

1246 NORTH LAKE WAY Palm Beach, FL



ARC 24-0022
FIRST SUBMITTAL
MAY 09,2024

HEARING DATES
ARCOM: JULY 24,2024
COUNCIL: AUG. 14,2024

SCOPE OF WORK

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.

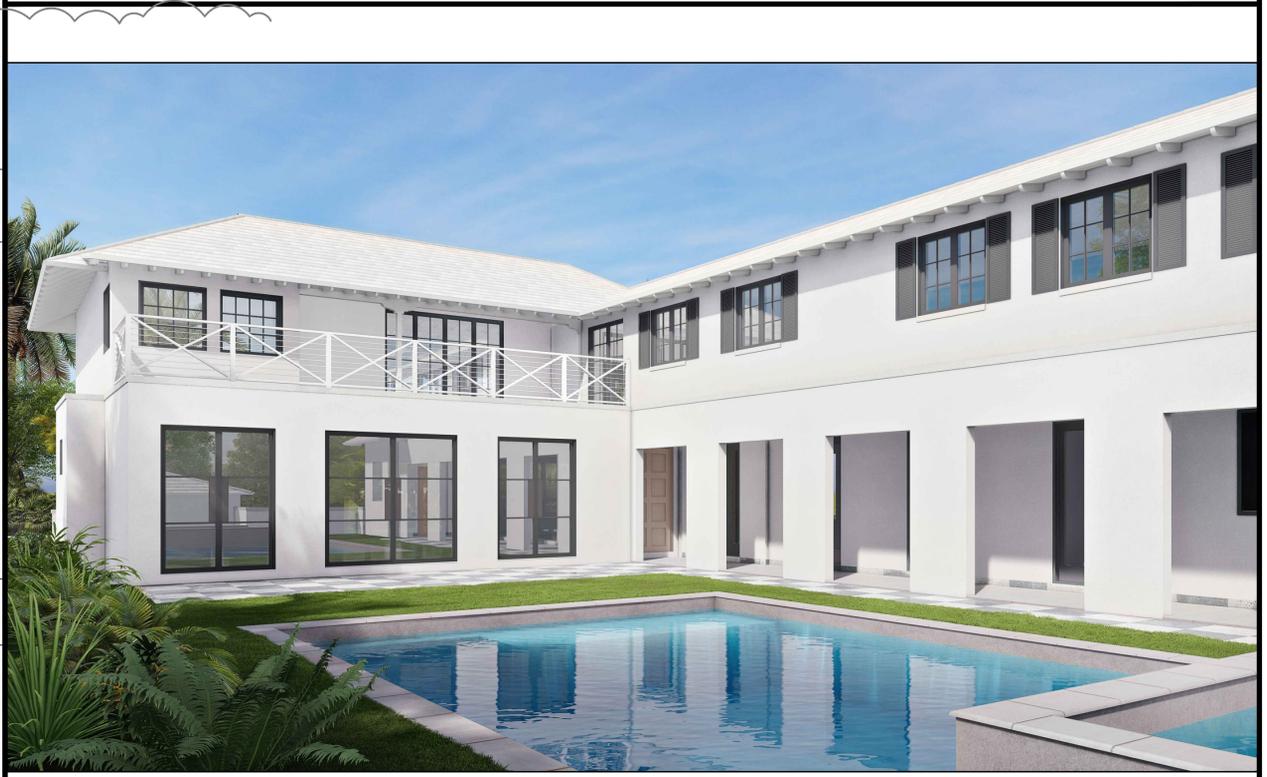
PROPERTY DATA	PROJECT TEAM
ID Number 50-43-43-03-08-000-0130 Legal Description ALTO LIDO LT 13 /LESS E 5 FT ST R/W/ & LT 13-A Zoning: R-B Low Density Residential	SURVEYOR ACCURATE LAND SURVEYORS, INC. 1600 S. FEDERAL HIGHWAY, SUITE 600, POMPANO BEACH, FL 33062 (954) 782-1441 ARCHITECTURE JSR DESIGN GROUP ONE WEST CAMINO REAL, ST.117-E BOCA RATON FL 33432 (561) 362-7203 STRUCTURAL PROJECT CLASSIC, LLC 5968 NW 77 TERRACE PARKLAND, FL 33067 (561) 544-7397

AREA TABULATION

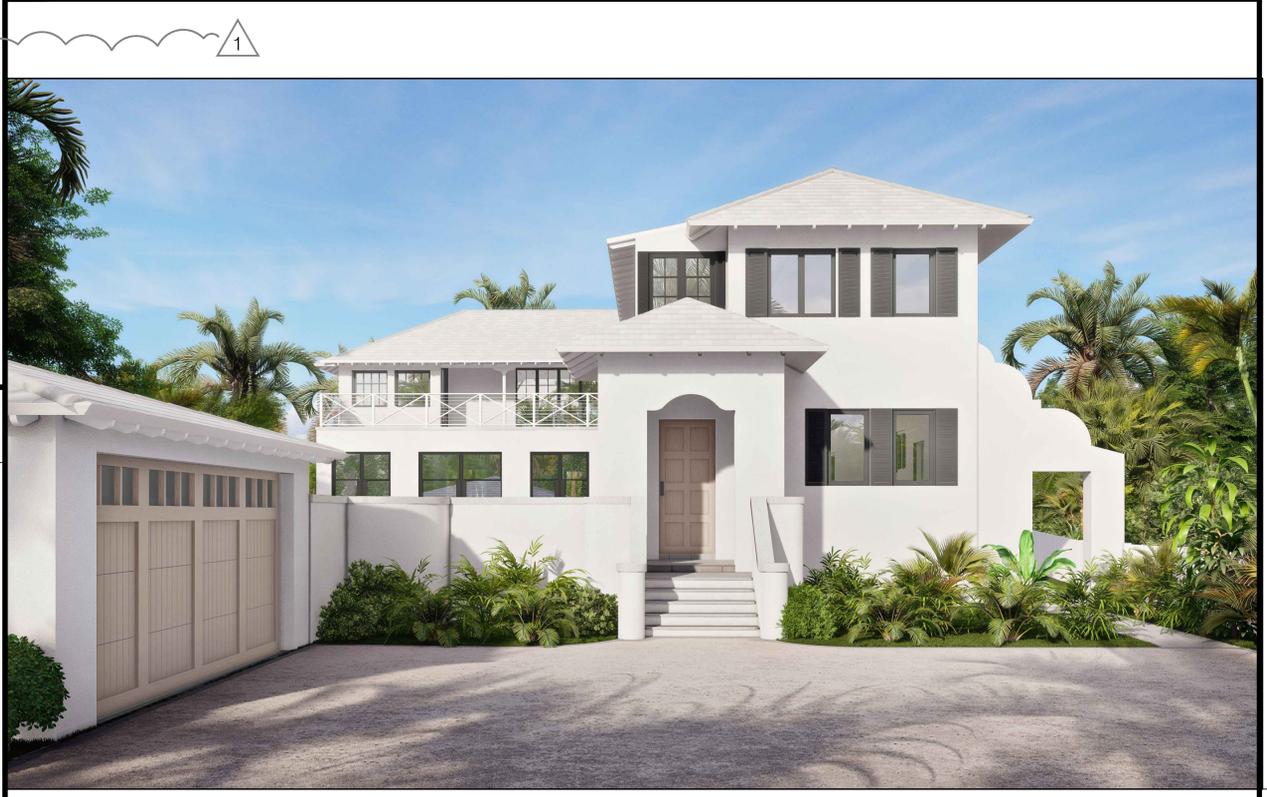
A. Existing 1st. Floor House A/C	2,254 s.f.
B. Existing 2nd Floor House A/C	2,297 s.f.
C. Total Existing House A/C	4,551 s.f.
D. Existing Covered Patio.....	397 s.f.
E. Existing Loggia	277 s.f.
F. Existing Covered Entry	71 s.f.
G. Existing Garage	480 s.f.
H. Existing 2nd Floor Balcony	588 s.f.
I. TOTAL EXISTING FOOTPRINT	3,479 s.f.
(A + D + E + F + G)	
Site Area.....	13,826 s.f. (100%)
Total House Footprint	3,479 s.f. (25.2 %)
(* No changes to footprint of house, existing to remain).	

INDEX OF DRAWINGS

CS	Cover Sheet, Data, Renderings	A8	East Elevations
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COURTYARD VIEW



FRONT VIEW

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.
 ONE WEST CAMINO REAL, SUITE 117E
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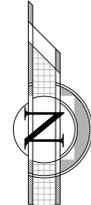
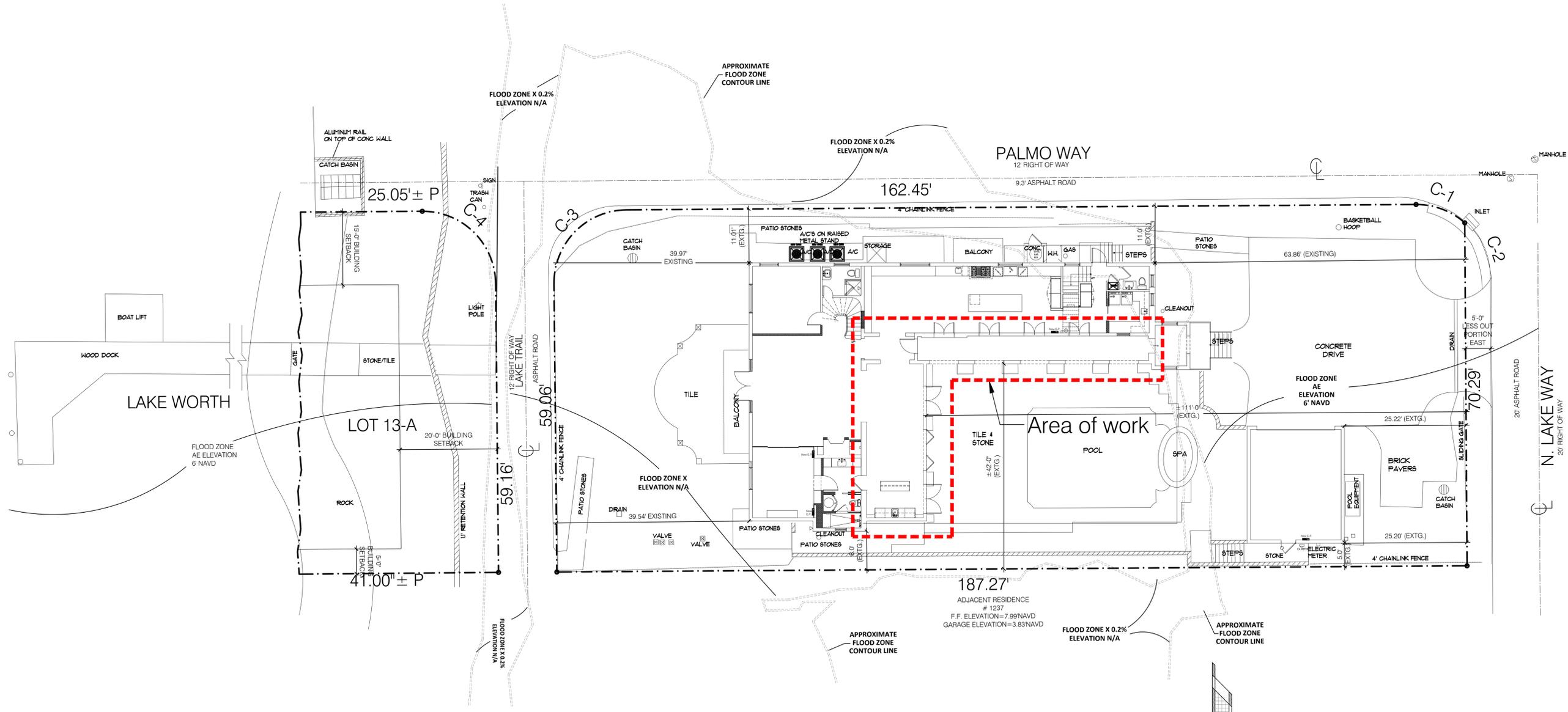
CS



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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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1246 N. LAKE WAY



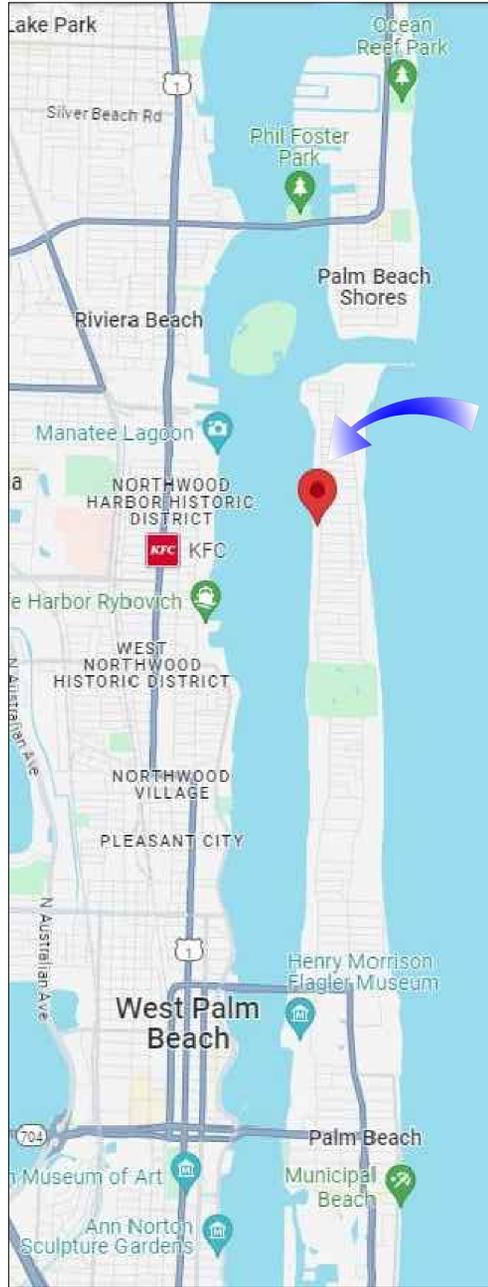
PALMO WAY VIEW TO WEST



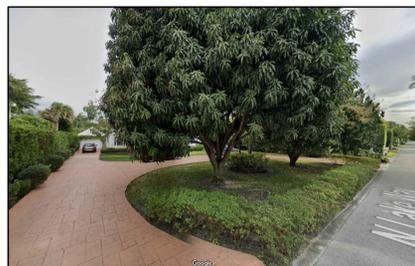
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LOCATION MAP
N.T.S.



1231



1241



TOWN OF P.B. LOT



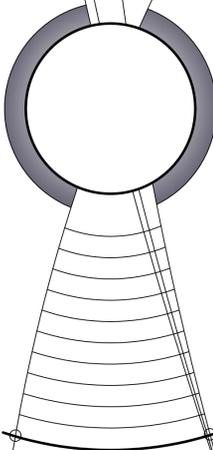
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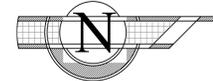
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VICINITY MAP
N.T.S.

24323

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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



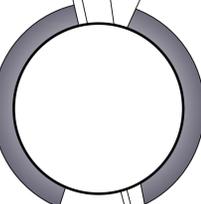
2ND. FL. WALKWAY VIEW



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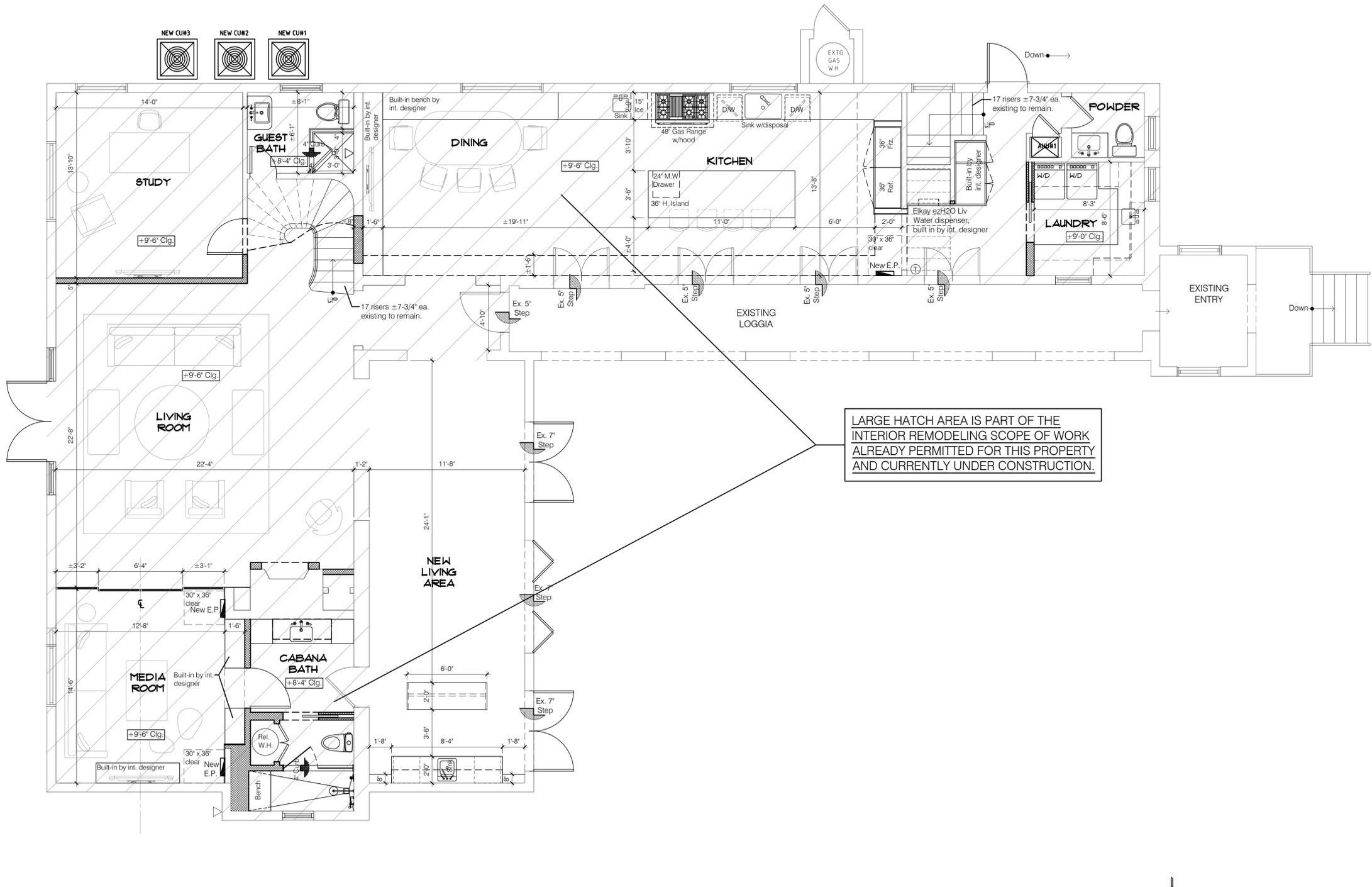
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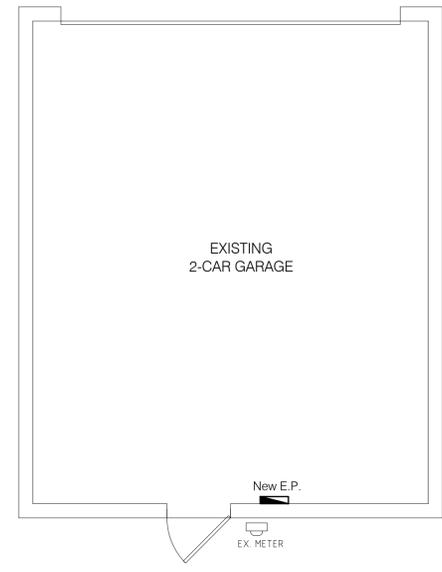
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LARGE HATCH AREA IS PART OF THE
INTERIOR REMODELING SCOPE OF WORK
ALREADY PERMITTED FOR THIS PROPERTY
AND CURRENTLY UNDER CONSTRUCTION.



Proposed 1st Floor Plan 1/4" Sc.

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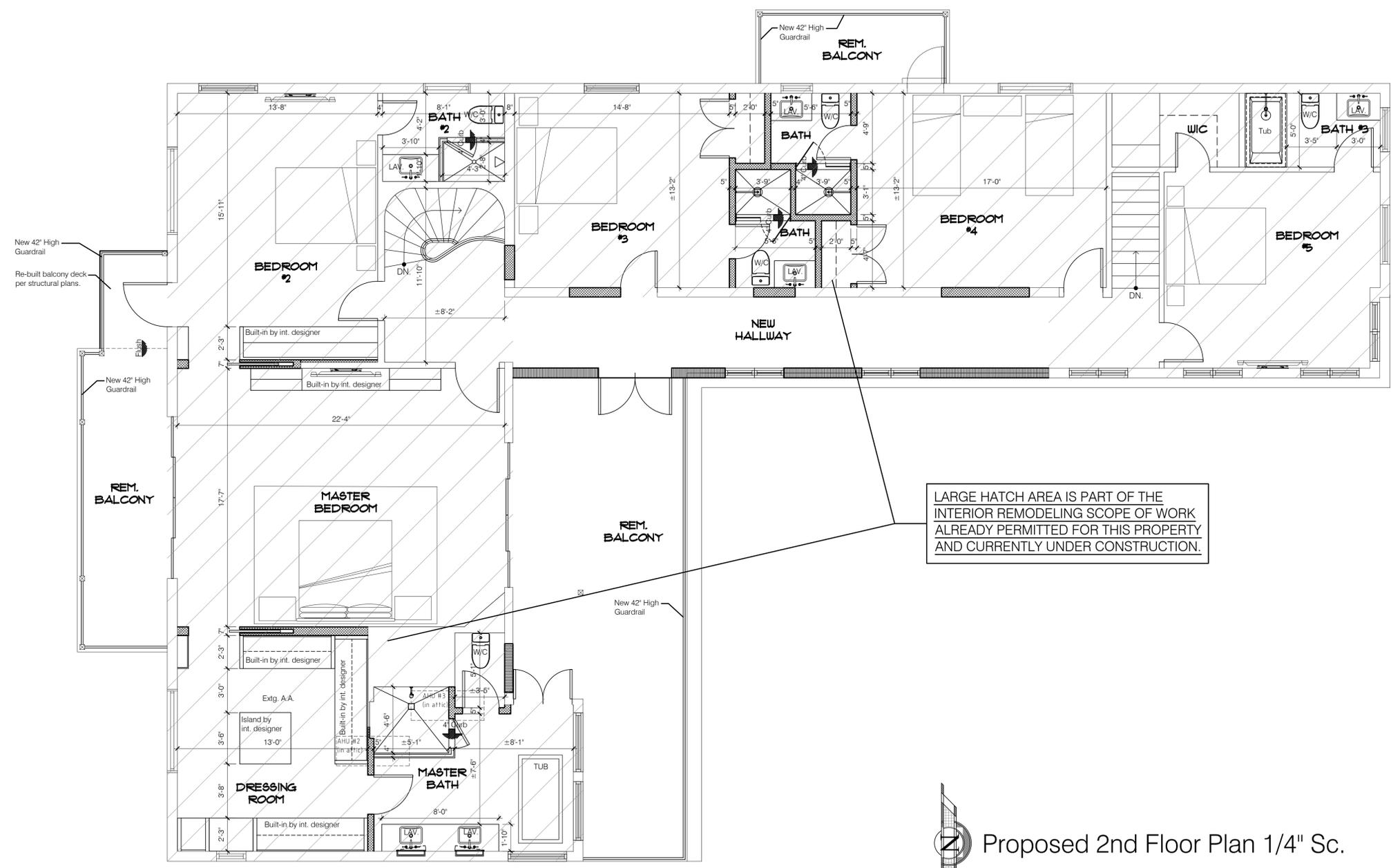
A4



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

 Proposed 2nd Floor Plan 1/4" Sc.

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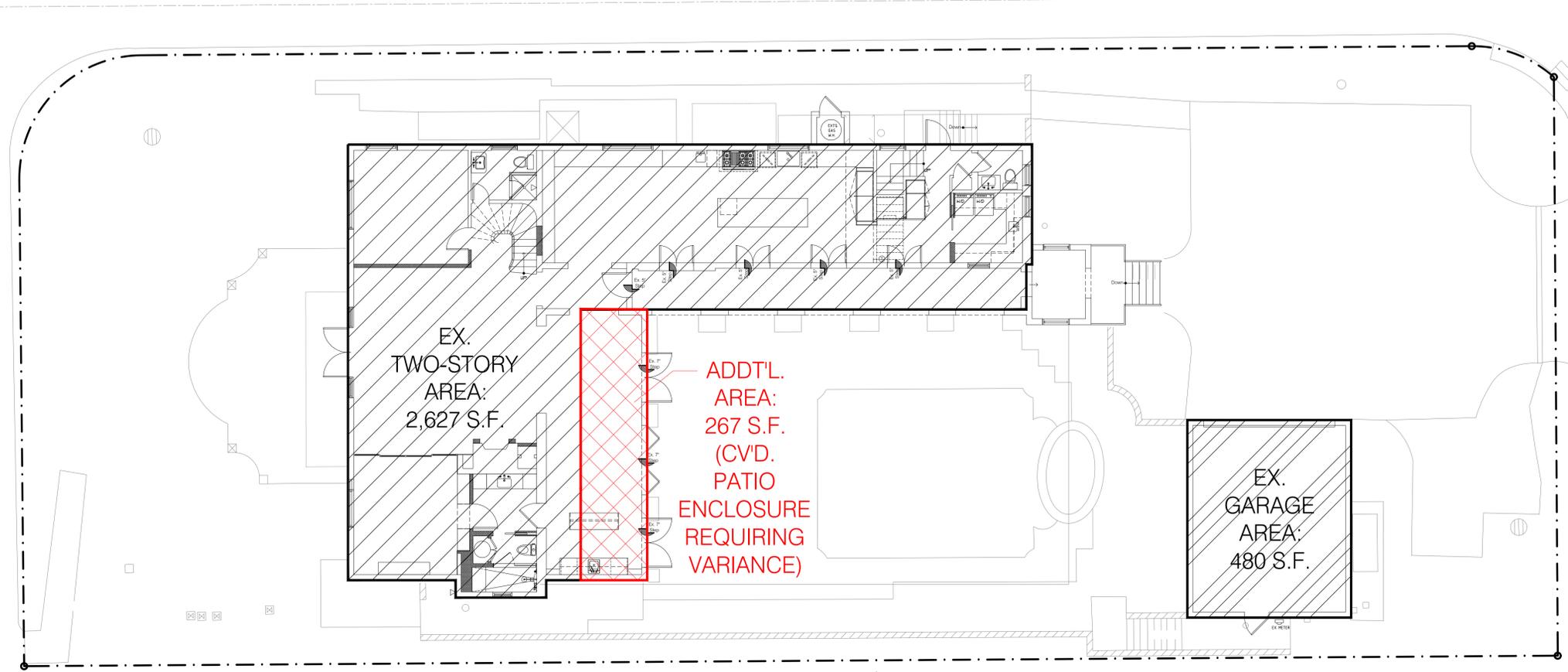
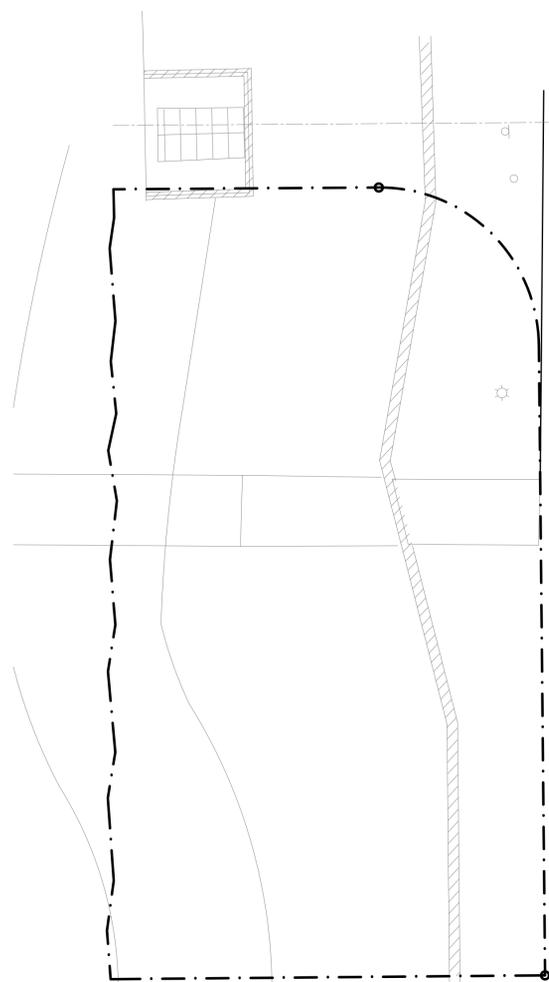
A6



LEVEL 2 ALTERATION
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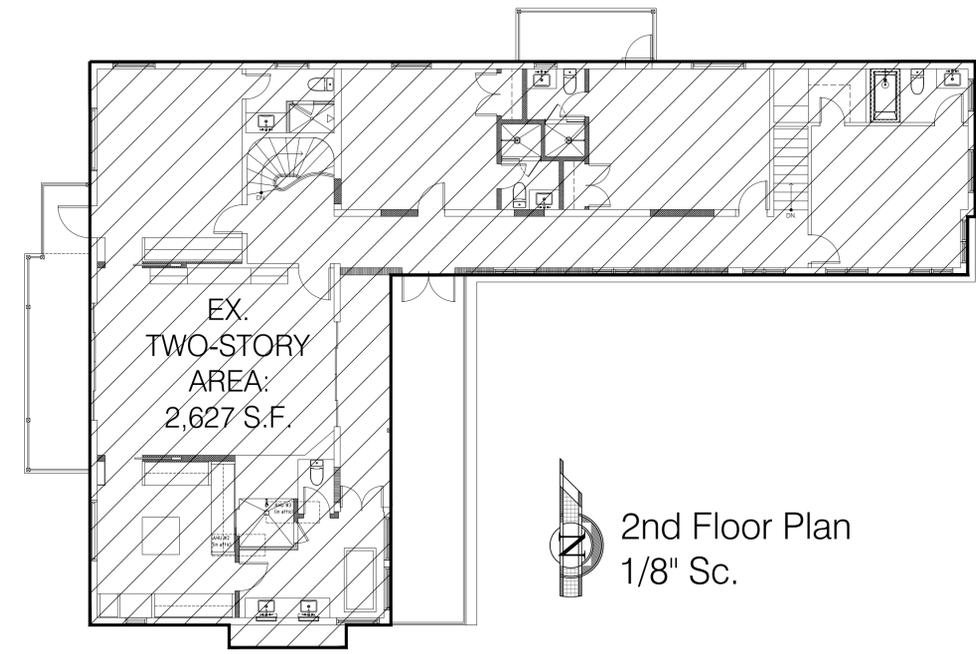
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1st Floor Plan 1/8" Sc.

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.
<u>EXISTING CALCULATIONS:</u>			<u>PROPOSED CALCULATIONS:</u>			
<u>MAX. ALLOWED C.C.R.:</u> $3.50 + ((60,000 - 13,826 / 50,000) \times 0.5) = 3.96$			<u>PROPOSED GROSS CUBIC CONTENT:</u> Ex. 2,627 S.F. x 19.166' (HT.) = 50,349 C.F. Ex. 480 S.F. x 8.33' (HT.) = 3,998 C.F. Add'l. 267 S.F. x 10.66' (HT.) = 2,846 C.F. TOTAL : 57,193 C.F.			
<u>MAX. ALLOWED GROSS CUBIC CONTENT:</u> $3.96 \times 13,800 \text{ S.F.} = 54,648 \text{ C.F.}$			<u>PROPOSED CUBIC CONTENT RATIO:</u> $57,193 \text{ C.F.} / 13,826 \text{ S.F.} = 4.14$			
<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> $54,347 \text{ C.F.} / 13,826 \text{ S.F.} = 3.93$						
<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						



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: $3.50 + ((60,000 - \text{THE LOT SIZE}) / 50,000) \times 0.5$.

(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.

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

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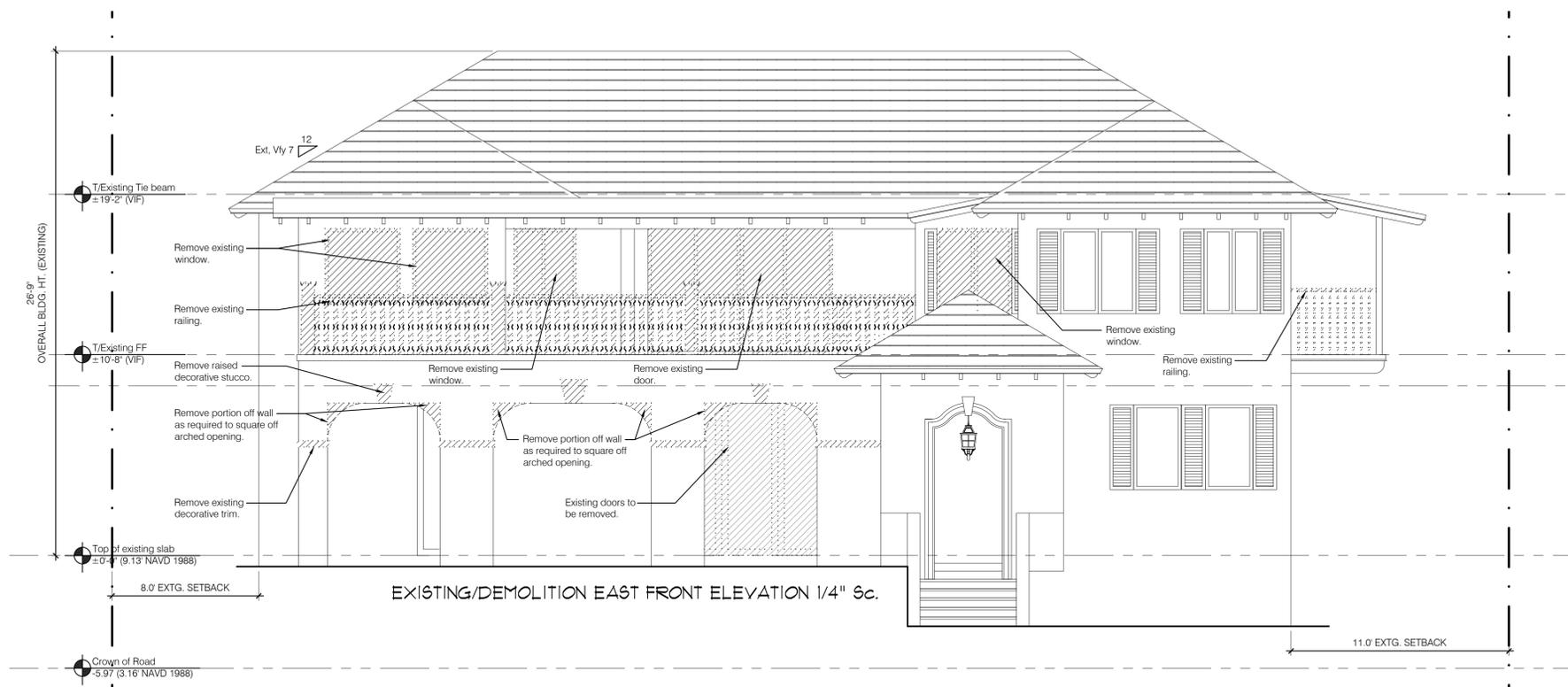
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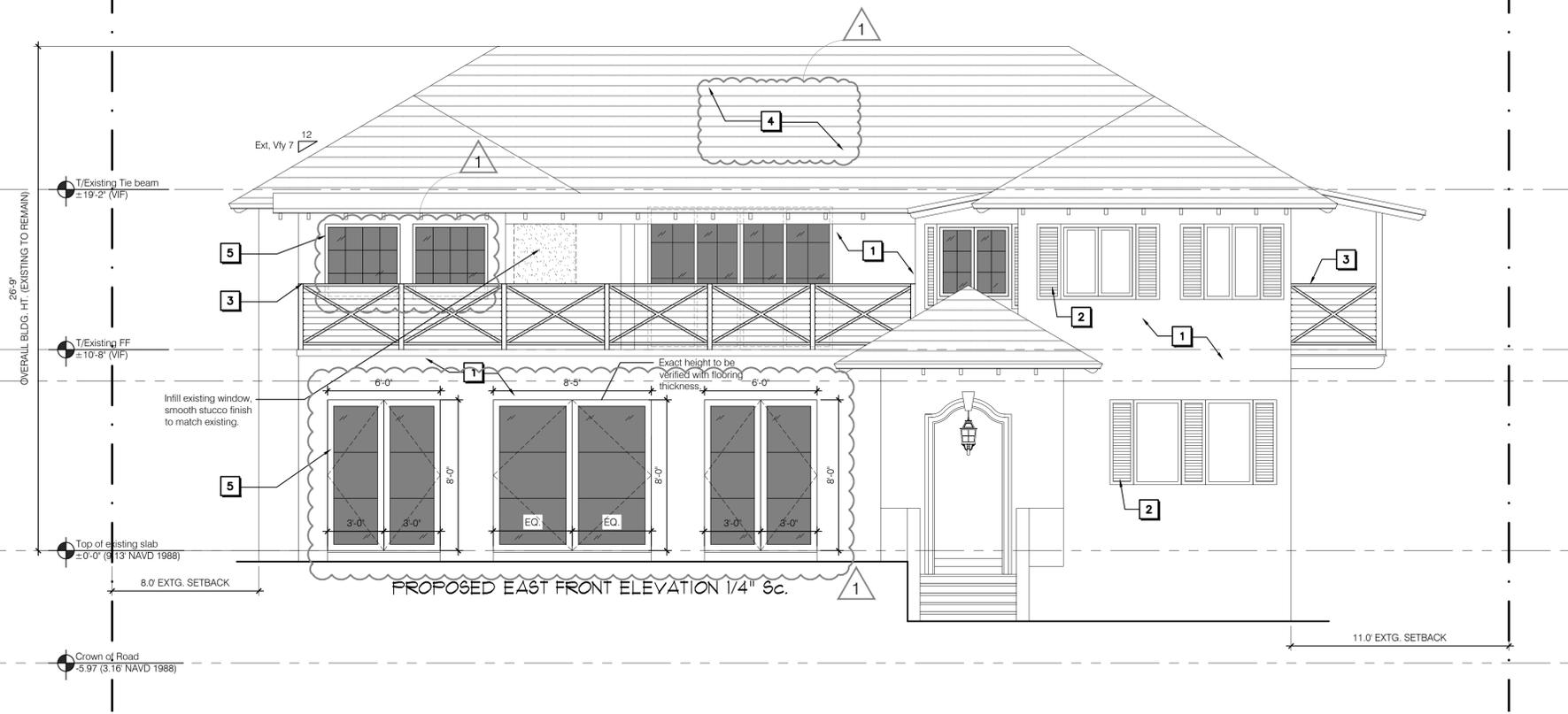
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MATERIALS LEGEND	
	SMOOTH STUCCO BENJAMIN MOORE SUPER WHITE OC-152 1
	BENJAMIN MOORE RACCOON FUR 2126-20 PAINTED SHUTTERS (TYP.) 2
	42" HIGH WHITE CROSS TYPE RAILING 3
	EXISTING FLAT WHITE TILE ROOF TO REMAIN 4
	DARK WINDOW & DOOR FRAMES 5





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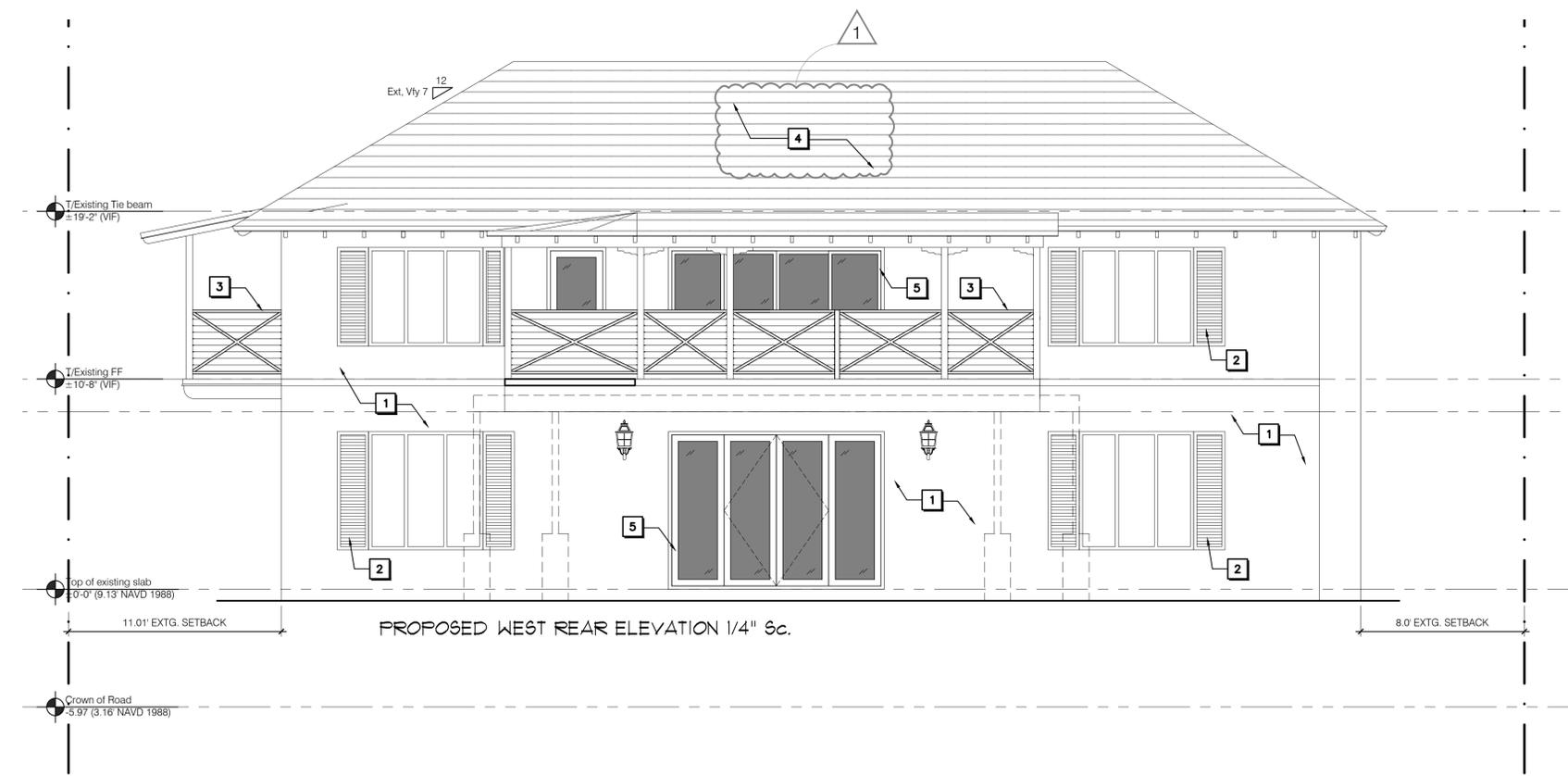
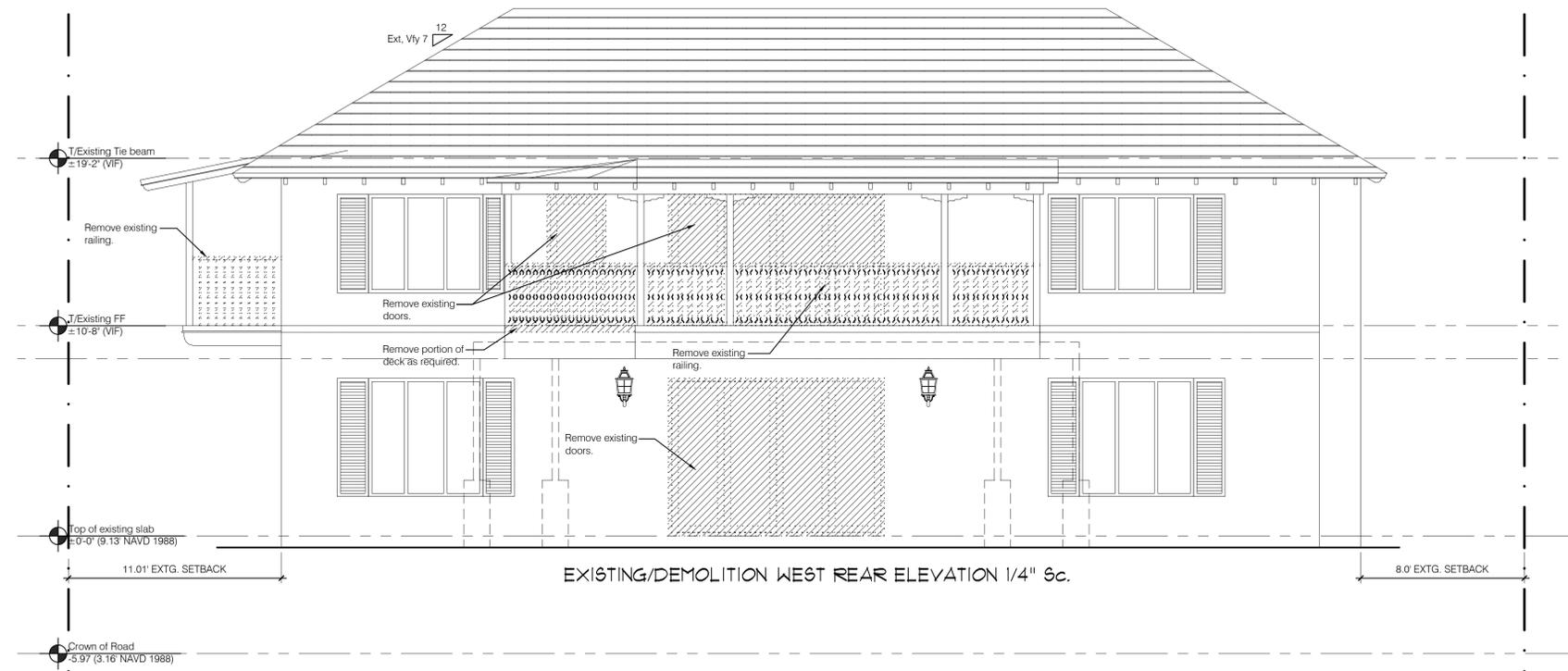
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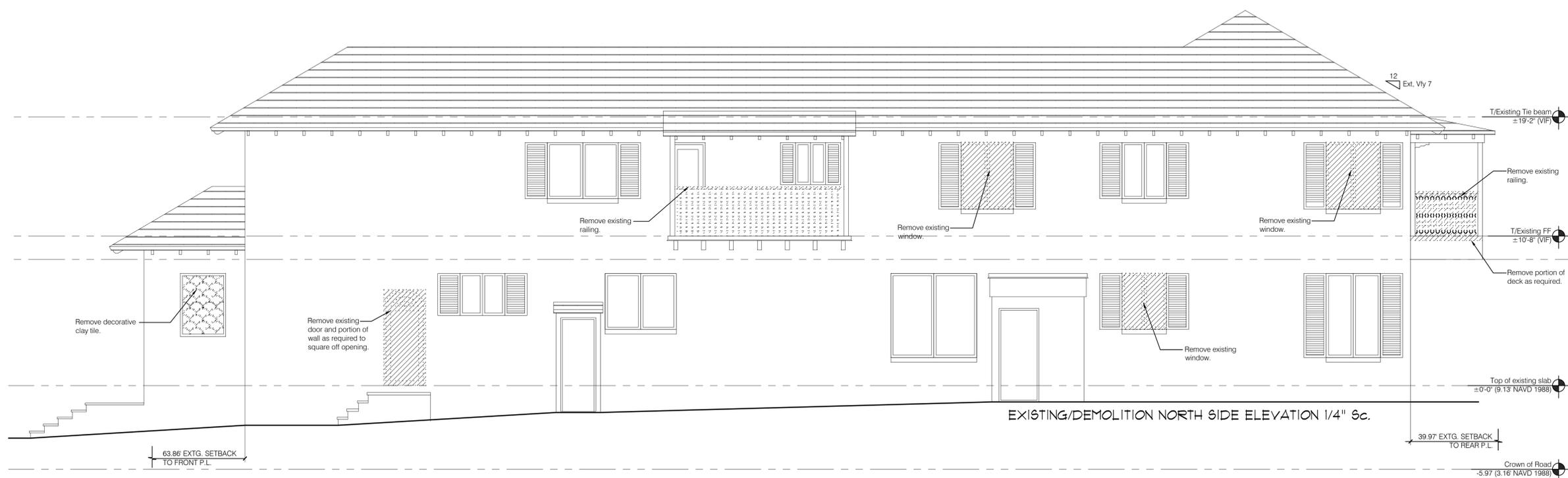
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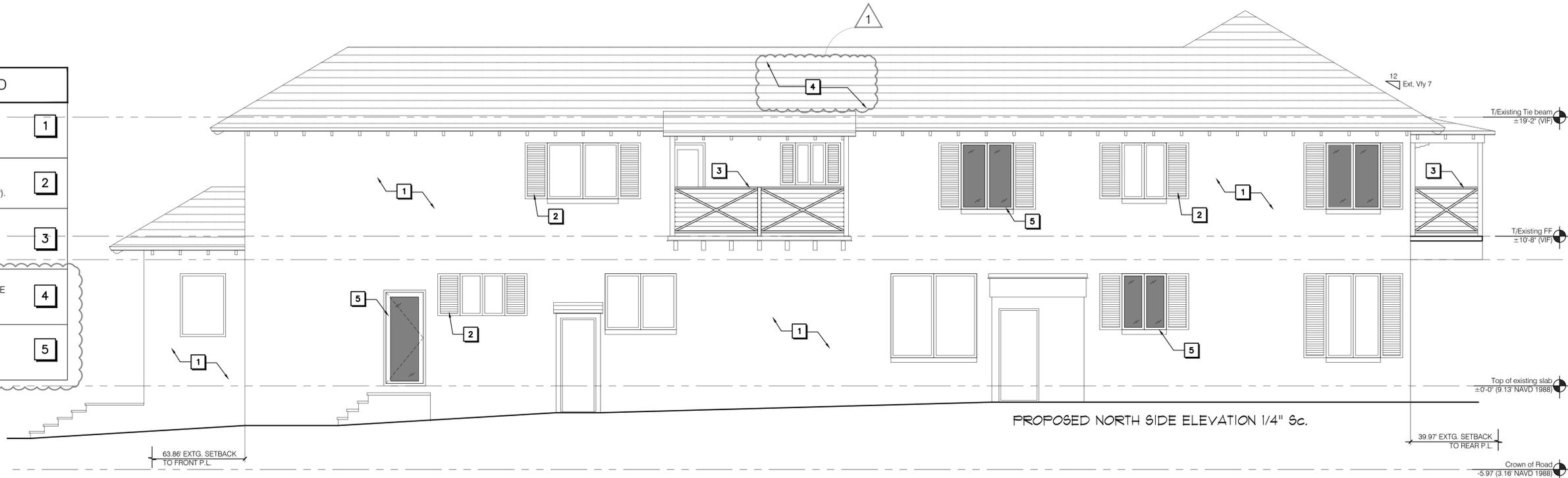
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EXISTING/DEMOLITION NORTH SIDE ELEVATION 1/4" Sc.



PROPOSED NORTH SIDE ELEVATION 1/4" Sc.

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
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