

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

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PRE APP 01/03/2024
1ST SUBM 01/12/2024
2ND SUBM 01/29/2024

Drawing List (Cont.)

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F14	Construction Screening & Truck Logistics			●
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OS1	Open Space Diagram - Overall		●	●
OS2	Open Space Diagram - 10' Perimeter		●	●
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OS4	Open Space Diagram - Altered			●

PRE APP 01/03/2024
1ST SUBM 01/12/2024
2ND SUBM 01/29/2024

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
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ARC-24-031
ZON-24-044

Rev #	Description	Date
1ST SUBMITTAL		01/12/24
2ND SUBMITTAL		01/29/24
FINAL SUBMITTAL		02/12/24
ARC RESUBMIT		04/08/24

SEALS & SIGNATURES



DIGITALLY SIGNED BY
J GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
4/8/2024

1181

N. Lake Way

Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
PROJECT INFORMATION

SCALE 1/8" = 1'-0"
DATE 01/26/2024
DRAW MVG
JOB # 2302
SHEET

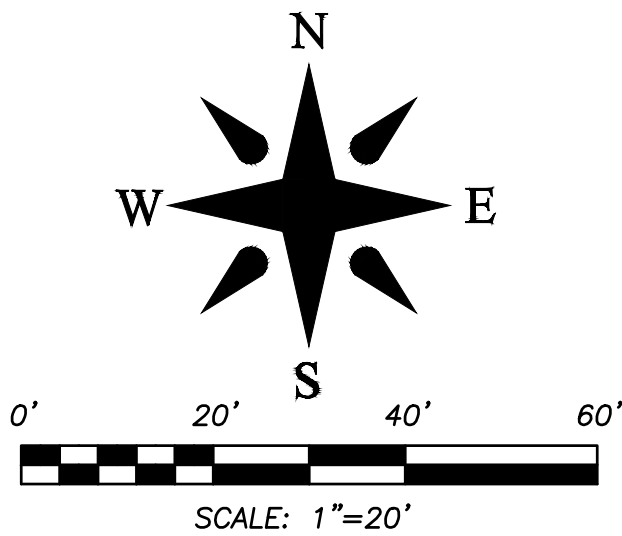
D1

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.



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
LB	= 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
P.V.M.T.	= PAVEMENT
(R)	= RADIAL
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.W.	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SET BACK
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
Δ	= 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:

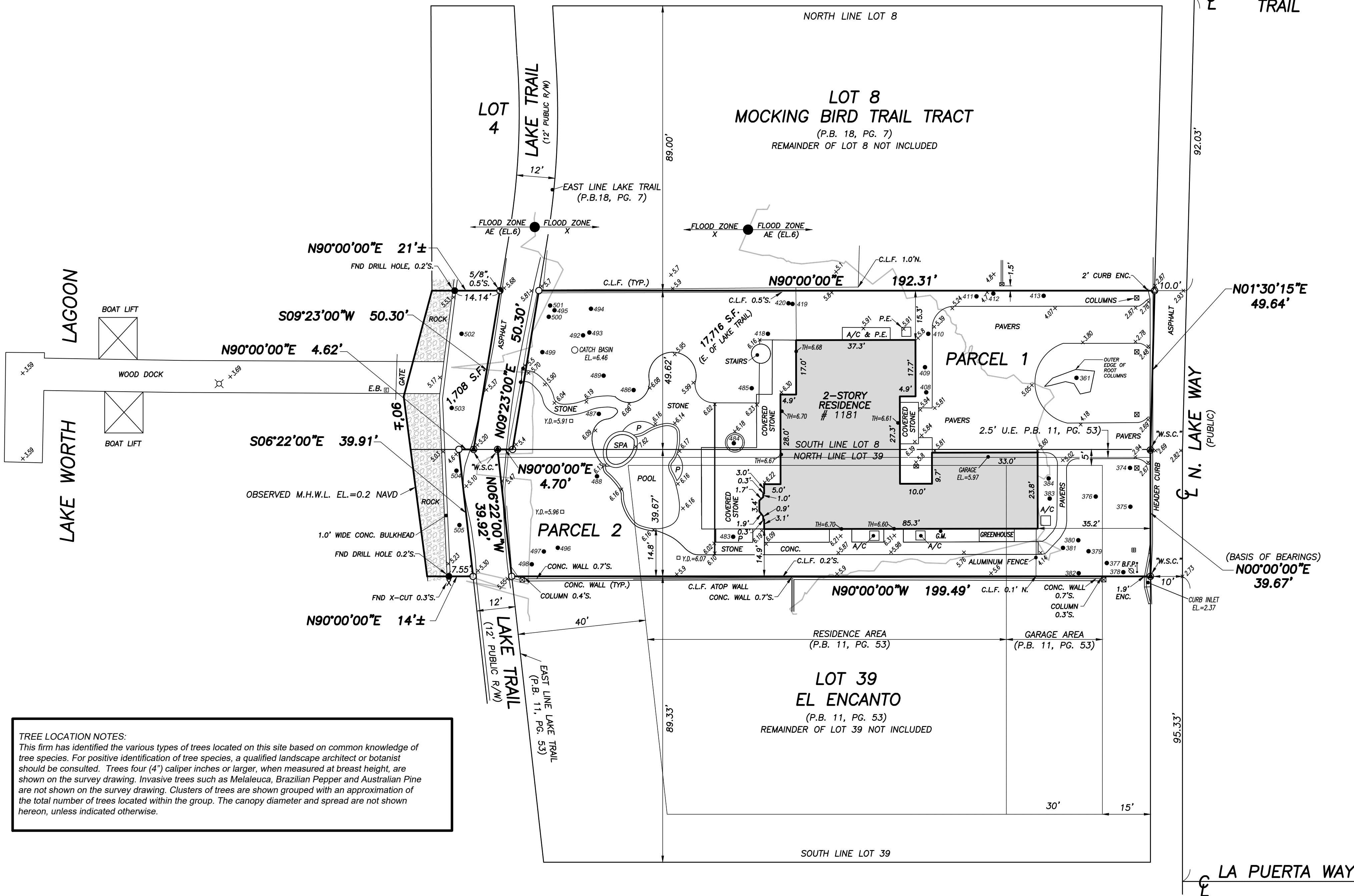
This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species, a qualified landscape architect or botanist should be consulted. Trees four (4") caliper inches or larger, when measured at breast height, are 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.

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:

- 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.
- 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.
- Description furnished by client or client's agent.
- 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.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- 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.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- 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.
- 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.
- 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.
- 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.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



LAKE WORTH LAGOON

ATLANTIC OCEAN

SITE

VICINITY SKETCH (NOT TO SCALE)

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

LEGAL DESCRIPTION:

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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.

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	9"	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'

LA PUERTA WAY

(BASIS OF BEARINGS)

N00°00'00"E
39.67'

N01°30'15"E
49.64'

NIGHTINGALE TRAIL

BENCHMARK
MAG NAIL IN WALL
EL.=6.02 NAVD

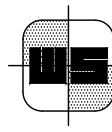
BENCHMARK
NAIL SHAFT
EL.=2.74 NAVD

REVISIONS

09/18/23 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS AND TREE LOCATIONS B.M./M.B.
06-303.4 PB352/46

BOUNDARY SURVEY FOR:

ANDREW G.C. SAGE III



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4089
5555 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

CERTIFICATION:

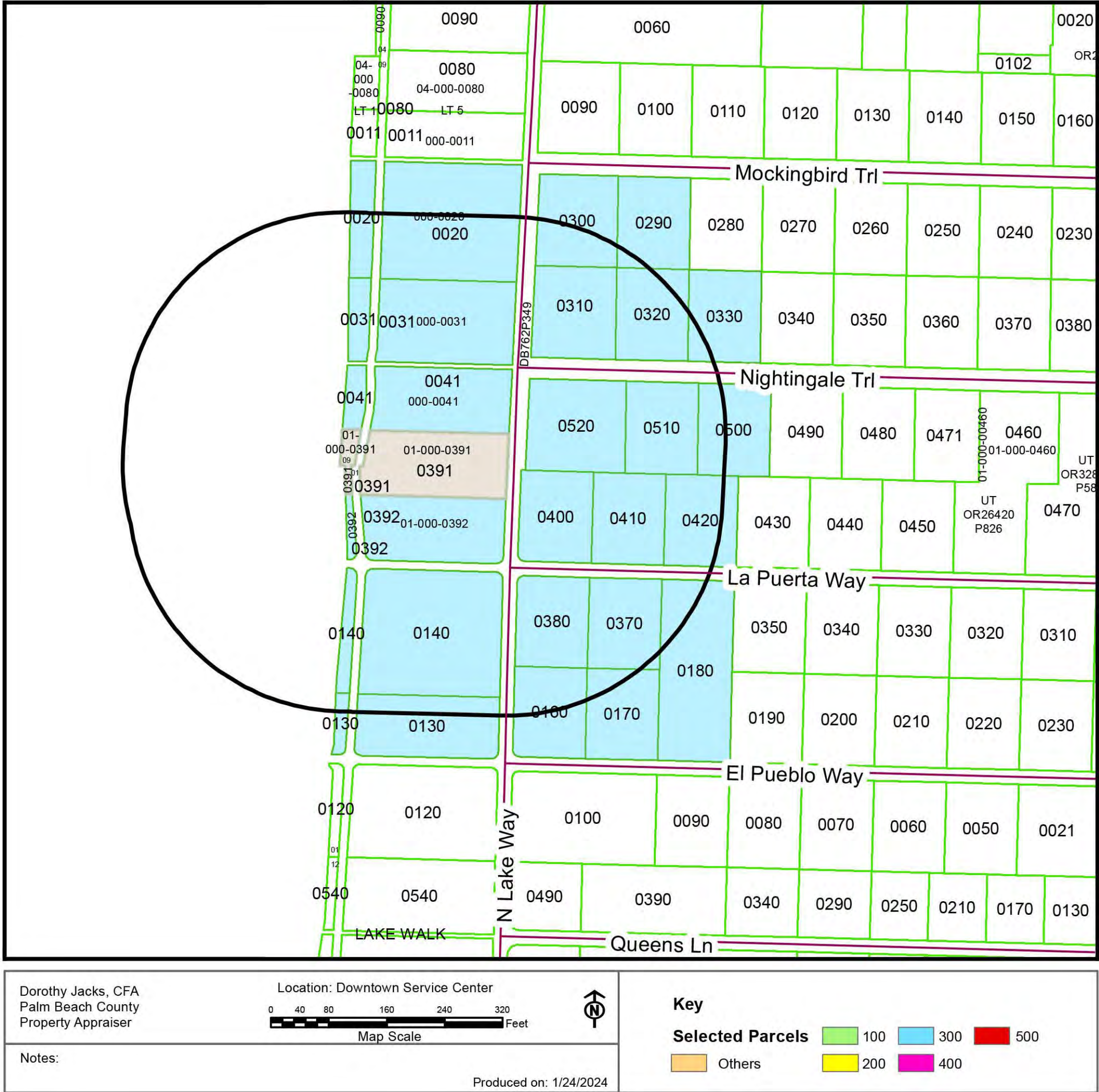
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 9/18/2023

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



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
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ARCHITECTURE, PLANNING, INTERIORS
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ZON-24-044

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2ND	SUBMITTAL	01/24/24
FINAL	SUBMITTAL	02/12/24
ARC	RESUBMIT	04/08/24

SEALS & SIGNATURES



DIGITALLY SIGNED BY
J. GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
4/8/2024

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
DRAW MVG
JOB # 2302
SHEET

D3



VIEW G



VIEW F



VIEW E



VIEW D



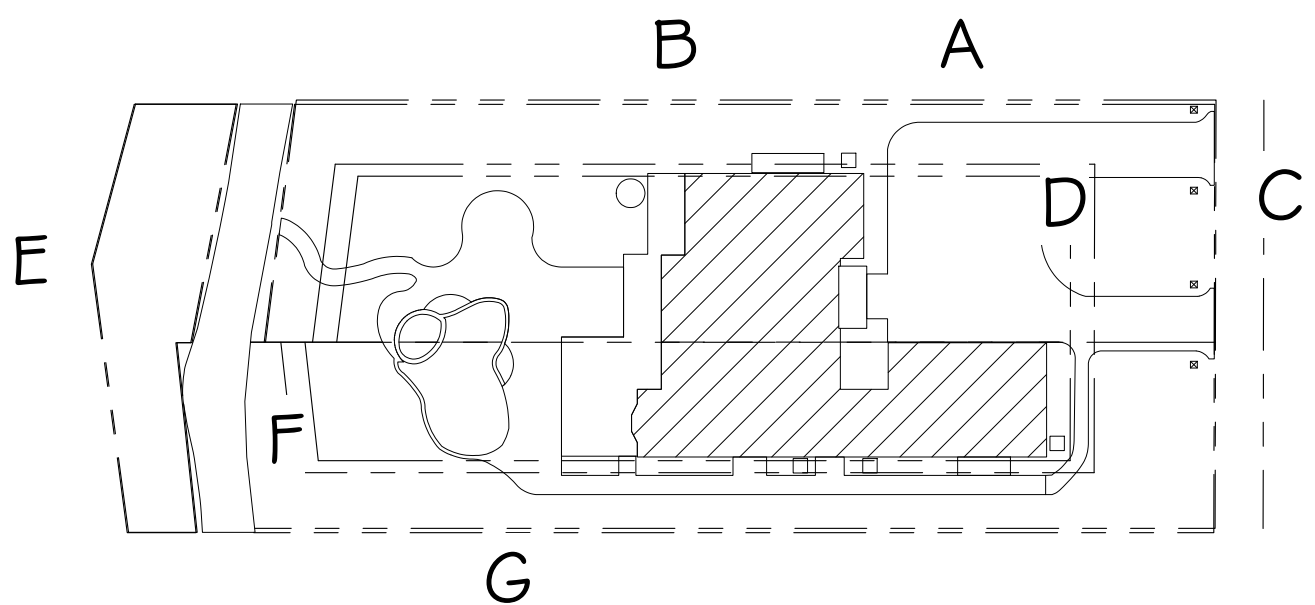
VIEW C



VIEW B



VIEW A



1 KEY PLAN
1" = 40'-0"

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4/8/2024

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N. Lake Way

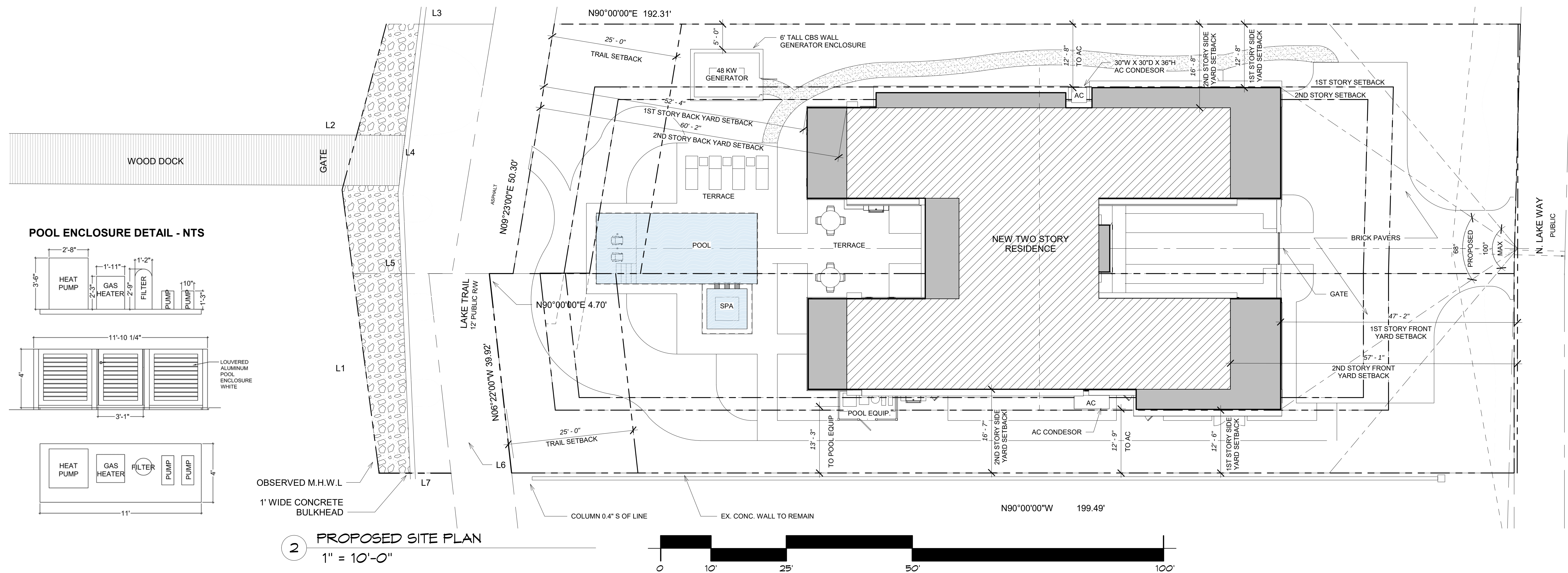
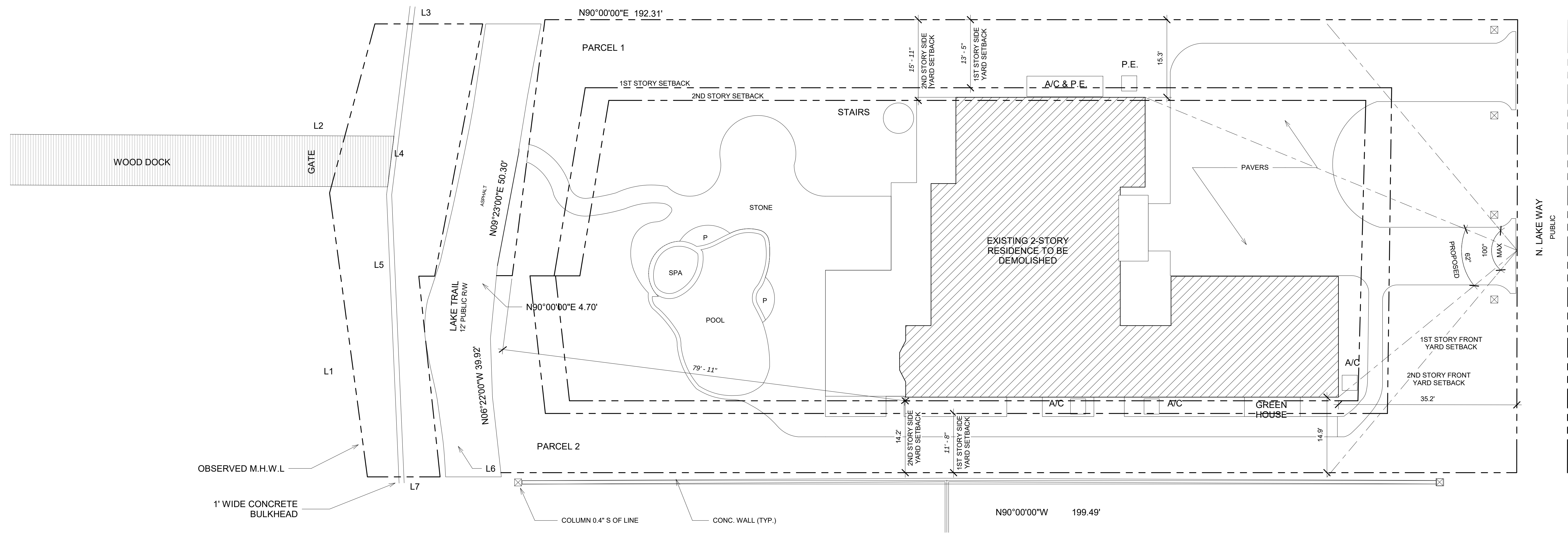
Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
CURRENT SITE PHOTOS

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

D5

GRAHAM GOLDSMITH
ARCHITECTS

CHITECTURE, PLANNING, INTERIORS

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ARC-24-031
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ALS & SIGNATURES



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1181
N. Lake Way

Palm Beach, FL

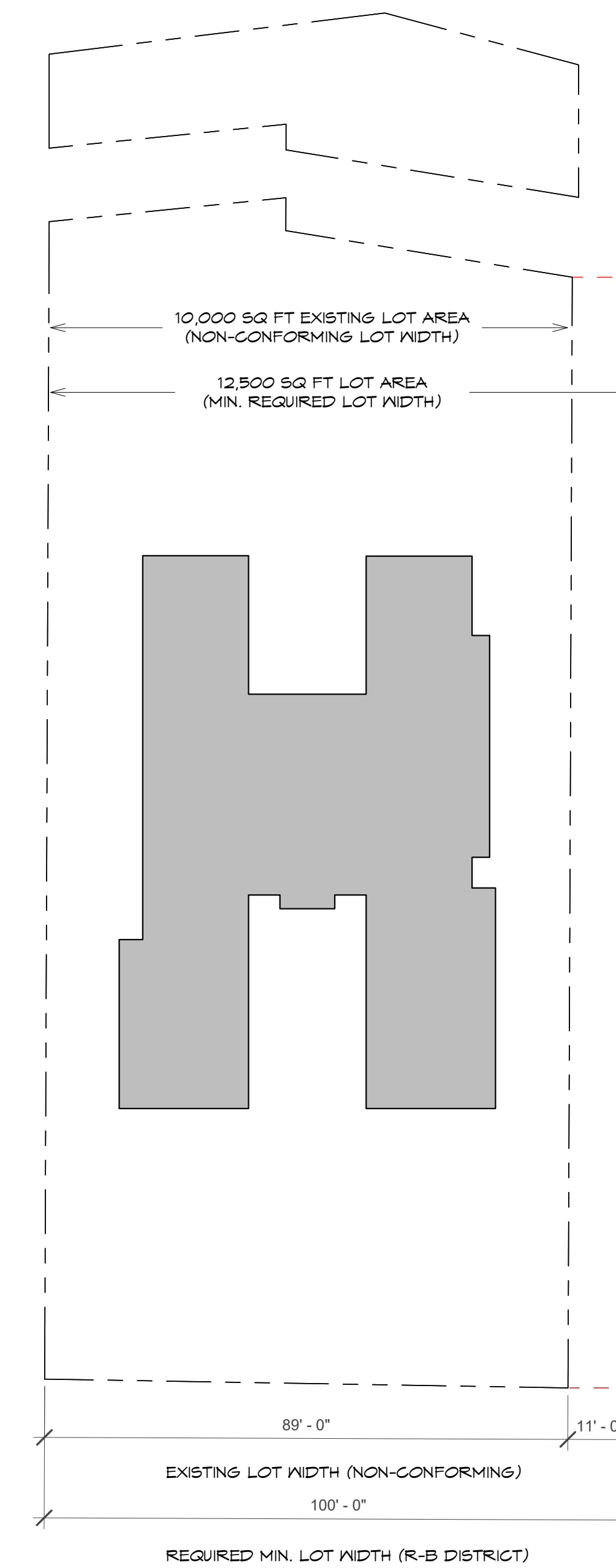
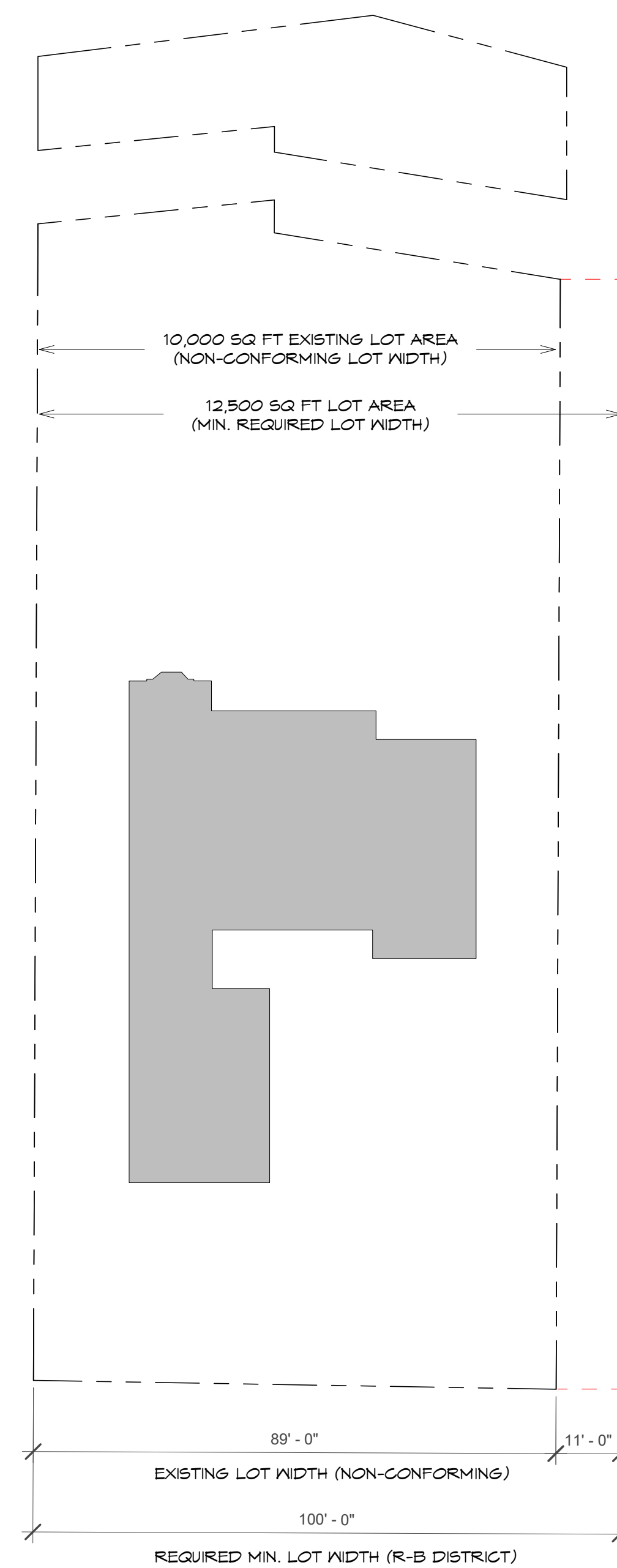
a project for
The Sage Family

DRAWING TITLE
EXISTING & PROPOSED
SITE PLAN

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

D6.0

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GRAHAM GOLDSMITH
ARCHITECTS

ARCHITECTURE, PLANNING, INTERIORS

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ALS & SIGNATURES



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ARCHITECT
FL LICENSE: 10423
4/8/2024

1181
N. Lake Way
Palm Beach, FL

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The Sage Family

DRAWING TITLE
SPECIAL EXEMPTION
REQUEST

DATE	1" = 20'-0"
TIME	01/24/2024
NAME	MYG
BOX #	2302
SHEET	

D6.1



**J. GRAHAM GOLDSMITH
ARCHITECTS**

ARCHITECTURE . PLANNING . INTERIORS

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4/8/2024

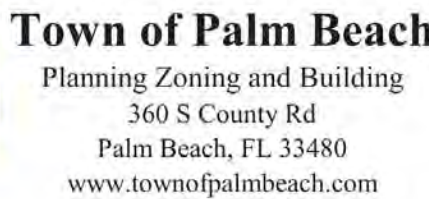
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DRAWING TITLE
CUBIC CONTENT

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

D7.2



* 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. $(FFE - COR) / 2 = \text{Max. Fill}$ ([Sec. 134-1600](#))

*** Provide Native plant species info per category as required by [Ord. 003-2023](#) on separate TOPB Landscape Legend



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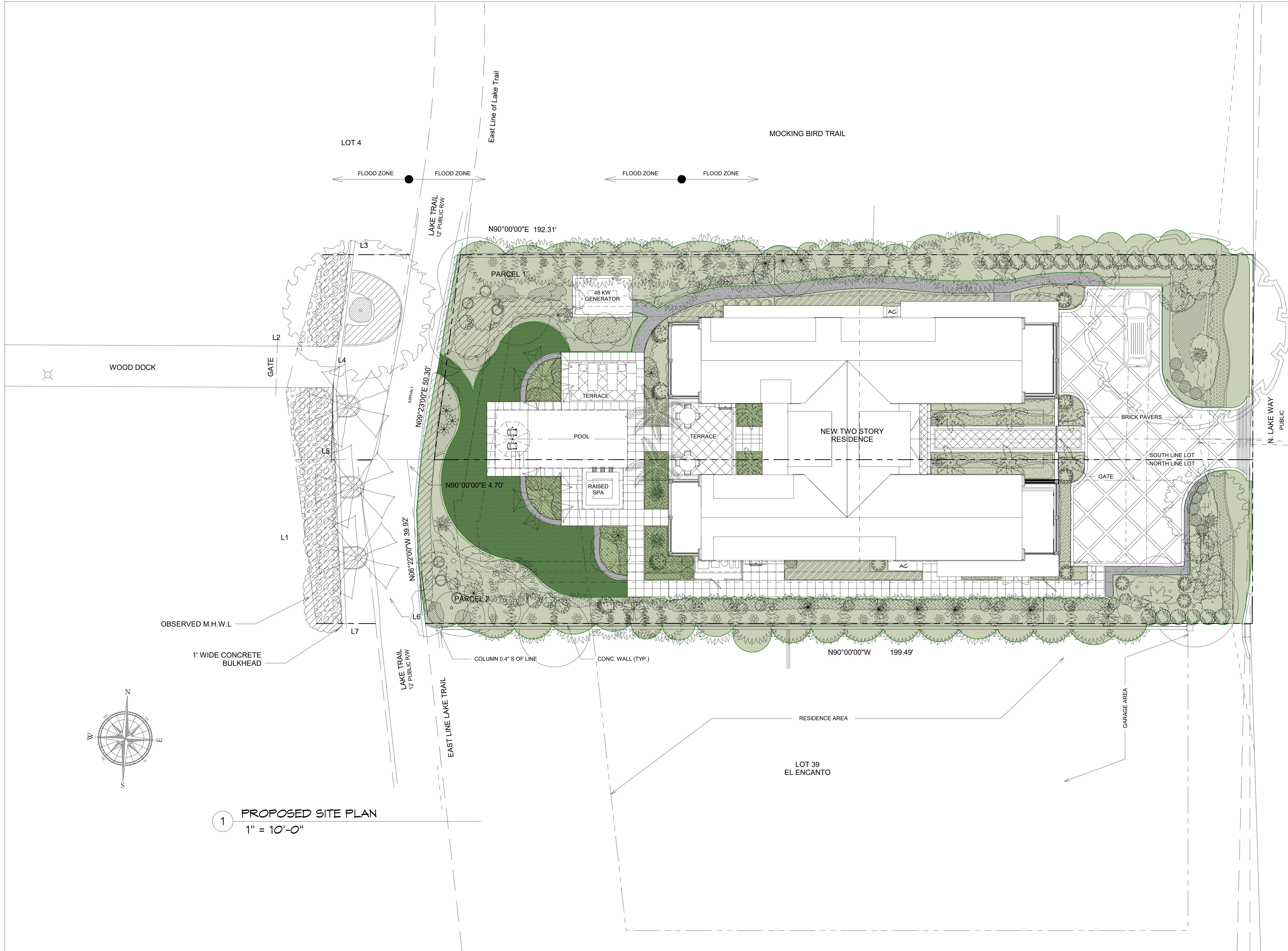
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GRAHAM GOLDSMITH
ARCHITECT
FL LICENSE: 10423
4/8/2024

a project for
The Sage Family

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

D7-F1



J. GRAHAM GOLDSMITH
ARCHITECTS
ARCHITECTURE, PLANNING, INTERIORS
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ARC-24-031
ZON-24-044

Rev #	Description	Date
PRE APP		12/22/24
1ST SUBMITTAL		01/12/24
2ND SUBMITTAL		01/24/24
FINAL SUBMITTAL		02/12/24
ARC RESUBMIT		04/08/24

SEALS & SIGNATURES



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1181
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Palm Beach, FL

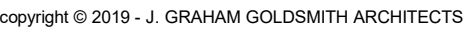
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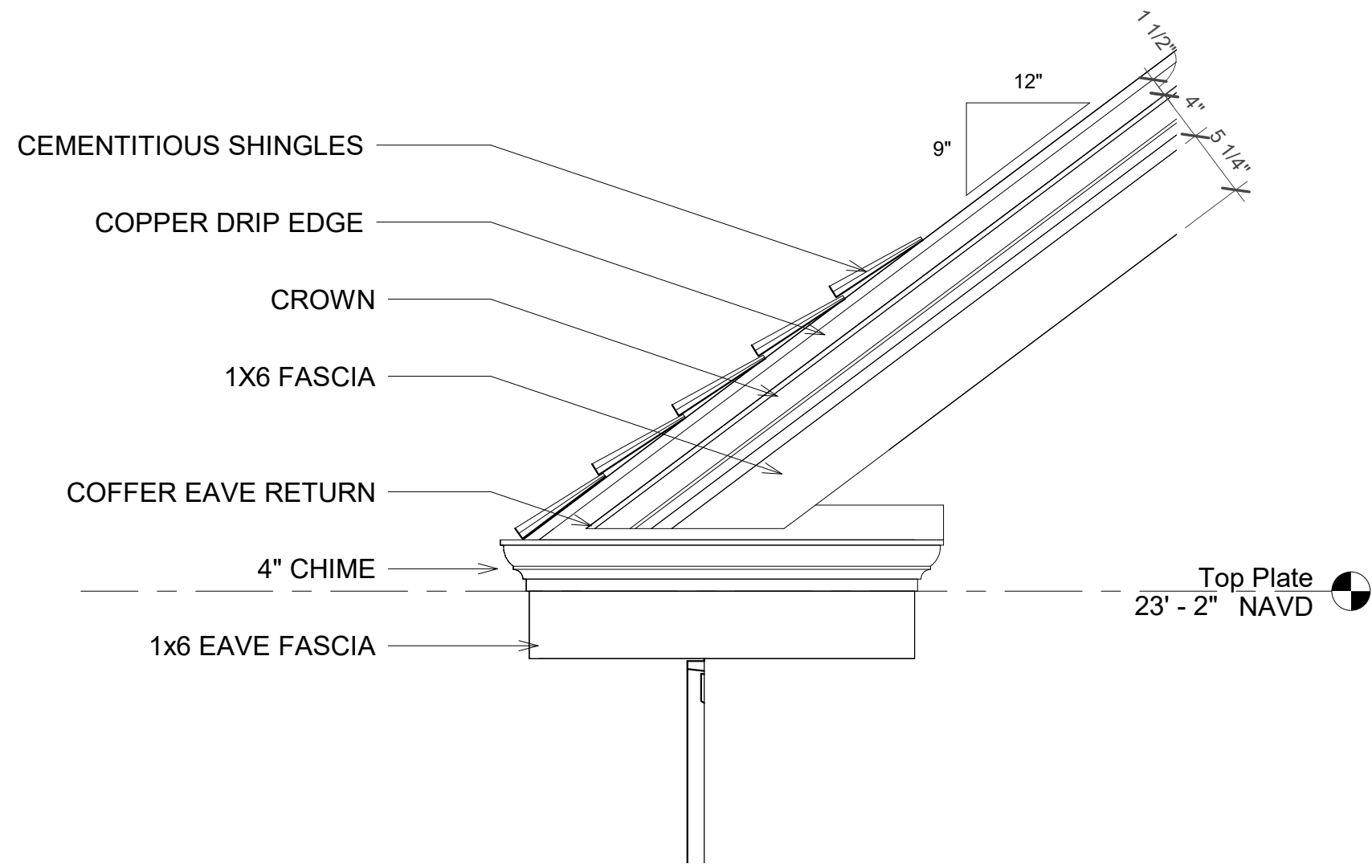
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PROPOSED SITE PLAN

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

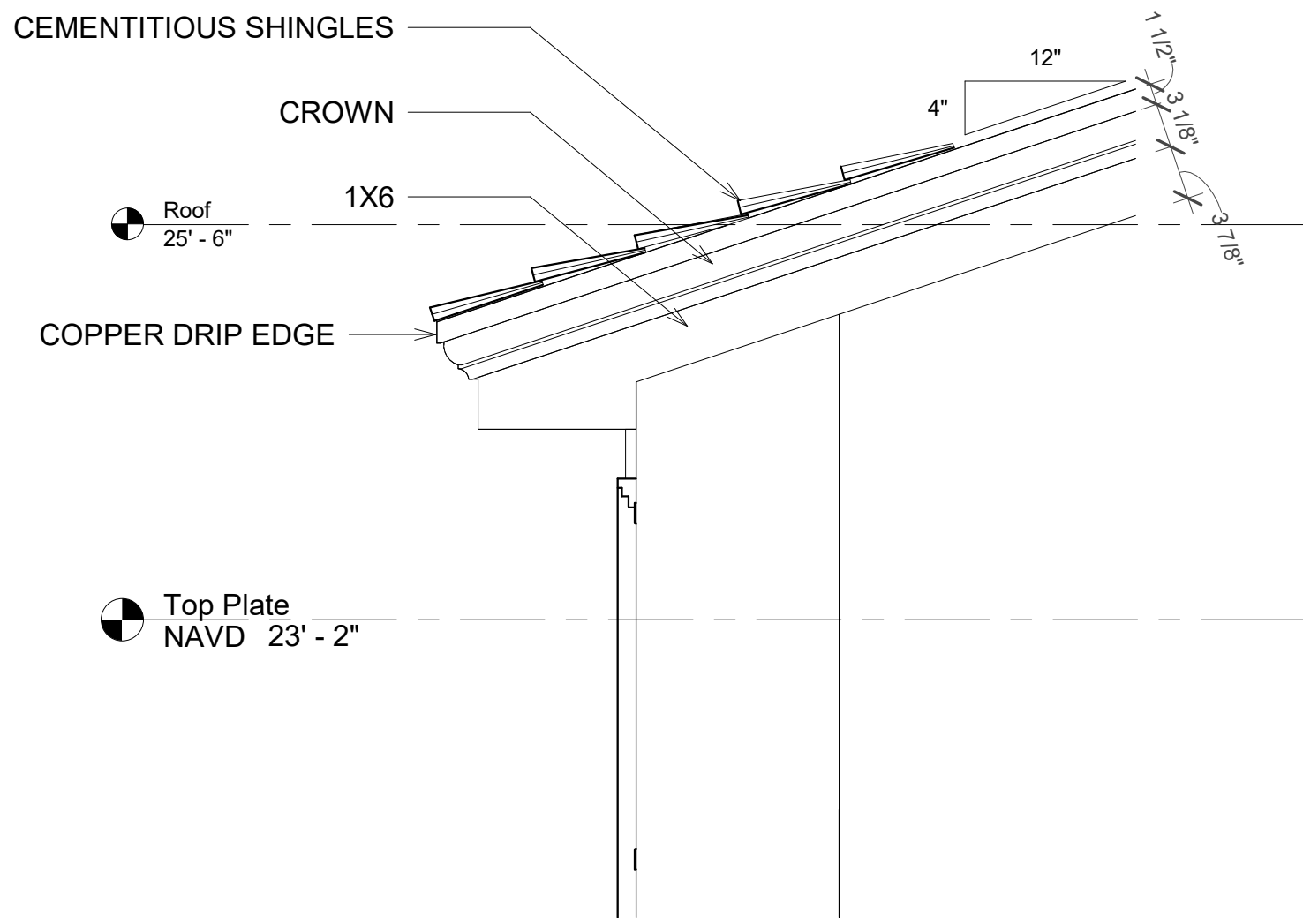
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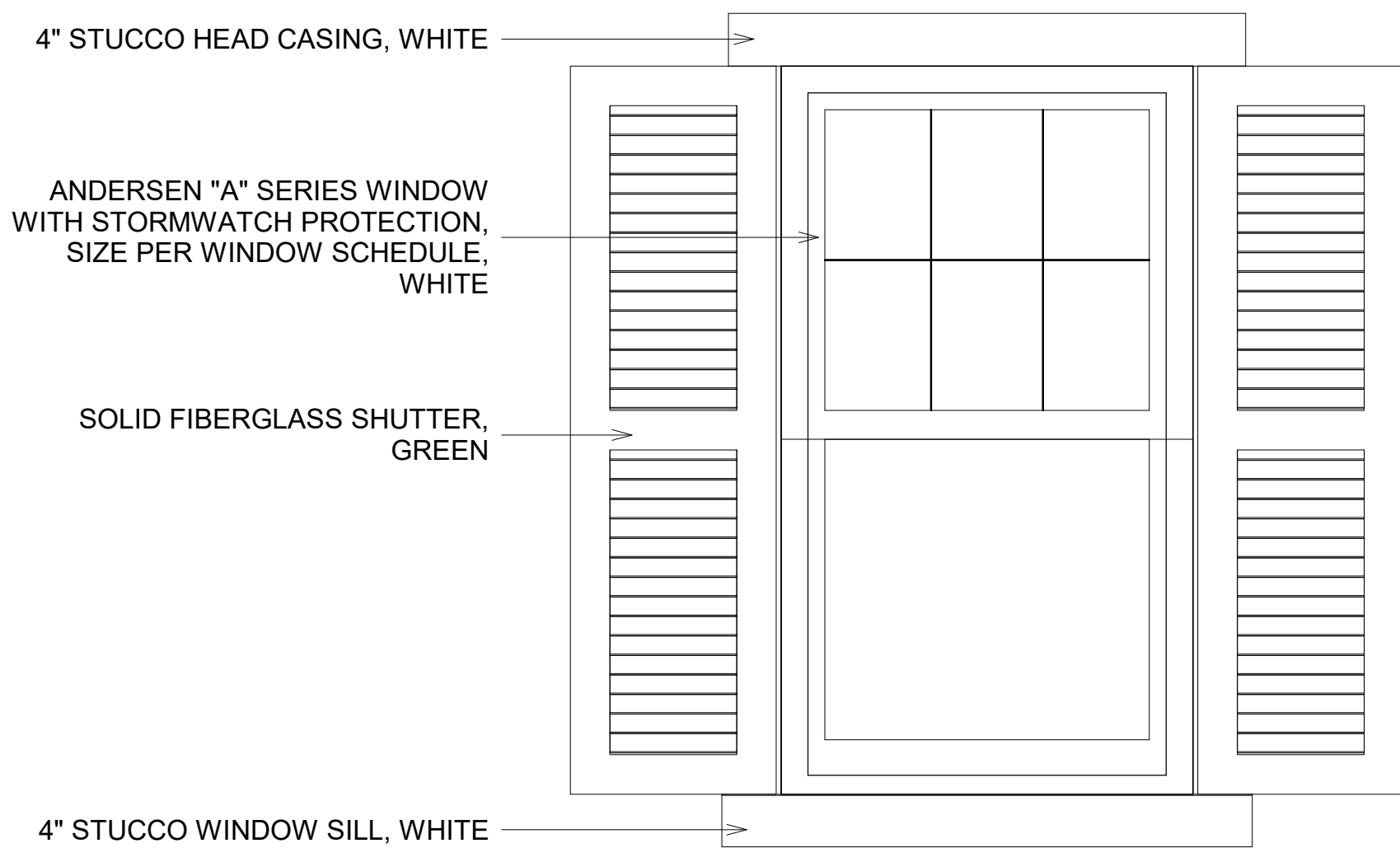




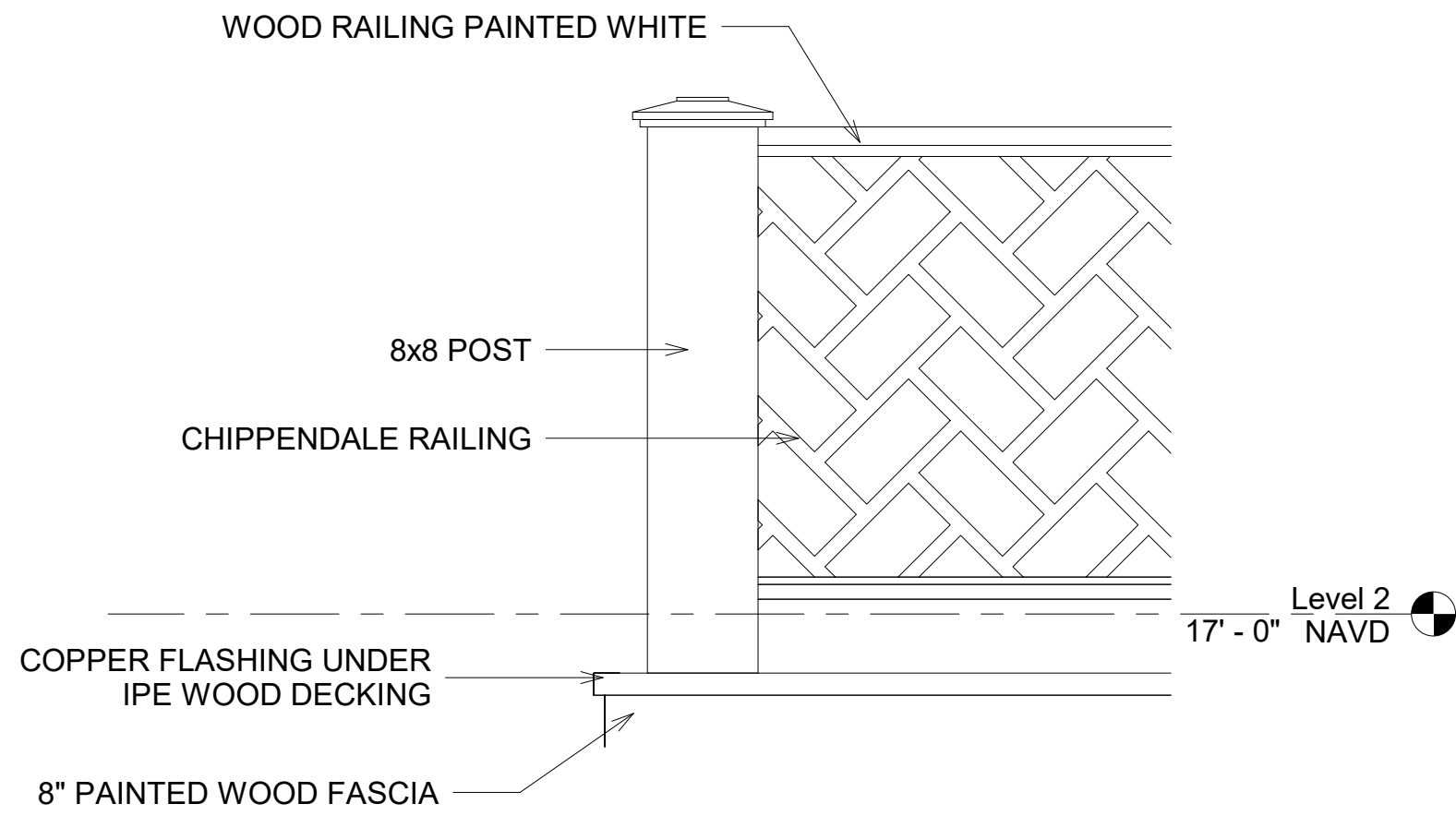
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1" = 1'-0"



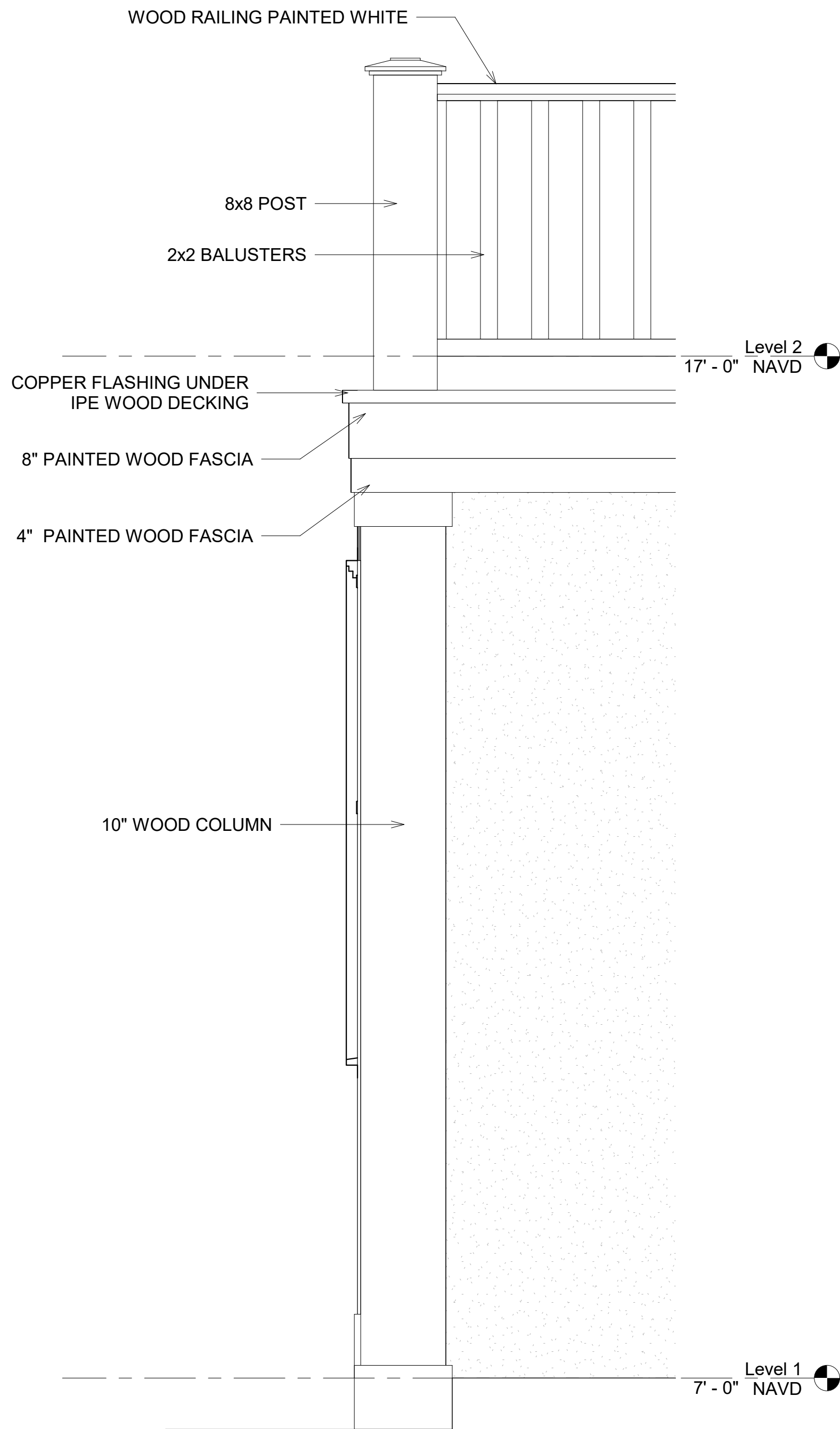
2 SHED DORMER DETAIL
1" = 1'-0"



4 WINDOW DETAIL
1" = 1'-0"



6 CHIPPENDALE RAILING DETAIL **ALTERNATE**
1" = 1'-0"



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

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ARC-24-031
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Rev #	Description	Date
2ND SUBMITTAL	01/29/24	
FINAL SUBMITTAL	02/12/24	
ARC RESUBMIT	04/08/24	

SEALS & SIGNATURES



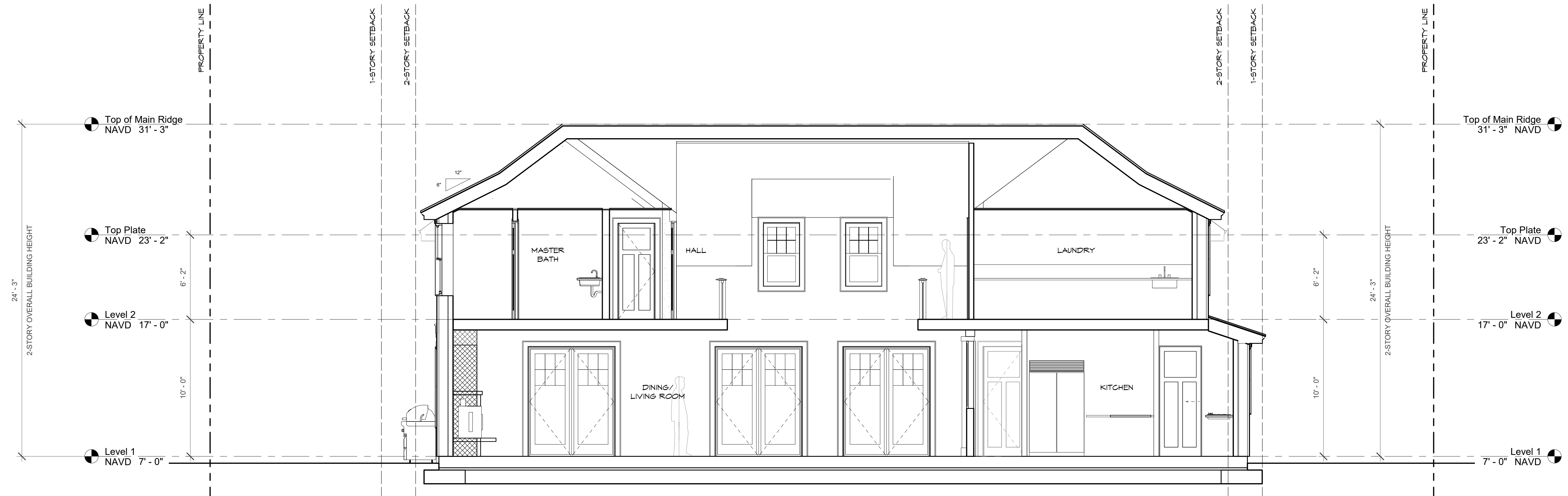
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1181
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DRAWING TITLE
EXTERIOR DETAILS

SCALE 1" = 1'-0"
DATE 03/08/2024
DRAW MVG
JOB # 2302
SHEET

F7



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1181
N. Lake Way
Palm Beach, FL

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DRAWING TITLE
PROPOSED SECTIONS

SCALE	1/4" = 1'-0"
DATE	03/08/2024
DRAWN	BD
BS #	2302
SHEET	

8

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F9



1 VIEW FROM STREET TOWARD HOUSE

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ARC-24-031
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Rev #	Description	Date
2ND	SUBMITTAL	01/29/24
FINAL	SUBMITTAL	02/12/24
ARC	RESUBMIT	04/08/24

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1181
N. Lake Way
Palm Beach, FL
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DRAWING TITLE
VIEW FROM STREET
TOWARDS HOUSE

SCALE	
DATE	01/26/2024
DRAW	BD
NOB #	2302
SHEET	

F10.1



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ZON-24-044

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1181

N. Lake Way

Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
VIEW FROM STREET
TOWARDS HOUSE -
CURRENT & PREVIOUS

SCALE	
DATE	01/26/2024
DRAWN	BD
NOB #	2302
SHEET	

F10.1a

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1 VIEW FROM TRAIL TOWARD HOUSE

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ARC-24-031
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Rev #	Description	Date
2ND	SUBMITTAL	01/29/24
FINAL	SUBMITTAL	02/12/24
ARC	RESUBMIT	04/08/24

SEALS & SIGNATURES



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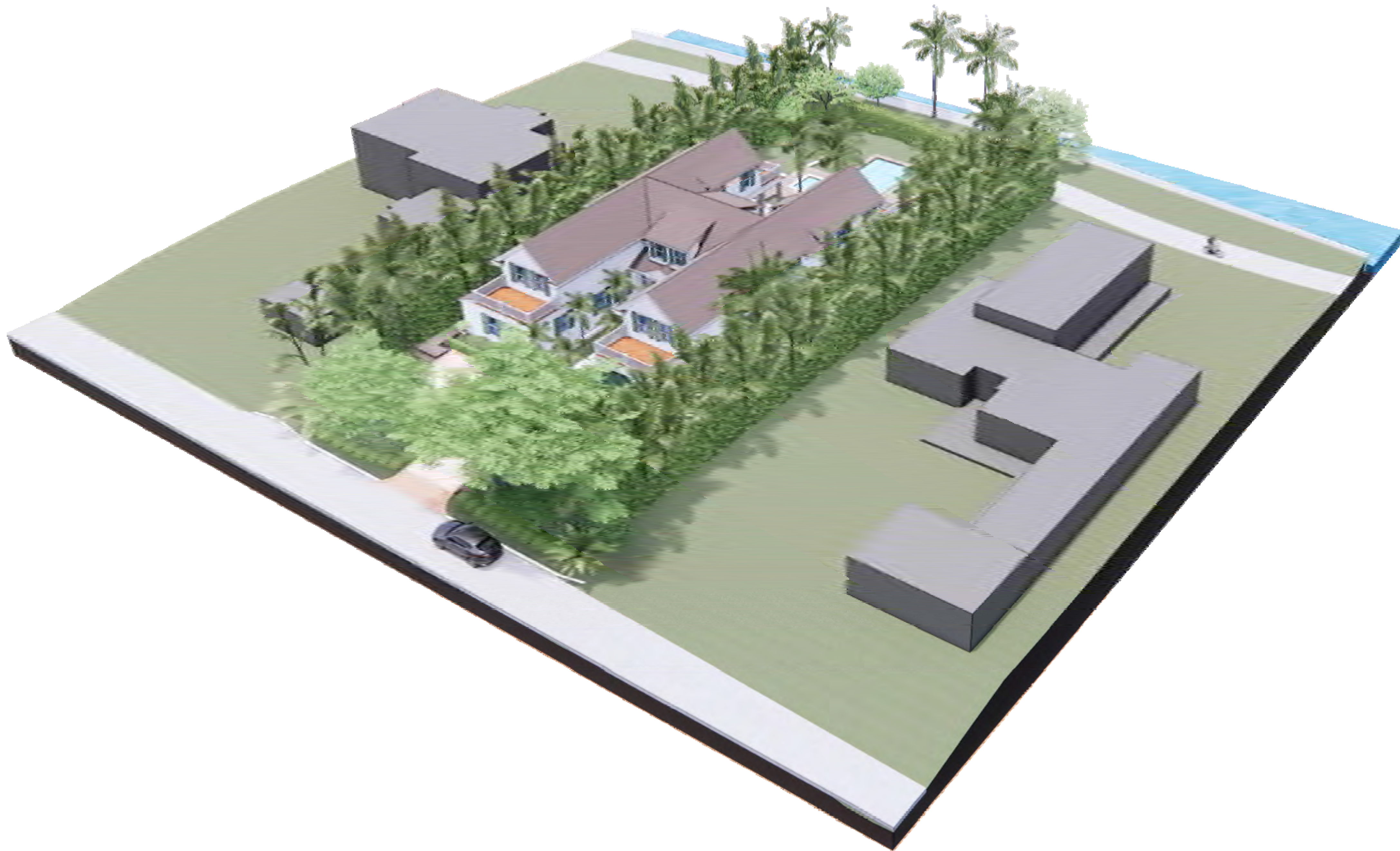
1181
N. Lake Way
Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
VIEW FROM TRAIL
TOWARD HOUSE

SCALE	
DATE	01/26/2024
DRAWN	Author
NOB #	2302
SHEET	

F10.2



1 AERIAL VIEW FROM SOUTHWEST

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Rev #	Description	Date
2ND	SUBMITTAL	01/29/24
FINAL	SUBMITTAL	02/12/24
ARC	RESUBMIT	04/08/24

SEALS & SIGNATURES



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N. Lake Way

Palm Beach, FL

a project for
The Sage Family

DRAWING TITLE
AERIAL VIEW FROM
NORTHEAST

SCALE
DATE 01/26/2024
DRAW BD
JOB # 2302
SHEET

F10.3



METAL GATE & RAILINGS PAINTED WHITE.



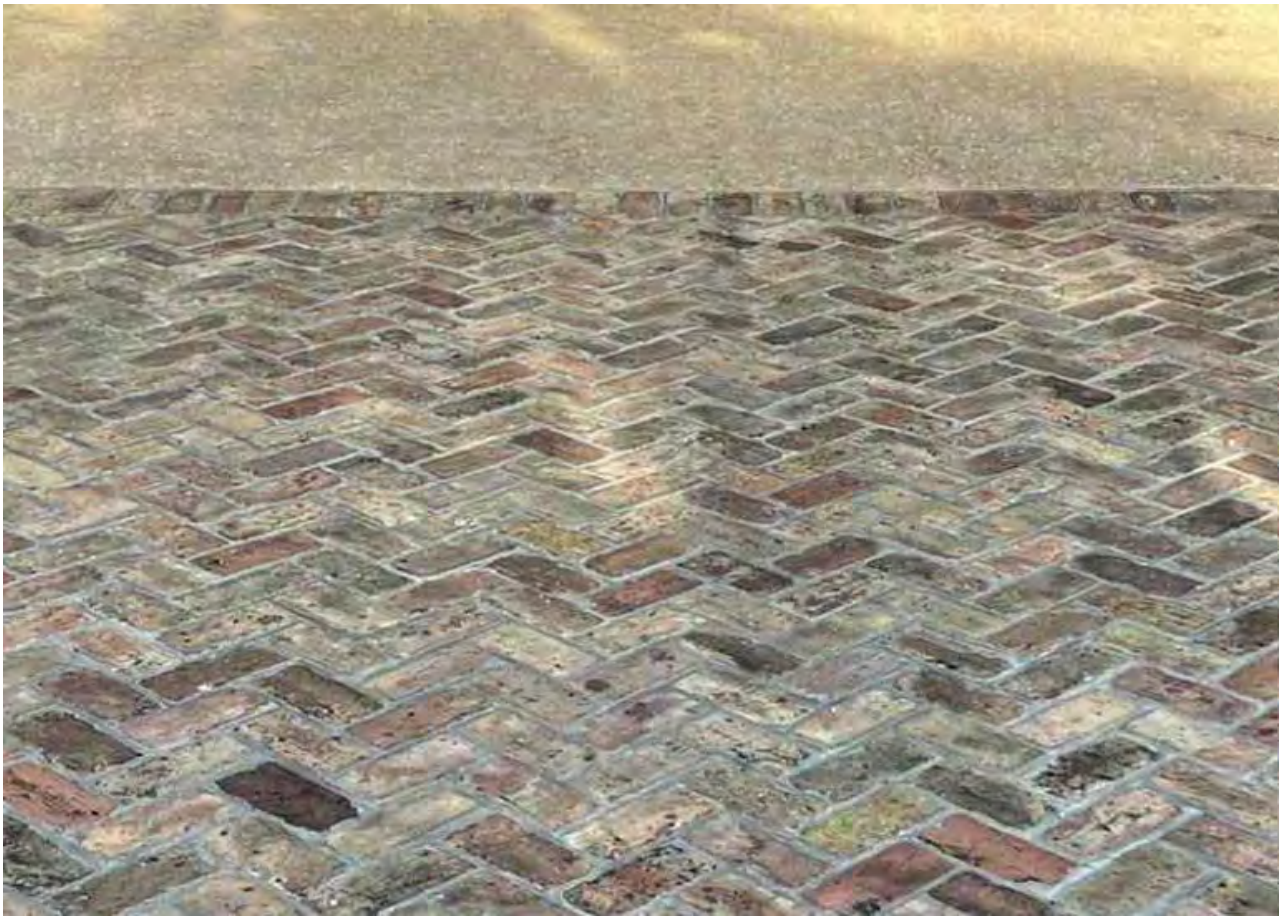
WHITE STUCCO WITH GREEN WINDOWS & DOORS.
CEMENTITIOUS SHINGLE ROOF.



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

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ARC-24-031
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Rev #	Description	Date
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ARC	RESUBMIT	04/08/24

SEALS & SIGNATURES



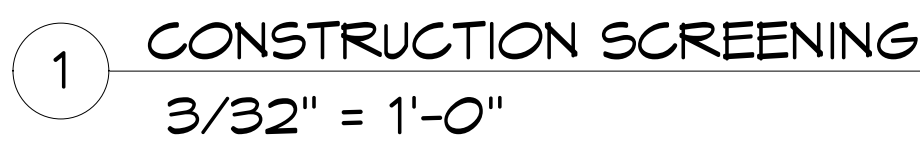
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ARCHITECT
FL LICENSE: 10423
4/8/2024

1181
N. Lake Way
Palm Beach, FL
a project for
The Sage Family

DRAWING TITLE
EXTERIOR FINISHES

SCALE	1/4" = 1'-0"
DATE	03/08/2024
DRAW	MVG
NOB #	2302
SHEET	

F11



BEST ROUTE TO THE PROPERTY: USING FLAGLER 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.



F14



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CONSULTING
ENGINEERS**

2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
☎ 561.312.2041
✉ office@gruberengineers.com

**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.

Conceptual Site Grading & Drainage Plan For:

SAGE RESIDENCE

1181 North Lake Way
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2023-0092
Issue Date	04/06/2024
Scale	1/8" = 1'-0"

REVISIONS:

1	
2	
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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally
signed by
Chad M
Gruber
Date:
2024.04.06
12:11:38
-04'00'

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
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verified on any electronic copies.

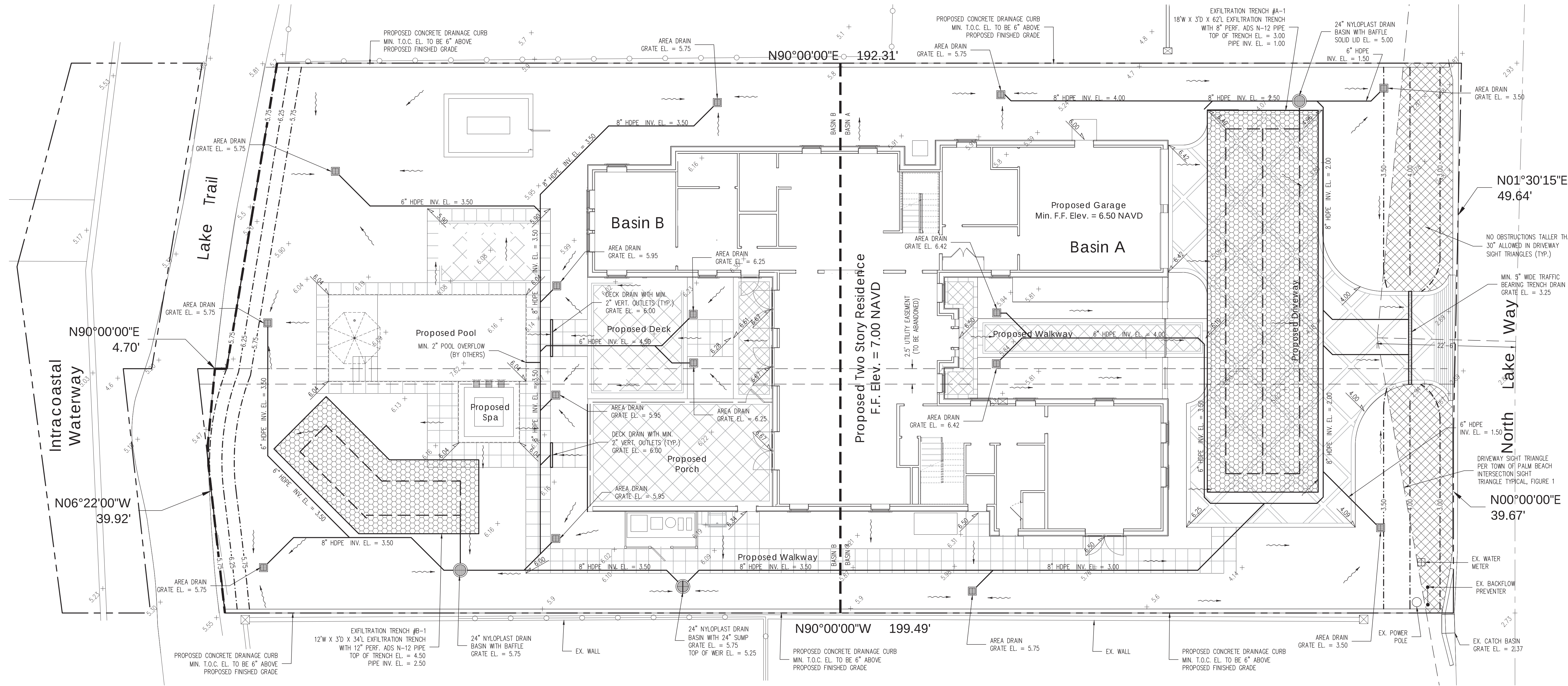
SHEET NUMBER:

C-1

Plan Background from Hardscape Plan
by Innocenti & Webel Received 4/5/24

ARC-24-031
ZON-24-044

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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.

**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 = 5,276 sq.ft.
Drainage Area Pervious Surface = 3,645 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 5,276 sq.ft. x 1 ft./12 in. = 879 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 3,645 sq.ft. x 1 ft./12 in. = 122 cu.ft.

Total Volume to be Retained = 1,001 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	62	ft
W	=	Trench Width	=	18	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	=	1.50	ft
V	=	Volume Treated	=	1,291	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 = 3,921 sq.ft.
Drainage Area Pervious Surface = 4,854 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 3,921 sq.ft. x 1 ft./12 in. = 654 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 4,854 sq.ft. x 1 ft./12 in. = 162 cu.ft.

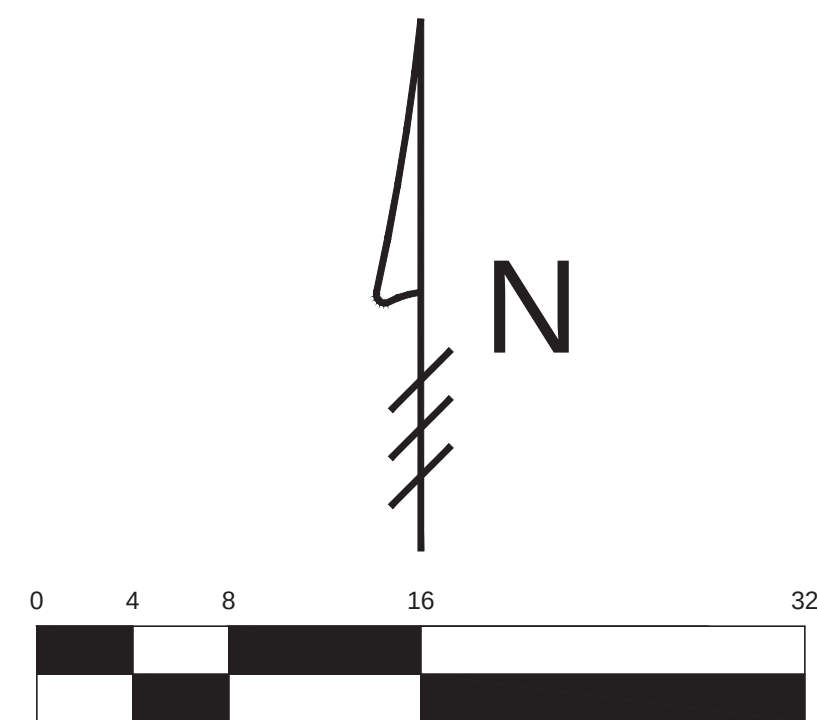
Total Volume to be Retained = 816 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

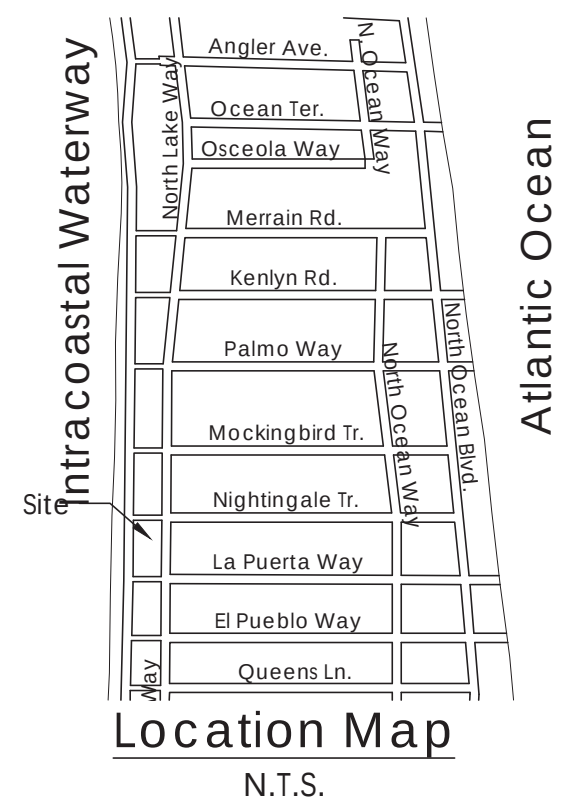
L	=	Total Length of Trench Provided	=	34	ft
W	=	Trench Width	=	12	ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head	
H2	=	Depth to Water Table	=	3.75	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	978	cu.ft.

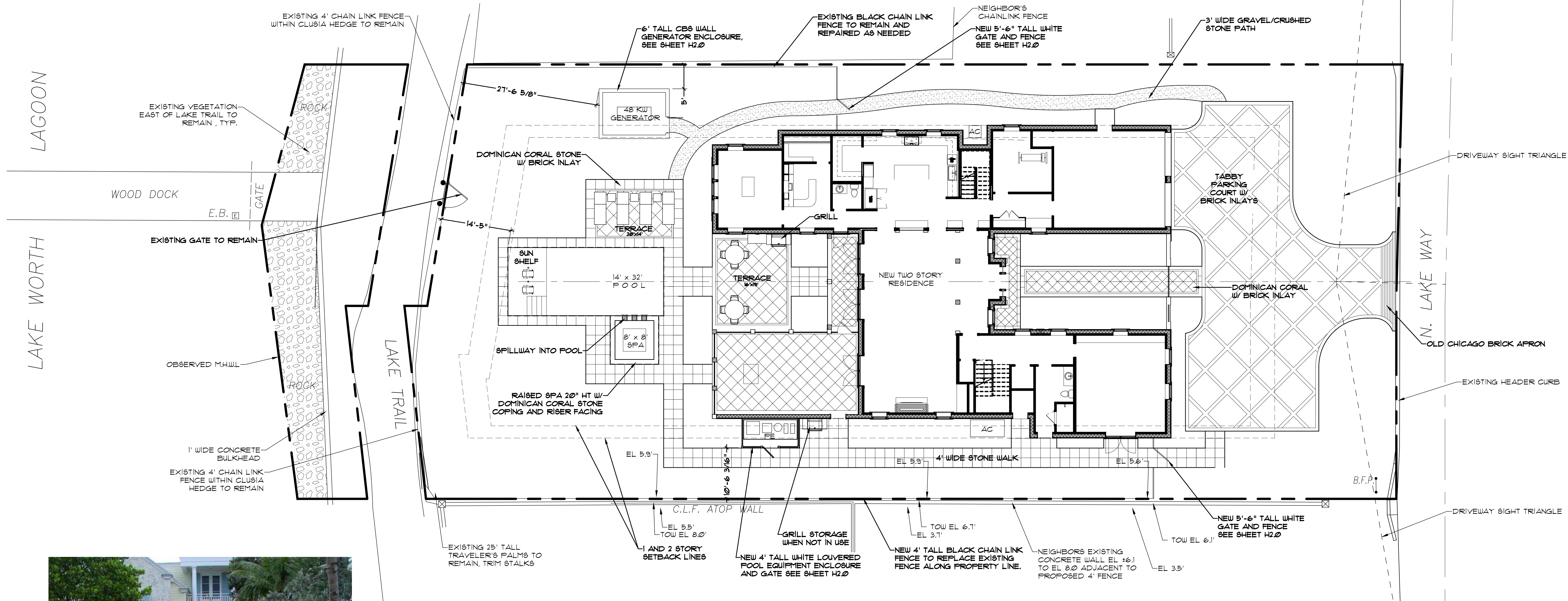
Legend

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



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





TABBY MOTOR COURT
WITH OLD CHICAGO BRICK INLAYS



WITH OLD CHICAGO BRICK APRON



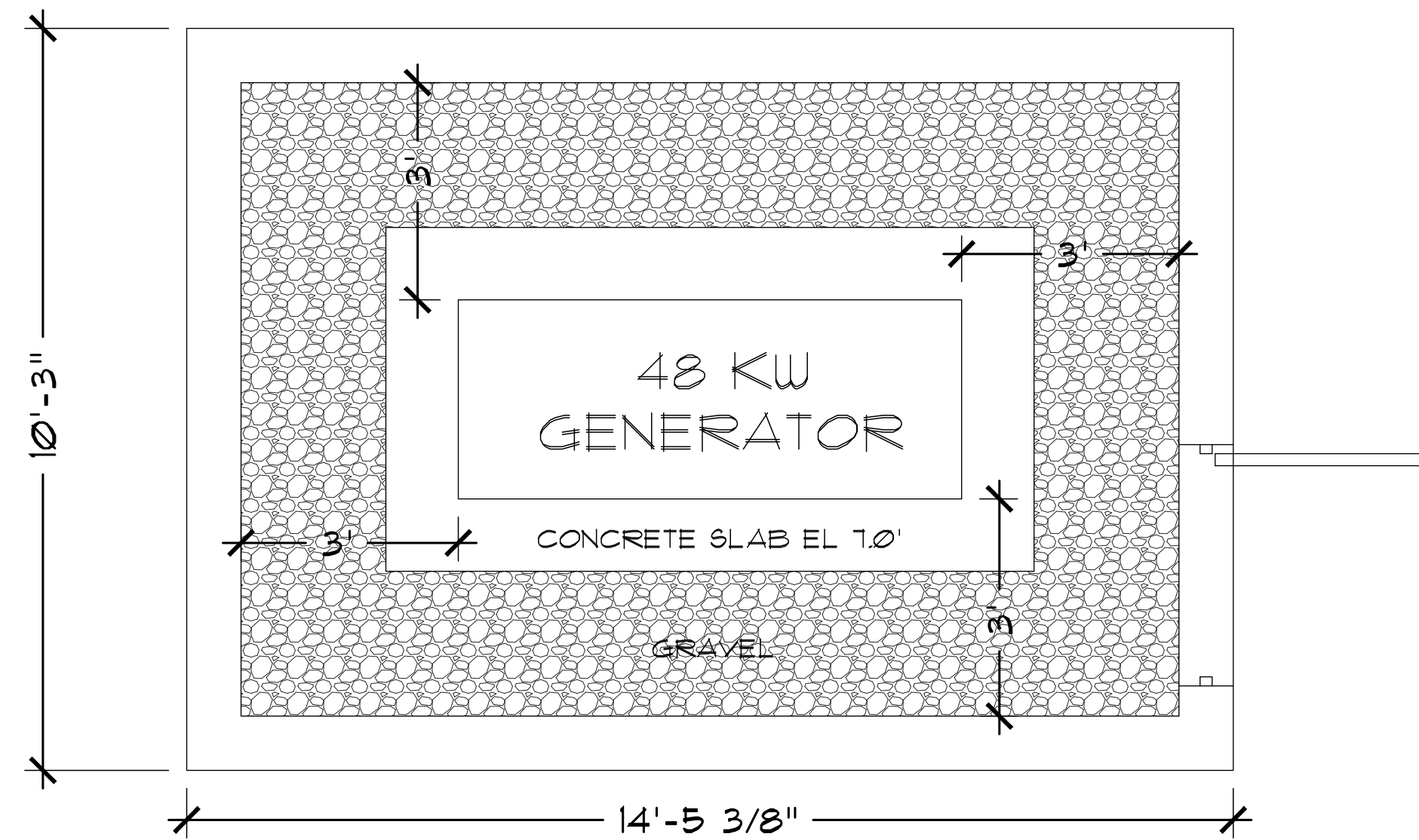
DOMINICAN SHELL STONE TERRACE
WITH OLD CHICAGO BRICK INLAYS



CRUSHED COQUINA PATHWAY

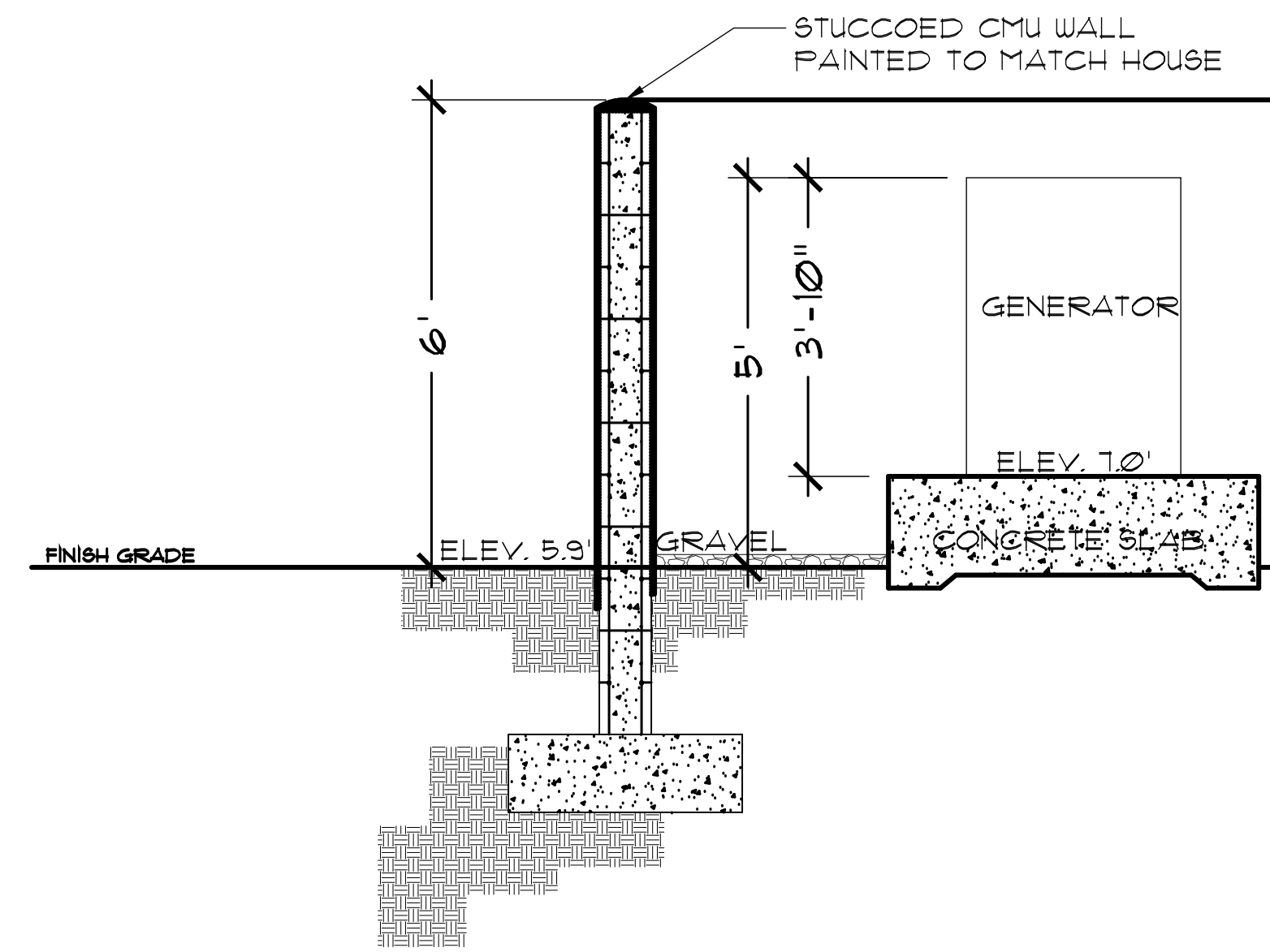


Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 4.4.2024



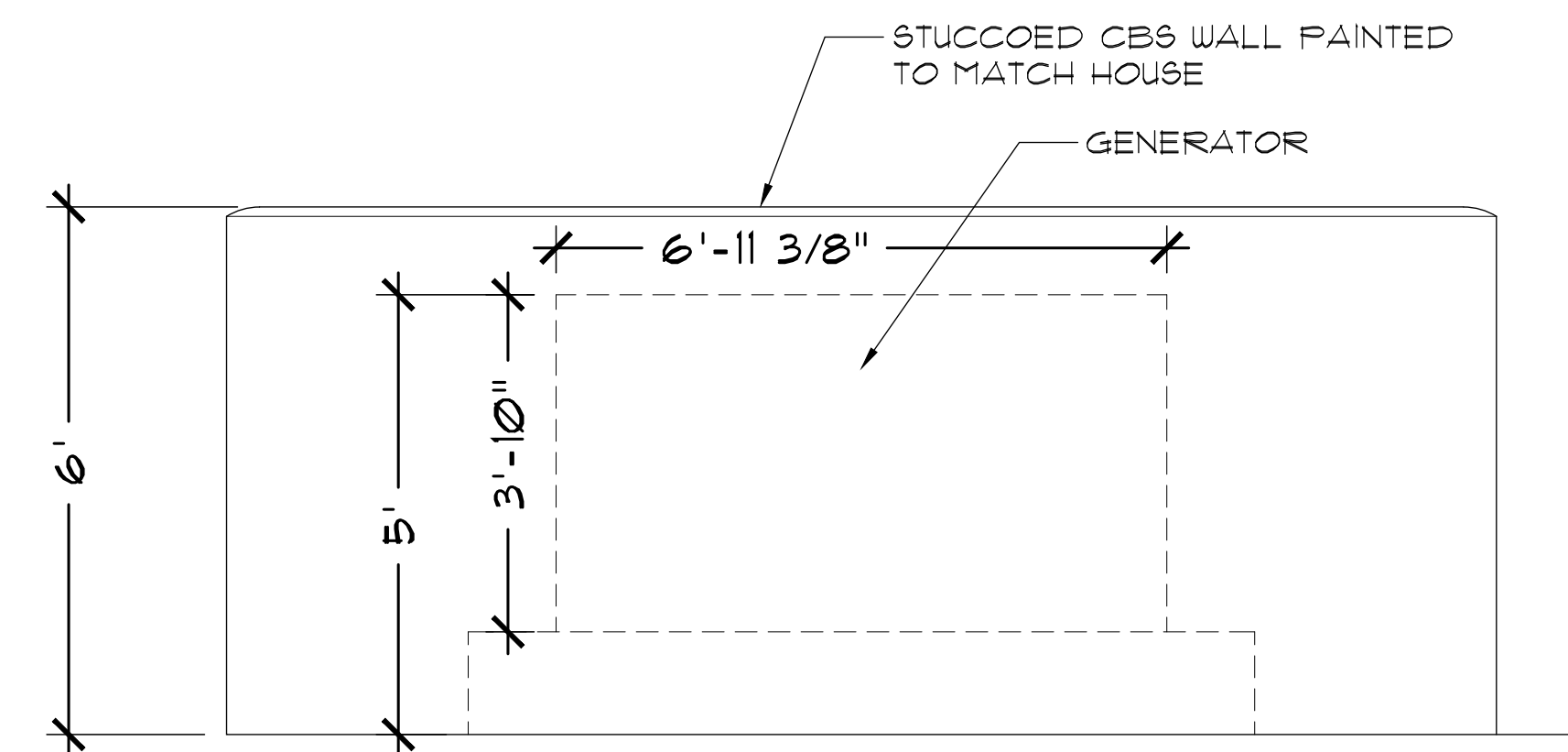
GENERATOR EQUIPMENT ENCLOSURE

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



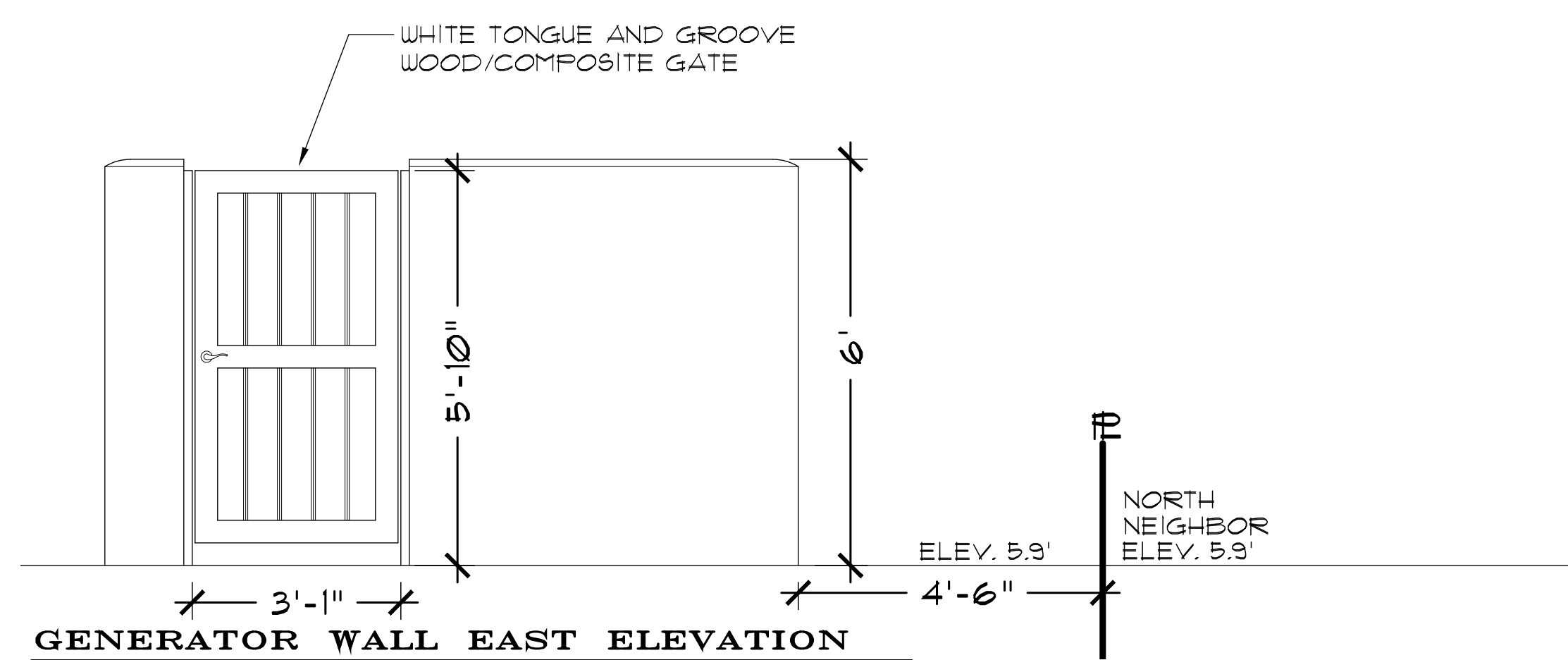
GENERATOR WALL SECTION

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



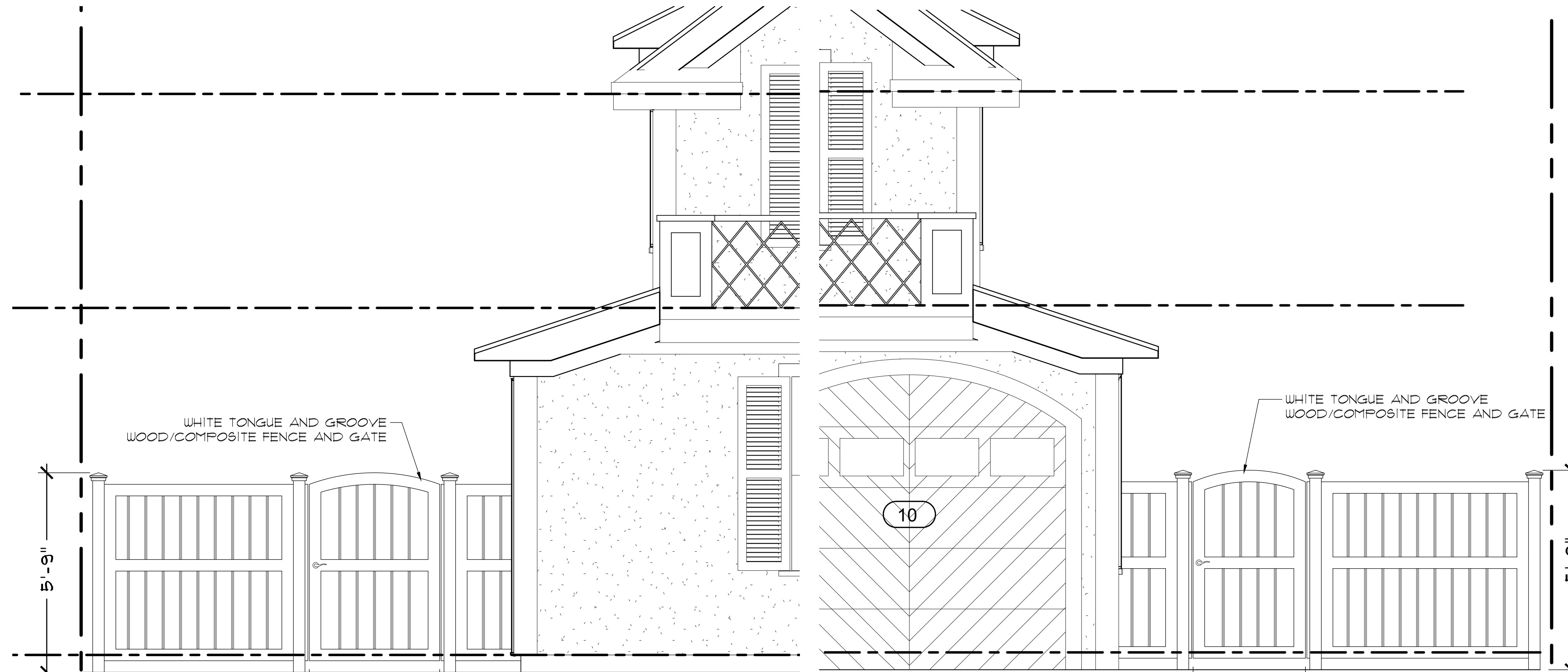
GENERATOR WALL N & S ELEVATION

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



GENERATOR WALL EAST ELEVATION

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

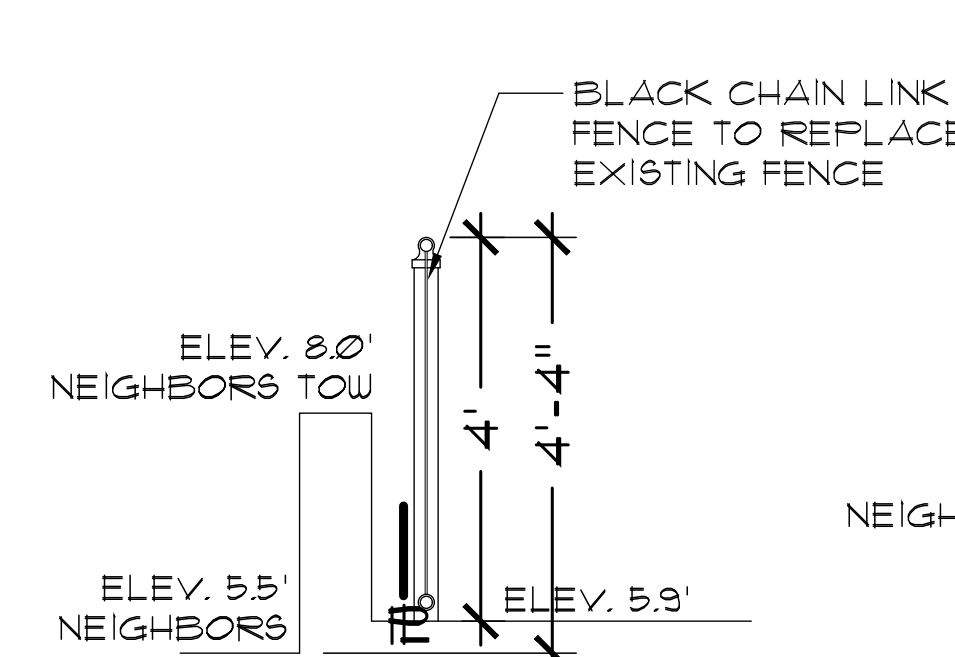


SOUTH FENCE ELEVATION

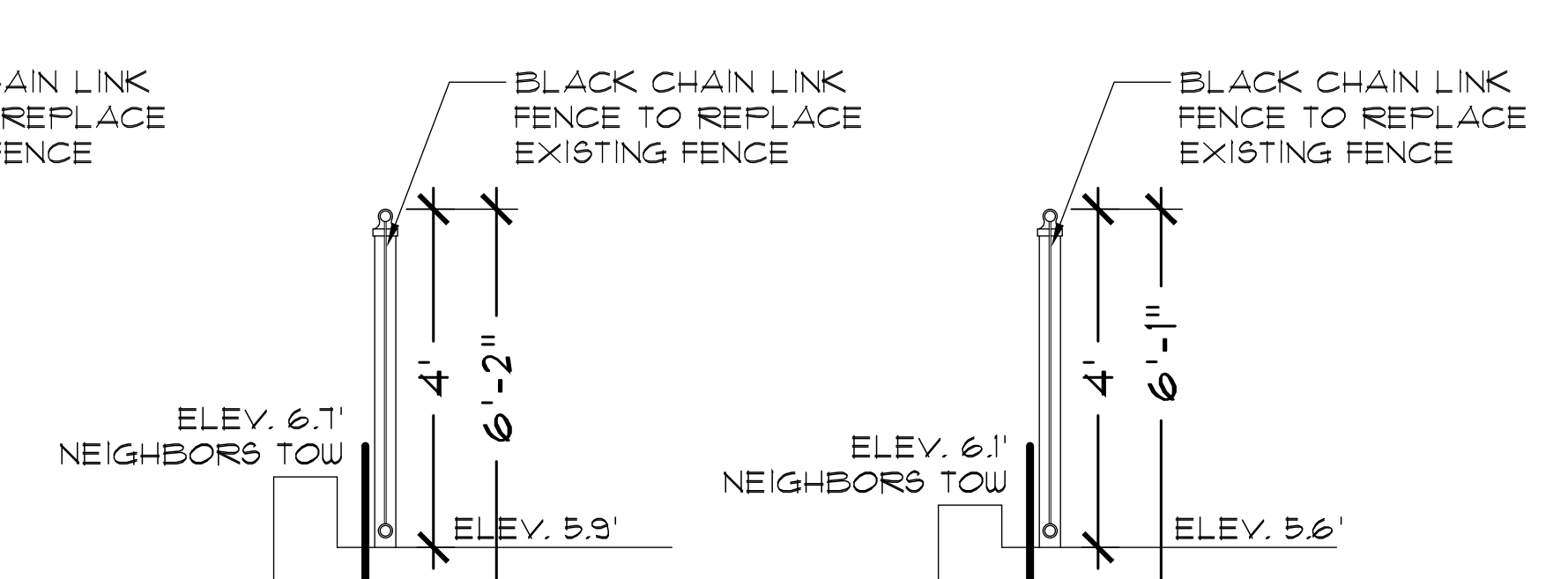
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NORTH FENCE ELEVATION

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



WEST END

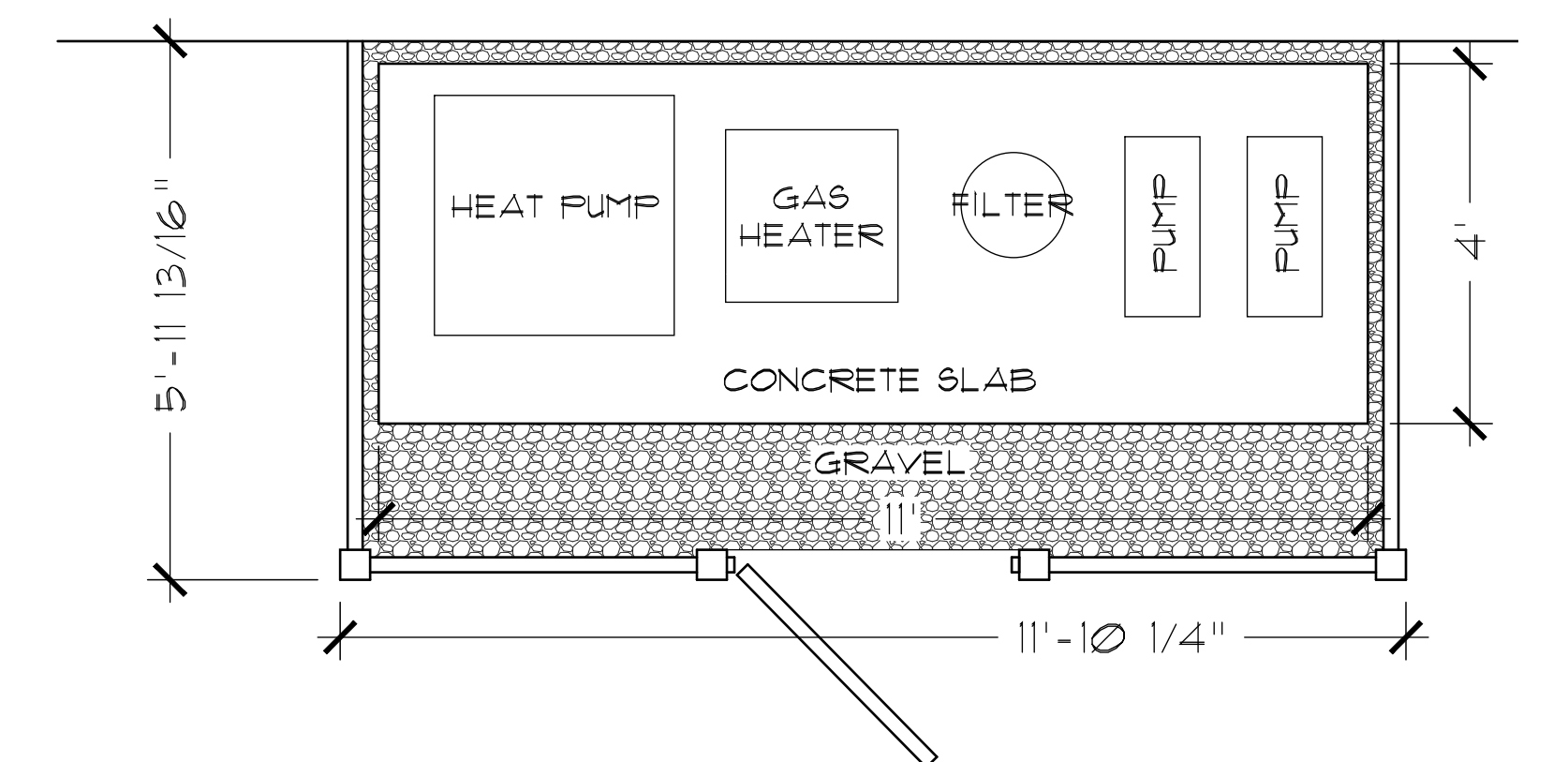
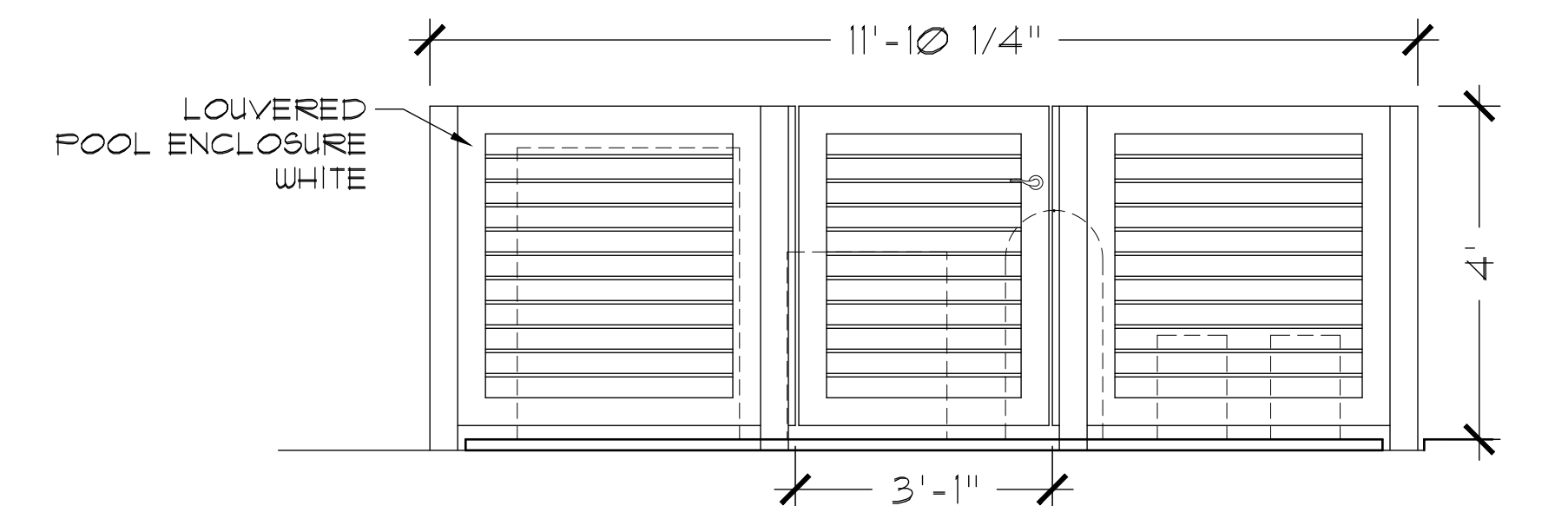
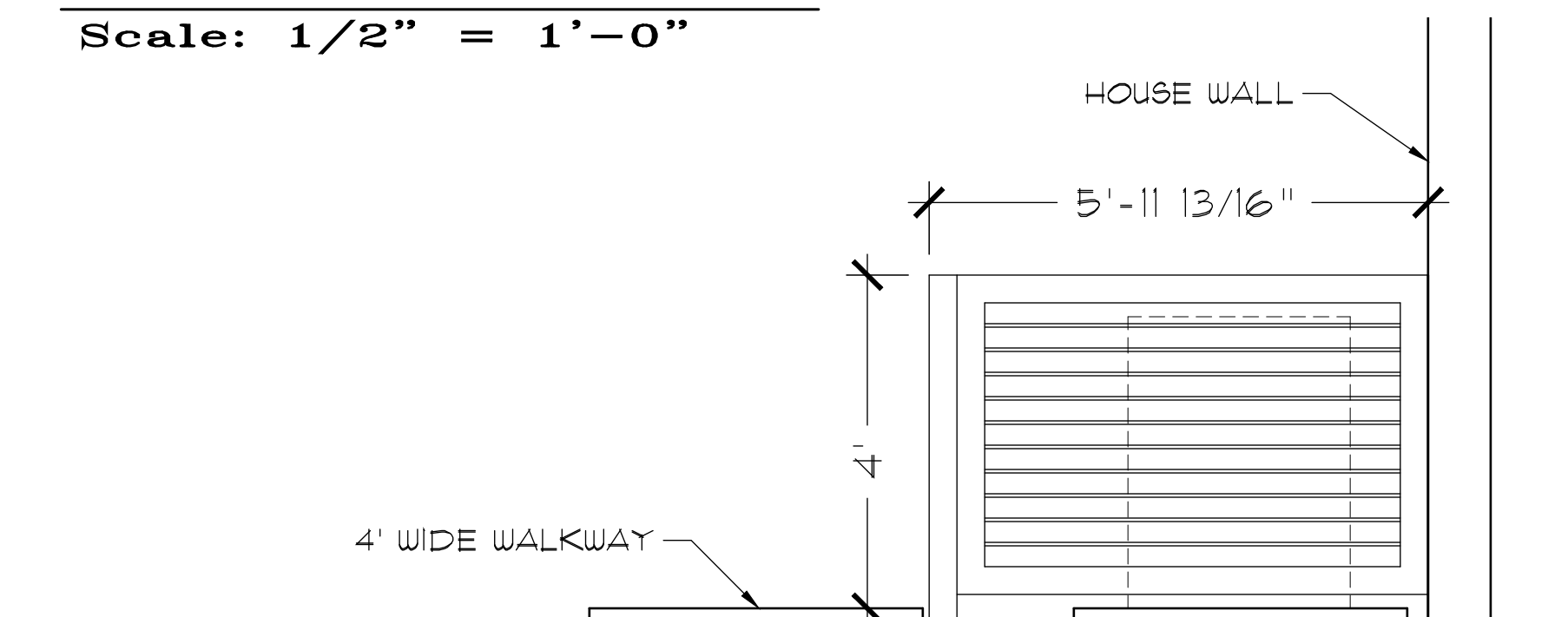


CENTER

EAST END

SOUTH FENCE SECTION

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



POOL EQUIPMENT ENCLOSURE

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



GATE SAMPLE



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

DRAWN BY: MLY/RJR
DESIGNED BY: MLY/RJR
CHECKED BY: RJR

DATE: 04.25.24
REVISED: 02.09.24
04.04.24
SCALE: AS SHOWN

Prepared by the office of
INNOCENTI & WEBER
HOBBS SOUND
Landscape Architects
9350 SE Oquirrh Street • Home Sound, FL 33455
Phone: 772-548-9050 • Fax: 772-548-6416

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

DRAWING NUMBER:
H2.0

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 rocks, 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 1 & 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. "Fished" 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 "Milorgante" 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. Devocose or Florikan or approved equal applied at the manufacturers recommended rates. Unit prices of plants are to include this cost. Apply "Milorgante" at the following rates:

3,000 lbs. or 8.10 cups per 12'-16" plant
1,000 lbs. or 2.80 cups per 8'-12" plant
500 lbs. or 1.40 cups per 6'-8" plant
250 lbs. or 0.70 cup per 3 gallon plant
125 lbs. or 0.35 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, 1' long and placed a min. 3' into the ground. The rebar shall be placed snugly against the tree trunk and tied with 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-staking 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 Floritan® 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, laws, 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.

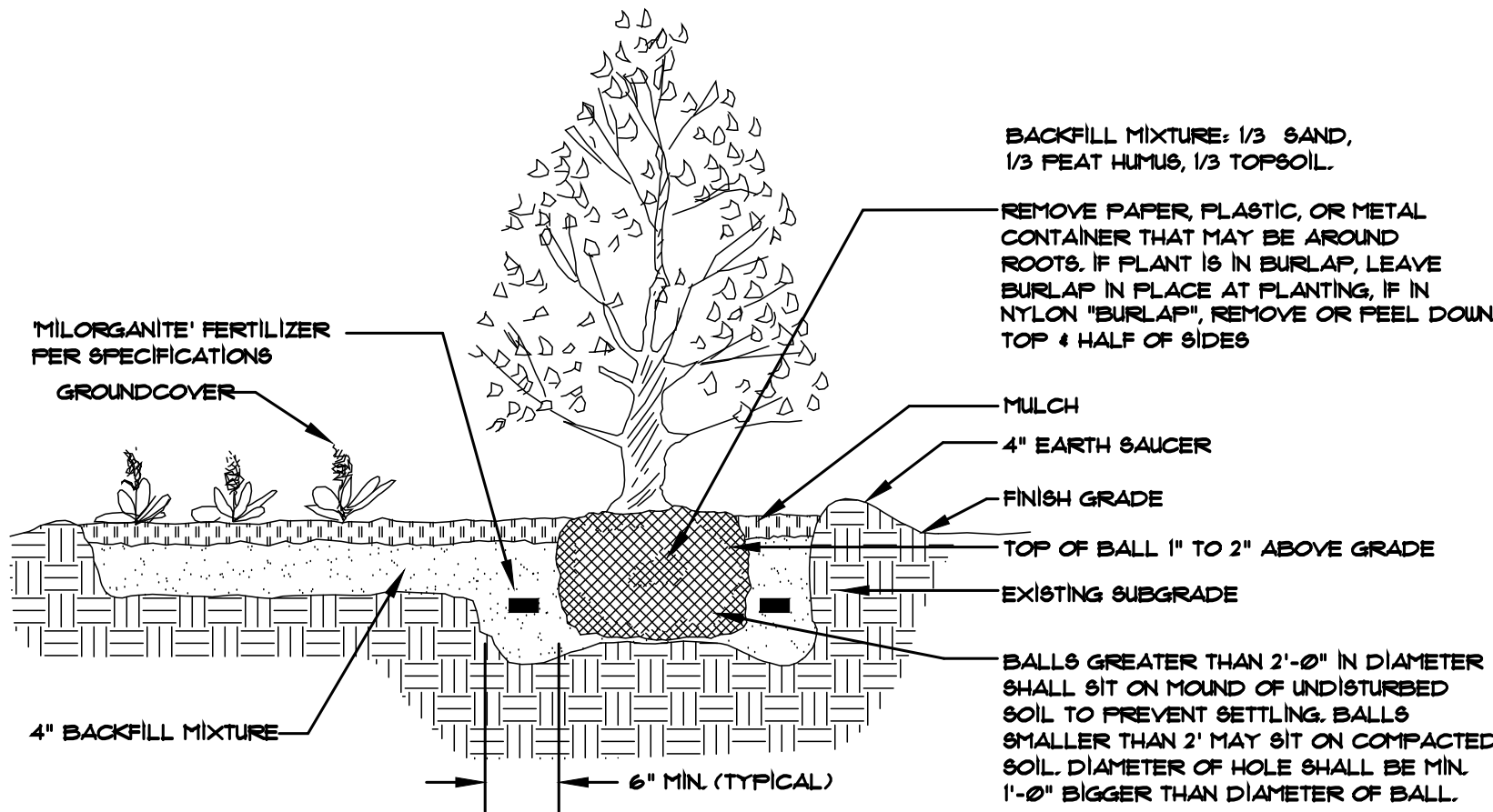
MAINTENANCE:

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

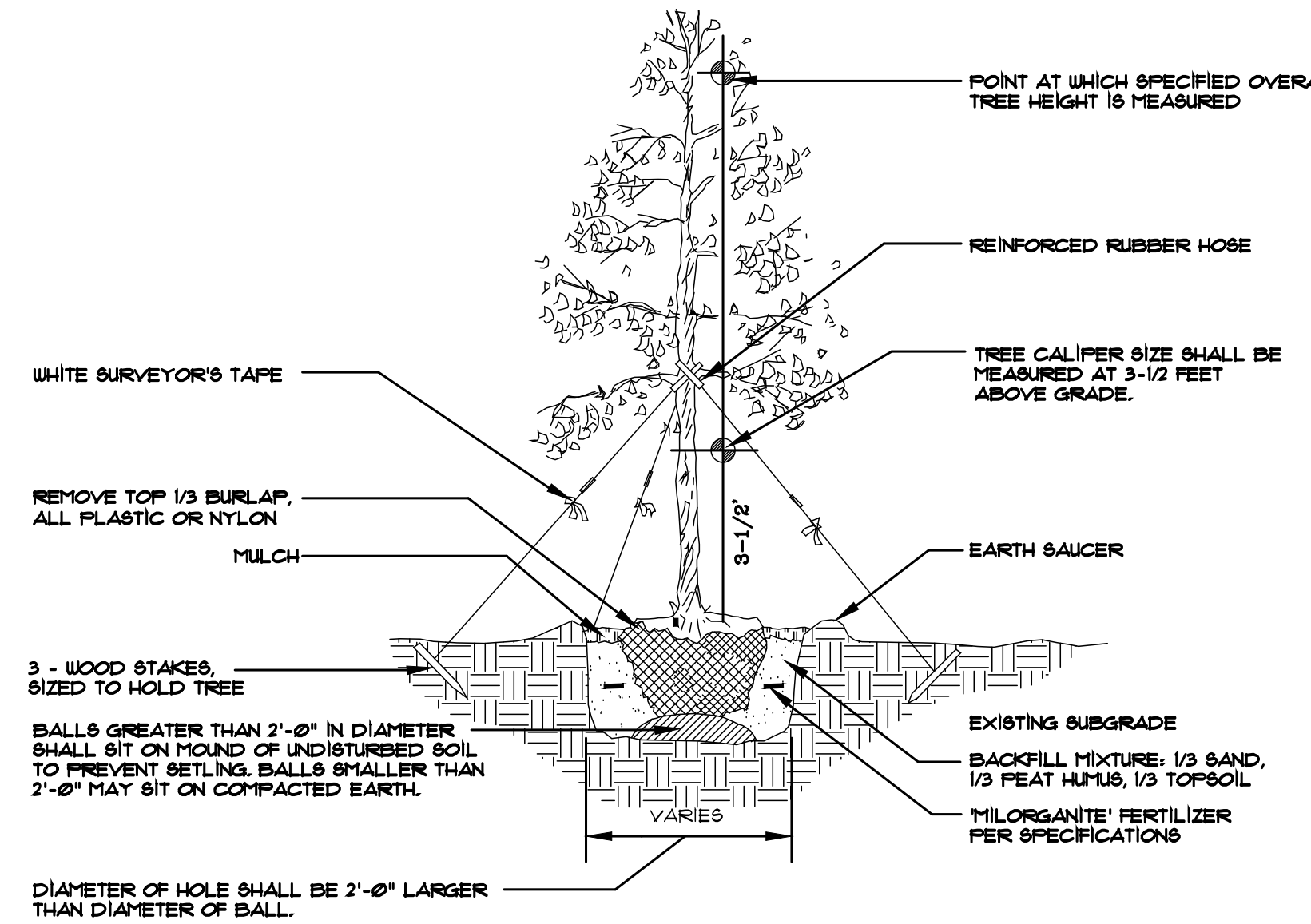
All Sabal Palms with tied heads are to be opened and trimmed 6-8 weeks after installation at no additional cost.

CLEANUP:

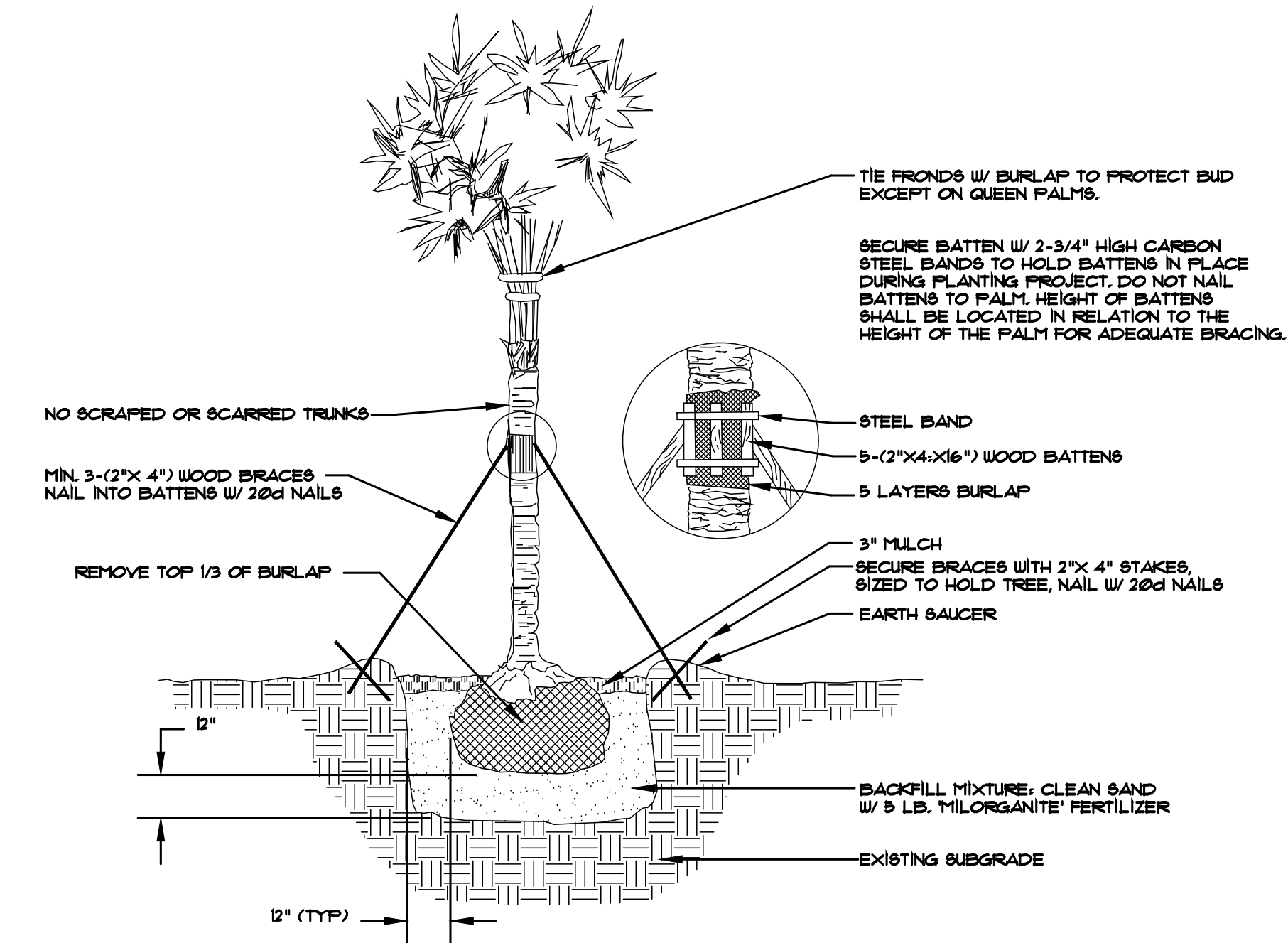
Landscape Contractor shall, at all times, keep job site clean and free from accumulation of waste material, debris, and rubbish.



SHRUB & GROUND COVER PLANTING DETAIL



TREE PLANTING DETAIL



SABAL PALM PLANTING DETAIL

PLANT LIST

TREES							
Key	Quantity	Botanical Name	Common Name	Native	Specifications	Spacing	
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'	1	Coccoloba uvifera	Seagrape	Y	20' O.A. x 16' Sp., Specimen, Multi Trunk	As Shown	
MF 8'	2	Myrcianthus fragrans	Simpson's Stopper	Y	8' x 8' 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 1'	1	Phoenix roebelenii	Paguy Date Palm		1' 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	Trinax radiata	Florida Thatch Palm	Y	8'-12' O.A., Full Head, Specimen	As Shown	
VM 12'	8	Veitchia merillii	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 Bulis Bromeliads	As Shown	
ACA #3	15	Alocasia odora 'California'	Alocasia		#3, 24" x 24" Sp., Full Pots	24" O.C.	
AES 4'	18	Ardisia escallonioides	Marlberry	Y	4' x 2'-3' Sp., Full To Base	As Shown	
BOD #3	40	Begonia odorata 'Alba'	Wh. Angelwing Begonia		#3, 2' x 2' Min. White Flowers, Full Plants	2' O.C.	
CAW #15	5	Canela winterana	Wild Cinnamon Bark	Y	#5, 4' x 3' Sp., Full Pots	As Shown	
CRT #15	7	Capparis cynophallophora	Jamaica Caper	Y	#5, 5' x 3' Sp., Full Plants	As Shown	
CRT #3	14	Chrysobalanus icaco 'Red Tip'	Red Tipped Coccolum	Y	#3, 20" x 20" Sp., Full Plants	24" O.C.	
CG 6'	12	Clusia guttifera	Small Leafed Clusia		6' x 3' Sp., Bush Form, Full	36" O.C.	
CE 8'	22	Conocarpus erectus	Green Buttonwood	Y	8' x 4', Multi. Trk., Full Plants, Full to Base	4' O.C.	
CGE #15	5	Crinum X augustum 'Queen Emma'	Queen Emma Crinum		#5, 4' x 4' Sp., Full Multiple Plants Per Pot	As Shown	
DOM #15	4	Dombeya wallichii 'seminole pink'	Dombeya		#5, 4' x 4' Sp., Full Crown	As Shown	
GGL #3	23	Galphimia glauca	Trnyallie		#3, 18" x 18' Sp., Full	24" O.C.	
GT #3	6	Gardenia taitensis	Tahitian Gardenia		#3, 24" x 24" Full Pots	As Shown	
HFA #3	6	Hamelia patens	Firebush	Y	#3, 30" x 24" Full	30" O.C.	
NOE #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	Rhapla 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 urticifolia	Blue Porterweed	Y	#3, 18" x 18' Sp., Full to Base	24" O.C.	
TDN #3	21	Tabernaemontana divaricata 'Netty'	Netty Jasmine		#3, 2' x 2' 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		#5, 1' Ht., Trellis, Espalier to Wall	As Shown	
ERL #3	130	Ernodea littoralis	Golden Beach Creeper	Y	#5, 10' 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.	
LSD	110	Liriope muscari 'Super Blue'	Liriope		#1, 1' x 1' Sp., Full Pots	18" O.C.	
FEL #3	2	Fertaliron luteum	Wild Allamanda	Y	#3, 2' x 2' Ht., Espalier, Espalier to Wall	As Shown	
VSD #3	119	Viburnum obovatum 'Mrs. Shillers Delight'	Shillers Delight Viburnum	Y	#3, 18" x 18' Sp., Bush Form, Full to Base	18" O.C.	
ZFU #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, SF, 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			
Landscape Legend			
Line #	Property Address:	1181 NORTH LAKE WAY	
1		Required	Proposed
4	Lot Size (sq ft)	17,715	
6	Landscape Open Space (LOS) (Sq Ft and %)	7,972 (45%)	8,154 (46%)
7	Perimeter LOS (Sq Ft and %)	2,679 (50%)	4,390 (82%)
8	Front Yard LOS (Sq Ft and %)	888 (40 %)	1,505 (67.8%)
9	Native* Trees %	30%	80%
10	Native* Palms %	30%	35.3%
11	Native* Shrubs %	30%	44.5%
12	Native* Vines / Ground Cover %	30%	40.4%
*To determine appropriate native vegetation, the <u>Institute for Regional Conservation ("IRC")</u> , <u>Natives for Your Neighborhood</u> 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: 4.4.2024

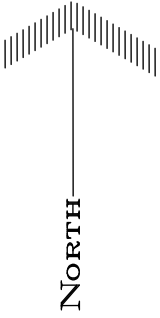
DRAWN BY: MLV
DESIGNED BY: RJR
CHECKED BY: RJR

DATE: 04.25.24
REVISED: 02.09.24
04.04.24
SCALE: AS SHOWN

Presented By The Office of
Innocenti & Webel
Landscape Architects
9350 SE Oceanview Street • Hialeah, FL 33155
Phone 772-546-9050 • Fax 772-546-6415

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

DRAWING NUMBER:
L2.0



Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 4.4.2024

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

UNIT

LC1.0

_____ f o r t h e _____
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

HOBBS SON & WHEELER

H O B B S S O U N D

LANDSCAPE ARCHITECTS

9350 SE OLYMPUS STREET • HOBBS SOUND, FL 33455

DESIGN: 770.540.0660 • FAX: 770.540.0145

REVISED:02.09.24
04.04.24

04.04.24
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SCALE: 1"=10'-0"

REVISED: 02.09.24
04.04.24
— — —
SCALE: 1"=10'-0"

REVISED: 02.09.24
04.04.24
— — —
SCALE: 1"=10'-0"

REVISED: 02.09.24
04.04.24
— — —
SCALE: 1"=10'-0"



EAST INTERIOR ELEVATION RENDERING



EAST BUFFER ELEVATION RENDERING


 Digitally signed
 By Robert G. Krebs, Jr.
 Professional Landscape Architect
 FL License LA 1378
 Date: 4.4.2024



WEST INTERIOR ELEVATION RENDERING



WEST BUFFER ELEVATION RENDERING


 Digitally signed
 By Robert G. Krebs, Jr.
 Professional Landscape Architect
 FL License LA 1378
 Date: 4.4.2024

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

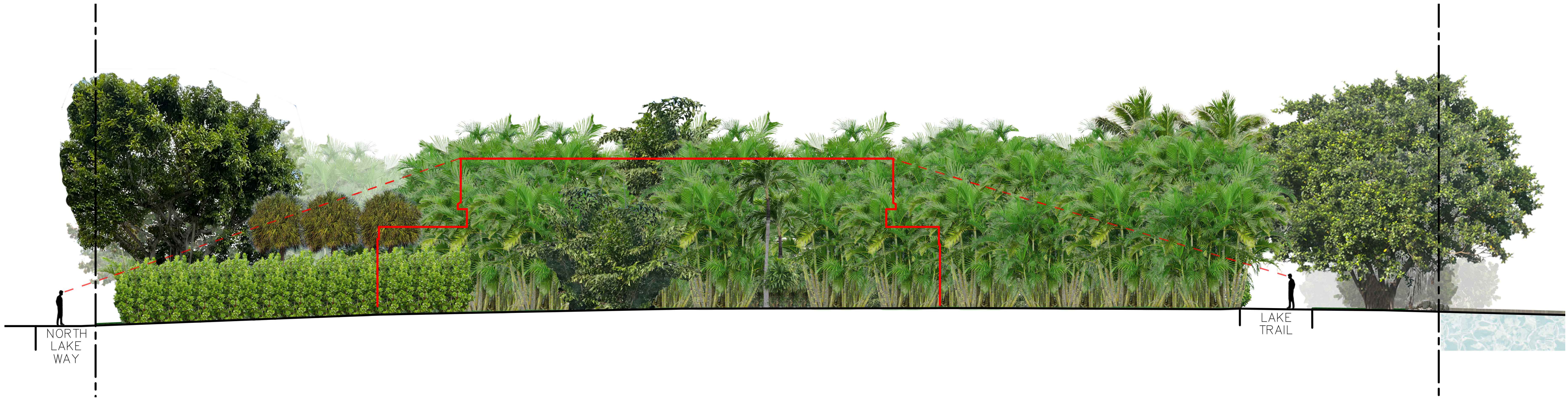
DRAWING NUMBER:
LE2.0

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

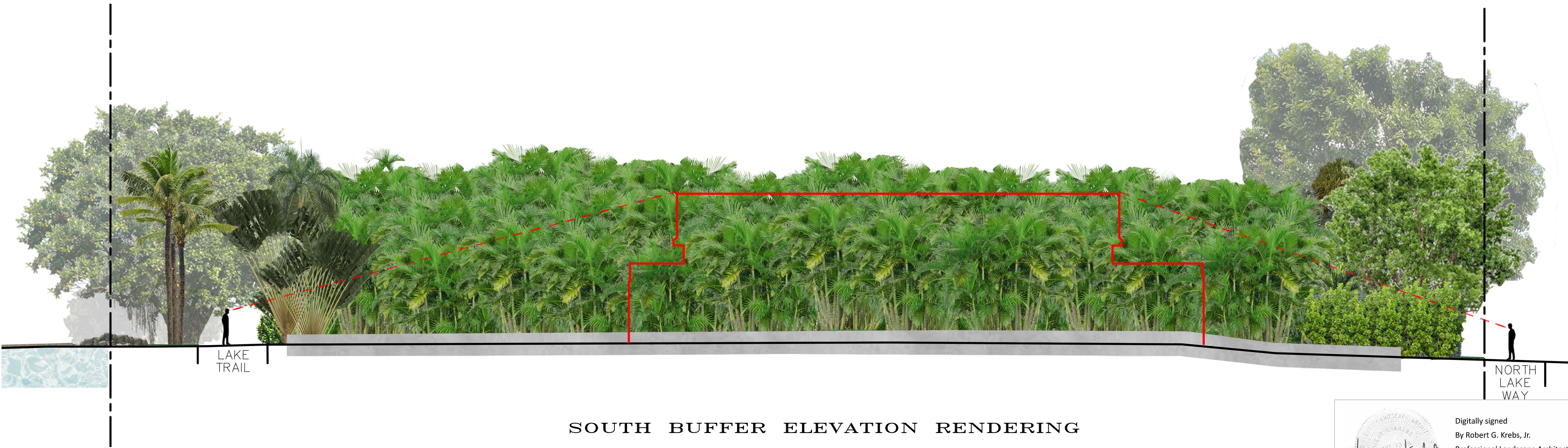
Prepared by The Office of
INNOCENTI & WEBER
 LANDSCAPE ARCHITECTS
 9350 SE OLYMPIA STREET • HOME SPRING, FL 33455
 Phone 772-546-9050 • Fax 772-546-6415

DATE: 04.25.24
 REVISED: 02.09.24
 04.04.24
 SCALE: N.T.S.

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



NORTH BUFFER ELEVATION RENDERING



SOUTH BUFFER ELEVATION RENDERING

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 4.4.2024

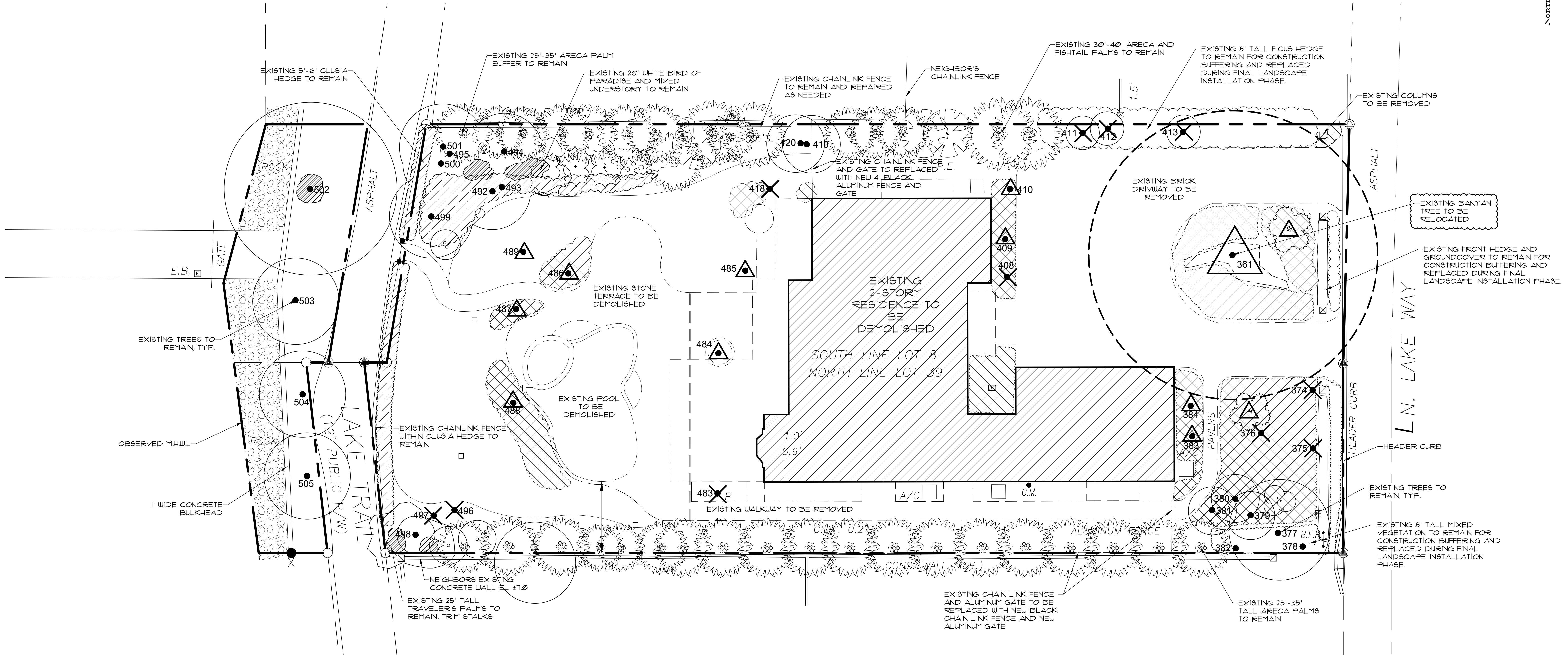
DRAWN BY: RJR
DESIGNED BY: RJR/MLV
CHECKED BY: RJR

DATE: 04.25.24
REVISED: 02.09.24
04.04.24
SCALE: N.T.S.

Prepared by The Office of
INNOCENTI & WEBER
HOBBSOUND
Landscape Architecture
9350 SE Oyster Creek Street • Hobe Sound, FL 33455
Phone 772-546-9050 • 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"	ELEGANT PALM	X	
384	6"	ELEGANT PALM	X	
408	14"	FOXTAIL PALM, DOUBLE		X
409	4"	HURRICANE PALM	X	
410	5"	MANILA PALM		X
411	5"	MANILA PALM		X
412	5"	MANILA PALM		X
413	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

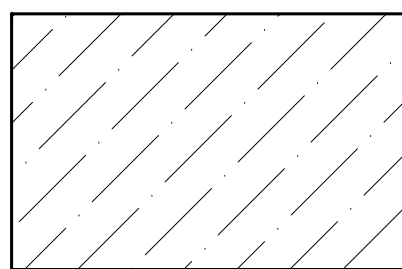
DEMOLITION NOTES:

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

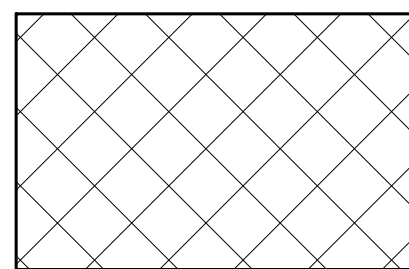
-EXISTING PERIMETER LANDSCAPE TO REMAIN AS NOTED, ALL OTHER EXISTING LANDSCAPE TO BE REMOVED.

-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.

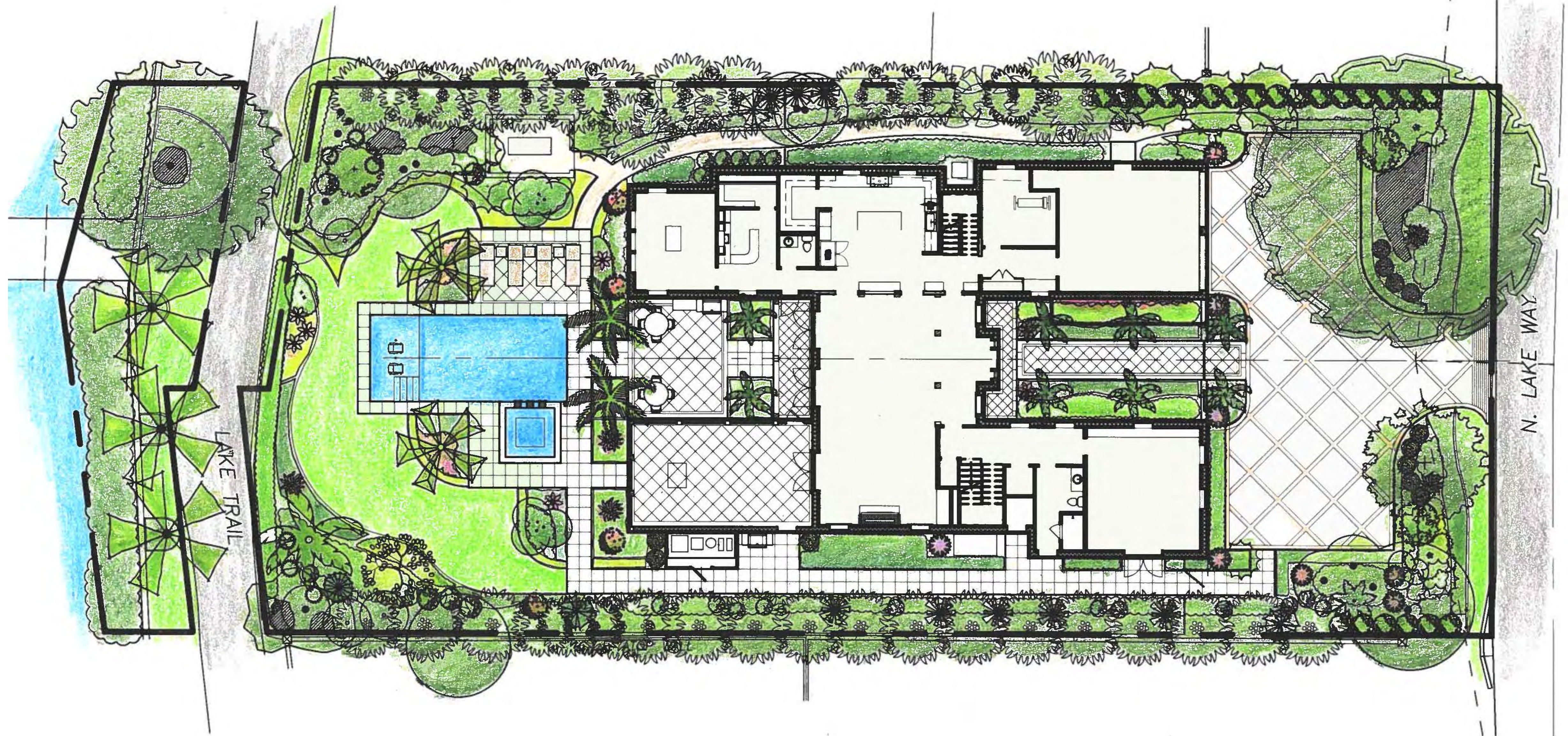


TYPICAL
VEGETATION TO
REMAIN



TYPICAL
VEGETATION TO BE
REMOVED

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 4.4.2024



Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 4.4.2024

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

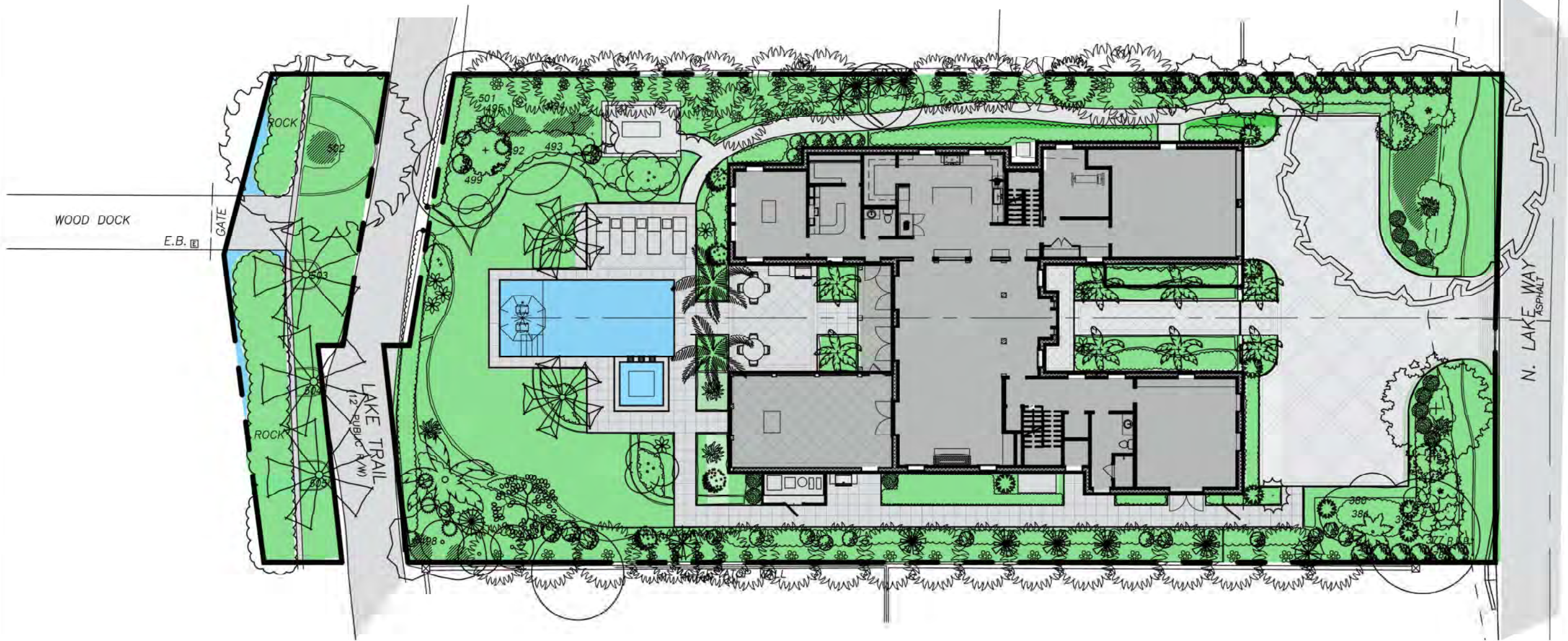
DRAWING NUMBER:
LS1.0

RENDERED LANDSCAPE SITE PLAN
for the
SAGE RESIDENCE
1181 NORTH LAKE WAY, PALM BEACH, FL

Prepared By The Office of
INNOCENTI & WEBER
HOBE SOUND
Landscape Architecture
9350 SE Oceanview Street • Hobe Sound, FL 33455
Phone 772-546-9050 • Fax 772-546-6415

DATE: 04.29.24
REVISED: 02.09.24
04.04.24
SCALE: 1"=10'

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



OVERALL LANDSCAPE OPEN SPACE:

SITE AREA = 17,115 SF 100%
MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 7,912 SF 45%
PROPOSED = 8,154 SF 46%

PERIMETER LANDSCAPE OPEN SPACE:

10' SETBACK AREA = 5,358 SF 100%
MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 2,679 SF 50%
PROPOSED = 4,390 SF 82%

FRONT YARD LANDSCAPE OPEN SPACE:

25' SETBACK AREA = 2,220 SF 100%
MINIMUM LANDSCAPE OPEN SPACE:
REQUIRED = 888 SF 40%
PROPOSED = 1,505 SF 67.8%

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: 4.4.2024

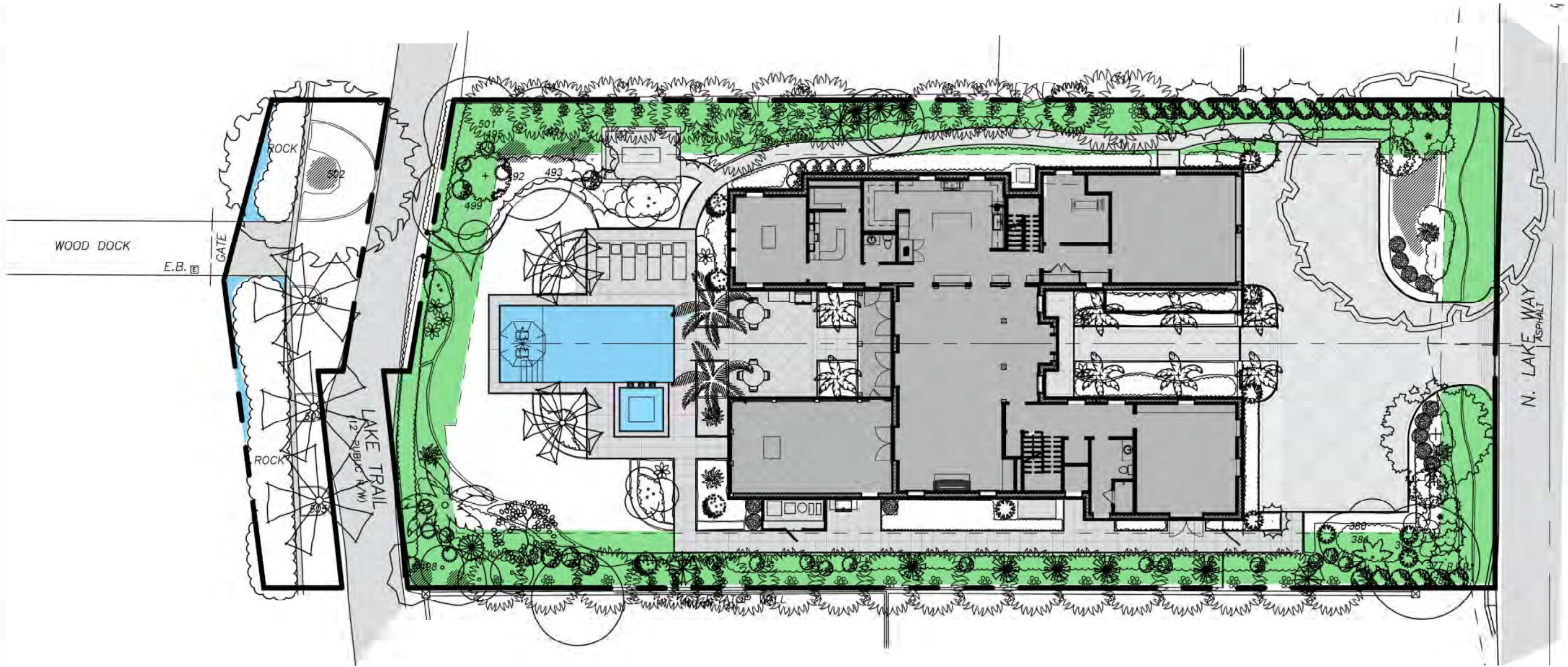
DRAWN BY: MLV/RJR
DESIGNED BY: MLV/RJR
CHECKED BY: RJR

DATE: 01.25.24
REVISED: 04.08.24
SCALE: 1"=10'-0"

Prepared for the owner by
INNOCENTI & WEBER
HOBBES & SON
Landscape Architects
9550 SE Ocean Street, West Palm Beach, FL 33408
Phone 772-340-5000 Fax 772-340-0110

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 = 17,115 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:

REQUIRED = 7,912 SF 45%
PROPOSED = 8,154 SF 46%

PERIMETER LANDSCAPE OPEN SPACE:

10' SETBACK AREA = 5,358 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:

REQUIRED = 2,619 SF 50%
PROPOSED = 4,390 SF 82%

FRONT YARD LANDSCAPE OPEN SPACE:

25' SETBACK AREA = 2,220 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:

REQUIRED = 888 SF 40%
PROPOSED = 1,505 SF 67.8%

LANDSCAPE OPEN SPACE TO BE ALTERED:

PROPOSED LOS 7,990 SF 100%

ALTERED LANDSCAPE OPEN SPACE:

PROPOSED = 6,300 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: 4.4.2024

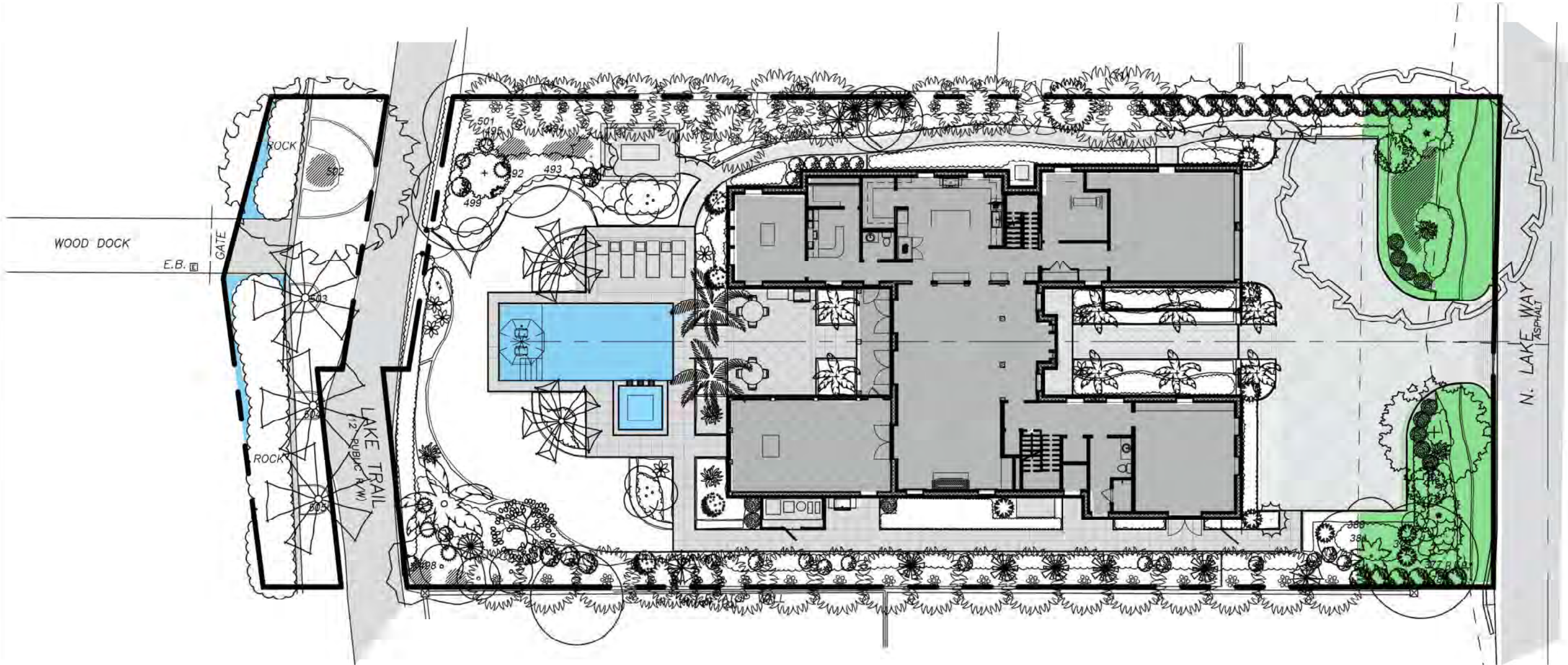
DRAWING NUMBER:
OS2.0

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

Prepared for the Office of
INNOCENTI & WEBER
HOUSING
Landscape Architecture
9550 SE Ocean Street, Suite 200, Ft. Lauderdale, FL 33308
Phone: 772-541-8010 Fax: 772-541-8010

DATE: 01.23.24
REVISED: 04.04.24
SCALE: 1"=10'-0"

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



OVERALL LANDSCAPE OPEN SPACE:

SITE AREA = 17,115 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:

REQUIRED = 7,972 SF 45%
PROPOSED = 8,154 SF 46%

PERIMETER LANDSCAPE OPEN SPACE:

10' SETBACK AREA = 5,358 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:

REQUIRED = 2,673 SF 50%
PROPOSED = 4,390 SF 82%

FRONT YARD LANDSCAPE OPEN SPACE:

25' SETBACK AREA = 2,220 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:

REQUIRED = 888 SF 40%
PROPOSED = 1,505 SF 67.8%

LANDSCAPE OPEN SPACE TO BE ALTERED:

PROPOSED LOS 7,990 SF 100%

ALTERED LANDSCAPE OPEN SPACE:

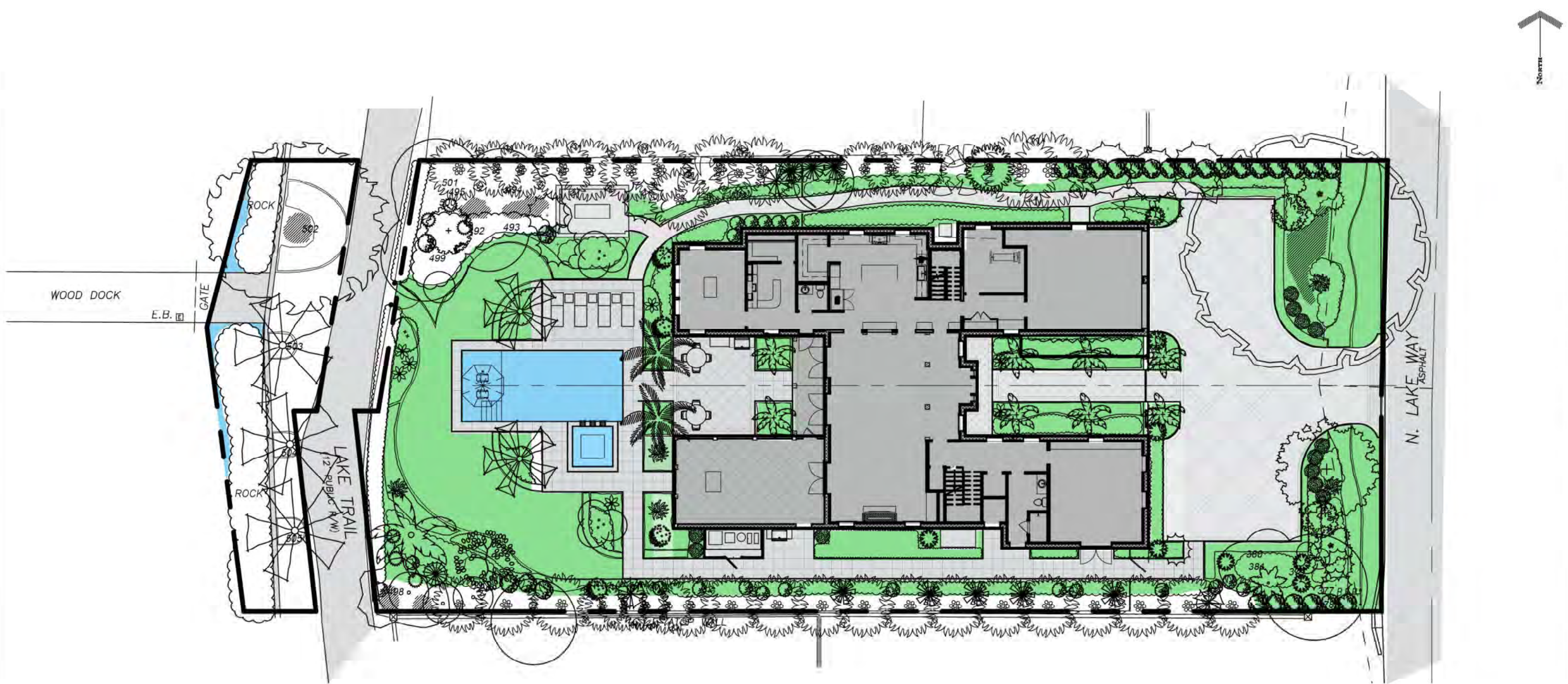
PROPOSED = 6300 SF 73%

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: 4.4.2024



OVERALL LANDSCAPE OPEN SPACE:

SITE AREA = 17,115 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:

REQUIRED = 7,912 SF 45%
PROPOSED = 8,154 SF 46%

PERIMETER LANDSCAPE OPEN SPACE:

10' SETBACK AREA = 5,358 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:

REQUIRED = 2,619 SF 50%
PROPOSED = 4,390 SF 82%

FRONT YARD LANDSCAPE OPEN SPACE:

25' SETBACK AREA = 2,220 SF 100%

MINIMUM LANDSCAPE OPEN SPACE:

REQUIRED = 888 SF 40%
PROPOSED = 1,505 SF 67.8%

LANDSCAPE OPEN SPACE TO BE ALTERED:

PROPOSED LOS 7,990 SF 100%

ALTERED LANDSCAPE OPEN SPACE:

PROPOSED = 6,300 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: 4.4.2024

ARC-24-03(KZON-24-044) - REVISED FINAL SUBMITTAL

OPEN SPACE DIAGRAM - ALTERED
for the
SAGE RESIDENCE
1161 NORTH LAKE WAY, PALM BEACH, FL

DRAWING NUMBER:
OS4.0

Presented by the Office of
INNOCENTI & WEBER
LANDSCAPE ARCHITECTS
9850 SE Divisadero Street, Suite 200, Ft. Lauderdale, FL 33305
Phone: 772-344-0800 Fax: 772-344-0410

DATE: 01.25.24
REVISED: 04.04.24
SCALE: 1"=10'-0"

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