



July 25, 2024

Town of Palm Beach

Planning, Zoning & Building Dept.
360 South County Road
Palm Beach, FL. 33480

Letter of Intent

1260 N. Lake Way
Palm Beach, FL. 33480

ARC-24-0076

Dear Staff:

The drawings we put before you represent a request for a roof tile change. The installed roofing material is different than what was approved on the plans. The approved roofing is a barrel tile and the product installed is a Terra-Cotta S-tile by Redland Clay Tiles model Alfaro 3000 Series. We believe that the installed product is consistent with the house's design style and offers comparable aesthetics to the typical barrel tile additionally, it is in keeping with the criteria outlined in section 18-205 of the Town of Palm Beach Code of Ordinances, and criteria listed as follows:

(1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

(2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

(3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

(4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations.
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or

c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

(7) (N/A; No accessory structure is proposed)

(8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

(10) The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

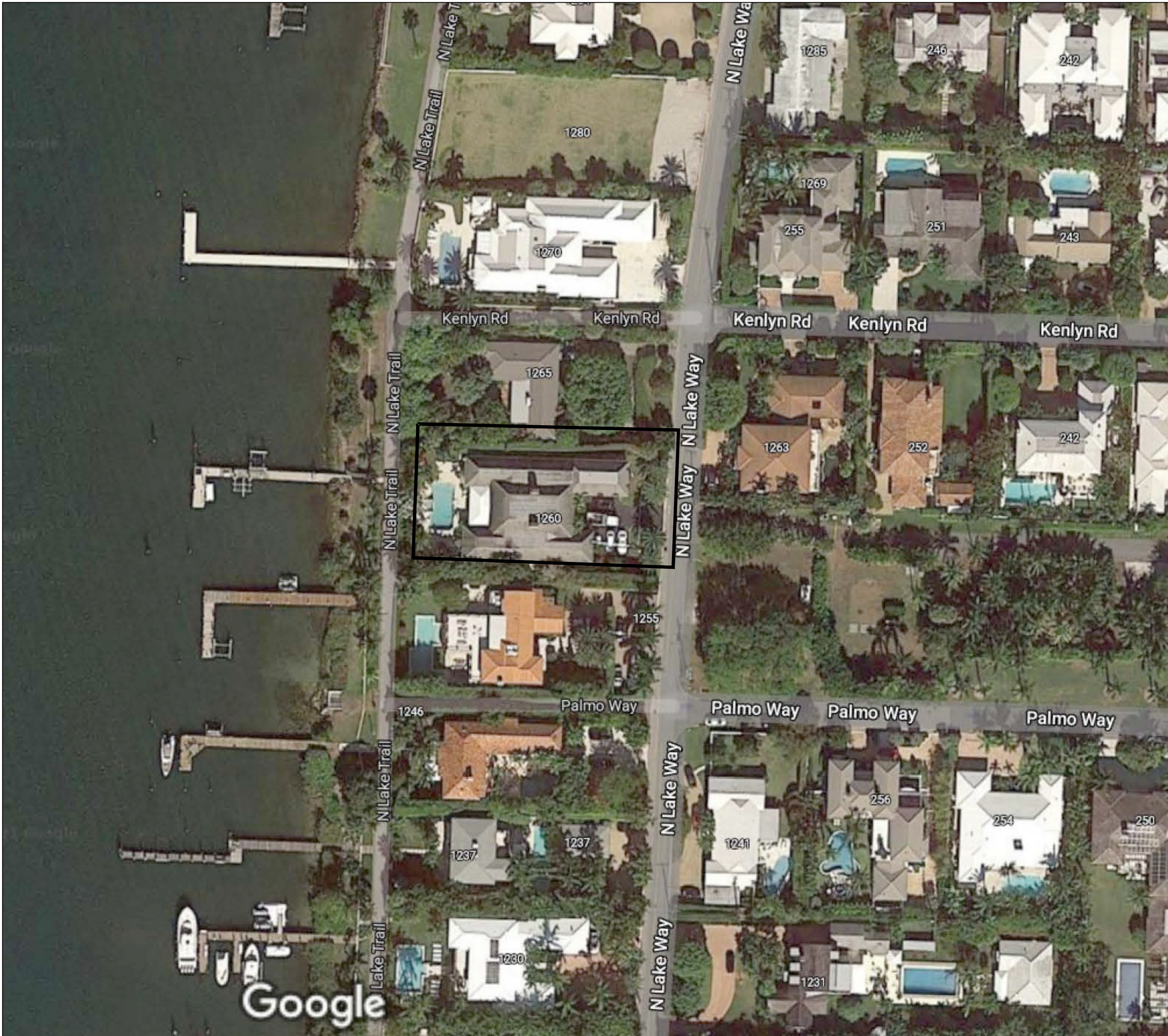
Respectfully,



Raul Lima, AIA, NCARB
Sr. Project Manager

1260 N. LAKE WAY RESIDENCE

1260 N. LAKE WAY - PALM BEACH - FLORIDA - 33480

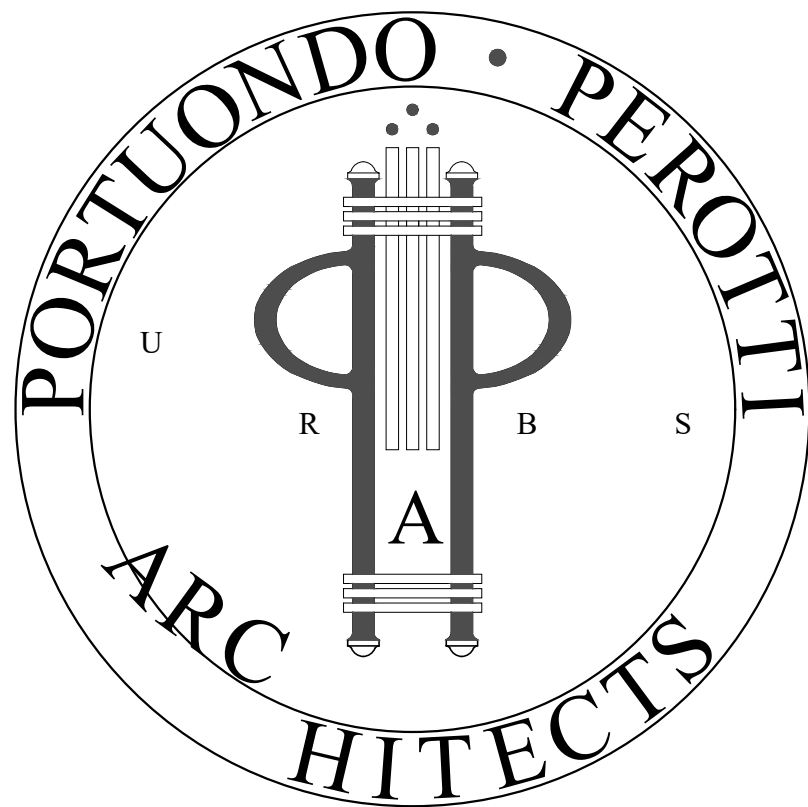


LOCATION MAP

FINAL SUBMITTAL / ARCOM# ARC-24-0076

PROJECT NO.: 2021-09

HEARING DATE
9/25/2024



PORTUONDO PEROTTI ARCHITECTS, INC.
5717 S.W. 8th STREET
MIAMI, FLORIDA 33144
PH: (305) 260 -9331
FAX: (305) 260 -9318
E-MAIL: info@PORTUONDO-PEROTTI.COM

PROJECT DIRECTORY	
	ARCHITECT
2.	PORTUONDO PEROTTI ARCHITECTS 5717 SW 8th STREET MIAMI, FLORIDA. 33144 PHONE (305) 260-9331 FAX (305) 260 9318 LICENSE # AAC001407
	LANDSCAPE ARCHITECT
3.	ENVIRONMENTAL DESIGN GROUP 139 NORTH COUNTY ROAD #20-B PALM BEACH, FL. 33480 PH:(561) 832-4600 LICENSE # RLA 6666784
	CIVIL ENGINEER
4.	GRUBER CONSULTING ENGINEERS 2475 MERCER AVE, SUITE 305 WEST PALM BEACH, FL. 33401 PHONE: (561) 312-2041 FAX: (561) 537-7229 LICENSE # FL. PE. #57466
	BUILDING DEPARTMENT
5.	TOWN OF PALM BEACH BUILDING DEPARTMENT 360 SOUTH COUNTY ROAD PALM BEACH, FL. 33480 PH: (561) 838-5400
	SCOPE OF WORK
	REQUEST TO CHANGE ROOF TILE

INDEX OF DRAWINGS			
ARCHITECTURE		SECOND SUBMITTAL	REV-01
SHEET NO.	TITLE	7/29/2024	
	COVER SHEET	X	
	SURVEY	X	
A-003.1	ZONING DATA & LEGEND	X	
A-003.2	AREA DIAGRAMS	X	
A-100	SITE PLAN	X	
A-100.1	VICINITY LOCATION PLAN	X	
A-103A	APPROVED ROOF PLAN	X	
A-103B	PROPOSED ROOF PLAN	X	
A-200A	EAST ELEVATION (APPROVED & PROPOSED)	X	
A-200B	WEST ELEVATION (APPROVED & PROPOSED)	X	
A-201A	NORTH ELEVATION (APPROVED & PROPOSED)	X	
A-201B	SOUTH ELEVATION (APPROVED & PROPOSED)	X	
A-202	EAST ELEVATION RENDERINGS	X	
A-203	WEST ELEVATION RENDERINGS	X	
A-204	PERSPECTIVE RENDERINGS	X	
A-500	ELEVATION DETAILS	X	
A-501	ELEVATION DETAILS	X	
A-502	ELEVATION DETAILS	X	
A-503	ELEVATION DETAILS	X	
A-504	ROOF DETAILS	X	

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D.W.	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
FFE	= FINISHED FLOOR ELEVATION
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
OH	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P.O.	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
P.V.M.T.	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S.D.	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.F.	= TOP OF FORM
TOW	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
±	= BASELINE
Δ	= CENTERLINE
Δ	= CENTRAL ANGLE/Delta
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #4569)
○	= IRON PIPE FOUND (AS NOTED)
○	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
●	= NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET (LB #4569)
±	= PROPERTY LINE
±	= UTILITY POLE
±	= FIRE HYDRANT
±	= WATER METER
±	= WATER VALVE
±	= LIGHT POLE
±	= CABLE TV RISER
±	= ELECTRIC BOX
±	= GAS METER
±	= SANITARY MANHOLE

Boundary Survey For: 1260 LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

1260 Lake, LLC, a Florida limited liability company

The Galle Law Group, P.A.

Old Republic National Title Insurance Company

Rowland M. Smith III, Trustee of the Appointed 1963 Trust UDT Christopher B. Asplundh dated September 23, 2015, their successors and/or assigns as their interests may appear

Jeffrey Asplundh, their successors and/or assigns as their interests may appear

Keith M. Asplundh, their successors and/or assigns as their interests may appear

Carl Hj. Asplundh III, Timothy R. Gardner, their successors and/or assigns as their interests may appear

Lamont Harris, as Trustee of Penelope Harris 11/14/12 Trust fbo Lamont B.P. Harris, Trust, their successors and/or assigns as their interests may appear

Sabatello Construction of Florida, Inc., a Florida Corporation, their successors and/or assigns as their interests may appear

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

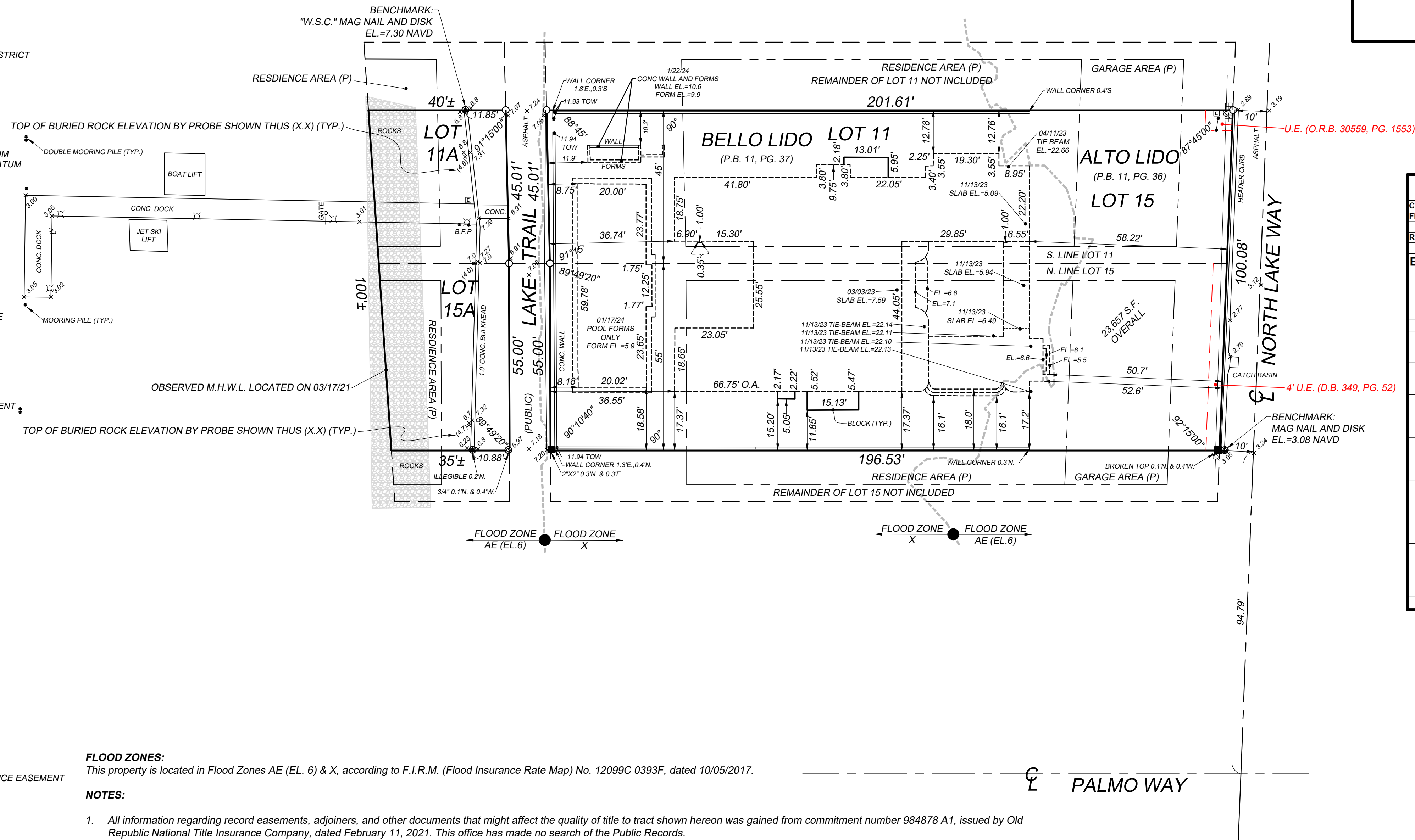
PROPERTY ADDRESS:

1260 N. Lake Way

Palm Beach, FL 33480

LEGAL DESCRIPTION:

The South 45° of Lots 11 and 11A, BELLO LIDO, an addition the Town of Palm Beach, Florida, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, as recorded in Plat Book 11, Page 37, and the North 55° of Lots 15 and 15A, of ALTO LIDO, an addition to the Town of Palm Beach, Florida, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, as recorded in Plat Book 11, at Page 36.

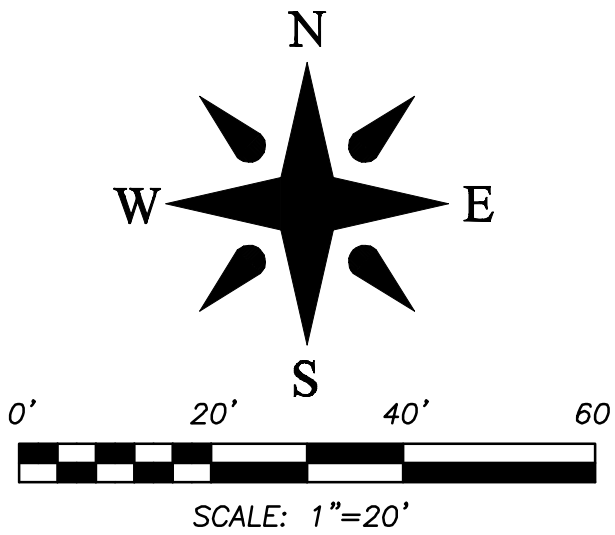


FLOOD ZONES:

This property is located in Flood Zones AE (EL. 6) & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 984878 A1, issued by Old Republic National Title Insurance Company, dated February 11, 2021. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



SITE

LAKE WORTH LAGOON

ATLANTIC OCEAN

VICINITY SKETCH

(NOT TO SCALE)

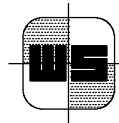
TITLE COMMITMENT REVIEW					
CLIENT: Cushing Investments, LLC, a Florida limited liability company.		COMMITMENT NO. : 984878 A1	DATE: 02/11/2021		
REVIEWED BY: Craig Wallace		JOB NO. : 87-1885.1			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-4	N/A	Standard Exceptions.			•
5	PB 11, PG 37	All matters contained on the Plat of Bello Lido, First Addition to Palm Beach, Florida.	•		
6	PB 11, PG 36	All matters contained on the Plat of Alto Lido, First Addition to Palm Beach, Florida.	•		
7	D.B 349, PG 52	Reservation of an Easement for water pipes, sewers, gas, telephone, electric transmission and similar service lines.	•		
8	ORB 6033, PG 1620	Removal Agreement with the Town of Palm Beach in regard to the installation of a paver brick driveway.	•		
9	ORB 30559, PG 1553	Underground Easement in favor of Florida Power and Light Company, BellSouth Telecommunications, LLC, Comcast Corporation and the Town of Palm Beach.	•		
10	PB 11, PG 37	Subject to the Right-of-Way of Lake Trail as now laid out and in use as shown on the Plat of Bello Lido, First Addition to Palm Beach, Florida.	•		
11-14	N/A	Standard Exceptions.			•

REVISIONS:

01/22/24 SITEWALL FORM TIE-IN J.M.M.B. 87-1885.24 J10687
01/17/24 POOL FORMBOARD TIE-IN J.D./S.W. 87-1885.24 PB358/13
11/13/23 TIE BEAM ELEVATIONS J.M.J.P. 87-1885.23 PB354/68
10/14/23 TIE BEAM ELEVATIONS J.P.M.B. 87-1885.22 PB354/43
09/18/23 FORMBOARD TIE-IN S.M.M.B. 87-1885.21 PB352/49
08/31/23 STEMWALL TIE-IN B.M.M.B. 87-1885.20 PB351/68
08/14/23 FORMBOARD TIE-IN J.C.M.B. 87-1885.19 PB348/69
06/05/23 SITEWALL AND ROAD CROWN ELEVATIONS B.M.M.B. 87-1885.18 PB350/34
04/11/23 TIE BEAM ELEVATIONS J.D./J.P. 87-1885.17 PB345/75
03/03/23 SLAB & TIEBEAM ELEVATIONS B.M./S.W. 87-1885.16 PB346/24
12/16/22 FORMBOARD & BLOCK TIE-IN B.M./S.W. 87-1885.15 PB343/15
10/05/22 TIE-IN BEDROCK IN TRENCH C.E./S.W. 87-1885.14 PB338/62
09/07/22 SITE WALL TIE-IN C.E./M.B. 87-1885.12 PB339/10
08/15/22 FORMBOARD TIE-IN C.E./S.W. 87-1885.11 PB335/52
03/07/22 ADD SHEET 2 FOR SITE PLAN S.W. 87-1885.7
12/20/21 TOP OF BURIED ROCK ELEVATION BY PROBE C.E./S.W. 87-1085.4 PB326/18

Boundary Survey For:

1260 LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4561
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: J.P. & B.M.	JOB No.: 87-1885.11	F.B. PB308 PG. 36
OFFICE: S.W.	DATE: 03/17/21	DWG. No.: 87-1885
C'K'D.: C.W.	REF.: 87-1885 DWG	SHEET: 1 OF 1

DATE OF LAST FIELD SURVEY: 03/17/2021

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357



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:			
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	SINGLE FAMILY RESIDENCE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	N/C	21,279	N/C
6	Lot Depth	N/C	241.61'	N/C
7	Lot Width	N/C	100.08'	N/C
8	Lot Coverage	30%	N/A	27%
9	Front Yard Setback	25'	N/A	54'-10.5"
10	* Side Yard Setback (1st Story)	12'-6"	N/A	12'-6" (N) / 15'-0" (S)
11	* Side Yard Setback (2nd Story)	15'-0"	N/A	15'-9" (N) / 15'-0" (S)
12	Rear Yard Setback	10'-0"	N/A	36'-6"
13	Angle of Vision	100	N/A	60
14	Building Height	22'-0"	N/A	21'-10"
15	Overall Building Height	30'-0"	N/A	29'-10"
16	Finished Floor Elev. (FFE)(NAVD)	7.0	7.83	7.0
17	Zero Datum for pt. of Meas. (NAVD)	7.0	N/C	7.0
18	Base Flood Elevation (BFE)(NAVD)	N/C	AE 6.0	N/C
19	Landscape Open Space (LOS)	45%	N/A	45.40%
20	Perimeter LOS	50%	N/A	90.30%
21	Front Yard LOS	40%	N/A	73.90%
22	Native Plant Species %	25%	N/A	42.6%

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

If value is not applicable, enter N/A

If value is not changing, enter N/C

PREVIOUSLY APPROVED - NO CHANGES

ARCOM CASE #
ARC-24-0076

LEGAL DESCRIPTION					
THE SOUTH 45' OF LOTS 11 AND 11A, BELLO LIDO, AN ADDITION THE TOWN OF PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 11, PAGE 37, AND THE NORTH 55' OF LOTS 15 AND 15A, OF ALTO LIDO, AN ADDITION TO THE TOWN OF PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 11, AT PAGE 36.					
PROPERTY ADDRESS					
1260 N. LAKE WAY, PALM BEACH, FLORIDA, 33480					
ZONING CLASSIFICATION					
R-B - LOW DENSITY RESIDENTIAL (50- PALM BEACH)					
FLOOD CRITERIA					
FLOOD ZONE:					
AE-6 & X					
BASE FLOOD ELEVATION:					
6.00' NGVD					
PROPOSED MAIN LEVEL T.O. SLAB ELEVATION (P.O.M):					
7.00' NGVD					
LOT AREA					
GROSS LOT AREA =					
19,884.00 SQ.FT.					
LANDSCAPE OPEN SPACE					
MINIMUM REQUIRED:					
45% OF LOT AREA=					
8,947.80 SQ.FT.					
PROVIDED:					
46% OF LOT AREA=					
9,054.00 SQ.FT.					
FRONT YARD AREA:					
2,502.27 SQ. FT					
40% OF FRONT YARD =					
1,000.91 SQ.FT.					
74% PROPOSED:					
1,849.00 SQ.FT.					
PERIMETER LANDSCAPE:					
50% OF LOT REQ'D OPEN SPACE=					
4,473.90 SQ.FT.					
PROVIDED:					
90% PROPOSED:					
5,041.00 SQ.FT.					
LOT COVERAGE AREA					
2 STORY BUILDINGS					
30% ALLOWED					
5,965.20 SQ.FT.					
PROPOSED					
MAIN LEVEL					
5,406.78 SQ.FT.					
27% PROPOSED :					
5,406.78 SQ.FT.					
BUILDING SETBACKS		GROUND FLOOR		SECOND FLOOR	
		REQUIRED	PROPOSED	REQUIRED	PROPOSED
FRONT:		30'-0"	54'-10 1/2"	30'-0"	N/A
SIDE:		12'-6"	12'-6" (N)	15'-0"	15'-9" (N)
SIDE:		12'-6"	15'-0" (S)	15'-0"	15'-0" (S)
REAR:		10'-0"	36'-6"	15'-0"	N/A
BUILDING HEIGHT					
BUILDING HEIGHT :					
21'-10"					
MAXIMUM OVERALL HEIGHT ALLOWED					
30'-0"					
PROPOSED:					
21'-10" + 8'-0" =					
29'-10"					
AREA TABULATION					
	A/C	NON A/C		TOTAL AREA	
MAIN LEVEL	3,801.88 SQ. FT.			3,801.88 SQ. FT.	
COVERED ENTRY		600.36 SQ. FT.		600.36 SQ. FT.	
GARAGE		604.86 SQ. FT.			
COVERED TERRACE		408.00 SQ. FT.		408.00 SQ. FT.	
UPPER LEVEL	3,231.28 SQ. FT.				
TOTALS	7,033.16 SQ. FT.	1,613.22 SQ. FT.		8,646.38 SQ. FT.	

PROJECT NUMBER
2021-09
DATE
08/05/2024
DRAWN BY:
JLGP
CHECKED BY:

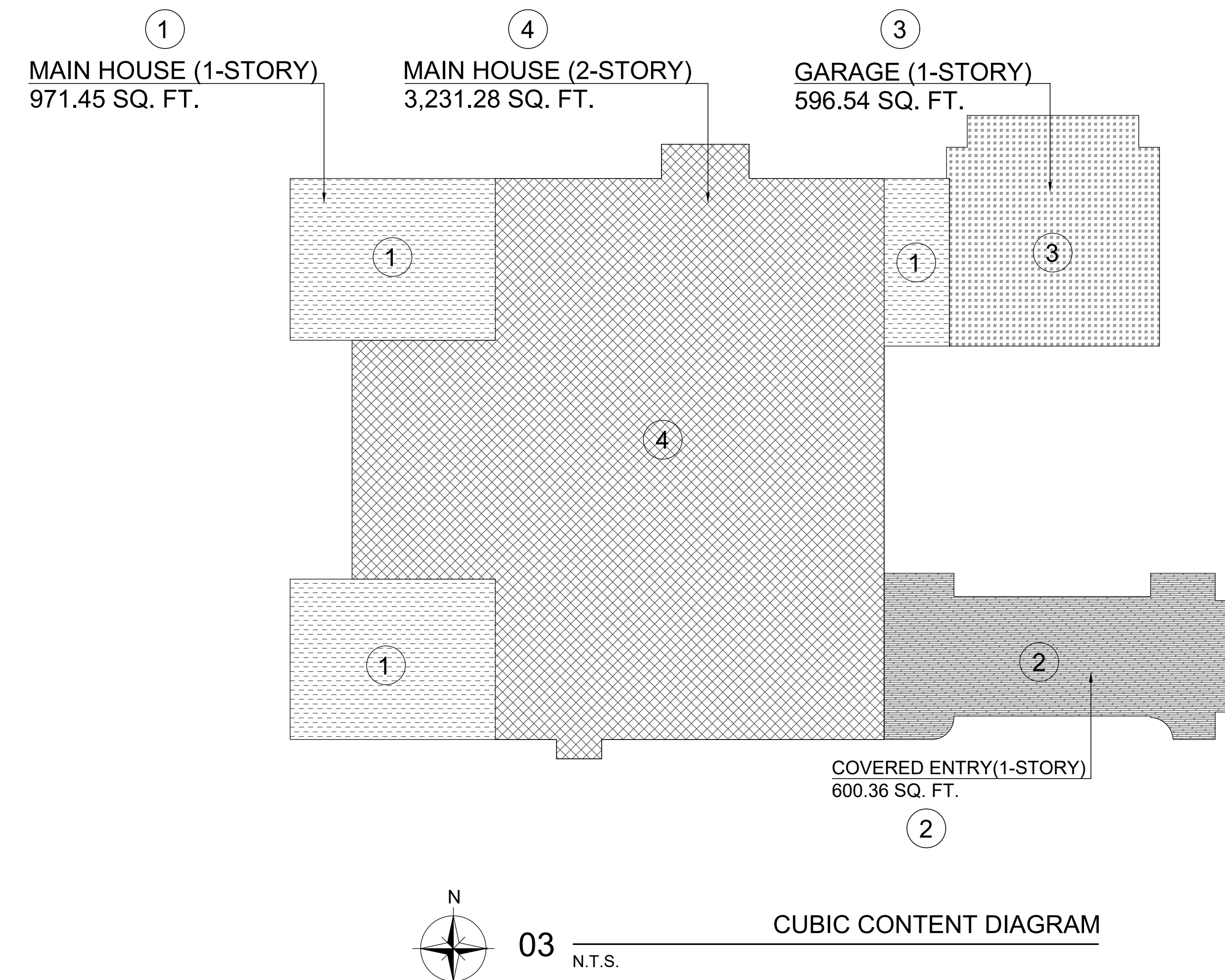
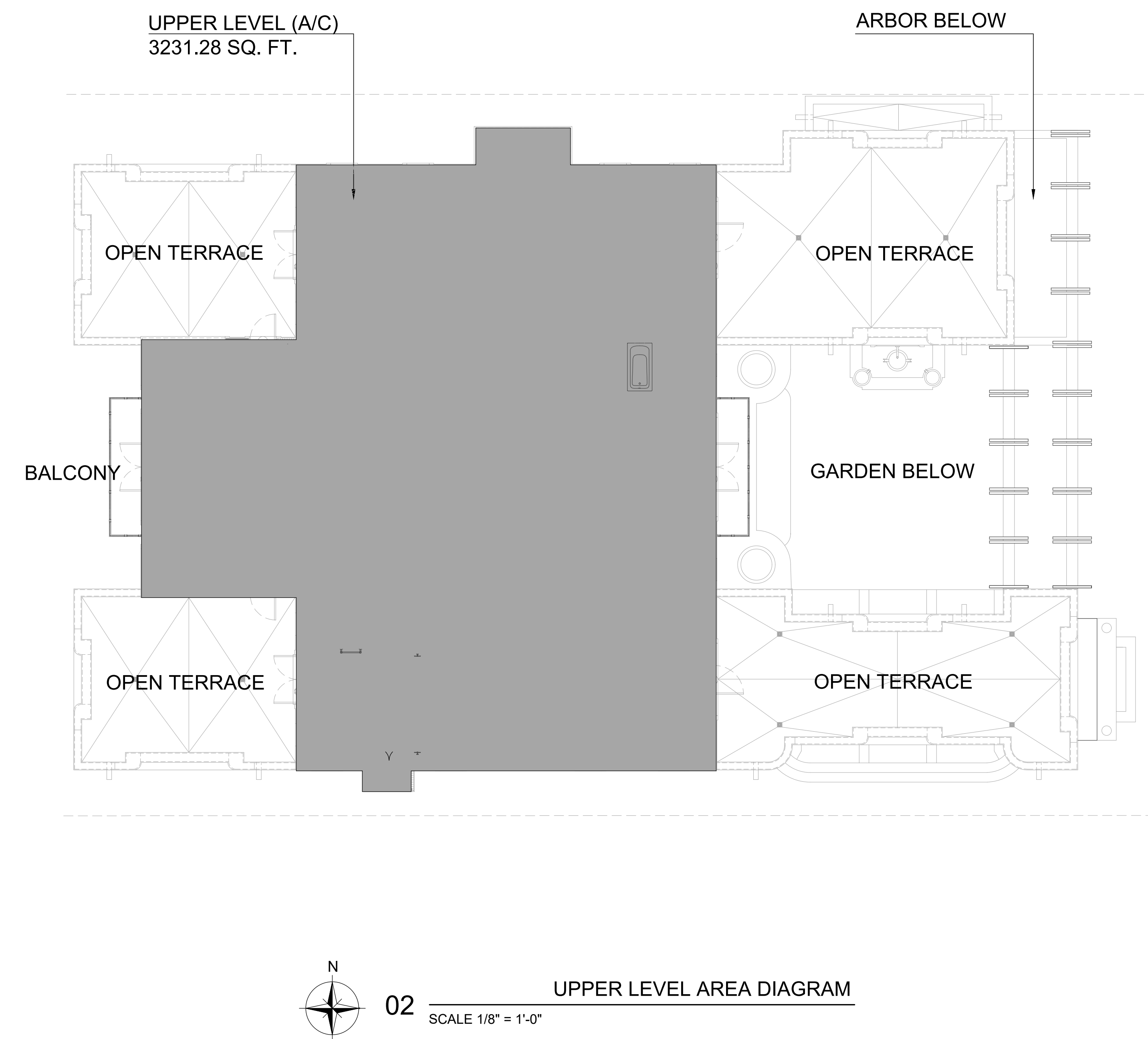
ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture - Planning - Interior Design
AA COO 1407
5717 S.W. 8th Street, Miami, Florida, 33144, USA
Tel: (305) 280-5331 - Fax: (305) 280-5818
http://www.porto-perotti.com

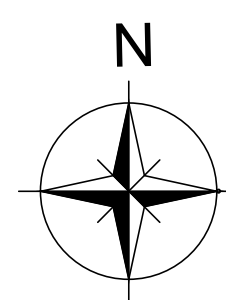
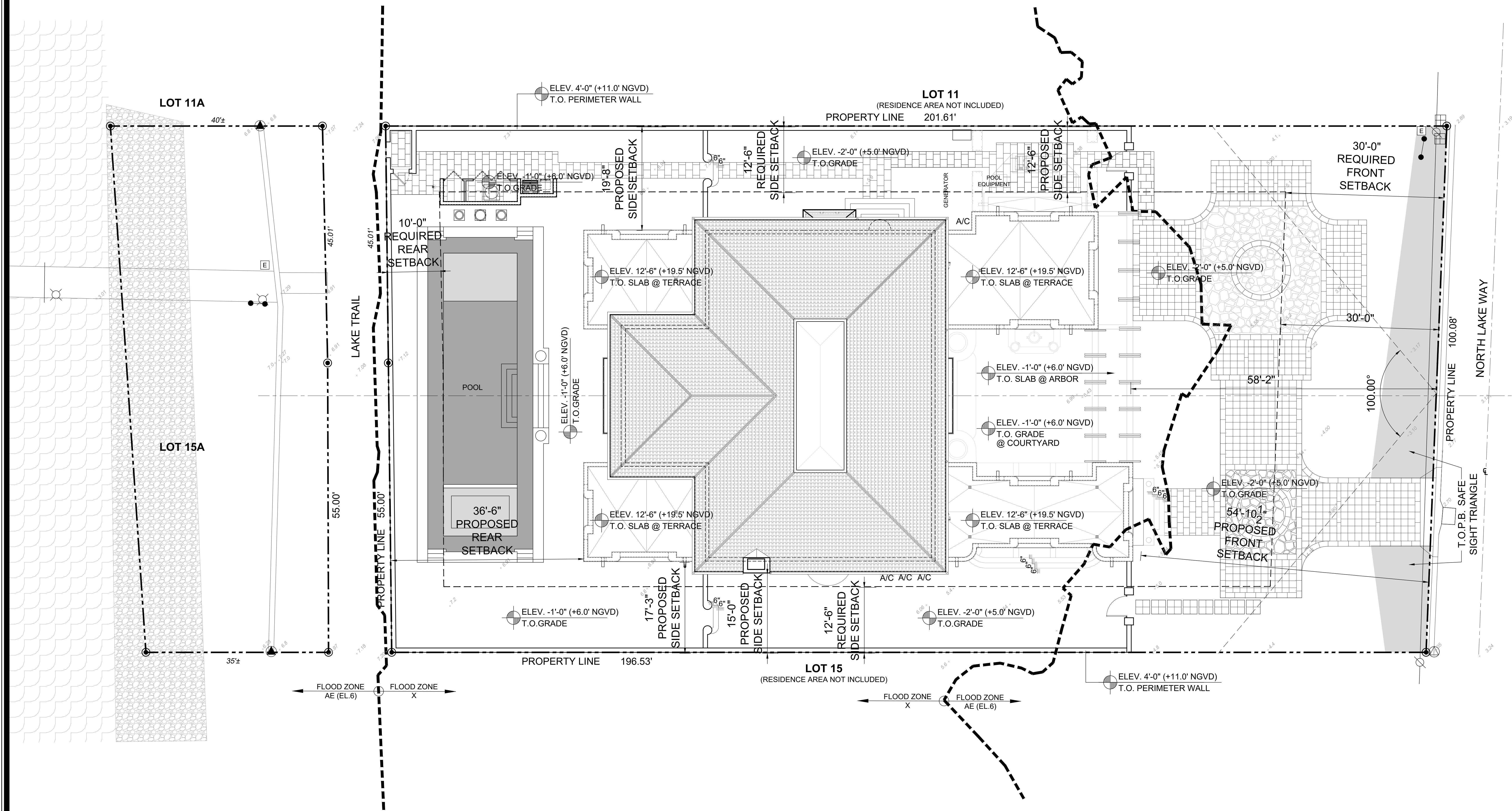
OWNER
1260 LAKE, LLC
9002 BURNIA RD STE 100
LAKE PARK, FLORIDA, 33403-1605

TITLE: PROJECT DATA / INFORMATION
SCALE: N/A

SHEET A-003.1
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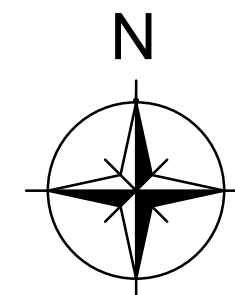
01 SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN

PREVIOUSLY APPROVED - NO CHANGES

SHEET: A-100 OF	TITLE: PROPOSED SITE PLAN SCALE: 1/8"=1'-0"	OWNER: 1260 LAKE, LLC 9002 BURMA RD STE 100 LAKE PARK, FLORIDA, 33403-1605	ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design AA COO 1407 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 280-5331 - Fax: (305) 280-5318 http://www.portondo-perotti.com	ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design AA COO 1407 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 280-5331 - Fax: (305) 280-5318 http://www.portondo-perotti.com	PROJECT NUMBER: 2021-09 DATE: 08/05/2024 DRAWN BY: JLGP CHECKED BY:
------------------------------	--	---	--	--	---

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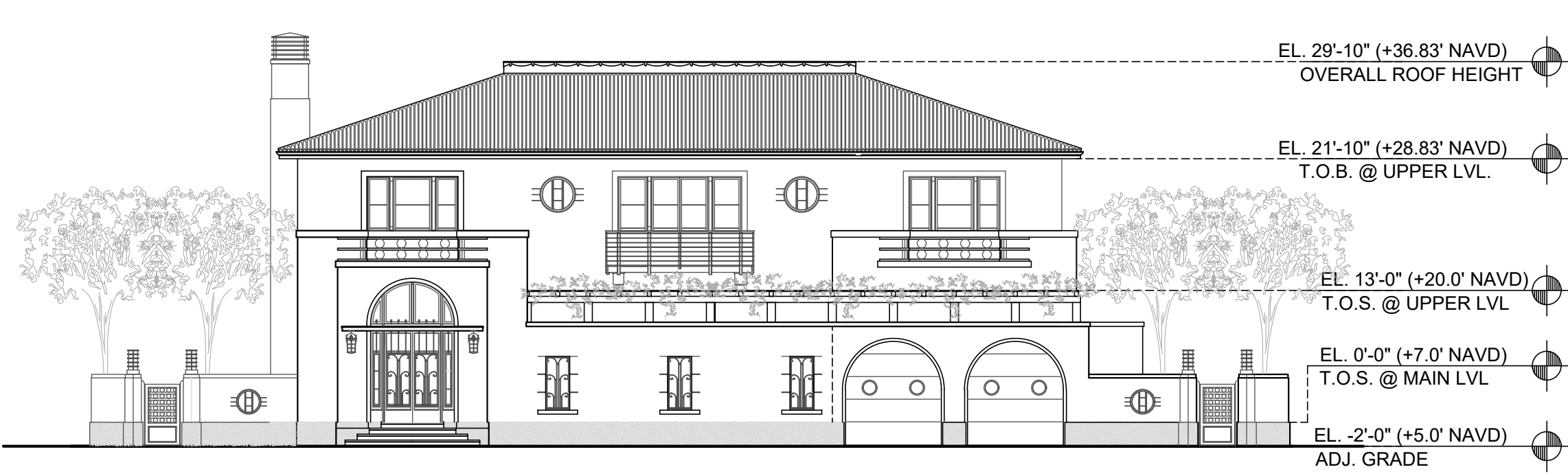


PREVIOUSLY APPROVED - NO CHANGES
01 NEIGHBORHOOD VICINITY PLAN

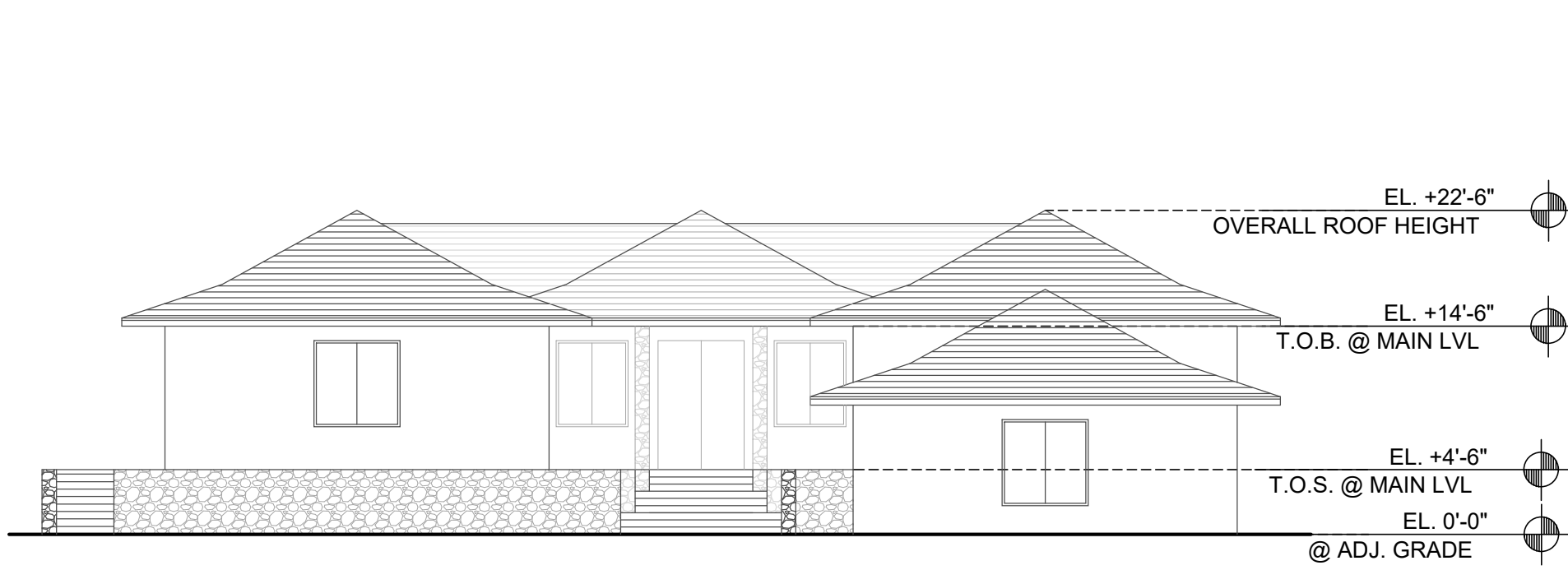
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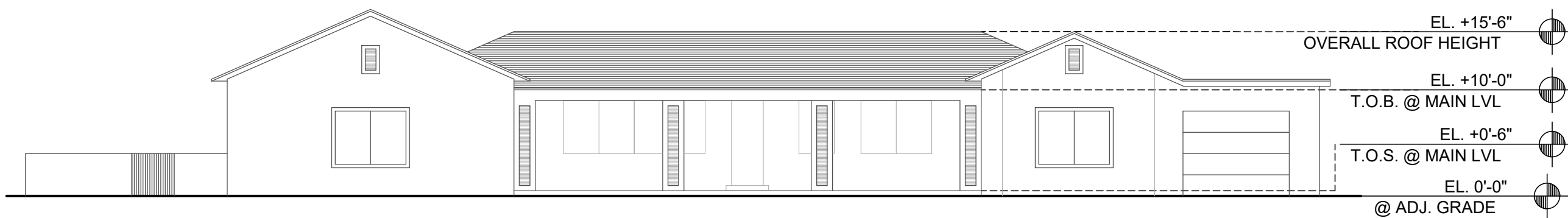
1255 N. LAKE WAY



1260 N. LAKE WAY



1270 N. LAKE WAY



1241 N. LAKE WAY



1263 N. LAKE WAY

REVISIONS	
PROJECT NUMBER	2021-09
DATE	08/05/2024
DRAWN BY:	JLGP
CHECKED BY:	

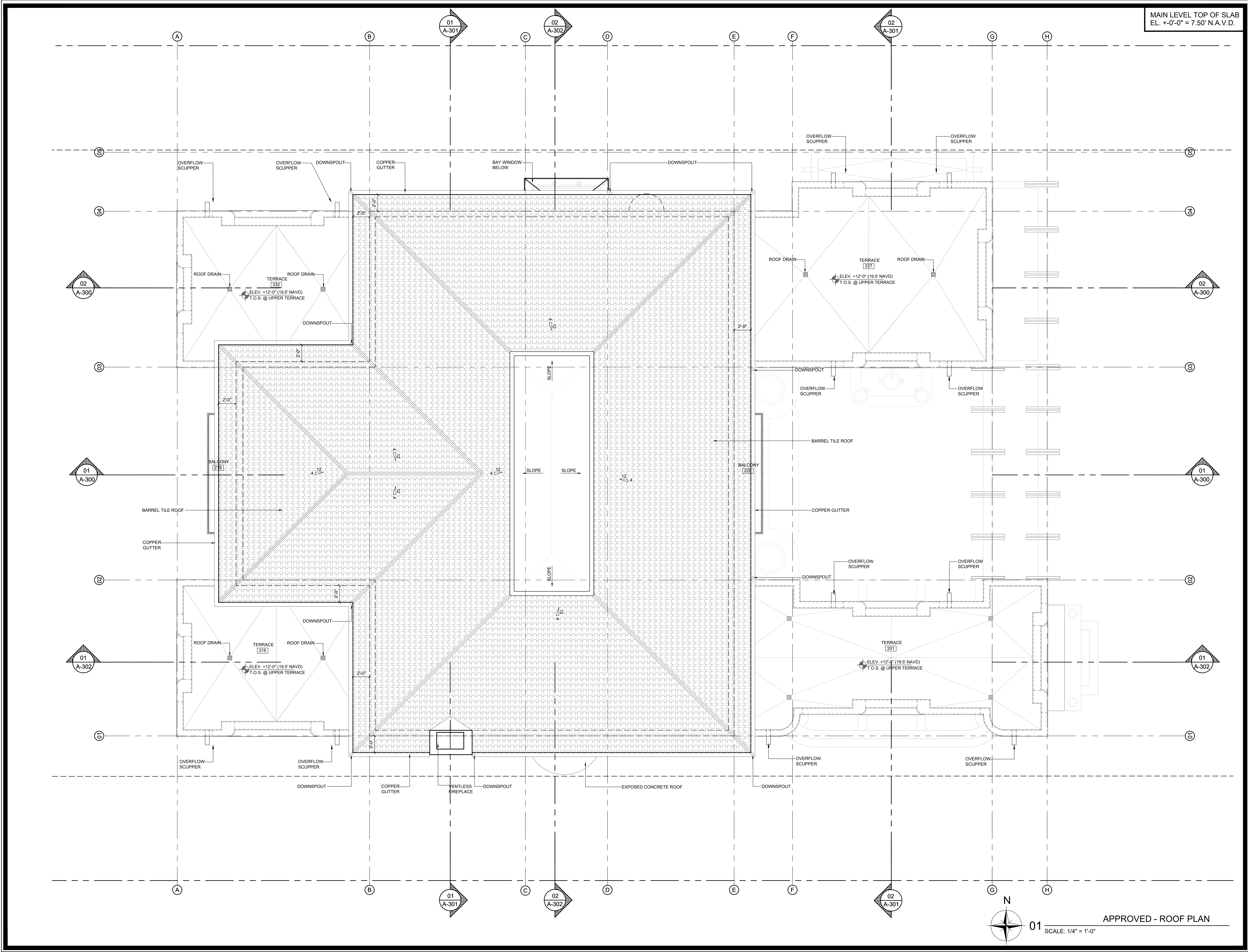
ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture - Planning - Interior Design
AA COO 1407
5717 S.W. 8th Street, Miami, Florida, 33144, USA
Tel: (305) 280-5331 - Fax: (305) 280-5318
http://www.portundo-perotti.com

1260 N. LAKE WAY RESIDENCE
1260 N. LAKE WAY
PALM BEACH, FLORIDA, 33460

OWNER
1260 LAKE LLC
9002 BURNIA RD STE 100
LAKE PARK, FLORIDA, 33403-1605

TITLE: NEIGHBORHOOD VICINITY PLAN
SCALE: 1/20" = 1'-0"

SHEET: A-100.1
OF
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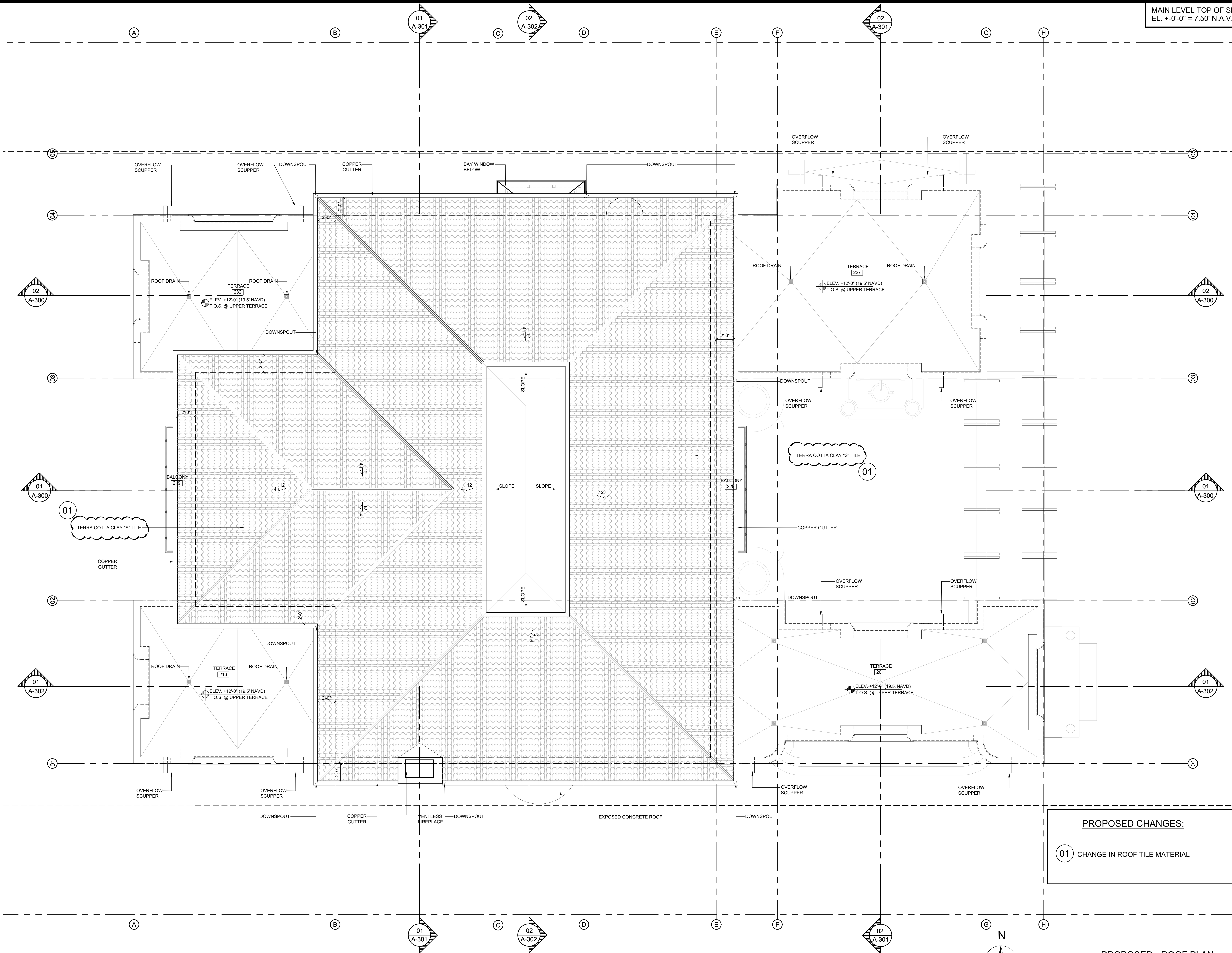


MAIN LEVEL TOP OF SLAB
EL. +0'-0" = 7.50' N.A.V.D.

PROJECT NUMBER: 2021-09 DATE: 06/07/2022 DRAWN BY: RJ/JN/LC CHECKED BY: JLG/P		REVISIONS: 01 01/04/2022 02 02/07/2022 03 03/07/2022 04 04/12/2023 05 05/17/2023 06 06/17/2023 07 07/19/2023 08 08/09/2023	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS, INC. Architecture Planning Interior Design 5117 S.W. 88 Street, Miami, Florida 33144, USA Tel: (305) 260-1831 Fax: (305) 260-1818 http://www.portundo-perotti.com			
OWNER 1260 LAKE LLC 9002 BURMAN RD STE 100 PALM BEACH GARDENS, FLORIDA 33403			
TITLE: ROOF PLAN SCALE: 1/4" = 1'-0"			
SHEET: A-103A OF © COPYRIGHT 2009			

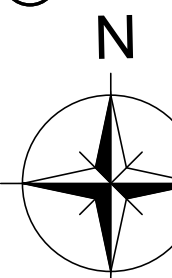
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MAIN LEVEL TOP OF SLAB
EL. +0'-0" = 7.50' N.A.V.D.



PROPOSED CHANGES:

01 CHANGE IN ROOF TILE MATERIAL



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

PROPOSED - ROOF PLAN

PROJECT NUMBER: 2021-09 DATE: 06.07.2022 DRAWN BY: RJ/JN/LC CHECKED BY: JLC/P		REVISIONS: 01 01/04/2022 02 02/07/2022 03 03/07/2022 04 04/07/2022 05 05/07/2022 06 06/07/2022 07 07/07/2022 08 08/07/2022 09 09/07/2022 10 10/07/2022	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS, INC. Architecture Planning Interior Design 5117 S.W. 88th Street, Miami, Florida 33144, USA Tel: (305) 260-1831 Fax: (305) 260-1818 http://www.portundo-perotti.com			
OWNER 1260 LAKE LLC 9002 BURMA RD STE 100 PALM BEACH GARDENS, FLORIDA 33403			
TITLE: ROOF PLAN SCALE: 1/4" = 1'-0"			
SHEET: A-103B OF © COPYRIGHT 2009			

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China White

PAINTED STUCCO

BENJAMIN MOORE CHINA WHITE



CORAL STONE

CORAL STONE BANDS, WALL CAPS, SILLS, WATER TABLE



Dark Bronze

DARK BRONZE METAL

WINDOWS & EXT. DOORS, METALWORK



COPPER

MAIN HOUSE PARAPET, ROOF RIDGES, RAIN GUTTERS



TERRA COTTA BARREL TILE

SLOPED ROOFS

SHEET: A-203A		TITLE: MATERIALS AND COLORS		OWNER: 1260 LAKE, LLC 9002 BURMAN RD STE 100 LAKE PARK, FLORIDA, 33480-1605		ARCHITECTS PORTUNDO PEROTTI ARCHITECTS Architecture • Planning • Interior Design A A C O O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 260-5931 • Fax: (305) 260-5918 http://www.portundo-perotti.com		PROJECT NUMBER: 2021-09 DATE: 10/27/2021 DRAWN BY: RL / JNL/LC CHECKED BY: JLCGP		REVISIONS: <table><tr><td>01</td><td>09/07/2021</td></tr></table>		01	09/07/2021	ARCOM REV. <table><tr><td>01</td><td>09/07/2021</td></tr></table>		01	09/07/2021
01	09/07/2021																
01	09/07/2021																
OF		SCALE: N.T.S.		1260 N. LAKE WAY RESIDENCE 1260 N. LAKE WAY PALM BEACH, FLORIDA, 33480													
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China White

PAINTED STUCCO

BENJAMIN MOORE CHINA WHITE



CORAL STONE

CORAL STONE BANDS, WALL CAPS, SILLS, WATER TABLE



Dark Bronze

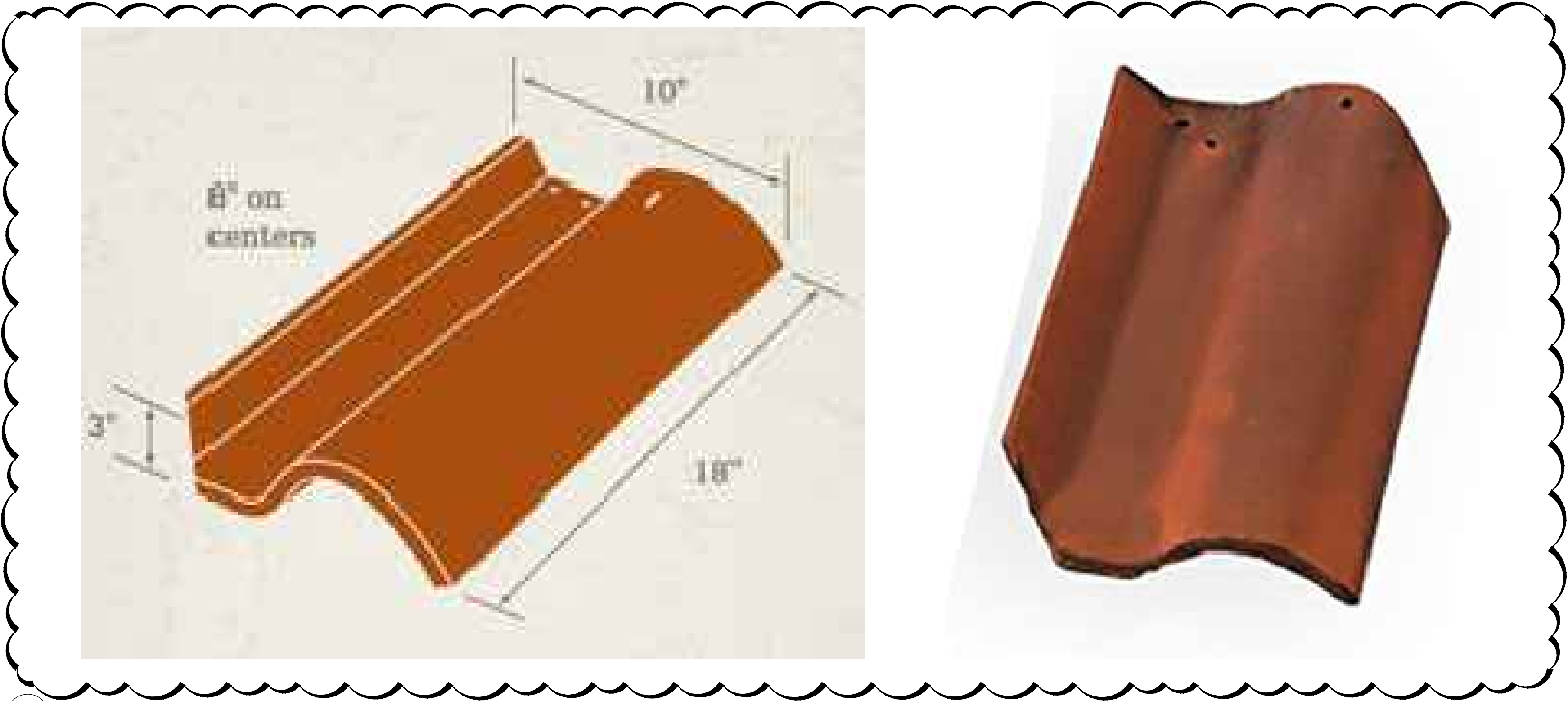
DARK BRONZE METAL

WINDOWS & EXT. DOORS, METALWORK



COPPER

MAIN HOUSE PARAPET, ROOF RIDGES, RAIN GUTTERS



01

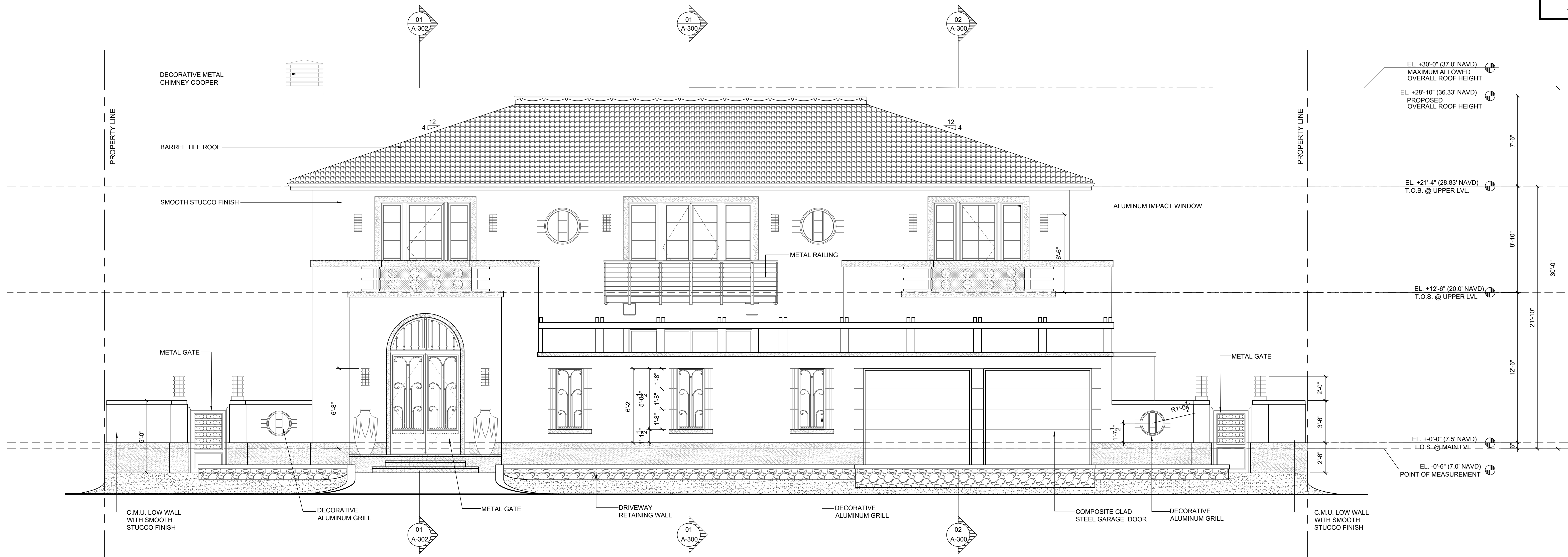
REDLAND CLAY TILE
TERRA COTTA CLAY "S" TILE

SLOPED ROOFS

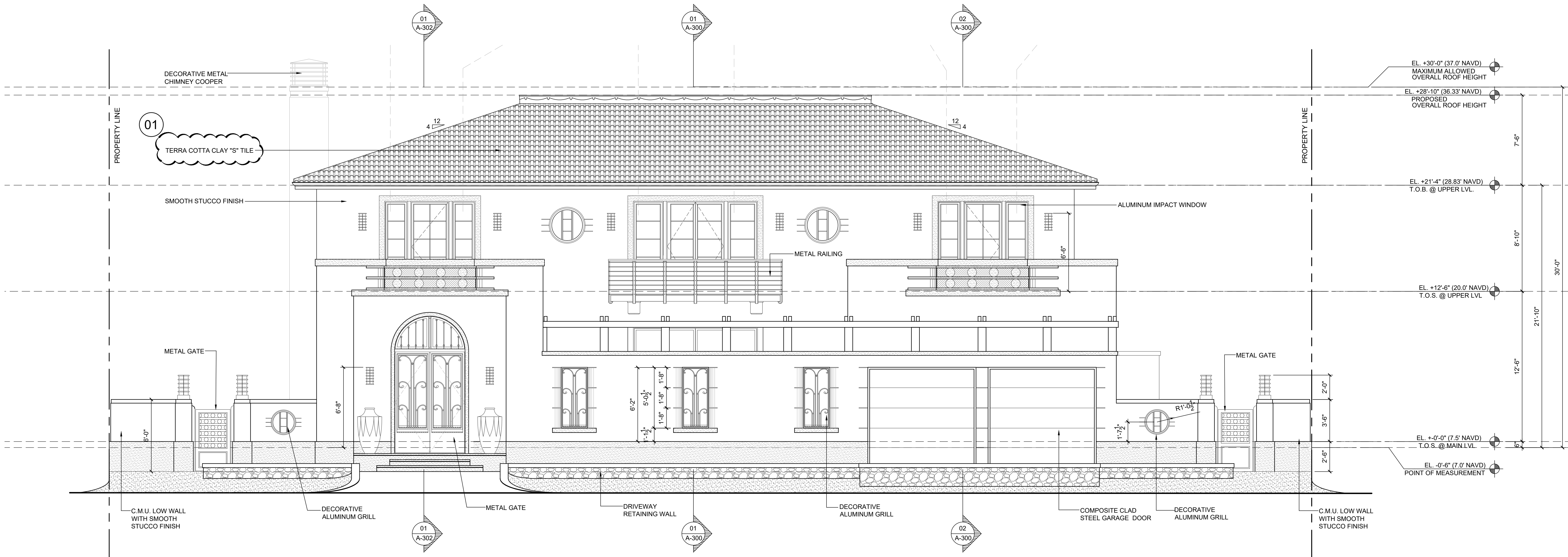
PROPOSED CHANGES:

01 CHANGE IN ROOF TILE MATERIAL

PROJECT NUMBER: 2021-09	DATE: 10/27/2021	REVISIONS: 01	ARCOM REV. 09/07/2021
DRAWN BY: RL / JNL/LC	CHECKED BY: JLC/P		
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture • Planning • Interior Design AA CO O 14 0 7 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 280-5931 • Fax: (305) 280-5918 http://www.portondo-perotti.com			
OWNER 1260 LAKE, LLC 9002 BURMAN RD STE 100 LAKE PARK, FLORIDA, 33403-1605			
TITLE: MATERIALS AND COLORS SCALE: N.T.S.			
SHEET: A-202B OF © COPYRIGHT 2009			



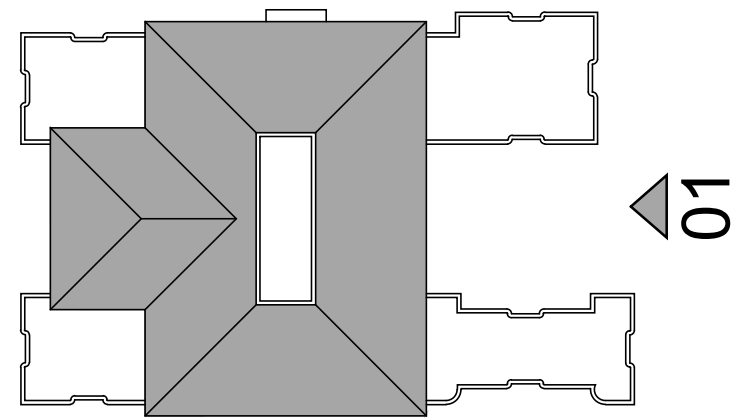
01 APPROVED - FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



01 PROPOSED - FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED CHANGES:

- 01 CHANGE IN ROOF TILE MATERIAL



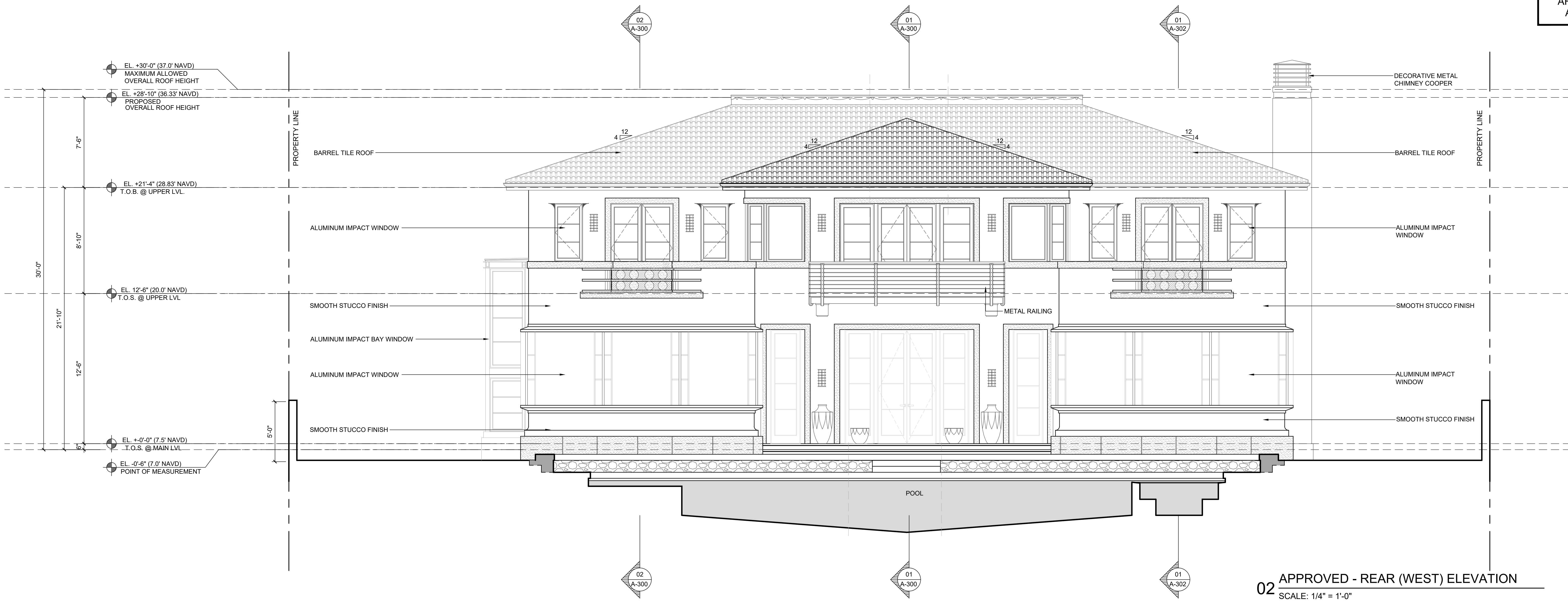
REVISIONS:
PROJECT NUMBER: 2021-09
DATE: 08/05/2024
DRAWN BY: JLCF
CHECKED BY:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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5717 S.W. 8th Street, Miami, Florida, 33144, USA
Tel: (305) 260-5331 - Fax: (305) 260-5818
http://www.portundo-perotti.com

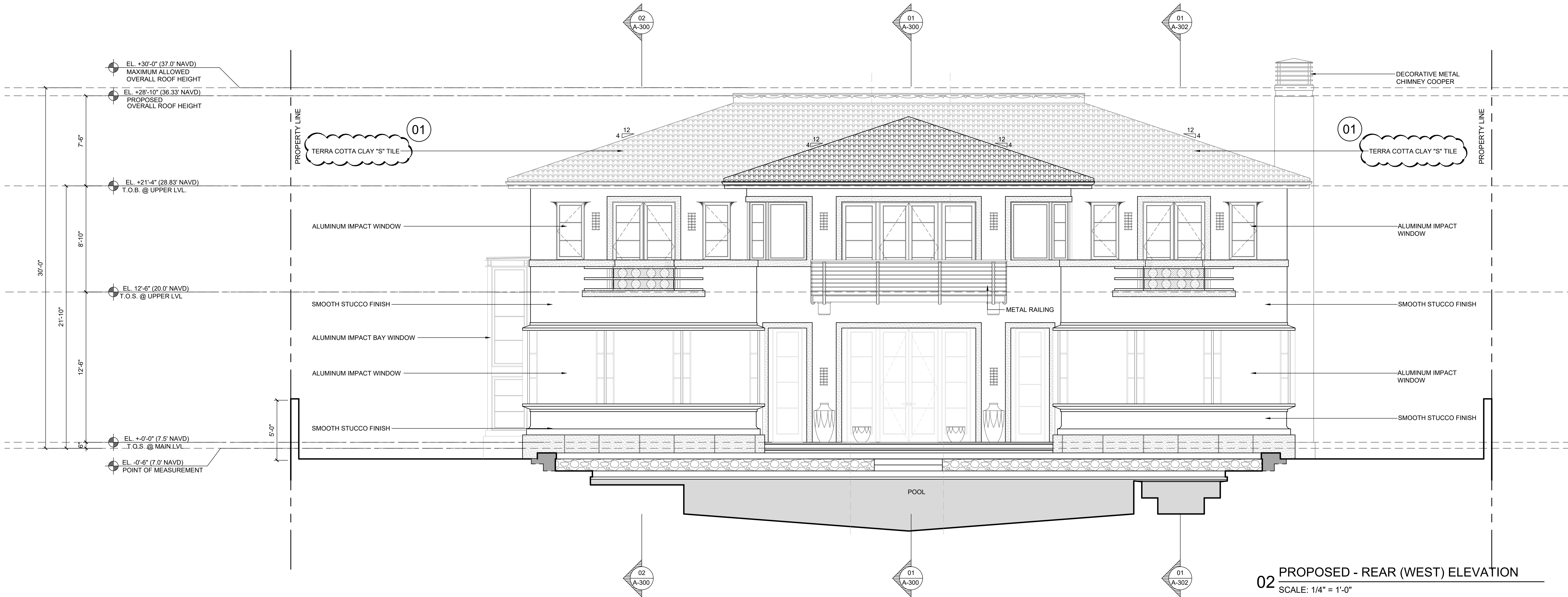
OWNER
1260 LAKE LLC
9002 BURMA RD STE 100
LAKE PARK, FLORIDA, 33403-1605

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

SHEET:
A-200A
OF



02 APPROVED - REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

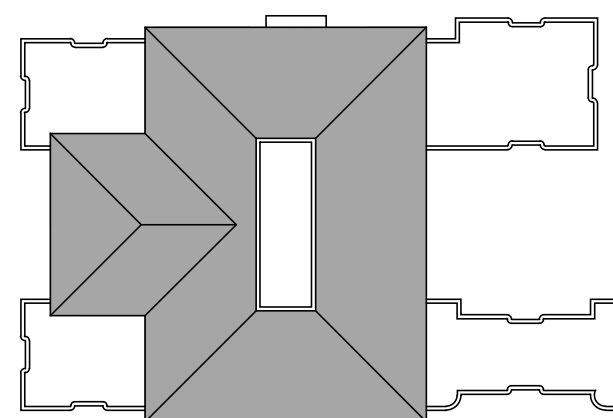


02 PROPOSED - REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED CHANGES:

- 01 CHANGE IN ROOF TILE MATERIAL

02



PROJECT NUMBER: 2021-09
DATE: 08/05/2024
DRAWN BY: JLG
CHECKED BY: JLG

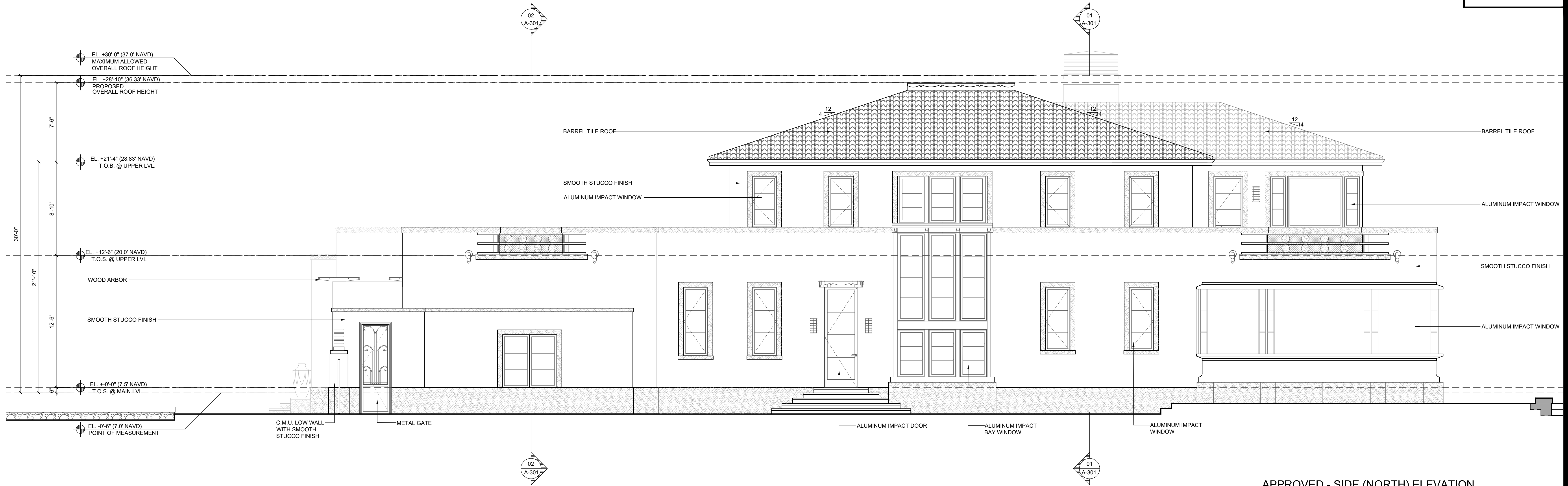
ARCHITECTS
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5717 S.W. 8th Street, Miami, Florida 33144, USA
Tel: (305) 280-5331 - Fax: (305) 280-5318
http://www.portuondo-perotti.com

1260 N. LAKE WAY RESIDENCE
1260 N. LAKE WAY
PALM BEACH, FLORIDA, 33460

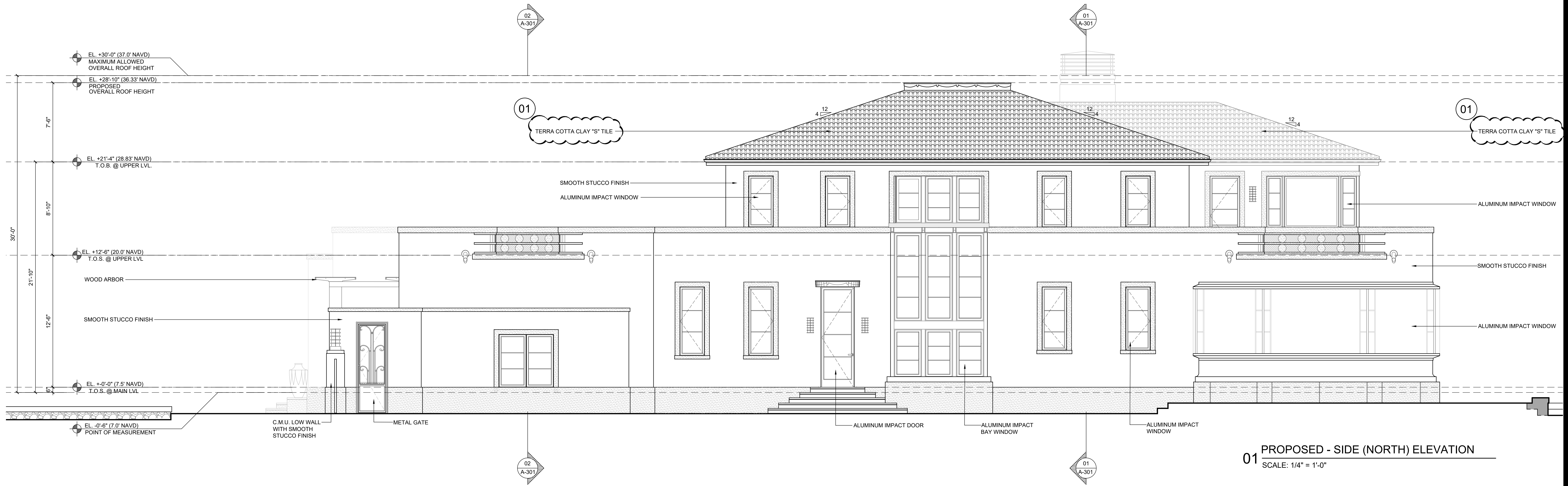
OWNER
1260 LAKE, LLC
9002 BURNIA RD STE 100
LAKE PARK, FLORIDA, 33403-1605

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

SHEET: A-200B
OF
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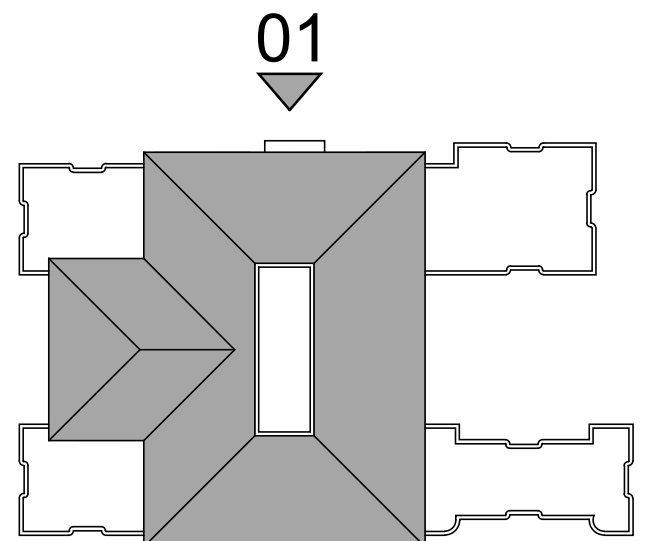
01 APPROVED - SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



01 PROPOSED - SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED CHANGES:

- 01 CHANGE IN ROOF TILE MATERIAL



REVISIONS:
PROJECT NUMBER: 2021-09
DATE: 08/05/2024
DRAWN BY: JLG
CHECKED BY: JLG

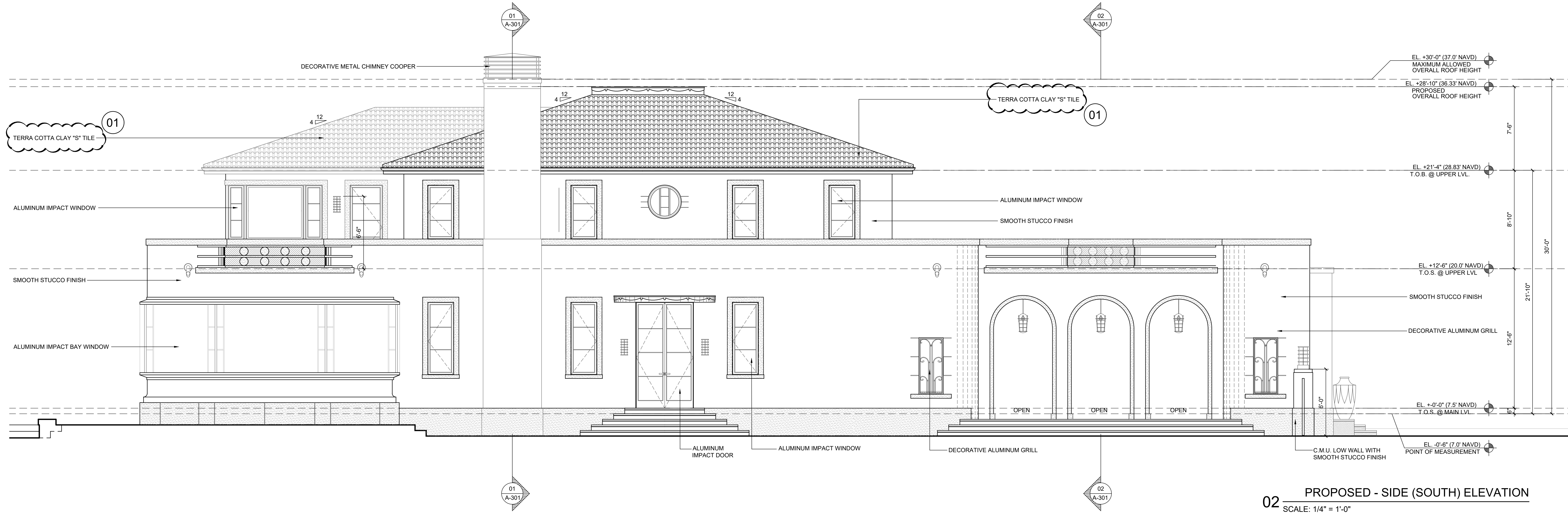
ARCHITECTS
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Architecture - Planning - Interior Design
AA COO 1407
5717 S.W. 8th Street, Miami, Florida, 33144, USA
Tel: (305) 280-5331 - Fax: (305) 280-5818
http://www.portuondo-perotti.com

1260 N. LAKE WAY RESIDENCE
1260 N. LAKE WAY
PALM BEACH, FLORIDA, 33480

OWNER
1260 LAKE LLC
9002 BURMA RD STE 100
LAKE PARK, FLORIDA, 33403-1605

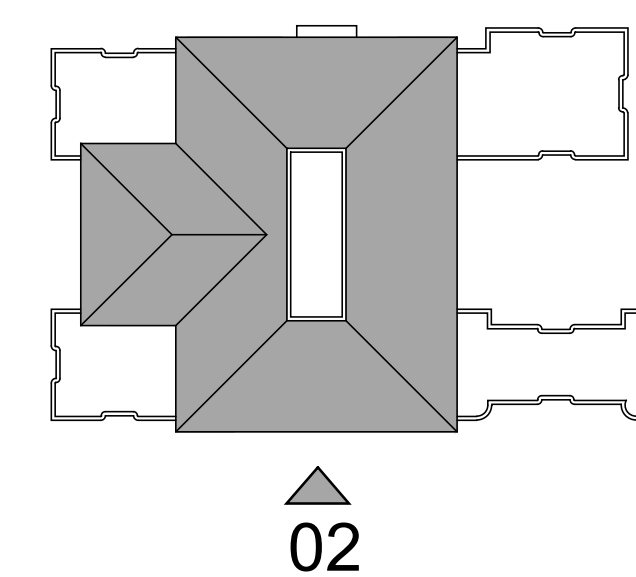
TITLE: ELEVATIONS
SCALE: 1/4"=1'-0"

SHEET: A-201A
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PROPOSED CHANGES:

01 CHANGE IN ROOF TILE MATERIAL





01 FRONT ELEVATION (EAST)
STREET VIEW



02 FRONT ELEVATION (EAST)
DRIVEWAY VIEW

PROJECT NUMBER: 2021-09		REVISIONS:	
DATE: 08/05/2024			
DRAWN BY: JLGP			
CHECKED BY:			
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design A A C O O 1 4 0 7 5 7 1 7 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 280-5331 - Fax: (305) 280-5318 http://www.portuondo-perotti.com			
1260 N. LAKE WAY RESIDENCE 1260 N. LAKE WAY PALM BEACH, FLORIDA, 33460			
OWNER 1260 LAKE, LLC 9002 BURNIA RD STE 100 LAKE PARK, FLORIDA, 33403-1605			
TITLE: RENDERED ELEVATIONS SCALE: 1/4"=1'-0"			
SHEET: A-202 OF © COPYRIGHT 2009			



01 FRONT ELEVATION (EAST)
DRIVEWAY VIEW



02 REAR ELEVATION (WEST)

PROJECT NUMBER: 2021-09 DATE: 08/05/2024 DRAWN BY: JLGP CHECKED BY:		REVISIONS:	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design AA COO 1407 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 280-5331 - Fax: (305) 280-5318 http://www.portundo-perotti.com			
OWNER 1260 LAKE LLC 9002 BURMA RD STE 100 LAKE PARK, FLORIDA, 33403-1605			
TITLE: RENDERED ELEVATIONS SCALE: 1/4"=1'-0"			
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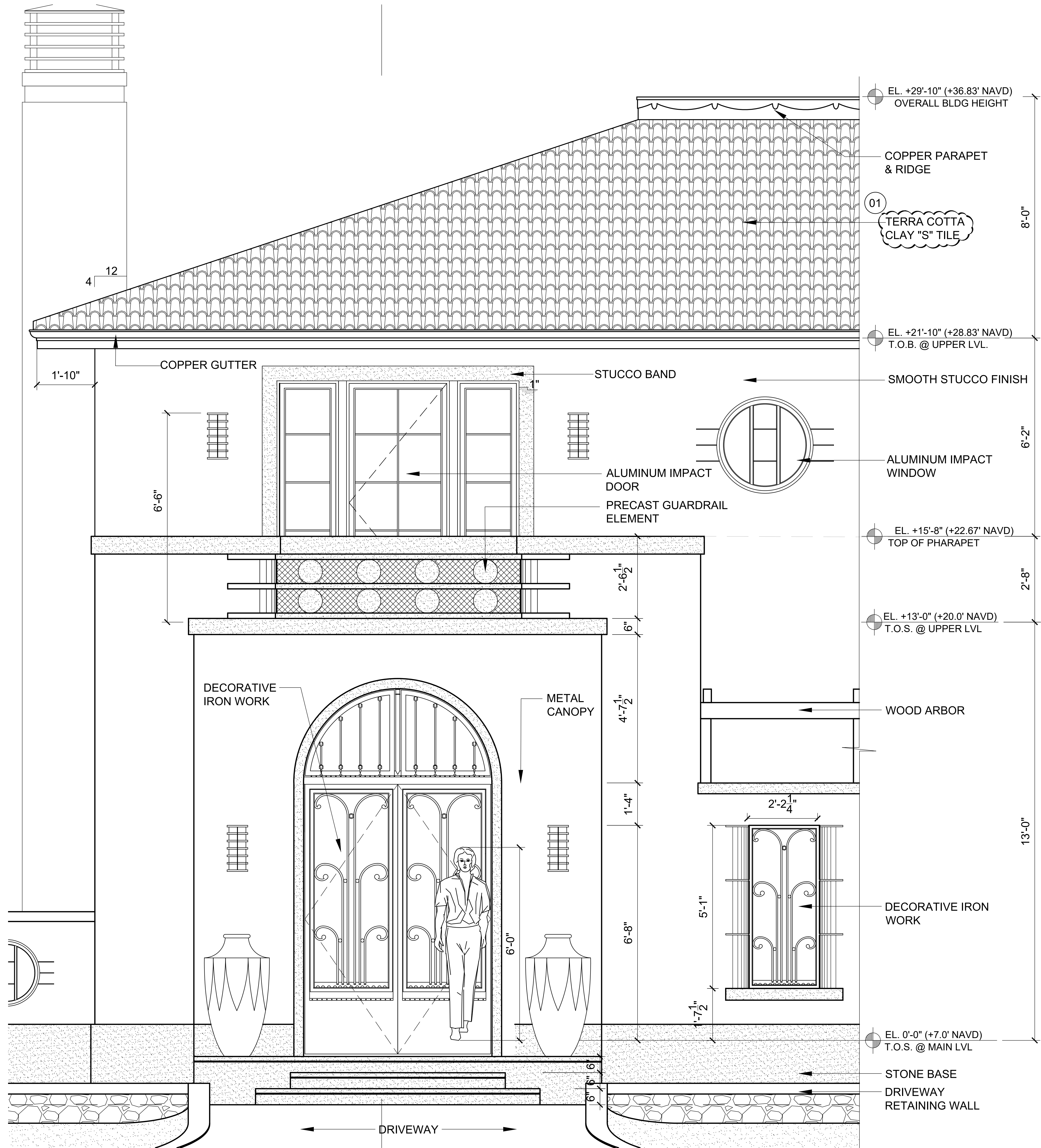


01 FRONT PERSPECTIVE (EAST)



02 REAR PERSPECTIVE (WEST)

PROJECT NUMBER: 2021-09		REVISIONS:	
DATE: 08/05/2024			
DRAWN BY: JLGP			
CHECKED BY:			
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design AA COO 1407 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 280-5931 - Fax: (305) 280-5918 http://www.pport.com			
1260 N. LAKE WAY RESIDENCE 1260 N. LAKE WAY PALM BEACH, FLORIDA, 33460			
OWNER 1260 LAKE, LLC 9002 BURNING RD STE 100 LAKE PARK, FLORIDA, 33403-1605			
TITLE: PERSPECTIVE RENDERING SCALE:			
SHEET: A-204 OF © COPYRIGHT 2009			



PROPOSED CHANGES:

01 CHANGE IN ROOF TILE MATERIAL

01 ENLARGED MAIN ENTRY ELEVATION
SCALE: 3/4" = 1'-0"

REVISIONS:
PROJECT NUMBER: 2021-09
DATE: 08/05/2024
DRAWN BY: JLGP
CHECKED BY:

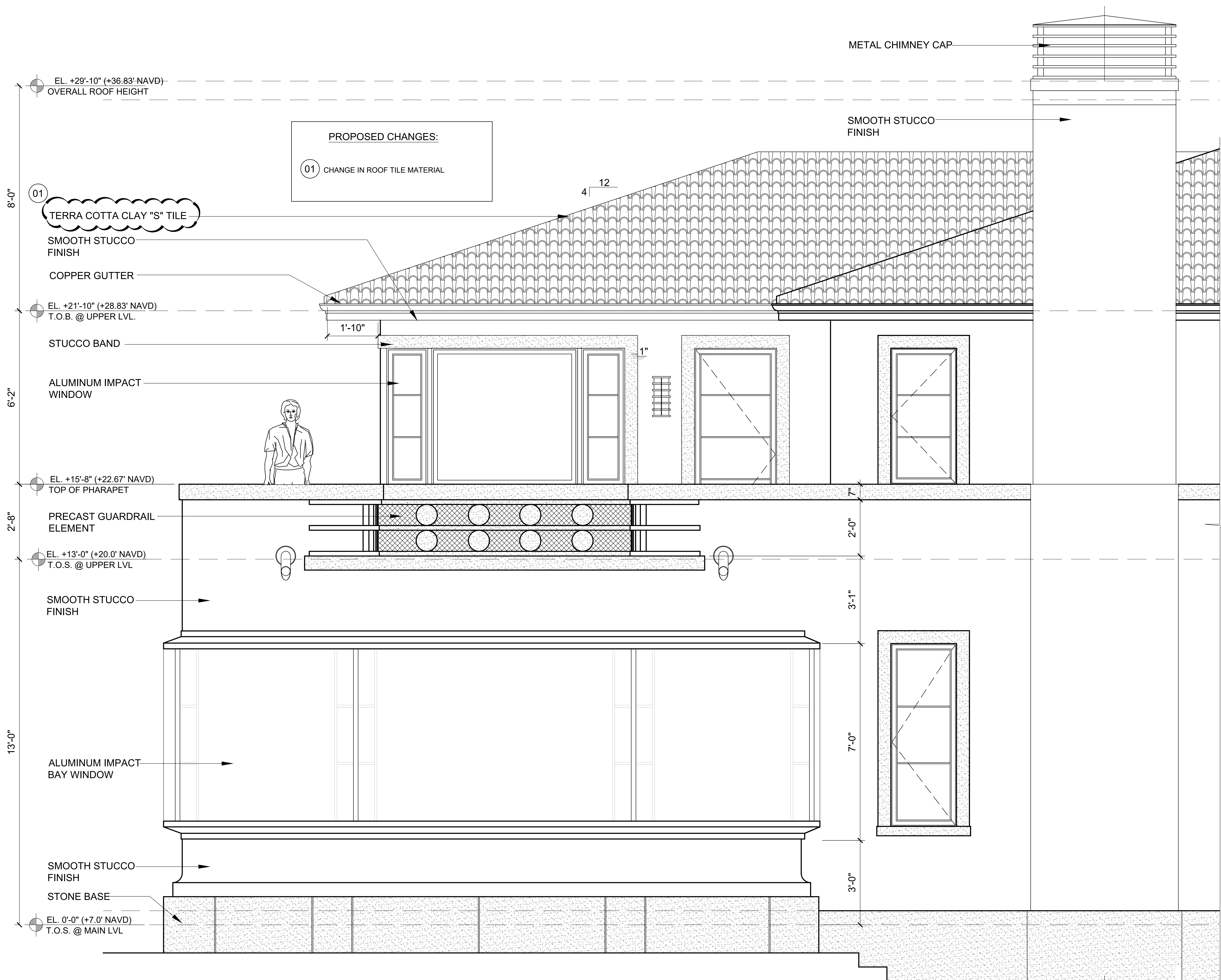
ARCHITECTS
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Architecture • Planning • Interior Design
A A C O O 1 4 0 7
5717 S.W. 8th Street, Miami, Florida 33144, USA
Tel: (305) 280-5331 • Fax: (305) 280-5318
http://www.portundo-perotti.com

1260 N. LAKE WAY RESIDENCE
1260 N. LAKE WAY
PALM BEACH, FLORIDA 33460

OWNER
1260 LAKE LLC
9002 BURNIA RD STE 100
LAKE PARK, FLORIDA 33403-1605

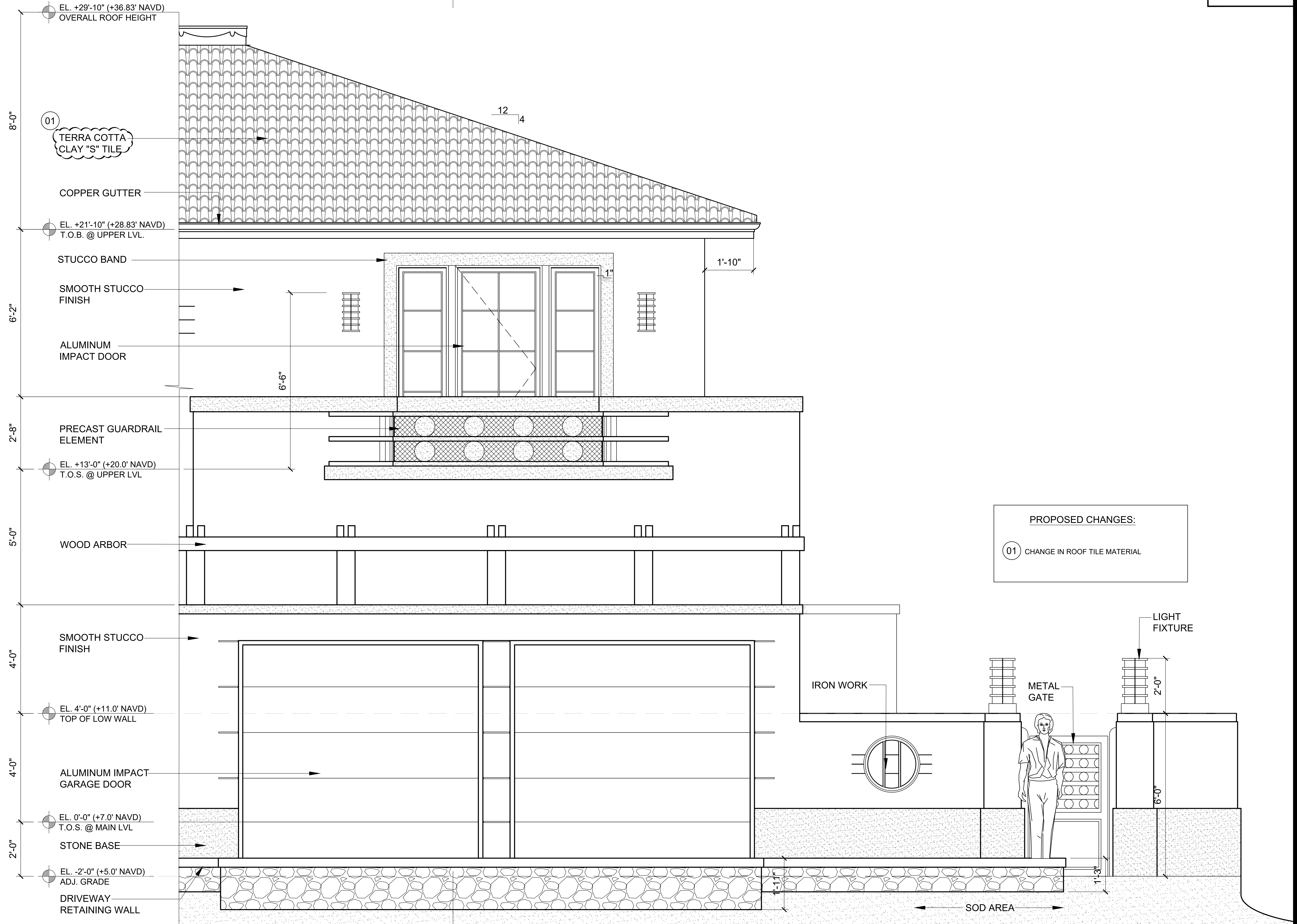
TITLE: ELEVATION DETAILS
SCALE: AS SHOWN

SHEET: A-500
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01 ENLARGED PARTIAL ELEVATION
SCALE: 3/4" = 1'-0"

PROJECT NUMBER: 2021-09 DATE: 08/05/2024 DRAWN BY: JLGP CHECKED BY:	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design AA CO 01407 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 280-5331 - Fax: (305) 280-5318 http://www.portundo-perotti.com	
1260 N. LAKE WAY RESIDENCE 1260 N. LAKE WAY PALM BEACH, FLORIDA, 33460	
OWNER 1260 LAKE LLC 9002 BURMAN RD STE 100 LAKE PARK, FLORIDA, 33403-1605	
TITLE: ELEVATION DETAILS SCALE: AS SHOWN	
SHEET: A-501 OF	© COPYRIGHT 2009



01 ENLARGED SITE WALL / GATE ELEVATION
SCALE: 3/4" = 1'-0"

PROJECT NUMBER: 2021-09
DATE: 08/05/2024
DRAWN BY: JLCF
CHECKED BY:

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5717 S.W. 8th Street, Miami, Florida 33144, USA
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1260 N. LAKE WAY RESIDENCE
1260 N. LAKE WAY
PALM BEACH, FLORIDA 33460

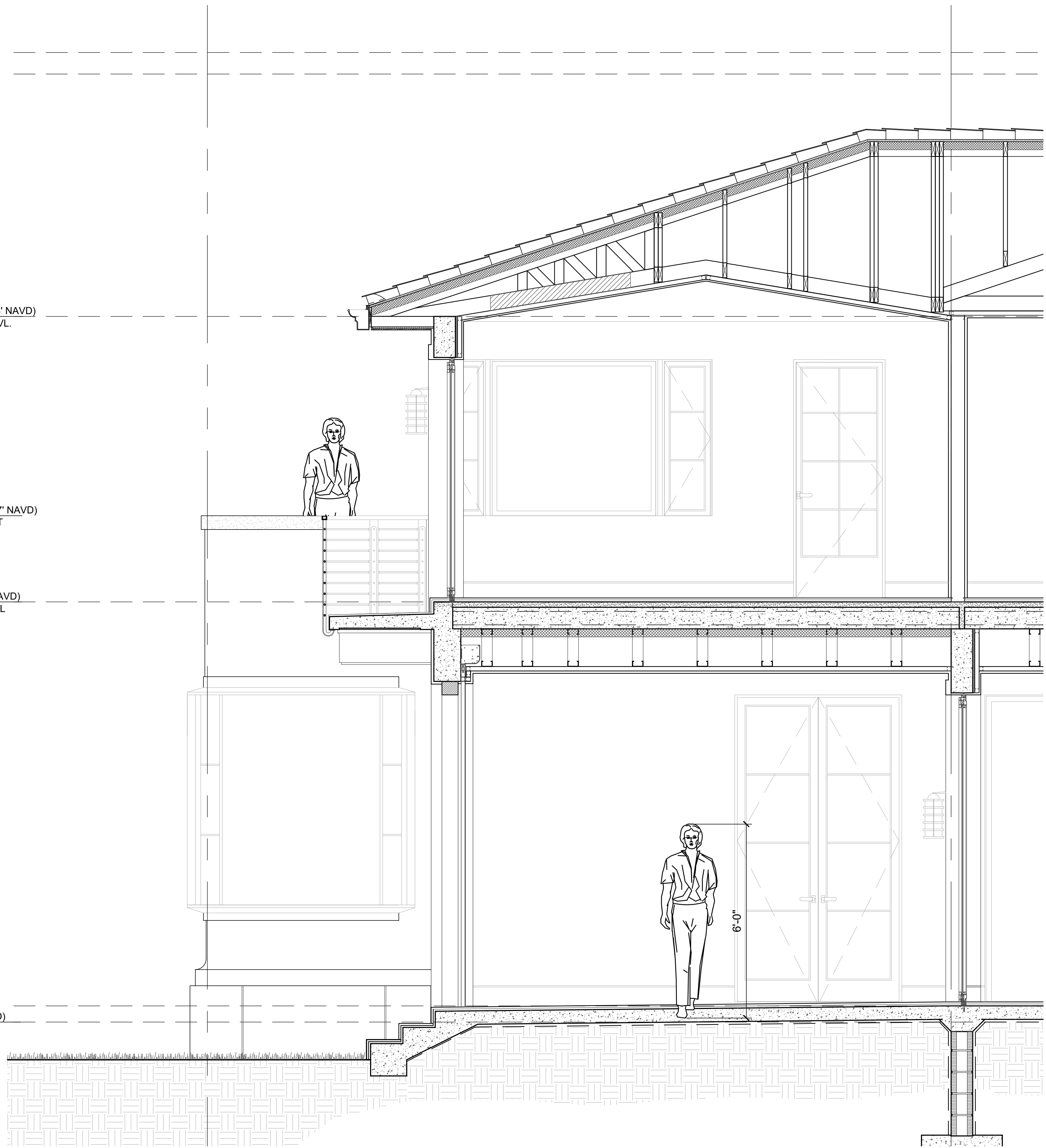
OWNER
1260 LAKE, LLC
9002 BURMAN RD STE 100
LAKE PARK, FLORIDA 33403-1605

TITLE: ELEVATION DETAILS
SCALE: AS SHOWN

SHEET: A-502
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01 ENLARGED REAR TERRACE ELEVATION
SCALE: 1/2" = 1'-0"



02 ENLARGED REAR TERRACE SECTION
SCALE: 1/2" = 1'-0"

PROPOSED CHANGES:

01 CHANGE IN ROOF TILE MATERIAL

PROJECT NUMBER: 2021-09
DATE: 08/05/2024
DRAWN BY: JLCF
CHECKED BY:

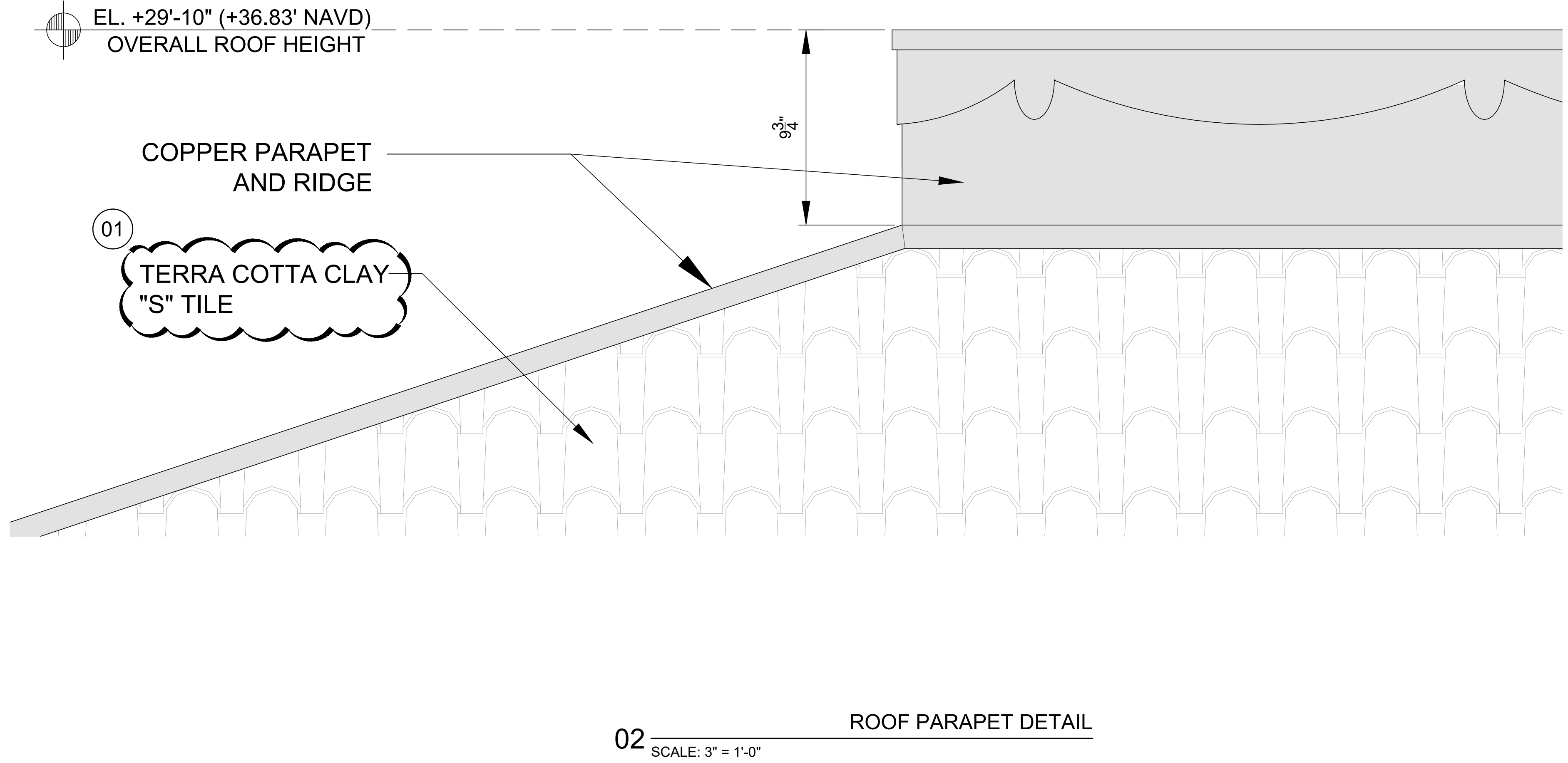
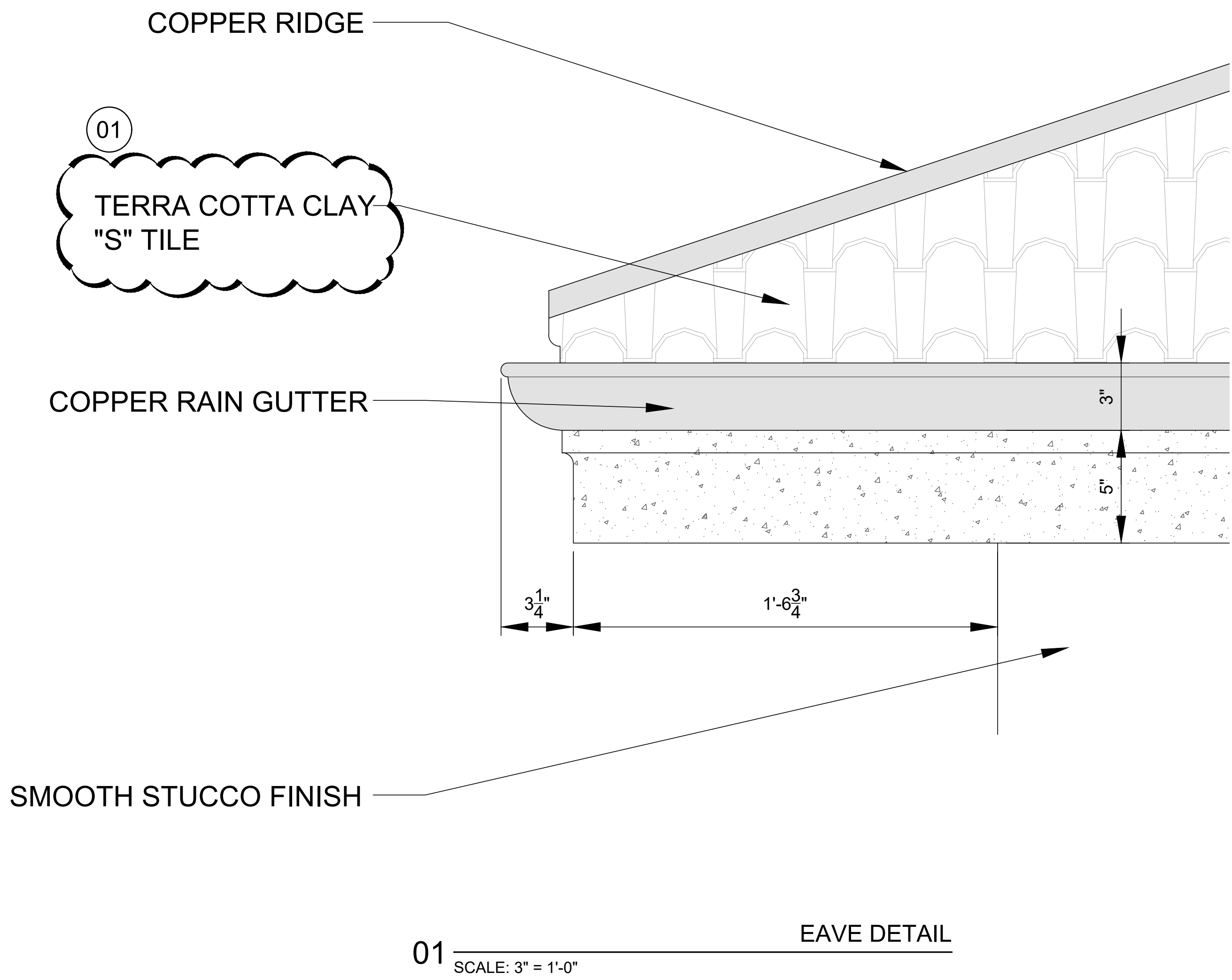
ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture, Planning, Interior Design
AA COO 1407
5717 S.W. 8th Street, Miami, Florida, 33144, USA
Tel: (305) 280-5331 - Fax: (305) 280-5318
http://www.portundo-perotti.com

1260 N. LAKE WAY RESIDENCE
1260 N. LAKE WAY
PALM BEACH, FLORIDA, 33460

OWNER
1260 LAKE LLC
9002 BURMAN RD STE 100
LAKE PARK, FLORIDA, 33403-1605

TITLE: ELEVATION DETAILS
SCALE: AS SHOWN

SHEET: A-503
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PROPOSED CHANGES:

01 CHANGE IN ROOF TILE MATERIAL

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Tel: (305) 260-5931 • Fax: (305) 260-5918
http://www.portundo-perotti.com

1260 N. LAKE WAY RESIDENCE
1260 N. LAKE WAY
PALM BEACH, FLORIDA, 33460

OWNER
1260 LAKE LLC
9002 BURNIA RD STE 100
LAKE PARK, FLORIDA, 33480-1605

TITLE: DETAILS
SCALE: AS SHOWN

SHEET: **A-504**
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PROJECT NUMBER: 2021-09
DATE: 08/05/2024
DRAWN BY: JLCF
CHECKED BY:

REVISIONS: