

EXISTING 2 STORY RESIDENCE AT
936 N LAKE WAY
PALM BEACH, FL 33480
ARC-24-0125

12/16/2024 SECOND SUBMITTAL
1/29/2025 ARCOM MEETING



ARCHITECTURE
MP DESIGN & ARCHITECTURE

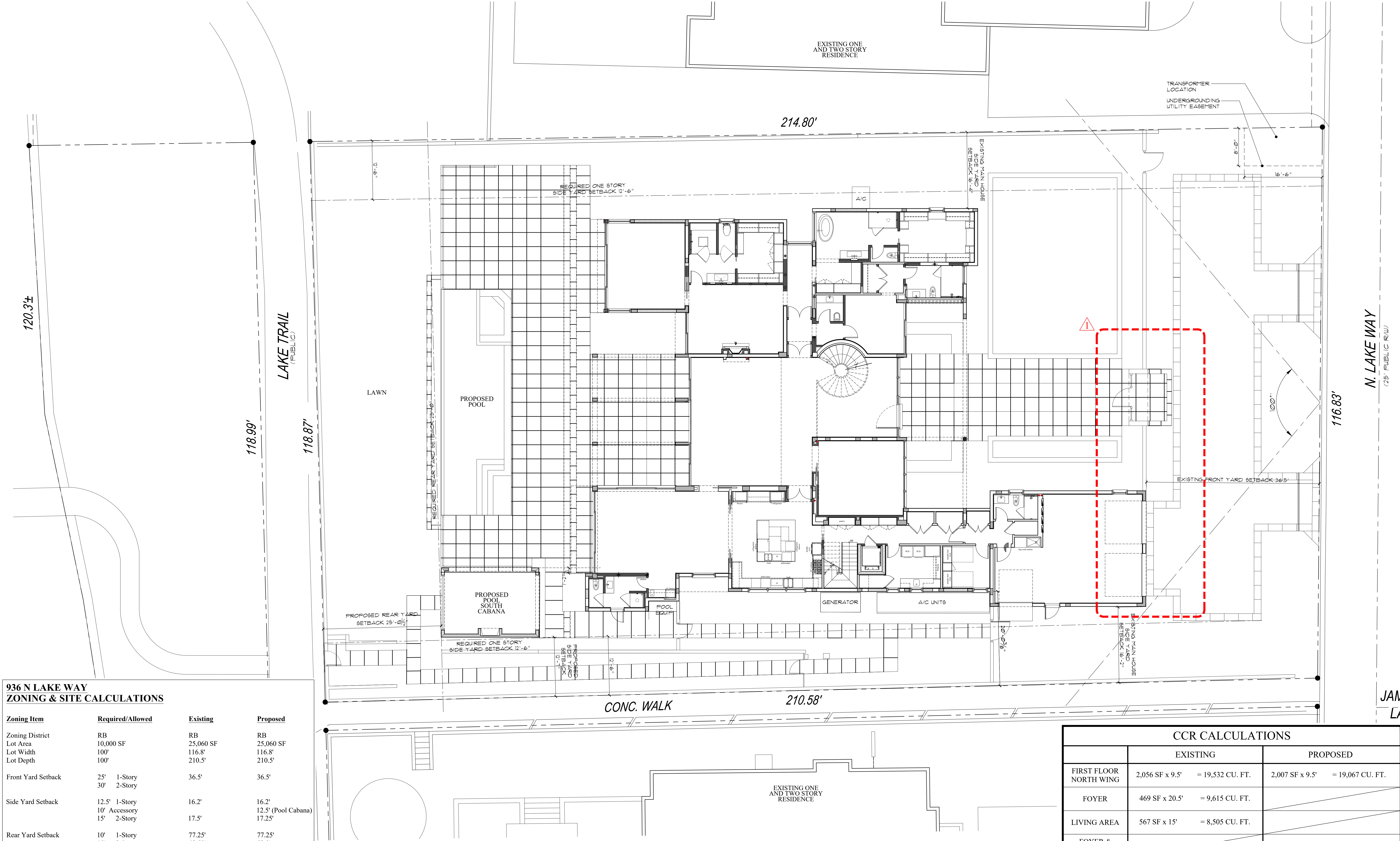
LANDSCAPE ARCHITECT
NIEVERA + WILLIAMS DESIGN

SCOPE OF WORK

- New design for approved front facing garage doors.
- New design for approved front pedestrian gate.
- Fenestration modifications on south elevation.
- Site calculations were revised to reflect the modified pool terrace layout. A step was added to the pool terrace. Two planter areas were removed, and the planter adjacent to the pool cabana was widened. Path material labeled white limestone.
- The proposed driveway material was changed to cobble stone paver with an 18" x 36" white limestone border.
- Relocated the existing Ficus tree to the north-east border of the property line.
- Shifted Seagrape tree north-east of its previous proposed location due to drainage conflict.
- Modified number of plants per removed planters, expanded planter size adjacent to pool cabana, and adjusted a few plantings spacing.

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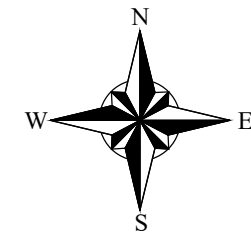


936 N LAKE WAY ZONING & SITE CALCULATIONS			
Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RB	RB	RB
Lot Area	10,000 SF	25,060 SF	25,060 SF
Lot Width	100'	116.8'	116.8'
Lot Depth	100'	210.5'	210.5'
Front Yard Setback	25' 1-Story 30' 2-Story	36.5'	36.5'
Side Yard Setback	12.5' 1-Story 10' Accessory 15' 2-Story	16.2' 17.5'	16.2' 12.5' (Pool Cabana) 17.25'
Rear Yard Setback	10' 1-Story 15' 2-Story	77.25' 48.50'	77.25' 53.0'
Maximum Building Height	14' 1-Story 22' 2-Story	12.0' 21.75'	12.0' 21.75'
Maximum Overall Height	25'	24.0'	24.0'
Lot Coverage	30% 2-Story	24.6% (6,159 SF)	29% (7,263 SF)
Landscape Open Space	45% (11,277 SF)	48% (12,060 SF)	46% (11,462 SF)
Required Front Yard	40% (1,171 SF)	64% (1,876 SF)	47% (1,388 SF)
Cubic Content Ratio	4.5	3.31	4.16
Angle of Vision	100 Degrees	100 Degrees	100 Degrees
Areas		Existing	Proposed
1st Floor (A/C)		5,143 SF	5,077 SF
Covered Terrace		170 SF	87 SF
Covered Entry		69 SF	----
Garage		778 SF	809 SF
2nd Floor (A/C)		1,976 SF	2,961 SF
Pool Gazebo South		----	303 SF
Total Square Footage		8,136 SF	9,237 SF

Revised Site Plan

Scale

1/8" = 1'-0"



CCR CALCULATIONS			
	EXISTING		PROPOSED
FIRST FLOOR NORTH WING	2,056 SF x 9.5'	= 19,532 CU. FT.	2,007 SF x 9.5' = 19,067 CU. FT.
FOYER	469 SF x 20.5'	= 9,615 CU. FT.	
LIVING AREA	567 SF x 15'	= 8,505 CU. FT.	
FOYER & LIVING AREA			1,037 SF x 20.5' = 21,259 CU. FT.
FIRST FLOOR SOUTH WING	2,066 SF x 10'	= 20,660 CU. FT.	2,033 SF x 9.5' = 19,314 CU. FT.
GARAGE	778 SF x 10'	= 7,780 CU. FT.	809 SF x 10' = 8,090 CU. FT.
COVERED ENTRY	69 SF x 10'	= 690 CU. FT.	
COVERED PATIO	171 SF x 10'	= 1,710 CU. FT.	84 SF x 9.5' = 798 CU. FT.
SECOND FLOOR NORTH WING			1,004 SF x 9' = 9,036 CU. FT.
SECOND FLOOR SOUTH WING	1,804 SF x 8'	= 14,432 CU. FT.	1,952 SF x 9' = 17,568 CU. FT.
SECOND FLOOR NORTH TERRACE			121 SF x 9' = 1,089 CU. FT.
POOL CABANA SOUTH			303 SF x 9' = 2,727 CU. FT.
COVERED LOGGIA			566 SF x 9.5' = 5,377 CU. FT.
TOTAL	82,924 CU. FT. EXISTING C.C.R. = 3.31		104,325 CU. FT. PROPOSED C.C.R. = 4.16



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2029
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REVISIONS
Area Or Work

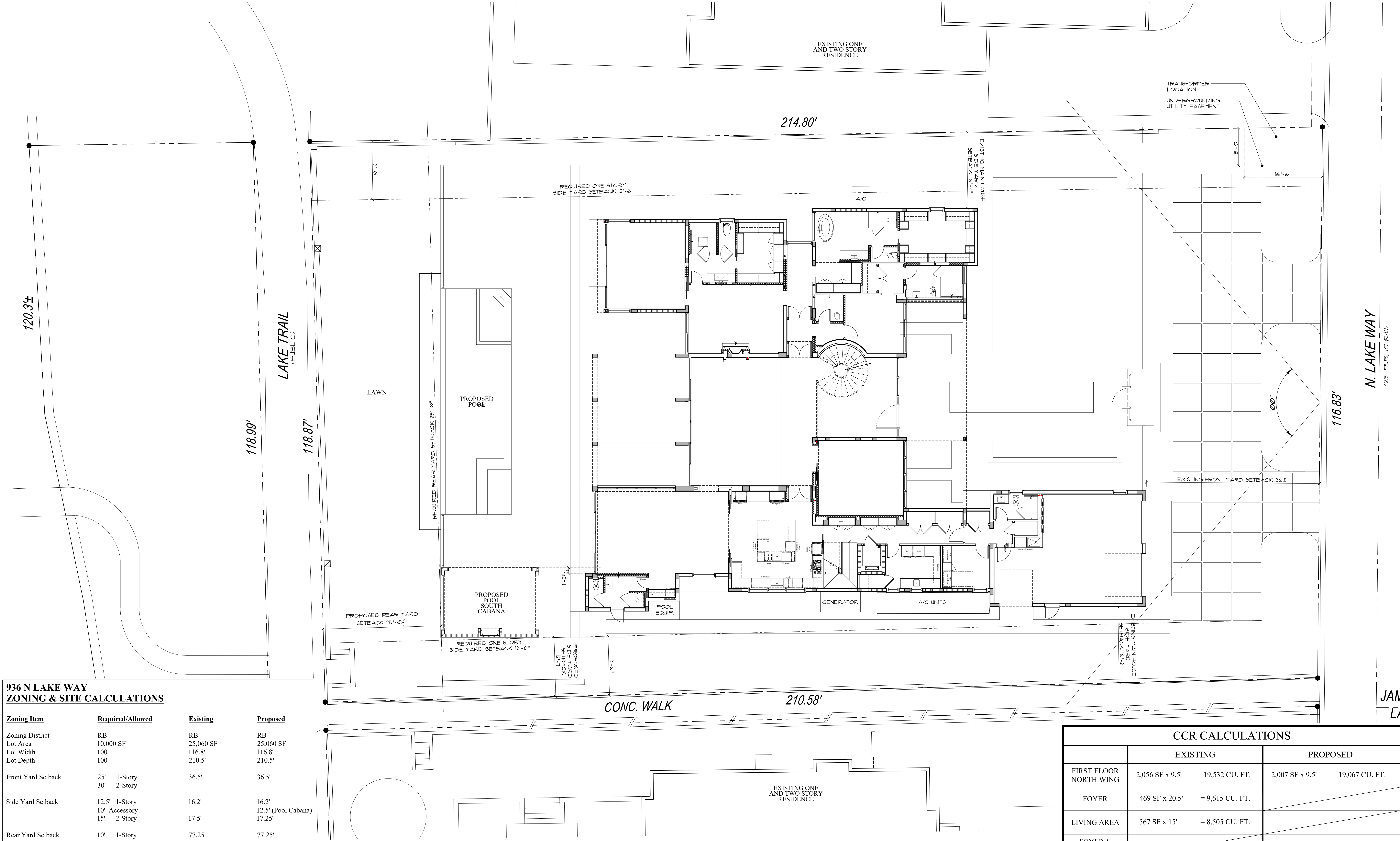
Renovations to
Cline Residence
936 North Lake Way
Palm Beach, FL 33480



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217 PERUVIAN AVENUE, SUITE 4
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561.833.7575
AA26001667

SHEET NO.
A001.1

ARC-24-0125



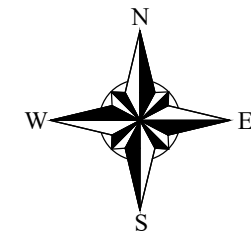
936 N LAKE WAY
ZONING & SITE CALCULATIONS

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ARCOM Approved Site Plan - B-052-2021 & ARC-23-027

Scale

1/8" = 1'-0"



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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:	936 N Lake Way, Palm Beach FL 33480		
2	Zoning District:	RB		
3	Lot Area (sq. ft.):	25,060 SF		
4	Lot Width (W) & Depth (D) (ft.):	Width 116.8' & Depth 210.5'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	2 Story, Single Family		
6	FEMA Flood Zone Designation:	AE Elev. 6		
7	Zero Datum for point of meas. (NAVD)			
8	Crown of Road (COR) (NAVD)	15.80' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (7,518 SF)	24.6% (6,159 SF)	29% (7,263 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		7,119 SF	8,033 SF
12	*Front Yard Setback (Ft.)	25'	36.5'	36.5'
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	16.2'	16.2'
14	* Side Yard Setback (2nd Story) (Ft.)	15'	17.5'	17.5'
15	*Rear Yard Setback (Ft.)	25'	25'	25'
16	Angle of Vision (Deg.)	100°	100°	100°
17	Building Height (Ft.)	22'	21.75'	21.75'
18	Overall Building Height (Ft.)	25'	24'	24'
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.5	3.31	4.16
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)		15.92' NAVD	15.92' NAVD
22	Base Flood Elevation (BFE)(NAVD)		7' NAVD	7' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (11,277 SF)	- - -	46% (11,510 SF)
24	Perimeter LOS (Sq Ft and %)	N/A	- - -	N/A
25	Front Yard LOS (Sq Ft and %)	40% (1,171 SF)	- - -	47% (1,388 SF)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill (Sec. 134-1600)

*** Provide Native plant species info per
category as required by Ord. 003-2023 on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626



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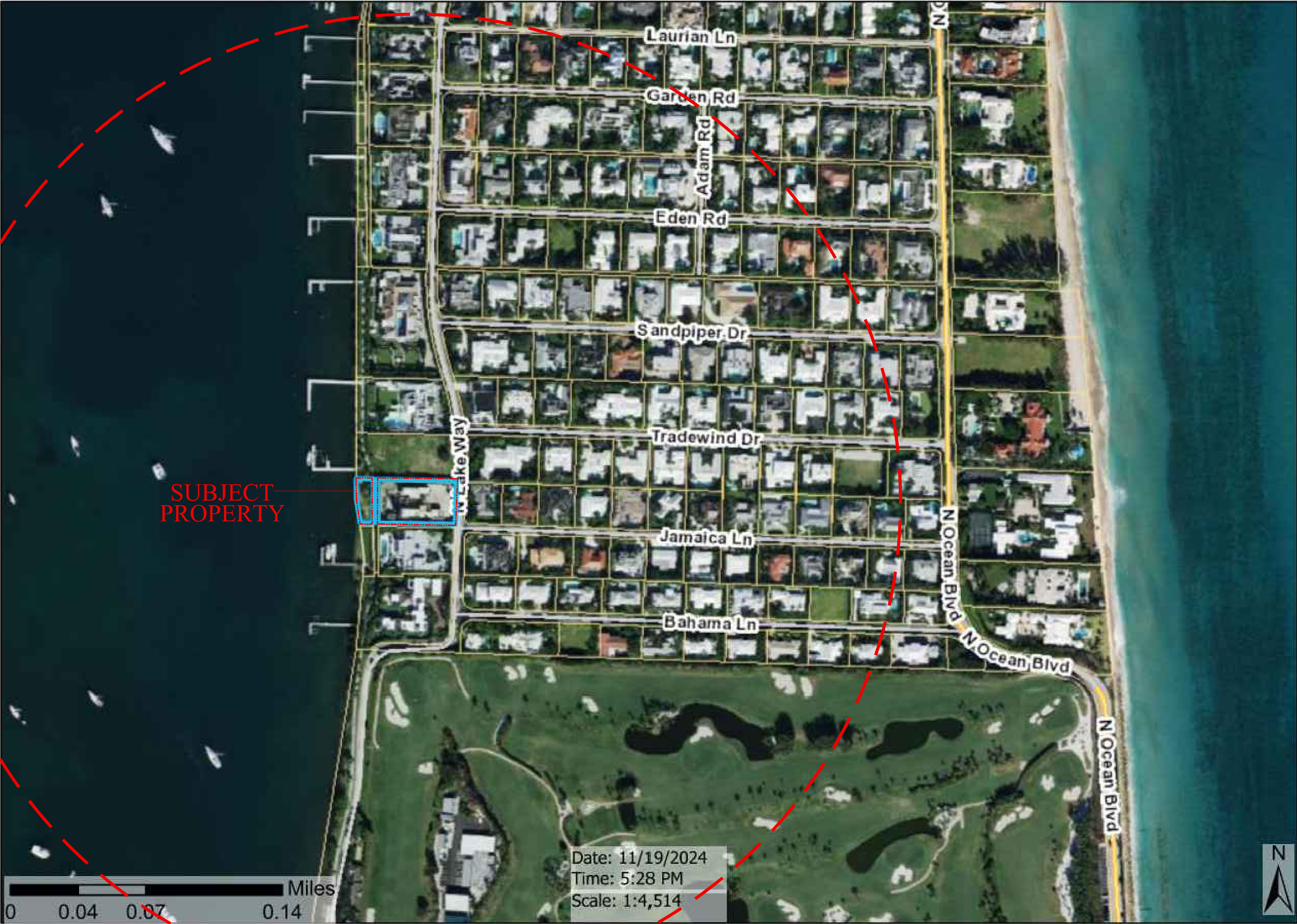


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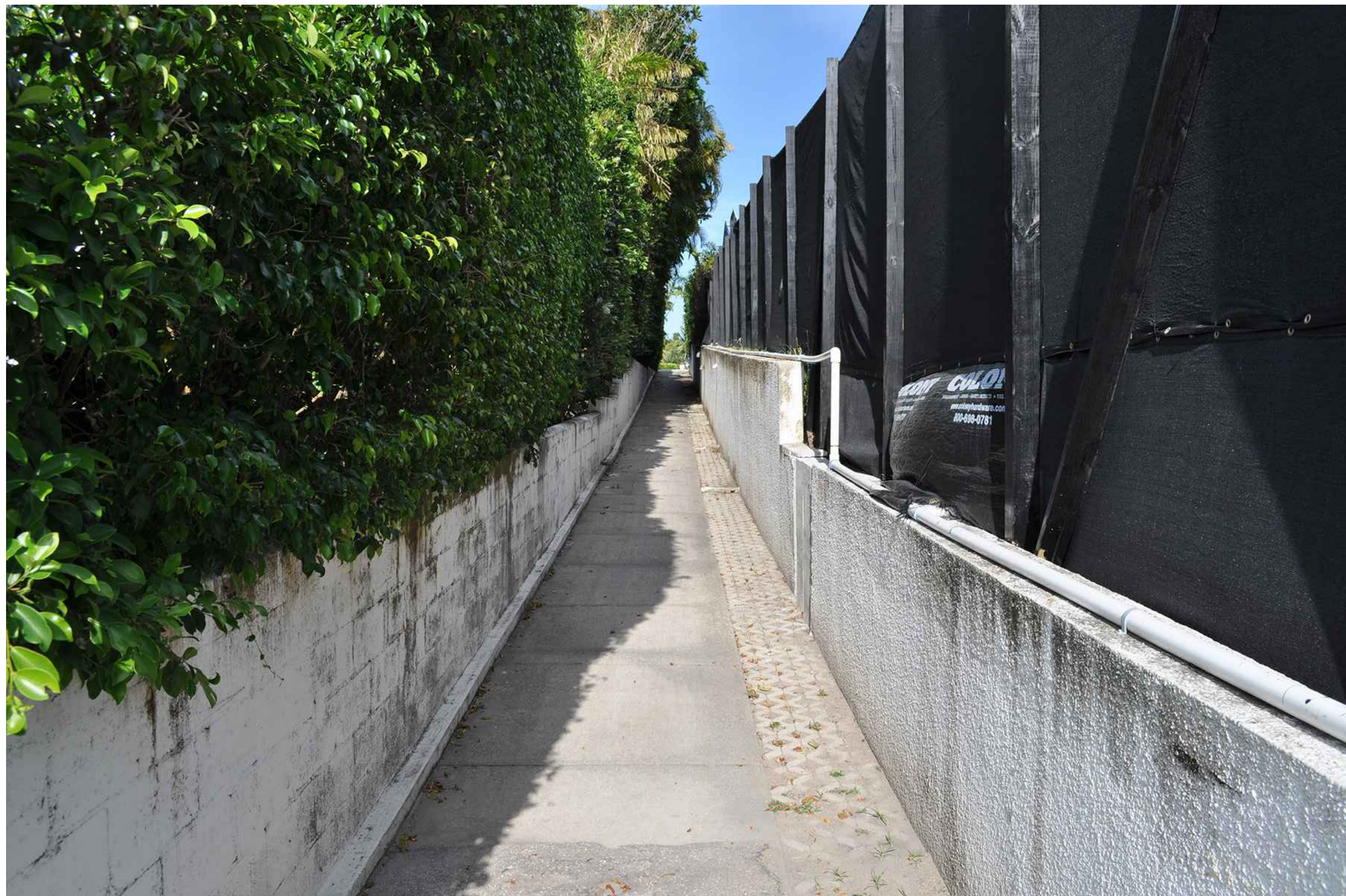




Lake Trail



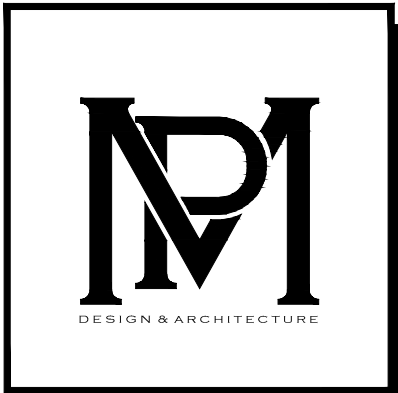
Lake Trail



Concrete Walk at Jamaica Lane



958 N Lake Way



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AP03

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940 N Lake Way



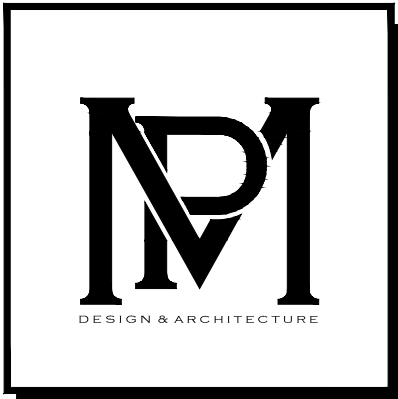
937 N Lake Way



290 Jamaica Lane



299 Tradewind Dr.



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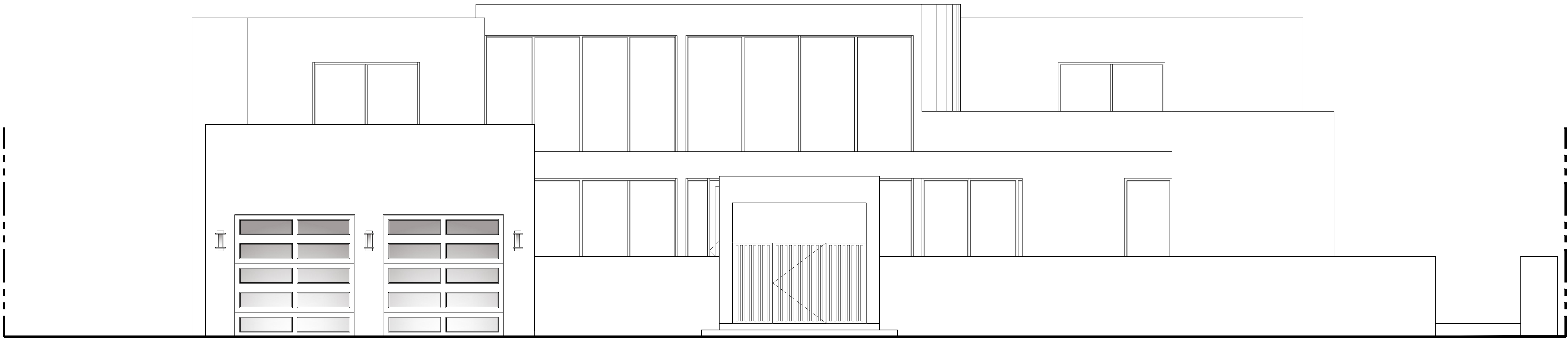
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AP04

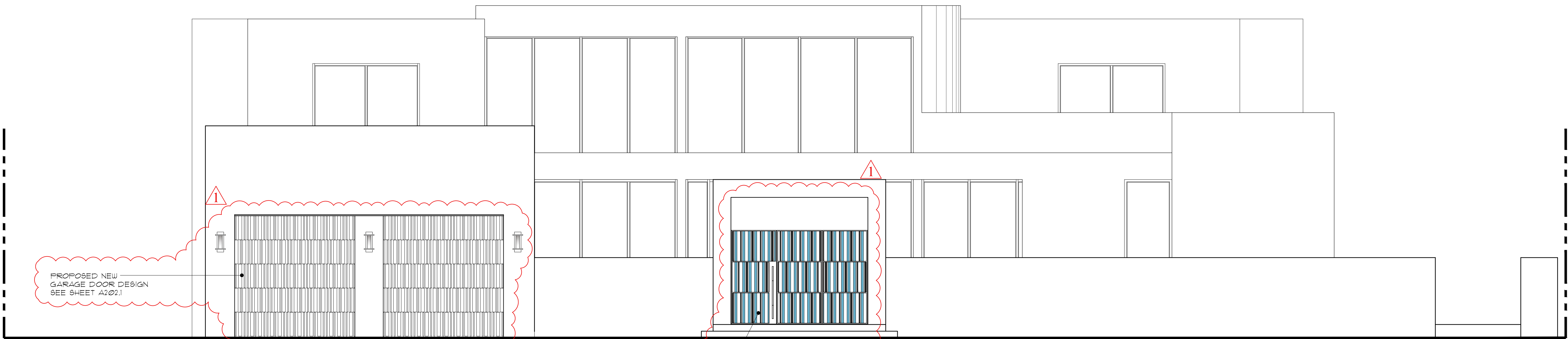
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Previously ARCOM Approved East Elevation @ Driveway

Scale

1/4" = 1'-0"



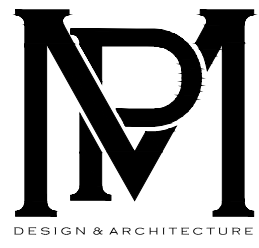
PROPOSED NEW
GARAGE DOOR DESIGN
SEE SHEET A202.1

PROPOSED NEW ENTRY
GATE DESIGN SEE SHEET
A202.3

Proposed Revised East Elevation @ Driveway

Scale

1/4" = 1'-0"



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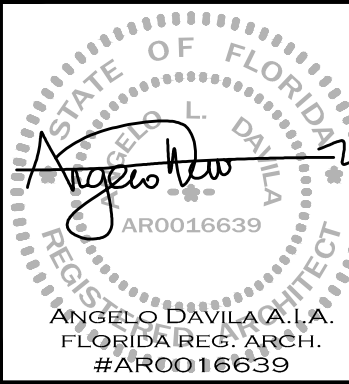
△ Area Or Work

Renovations to

Cline Residence

Palm Beach FL 33480

936 North Lake Way

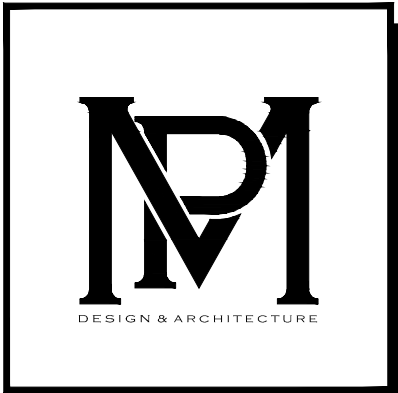


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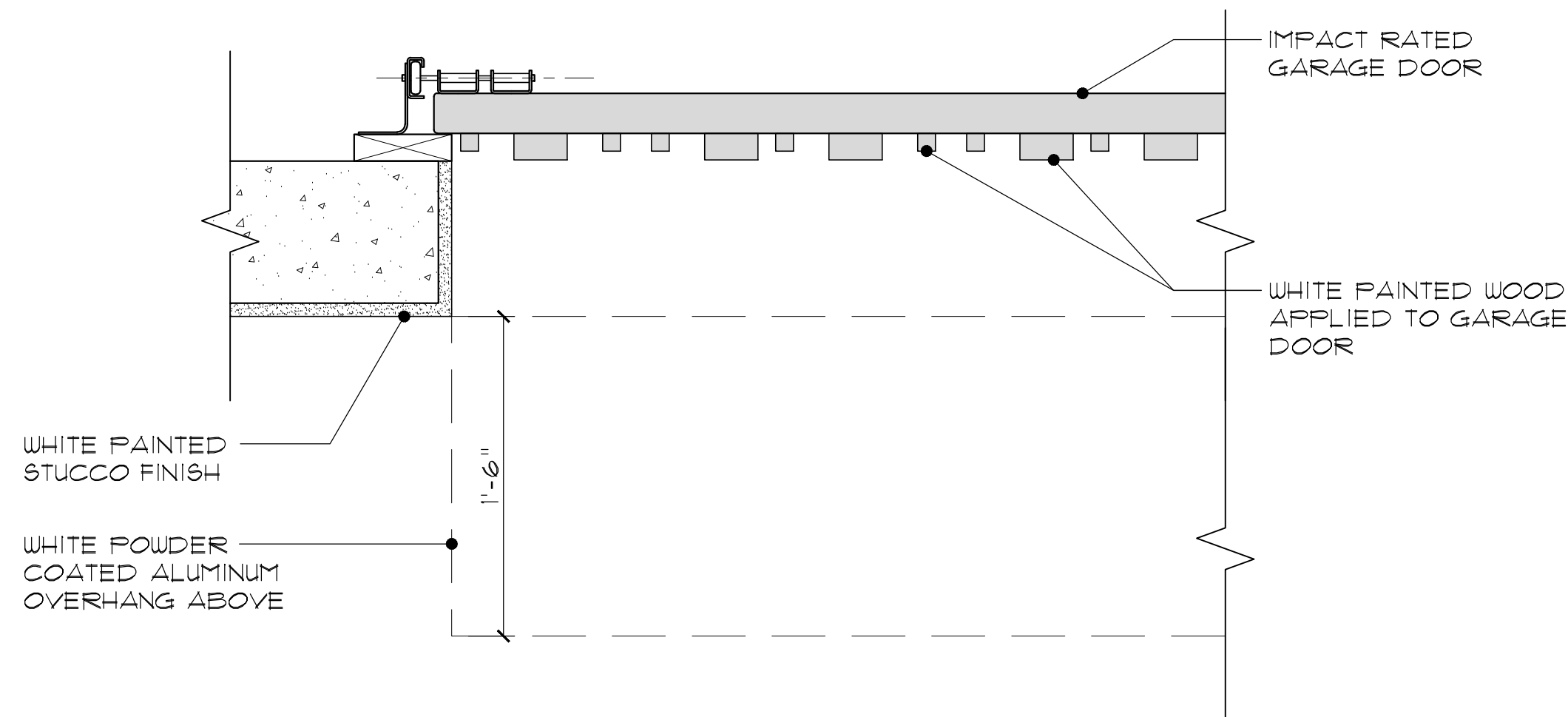
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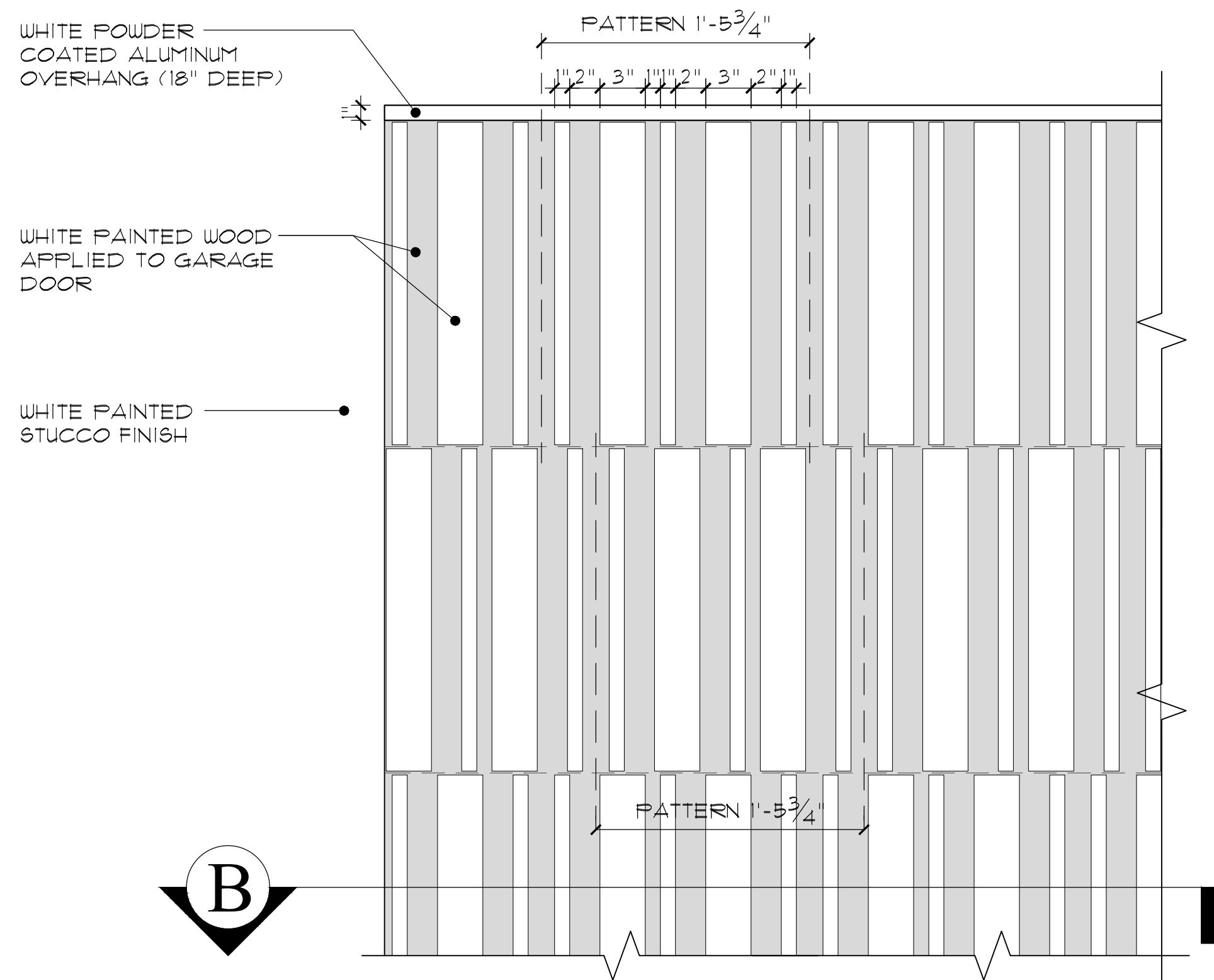


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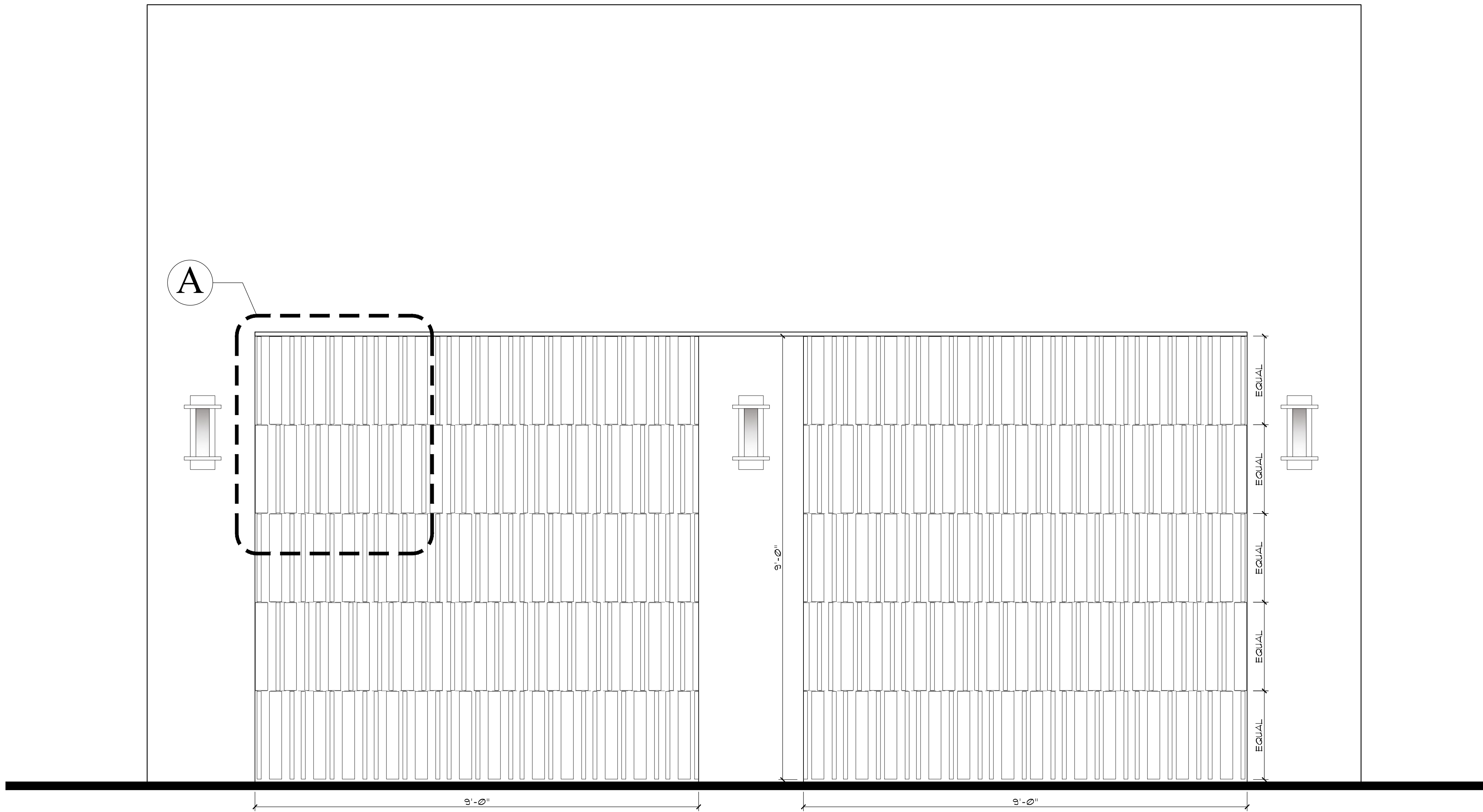
SHEET NO.
A202.2



B Garage Door Section
Scale 1 1/2" = 1'-0"

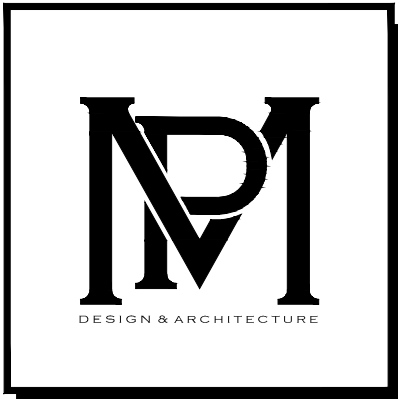


A Garage Door Detail
Scale 1 1/2" = 1'-0"



Enlarged Garage Door Elevation
Scale 3/4" = 1'-0"

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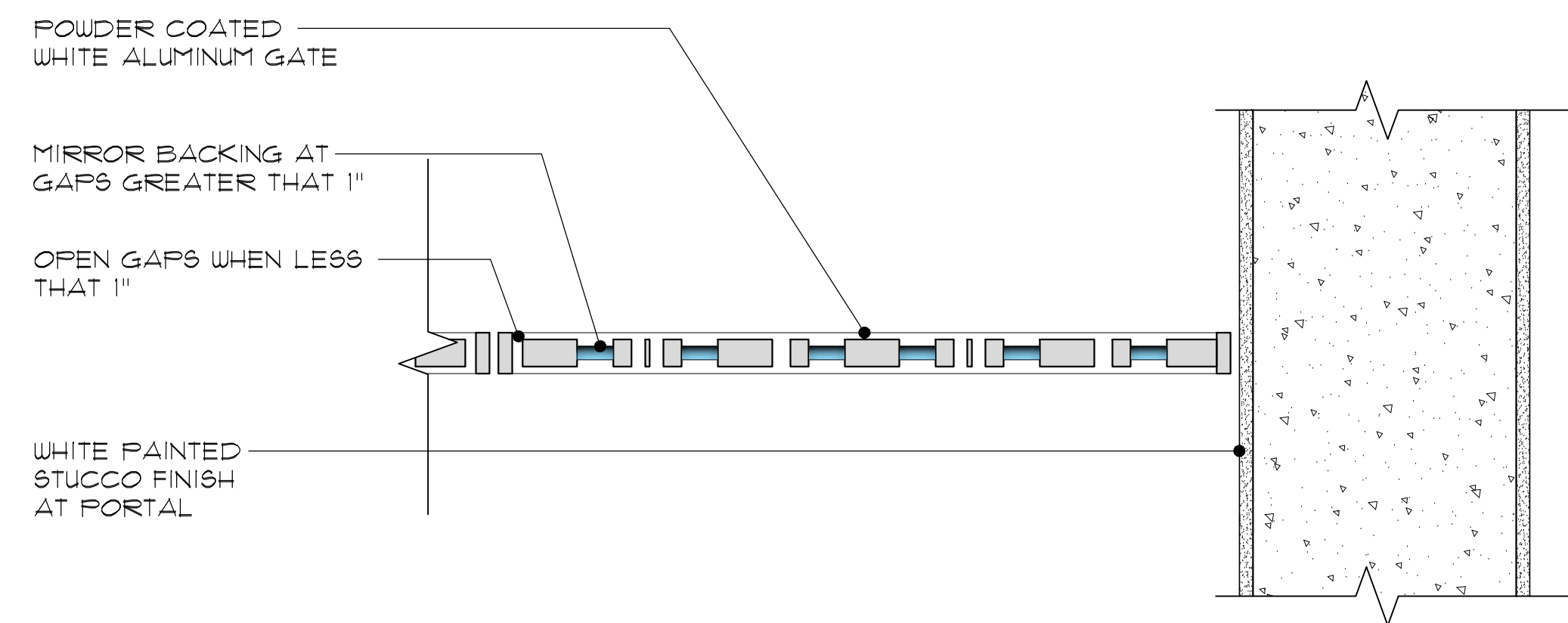
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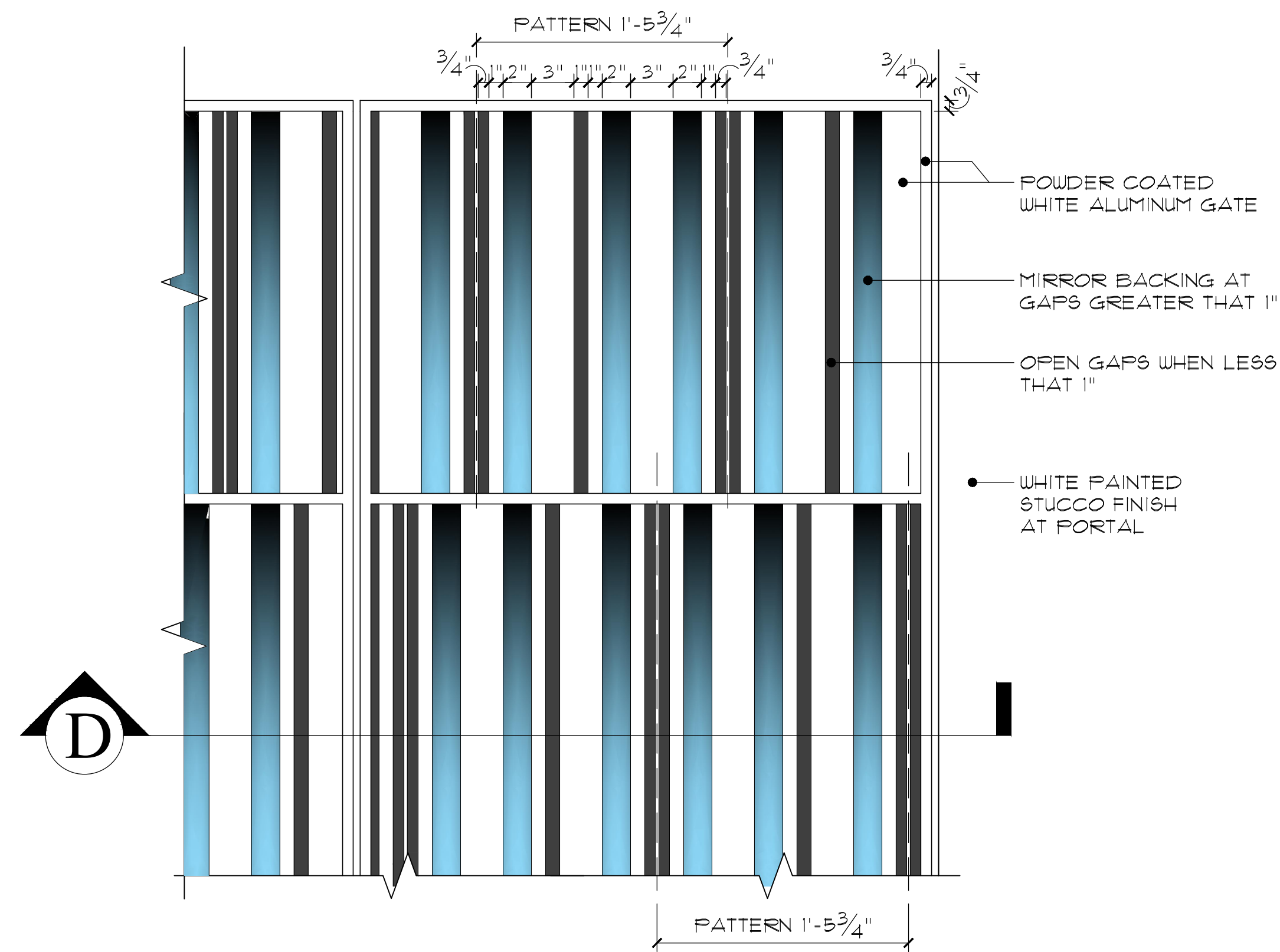
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SHEET NO.
A202.3



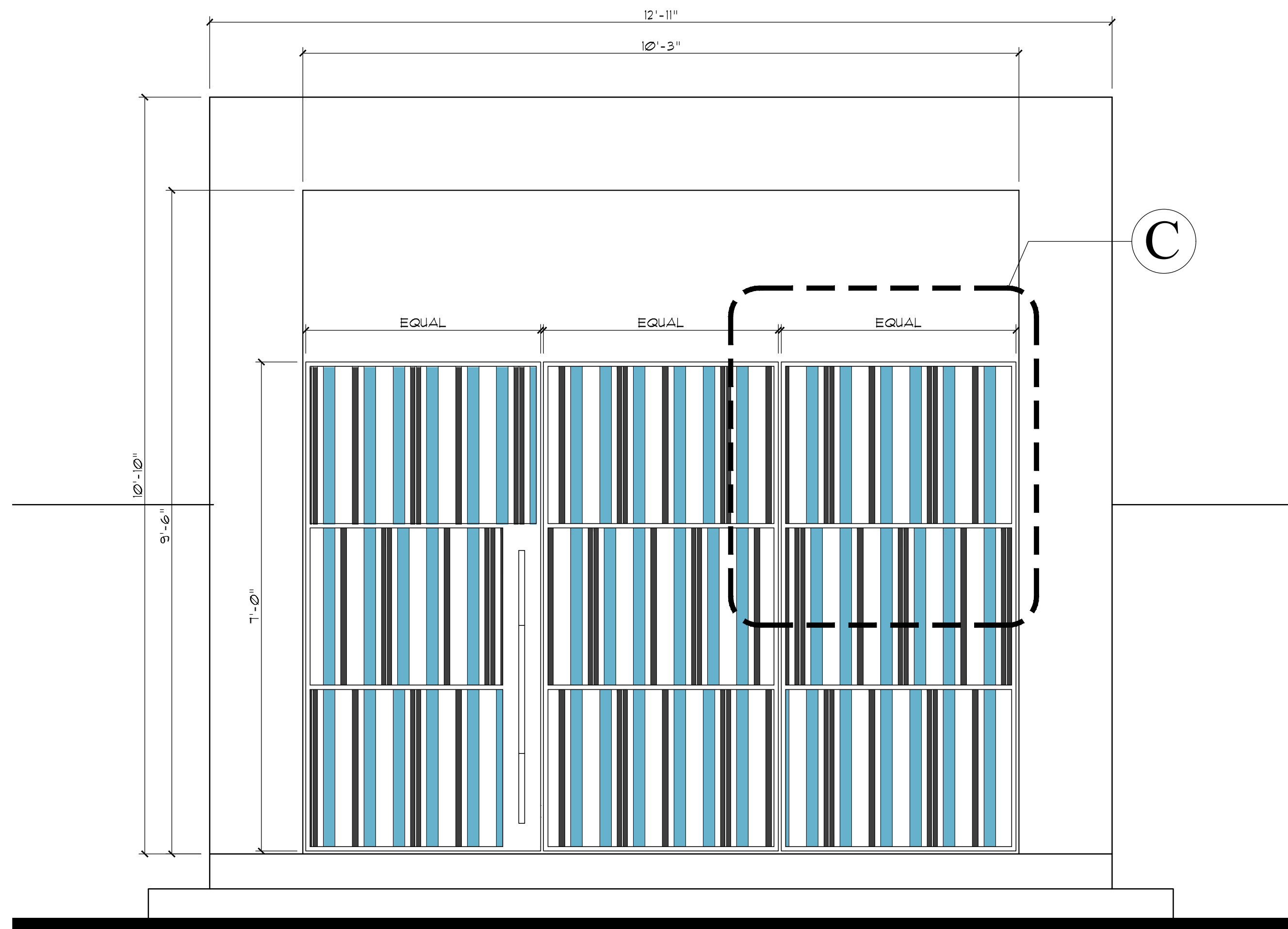
D Gate Detail

Scale 1 1/2" = 1'-0"



C Gate Detail

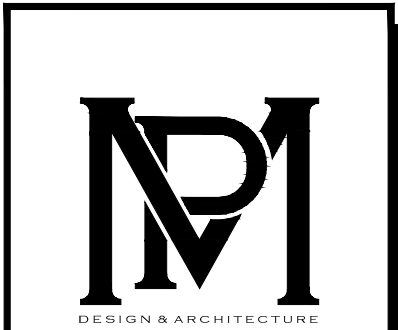
Scale 1 1/2" = 1'-0"



Enlarged Gate Elevation

Scale 3/4" = 1'-0"

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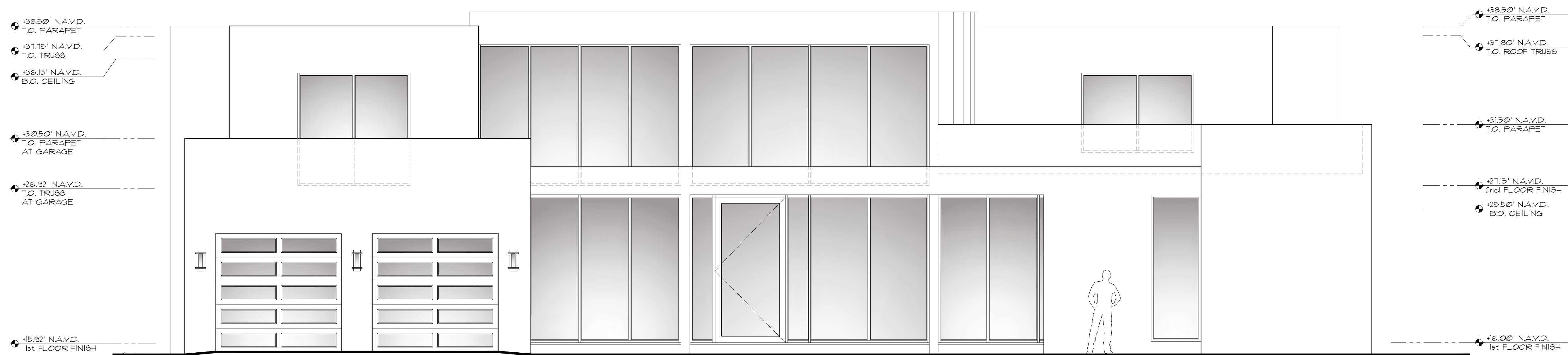
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SHEET NO.
A202

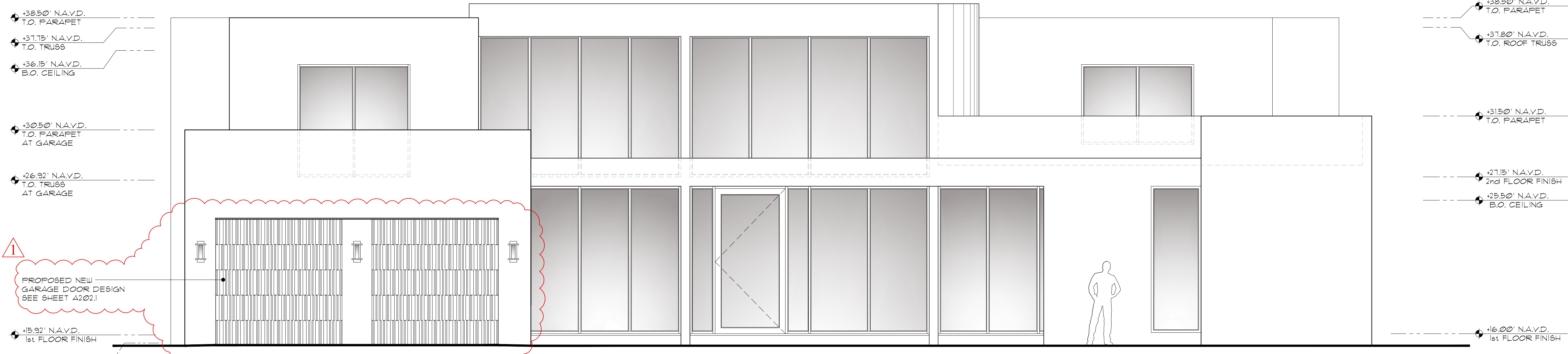
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Previously ARCOM Approved East Elevation - B-052-2021 & ARC-23-027

Scale

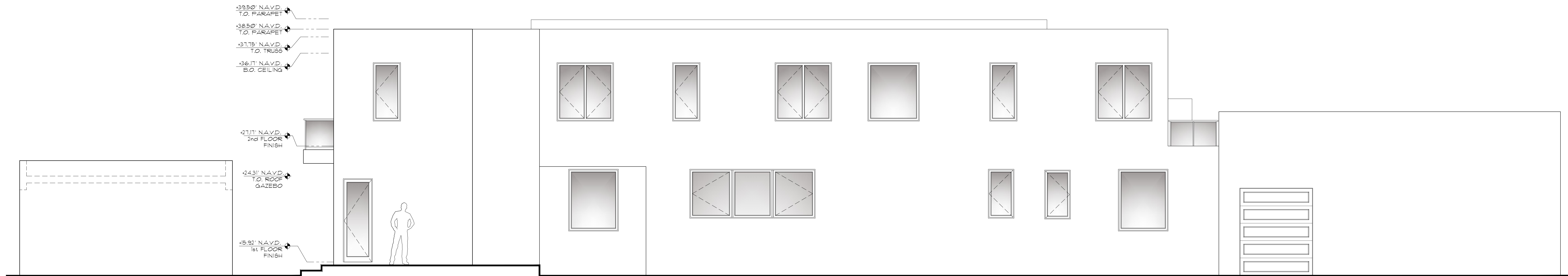
1/4" = 1'-0"



Proposed Revised East Elevation

Scale

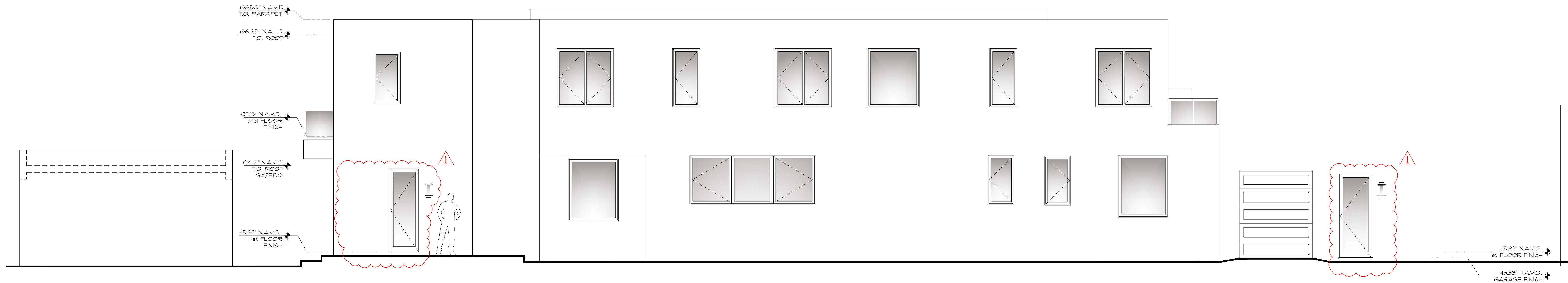
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Previously ARCOM Approved South Elevation - B-052-2021 & ARC-23-027

Scale

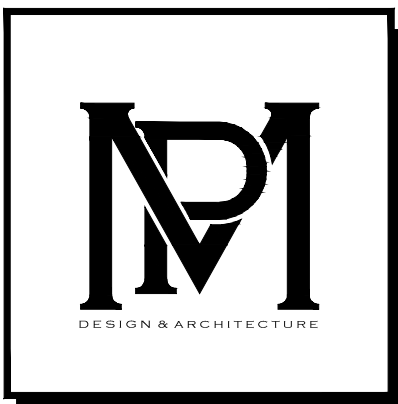
1/4" = 1'-0"



Proposed Revised South Elevation

Scale

1/4" = 1'-0"



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A203

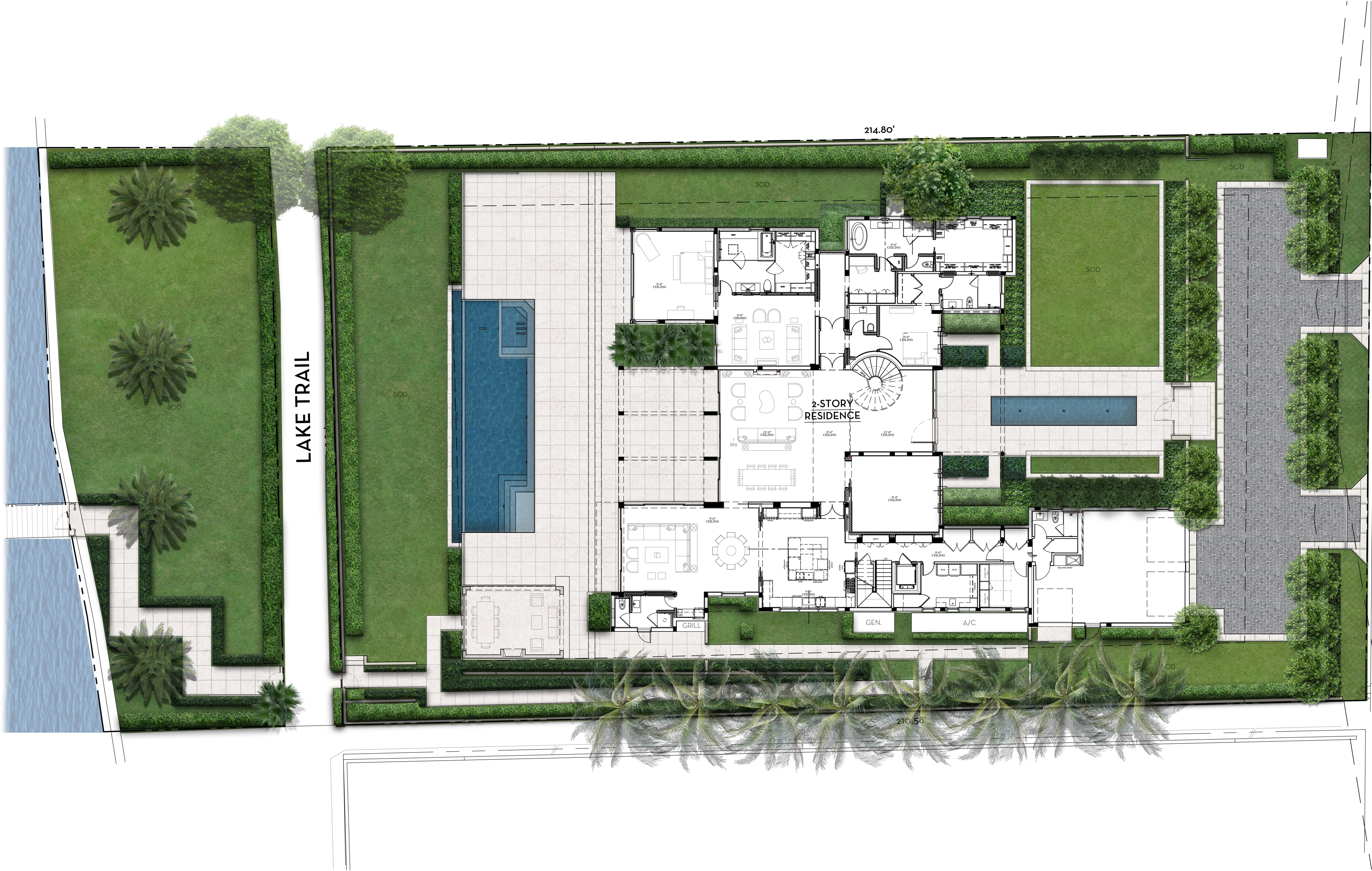
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OVERALL R-B SITE CALCULATIONS:

SITE AREA =	25,060	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	11,277	SQ FT	45%
EXISTING =	12,060	SQ FT	48%
PROPOSED =	11,424	SQ FT	46%

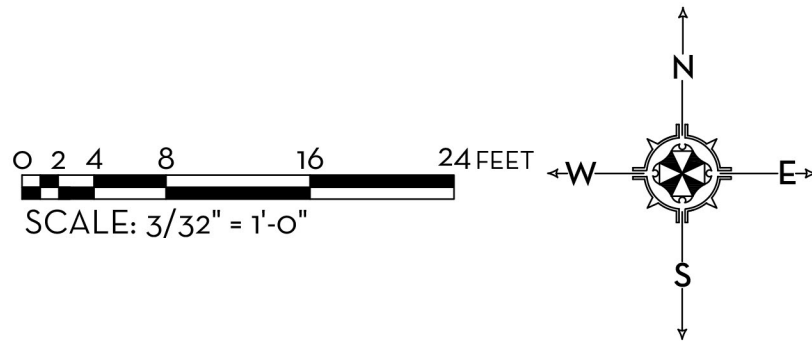
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,928	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,171	SQ FT	40%
EXISTING =	1,876	SQ FT	64%
PROPOSED =	1,388	SQ FT	47%



SECOND SUBMITTAL

N. LAKE WAY



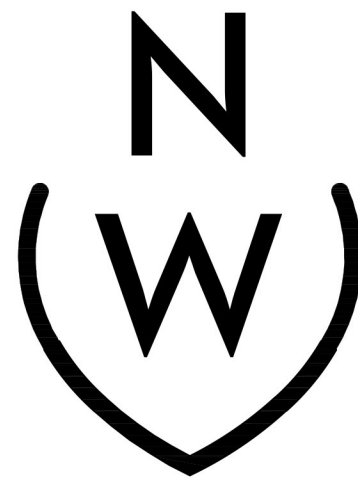
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

16 DEC 2024
26 NOV 2024



NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SITE

#B-052-2021
#Z-21-00360

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

CURRENTLY PROPOSED



PREVIOUSLY ARCOM APPROVED - FRONT (EAST) ELEVATION - EXTERIOR VIEW
SCALE: 1/4"=1'-0"



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

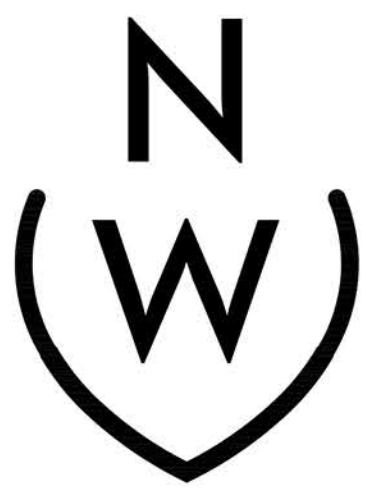
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6666856

FRONT (EAST) ELEVATION - EXTERIOR VIEW
PRIVATE RESIDENCE
936 N LAKE WAY, PALM BEACH, FL.

SEE AS NOTED

18 SEP 2024
19 AUG 2024
03 JULY 2024
18 APRIL 2024
20 JAN 2024
08 JAN 2023
08 JUN 2023
07 JAN 2023
20 DEC 2022
08 JULY 2022
24 MAY 2022
28 APRIL 2021
21 JANUARY 2021



NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL1

#B-052-2021
#Z-21-00360

CURRENTLY PROPOSED



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



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

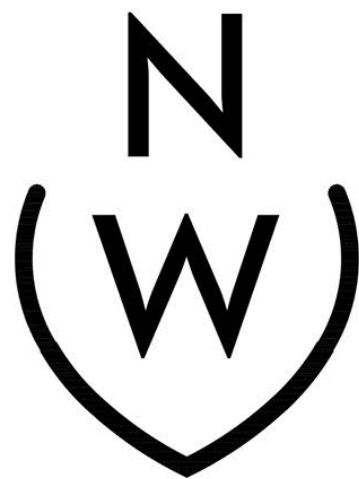
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

FRONT (EAST) ELEVATION - INTERIOR VIEW
PRIVATE RESIDENCE
936 N LAKE WAY, PALM BEACH, FL.

SEE AS NOTED

16 SEP 2024
12 AUG 2024
03 JULY 2024
12 APRIL 2024
12 JAN 2024
08 JAN 2023
08 JAN 2023
02 JAN 2023
20 DEC 2022
08 JULY 2022
24 MAY 2022
29 APRIL 2021
21 JANUARY 2021



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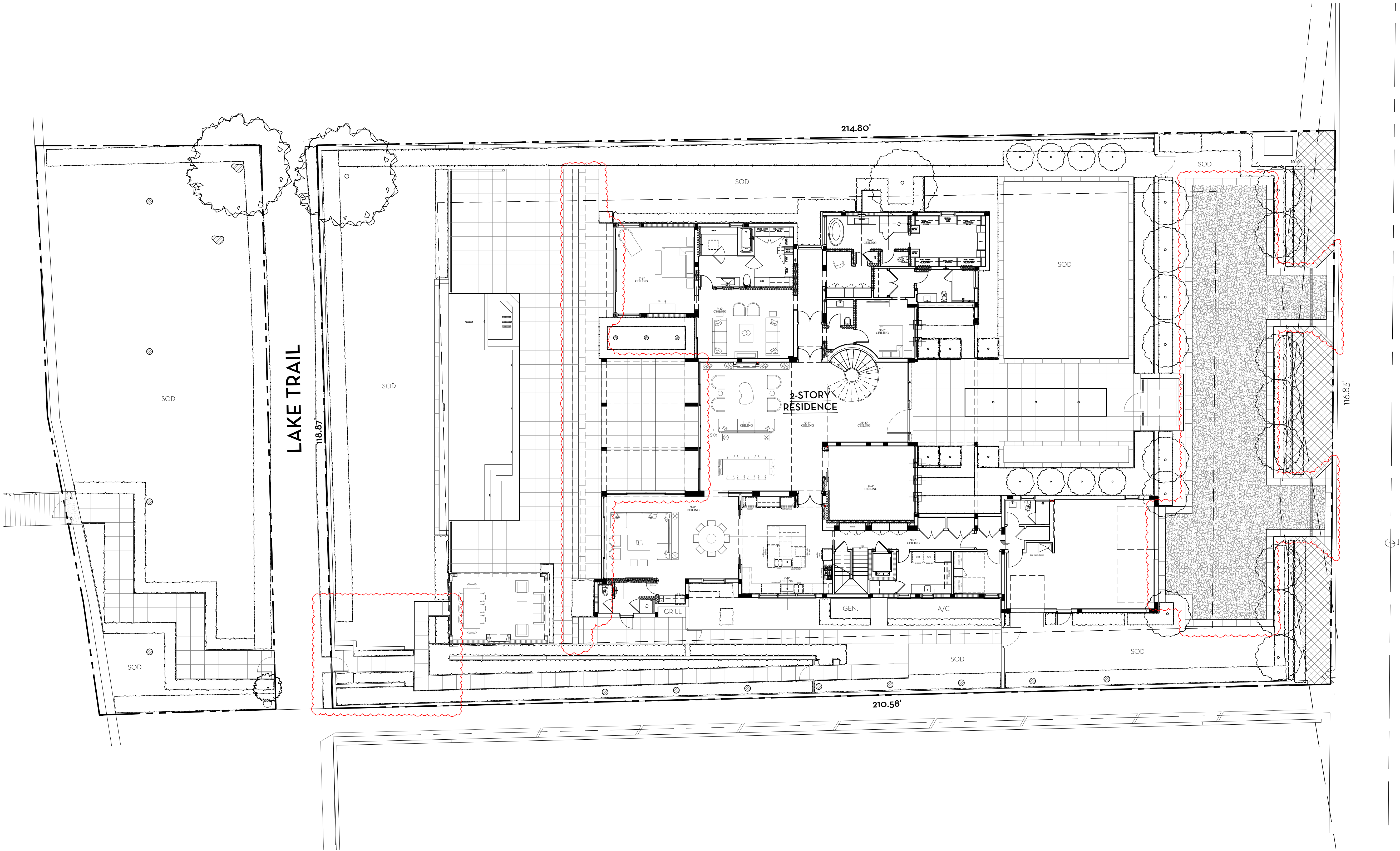
EL1.1
#B-052-2021
#Z-21-00360

OVERALL R-B SITE CALCULATIONS:

SITE AREA +	25,060	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	11,277	SQ FT	45%
EXISTING +	12,060	SQ FT	48%
PROPOSED +	11,424	SQ FT	46%

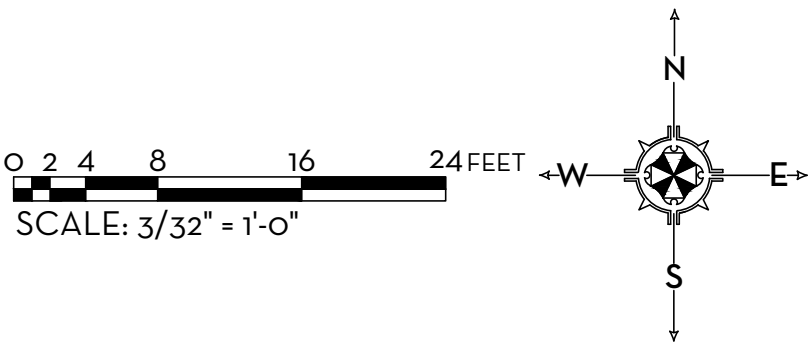
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA +	2,928	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	1,171	SQ FT	40%
EXISTING +	1,876	SQ FT	64%
PROPOSED +	1,388	SQ FT	47%



SECOND SUBMITTAL

N. LAKE WAY

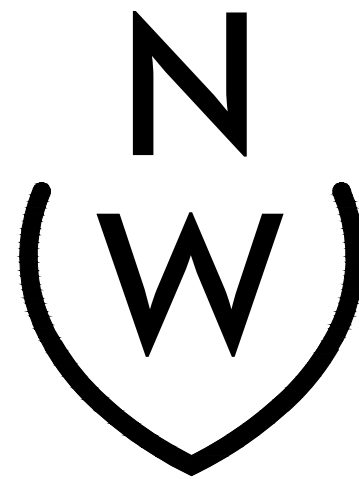


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.



NIEVERA WILLIAMS
DESIGN

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SITE

#B-052-2021
#Z-21-00360

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

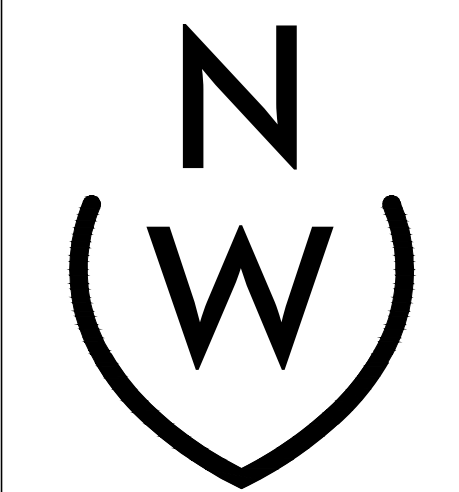
SECOND SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
PRIVATE RESIDENCE
936 N LAKE WAY, PALM BEACH, FL.

16 SEP 2024
16 JULY 2024
03 JULY 2024
17 MAY 2024
23 JAN 2024
04 DEC 2023
17 MAR 2023
02 JAN 2023
08 SEP 2022
08 JULY 2022
04 APR 2022
13 MAY 2021
16 DEC 2021
16 FEB 2021
26 NOV 2020



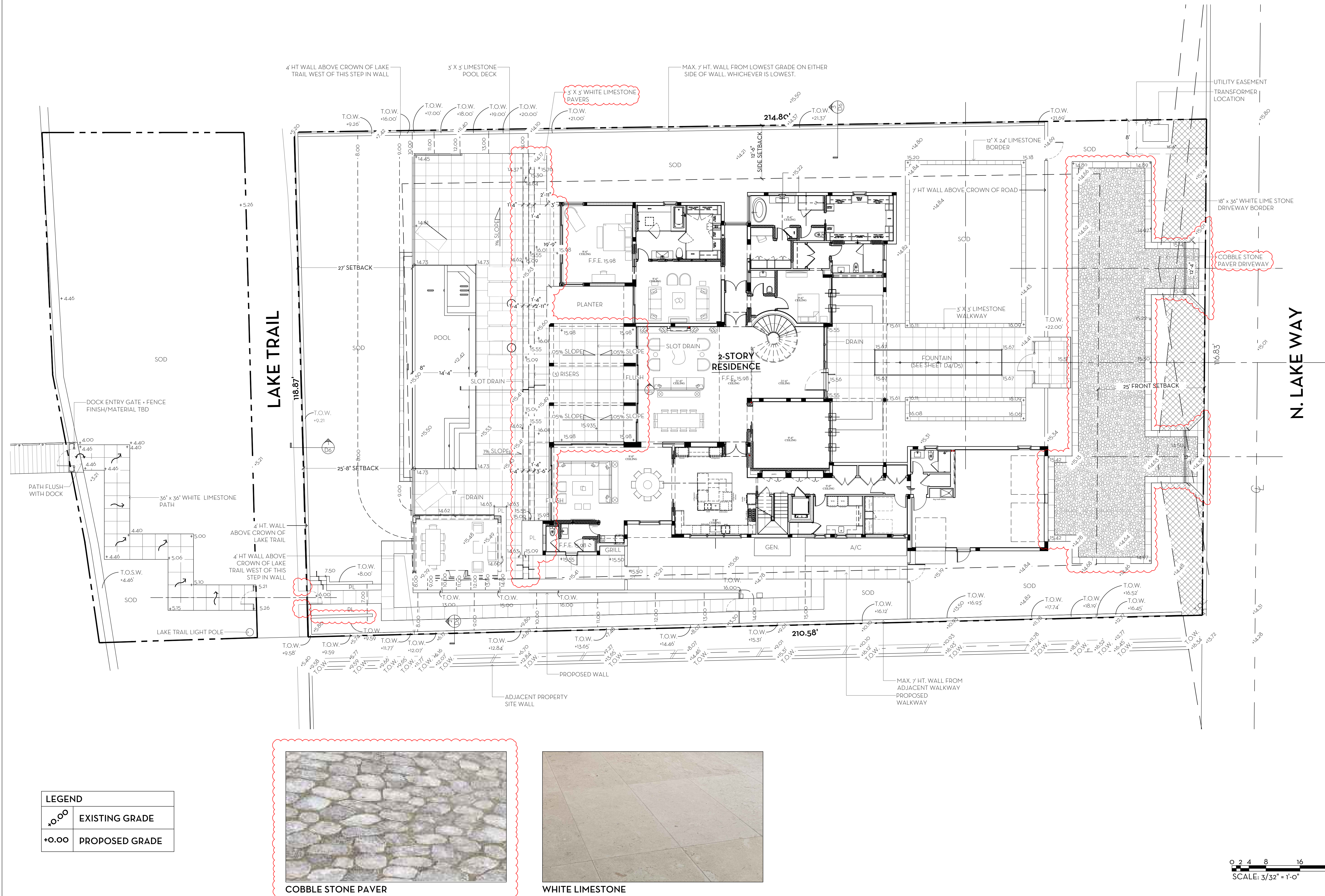
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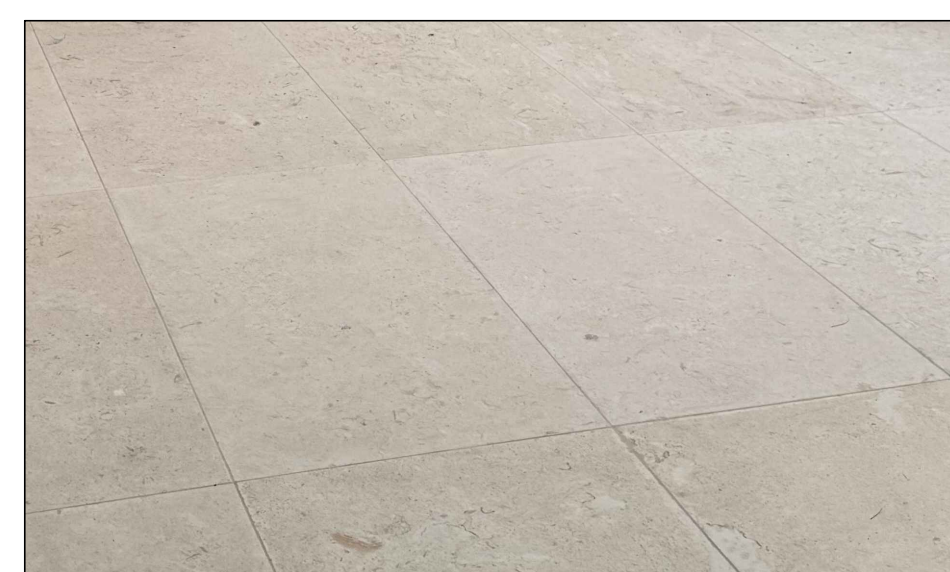
SCALE: 3/32" = 1'-0"



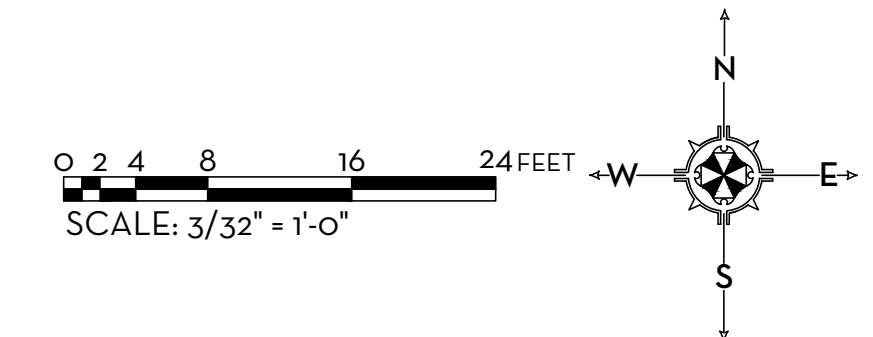
LEGEND	
	EXISTING GRADE
	PROPOSED GRADE



COBBLE STONE PAVER



WHITE LIMESTONE



SECOND SUBMITTAL

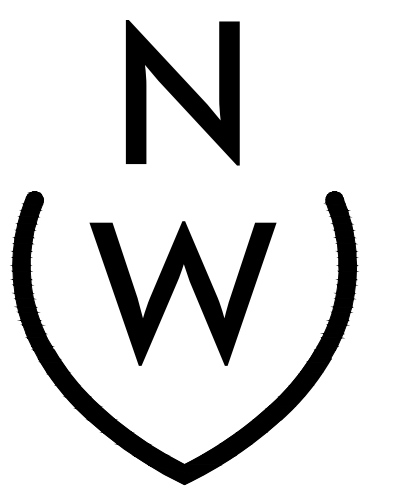
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN

PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

11 FEB 2021	16 DEC 2024
21 JAN 2021	26 NOV 2024



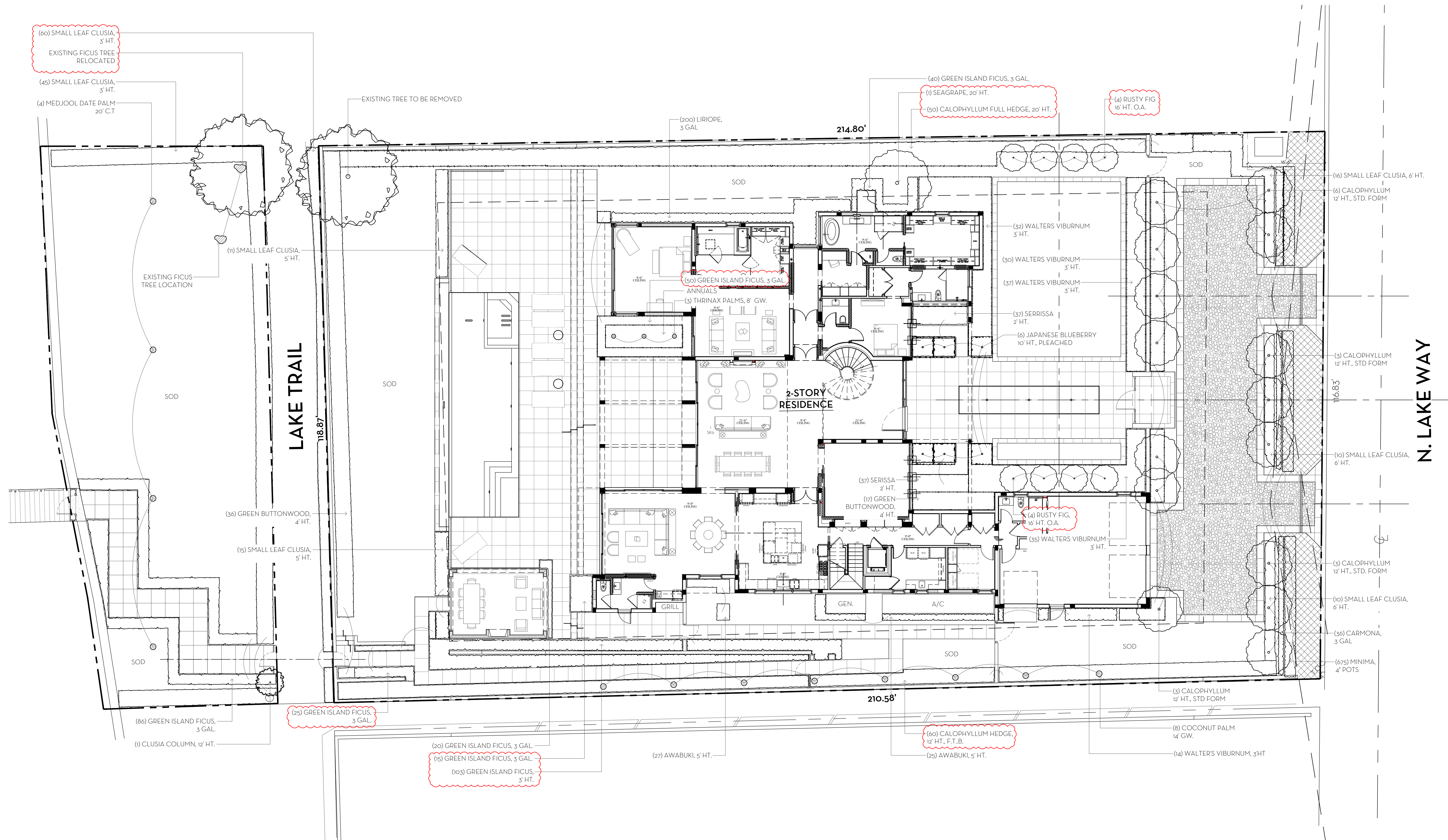
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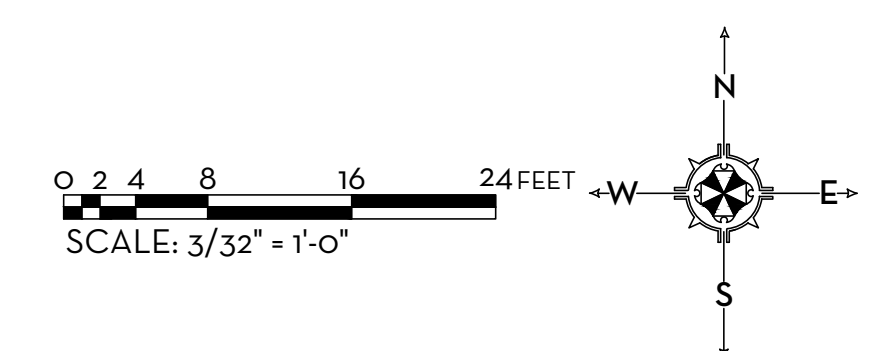
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LP1

#B-052-2021
#Z-21-00360



THE PLANTING PLAN WAS APPROVED AT ARCOM IN 2021 UNDER THE NATIVE SQ. FT. AREA REQUIREMENTS. THIS WAS PRIOR TO THE CURRENT NATIVE CALCULATIONS CODE SEC. 66-285 CALCULATIONS



SECOND SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

Private Residence

936 North Lake Way, Palm Beach, FL

December 13, 2024



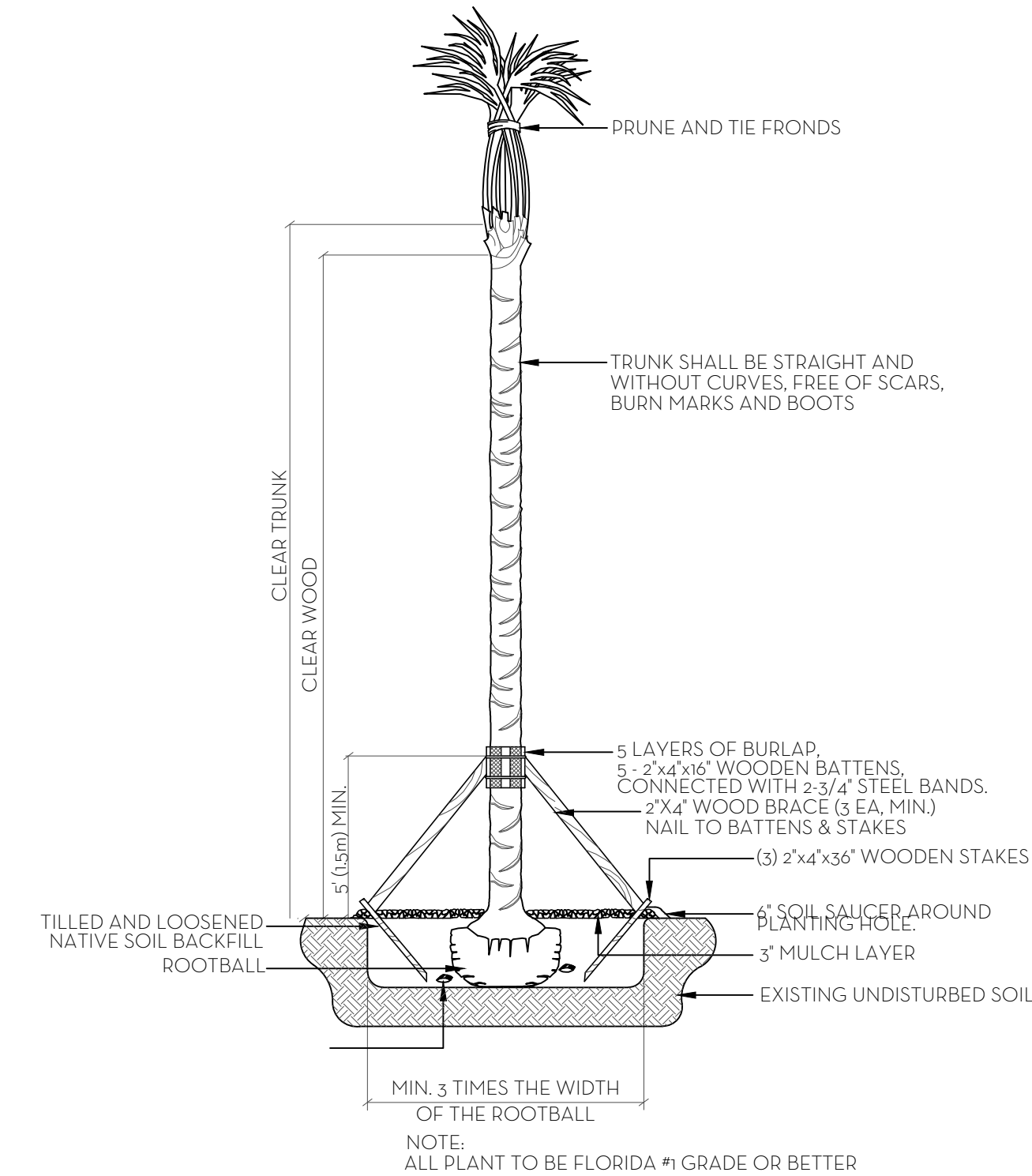
Common Name	Botanical Name	Quantity	Install Specification	Native Status	Covered Area (sf)
TREES					
Calophyllum Tree	Calophyllum brasiliense	15	12' HT., STD Form		
Japanese Blueberry	Elaeocarpus decipiens	6	10' HT., Pleached		
Seagrape	Coccoloba uvifera	1	20' HT.	*	800
Southern Magnolia	Magnolia grandiflora 'Little Gem'	8	30' HT. x 12' Wide	*	2400
PALMS					
Coconut Palms	Cocos nucifera	8	14' HT. GW.		
Thrinax	Thrinax radiata	3	8' HT. GW		
Medjool Date Palm	Phoenix dactylifera	4	25' HT. GW.		
HEDGE/SHRUB					
Awabuki	Viburnum odoratissimum awabuki	52	5' HT.	*	658
Calophyllum	Calophyllum brasiliense	50	20' HT.		
Calophyllum	Calophyllum brasiliense	60	12' HT., F.T.B.		
Carmona	Carmona microphylla	36	3 GAL.		
Clusia	Clusia guttifera	1	12' HT. Column		
Small Leaf Clusia	Clusia guttifera	22	5' HT.		
Small Leaf Clusia	Clusia guttifera	36	6' HT.		
Small Leaf Clusia	Clusia guttifera	105	3' HT.		
Green Island Ficus	Ficus microcarpa	150	3 GAL.		
Green Island Ficus	Ficus microcarpa	68	5' HT.		
Green Buttonwood	Conocarpus erectus	51	4' HT.	*	512
Serissa	Serissa japonica	74	2' HT.		
Walters Viburnum	Viburnum obovatum	148	3' HT.	*	968
GROUND COVERS/ VINES					
Minima	Trachelospermum asiaticum	675	4" Pots		
Annuals	Annuals spp	80 sqft	Trays		
Liriope	Liriope spp	200	3 GAL.		

Native Landscape Calculation	
Proposed Landscape	11,462 SQ FT
Required Native	2865.5
Provided Native Landscape	5,338 SQ FT

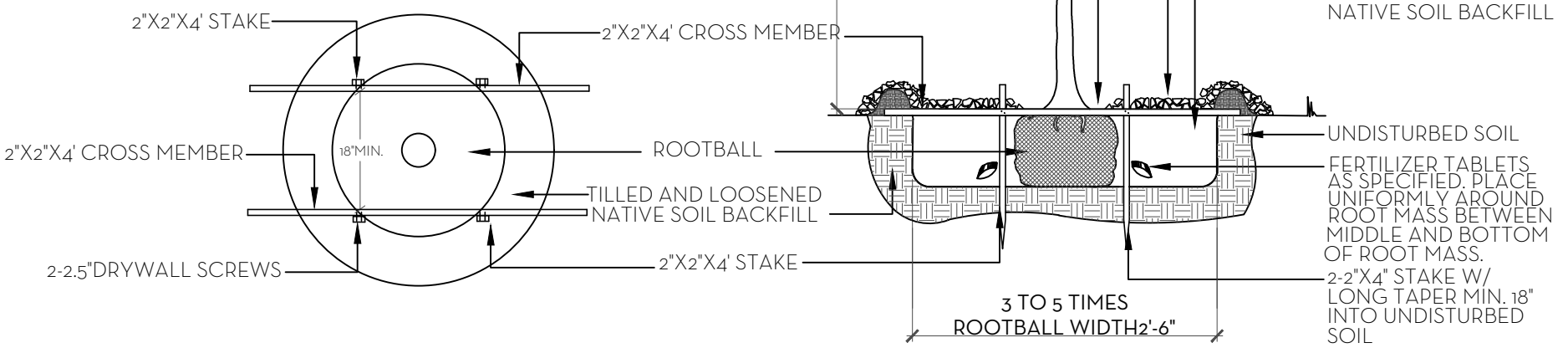
THE PLANTING PLAN WAS APPROVED AT ARCOM IN 2021 UNDER THE NATIVE SQ. FT. AREA REQUIREMENTS. THIS WAS PRIOR TO THE CURRENT NATIVE CALCULATIONS CODE SEC. 66-285 CALCULATIONS

Town of Palm Beach			
Native Landscape Legend			
Line #	Property Address:	936 North Lake Way	
1		Required	Proposed
4			
5	Lot Size (sq ft)	25,060 SF	25,060 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	11,277 SF (45%)	11,242 SF (46%)
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	1,171 SF (40%)	1,388 SF (47%)
9	Native* Trees %	946 SF (40%)	N/A
11	Native* Shrubs %	120 (30%)	N/A
12	Native* Vines / Ground Cover %	54 (30%)	N/A
To determine appropriate native* vegetation, the Institute for Regional Conservation. ("IRC"), Natives for Your Neighborhood guide shall be used.			
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect			

- NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
 2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
 3. REMOVE ALL STRIPS &/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" BELOW FINISH SURROUNDING FINISH GRADE.

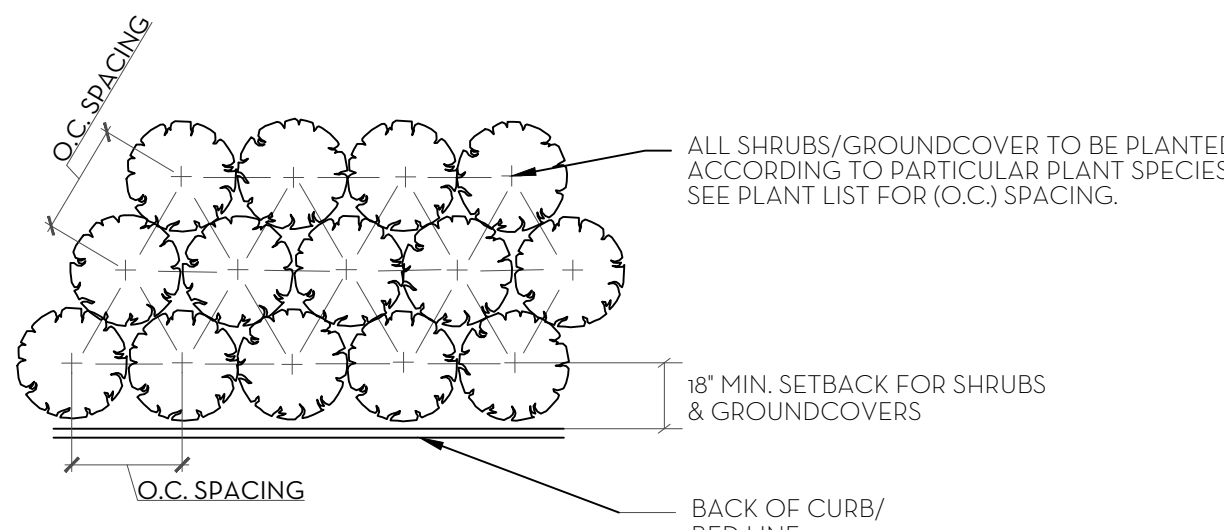
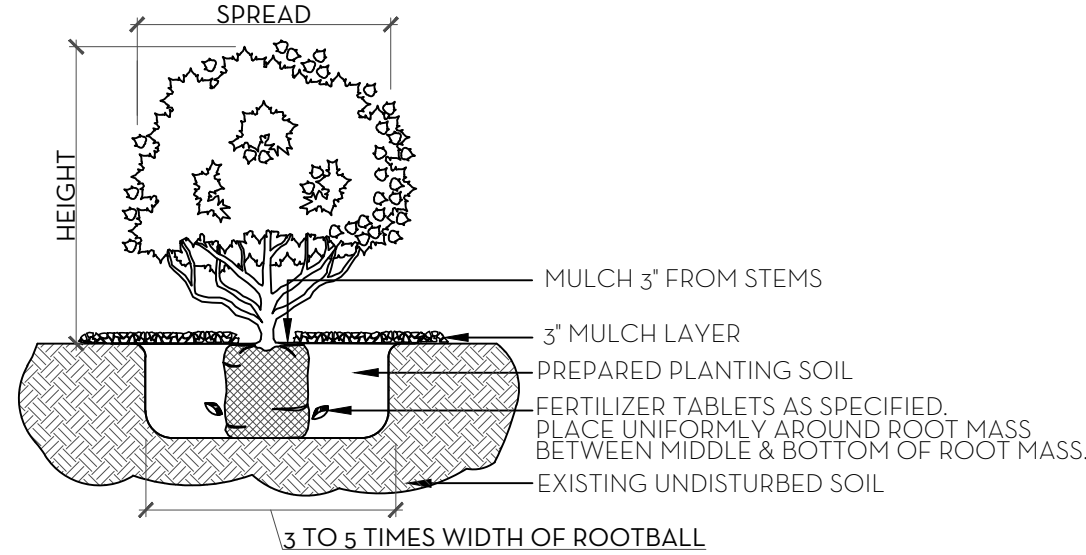


- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
 2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



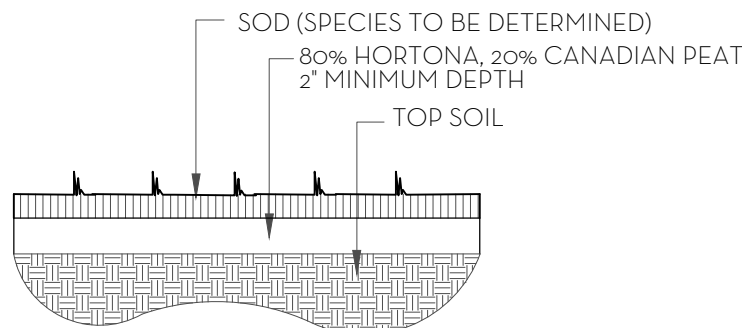
PALM PLANTING DETAIL
NTS

TREE PLANTING DETAIL
NTS



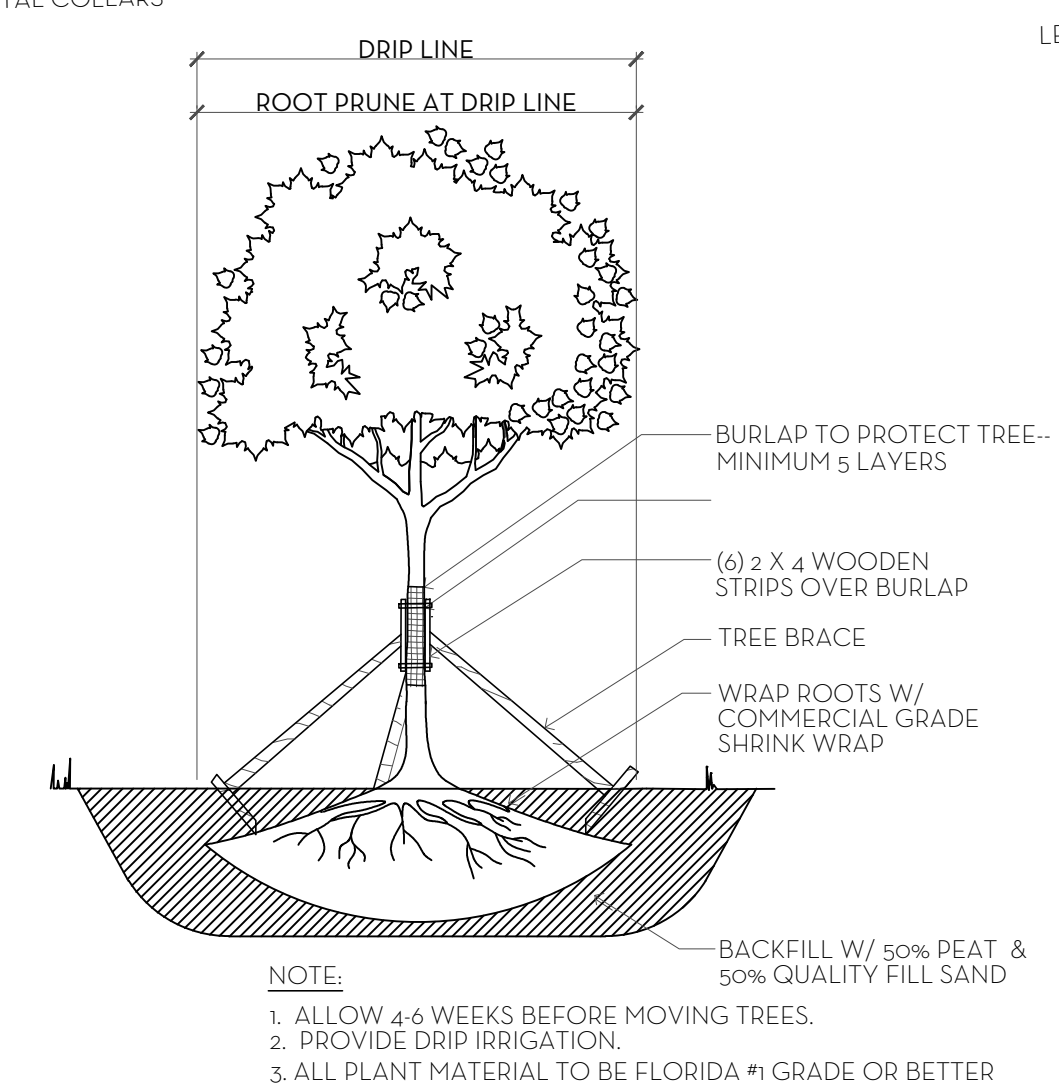
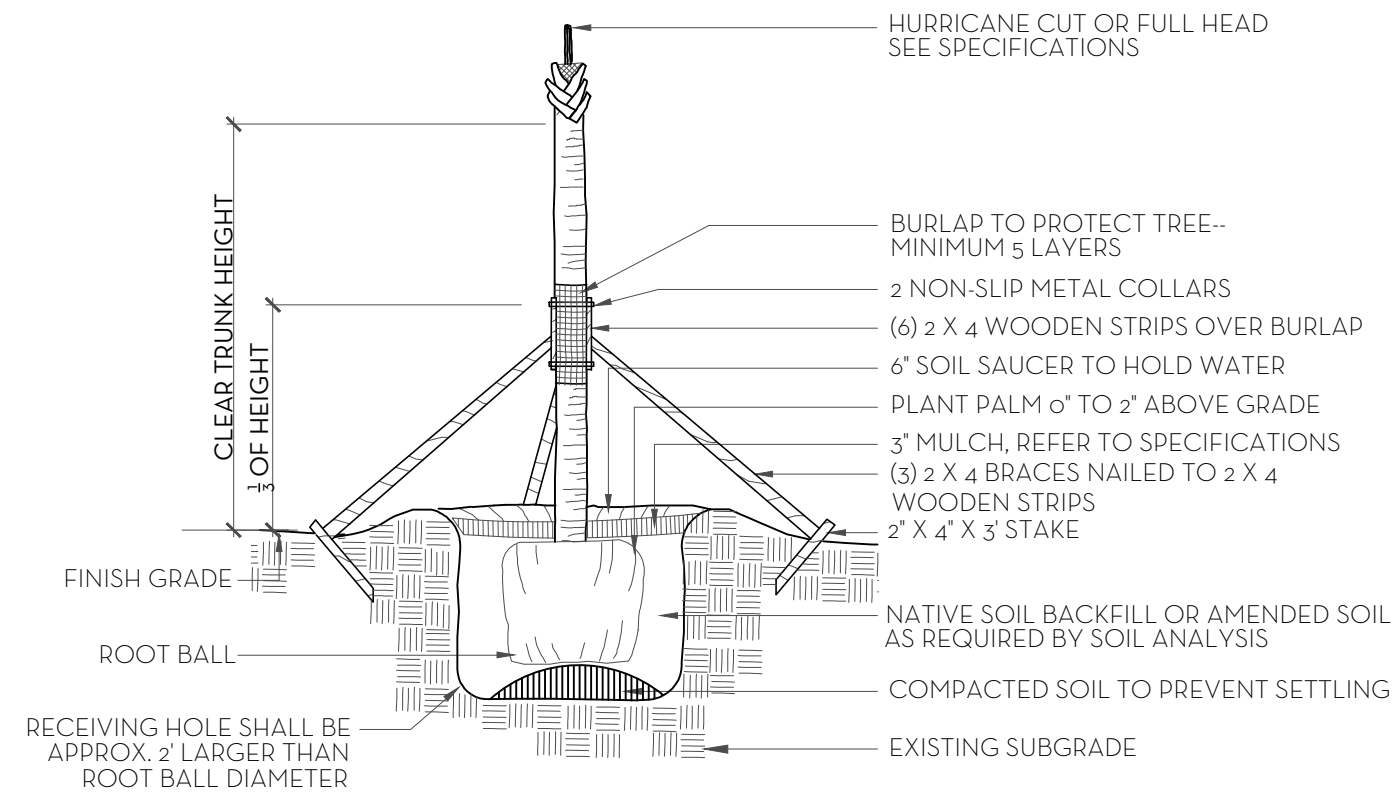
SHRUB & GROUNDCOVER PLANTING DETAIL
NTS

PLANT SPACING DETAIL
NTS

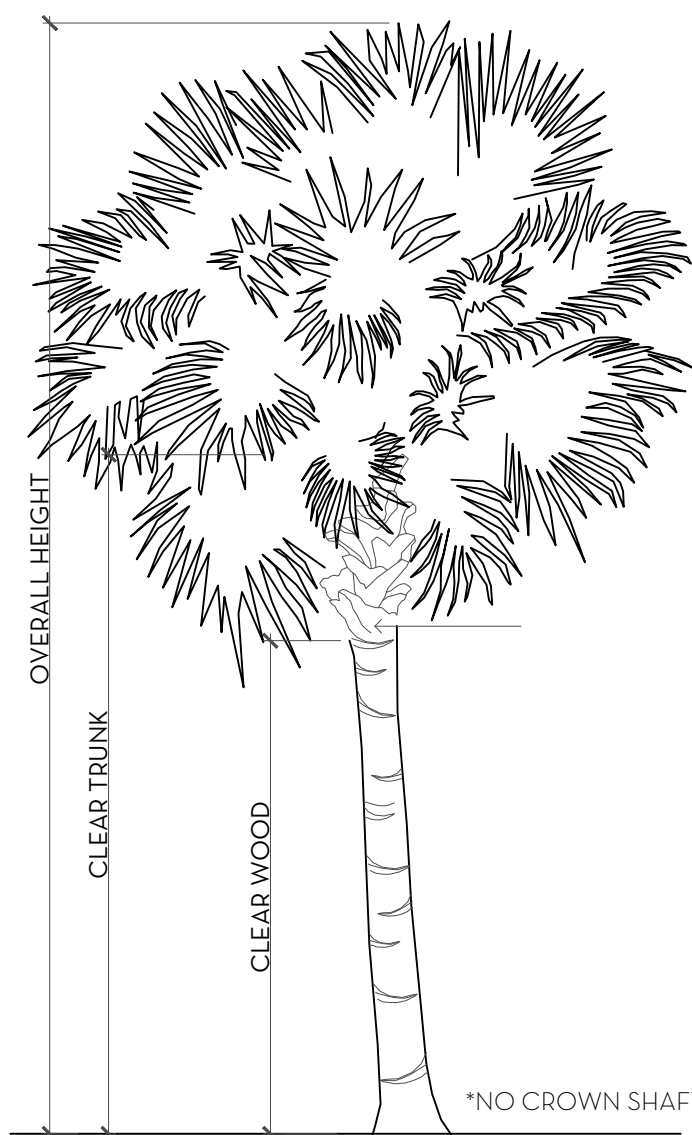


SOD PLANTING DETAIL
NTS

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



TREE ROOT PRUNING DETAIL
NTS



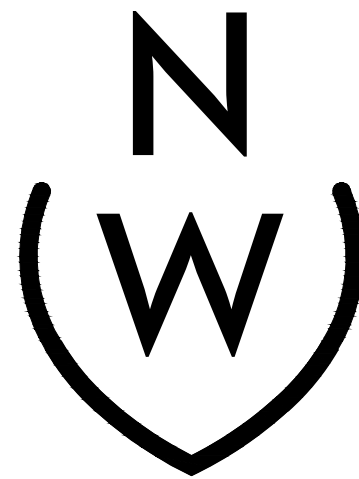
PALM SPECIFICATION DETAIL
NTS

- 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 UNIFORMLY 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" OF CALIPER
- PALMS: 7 - 21 GRAM TABLETS
- GROUNDCOVER AREAS
- ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.



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LP2

#B-052-2021
#Z-21-00360

SECOND SUBMITTAL

MARIO F. NIEVERA

State of Florida
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6666856

GATE DETAIL

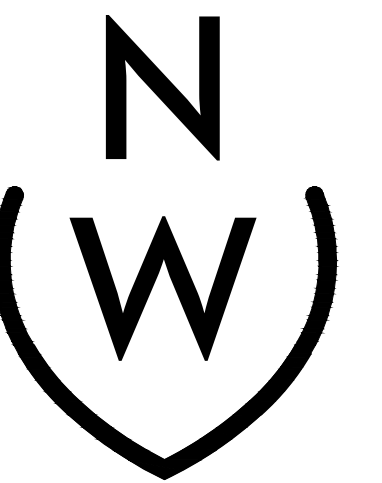
PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

936 N LAKE WAY, PALM BEACH, FL.

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11 FEB 2021	16 DEC 2024
21 JAN 2021	26 NOV 2024



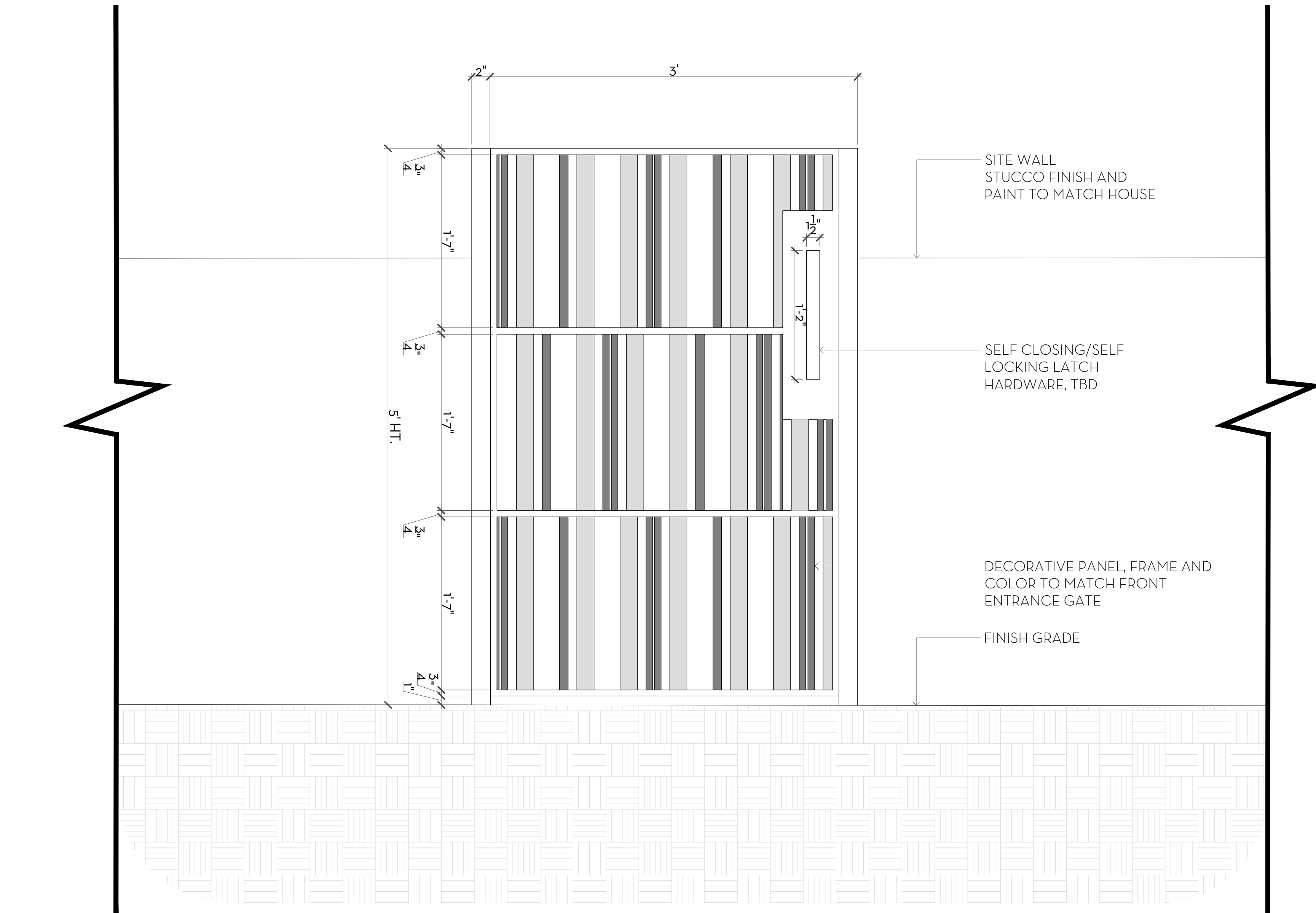
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D1

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1 NORTH TRAIL DETAIL - SIMILAR
D1 SCALE: 1 1/2"=1'-0"