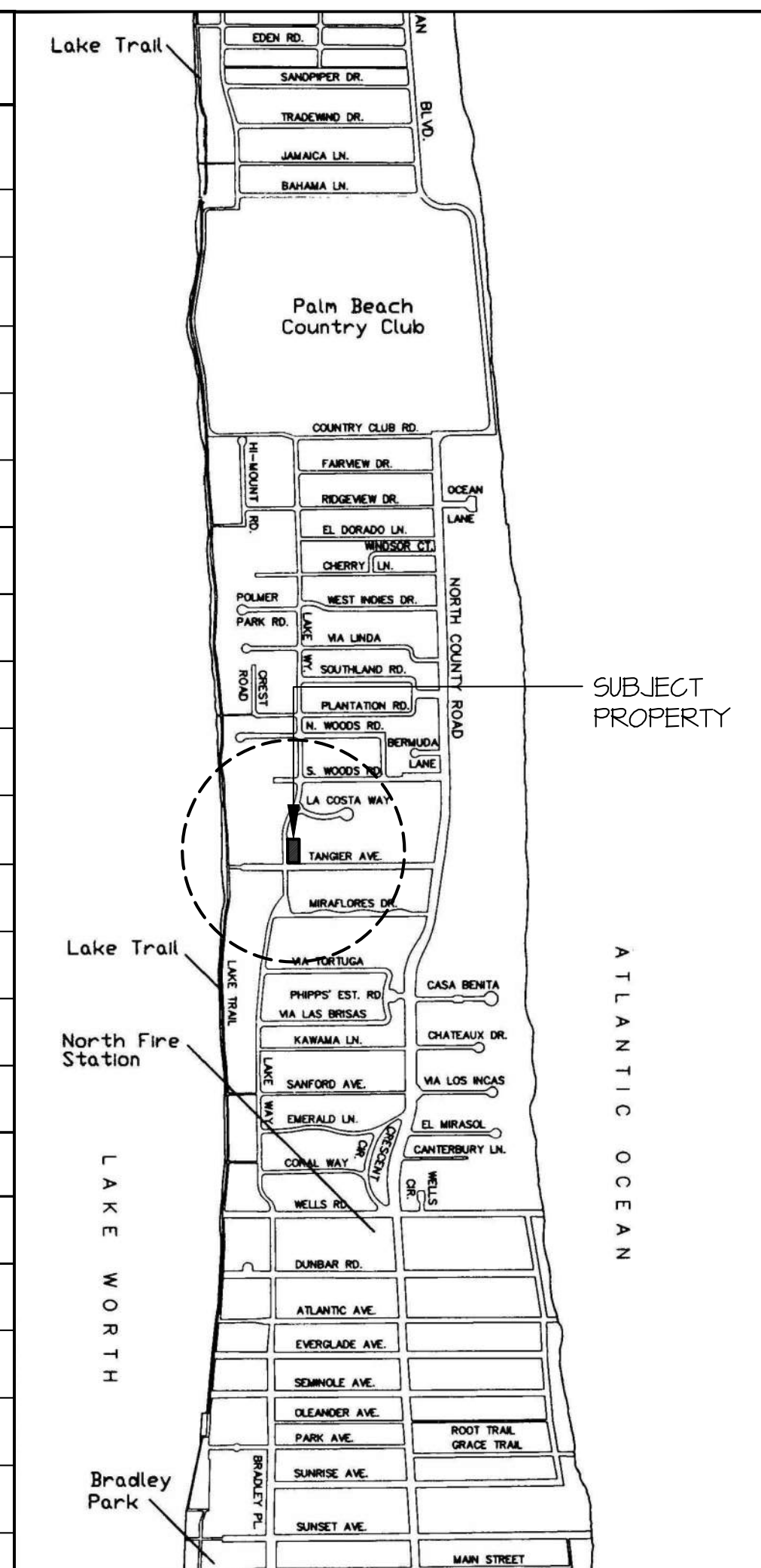


515 NORTH LAKE WAY

PALM BEACH COUNTY, FLORIDA

ZON-24-0010 - PROJECTED TOWN COUNCIL MEETING: 07.10.2024

EC 1-C-2	EROSION CONTROL PLAN/ DRAINAGE
1 OF 1	SURVEY



LOCATION MAP
PALM BEACH, FL
N.T.S.

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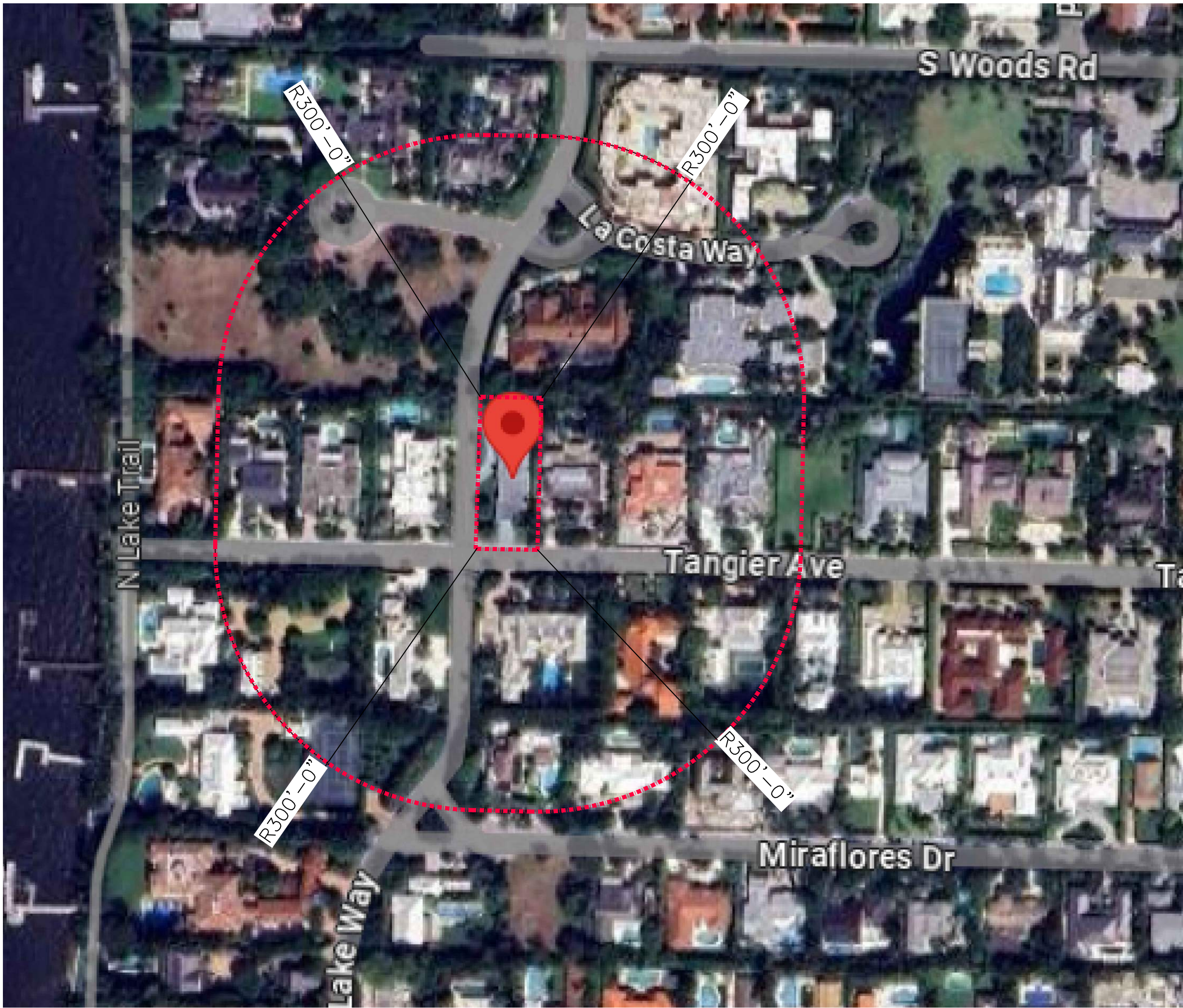
JOB NUMBER:	23-130
ISSUED FOR PRE-APP REVIEW:	03.04.2024
ISSUED FOR FIRST SUBMITTAL:	03.14.2024
ISSUED FOR SECOND SUBMITTAL:	04.01.2024

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C00019174

100

0.00

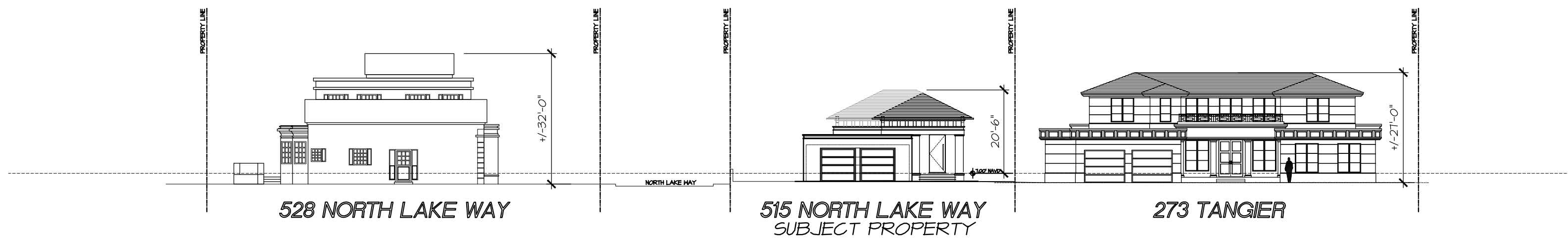
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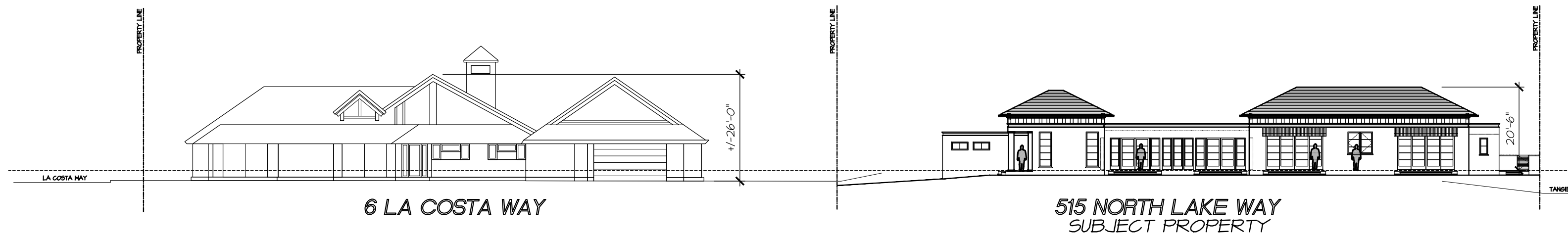
N
AERIAL MAP



N
LOCATION PLAN



TANGIER AVE STREETSCAPE



NORTH LAKE WAY STREETSCAPE

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

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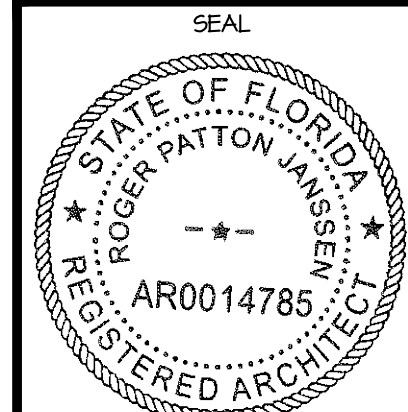
DATE: 2024.05.13

DRAWN: ZHB

REVISIONS:

- 2024.03.04 PRE-APP SUBMISSION
- 2024.03.14 FIRST SUBMITTAL
- 2024.04.01 SECOND SUBMIT.
- 2024.05.13 FINAL DROP OFF

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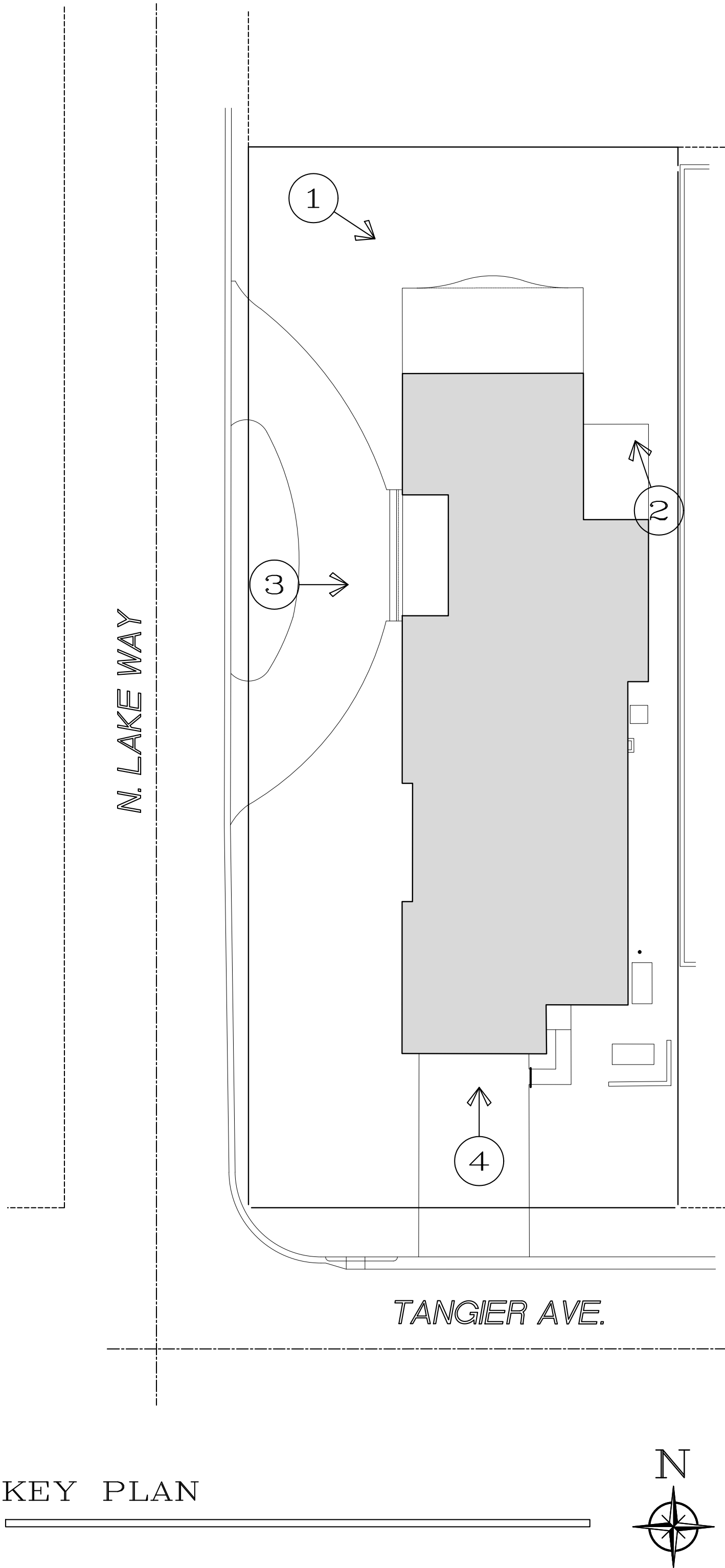
ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0023
TC # ZON-24-0010

DRAWING NO.

A0.01

JOB NUMBER: 23-130



2 EAST ELEVATION



1 NORTH ELEVATION



3 WEST ELEVATION



4 SOUTH ENTRANCE

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

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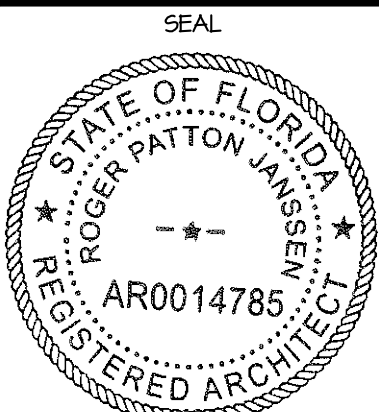
DATE: 2024.05.13

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DRAWING NO.

A0.02

JOB NUMBER: 23-130



315 TANGIER AVE



309 TANGIER AVE



528 N LAKE WAY



273 TANGIER AVE



251 TANGIER AVE



SOUTH ENTRANCE

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

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400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001R14

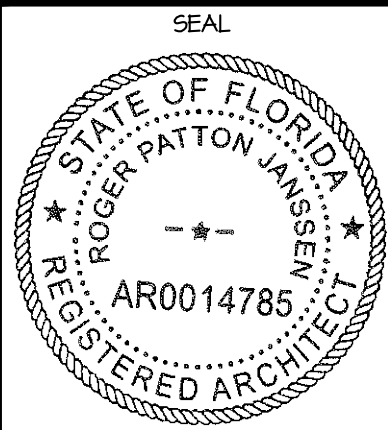
DATE: 2024.05.13

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ARCOM # ARC-24-0023

TC # ZON-24-0010

DRAWING NO.

A0.03

JOB NUMBER: 23-130



241 TANGIER AVE



310 TANGIER AVE



510 N LAKE WAY



254 TANGIER AVE



250 TANGIER AVE



246 TANGIER AVE

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001RT4

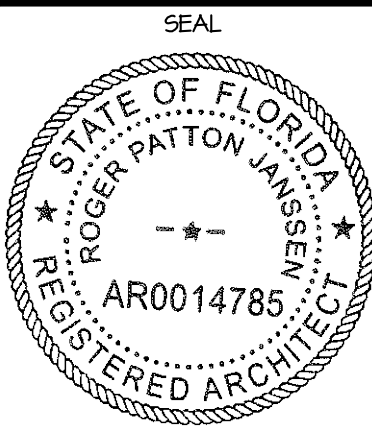
DATE: 2024.05.13

DRAWN: ZHB

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ARCOM # ARC-24-0023

TC # ZON-24-0010

DRAWING NO.

A0.04

JOB NUMBER: 23-130



501 N LAKE WAY



269 MIRAFLORES DR



261 MIRAFLORES DR



247 MIRAFLORES DR



302 MADDOCK WAY



549 SLOPE TRAIL

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001RT4

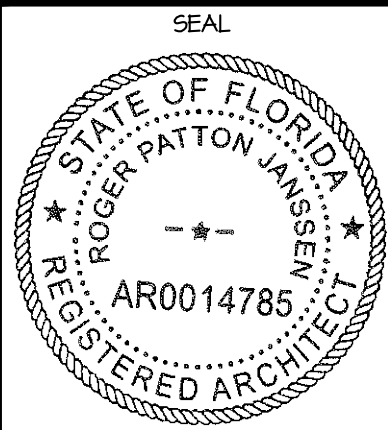
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ARCOM # ARC-24-0023
TC # ZON-24-0010

DRAWING NO.

A0.05

JOB NUMBER: 23-130



303 MADDOCK WAY



301 MADDOCK WAY



7 LA COSTA WAY



6 LA COSTA WAY



4 LA COSTA WAY

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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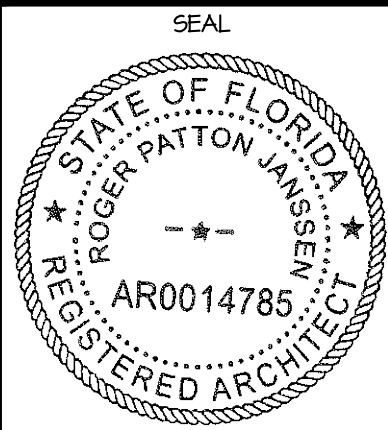
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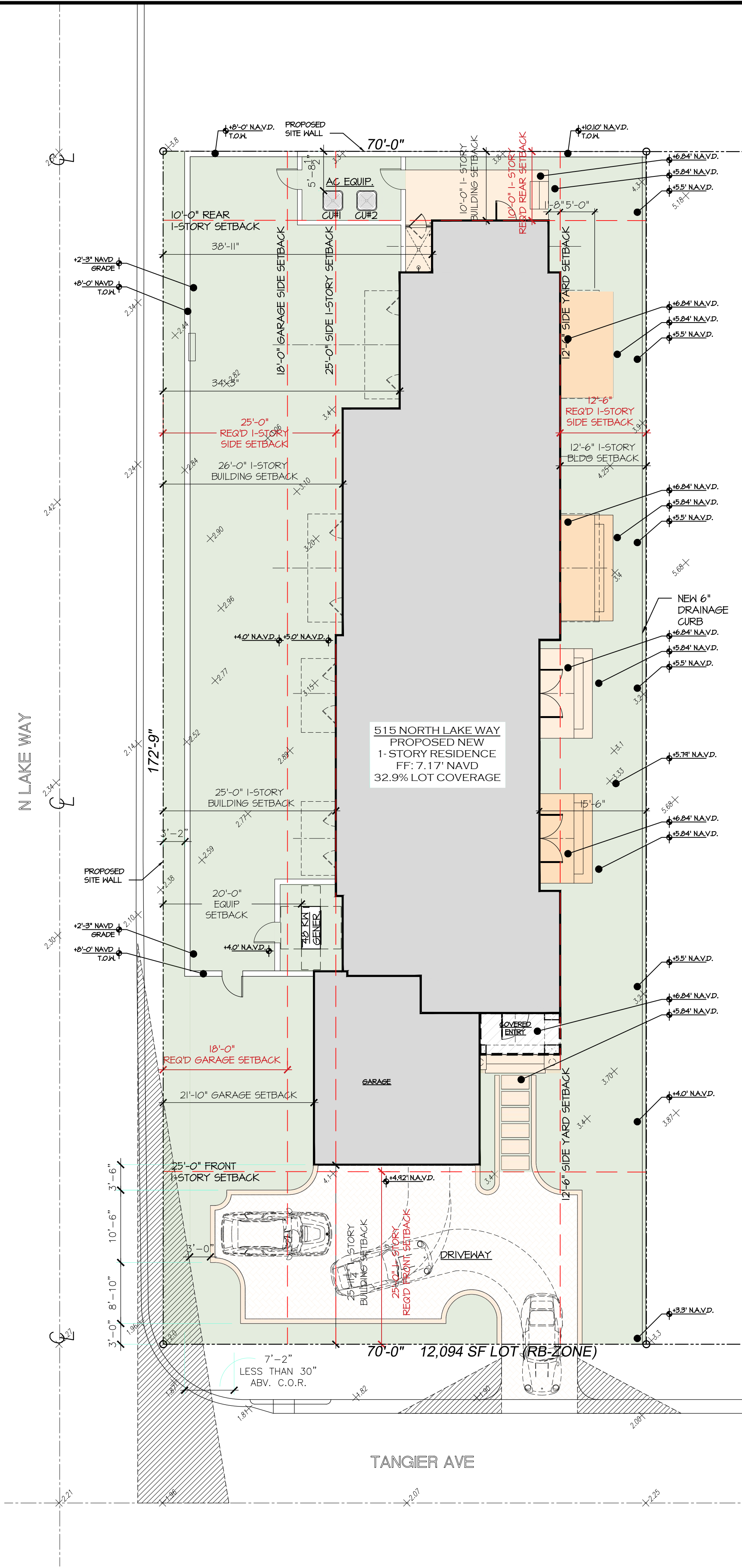
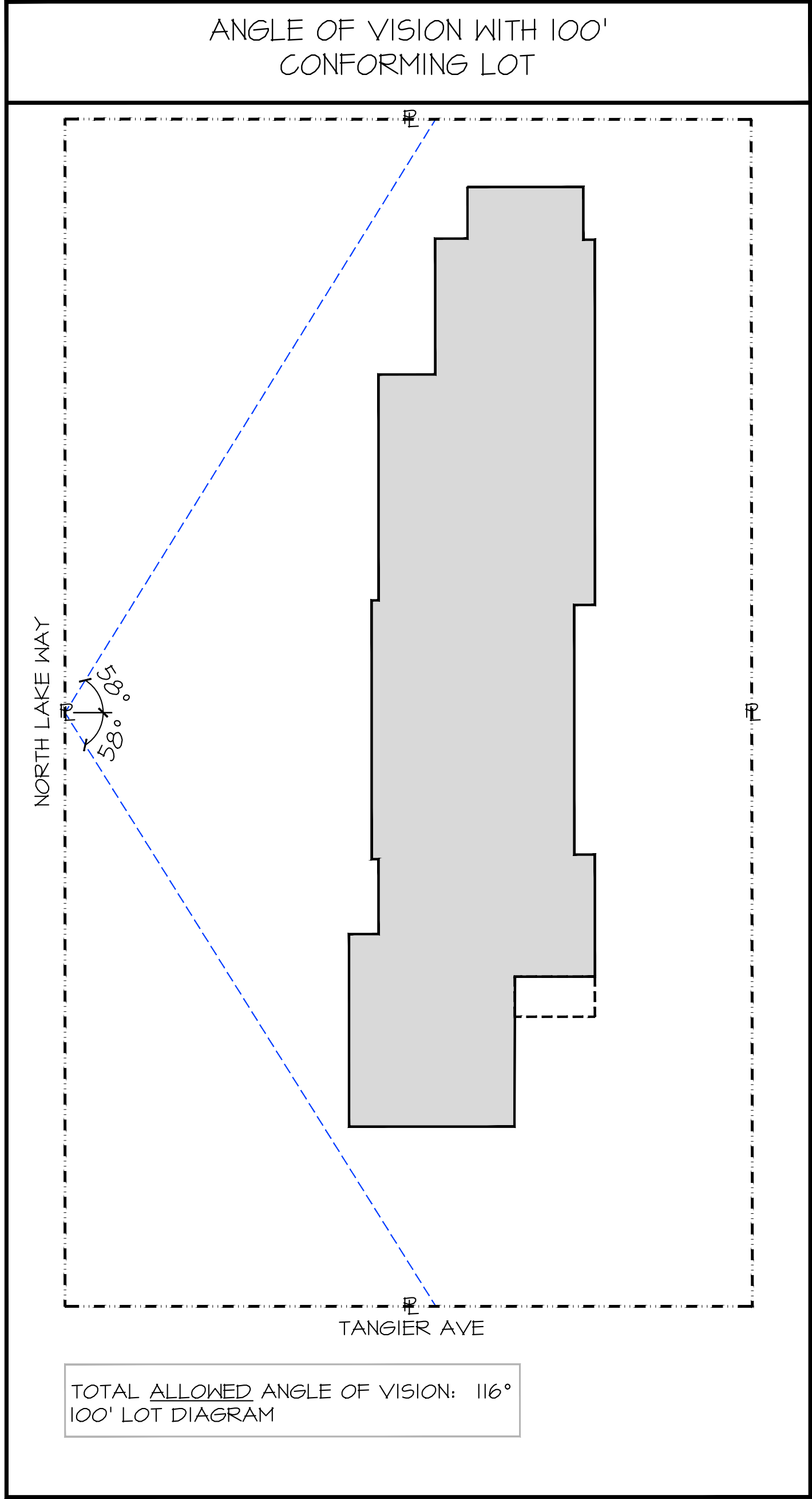
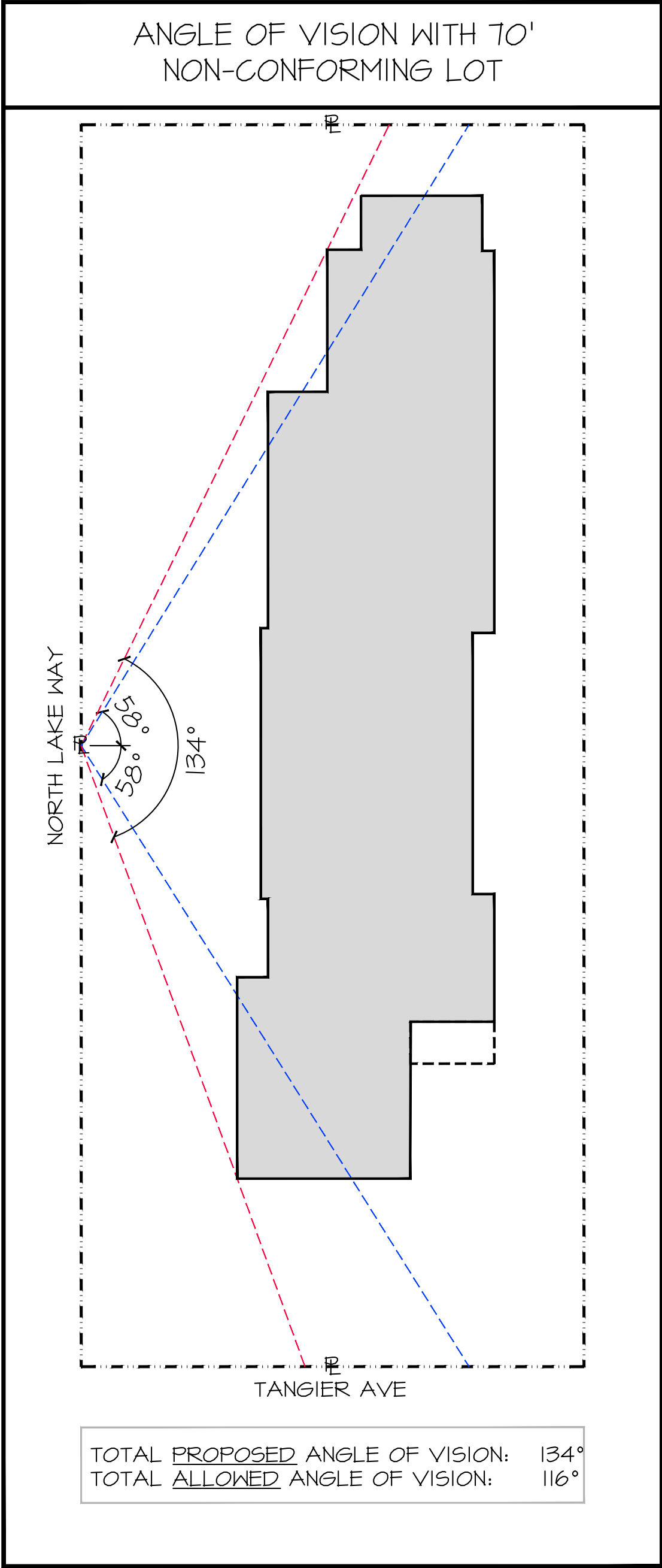
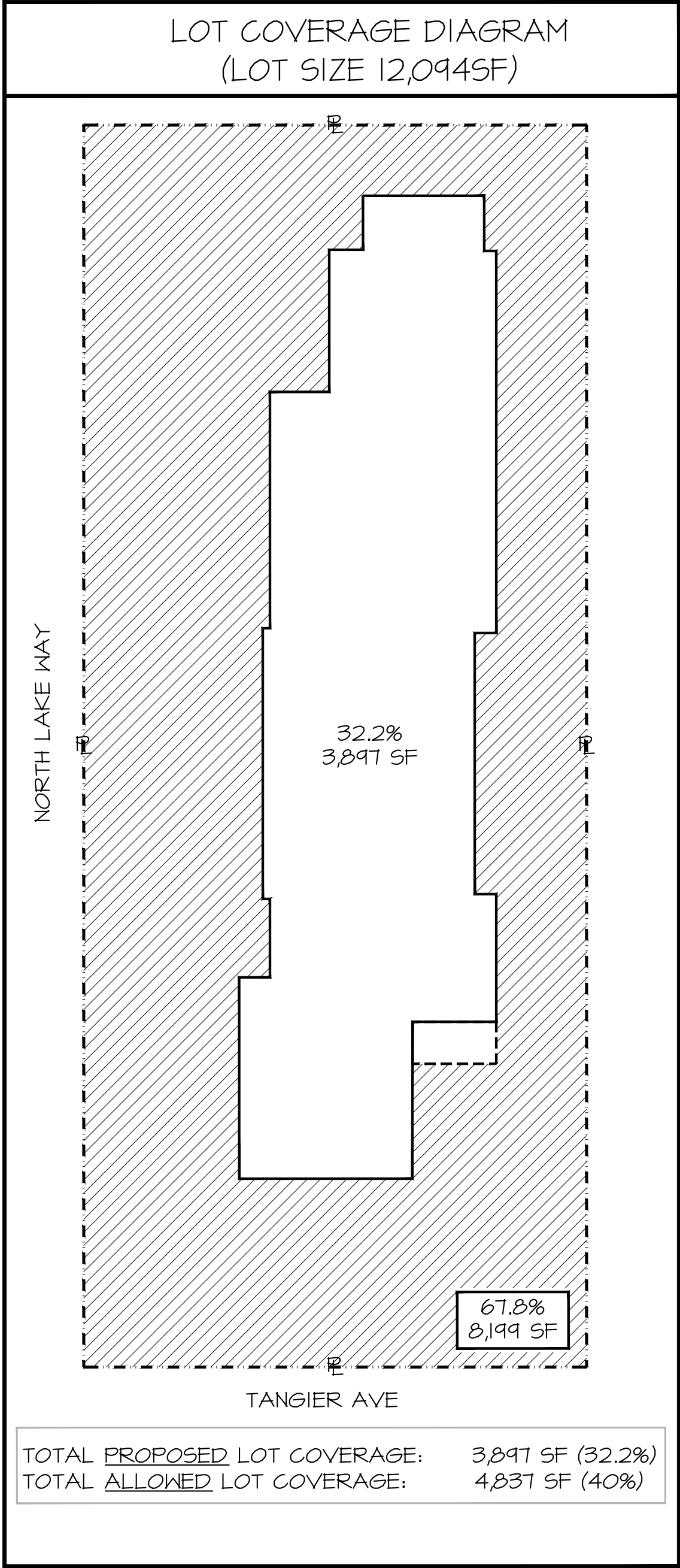
ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0023
TC # ZON-24-0010

DRAWING NO.

A0.06

JOB NUMBER: 23-130





Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	515 NORTH LAKE WAY		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	12,093		
4	Lot Width (W) & Depth (D) (ft.):	172.8'(W)X70'(D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY RESIDENCE		
6	FEMA Flood Zone Designation:	AE		
7	Zero Datum for point of meas. (NAVD)	7.0' NAVD		
8	Crown of Road (COR) (NAVD)	2.25' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,837SF (40%) max.	3,867SF (31.97%)	3,897SF (32.2%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	n/a	3,867 SF	3,897 SF
12	*Front Yard Setback (Ft.)	25'-0"	25'-0"	25'-0"
13	* Side Yard Setback (1st Story) (Ft.)	25'-0"/12'-6"	36.8'	25'-0"/12'-6"
14	* Side Yard Setback (2nd Story) (Ft.)	n/a	n/a	n/a
15	*Rear Yard Setback (Ft.)	10'-0"	4.8'	10'-0"
16	Angle of Vision (Deg.)	116 deg. max	131 deg.	134 deg.
17	Building Height (Ft.)	14' max	n/a	14'-0"
18	Overall Building Height (Ft.)	17' max (flat roof)	11.92'	14'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	48,134 c.f.	34,803 c.f.	42,506 c.f.
20	** Max. Fill Added to Site (Ft.)	2.46'	n/a	2.46'
21	Finished Floor Elev. (FFE)(NAVD)	n/a	+5.1' NAVD	+7.17' NAVD
22	Base Flood Elevation (BFE)(NAVD)	n/a	+7.0' NAVD	+7.0' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)			
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)			
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

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

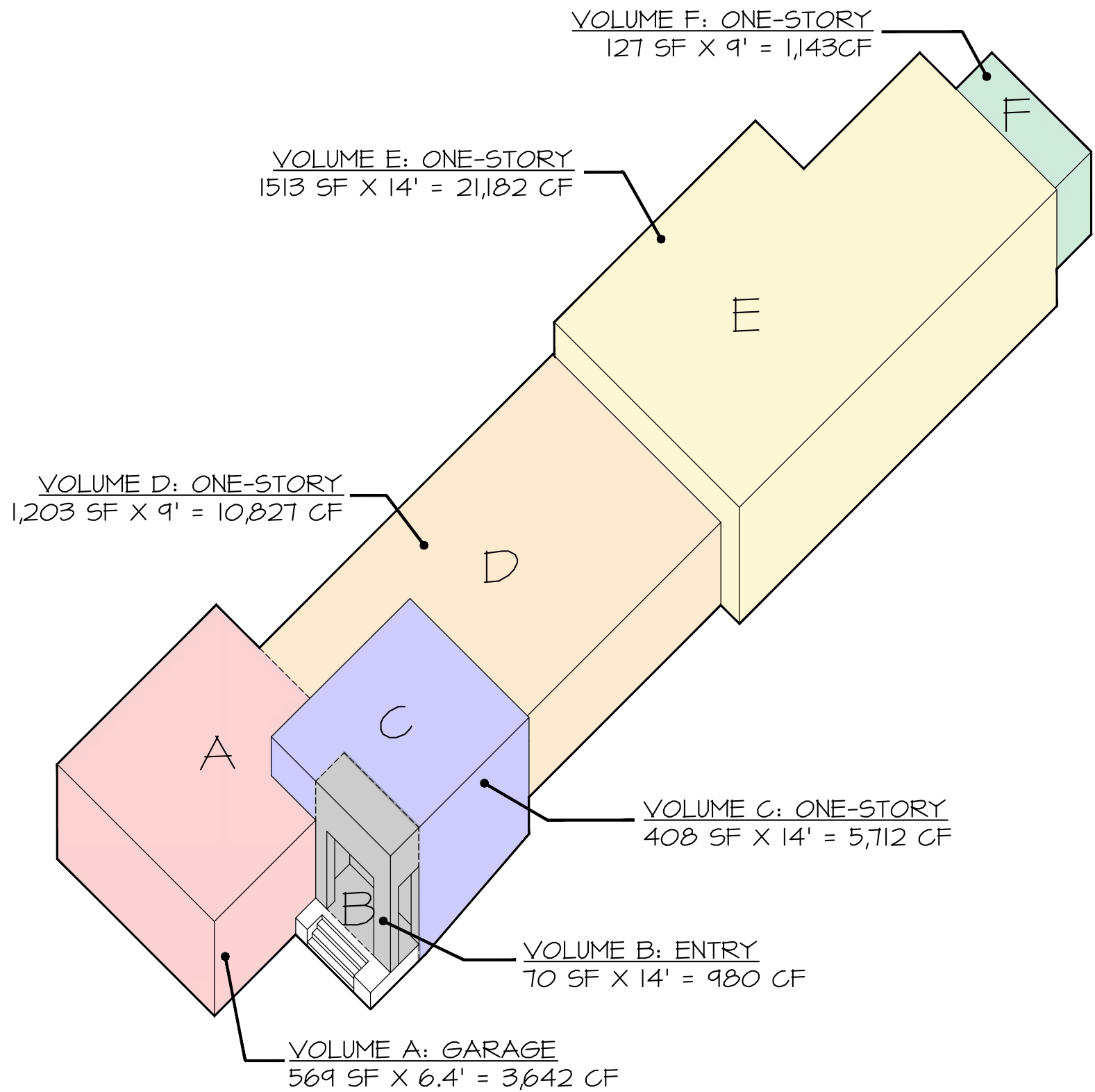
*** Provide Native plant species info per
category as required by Ord. 003-2023 on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

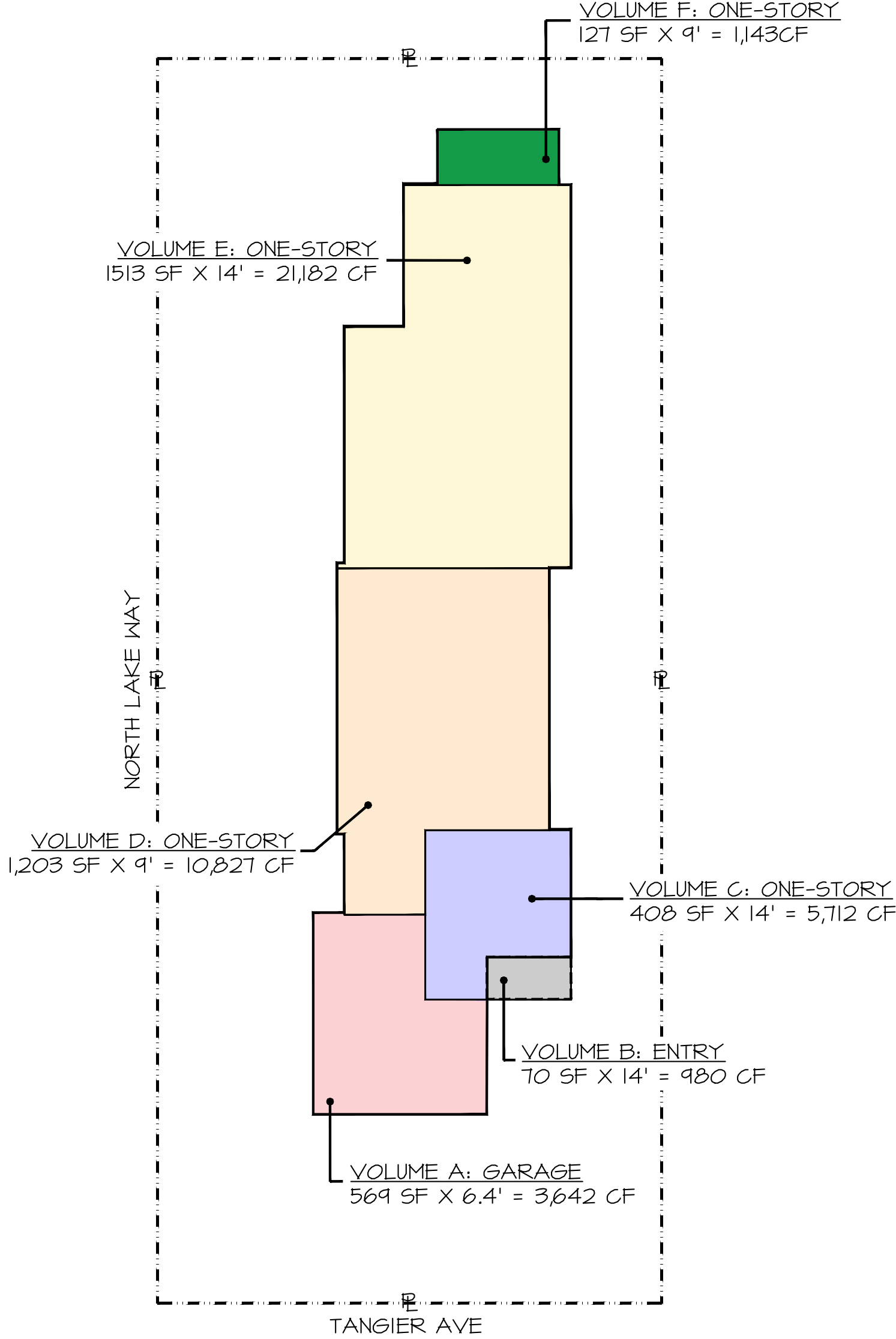
CUBIC CONTENT AXONOMETRIC DIAGRAM



CUBIC CONTENT TABULATION FROM 7' NAVD				
	MASS	AREA	HEIGHT	VOLUME
A	GARAGE	569 SF	6.4'	3,642 CF
B	OPEN PORCH	70 SF	14'	980 CF (UNENCLOSED)
C	ONE STORY	408 SF	14'	5,712 CF
D	ONE STORY	1203 SF	9'	10,827 CF
E	ONE STORY	1513 SF	14'	21,182 CF
F	ONE STORY	127 SF	9'	1,143 CF
				SUM = 42,506 CF (ENCLOSED) 980 CF (UNENCLOSED) (2,406 CF CREDIT) TOTAL = 42506 CF (48,134 CF ALLOWED)

TOTAL PROPOSED LOT COVERAGE: 3,897 SF (32.2%)
TOTAL ALLOWED LOT COVERAGE: 4,837 SF (40%)

CUBIC CONTENT PLAN



TOTAL PROPOSED LOT CCR: 42,323 CF
TOTAL ALLOWED LOT CCR: 48,137 CF

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

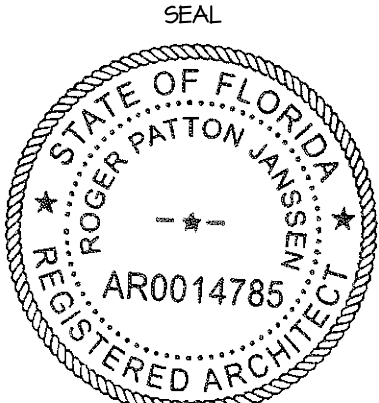
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4707, LICENSE #AA-C001974

DATE: 2024.05.13
DRAWN: ZHB

REVISIONS:

- 2024.03.04 PRE-APP SUBMISSION
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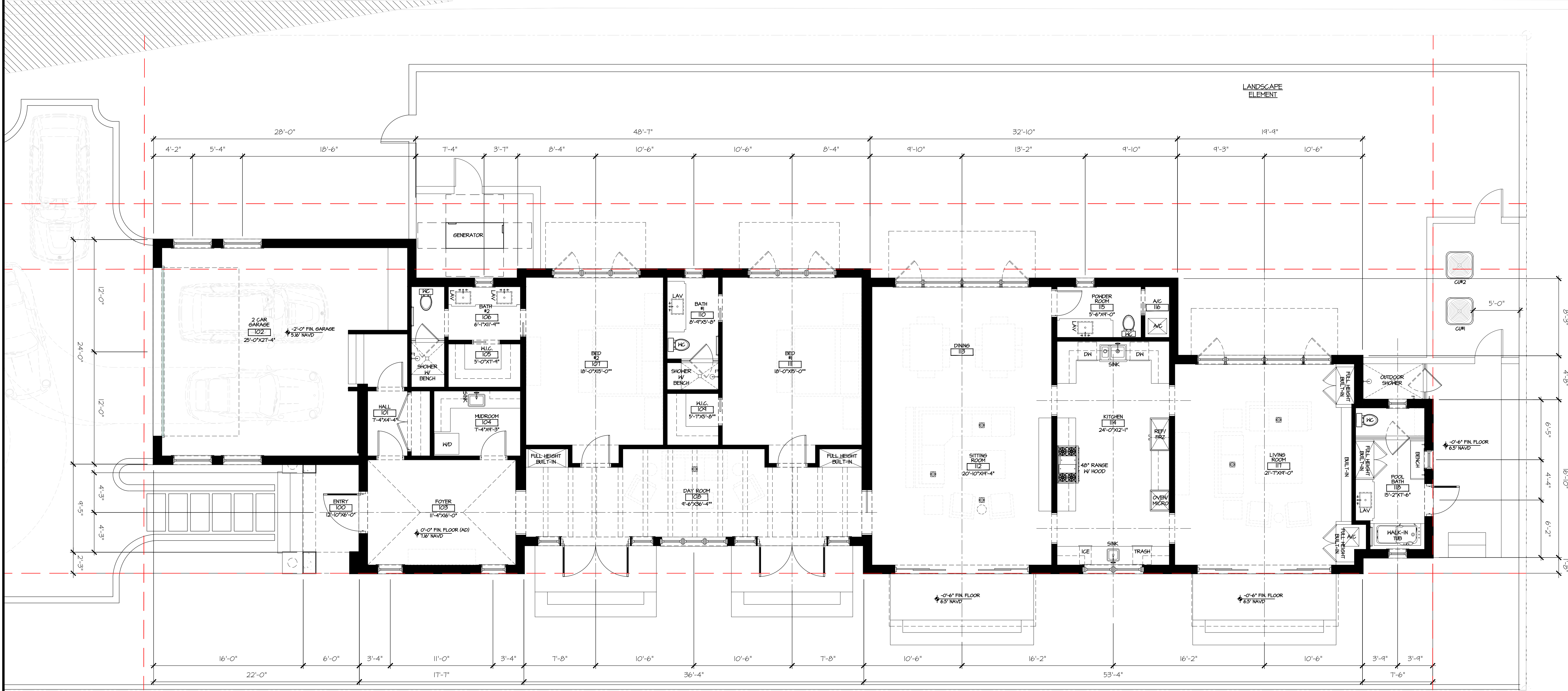
ARCOM # ARC-24-0023
TC # ZON-24-0010

DRAWING NO.

SP1.02

JOB NUMBER:

23-130



OVERALL
FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C00174

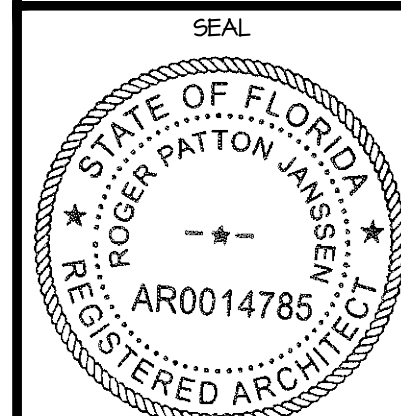
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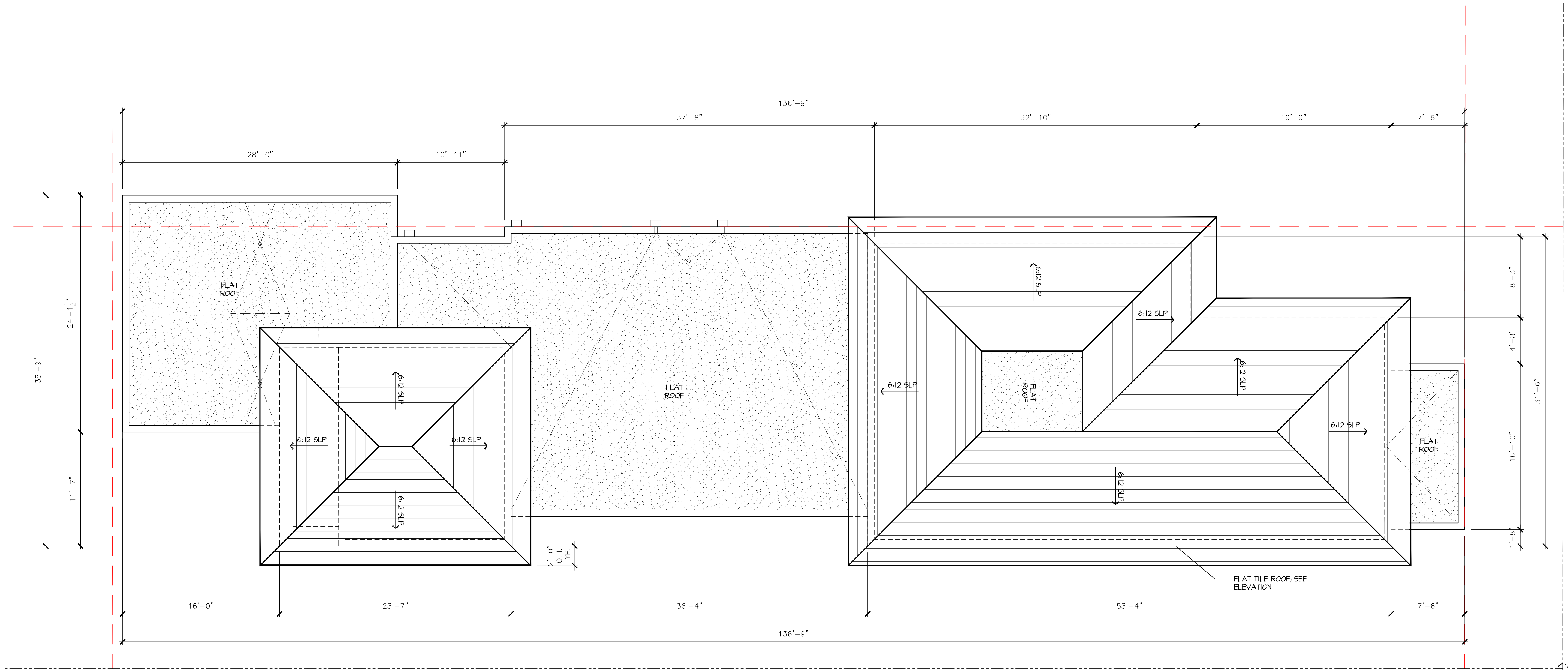
ROGER P. JANSSEN AR-14785

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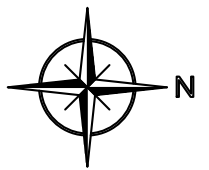
DRAWING NO.

A1.01

JOB NUMBER: 23-130



- ROOF NOTES:
1. ROOF TILE TO BE GRAY CEMENT TILE.
 2. HIPS AND RIDGES TO BE MITERED.
 3. FLAT ROOF TO BE MODIFIED BITUMEN SYSTEM.
 4. ROOF JACKS TO BE COPPER.
 5. CONTINUOUS GUTTERS TO BE 6" SQUARE WHITE ALUMINUM COPPER CONNECTED TO 4" SQUARE DOWNSPOUTS.



ROOF PLAN

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

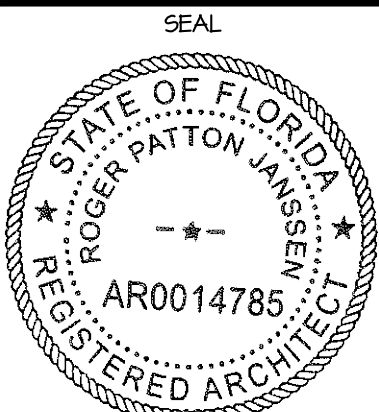
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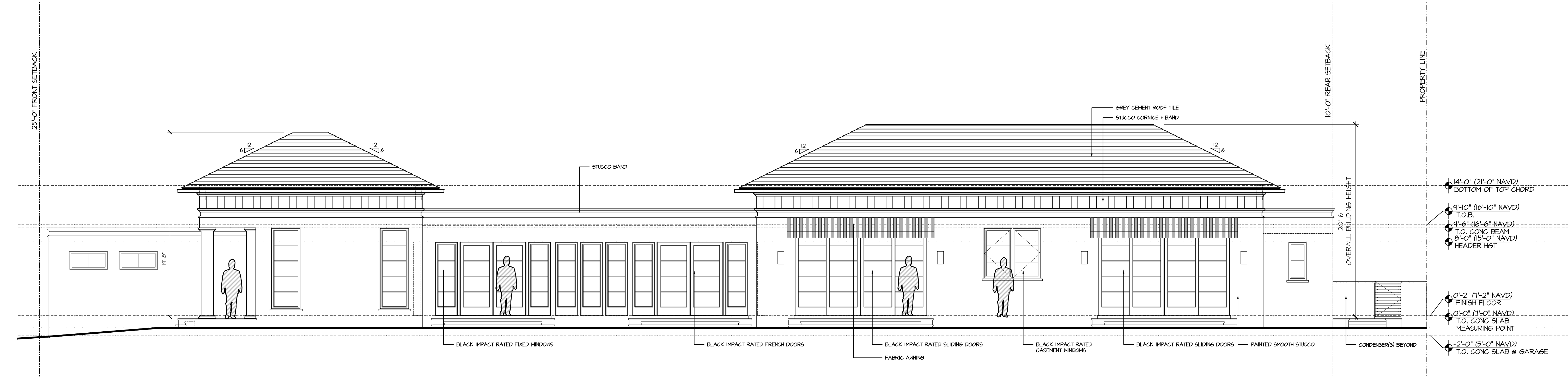
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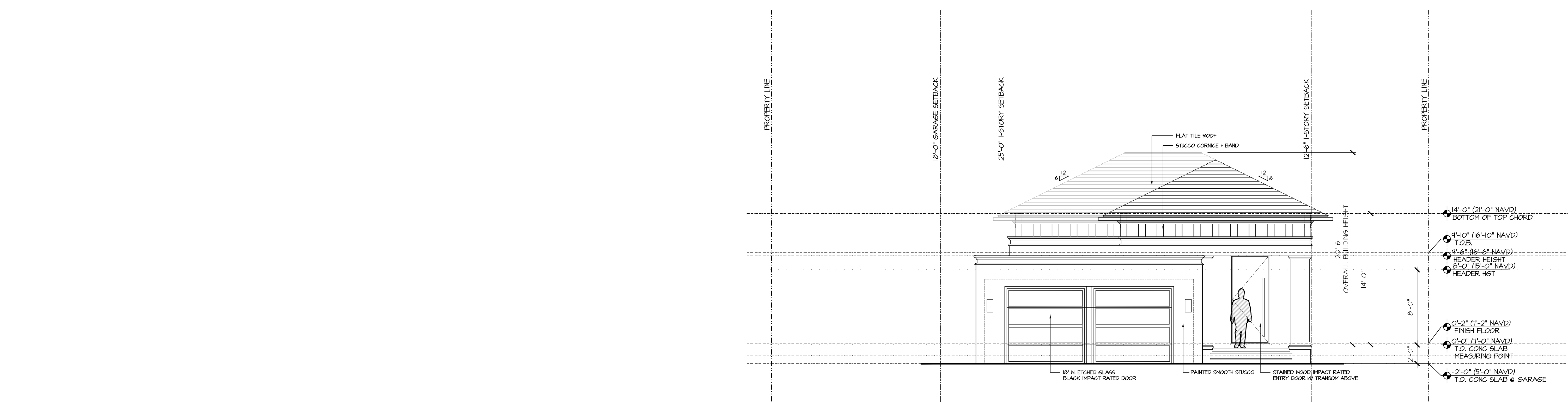
A1.02

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23-130



EAST ELEVATION
SCALE 3/16" = 1'-0"



SOUTH ELEVATION
SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

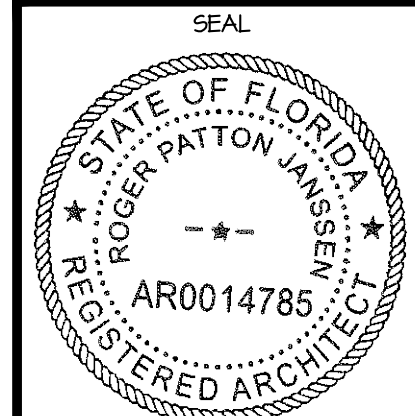
515 NORTH LAKE WAY
PALM BEACH

DAILEY JANSSEN ARCHITECTS
TOWN OF PALM BEACH
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001914

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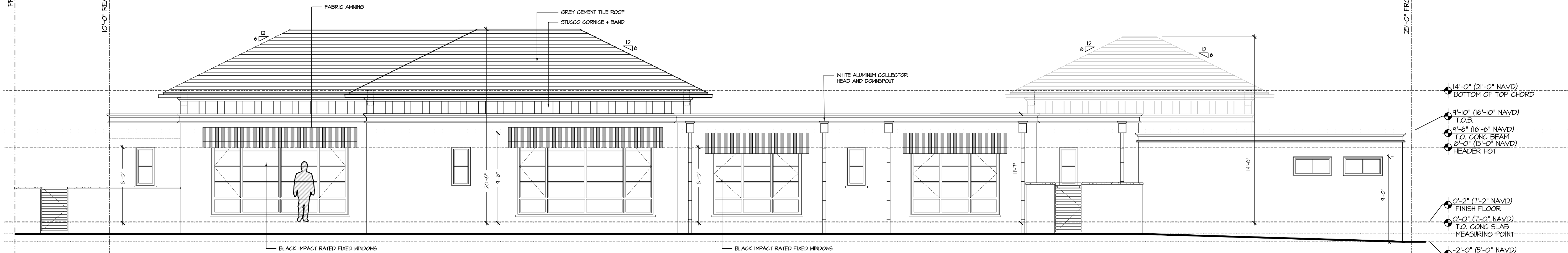
ARCOM # ARC-24-0023
TC # ZON-24-0010

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JOB NUMBER: 23-130

PROPERTY LINE

10'-0" REAR SETBACK

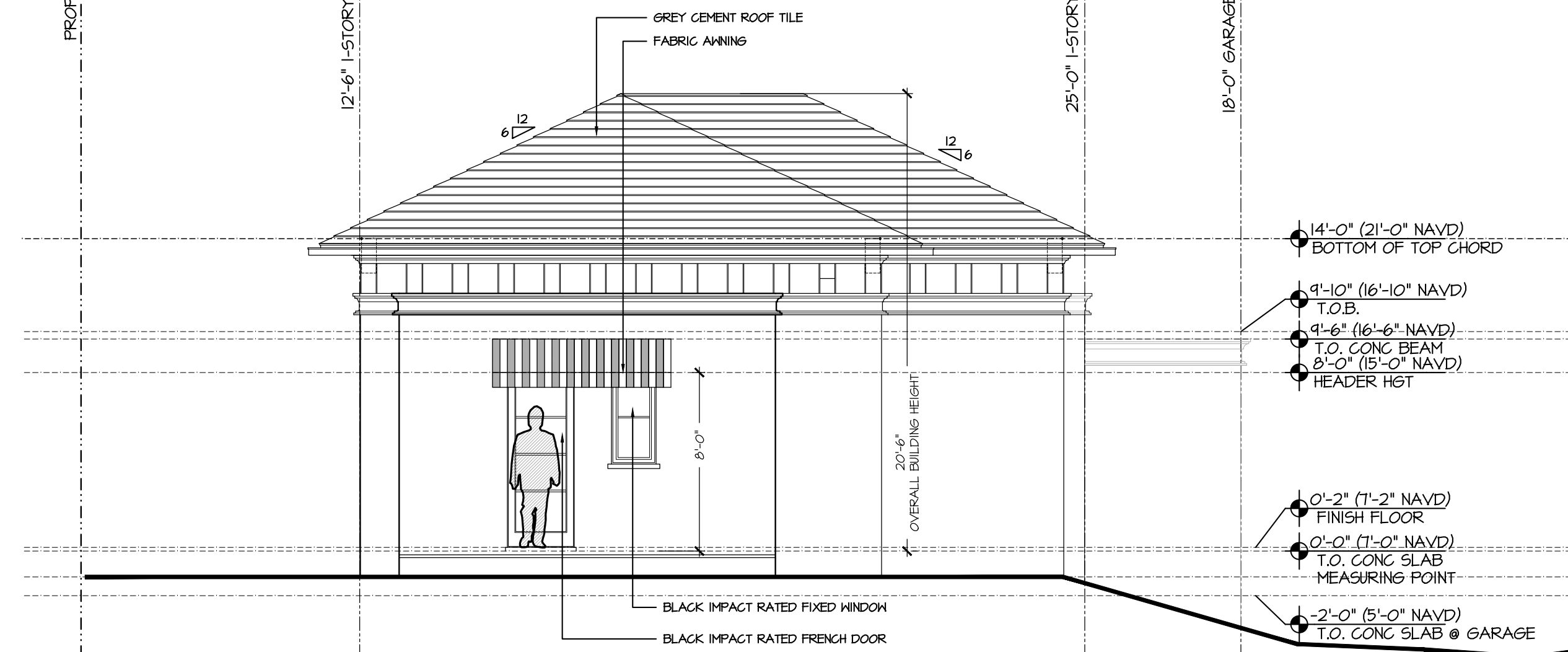


WEST ELEVATION

SCALE 3/16" = 1'-0"

PROPERTY LINE

12'-6" 1-STORY SETBACK



NORTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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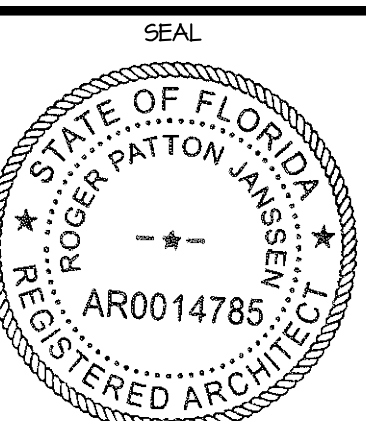
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DRAWING NO.

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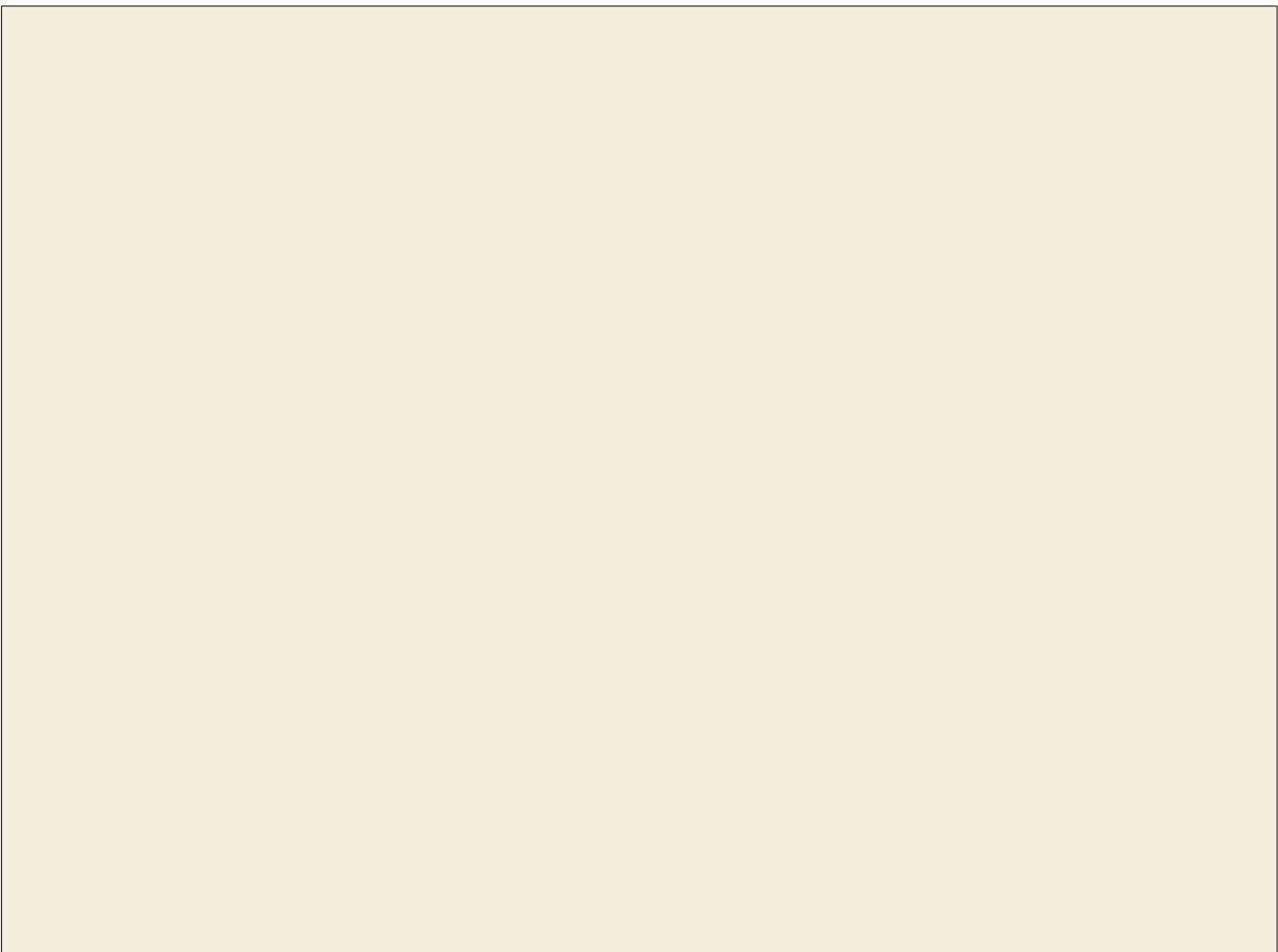
TYP. AWNING



FLAT ROOF TILE



WINDOW COLOR



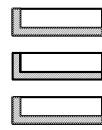
TYP. STUCCO COLOR

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

PALM BEACH

TOWN OF PALM BEACH



DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

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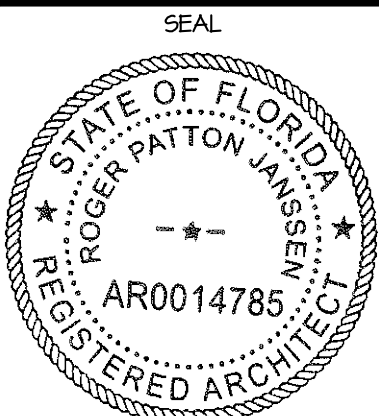
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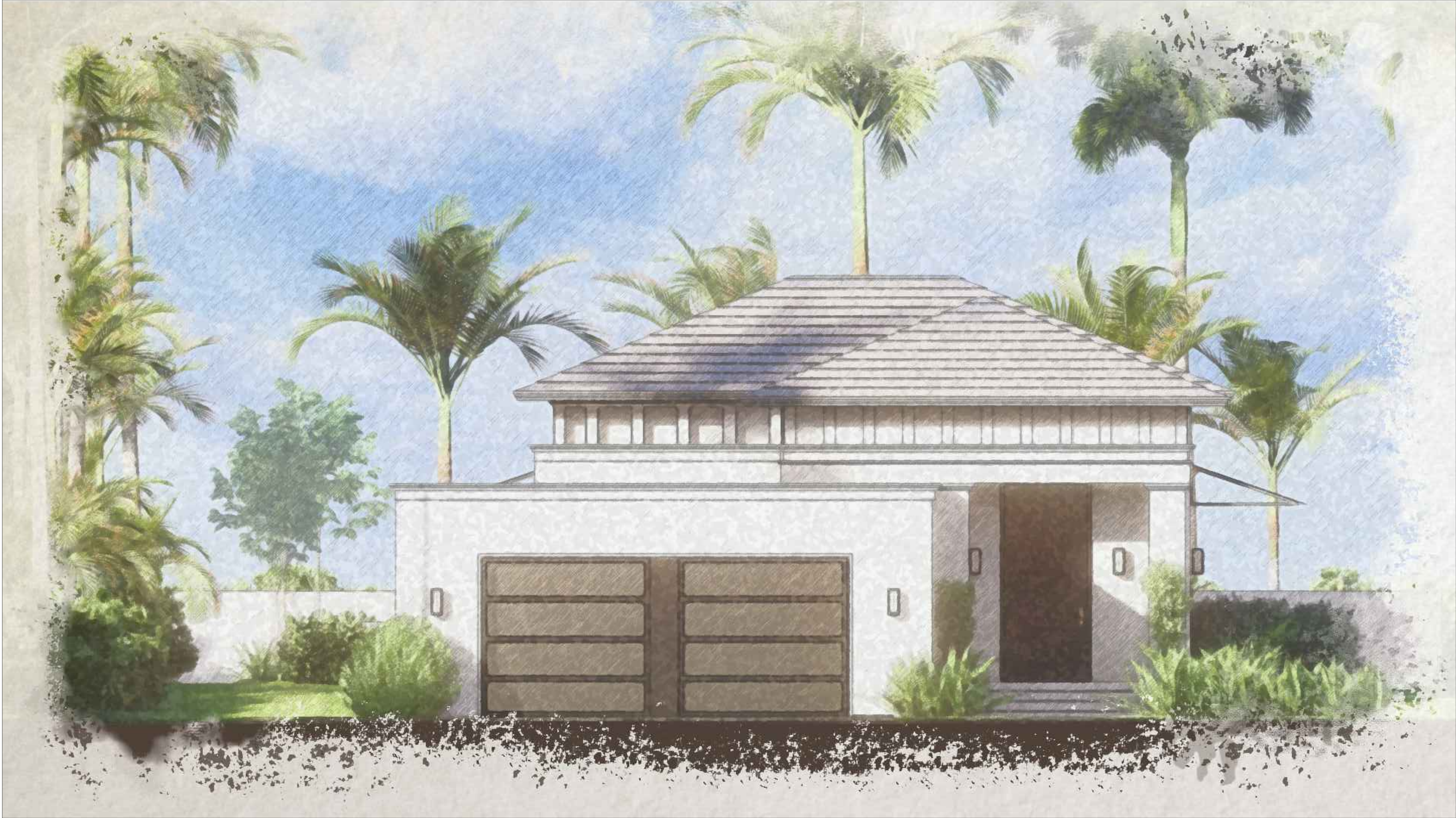
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SOUTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001R14

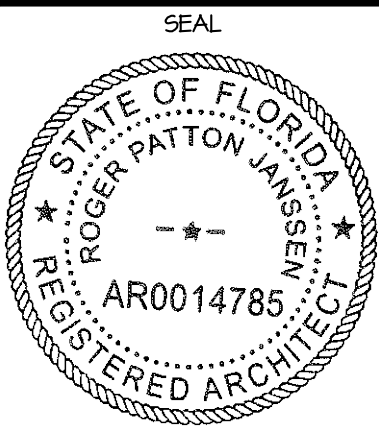
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0023
TC # ZON-24-0010

DRAWING NO.

A2.04

JOB NUMBER:

23-130



WEST ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

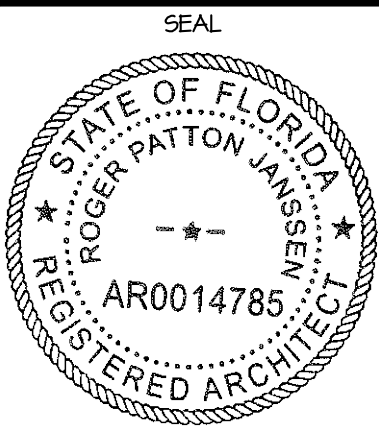
DATE: 2024.05.13

DRAWN: ZHB

REVISIONS:

- 2024.03.04 PRE-APP SUBMISSION
- 2024.03.14 FIRST SUBMITTAL
- 2024.04.01 SECOND SUBMIT.
- 2024.05.13 FINAL DROP-OFF

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0023
TC # ZON-24-0010

DRAWING NO.

A2.05

JOB NUMBER:

23-130



EAST ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

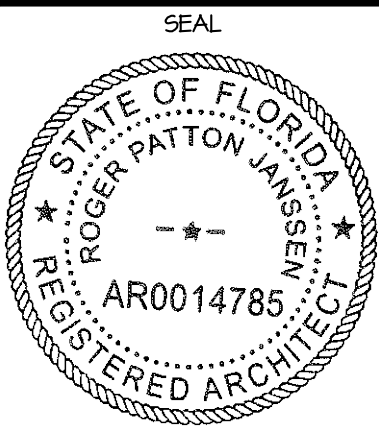
DATE: 2024.05.13

DRAWN: ZHB

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- 2024.03.14 FIRST SUBMITTAL
- 2024.04.01 SECOND SUBMIT.
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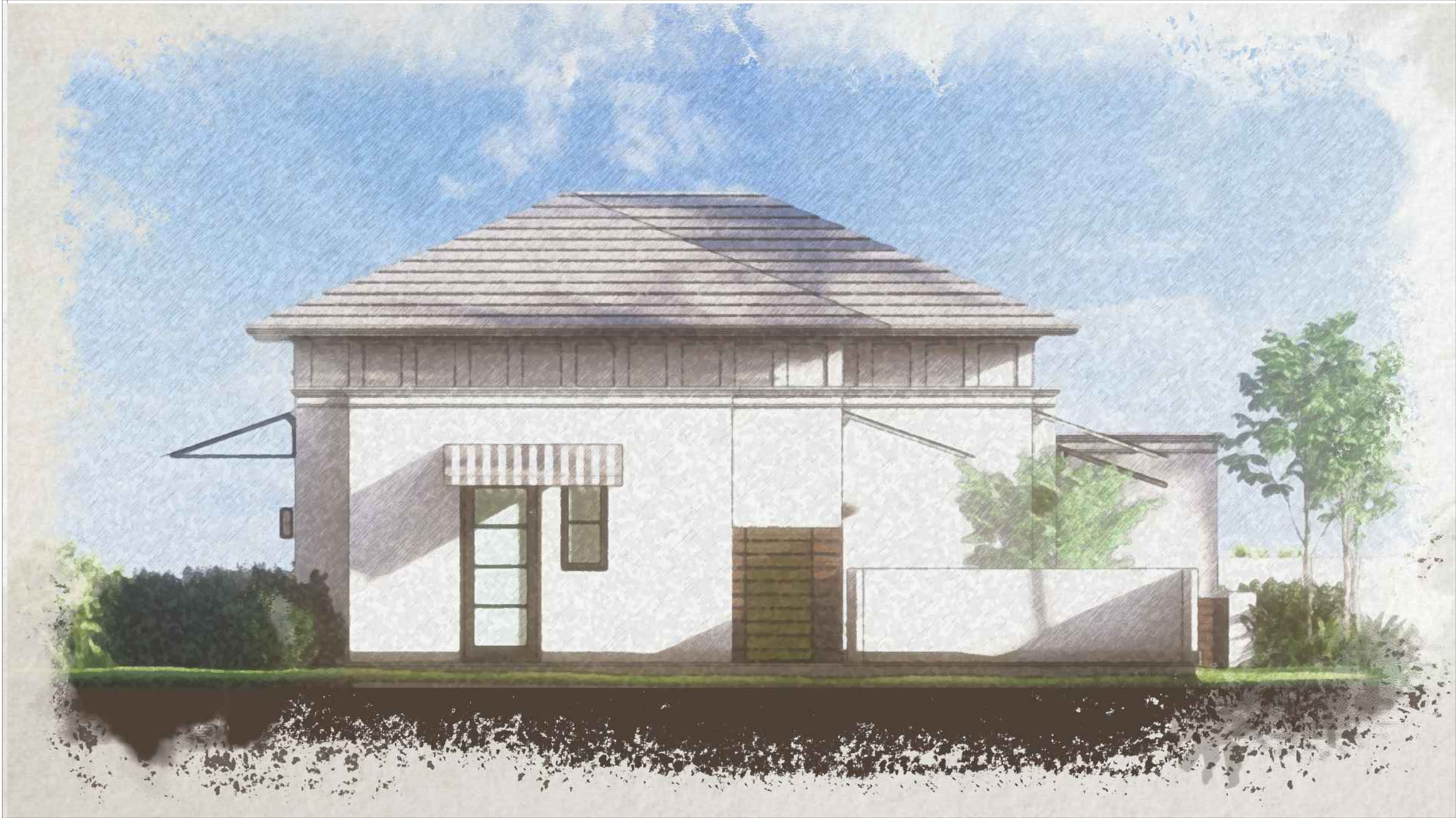
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TC # ZON-24-0010

DRAWING NO.

A2.06

JOB NUMBER:

23-130



EAST ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

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DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001RT4

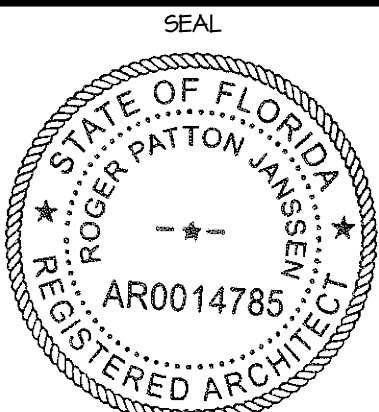
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DRAWN: ZHB

REVISIONS:

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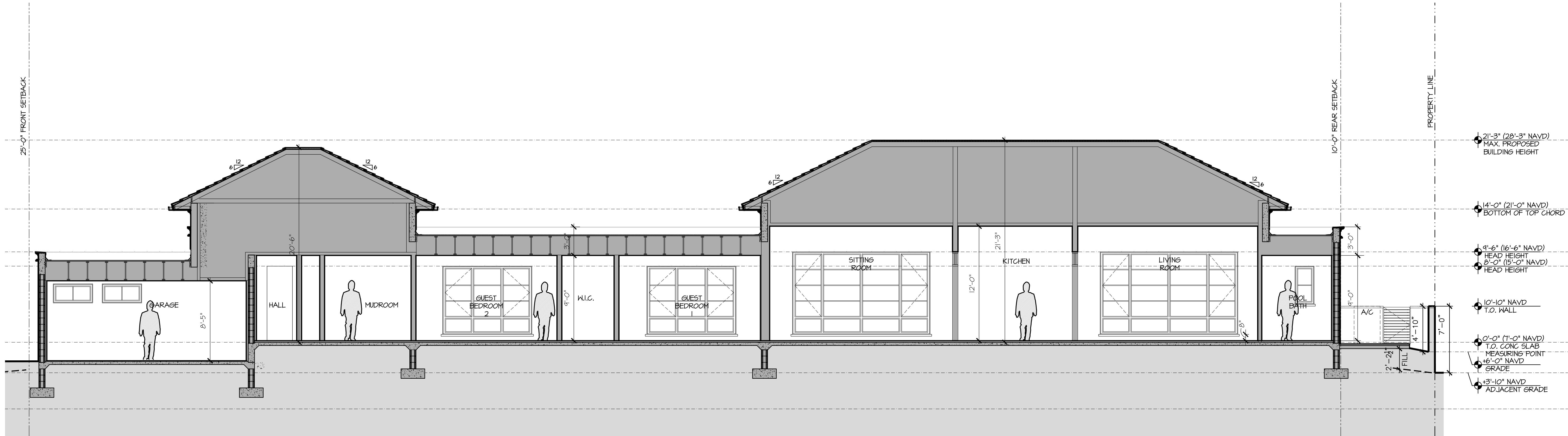
ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0023
TC # ZON-24-0010

DRAWING NO.

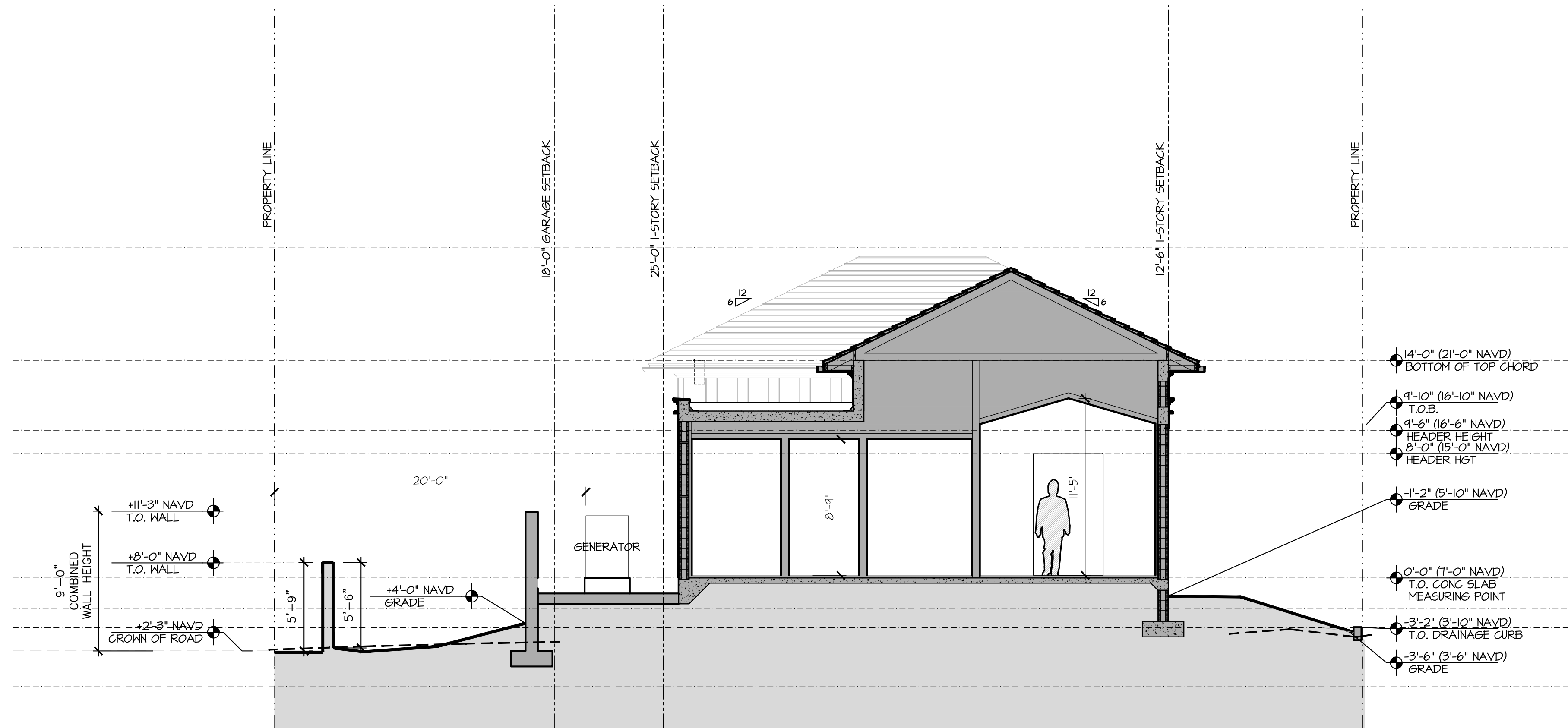
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JOB NUMBER: 23-130



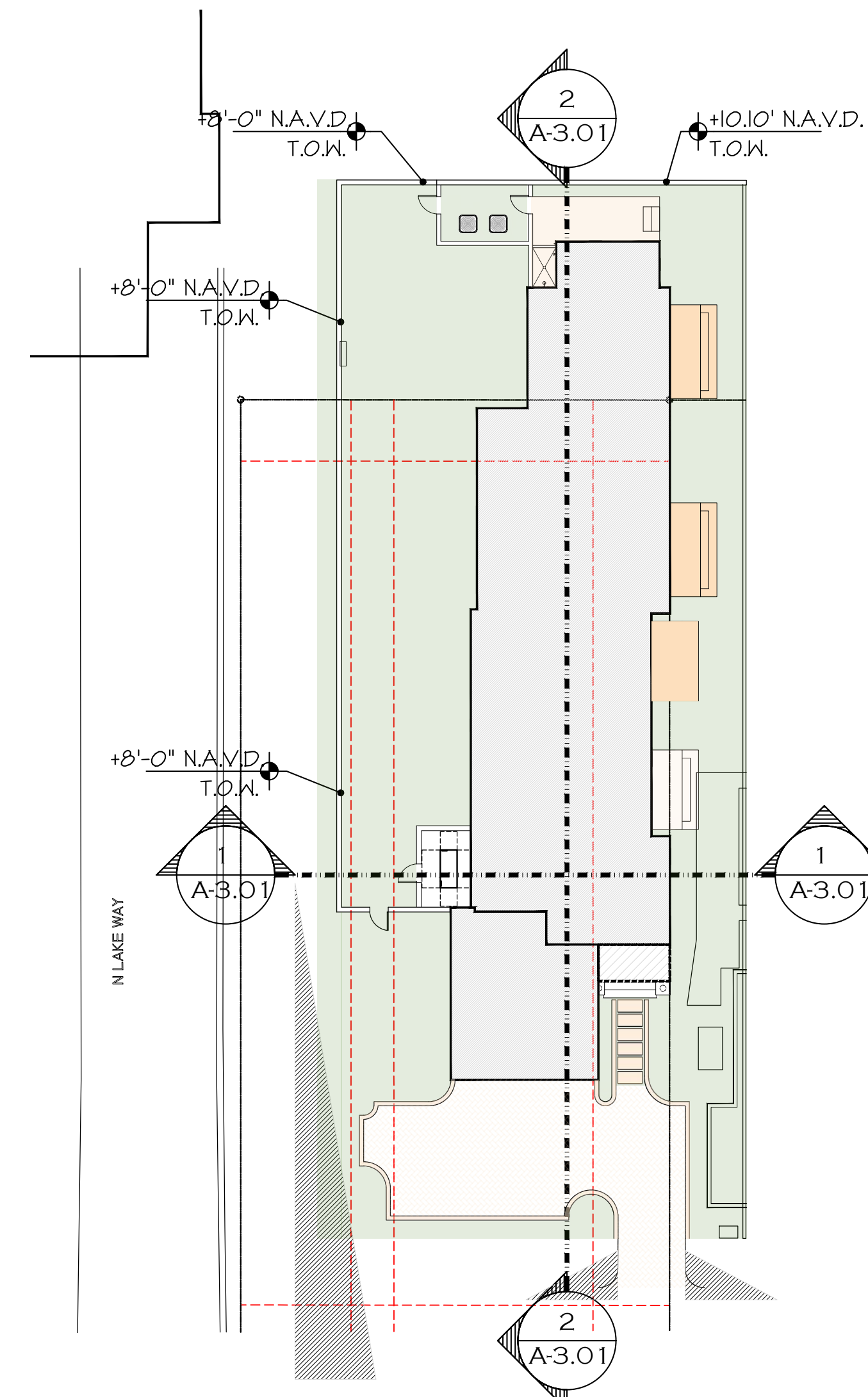
BUILDING SECTION 2

SCALE 3/16" = 1'-0"



BUILDING SECTION 1

SCALE 3/16" = 1'-0"



BUILDING SECTION PLAN

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C001914

DATE: 2024.05.13

DRAWN: ZHB

REVISIONS:

2024.03.04

PRE-APP SUBMISSION

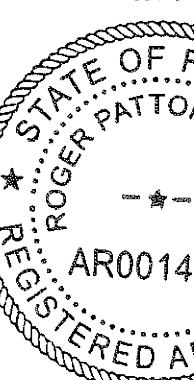
2024.03.14 FIRST SUBMITTAL

2024.04.01 SECOND SUBMIT

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SEAL



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ARCOM # ARC-24-0023

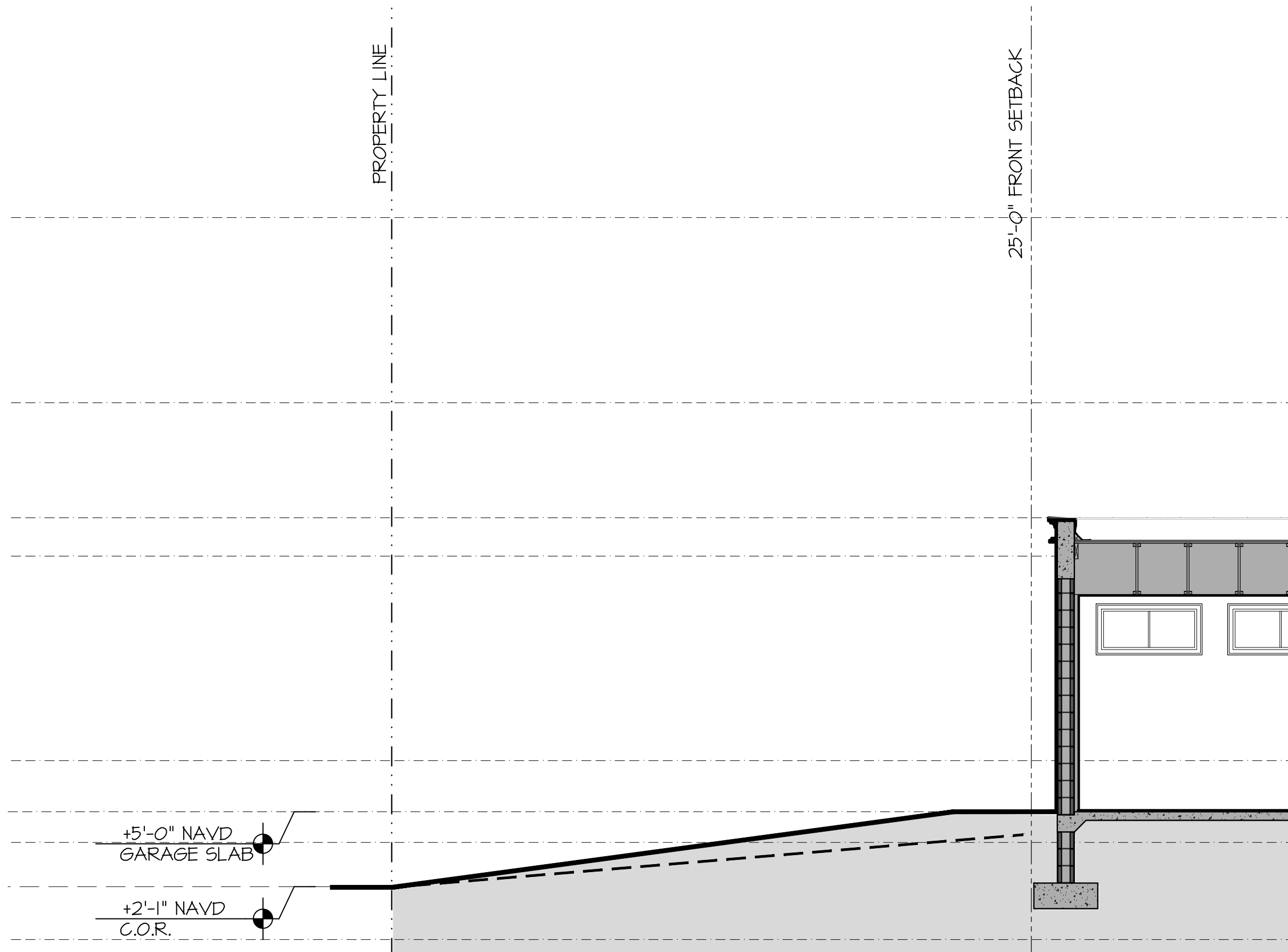
TC # ZON-24-0010

DRAWING NO.

A3.01

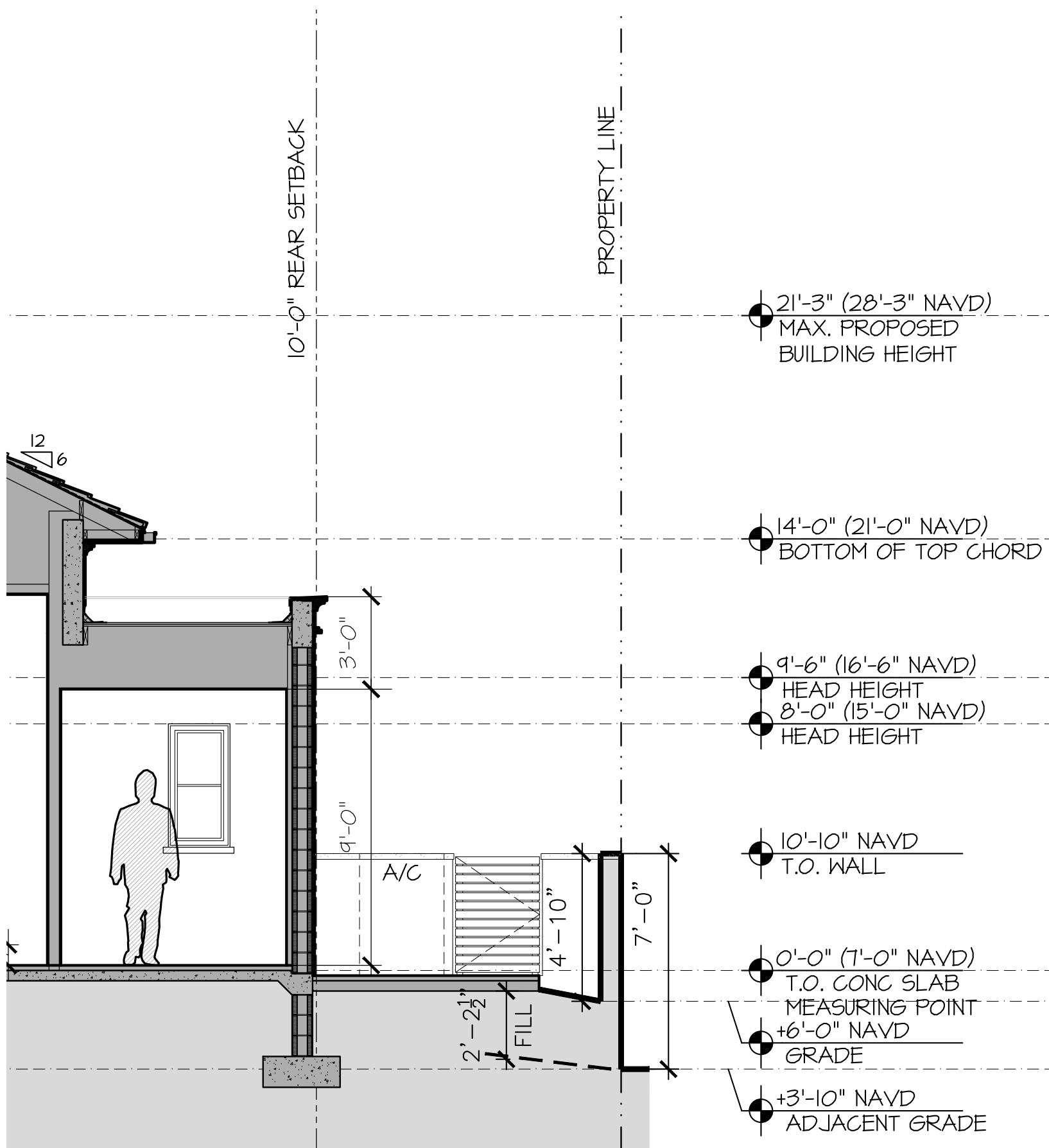
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23-130



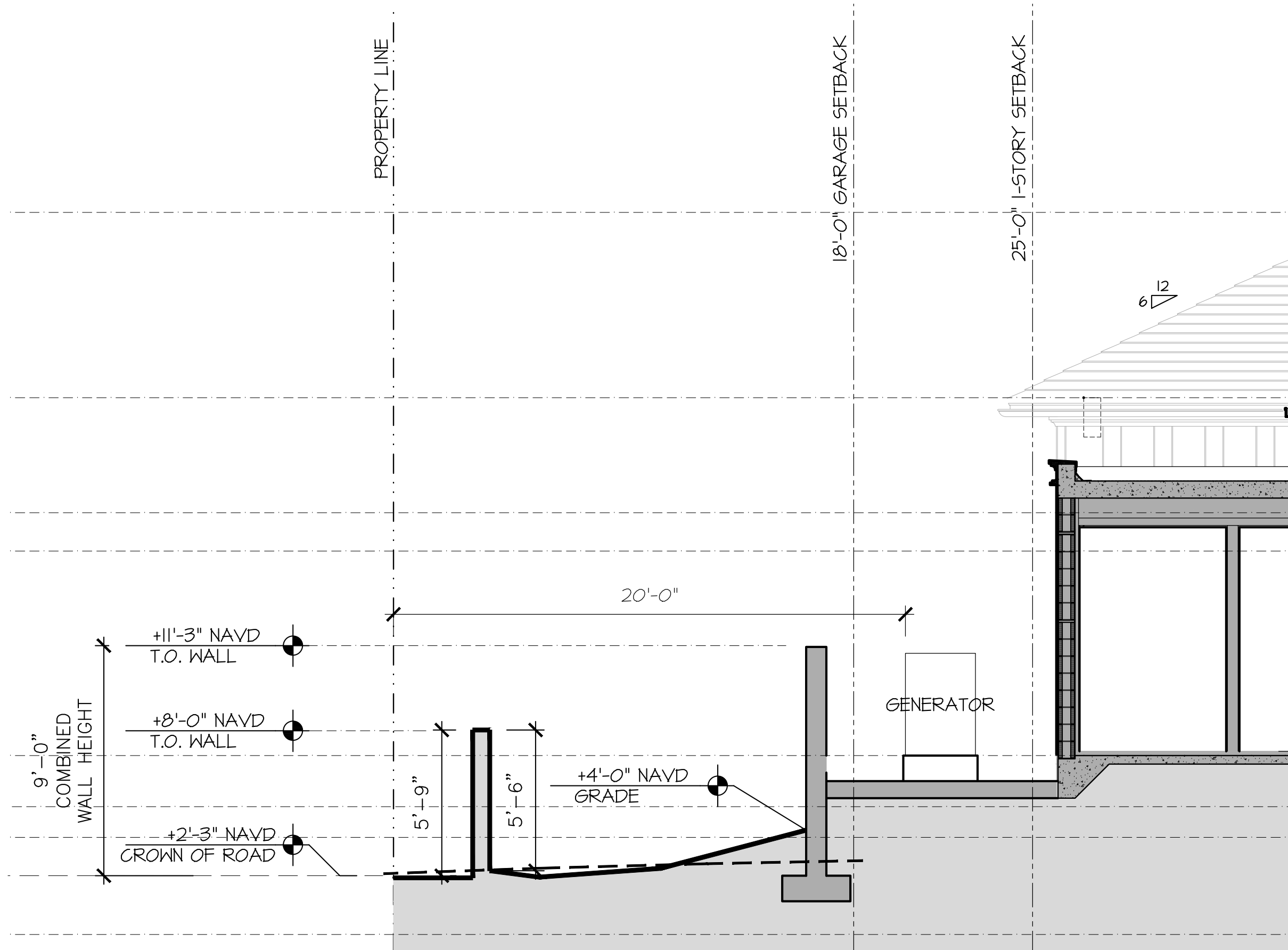
YARD SECTION 4

SCALE 1/4" = 1'-0"



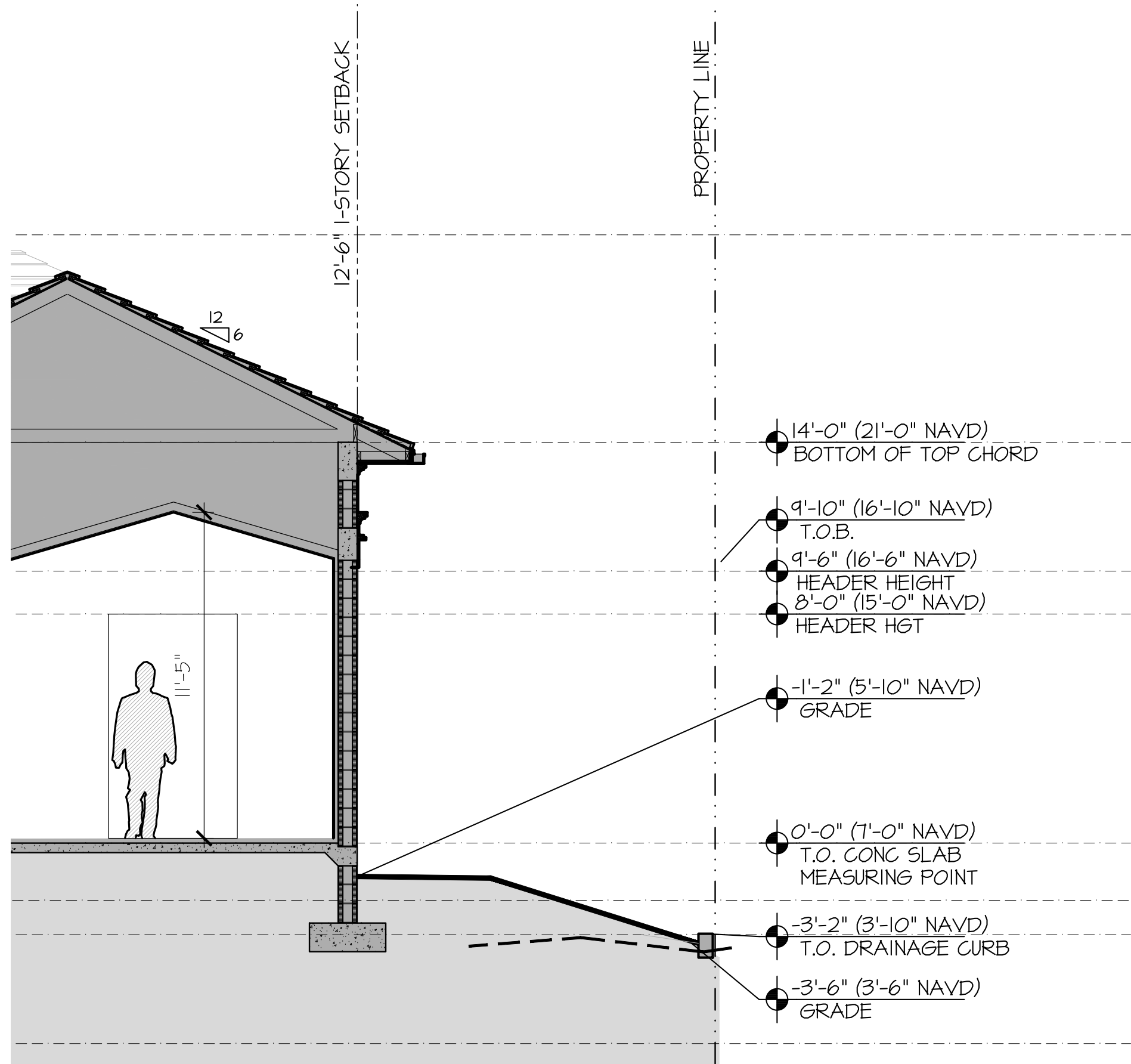
YARD SECTION 2

SCALE 1/4" = 1'-0"



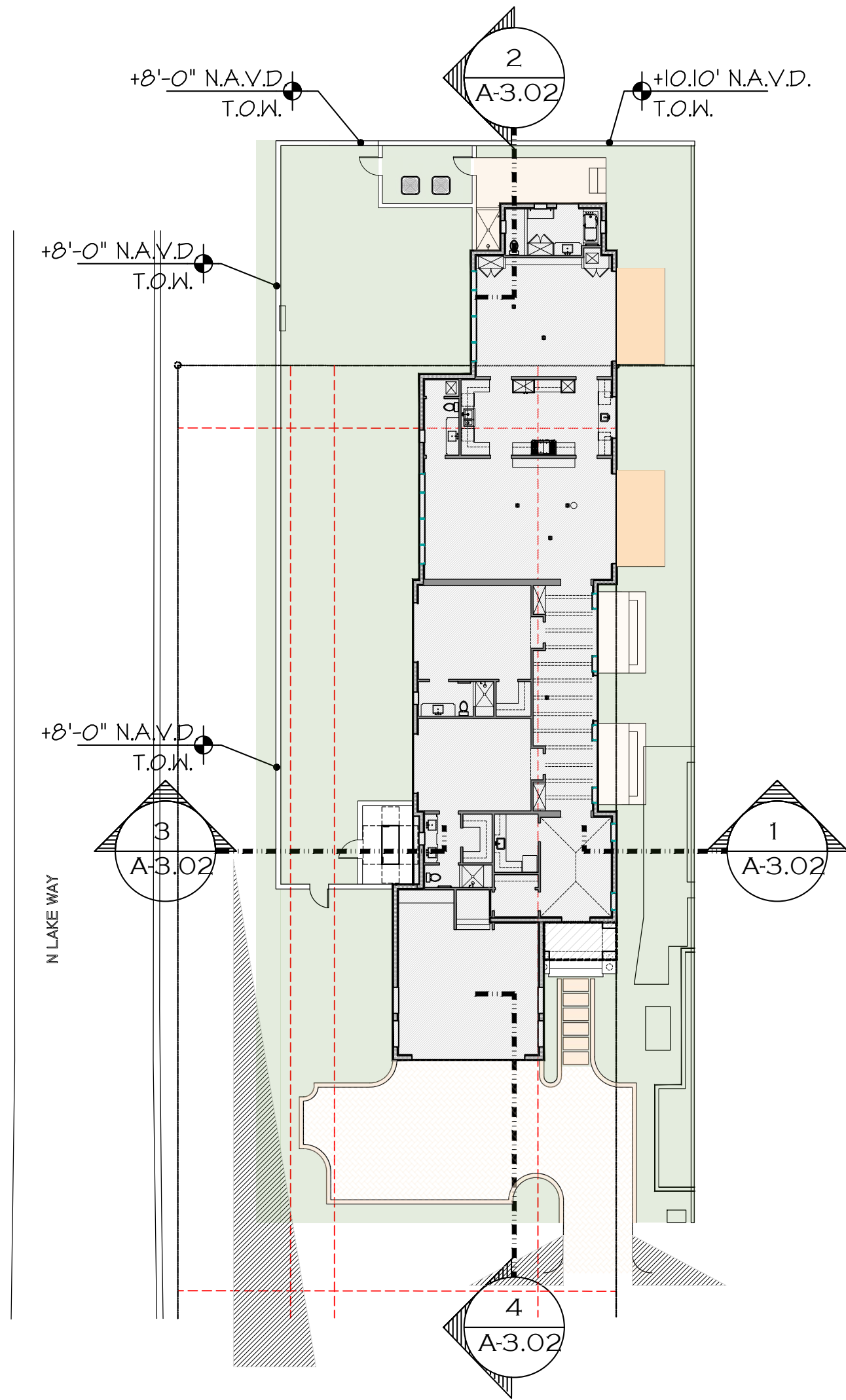
YARD SECTION 3

SCALE 1/4" = 1'-0"



YARD SECTION 1

SCALE 1/4" = 1'-0"



BUILDING SECTION PLAN

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174

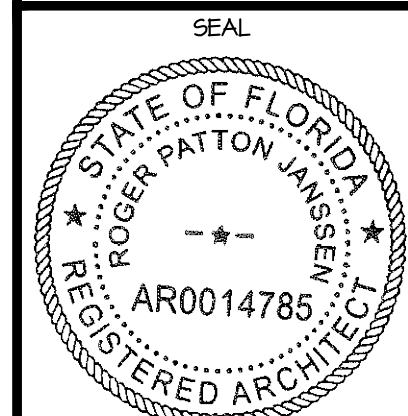
DATE: 2024.05.13

DRAWN: ZHB

REVISIONS:

- 02.08.23 DD SET PRE-APP SUBMISSION
- 2024.03.14 FIRST SUBMITTAL
- 2024.04.01 SECOND SUBMIT.
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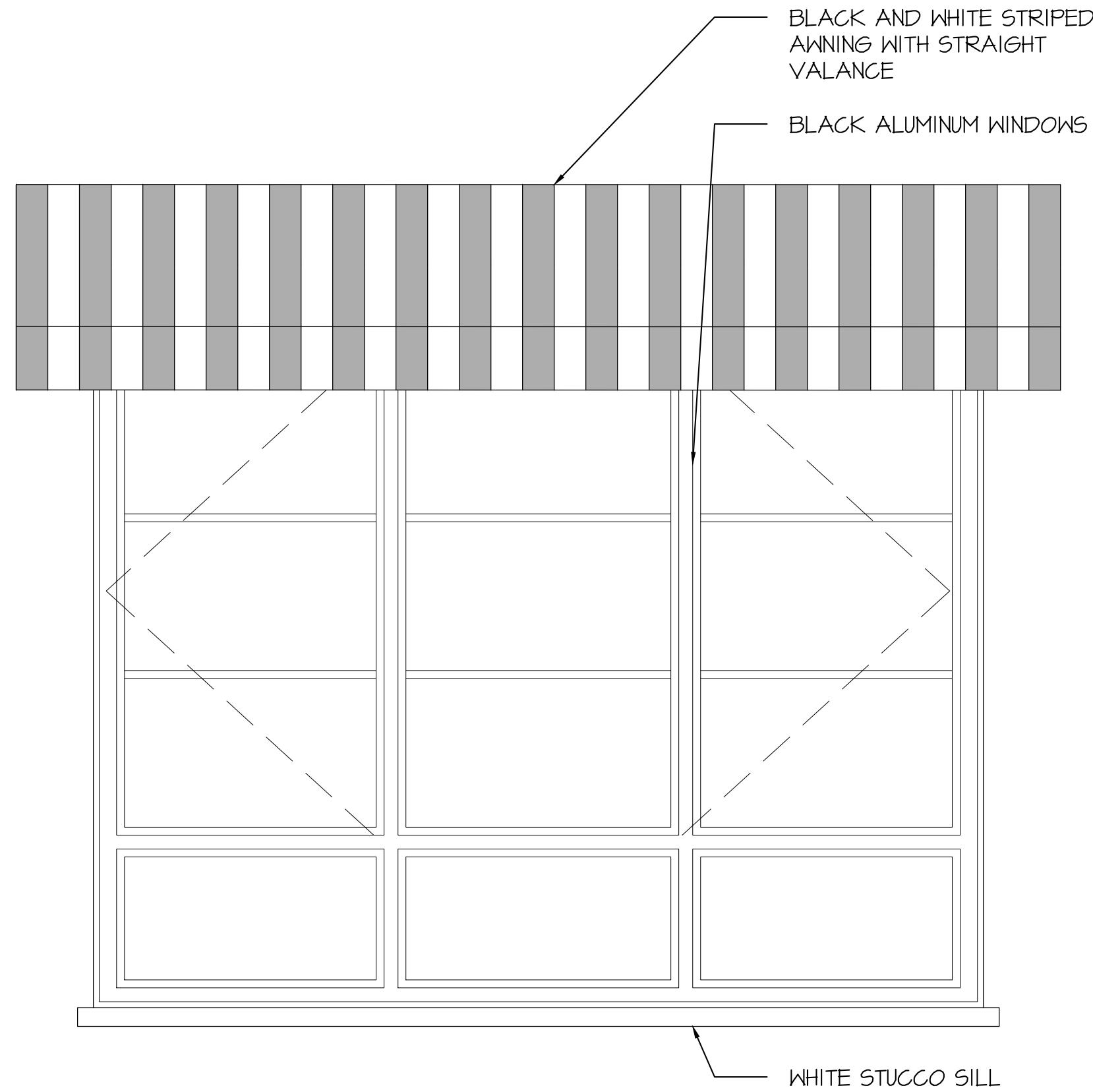
ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0023 TC # ZON-24-0010

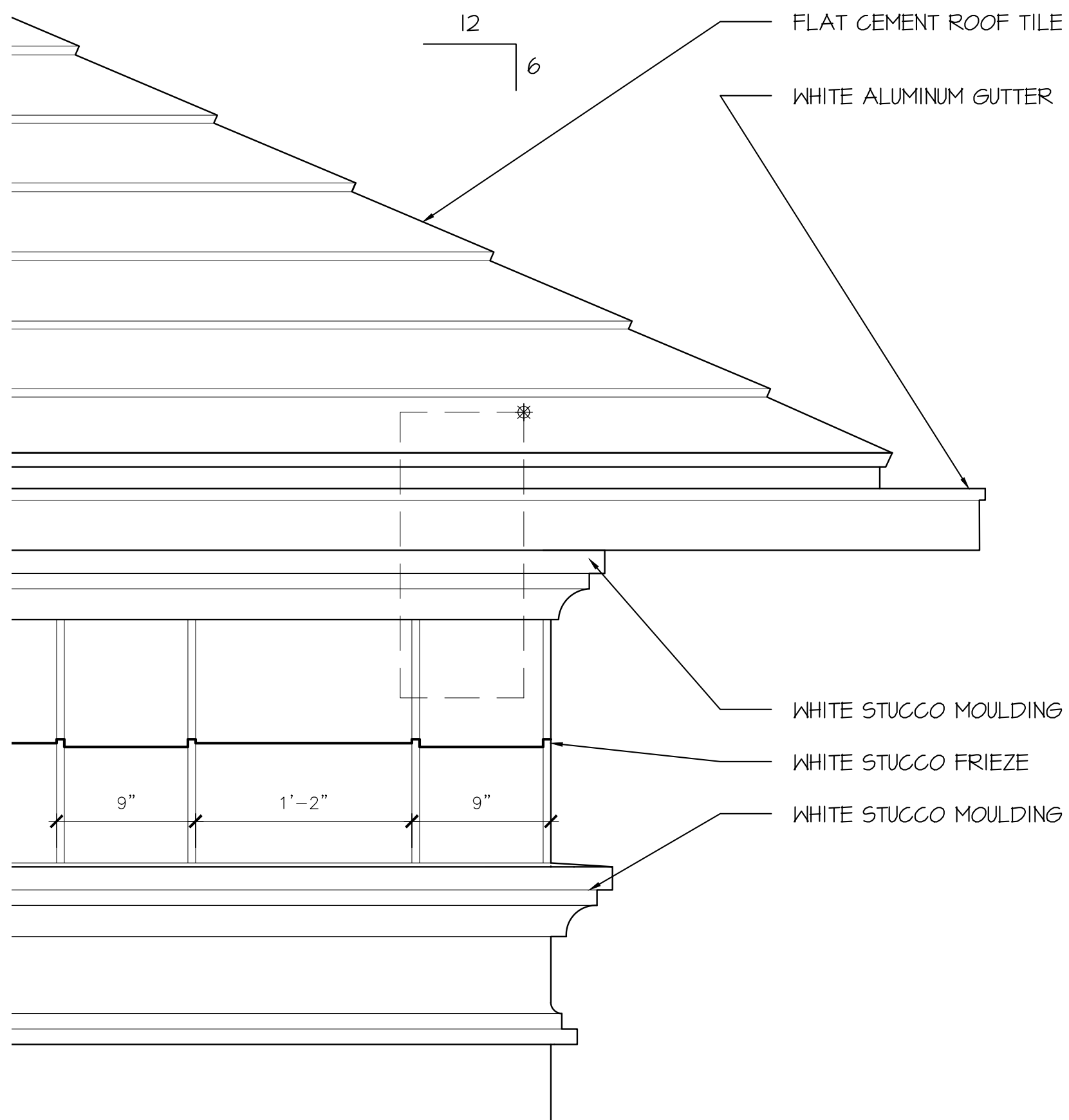
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JOB NUMBER: 23-130

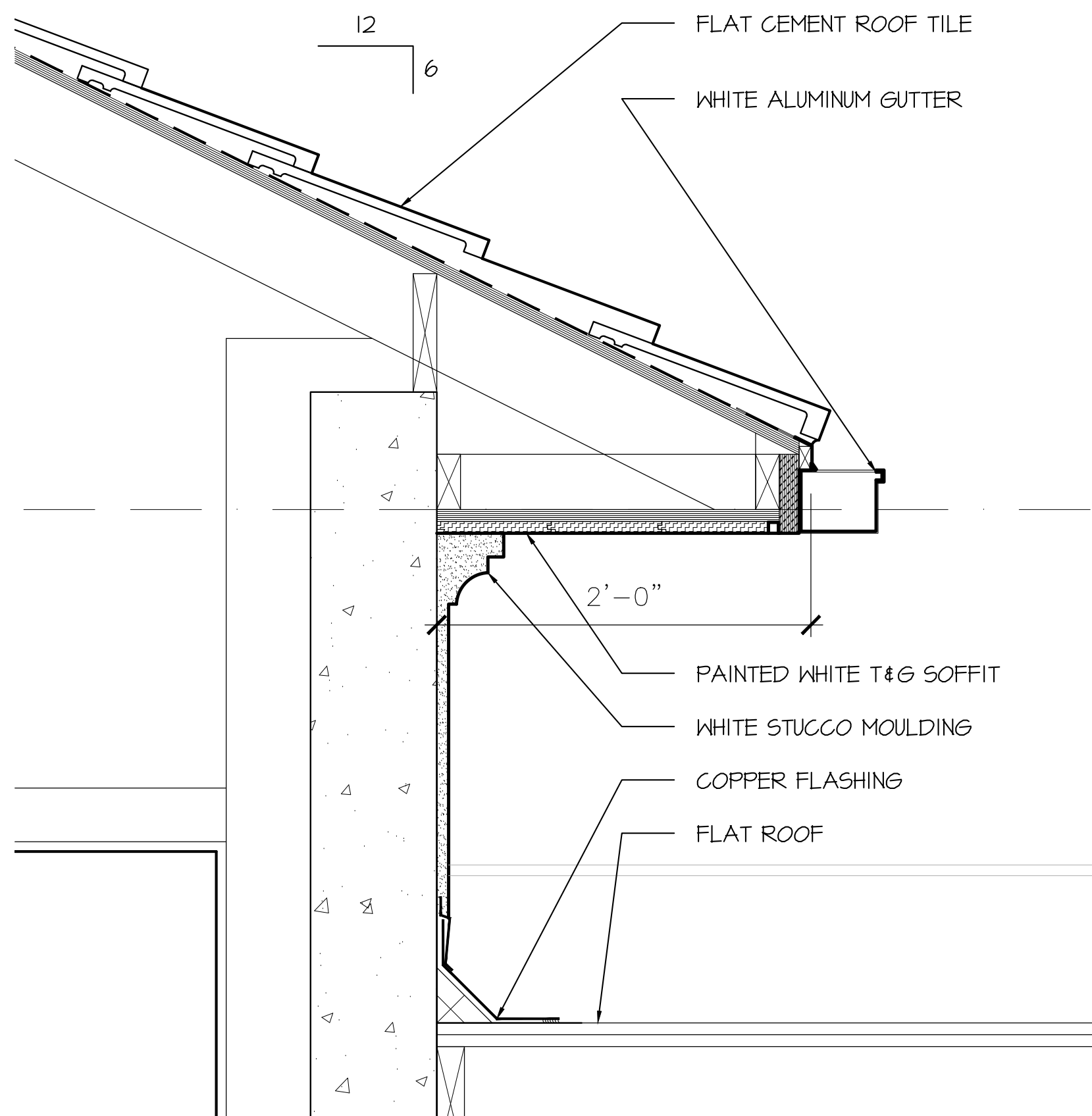
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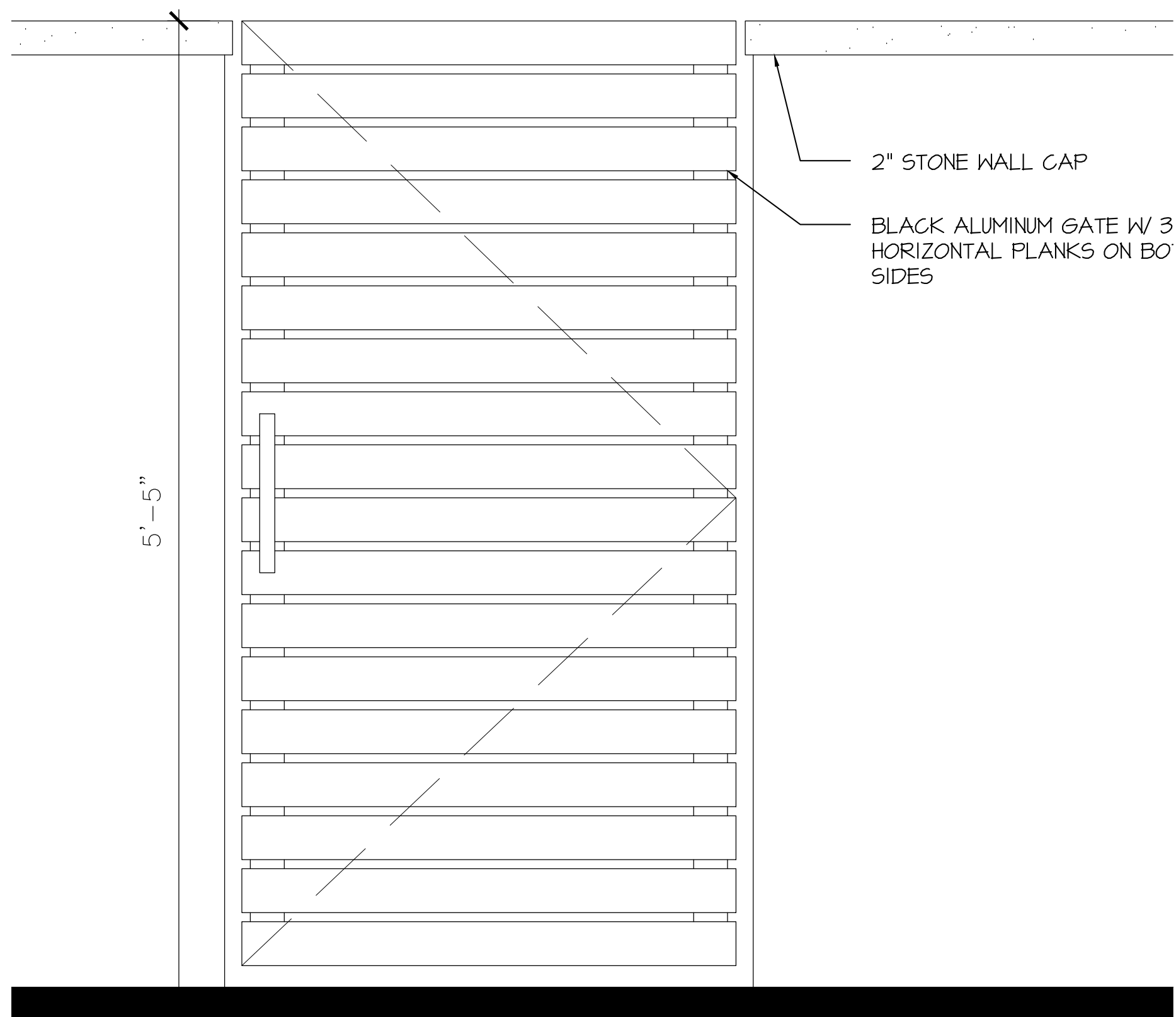
WINDOW AND AWNING
SCALE 3/4" = 1'-0"



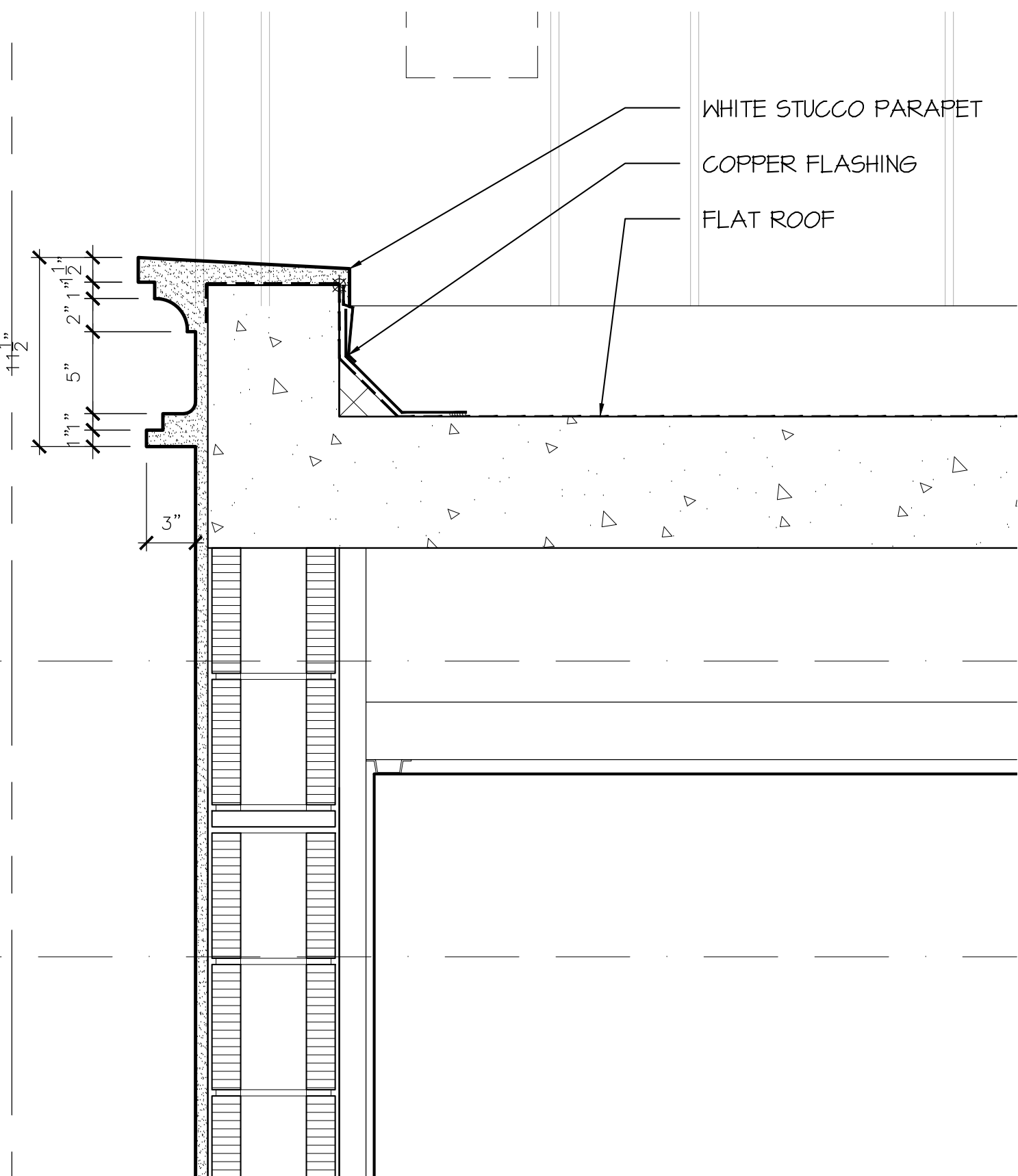
EAVE ELEVATION
SCALE 1 1/2" = 1'-0"



TYP. EAVE SECTION
SCALE 1 1/2" = 1'-0"



GATE ELEVATION
SCALE 1 1/2" = 1'-0"



TYP. CORNICE SECTION
SCALE 1 1/2" = 1'-0"

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C001914

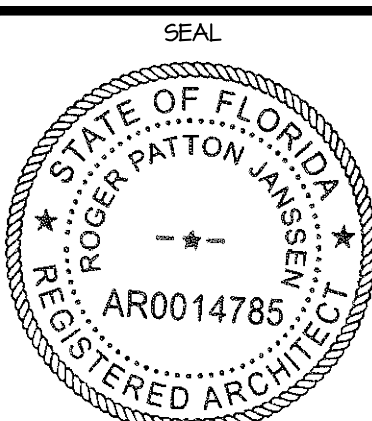
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DRAWN: ZHB

REVISIONS:

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ARCOM # ARC-24-0023
TC # ZON-24-0010

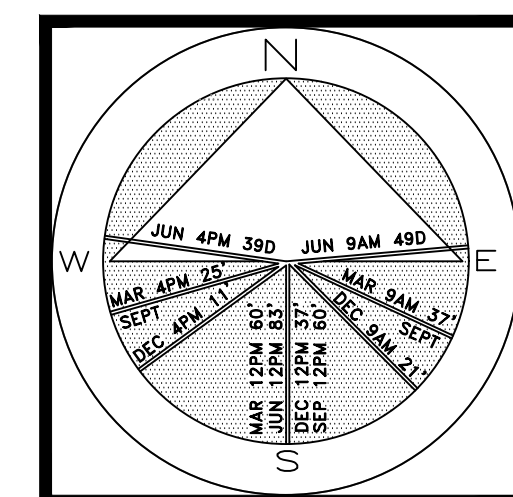
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JOB NUMBER: 23-130

A3.03



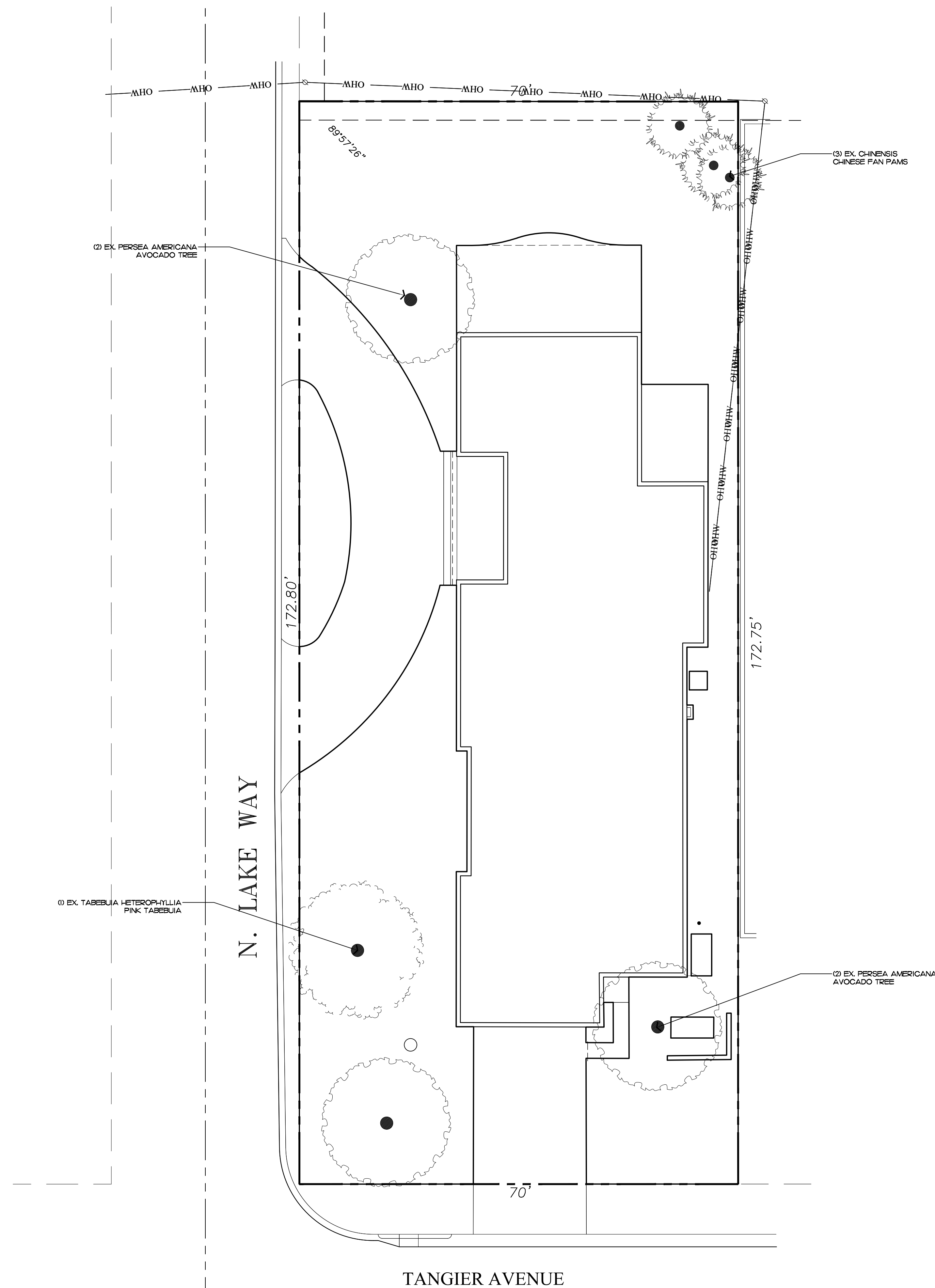
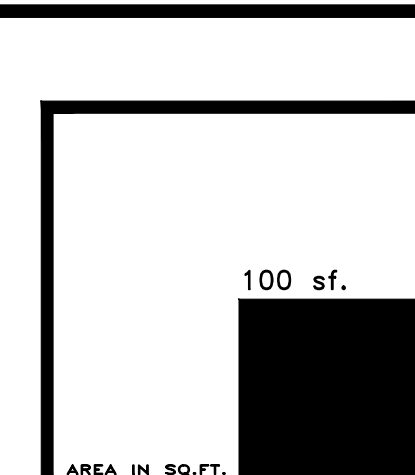
Private Residence
515 N Lake Way
Palm Beach



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla

DATE: 05.09.2024

SHEET L1.0



ARC-24-0023
ZON-24-0010

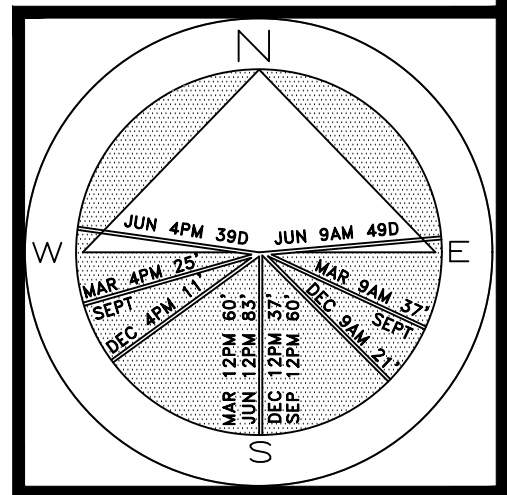
SCALE IN FEET 0' 10' 20' 30'

Existing Conditions / Vegetation Inventory

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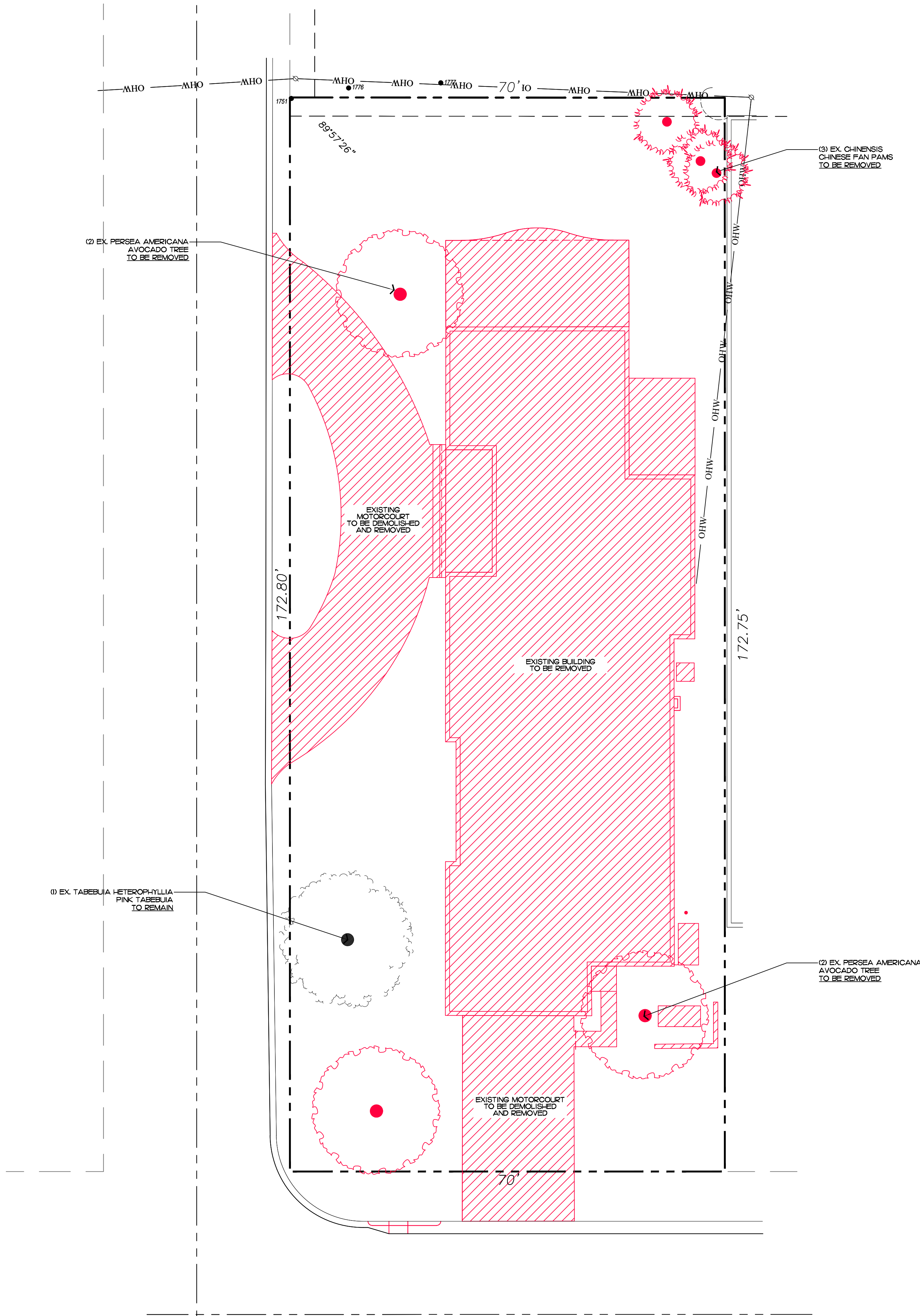
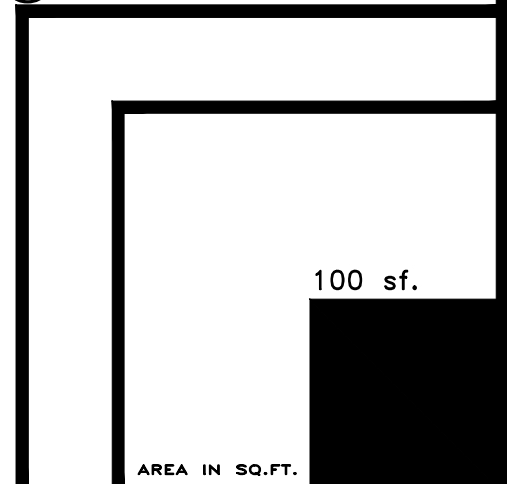
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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

Private Residence
515 N Lake Way
Palm Beach



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Cuatrecasas
DATE: 05.09.2024

SHEET L2.0



Demolition / Vegetation Action Plan

ARC-24-0023
ZON-24-0010

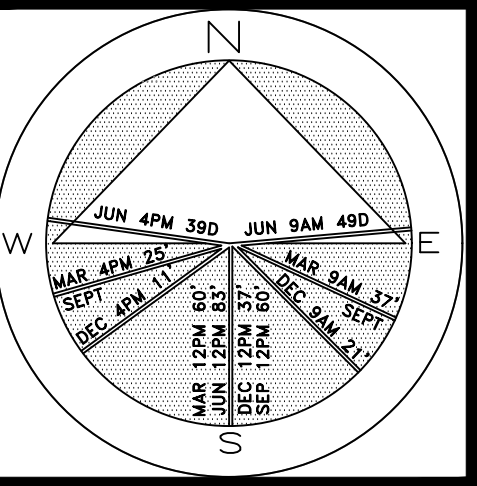
SCALE IN FEET 0' 10' 20' 30'

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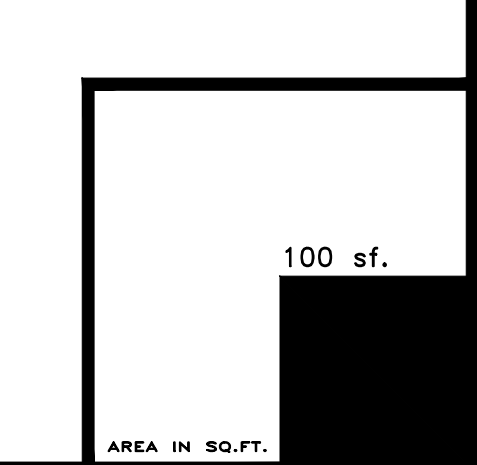
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515 N Lake Way
Palm Beach

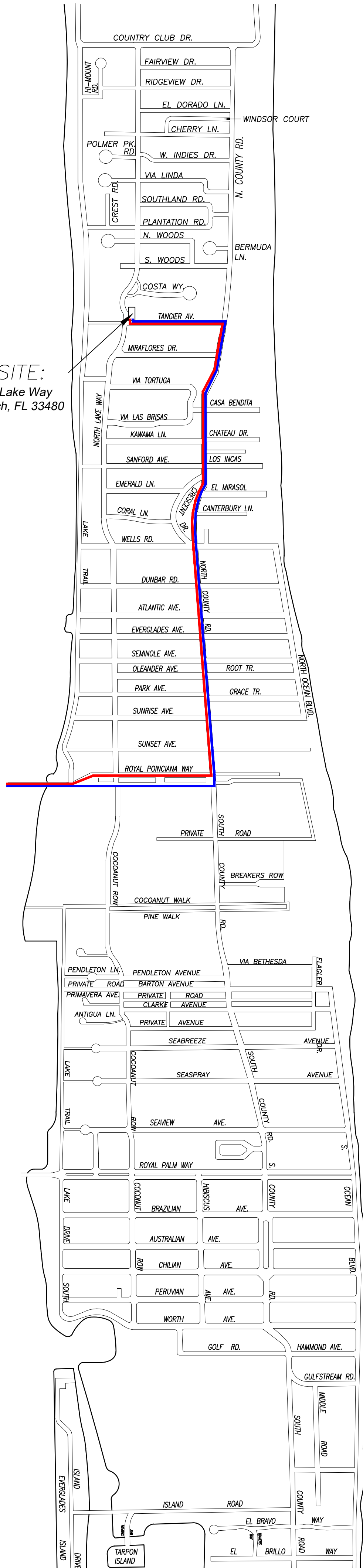


JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Cuivintanilla
DATE: 05.09.2024

SHEET L3.0



SITE:
515 North Lake Way
Palm Beach, FL 33480

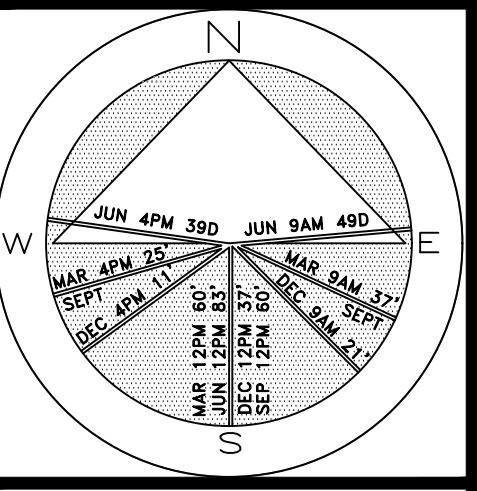


1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

CONCEPTUAL CONSTRUCTION SCHEDULE	
- MAY 15TH 2023 - TOWN COUNCIL - MAY 29TH 2023 - ARCOM MEETING - JUN-JUL 2023 - SUBMIT FOR PERMIT	
1 MONTH -AUG 2023	- MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
2 MONTHS 1.5 MONTHS 2.5 MONTHS	- SITE/BUILDING PREPARATION - FOUNDATION - BLOCK DELIVERIES & CONC. POURS
1 MONTH	- ROOF TRUSS DELIVERY AND SET TRUSSES
1.5 MONTHS	- WINDOW/DOOR DELIVERIES AND INSTALLATION
.5 MONTH 1.5 MONTHS 2 MONTHS .5 MONTH 6 MONTHS 2 MONTHS	- DRY-IN - INTERIOR FRAMING - ROUGH-IN - DRY WALL - FINISHES - LANDSCAPE & HARDSCAPE INSTALLATION
2 MONTHS	- FINAL INSPECTIONS
+/-24 MONTHS	- PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

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



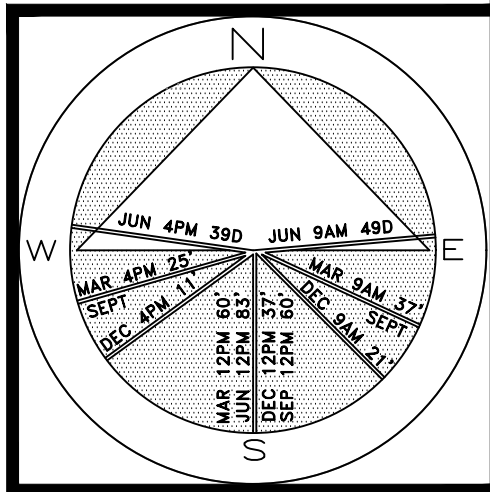
JOB NUMBER: # 24016.00 LA
DRAWN BY: /can Twomey
DATE: 05.09.2024

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Palm Beach



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 05.09.2024

SHEET L5.0

100 sf.
AREA IN SQ.FT.

Paving Materials



Gray Limestone

- STEPS
- 'CASTILLE GRAY' BY:
HAIFA LIMESTONE



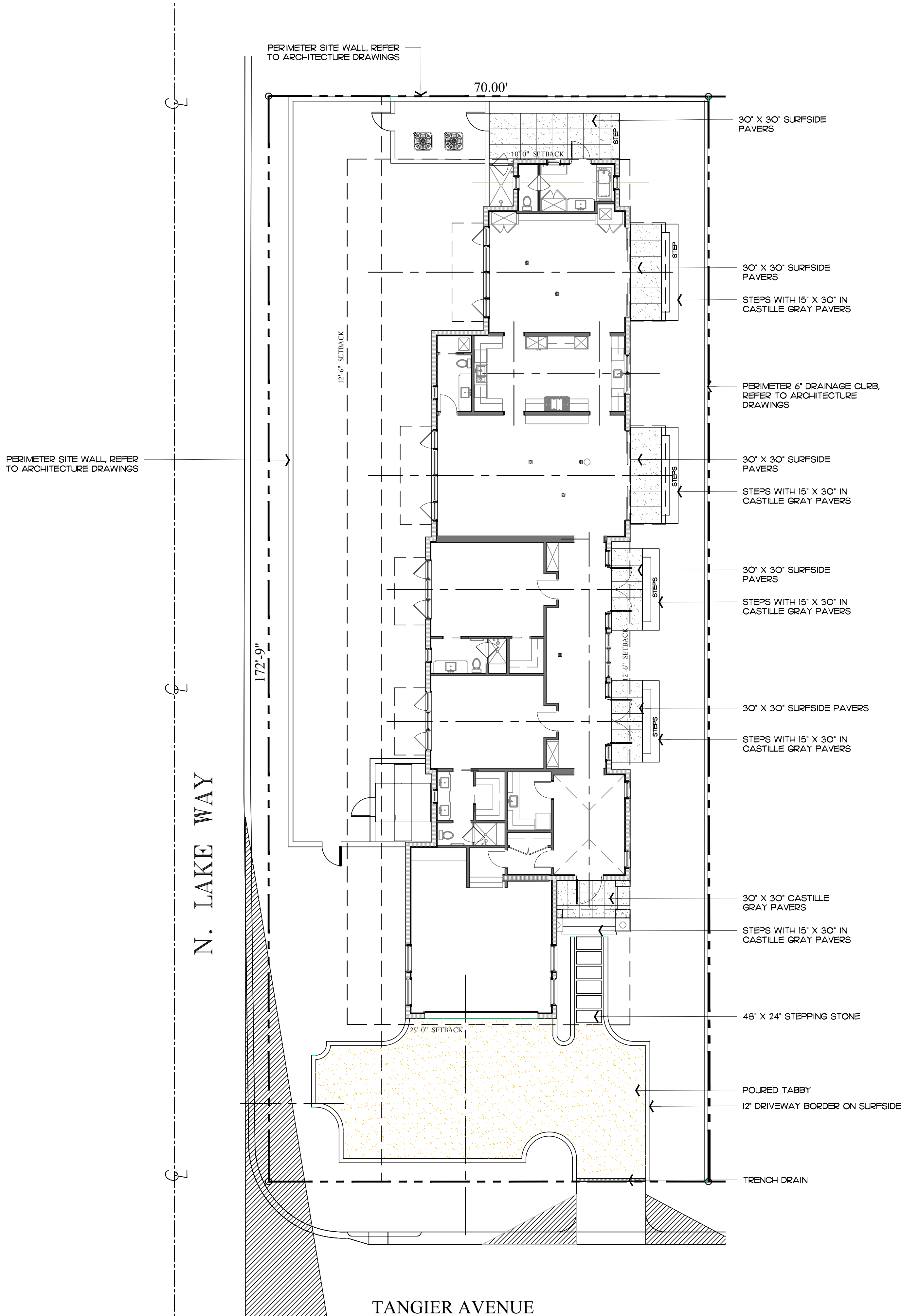
White Limestone

- DECKS AND DRIVEWAY BORDER
- 'SURFSIDE' WHITE BY:
HAIFA LIMESTONE



Poured Tabby

- DRIVEWAY
- 'LIGHT GRAY'

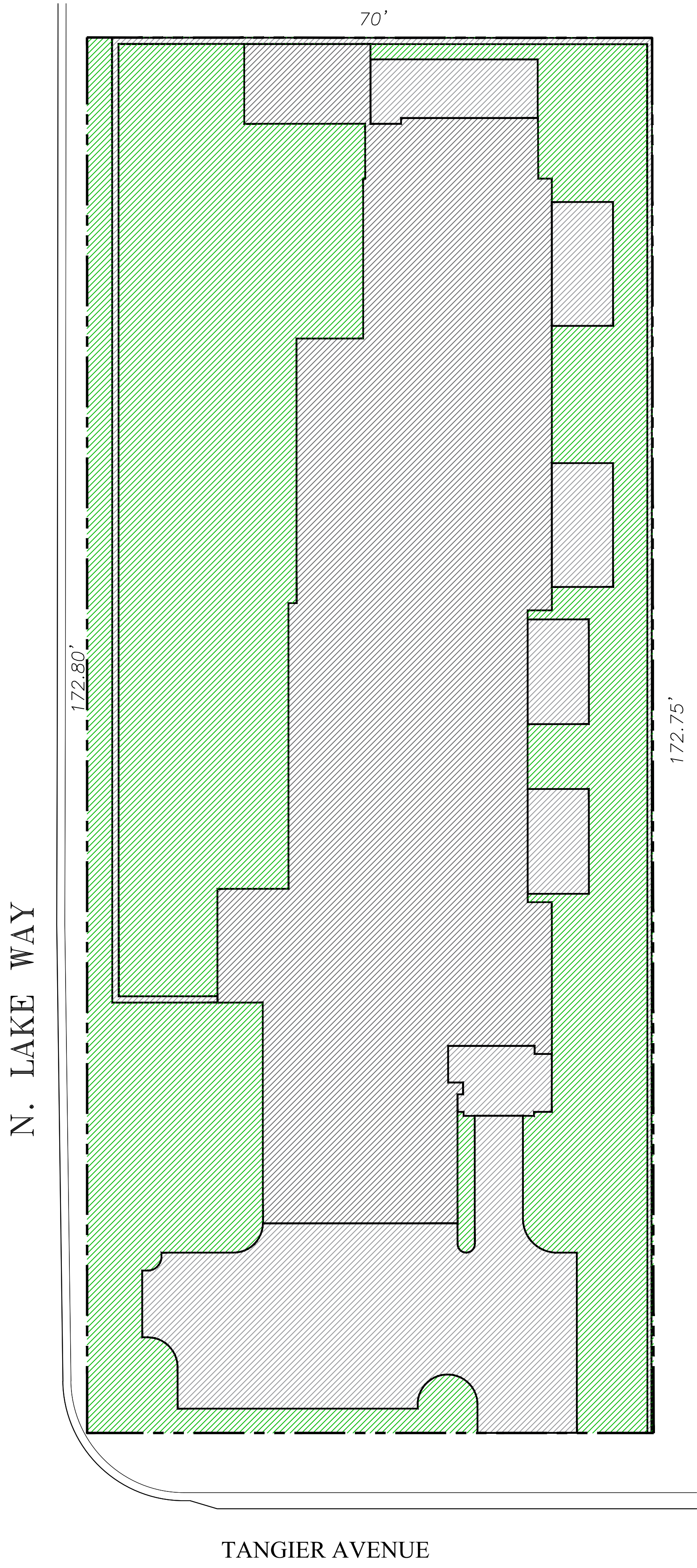
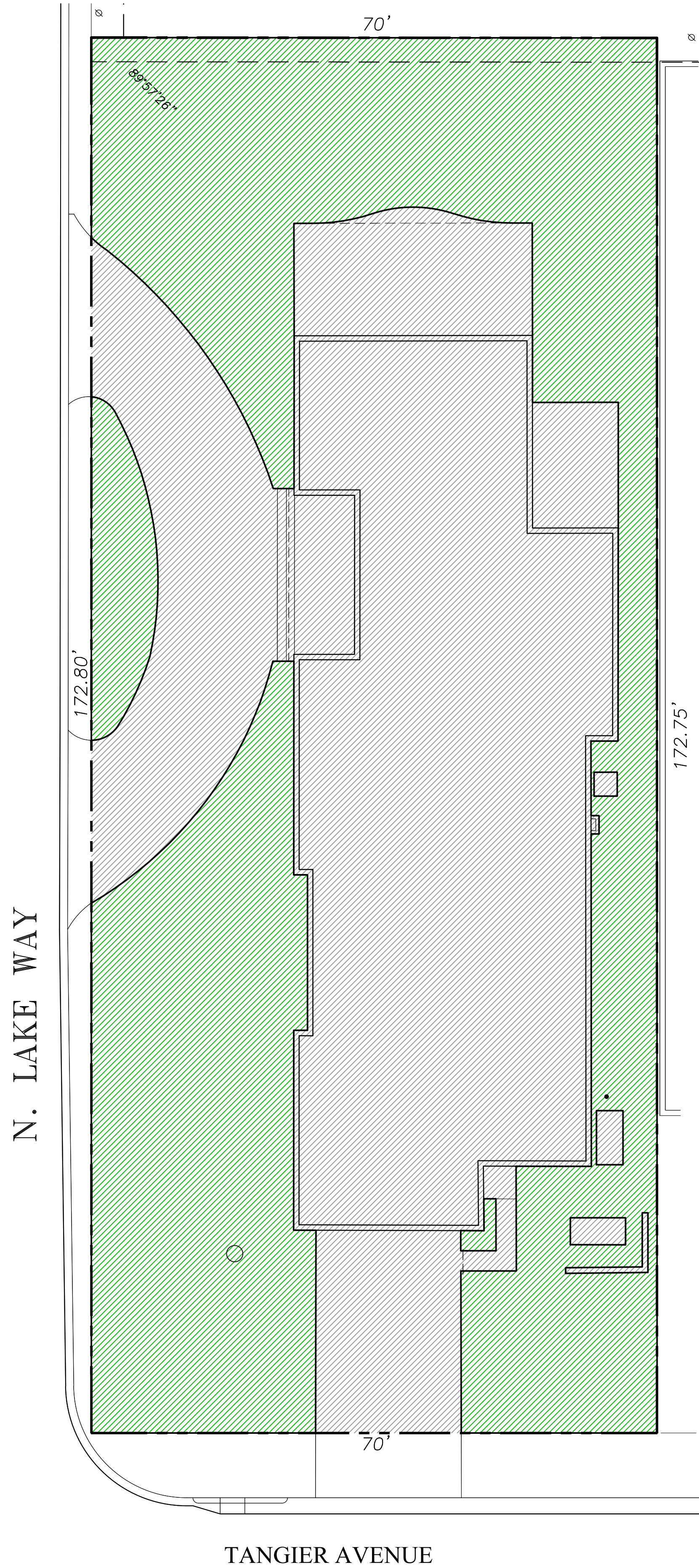


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ARC-24-0023
ZON-24-0010
Hardscape Plan
SCALE IN FEET 0' 10' 20' 30'



Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- PERVIOUS AREA / WATER FEATURE

Site Requirements

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE	R-B LOW DENSITY RESIDENTIAL	R-B LOW DENSITY RESIDENTIAL	R-B LOW DENSITY RESIDENTIAL
LOT AREA	20,000 S.F. MINIMUM	12,108 S.F.	12,108 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 45% 5,448 S.F.	49.0% 5,944 S.F.	47.9% 5,806 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD 1,728 S.F.	72.7% 3,194 S.F.	83.4% 3,600 S.F.

Proposed Lot Coverage Graphic

Existing Lot Coverage Graphic

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SUNSHINE STATE ONE CALL
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Site Calculation/Lot Coverage Graphics

ARC-24-0023
ZON-24-0010

SCALE IN FEET 0' 10' 20' 30'

100 sf.

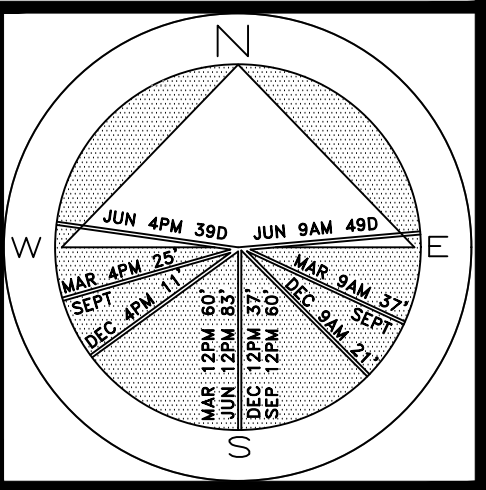
AREA IN SQ.FT.

**ENVIRONMENT
DESIGN
GROUP**

139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

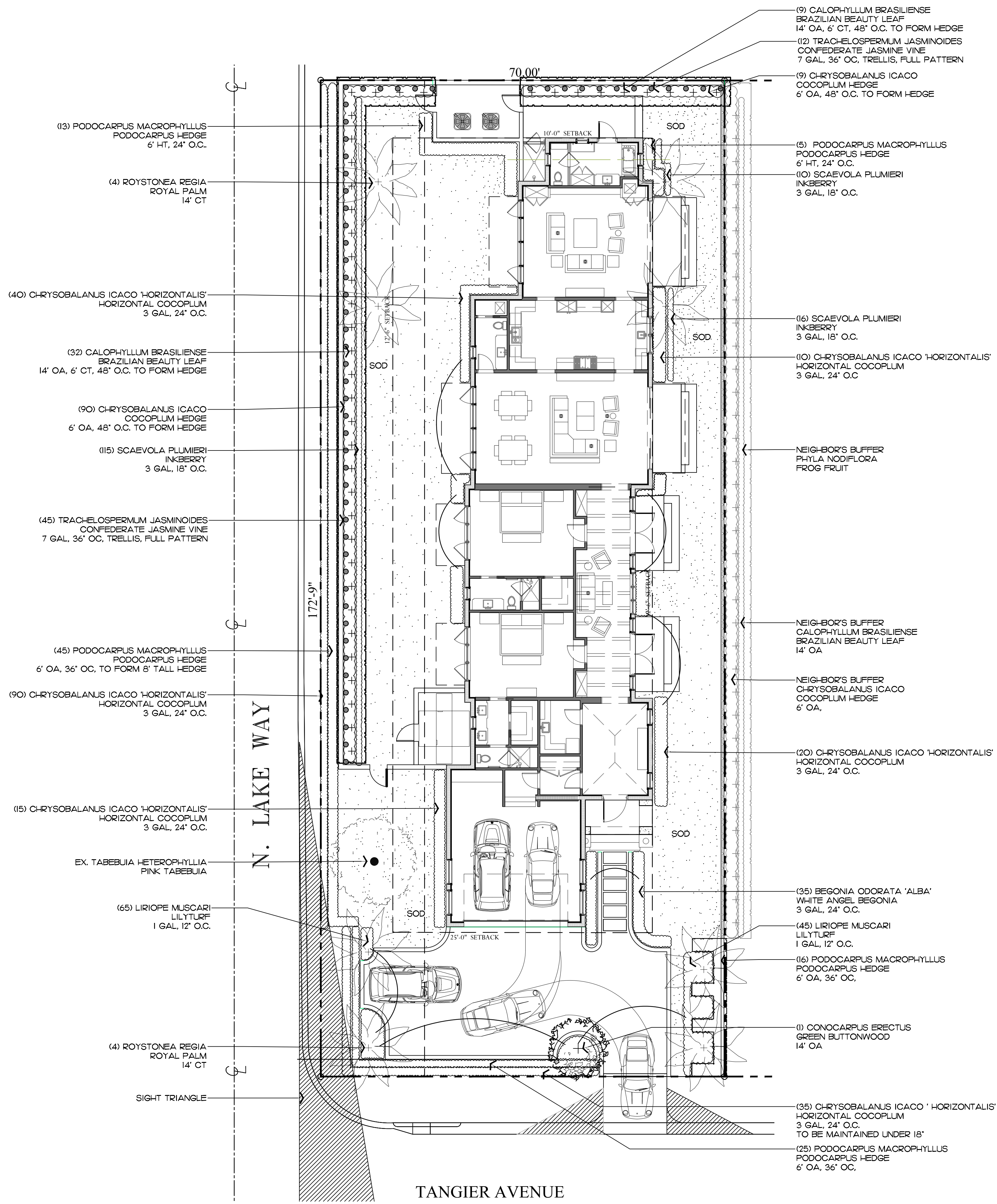
Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Calvintanilla

DATE: 05.09.2024



Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS GREEN BUTTWOOD	1	14' OA	YES
TOTAL TREES:		6		
NATIVE SPECIES:		3 (50%)		

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ROYSTONIA REGIA ROYAL PALM	8	14' CT	YES
TOTAL PALMS:		8		
NATIVE SPECIES:		8 (100%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BEGONIA ODORATA WHITE ANGEL BEGONIA	35	3 GAL, 24" O.C.	NO
	CALLOPHYLLUM BRASILIENSE BRAZILIAN BEAUTY LEAF	41	14' OA, 6' CT, 48" O.C. TO FORM HEDGE	NO
	CHRYSOBALANUS ICACO 'HORIZONTALIS' HORIZONTAL COCOPLUM	210	3 GAL, 24" O.C.	YES
	CHRYSOBALANUS ICACO COCOPLUM HEDGE	99	6' OA, 48" O.C.	YES
	LIRIOPE MUSCARI LILYTURF	110	1 GAL, 12" O.C.	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	57	7 GAL, 36" O.C.	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	104	6' HT, 36" O.C.	NO
	SCAEVOLA PLUMIERI INKBERRY	141	3 GAL, 18" O.C.	YES
TOTAL:		788		
NATIVE SPECIES:		450 (57%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

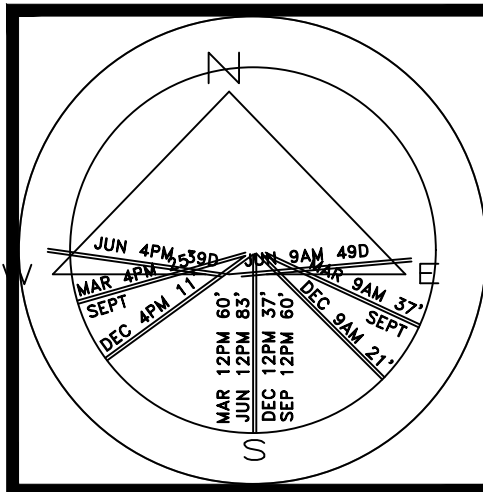
ENVIRONMENT
DESIGN
GROUP

139 North County Road 570-8 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

Private Residence
515 N Lake Way
Palm Beach



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 05.09.2024

SHEET L6.0

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DISCLAIMER: 2024
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

Landscape Plan

SCALE IN FEET 0' 10' 20' 30'

ARC-24-0023
ZON-24-0010

100 sf.

AREA IN SQ.FT.



West Elevation



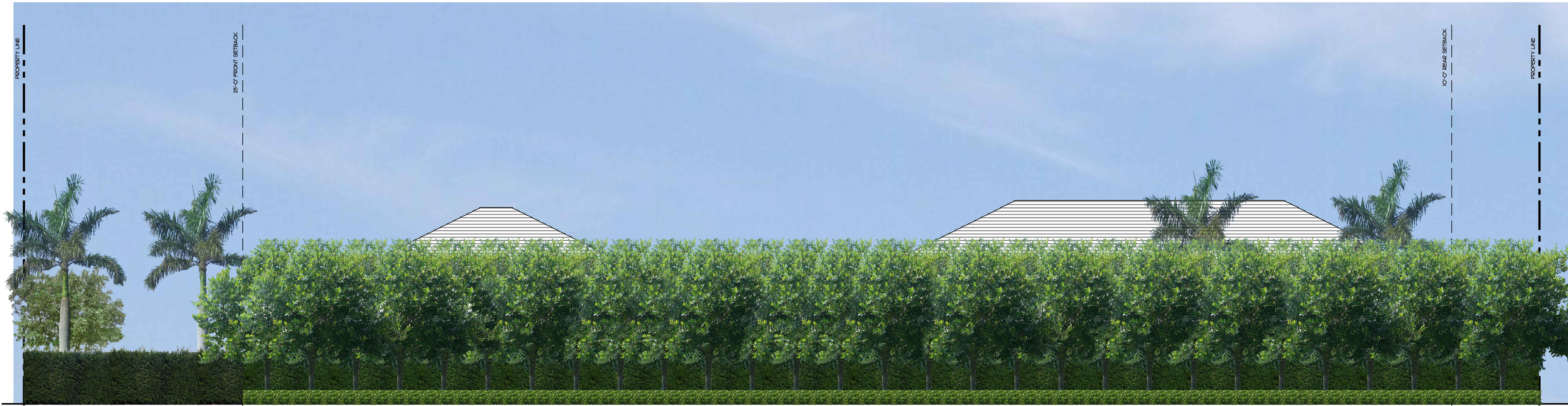
South Elevation

Private Residence
515 N Lake Way
Palm Beach

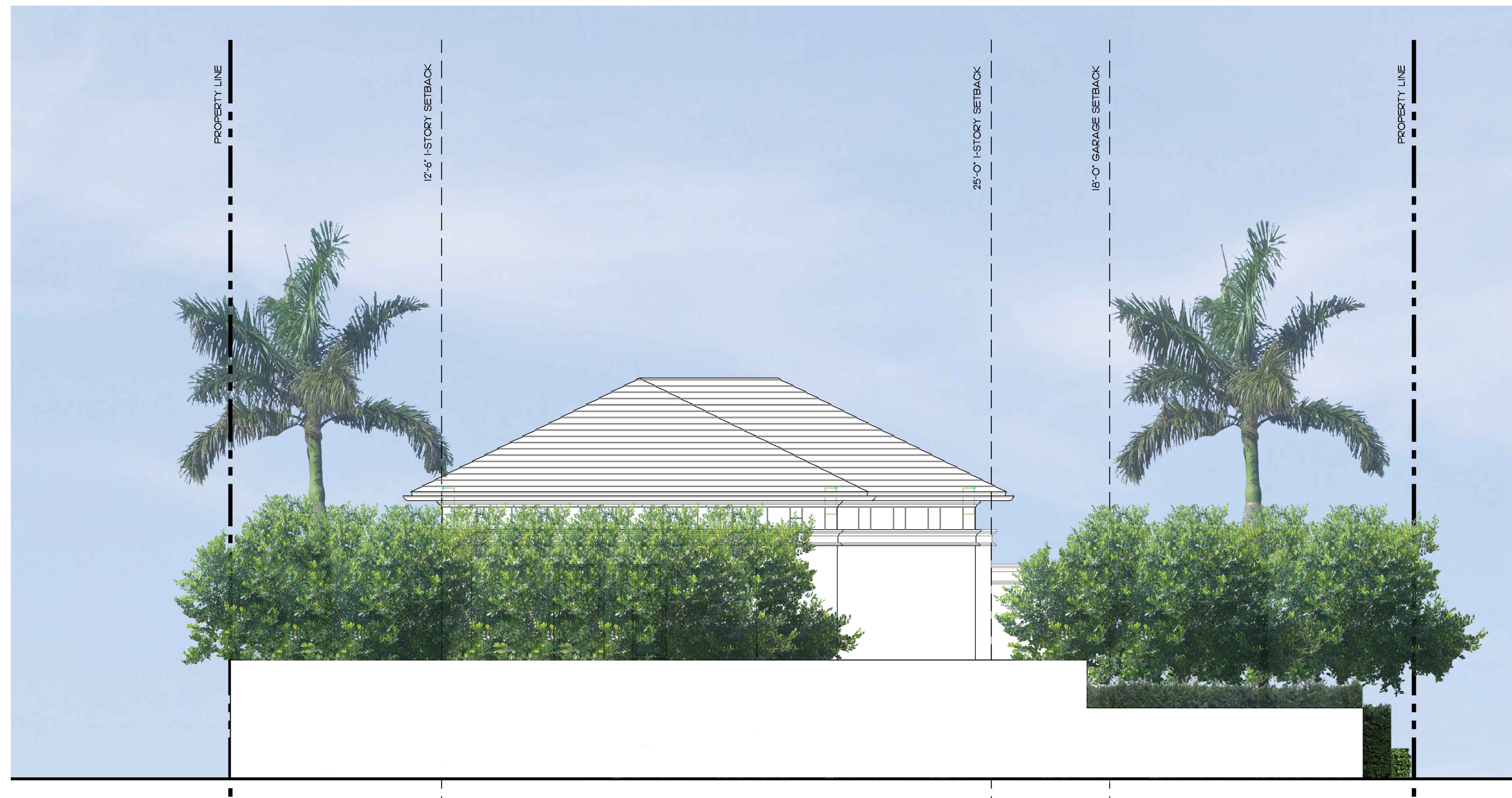
F L O R I D A

JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 05.09.2024

SHEET L7.0



East Elevation



North Elevation

Private Residence
515 N Lake Way
Palm Beach

F L O R I D A

JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla

DATE: 05.09.2024

SHEET L7.1

ARC-24-0023
ZON-24-0010

Site Elevations

PROPOSED RESIDENCE
515 NORTH LAKE WAY
PALM BEACH, FLORIDA

STORMWATER MANAGEMENT CALCULATIONS

SITE PLAN DATA

Total Lot Area = 12,094 sq. ft. ±

Impervious Area
(footprint, drive, walkways, pool, decking) = 8,466 sq.ft. ±

Pervious Area = 3,628 sq.ft. ±

ESTIMATED RUNOFF VOLUME

Impervious Runoff Volume:
2" x 8,466 sq.ft. x 1 ft./12 in. = 1,411 cu.ft.

Pervious Runoff Volume:
0.4" x 3,628 sq.ft. x 1 ft./12 in. = 121 cu.ft.

Total Volume to be Retained = 1,532 cu.ft.

EXFILTRATION TRENCH #1
L = Total Length of Trench Provided = 30 ft
W = Trench Width = 6 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft. per ft. of head
H2 = Depth to Water Table = 1.50 ft
DU = Non-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 1.50 ft

V = Volume Treated = 222 cu.ft.

EXFILTRATION TRENCH #2 & #3
L = Total Length of Trench Provided = 90 ft
W = Trench Width = 6 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft. per ft. of head
H2 = Depth to Water Table = 1.50 ft
DU = Non-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 1.50 ft

V = Volume Treated = 666 cu.ft.

RETENTION PROVIDED IN TRENCH = 1,554 cu.ft.

N LAKE WAY

EXFILTRATION TRENCH #2
90'L X 3'D X 6'W
W/12" PERF. PIPE
TOP=3.00
INV.=0.00

24" NYLOPLAST
DRAIN BASIN
W/BAFFLE
GRATE @ 3.50

PROPOSED SITE
WALL

+2'-3" NAVD
GRADE

+5'-11" NAVD
T.O.W.

AREA DRAIN
GRATE @ 5.00

+4'-4" NAVD
T.O.W.

+5'-11" NAVD
T.O.W.

AC EQUIP.
CU#1 CU#2

70'-0"

+10'-10" NAVD
T.O.W.

AREA DRAIN
GRATE @ 5.00

PROPOSED
RESIDENCE
F.F.=7.00 NAVD

PROPOSED
GARAGE
F.F.=6.00 NAVD

GARAGE EL.=3.72

EXFILTRATION TRENCH #1
30'L X 3'D X 6'W
W/12" PERF. PIPE
TOP=3.00
INV.=0.00

70'-0" 12,094 SF LOT (RB-ZONE)

TANGIER AVE
8' x 15' SITE TRIANGLE - NO
OBSTRUCTIONS OVER 30"
HEIGHT AND LIMITS 8' x 8'

EXFILTRATION TRENCH #3
90'L X 3'D X 6'W
W/12" PERF. PIPE
TOP=3.00
INV.=0.00

24" NYLOPLAST
DRAIN BASIN
W/BAFFLE
GRATE @ 3.50

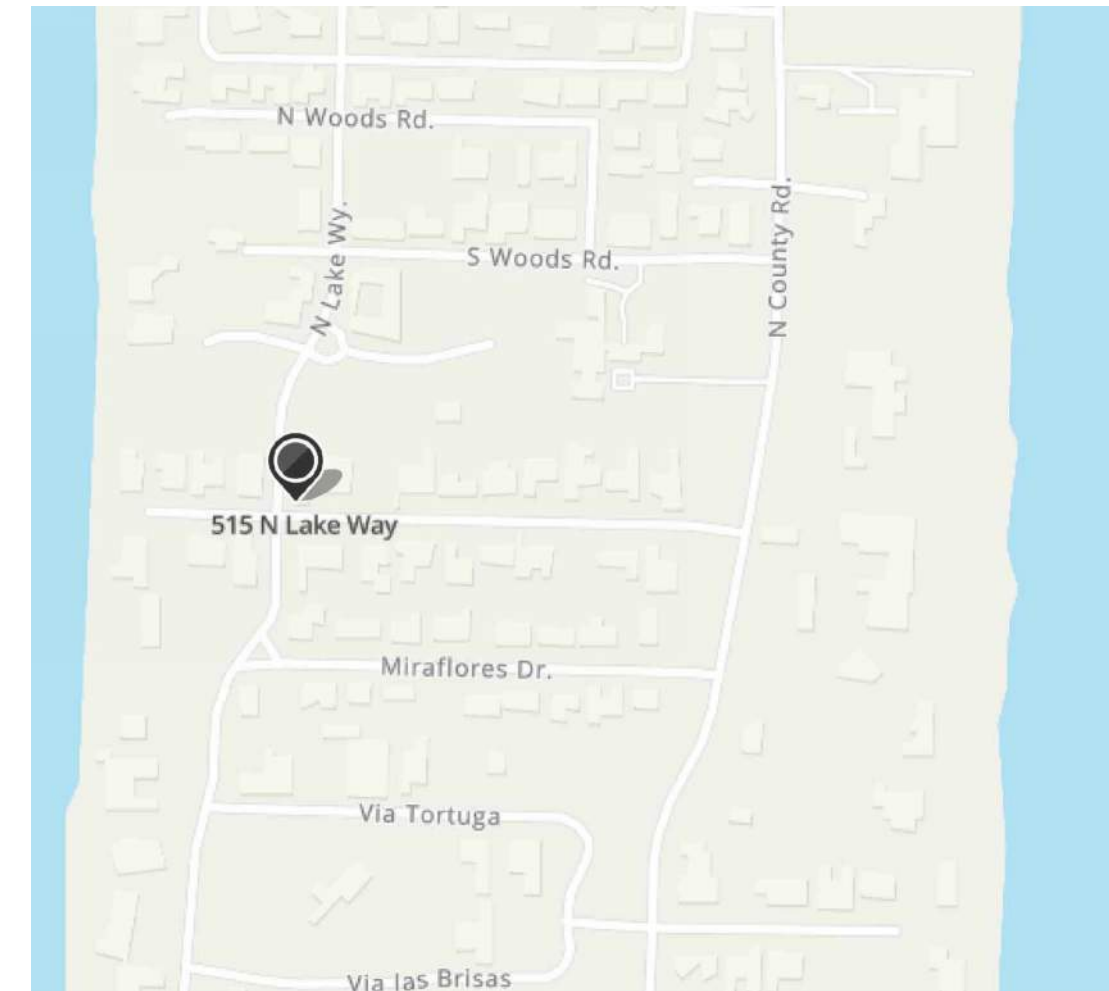
AREA DRAIN
GRATE @ 3.00

6" TRENCH DRAIN
W/TRAFFIC BEARING
GRATE @ 3.00

MATCH EXISTING
GRADE



Know what's below.
Call before you dig.



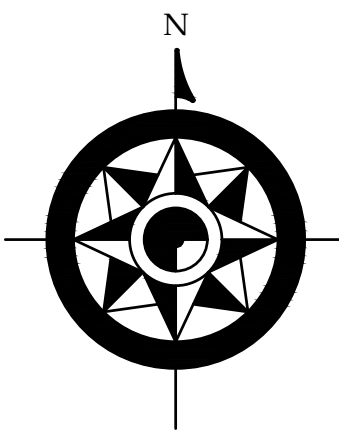
LOCATION MAP
N.T.S.

LEGEND

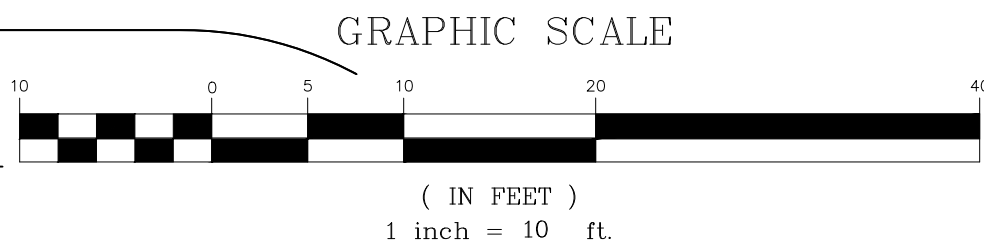
- EXISTING ELEVATION PER WALLACE SURVEYING, INC. (NAVD)
- PROPOSED ELEVATION (NAVD)
- FLOW DIRECTION.
- DOWNSPOUT
- AREA DRAIN
- EXFILTRATION TRENCH
- NYLOPLAST DRAIN BASIN W/BAFFLE

NOTES:

- SITE DRAINAGE PLAN TO MEET TOWN OF PALM BEACH STORMWATER REQUIREMENTS. DURING DETAILED CONSTRUCTION PLAN PREPARATION, ADDITIONAL DRAINAGE IMPROVEMENTS MAY BE INCORPORATED INTO THE SITE DRAINAGE PLAN FROM THAT SHOWN. IF NECESSARY, STEM WALLS OR OTHER ITEMS MAY BE REQUIRED ALONG THE PROPERTY LINES TO PREVENT RUNOFF ONTO ADJACENT PROPERTIES.
- ALL PORTIONS OF EXFILTRATION TRENCHES ADJACENT TO PLANT MATERIAL HAVING AN INVASIVE ROOT SYSTEM SHALL BE PROTECTED WITH A ROOT BARRIER.



DRAINAGE & GRADING PLAN



ARC-24-0023

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Date:

Revisions:

No:

CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398
www.cec-fl.com

CIVIL PLANS FOR:
PROPOSED RESIDENCE
515 NORTH LAKE WAY
PALM BEACH, FLORIDA

Project #: 24-030
Issue Date: 03/01/24
Drawn By: AMW
Chkd By: AMW
Scale: As Shown

ANDRE M. WEBSTER
P.E.
No. 87358
STATE OF FLORIDA
Professional Seal

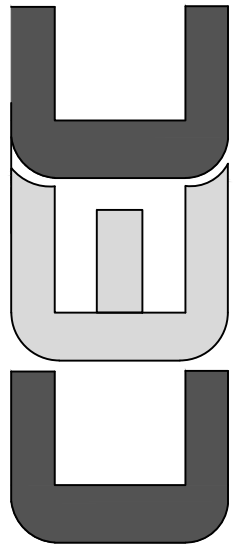
SHEET TITLE
DRAINAGE &
GRADING PLAN

SHEET NUMBER:

C-1



Know what's below.
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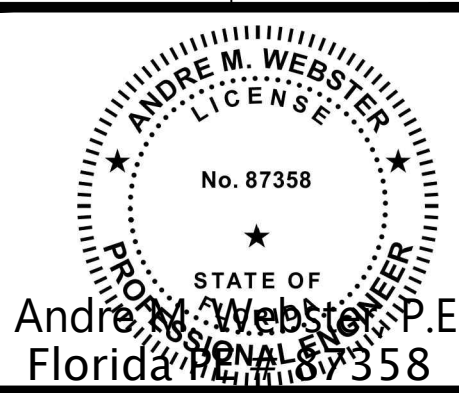
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CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398

andre@cec-fl.com

No:	Revisions:	Date:

CIVIL PLANS FOR:
PROPOSED RESIDENCE
515 NORTH LAKE WAY
PALM BEACH, FLORIDA

Project #:	24-030
Issue Date:	03/01/24
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown

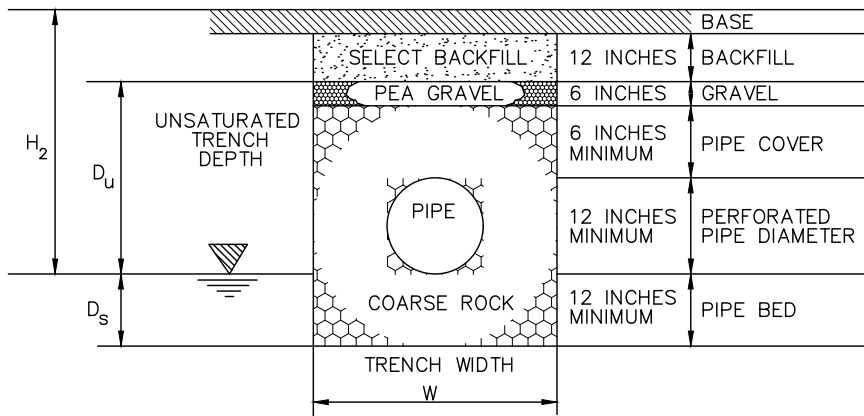


SHEET TITLE
DRAINAGE & GRADING DETAILS

SHEET NUMBER:

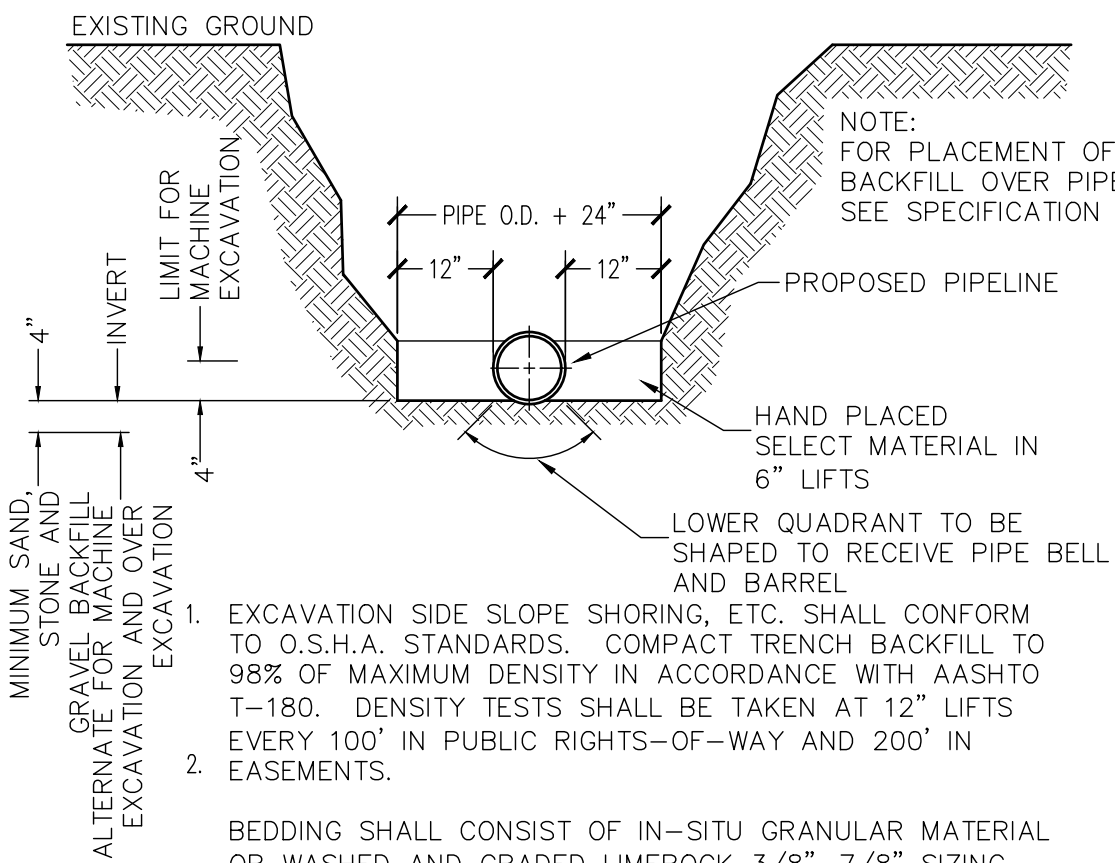
C-2

TYPICAL EXFILTRATION TRENCH

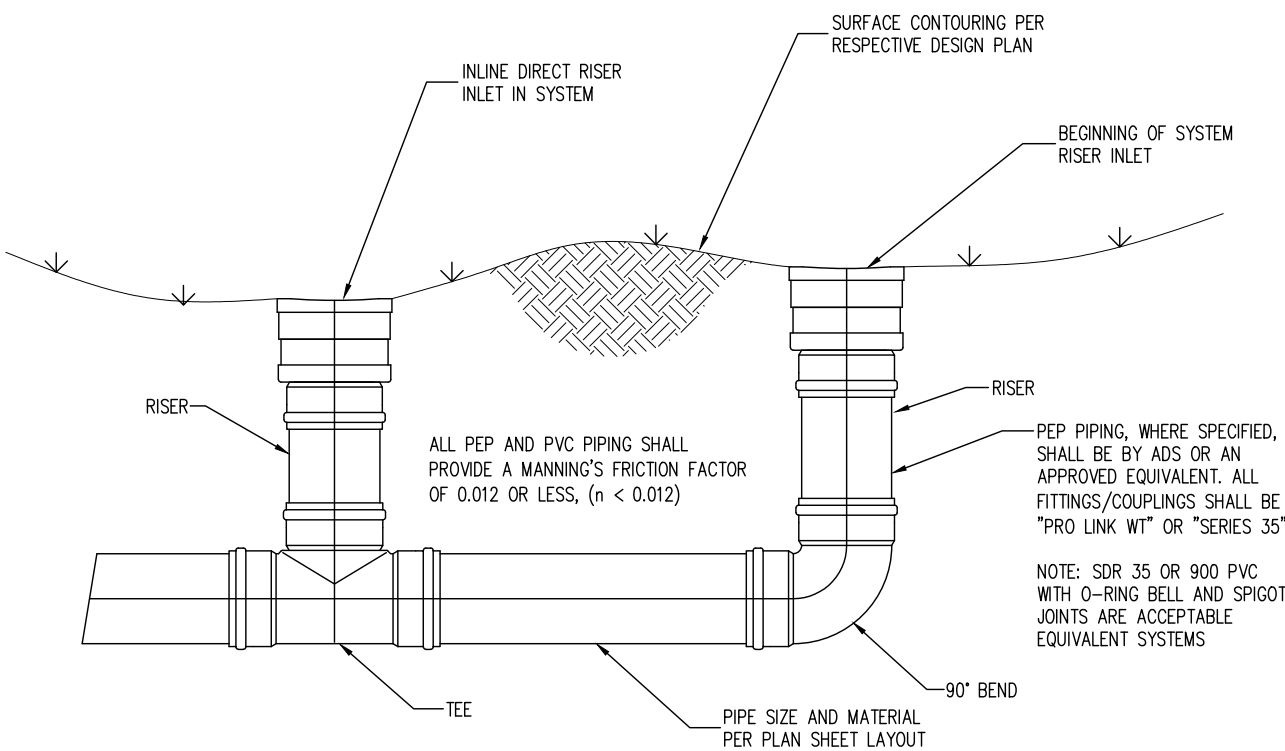


$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

L = LENGTH OF TRENCH REQUIRED (FEET)
V = VOLUME TREATED (ACRE-INCHES)
W = TRENCH WIDTH (FEET)
K = HYDRAULIC CONDUCTIVITY (CFS/FT.² - FT.HEAD)
H₂ = DEPTH TO WATER TABLE (FEET)
D_u = NON-SATURATED TRENCH DEPTH (FEET)
D_s = SATURATED TRENCH DEPTH (FEET)

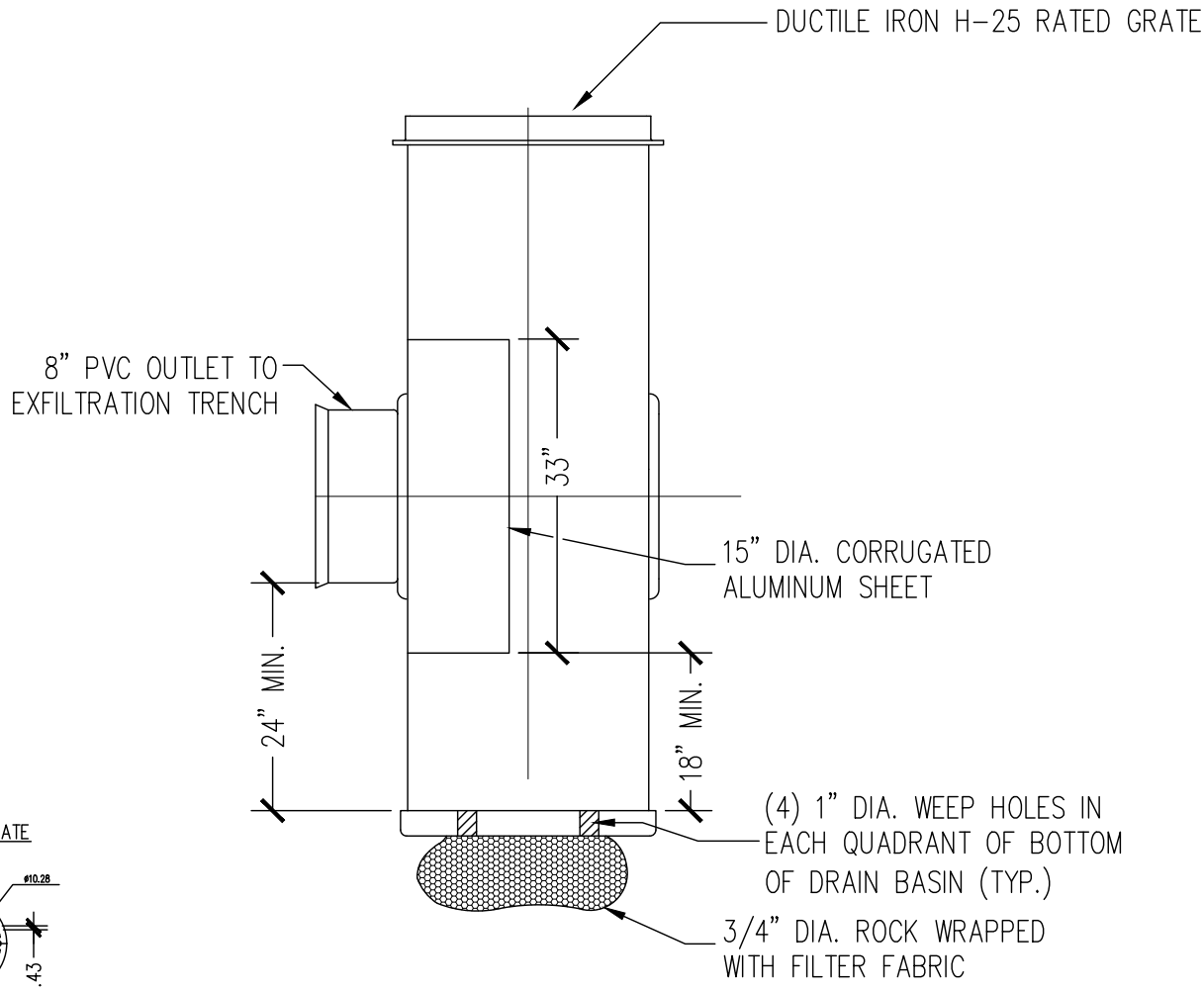


TRENCH AND BACKFILL DETAIL
N.T.S.



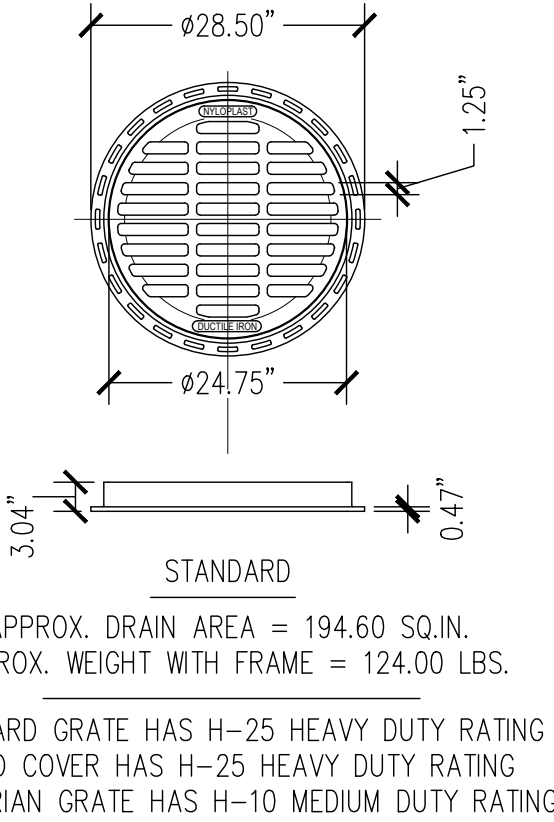
DIRECT RISER INLET: TYPICAL INSTALLATION
N.T.S.

24" NYLOPLAST DRAIN BASIN

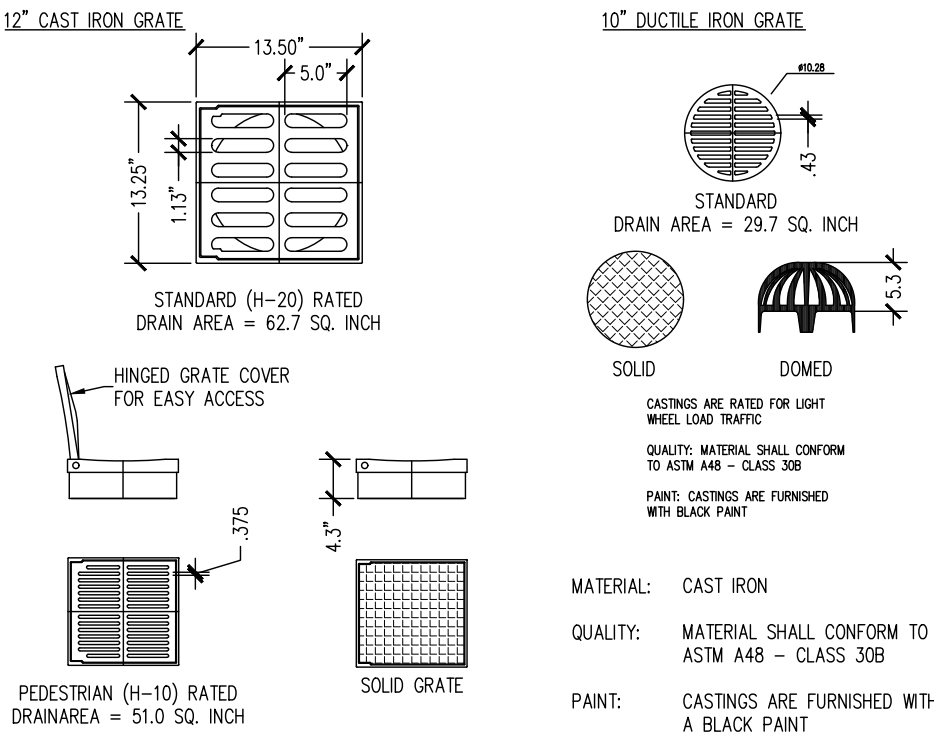


NOTE:
INLET TO HAVE MIN. 24" SUMP AND MIN. 18" CLEARANCE
BETWEEN BOTTOM OF BAFFLE AND BOTTOM OF INLET

24" DUCTILE IRON GRATE

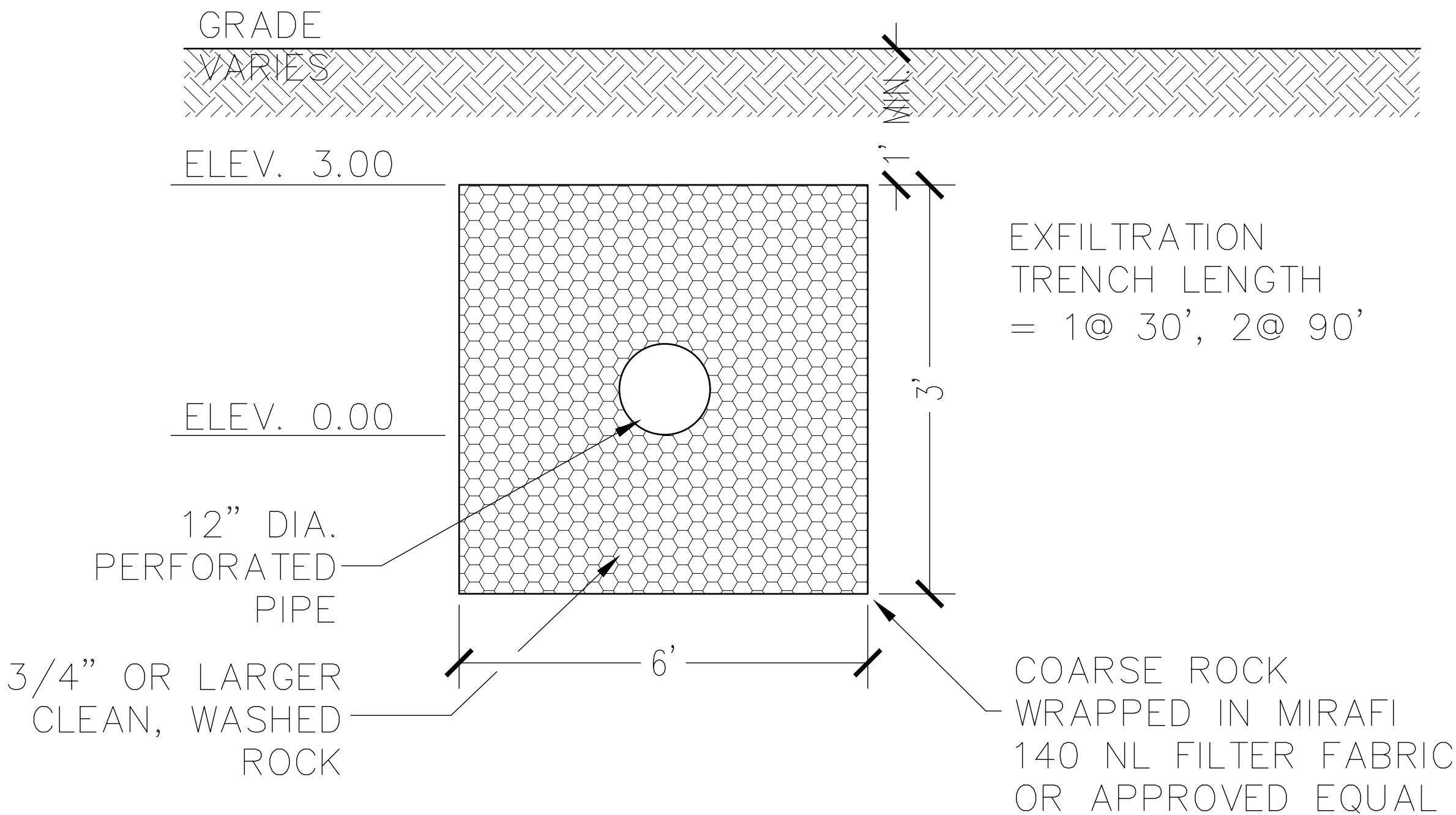


QUALITY: MATERIALS SHALL CONFORM TO ASTM
A536 GRADE 70-50-05
MATERIAL: DUCTILE IRON
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST
PRICE INCLUDES FRAME & GRATE/COVER



NOTE:
TYPE OF GRATES & INLETS TO BE COORDINATED WITH ENGINEER
& LANDSCAPE ARCHITECT
PIPE MATERIAL MAY BE PVC, ADS, NDS, OR APPROVED EQUAL

AREA DRAIN DETAIL



EXFILTRATION TRENCH DETAIL

N.T.S.

ARC-24-0023

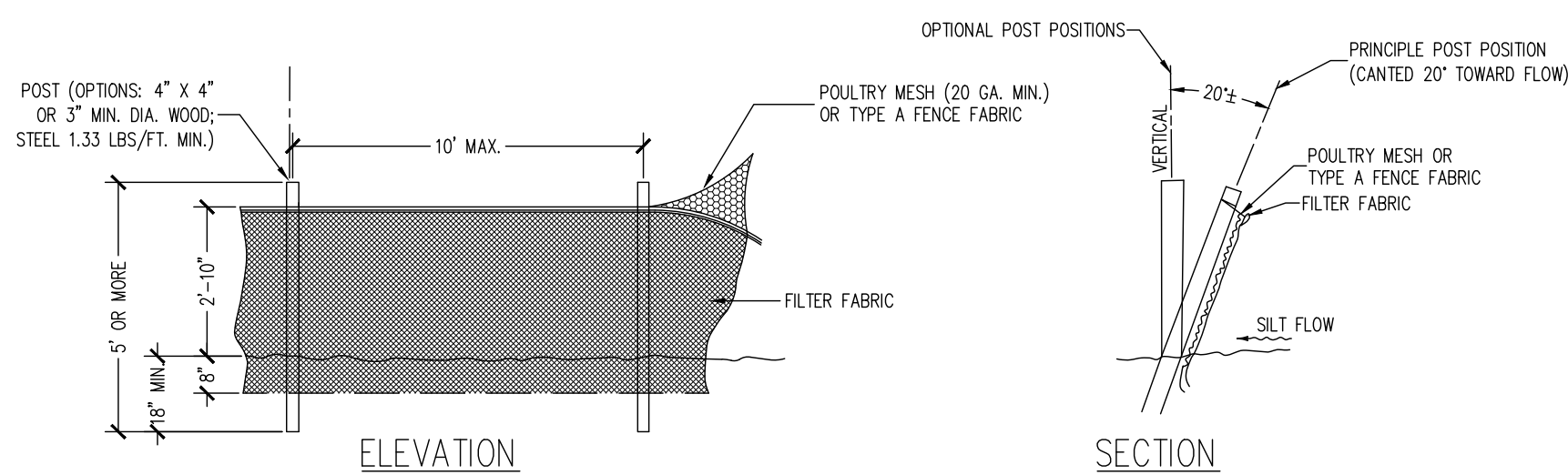
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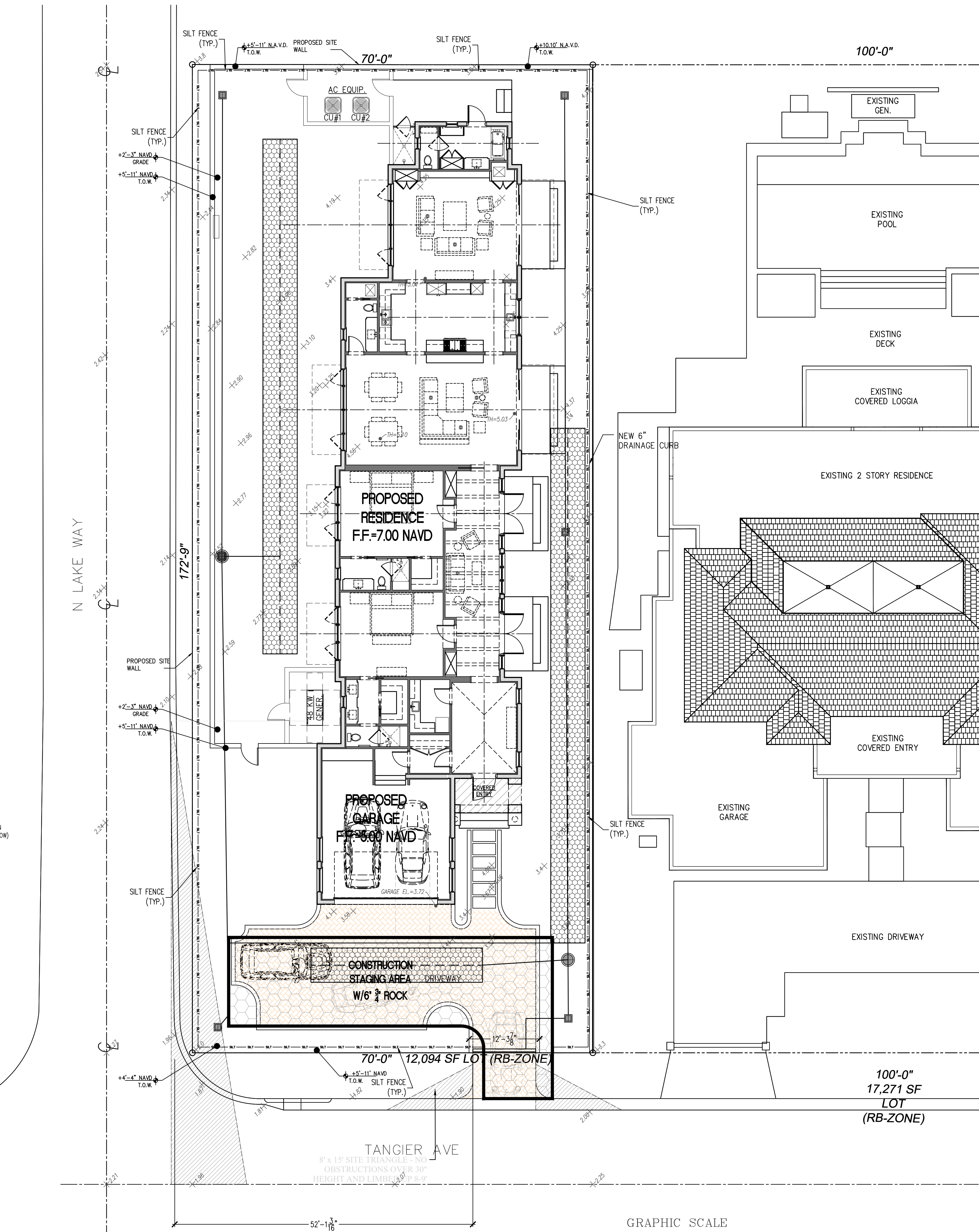
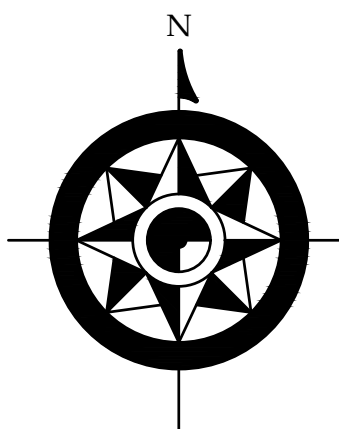
LEGEND

- EXISTING ELEVATION PER
WALLACE SURVEYING, INC. (NAVD)
- +13.77
- SILT FENCE
- CONSTRUCTION FENCE
- CONSTRUCTION STAGING AREA

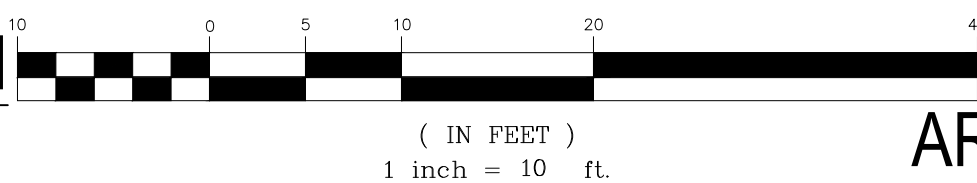
NOTES:
1. ADDITIONAL SCREENING HEIGHTS MAY BE NEEDED BASED ON NEIGHBOR'S LINE OF SIGHT. A PERIMETER CONSTRUCTION FENCE NEEDS TO BE INSTALLED ON THE SIDE OF THE HOUSE WHERE SITE WORK IS PROPOSED.



SILT FENCE DETAIL
N.T.S.

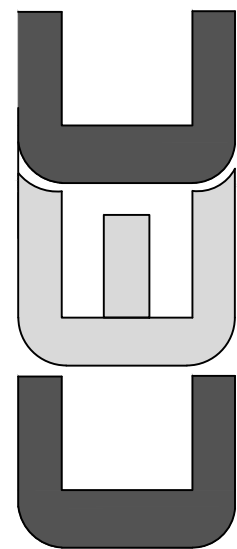


EROSION CONTROL AND CONSTRUCTION STAGING PLAN



ARC-24-0023

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 BOYNTON BEACH, FL 33436
 Phone: 561-847-0398

andre@cec-fl.com

www.cec-fl.com

[illegible]

CIVIL PLANS FOR:
PROPOSED RESIDENCE
515 NORTH LAKE WAY
PALM BEACH, FLORIDA

Project #:	24-030
Issue Date:	03/01/24
Drawn By:	MAW
Chkd By:	AMW
Scale:	As Shown



Andre M. Webster, P.E.
Florida Professional Engineer
No. 87358

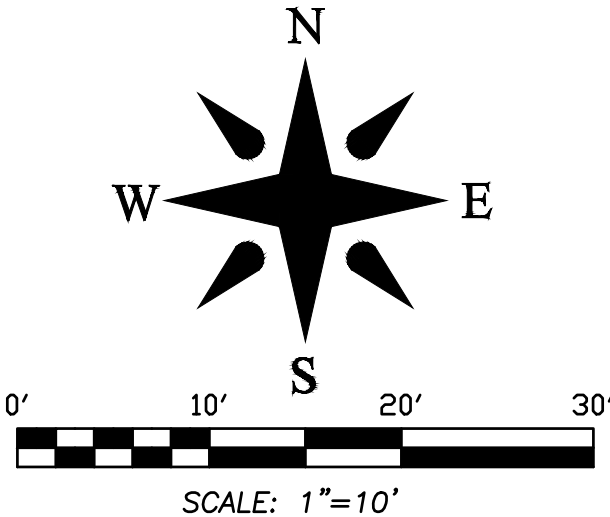
SHEET TITLE

EROSION CONTROL
AND CONSTRUCTION
STAGING PLAN

SHEET NUMBER:

EC-1

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	
D/W	= DRIVEWAY	
EL	= ELEVATION	
ENC.	= ENCROACHMENT	
E.O.P.	= EDGE OF PAVEMENT	
E.O.W.	= EDGE OF WATER	
ESMT	= EASEMENT	
F.F.	= FINISH FLOOR	
FND.	= FOUND	
GEN	= GENERATOR	
G.M.	= GAS METER	
INV.	= INVERT	
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT	
L.E.	= LANDSCAPE EASEMENT	
LB	= 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.C.P.	= PERMANENT CONTROL POINT	
PG.	= PAGE	
P.I.	= POINT OF INTERSECTION	
P/O	= PART OF	
P.O.B.	= POINT OF BEGINNING	
P.O.C.	= POINT OF COMMENCEMENT	
P.R.C.	= POINT OF REVERSE CURVATURE	
P.R.M.	= PERMANENT REFERENCE MONUMENT	
PROP.	= PROPOSED	
P.T.	= POINT OF TANGENCY	
PWMT	= PAVEMENT	
(R)	= RADIAL	
R	= RADIUS	
RGE	= RANGE	
R.P.B.	= ROAD PLAT BOOK	
R/W	= RIGHT OF WAY	
(S)	= SURVEY DATUM	
S.B.	= SETBACK	
SEC.	= SECTION	
S/D	= SUBDIVISION	
S.F.	= SQUARE FEET	
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT	
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT	
S.R.	= STATE ROAD	
STA.	= STATION	
STY.	= STORY	
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	
—	= BASELINE	
—	= 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)	
⌘	= PROPERTY LINE	
⌘	= UTILITY LINE	
⌘	= FIRE HYDRANT	
⌘	= WATER METER	
⌘	= WATER VALVE	
⌘	= LIGHT POLE	



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

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

LEGAL DESCRIPTION:
 Lot 5, Less the West 30 feet thereof, **TANGIER ESTATES**, an addition to the Town of Palm Beach, as per plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 12, Page 16.

FLOOD ZONE:
This property is located in Flood Zone AE, (EL. 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581F, dated 10/5/2017.

NOTES:

1. All information regarding record easements, adjoining, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-6312385, issued by First American Title Insurance Company, dated December 23, 2022. This office has made no search of the Public Records.
2. Elevation shown hereon if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be traced or used without the specific written permission of Wallace Surveying Corporation, Certificate of Authorization Number LB4569.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building lines shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule SJ-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the State Surveyor. Any alterations made to the last of this survey will make this survey invalid.
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

BOUNDARY SURVEY FOR:			
GRETCHEN S. JORDAN 1998 TRUST U/A/D NOVEMBER 18, 1998			
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4589 5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551			
FIELD:	B.M.	JOB NO:	19-1118.2
OFFICE:	M.B.	DATE:	4/9/22
C/K'D:	C.W.	REF:	19-1118.DWG
		DWG. NO.	19-1118
		SHEET	1 OF 1