

Addition to Fischer Residence

1030 North Lake Way
Palm Beach, FL 33480

ARC-24-0121 ZON-24-0073 Final Submittal

ARCOM Hearing: February 26, 2025

Town Council: March 12, 2025

Scope of Work:

- Enclosure of 489 Sq. Ft. Second Floor Terrace at Rear (West) of Existing Two-Story Residence.

Project Team

CONSULTANT	CONTACT INFORMATION
Architect	Smith Architectural Group 205 Phipps Plaza Palm Beach, Florida (561) 832-0202
Structural Engineer	Carno Engineering Associates, Inc. 814 N. Dixie Hwy. Lantana, Florida 33462 (561) 586-1111
MEP Engineer	Wojcieszak and Associates 833 SE 5th Street Stuart, Florida 34994 (772) 286-8696

Project Design Criteria

Designed within, but not limited to:
2023 Florida Building Code (Building and Residential) and 2024 NFPA 101

All Work Shall Conform to All Applicable Codes and Ordinances

Occupancy: Residential Group R-3

Type of Construction: V

Project Data

Building Calculations		
Existing 1st Floor Conditioned Space		4,412.33 SF
Existing 2nd Floor Conditioned Space		2,610.78 SF
Garage		568.89 SF
Entry		54.28 SF
West Terrace		488.66 SF (to be Enclosed)
East Balcony		294.28 SF
Total Existing Enclosed Space		7,592 SF
Total Proposed Enclosed Space		8,080.66 SF

Drawing Sheet Index

NO.	DESCRIPTION	SCALE
Cover	Cover Sheet / Index	No Scale
A000	Existing Overall Site Plan	1/8"=1'-0"
A001	Proposed Overall Site Plan	1/8"=1'-0"
A002	Vicinity and Location Map	1:30
A003	Site Calculations	1/8"=1'-0"
A004	Streetscapes and Photos	1:30
A005	Existing Subject Property Photos	No Scale
A100	Existing First Floor Plan	1/4"=1'-0"
A101	Existing Second Floor Plan	1/4"=1'-0"
D100	Demolition First Floor Plan	1/4"=1'-0"
D101	Demolition Second Floor Plan	1/4"=1'-0"
A102	Proposed First Floor Plan	1/4"=1'-0"
A103	Proposed Second Floor Plan	1/4"=1'-0"
A104	Existing Roof Plan	1/4"=1'-0"
A105	Proposed Roof Plan	1/4"=1'-0"
A200	Existing East	1/4"=1'-0"
A201	Existing and Proposed South Elevations	1/4"=1'-0"
A202	Existing and Proposed West Elevations	1/4"=1'-0"
A202.1	Existing and Proposed West Photo Rendering	No Scale
A203	Existing and Proposed North Elevations	1/4"=1'-0"
A300	Existing and Proposed General Building Section	1/4"=1'-0"
A320	Details	Noted
A321	Materials	
CSS	Construction Screening and Staging Plan	
TLP	Truck Logistics Plan	
	Survey	1:20



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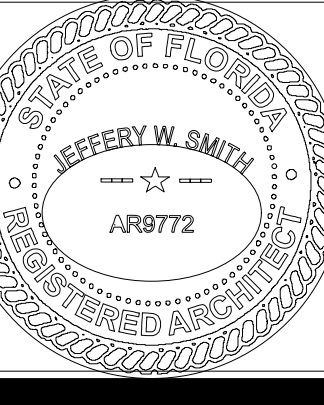
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January 13, 2025

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

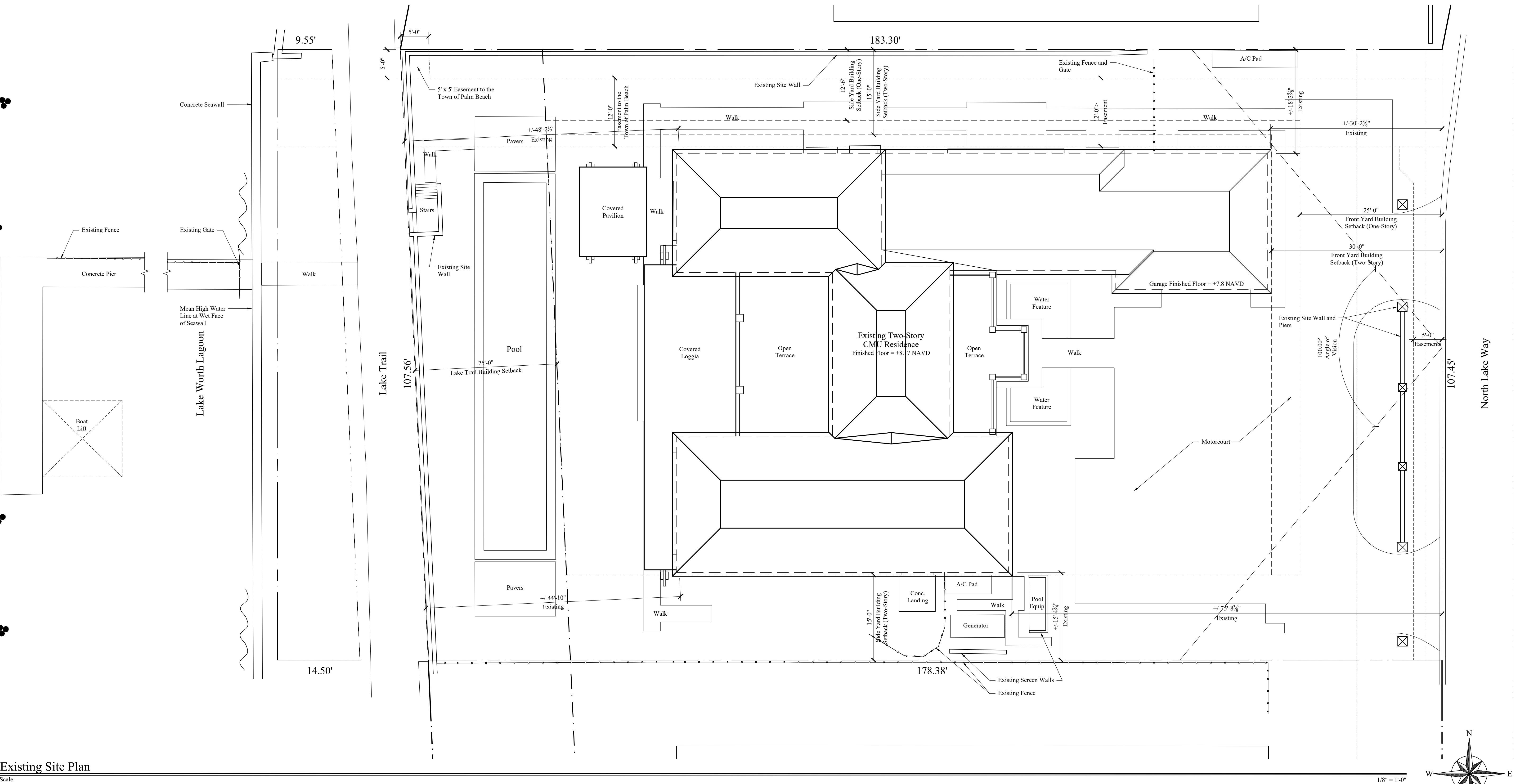
Renovations to
Fischer Residence
1030 N. Lake Way
Palm Beach, FL 33480



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Cover

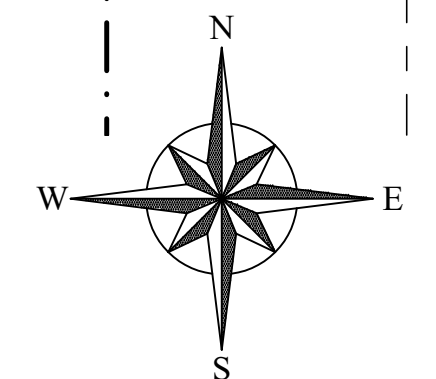
ARC-24-0121 / ZON-24-0073

Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com			
Zoning Legend			
1	Property Address:	1030 North Lake Way	
2	Zoning District:	R-B	
3	Lot Area (sq. ft.):	19,435 + 1,291 (West of Lake Trail) = 20,726	
4	Lot Width (W) & Depth (D) (ft.):	107'-5 5/8" (W) x 180'-10 1/8" (D)	
5	Structure Type:	Single-Family	
6	FEMA Flood Zone Designation:	AE (6.0' NAVD)	
7	Zero Datum for point of meas. (NAVD)		
8	Crown of Road (COR) (NAVD)		
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	30% Max.	30%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc.)		7,592 SF
12	*Front Yard Setback (Ft.)	30'-0"	30'-2 3/2"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	18'-3 5/8"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	18'-3 5/8"
15	*Rear Yard Setback (Ft.)	25'-0"	44'-10"
16	Angle of Vision (Deg.)	100	100
17	Building Height (Ft.)	22'-0"	22'-0"
18	Overall Building Height (Ft.)	30'-0"	30'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.91 Max.	4.46
20	** Max. Fill Added to Site (Ft.)		
21	Finished Floor Elev. (FFE)(NAVD)	8.17' NAVD	
22	Base Flood Elevation (BFE)(NAVD)	6.00' NAVD	
23	Landscape Open Space (LOS) (Sq Ft and %)	45%	36.71%
24	Perimeter LOS (Sq Ft and %)	50%	49.08%
25	Front Yard LOS (Sq Ft and %)	50%	40.75%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	



Existing Site Plan
Scale:

1/8" = 1'-0"



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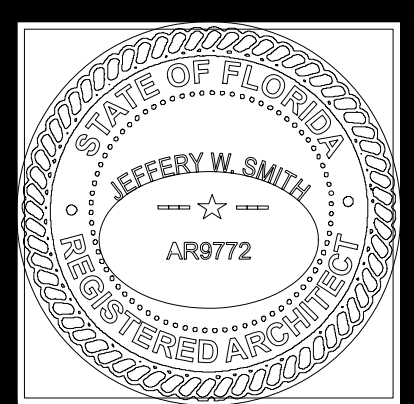
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Renovations to
Fischer Residence

Jeffery W. Smith
Professional Engineer
No. 149772

1030 N. Lake Way
Palm Beach, FL 33480



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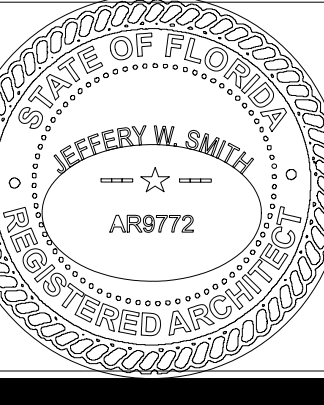
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6	FEMA Flood Zone Designation:	AE (6.0' NAVD)	
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8	Crown of Road (COR) (NAVD)		
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	30% Max.	28.3%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc.)	7,592 SF	8,080.66 SF
12	*Front Yard Setback (Ft.)	30'-0"	30'-2 3/2"
13	*Side Yard Setback (1st Story) (Ft.)	12'-6"	18'-3 5/8"
14	*Side Yard Setback (2nd Story) (Ft.)	15'-0"	18'-3 5/8"
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16	Angle of Vision (Deg.)	100	N/C
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24	Perimeter LOS (Sq Ft and %)	50%	49.08%
25	Front Yard LOS (Sq Ft and %)	50%	40.75%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

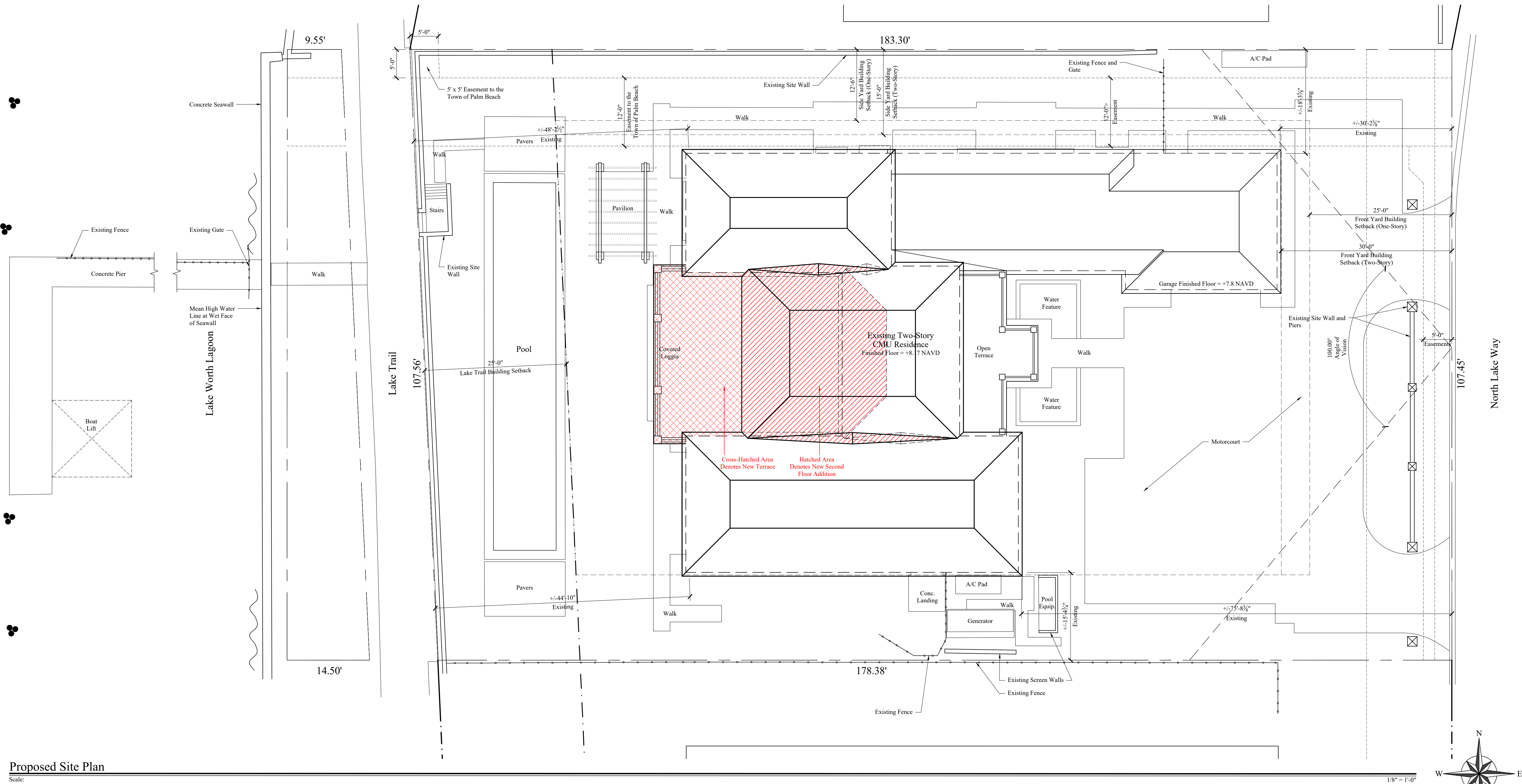
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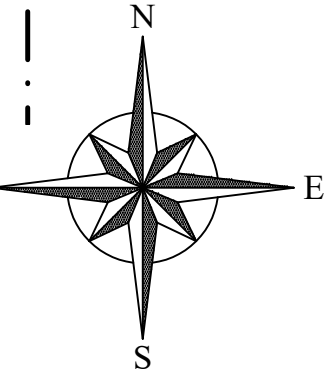


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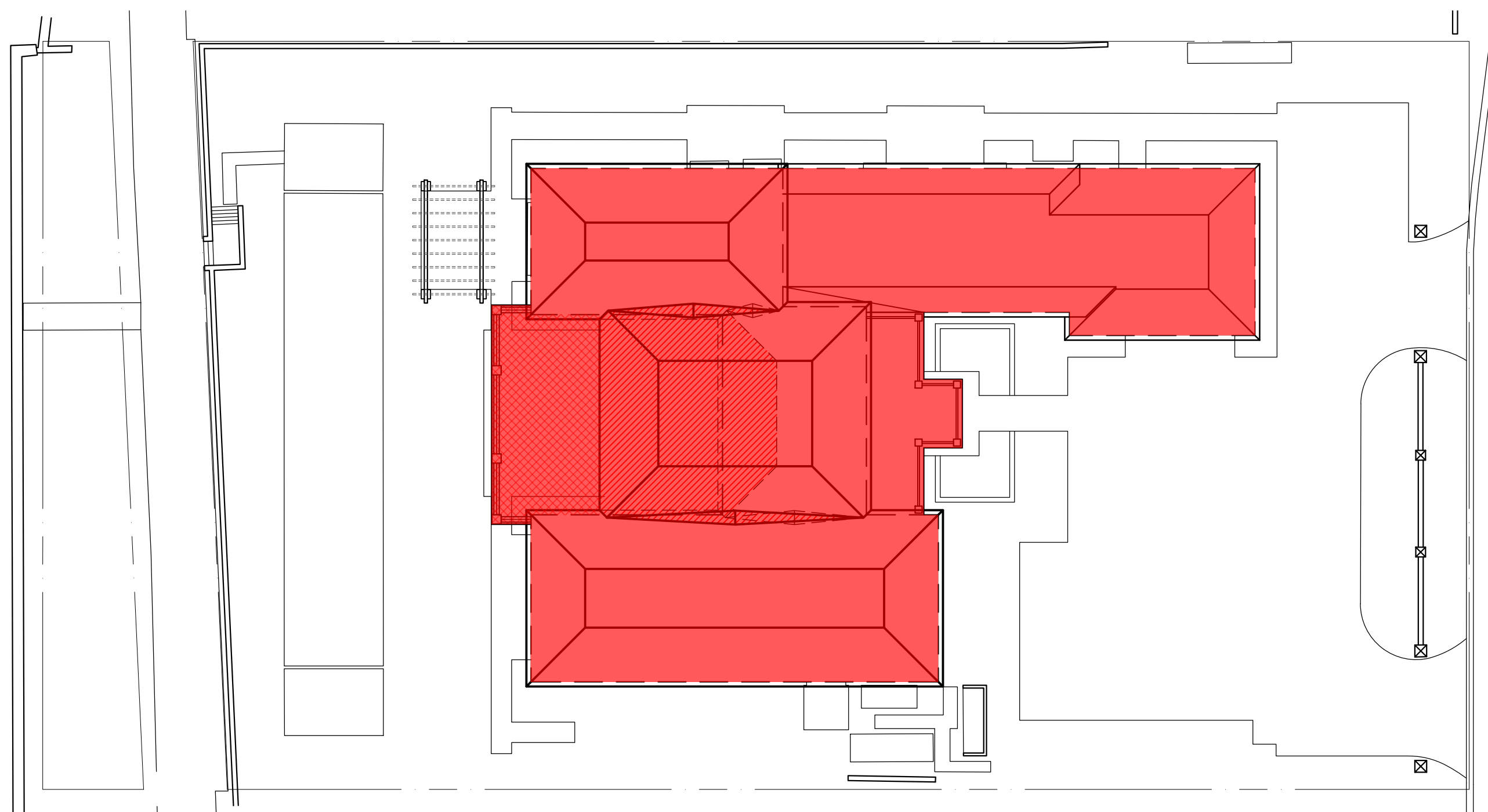
Proposed Site Plan
Scale:

1/8" = 1'-0"



Legend:	
	New Second Floor Addition
	New Terrace

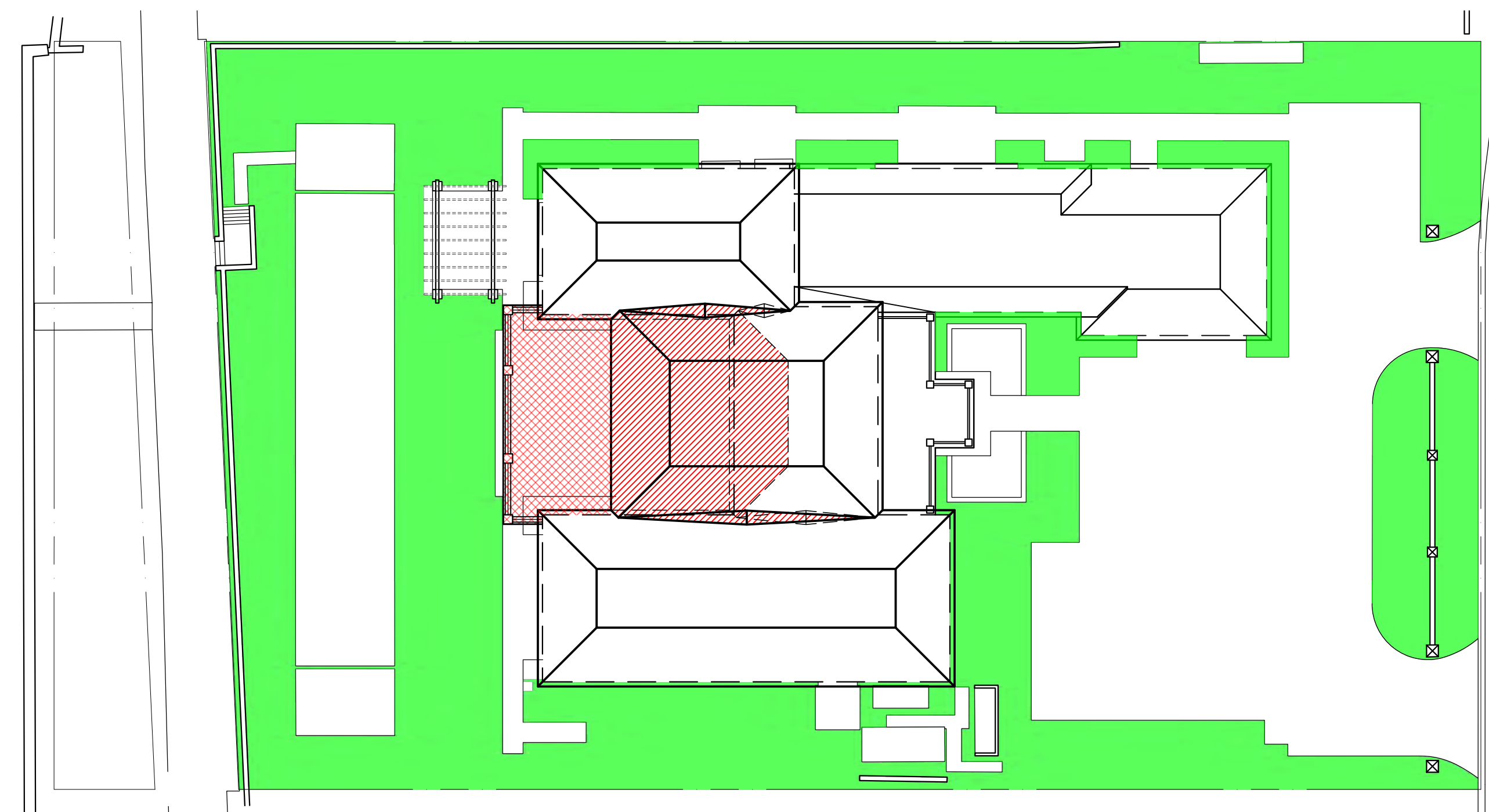
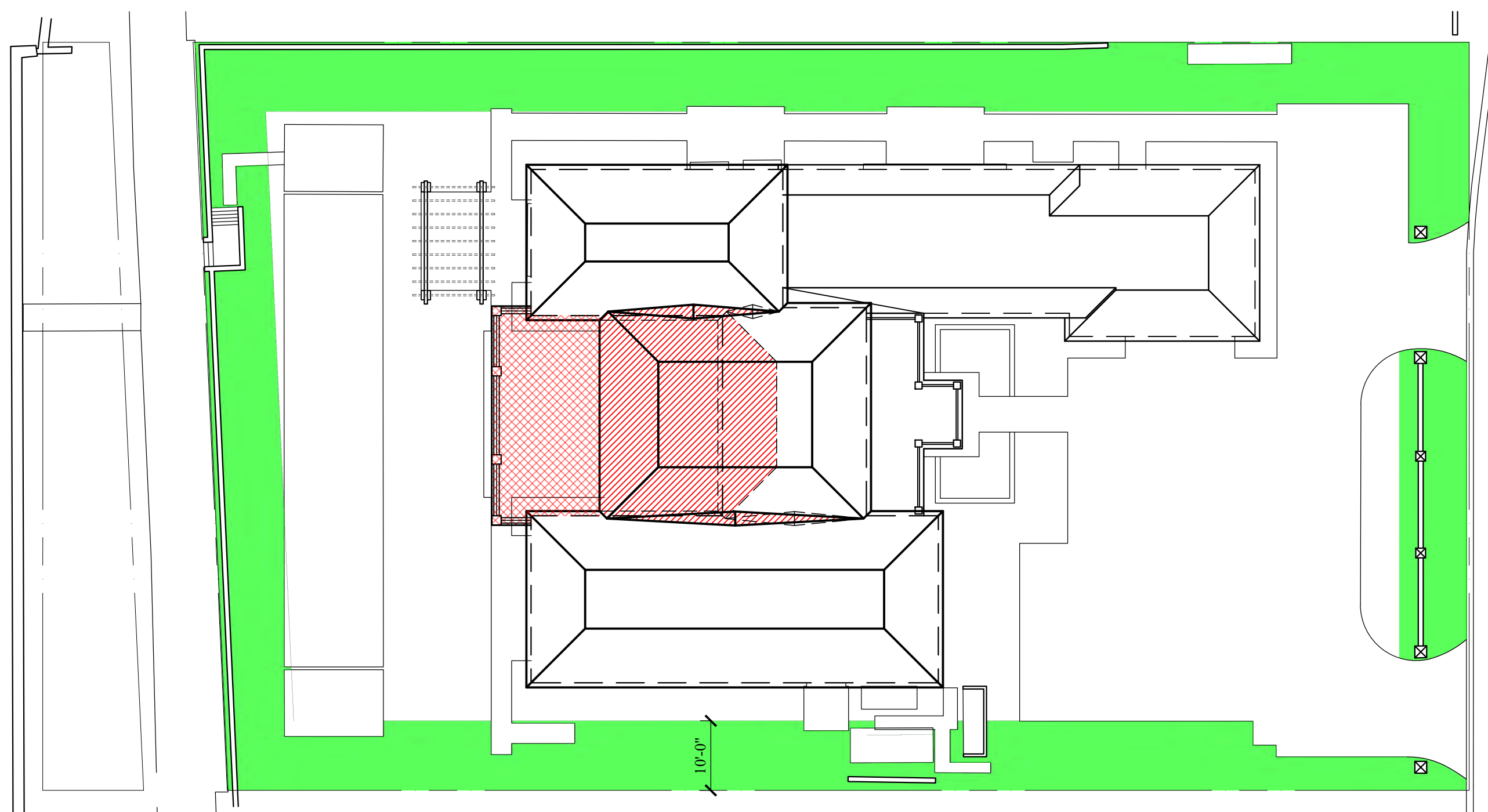
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Lot Coverage

Scale: 1/16" = 1'-0"

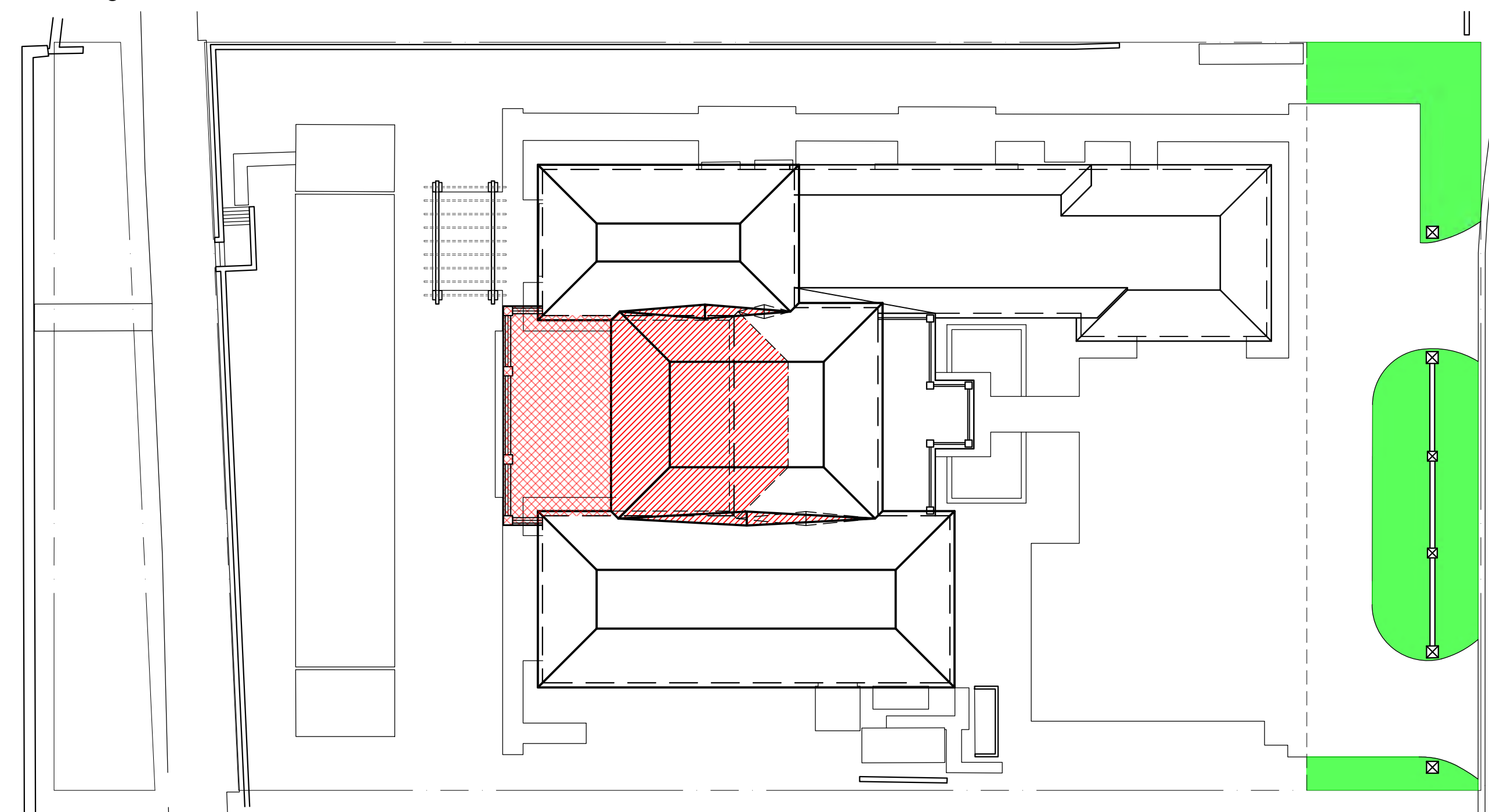
Maximum Lot Coverage = 30%
 Site Area = 19,435 Sq. Ft.
 Covered Area = 5,514.21 Sq. Ft. = 28.3%
 Reduced -1.7%



Landscape Open Space

Scale: 1/16" = 1'-0"

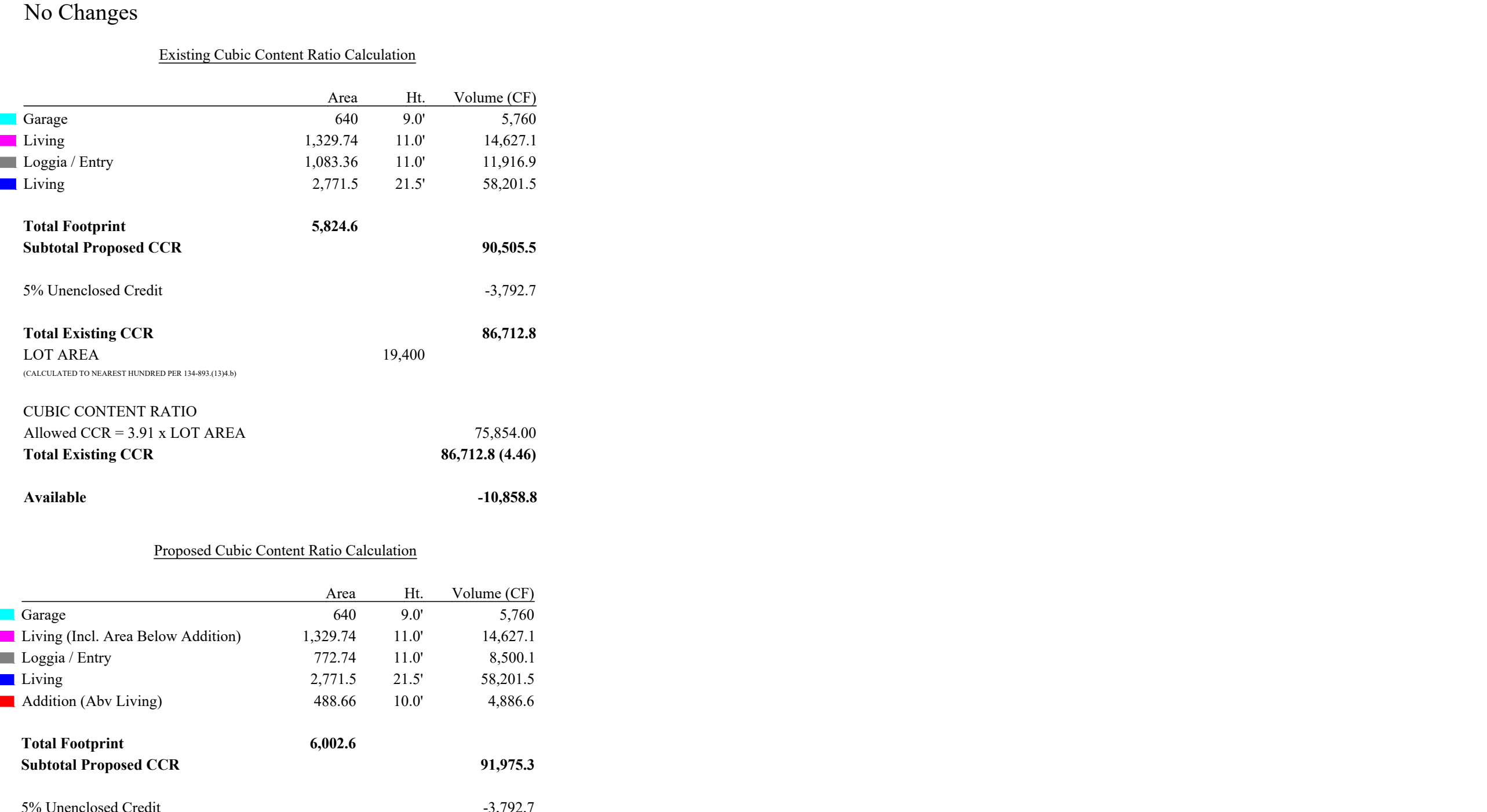
Minimum Required = 45%
 Site Area = 19,435 Sq. Ft.
 Open Landscape Space = 7,136 Sq. Ft. = 36.71%
 No Changes



Landscape Perimeter Open Space

Scale: 1/16" = 1'-0"

Minimum Required = 50% of Min. Landscape Open Space = 4,373 Sq. Ft.
 Perimeter Open Landscape Space = 4,293 Sq. Ft. = 49.08%
 No Changes

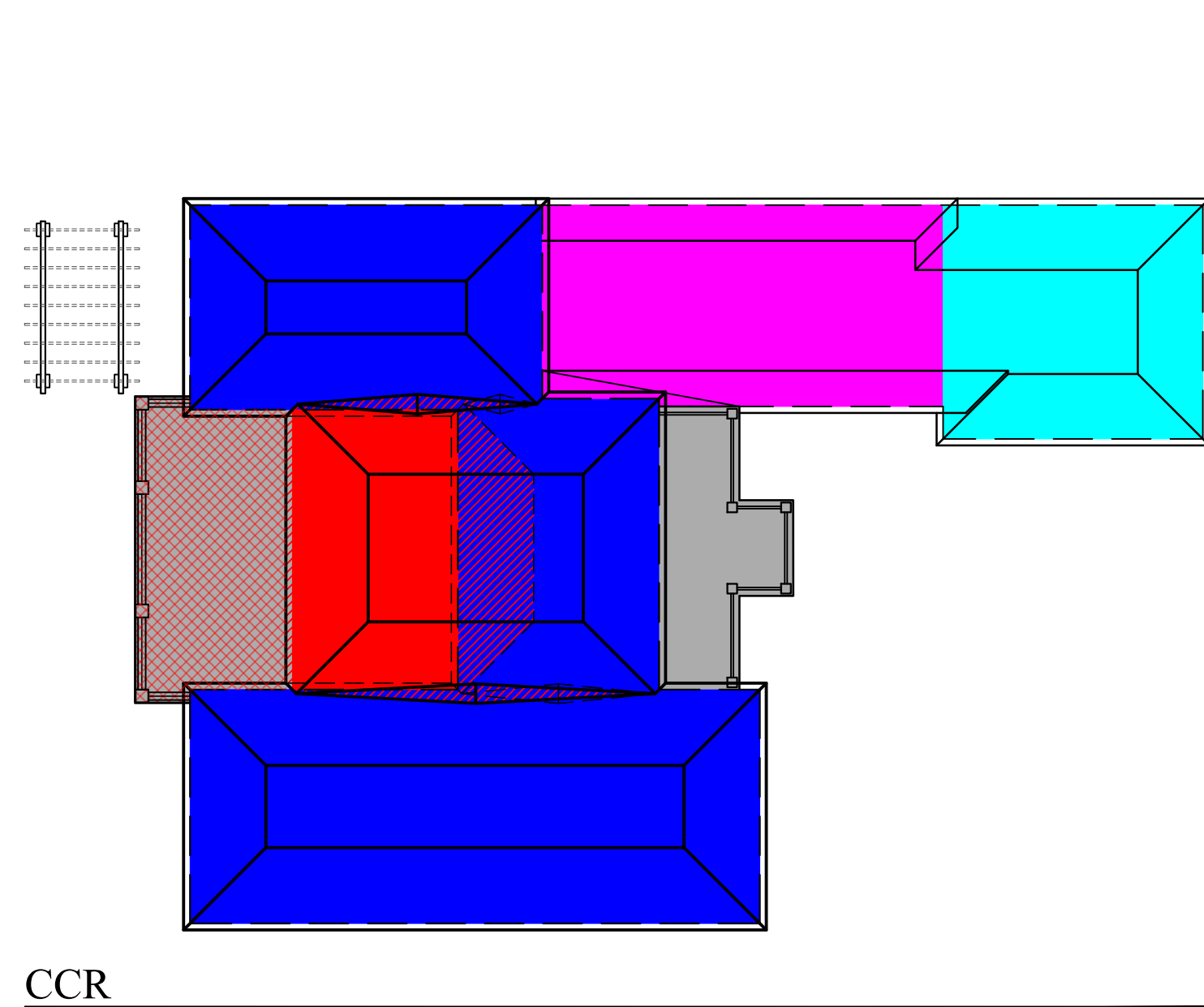


Landscape Front Yard Open Space

Scale: 1/16" = 1'-0"

Minimum Required = 50% of Min. Landscape Open Space = 4,373 Sq. Ft.
 Front Yard Total Area = 2,687 Sq. Ft.
 Open Landscape Space = 1,095 Sq. Ft. = 40.75%
 No Changes

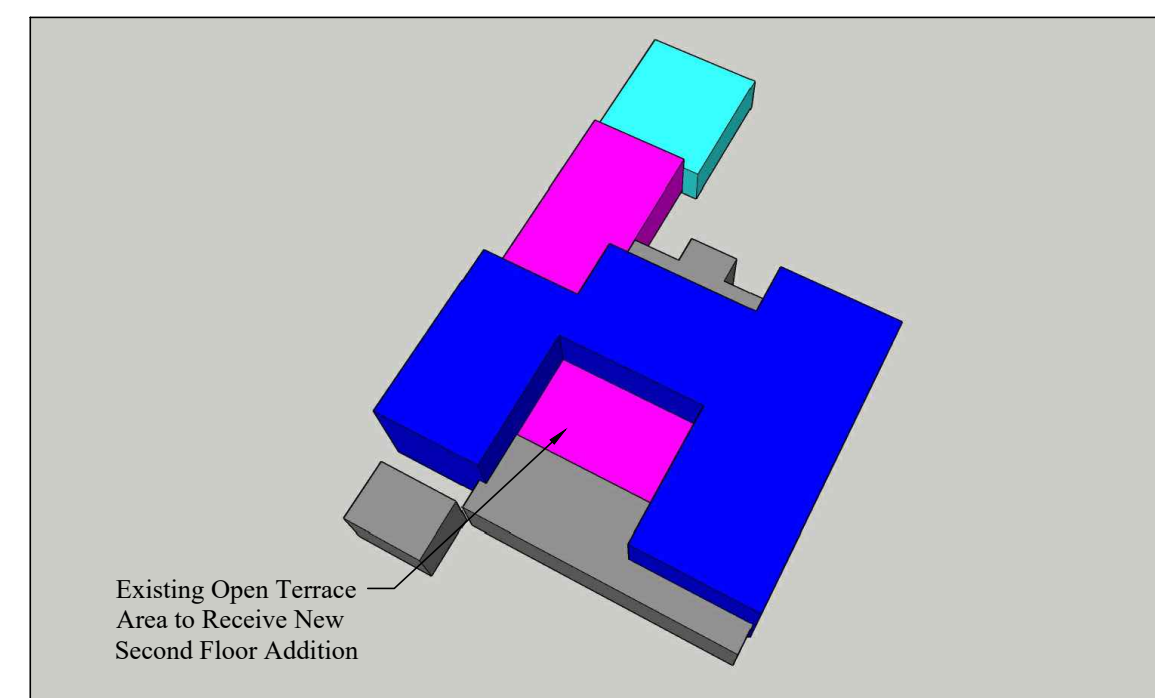
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5	Structure Type:	Single-Family	
6	(Single-Family, Multi-Family, Comm., Other)		
7	FEMA Flood Zone Designation:	AE (6.0' NAVD)	
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25	Perimeter LOS (Sq Ft and %)	50%	49.08%
26	Front Yard LOS (Sq Ft and %)	50%	40.75%
27	*** Native Plant Species %	Please refer to TOPP Landscape Legend.	



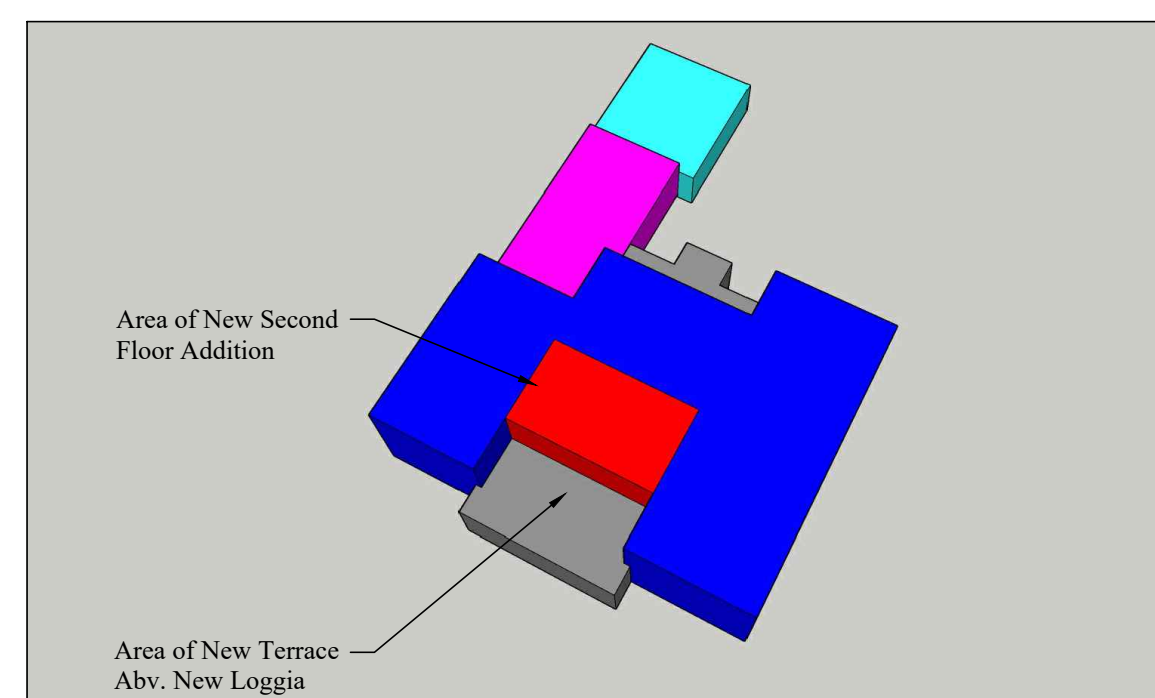
CCR

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Allowed CCR = 3.91
 Existing CCR = 4.46
 Proposed CCR = 4.54 (Increase of .08)



Existing Open Terrace
Area to Receive New Second Floor Addition



Area of New Second Floor Addition

Area of New Terrace Abv. New Loggia

Existing Cubic Content Ratio Calculation

	Area	Ht.	Volume (CF)
Garage	640	9.0'	5,760
Living	1,329.74	11.0'	14,627.1
Loggia / Entry	1,083.36	11.0'	11,916.9
Living	2,771.5	21.5'	58,201.5
Total Footprint	5,824.6		90,505.5
Subtotal Proposed CCR			-3,792.7
5% Unenclosed Credit			
Total Existing CCR			86,712.8
LOT AREA	19,400		
CUBIC CONTENT RATIO			75,854.00
Allowed CCR = 3.91 x LOT AREA			86,712.8 (4.46)
Total Existing CCR			-10,858.8
Available			

Proposed Cubic Content Ratio Calculation

	Area	Ht.	Volume (CF)
Garage	640	9.0'	5,760
Living (Incl. Area Below Addition)	1,329.74	11.0'	14,627.1
Loggia / Entry	772.74	11.0'	8,500.1
Living	2,771.5	21.5'	58,201.5
Addition (Abv Living)	488.66	10.0'	4,886.6
Total Footprint	6,002.6		91,975.3
Subtotal Proposed CCR			-3,792.7
5% Unenclosed Credit			
Total Proposed CCR			88,182.6
LOT AREA	19,400		
CUBIC CONTENT RATIO			75,854.00
Allowed CCR = 3.91 x LOT AREA			88,182.6 (4.54)
Total Proposed CCR			-12,328.6
Available			

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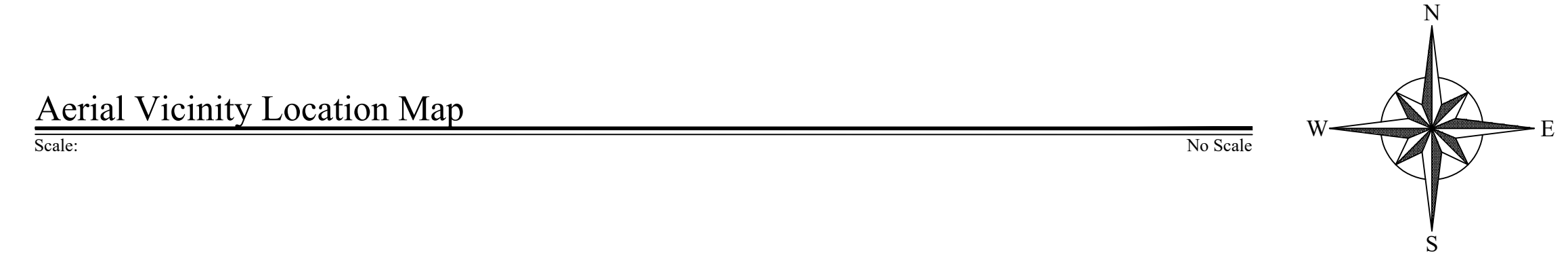
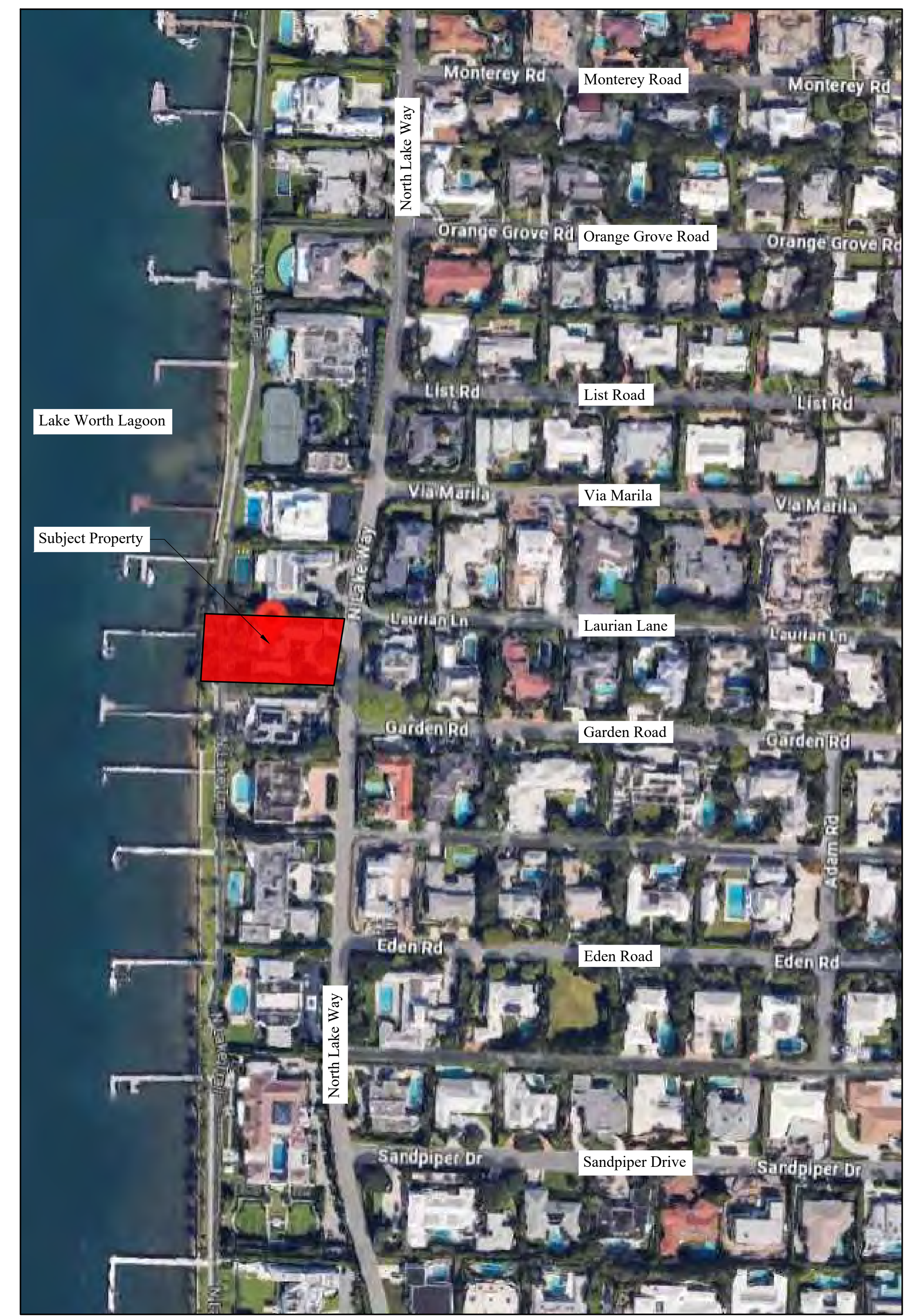
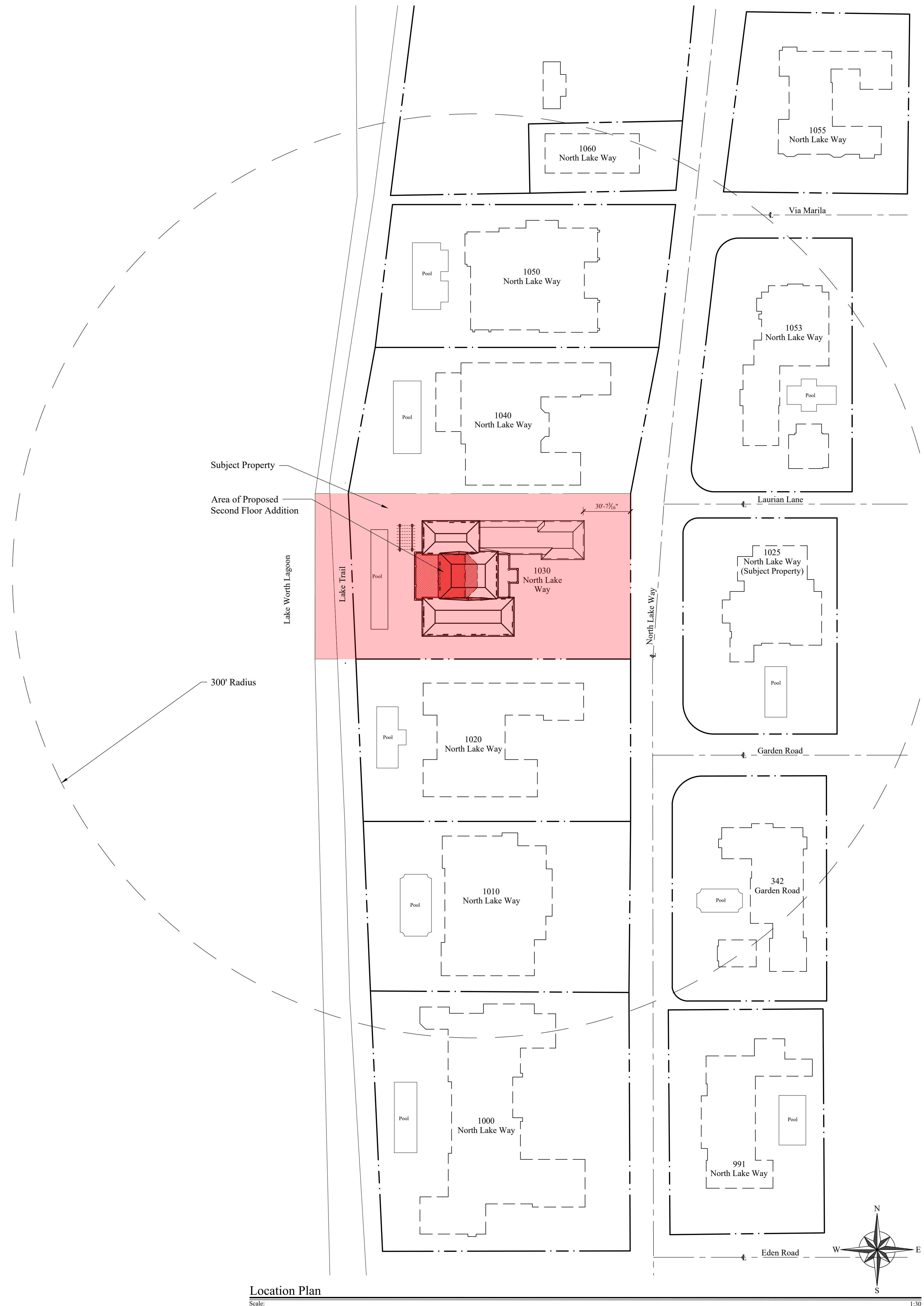
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Renovations to
Fischer Residence

1030 N. Lake Way
 Palm Beach, FL 33480

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A003



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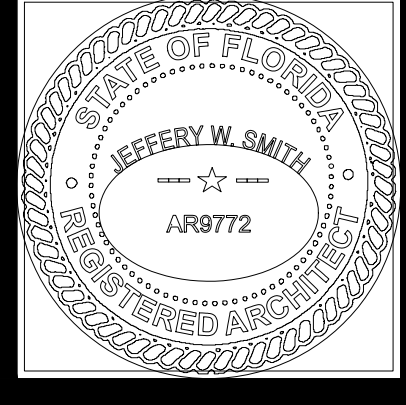
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Renovations to
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1030 N. Lake Way
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SHEET NO.
A002



1055 North Lake Way
Scale:



1053 North Lake Way
Scale:



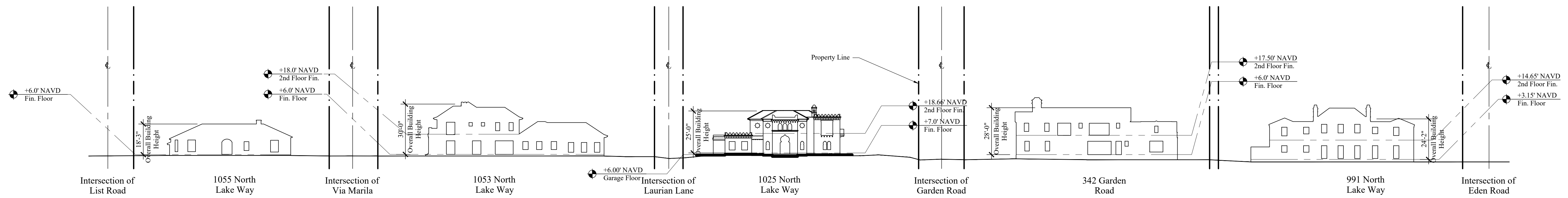
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342 Garden Road
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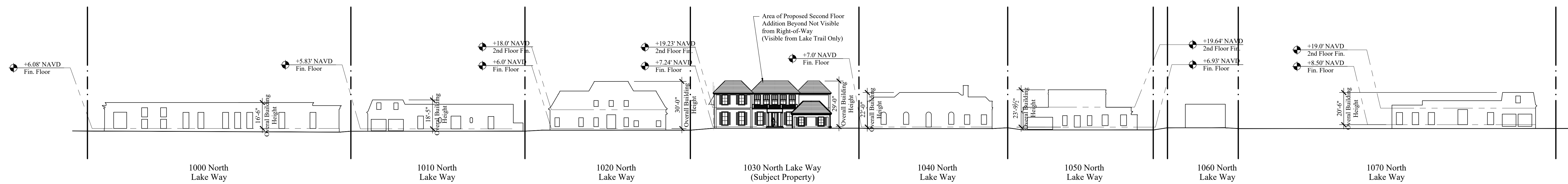


991 North Lake Way
Scale:



Streetscape - Viewed From North Lake Way Looking East
Scale:

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Streetscape - Viewed From North Lake Way Looking West
Scale:

1:30



1000 North Lake Way
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1010 North Lake Way
Scale:



1020 North Lake Way
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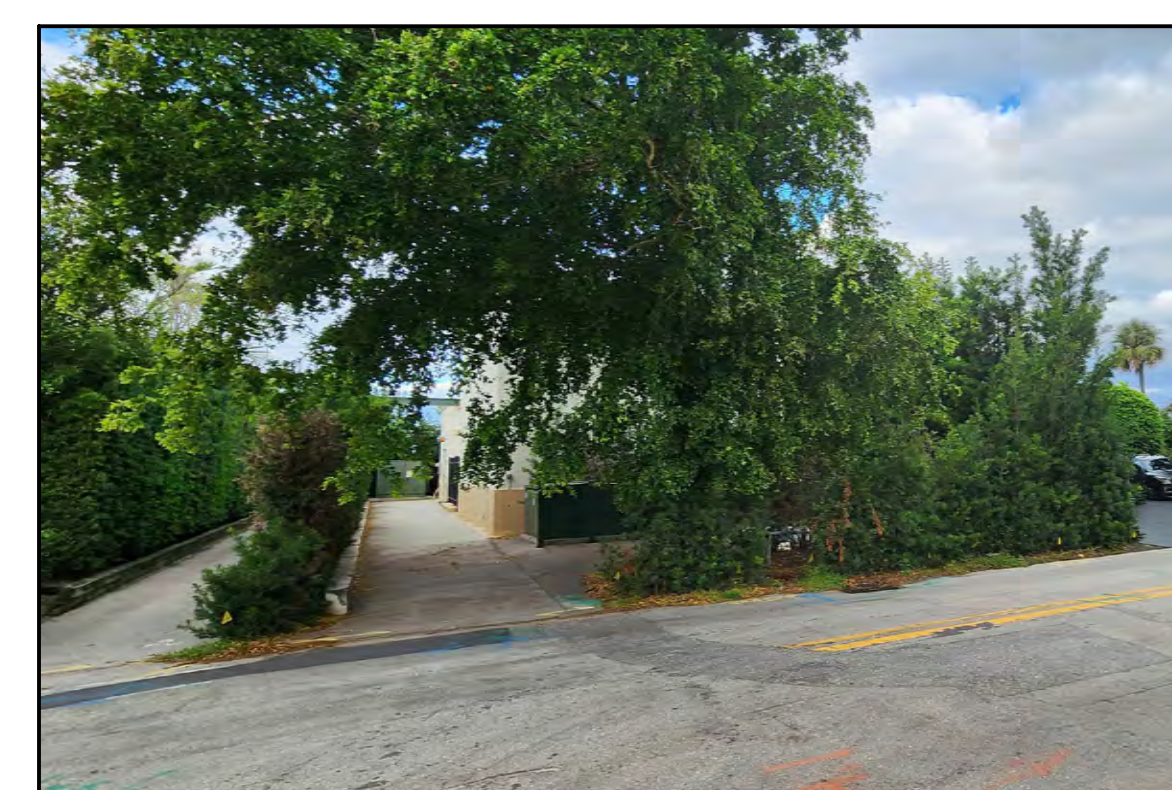
Subject Property
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1040 North Lake Way
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1050 North Lake Way
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1060 North Lake Way
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1070 North Lake Way
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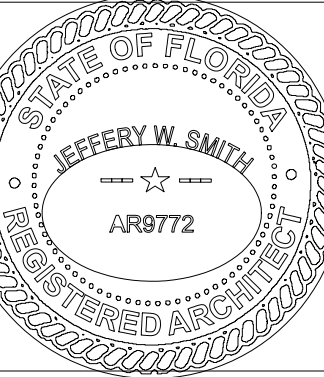
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Renovations to
Fischer Residence

1030 N. Lake Way



SHEET NO.

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ARC-24-021 / ZON-24-0073



East Elevation

Scale:



East Elevation

Scale:



Typical Eave

Scale:



North Elevation

Scale:



North Elevation

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West Elevation

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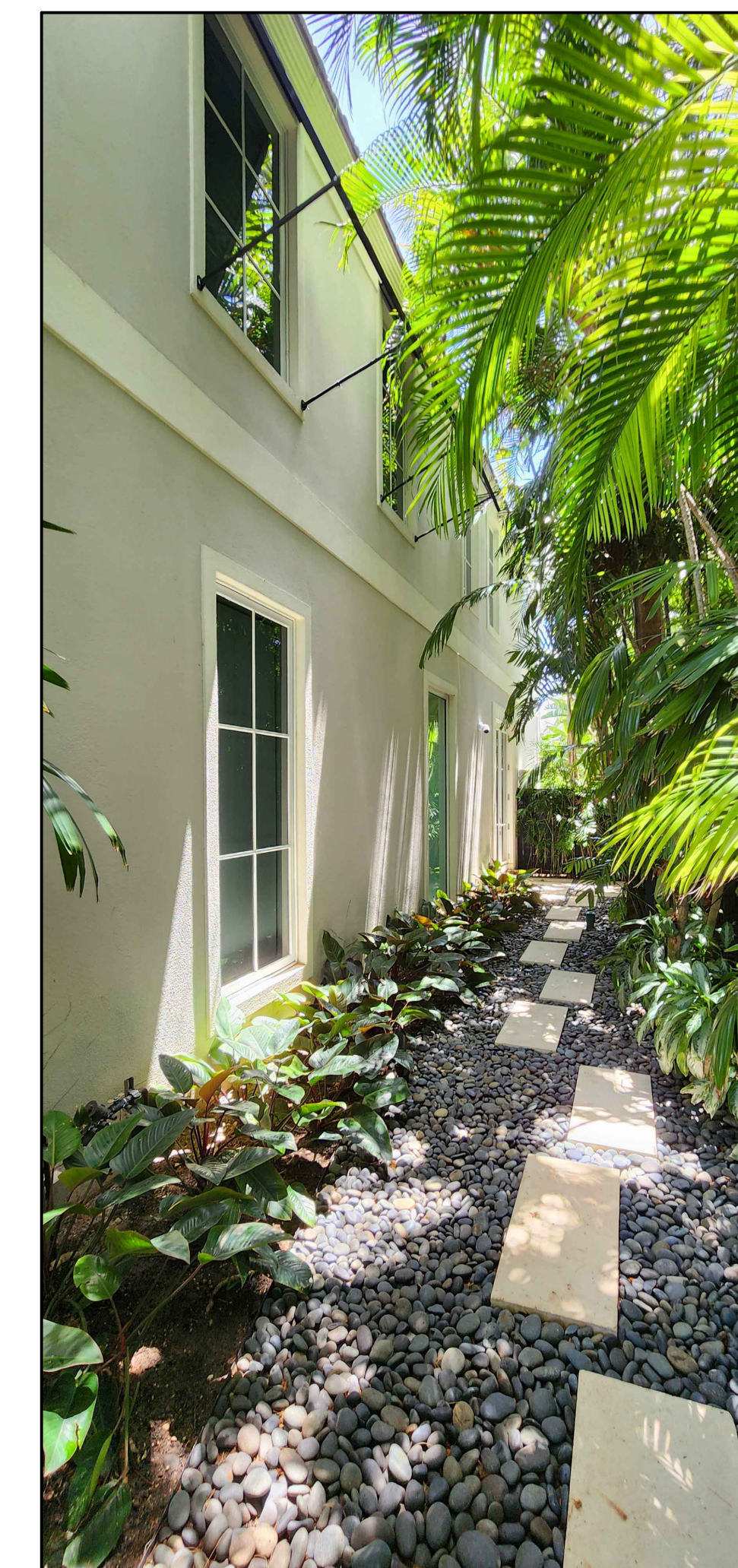
West Elevation

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West Elevation - From Lake Trail

Scale:



South Elevation

Scale:



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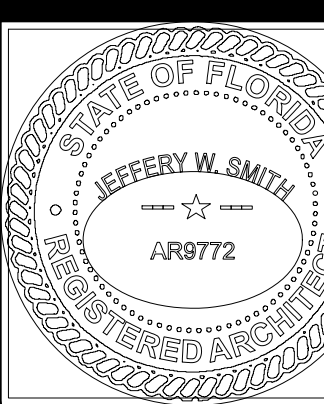
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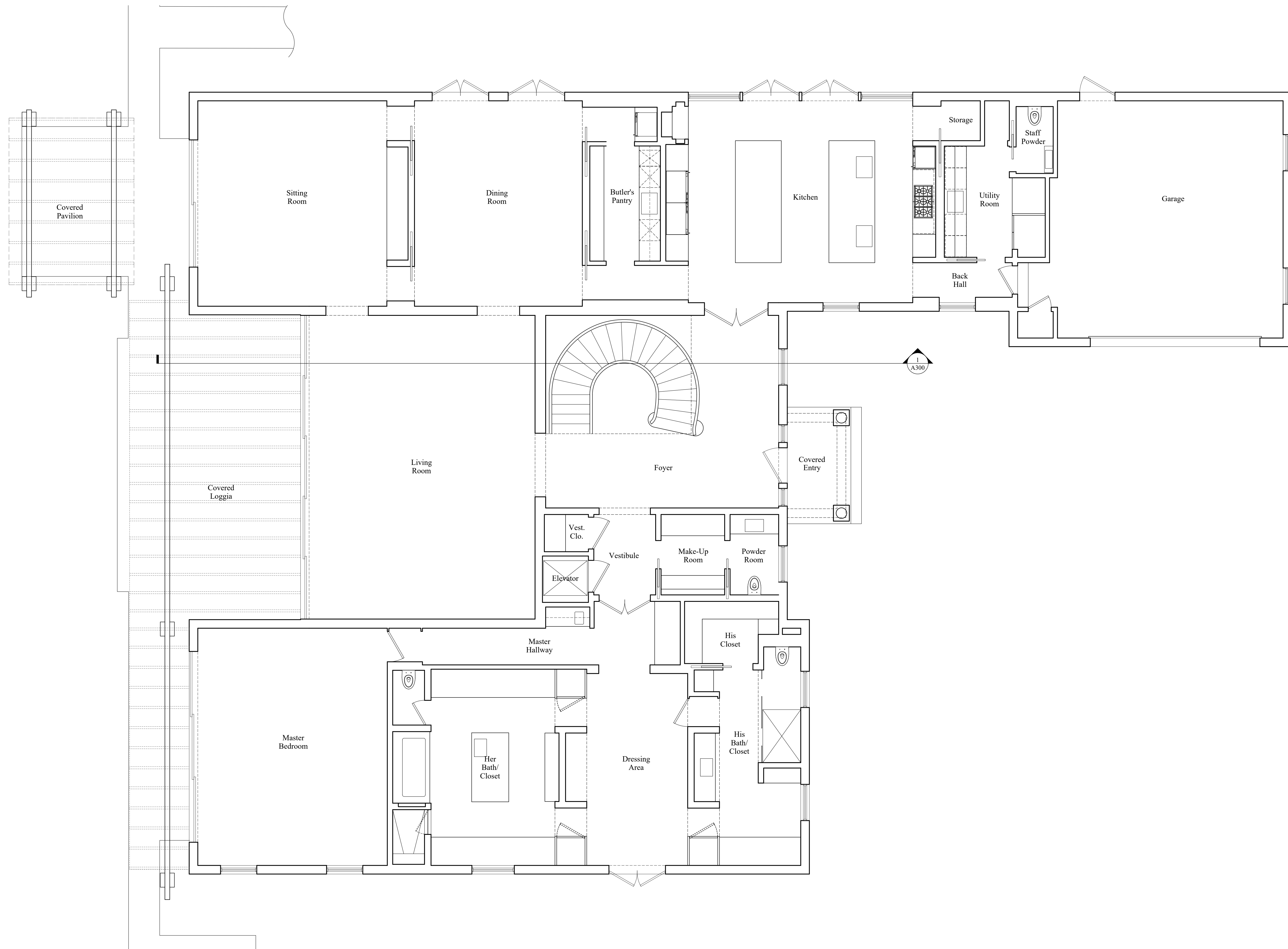
Renovations to
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1030 N. Lake Way



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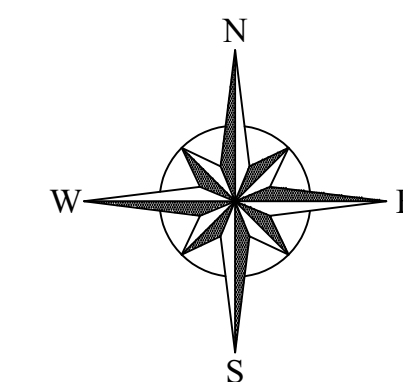
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Existing First Floor Plan

Scale:

1/4" = 1'-0"



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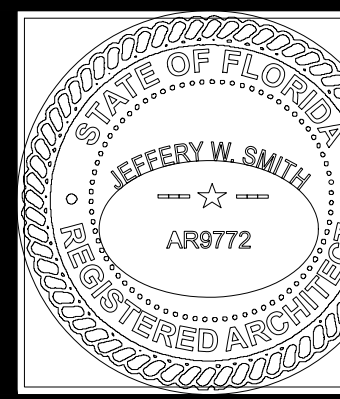
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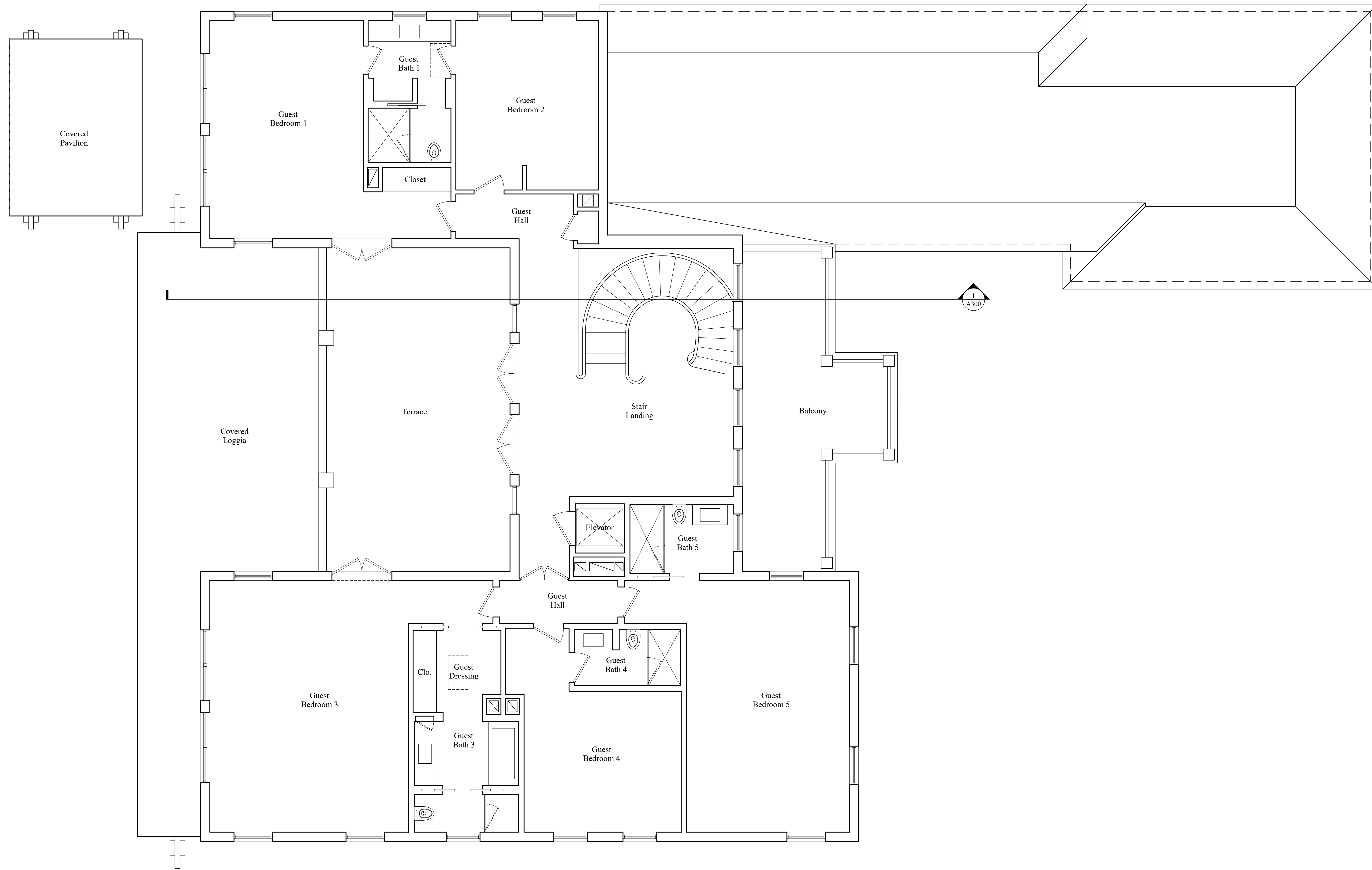
1030 N. Lake Way



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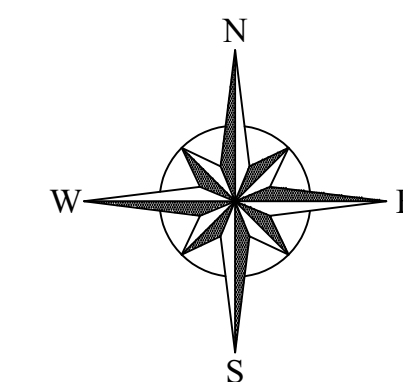
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Existing Second Floor Plan

Scale:

1/4" = 1'-0"



THE AMERICAN
INSTITUTE OF ARCHITECTS

COMM. NO.
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PHASE
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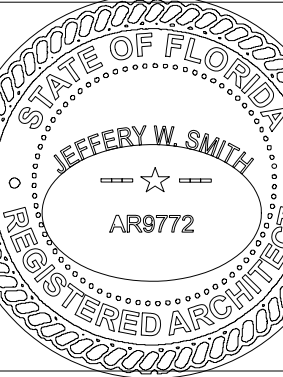
ISSUED
January 13, 2025

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Renovations to
Fischer Residence
Palm Beach, FL 33480

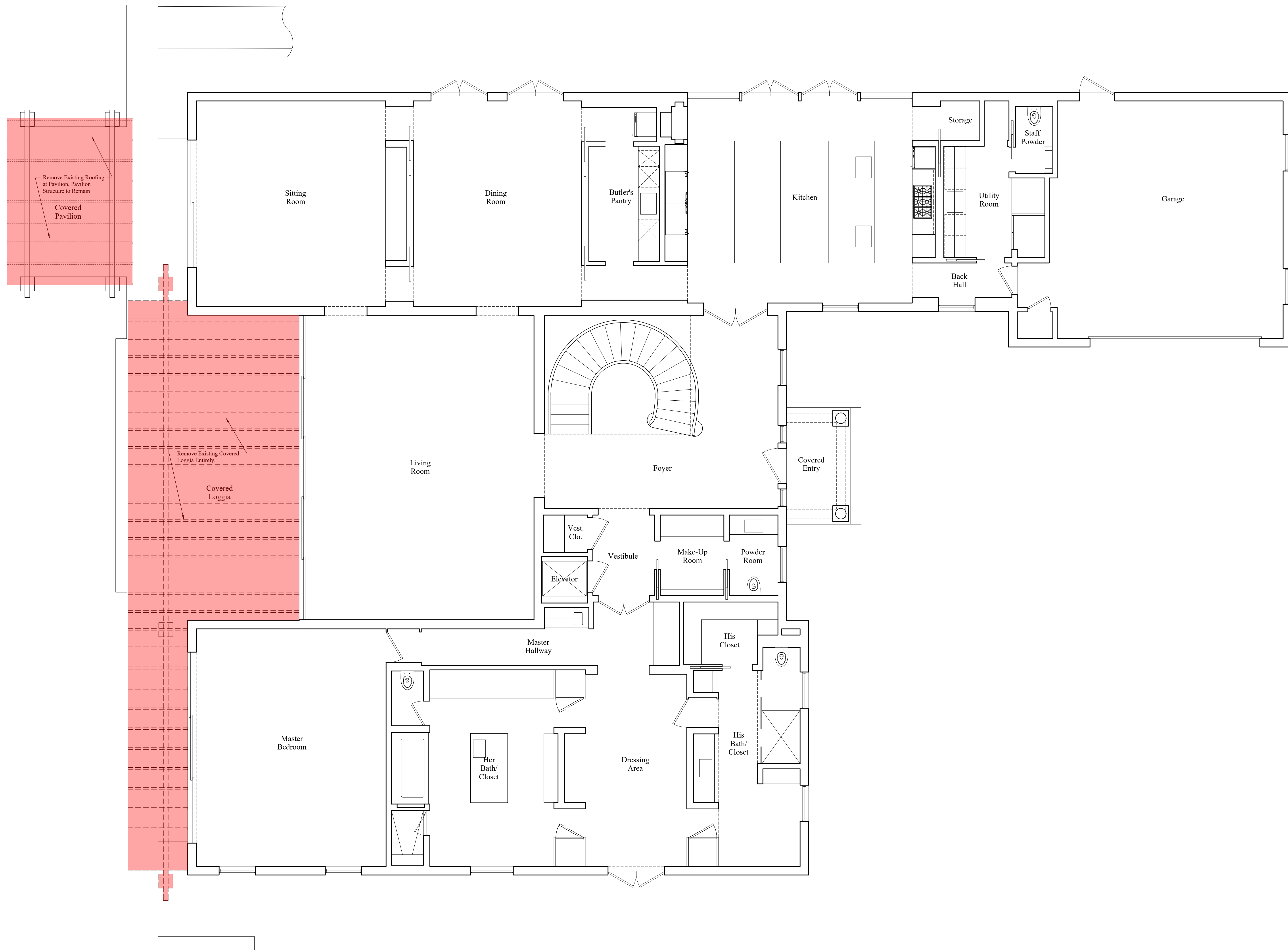
1030 N. Lake Way



SHEET NO.

A101

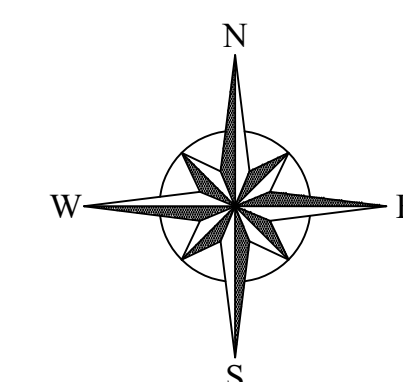
ARC-24-021 / ZON-24-0073



Demolition First Floor Plan

Scale:

1/4" = 1'-0"



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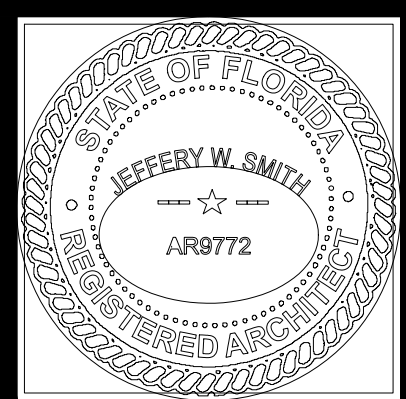
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SMITH ARCHITECTURAL GROUP, INC.
 205 PHIPPS PLAZA
 PALM BEACH, FL 33480
 561-832-0202

Renovations to
Fischer Residence
 Palm Beach, FL 33480

1030 N. Lake Way

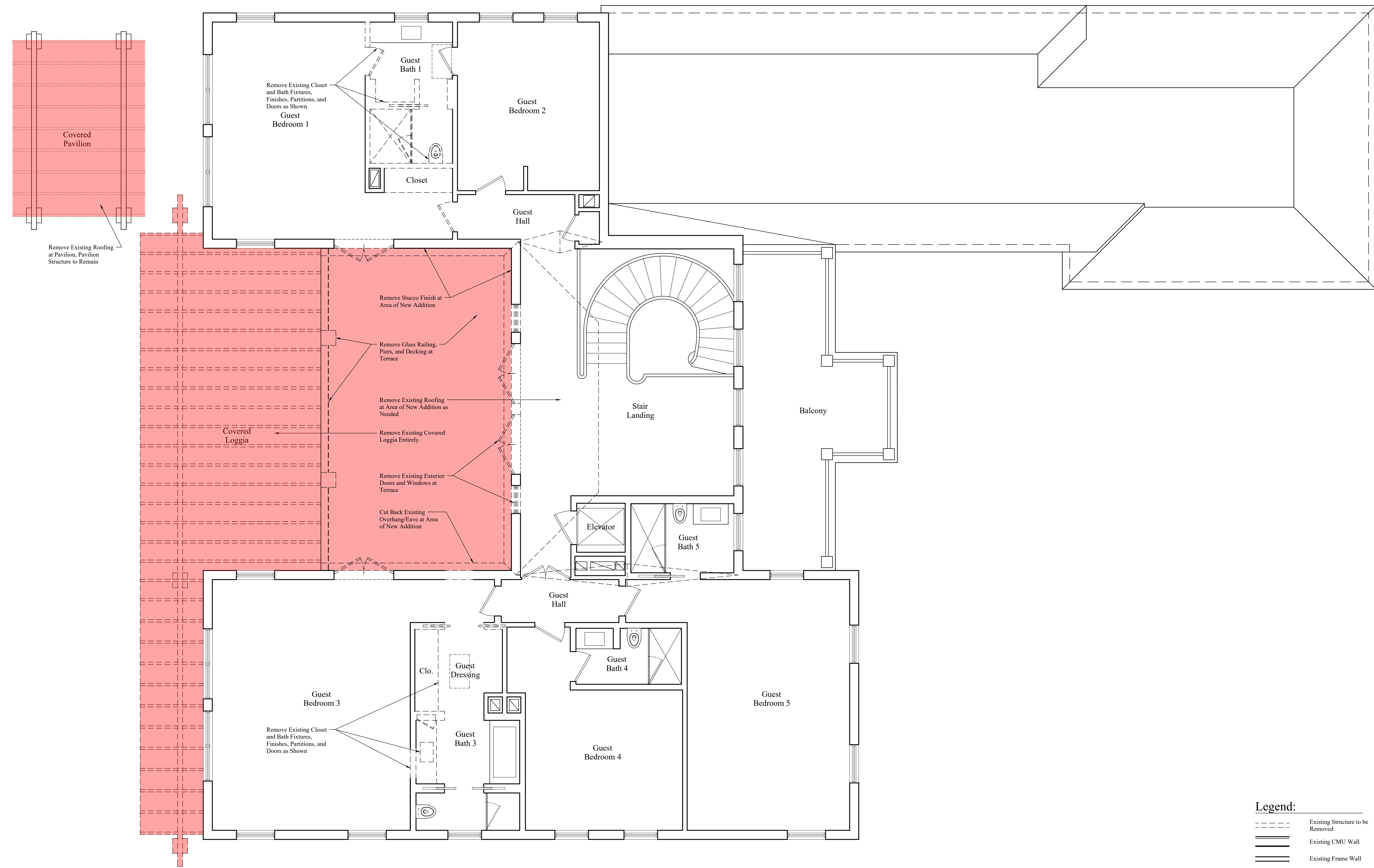


SHEET NO.

D100

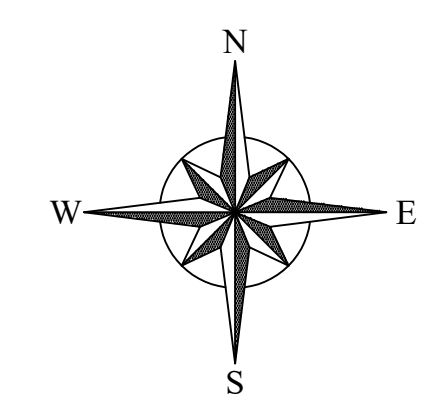
ARC-24-021 / ZON-24-0073

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Legend:

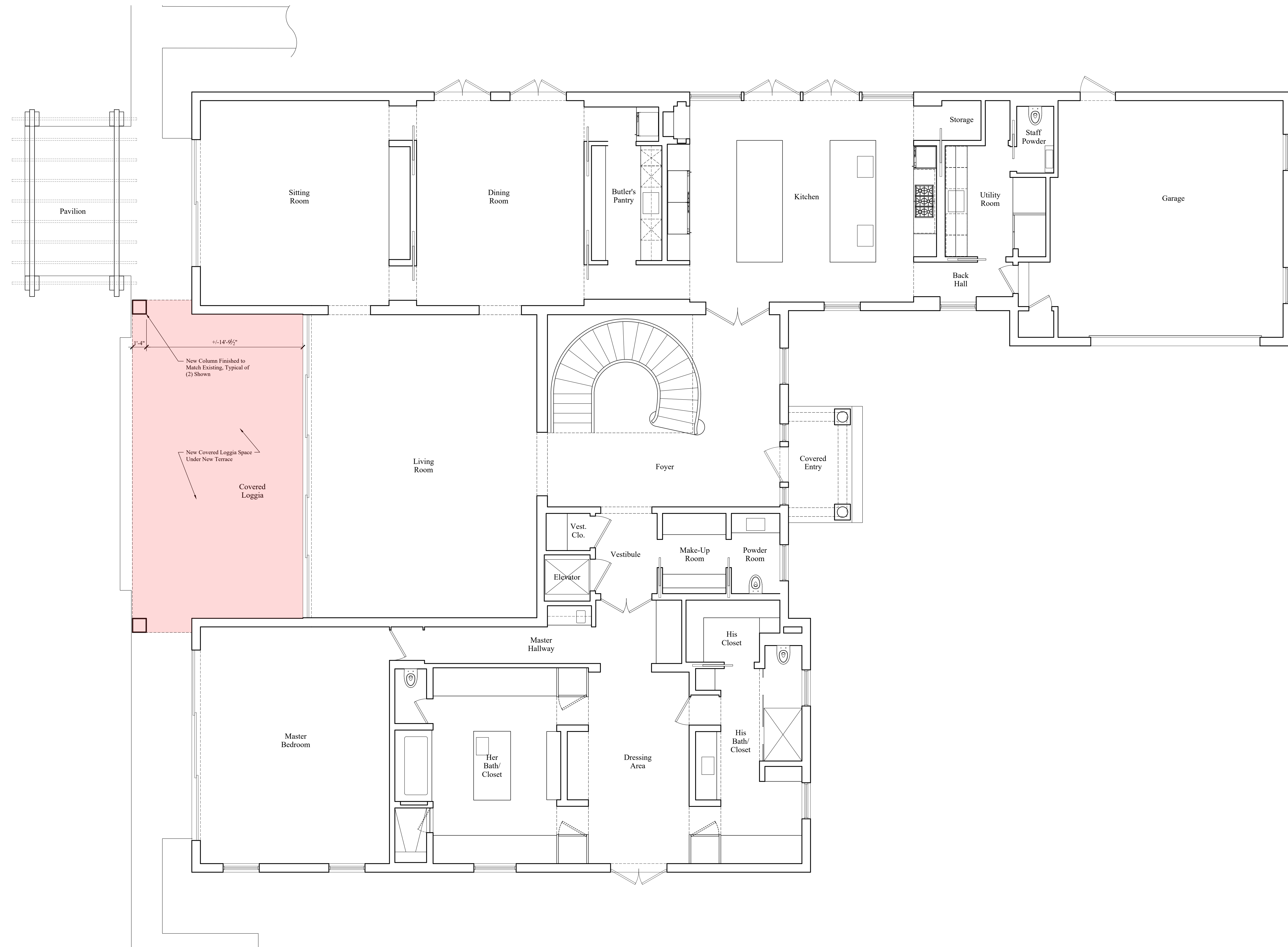
- - - - - Existing Structure to be Removed
- ===== Existing CMU Wall
- ===== Existing Frame Wall
- ===== New CMU Wall
- ===== New Frame Wall



Demolition Second Floor Plan

Scale:

1/4" = 1'-0"

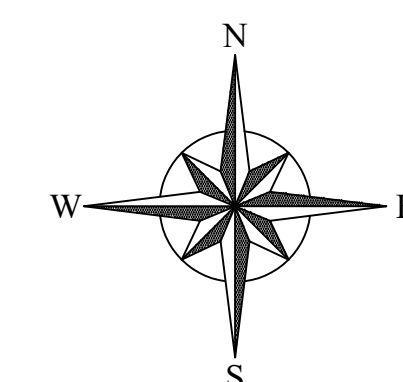


2'-4"
 +/-14'-9 1/2"
 New Column Finished to Match Existing, Typical of (2) Shown
 New Covered Loggia Space Under New Terrace
 Covered Loggia

Proposed First Floor Plan

Scale:

1/4" = 1'-0"



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January 13, 2025

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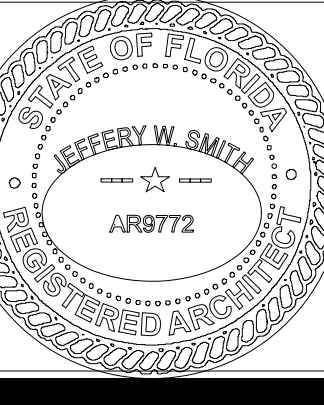
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SMITH ARCHITECTURAL GROUP, INC.
 205 PHIPPS PLAZA
 PALM BEACH, FL 33480
 561-832-0202

Palm Beach, FL 33480

Renovations to
Fischer Residence

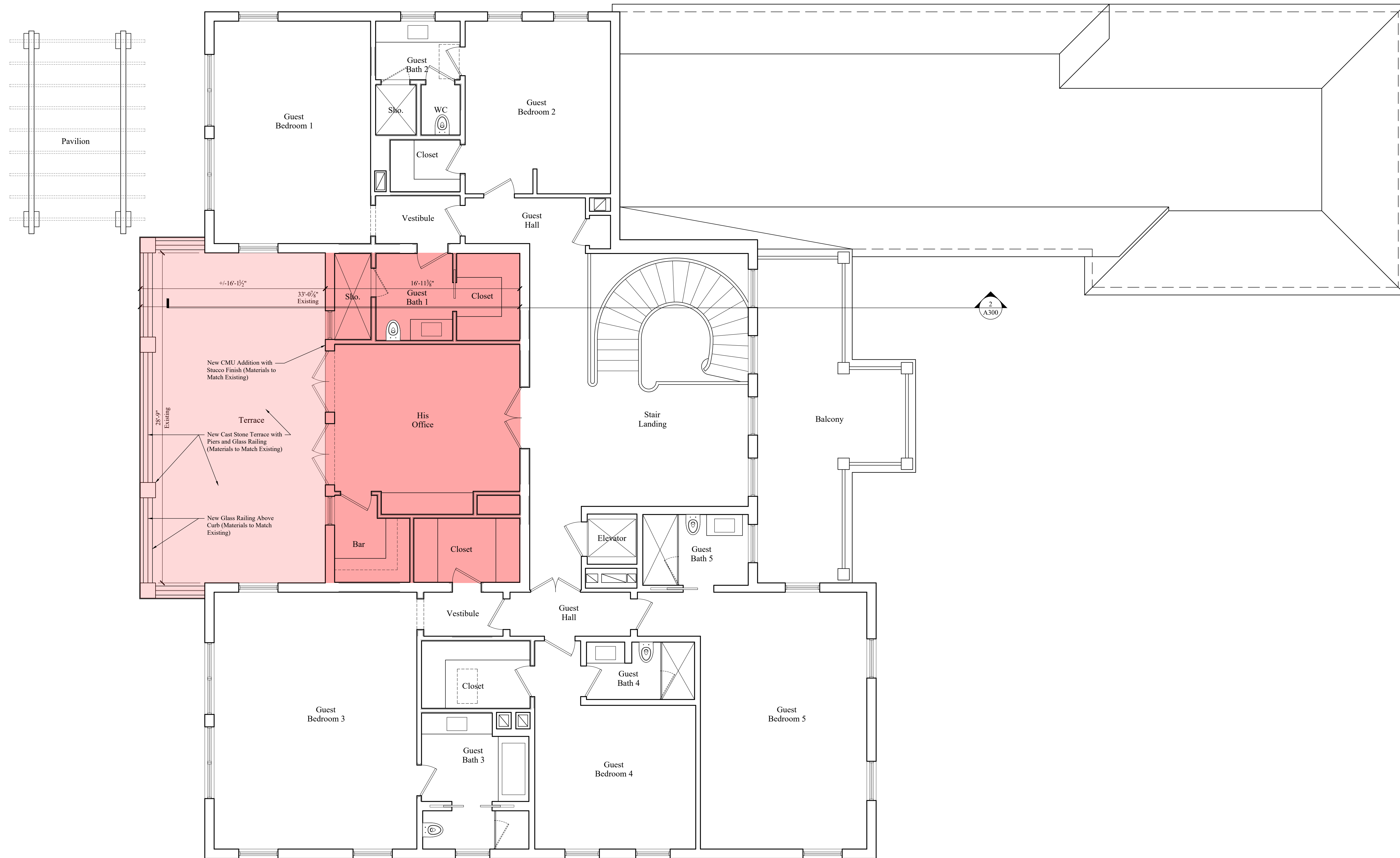
1030 N. Lake Way



SHEET NO.

A102

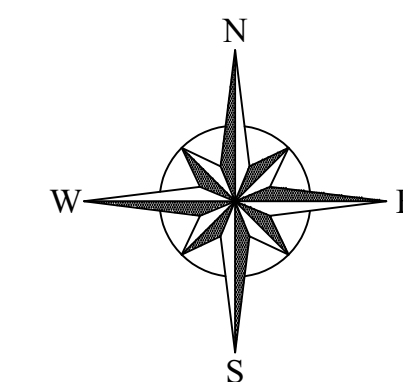
ARC-24-021 / ZON-24-0073



Proposed Second Floor Plan

Scale:

1/4" = 1'-0"



COMM. NO.

PHASE

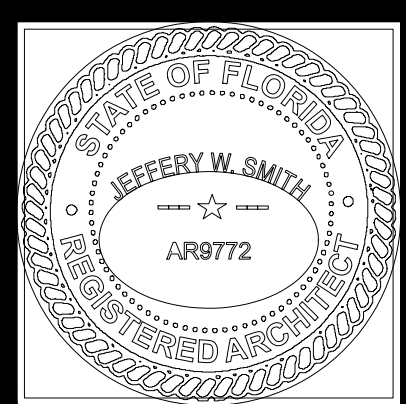
ISSUED
January 13, 2025

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SMITH ARCHITECTURAL GROUP, INC.
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PALM BEACH, FL 33480
561-832-0202

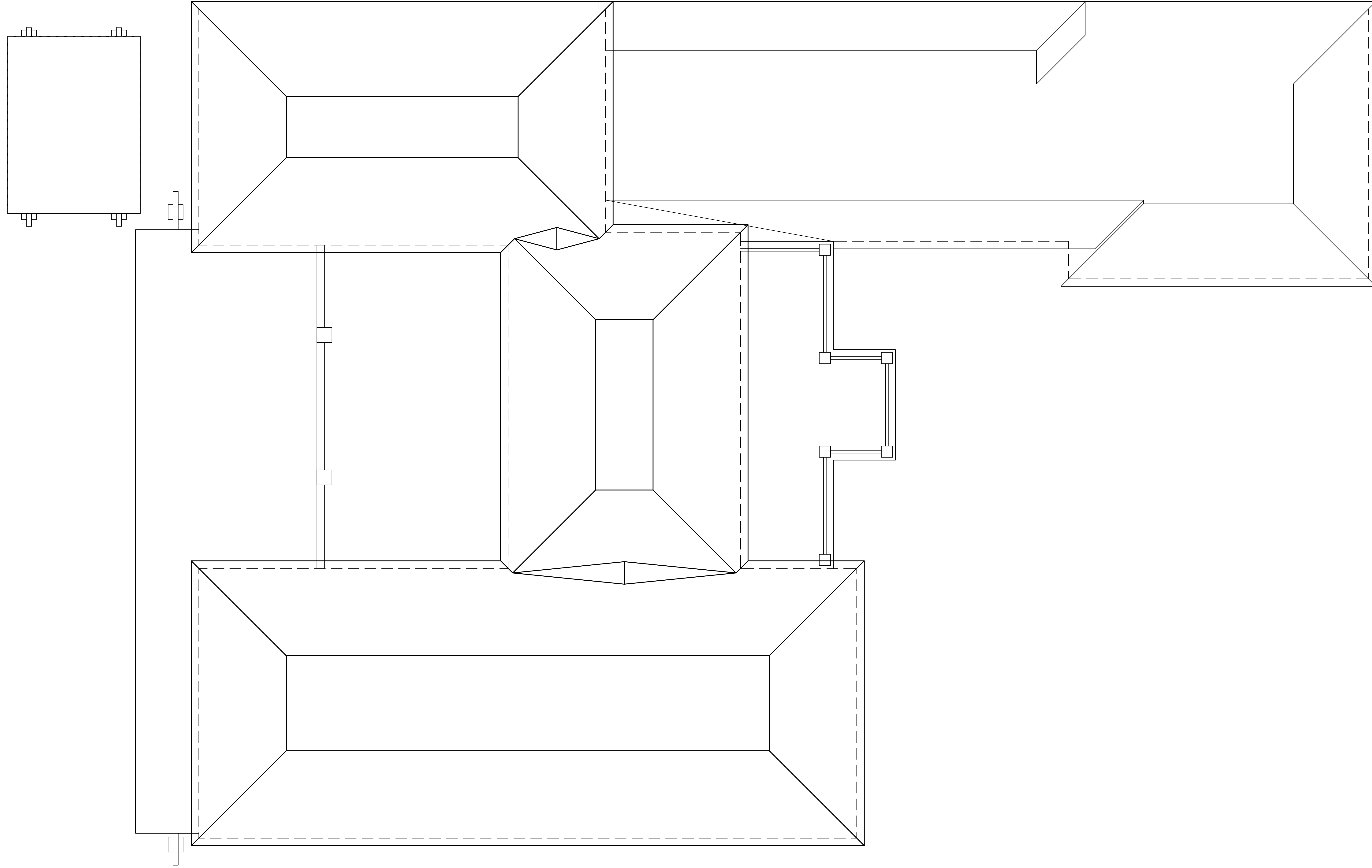
Renovations to
Fischer Residence
1030 N. Lake Way
Palm Beach, FL 33480



SHEET NO.

A103

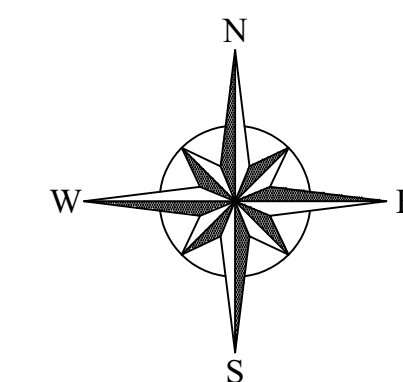
ARC-24-021 / ZON-24-0073



Existing Roof Plan

Scale:

1/4" = 1'-0"



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January 13, 2025

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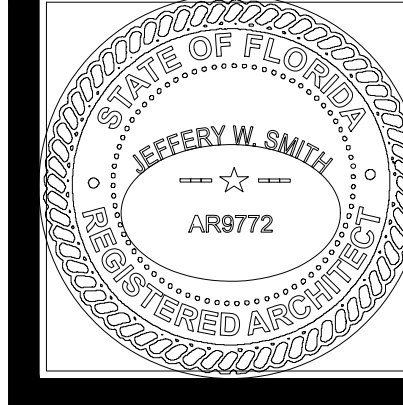
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Renovations to
Fischer Residence

Palm Beach, FL 33480

1030 N. Lake Way



SHEET NO.

A104

ARC-24-0021 / ZON-24-0073



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January 13, 2025

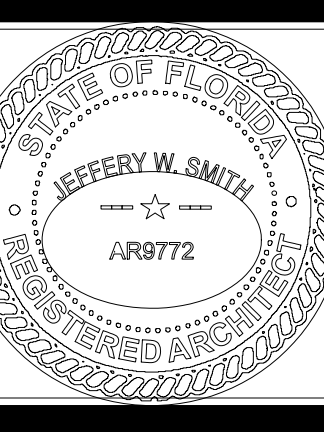
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SMITH ARCHITECTURAL GROUP, INC.
 205 PHIPPS PLAZA
 PALM BEACH, FL 33480
 561-832-0202

Renovations to
Fischer Residence
 Palm Beach, FL 33480

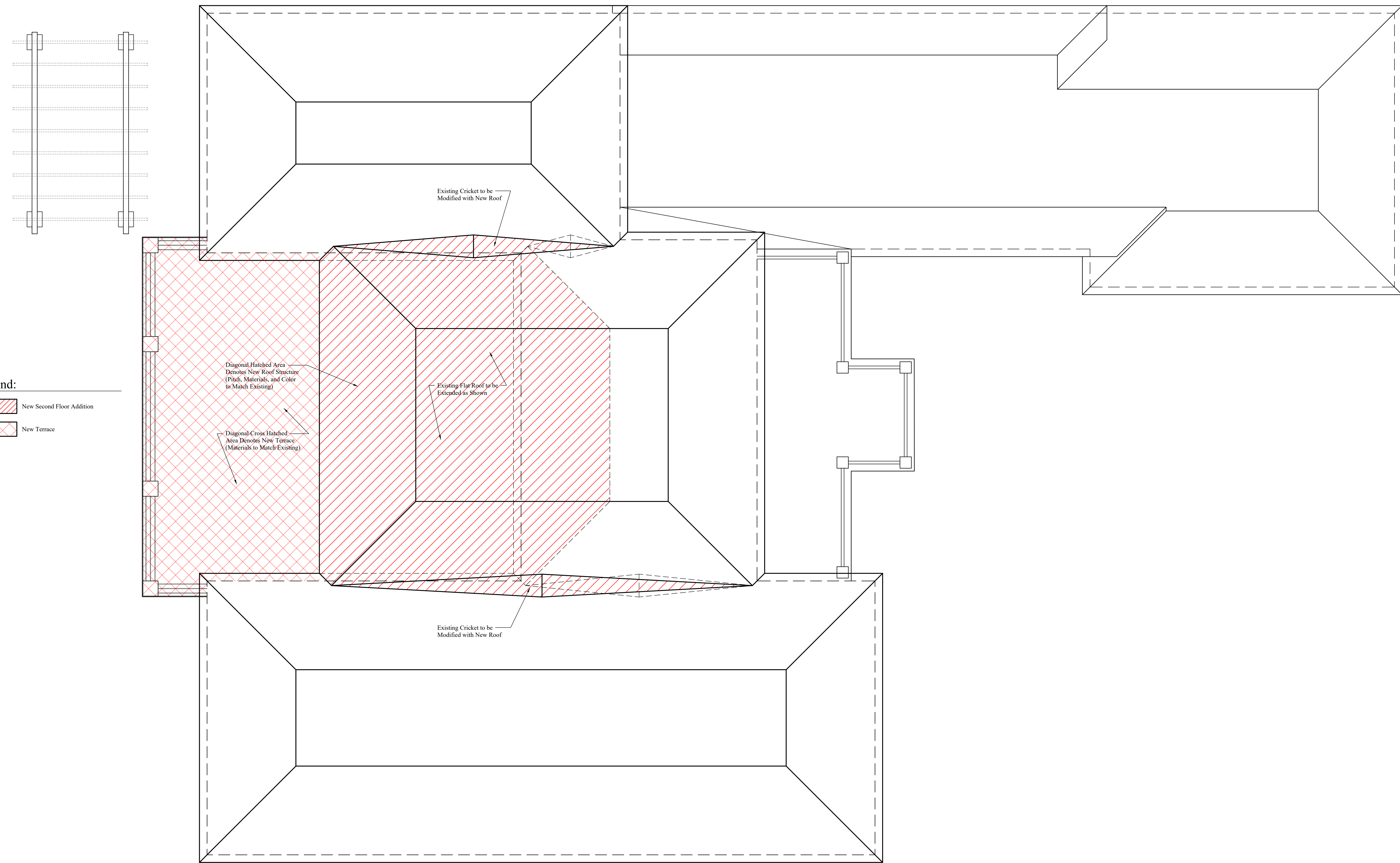
1030 N. Lake Way



SHEET NO.

A105

ARC-24-0021 / ZON-24-0073

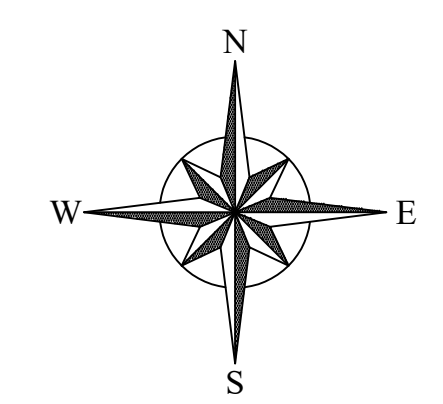


Legend:

- New Second Floor Addition
- New Terrace

Proposed Roof Plan
 Scale:

1/4" = 1'-0"





Existing East Elevation - No Change

Scale:

1/4" = 1'-0"



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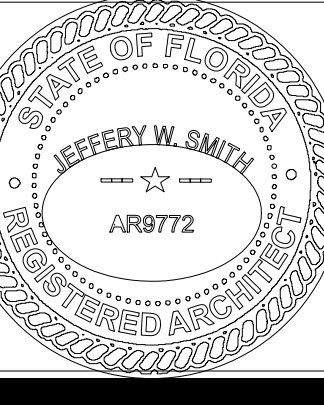
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SMITH ARCHITECTURAL GROUP, INC.
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Renovations to
Fischer Residence

1030 N. Lake Way
Palm Beach, FL 33480



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A200

ARC-24-0021 / ZON-24-0073



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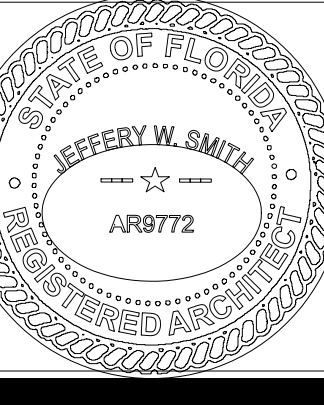
ISSUED
January 13, 2025

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SMITH ARCHITECTURAL GROUP, INC.
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Renovations to
Fischer Residence
 1030 N. Lake Way
 Palm Beach, FL 33480



SHEET NO.

A201

Property Line

Property Line

ARC-24-021 / ZON-24-0073



Existing South Elevation

Scale:

1/4" = 1'-0"



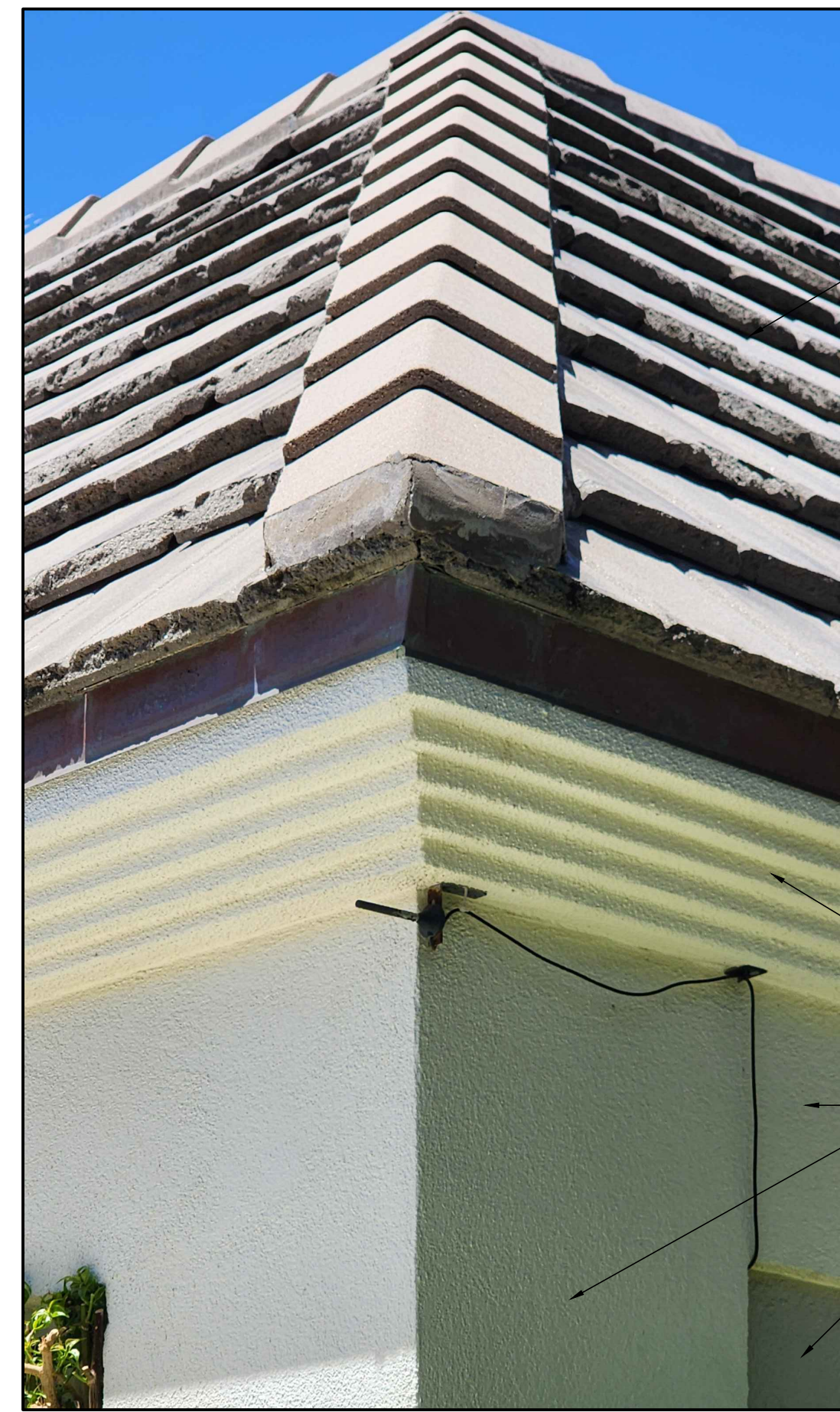
Proposed South Elevation

Scale:

1/4" = 1'-0"

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Property Line

12'-6" Side Yard One-Story Building Setback

15'-0" Side Yard Two-Story Building Setback

Addition to Match Existing Roof Tile in Material, Color, and Pitch

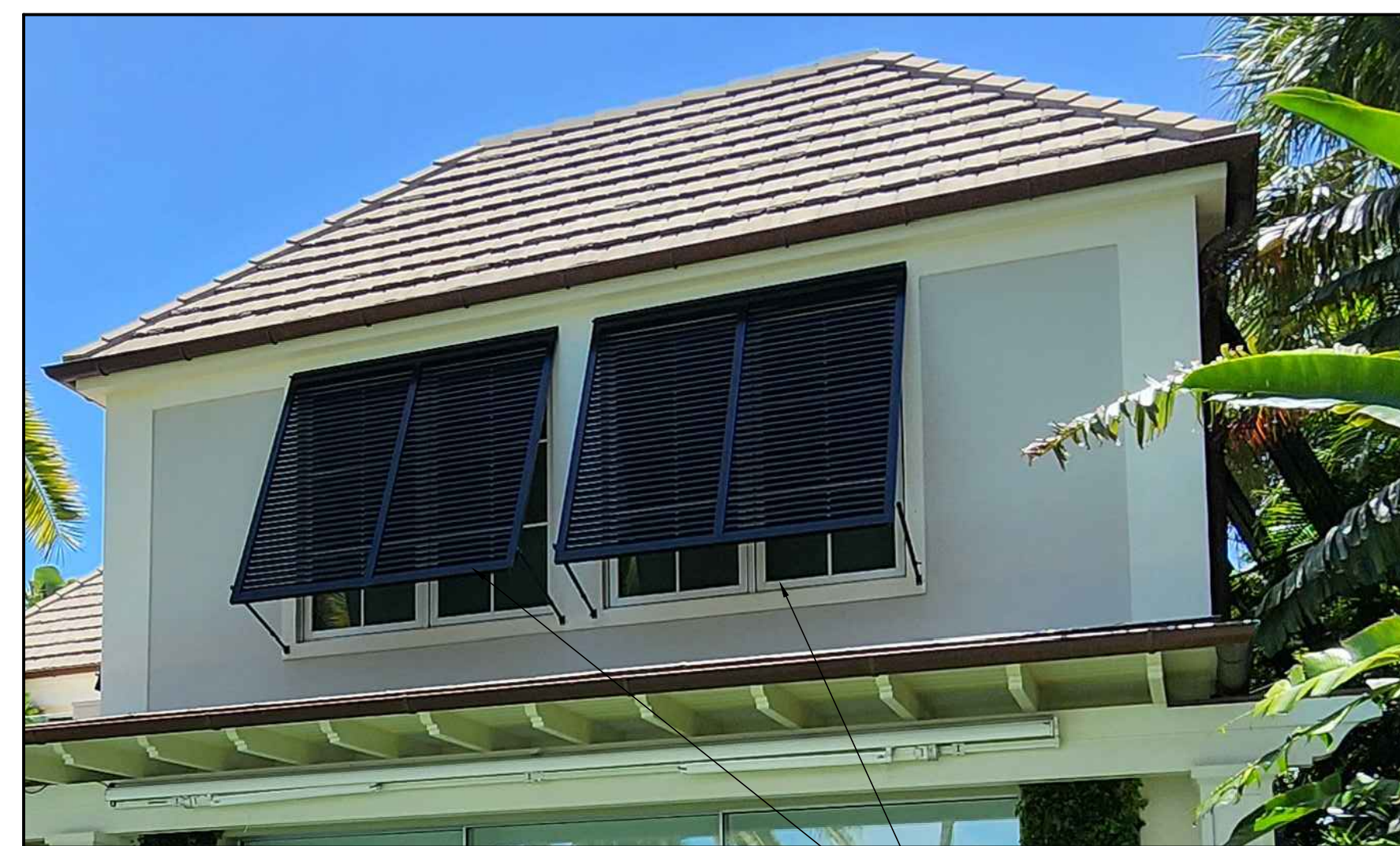
Eave Crown Detailing to Match Existing

Banding to Match Existing

Stucco Finish at Addition to Match Existing in Texture and Color



Existing West Elevation
Scale: 1/4" = 1'-0"



15'-0" Side Yard Two-Story Building Setback

12'-6" Side Yard One-Story Building Setback

Addition Windows and Shutters to Match Existing in Material and Color



Proposed West Elevation
Scale: 1/4" = 1'-0"



Existing West Elevation

Scale:

1/4" = 1'-0"



Proposed West Elevation

Scale:

1/4" = 1'-0"



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PHASE

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January 13, 2025

REVISIONS

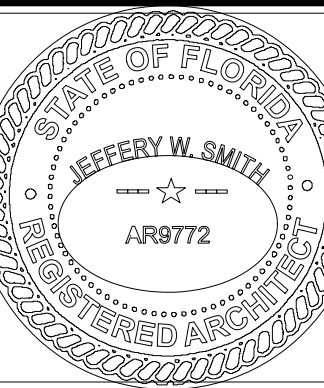
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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
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Renovations to
Fischer Residence

1030 N. Lake Way



SHEET NO.

A202.1



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January 13, 2025

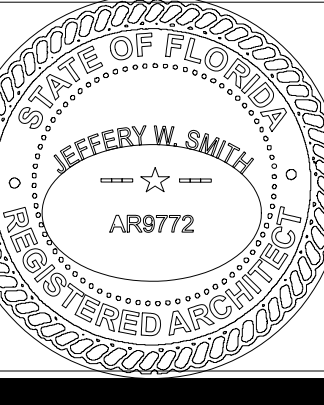
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SMITH ARCHITECTURAL GROUP, INC.
 205 PHIPPS PLAZA
 PALM BEACH, FL 33480
 561-832-0202

Renovations to
Fischer Residence
 Palm Beach, FL 33480

1030 N. Lake Way



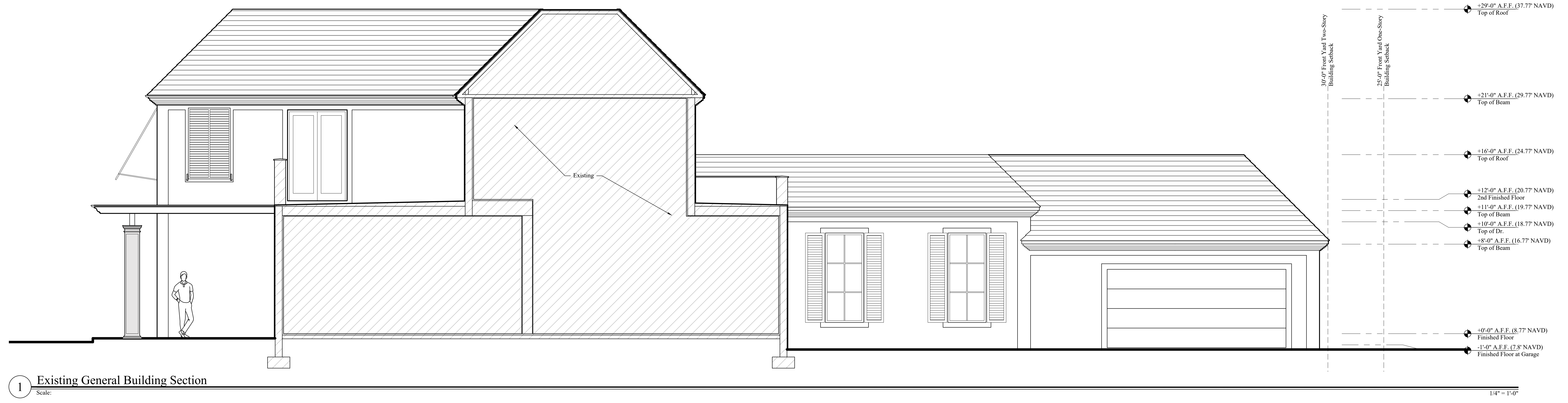
SHEET NO.

A203

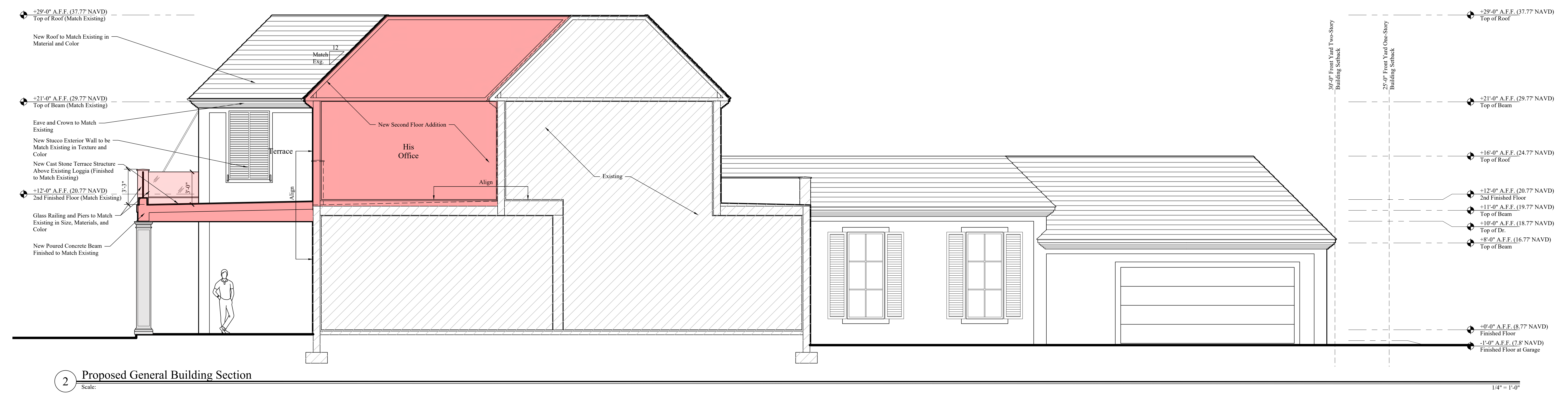
ARC-24-021 / ZON-24-0073



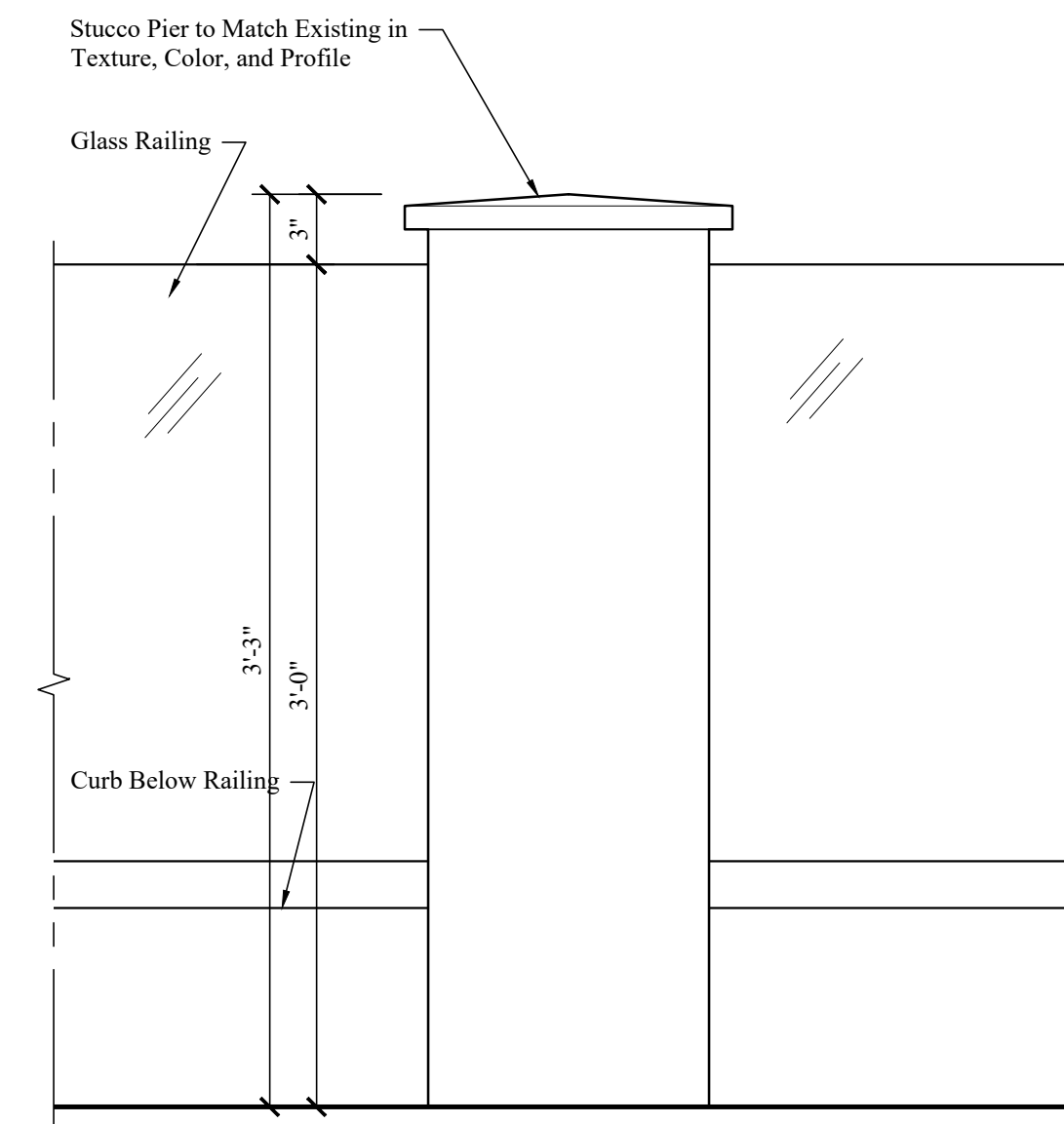
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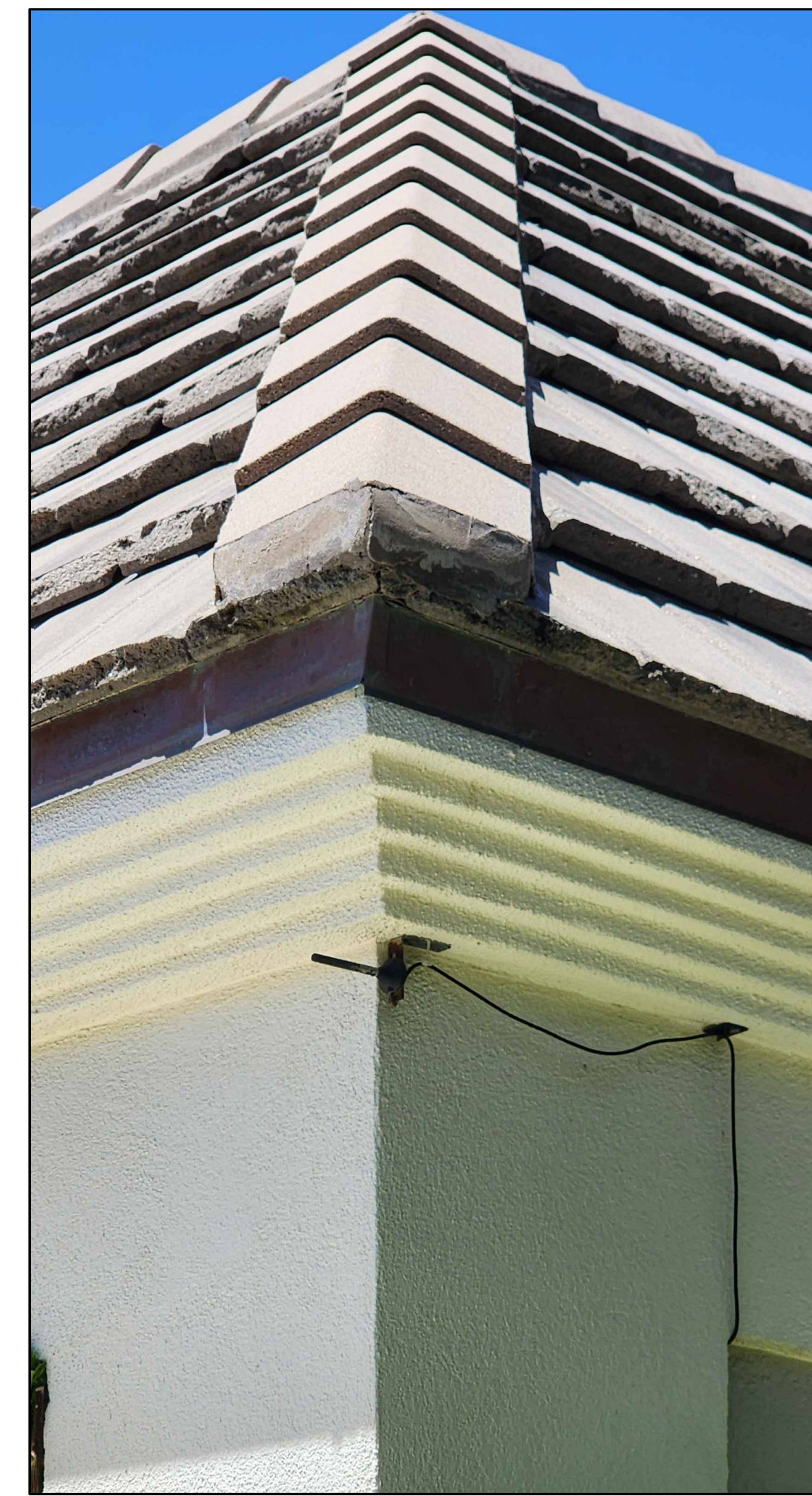
1 Existing General Building Section
Scale:



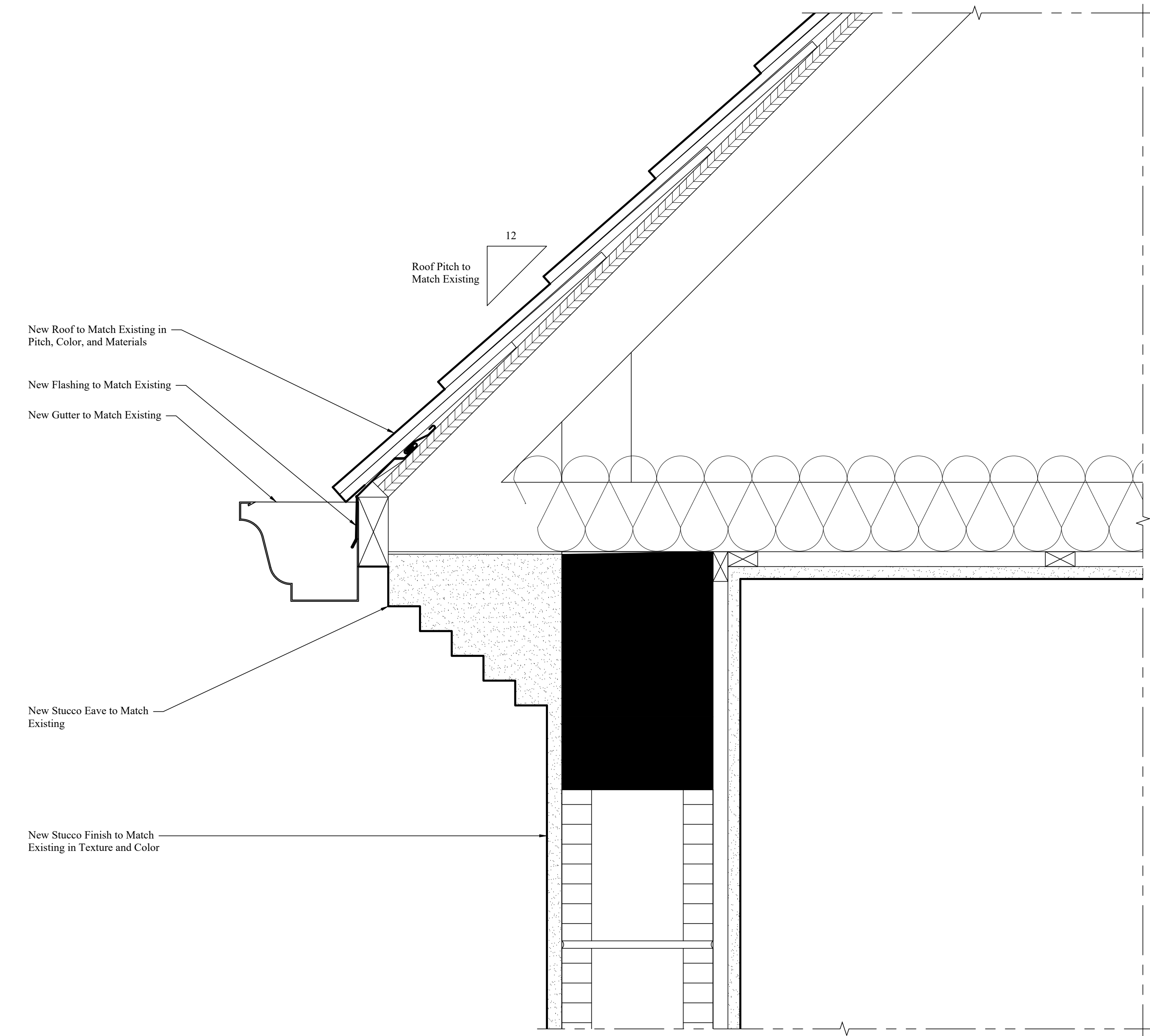
2 Proposed General Building Section
Scale:



TO MATCH EXISTING
Pier and Railing Elevation Detail
 Scale: 1/2" = 1'-0"



TO MATCH EXISTING
Typical Eave Detail
 Scale:



3" = 1'-0"



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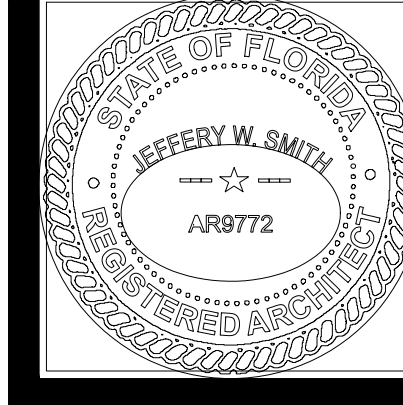
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Renovations to
Fischer Residence

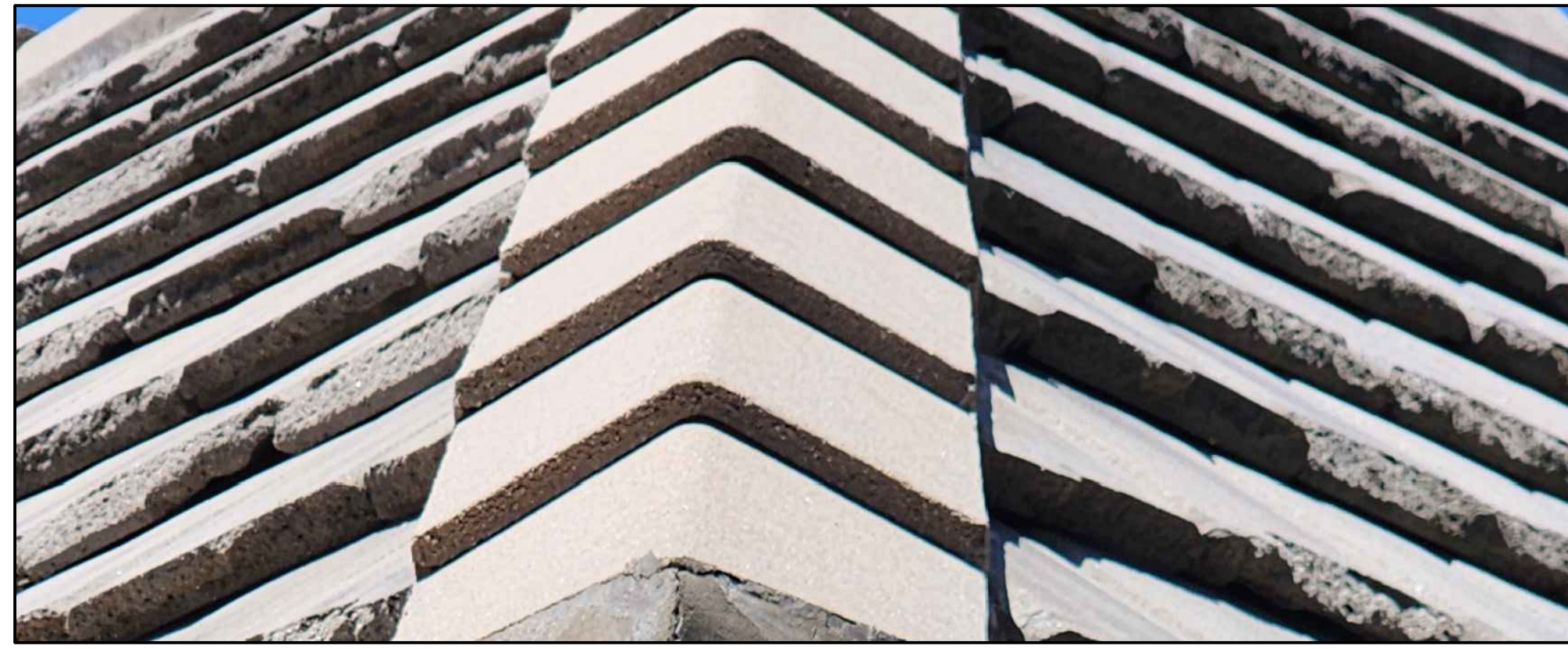
1030 N. Lake Way



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A320

ARC-24-021 / ZON-24-0073



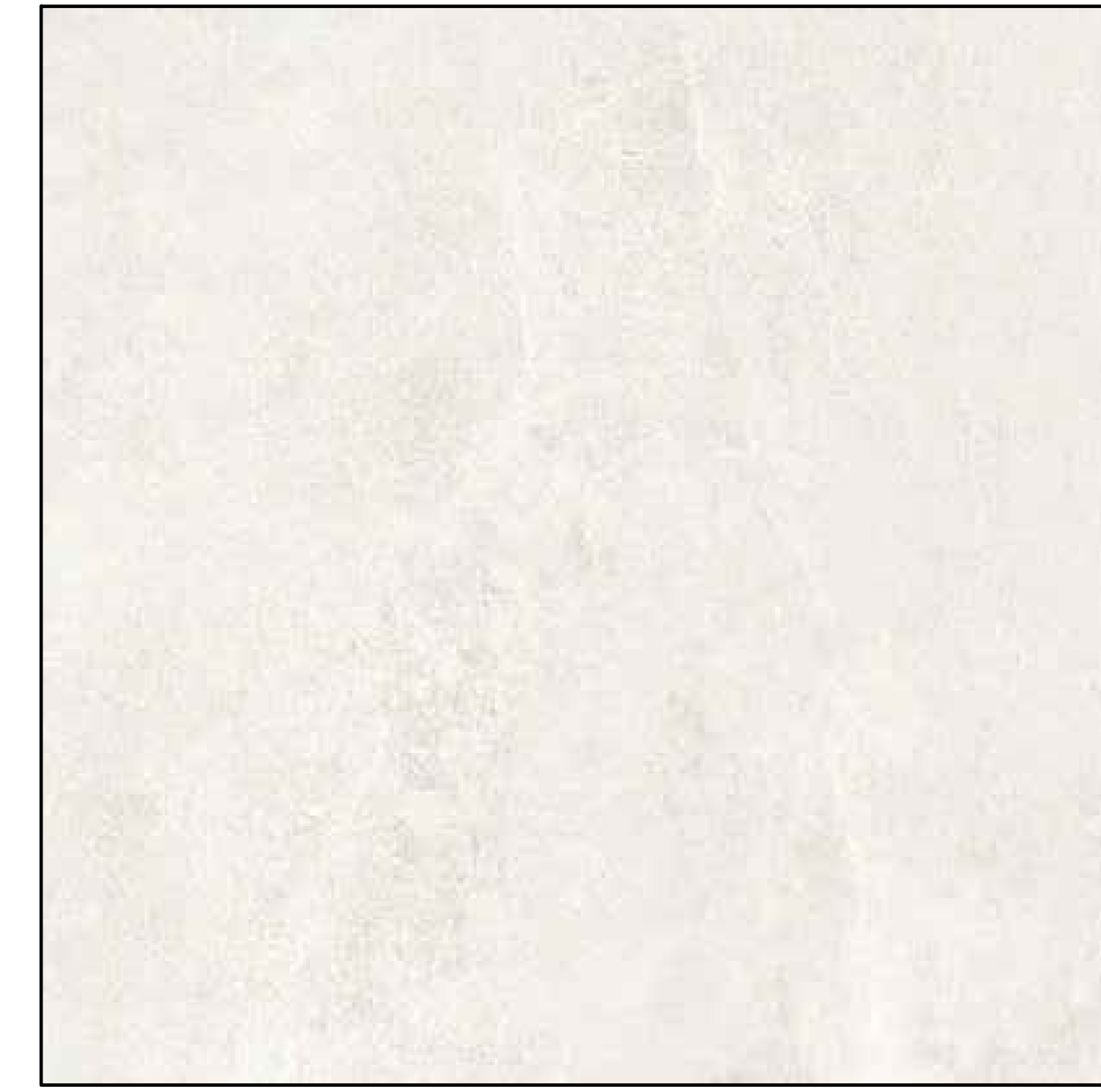
TO MATCH EXISTING
Flat Cement Roof Tile

Scale:



TO MATCH EXISTING
Stucco Walls, Banding, and Eaves

Scale:



TO MATCH EXISTING
Cast Stone Terrace

Scale:



TO MATCH EXISTING
Boxed-Out Columns at Loggia

Scale:



TO MATCH EXISTING
Painted White Metal Doors and Windows

Scale:

No Scale



TO MATCH EXISTING
Frameless Glass Railing

Scale:

No Scale



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January 13, 2025

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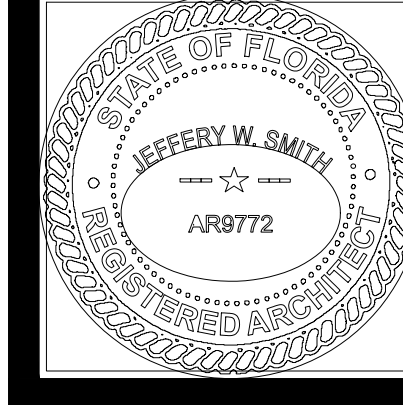
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Renovations to
Fischer Residence

1030 N. Lake Way



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A321

ARC-24-0021 / ZON-24-0073



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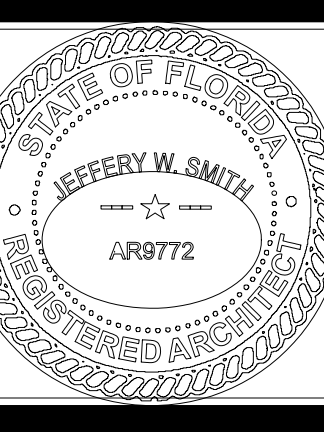
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SMITH ARCHITECTURAL GROUP, INC.
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 PALM BEACH, FL 33480
 561-832-0202

Renovations to
Fischer Residence
 Palm Beach, FL 33480

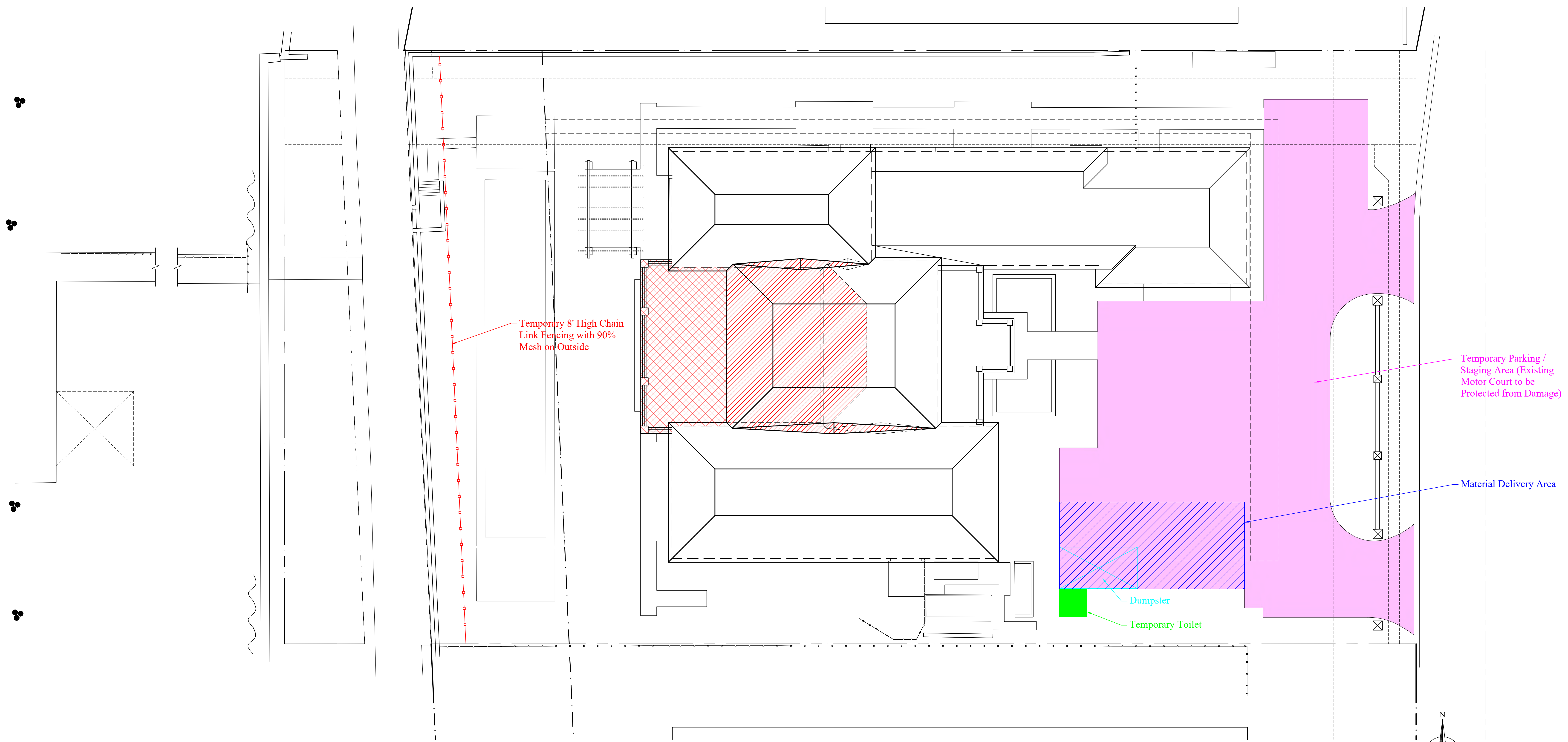
1030 N. Lake Way



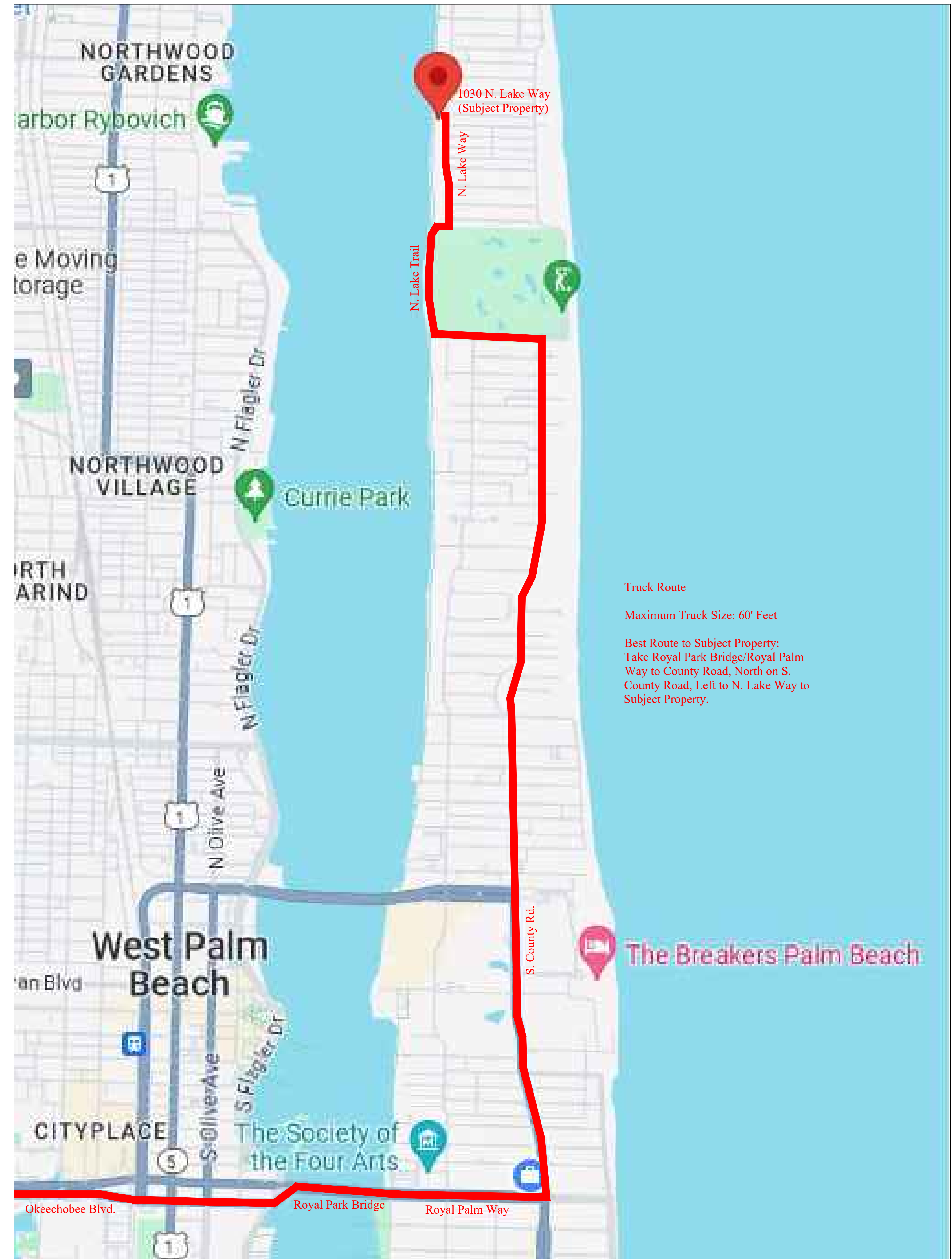
SHEET NO.

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ARC-24-021 / ZON-24-0073



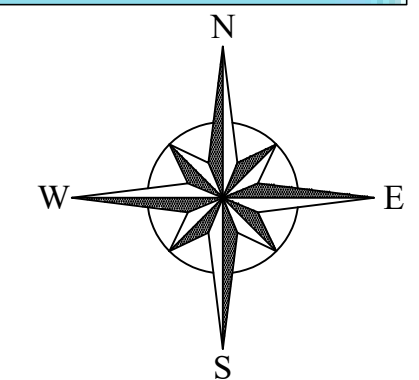
Construction Staging and Screening Plan



Truck Routing Plan

Scale:

No Scale



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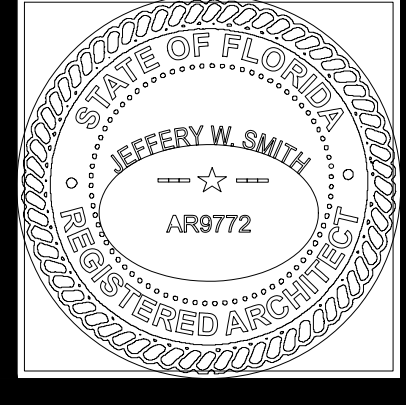
January 13, 2025

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SMITH ARCHITECTURAL GROUP, INC.
 205 PHIPPS PLAZA
 PALM BEACH, FL 33480
 561-832-0202

Renovations to
Fischer Residence



SHEET NO.

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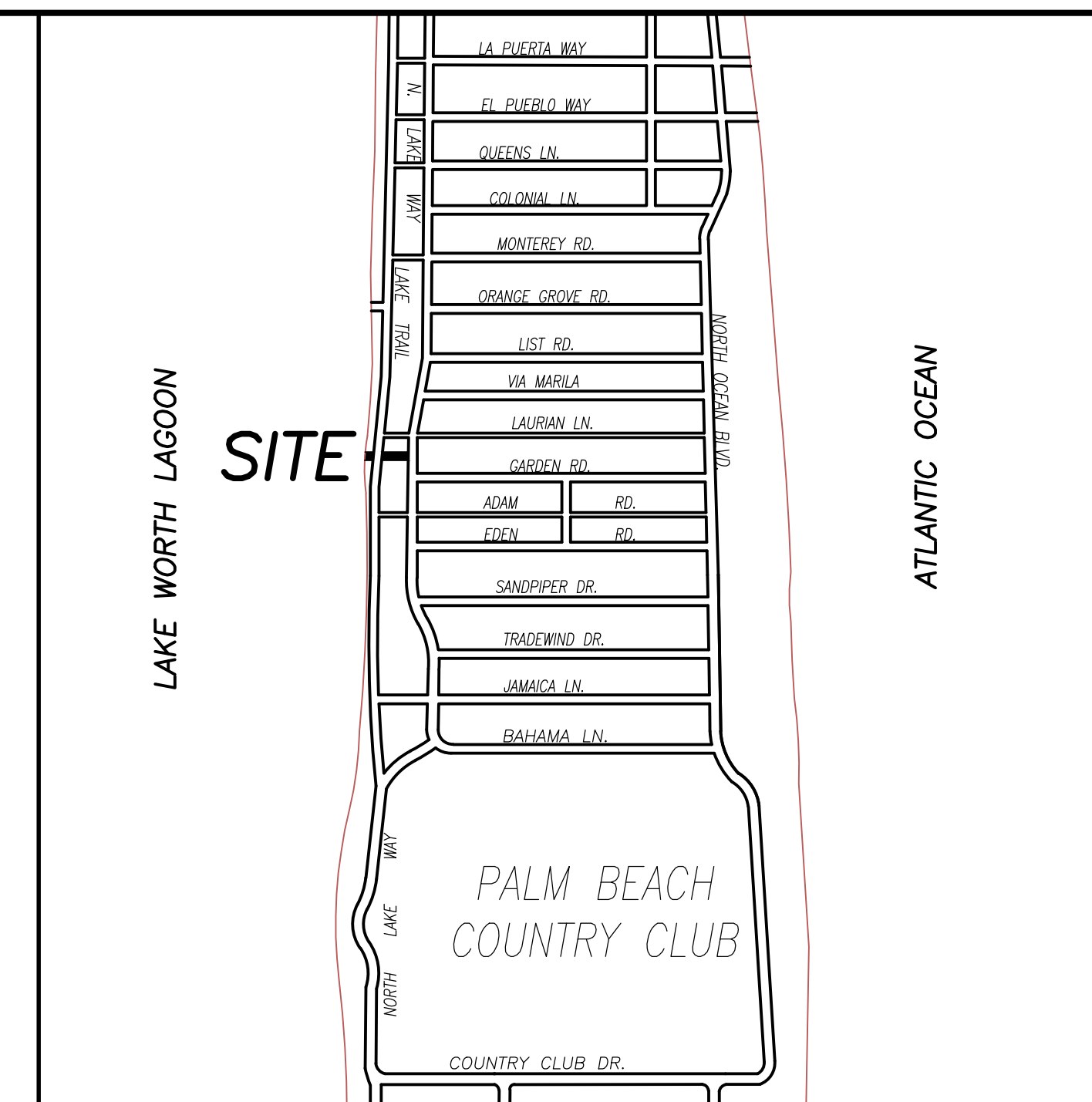
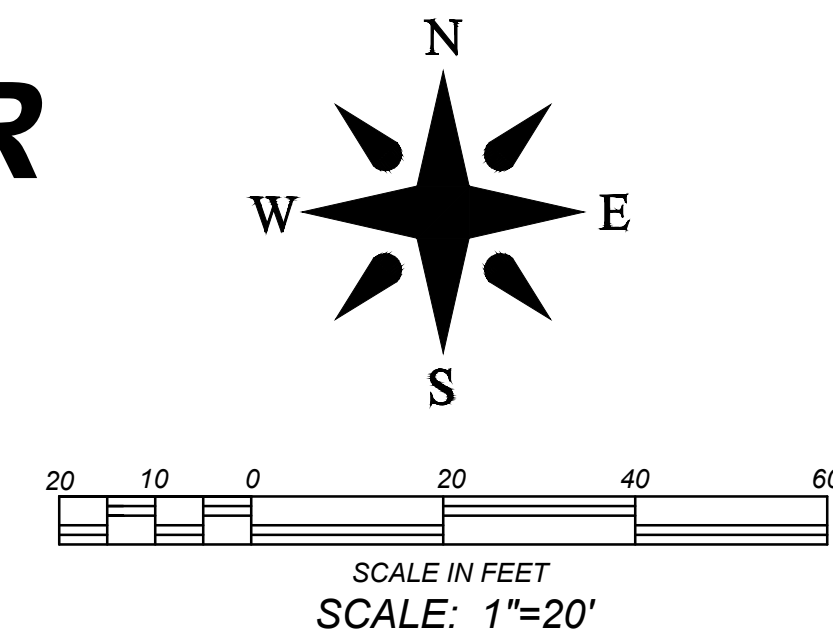
ARC-24-021 / ZON-24-0073

BOUNDARY SURVEY FOR: DAVID T. FISCHER AND JENNIFER M. FISCHER

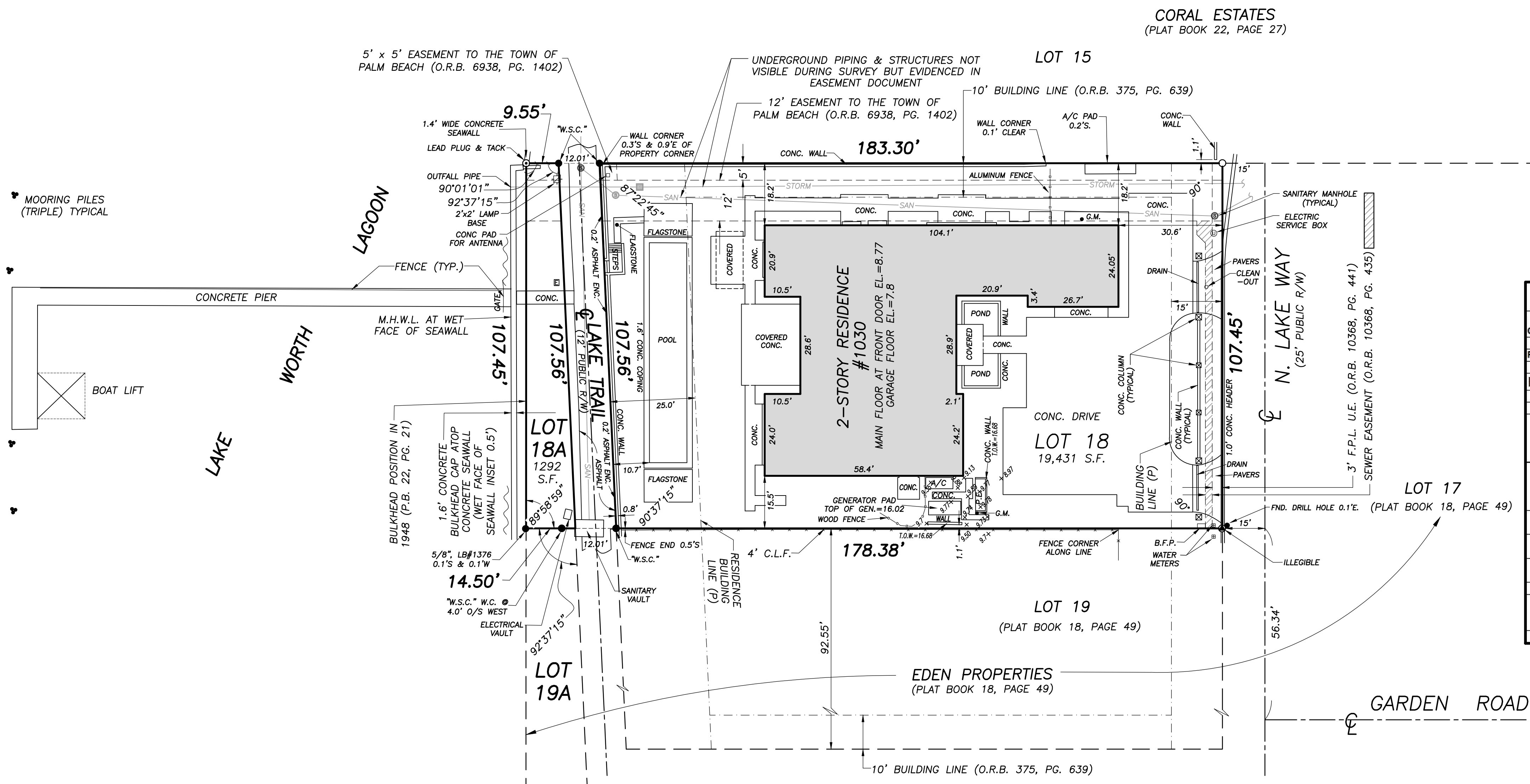
This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

DAVID T FISCHER & JENNIFER M FISCHER

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



VICINITY SKETCH
(NOT TO SCALE)



PROPERTY ADDRESS:
1030 N Lake Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 18 and 18A, replat of Lots 18 and 18A, EDEN PROPERTIES, according to the Plat thereof, as recorded in Plat Book 22, page 21, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone AE (ELE 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393F, dated 10/05/2017.

- NOTES:**
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number OPM-1459528, issued by Attorney's Title Insurance Fund, Inc., dated 05/17/2000. This office has made no search of the Public Records.
 - Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.0) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
 - Description furnished by client or client's agent.
 - Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
 - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
 - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
 - The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
 - No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
 - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
 - All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
 - In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
 - It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
 - The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
 - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

TITLE COMMITMENT REVIEW				
CLIENT:	DAVID T. FISCHER AND JENNIFER M. FISCHER	COMMITMENT NO. : OPM-1459528	DATE: 05/17/2000	
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 01-1037.003		
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS	PLOTTED
1	N/A	STANDARD EXCEPTION	Y	N
2	ORB 6938, PG 1402	Easement in favor of Palm Beach	Y	Y
3	PB 18, PG 49	Restrictions, conditions, reservations, easements and other matters contained on the Plat of Eden Properties	Y	Y
4	PB 22, PG 21	Restrictions, conditions, reservations, easements and other matters contained on the Plat of Replat of Lots 18 and 18A	Y	Y
5	ORB 10368, PG 435	Sewer Easement in favor of Sidney Kimmel	Y	Y
6	ORB 10368, PG 441	Easement to Florida Power and Light Company	Y	Y
7	ORB 375, PG 639	Restrictive Covenants for Lots 18 and 18A	Y	Y
8		Riparian and littoral rights	Y	N
9		Parcel lying waterward of the ordinary high watermark of Intercoastal Waterway	Y	Y
10	ORB 11786, PG 818	Mortgage	Y	N

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 07/09/2024

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

- REVISIONS:**
- 07/09/24 UPDATE SURVEY J.P.B.M. 213060-SE WP200922
 - 11/26/13 UPDATE SURVEY AND FINAL TIE-IN B.M./M.B. 01-1037.8 PB169/16
 - 04/24/13 SPOT ELEVATIONS AND POOL TIE-IN C.E./M.B. 01-1037.7 PB152/53
 - 09/07/12 FORBARD TIE-IN ON POOL B.M./M.B. 01-1037.6 PB138/76
 - 05/31/12 TITLE REVIEW M.B. 01-1037.3
 - 05/22/12 LOCATE GAS METER AT NORTH SIDE OF BUILDING B.M./M.B. 01-1037.2 PB139/22

BOUNDARY SURVEY FOR:
DAVID T. FISCHER AND JENNIFER M. FISCHER

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: J.P.III	JOB No.: 213060-SE	F.B. PB138 PG. 29
OFFICE: R.C.	DATE: 4/30/12	DWG. No.: 213060-SE
C'K'D: J.P.	REF.: 01-1037.DWG	SHEET 1 OF 1

- LEGEND**
- A = ARC LENGTH
 - A/C = AIR CONDITIONING
 - A.E. = ACCESS EASEMENT
 - A.K.A. = ALSO KNOWN AS
 - ASPH. = ASPHALT
 - B.F.P. = BACK FLOW PREVENTOR
 - BLDG. = BUILDING
 - B.M. = BENCHMARK
 - B.O.C. = BACK OF CURB
 - B.O.W. = BACK OF WALK
 - (C) = CALCULATED
 - CATV = CABLE ANTENNA TELEVISION
 - C.B. = CHORD BEARING
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
 - CH = CHORD
 - C.L.F. = CHAIN LINK FENCE
 - CLR. = CLEAR
 - C.M.P. = CORRUGATED METAL PIPE
 - CONC. = CONCRETE
 - (D) = DESCRIPTION DATUM
 - D.B. = DEED BOOK
 - D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
 - D.E. = DRAINAGE EASEMENT
 - D.H. = DRILL HOLE
 - D/W = DRIVEWAY
 - EL. = ELEVATION
 - ENC. = ENCROACHMENT
 - E.O.P. = EDGE OF PAVEMENT
 - E.O.W. = EDGE OF WATER
 - ESM'T = EASEMENT
 - F.F. = FINISH FLOOR
 - FND. = FOUND
 - F.O.C. = FACE OF CURB
 - G.M. = GAS METER
 - I.C.V. = IRRIGATION CONTROL VALVE
 - INV. = INVERT
 - I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.B. = LICENSE BOARD
 - L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
 - (M) = MANHOLE
 - M.H. = MEAN HIGH WATER LINE
 - M.H.W.L. = MEAN HIGH WATER LINE
 - MIN. = MINIMUM
 - M.L.W.L. = MEAN LOW WATER LINE
 - N.V.G.D. = NATIONAL VERTICAL GEODETIC DATUM
 - N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 - (N) = NOT TO SCALE
 - O.A. = OVERALL
 - O.D. = OUTSIDE DIAMETER
 - O/H = OVERHEAD UTILITY LINE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - O/S = OFFSET
 - (P) = PLAT DATUM
 - P.B. = PLAT BOOK
 - P.B.C. = PALM BEACH COUNTY
 - P.C. = POINT OF CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - P.C.P. = PERMANENT CONTROL POINT
 - PG. = PAGE
 - P.I. = POINT OF INTERSECTION
 - P/L = PROPERTY LINE
 - P/O = PART OF
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - PROP. = PROPOSED
 - P.T. = POINT OF TANGENCY
 - P.V.M'T (R) = RADIAL
 - R = RADIUS
 - RGE. = RANGE
 - R.P.B. = ROAD PLAT BOOK
 - R/W = RIGHT OF WAY
 - (S) = SURVEY DATUM
 - S.B. = SETBACK
 - SEC. = SECTION
 - S/D = SUBDIVISION
 - S.F. = SQUARE FEET
 - S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 - S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
 - S.R. = STATE ROAD
 - STA. = STATION
 - STY. = STORY
 - S/W = SIDEWALK
 - T.O.B. = TOP OF BANK
 - T.O.W. = TOP OF WALL
 - TWP. = TOWNSHIP
 - TYP. = TYPICAL
 - U/C = UNDER CONSTRUCTION
 - U.E. = UTILITY EASEMENT
 - U.R. = UNRECORDED
 - W.C. = WITNESS CORNER
 - W.M.E. = WATER MANAGEMENT EASEMENT
 - W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
 - W.M.T. = WATER MANAGEMENT TRACT
 - ⊖ = BASELINE
 - ⊕ = CENTERLINE
 - Δ = CENTRAL ANGLE/Delta
 - = CONCRETE MONUMENT FOUND (AS NOTED)
 - ▣ = CONCRETE MONUMENT SET (LB #4569)
 - = ROD & CAP FOUND (AS NOTED)
 - = 5/8" ROD & CAP SET (LB #4569)
 - = IRON PIPE FOUND (AS NOTED)
 - = IRON ROD FOUND (AS NOTED)
 - = NAIL FOUND (AS NOTED)
 - = NAIL & DISK FOUND (AS NOTED)
 - = MAG NAIL & DISK SET (LB #4569)
 - ⊕ = PROPERTY LINE
 - ⊕ = UTILITY POLE
 - ⊕ = FIRE HYDRANT
 - ⊕ = WATER METER
 - ⊕ = WATER VALVE
 - ⊕ = LIGHT POLE
 - ⊕ = STORM MANHOLE
 - ⊕ = SANITARY SEWER
 - ⊕ = ELECTRICAL BOX