

389 South Lake Drive

Proposed Exterior Renovations

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Three Eighty-Nine Corp Lessee
389 South Lake Drive
Palm Beach, Florida 33480

Project Team

CLIENT:	Three Eighty-Nine Corp Lessee 389 South Lake Drive Palm Beach, Florida 33480
ARCHITECT:	David Miller - David Miller and Associates, P.A. 319 Clematis Street Suite 802 West Palm Beach, Florida 33401
ATTORNEY:	James C. Gavigan, Jr. Partner - Shutts & Bowen LLP 525 Okeechobee Blvd. Suite 1100 West Palm Beach, Florida 33401
PLANNER:	Roger Ramdeen Land Use Planner - Shutts & Bowen LLP 525 Okeechobee Blvd. Suite 1100 West Palm Beach, Florida 33401

SCOPE OF WORK:
389 S. Lake Drive Condominium is currently in the process of a full exterior renovation including structural repairs and reconstruction. The required renovations include full removal of the existing concrete screen walls, waterproofing repairs, stucco repairs, structural repairs, and reconstruction of existing components. The proposed building improvements include new stucco and paint finishes, deletion of the concrete screen walls, replacement of the windows under the screenwalls with new impact approved products, enhancement of the window openings with new stucco surrounds and sills, new decorative metal grilles, and associated improvements. There are no proposed site improvements.

FINAL SUBMITTAL
MARCH 11, 2024

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ARCOM 23-075

3.27.24

CS-1

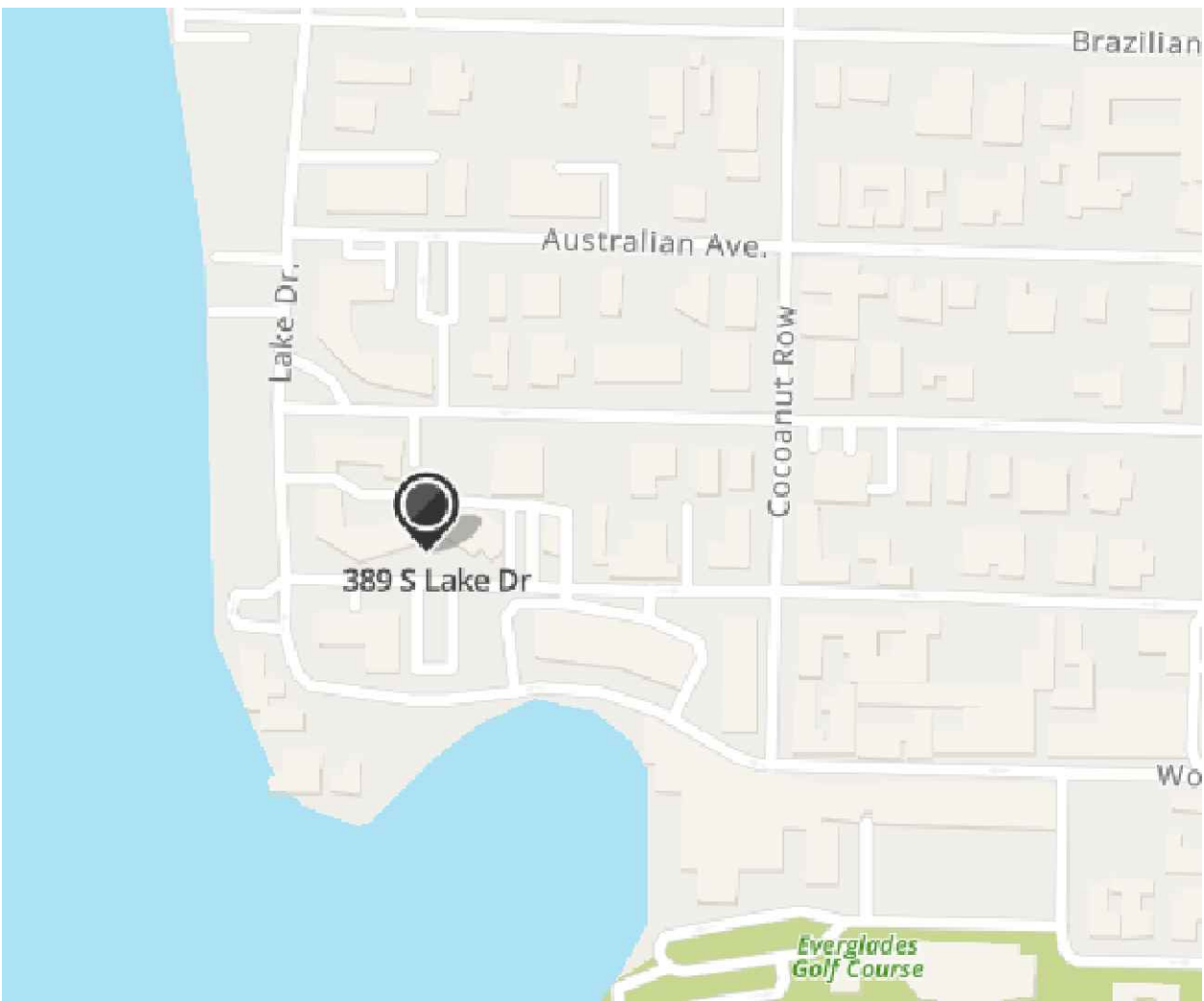
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AERIAL VIEW - FROM SOUTH WEST



LOCATION PLAN - AERIAL VIEW
N.T.S.



VICINITY LOCATION MAP



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Project Location

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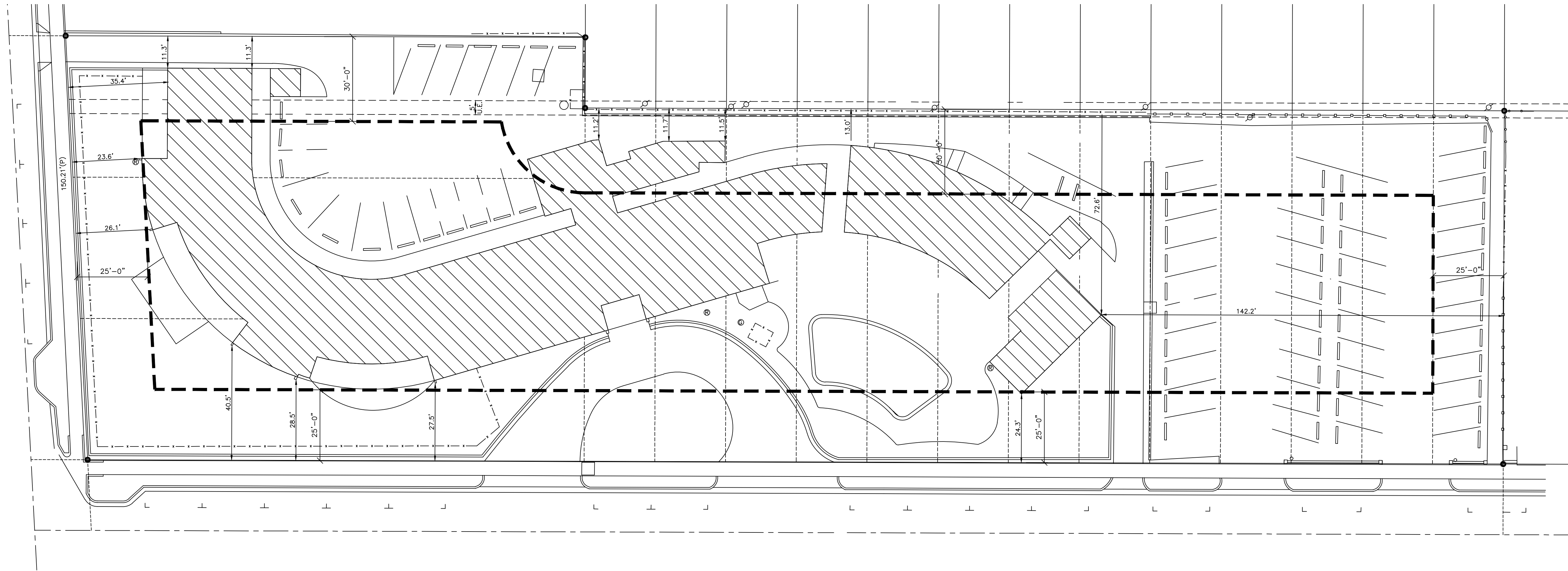
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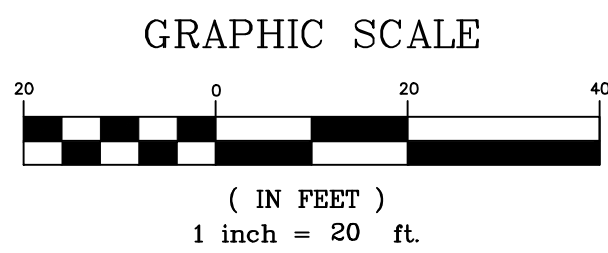
L-1

389 South Lake Drive

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OVERALL SITE PLAN
1" = 20'





Town of Palm Beach

Planning Zoning and Building

300 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

Town of Palm Beach

Line #

Property Address:

Zoning District:

Structure Type:

389 South Lake Drive

R-D(2) (Heavy Density Residential)

Condominium

	Required/Allowed	Existing	Proposed	
5	Lot Size (sq ft)	40,000 SF min	67,572 s.f.	N/C
6	Lot Depth	200'	500.25'	N/C
7	Lot Width	150'	125'	N/C
8	Lot Coverage (Sq Ft and %)	40%		N/C
9	Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Accessory Structures, etc.)			N/A
10	Cubic Content Ratio (CCR) (R-B ONLY)			N/A
11	*Front Yard Setback (Ft.)	25'	24.7'/25.0'	N/C
12	* Side Yard Setback (1st Story) (Ft.)	30'	142.2'	N/A
13	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
14	*Rear Yard Setback (Ft.)	30'	11.3', 11.2'	N/C
15	Angle of Vision (Deg.)			N/A
16	Building Height (Ft.)			N/C
17	Overall Building Height (Ft.)			N/C
18	Crown of Road (COR) (NAVD)			N/A
19	Max. Amount of Fill Added to Site (Ft.)			N/A
20	Finished Floor Elev. (FFE)(NAVD)			N/C
21	Zero Datum for point of meas. (NAVD)			N/C
22	FEMA Flood Zone Designation		AE	N/C
23	Base Flood Elevation (BFE)(NAVD)			N/C
24	Landscape Open Space (LOS) (Sq Ft and %)			N/C
25	Perimeter LOS (Sq Ft and %)			N/C
26	Front Yard LOS (Sq Ft and %)			N/C
27	**Native Plant Species %	Please refer to separate landscape legend.		

* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV # 20220304

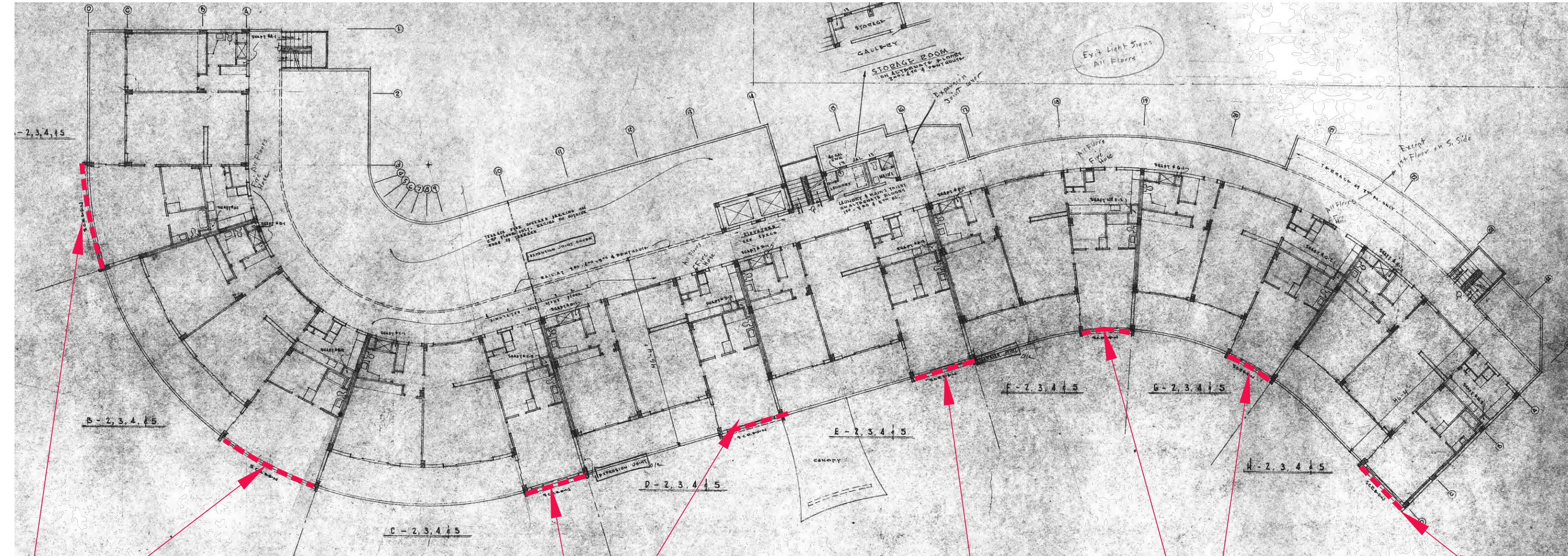
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SP-1

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PLAN OF TYPICAL FLOOR - ORIGINAL CDs

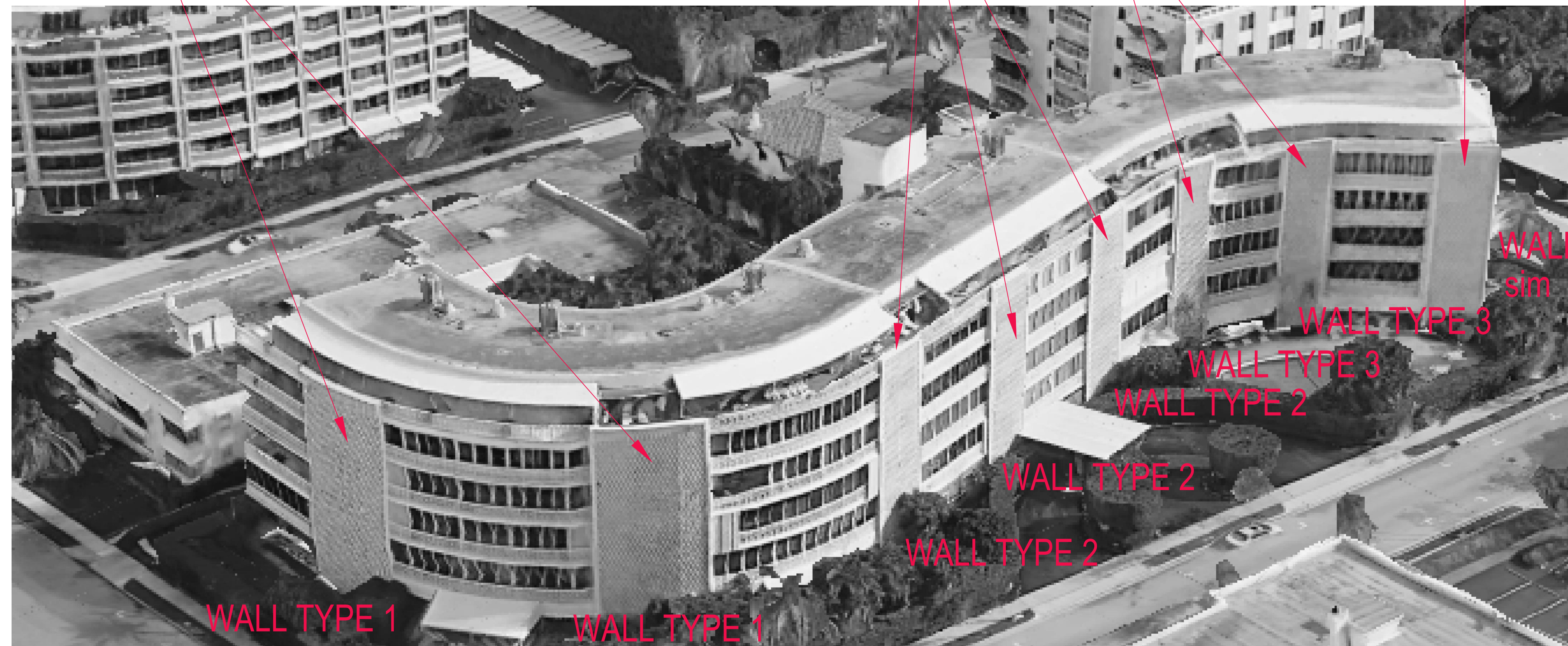


WALL TYPE 1

WALL TYPE 2

WALL TYPE 3

WALL TYPE 2
sim



WALL TYPE 1

WALL TYPE 1

WALL TYPE 2

WALL TYPE 2

WALL TYPE 2
WALL TYPE 3

WALL TYPE 3

WALL TYPE 2
sim

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AERIAL VIEW OF PREVIOUS CONDITIONS - FROM SW

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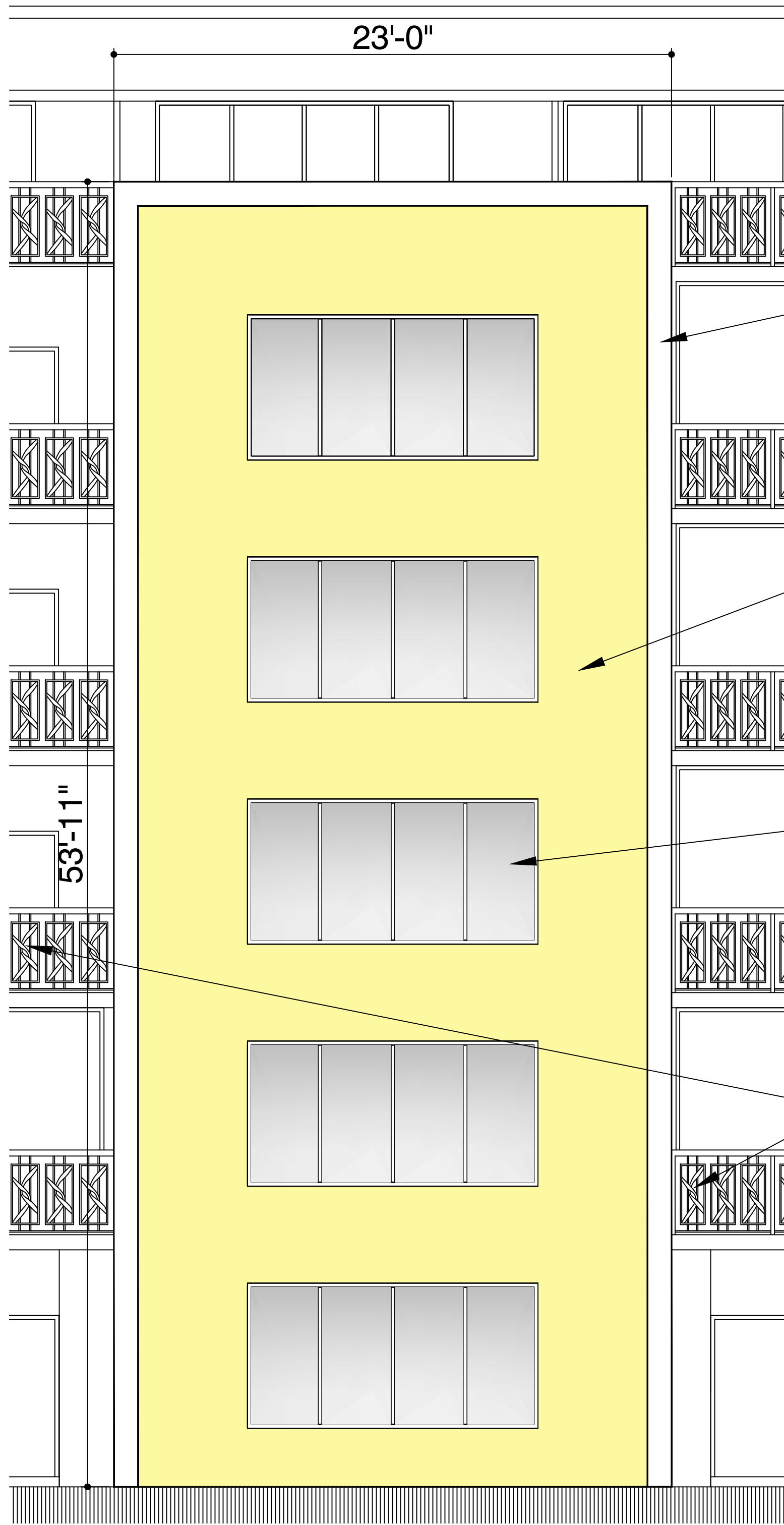
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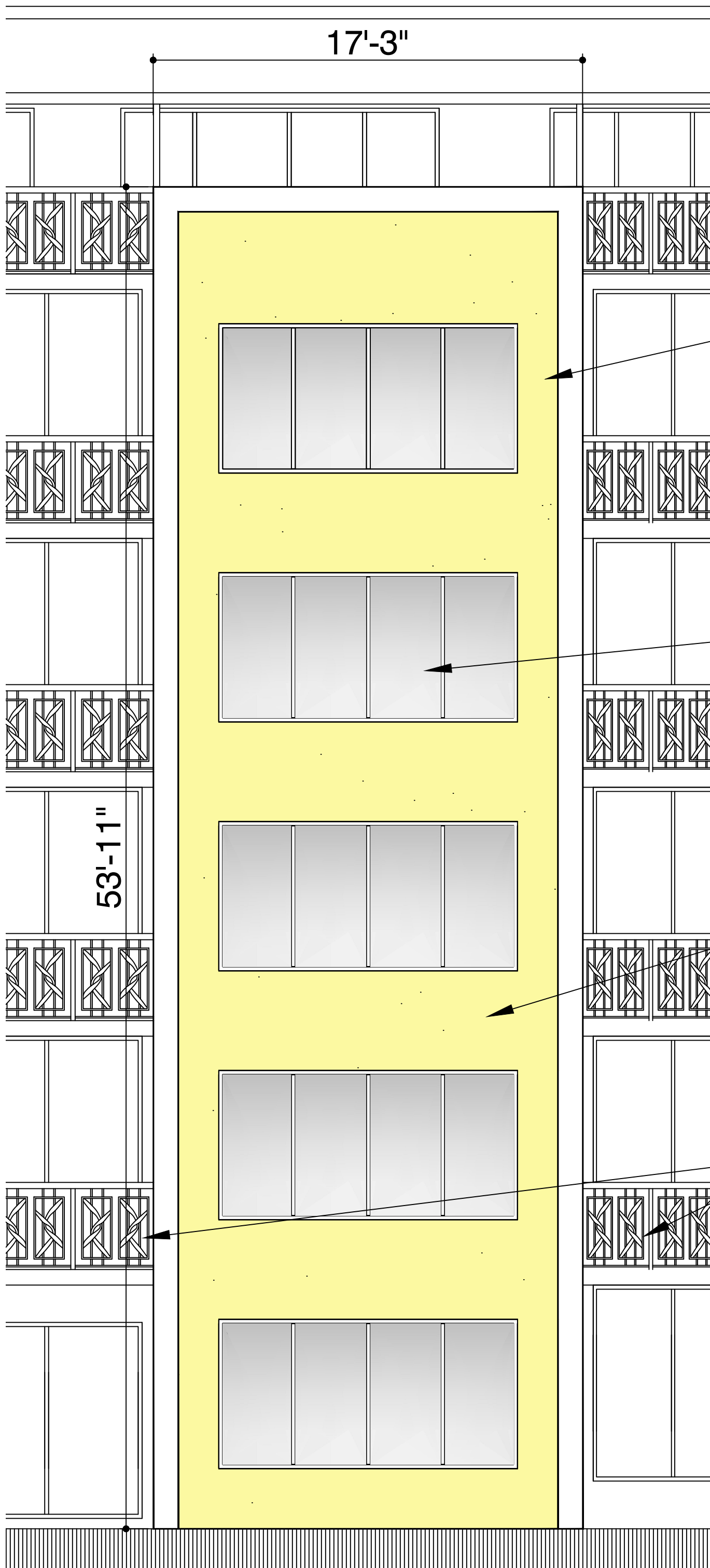
PC-1

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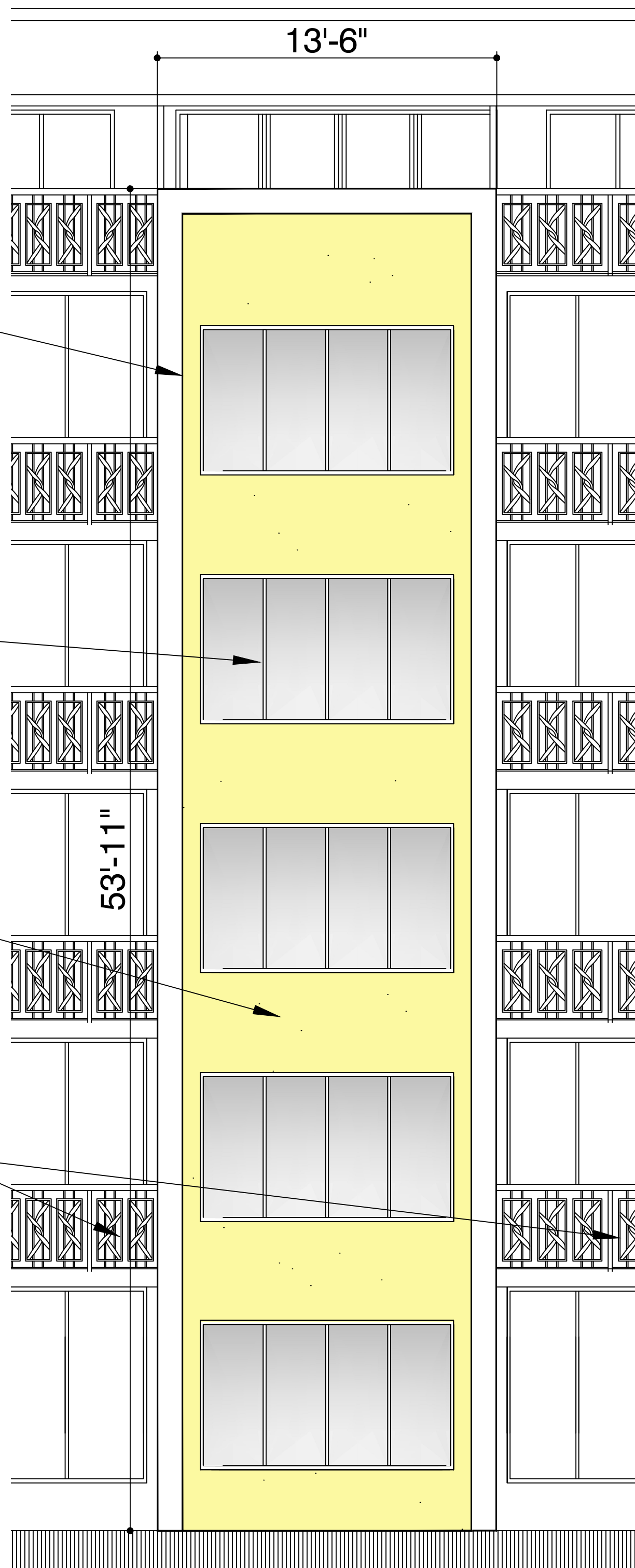
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WALL TYPE 1 - 23'-0" WIDE
@ WEST & SOUTH WEST
FACADE



WALL TYPE 2 - 17'-3" WIDE
@ SOUTH FACADE



WALL TYPE 3 - 13'-6" WIDE
@ SOUTH FACADE

EXISTING CONDITIONS - WALL TYPES 1, 2, & 3

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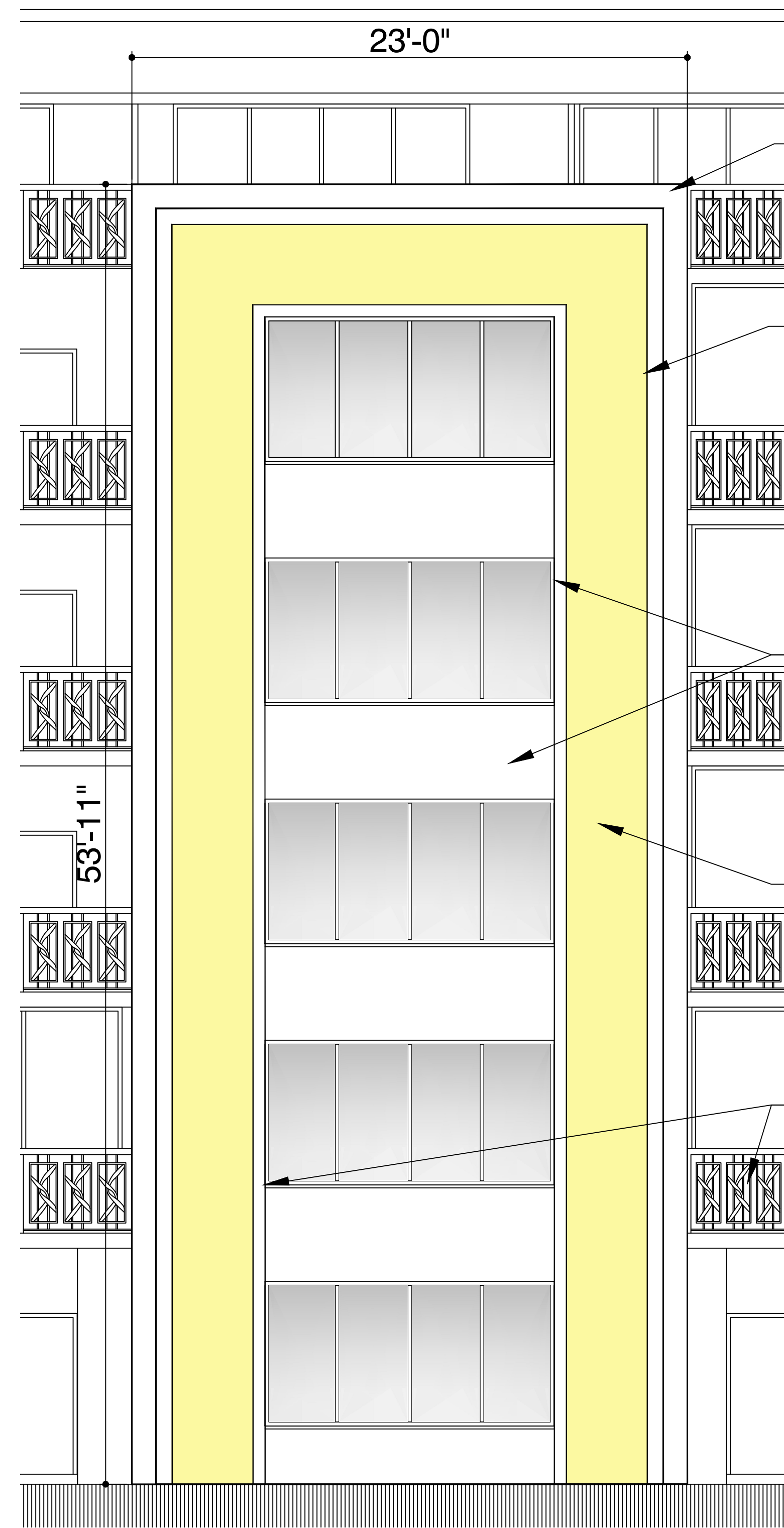
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WALL TYPE 1 - 23'-0" WIDE
@ WEST & SOUTH WEST
FACADE

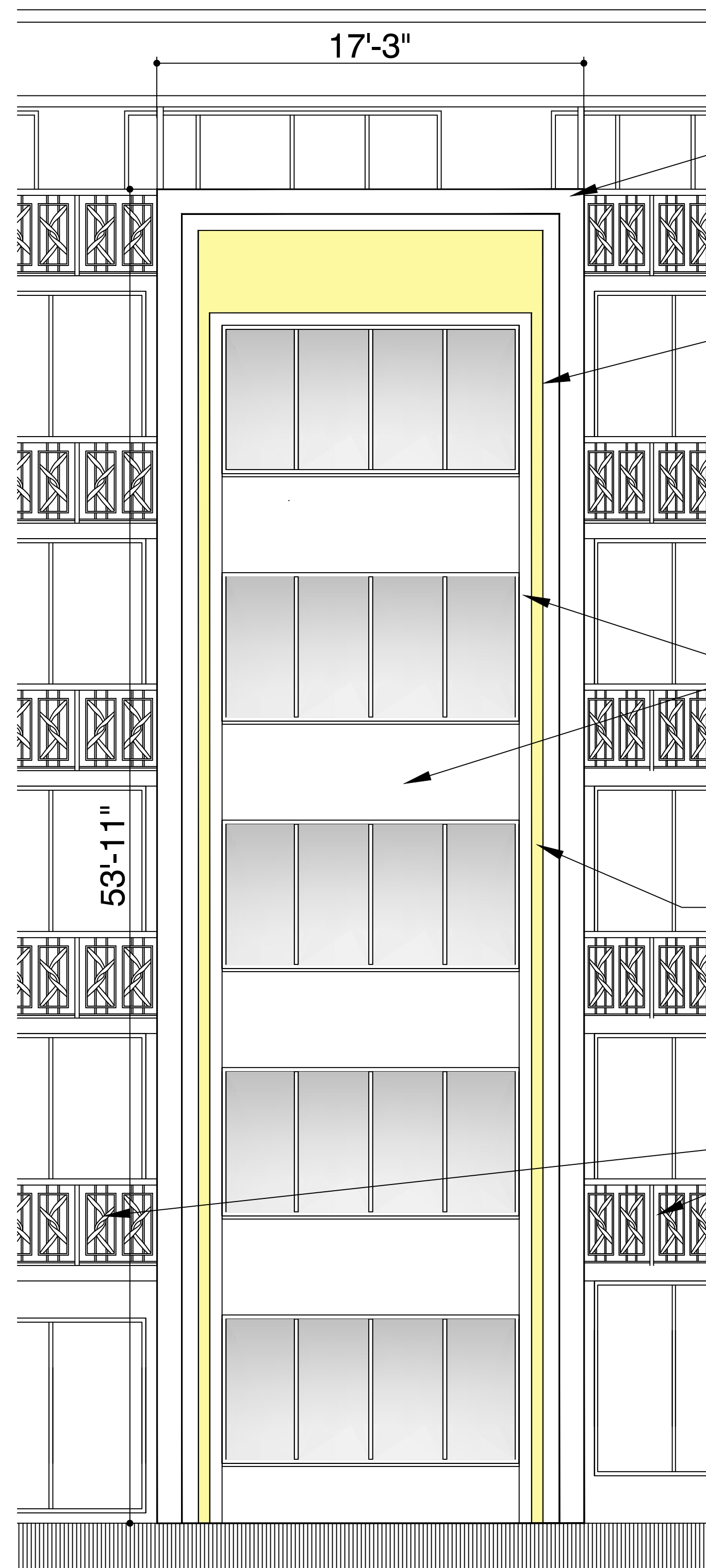
EXISTING CONCRETE
FRAME - WHITE - SMOOTH FINISH

NEW INSET STUCCO
FRAME - 8"x8" FROM STUCCO FACE
WHITE - SMOOTH FINISH

NEW 1" RAISED STUCCO
SURROUND @ WINDOWS - WHITE
SMOOTH FINISH

TEXTURED STUCCO - YELLOW

EXISTING RAILINGS



WALL TYPE 2 - 17'-3" WIDE
@ SOUTH FACADE

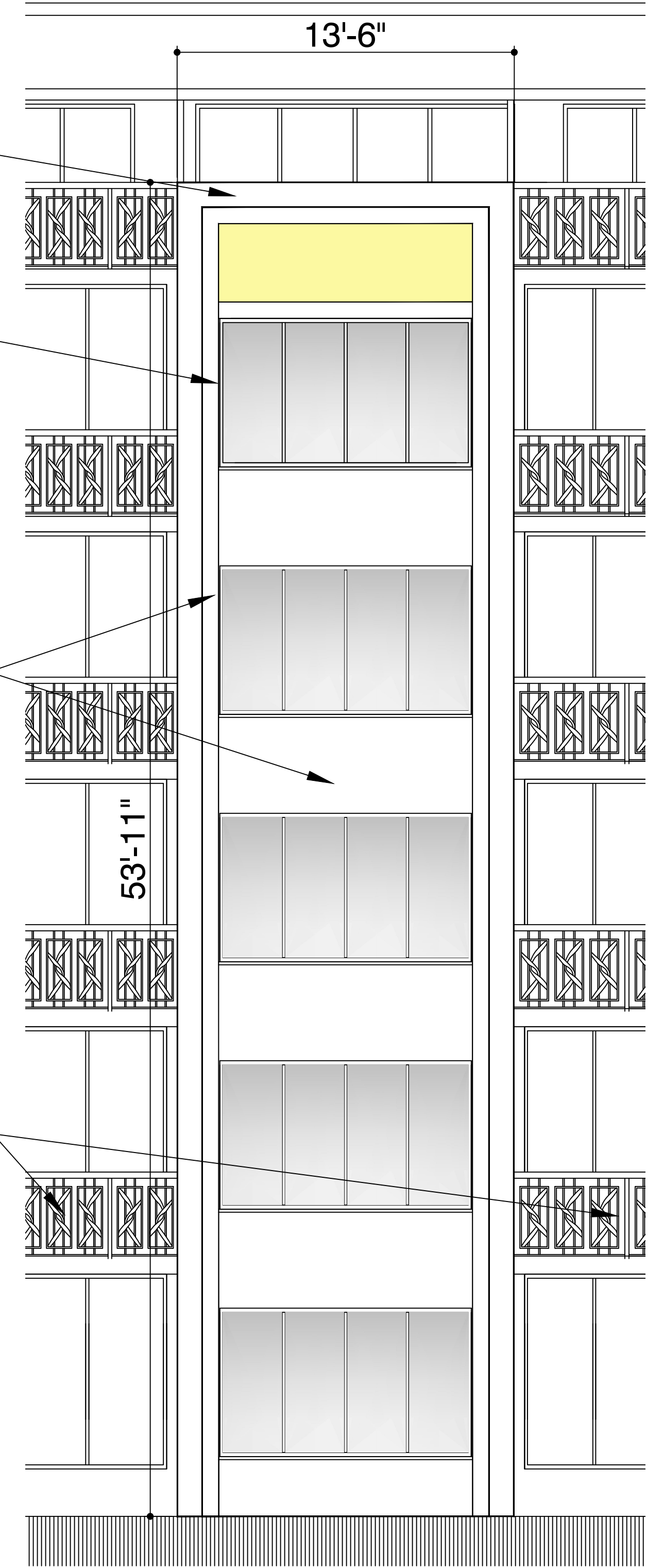
EXISTING CONCRETE
FRAME - WHITE - SMOOTH FINISH

NEW INSET STUCCO
FRAME - 8"x8" FROM STUCCO FACE
WHITE - SMOOTH FINISH

NEW 1" RAISED STUCCO
SURROUND @ WINDOWS - WHITE
SMOOTH FINISH

TEXTURED STUCCO - YELLOW

EXISTING RAILINGS



WALL TYPE 3 - 13'-6" WIDE
@ SOUTH FACADE

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PROPOSED DETAILED ELEVATIONS - WALL TYPES 1, 2, & 3

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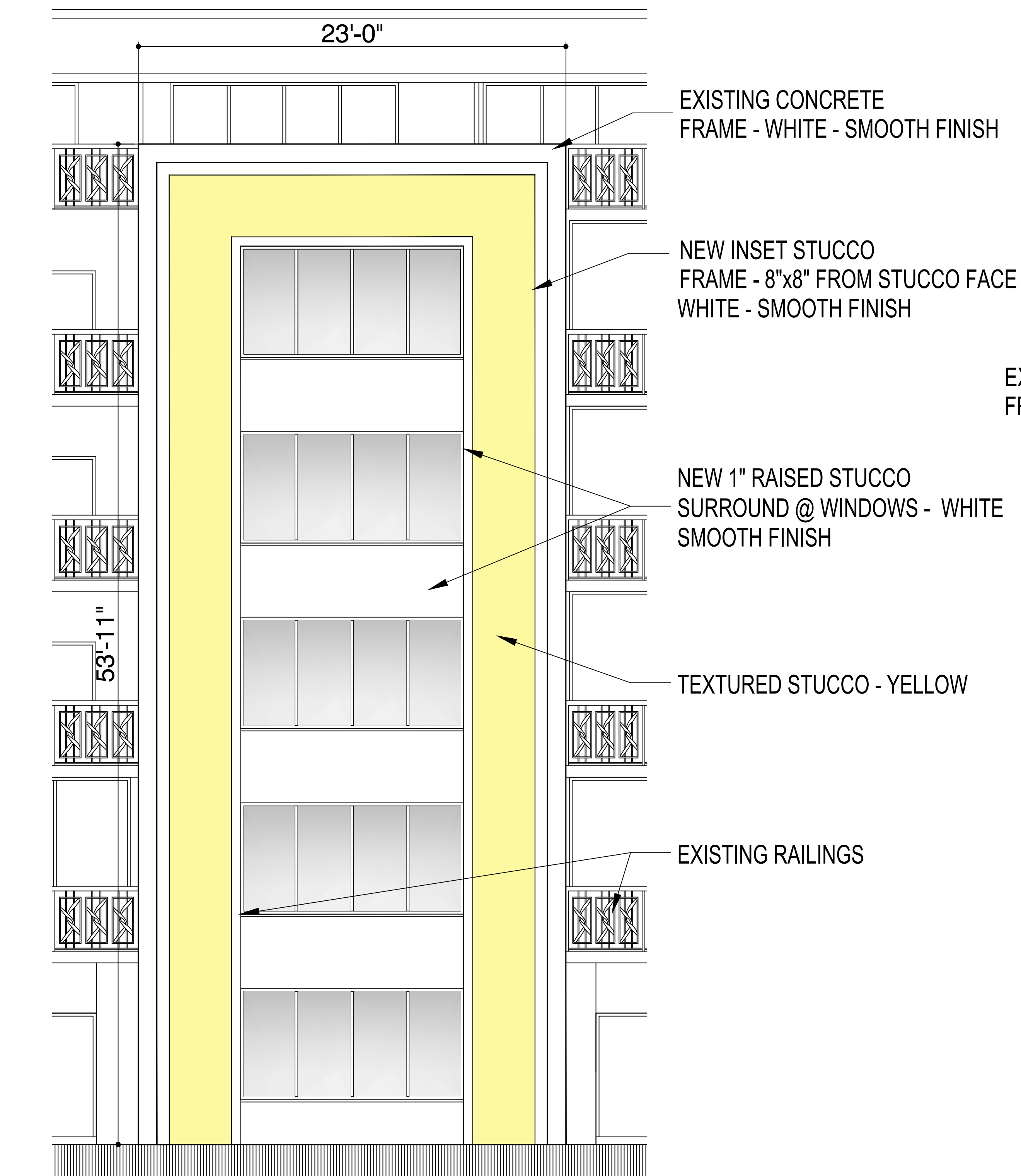
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A-2

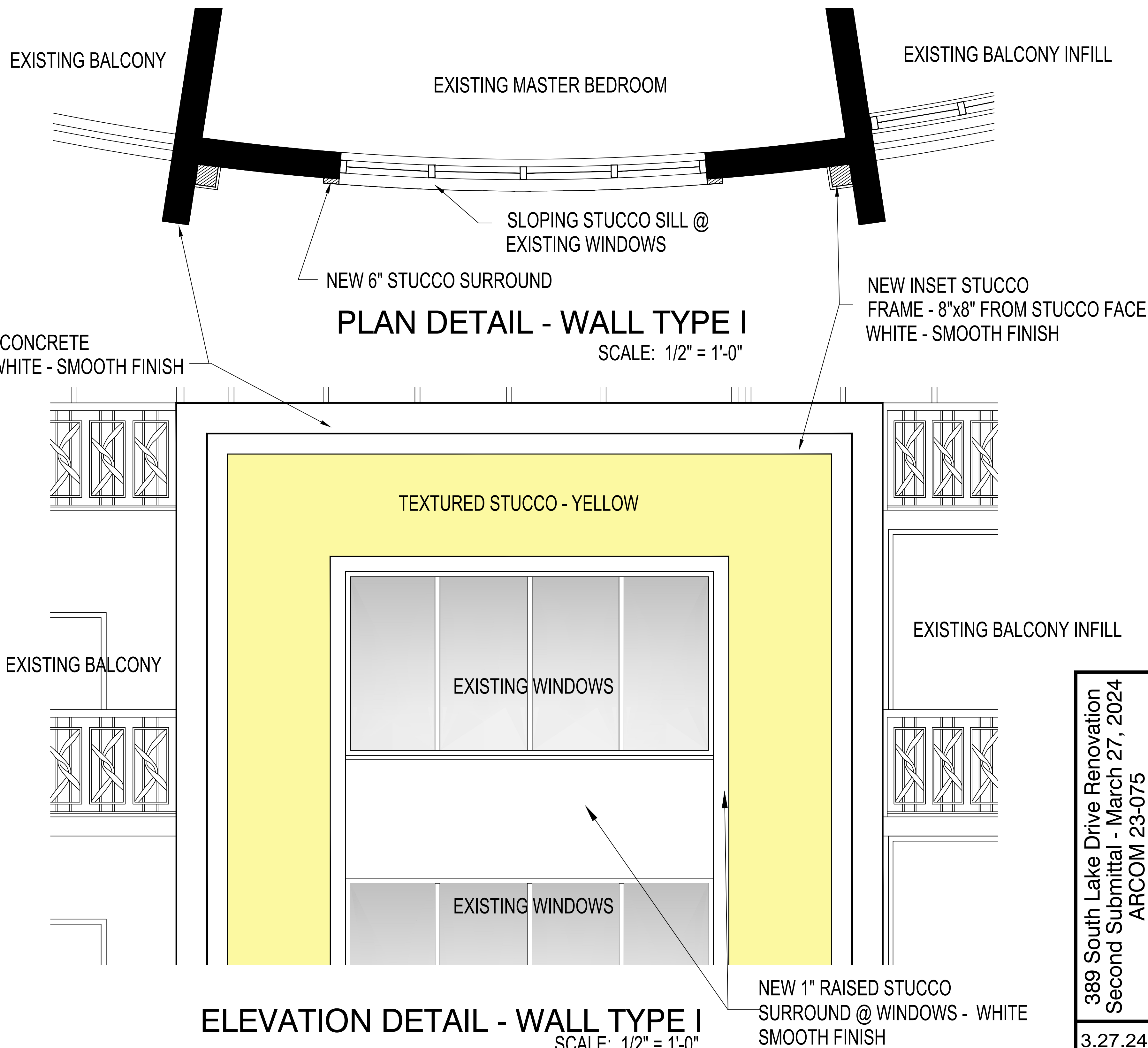
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WALL TYPE I - PROPOSED ELEVATION

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



ELEVATION DETAIL - WALL TYPE I

SCALE: 1/2" = 1'-0"

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WALL TYPE I - PROPOSED PLAN & DETAILED ELEVATIONS

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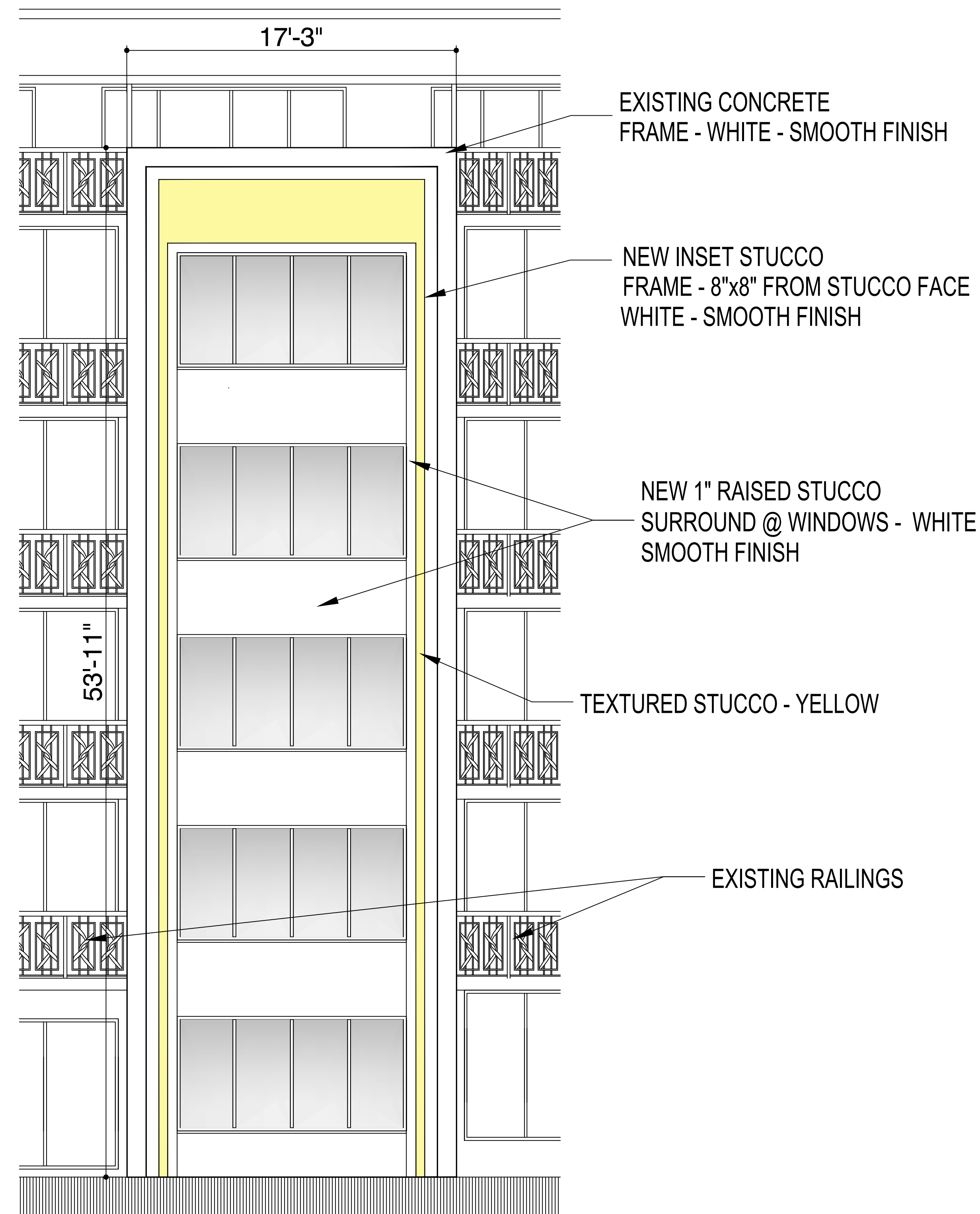
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A-3

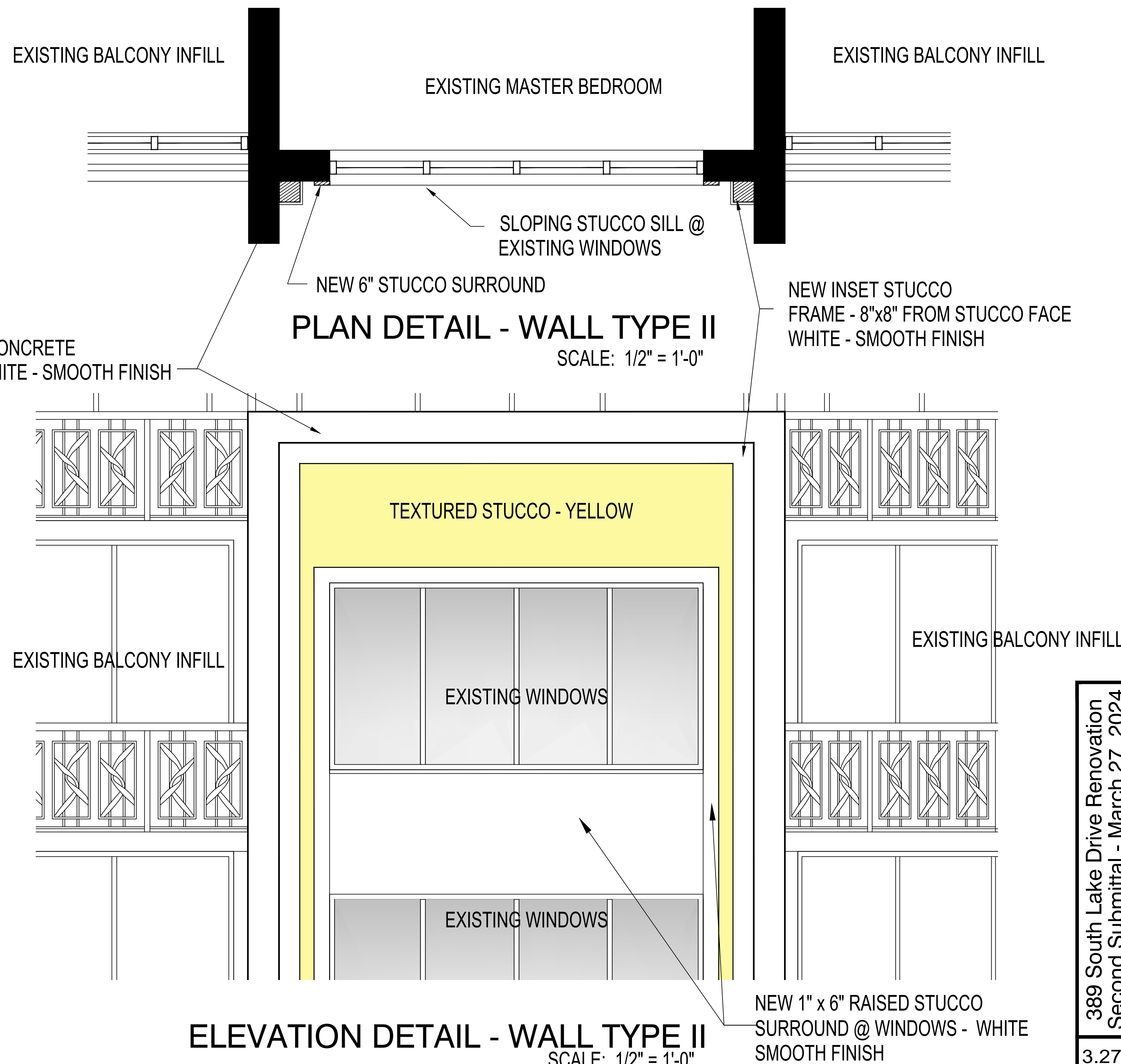
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WALL TYPE II - PROPOSED ELEVATION

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



ELEVATION DETAIL - WALL TYPE II

SCALE: 1/2" = 1'-0"

WALL TYPE II - PROPOSED PLAN & DETAILED ELEVATIONS

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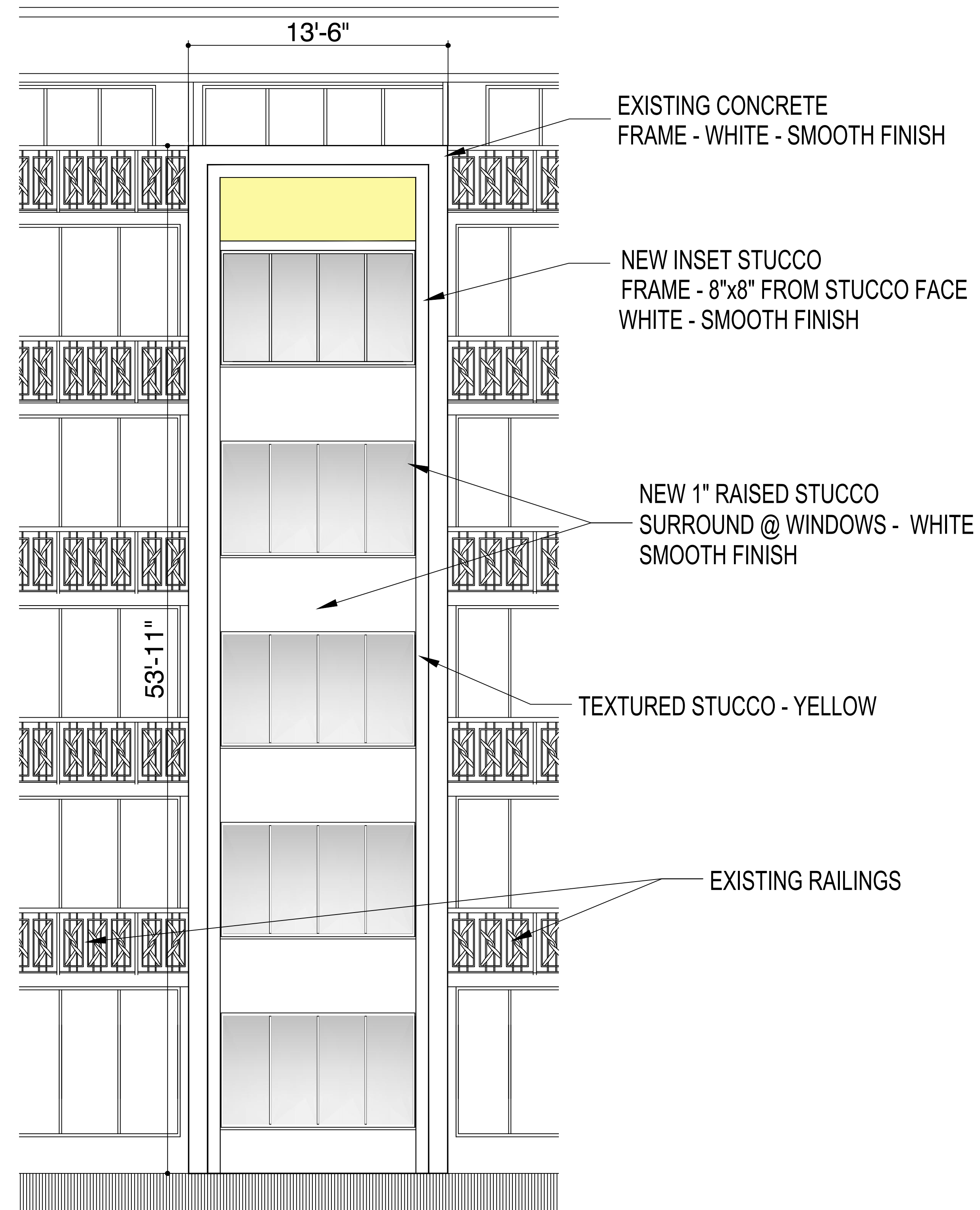
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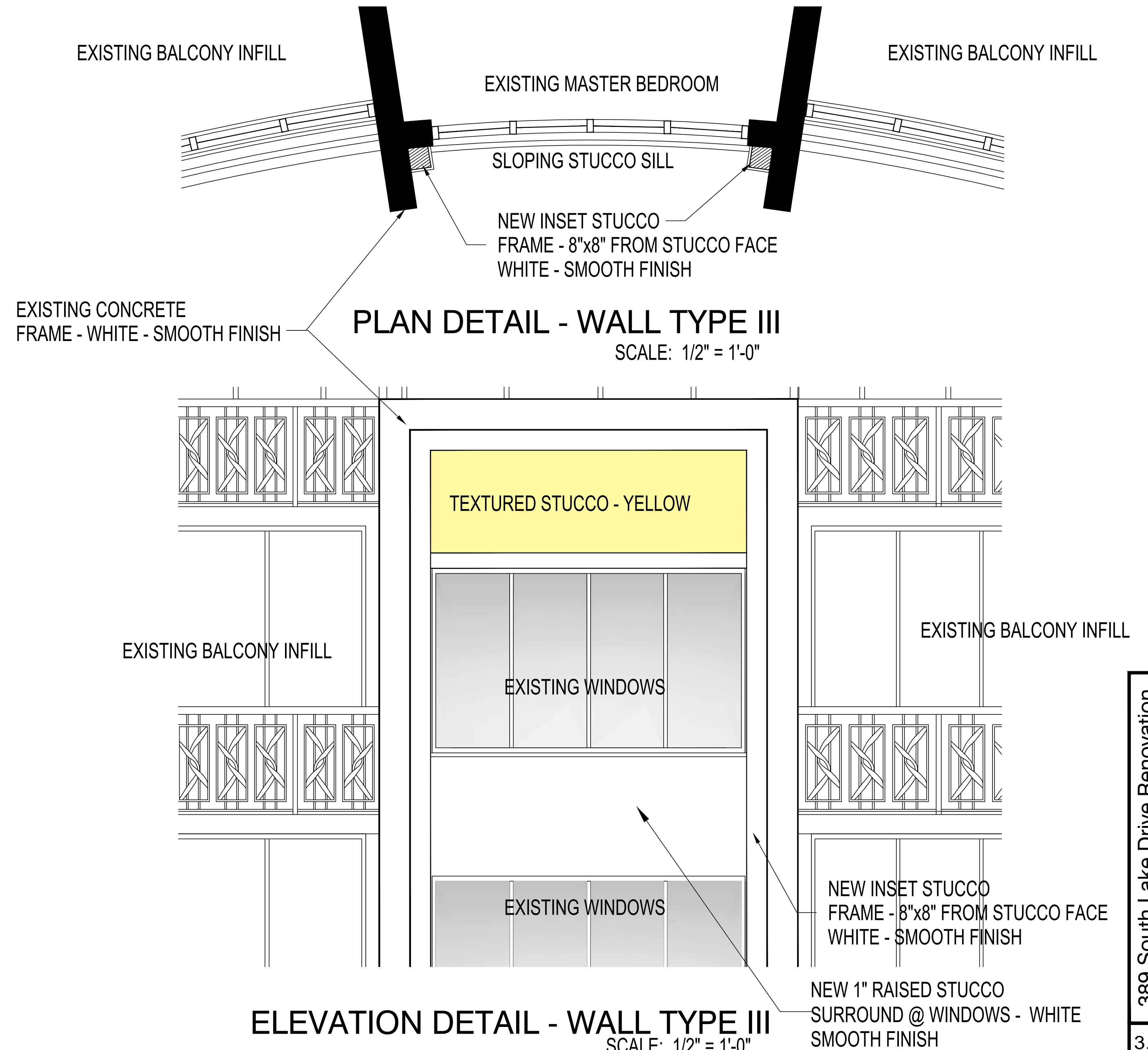
A-4

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WALL TYPE III - PROPOSED ELEVATION

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



ELEVATION DETAIL - WALL TYPE III

SCALE: 1/2" = 1'-0"

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WALL TYPE III - PROPOSED PLAN & DETAILED ELEVATIONS

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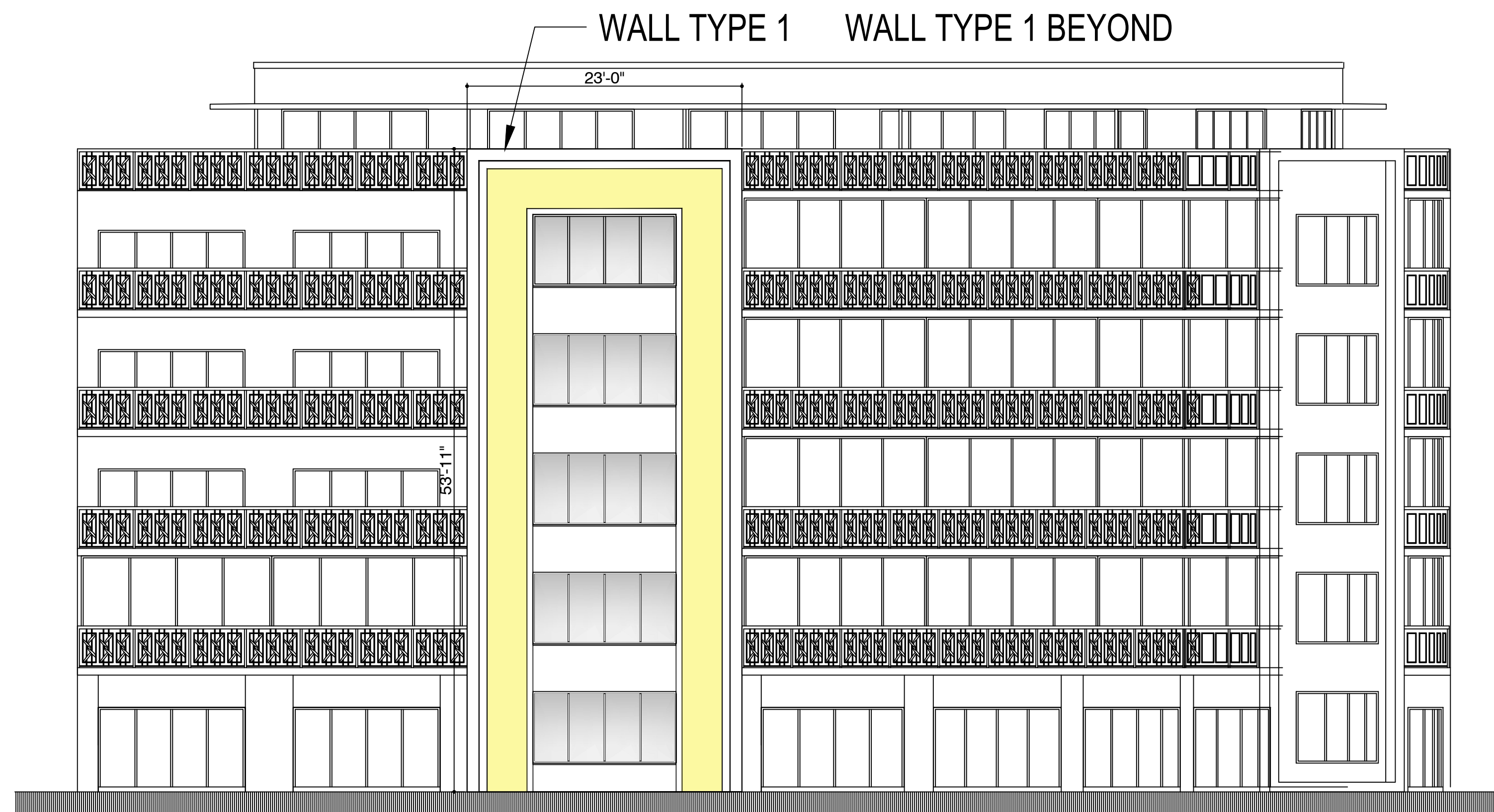
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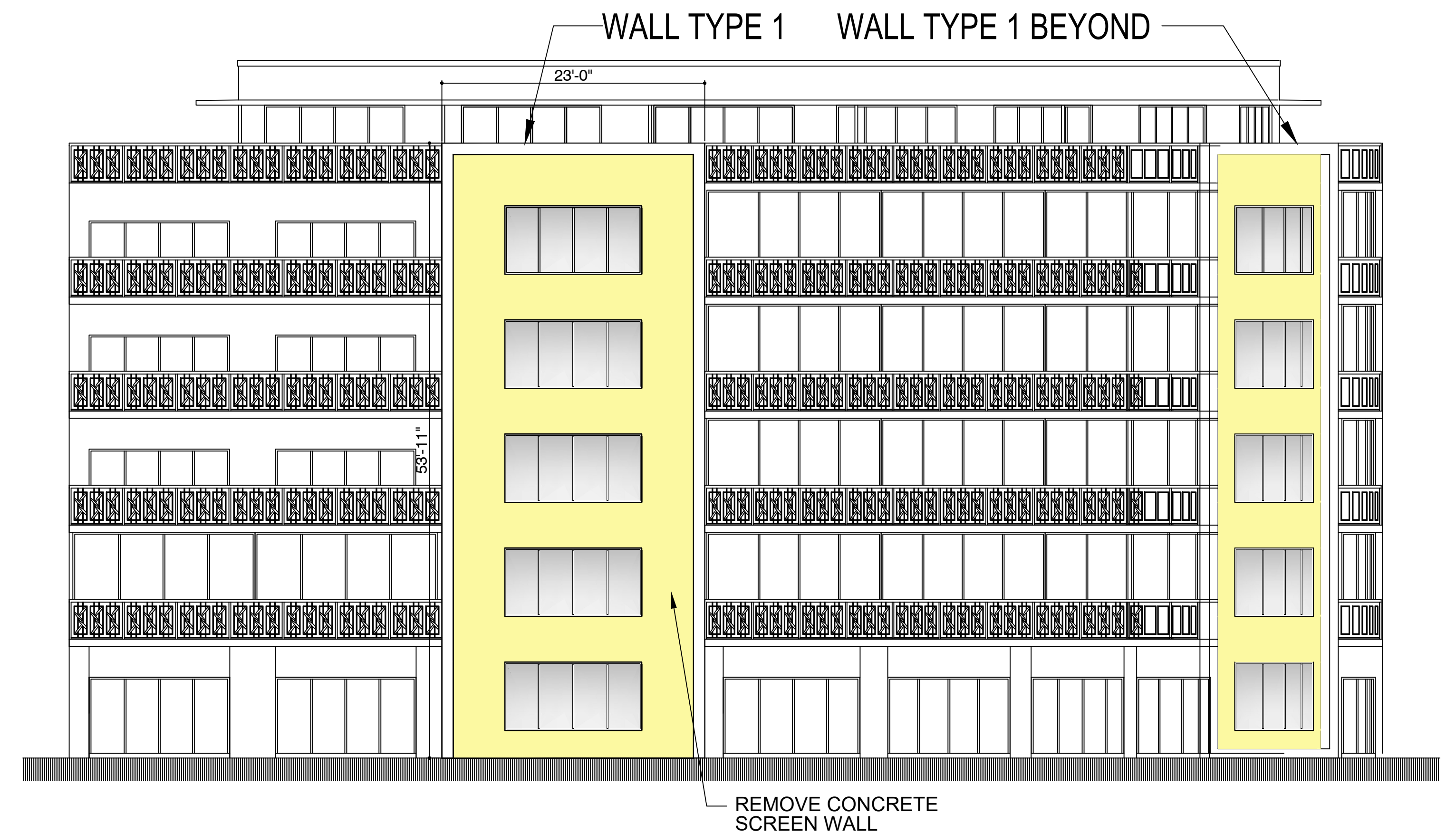
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PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

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EXISTING & PROPOSED EXTERIOR ELEVATIONS

NOTE: THESE VIEWS ARE OBLIQUE - THE BUILDING IS S-SHAPED.

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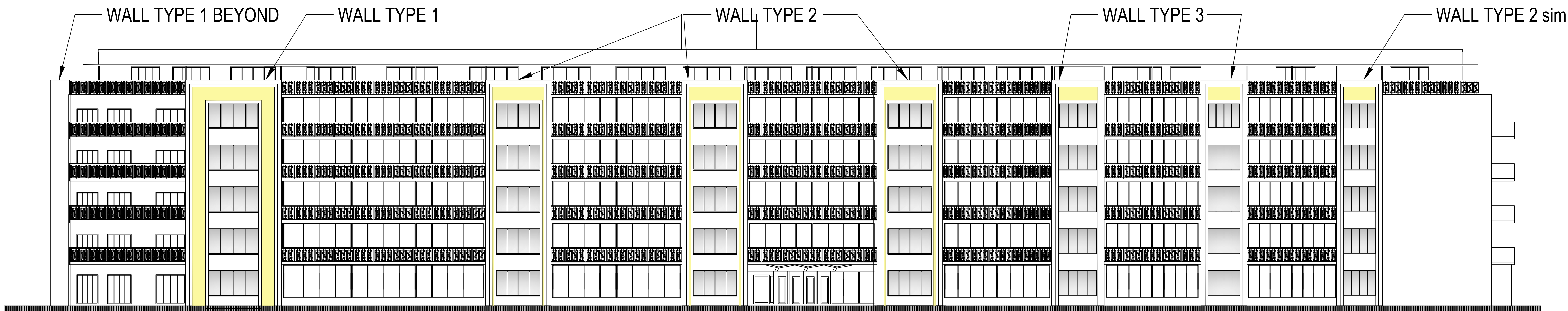
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A-6

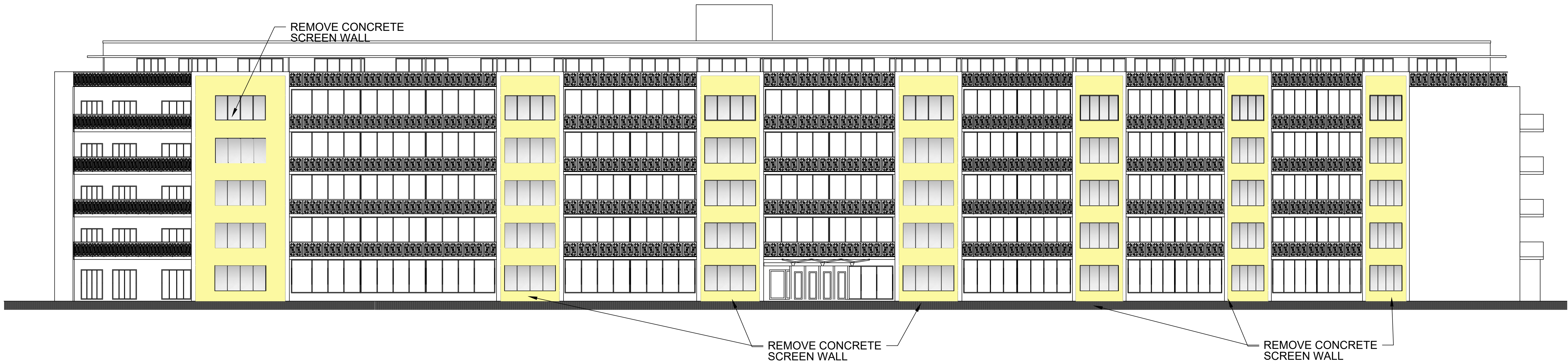
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PROPOSED SOUTH ELEVATION

NOTE: THESE VIEWS ARE OBLIQUE - THE BUILDING IS S-SHAPED.



EXISTING SOUTH ELEVATION

PROPOSED & EXISTING EXTERIOR ELEVATIONS

Views from Peruvian Avenue

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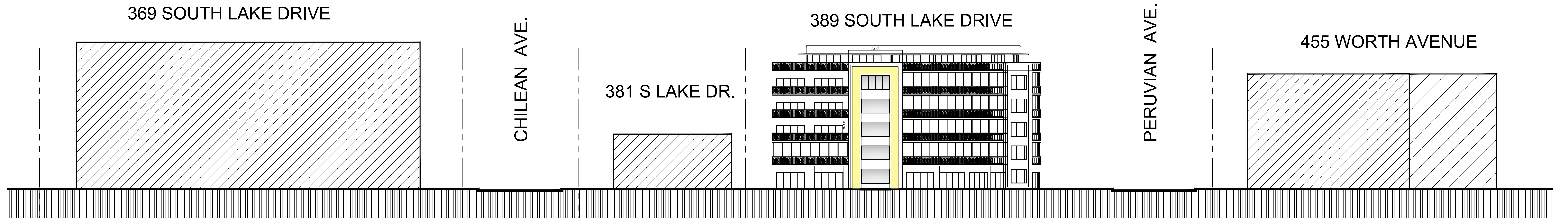
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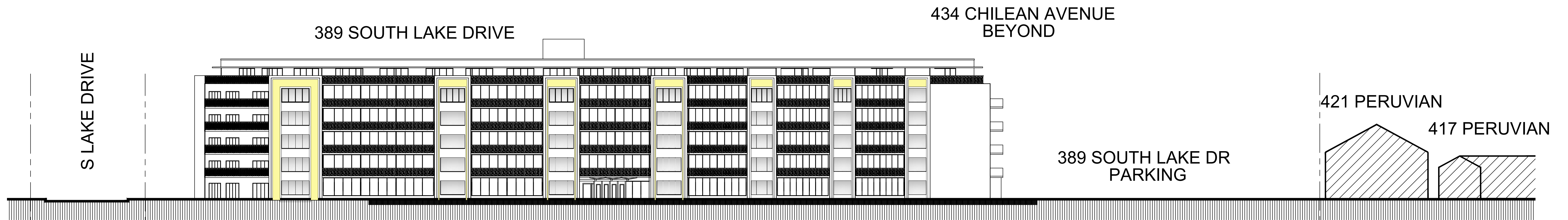
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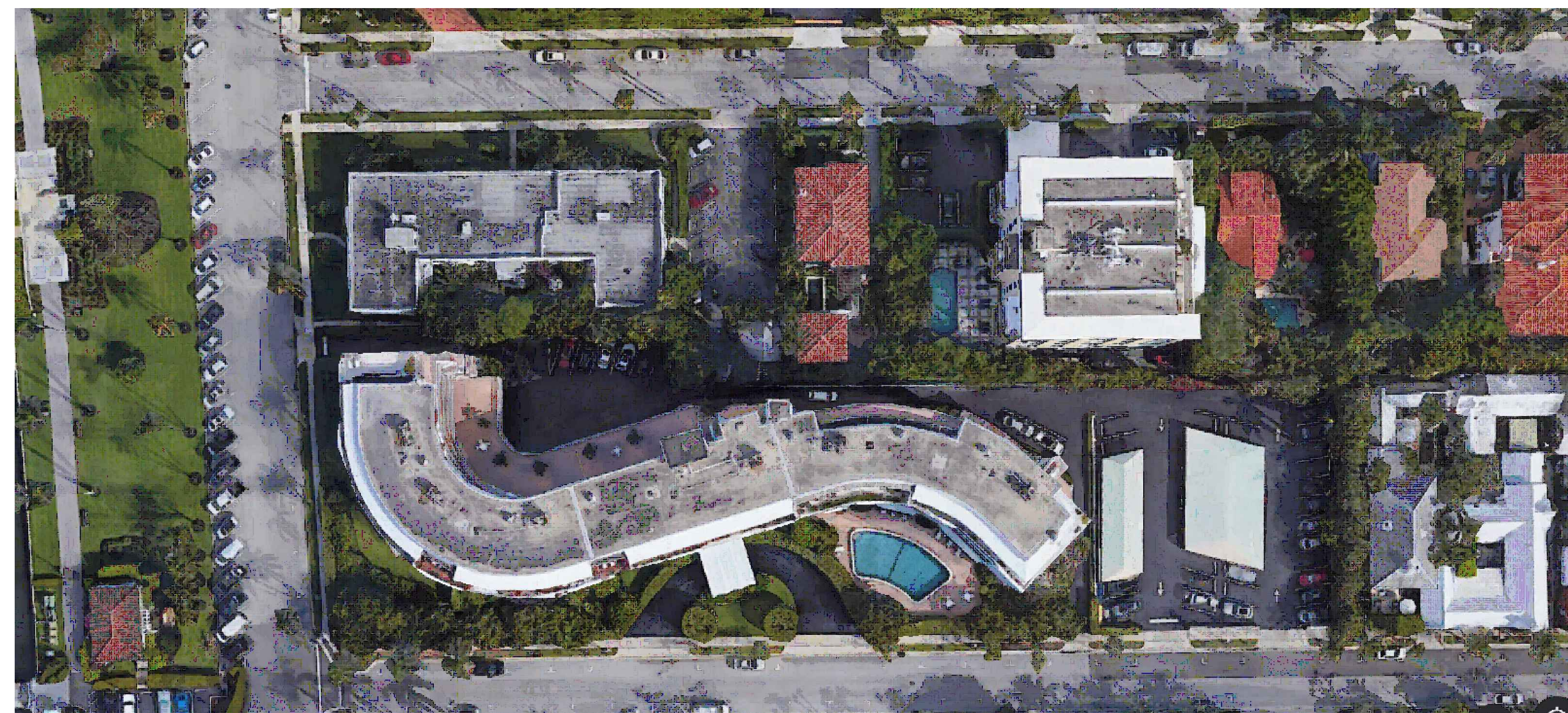
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STREETSCAPE VIEW FROM SOUTH LAKE DRIVE



STREETSCAPE VIEW FROM PERUVIAN AVENUE



STREETSCAPE ELEVATIONS

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A-8

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EXISTING VIEW



PROPOSED VIEW

WALL TYPE I SHOWN

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EXISTING & PROPOSED VIEWS FROM SOUTH LAKE DRIVE

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A-9
AA 26000963

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EXISTING VIEW



PROPOSED VIEW

WALL TYPE I SHOWN

DETAILED VIEWS FROM SOUTH LAKE DRIVE

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EXISTING VIEW



PROPOSED VIEW

WALL TYPE II SHOWN

DETAILED VIEWS FROM PERUVIAN AVENUE
ADJACENT TO PORTE COCHERE

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EXISTING VIEW



PROPOSED VIEW

WALL TYPES II & III SHOWN

EXISTING & PROPOSED VIEWS FROM PERUVIAN AVENUE

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EXISTING VIEW



PROPOSED VIEW

WALL TYPES II & III SHOWN

DETAILED VIEWS FROM PERUVIAN AVENUE

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