFING SEMI-ANNUALLY.

5) THE OWNER'S HAND MADE CLAY ROOF TILES OFTEN CRACK ,
BREAK AND DETACH DURING HIGH WINDS, STORMS AND
HURRICANES; WHICH REQUIRE IMMEDIATE REPLACEMENT TO
AVOID FUTURE CODE VIOLATIONS.

7) THE OSHA APPROVED STEPS ARE NOT VISIBLE FROM ANY RIGHT OF WAY OR STREET VIEWS.

SECTION A

ELEV. 46'-0" NAVD
TOP OF ROOF

28"

ELEV. 43'-8" NAVD
TOP OF ROOF

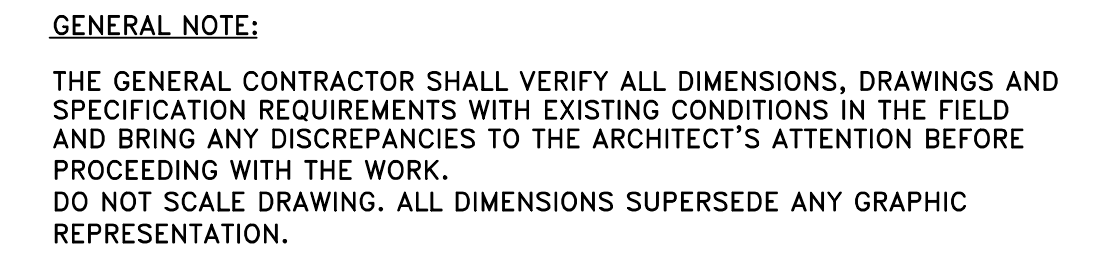
SECTION B

ELEV. 45'-7" NAVD
TOP OF FLAT ROOF

28"

4"

ELEV. 43'-3" NAVD
TOP OF LOWER
FLAT ROOF



EXISTING NON-ORIGINAL
BARREL TILE ON ALL ROOFS TO
BE REPLACED WITH PREVIOUSLY
APPROVED BARREL TILE

— PREVIOUSLY APPROVED ONE STORY LAUNDRY ROOF
(VARIANCE REQUIRED)

— EXISTING TWO STORY HIP ROOF

— EXISTING TWO STORY FLAT ROOF

PREVIOUSLY APPROVED
RAILING ON EXISTING FLAT ROOF
CONVERTED TO OPEN TERRACE
(SETBACK VARIANCE REQUIRED)

PREVIOUSLY APPROVED
COVERED TERRACE ROOF
(HEIGHT VARIANCE REQUIRED)

— EXISTING ONE STORY FLAT ROOF
CONVERTED TO OPEN TERRACE

— EXISTING TWO STORY FLAT ROOF

— EXISTING TWO STORY HIP ROOF

PREVIOUSLY APPROVED AND PROPOSED ROOF PLAN WITH REVISION CLOUDED

SCALE: 3/16" = 1'-0"

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



SHEET NUMBER:

A11.1

DATE: 03-03-25

JOB # 0445

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

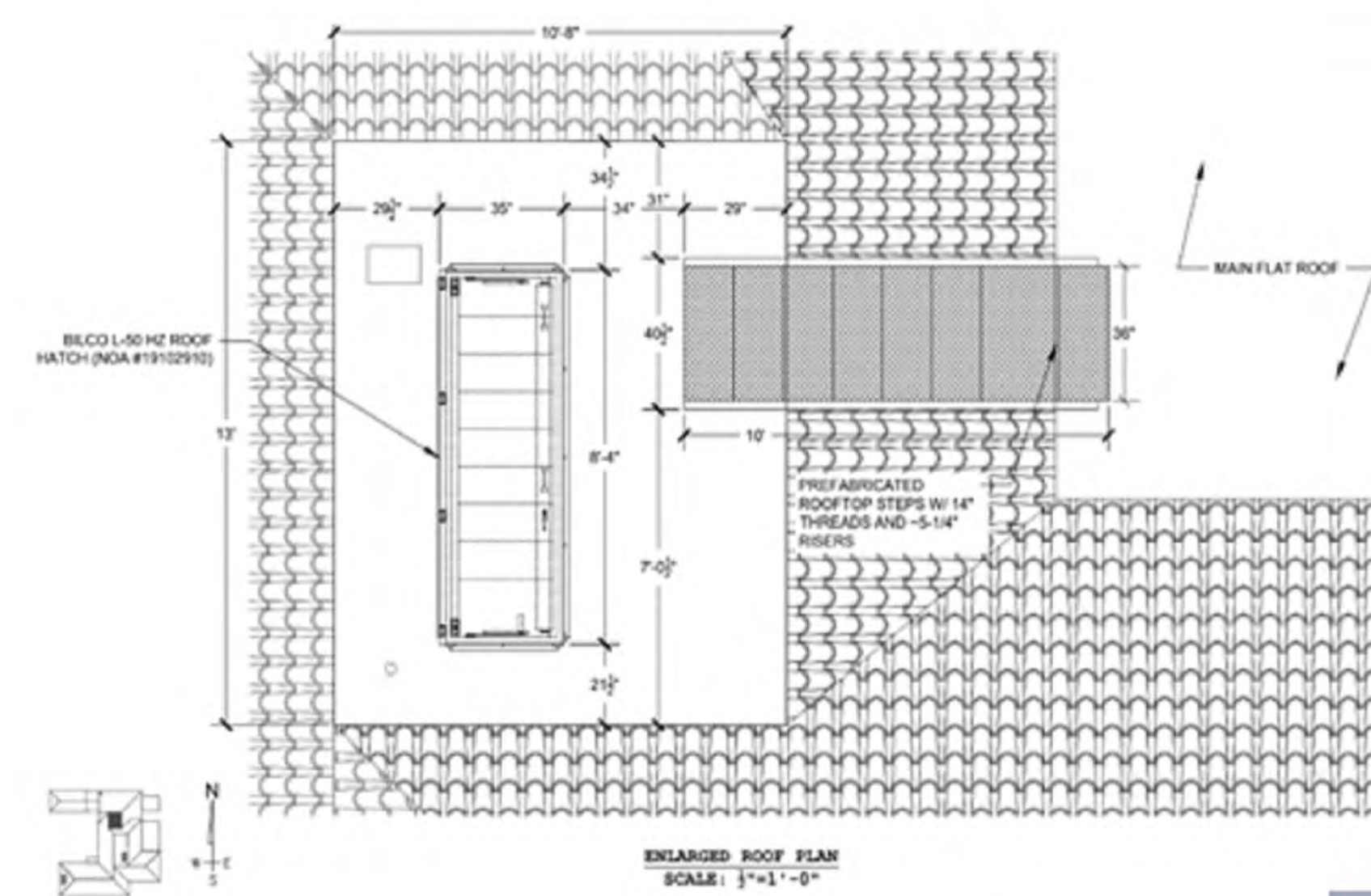
NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



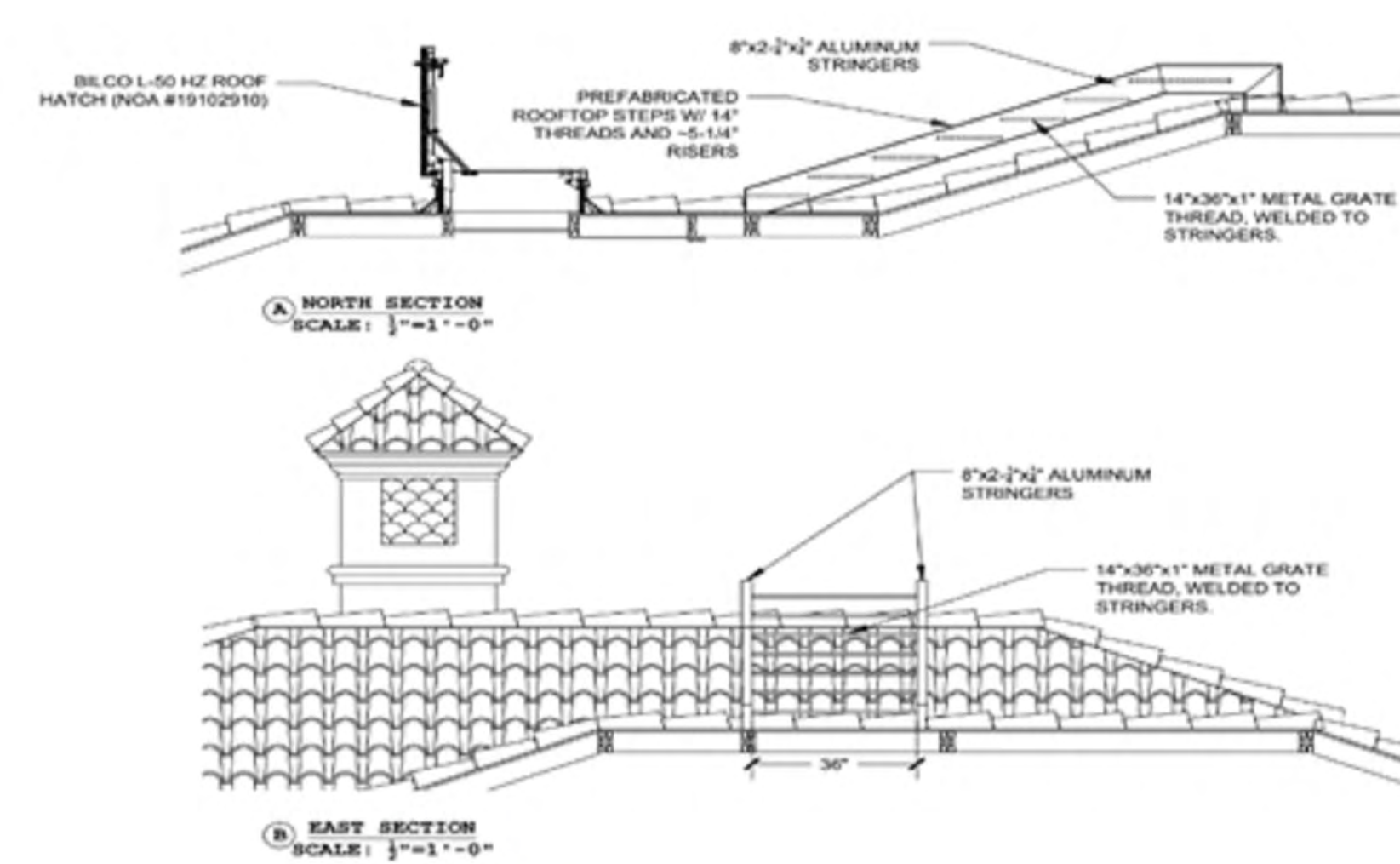
MIDDLE RD - NORTH VIEW



VIA MARINA - SOUTH VIEW



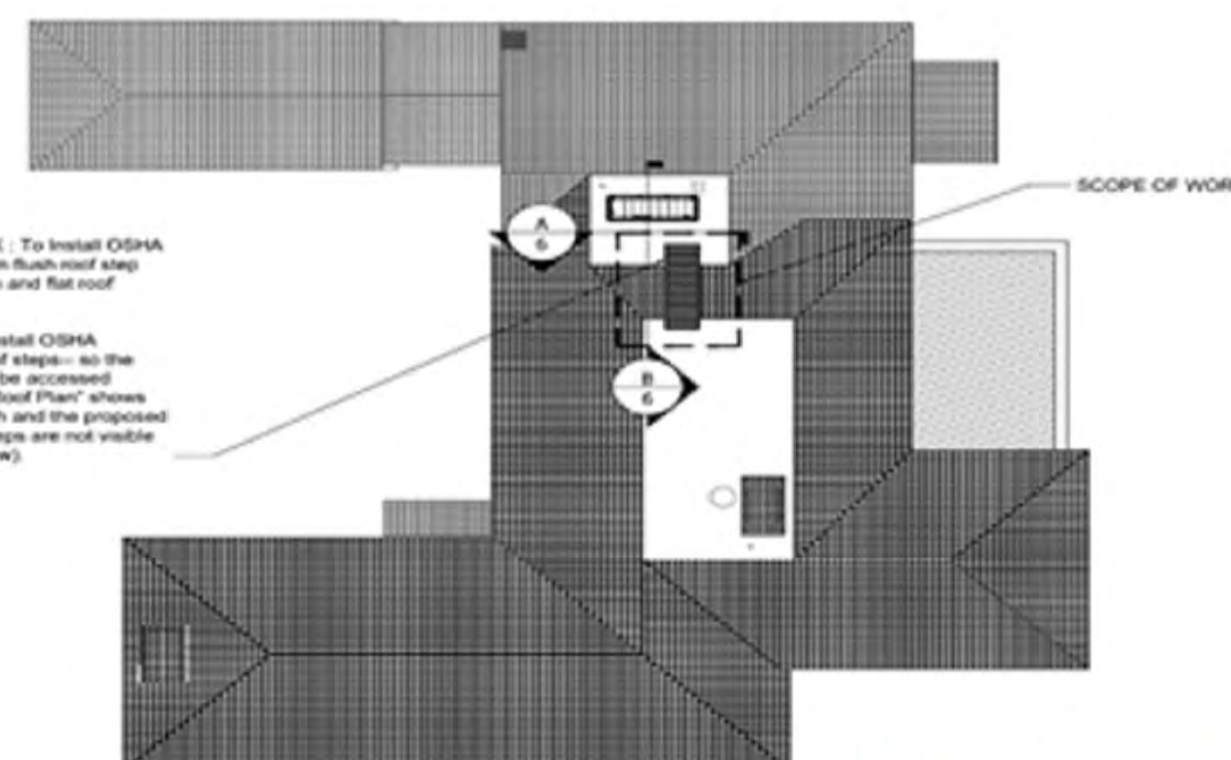
ENLARGED ROOF PLAN
SCALE: $\frac{1}{8}"=1'-0"$



(B) EAST SECTION
SCALE: $\frac{1}{2}"=1'-0"$

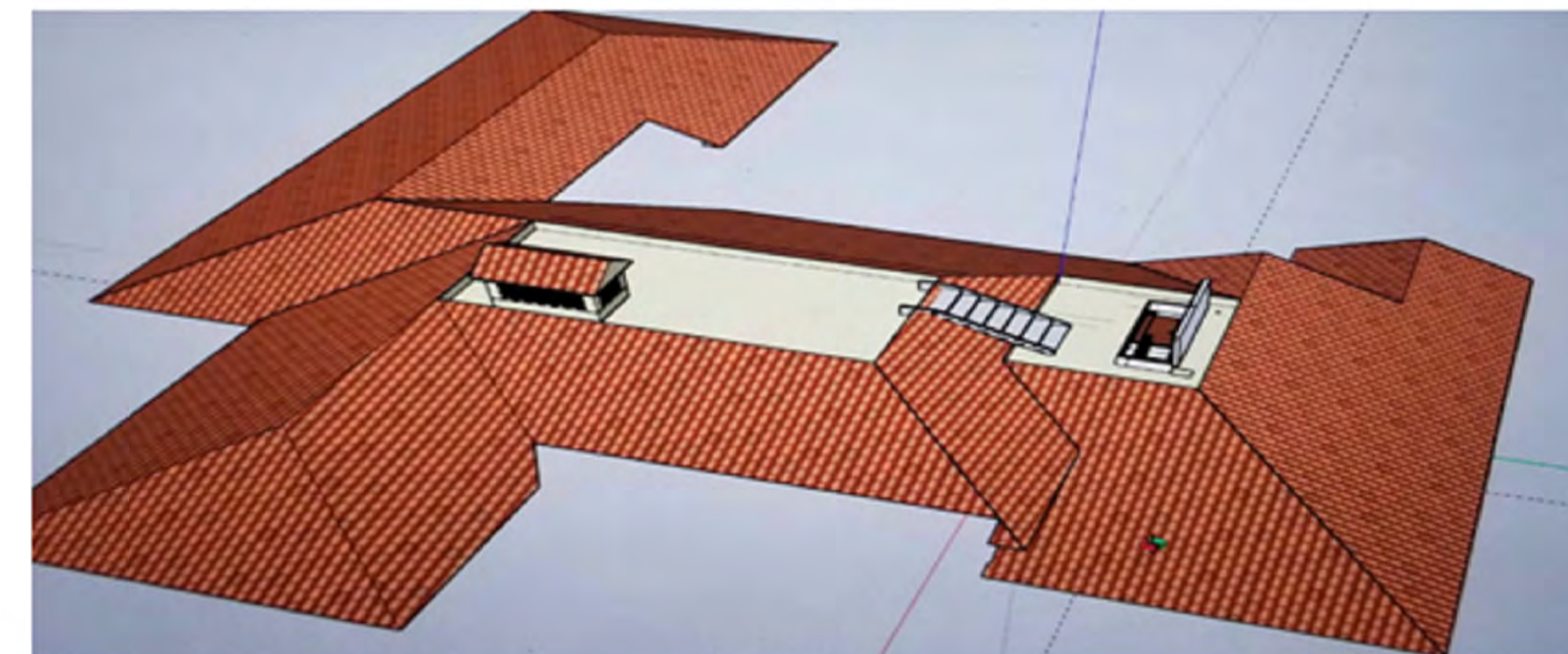
SCOPE OF WORK : To install OSHA approved aluminum flush roof step between roof hatch and flat roof

OBJECTIVE: To install OSHA aluminum flush roof steps-- so the upper flat roof can be accessed safely. ("Proposed Roof Plan" shows both the Roof hatch and the proposed STEPS. (Said steps are not visible from any street view)



PROPOSED ROOF PLAN
SCALE: 1"=1'-0"

70 Middle Road



ROOF MODEL
SCALE: $\frac{1}{8}" = 1' - 0"$

SHEET NUMBER:

A11.2

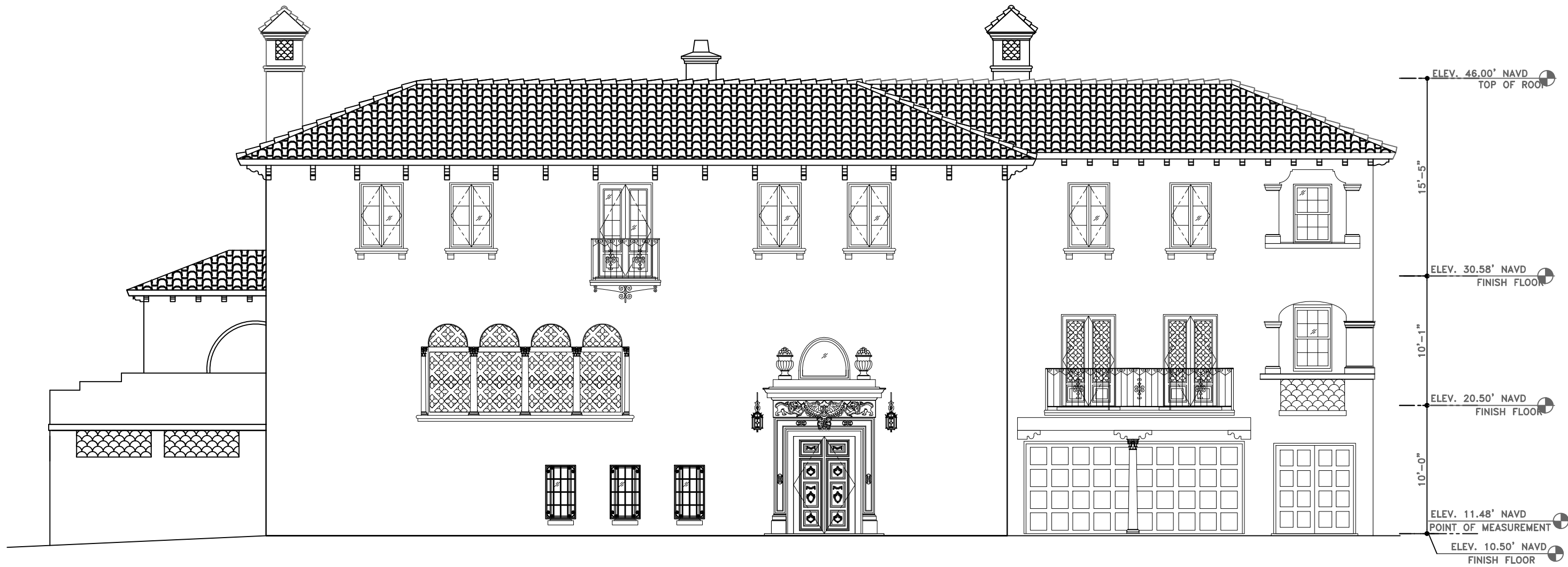
DATE:

03-03-25
JOB #

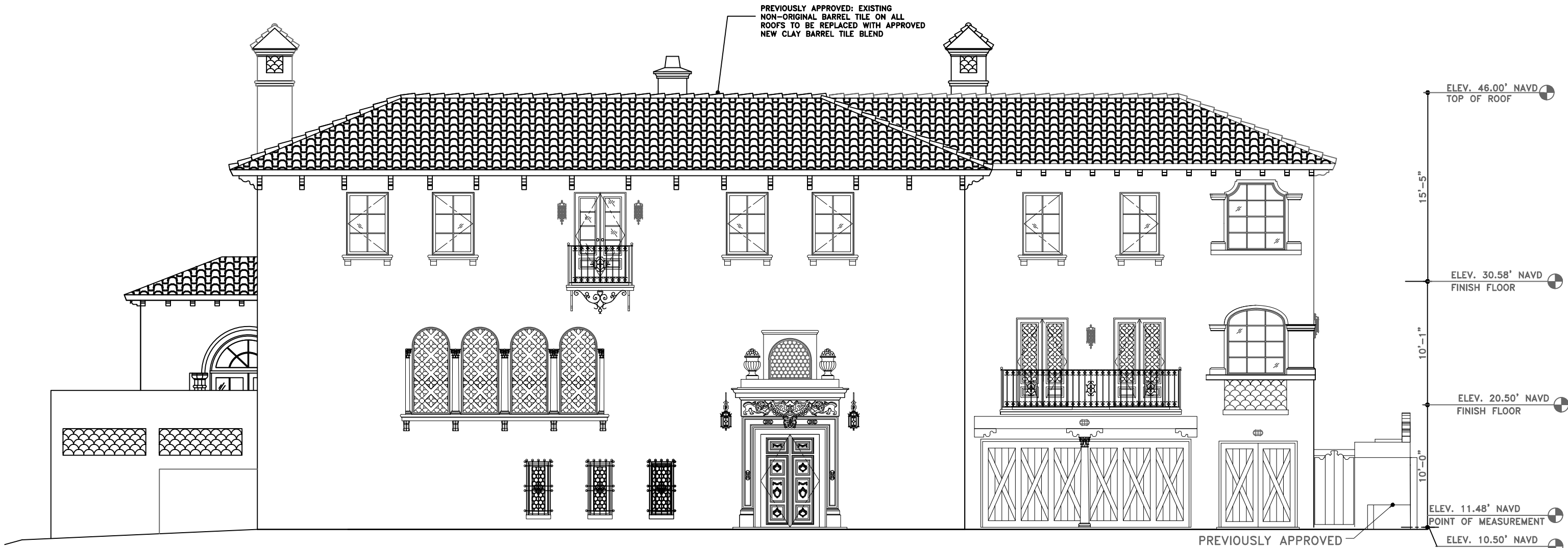
0445



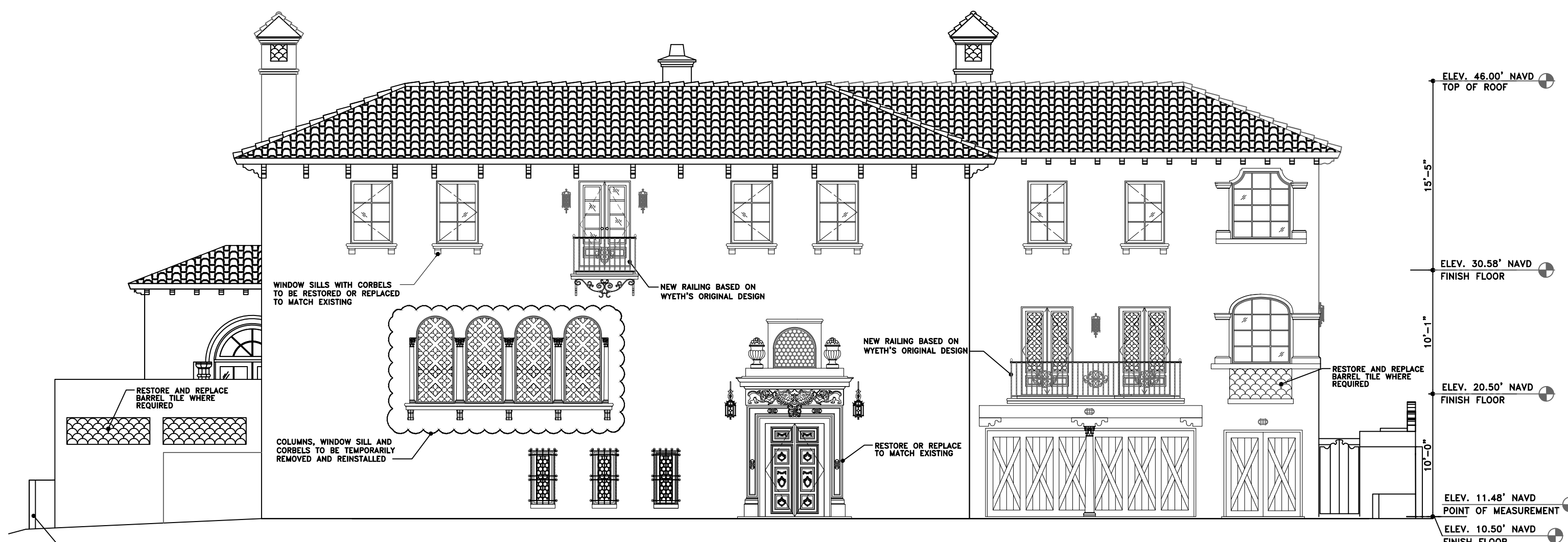
ORIGINAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



PREVIOUSLY APPROVED EAST ELEVATION
SCALE: 1/8" = 1'-0"



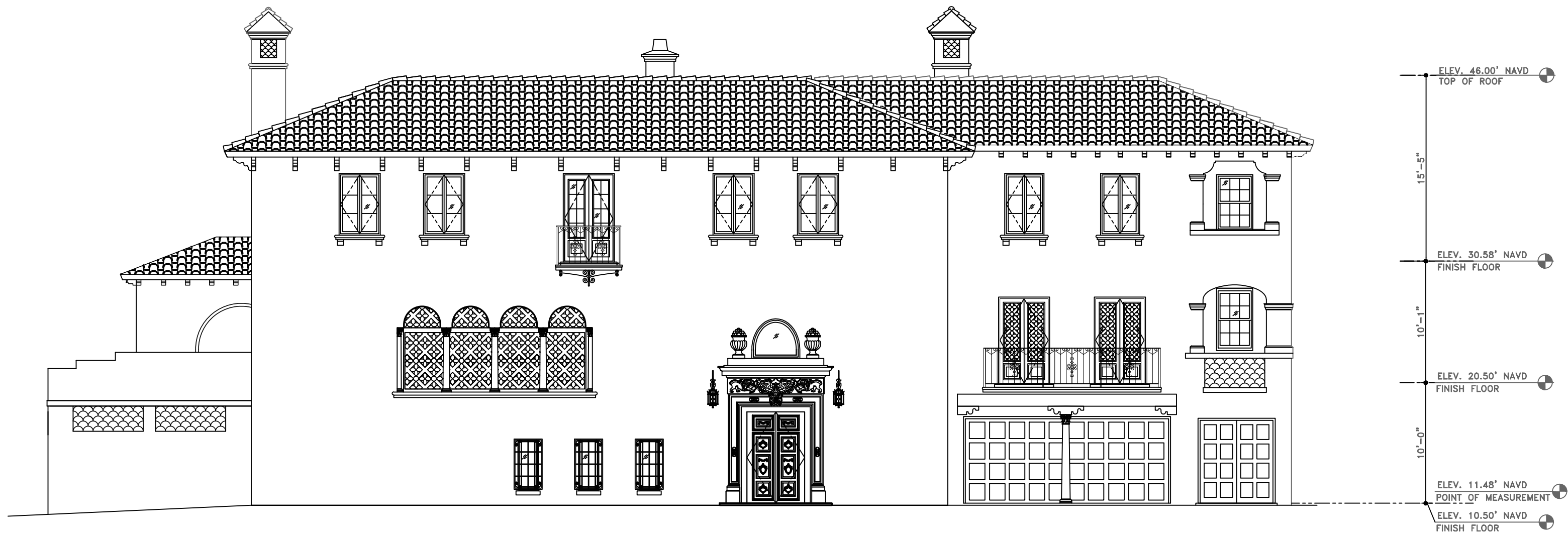
PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

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 2023.

ROOFING NOTE:
EXISTING NON-ORIGINAL BARREL TILE ON ALL ROOFS TO BE REPLACED WITH PREVIOUSLY APPROVED BARREL TILE



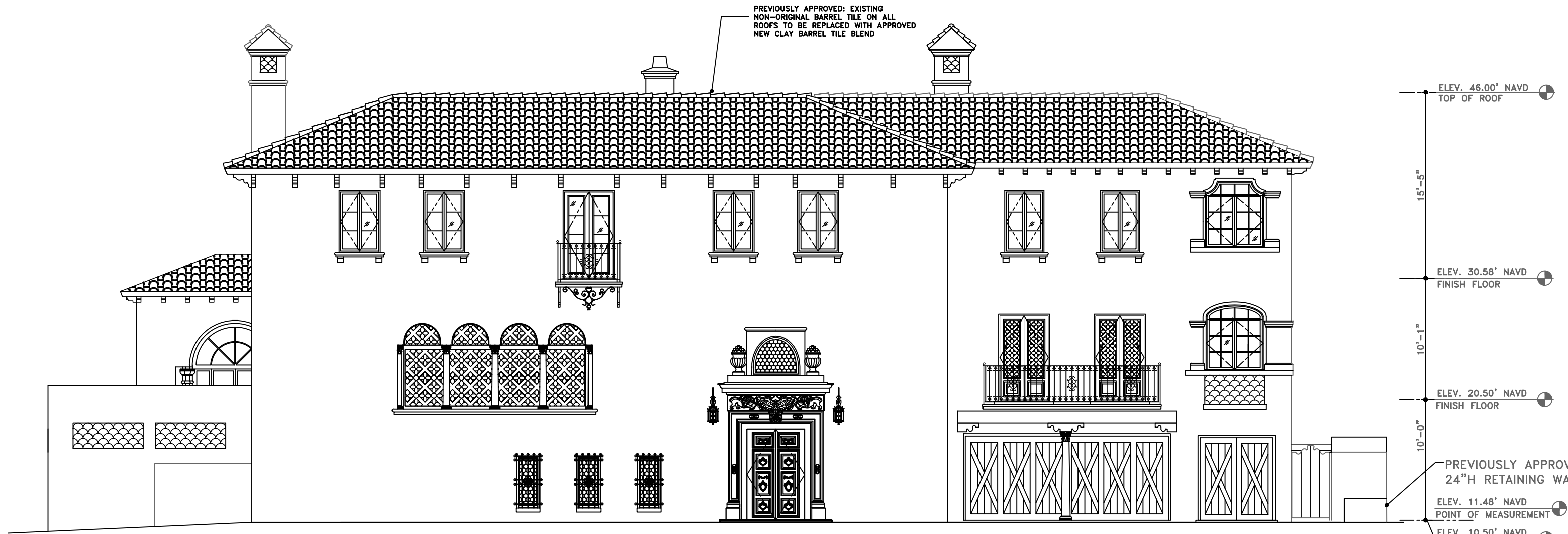
REVISIONS:



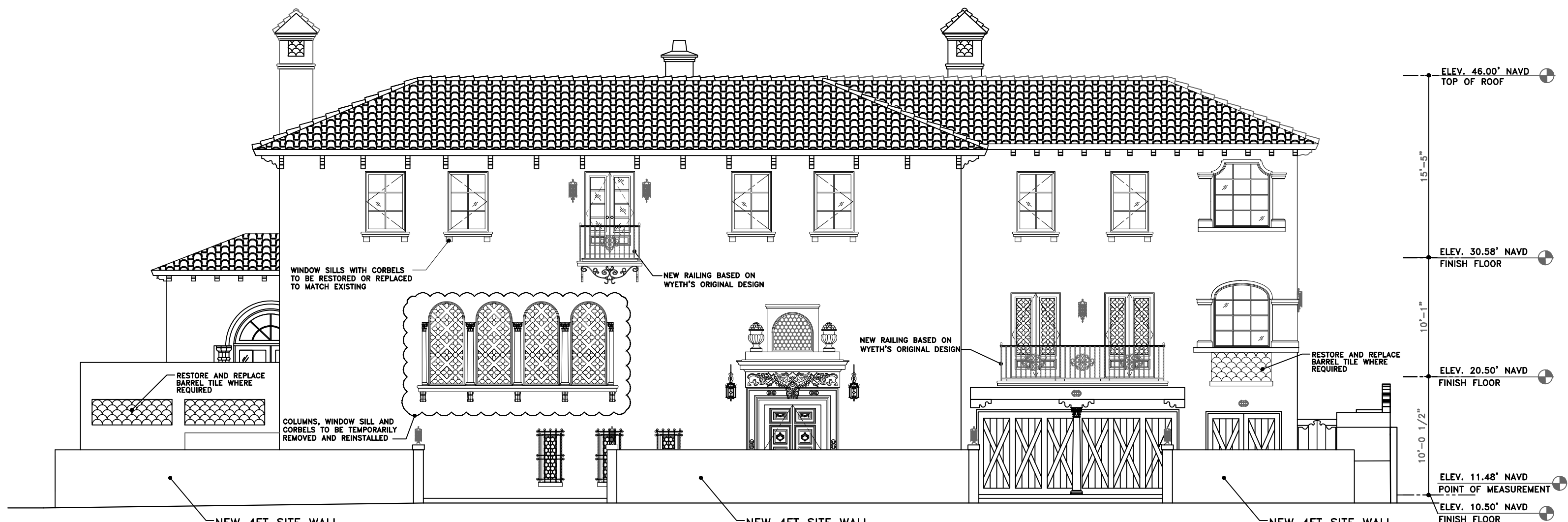
EXISTING EAST ELEVATION—STREET VIEW
SCALE: 1/8" = 1'-0"

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 2023.

ROOFING NOTE:
EXISTING NON-ORIGINAL BARREL TILE ON ALL ROOFS TO BE REPLACED WITH PREVIOUSLY APPROVED BARREL TILE



PREVIOUSLY APPROVED EAST ELEVATION—STREET VIEW
SCALE: 1/8" = 1'-0"



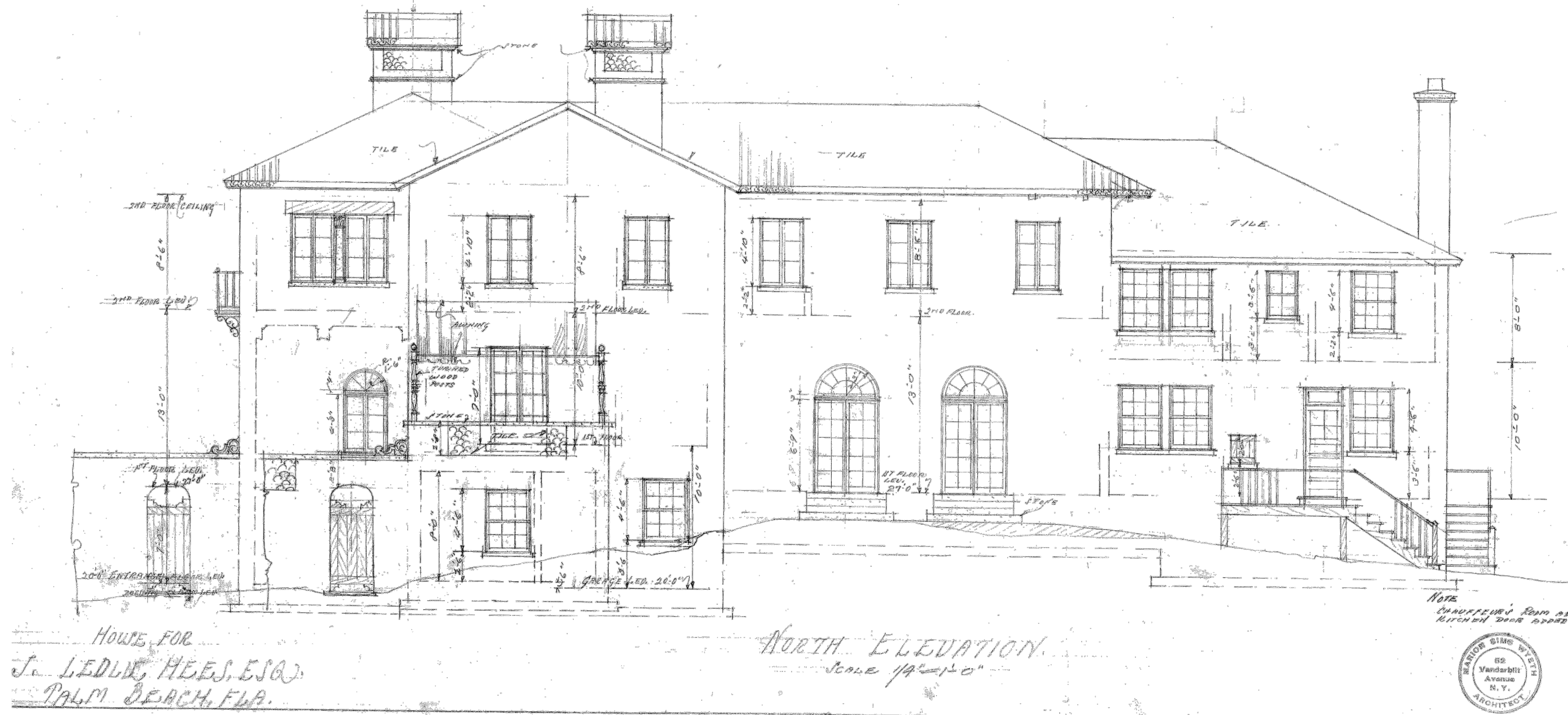
PROPOSED EAST ELEVATION—STREET VIEW
SCALE: 1/8" = 1'-0"

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA



REVISIONS:

SHEET NUMBER:
A12.2
DATE:
03-31-25
JOB #
0445



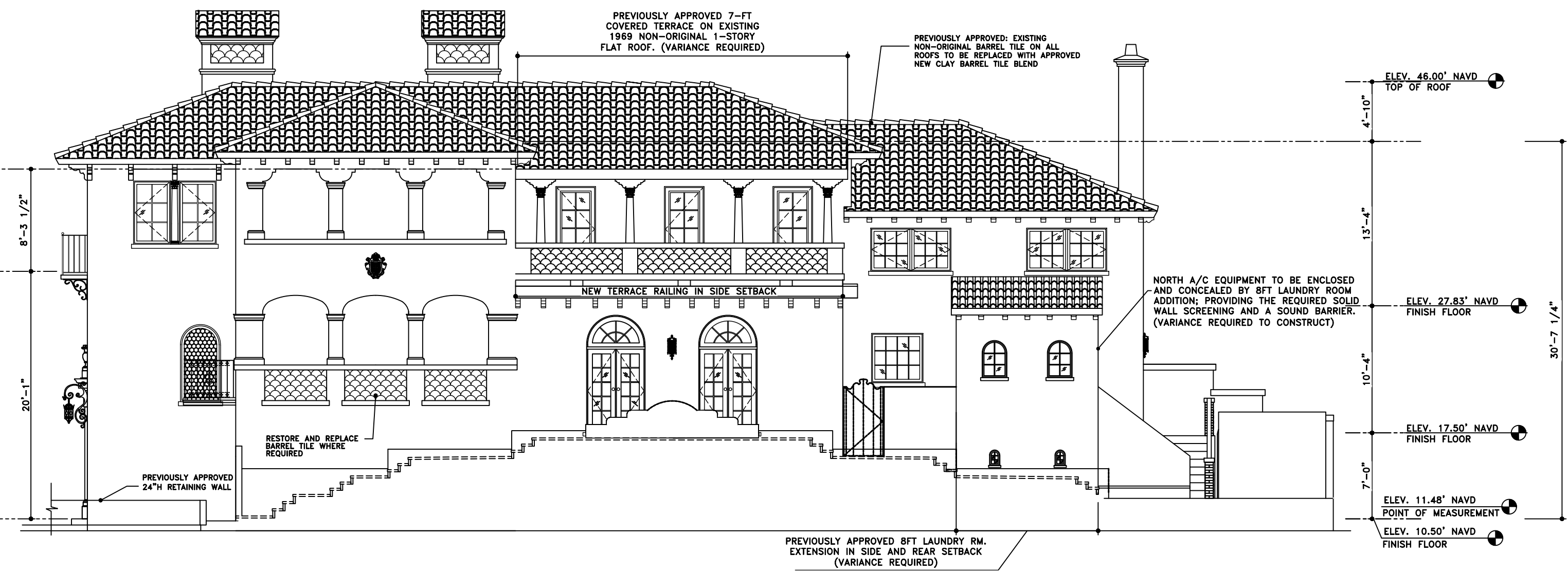
ORIGINAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8" = 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 2023.

WINDOW/DOOR NOTE:
ALL WINDOWS AND EXTERIOR DOORS TO BE REMOVED AND REPLACED WITH PREVIOUSLY APPROVED IMPACT-RATED KOLBE/ SIGNATURE OR COMPARABLE UNITS



PREVIOUSLY APPROVED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



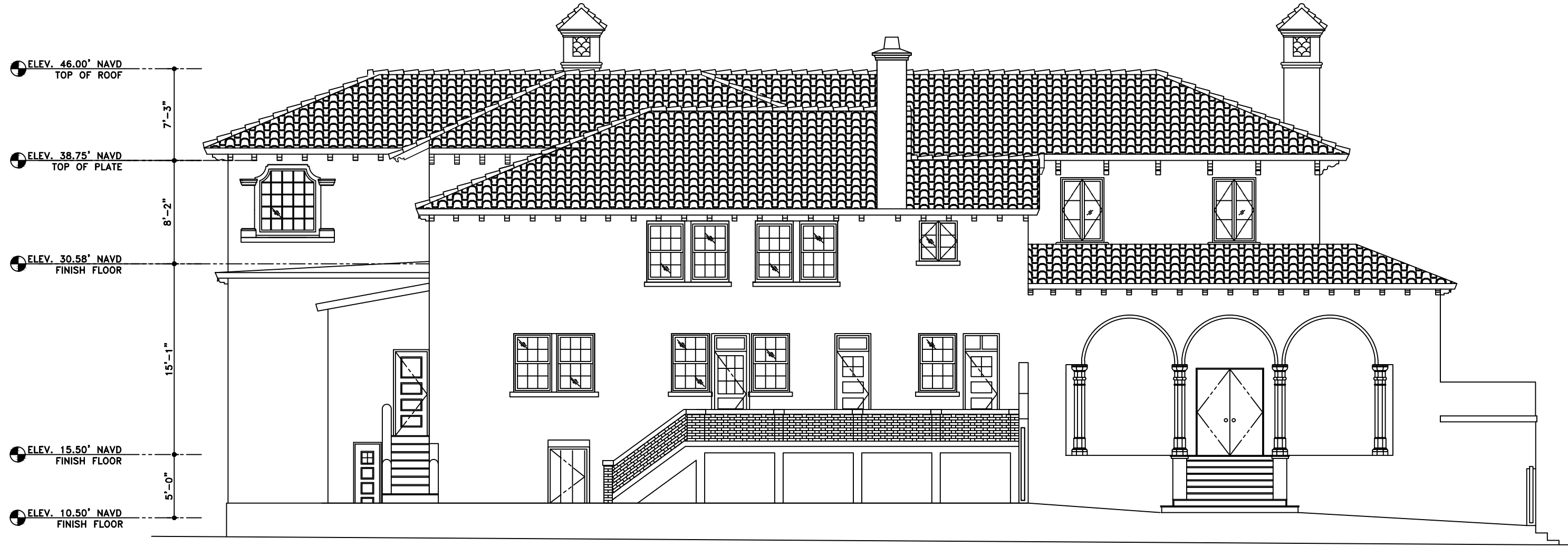
PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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 2023.

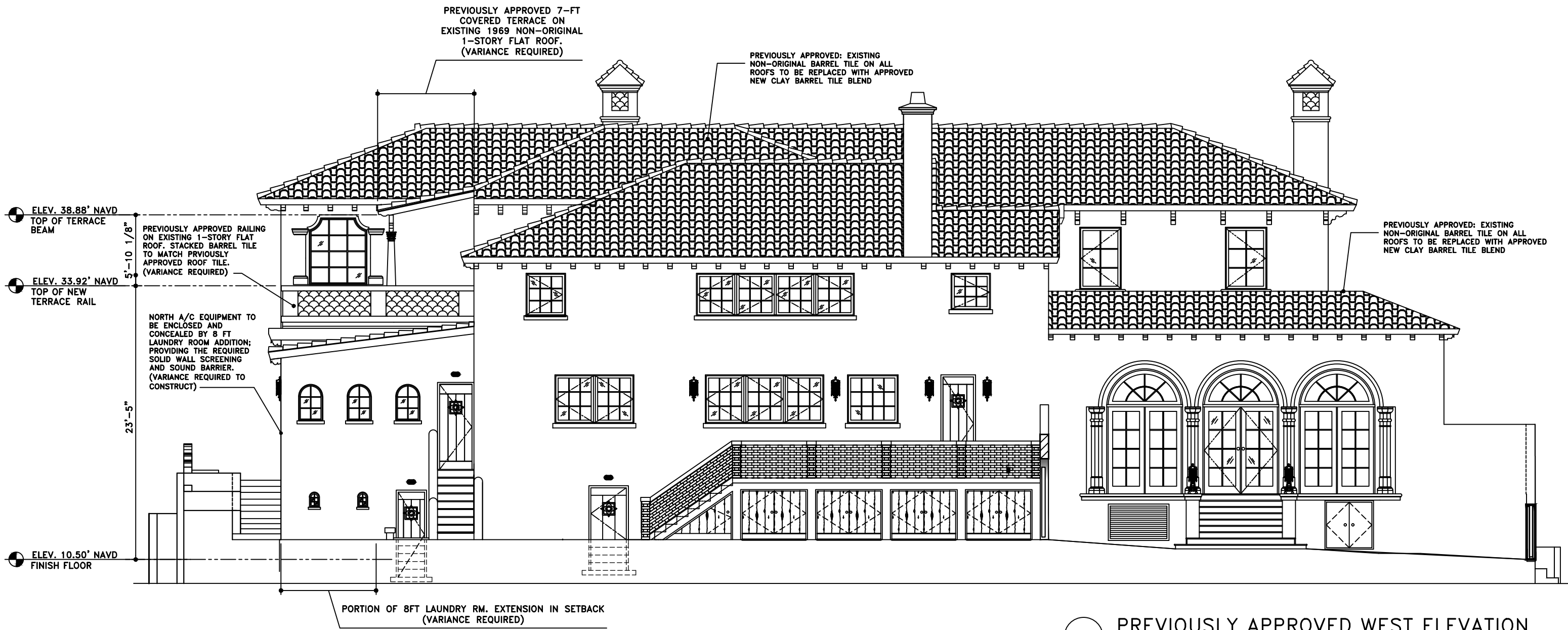
WINDOW/DOOR NOTE:
ALL WINDOWS AND EXTERIOR DOORS TO BE REMOVED AND REPLACED WITH PREVIOUSLY APPROVED IMPACT-RATED KOLBE/ SIGNATURE OR COMPARABLE UNITS



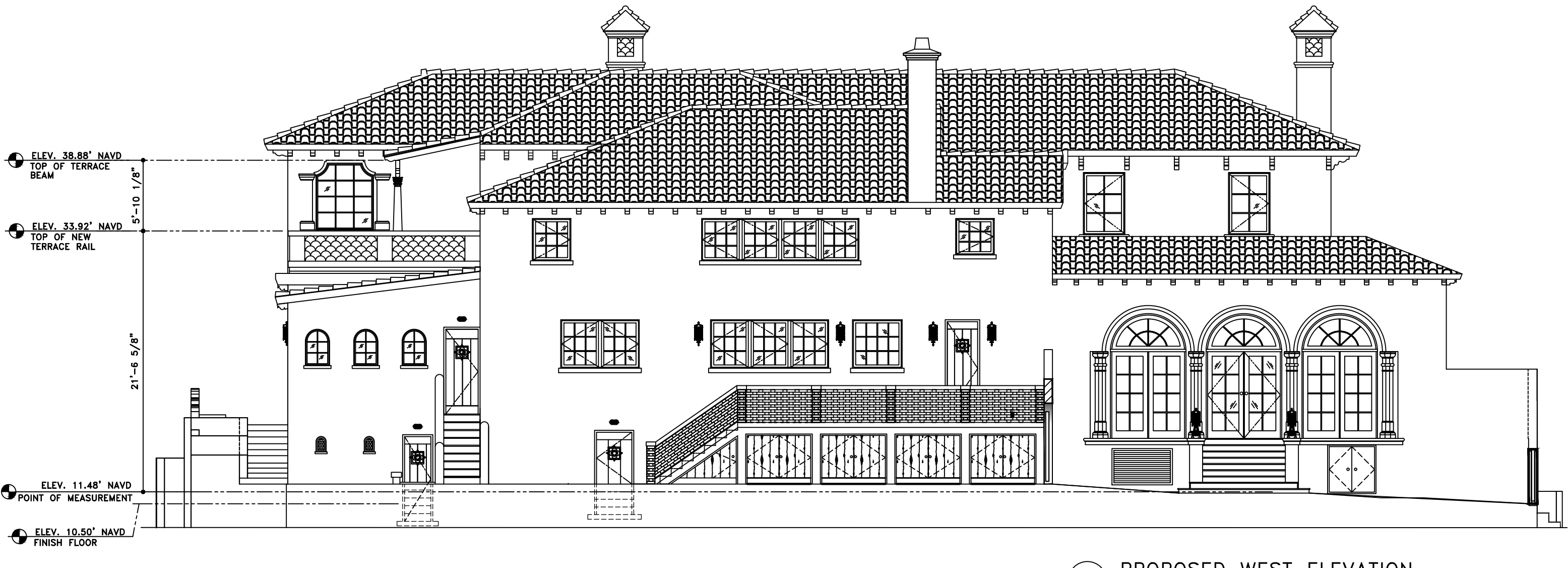
ORIGINAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



PREVIOUSLY APPROVED WEST ELEVATION
SCALE: 1/8" = 1'-0"



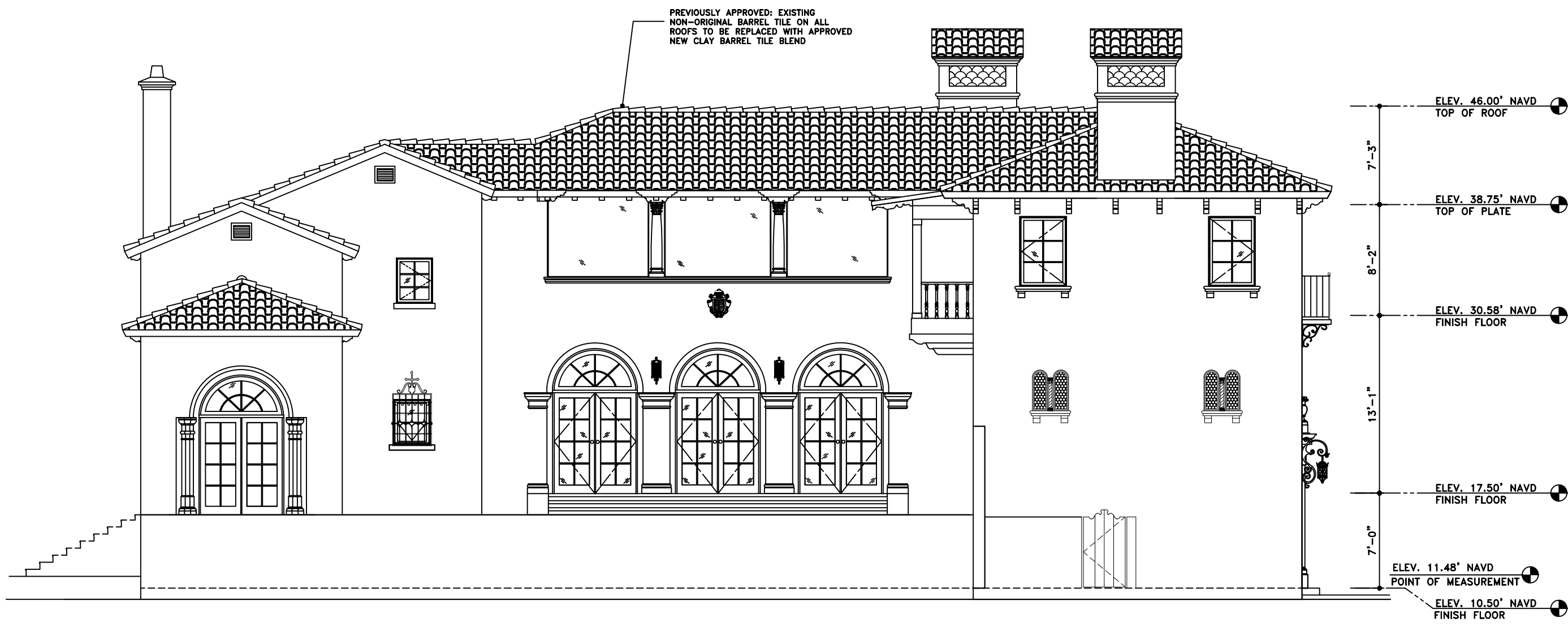
PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



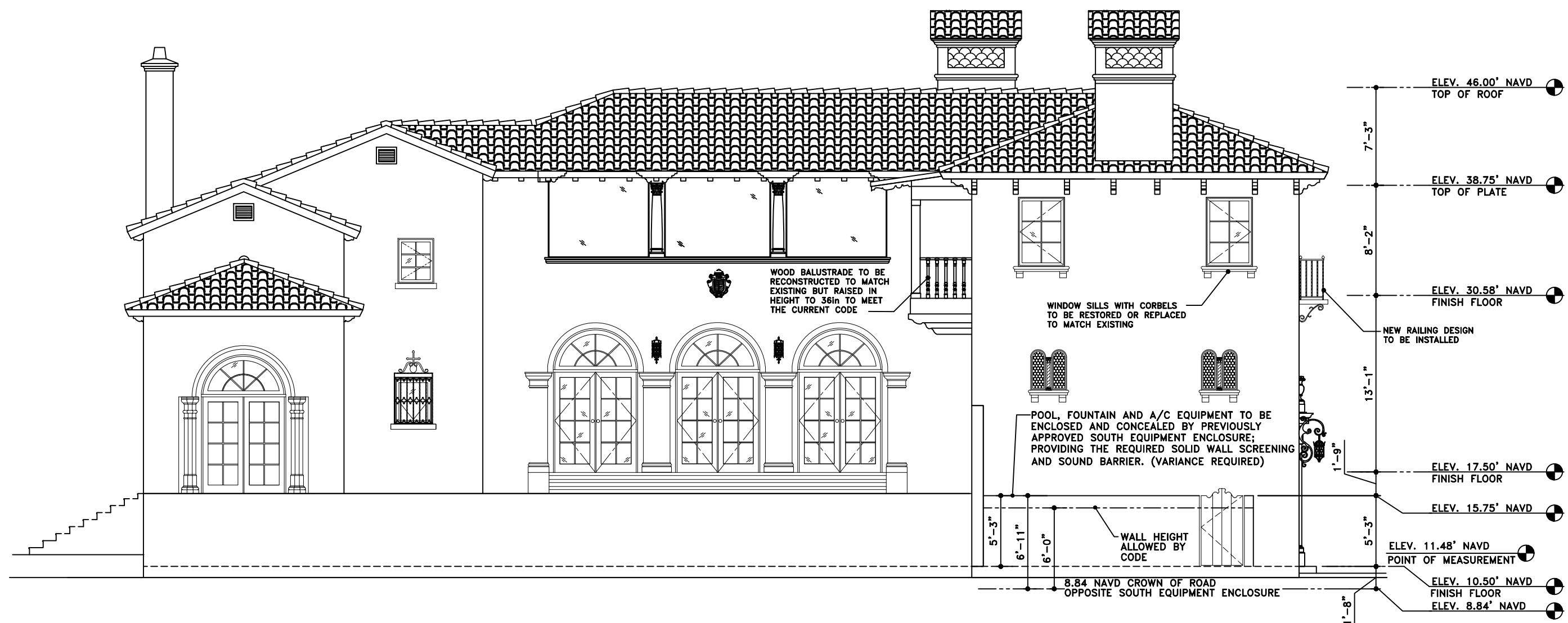
ORIGINAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



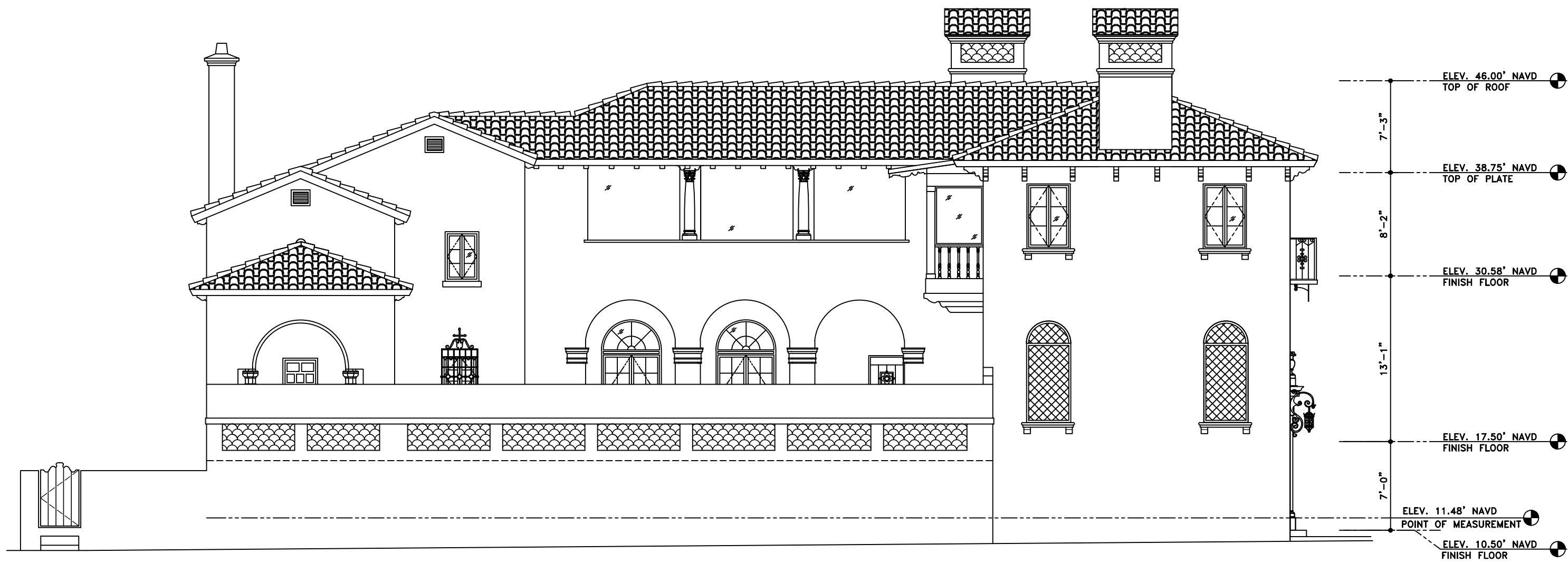
PREVIOUSLY APPROVED SOUTH ELEVATION



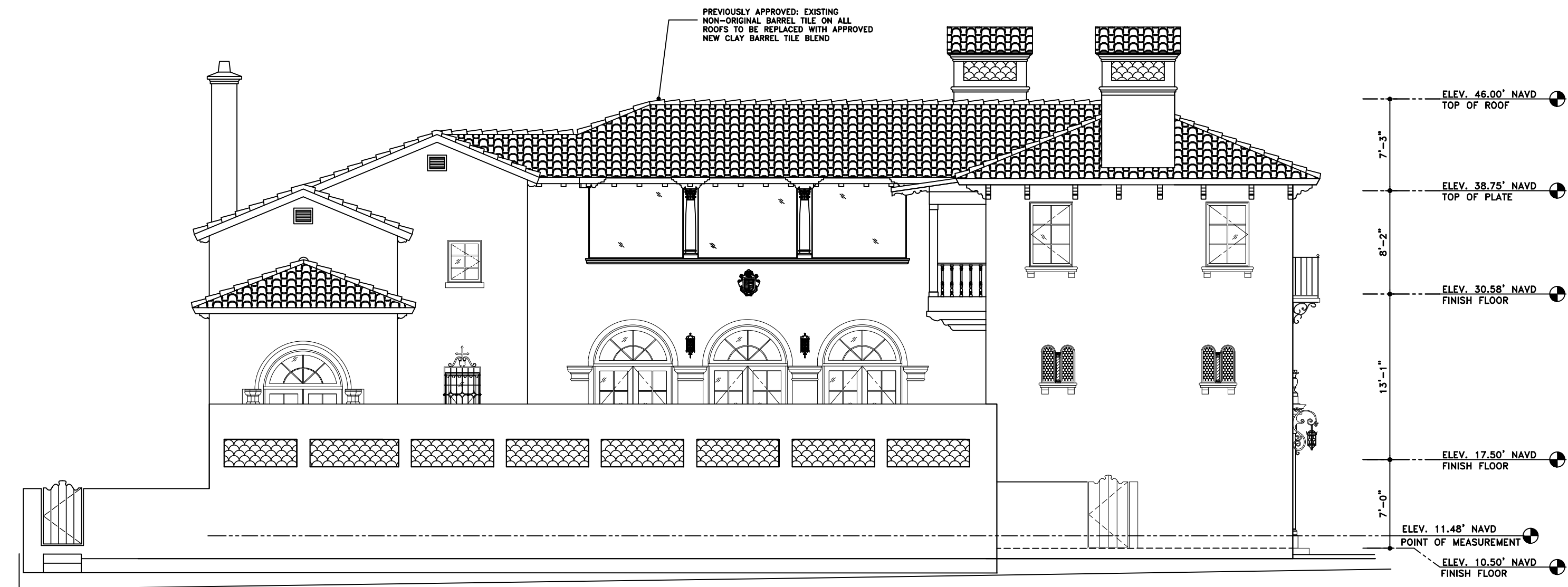
PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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 2023.

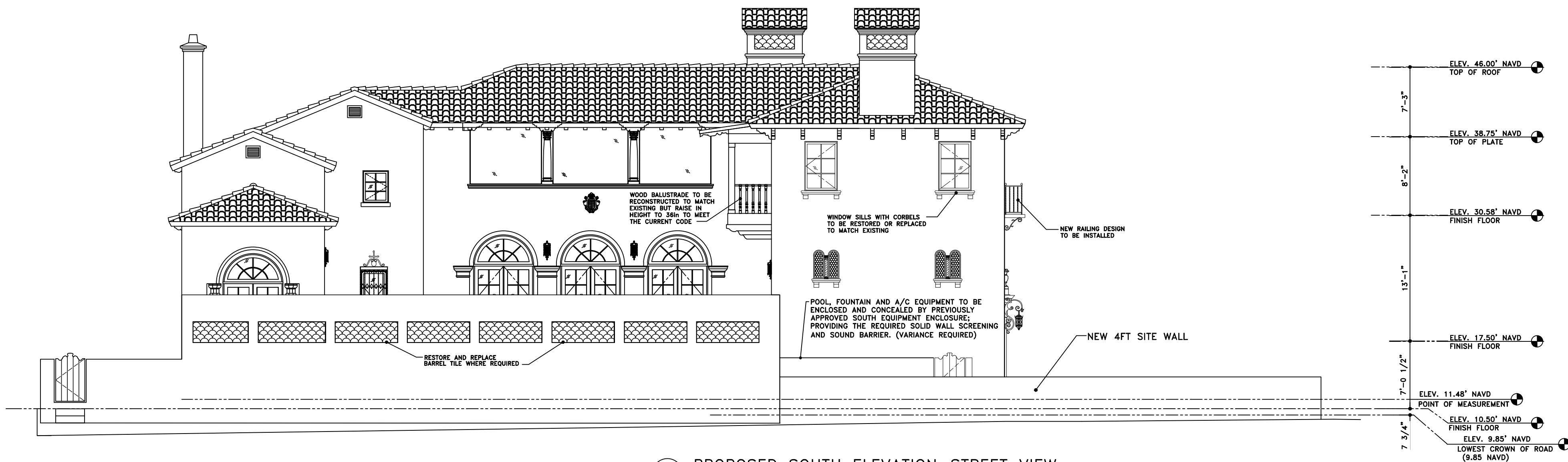
WINDOW/DOOR NOTE:
ALL WINDOWS AND EXTERIOR DOORS TO BE REMOVED AND REPLACED WITH PREVIOUSLY APPROVED IMPACT-RATED KOLBE/ SIGNATURE OR COMPARABLE UNITS



EXISTING SOUTH ELEVATION—STREET VIEW
SCALE: 1/8" = 1'-0"



PREVIOUSLY APPROVED SOUTH ELEVATION—STREET VIEW



PROPOSED SOUTH ELEVATION—STREET VIEW
SCALE: 1/8" = 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 2023.

WINDOW/DOOR NOTE:
ALL WINDOWS AND EXTERIOR DOORS TO BE REMOVED AND REPLACED WITH PREVIOUSLY APPROVED IMPACT-RATED KOLBE/ SIGNATURE OR COMPARABLE UNITS

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



REVISIONS:

SHEET NUMBER:
A15.2
DATE:
03-31-25
JOB #
0445