

PROPOSED NEW RESIDENCE AT:

1 421 NORTH LAKE WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

ARCOM MEETING: AUGUST, 23 2023

ARC - 23- 066

REV 01

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DAILEY JANSSEN ARCHITECTS, P.A.

400 CLEMATIS STREET, SUITE 200

WEST PALM BEACH, FLORIDA 33401

TEL: 561-833.4707

PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2023.4.10

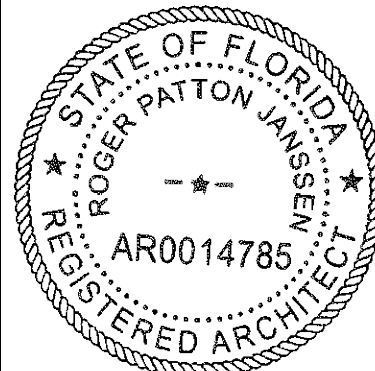
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SEAL



ROGER P. JANSSEN

AR-14785

DRAWING NO.

A0.00

JOB NUMBER:

22-111

PROPOSED NEW RESIDENCE AT:

1421 NORTH LAKE WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

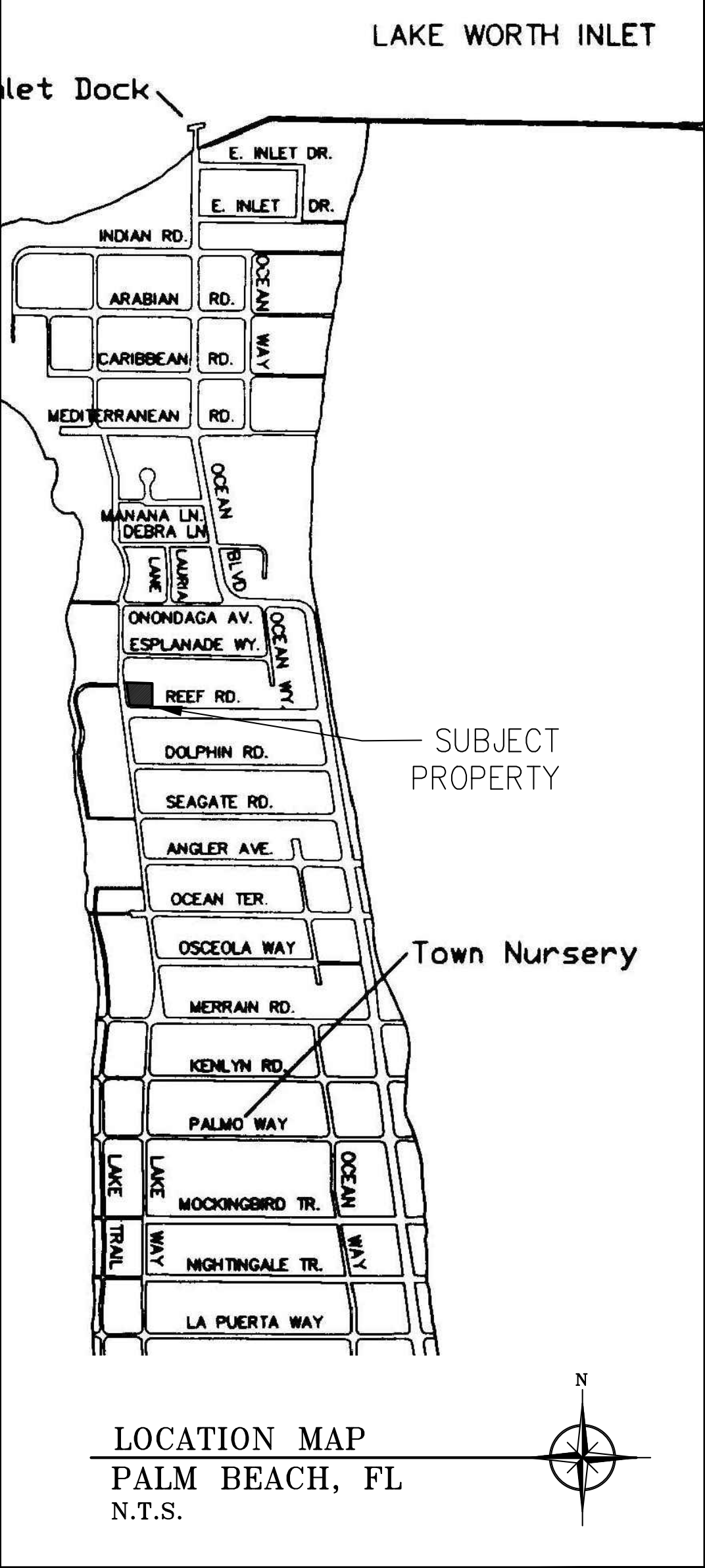
ARCOM MEETING: AUGUST 23, 2023

ARC - 23- 066

REV 01

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- C-1-EC-1 SITE GRADING & DRAINAGE SURVEY



CONSULTANTS AND ENGINEERS:				CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:	JOB NUMBER: 22-111
				GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE, SUITE 305 WEST PALM BEACH, FL 33401 561-312-2041	PARKER-YANETTE DESIGN GROUP, INC. 4425 MILITARY TRAIL, SUITE 202 JUPITER, FL 33458 561-747-5069	WALLACE SURVEYING 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	ISSUED FOR ARCOM APPROVAL: 3.27.23 ARCOM APPROVAL: ISSUED FOR PERMIT: ISSUED FOR CONSTRUCTION:

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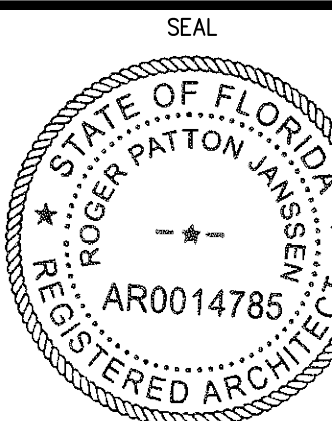
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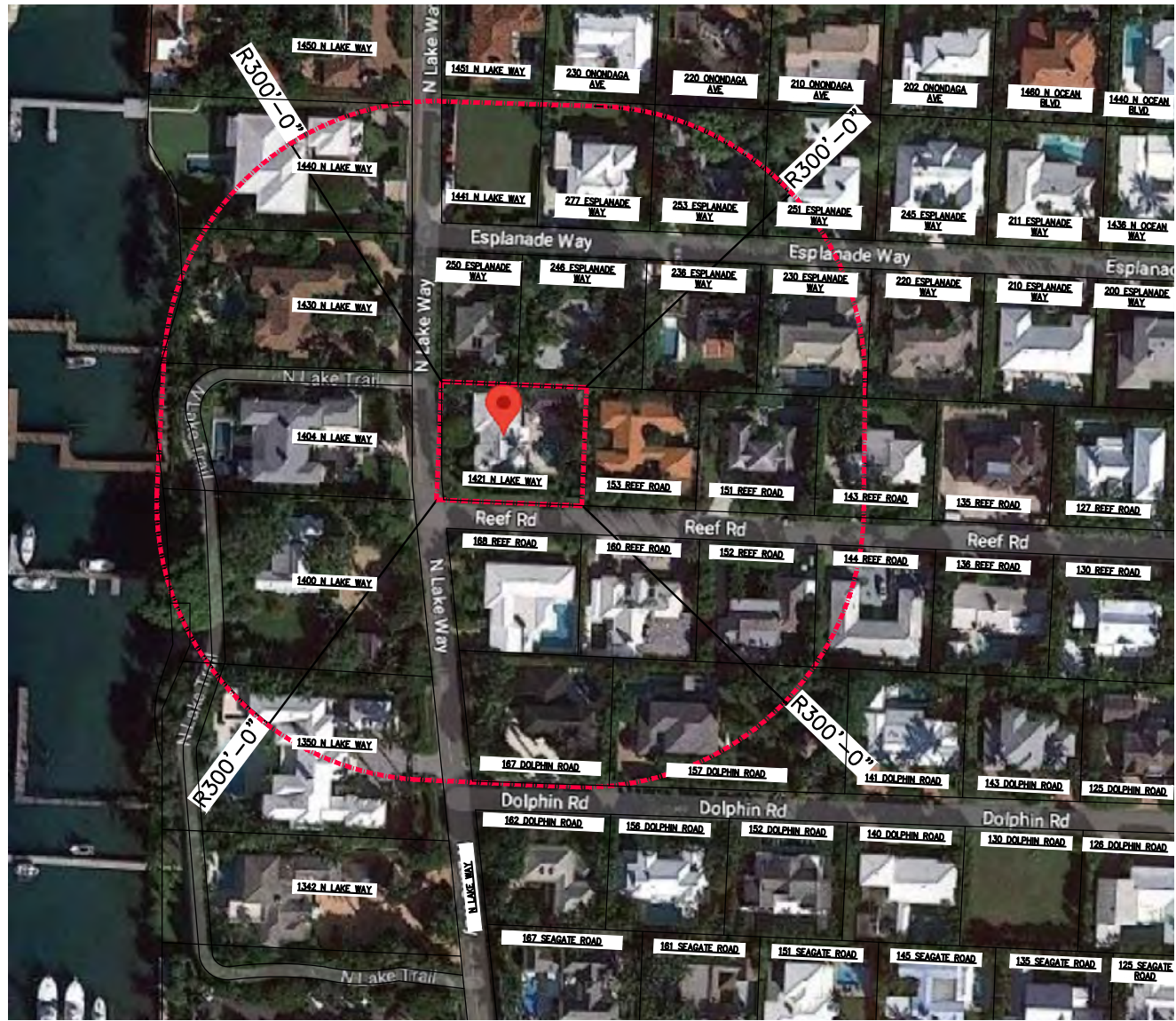


ROGER P. JANSSEN AR-14785

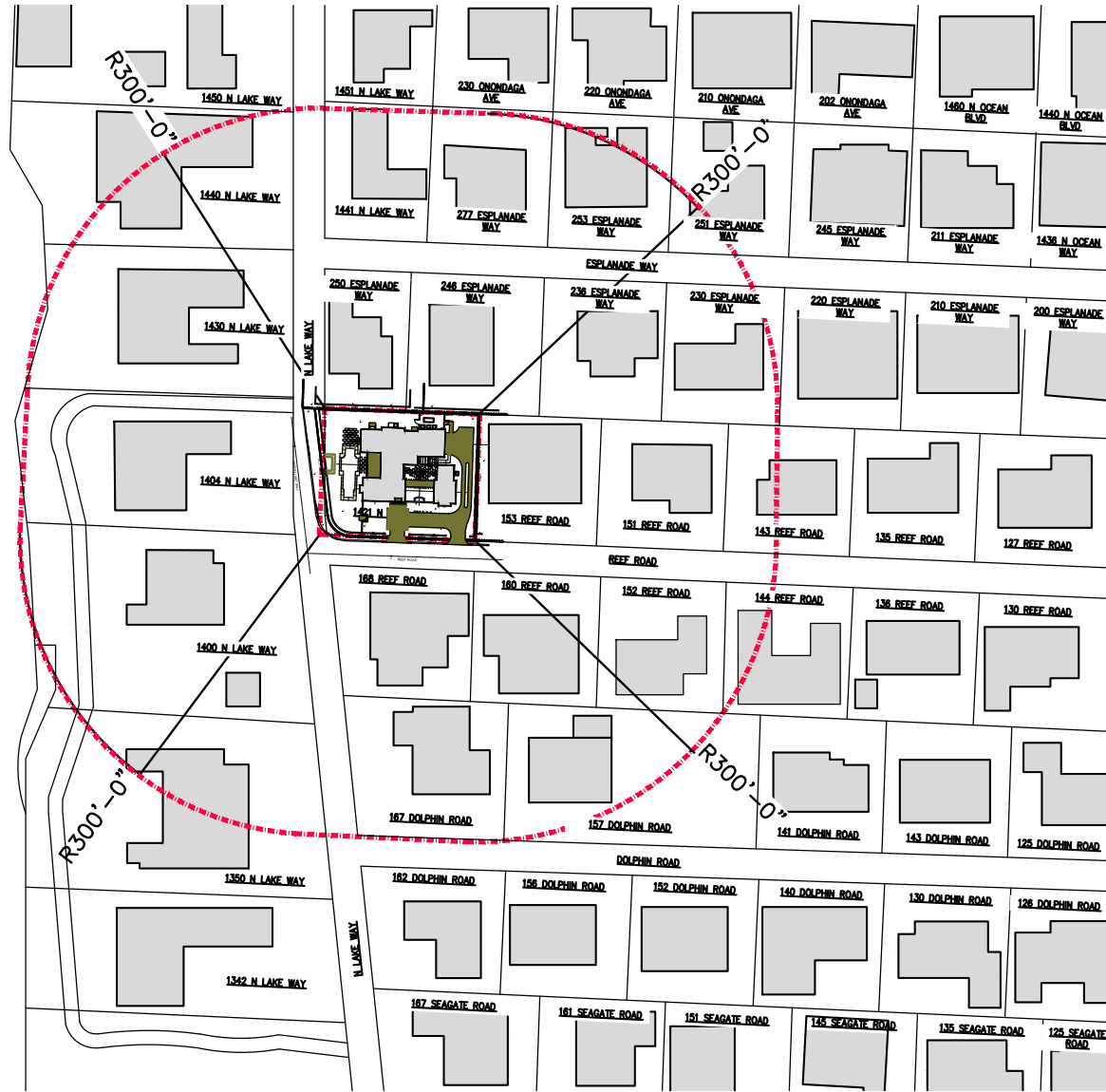
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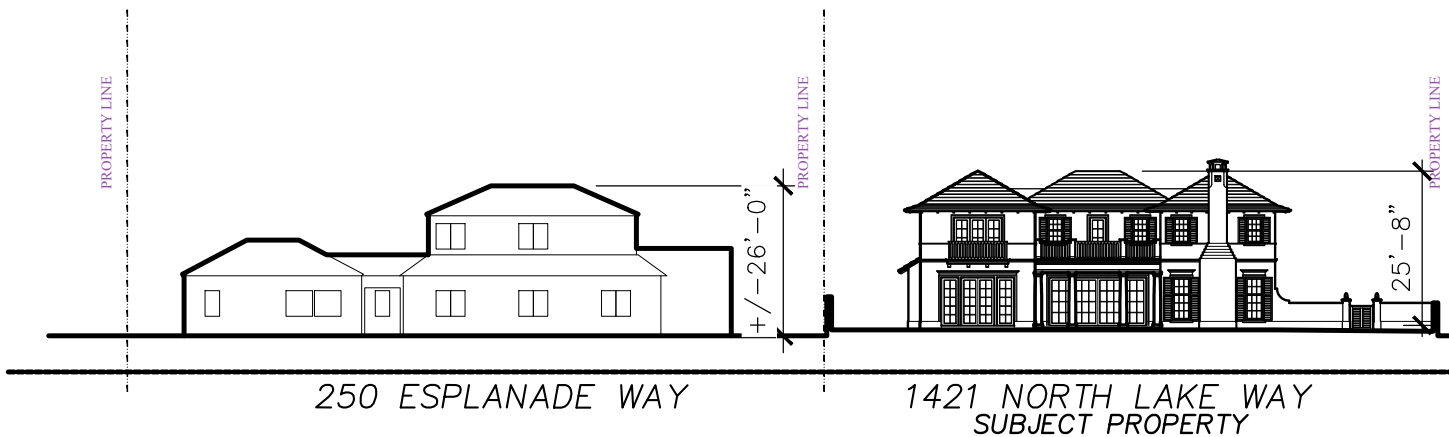
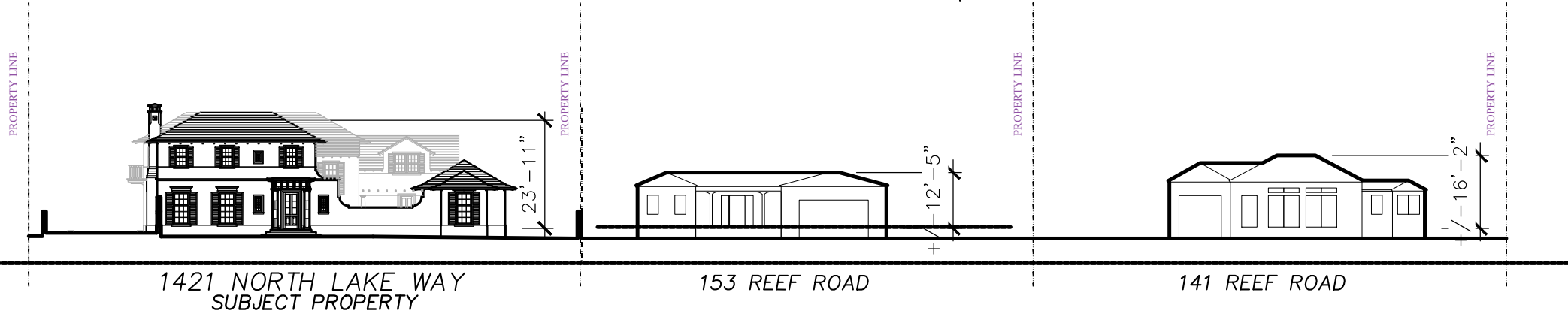
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AERIAL MAP



LOCATION PLAN



1421 N LAKE WAY
STREETSCAPE

PROPOSED RESIDENCE AT:

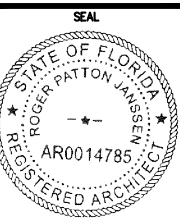
1421 N LAKE WAY

TOWN OF PALM BEACH

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ROGER P. JANSSEN AR-14785

21-163

DRAWING NO.

A0.02

JOB NUMBER: 22-111



EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

1421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH

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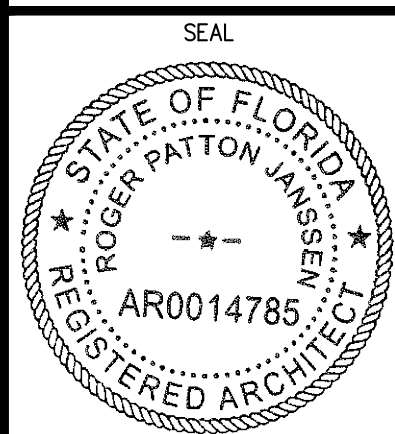
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DRAWING NO.

A0.03

JOB NUMBER: 22-111



153 REEF ROAD



151 REEF ROAD



143 REEF ROAD



144 REEF ROAD



152 REEF ROAD



160 REEF ROAD

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PALM BEACH COUNTY

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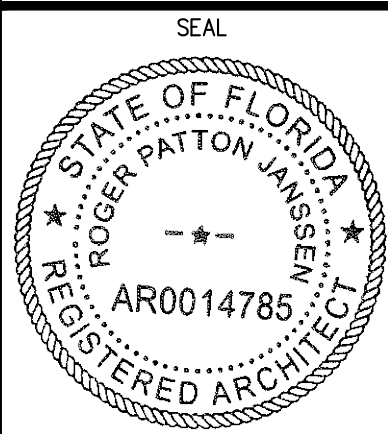
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DRAWING NO.

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168 REEF ROAD



167 DOLPHIN ROAD



157 DOLPHIN ROAD



1441 N LAKE WAY



1451 N LAKE WAY



277 ESPLANADE WAY

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TOWN OF PALM BEACH

PALM BEACH COUNTY

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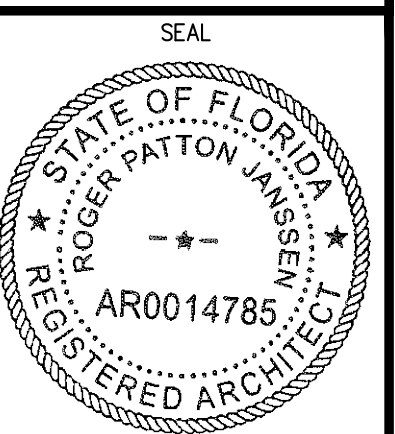
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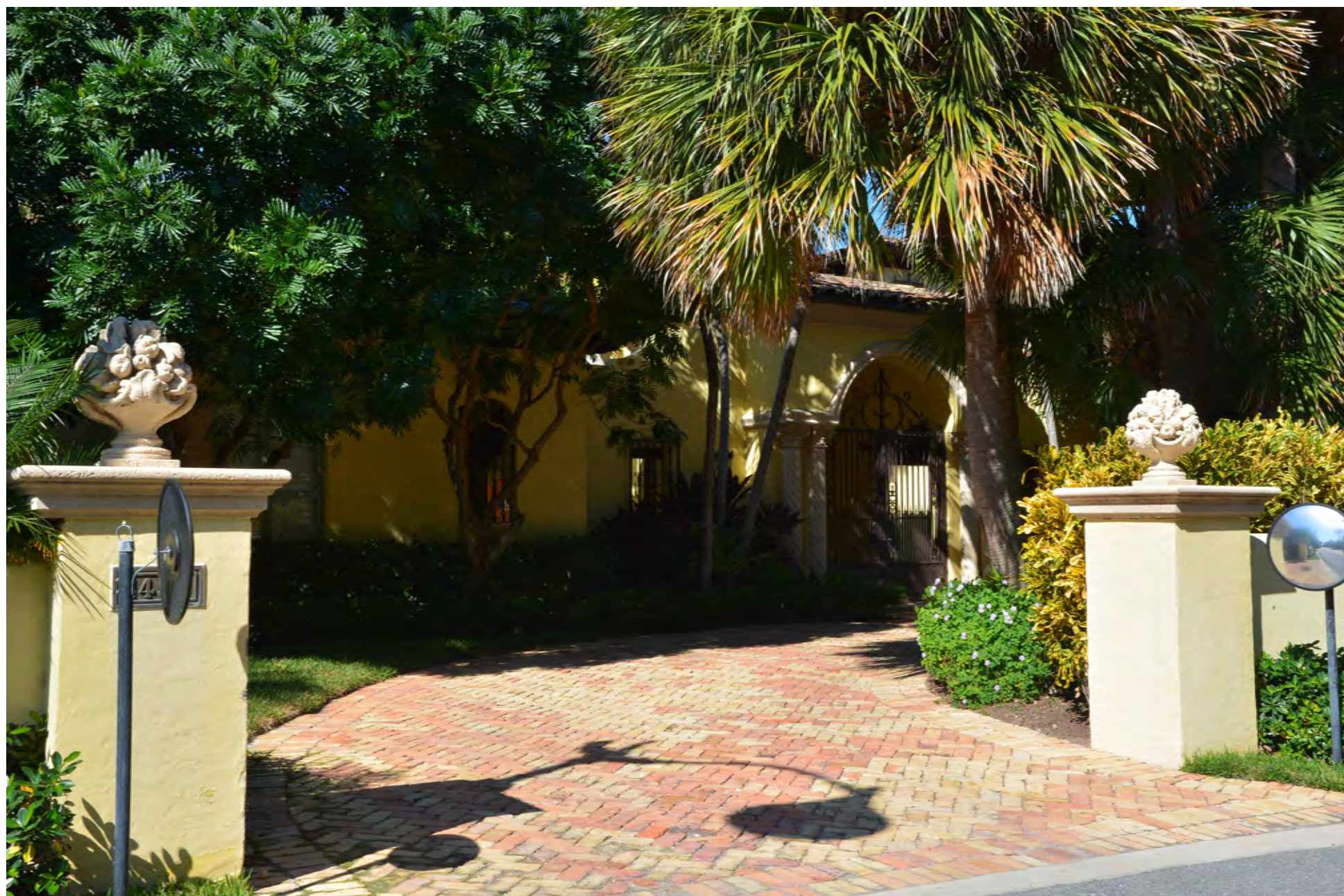
1350 N LAKE WAY



1400 N LAKE WAY



1404 N LAKE WAY



1430 N LAKE WAY



1440 N LAKE WAY



1450 N LAKE WAY

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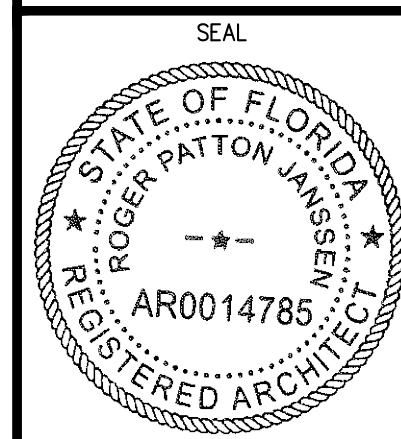
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ROGER P. JANSSEN AR-14785

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250 ESPLANADE WAY



246 ESPLANADE WAY



230 ESPLANADE WAY



253 ESPLANADE WAY



236 ESPLANADE WAY



251 ESPLANADE WAY

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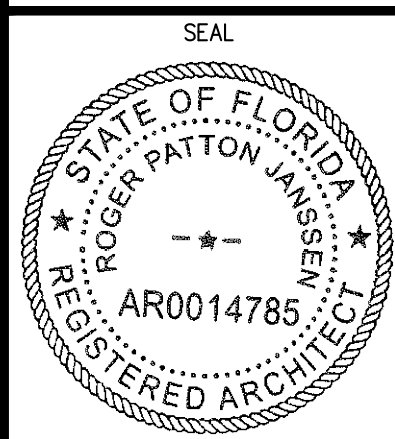
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ROGER P. JANSSEN AR-14785

DRAWING NO.

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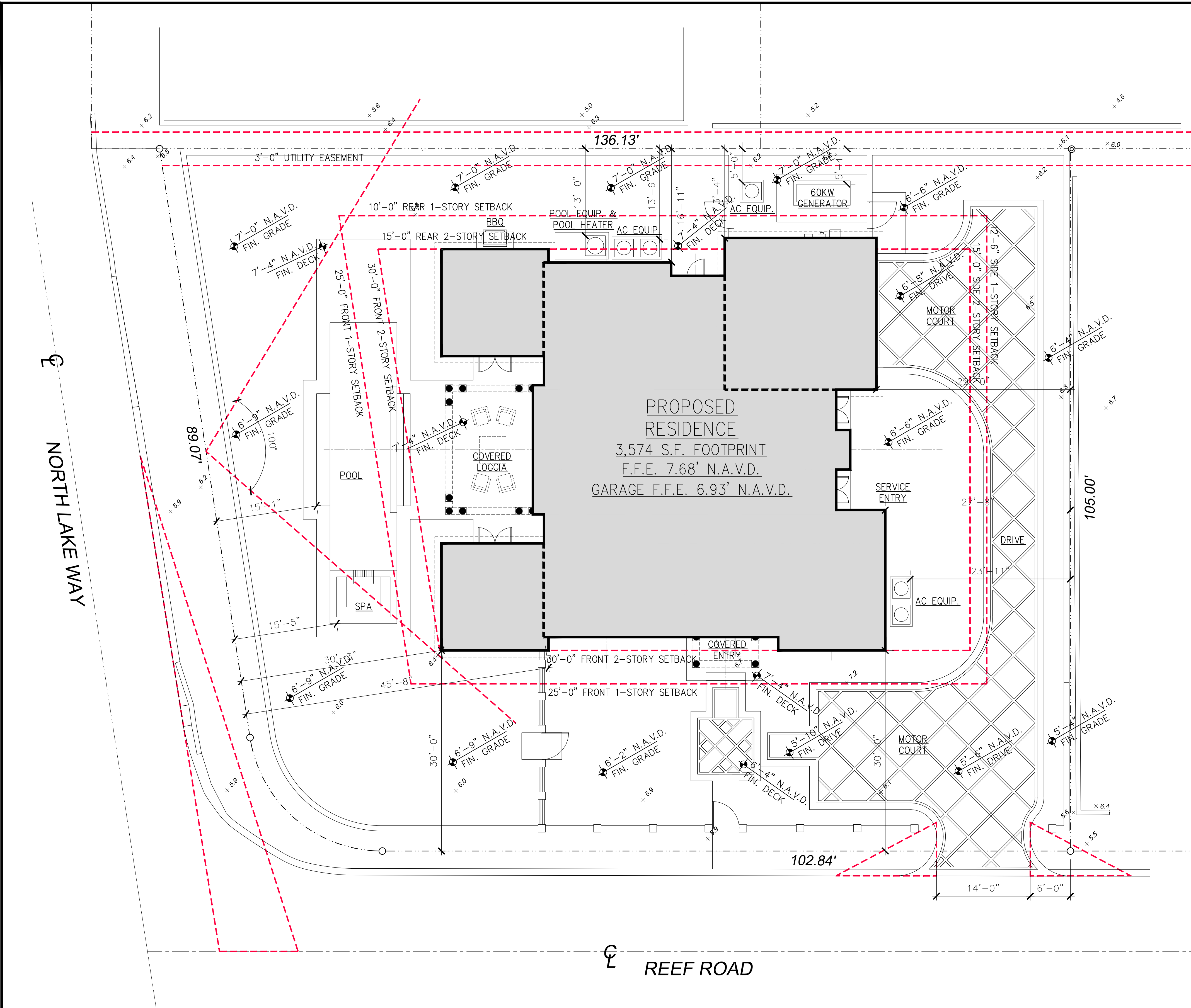
SP1.01

NUMBER: 22-11

1421 N LAKE WAY

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-4707, LICENSE #AA-C001974

SCALE 1/8" = 1'-0"



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	1421 North Lake Way		
2	Zoning District:	R-B		
3	Structure Type:	Residence		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	13,387	N/C
6	Lot Depth	100'	105'	N/C
7	Lot Width	100'	136'	N/C
8	Lot Coverage (Sq Ft and %)	4,016 (30%)	N/A	3,631 (27%)
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs., Structure, etc.)	N/A	N/A	5,658
10	Cubic Content Ratio (CCR) (R-B ONLY)	55,857	N/A	55,806
11	*Front Yard Setback (Ft.)	25'	N/A	30'
12	*Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	29'
13	*Side Yard Setback (2nd Story) (Ft.)	15'	N/A	27'-8"
14	*Rear Yard Setback (Ft.)	10'	N/A	13'-4"
15	Angle of Vision (Deg.)	100	N/A	96
16	Building Height (Ft.)	22'	N/A	19'-4"
17	Overall Building Height (Ft.)	30'	N/A	25'-11"
18	Crown of Road (COR) (NAVD)	N/A	6.18' (AVG)	N/C
19	Max. Amount of Fill Added to Site (Ft.)	9"	N/A	9"
20	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	7.68'
21	Zero Datum for point of meas. (NAVD)	7.68'	N/A	7.68'
22	FEMA Flood Zone Designation	N/A	X	N/C
23	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)			
25	Perimeter LOS (Sq Ft and %)			
26	Front Yard LOS (Sq Ft and %)			
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

If value is not applicable, enter N/A

** Provide Native plant species calculation per
category as required by Ord. 24-2021 on
separate table

If value is not changing, enter N/C

REV BF 20220616

PREVIOUSLY
PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

PROPOSED RESIDENCE AT:
1421 N LAKE WAY
PALM BEACH COUNTY
TOWN OF PALM BEACH

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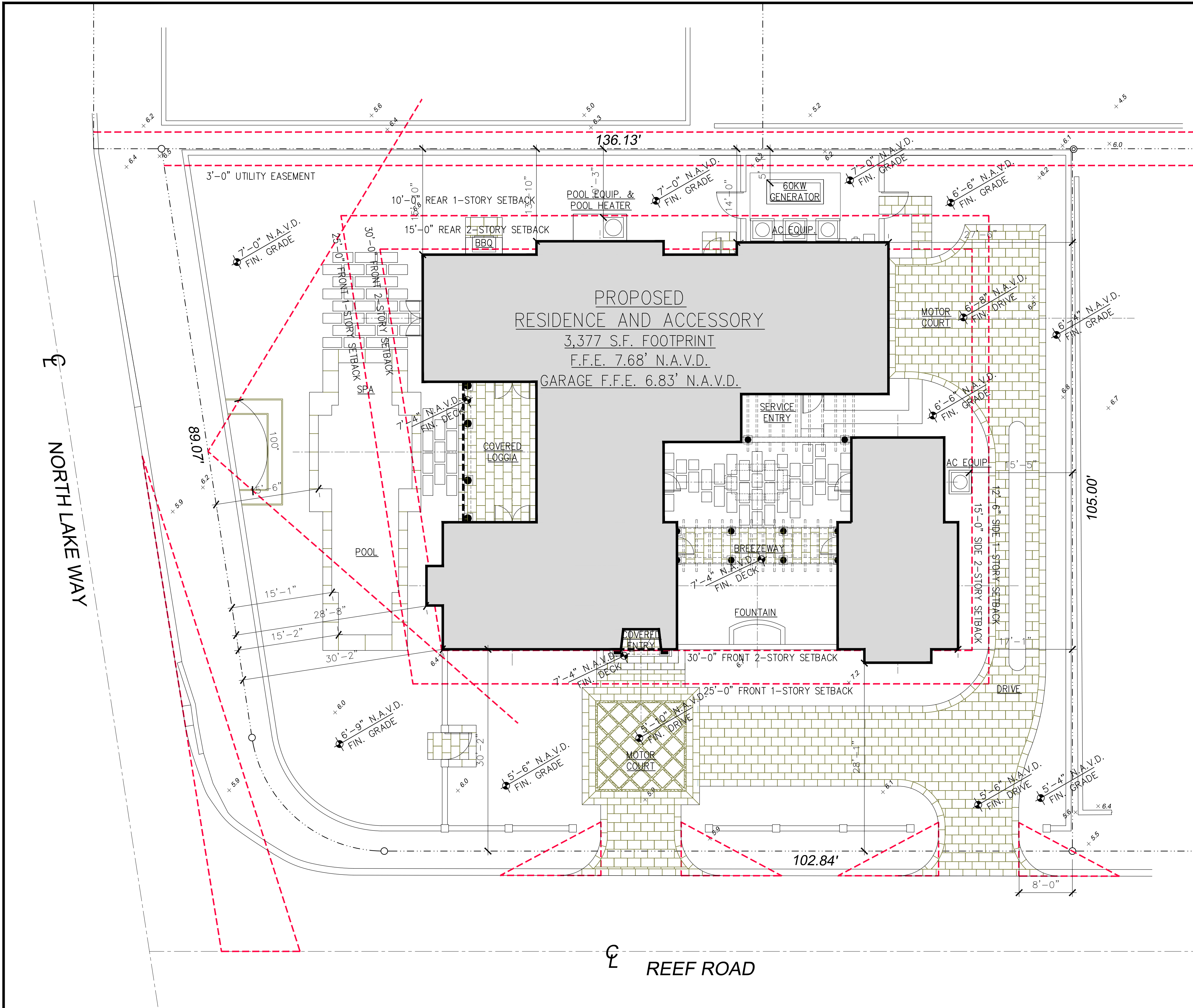
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SEAL
STATE OF FLORIDA
ROGER PATTON JANSSEN
REGISTERED ARCHITECT
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.
SP1.02

JOB NUMBER: 22-111



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	1421 North Lake Way		
2	Zoning District:	R-B		
3	Structure Type:	Residence		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	13,387	N/C
6	Lot Depth	100'	105'	N/C
7	Lot Width	100'	136'	N/C
8	Lot Coverage (Sq Ft and %)	4,016 (30%)	N/A	3,617 (27%)
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs., Structure, etc.)	N/A	N/A	5,585
10	Cubic Content Ratio (CCR) (R-B ONLY)	55,857	N/A	53,500
11	*Front Yard Setback (Ft.)	25'	N/A	28'-2"
12	*Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	17'-1"
13	*Side Yard Setback (2nd Story) (Ft.)	15'	N/A	49'-5"
14	*Rear Yard Setback (Ft.)	10'	N/A	13'-10"
15	Angle of Vision (Deg.)	100	N/A	83
16	Building Height (Ft.)	22'	N/A	19'-4"
17	Overall Building Height (Ft.)	30'	N/A	26'-6"
18	Crown of Road (COR) (NAVD)	N/A	6.18' (AVG)	N/C
19	Max. Amount of Fill Added to Site (Ft.)	9"	N/A	9"
20	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	7.68'
21	Zero Datum for point of meas. (NAVD)	7.68'	N/A	7.68'
22	FEMA Flood Zone Designation	N/A	X	N/C
23	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)			
25	Perimeter LOS (Sq Ft and %)			
26	Front Yard LOS (Sq Ft and %)			
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

If value is not applicable, enter N/A

** Provide Native plant species calculation per
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separate table

If value is not changing, enter N/C

REV BF 20220616

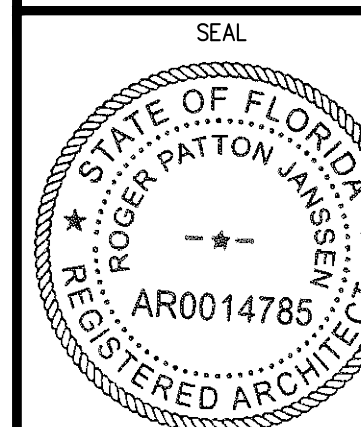
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CURRENTLY
PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"

PROPOSED RESIDENCE AT:

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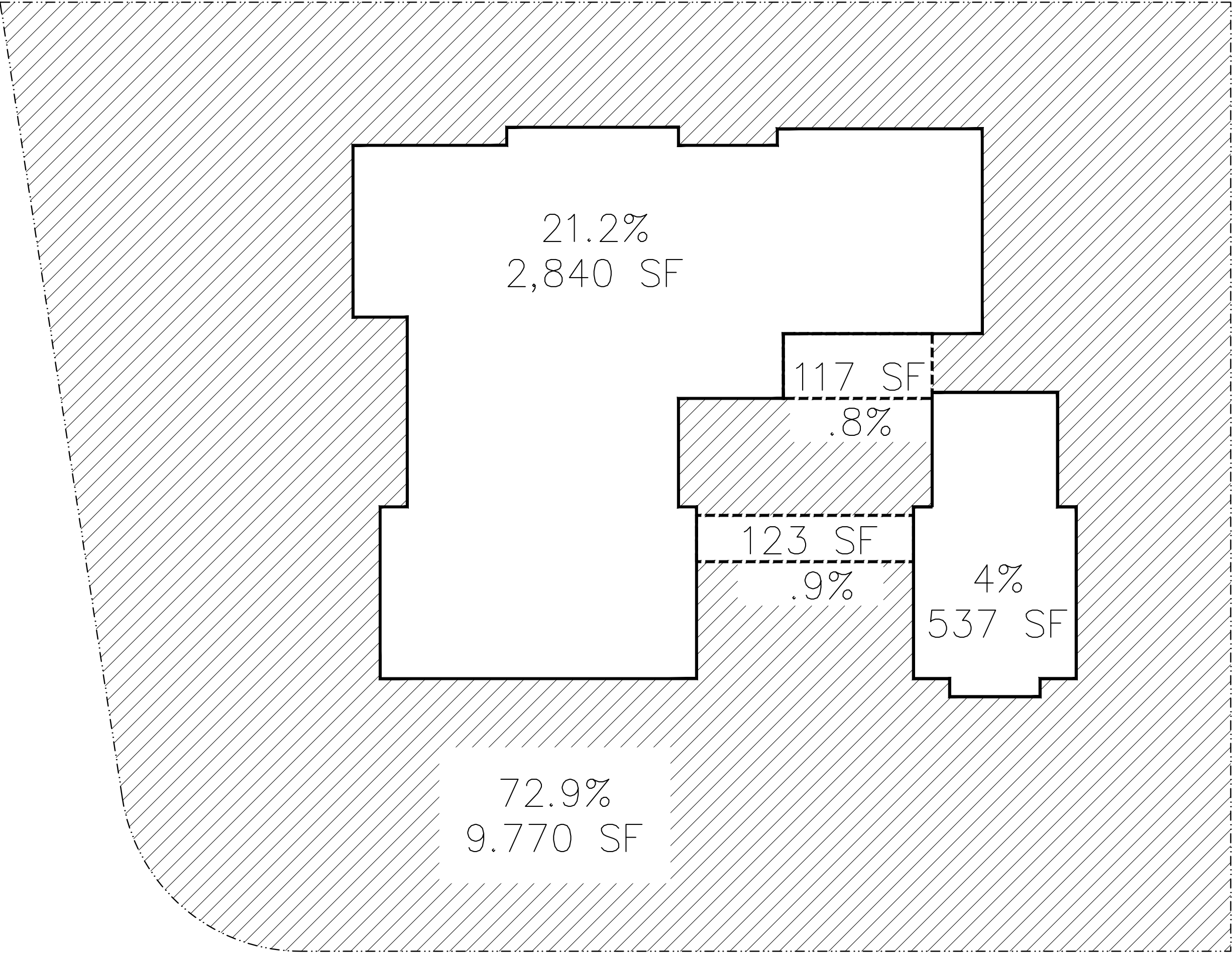
ROGER P. JANSSEN AR-14785

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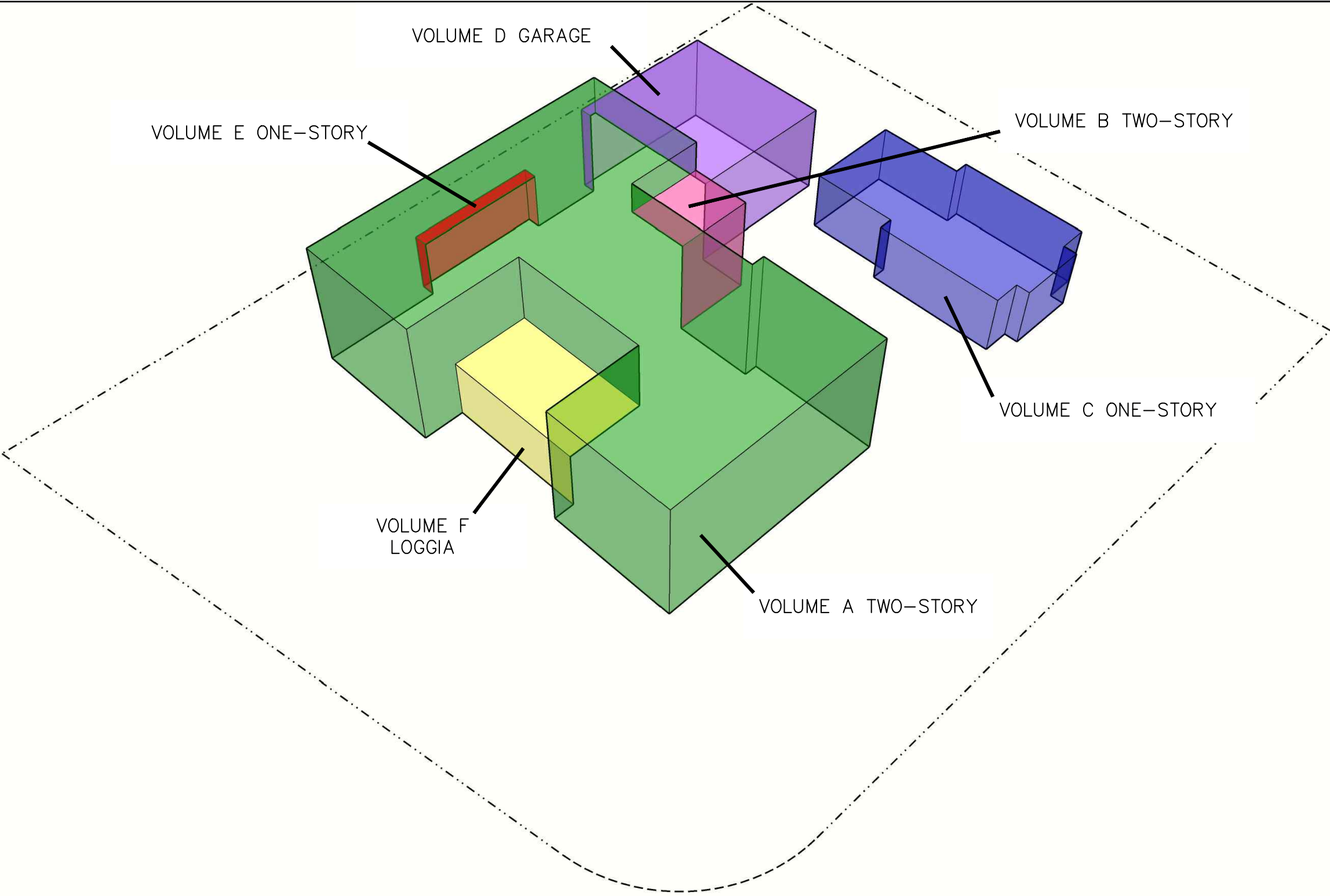
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JOB NUMBER: 22-111

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



CUBIC CONTENT TABULATION				
	MASS	AREA	HEIGHT	VOLUME
A	TWO STORY	1,968 SF	19.3'	37,982 CF
B	TWO STORY	104 SF	14.7'	1,528 CF
C	ONE STORY	537 SF	9'	4,833 CF
D	GARAGE	499 SF	13.5'	6,736 CF
E	ONE STORY	38 SF	9'	342 CF
F	ONE STORY	231 SF	9'	2,079 CF
				SUM=53,500 CF -2,659 CF (UNENCLOSED CREDIT) =50,841 CF (53,198 CF ALLOWED)

ZONING DIAGRAMS

N.T.S.

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PALM BEACH COUNTY

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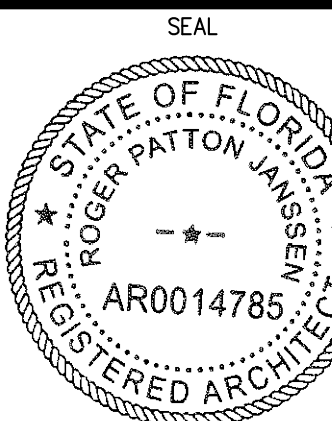
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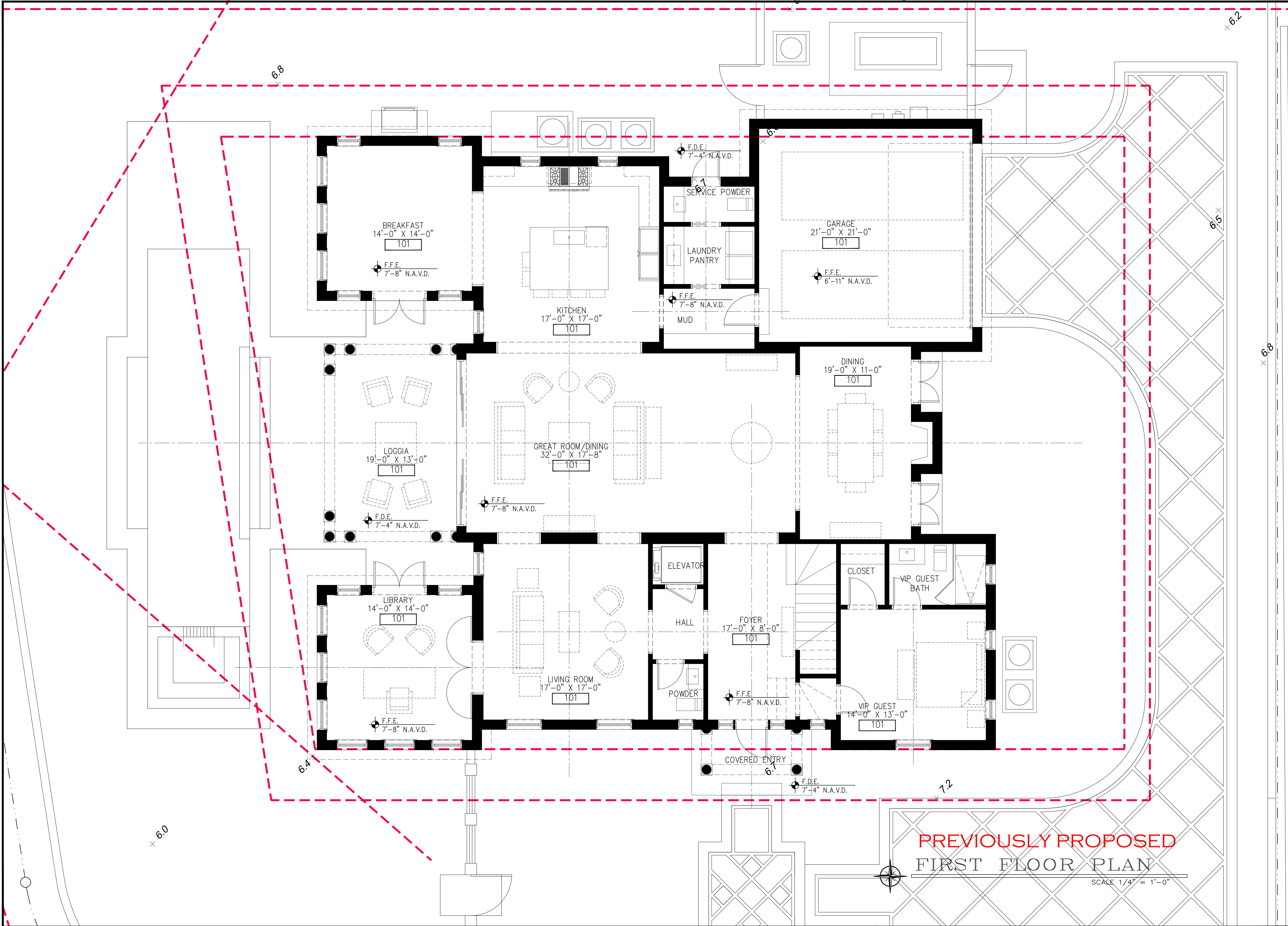
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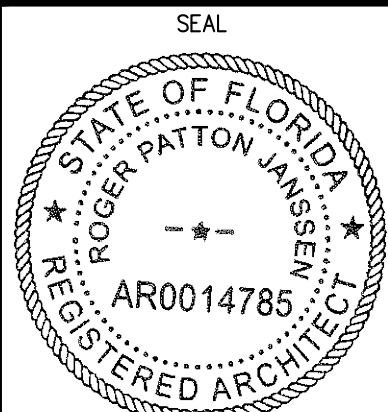
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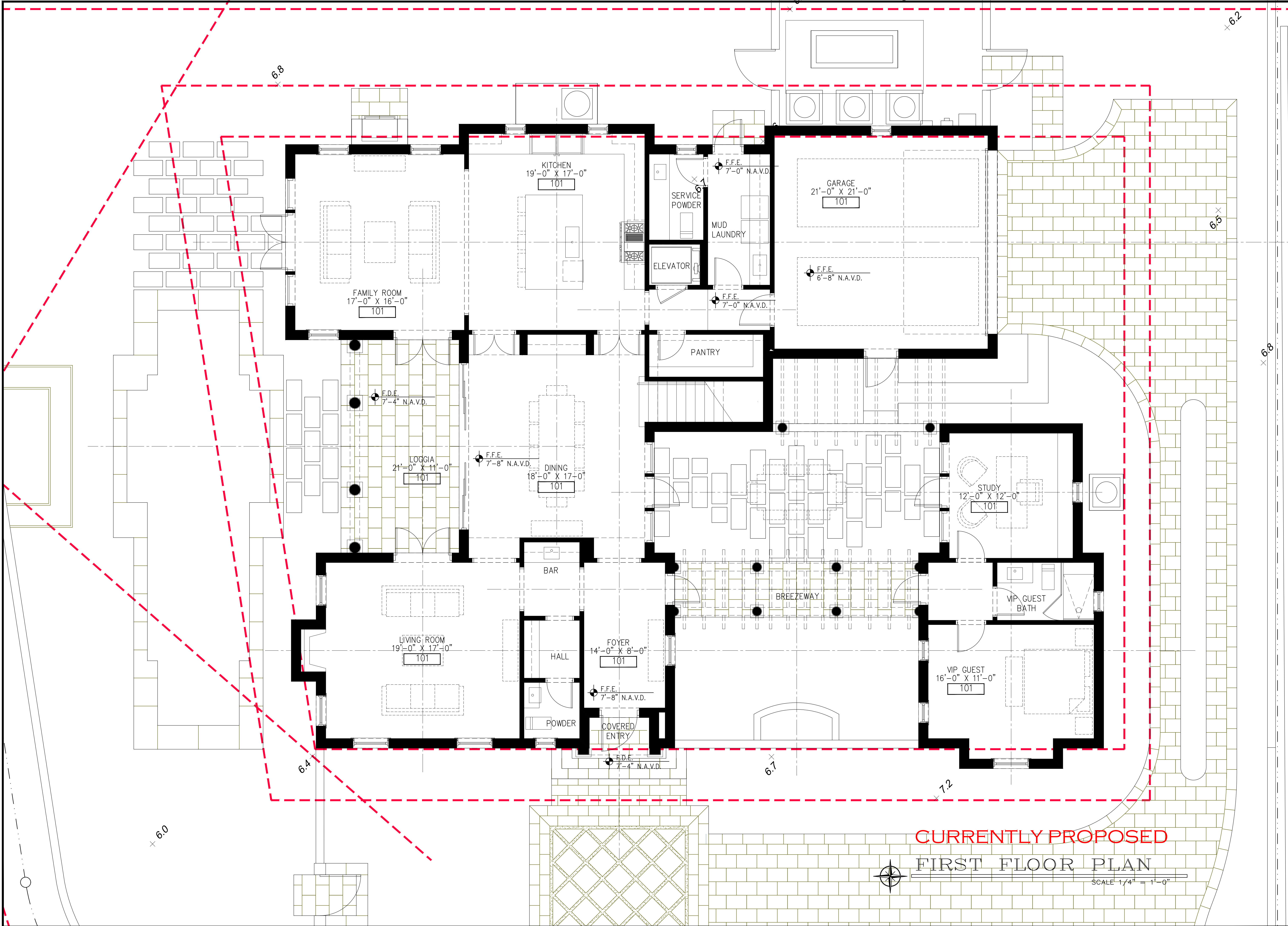
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TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974



CURRENTLY PROPOSED
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

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PALM BEACH COUNTY

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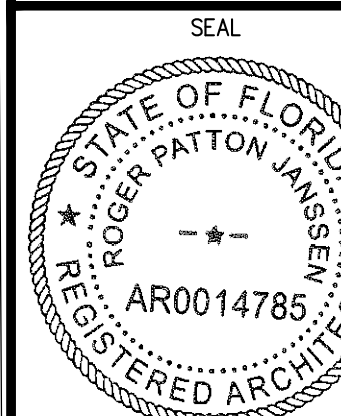
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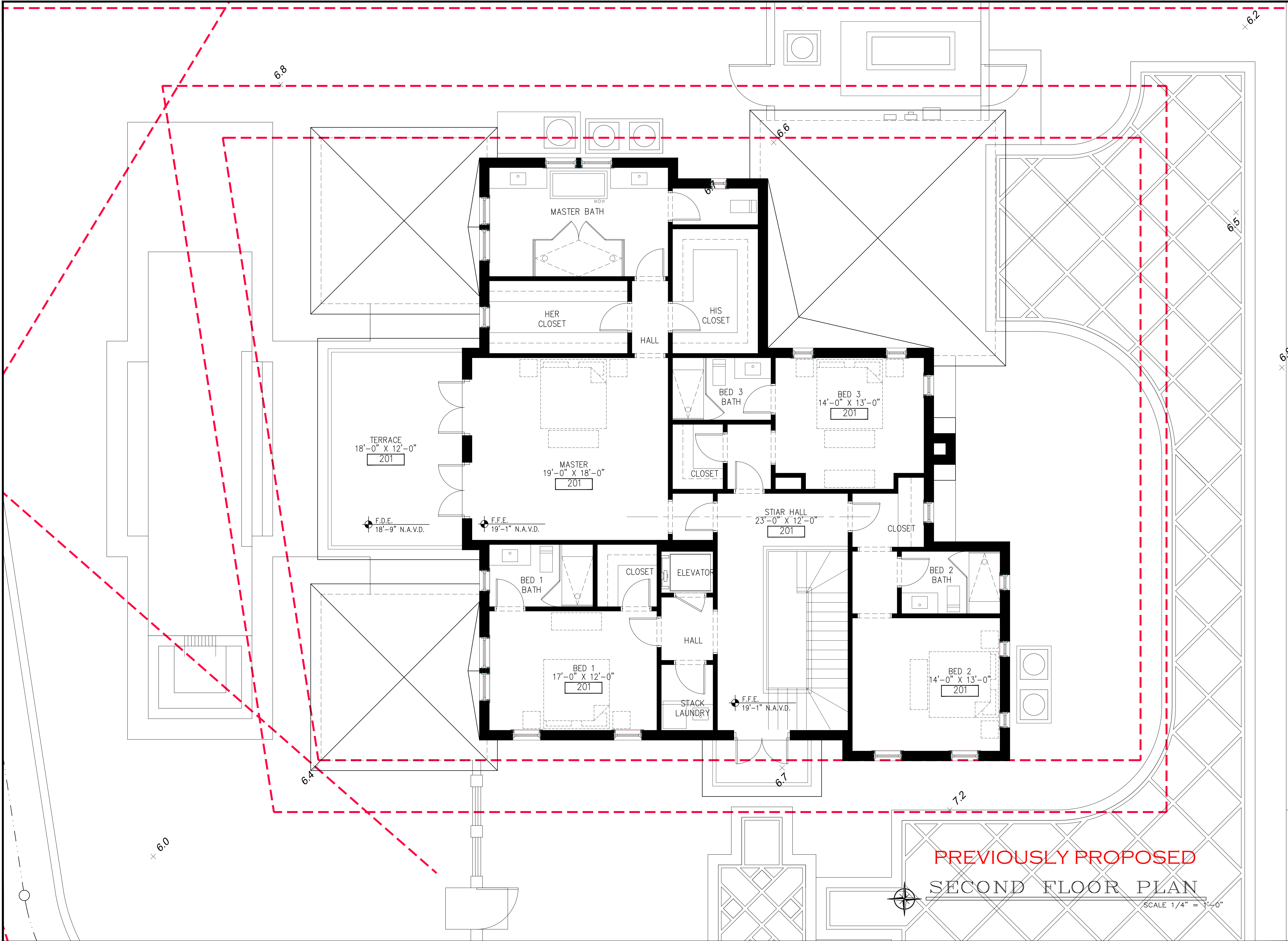
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PREVIOUSLY PROPOSED
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

1421 N LAKE WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

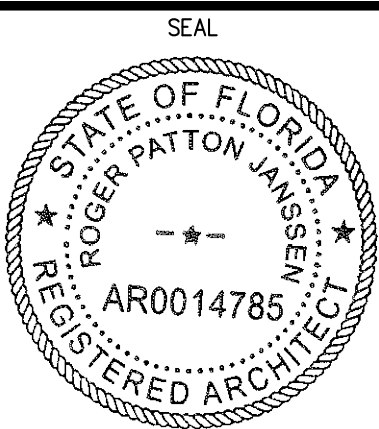
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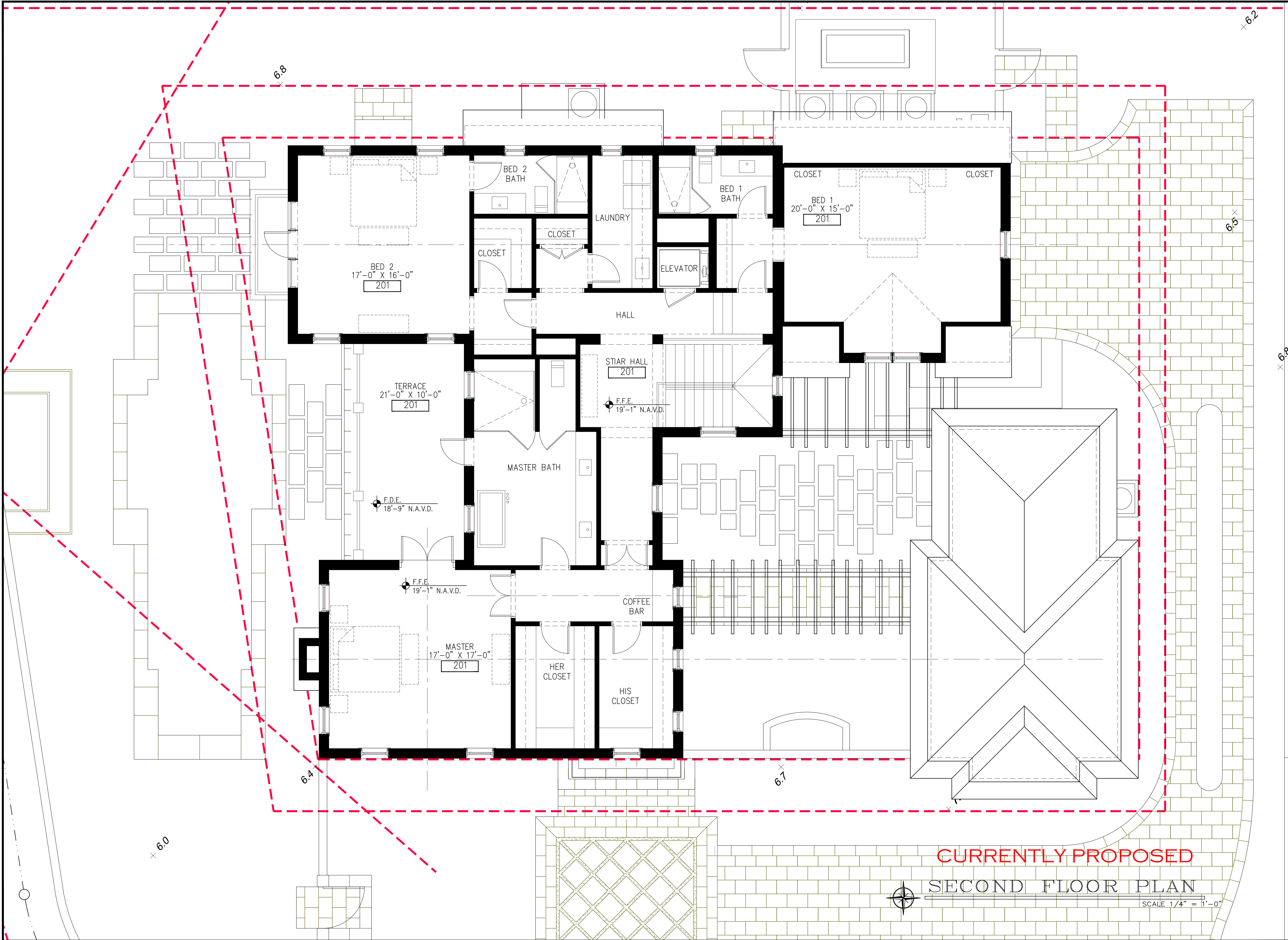


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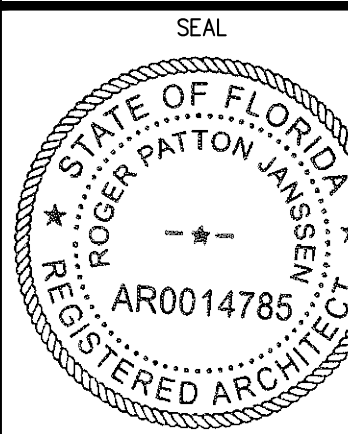
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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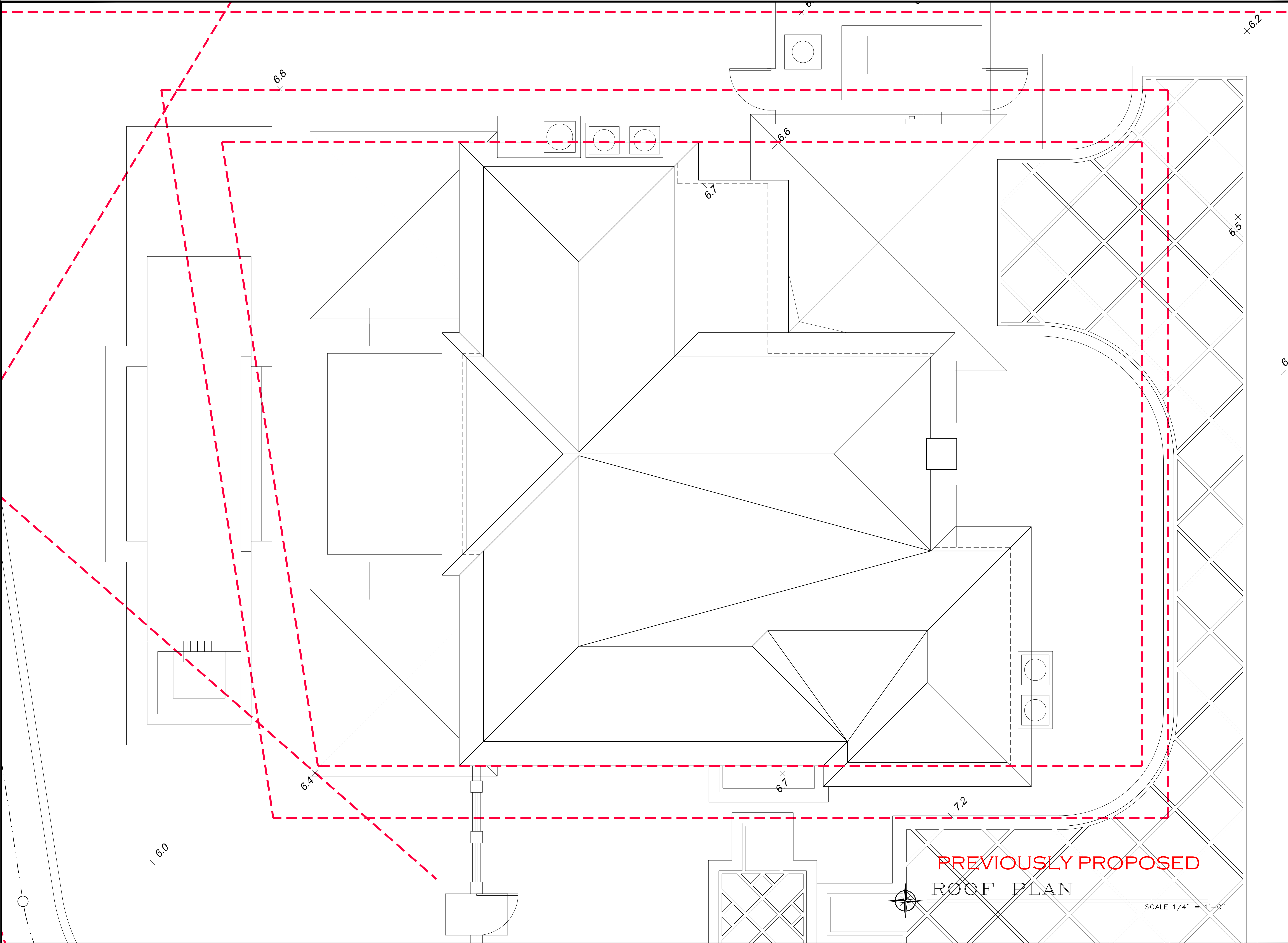
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400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974

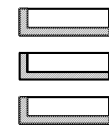


PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH



DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974

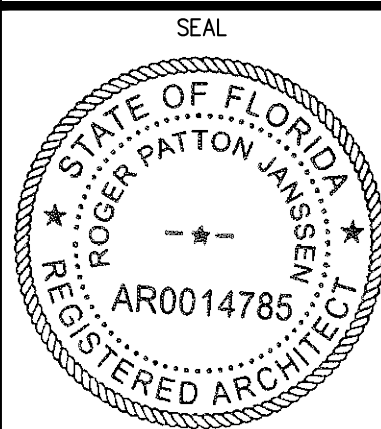
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ROGER P. JANSSEN

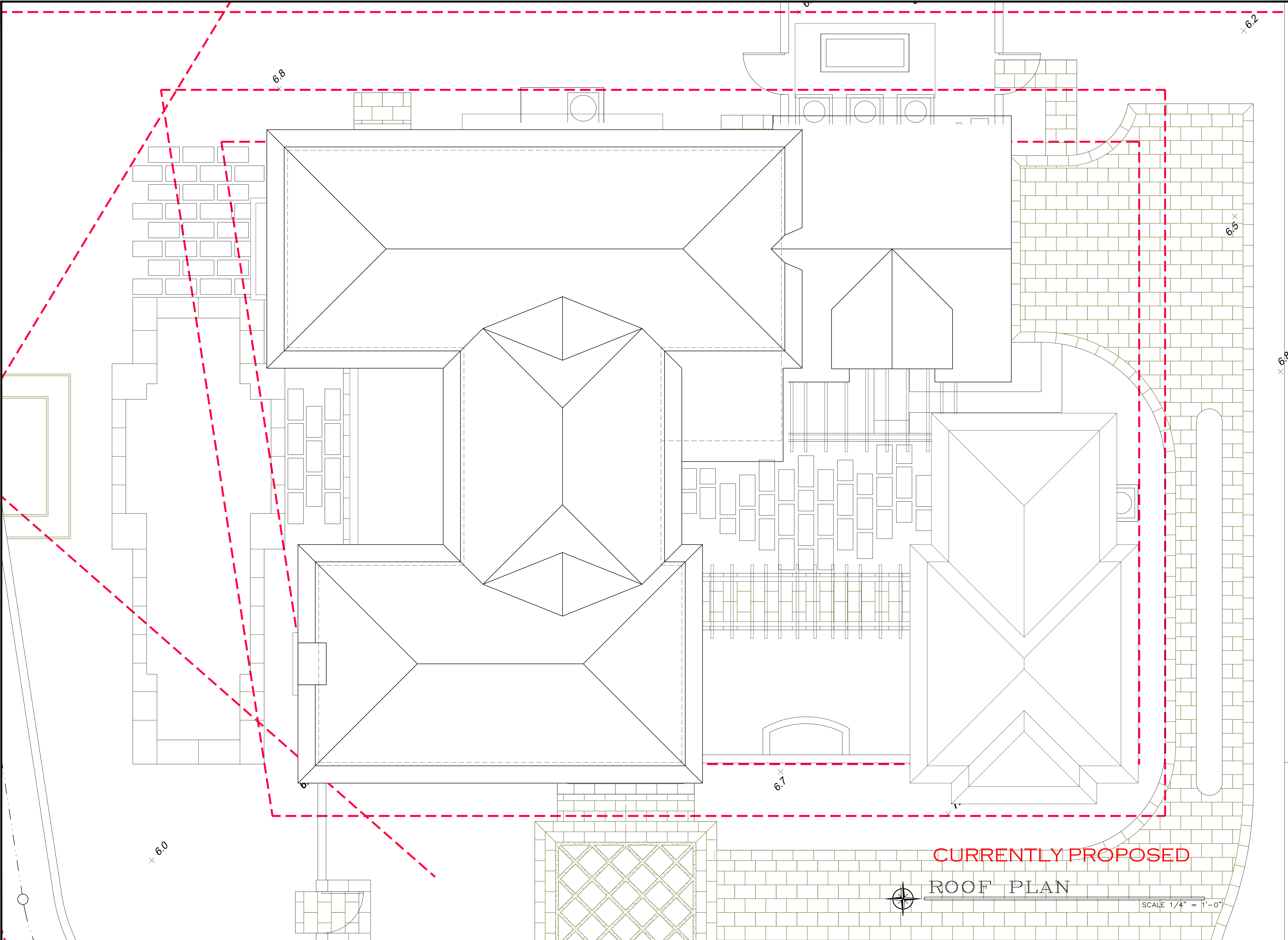
AR-14785

DRAWING NO.

A1.02

JOB NUMBER:

22-111



PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974

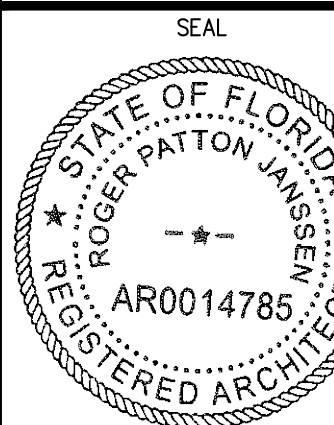
DATE: 2023.4.10

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.02

JOB NUMBER: 22-111



PREVIOUSLY PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



CURRENTLY PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

1421 N LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974

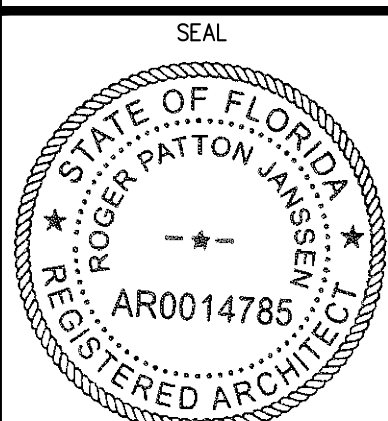
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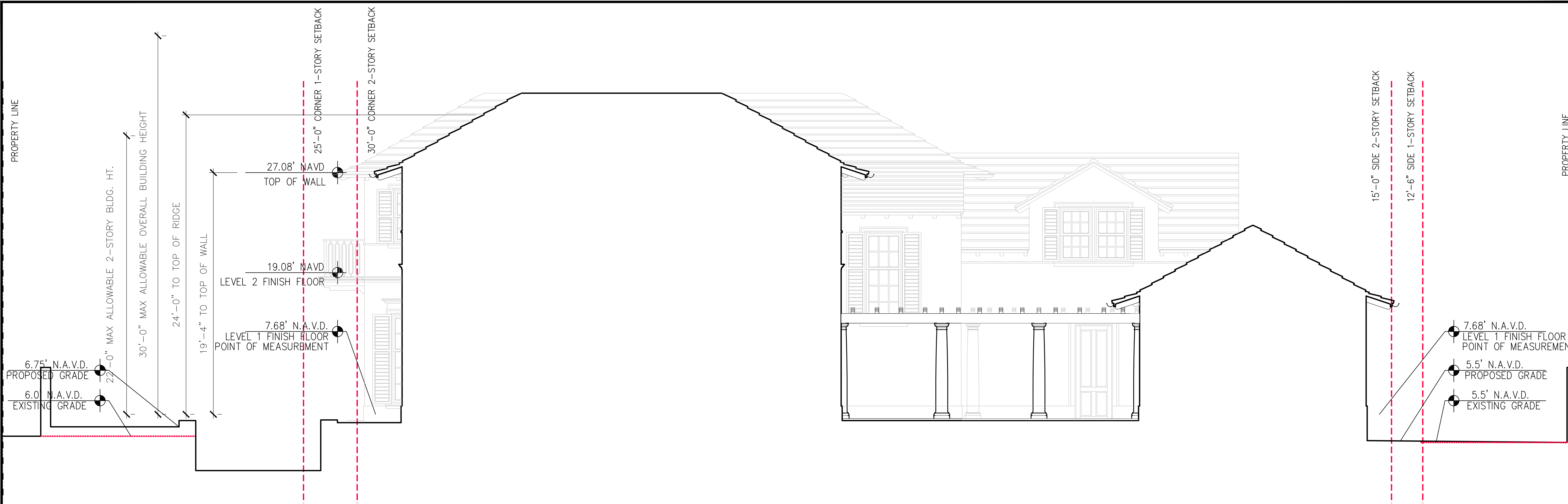


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DRAWING NO.

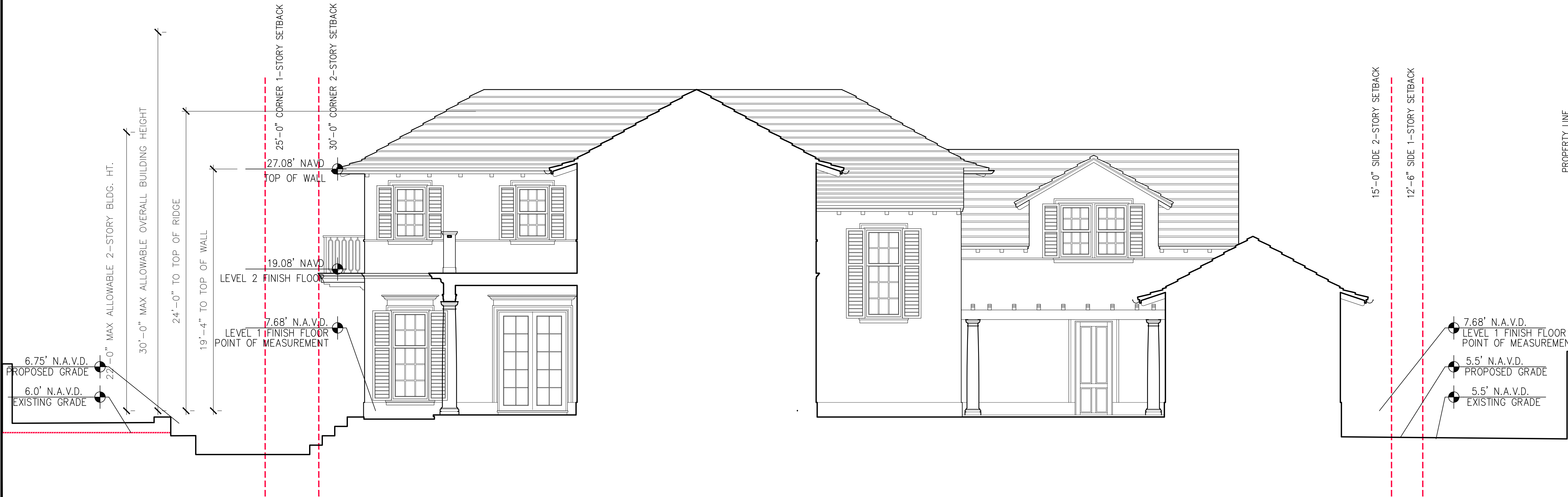
A2.00-A

JOB NUMBER: 22-111



SOUTH BREEZEWAY ELEVATION

SCALE 1/4" = 1'-0"



SOUTH COURTYARD ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

1421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER P. JANSSEN

AR-14785

DRAWING NO.

A2.00-B

JOB NUMBER:

22-111



PREVIOUSLY PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"



CURRENTLY PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

1421 N LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974

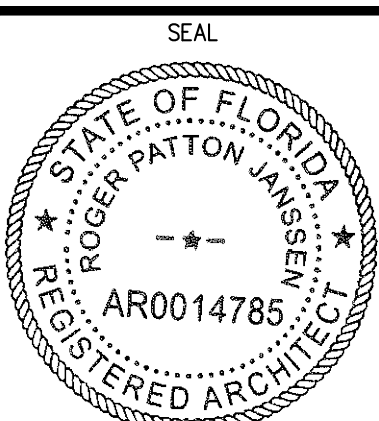
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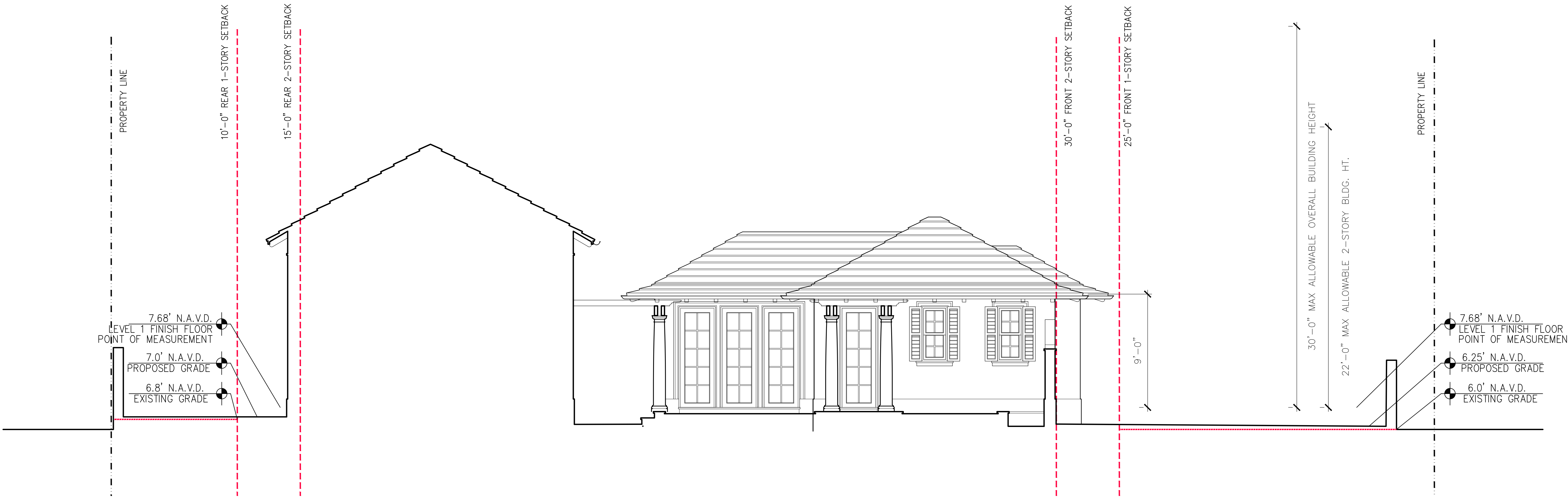


ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.01-A

JOB NUMBER: 22-111



WEST COURTYARD ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

1421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974

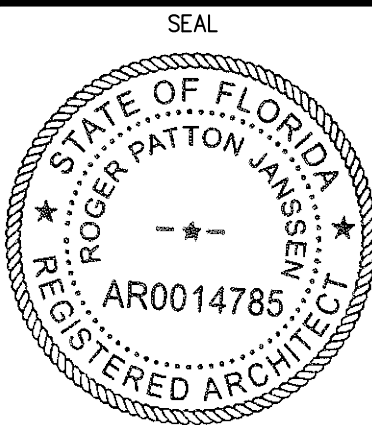
DATE: 2023.4.10

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.01-B

JOB NUMBER:

22-111



PROPOSED RESIDENCE AT:

DATE: 2023.4.10
DRAWN: PM
REVISIONS:
• REV01 2023.7.10

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SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.
A2.02

JOB NUMBER: 22-111

1421 N LAKE WAY

TOWN OF PALM BEACH
PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974



PREVIOUSLY PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"



CURRENTLY PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

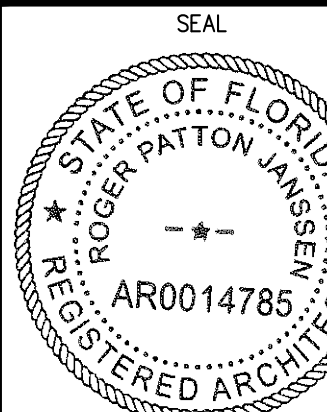
DATE: 2023.4.10

DRAWN: PM

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• REV01 2023.7.10

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.03-A

JOB NUMBER: 22-111

1421 N LAKE WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974



EAST COURTYARD ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

1421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974

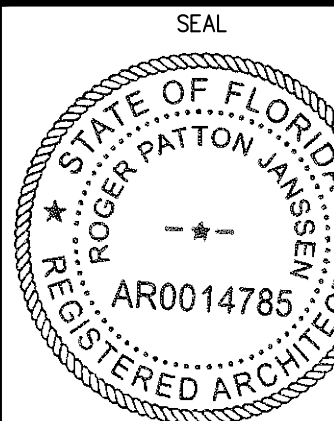
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• REV01 2023.7.10

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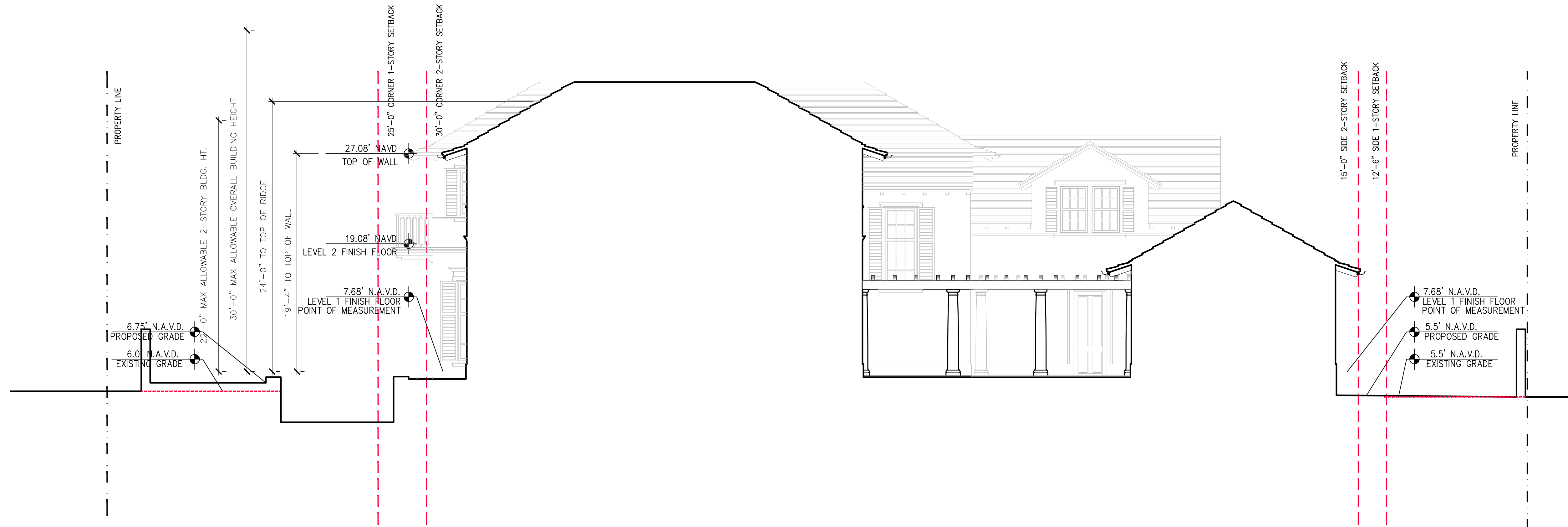
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.03-B

JOB NUMBER:

22-111



EAST WEST SECTION LOOKING NORTH

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

1421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974

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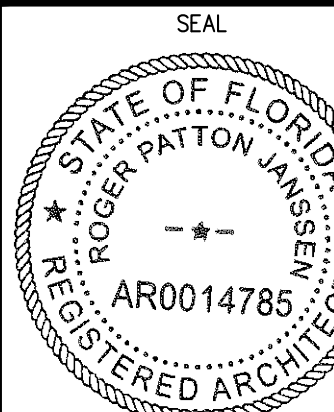
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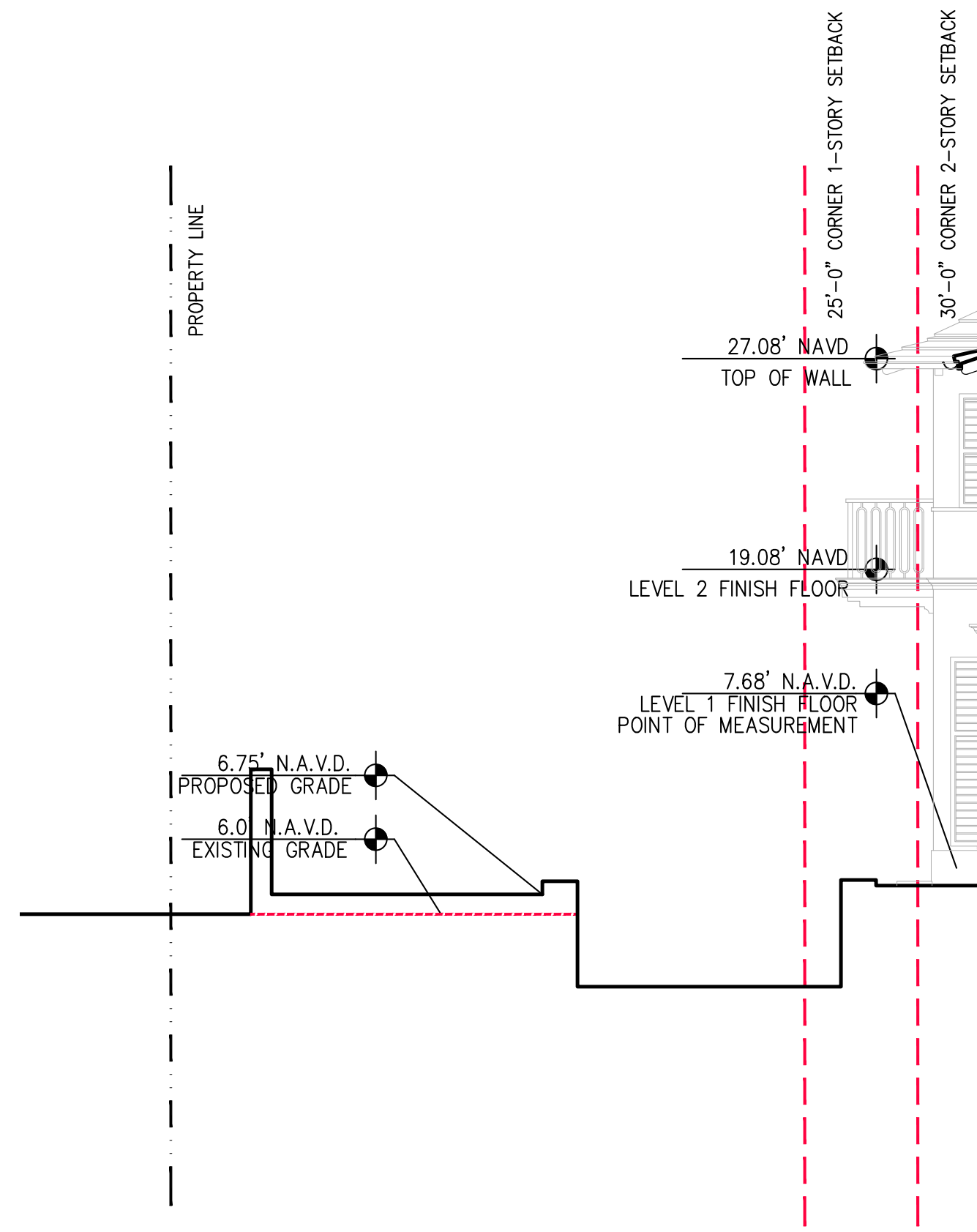


ROGER P. JANSSEN AR-14785

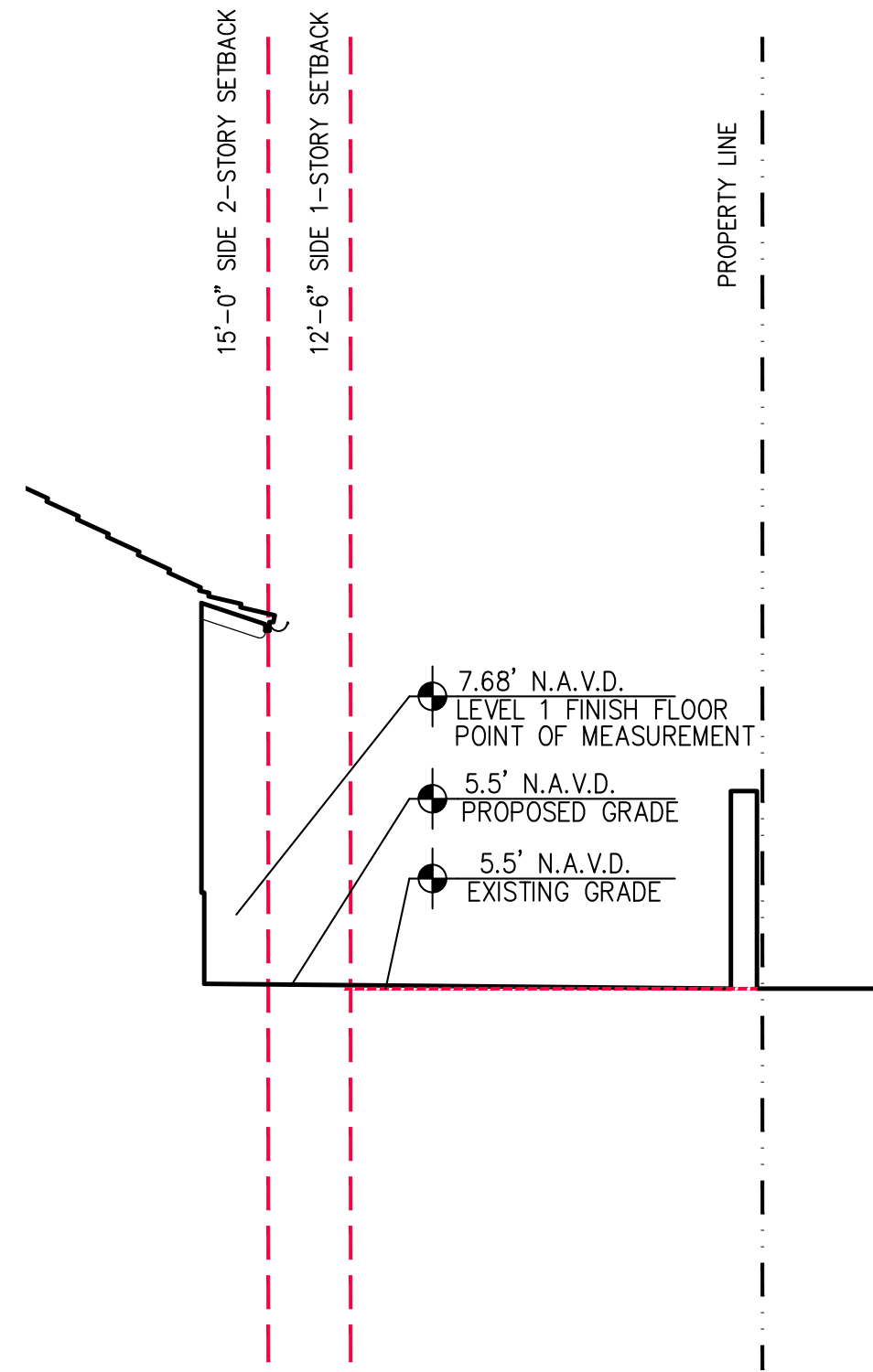
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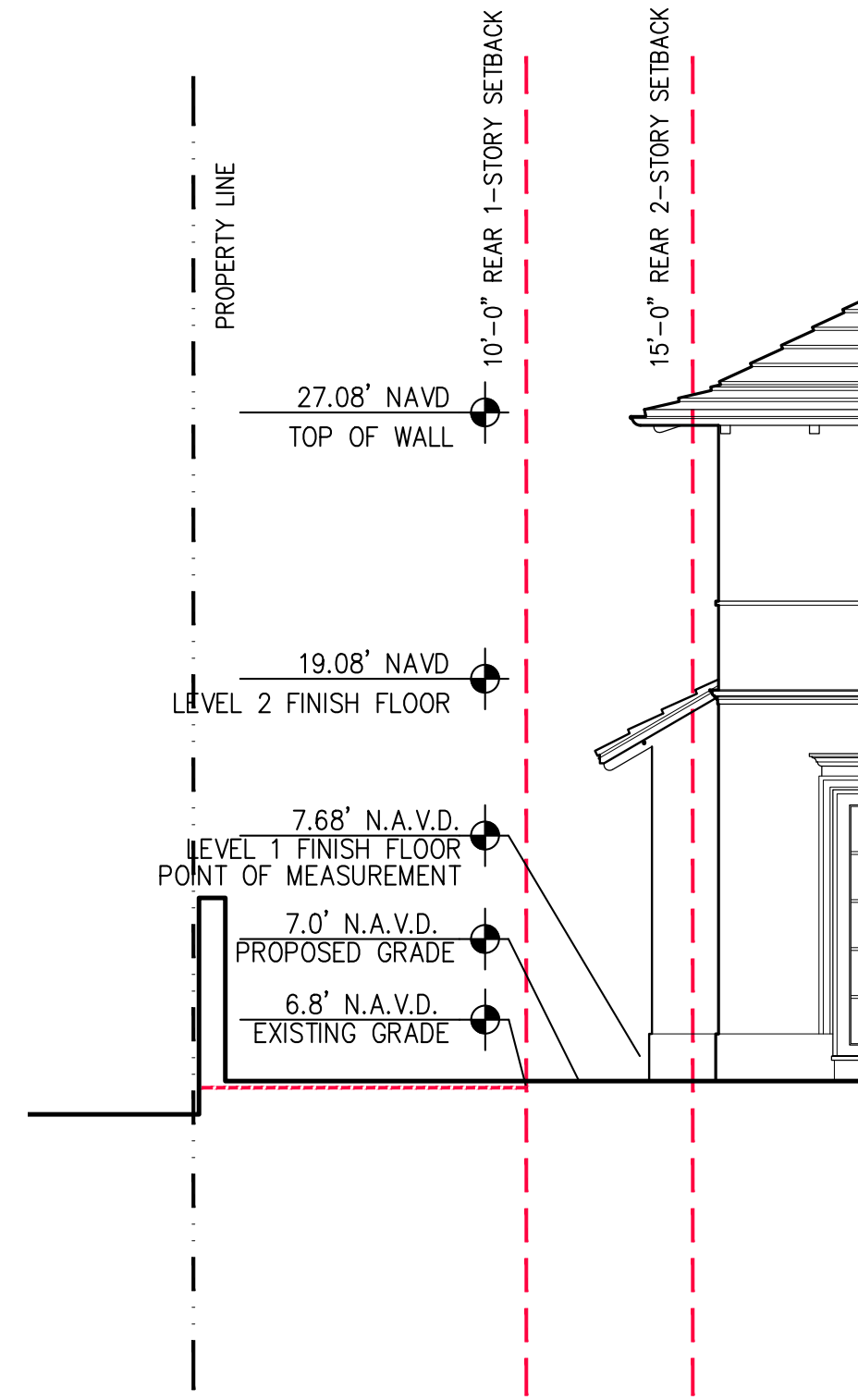
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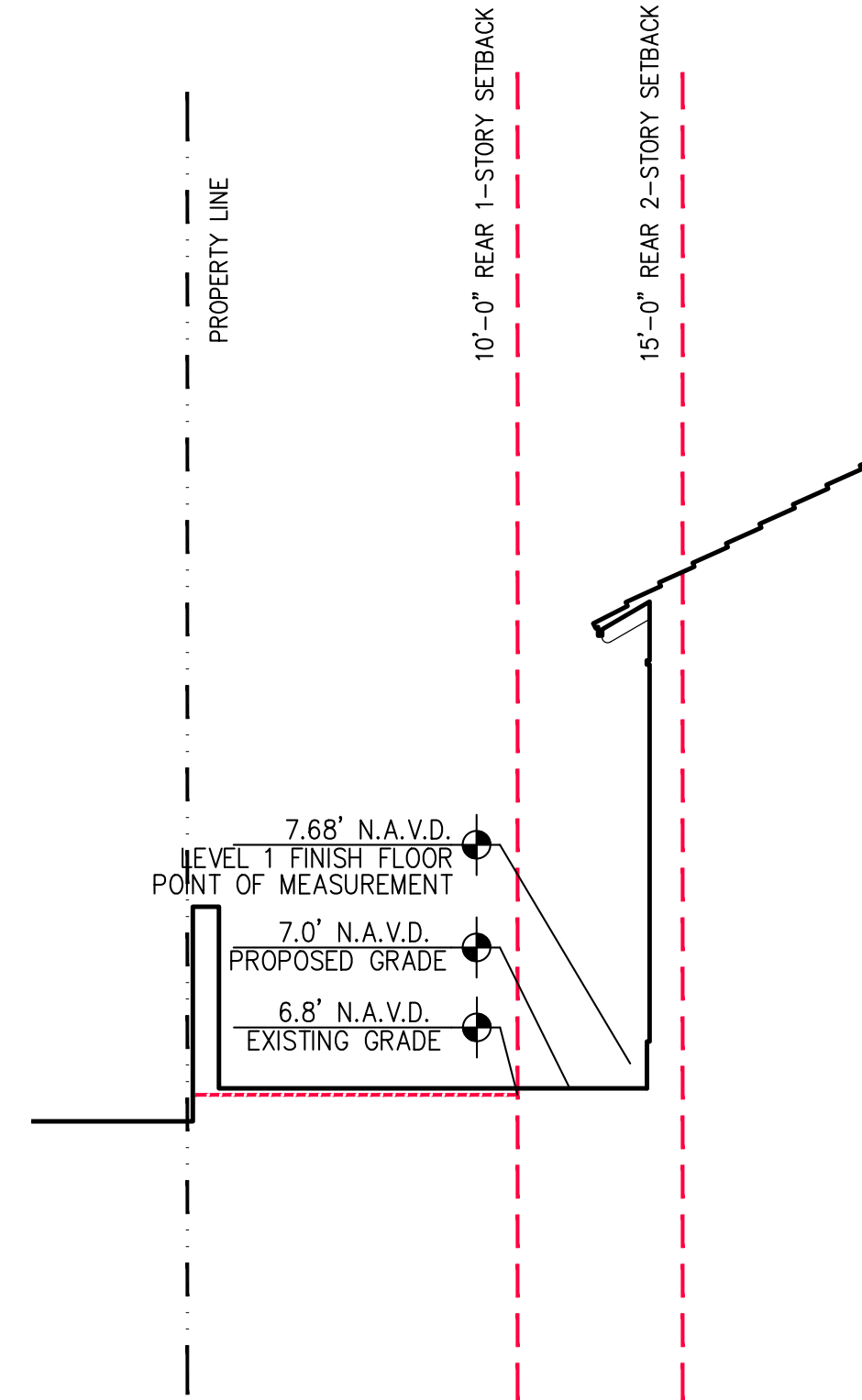
YARD SECTION 1
SCALE 3/16" = 1'-0"



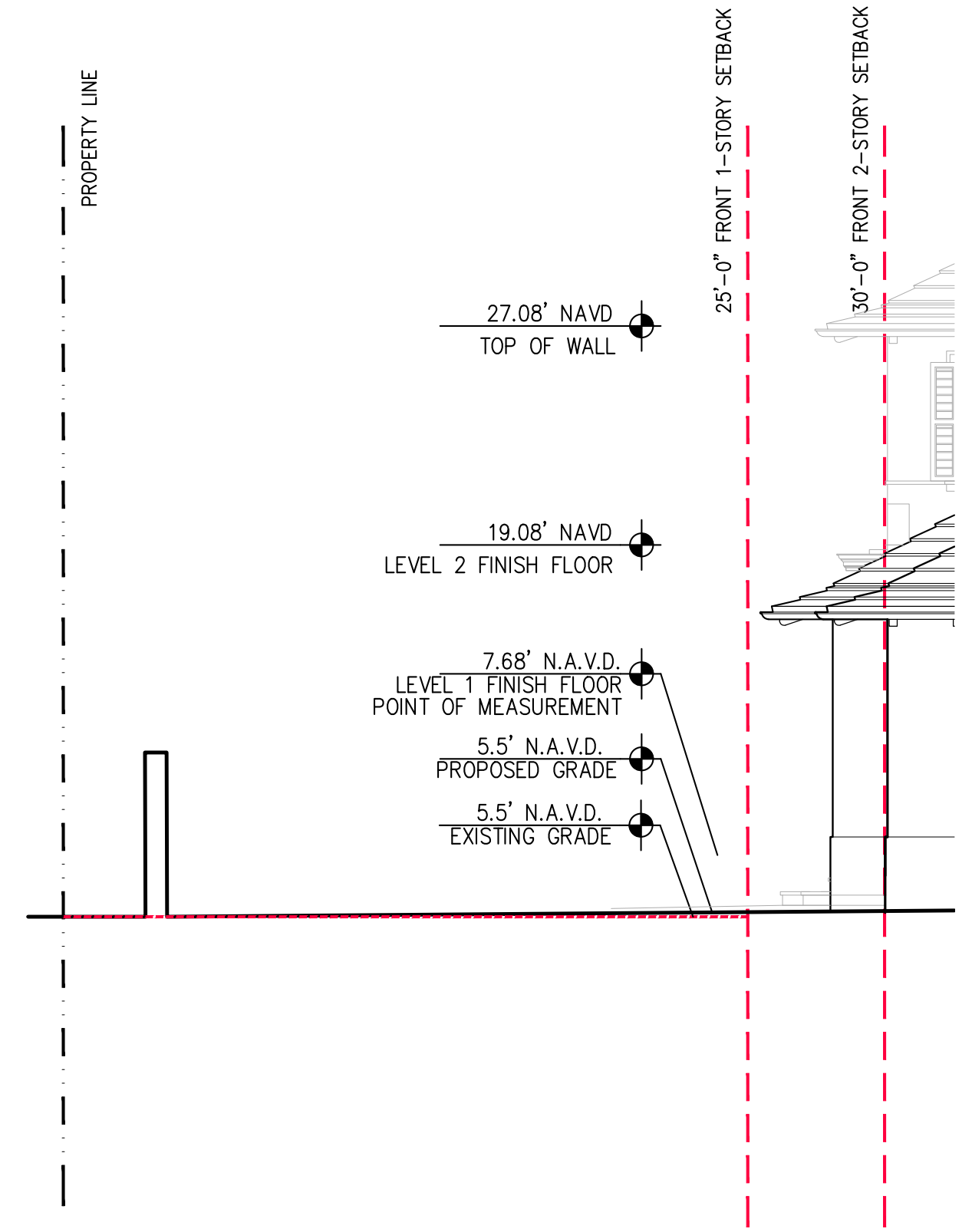
YARD SECTION 2
SCALE 3/16" = 1'-0"



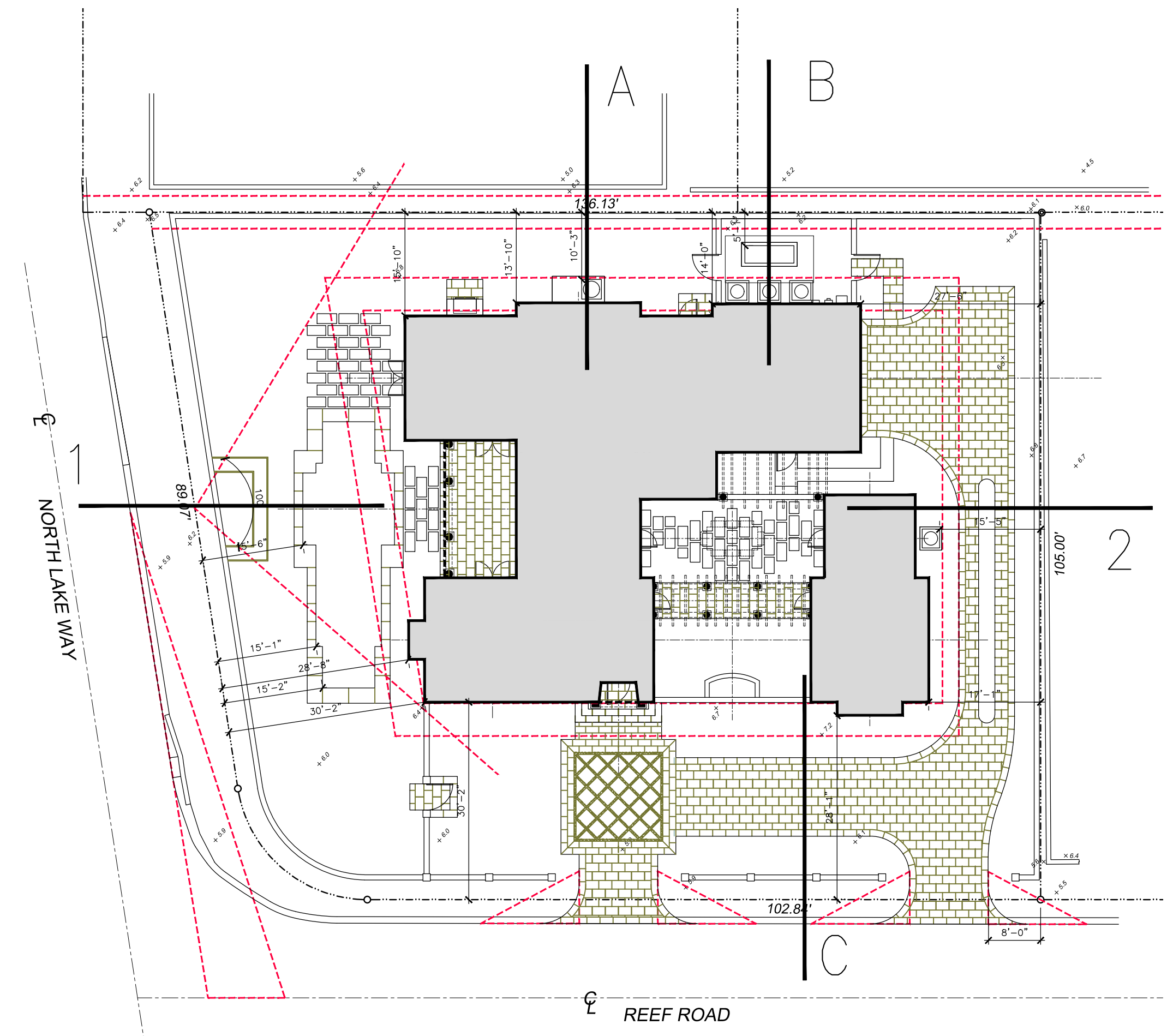
YARD SECTION A
SCALE 3/16" = 1'-0"



YARD SECTION B
SCALE 3/16" = 1'-0"



YARD SECTION C
SCALE 3/16" = 1'-0"



PROPOSED RESIDENCE AT:

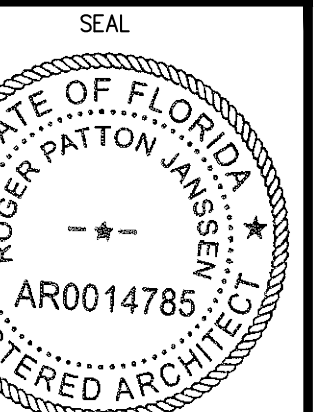
DATE: 2023.4.10

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.06

JOB NUMBER: 22-111

1421 N LAKE WAY
PALM BEACH COUNTY
DAILEY JANSSEN ARCHITECTS
TOWN OF PALM BEACH
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

Simply White
OC-117

STUCCO

Webster Green
HC-130

WINDOW AND DOOR SASH

Simply White
OC-117

RAILINGS



CORAL STONE
DECKS, COPINGS, ACCENTS



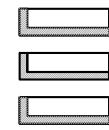
WHITE FLAT CLAY
ROOF TILE

PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH



DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974

DATE: 2023.4.10

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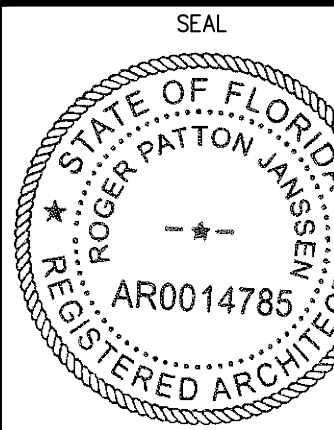
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.07

JOB NUMBER: 22-111



ENTRY DETAIL



LOGGIA DETAIL

PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

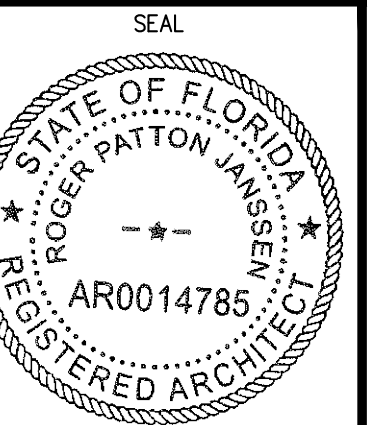
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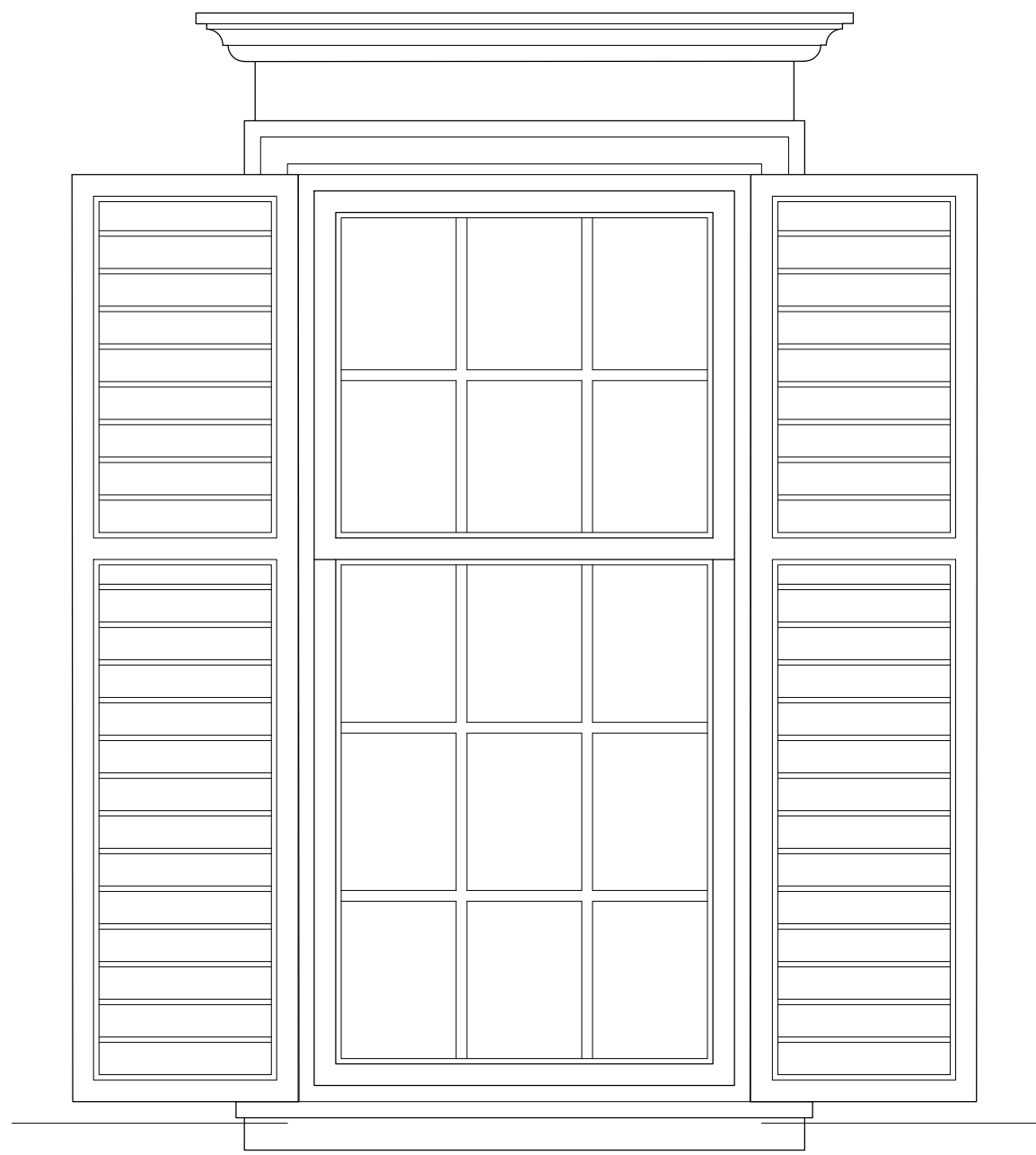


ROGER P. JANSSEN AR-14785

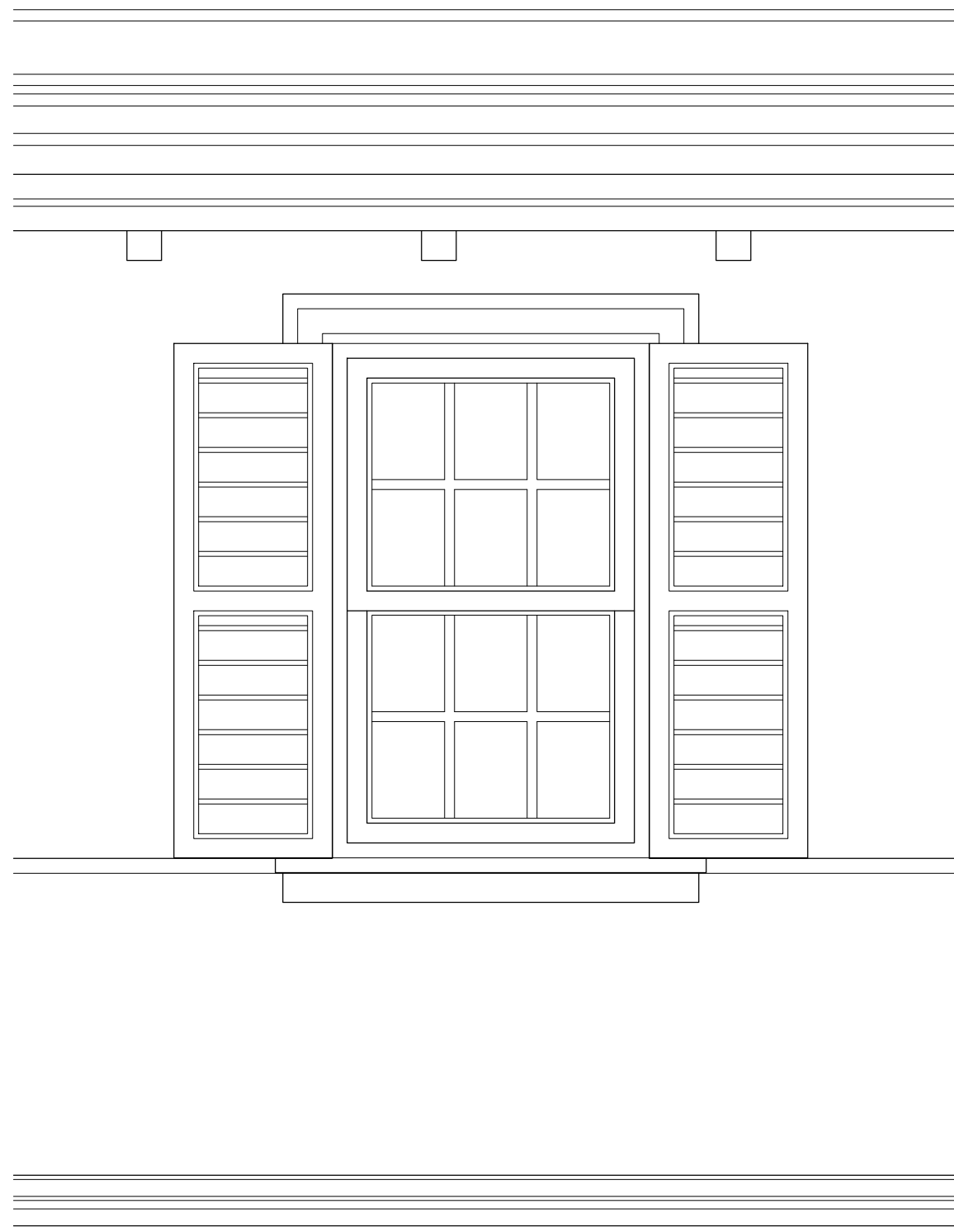
DRAWING NO.

A2.20

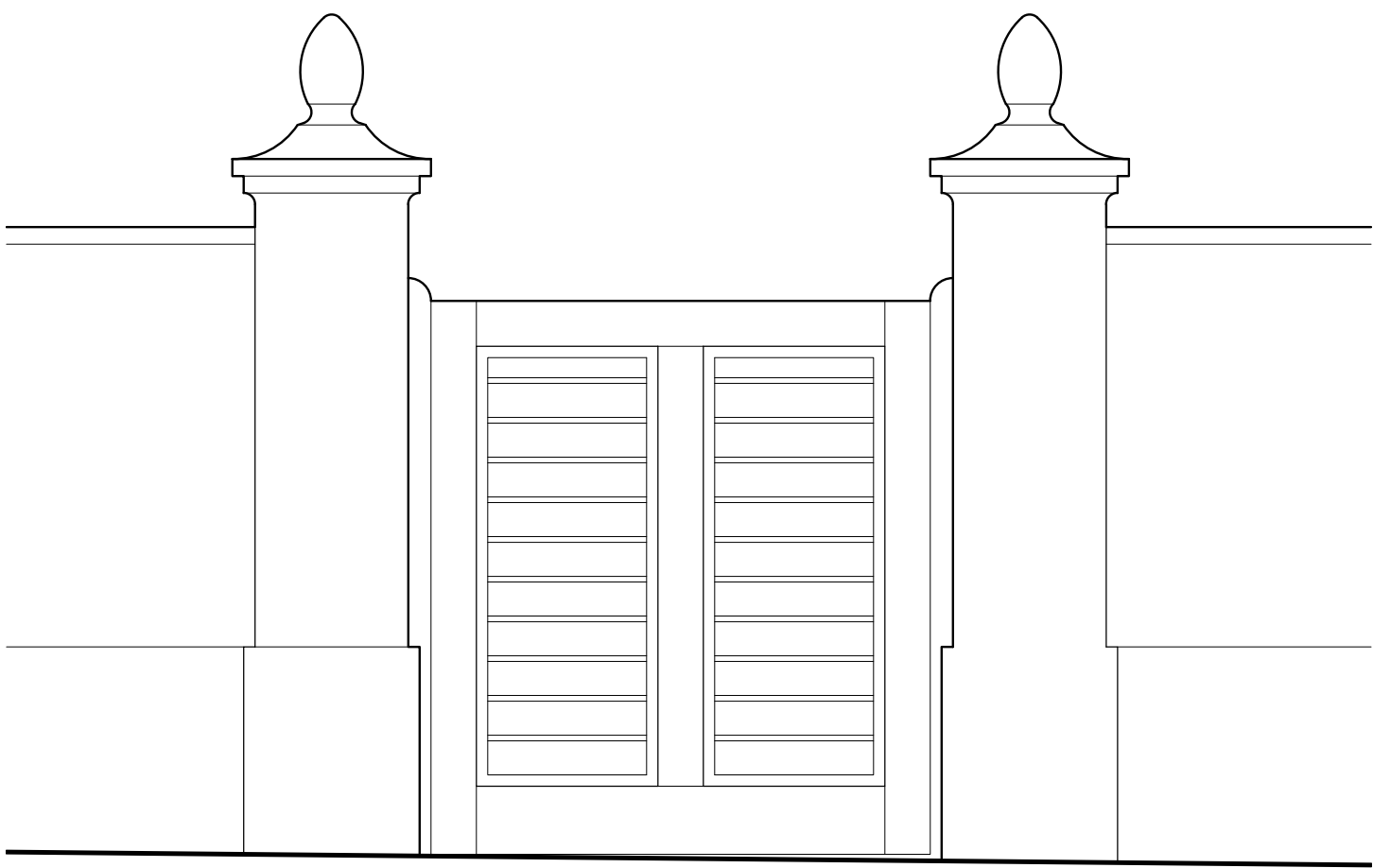
JOB NUMBER: 22-111



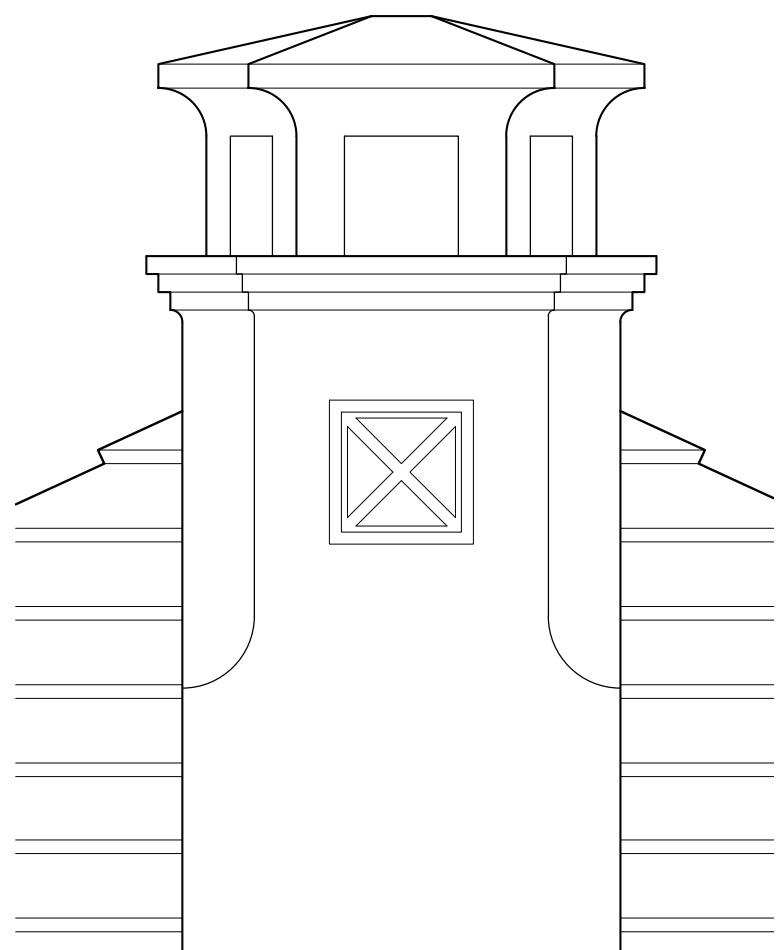
TYPICAL FIRST STORY
WINDOW DETAIL



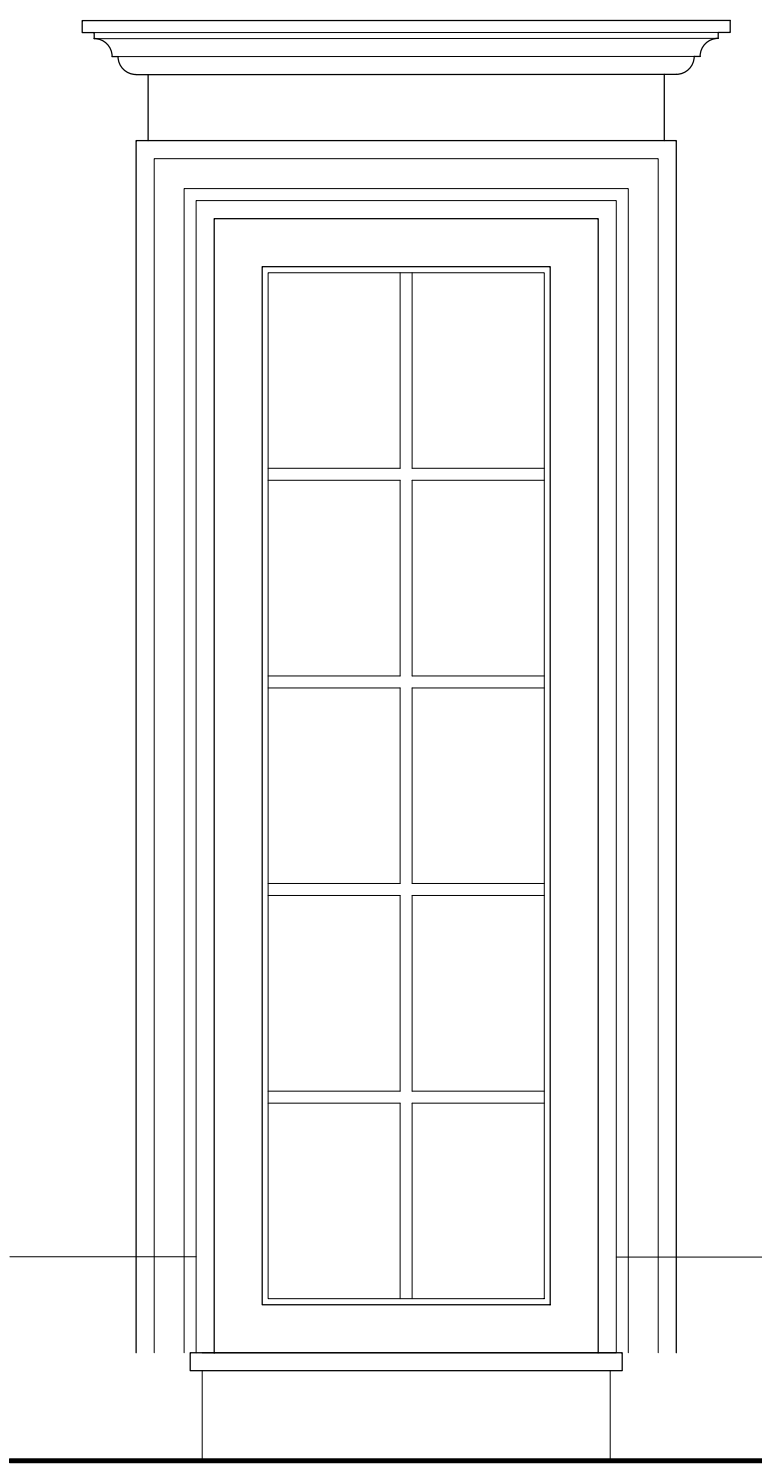
TYPICAL SECOND STORY
WINDOW DETAIL



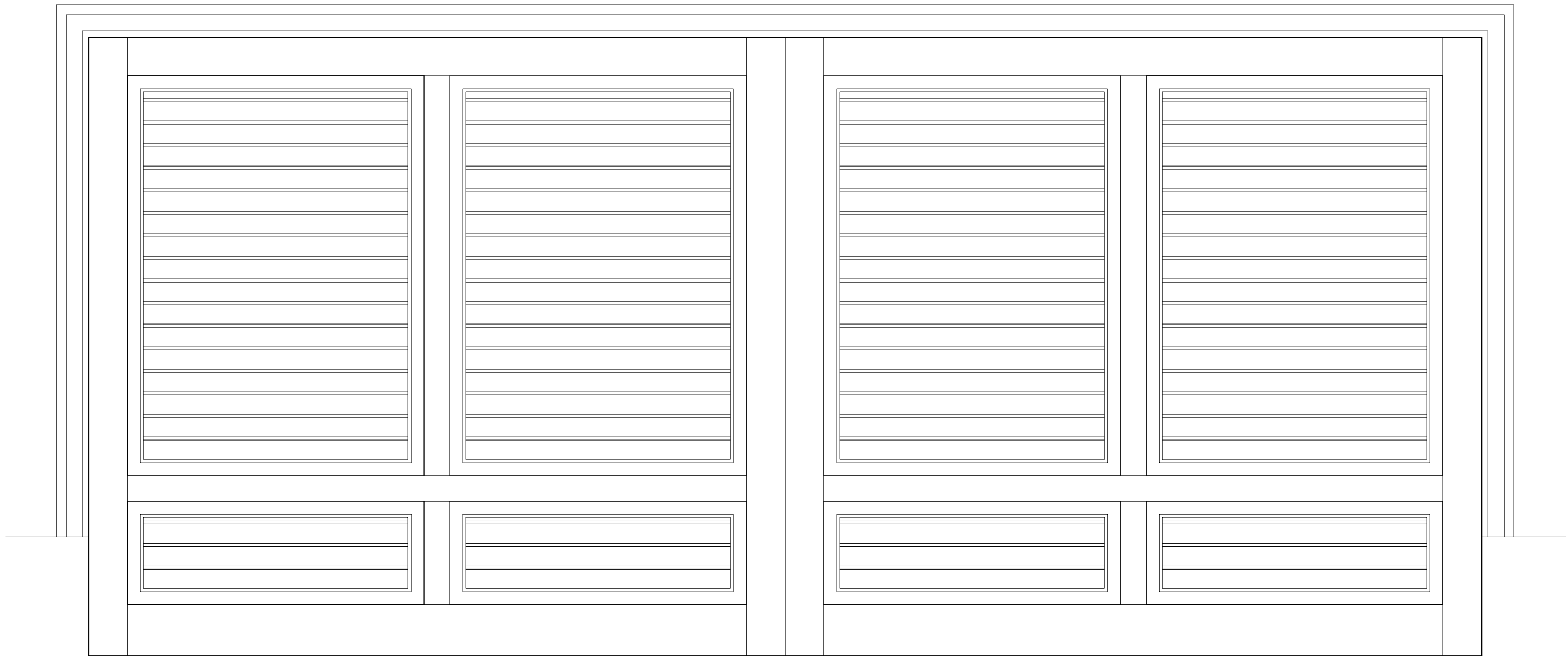
TYPICAL SITE WALL/GATE
ELEVATION DETAIL



CHIMNEY DETAIL



TYPICAL DOOR DETAIL



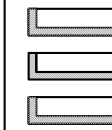
GARAGE DOOR DETAIL

PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH



DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974

DATE: 2023.4.10

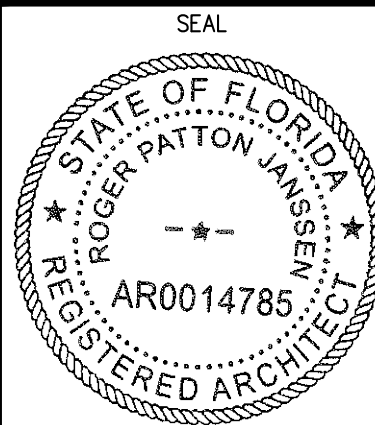
DRAWN: PM

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.22

JOB NUMBER: 22-111

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

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ARC-23-066

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

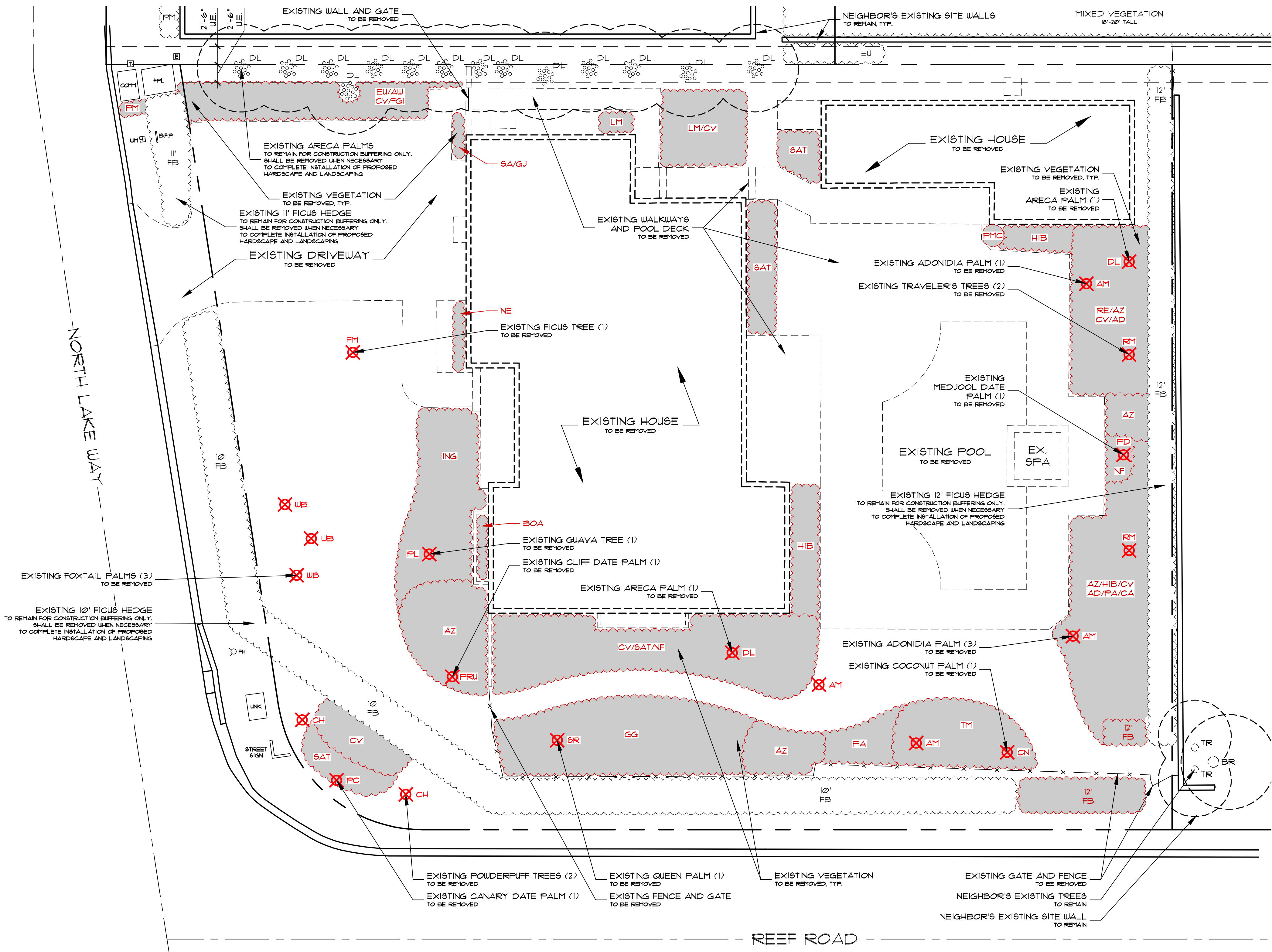
- AD = Asparagus densiflorus 'Myers' / Foxtail Fern
- AM = Adonidia merrillii / Christmas Palm
- AW = Acalypha wilkesiana / Copperleaf
- AZ = Alpinia zerumbet / Shell Ginger
- BOA = Begonia odorata 'Alba' / White Angel Wing Begonia
- BR = Beaucarnea recurvata / Ponytail Palm
- CA = Crinum asiaticum / 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
- PRU = Podocarpus macrophyllus / Yew
- PM = 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.



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING

LANDSCAPE ARCHITECTURE
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

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 II

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

AUGUST 4, 2023

SHEET:
L-2

ARC-23-066



A
EXISTING VIEW FROM NORTH LAKE WAY
L-3



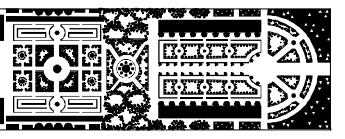
B
EXISTING VIEW FROM NORTH LAKE WAY
L-3



C
EXISTING VIEW FROM REEF ROAD
L-3



D
EXISTING FRONT YARD
L-3



PARKER-YANNETTE
design group, inc.

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
EXISTING SITE PHOTOGRAPHS

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

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



SHEET:

L-3

ARC-23-066



E EXISTING FRONT YARD
L-4



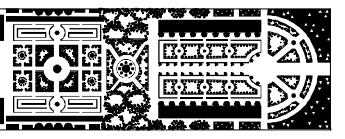
F EXISTING SOUTH SIDE YARD
L-4



G EXISTING SOUTH SIDE YARD
L-4



H EXISTING REAR YARD AND POOL
L-4



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1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
EXISTING SITE PHOTOGRAPHS

DATE: 2/6/2023
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JOB NO.: 22-006
SCALE: N/A
FILENAME: Reef Road LLC II

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7.10.23 Resubmittal
8.4.23 Resubmittal



SHEET:
L-4

ARC-23-066



1
L-5

EXISTING REAR YARD AND POOL



J
L-5

EXISTING REAR YARD



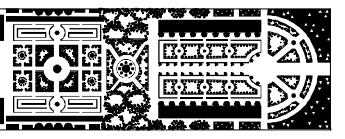
K
L-5

EXISTING NORTH SIDE YARD



L
L-5

EXISTING NORTH SIDE YARD



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REEF ROAD LLC
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PALM BEACH, FLORIDA
EXISTING SITE PHOTOGRAPHS

DATE: 2/6/2023
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FILENAME: Reef Road LLC II

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7.10.23 Resubmittal
8.4.23 Resubmittal

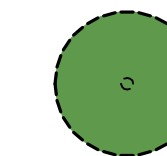


SHEET:

L-5

ARC-23-066

Existing Plant Symbol Key



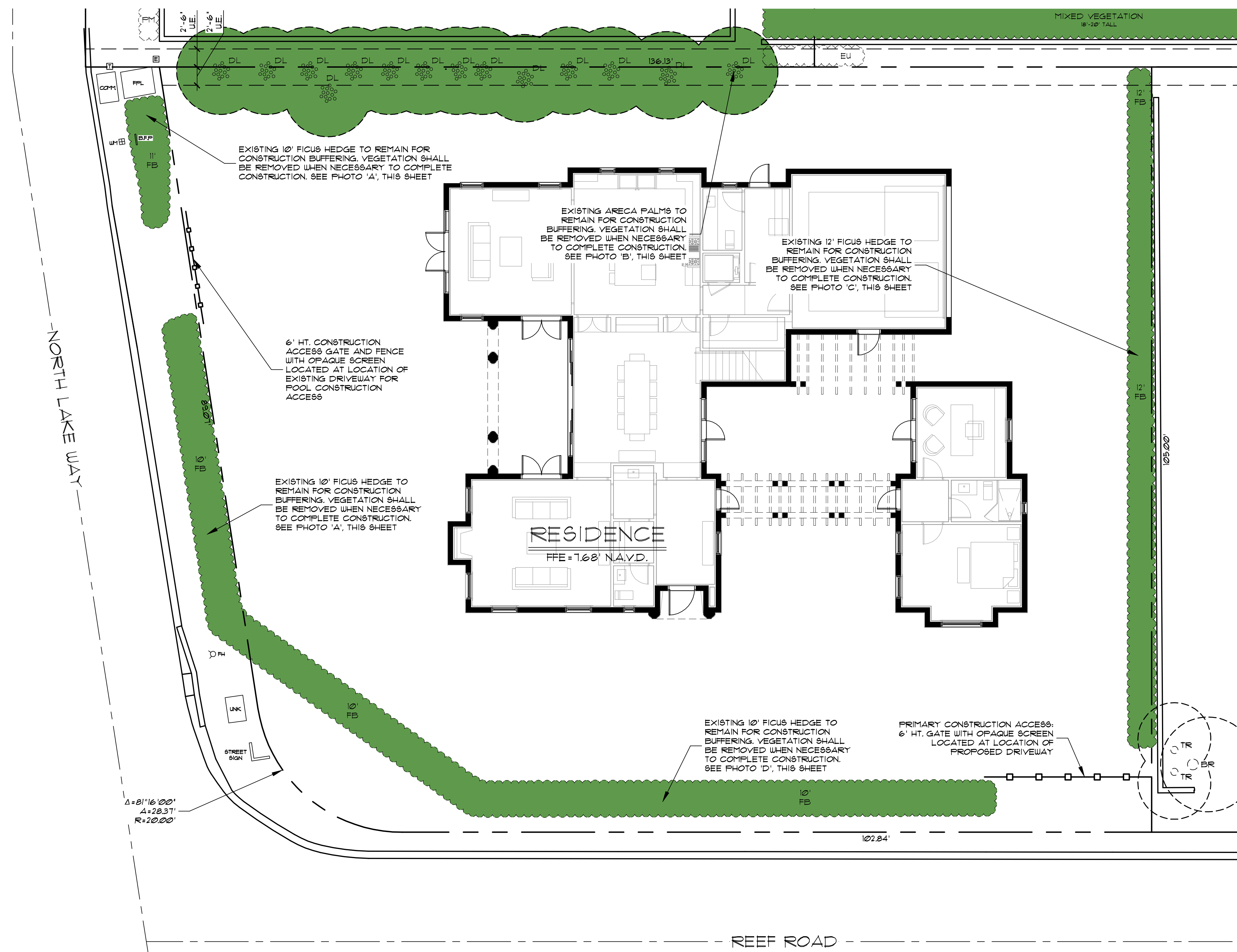
Existing tree/palm to remain for const. buffering.
Shall be removed when necessary to complete
construction



Existing vegetation to remain for const. buffering.
Shall be removed when necessary to complete construction

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.



A EXISTING FRONT (WEST) BUFFER
L-6



B EXISTING SIDE (NORTH) BUFFER



EXISTING REAR (EAST) BUFFER



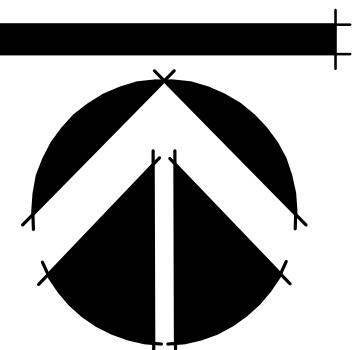
EXISTING SIDE (SOUTH) BUFFER

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

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

REVISIONS:

2.27.23	Pre-App Sub
5.9.23	First Submittal
6.27.23	Second Submittal
1.10.23	Resubmittal
3.4.23	Resubmittal



SHEET:

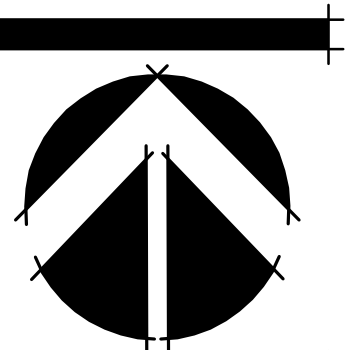
L-6

ARC-23-066

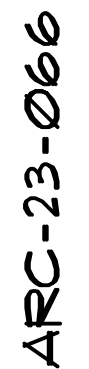
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
425 Military Trail, Suite 202
Napier, Florida 33458

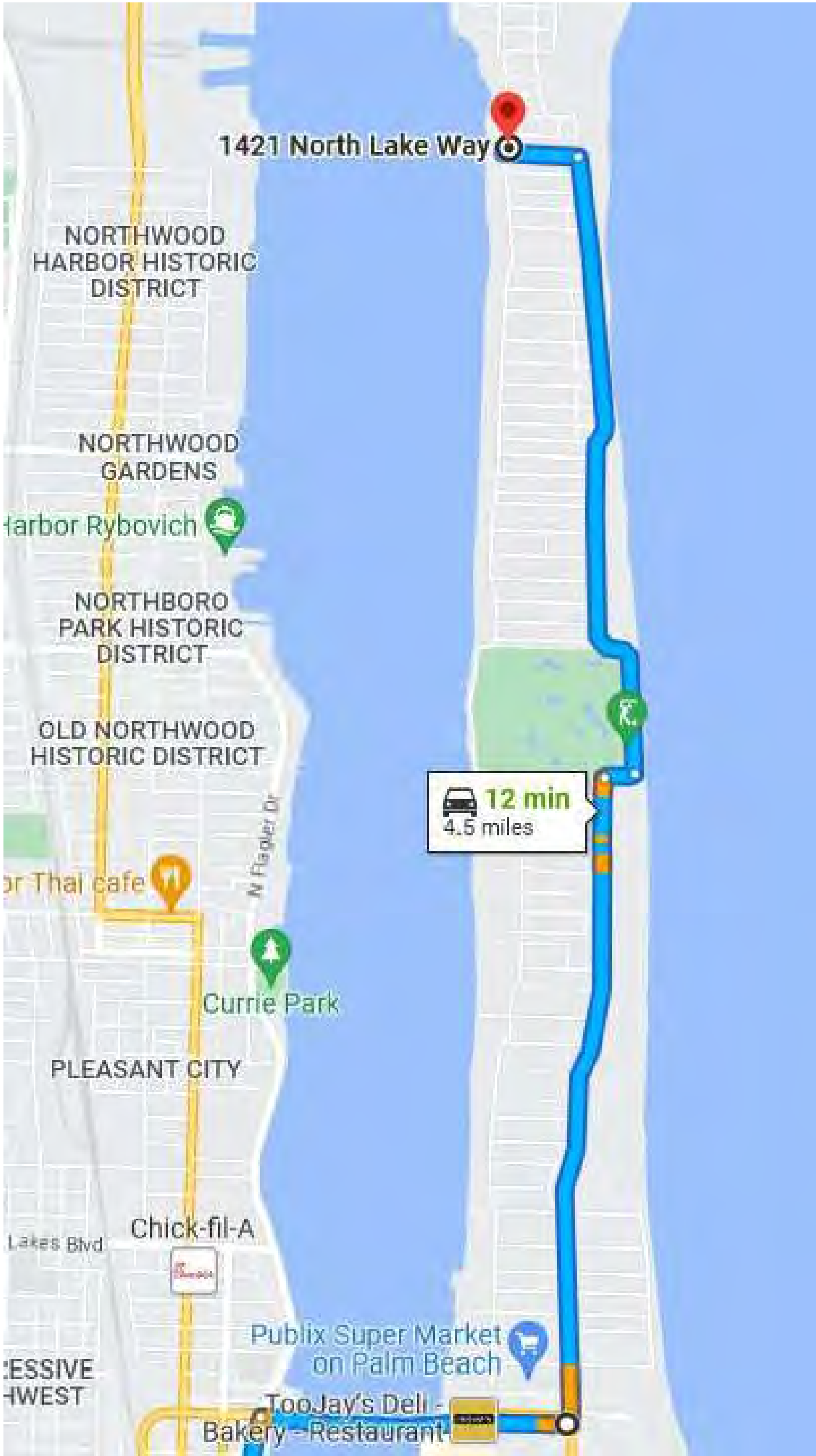
REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
CONSTRUCTION STAGING PLAN

REVISIONS:
27.23 Pre-App Sub
29.23 First Submittal
27.23 Second Submittal
10.23 Resubmittal
4.23 Resubmittal



L-7





PRELIMINARY CONSTRUCTION SCHEDULE	
ARCHITECTURAL COMMISSION MEETING	AUGUST 23, 2023
PERMIT DRAWING PREPARATION AND PERMIT REVIEW	SEPTEMBER 2023 - JANUARY 2023
DEMOLITION OF EXISTING STRUCTURES AND LANDSCAPING	1 MONTH - COMMENCE FEBRUARY 2024
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	FEBRUARY 2026

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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design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

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PALM BEACH, FLORIDA

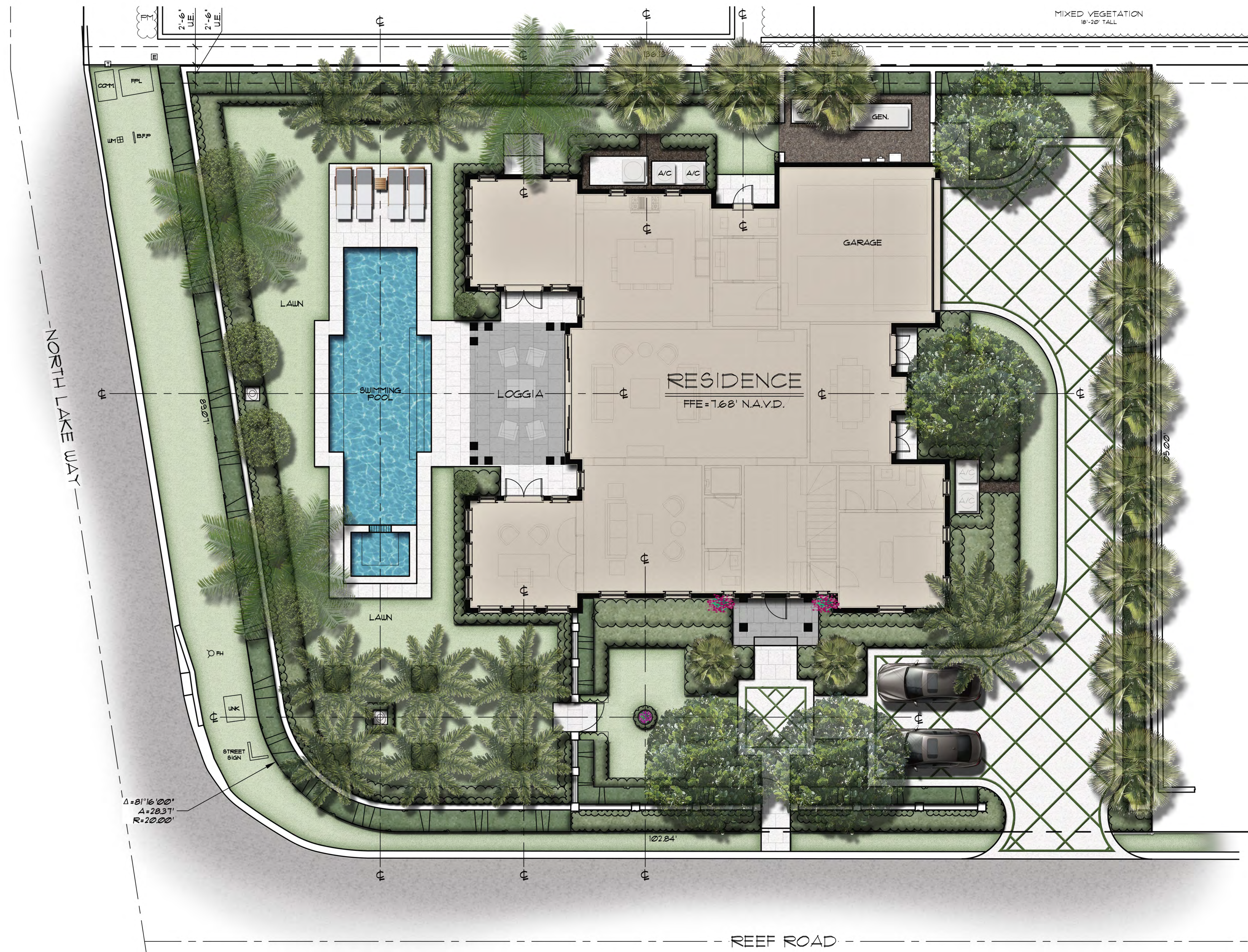
CONSTRUCTION SCHEDULE AND TRUCK LOGISTICS PLAN

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

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

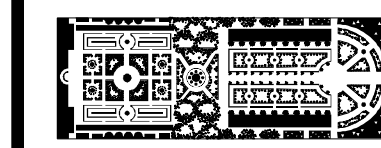
ARC-23-066

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L-8



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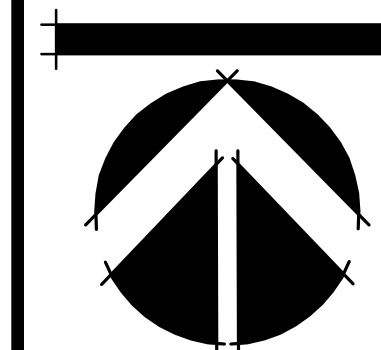
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Jupiter, Florida 33458

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Fax: (561) 747-2041
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REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA
LANDSCAPE PLAN RENDER

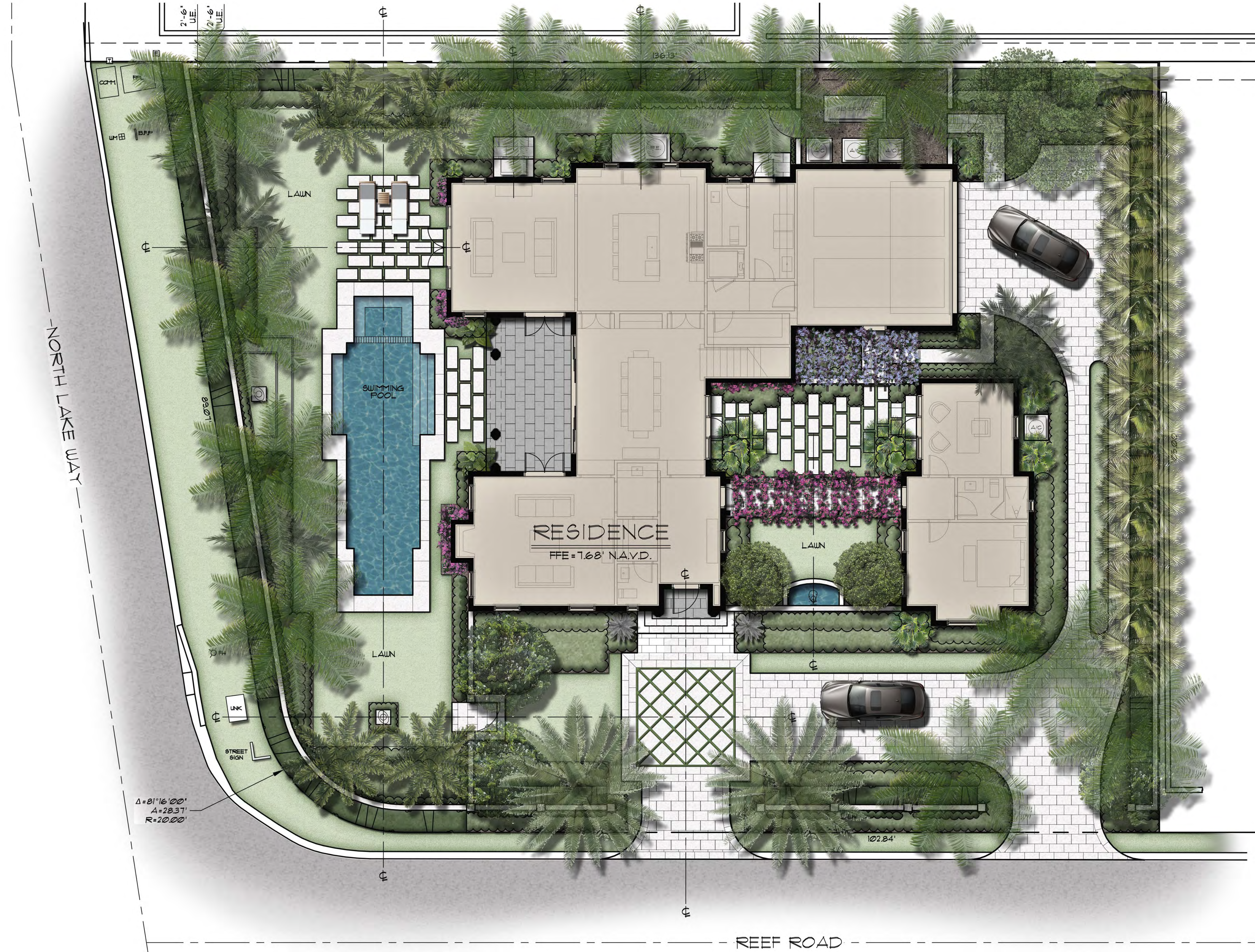
DATE: 2/6/2023
DRAWN BY: SW/BMS
JOB NO.: 22-006
SCALE: 1/8"=1'-0"
FILENAME: Reef Road LLC 01

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



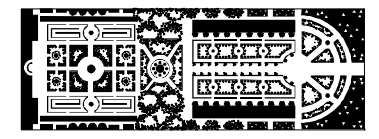
SHEET:

1-9



CURRENTLY PROPOSED

ARC-23-066



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LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

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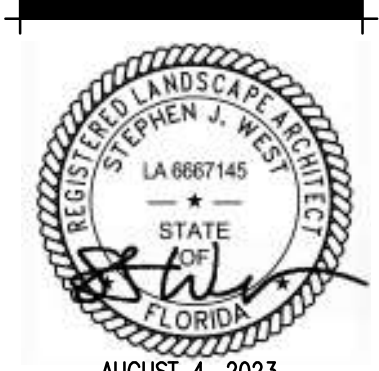
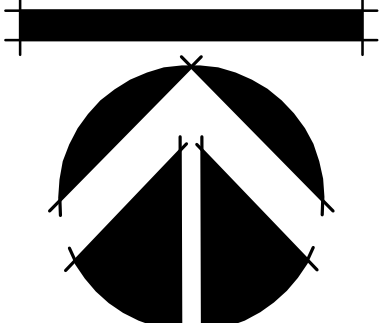
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REEF ROAD LLC
1421 NORTH LAKE WAY
PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDER

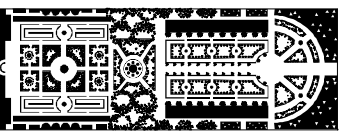
DATE: 2/6/2023
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JOB NO.: 22-006
SCALE: 1/8"=1'-0"
FILENAME: Reef Road LLC II

REVISIONS:
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AUGUST 4, 2023

SHEET:
1-9



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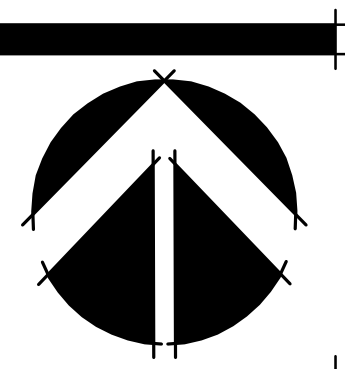
LANDSCAPE ARCHITECTURE
PLANNING + GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

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Email: mail@pydg.com
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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



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
CN = Coccotheca / Coconut Palm
CV = Codiaeum variegatum / Croton
DL = Dysoxylum lutescens / Areca Palm
EU = Eugenia uniflora / Suriname Cherry
FB = Ficus benjamina / Weeping Fig
FGL = Ficus 'Green Island' / Green Island Ficus
FM = Ficus microcarpa / Cuban Laurel
GG = Galphimia gracillia / Thrallia
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
PMC = 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

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:

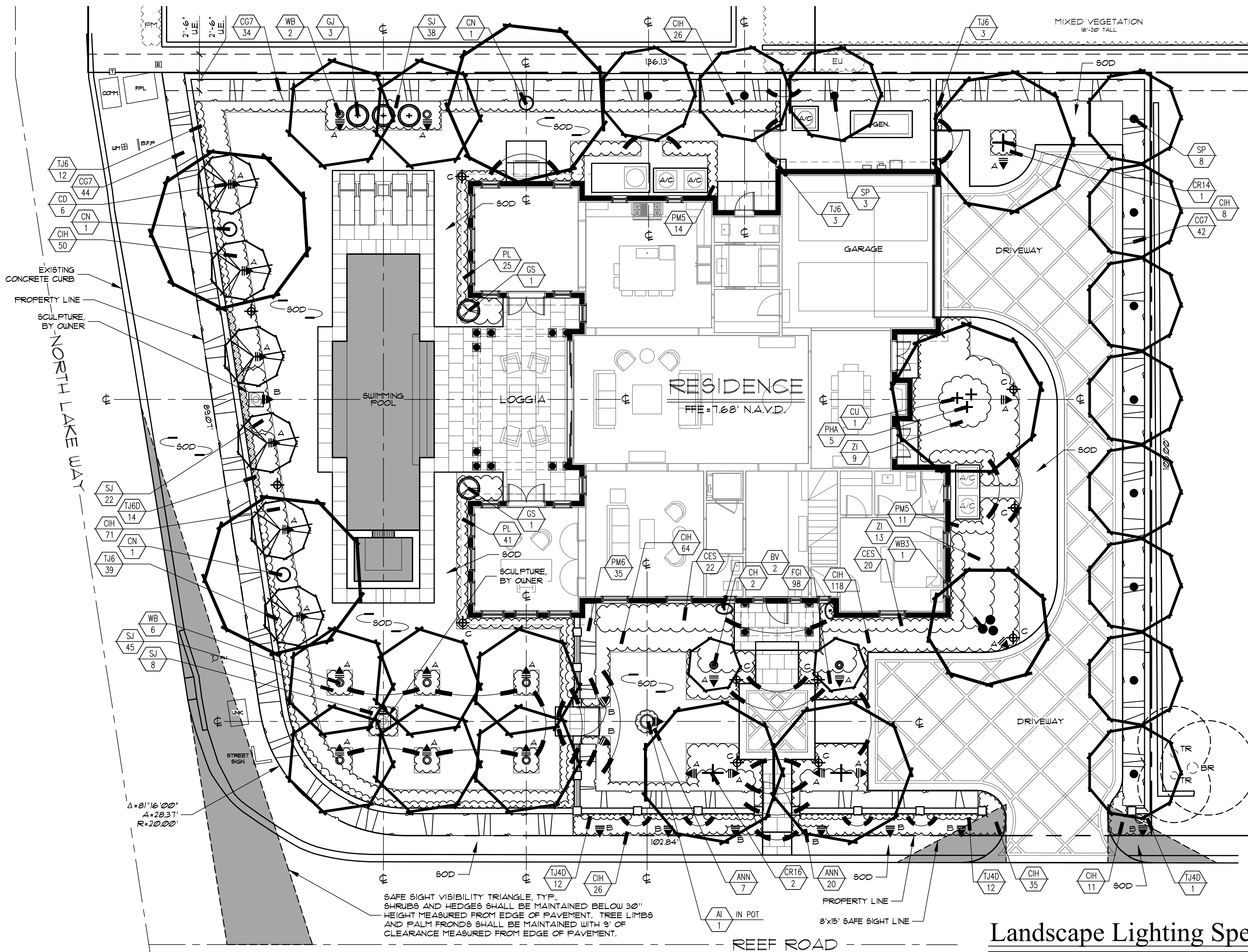
TOTAL LOT AREA = 13,381 SQ. FT. (0.31 ACRES)

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) = 3811 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.



PREVIOUSLY PROPOSED

ARC-23-066

Landscape Lighting Specifications

SYM	QTY	SPECIFICATION
A	25	CAST BRASS ACCENT LIGHT; WAC 5011-21BBR 12V 8W LED, 60" WIDE FLOOD
B	17	CAST BRASS ACCENT LIGHT; WAC 5011-21BBR 12V 2W LED, 60" WIDE FLOOD
C	4	CAST BRASS PATH LIGHT; WAC 6041-21BBR 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) = 264 1/2 WATTS
TOTAL WATTS PER ACRE (LED) = 833 WATTS/ACRE (5,000 WATTS/ACRE MAX.)
TOTAL WATTS PROPOSED (HALOGEN / INCANDESCENT EQUIVALENT) = 135 WATTS
TOTAL WATTS PER ACRE (HALOGEN / INCANDESCENT EQUIVALENT) = 366 1/2 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.



WAC 5011
ACCENT LIGHT



WAC 6041
ACCENT LIGHT

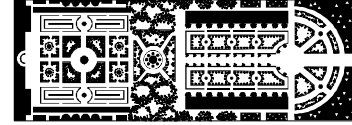
Existing Plant Symbol Key

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

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
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FB = Ficus benjamina / Weeping Fig
FGI = Ficus 'Green Island' / Green Island Ficus
FM = Ficus microcarpa / Cuban Laurel
GG = Galphimia gracilis / Trolley
GJ = Gardenia jasminoides / Gardenia
HIB = Hibiscus / Hibiscus shrub
ING = Ixora 'Nora Grant' / Pink Ixora
LM = Liriope muscari / Liriope
NE = Nephrolepis exaltata / Boston Fern
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PD = Phoenix dactylifera 'Medjool' / Medjool Date Palm
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RE = Rhipis excelsa / Lady Palm
RM = Ravenala madagascariensis / Travelers Tree
SA = Schefflera arboricola / Dwarf Schefflera
SR = Scaevola taccada / Queen Palm
TM = Tabernaemontana / Pinwheel Jasmine
TR = Thrinax radiata / Florida Thatch Palm
WB = Wodyetia bifurcata / Foxtail Palm

CURRENTLY PROPOSED



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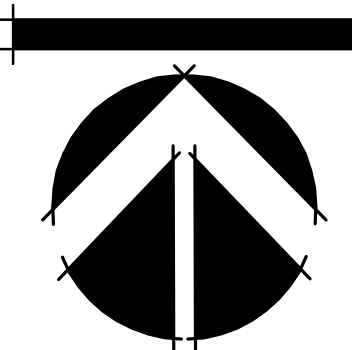
LANDSCAPE ARCHITECTURE
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4425 Military Trail, Suite 202
Jupiter, Florida 33458

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 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 II

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



SHEET:

L-10

ARC-23-066



Front Elevation - View From Reef Road

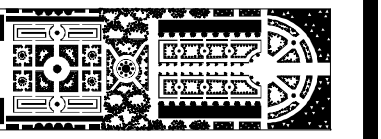
PREVIOUSLY PROPOSED



Front Elevation - View From Reef Road

CURRENTLY PROPOSED

ARC-23-066



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design group, inc.

LANDSCAPE ARCHITECTURE
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License #LA0001347

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 II

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



SHEET:

L-11



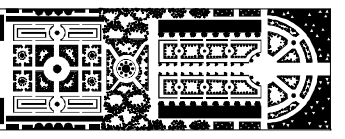
Front Elevation - Interior View

PREVIOUSLY PROPOSED



Front Elevation - Interior View

CURRENTLY PROPOSED



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LANDSCAPE ARCHITECTURE
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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 II

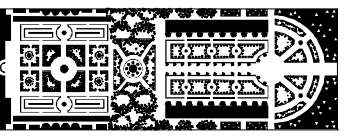
REVISIONS:
2.21.23 Pre-App Sub
3.9.23 First Submittal
3.21.23 Second Submittal
1.10.23 Resubmittal
8.4.23 Resubmittal



SHEET:

L-12

ARC-23-066



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LANDSCAPE ARCHITECTURE
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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 II

REVISIONS:
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SHEET:

L-13

ARC-23-6



East Elevation

PREVIOUSLY PROPOSED



East Elevation

CURRENTLY PROPOSED



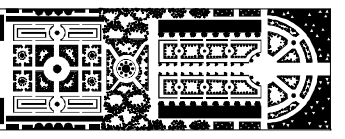
Rear Elevation

PREVIOUSLY PROPOSED



Rear Elevation

CURRENTLY PROPOSED



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SHEET:

L-14

ARC-23-066



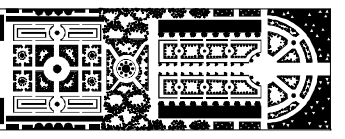
West Elevation - View from North Lake Way

PREVIOUSLY PROPOSED



West Elevation - View from North Lake Way

CURRENTLY PROPOSED



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SHEET:

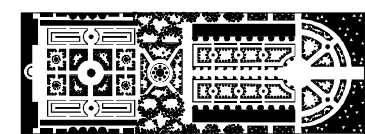
L-15

ARC-23-0

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
GROUND COVER 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).			

PREVIOUSLY PROPOSED



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



MARCH 27, 2023

SHEET:
L-16

ARC-23-066

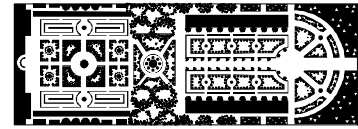
Proposed Plant List

SYM	QTY	NAME	SPECIFICATIONS
PALMS			
AM12	3	Adonidia merrillii / Christmas Palm	12' ht., triple stem, full frond
CN	11	Cocos nucifera 'Green Malayan' / Coconut Palm	7 at 8' g.w., 3 at 10' g.w., 1 at 12' g.w., heavy cal., slight curve, full frond
PC	2	Phoenix canariensis / Canary Island Date Palm	9' g.w. plus 30" nut, heavy caliper, full frond, matching, Florida Fancy
* SP	11	Sabal palmetto / Cabbage Palm	6 at 10' c.t., 5 at 16' c.t., slick/straight trunk, regenerated head
* TR2	2	Thrinax radiata / Florida Thatch Palm	14' ht., double stem, heavy cal., full frond
WB	4	Wodyetia bifurcata / Foxtail Palm	6' g.w., heavy cal., full frond, Florida Fancy, matching
TREES			
* BUR	1	Bursera simaruba / Gumbo Limbo	18' x 12', full canopy
* CUI0	2	Coccoloba uvifera / Sea Grape	10' x 8', 4' c.t., multi-stem, full canopy, matching
* CUI6	3	Coccoloba uvifera / Sea Grape	16' x 10', 5' c.t., single leader, full canopy
ACCENTS, SHRUBS AND VINES			
AA4	2	Agave americana / Century Plant	48" x 48", full
AOC	33	Alocasia odora 'California' / Alocasia	3 gal., 22" x 22", full to base
AOCT	2	Alocasia odora 'California' / Alocasia	7 gal., 36" x 32", full to base
ARS	37	Alocasia 'Regal Shields'	3 gal., 22" x 22", full to base
ATT	16	Agave attenuata / Spineless Agave	7 in 3 gal., 15" x 15", 9 in 7 gal., 22" x 22", full
AZ	15	Alpinia zerumbet / Green Shell Ginger	15 gal., 48" x 42", green leaf, white flowers, full
BOA	16	Begonia odorata 'Alba' / White Angel Wing Begonia	3 gal., 18" x 20", full
BV	14	Bougainvillea Vine	25 gal., 8' trellis, full to base, fuschia red flower, espalier to wall
CA	5	Crinum asiaticum / Crinum Lily	10 gal., 34" x 32", multi-head, full
CG5	4	Clusia guttifera / Small Leaf Clusia	15 gal., 5' x 2½', full to base
CG6	18	Clusia guttifera / Small Leaf Clusia	15 gal., 6' x 2½', full to base
CG7	99	Clusia guttifera / Small Leaf Clusia	25 gal., 7' x 3', full to base
CH7	13	Chamaerops humilis / European Fan Palm	7 gal., 36" x 36", multi-stem, full frond
* CIH	610	Chrysobalanus icaco 'Horizontal' / Dwarf Cocoplum	3 gal., 16" x 18", full
LM	350	Liriope muscari 'Super Blue'	1 gal. 12" x 12", full
MON	2	Monstera deliciosa / Swiss Cheese Plant	7 gal., 32" x 32", full
PHA	6	Phalaenopsis sp. / Orchid	4" pot, purple flower with buds, attach/hang to tree trunks
PM	26	Podocarpus macrophyllus / Yew	7 gal., 36' x 18", full to base
PRC	25	Philodendron 'Rajo Congo'	3 gal., 20" x 22", full
PW	5	Philodendron wilsonii / Philodendron	15 gal., 3' x 4', full
RE4	6	Rhapis excelsa / Lady Palm	4' x 3', full to base, dense
RE5	2	Rhapis excelsa / Lady Palm	5' x 4', full to base, dense
* RH	2	Rapidophyllum hystrix / Needle Palm	5' x 5', full to base, dense
RM	6	Ravenala madagascariensis / Travelers Tree	12' o.a., multi-stem, full to base
TG	2	Thunbergia grandiflora / Sky Vine	15 gal., 8' trellis., full to base, espalier to pergola columns
TJ6	60	Trachelospermum jasminoides / Confederate Jasmine	15 gal., 6' trellis, full to base, espalier to wall in solid pattern
TJD	28	Trachelospermum jasminoides / Confederate Jasmine	7 gal., 4'-5' trellis, full to base, espalier to wall in custom pattern as shown on detail 'A', sheet L-10
GROUNDCOVERS			
* DH	44	Dyschoriste humistrata / Twinflower	1 gal., 6" x 12", full
TAM	32	Trachelospermum asiaticum 'Minima' / Jasmine 'Minima'	1 gal., 6" x 10", full
MISCELLANEOUS			
MULCH		Chocolate Brown	3" depth, 100% coverage in all plant beds
SOD		Zeon 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.

CURRENTLY PROPOSED

ARC-23-066



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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 II

REVISIONS:
2.21.23 Pre-App Sub
3.9.23 First Submittal
3.27.23 Second Submittal
7.10.23 Resubmittal
8.4.23 Resubmittal



SHEET:
L-16

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 knif 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.

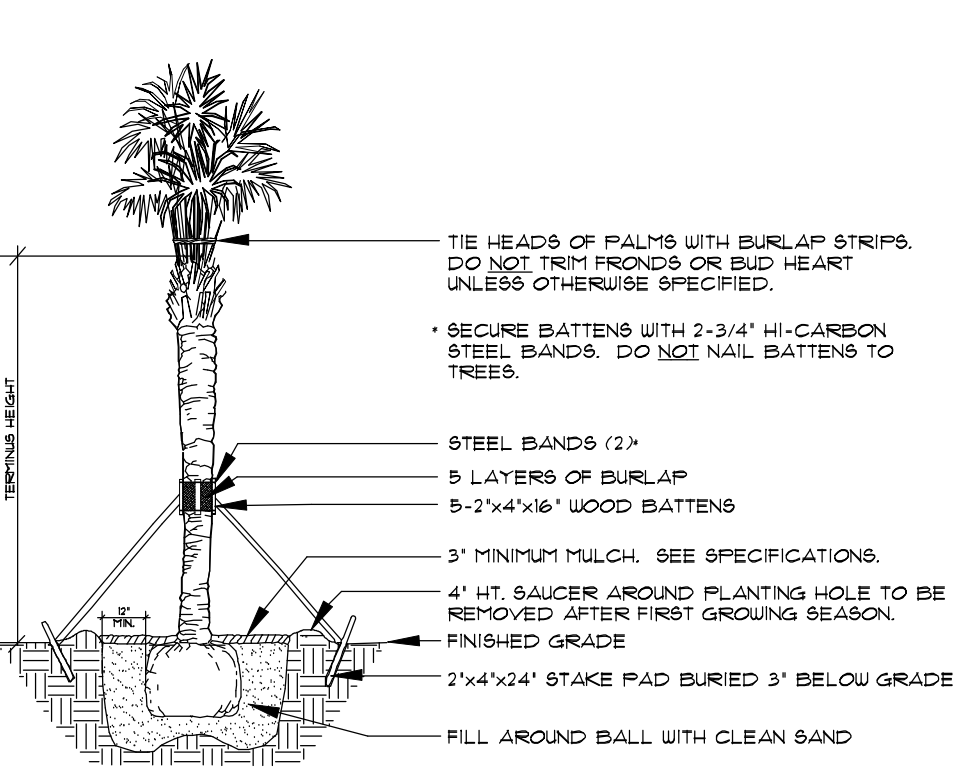
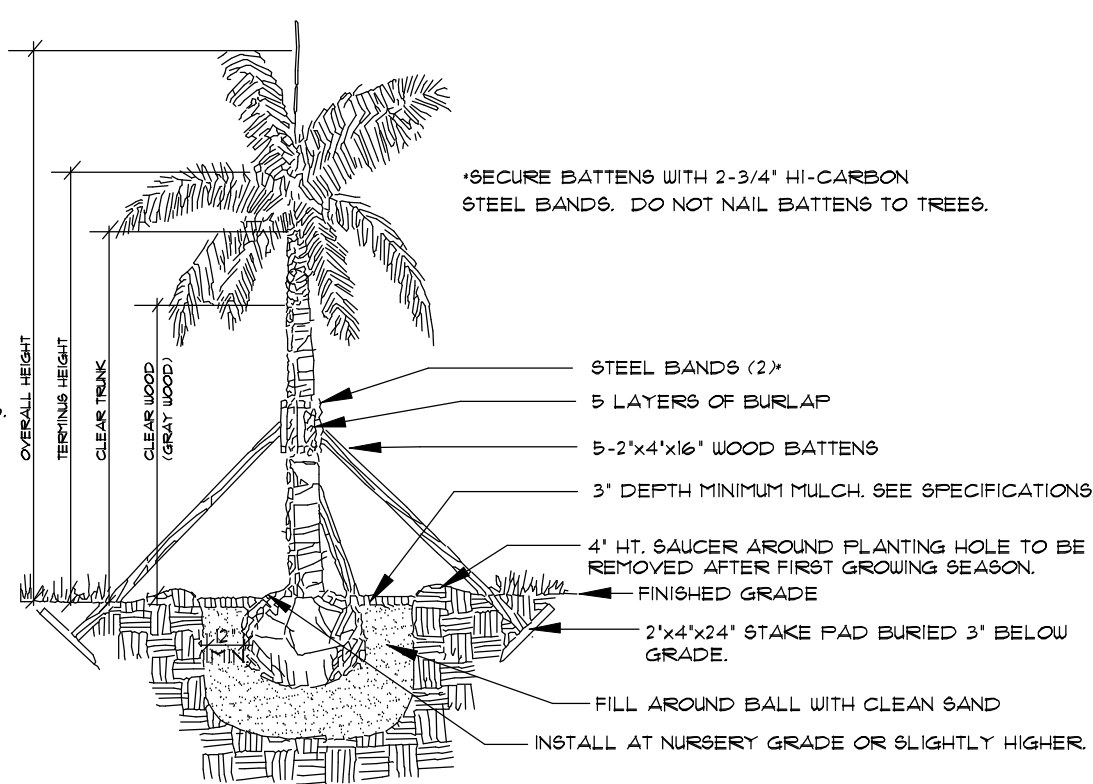
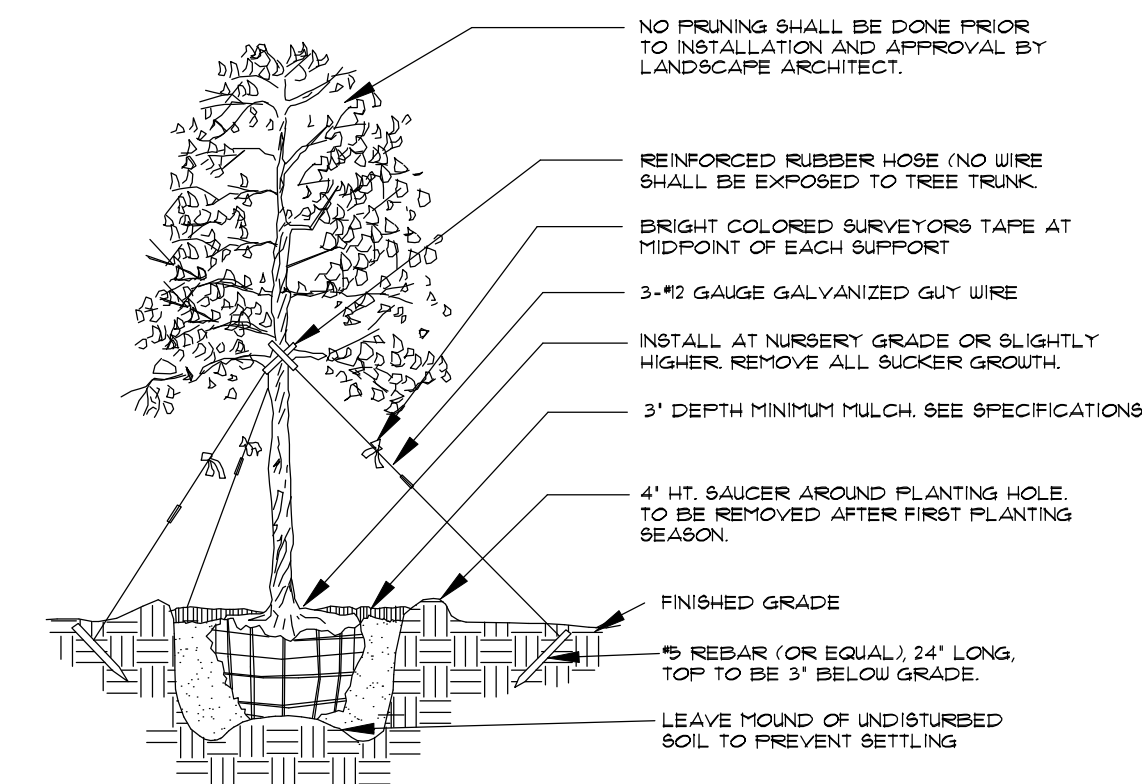
MULCH

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.

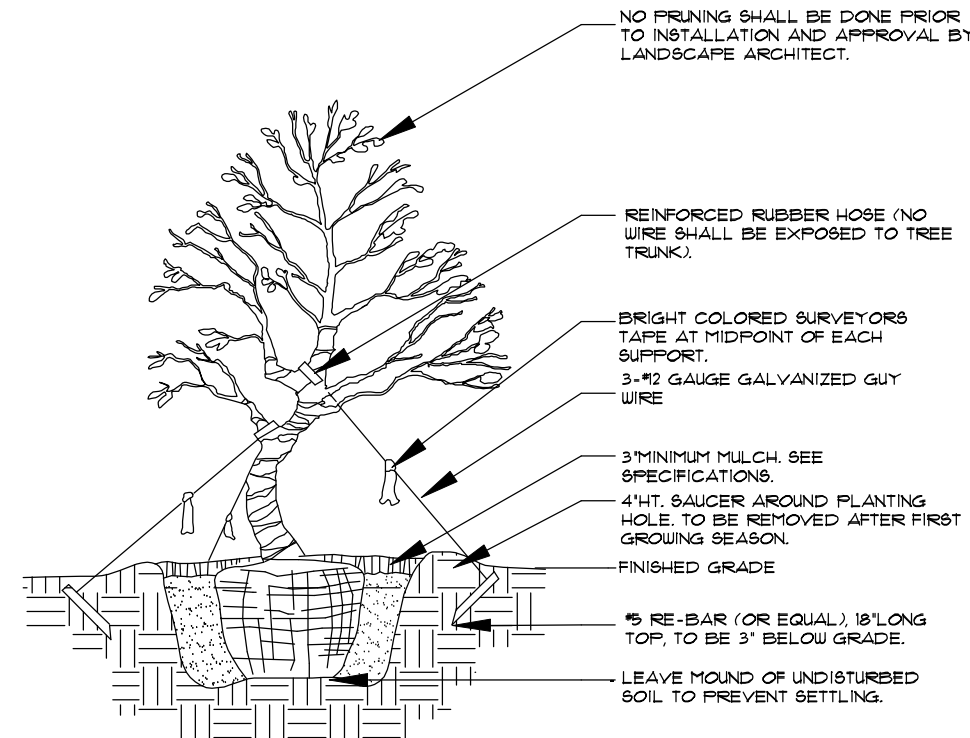
Planting Details



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.

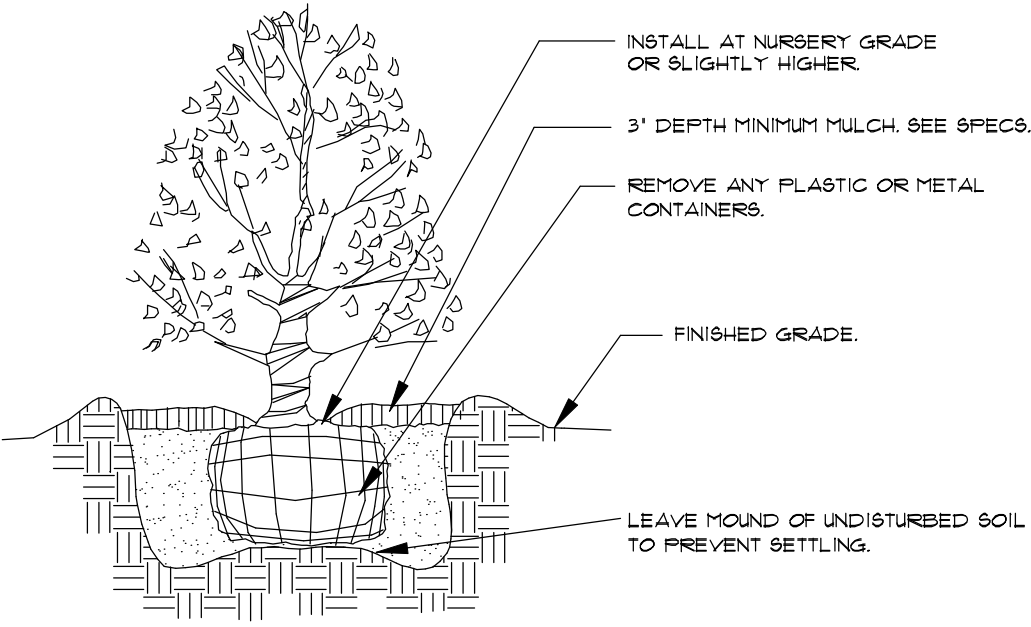


Palm Planting

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

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION

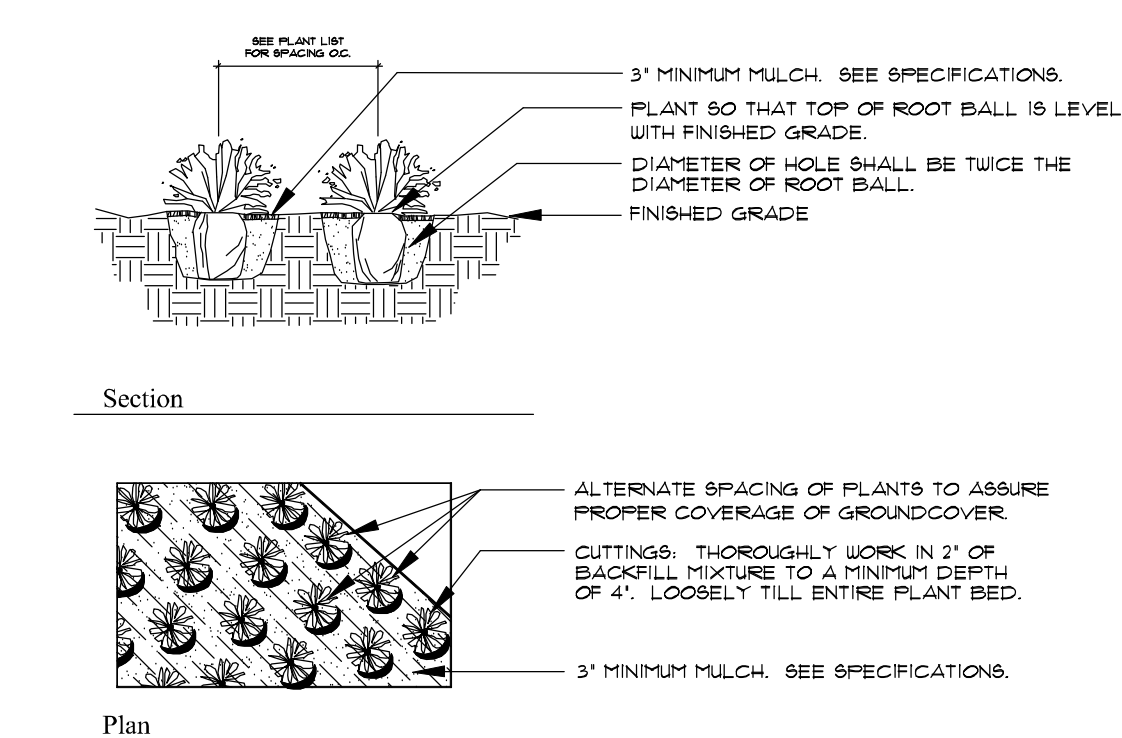
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

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

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



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.

Notes

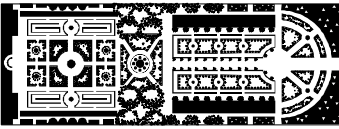
- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better 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.

Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Groundcover Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



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

REVISIONS:
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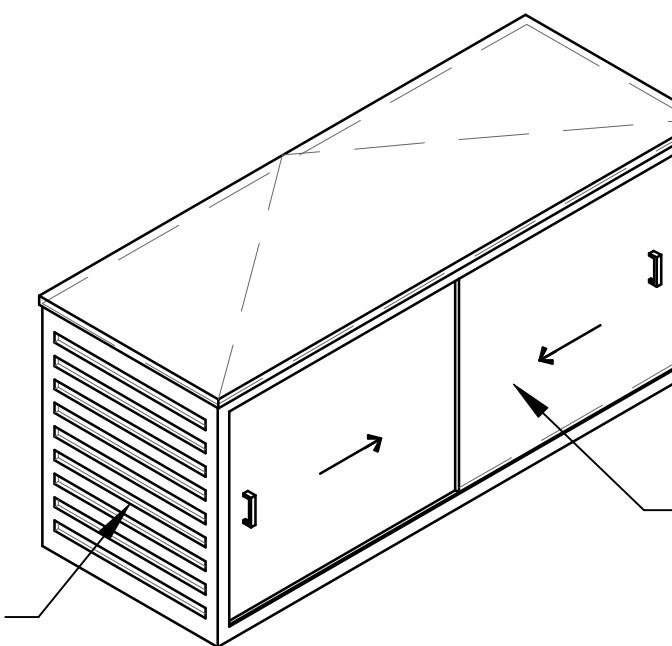
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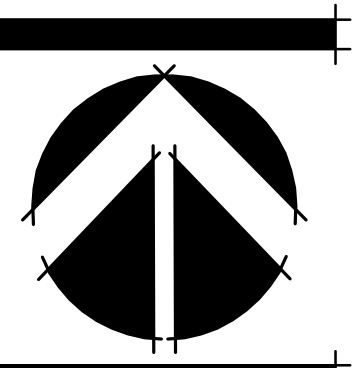


DRIVEWAY AND ENTRY WALK:
"EPIPHANY BEIGE" TABBED CONCRETE

PRECAST PATIO, STEPS, LANDINGS AND WALKWAYS



POOL PUMP ENCLOSURE DETAIL

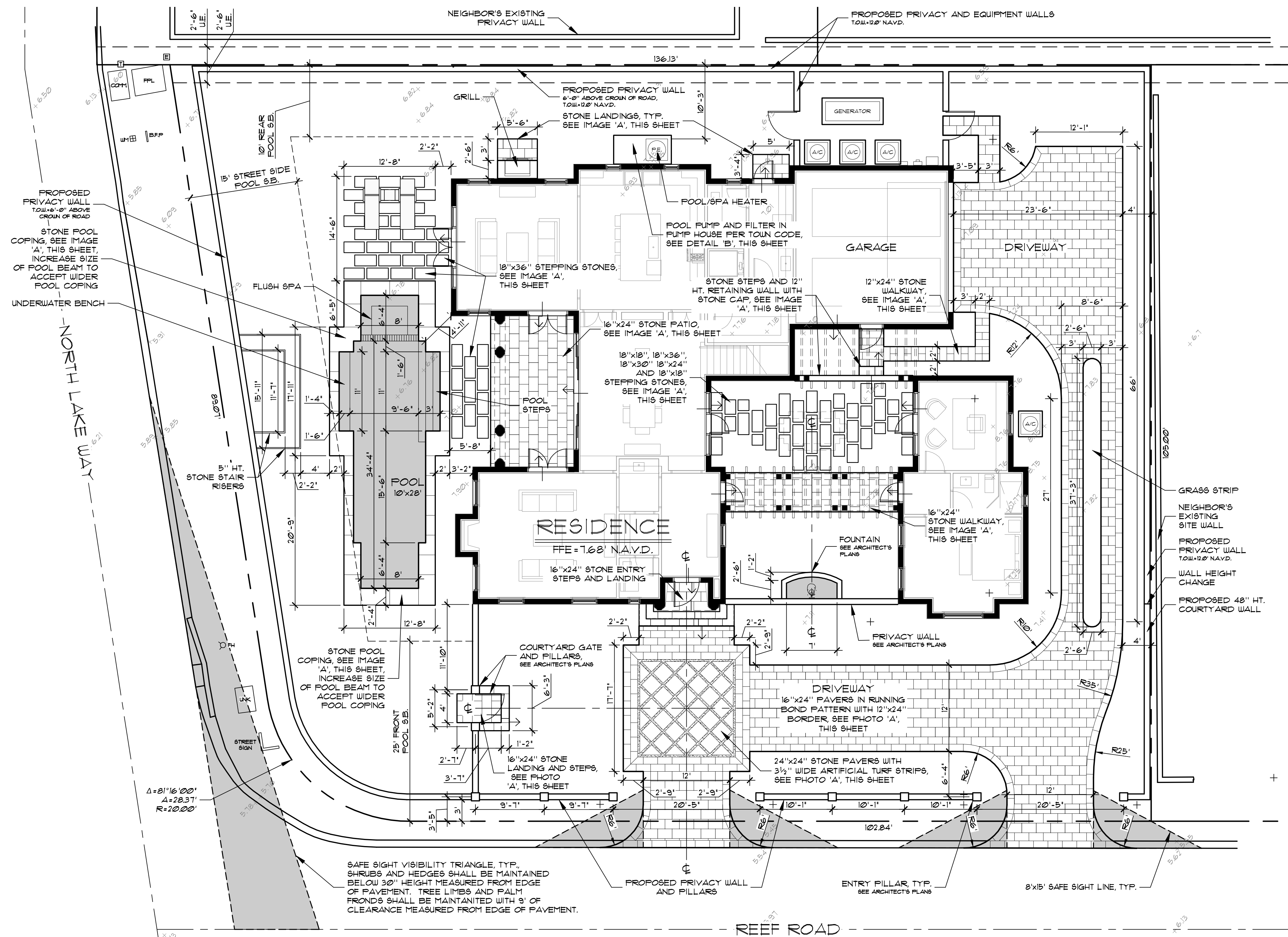
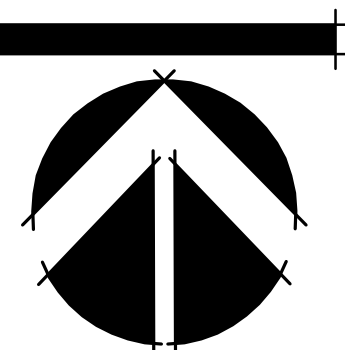


Layout Notes

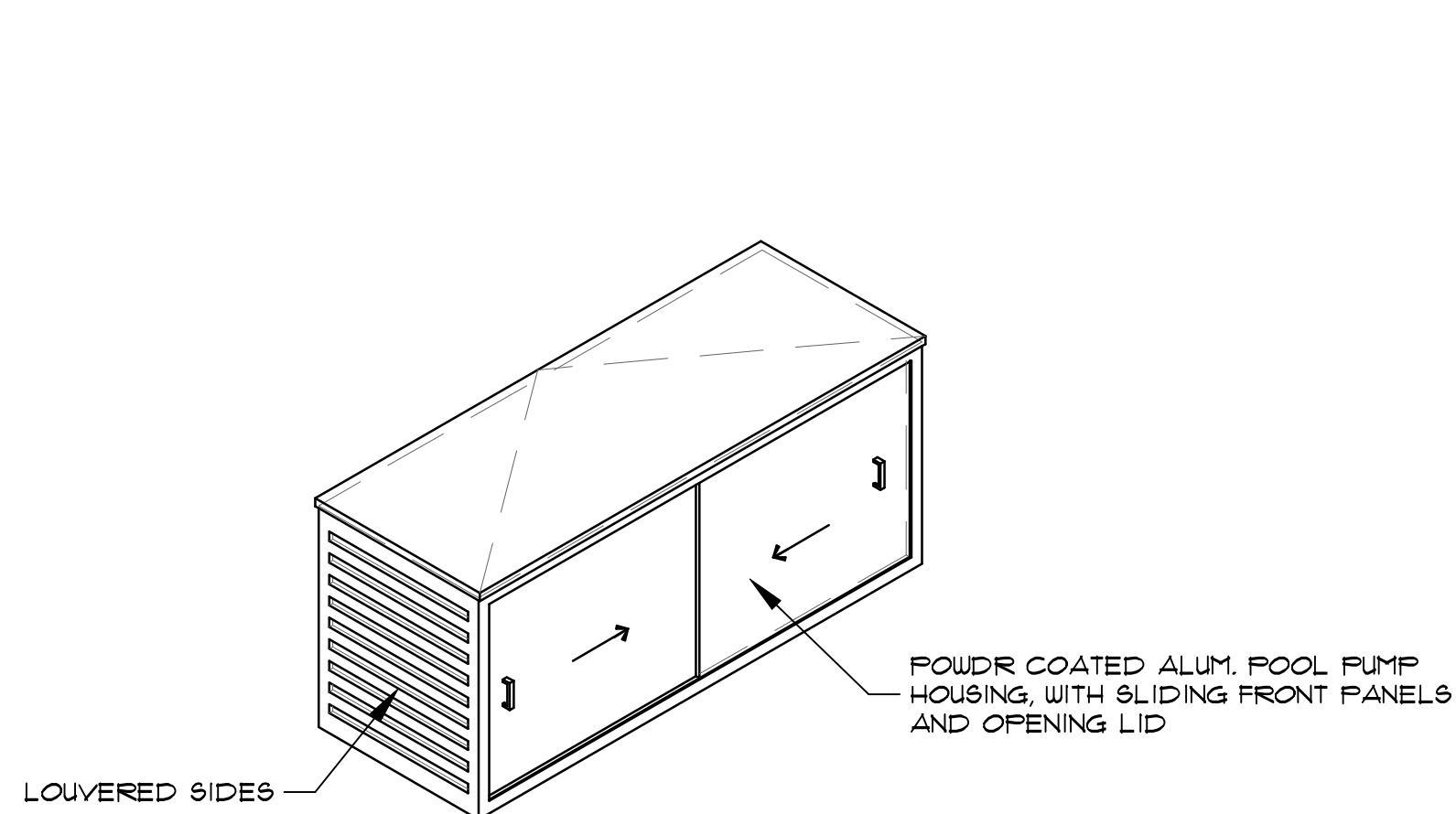
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN 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 FITS. 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.

PREVIOUSLY PROPOSED

ARC-23-066



A DOMINICAN CORAL STONE PAVERS
L-18



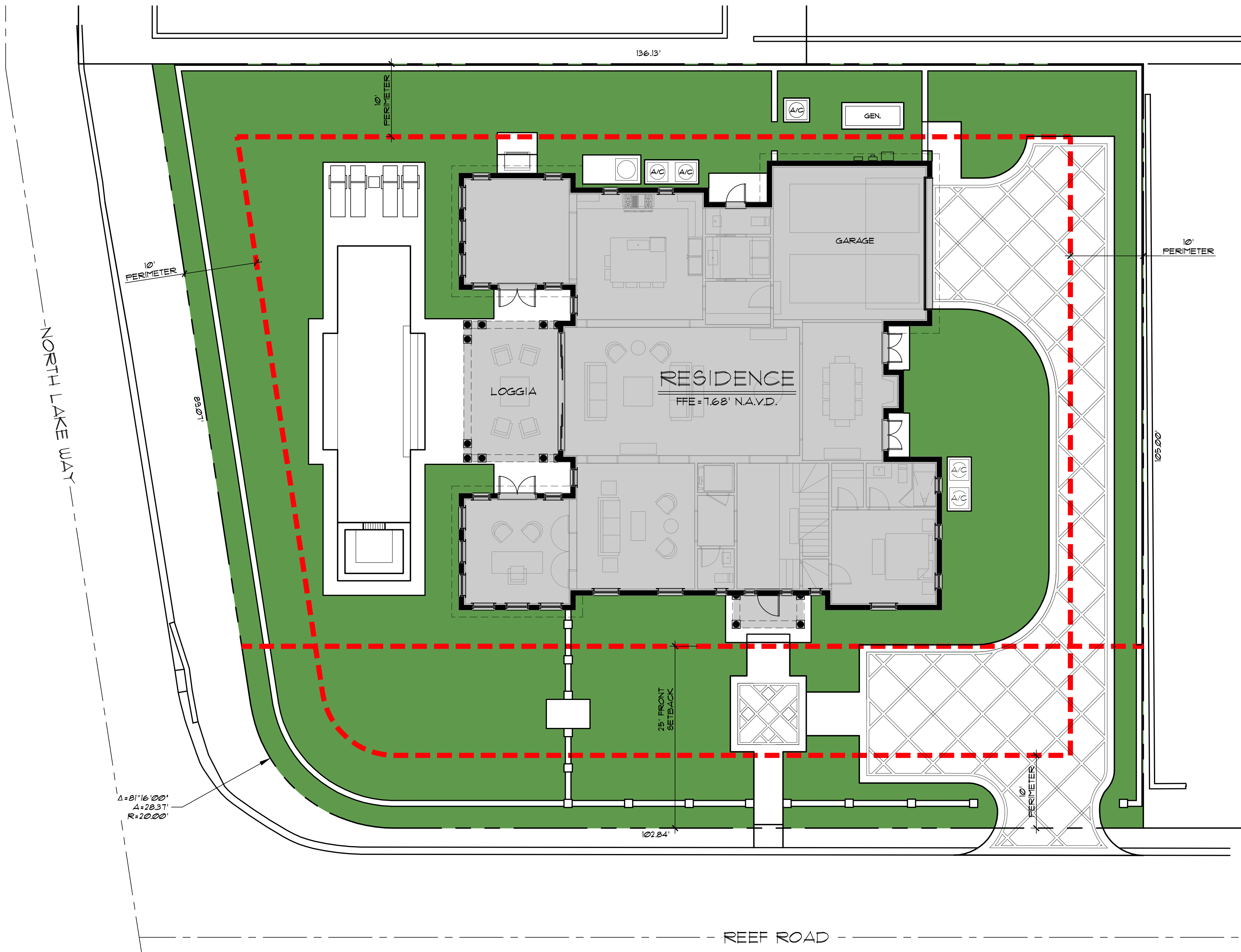
POOL PUMP ENCLOSURE DETAIL

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.

CURRENTLY PROPOSED

4RC-23-066



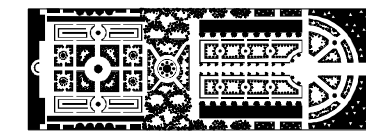
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

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

PREVIOUSLY PROPOSED



PARKER-YANNETTE
design group, inc.

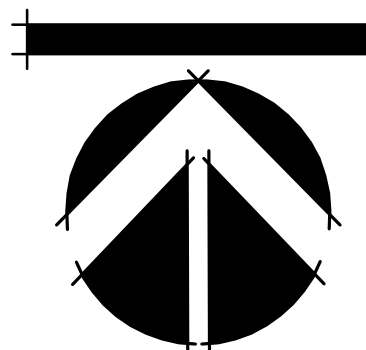
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

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

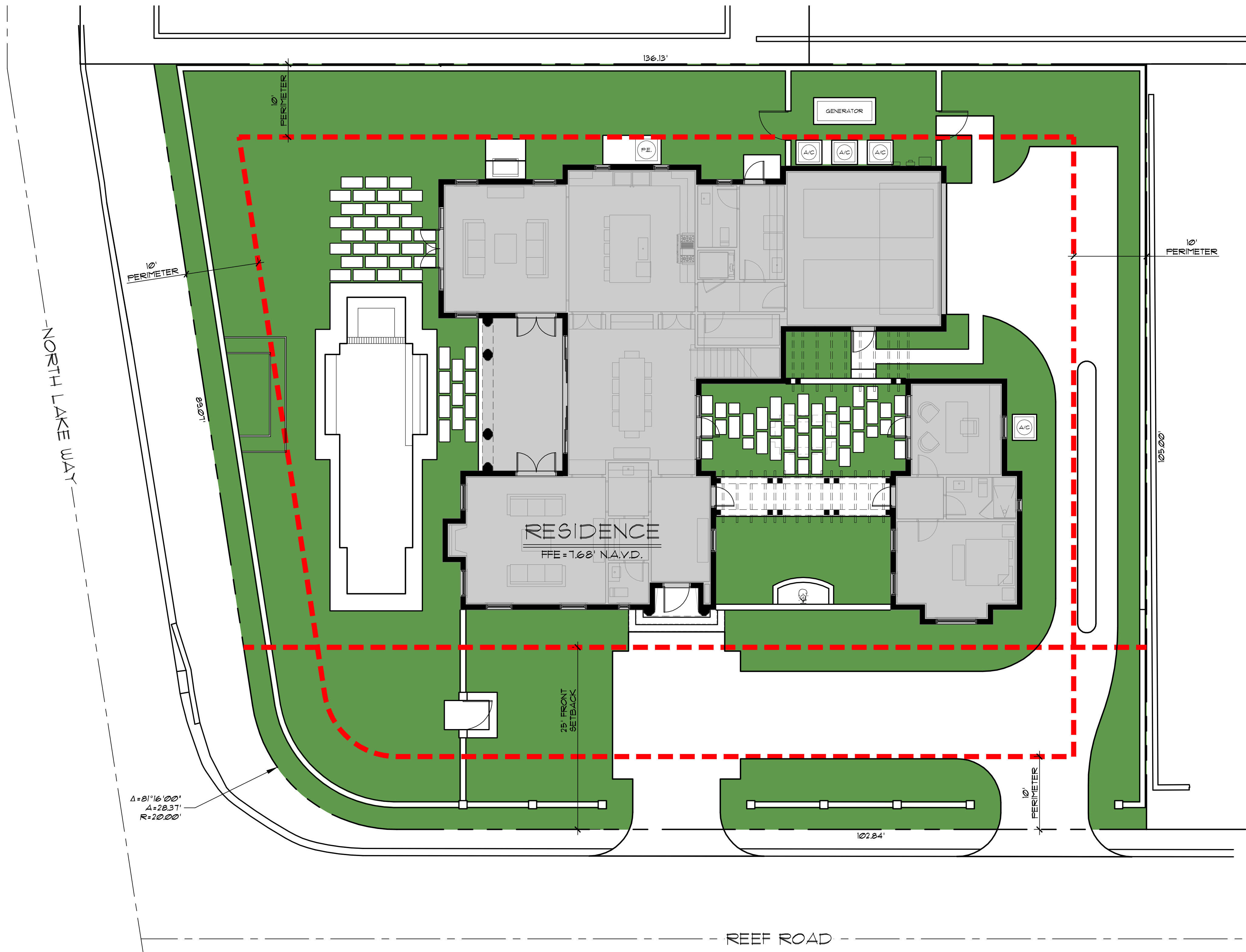
REVISIONS:
22123 Pre-App Sub
32123 First Submittal
32123 Second Submittal



SHEET:

L-19

ARC-23-066

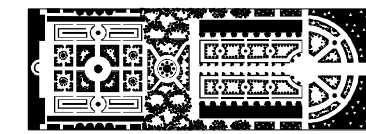


Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Landscape Legend		
1	Property Address: 1421 NORTH LAKE WAY	
2	Lot Area (sq. ft.): 13,387 sq. ft.	
3		
	REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,024 sq. ft. / 45%
5	Perimeter LOS (Sq Ft and %)	3,123 sq. ft. / 51.8%
6	Front Yard LOS (Sq Ft and %)	1,696 sq. ft. / 56.8%
7	Native Trees %	30% (number of trees)
8	Native Shrubs & Vines %	30% (number of shrubs & vines)
9	Native Groundcover %	30% (groundcover area)

To determine qualifying native vegetation use either:
[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)
 OR
[the Florida Native Plant Society Native Plants for Your Area List](#)
 Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.
 This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.
 See Ord. 003-2023 REV BF 20230626

CURRENTLY PROPOSED



PARKER-YANNETTE
design group, inc.

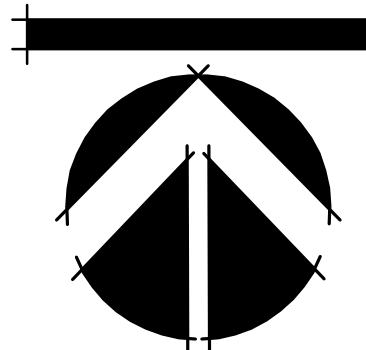
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

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/BMS
JOB NO.: 22-006
SCALE: 1/8"=1'-0"
FILENAME: Reef Road LLC II

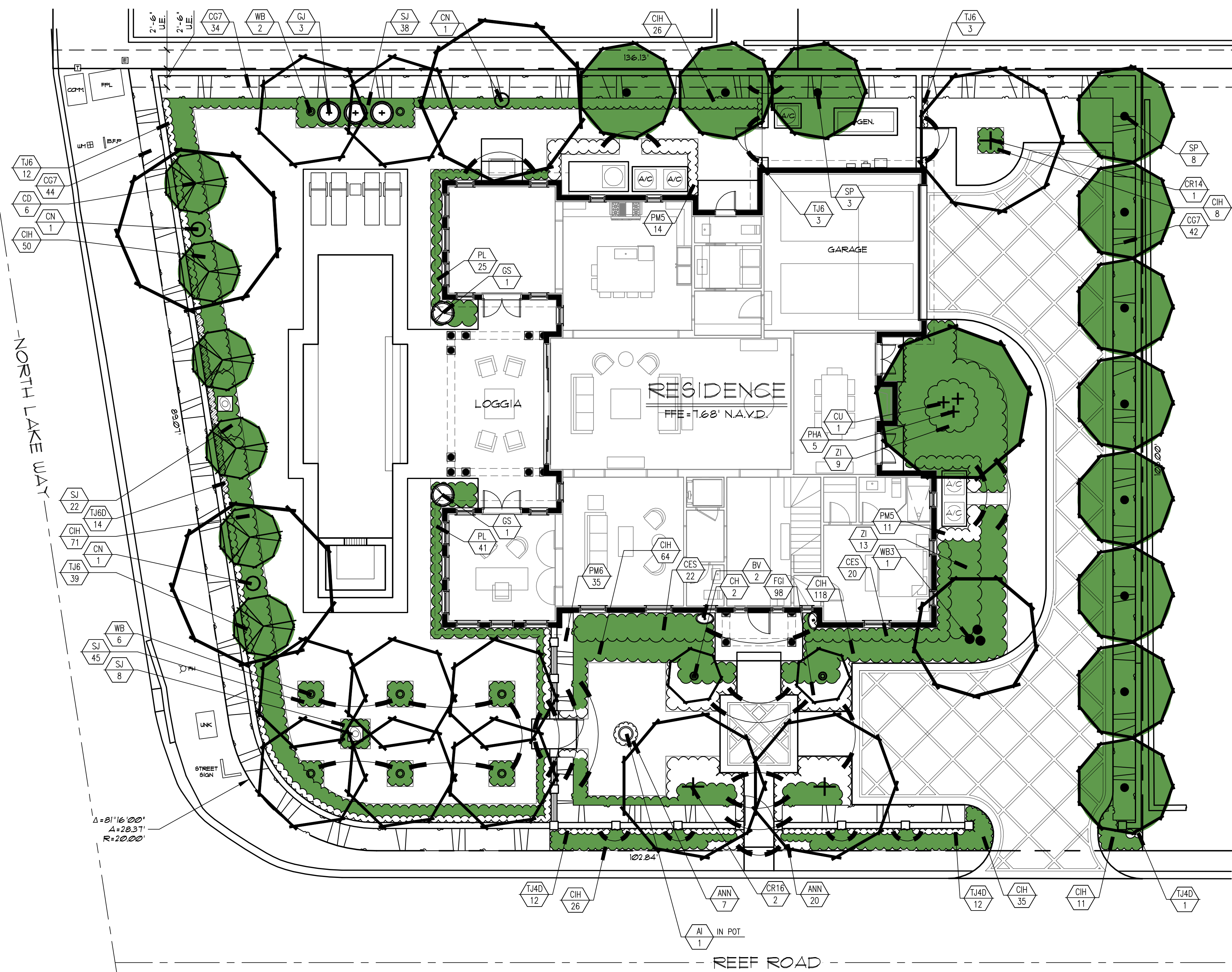
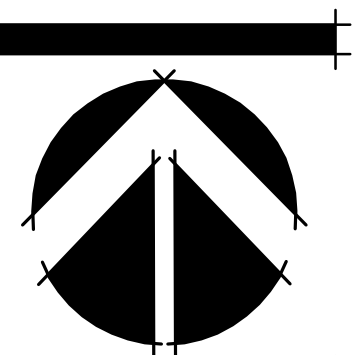
REVISIONS:
2.21.23 Pre-App Sub
3.9.23 First Submittal
3.21.23 Second Submittal
7.10.23 Resubmittal
8.4.23 Resubmittal



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		
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%

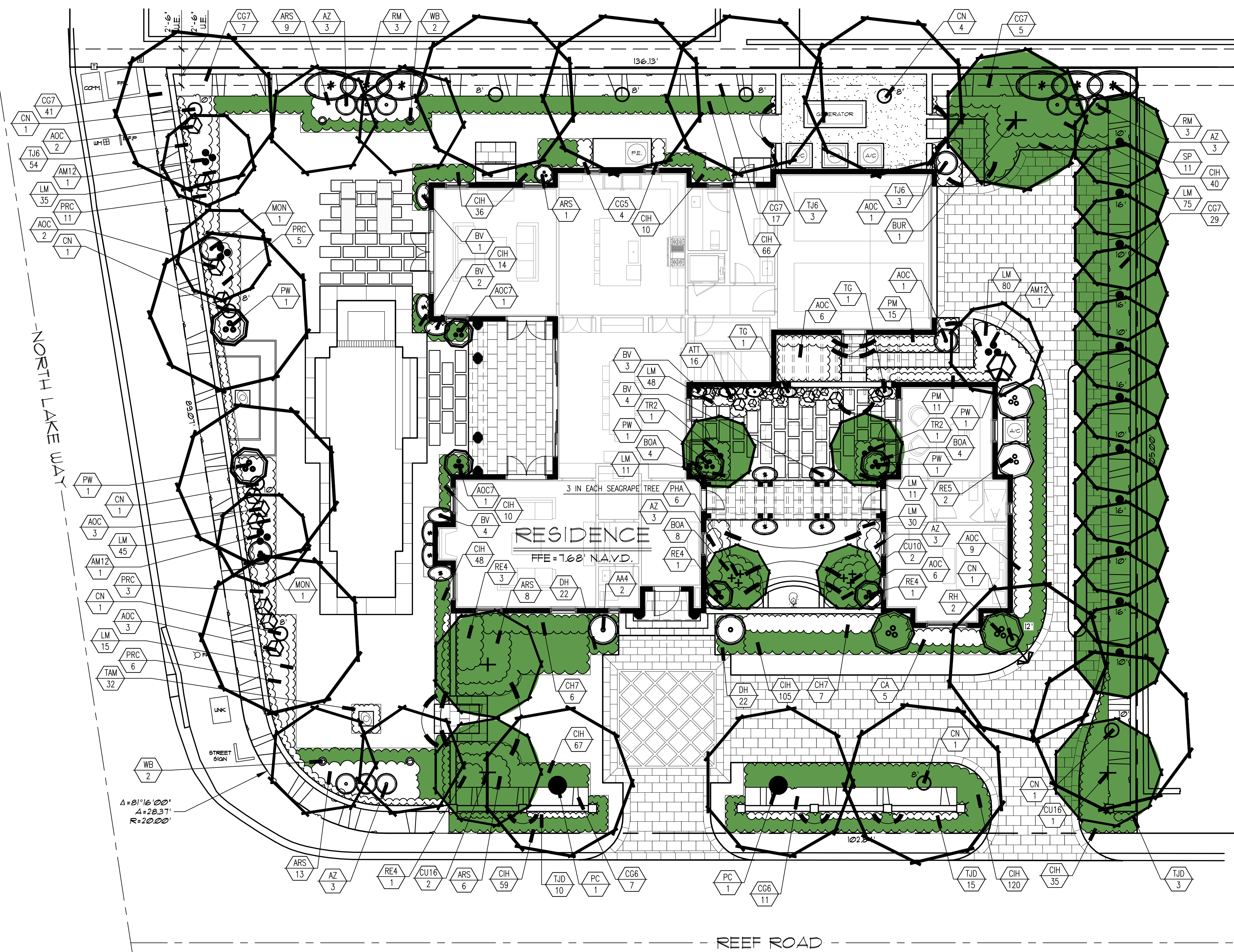
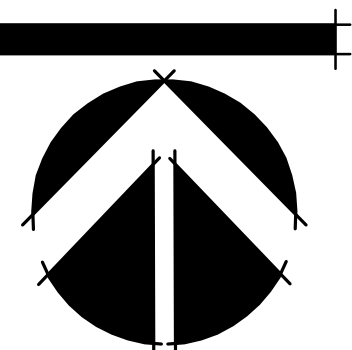
*To determine appropriate native vegetation, the Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.

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

REV BF 20220304

PREVIOUSLY PROPOSED

4RC-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	
2	Lot Area (sq. ft.):	13,387 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,024 sq. ft. / 45%	6,040 sq. ft. / 45.1%
5	Perimeter LOS (Sq Ft and %)	3,012 sq. ft. / 50%	3,123 sq. ft. / 51.8%
6	Front Yard LOS (Sq Ft and %)	1,195 sq. ft. / 40%	1,696 sq. ft. / 56.8%
7	Native Trees	30% (number of trees)	100% (6)
8	Native Shrubs & Vines	30% (number of shrubs & vines)	43.6% (612)
9	Native Groundcover	30% (groundcover area)	80.0% (40 sq. ft.)

To determine qualifying native vegetation use either:

[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)

OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

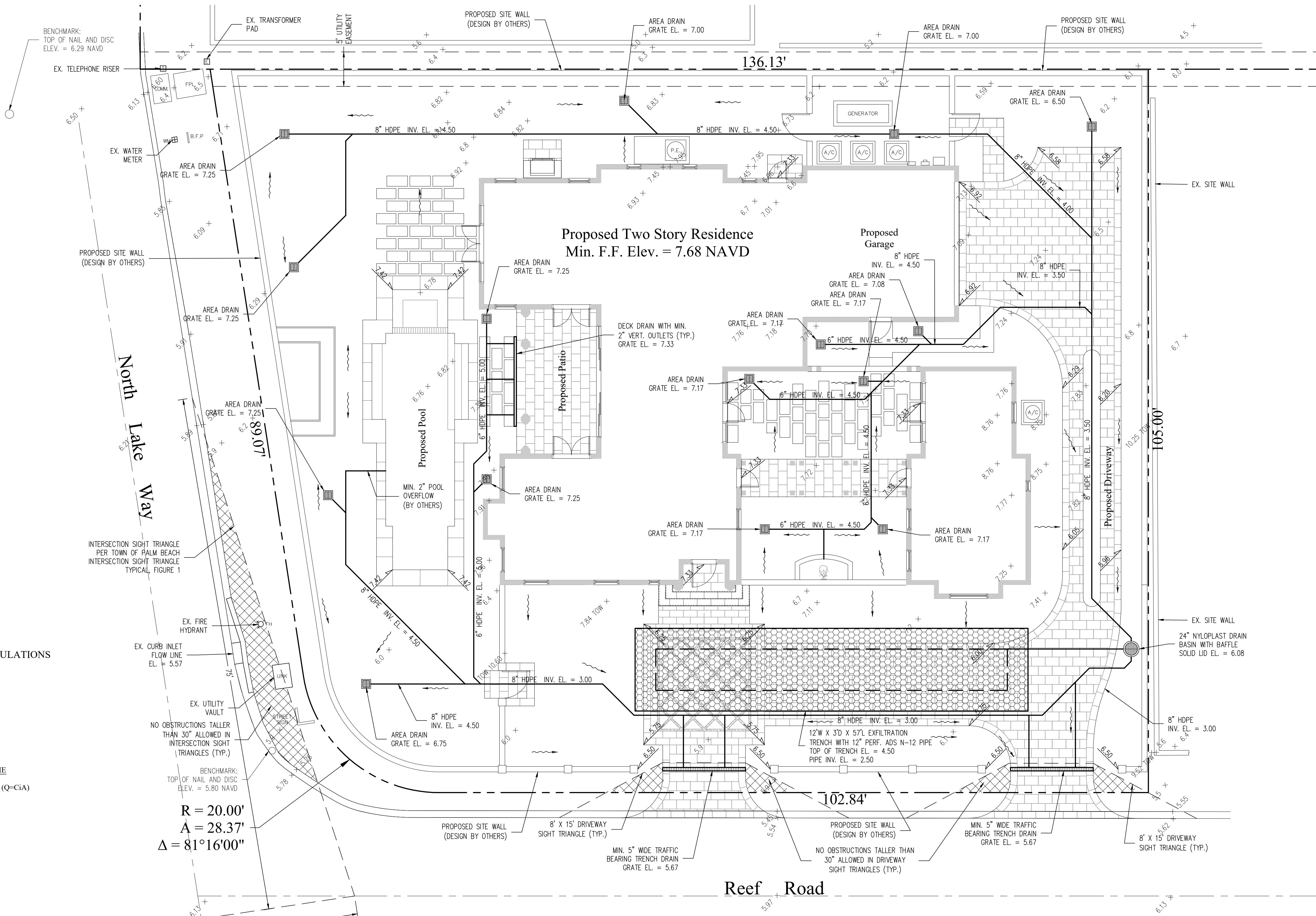
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated into to corresponding zoning legend.

See Ord. 003-2023

REV BF 20230626

CURRENTLY PROPOSED

ARC-23-066



STORMWATER RETENTION CALCULATIONS

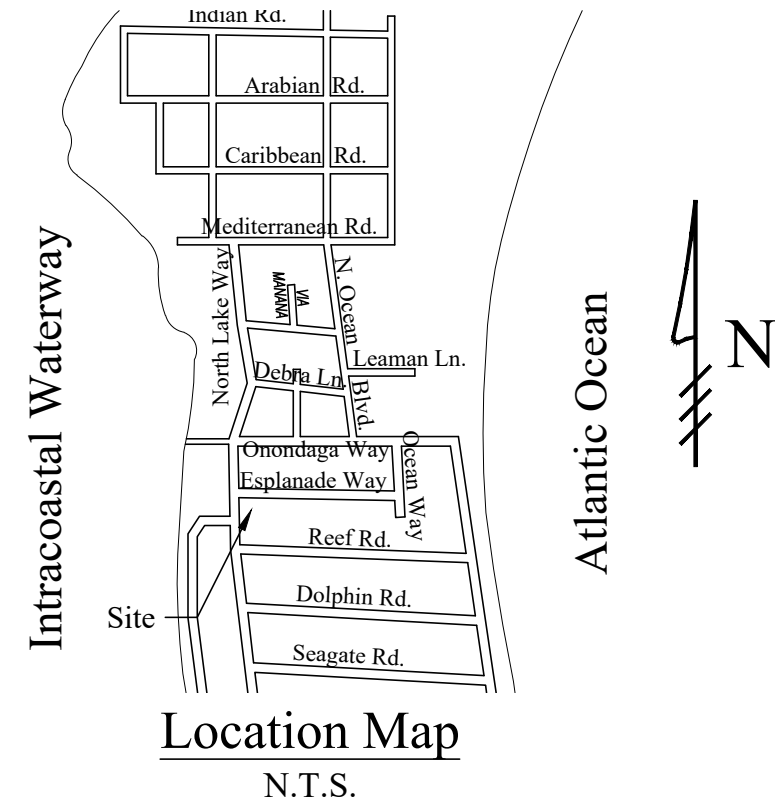
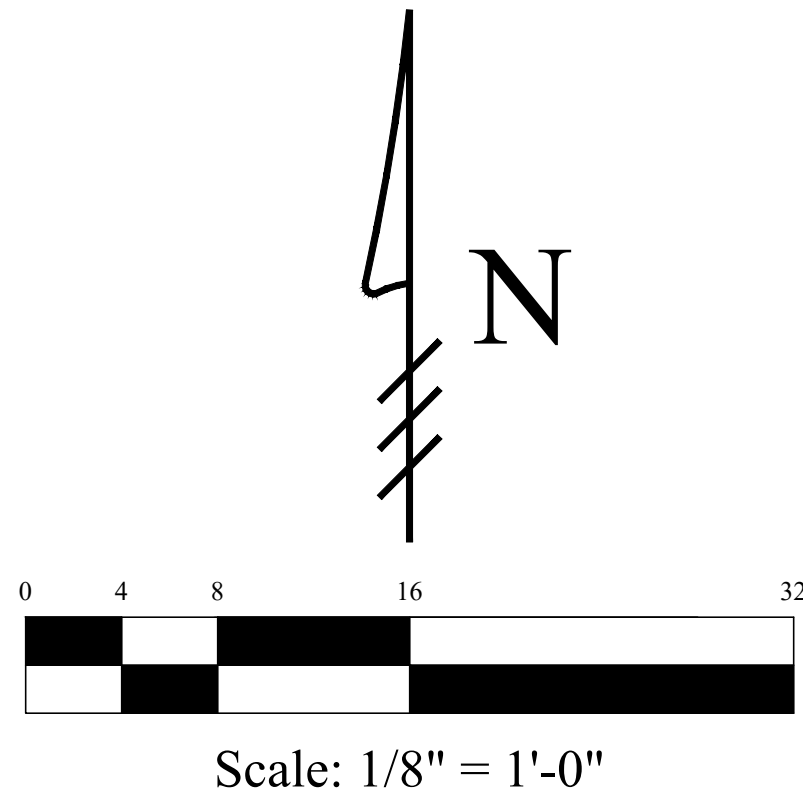
- A. SITE INFORMATION
- Total Property Area = 13,387 sq.ft.
- Drainage Area Impervious Surface = 7,362 sq.ft.
- Drainage Area Pervious Surface = 6,025 sq.ft.*
- * Minimum required by zoning code without a variance
- B. ESTIMATED STORMWATER RETENTION VOLUME
- The retention volume is estimated using the 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 7,362 sq.ft. x 1 ft./12 in. = 1,227 cu.ft.
- Pervious Runoff Volume:
- 0.2 x 2 in/hr x 6,025 sq.ft. x 1 ft./12 in. = 201 cu.ft.
- Total Volume to be Retained = 1,428 cu.ft.
- C. PROPOSED EXFILTRATION TRENCH SIZING
- | | | | | | |
|----|---|---------------------------------|---|---------|------------------------|
| L | = | Total Length of Trench Provided | = | 57 | ft |
| W | = | Trench Width | = | 12 | ft |
| K | = | Hydraulic Conductivity | = | 0.00005 | cfs/sq.ft./ft. of head |
| H2 | = | Depth to Water Table | = | 4.17 | ft |
| DU | = | Un-Saturated Trench Depth | = | 3.00 | ft |
| DS | = | Saturated Trench Depth | = | 0.00 | ft |
| V | = | Volume Treated | = | 1,718 | cu.ft. |

Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 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.
- 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.
- 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.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.

Legend

- 5.7 +
6.50
- 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



Gruber Consulting Engineers, Inc.

575 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

Project Information				
Project No.	2023-0007	Issue Date	08/05/2023	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
			CG	

Conceptual Site Grading & Drainage Plan For:

Proposed Residence

1421 North Lake Way

Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1

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

Plan Background from Hardscape Plan by Parker-Yannette Design Group Received 8/4/23

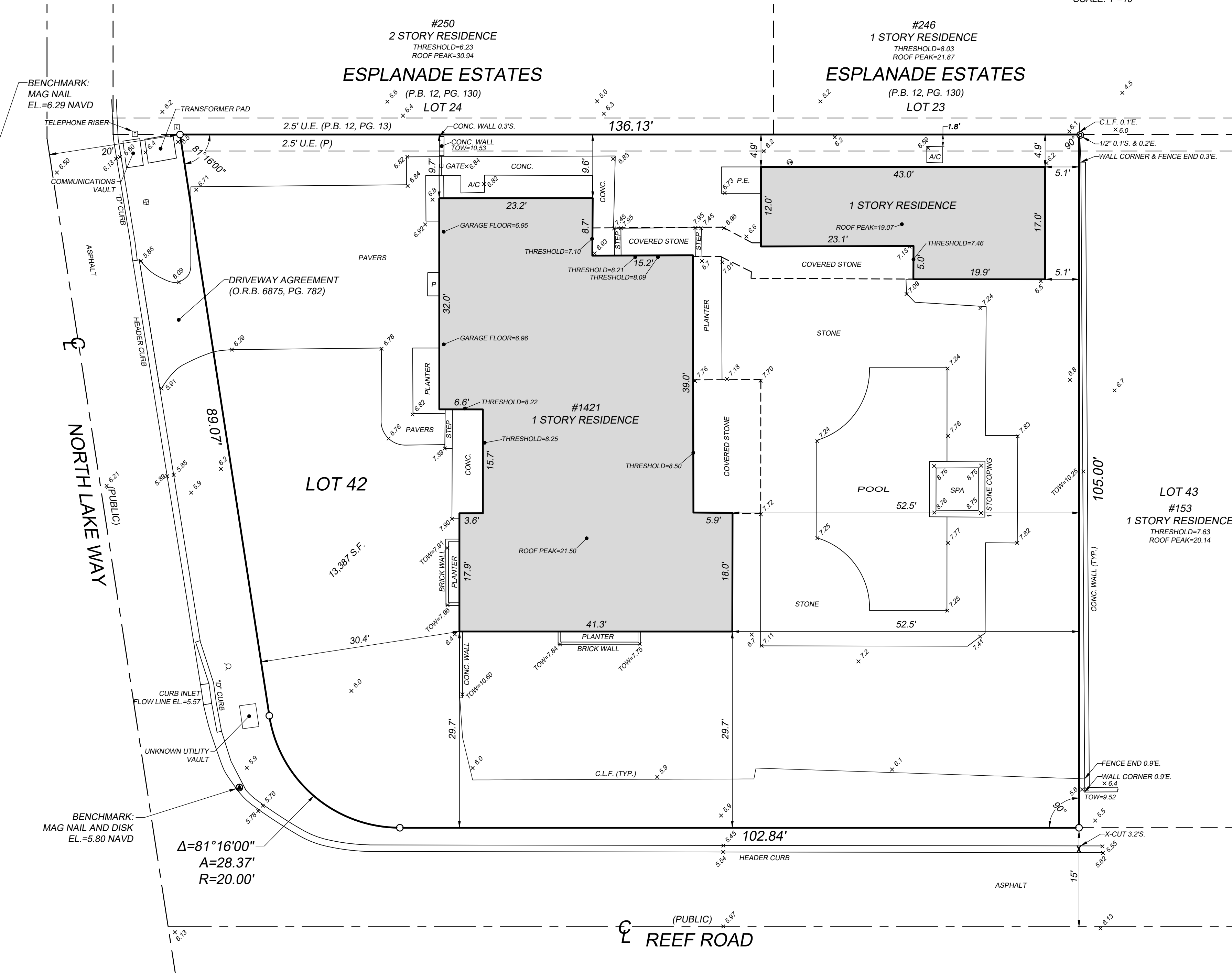
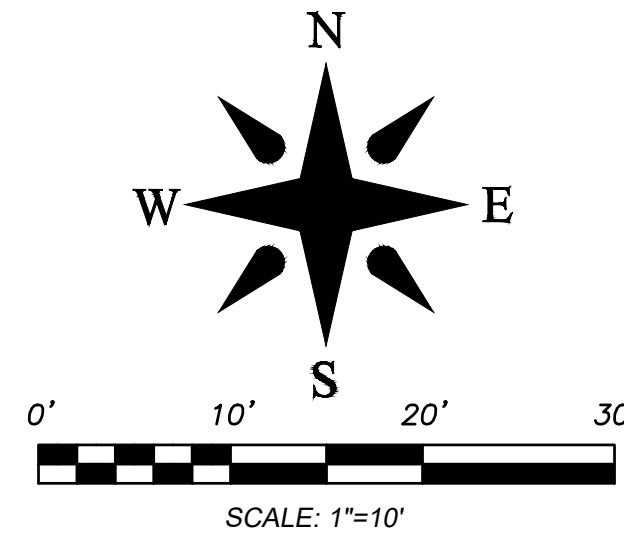
ARC-23-066

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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

SITE

ATLANTIC OCEAN

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

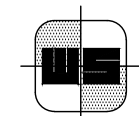
CLIENT: Reef Road LLC, a Massachusetts limited liability company	COMMITMENT NO. : 1201991	DATE: 12/27/21				
REVIEWED BY: Craig Wallace	JOB NO. : 22-1006.1					
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-5	N/A	Standard Exceptions.				•
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 # 4588
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