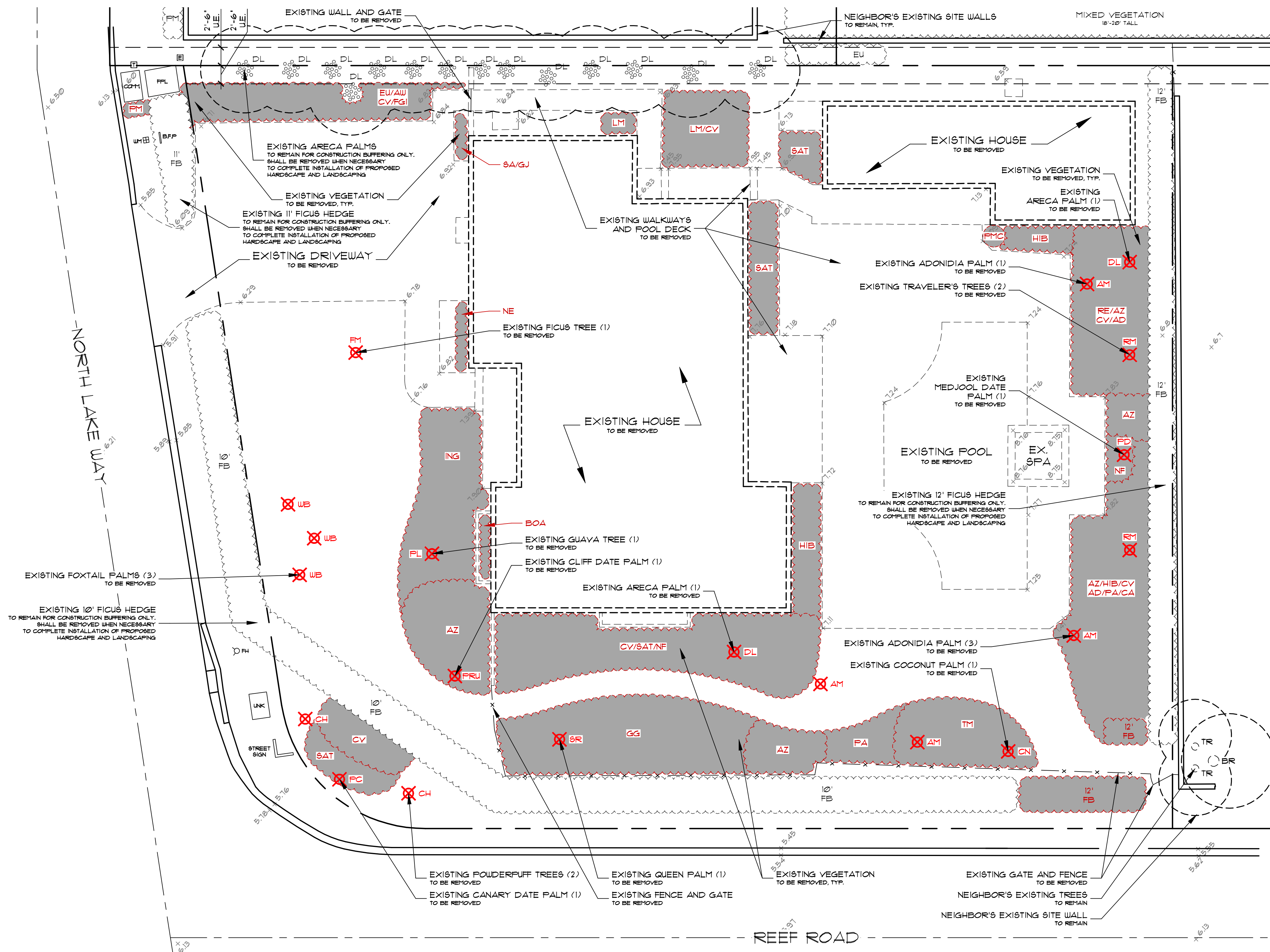


1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
ARC-23-066

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Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

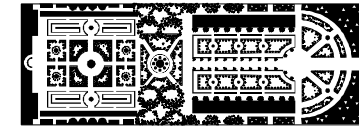
- AD = Asparagus densiflorus 'Myers' / Foxtail Fern
- AM = Adonidia merrillii / Christmas Palm
- AW = Acalypha wilkesiana / Copperleaf
- AZ = Alpinia zerumbet / Shell Ginger
- BOA = Begonia odorata 'Alba' / White Angel Wing Begonia
- BR = Beaucarnea recurvata / Ponytail Palm
- CA = Crinum asiaticum / Crinum Lily
- CH = Calliandra haematocephala / Powderpuff
- CN = Cocos nucifera / Coconut Palm
- CV = Cordia alliodora / Croton
- DL = Dypsis lutescens / Areca Palm
- EU = Eugenia uniflora / Suriname Cherry
- FB = Ficus benjamina / Weeping Fig
- FGI = Ficus 'Green Island' / Green Island Ficus
- FM = Ficus microcarpa / Cuban Laurel
- GG = Galphimia gracilis / Thryallis
- GJ = Gardenia jasminoides / Gardenia
- HIB = Hibiscus / Hibiscus shrub
- ING = Ixora 'Nora Grant' / Pink Ixora
- LM = Liriope muscari / Liriope
- NE = Nephrolepis exaltata / Boston Fern
- NF = Nephrolepis falcata / Macho Fern
- PA = Plumbago auriculata / Plumbago
- PC = Phoenix canariensis / Canary Island Date Palm
- PD = Phoenix dactylifera 'Medjool' / Medjool Date Palm
- PL = Psidium littorale / Strawberry Guava
- PM = Podocarpus macrophyllus / Yew
- PMG = Podocarpus macrophyllus / Yew Column
- PRU = Phoenix rupicola / Cliff Date Palm
- RE = Rhipsalis excelsa / Lady Palm
- RM = Ravenala madagascariensis / Travelers Tree
- SA = Schefflera arboricola / Dwarf Schefflera
- SAT = Schefflera arboricola 'Trinette'
- SR = Syagrus romanzoffiana / Queen Palm
- TM = Tabernaemontana / Pinwheel Jasmine
- TR = Tririx radiata / Florida Thatch Palm
- WB = Wodyetia bifurcata / Foxtail Palm

Existing Plant Removal List

SYM	QTY	NAME
AM	4	Adonidia merrillii / Christmas Palm
CH	2	Calliandra haematocephala / Powderpuff
CN	1	Cocos nucifera / Coconut Palm
DL	16	Dypsis lutescens / Areca Palm
FM	1	Ficus microcarpa / Cuban Laurel
PC	1	Phoenix canariensis / Canary Island Date Palm
PD	1	Phoenix dactylifera 'Medjool' / Medjool Date Palm
PL	1	Psidium littorale / Strawberry Guava
PRU	1	Phoenix rupicola / Cliff Date Palm
RM	2	Ravenala madagascariensis / Travelers Tree
SR	1	Syagrus romanzoffiana / Queen Palm
WB	3	Wodyetia bifurcata / Foxtail Palm

Note:

CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION PER TOWN CODE. CONSTRUCTION SCREENING SHALL BE INSTALLED PRIOR TO DEMOLITION AND REMAIN FOR THE DURATION OF THE PROJECT. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO COMPLETE CONSTRUCTION ACTIVITIES AND NEW VEGETATION OR SCREENING IS INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK.



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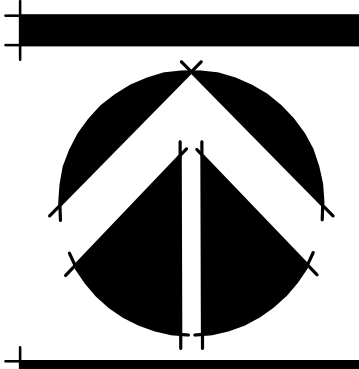
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1421 NORTH LAKE WAY
PALM BEACH, FLORIDA

EXISTING CONDITIONS AND LANDSCAPE/HARDSCAPE DEMOLITION PLAN

DATE: 2/6/2023
DRAWN BY: SW/BMS
JOB NO.: 22-006
SCALE: 1/8"=1'-0"
FILENAME: Reef Road LLC 01

REVISIONS:
22123 Pre-App Sub
3.9.23 First Submittal
3.21.23 Second Submittal



SHEET:

L-2

ARC-23-066



A EXISTING VIEW FROM NORTH LAKE WAY
L-3



B EXISTING VIEW FROM NORTH LAKE WAY
L-3



C EXISTING VIEW FROM REEF ROAD
L-3



D EXISTING FRONT YARD
L-3

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REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 2/6/2023
DRAWN BY: SW/BMS
JOB NO.: 22-006
SCALE: N/A
FILENAME: Reef Road LLC 01

REVISIONS:
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3/9/23 First Submittal
3/27/23 Second Submittal



MARCH 27, 2023

SHEET:
L-3



E EXISTING FRONT YARD
L-4



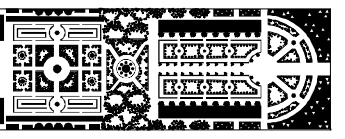
F EXISTING SOUTH SIDE YARD
L-4



G EXISTING SOUTH SIDE YARD
L-4



H EXISTING REAR YARD AND POOL
L-4



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REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
EXISTING SITE PHOTOGRAPHS

DATE: 2/6/2023
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SCALE: N/A
FILENAME: Reef Road LLC 01

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3/21/23 Second Submittal



SHEET:

L-4

ARC-23-066



1
L-5

EXISTING REAR YARD AND POOL



J
L-5

EXISTING REAR YARD



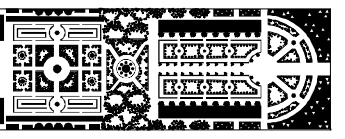
K
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EXISTING NORTH SIDE YARD



L
L-5

EXISTING NORTH SIDE YARD



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REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
EXISTING SITE PHOTOGRAPHS

DATE: 2/6/2023
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SCALE: N/A
FILENAME: Reef Road LLC 01

REVISIONS:
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3/9/23 First Submittal
3/27/23 Second Submittal



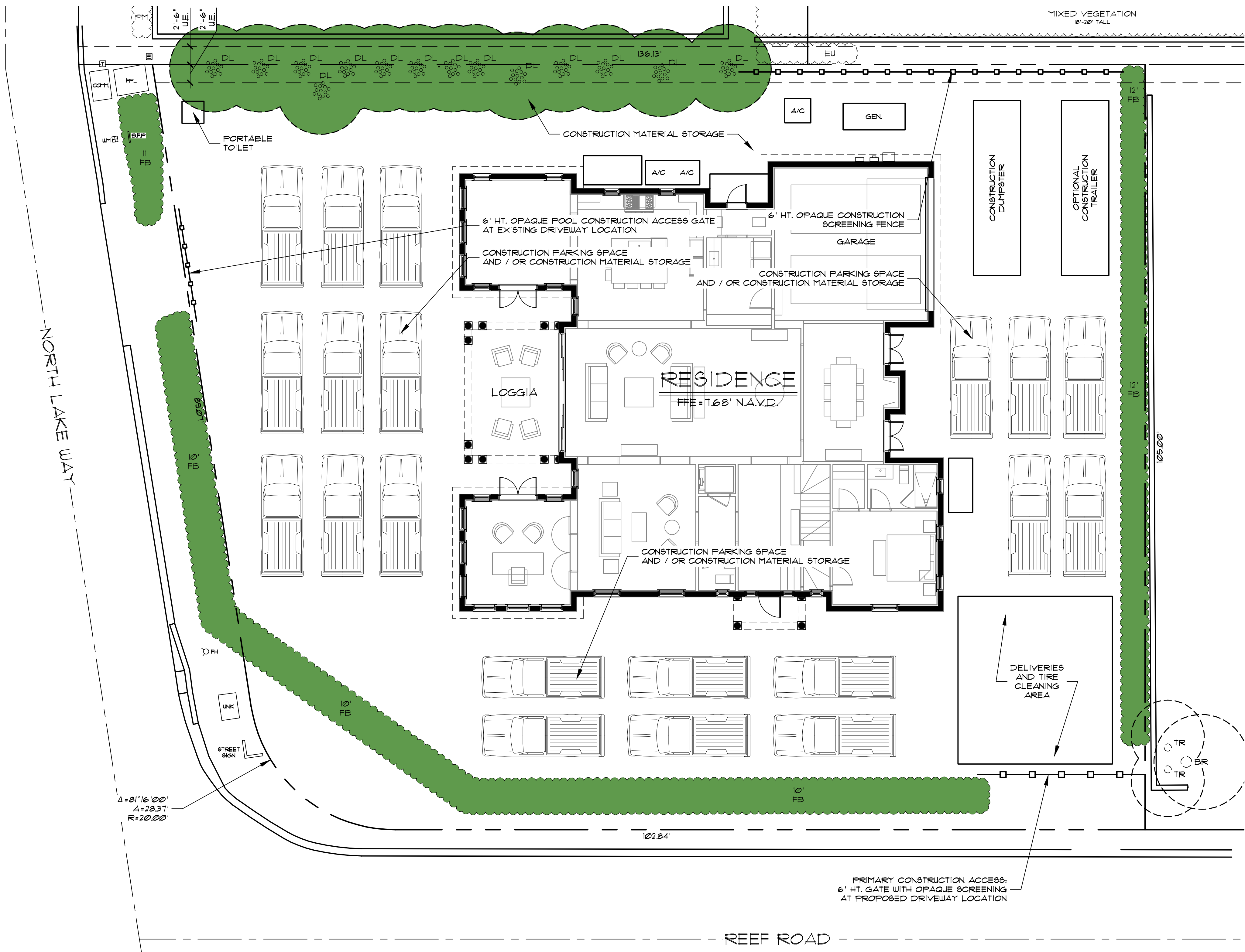
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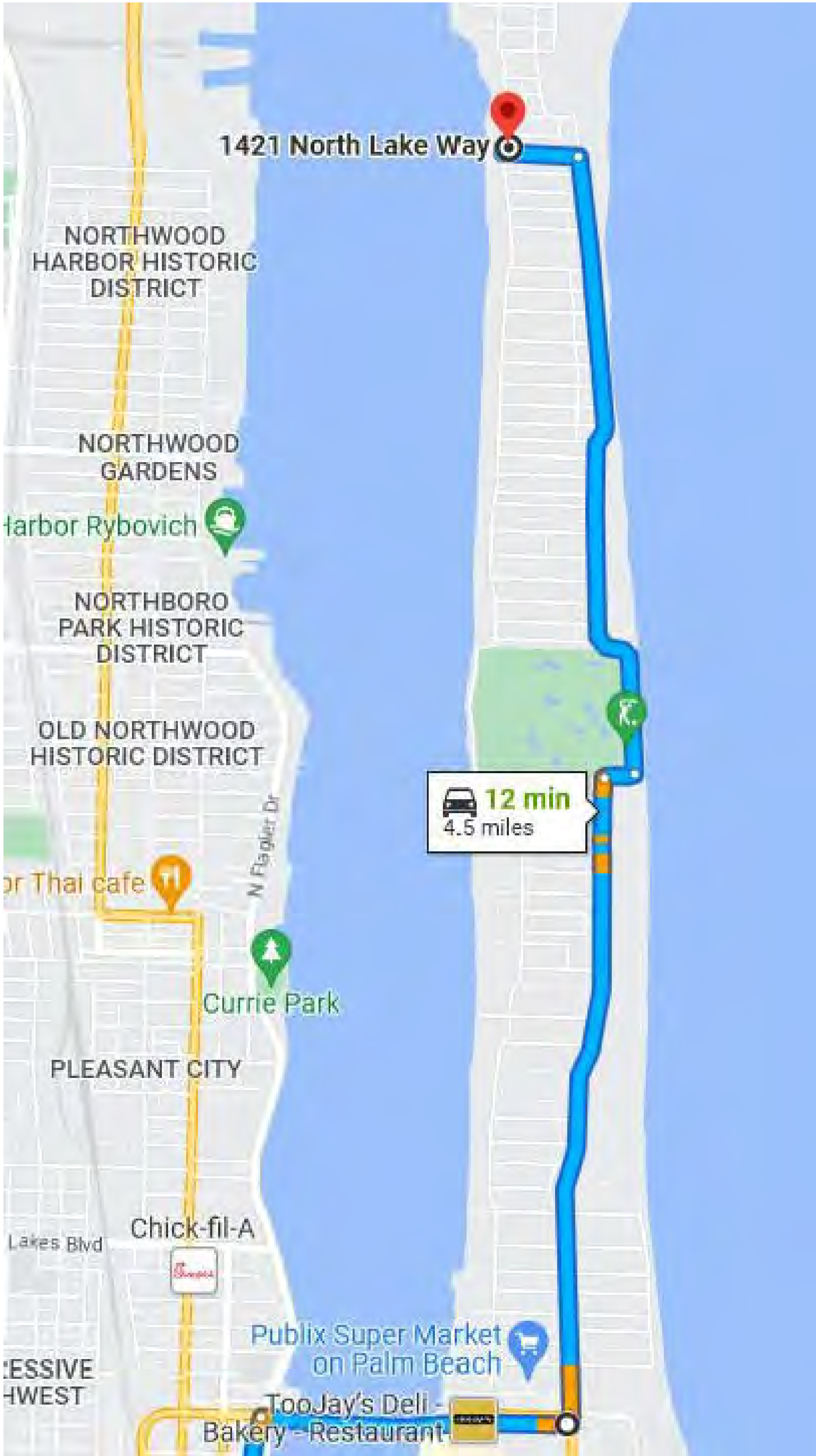
L-5

ARC-23-066

Existing Plant Symbol Key

- Existing tree/palm to remain for const. buffering. Shall be removed when necessary to complete construction
- Existing vegetation to remain for const. buffering. Shall be removed when necessary to complete construction



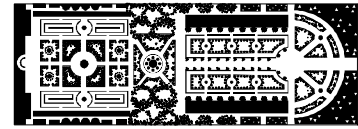


PRELIMINARY CONSTRUCTION SCHEDULE

ARCHITECTURAL COMMISSION MEETING	MAY 24, 2023
PERMIT DRAWING PREPARATION AND PERMIT REVIEW	JUNE 2023 - OCTOBER 2023
DEMOLITION OF EXISTING STRUCTURES AND LANDSCAPING	1 MONTH - COMMENCE NOVEMBER 2023
MOBILIZATION AND SITE PREPARATION	1 MONTH
FOUNDATION AND MECHANICAL ROUGH-IN	2 MONTHS
MASONRY INSTALLATION	1 MONTH
SET ROOF TRUSSES	1 MONTH
DOOR AND WINDOW INSTALLATION	1 MONTH
INTERIOR FRAMING	1½ MONTHS
MECHANICAL, ELECTRICAL AND PLUMBING ROUGH-IN	2 MONTHS
DRY WALL, TRIM, PAINT	3½ MONTHS
INSTALL FINISHES AND FIXTURES	6 MONTHS
LANDSCAPE AND HARDSCAPE INSTALLATION	2 MONTHS
PUNCH LIST AND FINAL INSPECTIONS	2 MONTHS
CLOSE-OUT	NOVEMBER 2025

Truck Logistics

- A. Roadways: Deliveries and workers will access Palm Beach by heading east on Quadrille Boulevard over the Flagler Memorial Bridge. Then head north on North County Road until it turns into North Ocean Blvd and continue north. Turn west onto Reef Road. Once at North Lake Way, make a quick turn north and the subject property is on the east side of the road.
- B. Maximum truck length = 30'
- C. Estimated number of deliveries generated by this project = 200



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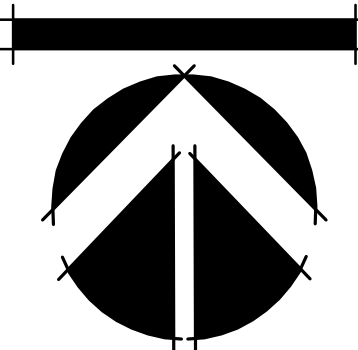
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REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
CONSTRUCTION SCHEDULE AND TRUCK LOGISTICS PLAN

DATE: 2/6/2023
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JOB NO.: 22-006
SCALE: 1/8"=1'-0"
FILENAME: Reef Road LLC 01

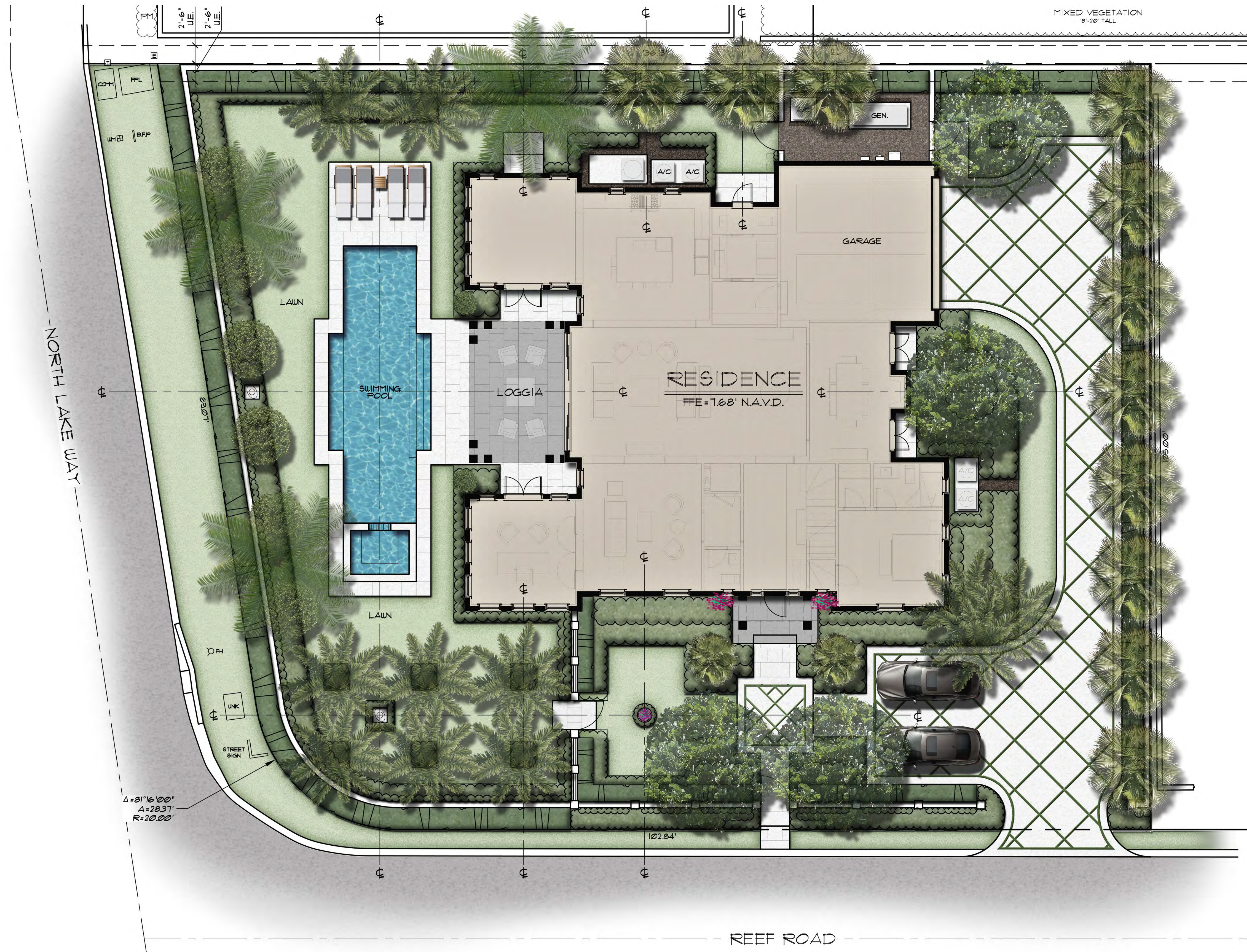
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22123 Pre-App Sub
32123 First Submittal
32123 Second Submittal



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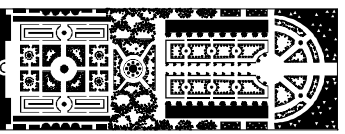
REFEED ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
LANDSCAPE PLAN RENDER

DATE: 2/6/2023
DRAWN BY: SW/BMS
JOB NO.: 22-006
SCALE: 1/8"=1'-0"
FILENAME: Reef Road LLC 01

REVISIONS:
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1-9



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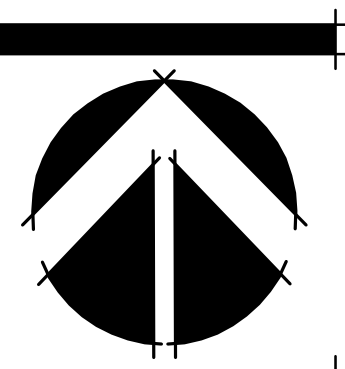
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Email: mail@pydg.com
License #LA0001347

REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
LANDSCAPE AND LANDSCAPE LIGHTING PLAN

DATE: 2/6/2023
DRAWN BY: SW/BMS
JOB NO.: 22-006
SCALE: 1/8"=1'-0"
FILENAME: Reef Road LLC 01

REVISIONS:
2/21/23 Pre-App Sub
3/9/23 First Submittal
3/21/23 Second Submittal



MARCH 27, 2023

SHEET:

L-10

Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

AD = Asparagus densiflorus 'Myers' / Foxtail Fern
AM = Adonidia merrillii / Christmas Palm
AW = Acalypha wilkesiana / Copperleaf
AZ = Alpinia zerumbet / Shell Ginger
BOA = Begonia odorata 'Alba' / White Angel Wing Begonia
BR = Beaucarnea recurvata / Ponytail Palm
CA = Crinum asiaticum / Crinum Lily
CH = Calliandra haematocephala / Powderpuff
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CV = Codiaeum variegatum / Croton
DL = Dysoxylum lutescens / Areca Palm
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FB = Ficus benjamina / Weeping Fig
FGL = Ficus 'Green Island' / Green Island Ficus
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GG = Galphimia gracillia / Thrallia
GJ = Gardenia jasminoides / Gardenia
HIB = Hibiscus / Hibiscus shrub
ING = Ixora 'Nora Grant' / Pink Ixora
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PMC = Podocarpus macrophyllus / Yew Column
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RE = Rhipsalis excelsa / Lady Palm
RM = Ravenala madagascariensis / Travelers Tree
SA = Schefflera arboricola / Dwarf Schefflera
SAT = Schefflera arboricola 'Trinette'
SR = Syagrus romanzoffiana / Queen Palm
TM = Tabernaemontana / Pinwheel Jasmine
TR = Tririx radiata / Florida Thatch Palm
WB = Wodyetia bifurcata / Foxtail Palm

Landscape Lighting Specifications

SYM	QTY	SPECIFICATION
A	23	CAST BRASS ACCENT LIGHT: WAC 5011-2TBRR 12V 8W LED, 60" WIDE FLOOD
B	12	CAST BRASS ACCENT LIGHT: WAC 5011-2TBRR 12V 2W LED, 60" WIDE FLOOD
C	11	CAST BRASS PATH LIGHT: WAC 6041-2TBRR 12V LED, TIKI PATH LIGHT

LANDSCAPE LIGHTING DATA:

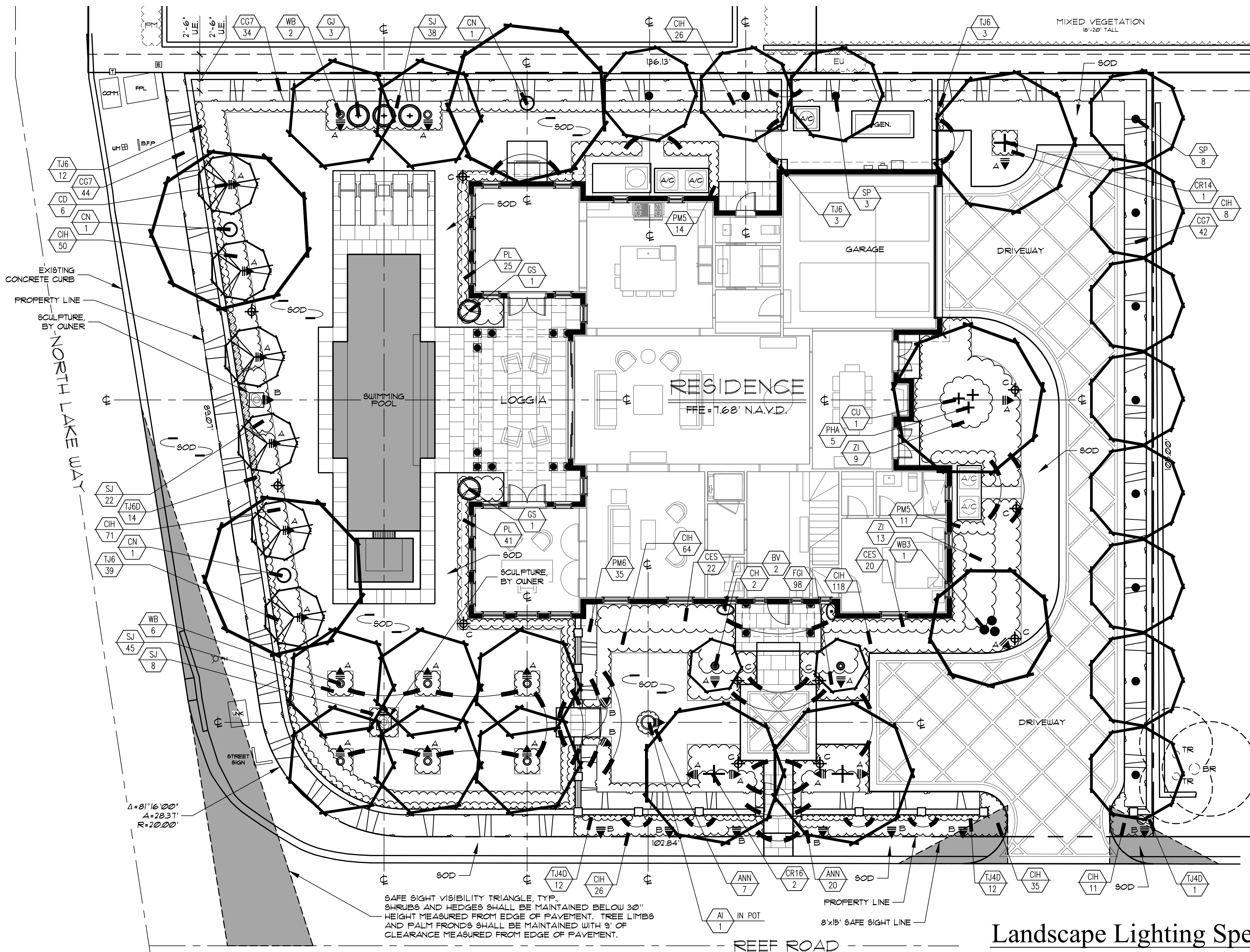
TOTAL LOT AREA = 13,381 SQ. FT. (0.31 ACRES)

TOTAL LIGHT FIXTURES = 46
TOTAL FIXTURES PER ACRE = 148 (150 MAX.)

TOTAL WATTS PROPOSED (LED) = 279 1/2 WATTS
TOTAL WATTS PER ACRE (LED) = 902 WATTS/ACRE (5,000 WATTS/ACRE MAX.)
TOTAL WATTS PROPOSED (HALOGEN / INCANDESCENT EQUIVALENT) = 1200 WATTS
TOTAL WATTS PER ACRE (HALOGEN / INCANDESCENT EQUIVALENT) = 381 WATTS/ACRE (5,000 WATTS/ACRE MAX.)

LANDSCAPE LIGHTING NOTES:

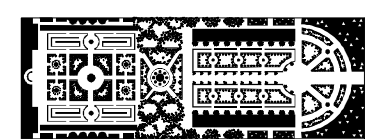
- MOUNT ALL ABOVE GROUND FIXTURES ON M6000-STAKE.
- INSTALL ALL LOW VOLTAGE WIRING IN CONDUIT MINIMUM 12" BELOW GRADE.
- ALL FIXTURES SHALL BE 6'-0" MINIMUM FROM SWIMMING POOL OR OTHER BODY OF WATER.
- ALL FIXTURES WITHIN 10'-0" OF POOL SHALL HAVE A TRANSFORMER BASE AND GFCI PROTECTION.
- NO FIXTURE SHALL EXCEED 80 WATTS.
- NO LIGHT BULB OR FIXTURE SHALL BE VISIBLE FROM OUTSIDE OF THE PROPERTY.
- NO MORE THAN 1/2 FOOT-CANDLE OF LIGHT SHALL BE REFLECTED OFF OF THE PROPERTY.



ARC-23-066



Front Elevation - View From Reef Road



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REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA

PROPOSED LANDSCAPE ELEVATIONS

DATE: 2/6/2023
DRAWN BY: SW/BMS
JOB NO.: 22-006
SCALE: N/A
FILENAME: Reef Road LLC 01

REVISIONS:
2/21/23 Pre-App Sub
3/9/23 First Submittal
3/27/23 Second Submittal



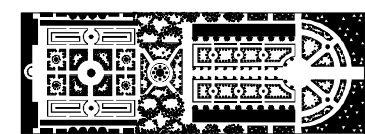
MARCH 27, 2023

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L-11

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Front Elevation - Interior View



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REEF ROAD LLC
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PALM BEACH, FLORIDA
PROPOSED LANDSCAPE ELEVATIONS

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JOB NO.: 22-006
SCALE: N/A
FILENAME: Reef Road LLC 01

REVISIONS:
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L-12

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East Elevation

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REEF ROAD LLC
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PALM BEACH, FLORIDA

PROPOSED LANDSCAPE ELEVATIONS

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FILENAME: Reef Road LLC 01

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3.27.23 Second Submittal



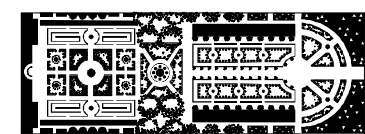
MARCH 27, 2023

SHEET:
L-13



Rear Elevation

ARC-23-066



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1421 NORTH LAKE WAY
PALM BEACH, FLORIDA

PROPOSED LANDSCAPE ELEVATIONS

DATE: 2/6/2023
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SCALE: N/A
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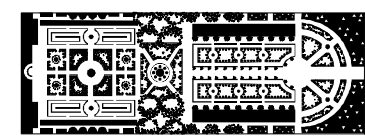


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L-14



West Elevation - View from North Lake Way



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REEF ROAD LLC
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PROPOSED LANDSCAPE ELEVATIONS

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SCALE: N/A
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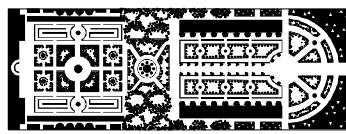
SHEET:

L-15

ARC-23-066

Plant List

SYM	QTY	NAME	SPECIFICATIONS
PALMS			
CN	3	Cocos nucifera 'Green Malayan' / Coconut Palm	9' g.w., heavy cal., straight trunk, full frond
** SP	11	Sabal palmetto / Cabbage Palm	10'-12' c.t., slick trunk, stagger heights
WB	8	Wodyetia bifurcata / Foxtail Palm	7' g.w., heavy cal., full frond, Florida Fancy, matching
WB3	1	Wodyetia bifurcata / Foxtail Palm	7' g.w., triple stem, heavy cal., full frond, Florida Fancy
TREES			
** CD	6	Coccoloba diversifolia / Pigeon Plum	14' ht. x 7' spr., 3½" cal., 3½' c.t., full canopy, matching
* CRI4	1	Clusia rosea / Pitch Apple	14' x 7', 3" cal., single/straight trunk, full canopy
* CRI6	2	Clusia rosea / Pitch Apple	16' x 8', 4" cal., single/straight trunk, full canopy, Florida Fancy, matching specimens
** CU	1	Coccoloba uvifera / Sea Grape	14' x 8', 4' c.t., multi-stem, full canopy, specimen
ACCENTS AND SHRUBS			
AI	1	Alcantarea imperialis / Vriesea	7 gal., 32" x 32", full, install in pot with potting soil, drain rock and filter fabric
** CES	42	Conocarpus erectus sericeus / Silver Buttonwood	3 gal., 24" x 22", full
CG1	120	Clusia guttifera / Small Leaf Clusia	25 gal., 7' x 3½', full to base
CH	2	Chamaerops humilis / European Fan Palm	6' ht., heavy cal., full frond, Florida Fancy, matching
** CIH	409	Chrysobalanus icaco 'Horizontal' / Dwarf Cocoplum	3 gal., 16" x 18", full
FGI	98	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 18", full
GJ	3	Gardenia jasminoides 'Miami Supreme' / Gardenia standard	7 gal., 30" x 30", heavy cal., full
GS	2	Garcinia spicata / Mangosteen	6' x 3', 2' c.t., heavy cal., narrow cone, matching
PHA	5	Phalaenopsis sp. / Orchid	4" pot, purple flower with buds, attach/hang to tree trunks
** PL	66	Psychotria ligustrifolia / Bahama Coffee	3 gal., 12" x 12", full to base
PM5	25	Podocarpus macrophyllus / Yew	15 gal., 5' x 30", full to base
PM6	35	Podocarpus macrophyllus / Yew	25 gal., 6' x 3', full to base
** ZI	22	Zamia integrifolia / Coontie	7 gal., 24" x 24", full
GROUNDCOVER AND VINES			
ANN	27	Annuals - T.B.D.	1 gal., install w/ planting soil
BV	2	Bougainvillea Vine	25 gal., 10' ht., full to base, fuschia red flower, espalier to wall
** SJ	113	Stachytarpheta jamaicensis / Blue Porterweed	3 gal., 12" x 16", full
TJ4D	25	Trachelospermum jasminoides / Confederate Jasmine	7 gal., 4'-5' trellis, full to base, espalier to wall in diamond pattern
TJ6	57	Trachelospermum jasminoides / Confederate Jasmine	15 gal., 6' trellis, full to base, espalier to wall in solid pattern
TJ6D	14	Trachelospermum jasminoides / Confederate Jasmine	15 gal., 6' trellis, full to base, espalier to wall in diamond pattern
SOD		CitraZoy Zoysia or alternate approved by Landscape Architect	Solid sod, laid tight, rolled for compaction Fine grade and install 80/20 mix of 80% coarse sand and 20% Canadian peat, 2"-3" thick over existing soil prior to laying sod
* Denotes Florida native plant material.			
** Denotes plant material native to the 33480 zip code according to The Institute for Regional Conservation (IRC).			



PARKER-YANNETTE
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Email: mail@pydg.com
License #LA0001347

REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
PLANT LIST

DATE: 2/6/2023
DRAWN BY: SW/BMS
JOB NO.: 22-006
SCALE: N/A
FILENAME: Reef Road LLC 01

REVISIONS:
22123 Pre-App Sub
33223 First Submittal
32723 Second Submittal



SHEET:

L-16

ARC-23-066

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock 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 being Florida Fancy or Specimen shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, lightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root system. Trees for planting 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. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

- Trees:**

Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of 1/4" crotches that could be points of weak limb structure or disease infestation.
- Shrubs:**

Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.
- Palms:**

Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marked or bumed trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16"-1'-12"	'AGRIFORM' TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1'-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

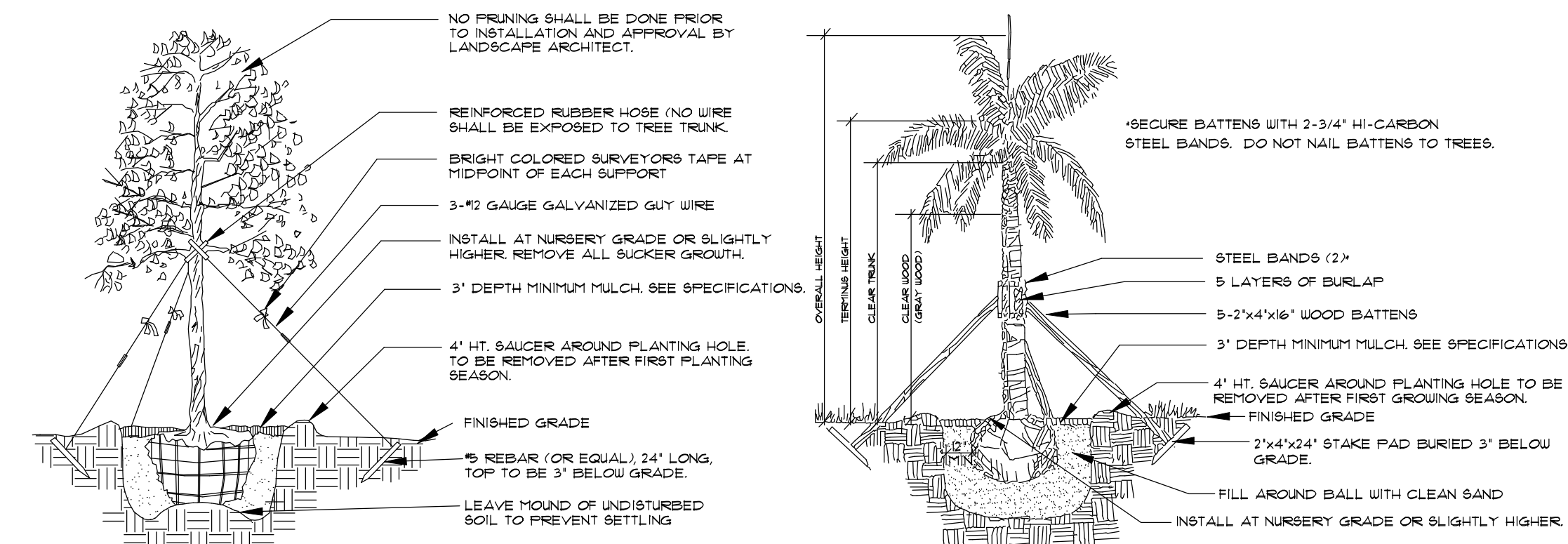
MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

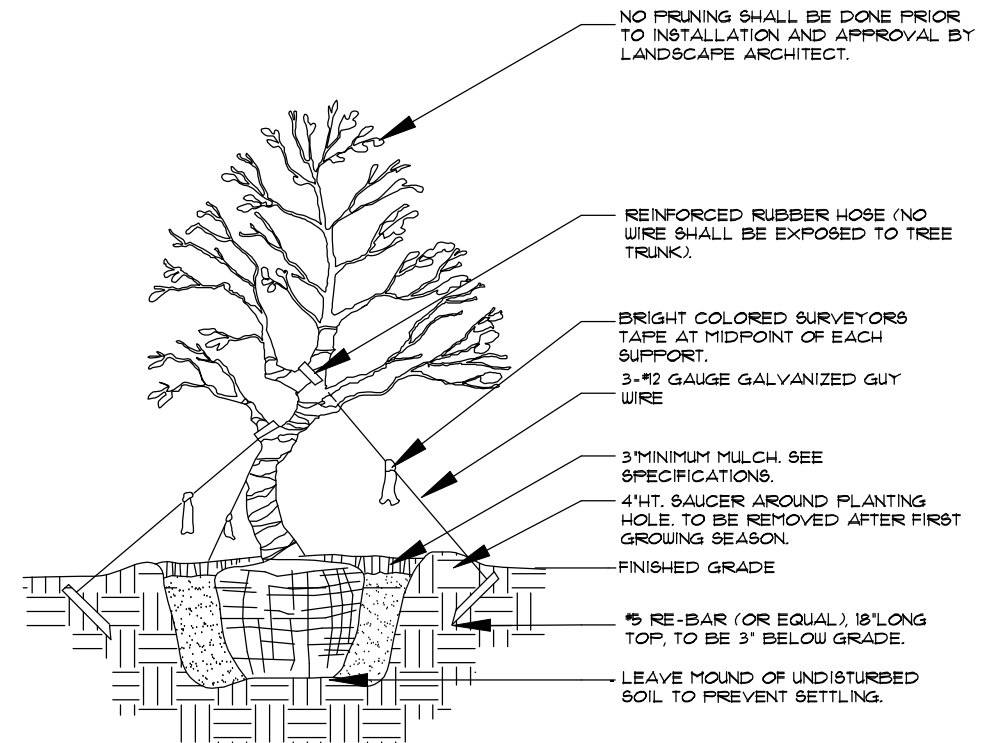
Planting Details



Tree Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION

* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Irregular & Multi-Stem Tree Planting

FOR TREES 6"-14" HT.

NOTES:

SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION

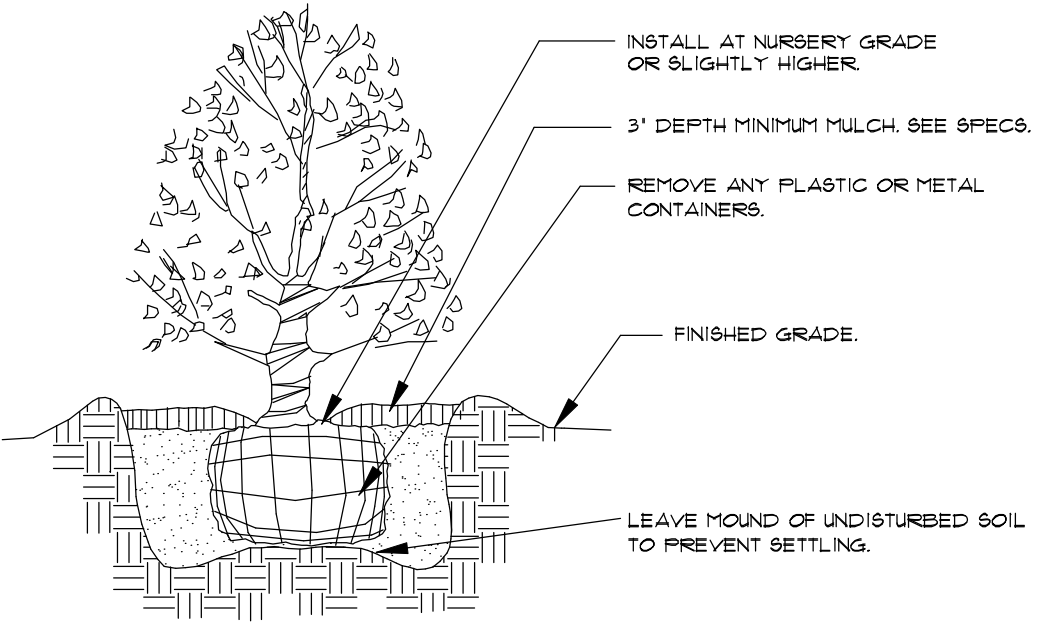
BRACING-SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

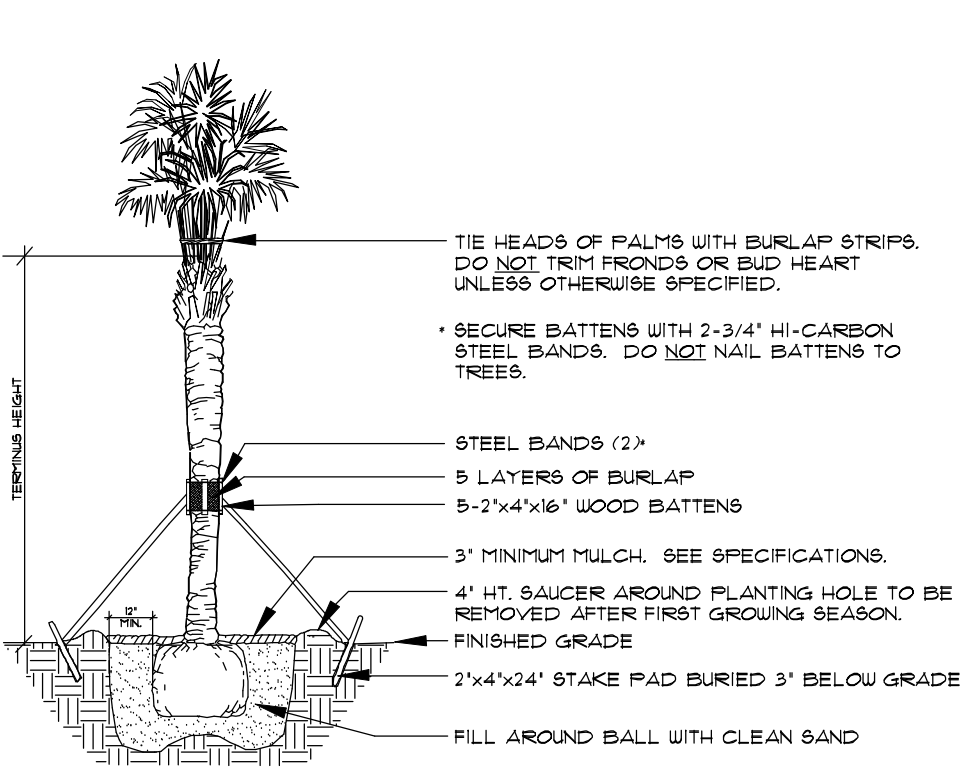
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION

* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Shrub Planting

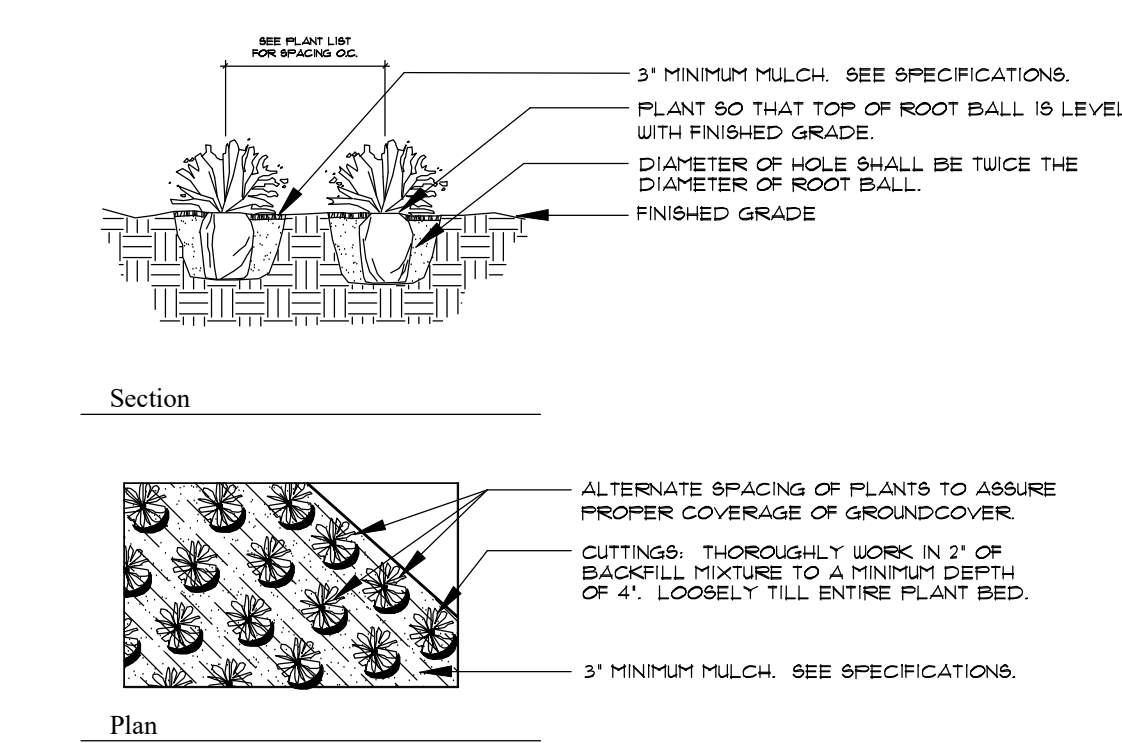
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION

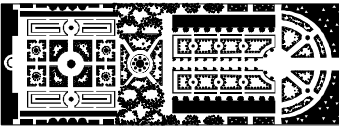


Groundcover Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage. Said system shall consist of an automatic or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.



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REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
PLANTING DETAILS AND SPECIFICATIONS

DATE: 2/6/2023
DRAWN BY: SW/EMS
JOB NO.: 22-006
SCALE: N/A
FILENAME: Reef Road LLC 01

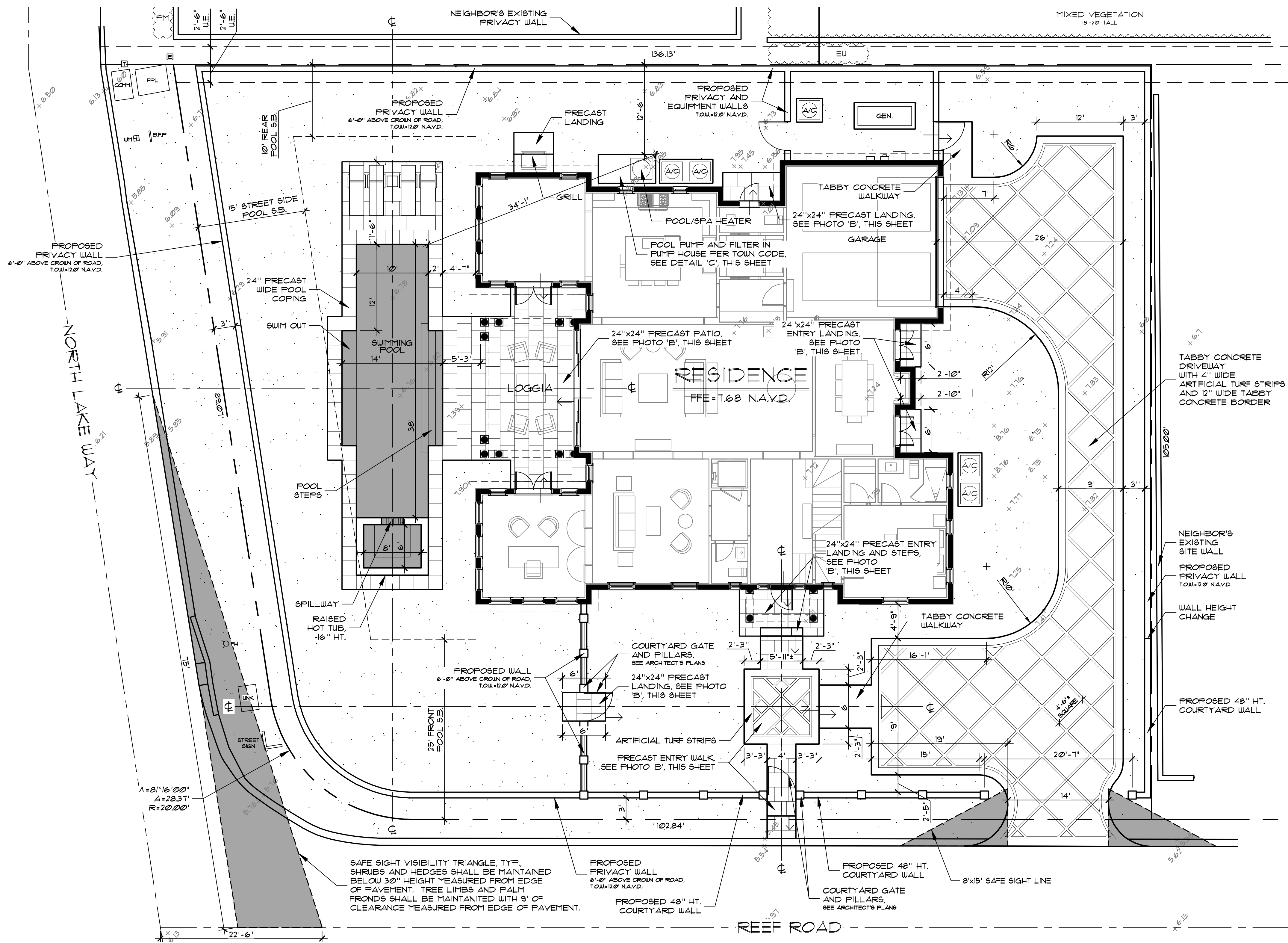
REVISIONS:
2.21.23 Pre-App Sub
3.9.23 First Submittal
3.21.23 Second Submittal



SHEET:

L-17

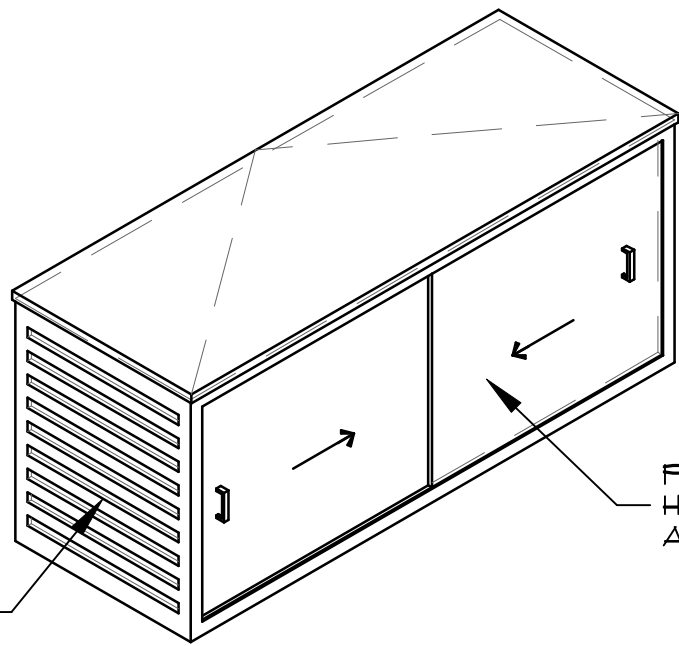
ARC-23-066



DRIVEWAY AND ENTRY WALK:
"EPIPHANY BEIGE" TABBY CONCRETE



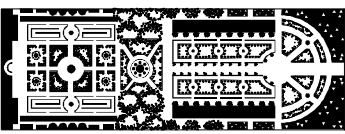
PRECAST PATIO, STEPS, LANDINGS AND WALKWAYS



POOL PUMP ENCLOSURE DETAIL

Layout Notes

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
4. ALL FILL FOR BERMING AND PLANTING BROUGHT TO THE SITE SHALL BE CLEAN, FRIABLE SANDY LOAM OF SLIGHTLY ACID TO NEUTRAL PH. ALL FILL SHALL BE FREE FROM STICKS, ROCKS MARL, SOD AND OTHER DEBRIS.
5. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.
6. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
7. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
8. CONTRACTOR SHALL PROVIDE IRRIGATION AND ELECTRIC SLEEVES TO ALL PLANTERS.



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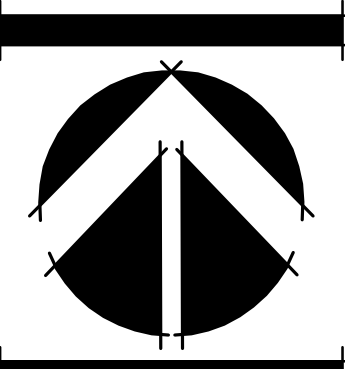
LANDSCAPE ARCHITECTURE
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Jupiter, Florida 33458

Telephone: (561) 747-5069
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Email: mail@pydg.com
License #LA0001347

REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
HARDSCAPE PLAN

DATE: 2/6/2023
DRAWN BY: SW/BMS
JOB NO.: 22-006
SCALE: 1/8"=1'-0"
FILENAME: Reef Road LLC 01

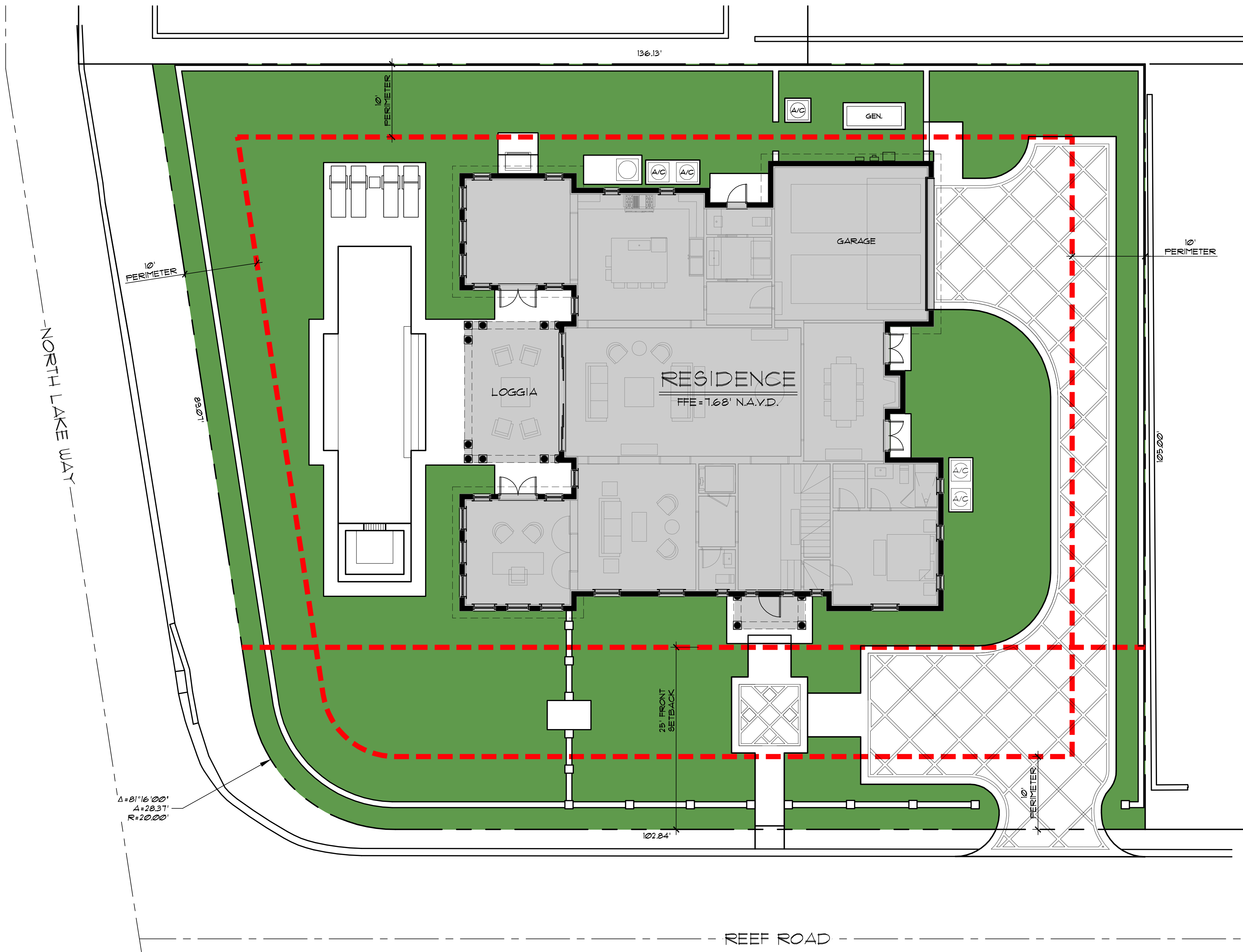
REVISIONS:
2/21/23 Pre-App Sub
3/9/23 First Submittal
3/21/23 Second Submittal



SHEET:

L-18

ARC-23-066



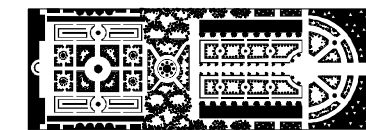
Town of Palm Beach

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

Line #	Landscape Legend		
1	Property Address:	1421 NORTH LAKE WAY	
4		Required	Proposed
5	Lot Size (sq ft)	10,000 sq. ft.	13,387 sq. ft.
6	Landscape Open Space (LOS) (Sq Ft and %)	6,024 sq. ft. / 45%	6,025 / 45.0%
7	Perimeter LOS (Sq Ft and %)	3,012 sq. ft. / 50%	3,036 / 50.4%
8	Front Yard LOS (Sq Ft and %)	1,195 / 40%	1,874/ 62.7%
9	Native* Trees %	35%	70.0%
10	Native* Palms %	35%	47.8%
11	Native* Shrubs %	35%	65.0%
12	Native* Vines / Ground Cover %	35%	47.5%

*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



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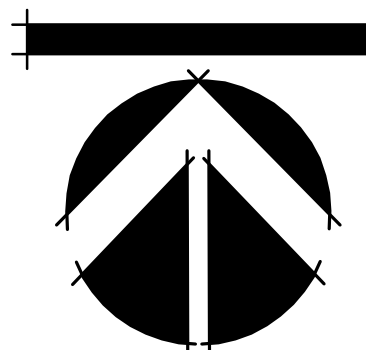
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
LANDSCAPE OPEN SPACE DIAGRAM

DATE: 2/6/2023
DRAWN BY: SW/BMB
JOB NO.: 22-006
SCALE: 1/8"=1'-0"
FILENAME: Reef Road LLC 01

REVISIONS:
2.21.23 Pre-App Sub
3.9.23 First Submittal
3.21.23 Second Submittal

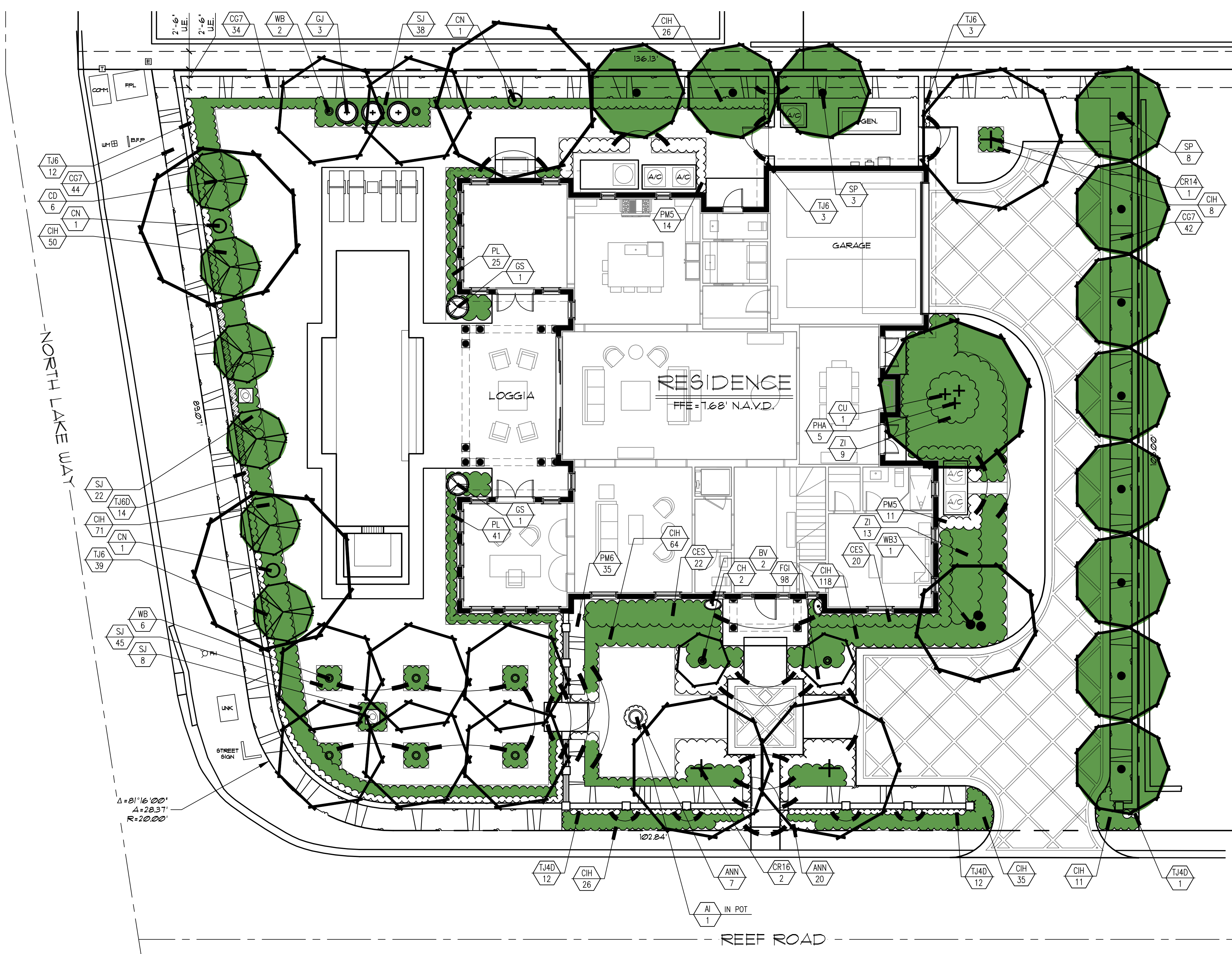


MARCH 27, 2023

SHEET:

L-19

ARC-23-066

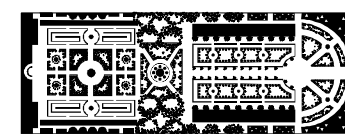


Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend		
	Property Address:	Required	Proposed
1	1421 NORTH LAKE WAY		
4			
5	Lot Size (sq ft)	10,000 sq. ft.	13,387 sq. ft.
6	Landscape Open Space (LOS) (Sq Ft and %)	6,024 sq. ft. / 45%	6,025 / 45.0%
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*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



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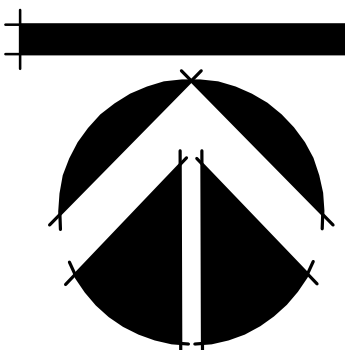
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
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License #LA0001347

REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
FLORIDA NATIVE LANDSCAPE DIAGRAM

DATE: 2/6/2023
DRAWN BY: SW/BMB
JOB NO.: 22-006
SCALE: 1/8"=1'-0"
FILENAME: Reef Road LLC 01

REVISIONS:
2.21.23 Pre-App Sub
3.9.23 First Submittal
3.21.23 Second Submittal



MARCH 27, 2023

SHEET:

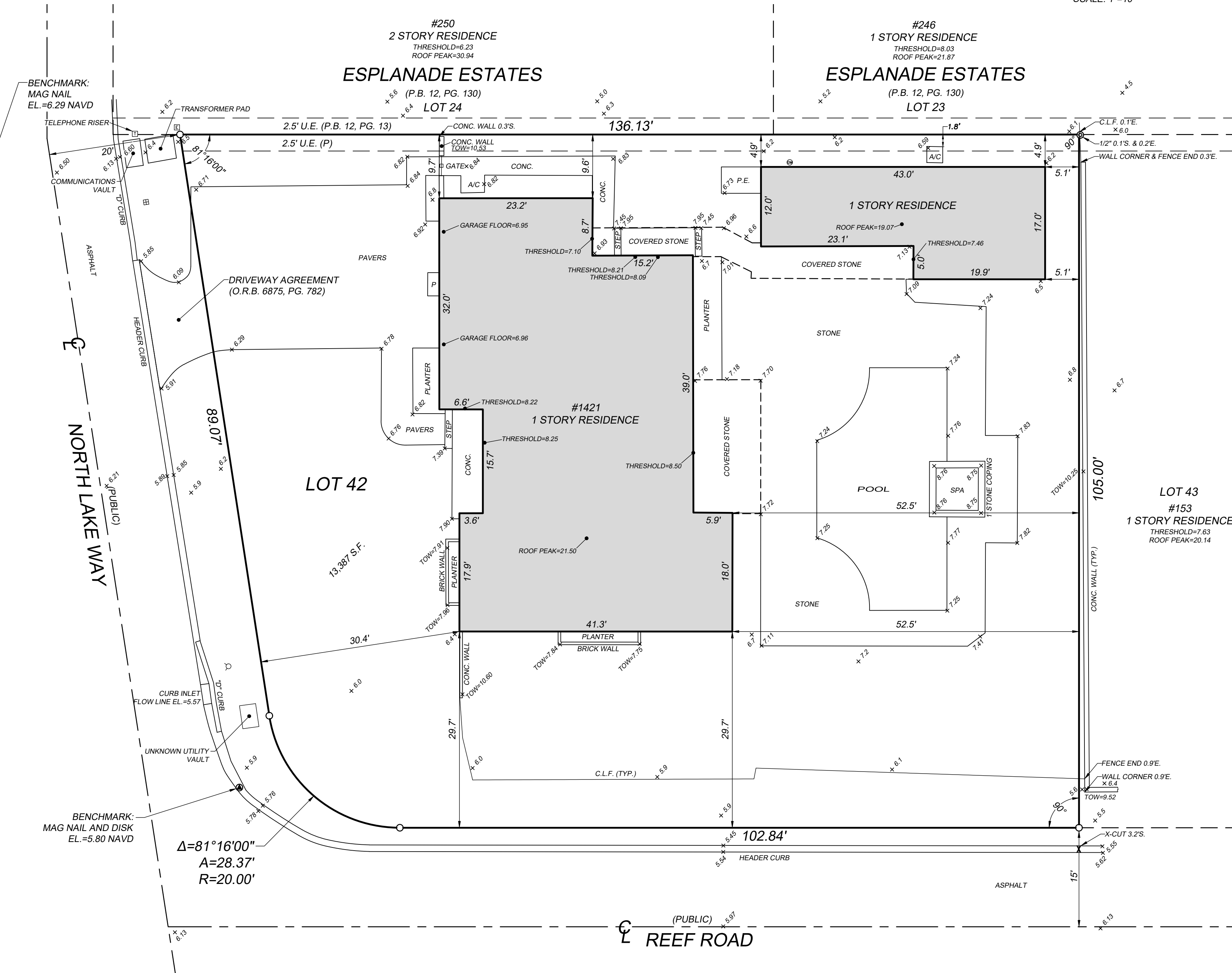
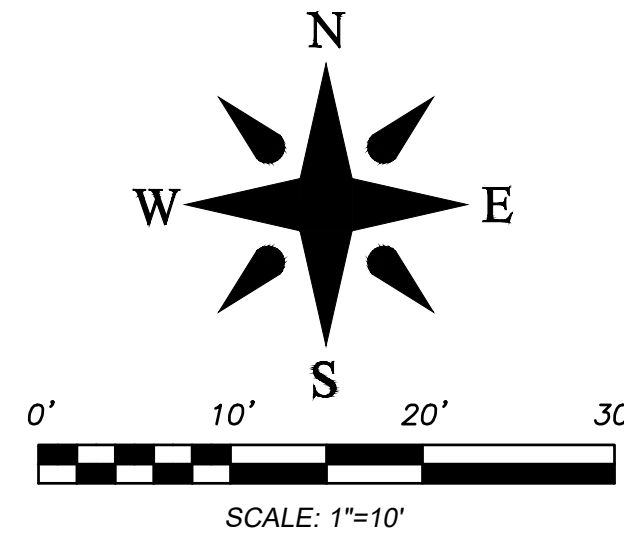
L-20

ARC-23-066

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
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.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
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
MIN.	= MINIMUM
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 RECORDS BOOK
O.S.	= OFFSET
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.C.P.	= PERMANENT CONTROL POINT
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.P.Z.	= REDUCED PRESSURE ZONE
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
SW	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
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
YD	= YARD DRAIN
■	= BASELINE
▲	= CENTERLINE
▲	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #4569)
○	= IRON PIPE FOUND (AS NOTED)
○	= IRON ROD FOUND (AS NOTED)
●	= NAIL FOUND (AS NOTED)
●	= NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET (LB #4569)
●	= PROPERTY LINE
●	= UTILITY POLE
●	= FIRE HYDRANT
●	= WATER METER
●	= WATER VALVE
●	= LIGHT POLE
●	= CABLE TV RISER
●	= ELECTRIC BOX
●	= GAS METER
●	= SANITARY MANHOLE

Boundary Survey For: REEF ROAD LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY



NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1201991, issued by Old Republic National Title Insurance Company, dated December 27, 2021. 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 presented in digital form with electronic seal and electronic signature this survey must bear 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. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- 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'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets 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: 02/04/2022

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

PALM BEACH INLET

LAKE WORTH LAGOON

ATLANTIC OCEAN

SITE

VICINITY SKETCH
(NOT TO SCALE)

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

Reef Road LLC, a Massachusetts limited liability company
First Republic Bank, ISAQA/ATIMA
Old Republic National Title Insurance Company
Bond Schoeneck & King, P.L.L.C.
Kochman & Ziska PLC

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

PROPERTY ADDRESS:

1421 N Lake Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lot 42, NORTH SHORE ADDITION TO THE TOWN OF PALM BEACH, according to the Plat thereof as recorded in Plat Book 20, Page 62, Public Records of Palm Beach County, Florida.

FLOOD ZONE:

This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393F, dated 10/05/2017.

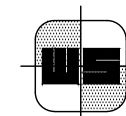
TITLE COMMITMENT REVIEW

CLIENT: Reef Road LLC, a Massachusetts limited liability company	COMMITMENT NO. : 1201991	DATE: 12/27/21				
REVIEWED BY: Craig Wallace	JOB NO. : 22-1006.1					
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-5	N/A	Standard Exceptions.				•
6	PB 20, PG 62	All matters contained on the Plat of North Shore Addition to Palm Beach.	•			
7	ORB 6875, PG 782	Agreement to the Town of Palm Beach.	•			
8	N/A	Standard Exception.				•

REVISIONS:

12/12/22 SPOT ELEVATIONS, ROOF PEAK AND FFE J.D./S.W. 22-1006.2 PB342/18

Boundary Survey For:

REEF ROAD LLC, A MASSACHUSETTS
LIMITED LIABILITY COMPANY

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4581
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB No.: 22-1006	F.B. PB325 PG. 33
OFFICE: S.W.	DATE: 02/04/22	DWG. No.: 22-1006
CK'D.: C.W.	REF.: 22-1006.DWG	SHEET: 1 OF 1