

EXISTING 2 STORY RESIDENCE AT
1020 N LAKE WAY
PALM BEACH, FL 33480
ARC-23-079

08/28/2024 SECOND SUBMITTAL

10/23/2024 ARCOM MEETING



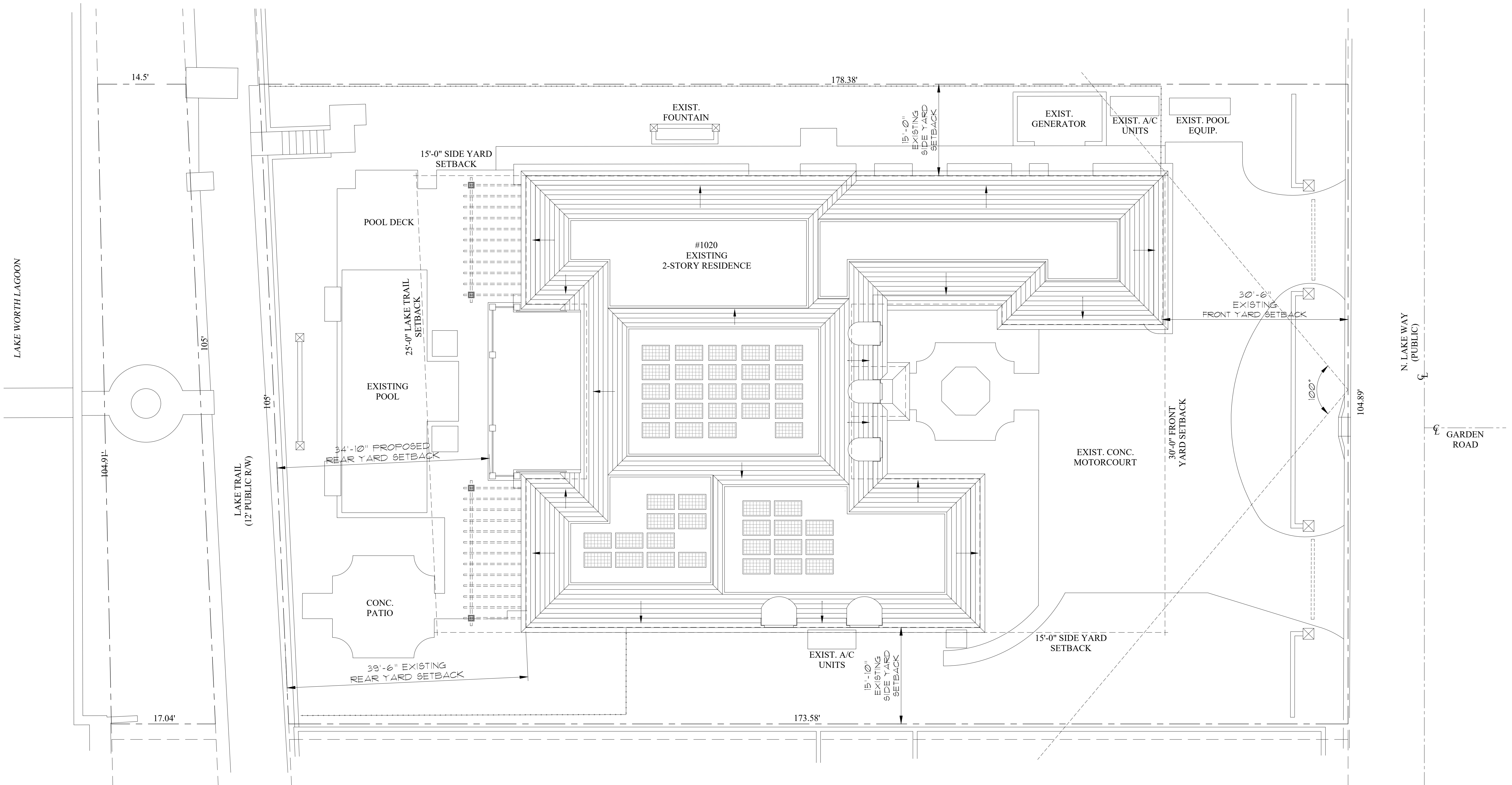
ARCHITECTURE
MP DESIGN & ARCHITECTURE

SCOPE OF WORK

- Proposed 2nd floor, 674SF, two bedrooms and bathrooms addition above existing garage and kitchen areas.
- Proposed addition to be inside existing mansard roof.
- C.C.R. allowed 4.50 + 5% loggia deduction -0.225
Total proposed volume 4.70
Total loggia volume -0.21
Total proposed CCR 4.49
- Addition of (6) new dormer windows on the east, north and south faces of existing mansard roof above the garage.

SHEET INDEX

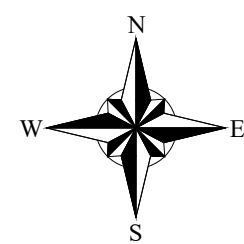
A000	EXISTING SITE PLAN
A001	PROPOSED SITE PLAN
A002	ZONING LEGEND
A002.1	CUBIC CONTENT RATIO PLANS
A003	SITESCAPE
A004	STREETSCAPE
A005	VICINITY LOCATION MAP
AP01	EXISTING PHOTOS
AP02	EXISTING PHOTOS
AP03	PHOTOS OF NEIGHBORS
AP04	PHOTOS OF NEIGHBORS
A100	EXISTING FIRST FLOOR PLAN
A101	PROPOSED FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	PROPOSED SECOND FLOOR PLAN
A104	EXISTING ROOF PLAN
A105	PROPOSED ROOF PLAN
A200	EXISTING & NEW PROPOSED EAST ELEVATION
A201	EXISTING & NEW PROPOSED WEST ELEVATION
A202	EXISTING & NEW PROPOSED NORTH ELEVATION
A203	EXISTING & NEW PROPOSED SOUTH ELEVATION
A204	COLORS AND MATERIALS
A300	BUILDING SECTION
A006	CONSTRUCTION SCREENING & TRUCK LOGISTIC



Existing Site Plan

Scale

1/8" = 1'-0"



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2216

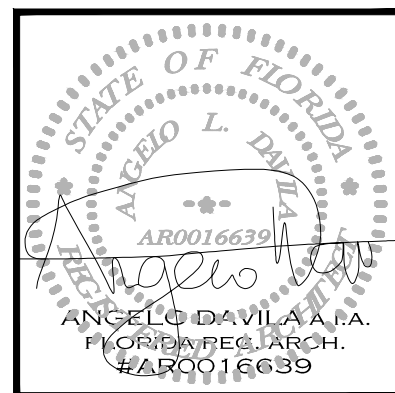
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Second Floor Addition
1020 North Lake Way Trust

Palm Beach FL 33480

1020 N Lake Way



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PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

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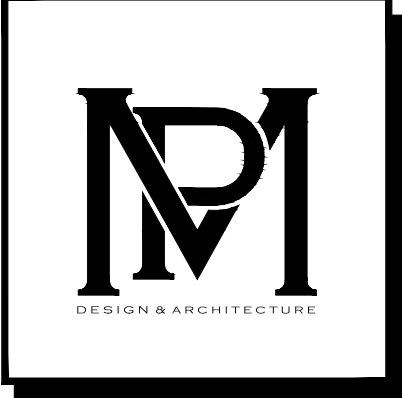
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ARC-23-079

CCR CALCULATIONS			
AREAS	ZONE	PROPOSED VOLUME	
GARAGE	3	592 SF x 9'	= 5,328 CU. FT.
FIRST FLOOR NORTH WING	1.0	991 SF x 10.5'	= 10,405.5 CU. FT.
FIRST FLOOR NORTH WING	1.1	687 SF x 9'	= 6,183 CU. FT.
FIRST FLOOR SOUTH WING	1	1,809 SF x 10.5'	= 18,994.5 CU. FT.
LIVING AREA & FOYER	1	1,271 SF x 12'	= 15,252 CU. FT.
COVERED ENTRY	5	70 SF x 9'	= 630 CU. FT.
LOGGIA	4	426 SF x 9'	= 3,834 CU. FT.
SECOND FLOOR AREA(EXIST)	2	2,245 SF x 9'	= 20,205 CU. FT.
SECOND FLOOR ADDITION "A"	6	425 SF x 9'	= 3,825 CU. FT.
SECOND FLOOR ADDITION "B"	7	249 SF x 8.5'	= 2,116.5 CU. FT.
TOTAL			86,773.5 CU. FT.
LOT AREA		18,458 SF	
MAX. C.C.R. ALLOWED		4.50	83,061 CF
5% LOGGIA DEDUCTION		-0.225	4,153 CF
TOTAL PROPOSED VOLUME		4.70	86,773.5 CF
TOTAL LOGGIA VOLUME		-0.21	3,837 CF
TOTAL PROPOSED CCR		4.49	82,936.5 CF

Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RB	RB	RB
Lot Gross Area	10,000 SF	18,458 SF	18,458 SF
Lot Width	100'	105'	105'
Lot Depth	100'	178.38'	178.38'
Front Yard Setback	25' 1-Story 30' 2-Story	30'-6" 68'-4"	30'-6" 68'-4"
Side Yard Setback (North)	12.5' 1-Story 15' 2-Story	15'-0" 27'-0"	15'-0" 27'-0"
Side Yard Setback (South)	12.5' 1-Story 15' 2-Story	15'-10" 17'-10"	15'-10" 17'-10"
Rear Yard Setback	25' 1-Story 25' 2-Story	34'-10" 70'-0"	34'-10" 70'-0"
Maximum Building Height	14' 1-Story 22' 2-Story	12'-0" 22'-0"	12'-0" 22'-0"
Maximum Overall Height	30'	29'-10"	29'-10"
Lot Coverage	40% 1-Story 30% 2-Story (5,537 SF) +3% Pergola (554 SF)	31.8% (5,862 SF) + 2.2% Pergola (407 SF)	31.8% (5,862 SF) + 2.2% Pergola (407 SF)
Landscape Open Space	45%	51.9% (9,579 SF)	51.9% (9,579 SF)
Required Front Yard	40%	57.3% (1,503 SF)	57.3% (1,503 SF)
10' Perimeter Landscape Open Space	50% (2,609 SF)	82% (4,271 SF)	82% (4,271 SF)
Cubic Content Ratio	4.50 + 0.225 (5% Loggia) = 4.725	4.20 + 0.21 (Loggia) = 4.41	4.49 + 0.21 (Loggia) = 4.70
Angle of Vision	100 Degrees	100 Degrees	100 Degrees

LEGAL DESCRIPTION			
The North 104.89 feet of Lots 19 and 19A (measured at right angles to the North line of said Lots 19 and 19A), EDEN PROPERTIES, according to the Plat thereof, as recorded In Plat Book 18, Page 49, of the Public Records of Palm Beach County, Florida.			
AREAS			
1st Floor	A/C	Existing	Proposed
2nd Floor	A/C	4,762 SF	4,762 SF
		2,253 SF	2,927 SF
Total A/C		7,015 SF	7,689 SF
Cover Entry		87 SF	87 SF
Garage		588 SF	588 SF
Loggia		425 SF	425 SF
North Covered Pergola			
South Covered Pergola			
Total		8,115 SF	8,789 SF
North Open Pergola		187 SF	187 SF
South Open Pergola		220 SF	220 SF



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Area of Work

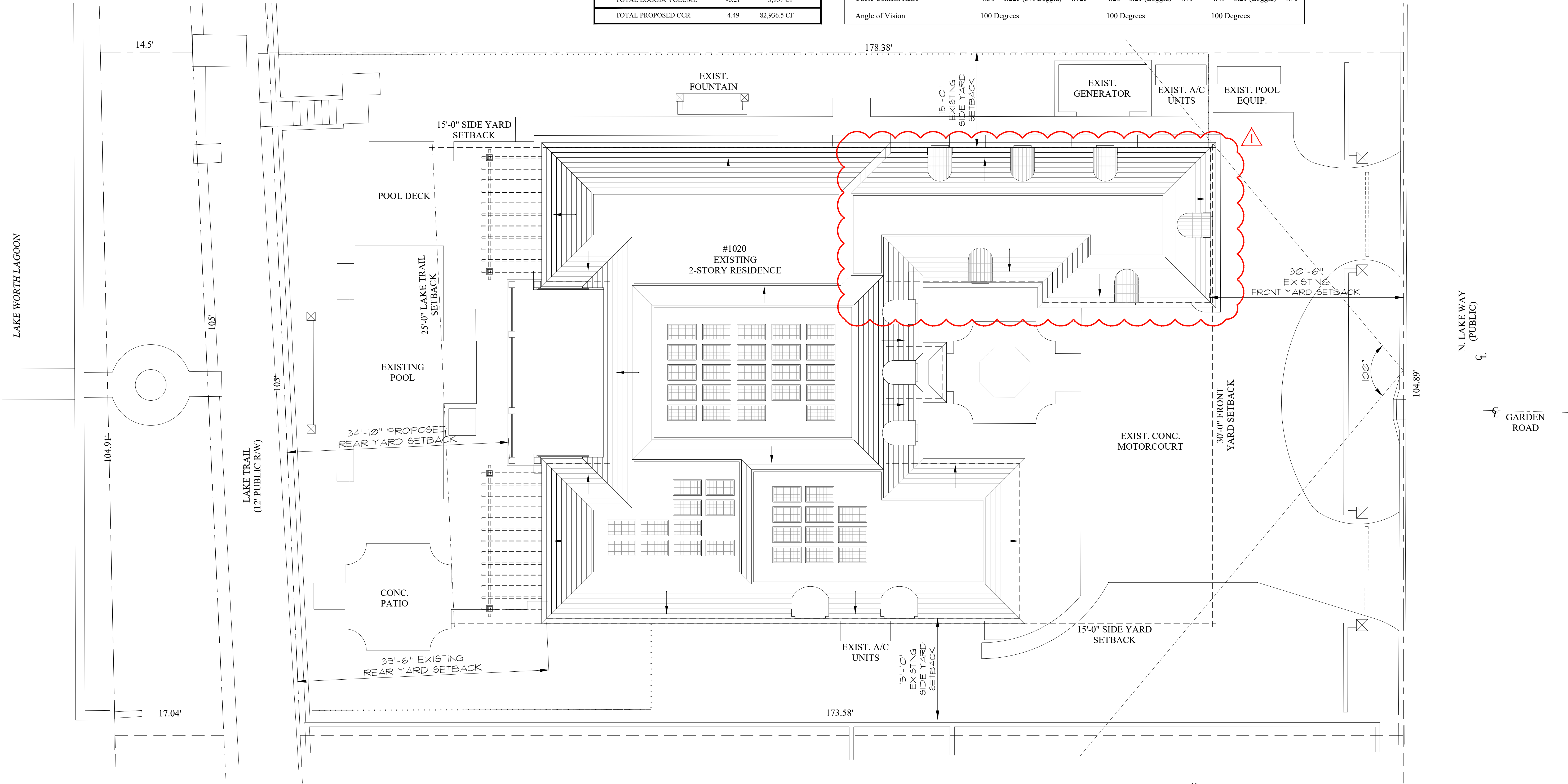
Second Floor Addition
1020 North Lake Way Trust
Palm Beach FL 33480



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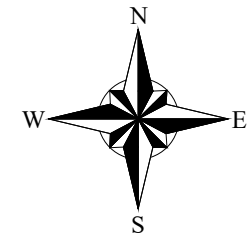
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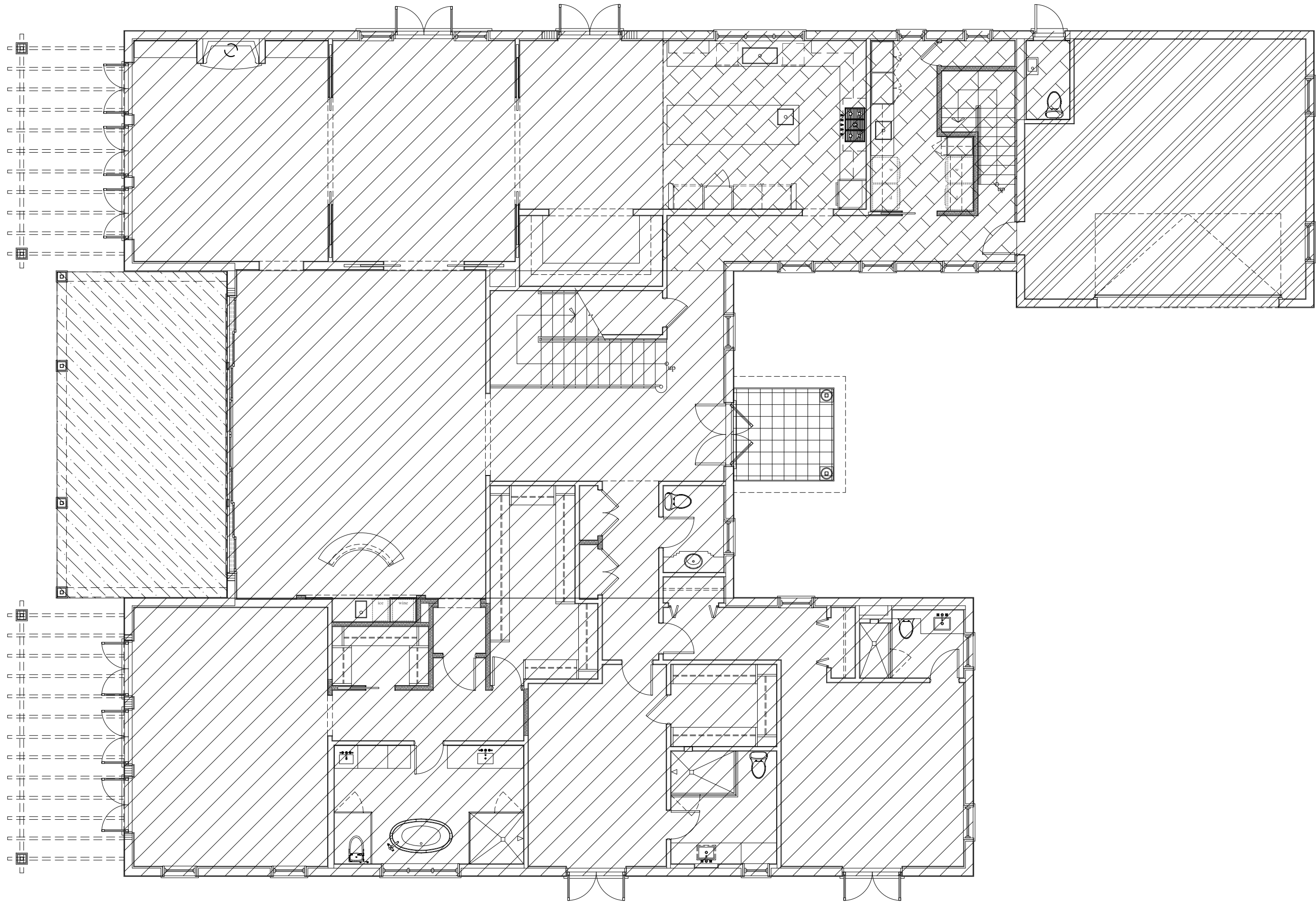


Proposed Site Plan

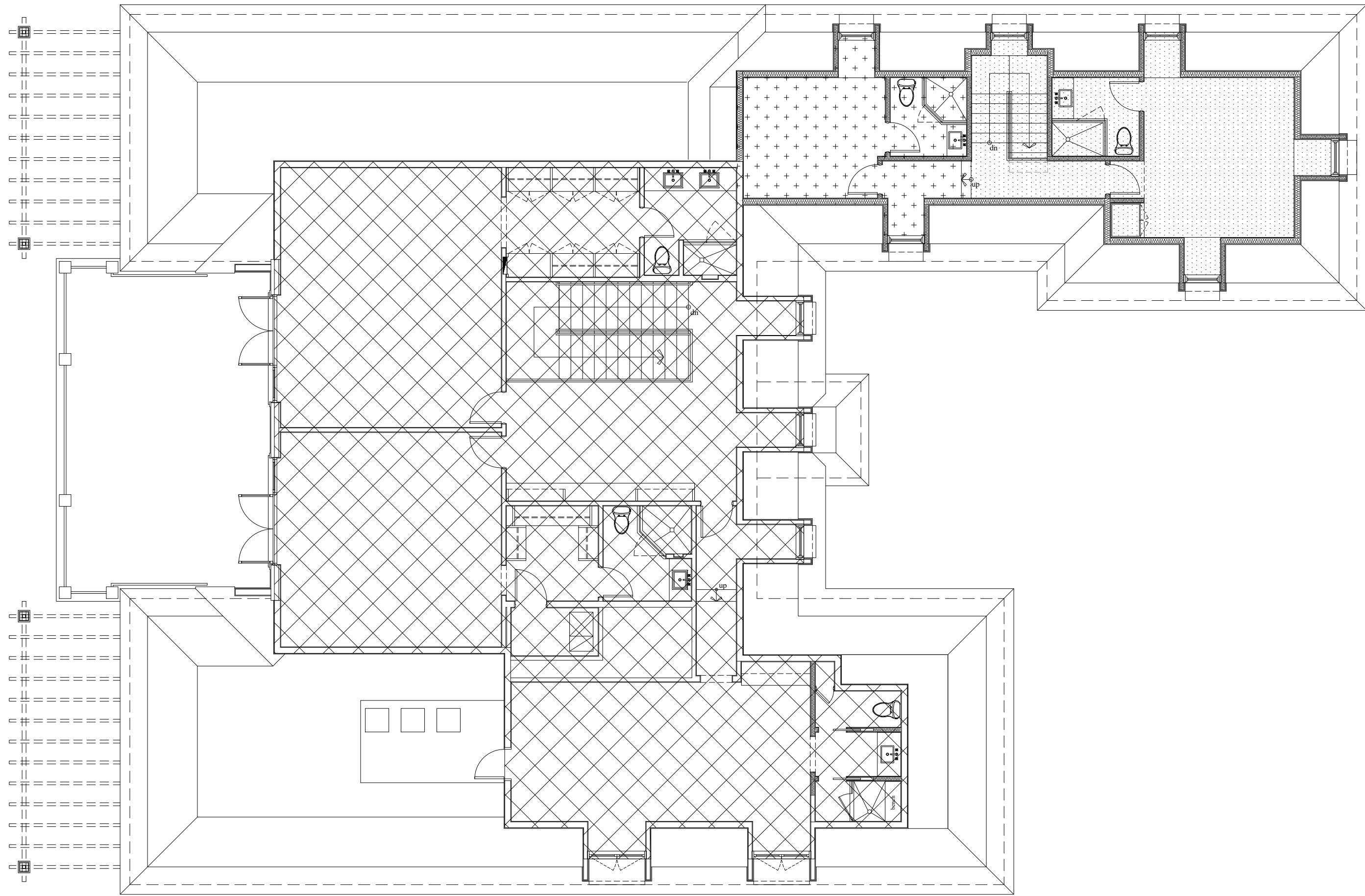
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1/8" = 1'-0"





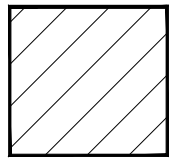
Proposed First Floor Cubic Content Ratio Plan



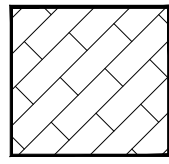
Proposed Second Floor Cubic Content Ratio Plan



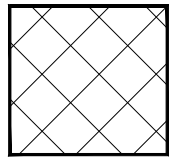
Legend



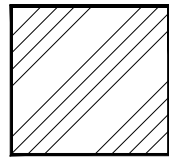
ZONE 1
1st FLOOR AREA
(HIGH)



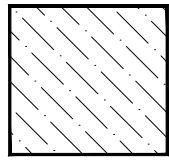
ZONE 1
1st FLOOR AREA
(LOW)



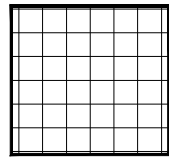
ZONE 2
2nd FLOOR AREA



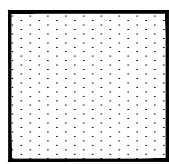
ZONE 3
GARAGE AREAS



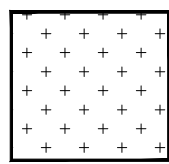
ZONE 4
LOGGIA



ZONE 5
ENTRY AREA



ZONE 6
2nd FLOOR "A"



ZONE 7
2nd FLOOR "B"

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Second Floor Addition
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A002.1

ARC-23-079



Town of Palm Beach

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

Line #	Zoning Legend			
1	Property Address:	1020 N Lake Way		
2	Zoning District:	RB		
3	Structure Type:	2 Story Residence		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)		18,458 SF	18,458 SF
6	Lot Depth		178.38'	178.38'
7	Lot Width		105'	105'
8	Lot Coverage (Sq Ft and %)	30% (5,537 SF)	31.8% (5,862 SF)	31.8% (5,862 SF)
9	Enclosed Square Footage (1st & 2nd FL, Basement, Accs. Structure, etc)		7,015 SF	7,689 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.50	4.29	4.49
11	*Front Yard Setback (Ft.)	30'	30.5'	30.5'
12	* Side Yard Setback (1st Story) (Ft.)	12.5'	15.83'	15.83'
13	* Side Yard Setback (2nd Story) (Ft.)	15'	17.83'	17.83'
14	*Rear Yard Setback (Ft.)	25'	34.83'	34.83'
15	Angle of Vision (Deg.)	100°	100°	100°
16	Building Height (Ft.)	22'	22'	22'
17	Overall Building Height (Ft.)	30'	29.83'	29.83'
18	Crown of Road (COR) (NAVD)		3.37' NAVD	3.37' NAVD
19	Max. Amount of Fill Added to Site (Ft.)		N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)		7.15' NAVD	7.15' NAVD
21	Zero Datum for point of meas. (NAVD)		7.15' NAVD	7.15' NAVD
22	FEMA Flood Zone Designation		AE (El. 6)	AE (El. 6)
23	Base Flood Elevation (BFE)(NAVD)		7' NAVD	7' NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	45% (8,306 SF)	51.9% (9,579 SF)	51.9% (9,579 SF)
25	Perimeter LOS (Sq Ft and %)	50% (2,609 SF)	82% (4,271 SF)	82% (4,271 SF)
26	Front Yard LOS (Sq Ft and %)	40% (1,049 SF)	57.3% (1,503 SF)	57.3% (1,503 SF)
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 BF 20220616



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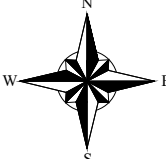
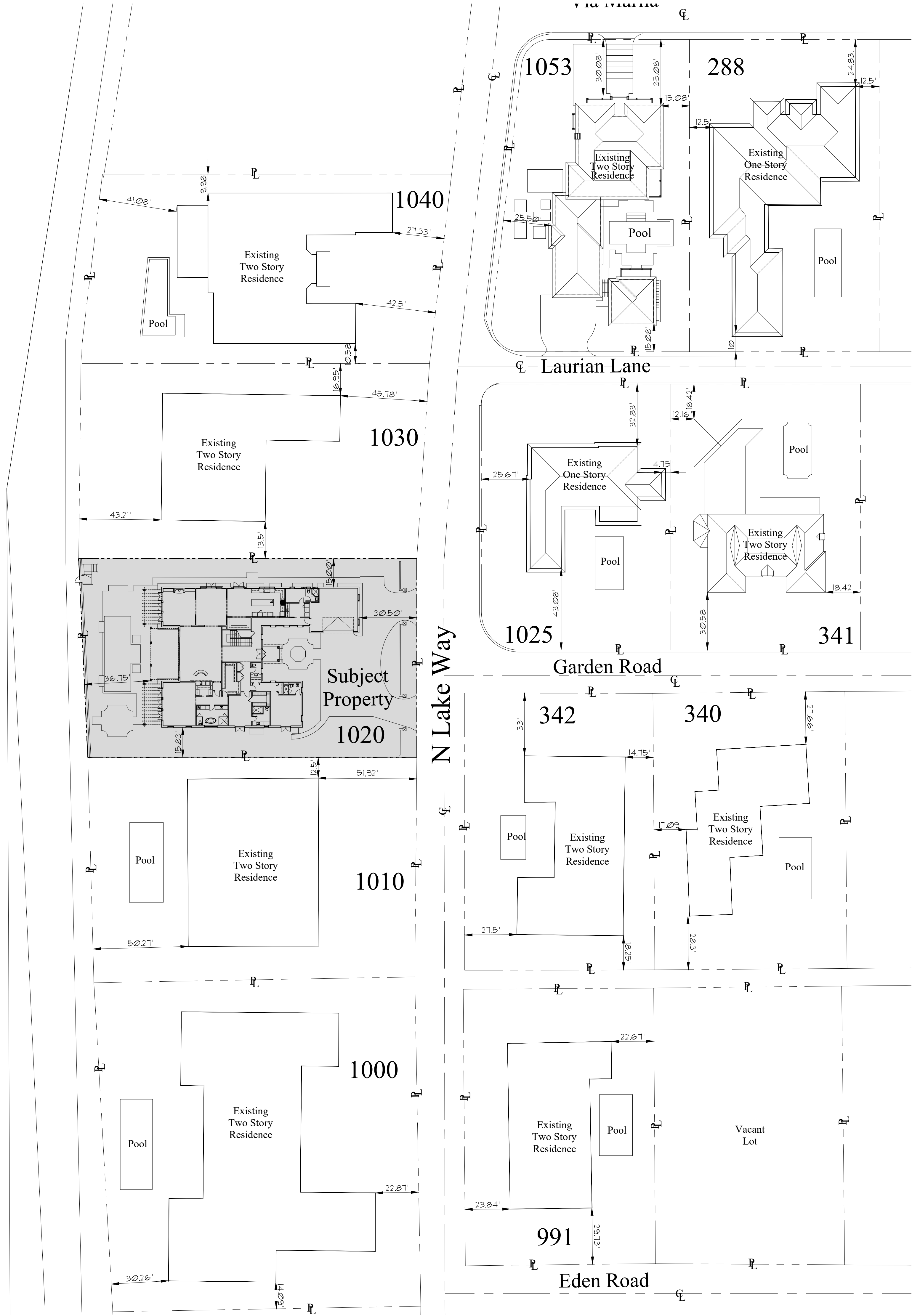


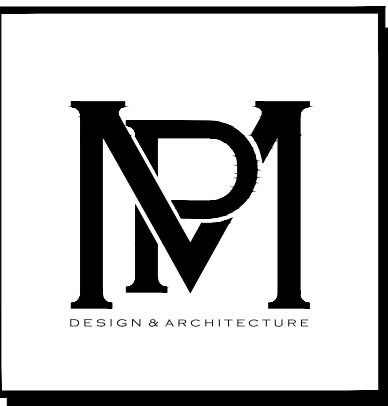
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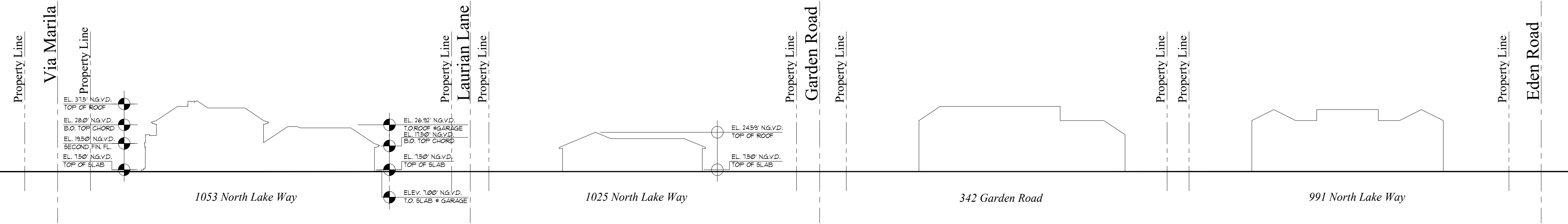
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1020 North Lake Way Trust
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1020 N Lake Way



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Street Scape East Side, North Lake Way

Scale

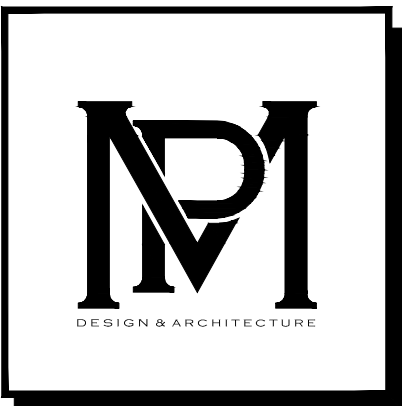
1" = 30'



Street Scape West Side, North Lake Way

Scale

1" = 30'



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A004

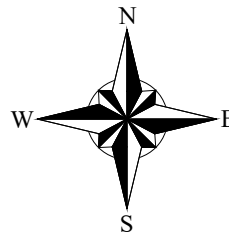
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Vicinity Location Map

Scale

N.T.S.



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Street View



Front

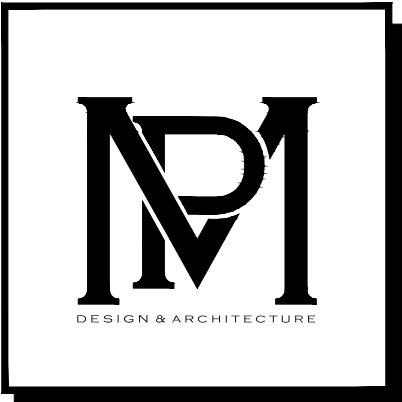
1020 N Lake Way
(Subject Property)



Side



Front



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Side



Side

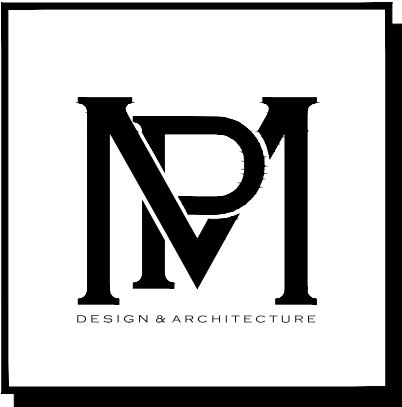
1020 N Lake Way
(Subject Property)



Garage



Garage Front



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AP02

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1025 N Lake Way



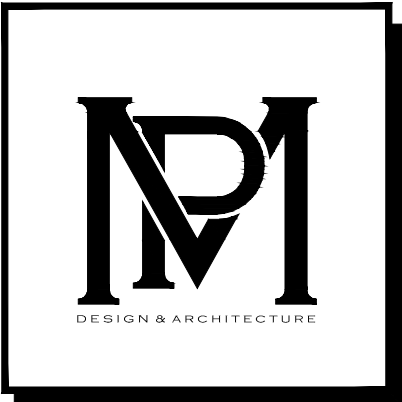
342 Garden Road



1010 N Lake Way



1010 N Lake Way



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AP03

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1000 N Lake Way



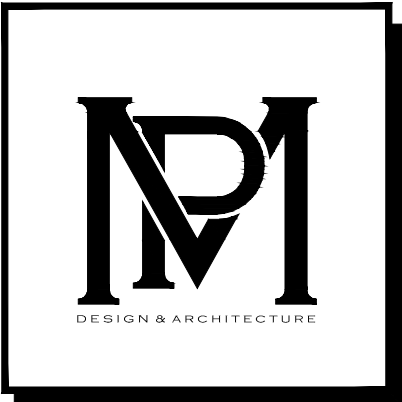
1030 N Lake Way



1040 N Lake Way



1040 N Lake Way



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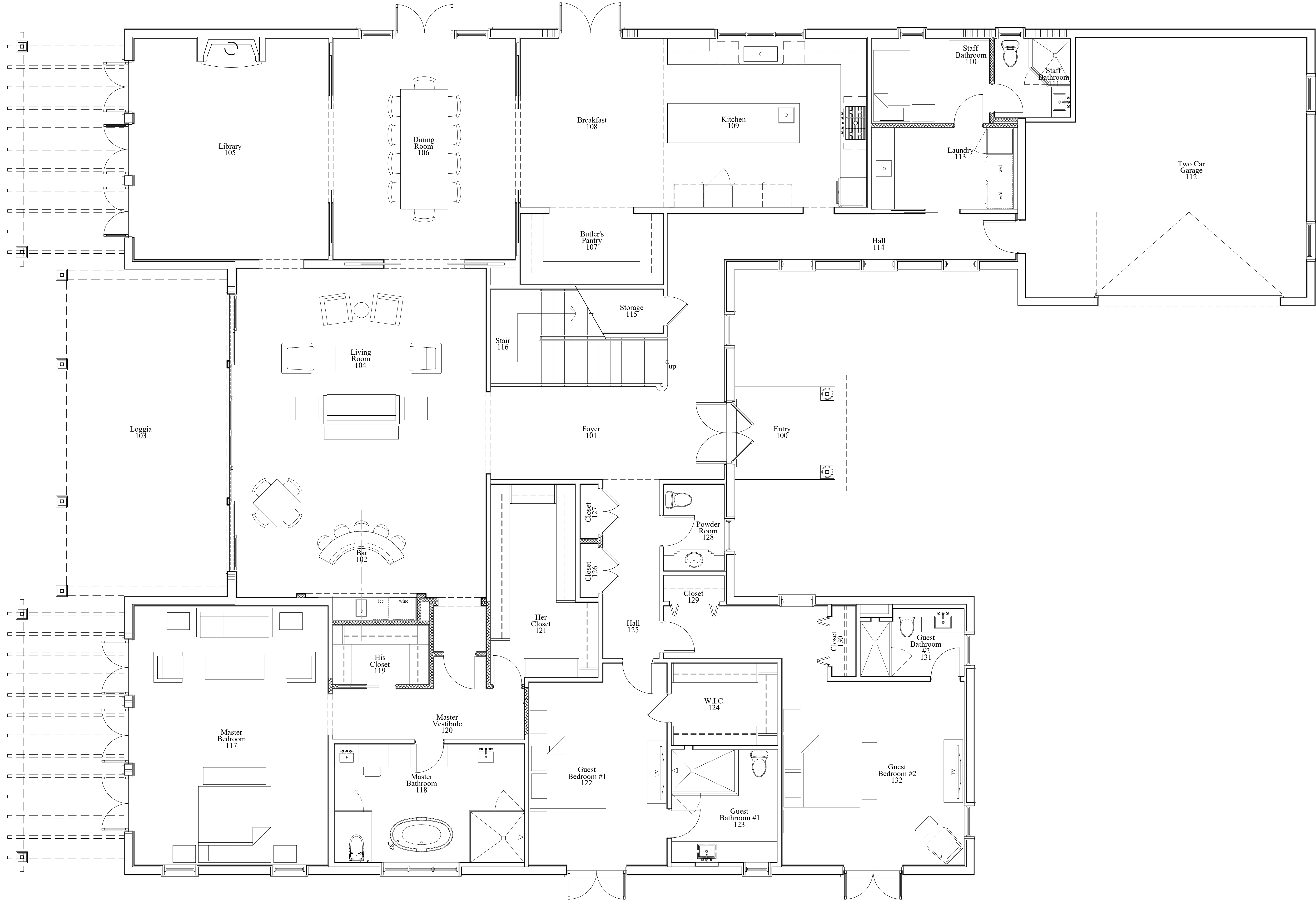
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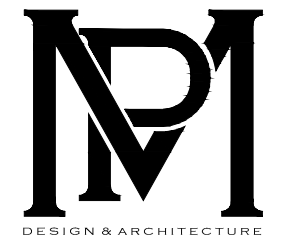
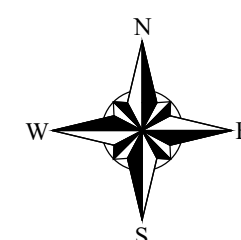
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Existing First Floor Plan

Scale

1/4" = 1'-0"



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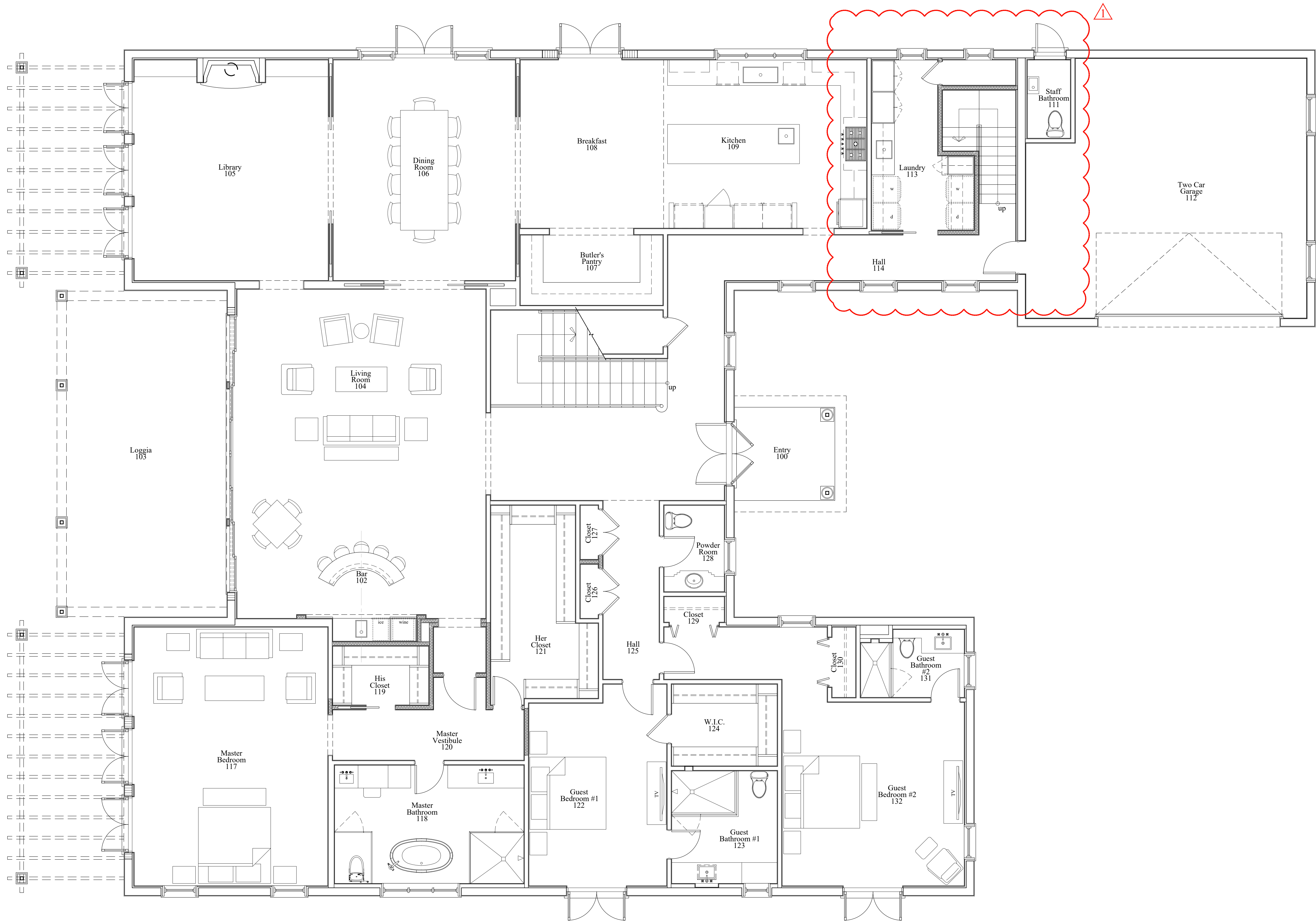


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A100

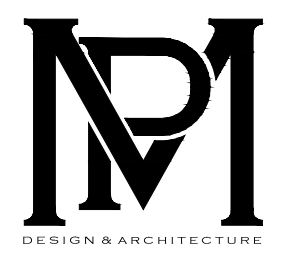
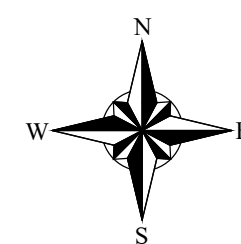
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Proposed First Floor Plan

Scale

1/4" = 1'-0"



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△ Area of Work

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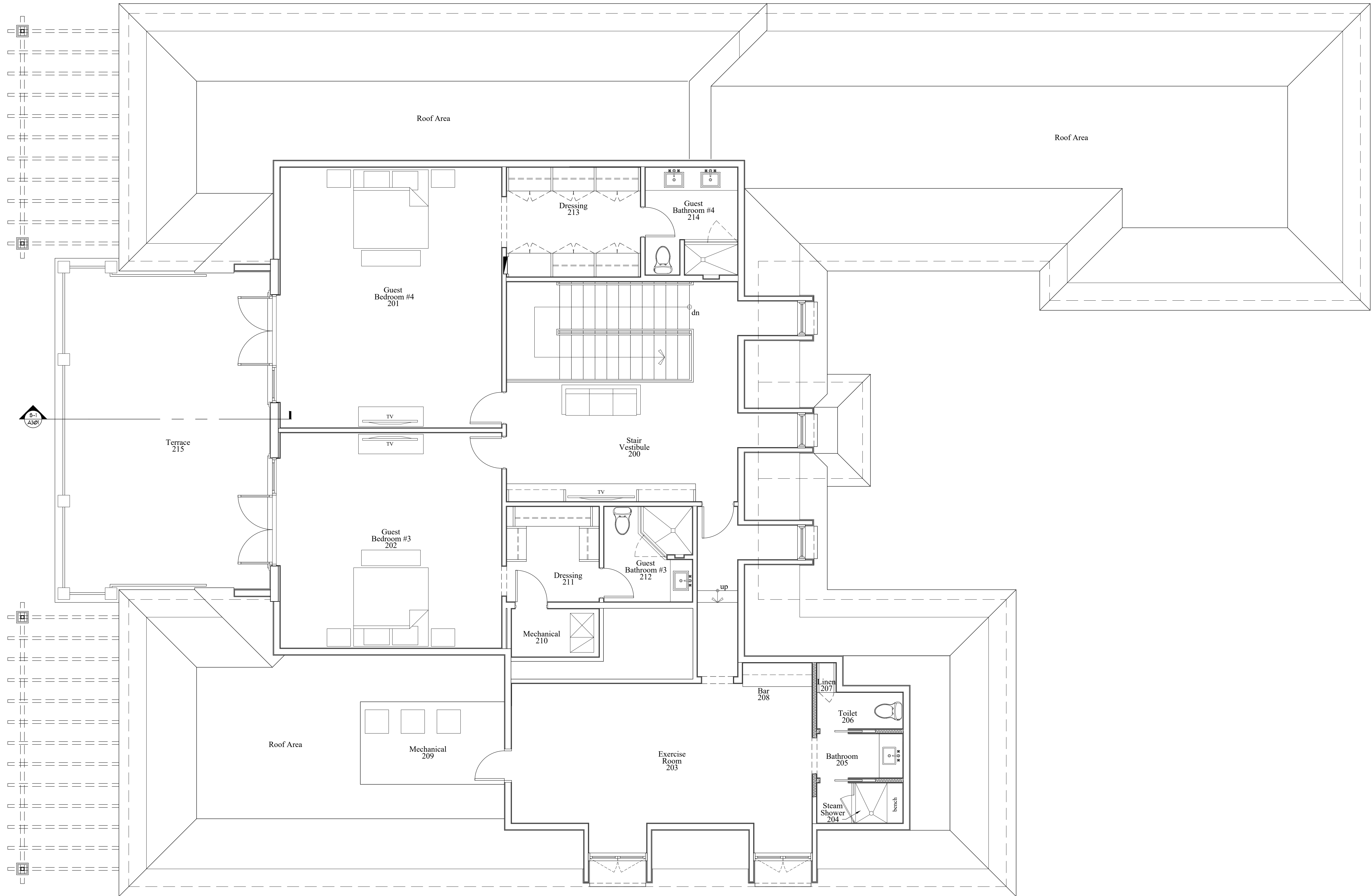


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A101

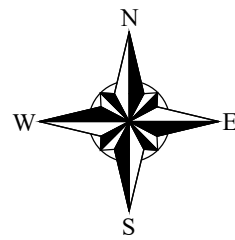
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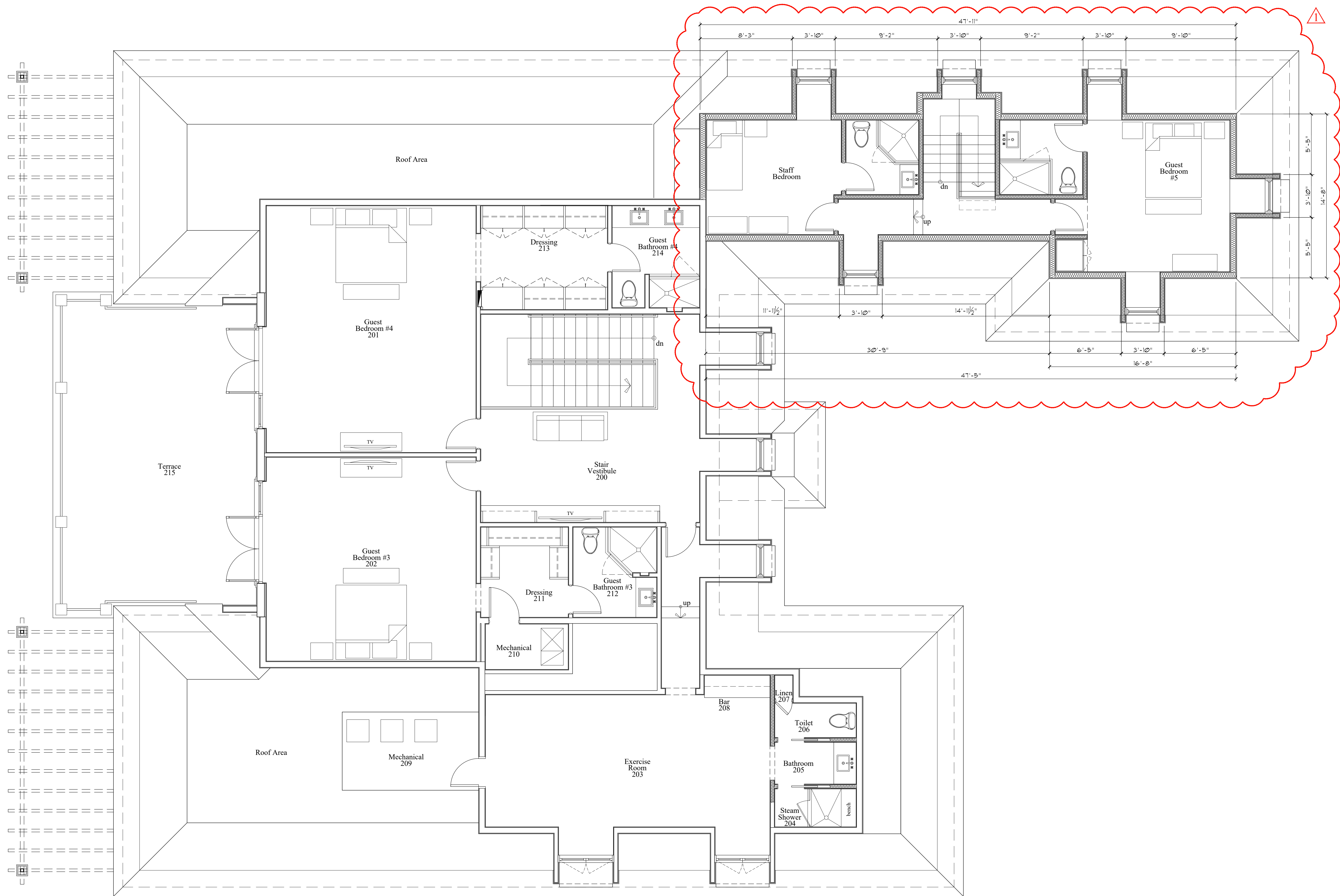
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SHEET NO.

A102

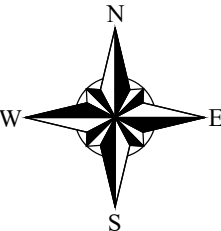
ARC-23-079



Proposed Second Floor Plan

Scale

1/4" = 1'-0"



COMM NO.
2216
DATE
8/28/2024

REVISIONS
Area of Work

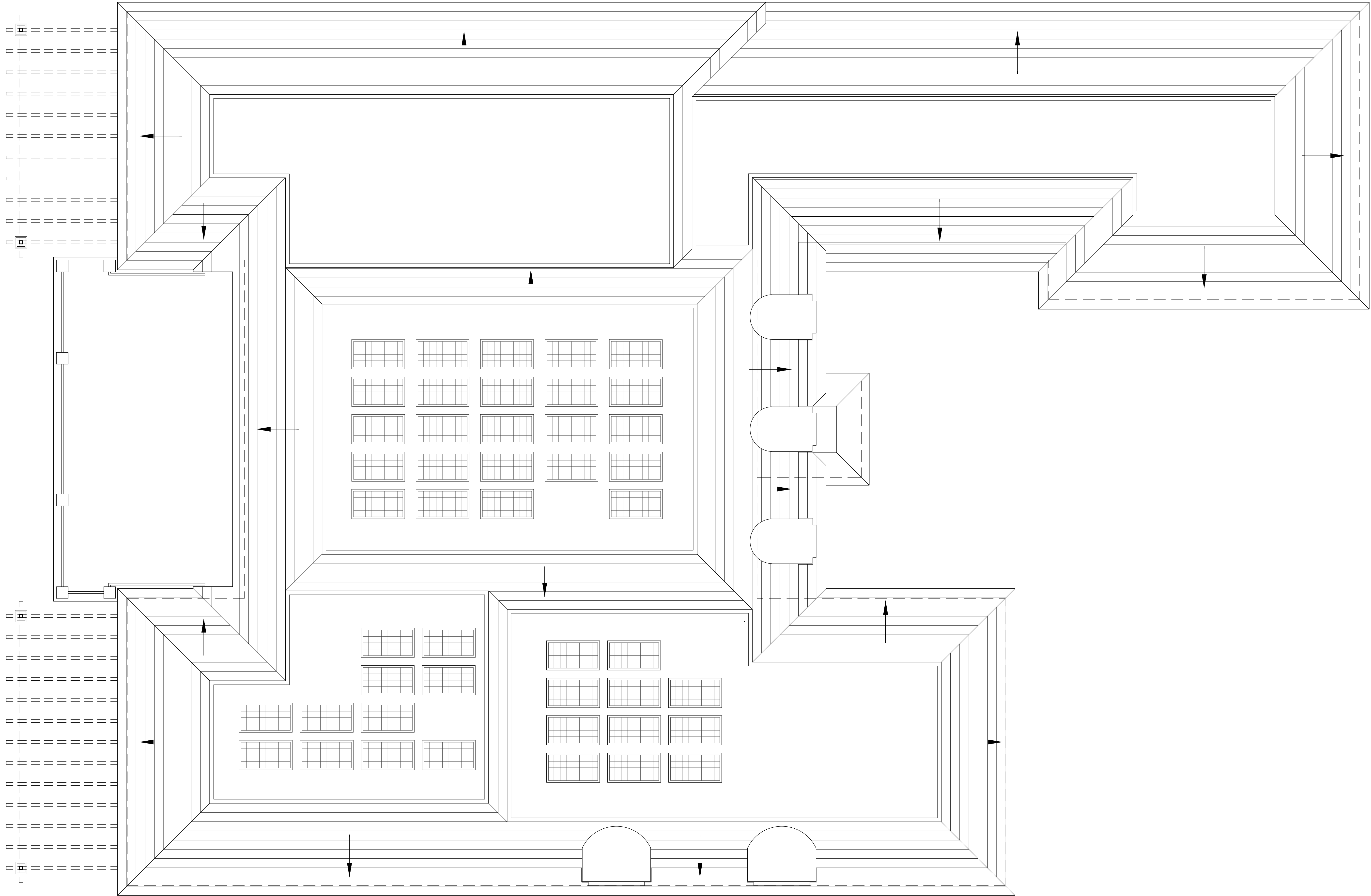
Second Floor Addition
1020 North Lake Way Trust
1020 N Lake Way
Palm Beach FL 33480



MP DESIGN &
ARCHITECTURE, INC
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SHEET NO.
A103

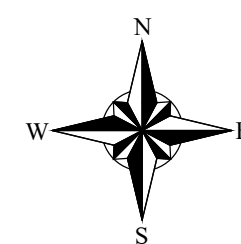
ARC-23-079



Existing Roof Plan

Scale

1/4" = 1'-0"



ARC-23-079



COMM NO.
2216
DATE
8/28/2024

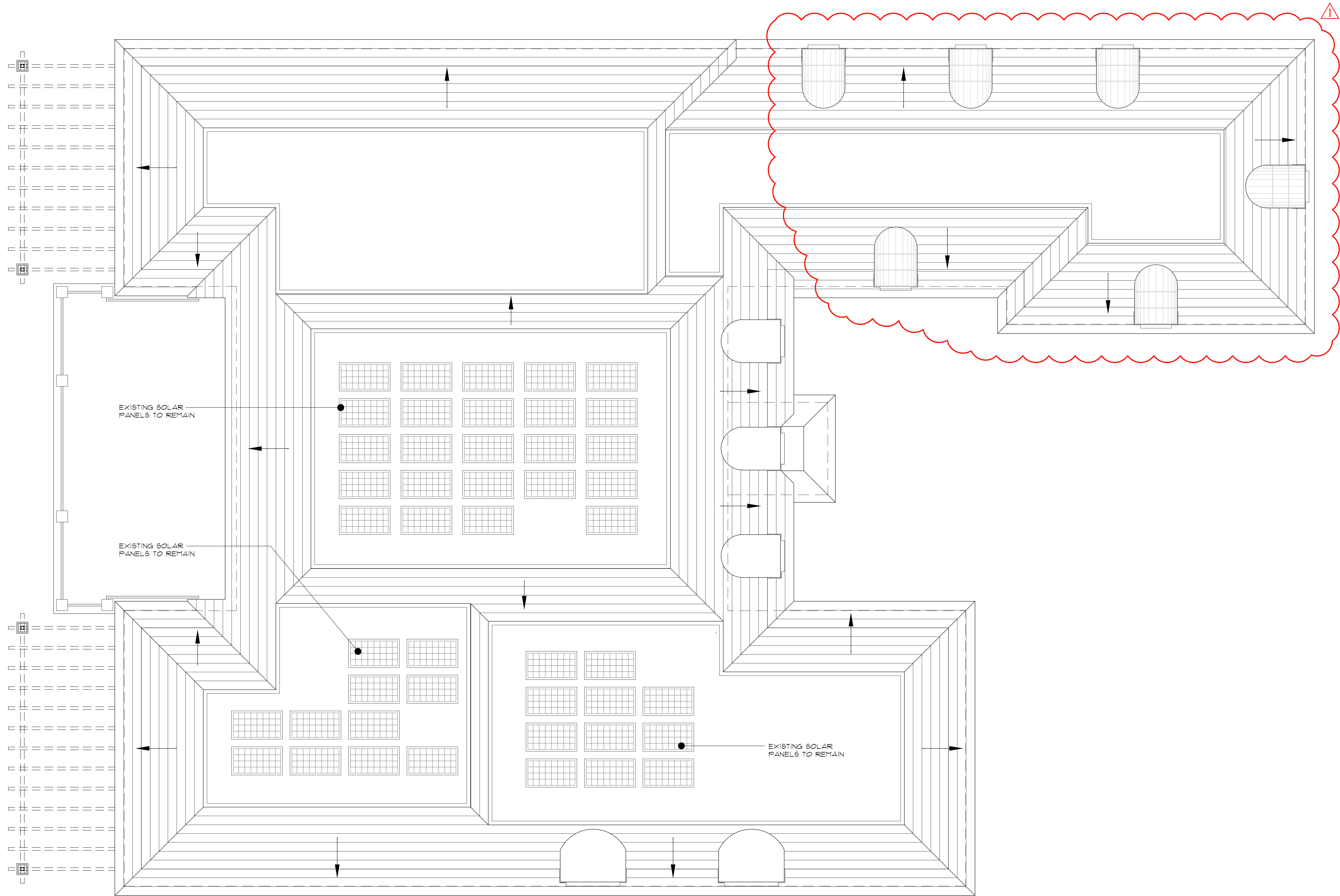
REVISIONS

Second Floor Addition
1020 North Lake Way Trust
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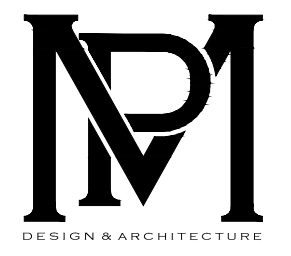
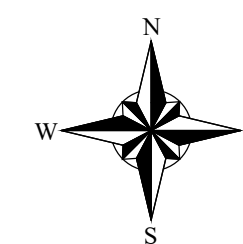
MP DESIGN &
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SHEET NO.
A104



Proposed Roof Plan
Scale

1/4" = 1'-0"



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△ Area of Work

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1020 N Lake Way



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SHEET NO.

A105

ARC-23-079



Existing East Elevation

Scale

1/4" = 1'-0"



Proposed East Elevation

Scale

1/4" = 1'-0"



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2216

DATE
8/28/2024

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A200

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Existing West Elevation

Scale

1/4" = 1'-0"



Proposed West Elevation

Scale

1/4" = 1'-0"



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8/28/2024

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SHEET NO.

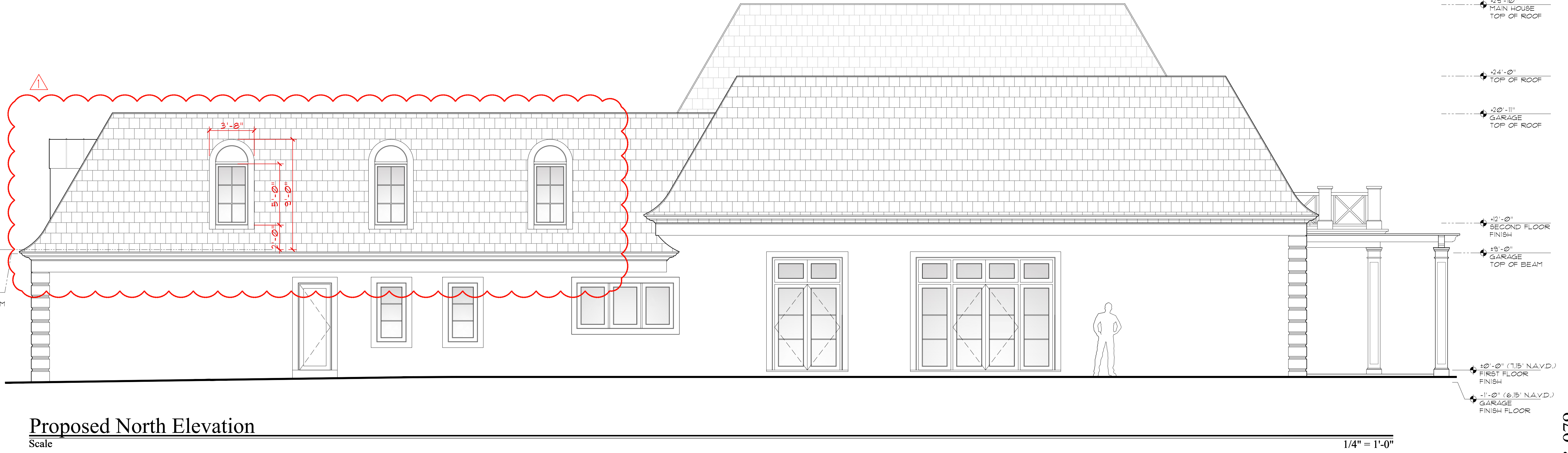
A201

ARC-23-079



Exsiting North Elevation

Scale



Proposed North Elevation

Scale



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DATE
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A202

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Existing South Elevation

Scale

1/4" = 1'-0"



Proposed South Elevation

Scale

1/4" = 1'-0"



COMM NO.
2216

DATE
8/28/2024

REVISIONS
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Second Floor Addition
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SHEET NO.
A203

ARC-23-079





Chantilly Lace OC-65

Benjamin Moore
Building Color

Chantilly Lace OC-65

Benjamin Moore
Quoins & Trims

Pure White

Benjamin Moore
Windows & Doors

Black

Benjamin Moore
Railings

Slate Gray

Gray Flat Clay
Roof Tile



COMM NO.
2216

DATE
8/28/2024

REVISIONS

Second Floor Addition

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SHEET NO.

A204

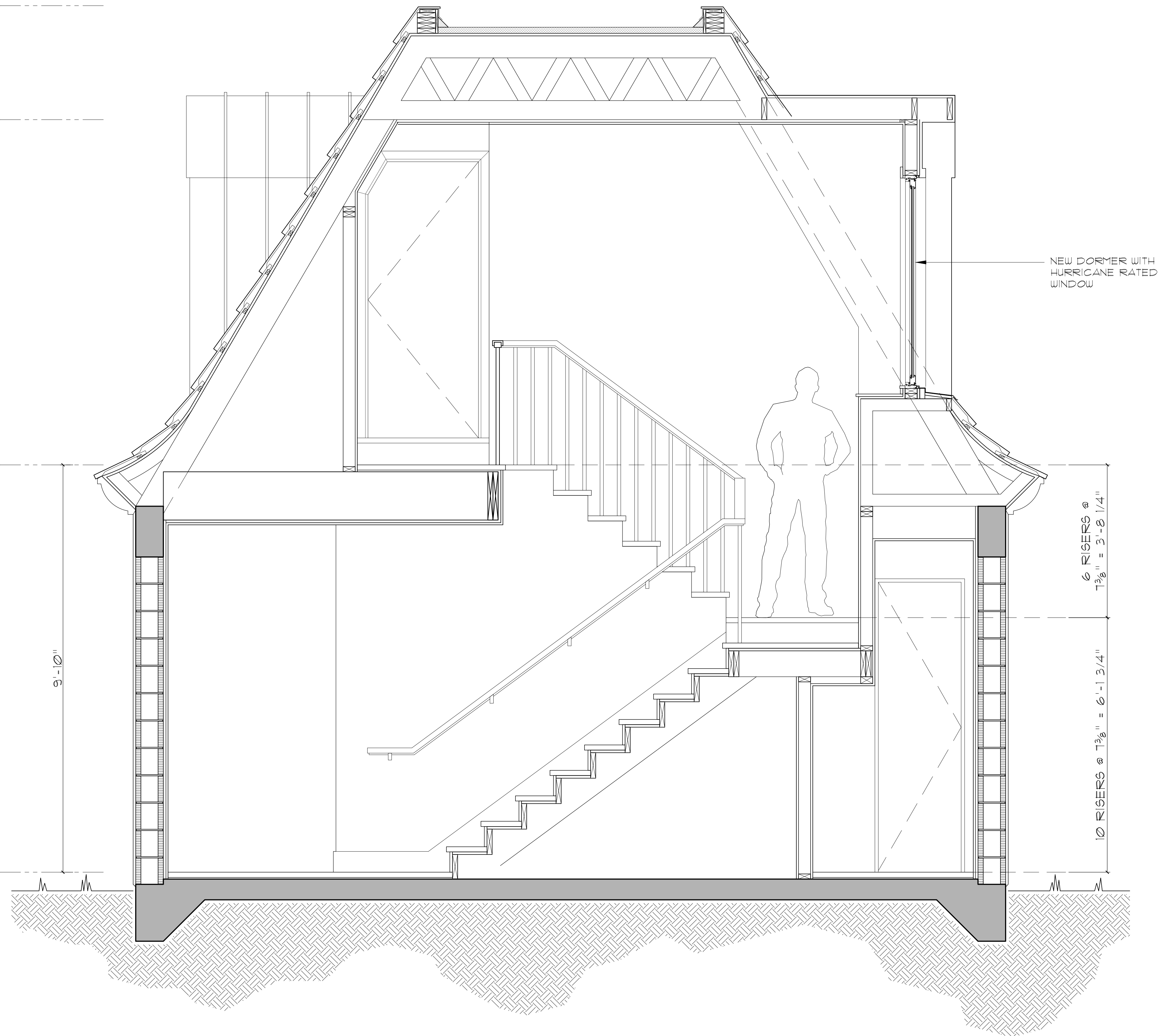
ARC-23-079

EXISTING
T.O. ROOF
EL. +20'-11"

PROPOSED
B.O. TRUSS
EL. +18'-2"

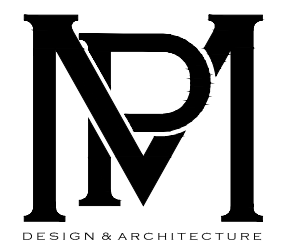
PROPOSED
2nd FLOOR FINISH
EL. +9'-10"

EXISTING
1st FLOOR FINISH
EL. +0'-0"



Proposed Stair Section
Scale

3/4" = 1'-0"



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Second Floor Addition
1020 North Lake Way Trust

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1020 N Lake Way



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SHEET NO.

A300

ARC-23-079

Route To Property:

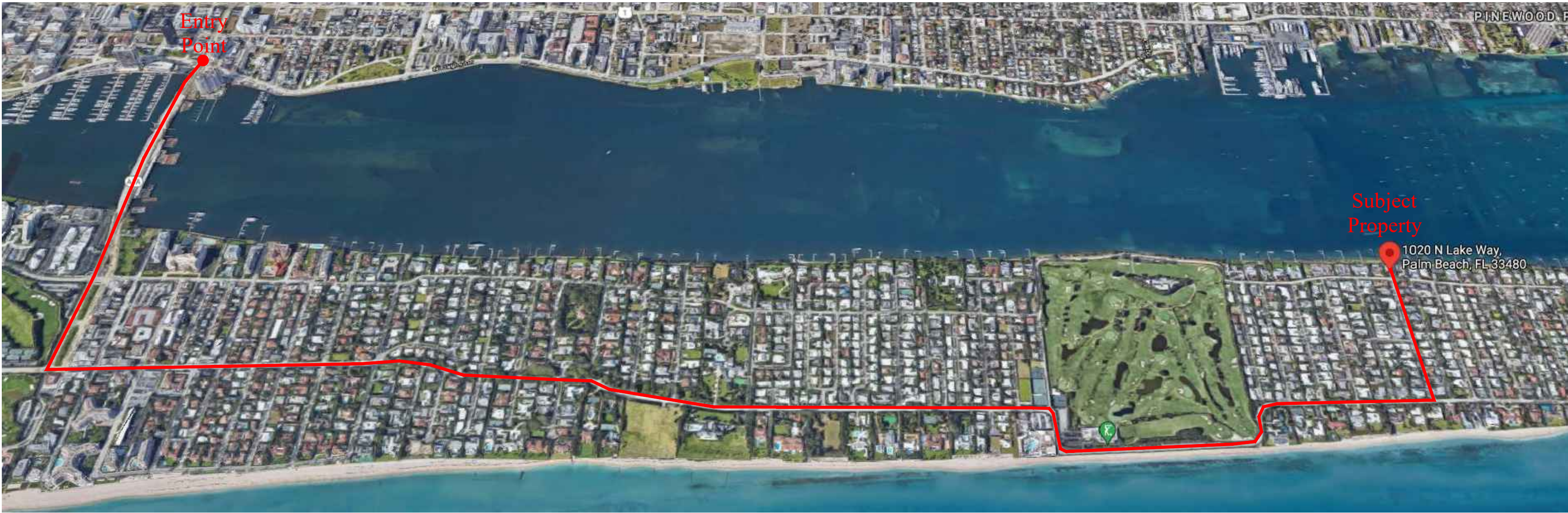
Enter the Town of Palm Beach thru Royal Ponciana Way over the Flagler Memorial Bridge. Turn left on N County Road heading north. Turn right with Country Club Road heading east. Turn Left with N. Ocean Boulevard heading north. turn left on Garden Road heading west to North Lake Way until reaching subject property.

Max. Number Of Trips to Subject Property:

80 Building material and dumpster trucks

Maximum Truck Length:

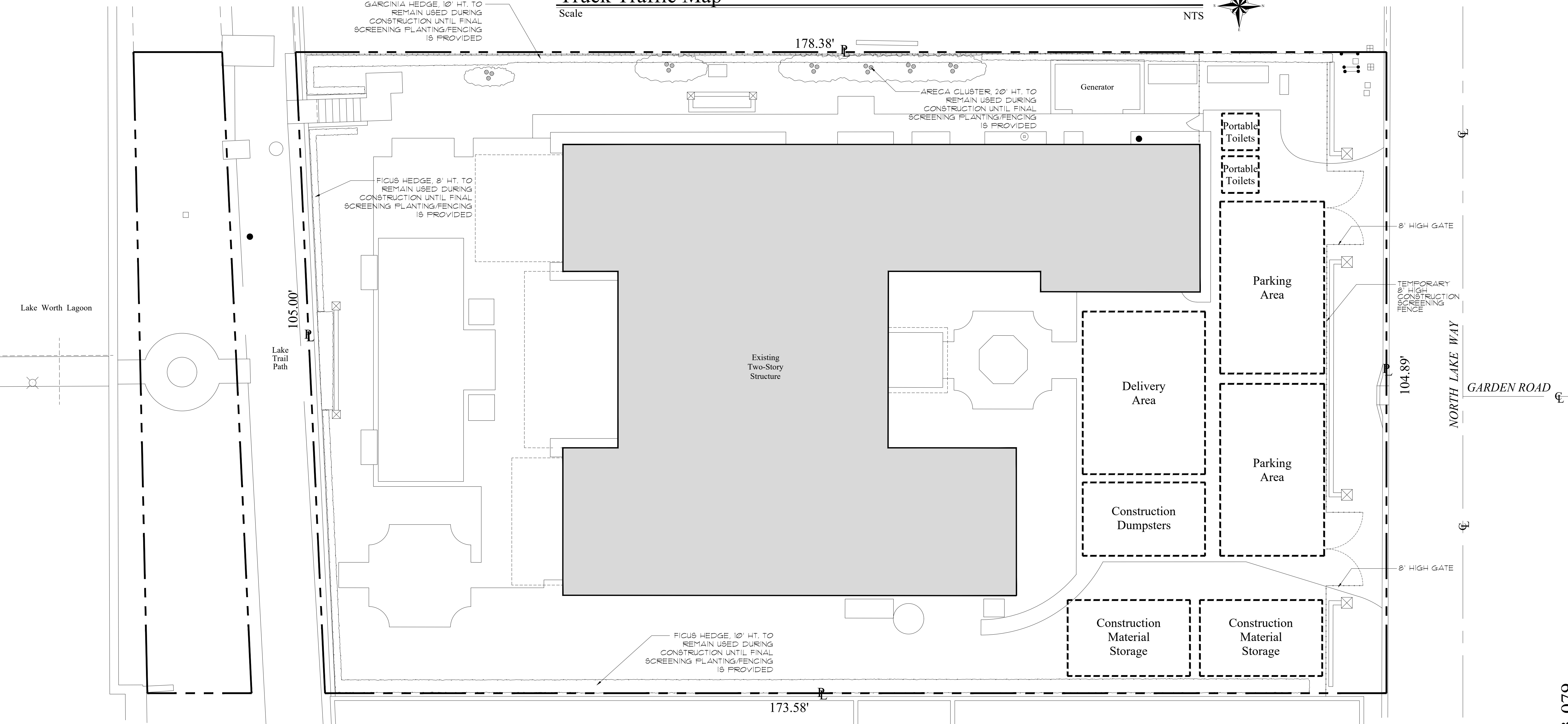
60'



Truck Traffic Map

Scale

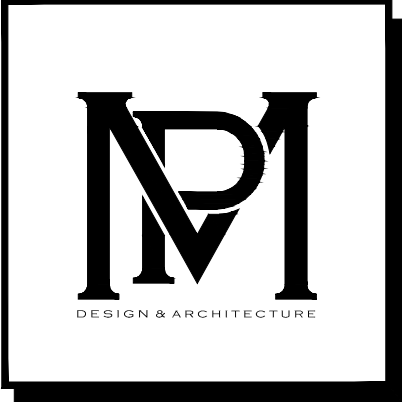
NTS



Truck Logistics & Construction Screening Plan

Scale

1/8" = 1'-0"



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SHEET NO.
A006

ARC-23-079