

EXISTING 2 STORY RESIDENCE AT
1020 N LAKE WAY
PALM BEACH, FL 33480
ARC-22-209
ZON-22-146
8/29/2022 FINAL SUBMITTAL
10/26/2022 ARCOM MEETING
11/09/2022 TOWN COUNCIL MEETING

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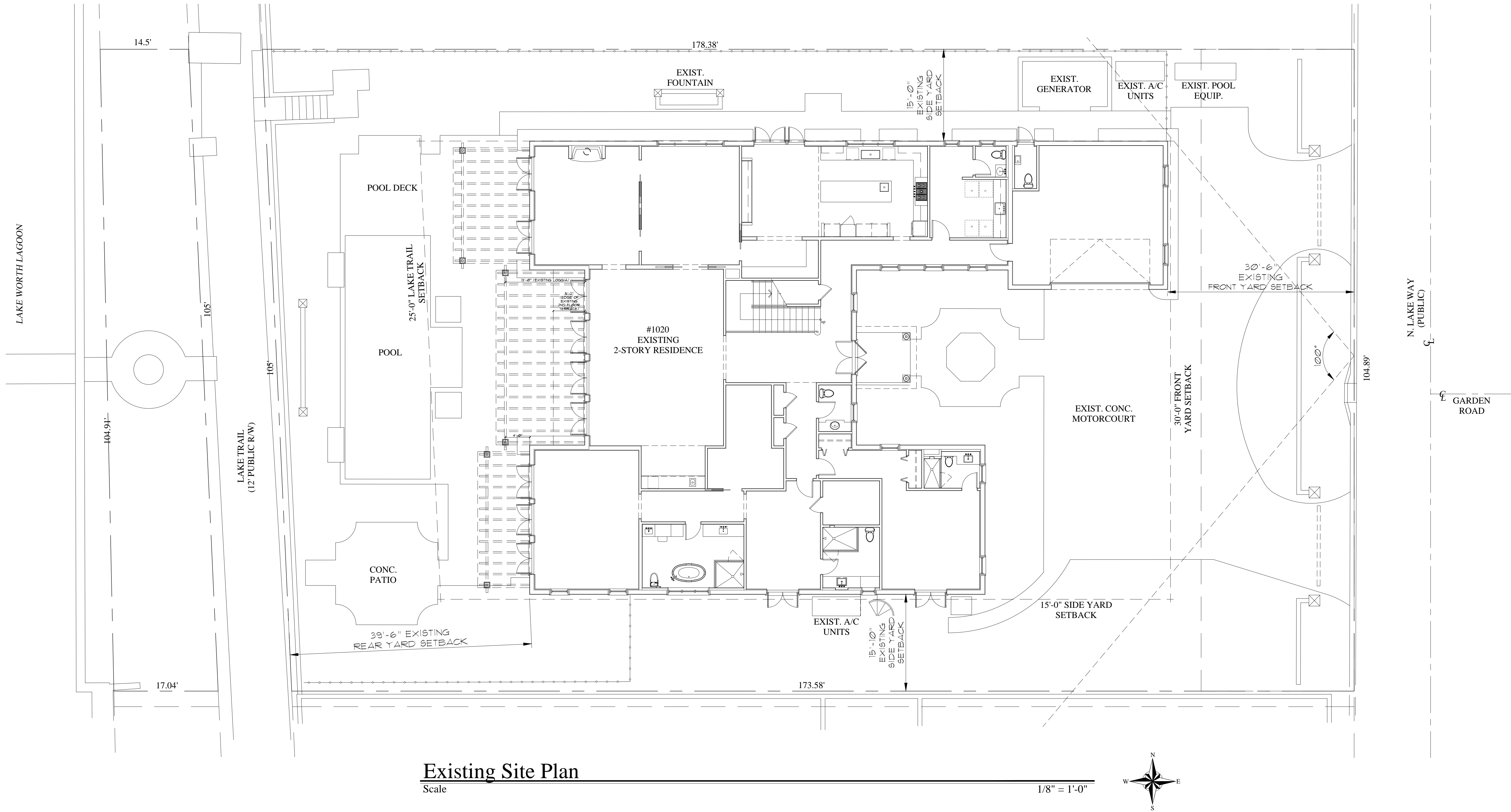
ARCHITECTURE
MP DESIGN & ARCHITECTURE

SCOPE OF WORK

- Removal of existing window awning on front elevation.
- Fenestration modifications on west (rear) and north (side) elevations.
- Removal of existing metal spiral stair on south (side) elevation.
- Enlarge existing loggia and 2nd floor terrace at rear of residence.
- Remove existing hard cover at north and south pergolas.
- Request variance for lot coverage of 31.7% in lieu of 30% maximum allowed.

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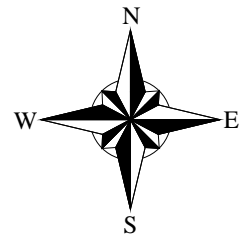
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Existing Site Plan

Scale

1/8" = 1'-0"



COMM NO.
2216

DATE
8/29/2022

REVISIONS

Addition & Renovations to
Morse Residence

Palm Beach FL 33480

1020 N Lake Way



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217 PERUVIAN AVENUE, SUITE 4
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AA26001667

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A000

ARC-22-209 / ZON-22-146



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)	30.15% (5,565 SF)	31.7% (5,846 SF)
9	Enclosed Square Footage (1st & 2nd FL, Basement, Accs, Structure, etc)		7,015 SF	7,015 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.50	4.14	4.29
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'	39.5'	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.)			
20	Finished Floor Elev. (FFE){NAVD}		7.15' NAVD	7.15' NAVD
21	Zero Datum for point of meas. (NAVD)			
22	FEMA Flood Zone Designation		AE (EI. 6)	AE (EI. 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 20220516

EXISTING
LOGGIA
146 SF

EXISTING
RESIDENCE
5,350 SF

EXISTING
ENTRY
70 SF

LOT AREA = 18,458 SF
EXISTING LOT COVERAGE
5,566 SF (30.2%)

EXISTING LOT COVERAGE DIAGRAM

PROPOSED
LOGGIA
425 SF

EXISTING
RESIDENCE
5,350 SF

EXISTING
ENTRY
70 SF

LOT AREA = 18,458 SF
PROPOSED LOT COVERAGE
5,845 SF (31.7%)

PROPOSED LOT COVERAGE DIAGRAM



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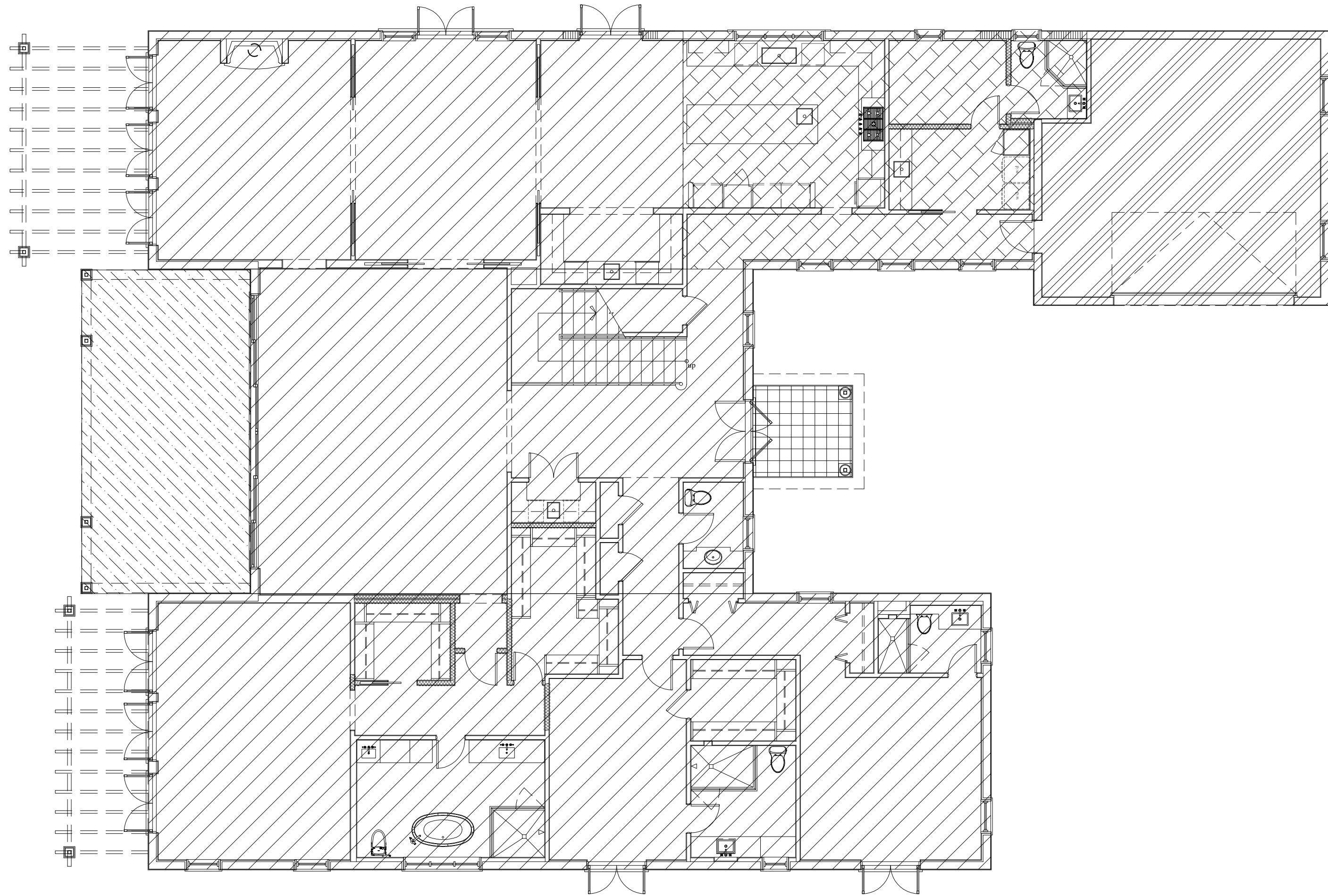


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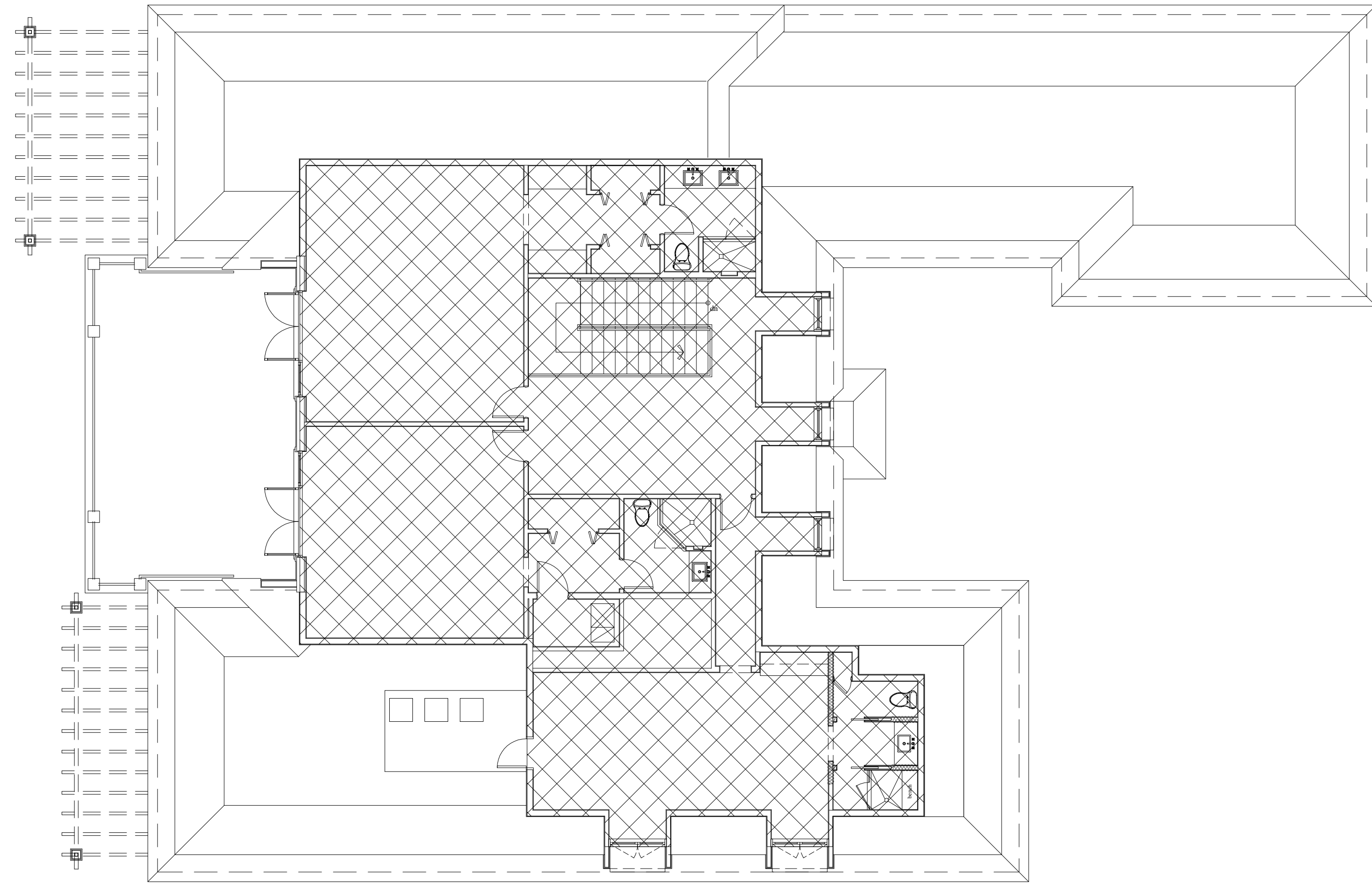
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ARC-22-209 / ZON-22-146



Proposed First Floor Cubic Content Ratio Plan

Scale 1/8" = 1'-0"



Proposed Second Floor Cubic Content Ratio Plan

Scale 1/8" = 1'-0"

Legend

ZONE 1.0 1st FLOOR AREA (HIGH)	ZONE 1.1 1st FLOOR AREA (LOW)
ZONE 2 2nd FLOOR AREA	ZONE 3 GARAGE AREAS
ZONE 4 LOGGIA	ZONE 5 ENTRY AREA

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 10.5'	= 13,345.5 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	2	2,245 SF x 9'	= 20,205 CU. FT.
TOTAL		78,925.5 CU. FT.	PROPOSED C.C.R. = 4.725

LOT AREA	18,458 SF	
MAX. C.C.R. ALLOWED	4.50	83,061 CF
ADD 5% LOGGIA	0.225	4,153 CF
TOTAL VOLUME ALLOWED	4.725	87,214 CF
TOTAL PROPOSED VOLUME	4.28	78,925.5 CF



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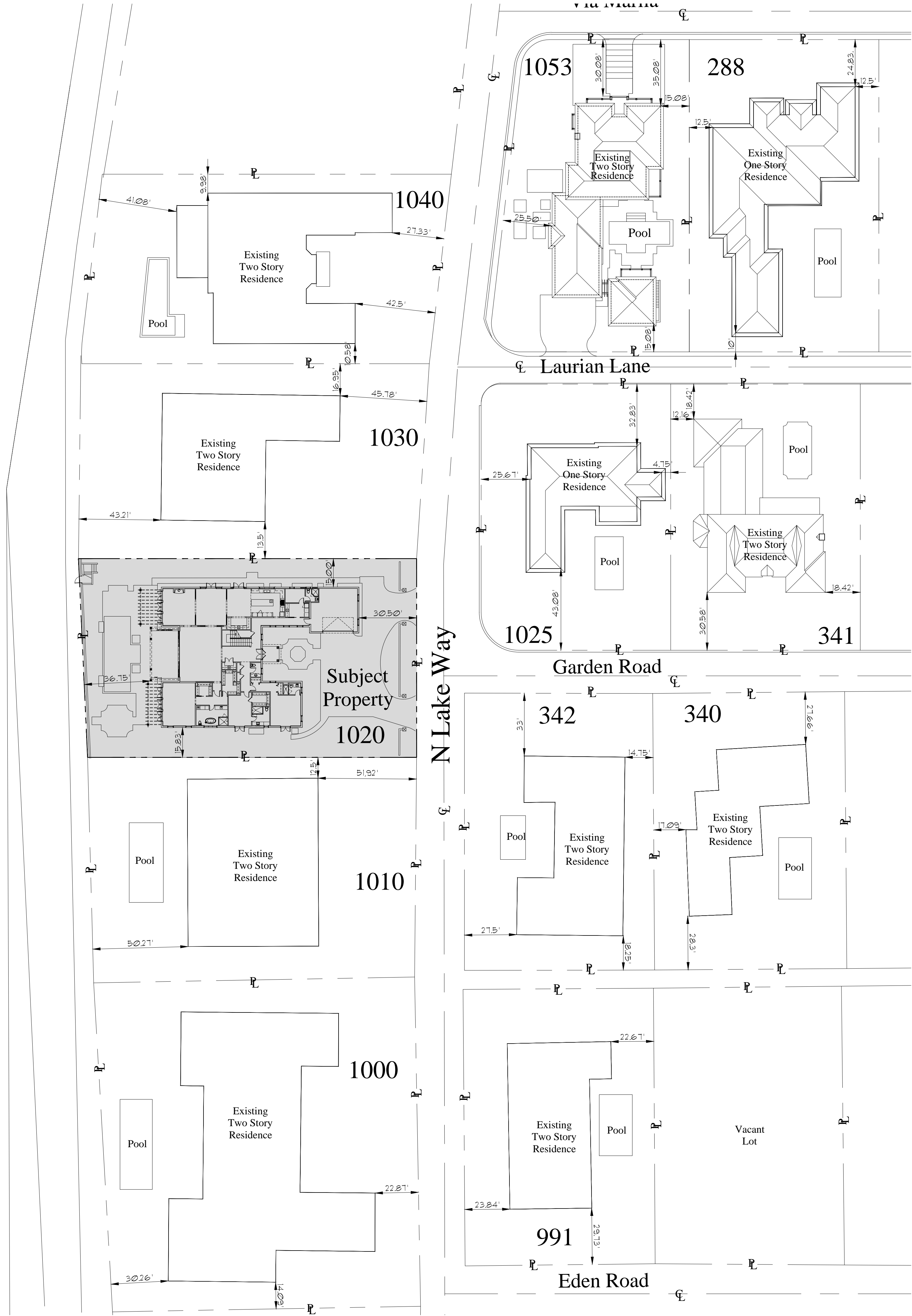


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A003

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FLORIDA REG. ARCH.
#AR0016639

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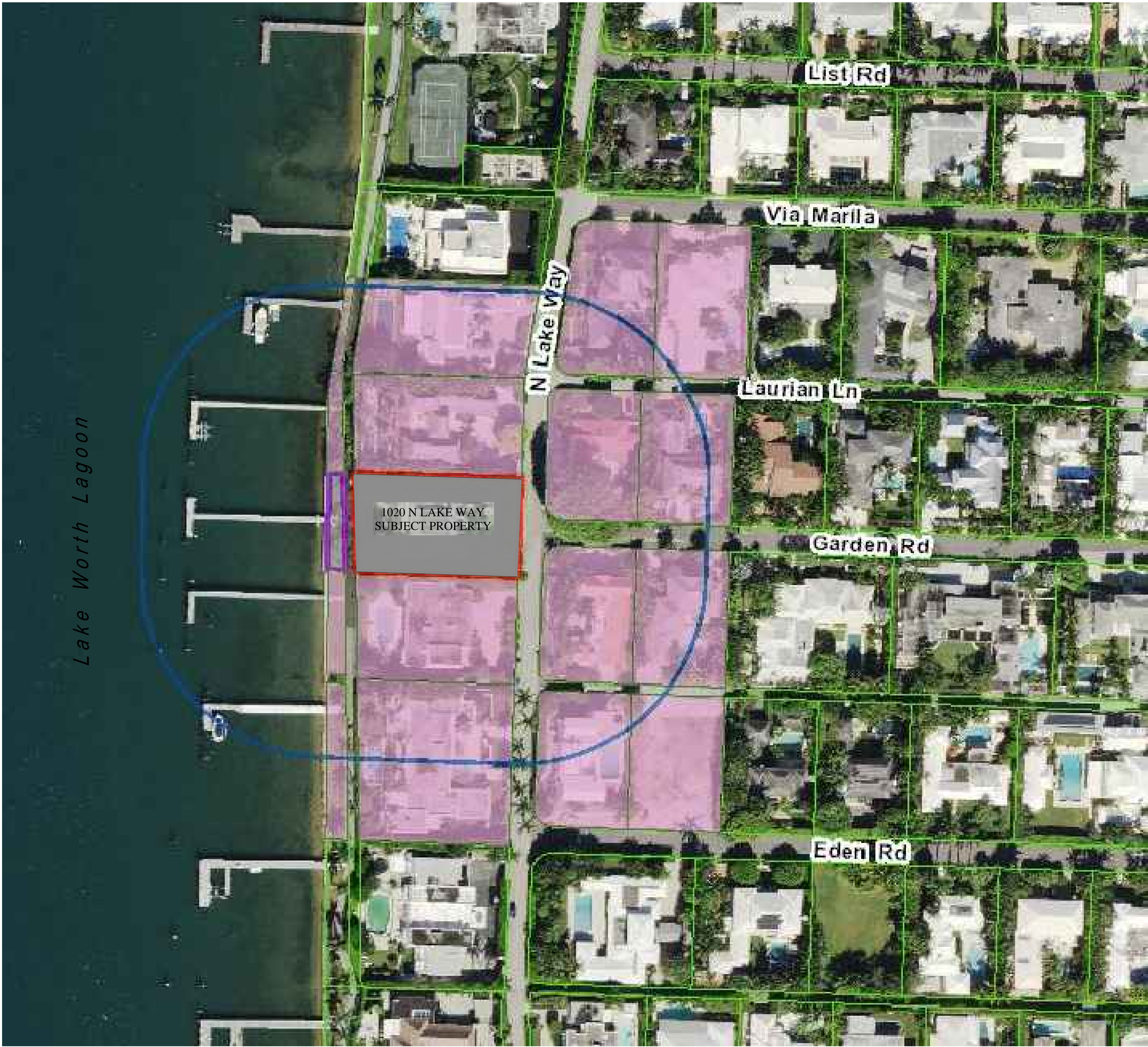
Scale

1" = 30'



Scale

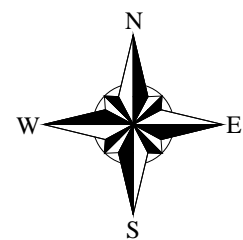
1" = 30'



Vicinity Location Map

Scale

N.T.S.



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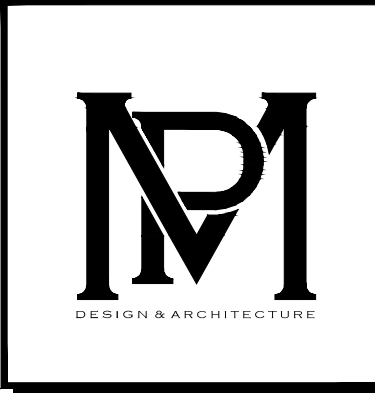
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Street View



Street View

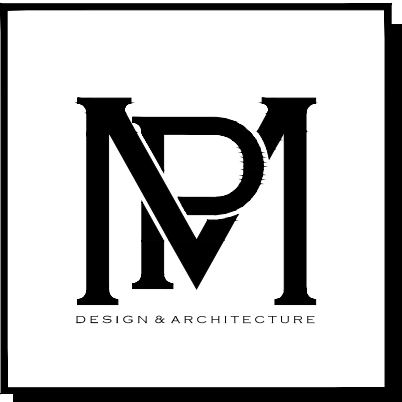
1020 N Lake Way
(Subject Property)



Front



Front



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Rear View



Rear

1020 N Lake Way
(Subject Property)



Rear South Pergola



Rear North Pergola



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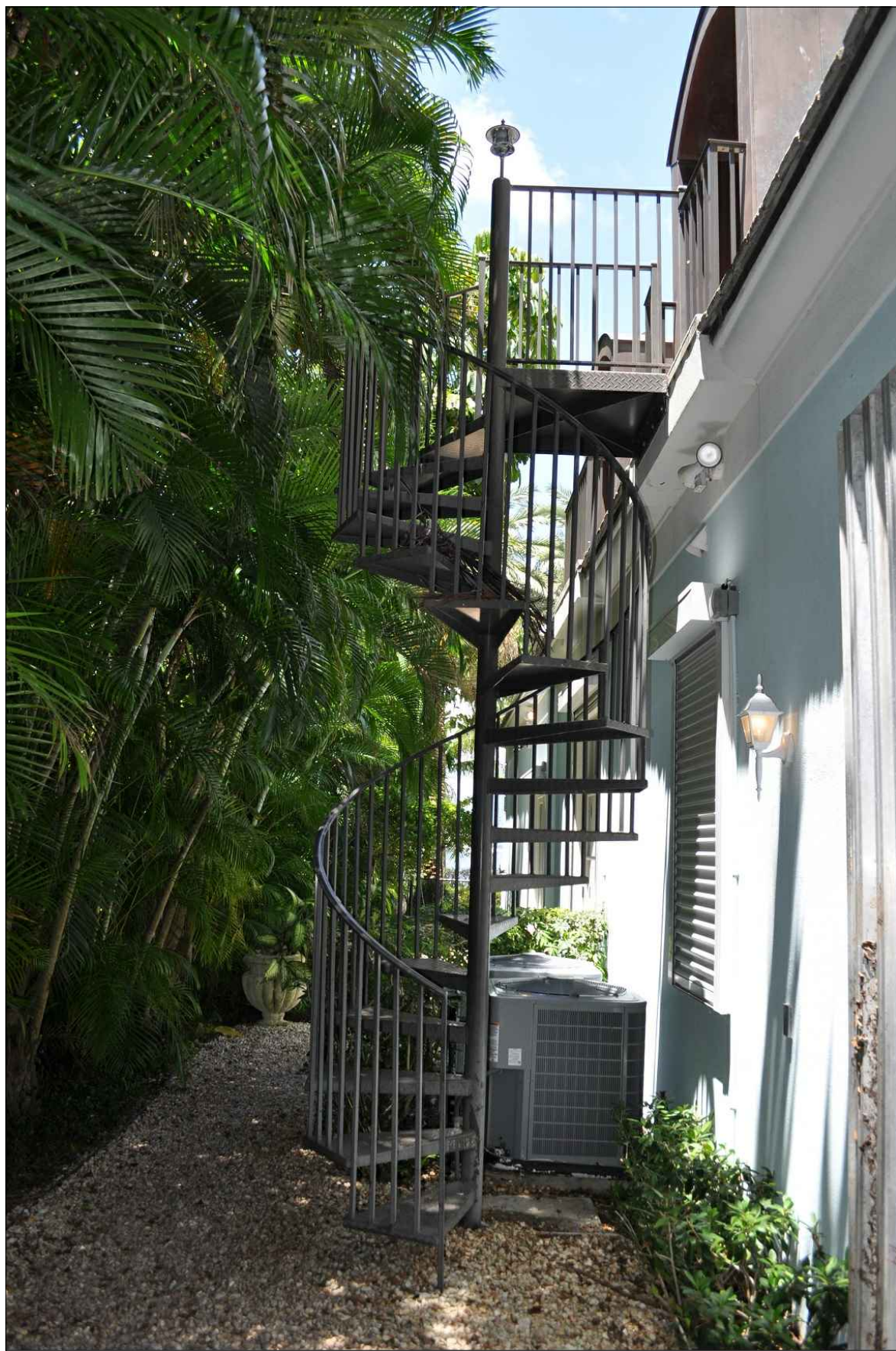
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Side
(Spiral Stair)



Side
(Dormer)



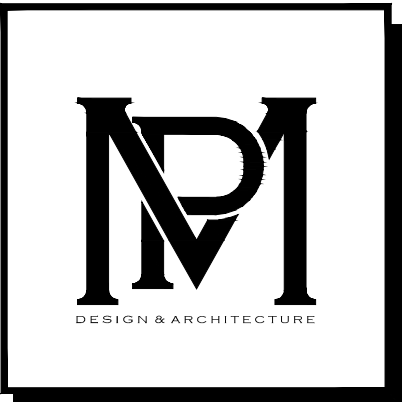
Side



Side



Side
(Generator Enclosure)



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1025 N Lake Way



342 Garden Road



1010 N Lake Way



1010 N Lake Way



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1000 N Lake Way



1030 N Lake Way



1040 N Lake Way



1040 N Lake Way



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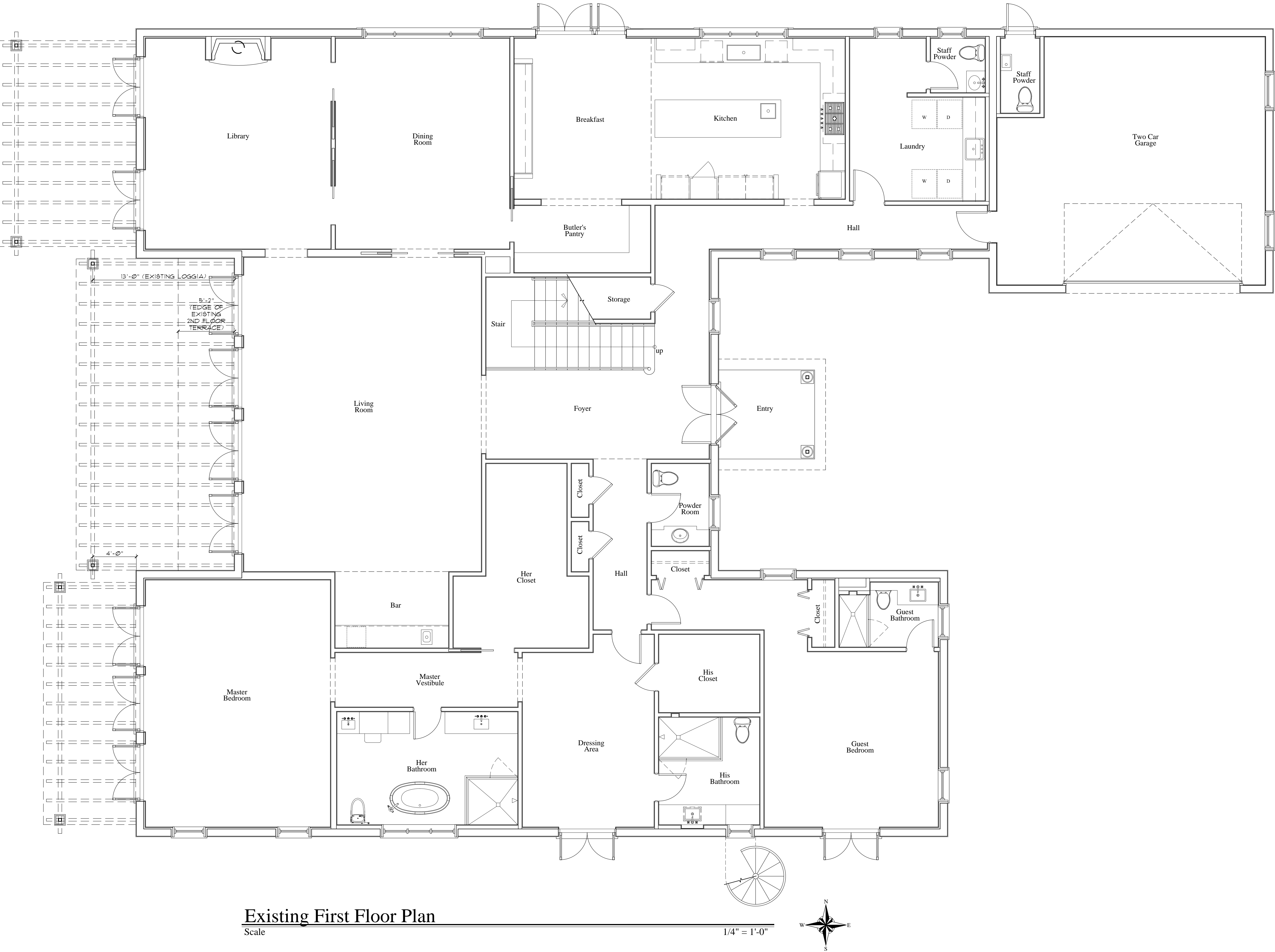
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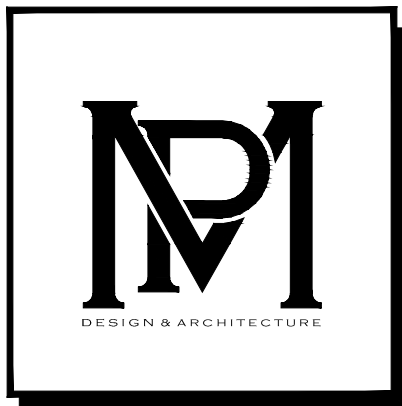
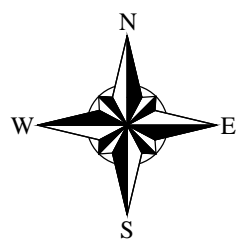
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Existing First Floor Plan

Scale

1/4" = 1'-0"



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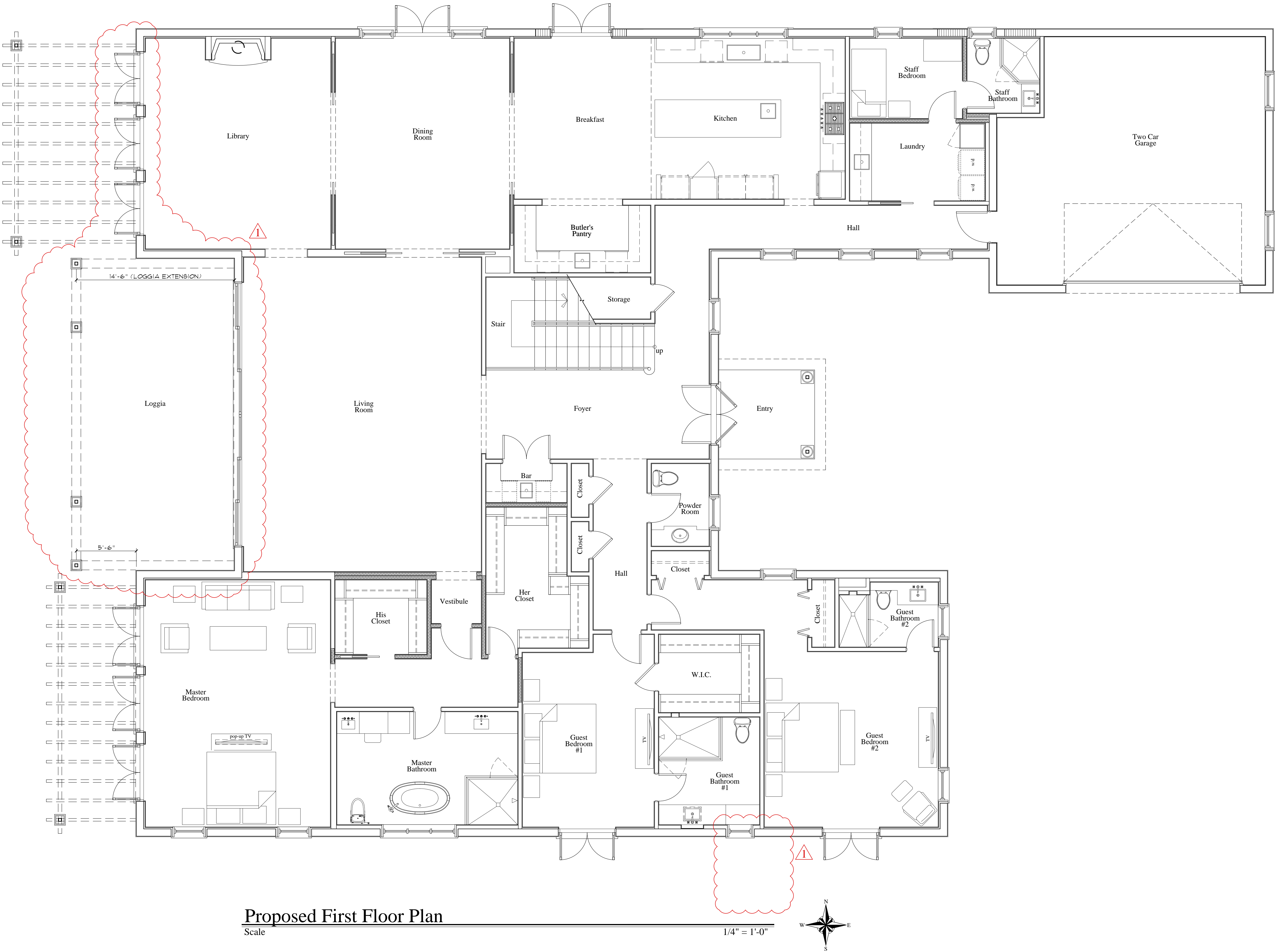
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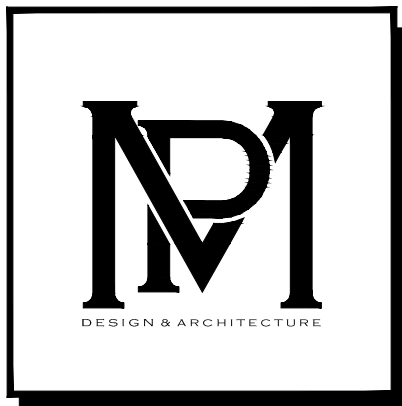
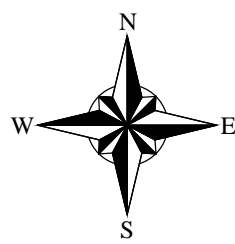
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Proposed First Floor Plan
Scale

1/4" = 1'-0"



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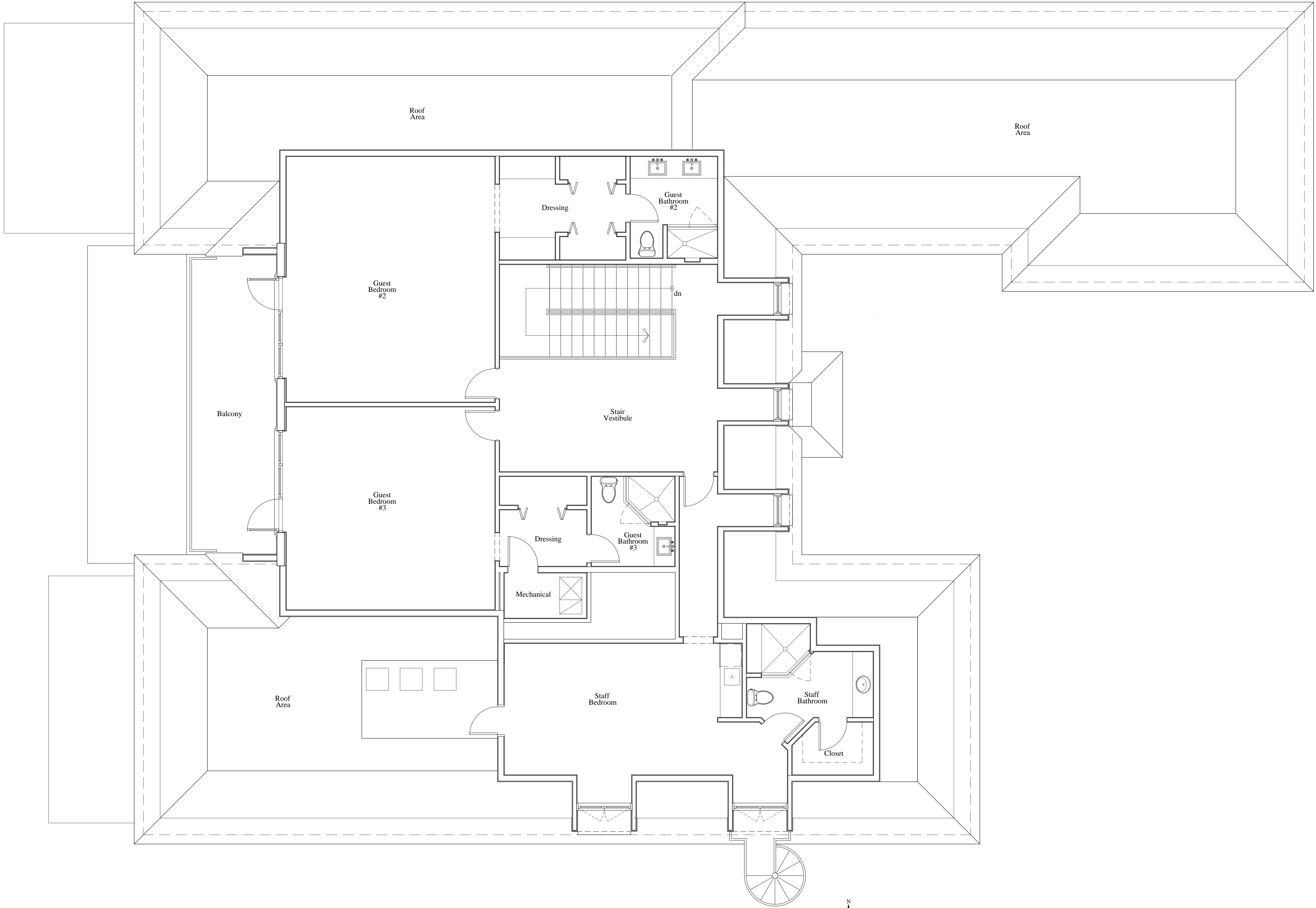
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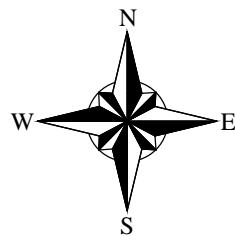
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Existing Second Floor Plan

Scale

1/4" = 1'-0"



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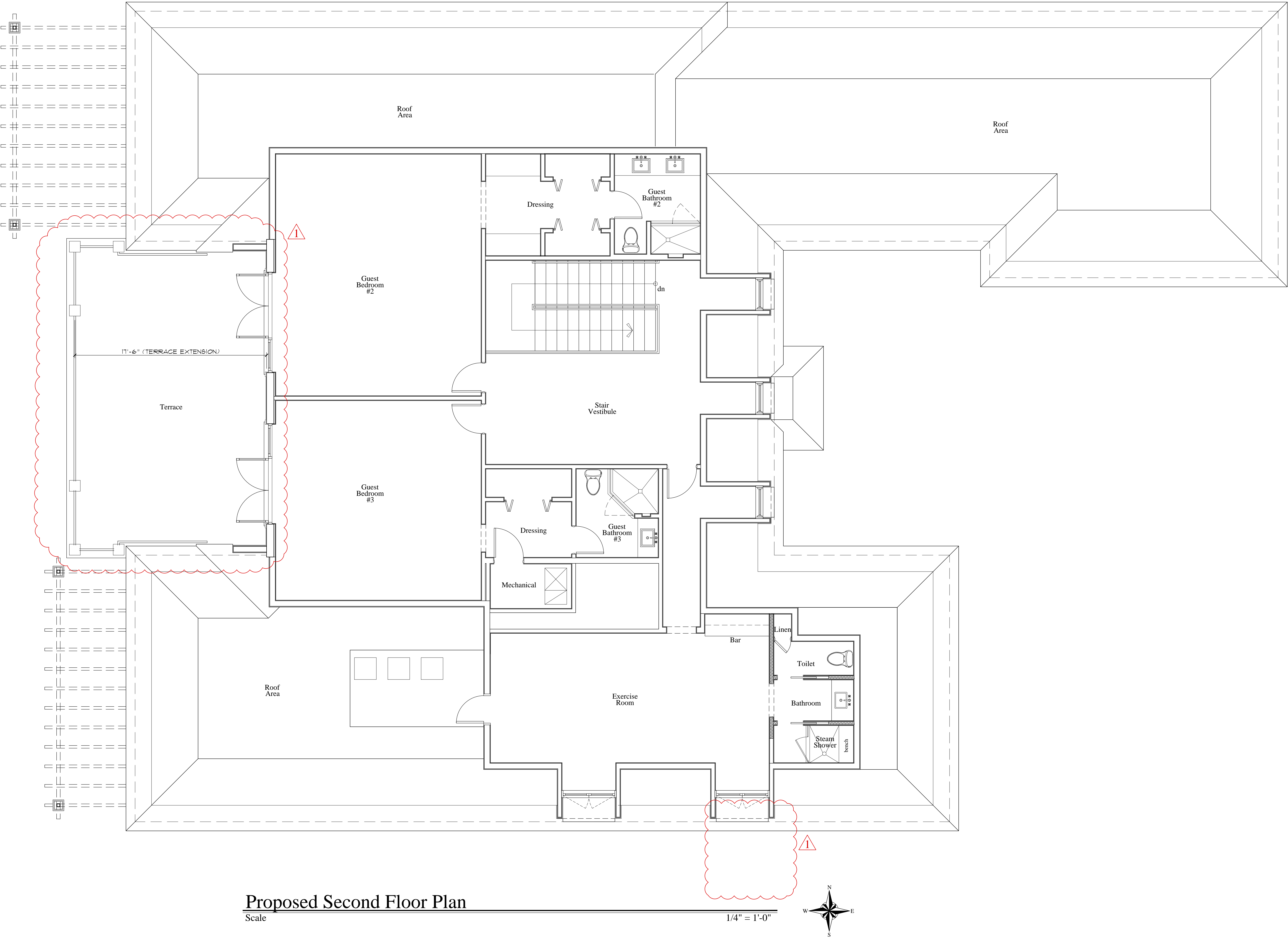
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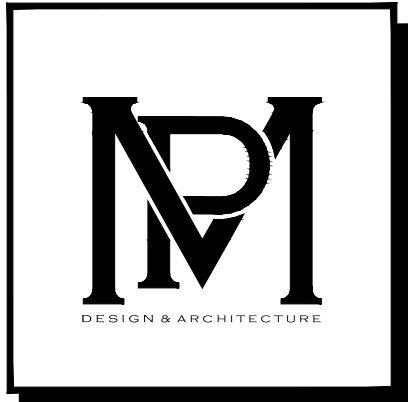
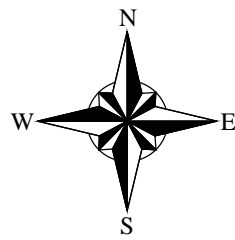
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Proposed Second Floor Plan

Scale

1/4" = 1'-0"



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Existing East Elevation

Scale

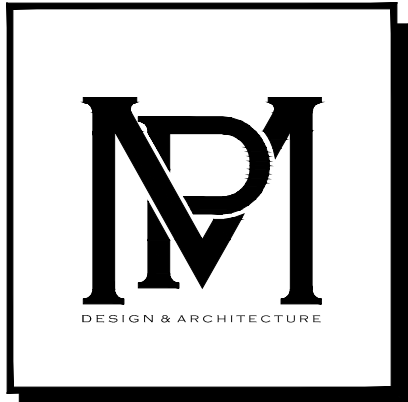
1/4" = 1'-0"



Proposed East Elevation

Scale

1/4" = 1'-0"



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Proposed East Color Elevation

Scale

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FLORIDA REG. ARCH.
#AR0016639

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Existing West Elevation

Scale

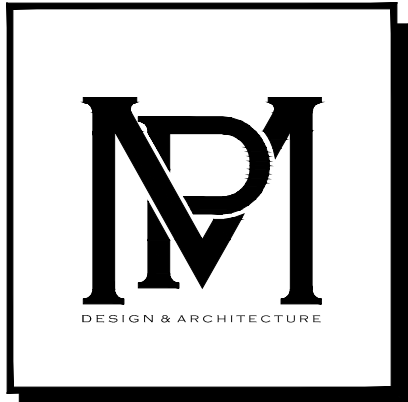
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Proposed West Elevation

Scale

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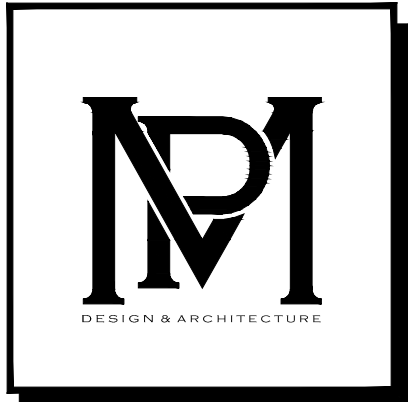
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Proposed West Color Elevation

Scale

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Existing North Elevation

Scale

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Proposed North Elevation

Scale

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Proposed North Color Elevation

Scale

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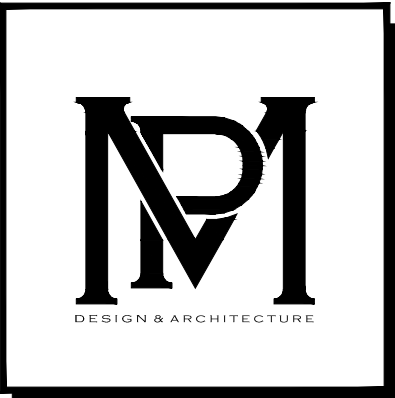
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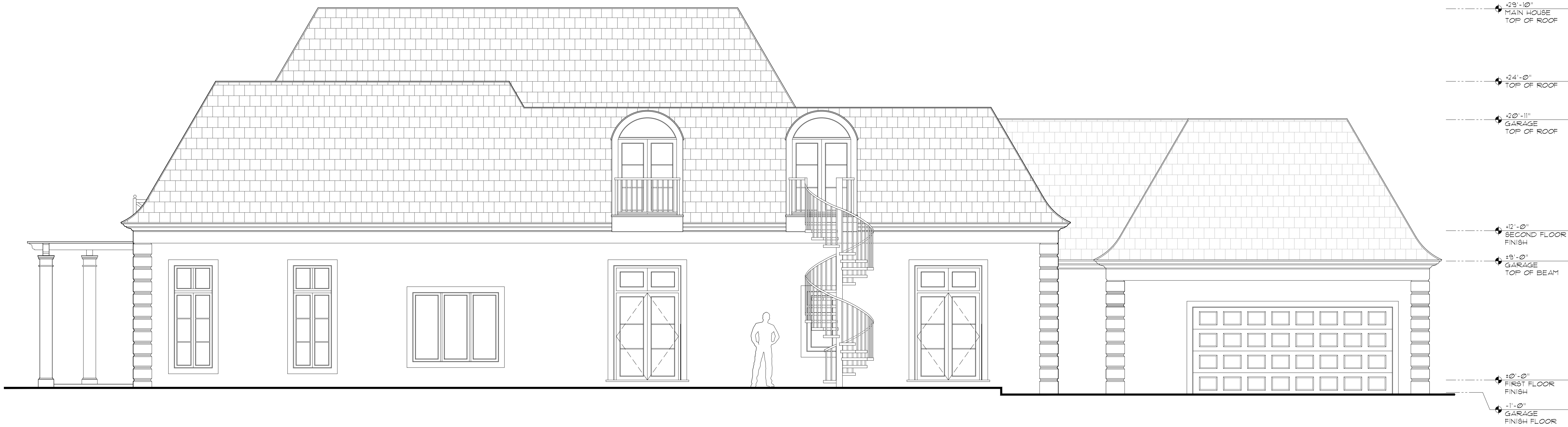


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Existing South Elevation

Scale

1/4" = 1'-0"



Proposed South Elevation

Scale

1/4" = 1'-0"



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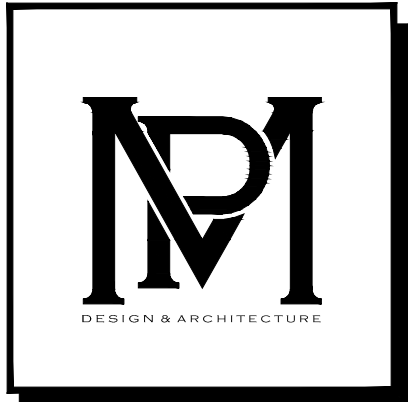
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Proposed North Color Elevation

Scale

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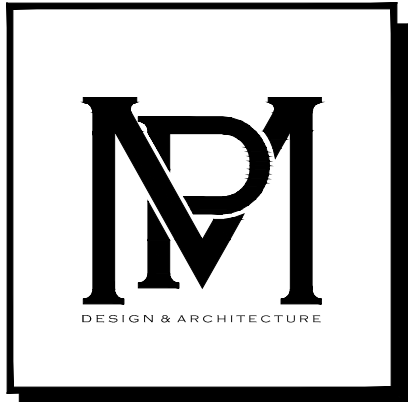
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Morse Residence

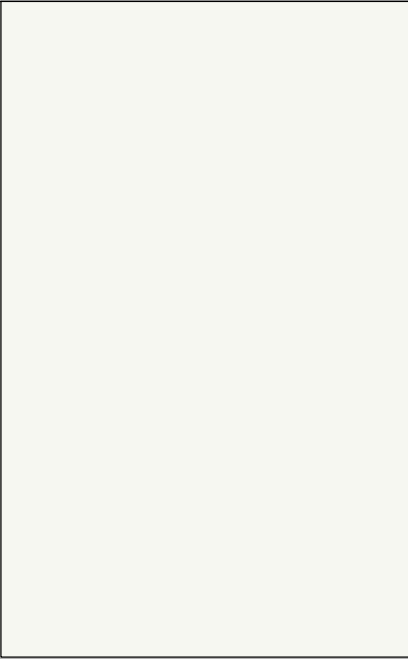
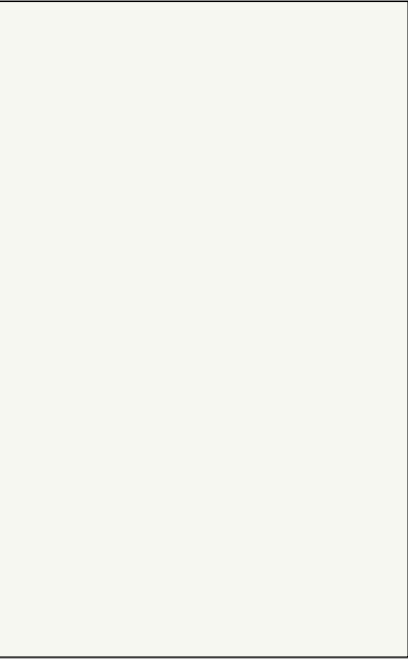

1020 N Lake Way
Palm Beach FL 33480

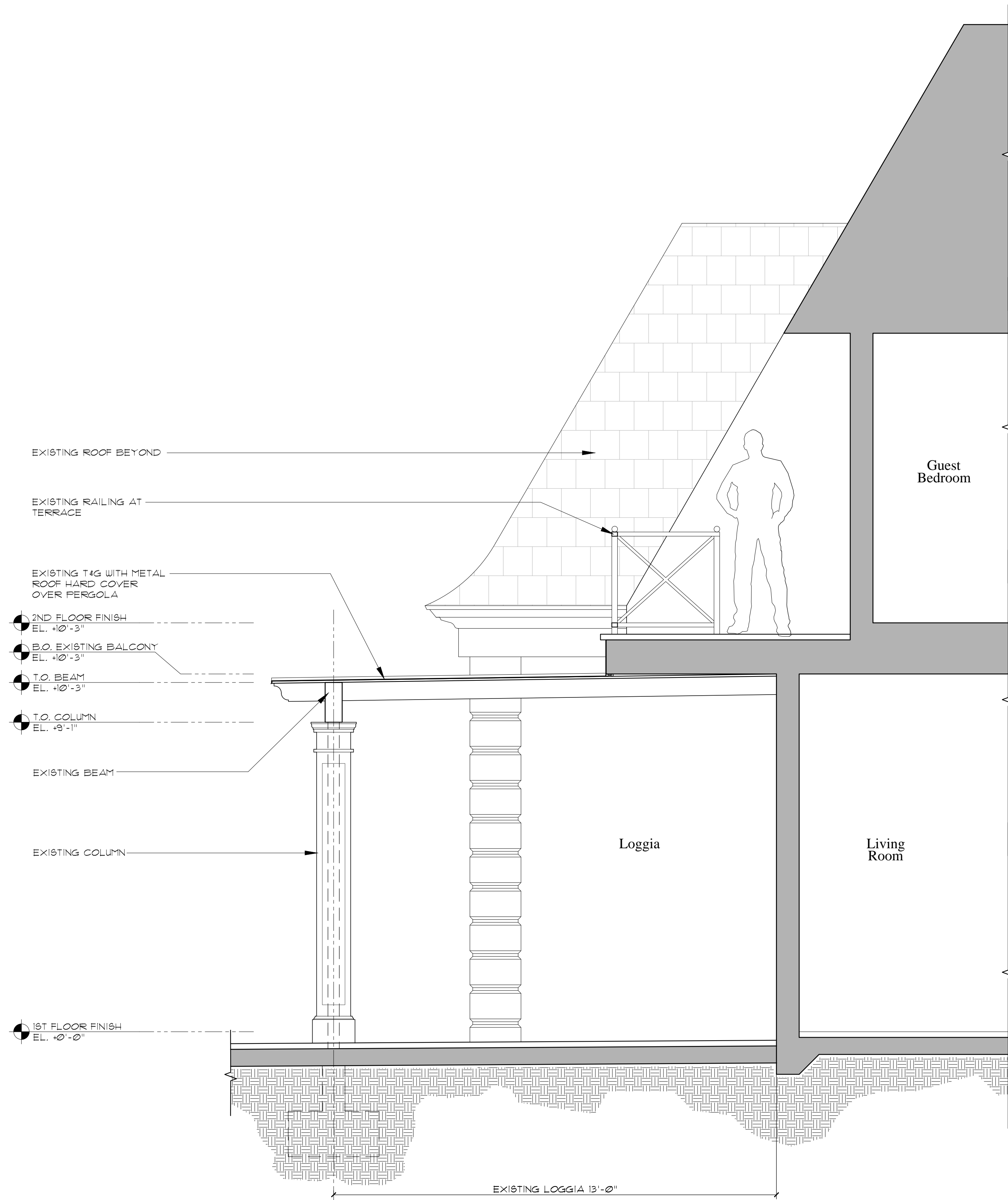


MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
A204

ARC-22-209 / ZON-22-146

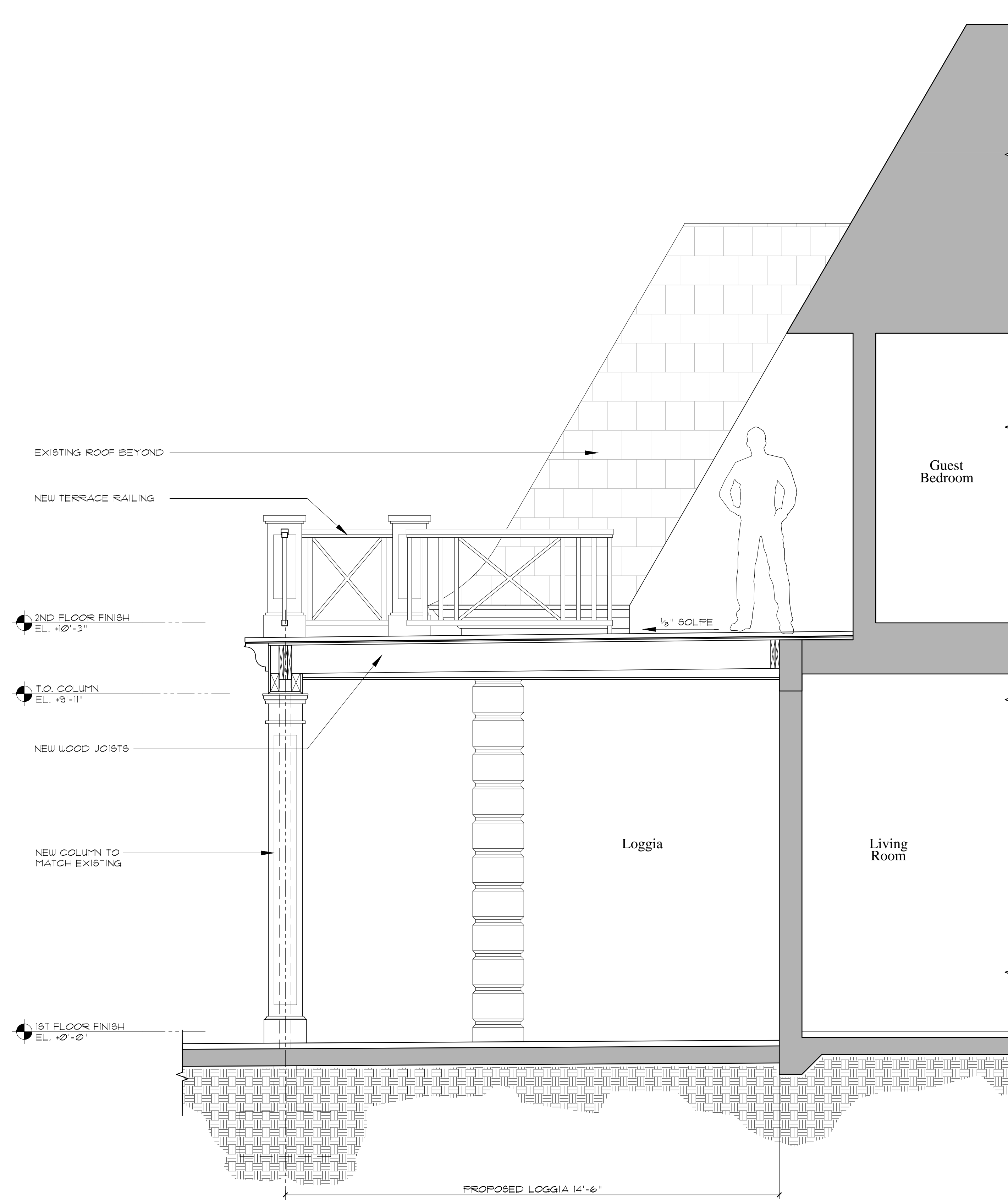
				
<u>Chantilly Lace OC-65</u>	<u>Chantilly Lace OC-65</u>	<u>Pure White</u>	<u>Black</u>	<u>Slate Gray</u>
Benjamin Moore Building Color	Benjamin Moore Quoins & Trims	Benjamin Moore Windows & Doors	Benjamin Moore Railings	Gray Flat Clay Roof Tile



Existing Loggia Section

Scale

1/2" = 1'-0"



Proposed Loggia Section

Scale

1/2" = 1'-0"



COMM NO.
2216

DATE
8/29/2022

REVISIONS

Addition & Renovations to
Morse Residence

Palm Beach FL 33480

1020 N Lake Way



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SHEET NO.

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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:

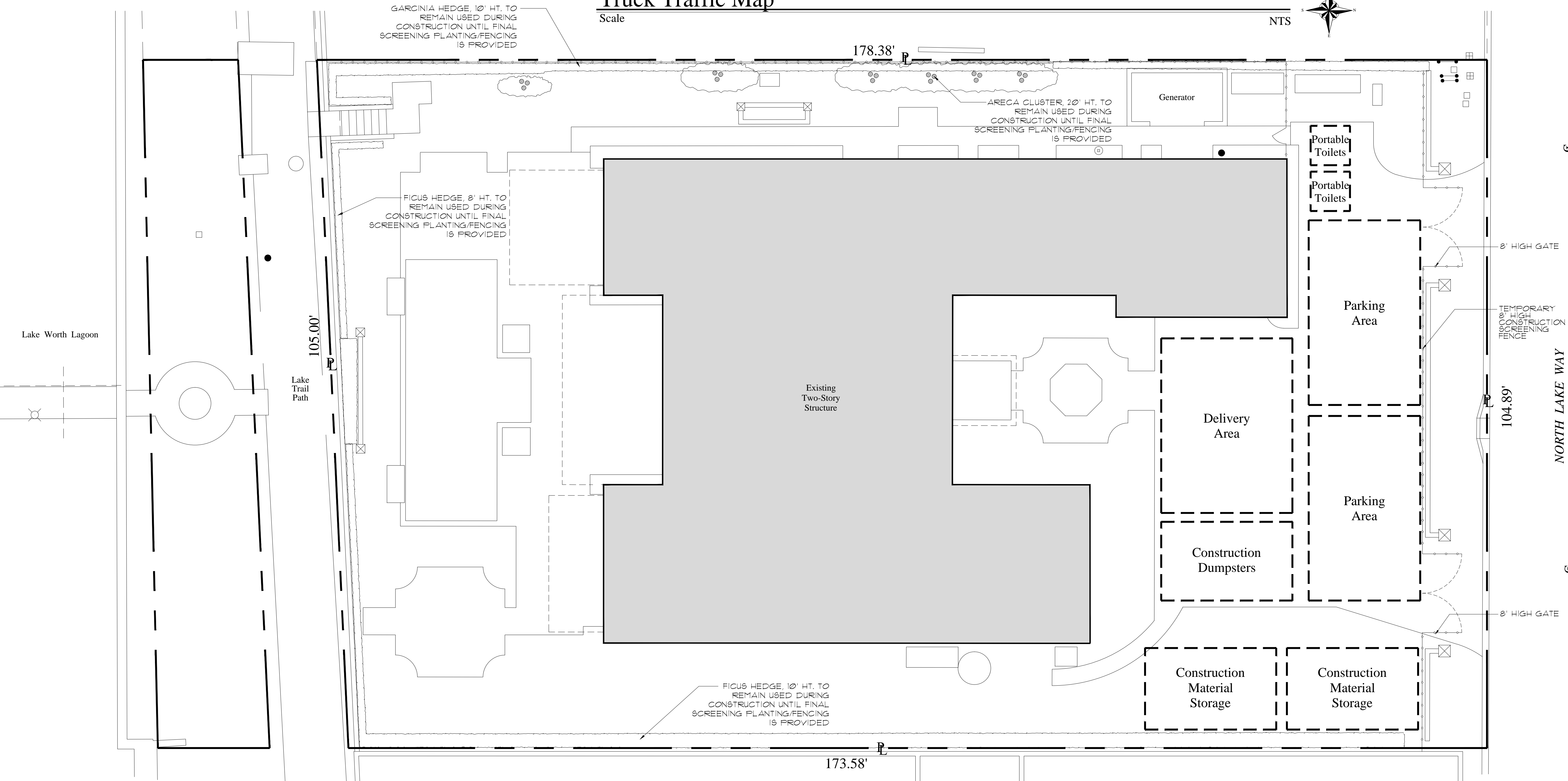
60'



Truck Traffic Map

Scale

NTS



Truck Logistics & Construction Screening Plan

Scale

1/8" = 1'-0"



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ARC-22-209 / ZON-22-146