RECEIVED
By yfigueroa at 11:09 am, Feb 12, 2024

1181 N. Lake Way

Palm Beach, FL

Proposed New Residence

SECOND SUBMITTAL

Project Team

ARCHITECT:
J Graham Goldsmith Architects
7 Kilburn Street, Burlington, VT 05401
802-862-4053

LANDSCAPE ARCHITECT:
Innocenti & Webel
9350 SE Olympus Street, Hobe Sound, FL 33455
772-546-9650

CIVIL ENGINEER:
Gruber Consulting Engineers, Inc.
2475 Mercer Avenue, 305 West Palm Beach, FL 33401
561-312-2041

SURVEYOR:
R L Vaught & Associates, Inc.
9075 SE Bridge Road, Hobe Sound, FL 33455
772-546-8086

Drawing List

		PRE APP. 01/03/2024	1ST SUBM. 01/12/2024	2ND SUBM. 01/29/2024
D1	Cover Sheet & Drawing List	●	●	●
D2	Property Survey		●	●
D3	Vicinity Map & Streetscape Elevation		●	●
D5	Current Site Photos		●	●
D6.0	Site Plans - Existing & Proposed		●	●
D6.1	Special Exemption Request		●	●
D7.0 - F1	Vicinity Massing & Zoning Legend		●	●
D7.1	Area Calculation & Covered Space Diag.		●	●
D7.2	Cubic Content Diagram		●	●
F2.0	Proposed Site Plan	●	●	●
F2.1	Proposed First Floor Plan	●	●	●
F2.2	Proposed Second Floor Plan	●	●	●
F3	Proposed Roof Plan	●	●	●
F4.0	Proposed East & South Elevations	●	●	●
F4.1	Proposed West & North Elevations	●	●	●
F7	Exterior Details			●
F8	Proposed Building Sections		●	●
F9	Proposed Site Sections		●	●
F10.1	View From Street Towards House			●
F10.2	View From Trail Towards House			●
F10.3	Aerial View From Northeast			●
F10.4	Aerial View From Southwest			●

Drawing List (Cont.)

		PRE APP. 01/03/2024	1ST SUBM. 01/12/2024	2ND SUBM. 01/29/2024
F11	Exterior Finishes			●
F14	Construction Screening & Truck Logistics			●
C1	Site Grading & Drainage Plan		●	●
LEX	Landscape Existing Conditions		●	●
LC1	Construction Screening Plan		●	●
LS	Rendered Site Plan	●	●	●
LE1	Landscape Elevations	●	●	●
LE2	Landscape Elevations			●
LE3	Landscape Elevations			●
H1	Hardscaping Plan		●	●
H2	Fence, Gates & Walls		●	●
L1	Landscape Plan	●	●	●
L2	Specifications		●	●
OS1	Open Space Diagram - Overall		●	●
OS2	Open Space Diagram - 10' Perimeter		●	●
OS3	Open Space Diagram - 25' Front Yard		●	●
OS4	Open Space Diagram - Altered			●

Scope of Work

- New 2-story residence with swimming pool
- New landscape & hardscape

Codes & Standards

This project was designed in accordance with the 2020 Florida Building Code.

Legal Description

PARCEL 1:
Lots 4 & 8, less the North 89' of said lots in MOCKING BIRD TRAIL TRACT, according to the Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 18, Page 7; and

PARCEL 2:
The North 39'-8" of Lot 39, of EL ENCANTO, a subdivision in Palm Beach, Florida, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, In Plat Book 11, Page 53.

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
PROJECT INFORMATION

SCALE	
DATE	01/26/2024
DRAWN	MVG
JOB #	2302
SHEET	

D1

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

BOUNDARY SURVEY FOR:
ANDREW G.C. SAGE III

This survey is made specifically and only for the following party for the purpose of a permit on the surveyed property.

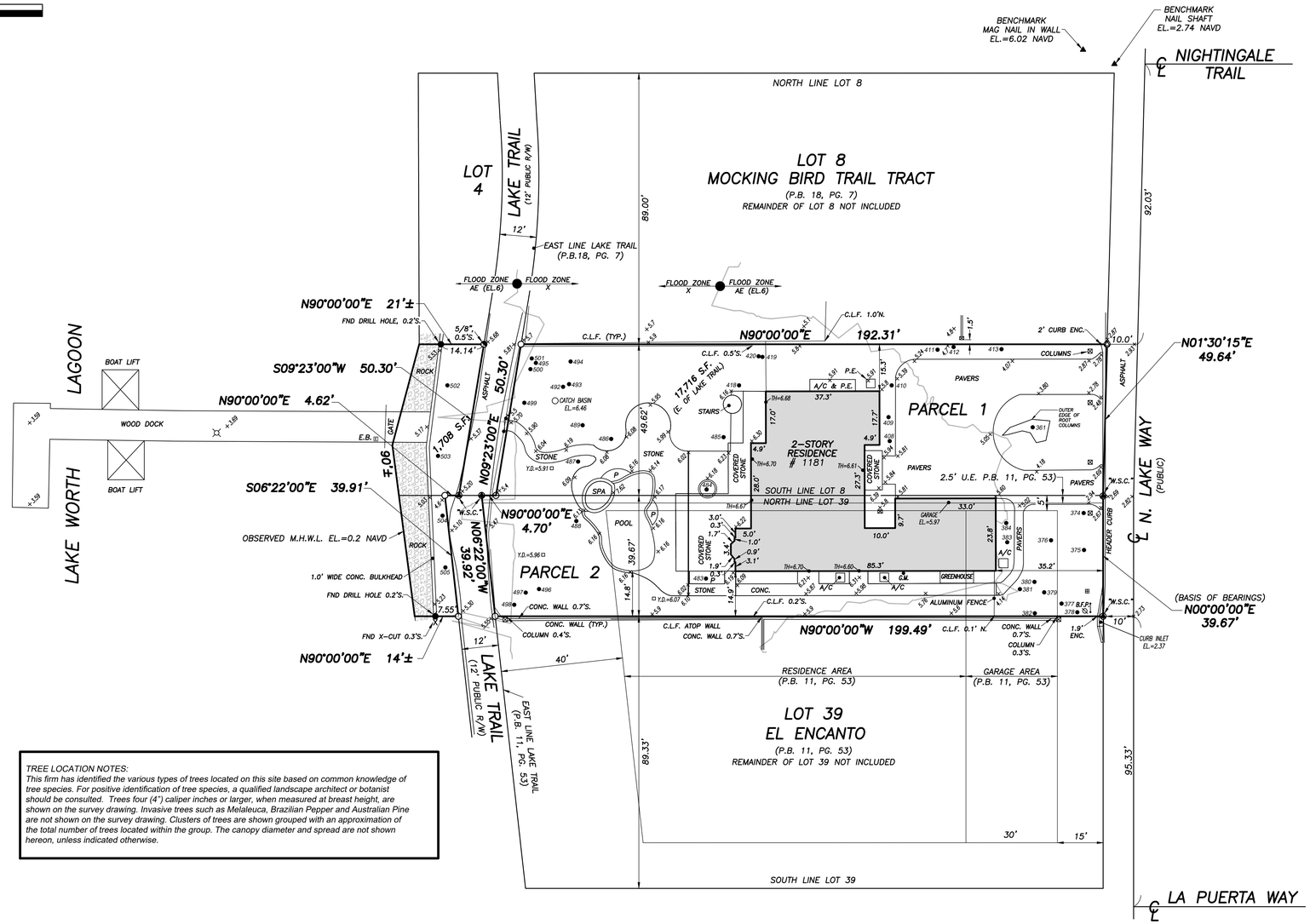
Andrew G. C. Sage III

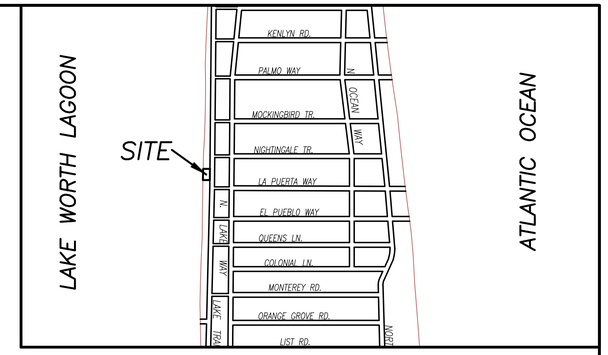
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

N
W E
S

0' 20' 40' 60'

SCALE: 1"=20'





VICINITY SKETCH
(NOT TO SCALE)

PROPERTY ADDRESS:
1181 N. Lake Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
PARCEL 1:
Lots 4 and 8, less the North 89 feet of said lots in ***MOCKING BIRD TRAIL TRACT****, according to the Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 18, Page 7; and*

PARCEL 2:
The North 39 feet, 8 inches of Lot 39, of ***EL ENCANTO****, a subdivision in Palm Beach, Florida, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 11, Page 53.*

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
G.M.	= GAS METER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
TH	THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
Y.D.	= YARD DRAIN
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◑	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
●	= NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #4569)
℘	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE

TREE LOCATION NOTES:
This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species, a qualified landscape architect or botanist should be consulted. Trees four (4") caliper inches or larger, when measured at breast height, are shown on the survey drawing. Invasive trees such as Melaleuca, Brazilian Pepper and Australian Pine are not shown on the survey drawing. Clusters of trees are shown grouped with an approximation of the total number of trees located within the group. The canopy diameter and spread are not shown hereon, unless indicated otherwise.

TREE LEGEND (TREE DESIGNATION SHOWN THUS: ● 361)

TREE NUMBER	SPECIES	CALIPER (DBH)	HEIGHT	SPREAD
361	BANYAN TREE (FICUS BENGHALENSIS)	SEE DRAWING	NA	66'
374	FOXTAIL PALM (WODYETIA BIFURCATA)	8"	13'	12'
375	FOXTAIL PALM (WODYETIA BIFURCATA)	8"	13'	12'
376	FOXTAIL PALM (WODYETIA BIFURCATA)	12"	19'	16'
377	GUMBO LIMBO (BURSERA SIMARUBA)	24"	24'	20'
378	SABAL PALM (SABAL PALMETTO)	8"	8'	22'
379	SABAL PALM (SABAL PALMETTO)	12"	22'	12'
380	SABAL PALM (SABAL PALMETTO)	18"	22'	10'
381	SABAL PALM (SABAL PALMETTO)	18"	22'	12'
382	UNKNOWN	10"	17'	12'
383	UNKNOWN	6"	6'	12'
384	UNKNOWN	6"	8'	12'
408	FOXTAIL PALM (WODYETIA BIFURCATA) DOUBLE	14"	23'	20'
409	UNKNOWN	4"	8'	8'
410	UNKNOWN	4"	7'	8'
411	MANILA PALM (ADONIDIA MERRILLII)	5"	20'	12'
412	MANILA PALM (ADONIDIA MERRILLII)	5"	18'	12'
413	MANILA PALM (ADONIDIA MERRILLII)	5"	16'	8'
418	FOXTAIL PALM (WODYETIA BIFURCATA)	10"	27'	16'
419	MANILA PALM (ADONIDIA MERRILLII)	6"	14'	12'
420	MANILA PALM (ADONIDIA MERRILLII)	6"	15'	12'
483	FOXTAIL PALM (WODYETIA BIFURCATA)	10"	23'	16'
484	FOXTAIL PALM (WODYETIA BIFURCATA)	10"	22'	16'
485	FOXTAIL PALM (WODYETIA BIFURCATA)	10"	24'	16'
486	UNKNOWN	8"	15'	16'
487	UNKNOWN	8"	13'	16'
488	UNKNOWN	8"	18'	16'
489	ROYAL PALM (ROYSTONEA REGIA)	24"	49'	16'
490	ROYAL PALM (ROYSTONEA REGIA)	24"	44'	NA
492	COCONUT PALM (COCOS NUCIFERA)	10"	21'	18'
493	UNKNOWN	14"	9'	13'
494	COCONUT PALM (COCOS NUCIFERA)	14"	30'	16'
495	COCONUT PALM (COCOS NUCIFERA)	14"	30'	16'
496	MACARTHUR PALM (PTYCHOSPERMA MACARTHURII)	6"	21'	10'
497	MACARTHUR PALM (PTYCHOSPERMA MACARTHURII)	4"	25'	10'
498	MACARTHUR PALM (PTYCHOSPERMA MACARTHURII)	6"	22'	10'
499	COCONUT PALM (COCOS NUCIFERA)	8"	12'	16'
500	COCONUT PALM (COCOS NUCIFERA)	8"	10'	16'
501	COCONUT PALM (COCOS NUCIFERA)	16"	30'	20'
502	BANYAN TREE (FICUS BENGHALENSIS)	80"	35	35'
503	COCONUT PALM (COCOS NUCIFERA)	16"	30'	20'
504	COCONUT PALM (COCOS NUCIFERA)	16"	35'	20'
505	COCONUT PALM (COCOS NUCIFERA)	16"	30'	20'

FLOOD ZONE:
This property is located in Flood Zones AE (EL6) and X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393 F, dated 10-05-2017.

NOTES:
1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 9/18/2023

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS

09/18/23 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS AND TREE LOCATIONS B.M./M.B. 06-303.4 PB35/246

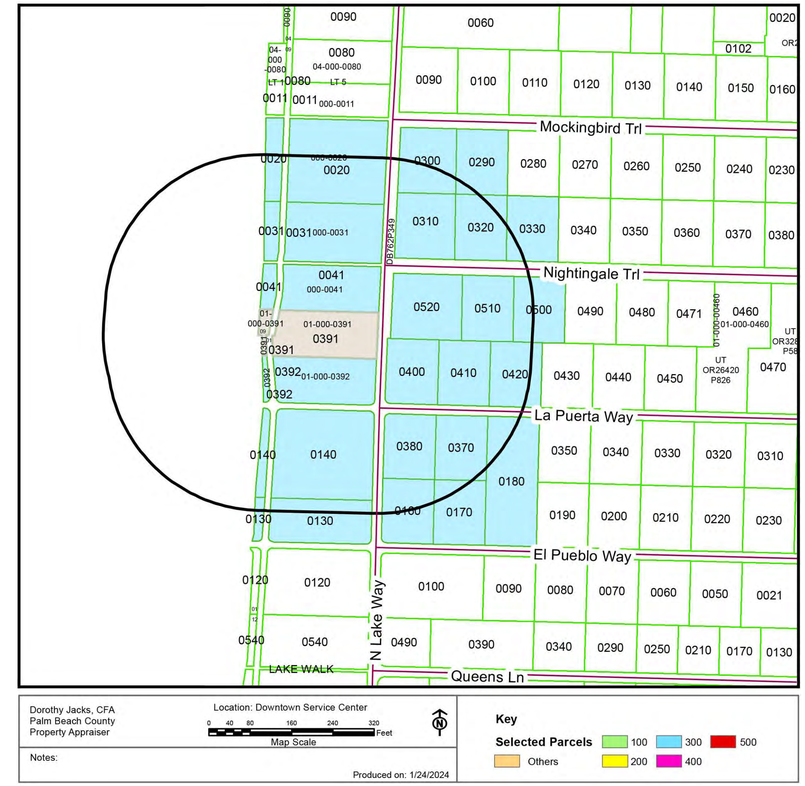
BOUNDARY SURVEY FOR:

ANDREW G.C. SAGE III

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 16-1303.2	F.B. PB254	PG. 43
OFFICE: S.W.	DATE: 1/4/18	DWG. NO. 06-1303-1	
C'K'D: C.W.	REF: 06-1303-1.DWG	SHEET 1	OF 1

1 AERIAL MAP - 1/4 MILE RADIUS
1" = 300'-0"



2 VICINITY MAP - 300' RADIUS
1" = 100'-0"

3 N LAKE WAY
STREETSCAPE ELEVATION & CONTEXT PICTURES
1" = 20'-0"

J.GRAHAM GOLDSMITH
ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jgggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
VICINITY MAP &
NEIGHBORHOOD
CONTEXT PICTURES

SCALE	As indicated
DATE	01/24/2024
DRAWN	MVG
JOB #	2302
SHEET	

D3

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

VIEW G

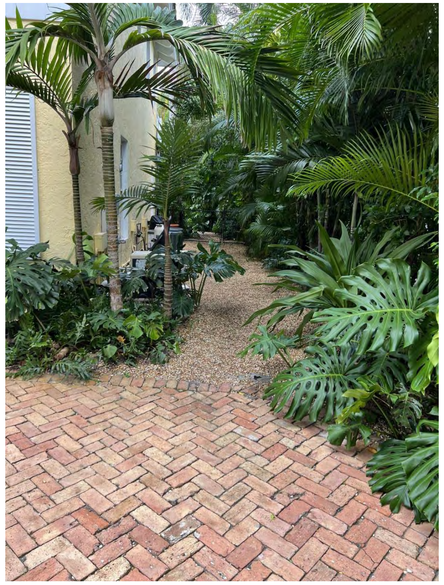
VIEW E

VIEW D

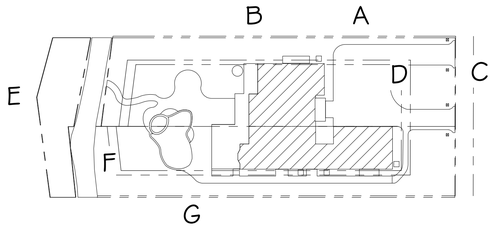
VIEW B

VIEW F

VIEW C



VIEW A



1 KEY PLAN
1" = 40'-0"

J.GRAHAM GOLDSMITH
ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jgggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

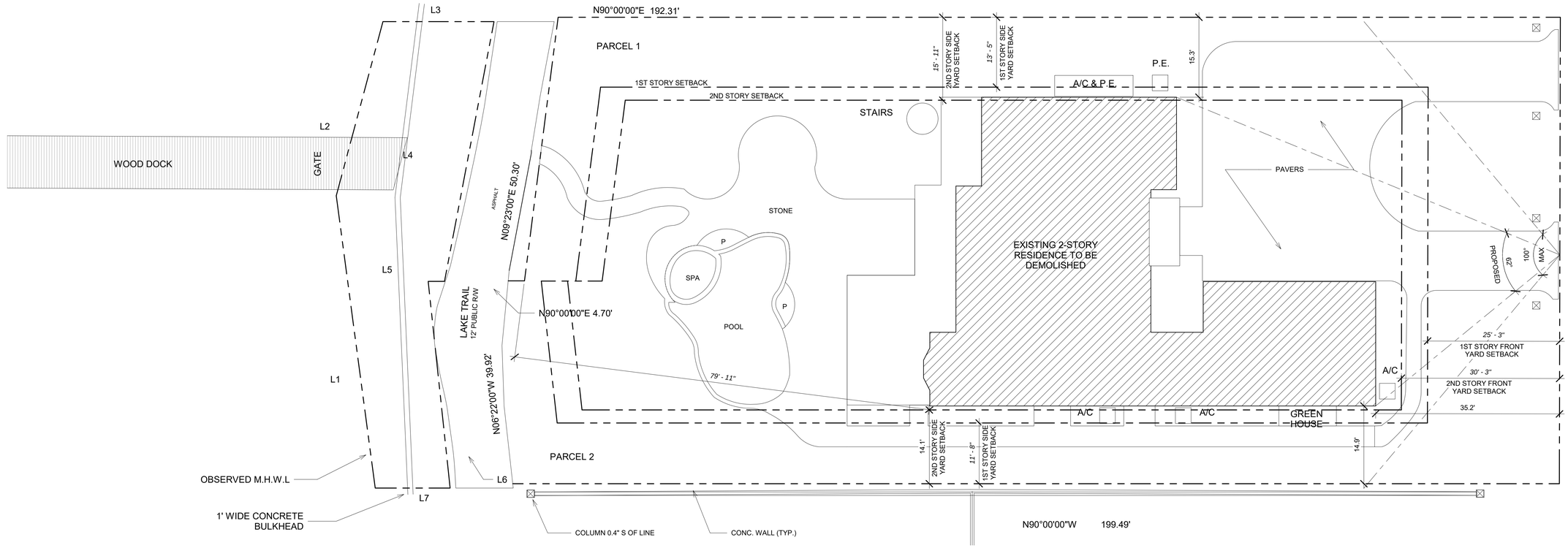
a project for
The Sage Family

DRAWING TITLE
CURRENT SITE PHOTOS

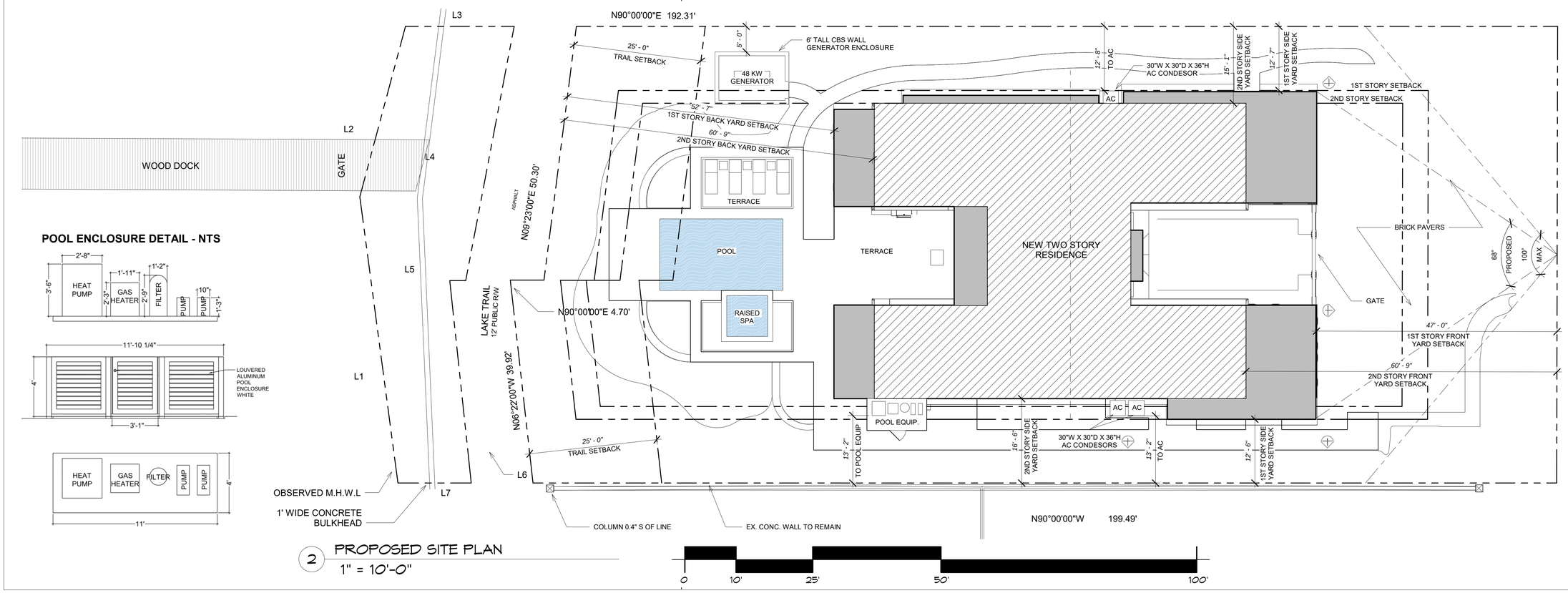
SCALE	1" = 40'-0"
DATE	01/26/2024
DRAWN	Author
JOB #	2302
SHEET	

D5

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS



1 EXISTING SITE PLAN
1" = 10'-0"



POOL ENCLOSURE DETAIL - NTS

2 PROPOSED SITE PLAN
1" = 10'-0"

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS
7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267
www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

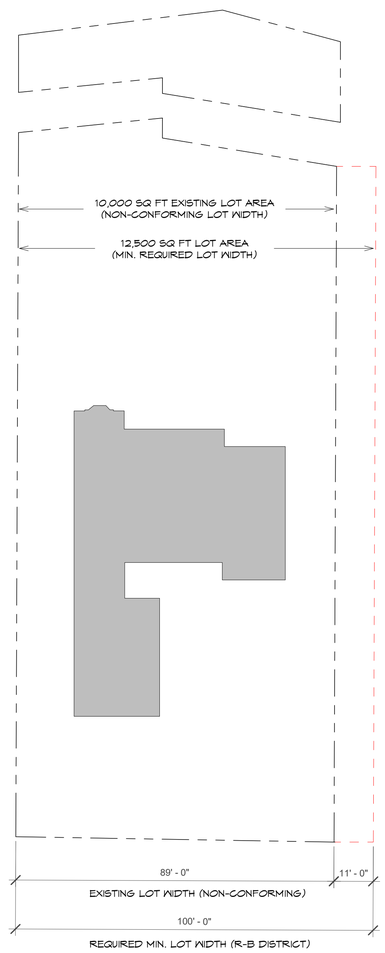
a project for
The Sage Family

DRAWING TITLE
EXISTING & PROPOSED SITE PLAN

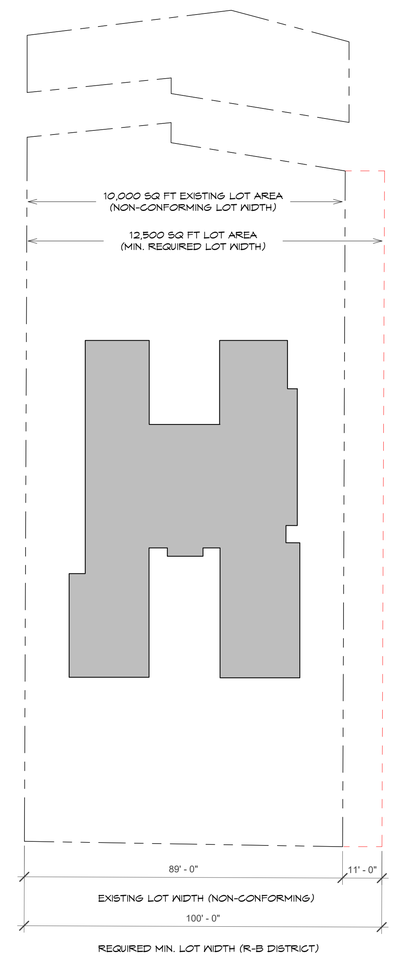
SCALE	1" = 10'-0"
DATE	01/26/2024
DRAWN	BD
JOB #	2302
SHEET	

D6.0

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS



1 SITE EXISTING
1" = 20'-0"



2 SITE PROPOSED
1" = 20'-0"

J.GRAHAM GOLDSMITH
ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
SPECIAL EXEMPTION REQUEST

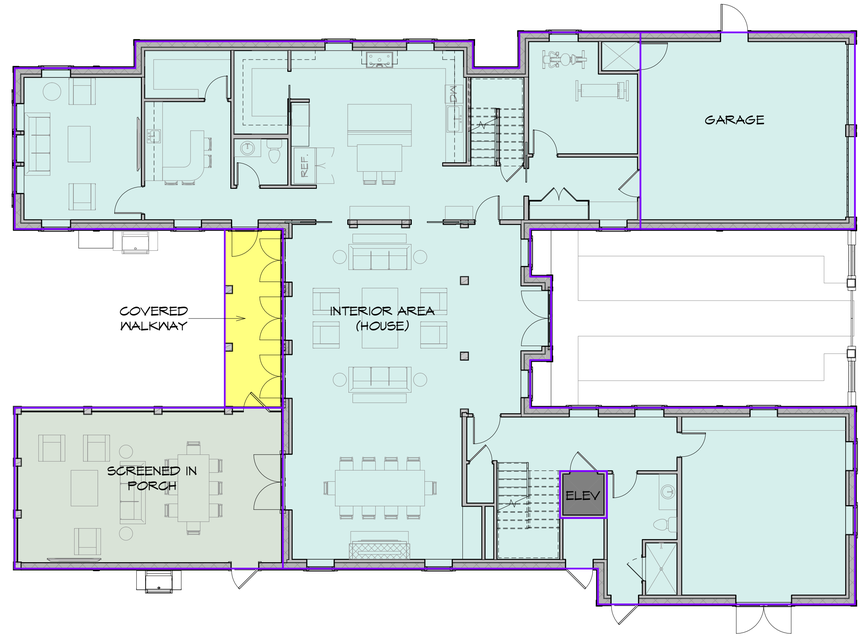
SCALE	1" = 20'-0"
DATE	01/24/2024
DRAWN	MVG
JOB #	2302
SHEET	

D6.1

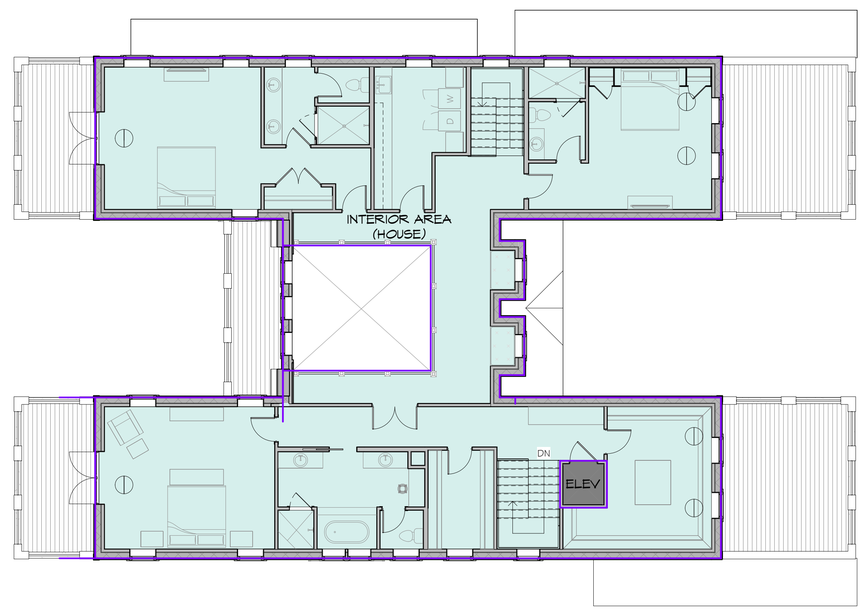
copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

AREA CALCULATIONS:	CONDITIONED	UNCONDITIONED
FIRST FLOOR		
INTERIOR AREA (HOUSE)	3,242 SF	
GARAGE	528 SF	
COVERED WALKWAY		130 SF
SCREENED IN PORCH		540 SF
ELEVATOR		28 SF
SECOND FLOOR		
INTERIOR AREA*	2,782 SF	
ELEVATOR		28 SF
SUBTOTAL	6,552 SF	726 SF
TOTAL AREA		7,278 SF

*EXLUDES 232 SF AT LIVING ROOM 2-STORY SPACE



1 FIRST FLOOR COVERED SPACE DIAGRAM
1/8" = 1'-0"



2 SECOND FLOOR COVERED SPACE DIAGRAM
1/8" = 1'-0"

CONDITIONED SPACE (A/C) UN-CONDITIONED SPACE (EXTERIOR)

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

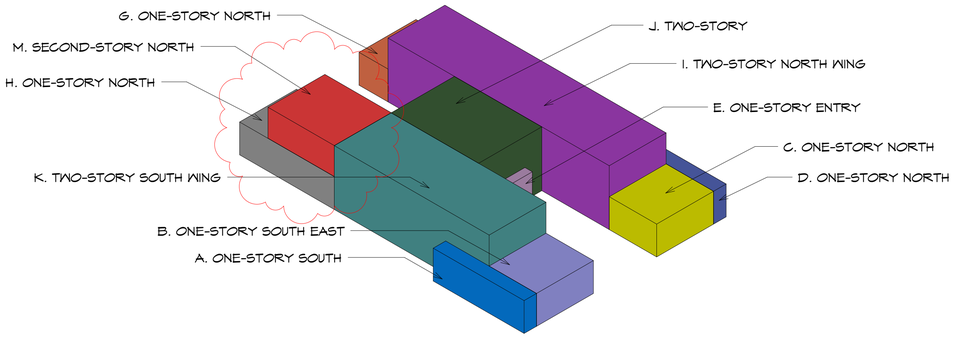
a project for
The Sage Family

DRAWING TITLE
AREA CALCULATIONS & COVERED SPACE DIAGRAMS

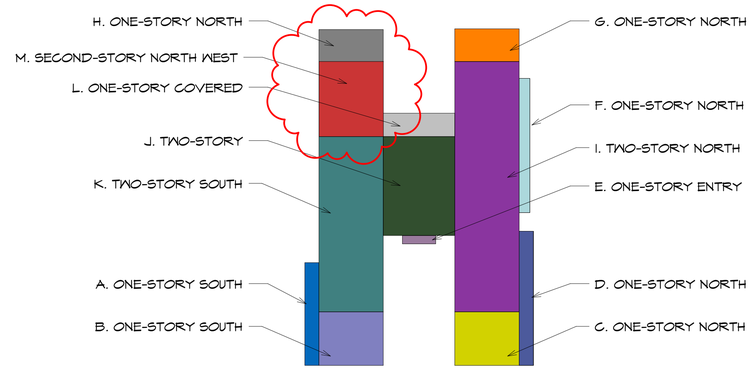
SCALE	As indicated
DATE	12/21/2023
DRAWN	BD
JOB #	2302
SHEET	

D7.1

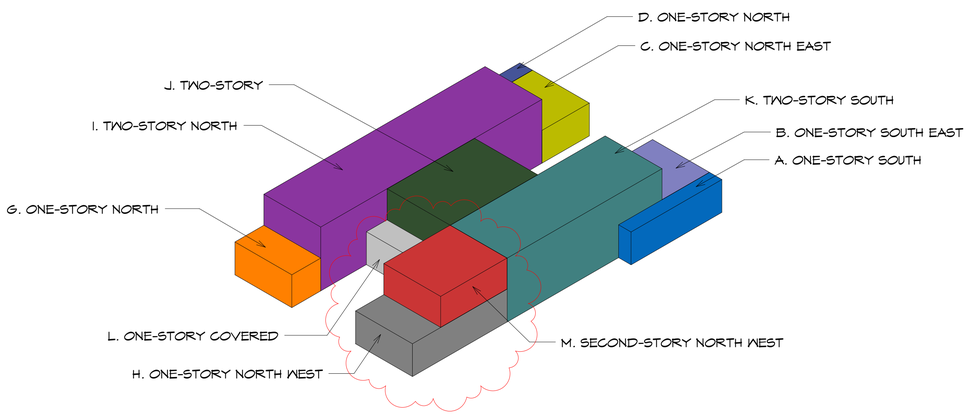
copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS



1 CUBIC CONTENT (SOUTHEAST)
NT



3 CUBIC CONTENT (ABOVE)
1" = 20'-0"



2 CUBIC CONTENT (NORTHWEST)
NT

PROPOSED CUBIC

MASS	GROSS VOLUME	NOTES
A. One-Story South	1,035.00 CU FT	
B. One-Story South East	2,430.00 CU FT	
C. One-Story North East	2,430.00 CU FT	
D. One-Story North	1,351.50 CU FT	
E. One-Story Entry	196.16 CU FT	
F. One-Story North (Mid)	1,013.62 CU FT	
G. One-Story North West	1,483.31 CU FT	
H. One-Story South West*	4,860.00 CU FT *	Loggia with retractable screen
I. Two-Story North Wing	22,050.00 CU FT	
J. Two-Story Central	9,681.94 CU FT	
K. Two-Story South Wing	15,435.00 CU FT	
L. One-Story Covered Walk*	1,170.00 CU FT*	Loggia
M. Second-Story North West	3,213.00 CU FT	
TOTAL CU FT	66,349.53 CU FT	
LOGGIA CREDIT	3,471.85 CU FT max	
ADJUSTED CU FT	62,877.68 CU FT 3.55 CCR	< 69,437 CU FT < 3.92 CCR

J.GRAHAM GOLDSMITH
ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	2ND SUBM. REV	02/02/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
CUBIC CONTENT

SCALE	As indicated
DATE	01/24/2024
DRAWN	MVG
JOB #	2302
SHEET	

D7.2

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

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:**	1181 N. Lake Way		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	19,192 total, 17,715 east of Lake Trail		
4	**Lot Width (W) & Depth (D) (ft.):**	89 x 192		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	0.2 PCT Annual Chance of Flood Hazard (AE (EL6) X)		
7	**Zero Datum for point of meas. (NAVD)**	7'		
8	**Crown of Road (COR) (NAVD)**	2.82'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,314.5 (30%)	3,658 (20.6%)	4,338 (24.5%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		6,116	7,600
12	*Front Yard Setback (Ft.)	25 / 30	35.2	42.5
13	* Side Yard Setback (1st Story) (Ft.)	12.5	NA	12.75
14	* Side Yard Setback (2nd Story) (Ft.)	15	14.9 / 15.3	16.75
15	*Rear Yard Setback (Ft.)	10 / 15	64.5	60.3
16	Angle of Vision (Deg.)	100	61	69
17	Building Height (Ft.)	22	20	17.75
18	Overall Building Height (Ft.)	30	26	24.25
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.92	3.35	3.56
20	** Max. Fill Added to Site (Ft.)		1.94	2.09
21	Finished Floor Elev. (FFE)(NAVD)	6+	6.7	7
22	Base Flood Elevation (BFE)(NAVD)	6	6	6
23	Landscape Open Space (LOS) (Sq Ft and %)	7,972 (45%)	8,707 (49.2%)	7,990 (45.1%)
24	Perimeter LOS (Sq Ft and %)	2,679 (50%)	4,377 (81.7%)	4,844 (90%)
25	Front Yard LOS (Sq Ft and %)	888 (40%)	1,597 (71.9%)	1,410 (63.5%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

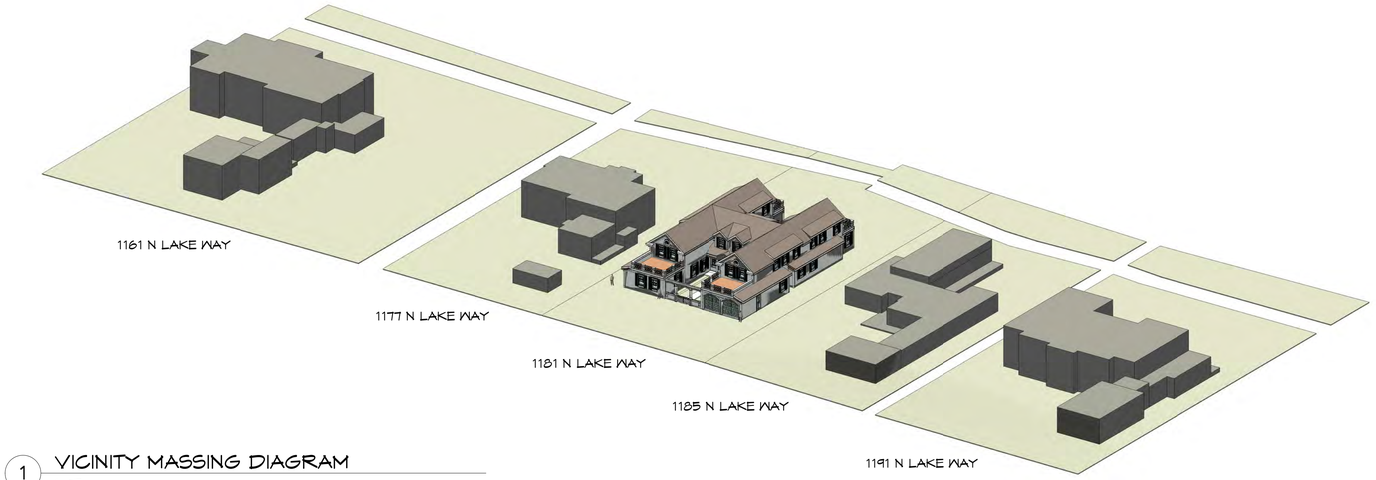
** Indicate each yard area with cardinal direction (N,S,E,W)*

*** 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*

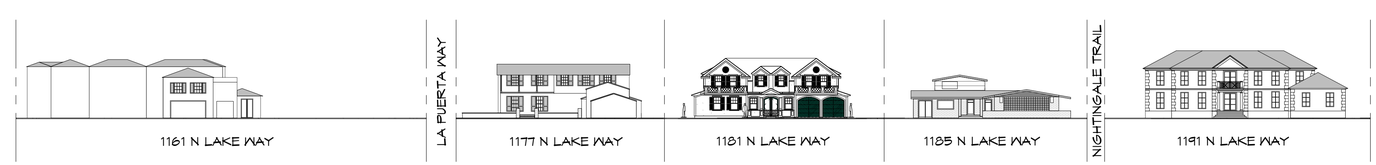
Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626



1 VICINITY MASSING DIAGRAM
NT

2 VICINITY PARCEL DIAGRAM
1" = 30'-0"



3 N LAKE WAY STREETSCAPE ELEVATION
1" = 30'-0"

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

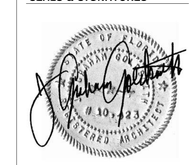
7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	2ND SUBM. REV	02/02/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES



DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

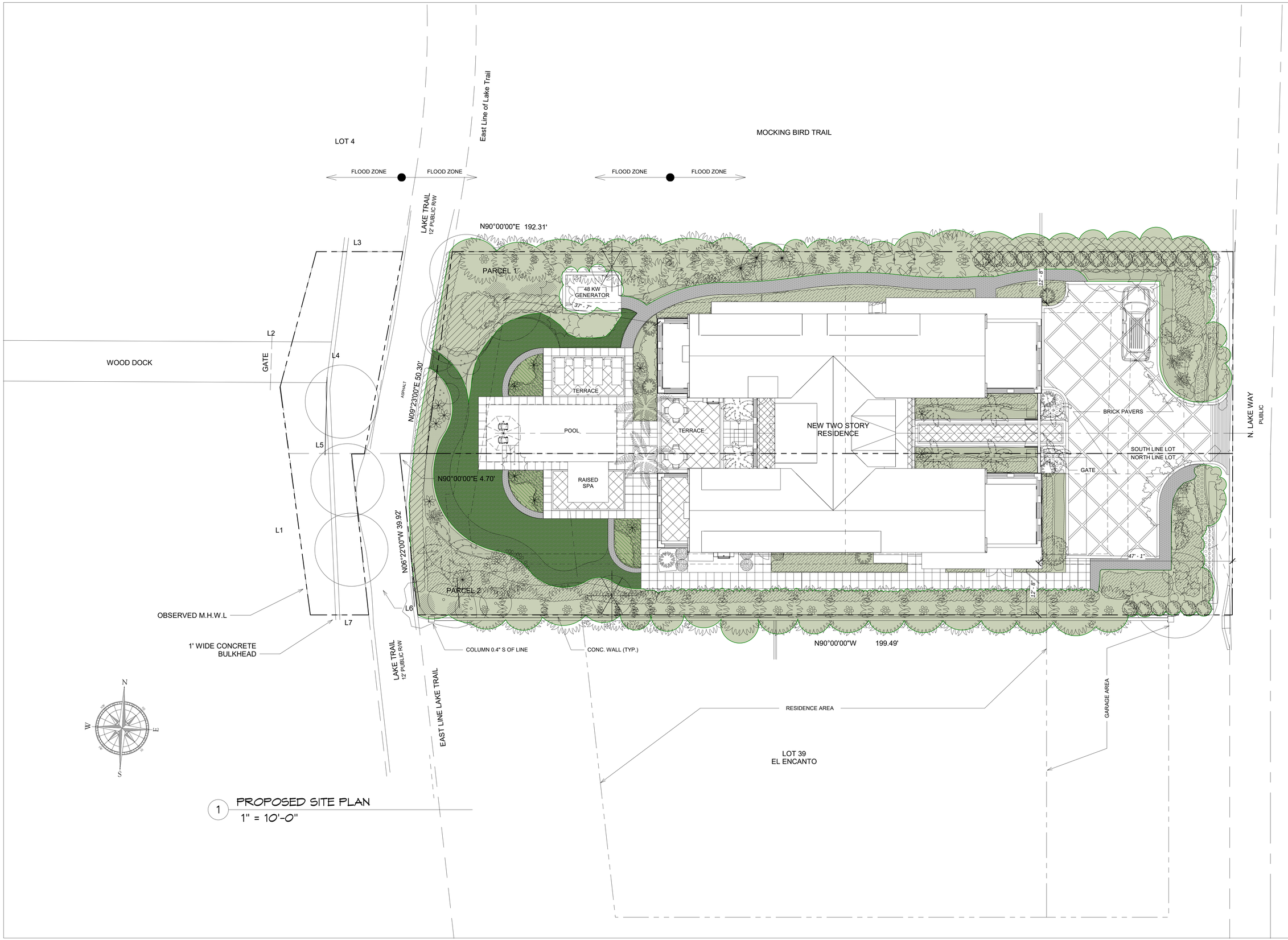
a project for
The Sage Family

DRAWING TITLE
VICINITY DIAGRAMS & ZONING LEGEND

SCALE	As indicated
DATE	01/24/2024
DRAWN	MVG
JOB #	2302
SHEET	

D7-F1

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS



1 PROPOSED SITE PLAN
1" = 10'-0"

J.GRAHAM GOLDSMITH
ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

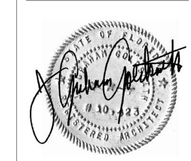
7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	PRE APP	12/22/24
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES



DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

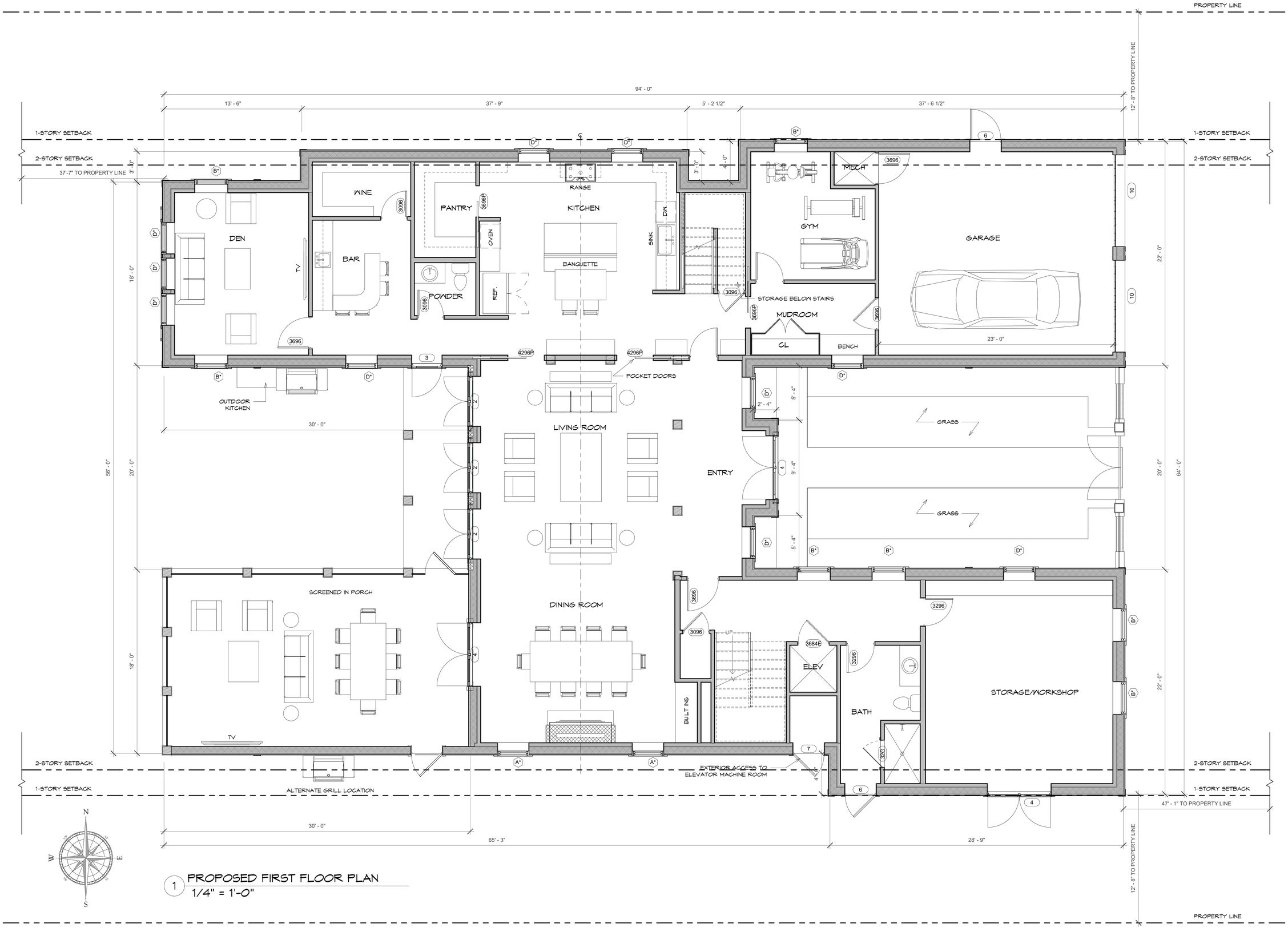
a project for
The Sage Family

DRAWING TITLE
PROPOSED SITE PLAN

SCALE	1" = 10'-0"
DATE	01/26/2024
DRAWN	BD
JOB #	2302
SHEET	

F2.0

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	PRE APP	12/22/24
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

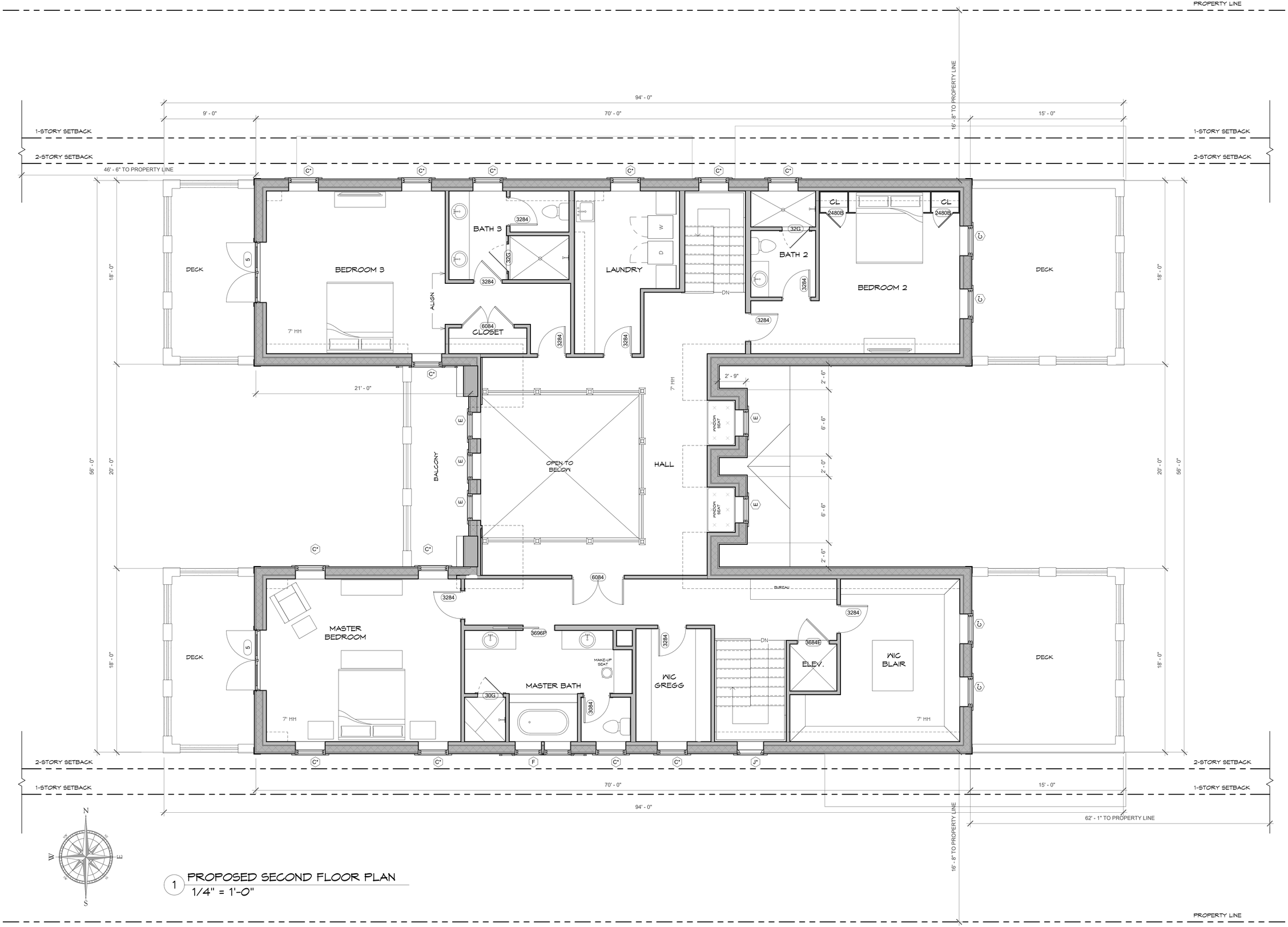
a project for
The Sage Family

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

SCALE	1/4" = 1'-0"
DATE	12/21/2023
DRAWN	BD
JOB #	2302
SHEET	

F2.1

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	PRE APP	12/22/24
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

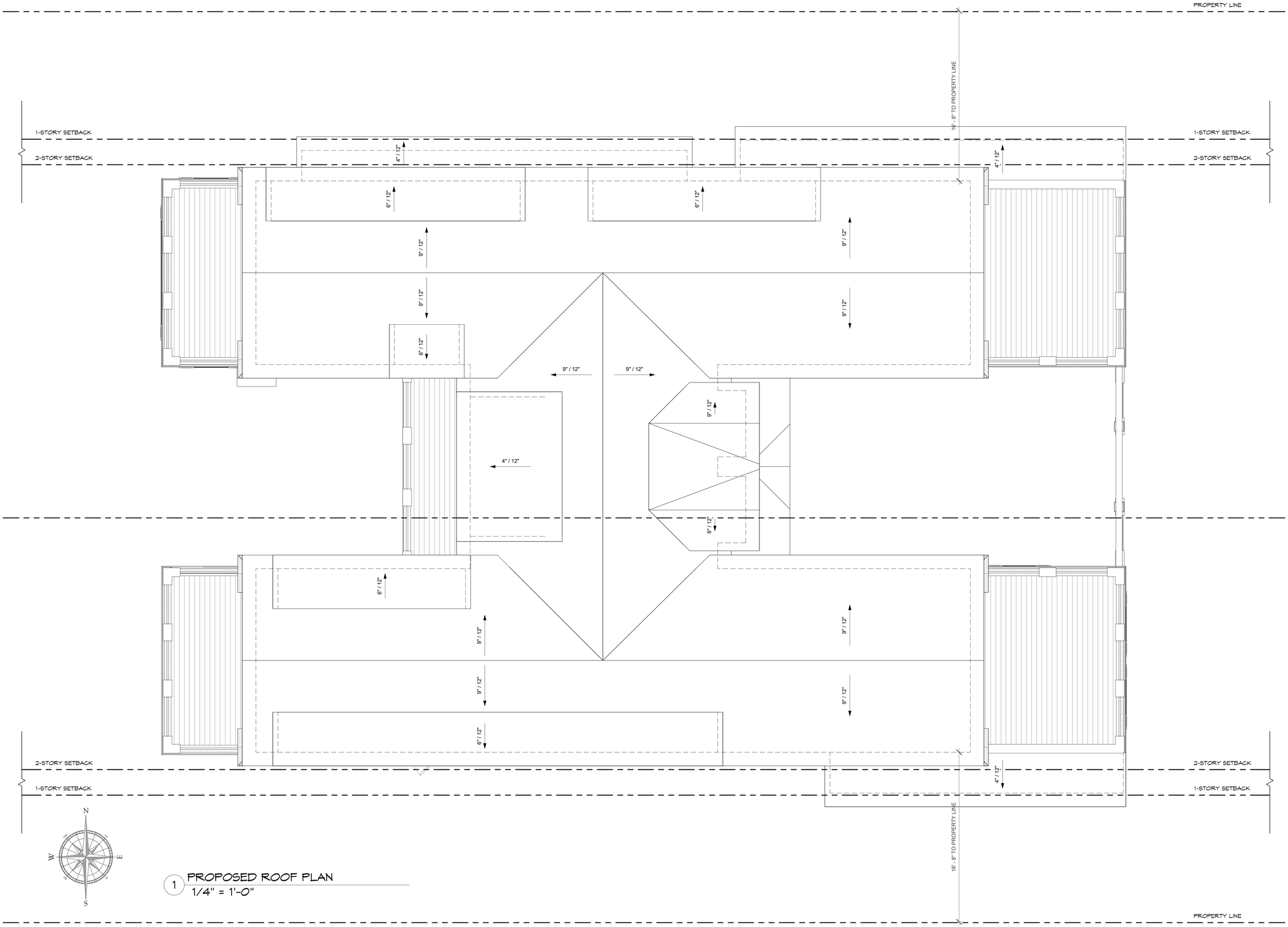
a project for
The Sage Family

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN

SCALE	1/4" = 1'-0"
DATE	12/21/2023
DRAWN	BD
JOB #	2302
SHEET	

F2.2

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

J.GRAHAM GOLDSMITH
ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jgggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	PRE APP	12/22/24
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
PROPOSED ROOF PLAN

SCALE	1/4" = 1'-0"
DATE	12/21/2023
DRAWN	BD
JOB #	2302
SHEET	

F3

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

1 EAST ELEVATION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
PROPOSED EAST & WEST ELEVATIONS - ALTERNATE

SCALE	1/4" = 1'-0"
DATE	12/21/2023
DRAWN	BD
JOB #	2302
SHEET	

F4 ALT

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

1 EAST ELEVATION
1/4" = 1'-0"

2 SOUTH ELEVATION
1/4" = 1'-0"

NOTE: BACK SITE SETBACKS BEYOND EXTENTS OF VIEW

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	PRE APP	12/22/24
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
PROPOSED EAST & SOUTH ELEVATIONS

SCALE	1/4" = 1'-0"
DATE	12/21/2023
DRAWN	BD
JOB #	2302
SHEET	

F4.0

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

1 WEST ELEVATION
1/4" = 1'-0"

2 NORTH ELEVATION
1/4" = 1'-0"

NOTE: SITE SETBACKS BEYOND EXTENTS OF VIEW

J.GRAHAM GOLDSMITH
ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	PRE APP	12/22/24
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

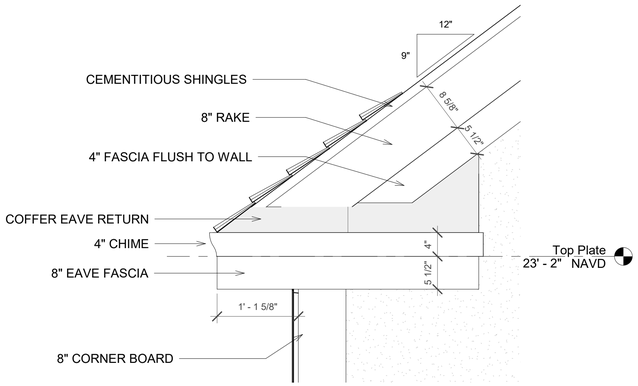
a project for
The Sage Family

DRAWING TITLE
PROPOSED WEST &
NORTH ELEVATIONS

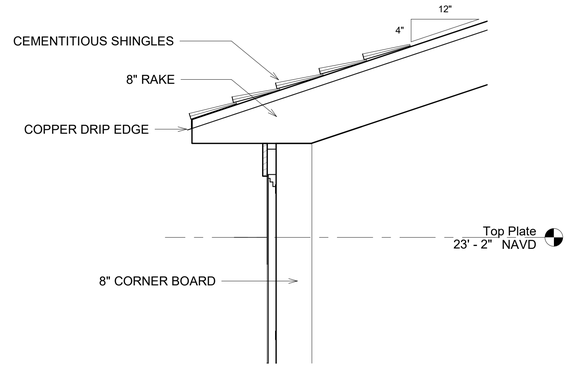
SCALE	1/4" = 1'-0"
DATE	12/21/2023
DRAWN	BD
JOB #	2302
SHEET	

F4.1

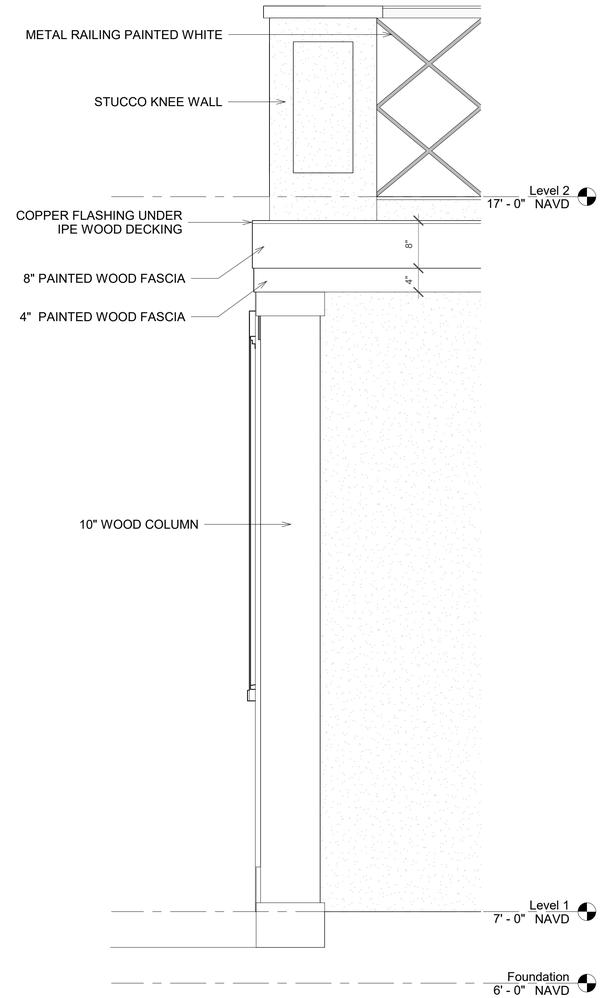
copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS



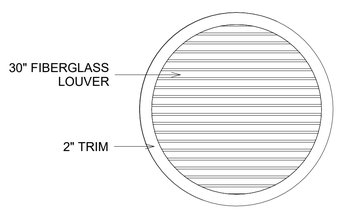
1 MAIN ROOF DETAIL
1" = 1'-0"



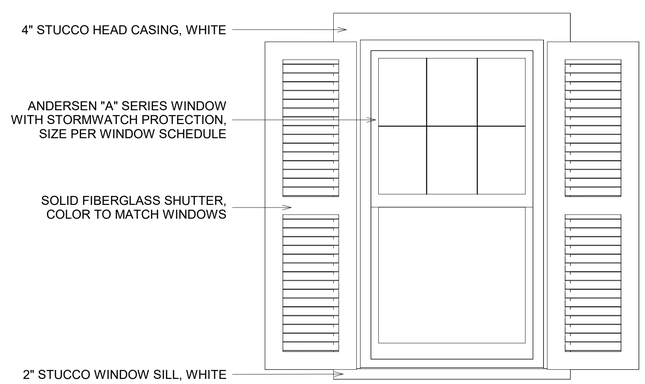
2 GABLE ROOF DETAIL
1" = 1'-0"



5 COLUMN & BALCONY DETAIL
1" = 1'-0"



3 LOUVER DETAIL
1" = 1'-0"



4 WINDOW DETAIL
1" = 1'-0"

J.GRAHAM GOLDSMITH
ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
EXTERIOR DETAILS

SCALE	1" = 1'-0"
DATE	01/25/2024
DRAWN	MVG
JOB #	2302
SHEET	

F7

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

2 BUILDING SECTION, LOOKING WEST
1/4" = 1'-0"

NOTE: SITE SETBACKS BEYOND EXTENTS OF VIEW
SEE SITE SECTION

1 BUILDING SECTION, LOOKING NORTH
1/4" = 1'-0"

J.GRAHAM GOLDSMITH
ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
PROPOSED SECTIONS

SCALE	1/4" = 1'-0"
DATE	12/21/2023
DRAWN	BD
JOB #	2302
SHEET	F8

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

NOTE: MAX AMOUNT OF FILL FOR SITE IS 2.09 CU FT

1 PROPOSED SITE SECTION, LOOKING NORTH
1/8" = 1'-0"

2 PROPOSED SITE SECTION, LOOKING WEST
1/8" = 1'-0"

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	1ST SUBMITTAL	01/12/24
	2ND SUBMITTAL	01/29/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
PROPOSED SITE SECTIONS

SCALE	1/8" = 1'-0"
DATE	01/25/2024
DRAW	BD
JOB #	2302
SHEET	

F9

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

1 VIEW FROM STREET TOWARD HOUSE

J.GRAHAM GOLDSMITH
ARCHITECTS

ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jgggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way

Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
VIEW FROM STREET TOWARDS HOUSE

SCALE	N/A
DATE	01/25/2024
DRAWN	BD
JOB #	2302
SHEET	

F10.1

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

1 VIEW FROM TRAIL TOWARD HOUSE

J.GRAHAM GOLDSMITH
ARCHITECTS

ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way

Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
VIEW FROM TRAIL TOWARD HOUSE

SCALE	N/A
DATE	01/25/2024
DRAWN	BD
JOB #	2302
SHEET	

F10.2

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

1 AERIAL VIEW FROM SOUTHWEST

J.GRAHAM GOLDSMITH
ARCHITECTS

ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way

Palm Beach, FL

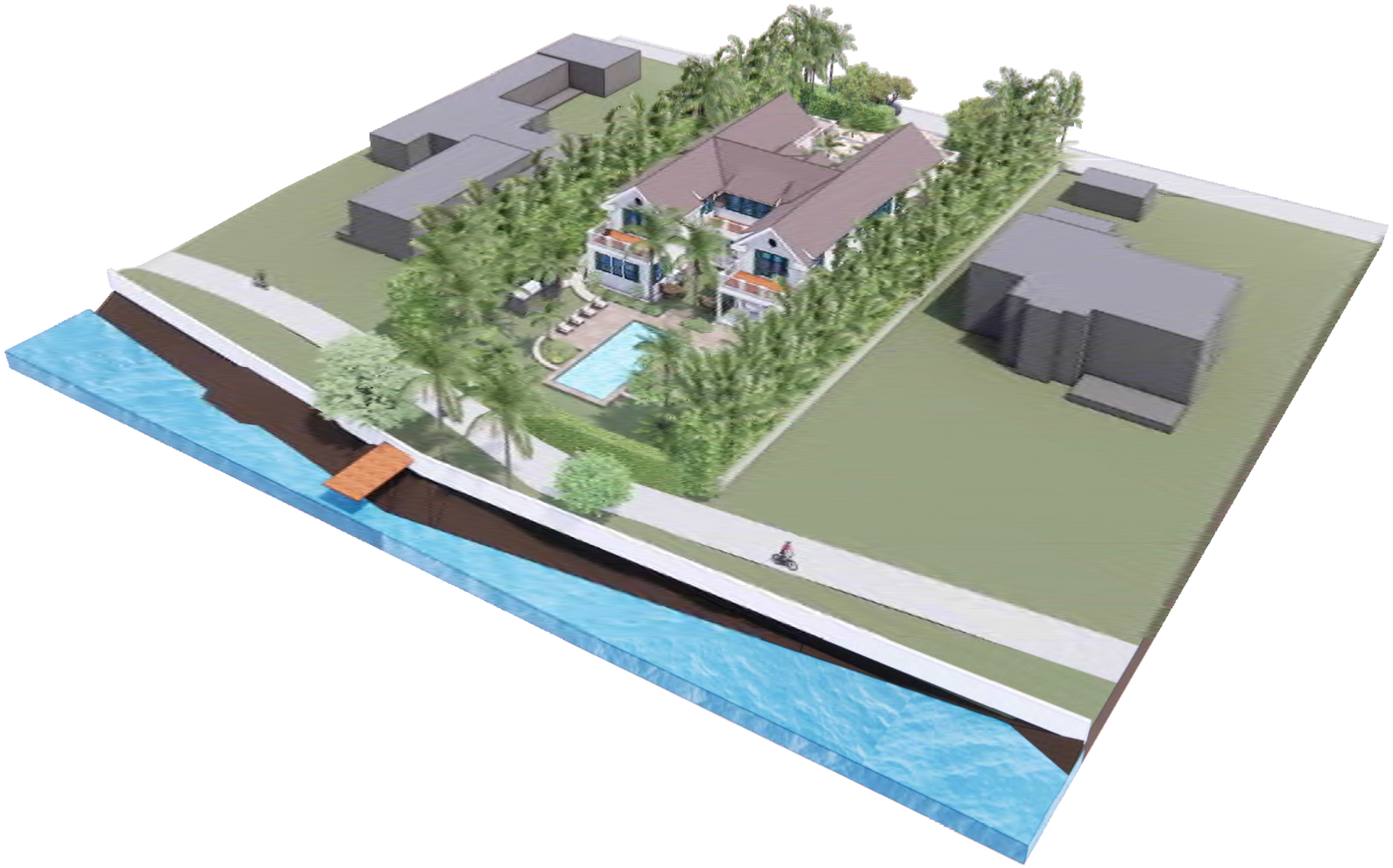
a project for
The Sage Family

DRAWING TITLE
AERIAL VIEW FROM NORTHEAST

SCALE	N/A
DATE	01/25/2024
DRAWN	BD
JOB #	2302
SHEET	

F10.3

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS



1 AERIAL VIEW FROM SOUTHWEST

J.GRAHAM GOLDSMITH
ARCHITECTS

ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way

Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
AERIAL VIEW FROM SOUTH WEST

SCALE	N/A
DATE	01/25/2024
DRAWN	BD
JOB #	2302
SHEET	

F10.4

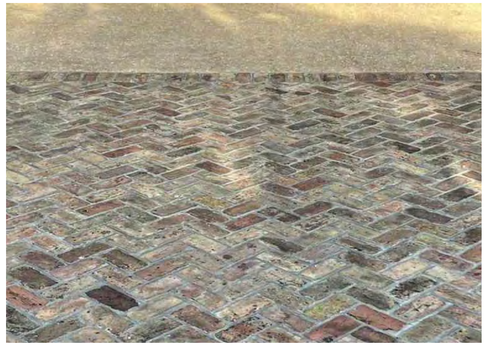
copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS

METAL GATE & RAILINGS PAINTED WHITE.

WHITE STUCCO WITH GREEN WINDOWS & DOORS.
CEMENTITIOUS SHINGLE ROOF.

ROOF EDGE WITH COOPER DRIP EDGE

TABBY MOTOR COURT WITH OLD CHICAGO BRICK INLAYS



OLD CHICAGO BRICK APRON

DOMINICAN SHELL STONE TERRACE WITH OLD CHICAGO BRICK INLAYS

CRUSHED COQUINA PATHWAY

J.GRAHAM GOLDSMITH
ARCHITECTS

ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way

Palm Beach, FL

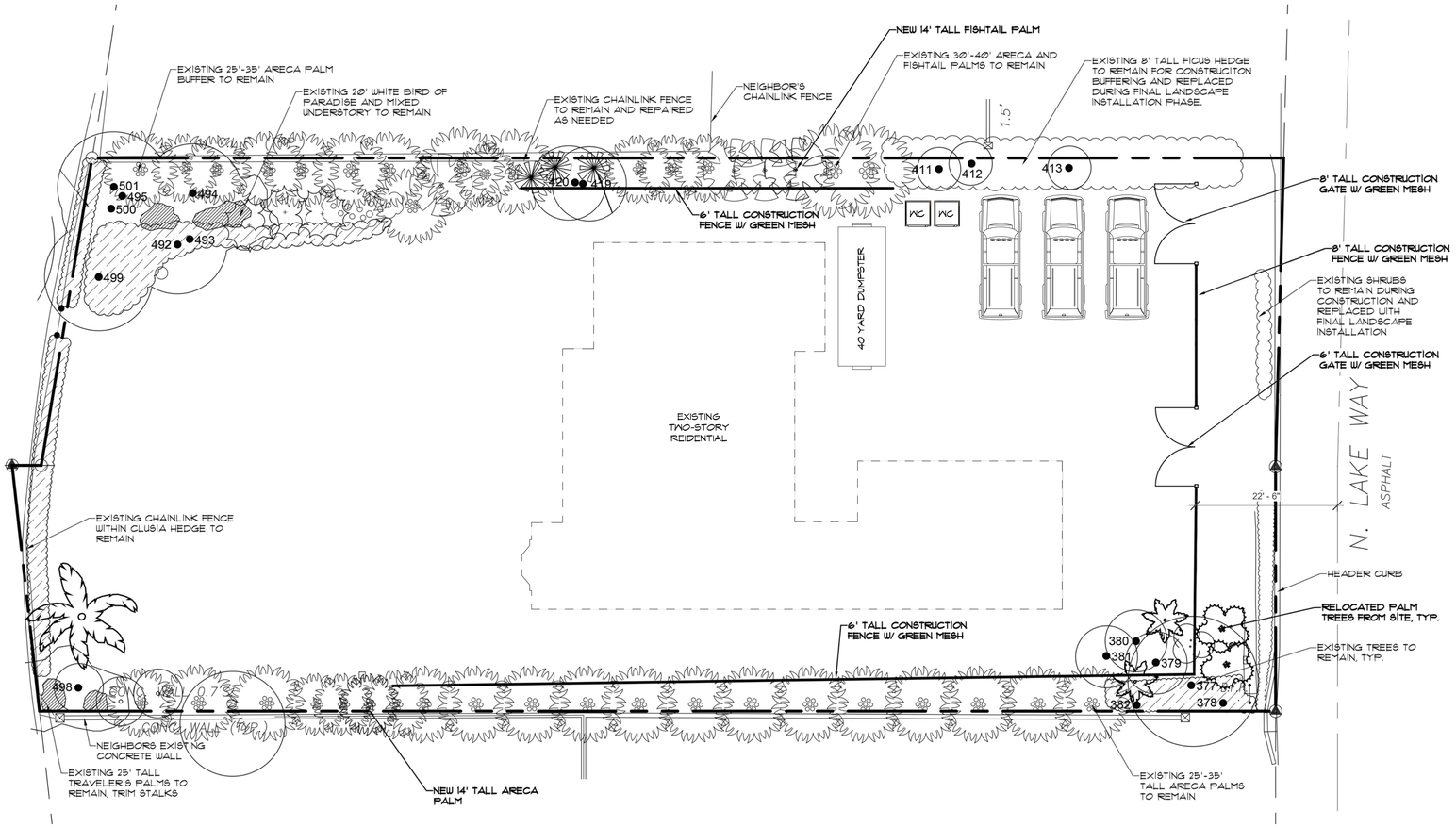
a project for
The Sage Family

DRAWING TITLE
EXTERIOR FINISHES

SCALE	1/4" = 1'-0"
DATE	12/21/2023
DRAWN	MVG
JOB #	2302
SHEET	

F11

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS



1 CONSTRUCTION SCREENING

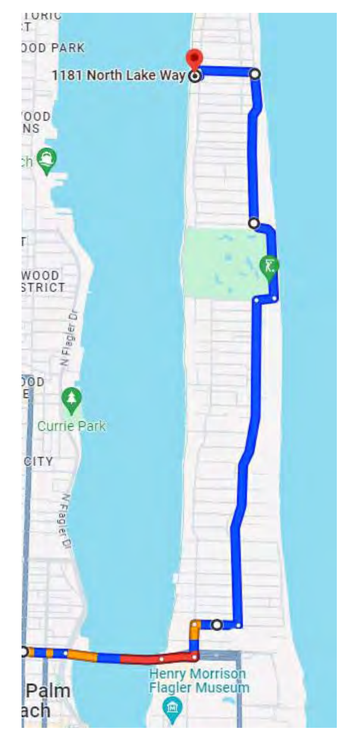
3/32" = 1'-0"

TRUCK LOGISTICS

MAX. SIZE TRUCK TO BE USED: 30' (TRUCK & TRAILER COMBINED)
SEPARATE ROW PERMITS WILL BE SUBMITTED

MAX. NUMBER OF ESTIMATED TRUCK TRIPS TO THE PROPERTY: 33 TRIPS

BEST ROUTE TO THE PROPERTY: USING FLAGER MEMORIAL BRIDGE (NORTH BRIDGE), TRAVEL EAST ALONG ROYAL POINCIANA WAY. TURN NORTH ONTO BRADLEY PLACE AND THEN EAST ONTO SUNRISE AVE. TURN NORTH ONTO N. COUNTY RD, EAST ONTO COUNTRY CLUB RD, AND THEN NORTH ONTO N. OCEAN BLVD. CONTINUE NORTH, THEN TURN WEST ONTO NIGHTINGALE TRAIL AND SOUTH ONTO N. LAKE WAY. END AT 1181 N LAKE WAY.



2 TRUCK ROUTE

NTS

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267

www.jggarchitects.com

ARC-24-031
ZON-24-044

Rev #	Description	Date
	2ND SUBMITTAL	01/29/24
	FINAL SUBMITTAL	02/12/24

SEALS & SIGNATURES

DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH ARCHITECT
FL LICENSE: 10423
1/26/2024

1181
N. Lake Way
Palm Beach, FL

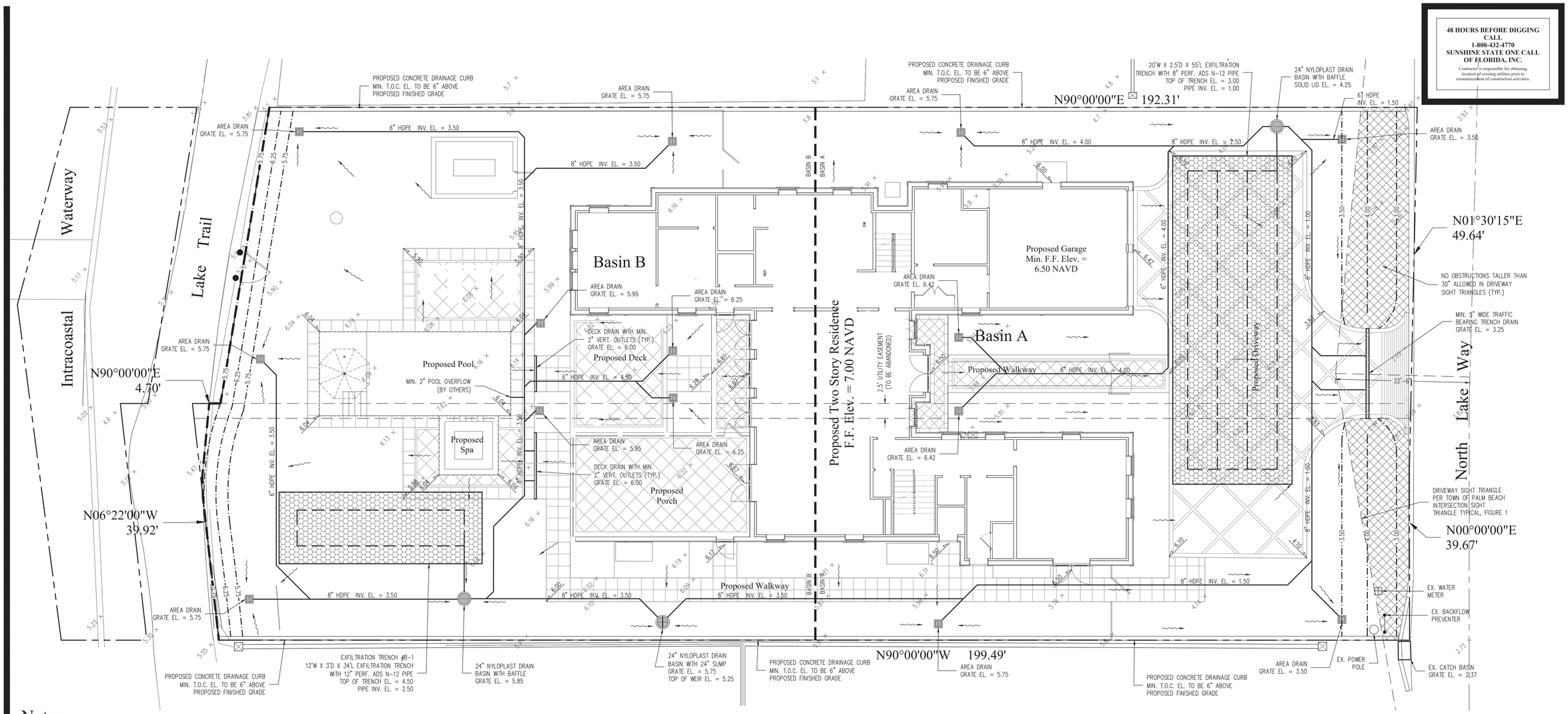
a project for
The Sage Family

DRAWING TITLE
CONSTRUCTION SCREENING & TRUCK LOGISTICS

SCALE	As indicated
DATE	01/24/2024
DRAWN	MVG
JOB #	2302
SHEET	

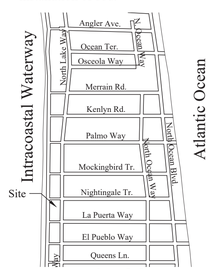
F14

copyright © 2019 - J. GRAHAM GOLDSMITH ARCHITECTS



Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.



Location Map
N.T.S.

STORMWATER RETENTION CALCULATIONS (Basin A)

A. SITE INFORMATION

Total Property Area = 17,715 sq.ft.

Proposed Drainage Area (East of Lake Trail) = 17,696 sq.ft.

Total Basin A Area = 8,921 sq.ft.

Drainage Area Impervious Surface = 5,330 sq.ft.

Drainage Area Pervious Surface = 3,591 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 5,330 sq.ft. x 1 ft./12 in. = 888 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 3,591 sq.ft. x 1 ft./12 in. = 120 cu.ft.

Total Volume to be Retained = 1,008 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	55	ft
W	=	Trench Width	=	20	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.75	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	1,246	cu.ft.

STORMWATER RETENTION CALCULATIONS (Basin B)

A. SITE INFORMATION

Total Property Area = 17,715 sq.ft.

Proposed Drainage Area (East of Lake Trail) = 17,696 sq.ft.

Total Basin B Area = 8,775 sq.ft.

Drainage Area Impervious Surface = 4,087 sq.ft.

Drainage Area Pervious Surface = 4,688 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 4,087 sq.ft. x 1 ft./12 in. = 681 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 4,688 sq.ft. x 1 ft./12 in. = 156 cu.ft.

Total Volume to be Retained = 837 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	34	ft
W	=	Trench Width	=	12	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.75	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	978	cu.ft.

Legend

- 5.7 — EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- 6.00 — PROPOSED ELEVATION (NAVD-88)
- 7.00 — PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 4 8 16 32

Scale: 1/8" = 1'-0"

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2024.01.12 09:56:11 -05'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by Innocenti & Webel Received 1/10/24

ARC-24-031
ZON-24-044

© 2024 Gruber Consulting Engineers, Inc.

48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Gruber Consulting Engineers, Inc.
2478 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information

Project No.	2023-0092
Issue Date	01/12/2024
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan For:

Sage Residence

1181 North Lake Way

Palm Beach, Florida

Revisions

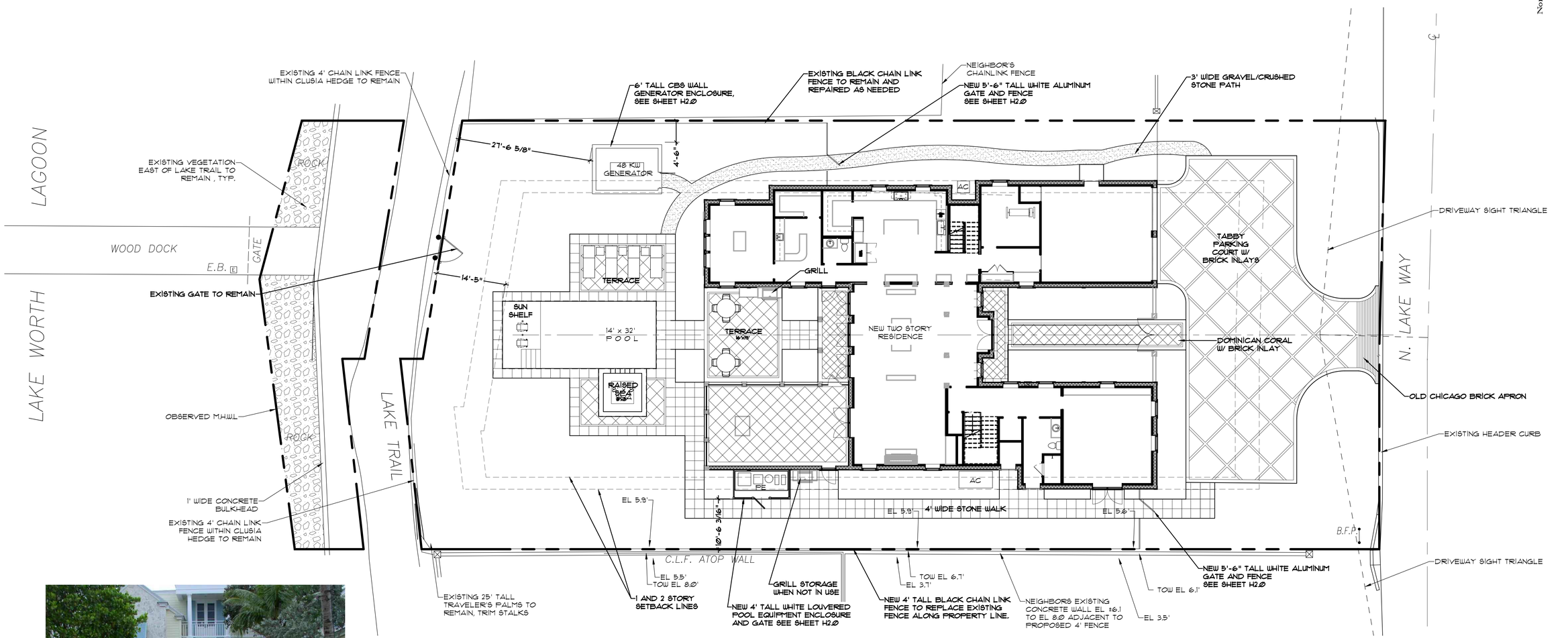
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1



TABBY MOTOR COURT
WITH OLD CHICAGO BRICK INLAYS

WITH OLD CHICAGO BRICK APRON

DOMINICAN SHELL STONE TERRACE
WITH OLD CHICAGO BRICK INLAYS

CRUSHED COQUINA PATHWAY

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031(ZON: 24-044) - FINAL SUBMISSION

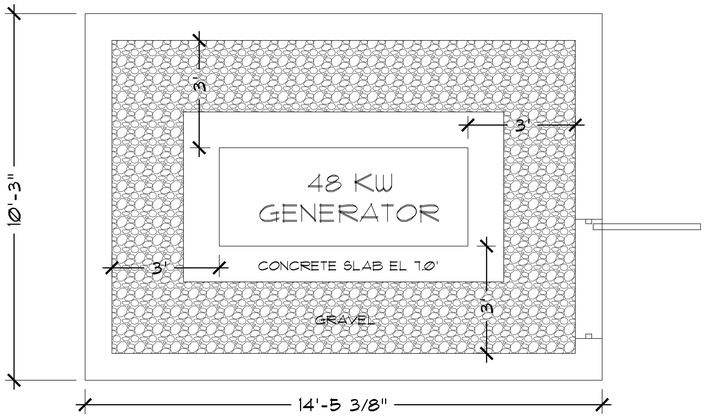
Drawn By: MLV/RJR
Designed By: MLV/RJR
Checked By: RJR

Date: 01.25.24
Revised:02.09.24
Scale: 1"=10'-0"

Prepared By The Office Of
INNOCENTI & WEBEL
Home Sound
Landscape Architecture
9350 SE Ocean Street - Hobe Sound, FL. 33455
Phone 772-546-0650 Fax 772-546-6415

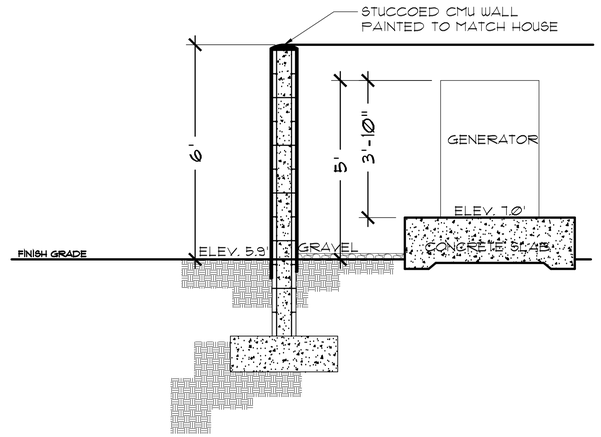
HARDSCAPE PLAN
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

Drawing Number:
H1.0



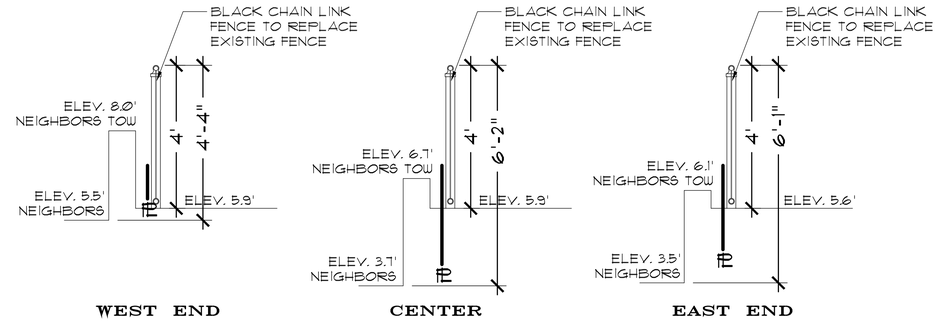
GENERATOR EQUIPMENT ENCLOSURE

Scale: 1/2" = 1'-0"



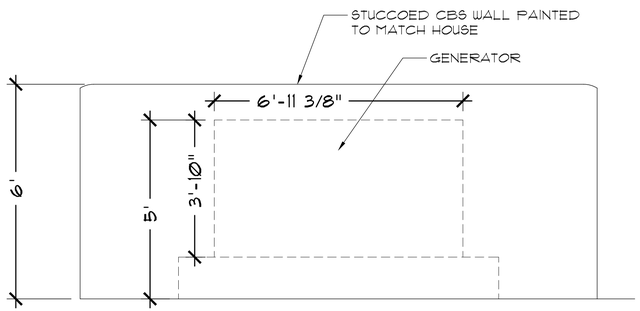
GENERATOR WALL SECTION

Scale: 1/2" = 1'-0"



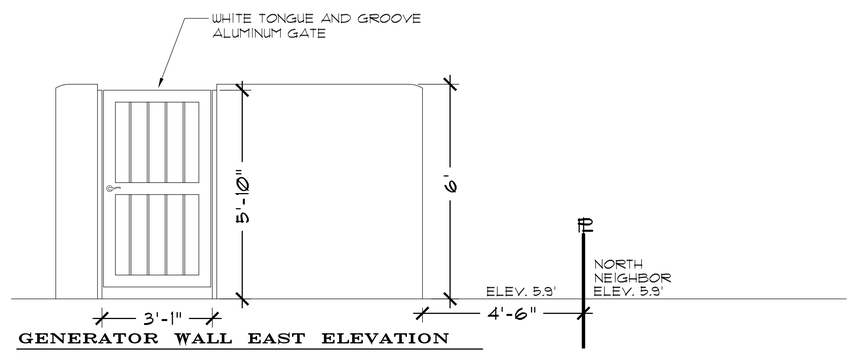
SOUTH FENCE SECTION

Scale: 1/2" = 1'-0"



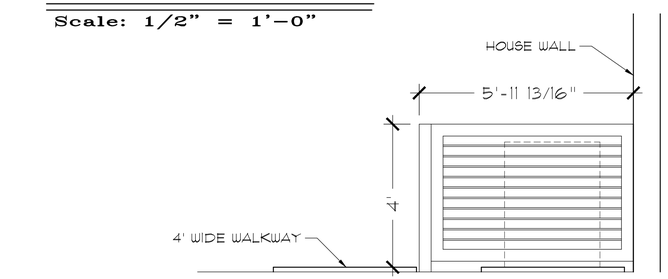
GENERATOR WALL N & S ELEVATION

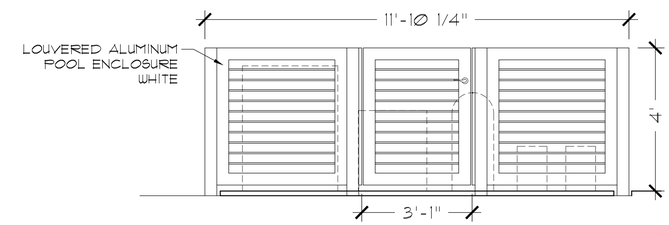
Scale: 1/2" = 1'-0"

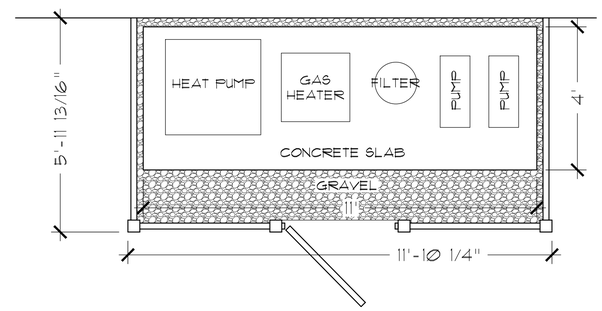


GENERATOR WALL EAST ELEVATION

Scale: 1/2" = 1'-0"

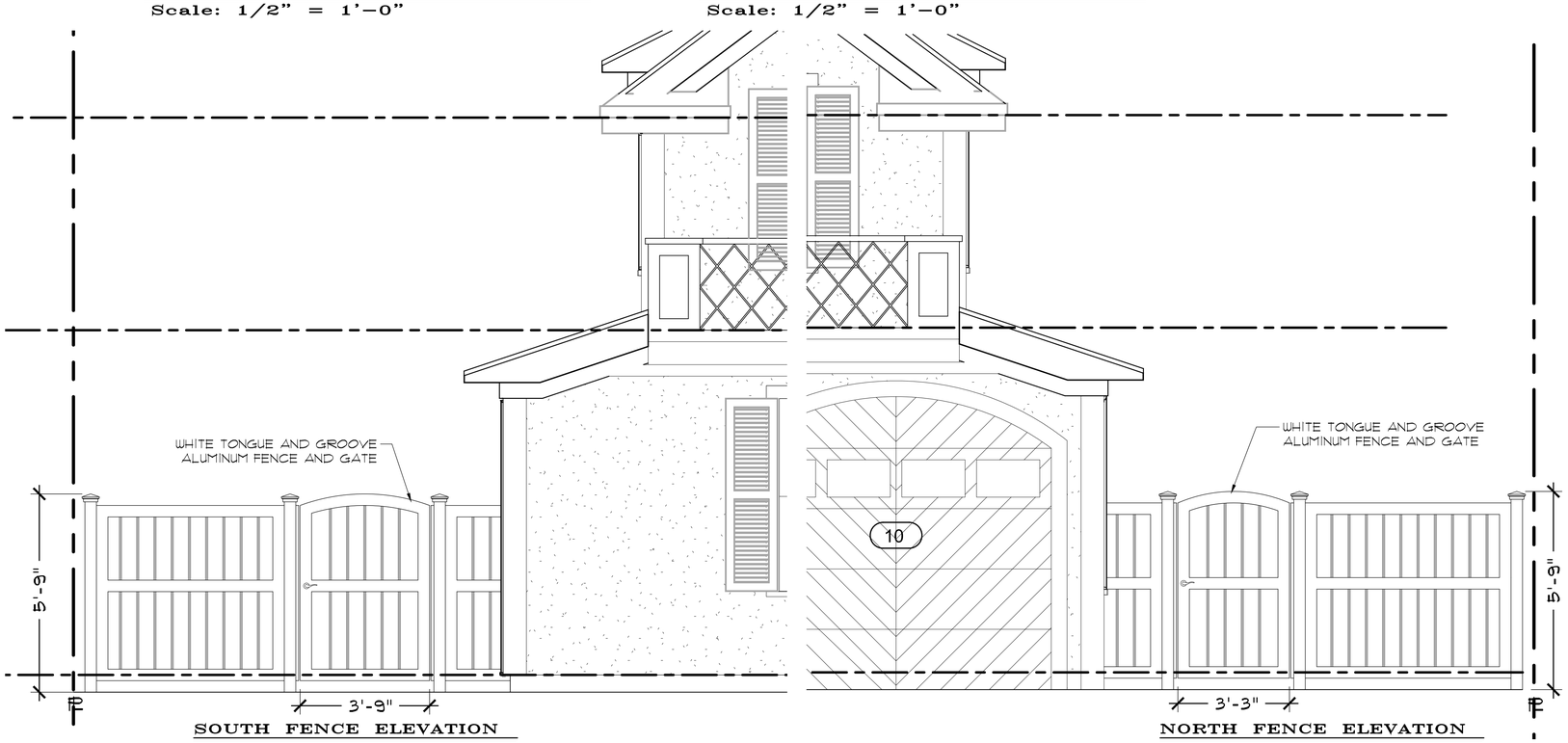






POOL EQUIPMENT ENCLOSURE

Scale: 1/2" = 1'-0"



SOUTH FENCE ELEVATION

Scale: 1/2" = 1'-0"

NORTH FENCE ELEVATION

Scale: 1/2" = 1'-0"

GATE SAMPLE

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031(ZON: 24-044) - FINAL SUBMISSION

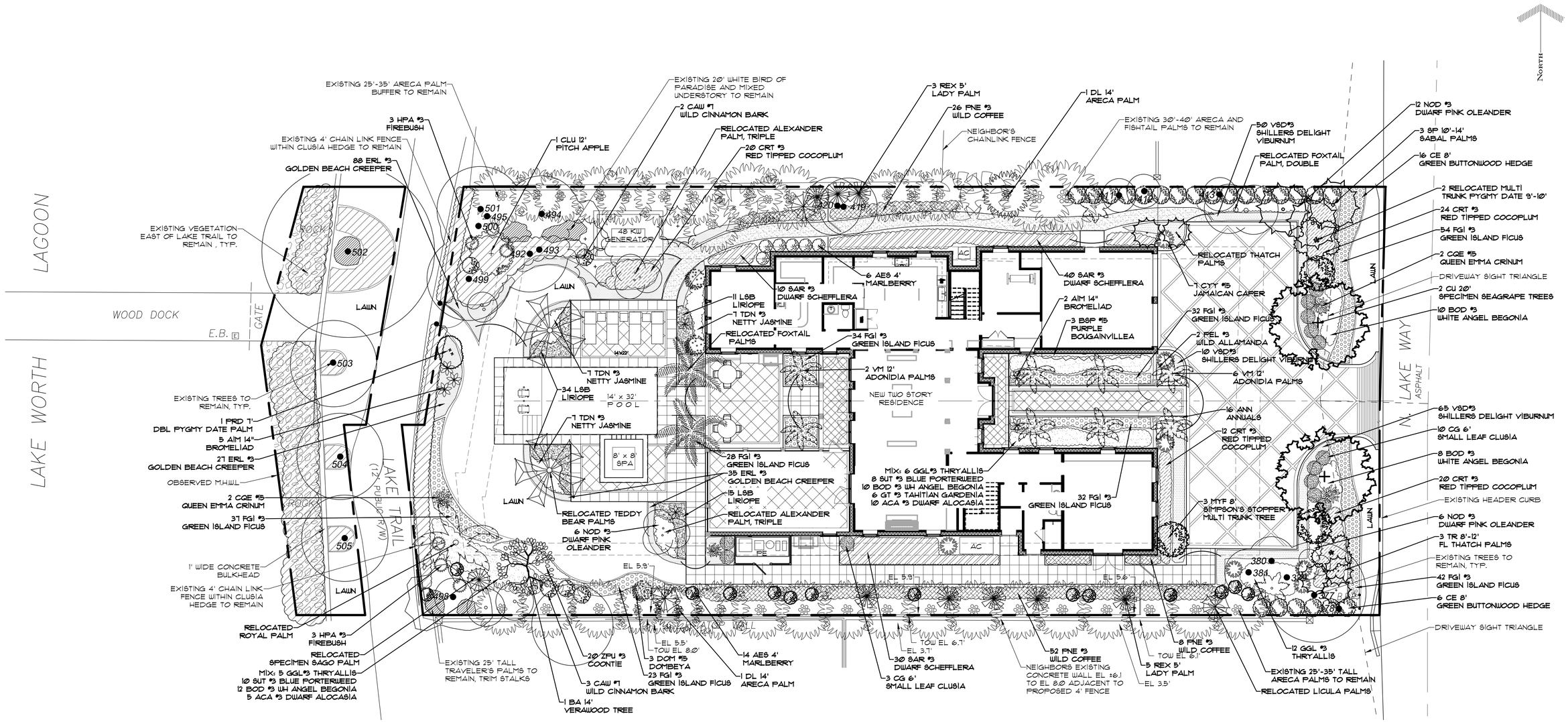
Drawn By: MLV/RJR
Designed By: MLV/RJR
Checked By: RJR

Date: 01.25.24
Revised:02.09.24
Scale: AS SHOWN

Prepared By The Office Of
INNOCENTI & WEBEL
Horr Sound
Landscape Architecture
9350 SE Ocean Street - Hobe Sound, FL.33455
Phone 772-546-0650 Fax 772-546-6415

FENCE AND WALL ELEVATIONS AND DETAILS
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

Drawing Number: H2.0



OVERALL LANDSCAPE OPEN SPACE:	PERIMETER LANDSCAPE OPEN SPACE:	FRONT YARD LANDSCAPE OPEN SPACE:	LANDSCAPE OPEN SPACE TO BE ALTERED:
SITE AREA = 17,715 SF 100%	10' SETBACK AREA = 5,358 SF 100%	25' SETBACK AREA = 2,220 SF 100%	PROPOSED LOS 7,990 SF 100%
MINIMUM LANDSCAPE OPEN SPACE:	MINIMUM LANDSCAPE OPEN SPACE:	MINIMUM LANDSCAPE OPEN SPACE:	ALTERED LANDSCAPE OPEN SPACE:
REQUIRED = 7,972 SF 45%	REQUIRED = 2,679 SF 50%	REQUIRED = 888 SF 40%	PROPOSED = 6300 SF 79%
PROPOSED = 7,990 SF 45.1%	PROPOSED = 4,844 SF 90%	PROPOSED = 1,410 SF 63.5%	

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031(ZON: 24-044) - FINAL SUBMISSION

Drawn By: MLV/RJR
Designed By: MLV/RJR
Checked By: RJR

Date: 01.25.24
Revised:02.09.24
Scale: 1"=10'-0"

Prepared by the office of
INNOCENTI & WEBEL
Home Sound
Landscape Architecture
9350 SE Ocean Street - Hobe Sound, FL. 33455
Phone 772-546-0250 Fax 772-546-6415

LANDSCAPE PLAN for the SAGE RESIDENCE

1181 NORTH LAKE WAY, PALM BEACH, FL

Drawing Number: L1.0

LANDSCAPE SPECIFICATIONS

GENERAL CONDITIONS:

All work shall be performed in accordance with plans and specifications prepared by Innocenti & Webel, and per direction on-site by the Landscape Architect.

Requirements of the contract include: furnishing all labor, materials, supplies, equipment, etc. necessary to fully complete the installation of work as shown on the drawings, specifications and per the Landscape Architect's direction.

The Landscape Contractor shall provide a unit price bid with a contract total. Unit prices will be used for additions and deletions to the plans. Sales tax, if any, shall be shown.

JOB CONDITIONS:

The Landscape Contractor shall contact the G.C. and/or an underground utility locating company and arrange for all utilities in the work area to be located. Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the installation of materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

The Landscape Contractor shall lay out the plants according to the landscape plans. If a conflict arises as to the location, spacing, etc., contact the Landscape Architect immediately.

The Landscape Contractor shall examine the site and fully acquaint himself with all of the existing conditions so no misunderstanding may afterwards arise as to the character or the extent of the work to be done. The Landscape Contractor shall also acquaint himself with all precautions to be taken to avoid injury to persons or property of another. No additional compensation will be granted because of any unusual difficulties that may be encountered in the execution or maintenance of any portion of the work.

SITE PREPARATION:

Prior to any planting, the Landscape Contractor shall prepare the planting areas and completely remove all sod or weeds from those areas. Unless noted, invasive plant materials such as Brazilian Pepper, Australian Pine, etc. shall be removed from the entire site.

Any building construction material or foreign material such as boulders, trash, roots, concentrations of gravel, etc. encountered during Site Prep or any phase of the work, shall be removed from the site and, if necessary, replaced with acceptable planting soil.

The Landscape Contractor is responsible for the Final Grading (± 2") during the course of Site Preparation so as to bring the sod and planting beds to their proper elevations and to assure positive drainage.

Final sculpting of berms, whether by machine or by hand, shall be the responsibility of the Landscape Contractor. The work shall be performed under the direction of the Landscape Architect.

MATERIALS LIST:

All quantities for materials shown on the drawings shall be verified by the Landscape Contractor prior to submitting his bid. Quantities and specifications shown on the drawings shall take precedence over the plant list.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to Standardized Plant Names, 1942 Edition. All plant material shall be in accordance with Grades and Standards for Nursery Plants, parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the documents listed above. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionably and outstandingly superior in form, number of branches, compactness, and symmetry. All plants shall be hardened off, sound, healthy, vigorous, well-branched, and free of disease, insects, insect eggs and larvae, and shall have vigorous root systems. Matched plants or trees for planting in rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have foliage and branches which are good quality and in a healthy growing condition. Established container grown plants transplanted into another container shall be grown in the second container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root-bound plants will not be accepted.

MEASUREMENTS:

Canopy Trees: Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown across the center of the trunk.

Shrubs: Height shall be measured from the ground. Spread shall be measured to the end of the branching equally around the shrub mass.

Palms: Gray Wood (G.W.) shall be measured from the ground to the point where the smooth aged trunk joins any remaining petioles.

Overall Height (O.A.) shall be measured from the ground to the tip of the unopened bud.

Clear Trunk (C.T.) shall be measured from the ground to the base of the lowest green fronds.

QUANTITIES, LOCATIONS, AND SUBSTITUTIONS:

No substitutions shall be made without approval from the Landscape Architect and the owner. The Landscape Architect reserves the right to adjust the number and locations of plants. The owner shall receive a credit or debit based on the unit price of the plant material deleted or added.

TRANSPLANTS:

All transplants with a 2" caliper trunk or greater are to be root-pruned a minimum of 6 weeks before moving.

FERTILIZER:

All trees (excluding palm trees), shrubs and ground covers to be fertilized with "Milorganite" or an approved complete fertilizer at the time of planting. All palm trees shall be fertilized with a 100% controlled release Palm Special Fertilizer with micro nutrients manufactured by Lesco, Osmocote or Florikan or approved equal applied at the manufacturers recommended rates. Unit prices of plants are to include this cost. Apply "Milorganite" at the following rates:

3.00 lbs. or 8.70 cups per 12'-16' plant
2.00 lbs. or 5.80 cups per 8'-12' plant
0.70 lbs. or 2.00 cups per 6'-8' plant
0.20 lbs. or 1/2 cup per 3 gallon plant
0.10 lbs. or 1/4 cup per 1 gallon plant

STAKING AND GUYING:

The Landscape Architect reserves the right to request any or all trees and palms to be staked.

All Hibiscus Trees shall be staked at all times. Stake them with a min. of 1 - #5 (5/8") steel rebar, 7' long and placed a min. 3' into the ground. The rebar shall be placed snugly against the tree trunk and tied with 3 wraps of 3/4" wide green plastic nursery tie tape in 3 - 4 locations along the trunk.

Trees shall be guyed in three directions with 2 twisted strands of No. 12 galvanized wire attached to secure below grade anchors. Wires in contact with the tree shall be encased in rubber. Large trees and palms shall be banded and staked with Cypress poles or clean lumber and anchored securely. No nails are to be driven into trees or palms. Unless directed, staking and guying shall be left to the discretion of the Landscape Contractor, however this does not relieve him of the responsibility of re-setting or replacing trees which have blown over.

ESPALIER PLANTS:

Only lead or plastic anchors with round head stainless steel screws of appropriate size shall be used by the Landscape Contractor to espalier plants. Plants shall be attached to the stainless steel screws with black plastic coated, solid copper, #14 electrical wire. The Landscape Architect will direct the shape of the espaliered plants.

PLANTING SOIL:

All planting pits to be backfilled with a planting mix of 50% sand, 25% humus, and 25% topsoil.

Gardenias and Azaleas shall have a plant pit 3 times the diameter of the root ball and shall be backfilled with a planting mix of 50% sand and 50% humus.

SOD:

Sod to be weed-free St. Augustine 'Floritam' solid sod, unless otherwise specified. Loosen subgrade by hand raking to a depth of 4" before laying sod. Sod to be laid with tight joints, not overlapping.

MULCH:

All plant beds to be mulched with a 2" layer of cypress mulch unless otherwise specified..

GUARANTEE:

All new plant materials shall be guaranteed from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. Palms are to be guaranteed for 6 months, other plants are to be guaranteed for 90 days. Replacement shall occur within two weeks of rejection and re-guaranteed from date of installation. Landscape Contractor shall repair damage to plants, lawns, utilities, etc., caused by plant replacement work at no additional cost. The Landscape Contractor shall not be responsible for damage caused by vandalism, wind storms, flooding, or other acts of God beyond control.

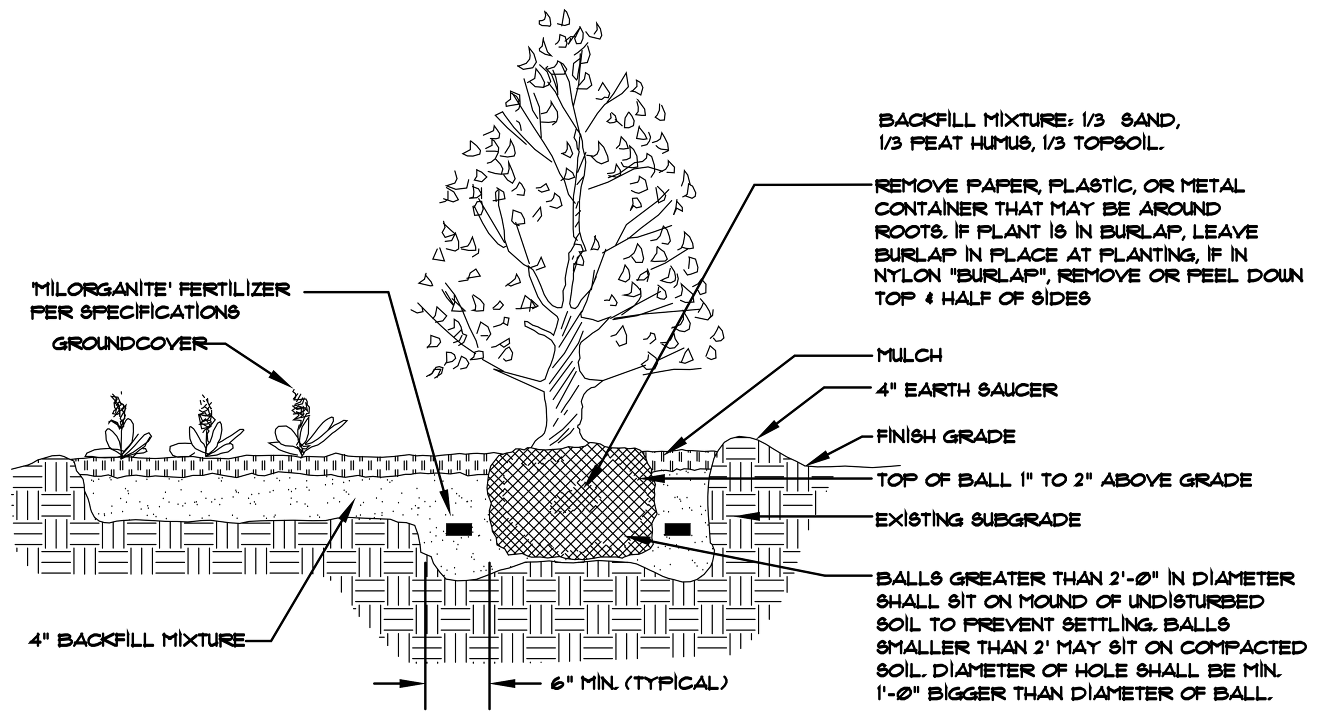
MAINTENANCE:

Newly installed plants and plant beds are to be kept watered, weed free and insect free until the Landscape Contract is complete.

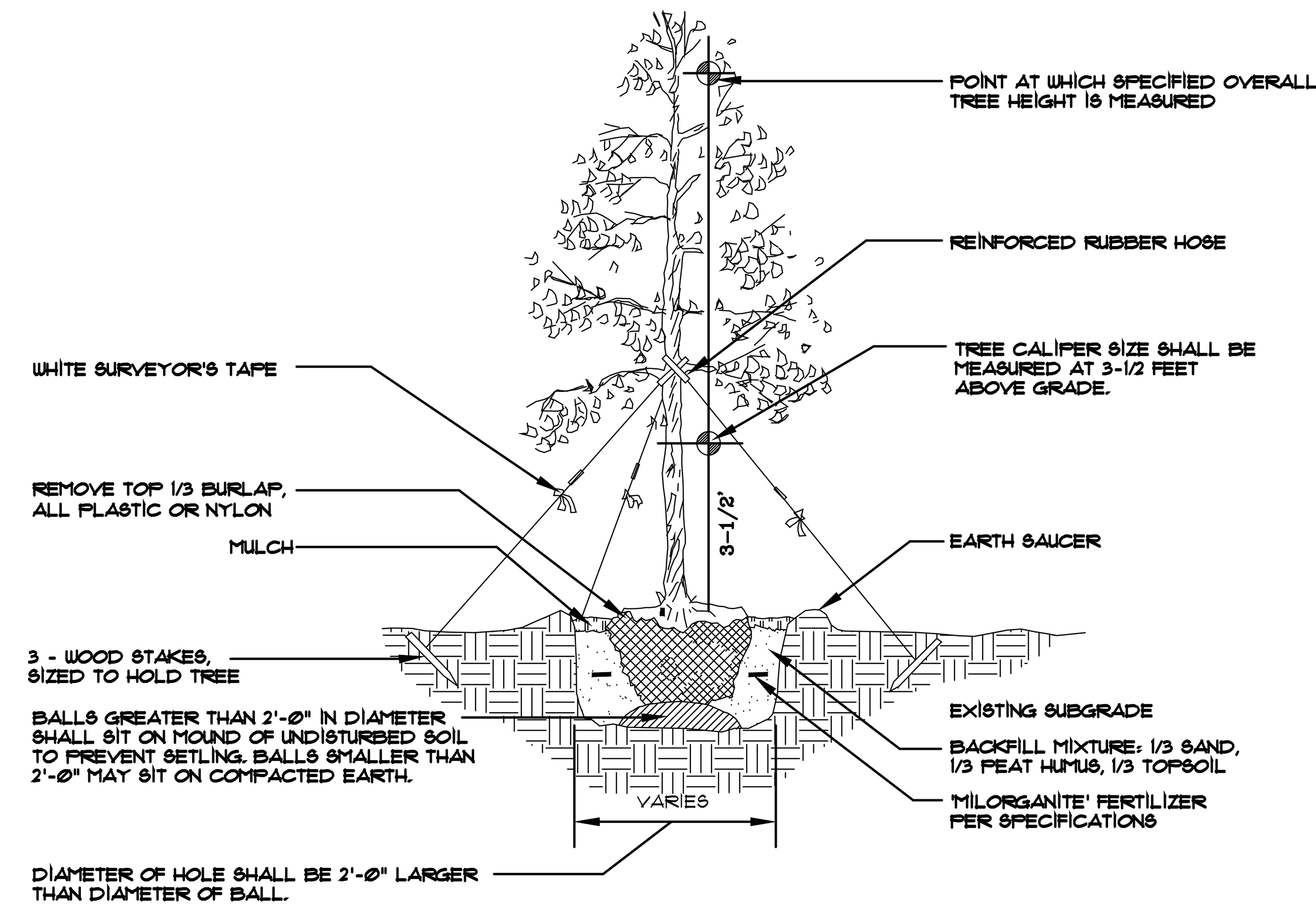
All Sabal Palms with tied heads are to be opened and trimmed 6-8 weeks after installation at no additional cost.

CLEANUP:

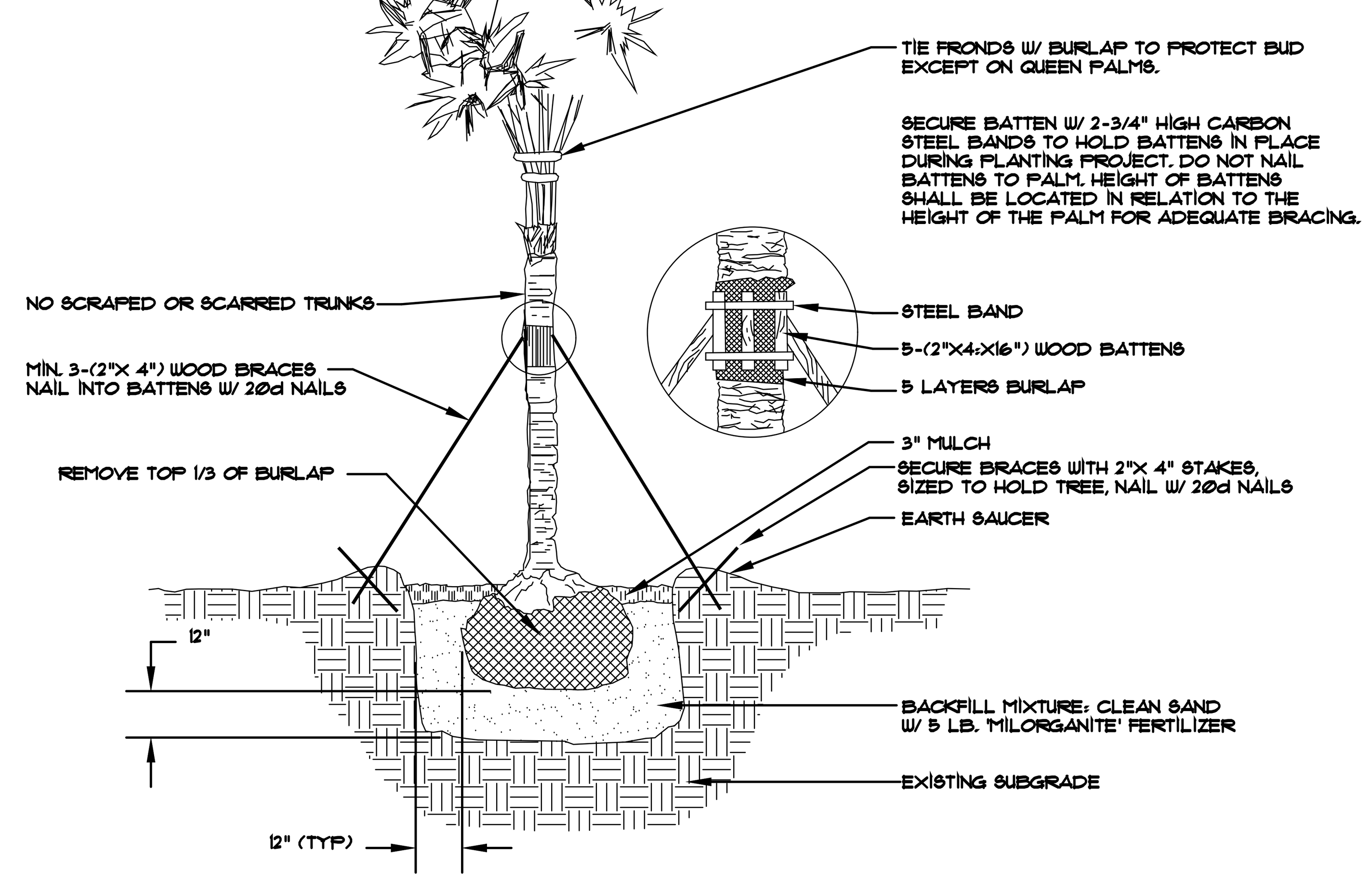
Landscape Contractor shall, at all times, keep job site clean and free from accumulation of waste material, debris, and rubbish.



SHRUB & GROUNDCOVER PLANTING DETAIL



TREE PLANTING DETAIL



SABAL PALM PLANTING DETAIL

PLANT LIST

Key	Quantity	Botanical Name	Common Name	Native	Specifications	Spacing
TREES						
BA 14'	1	Bulnesia arborea	Verawood		14' x 10' Sp., Specimen, Full Crown	As Shown
CLU 12'	1	Clusia rosea	Pitch Apple	Y	12' x 6' Sp., Tree Form, Matching, Specimen	As Shown
CU 20'	2	Coccoloba uvifera	Seagrape	Y	20' O.A. x 16' Sp., Specimen, Multi Trunk	As Shown
MF 8'	3	Myrcianthus fragrans	Simpson's Stopper	Y	8'x 5' Sp., Full Canopy, Multi Tree Form	As Shown
PALMS						
DL 14'	2	Dypsis lutescens	Areca Palm		14' x 8' Sp., Min. 10 Canes, Heavy Clumps, Full to Base	As Shown
PRD 7'	1	Phoenix roebelenii	Pygmy Date Palm		7' Ht., Dbl. Trk, Full Head	As Shown
SP	3	Sabal palmetto	Sabal Palm	Y	14'-16' C.T, Stagger Hts., Clean Trk	As Shown
TR 8'-12'	3	Thrinax radiata	Florida Thatch Palm	Y	8'-12' O.A.,Full Head, Specimen	As Shown
VM 12'	8	Veitchia merrillii	Adonidia Palm		12' O.A., Specimen Quality,Single Trunk, Matched	As Shown
SHRUBS/HEDGES						
AIM 14"	7	Alcantarea imperialis	Bromeliad		14" pot, Full Plants from Bullis Bromeliads	As Shown
ACA #3	15	Alocasia odora 'California'	Alocasia		#3, 24"x 24" Sp., Full Pots	24" O.C.
AES 4'	18	Ardesia escallonioides	Marlberry	Y	4" x 2-3' Sp., Full To Base	As Shown
BOD#3	40	Begonia odorata 'Alba'	Wht. Angelwing Begonia		#3, 2'x 2' Min., White Flowers, Full Plants	2' O.C.
CAW #15	5	Canella winterana	Wild Cinnamon Bark	Y	#15, 4' x 3' Sp., Full Pots	As Shown
CCY#15	7	Capparis cynophallophora	Jamaica Caper	Y	#15, 5'x3' Sp., Full Plants	As Shown
CRT #3	76	Chrysobalanus icaco 'Red Tip'	Red Tipped Cocoplum	Y	#3, 20"x 20" Sp., Full Plants	24" O.C.
CG 6'	13	Clusia guttifera	Small Leafed Clusia		6'x 3' Sp., Bush Form, Full	36" O.C.
CE 8'	22	Conocarpus erectus	Green Buttonwood	Y	8'x4', Multi. Trk, Full Plants, Full to Base	4' O.C.
CQE #15	4	Crinum X augustum 'Queen Emma'	Queen Emma Crinum		#15, 4'x 4' Sp., Full, Multiple Plants Per Pot	As Shown
DOM#15	3	Dombeya wallichii 'seminole pink'	Dombeya		#15, 4' x 4' Sp., Full Crown	As Shown
GGL #3	23	Galphimia glauca	Thryallis		#3, 18"x 18" Sp., Full	24" O.C.
GT #3	6	Gardendia taitensis	Tahitian Gardenia		#3, 24" x 24", Full Pots	As Shown
HPA #3	6	Hamelia patens	Firebush	Y	#3, 30"x 24"Full	30" O.C.
NOD #3	24	Nerium oleander 'Dwarf Pink Ice'	Dwarf Pink Oleander		#3, 24" x 24" Sp., Bush, Full Plants	3' O.C.
PNE #3	86	Psychotria nervosa	Wild Coffee	Y	#3, 2'x 2' Sp., Full to Base	30" O.C.
REX 5'	8	Rhapis excelsa	Lady Palm		5' x 4' Sp. , Shade Grown, Full	As Shown
SAR #3	80	Schefflera arboricola	Dwarf Schefflera		#3, 24"x 24" Sp., Full, Hedge Plants	24" O.C.
SUT #3	18	Stachytarpheta utricifolia	Blue Porterweed	Y	#3, 18"x 18" Sp., Full to Base	24" O.C.
TDN #3	21	Tabernaemontana divaricata 'Netty''	Netty Jasmine		#3, 2'x2' Sp., Full	3' O.C.
VINES/GROUNDCOVERS						
ANN	16	Annuals	Owner & LA to Select		4" Pots, Full Pots	12" O.C.
BSP #15	3	Bougainvillea spectabilis 'Purple'	Purple Bougainvillea		#15, 7' Ht., Trellis, Espalier to Wall	As Shown
ERL #3	150	Ernodea littoralis	Golden Beach Creeper	Y	#3, 18" x 18" Sp., Full	18" O.C.
FGI #3	282	Ficus microcarpa 'Green Island'	Green Island Ficus		#3, 14"x 14" Sp., Full Plants	18" O.C.
LSB	60	Liriope muscari 'Super Blue'	Liriope		#1, 1'x 1' Sp., Full Pots	18" O.C.
PEL #3	2	Pentalinon luteum	Wild Allamanda	Y	#3, 2'x 3' Ht., Espalier, Espalier to Wall	As Shown
VSD #3	125	Viburnum obovatum 'Mrs. Shillers Delight'	Shillers Delight Viburnum	Y	#3, 18"x18" Sp., Bush Form, Full to Base	18" O.C.
ZPU #3	20	Zamia pumila	Coontie	Y	#3, 18"x 18" Sp., Full	20" O.C.
MISC						
Mulch		zz Mulch - Shredded Chocolate C.Y.	Qty. for Budget		2" Deep, Shredded Chocolate Mulch	
Sod	20500	zz Sod, S.F. St. Augustine 'Pro Vista'	Sod - Qty. for Budget		Standard, Well Matted, Verify Quantity	

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

Line #	Landscape Legend		
1	Property Address:	1181 NORTH LAKE WAY	
4		Required	Proposed
5	Lot Size (sq ft)		17,715
6	Landscape Open Space (LOS) (Sq Ft and %)	7,972 (45%)	7,990 (45.1%)
7	Perimeter LOS (Sq Ft and %)	2,679 (50%)	4,844 (90%)
8	Front Yard LOS (Sq Ft and %)	888 (40 %)	1,410 (63.5%)
9	Native* Trees %	30%	85.7%
10	Native* Palms %	30%	35.3%
11	Native* Shrubs %	30%	49.2%
12	Native* Vines / Ground Cover %	30%	45.1%

To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.*

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

REV BF 20220304

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031(ZON: 24-044) - FINAL SUBMISSION

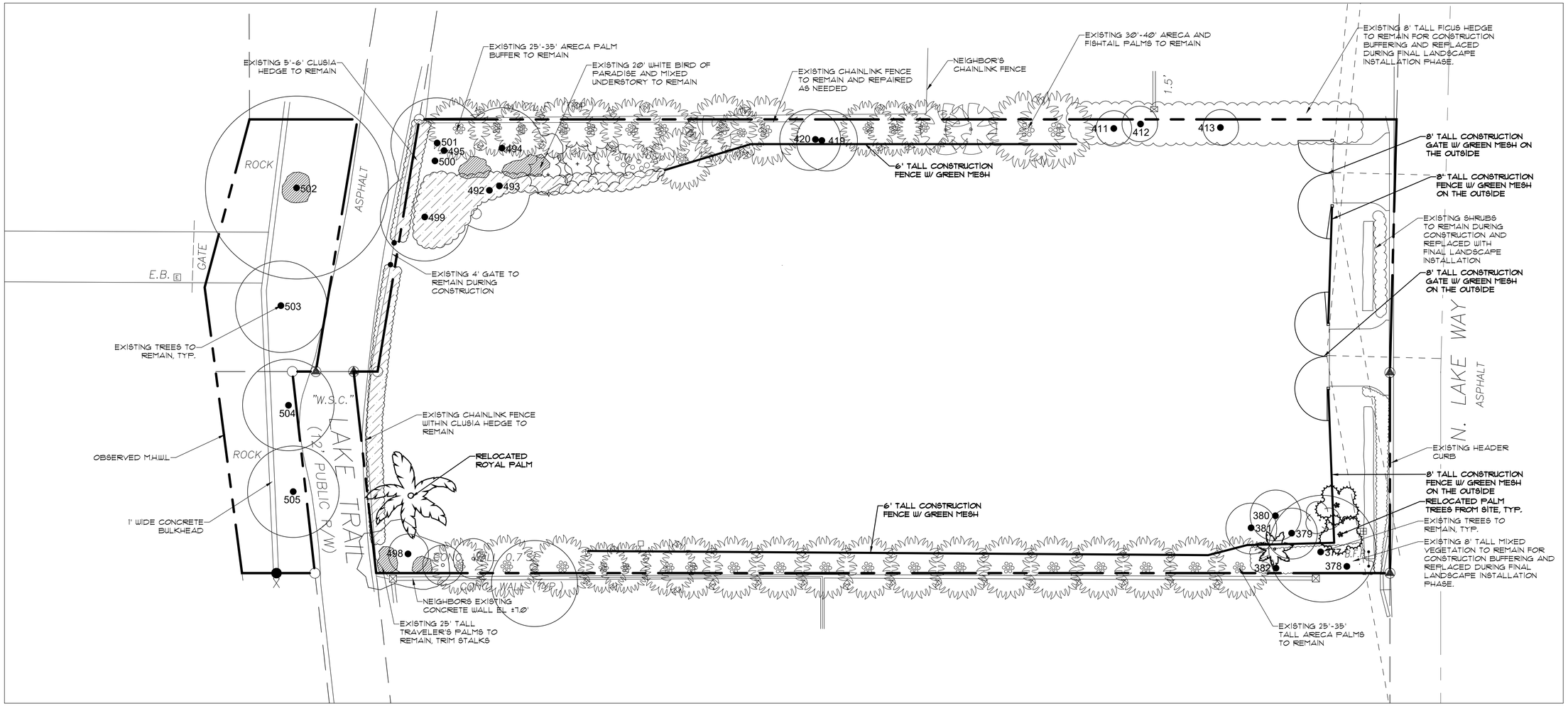
Drawn By: MLV
Designed By: RJR
Checked By: RJR

Date: 01.25.24
Revised:02.09.24
Scale: AS SHOWN

Prepared By The Office of
INNOCENTI & WEBEL
Hobe Sound
Landscape Architects
9350 SE Olympus Street · Hobe Sound, FL · 33455
Phone 772-546-9650 · Fax 772-546-6415

SPECIFICATIONS AND DETAILS
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

Drawing Number: L2.0



CONSTRUCTION FENCING - 8' TALL ALONG N. LAKE WAY AND 6' TALL ALONG NORTH AND SOUTH PROPERTY LINES

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031(ZON: 24-044) - FINAL SUBMISSION

North

Drawn By: MLV
Designed By: MLV/RJR
Checked By: RJR

Date: 01.25.24
Revised:02.09.24
Scale: 1"=10'-0"

Prepared By The Office Of
INNOCENTI & WEBEL
Horticultural Consultants
9350 SE Oceana Street - Hobe Sound, FL-33455
Phone 772-546-9550 Fax 772-546-6415

CONSTRUCTION SCREENING PLAN
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

Drawing Number:
LC1.0

EAST INTERIOR ELEVATION RENDERING

EAST BUFFER ELEVATION RENDERING

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031(ZON: 24-044) - FINAL SUBMISSION

Drawn By: RJR
Designed By: RJR/MLV
Checked By: RJR

Date: 01.25.24
Revised:02.09.24
Scale: N.T.S.

Prepared by the Office of
INNOCENTI & WEBEL
Home Sound
Landscape Architecture
9350 SE Ocean Street · Hobe Sound, FL 33455
Phone 772-546-9550 Fax 772-546-6415

LANDSCAPE ELEVATIONS
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

Drawing Number:
LE1.0

WEST INTERIOR ELEVATION RENDERING

WEST BUFFER ELEVATION RENDERING

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031(ZON: 24-044) - FINAL SUBMISSION

Drawn By: RJR
Designed By: RJR/MLV
Checked By: RJR

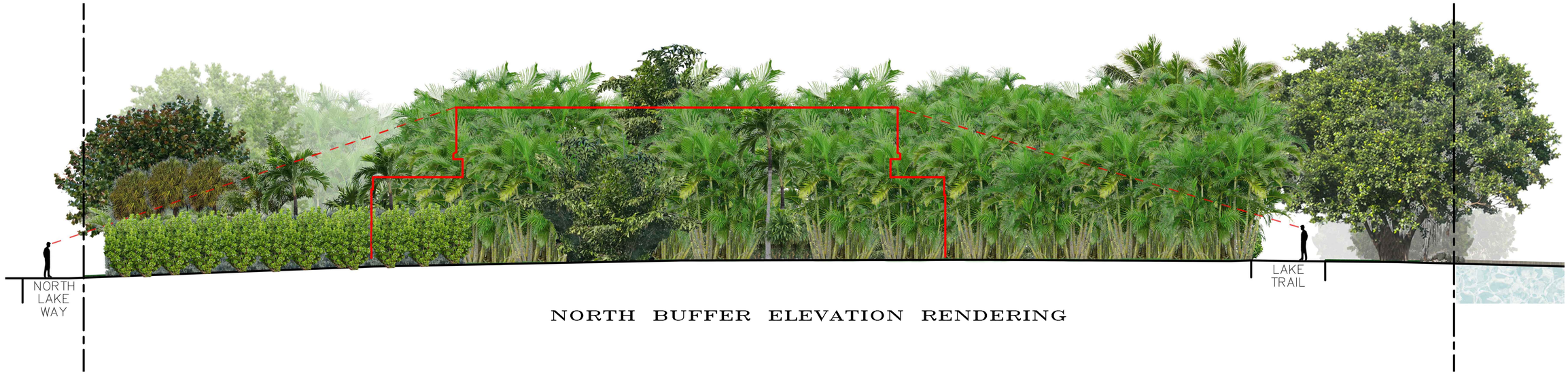
Date: 01.25.24
Revised:02.09.24

Scale: N.T.S.

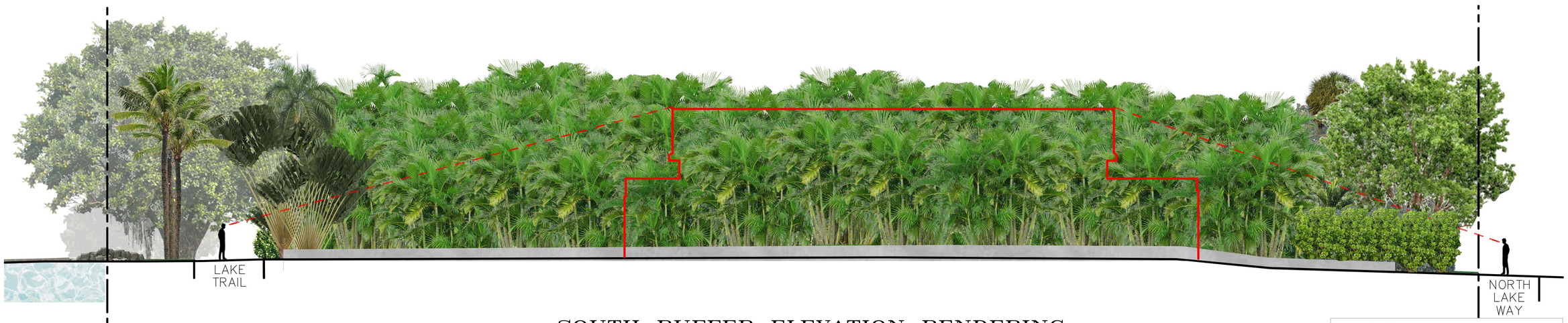
Prepared by the Office of
INNOCENTI & WEBEL
Horst Sound
Landscape Architecture
9350 SE Ocean Street · Hobe Sound, FL 33455
Phone 772-546-9650 Fax 772-546-6415

LANDSCAPE ELEVATIONS
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

Drawing Number:
LE2.0



NORTH BUFFER ELEVATION RENDERING



SOUTH BUFFER ELEVATION RENDERING

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031(ZON: 24-044) - FINAL SUBMISSION

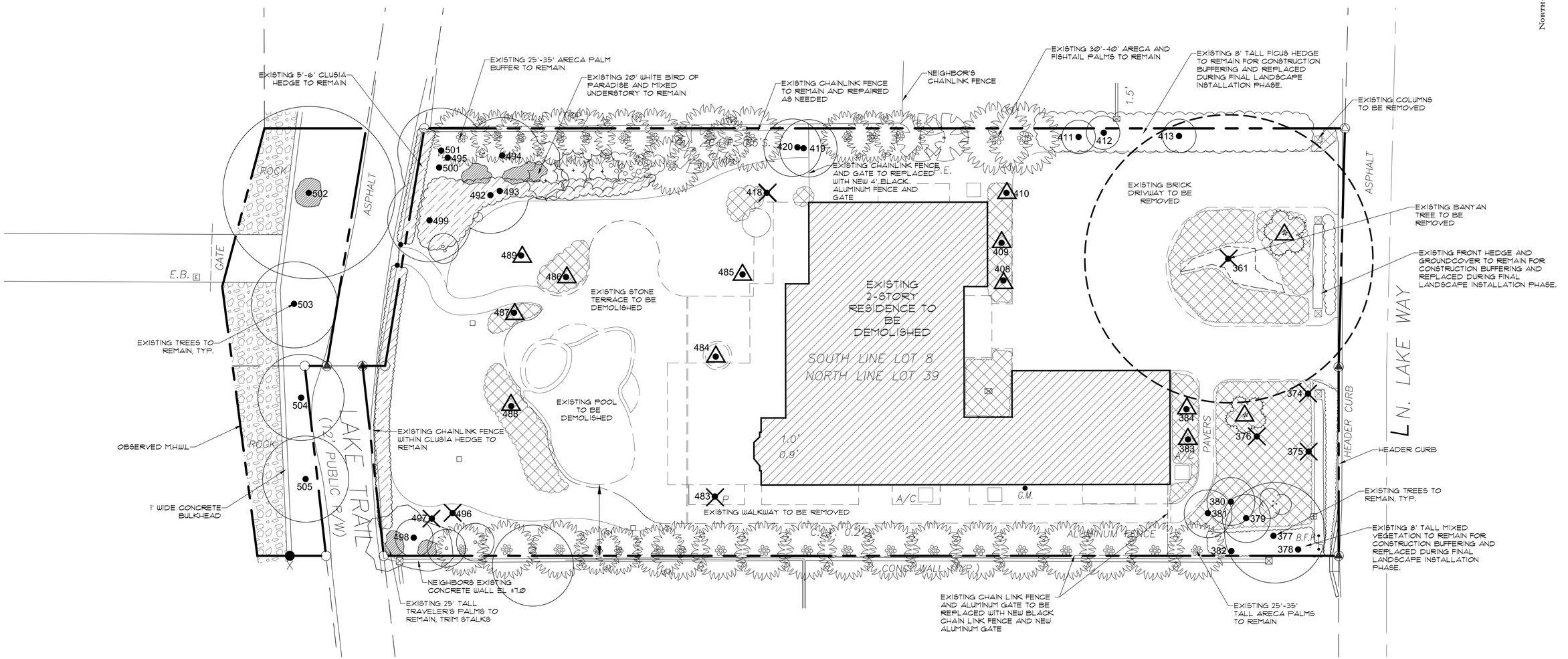
Drawn By: RJR
Designed By: RJR/MLV
Checked By: RJR

Date: 01.25.24
Revised:02.09.24
Scale: N.T.S.

Prepared by the Office of
INNOCENTI & WEBEL
Home Sound
Landscape Architecture
9350 SE Ocean Street - Hobe Sound, FL. 33455
Phone 772-546-9550 Fax 772-546-6415

LANDSCAPE ELEVATIONS
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

Drawing Number:
LE3.0



IMPACTED TREE LIST

TREE #	SIZE	TREE TYPE	TO RELOCATE	TO REMOVE
361		BANYAN TREE		X
374	8"	FOXTAIL PALM		X
375	8"	FOXTAIL PALM		X
376	12"	FOXTAIL PALM		X
383	6"	ELEGARNT PALM	X	
384	6"	ELEGARNT PALM	X	
408	14"	FOXTAIL PALM, DOUBLE	X	
409	4"	HURRICANE PALM	X	
410	4"	HURRICANE PALM	X	
418	10"	FOXTAIL PALM		X
483	10"	FOXTAIL PALM		X
484	10"	FOXTAIL PALM	X	
485	10"	FOXTAIL PALM	X	
486	8"	TEDDYBEAR PALM	X	
487	8"	TEDDYBEAR PALM	X	
488	8"	HURRICANE PALM	X	
489	24"	ROYAL PALM	X	
496	6"	MACARTHUR PALM		X
497	4"	MACARTHUR PALM		X

DEMOLITION NOTES:

-EXISTING HOUSE, STRUCTURES, POOL AND HARDSCAPE TO BE DEMOLISHED AS PER ARCHITECTURAL DRAWINGS.

-EXISTING PERIMETER LANDSCAPE TO REMAIN AS NOTED, ALL OTHER EXISTING LANDSCAPE TO BE REMOVED.

-ALL OTHER TREES NOT ON THE IMPACTED TREE LIST ARE TO REMAIN.

-VARIOUS SMALL TREES THAT WERE NOT LOCATED ON THE TREE SURVEY AND WILL BE IMPACTED BY PROPOSED NEW CONSTRUCTION TO BE RELOCATED INTO HOLDING AREA ON OR OFF SITE AND REUSED IN FINAL LANDSCAPE.

TYPICAL VEGETATION TO REMAIN

TYPICAL VEGETATION TO BE REMOVED

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031(ZON: 24-044) - FINAL SUBMISSION

DRAWN BY: MLV
DESIGNED BY: MLV/RJR
CHECKED BY: RJR

DATE: 01.25.24
REVISED:02.09.24
SCALE: 1"=10'-0"

Prepared by the Office of
INNOCENTI & WEBEL
HOBE SOUND
Landscape Architecture
9350 SE Osprey Street, Hobe Sound, FL 33455
Phone 772-546-0650 Fax 772-546-6415

EXISTING CONDITIONS
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

DRAWING NUMBER: LEX1.0

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031(ZON: 24-044) - FINAL SUBMISSION

NORTH

Drawing Number:	RENDERED LANDSCAPE SITE PLAN for the SAGE RESIDENCE 1181 NORTH LAKE WAY, PALM BEACH, FL	Prepared By The Office Of INNOCENTI & WEBEL HOBE SOUND Landscape Architects 9350 SE Olympia Street · Hobe Sound, FL · 33455 Phone 772-546-9650 · Fax 772-546-6415	Date: 01.26.24 Revised: 02.09.24 Scale: 1"=10'	Drawn By: MLV/RJR Designed By: MLV/RJR Checked By: RJR
LS1.0				

OVERALL LANDSCAPE OPEN SPACE:

SITE AREA = 17,715 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 7,972 SF 45%
PROPOSED = 7,990 SF 45.1%

PERIMETER LANDSCAPE OPEN SPACE:

10' SETBACK AREA = 5,358 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 2,679 SF 50%
PROPOSED = 4,844 SF 90%

FRONT YARD LANDSCAPE OPEN SPACE:

25' SETBACK AREA = 2,220 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 888 SF 40%
PROPOSED = 1,410 SF 63.5%

LANDSCAPE OPEN SPACE TO BE ALTERED:

PROPOSED LOS 7,990 SF 100%

ALTERED LANDSCAPE OPEN SPACE:
PROPOSED = 6300 SF 79%

OPEN SPACE LEGEND

LANDSCAPE
HARDSCAPE
WATER
HOUSE

NOTE:
ALL OPEN SPACE DATA IS FOR THE MAIN PARCEL, EAST OF LAKE TRAIL

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031 - FINAL SUBMISSION

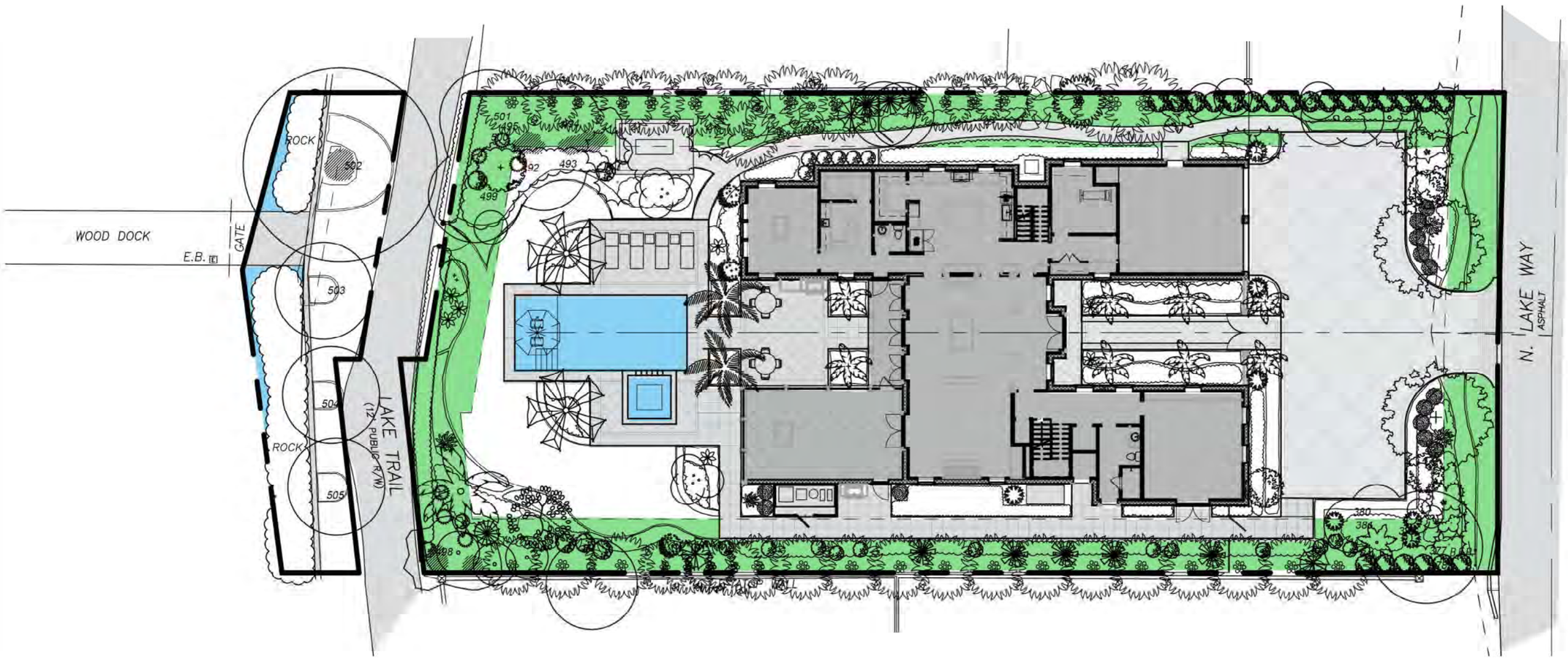
DRAWN BY: MLV/RJR
DESIGNED BY: MLV/RJR
CHECKED BY: RJR

DATE: 01.26.24
REVISED:-
SCALE: 1"=10'-0"

INNOCENTI & WEBEL
LANDSCAPE ARCHITECTURE
2350 SE Ocean Street, Stuart, FL 33455
Phone 772-546-9500 Fax 772-546-6416

OPEN SPACE DIAGRAM – OVERALL
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

DRAWING NUMBER:
OS1.0



OVERALL LANDSCAPE OPEN SPACE:

SITE AREA = 17,715 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 7,972 SF 45%
PROPOSED = 7,990 SF 45.1%

PERIMETER LANDSCAPE OPEN SPACE:

10' SETBACK AREA = 5,358 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 2,679 SF 50%
PROPOSED = 4,844 SF 90%

FRONT YARD LANDSCAPE OPEN SPACE:

25' SETBACK AREA = 2,220 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 888 SF 40%
PROPOSED = 1,410 SF 63.5%

LANDSCAPE OPEN SPACE TO BE ALTERED:

PROPOSED LOS 7,990 SF 100%

ALTERED LANDSCAPE OPEN SPACE:
PROPOSED = 6300 SF 79%

OPEN SPACE LEGEND

LANDSCAPE
HARDSCAPE
WATER
HOUSE

NOTE:
ALL OPEN SPACE DATA IS FOR THE MAIN PARCEL, EAST OF LAKE TRAIL

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031 - FINAL SUBMISSION

DRAWN BY: MLV/RJR
DESIGNED BY: MLV/RJR
CHECKED BY: RJR

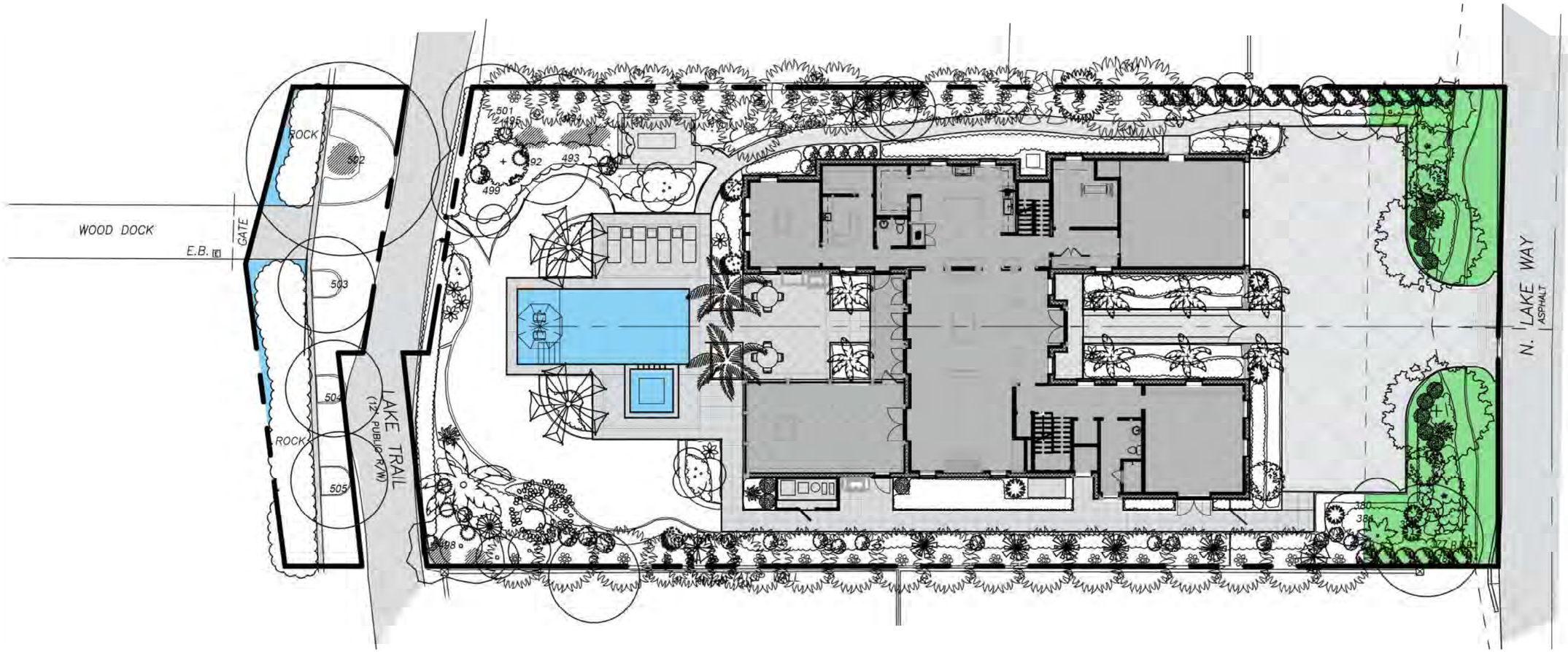
DATE: 01.23.24
REVISED:-

SCALE: 1"=10'-0"

INNOCENTI & WEBEL
HOME BUILDS
2950 SE Ocean Blvd. Stuart, FL 34996
Phone 772-546-9400 Fax 772-546-0416

OPEN SPACE DIAGRAM – PERIMETER
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

DRAWING NUMBER:
OS2.0



NORTH

OVERALL LANDSCAPE OPEN SPACE:
SITE AREA = 17,715 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 7,972 SF 45%
PROPOSED = 7,990 SF 45.1%

PERIMETER LANDSCAPE OPEN SPACE:
10' SETBACK AREA = 5,358 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 2,679 SF 50%
PROPOSED = 4,844 SF 90%

FRONT YARD LANDSCAPE OPEN SPACE:
25' SETBACK AREA = 2,220 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 888 SF 40%
PROPOSED = 1,410 SF 63.5%

LANDSCAPE OPEN SPACE TO BE ALTERED:
PROPOSED LOS 7,990 SF 100%

ALTERED LANDSCAPE OPEN SPACE:
PROPOSED = 6300 SF 79%

OPEN SPACE LEGEND
LANDSCAPE
HARDSCAPE
WATER
HOUSE

NOTE:
ALL OPEN SPACE DATA IS FOR THE MAIN PARCEL, EAST OF LAKE TRAIL

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031 - FINAL SUBMISSION

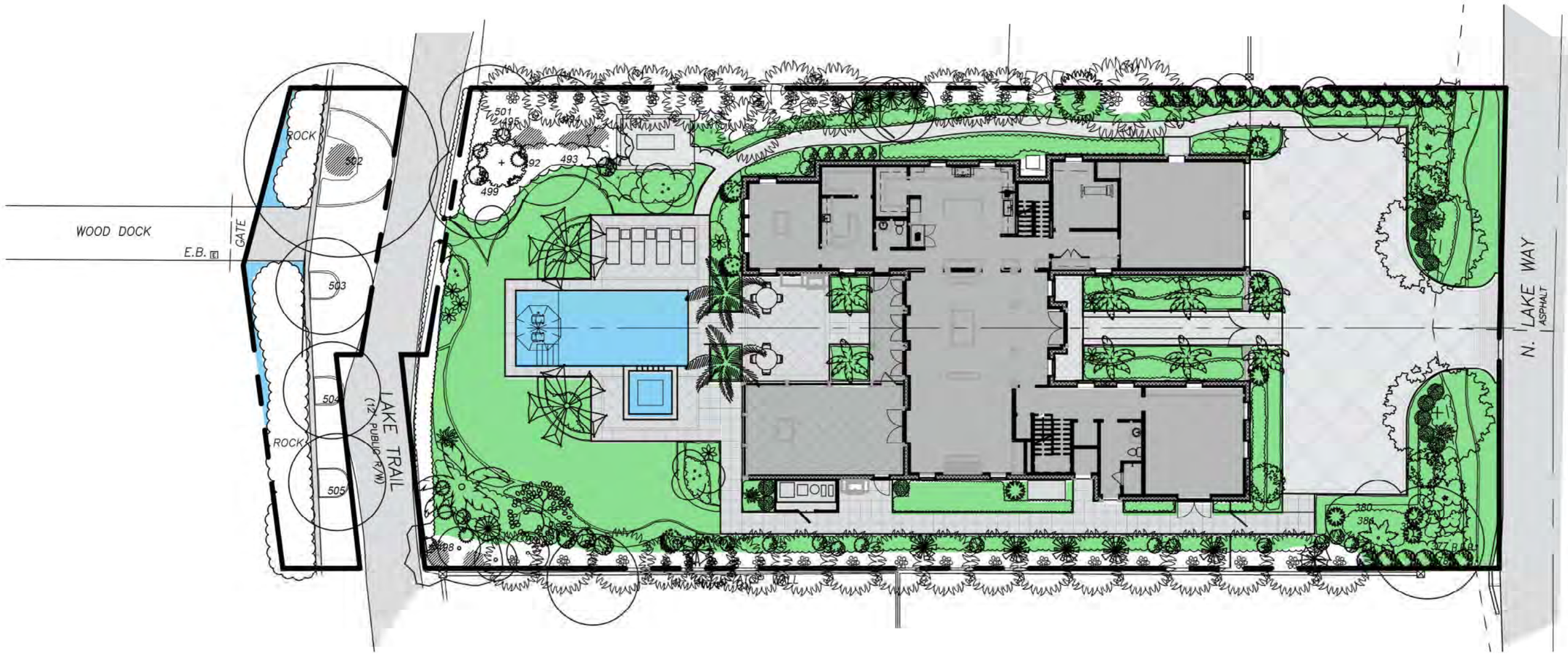
DRAWN BY: MLV/RJR
DESIGNED BY: MLV/RJR
CHECKED BY: RJR

DATE: 01.26.24
REVISED:
SCALE: 1"=10'-0"

INNOCENTI & WEBEL
Planners & Landscape Architects
HOBE SOUND
3350 SE Ocean Street, Hobe Sound, FL 33455
Phone 772-546-2600 Fax 772-546-8416

OPEN SPACE DIAGRAM – FRONT YARD
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

DRAWING NUMBER:
OS3.0



OVERALL LANDSCAPE OPEN SPACE:

SITE AREA = 17,715 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 7,972 SF 45%
PROPOSED = 7,990 SF 45.1%

PERIMETER LANDSCAPE OPEN SPACE:

10' SETBACK AREA = 5,358 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 2,679 SF 50%
PROPOSED = 4,844 SF 90%

FRONT YARD LANDSCAPE OPEN SPACE:

25' SETBACK AREA = 2,220 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 888 SF 40%
PROPOSED = 1,410 SF 63.5%

LANDSCAPE OPEN SPACE TO BE ALTERED:

PROPOSED LOS 7,990 SF 100%

ALTERED LANDSCAPE OPEN SPACE:
PROPOSED = 6300 SF 79%

OPEN SPACE LEGEND

LANDSCAPE
HARDSCAPE
WATER
HOUSE

NOTE:
ALL OPEN SPACE DATA IS FOR THE MAIN PARCEL, EAST OF LAKE TRAIL

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 2-9-2024

ARC: 24-031 - FINAL SUBMISSION

DRAWN BY: MLV/RJR
DESIGNED BY: MLV/RJR
CHECKED BY: RJR

DATE: 01.26.24
REVISED:

SCALE: 1"=10'-0"

INNOCENTI & WEBEL
Planning & Landscape Architecture
HARRY HOUND
Landscape Architecture
2350 SE Ocean Street, Stuart, FL 34996
Phone 772-546-9450 Fax 772-546-6416

OPEN SPACE DIAGRAM – ALTERED
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

DRAWING NUMBER:
OS4.0