



1 VIEW FROM NORTH WEST, LOOKING SOUTH EAST



2 VIEW FROM SOUTH WEST, LOOKING NORTH EAST

DRC FINAL SUBMITTAL- REV 01	07/13/2022
DRC FINAL SUBMITTAL SET	05/02/2022
DRC FIRST SUBMITTAL SET	04/11/2022
DRC PRE-APP MEETING SET	03/28/2022

FILE NUMBER:
ARC-22-129

ZONING CASE NUMBER:
ZON-22-089

515 NORTH
LAKE WAY
PALM BEACH, FLORIDA 33480

SHEET TITLE
3D RENDERINGS
PALETTE

DATE JULY 13, 2022	SHEET NO A-214
SCALE AS NOTED	
BY MRVC	



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NEW YORK - PALM BEACH

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LANDSCAPE AND SITE WALLS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR FINAL DETAILS.



1 EXISTING SITE PHOTOS
N.T.S.

DRC FINAL SUBMITTAL- REV 01	07/08/2022
DRC FINAL SUBMITTAL SET	05/02/2022
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515 NORTH
LAKE WAY
PALM BEACH, FLORIDA 33480

SHEET TITLE
EXISTING SITE PHOTOS

DATE JUNE 8, 2022	SHEET NO EX-401
SCALE N.T.S.	
BY MRVC	



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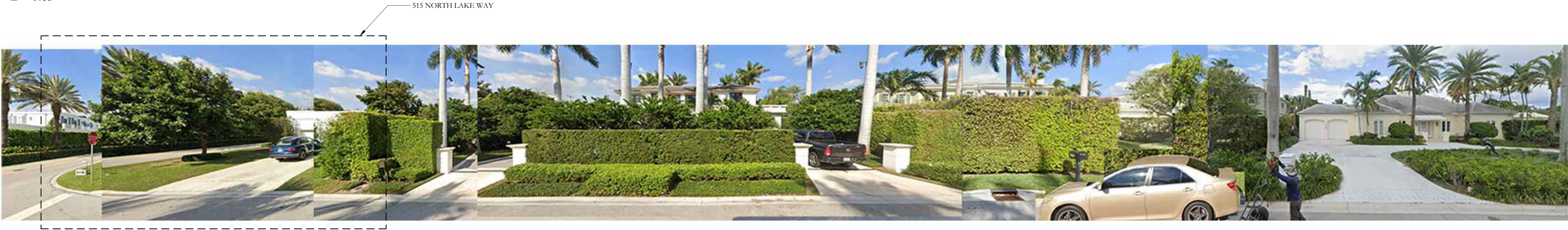
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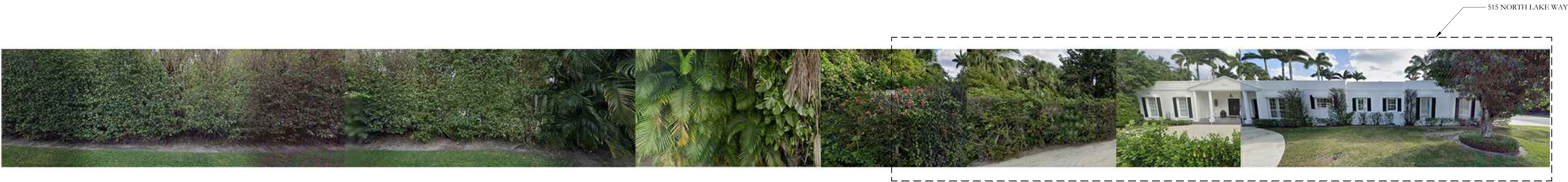
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5 NORTH LAKE WAY - WEST
NTS



4 TANGIER AVE - NORTH
NTS

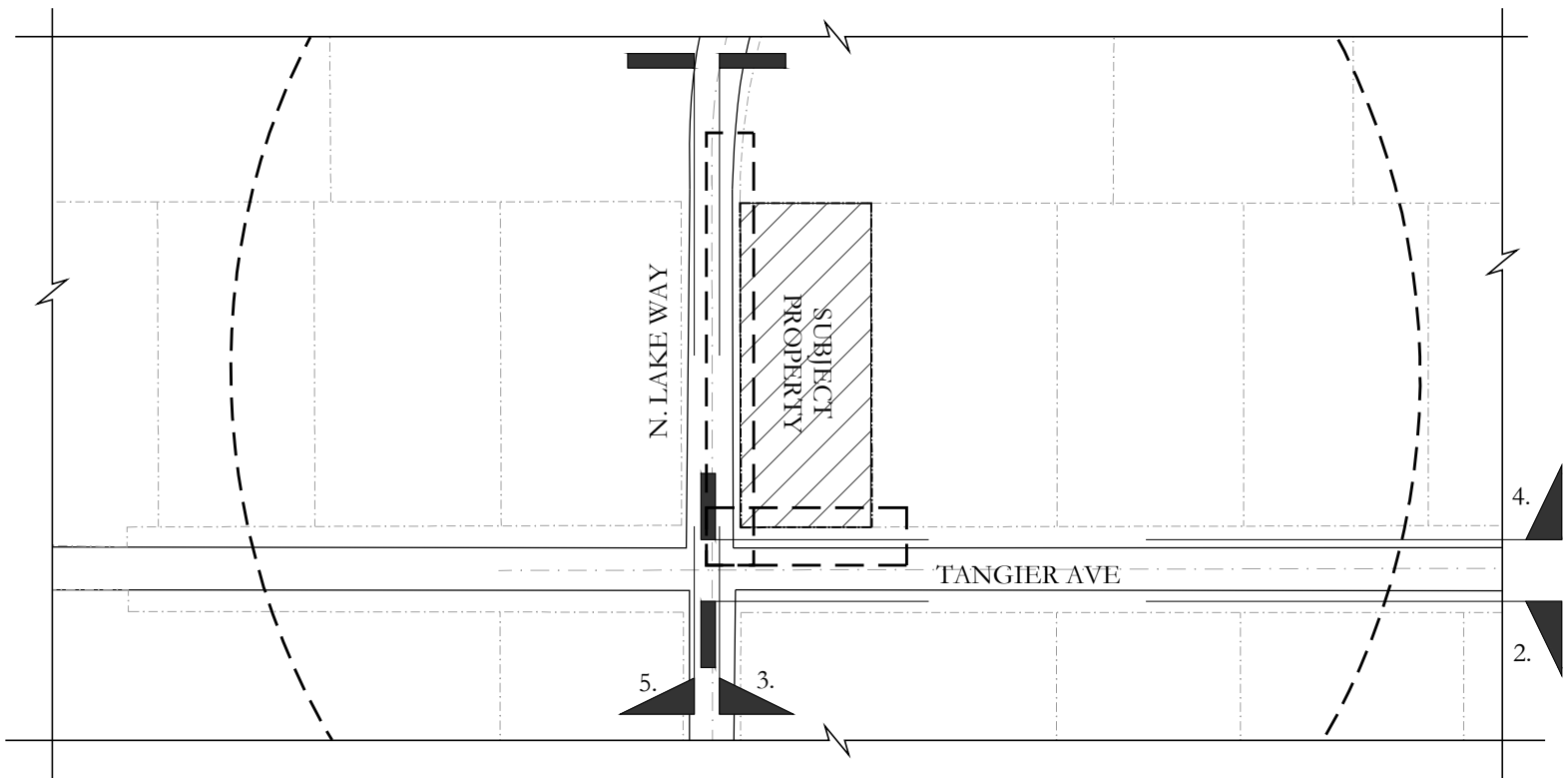
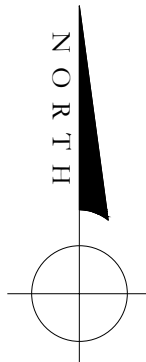


3 NORTH LAKE WAY - EAST
NTS



2 TANGIER AVE - SOUTH
NTS

1 515 N. LAKE WAY KEY PLAN
1/64"=1'-0"



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ZONING CASE NUMBER:
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515 NORTH
LAKE WAY
PALM BEACH, FLORIDA 33480

SHEET TITLE
EXISTING STREETScape
VACINITY PHOTOS

DATE
JUNE 8, 2022

SCALE
AS NOTED

BY
MRVC

SHEET NO

EX-402

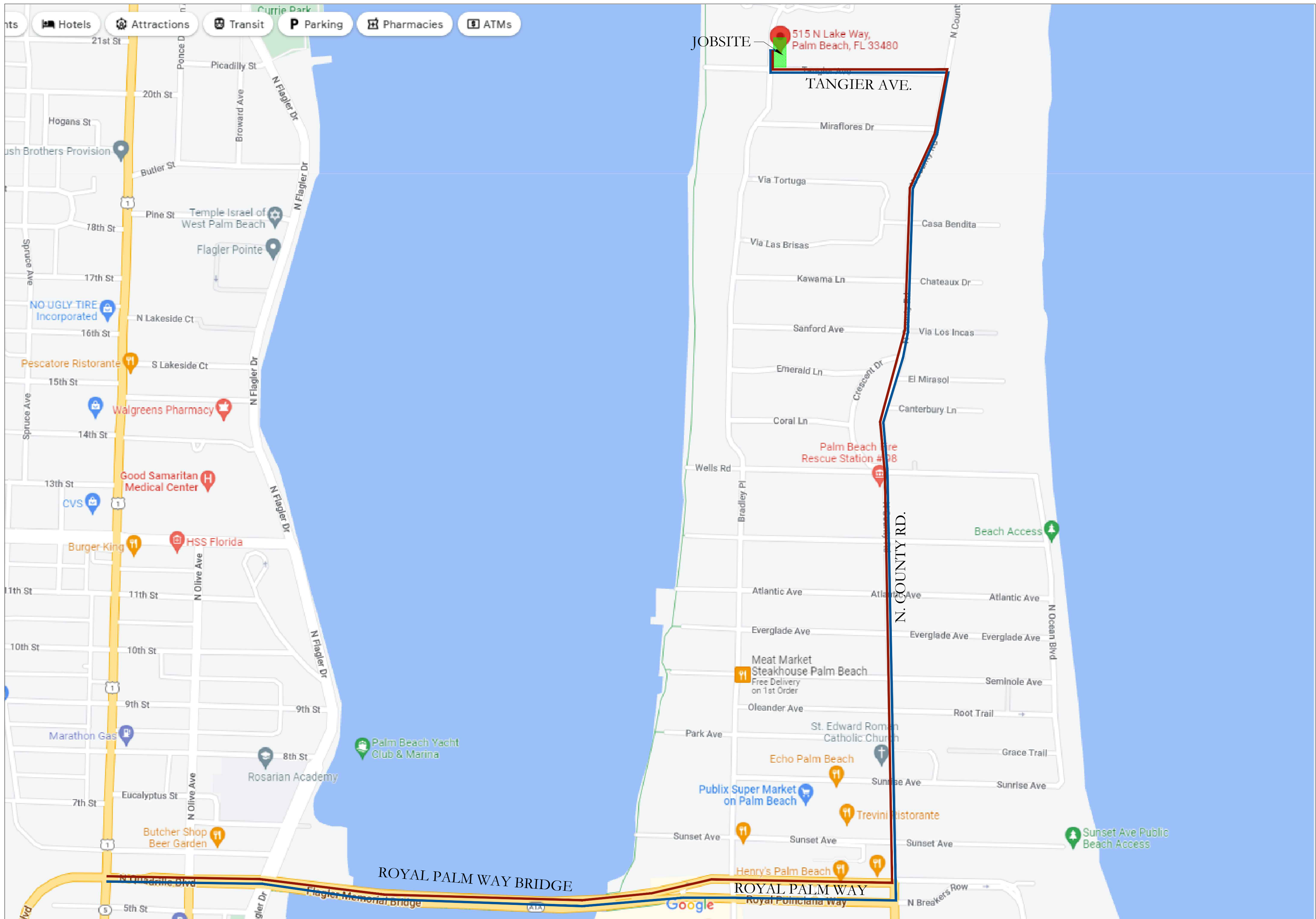


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1 PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP
N.T.S.

ALL DURATIONS ARE APPROXIMATE BASED
ON PROJECTS OF SIMILAR SCALE AND SCOPE

REVISED SCHEDULE TO BE PROVIDED IN
FINAL SUBMISSION

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

MAXIMUM VEHICLE SIZE ABLE TO BE
ACCOMMODATED ON SITE:

FULL SEMI-TRUCK W/53-FOOT TRAILER
(I.E. FULL RANGE OF TRUCK SIZES)

ESTIMATE OF NUMBER OF TRUCKS VISITING
JOBSITE OVER LIFE OF PROJECT:

5 WORKING DAYS/WEEK (AVG.)
x 50 WORK WEEKS/YEAR (AVG.)
x 1.5 YEAR (18-MO.) SCHEDULE (PROPOSED)
= 375 TOTAL WORK DAYS (PROPOSED)

7 TRUCKS/DAY (AVG.)
x 2 TRIPS/DAY (INGRESS & EGRESS)
= 14 TRUCK TRIPS/DAY (AVG.)

375 TOTAL WORK DAYS (PROP.)
x 14 TRUCK TRIPS/DAY (AVG.)
= 5,250 TOTAL TRUCK TRIPS OVER
LIFE OF PROJECT (EST.)

ROUGH SCHEDULE OF CONSTRUCTION
W/MAJOR CONSTRUCTION BENCHMARKS:

TASK:	DURATION (IN MONTHS):
SITE PREPARATION:	1
FOUNDATION:	1
BLOCK DELIVERIES & CONCRETE POURS:	2
ROOF TRUSS DELIVERIES & TRUSS SETTING:	1
WINDOW/DOOR DELIVERIES & INSTALLATION:	0.5
DRY-IN:	0.5
INTERIOR FRAMING:	1
ROUGH-IN:	2
DRY WALL:	2
FINISHES:	4
LANDSCAPE/HARDSCAPE INSTALLATION:	2
FINAL INSPECTIONS:	1
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	18 mos.

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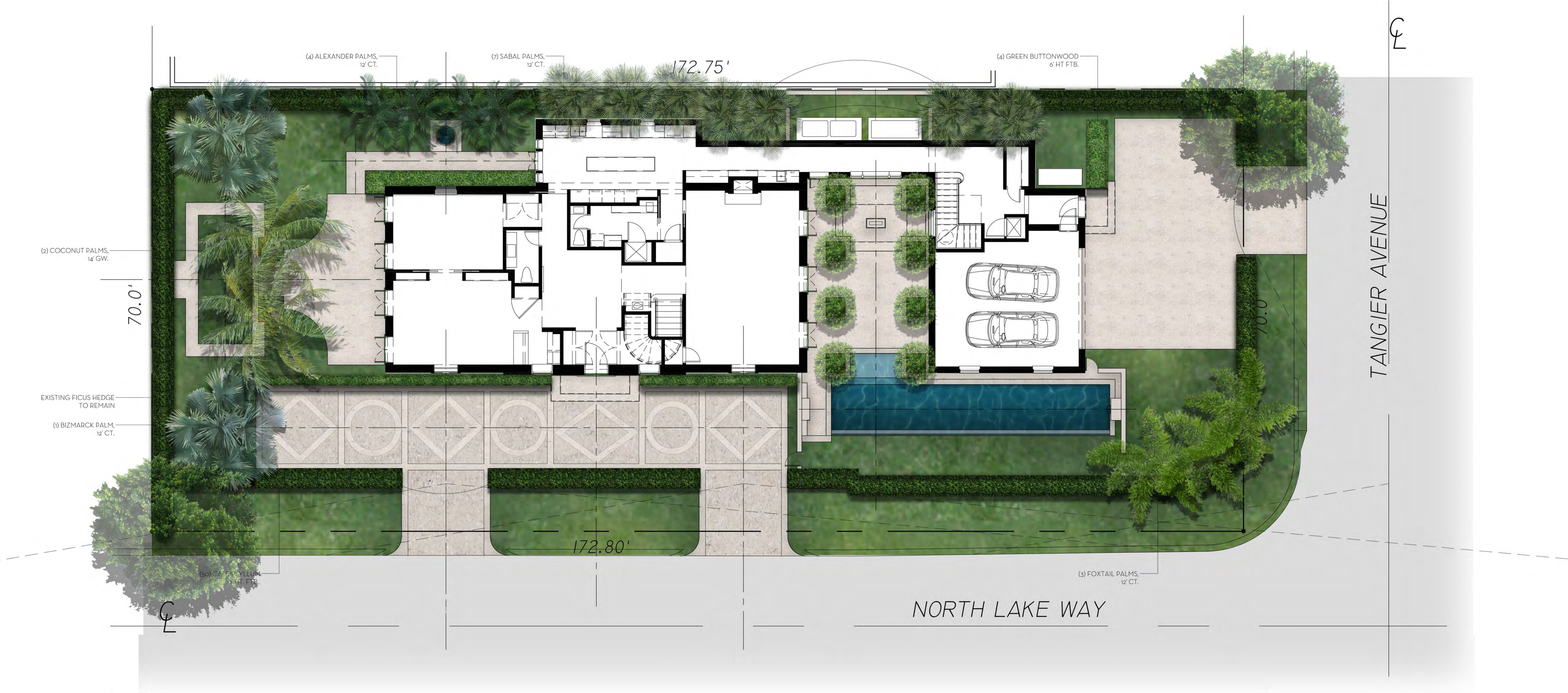
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PALM BEACH, FLORIDA 33480

SHEET TITLE
TRUCK LOGISTICS PLAN &
SCHEUDLE OF CONSTRUCTION

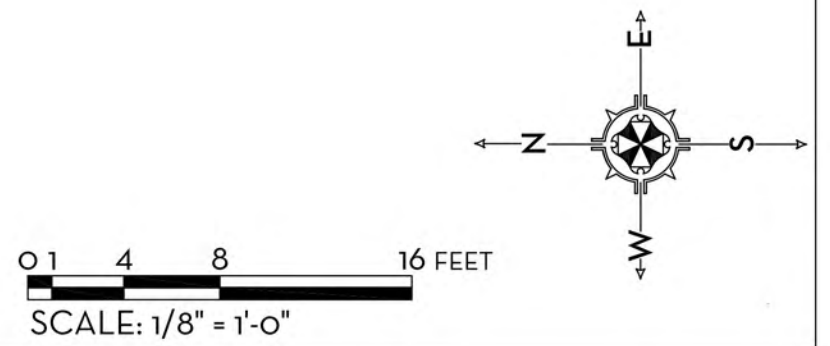
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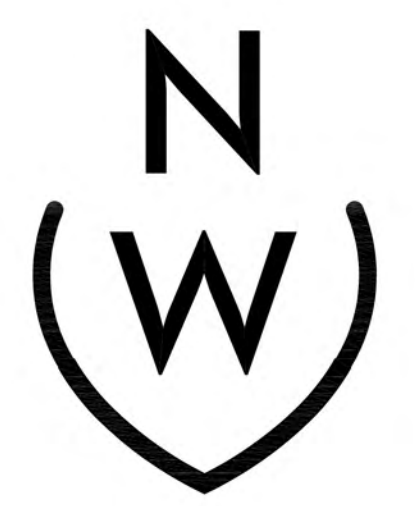
MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
DE GUARDIOLA RESIDENCE

515 N. LAKE WAY, PALM BEACH, FLORIDA

11 APRIL 2022-FIRST SUBMITTAL

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

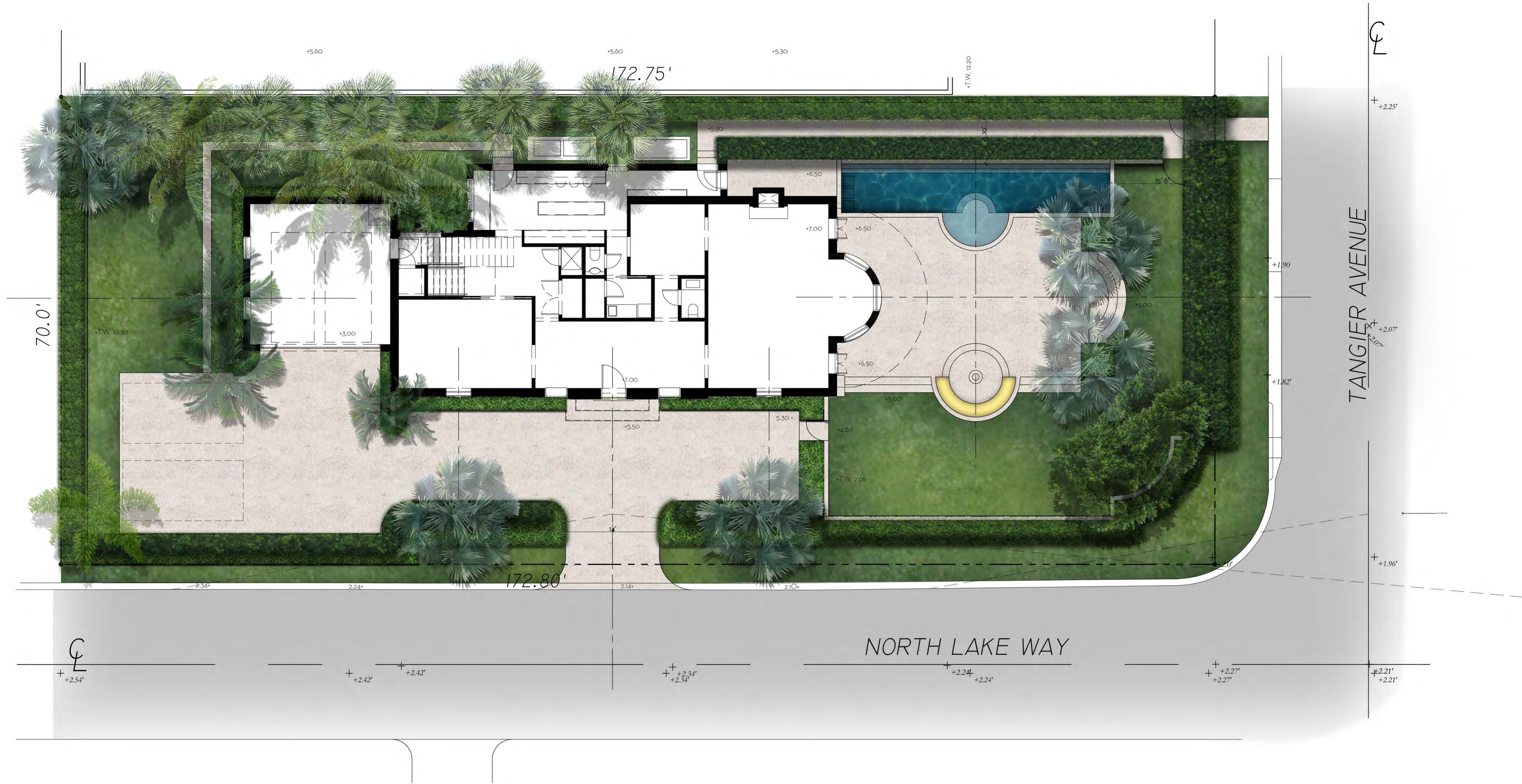


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LP1



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,100	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,445	SQ FT	45%
PROPOSED =	5,451	SQ FT	45.1%

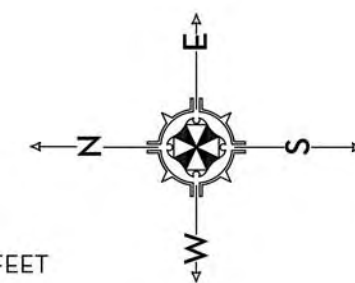
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	4,319	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,727	SQ FT	40%
PROPOSED =	2,459	SQ FT	56.9%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,457	SQ FT	
MINIMUM LANDSCAPE:			
REQUIRED =	(50% OF 4,457 SQ FT) = 2,228.5	SQ FT	
PROPOSED =	3,339	SQ FT	

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"



MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

SITE PLAN
DE GUARDIOLA RESIDENCE

515 N. LAKE WAY, PALM BEACH, FLORIDA

2 MAY 2022-FINAL SUBMITTAL
11 APRIL 2022-FIRST SUBMITTAL

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



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0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

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Registration No.
6666856

WEST ELEVATION
DE GUARDIOLA RESIDENCE

515 N. LAKE WAY, PALM BEACH, FLORIDA

11 APRIL 2022-FIRST SUBMITTAL

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



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WEST ELEVATION
DE GUARDIOLA RESIDENCE

515 N. LAKE WAY, PALM BEACH, FLORIDA

2 MAY 2022-FINAL SUBMITTAL
11 APRIL 2022-FIRST SUBMITTAL

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

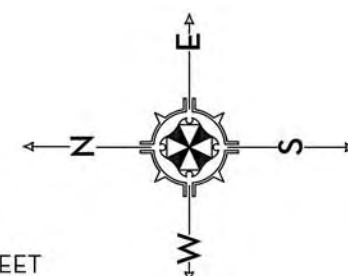


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0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"



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Registration No.
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NORTH ELEVATION
DE GUARDIOLA RESIDENCE

515 N. LAKE WAY, PALM BEACH, FLORIDA

11 APRIL 2022-FIRST SUBMITTAL

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

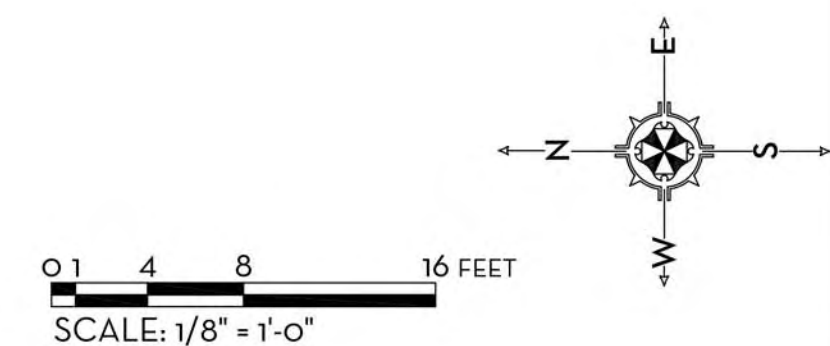


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NORTH ELEVATION
DE GUARDIOLA RESIDENCE

515 N. LAKE WAY, PALM BEACH, FLORIDA

2 MAY 2022-FINAL SUBMITTAL
11 APRIL 2022-FIRST SUBMITTAL

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



NIEVERA WILLIAMS
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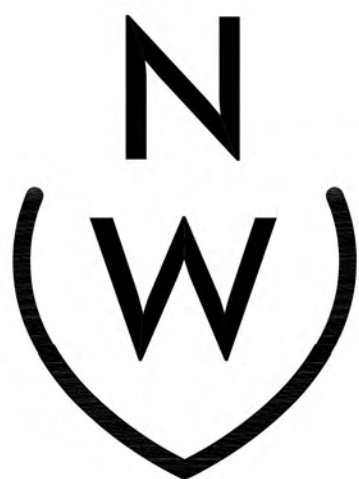
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Landscape Architect
Registration No.
6666856

EAST ELEVATION
DE GUARDIOLA RESIDENCE

515 N. LAKE WAY, PALM BEACH, FLORIDA

11 APRIL 2022-FIRST SUBMITTAL

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

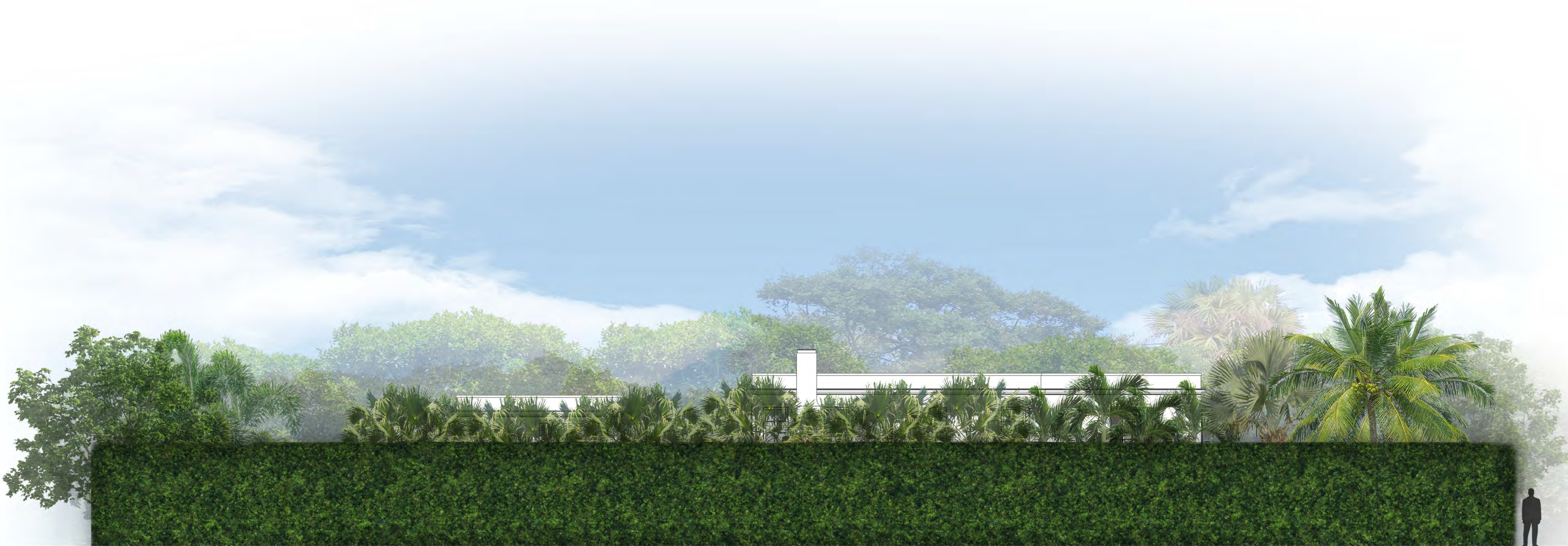


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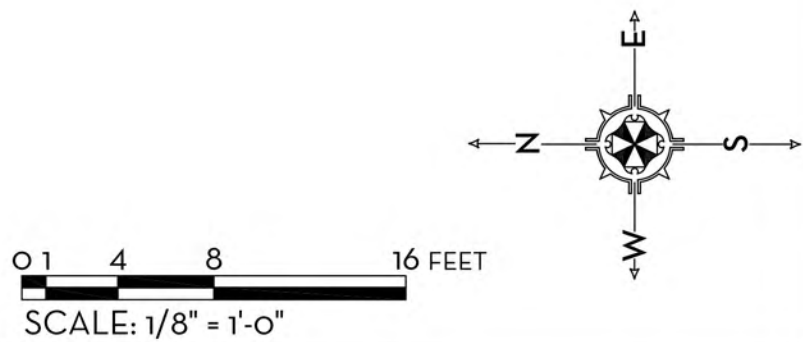
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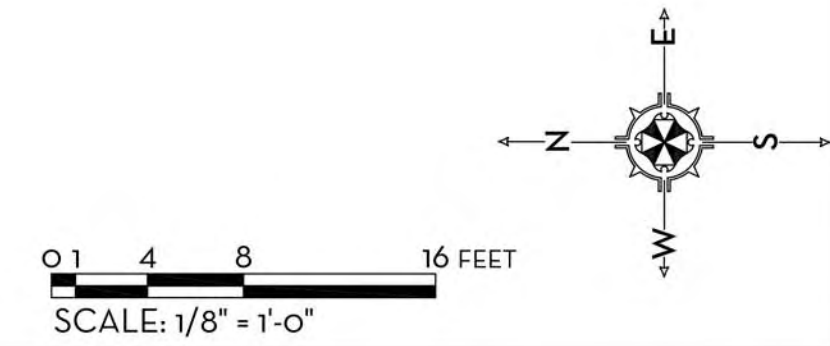
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EAST ELEVATION
DE GUARDIOLA RESIDENCE

515 N. LAKE WAY, PALM BEACH, FLORIDA

2 MAY 2022-FINAL SUBMITTAL
11 APRIL 2022-FIRST SUBMITTAL



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