

1350 NORTH LAKE ACQUISITIONS LLC

1350 NORTH LAKE WAY, PALM BEACH, FLORIDA

NOVEMBER 09, 2023 - DROP-OFF

ARC-23-136

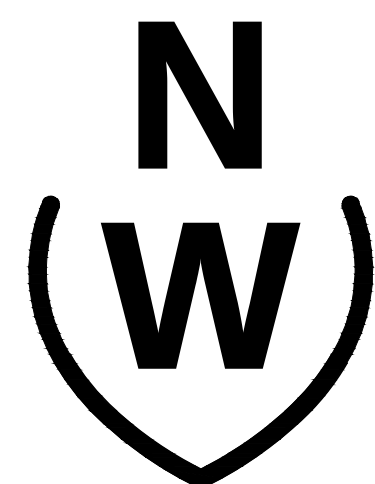
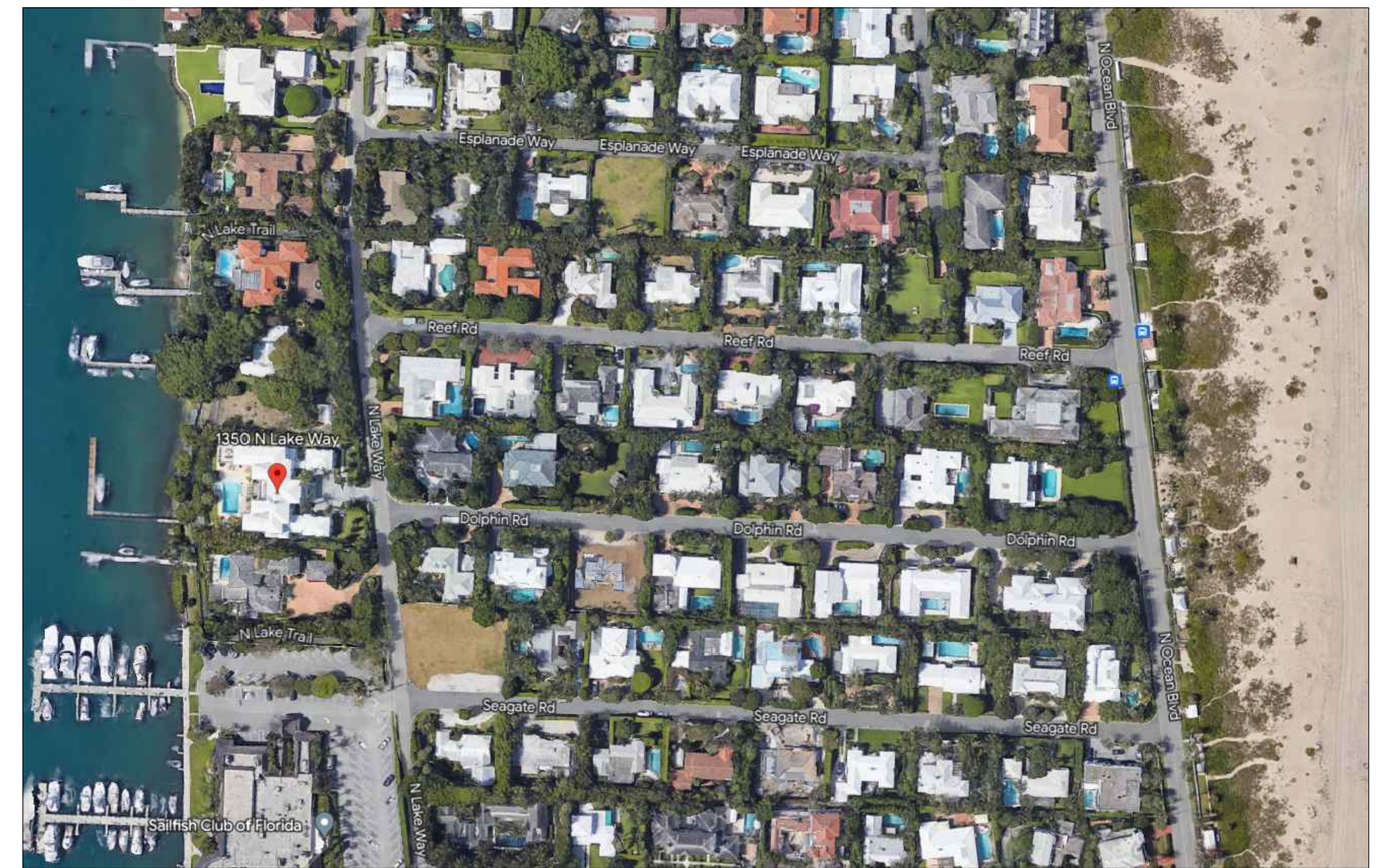
ANTICIPATED MEETING: DECEMBER 15, 2023

SHEET LEGEND:

EX1: LOCATION PLAN
SP-100: PREVIOUSLY APPROVED SITE PLAN
SP-100: PROPOSED SITE PLAN
A-2.10: PREVIOUSLY APPROVED MAIN LEVEL
A-2.10: PROPOSED MAIN LEVEL
A-2.20: PREVIOUSLY APPROVED UPPER LEVEL
A-2.20: PROPOSED UPPER LEVEL
A-300: EAST ELEVATIONS
A-301: NORTH ELEVATIONS
A-302: NORTH ELEVATIONS
A-303: WEST ELEVATIONS
A-304: POOL COURTYARD ELEVATION
A-400: IMAGES AND DETAILS
EX2: EXISTING CONDITIONS PLAN
EX3: EXISTING SITE PHOTOS
EX4: EXISTING SITE PHOTOS
LO: OVERALL SITE RENDERING
EL1: PROPOSED EAST ELEVATION
D1: PROPOSED GATE ELEVATION
CSP: CONSTRUCTION SCREENING PLAN
L1: HARDSCAPE PLAN
LP1: LANDSCAPE PLAN
LP2: PLANT DETAILS
OS1: OPEN SPACE DIAGRAM
SK1: LANDSCAPE ALTERATION DIAGRAM

SCOPE:

- RESURFACE AND REDUCE POOL DECK
- EXPAND DRIVEWAY
- PLANTING UPDATES
- NEW ENTRY GATE
- NEW FRONT DOOR
- NEW BALCONY RAILINGS
- NEW UPPER FLOOR COLD PLUNGE AND SPA



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113
nieverawilliams.com



SMITH AND MOORE
ARCHITECTS INC.

1500 South Olive Avenue
West Palm Beach, FL 33401
Tel: 561 - 835 - 1888
Fax: 561 - 832 - 7015

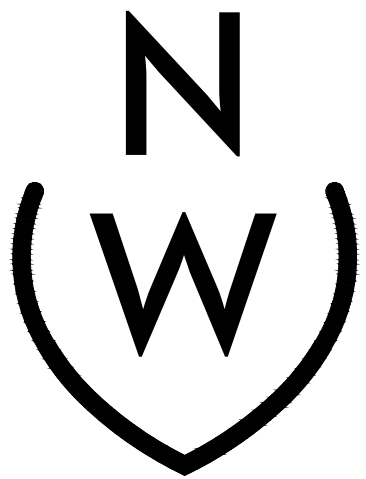
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LOCATION PLAN
1350 NORTH LAKE WAY
PALM BEACH, FL.

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

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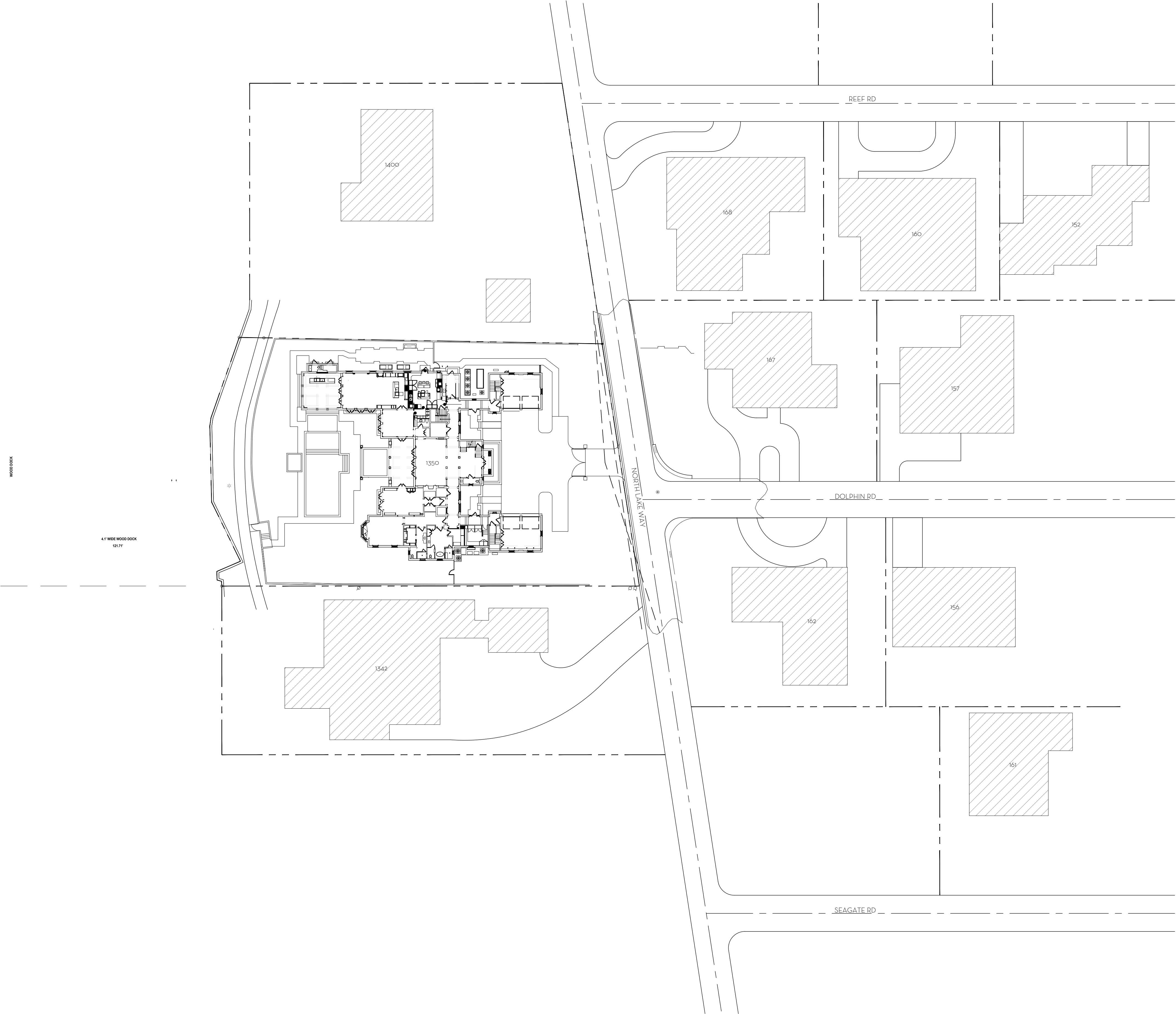
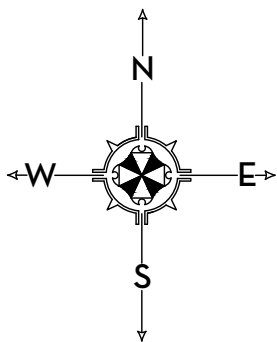


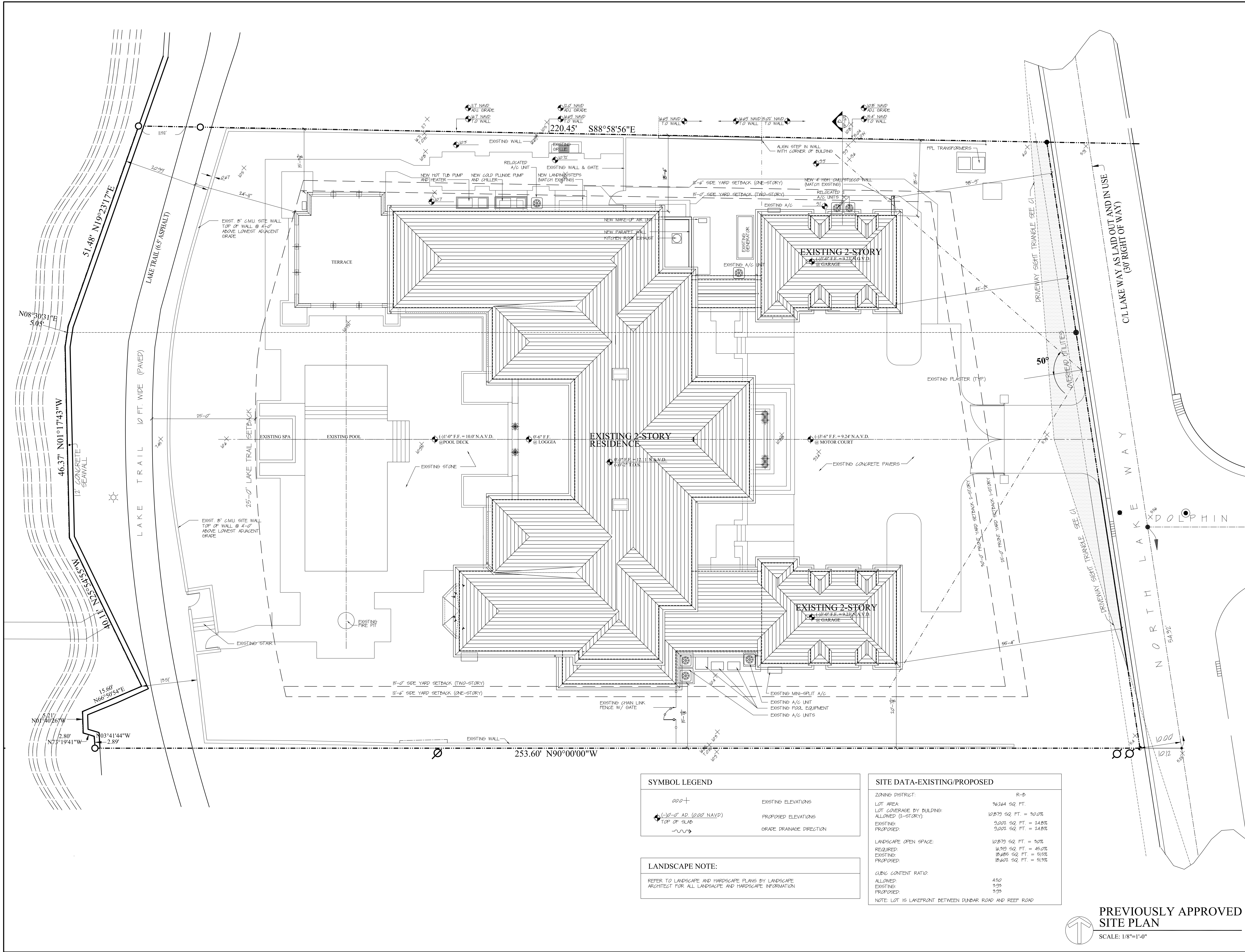
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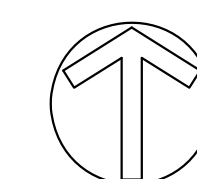
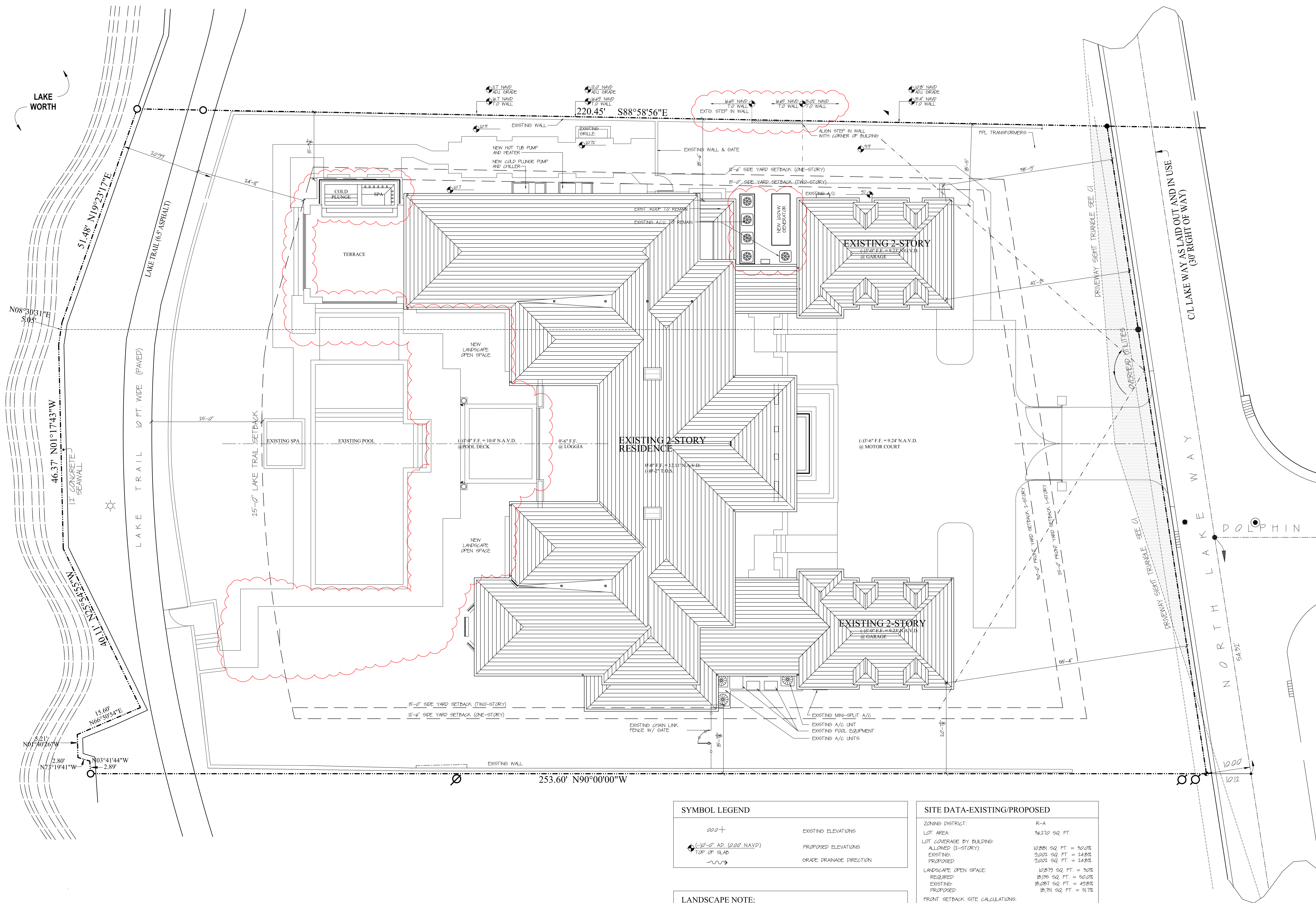
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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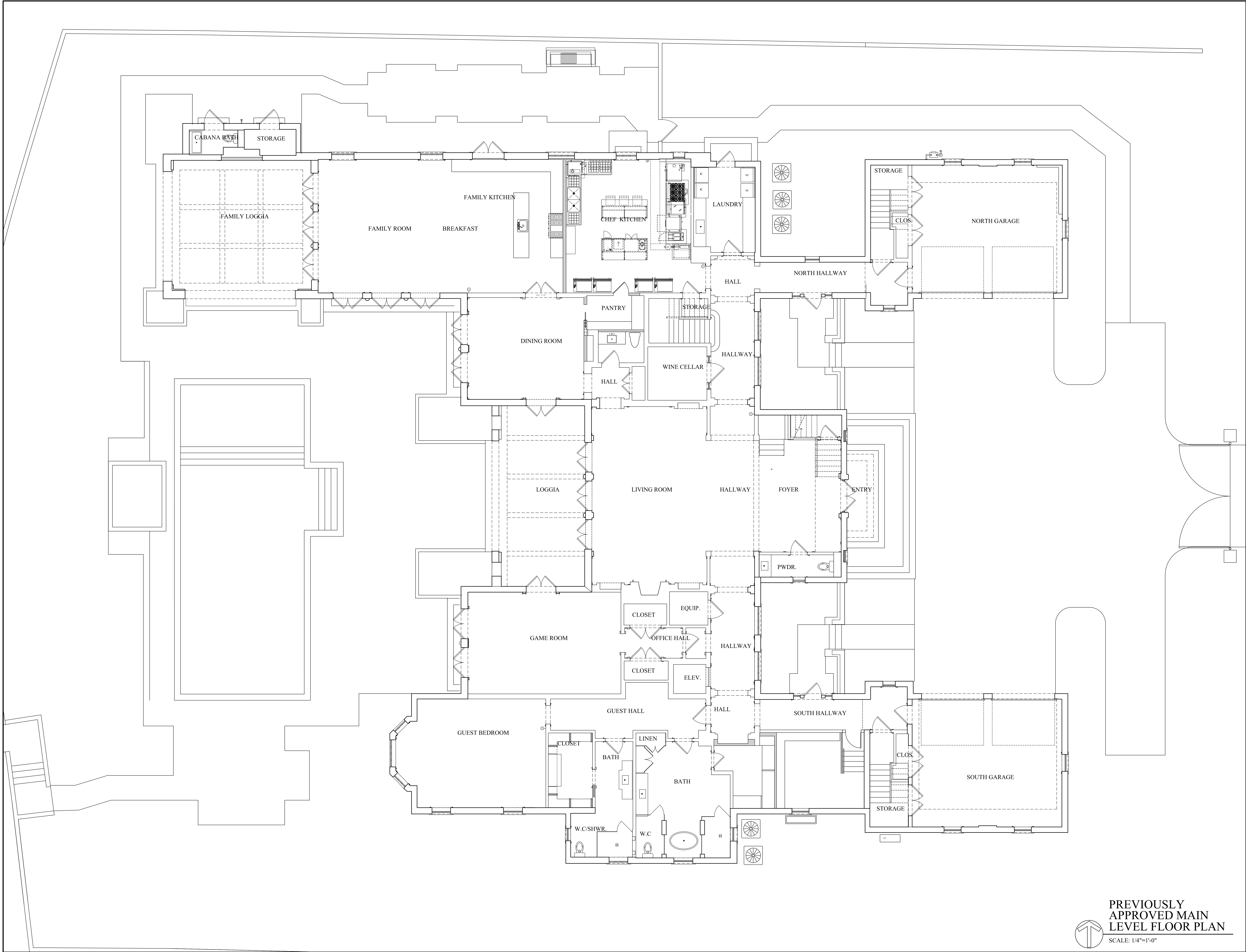
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EX1









PREVIOUSLY
APPROVED MAIN
LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

S.M

ALTERATIONS
1350 NORTHLAKE ACQUISITIONS, LLC
1350 NORTH LAKE WAY PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 855-1888 FAX (561) 852-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

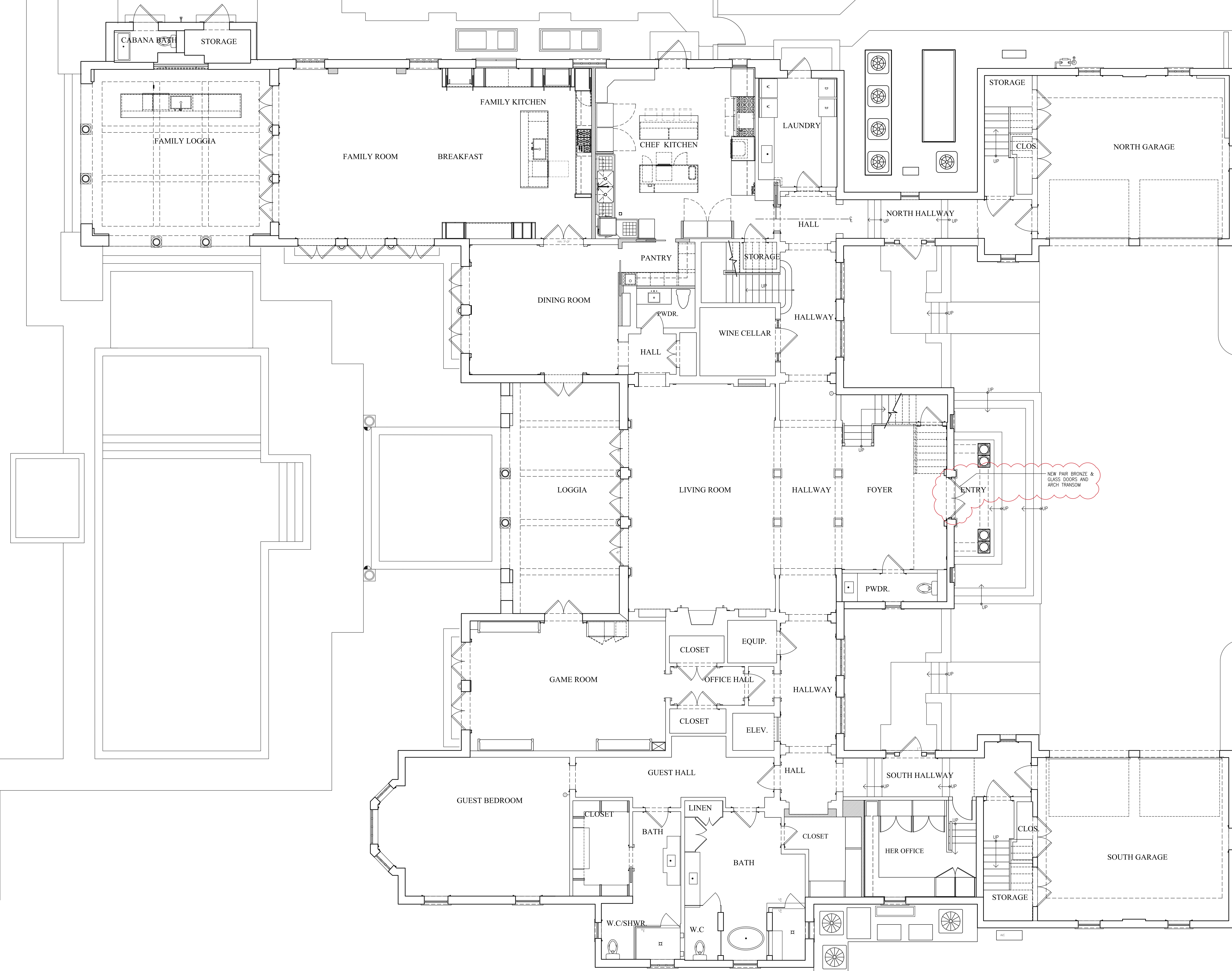
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

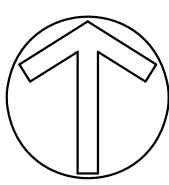
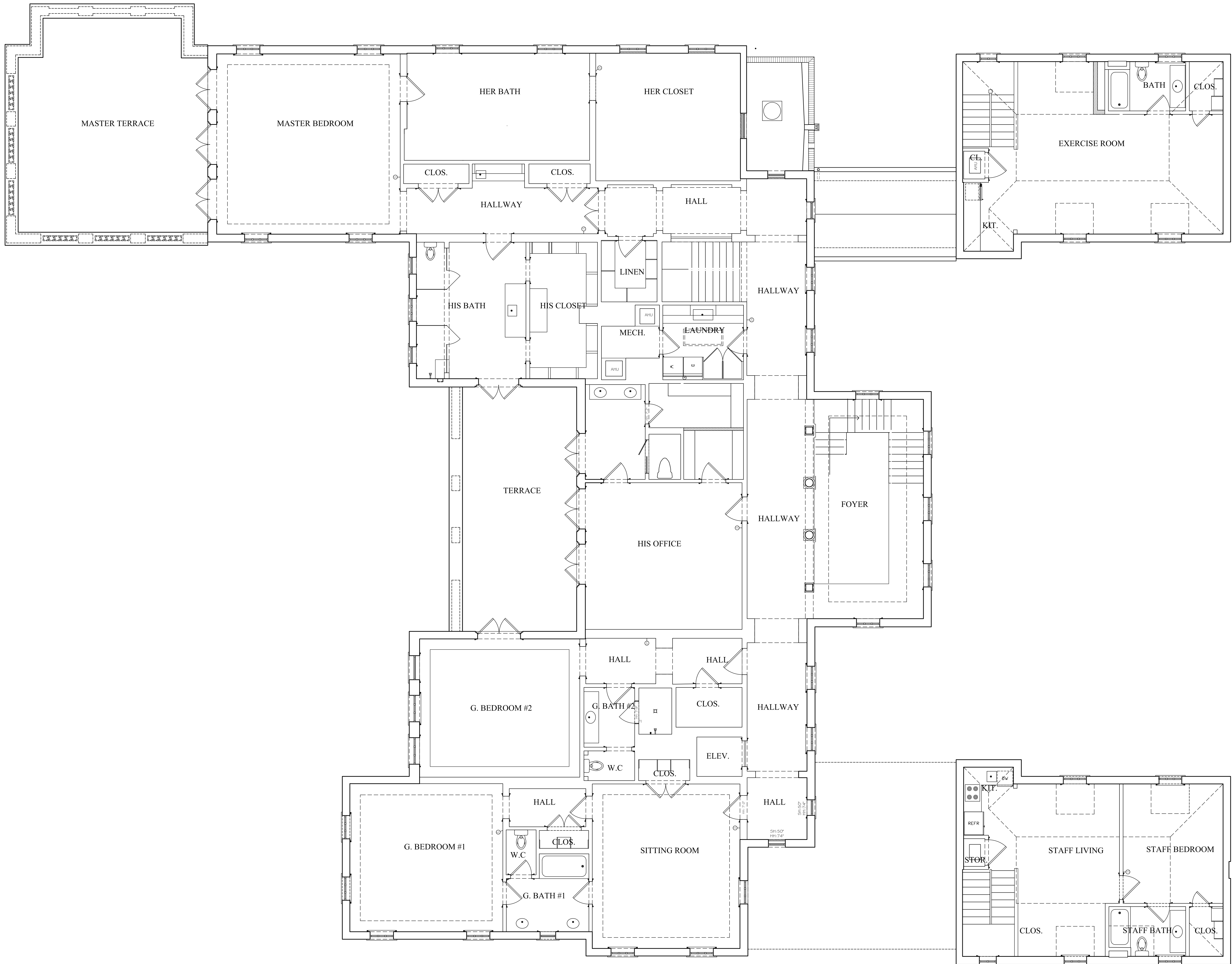
STAFF APPROVAL 2023-06-12
PRESENTATION SET 2023-11-09

NO: -
DWG. BY: AJL
SHEET:

A-2.10

PROPOSED
MAIN LEVEL FLOOR
PLAN - NORTH

SCALE: 1/4"=1'-0"



PREVIOUSLY
APPROVED UPPER
LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

S·M

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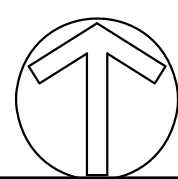
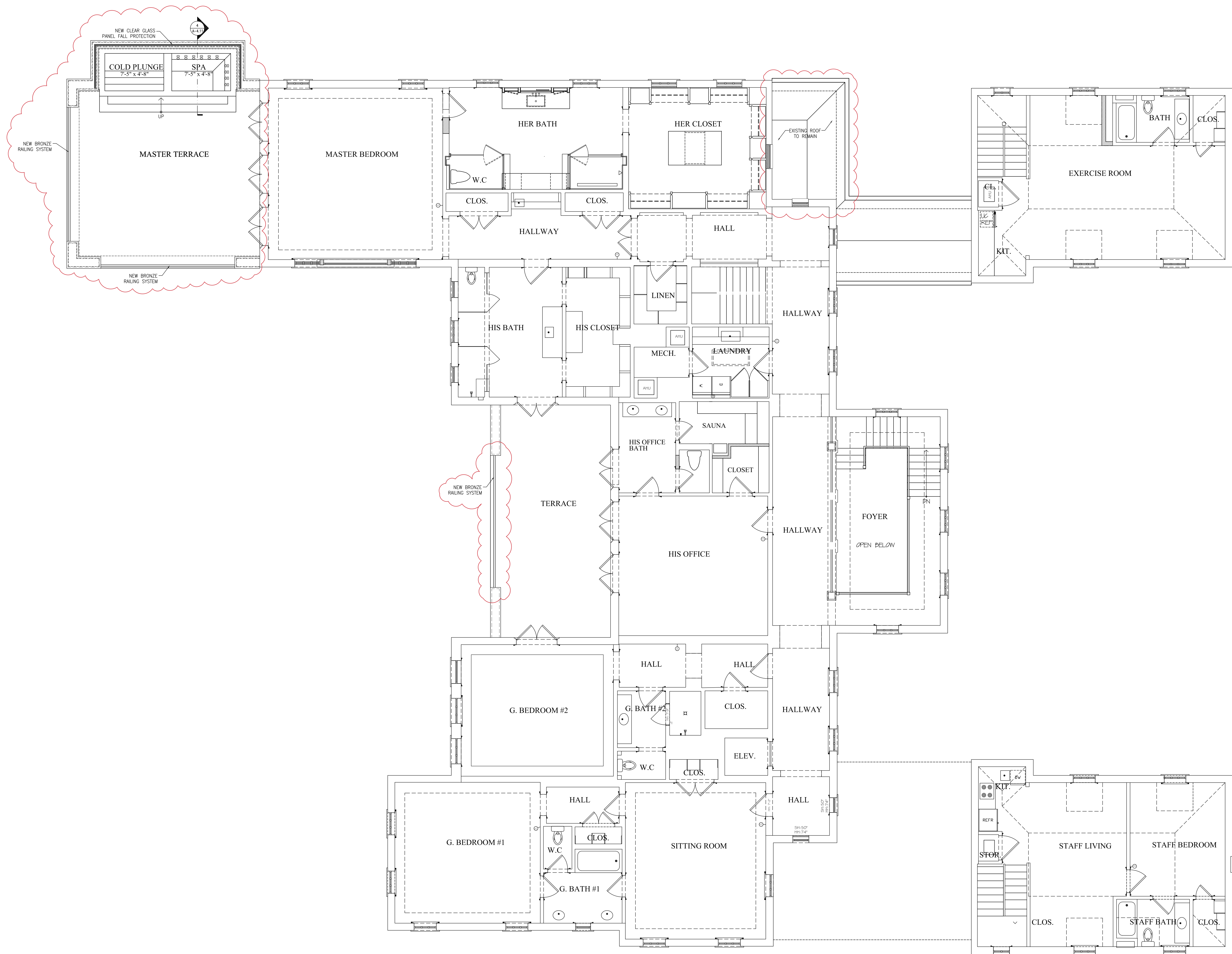
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

STAFF APPROVAL 2023-06-12
PRESENTATION SET 2023-11-09

NO: -
DWG. BY: AJL
SHEET:

A-2.20



UPPER LEVEL FLOOR
PLAN - NORTH

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

S.M

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STAFF APPROVAL 2023-06-12
PRESENTATION SET 2023-11-09

NO: -
DWG. BY: AJL
SHEET:

A-2.20



PREVIOUSLY APPROVED EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

FLORIDA AAC

NO. 001285

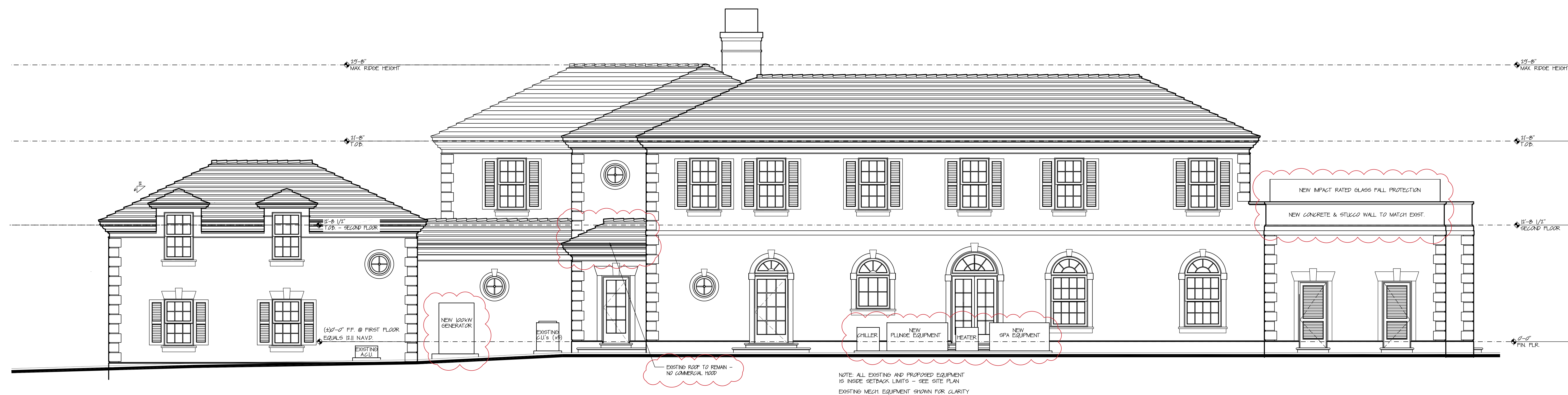
HAROLD J. SMITH
REGISTERED ARCHITECT 8742JONATHAN C. MOORE
REGISTERED ARCHITECT 13541PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952DANIEL KAHAN
REGISTERED ARCHITECT 94757STAFF APPROVAL 2023-06-13
PRESENTATION SET 2023-11-09NO: -
DWG. BY: AIL
SHEET:

A-300



PREVIOUSLY APPROVED NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

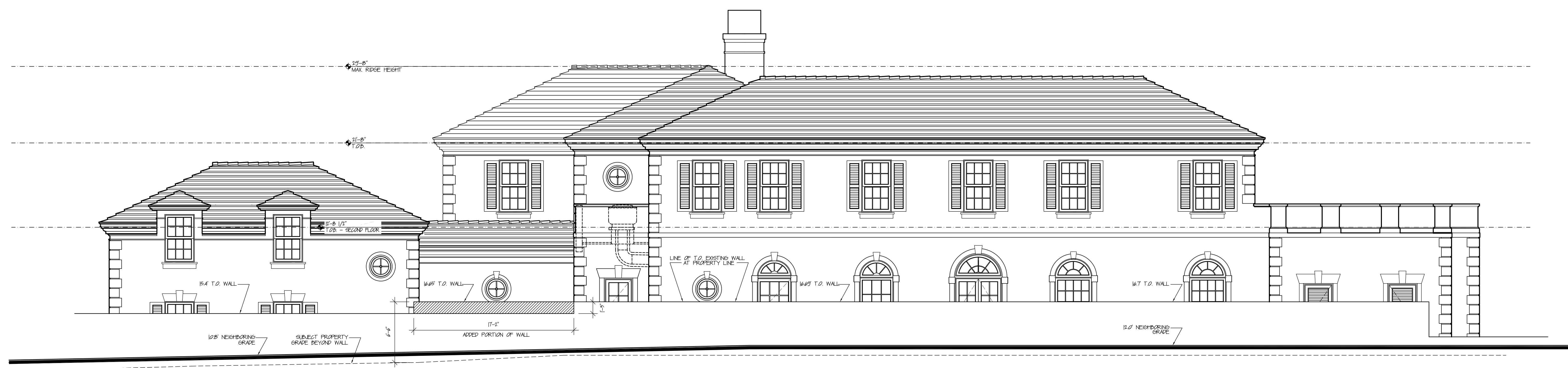
SCALE: 3/16"=1'-0"

FLORIDA AAC

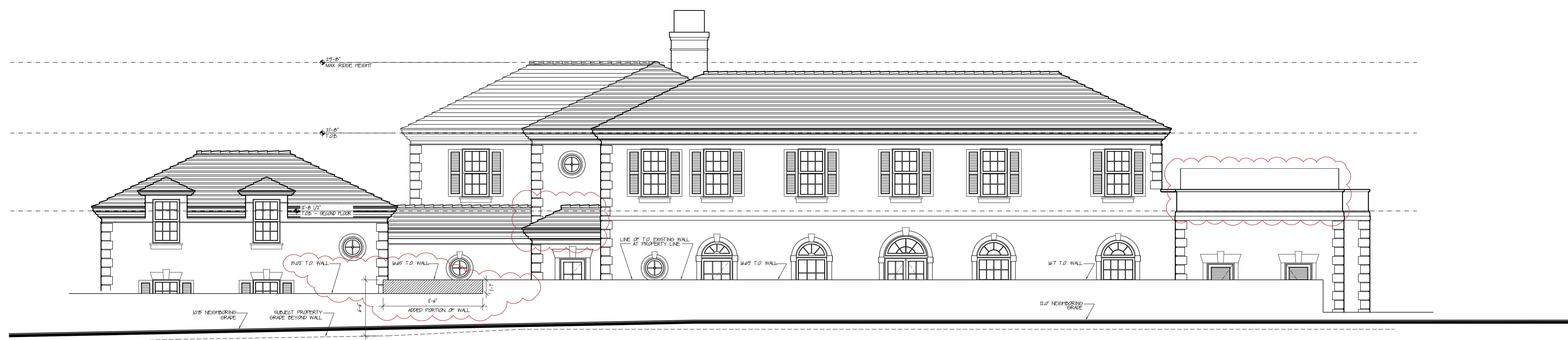
NO. 001285

HAROLD J. SMITH
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REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757STAFF APPROVAL
PRESENTATION SET
2023-06-15
2023-11-09NO: -
DWG. BY: AIL
SHEET:

A-301



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

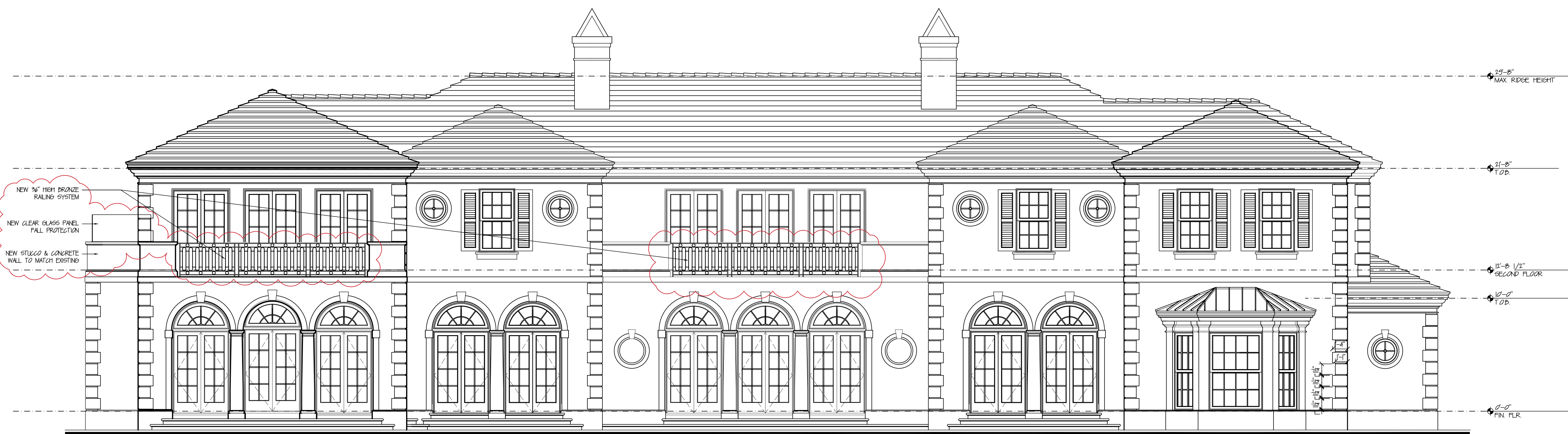


SCALE: 3/16"=1'-0"



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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



EXISTING POOL COURTYARD SOUTH ELEVATION

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



PROPOSED POOL COURTYARD SOUTH ELEVATION

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

FLORIDA AAC

NO. 001285

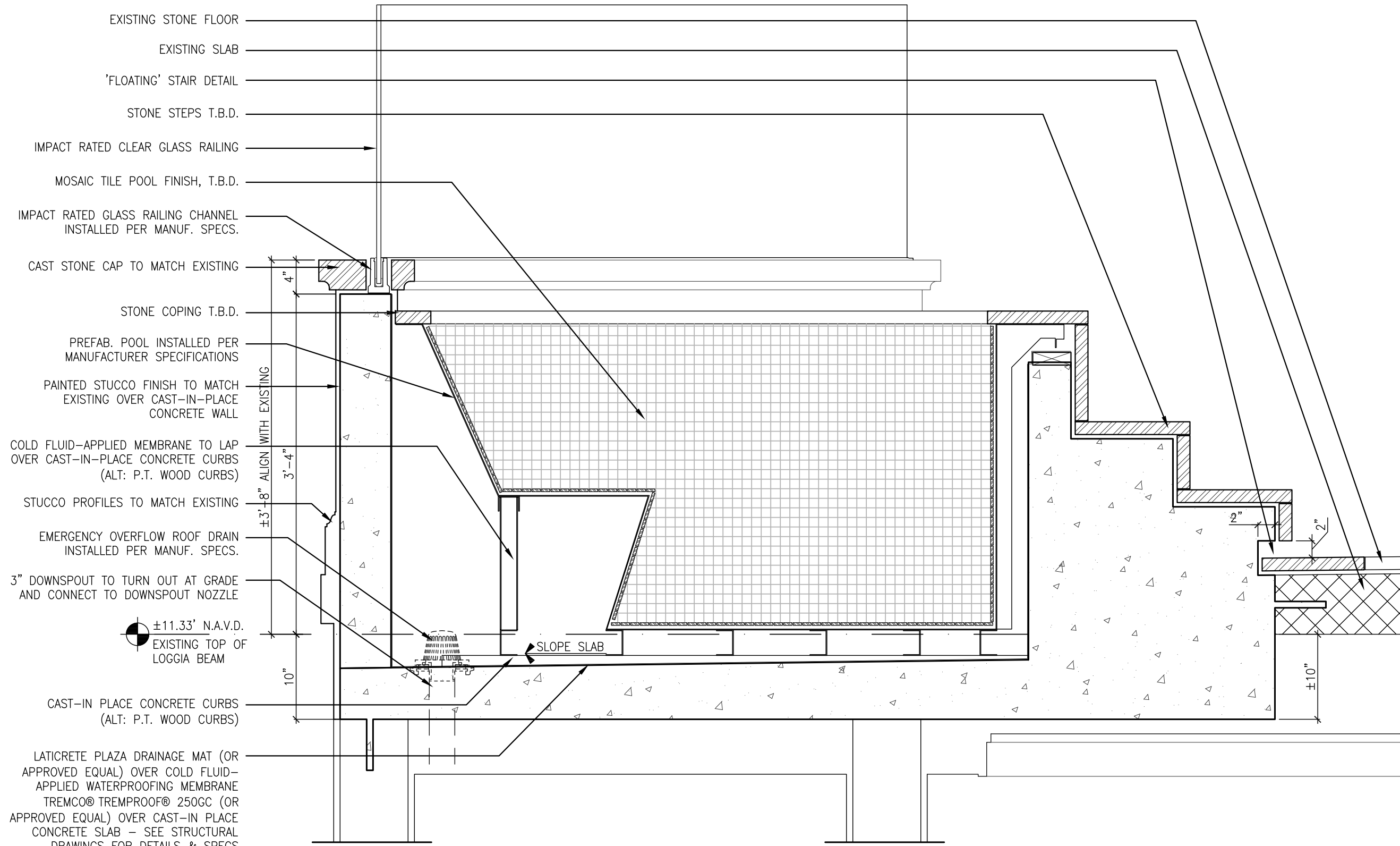
HAROLD J. SMITH
REGISTERED ARCHITECT 8742
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REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757STAFF APPROVAL
PRESENTATION SET 2023-06-15
2023-11-09NO: -
DWG. BY: AIL
SHEET:

A-304



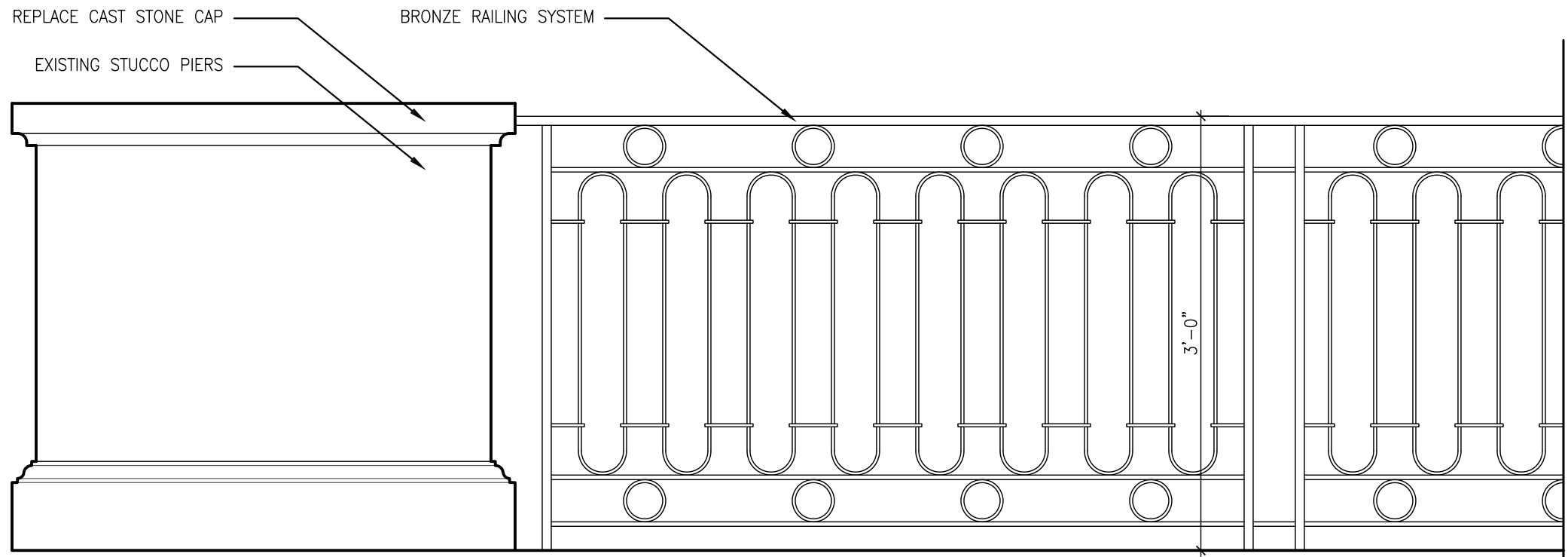
PLUNGE POOL INSPIRATION

SCALE: NOT TO SCALE



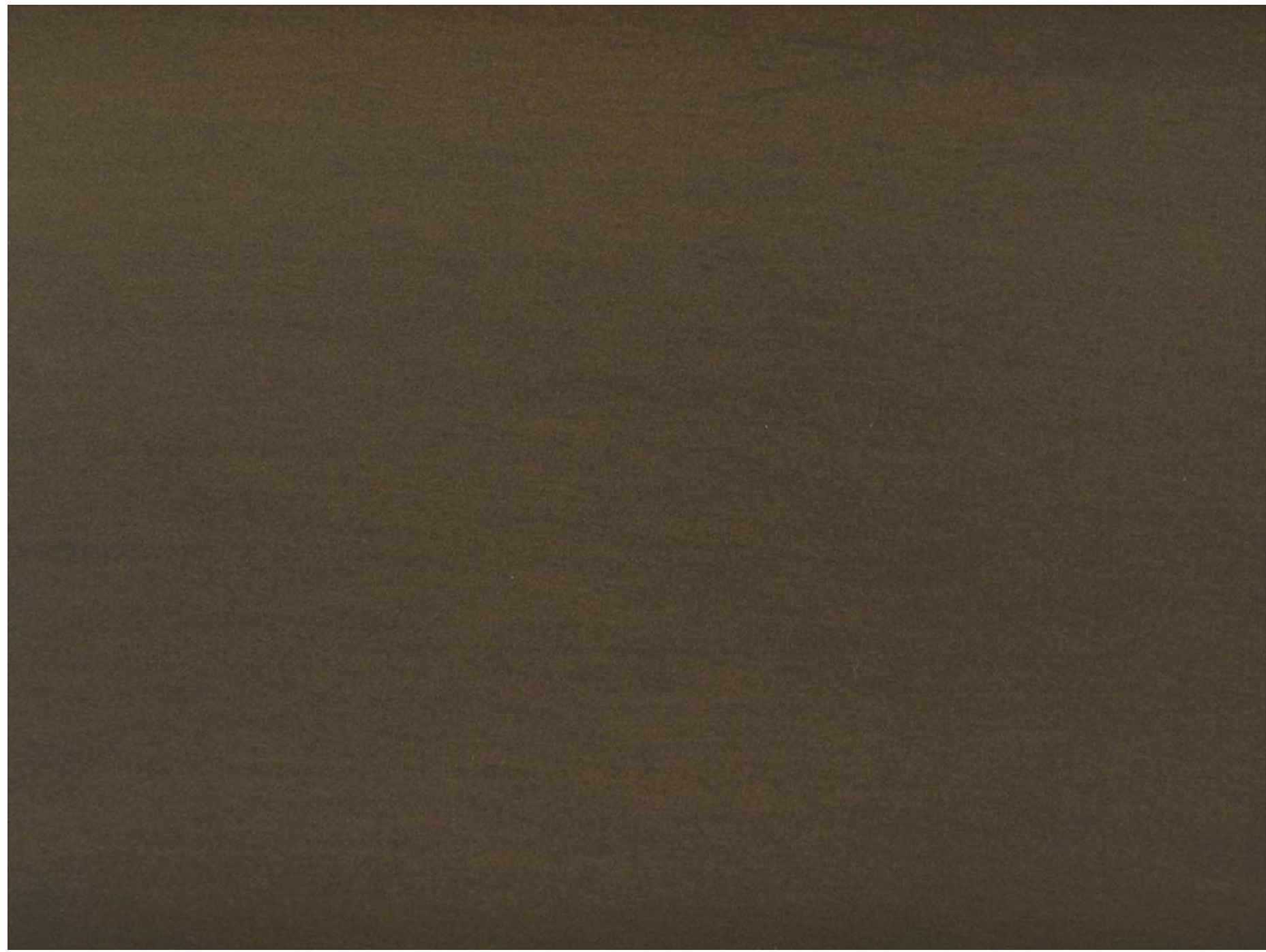
PROPOSED PLUNGE POOL SECTION

SCALE: 1"=1'-0"



PROPOSED RAILING SYSTEM

SCALE: 1"=1'-0"



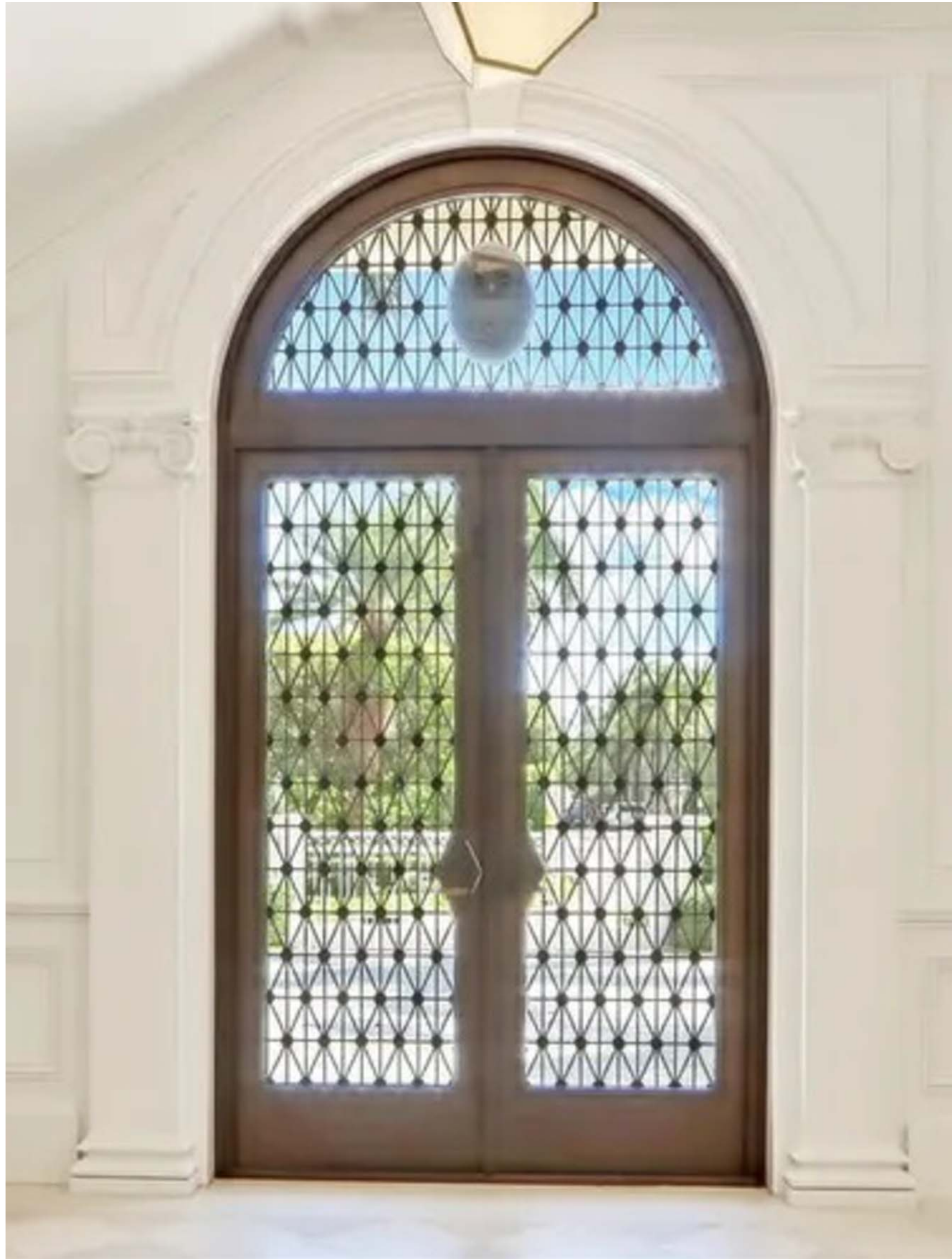
PROPOSED BRONZE FINISH

SCALE: NOT TO SCALE



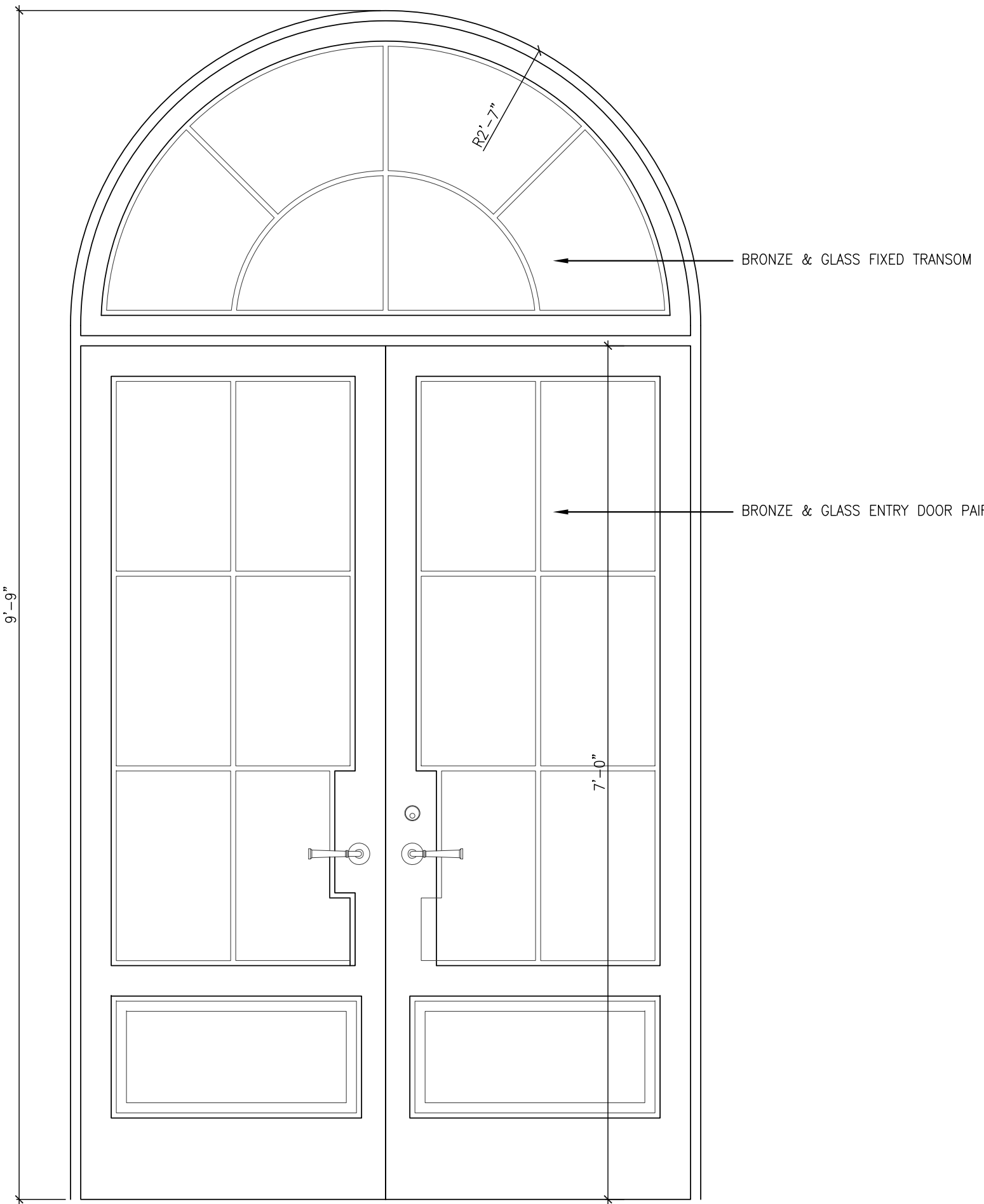
EXISTING ENTRY DOOR - EXTERIOR

SCALE: 1"=1'-0"



EXISTING ENTRY DOOR - INTERIOR

SCALE: 1"=1'-0"



PROPOSED ENTRY DOOR

SCALE: 1"=1'-0"

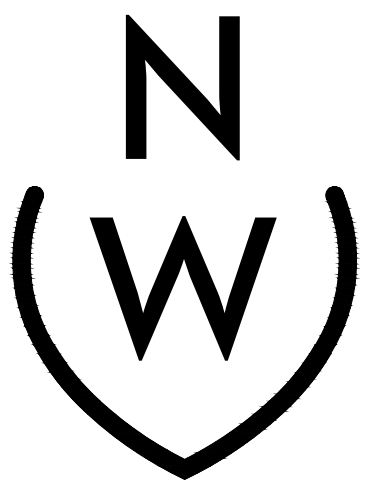
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITION PLAN
1350 NORTH LAKE WAY
PALM BEACH, FL.

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

09 NOVEMBER 2023-DROP OFF

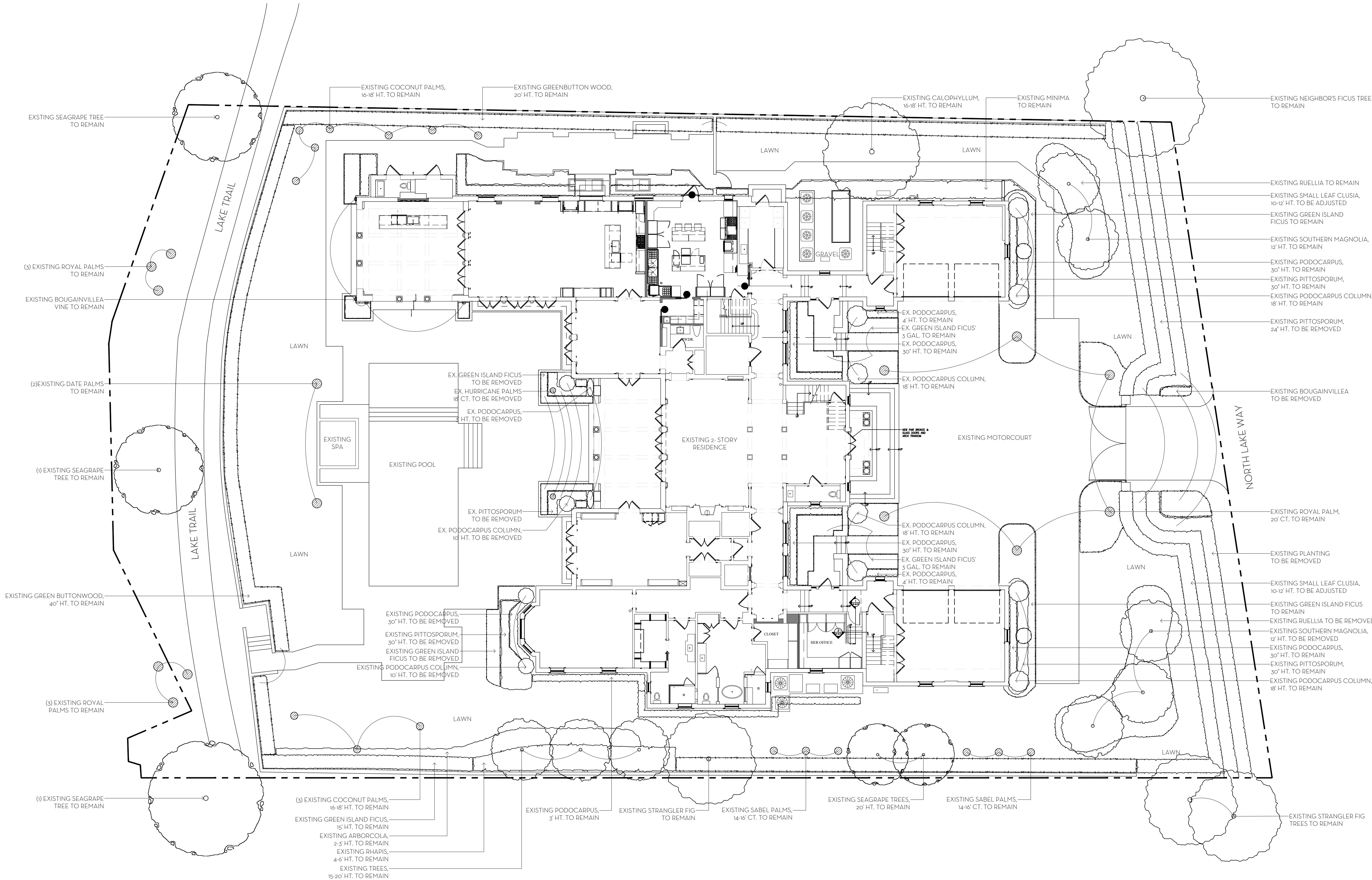


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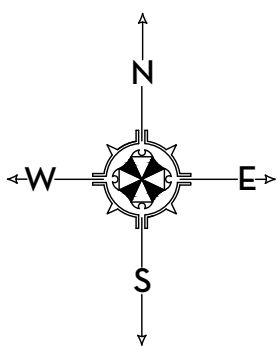
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EX2



EXISTING



0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"



1 ENTRY GATE
EX3 SCALE: NTS



2 STREET VIEW
EX3 SCALE: NTS



3 DRIVEWAY SOUTH PARKING SPACE
EX3 SCALE: NTS



4 POOL TERRACE LOGGIA VIEW
EX3 SCALE: NTS

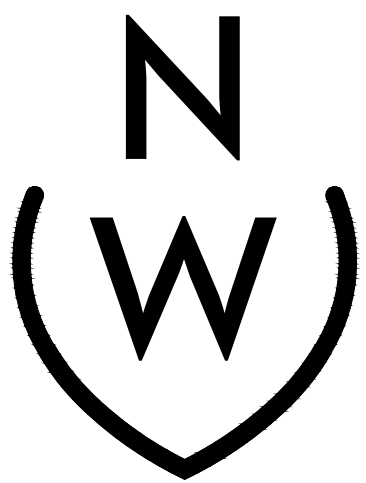
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING SITE PHOTOS
1350 NORTH LAKE WAY
PALM BEACH, FL.

SCALE: NTS

09 NOVEMBER 2023-DROP OFF



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EX3



1
EX4 POOL TERRACE SOUTH VIEW
SCALE: NTS



2
EX4 POOL TERRACE INTERCOASTAL VIEW
SCALE: NTS



3
EX4 POOL TERRACE FAMILY LOGGIA VIEW
SCALE: NTS



4
EX4 POOL TERRACE GUEST BEDROOM VIEW
SCALE: NTS

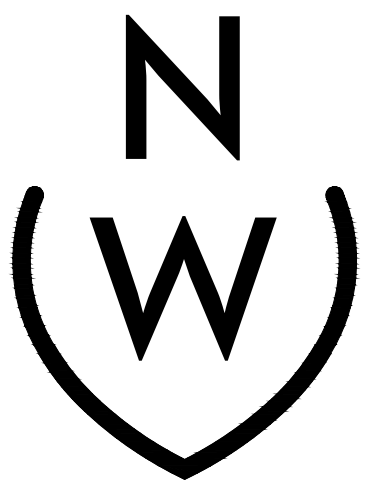
MARIO F. NIEVERA

State of Florida
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EXISTING SITE PHOTOS
1350 NORTH LAKE WAY
PALM BEACH, FL.

SCALE: NTS

09 NOVEMBER 2023-DROP OFF



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DESIGN

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EX4



MARIO F. NIEVERA

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Landscape Architect
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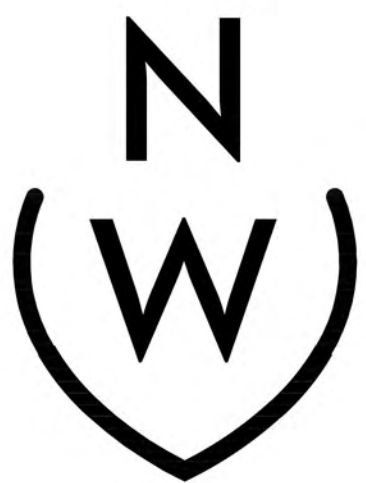
SITE PLAN

1350 NORTH LAKE WAY

PALM BEACH, FL.

23 OCTOBER 2023 - SECOND SUBMITTAL
10 AUGUST 2023 - FIRST SUBMITTAL

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



NIEVERA WILLIAMS
DESIGN

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Lo



0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EAST ELEVATION
1350 NORTH LAKE WAY

PALM BEACH, FL.

23 OCTOBER 2023 - SECOND SUBMITTAL
10 AUGUST 2023 - FIRST SUBMITTAL

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



NIEVERA WILLIAMS
DESIGN

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EL1

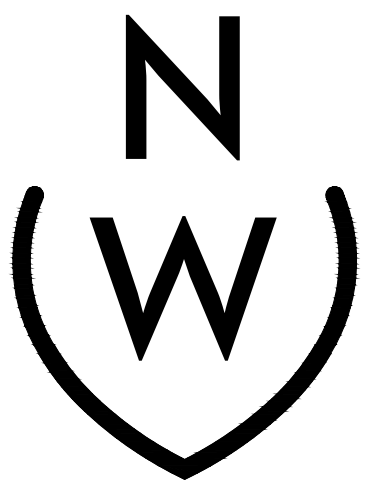
MARIO F. NIEVERA

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Registration No.
6666856

SITE DETAILS
1350 NORTH LAKE WAY
PALM BEACH, FL.

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

09 NOVEMBER 2023-DROP OFF

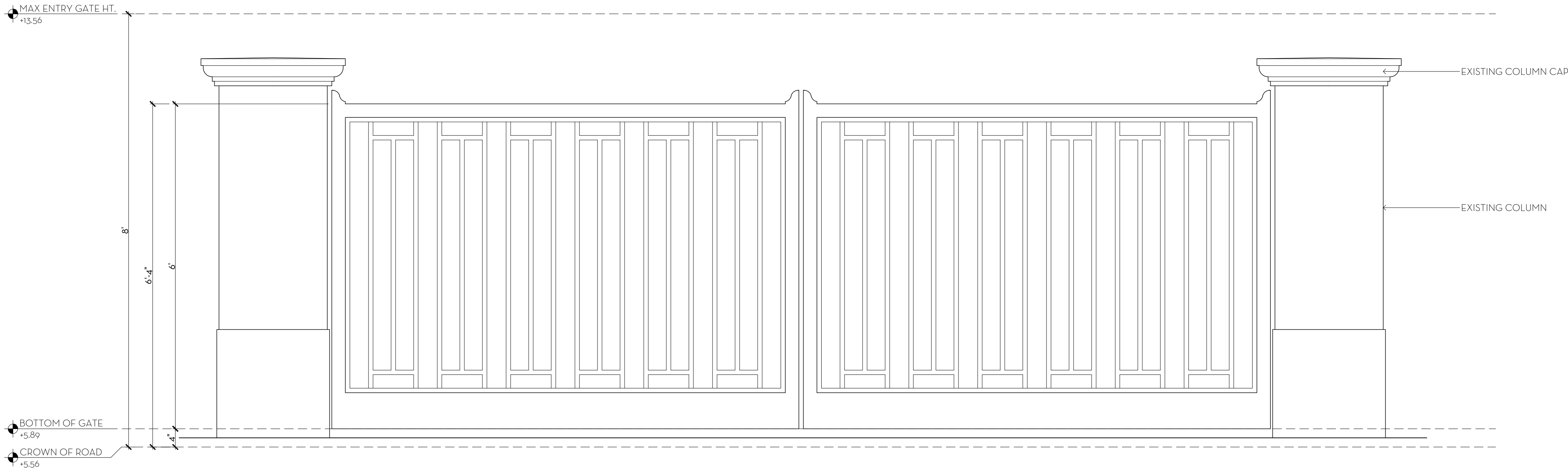


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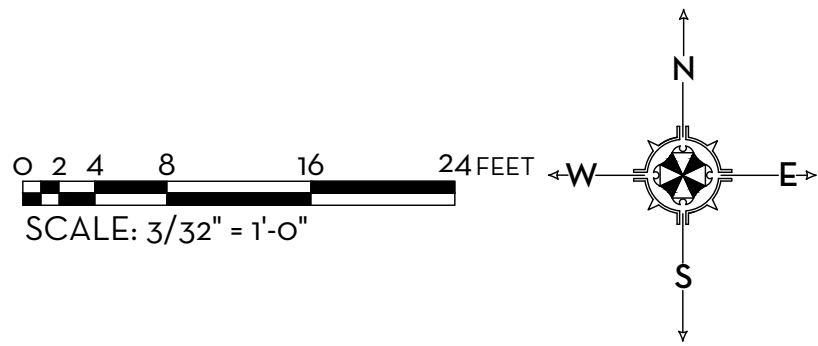
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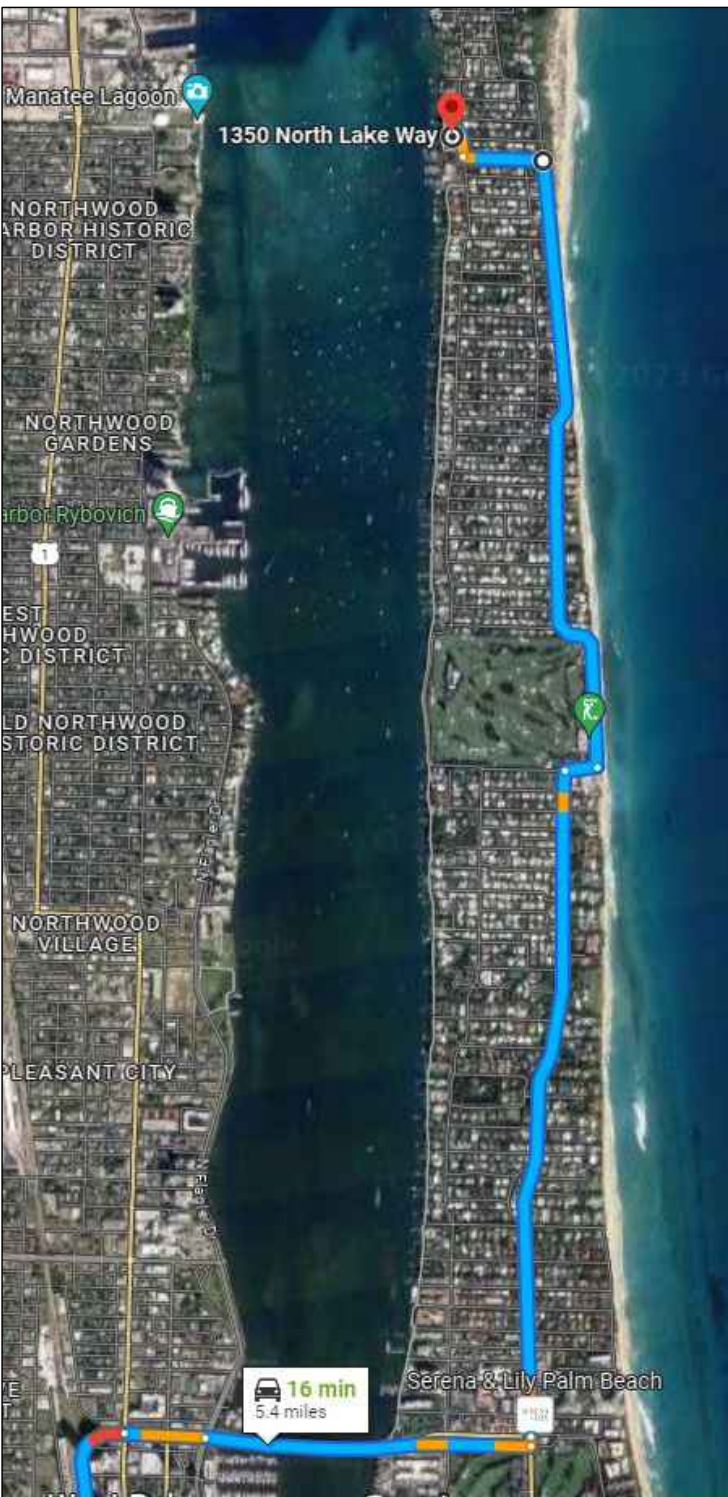
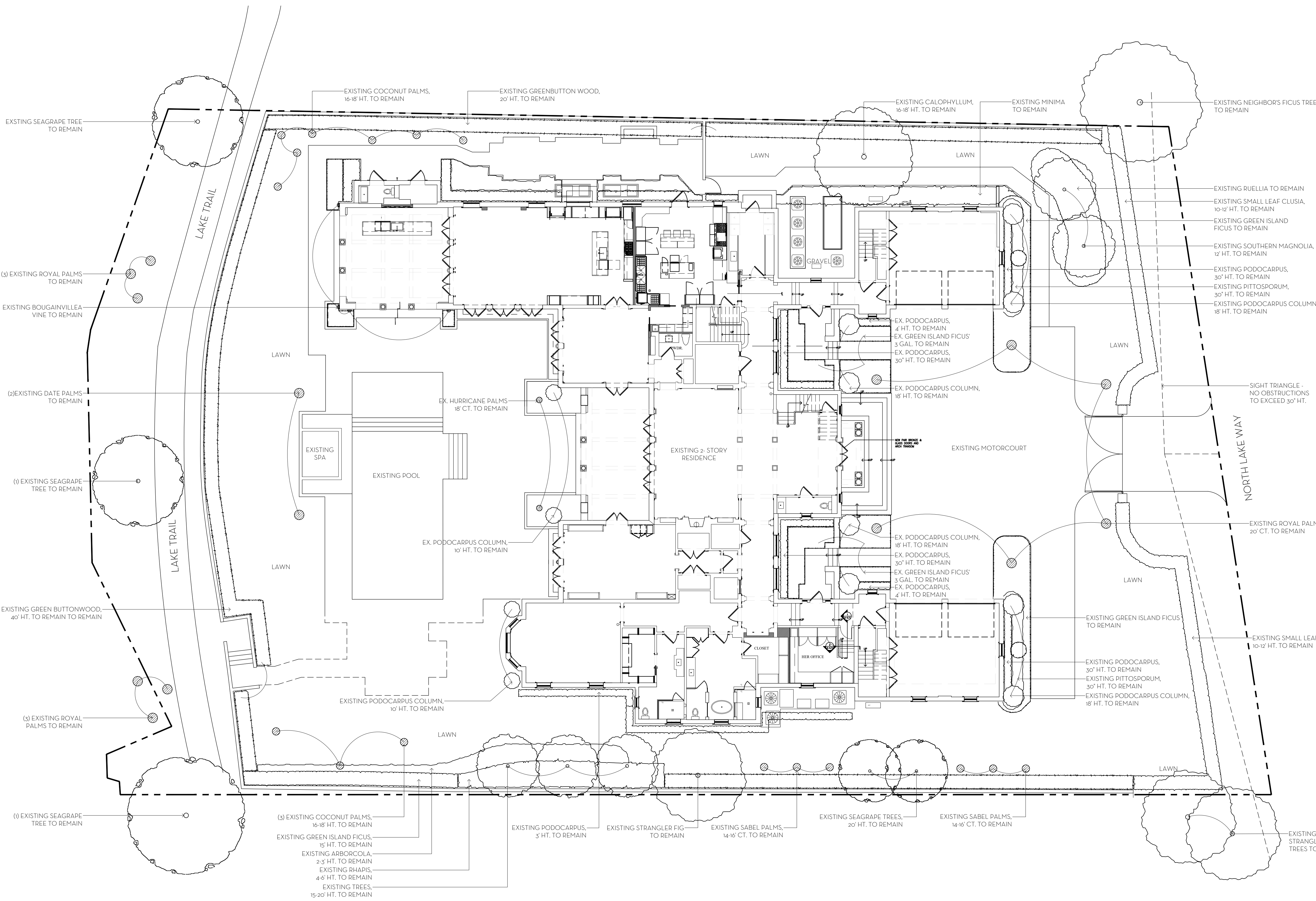
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D1



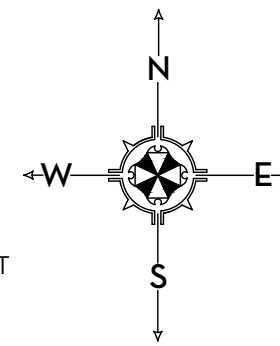
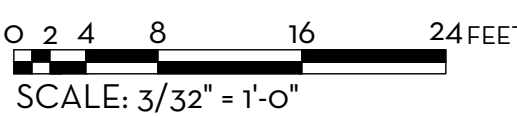
2 ENTRY GATE ELEVATION
D1 SCALE: 3/32" = 1'-0"





TRUCK LOGISTICS

- MAXIMUM SIZE TRUCK THAT CAN TRAVERSE THE STREET TO ACCESS PROPERTY - 30 FEET
- BEST ROUTE TO PROPERTY: NORTH BRIDGE/ROYAL POINCIANA WAY TO COUNTY ROAD/ N. OCEAN BLVD., LEFT ON SEAGATE, RIGHT ON ON NORTH LAKE WAY
- MAXIMUM NUMBER OF TRUCK TRIPS TO PROPERTY (ESTIMATED) - 10 (DUMPSTER, WINDOWS, DOORS)

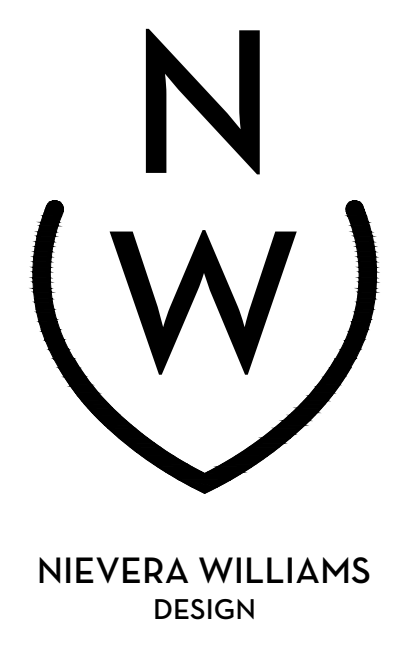


MARIO F. NIEVERA
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CONSTRUCTION SCREENING PLAN
1350 NORTH LAKE WAY
PALM BEACH, FL.

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

09 NOVEMBER 2023-DROP OFF



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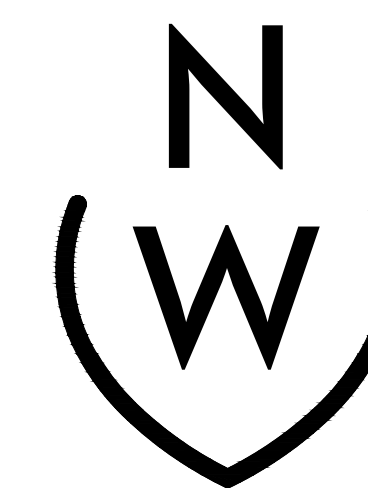
CSP

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Registration No.
6666856

PALM BEACH FL

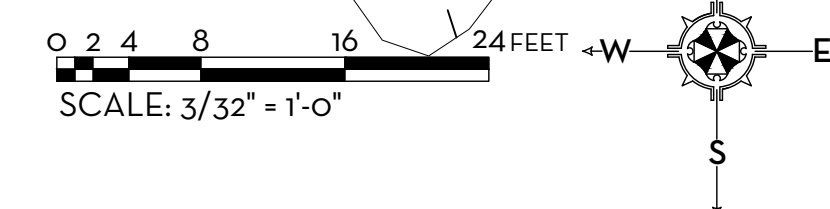
$$SCA|E: 3/32'' = 1'-0''$$

08 NOVEMBER 2023-DROP OFF



625 N. Flagler Drive
Suite 502
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F: 561-659-2113

L



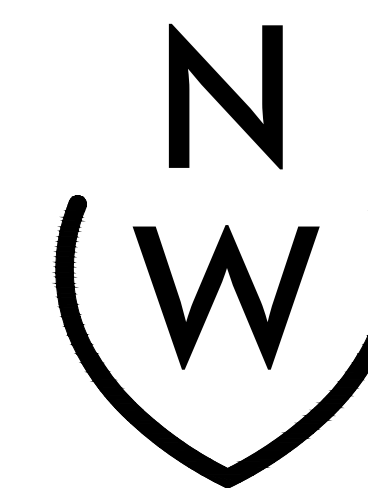
OVERALL R-A SITE CALCULATIONS:				FRONT SETBACK SITE CALCULATIONS:				
	36,270	SQ FT	100%		35' SETBACK AREA =	5,159	SQ FT	100%
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				
REQUIRED -	18,135	SQ FT	50%	REQUIRED -	2,322	SQ FT	45%	
EXISTING -	18,087	SQ FT	49.8%	EXISTING -	4,310	SQ FT	83%	
PROPOSED -	18,526	SQ FT	51%	PROPOSED -	3,836	SQ FT	74%	

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PALM BEACH, FL.

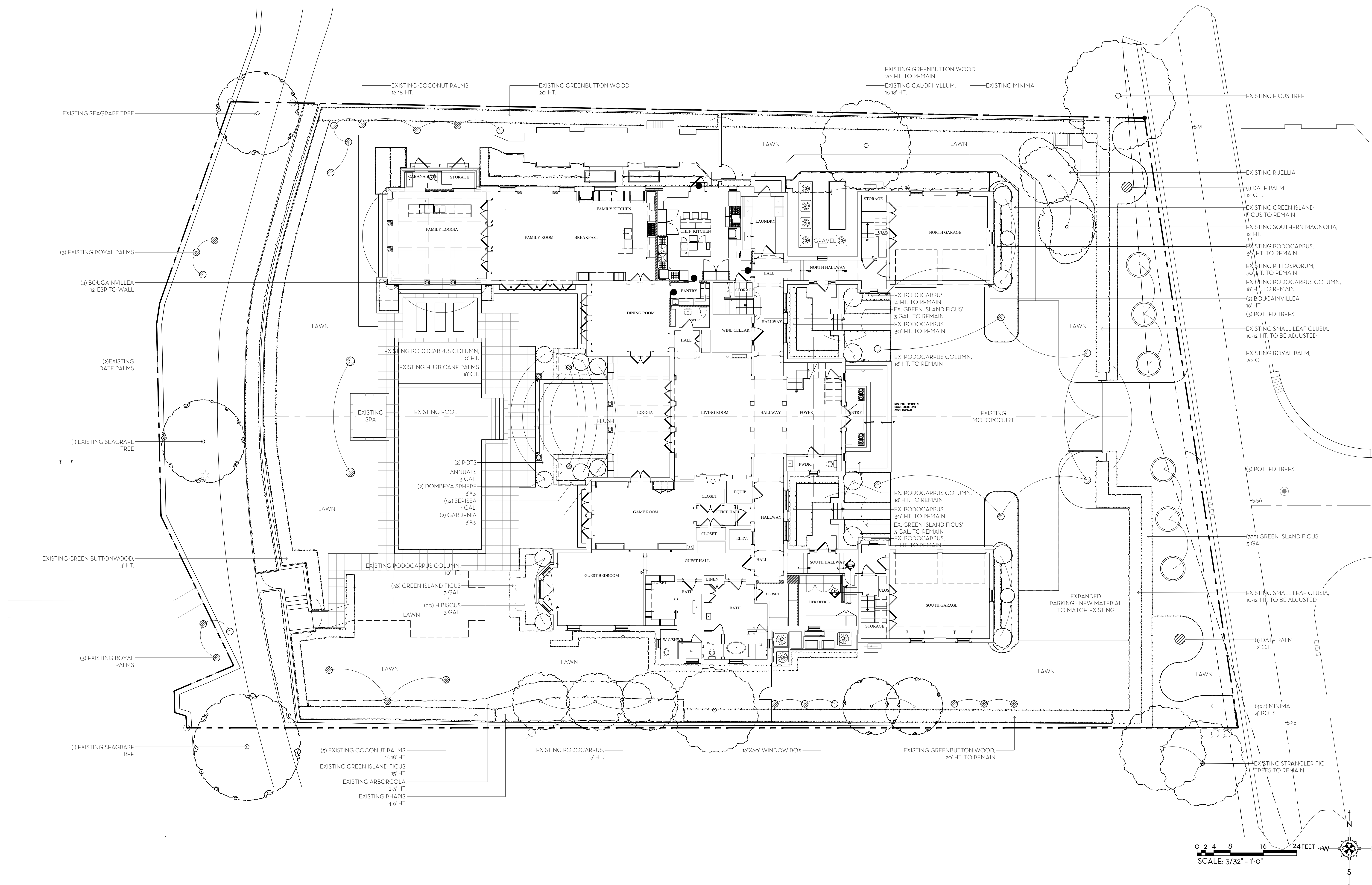
SCALE: $3/32'' = 1'-0''$

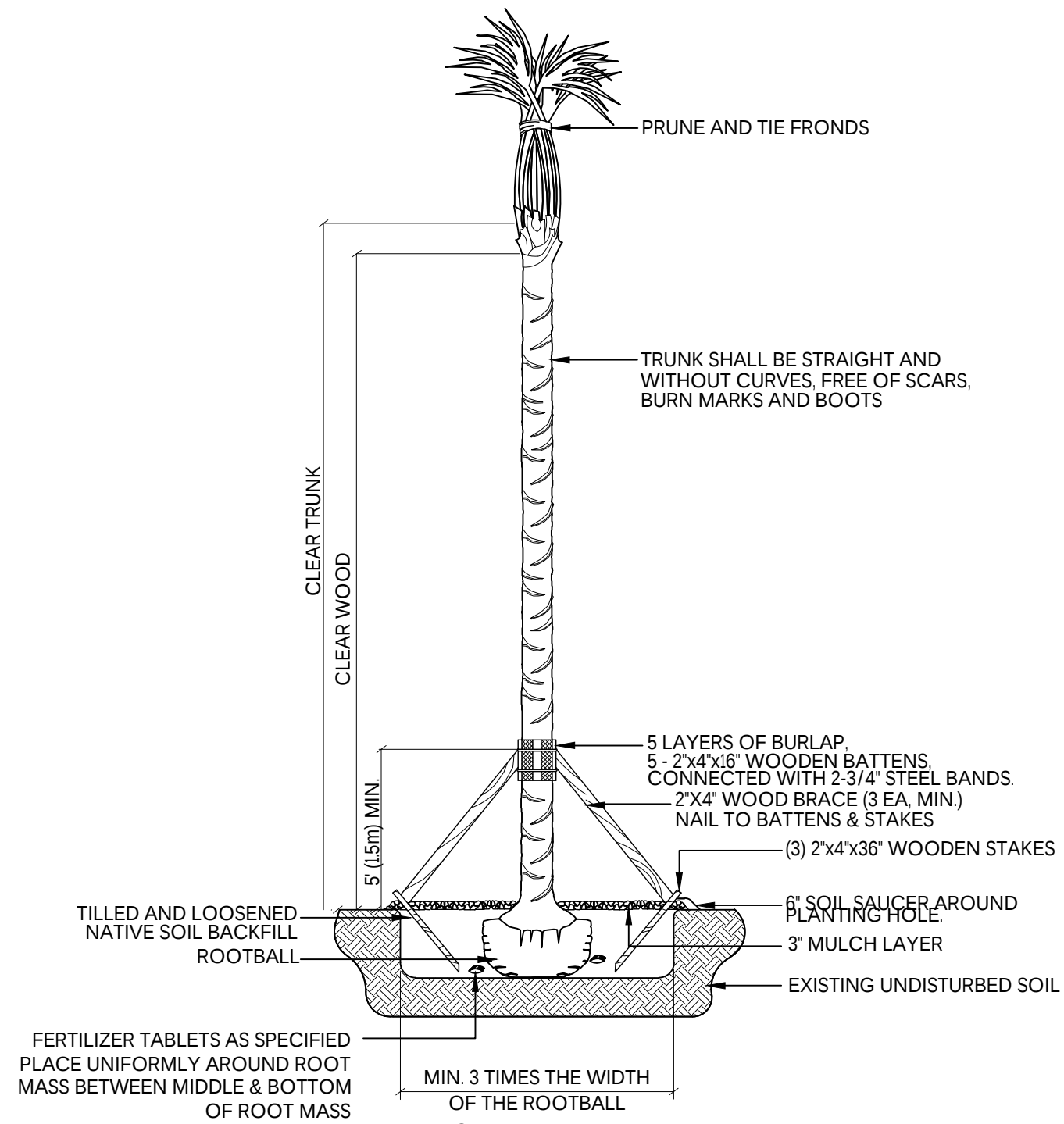
08 NOVEMBER 2023-DROP OFF



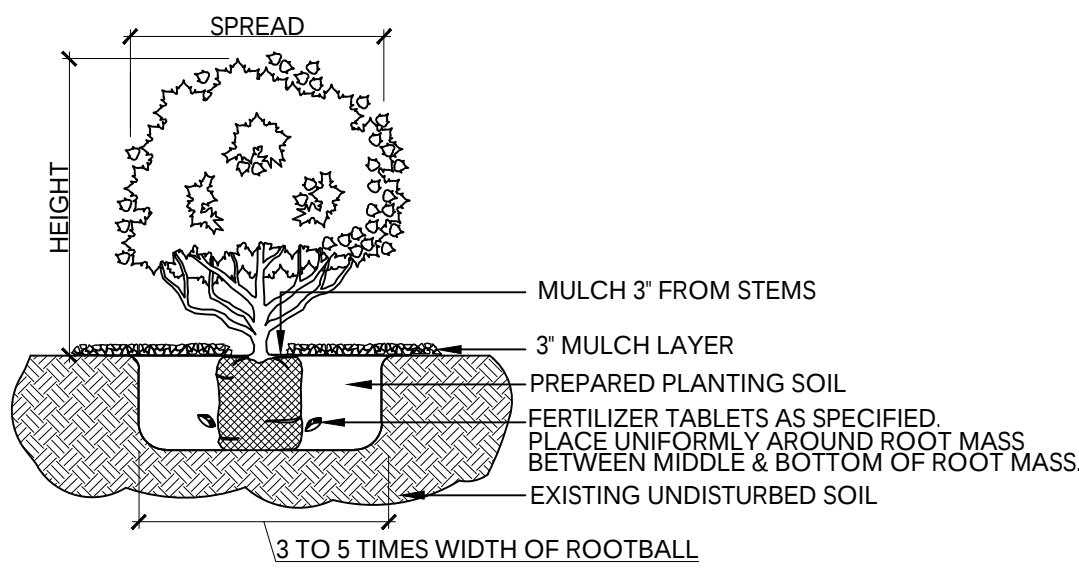
625 N. Flagler Drive
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LP1





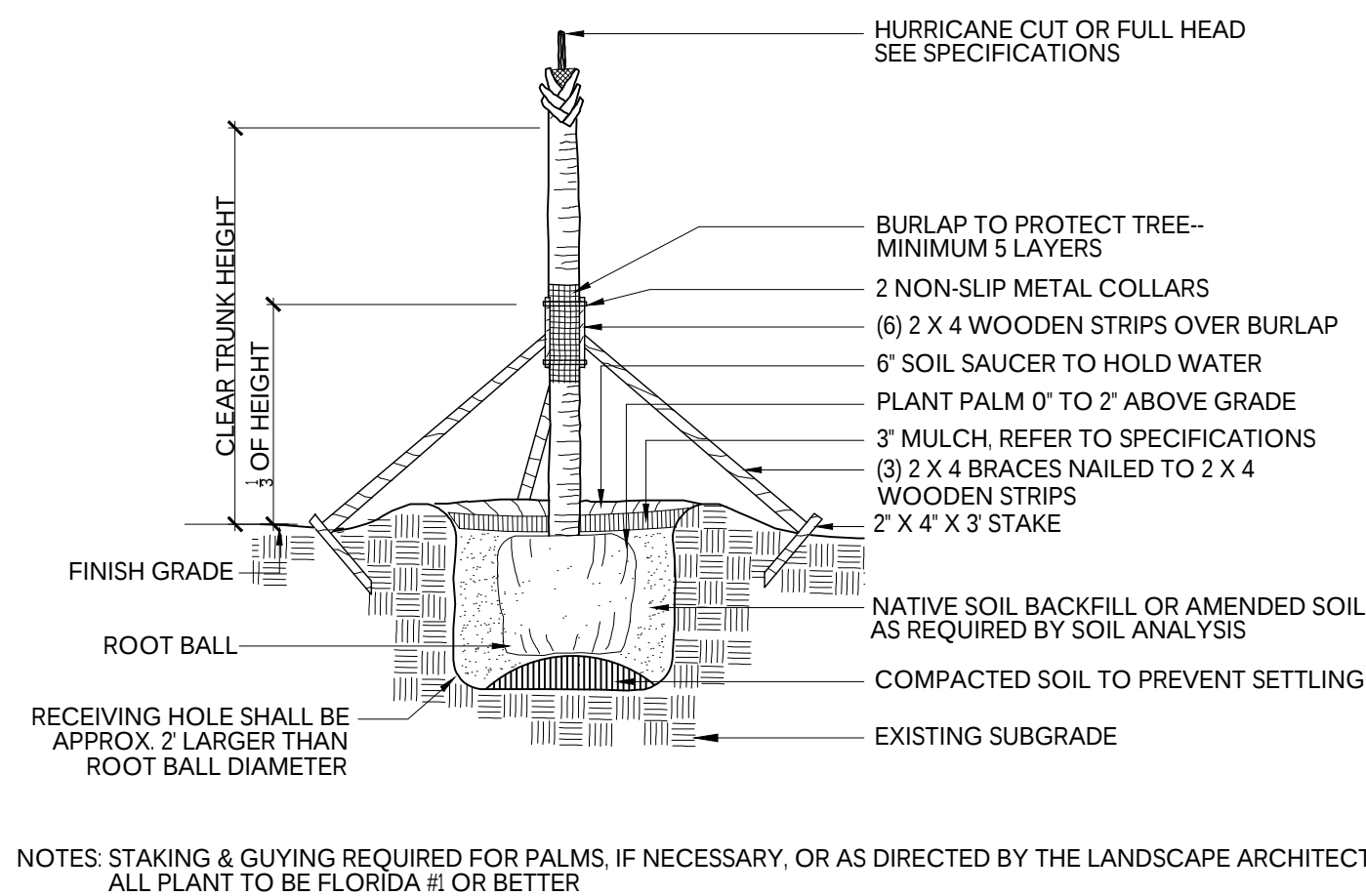
PALM PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.

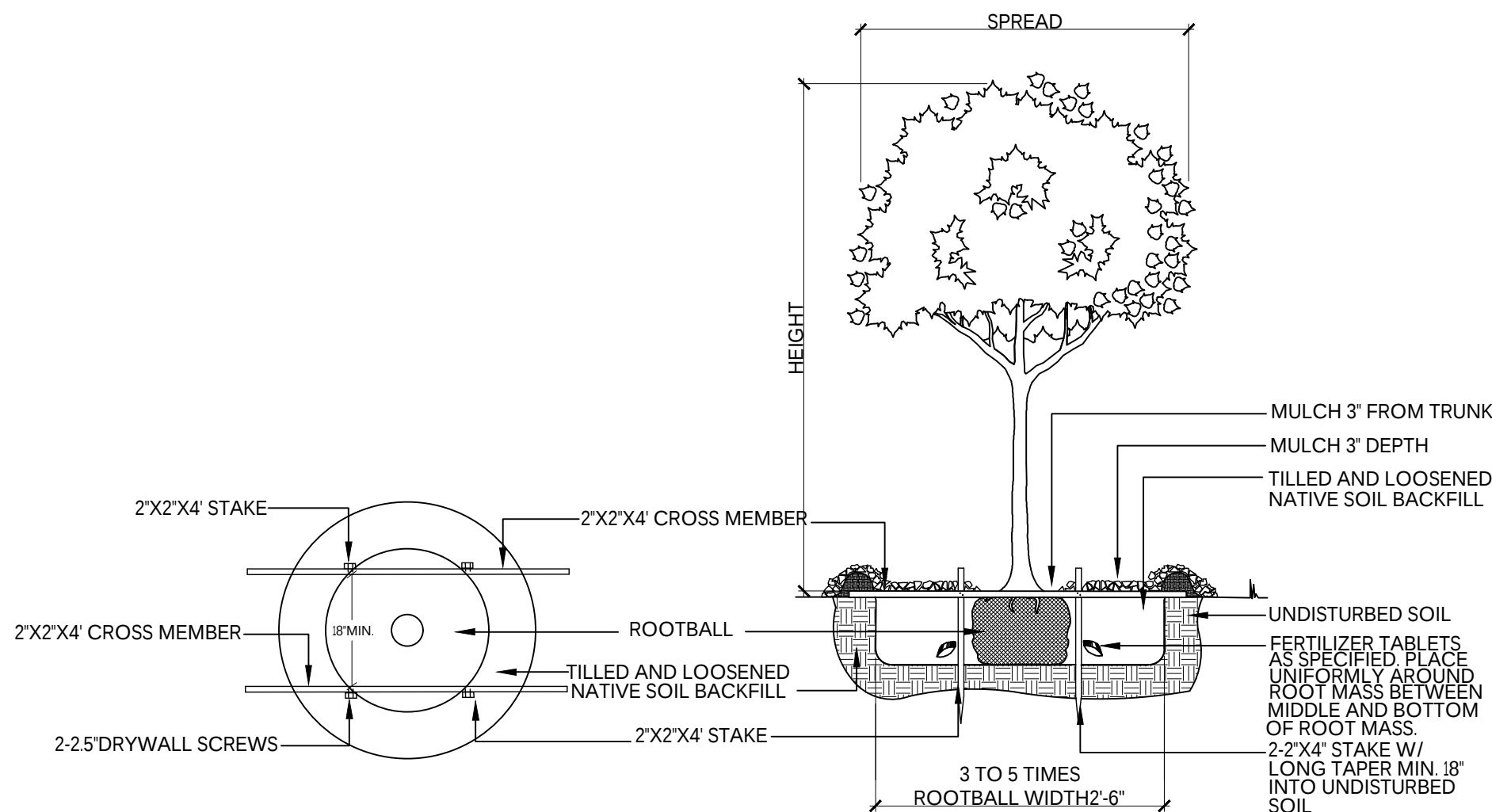


NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.

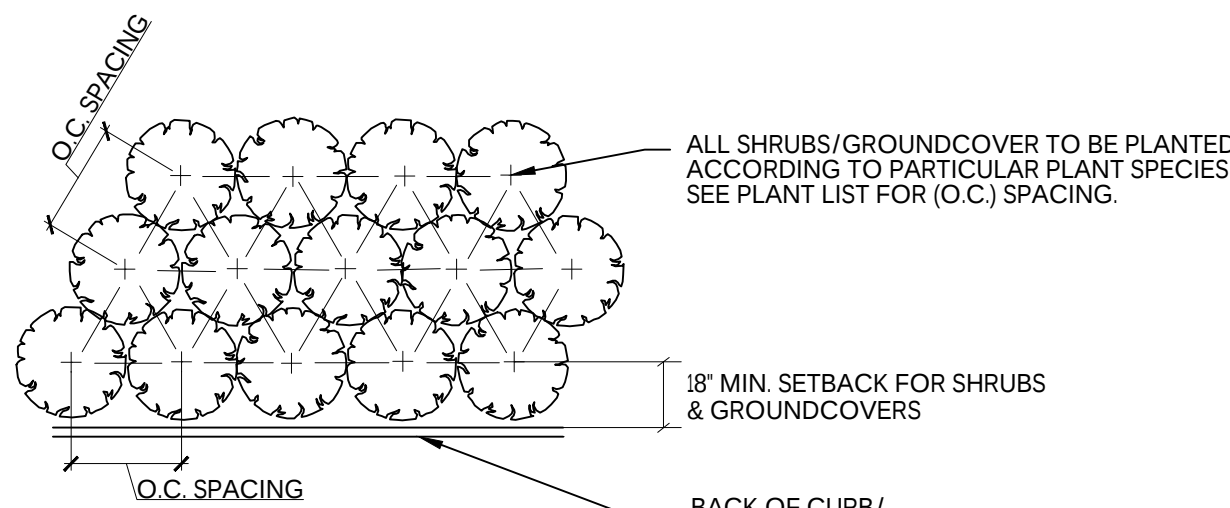
FERTILIZATION
SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH 'AGRIFORM' 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2\"/>

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2\"/>



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

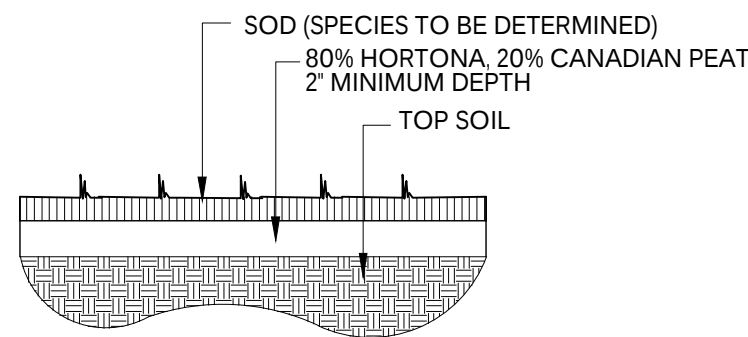
TREE PLANTING DETAIL
N.T.S.



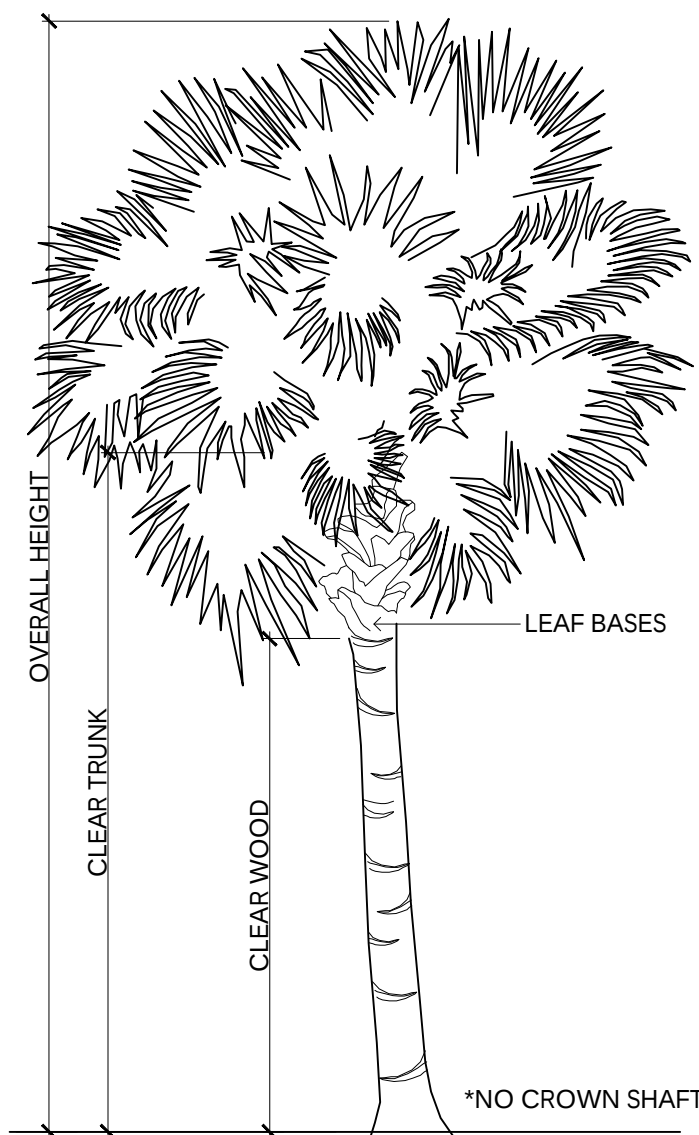
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5\"/>



SOD PLANTING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

TREE ROOT PRUNING DETAIL
N.T.S.

NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

						Stiller Residence	
						1350 North Lake Way	
						Palm Beach, FL	
						September 15, 2023	
Item No.	Common Name	Botanical Name	Native Status	Quantity	Covered Area (sf)	Install Specification	
1	TREES						
2							
3	PALMS						
4							
5	HEDGE/SHRUB						
6	DOMBEYA SPHERES			2		3'X3'	
7	GARDENIA SPHERES			2		3'X3'	
8	GROUND COVER/VINES						
9	GREEN ISLAND FICUS	Ficus microcarpa		30		3 GAL.	
10	HIBISCUS	Hibiscus rosa-sinensis		20		3 GAL.	
11	SERISSA	Serissa japonica		52		3 GAL.	
12	SOD						
13	Diamond Zoysia	Zoysia matrella (L.) Merr.		VIF		100% COVERAGE, ROLLED	
					0		



Town of Palm Beach

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

Line #	Landscape Legend	
1	Property Address:	1350 NORTH LAKE WAY
2	Lot Area (sq. ft.):	36,270 SF
3		
4	Landscape Open Space (LOS) (Sq Ft and %)	18,135 (50%) 18,526 (51%)
5	LOS to be altered (Sq Ft and %)	N/A 5,098 SF (18.76%)
6	Perimeter LOS (Sq Ft and %)	N/A N/A
7	Front Yard LOS (Sq Ft and %)	2,322 (45%) 3,836 (74%)
8	Native Trees %	30% (number of trees) N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines) N/A
10	Native Groundcover %	30% (groundcover area) N/A

To determine qualifying native vegetation use either:

[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)

OR

[the Florida Native Plant Society Native Plants for Your Area List](#)

Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023

REV BF 20230727

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

1350 NORTH LAKE WAY

PALM BEACH, FL.

09 NOVEMBER 2023-DROP OFF

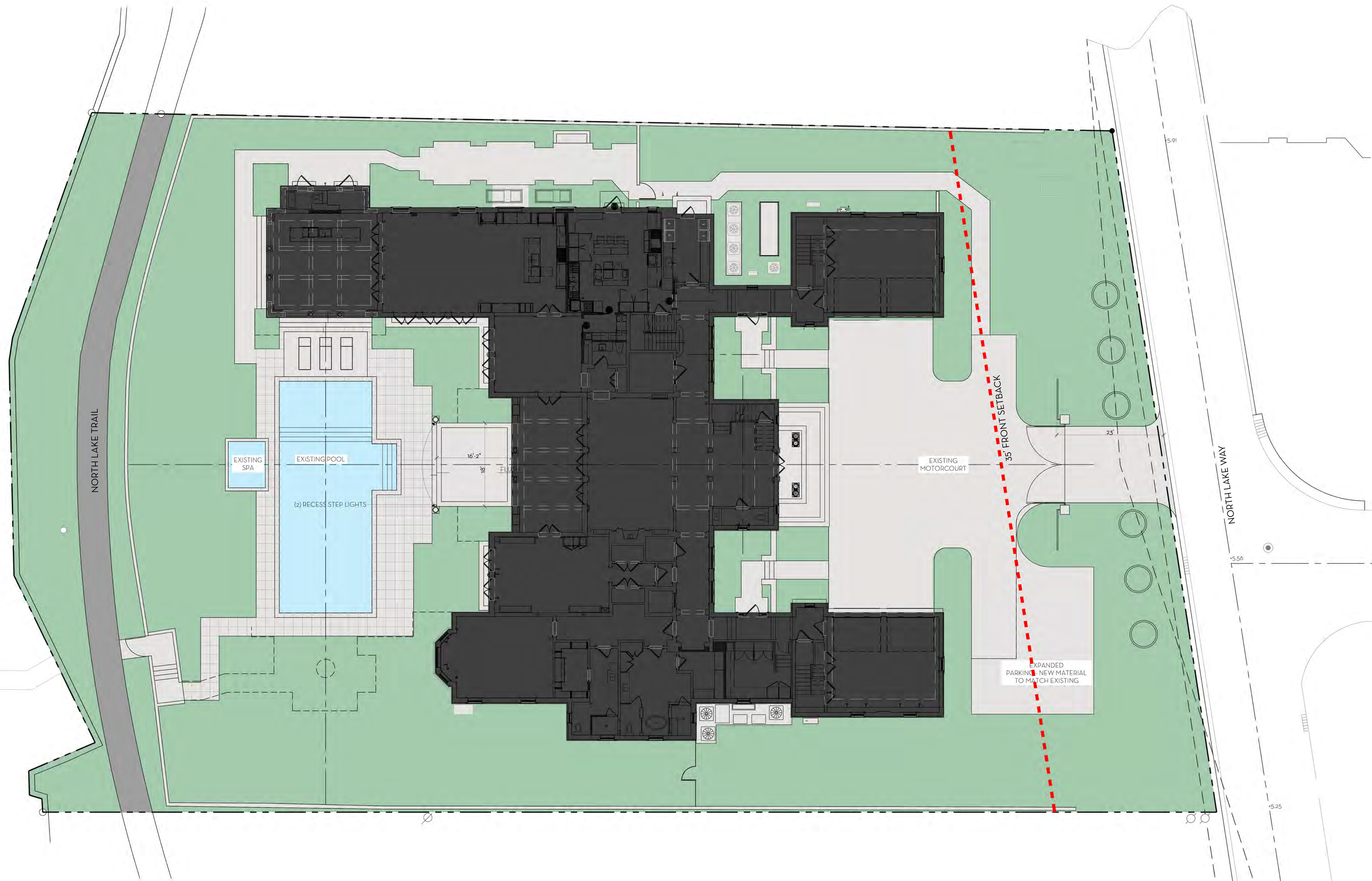


NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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LP2



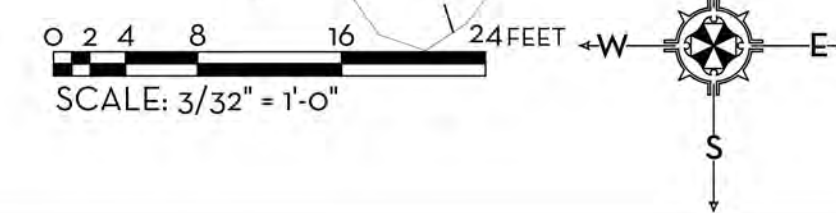
OVERALL R-A SITE CALCULATIONS:

	36,270	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	18,135	SQ FT	50%
EXISTING =	18,087	SQ FT	49.8%
PROPOSED =	18,526	SQ FT	51%

FRONT SETBACK SITE CALCULATIONS:

	5,159	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,322	SQ FT	45%
EXISTING =	4,310	SQ FT	83%
PROPOSED =	3,836	SQ FT	74%

- OPEN SPACE LEGEND:**
- LANDSCAPE
 - HARDSCAPE
 - WATER
 - BUILDING



MARIO F. NIEVERA
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OPEN SPACE DIAGRAM
1350 NORTH LAKE WAY
PALM BEACH, FL.

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

23 OCTOBER 2023 - SECOND SUBMITTAL
10 AUGUST 2023 - FIRST SUBMITTAL

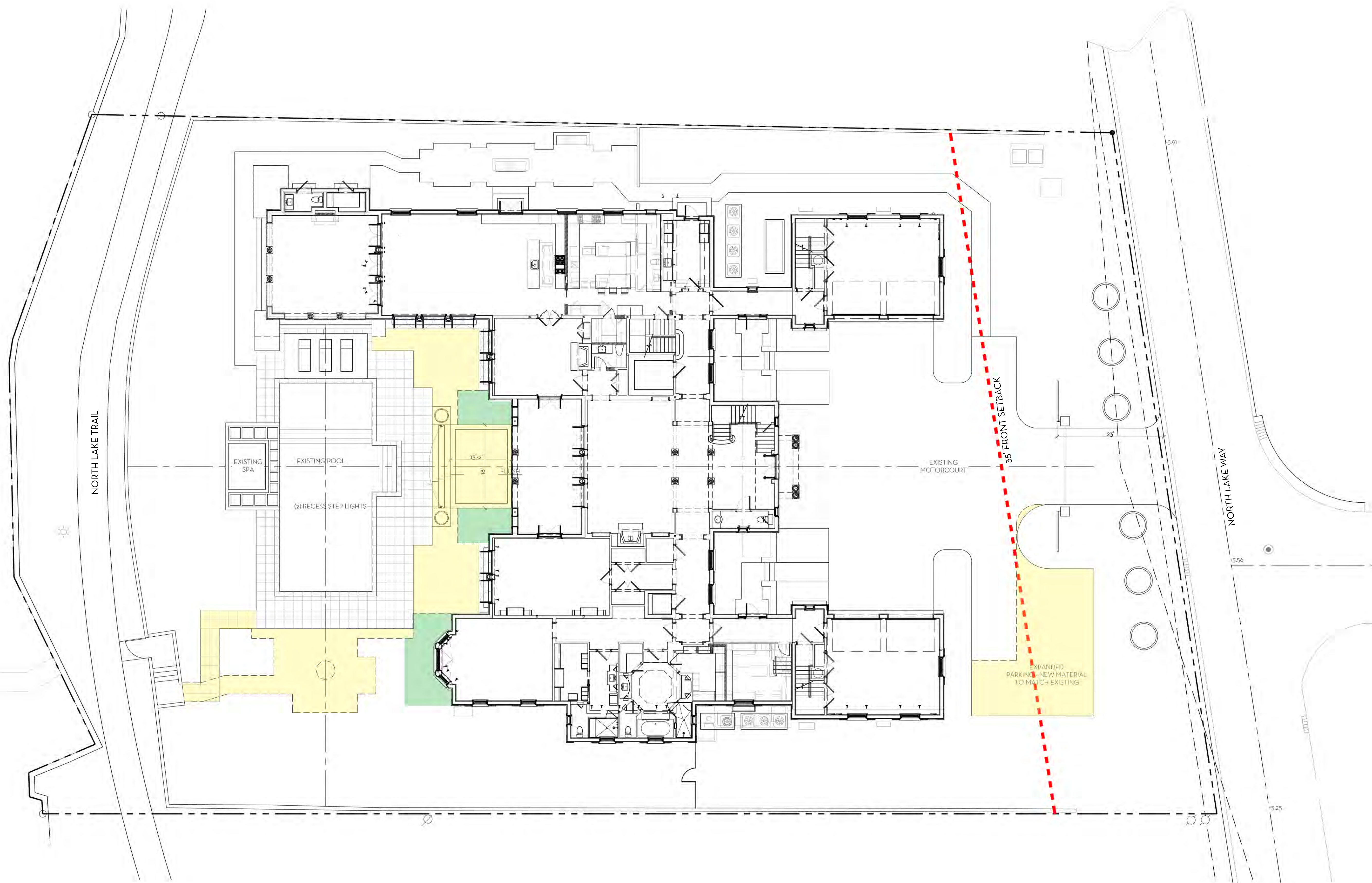


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OS1



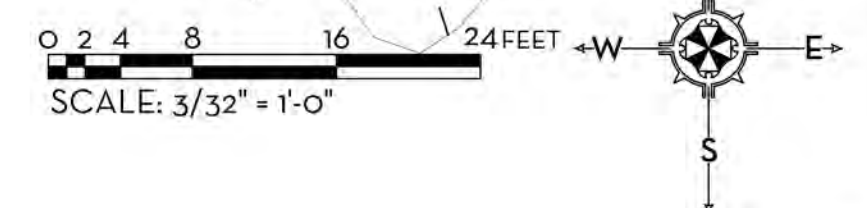
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EXISTING =	4,310	SQ FT	83%
PROPOSED =	3,836	SQ FT	74%

PROPOSED ALTERATIONS:
PROPOSED = 5,098 SQFT 18.76% OF LANDSCAPE OPEN SPACE
HARDSCAPE
LANDSCAPE



MARIO F. NIEVERA
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6666856

PROPOSED ALTERATIONS
1350 NORTH LAKE WAY
PALM BEACH, FL.

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

10 AUGUST 2023 - FIRST SUBMITTAL



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