

<div>ARC 24-0022</div> <div>FIRST SUBMITTAL</div> <div>MAY 09,2024</div> <div>HEARING DATES</div> <div>ARCOM: JULY 24,2024</div> <div>COUNCIL: AUG. 14,2024</div>		<div>SCOPE OF WORK</div> <div>This a Level 2 Alteration for a two-story single family house. No changes to the footprint of building. The proposed work includes enclosing the existing covered patio on the first floor to convert it into air conditioned space; and enclosing a portion of the covered balcony on the second floor to convert it into air conditioned space. The remaining balcony's railing will be replaced by new as per plans. The enclosure of the covered patio on the first floor will require a variance on the CCR allowed.</div>	
<div>PROPERTY DATA</div> <div>ID Number</div> <div>5 0 - 4 3 - 4 3 - 0 3 - 0 8 - 0 0 0 - 0 1 3 0</div> <div>Legal Description</div> <div>ALTO LIDO LT 13 /LESS E 5 FT ST R/W/ & LT 13-A</div> <div>Zoning:</div> <div>R-B Low Density Residential</div>		<div>PROJECT TEAM</div> <div>SURVEYOR</div> <div>ACCURATE LAND SURVEYORS, INC.</div> <div>1600 S, FEDERAL HIGHWAY, SUITE 600,</div> <div>POMPANO BEACH, FL 33062</div> <div>(954) 782-1441</div> <div>ARCHITECTURE</div> <div>JSR DESIGN GROUP</div> <div>ONE WEST CAMINO REAL, ST.117-E BOCA RATON</div> <div>FL 33432</div> <div>(561) 362-7203</div> <div>STRUCTURAL</div> <div>PROJECT CLASSIC, LLC</div> <div>5968 NW 77 TERRACE</div> <div>PARKLAND, FL 33067</div> <div>(561) 544-7397</div>	
<div>AREA TABULATION</div> <div>A. Existing 1st. Floor House A/C 2,254 s.f.</div> <div>B. Existing 2nd Floor House A/C 2,297 s.f.</div> <div>C. Total Existing House A/C 4,551 s.f.</div> <div>D. Existing Covered Patio..... 397 s.f.</div> <div>E. Existing Loggia 277 s.f.</div> <div>F. Existing Covered Entry 71 s.f.</div> <div>G. Existing Garage 480 s.f.</div> <div>H. Existing 2nd Floor Balcony 588 s.f.</div> <div>I. TOTAL EXISTING FOOTPRINT 3,479 s.f.</div> <div>(A + D + E + F + G)</div> <div>Site Area..... 13,826 s.f. (100%)</div> <div>Total House Footprint 3,479 s.f. (25.2 %)</div> <div>(* No changes to footprint of house, existing to remain).</div>			
<div>INDEX OF DRAWINGS</div> <div>CS Cover Sheet, Data, Renderings</div> <div>A0 Site Plan</div> <div>A1 Vicinity Map & Photos</div> <div>A2 Existing House Photos</div> <div>A3 1st Floor Demolition Plan</div> <div>A4 Proposed 1st Floor Plan</div> <div>A5 2nd Floor Demolition Plan</div> <div>A6 Proposed 2nd Floor Plan</div> <div>A7 CCR Calculations & Diagrams</div> <div>A8 East Elevations</div> <div>A9 South Elevations</div> <div>A10 West Elevations</div> <div>A11 North Elevations</div>			



DESIGN GROUP INC.

LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

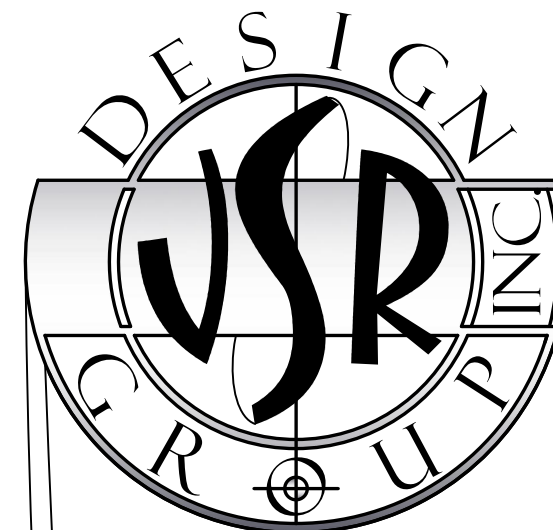
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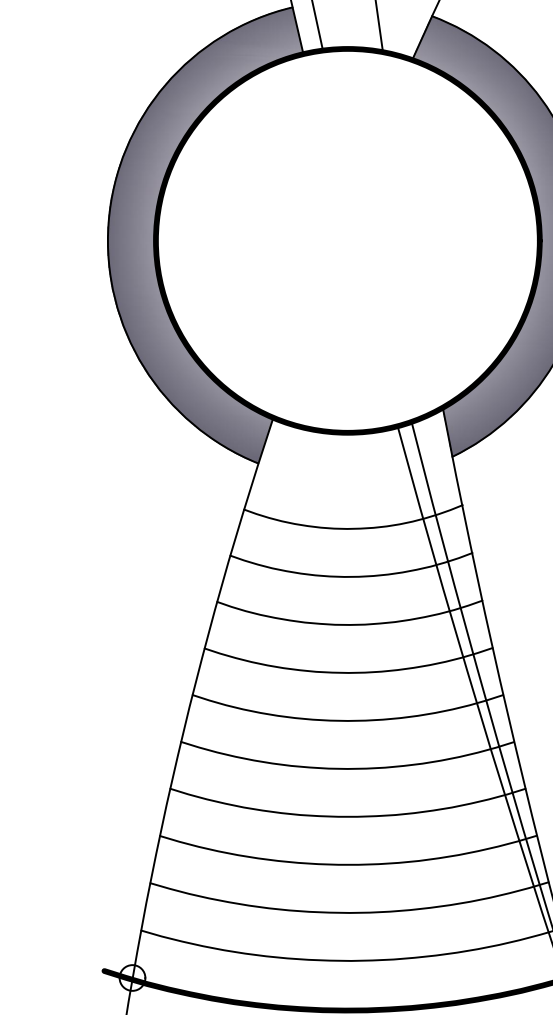
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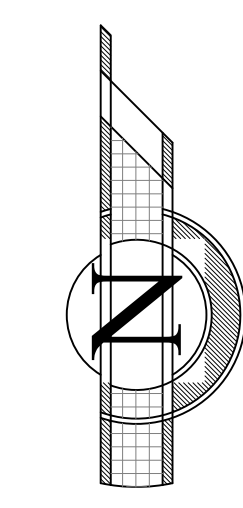
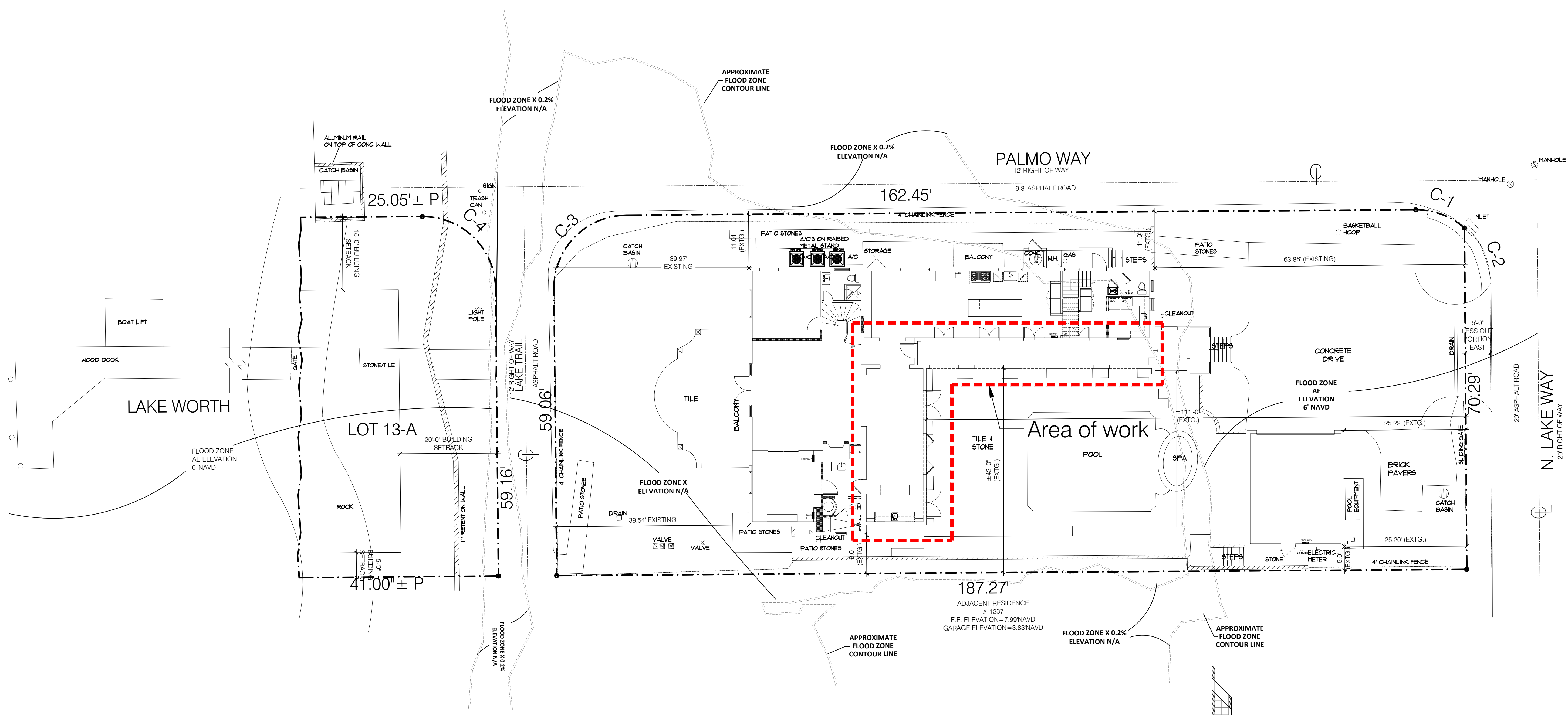
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PROPOSED SITE PLAN
3/32" SCALE.

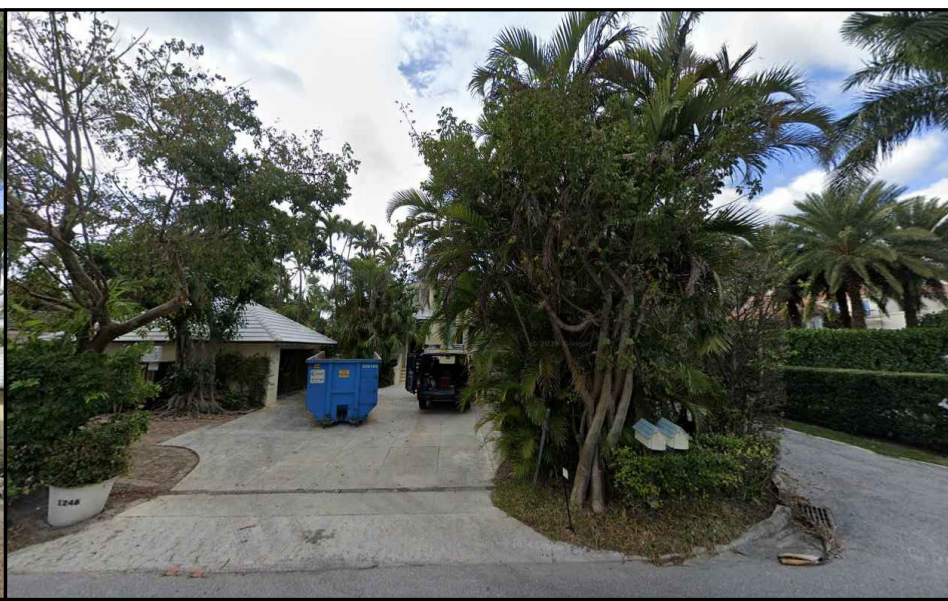
SITE PLAN BASED ON SURVEY BY ACCURATE
LAND SURVEYORS, INC. ON 10/29/2023.
FLOOD ZONE "X", "X 0.2%", AND "AE" (SEE
SKETCH FOR CONTOURS).
BFE: N/A, N/A, AND 6' NAVD 1988.



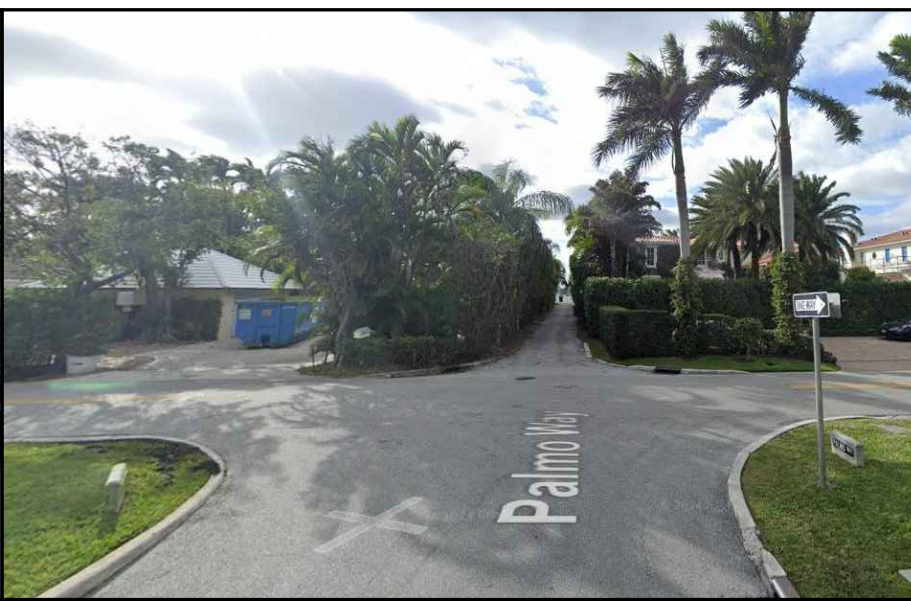
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1237



1246 N. LAKE WAY



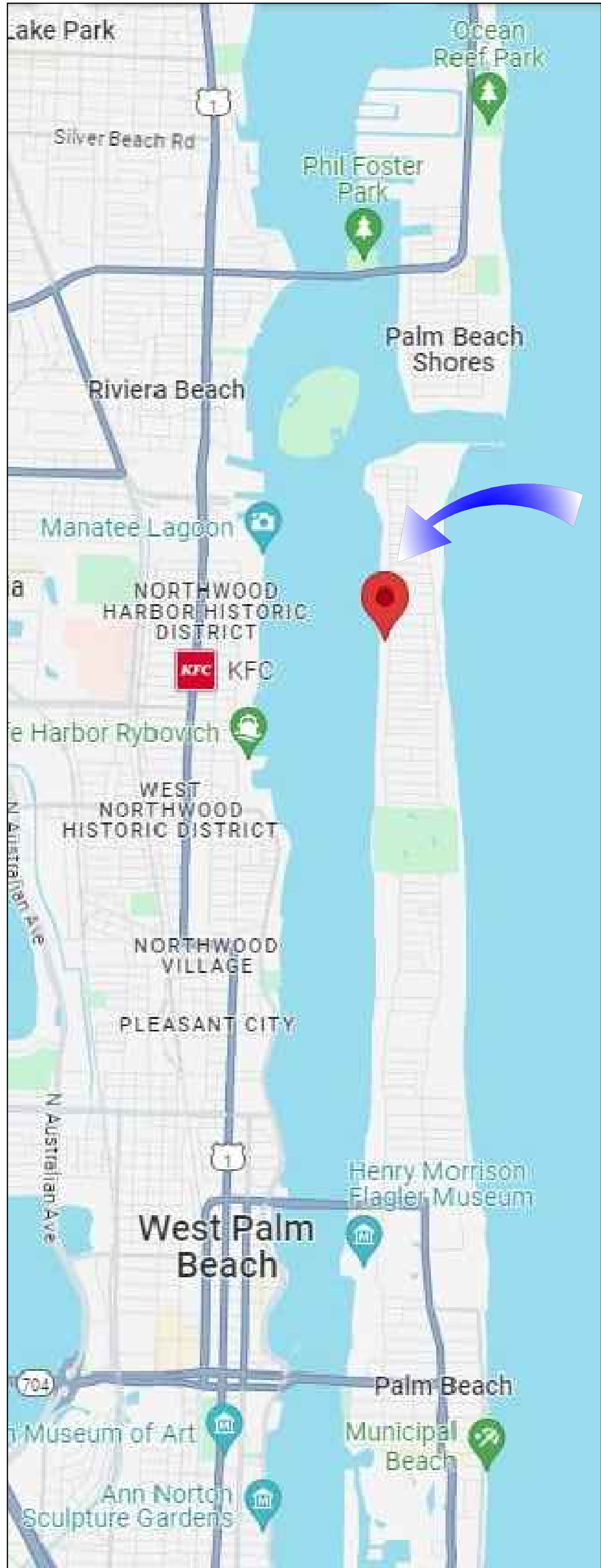
PALMO WAY VIEW TO WEST



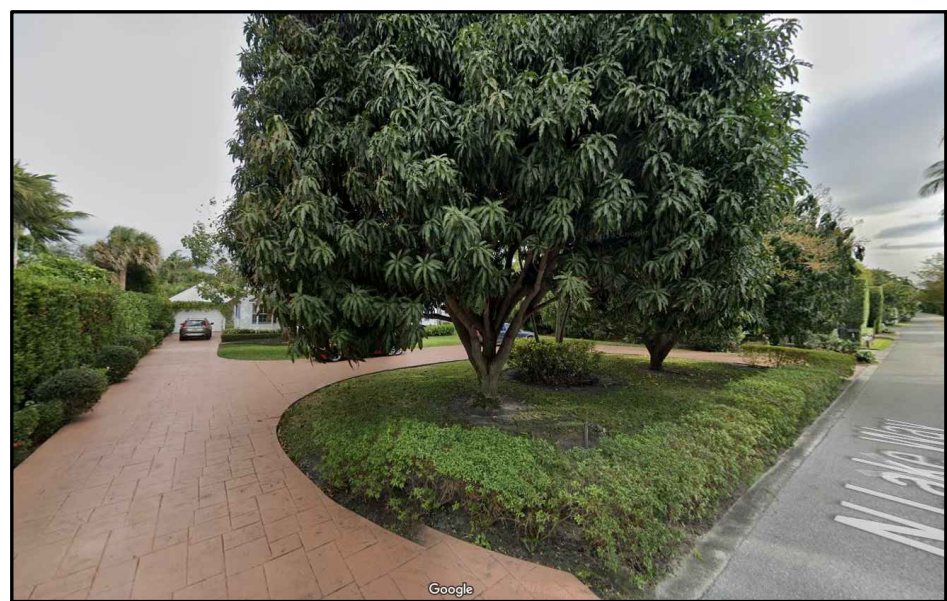
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LOCATION MAP
N.T.S.



1231



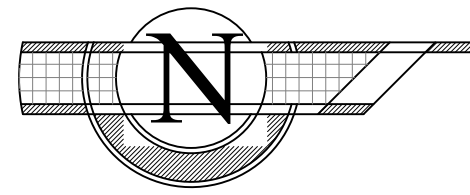
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TOWN OF P.B. LOT



1263



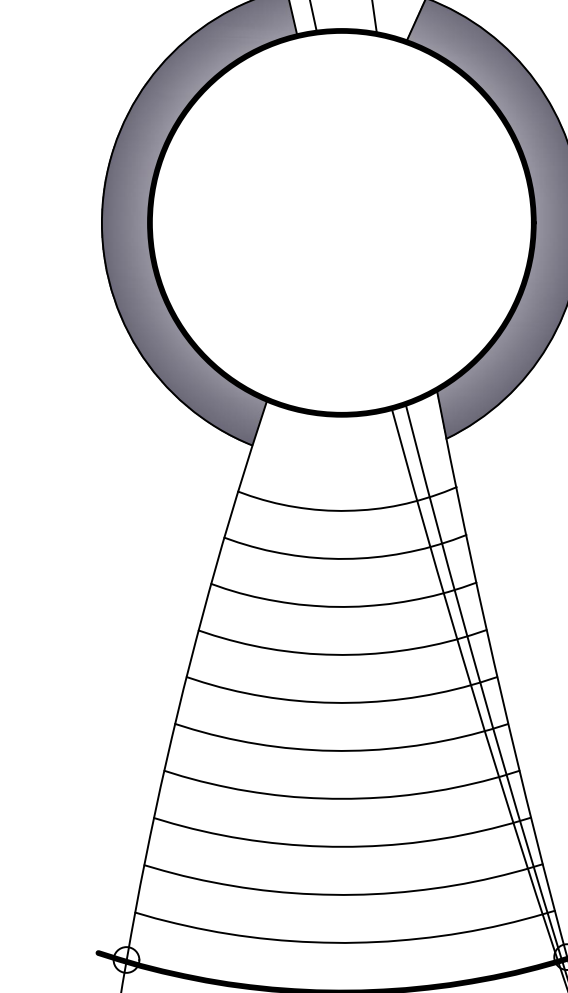
VICINITY MAP
N.T.S.



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ARCHITECT
FL LICENSE# AR95171

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AZ26002033



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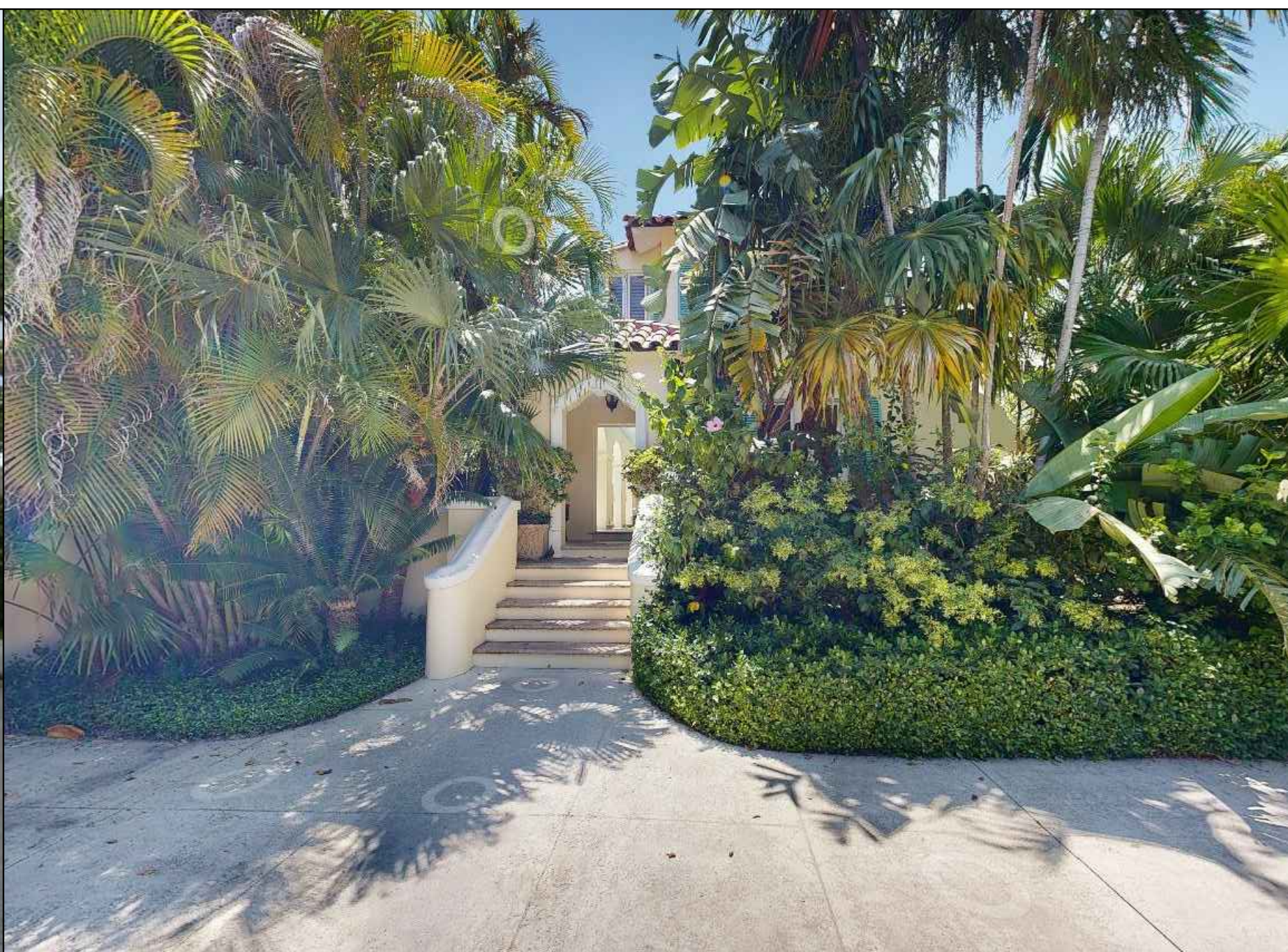
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FRONT VIEW FROM N. LAKE WAY



VIEW FROM N. LAKE WAY



FRONT VIEW FROM DRIVEWAY



COURTYARD VIEW



COURTYARD EAST FACADE



COURTYARD SOUTH FACADE



COVERED PATIO



2ND. FL. COVERED WALKWAY



2ND. FL. WALKWAY VIEW



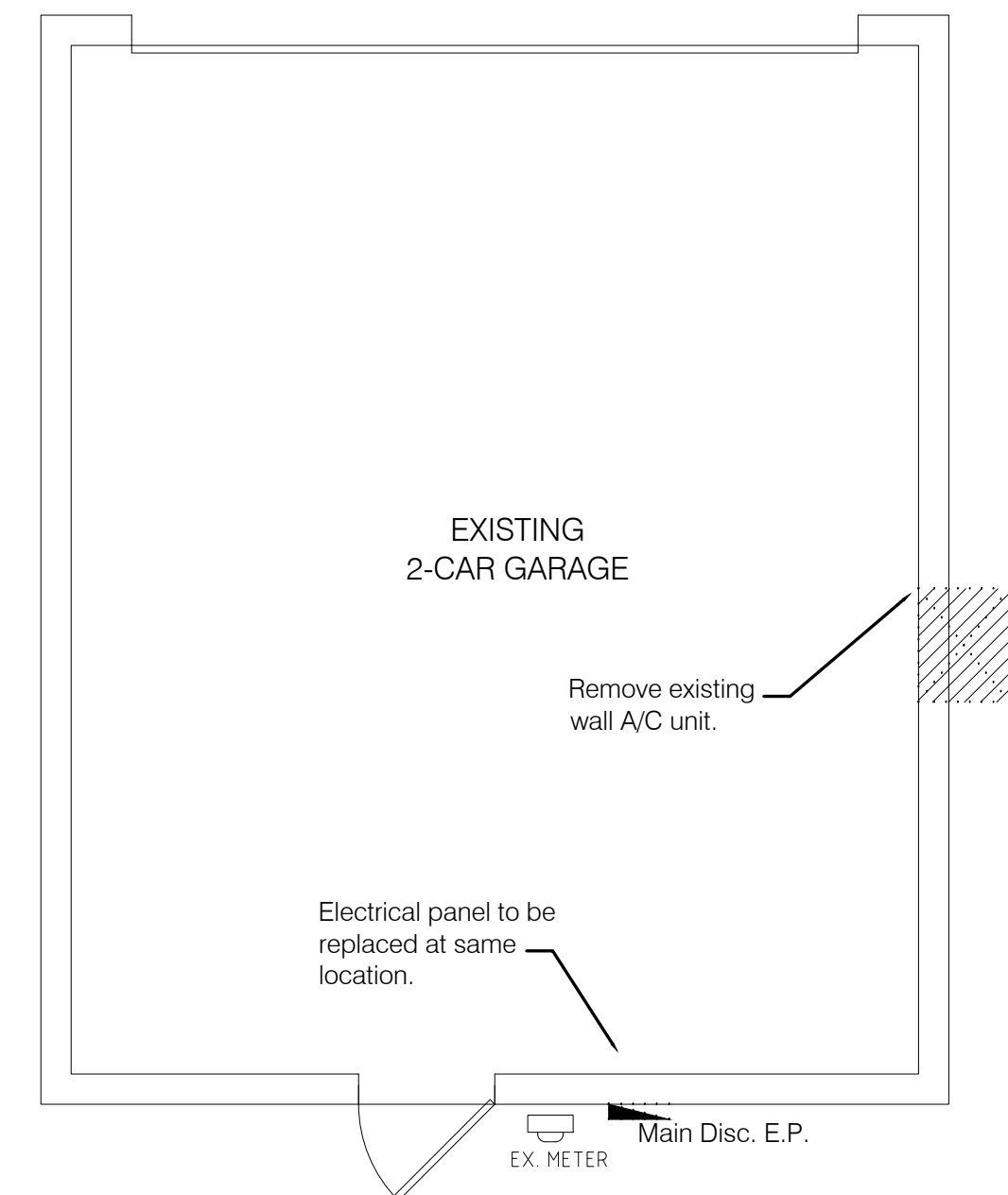
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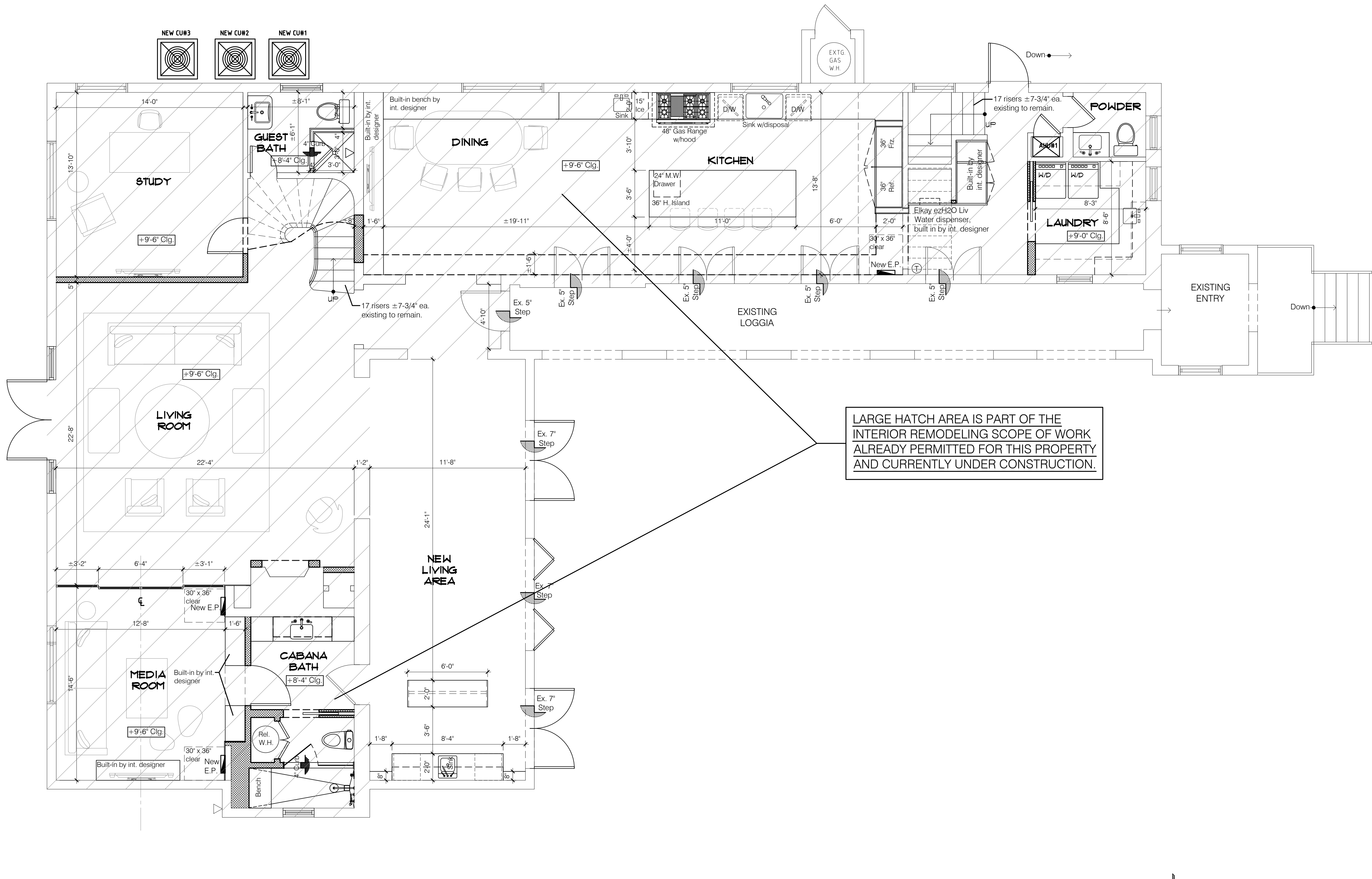
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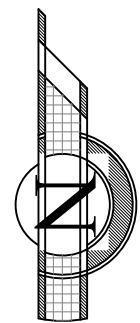
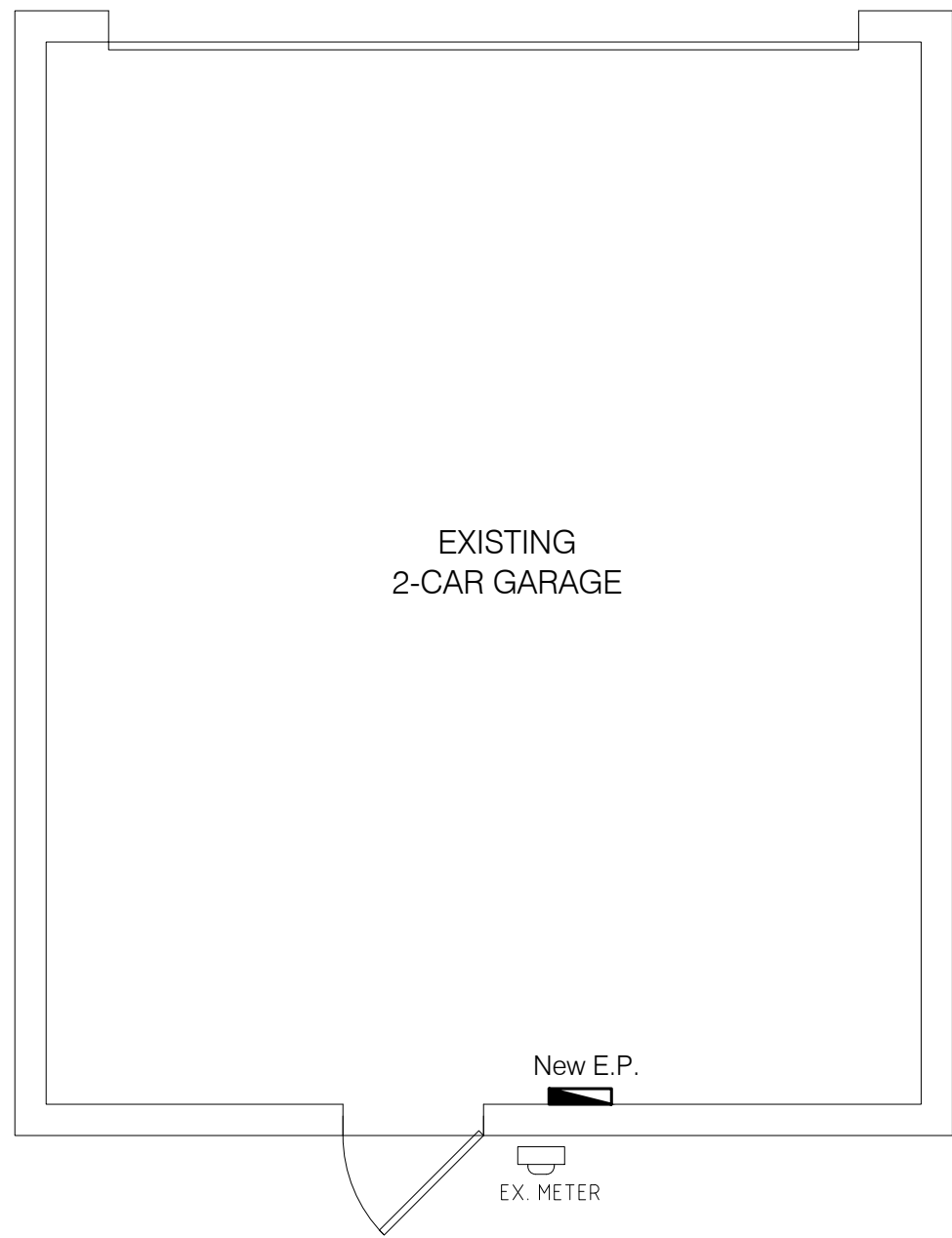
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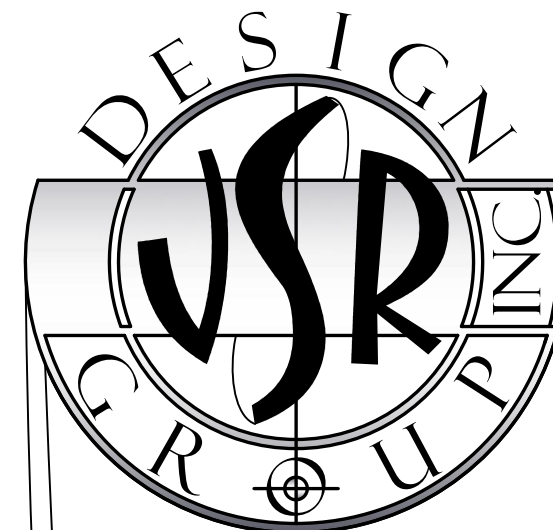
1st Floor Demolition Plan 1/4" Sc.



LARGE HATCH AREA IS PART OF THE INTERIOR REMODELING SCOPE OF WORK ALREADY PERMITTED FOR THIS PROPERTY AND CURRENTLY UNDER CONSTRUCTION.



Proposed 1st Floor Plan 1/4" Sc.



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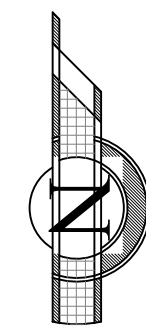
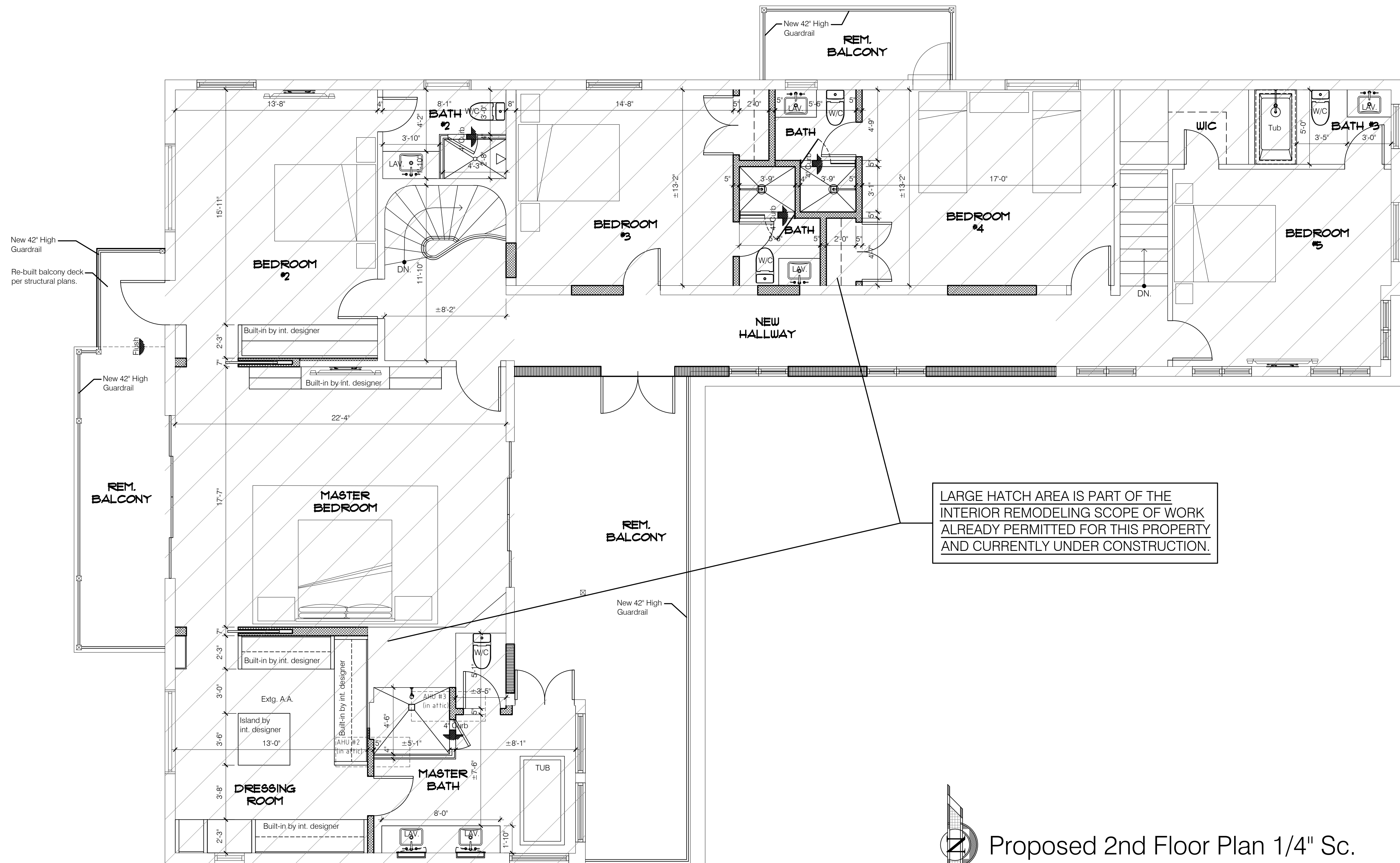
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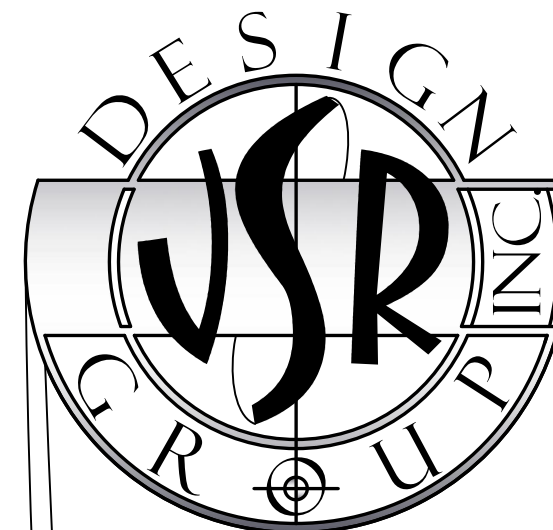
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Proposed 2nd Floor Plan 1/4" Sc.



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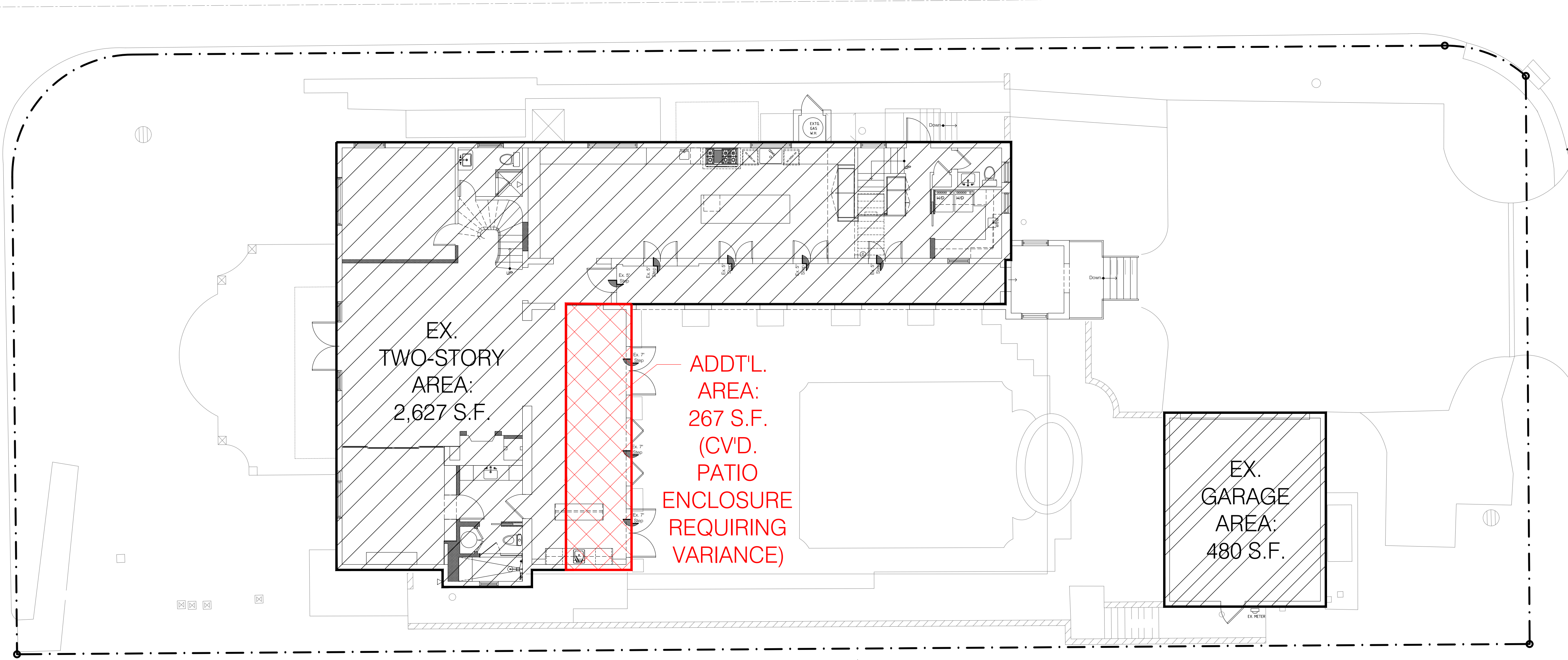
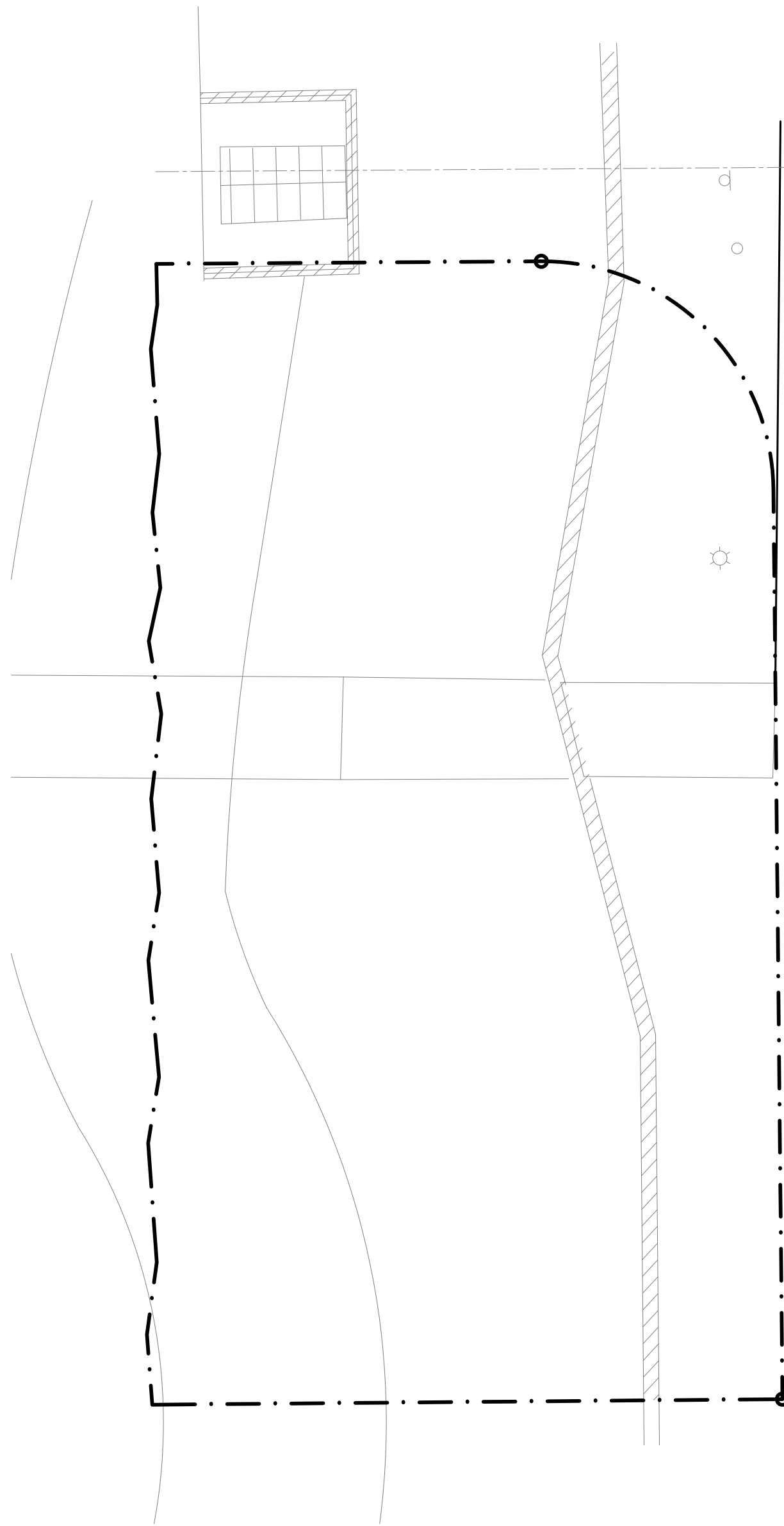
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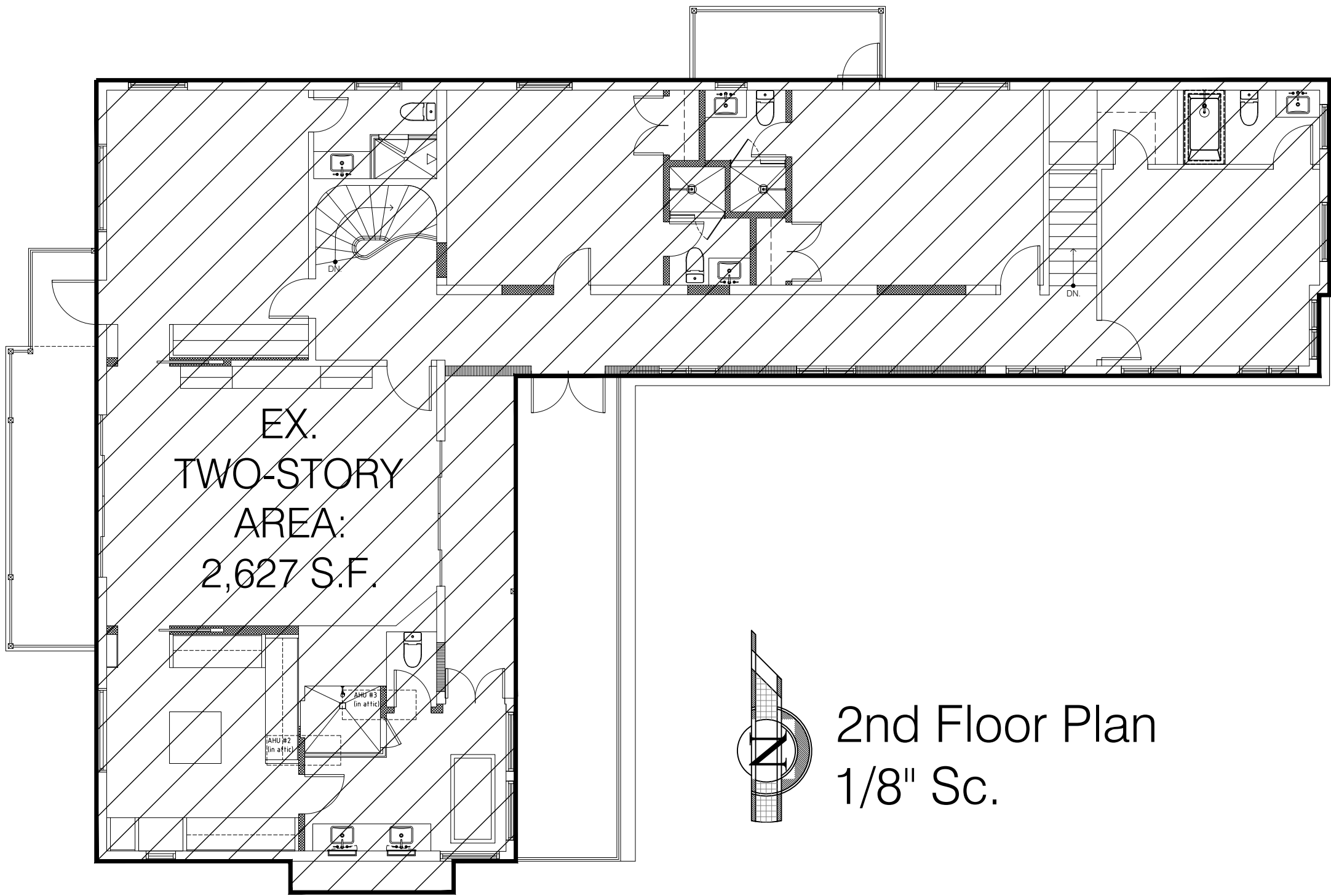
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CCR CALCULATIONS

	LEGEND		PROPOSED	PROP. C.C.R.	ALLOWED C.C.	ALLWD. C.C.R.
EXISTING	---	TOTAL SITE AREA	13,826 S.F.		-	-
		EX. TWO-STORY	50,349 C.F.			
		EXTG. GARAGE	3,998 C.F.			
		EXISTING TOTAL	54,347 C.F.	3.93		
ADDITIONAL (REQUIRES VARIANCE)		ONE-STORY	2,846 C.F.			
		PROPOSED TOTAL	57,193 C.F.	4.14	54,648 C.F. MAX.	3.96 MAX.
<div><div><u>EXISTING CALCULATIONS:</u> <u>MAX. ALLOWED C.C.R.:</u> $3.50 + ((60,000 - 13,826 / 50,000) \times 0.5) = 3.96$ <u>MAX. ALLOWED GROSS CUBIC CONTENT:</u> $3.96 \times 13,800 \text{ S.F.} = 54,648 \text{ C.F.}$ <u>EXISTING GROSS CUBIC CONTENT:</u> $2,627 \text{ S.F.} \times 19.166' (\text{HT.}) = 50,349 \text{ C.F.}$ $480 \text{ S.F.} \times 8.33' (\text{HT.}) = 3,998 \text{ C.F.}$ TOTAL : 54,347 C.F. <u>EXISTING CUBIC CONTENT RATIO:</u> $54,347 \text{ C.F.} / 13,826 \text{ S.F.} = 3.93$</div><div><u>PROPOSED CALCULATIONS:</u> <u>PROPOSED GROSS CUBIC CONTENT:</u> $\text{Ex. } 2,627 \text{ S.F.} \times 19.166' (\text{HT.}) = 50,349 \text{ C.F.}$ $\text{Ex. } 480 \text{ S.F.} \times 8.33' (\text{HT.}) = 3,998 \text{ C.F.}$ $\text{Add'l. } 267 \text{ S.F.} \times 10.66' (\text{HT.}) = 2,846 \text{ C.F.}$ TOTAL : 57,193 C.F. <u>PROPOSED CUBIC CONTENT RATIO:</u> $57,193 \text{ C.F.} / 13,826 \text{ S.F.} = 4.14$</div></div>						
<u>FORMULAS:</u> <u>MAX. ALLOWED C.C.R.:</u> $3.50 + ((60,000 - \text{LOT SIZE} / 50,000) \times 0.5)$ <u>MAX ALLOWED GROSS CUBIC CONTENT:</u> C.C.R. X GROSS LOT AREA <u>GROSS CUBIC CONTENT:</u> BLDG. HT x BLDG. WIDTH x BLDG. DEPTH <u>CUBIC CONTENT RATIO:</u> GROSS C.C. / GROSS LOT AREA						

1st Floor Plan 1/8" Sc.



2nd Floor Plan
1/8" Sc.

NOTES:
LAND DEVELOPMENT CODE SEC. 134-893
(13) THE MAXIMUM CUBIC CONTENT RATIO SHALL BE AS FOLLOWS:
a. THE MAXIMUM CUBIC CONTENT RATIO SHALL BE AS FOLLOWS:
2. FOR LOTS BETWEEN 10,000 AND 60,000 SQUARE FEET WHICH ARE NOT IDENTIFIED IN SUBSECTION 4 OF THIS SECTION, THE MAXIMUM ALLOWABLE CCR SHALL BE CALCULATED AS FOLLOWS: $3.50 + ((60,000 - \text{THE LOT SIZE}) \div 50,000) \times 0.5$.
(13) a.4.(5)
EXCEPTIONS. ONE ARCHITECTURAL TOWER FEATURE INVOLVING NO HABITABLE SPACE, AS OTHERWISE PERMITTED UNDER SUBSECTION L34-896(B), SHALL NOT BE COUNTED IN CALCULATING THE CUBIC CONTENT OF THE STRUCTURE. UNENCLOSED LOGGIAS, PERGOLAS, PORCHES, TERRACES AND COVERED PATIOS LOCATED ON THE FIRST FLOOR SHALL BE EXCLUDED FROM THE CALCULATION OF TOTAL CUBIC CONTENT UP TO 5% OF ALLOWABLE CUBIC CONTENT. PORTIONS OF UNENCLOSED STRUCTURES IN EXCESS OF THE 5% MAXIMUM, AS WELL AS THOSE LOCATED ABOVE THE FIRST FLOOR, SHALL BE INCLUDED IN THE CALCULATION OF TOTAL CUBIC CONTENT. SUCH APPURTENANCES SO ERRECTED MAY NOT IN THE FUTURE BE ENCLOSED OR CONVERTED TO PERMANENT ADDITIONS TO THE STRUCTURE IF SUCH CONVERSION WOULD INCREASE THE CUBIC CONTENT OF THE STRUCTURE BEYOND THAT ALLOWED BY THE APPLICABLE CUBIC CONTENT RATIO.
(13) b
FOR PURPOSES OF CALCULATING THE CUBIC CONTENT RATIO, LOT SIZE SHALL BE ROUNDED TO THE NEAREST 100 SQUARE FEET. FOR PURPOSES OF COMPUTING THE RESULTANT CUBIC CONTENT, THE CUBIC CONTENT RATIO SHALL BE ROUNDED TO TWO DECIMAL PLACES. A TABLE ILLUSTRATING THE CUBIC CONTENT RATIO AND ASSOCIATED CUBIC CONTENT FOR VARYING LOTS SIZES RESULTING FROM THE APPLICATION OF THE ABOVE FORMULAS IS PROVIDED AS ATTACHMENT A TO THIS CHAPTER. THIS TABLE ALSO PROVIDES APPROXIMATIONS OF THE LIKELY FLOOR AREAS ACHIEVABLE AT VARYING AVERAGE BUILDING HEIGHTS.



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

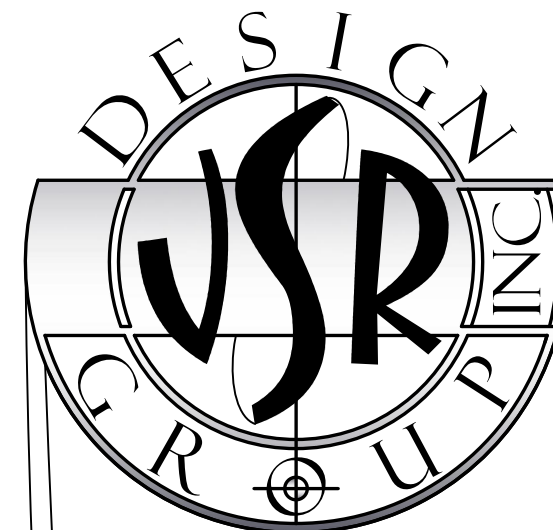
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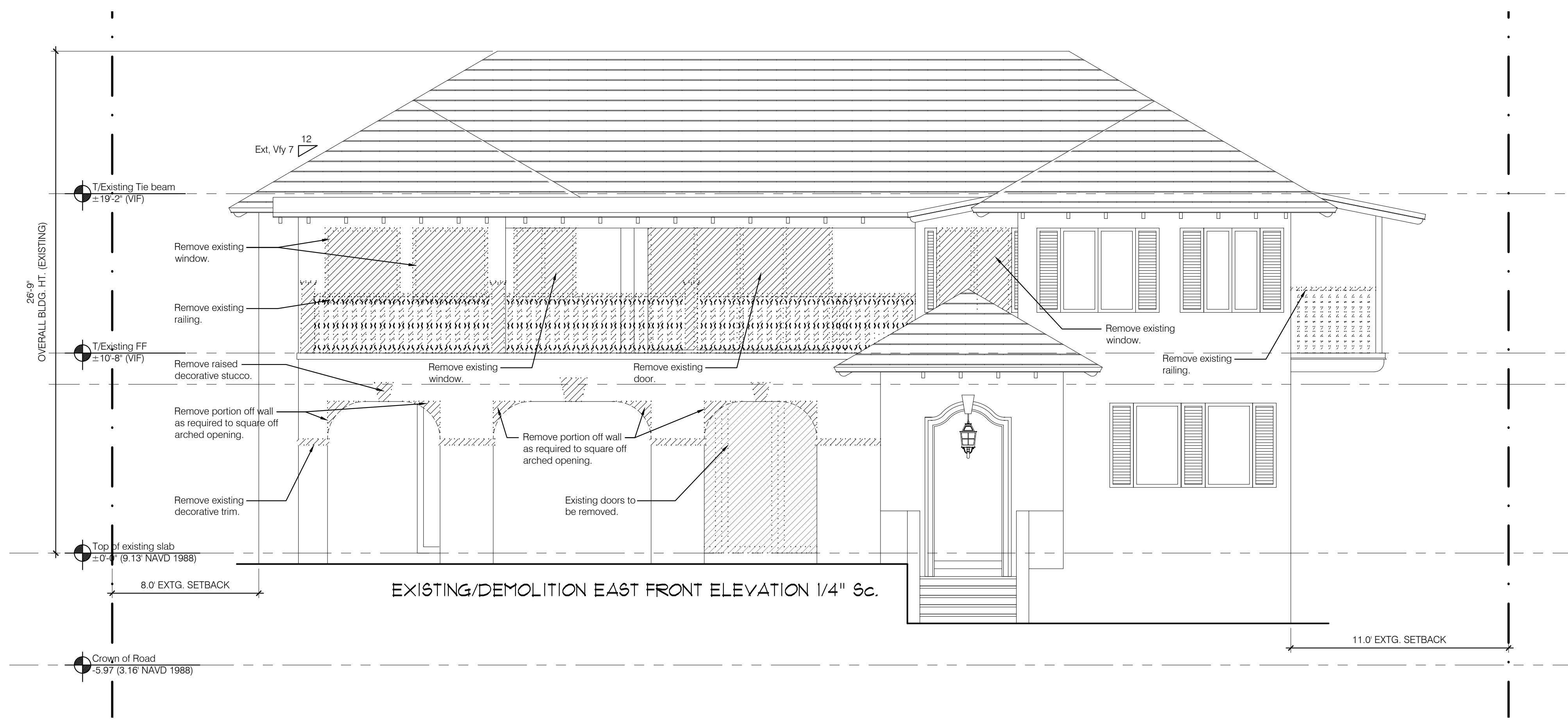
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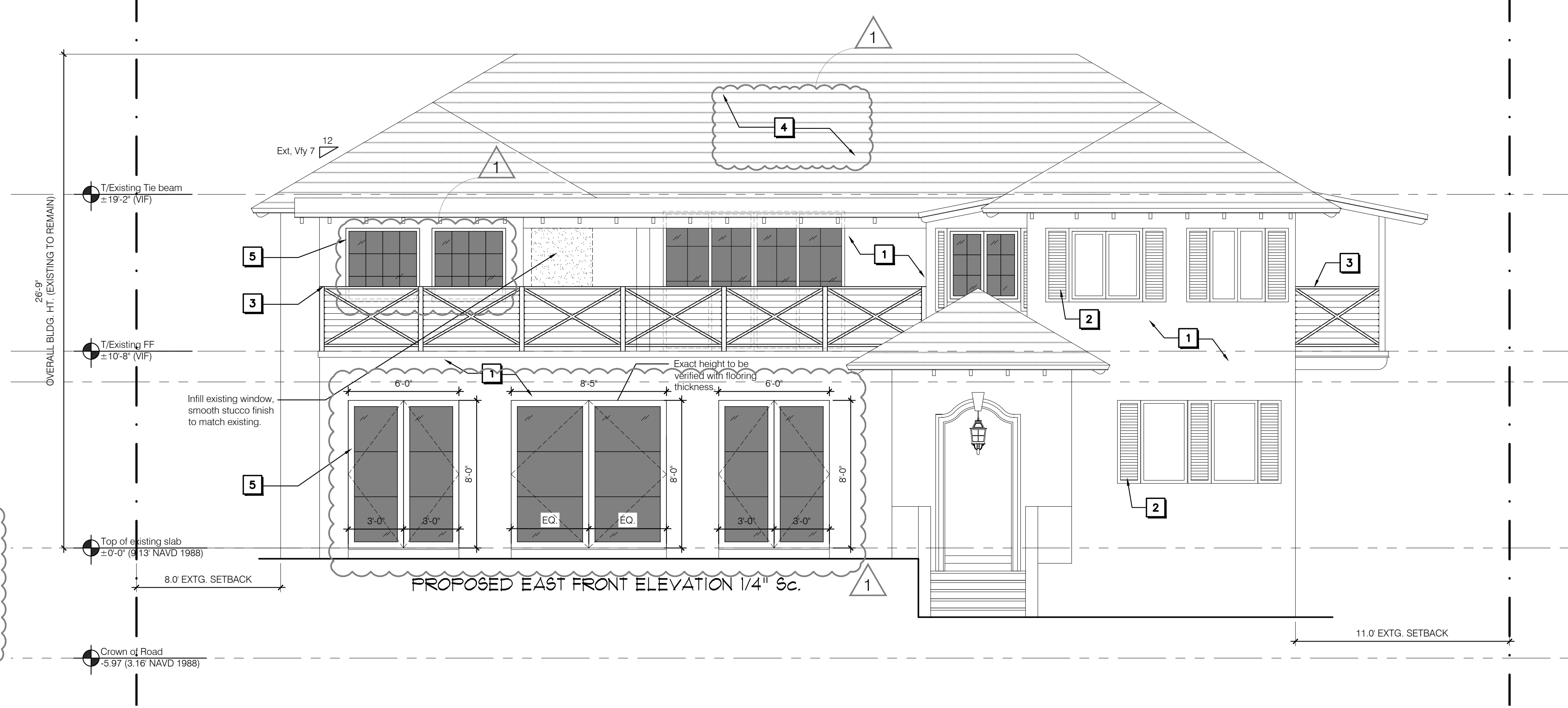
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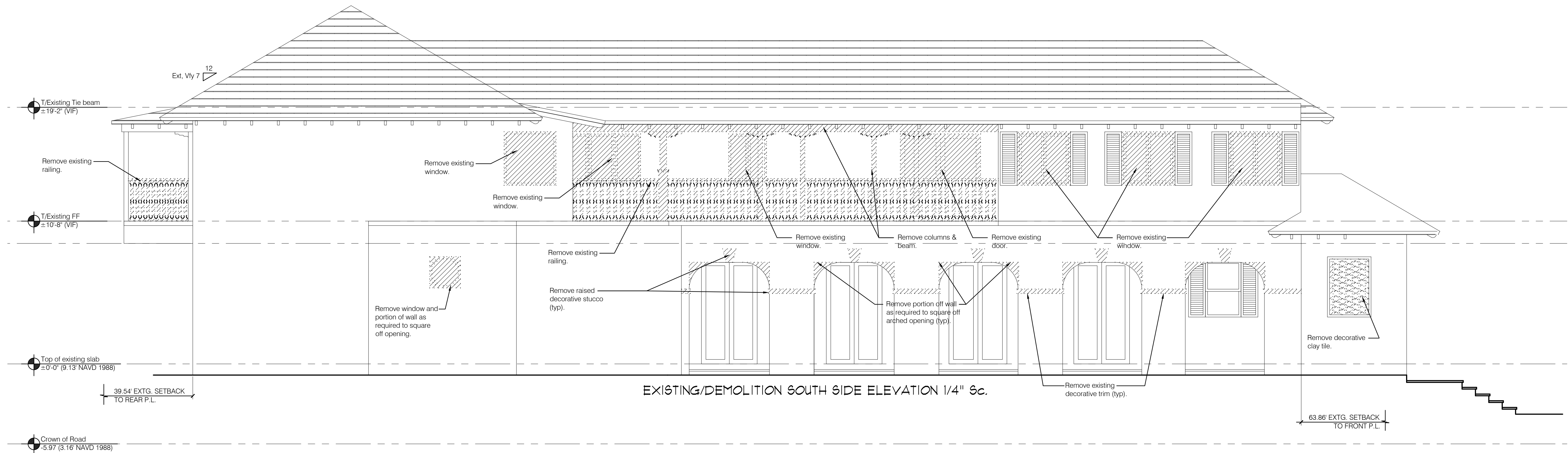
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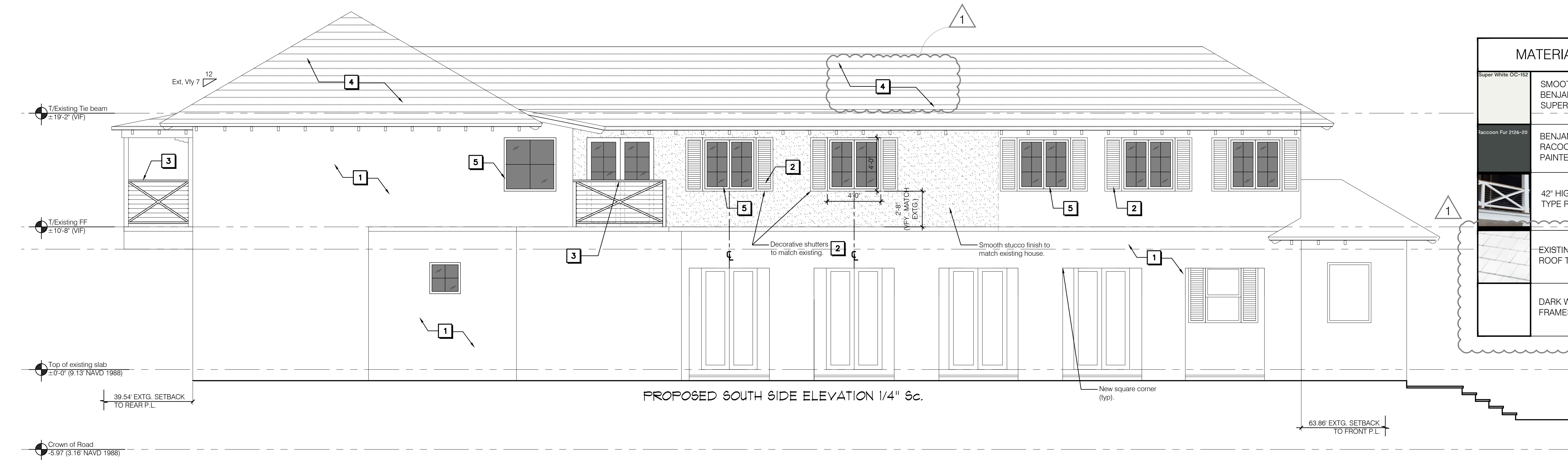


MATERIALS LEGEND		
	SMOOTH STUCCO BENJAMIN MOORE SUPER WHITE OC-152	1
	BENJAMIN MOORE RACCOON FUR 2126-20 PAINTED SHUTTERS (TYP).	2
	42" HIGH WHITE CROSS TYPE RAILING	3
	EXISTING FLAT WHITE TILE ROOF TO REMAIN	4
	DARK WINDOW & DOOR FRAMES	5



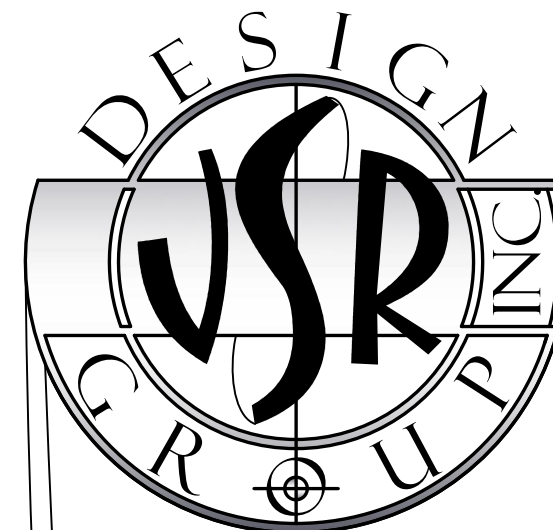


EXISTING/DEMOLITION SOUTH SIDE ELEVATION 1/4" S.C.



PROPOSED SOUTH SIDE ELEVATION 1/4" S.C.

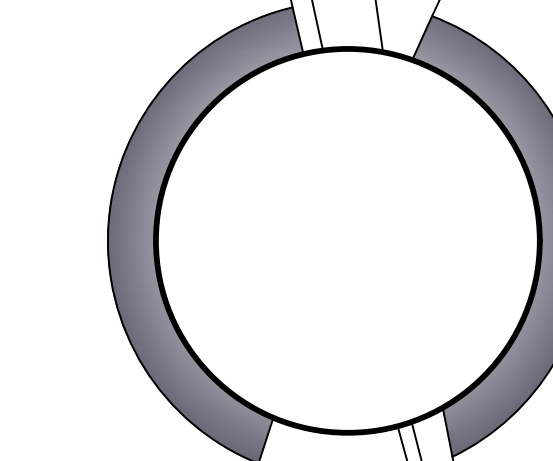
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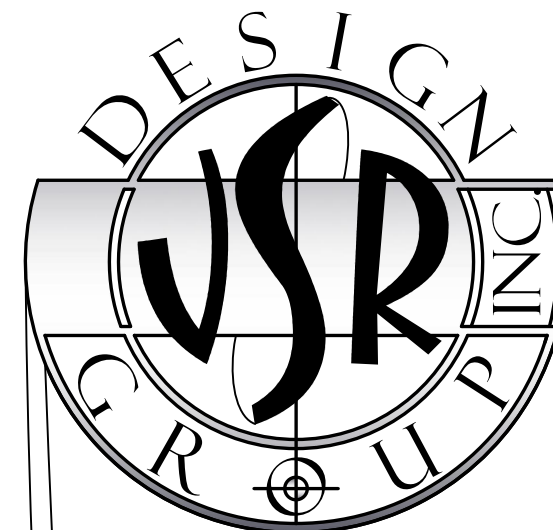
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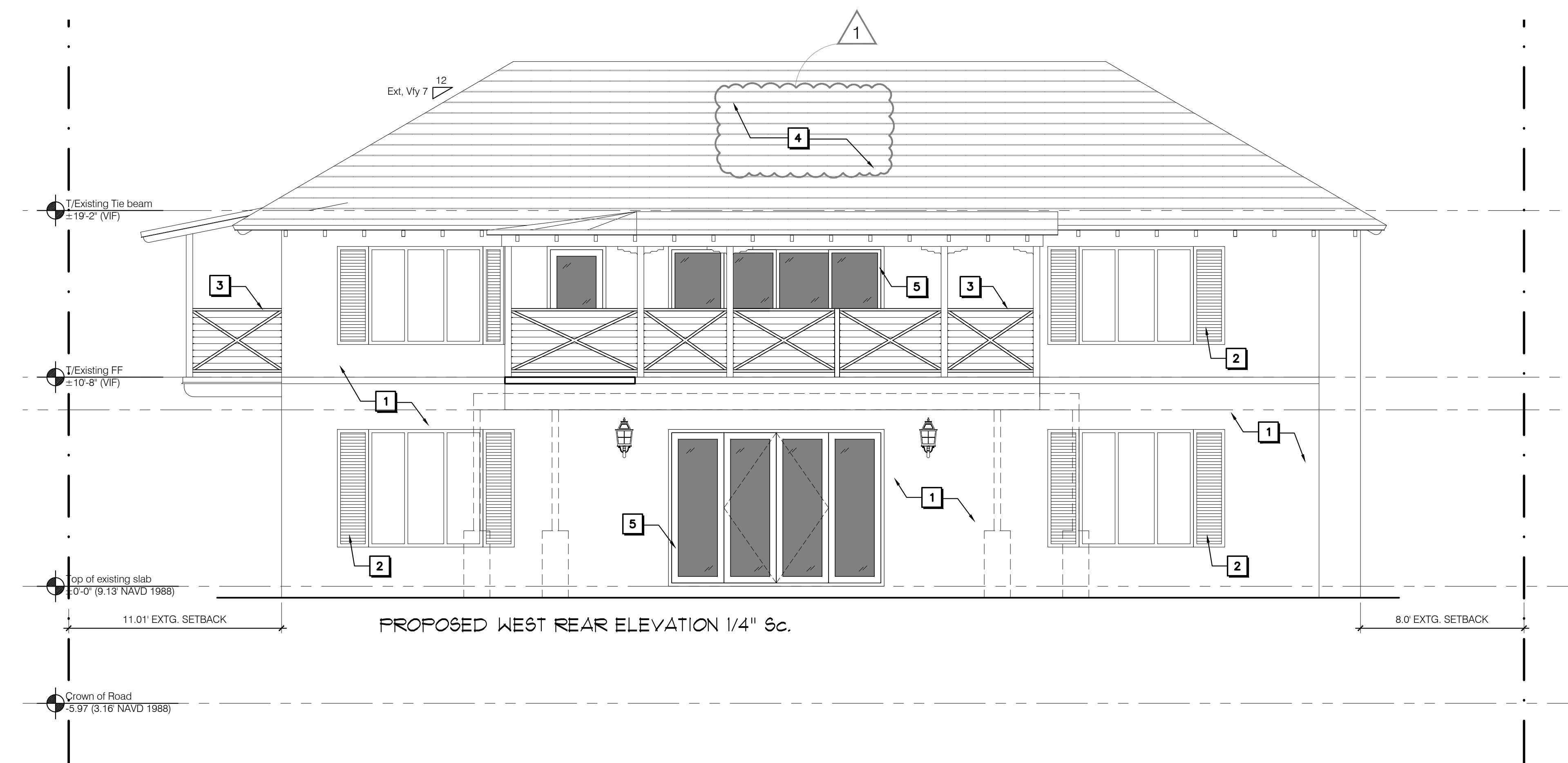
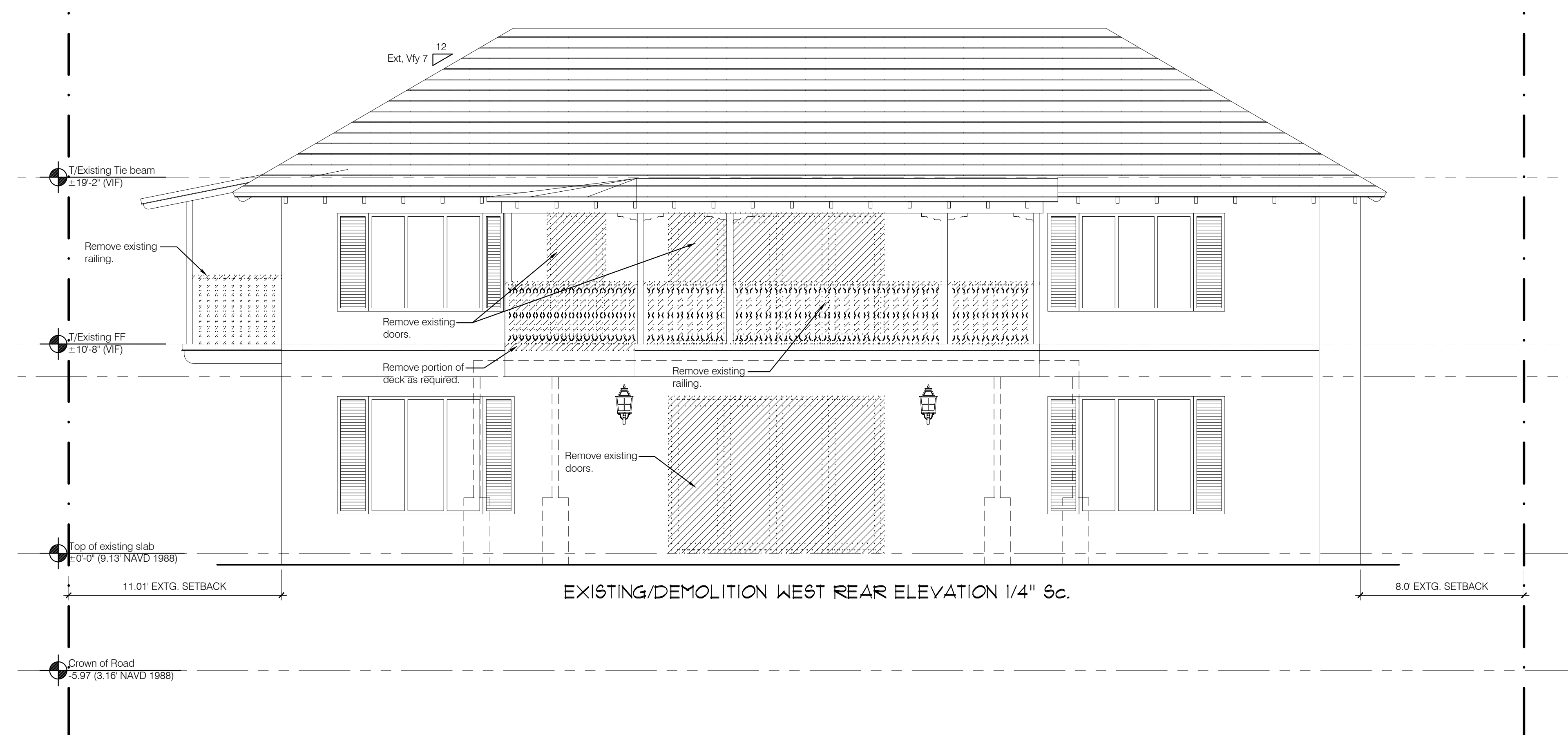
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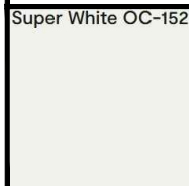

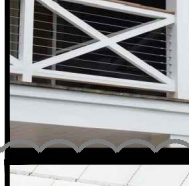
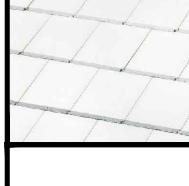
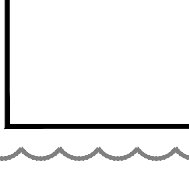
1 Arch. revs.
05/16/24

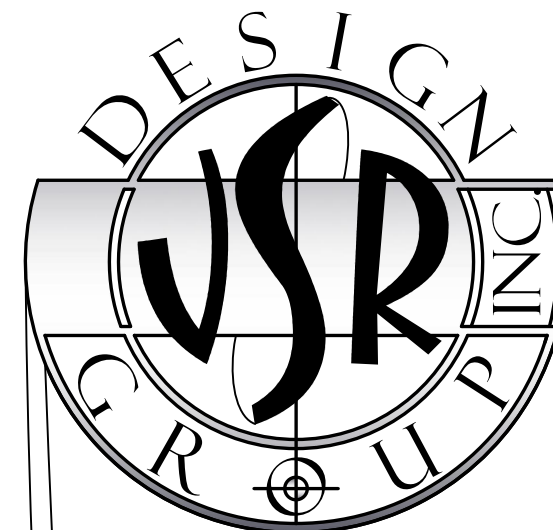
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2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

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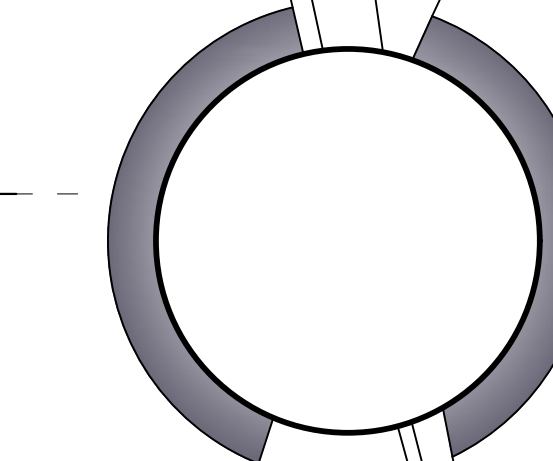
MATERIALS LEGEND		
	SMOOTH STUCCO BENJAMIN MOORE SUPER WHITE OC-152	1
	BENJAMIN MOORE RACCOON FUR 2126-20 PAINTED SHUTTERS (TYP.)	2
	42" HIGH WHITE CROSS TYPE RAILING	3
	EXISTING FLAT WHITE TILE ROOF TO REMAIN	4
	DARK WINDOW & DOOR FRAMES	5



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH: 561-362-7203
A226002033

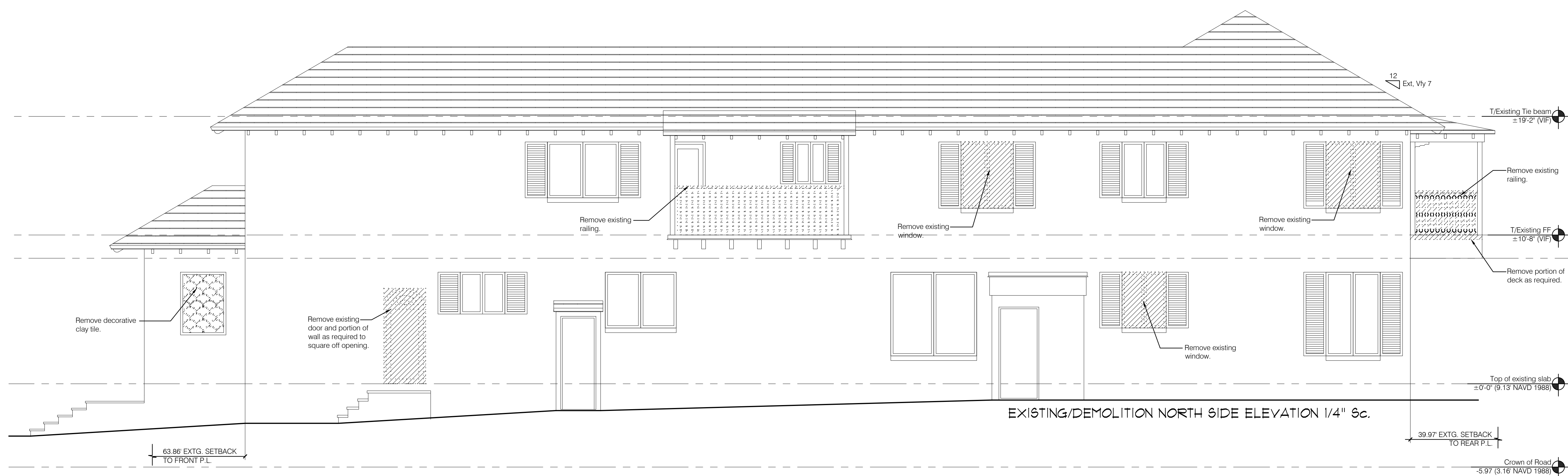


Arch. revs
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2 4 3 2 3

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MATERIALS LEGEND		
	SMOOTH STUCCO BENJAMIN MOORE SUPER WHITE OC-152	1
	BENJAMIN MOORE RACCOON FUR 2126-20 PAINTED SHUTTERS (TYP).	2
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