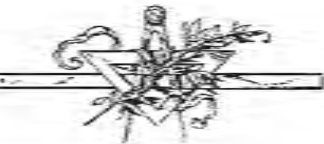


1265 NORTH LAKE WAY
NEW 2-STORY SINGLE FAMILY HOME
FINAL SUBMITTAL REV I 8.10.23
ARC-23-063 - 8.23.23
ZON-23-059 - 9.13.23

RECEIVED
By yfigueroa at 7:12 am, Aug 11, 2023



ARCHITECT	STRUCTURAL	MEP	CIVIL	LANDSCAPE ARCHITECT
DRAWINGS BY: LA BERGE AND MENARD, INC 444 25th Sreet Suite #1 West Palm Beach, Florida 33407 PH. 561.655.8582	DRAWINGS BY:	DRAWINGS BY:	DRAWINGS BY: CIVIL ENGINEERING CONSULTING, INC 8195 White Rock Circle Boynton Beach, FL 33436 PH. 561.847.0398	DRAWINGS BY: TODD MACLEAN OUTDOORS P.O. BOX 2901 Palm Beach, Florida 33480 PH 561-310-2333


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FL Registration - AA26003344
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Telephone 561.655.8582
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CONSULTANTS

1265 NORTH LAKE WAY
1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-23-063-REV I
ZON-23-059

MARK	DATE	DESCRIPTION
PROJECT NO.	1111	
CAD DWG FILE	8.1.23 - 1265 N.L.W.-DWG	
DRAWN BY:		
CHECK'D BY:	8.24.23	
DATE:		
SHEET TITLE		
COVER PAGE		
SHEET		OF

PG 3	SURVEY
PG 4	LOCATION MAP
PG 5	STREETSCAPE
PG 6	SITE PICS
PG 7	PRECEDENTS
PG 8	STATS
PG 9 - 14	PLANS
PG 15 - 20	ELEVATIONS & ELEVATION RENDERINGS
PG 21 - 23	RENDERINGS
PG 24	SECTIONS w/PROPOSED FILL
PG 25	DETAILS
PG 26	CUBIC CONTENT CALCS
PG 27	COVERAGE DIAGRAM
PG 28-43	LANDSCAPE PLANS
PG 44-45	CIVIL PLANS
PG 46	TRUCK LOGISTICS

Zoning Legend			
Property Address:		1265 North Lake Way	
Zoning District:		RB	
Structure Type:		cbs/stucco	
	Required/Allowed	prev proposed	Proposed
Lot Size (Sq Ft)	10,000 sqft	18,082 sqft	18,082 sqft
Lot Depth	100 ft	201.66'	201.66'
Lot Width	100'	89.0'	89.0'
Lot Coverage (Sq Ft and %)	30% 5,426 sq ft	26.5% 4,798 sq ft	28.8% 5,212 sq ft
Enclosed Sq Ft (1st & 2nd Basement Accs. Struct. etc.)	—	—	—
Cubic Content Ratio (CCR) (R-B ONLY) 5% allowance for unenclosed space	4.5 81,450 4,072	4.47 80,864 4,072	4.40 79,538 4,072
Total cubic content	85,522	84,936	83,443
*Front Yard Setback 1 story (Ft.)	25'-0"	E 26'-2"	E 25'-3"
*Front Yard Setback 2 story (Ft.)	30'-0"	E 71'-1"	E 69'-10"
*Side Yard Setback (1st Story)(Ft.)	12'-6"	N 12'-6"	N 12'-6"
*Side Yard Setback (2nd Story)(Ft.)	15'-0"	N 15'-0"	N 15'-0"
*Rear Yard Setback 1 story (Ft.)	25'-0"	W 25'-0"	W 25'-10"
*Rear Yard Setback 2 story (Ft.)	25'-0"	W 41'-7"	W 25'-10"
Angle of Vision (Deg.)	100	71.69°	75.04°
Building height (Ft.)	22'	21'-6"	21'-0"
Overall Building Height (Ft.)	30'	24'-6"	28'-11"
Crown of Road (COR)(NAVD)	3.0' navd	3.0' navd	3.0' navd
Max. Amount of Fill Added to Site (Ft.)	2.0'	2.0'	2.0'
Finished Floor Elev. (FFE)(NAVD)	7.0' navd	7.0' navd	7.0' navd
Zero Datum for point of meas. (NAVD)	7.0' navd	7.0' navd	7.0' navd
FEMA Flood Zone Designation	Zone x	Zone X	Zone X
Base Flood Elevation (BFE)(NAVD)	6' navd	6' navd	6' navd
Landscape Open Space (LOS)(Sq Ft and %)		9,219 sqft 50%	9,468 sqft 52%
Perimeter LOS (Sq Ft and %)		5689 sqft 91%	4916 sqft 60%
Front Yard LOS (Sq Ft and %)		1448 sqft 64%	1117 sqft 50%
**Native Plant Species %	see landscape dwgs		



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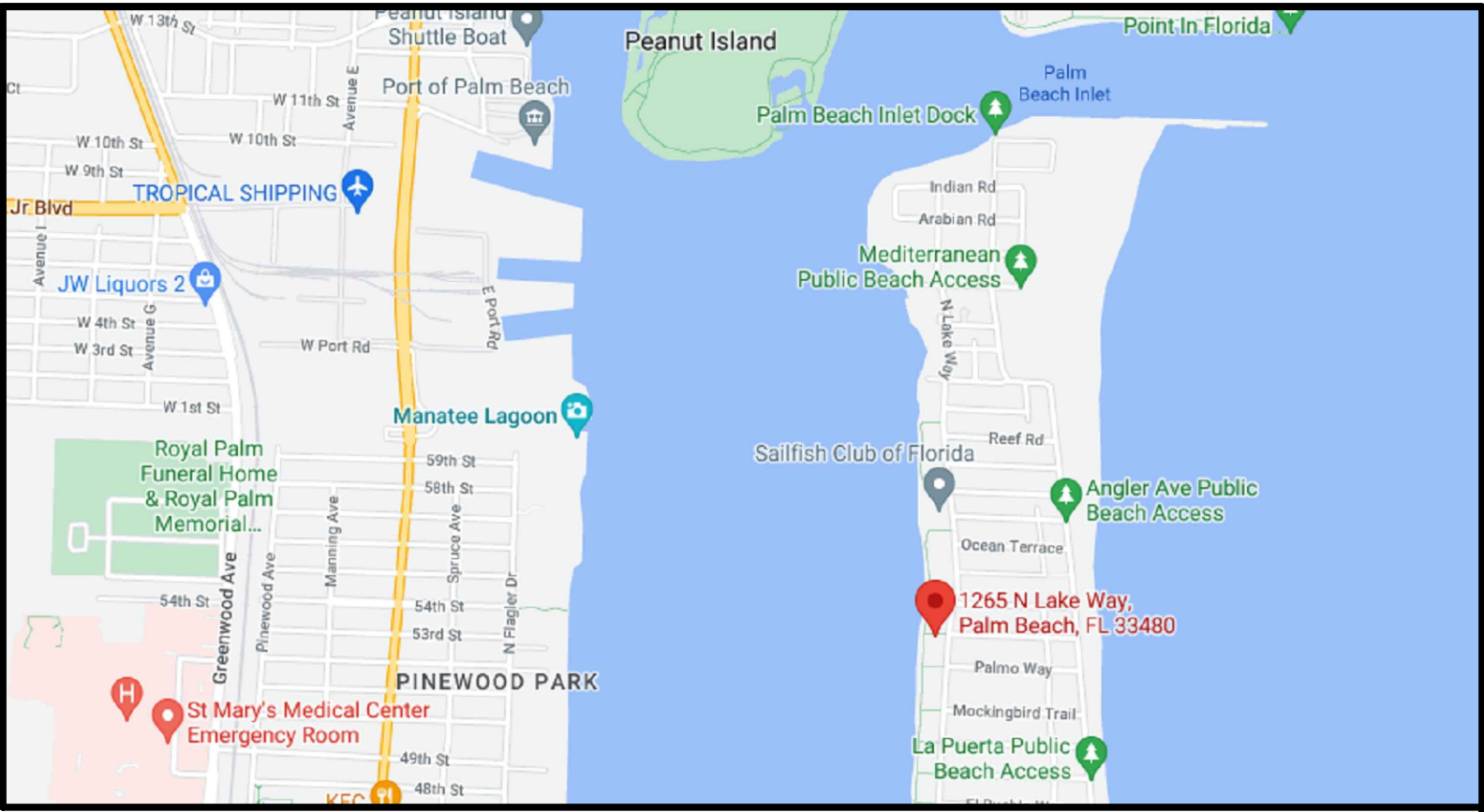
265 NORTH LAKE WAY

265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-23-063-REV 1
ZON-23-059

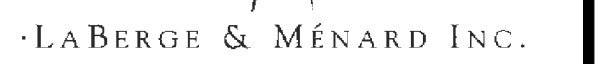
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	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
B.LDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CL.R.	= 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.	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
FOB	= FIBER OPTIC BOX
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
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.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/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA	= STATION
STY.	= STORY
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.	= WATER MANAGEMENT EASEMENT
W.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
▬	= BASELINE
⊕	= 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)
ℙ	= PROPERTY LINE
⚡	= UTILITY POLE
⚓	= FIRE HYDRANT
⚓	= WATER METER
⚓	= WATER VALVE
⚓	= LIGHT POLE
🌲	= PINE TREE
🌴	= SABAL PALM

[illegible]

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

BOUNDARY SURVEY FOR:			
REBECCA D DEAN			
 WALLACE SURVEYING CORP. LICENSED BUSINESS # 4509 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551			
FIELD#	B.M.	JOB NO. 22-1186	F.B. PB3333 PG. 21
OFFICE#	M.B.	DATE 5/27/22	DWG. NO. 22-1186
C#(D)	C.W.	REF: 22-1186.DWG	SHEET 1 OF 1



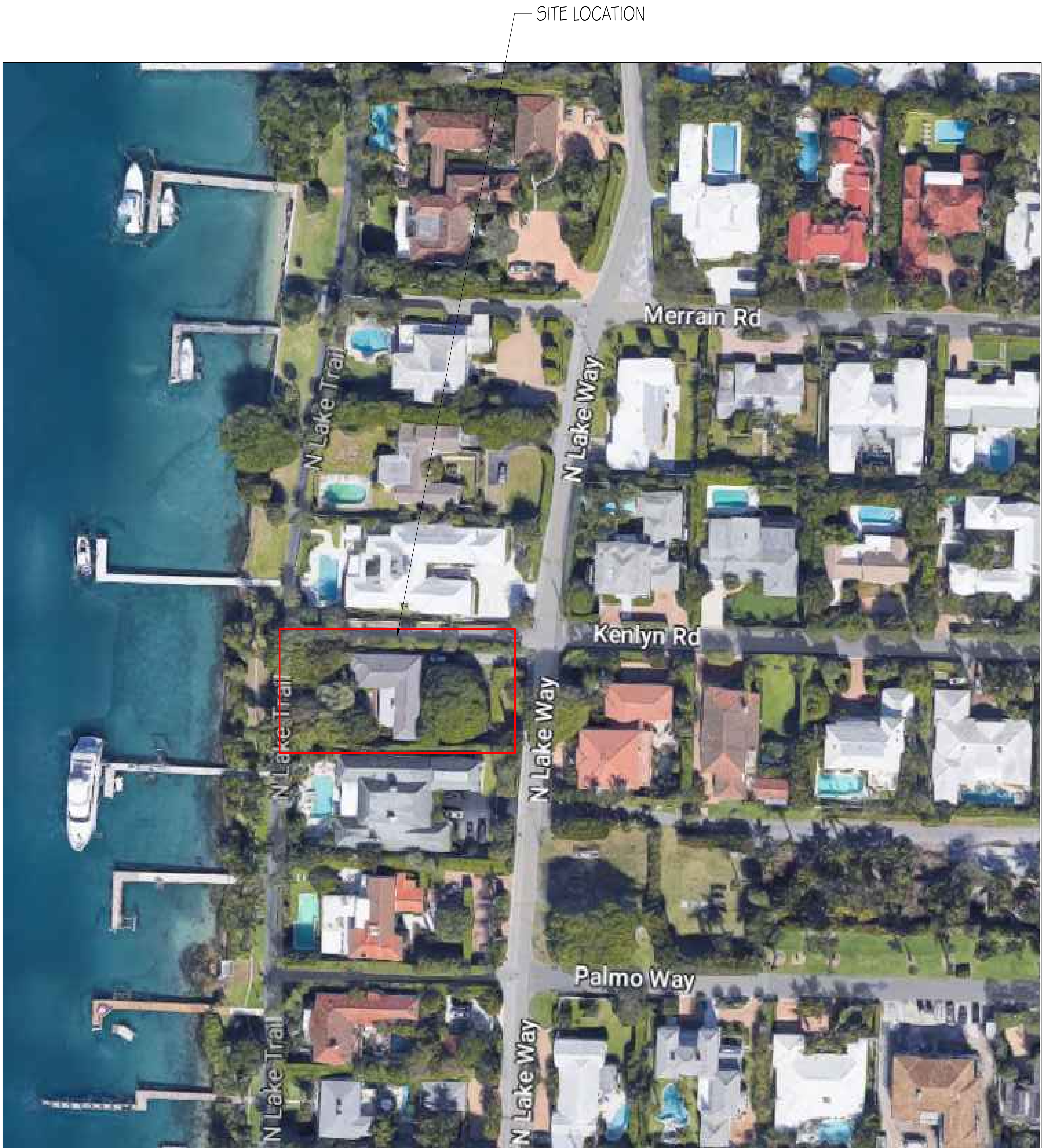
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ARC-23-063
CON-23-059



MARK	DATE	DESCRIPTION
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ST-001

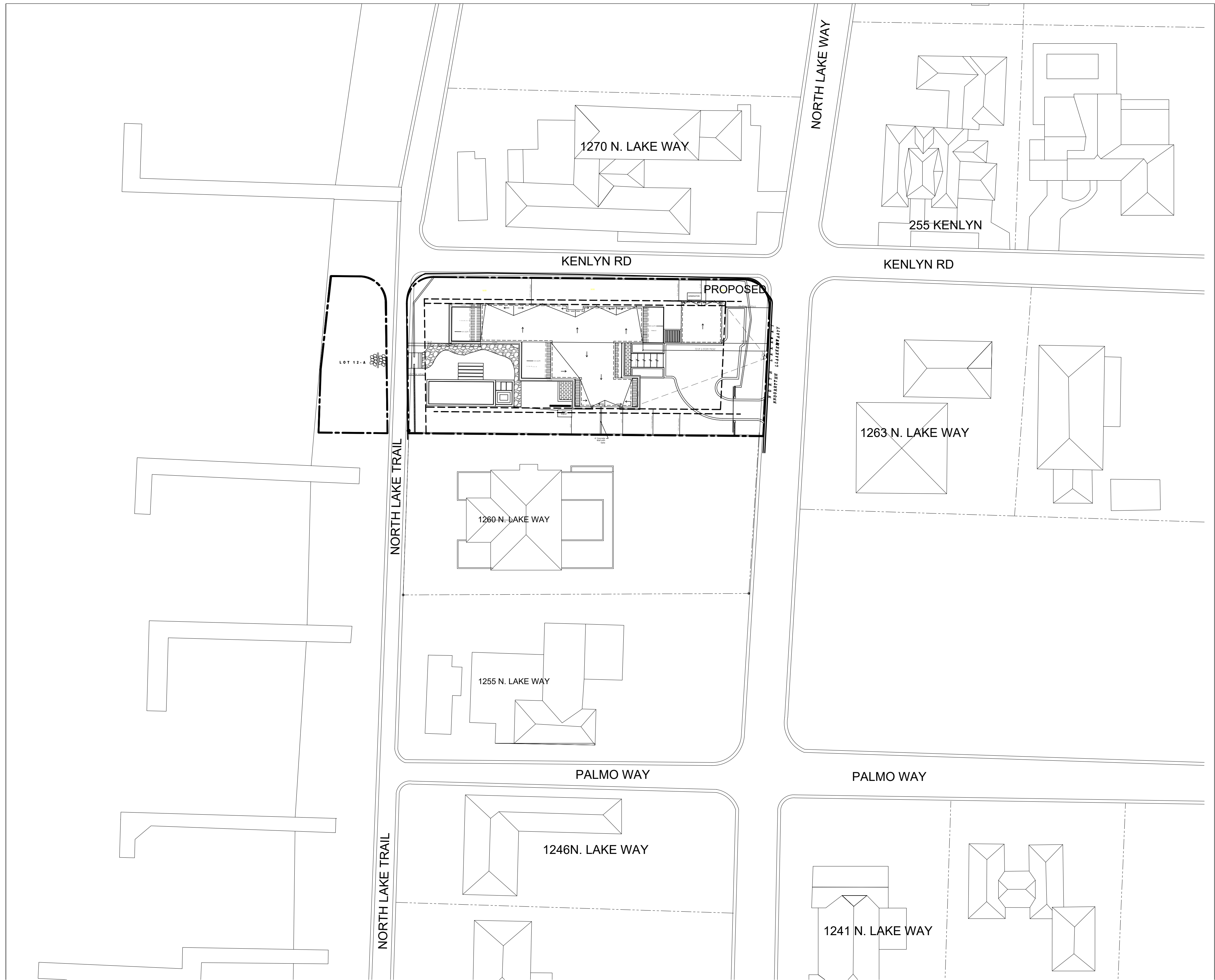


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1265 NORTH LAKE WAY

1265 N. LAKE WAY
PALM BEACH, FL
33460

ARC-23-063
ZON-23-059



1 STREETScape PLAN
NTS



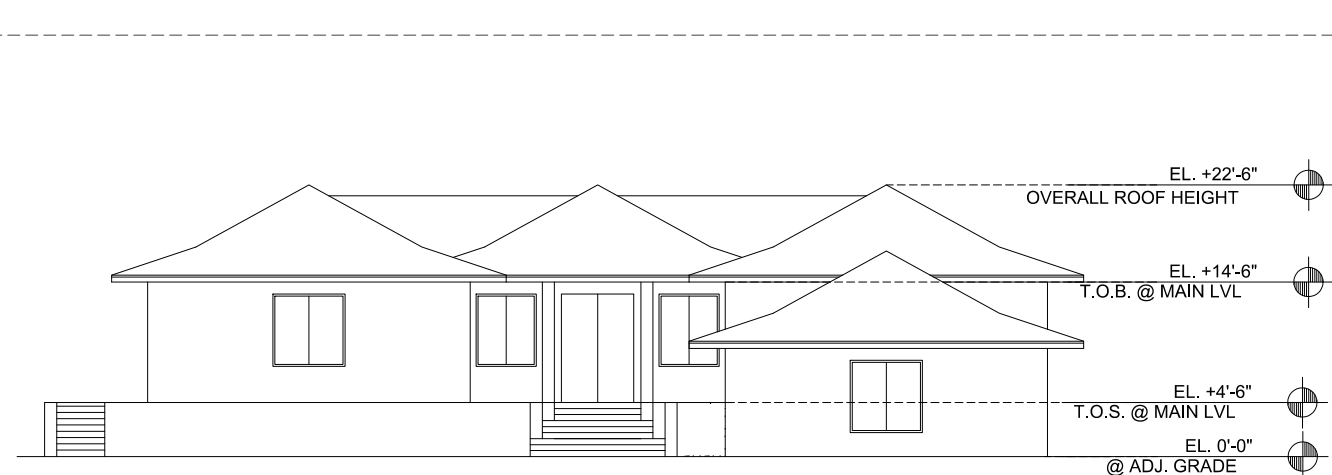
1255 N. LAKE WAY



1260 N. LAKE WAY

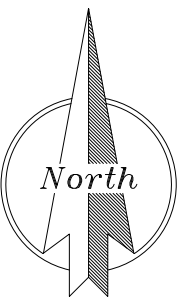


1265 N. LAKE WAY SUBJECT PROP.



1270 N. LAKE WAY

1 STREETScape ELEVATION
NTS



MARK DATE DESCRIPTION

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DRAWN BY:
CHK'D BY:
DATE: 8.24.22
SHEET TITLE

STREETScape PLAN &
ELEVATION

SHEET
ST-002
OF



EAST PROPERTY LINE LOOKING WEST



SOUTH EAST CORNER OF PROPERTY LINE LOOKING WEST



NORTH PROPERTY LINE LOOKING WEST



WEST PROPERTY LINE LOOKING WEST



WEST PROPERTY LINE LOOKING EAST



WEST PROPERTY LINE LOOKING NORTH



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ARC-23-063
ZON-23-059

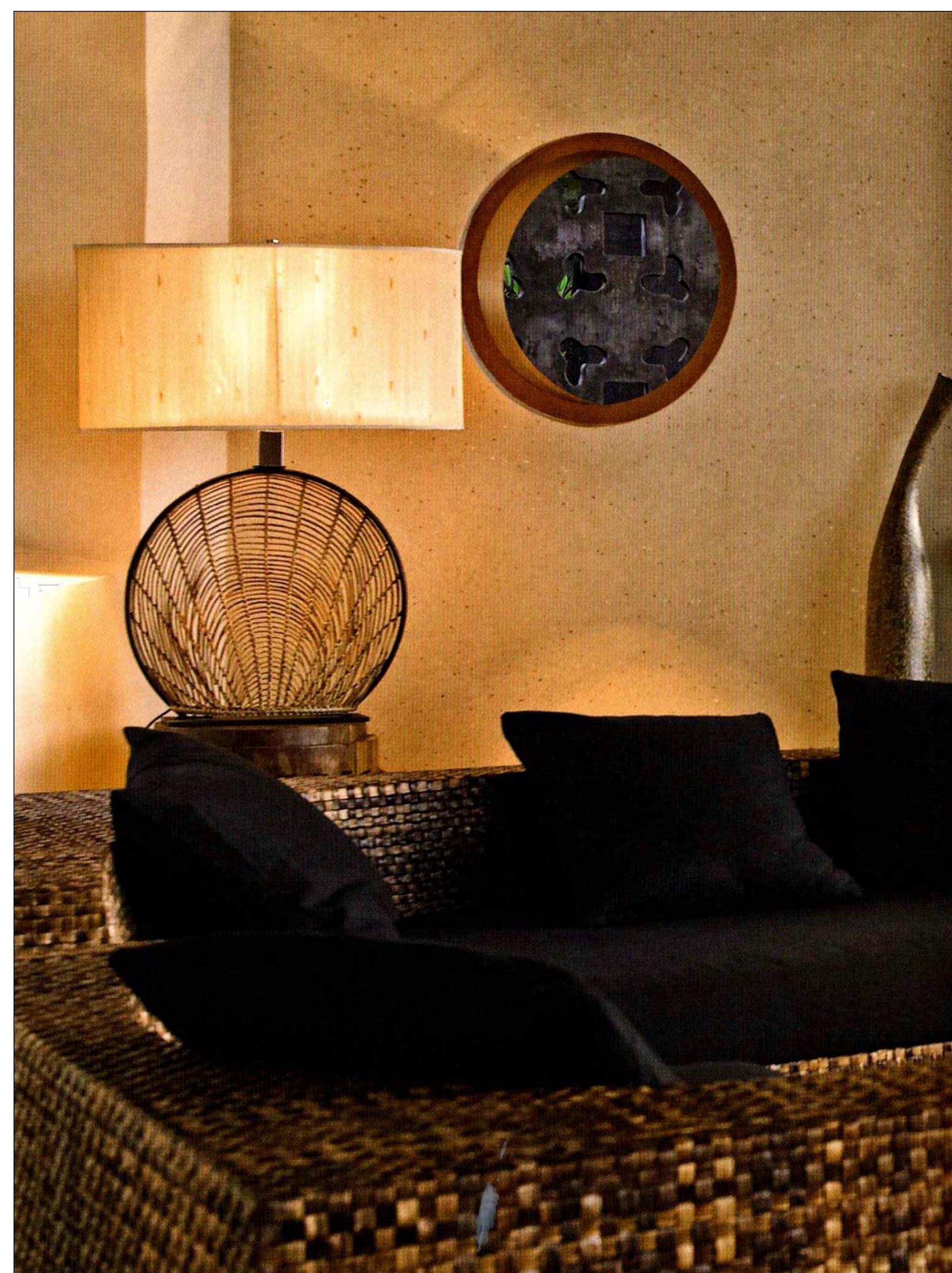
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DRAWN BY		
CHECK'D BY		
DATE	8.24.22	
SHEET TITLE		
SITE PICS		
ST-003		
SHEET OF		



COLUMN & BASE DETAIL



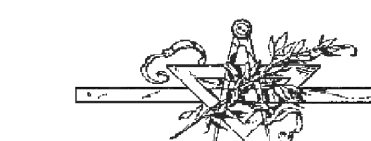
ROOF EXAMPLE



CIRCLE WINDOW DETAIL



WINDOW/DOOR STYLE



·LABERGE & MÉNARD INC.

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1265 NORTH LAKE WAY

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PALM BEACH, FL
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ARC-23-063
ZON-23-059

[illegible]



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CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-23-063-REV 1
ZON-23-059

Zoning Legend			
Property Address:		1265 North Lake Way	
Zoning District:		RB	
Structure Type:		cbs/stucco	
	Required/Allowed	prev proposed	Proposed
Lot Size (Sq Ft)	10,000 sqft	18,082 sqft	18,082 sqft
Lot Depth	100 ft	201.66'	201.66'
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Max. Amount of Fill Added to Site (Ft.)	2.0'	2.0'	2.0'
Finished Floor Elev. (FFE)(NAVD)	7.0' navd	7.0' navd	7.0' navd
Zero Datum for point of meas. (NAVD)	7.0' navd	7.0' navd	7.0' navd
FEMA Flood Zone Designation	Zone x	Zone X	Zone X
Base Flood Elevation (BFE)(NAVD)	6' navd	6' navd	6' navd
Landscape Open Space (LOS)(Sq Ft and %)		9,219 sqft 50%	9,468 sqft 52%
Perimeter LOS (Sq Ft and %)		5689 sqft 91%	4916 sqft 60%
Front Yard LOS (Sq Ft and %)		1448 sqft 64%	1117 sqft 50%
**Native Plant Species %	see landscape dwgs		

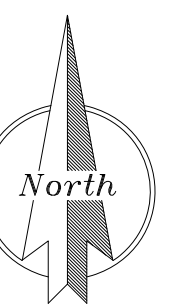
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DATE:	8.24.22	
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STATS		
SHEET		OF

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1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

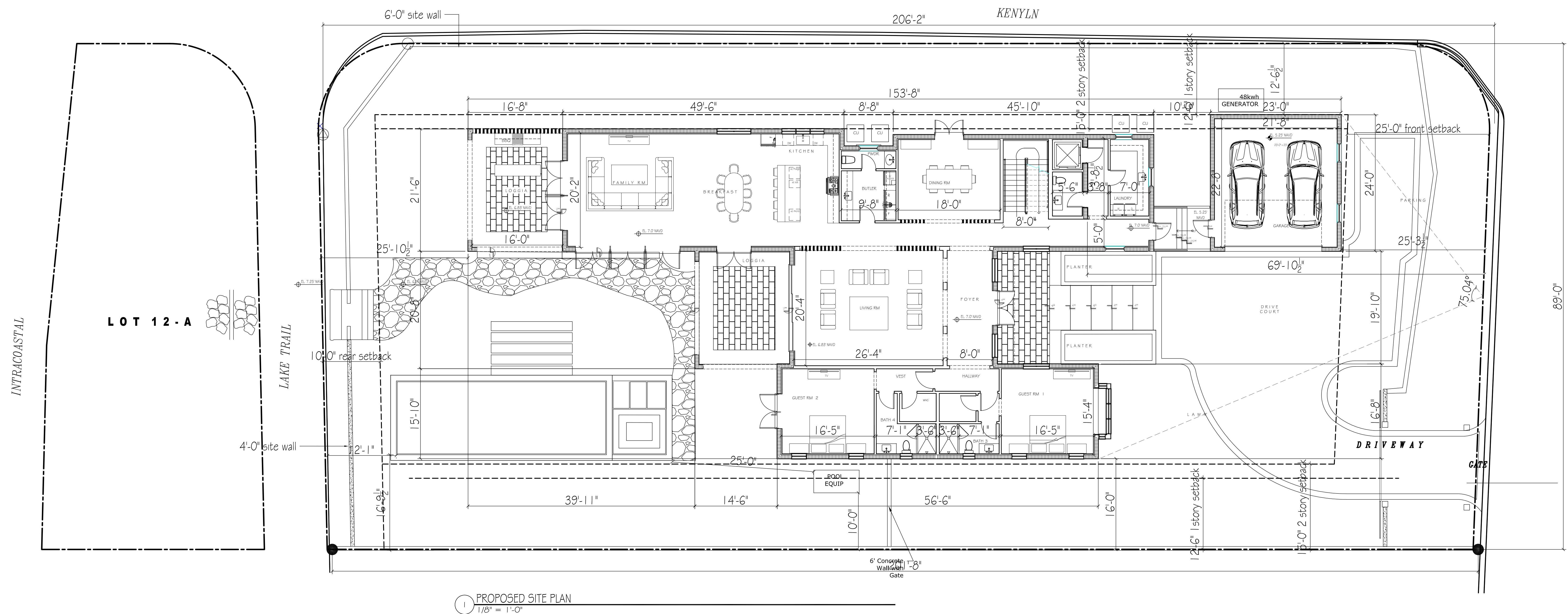
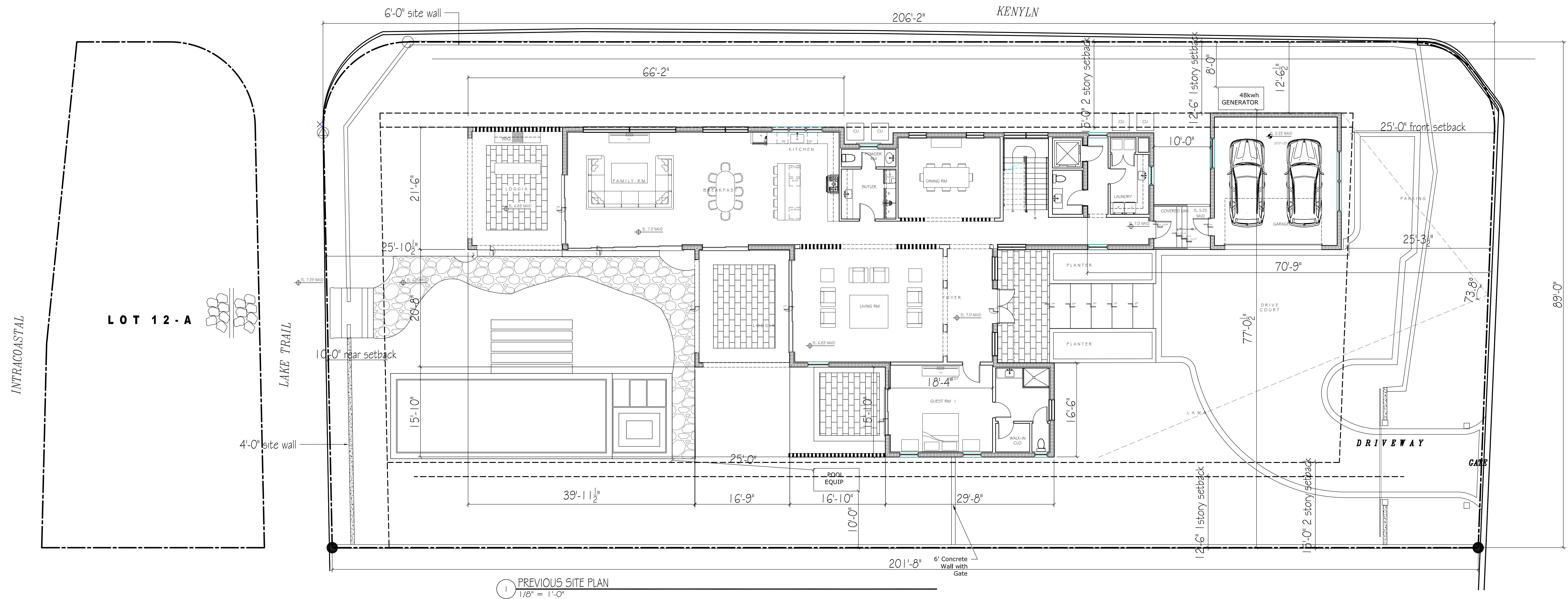
ARC-23-063-REV I
ZON-23-059



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CHK'D BY:		
DATE:	8.24.22	
SHEET TITLE		

PREVIOUS & PROPOSED
SITE PLAN

A-001

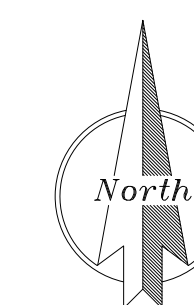


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1265 NORTH LAKE WAY

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PALM BEACH, FL
33460

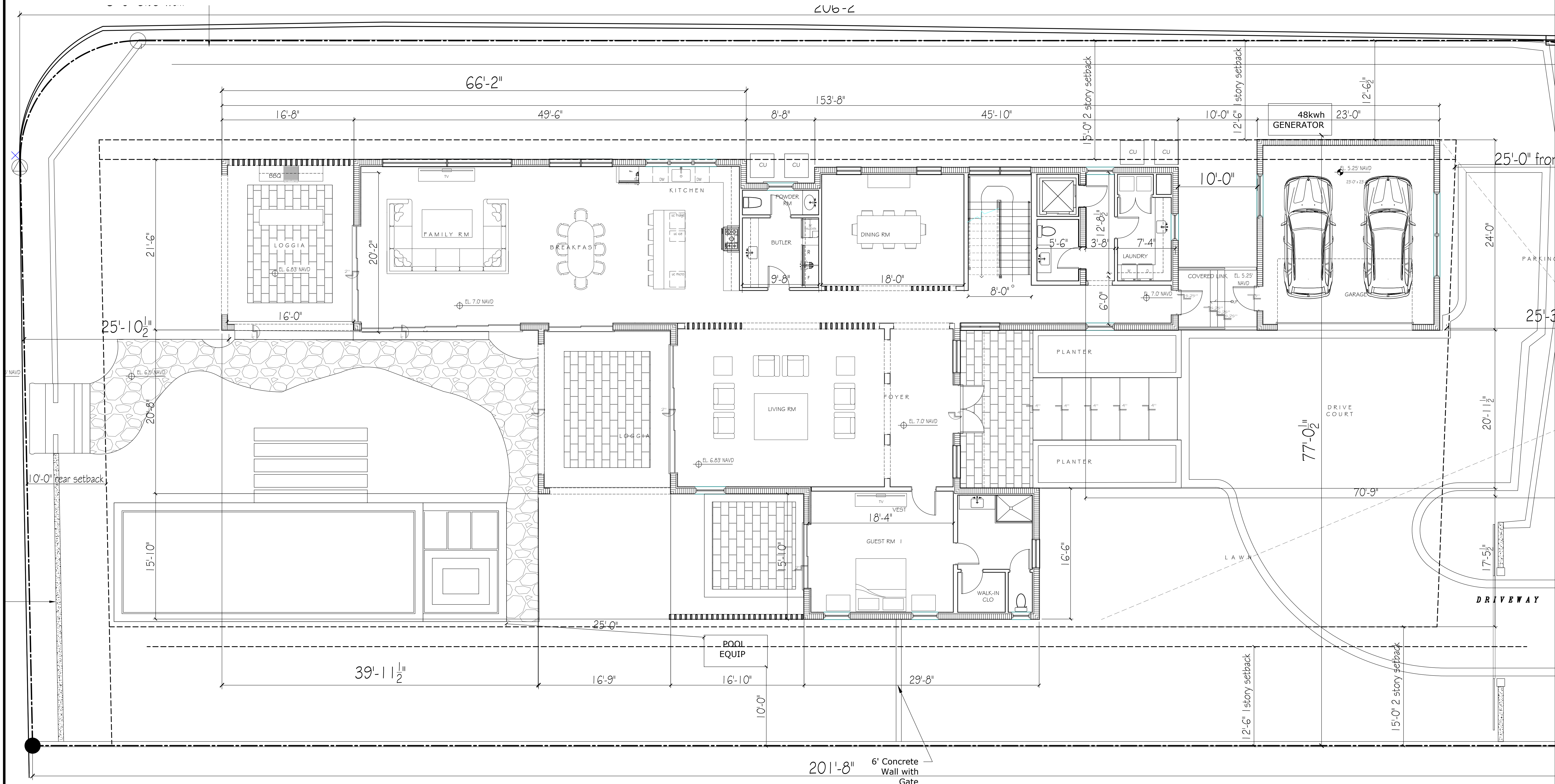
ARC-23-063-REV 1
ZON-23-059



MARK	DATE	DESCRIPTION
PROJECT NO.	1111	
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DRAWN BY:		
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DATE:	8.24.22	
SHEET TITLE		

PREVIOUS GROUND FLOOR
PLAN

A-002
OF



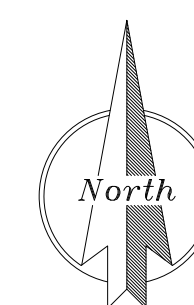
1 PREVIOUS GROUND FLOOR PLAN
3/16" = 1'-0"

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1265 NORTH LAKE WAY

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PALM BEACH, FL
33460

ARC-23-063-REV 1
ZON-23-059



MARK DATE DESCRIPTION

PROJECT NO: 0000

CAD DWG FILE: 8.1.23 - 1265 NWL_DWG

DRAWN BY:

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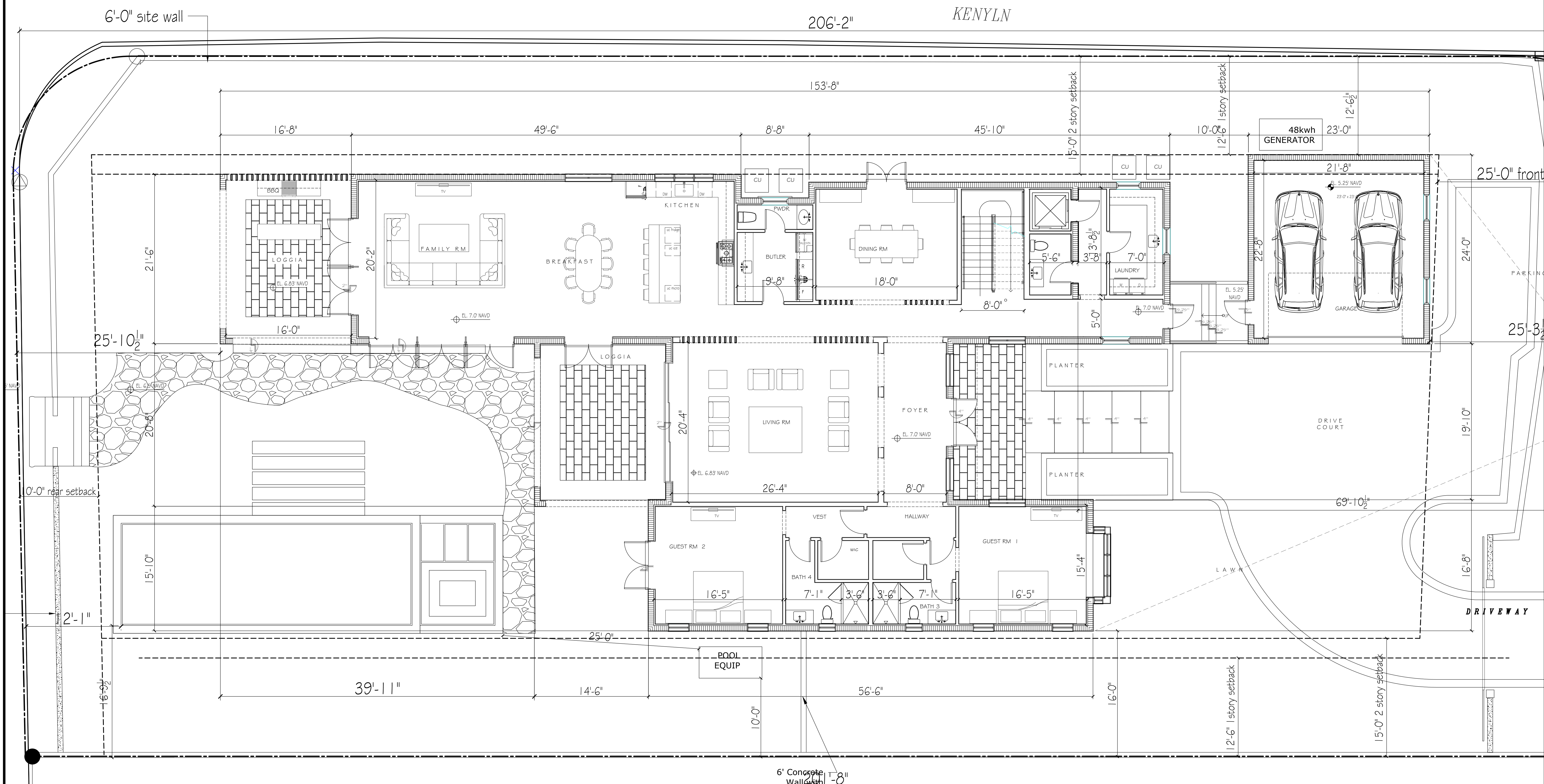
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PROPOSED GROUND FLOOR
PLAN

A-002.1

SHEET

OF



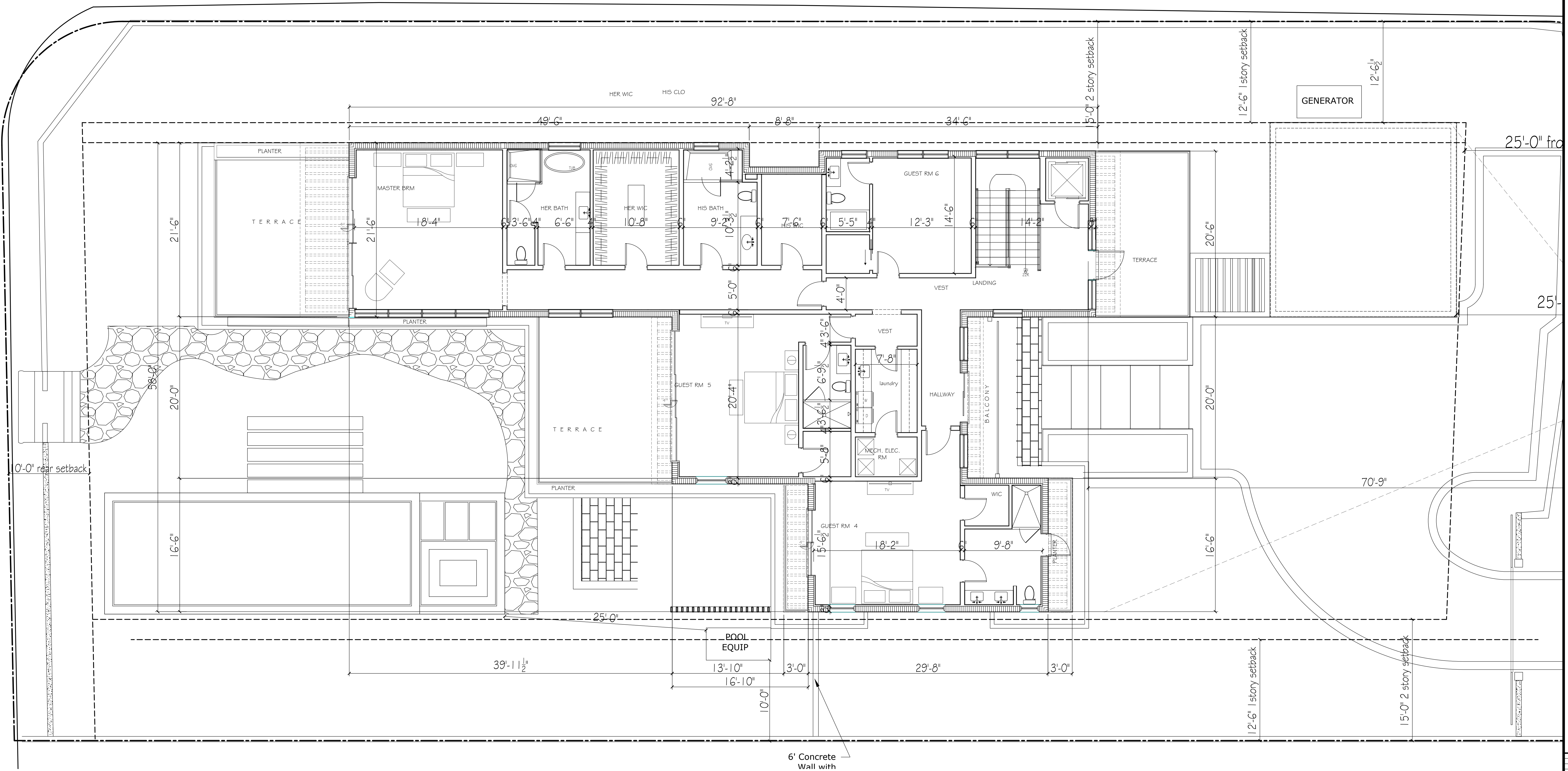
1 PROPOSED GROUND FLOOR PLAN
3/16" = 1'-0"

CONSULTANTS

1265 NORTH LAKE WAY

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PALM BEACH, FL
33460

ARC-23-063-REV 1
ZON-23-059



0'-0" rear setback

GENERATOR

25'-0" front setback

25'-0" side setback

70'-9"

6' Concrete Wall with

1 PREVIOUS SECOND FLOOR PLAN
3/16" = 1'-0"



MARK	DATE	DESCRIPTION
PROJECT NO.	1111	
CAD DWG FILE	8.1.22 - 1265 NW DWG	
DRAWN BY		
CHECKED BY		
DATE	8.24.22	
SHEET TITLE		

PREVIOUS SECOND FLOOR PLAN

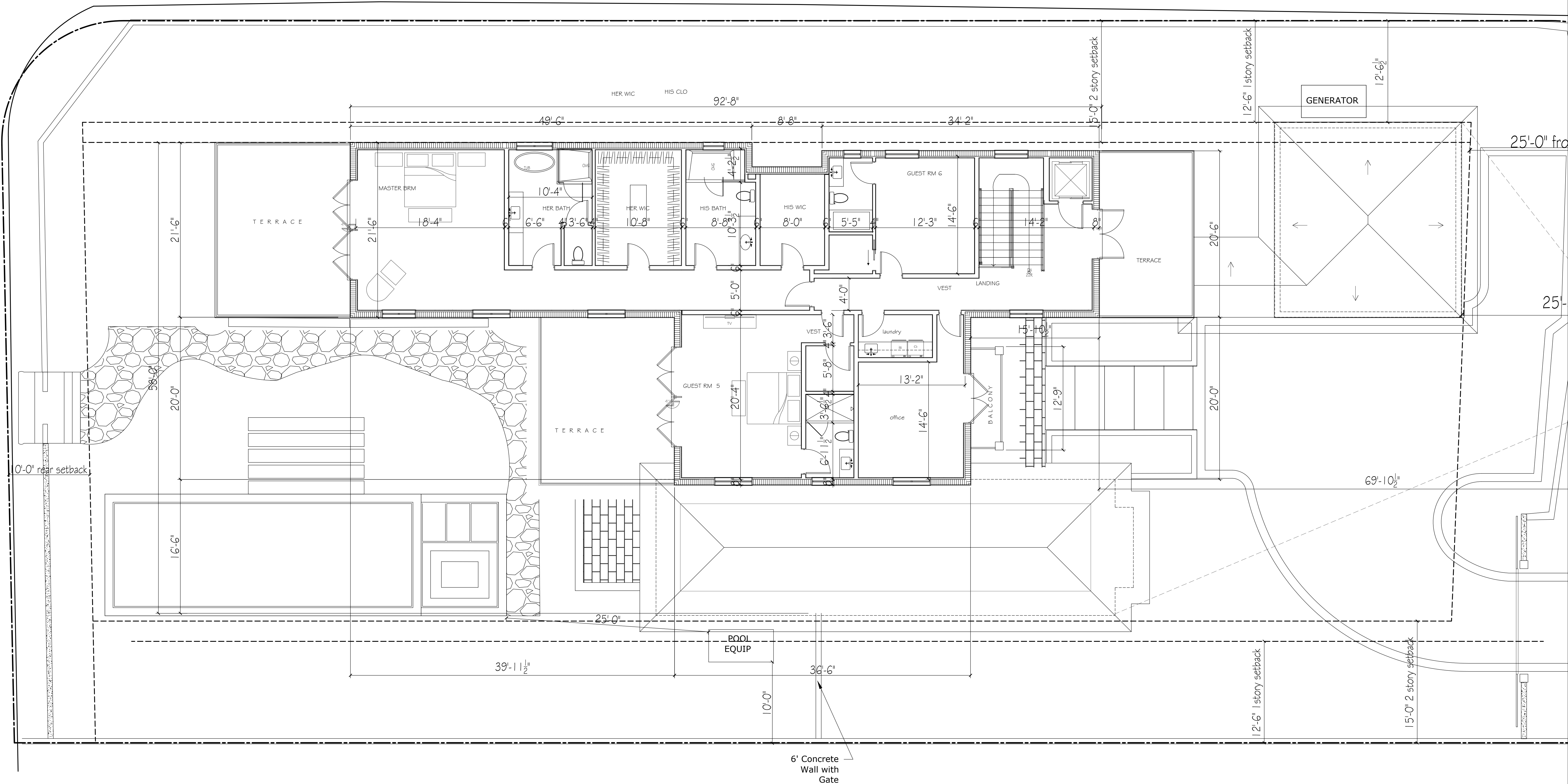
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OF 09

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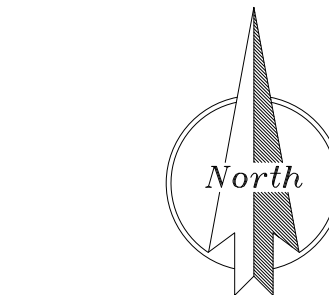
1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33460

ARC-23-063-REV 1
ZON-23-059



1 SECOND FLOOR PLAN
3/16" = 1'-0"



MARK	DATE	DESCRIPTION
PROJECT NO.	1111	
CAD DWG FILE	8.1.22 - 1265 NW.DWG	
DRAWN BY		
CHECKED BY		
DATE	8.24.22	
SHEET TITLE		

SECOND FLOOR PLAN

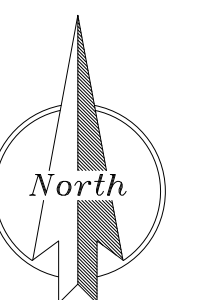
A-003.1
SHEET OF

CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33480

ARC-23-063-REV 1
ZON-23-059



MARK	DATE	DESCRIPTION
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PROJECT NO:	###
FILE NO:	8123-1234 NLM DWG

CAD DWG FILE: 8.1.23 - 1265 NLW_DWG

DRAWN BY:

CHK'D BY:	
DATE:	8.24.22

DATE:
SHEET TITLE

PREVIOUS & PROPOSED
ROOF PLAN

A-004
OF