

515 NORTH LAKE WAY

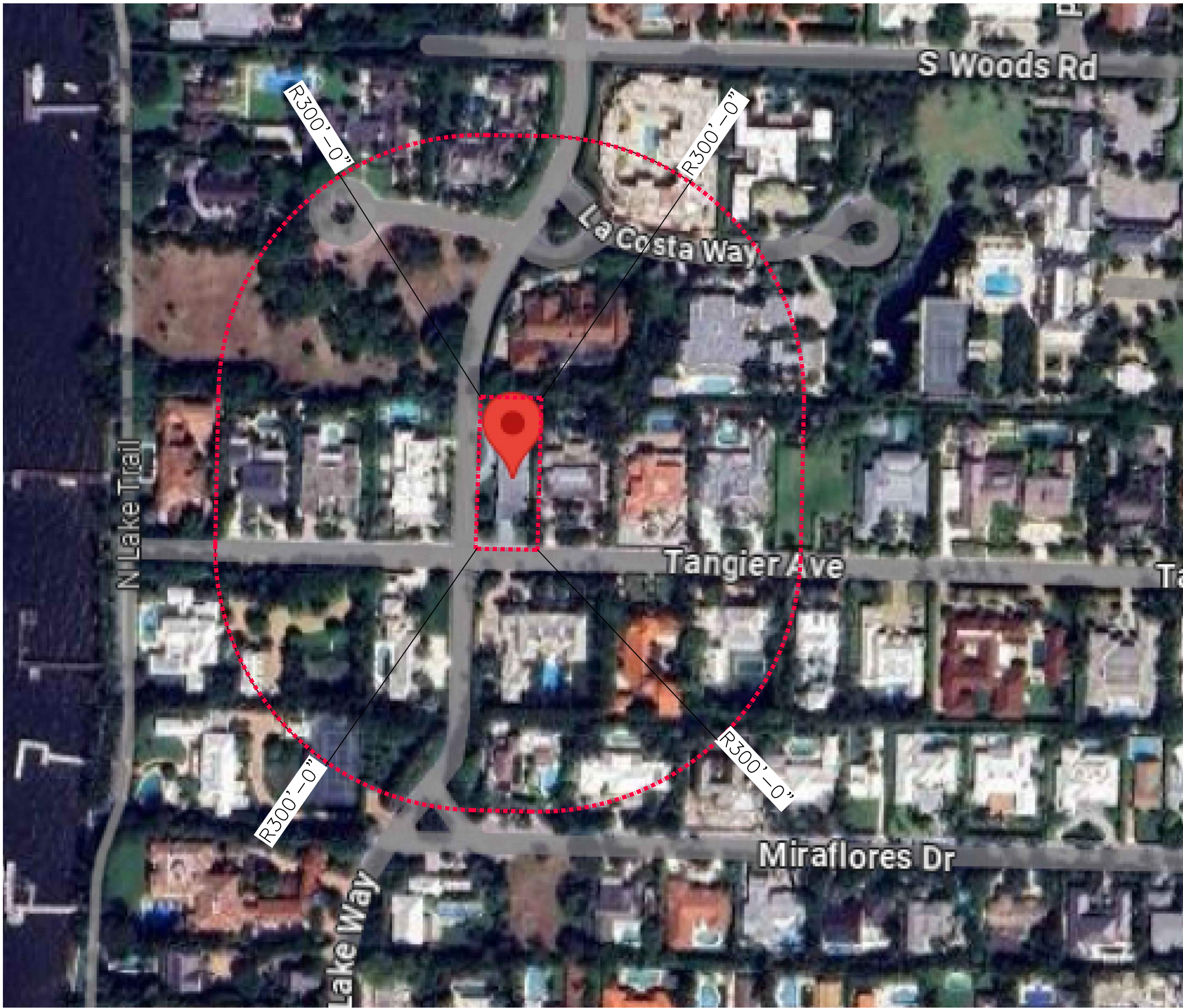
PALM BEACH COUNTY, FLORIDA

INDEX OF DRAWINGS

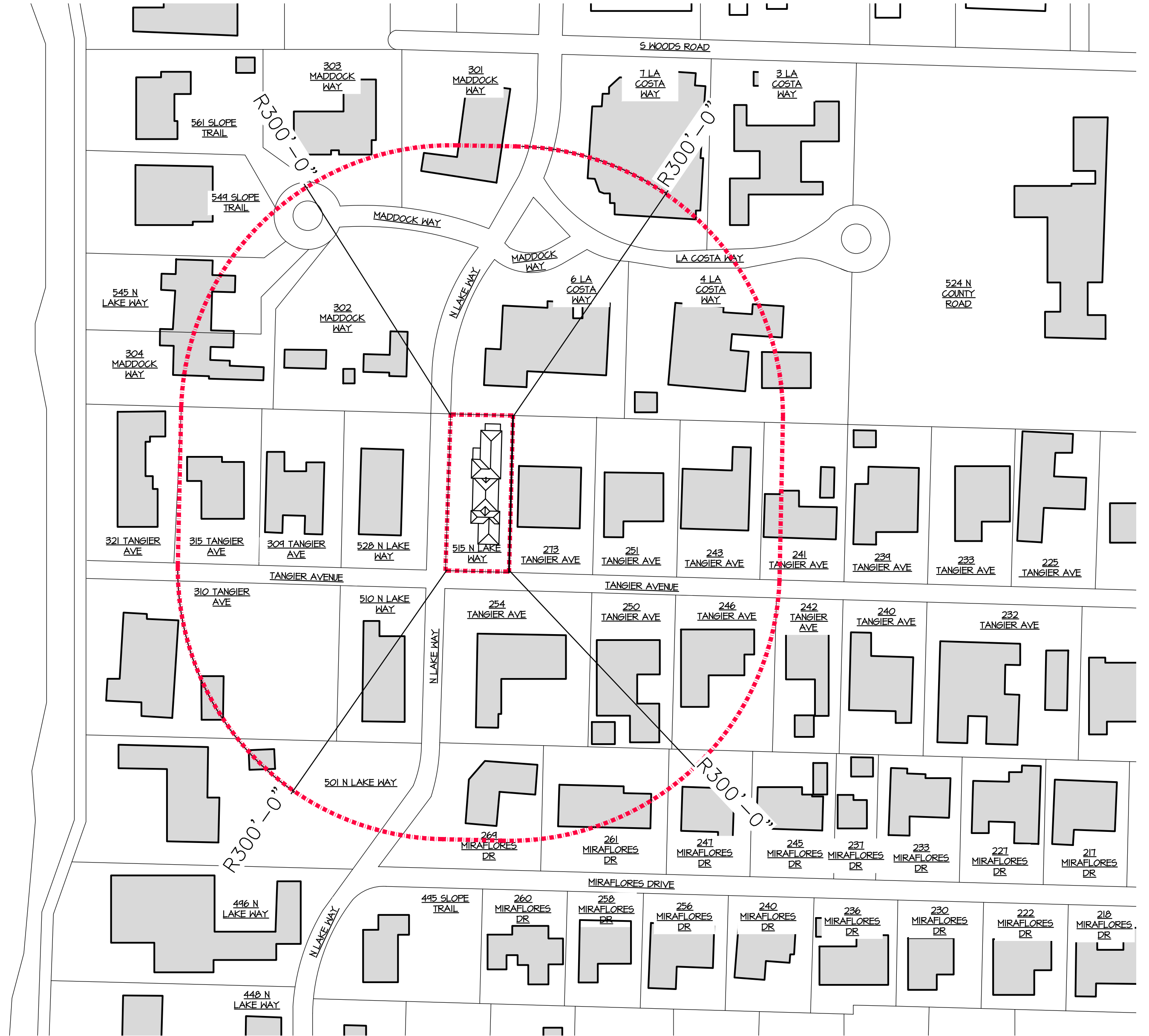
The map shows the following streets and landmarks:

- Streets:** Lake Trail, Eden Rd., Sandpiper Dr., Trachinotus Dr., Jamaica Ln., Bahama Ln., Country Club Rd., Fairview Dr., Roseview Dr., El Dorado Ln., Hickory Hill, Cherry Ln., West Indies Dr., Via Linda, Southland Rd., Plantation Rd., El Woods Rd., S. Woods Dr., La Costa Way, Tangerine Ave., Miraflores Ln., Via Tortuga, Phipps Est. Rd., Via Las Mesas, Karamia Ave., Sanford Ave., Emerald Ln., Coral Way, Wells Rd., Dunbar Rd., Atlantic Ave., Everglade Ave., Seminole Ave., Oleander Ave., Park Ave., Sunrise Ave., Sunset Ave., Mann Street, Ocean Lane, North County Road, Birchwood Lane, Via Los Incas, El Mirador, Cantabrigia Ln., Root Trail, Grace Trail.
- Landmarks:** Lake Trail, North Fire Station, Bradley Park, Palm Beach Country Club, Country Club Road, Ocean Lane, Atlantic Ocean, Mann Street.
- Other Labels:** "SUBJECT PROPERTY" (pointing to a dashed circle on Tangerine Ave.), "LAKE WORTH" (written vertically on the left side).
- Compass Rose:** Located at the bottom left, indicating North (N).

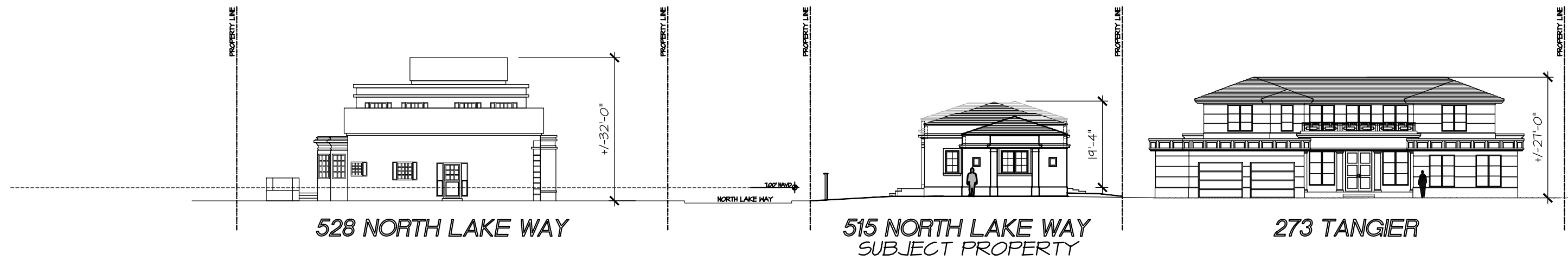
PROPOSED RESIDENCE AT:	515 N PALM BEACH DAILEY 400 CLEMATIS STREET, S
DATE: 2024.11.04	
DRAWN: ZJB	
REVISIONS: 2024.03.04 PRE-APP SUBMISSION 2024.03.14 FIRST SUBMITTAL 2024.04.01 SECOND SUBMIT. 2024.05.13 FINAL DROP-OFF 2024.11.04 DEFERRAL	
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SEAL	
	
ROGER P. JANSSEN AR-14785	
ARCOM # ARC-24-0023 TC # ZON-24-0010	
DRAWING NO.	
A0.00	
JOB NUMBER:	23-10



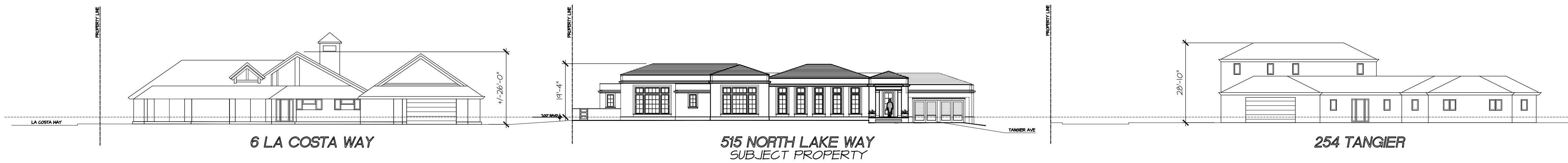
N
AERIAL MAP



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

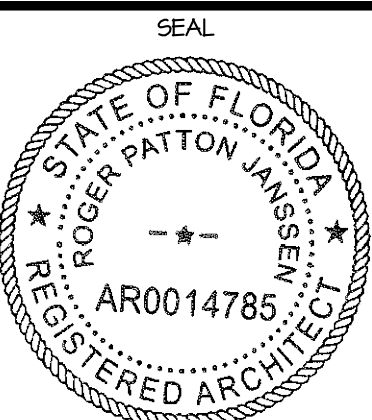
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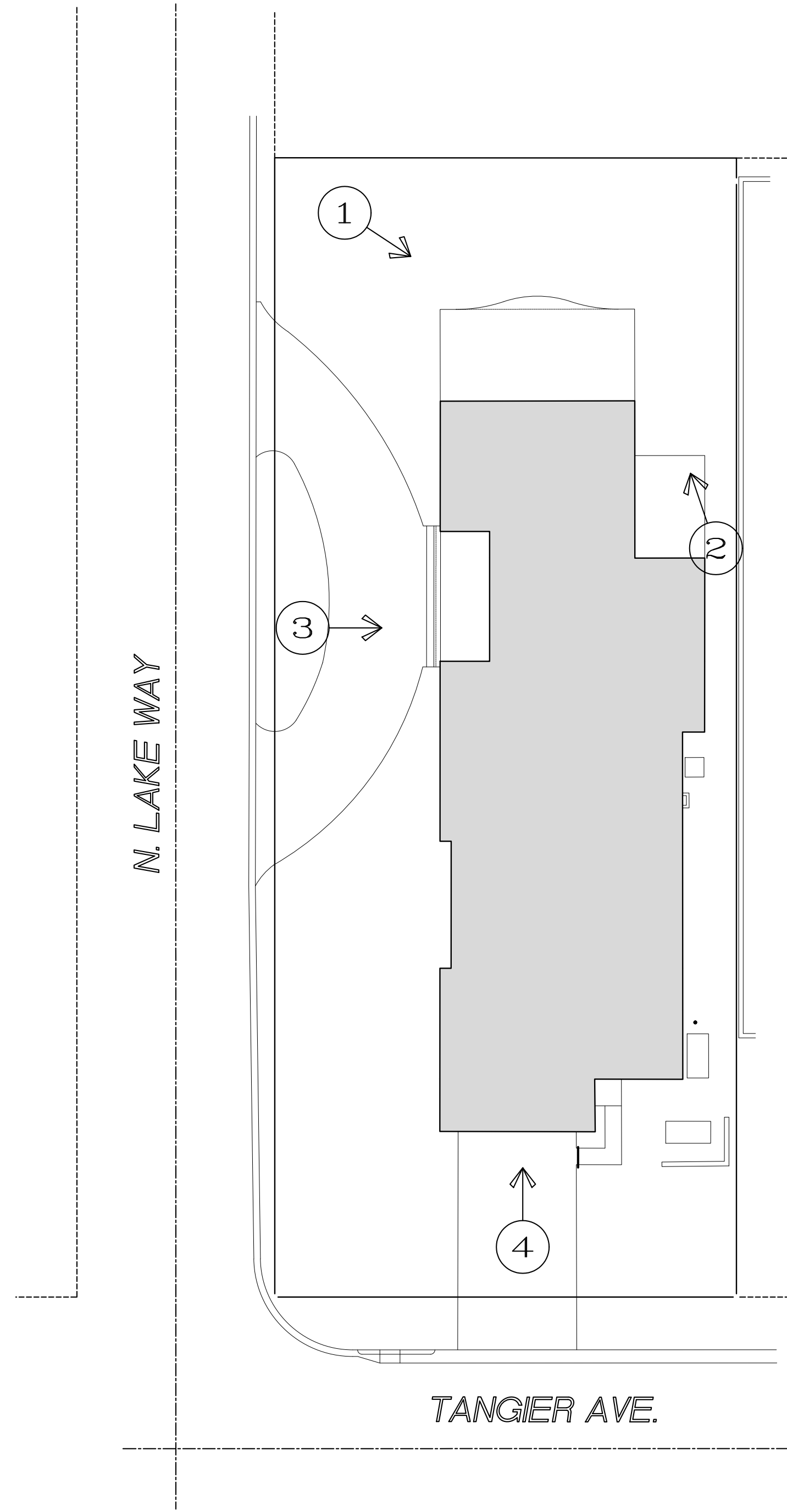
ROGER P. JANSSEN AR-14785

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

DRAWING NO.

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JOB NUMBER: 23-130



KEY PLAN



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

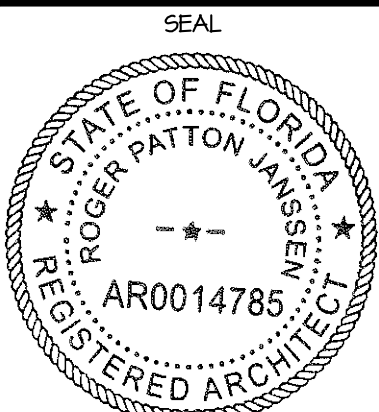
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315 TANGIER AVE



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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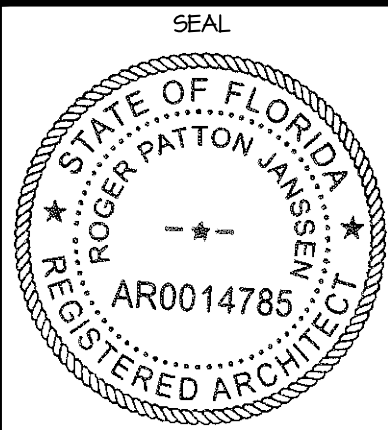
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DRAWING NO.

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:

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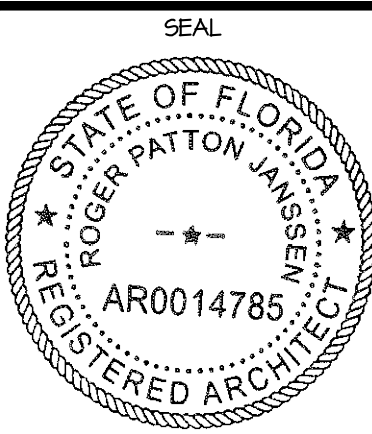
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501 N LAKE WAY



269 MIRAFLORES DR



261 MIRAFLORES DR



247 MIRAFLORES DR



302 MADDOCK WAY



549 SLOPE TRAIL

EXISTING SITE PHOTOS

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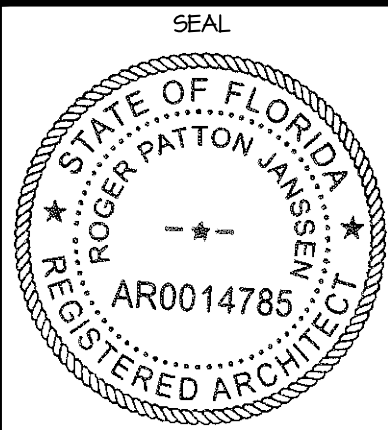
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ROGER P. JANSSEN AR-14185

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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

PROPOSED RESIDENCE AT:

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TOWN OF PALM BEACH

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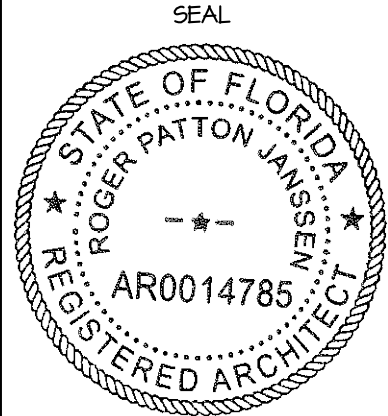
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ROGER P. JANSSEN AR-14785

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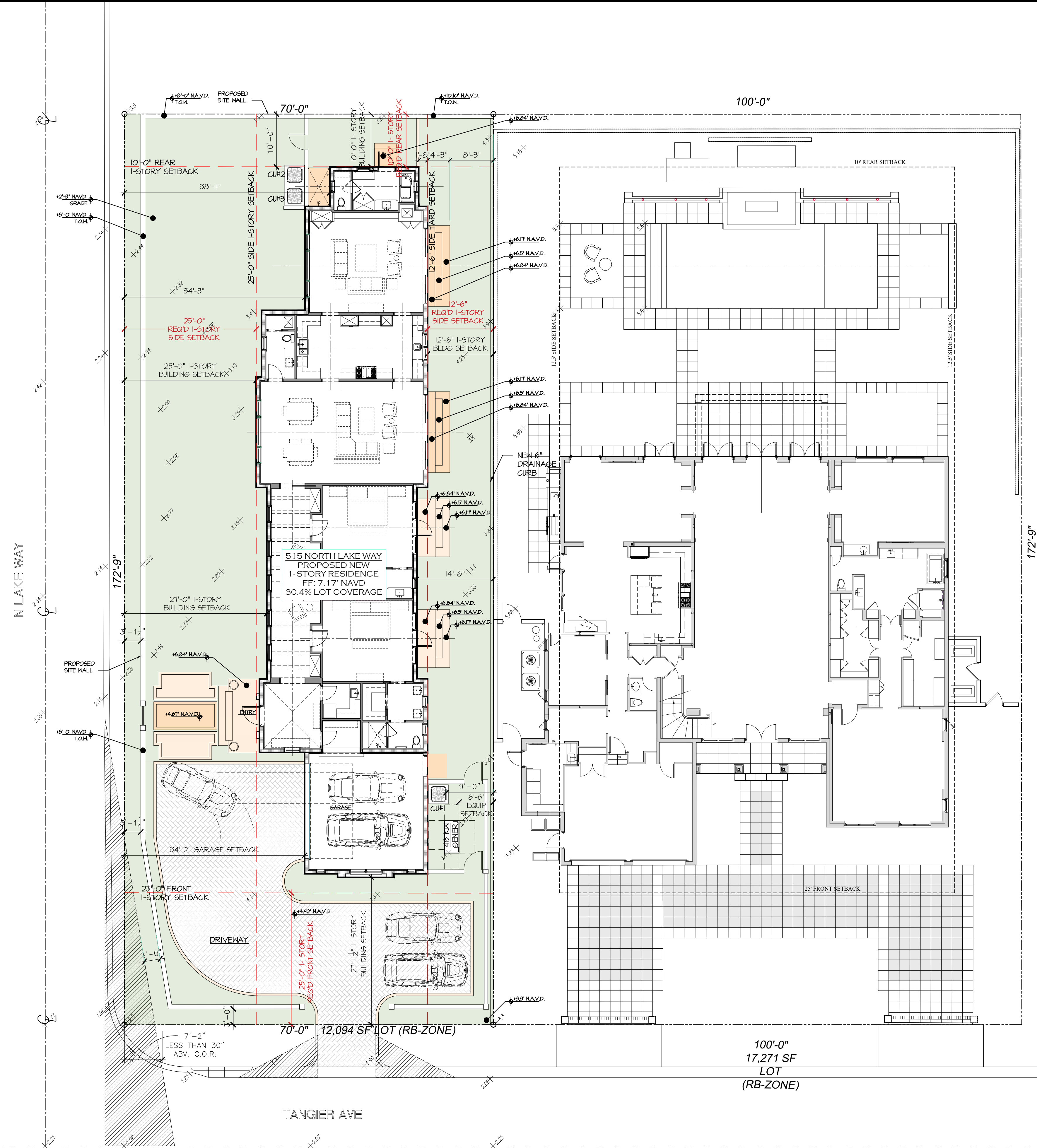
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

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%)	3,682SF (30.4%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc.)	n/a	3,867 SF	3,682 SF
12	*Front Yard Setback (Ft.)	25'-0"	25'-0"	27'-11"
13	*Side Yard Setback (1st Story) (Ft.)	25'-0"/12'-6"	25'-0"/23'-0"	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	136 deg.	123 deg.
17	Building Height (Ft.)	14' max	n/a	12'-6"
18	Overall Building Height (Ft.)	22'-0"	11.92'	18'-7"
19	Cubic Content Ratio (CCR) (R-B ONLY)	48,134 c.f.	34,803 c.f.	41,476 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



SITE PLAN
SCALE 3/32" = 1'-0"

PROPOSED RESIDENCE AT:

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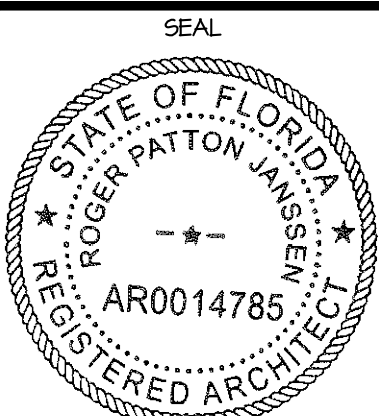
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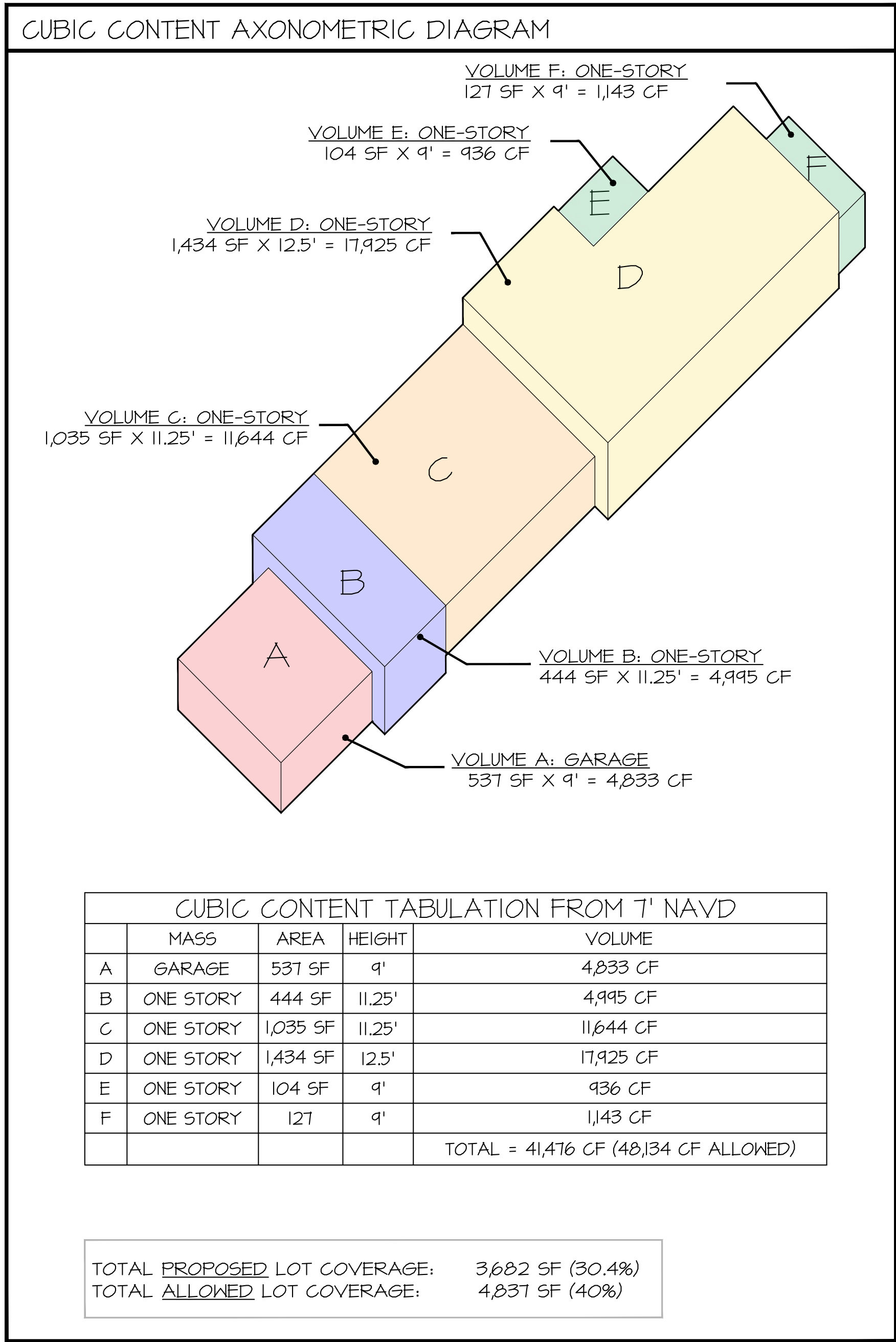
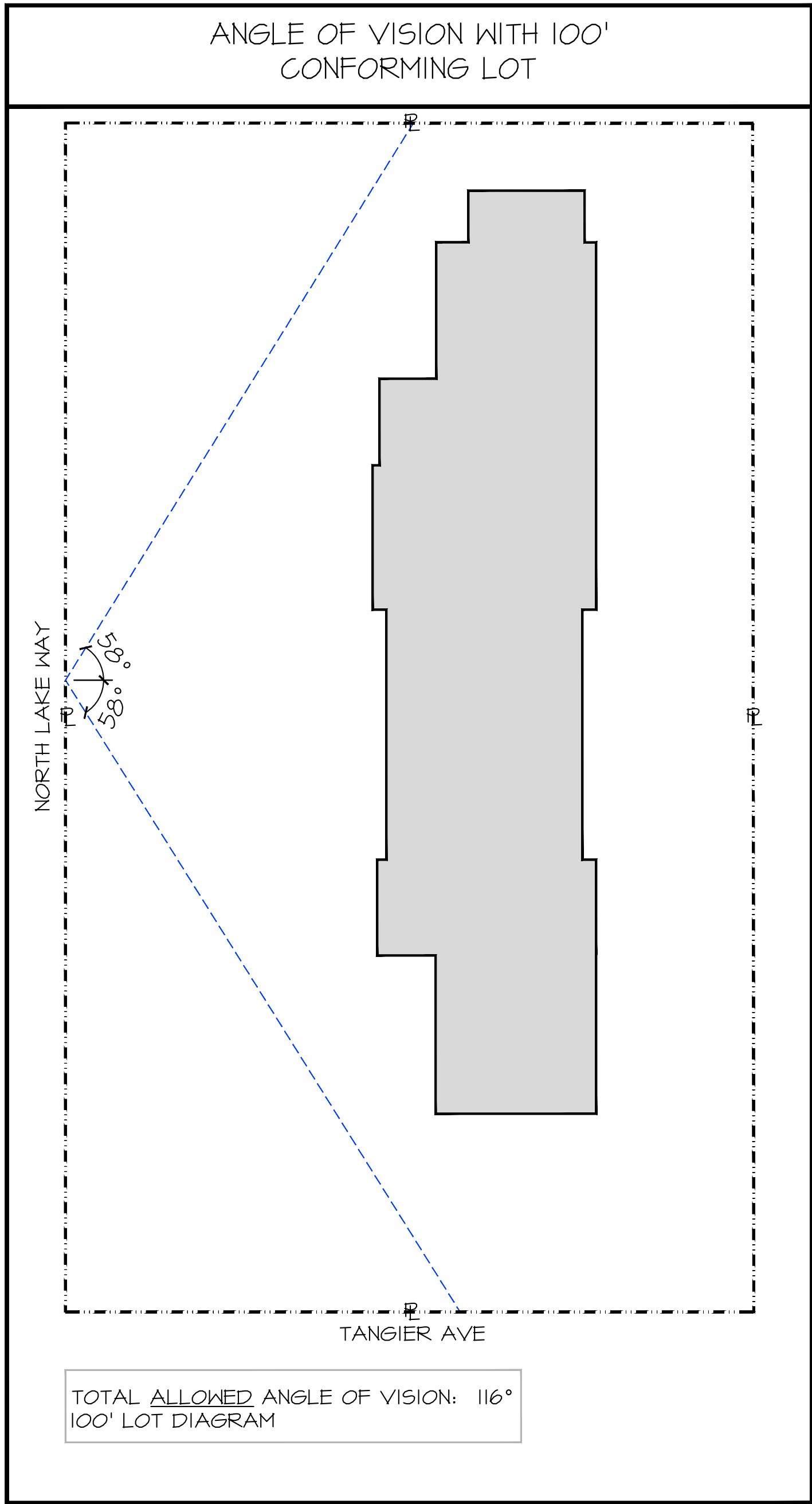
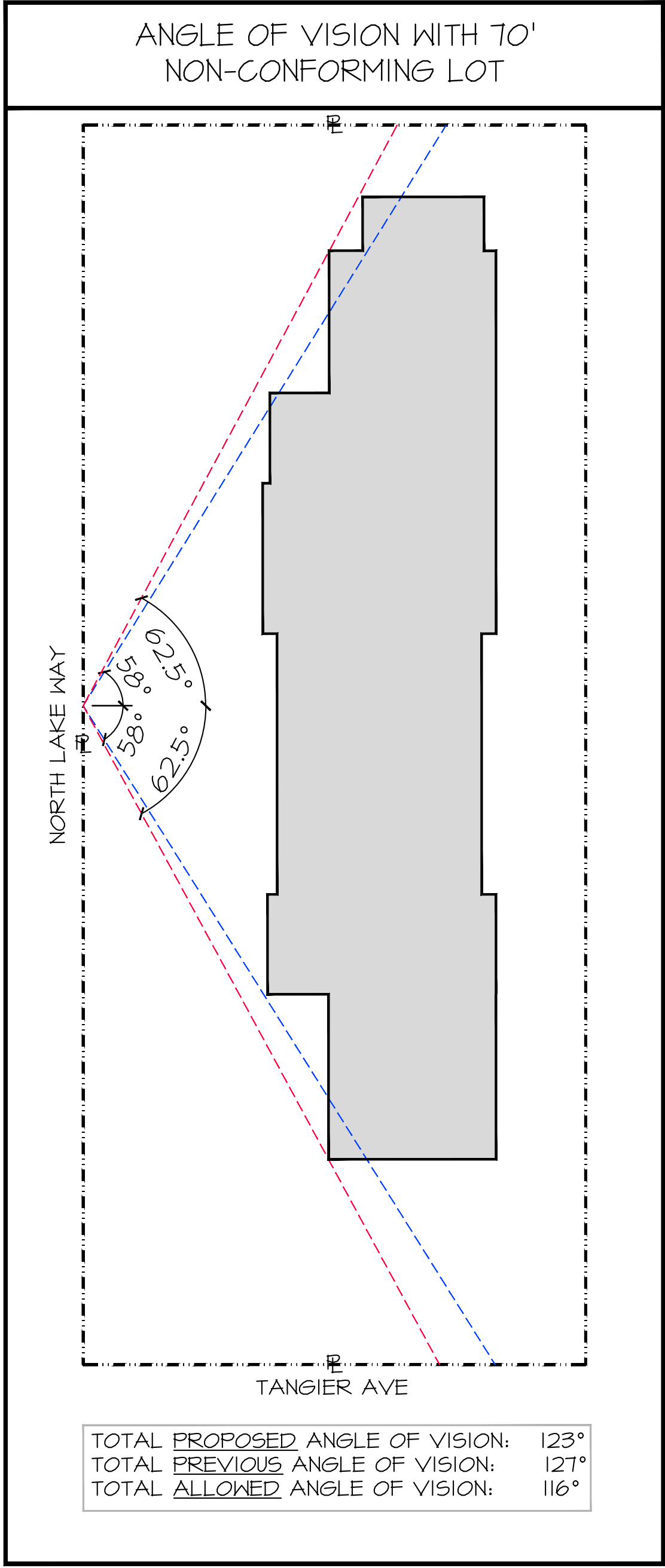
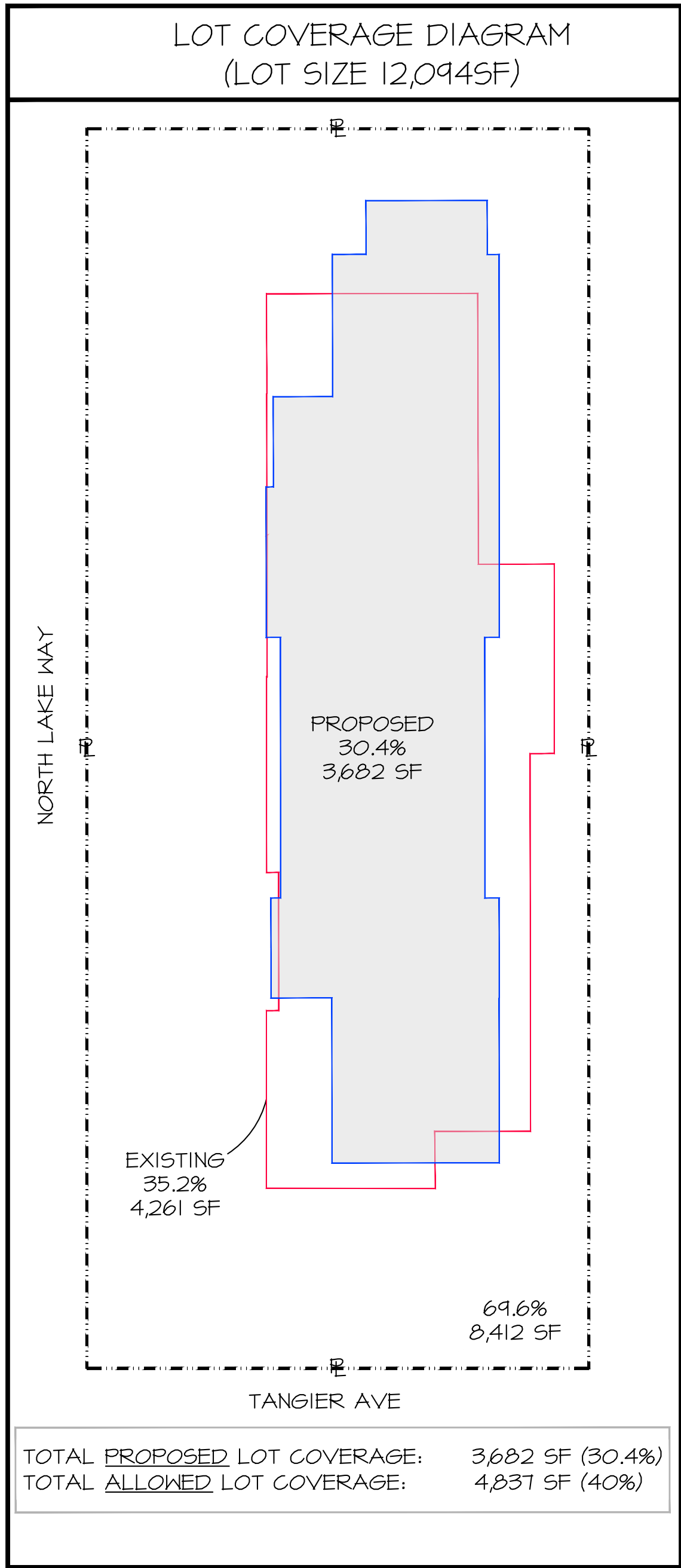
ROGER P. JANSSEN AR-14785

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

DRAWING NO.

SP1.01

JOB NUMBER: 23-130



PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

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400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001914

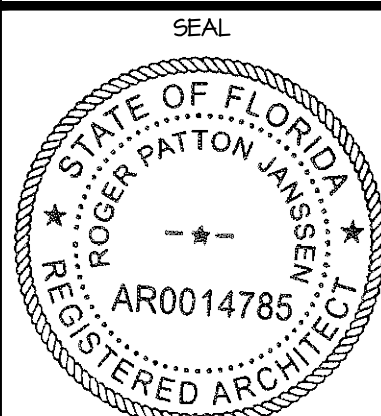
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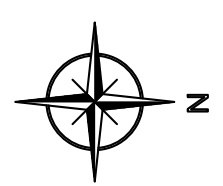
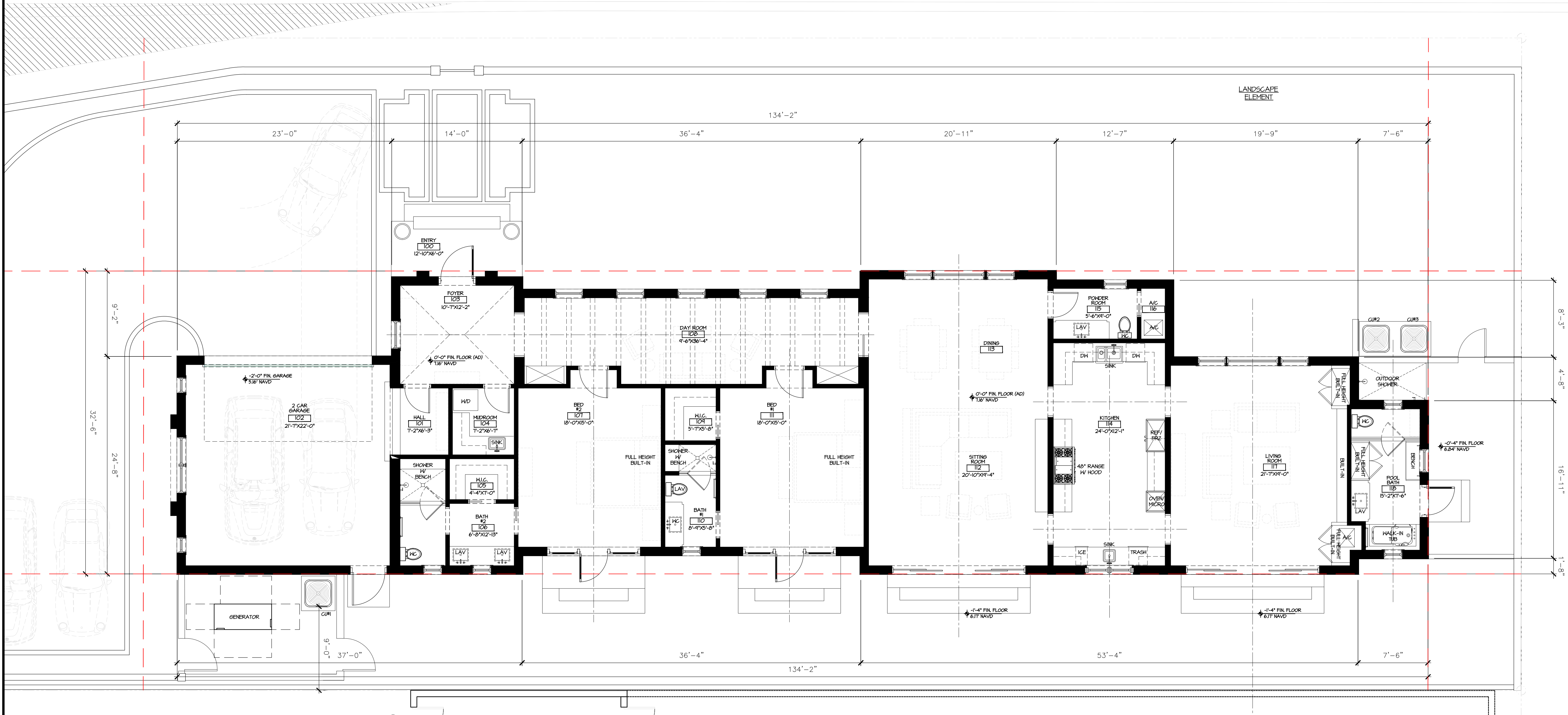
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OVERALL
FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

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

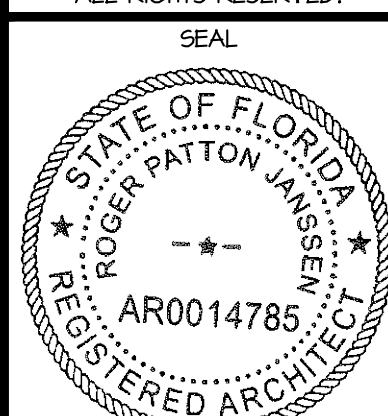
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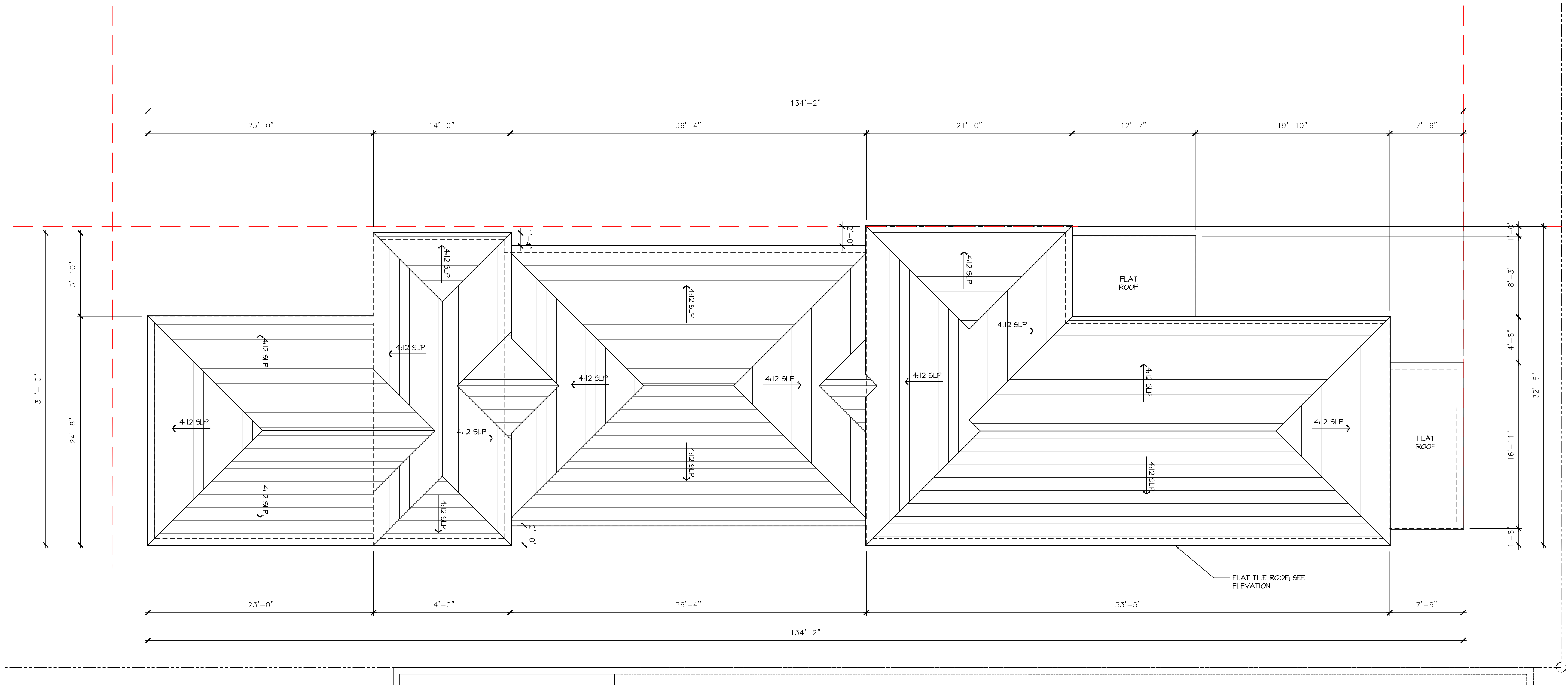
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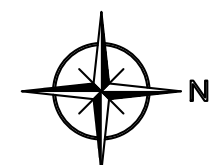
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ROOF NOTES:
1. ROOF TILE TO BE GRAY CEMENT TILE.
2. HIPs AND RIDGES TO BE MITERED.
3. FLAT ROOF TO BE MODIFIED BITUMEN SYSTEM.
4. ROOF JACKS TO BE COPPER.



ROOF PLAN

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

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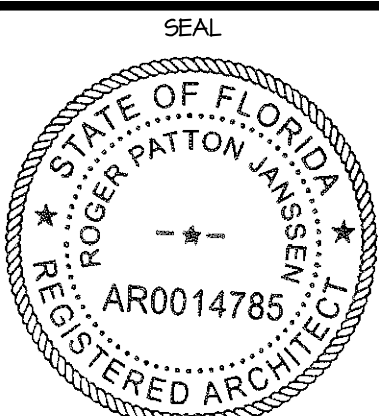
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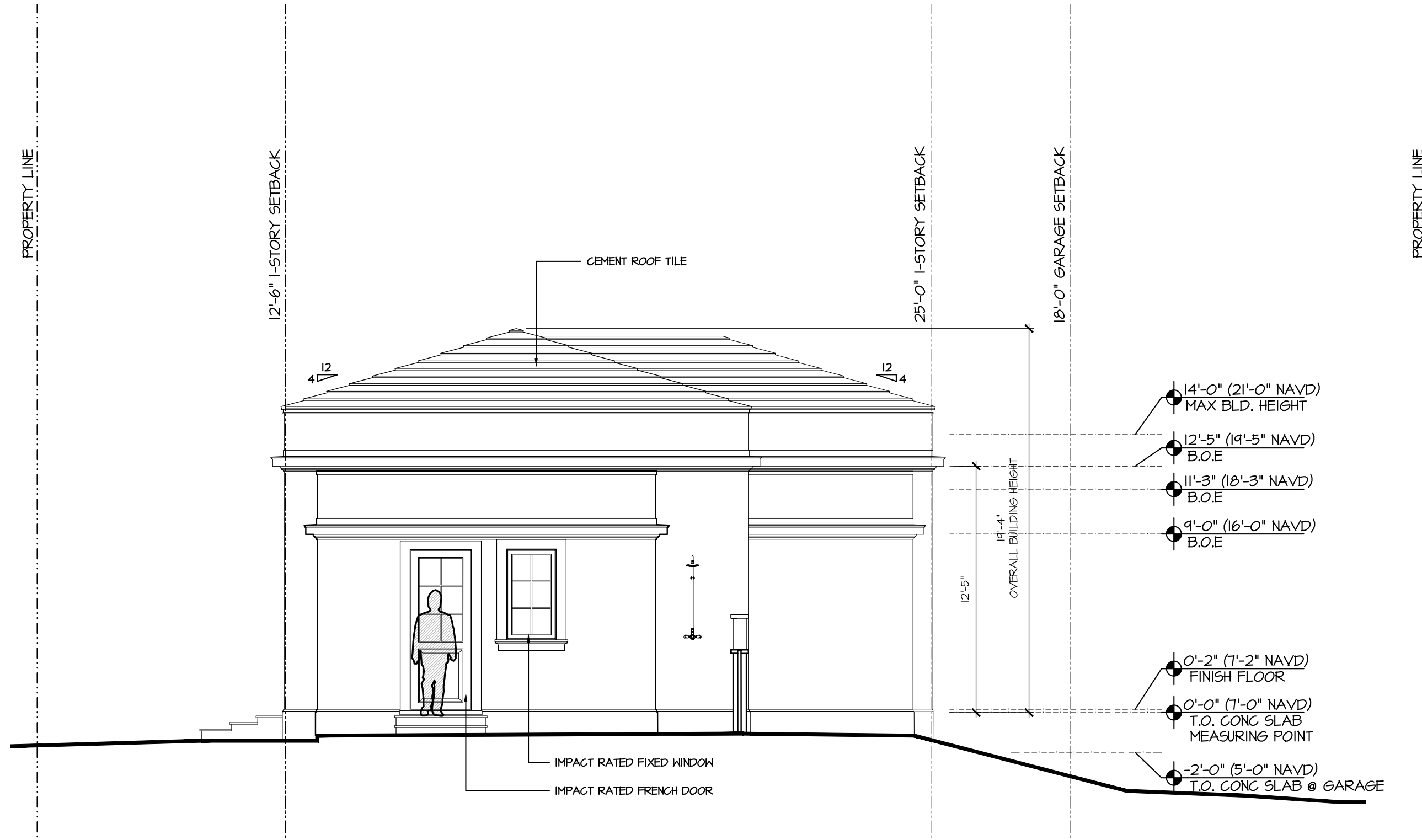
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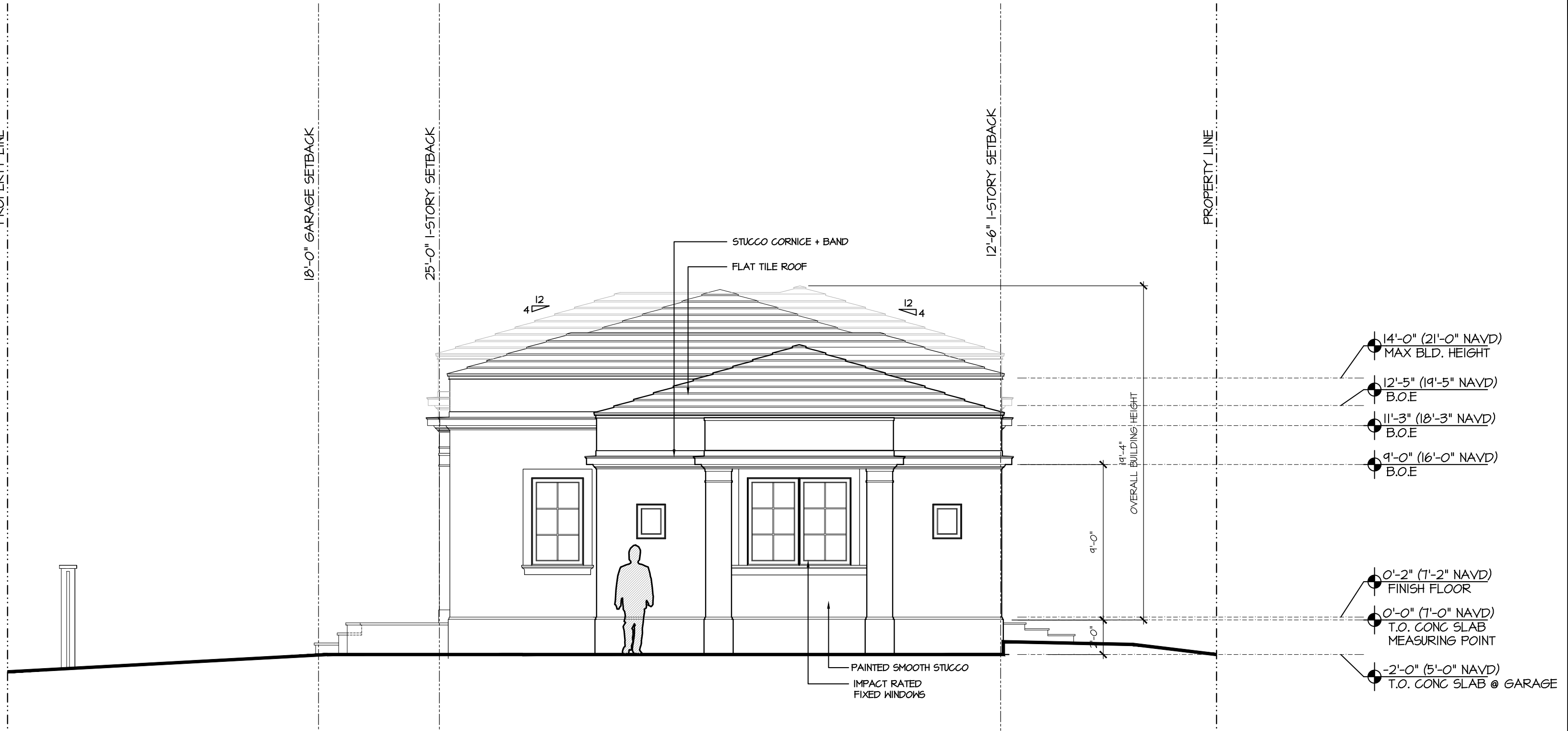
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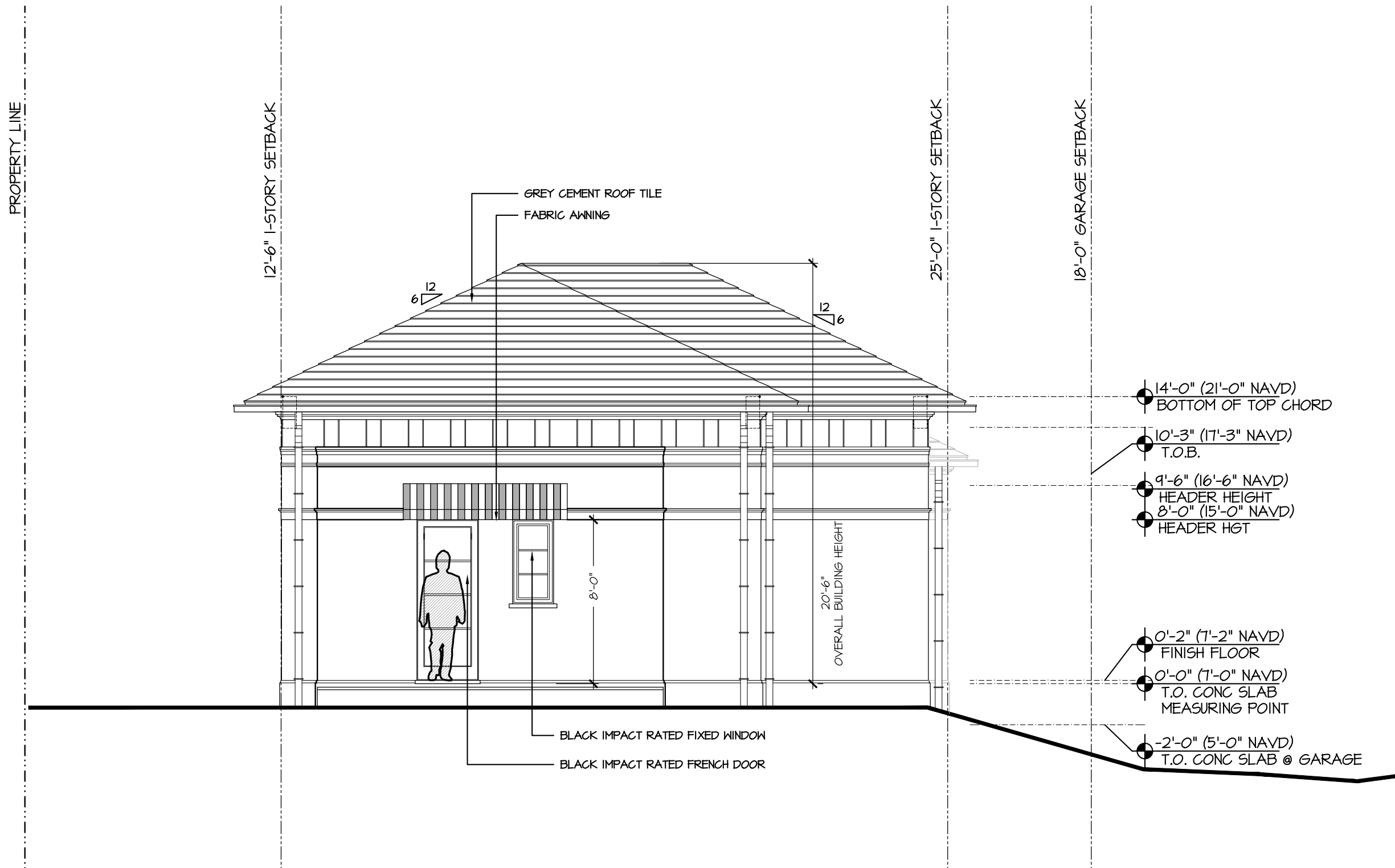
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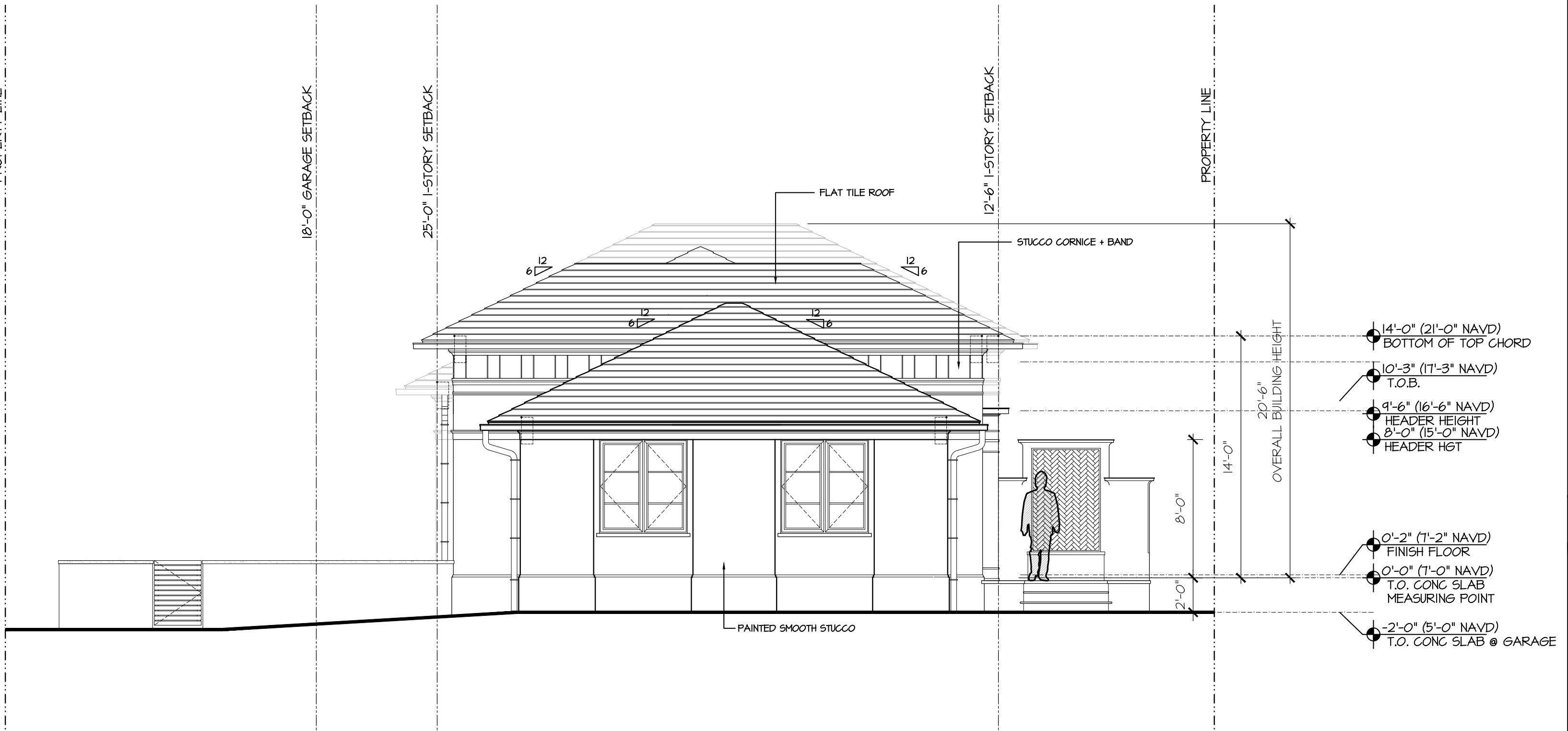
PROPOSED NORTH ELEVATION
SCALE 3/16" = 1'-0"



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



PREVIOUS NORTH ELEVATION
SCALE 3/16" = 1'-0"



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

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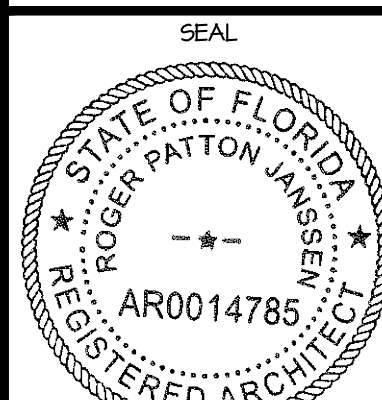
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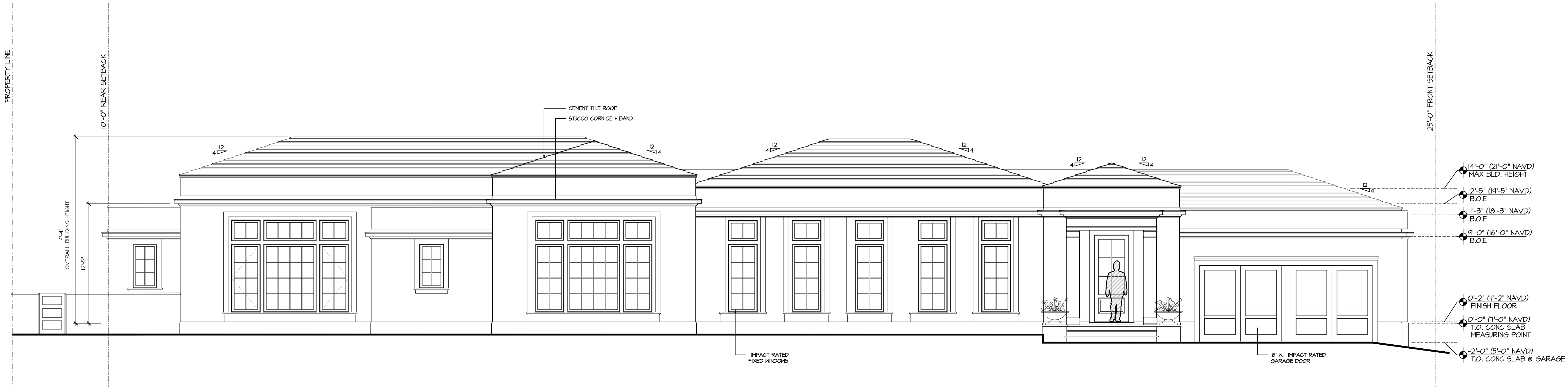
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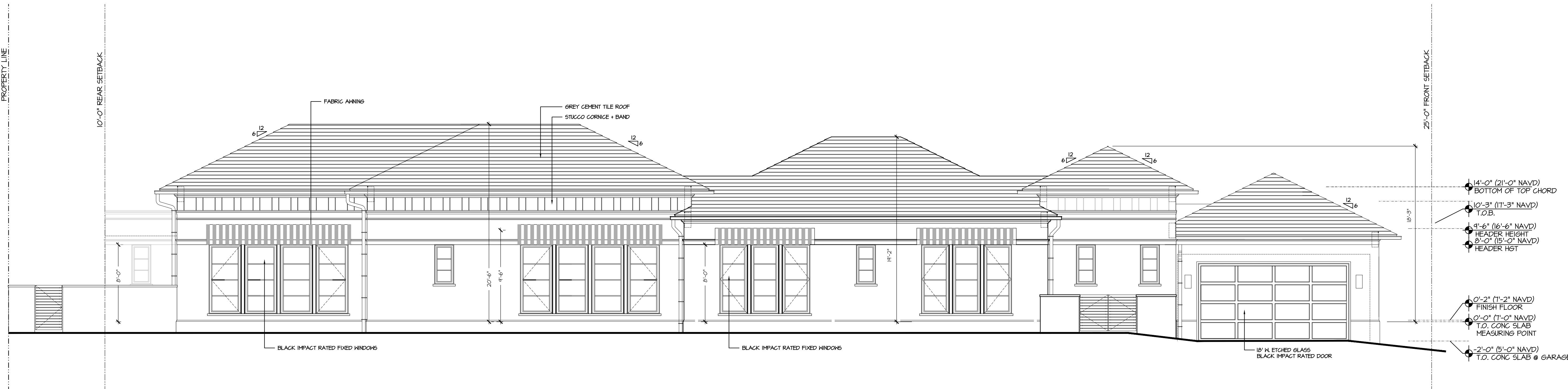
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PROPOSED WEST ELEVATION

SCALE 3/16" = 1'-0"



PREVIOUS WEST ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

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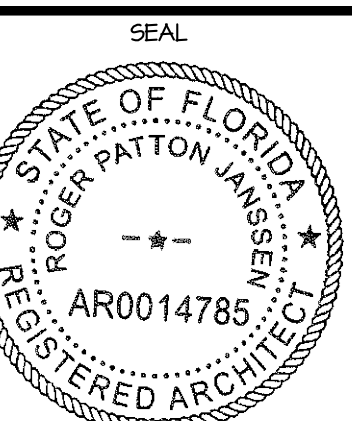
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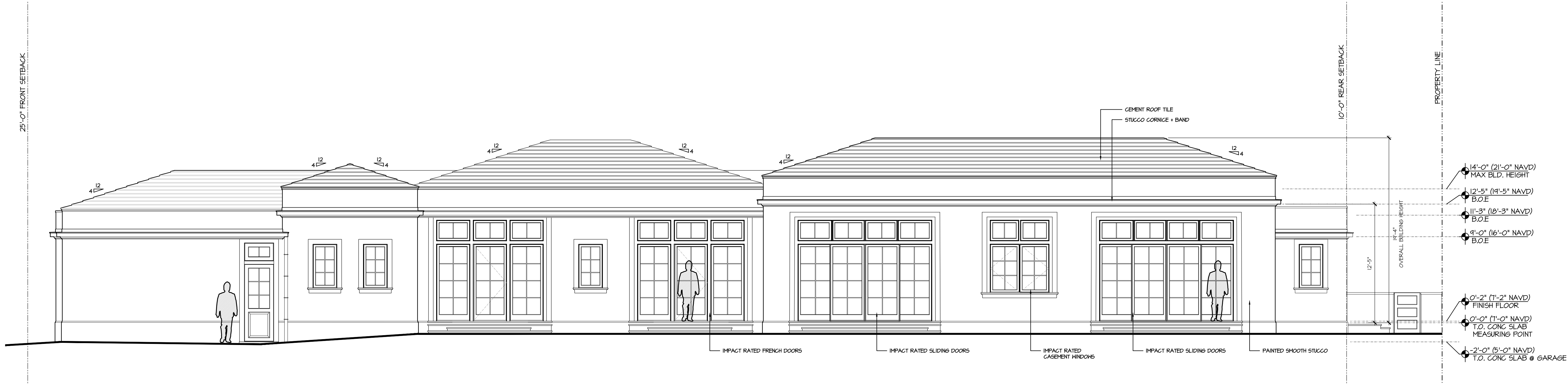
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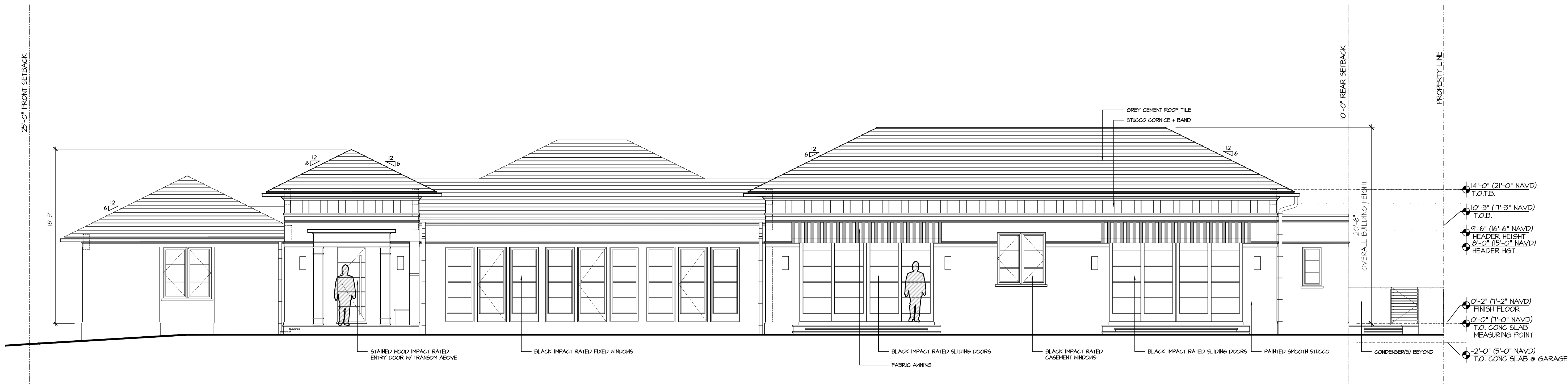
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PROPOSED EAST ELEVATION
SCALE 3/16" = 1'-0"



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

PROPOSED RESIDENCE AT:

515 NORTH LAKE WAY

TOWN OF PALM BEACH

PALM BEACH

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DATE: 2024.11.04

DRAWN: ZHB

REVISIONS:

2024.03.04

PRE-APP SUBMISSION

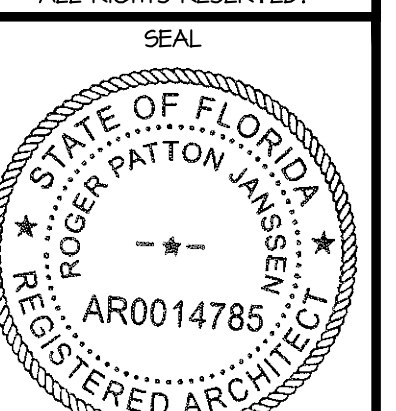
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2024.04.01 SECOND SUBMIT.

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

DRAWING NO.

A2.03

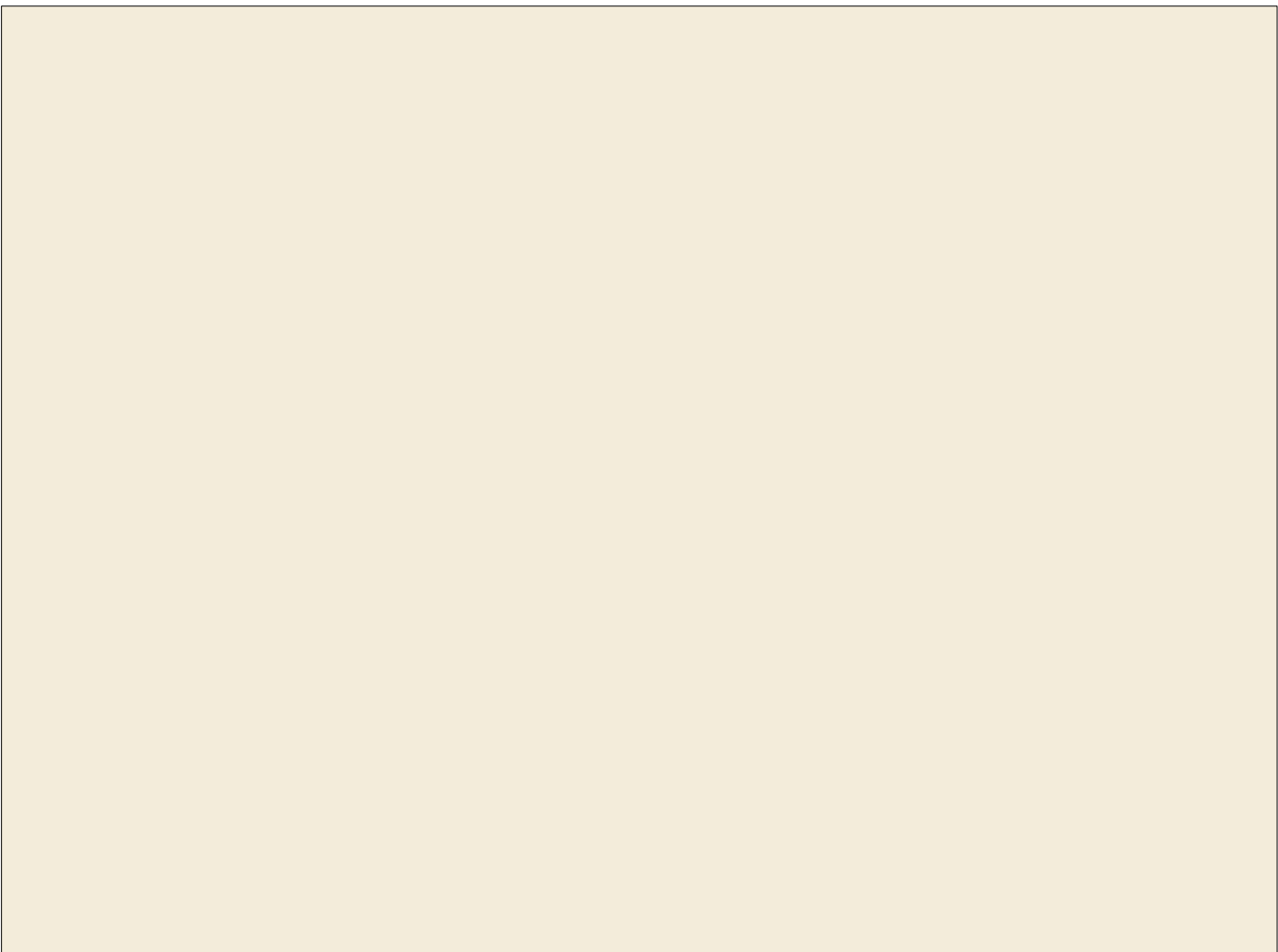
JOB NUMBER: 23-130



FLAT ROOF TILE



WINDOW COLOR



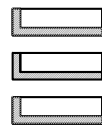
TYP. STUCCO COLOR

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-C001914

DATE: 2024.11.04

DRAWN: ZNB

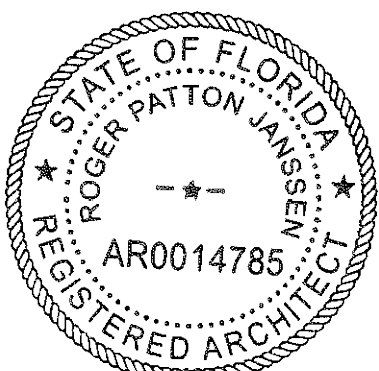
REVISIONS:

- 2024.03.04 PRE-APP SUBMISSION
- 2024.03.14 FIRST SUBMITTAL
- 2024.04.01 SECOND SUBMIT.
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SEAL



ROGER P. JANSSEN AR-14785

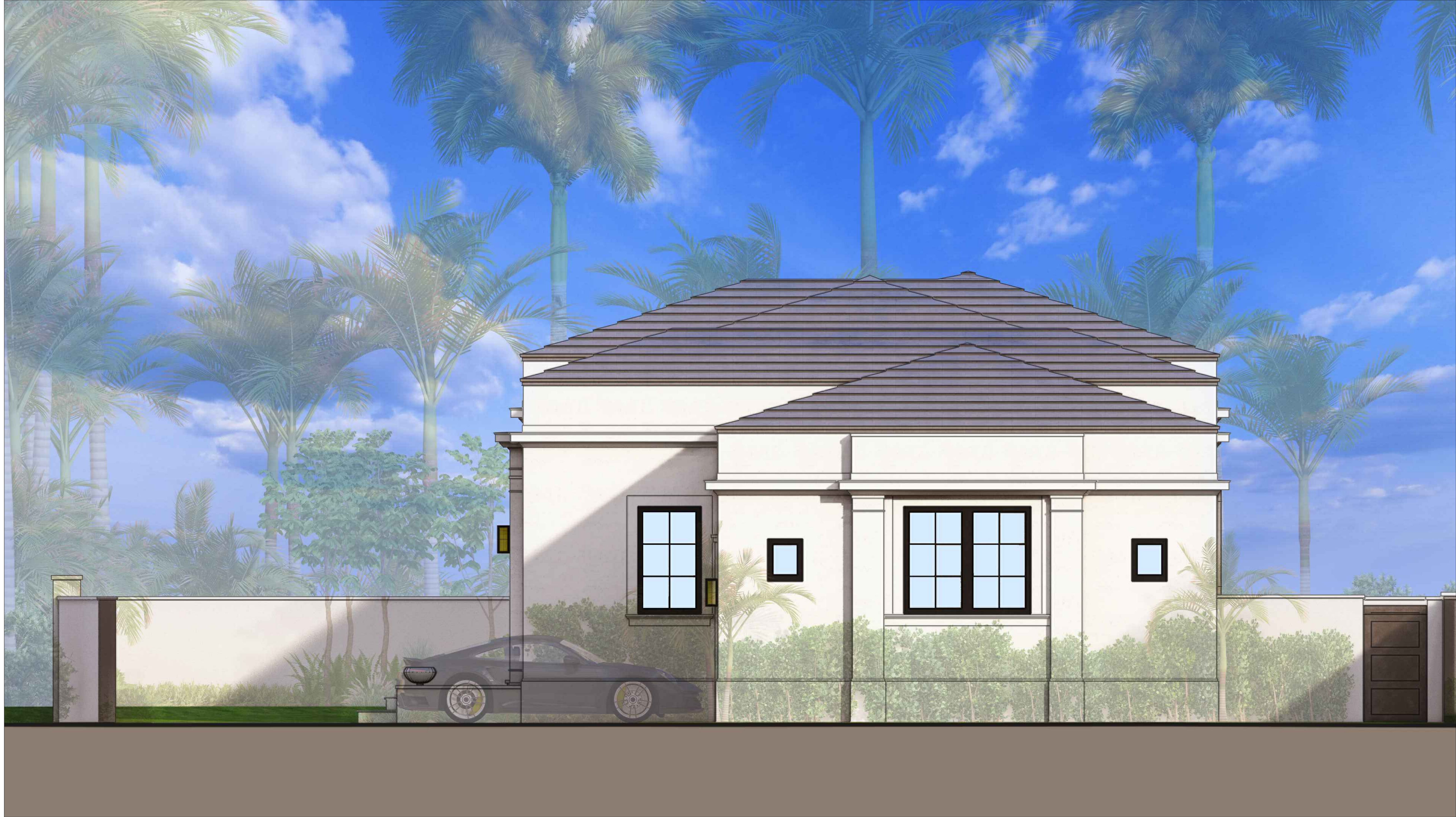
ARCOM # ARC-24-0023
TC # ZON-24-0010

DRAWING NO.

A2.04

JOB NUMBER:

23-130



SOUTH ELEVATION

SCALE 3/16" = 1'-0"

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

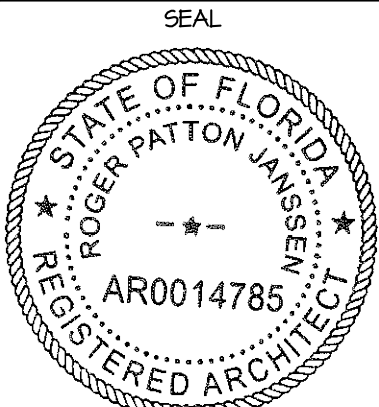
DATE: 2024.11.04

DRAWN: ZHB

REVISIONS:

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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

A2.10

JOB NUMBER:

23-130



WEST ELEVATION

SCALE 3/16" = 1'-0"

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

DATE: 2024.11.04

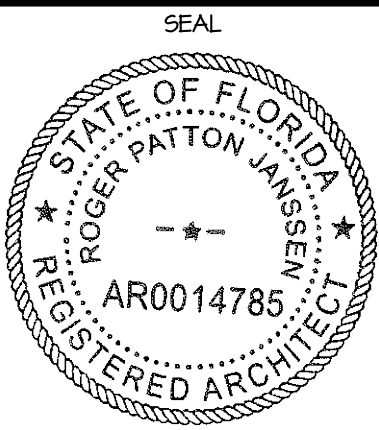
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REVISIONS:

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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

A2.11

JOB NUMBER: 23-130



NORTH 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

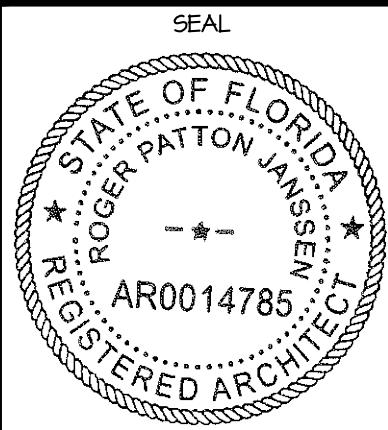
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TC # ZON-24-0010

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

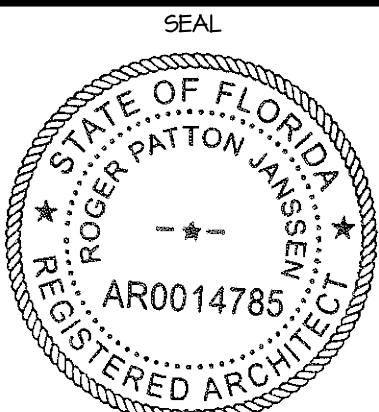
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DRAWN: ZNB

REVISIONS:

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DRAWING NO.

A2.13

JOB NUMBER: 23-130



SOUTH 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 33411 TEL: 561-833-4101, LICENSE #AA-C00174

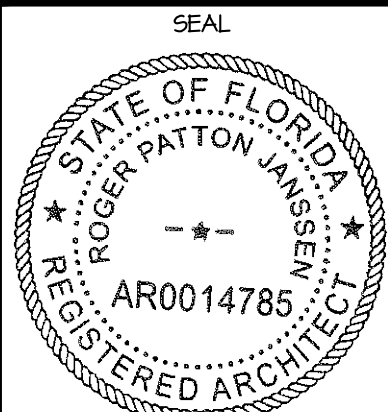
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DRAWN: ZHB

REVISIONS:

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ARCOM # ARC-24-0023
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DRAWING NO.

A2.14

JOB NUMBER: 23-130



SOUTH WEST PERSPECTIVE

PROPOSED RESIDENCE AT:

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TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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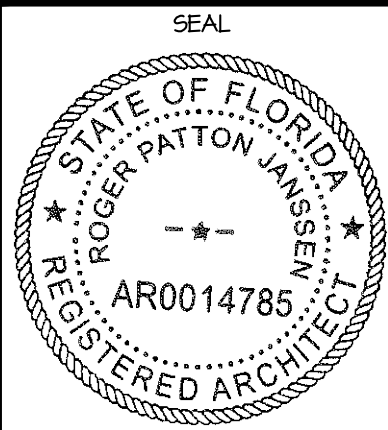
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REVISIONS:

- 2024.03.04 PRE-APP SUBMISSION
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0023
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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

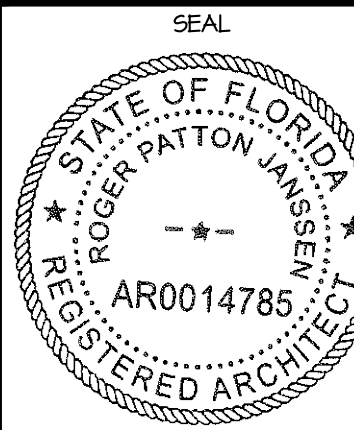
DATE: 2024.11.04

DRAWN: ZHB

REVISIONS:

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ROGER P. JANSSEN AR-14185

ARCOM # ARC-24-0023

TC # ZON-24-0010

DRAWING NO.

A2.16

JOB NUMBER:

23-130



ENTRY 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

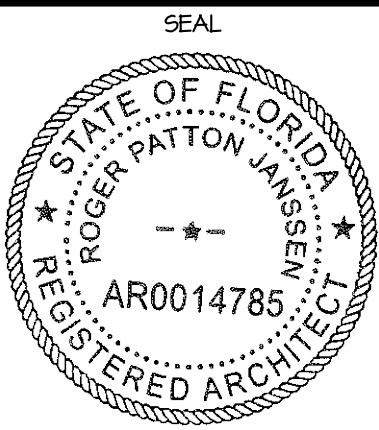
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REVISIONS:

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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

A2.17

JOB NUMBER:

23-130



NORTH 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

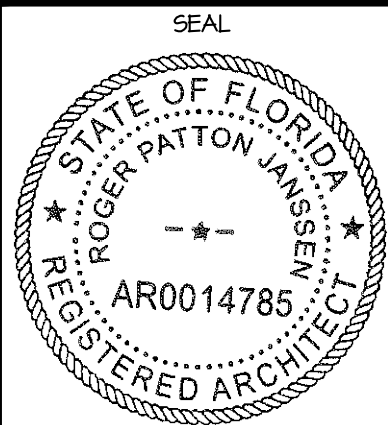
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REVISIONS:

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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

A2.18

JOB NUMBER: 23-130



NORTH EAST PERSPECTIVE

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

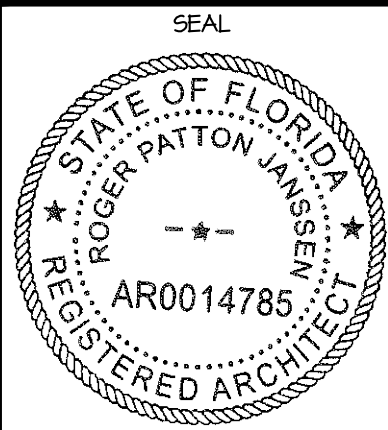
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REVISIONS:

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- 2024.04.01 SECOND SUBMIT.
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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

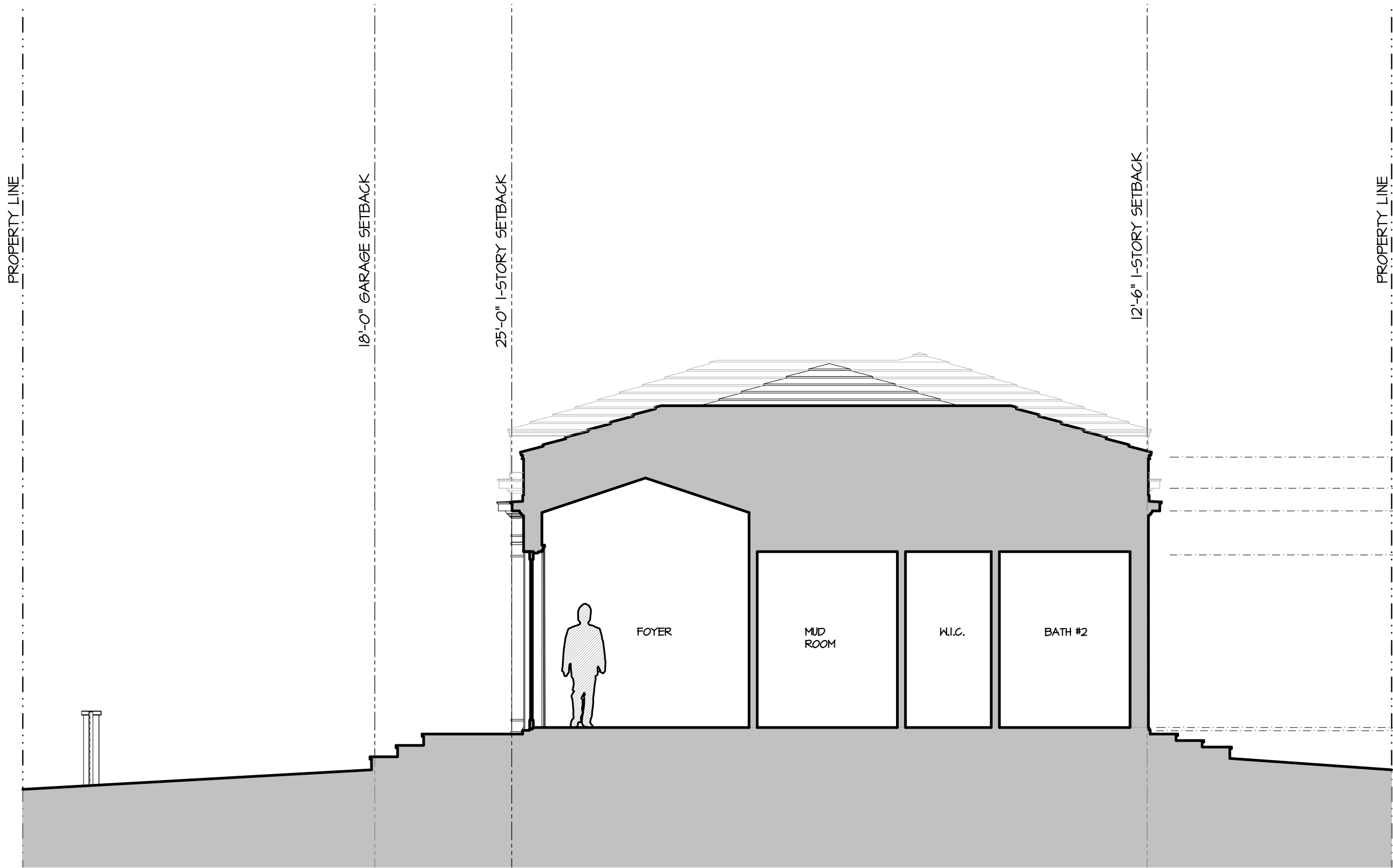
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JOB NUMBER: 23-130



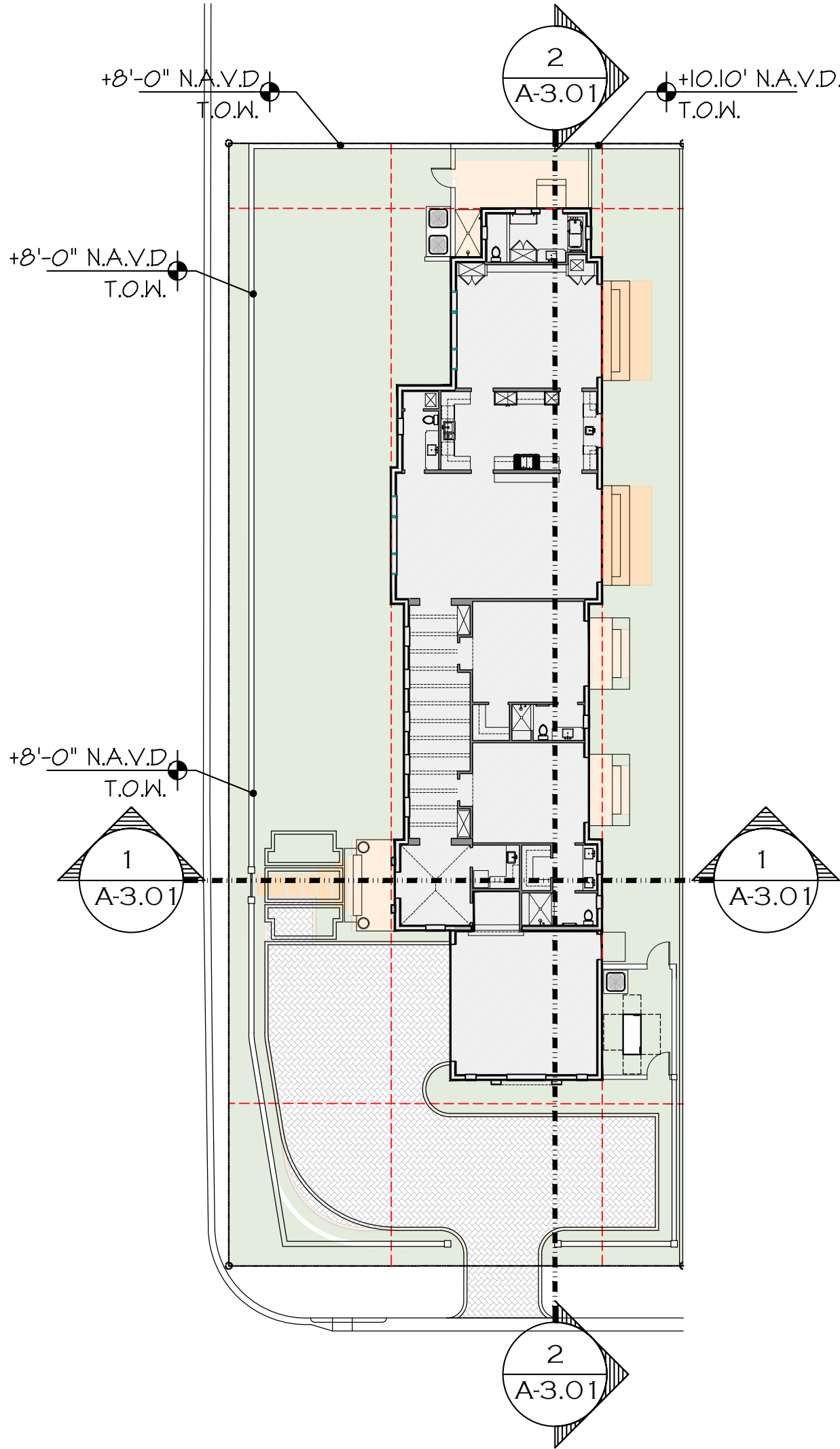
BUILDING SECTION 2

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

PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001914

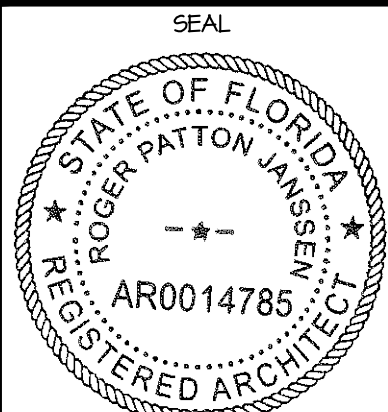
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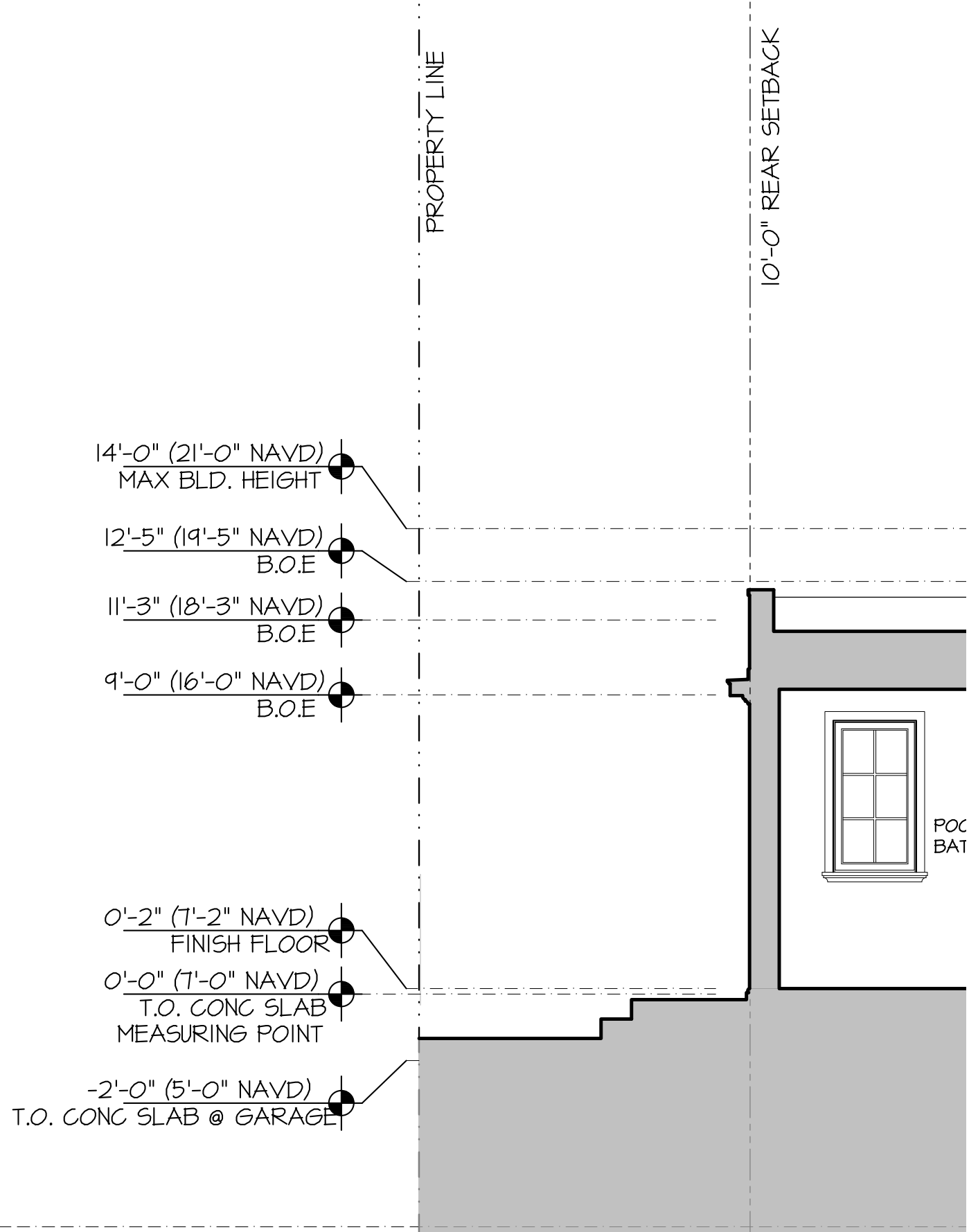
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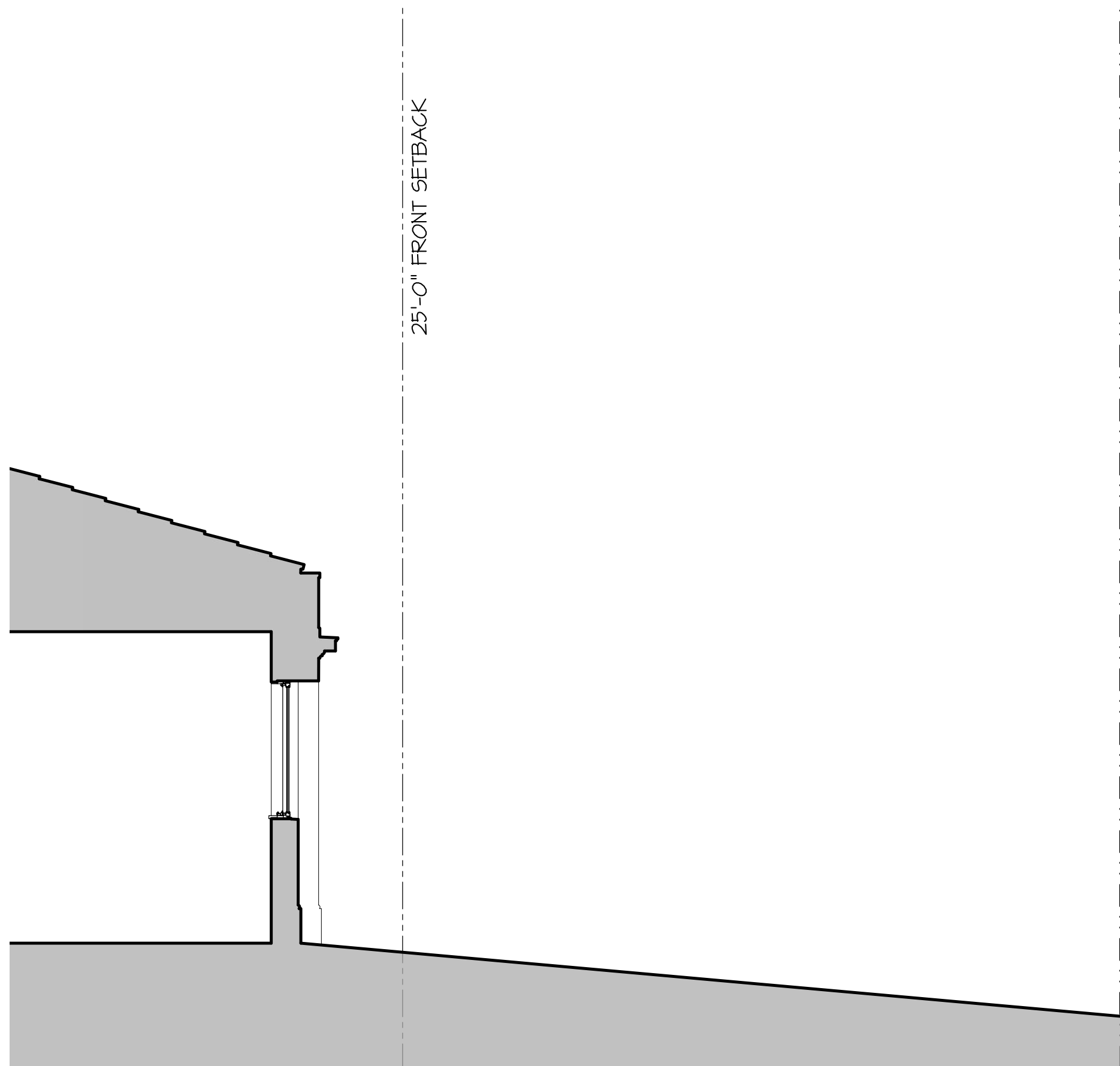
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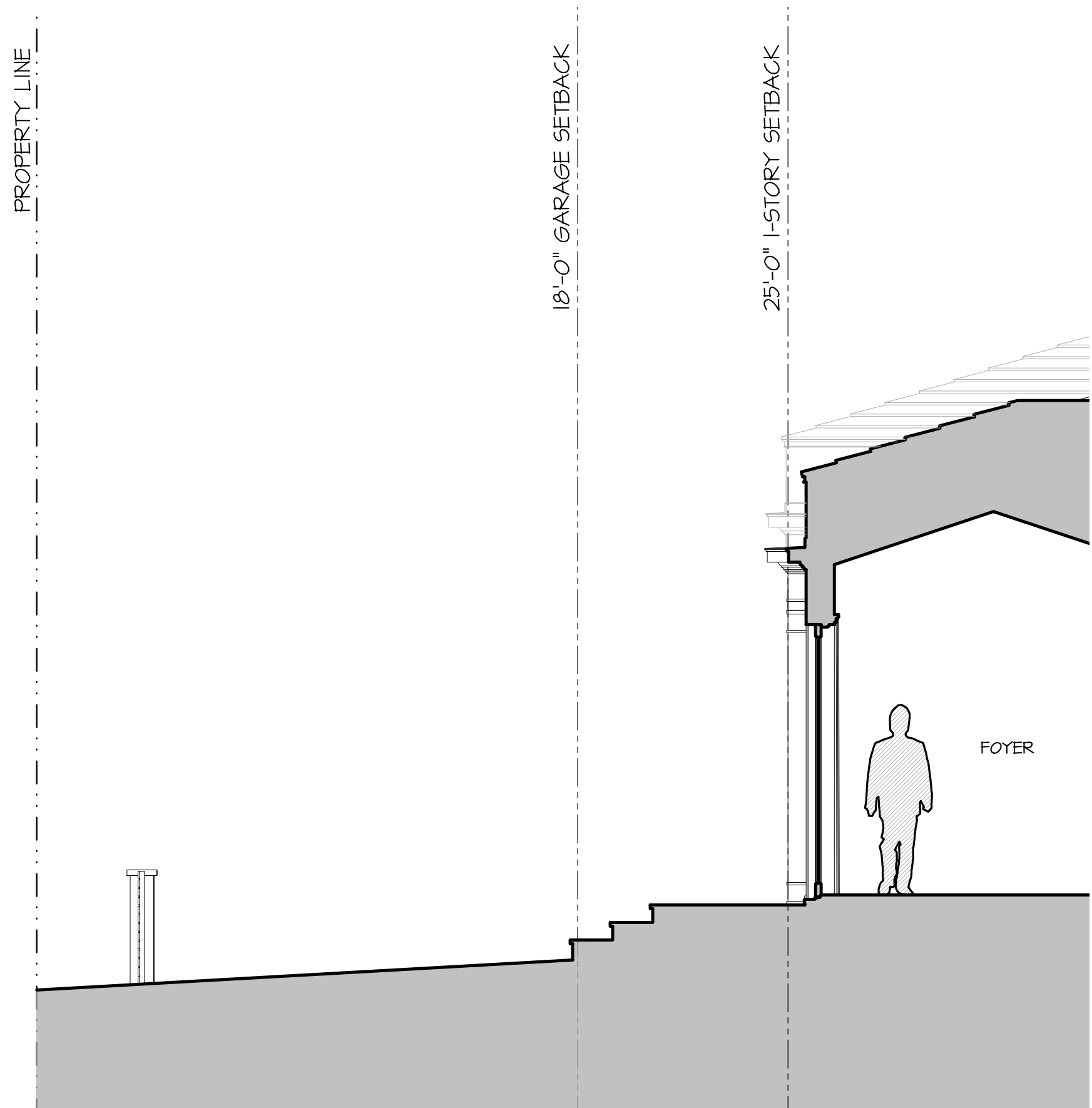
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SCALE 1/4" = 1'-0"



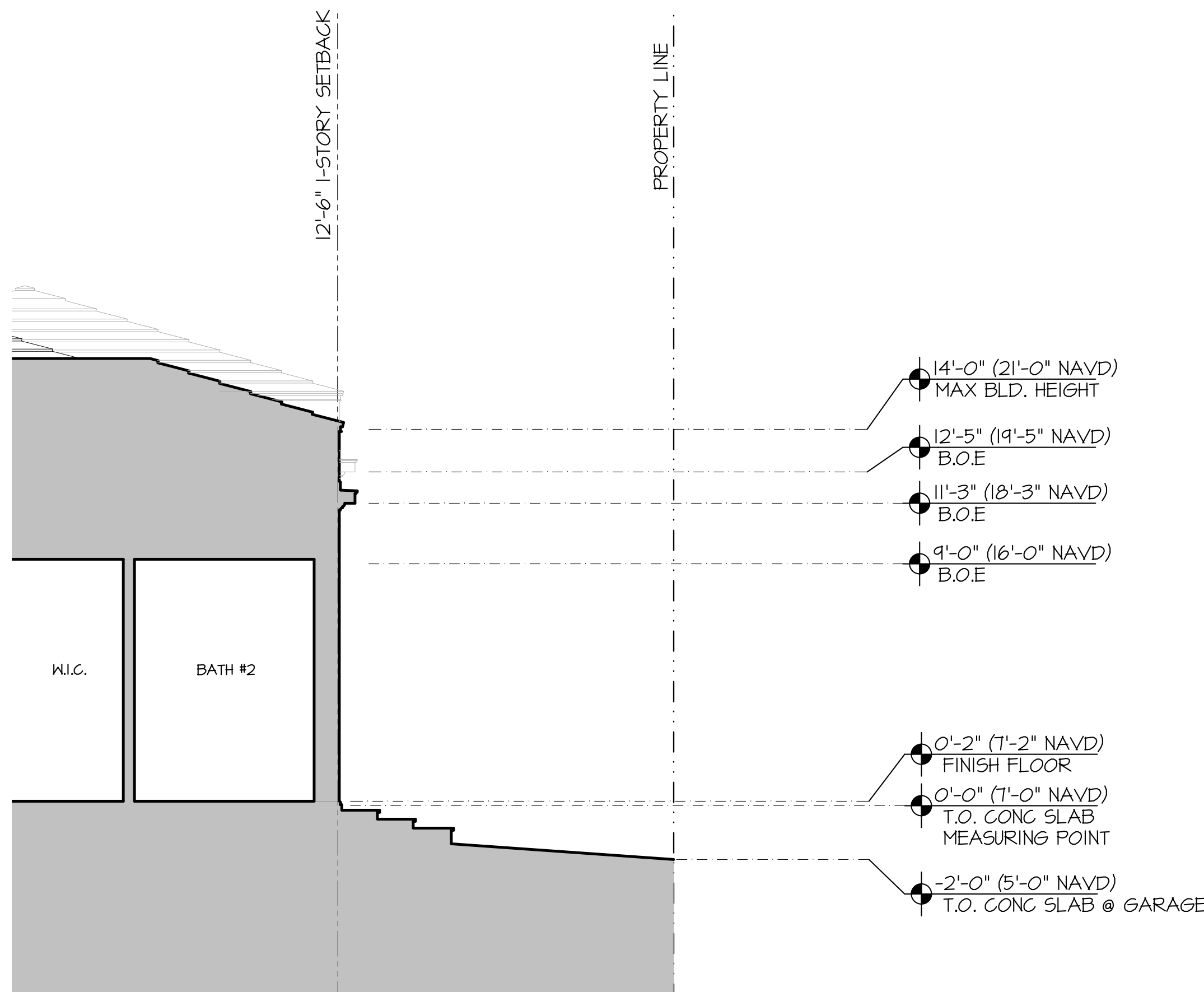
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SCALE 1/4" = 1'-0"



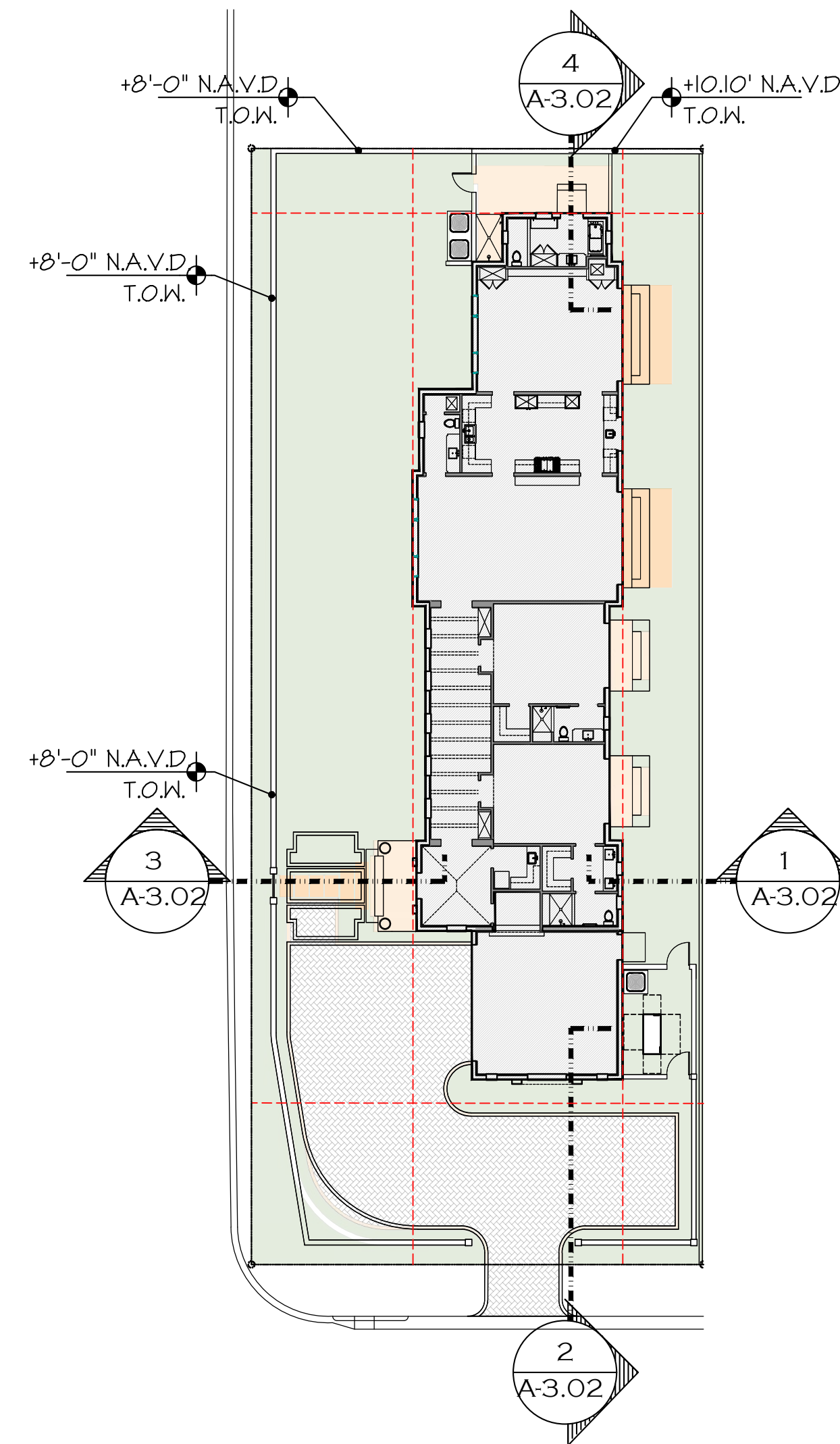
YARD SECTION 3

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

PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

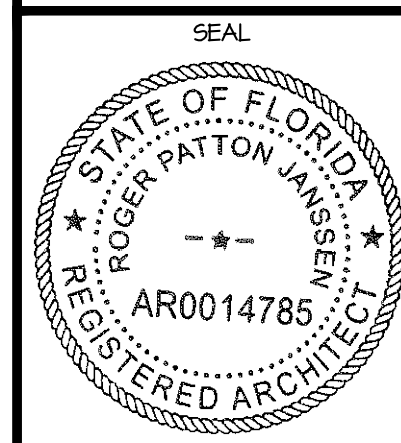
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REVISIONS:

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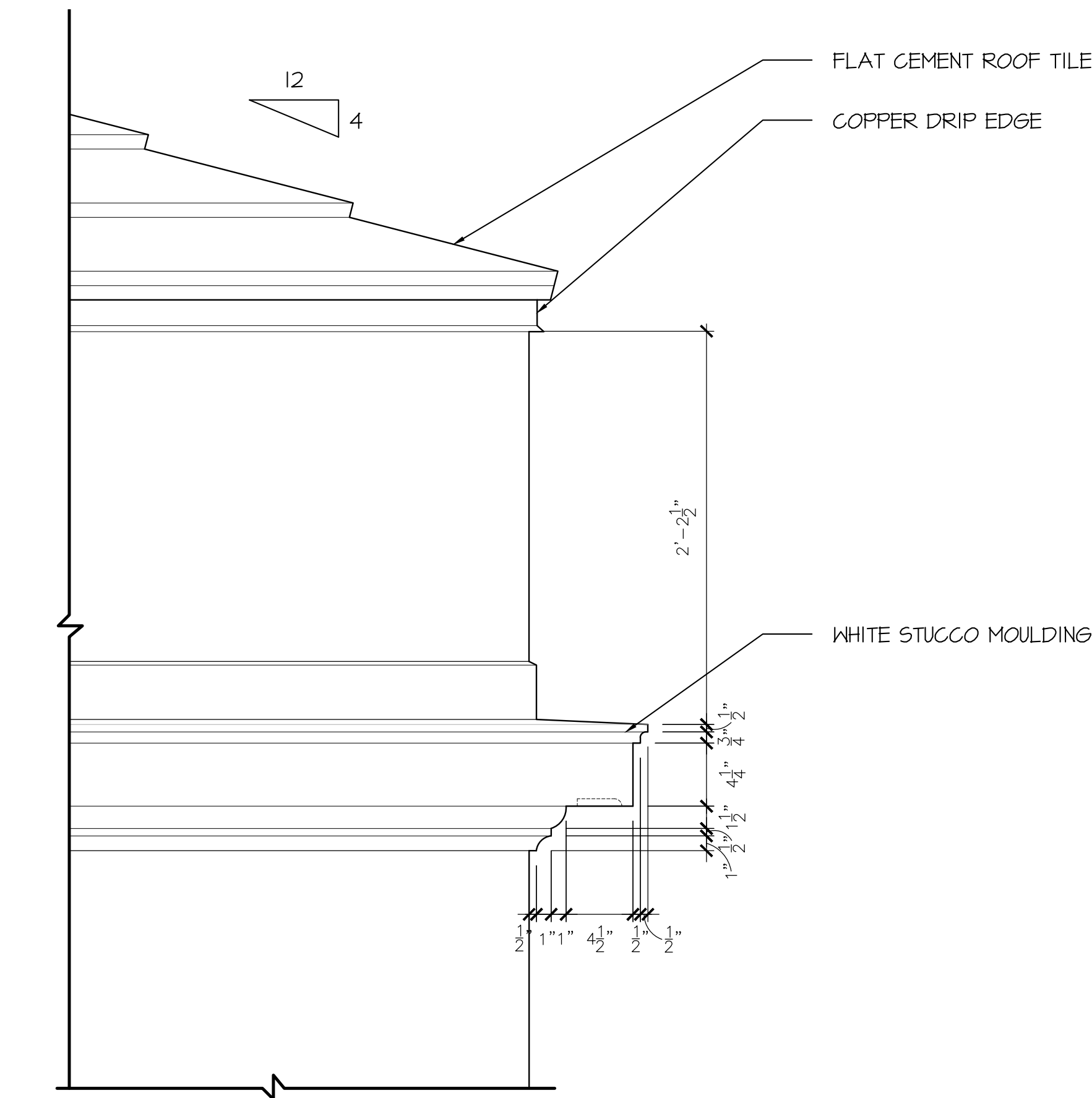
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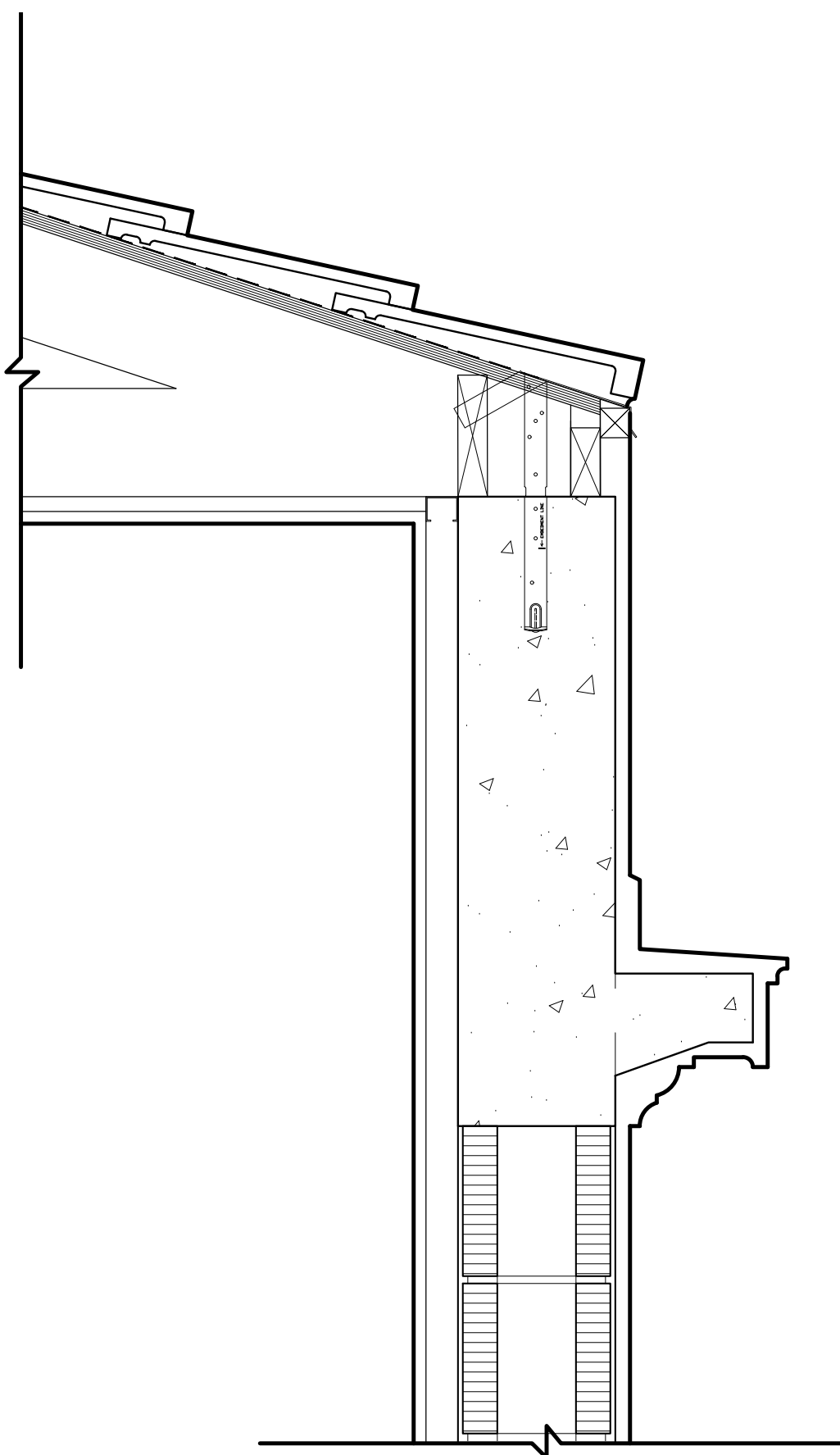
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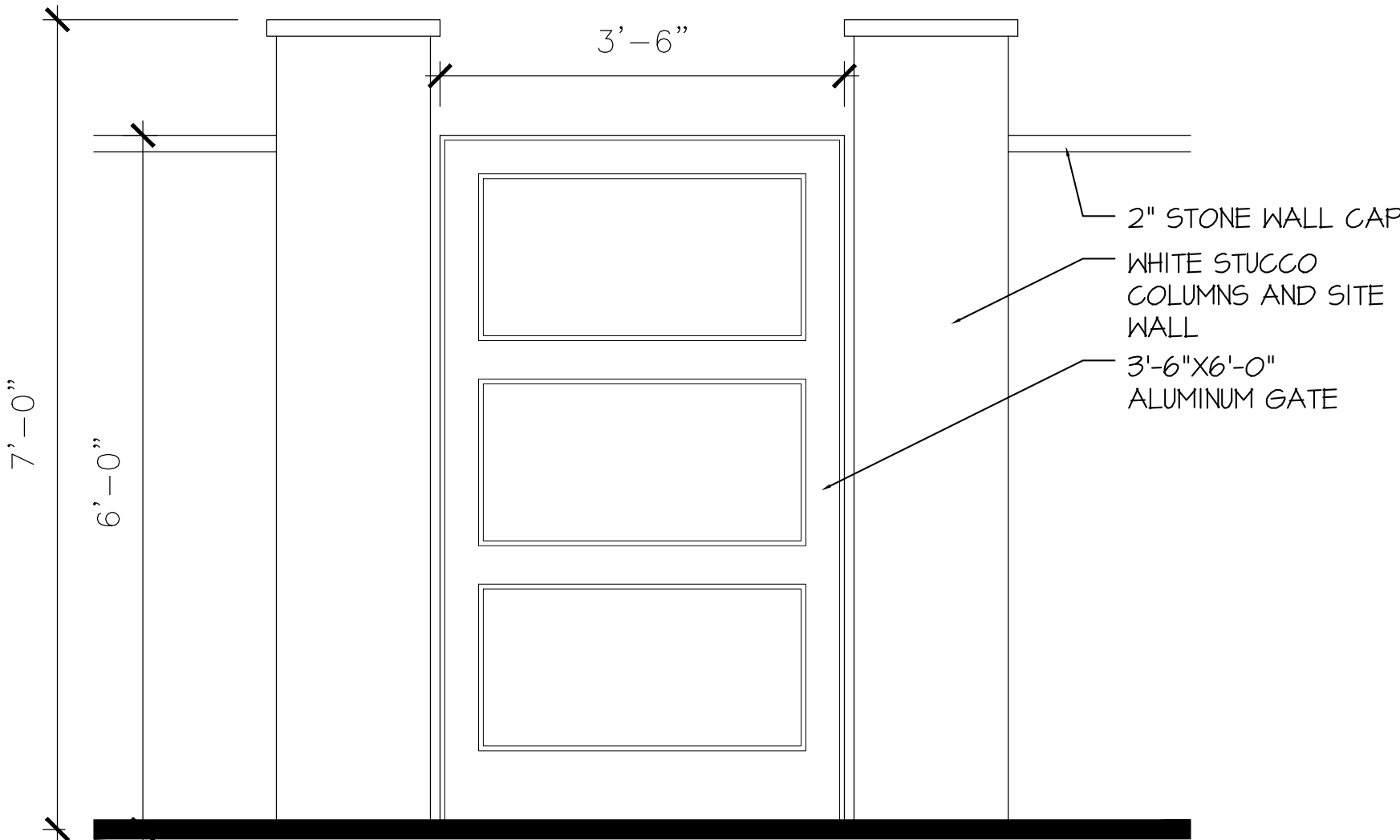
EAVE ELEVATION

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



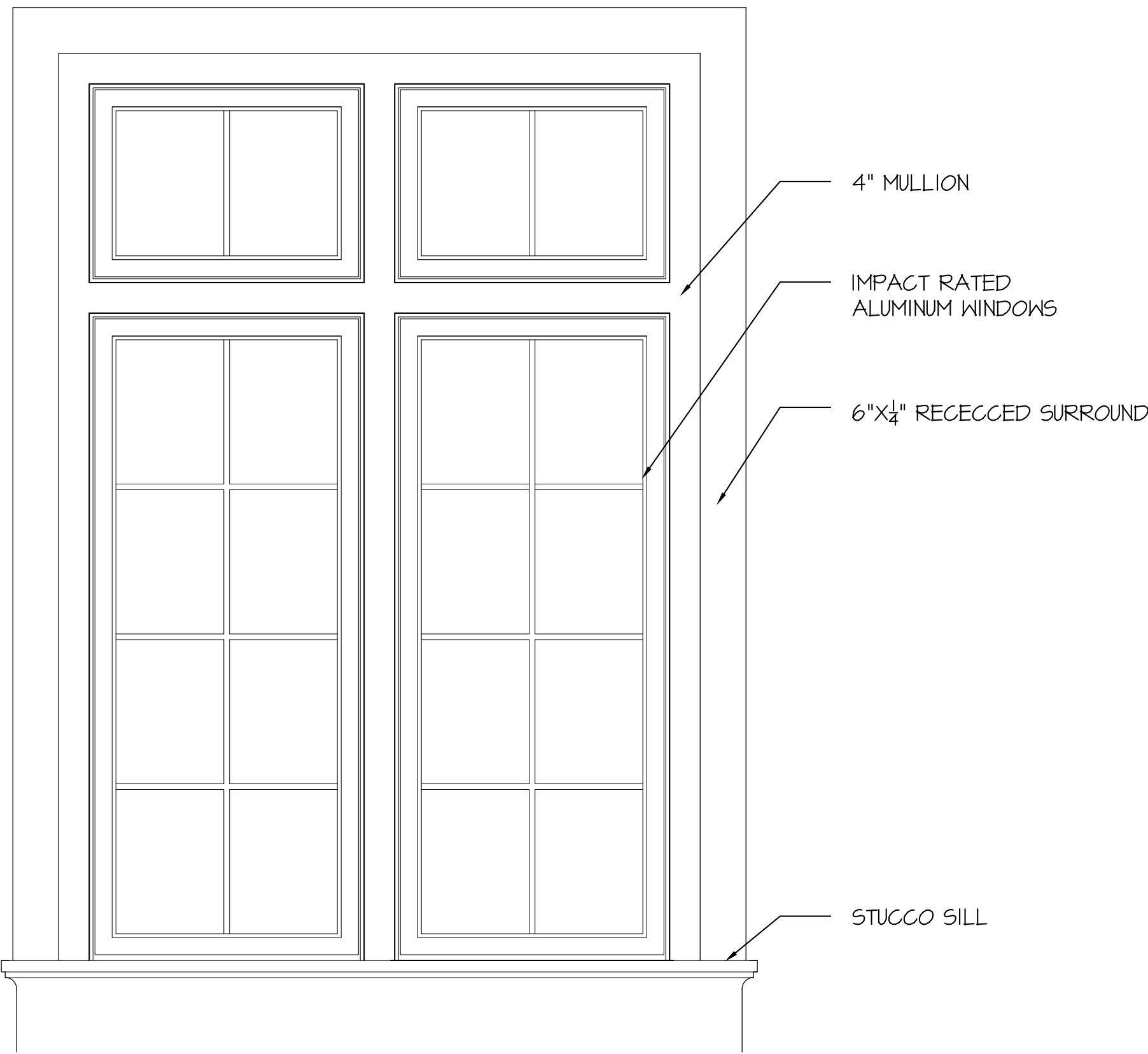
TYP. EAVE SECTION

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



GATE ELEVATION

SCALE 1" = 1'-0"



WINDOW AND AWNING

SCALE 3/4" = 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-C001914

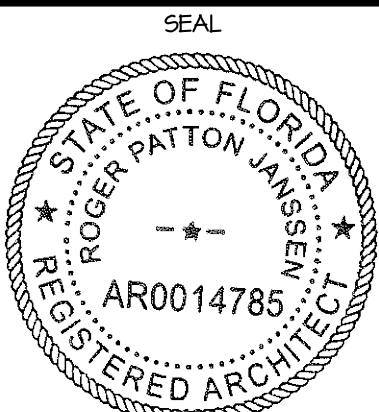
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TC # ZON-24-0010

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A3.03

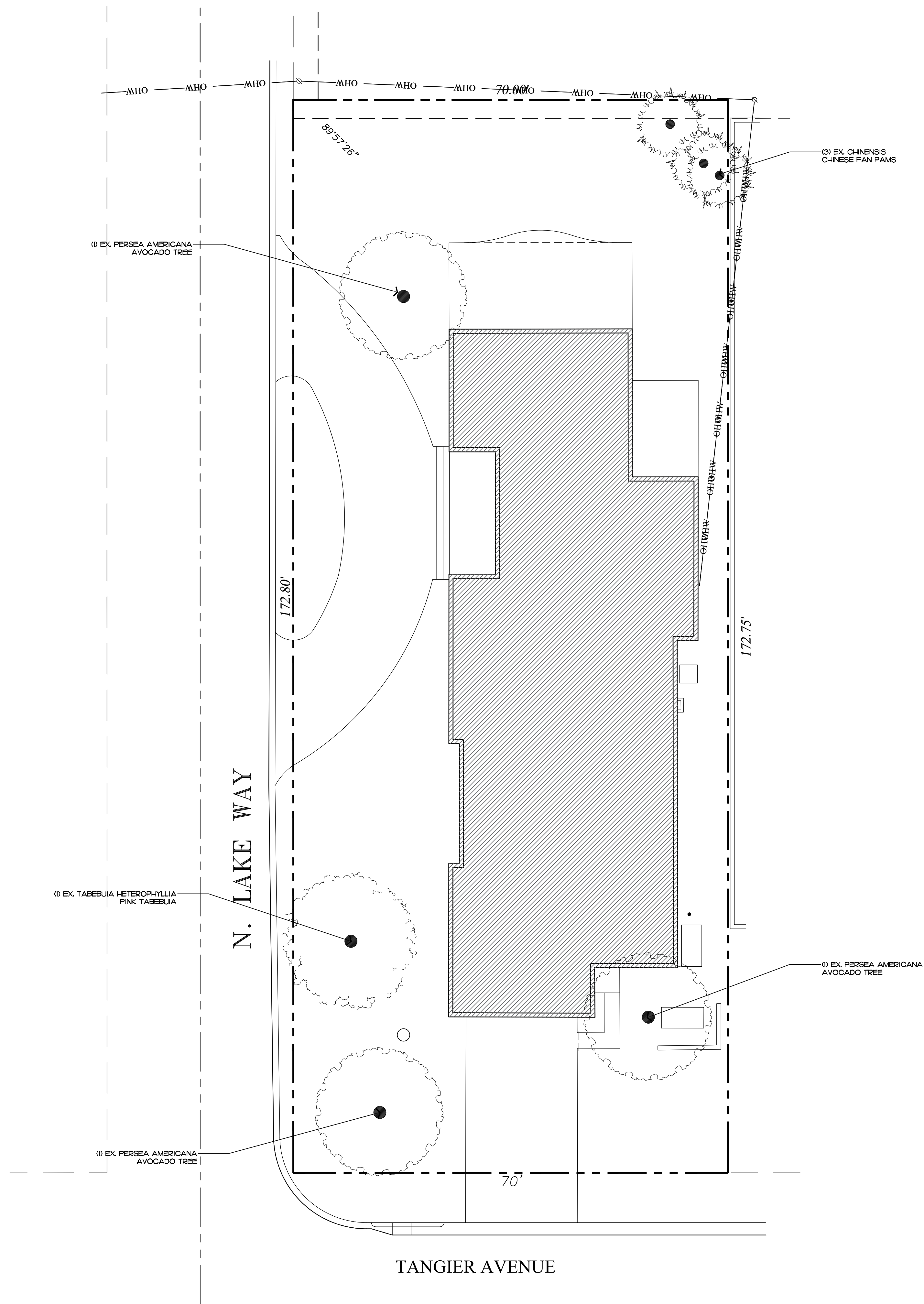
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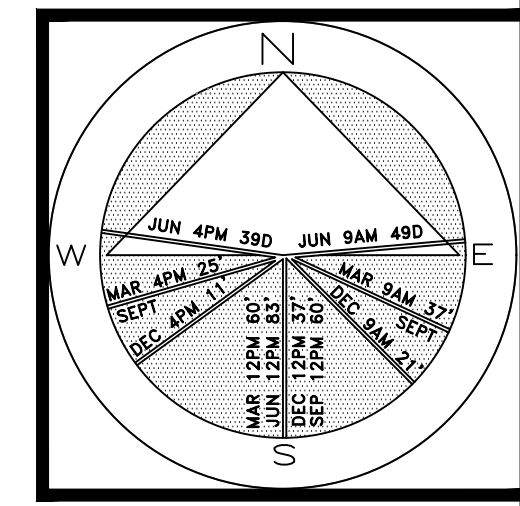
Existing Conditions / Vegetation Inventory

SCALE IN FEET
0' 10' 20' 30'

ARC-24-0023
ZON-24-0010

**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 570-B Palm Beach, FL 33480
Phone: 561.832.4000 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com

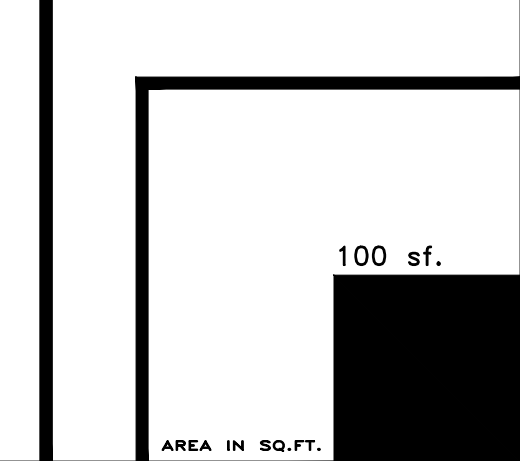
Private Residence
515 N Lake Way
Palm Beach
F L O R I D A



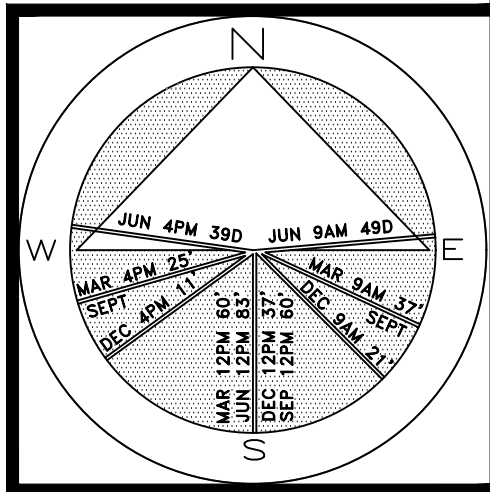
JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla

DATE: 10.31.2024

SHEET L1.0

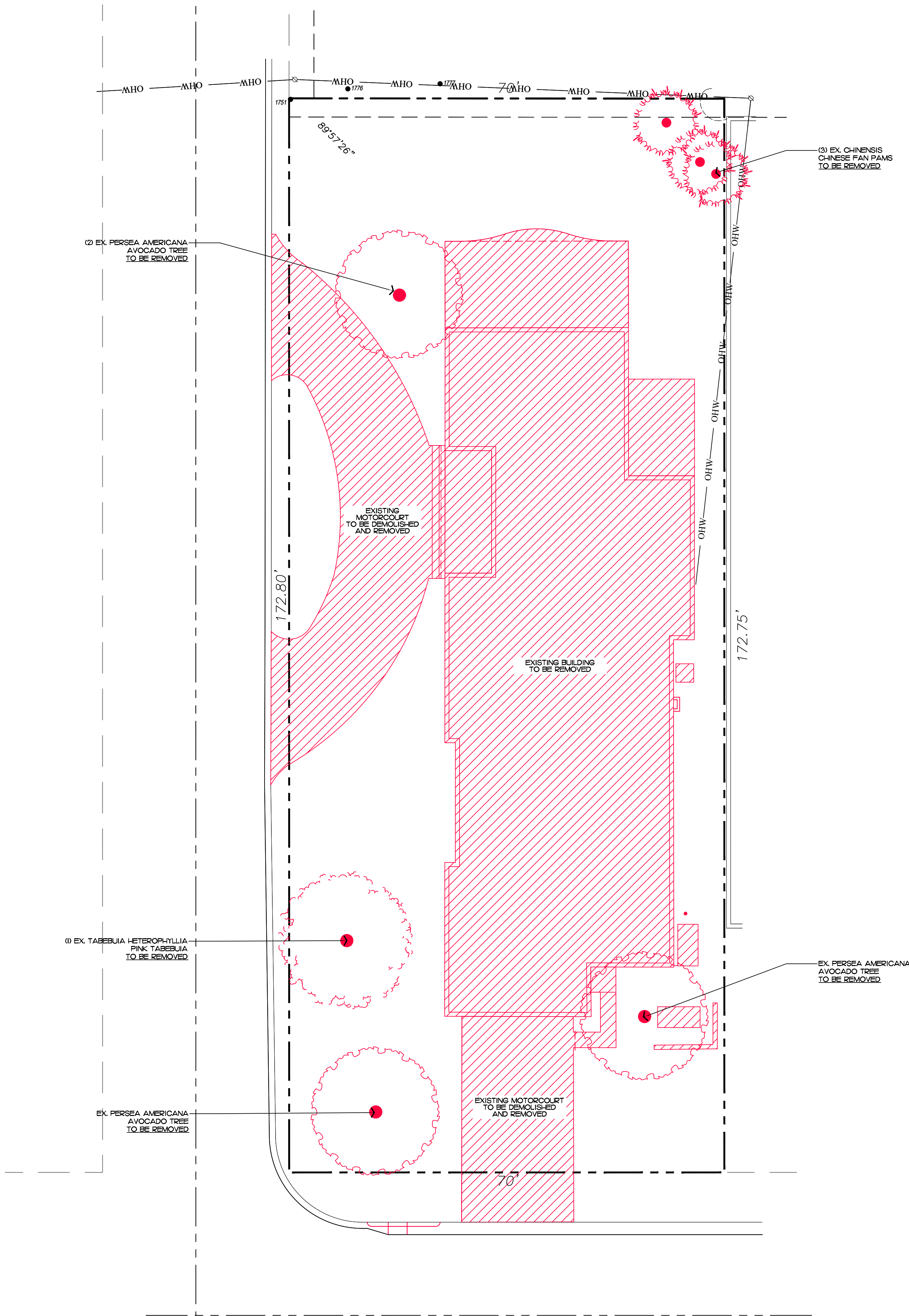
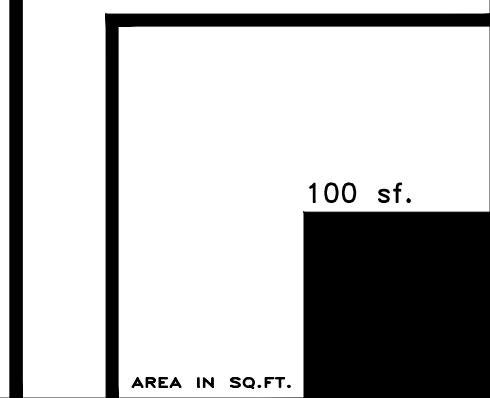


Private Residence
515 N Lake Way
Palm Beach



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 10.31.2024

SHEET L2.0



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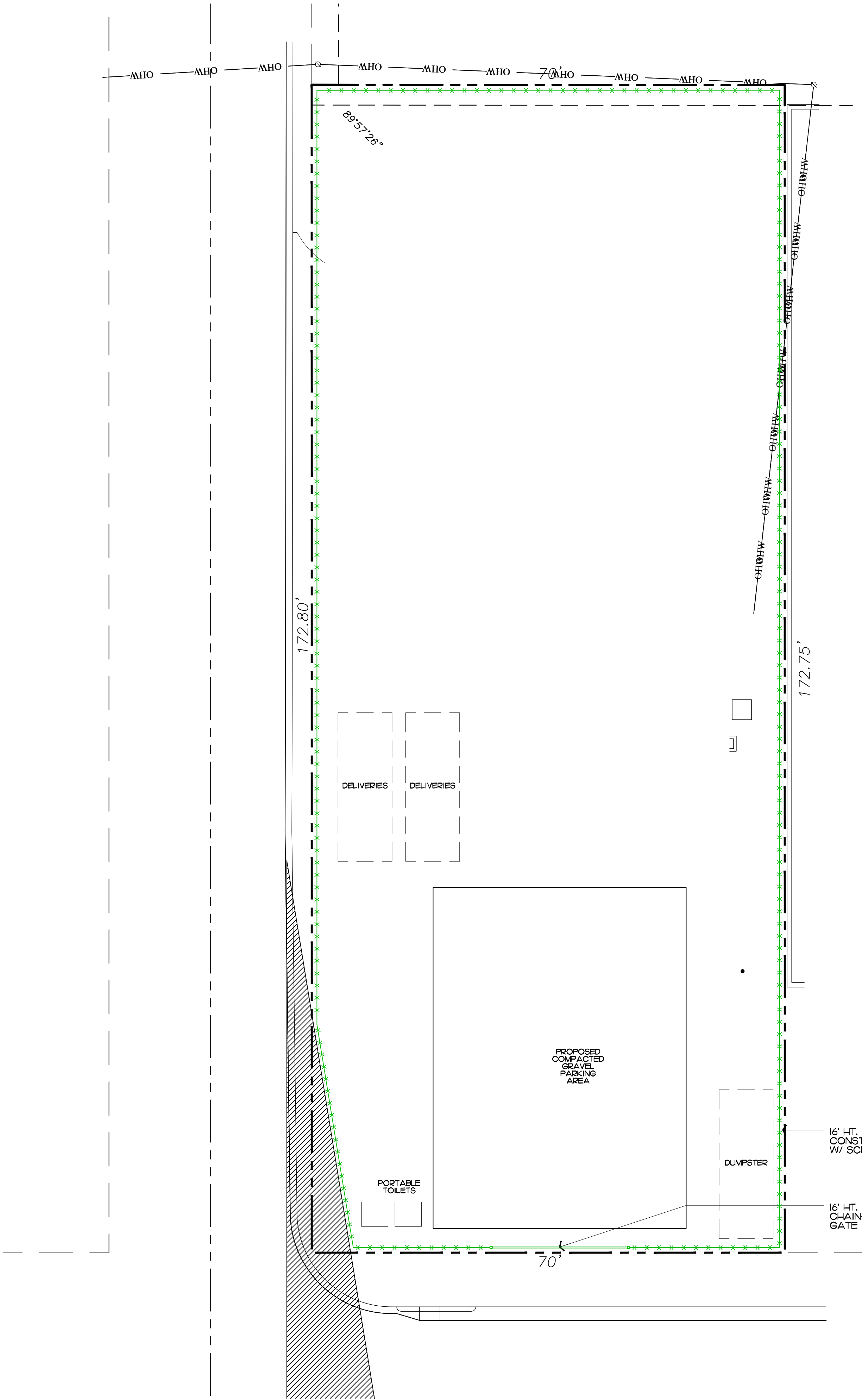
Demolition / Vegetation Action Plan



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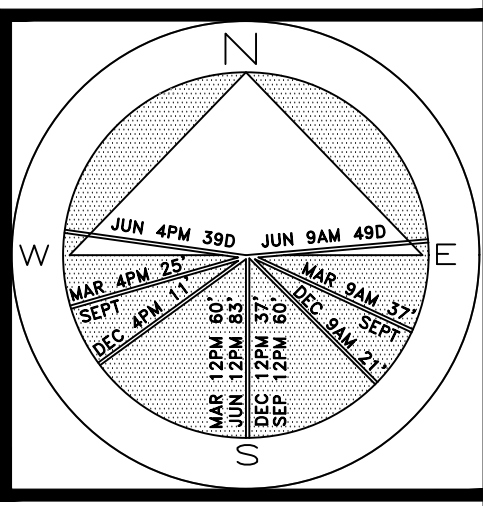
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.



NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 570-8 Palm Beach, FL 33480
Phone 561.832.4000 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. R.L.A. #66666784
Dustin@environmentdesigngroup.com

Private Residence
515 N Lake Way
Palm Beach



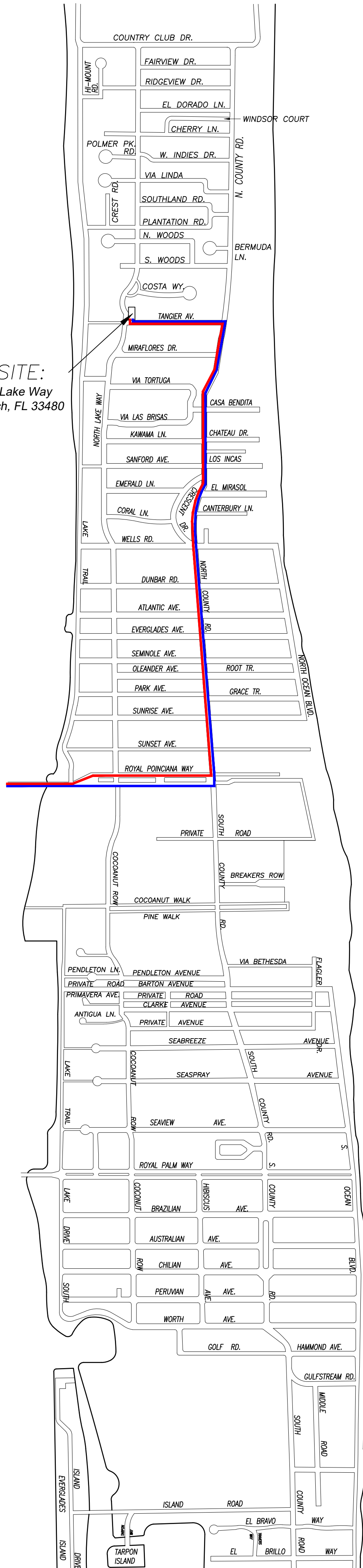
JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 10.31.2024

SHEET L3.0

ARC-24-0023
ZON-24-0010
Staging & Screening Plan
SCALE IN FEET 0' 10' 20' 30'



SITE:
515 North Lake Way
Palm Beach, FL 33480

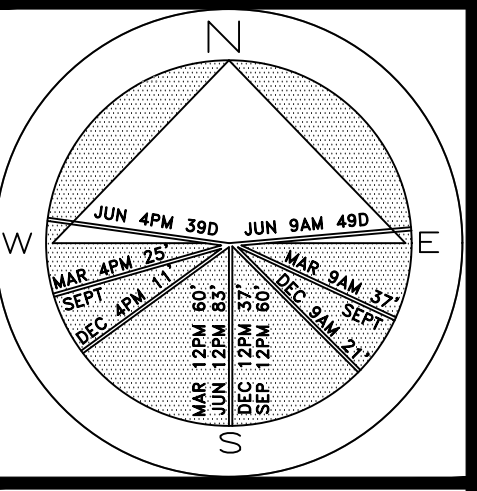


1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

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: Sean Twomey
DATE: 10.31.2024

SHEET L4.0

ARC-24-0023
ZON-24-0010

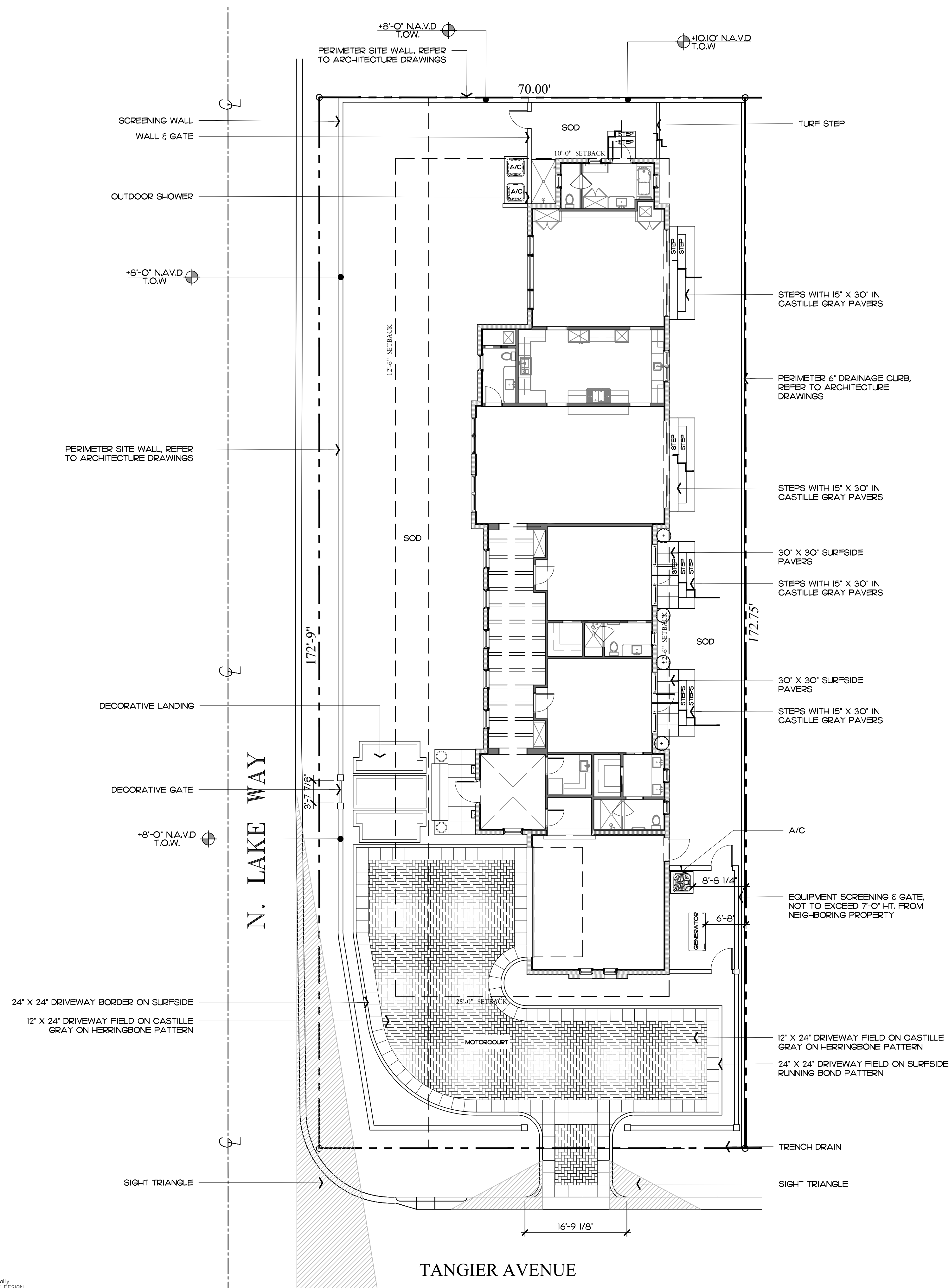
Truck Logistics Plan

SCALE: NOT TO SCALE

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Paving Materials



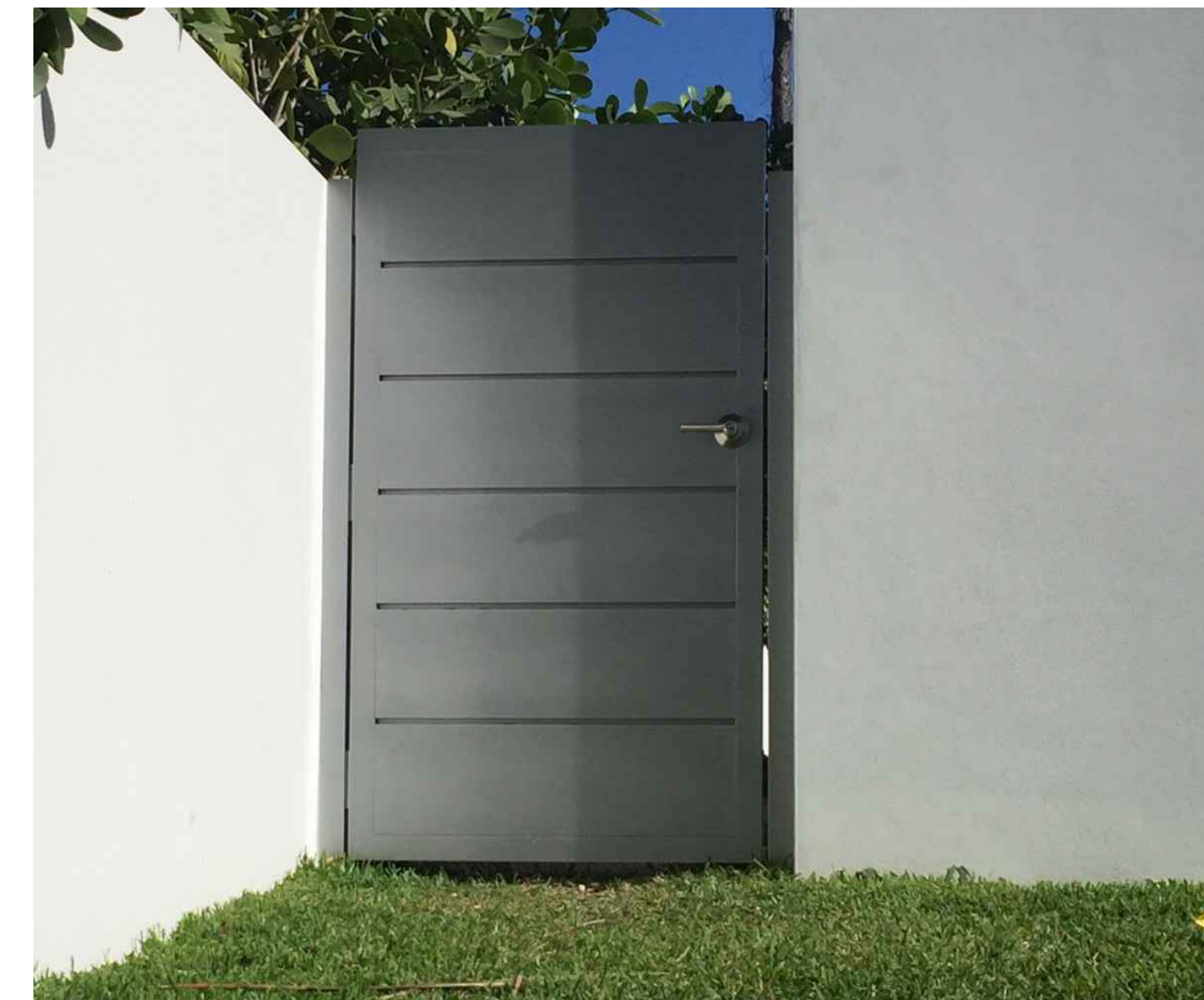
Gray Limestone

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



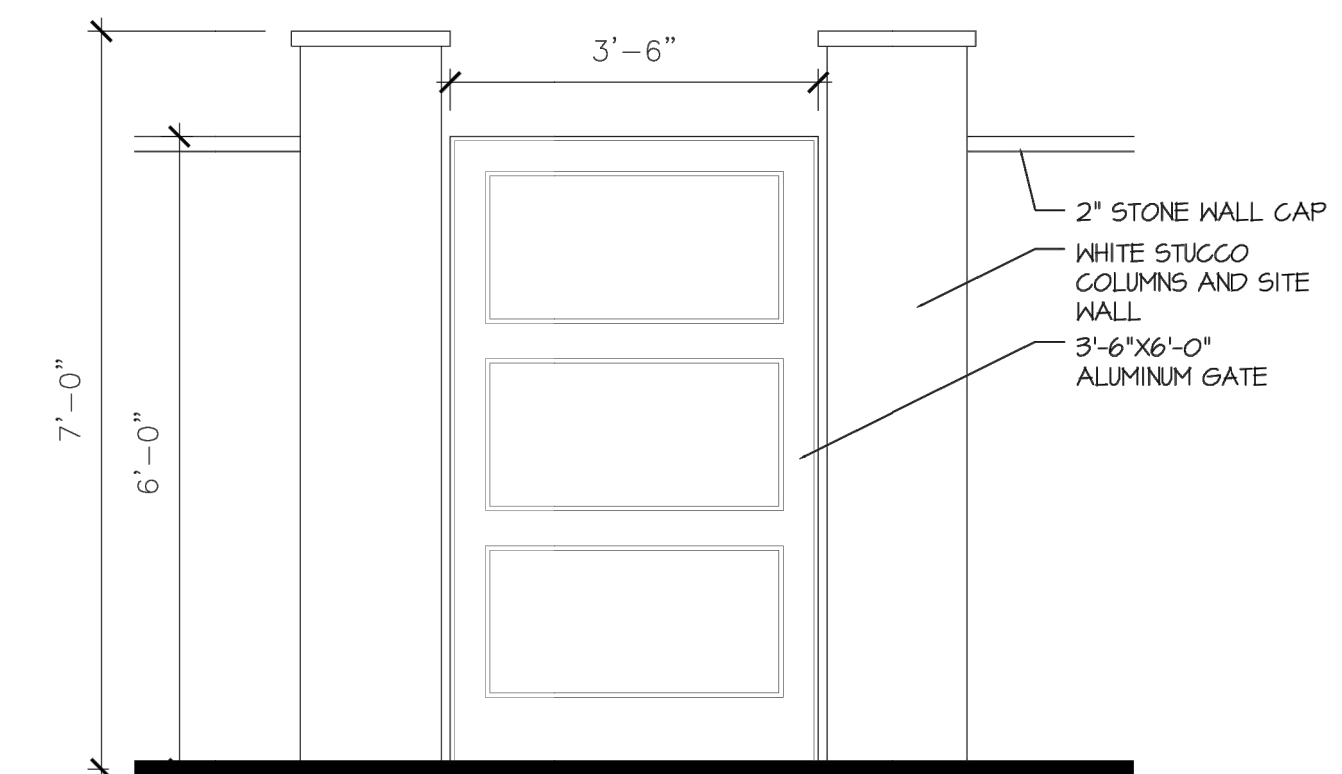
White Limestone

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



Interior Gate Style & Finish

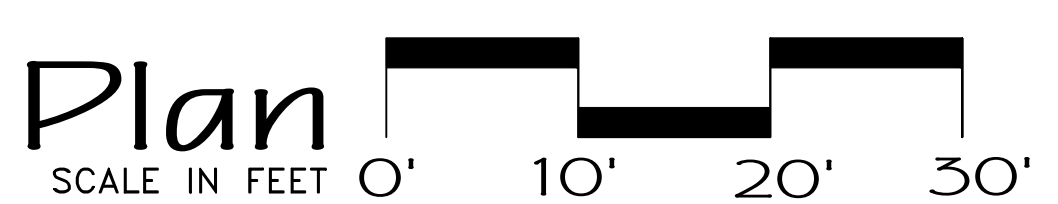
NOTE: GATE MANUFACTURER TO
PROVIDE SHOP DRAWINGS FOR
LANDSCAPE ARCHITECT TO
REVIEW



Pedestrian Gate

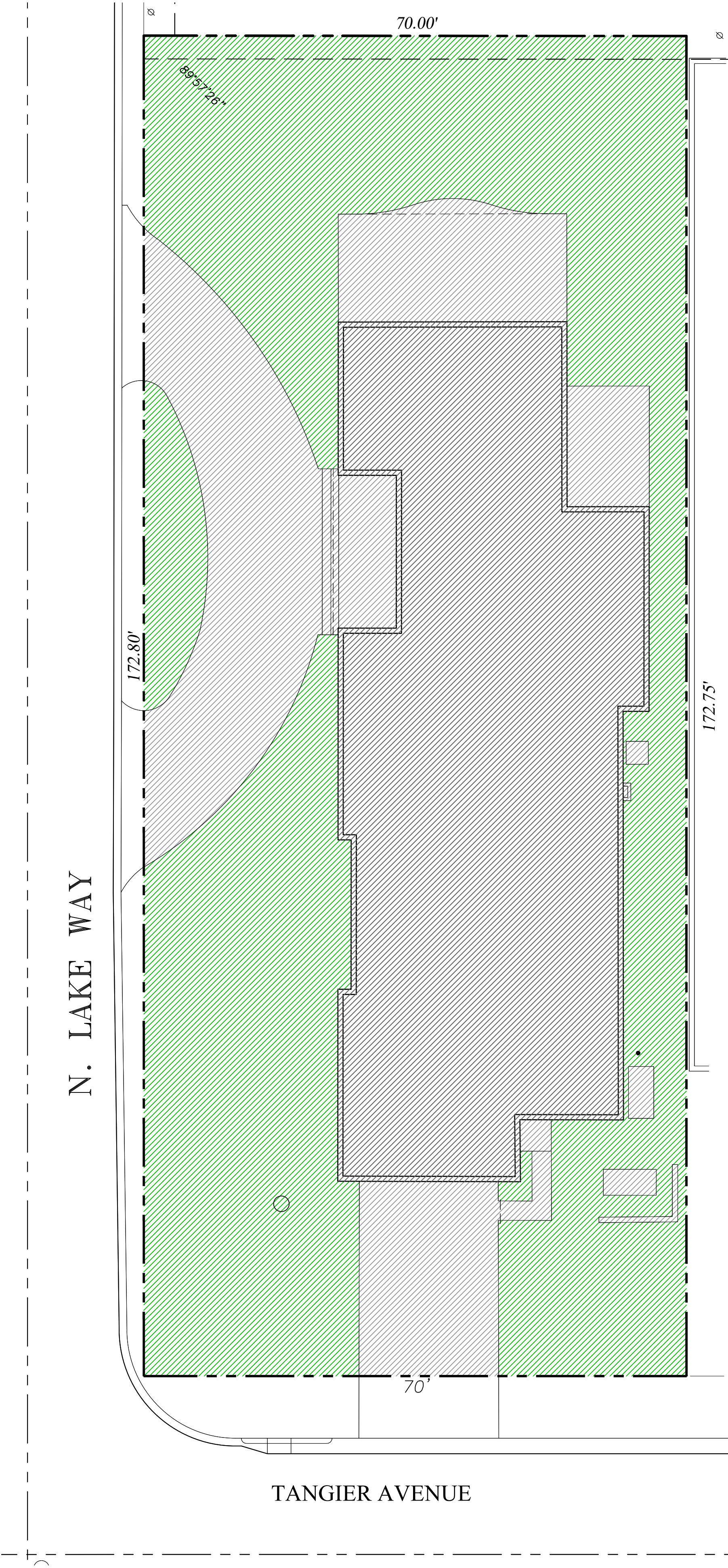
ARC-24-0023
ZON-24-0010

Hardscape Plan

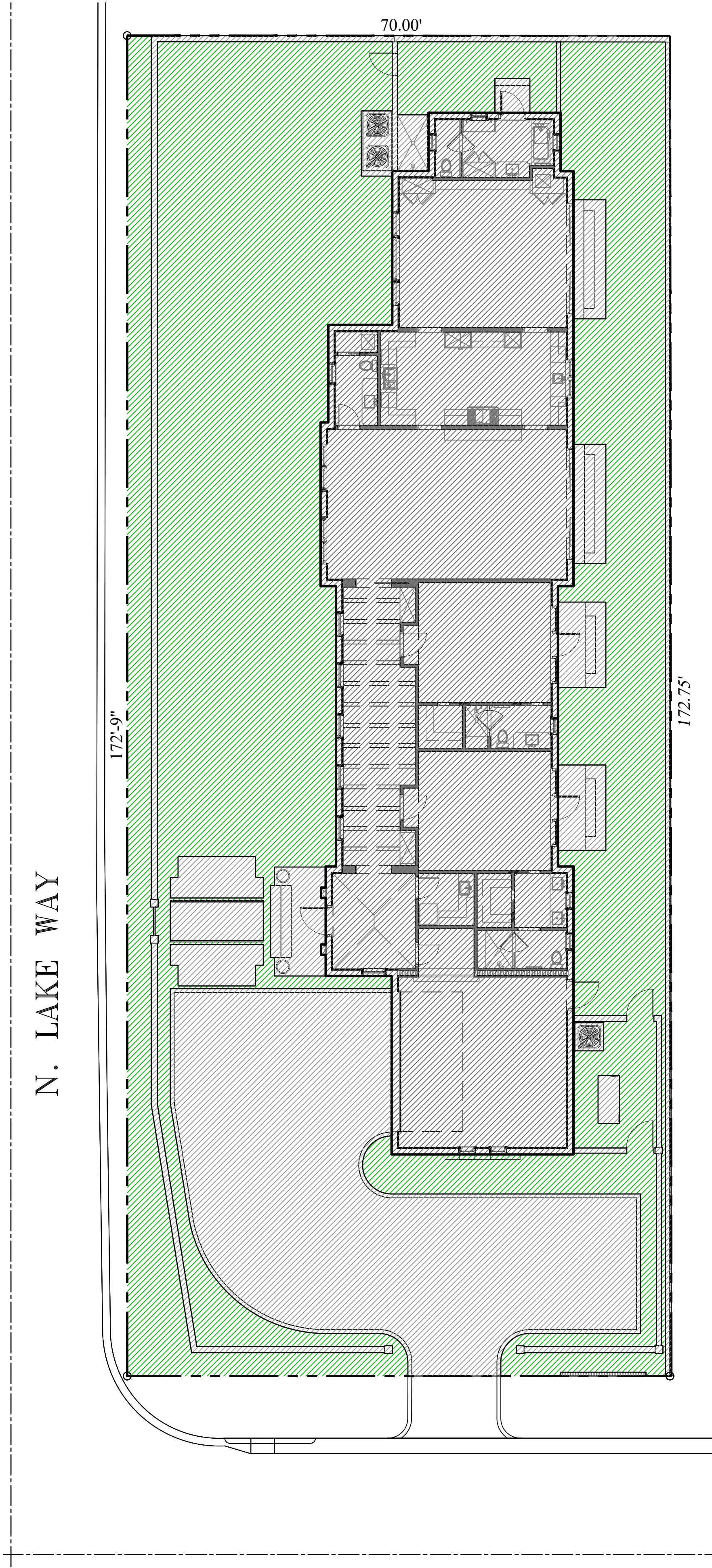


00 sf.

AREA IN SQ.FT.



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Legend

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

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	12,108 S.F.	12,108 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 45% 5,448 S.F.	49% 5,944 S.F.	46.0% 5,580 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD 2,191 S.F.	58.3% 3,194 S.F.	72.7% 3,142 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE 2,724 S.F.	62.8% 3,423 S.F.	62.8% 3,422 S.F.

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Site Calculation/Lot Coverage Graphics

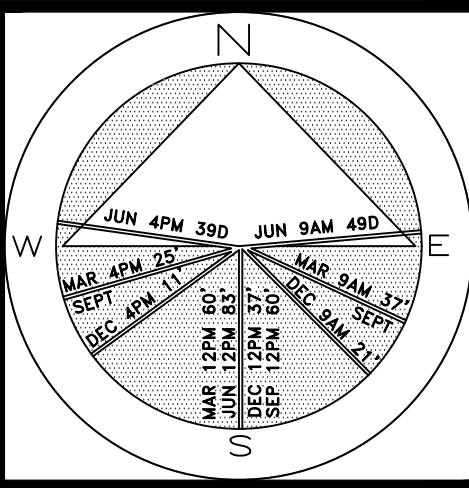
ARC-24-0023
ZON-24-0010

SCALE IN FEET 0' 10' 20' 30'

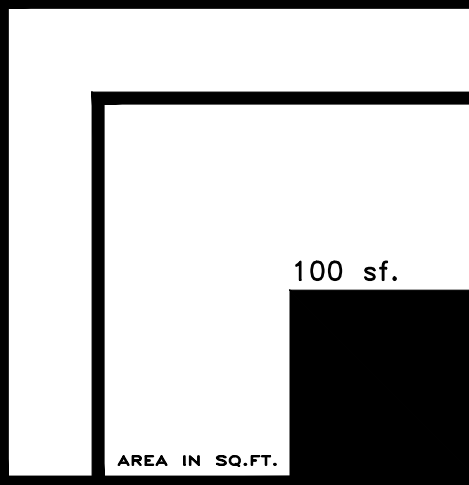


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Private Residence 515 N Lake Way Palm Beach



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 10.31.2024



100 sf.
AREA IN SQ.FT.

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SUNSHINE STATE ONE CALL
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- (8) PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE
6' HT, 24" O.C.
- (3) ROYSTONIA REGIA
ROYAL PALM
14' CT
- (1) PODOCARPUS MACROPHYLLUS
PODOCARPUS COLUMN TOPIARY
8' OA, COLUMN MATCHING
- (43) GARDENIA JASMINOIDES
GARDENIA BUSH
3' HT, 24" O.C. FULL TO BOTTOM
- (2) PODOCARPUS MACROPHYLLUS
PODOCARPUS CONE TOPIARY
8' OA, CONE MATCHING
- (37) CALOPHYLLUM BRASILIENSE
BRAZILIAN BEAUTY LEAF
14' OA, 6' CT, 48" O.C. TO FORM HEDGE
- (71) CHRYSOBALANUS ICACO 'HORIZONTALIS'
HORIZONTAL COCOPLUM
3 GAL, 24" O.C.
- (115) SCAEVOLA PLUMIERI
INKBERRY
3 GAL, 18" O.C.
- (1) PODOCARPUS MACROPHYLLUS
PODOCARPUS COLUMN TOPIARY
8' OA, COLUMN MATCHING
- (45) TRACHELOSPERMUM JASMINOIDES
CONFEDERATE JASMINE VINE
7 GAL, 36" OC, TRELLIS, FULL PATTERN
- (90) CHRYSOBALANUS ICACO
COCOPLUM HEDGE
6' O.A. 48" O.C.
- (4) CALLOPHYLLUM BRASILENSIS
BRAZILIAN BEAUTY LEAF
10' HT, PLEACHED
- (40) FICUS MICROCARPA
GREEN ISLAND FICUS
7 GAL, 24" O.C.
- (1) CONOCARPUS ERECTUS
GREEN BUTTWOOD
14' OA
- (38) PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE
4' HT, 24" O.C.
- (40) CHRYSOBALANUS ICACO 'HORIZONTALIS'
HORIZONTAL COCOPLUM
3 GAL, 24" O.C.
TO BE MAINTAINED UNDER 18"
- (1) QUERCUS VIRGINIANA
LIVE OAK
18' OA, SPECIMEN

SIGHT TRIANGLE

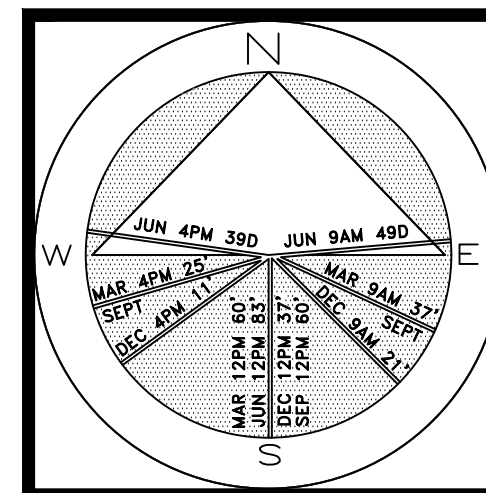
N. LAKE WAY

172'-9"

TANGIER AVENUE

- (9) CALOPHYLLUM BRASILIENSE
BRAZILIAN BEAUTY LEAF
14' OA, 6' CT, 48" O.C. TO FORM HEDGE
- (12) TRACHELOSPERMUM JASMINOIDES
CONFEDERATE JASMINE VINE
7 GAL, 36" OC, TRELLIS, FULL PATTERN
- (9) CHRYSOBALANUS ICACO
COCOPLUM HEDGE
6' OA, 48" O.C. TO FORM HEDGE
- (5) PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE
6' HT, 24" O.C.
- (10) SCAEVOLA PLUMIERI
INKBERRY
3 GAL, 18" O.C.
- (1) PODOCARPUS MACROPHYLLUS
PODOCARPUS COLUMN TOPIARY
8' OA, COLUMN MATCHING
- (2) PODOCARPUS MACROPHYLLUS
PODOCARPUS CONE TOPIARY
8' OA, CONE MATCHING
- (7) GARDENIA JASMINOIDES
3' HT, 24" OC, FULL TO BOTTOM
- (1) PODOCARPUS MACROPHYLLUS
PODOCARPUS COLUMN TOPIARY
8' OA, COLUMN MATCHING
- (4) GARDENIA JASMINOIDES
GARDENIA
7 GAL, SPHERE
- (5) CHRYSOBALANUS ICACO
COCOPLUM HEDGE
18' HT
- (8) GARDENIA JASMINOIDES
GARDENIA
3' HT, 24" OC, FULL TO BOTTOM
- NEIGH-BOR'S BUFFER
PHYLIA NODIFLORA
FROG FRUIT
- NEIGH-BOR'S BUFFER
CALOPHYLLUM BRASILIENSE
BRAZILIAN BEAUTY LEAF
14' OA
- NEIGH-BOR'S BUFFER
CHRYSOBALANUS ICACO
COCOPLUM HEDGE
6' OA,
- (4) BOUGAINVILLEA SPP.
BOUGAINVILLEA 'PALM BEACH PURPLE'
15 GAL, ON TRELLIS
- (24) FICUS MICROCARPA
GREEN ISLAND FICUS
7 GAL, 24" O.C.
- (25) BEGONIA ODORATA 'ALBA'
WHITE ANGEL BEGONIA
3 GAL, 24" O.C.
- (12) PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE
4' HT, 24" OC
- (25) CHRYSOBALANUS ICACO 'HORIZONTALIS'
HORIZONTAL COCOPLUM
3 GAL, 24" O.C.
TO BE MAINTAINED UNDER 18"
- (3) ROYSTONIA REGIA
ROYAL PALM
14' CT

Private Residence
515 N Lake Way
Palm Beach



JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
Caleb Weigel
DATE: 10.31.2024

SHEET L6.2

Rendered Landscape Plan

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 570-8 Palm Beach, FL 33480
Phone 561.832.4000 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com



West Elevation



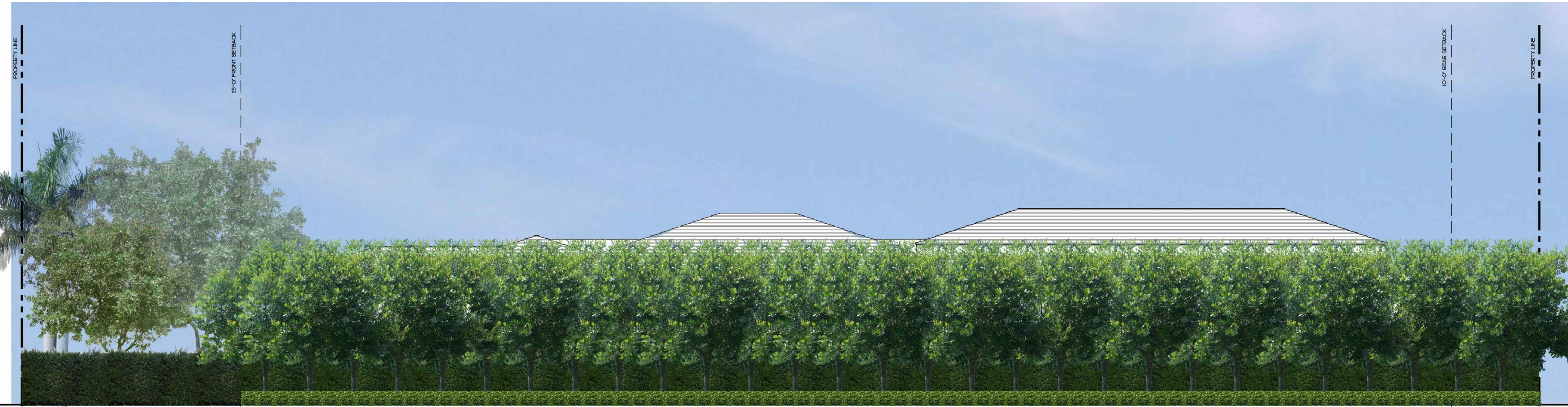
South Elevation

Private Residence
515 N Lake Way
Palm Beach

F L O R D A

JOB NUMBER: # 24016.00 LA
DRAWN BY: Valeria Quintanilla
DATE: 10.31.2024

SHEET L7.0



East Elevation



North Elevation

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, MIA RLA #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: 10.31.2024

SHEET L7.1

ARC-24-0023
ZON-24-0010

Site Elevations

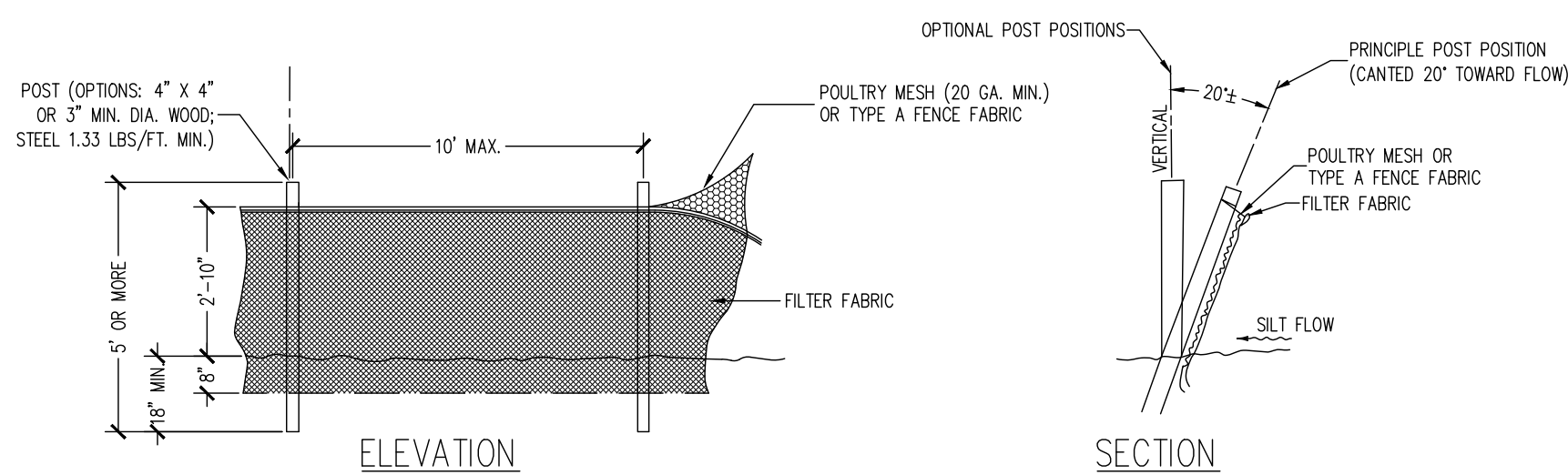
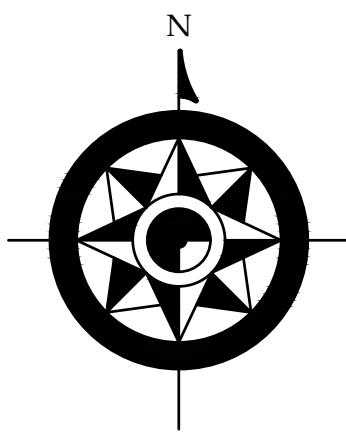
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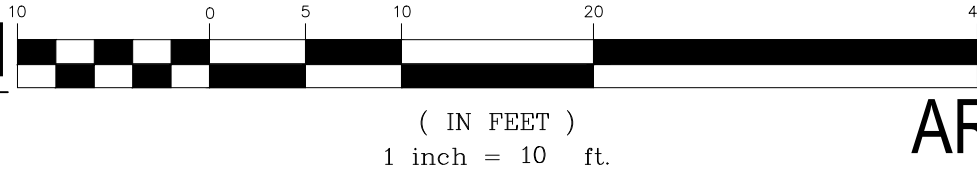
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SILT FENCE DETAIL
N.T.S.

EROSION CONTROL AND CONSTRUCTION STAGING PLAN

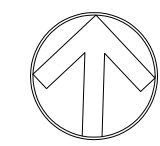
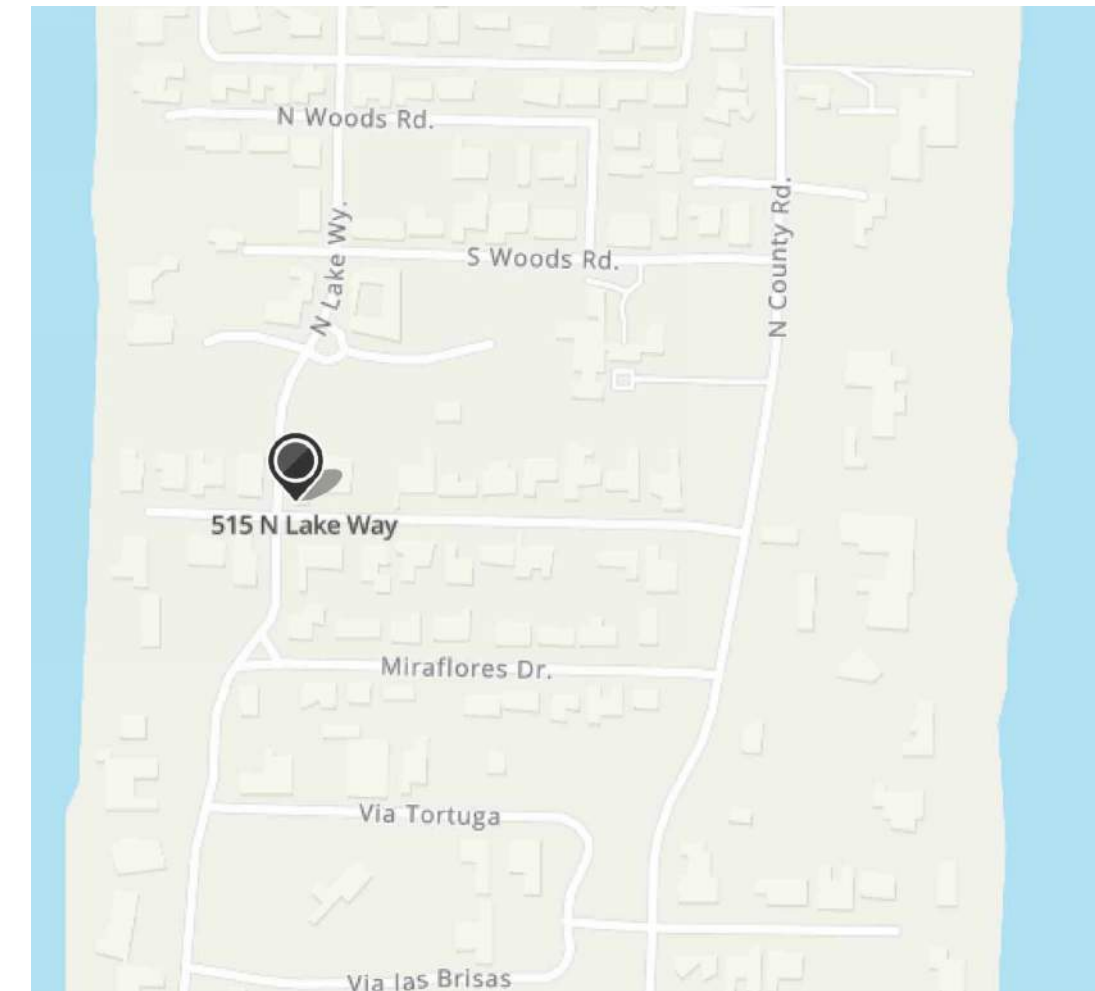


ARC-24-0023

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Know what's below.
Call before you dig.



LOCATION MAP
N.T.S.

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 SITE WHERE SITE WORK IS PROPOSED.

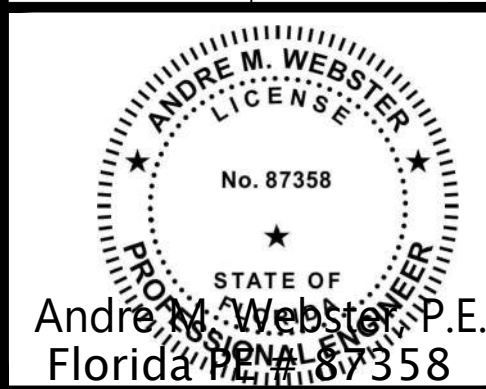
Andre M
Webster

Digitally signed by
Andre M Webster
Date: 2024.10.25
11:29:58 -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:	MAW
Chkd By:	AMW
Scale:	As Shown

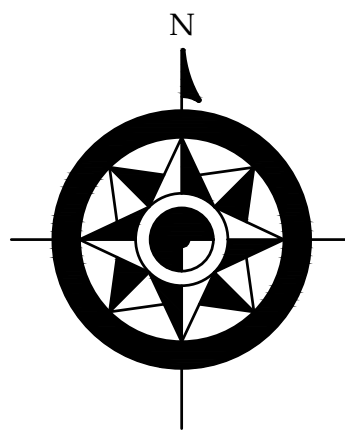


SHEET TITLE
EROSION CONTROL
AND CONSTRUCTION
STAGING PLAN

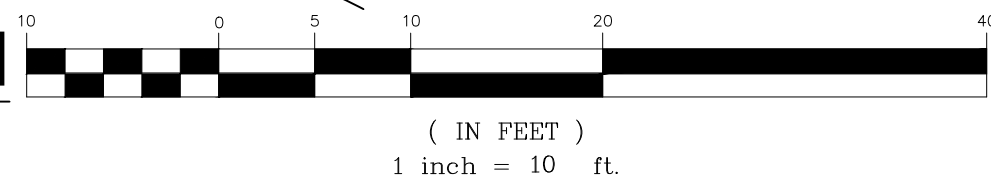
SHEET NUMBER:

EC-1

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



DRAINAGE & GRADING PLAN



N LAKE WAY

TANGER AVE

ARC-24-0023

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.

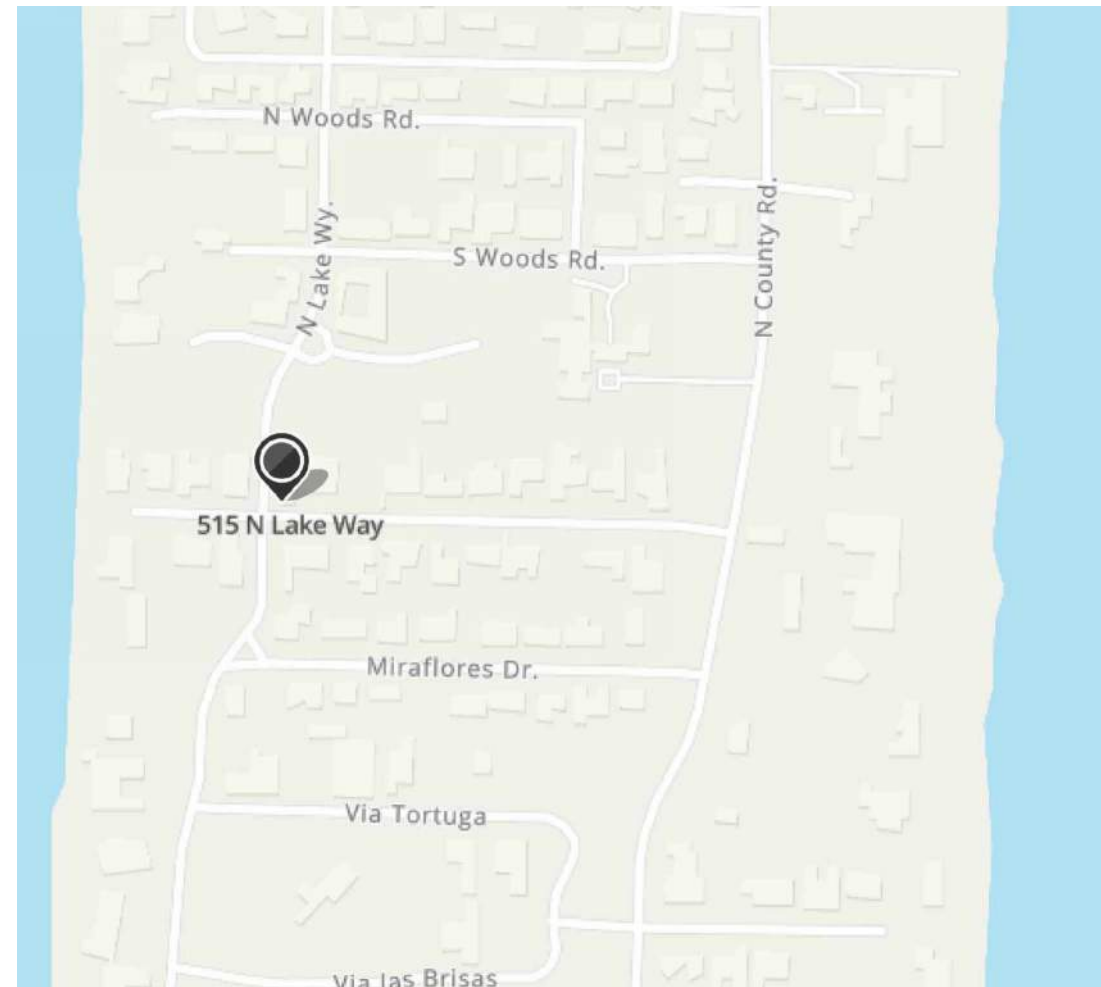
N LAKE WAY

TANGER AVE

ARC-24-0023



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

Digitally signed by
Andre M Webster
Date: 2024.10.25
11:30:16 -04'00'

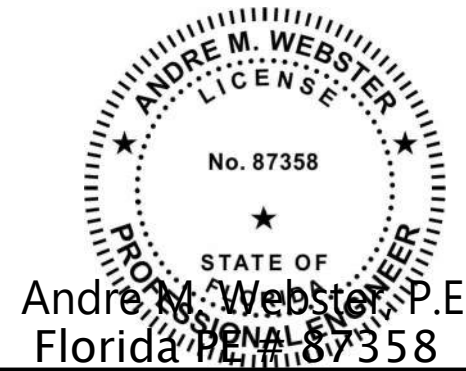
Date:

Revisions:

No:

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

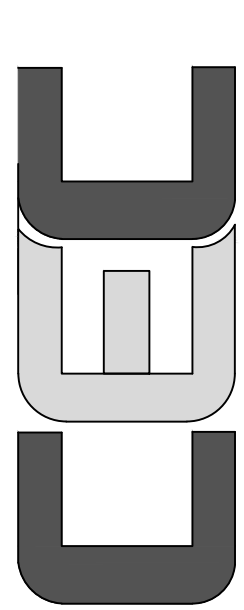
Project #: 24-030
Issue Date: 03/01/24
Drawn By: AMW
Chkd By: AMW
Scale: As Shown



SHEET TITLE
DRAINAGE &
GRADING PLAN

SHEET NUMBER:

C-1



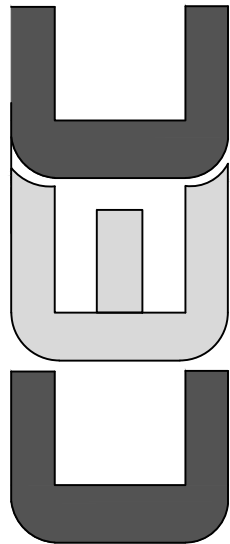
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398

andre@cec-fl.com
www.cec-fl.com

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Know what's below.
Call before you dig.



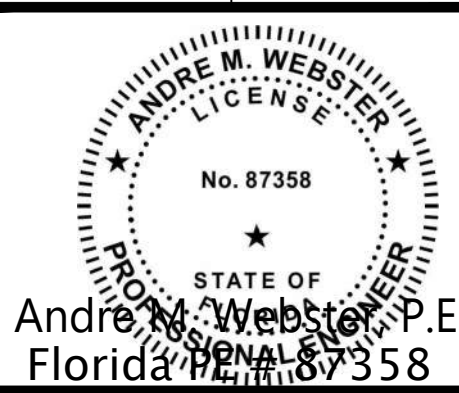
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No:	Revisions:	Date:

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

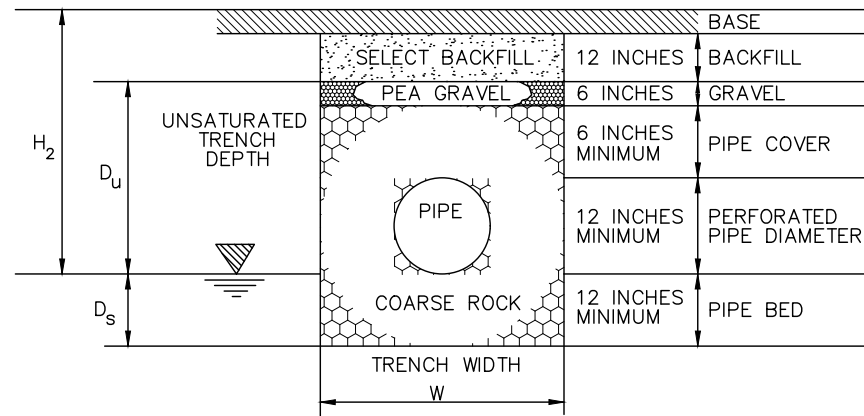


SHEET TITLE
**DRAINAGE &
GRADING
DETAILS**

SHEET NUMBER:

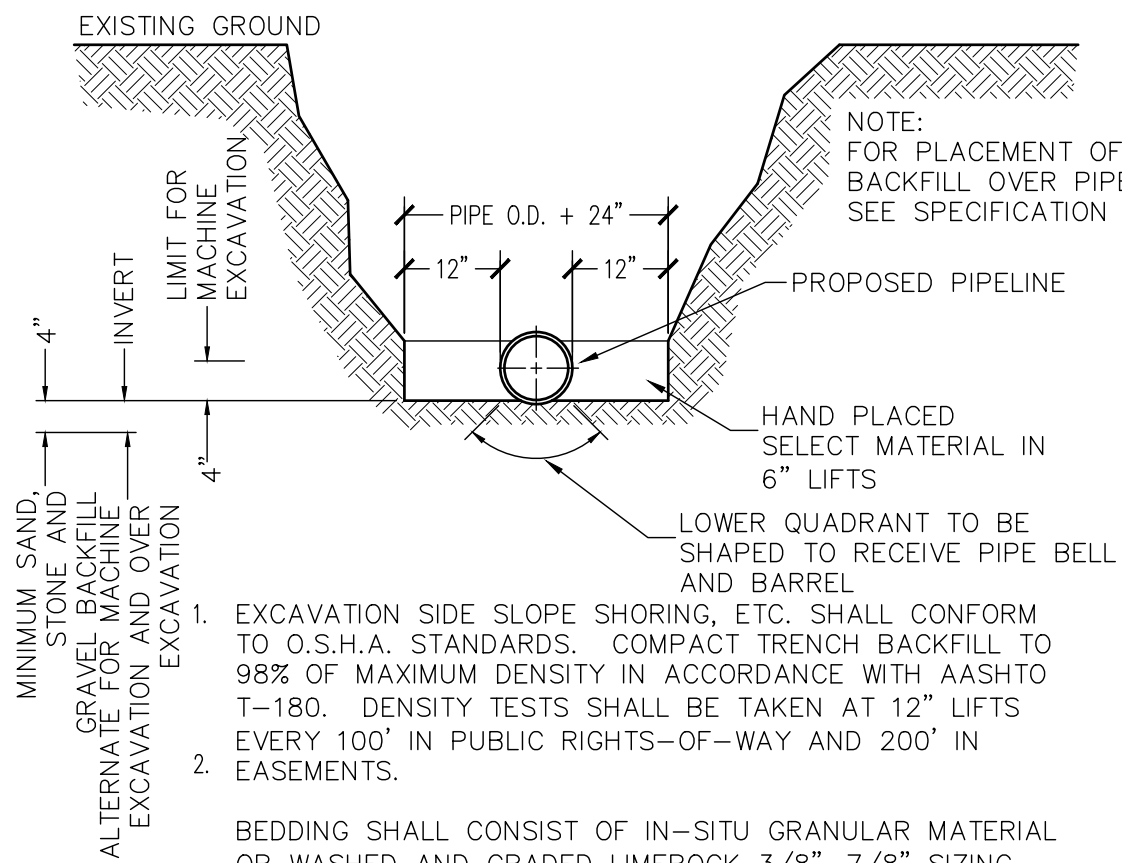
C-2

TYPICAL EXFILTRATION TRENCH



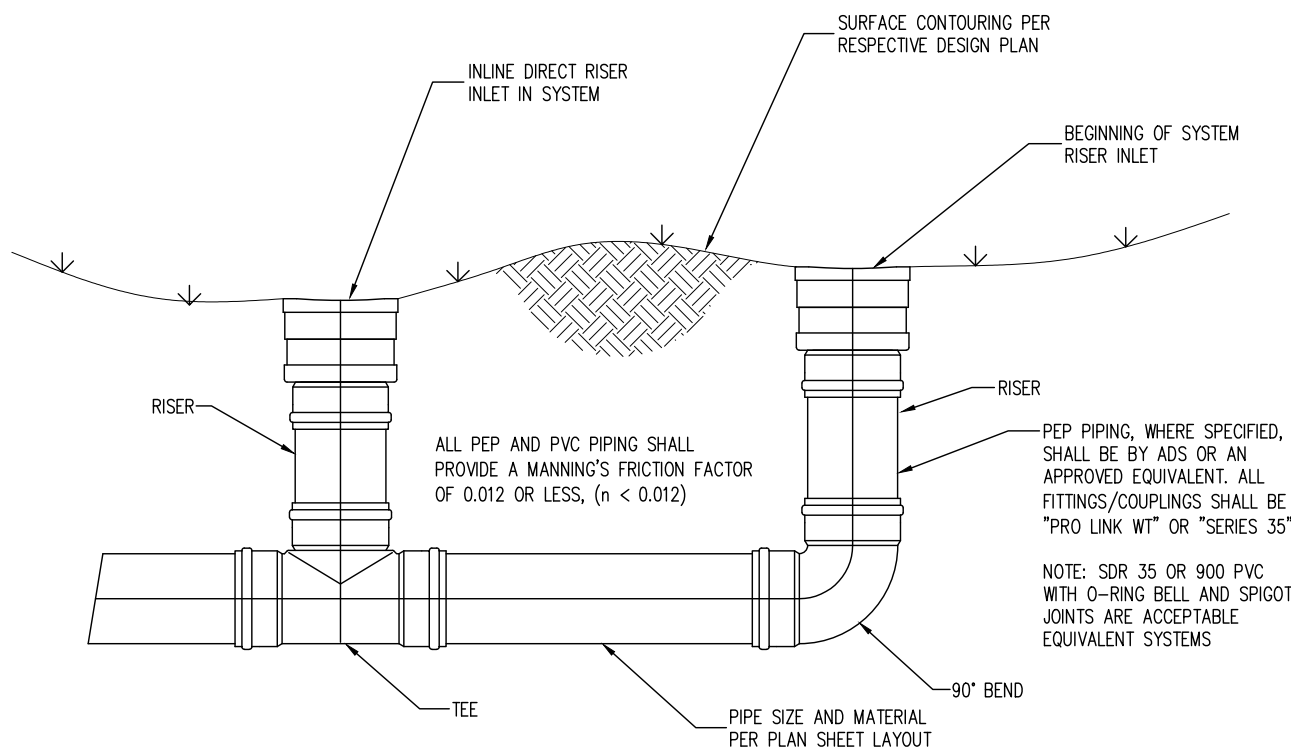
$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

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)



TRENCH AND BACKFILL DETAIL

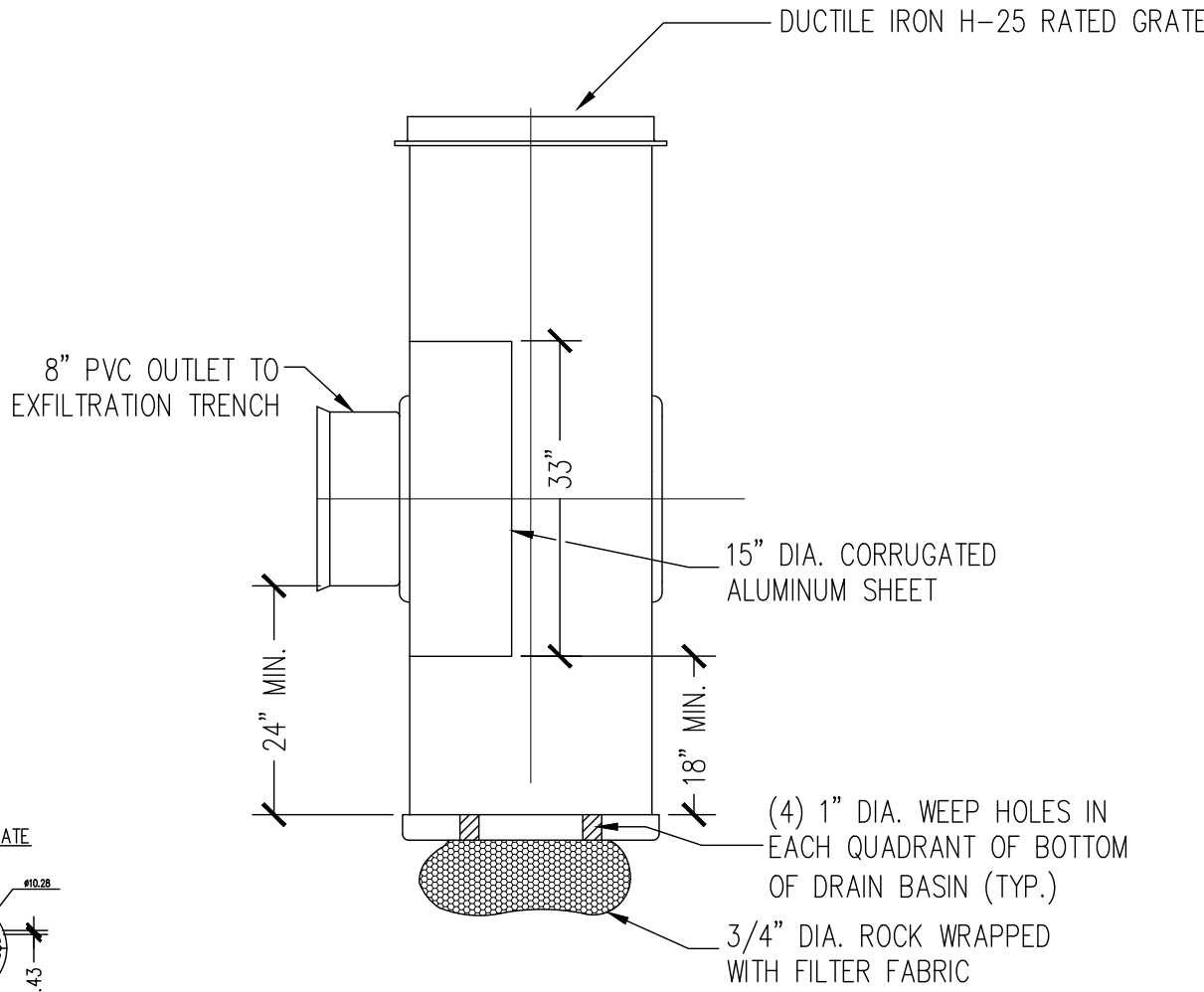
N.T.S.



DIRECT RISER INLET: TYPICAL INSTALLATION

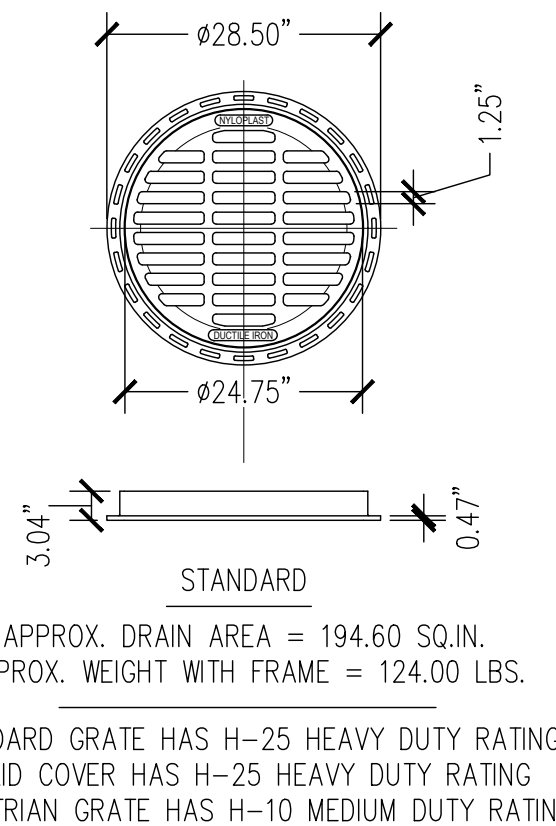
N.T.S.

24" NYLOPLAST DRAIN BASIN



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

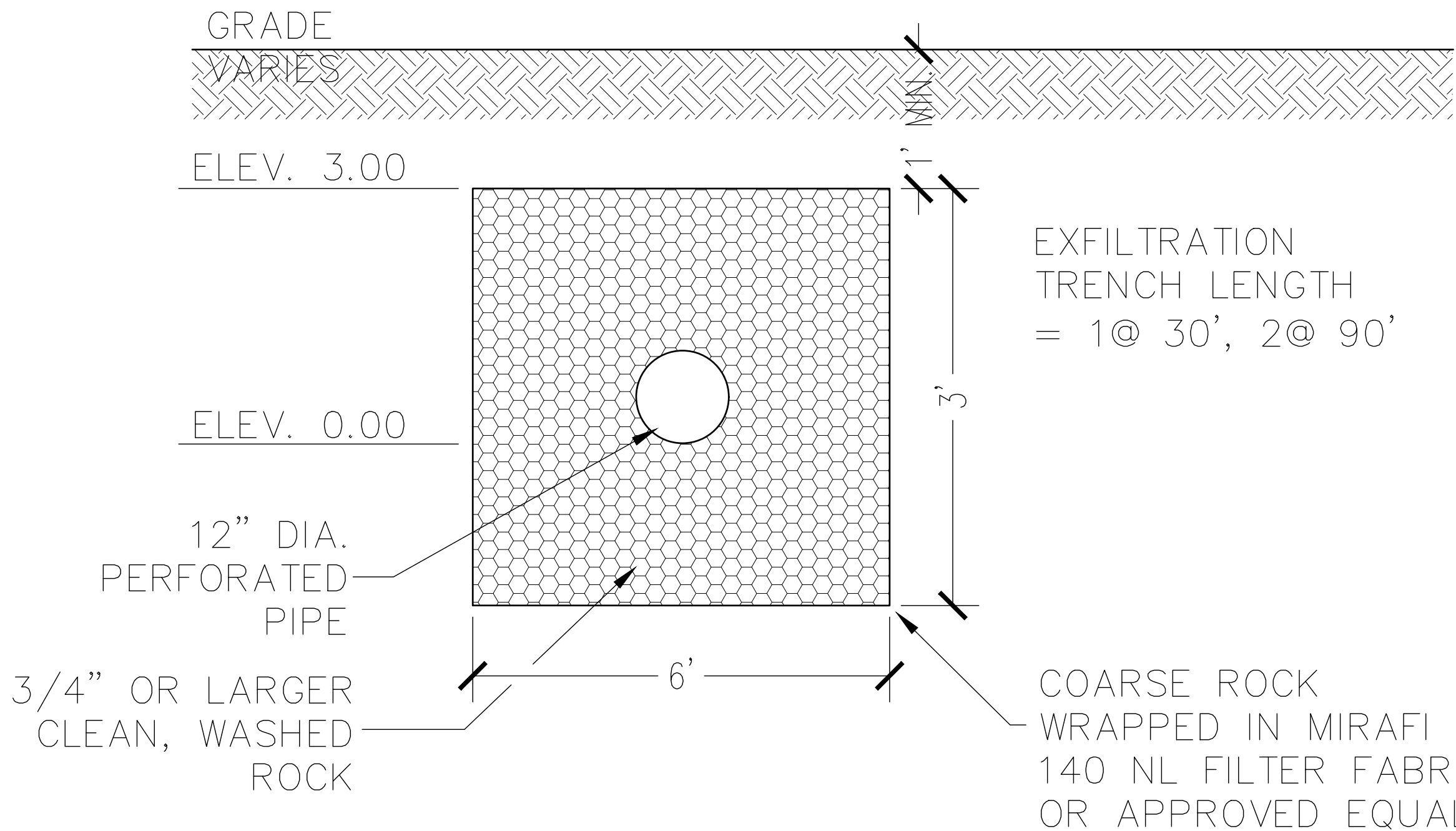
24" DUCTILE IRON GRATE



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

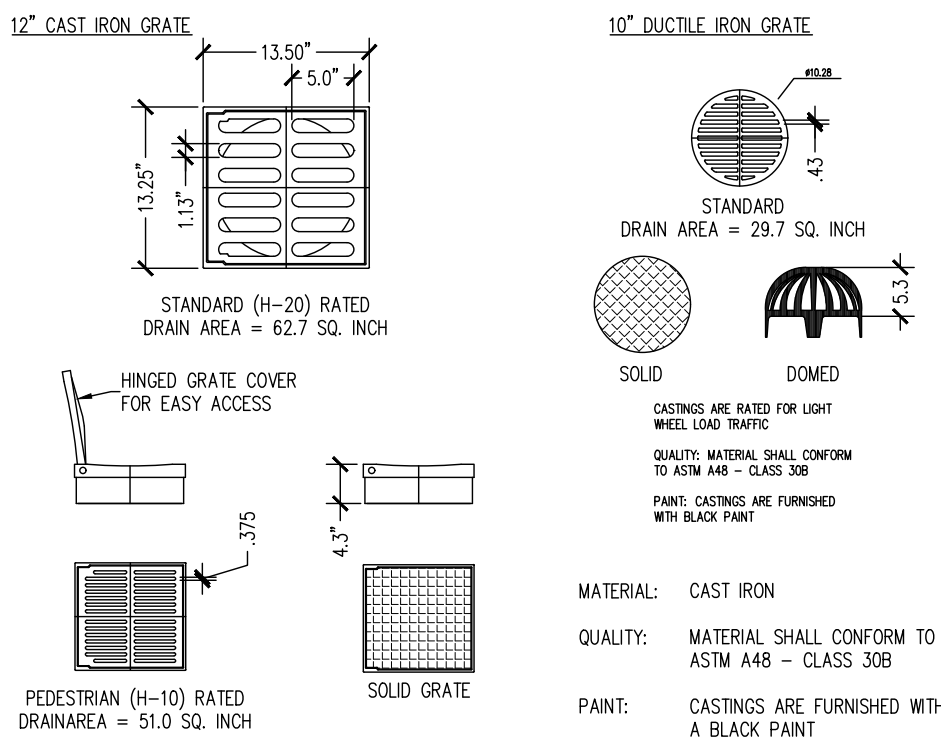
Andre M
Webster

Digitally signed by
Andre M Webster
Date: 2024.10.25
11:30:34 -04'00'



EXFILTRATION TRENCH DETAIL

N.T.S.



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

ARC-24-0023

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