

Zoning Legend

PROPERTY ADDRESS	1404 N. LAKE WAY		
ZONING DISTRICT	R-A ESTATE DISTRICT		
LOT AREA (SQ. FT.)	19,563 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	SEE SURVEY		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
FEMA FLOOD ZONE DESIGNATION:	FLOOD ZONE AE (EL. 6)		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A		
CROWN OF ROAD (COR) (NAVD)	6.46' NAVD SEE SURVEY		
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	4,891 SF 25%	4,719 SF 24%	4,765 SF* 24.3%
ENCLOSED SQUARE FOOTAGE	N/A	8,805	8,805
FRONT YARD SETBACK (FT.)	35'	35'	35'
SIDE YARD SETBACK (NORTH) (FT.)	15'-0"	21"-4"	21"-4"
SIDE YARD SETBACK (SOUTH) (FT.)	15'	15"	15"
REAR YARD SETBACK (FT.)	25'	78'-2.5"	78'-2.5"
ANGLE OF VISION (DEG.)	100	100	100
BUILDING HEIGHT (FT.)	29'-4"	29'-4"	29'-4"
OVERALL BUILDING HEIGHT (FT.)	29'-4"	29'-4"	29'-4"
CUBIC CONTENT RATIO (CCR) (R-A ONLY)	N/A	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	N/A	N/A
BASE FLOOD ELEVATION (FFE) (NAVD)	N/A	N/A	N/A

Landscape Legend

	REQ'D / PERMITTED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	50% MINIMUM 9,782 S.F.	53.34% 10,435 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	4,890 S.F. 25%	850 S.F. 4.34%
PERIMETER LOS (SQ. FT. AND %)	N/A	N/A
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 2,099 S.F.	54.6% 2,286 S.F.
NATIVE TREES %	30%	N/A
NATIVE SHRUBS & VINES %	30%	100%
NATIVE GROUNDCOVER %	30%	100%

SEE OPEN SPACE CALCULATIONS PLAN FOR MORE INFORMATION

*LOT COVERAGE WAS INCREASED BY 46 SF WITH NEW PROPOSED TRELLIS LOCATED OUTSIDE OF SETBACK



Private Residence
1404 North Lake Way
Palm Beach

F L O R I D A

Application #:
ARC-24-0143
Final Submittal
Date of Presentation: 02.26.25

Sheet Index

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- L1.0 - Zoning Legend
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- L1.1 - Existing General Site Photos
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- L3.0 - Demolition and Vegetation Action Plan
- L4.0 - Construction Screening Plan
- L5.0 - Truck Logistics Plan
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- L7.1 Front Yard Perspective
- L7.2 Rear Yard Perspective

- L8.0 Details
- L9.0 Details

Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Scope of Work

- * Demolition of existing pergola
- * New pergola at rear terrace
- * Demolition of pavers in rear
- * New pavers and steps to match pool coping
- * New minimal landscape material at front door

LEGEND

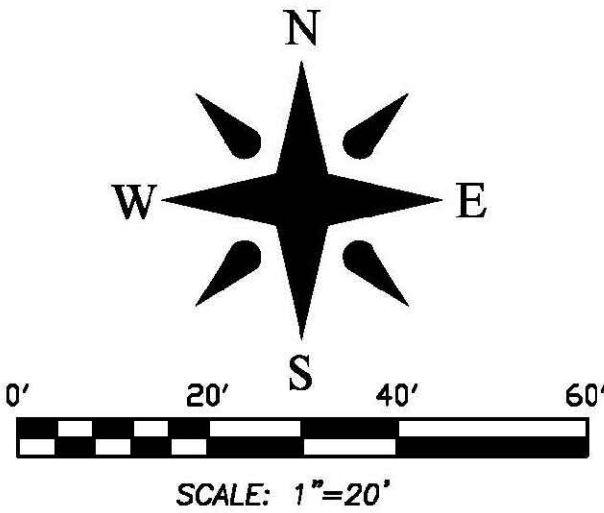
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
CJ = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = 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
DW = DRIVEWAY
EL. = ELEVATION
E.M. = ELECTRIC METER
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
GEN. = GENERATOR
G.M. = GAS METER
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.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
(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
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.R. = 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
RW = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
SD = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
TH = THRESHOLD ELEVATION
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
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
Y.D. = YARD DRAIN
Z = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
○ = IRON ROD FOUND (AS NOTED)
● = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #4569)
P = PROPERTY LINE
U = UTILITY POLE
F = FIRE HYDRANT
M = WATER METER
V = WATER VALVE
L = LIGHT POLE

Boundary Survey For: JASON CAPELLO

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

Jason Capello

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



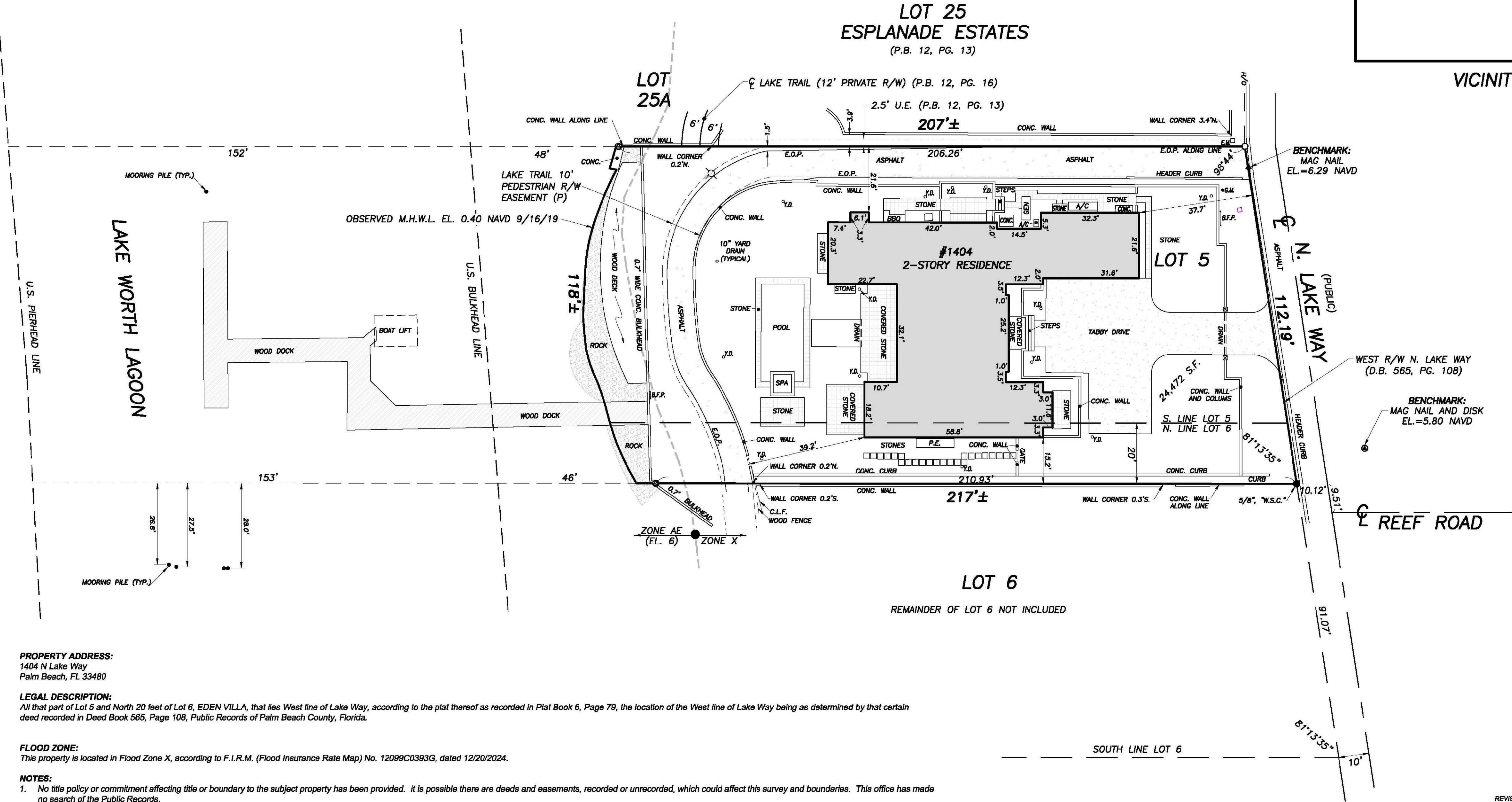
PALM BEACH INLET

LAKE WORTH LAGOON

SITE

ATLANTIC OCEAN

VICINITY SKETCH (N.T.S.)



PROPERTY ADDRESS:

1404 N Lake Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:

All that part of Lot 5 and North 20 feet of Lot 6, EDEN VILLA, that lies West line of Lake Way, according to the plat thereof as recorded in Plat Book 6, Page 79, the location of the West line of Lake Way being as determined by that certain deed recorded in Deed Book 565, Page 108, Public Records of Palm Beach County, Florida.

FLOOD ZONE:

This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393G, dated 12/20/2024.

NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8558.
- 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: 01/09/2025

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

REVISIONS:

01/09/25 SURVEY UPDATE - J.D./D.P.S./J.P. - 232230
10/29/21 TOP OF ROCK ELEVATIONS J.C./J.P. 19-1359.17 PB316R1
10/02/21 SURVEY AND TIE-IN UPDATE B.M./M.B. 19-1359.16 PB320/2
08/02/20 BULKHEAD & PIERHEAD LINES ADDED S.W. 19-1359.9
01/14/20 2nd FLOOR TIE-BEAM ELEVATION B.M./M.B. 19-1359.8 PB28789
12/04/19 FORMBOARD TIE-IN & TIE-BEAM ELS. J.C./S.W. 19-1359.7 PB28728
11/08/19 FORMBOARD TIE-IN & ELS. J.O./J.P. 19-1359.6 PB28838
10/03/19 SPOT ELEVATIONS J.O.S.W. 19-1359.4 PB286449
08/26/19 FORMBOARD TIE-IN C.E./S.W. 19-1359.2 PB28061

BOUNDARY SURVEY FOR:

1404 NORTHLAKE LLC



WALLACE SURVEYING
CORP., LICENSED BUSINESS # 8088

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-5351

FIELD:	J.C.	JOB NO.:	19-1359.2	F.B.:	PB283 PG. 72
OFFICE:	M.B.	DATE:	9/16/19	DWG. NO.:	19-1359
CD:	C.W.	REF.:	19-1359.DWG	SHEET:	1 OF 1



Existing Front Entry



Existing Front Side Yard



Existing Rear Facade



Existing Rear Yard



Existing Rear Terrace



Existing Trellis

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. #6666784

Dustin@environmentdesigngroup.com

Private Residence
1404 N Lake Way
Town of Palm Beach

A
D
I
R
O
L
F

JOB NUMBER: # 24123.00 LA
DRAWN BY: Matt Jackman

DATE: 01.20.2025

SHEET L1.0

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Existing Site Photos



Existing Front Entry



Existing Rear Yard (North View)



Existing Rear Yard (Lake Trail)



Existing Rear Yard (From Dock)



Existing Rear Terrace



Existing South Yard

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5020-8 Palm Beach, FL 33480

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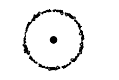



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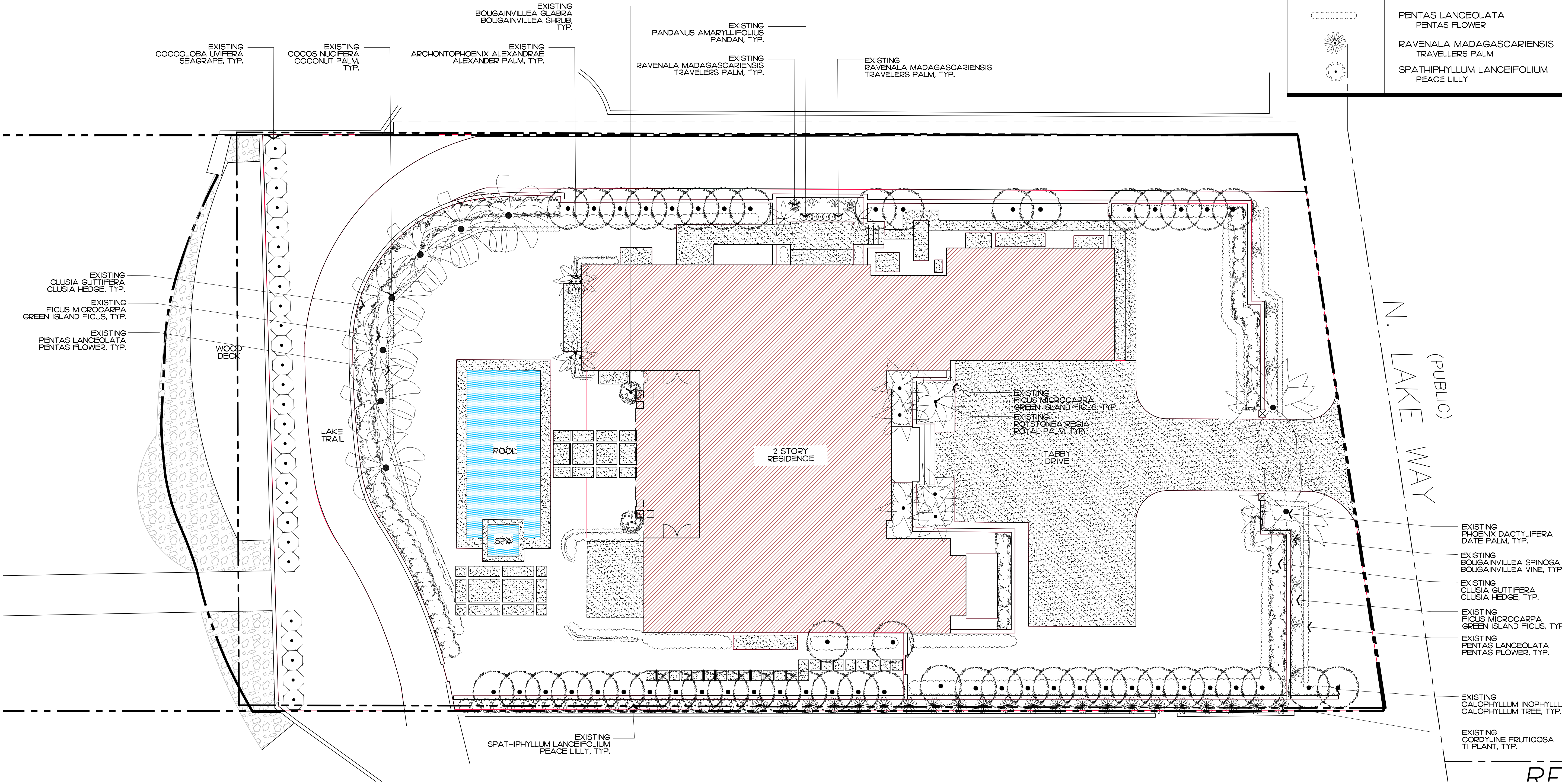
Existing Site Photos

Existing Trees

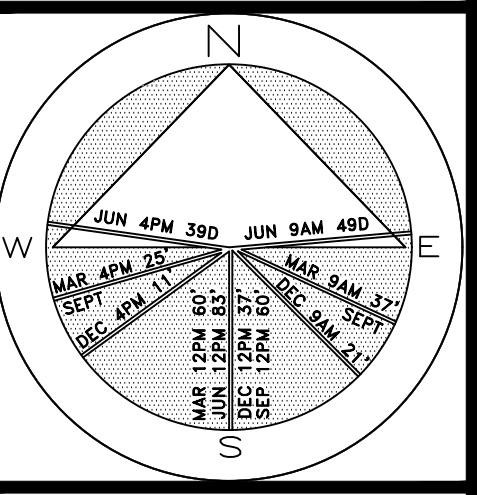
KEY	DESCRIPTION
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM
	CALOPHYLLUM INOPHYLLUM CALOPHYLLUM TREE
	COCOS NUCIFERA COCONUT PALM TREE
	PHOENIX DACTYLIFERA DATE PALM
	ROYSTONEA REGIA ROYAL PALM

Existing Understory

KEY	DESCRIPTION
	BOUGAINVILLEA GLABRA BOUGAINVILLEA SHRUB
	BOUGAINVILLEA SPINOSA BOUGAINVILLEA VINE
	CLUSIA GUTTIFERA CLUSIA HEDGE
	COCOLOBIA LIVIFERA SEA GRAPE
	CORDYLINE FRUTICOSA TI PLANT
	FICUS MICROCARPA GREEN ISLAND FICUS
	PANDANUS AMARYLLIFOLIUS PANDAN
	PENTAS LANCEOLATA PENTAS FLOWER
	RAVENALA MADAGASCARIENSIS TRAVELLERS PALM
	SPATHIPHILLUM LANCEIFOLIUM PEACE LILLY



Private Residence
1404 N Lake Way
Town of Palm Beach



JOB NUMBER: # 24123.00 LA
DRAWN BY: Caleb Weigel

DATE: 01.20.2025

SHEET L2.0

Existing Vegetation Inventory

SCALE IN FEET 0' 10' 20' 40'

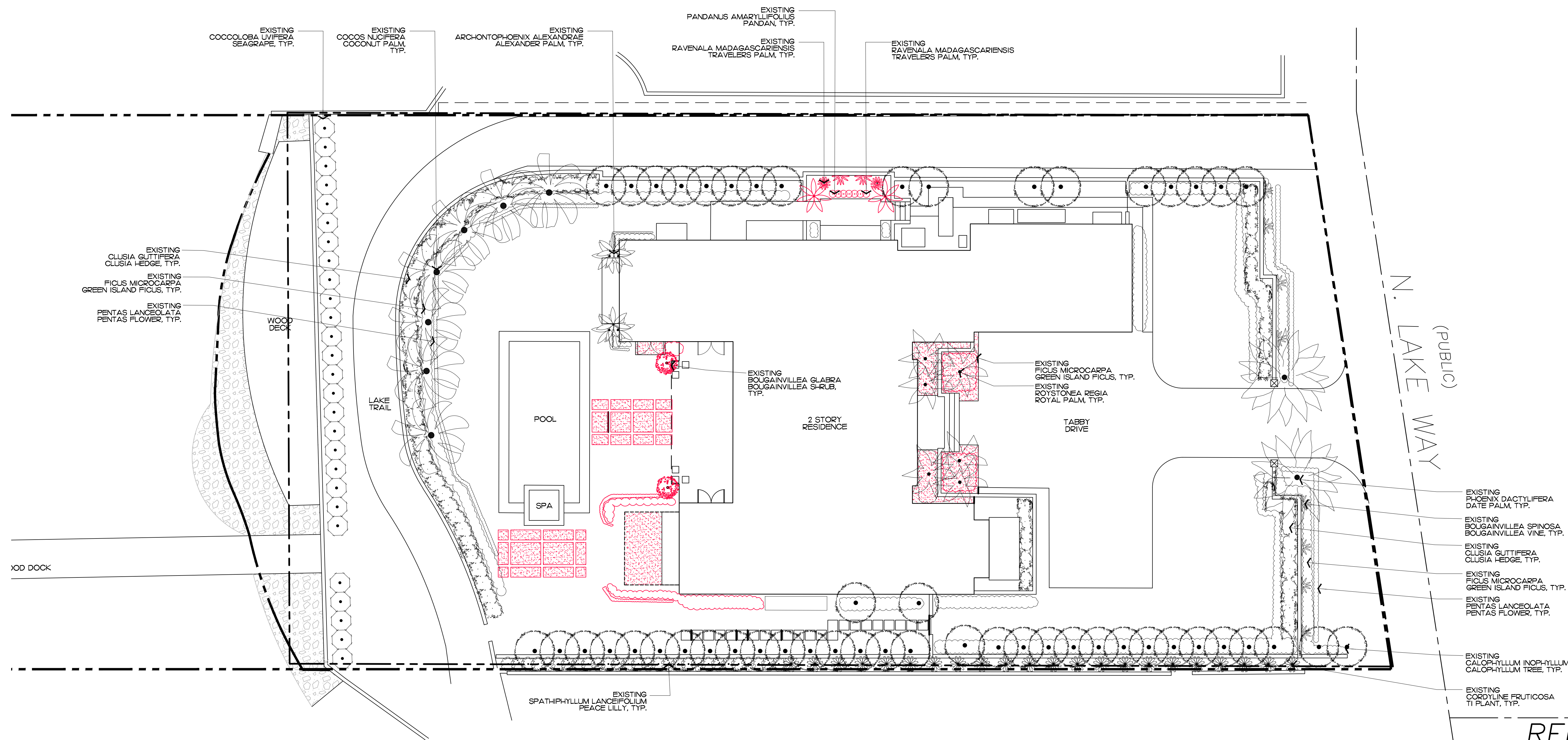
100 sf.

AREA IN SQ.FT.

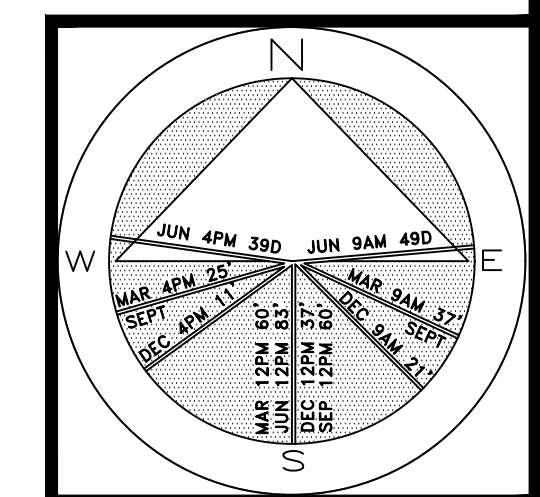
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Private Residence
1404 N Lake Way
Town of Palm Beach



JOB NUMBER: # 24123.00 LA
DRAWN BY: Dustin Mizell
DATE: 01.20.2025

RFF

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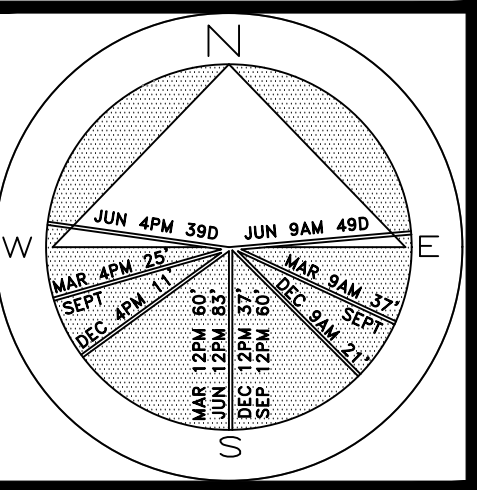
Demolition and Vegetation Action Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ. FT.

SHEET L3.0

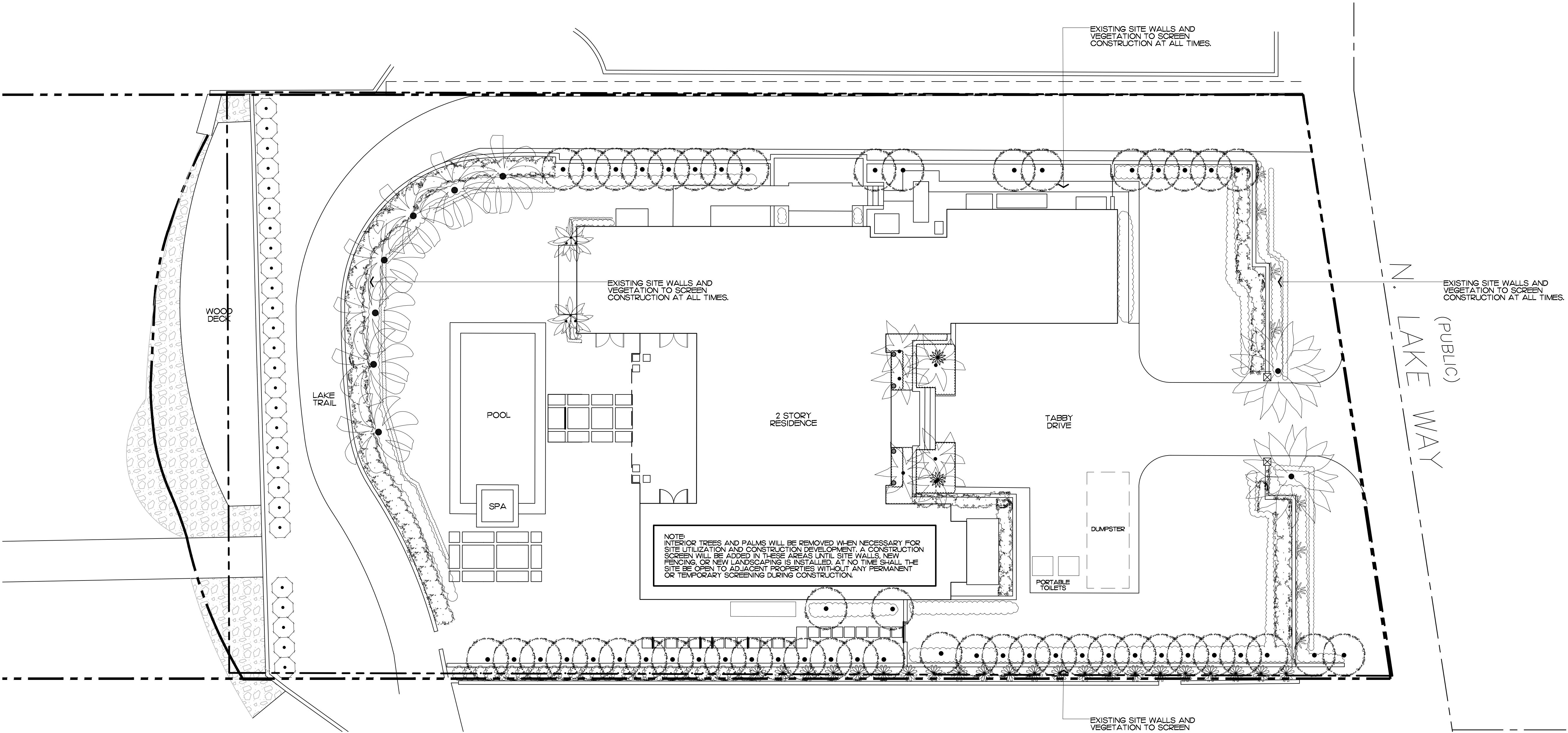
Private Residence
1404 N Lake Way
Town of Palm Beach



JOB NUMBER: # 24123.00 LA
DRAWN BY: Dustin Mizell
DATE: 01.20.2025

SHEET L4.0

64 sq. ft.
AREA IN SQ. FT.

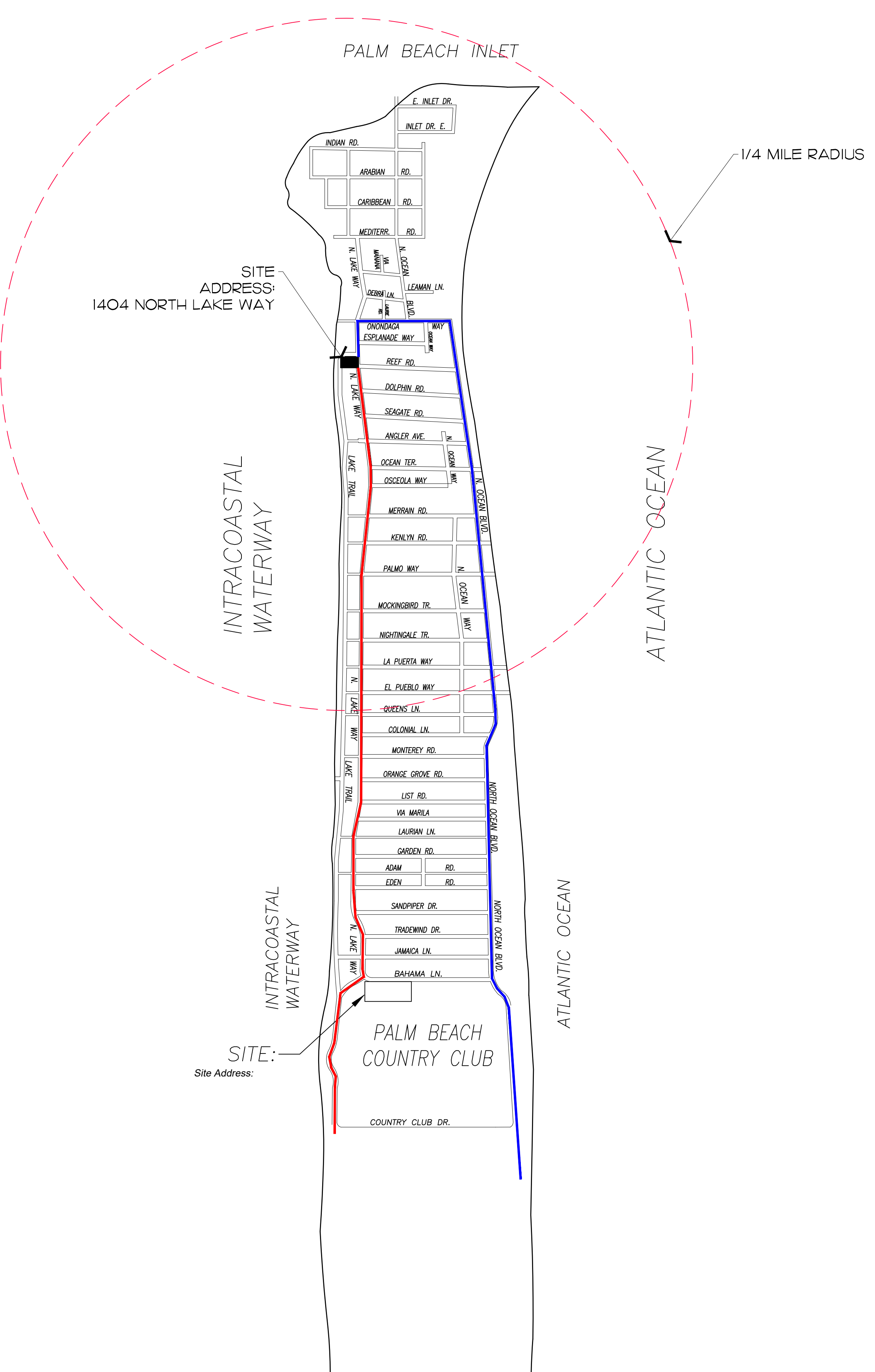


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Construction Screening Plan
SCALE IN FEET 0' 8' 16' 24'





1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

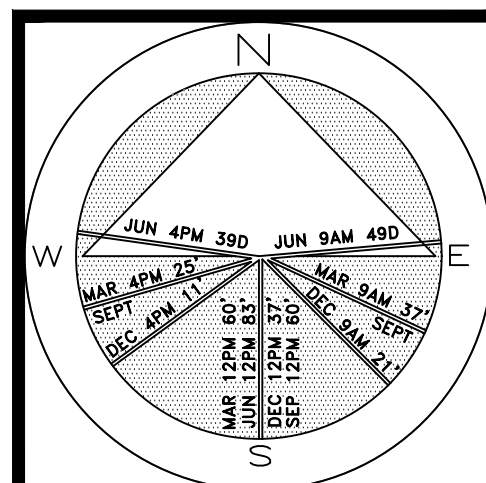
SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

-  *PROPOSED INGRESS TRUCK ROUTE*
-  *PROPOSED EGRESS TRUCK ROUTE*



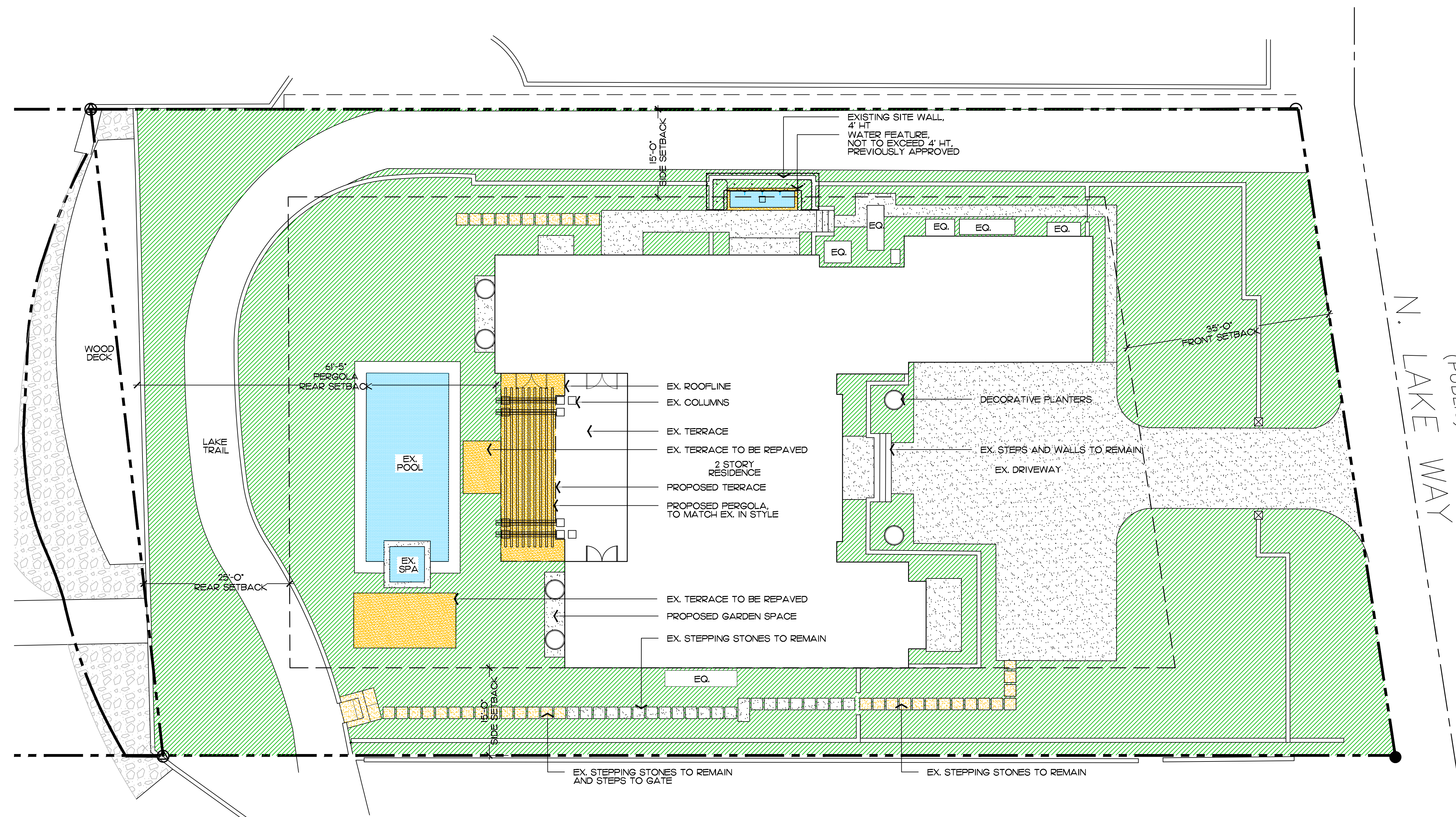
JOB NUMBER: # 24123.00 LA
DRAWN BY: Matt Jackman
DATE: 01.20.2025

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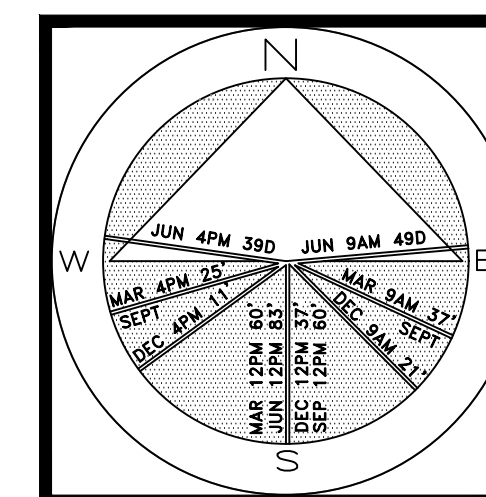
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Truck Logistics Plan

SCALE: NOT TO SCALE



Private Residence
1404 N Lake Way
Town of Palm Beach
FL 33480



JOB NUMBER: # 24123.00 LA
DRAWN BY: Matt Jackman
DATE: 01.20.2025

DATE: 01.20.2025

Site Requirements

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE	RA - (50 - PALM BEACH-)	RA - (50 - PALM BEACH-)	RA - (50 - PALM BEACH-)
LOT AREA	20,000 S.F. MINIMUM	19,563 S.F.	19,563 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 9,782 S.F.	54.13% 10,590 S.F.	53.34% 10,435 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% 2,099 S.F.	54.6% 2,286 S.F.	54.6% 2,286 S.F.

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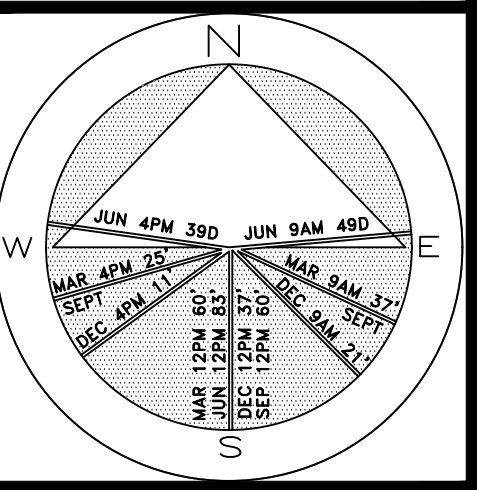
Site Plan

SCALE IN FEET 0' 10' 20' 30'

64 s

AREA IN SQ.F.

Private Residence
1404 N Lake Way
Town of Palm Beach

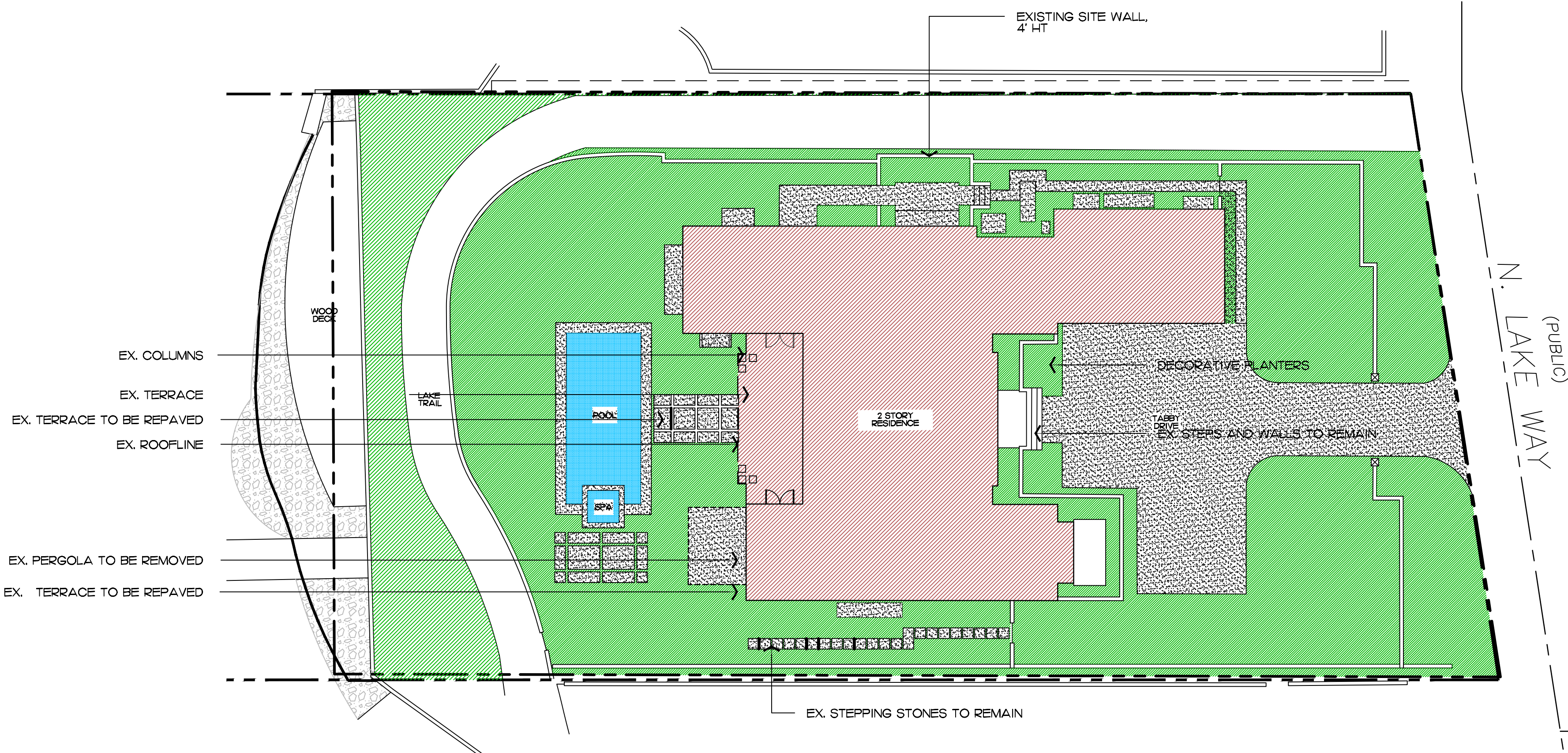


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DRAWN BY: Matt Jackman
DATE: 01.20.2025

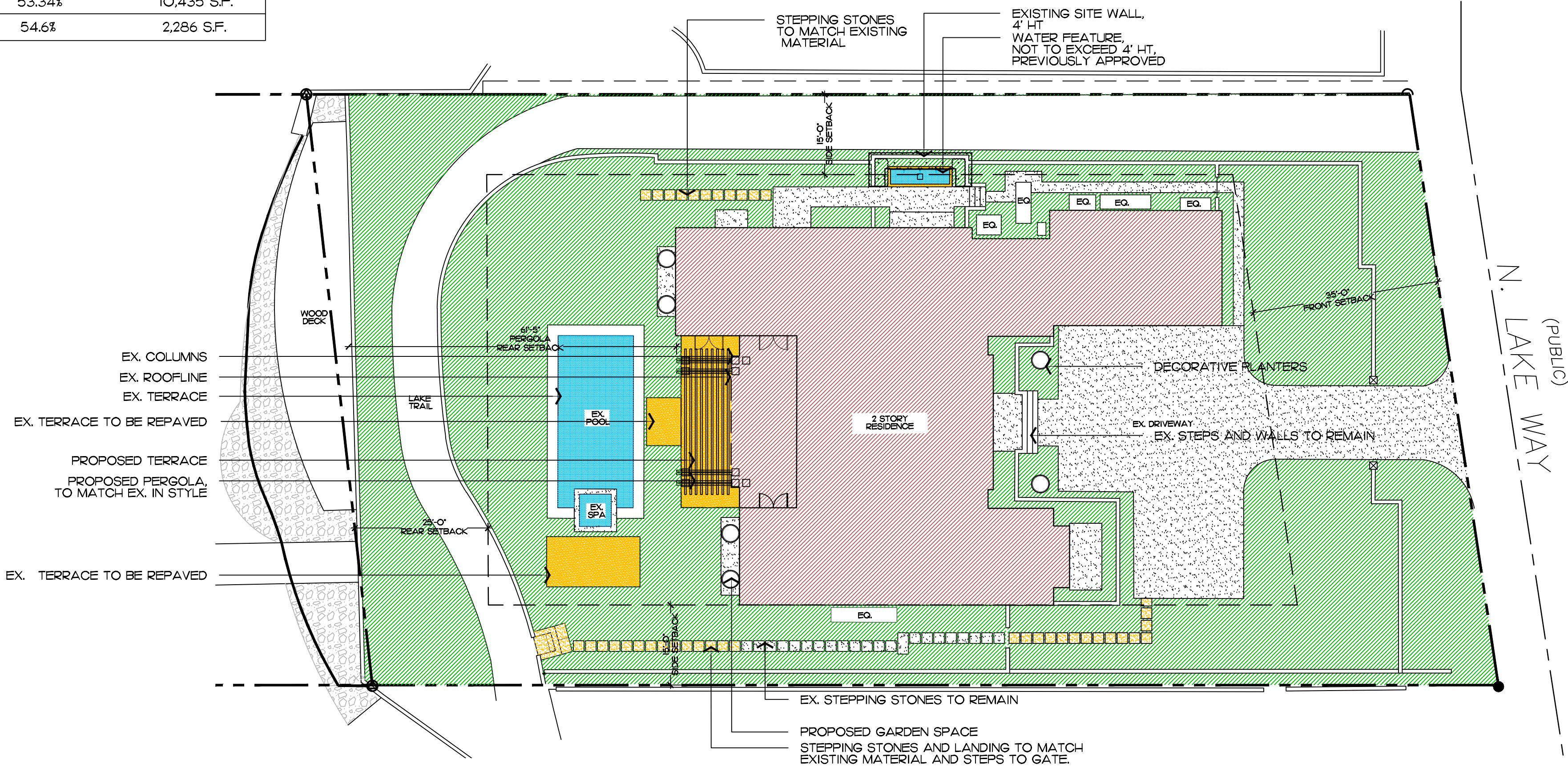
SHEET L6.1

64 sf.

AREA IN SQ.FT.



Existing Site Plan



Proposed Site Plan

Site Requirements

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE	RA - (50 - PALM BEACH)	RA - (50 - PALM BEACH)	RA - (50 - PALM BEACH)
LOT AREA	20,000 S.F. MINIMUM	19,563 S.F.	19,563 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 9,782 S.F.	54.13% 10,590 S.F.	53.34% 10,435 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 2,099 S.F.	54.6% 2,286 S.F.	54.6% 2,286 S.F.

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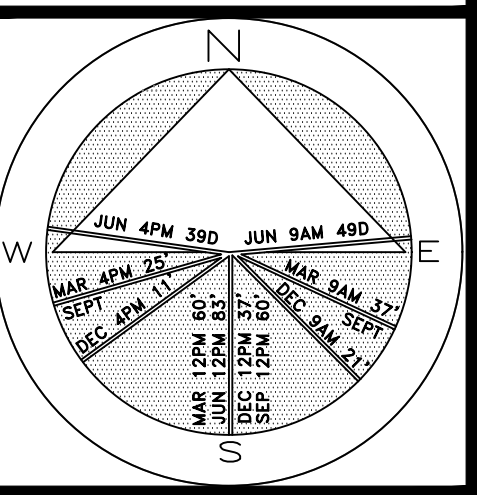
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Site Plan- Existing and Proposed





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Rendered Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

SHEET L7.0
64 sf.
AREA IN SQ.FT.



Front Entry View

JASMINE VINES ON BUILDING FACE

WHITE BEGONIA LAYER BEHIND EXISTING GREEN ISLAND FICUS LAYER

DECORATIVE PLANTERS



GLAZED POTS



BROMELIAD



ANGEL WING BEGONIA



MONA LAVENDAR



YELLOW POTATO VINE

Planting Concepts

Entry Garden

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5020-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

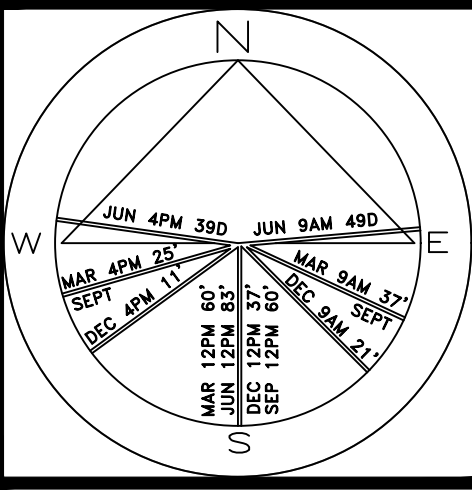
Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. R.L.A. #6666784

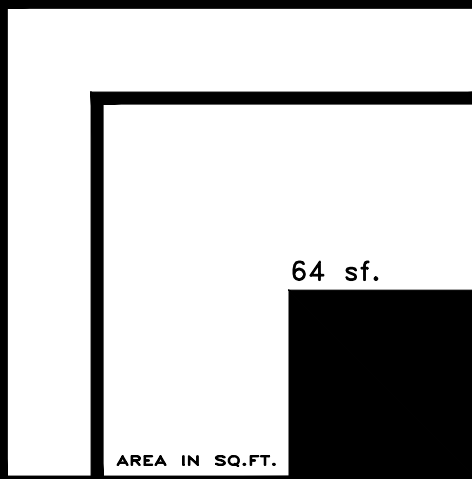
Dustin@environmentdesigngroup.com

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DATE: 01.20.2025

SHEET L7.1



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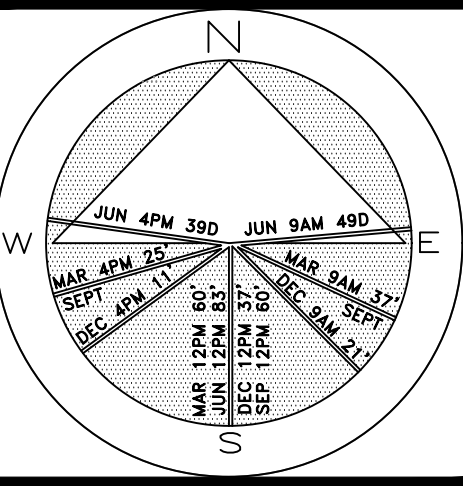
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Rear Proposed Terrace

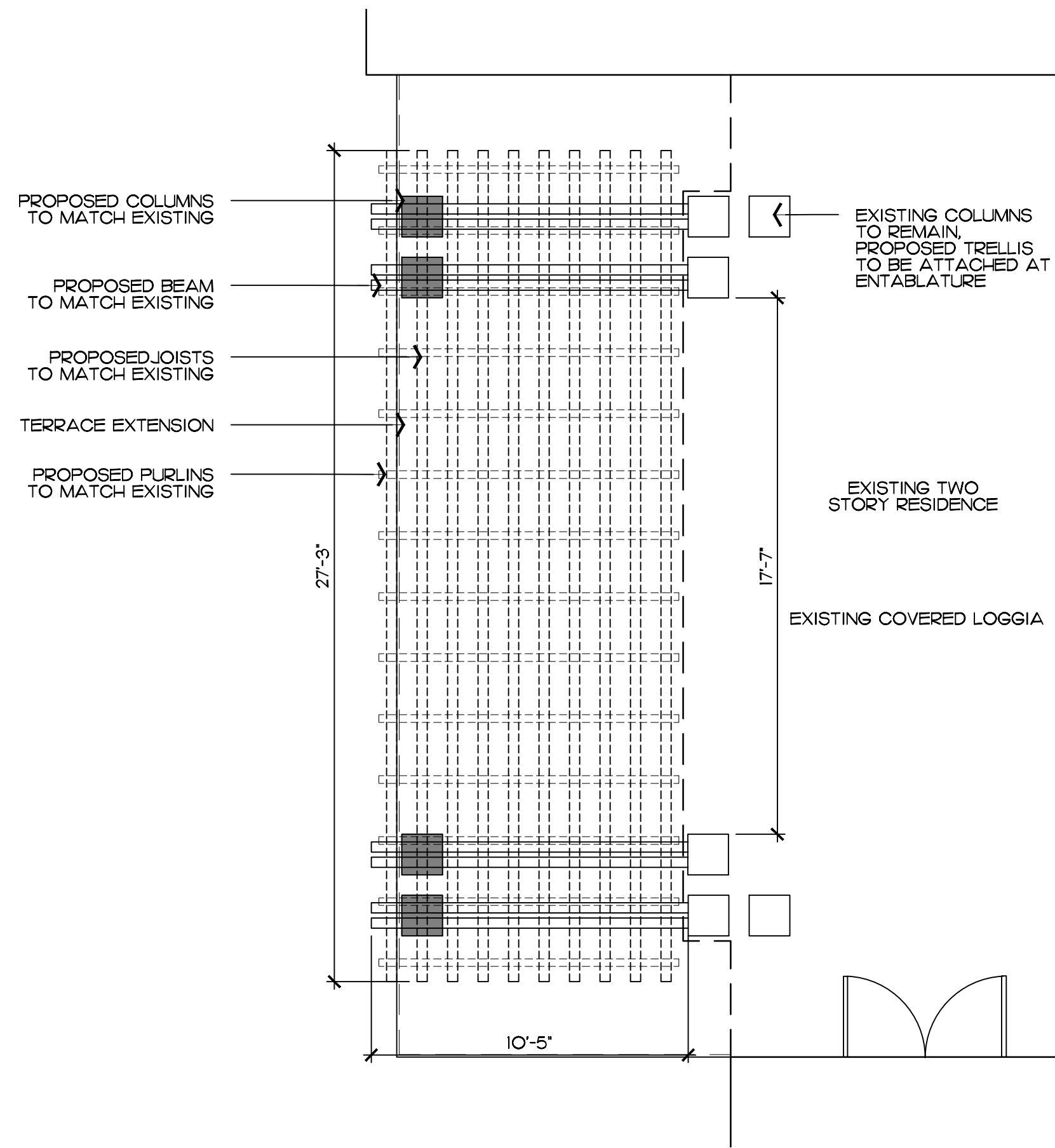
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F L O R I D A



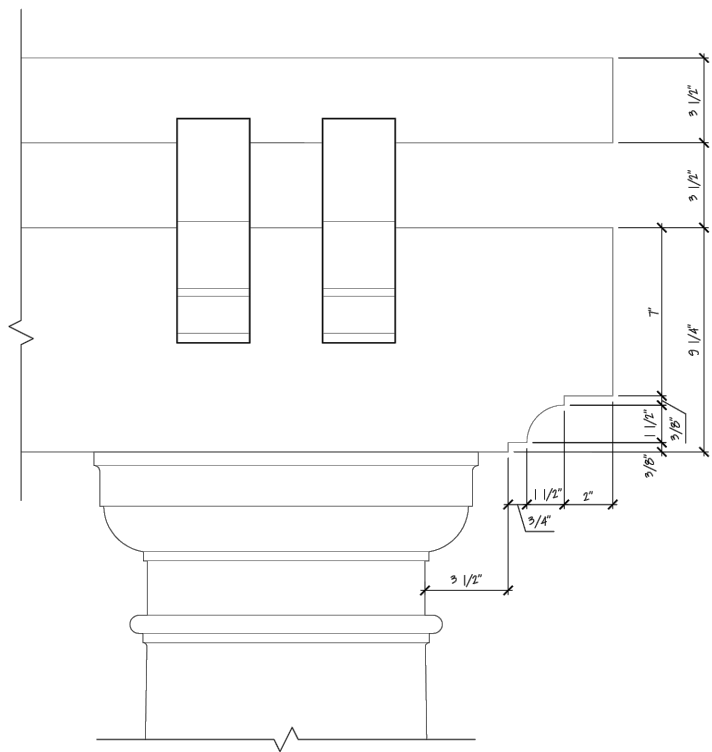
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DRAWN BY: Caleb Weigel
DATE: 01.20.2025

SHEET L7.2



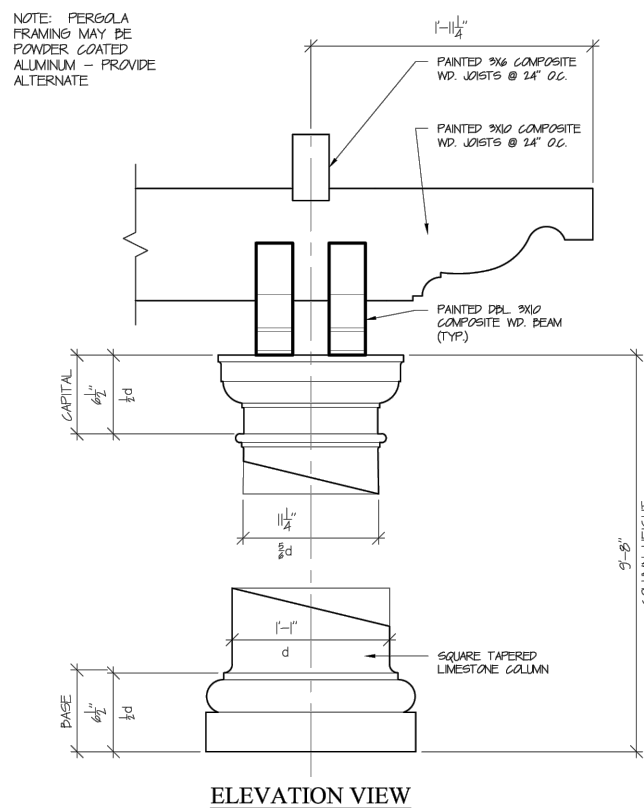
Pergola Layout Plan

SCALE: 1/4" = 1'-0"



Pergola Beam and Joist Detail

SCALE: 1-1/2" = 1'-0"



ELEVATION VIEW

PLAN VIEW

Pergola Column Detail

SCALE: 1-1/2" = 1'-0"

NOTE: PROPOSED PERGOLA WILL MATCH EXISTING PERGOLA AS PREVIOUSLY APPROVED BY ARCHITECTURAL COMMISSION

*PREVIOUS ARCOM APPLICATION NO: B-127-2018 & TOWN COUNCIL Z-16-00161

*ALL MATERIAL TO MATCH EXISTING, COMPOSITE PERGOLA MEMBERS AND A LIMESTONE COLUMNS.



EXISTING TWO STORY RESIDENCE



EXISTING TRELLIS



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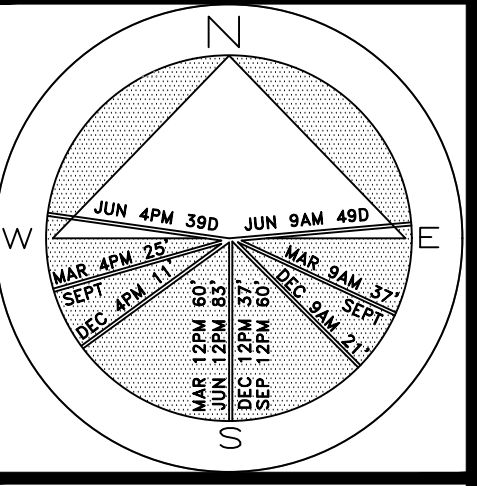
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Details

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Landscape Management
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Dustin@environmentdesigngroup.com

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Town of Palm Beach



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SHEET L8.0

64 sf.

AREA IN SQ.FT.



Existing West Elevation



Proposed West Elevation

2024
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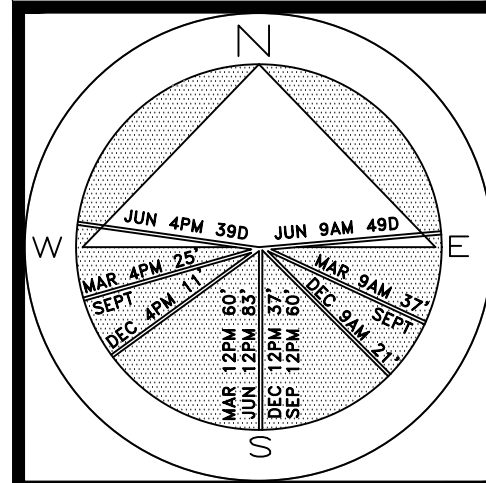
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Elevations

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JOB NUMBER: # 24123.00 LA
DRAWN BY: Matt Jackman

DATE: 01.20.2025

SHEET L9.0

64 sf.

AREA IN SQ.FT.