



242 CORAL LANE



341 NORTH LAKE WAY



300 NORTH LAKE WAY



353 NORTH LAKE WAY



355 NORTH LAKE WAY



359 NORTH LAKE WAY

357 NORTH LAKE WAY - SURROUNDING PROPERTIES



ALTERATIONS TO

357 N. LAKE WAY

357 N LAKE WAY PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.

• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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NOTICE TO PROCEED	2022-08-08
PAPER SETS	2022-08-12

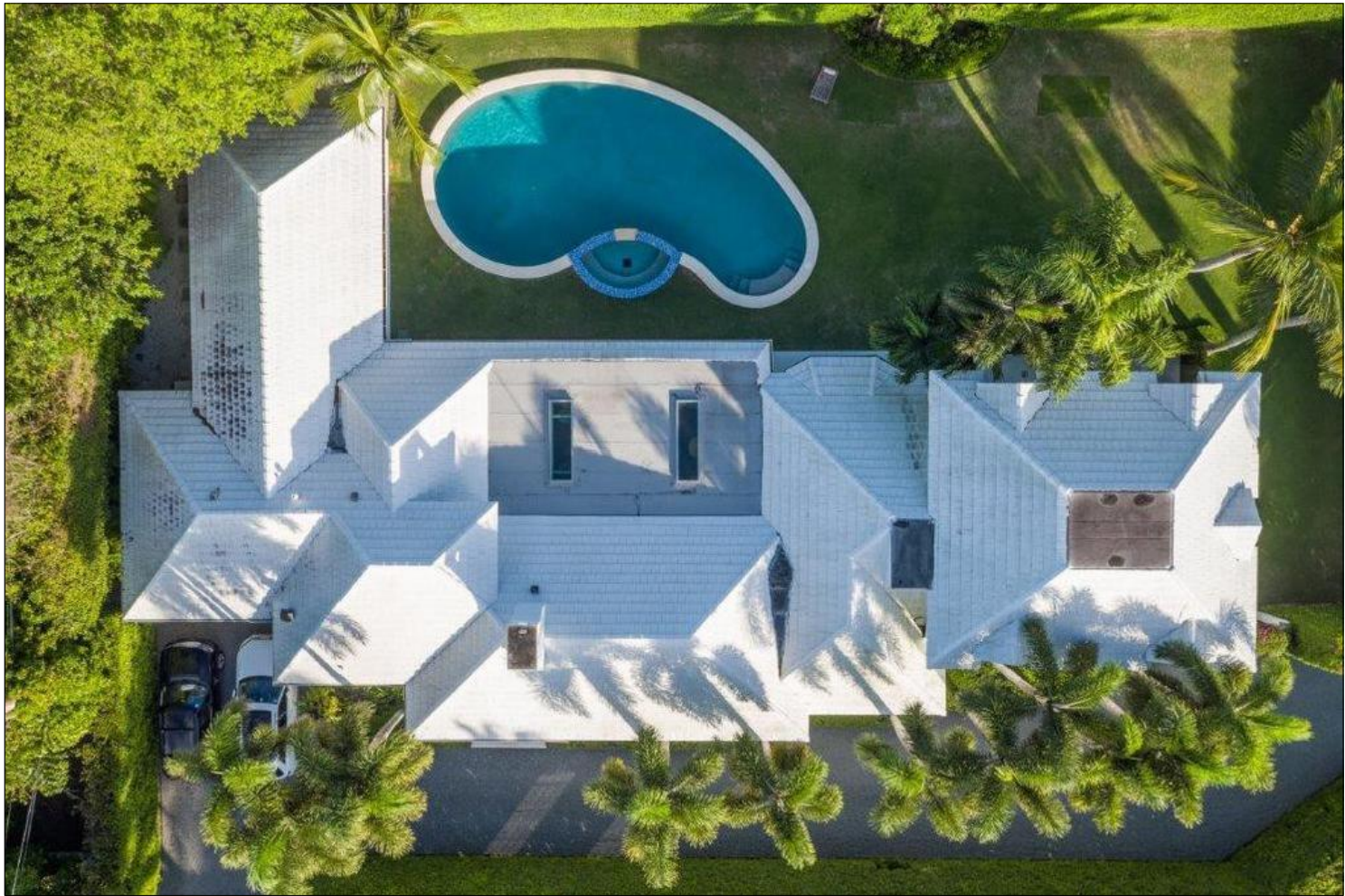
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357 NORTH LAKE WAY - EXISTING



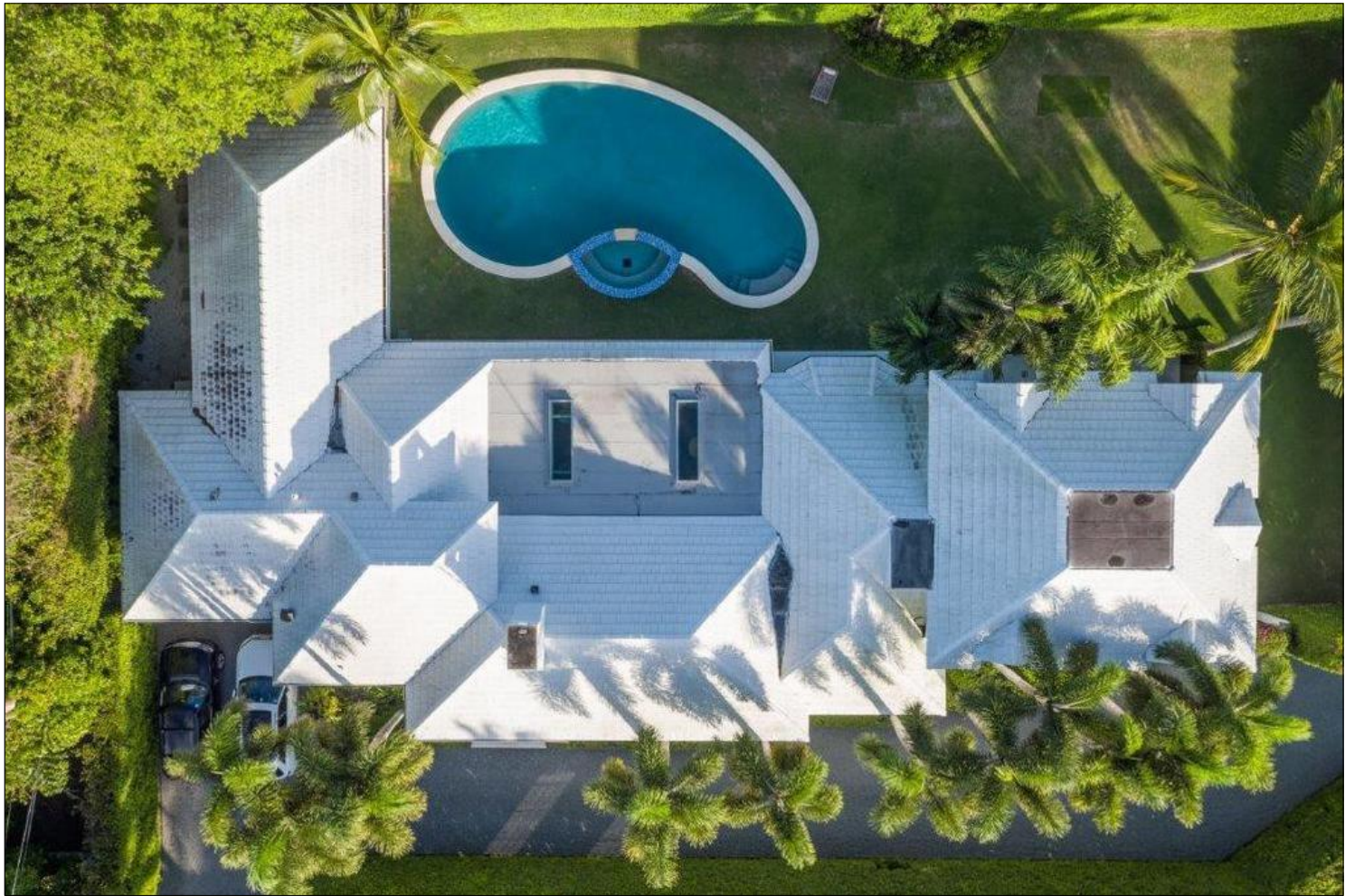
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357 NORTH LAKE WAY - EXISTING



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

Zoning Legend

Line #	Property Address:	Required/Allowed	Existing	Proposed
1	357 N. Lake Way Palm Beach, FL 33480			
2	Zoning District: R-B			
3	Structure Type: 2-Story C.B.S. Residence			
4				
5	Lot Size (sq ft)	10,000 sqft min	15,269 sqft	15,269 sqft
6	Lot Depth	100 ft	144.35 ft	144.35 ft
7	Lot Width	100ft	105.02 ft	105.02 ft
8	Lot Coverage (Sq Ft and %)	4,580 sqft 30%	4,194 sqft. 27.46%	4488 sqft. 29.39%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc.)	No Min or Max	4,363 sqft	7,542 sqft
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.95	2.34	3.88
11	*Front Yard Setback (Ft.)	25 ft or 20ft min 1-story 30 ft or 25ft min 2-story	28'-5 1/4" 1-story 29'-7 1/2" 2-story	28'-5 1/4" 1-story 29'-7 1/2" 2-story
12	* Side Yard Setback (1st Story) (Ft.)	12'-0" East 25'-0" West	16'-11" East 24'-4" West	16'-11" East 25'-10" West
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0" East 30'-0" West	16'-11" East 27'-1 1/2" West	16'-11" East 27'-1 1/2" West
14	*Rear Yard Setback (Ft.)	10 ft or 20ft min 1-story 15 ft or 25ft min 2-story	4'-2 1/2" 1-story N/A 2-story	4'-2 1/2" 1-story 15 ft 2-story
15	Angle of Vision (Deg.)	116 degrees	116 degrees	116 degrees
16	Building Height (Ft.)	14ft 1-story 22ft 2-story	10'-0" 1-story 20'-0" 2-story	12'-0" 1-story 21'-6" 2-story
17	Overall Building Height (Ft.)	22ft 1-story 30ft 2-story	19'-6" 1-story 28'-3" 2-story	13'-6" 1-story 28'-3" 2-story
18	Crown of Road (COR) (NAVD)	4.62 N.A.V.D.	4.62 N.A.V.D.	4.62 N.A.V.D.
19	Max. Amount of Fill Added to Site (Ft.)	0.75'		
20	Finished Floor Elev. (FFE)(NAVD)	7.00 N.A.V.D.	6.50 N.A.V.D.	7.00 N.A.V.D.
21	Zero Datum for point of meas. (NAVD)	7.00 N.A.V.D.	7.00 N.A.V.D.	7.00 N.A.V.D.
22	FEMA Flood Zone Designation	AE	AE	AE
23	Base Flood Elevation (BFE)(NAVD)	6.00 N.A.V.D.	6.00 N.A.V.D.	7.00 N.A.V.D.
24	Landscape Open Space (LOS) (Sq Ft and %)	6,871 sqft (45%)	N/A	6,892 sqft (45.14%)
25	Perimeter LOS (Sq Ft and %)	3,435.5 sqft	N/A	3,440 sqft
26	Front Yard LOS (Sq Ft and %)	1,452 (40%)	N/A	2,157 (59.42%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

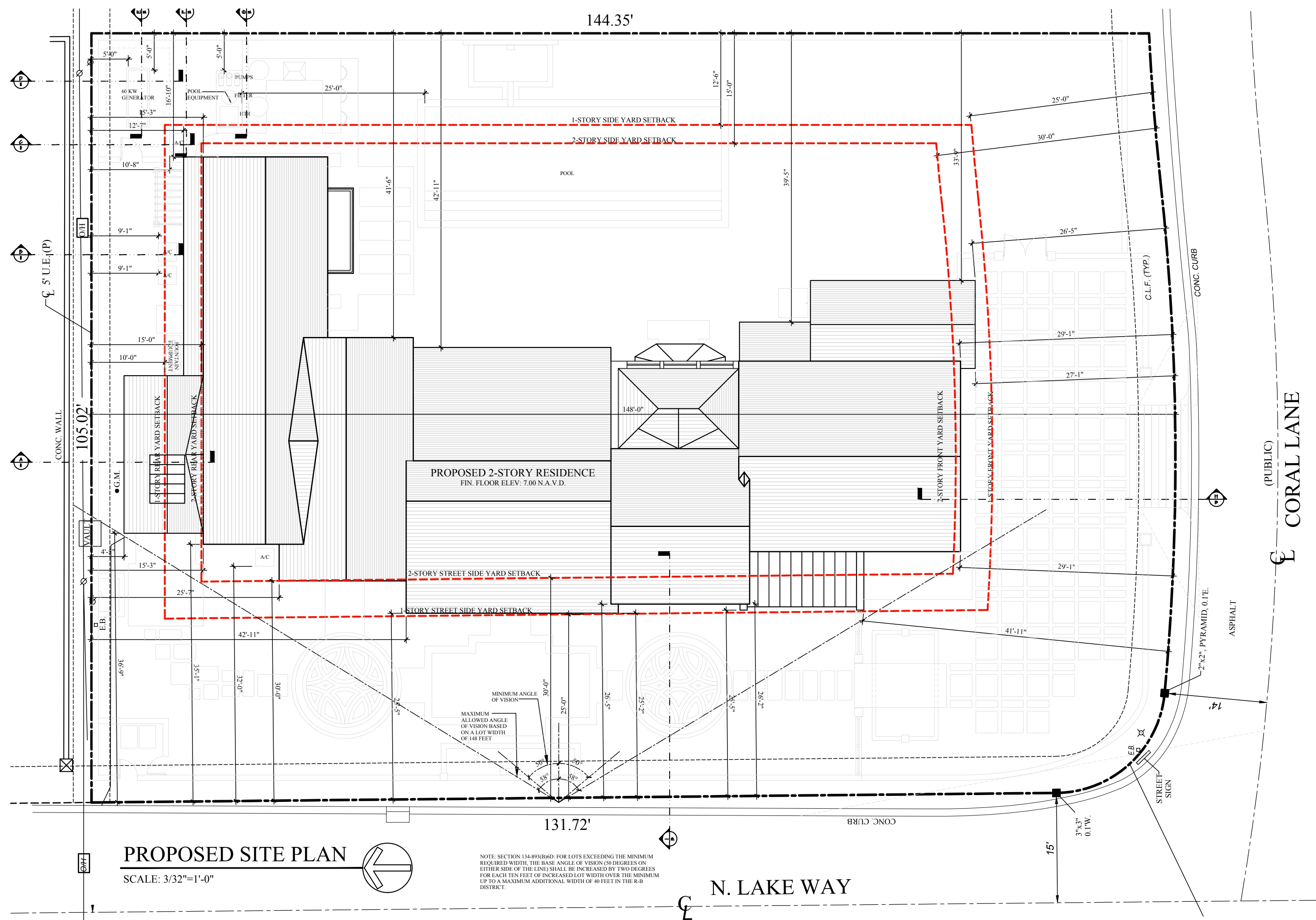
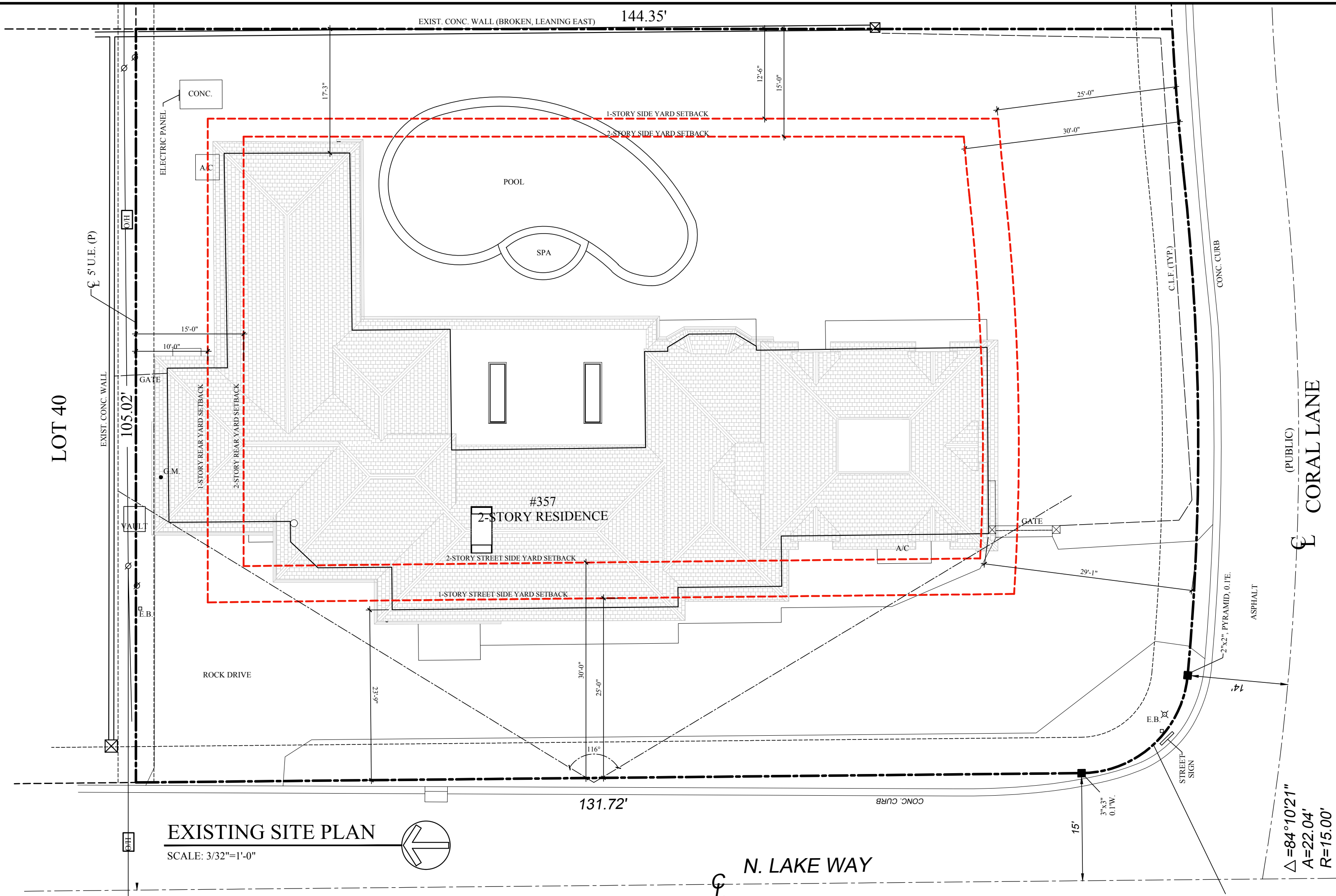
* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304



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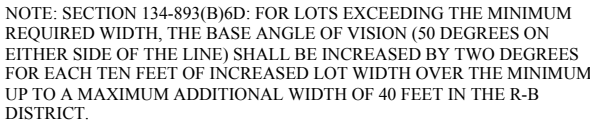
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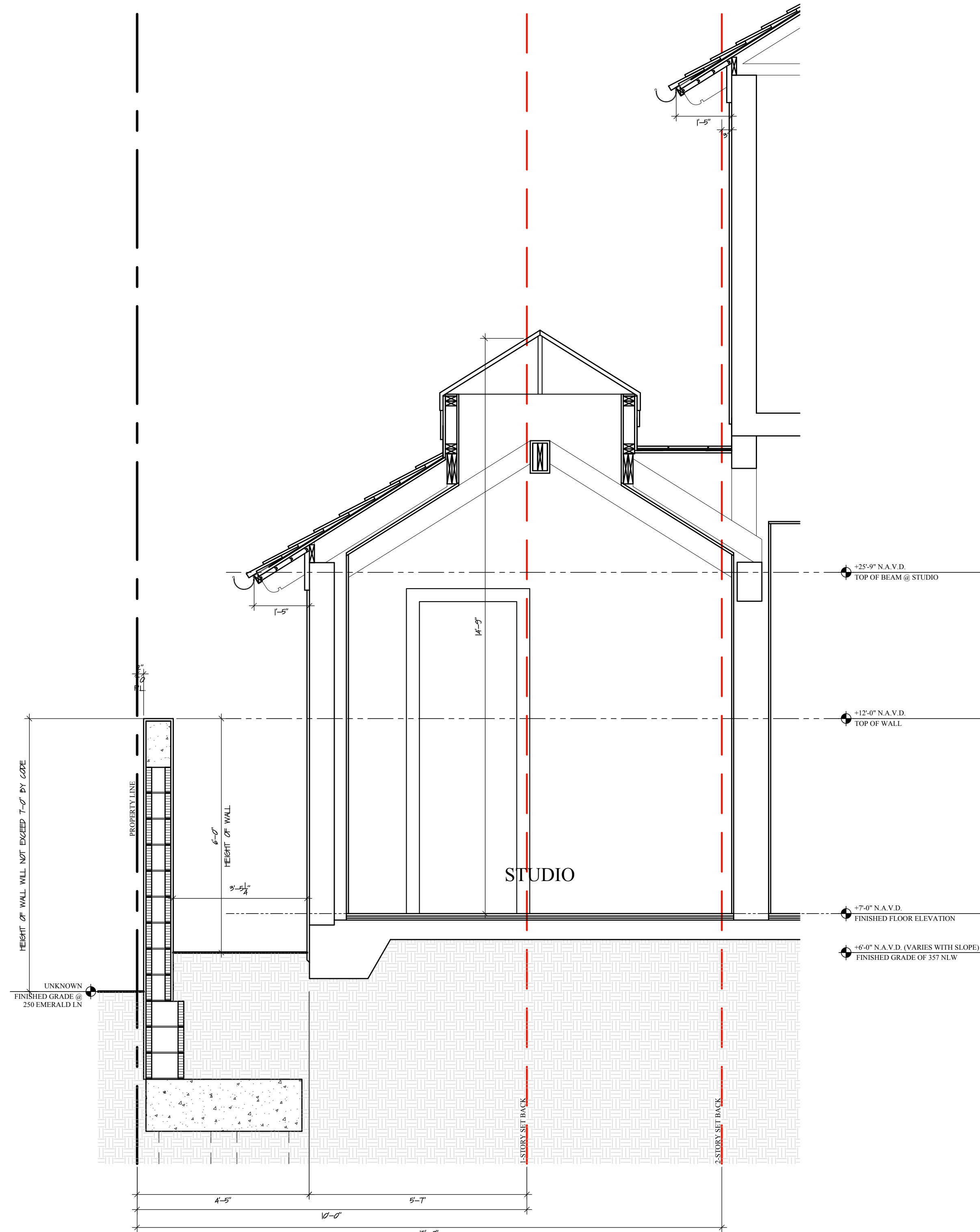
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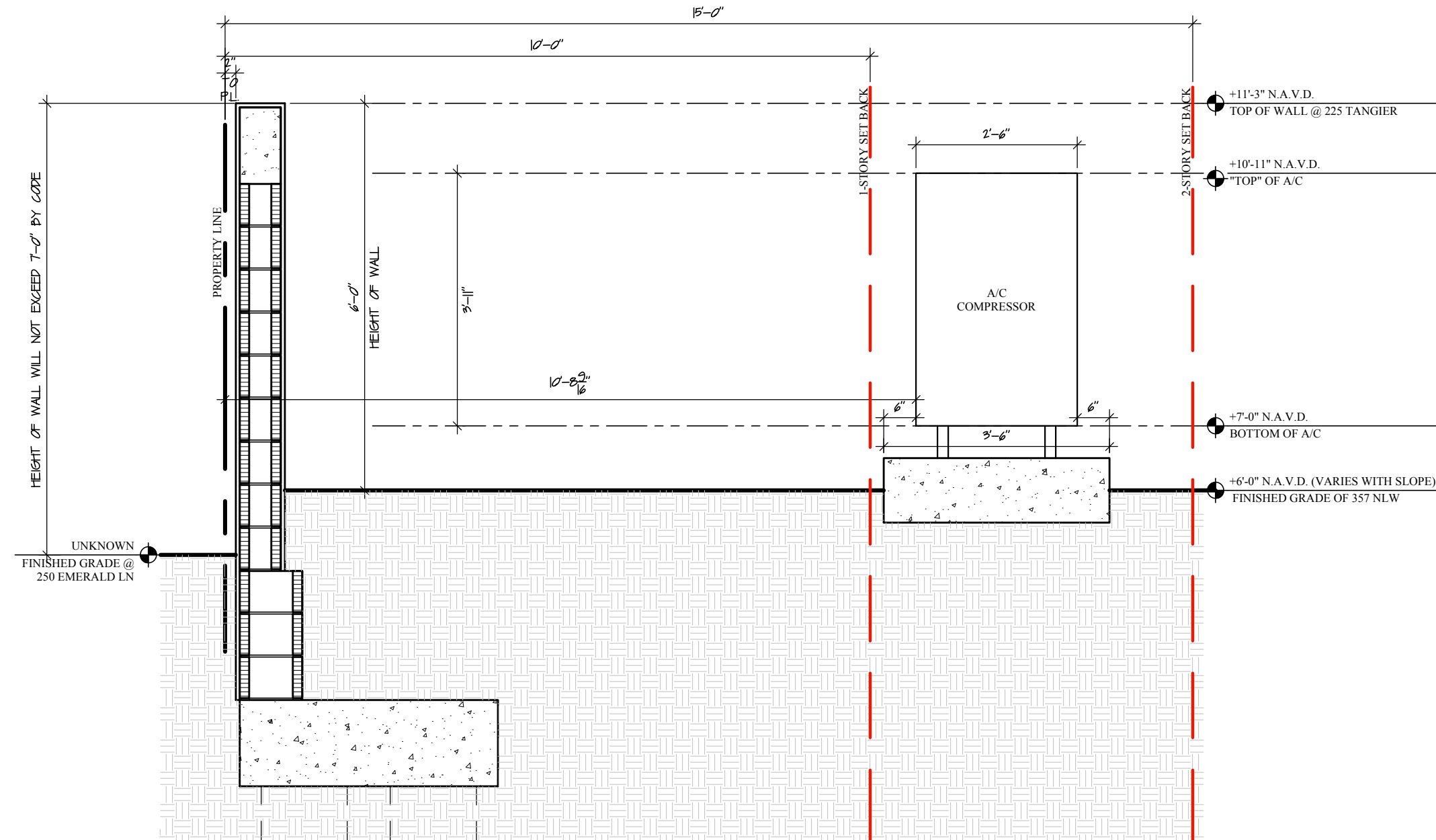


CCR DIAGRAM

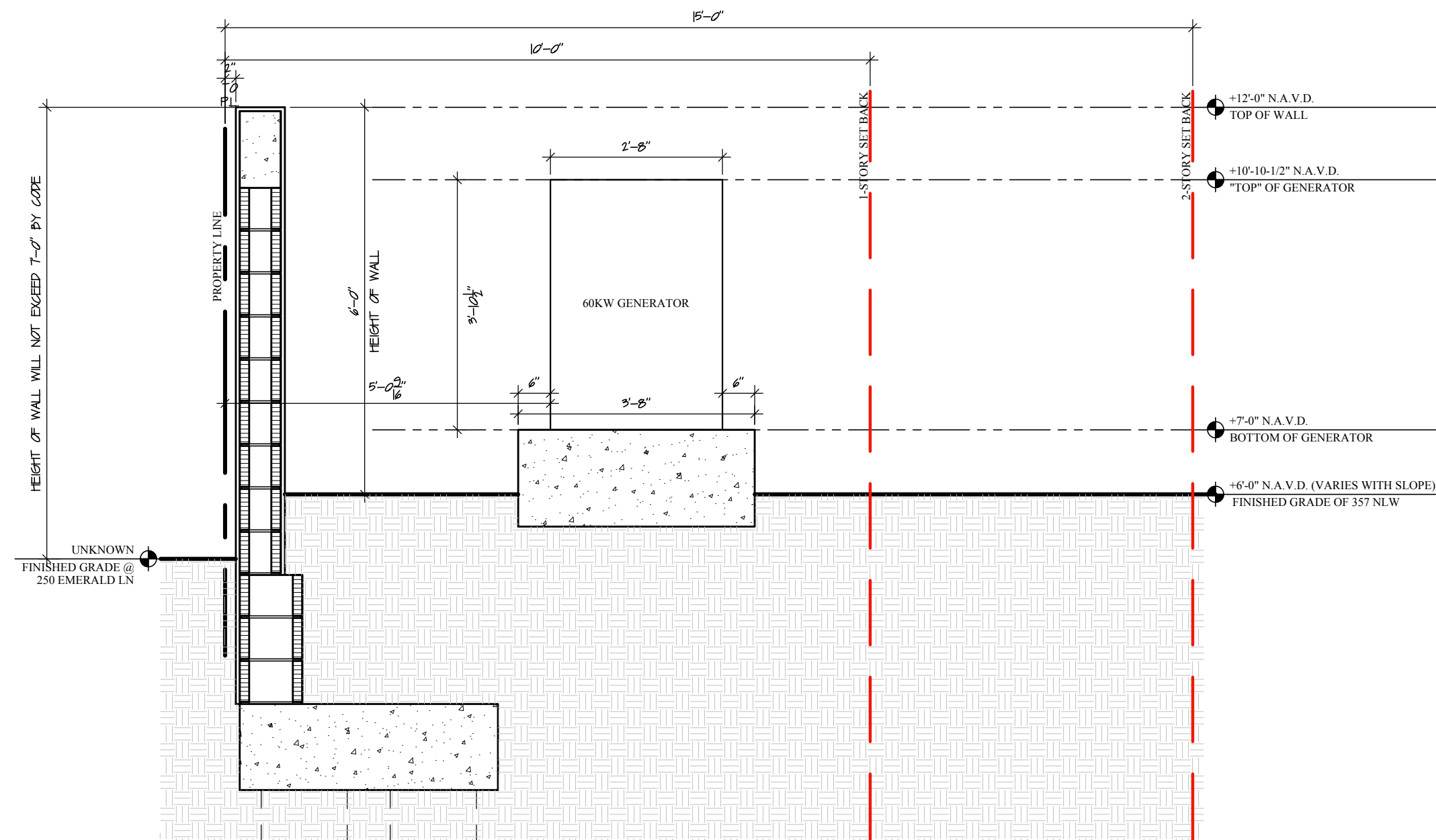




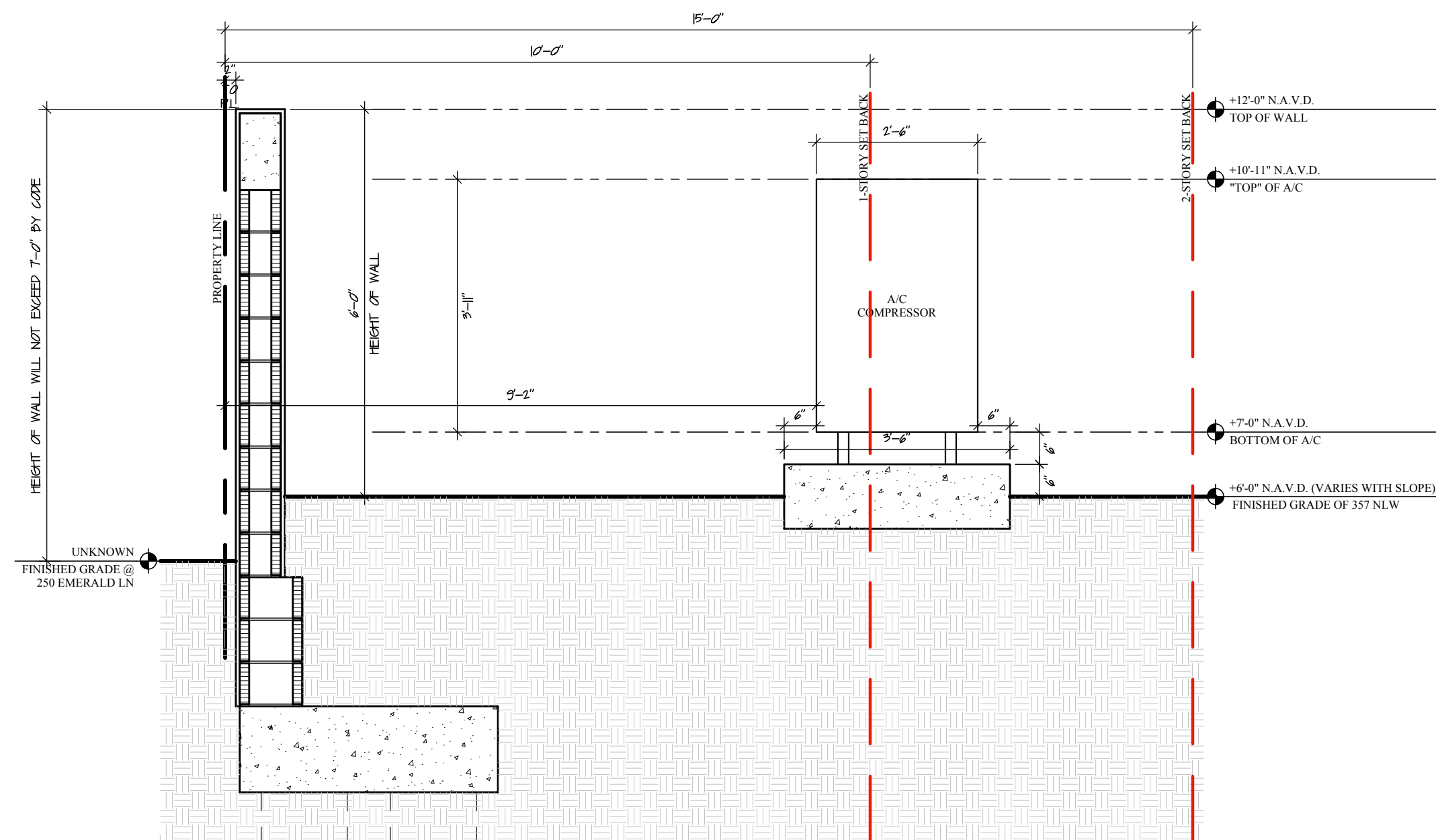
A - SITE WALL CONDITIONS @ NORTH SITE WALL AND STUDIO
SCALE: 1/2"=1'-0"



D - SITE WALL CONDITIONS @ NORTH SITE WALL AND A/C UNIT
SCALE: 1/2"=1'-0"



C - SITE WALL CONDITIONS @ NORTH SITE WALL AND GENERATOR
SCALE: 1/2"=1'-0"



B - SITE WALL CONDITIONS @ NORTH SITE WALL A/C UNIT
SCALE: 1/2"=1'-0"

S.M

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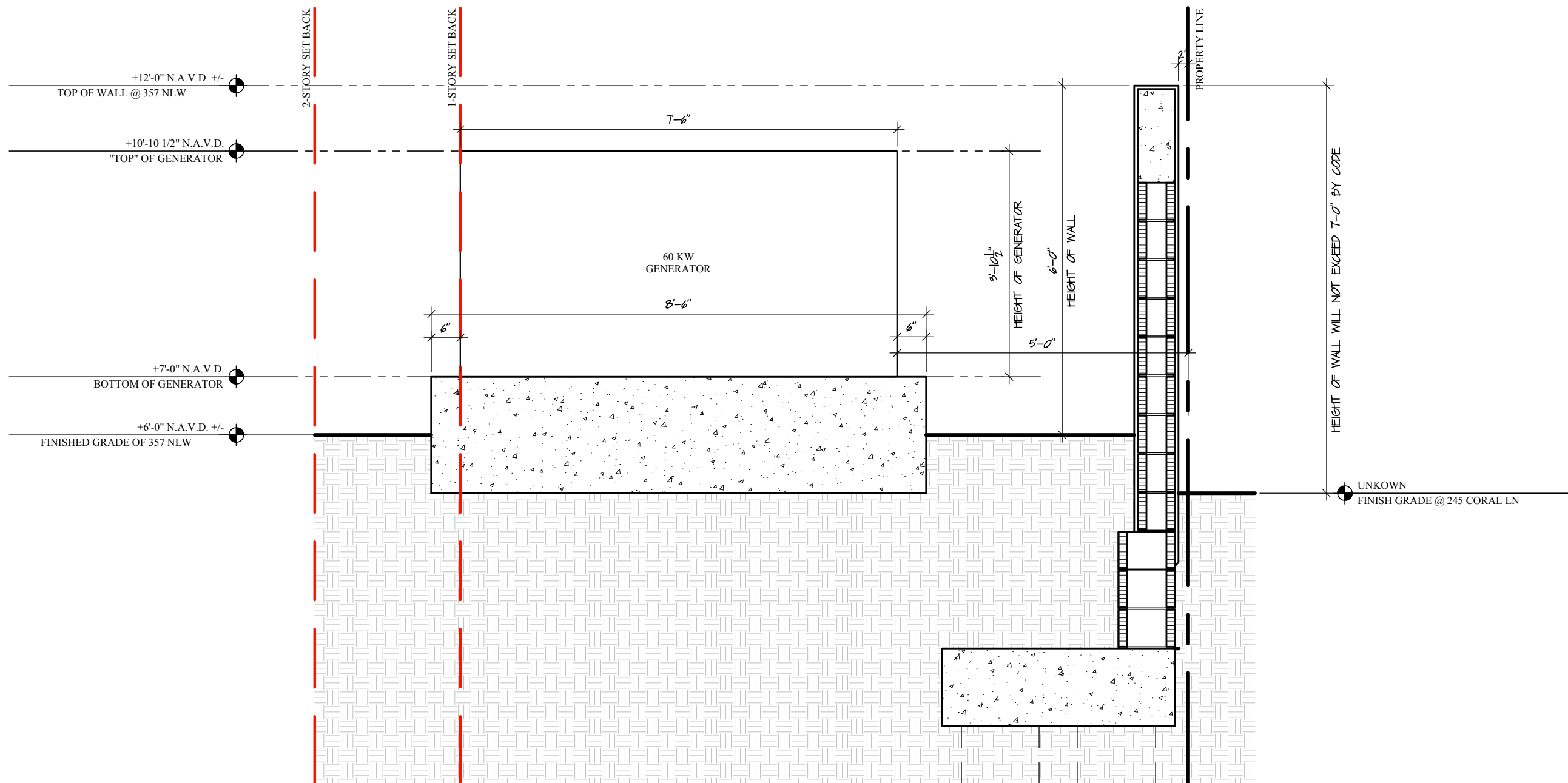
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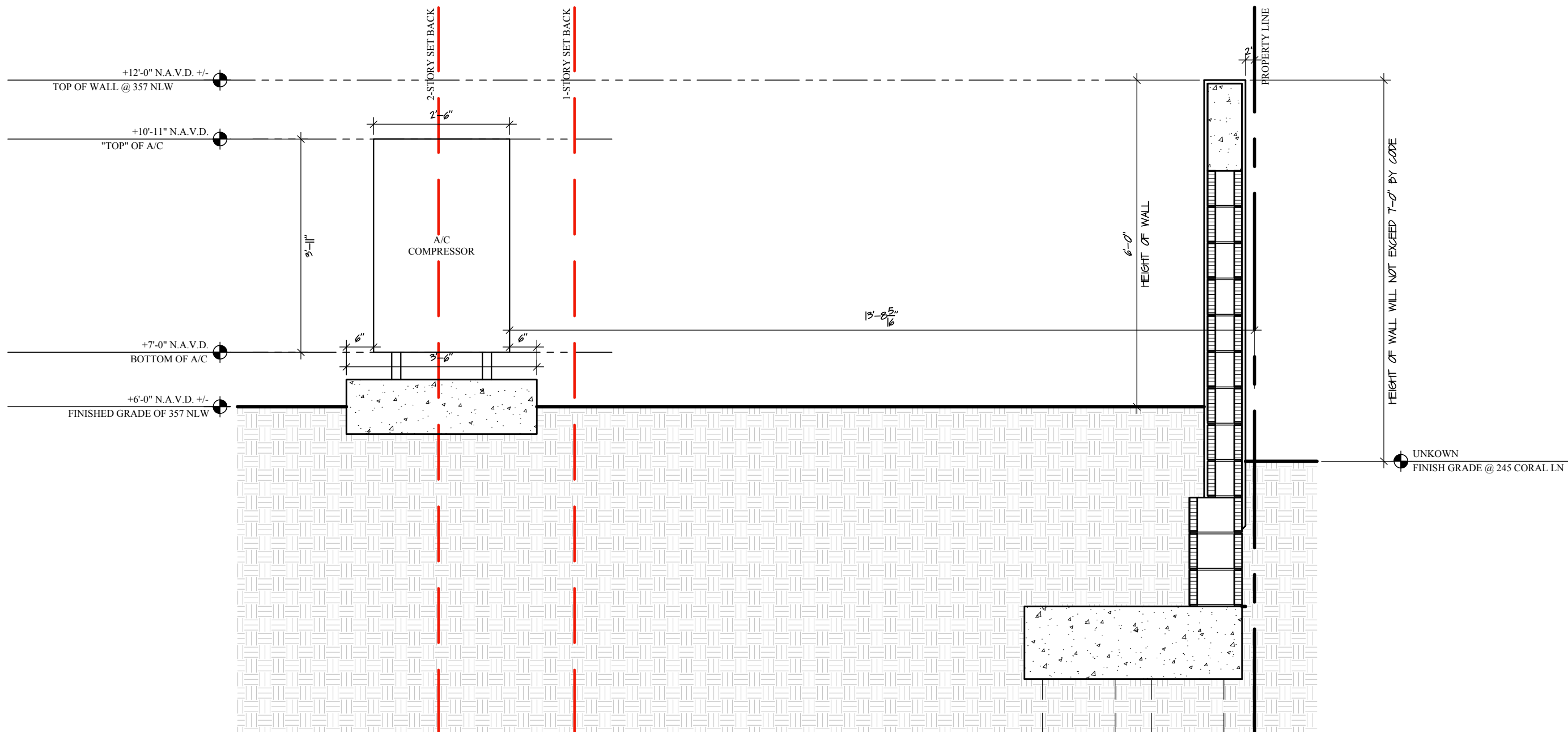
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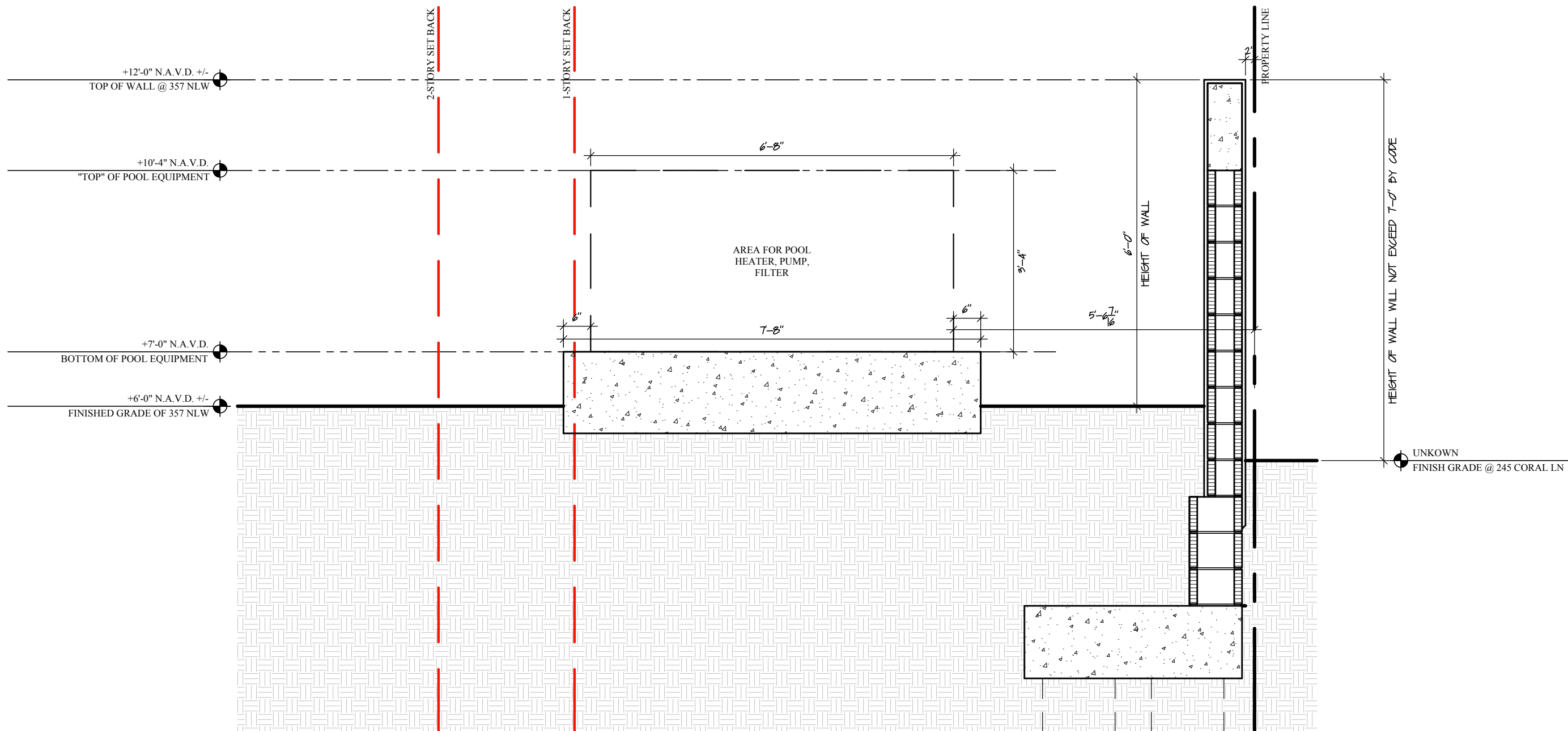
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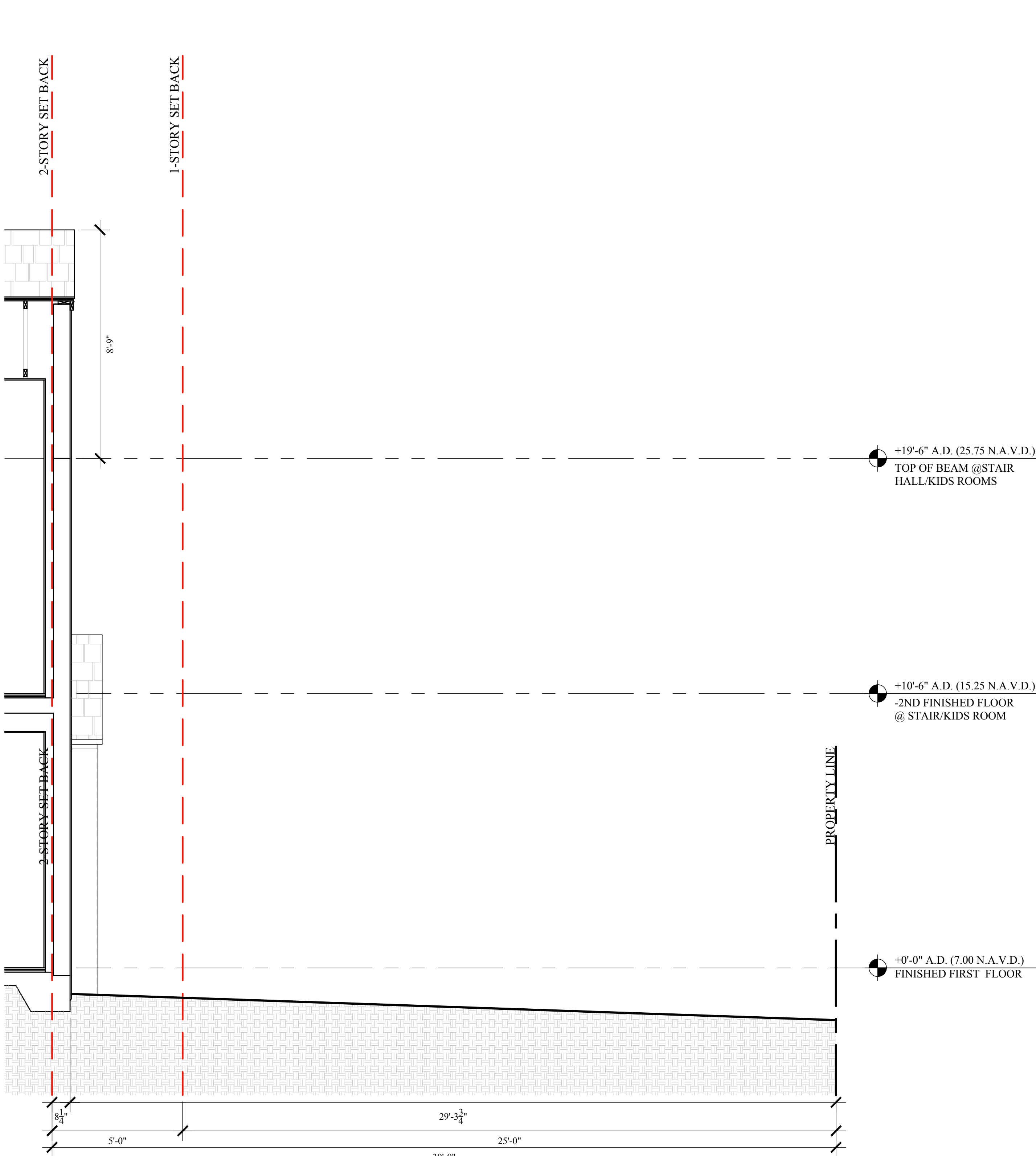
E - SITE WALL CONDITIONS @ EAST SITE WALL AND GENERATOR
SCALE: 1/2"=1'-0"



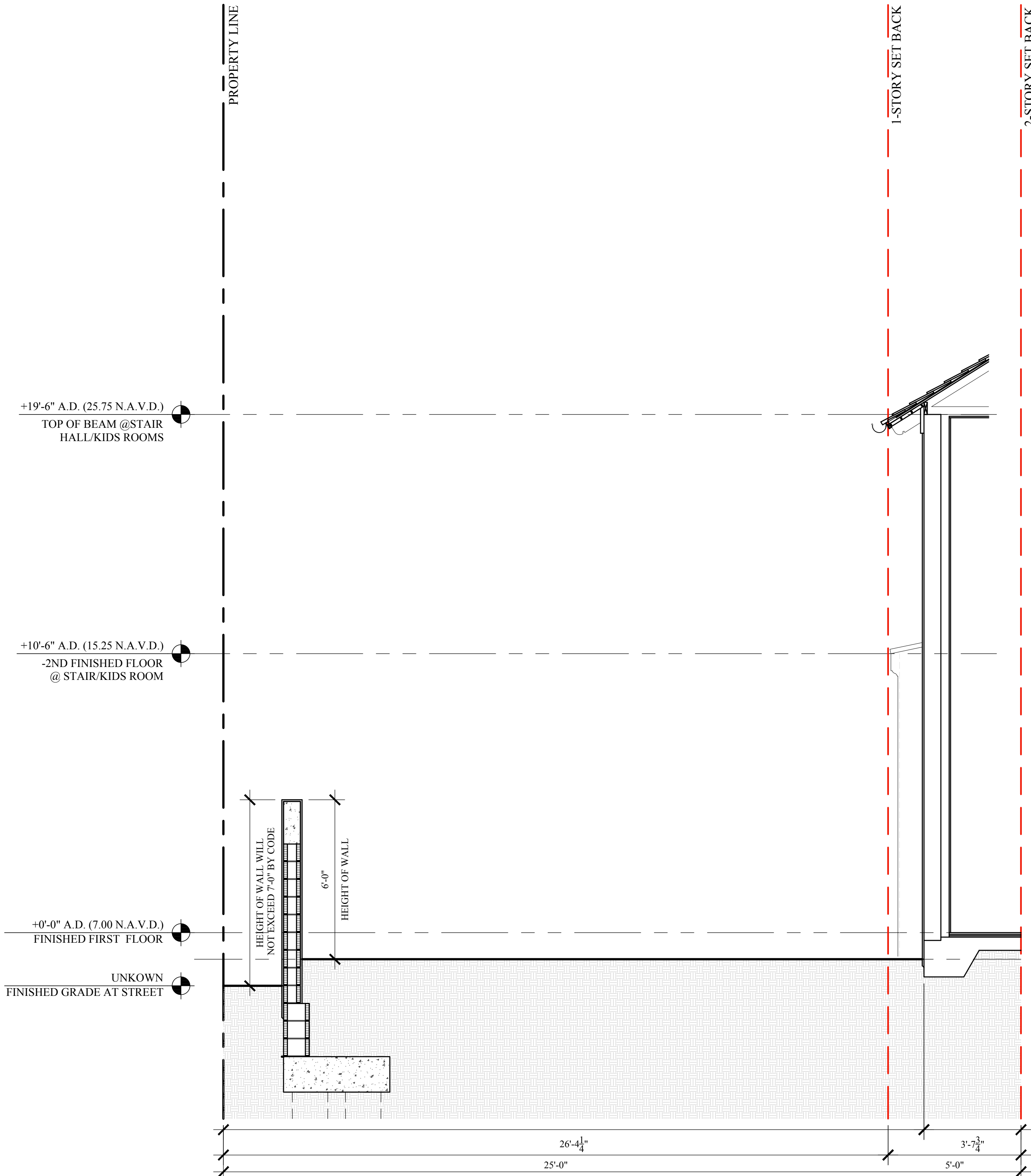
F - SITE WALL CONDITIONS @ EAST SITE WALL AND A/C
SCALE: 1/2"=1'-0"



G - SITE WALL CONDITIONS @ EAST SITE WALL AND POOL EQUIPMENT
SCALE: 1/2"=1'-0"



H - SITE WALL CONDITIONS @ SOUTH SITE WALL AND SOUTH BUILDING WALL
SCALE: 3/8"=1'-0"



I - SITE WALL CONDITIONS @ WEST SITE WALL AND BUILDING WALL
SCALE: 3/8"=1'-0"



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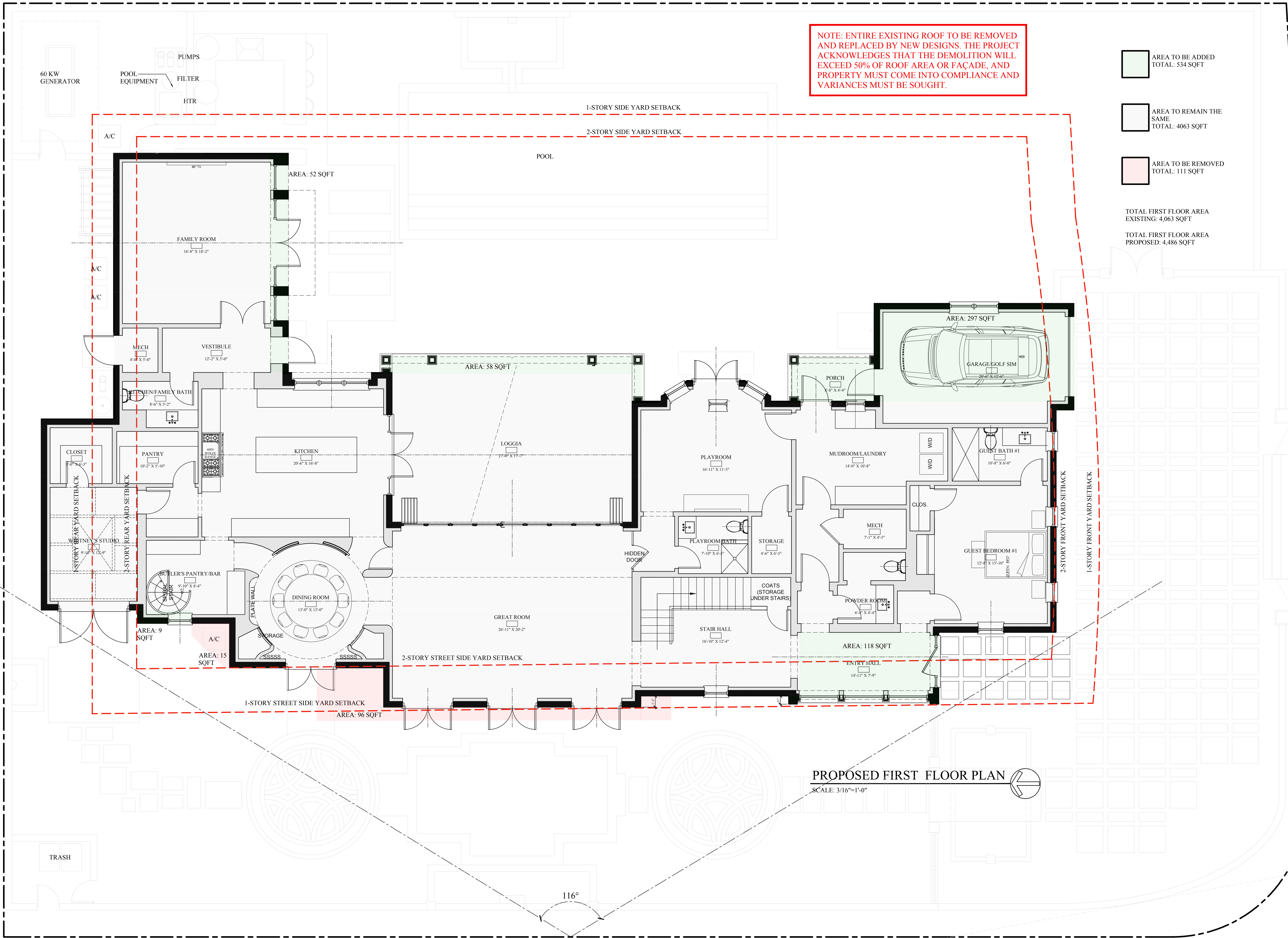
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NOTE: ENTIRE EXISTING ROOF TO BE REMOVED AND REPLACED BY NEW DESIGNS. THE PROJECT ACKNOWLEDGES THAT THE DEMOLITION WILL EXCEED 50% OF ROOF AREA OR FAÇADE, AND PROPERTY MUST COME INTO COMPLIANCE AND VARIANCES MUST BE SOUGHT.

AREA TO BE ADDED
TOTAL: 534 SQFT

AREA TO REMAIN THE
SAME
TOTAL: 4063 SQFT

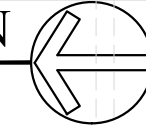
AREA TO BE REMOVED
TOTAL: 111 SQFT

TOTAL FIRST FLOOR AREA
EXISTING: 4,063 SQFT

TOTAL FIRST FLOOR AREA
PROPOSED: 4,486 SQFT

PROPOSED FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"





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