

PALM BEACH COUNTY, FLORIDA

INDEX OF DRAWINGS

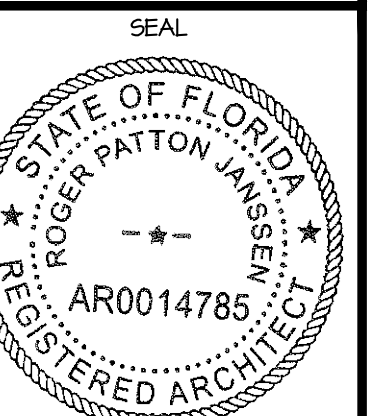
CONSULTANTS AND ENGINEERS:							
				CIVIL ENGINEER: CIVIL ENGINEERING CONSULTING, INC. 8195 WHITE ROCK CIRCLE BOYTON BEACH, FL 33436 561-847-0398	LANDSCAPE ARCHITECT: ENVIRONMENT DESIGN GROUP 139 N COUNTY ROAD, #20B PALM BEACH, FL 33480 561-832-4600	SURVEYOR: WALLACE SURVEYING 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL, 33407 561-640-4551	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

515 NORTH LAKE WAY

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

TE: 2024.05.13
AWN: ZHD
VISIONS:
2024.03.04
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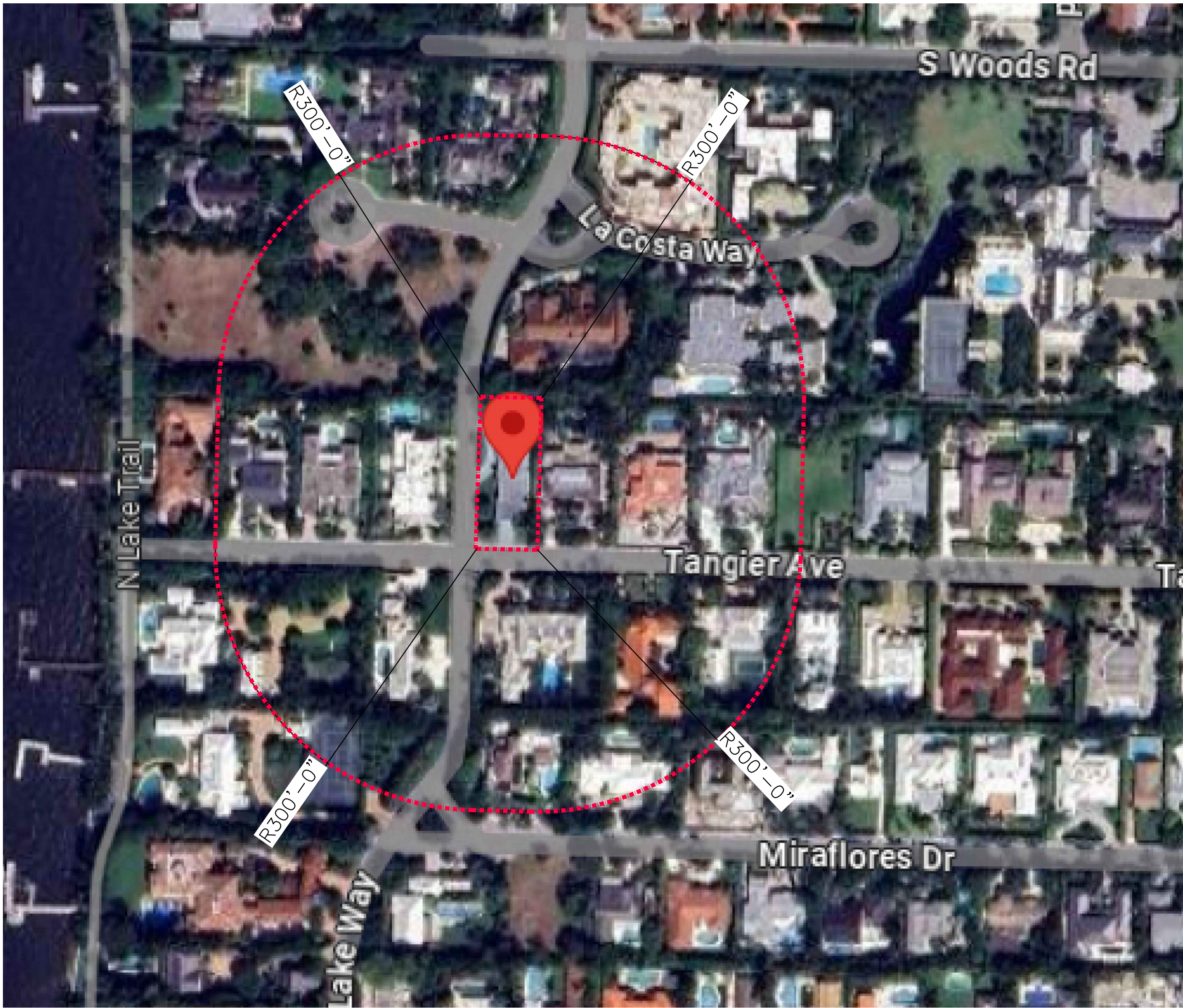


GER P. JANSSEN AR-14785
COM # ARC-24-0023
TC # ZON-24-0010

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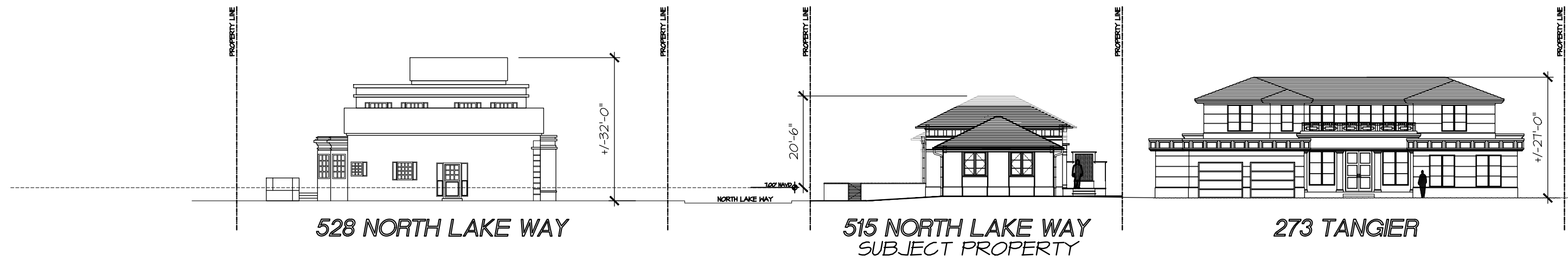
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N
AERIAL MAP



N
LOCATION PLAN



TANGIER AVE STREETSCAPE



NORTH LAKE WAY STREETSCAPE

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

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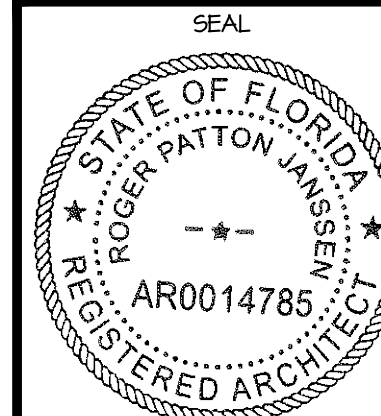
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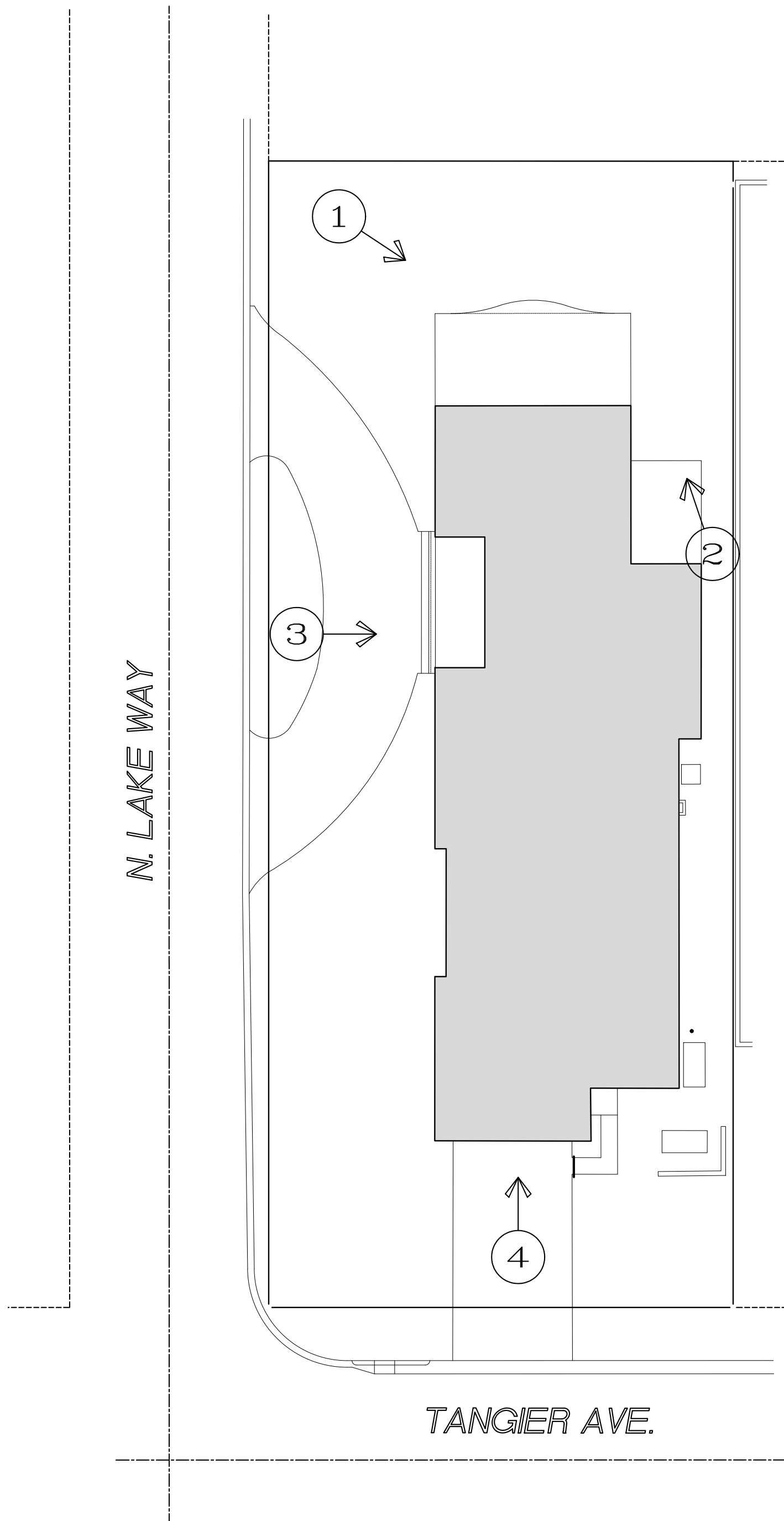
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KEY PLAN



2 EAST ELEVATION



1 NORTH ELEVATION



3 WEST ELEVATION



4 SOUTH ENTRANCE

EXISTING SITE PHOTOS

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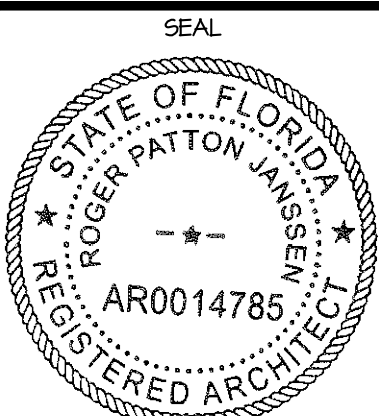
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315 TANGIER AVE



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

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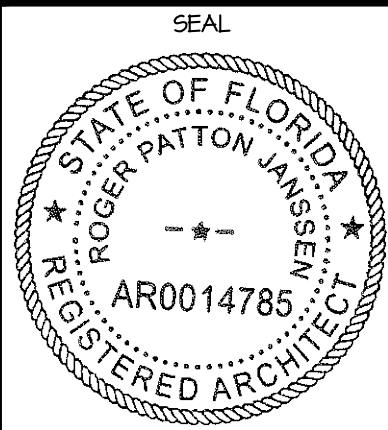
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241 TANGIER AVE



310 TANGIER AVE



510 N LAKE WAY



254 TANGIER AVE



250 TANGIER AVE



246 TANGIER AVE

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

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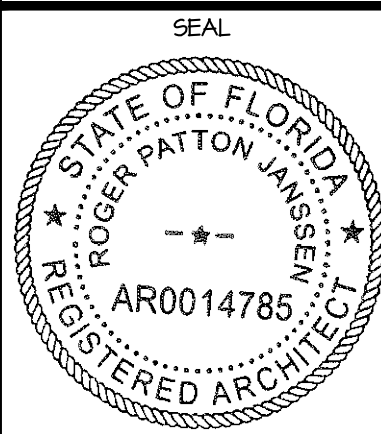
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501 N LAKE WAY



269 MIRAFLORES DR



261 MIRAFLORES DR



247 MIRAFLORES DR



302 MADDOCK WAY



549 SLOPE TRAIL

EXISTING SITE PHOTOS

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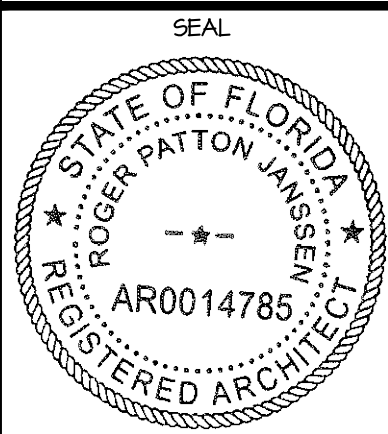
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303 MADDOCK WAY



301 MADDOCK WAY



7 LA COSTA WAY



6 LA COSTA WAY



4 LA COSTA WAY

EXISTING SITE PHOTOS

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515 NORTH LAKE WAY

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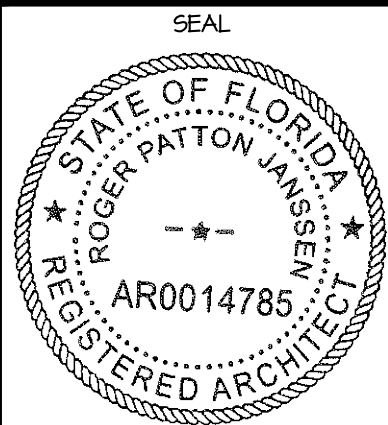
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JOB NUMBER: 23-130



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%)	3,714SF (30.7%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	n/a	3,867 SF	3,714 SF
12	*Front Yard Setback (Ft.)	25'-0"	25'-0"	36'-6"
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.	127 deg.
17	Building Height (Ft.)	14' max	n/a	13'-3"
18	Overall Building Height (Ft.)	17' max (flat roof)	11.92'	13'-3"
19	Cubic Content Ratio (CCR) (R-B ONLY)	48,134 c.f.	34,803 c.f.	43,031 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)

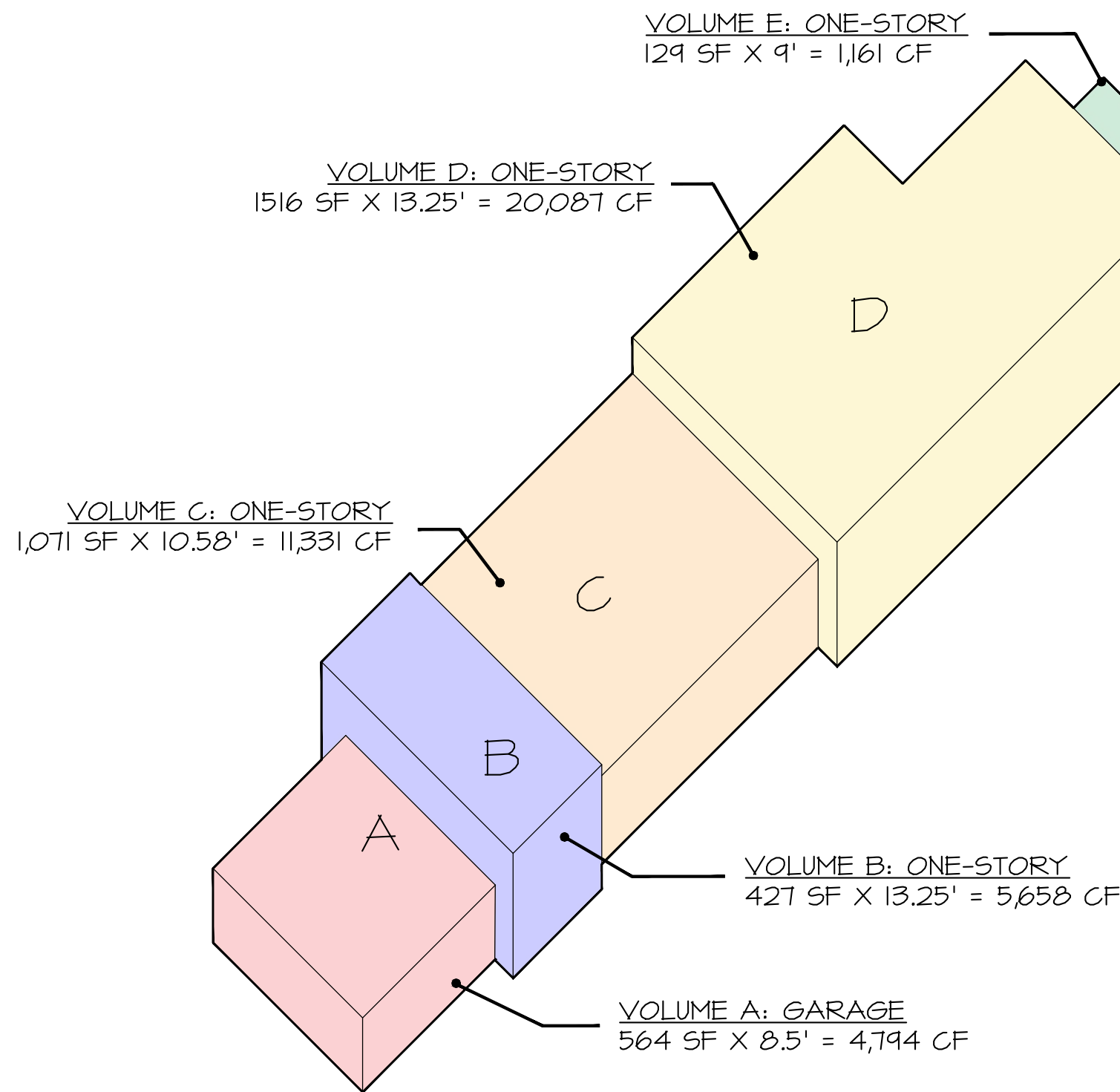
*** Provide Native plant species info per
category as required by Ord. 003-2023 on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

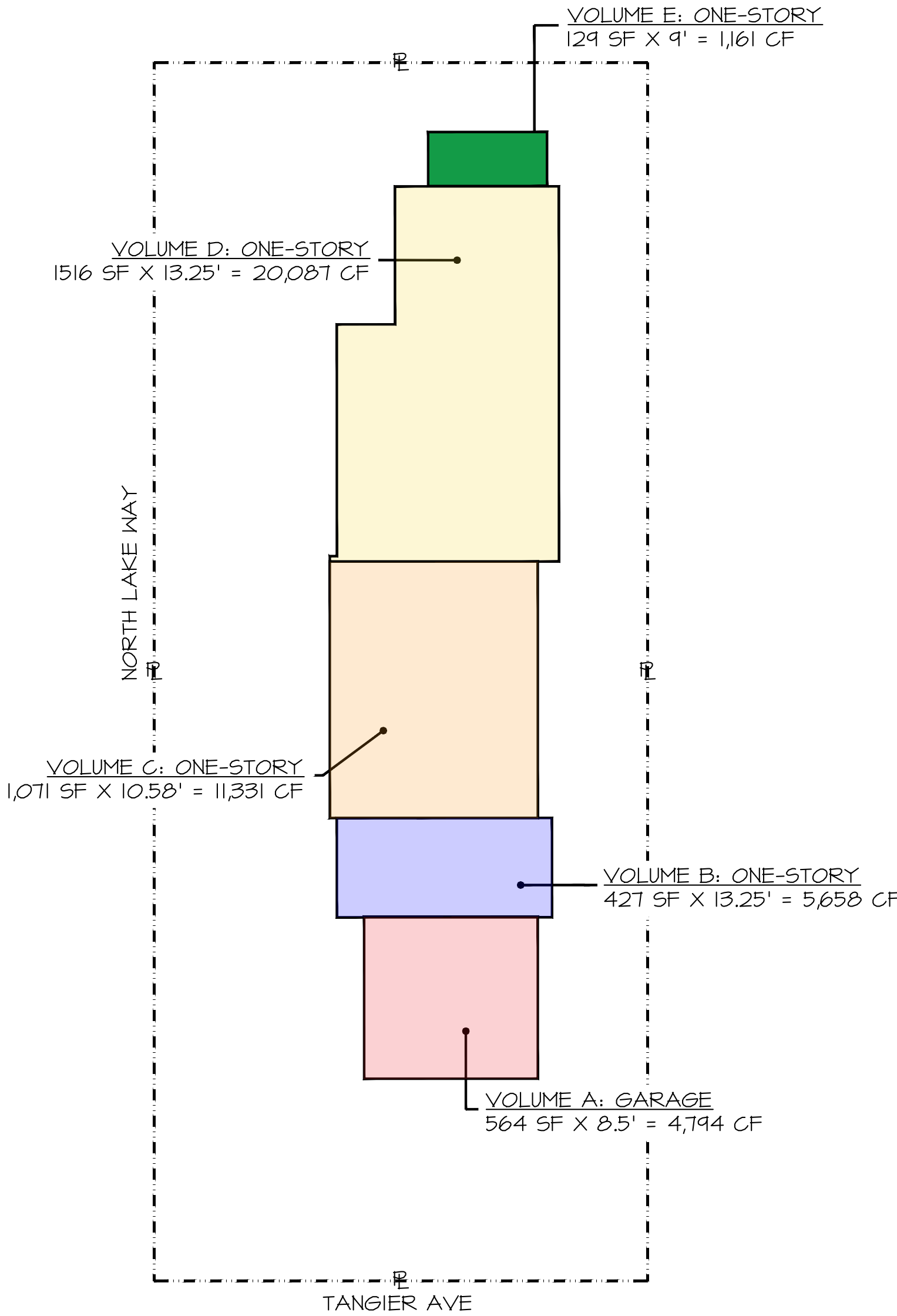
CUBIC CONTENT AXONOMETRIC DIAGRAM



CUBIC CONTENT TABULATION FROM 7' NAVD				
	MASS	AREA	HEIGHT	VOLUME
A	GARAGE	564 SF	8.5'	4,794 CF
B	ONE STORY	427 SF	13.25'	5,658 CF
C	ONE STORY	1,071 SF	10.58'	11,331 CF
D	ONE STORY	1,516 SF	13.25'	20,087 CF
E	ONE STORY	129 SF	9'	1,161 CF
				TOTAL = 43,031 CF (48,134 CF ALLOWED)

TOTAL PROPOSED LOT COVERAGE: 3,714 SF (30.1%)
TOTAL ALLOWED LOT COVERAGE: 4,837 SF (40%)

CUBIC CONTENT PLAN



TOTAL PROPOSED LOT CCR: 43,031 CF
TOTAL ALLOWED LOT CCR: 48,134 CF

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

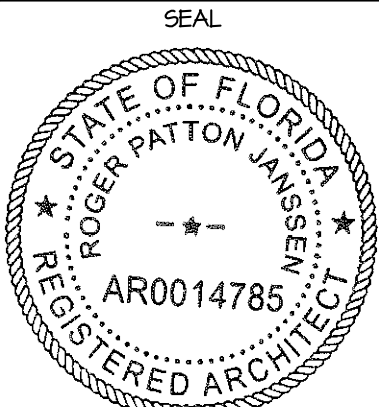
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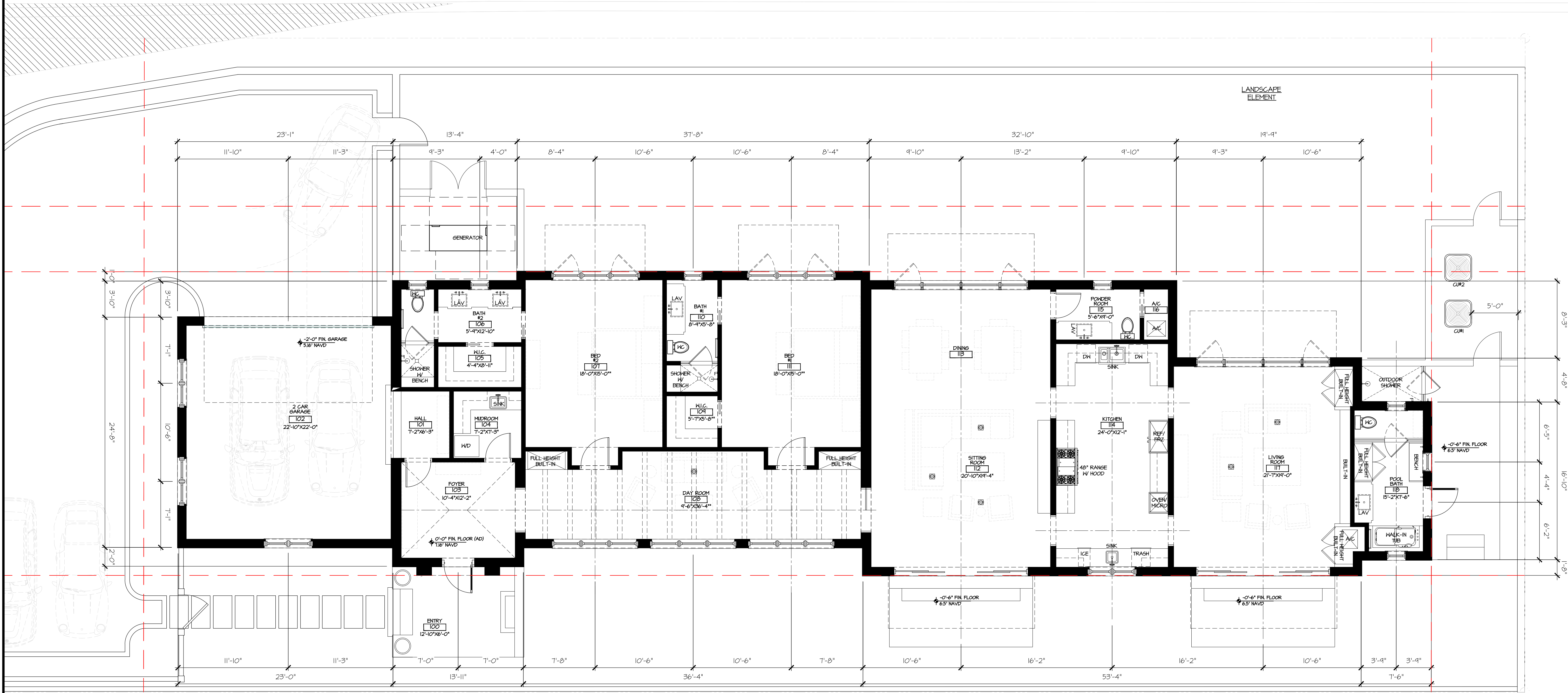
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23-130



OVERALL
FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

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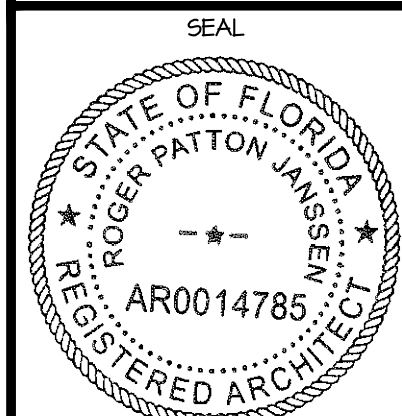
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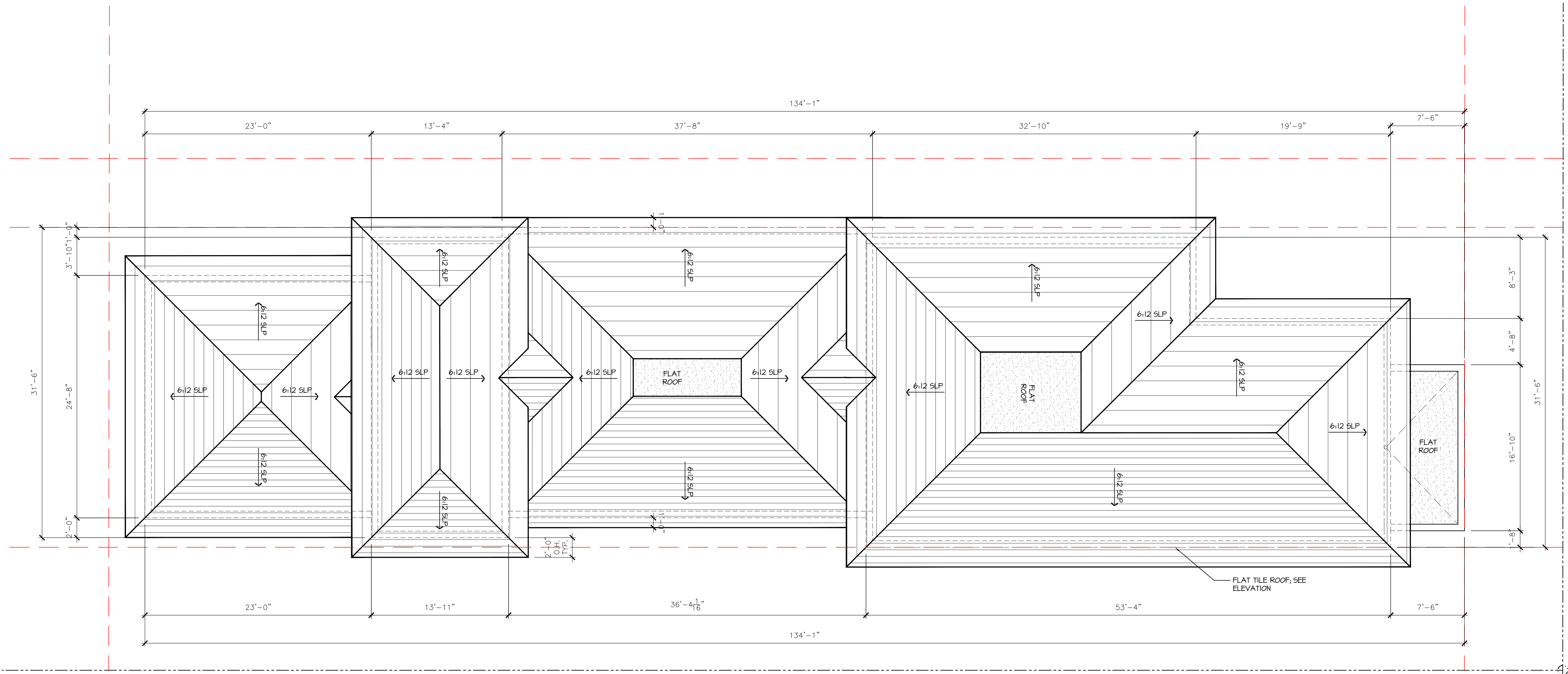
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- ROOF NOTES:
1. ROOF TILE TO BE GRAY CEMENT TILE.
 2. HIPS AND RIDGES TO BE MITERED.
 3. FLAT ROOF TO BE MODIFIED BITUMEN SYSTEM.
 4. ROOF JACKS TO BE COPPER.
 5. CONTINUOUS GUTTERS TO BE 6" SQUARE WHITE ALUMINUM COPPER CONNECTED TO 4" SQUARE DOWNSPOUTS.



ROOF PLAN

SCALE 3/16" = 1'-0"

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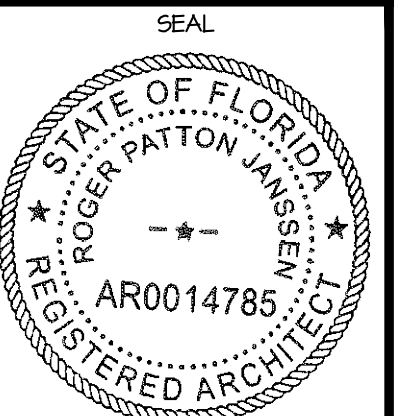
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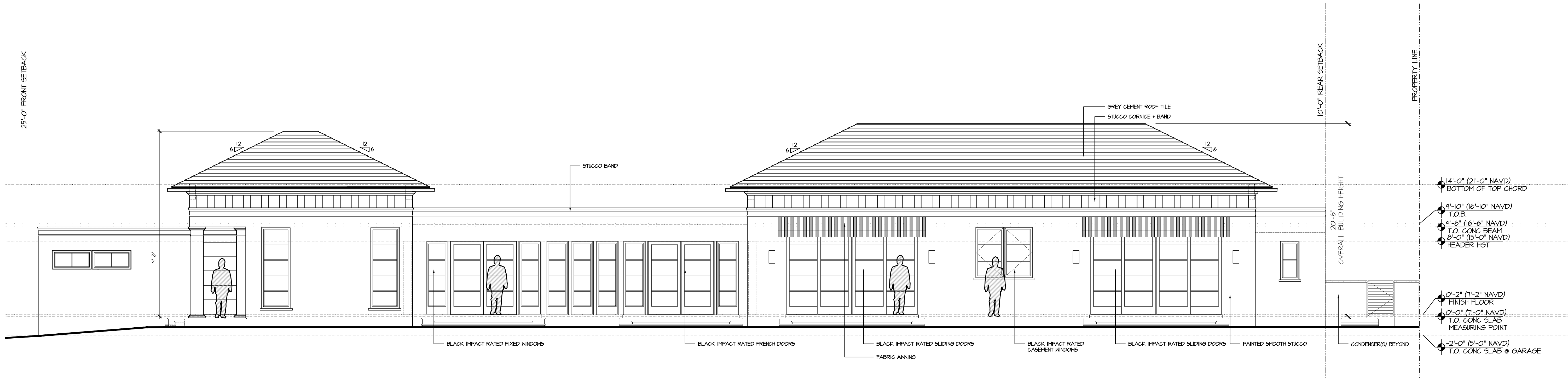
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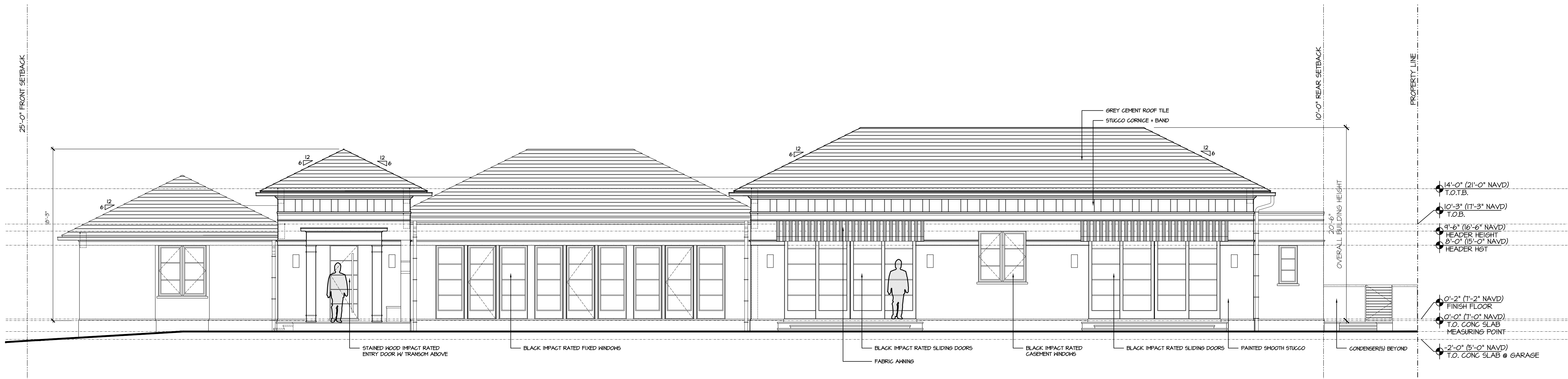
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PREVIOUS EAST ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 3/16" = 1'-0"

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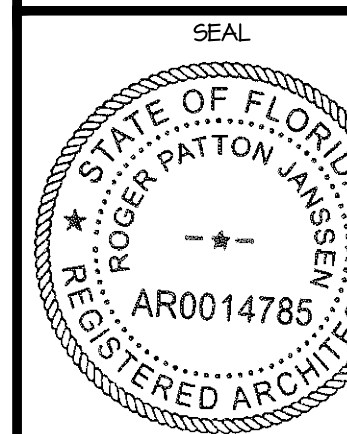
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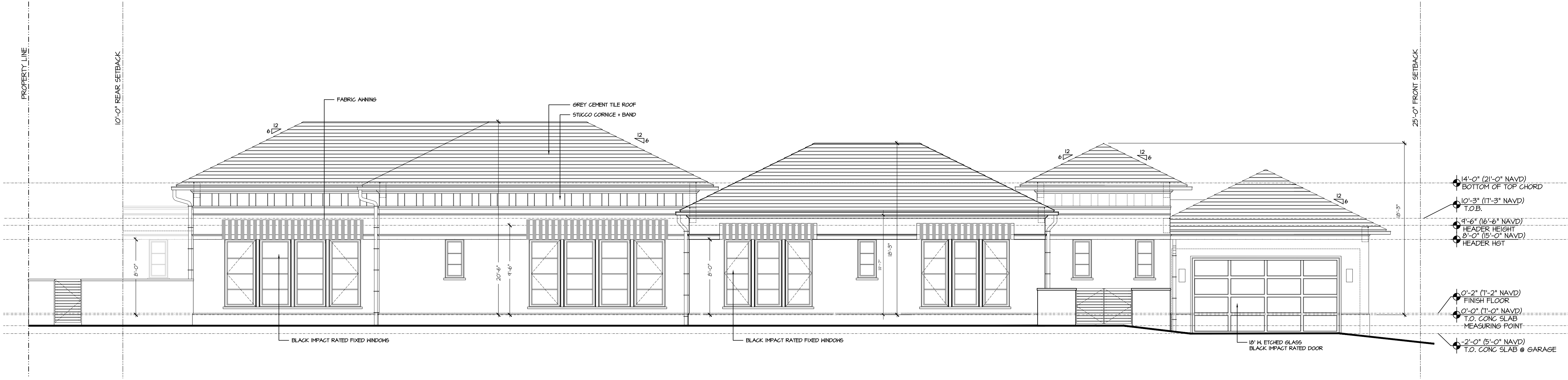
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PREVIOUS WEST ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 3/16" = 1'-0"

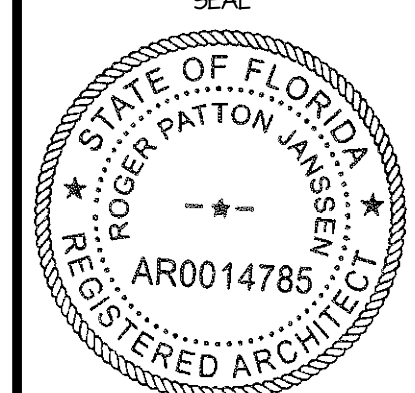
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PALM BEACH

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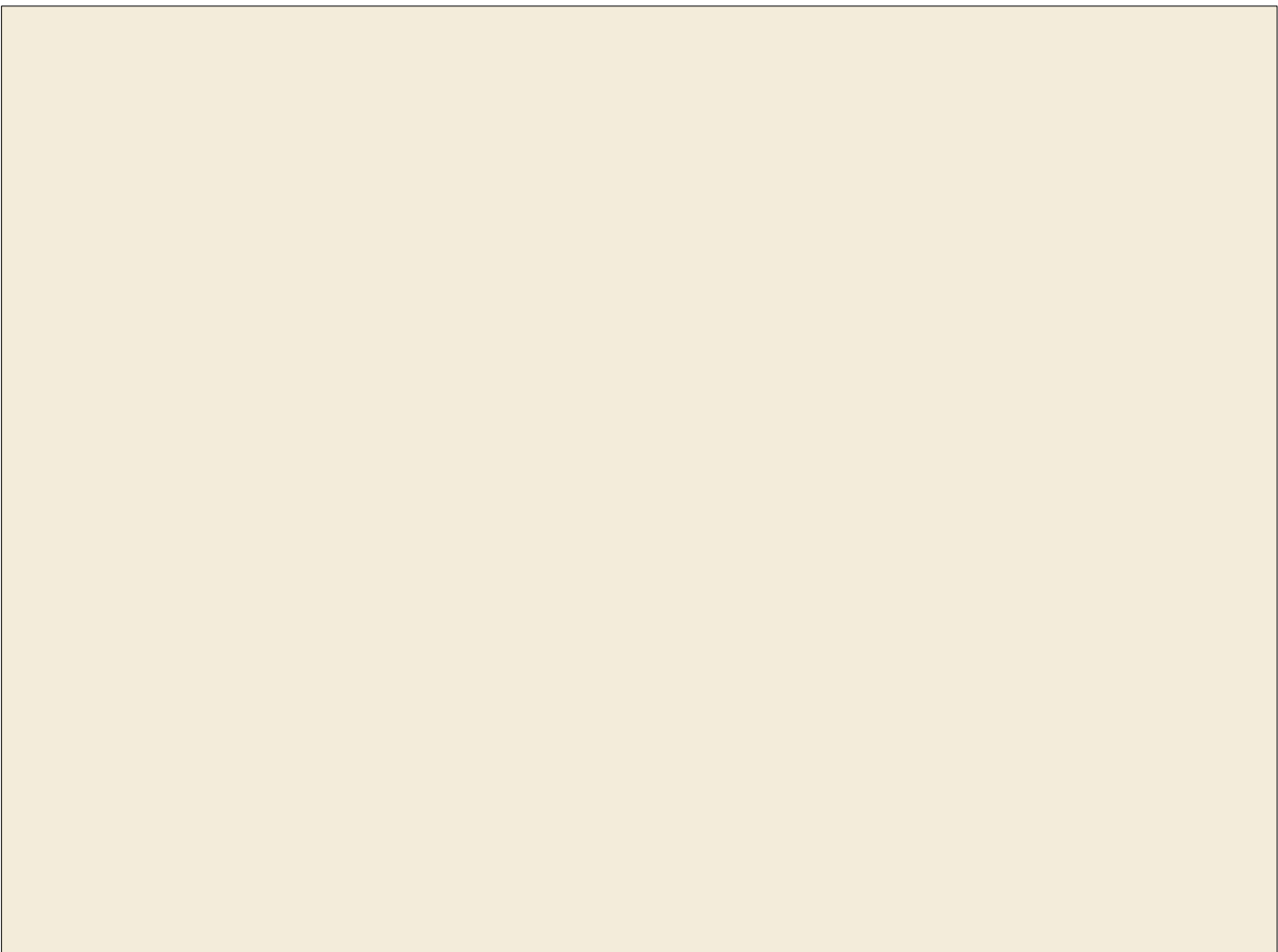
TYP. AWNING



FLAT ROOF TILE



WINDOW COLOR



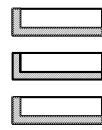
TYP. STUCCO COLOR

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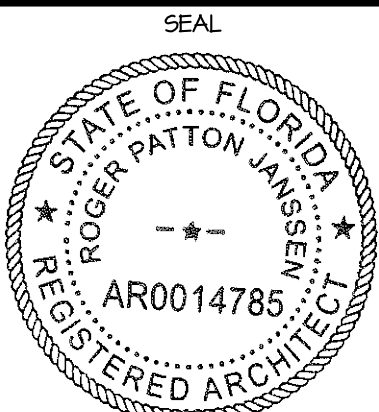
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SOUTH ELEVATION

SCALE 3/16" = 1'-0"

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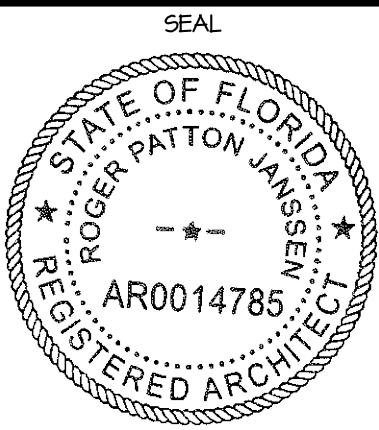
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WEST ELEVATION

SCALE 3/16" = 1'-0"

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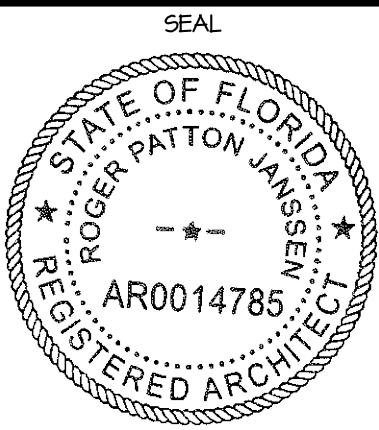
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EAST ELEVATION

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DAILEY JANSSEN ARCHITECTS

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

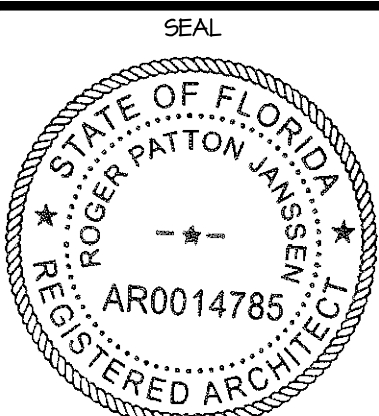
DATE: 2024.05.13

DRAWN: ZHB

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.

A2.12

JOB NUMBER:

23-130



EAST ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

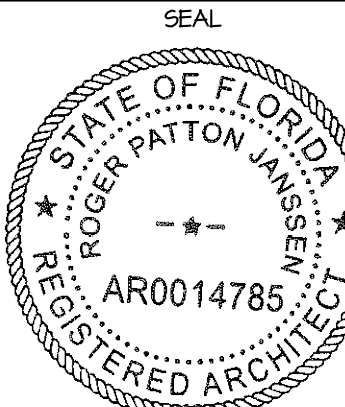
DATE: 2024.05.13

DRAWN: ZHB

REVISIONS:

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

DRAWING NO.

A2.13

JOB NUMBER:

23-130



SOUTH PERSPECTIVE

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

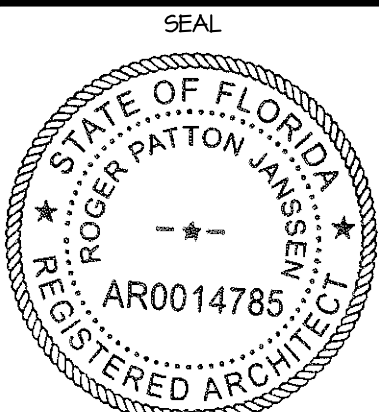
DATE: 2024.05.13

DRAWN: ZHB

REVISIONS:

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- 2024.03.14 FIRST SUBMITTAL
- 2024.04.01 SECOND SUBMIT.
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ARCOM # ARC-24-0023
TC # ZON-24-0010

DRAWING NO.

A2.14

JOB NUMBER: 23-130



EAST PERSPECTIVE

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

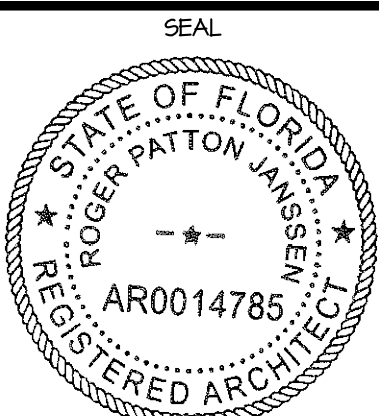
DATE: 2024.05.13

DRAWN: ZHB

REVISIONS:

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

DRAWING NO.

A2.15

JOB NUMBER: 23-130



WEST PERSPECTIVE

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

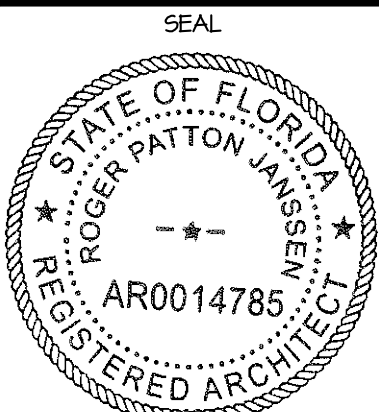
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DRAWN: ZHB

REVISIONS:

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TC # ZON-24-0010

DRAWING NO.

A2.16

JOB NUMBER: 23-130



WEST PERSPECTIVE

PROPOSED RESIDENCE AT:

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PALM BEACH

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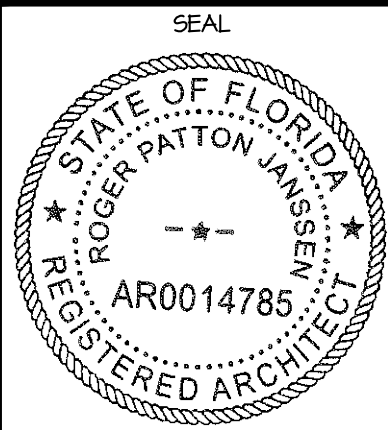
DATE: 2024.05.13

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REVISIONS:

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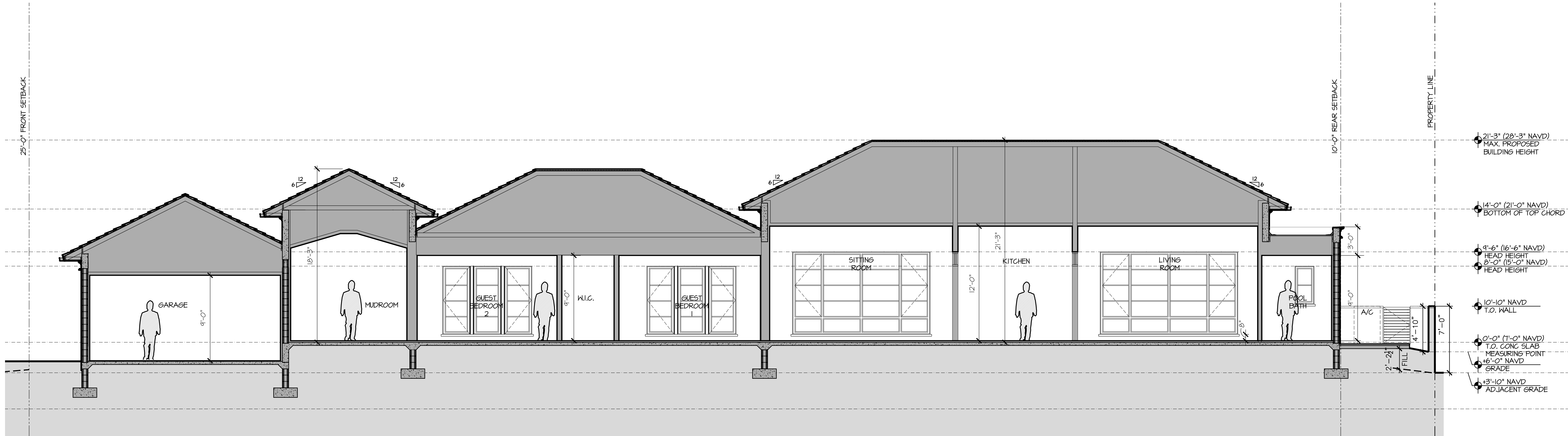
ROGER P. JANSSEN AR-14785

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

DRAWING NO.

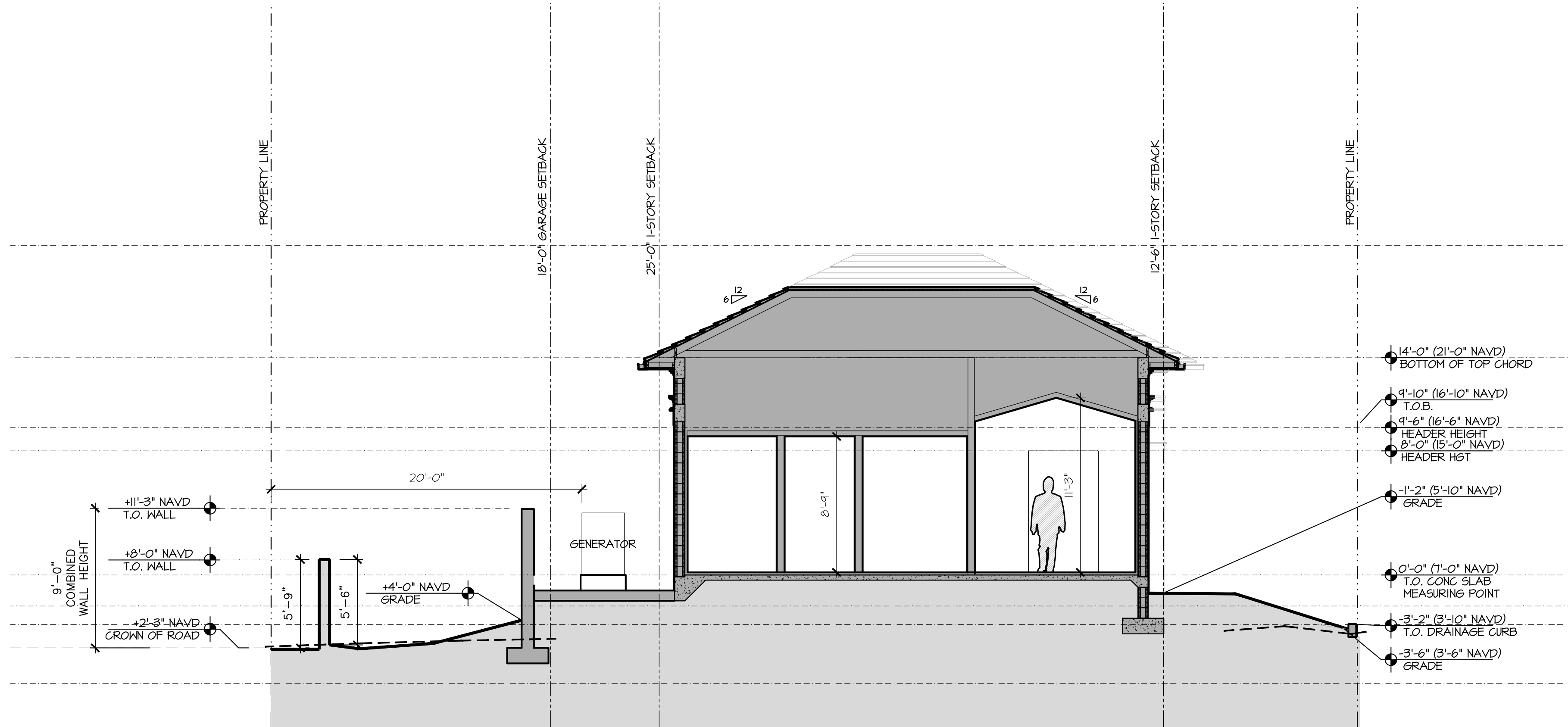
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JOB NUMBER: 23-130



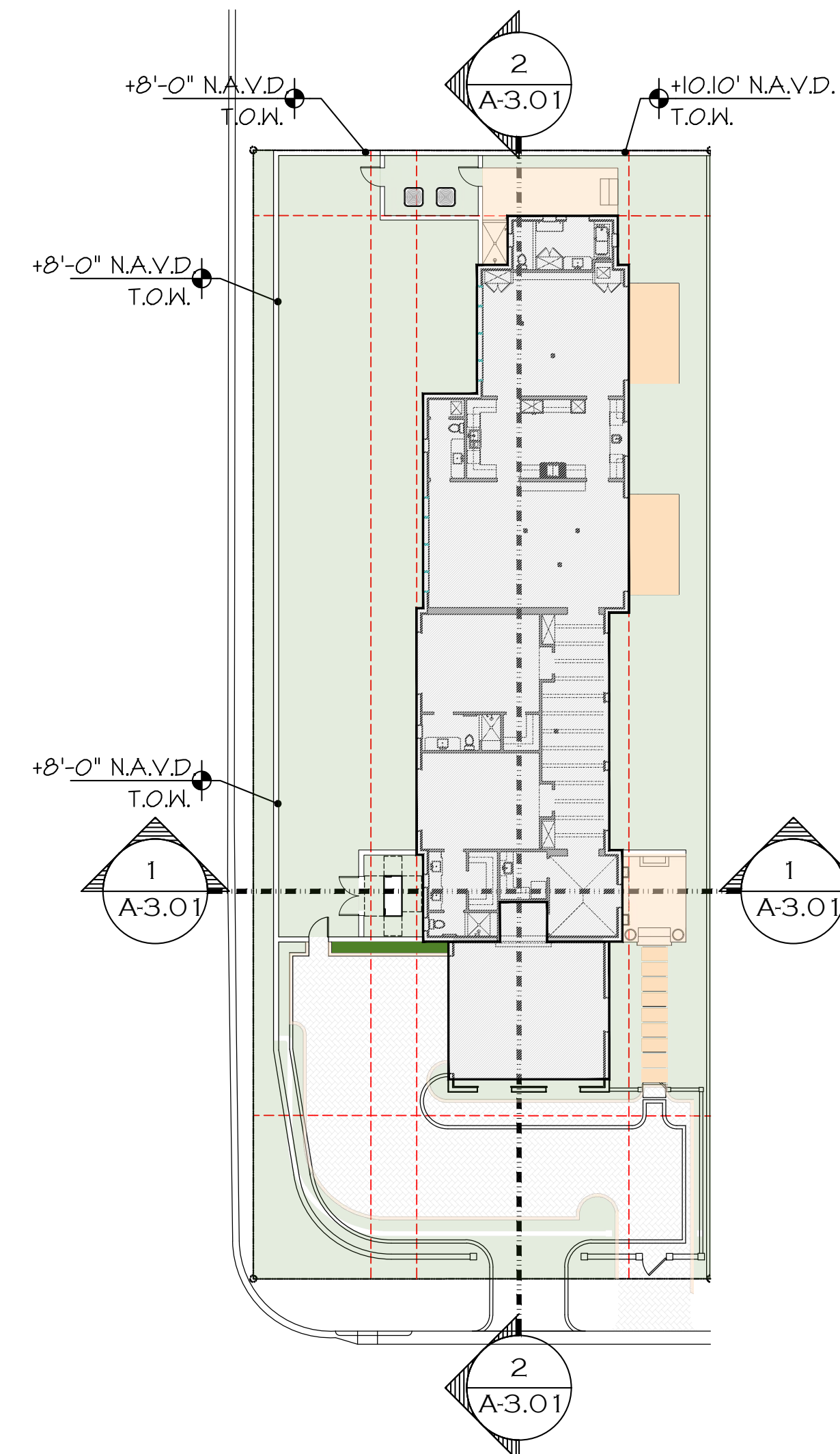
BUILDING SECTION 2

SCALE 3/16" = 1'-0"



BUILDING SECTION 1

SCALE 3/16" = 1'-0"



BUILDING SECTION PLAN

PROPOSED RESIDENCE AT:

DATE: 2024.05.13

DRAWN: ZHB

REVISIONS:

2024.03.04

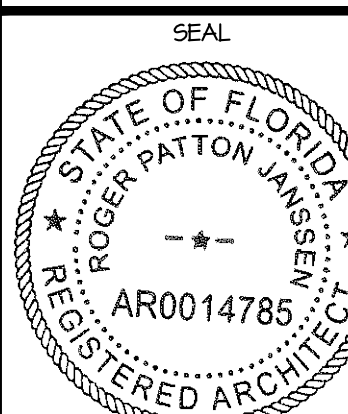
PRE-APP SUBMISSION

2024.03.14 FIRST SUBMITTAL

2024.04.01 SECOND SUBMIT.

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TC # ZON-24-0010

DRAWING NO.

JOB NUMBER: 23-130

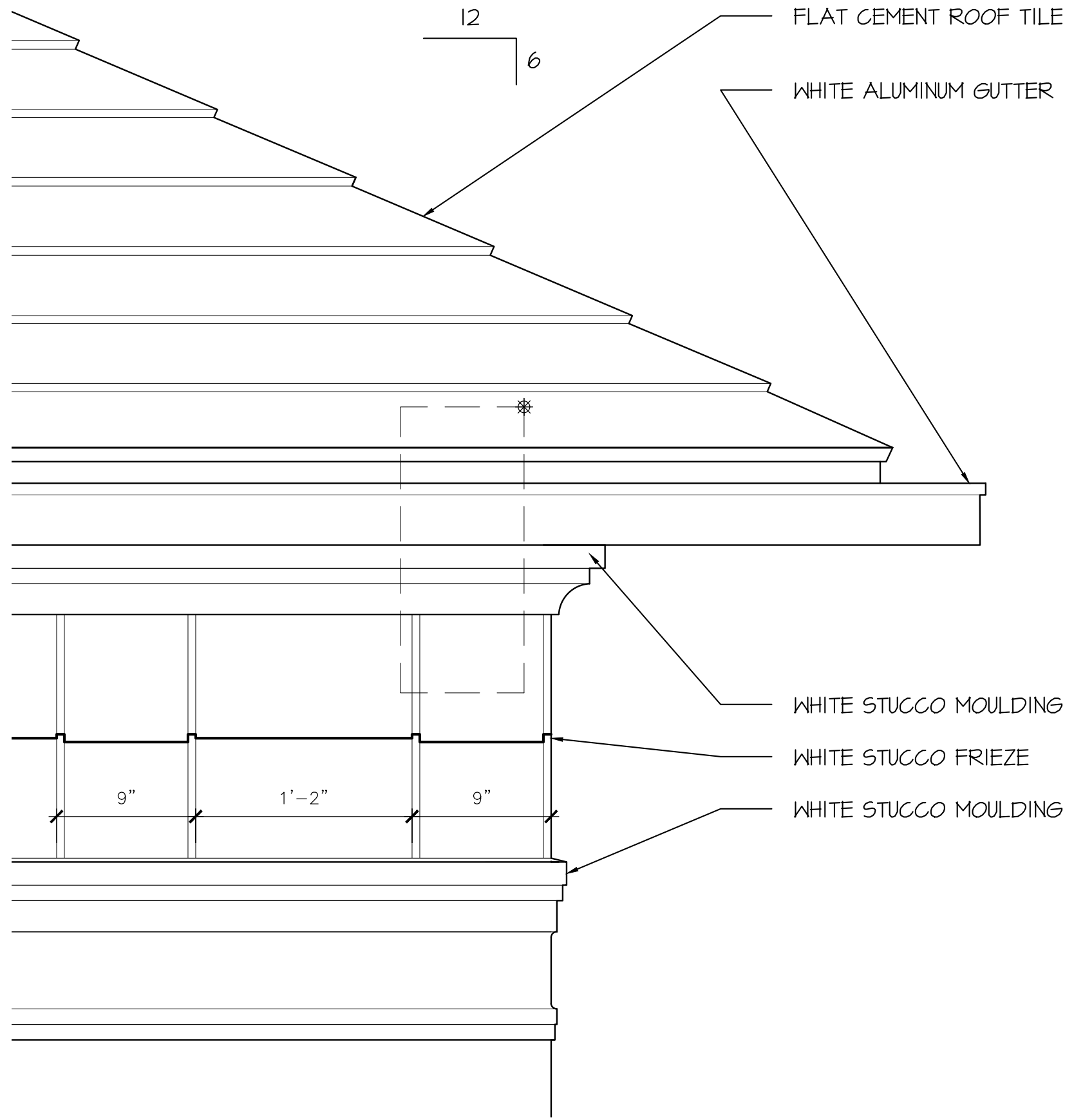
515 NORTH LAKE WAY

TOWN OF PALM BEACH

PALM BEACH

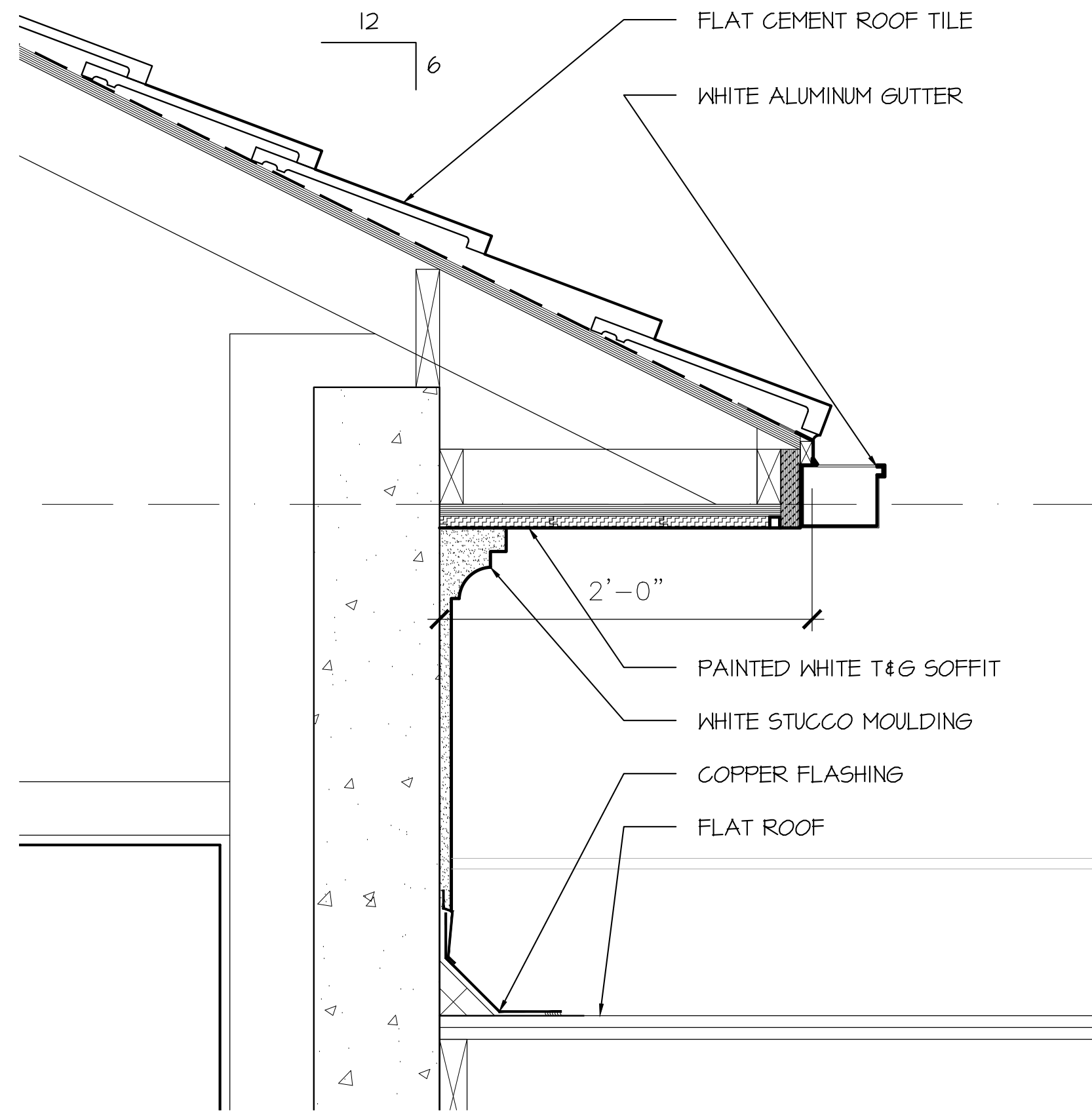
DALEY JANSSEN ARCHITECTS

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



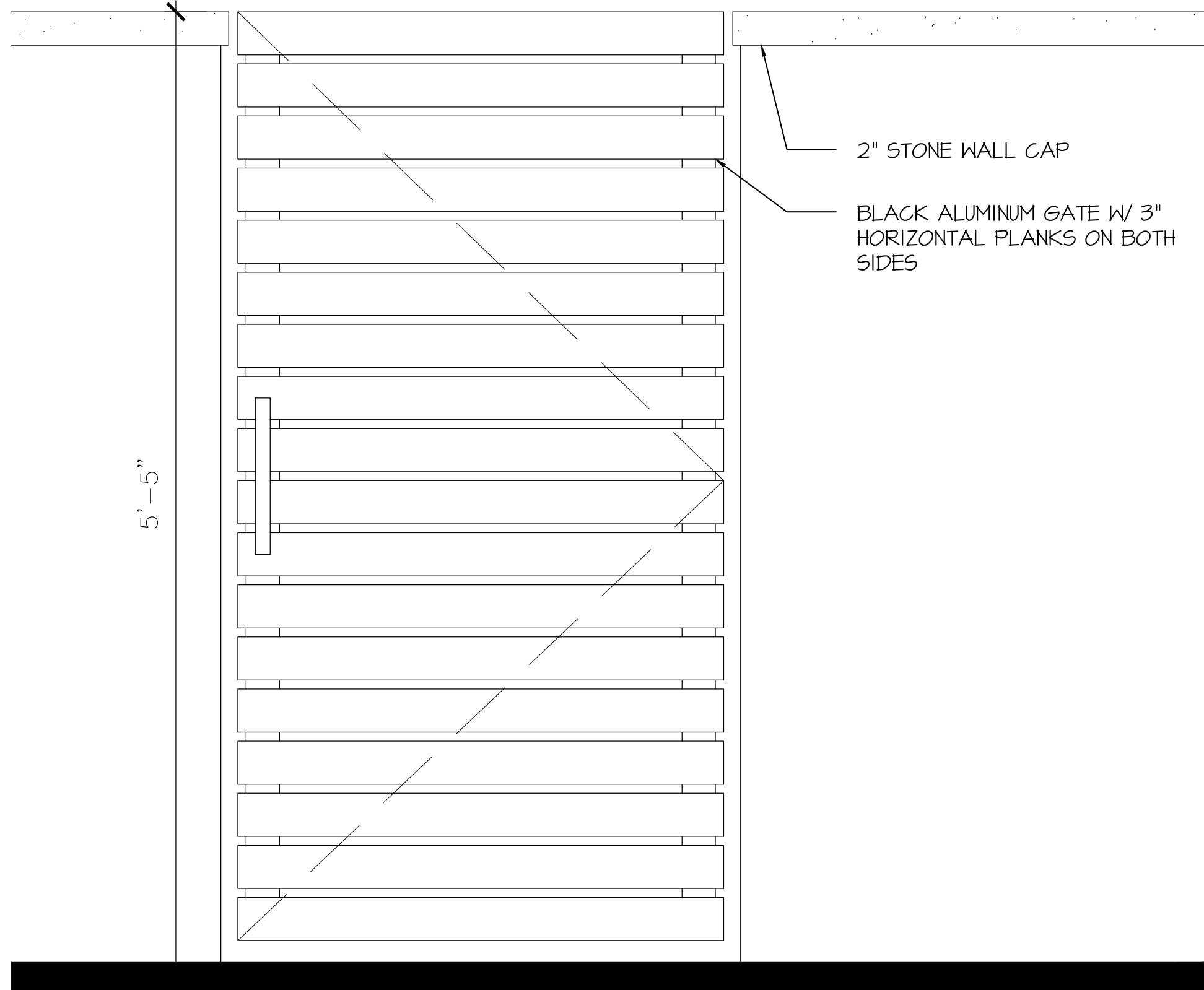
EAVE ELEVATION

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



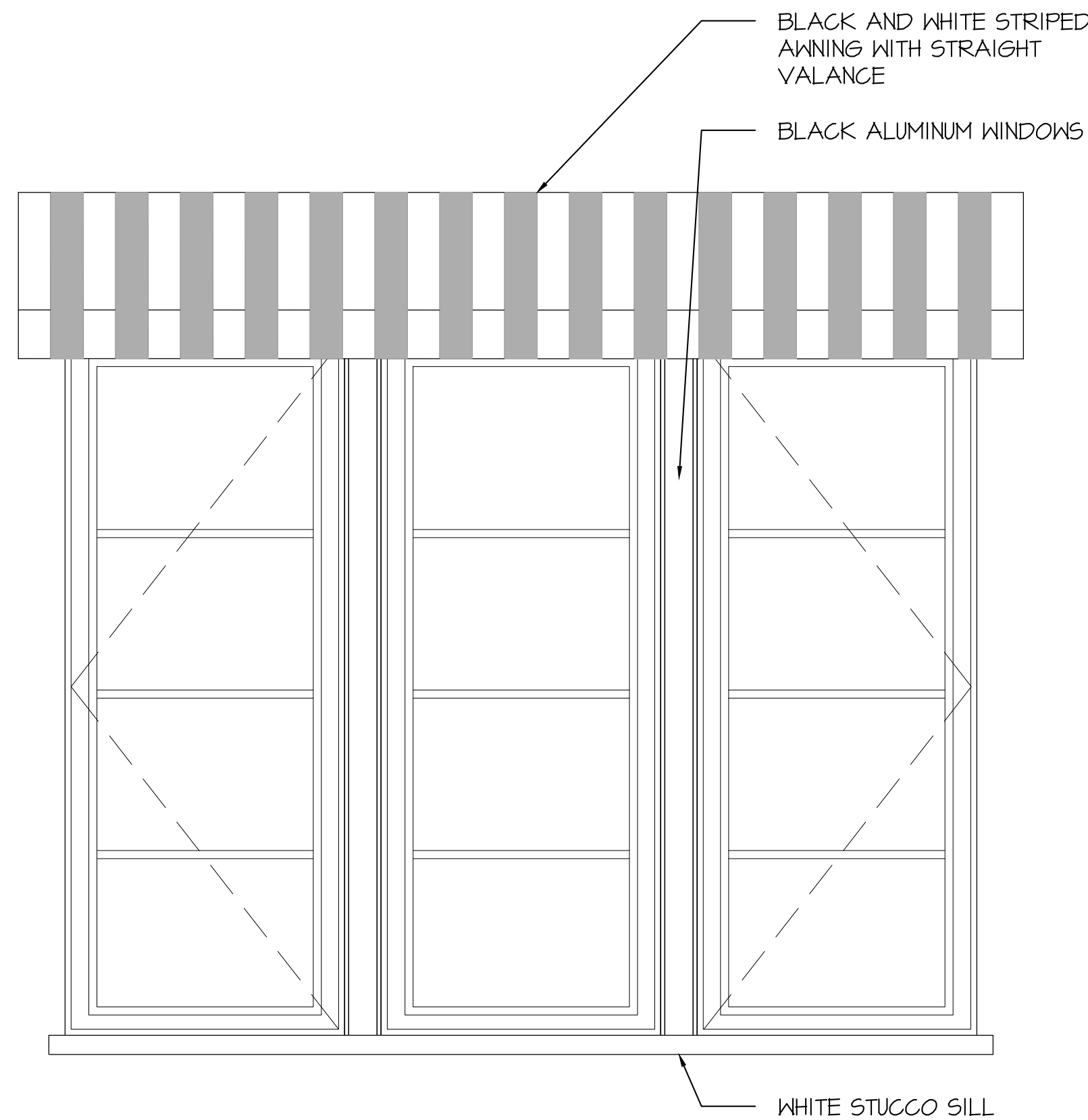
TYP. EAVE SECTION

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



GATE ELEVATION

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



WINDOW AND AWNING

SCALE 3/4" = 1'-0"

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

PALM BEACH

DAILEY JANSSEN ARCHITECTS

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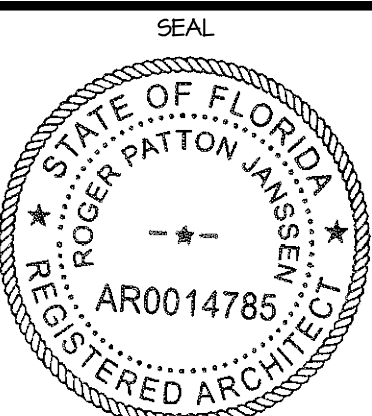
DATE: 2024.05.13

DRAWN: ZHB

REVISIONS:

- 02.08.23 DD SET PRE-APP SUBMISSION
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- 2024.04.01 SECOND SUBMIT.
- 2024.05.13 FINAL DROPOFF

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

DRAWING NO.

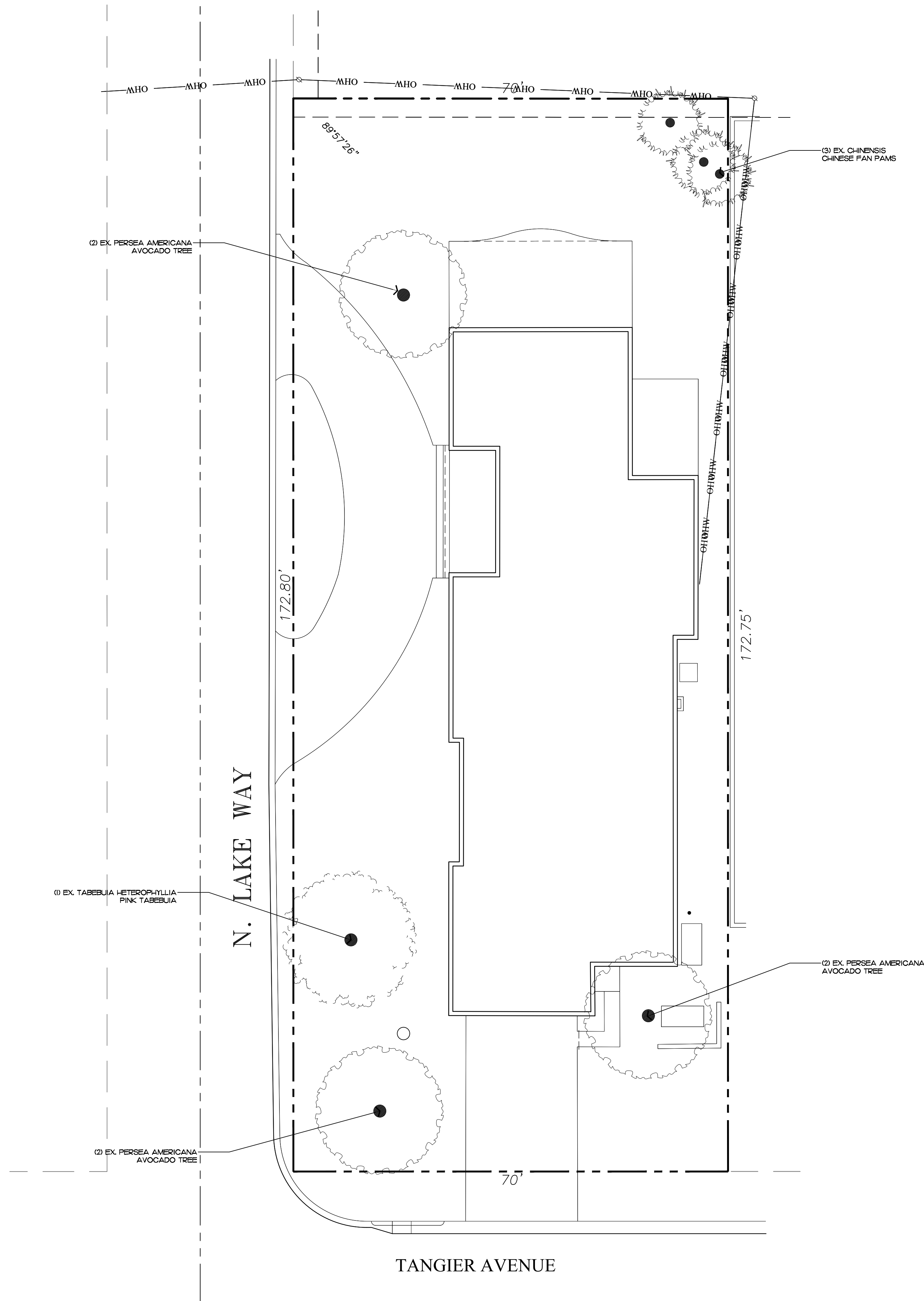
A3.03

JOB NUMBER: 23-130

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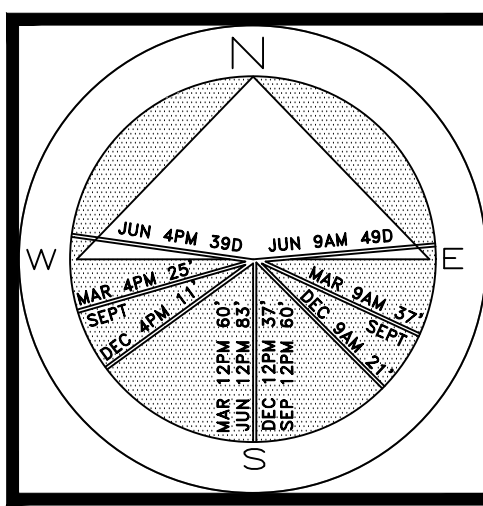


Existing Conditions / Vegetation Inventory

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

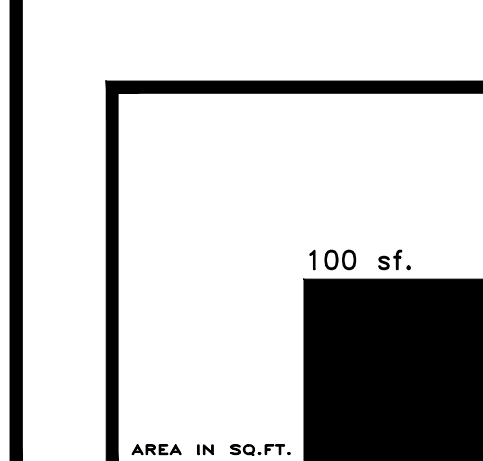
**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 570-B Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
515 N Lake Way
Palm Beach
F L O R I D A

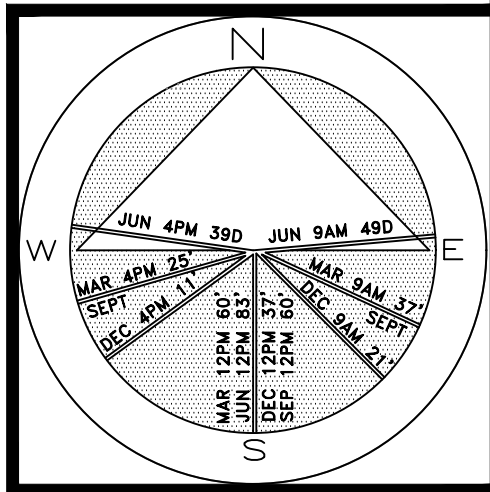


JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 08.02.2024

SHEET L1.0

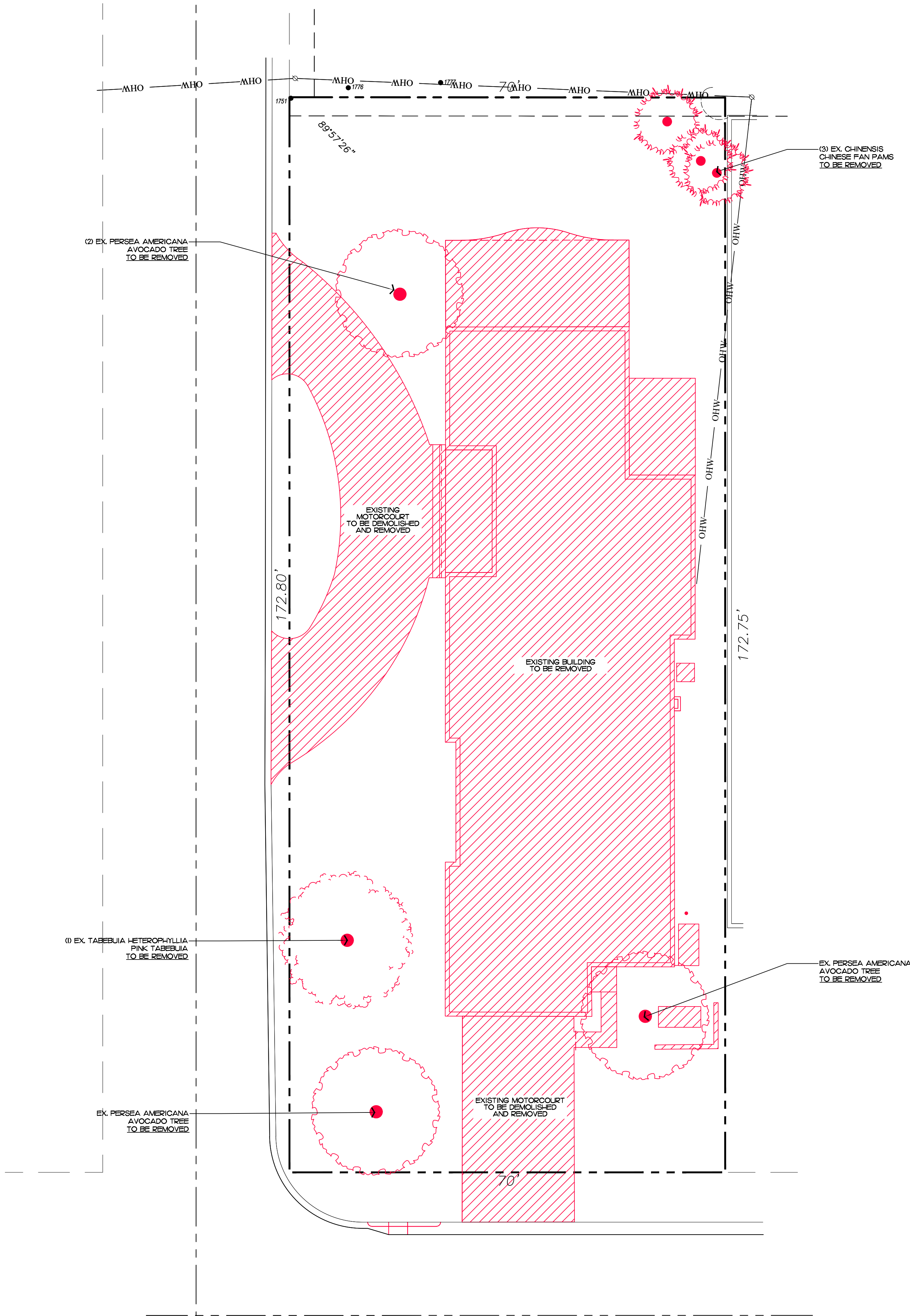
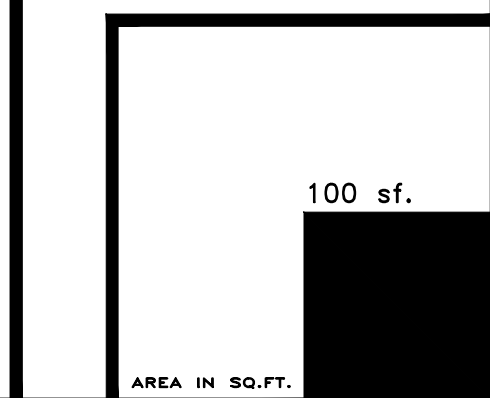


Private Residence
515 N Lake Way
Palm Beach



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 08.02.2024

SHEET L2.0



Demolition / Vegetation Action Plan

SCALE IN FEET 0' 10' 20' 30'

ARC-24-0023
ZON-24-0010

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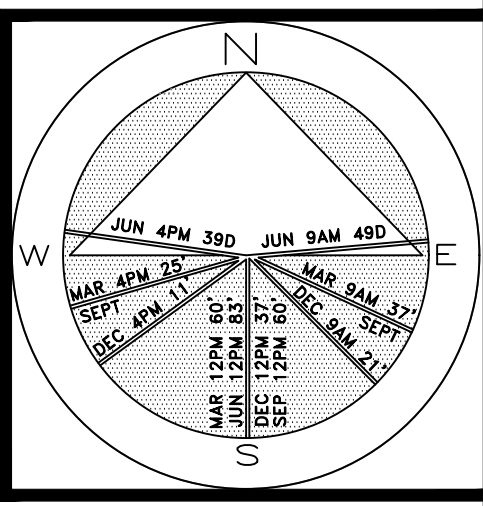
Staging & Screening Plan

SCALE IN FEET 0' 10' 20' 30'

ARC-24-0023
ZON-24-0010

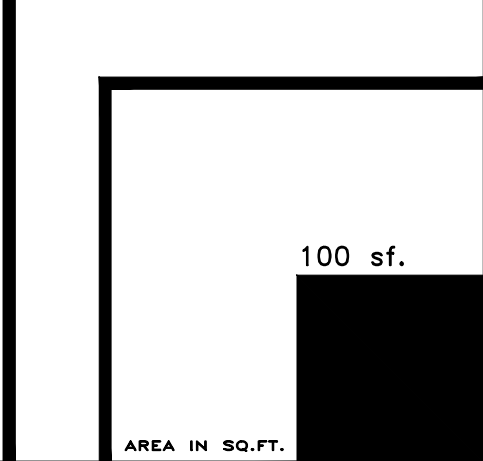
**ENVIRONMENT
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Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com

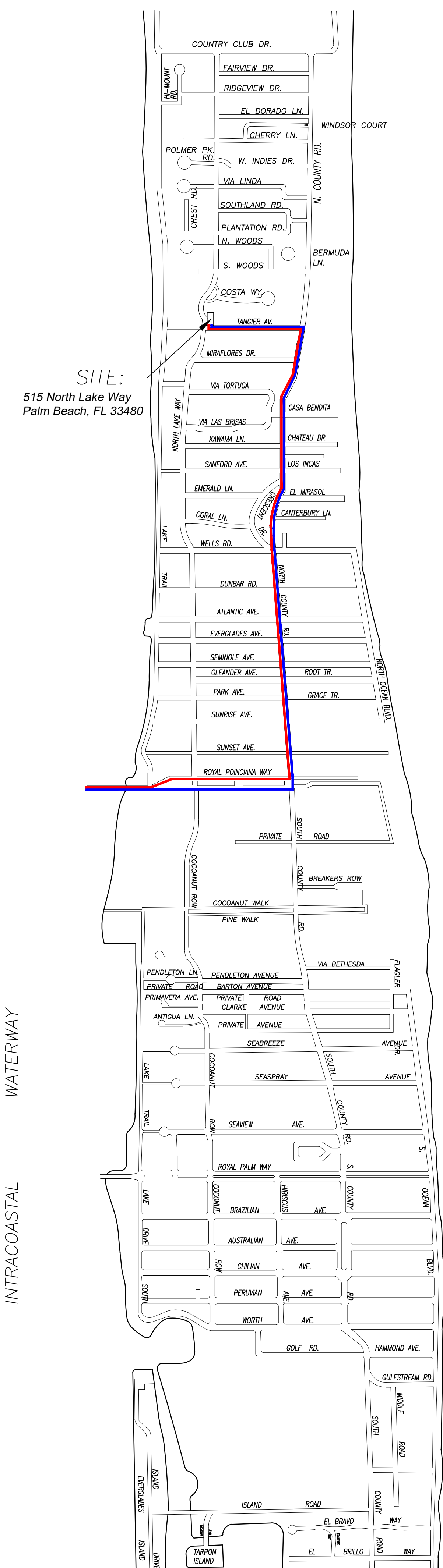
Private Residence
515 N Lake Way
Palm Beach



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 08.02.2024

SHEET L3.0





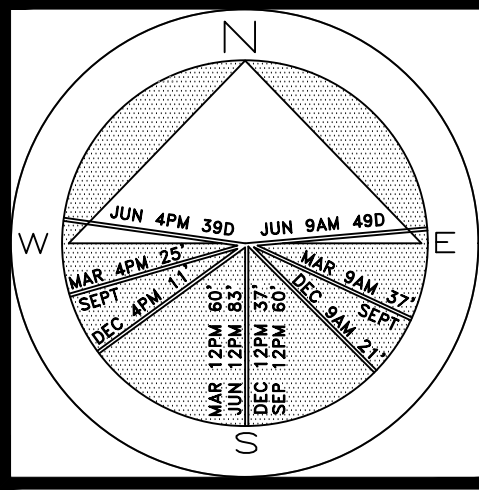
SITE:
515 North Lake Way
Palm Beach, FL 33480

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: 08.02.2024

SHEET L4.0

ARC-24-0023
ZON-24-0010

Truck Logistics Plan

SCALE: NOT TO SCALE

Paving Materials



Gray Limestone

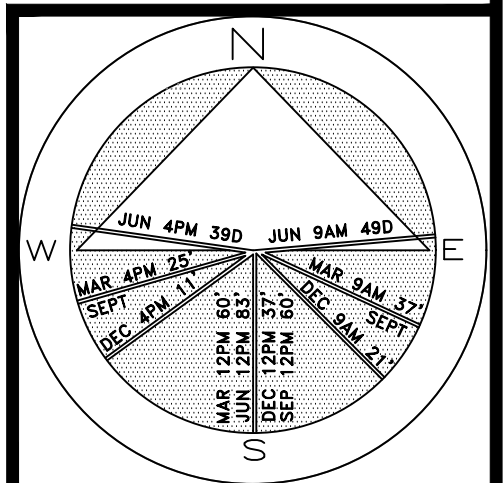
- DRIVEWAY FIELD & STEPS
- 'CASTILLE GRAY' BY:
HAIFA LIMESTONE



White Limestone

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

Private Residence
515 N Lake Way
Palm Beach

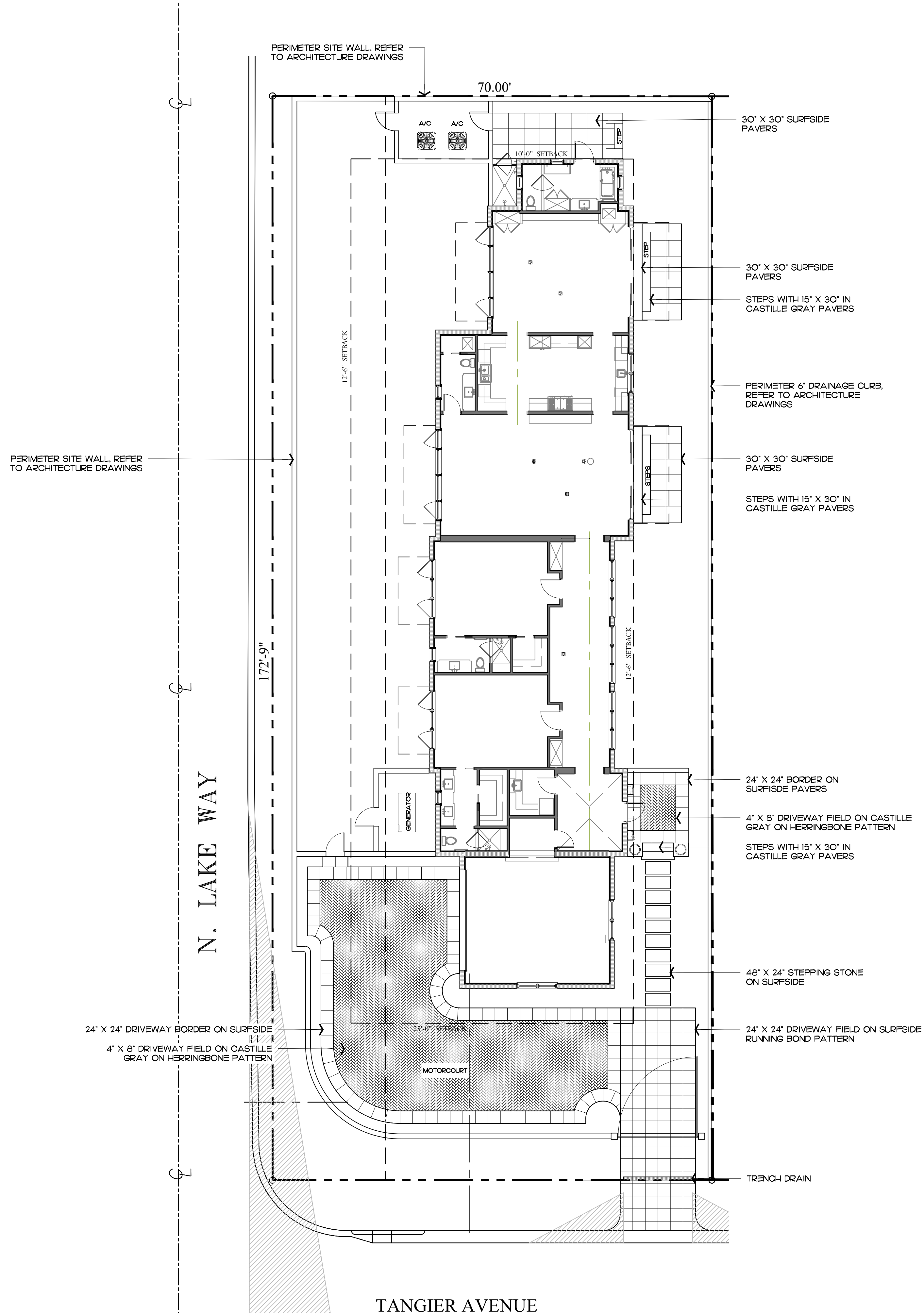


JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 08.02.2024

SHEET L5.0

100 sf.

AREA IN SQ.FT.



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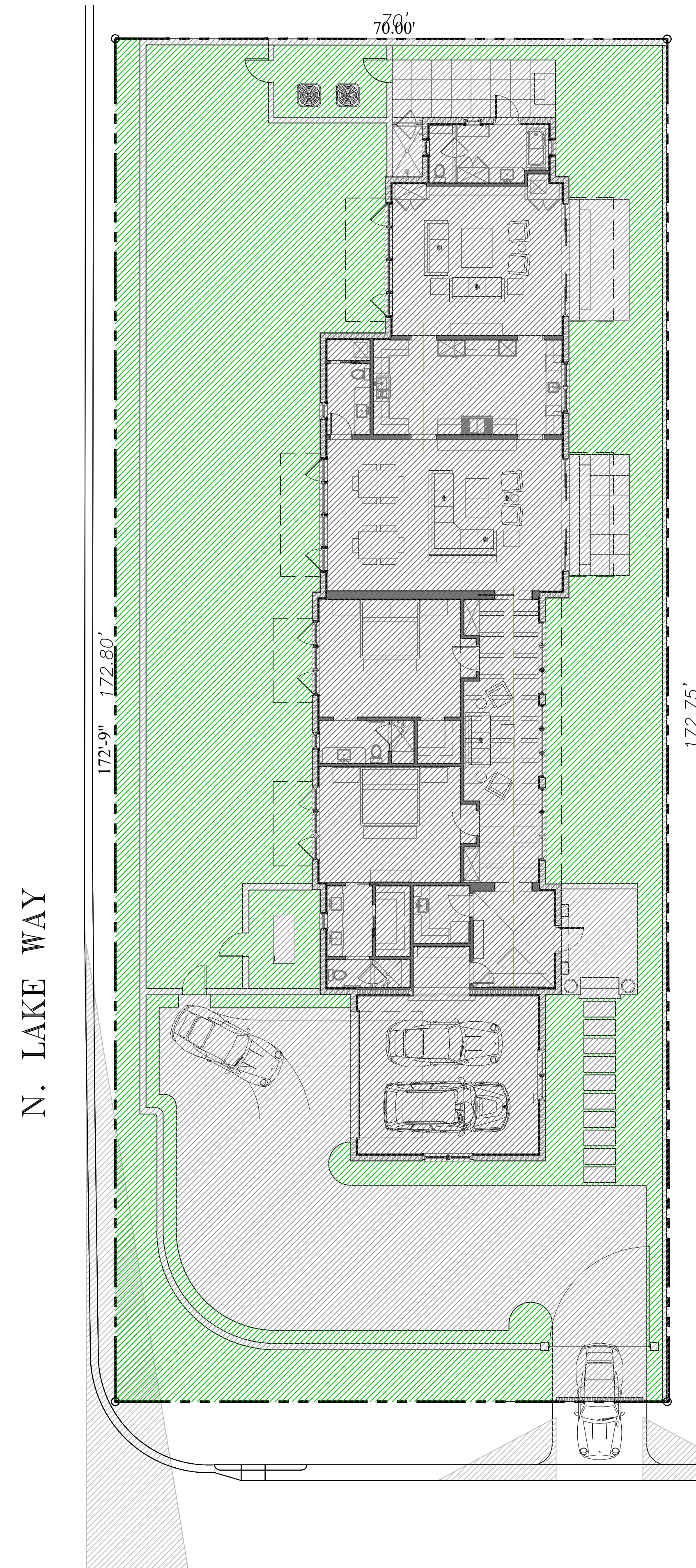
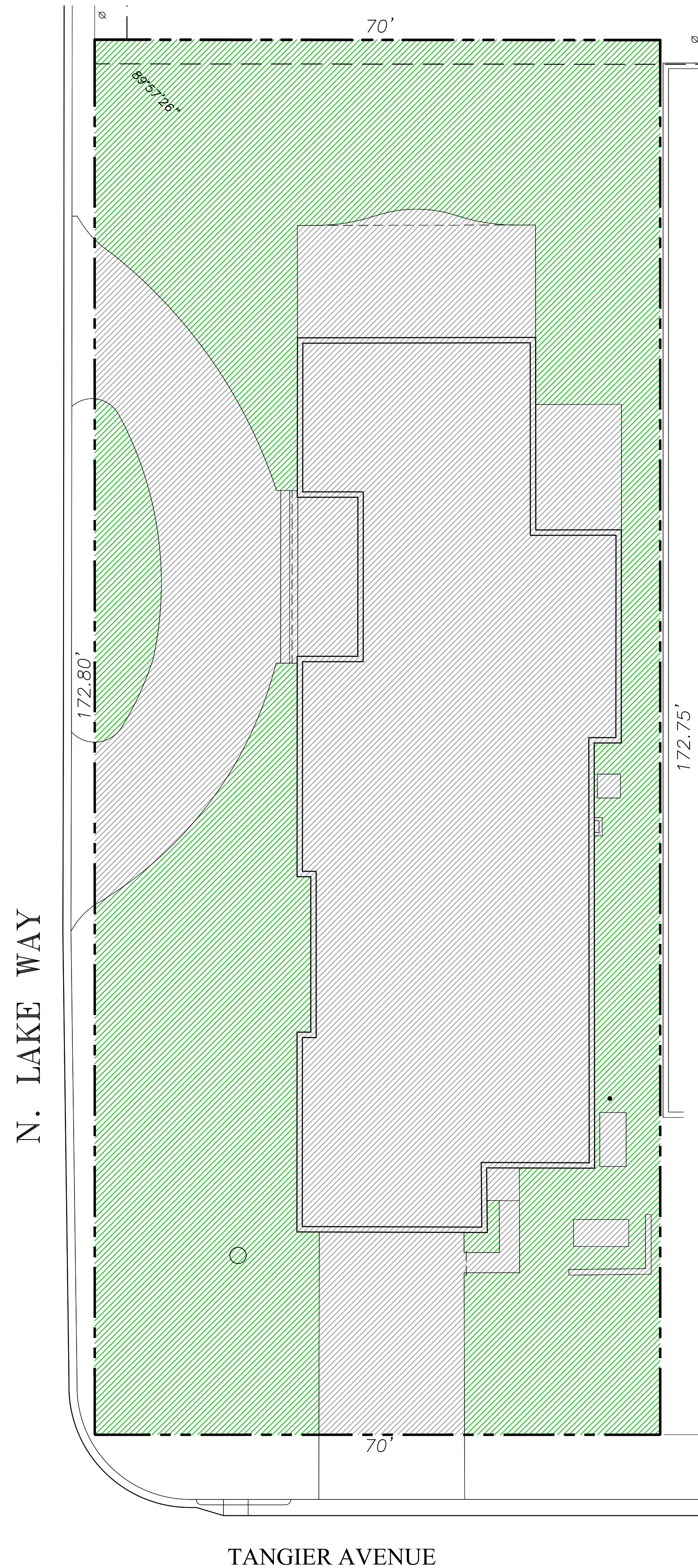
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Hardscape Plan

SCALE IN FEET 0' 10' 20' 30'

100 sf.

Proposed Site Data

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE		R-B - LOW DENSITY RESIDENTIAL	R-B - LOW DENSITY RESIDENTIAL
LOT AREA	10,000 S.F. MINIMUM	12/08 S.F.	12/08 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 45% 5,448 S.F.	49% 5,944 S.F.	47% 5,694 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD 1,181 S.F.	58.3% 3,194 S.F.	74.5% 3,222 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF OPEN SPACE 2,724 S.F.	62.8% 3,423 S.F.	59.9% 3,264 S.F.

Legend

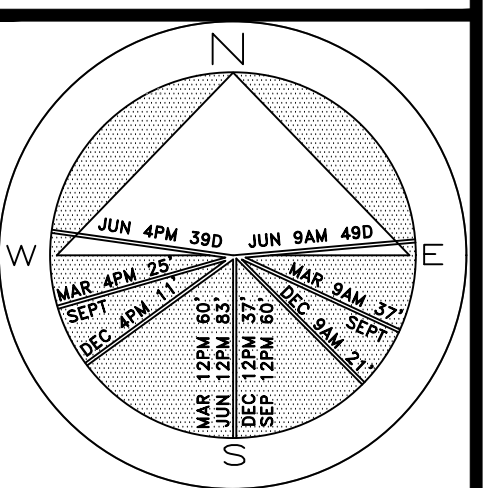
- IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

PERVIOUS AREA / OPEN SPACE

PERVIOUS AREA / WATER FEATURE

Private Residence
515 N Lake Way
Palm Beach
O R I



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 08.02.2024

SHEET L5.0

100 sf.

EA IN SQ.FT.

ARC-24-0023
ZON-24-0010

phics
SCALE IN FEET 0' 10' 20' 30'

Site Calculation/Lot Coverage Graphics

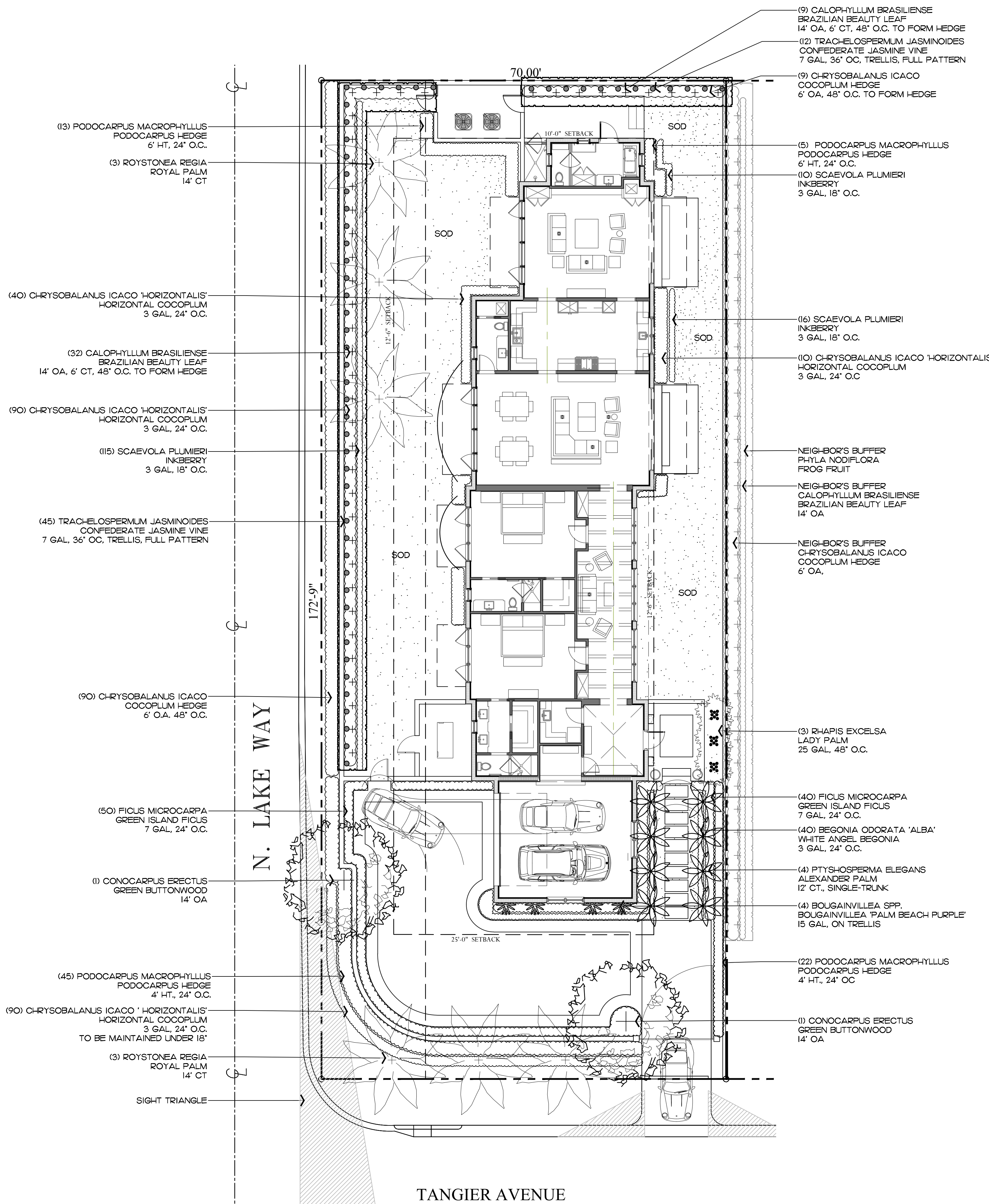
2024 **2024**

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Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS GREEN BUTTWOOD	2	14' OA	YES
TOTAL TREES: NATIVE SPECIES:		2 2 (100%)		

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PTYCHOSPERMA ELEGANS ALEXANDER PALM	8	12' CT	NO
	ROYSTONEA REGIA ROYAL PALM	6	14' CT	YES
TOTAL PALMS: NATIVE SPECIES:		14 6 (42.8%)		

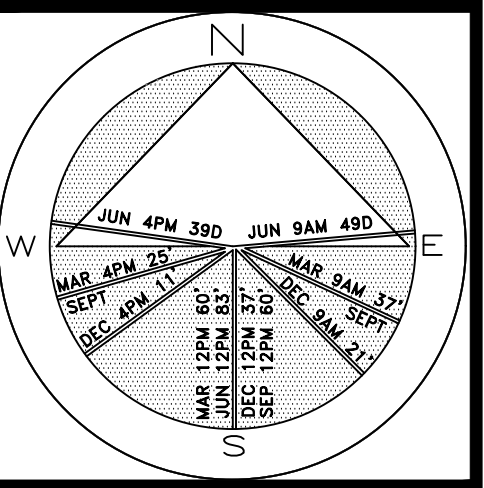
Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BEGONIA ODORATA WHITE ANGEL BEGONIA	40	3 GAL, 24" O.C.	NO
	BOUGAINVILLEA SPP. BOUGAINVILLEA VINE	4	15 GAL, ON TRELLIS	NO
	CALOPHYLLUM BRASILIENSE BRAZILIAN BEAUTY LEAF	41	14' OA, 6' CT, 48" O.C. TO FORM HEDGE	NO
	CHRYSOBALANUS ICACO 'HORIZONTALIS' HORIZONTAL COCOPLUM	230	3 GAL, 24" O.C.	YES
	CHRYSOBALANUS ICACO COCOPLUM HEDGE	99	6' OA, 48" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	90	7 GAL, 24" O.C.	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	57	7 GAL, 36" O.C.	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	85	6' HT, 36" O.C.	NO
	RHAPIS EXCELSA LADY PALM	3	25 GAL, 48" O.C.	NO
	SCAEOVOLA PLUMIERI INKBERRY	141	3 GAL, 18" O.C.	YES
TOTAL: NATIVE SPECIES:		790 470 (59%)		

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

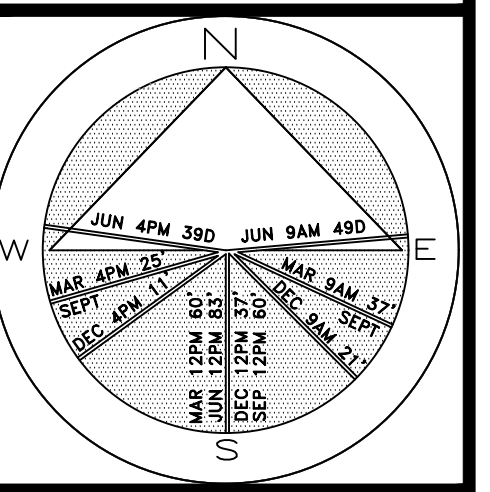
Private Residence
515 N Lake Way
Palm Beach



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 08.02.2024

SHEET L6.0

Private Residence
515 N Lake Way
Palm Beach
O R I

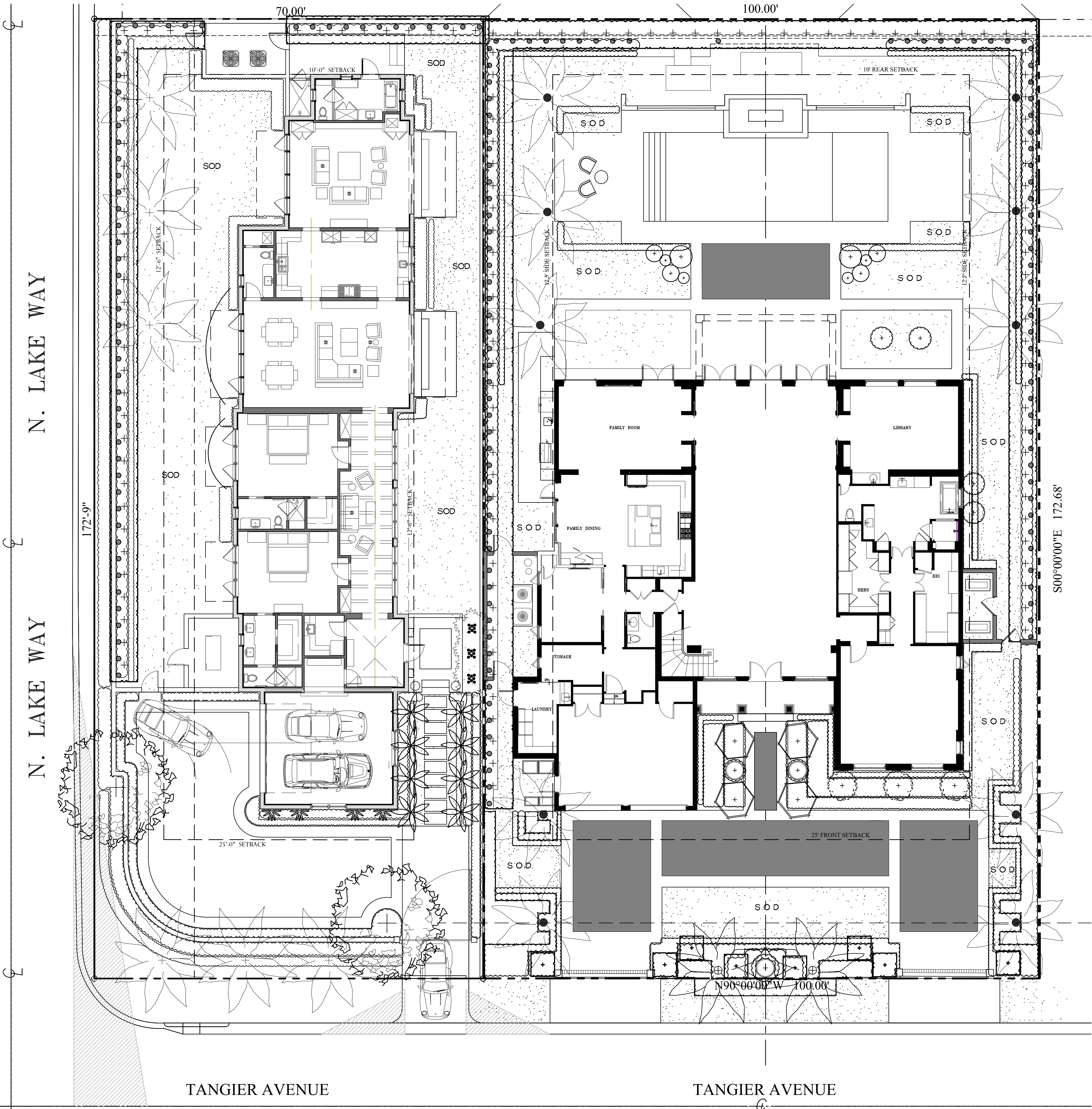


OB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 08.02.2024

SHEET L6.1

100 sf.

AREA IN SQ.FT.



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

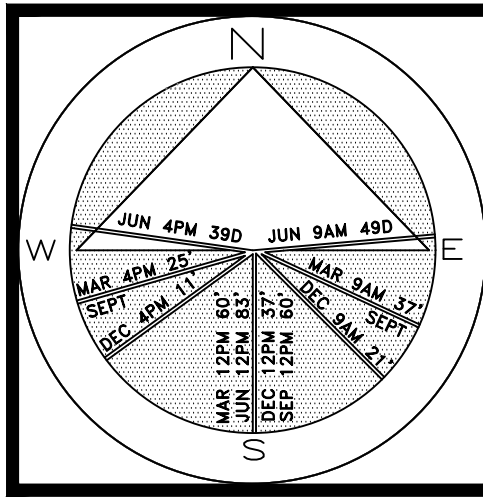
515 N Lake Way & 273 Tangier Landscape

ARC-24-0023
ZON-24-0010

cape
SCALE IN FEET

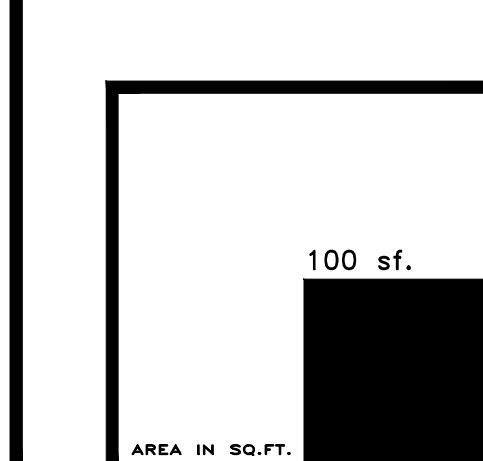
0' 10' 20' 30'

Private Residence
515 N Lake Way
Palm Beach



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
Calisto Weigel
DATE: 08.02.2024

SHEET L6.2



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Rendered Landscape Plan

ARC-24-0023
ZON-24-0010

SCALE IN FEET 0' 10' 20' 30'



West Elevation



South Elevation

Private Residence
515 N Lake Way
Palm Beach

A
D
I
R
O
L
F

JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 08.02.2024

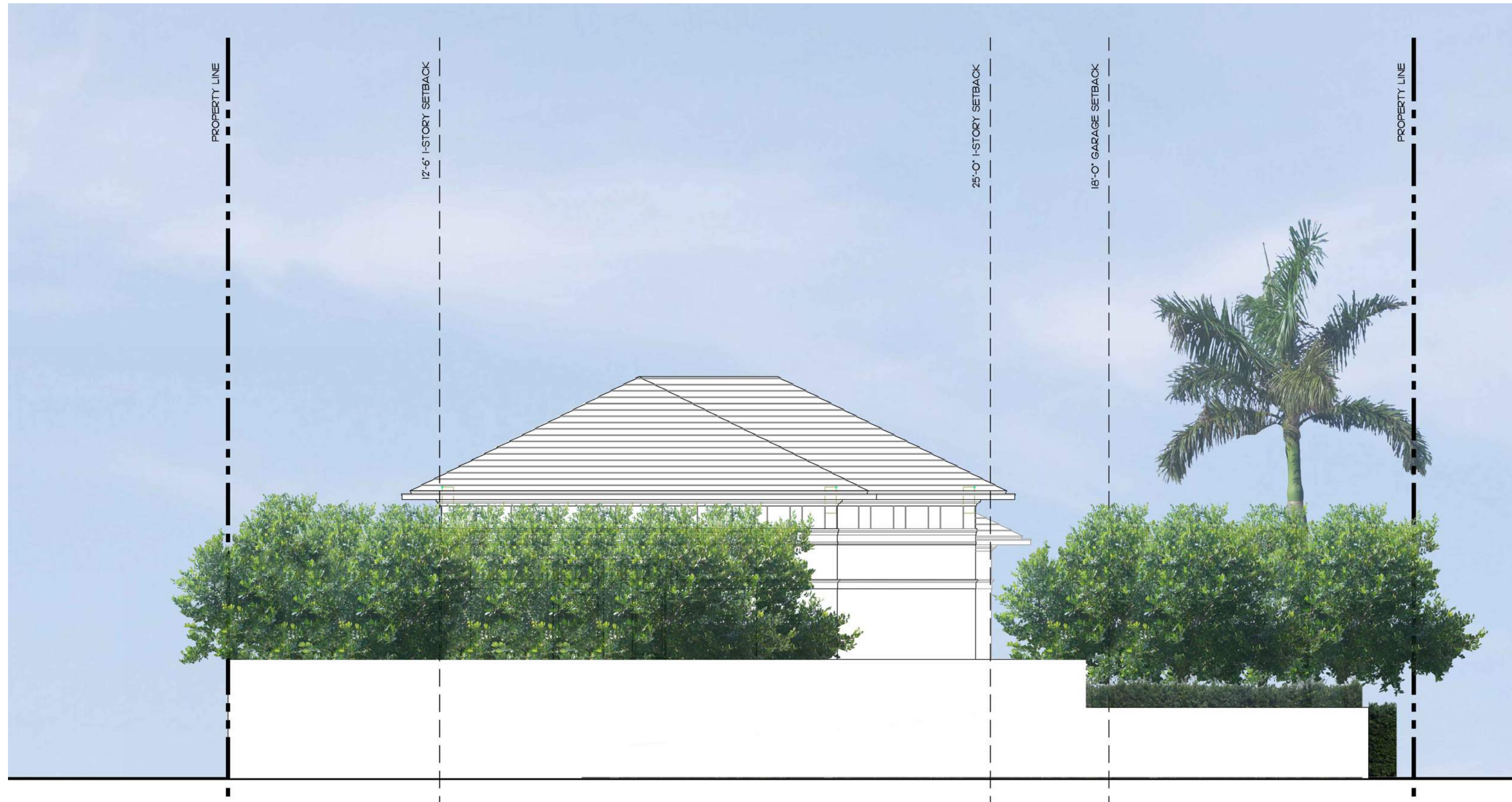
SHEET L7.0

ARC-24-0023
ZON-24-0010

Site Elevations



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: 08.02.2024

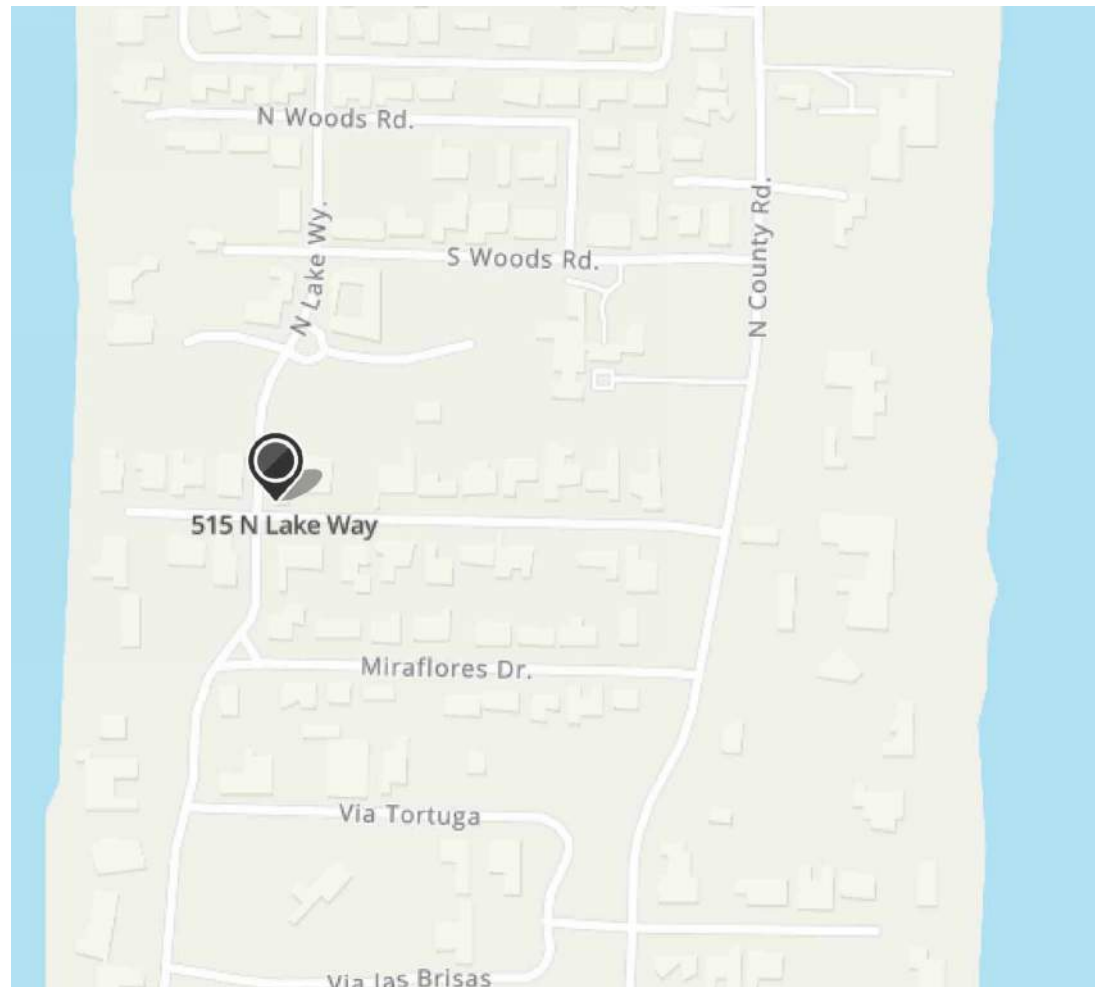
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ARC-24-0023
ZON-24-0010

Site Elevations



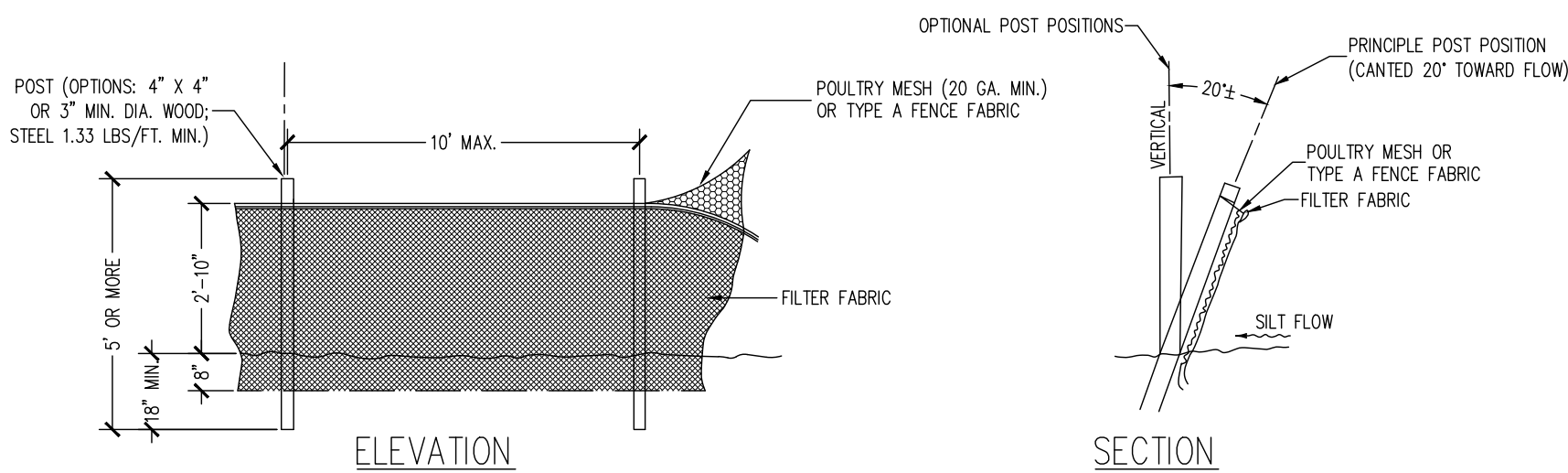
Know what's below.
Call before you dig.



LEGEND

- EXISTING ELEVATION PER WALLACE SURVEYING, INC. (NAVD)
- 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

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

ARC-24-0023

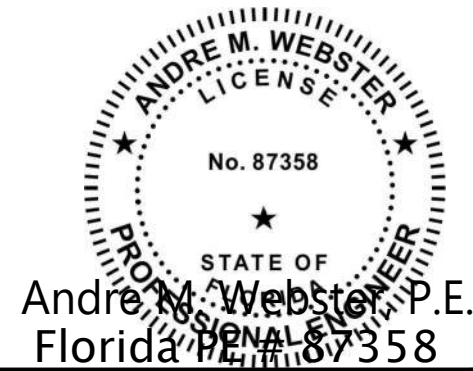
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8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398
www.cec-fl.com
andre@cec-fl.com

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: MAW
Chkd By: AMW
Scale: As Shown



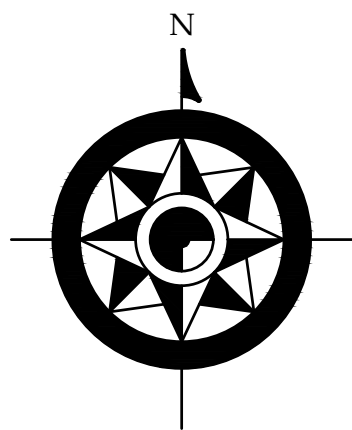
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EROSION CONTROL
AND CONSTRUCTION
STAGING PLAN

SHEET NUMBER:

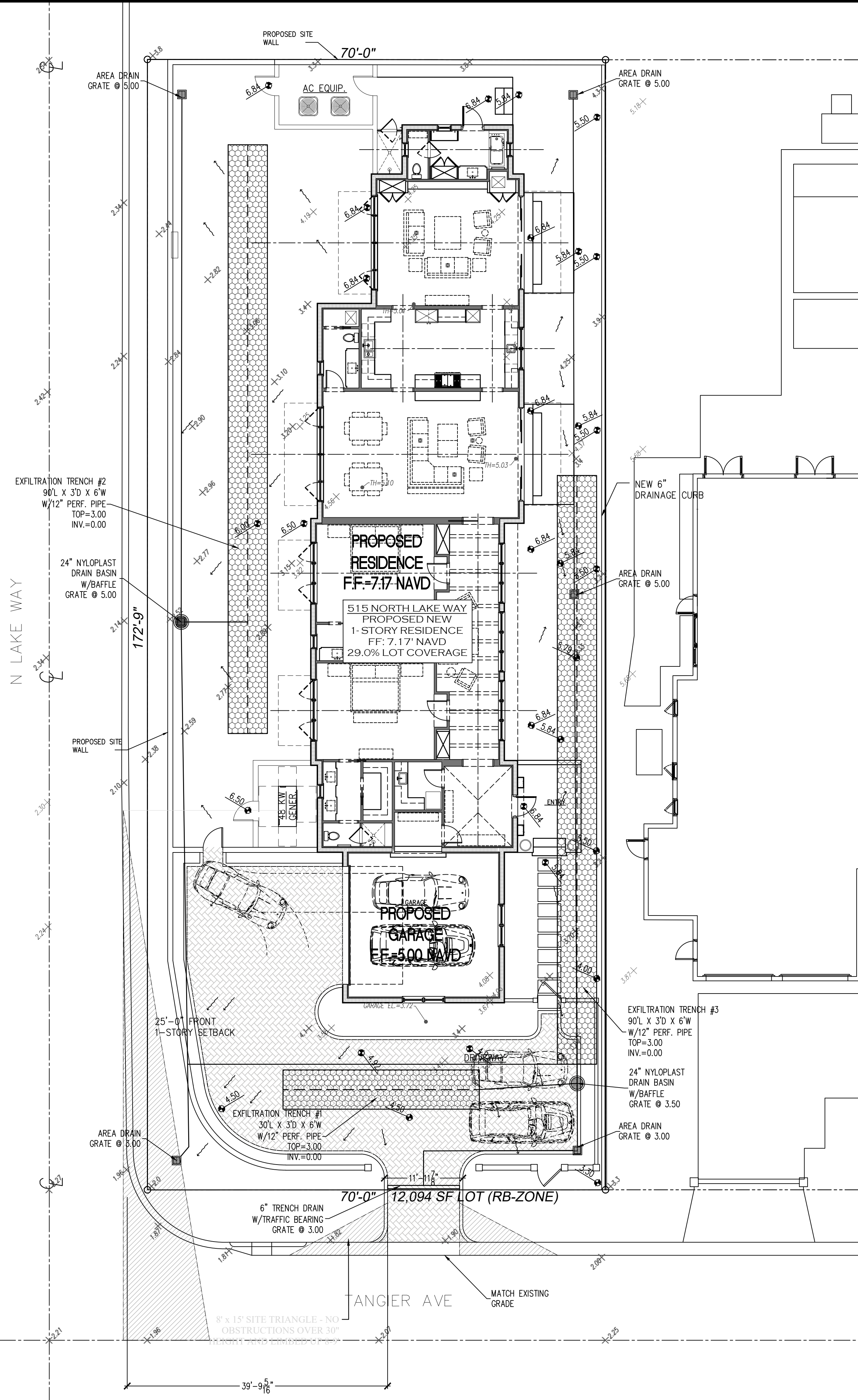
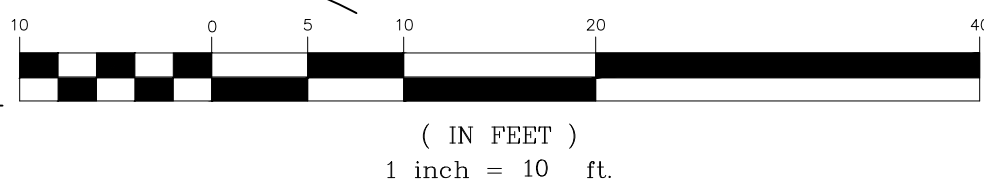
EC-1

Andre M
Webster

Digitally signed by
Andre M Webster
Date: 2024.08.01
11:17:34 -04'00'



DRAINAGE & GRADING PLAN



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

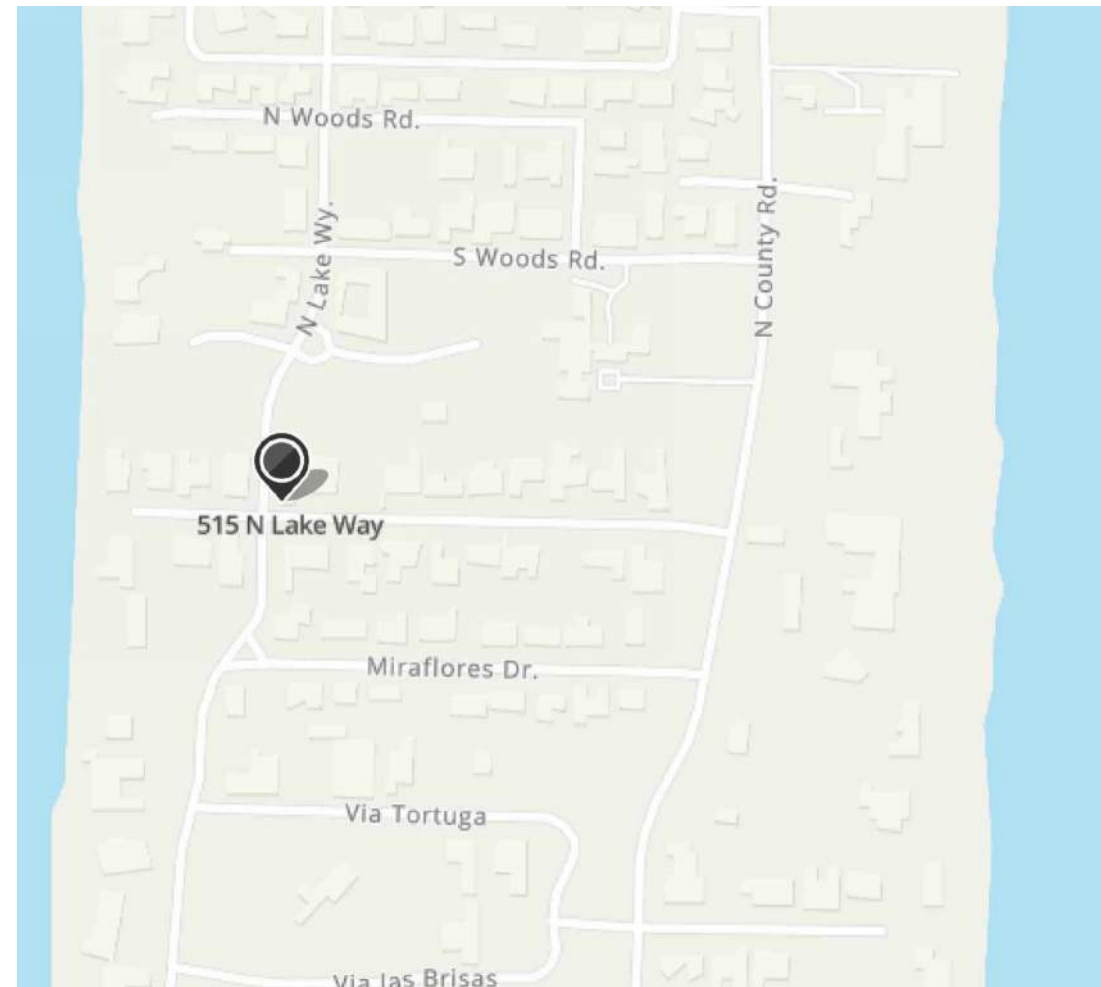
DS = Saturated Trench Depth = 1.50 ft

V = Volume Treated = 666 cu.ft.

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



Know what's below.
Call before you dig.



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.

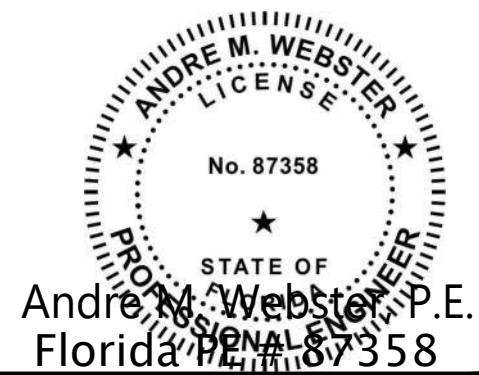
Andre M
Webster

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Andre M Webster
Date: 2024.08.01
11:17:48 -04'00'

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 PLAN

SHEET NUMBER:
C-1

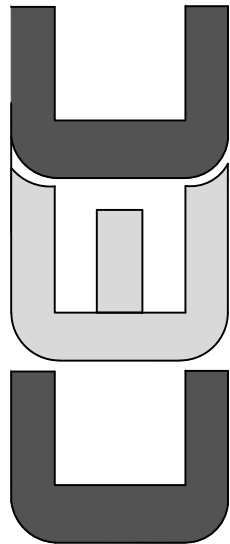
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BOYNTON BEACH, FL 33436
Phone: 561-847-0398

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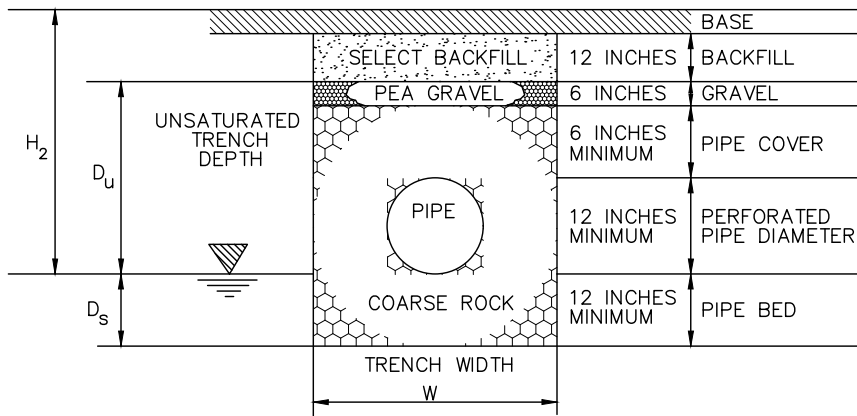
No:	Revisions:	Date:

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

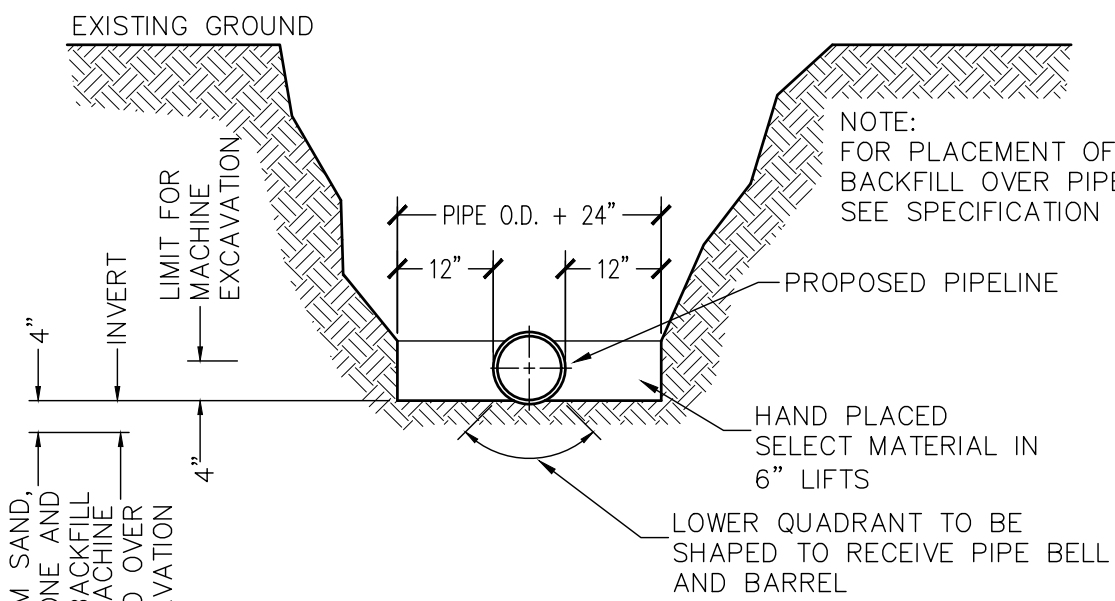
SHEET TITLE	DRAINAGE & GRADING DETAILS
SHEET NUMBER:	C-2

TYPICAL EXFILTRATION TRENCH



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

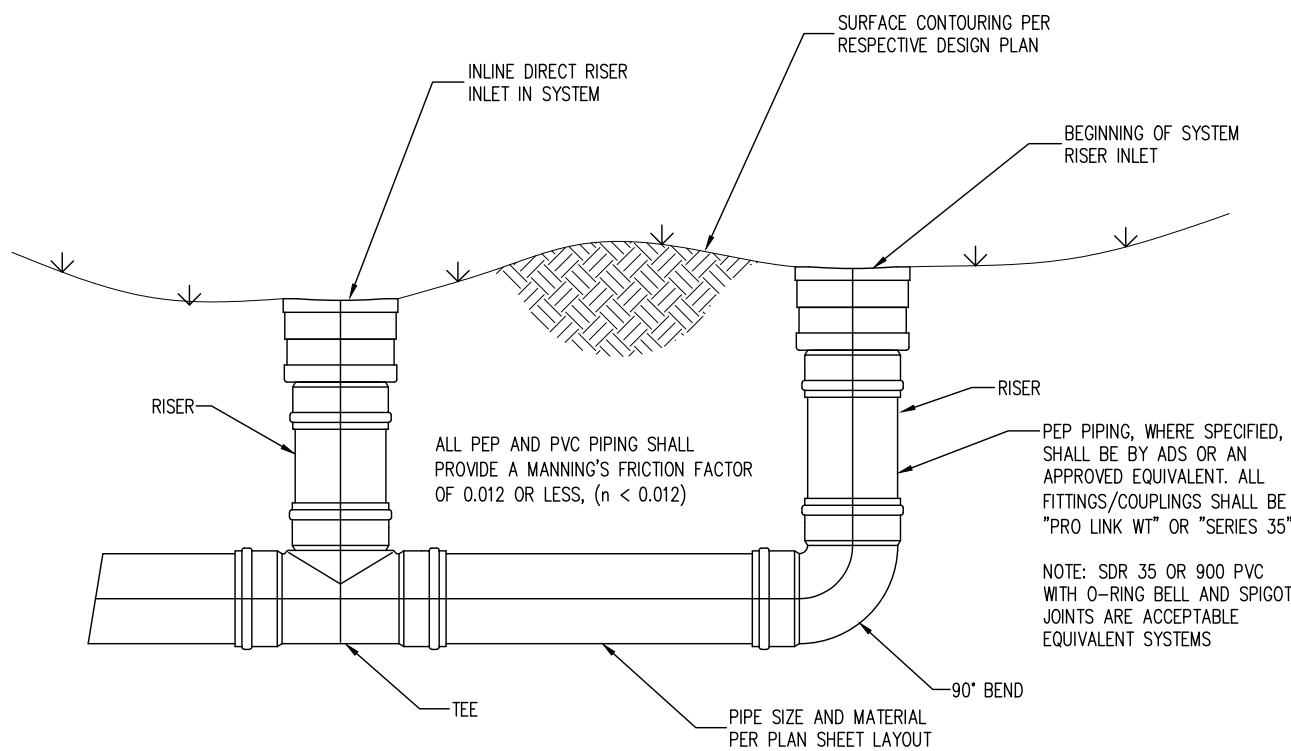
L = LENGTH OF TRENCH REQUIRED (FEET)
V = VOLUME TREATED (ACRE-INCHES)
W = TRENCH WIDTH (FEET)
K = HYDRAULIC CONDUCTIVITY (CFS/FT.² - FT.HEAD)
H₂ = DEPTH TO WATER TABLE (FEET)
D_u = NON-SATURATED TRENCH DEPTH (FEET)
D_s = SATURATED TRENCH DEPTH (FEET)



1. EXCAVATION SIDE SLOPE SHORING, ETC. SHALL CONFORM TO O.S.H.A. STANDARDS. COMPACT TRENCH BACKFILL TO 98% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180. DENSITY TESTS SHALL BE TAKEN AT 12" LIFTS EVERY 100' IN PUBLIC RIGHTS-OF-WAY AND 200' IN EASEMENTS.
2. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS, HARDPAN AND LARGER ROCKS SHALL BE REMOVED.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, HARDPAN AND DEBRIS.
5. SEE SEPARATE DETAIL FOR "PIPE INSTALLATION UNDER EXISTING PAVEMENT-OPEN CUT."
6. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.

TRENCH AND BACKFILL DETAIL

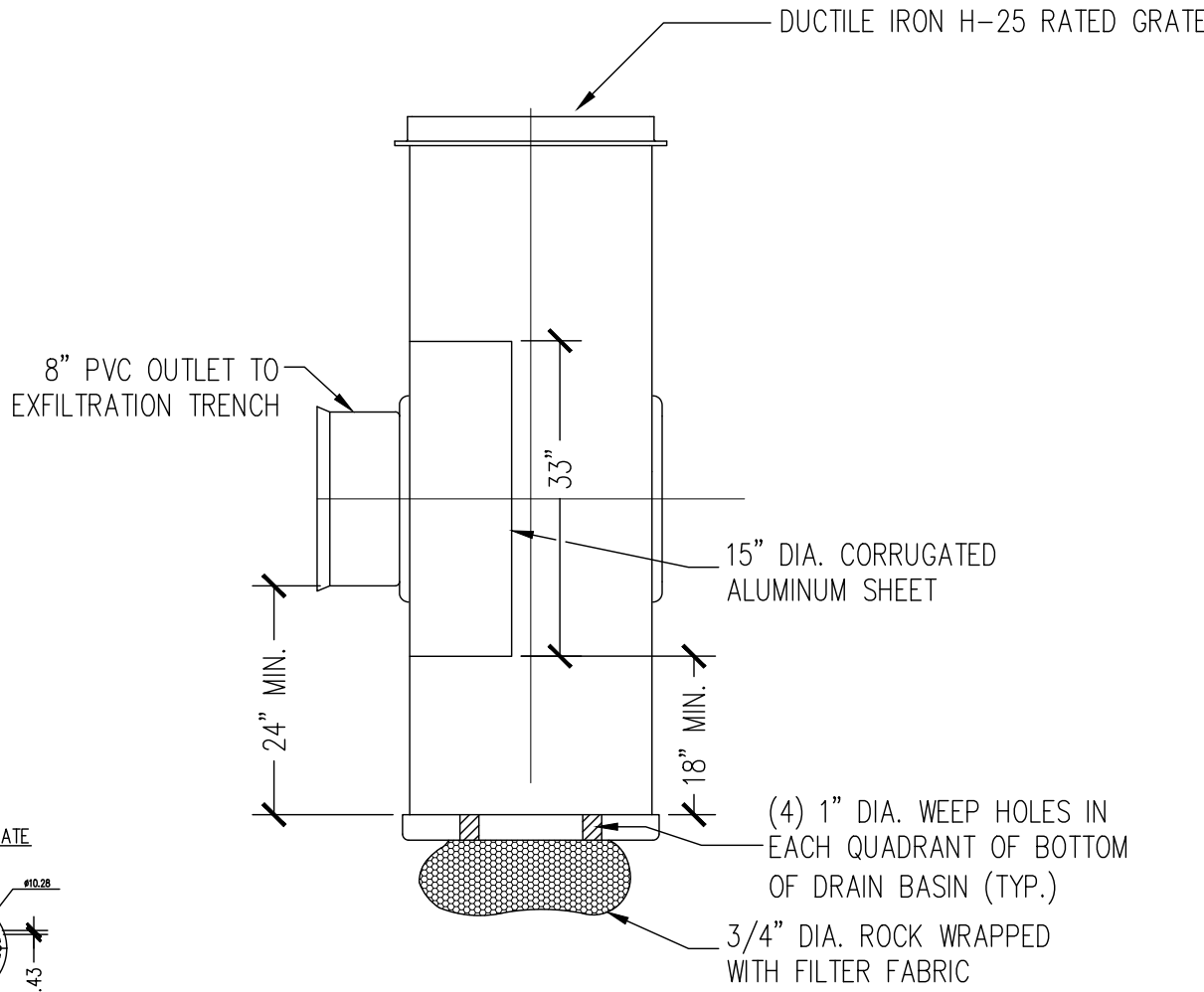
N.T.S.



DIRECT RISER INLET: TYPICAL INSTALLATION

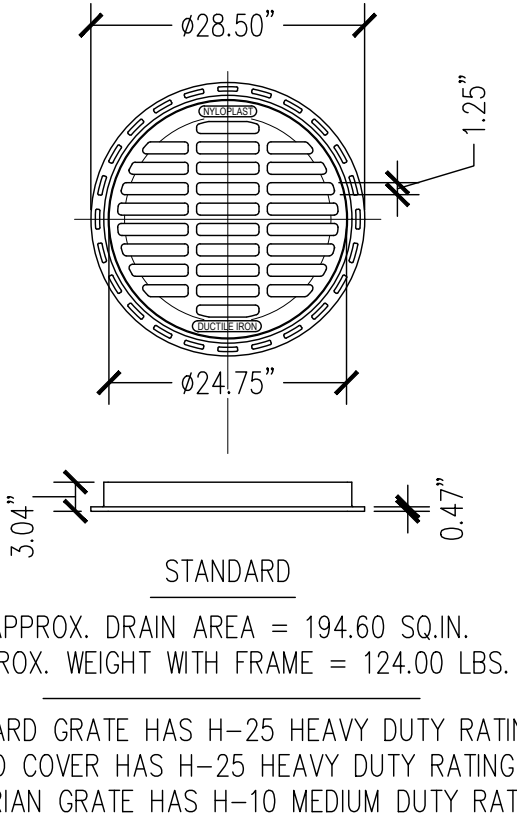
N.T.S.

24" NYLOPLAST DRAIN BASIN



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

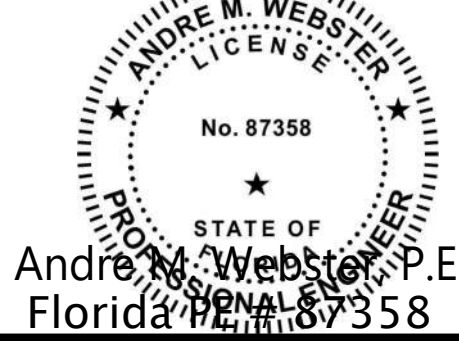
24" DUCTILE IRON GRATE



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

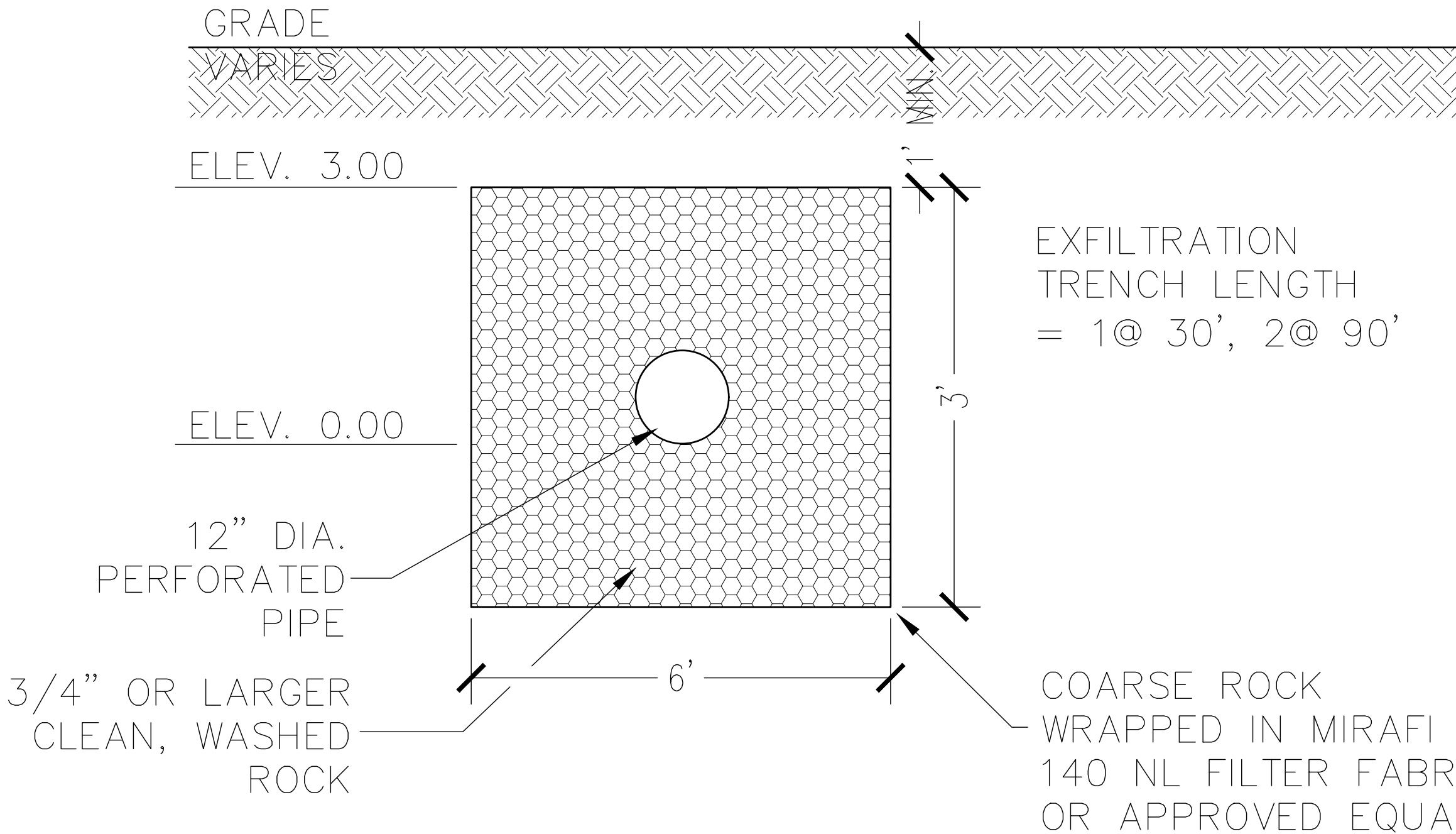
Andre M Webster

Digitally signed by
Andre M Webster
Date: 2024.08.01
11:18:09 -04'00'



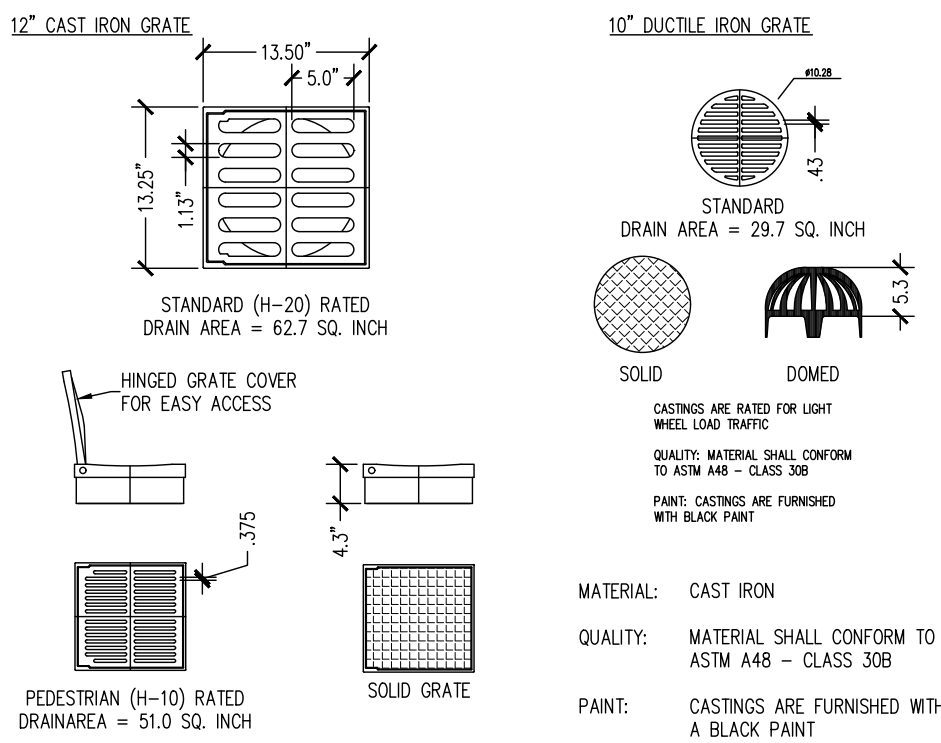
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ARC-24-0023



EXFILTRATION TRENCH DETAIL

N.T.S.



AREA DRAIN DETAIL

TITLE COMMITMENT REVIEW						
CLIENT: Property Determined Daily Appointed Trustee of Jay Jordan, Gretchen S. Jordan 1986 Trust u/a/d 11/18/1998		COMMITMENT NO. : 1062-6312395	DATE: 12/23/22			
REVIEWED BY: Craig Wallace		JOB NO. : 19-1118.3				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-8	N/A	Standard Exceptions.				●
9	PB 12, PG 16	Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of Tanger Estates.	●			

LEGEND

- AC = ARC LENGTH
 AAC = 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 TELEVISION
 C.B. = CHORD BEARING
 C.B.S. = CONCRETE BLOCK STRUCTURE
 C.C.C.L. = CONICAL CONSTRUCTION CONTROL LINE
 CH = CHAIN LINK FENCE
 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
 DWV = 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.B. = LANDSCAPE EASEMENT
 L.C. = LICENSE ROAD
 L.W.D.D. = LAKE WATERSHED DISTRICT
 (M) = FIELD SURVEY INSTRUMENT
 M.H. = MANHOLE
 M.H.W.L. = MEAN HIGH WATER LINE
 M.L.W.L. = MEAN LOW WATER LINE
 N.P.B.C.I.D. = NATIONAL GEODETIC VERTICAL DATUM
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY

- N.T.S. O = NOT TO SCALE
 O.A. O = OVERALL
 O.D. O = OUTSIDE DIAMETER
 O.H. O = OVERHEAD UTILITY LINE
 O.R.B. O = OFFICIAL RECORD BOOK
 O/S O = OFFSET
 (P) P = PLAT DATUM
 P.B. P = PLAT BOOK
 P.B.C. P = PALM BEACH COUNTY
 P.C. P = POINT OF CURVATURE
 P.C.C. P = POINT OF COMPOUND CURVATURE
 P.C.P. P = PERMANENT CONTROL POINT
 PG. P = PAGE
 P.I. P = POINT OF INTERSECTION
 P.O. P = PART OF
 P.O.B. P = POINT OF BEGINNING
 P.O.C. P = POINT OF COMMENCEMENT
 P.R.C. P = POINT OF REVERSE CURVATURE
 P.R.M. P = PERMANENT REFERENCE MONUMENT
 PROP. P = PROPOSED
 P.T. P = POINT OF TANGENCY
 P.V.M.T. P = PAVEMENT
 R. R = RADIAL
 R. R = RADIUS
 RGE. R = RANGE
 R.P.B. R = ROAD PLAT BOOK
 R.W. R = RIGHT OF WAY
 (S) S = SURVEY DATUM
 S.B. S = SETBACK
 SEC. S = SECTION
 S/D S = SUBDIVISION
 S.F. S = SQUARE FEET
 S.F.W.M.D. S = SOUTH FLORIDA WATER
 S.M. S = SEWER MANAGEMENT DISTRICT
 S.I.R.W.C.D. S = SOUTH INDIAN RIVER WATER
 S.C. S = SEWER CONTROL DISTRICT
 S.R. S = STUYVER ROAD
 STA. S = STATION
 STY. S = STORY
 TH. T = THRESHOLD ELEVATION
 T.O.B. T = TOP OF BANK
 T.O.C. T = TOP OF CURB
 TWP. T = TOWNSHIP
 TYP. T = TYPICAL
 U.C. U = UNDER CONSTRUCTION
 U.E. U = UTILITY EASEMENT
 U.R. U = UNRECORDED
 W.C. W = WEISS CORNER
 W.M.E. W = WATER MANAGEMENT EASEMENT
 W.M.E. W = WATER MANAGEMENT MAINTENANCE
 W.M.T. W = WATER MANAGEMENT TRACET

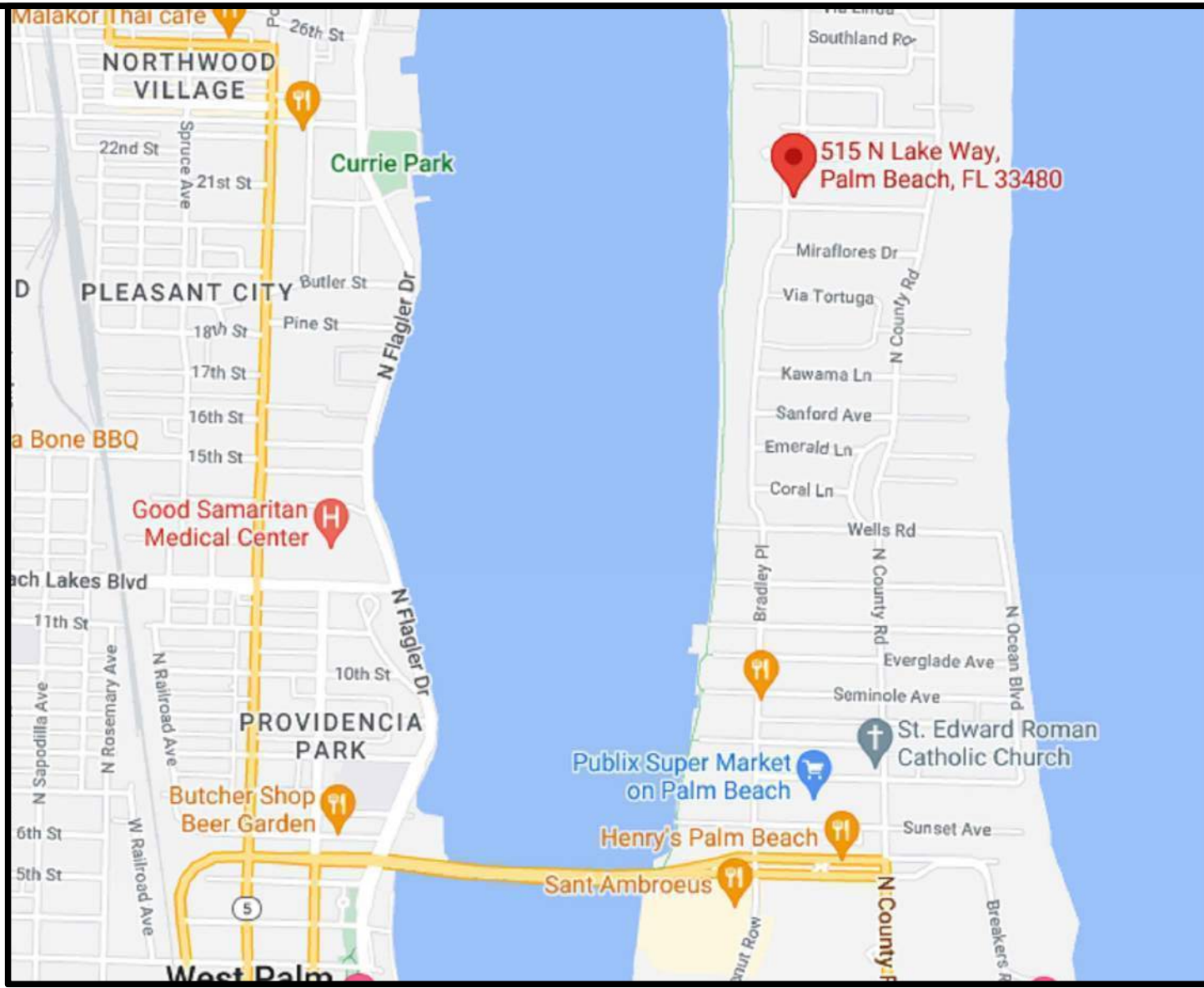
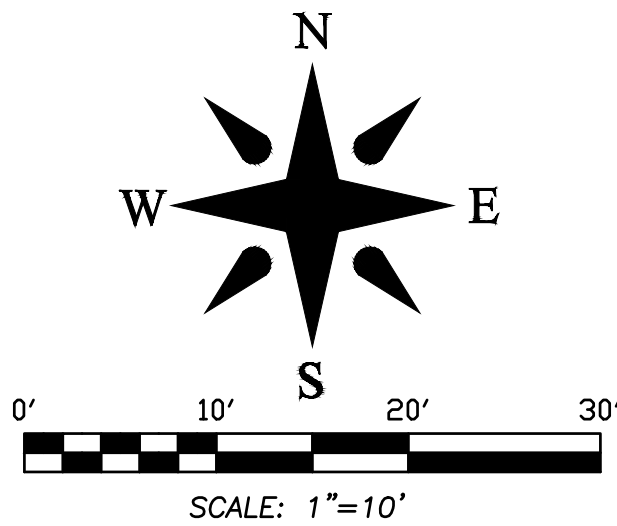
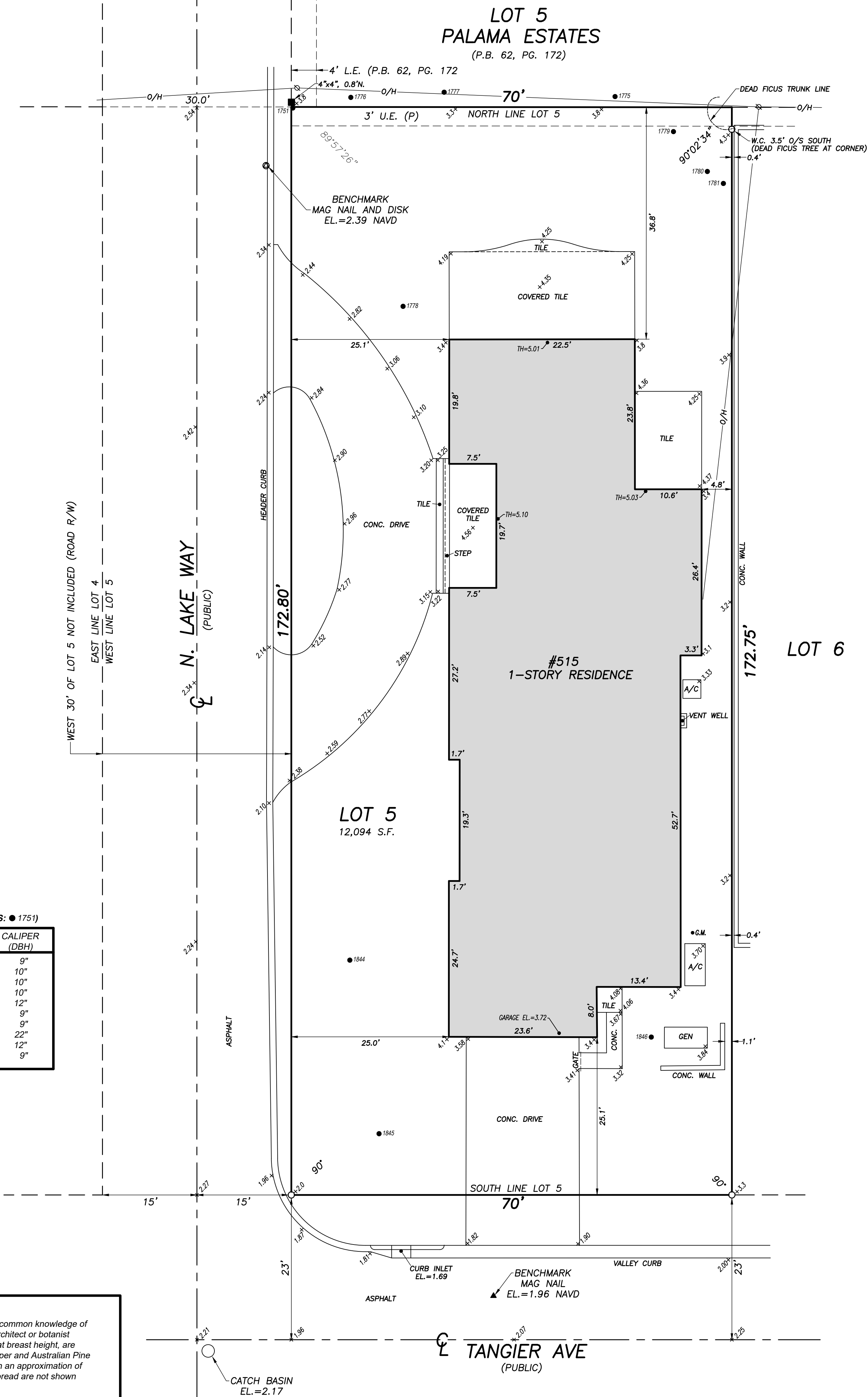
- △ = CENTERLINE
- ▽ = CENTRAL ANGLE/Delta
- = CONCRETE MONUMENT FOUND (AS NOTED)
- = CONCRETE MONUMENT SET (LB #4589)
- = ROD & CAP FOUND (AS NOTED)
- = "5/8" ROD & CAP SET (LB #4589)
- = IRON PIPE FOUND (AS NOTED)
- = IRON ROD FOUND (AS NOTED)
- = NAIL FOUND
- = NAIL & DISK FOUND (AS NOTED)
- = MAG NAIL & DISK SET (LB #4589)
- = PROPERTY LINE
- = UTILITY POLE
- = FIRE HYDRANT
- = WATER METER
- = WATER VALVE
- = LIGHT POLE

TREE LEGEND (TREE DESIGNATION SHOWN THUS: ● 1751)

TREE NUMBER	SPECIES	CALIPER (DBH)
1751	SABAL PALM (SABAL PALMETTO)	9"
1775	SABAL PALM (SABAL PALMETTO)	10"
1776	SABAL PALM (SABAL PALMETTO)	10"
1777	SABAL PALM (SABAL PALMETTO)	10"
1779	SABAL PALM (SABAL PALMETTO)	12"
1780	SABAL PALM (SABAL PALMETTO)	9"
1781	SABAL PALM (SABAL PALMETTO)	9"
1844	UNKNOWN	22"
1845	UNKNOWN	12"
1846	UNKNOWN	9"

TREE LOCATION NOTES:

This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species, a qualified landscape architect or botanist should be consulted. Trees 40 (4") caliper inches or larger, when measured at breast height, are shown on the survey drawing. Invasive trees such as Melaleuca, Brazilian Pepper and Australian Pine are not shown on the survey drawing. Clusters of trees are shown grouped with an approximation of the total number of trees located within the group. The canopy diameter and spread are not shown hereon, unless indicated otherwise.



**BOUNDARY SURVEY FOR:
GRETCHEN S. JORDAN
1998 TRUST U/A/D NOVEMBER 18, 1998**

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

Gretchen S. Jordan 1998 Trust u/a/d November 18, 1998
First American Title Insurance Company
Kochman and Ziska PLC

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

PROPERTY ADDRESS:
515 N Lake Way
Palm Beach FL 33480

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 lists 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