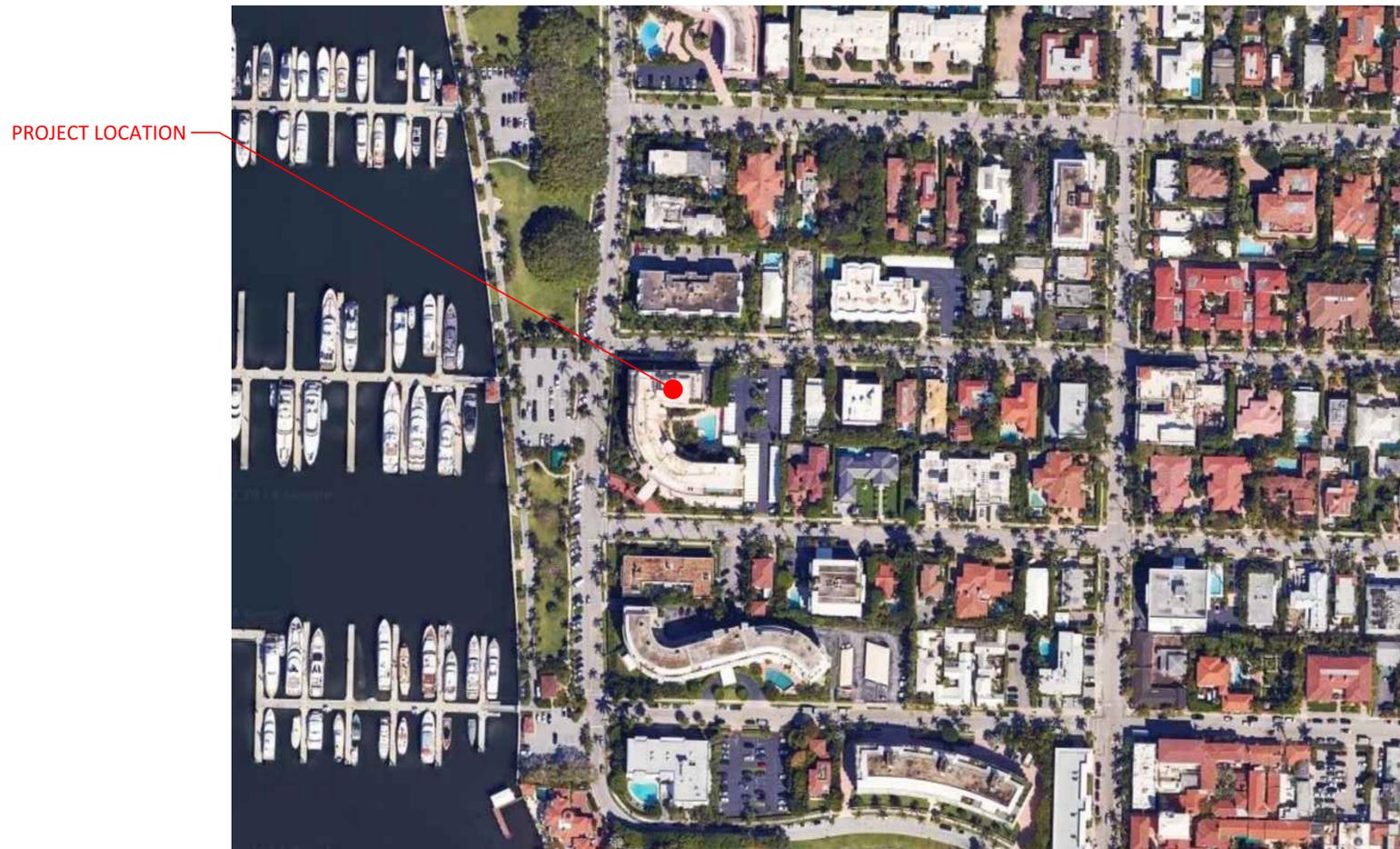


Renovation for the Kepner Family

369 S LAKE DRIVE PH-A

369 S Lake Drive PH-A, Palm Beach, FL 33480



SHEET INDEX

- CVR - COVER
- SUR0.0 - SURVEY
- SUR1.0 - VICINITY LOCATION MAP
- SUR1.1 - EXISTING BUILDING PHOTOS
- SUR1.2 - ADJACENT BUILDING PHOTOS
- SUR1.3 - ZONING LEGEND
- SP1.0 - EXISTING SITE PLAN
- SP1.1 - PROPOSED SITE PLAN
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- A1.1 - PROPOSED FLOOR PLAN
- A2.0 - EXISTING PARTIAL EAST ELEVATION
- A2.1 - PROPOSED PARTIAL EAST ELEVATION
- A2.2 - EXISTING PARTIAL NORTH ELEVATION
- A2.3 - PROPOSED PARTIAL NORTH ELEVATION
- A2.4 - EXISTING PARTIAL WEST ELEVATION
- A2.5 - PROPOSED PARTIAL WEST ELEVATION

SCOPE OF WORK

- ADDITION OF SEATING AREA/ OFFICE AND BEDROOM 3
- RENOVATION OF PRIMARY BATH AND WALK-IN CLOSET
- NEW RELOCATED PERGOLA IN TERRACE AREA
- NEW EXTENSION OF ROOF

SECOND SUBMITTAL SET

12.16.2024

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+Partners**

THE PLAZA CENTER
251A ROYAL PALM WAY, PENTHOUSE 600A
PALM BEACH, FLORIDA 33480

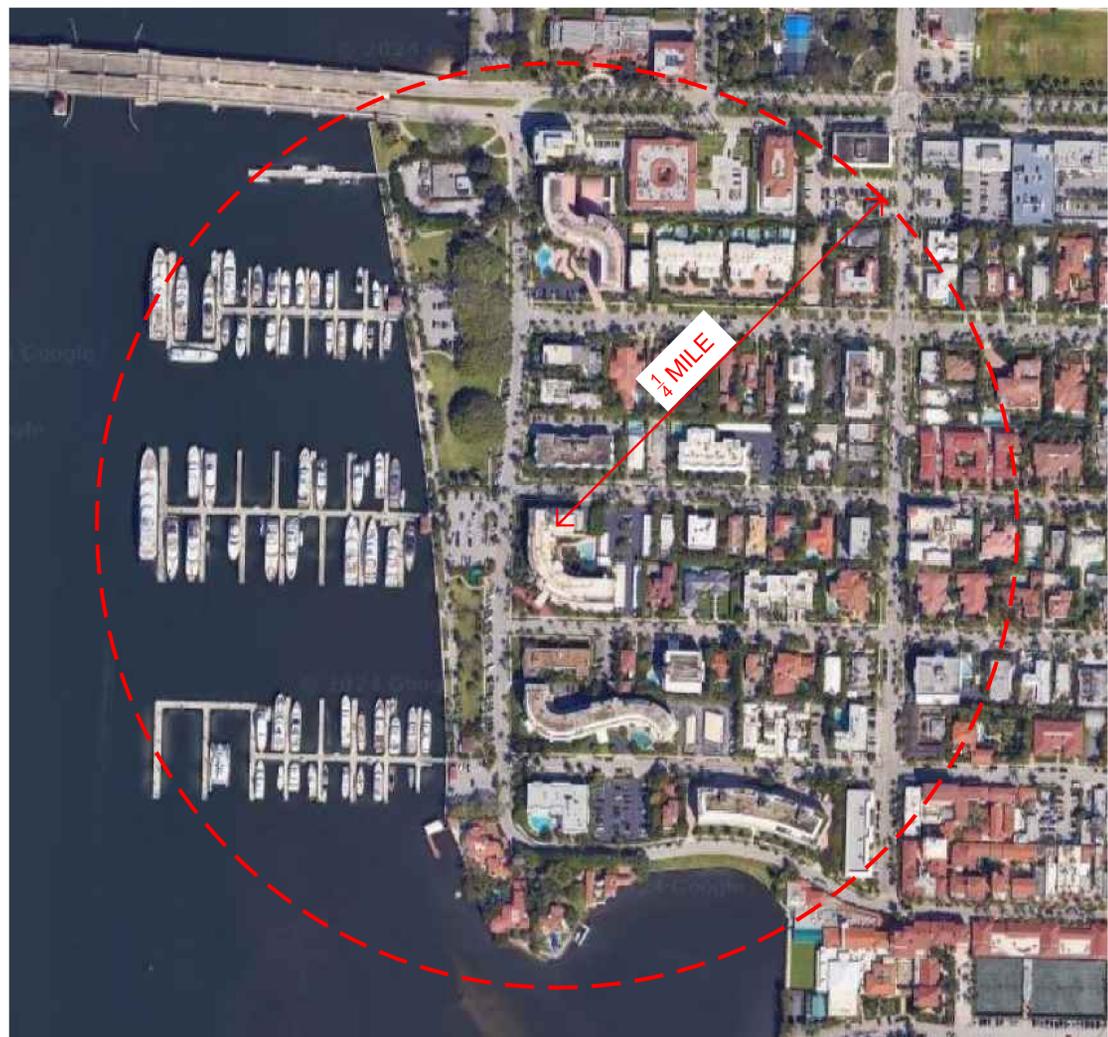
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F: 561 461 0106

FL LIC. # AA26003943

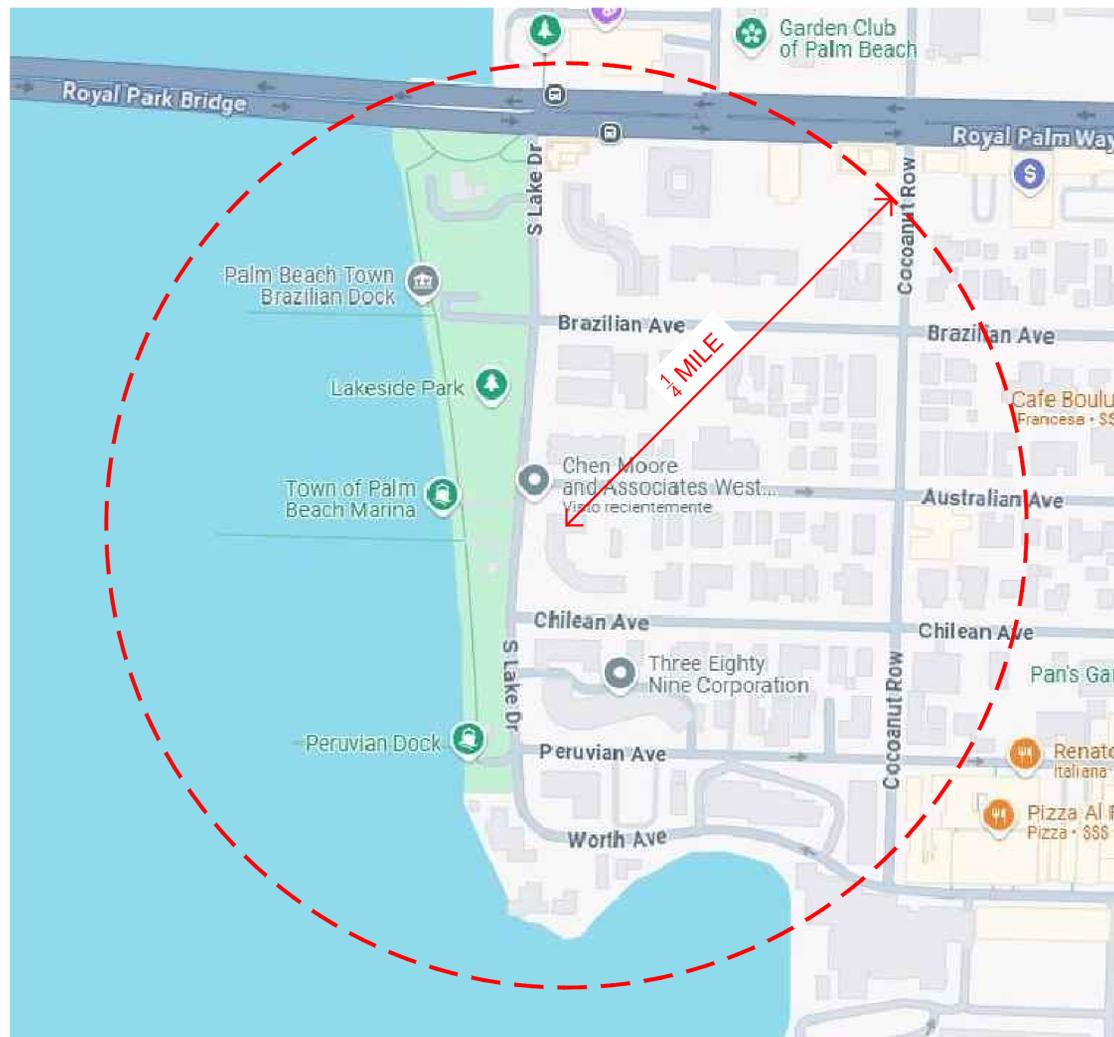
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KYLE BARTHOLEMEW FANT
ARCHITECT #AR9255
INTERIOR DESIGNER #ID6422

ALLEY, MAAS, ROGERS, AND LINDSAY P.A.
ATTORNEY
ADDRESS: 340 ROYAL POINCIANA WAY, SUITE 321
PALM BEACH, FLORIDA 33480
PHONE: 561-659-1770
E-MAIL: TIM.HANLON@AMRL.COM



1 VICINITY LOCATION MAP



2 LOCATION MAP

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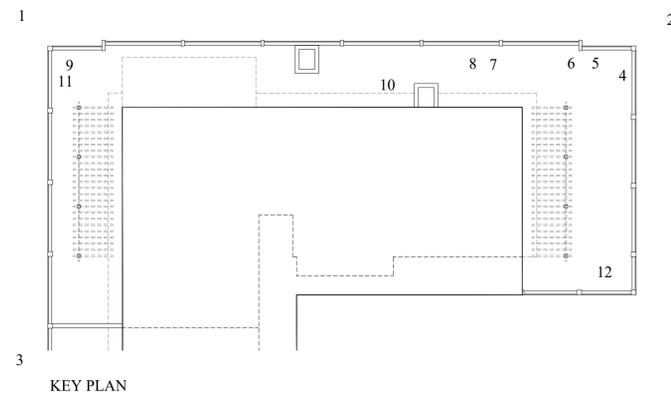
Project Address:
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Palm Beach, FL 33480

SHEET NUMBER

VICINITY LOCATION MAP

SHEET NUMBER

SUR1.0



KYLE B FAIT ARCHITECT # AR9255
INTERIOR DESIGNER # 054622
AIA # 30425933 NCARB # 87929

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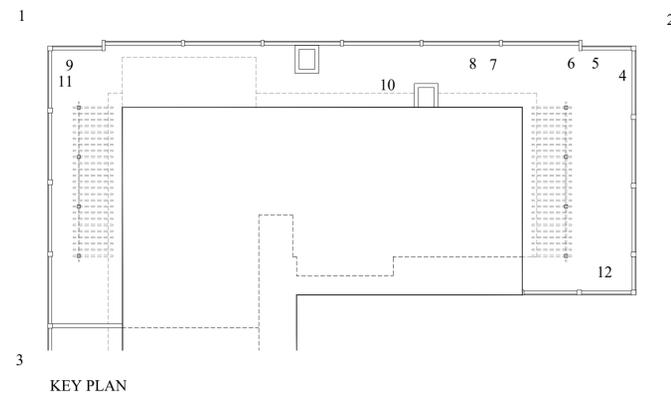
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SHEET NAME

EXISTING BUILDING
PHOTOS

SHEET NUMBER

SUR1.1



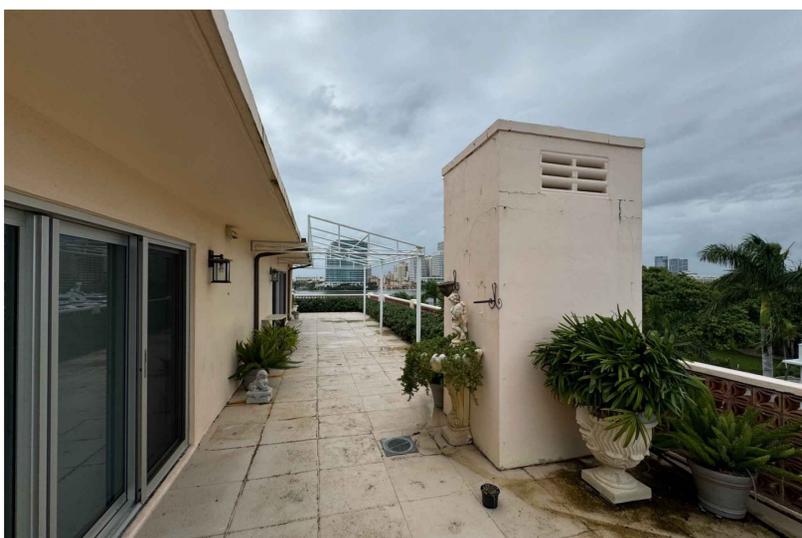
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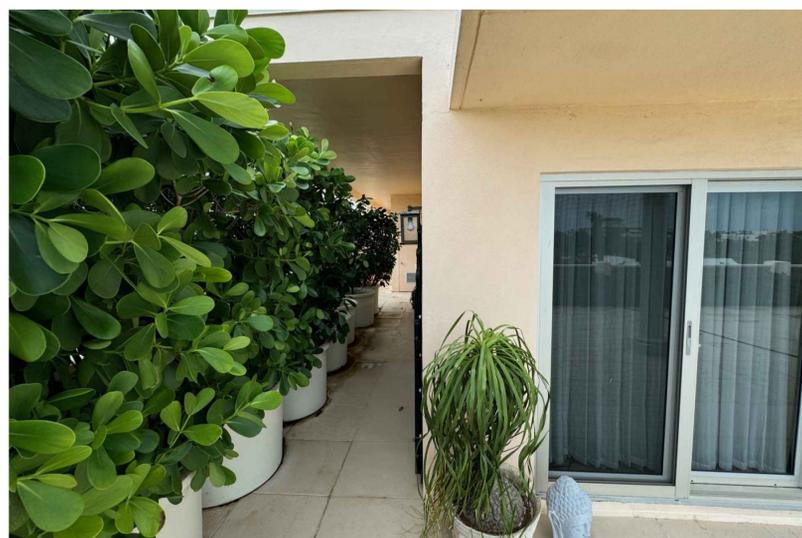
9



10



11



12

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381 S LAKE DR



389 S LAKE DR



455 AUSTRALIAN AVE



325 S LAKE DR



449 AUSTRALIAN AVE



436 AUSTRALIAN AVE



430 AUSTRALIAN AVE



429 AUSTRALIAN AVE



426 AUSTRALIAN AVE



415 AUSTRALIAN AVE



412 AUSTRALIAN AVE



403 AUSTRALIAN AVE

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AIA # 30429933 NCARB # 87929

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Project Manager: F. Rodriguez

369 S. Lake Dr PH-A

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SHEET NAME

ADJACENT BUILDING
PHOTOS

SHEET NUMBER

SUR1.3

**ARC-24-0134
ZON-24-0076**



Town of Palm Beach
 Planning Zoning and Building
 360 S County Rd
 Palm Beach, FL 33480
 www.townofpalmbeach.com

Zoning Legend			
Line #	Property Address:	369 S Lake Drive PH-A	
1	Zoning District:	R-D(2) ZONING	
2	Lot Area (sq. ft.):	74,394 SF	
3	Lot Width (W) & Depth (D) (ft.):	305.25' (D) & 250.5' (W)	
4	Structure Type: (Single-Family, Multi-Family, Comm., Other)	MULTI-FAMILY	
5	FEMA Flood Zone Designation:	ZONE AE	
6	Zero Datum for point of meas. (NAVD)	N/A	
7	Crown of Road (COR) (NAVD)	N/A	
8		REQ'D / PERMITTED	EXISTING
9			PROPOSED
10	Lot Coverage (Sq Ft and %)	40% - 29,757 SF	26.9% - 20,075 SF
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc)	N/A	2,975 SF
12	*Front Yard Setback (Ft.)	57'-7"	24'- 10"
13	* Side Yard Setback (1st Story) (Ft.)	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	57'- 6"	21'- 9" 64'- 9"
15	*Rear Yard Setback (Ft.)	30'- 0"	21'- 6"
16	Angle of Vision (Deg.)	N/A	N/A
17	Building Height (Ft.)	23	57'- 6"
18	Overall Building Height (Ft.)	40'- 0"	57'- 6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	N/A	N/A
24	Perimeter LOS (Sq Ft and %)	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A
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

KYLE B FANT ARCHITECT # AR99255
 INTERIOR DESIGNER # 054622
 AIA # 30425933 NCARB # 87929

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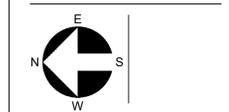
Project Address:
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SHEET NAME

ZONING LEGEND

SHEET NUMBER

SUR1.4



ARC-24-0134
ZON-24-0076

AUSTRALIAN AVENUE

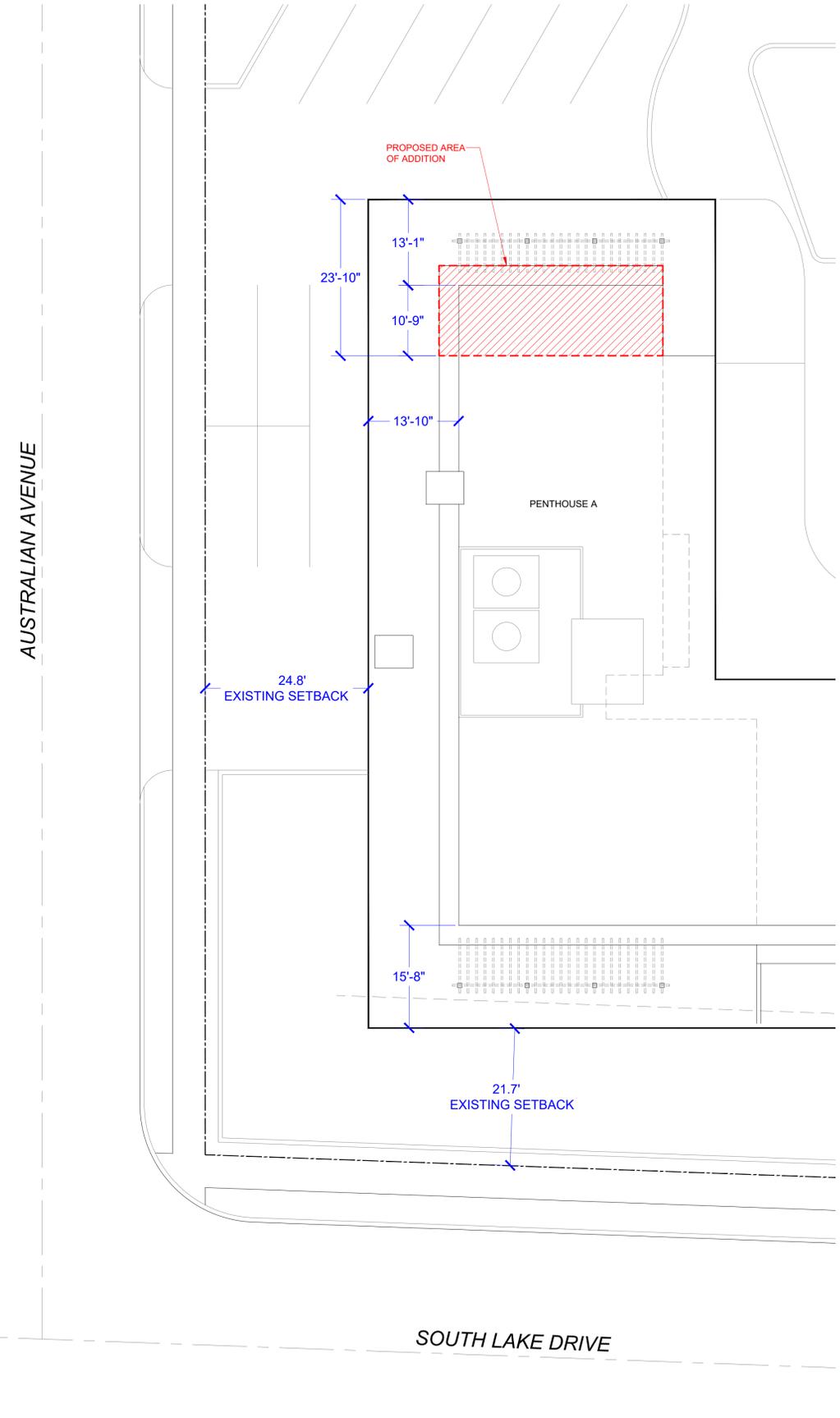
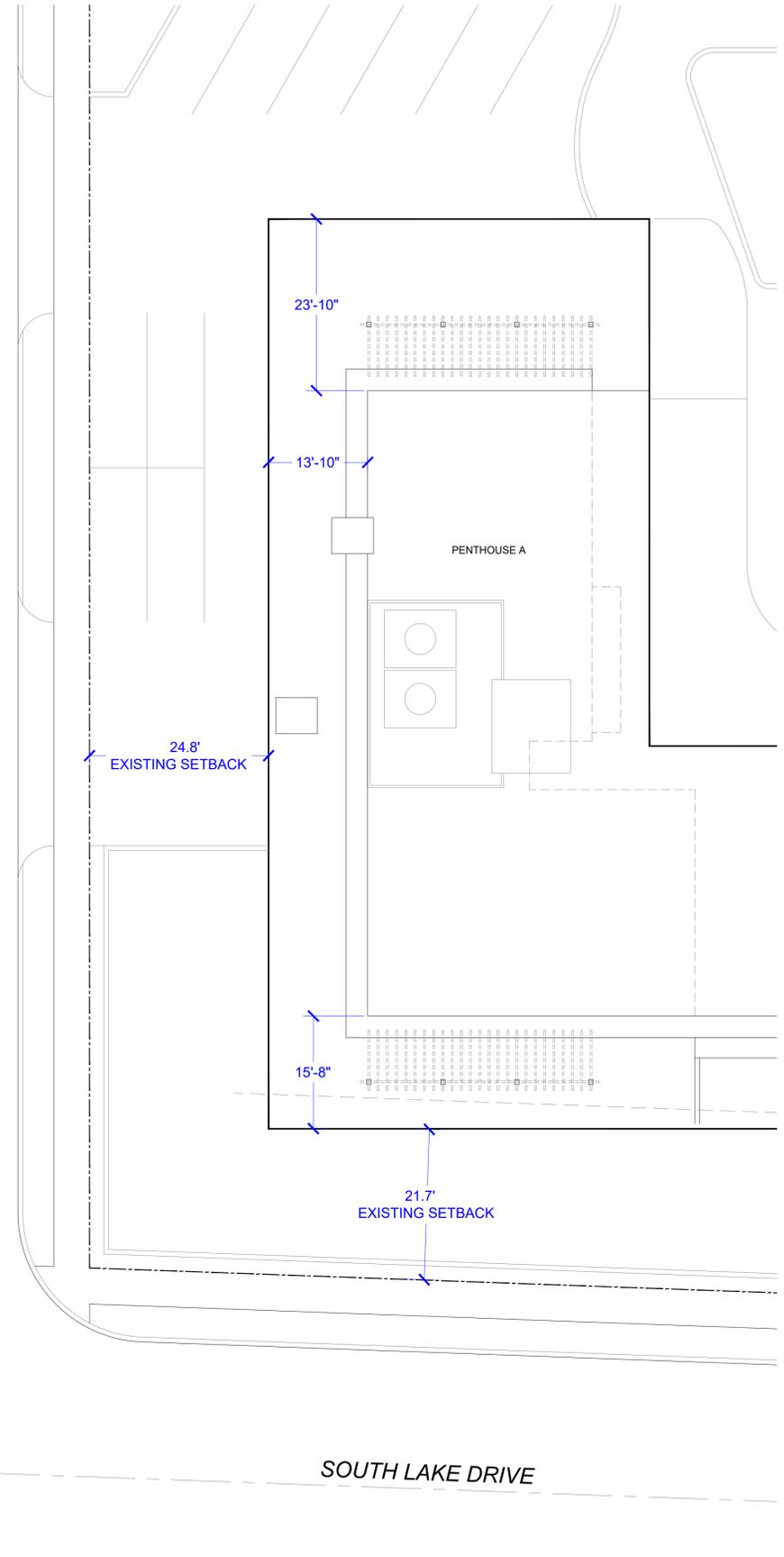
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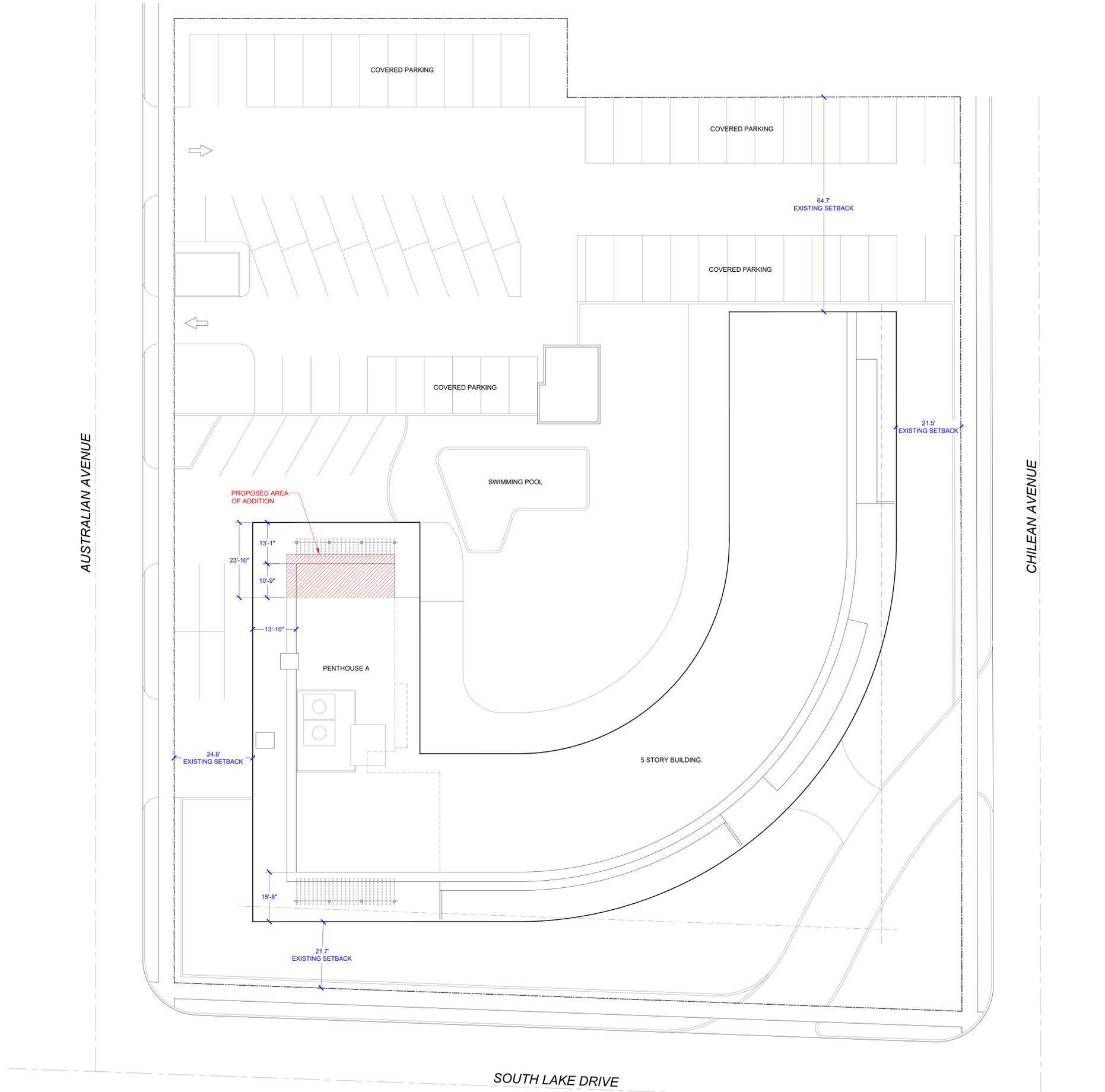
SOUTH LAKE DRIVE

SOUTH LAKE DRIVE

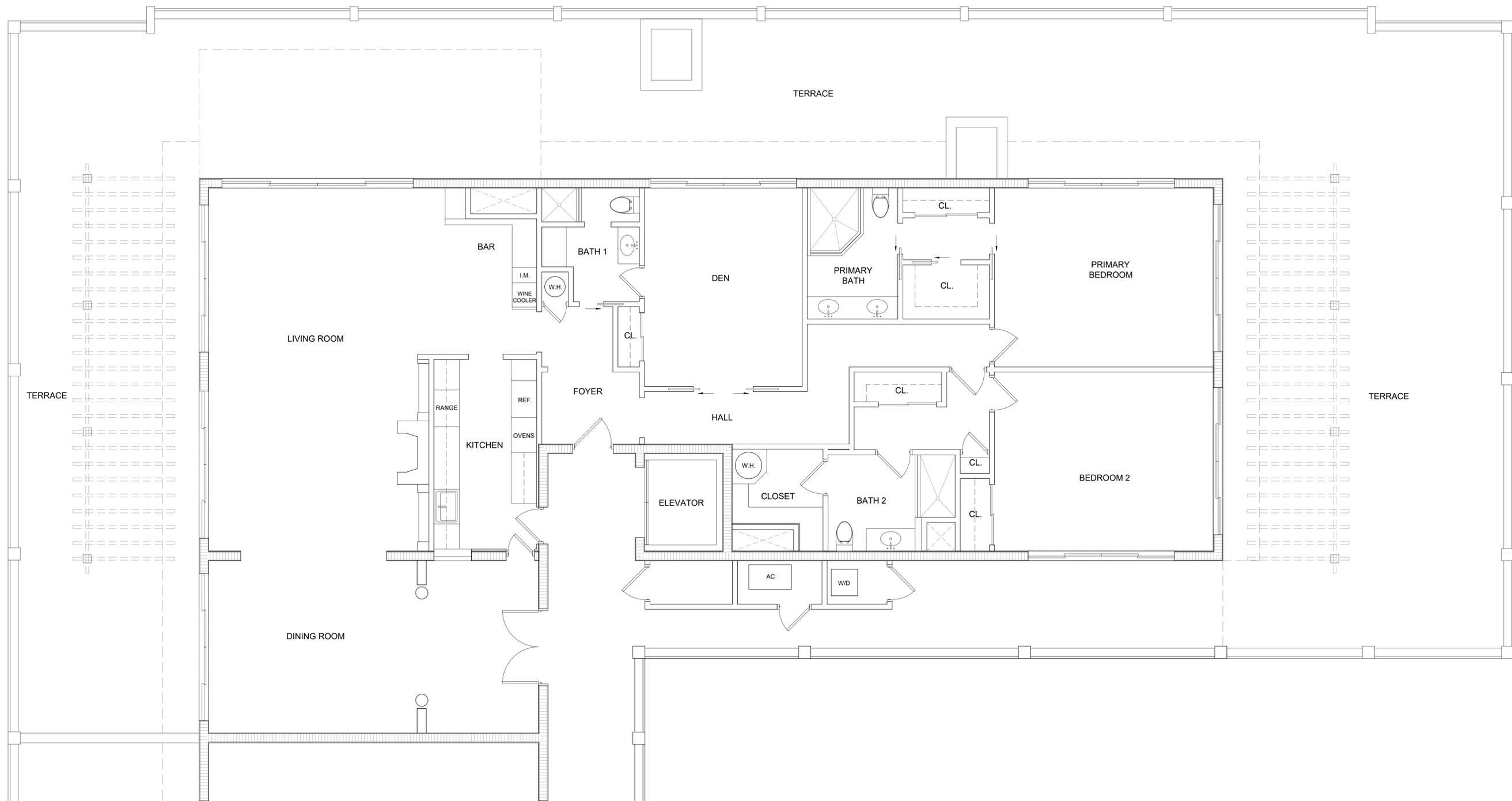
EXISTING PARTIAL SITE PLAN
 SCALE: 3/32" = 1'

PROPOSED PARTIAL SITE PLAN
 SCALE: 3/32" = 1'





PROPOSED SITE PLAN
SCALE: 1/16" = 1'



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'

KYLE B FANT ARCHITECT # AR9255
INTERIOR DESIGNER # ID6422
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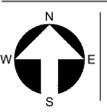
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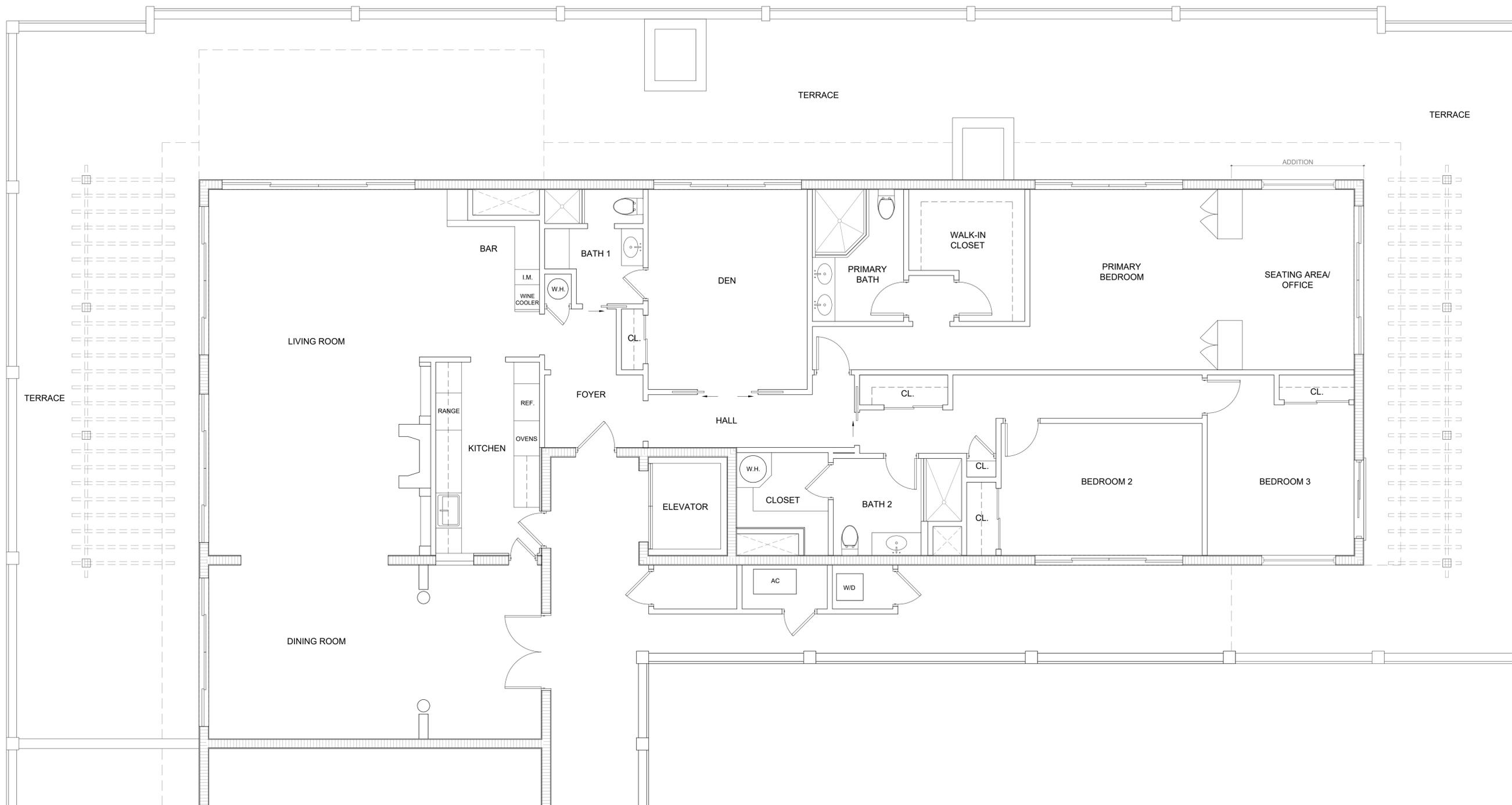
EXISTING FLOOR PLAN

SHEET NUMBER

A1.0



ARC-24-0134
ZON-24-0076



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'

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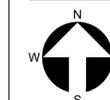
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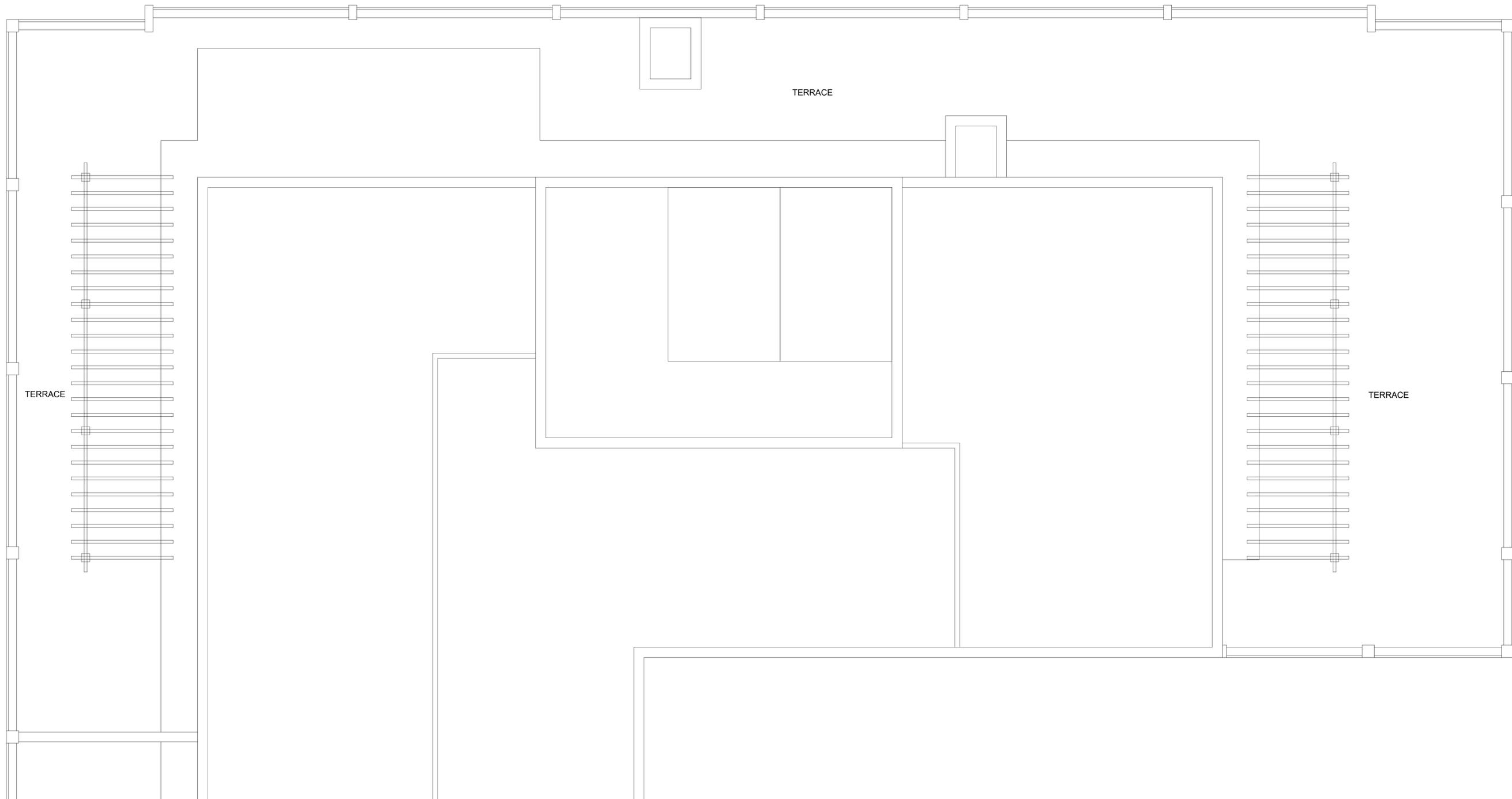
PROPOSED FLOOR PLAN

SHEET NUMBER

A1.1



ARC-24-0134
ZON-24-0076



EXISTING ROOF PLAN
SCALE: 1/4" = 1'

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AIA # 30425833 NCARB # 87929

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SHEET NAME

EXISTING ROOF PLAN

SHEET NUMBER

A1.2



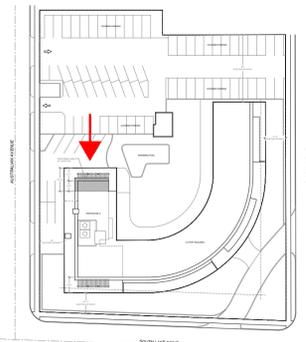
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PHONE: 561-659-1770
EMAIL: TIM.HANLON@AMRPL.COM



KEY PLAN



EXISTING PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'

KYLE B FANT ARCHITECT # AR9255
INTERIOR DESIGNER # ID6422
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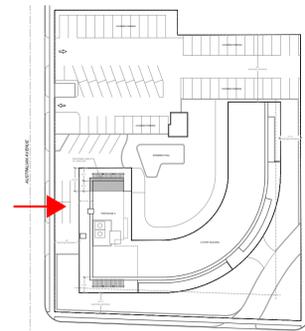
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EXISTING PARTIAL
EAST ELEVATION

SHEET NUMBER

A2.0

ARC-24-0134
ZON-24-0076



KEY PLAN

EXISTING TOP OF ROOF
EL. +57'-6"

EXISTING TOP OF PERGOLA
EL. +56'-5"

EXISTING TOP OF TERRACE
EL. +47'-4"



TOP OF F.F.E.
EL. +0'-0"

EXISTING PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'

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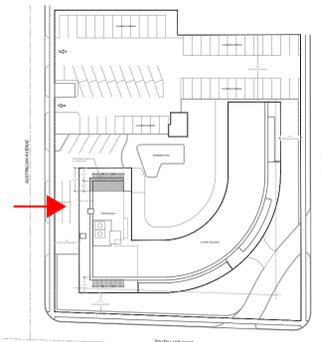
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SHEET NAME

EXISTING PARTIAL
NORTH ELEVATION

SHEET NUMBER

A2.2



KEY PLAN



PROPOSED PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'

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SHEET NAME

PROPOSED PARTIAL
NORTH ELEVATION

SHEET NUMBER

A2.3

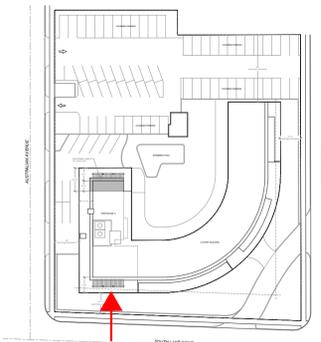
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ZON-24-0076**

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KEY PLAN



EXISTING PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'

KYLE B FANT ARCHITECT # AR9255
INTERIOR DESIGNER # ID6422
AIA # 30425833 NCARB # 87629

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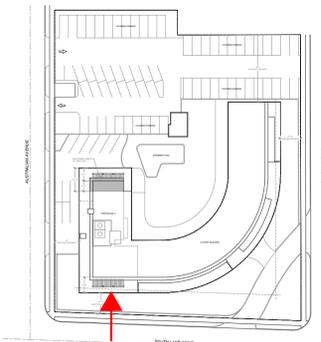
SHEET NAME

EXISTING PARTIAL WEST ELEVATION

SHEET NUMBER

A2.4

ARC-24-0134
ZON-24-0076



KEY PLAN



PROPOSED PARTIAL WEST ELEVATION (NO CHANGE)
SCALE: 1/4" = 1'

KYLE B FANT ARCHITECT # AR9255
INTERIOR DESIGNER # ID6422
AIA # 30425833 NCARB # 87629

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Date: 11.26.2024
Drawn by: P. Torres / V. Antico
Project Manager: F. Rodriguez

369 S. Lake Dr PH-A

Project Address:
369 S Lake Dr,
Palm Beach, FL 33480

SHEET NAME

PROPOSED PARTIAL
WEST ELEVATION

SHEET NUMBER

A2.5

ARC-24-0134
ZON-24-0076

CONSULTANTS

ALLEY, MAAS, ROGERS, AND LINDSAY P.A.
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AIA # 30425833 NCARB # 87629

Revisions:

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Project no: 24.10.153
Date: 11.26.2024
Drawn by: P. Torres / V. Antico
Project Manager: F. Rodriguez

369 S. Lake Dr PH-A

Project Address:
369 S Lake Dr,
Palm Beach, FL 33480

SHEET NAME

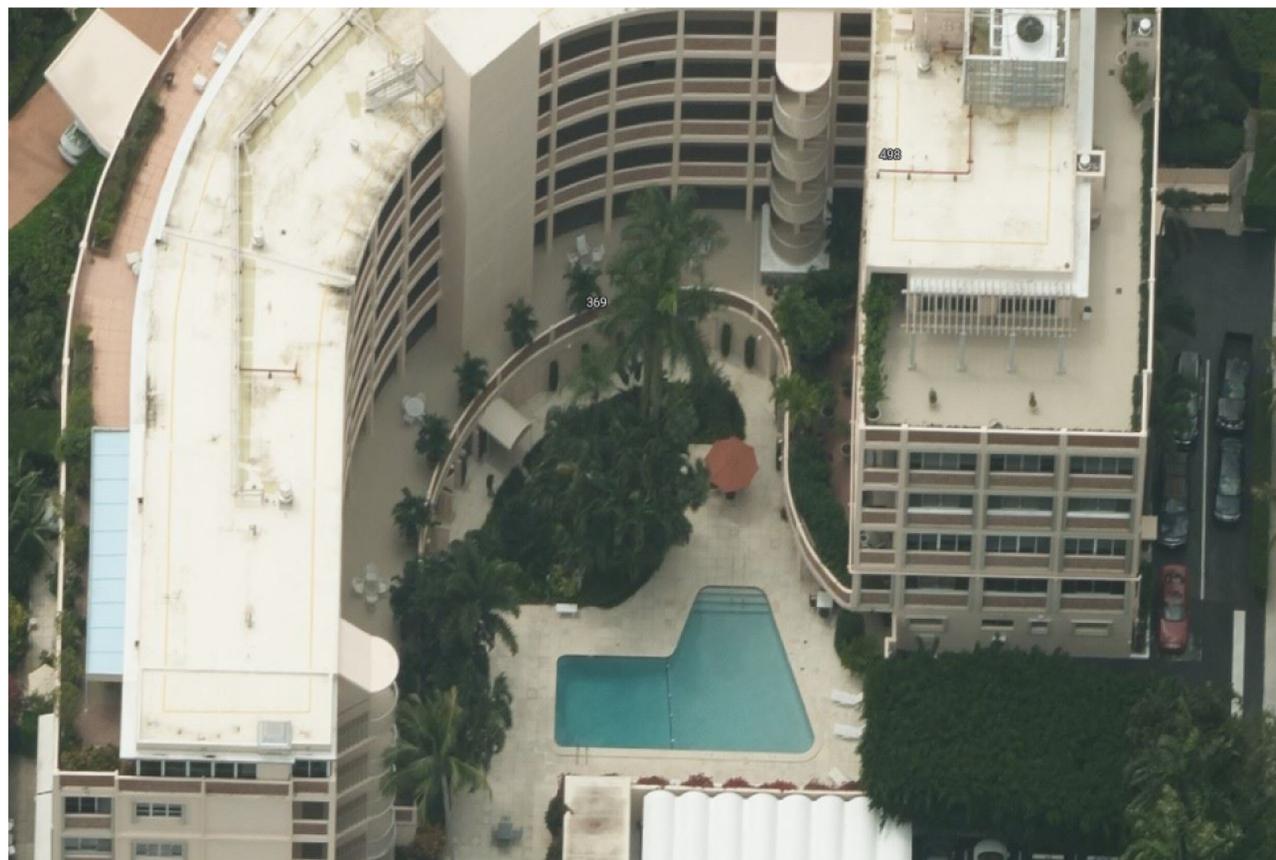
**PROPOSED LINE OF
SIGHT DIAGRAM**

SHEET NUMBER

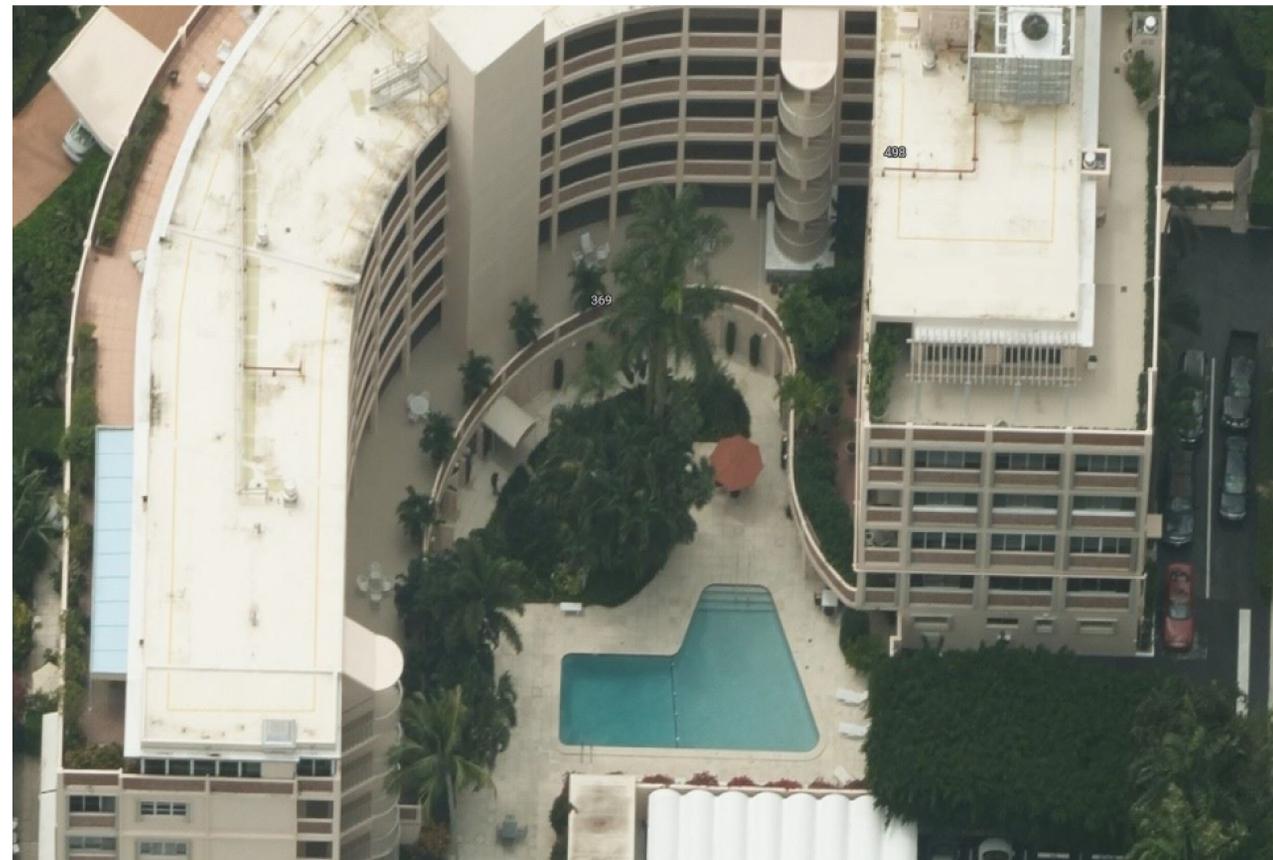
A2.6



PROPOSED LINE OF SIGHT DIAGRAM
SCALE: 3/16" = 1'



EXISTING BIRD EYE VIEW PERSPECTIVE



PROPOSED BIRD EYE VIEW PERSPECTIVE

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 876209

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Project no: 24.10.153
Date: 10.23.2024
Drawn by: P. Torres
Project Manager:

369 S. Lake Dr PH-A

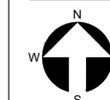
Project Address:
369 S Lake Dr,
Palm Beach, FL 33480

SHEET NAME

PROPOSED FLOOR PLAN

SHEET NUMBER

A3.0



ARC-24-0134
ZON-24-0076



EXISTING TERRACE PERSPECTIVE



PROPOSED TERRACE PERSPECTIVE

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87629

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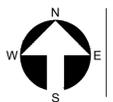
Project Address:
369 S Lake Dr,
Palm Beach, FL 33480

SHEET NAME

PROPOSED FLOOR PLAN

SHEET NUMBER

A3.1



ARC-24-0134
ZON-24-0076