

1265 NORTH LAKE WAY
NEW 2-STORY SINGLE FAMILY HOME
FINAL SUBMITTAL REV 2 - 9.5.23
ARC-23-063 - 9.27.23
ZON-23-059 - 10.11.23

RECEIVED
By yfigueroa at 10:45 am, Sep 05, 2023


LA BERGE & MENARD INC.
Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582
Fax 561.655.3448

CONSULTANTS

1265 NORTH LAKE WAY

1265 NORTH LAKE WAY
PALM BEACH, FL
33460

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



ARCHITECT	STRUCTURAL	MEP	CIVIL	LANDSCAPE ARCHITECT
DRAWINGS BY: LA BERGE AND MENARD, INC 444 25th Street 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

MARK	DATE	DESCRIPTION
PROJECT NO.	1111	
CAD DWG FILE	8.29.23 - 1205 NLM_DWG	
DRAWN BY:		
CHECKED BY:	8.24.22	
DATE:		
SHEET TITLE		
COVER PAGE		
SHEET		OF

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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	28.8% 5,212 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	4.40 79,538 4,072	4.39 79,443 4,072
Total cubic content	85,522	83,610	83,515
*Front Yard Setback 1 story (Ft.)	25'-0"	E 25'-3"	E 25'-3"
*Front Yard Setback 2 story (Ft.)	30'-0"	E 69'-10"	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'-10"	W 25'-10"
*Rear Yard Setback 2 story (Ft.)	25'-0"	W 25'-10"	W 25'-10"
Angle of Vision (Deg.)	100	75.04°	75.04°
Building height (Ft.)	22'	21'-0"	21'-4"
Overall Building Height (Ft.)	30'	28'-11"	29'-4"
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 %)		9,468 sqft 52%	9,468 sqft 52%
Perimeter LOS (Sq Ft and %)		4916 sqft 60%	4916 sqft 60%
Front Yard LOS (Sq Ft and %)		1117 sqft 50%	1117 sqft 50%
**Native Plant Species %		see landscape dwgs	

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I 265 NORTH LAKE WAY

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PALM BEACH, FL
33460

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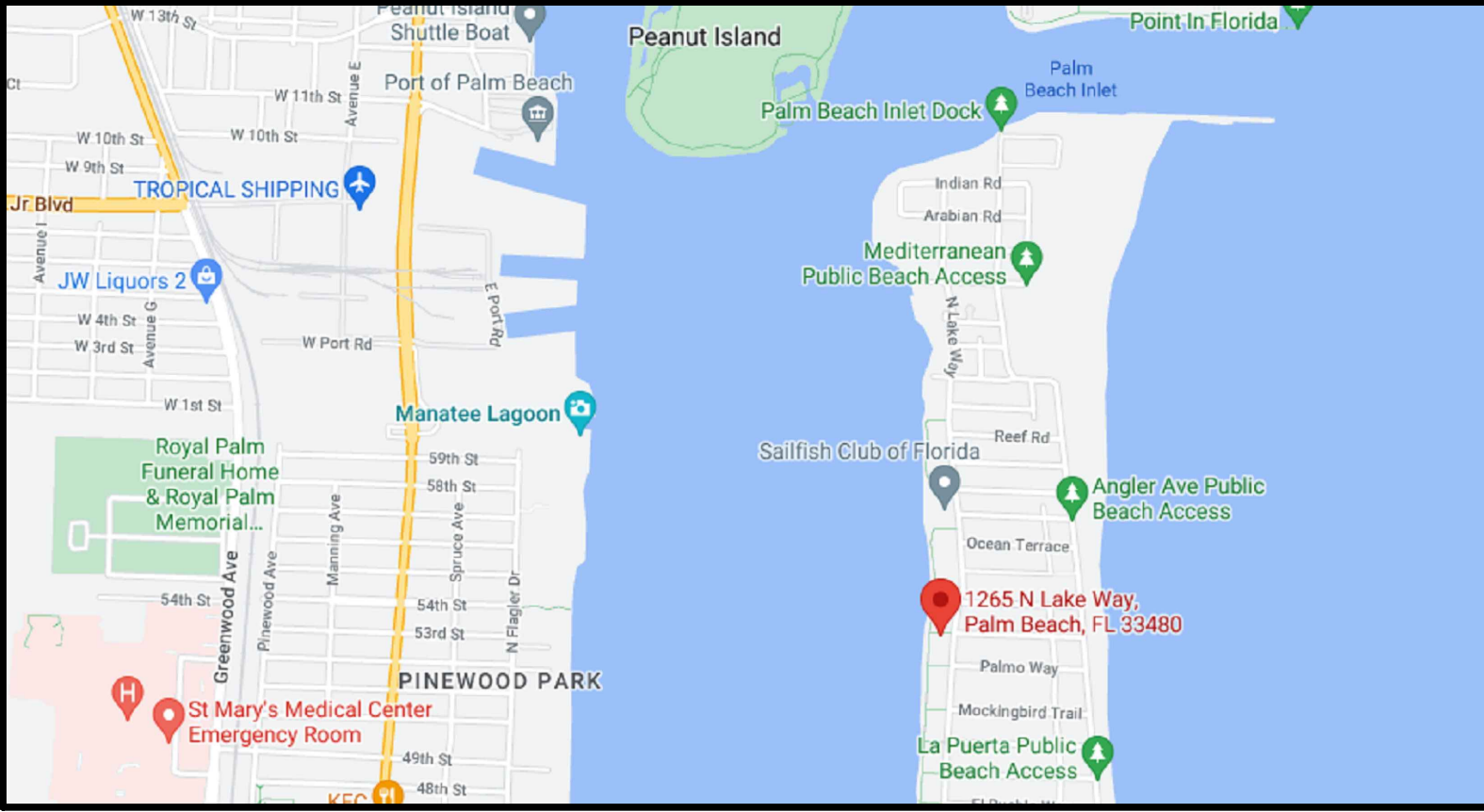
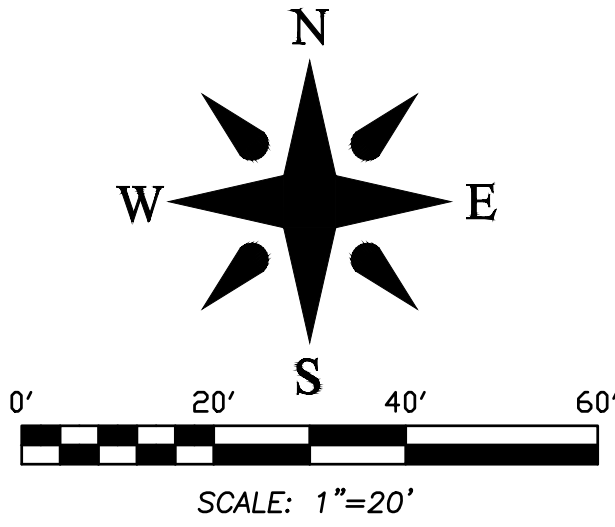
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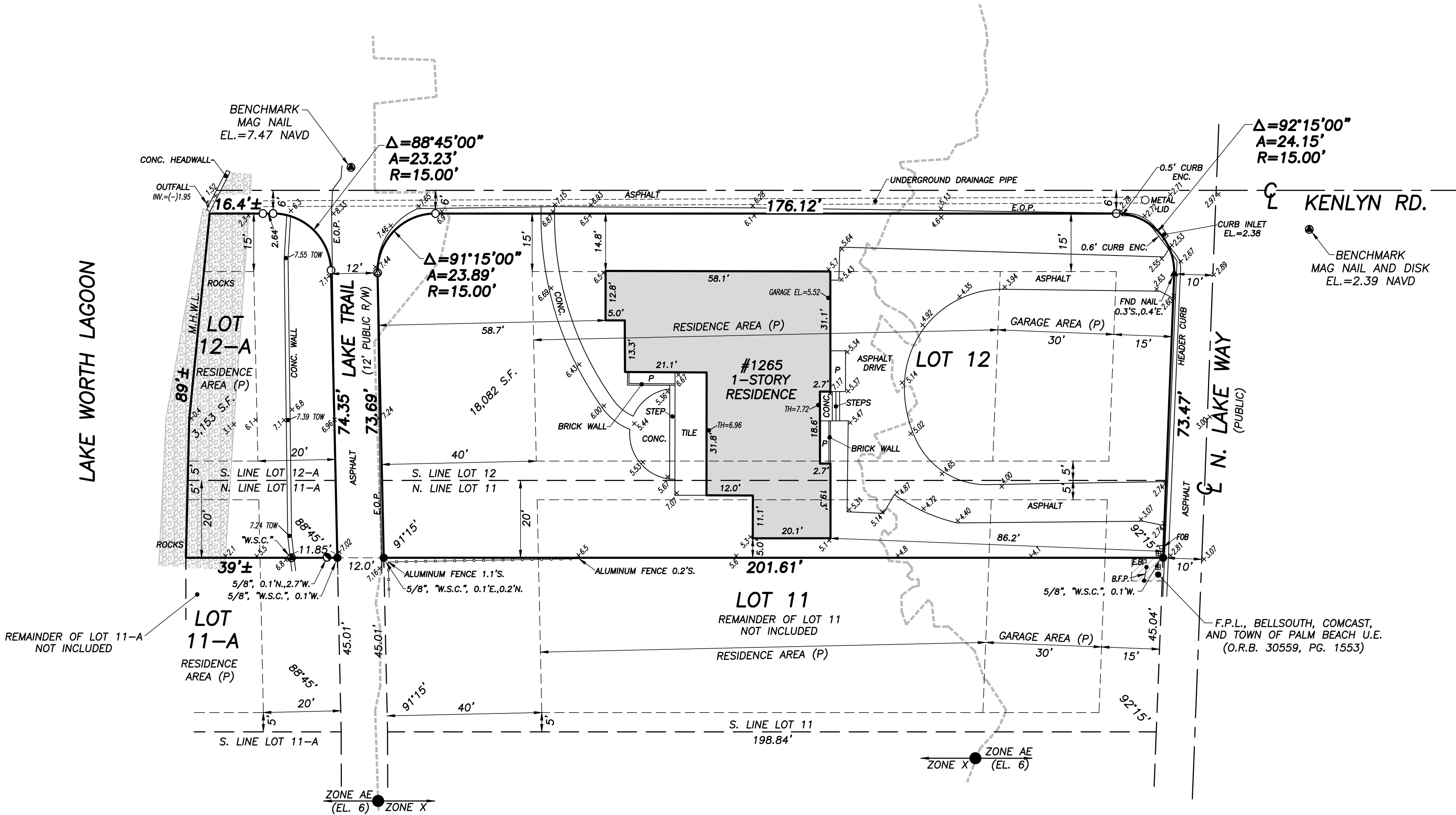
OF

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
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
(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
P.V.M.T. = 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
SID = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
TH = THRESHOLD ELEVATION
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
B = BASELINE
C = 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
P = UTILITY POLE
P = FIRE HYDRANT
P = WATER METER
P = WATER VALVE
P = LIGHT POLE
P = PINE TREE
P = SABAL PALM



VICINITY SKETCH N.T.S.



BOUNDARY SURVEY FOR:
REBECCA D DEAN

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

Rebecca D Dean

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

PROPERTY ADDRESS:

1265 N. Lake Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lots 12 and 12A and the North 20 feet of Lots 11 and 11A of BELLO LIDO SUBDIVISION, FIRST ADDITION TO PALM BEACH, FLORIDA, according to the Plat thereof, filed in Plat Book 11, Page 37, of the Public Records of Palm Beach County, Florida.

FLOOD ZONES:

This property is located in Flood Zones X, and AE (EL. 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393F, dated 10/5/2017.

NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) 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. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

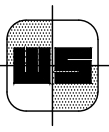
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 5/27/2022

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

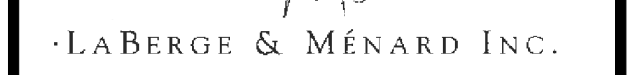
BOUNDARY SURVEY FOR:

REBECCA D DEAN



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4069
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

FIELD:	B.M.	JOB NO:	22-1186	F.B.:	PB333	PG.	21
OFFICE:	M.B.	DATE:	5/27/22	DWG. NO.:	22-1186		
C'K'D:	C.W.	REF:	22-1186.DWG	SHEET	1	OF	1



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MARK	DATE	DESCRIPTION
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LOCATION MAP

LOCATION MAP

LOCATION MAP

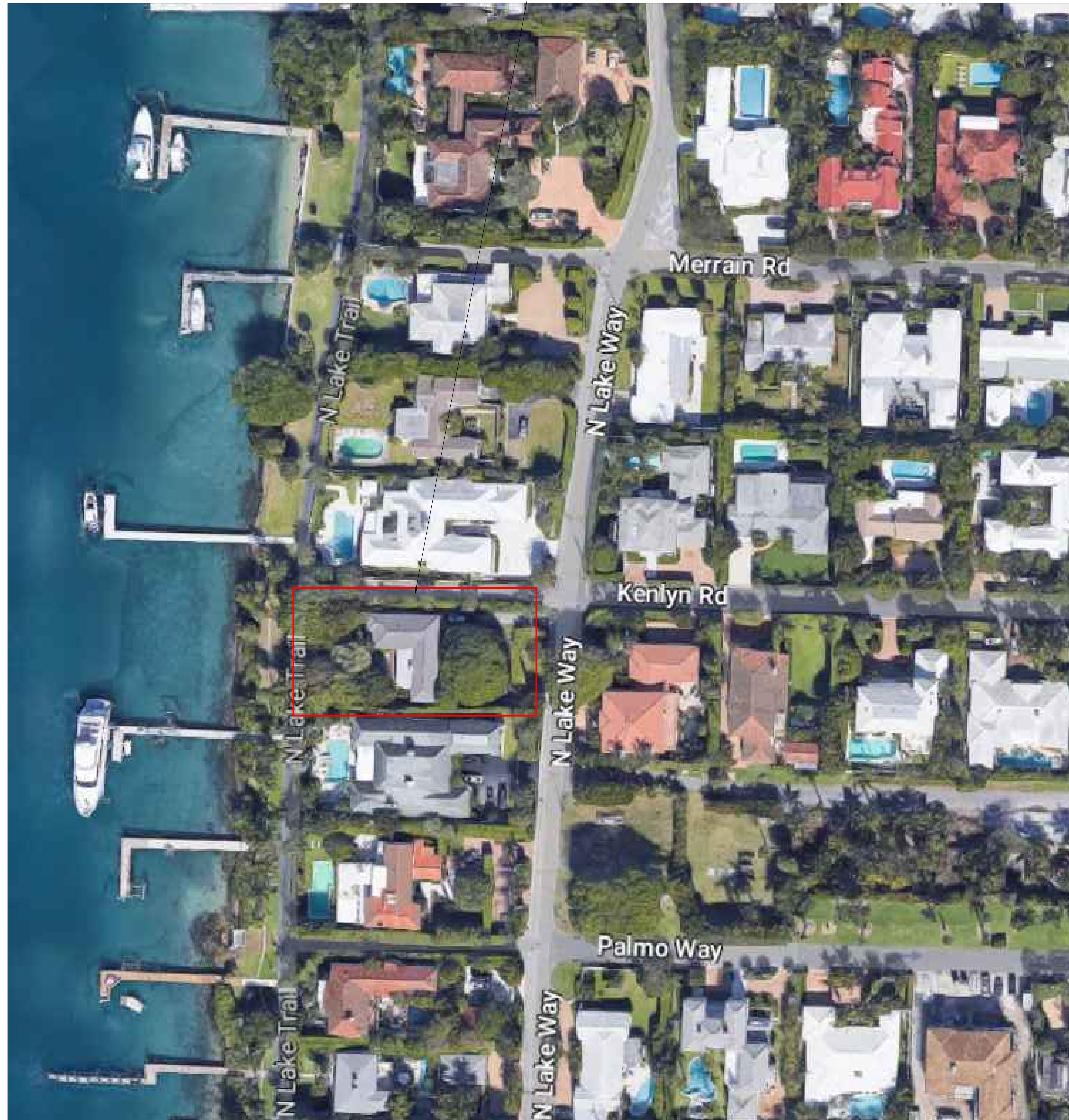
10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

ST 001

SI-001

SH257 OP

— SITE LOCATION

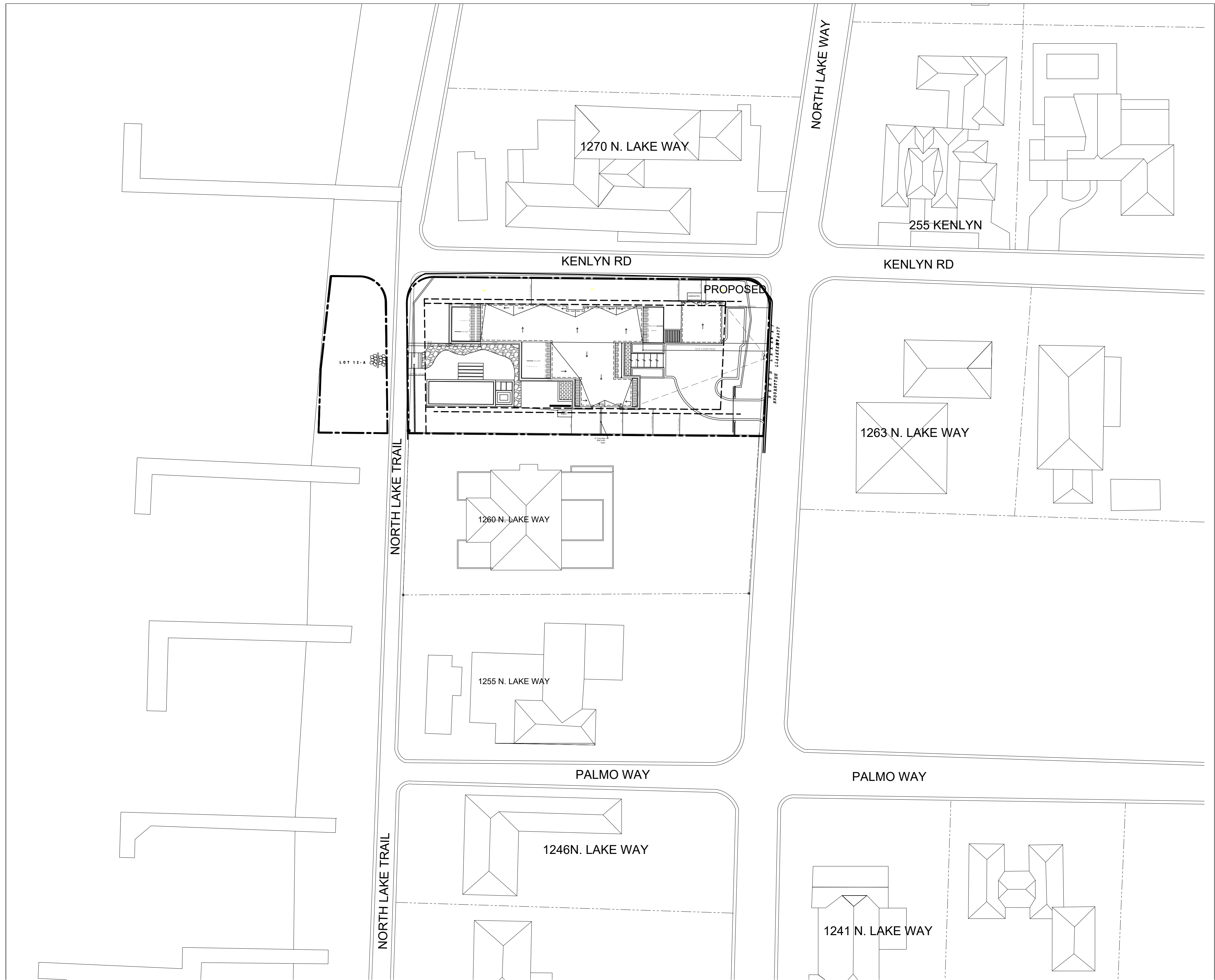


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1265 NORTH LAKE WAY

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PALM BEACH, FL
33460

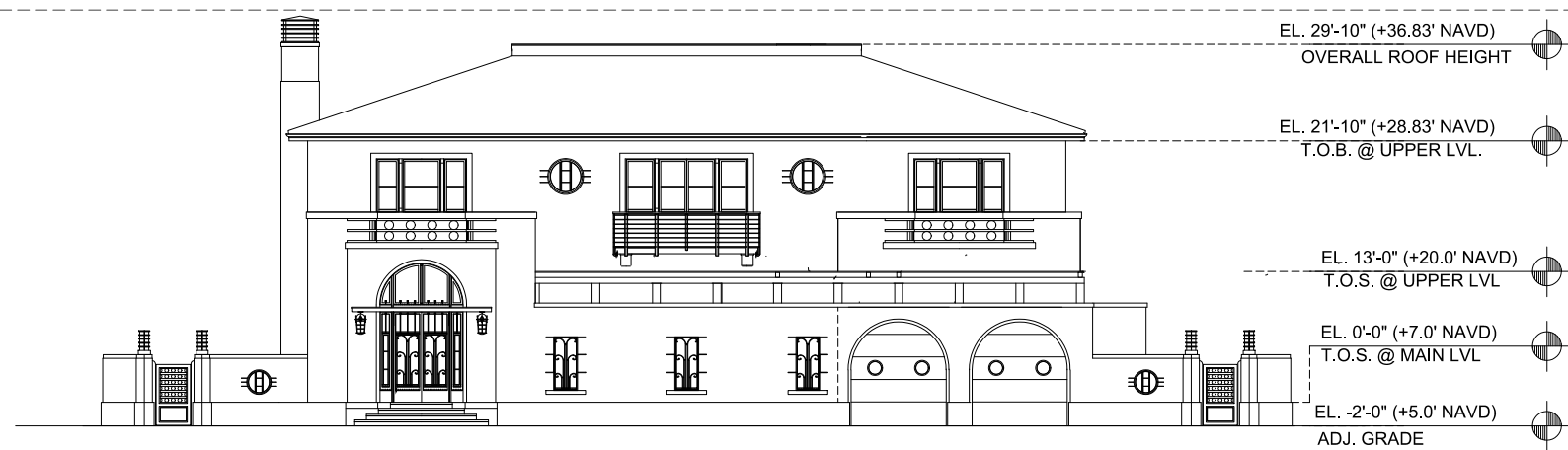
ARC-23-063
ZON-23-059



1 STREETScape PLAN
NTS



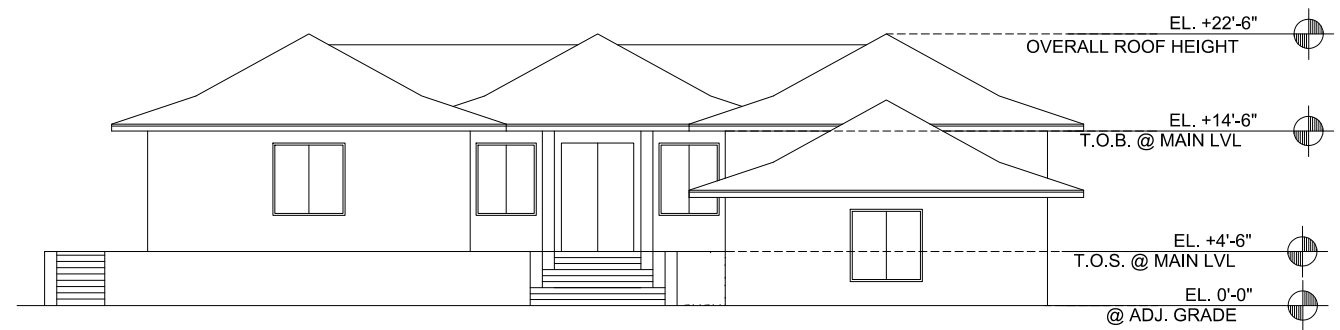
1255 N. LAKE WAY



1260 N. LAKE WAY

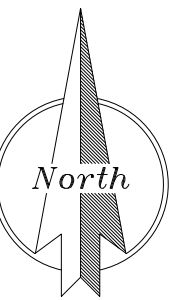


1265 N. LAKE WAY SUBJECT PROP.



1270 N. LAKE WAY

1 STREETScape ELEVATION
NTS



MARK DATE DESCRIPTION

PROJECT NO: 1111
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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



LABERGE & MENARD INC.

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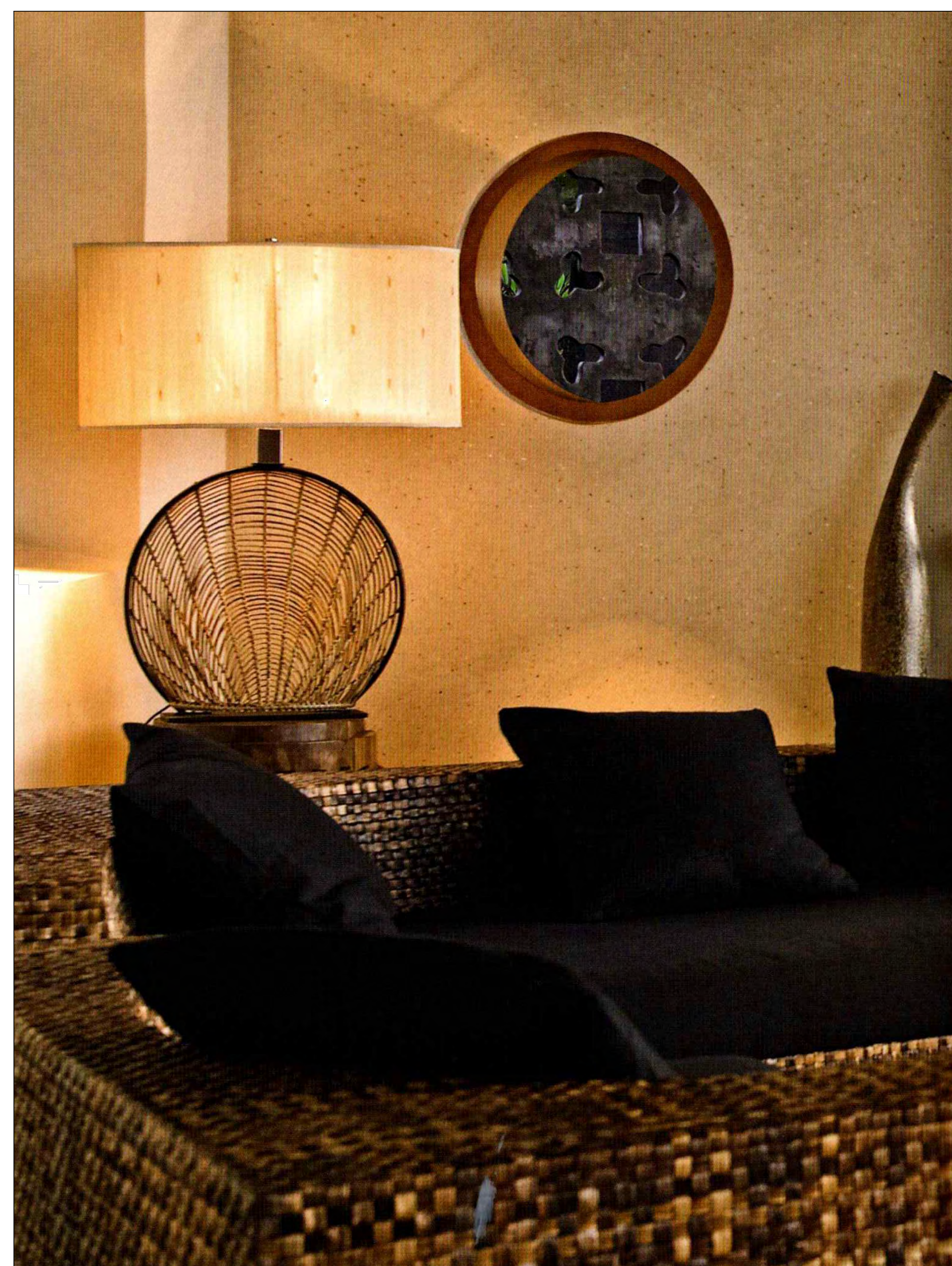
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DRAWN BY		
CHECK'D BY		
DATE	8.24.22	
SHEET TITLE		
SITE PICS		
ST-003		
SHEET OF		



COLUMN & BASE DETAIL



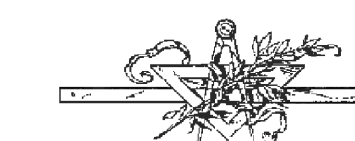
ROOF EXAMPLE



CIRCLE WINDOW DETAIL



WINDOW/DOOR STYLE



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1265 NORTH LAKE WAY

1265 N. LAKE WAY
PALM BEACH, FL
33480

ARC-23-063
ZON-23-059

[illegible]

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CAD DWG FILE: 1265 NUN - STREETSCAPE ETC.DWG

DRAWN BY:

CHK'D BY:

DATE	8.24.22
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<i>SHEET TITLE</i>

PRECEDENTS

ST-004

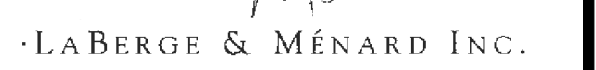
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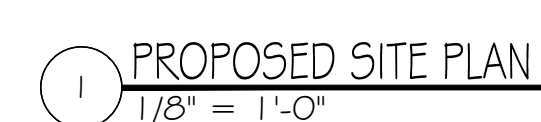
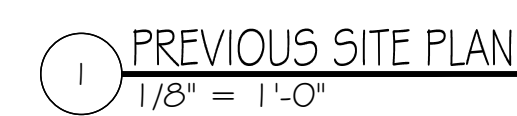
ARC-23-063-REV I
ZON-23-059



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PREVIOUS & PROPOSED SITE PLAN

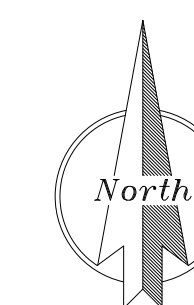
A-001
SHEET 08

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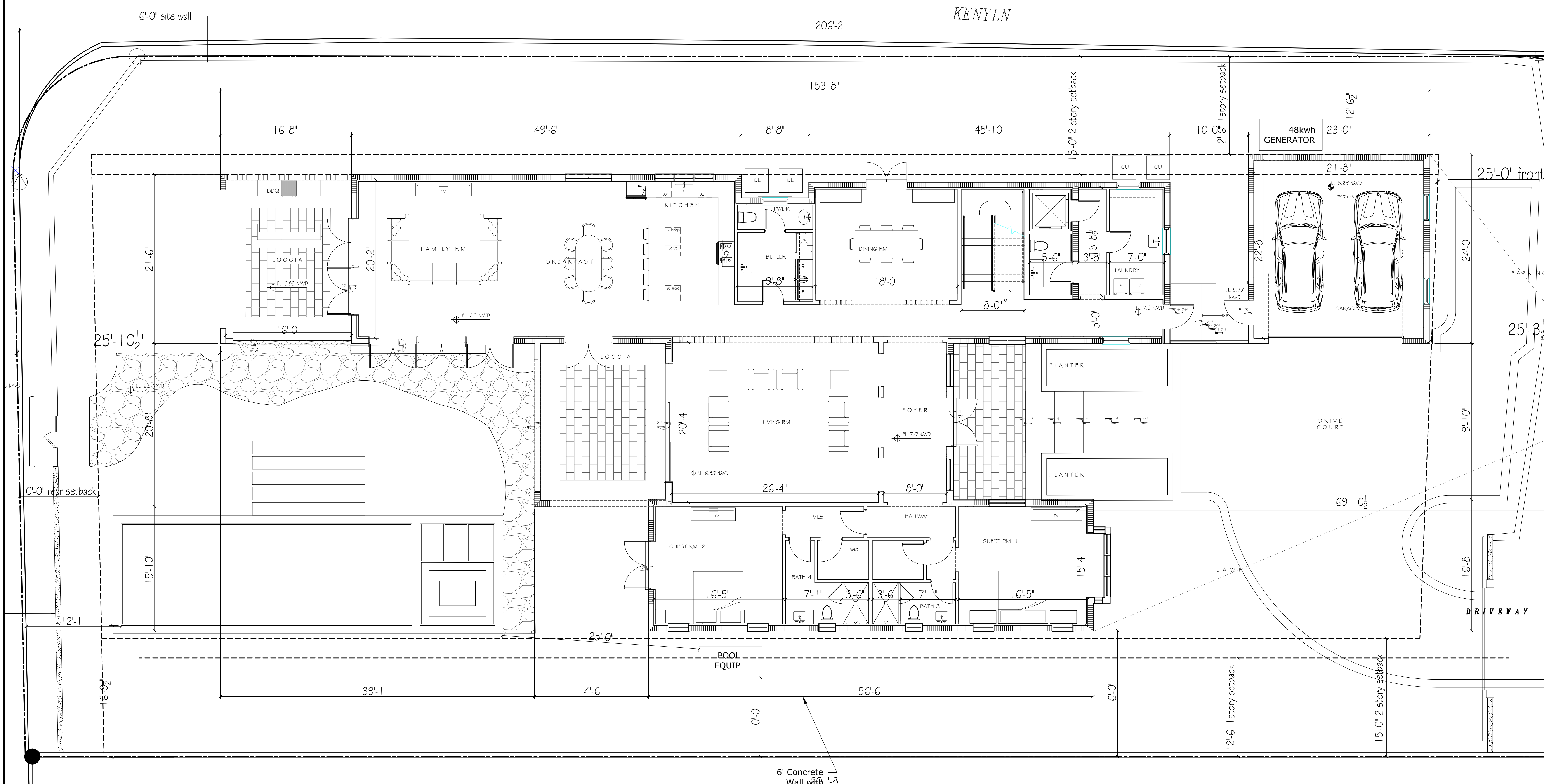
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PREVIOUS GROUND FLOOR
PLAN

A-002

SHEET

OF



1 PREVIOUS GROUND FLOOR PLAN
3/16\"/>

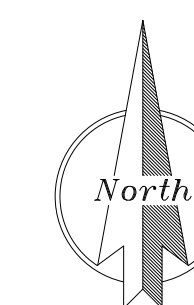
6' Concrete
Wall with 1'-8\"/>

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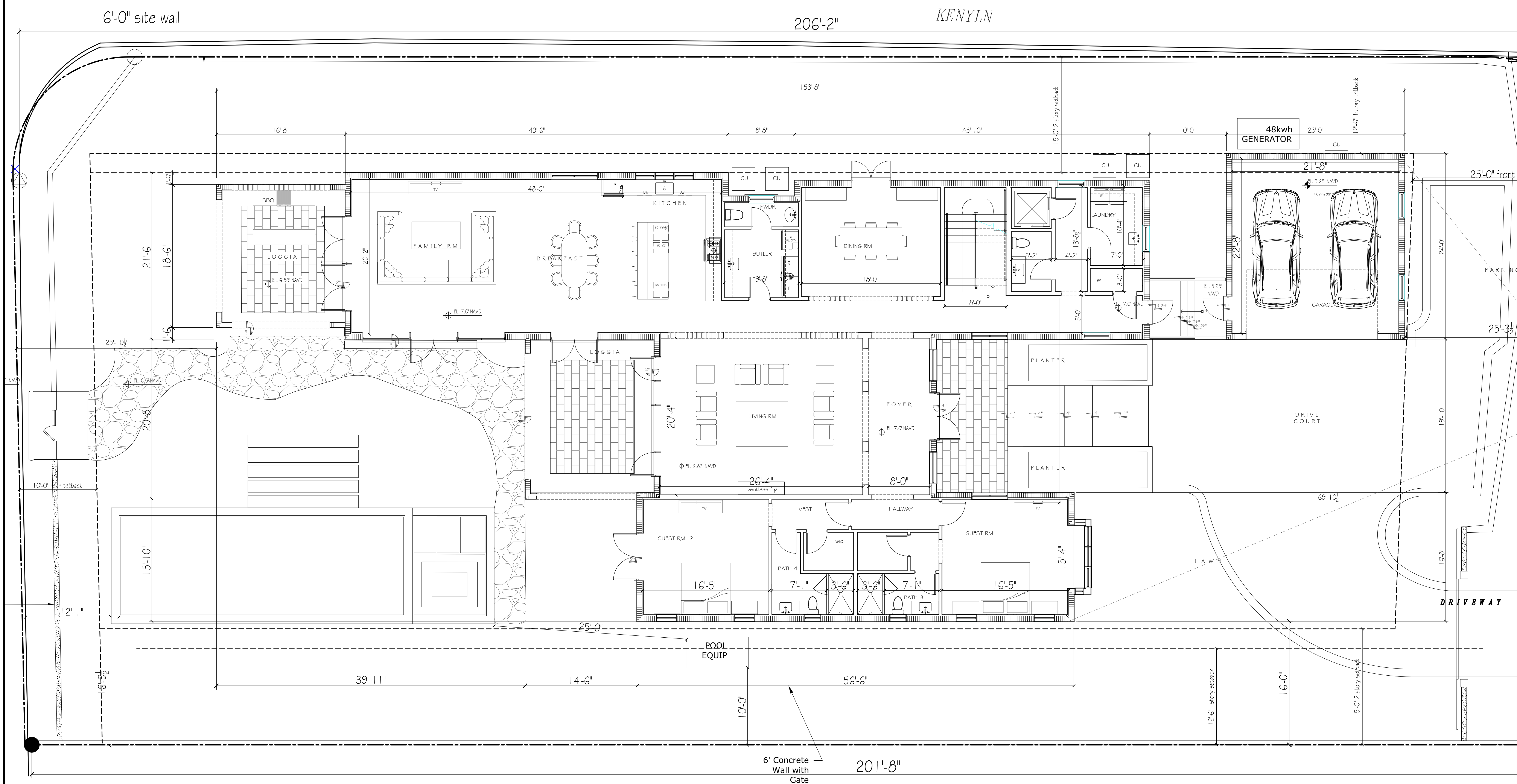
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PROPOSED GROUND FLOOR
PLAN

A-002.1

SHEET

OF



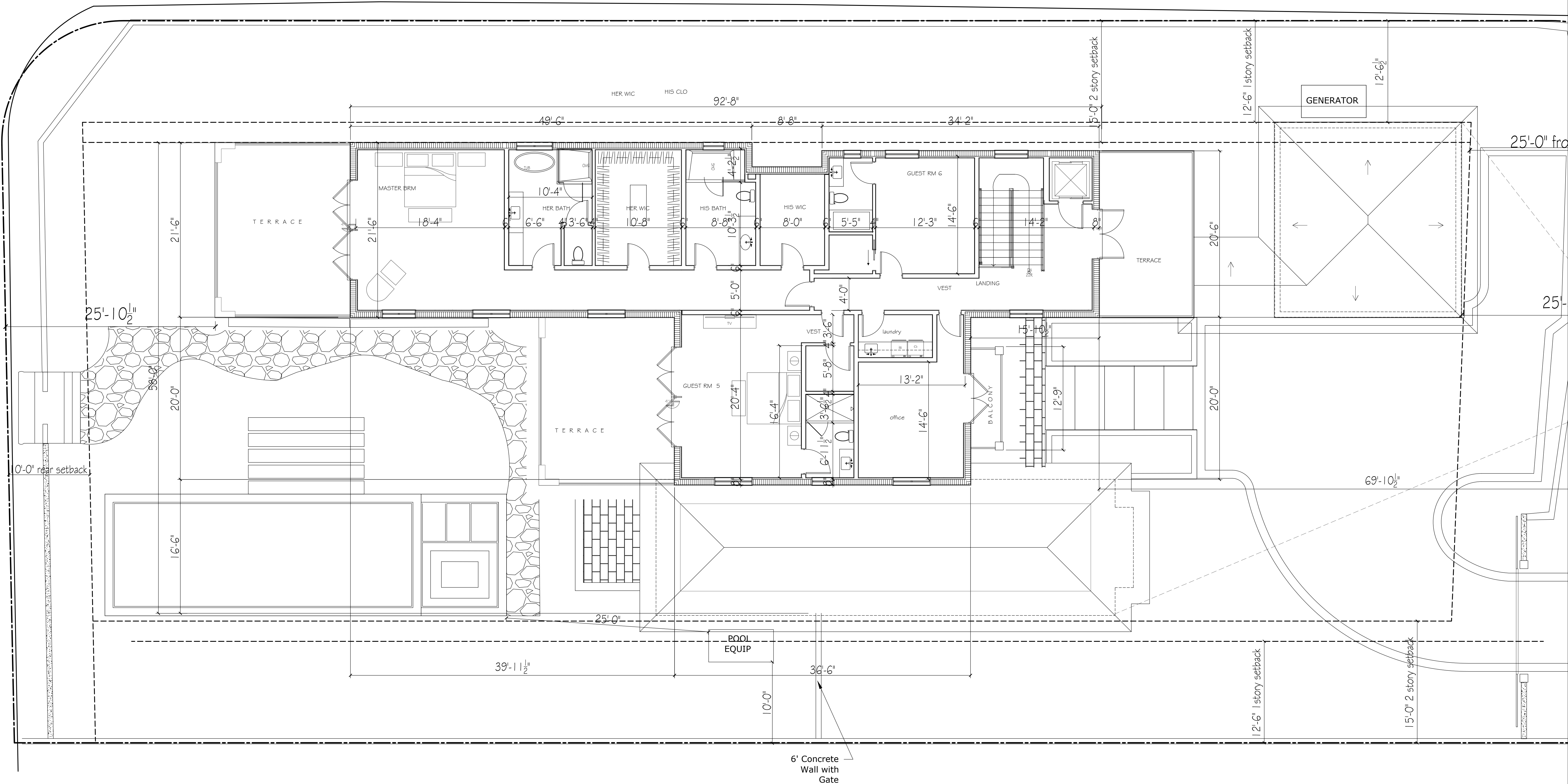
1 PROPOSED GROUND FLOOR PLAN
3/16" = 1'-0"

CONSULTANTS

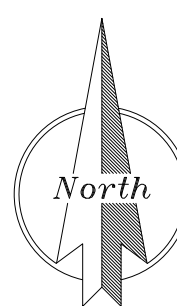
1265 NORTH LAKE WAY

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



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



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PREVIOUS SECOND FLOOR
PLAN

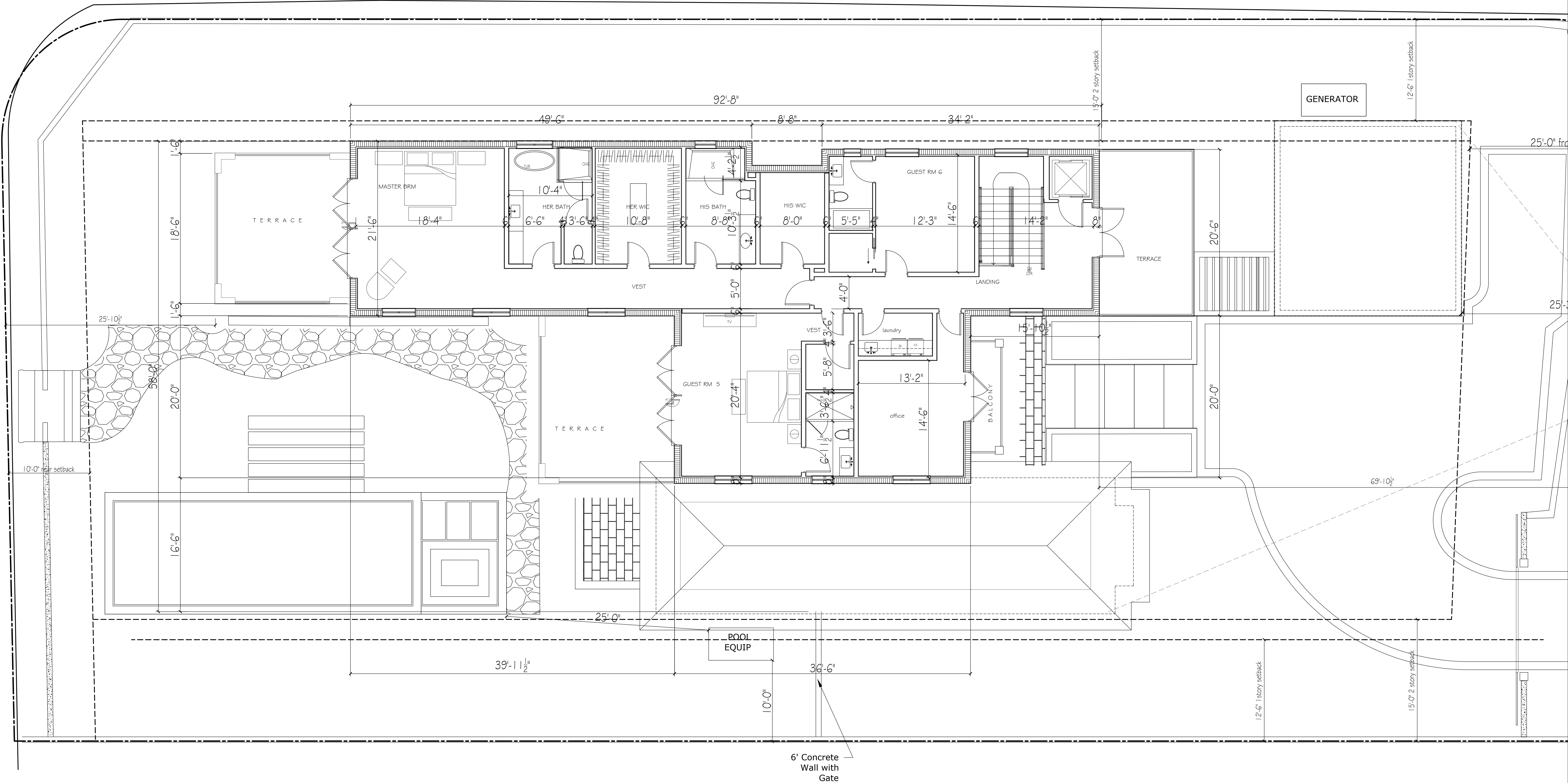
SHEET A-003
OF

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



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

MARK DATE DESCRIPTION

PROJECT NO: 0000

CAD DWG FILE: 8.29.23 - 1265 NLM_DWG

DRAWN BY:

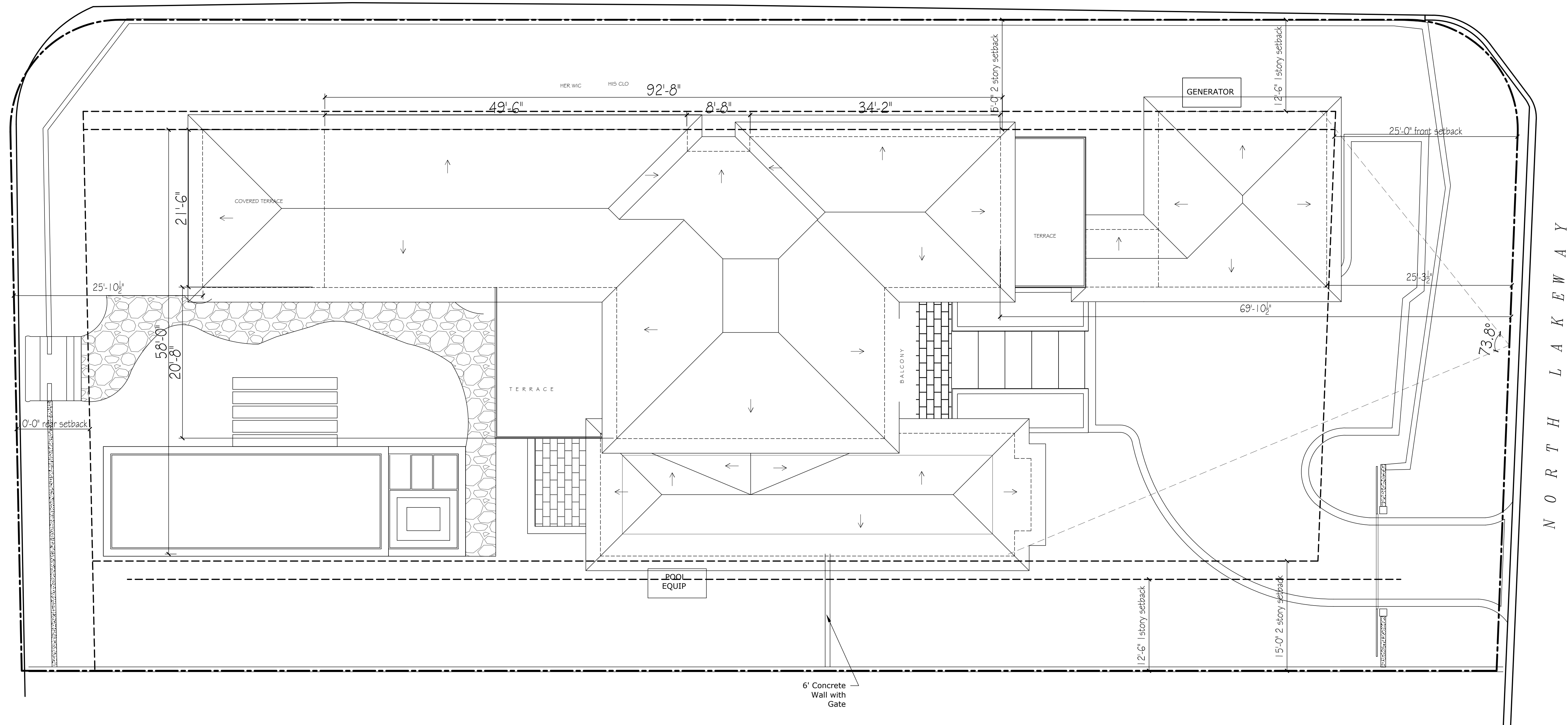
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DATE: 8.24.22

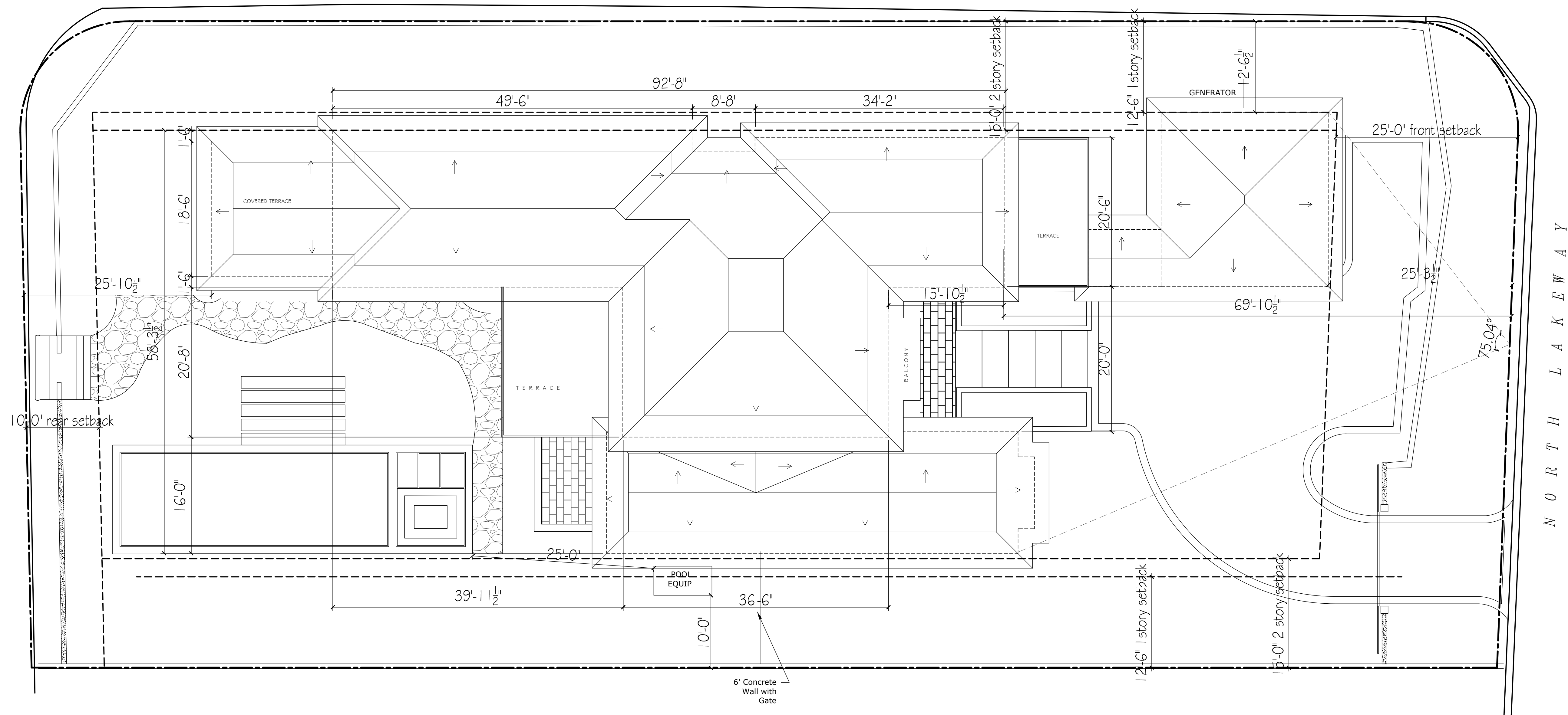
SHEET TITLE

SECOND FLOOR PLAN

A-003.1
SHEET OF



1 PREVIOUS ROOF PLAN
1/8" = 1'-0"



1 PROPOSED ROOF PLAN
1/8" = 1'-0"



LABERGE & MENARD INC.

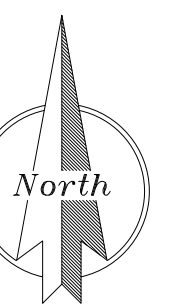
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CONSULTANTS

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33460

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



MARK DATE DESCRIPTION

PROJECT NO: 1111
CAD DWG FILE: 8.29.23 - 1265 NLM_DWG
DRAWN BY:
CHK'D BY:
DATE: 8.24.22
SHEET TITLE

PREVIOUS & PROPOSED
ROOF PLAN

A-004
SHEET OF