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HARDSCAPE & LANDSCAPE IMPROVEMENTS

1246 NORTH LAKE WAY PALM BEACH, FLORIDA



BGS

Landscape
Architecture
& Engineering

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

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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

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
December 8, 2023

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DATE PLOTTED:
December 8, 2023

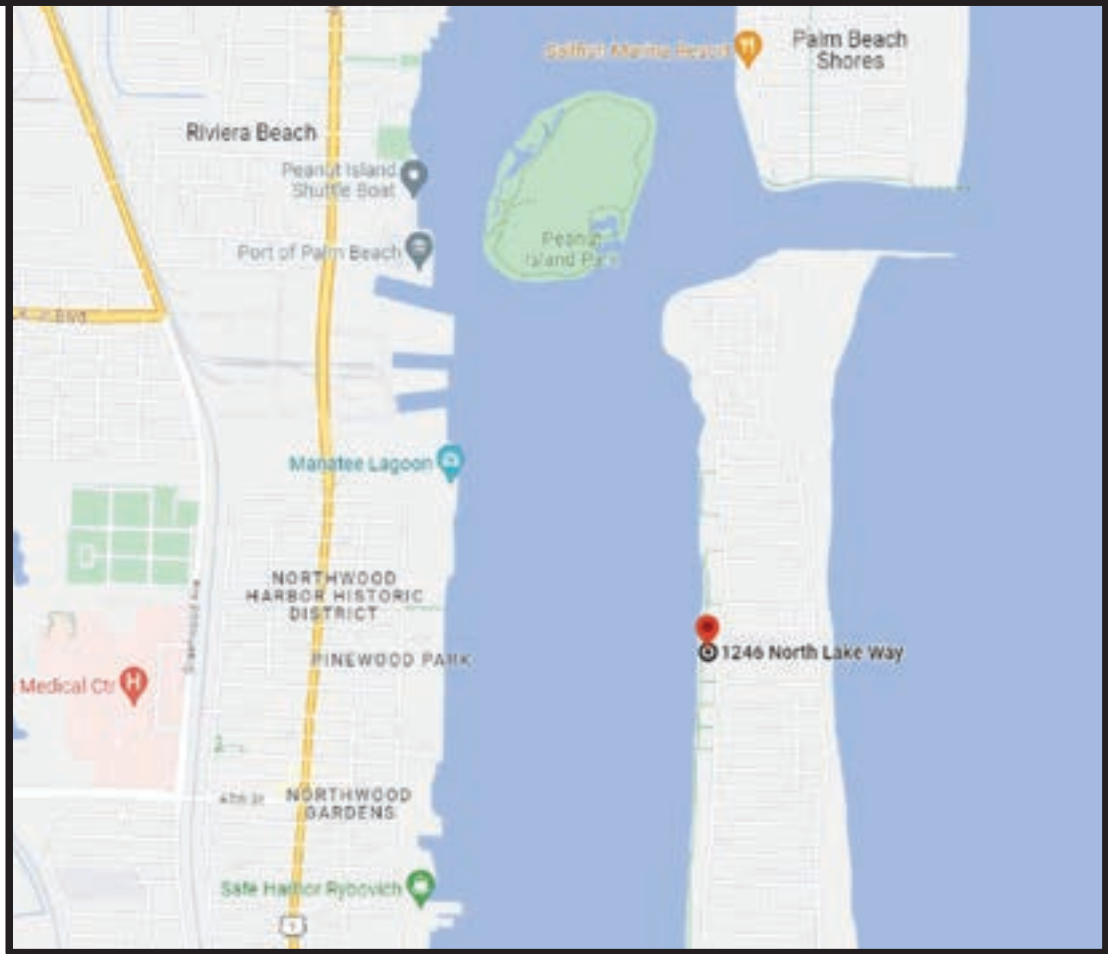
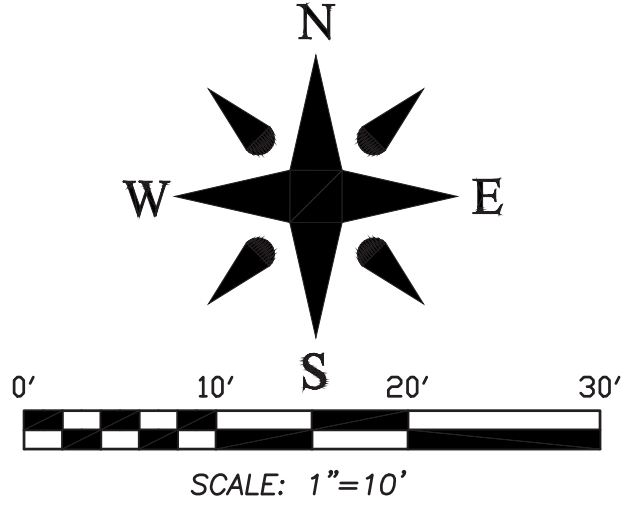
TITLE COMMITMENT REVIEW						
CLIENT: JGCB Miller Aspen, LLC, a Florida limited liability company		COMMITMENT NO. : 11146911	DATE: 05/02/23			
REVIEWED BY: Craig Wallace		JOB NO. : 16-1447.2				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY 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

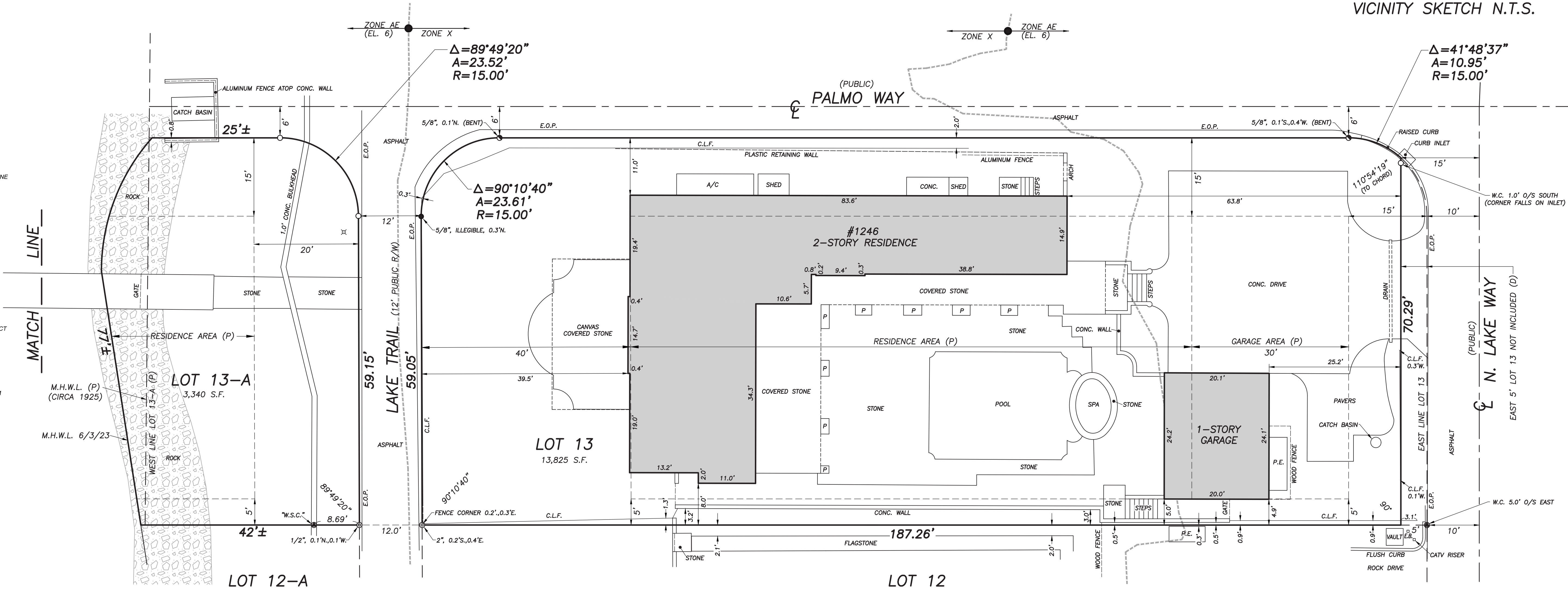
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.



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
- ESMT = 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
- P.V.M.T. = PAVEMENT
- (R) = RADIAL
- R. = RADIUS
- R.G.E. = 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
- UC. = 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
- Δ = BASELINE
- Δ = CENTERLINE
- Δ = CENTRAL ANGLE/DELTA
- Δ = CONCRETE MONUMENT FOUND (AS NOTED)
- Δ = CONCRETE MONUMENT SET (LB #4569)
- Δ = ROD & CAP FOUND (AS NOTED)
- Δ = 6\"



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:

- 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.
- 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 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: 6/3/2023

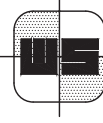
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357



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

BOUNDARY SURVEY FOR:

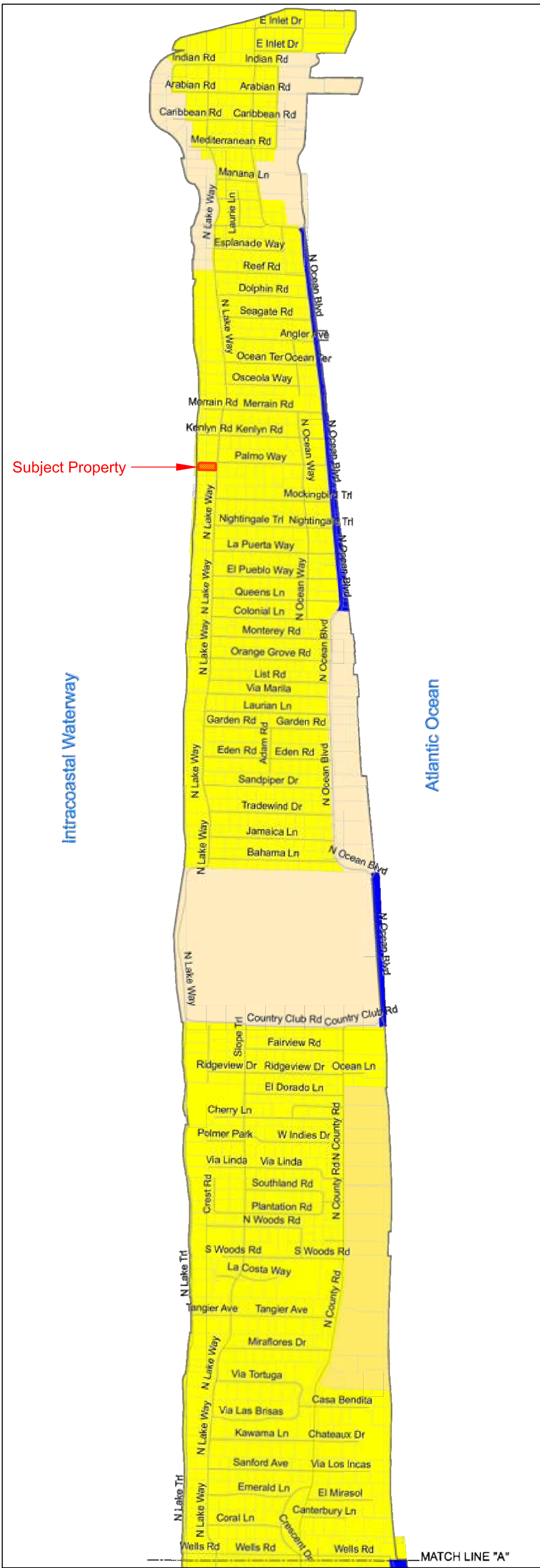
MYRON M. MILLER
AND MICHELLE MILLER



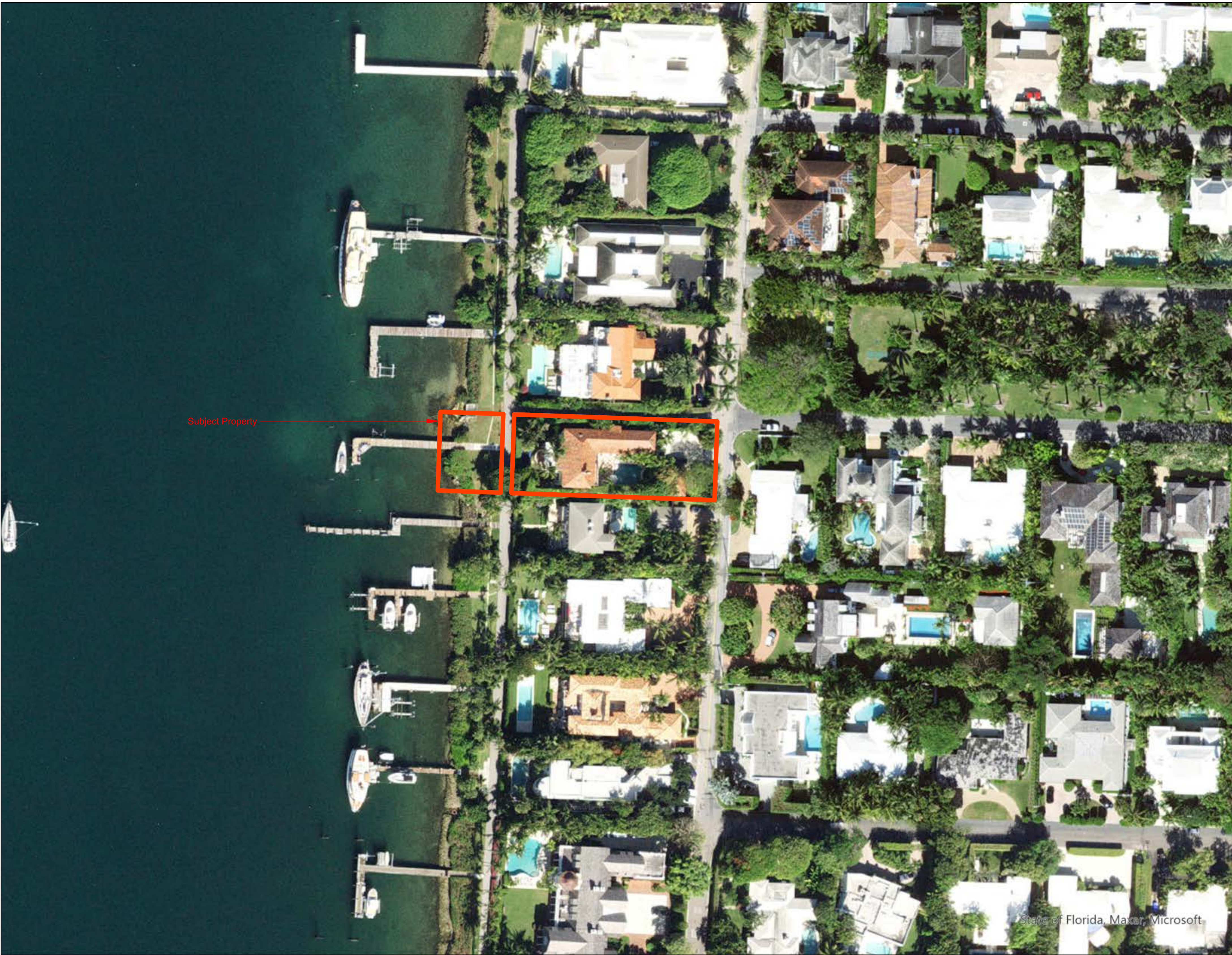
WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4069
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

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

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VICINITY LOCATION MAP
N.T.S.



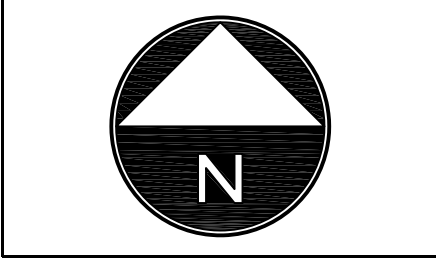
LOCATION PLAN
N.T.S.


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(561) 602-6277
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VICINITY LOCATION MAP & LOCATION PLAN

1246 North Lake Way
Palm Beach
Florida
JOB #1017

DATE ISSUED:
December 8, 2023
△
△
△
△
△
△
DATE PLOTTED:
December 8, 2023



V1

ARC-23-160
PRESENTATION
DECEMBER 15, 2023



Entrance to Property



Parking Southeast corner



Northeast: Motor court,
North Buffer



Covered loggia to front door



Courtyard Pool Area



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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)



ARC-23-160
FIRST SUBMITTAL
OCTOBER 5, 2023



512 Lucerne Avenue
Lake Worth Beach, FL 33460
(561) 802-6277
bgsplc.com
LA0000074

CURRENT PHOTOGRAPHS OF SITE

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
October 5, 2023

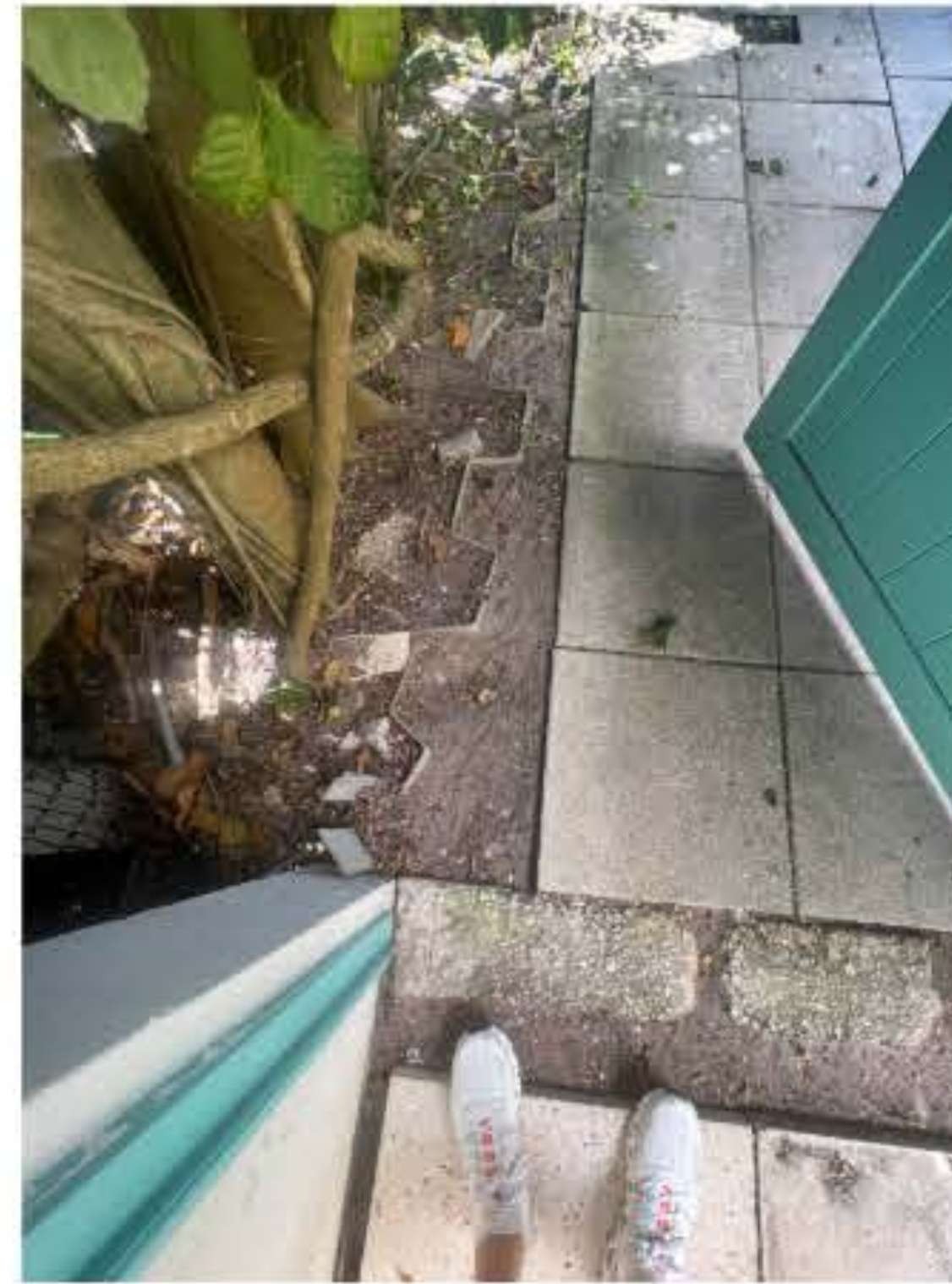


DATE PLOTTED:
October 5, 2023

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



Neighbor-SOUTH



Neighbor- NORTH



Neighbor: Across Street (EAST)



Property NE of Subject Property



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Lake Worth Beach, FL 33460
(561) 802-6277
bgspllc.com
LA0000074

PHOTOGRAPHS OF SURROUNDING PROPERTIES

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
October 5, 2023



DATE PLOTTED:
October 5, 2023

ARC-23-160
FIRST SUBMITTAL
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 RESIDENCE		
(Single-Family, Multi-Family, Comm., Other)			
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	N/A	3,540.32	N/C
(Basement, 1st Fl., 2nd Fl., Accessory Structures, etc.)			
* 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 (See 124-1500)
*** Provide Native plant species info per category as required by 625.003-0003 on separate TOPB Landscape Legend

Existing Plant List					
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT
TREES		Rusty Fig	Ficus Rubiginosa		To be removed
		Gumbo Limbo	Bursera Simaruba		To be removed
		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
		Rhaps	Rhapis Excelsa		To be removed
		Travelers Palm	Ravenala Madagascariensis		To be removed
	1	Sabal Palm	Sabal Palmetto		To be relocated
		Bougainvillea	Bougainvillea Spectabilis		To be removed
		Hibiscus	Hibiscus Rosa-Sinensis		To be removed
GROUNDCOVER / SHRUBS/VINES		Ti Plant	Cordyline Minalis		To be removed
		Weeping Fig	Ficus Benjamina		To be removed
		Coontie	Zamia Integrifolia		To be removed
		Jasmine	Jasminum		To be removed

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West Palm Beach, FL 33401
(561) 602-6277
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EXISTING SITE PLAN (LOT 13)

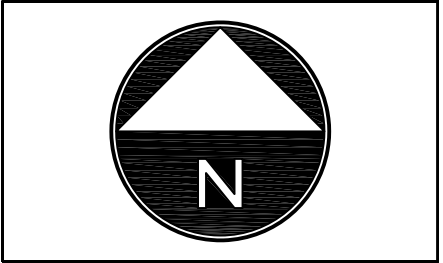
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1246 North Lake Way
Palm Beach
Florida

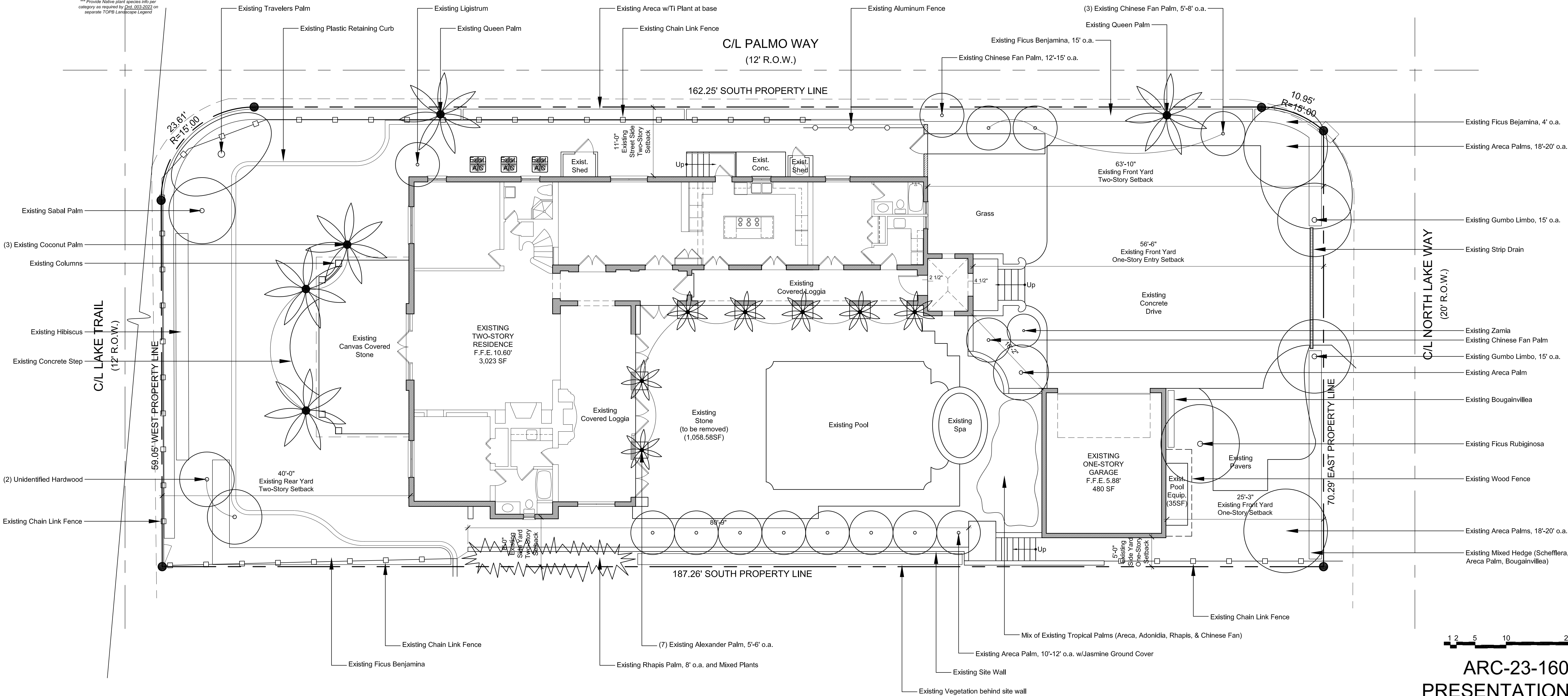
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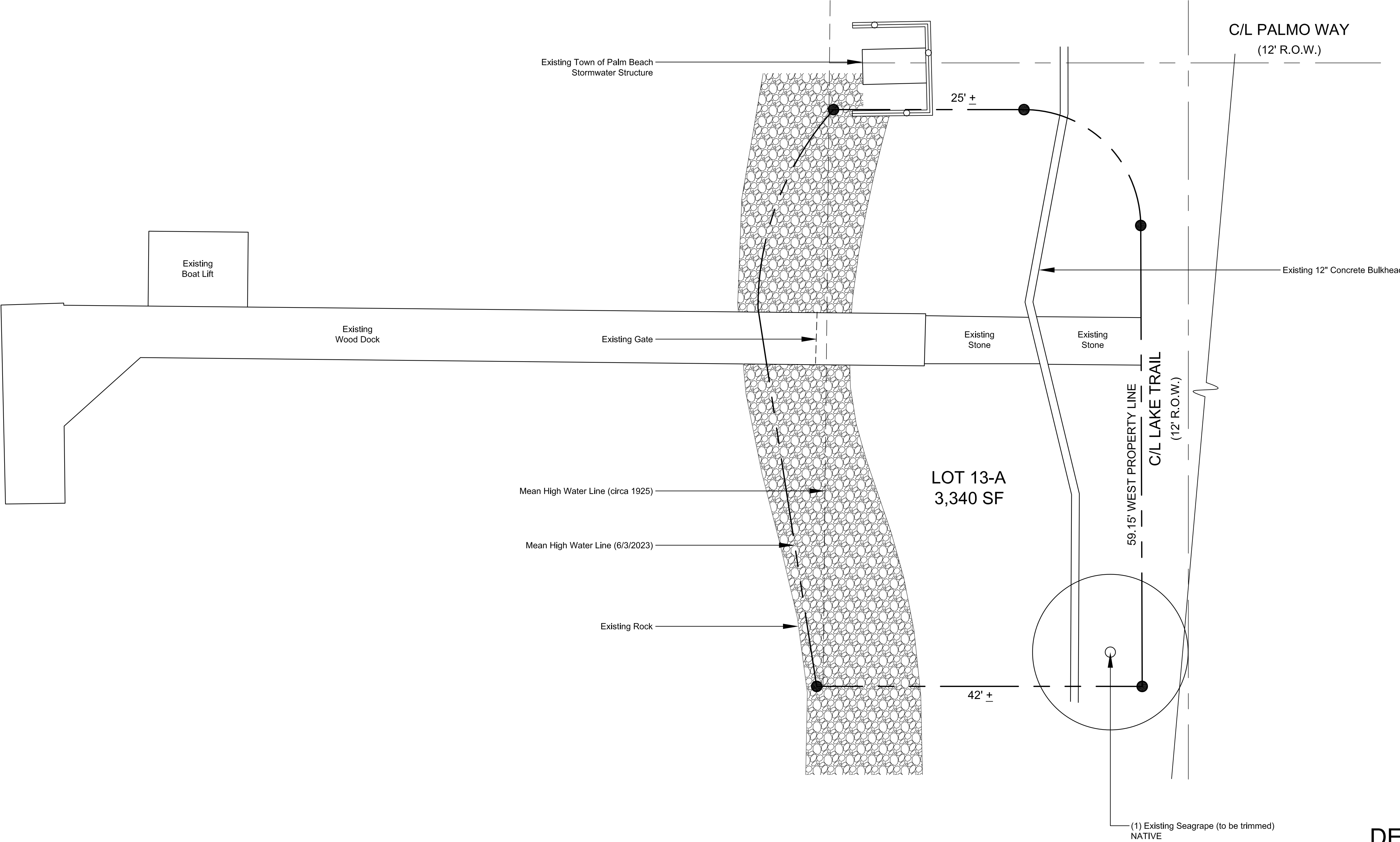


EX1



ARC-23-160
PRESENTATION
DECEMBER 15, 2023

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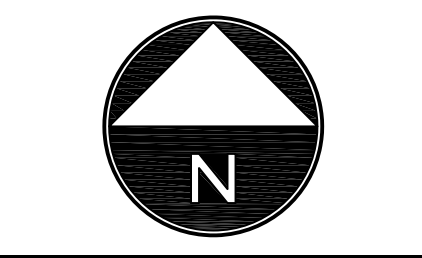
ARC-23-160
PRESENTATION
DECEMBER 15, 2023

EXISTING SITE PLAN (LOT 13-A) SCALE: 1/8" = 1'-0"

1246 North Lake Way
Palm Beach
Florida
JOB #1017

DATE ISSUED:
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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 RESIDENCE		
(Single-Family, Multi-Family, Comm., Other)			
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	N/A	3,540.32	N/C
(Basement, 1st Fl., 2nd Fl., Accessory Structures, etc.)			
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	25.25' E (1st) 63.83' E (2nd)	N/C
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* 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 (See 124-1500)
*** Provide Native plant species info per category as required by Ord. 203-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

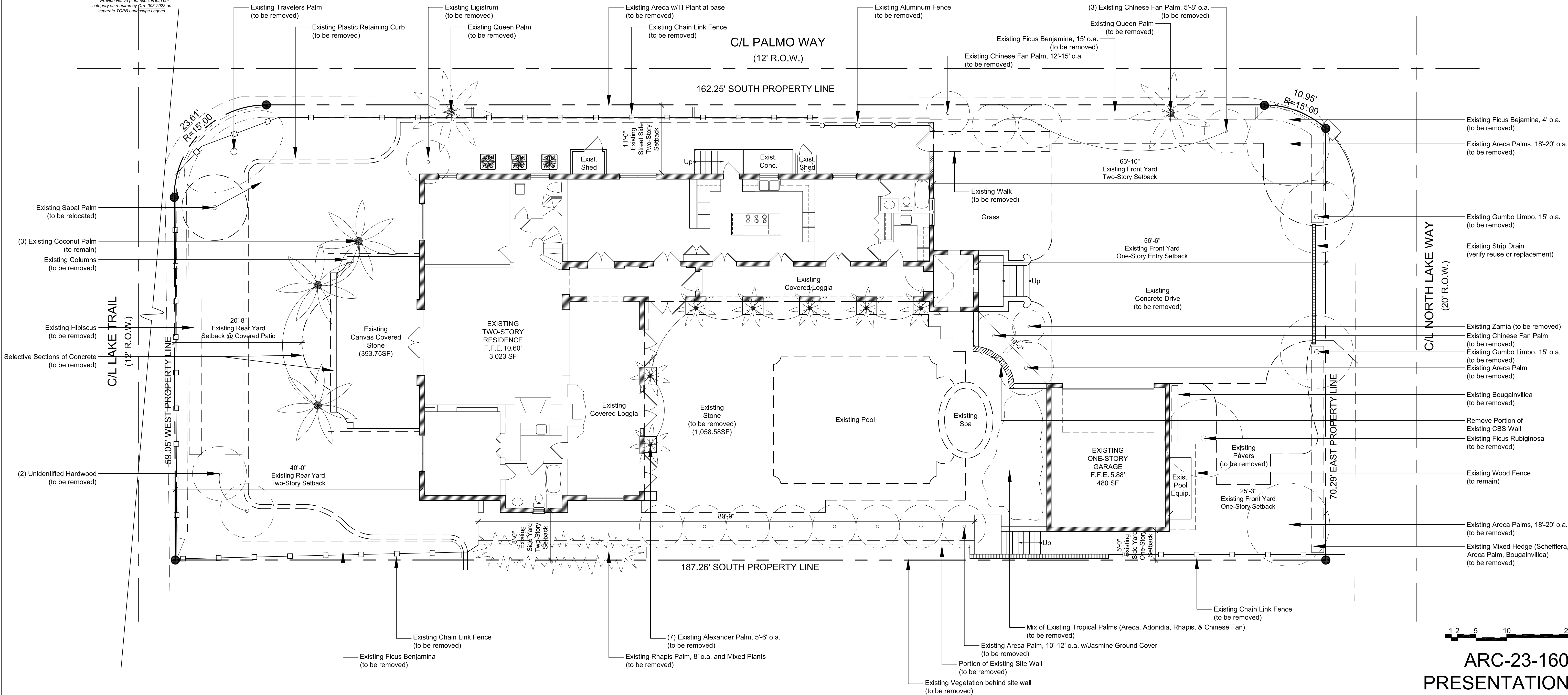
REV 08/2020026

Existing Plant List					
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT
TREES		Rusty Fig	Ficus Rubiginosa		To be removed
		Gumbo Limbo	Bursera Simaruba		To be removed
		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
		Rhaps	Rhapis Excelsa		To be removed
		Travelers Palm	Ravenea Madagascariensis		To be removed
	1	Sabal Palm	Sabal Palmetto		To be relocated
		Bougainvillea	Bougainvillea Spectabilis		To be removed
		Hibiscus	Hibiscus Rosa-Sinensis		To be removed
GROUNDCOVER / SHRUBS/VINES		Ti Plant	Cordyline Minalis		To be removed
		Weeping Fig	Ficus Benjamina		To be removed
		Coontie	Zamia Integrifolia		To be removed
		Jasmine	Jasminum		To be removed

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.

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

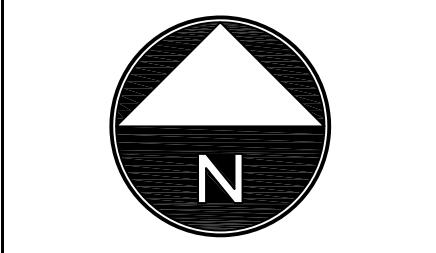
DEMOLITION SITE PLAN

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
December 8, 2023

DATE PLOTTED:
December 8, 2023



D1

ARC-23-160
PRESENTATION
DECEMBER 15, 2023

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 RESIDENCE		
(Single-Family, Multi-Family, Comm., Other)			
FEMA Flood Zone Designation			
Zero Datum for point of meas. (NAVD)	4.78' N.G.V.D.		
Crown of Road (COR) (NAVD)			
	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	N/A	3,540.32	N/C
(Basement, 1st Fl., 2nd Fl., Accessory Structures, etc.)			
* 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.		

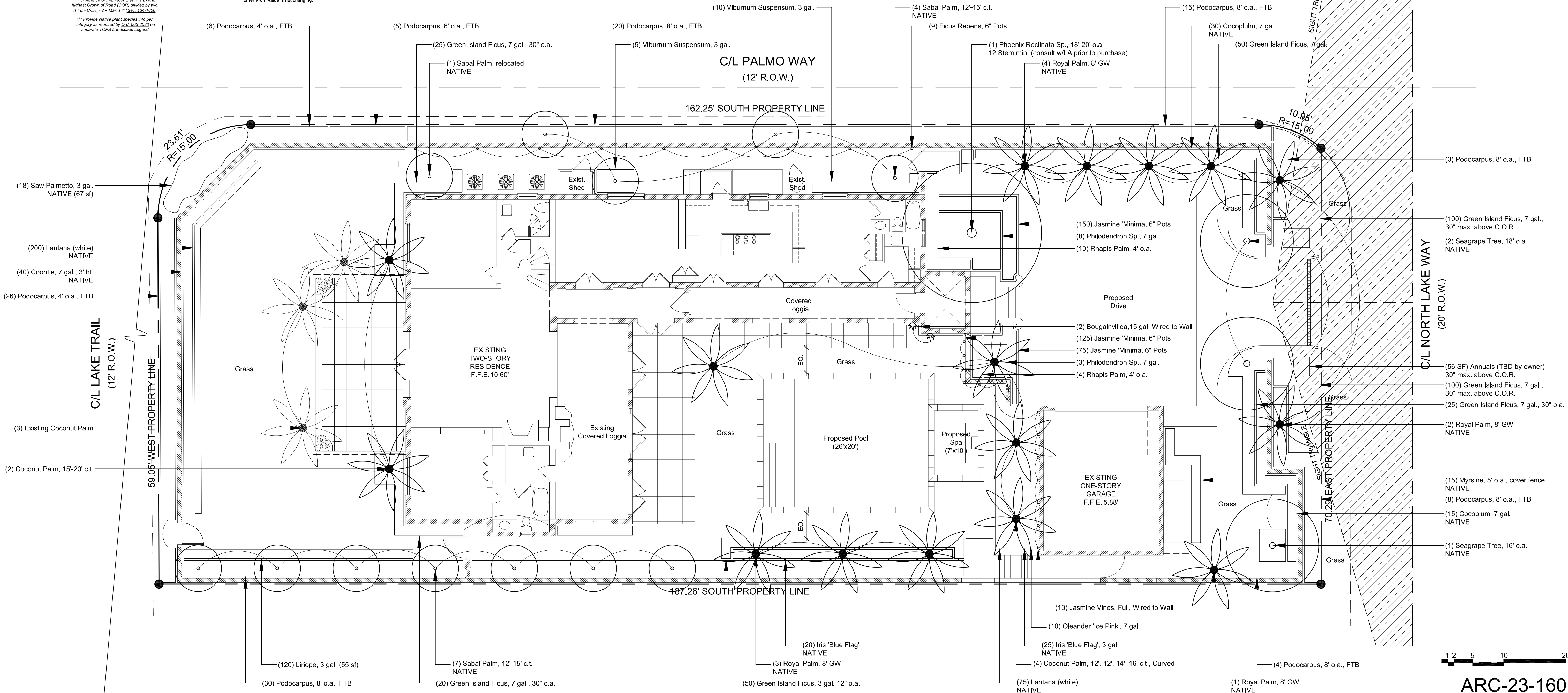
* Indicate each side yard with cardinal direction (N, S, E, W)
*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Road (COR) divided by two. (FFE - COR) / 2 = Max. Fill (See Sec. 12A-150.00)
*** Provide Native plant species info per category as required by Govt. 003-2023 on separate TOPB Landscape Legend

Proposed Plant List					
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT
TREES	1	Seagrape	Coccoloba Uvifera	16' o.a.	
	2	Seagrape	Coccoloba Uvifera	18' o.a.	
	1	Seagrape	Coccoloba Uvifera		Existing, to be trimmed
PALMS	3	Coconut Palm	Cocos Nucifera	Varies	
	4	Coconut Palm	Cocos Nucifera	12', 12', 14', 16' c.t.	Curved
	4	Coconut Palm	Cocos Nucifera	15'-20' c.t.	
	14	Rhaps Palm	Rhaps Excelsa	4' o.a.	
	10	Royal Palm	Roystonea Regia	8' GW	
	11	Sabal Palm	Sabal Palmetto	12'-15' c.t.	
	1	Sabal Palm	Sabal Palmetto		Relocated
	1	Senegal Date Palm	Phoenix Reclinata Sp.	18'-20' o.a.	12 stem min.
	2	Bougainvillea	Bougainvillea	15 gal.	Wired to wall
	45	Cocoplum	Chrysobalanus Icaco	7 gal.	Full to base, form hedge
SHRUBS/VINES	40	Coontie	Zamia Intergrifolia	7 gal., 3' ht.	
	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		
	13	Jasmine	Jasminum		Wired to wall
	350	Jasmine 'Minima'	Trachelospermum Asiaticum	6" pots	
	275	Lantana	Lantana Involucrata		White
	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.	
CG		Annuals			By owner, 56 sf
	120	Liriope	Liriope Muscari	3 gal.	55 sf
	18	Saw Palmetto	Serenoa Repens		67 sf

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/greenpace 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



Zoning Legend			
Property Address	1246 NORTH LAKE WAY, PALM BEACH, FL 33480 (LOT 13)		
Zoning District	R-8 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 RESIDENCE		
(Single-Family, Multi-Family, Condo, Other)			
FEMA Flood Zone Designation			
Zero Datum for point of meas. (NAVD)	4.78' N.G.V.D.		
Crown of Road (COR) (NAVD)			
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., Accessory 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-8 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%)	3,780.21 (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 %			

Proposed Plant List					
QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
1	Seagrape	Coccoloba uvifera	18' o.a.		X
2	Seagrape	Coccoloba uvifera	18' o.a.		X
1	Seagrape	Coccoloba uvifera		Existing, to be trimmed	X
3	Coconut Palm	Cocos nucifera	Varies		
4	Coconut Palm	Cocos nucifera	12", 12", 14", 16" c.t.	Curved	
4	Coconut Palm	Cocos nucifera	15'-20' c.t.		
14	Rhaps 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.	
2	Bougainvillea	Bougainvillea	15 gal.	Wired to wall	
45	Cocoplum	Chrysobalanus icaco	7 gal.	Full to base, form hedge	X
40	Coontie	Zamia integrifolia	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 sp.	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.		
COG					
120	Liriope	Liriope muscari	3 gal.	By owner, 56 sf	
18	Saw Palmetto	Serenoa repens	3 gal.	55 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 %)	736.34 (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's Native Plant Checklist for Your Neighborhood, Statewide Plant List
 OR
 the Florida Native Plant Society's Native Plant Checklist for Your Area List
 Note: Modification of 100% of existing landscape/vegetation is subject to minimum native plant requirements and must include 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 open space data shall be incorporated on to corresponding zoning legend.
 See Ord. 803-2022 REV BP 20230727

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PROPOSED LANDSCAPE PLAN

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

1246 North Lake Way
Palm Beach
Florida

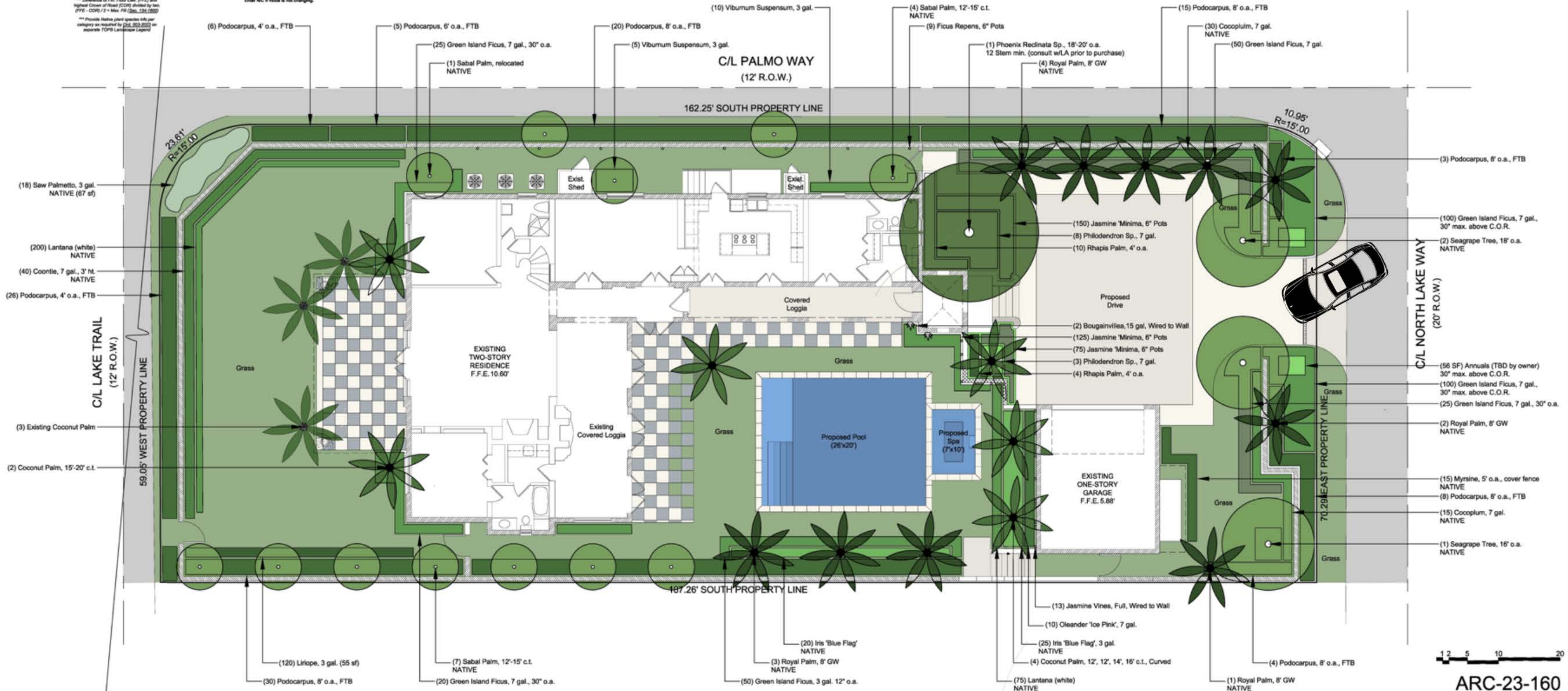
JOB #1017

DATE ISSUED:
December 8, 2023

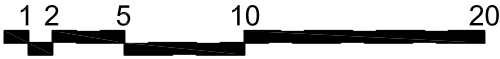
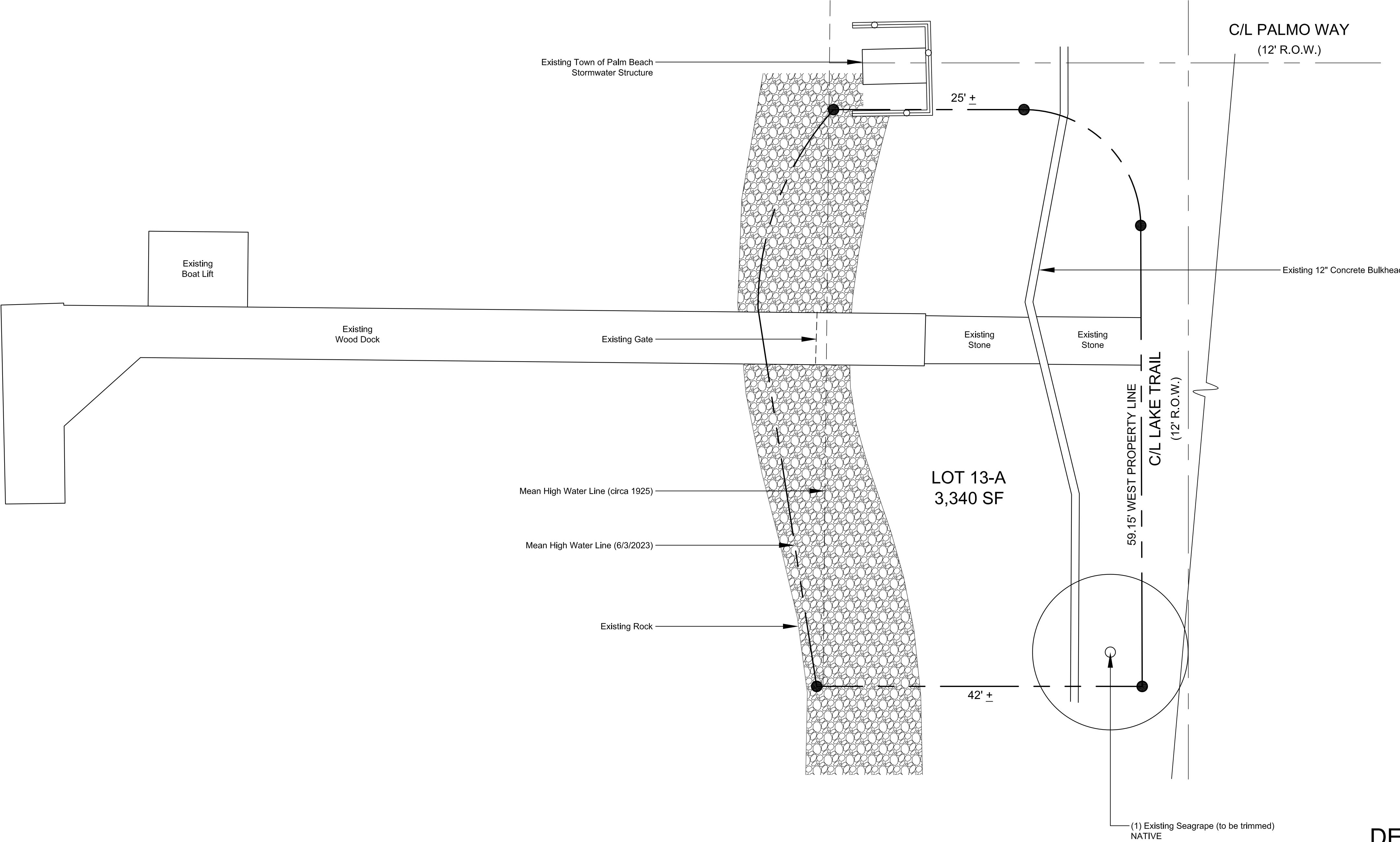
DATE PLOTTED:
December 8, 2023

ARC-23-160
PRESENTATION
DECEMBER 15, 2023

L2R



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PRESENTATION
DECEMBER 15, 2023

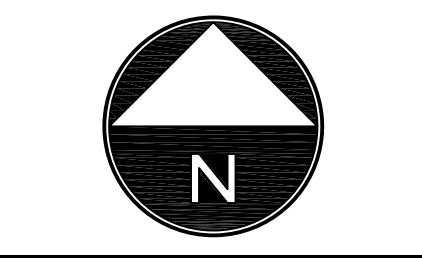
PROPOSED LANDSCAPE PLAN (LOT 13-A) SCALE: 1/8" = 1'-0"

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
December 8, 2023

DATE PLOTTED:
December 8, 2023



L2.1


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PROPOSED LANDSCAPE PLAN (LOT 13-A) SCALE: 1/8" = 1'-0"

1246 North Lake Way
Palm Beach
Florida

JOB #1017

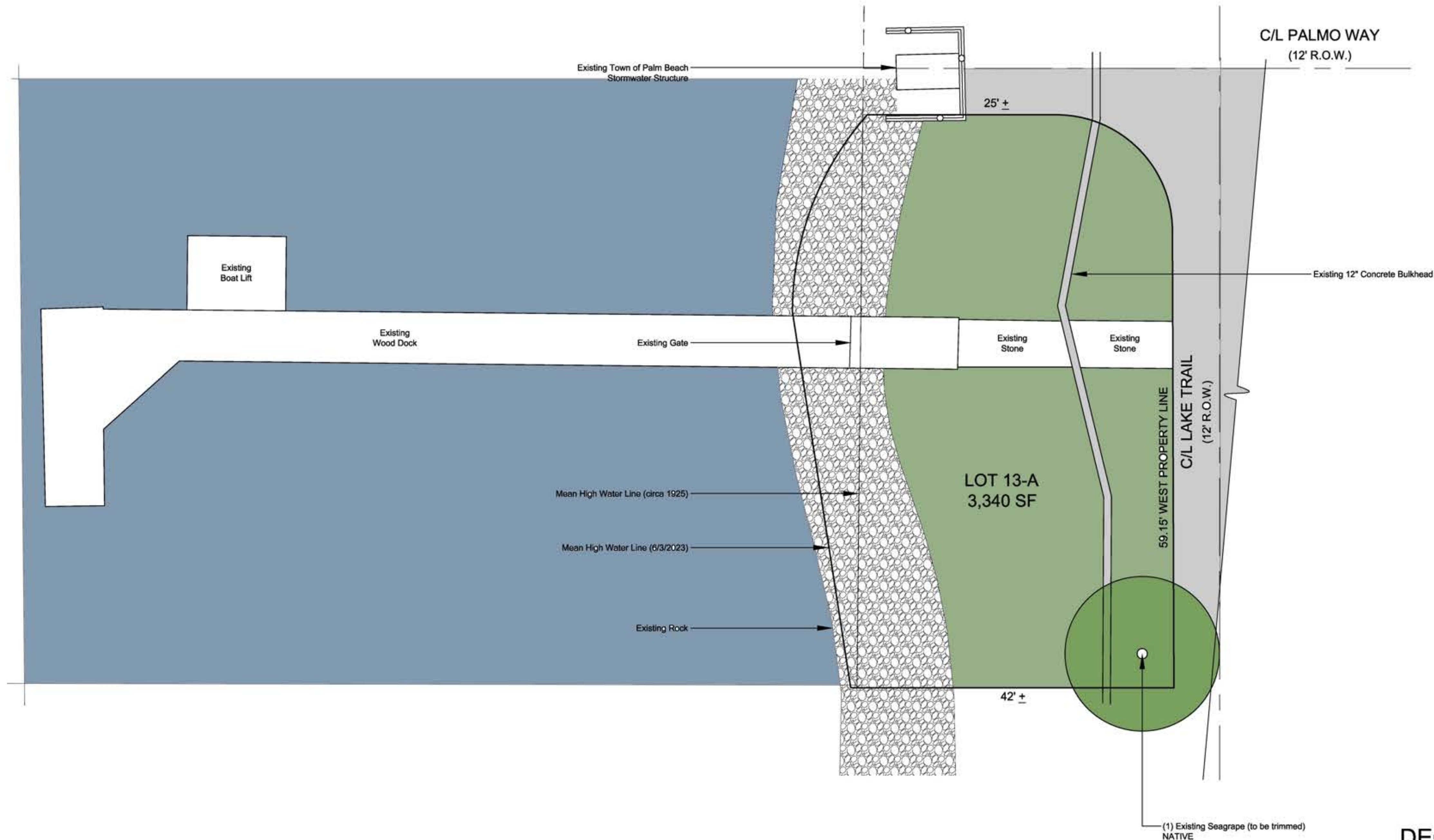
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December 8, 2023



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December 8, 2023

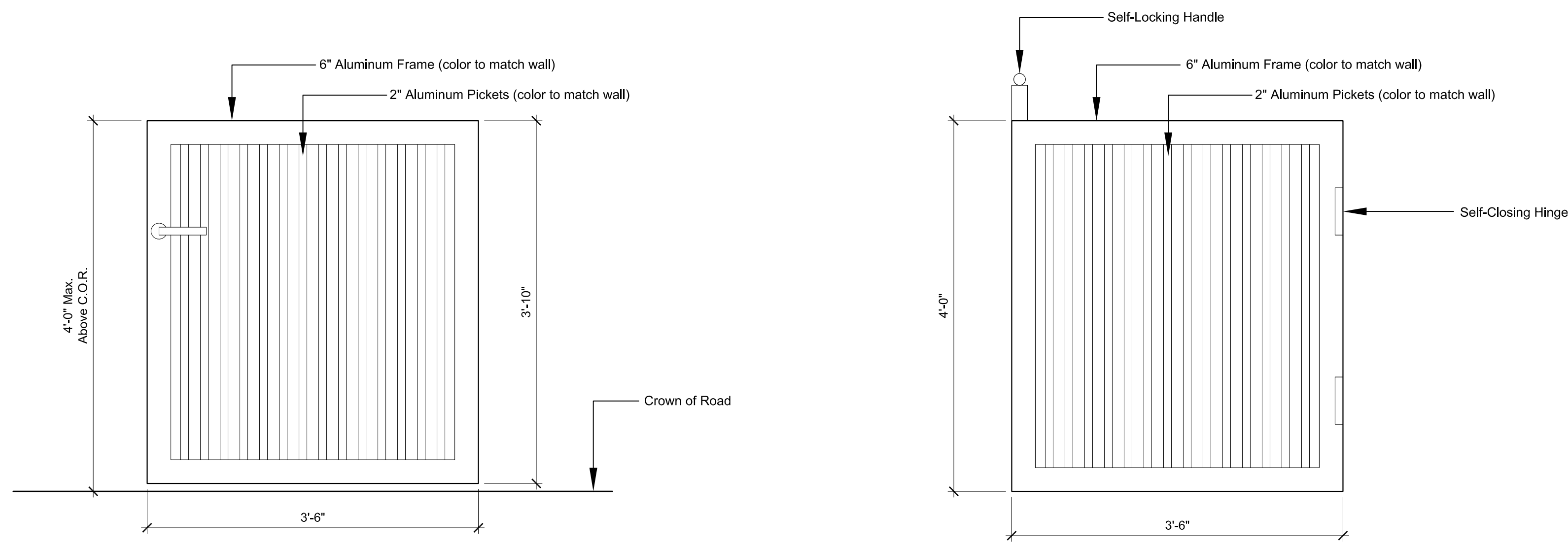


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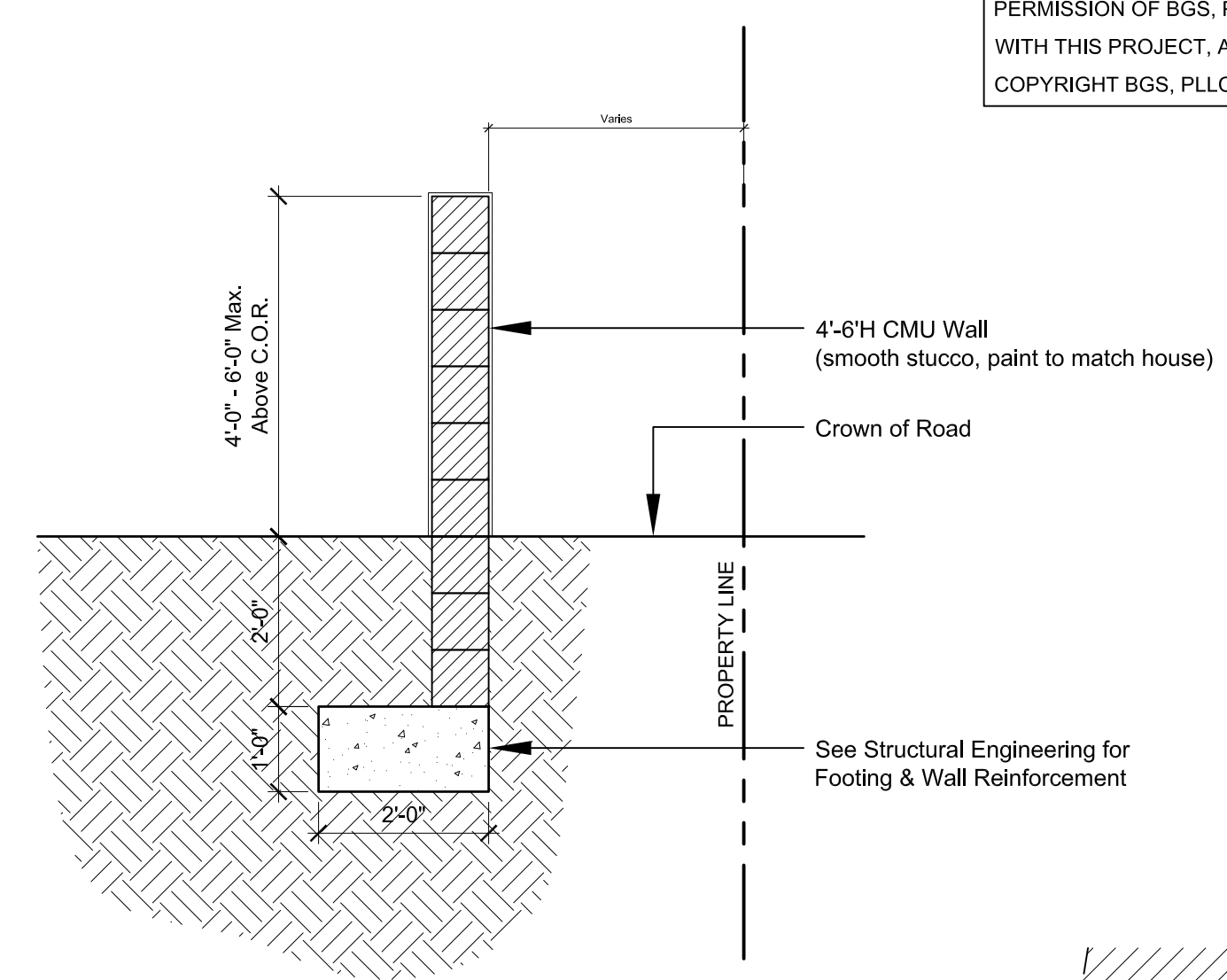
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ARC-23-160
PRESENTATION
DECEMBER 15, 2023



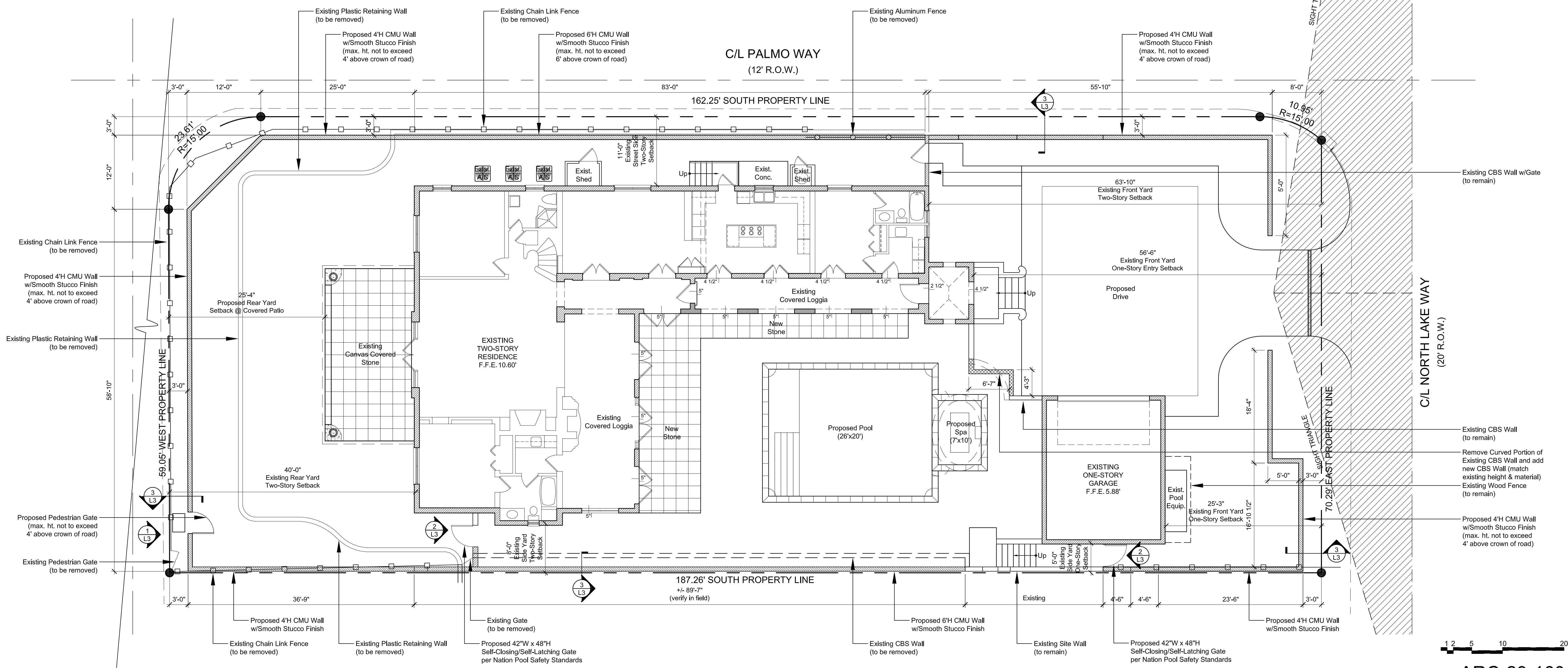
1 Pedestrian Gate Detail
1" = 1'-0"

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



3 Typical Site Wall Section
1/2" = 1'-0"

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PRESENTATION
DECEMBER 15, 2023


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EXISTING & PROPOSED FENCES, WALLS, & GATES

1246 North Lake Way
Palm Beach
Florida
JOB #1017

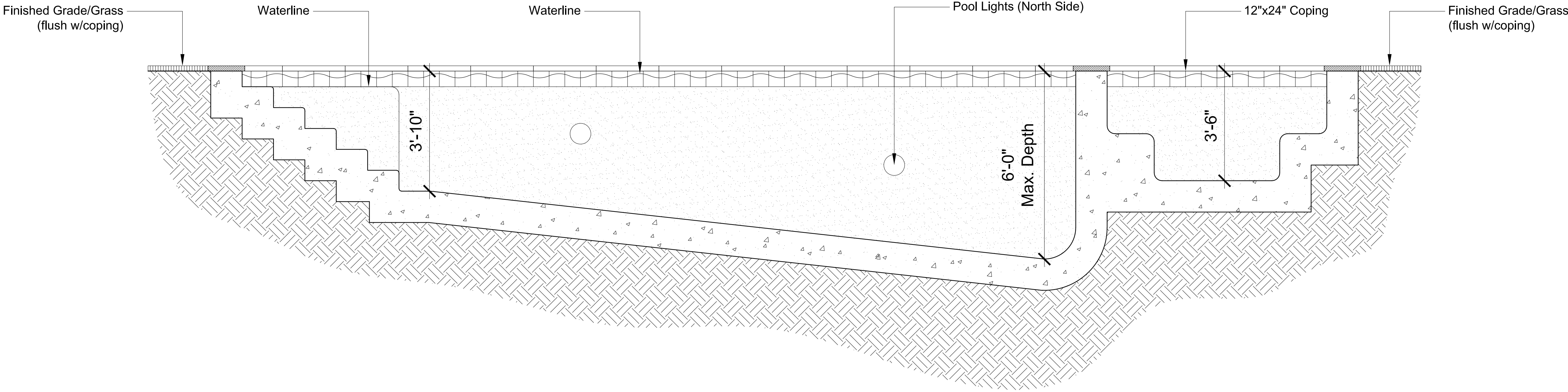
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December 8, 2023

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December 8, 2023

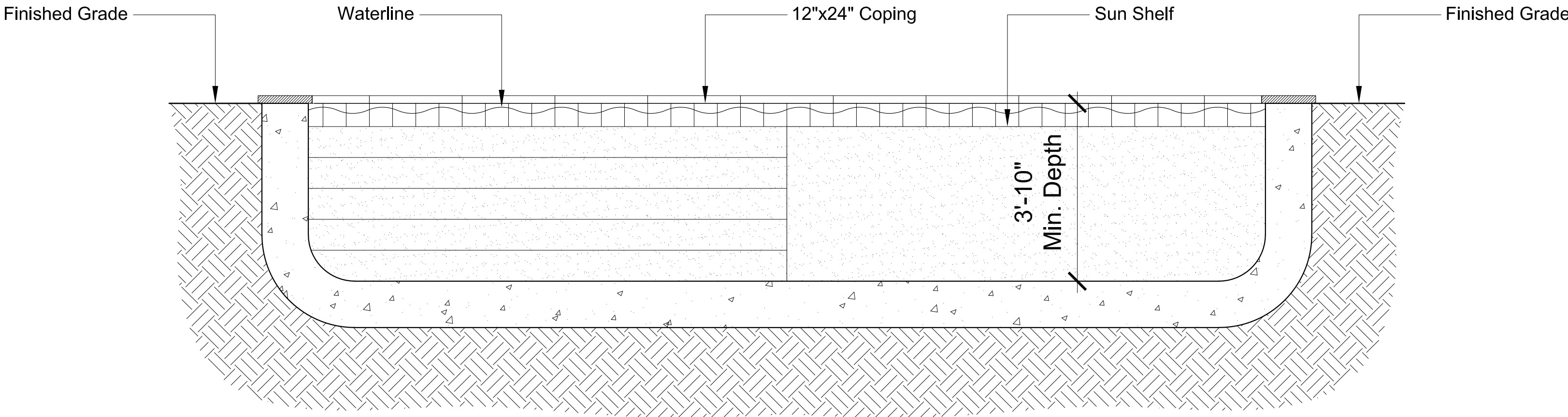

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L3

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



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

ARC-23-160
PRESENTATION
DECEMBER 15, 2023


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SCALE: VARIES

SECTIONS & DETAILS

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
December 8, 2023

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DATE PLOTTED:
December 8, 2023



L4

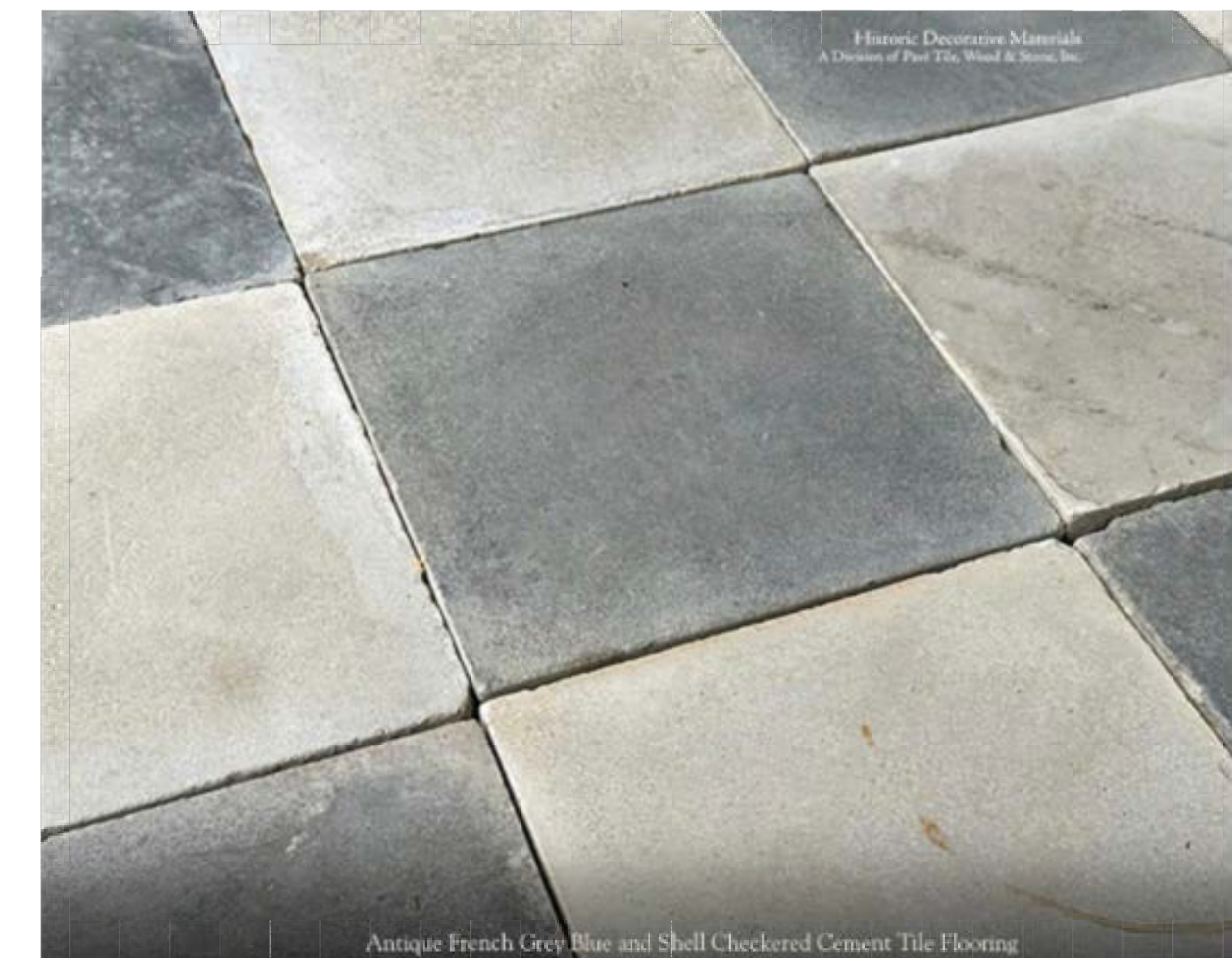


Tabby Motor Court: Textured center with smooth outer band. Concrete to match “shell” stone color



Pool Finish-French Grey

Inspiration and direction - Antique Grey Blue and Shell Checkered Cement



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

ARC-23-160
PRESENTATION
DECEMBER 15, 2023



MATERIALS & FINISHES

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
December 8, 2023



DATE PLOTTED:
December 8, 2023

M1

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LANDSCAPE LIGHTING PLAN

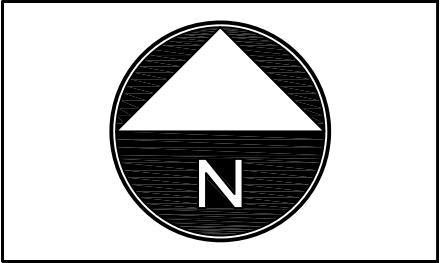
1246 North Lake Way
Palm Beach
Florida

JOB #1017

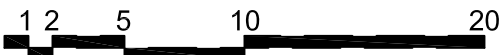
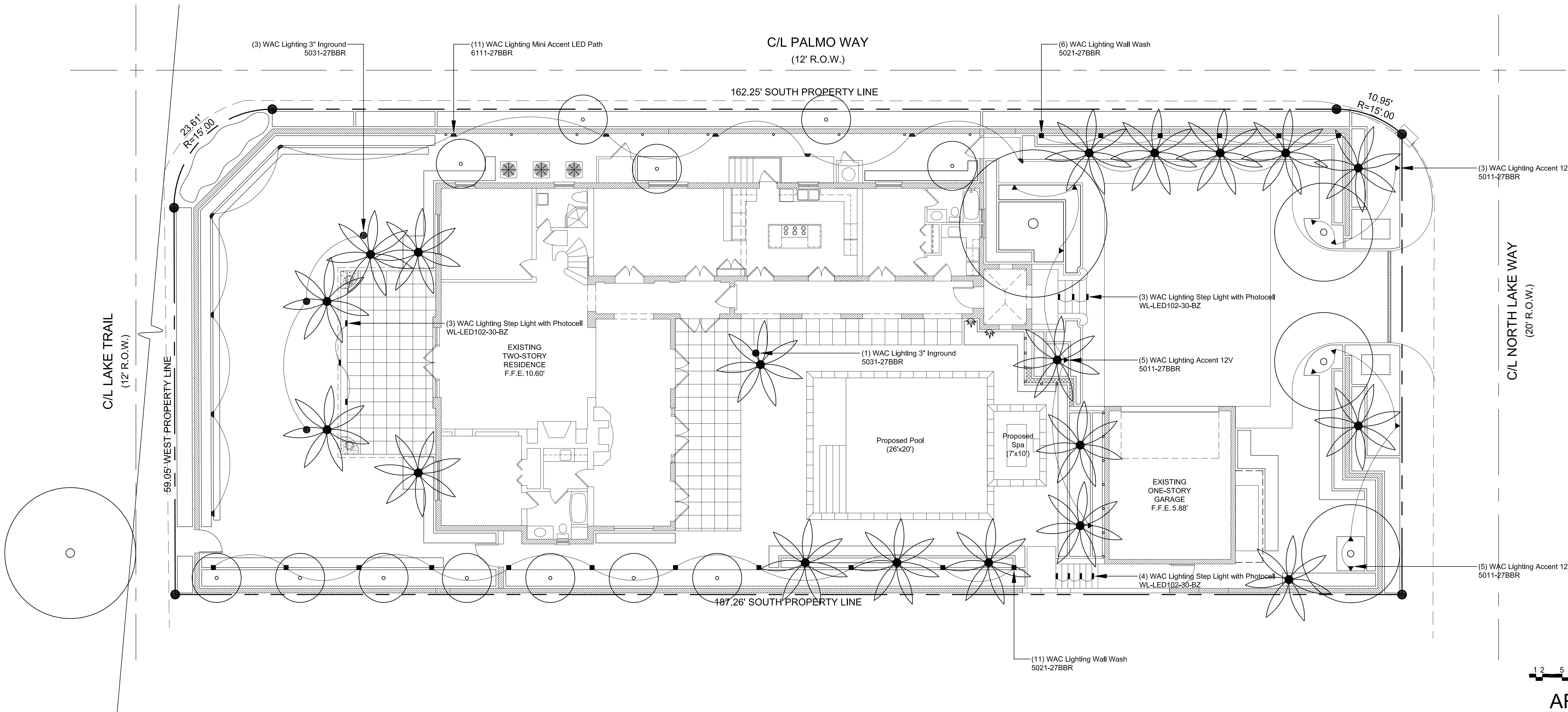
DATE ISSUED:
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DATE PLOTTED:
December 8, 2023



LL1



ARC-23-160
PRESENTATION
DECEMBER 15, 2023

Lighting Legend					
SYMBOL	QTY	MANUFACTURER	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

ACCENT 12V ▲
5011

WAC
LANDSCAPE LIGHTING



24" 12" 6" 6"

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape accent luminaire. One fixture replaces all older halogen landscape accent lights.

FEATURES

- Adjustable and lockable beam angle
- Integral driver
- IP66 rated. Protected against high-pressure water jets
- Includes a detachable thermal shield
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixture
- Mounting stakes, 1/2" lead wire and direct burial gal. steel wire nuts included
- Materials resistant to UV light against weathering
- UL 1008 Listed
- MSL Detachable with remote MSL driver

SPECIFICATIONS

Input:	0-120VAC (Transformer is required)
Power:	10 to 100W / 20A / 20A
Brightness:	10 to 100 lm
Beam Angle:	12° to 60°
CRI:	80
Rated Life:	70,000 hours

ORDERING NUMBER

	Color Temp.	Finish
5011	Accent 12V	27 2700K BK Black anodized Aluminum 30 3000K BZ Bronze anodized Aluminum 40 4000K BRN Brushed Brass

5011-_____
Example: 5011-30BBR

weLighting.com
Phone: (800) 526-2585
Fax: (800) 526-2585

Headquarters/Eastern Distribution Center
44 Hudson Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct.
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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MINI ACCENT 12V △
5111

WAC
LANDSCAPE LIGHTING



24" 12" 6" 6"

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights.

FEATURES

- Continuously Adjustable Beam Angles. Indexed at 12°, 27°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 10, 20, 40, 60, 80, 70
- IP66 rated. Protected against high-pressure water jets
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixture
- Constant output for 90° (30° range)
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Mounting stakes, detachable thermal shield, 1/2" lead wire and direct burial gal. steel wire nuts included
- MSL Detachable with remote MSL driver

SPECIFICATIONS

Input:	0-120VAC
Power:	10 to 70W / 20A / 10/50A
Brightness:	10 to 100 lm
Beam Angle:	12° to 50°
CRI:	70/90/90 hours
Rated Life:	70,000 hours

ORDERING NUMBER

	Color Temp.	Finish
5111	Mini Accent 12V	27 2700K BK Black anodized Aluminum 30 3000K BZ Bronze anodized Aluminum 40 4000K BRN Brushed Brass

5111-30_____
Example: 5111-30BBR

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Fax: (800) 526-2585

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3" INGROUND 12V ●
5031

WAC
LANDSCAPE LIGHTING



24" 12" 6" 6"

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape Wall Wash luminaire.

FEATURES

- Stable and adjustable beam angle
- Integral driver
- IP67 rated. Protected from temporary immersion under water
- Drive over up to 4000lm
- Solid diecast brass or corrosion resistant aluminum
- Includes a detachable thermal shield
- 1/2" lead wire and direct burial gal. steel wire nuts included
- Materials resistant to UV light against weathering
- UL 1008 Listed
- MSL Detachable with remote MSL driver

SPECIFICATIONS

Input:	0-120VAC (Transformer is required)
Power:	10 to 100W / 20A / 10/50A
Brightness:	10 to 100 lm
Beam Angle:	12° to 60°
CRI:	80
Rated Life:	70,000 hours

ORDERING NUMBER

	Color Temp.	Finish
5031	3" Inground 12V	27 2700K BK Black anodized Aluminum 30 3000K BZ Bronze anodized Aluminum 40 4000K BRN Brushed Brass

5031-_____
Example: 5031-30BBR

weLighting.com
Phone: (800) 526-2585
Fax: (800) 526-2585

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44 Hudson Park Drive
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MINI ACCENT LED PATH ☐
6111 / 6211

WAC
LANDSCAPE LIGHTING



24" 12" 6" 6"

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights.

FEATURES

- Continuously Adjustable Beam Angles. Indexed at 12°, 27°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 10, 20, 40, 60, 80, 70
- Adjustable beam angle
- IP66 rated. Protected against high-pressure water jets
- Includes a detachable thermal shield
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixture
- Constant output for 90° (30° range)
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Guardian detachable thermal shield, 1/2" lead wire and direct burial gal. steel wire nuts included
- UL 8-10, 1608 Listed

SPECIFICATIONS

Input:	0-120VAC (Transformer is required)
Power:	10 to 100W / 20A / 10/50A
Brightness:	10 to 100 lm
Beam Angle:	12° to 60°
CRI:	80
Rated Life:	70,000 hours

ORDERING NUMBER

	Color Temp.	Finish
6111	Single	27 2700K BK Black anodized Aluminum 30 3000K BZ Bronze anodized Aluminum 40 4000K BRN Brushed Brass

6111-_____
Example: 6111-30BBR

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Phone: (800) 526-2585
Fax: (800) 526-2585

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WALL WASH 12V ■
5021

WAC
LANDSCAPE LIGHTING



24" 12" 6" 6"

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape Wall Wash luminaire.

FEATURES

- Adjustable wide distribution wall wash from a small form factor
- Integral driver
- IP66 rated. Protected against high-pressure water jets
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixture
- Mounting stakes, 1/2" lead wire and direct burial gal. steel wire nuts included
- Materials resistant to UV light against weathering
- UL 1008 Listed
- MSL Detachable with remote MSL driver

SPECIFICATIONS

Input:	0-120VAC (Transformer is required)
Power:	10 to 100W / 20A / 20A
Brightness:	10 to 100 lm
Beam Angle:	12° spread 120° by 90°
CRI:	80
Rated Life:	70,000 hours

ORDERING NUMBER

	Color Temp.	Finish
5021	Wall Wash 12V	27 2700K BK Black anodized Aluminum 30 3000K BZ Bronze anodized Aluminum 40 4000K BRN Brushed Brass

5021-_____
Example: 5021-30BBR

weLighting.com
Phone: (800) 526-2585
Fax: (800) 526-2585

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Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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Model: WL-LED101 ■
LEDme® Step Light

WAC LIGHTING
Responsible Lighting®



24" 12" 6" 6"

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Horizontal rectangular LEDme® Step Light with Anti-reflective powder coat paint proven to maintain a wide range of bacteria, mold, fungus, algae, and moss. Designed for safety and style on driveways, patios, decks, balcony areas, walkways and building exteriors.

FEATURES

- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 3,000-hour rated life
- Ballasted lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- 3-year WAC Lighting product warranty

SPECIFICATIONS

Input:	120V/240V/277V special order 1000V, 400V, 600V
Power:	Direct wiring, no remote driver needed.
Brightness:	1200 lumens/277V special order 10000, 4000, 6000
Light Source:	10W AC High Power LED, CRI 90
Mounting:	End view 2" x 4" x 2" Base with minimum inside dimensions of 1 1/2" x 1 1/2" x 1 1/2"
Dimming:	Dim to 10% with ELV driver (120V only)
Approved:	Approved for use with ELV driver (120V only)
UL Listed:	UL Listed for use with ELV driver (120V only)
Standards:	IP66, UL & IEC Listed for wet locations, Title 24 Compliant (120V only)

ORDER NUMBER

	Light Color	Finish
WL-LED101	12V	27 2700K BK Black anodized Aluminum 30 3000K BZ Bronze anodized Aluminum 40 4000K BRN Brushed Brass

WL-LED101-_____
Example: WL-LED101-27-WT

weLighting.com
Phone: (800) 526-2585
Fax: (800) 526-2585

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44 Hudson Park Drive
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1750 Archibald Avenue
Ontario, CA 91760

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1016 Clare Avenue
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA666674

LANDSCAPE LIGHTING SPECIFICATIONS

1246 North Lake Way
Palm Beach
Florida

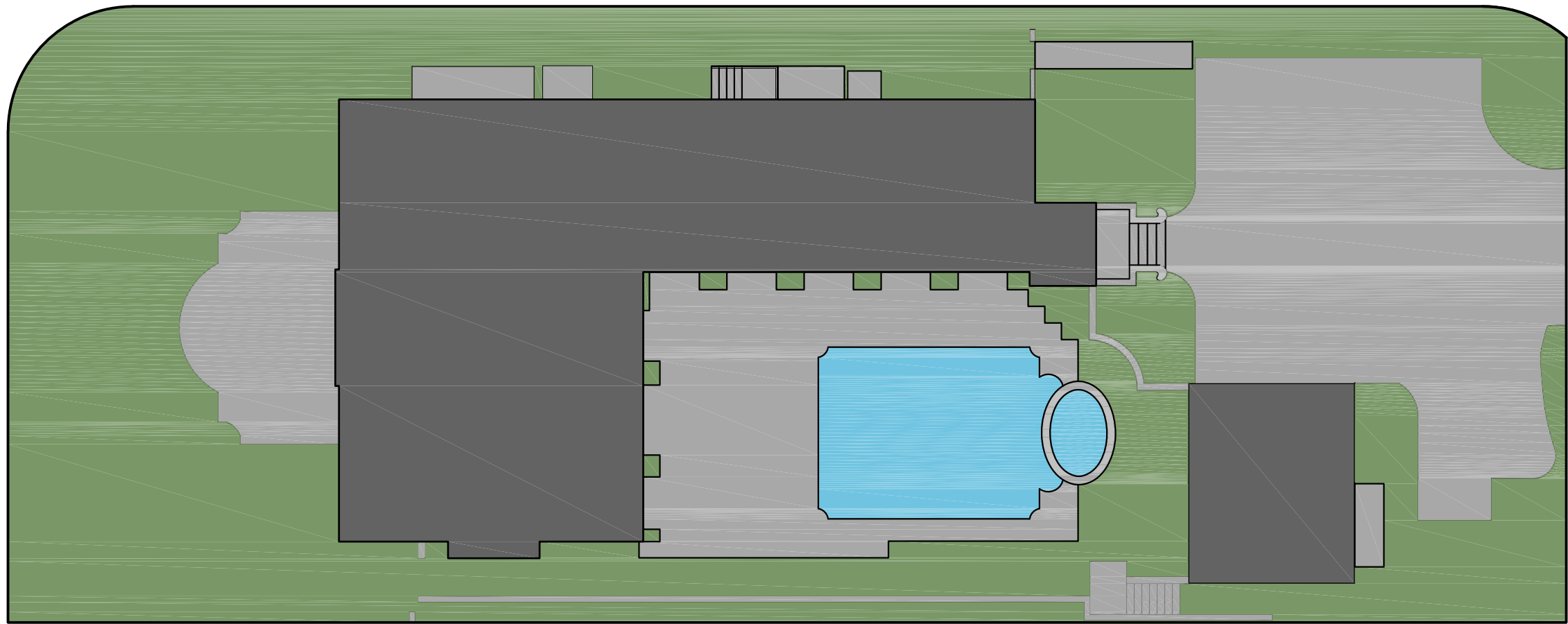
JOB #1017

DATE ISSUED:
December 8, 2023

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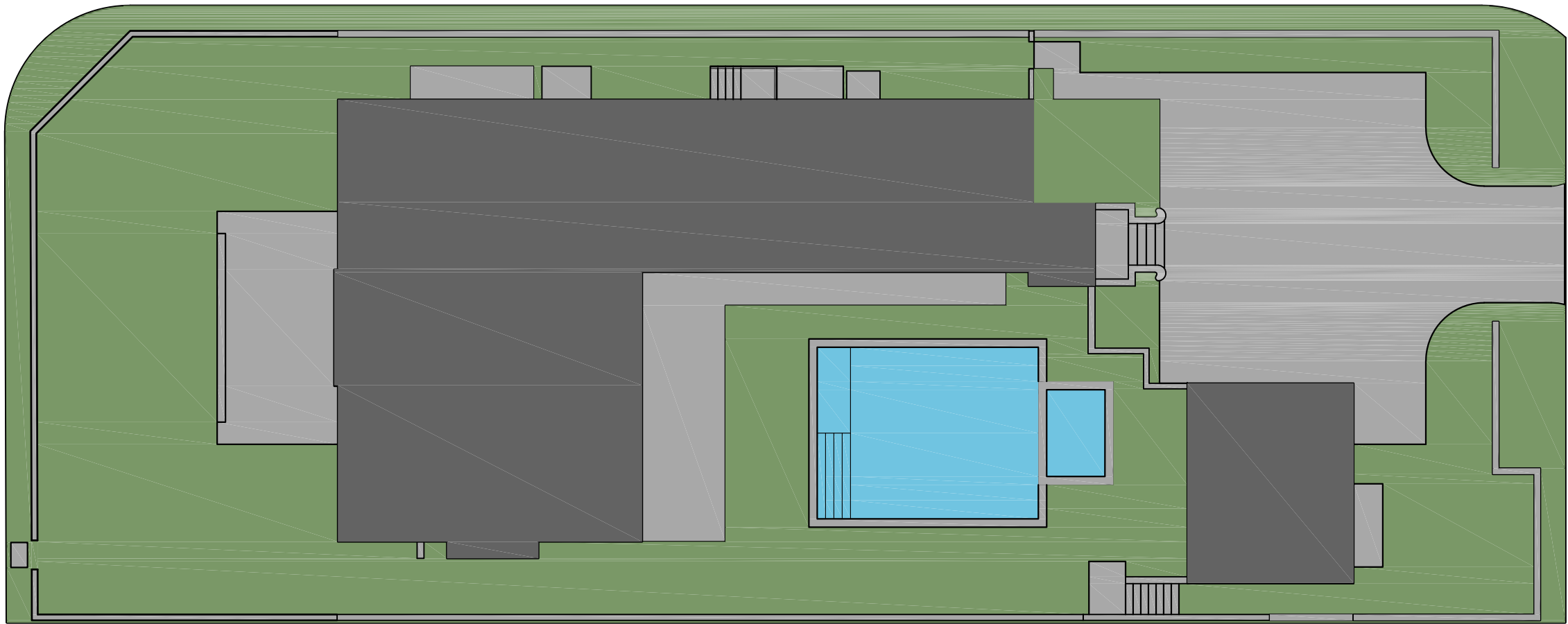
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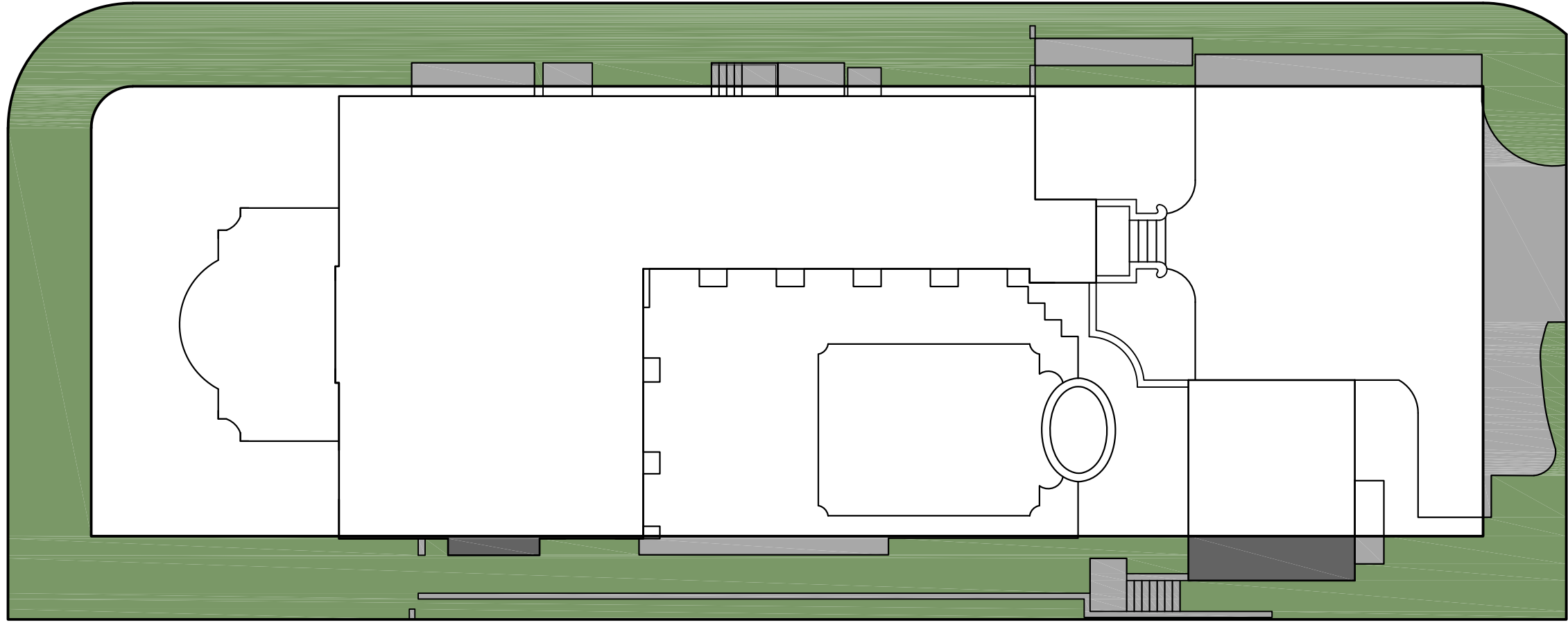
EXISTING LANDSCAPE OPEN SPACE DIAGRAM

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



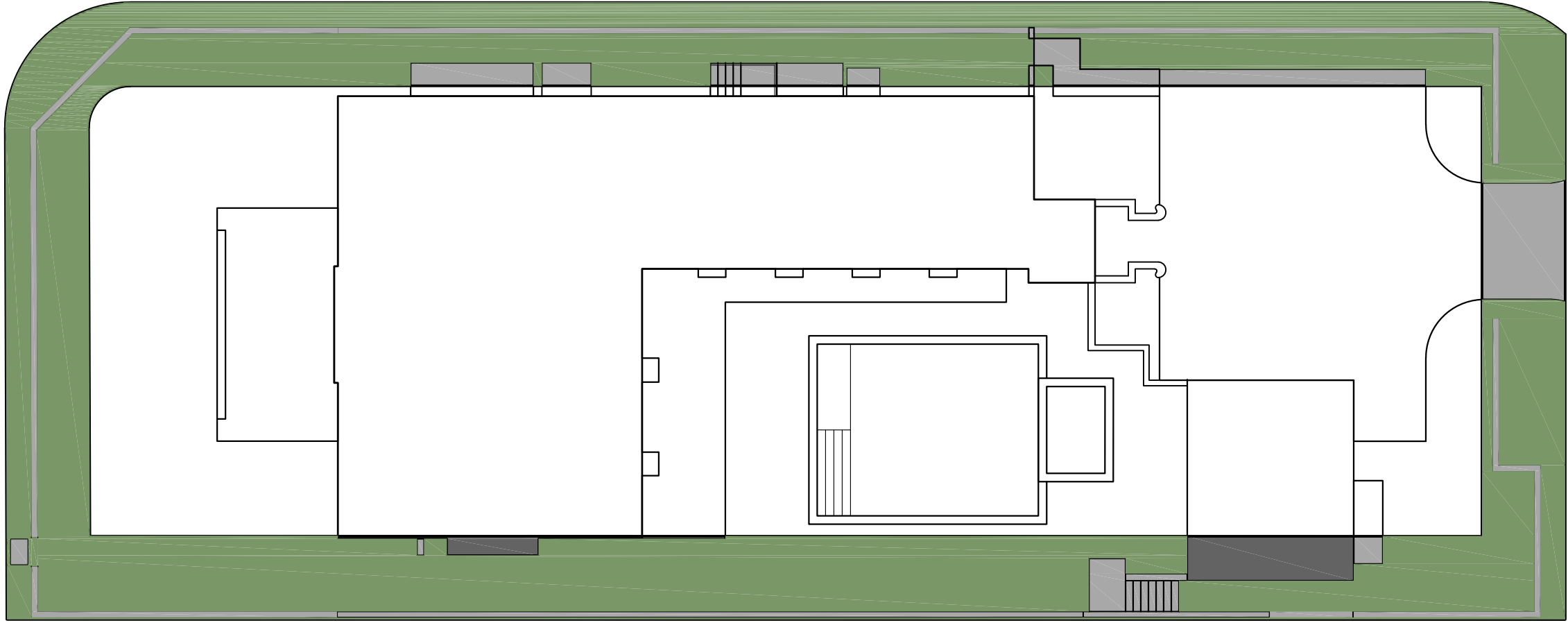
PROPOSED LANDSCAPE OPEN SPACE DIAGRAM

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%



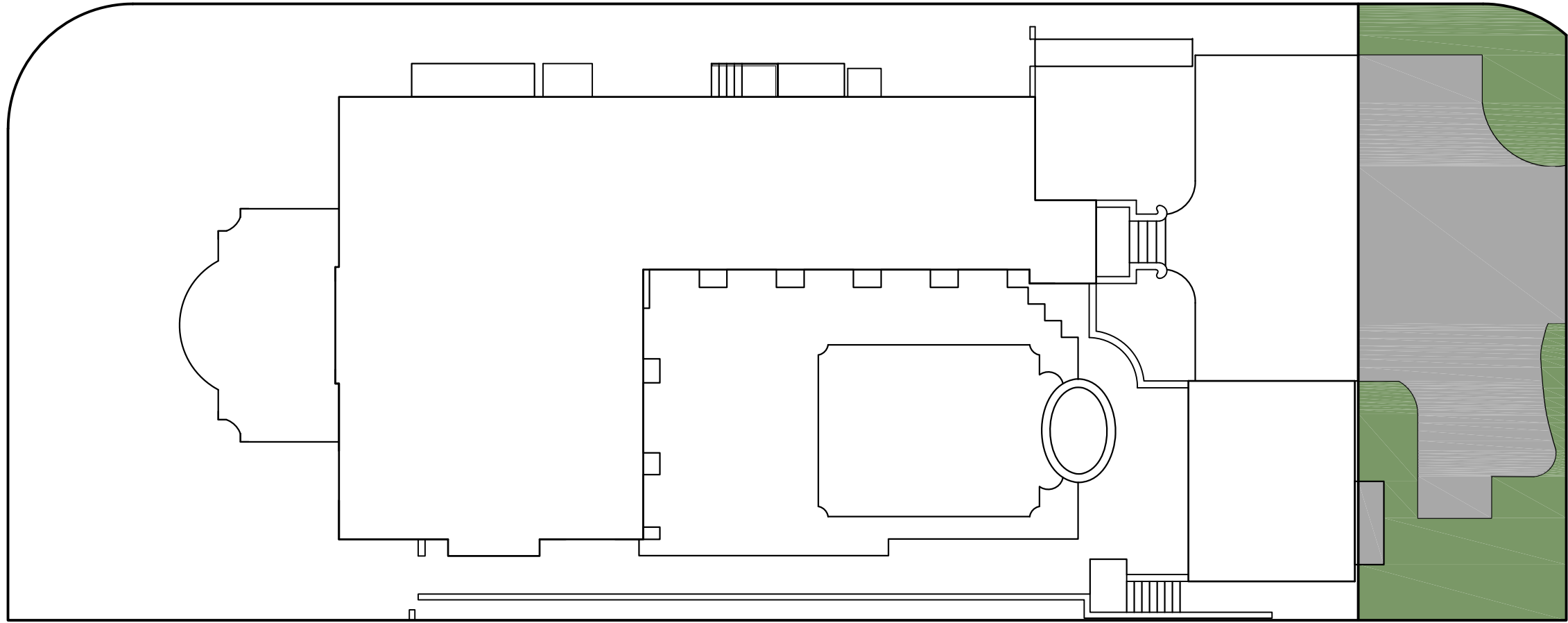
EXISTING 10' PERIMETER OPEN SPACE DIAGRAM

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%



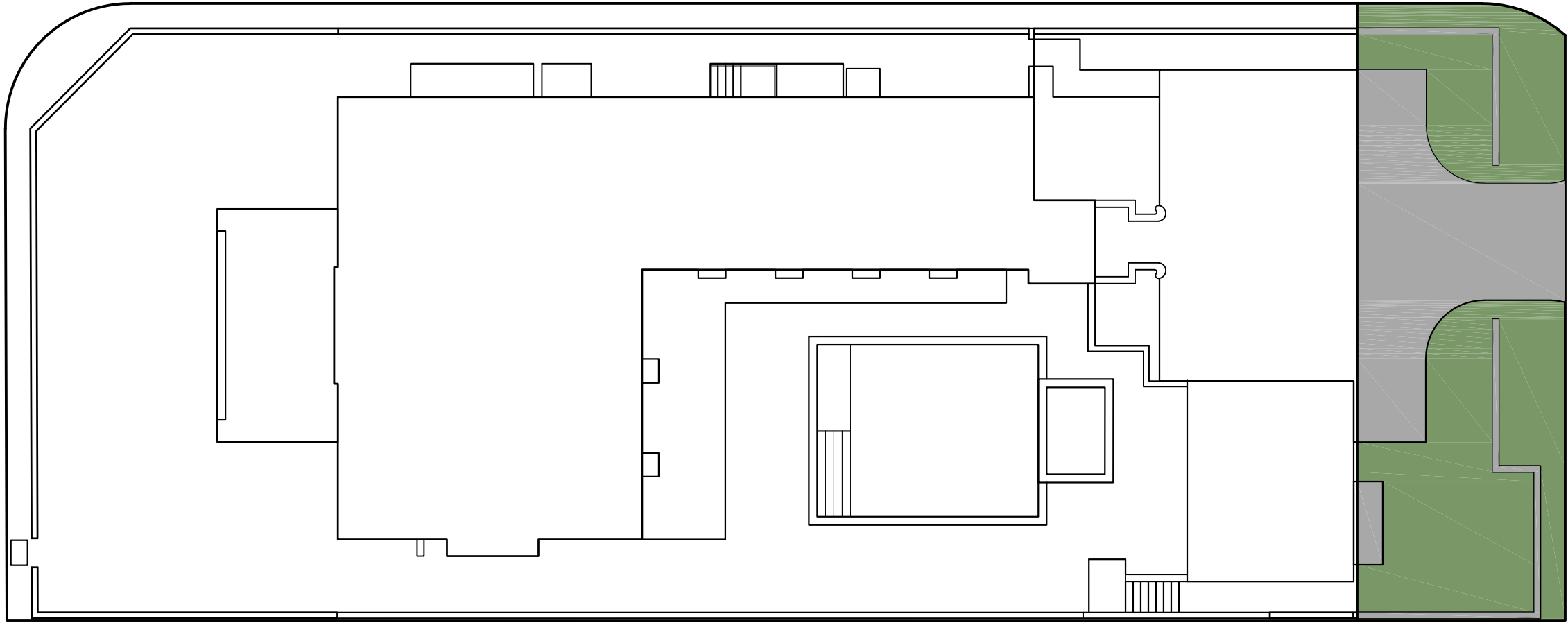
PROPOSED 10' PERIMETER OPEN SPACE DIAGRAM

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%



ARC-23-160
PRESENTATION
DECEMBER 15, 2023

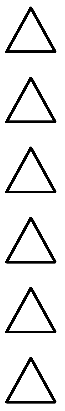
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ZONING DIAGRAMS

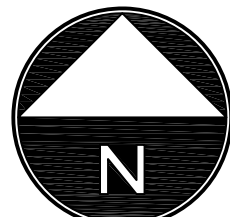
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Florida

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December 8, 2023



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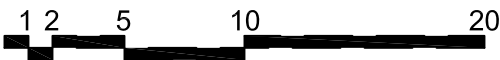
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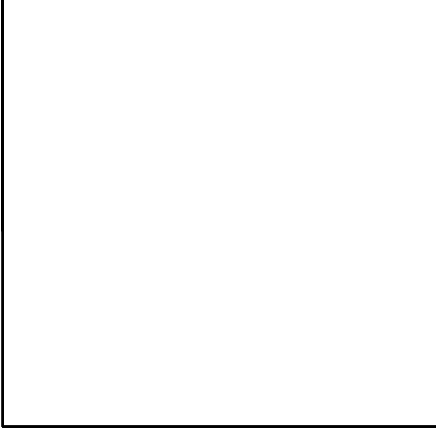
EXISTING EAST ELEVATION W/PROPOSED SITE WALL



EXISTING WEST ELEVATION W/PROPOSED SITE WALL



ARC-23-160
FINAL SUBMITTAL
DECEMBER 8, 2023



1016 Clare Avenue
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bgspllc.com
LA6666674

EXISTING EAST & NORTH ELEVATIONS SCALE: 1/8" = 1'-0"

1246 North Lake Way
Palm Beach
Florida
JOB #1017

DATE ISSUED:
December 8, 2023

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DATE PLOTTED:
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EXISTING EAST ELEVATION W/PROPOSED SITE WALL



EXISTING WEST ELEVATION W/PROPOSED SITE WALL

1 2 5 10 20

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DECEMBER 8, 2023



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EXISTING EAST & NORTH ELEVATIONS

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

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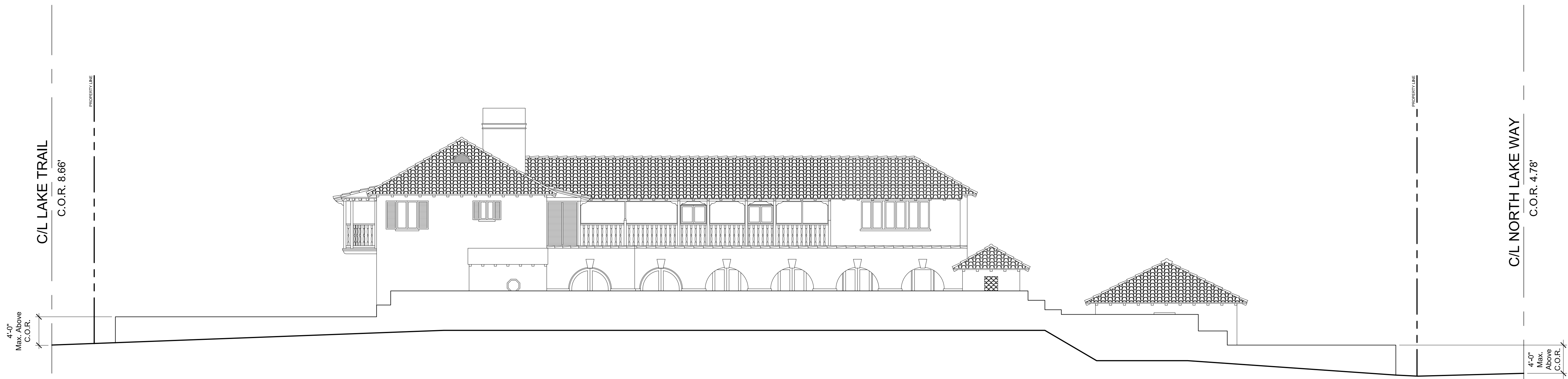
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L5R

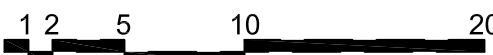
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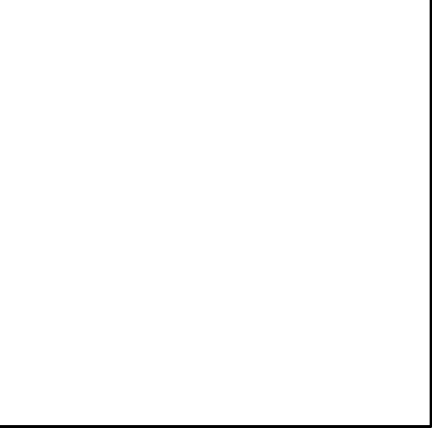
EXISTING NORTH ELEVATION W/PROPOSED SITE WALL



EXISTING SOUTH ELEVATION W/PROPOSED WALL



ARC-23-160
FINAL SUBMITTAL
DECEMBER 8, 2023



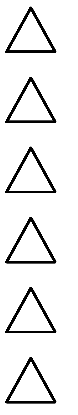
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EXISTING WEST & SOUTH ELEVATIONS SCALE: 1/8" = 1'-0"

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DATE ISSUED:
December 8, 2023



DATE PLOTTED:
December 8, 2023



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EXISTING NORTH ELEVATION W/PROPOSED SITE WALL



EXISTING SOUTH ELEVATION W/PROPOSED WALL

12 5 10 20

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DECEMBER 8, 2023



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

EXISTING WEST & SOUTH ELEVATIONS

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JOB #1017

DATE ISSUED:
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DATE PLOTTED:
December 8, 2023

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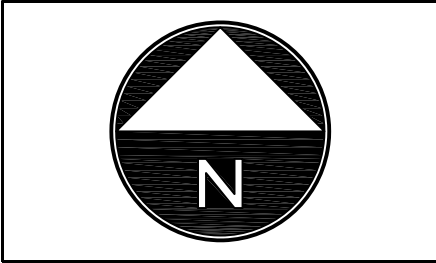
CONSTRUCTION SCREENING PLAN

1246 North Lake Way
Palm Beach
Florida

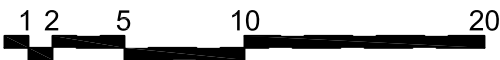
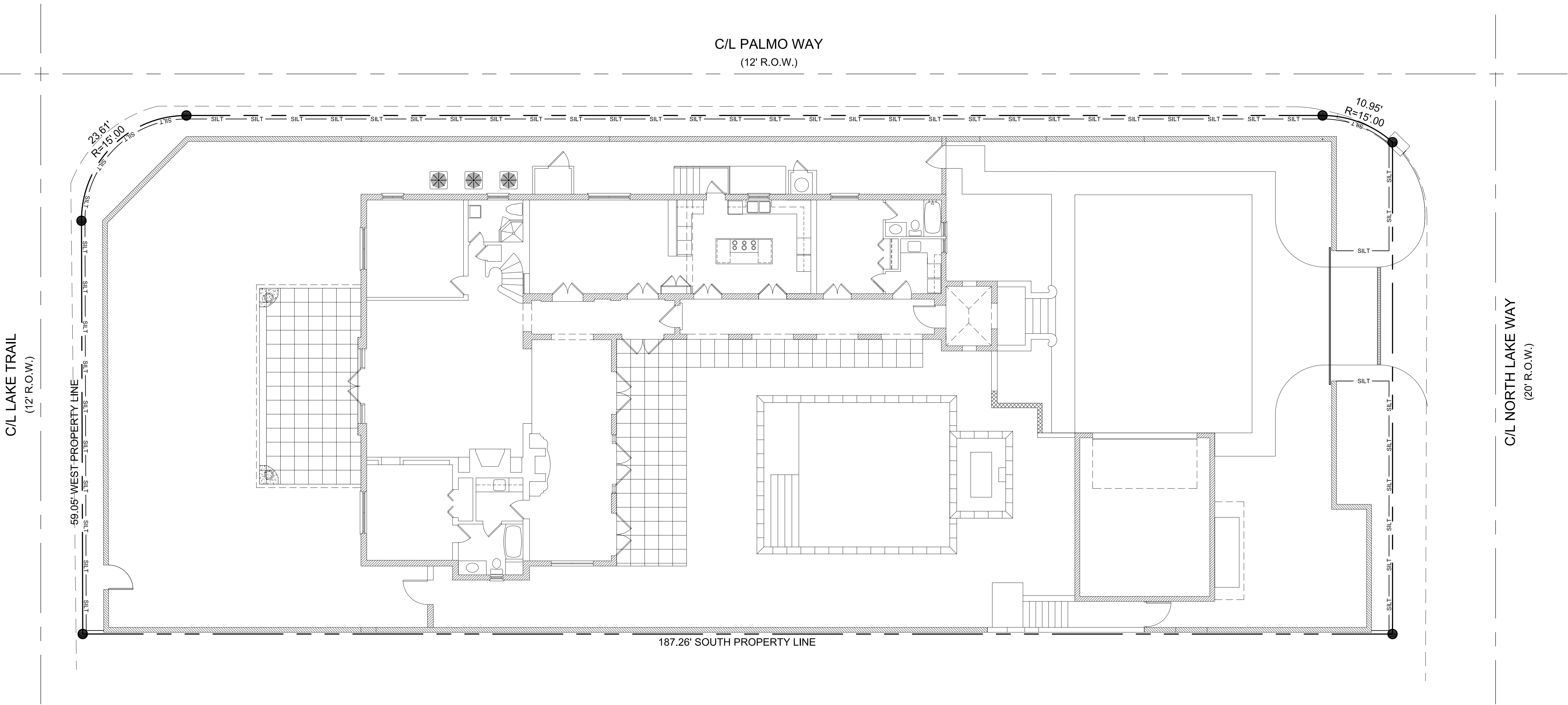
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December 8, 2023

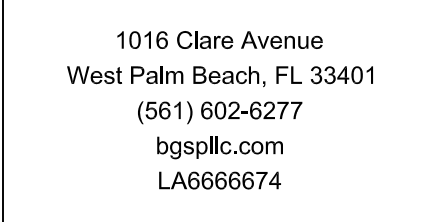


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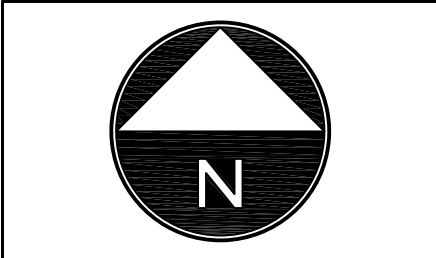
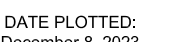
ARC-23-160
PRESENTATION
DECEMBER 15, 2023

the 1990s, the number of people in the United States who are 65 years of age or older has increased by 50 percent, and the number of people 75 years of age or older has increased by 100 percent. The number of people 85 years of age or older has increased by 200 percent. The number of people 95 years of age or older has increased by 400 percent. The number of people 100 years of age or older has increased by 1,000 percent. The number of people 105 years of age or older has increased by 2,000 percent. The number of people 110 years of age or older has increased by 4,000 percent. The number of people 115 years of age or older has increased by 8,000 percent. The number of people 120 years of age or older has increased by 16,000 percent. The number of people 125 years of age or older has increased by 32,000 percent. The number of people 130 years of age or older has increased by 64,000 percent. The number of people 135 years of age or older has increased by 128,000 percent. The number of people 140 years of age or older has increased by 256,000 percent. The number of people 145 years of age or older has increased by 512,000 percent. The number of people 150 years of age or older has increased by 1,024,000 percent. The number of people 155 years of age or older has increased by 2,048,000 percent. The number of people 160 years of age or older has increased by 4,096,000 percent. The number of people 165 years of age or older has increased by 8,192,000 percent. The number of people 170 years of age or older has increased by 16,384,000 percent. The number of people 175 years of age or older has increased by 32,768,000 percent. The number of people 180 years of age or older has increased by 65,536,000 percent. The number of people 185 years of age or older has increased by 131,072,000 percent. The number of people 190 years of age or older has increased by 262,144,000 percent. The number of people 195 years of age or older has increased by 524,288,000 percent. The number of people 200 years of age or older has increased by 1,048,576,000 percent. The number of people 205 years of age or older has increased by 2,097,152,000 percent. The number of people 210 years of age or older has increased by 4,194,304,000 percent. The number of people 215 years of age or older has increased by 8,388,608,000 percent. The number of people 220 years of age or older has increased by 16,777,216,000 percent. The number of people 225 years of age or older has increased by 33,554,432,000 percent. The number of people 230 years of age or older has increased by 67,108,864,000 percent. The number of people 235 years of age or older has increased by 134,217,728,000 percent. The number of people 240 years of age or older has increased by 268,435,456,000 percent. The number of people 245 years of age or older has increased by 536,870,912,000 percent. The number of people 250 years of age or older has increased by 1,073,741,824,000 percent. The number of people 255 years of age or older has increased by 2,147,483,648,000 percent. The number of people 260 years of age or older has increased by 4,294,967,296,000 percent. The number of people 265 years of age or older has increased by 8,589,934,592,000 percent. The number of people 270 years of age or older has increased by 17,179,869,184,000 percent. The number of people 275 years of age or older has increased by 34,359,738,368,000 percent. The number of people 280 years of age or older has increased by 68,719,476,736,000 percent. The number of people 285 years of age or older has increased by 137,438,953,472,000 percent. The number of people 290 years of age or older has increased by 274,877,906,944,000 percent. The number of people 295 years of age or older has increased by 549,755,813,888,000 percent. The number of people 300 years of age or older has increased by 1,099,511,627,776,000 percent. The number of people 305 years of age or older has increased by 2,199,023,255,552,000 percent. The number of people 310 years of age or older has increased by 4,398,046,511,104,000 percent. The number of people 315 years of age or older has increased by 8,796,093,022,208,000 percent. The number of people 320 years of age or older has increased by 17,592,186,044,416,000 percent. The number of people 325 years of age or older has increased by 35,184,372,088,832,000 percent. The number of people 330 years of age or older has increased by 70,368,744,177,664,000 percent. The number of people 335 years of age or older has increased by 140,737,488,355,328,000 percent. The number of people 340 years of age or older has increased by 281,474,976,710,656,000 percent. The number of people 345 years of age or older has increased by 562,949,953,421,312,000 percent. The number of people 350 years of age or older has increased by 1,125,899,906,842,624,000 percent. The number of people 355 years of age or older has increased by 2,251,799,813,685,248,000 percent. The number of people 360 years of age or older has increased by 4,503,599,627,370,496,000 percent. The number of people 365 years of age or older has increased by 9,007,199,254,740,992,000 percent. The number of people 370 years of age or older has increased by 18,014,398,509,481,984,000 percent. The number of people 375 years of age or older has increased by 36,028,797,018,963,968,000 percent. The number of people 380 years of age or older has increased by 72,057,594,037,927,936,000 percent. The number of people 385 years of age or older has increased by 144,115,188,075,855,872,000 percent. The number of people 390 years of age or older has increased by 288,230,376,151,711,744,000 percent. The number of people 395 years of age or older has increased by 576,460,752,303,423,488,000 percent. The number of people 400 years of age or older has increased by 1,152,921,504,606,846,976,000 percent. The number of people 405 years of age or older has increased by 2,305,843,009,213,693,952,000 percent. The number of people 410 years of age or older has increased by 4,611,686,018,427,387,904,000 percent. The number of people 415 years of age or older has increased by 9,223,372,036,854,775,808,000 percent. The number of people 420 years of age or older has increased by 18,446,744,073,709,551,616,000 percent. The number of people 425 years of age or older has increased by 36,893,488,147,419,103,232,000 percent. The number of people 430 years of age or older has increased by 73,786,976,294,838,206,464,000 percent. The number of people 435 years of age or older has increased by 147,573,952,589,676,412,928,000 percent. The number of people 440 years of age or older has increased by 295,147,905,179,352,825,856,000 percent. The number of people 445 years of age or older has increased by 590,295,810,358,705,651,712,000 percent. The number of people 450 years of age or older has increased by 1,180,591,620,717,411,303,424,000 percent. The number of people 455 years of age or older has increased by 2,361,183,241,434,822,606,848,000 percent. The number of people 460 years of age or older has increased by 4,722,366,482,869,645,213,696,000 percent. The number of people 465 years of age or older has increased by 9,444,732,965,739,290,427,392,000 percent. The number of people 470 years of age or older has increased by 18,889,465,931,478,580,854,784,000 percent. The number of people 475 years of age or older has increased by 37,778,931,862,957,161,709,568,000 percent. The number of people 480 years of age or older has increased by 75,557,863,725,914,323,419,136,000 percent. The number of people 485 years of age or older has increased by 151,115,727,451,828,646,838,272,000 percent. The number of people 490 years of age or older has increased by 302,231,454,903,657,293,676,544,000 percent. The number of people 495 years of age or older has increased by 604,462,909,807,314,587,353,088,000 percent. The number of people 500 years of age or older has increased by 1,208,925,819,614,629,174,706,176,000 percent. The number of people 505 years of age or older has increased by 2,417,851,639,229,258,349,412,352,000 percent. The number of people 510 years of age or older has increased by 4,835,703,278,458,516,698,824,704,000 percent. The number of people 515 years of age or older has increased by 9,671,406,556,917,033,397,649,408,000 percent. The number of people 520 years of age or older has increased by 19,342,813,113,834,066,795,298,816,000 percent. The number of people 525 years of age or older has increased by 38,685,626,227,668,133,590,597,632,000 percent. The number of people 530 years of age or older has increased by 77,371,252,455,336,267,181,195,264,000 percent. The number of people 535 years of age or older has increased by 154,742,504,910,672,534,362,390,528,000 percent. The number of people 540 years of age or older has increased by 309,485,009,821,345,068,724,781,056,000 percent. The number of people 545 years of age or older has increased by 618,970,019,642,690,137,449,562,112,000 percent. The number of people 550 years of age or older has increased by 1,237,940,039,285,380,274,899,124,224,000 percent. The number of people 555 years of age or older has increased by 2,475,880,078,570,760,549,798,248,448,000 percent. The number of people 560 years of age or older has increased by 4,951,760,157,141,521,099,596,496,896,000 percent. The number of people 565 years of age or older has increased by 9,903,520,314,283,042,199,193,993,792,000 percent. The number of people 570 years of age or older has increased by 19,807,040,628,566,084,398,387,



1246 North Lake Way
Palm Beach
Florida

DATE ISSUED:
December 8, 2023



CS2

ARC-23-160
PRESENTATION
DECEMBER 15, 2023

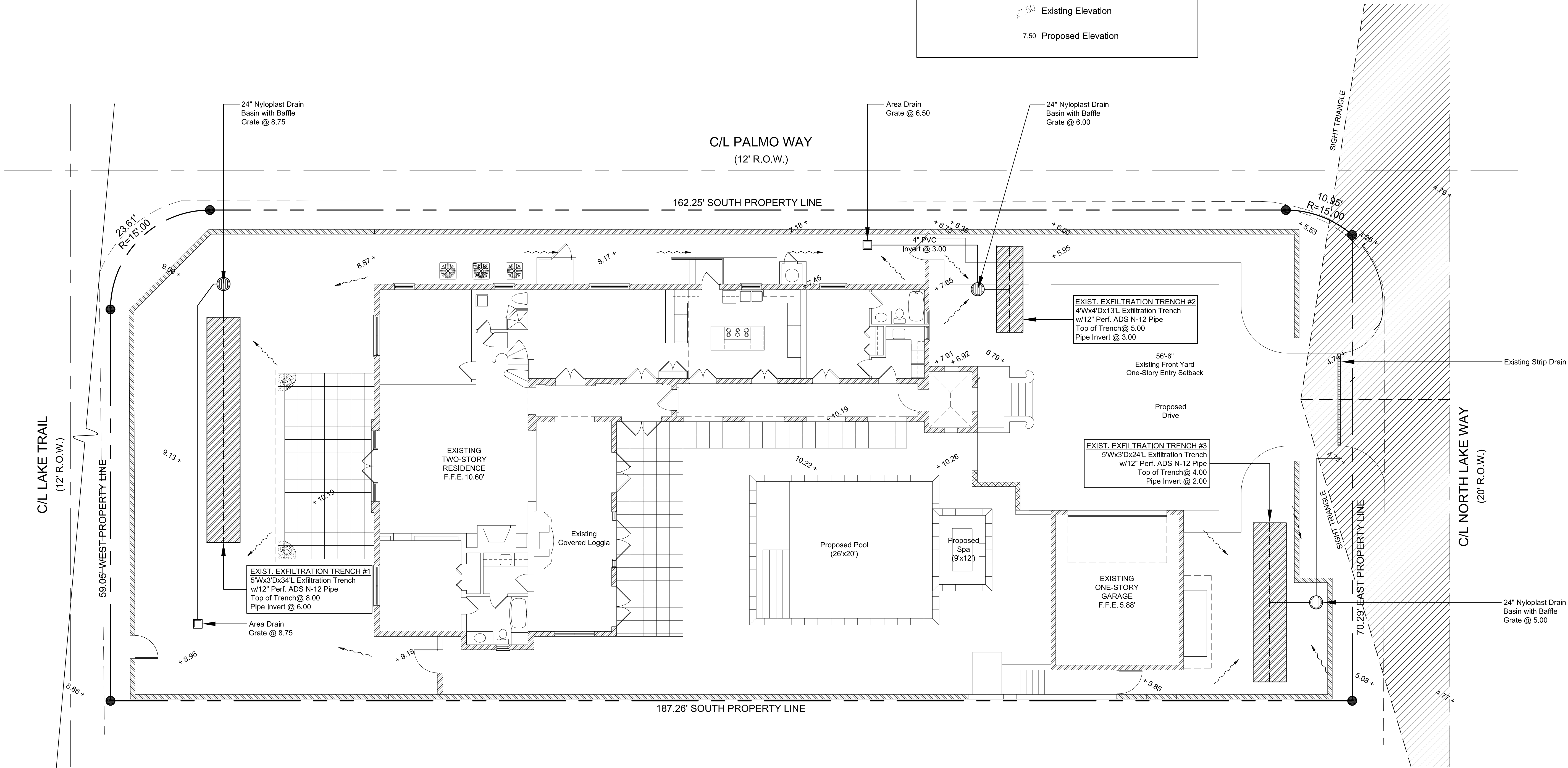
48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

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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.

1 2 5 10 20

ARC-23-160
SECOND SUBMITTAL
OCTOBER 23, 2023

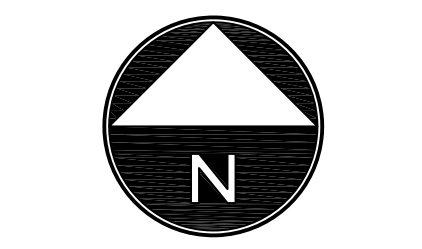
EXISTING SITE GRADING & DRAINAGE PLAN SCALE: 1/8" = 1'-0"

1246 North Lake Way
Palm Beach
Florida

JOB #1017

DATE ISSUED:
October 23, 2023

DATE PLOTTED:
October 23, 2023



C1

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.

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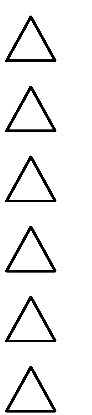
960 Busti Avenue
Buffalo, New York 14213
(716) 830-8636
bgspllc.com
PE36171

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

ARC-23-160
SECOND SUBMITTAL
OCTOBER 23, 2023

SKA
BAKER RESIDENCE
1246 NORTH LAKE WAY
PALM BEACH, FLORIDA
SKA ARCHITECT & PLANNER (561) 655-7676
204 PHIPPS PLAZA PALM BEACH, FLORIDA

PALMO WAY

BAKER RESIDENCE
1246 NORTH LAKE WAY
PALM BEACH, FLORIDA

STORMWATER MANAGEMENT CALCULATIONS

SITE PLAN DATA

Total Lot Area = 13,827 sq. ft. ±
Impervious Area (roof/area) = 7,624 sq. ft. ±
Pervious Area = 6,203 sq. 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 (BPMWD ANALYSIS)

EXFILTRATION TRENCH #1

L = Total Length of Trench Provided = 34 ft.
W = Trench Width = 4.00 ft.
K = Hydraulic Conductivity = 0.000112 cfs/ft. per ft. of head
H2 = Depth to Water Table = 5.75 ft.
D1 = Non-Saturated Trench Depth = 3.00 ft.
D5 = 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/ft. per ft. of head
H2 = Depth to Water Table = 3.00 ft.
D1 = Non-Saturated Trench Depth = 3.00 ft.
D5 = 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/ft. per ft. of head
H2 = Depth to Water Table = 2.00 ft.
D1 = Non-Saturated Trench Depth = 2.00 ft.
D5 = Saturated Trench Depth = 2.00 ft.
V = Volume Treated = 265 cu. ft.

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

OFFICE COPY

12/18/02 UPDATES TO SHOW SITE
DRAINAGE FOR ENTIRE SITE
01/22/03 UPDATES CALCULATIONS TO
REFLECT PERCOLATION
TEST RESULTS, ADJUST
EXFILTRATION TRENCH #1;
ADD DRIVEWAY TRENCH
DRAIN

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.

Doug Winter
Companion, Inc.
Certificate of Authorization #0601
4047 Orembush Blvd., Suite 202
West Palm Beach, FL 33409
Ph: (561) 471-9863 Fx: (561) 471-9075
City of West Palm Beach
Department of Public Works
Engineering Division
Civil Engineer
Chad M. Crider
Florida P.E. #14566

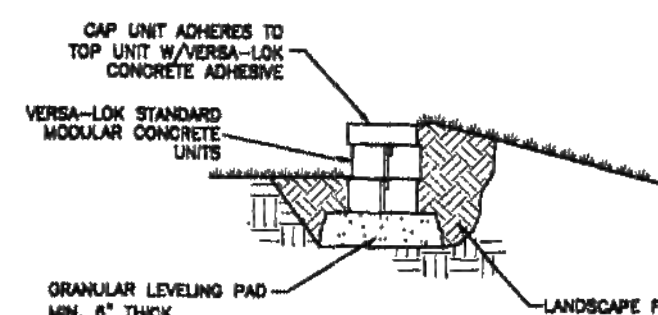
Chad M. Crider
Florida P.E. #14566

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JAN 28 2003
SHEET NUMBER:
C-1
DATE: 09-21-00
JOB # 0198

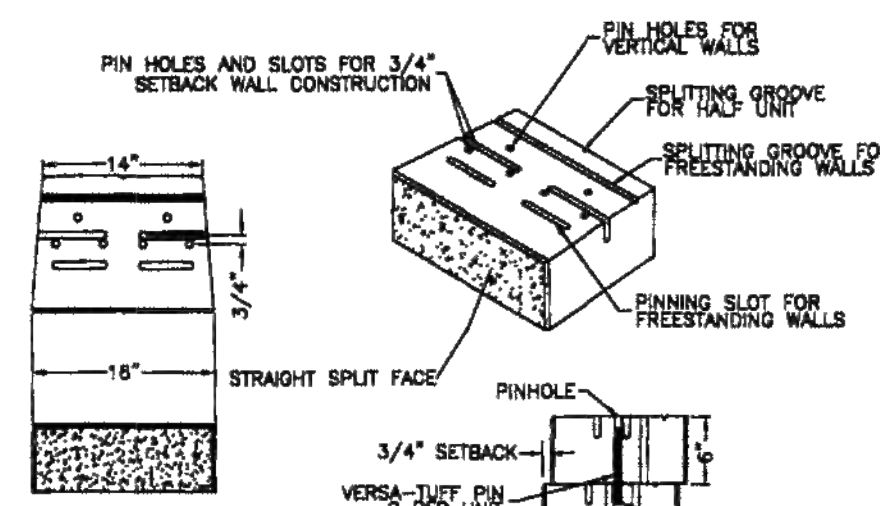
REVIEWED
As submitted this date: FEB 03 2001
Town of Palm Beach, Building Department
Building Plans Examiner

REVIEWED
As submitted this date: FEB 03 2003
Town of Palm Beach, Public Works Department
Project Engineer

Douglas G. Winter
Florida P.E. #9008



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



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

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

SITE GRADING/DRAINAGE PLAN

1/8" = 1'-0"