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HARDSCAPE & LANDSCAPE IMPROVEMENTS

1246 NORTH LAKE WAY PALM BEACH, FLORIDA

SHEET INDEX:

ARC-23-160

DECEMBER 15, 2023 MEETING

SURVEYOR:

Wallace Surveying Corp.
Craig Wallace
5553 Village Boulevard
West Palm Beach, FL 33407
(561) 640-4551

CIVIL ENGINEER:

BGS Landscape Architecture & Engineering
Jason M. Brydges, P.E.
960 Busti Avenue
Buffalo, New York 14213
(716) 830-8636

ORDER OF WORK:

1. Remove Existing Pool, Spa & Deck
2. Install New Pool & Spa in Existing Location
3. Install New Site Walls
4. Install New Landscape
5. Remove Existing Drive
6. Install Landscape Lighting
7. Install New Drive
8. Evaluation of Existing Stormwater Management System & Modifications

ARC-23-160
PRESENTATION
DECEMBER 15, 2023

BGS
Landscape Architecture & Engineering
1016 Clare Avenue
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674

JOB #1017

1246 North Lake Way
Palm Beach
Florida

DATE ISSUED:
December 8, 2023

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DATE PLOTTED:
December 8, 2023

TITLE COMMITMENT REVIEW

CLIENT: JGCB Miller Aspen, LLC, a Florida limited liability company		COMMITMENT NO. : 11146911	DATE: 05/02/23			
REVIEWED BY: Craig Wallace		JOB NO. : 16-1447.2				
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 11, PG 36	Restrictions, covenants, conditions, easements	●			
7-9	N/A	Standard Exceptions.				●

BOUNDARY SURVEY FOR: MYRON M. MILLER AND MICHELLE MILLER

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

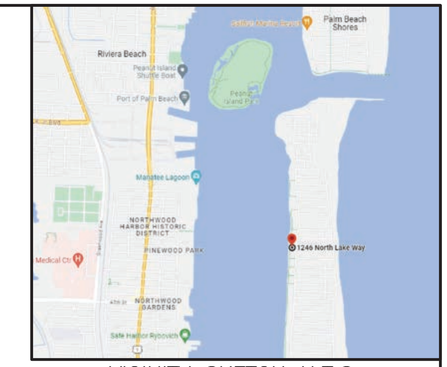
Myron M. Miller and Michelle Miller
Chicago Title Insurance Company
DB Private Wealth Mortgage, LTD., a New York Corporation, ISAOA
Robert Brody, P.A.
Kochman & Ziska PLC

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

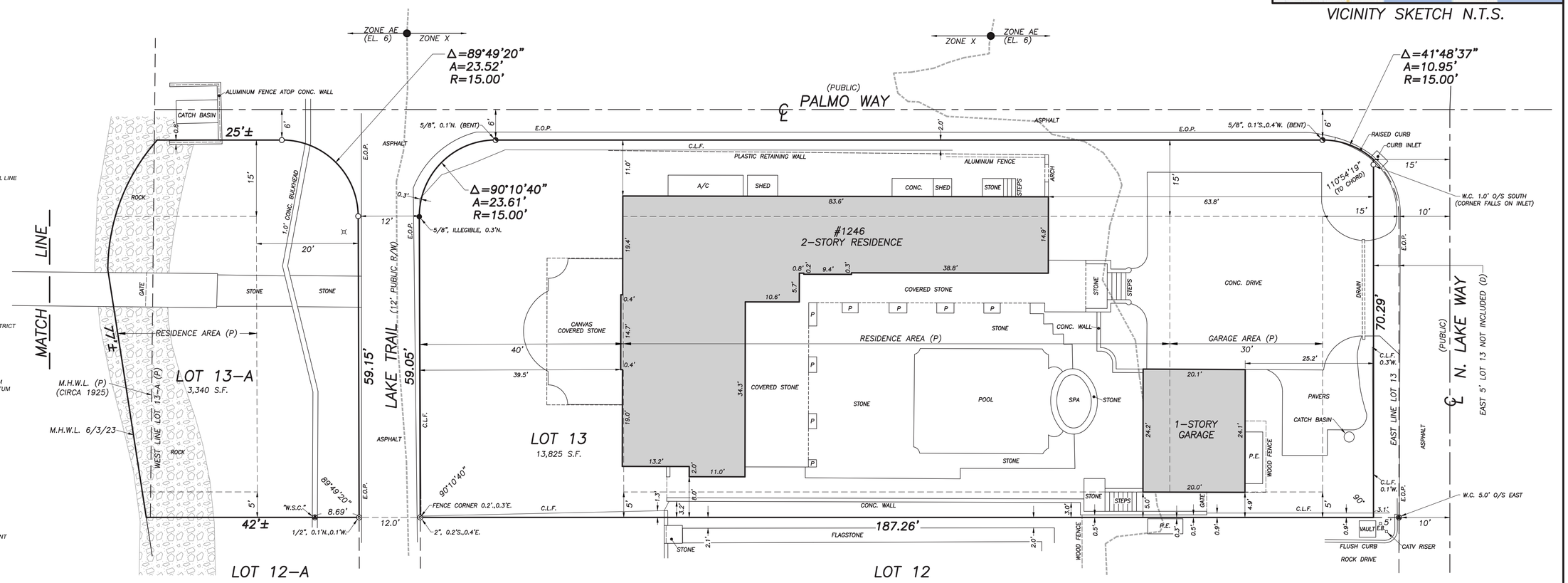
N W E S

0' 10' 20' 30'

SCALE: 1"=10'



VICINITY SKETCH N.T.S.



LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.	= FINISH 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
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/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT BOOK 11, PAGE 36
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'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
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
S/W	= SIDEWALK
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
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◐	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
●	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #4569)
⚷	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE

PROPERTY ADDRESS:
1246 N. Lake Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 13, LESS the East 5 feet thereof, and all of Lot 13A, ***ALTO LIDO****, according to the Plat thereof, as recorded in Plat Book 11, Page 36, of the Public Records of Palm Beach County, Florida.*

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

NOTES:

1. *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 11146911, issued by Chicago Title Insurance Company, dated May 2, 2023. This office has made no search of the Public Records.*
2. *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.*
3. *Description furnished by client or client's agent.*
4. *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.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *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.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *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.*
11. *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.*
12. *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.*
13. *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.*
14. *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: 6/3/23

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

CRAIG L. WALLACE No. 3357 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

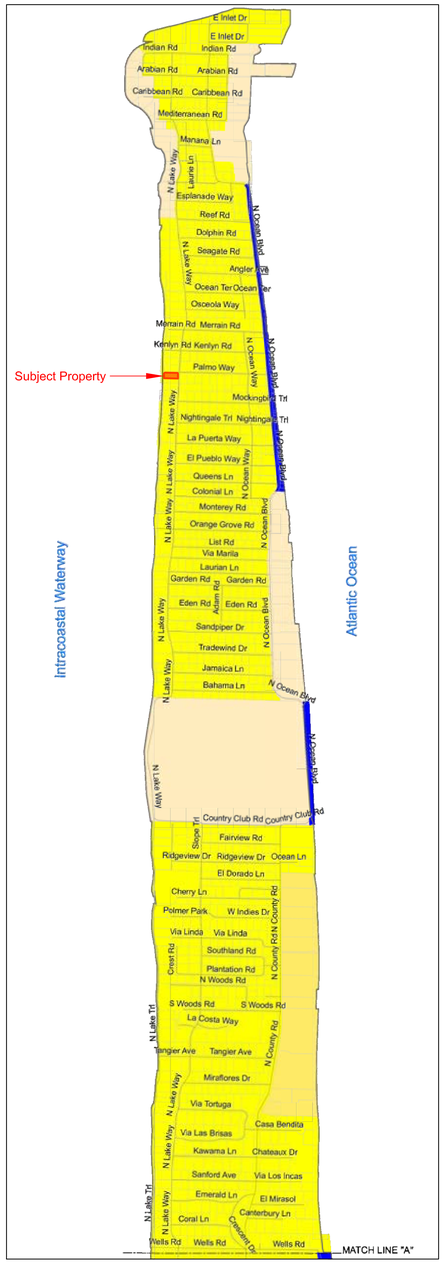
Craig L Wallace
Digitally signed by Craig L Wallace
Date: 2023.06.12 14:10:05 -04'00'

BOUNDARY SURVEY FOR:

MYRON M. MILLER AND MICHELLE MILLER

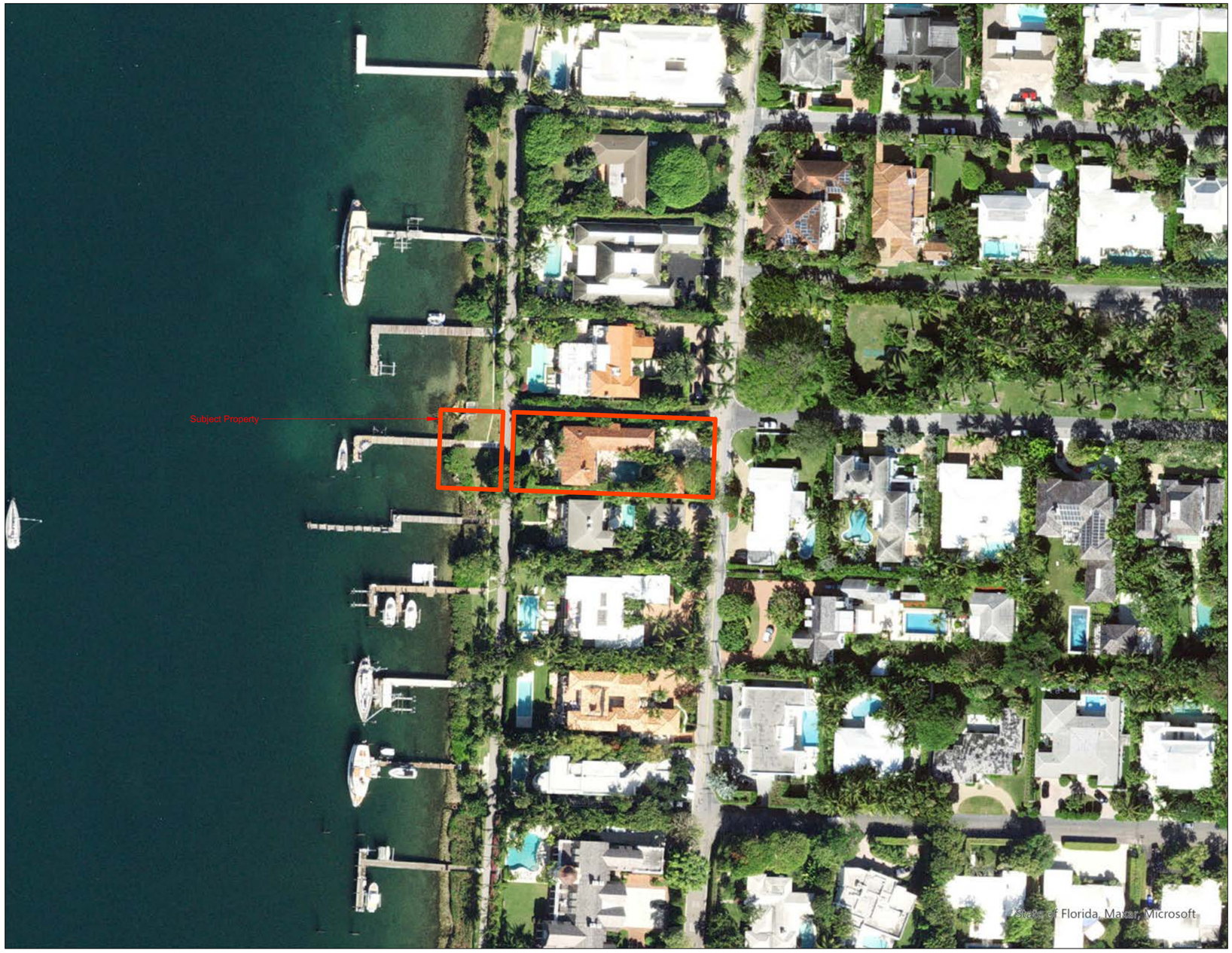
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	B.M.	JOB NO.:	16-1447.2	F.B. PB350 PG.	29
OFFICE:	M.B.	DATE:	6/3/23	DWG. NO.	16-1447
CK'D:	C.W.	REF:	16-1447.DWG	SHEET	1 OF 2



VICINITY LOCATION MAP

N.T.S.



LOCATION PLAN

N.T.S.

ARC-23-160
PRESENTATION
DECEMBER 15, 2023

BGS
Landscape Architecture & Engineering
1016 Clare Avenue
West Palm Beach, FL 33401
(561) 602-6277
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VICINITY LOCATION MAP & LOCATION PLAN

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
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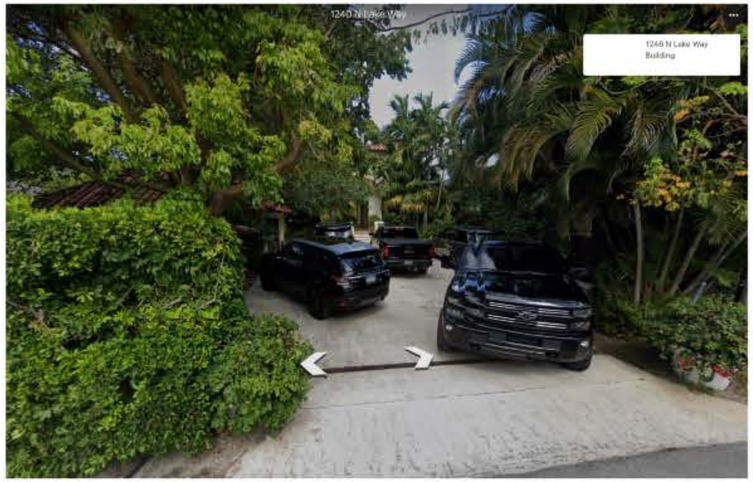

Entrance to Property

Parking Southeast corner

Northeast: Motor court,
North Buffer

Covered loggia to front door

Courtyard Pool Area

ARC-23-160
FIRST SUBMITTAL
OCTOBER 5, 2023

BGS
Landscape Architecture & Engineering

512 Lucerne Avenue
Lake Worth Beach, FL 33460
(561) 802-6277
bgspllc.com
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CURRENT PHOTOGRAPHS OF SITE

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
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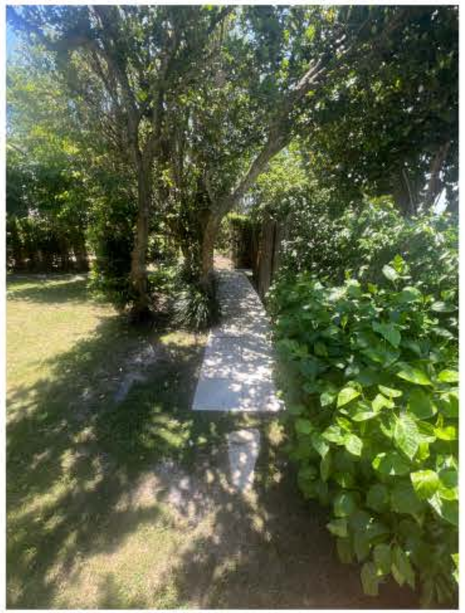
P1.1

West Facade & Existing Terrace

View: Due West

View: North West



Walk to Gate and Access to Lake Trail

Landscape Health of North Buffer along Palms Way
(Alley to Lake Trail)

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CURRENT PHOTOGRAPHS OF SITE

1246 North Lake Way
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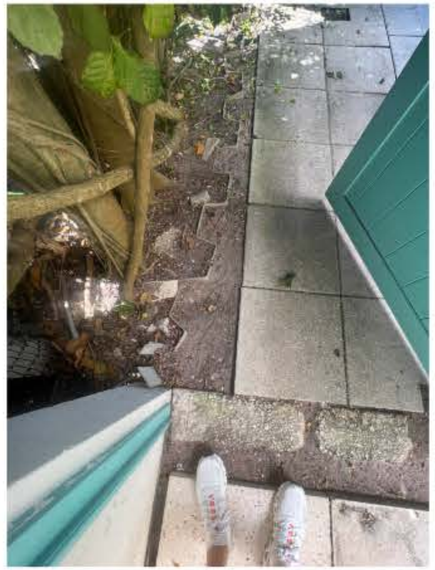
P1.2



South PL Gate and pavers

Southside walkway

Pool Equipment and Buffer

Exposed pipes, drainage walls and panels along Palmo

Ficus Benjamina with White Fly

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CURRENT PHOTOGRAPHS OF SITE

1246 North Lake Way
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P1.3

Neighbor-SOUTH

Neighbor- NORTH

Neighbor: Across Street (EAST)

Property NE of Subject Property

ARC-23-160
FIRST SUBMITTAL
OCTOBER 5, 2023

BGS
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PHOTOGRAPHS OF SURROUNDING PROPERTIES

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
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△

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October 5, 2023

P2.1

Zoning Legend

Property Address	1246 NORTH LAKE WAY, PALM BEACH, FL 33480 (LOT 13)		
Zoning District	R-B LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	13,825.00 SF		
Lot Width (W) & Depth (D) (ft)	74.06' (W) & 187.26' (D)		
Structure Type (SIngle-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation			
Zero Datum for point of meas. (NAVD)			
Crown of Road (COR) (NAVD)	4.78' N.G.V.D.		
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (sq ft and %)	4,147.50 (30.00%)	3,967.39 (28.70%)	N/C
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Acesory Structures, etc.)	N/A	3,540.32	N/C
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	25.25' E (1st) 63.83' E (2nd)	N/C
* Side Yard Setback (1st Story) (ft.)	12.50'	5.00' S	N/C
* Side Yard Setback (2nd Story) (ft.)	15.00'	8.00' S	N/C
* Street Side Yard Setback (1st Story) (ft.)	25.00'	11.00' N	N/C
* Street Side Yard Setback (2nd Story) (ft.)	30.00'	11.00' N	N/C
* Rear Yard Setback (ft.)	10.00' (1st) 15.00' (2nd)	40.00' W (1st) 40.00' E (2nd)	N/C
Angle of Vision (Deg.)	100°	80°	N/C
Building Height (ft.)	14.00' (one-story) 22.00' (two-story)	8.00' (one-story) 19.00' (two-story)	N/C
Overall Building Height (ft.)	30.00'	26.42'	N/C
Cubic Content Ratio (CCR) (R-B ONLY)	3.96	Existing	N/C
** Max. Fill Added to Site (ft.)	N/A	N/A	N/A
Finished Floor Elev. (FFE)(NAVD)	7.00' min.	10.60'	N/C
Base Flood Elevation (BFE)(NAVD)		7.00'	N/C
Landscape Open Space (LOS) (sq ft and %)	6,221.25 (45.00%)	5,810.41 (42.03%)	6,452.47 (46.67%)
Perimeter LOS (sq ft and %)	3,110.63 (50.00%)	3,760.21 (60.44%)	3,846.67 (61.83%)
Front Yard LOS (sq ft and %)	736.34 (40.00%)	746.16 (40.53%)	1,118.03 (60.78%)
*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each side yard with cardinal direction (N.S.E.W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Road (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

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

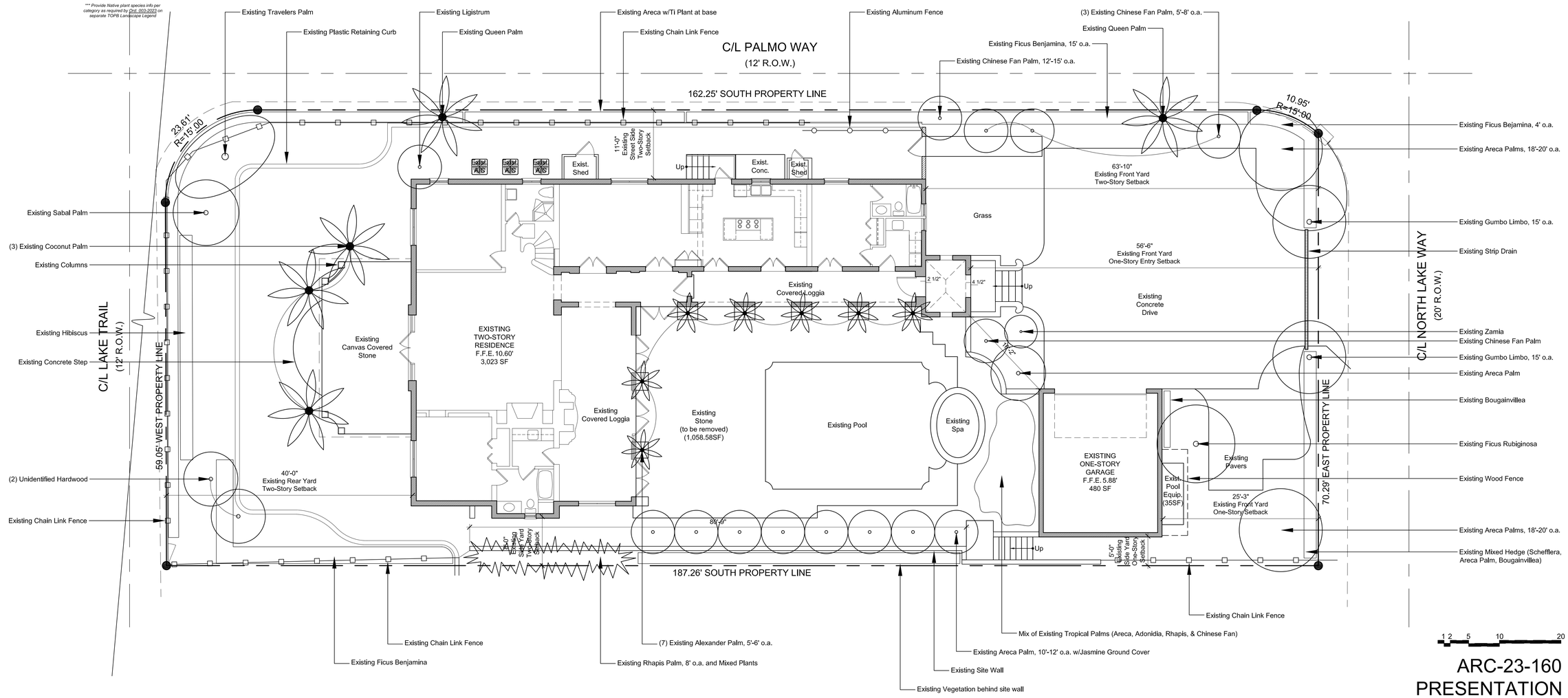
Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

Existing Plant List

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES		Rusty Fig	Ficus Rubiginosa		To be removed	
		Gumbo Limbo	Bursera Simaruba		To be removed	X
		Ligustrum	Ligustrum Lucidum		To be removed	
		Unidentified Hardwood			To be removed	
PALMS		Alexander Palm	Archontophoenix Alexandrae		To be removed	
		Areca Palm	Dypsis Lutescens	18'-20' o.a.	To be removed	
	3	Coconut Palm	Cocos Nucifera	Varies	To remain	
		Chinese Fan Palm	Livistona Chinensis		To be removed	
		Queen Palm	Syagrus Romanzoffiana		To be removed	
		Rhapis	Rhapis Excelsa		To be removed	
		Travelers Palm	Ravenala Madagascariensis		To be removed	
	1	Sabal Palm	Sabal Palmetto		To be relocated	X
SHRUBS/VINES		Bougainvillea	Bougainvillea Spectabilis		To be removed	
		Hibiscus	Hibiscus Rosa-Sinensis		To be removed	
		Ti Plant	Cordyline Minalis		To be removed	
		Weeping Fig	Ficus Benjmina		To be removed	
		Coontie	Zamia Integrifolia		To be removed	X
GROUNDCOVER		Jasmine	Jasminum		To be removed	



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

JOB #1017

EXISTING SITE PLAN (LOT 13)

1246 North Lake Way
Palm Beach
Florida

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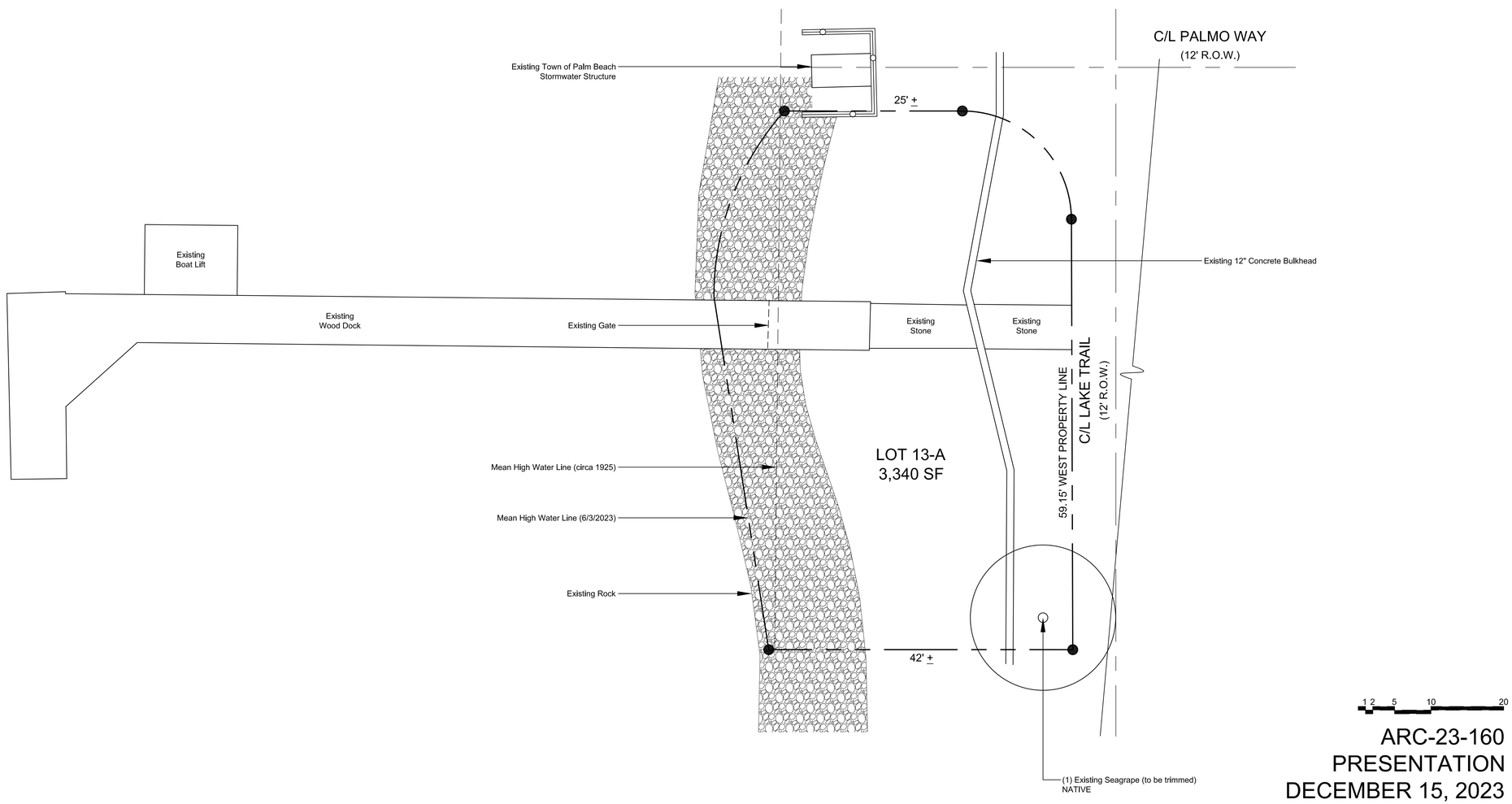
EX1



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

EXISTING SITE PLAN (LOT 13-A)

1246 North Lake Way
Palm Beach
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N

EX2

Zoning Legend

Property Address	1246 NORTH LAKE WAY, PALM BEACH, FL 33480 (LOT 13)		
Zoning District	R-B LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	13,825.00 SF		
Lot Width (W) & Depth (D) (ft)	74.06' (W) & 187.26' (D)		
Structure Type (SIngle-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation			
Zero Datum for point of meas. (NAVD)			
Crown of Road (COR) (NAVD)	4.78' N.G.V.D.		
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (sq ft and %)	4,147.50 (30.00%)	3,967.39 (28.70%)	N/C
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Acesory Structures, etc.)	N/A	3,540.32	N/C
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	25.25' E (1st) 63.83' E (2nd)	N/C
* Side Yard Setback (1st Story) (ft.)	12.50'	5.00' S	N/C
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Finished Floor Elev. (FFE)(NAVD)	7.00' min.	10.60'	N/C
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Landscape Open Space (LOS) (sq ft and %)	6,221.25 (45.00%)	5,810.41 (42.03%)	6,452.47 (46.67%)
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*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each side yard with cardinal direction (N.S.E.W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Road (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

Existing Plant List

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES		Rusty Fig	Ficus Rubiginosa		To be removed	
		Gumbo Limbo	Bursera Simaruba		To be removed	X
		Ligustrum	Ligustrum Lucidum		To be removed	
		Unidentified Hardwood			To be removed	
PALMS		Alexander Palm	Archontophoenix Alexandrae		To be removed	
		Areca Palm	Dypsis Lutescens	18'-20' o.a.	To be removed	
	3	Coconut Palm	Cocos Nucifera	Varies	To remain	
		Chinese Fan Palm	Livistona Chinensis		To be removed	
		Queen Palm	Syagrus Romanzoffiana		To be removed	
		Rhapis	Rhapis Excelsa		To be removed	
		Travelers Palm	Ravenala Madagascariensis		To be removed	
	1	Sabal Palm	Sabal Palmetto		To be relocated	X
SHRUBS/VINES		Bougainvillea	Bougainvillea Spectabilis		To be removed	
		Hibiscus	Hibiscus Rosa-Sinensis		To be removed	
		Ti Plant	Cordyline Minalis		To be removed	
		Weeping Fig	Ficus Benjmina		To be removed	
		Coontie	Zamia Integrifolia		To be removed	X
		Jasmine	Jasminum		To be removed	
GROUNDCOVER						

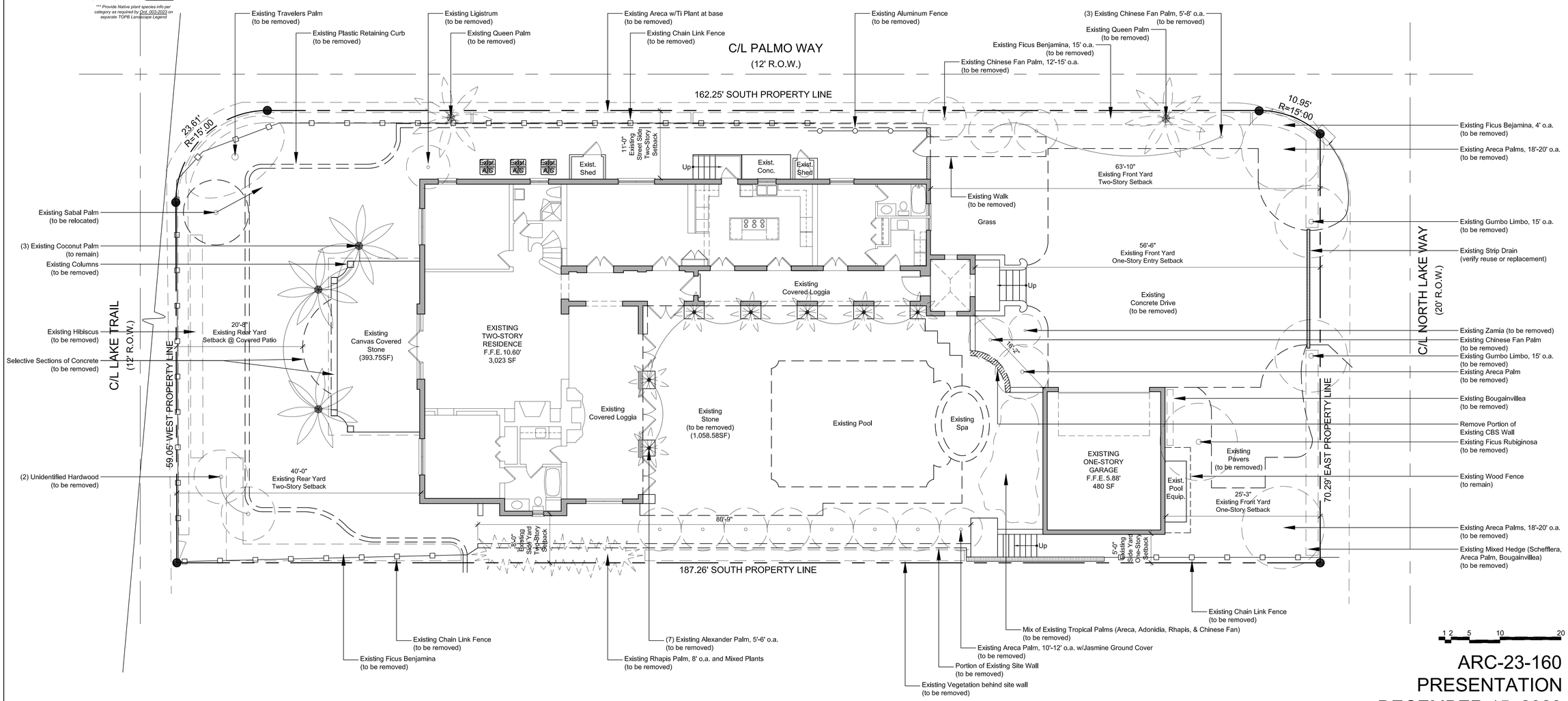
Plant Key

	Existing tree to remain
	Existing tree to be removed
	Existing tree to be relocated

Note

All perimeter landscape to remain in place until perimeter wall construction commences.

Landscape to follow along perimeter after construction of perimeter site wall.



ARC-23-160
PRESENTATION
DECEMBER 15, 2023

BGS
Landscape Architecture & Engineering
1016 Clare Avenue
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674

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

JOB #1017

DEMOLITION SITE PLAN

1246 North Lake Way
Palm Beach
Florida

DATE ISSUED:
December 8, 2023

DATE PLOTTED:
December 8, 2023

N

D1

Zoning Legend

Property Address	1246 NORTH LAKE WAY, PALM BEACH, FL 33480 (LOT 13)		
Zoning District	R-B LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	13,825.00 SF		
Lot Width (W) & Depth (D) (ft)	74.06' (W) & 187.26' (D)		
Structure Type (SIngle-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation			
Zero Datum for point of meas. (NAVD)			
Crown of Road (COR) (NAVD)	4.78' N.G.V.D.		
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (sq ft and %)	4,147.50 (30.00%)	3,967.39 (28.70%)	N/C
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Acesory Structures, etc.)	N/A	3,540.32	N/C
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	25.25' E (1st) 63.83' E (2nd)	N/C
* Side Yard Setback (1st Story) (ft.)	12.50'	5.00' S	N/C
* Side Yard Setback (2nd Story) (ft.)	15.00'	8.00' S	N/C
* Street Side Yard Setback (1st Story) (ft.)	25.00'	11.00' N	N/C
* Street Side Yard Setback (2nd Story) (ft.)	30.00'	11.00' N	N/C
* Rear Yard Setback (ft.)	10.00' (1st) 15.00' (2nd)	40.00' W (1st) 40.00' E (2nd)	N/C
Angle of Vision (Deg.)	100°	80°	N/C
Building Height (ft.)	14.00' (one-story) 22.00' (two-story)	8.00' (one-story) 19.00' (two-story)	N/C
Overall Building Height (ft.)	30.00'	26.42'	N/C
Cubic Content Ratio (CCR) (R-B ONLY)	3.96	Existing	N/C
** Max. Fill Added to Site (ft.)	N/A	N/A	N/A
Finished Floor Elev. (FFE)(NAVD)	7.00' min.	10.60'	N/C
Base Flood Elevation (BFE)(NAVD)		7.00'	N/C
Landscape Open Space (LOS) (sq ft and %)	6,221.25 (45.00%)	5,810.41 (42.03%)	6,452.47 (46.67%)
Perimeter LOS (sq ft and %)	3,110.63 (50.00%)	3,760.21 (60.44%)	3,846.67 (61.83%)
Front Yard LOS (sq ft and %)	736.34 (40.00%)	746.16 (40.53%)	1,118.03 (60.78%)
*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each side yard with cardinal direction (N.S.E.W)*

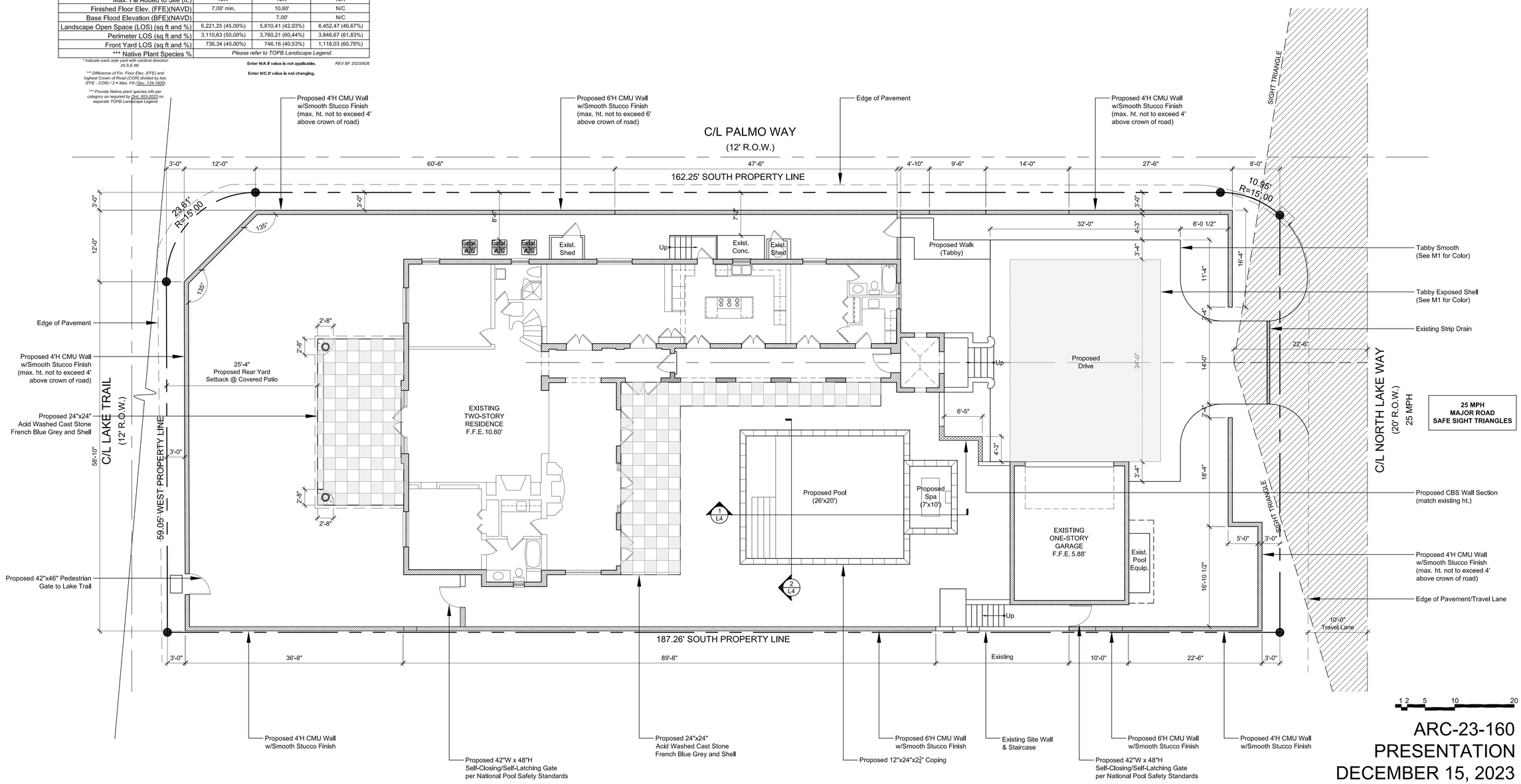
*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Road (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626



ARC-23-160
PRESENTATION
DECEMBER 15, 2023

BGS
Landscape Architecture & Engineering

1016 Clare Avenue
West Palm Beach, FL 33401
(561) 602-6277
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LA6666674

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

JOB #1017

PROPOSED HARDSCAPE PLAN

1246 North Lake Way
Palm Beach
Florida

DATE ISSUED:
December 8, 2023

DATE PLOTTED:
December 8, 2023

N

L1

Zoning Legend

Property Address	1246 NORTH LAKE WAY, PALM BEACH, FL 33480 (LOT 13)		
Zoning District	R-B LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	13,825.00 SF		
Lot Width (W) & Depth (D) (ft)	74.06' (W) & 187.26' (D)		
Structure Type (SIngle-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation			
Zero Datum for point of meas. (NAVD)			
Crown of Road (COR) (NAVD)	4.78' N.G.V.D.		
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (sq ft and %)	4,147.50 (30.00%)	3,967.39 (28.70%)	N/C
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Acesory Structures, etc.)	N/A	3,540.32	N/C
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	25.25' E (1st) 63.83' E (2nd)	N/C
* Side Yard Setback (1st Story) (ft.)	12.50'	5.00' S	N/C
* Side Yard Setback (2nd Story) (ft.)	15.00'	8.00' S	N/C
* Street Side Yard Setback (1st Story) (ft.)	25.00'	11.00' N	N/C
* Street Side Yard Setback (2nd Story) (ft.)	30.00'	11.00' N	N/C
* Rear Yard Setback (ft.)	10.00' (1st) 15.00' (2nd)	40.00' W (1st) 40.00' E (2nd)	N/C
Angle of Vision (Deg.)	100°	80°	N/C
Building Height (ft.)	14.00' (one-story) 22.00' (two-story)	8.00' (one-story) 19.00' (two-story)	N/C
Overall Building Height (ft.)	30.00'	26.42'	N/C
Cubic Content Ratio (CCR) (R-B ONLY)	3.96	Existing	N/C
** Max. Fill Added to Site (ft.)	N/A	N/A	N/A
Finished Floor Elev. (FFE)(NAVD)	7.00' min.	10.60'	N/C
Base Flood Elevation (BFE)(NAVD)		7.00'	N/C
Landscape Open Space (LOS) (sq ft and %)	6,221.25 (45.00%)	5,810.41 (42.03%)	6,452.47 (46.67%)
Perimeter LOS (sq ft and %)	3,110.63 (50.00%)	3,760.21 (60.44%)	3,846.67 (61.83%)
Front Yard LOS (sq ft and %)	736.34 (40.00%)	746.16 (40.53%)	1,118.03 (60.78%)
*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Road (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

Proposed Plant List

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Seagrape	Coccoloba Uvifera	16' o.a.		X
	2	Seagrape	Coccoloba Uvifera	18' o.a.		X
	1	Seagrape	Coccoloba Uvifera		Existing, to be trimmed	X
PALMS	3	Coconut Palm	Cocos Nucifera	Varies	Existing	
	4	Coconut Palm	Cocos Nucifera	12', 12', 14', 16' c.t.	Curved	
	4	Coconut Palm	Cocos Nucifera	15'-20' c.t.		
	14	Rhapis Palm	Rhapis Excelsa	4' o.a.		
	10	Royal Palm	Roystonea Regia	8' GW		X
	11	Sabal Palm	Sabal Palmetto	12'-15' c.t.		X
	1	Sabal Palm	Sabal Palmetto		Relocated	X
	1	Senegal Date Palm	Phoenix Reclinata Sp.	18'-20' o.a.	12 stem min.	
SHRUBS/VINES	2	Bougainvillea	Bougainvillea	15 gal.	Wired to wall	
	45	Cocoplum	Chrysobalanus Icaco	7 gal.	Full to base, form hedge	X
	40	Coontie	Zamia Intergrifolia	7 gal., 3' ht.		X
	9	Ficus Repens	Ficus Pumila	6" pots		
	50	Green Island Ficus	Ficus Microcarpa	3 gal., 12" o.a.	Full to base, form hedge	
	320	Green Island Ficus	Ficus Microcarpa	7 gal., 30" o.a.	Full to base, form hedge	
	45	Iris 'Blue Flag'	Iris Savannarum			X
	13	Jasmine	Jasminum		Wired to wall	
	350	Jasmine 'Minima'	Trachelospermum Asiaticum	6" pots		
	275	Lantana	Lantana Involucrata		White	X
	15	Myrsine	Myrsine Guianensis	5' o.a.	Full to base, form hedge	
	10	Oleander 'Ice Pink'	Nerium Oleander	7 gal.		
	11	Philodendron Sp.	Philodendron	7 gal.	Full to base, form hedge	
	32	Podocarpus	Podocarpus	4' o.a.	Full to base, form hedge	
	5	Podocarpus	Podocarpus	6' o.a.	Full to base, form hedge	
	80	Podocarpus	Podocarpus	8' o.a.	Full to base, form hedge	
	15	Viburnum	Viburnum Suspensum	3 gal.		
CG		Annuals			By owner, 56 sf	
	120	Liriope	Liriope Muscari	3 gal.	55 sf	
	18	Saw Palmetto	Serenoa Repens		67 sf	X

Native Landscape Legend

Property Address	1246 NORTH LAKE WAY, PALM BEACH, FL 33480	
Lot Area (sq ft)	13,825.00 SF	
	REQUIRED	PROPOSED
Landscape Open Space (LOS) (Sq Ft and %)	6,221.25 (45.00%)	6,452.47 (46.67%)
LOS to be altered (Sq Ft and %)	N/A	5,810.41 (42.03%)
Perimeter LOS (Sq Ft and %)	3,110.63 (50.00%)	3,846.67 (61.83%)
Front Yard LOS (Sq Ft and %)	735.73 (40.00%)	1,118.03 (60.78%)
Native Trees %	30% (4)	100.00% (4)
Native Shrubs & Vines %	30% (1,317)	31.89% (420)
Native Groundcover %	30% (122 sf)	54.92% (67 sf)

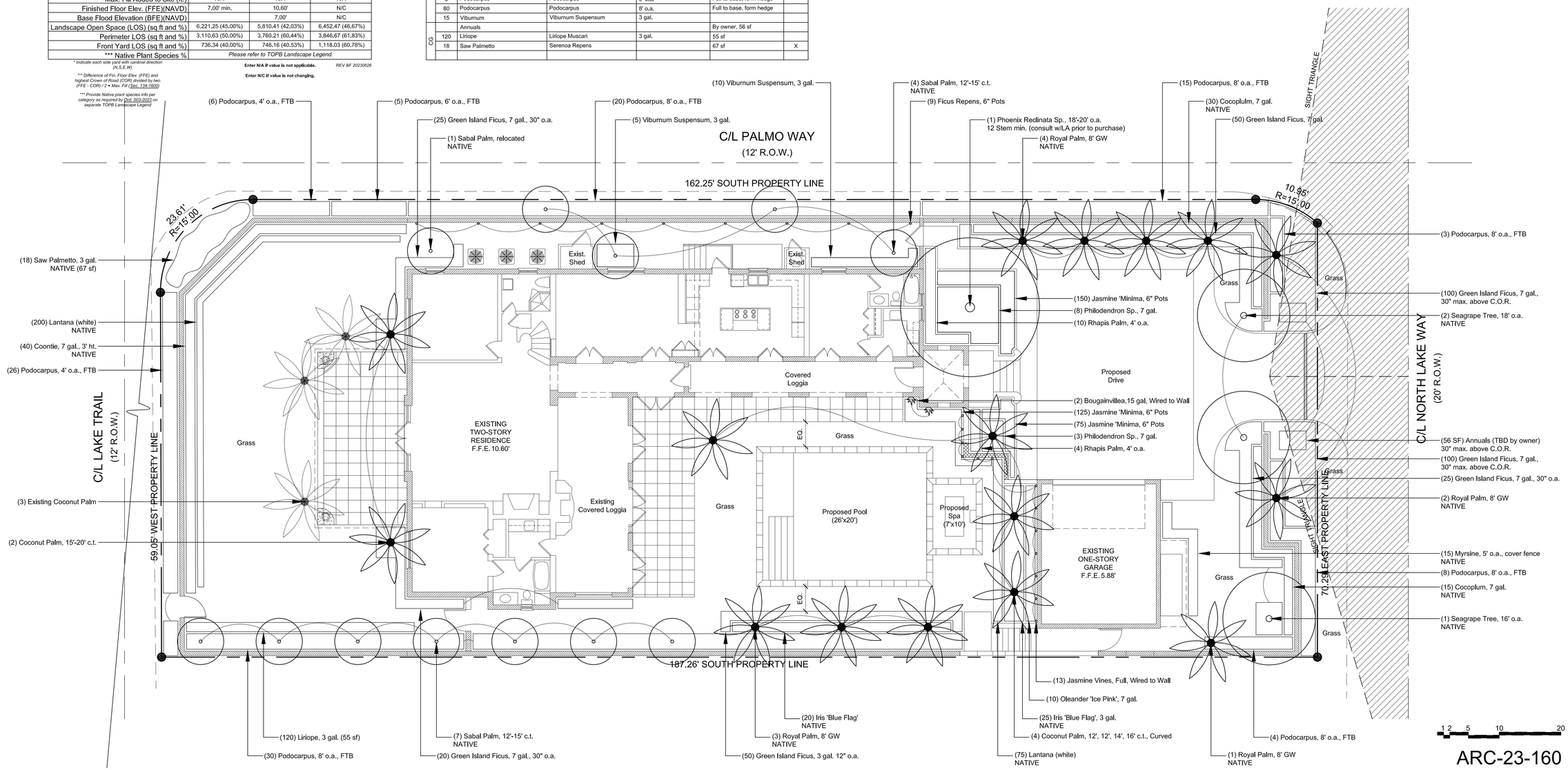
* To determine qualifying native vegetation, use either:

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/greenspace 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 20230727*



ARC-23-160
PRESENTATION
DECEMBER 15, 2023

BGS
Landscape Architecture & Engineering
1016 Clare Avenue
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674

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

JOB #1017

PROPOSED LANDSCAPE PLAN

1246 North Lake Way
Palm Beach
Florida

DATE ISSUED:
December 8, 2023

DATE PLOTTED:
December 8, 2023

N

L2

Zoning Legend

Property Address	1246 NORTH LAKE WAY, PALM BEACH, FL 33480 (LOT 13)		
Zoning District	R-B LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	13,825.00 SF		
Lot Width (W) & Depth (D) (ft)	74.06' (W) & 187.26' (D)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation			
Zero Datum for point of meas. (NAVD)			
Crown of Road (COR) (NAVD)	4.78' N.G.V.D.		
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (sq ft and %)	4,147.50 (30.00%)	3,967.39 (28.70%)	N/C
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Acessry Structures, etc.)	N/A	3,540.32	N/C
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	25.25' E (1st) 63.83' E (2nd)	N/C
* Side Yard Setback (1st Story) (ft.)	12.50'	5.00' S	N/C
* Side Yard Setback (2nd Story) (ft.)	15.00'	8.00' S	N/C
* Street Side Yard Setback (1st Story) (ft.)	25.00'	11.00' N	N/C
* Street Side Yard Setback (2nd Story) (ft.)	30.00'	11.00' N	N/C
* Rear Yard Setback (ft.)	10.00' (1st) 15.00' (2nd)	40.00' W (1st) 40.00' E (2nd)	N/C
Angle of Vision (Deg.)	100°	80°	N/C
Building Height (ft.)	14.00' (one-story) 22.00' (two-story)	8.00' (one-story) 19.00' (two-story)	N/C
Overall Building Height (ft.)	30.00'	26.42'	N/C
Cubic Content Ratio (CCR) (R-B ONLY)	3.96	Existing	N/C
** Max. Fill Added to Site (ft.)	N/A	N/A	N/A
Finished Floor Elev. (FFE)(NAVD)	7.00' min.	10.60'	N/C
Base Flood Elevation (BFE)(NAVD)		7.00'	N/C
Landscape Open Space (LOS) (sq ft and %)	6,221.25 (45.00%)	5,810.41 (42.03%)	6,438.35 (46.57%)
Perimeter LOS (sq ft and %)	3,110.63 (50.00%)	3,760.21 (60.44%)	3,852.68 (61.93%)
Front Yard LOS (sq ft and %)	736.34 (40.00%)	746.16 (40.53%)	1,112.53 (60.49%)
*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Road (COR) divided by twn. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

*** Provide Native plant species info per category as required by Ord. 003-2022 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230926

Proposed Plant List

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Seagrape	Coccoloba Uvifera	16' o.a.		X
	2	Seagrape	Coccoloba Uvifera	18' o.a.		X
	1	Seagrape	Coccoloba Uvifera		Existing, to be trimmed	X
PALMS	3	Coconut Palm	Cocos Nucifera	Varies	Existing	
	4	Coconut Palm	Cocos Nucifera	12', 12', 14', 16' c.t.	Curved	
	4	Coconut Palm	Cocos Nucifera	15'-20' c.t.		
	14	Rhapis Palm	Rhapis Excelsa	4' o.a.		
	10	Royal Palm	Roystonea Regia	8' GW		X
	11	Sabal Palm	Sabal Palmetto	12'-15' c.t.		X
	1	Sabal Palm	Sabal Palmetto		Relocated	X
	1	Senegal Date Palm	Phoenix Reclinata Sp.	18'-20' o.a.	12 stem min.	
SHRUBS/VINES	2	Bougainvillea	Bougainvillea	15 gal.	Wired to wall	
	45	Cocoplum	Chrysobalanus Icaco	7 gal.	Full to base, form hedge	X
	40	Coontie	Zamia Intergrifolia	7 gal., 3' ht.		X
	9	Ficus Repens	Ficus Pumila	6" pots		
	50	Green Island Ficus	Ficus Microcarpa	3 gal., 12" o.a.	Full to base, form hedge	
	320	Green Island Ficus	Ficus Microcarpa	7 gal., 30" o.a.	Full to base, form hedge	
	45	Iris 'Blue Flag'	Iris Savannarum			X
	13	Jasmine	Jasminum		Wired to wall	
	350	Jasmine 'Minima'	Trachelospermum Asiaticum	6" pots		
	275	Lantana	Lantana Involucrata		White	X
	15	Myrsine	Myrsine Gulanensis	5' o.a.	Full to base, form hedge	
	10	Oleander 'Ice Pink'	Nerium Oleander	7 gal.		
	11	Philodendron Sp.	Philodendron	7 gal.	Full to base, form hedge	
	32	Podocarpus	Podocarpus	4' o.a.	Full to base, form hedge	
	5	Podocarpus	Podocarpus	6' o.a.	Full to base, form hedge	
	80	Podocarpus	Podocarpus	8' o.a.	Full to base, form hedge	
	15	Viburnum	Viburnum Suspensum	3 gal.		
GG		Annuals			By owner, 56 sf	
	120	Liriope	Liriope Muscari	3 gal.	55 sf	
	18	Saw Palmetto	Serenoa Repens		67 sf	X

Native Landscape Legend

Property Address	1246 NORTH LAKE WAY, PALM BEACH, FL 33480	
Lot Area (sq ft)	13,825.00 SF	
	REQUIRED	PROPOSED
Landscape Open Space (LOS) (Sq Ft and %)	6,221.25 (45.00%)	6,344.84 (45.89%)
LOS to be altered (Sq Ft and %)	N/A	5,810.41 (42.03%)
Perimeter LOS (Sq Ft and %)	3,110.63 (50.00%)	3,890.52 (62.54%)
Front Yard LOS (Sq Ft and %)	736.73 (40.00%)	1,145.53 (62.28%)
Native Trees %	30% (4)	100.00% (4)
Native Shrubs & Vines %	30% (1,317)	31.89% (420)
Native Groundcover %	30% (122 sf)	54.92% (67 sf)

* To determine qualifying native vegetation, use either:

the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

OR

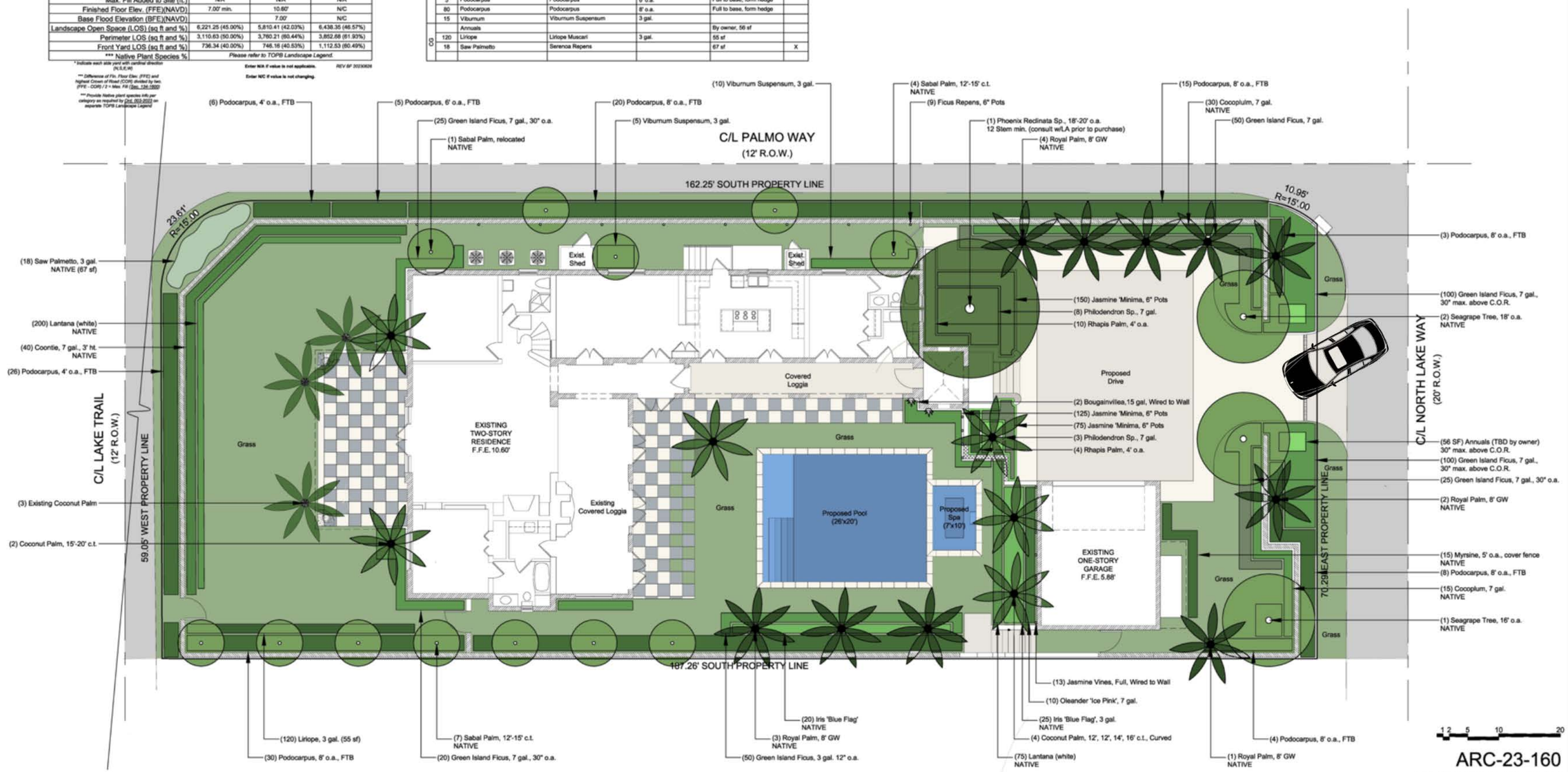
the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenspace 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. 003-2022

REV BF 20230727



ARC-23-160
PRESENTATION
DECEMBER 15, 2023

BGS
Landscape Architecture & Engineering
1016 Clare Avenue
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674

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

PROPOSED LANDSCAPE PLAN

1246 North Lake Way
Palm Beach
Florida

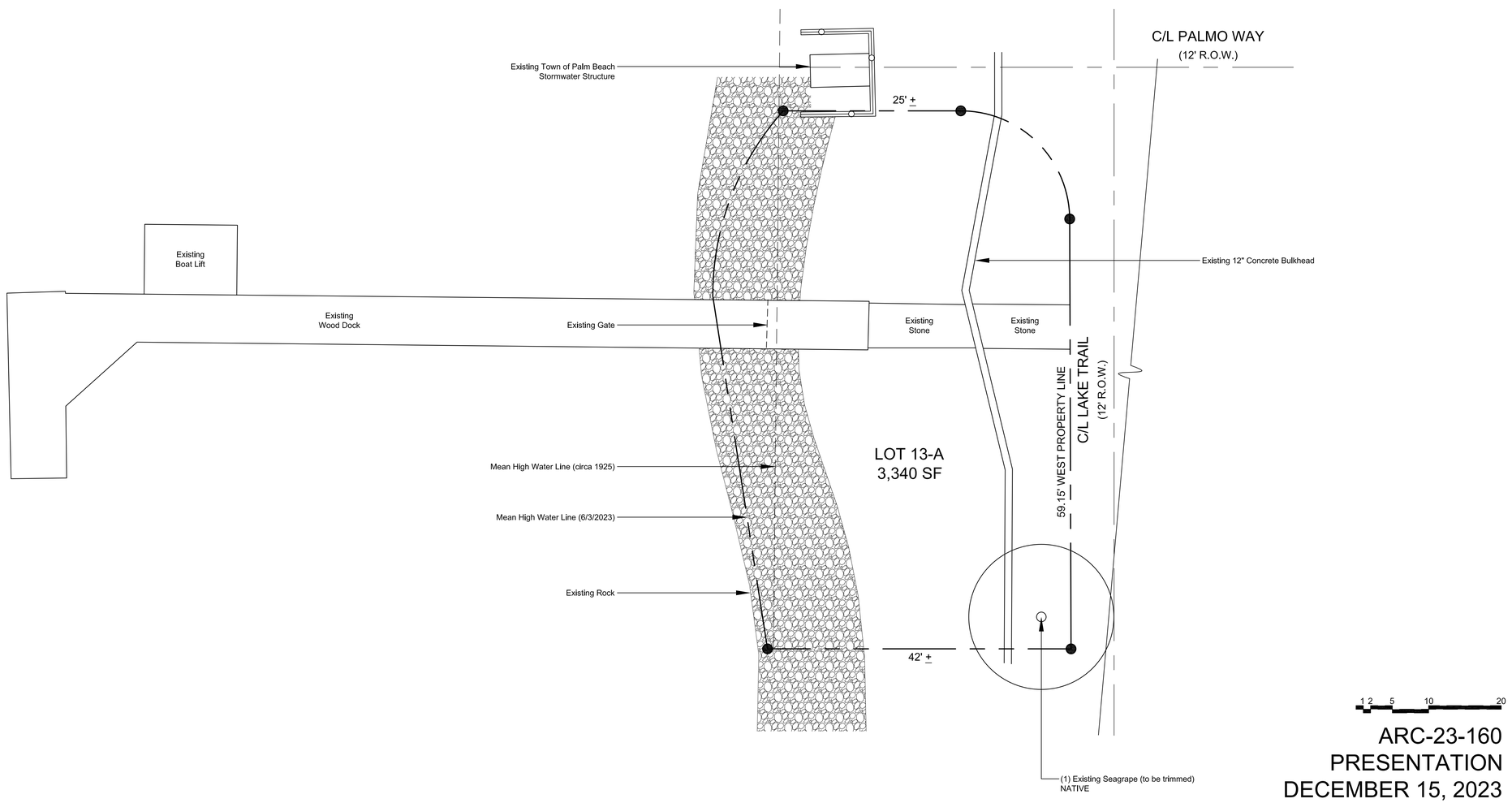
JOB #1017

DATE ISSUED:
December 8, 2023

DATE PLOTTED:
December 8, 2023

N

L2R



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DECEMBER 15, 2023

BGS
Landscape Architecture & Engineering
1016 Clare Avenue
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674

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

PROPOSED LANDSCAPE PLAN (LOT 13-A)

1246 North Lake Way
Palm Beach
Florida

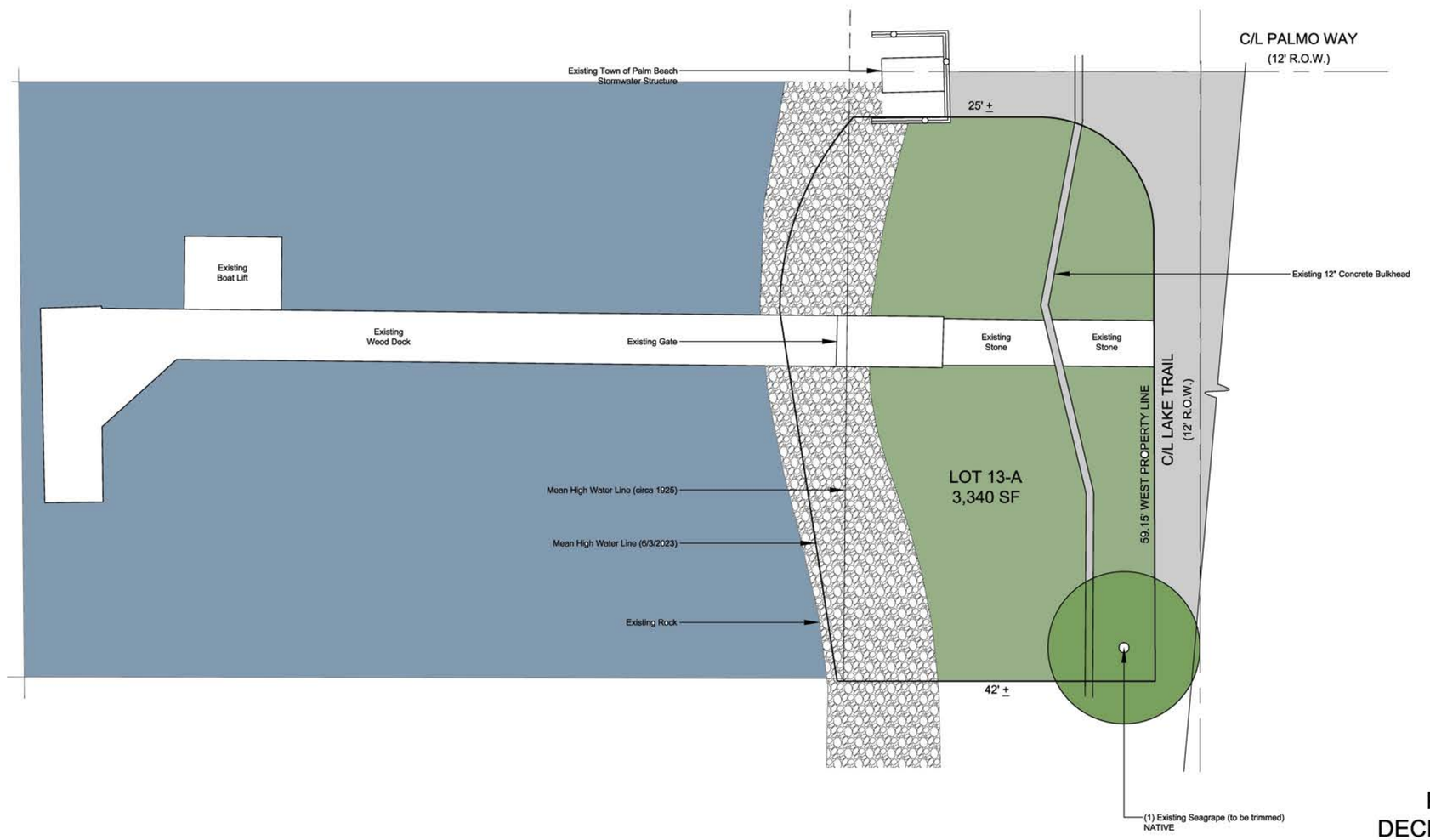
JOB #1017

DATE ISSUED:
December 8, 2023

DATE PLOTTED:
December 8, 2023

N

L2.1



ARC-23-160
PRESENTATION
DECEMBER 15, 2023

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Landscape Architecture & Engineering
1016 Clare Avenue
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
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PROPOSED LANDSCAPE PLAN (LOT 13-A)

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

1246 North Lake Way
Palm Beach
Florida

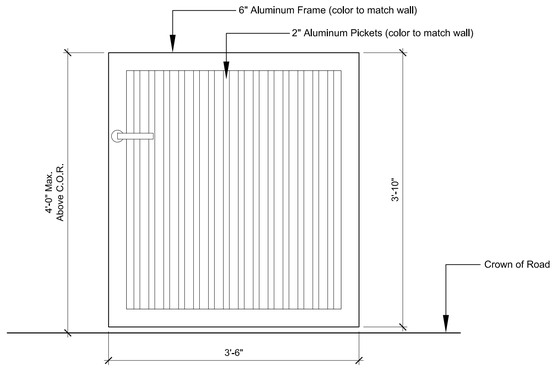
JOB #1017

DATE ISSUED:
December 8, 2023

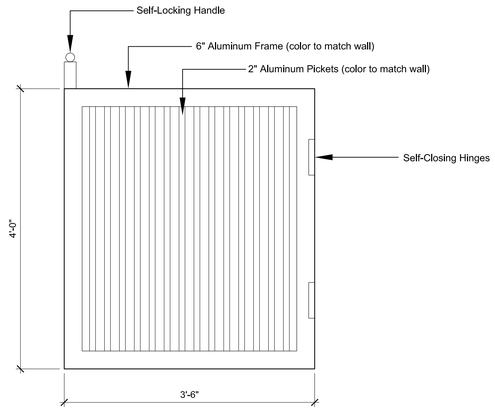
DATE PLOTTED:
December 8, 2023

N

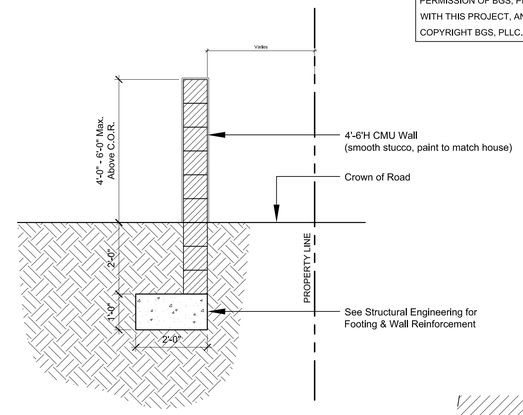
L2.1R



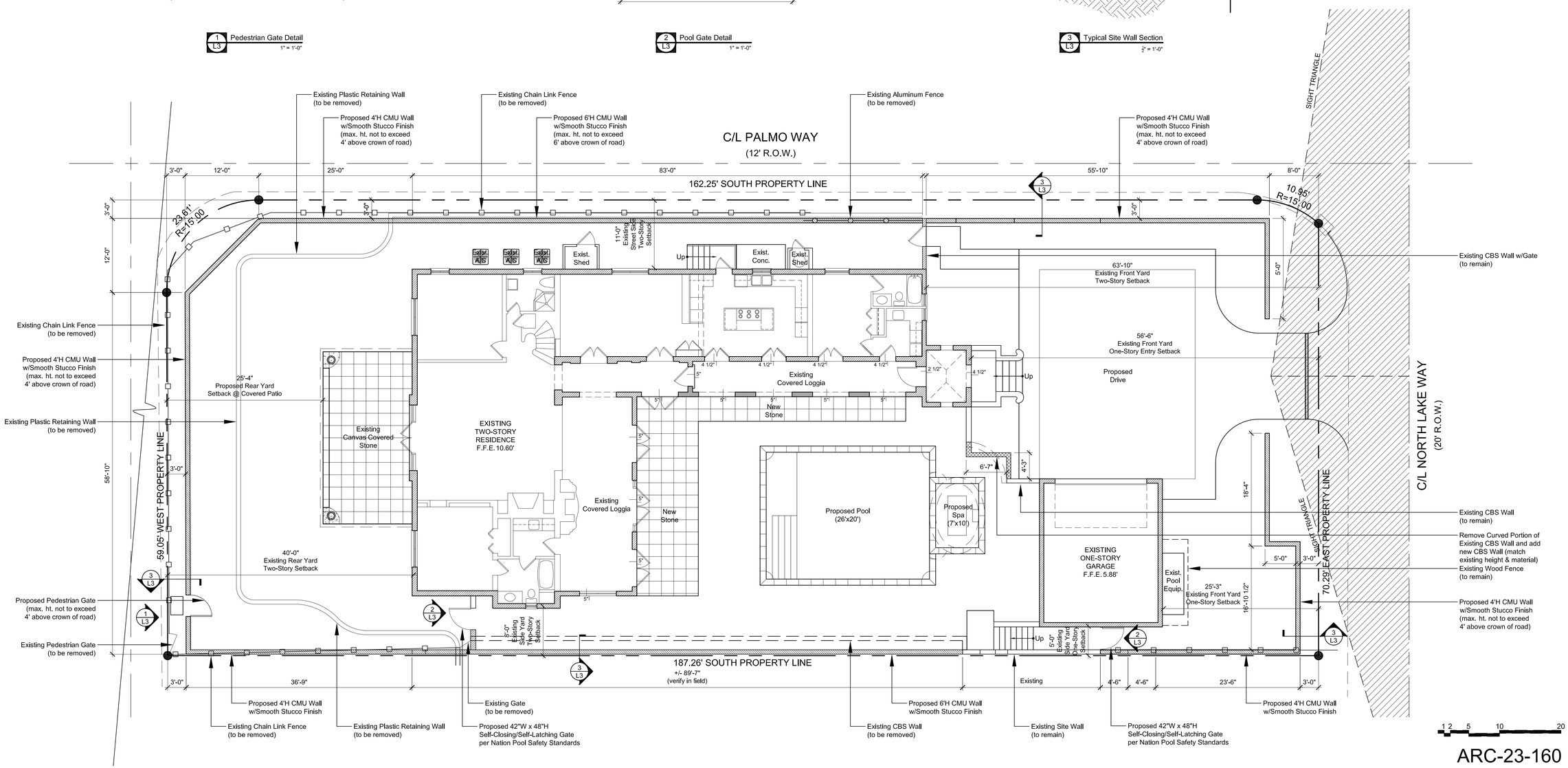
1 L3 Pedestrian Gate Detail
1" = 1'-0"



2 L3 Pool Gate Detail
1" = 1'-0"



3 L3 Typical Site Wall Section
½" = 1'-0"



ARC-23-160
PRESENTATION
DECEMBER 15, 2023

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EXISTING & PROPOSED FENCES, WALLS, & GATES

1246 North Lake Way
Palm Beach
Florida

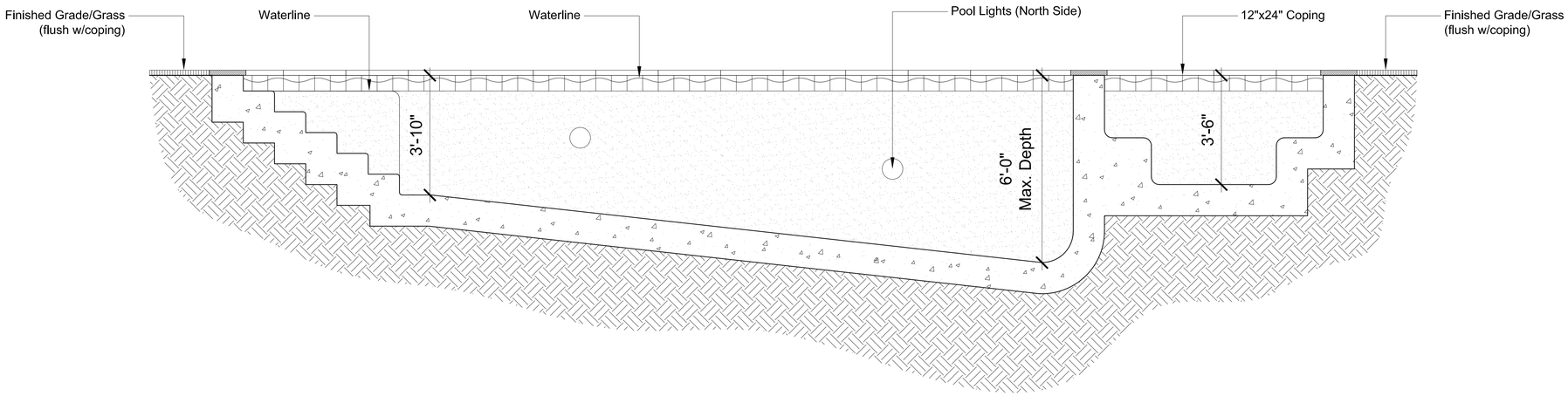
JOB #1017

DATE ISSUED:
December 8, 2023

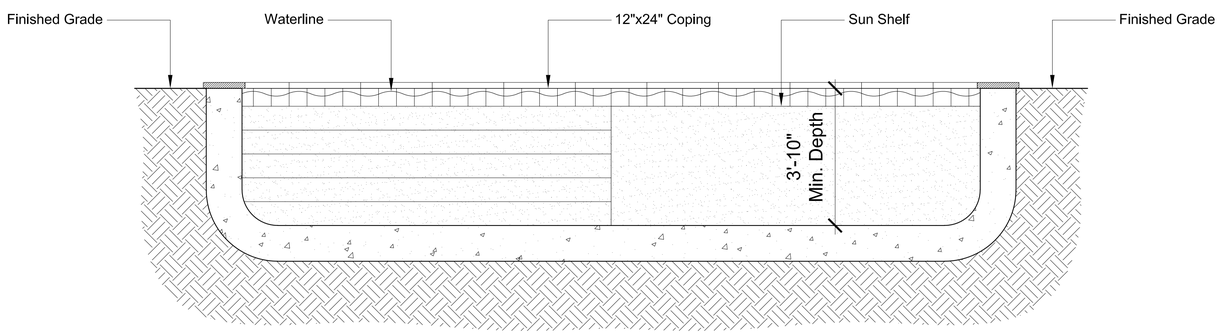
DATE PLOTTED:
December 8, 2023

N

L3



1 / L4 Section @ Pool & Spa
1/2" = 1'-0"



2 / L4 Section @ Pool
1/2" = 1'-0"

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SCALE: VARIES

SECTIONS & DETAILS

1246 North Lake Way
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Florida

JOB #1017

DATE ISSUED:
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L4

Tabby Motor Court: Textured center with smooth outer band. Concrete to match “shell” stone color

Inspiration and direction - Antique Grey Blue and Shell Checkered Cement

Pool Finish-French Grey

Proposed Stone : To be acid washed cast stone to match French Grey Blue and Shell

ARC-23-160
PRESENTATION
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MATERIALS & FINISHES

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
December 8, 2023

DATE PLOTTED:
December 8, 2023

M1

Zoning Legend

Property Address	1246 NORTH LAKE WAY, PALM BEACH, FL 33480 (LOT 13)		
Zoning District	R-B LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	13,825.00 SF		
Lot Width (W) & Depth (D) (ft)	74.06' (W) & 187.26' (D)		
Structure Type (SIngle-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation			
Zero Datum for point of meas. (NAVD)			
Crown of Road (COR) (NAVD)	4.78' N.G.V.D.		
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (sq ft and %)	4,147.50 (30.00%)	3,967.39 (28.70%)	N/C
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Acesory Structures, etc.)	N/A	3,540.32	N/C
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	25.25' E (1st) 63.83' E (2nd)	N/C
* Side Yard Setback (1st Story) (ft.)	12.50'	5.00' S	N/C
* Side Yard Setback (2nd Story) (ft.)	15.00'	8.00' S	N/C
* Street Side Yard Setback (1st Story) (ft.)	25.00'	11.00' N	N/C
* Street Side Yard Setback (2nd Story) (ft.)	30.00'	11.00' N	N/C
* Rear Yard Setback (ft.)	10.00' (1st) 15.00' (2nd)	40.00' W (1st) 40.00' E (2nd)	N/C
Angle of Vision (Deg.)	100°	80°	N/C
Building Height (ft.)	14.00' (one-story) 22.00' (two-story)	8.00' (one-story) 19.00' (two-story)	N/C
Overall Building Height (ft.)	30.00'	26.42'	N/C
Cubic Content Ratio (CCR) (R-B ONLY)	3.96	Existing	N/C
** Max. Fill Added to Site (ft.)	N/A	N/A	N/A
Finished Floor Elev. (FFE)(NAVD)	7.00' min.	10.60'	N/C
Base Flood Elevation (BFE)(NAVD)		7.00'	N/C
Landscape Open Space (LOS) (sq ft and %)	6,221.25 (45.00%)	5,810.41 (42.03%)	6,452.47 (46.67%)
Perimeter LOS (sq ft and %)	3,110.63 (50.00%)	3,760.21 (60.44%)	3,846.67 (61.83%)
Front Yard LOS (sq ft and %)	736.34 (40.00%)	746.16 (40.53%)	1,118.03 (60.78%)
*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each side yard with cardinal direction (N.S.E.W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Road (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

Native Plant List

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Seagrape	Coccoloba Uvifera	16'x16'		X
	2	Seagrape	Coccoloba Uvifera	18'x18'		X
	1	Seagrape	Coccoloba Uvifera		Existing, to be trimmed	X
PALMS	10	Royal Palm	Roystonea Regia	8' GW		X
	11	Sabal Palm	Sabal Palmetto	12'-15' o.a.		X
	1	Sabal Palm	Sabal Palmetto		Relocated	X
	1	Senegal Date Palm	Phoenix Reclinata Sp.	18'-20" o.a.	12 stem min.	X
SHRUBS/VINES	45	Cocoplum	Chrysobalanus Icaco	7 gal.	Full to base, form hedge	X
	40	Coontie	Zamia Intergrifolia	7 gal., 3' ht.		X
	45	Iris 'Blue Flag'	Iris Savannarum			X
	275	Lantana	Lantana Involucrata		White	
	15	Myrsine	Myrsine Guianensis	5' o.a.	Full to base, form hedge	X
GROUNDCOVER	67 SF	Saw Palmetto	Serenoa Repens			X

Native Landscape Legend

Property Address	1246 NORTH LAKE WAY, PALM BEACH, FL 33480	
Lot Area (sq ft)	13,825.00 SF	
	REQUIRED	PROPOSED
Landscape Open Space (LOS) (Sq Ft and %)	6,221.25 (45.00%)	6,452.47 (46.67%)
LOS to be altered (Sq Ft and %)	N/A	5,810.41 (42.03%)
Perimeter LOS (Sq Ft and %)	3,110.63 (50.00%)	3,846.67 (61.83%)
Front Yard LOS (Sq Ft and %)	735.73 (40.00%)	1,118.03 (60.78%)
Native Trees %	30% (4)	100.00% (4)
Native Shrubs & Vines %	30% (1,317)	31.89% (420)
Native Groundcover %	30% (122 sf)	54.92% (67 sf)

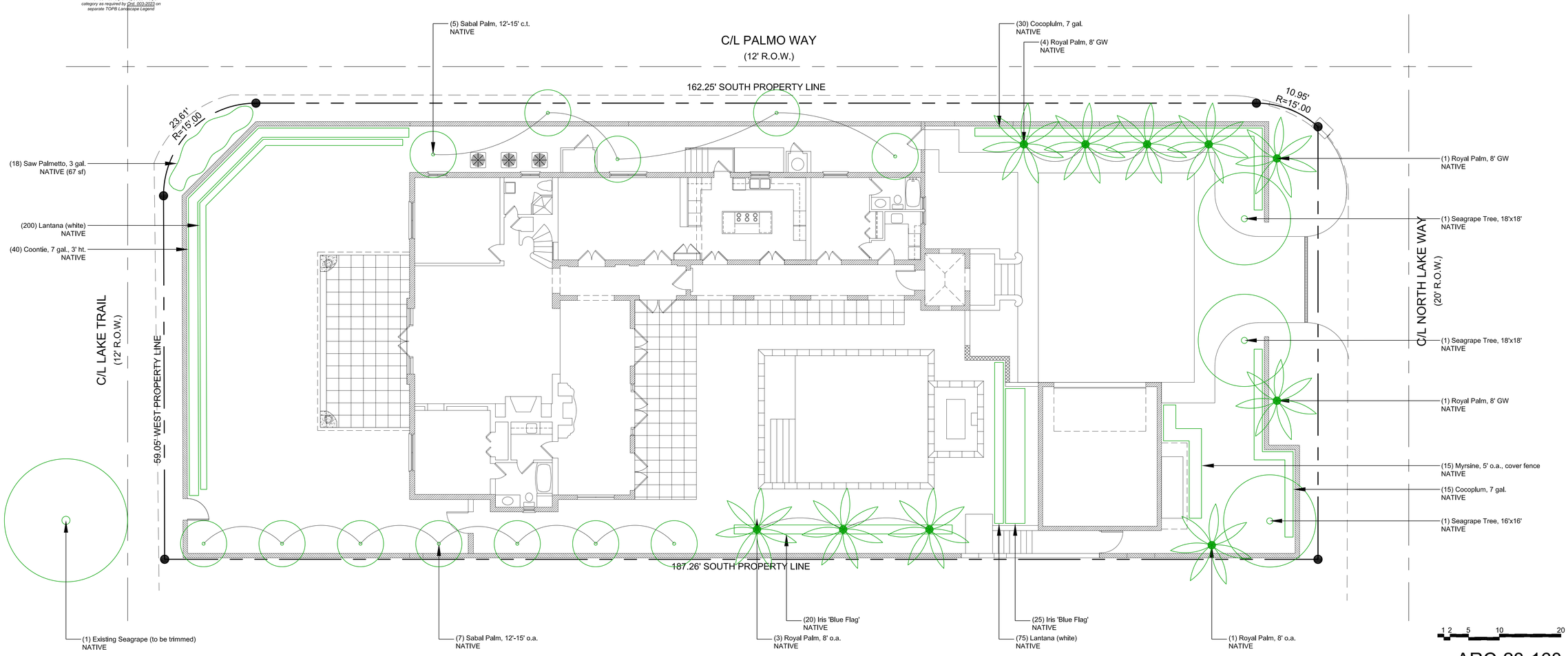
* To determine qualifying native vegetation, use either:

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/greenspace 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 20230727*



ARC-23-160
PRESENTATION
DECEMBER 15, 2023

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JOB #1017

NATIVE LANDSCAPE CALCULATIONS

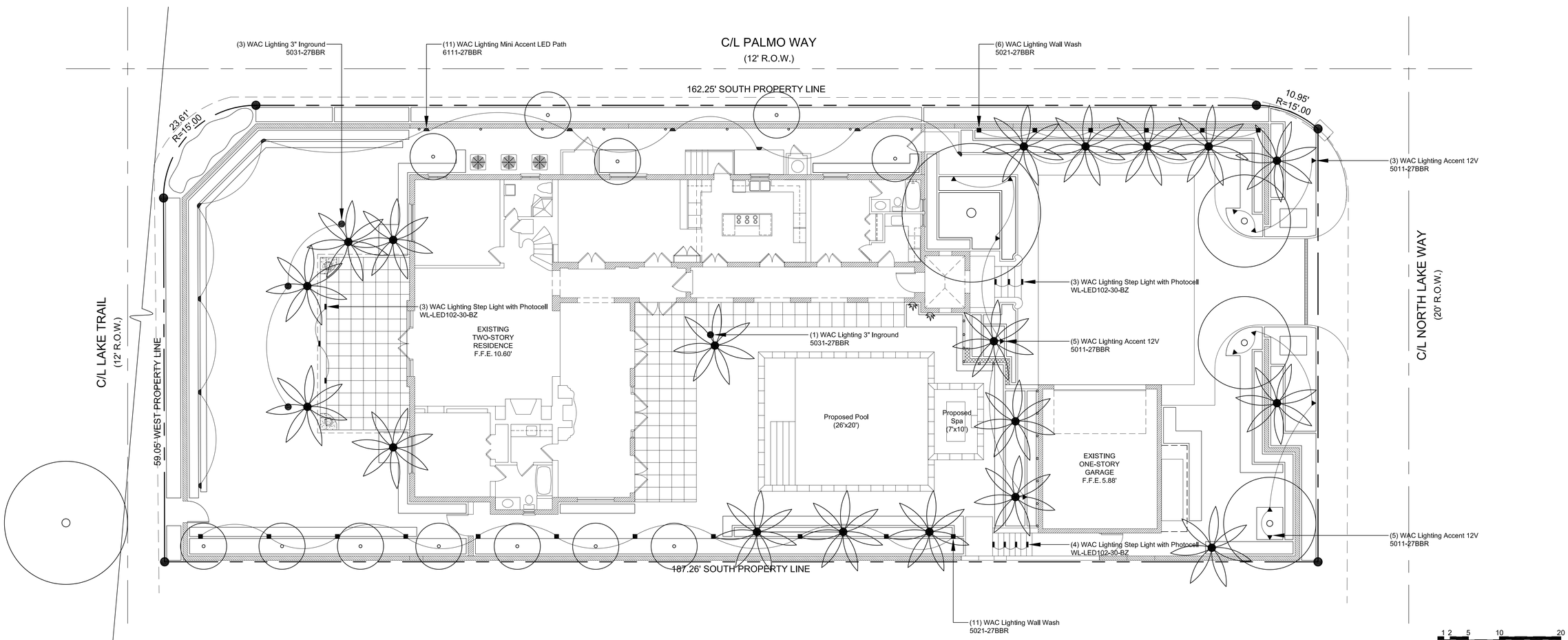
1246 North Lake Way
Palm Beach
Florida

DATE ISSUED:
December 8, 2023

DATE PLOTTED:
December 8, 2023

N

NL1



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JOB #1017

LANDSCAPE LIGHTING PLAN

1246 North Lake Way
Palm Beach
Florida

DATE ISSUED:
December 8, 2023

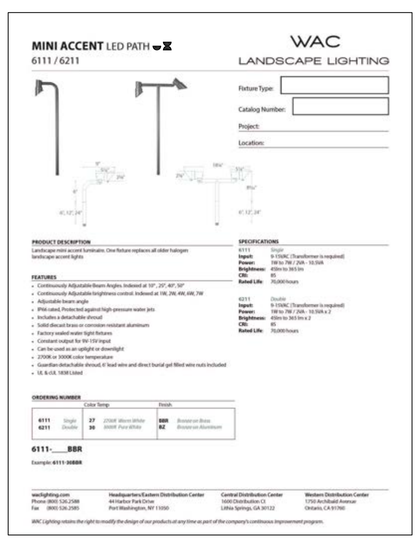
DATE PLOTTED:
December 8, 2023

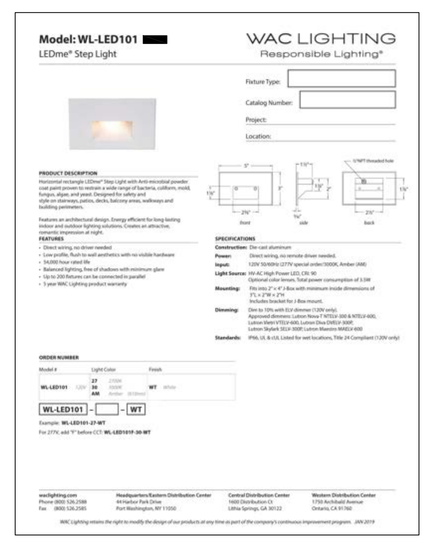
N

LL1

Lighting Legend

SYMBOL	QTY	MANUFATURER	MODEL NUMBER	VOLTS	TYPE
▲	13	WAC Lighting	5011-27BBR	12	Accent
△	0	WAC Lighting	5111-27BBR	12	Mini Accent
●	4	WAC Lighting	5031-27BBR	12	3" Inground
▾	11	WAC Lighting	6111-27BBR	12	Mini Accent LED Path (single)
⧗	0	WAC Lighting	6211-27BBR	12	Mini Accent LED Path (double)
■	17	WAC Lighting	5021-27BBR	12	Wall Wash
▬	10	WAC Lighting	WL-LED102-30-BZ	120	Step Light with Photocell
○	0	Kichler	16140-CBR-27	12	3" Inground





ARC-23-160
PRESENTATION
DECEMBER 15, 2023

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LANDSCAPE LIGHTING SPECIFICATIONS

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
December 8, 2023

△
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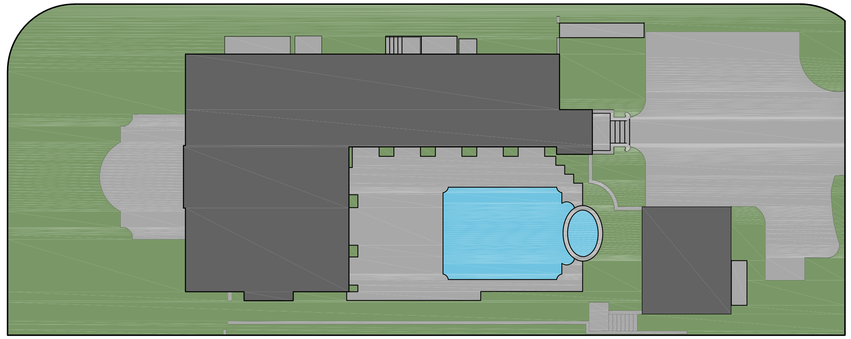
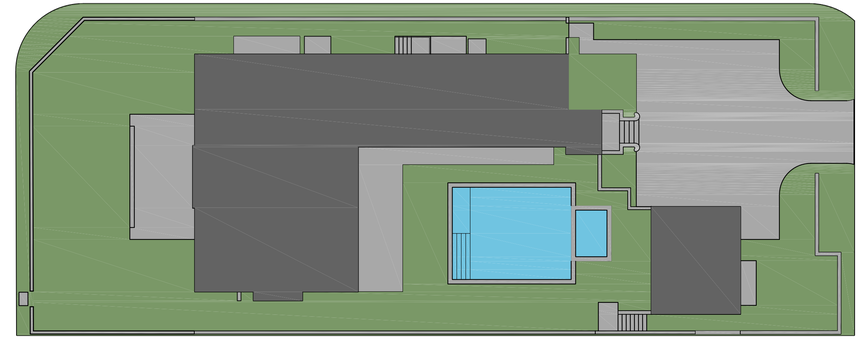
DATE PLOTTED:
December 8, 2023

LL2



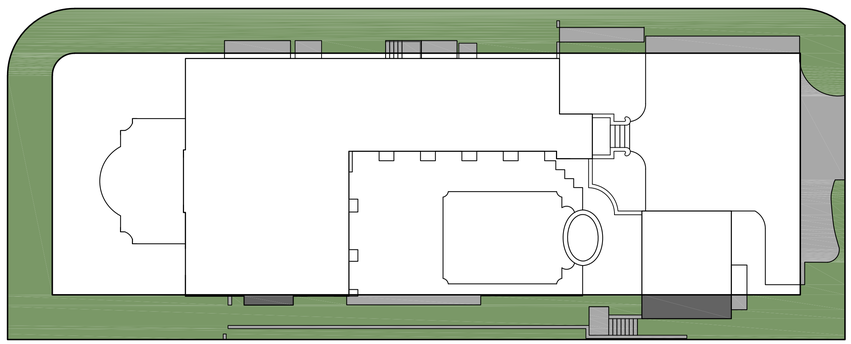
EXISTING LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL (13,825.00 SQ. FT.)
- Required 6,221.25 SQ. FT. 45.00%
- Existing 5,810.41 SQ. FT. 42.03%



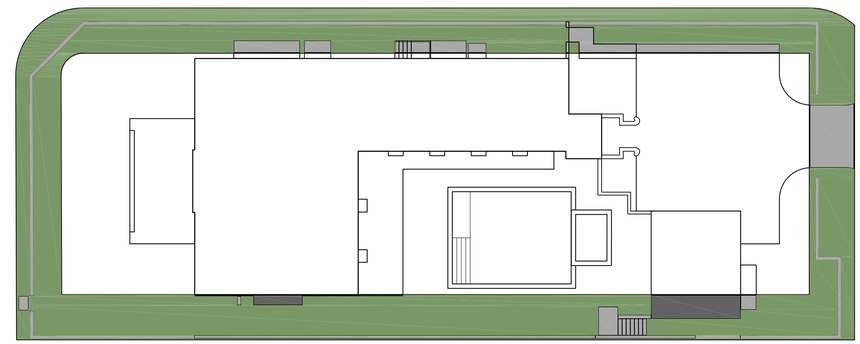
PROPOSED LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL (13,825.00 SQ. FT.)
- Required 6,221.25 SQ. FT. 45.00%
- Existing 5,810.41 SQ. FT. 42.03%
- Proposed 6,452.47 SQ. FT. 46.67%



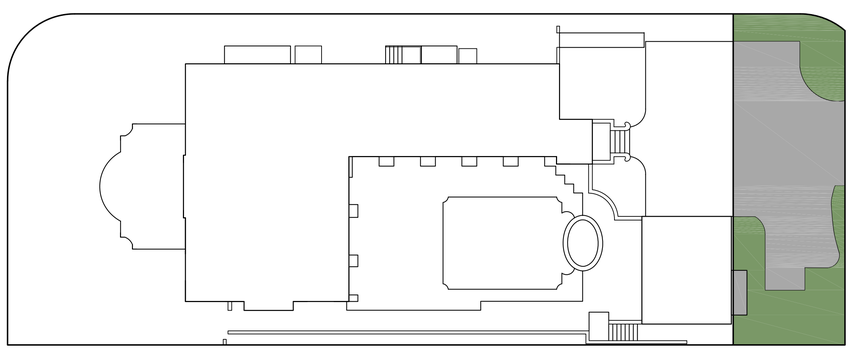
EXISTING 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of 6,221.25 SQ. FT.)
- Required 3,110.63 SQ. FT. 50.00%
- Existing 3,760.21 SQ. FT. 60.44%



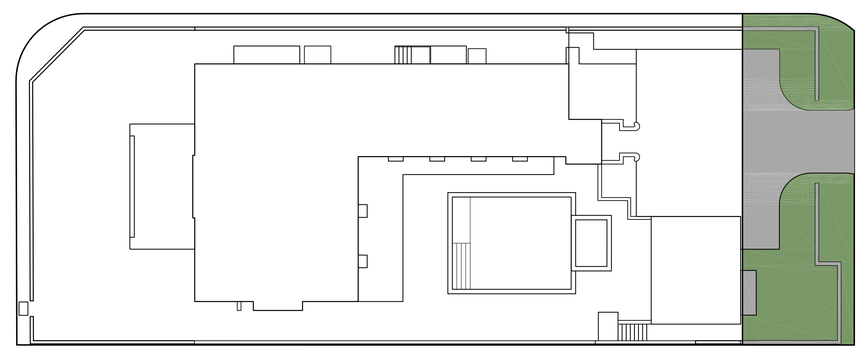
PROPOSED 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of 6,221.25 SQ. FT.)
- Required 3,110.63 SQ. FT. 50.00%
- Existing 3,760.21 SQ. FT. 60.44%
- Proposed 3,846.67 SQ. FT. 61.83%



EXISTING FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (1,839.32 SQ. FT.)
- Required 735.73 SQ. FT. 40.00%
- Existing 746.16 SQ. FT. 40.53%



PROPOSED FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (1,839.32 SQ. FT.)
- Required 735.73 SQ. FT. 40.00%
- Existing 746.16 SQ. FT. 40.53%
- Proposed 1,118.03 SQ. FT. 60.78%

2 5 10 20 40

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PRESENTATION
DECEMBER 15, 2023

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SCALE: 1/16" = 1'-0"

ZONING DIAGRAMS

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
December 8, 2023

DATE PLOTTED:
December 8, 2023

N

Z1

EXISTING EAST ELEVATION W/PROPOSED SITE WALL

EXISTING WEST ELEVATION W/PROPOSED SITE WALL

1 2 5 10 20

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EXISTING EAST & NORTH ELEVATIONS

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

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L5

EXISTING EAST ELEVATION W/PROPOSED SITE WALL

EXISTING WEST ELEVATION W/PROPOSED SITE WALL

1 2 5 10 20

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EXISTING EAST & NORTH ELEVATIONS

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

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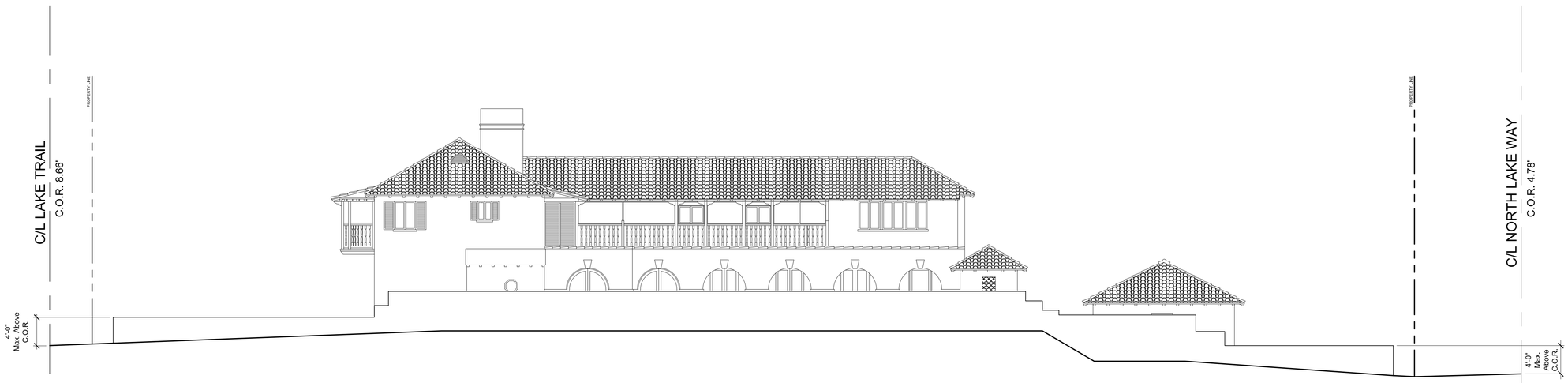
L5R

EXISTING NORTH ELEVATION W/PROPOSED SITE WALL



EXISTING SOUTH ELEVATION W/PROPOSED WALL

1 2 5 10 20

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DECEMBER 8, 2023

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EXISTING WEST & SOUTH ELEVATIONS

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

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JOB #1017

DATE ISSUED:
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December 8, 2023

L6

EXISTING NORTH ELEVATION W/PROPOSED SITE WALL

EXISTING SOUTH ELEVATION W/PROPOSED WALL

1 2 5 10 20

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FINAL SUBMITTAL
DECEMBER 8, 2023

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EXISTING WEST & SOUTH ELEVATIONS

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

1246 North Lake Way
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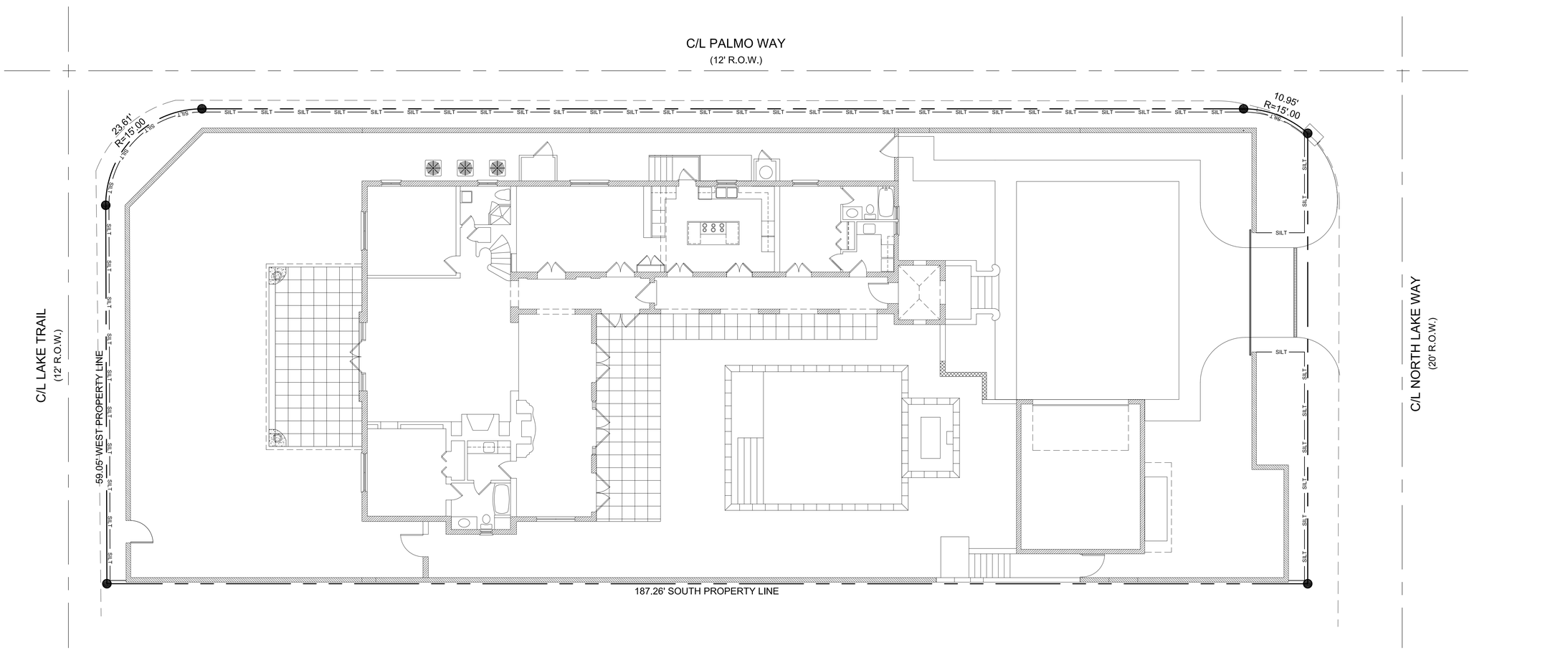
L6R



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CONSTRUCTION SCREENING PLAN

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
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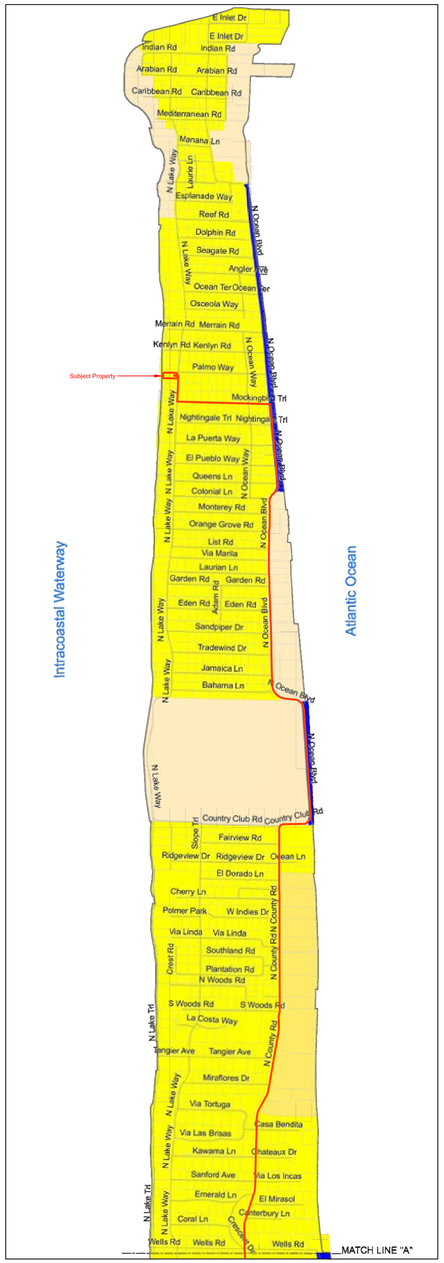
December 8, 2023

N

CS1



TRUCK LOGISTICS PLAN

N.T.S.

ROUTE TO SUBJECT PROPERTY:
Enter the Town of Palm Beach via Royal Poinciana Way over the Flagler Memorial bridge. Turn left (north) on North County Road. Continue north on North County Road for approximately 3 miles. Turn left (west) onto Mockingbird Trail. Proceed to North Lake Way. Turn right (north) onto North Lake Way. Subject property will be on the left (west) side at Palmo Way.

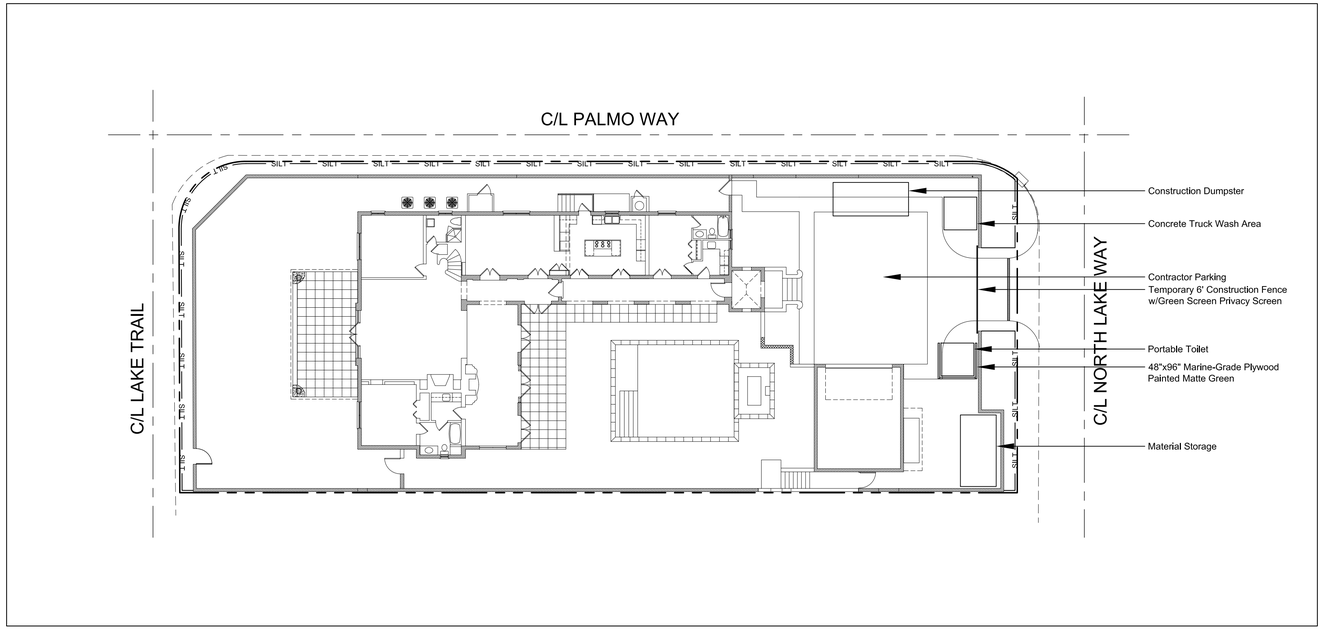
MAXIMUM TRUCK LENGTH:
50'

MAXIMUM NUMBER OF TRIPS TO SUBJECT PROPERTY:
30 (estimated)

CONSTRUCTION SCHEDULE (theoretical and to be determined by GC):

Month 1	Site Prep, Relocation, and Demolition
Month 2	Grading, Drainage, and Construction of Site Walls
Month 3	New Drive and New Pool & Spa
Month 4	Plant Prep, Install New Landscape and Landscape Lighting

(2 month contingency for unforeseen circumstances)



CONSTRUCTION STAGING PLAN

1/16" = 1'-0"

2 5 10 20 40

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PRESENTATION
DECEMBER 15, 2023

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West Palm Beach, FL 33401
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CONSTRUCTION STAGING & TRUCK LOGISTICS PLAN

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
December 8, 2023

DATE PLOTTED:
December 8, 2023

N

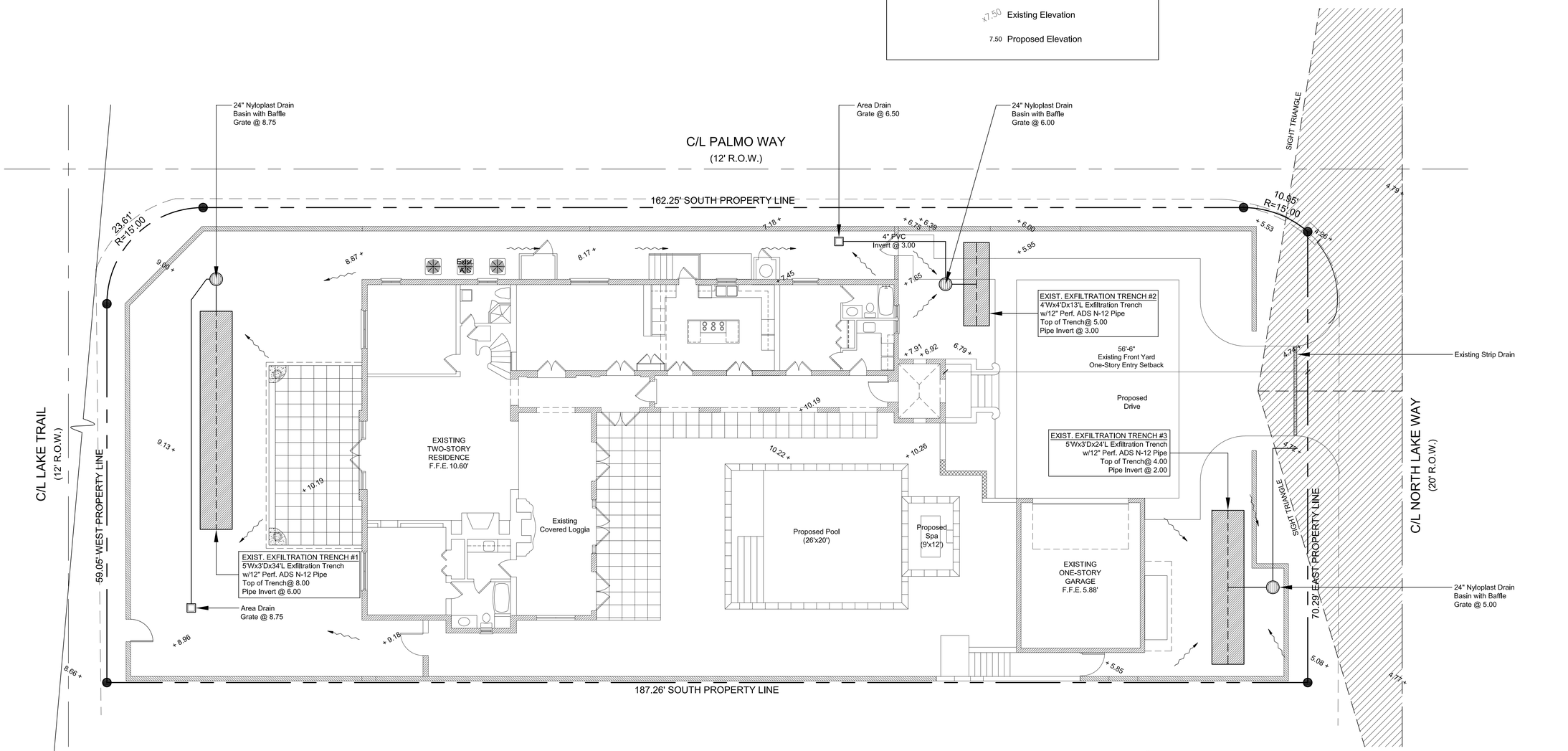
CS2

48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction services.

Legend - Stormwater Management

- Property Line
- Concrete Storm Sewer Pipe
- Water Line
- Sanity Sewer
- X Size & Type — Storm Sewer Pipe
- Exfiltration Trench
- Drain Basin
- Area Drain
- Trench Drain
- Slope Direction
- x7.50 Existing Elevation
- 7.50 Proposed Elevation



Note

Grading & drainage information provided by Doug Winter Companies, Inc. drawing dated January 24, 2003.

See sheet C2 for existing grading and drainage conditions.

ARC-23-160
SECOND SUBMITTAL
OCTOBER 23, 2023

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960 Busti Avenue
Buffalo, New York 14213
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PE36171

EXISTING SITE GRADING & DRAINAGE PLAN

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

JOB #1017

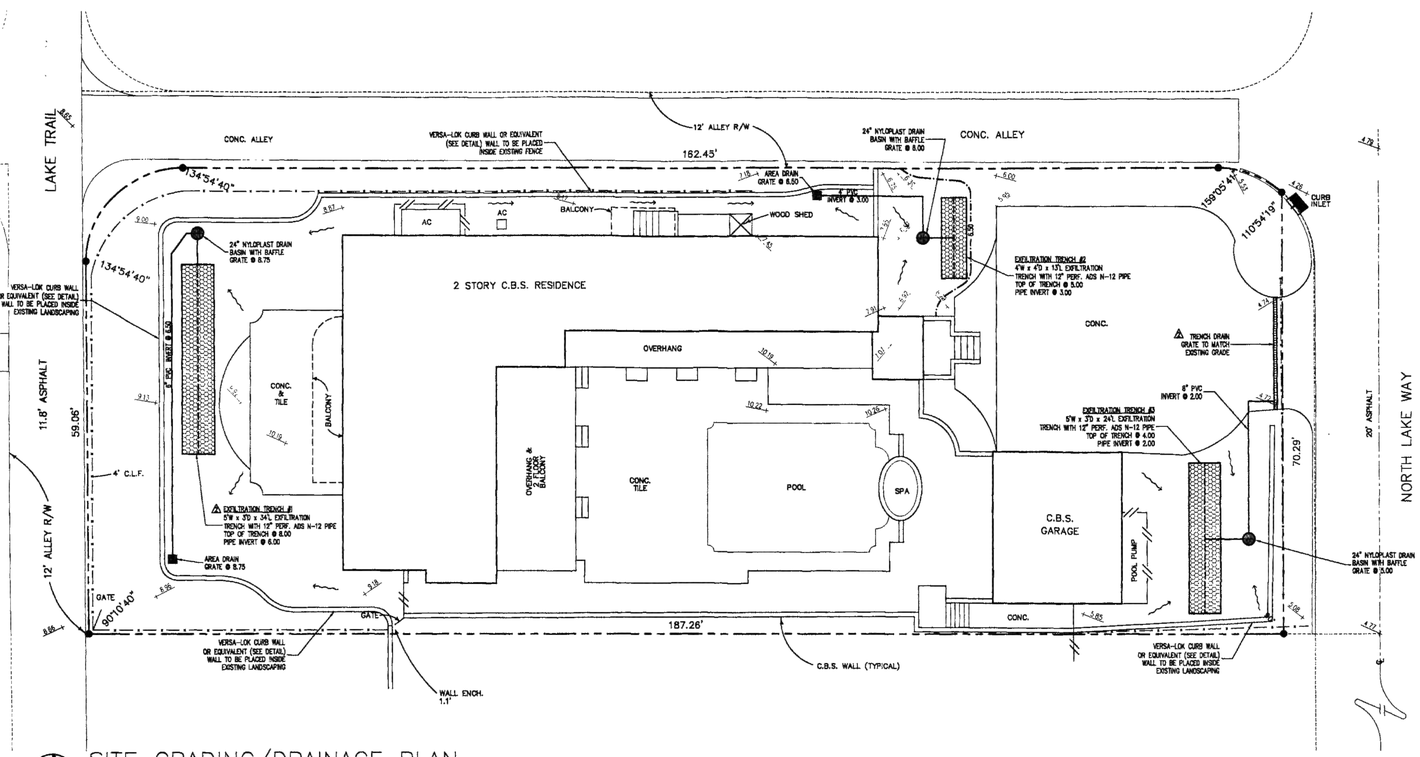
1246 North Lake Way
Palm Beach
Florida

DATE ISSUED:
October 23, 2023

DATE PLOTTED:
October 23, 2023

N

C1



SITE GRADING/DRAINAGE PLAN

1/8" = 1'-0"

BAKER RESIDENCE
1246 NORTH LAKE WAY
PALM BEACH, FLORIDA

STORMWATER MANAGEMENT CALCULATIONS △1

SITE PLAN DATA

Total Lot Area = 13,827 sq. ft. ±

Impervious Area
(roofline area) = 7,624 sq.ft. ±

Pervious Area = 6,203sq.ft. ±

ESTIMATED RUNOFF VOLUME

Impervious Runoff Volume:
2" x 7,624 sq.ft. x 1 ft./12 in. = 1,271 cu.ft.

Pervious Runoff Volume:
0.4" x 6,203 sq.ft. x 1 ft./12 in. = 207 cu.ft.

Total Volume to be Retained = 1,478 cu.ft.

EXFILTRATION TRENCH CALCULATIONS (SFWMD ANALYSIS)

EXFILTRATION TRENCH # 1.
L = Total Length of Trench Provided = 34 ft
W = Trench Width = 3.00 ft
K = Hydraulic Conductivity = 0.000112 cfs/sq.ft. per ft. of head
H2 = Depth to Water Table = 5.75 ft.
DU = Non-Saturated Trench Depth = 3.00 ft
DS = Saturated Trench Depth = 0.00 ft

V = Volume Treated = 1,007 cu.ft.

EXFILTRATION TRENCH # 2.
L = Total Length of Trench Provided = 13 ft
W = Trench Width = 4.00 ft
K = Hydraulic Conductivity = 0.000112 cfs/sq.ft. per ft. of head
H2 = Depth to Water Table = 3.00 ft
DU = Non-Saturated Trench Depth = 2.00 ft
DS = Saturated Trench Depth = 2.00 ft

V = Volume Treated = 223 cu.ft.

EXFILTRATION TRENCH # 3.
L = Total Length of Trench Provided = 24 ft
W = Trench Width = 5.00 ft
K = Hydraulic Conductivity = 0.000112 cfs/sq.ft. per ft. of head
H2 = Depth to Water Table = 2.00 ft.
DU = Non-Saturated Trench Depth = 1.00 ft
DS = Saturated Trench Depth = 2.00 ft

V = Volume Treated = 265 cu.ft.

TOTAL RUNOFF VOLUME RETAINED = 1,495 cu.ft.

SKA
SKA ARCHITECT + PLANNER (561) 655-7676
204 PHIPPS PLAZA PALM BEACH, FLORIDA

BAKER RESIDENCE
1246 NORTH LAKE WAY
PALM BEACH, FLORIDA

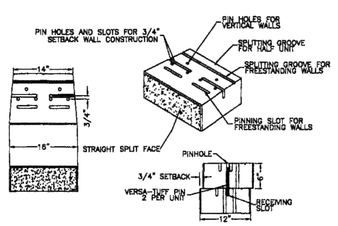
OFFICE COPY

△1 12/18/02 UPDATE TO SHOW SITE DRAINAGE FOR ENTIRE SITE

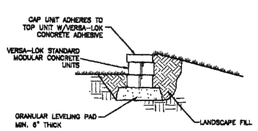
△2 01/22/03 UPDATE CALCULATIONS TO REFLECT PERCOLATION TEST RESULTS; ADJUST EXFILTRATION TRENCH #1; ADD DRIVEWAY TRENCH DRAIN

LEGEND

- EXISTING ELEVATION PER DONALD D. DANIELS INC. CONSULTING SURVEYORS & MAPPERS
- PROPOSED ELEVATION CONTOUR
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



VERSA-LOK STANDARD UNIT/PINNING
SCALE: 1"= 6"-0"



TYPICAL SECTION-UNREINFORCED CURB WALL
SCALE: 1/2"=1'

REVIEWED
As submitted this date: FEB 03 2003
Town of Palm Beach, Building Department
Building Plans Examiner

REVIEWED
As submitted this 30 JAN 2003
TOWN OF PALM BEACH, Public Works Department
Project Engineer

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE
ONE CALL OF FLORIDA, INC.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL EXISTING UTILITIES FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

REVISIONS:
△1 12/18/02
△2 01/22/03
△
△

RECEIVED
JAN 26 2003
TOWN OF PALM BEACH
PERMIT

Douglas G. Winter
Florida P.E. #20006

Doug Winter Companies, Inc.
Certificate of Authorization #2001
4047 Okeechobee Blvd., Suite 222
West Palm Beach, FL 33409
Ph (561) 471-5863 Fx (561) 471-5075
Civil/Environmental Consultant Engineering
Water Management Permitting
Wetland Permitting
Site Development Permitting
Golf Course Renovation/Design

1/24/03
Chad M Gruber
Florida P.E. #57406

SHEET NUMBER:
C-1
DATE:
09-21-00
JOB #
0198

ARC-23-160
SECOND SUBMITTAL
OCTOBER 23, 2023

BGS
Landscape Architecture & Engineering
960 Busti Avenue
Buffalo, New York 14213
(716) 830-8636
bgspllc.com
PE36171

EXISTING DRAINAGE DETAILS A& SPECIFICATIONS

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
October 23, 2023

△
△
△
△
△
△

DATE PLOTTED:
October 23, 2023

C2