

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

**RECEIVED**  
By yfigueroa at 1:13 pm, May 16, 2023

05/16/2023 FINAL DROP OFF  
06/28/2023 ARCOM MEETING



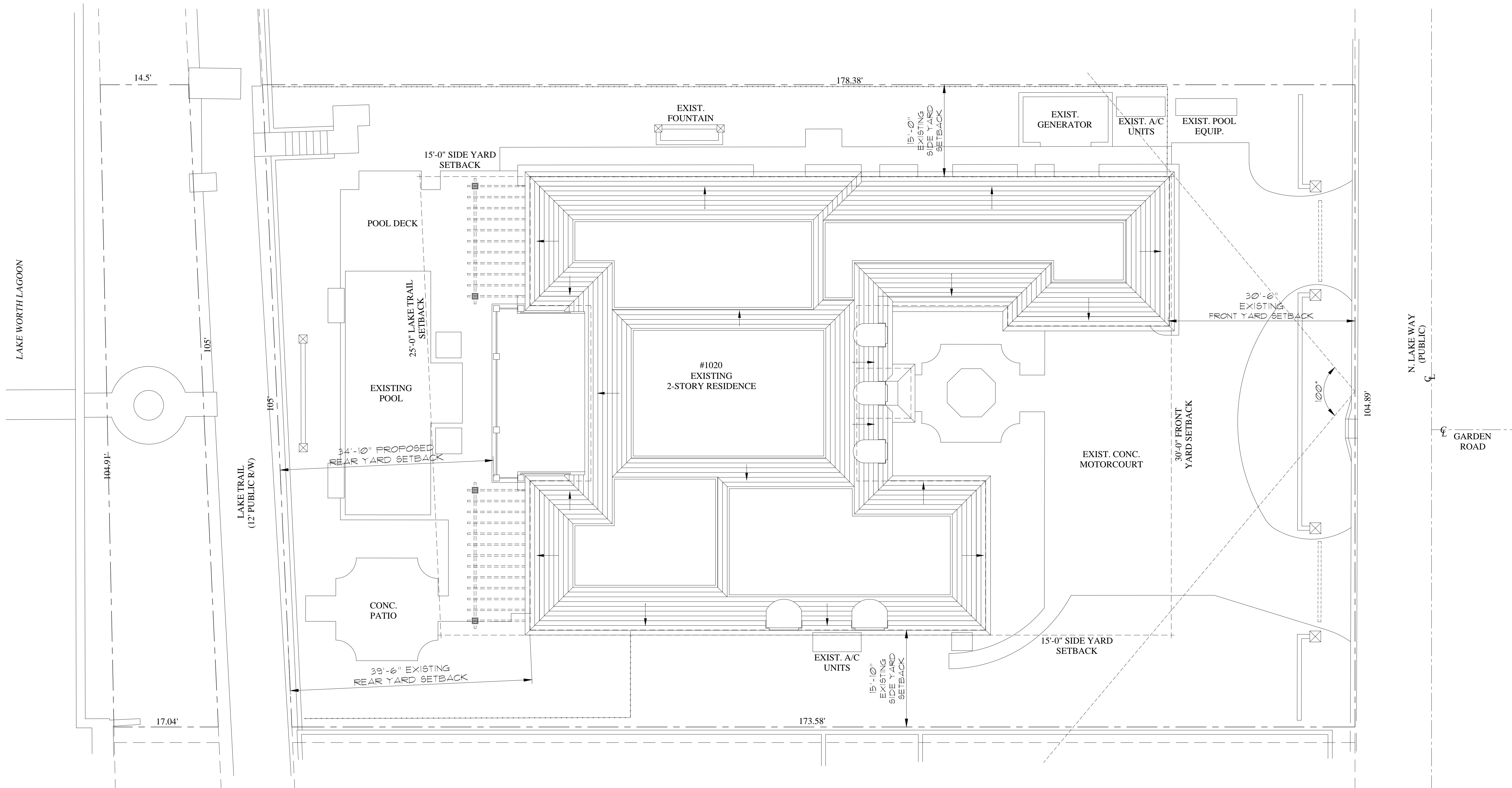
ARCHITECTURE  
MP DESIGN & ARCHITECTURE

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.
- Proposed installation of 46 new, 30" x 54", solar panels above existing flat roof areas.

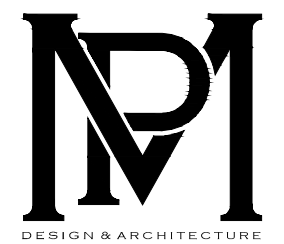
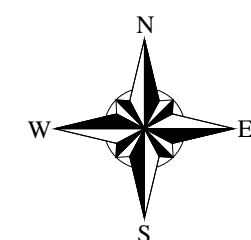
SHEET INDEX

A000	ARCOM APPROVED 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
AP05	APPROVED VICINITY SOLAR PANEL LOCATION
A100	ARCOM APPROVED FIRST FLOOR PLAN
A101	PROPOSED FIRST FLOOR PLAN
A102	ARCOM APPROVED SECOND FLOOR PLAN
A103	PROPOSED SECOND FLOOR PLAN
A104	ARCOM APPROVED ROOF PLAN
A105	PROPOSED ROOF PLAN
A200	ARCOM APPROVED & NEW PROPOSED EAST ELEVATION
A201	ARCOM APPROVED & NEW PROPOSED WEST ELEVATION
A202	ARCOM APPROVED & NEW PROPOSED NORTH ELEVATION
A203	ARCOM APPROVED & NEW PROPOSED SOUTH ELEVATION
A204	COLORS AND MATERIALS
A300	BUILDING SECTION
A301	SOLAR PANEL DETAIL
A006	CONSTRUCTION SCREENING & TRUCK LOGISTIC



ARCOM Approved Site Plan (ARC-22-209)  
Scale

1/8" = 1'-0"



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2216

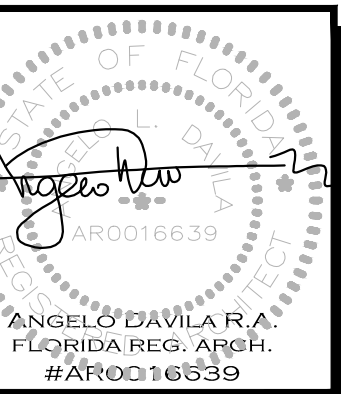
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REVISIONS

Second Floor Addition  
1020 North Lake Way Trust

Palm Beach FL 33480

1020 N Lake Way

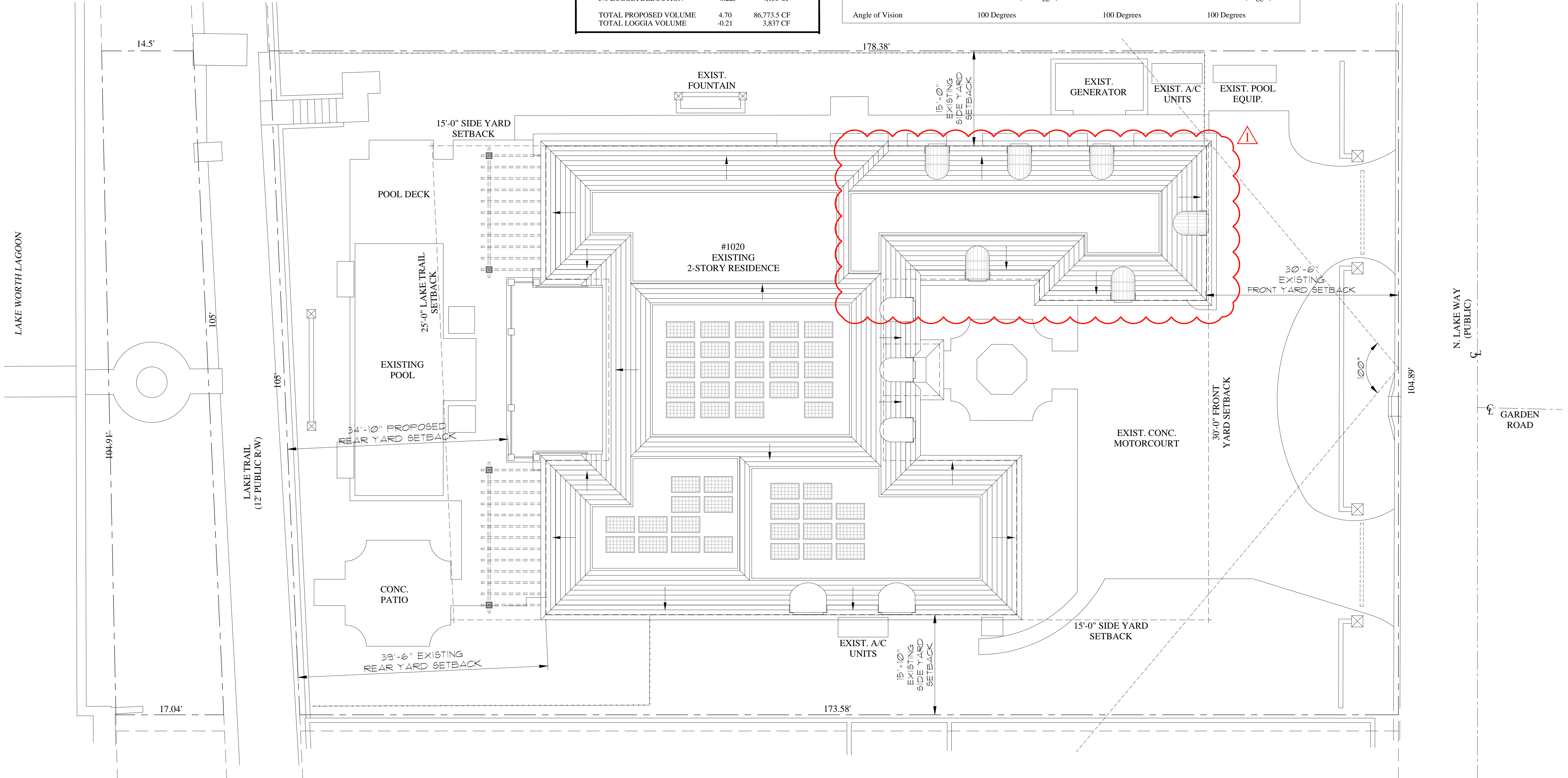


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A000

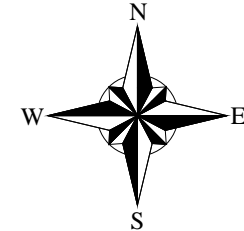
ARC-23-079



Proposed Site Plan

Scale


1/8" = 1'-0"



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	

Zoning Item	Required/Allowed	ARCOM Approved	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	4.29	4.35 + 0.21 (Loggia) = 4.56
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	ARCOM Approved	Proposed	
2nd Floor	A/C	4,762 SF	4,762 SF	
		2,253 SF	674 SF	
Total A/C		7,015 SF	5,436 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	6,536 SF	
North Open Pergola		187 SF		
South Open Pergola		220 SF		




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Area of Work

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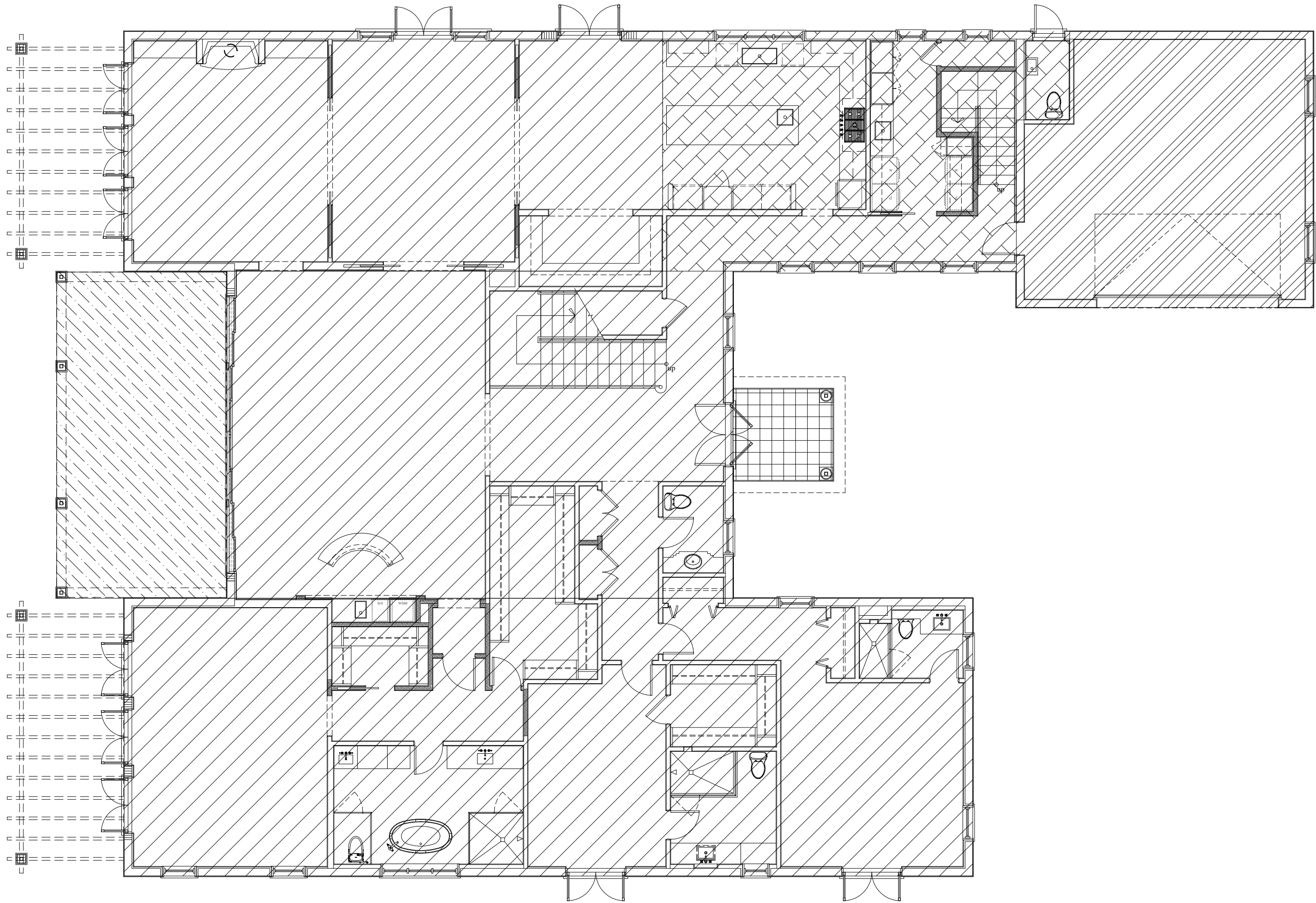
ANGELO DAVILA R.A.  
FLORIDA REG. ARCH.  
#AR0016639

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**A001**

ARC-23-079

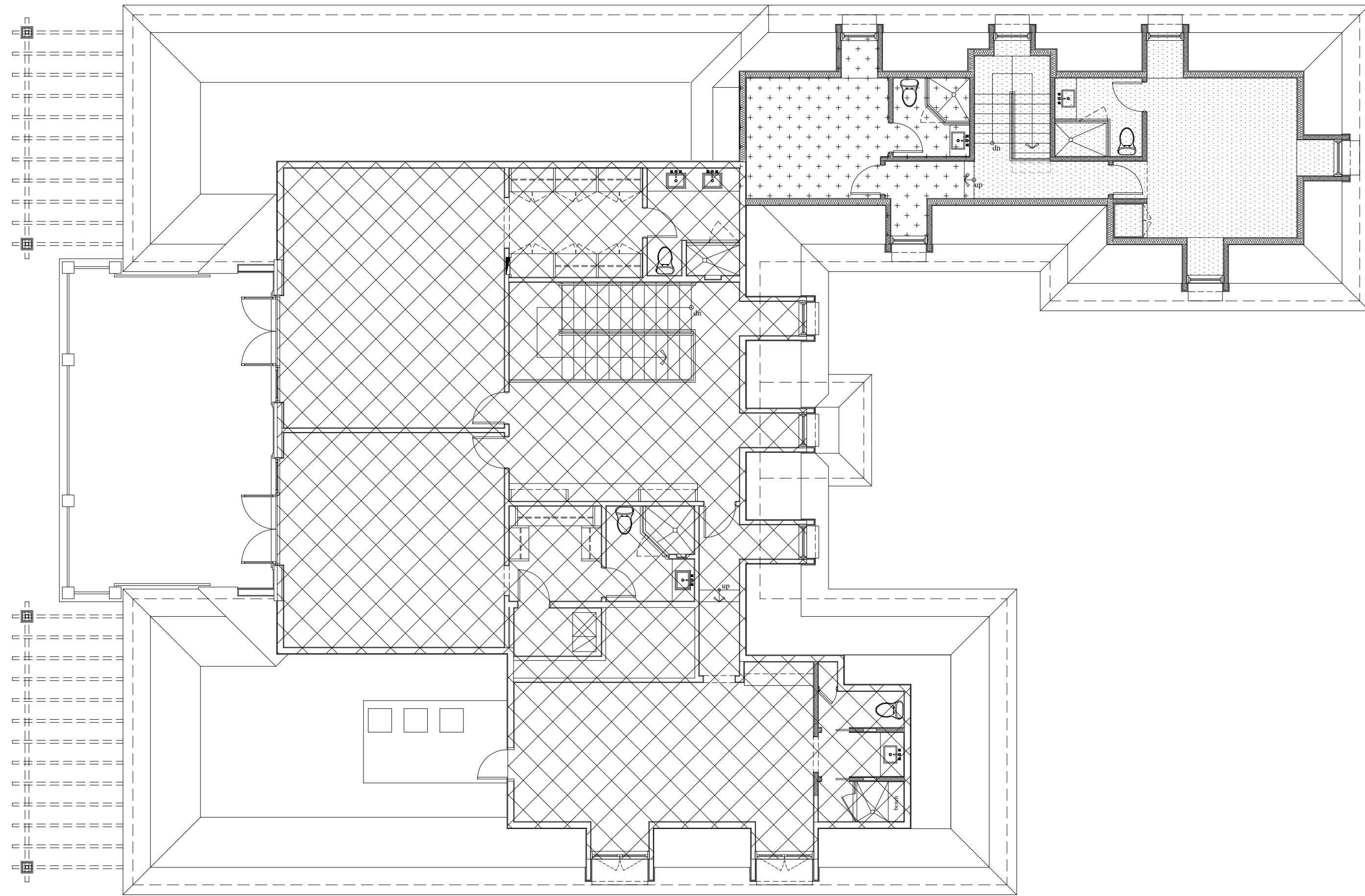
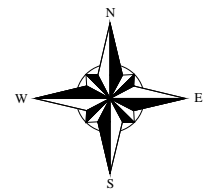




Proposed First Floor Cubic Content Ratio Plan

Scale

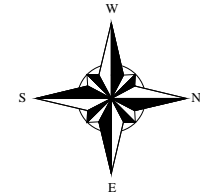
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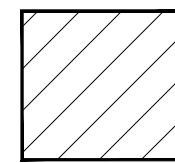
Proposed Second Floor Cubic Content Ratio Plan

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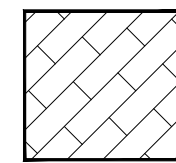
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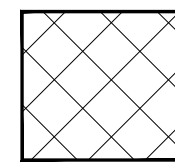
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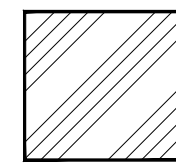
ZONE 10  
1st FLOOR AREA  
(HIGH)



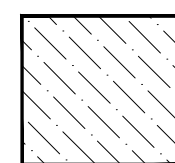
ZONE 11  
1st FLOOR AREA  
(LOW)



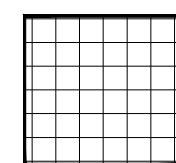
ZONE 2  
2nd FLOOR AREA



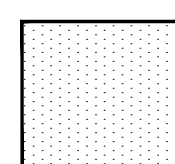
ZONE 3  
GARAGE AREAS



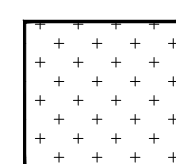
ZONE 4  
LOGGIA



ZONE 5  
ENTRY AREA



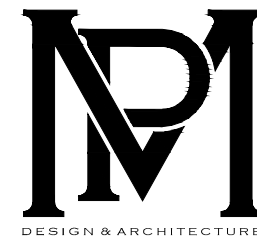
ZONE 6  
2nd FLOOR "A"



ZONE 7  
2nd FLOOR "B"

### CCR CALCULATIONS

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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



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REVISIONS

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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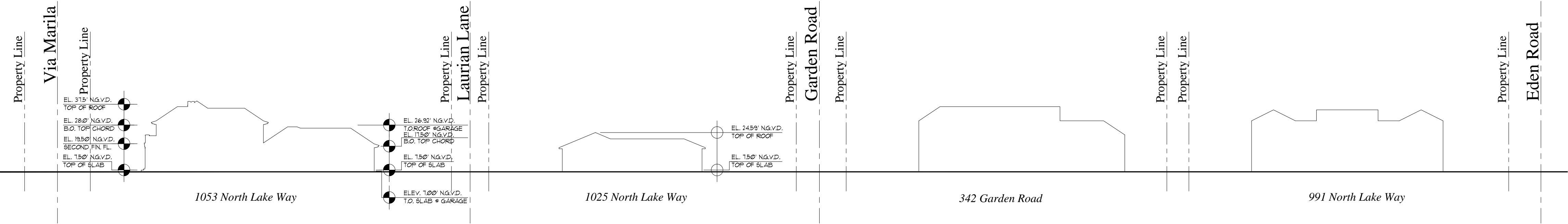
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A002

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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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1020 N Lake Way



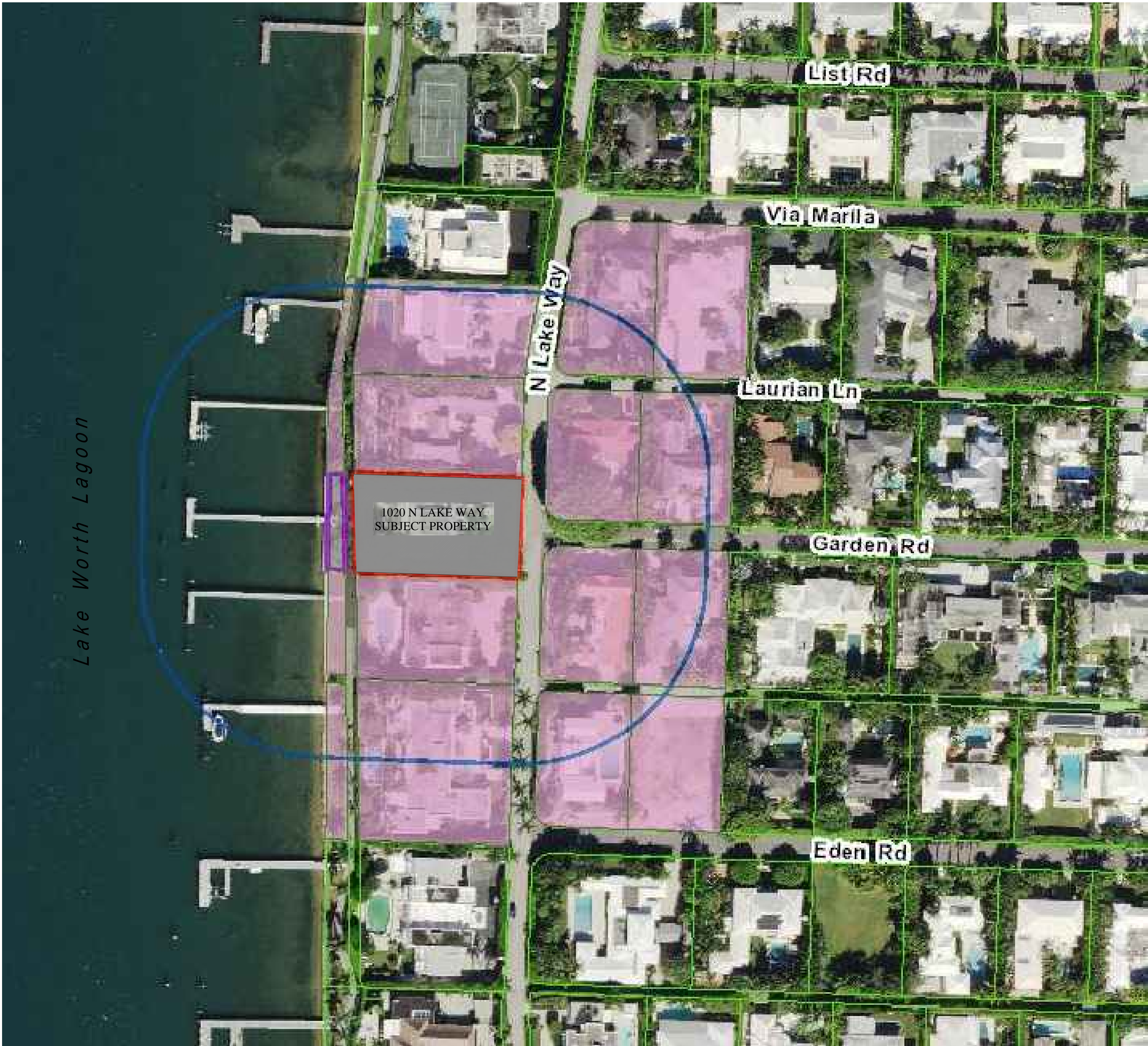
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A004

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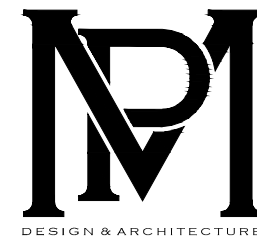
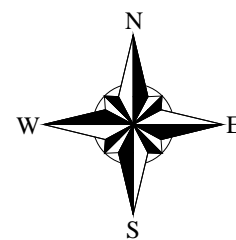




Vicinity Location Map

Scale

N.T.S.



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2216

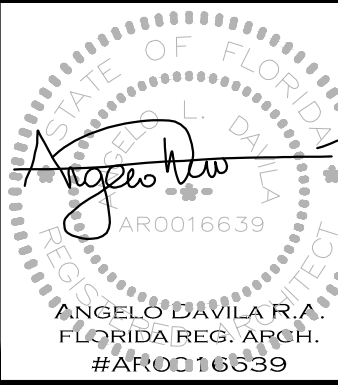
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Street View



Front

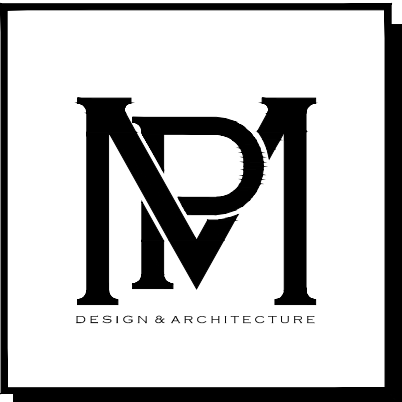
1020 N Lake Way  
(Subject Property)



Side



Front



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AP01





Side



Side

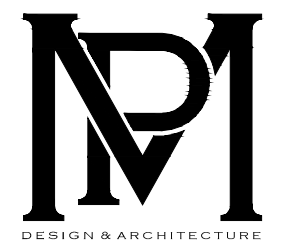
1020 N Lake Way  
(Subject Property)



Garage



Garage Front



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1020 N Lake Way



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AP02

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1025 N Lake Way



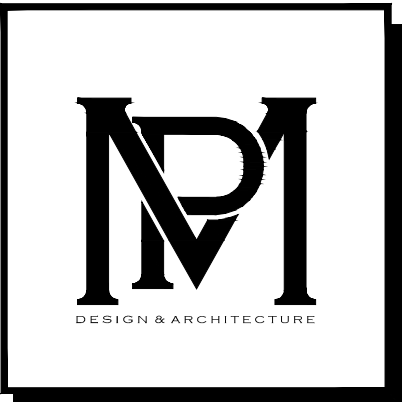
342 Garden Road



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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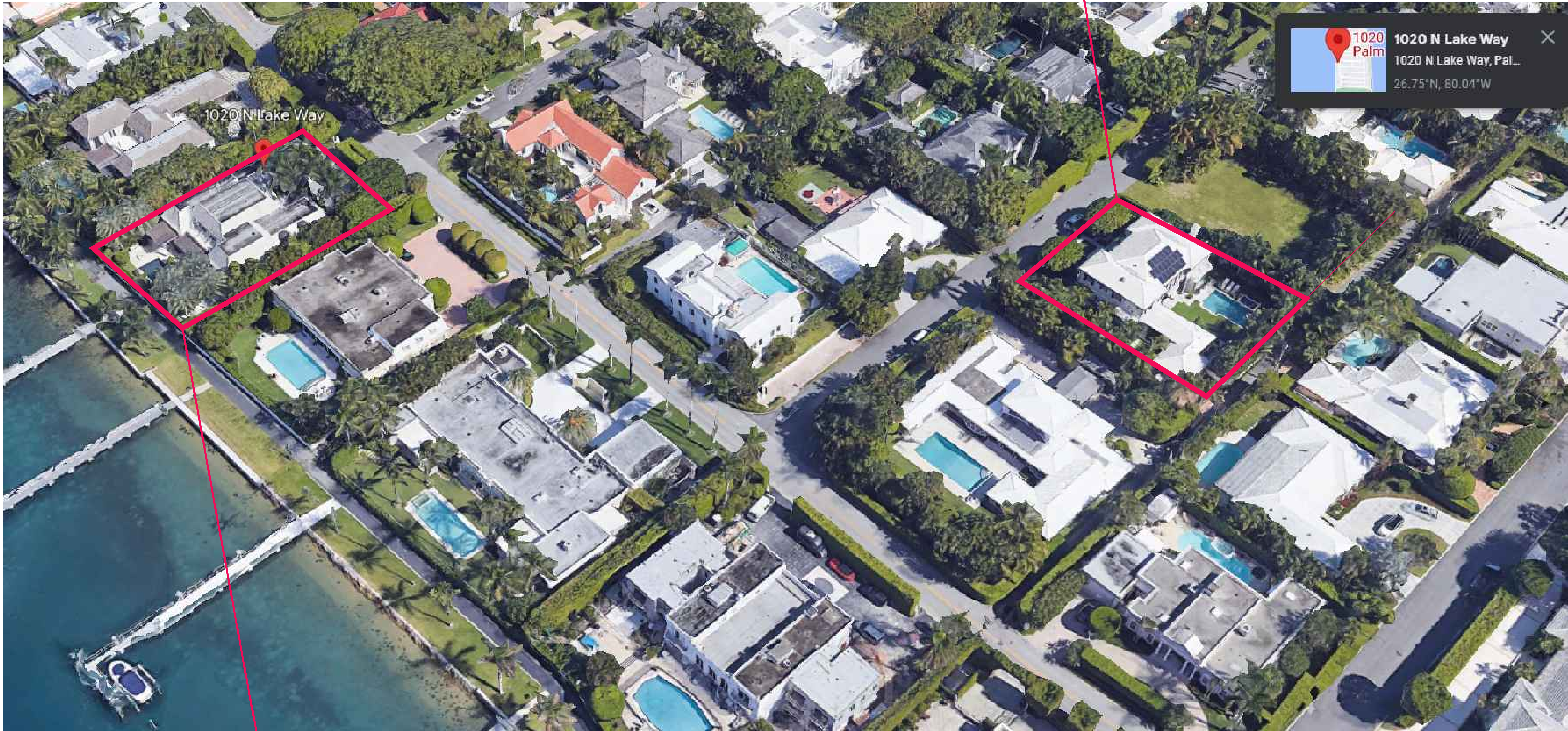


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AP04

ARC-23-079





Subject Property  
1020 N Lake Way  
Palm Beach, FL 33480

332 Eden Rd  
Palm Beach, FL 33480



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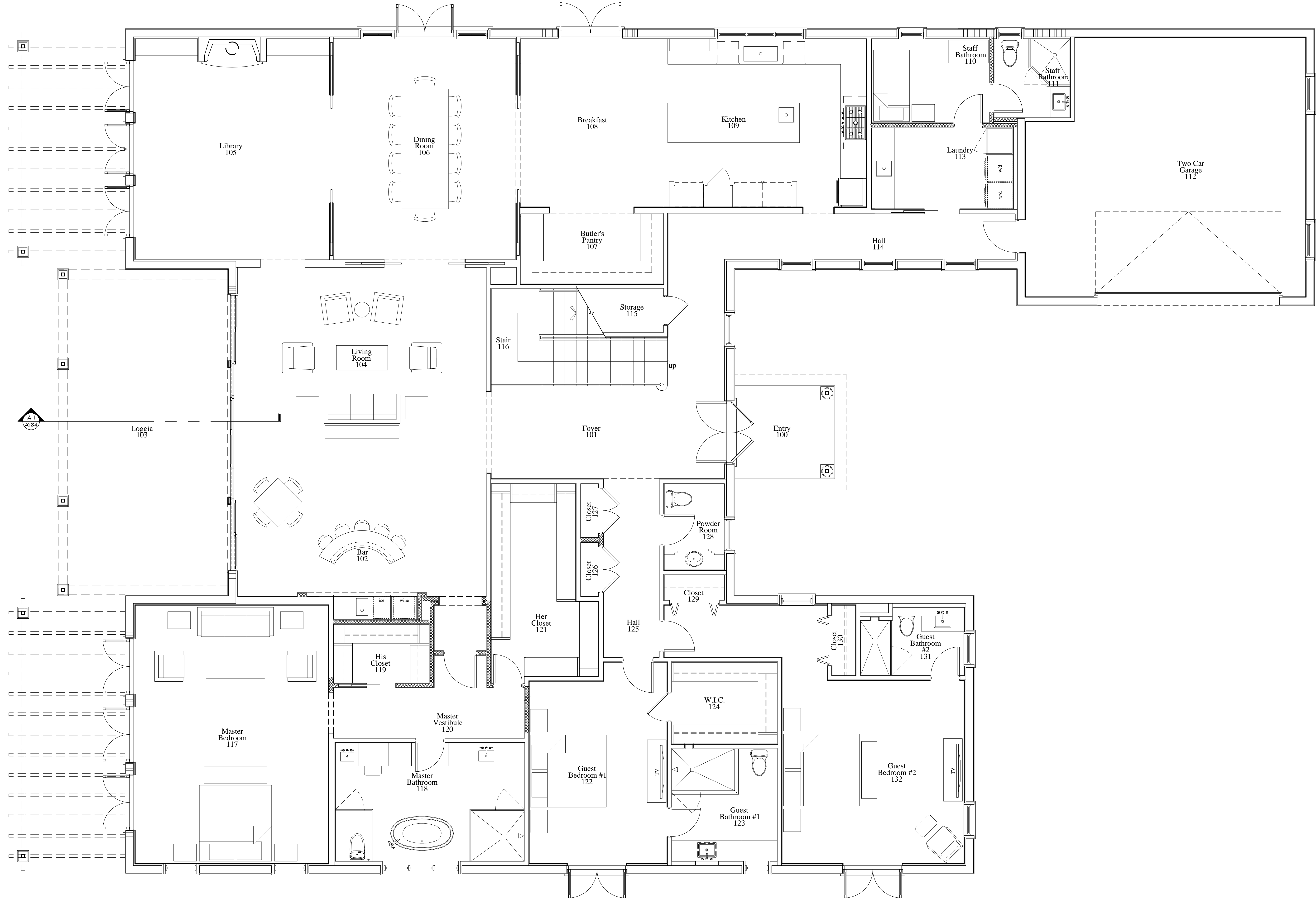


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AP05

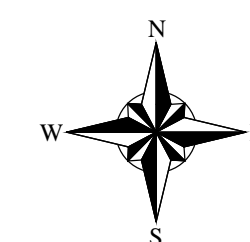
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ARCOM Approved First Floor Plan (ARC-22-209)  
Scale

1/4" = 1'-0"



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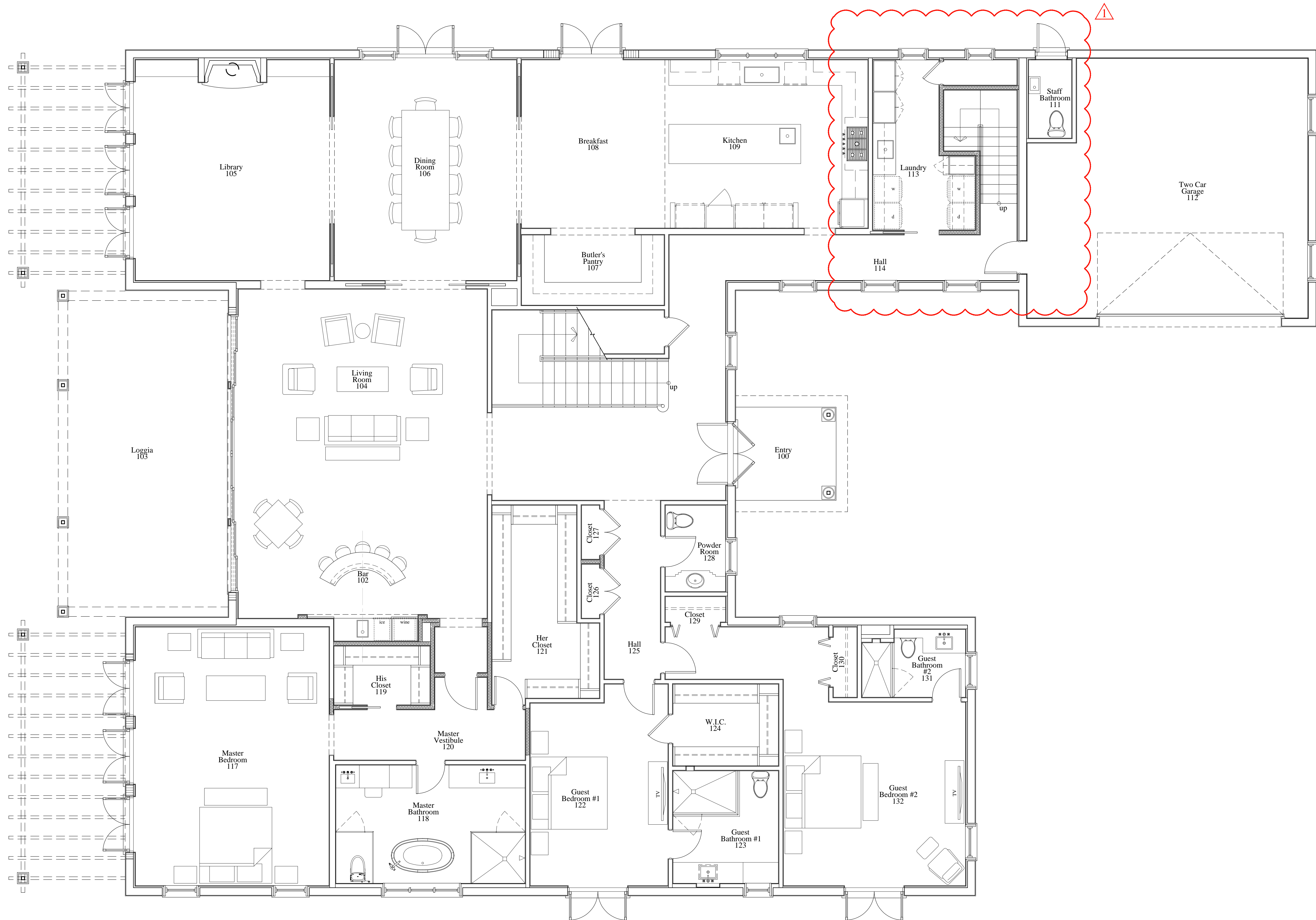


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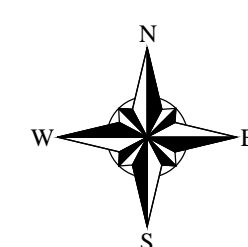
A100

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Proposed First Floor Plan  
Scale

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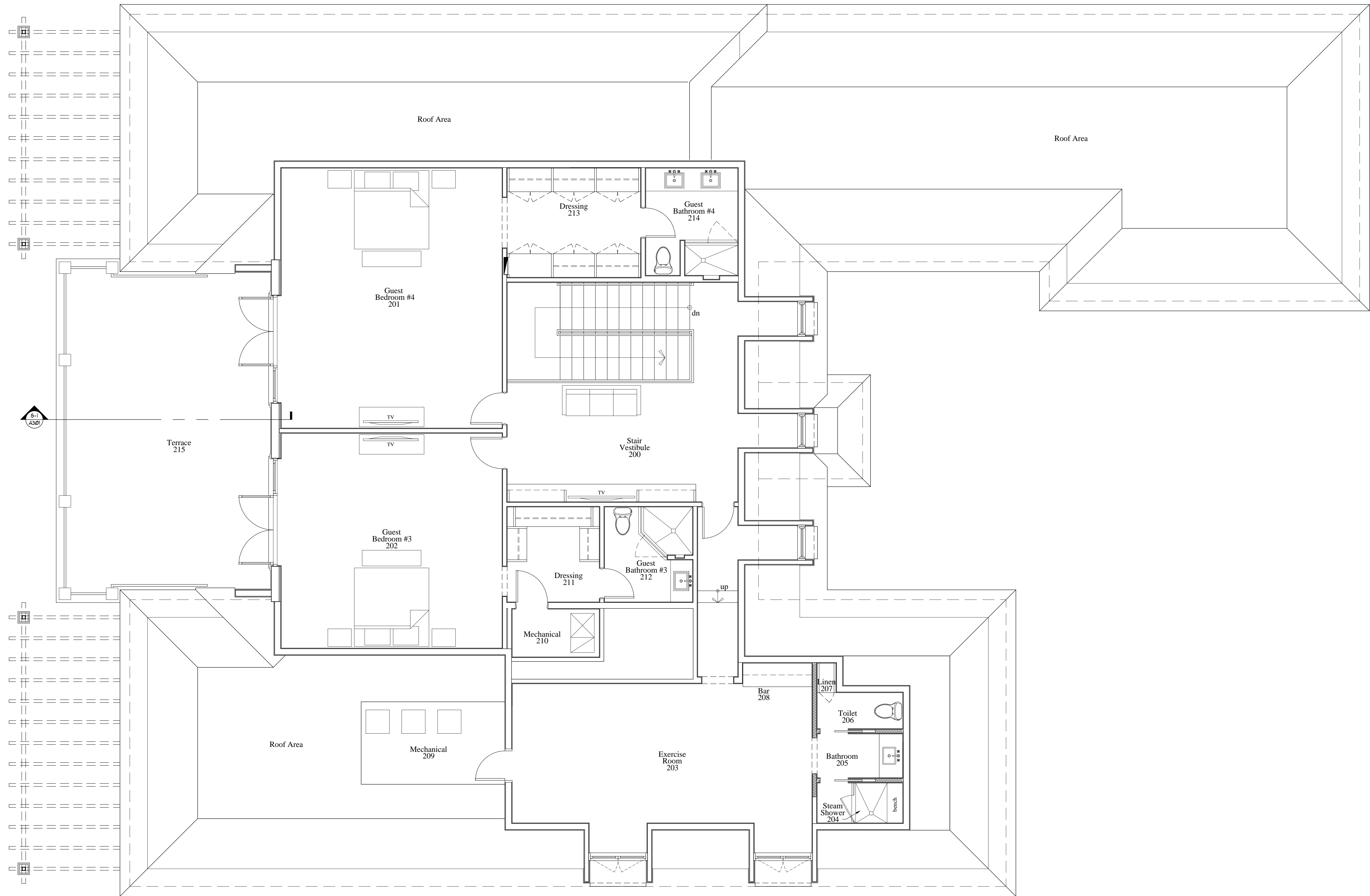


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AA26001667

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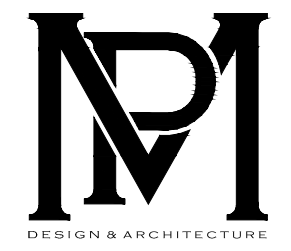
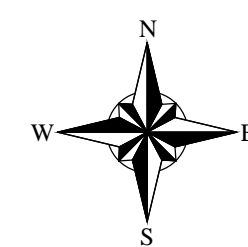
A101

ARC-23-079



ARCOM Approved Second Floor Plan (ARC-22-209)  
Scale

1/4" = 1'-0"



COMM NO.  
2216

DATE  
4/13/2023

REVISIONS

Second Floor Addition  
1020 North Lake Way Trust  
1020 N Lake Way

Palm Beach FL 33480



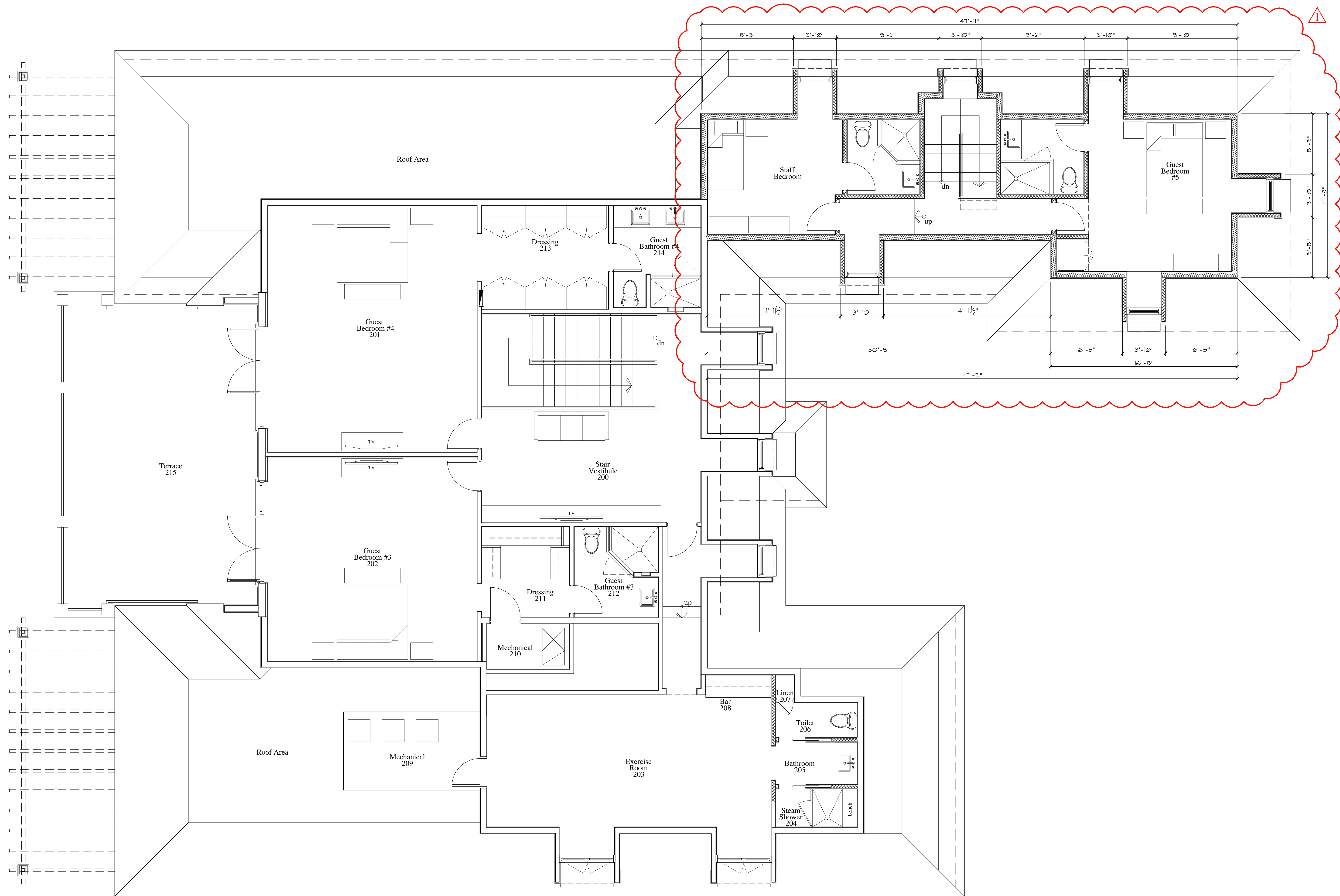
MP DESIGN &  
ARCHITECTURE, INC  
217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

SHEET NO.

A102

ARC-23-079

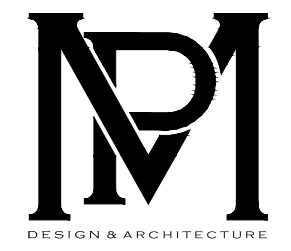
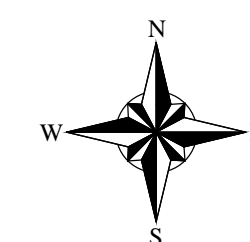




Proposed Second Floor Plan

Scale

1/4" = 1'-0"



COMM NO.  
2216

DATE  
4/13/2023

REVISIONS  
△ Area of Work

Second Floor Addition  
1020 North Lake Way Trust

Palm Beach FL 33480

1020 N Lake Way

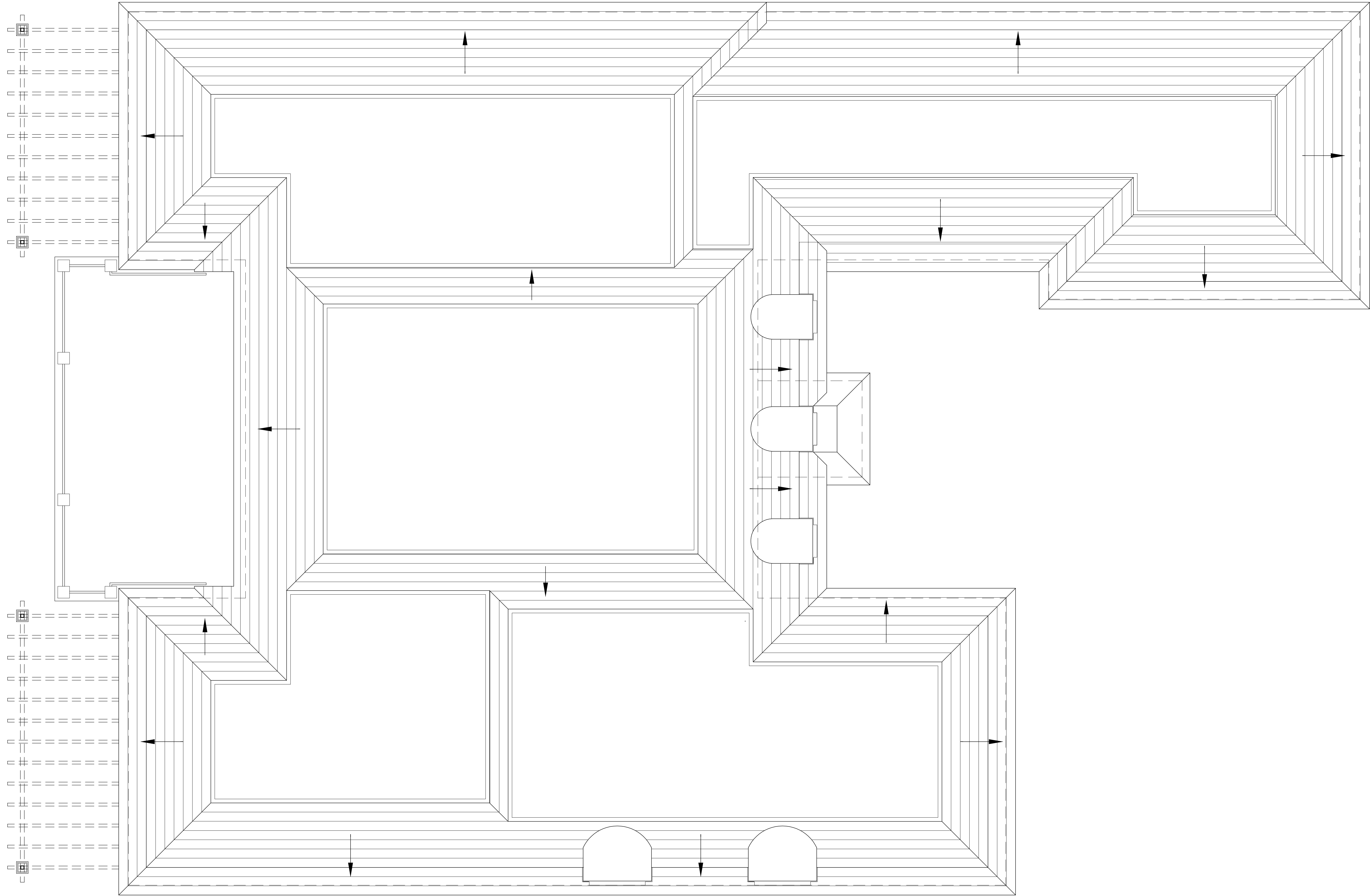


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SHEET NO.

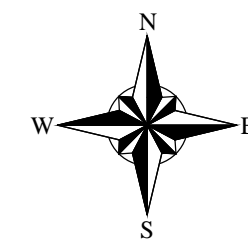
A103

ARC-23-079



ARCOM Approved Roof Plan (ARC-22-209)  
Scale

1/4" = 1'-0"



ARC-23-079

SHEET NO.  
A104

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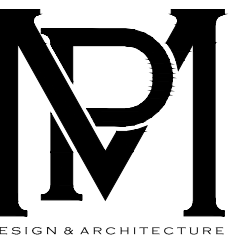


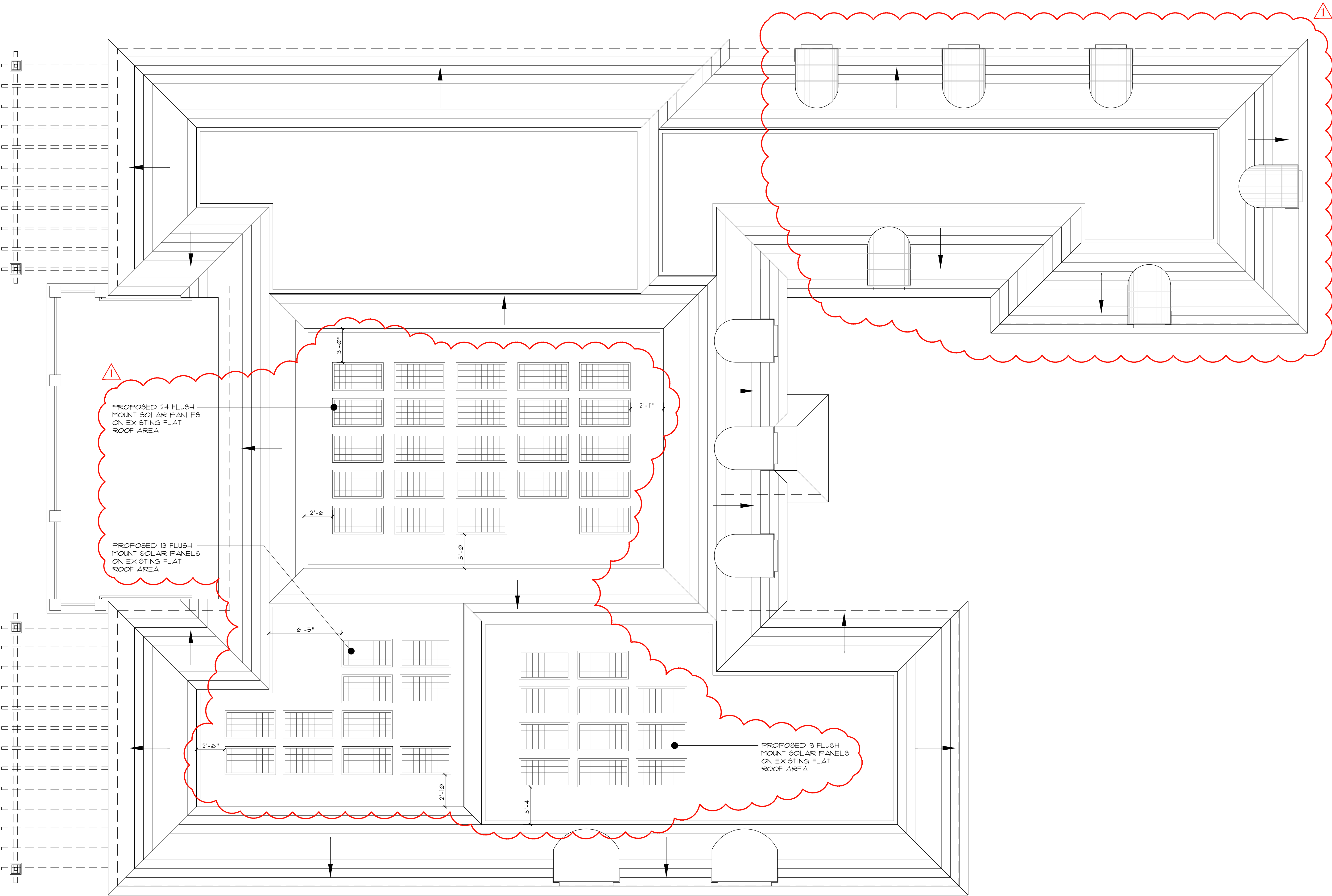
Second Floor Addition  
1020 North Lake Way Trust  
1020 N Lake Way  
Palm Beach FL 33480

REVISIONS

DATE  
4/13/2023

COMM NO.  
2216

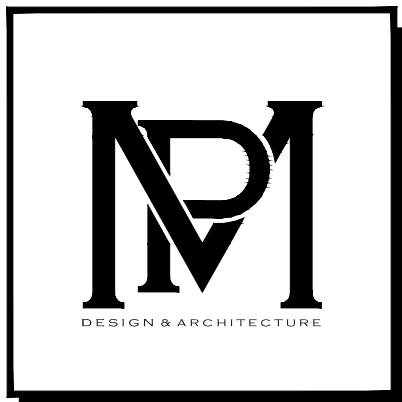
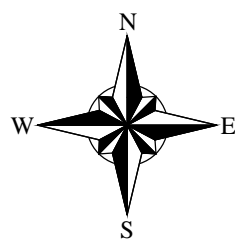




Proposed Roof Plan

Scale

1/4" = 1'-0"



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DATE  
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△ Area of Work

Second Floor Addition

1020 North Lake Way Trust

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A105

ARC-23-079









ARCOM Approved East Elevation (ARC-22-209)

Scale

1/4" = 1'-0"



New Proposed East Elevation

Scale

1/4" = 1'-0"



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△ Area of Work

Second Floor Addition

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ARCOM Approved West Elevation (ARC-22-209)

Scale

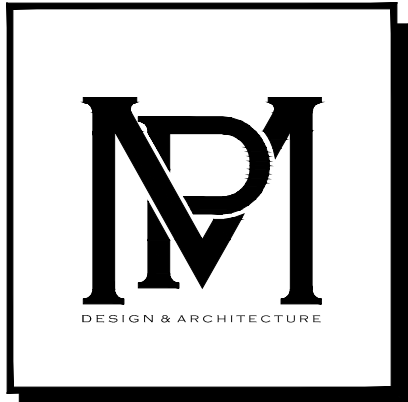
1/4" = 1'-0"



New Proposed West Elevation

Scale

1/4" = 1'-0"



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2216

DATE  
5/01/2023

REVISIONS

△ Area of Work

Second Floor Addition

1020 North Lake Way Trust

1020 N Lake Way

Palm Beach FL 33480

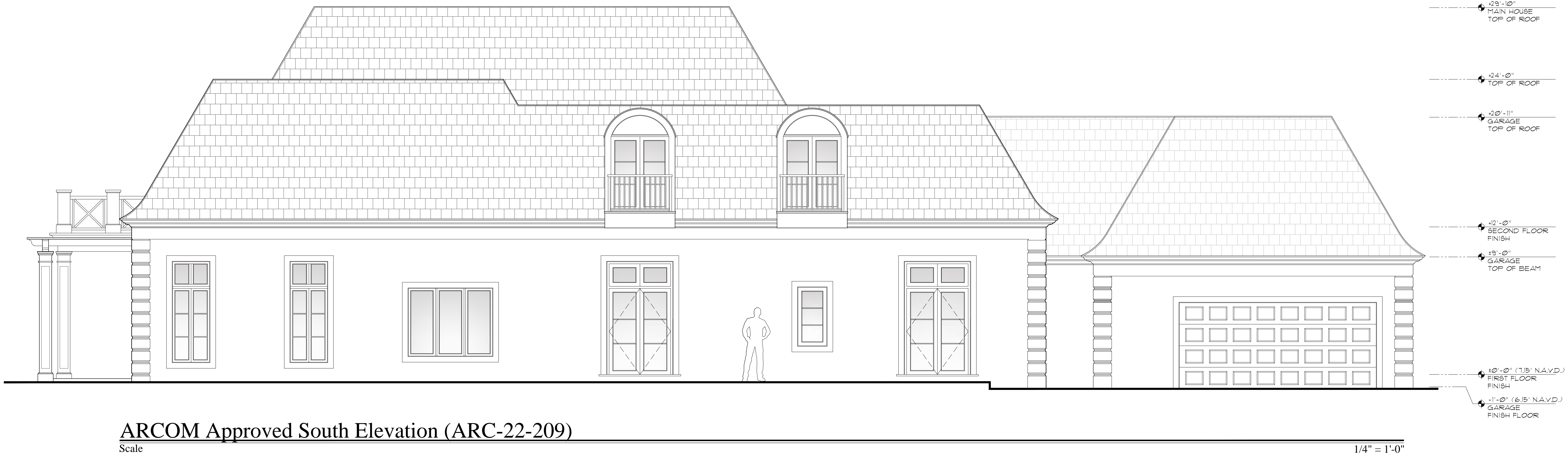


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SHEET NO.

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ARC-23-079



ARCOM Approved South Elevation (ARC-22-209)

Scale

1/4" = 1'-0"



New Proposed South Elevation

Scale

1/4" = 1'-0"



COMM NO.  
2216  
DATE  
5/01/2023

REVISIONS  
△ Area of Work

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



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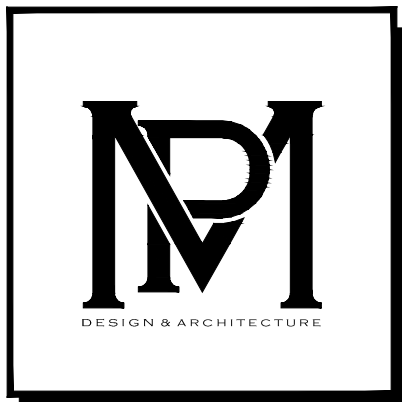
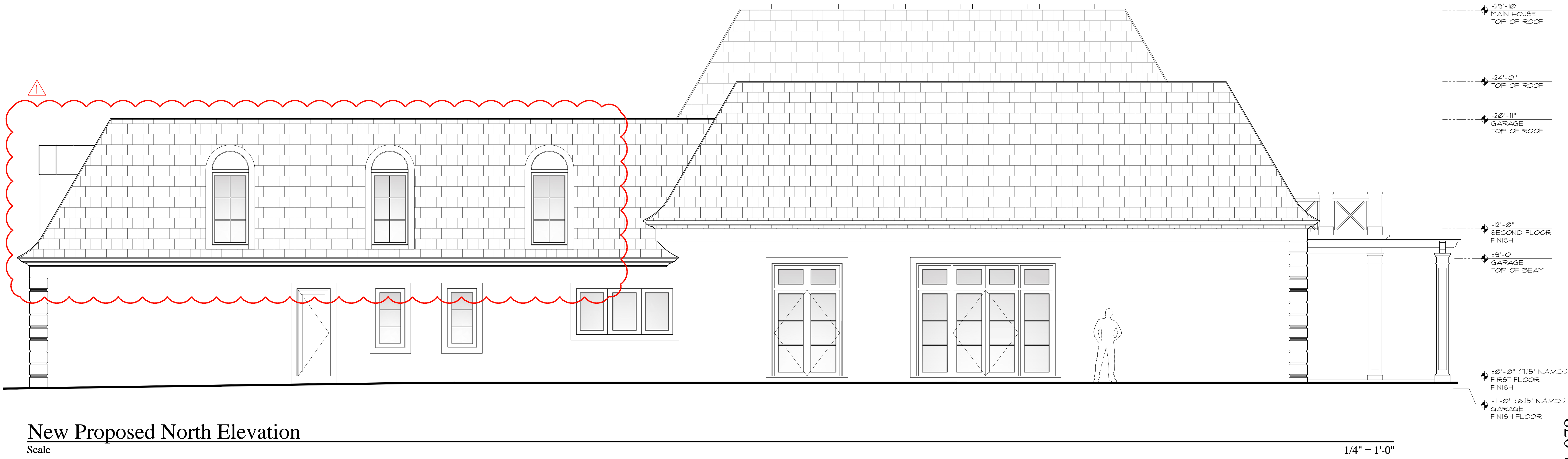
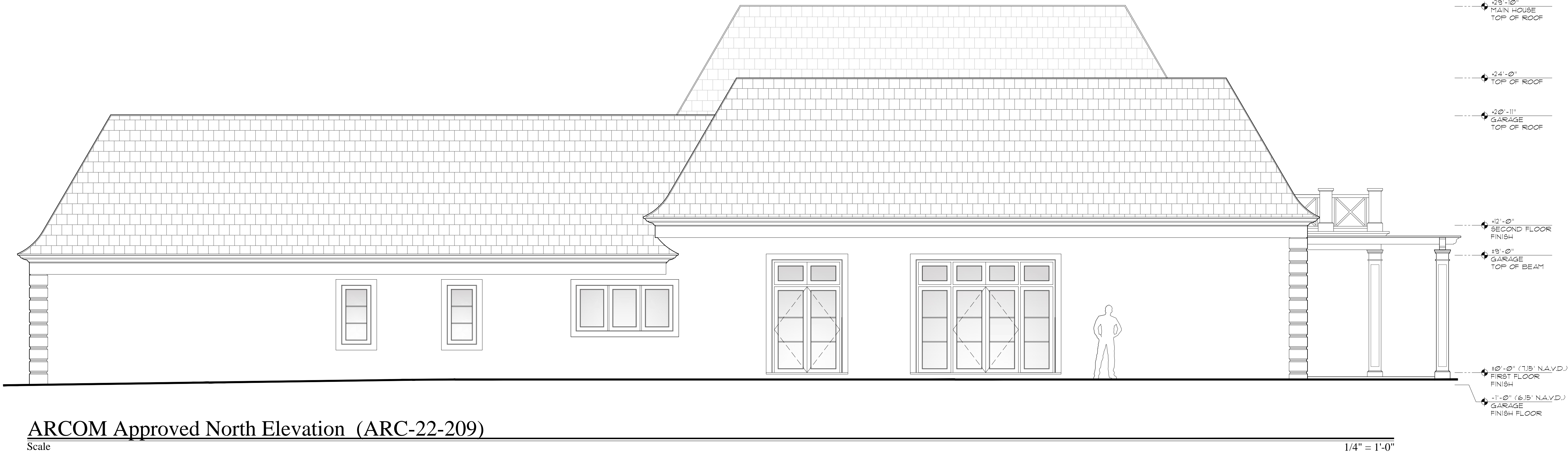
SHEET NO.  
A203

ARC-23-079









COMM NO.  
2216

DATE  
5/01/2023

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△ Area of Work

Second Floor Addition  
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SHEET NO.  
A202

ARC-23-079









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2216

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4/13/2023

REVISIONS

Second Floor Addition

1020 North Lake Way Trust

1020 N Lake Way

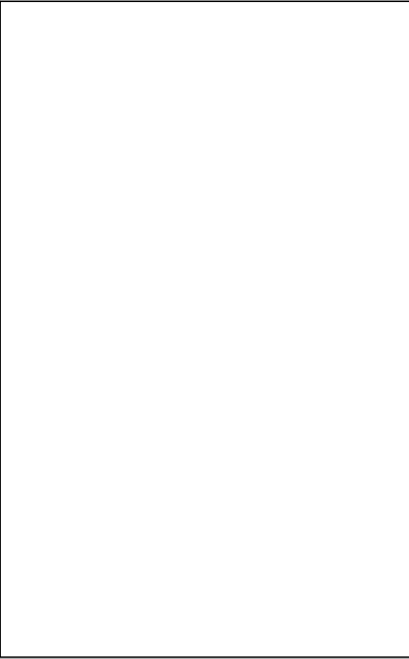
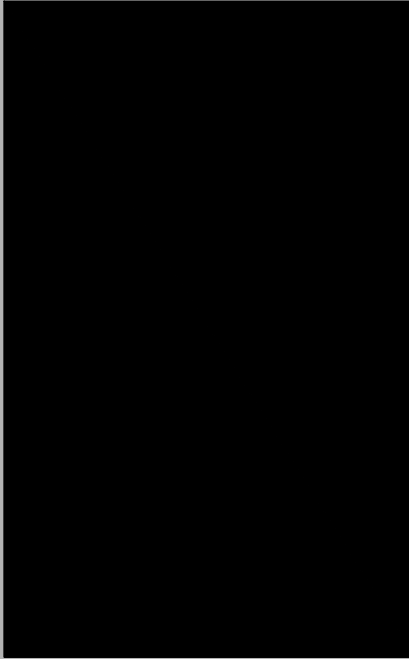

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SHEET NO.

A204

				
<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

ARC-23-079

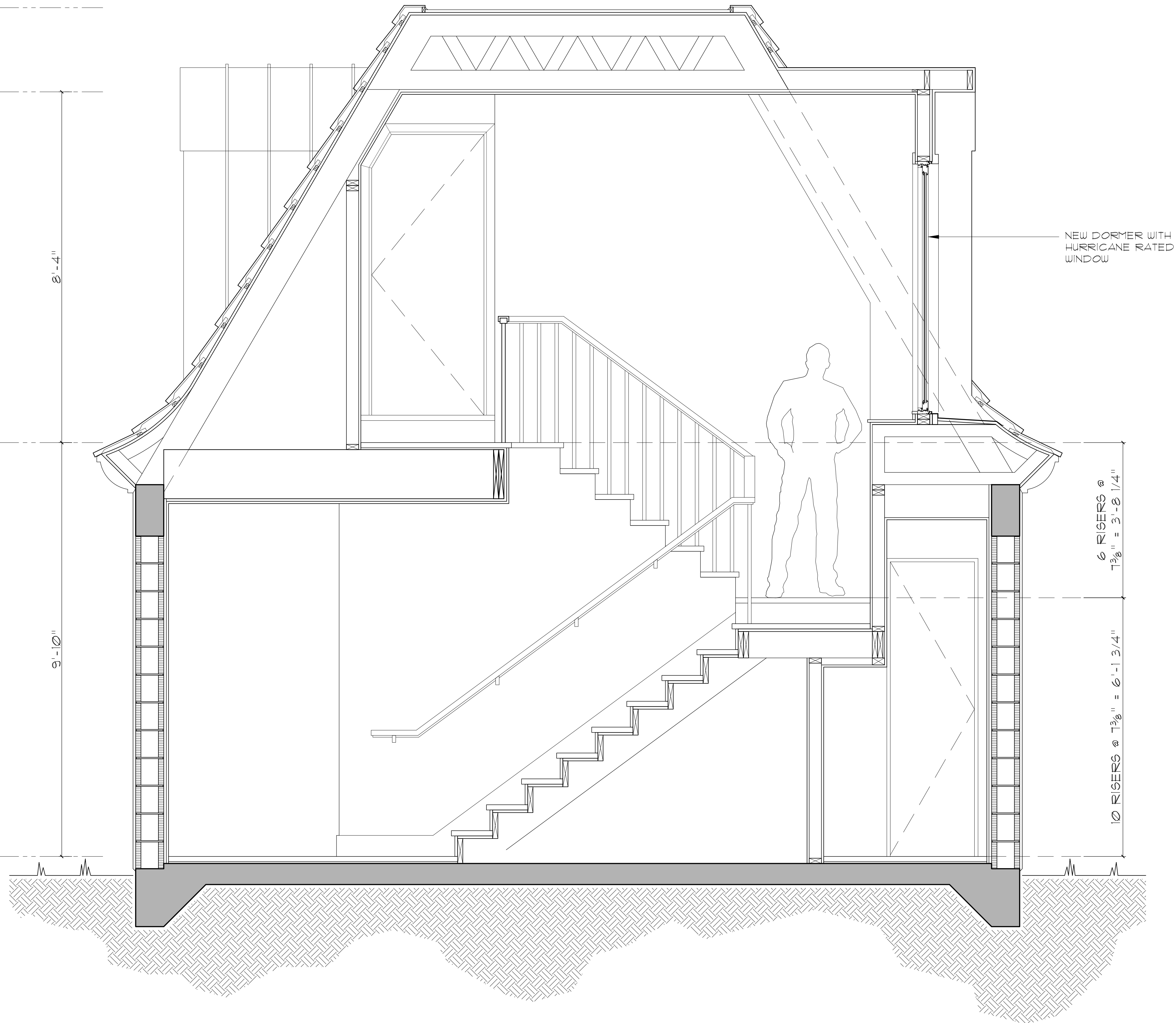


EXISTING  
T.O. ROOF  
EL. +20'-2"

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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1020 N Lake Way



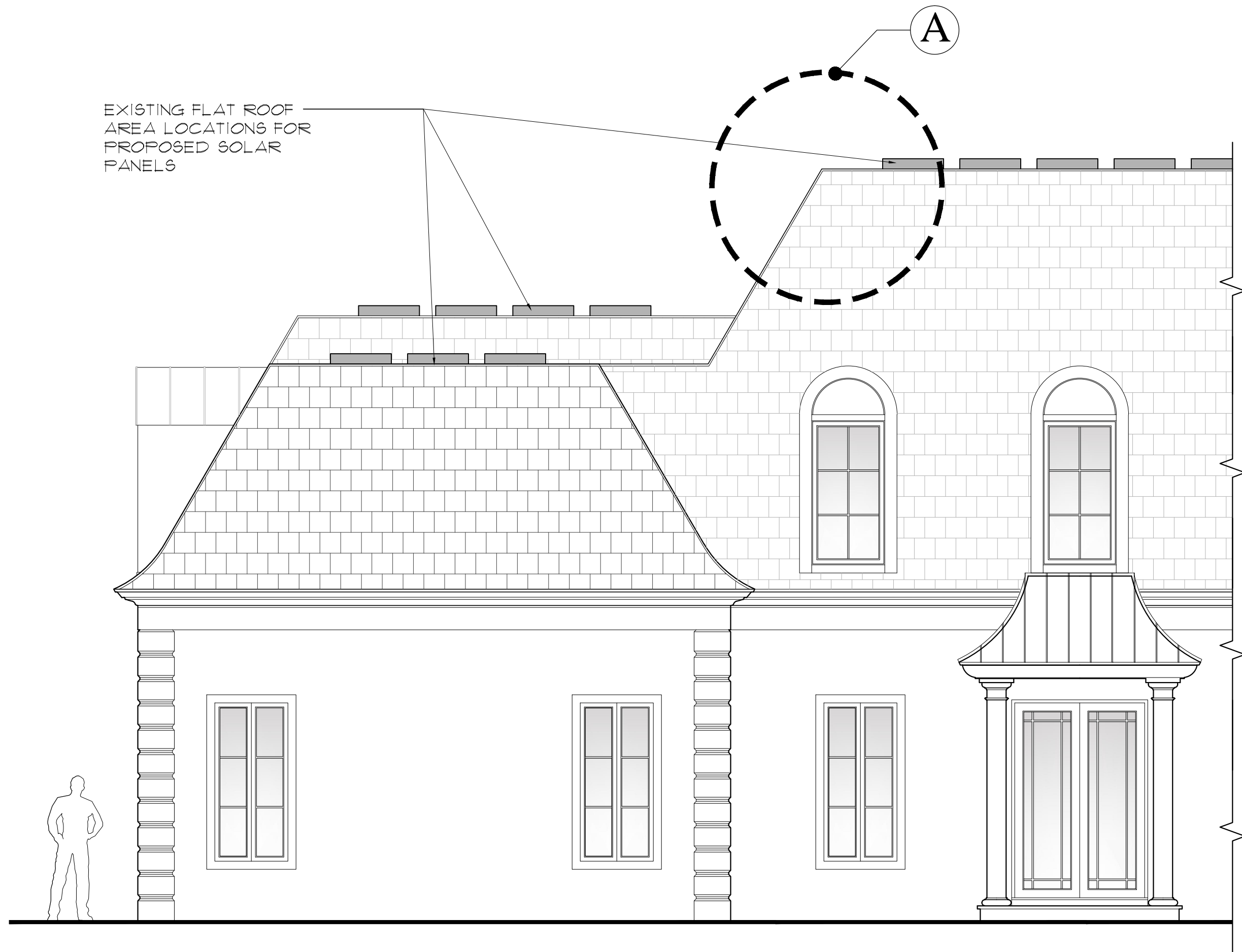
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SHEET NO.

A300

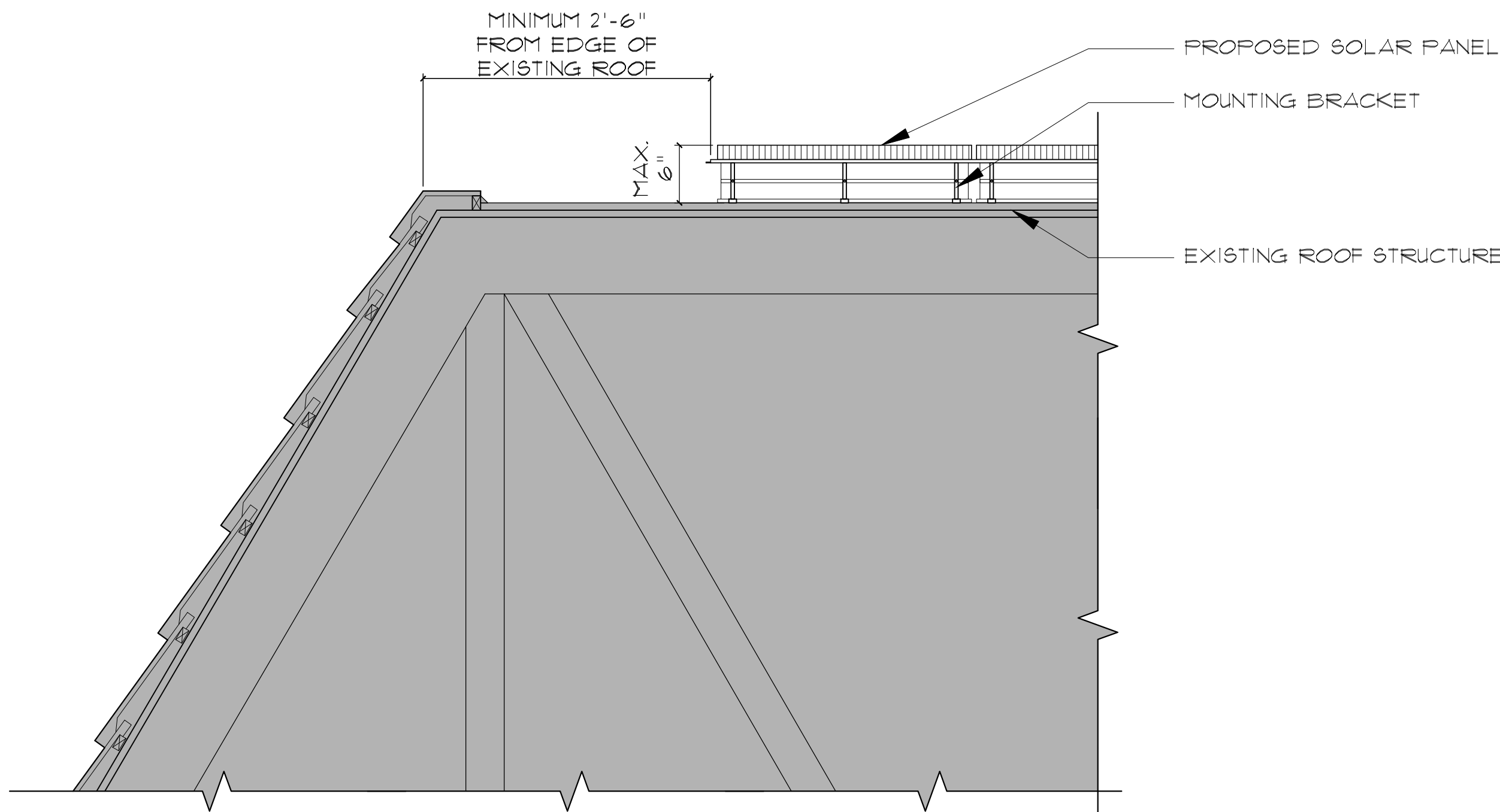
ARC-23-079





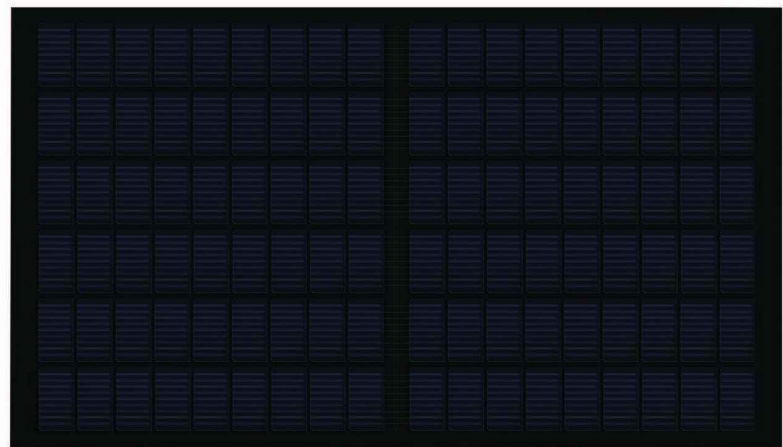
Partial Front Elevation - Solar Panel Locations

Scale 1/4" = 1'-0"



Solar Panel @ Existing Roof Section

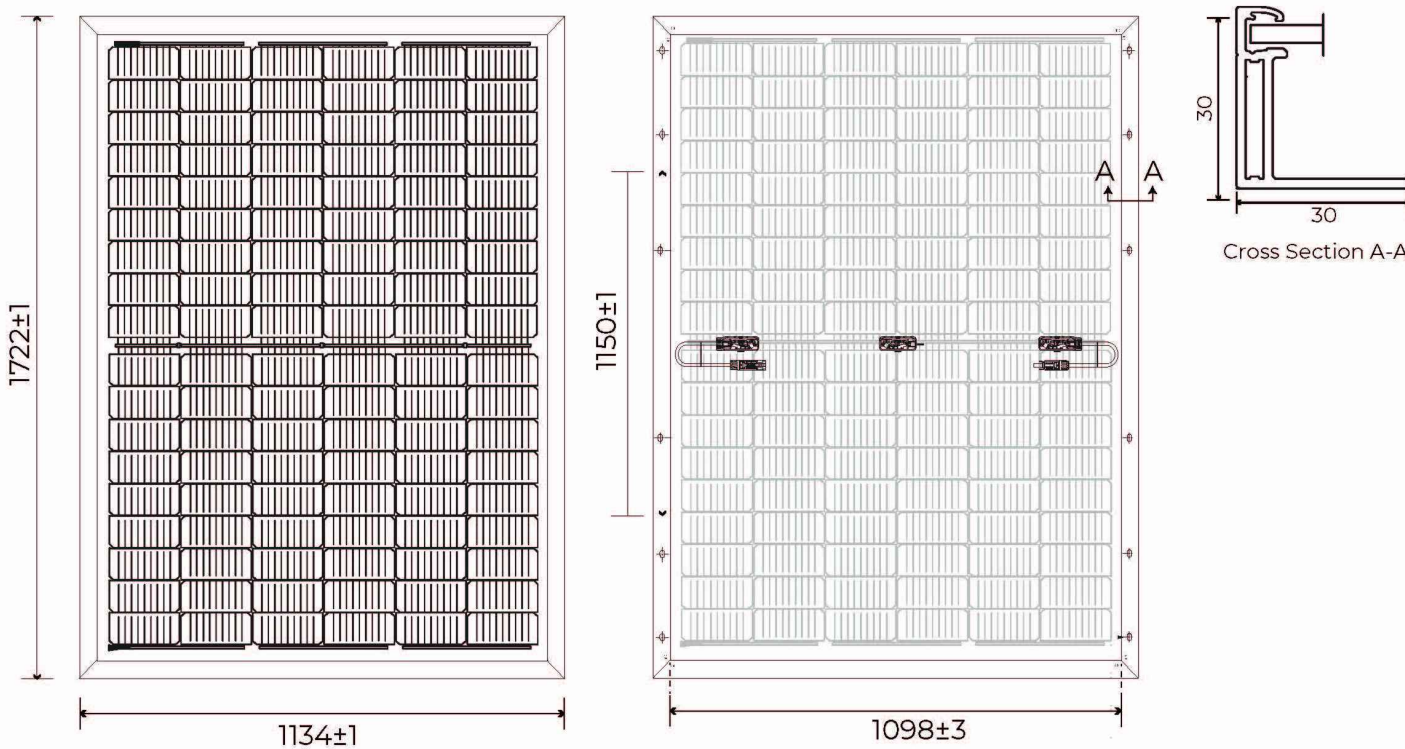
Scale 1" = 1'-0"



SOLAR PANEL M405-13H  
Half-Cell  
High Efficiency Mono Module  
405W  
1500V



ENGINEERING DRAWING (mm)



Learn More: [mitrex.com](http://mitrex.com) | info@mitrex.com  
Headquarters: 41 Racine Rd., Toronto, ON M9W 2Z4, Canada | +1 (416) 497 7120  
West USA Location: 10880 Wilshire Blvd Suite 1101, Los Angeles, CA 90024, USA | +1 (323) 301 7978  
East USA Location: 1 Rockefeller Plaza Fl 11, New York, NY 10020, USA | +1 (646) 583 4486

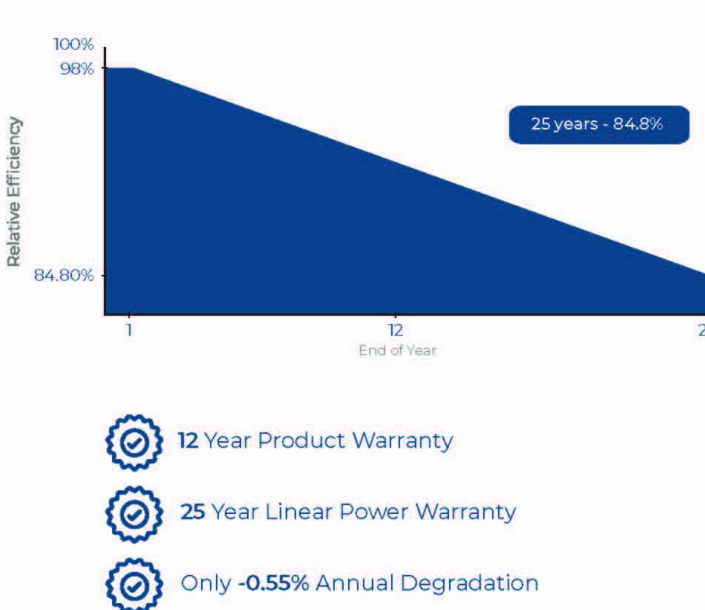
ELECTRICAL DATA | STC

MITREX	SOLAR PANEL M405-13H
Nominal Max. Power (Pmax)	405W
MPP Operating Voltage (Vmpp)	311V
MPP Operating Current (Imp)	13.02A
Open Circuit Voltage (Voc)	37.55V
Short Circuit Current (Isc)	13.73A
Maximum Efficiency	21%
Operating Temperature	-40°C ~ +85°C
Max. System Voltage	1500V (IEC/UL)
Max. Series Fuse Rating	25A
Fire Classification	Type I

MECHANICAL DATA

SPECIFICATIONS	SOLAR PANEL M405-13H
Cell Type - Size	Mono-crystalline - M10, 182mm
Cell Arrangement	108 [16x9x2]
Dimensions	1722 x 1134 x 30mm
Front Cover	3.2 mm tempered glass
Back Cover	Black or White Backsheet
Frame	Anodized aluminum alloy black frame
Weight (kg)	20.7 ± 1
J-Box	IP68, 3 bypass diodes
Cable	4mm², 12 AWG (UL)
Cable Length(Including Connector)	300mm
Connector	MC4
Max. Static Load Front/Back	5400/2400 Pa

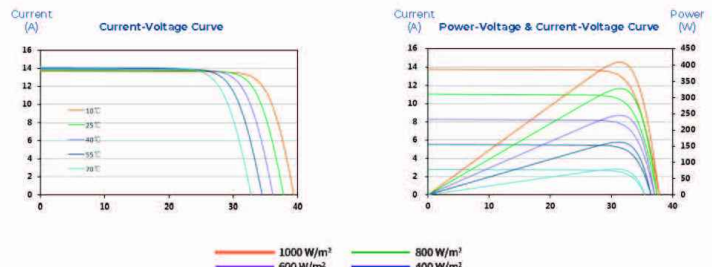
LINEAR PERFORMANCE WARRANTY



- 12 Year Product Warranty
- 25 Year Linear Power Warranty
- Only -0.55% Annual Degradation

TEMPERATURE CHARACTERISTICS

SPECIFICATIONS	SOLAR PANEL M405-13H
Temperature Coefficient Pmax	-0.341%/°C
Temperature Coefficient Voc	-0.262%/°C
Temperature Coefficient Isc	0.054%/°C
Nominal Module Operating Temperature	42.5 ± 2°C



- Power measuring tolerance: ± 3%, other measurements tolerances: ± 5%.  
- Datasheet is subjected to change without prior notice, always obtain the most recent version of the datasheet.  
- Caution: For professional use only, the installation and handling of PV modules and cleaning modules require professional skills and should only be performed by qualified professionals.

Learn More: [mitrex.com](http://mitrex.com) | info@mitrex.com  
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Second Floor Addition  
1020 North Lake Way Trust

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A301

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:

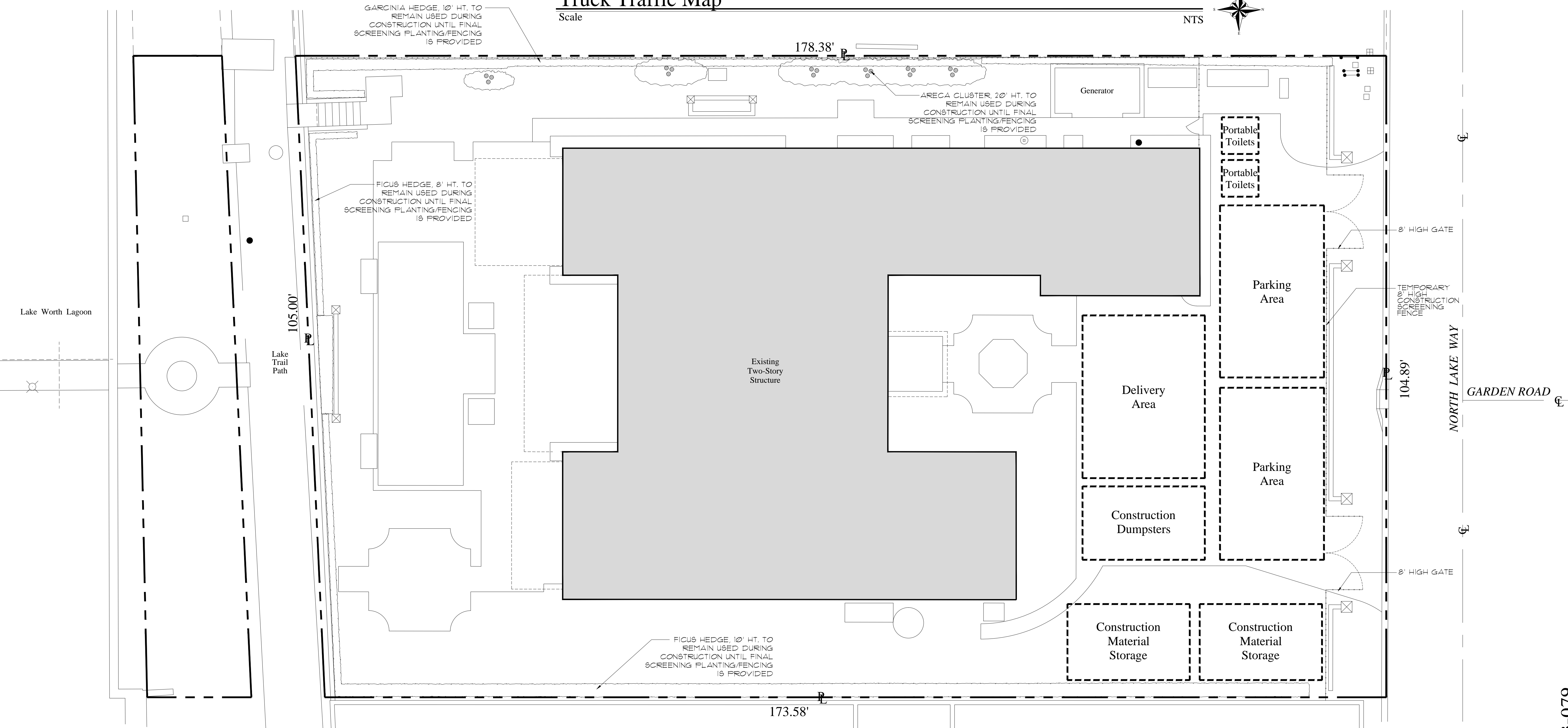
60'



Truck Traffic Map

Scale

NTS



Truck Logistics & Construction Screening Plan

Scale

1/8" = 1'-0"



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1020 N Lake Way



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SHEET NO.  
A006

ARC-23-079