

2ND SUBMITTAL COA-24-00XX (ZON-24-00XX)
LPC HEARING 1/22/25 TC HEARING 02/12/25

HARLAN RESIDENCE
448 NORTH LAKE WAY
PALM BEACH, FLORIDA

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:

SHEET NUMBER:
DATE: 12-17-24
JOB # 0501

INDEX OF DRAWINGS

ARCHITECTURAL

- A0– COVER SHEET, INDEX
- A1.1– EXISTING (DEMO) & PROPOSED SITE PLAN
- A1.2– PROPOSED SITE PLAN WITH SOUTH NEIGHBOR
- A1.3– PROPOSED CONSTRUCTION STAGING PLAN
- A2– EXISTING (DEMO) FIRST FLOOR PLAN
- A3– PROPOSED FIRST FLOOR PLAN
- A4– EXISTING (DEMO) SECOND FLOOR PLAN
- A5.1– PROPOSED SECOND FLOOR PLAN
- A5.2– EXISTING/PROPOSED ROOF PLAN
- A6– EXISTING AND PROPOSED EAST ELEVATION
- A7– EXISTING (DEMO) AND PROPOSED SOUTH ELEVATION AT PERGOLA
- A8– EXISTING AND PROPOSED SOUTH ELEVATION AT TRELIS

SURVEY

BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY

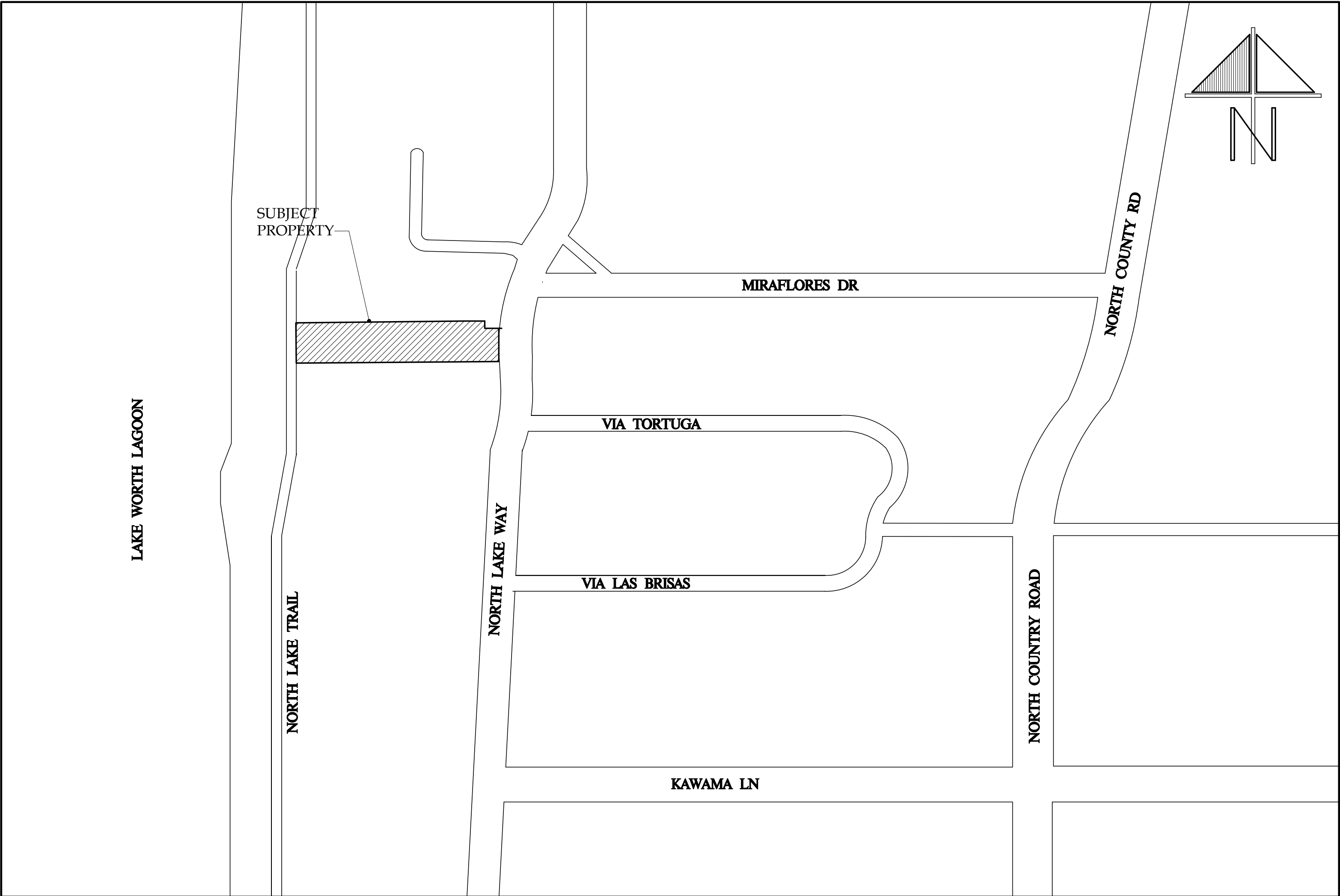
ARCHITECT:

SKA Architect + Planner
Attn: Jacqueline Albarran
324 Royal Palm Way
Suite 227
Palm Beach, FL 33480
(561) 655-7676

GENERAL CONTRACTOR

Tim Givens, Building & Remodeling
Attn: Mr. Tim Givens
(561) 533-5828

Line 0	ZONING LEGEND			
1	PROPERTY ADDRESS	448 NORTH LAKE WAY, PALM BEACH, FL		
2	ZONING DISTRICT	R-B		
3	STRUCTURE TYPE	WALLS: WOOD FRAME – ROOF: WOOD SHINGLES		
4		REQUIRED/ALLOWED	EXISTING	PROPOSED
5	LOT SIZE (SQ. FT.)	10,000 MIN.	20,746	20,746
6	LOT DEPTH	100 MIN.	292’ (AVERAGE)	292’ (AVERAGE)
7	LOT WIDTH	100 MIN.	70.0’	70.0’
8	LOT COVERAGE (SQ. FT.)	6,223.8 MAX. (30%)	4,238.10 (20.43%)	4,268.31 (20.57%)
9	ENCLOSED SQUARE FOOTAGE		6,325.90	6,386.32
10	CUBIC CONTENT RATIO	4.50 MAX.	2.74	2.77
11	FRONT YARD SETBACK (2 STORY)	25.0’ MIN.	180.3’	180.3’
12	SIDE YARD SETBACK (1 STORY)	12.5’ MIN.	N/A (S)	N/A (S)
13	SIDE YARD SETBACK (2 STORY)	15.0’ MIN.	15.9’ (S)	10.2’ (S)
14	REAR YARD SETBACK (1 STORY/2 STORY)	10.0’/15.0’ MIN.	N/A / 83.7’	N/A / 83.7’
15	ANGLE OF VISION	100°		NO CHANGE
16	BUILDING HEIGHT	22.0’	19.21’	19.21’
17	OVERALL BUILDING HEIGHT	30.0’	29.21’	29.21’
18	CROWN OF ROAD (COR) (NAVD)		2.65’	2.65’
19	MAX. AMOUNT OF FILL ADDED TO SITE		N/A	0
20	FINISH FLOOR ELEVATION (FFE) (NAVD)	+7.00’ NAVD	+8.93’ NAVD	+8.93’ NAVD
21	ZERO DATUM–PT. OF MEAS. (NAVD)	+8.0’ NAVD	+8.0’ NAVD	+8.0’ NAVD
22	FEMA FLOOD ZONE DESIGNATION	X & AE	X & AE	X & AE
23	BASE FLOOD ELEVATION (BFE) (NAVD)	+7.00’ NAVD	+7.00’ NAVD	+7.00’ NAVD
24	LANDSCAPE OPEN SPACE (LOS)	9,335.7 (45%)	10,409.9 (50.2%)	10,409.9 (50.2%)
25	PERIMETER (LOS)	N/A	N/A	N/A
26	FRONT YARD (LOS)			NO CHANGE
27	NATIVE PLANT SPECIES %			NO CHANGE



SCOPE OF WORK

WE ARE PROPOSING TO ADD AN ELEVATOR TO THE SOUTH SIDE OF THE EXISTING MAIN HOUSE. THE ELEVATOR WILL PROVIDE ACCESS TO THE FIRST AND SECOND FLOORS FROM GRADE. DUE TO THE PHYSICAL DISABILITIES THE OWNER CAN NO LONGER NEGOCIATE THE STEPS FROM THE DRIVEWAY TO THE FOYER, THE ADDITIONAL STEPS TO THE FIRST FLOOR AND STAIRS TO THE SECOND FLOOR. A SIDE YARD SETBACK VARIANCE WILL BE REQUIRED.

GENERAL NOTES

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ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES FBC 8th EDITION 2023.

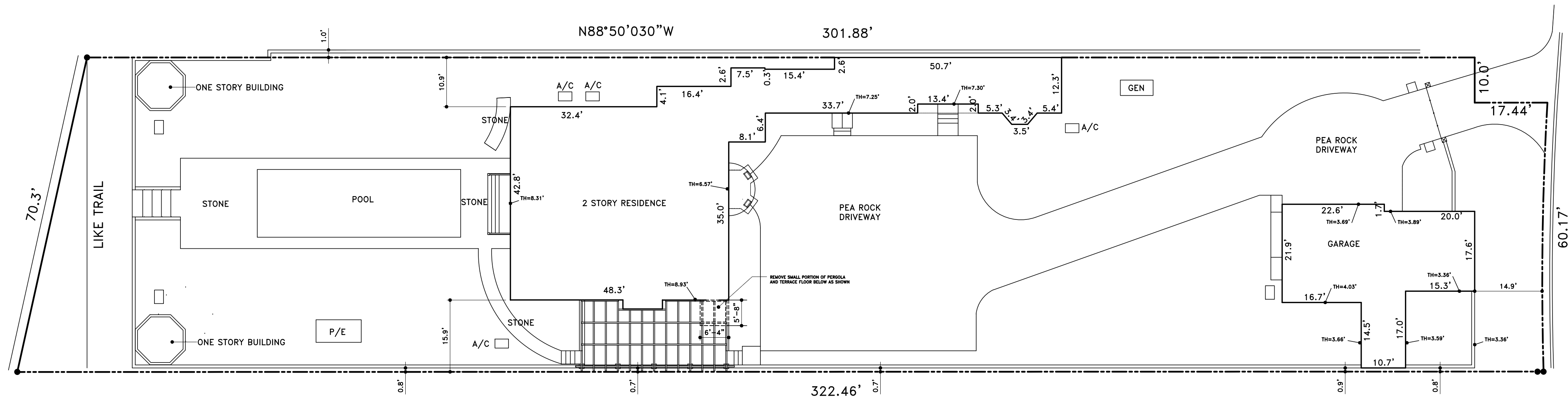
PLOT PLAN
SCALE: N.T.S.

2ND SUBMITTAL COA-24-00XX (ZON-24-00XX)
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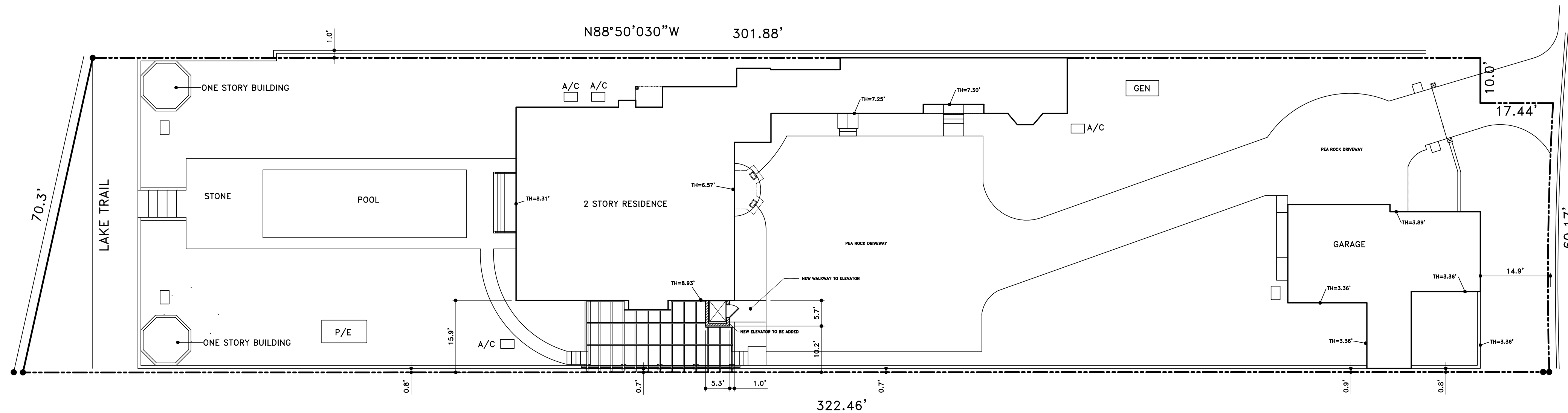
HARLAN RESIDENCE

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EXISTING (DEMO) SITE PLAN
SCALE: 1/16" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

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LEGEND

- EXISTING WALLS TO REMAIN
TO BE REMOVED

NOTES:

- THE G.C. SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
-SHORE-UP AND SECURE ALL STRUCTURAL COMPONENTS OF THE AREA TO BE REMOVED OR ALTERED.
-REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO MAIN PANEL OR ACCESSIBLE JUNCTION BOX.

HARLAN RESIDENCE
448 NORTH LAKE WAY
PALM BEACH, FL

REVISIONS:

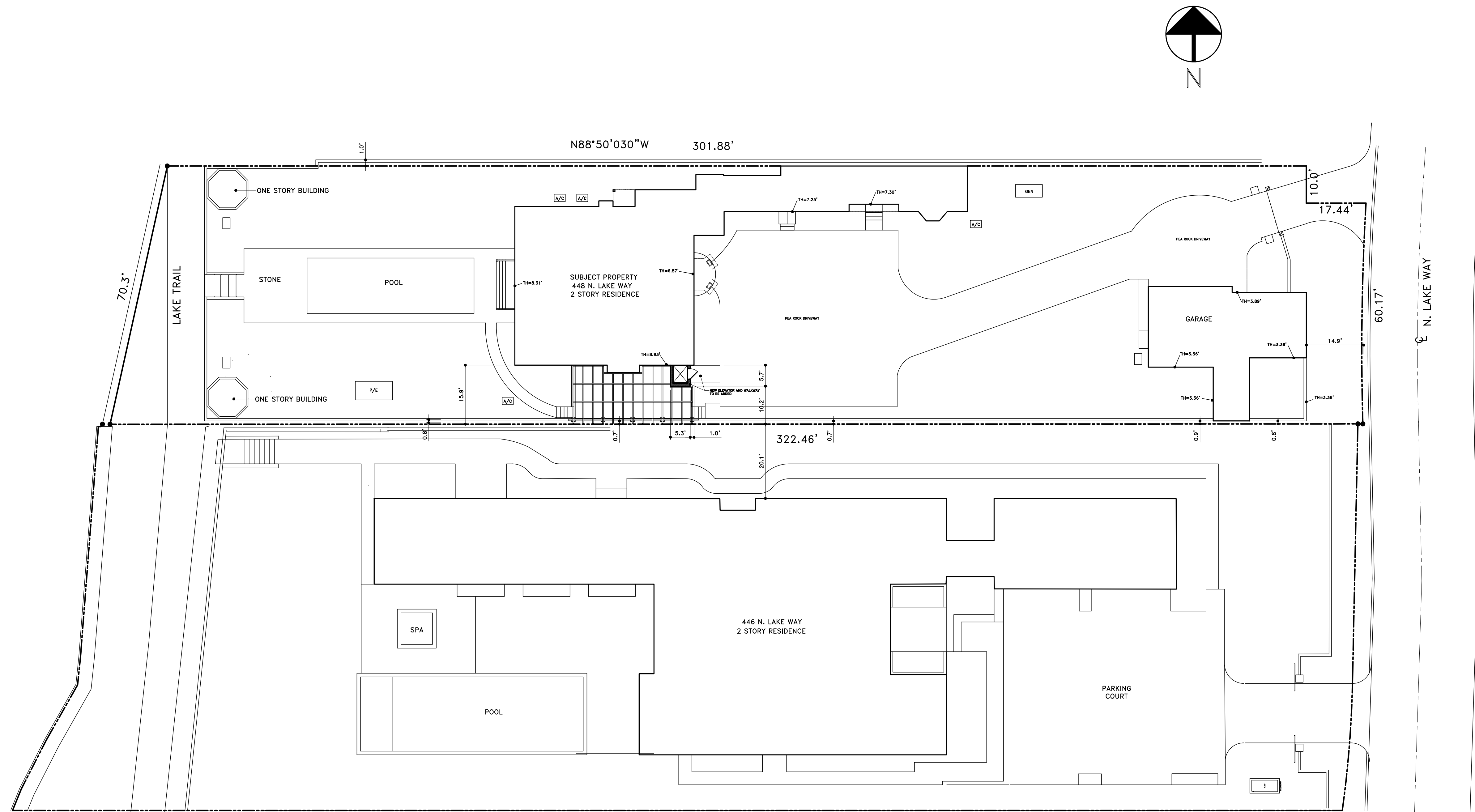
1

SHEET NUMBER:

A1.1

DATE: 12-17-24

JOB # 0501



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PROPOSED SUBJECT PROPERTY SITE PLAN SHOWING NEIGHBOR TO THE SOUTH

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

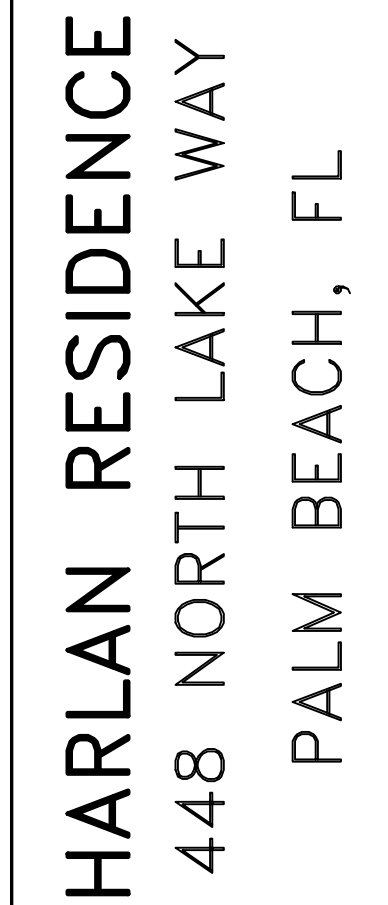
HARLAN RESIDENCE
448 NORTH LAKE WAY
PALM BEACH, FL

REVISIONS:
1

SHEET NUMBER:
A1.2
DATE:
12-17-24
JOB #
0501

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.

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FBC 8th EDITION 2023.



A triangle with the number 1 inside.

A1.3

DATE: _____

JOB #	
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0501



446 N. LAKE WAY



2 STORY GUEST HOUSE AT
SUBJECT PROPERTY



501 N. LAKE WAY



495 N. LAKE WAY



445 N. LAKE WAY



449 N. LAKE WAY



227 VIA TORTUGA



227 VIA TORTUGA



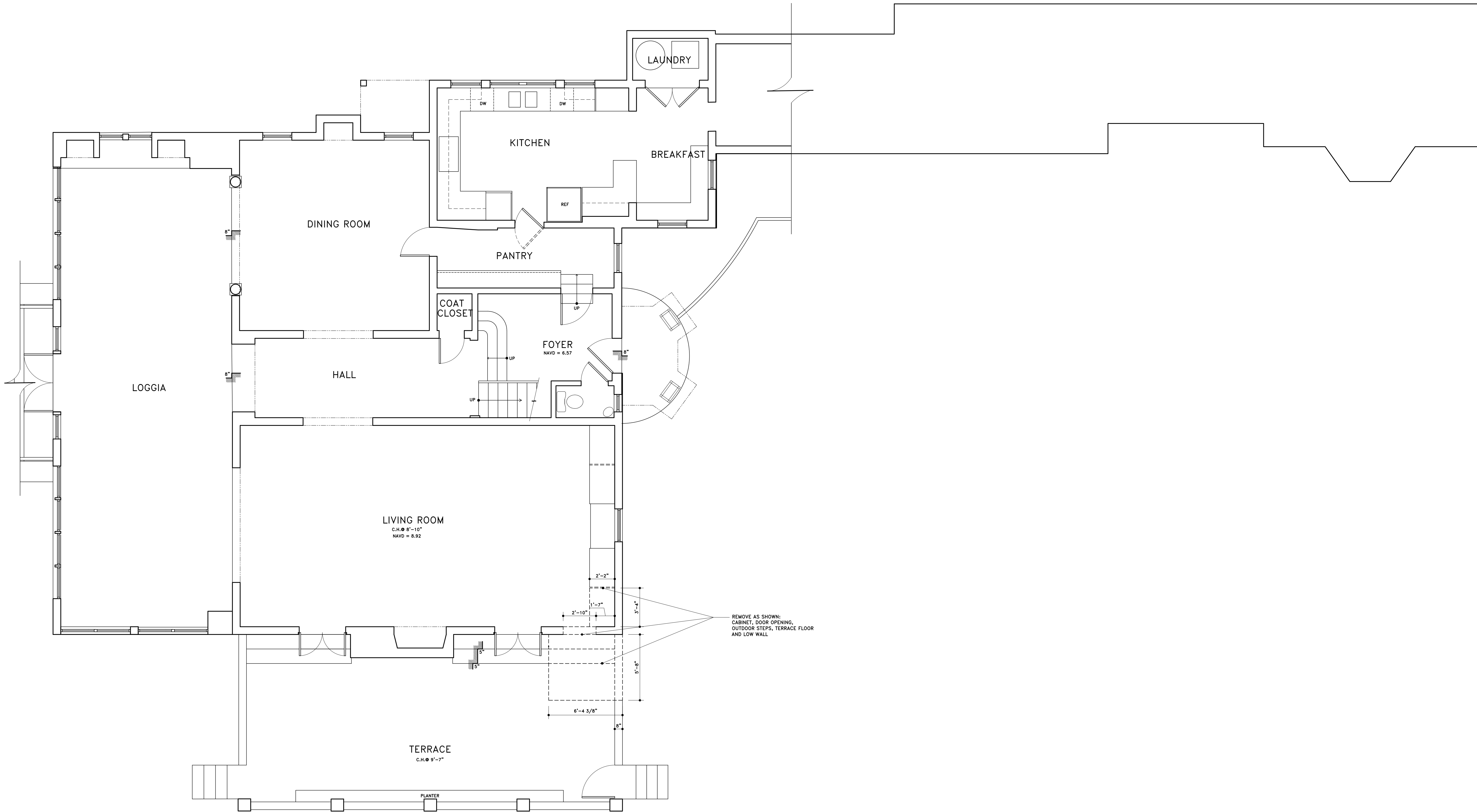
SUBJECT PROPERTY





SUBJECT PROPERTY





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LEGEND
——— EXISTING WALLS TO REMAIN
- - - - - TO BE REMOVED
- · - · - ELEMENTS ABOVE

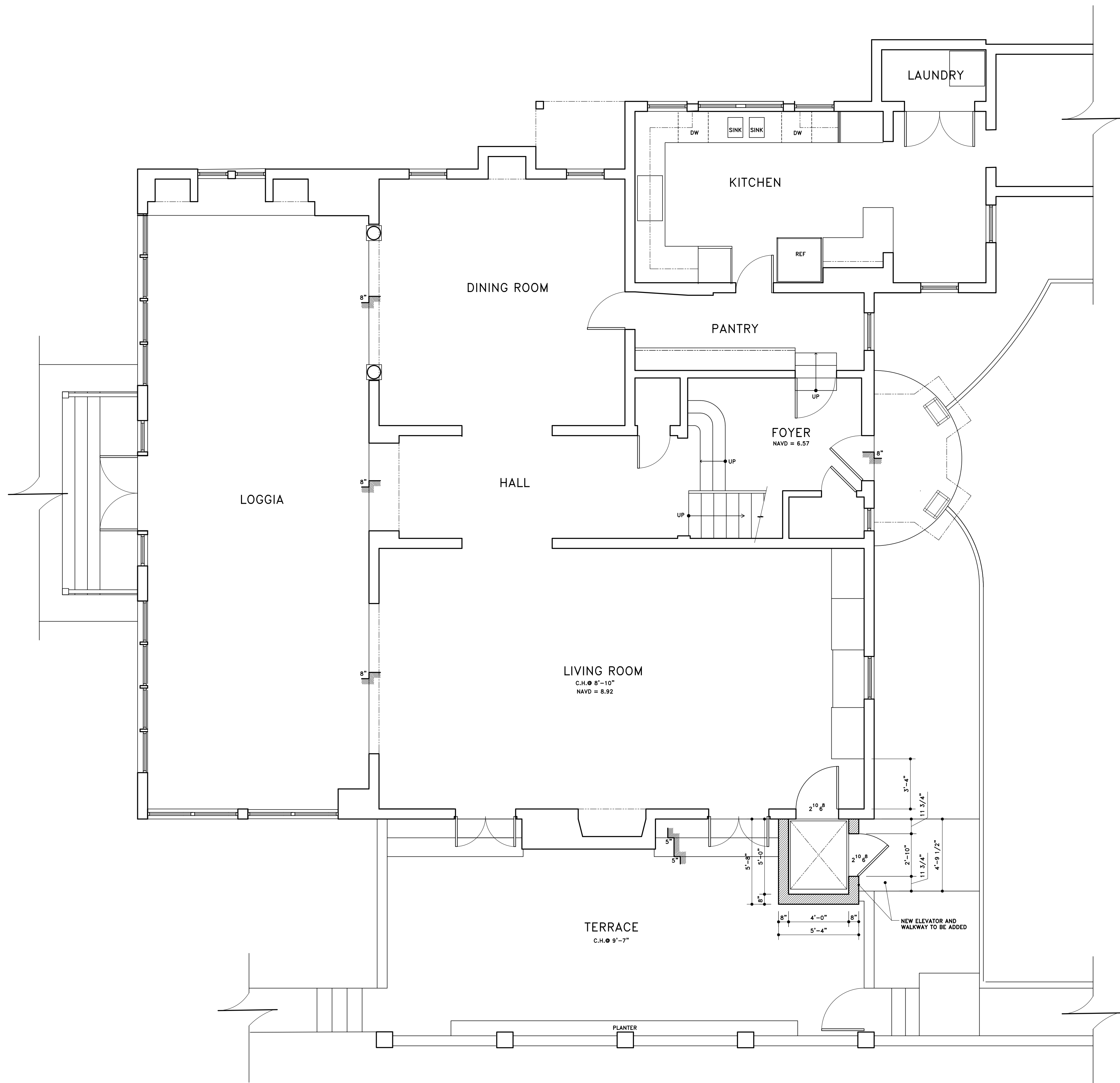
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REVISIONS:	
1	

SHEET NUMBER:	
A2	
DATE:	12-17-24
JOB #	0501

SKA
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324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
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LEGEND:
EXISTING WALLS TO REMAIN
NEW WALLS
ELEMENTS ABOVE

-THE G.C. SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
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PALM BEACH, FLORIDA

REVISIONS:	
1	

SHEET NUMBER:	
A3	
DATE:	12-17-24
JOB #	0501

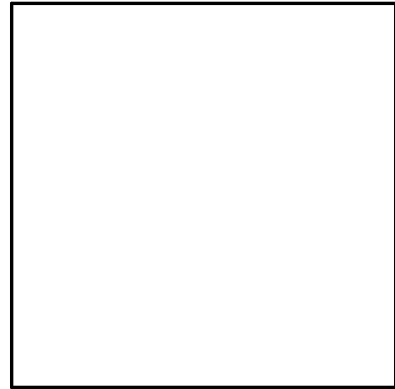
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324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA 33480
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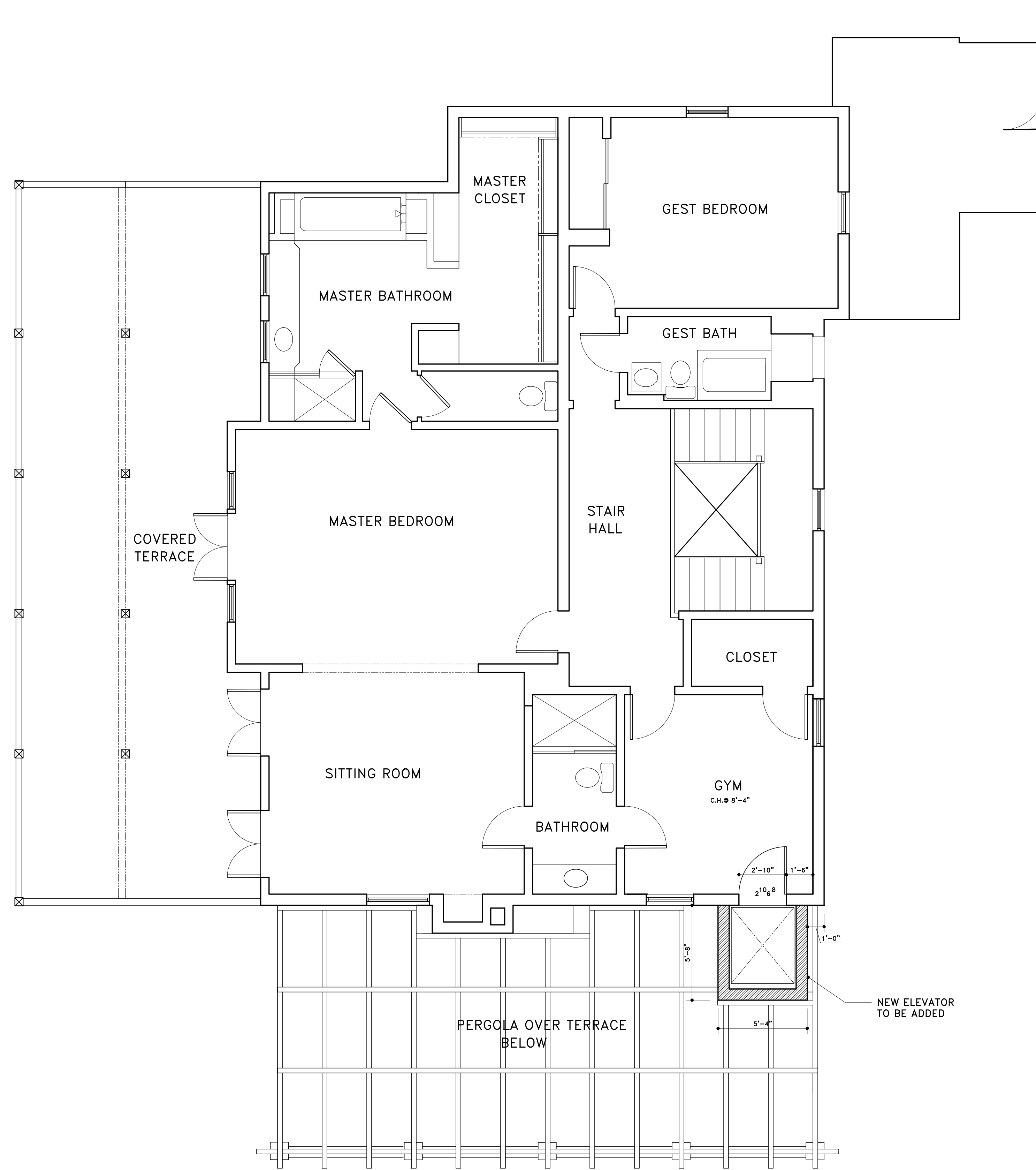
LEGEND
——— EXISTING WALLS TO REMAIN
- - - - - TO BE REMOVED
- - - - - ELEMENTS ABOVE

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REVISIONS:	
1	

SHEET NUMBER:	
A4	
DATE:	12-17-24
JOB #	0501



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LEGEND:

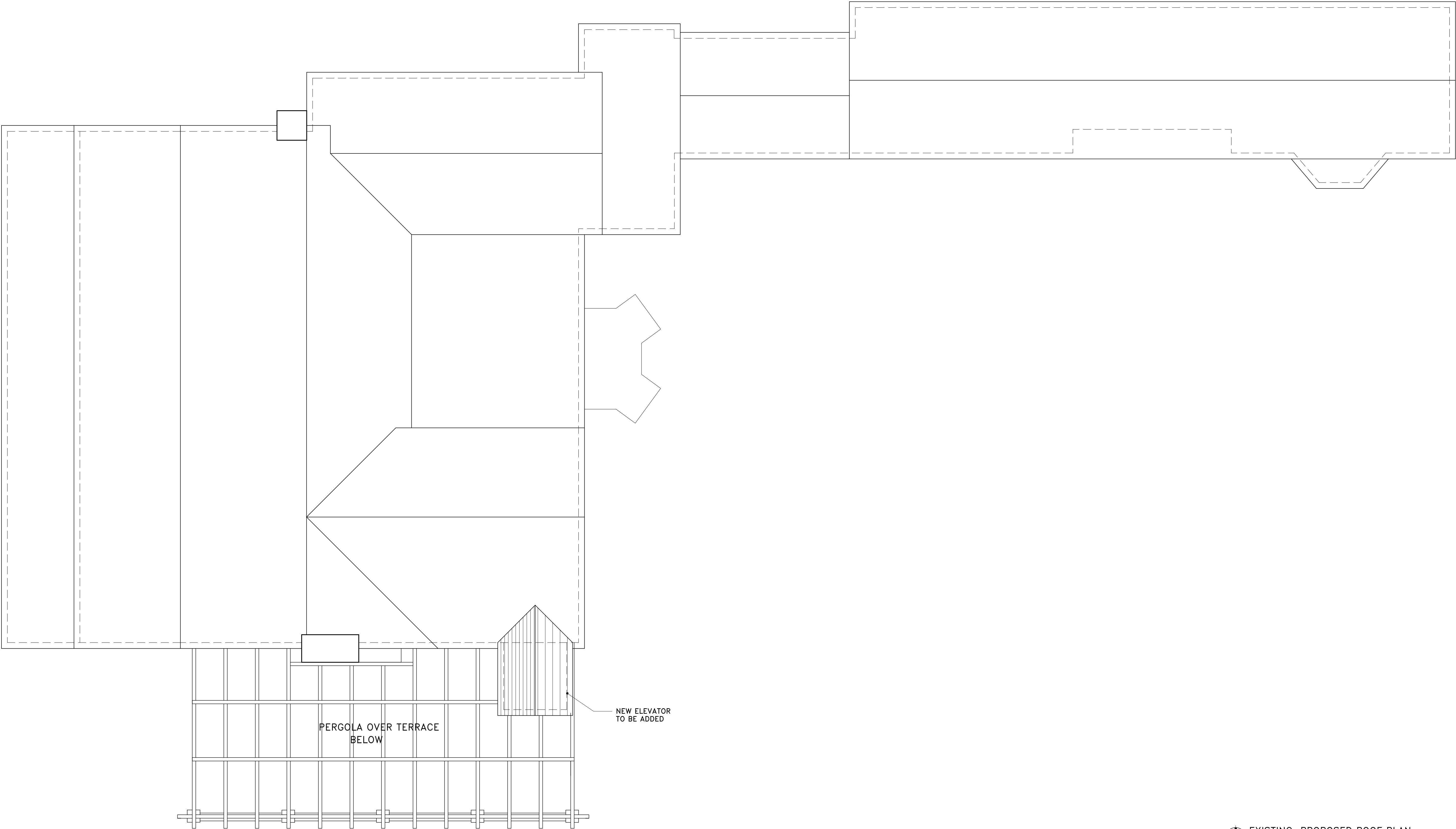
- EXISTING WALLS TO REMAIN
- NEW WALLS
- ELEMENTS ABOVE

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PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:	
1	

SHEET NUMBER:	
A5.1	
DATE:	12-17-24
JOB #	0501



PERGOLA OVER TERRACE
BELOW

NEW ELEVATOR
TO BE ADDED

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EXISTING-PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:	
1	

SHEET NUMBER:	
A5.2	
DATE:	12-17-24
JOB #	0501



EXISTING (DEMO) EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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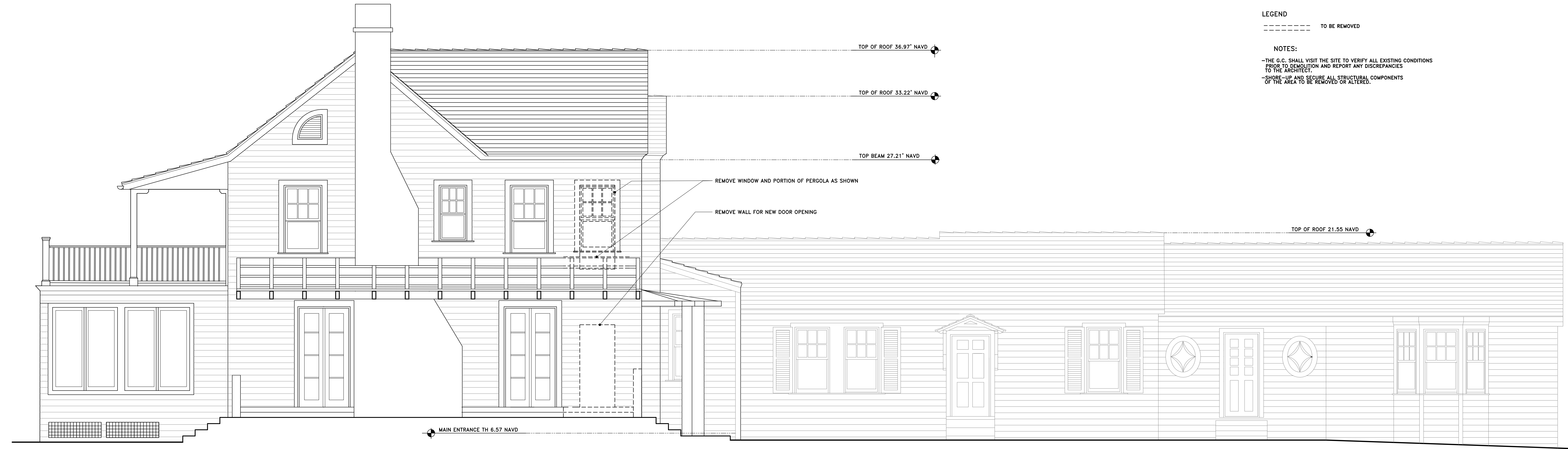
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SHEET NUMBER:	
A6	
DATE:	12-17-24
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LEGEND
----- TO BE REMOVED

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EXISTING (DEMO) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

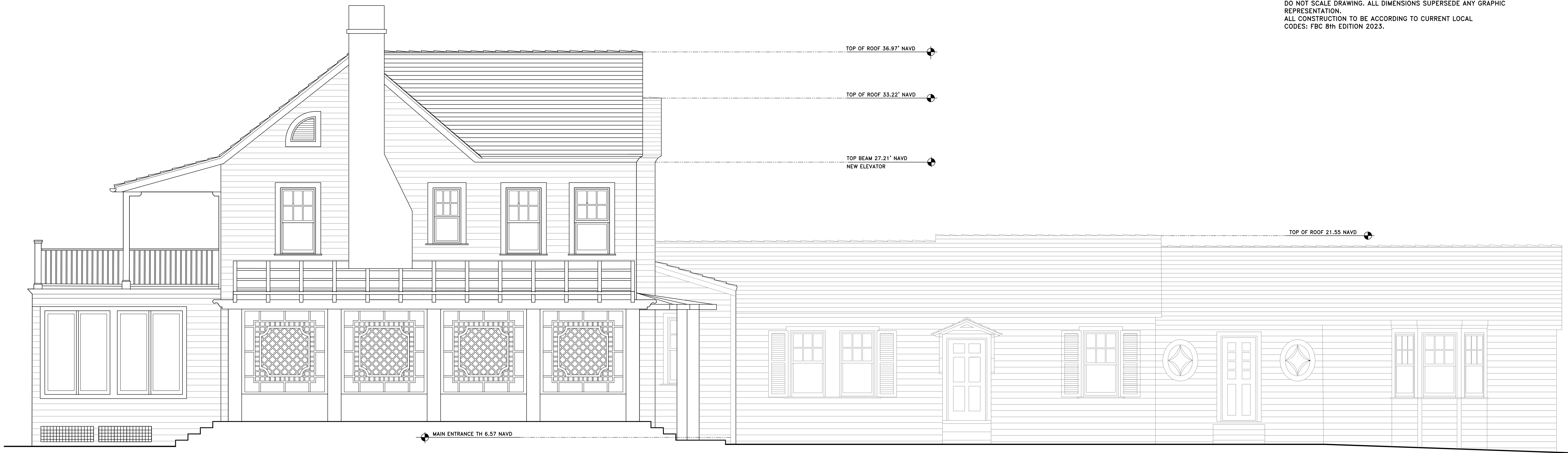


PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

HARLAN RESIDENCE
448 NORTH LAKE WAY
PALM BEACH, FLORIDA

REVISIONS:	
1	
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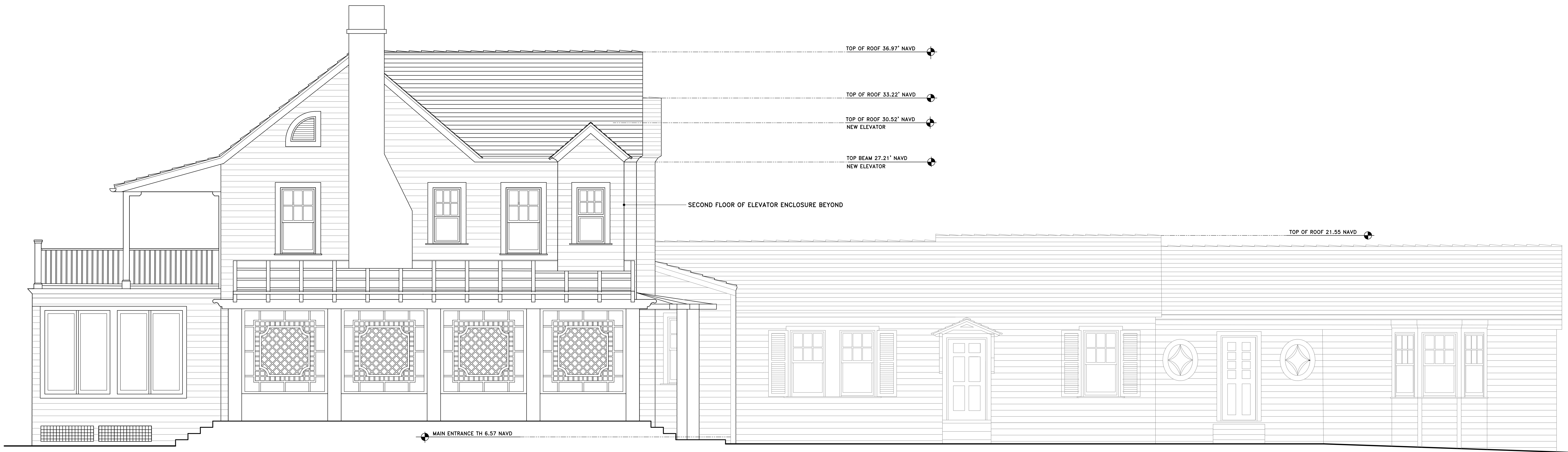
SHEET NUMBER:	
A7	
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EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

HARLAN RESIDENCE
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REVISIONS:

1
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SHEET NUMBER:

A8

DATE: 12-17-24

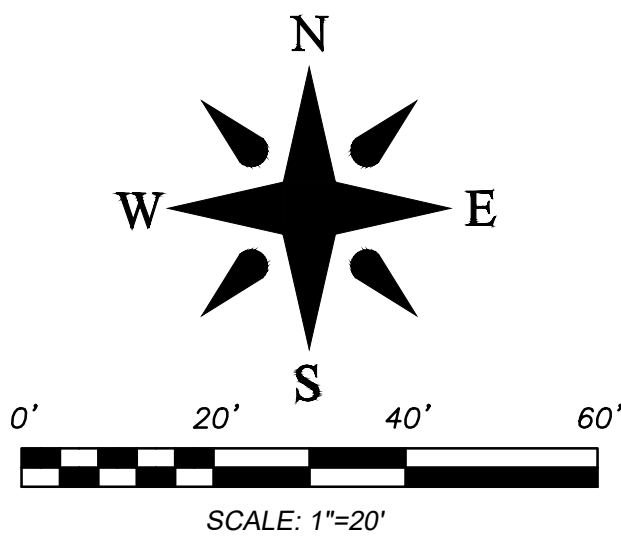
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LEGEND

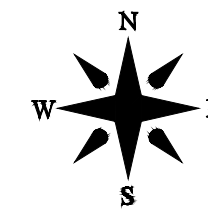
A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
B.F.P. = BACKFLOW PREVENTOR
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.D.C. = FIRE DEPARTMENT CONNECTION
F.F. = FINISHED FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
MIN. = MINIMUM
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
P = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
P.G. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R.P.Z. = REDUCED PRESSURE ZONE
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
T.O.W. = TOP OF WALL
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
YD = YARD DRAIN
B = BASELINE
C = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
▲ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" IRON ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
● = IRON ROD FOUND (AS NOTED)
● = NAIL FOUND (AS NOTED)
● = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #4569)
P = PROPERTY LINE
U = UTILITY POLE
X = FIRE HYDRANT
M = WATER METER
V = WATER VALVE
L = LIGHT POLE
R = CABLE TV RISER
E = ELECTRIC BOX
G = GAS METER
S = SANITARY MANHOLE
Y = YARD DRAIN

Boundary Survey For: LEONARD HARLAN



SITE

LAKE WORTH LAGOON



ATLANTIC OCEAN

VICINITY SKETCH

(NOT TO SCALE)

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

Leonard Harlan

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

PROPERTY ADDRESS:

448 North Lake Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Parcel I:
Parcel of land lying and being in Section 15 of Township 43 South of Range 43 East in Palm Beach County, Florida, and more particularly described as follows:

BEGINNING at an iron pin, in the sea wall on the East Shore of Lake Worth four (4) chains and 19 links, more or less, North of the Southwest corner of Lot 1, Section 15, Township 43 South, Range 43 East;
thence run East on the South line of the land formerly owned by C.C. Haight 300 feet;
thence run South 70 feet;
thence run West 307.35 feet more or less to the shore of Lake Worth;
thence run North 70 feet to the **POINT OF BEGINNING**.

Parcel II:
BEGINNING at concrete monument marking the Southeast corner of the Howard Major Property known as the "Rectory Lot" and described in Deed Book 433, Page 399, Public Records of Palm Beach County, Florida, lying and being in Section 15, Township 43 South, Range 43 East;

thence Northerly along the East line of said "Rectory Lot", a distance of 60 feet; more or less, to the point marking the North line of Gladys Phipps Property;
thence Easterly along the boundary line marking the Phipps and Major properties, a distance of 17.44 feet more or less, to a concrete monument marking the Westerly boundary of Proposed Lake Way Extension;
thence Southerly along a curve, whose radius is 465.65 feet, a distance of 60.2 feet, more or less, to the point of tangency of said curve, which point lies in the Easterly projection of the South line of said "Rectory Lot";
thence Westerly along the said projection of the South line of "Rectory Lot", a distance of 14 feet, more or less to the **POINT OF BEGINNING**.

TOGETHER with all easements, tenements, hereditaments, riparian rights, and appurtenances belong to the land; and

TOGETHER with all building and other improvements now located on the land; and

TOGETHER with all of Grantor's right, title, and interest, if any, in and to the streets, avenues, roads, ways, alleys, waterways and canals, open or proposed, in front of or adjoining the land.

FLOOD ZONES:

This property is located in Flood Zones AE (EL. 6) & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581F, dated 10/05/2017.

NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 08/13/2024

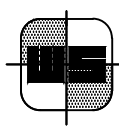
James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

REVISIONS:

11/15/24 SPOT ELEVATIONS ON BUILDING J.D./S.W. 218481 PB366/44

Boundary Survey For:

LEONARD HARLAN



WALLACE SURVEYING

A DIVISION OF LANDTEC CONSTRUCTION
SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 940-4551

FIELD:	J.D.	JOB No.:	218481	F.B. PB362	PG. 65
OFFICE:	S.W.	DATE:	08/13/24	DWG. No.:	218481
C'K'D.:	J.P.	REF.:	218481.DWG	SHEET:	1 OF 1