

ARCHITECT

HAROLD J SMITH
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

LANDSCAPE ARCHITECT

KEITH WILLIAMS
NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE, SUITE #150
PALM BEACH, FLORIDA 33480
(561) 659-2820

CIVIL ENGINEER

CHAD GRUBER
GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 312-2041

SURVEYING

CRAIG WALLACE
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551

RECEIVED
By yfigueroa at 9:39 am, Apr 11, 2023

ARC - 23 - 067

DROP OFF SET - 04/11/2023

ARCOM HEARING 05/24/2023

SCOPE OF WORK:

- Modifications to previous ARCOM approval B-037-2019.

1600 SOUTH OCEAN BOULEVARD PALM BEACH, FLORIDA

SHEET INDEX											
PAGE			SHEET TITLE			PAGE			SHEET TITLE		
1	COVER SHEET	A-100	-	MATERIALS REMOVAL PLAN	D-100	32	PREVIOUSLY APP./PERMITTED ROOF PLAN	A-214	48	WEST RENDERING PROPOSED	R-6
2	SURVEY		17	ROOF MATERIALS REMOVAL PLAN	D-101	33	CURRENTLY PROPOSED ROOF PLAN	A-215	49	WEST RENDERING PROPOSED	R-7
3	VICINITY LOCATION MAP	A-101	18	REF. LOWER LEVEL PLAN PREV. APP.	A-200	34	EAST ELEVATIONS	A-300	50	WEST RENDERING PROPOSED	R-8
4	SITE PLAN W/ ADJACENT PROPERTIES	A-102	19	REF. LOWER LEVEL PLAN PROPOSED	A-201	35	NORTH ELEVATONS	A-301	51	DETAILS	A-400
5	PHOTO BOARD	P-1	20	REF. MAIN LEVEL PLAN PREV. APP.	A-202	36	WEST ELEVATIONS	A-302	52	STREETSCAPE	A-401
6	PHOTO BOARD	P-2	21	REF. MAIN LEVEL PLAN PROPOSED	A-203	37	SOUTH ELEVATIONS	A-303	53	SITE STAGING/CON. SCREENING PLAN	A-402
7	PHOTO BOARD	P-3	22	REF. UPPER LEVEL PLAN PREV. APP.	A-204	38	REF. NORTH & SOUTH ELEVATIONS	A-304	54	EXIST. CONDITIONS PLAN	EX1
8	PHOTO BOARD	P-4	23	REF. UPPER LEVEL PLAN PROPOSED	A-205	39	COLORLED EAST ELEVATION		55	LANDSCAPE PLAN	LP1
9	PHOTO BOARD	P-5	24	REF. ROOF PLAN PREV. APP.	A-206	40	COLORLED NORTH ELEVATION		56	LANDSCAPE SCHED. & DETAILS	LP2
10	PHOTO BOARD	P-6	25	REF. ROOF PLAN PROPOSED	A-207	41	COLORLED WEST ELEVATION		57	COLOR ELEVATIONS	EL1
11	PREVIOUSLY APPROVED/PERMITTED SITE PLAN	SP-100	26	PREVIOUSLY APP. /PERMITTED LOWER PLAN	A-208	42	COLORLED SOUTH ELEVATION		58	COLOR ELEVATIONS	EL1.1
12	CURRENTLY PROPOSED SITE PLAN	SP-101	27	CURRENTLY PROPOSED LOWER LEVEL PLAN	A-209	43	EAST RENDERING PREVIOUSLY APPR.	R-1	59	COLOR ELEVATIONS	EL2
13	ZONING LEGEND	A-103	28	PREVIOUSLY APP./PERMITTED MAIN LVL PLAN	A-210	44	EAST RENDERING PROPOSED	R-2	60	COLOR ELEVATIONS	EL3
14	SITE ZONING PLAN	A-104	29	CURRENTLY PROPOSED MAIN LVL PLAN	A-211	45	EAST RENDERING PROPOSED	R-3	61	COLOR ELEVATIONS	EL4
15	SITE DIAGRAMS/SECTION	A-105	30	PREVIOUSLY APP./PERMITTED UPPER LVL PLAN	A-212	46	WEST RENDERING PREVIOUSLY APPR.	R-4	62	CONSTRUCTION SCREENING PLAN	CSP
16	PARTIAL LOWER/MAIN LEVEL	.	31	CURRENTLY PROPOSED UPPER LVL PLAN	A-213	47	WEST RENDERING PROPOSED	R-5			

LEGEND

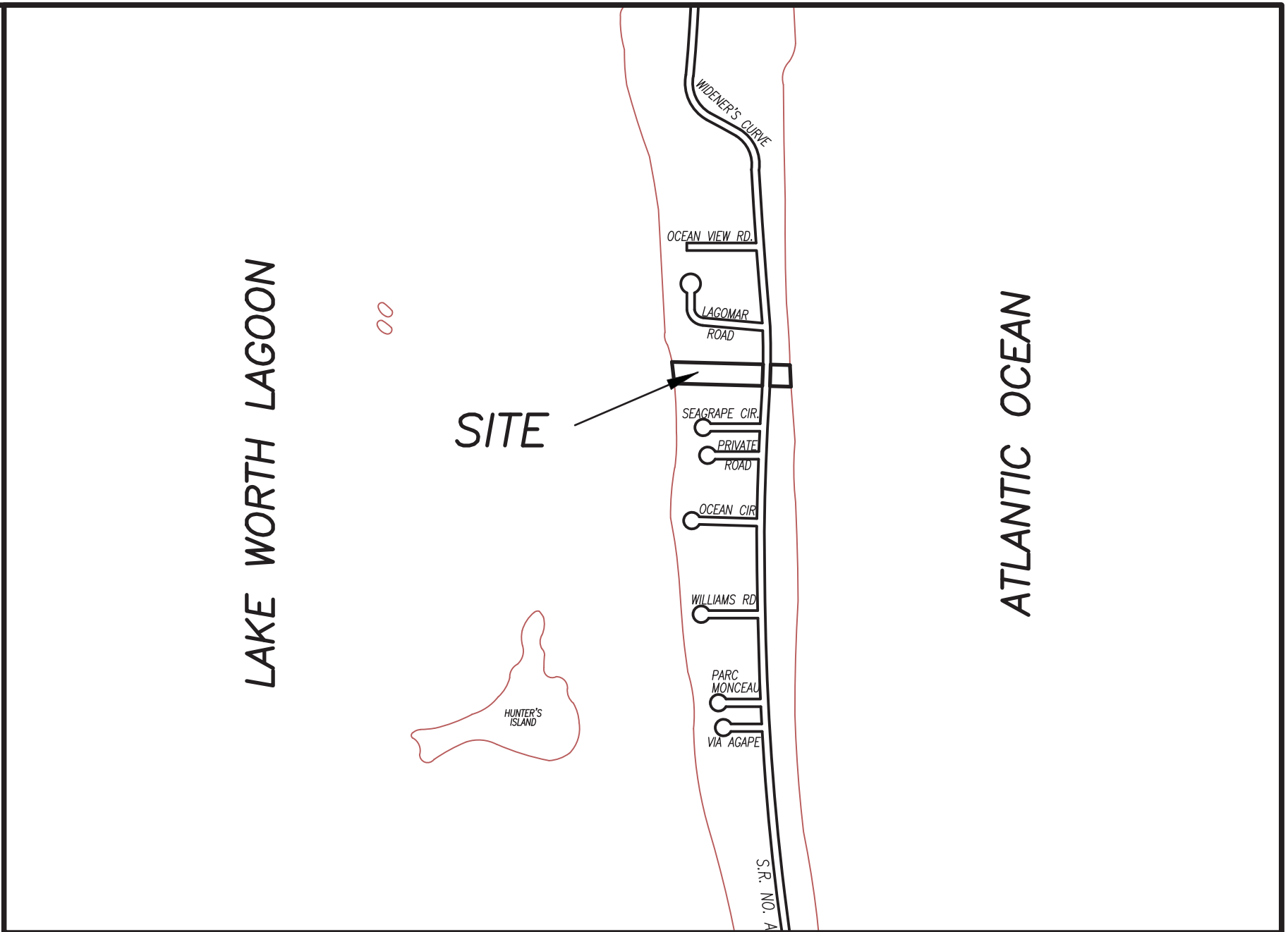
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL 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.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
GEN = GENERATOR
I.D. = INSIDE DIAMETER
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) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD 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/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. = PAVEMENT
(R) = RADIAL
R = RADIUS
R.GE. = 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.V. = SEWER VALVE
T.O.B. = TOP OF BANK
TOW = TOP OF WALL ELEVATION
TWP. = TOWNSHIP
TYP. = TYPICAL
UC = 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 MAINTANCE 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
● = NAIL & DISK FOUND (AS NOTED)
⊙ = MAG NAIL & DISK SET (LB #4569)
= PROPERTY LINE
⚡ = UTILITY POLE
⚡ = FIRE HYDRANT
⚡ = WATER METER
⚡ = WATER VALVE
⚡ = LIGHT POLE
⚡ = PINE TREE
⚡ = SABAL PALM

BOUNDARY SURVEY FOR: PB PAVILION TRUST

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

PB Pavilion Trust
First American Title Insurance Company

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



VICINITY SKETCH N.T.S.

PROPERTY ADDRESS:

1600 South Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:

The South 50.00 feet of Government Lot 2, Section 2, Township 44 South, Range 43 East, Palm Beach County, Florida and the North 50.00 feet of Government Lot 1, Section 11, Township 44 South, Range 43 East, Palm Beach County, Florida.

AND

The North 150 feet of the South 200.00 feet of Government Lot 2, Section 2, Township 44 South, Range 43 East, Palm Beach County, Florida, together with the riparian and littoral rights pertaining thereto.

LESS the (South Ocean Boulevard) S.R. A-1-A Right-of-way.

TITLE COMMITMENT REVIEW					
CLIENT: PB Pavilion Trust		COMMITMENT NO. : 7223-6375872	DATE: 03/12/23		
REVIEWED BY: Craig Wallace		JOB NO. : 00-1144.1			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-8	N/A	Standard Exceptions.			•
9	D.B. 109, PG 281	Easement granted to Southern Bell Telephone and Telegraph Company 5/4/1901 West Palm Beach Telephone Company.		•	
10	D.B. 947, PG 379 D.B. 971, PG 315 D.B. 994, PG 328	Declaration of Covenants, Conditions and Restrictions.			•
10a	D.B. 1055, PG 888	Declaration of Covenants, Conditions and Restrictions.	•		
10b	D.B. 1055, PG 891	Declaration of Covenants, Conditions and Restrictions.		•	
10c	D.B. 1055, PG 894 D.B. 1788, PG 839 D.B. 1788, PG 843	Declaration of Covenants, Conditions and Restrictions.			•
10d	D.B. 1902, PG 127	Declaration of Covenants, Conditions and Restrictions.		•	
11	ORB 2083, PG 849	Easement recorded.	•		
11a	ORB 4284, PG 296	As affected by Agreement.	•		
11b	ORB 4387, PG 1851	Notice.	•		
12	ORB 3914, PG 1254	Agreement as set forth in instrument.	•		
13	N/A	Right of way for South Ocean Boulevard (S.R. A-1-A), as now laid out and in use.	•		
14	N/A	Rights of the United States Government to that part of the Land if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.	•		
15	N/A	The right, title or interest, if any, of the Public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be lawfully established as relating to such public use.	•		
16	N/A	The policy does not insure title to any part of the Land lying below the Mean High Water Line of the abutting body of water.	•		
17	N/A	Riparian and/or littoral rights are not insured.			•
19	N/A	Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water.	•		

CRAIG L
WALLACE

Digitally signed by
CRAIG L WALLACE
Date: 2023.04.07
16:31:55 -04'00'

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice 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: 3/17/2023

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

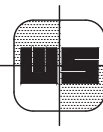


REVISIONS:

03/17/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 00-1144.2 PB345/58
RECERTIFY S.V.

BOUNDARY SURVEY FOR:

PB PAVILION TRUST

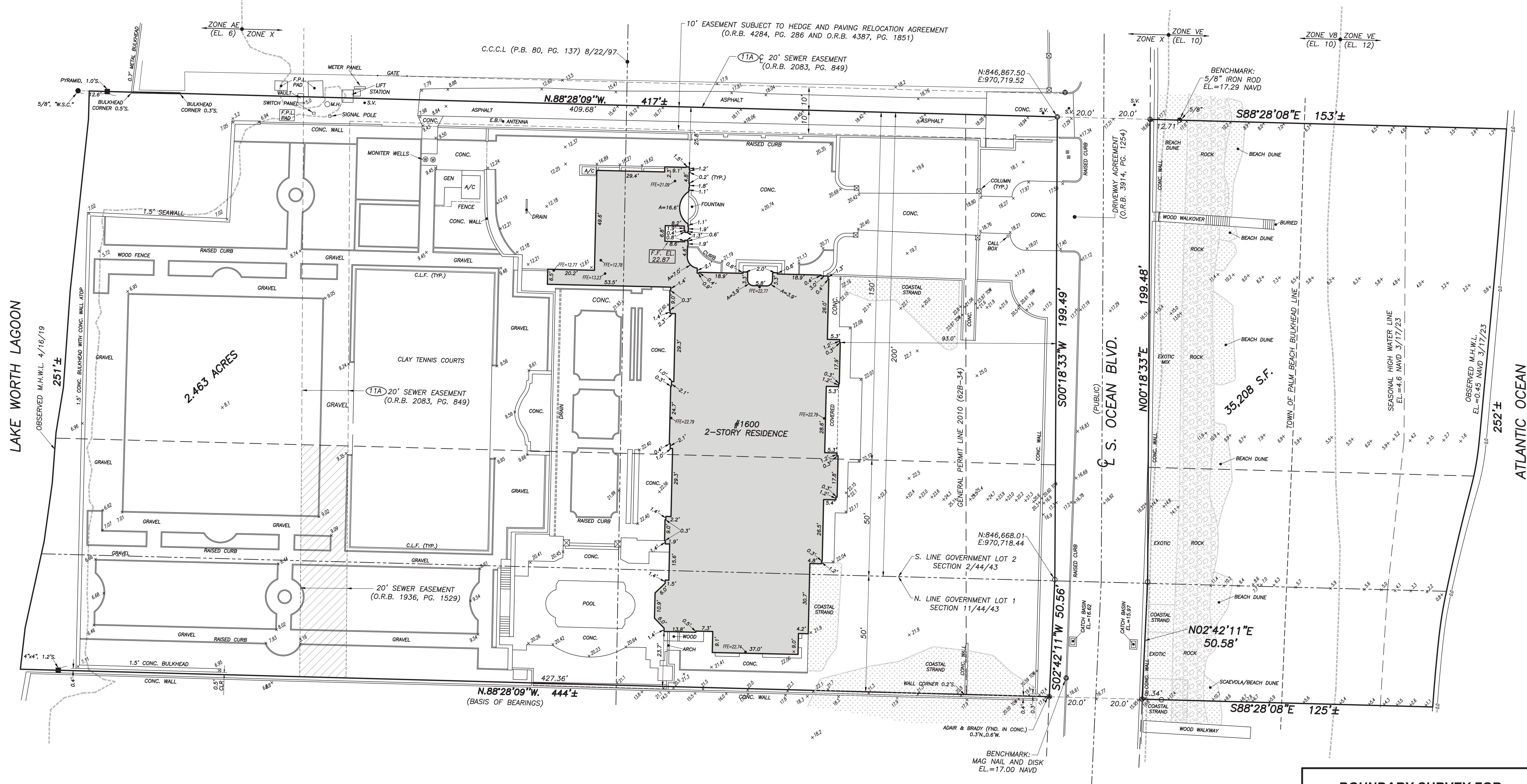
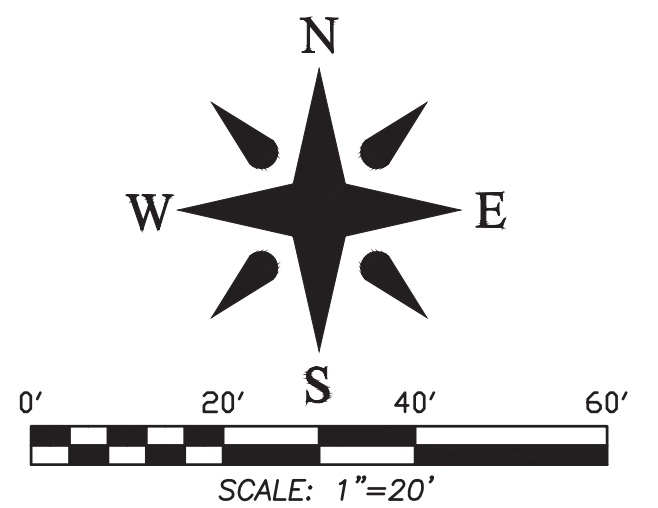


WALLACE SURVEYING

CORP., LICENSED BUSINESS # 4069

5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD	B.M.	JOB NO.	00-1144.2	F.B.	PB276	PG.	42
OFFICE	M.B.	DATE:	4/16/19	DWG. NO.	00-1144-1		
C'D	C.W.	REF.	00-1144-628-1.DWG	SHEET	1	OF	3



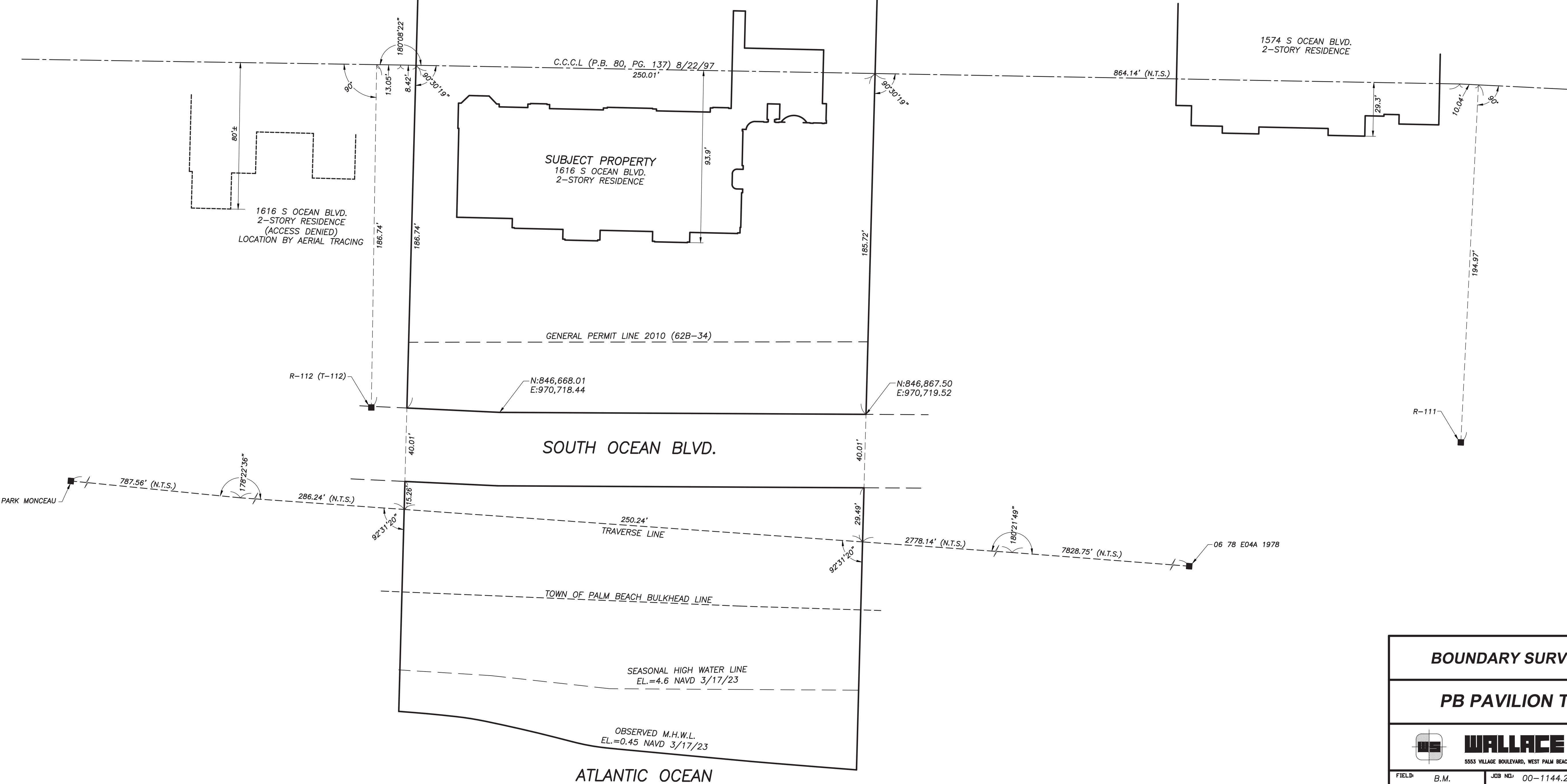
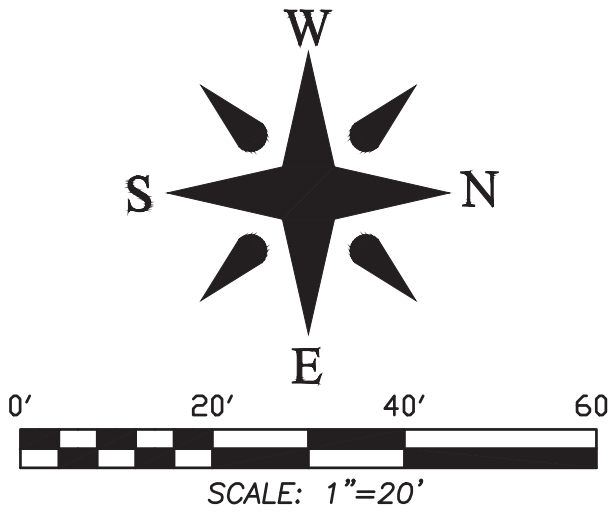
BOUNDARY SURVEY FOR:

PB PAVILION TRUST



FIELD	B.M.	JOB NO.	00-1144.2	F.B.	PB276 PG. 42
OFFICE	M.B.	DATE	4/16/19	DWG. NO.	00-1144-1
C.K'D	C.W.	REF.	00-1144-62B-1.DWG	SHEET	2 OF 3

LAKE WORTH LAGOON



BOUNDARY SURVEY FOR:

PB PAVILION TRUST



FIELD:	B.M.	JOB NO:	00-1144.2	F.B:	PB276 PG. 42
OFFICE:	M.B.	DATE:	4/16/19	DWG. NO:	00-1144-1
C'W'D:	C.W.	REF:	00-1144-62B-1.DWG	SHEET	3 OF 3



VICINITY LOCATION MAP

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

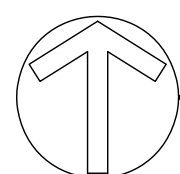
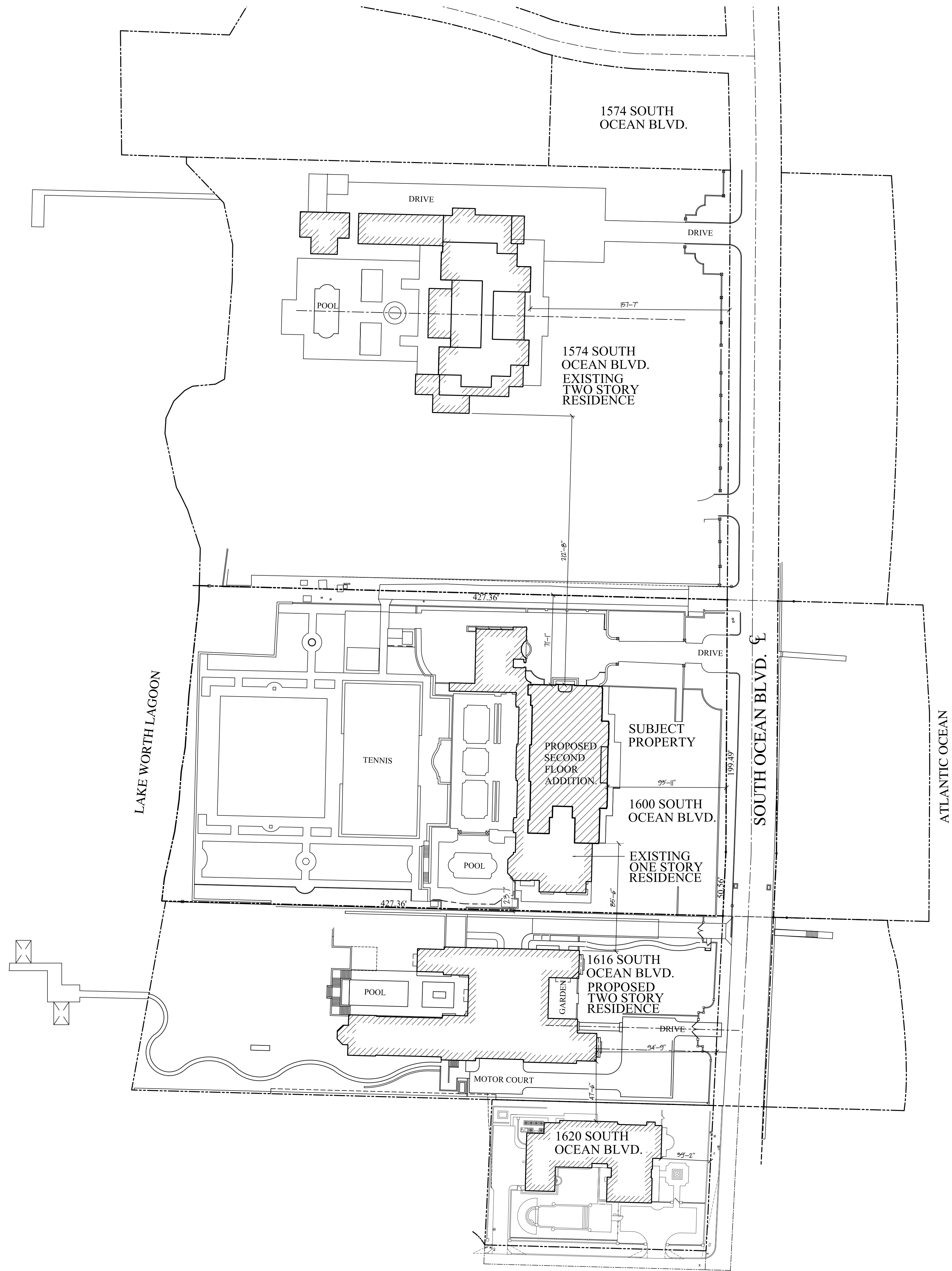
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



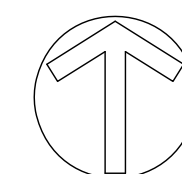
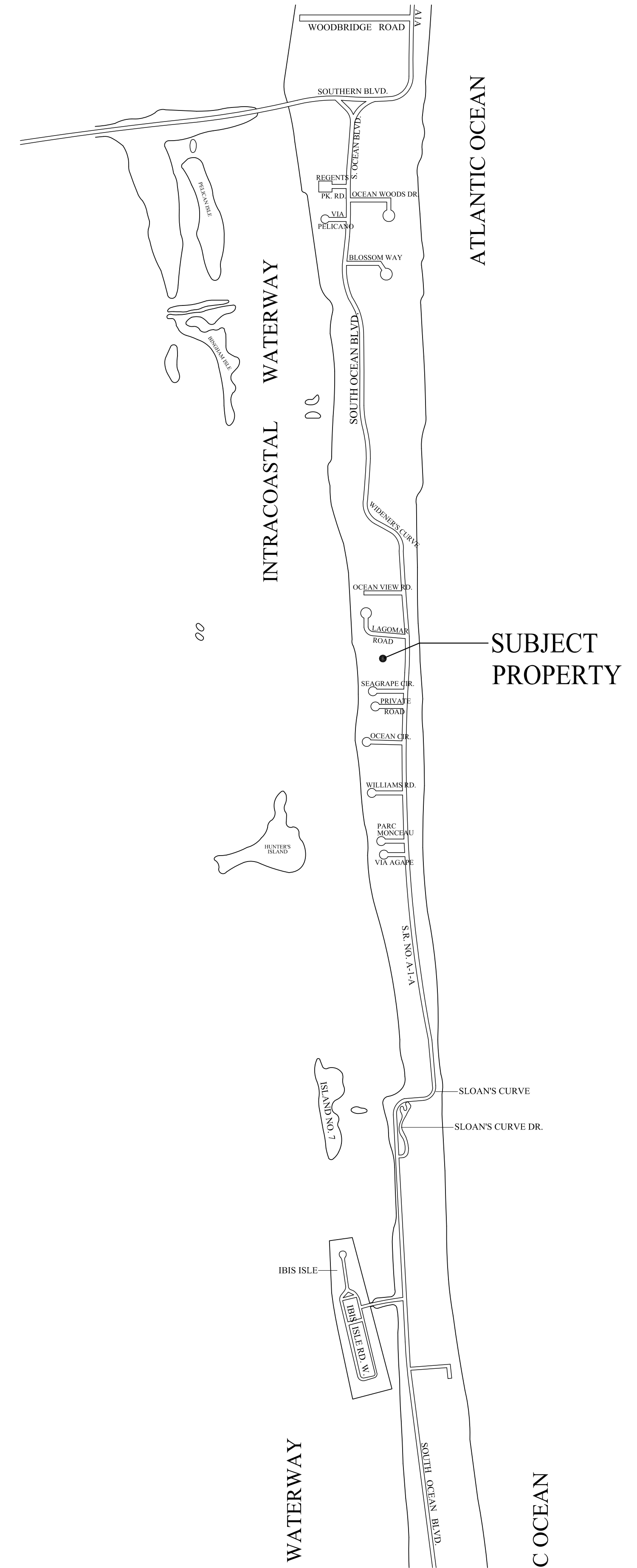
TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		N.T.S	A-101





SITE PLAN WITH ADJACENT PROPERTIES

SCALE: 1"=50'-0"



LOCATION MAP

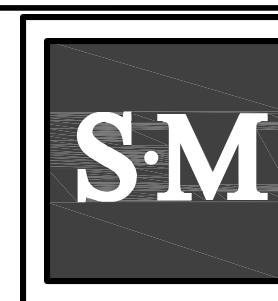
SCALE: NOT TO SCALE

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

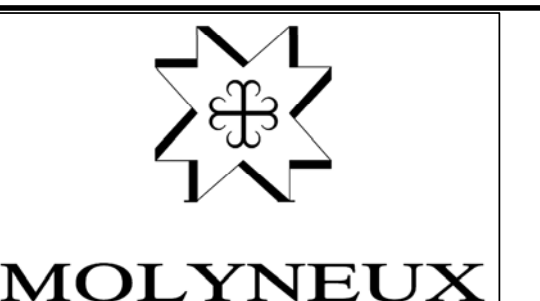
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		AS NOTED	A-102





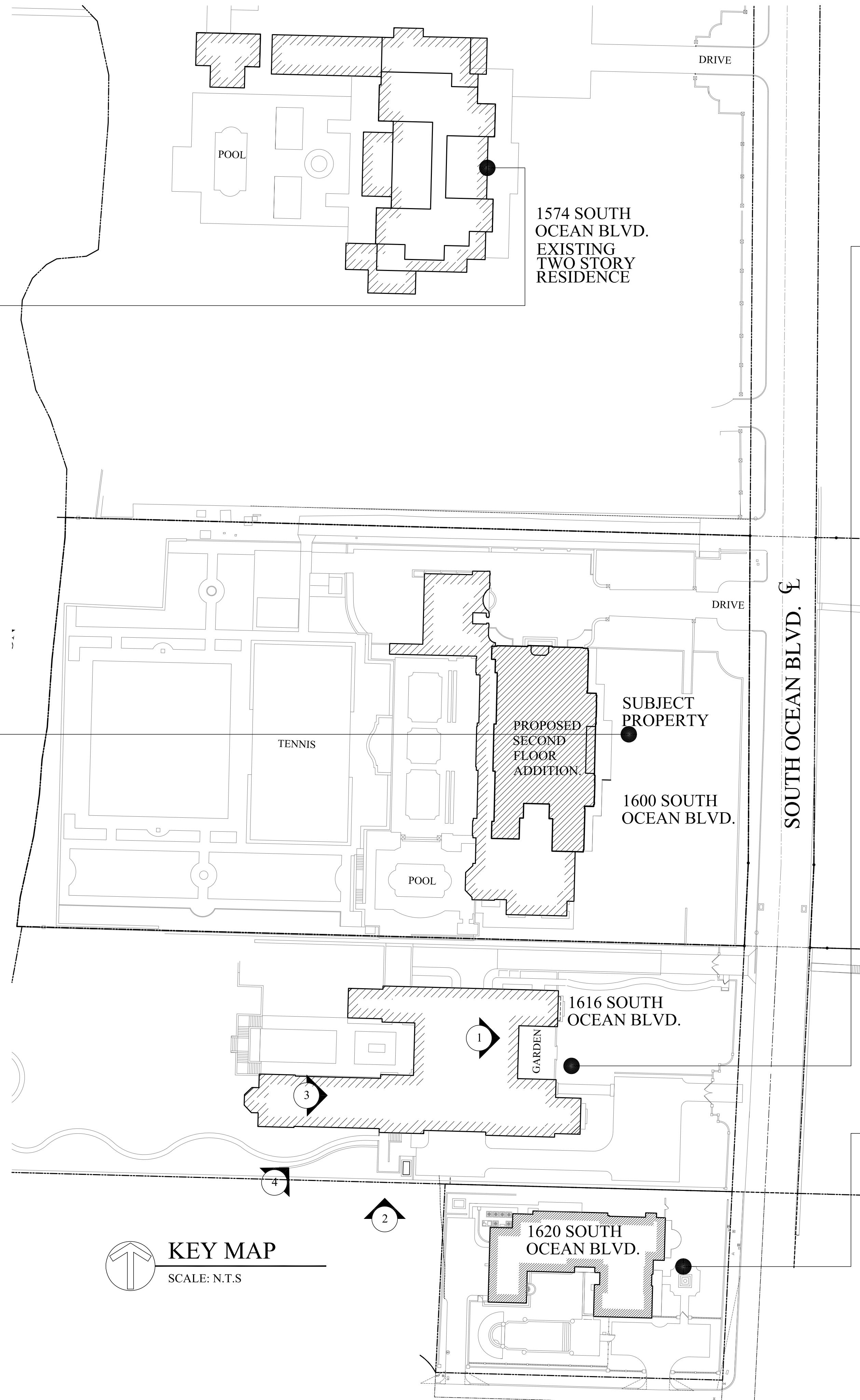
1574 SOUTH OCEAN BOULEVARD



1616 SOUTH OCEAN BOULEVARD



1620 SOUTH OCEAN BOULEVARD - SUBJECT PROERTRY



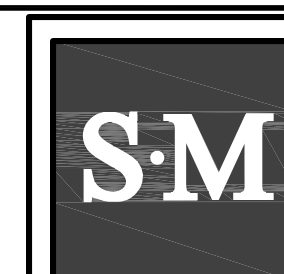
1620 SOUTH OCEAN BOULEVARD

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

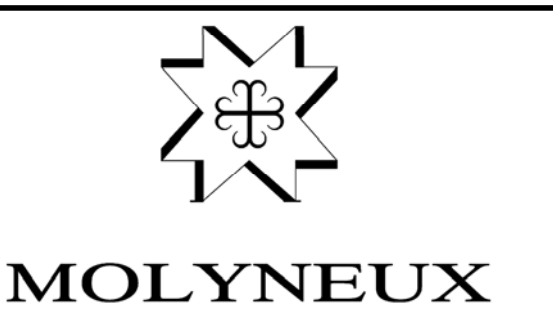
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM	SCALE	03/09/2023
		N.T.S	DRAWING NO. P-1





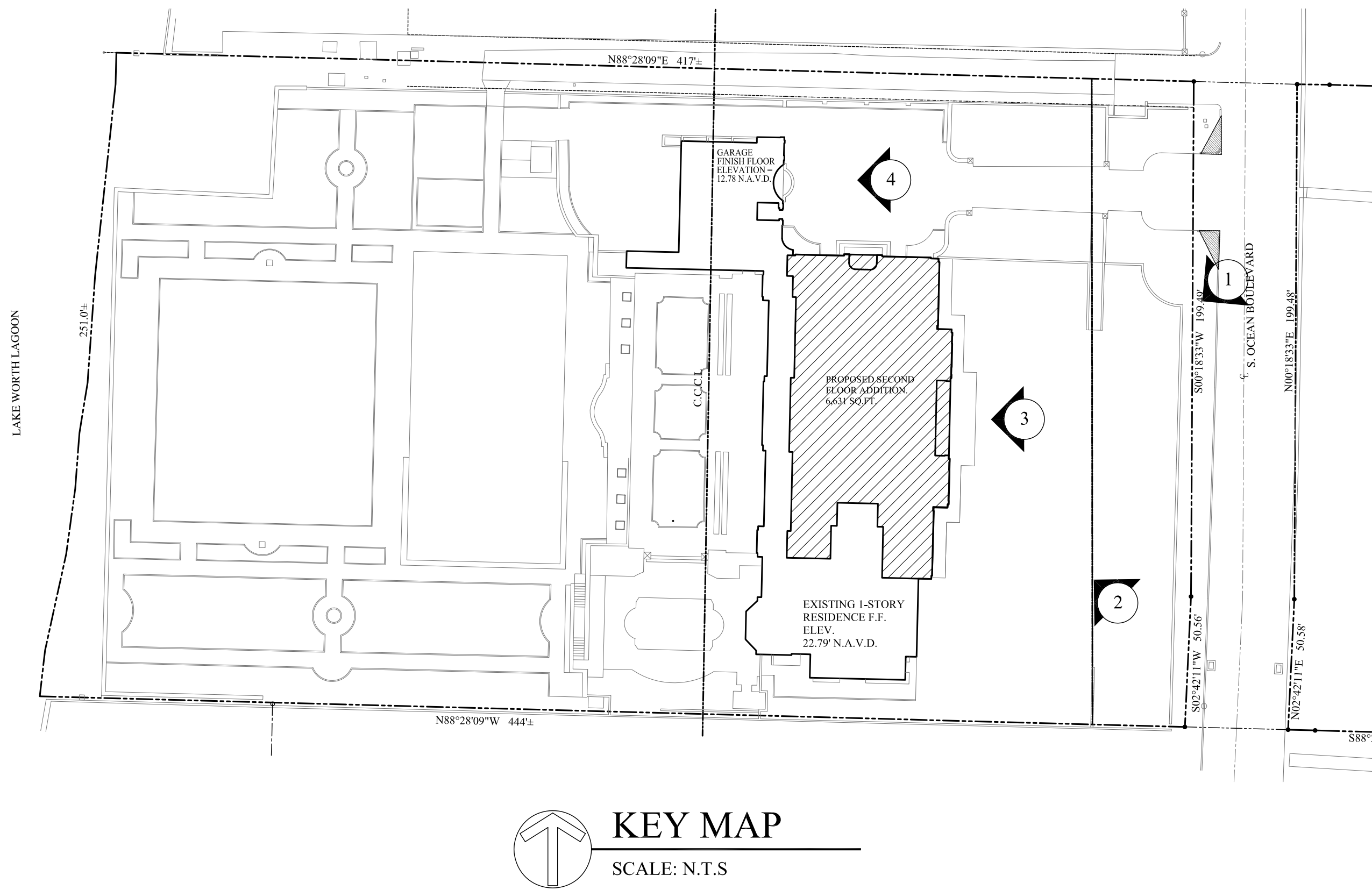
(1) EAST ELEVATION LOOKING SOUTH WEST



(2) EAST ELEVATION LOOKING NORTH WEST



(3) EAST ELEVATION



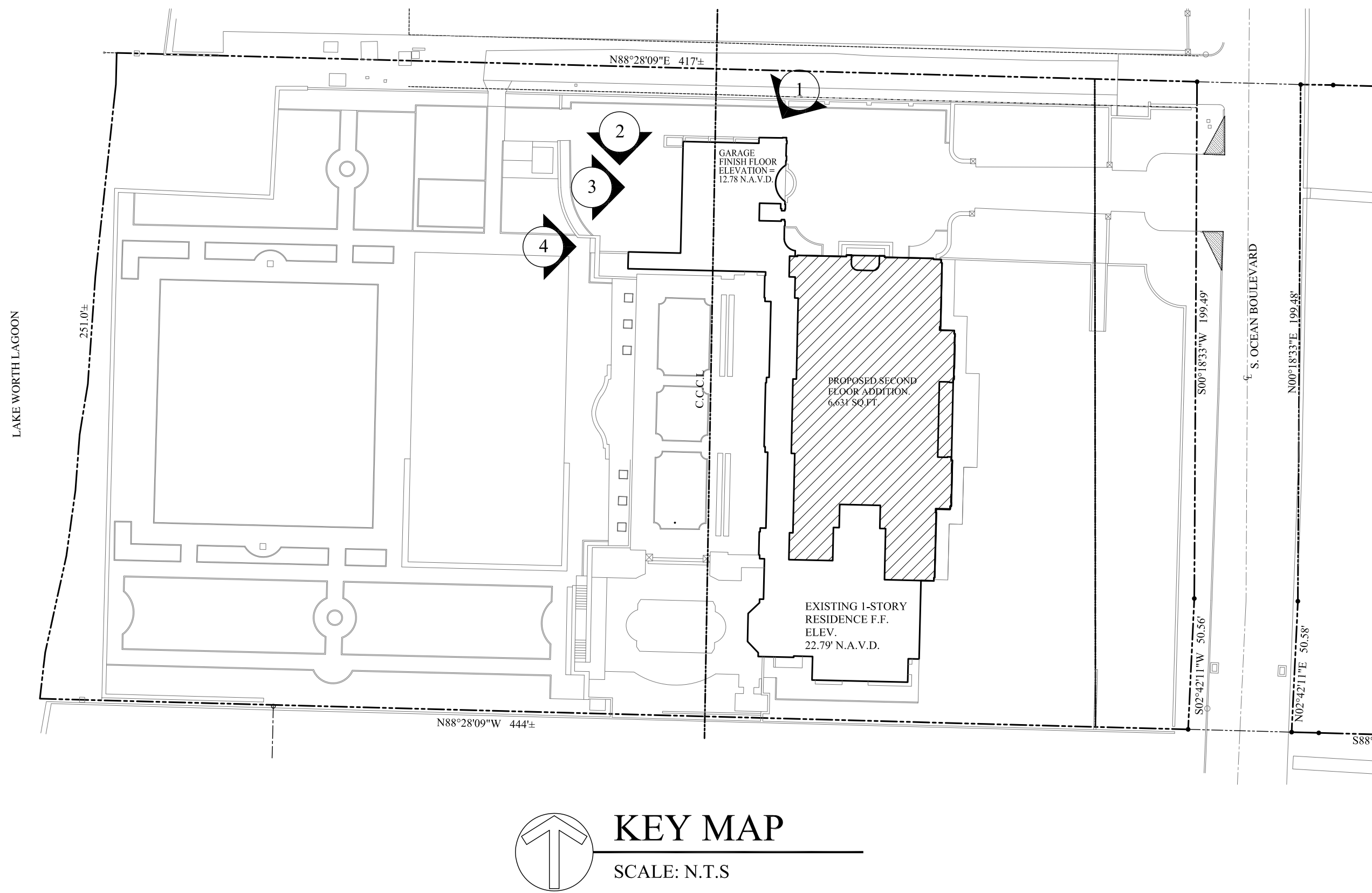
(4) EAST ELEVATION-MOTOR COURT



(1) NORTH ELEVATION



(2) NORTH ELEVATION REAR MOTOR COURT



(3) WEST ELEVATION-GARAGE



(4) ACCESS TO REAR -MOTOR COURT



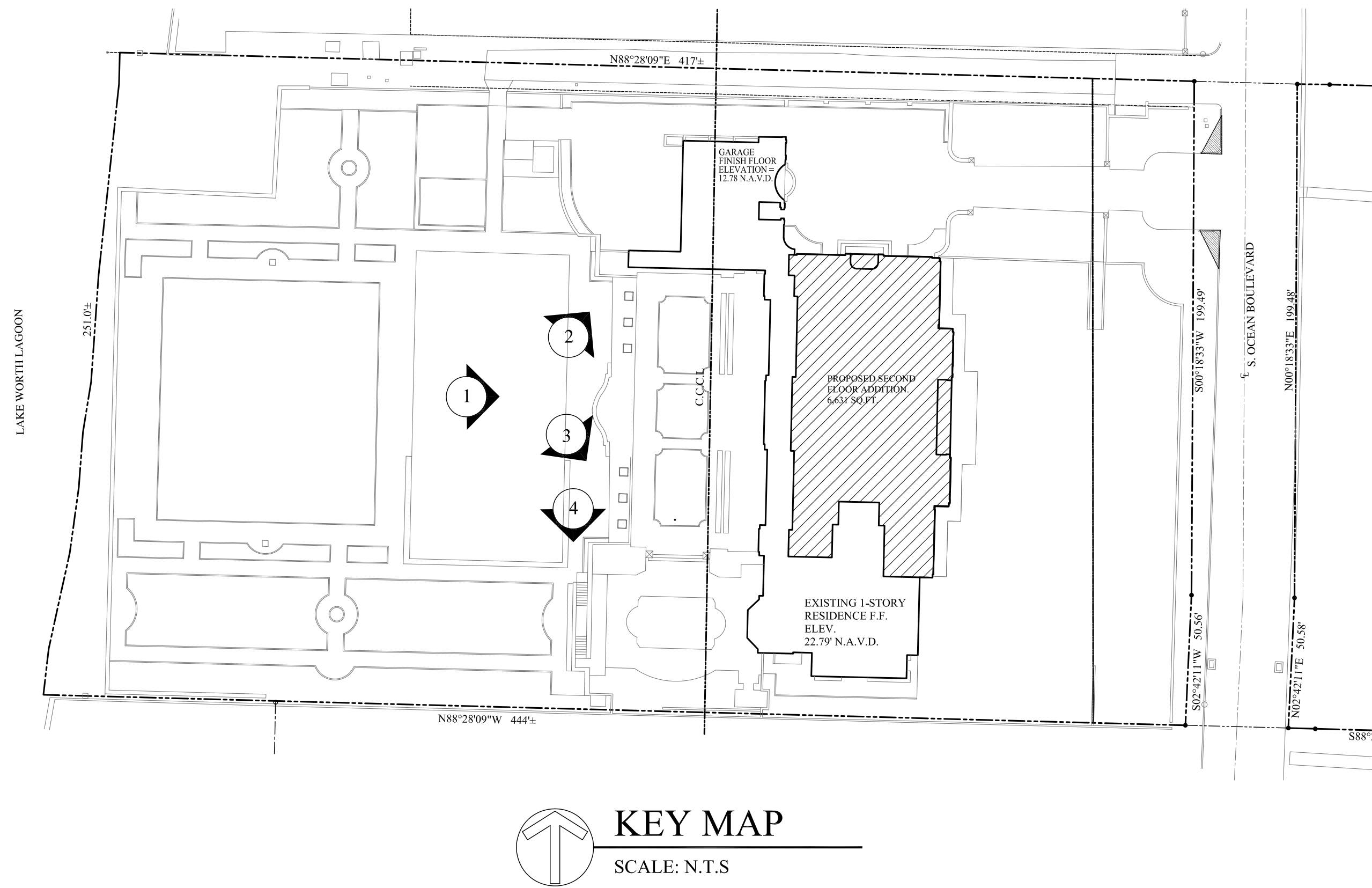
(1) WEST TERRACE ELEVATION



(2) WEST TERRACE ELEVATION LOOKING NORTH



(3) WEST TERRACE ELEVATION LOOKING SOUTH



(4) WEST TERRACE STAIR



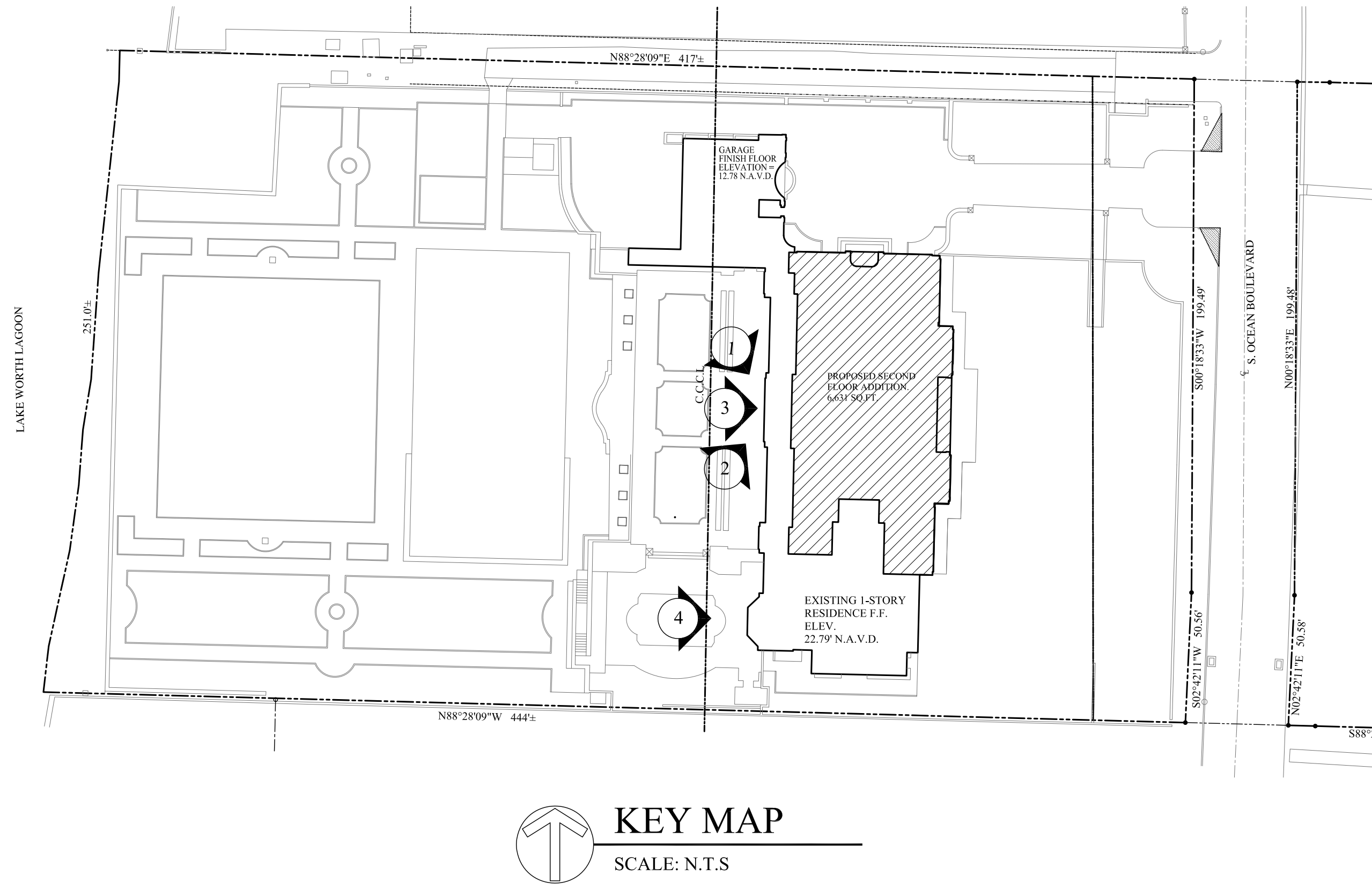
(1) WEST ELEVATION-AWNING



(2) WEST ELEVATION-AWNING



(3) WEST ELEVATION-AWNING



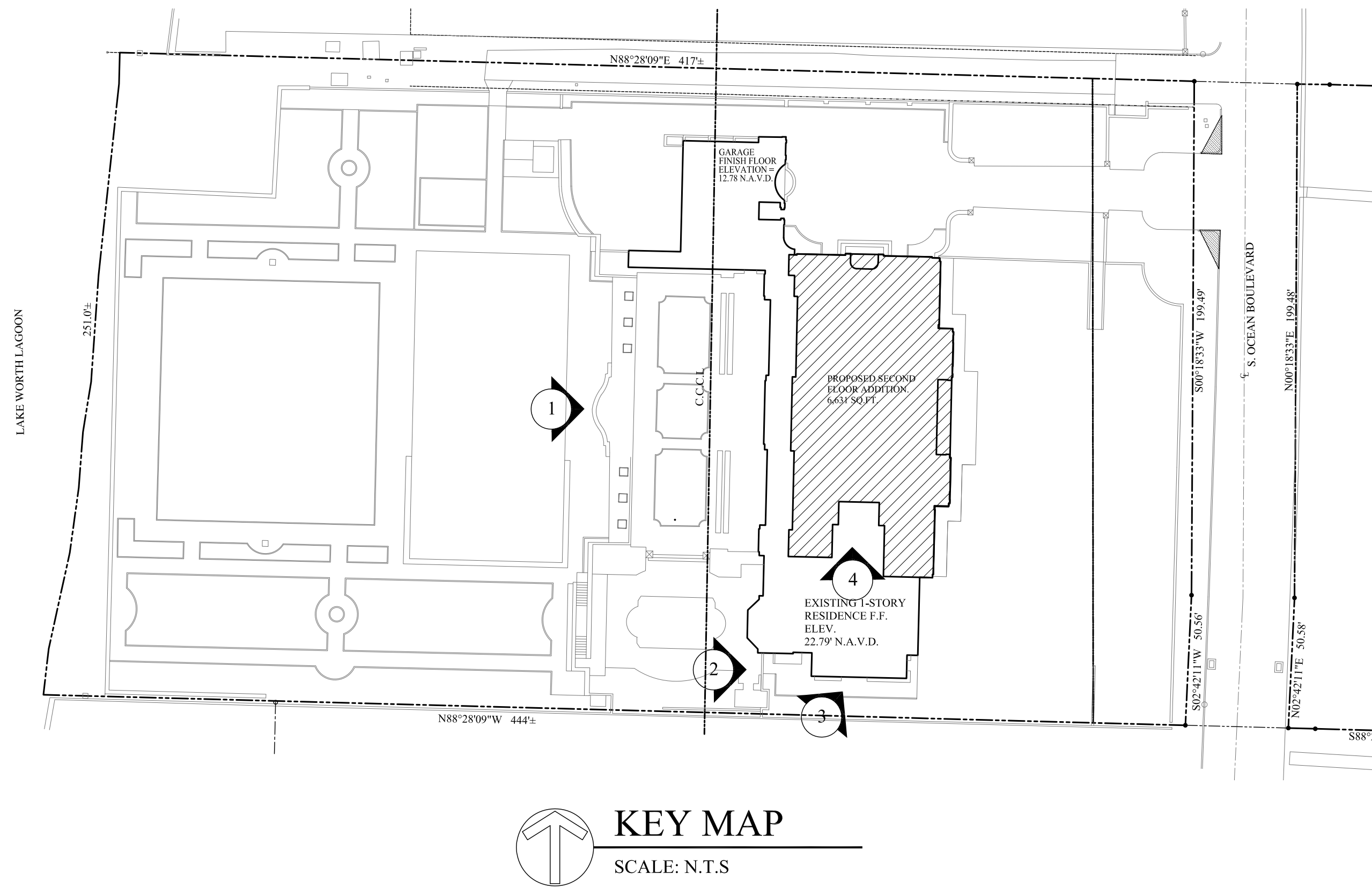
(4) WEST CABANA



(1) WEST TERRACE ELEVATION



(2) SOUTH TERRACE DOOR



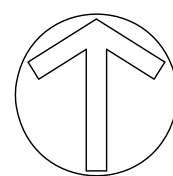
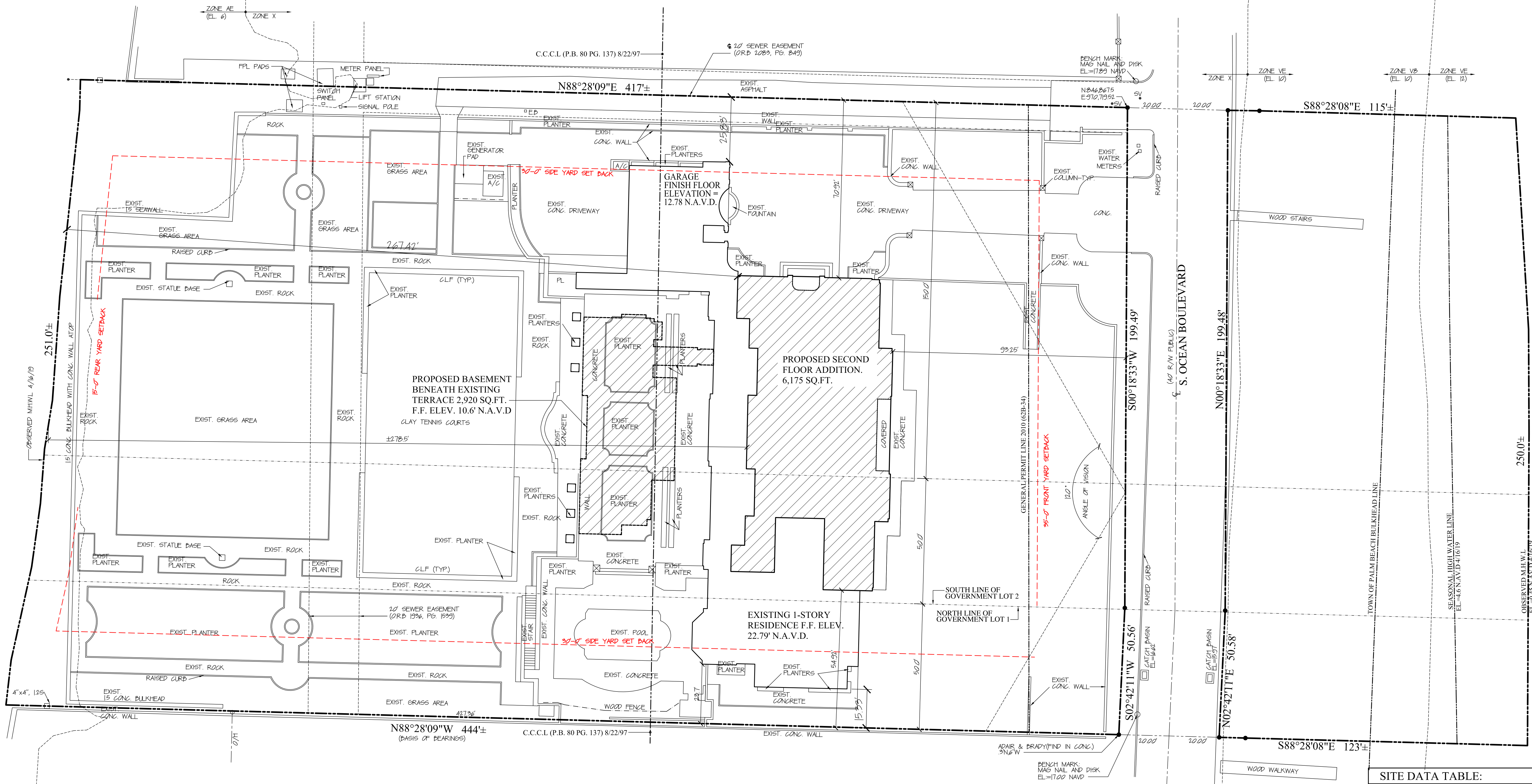
(3) SOUTH ELEVATION



(4) INTERIOR COURTYARD REFLECTING POOL

LAKE WORTH LAGOON

ATLANTIC OCEAN



PREVIOUSLY APPROVED/PERMITTED SITE PLAN

SCALE: 1"=20'-0"

MATERIALS AND COLOR INFORMATION

BODY OF HOUSE, STUCCO, SHERWIN WILLIAMS: SW 6674 "JONQUIL"
CAST STONE/STUCCO TRIM: GRAY TO MATCH EXISTING
DOORS/WINDOWS: WHITE TO MATCH EXISTING

EXISTING IMPERVIOUS AREA (BLD. & HARDSCAPE):	47,471 SQ. FT.	
AFFECTED IMPERVIOUS AREA:	7,645 SQ. FT.	= 16%
EXISTING LANDSCAPED OPEN SPACE:	99,817 SQ. FT.	
AFFECTED LANDSCAPED OPEN SPACE:	1,490 SQ. FT.	= 1.4%
EXISTING HARDSCAPE:	95,074 SQ. FT.	
AFFECTED HARDSCAPE:	1,470 SQ. FT.	= 1.5%

SITE DATA TABLE:

ZONING DISTRICT:	R-A
LOT AREA:	107,288 SQ. FT.
LOT WIDTH:	250.00'
LOT DEPTH:	418.00'
LOT COVERAGE BY BUILDING:	
MAXIMUM:	26,822 SQ. FT. = 25.0%
EXISTING:	12,797 SQ. FT. = 11.9%
PROPOSED:	19,657 SQ. FT. = 14.6%
LANDSCAPED OPEN SPACE:	
MINIMUM:	99,644 SQ. FT. = 90.0%
EXISTING:	97,071 SQ. FT. = 89.8%
PROPOSED:	97,071 SQ. FT. = 89.8%
ANGLE OF VISION:	110°

POINT OF MEASUREMENT VARIANCE:

EXISTING POINT OF MEASUREMENT:	17.9' NAVD
PROPOSED POINT OF MEASUREMENT:	30.8' NAVD
BUILDING HEIGHT:	
EXISTING:	19'-7"
PROPOSED (W/O VARIANCE):	35'-6"
PROPOSED (W/ VARIANCE):	20'-0"
OVERALL BUILDING HEIGHT:	
EXISTING:	26'-9"
PROPOSED (W/O VARIANCE):	43'-4"
PROPOSED (W/ VARIANCE):	29'-10"

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

Z-19-00200
B-037-2019
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

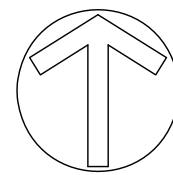
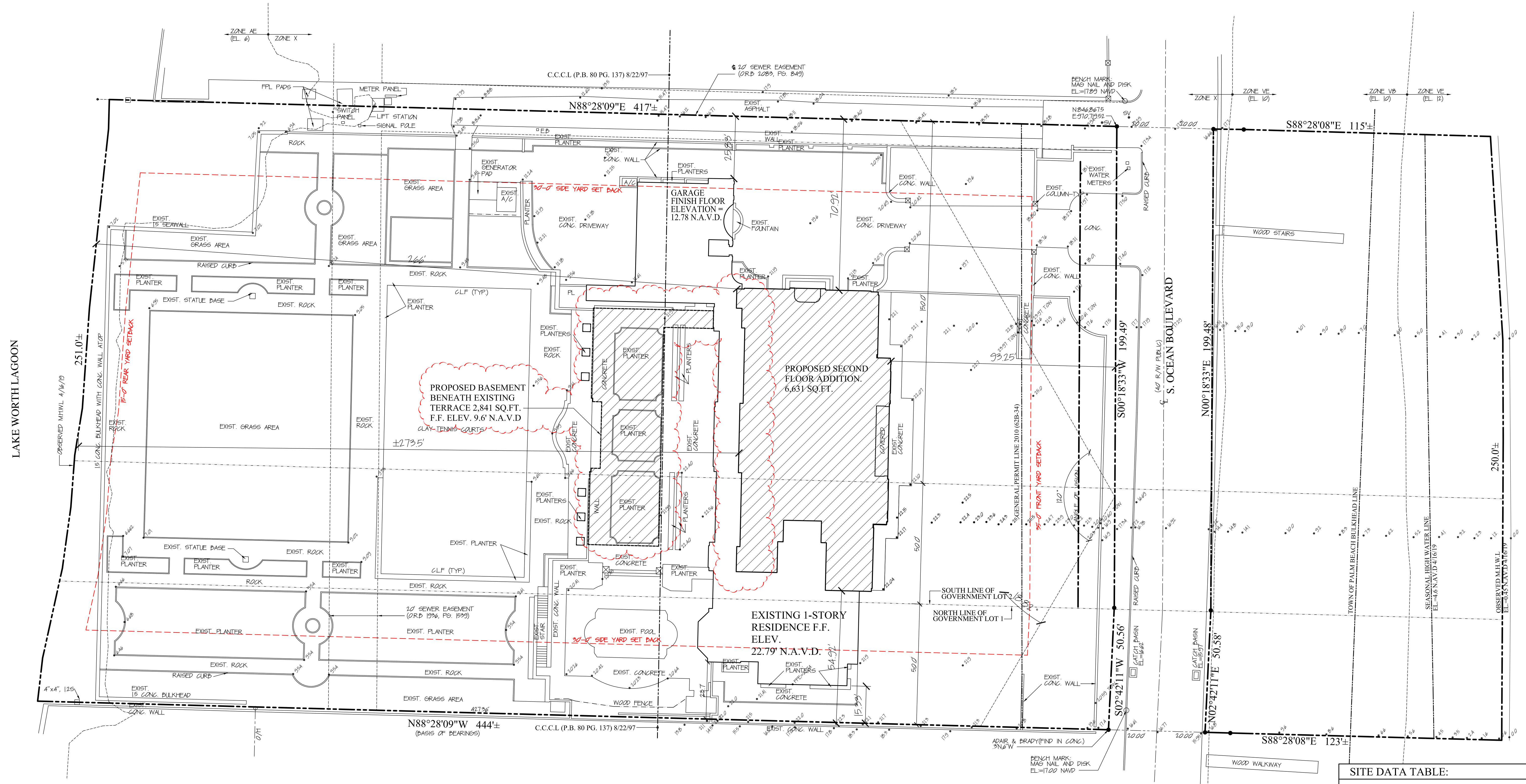


TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	SP-100



LAKE WORTH LAGOON

ATLANTIC OCEAN



CURRENTLY PROPOSED SITE PLAN

SCALE: 1"=20'-0"

MATERIALS AND COLOR INFORMATION

BODY OF HOUSE, STUCCO, SHERWIN WILLIAMS: SN 6674 "JONQUIL"
CAST STONE/STUCCO TRIM: GRAY TO MATCH EXISTING
DOORS/WINDOWS: WHITE TO MATCH EXISTING

EXISTING IMPERVIOUS AREA (BLD. & HARDSCAPE):	47,471 SQ. FT.	
AFFECTED IMPERVIOUS AREA:	7,649 SQ. FT.	= 16%
EXISTING LANDSCAPED OPEN SPACE:	99,817 SQ. FT.	
AFFECTED LANDSCAPED OPEN SPACE:	1,490 SQ. FT.	= 1.4%
EXISTING HARDSCAPE:	95,074 SQ. FT.	
AFFECTED HARDSCAPE:	1,410 SQ. FT.	= 1.5%

SITE DATA TABLE:

ZONING DISTRICT:	R-A
LOT AREA:	107,388 SQ. FT.
LOT WIDTH:	250.00'
LOT DEPTH:	418.00'
LOT COVERAGE BY BUILDING:	
MAXIMUM:	24,812 SQ. FT. = 23.0%
EXISTING:	12,791 SQ. FT. = 11.9%
PROPOSED:	15,576 SQ. FT. = 14.5%
LANDSCAPED OPEN SPACE:	
MINIMUM:	59,844 SQ. FT. = 55.7%
EXISTING:	57,071 SQ. FT. = 53.1%
PROPOSED:	57,071 SQ. FT. = 53.1%
ANGLE OF VISION:	120°

POINT OF MEASUREMENT VARIANCE:

EXISTING POINT OF MEASUREMENT:	17.9' NAVD
PROPOSED POINT OF MEASUREMENT:	30.8' NAVD
BUILDING HEIGHT:	
EXISTING:	19'-7"
PROPOSED (N/O VARIANCE):	35'-6"
PROPOSED (N/O VARIANCE):	10'-0"
OVERALL BUILDING HEIGHT:	
EXISTING:	26'-5"
PROPOSED (N/O VARIANCE):	45'-4"
PROPOSED (N/O VARIANCE):	25'-10"

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

Z-19-00200
B-037-2019

1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

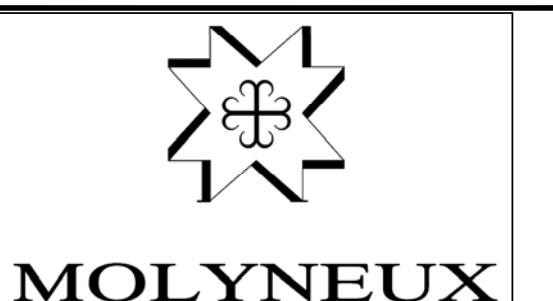


TRADE
DWG. NUMBER

PHASE
ARCOM

REVISION
SCALE
NOTED

DATE
03/09/2023
DRAWING NO.
SP-101





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:	1600 SOUTH OCEAN BOULEVARD		
2	Zoning District:	R-A		
3	Structure Type:	SINGLE FAMILY RESIDENCE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	20,000 sq. ft.	107,288 sq. ft.	N/C
6	Lot Depth	150 ft.	428 ft.	N/C
7	Lot Width	125 ft.	250 ft.	N/C
8	Lot Coverage (Sq Ft and %)	26,822 sq. ft. @25%	12,737 sq.ft. @11.9%	N/C
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Struictues, etc)	N/A	21,832 sq. ft.	22,209 sq.ft.
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	35 ft.	93.25 ft.	N/C
12	* Side Yard Setback (1st Story) (Ft.)	30 ft.	15.33' (S) 25.83' (N)	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	30 ft.	54.92' (S) 70.92 (N)	N/C
14	*Rear Yard Setback (Ft.)	15 ft.	267.42 ft.	266.0 ft.
15	Angle of Vision (Deg.)	120 deg.	120 deg.	N/C
16	Building Height (Ft.)	25 ft.	20'-0"	N/C
17	Overall Building Height (Ft.)	35 ft.	29'-10"	N/C
18	Crown of Road (COR) (NAVD)	N/A	17.31 navd	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	7.00' navd	22.79' navd	N/C
21	Zero Datum for point of meas. (NAVD)	17.31' navd	30.80' navd	N/C
22	FEMA Flood Zone Designation		"X"	N/C
23	Base Flood Elevation (BFE)(NAVD)	6.00' navd	6.00' navd	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	56,644 sq. ft. @50%	50,77 sq. ft. @53.2%	N/C
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	3,938 sq. ft. @45%	7,936 sq. ft. @91%	N/C
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

REV BF 20220304

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

Z-19-00200
B-037-2019

1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

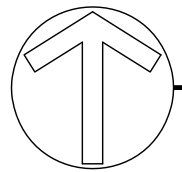
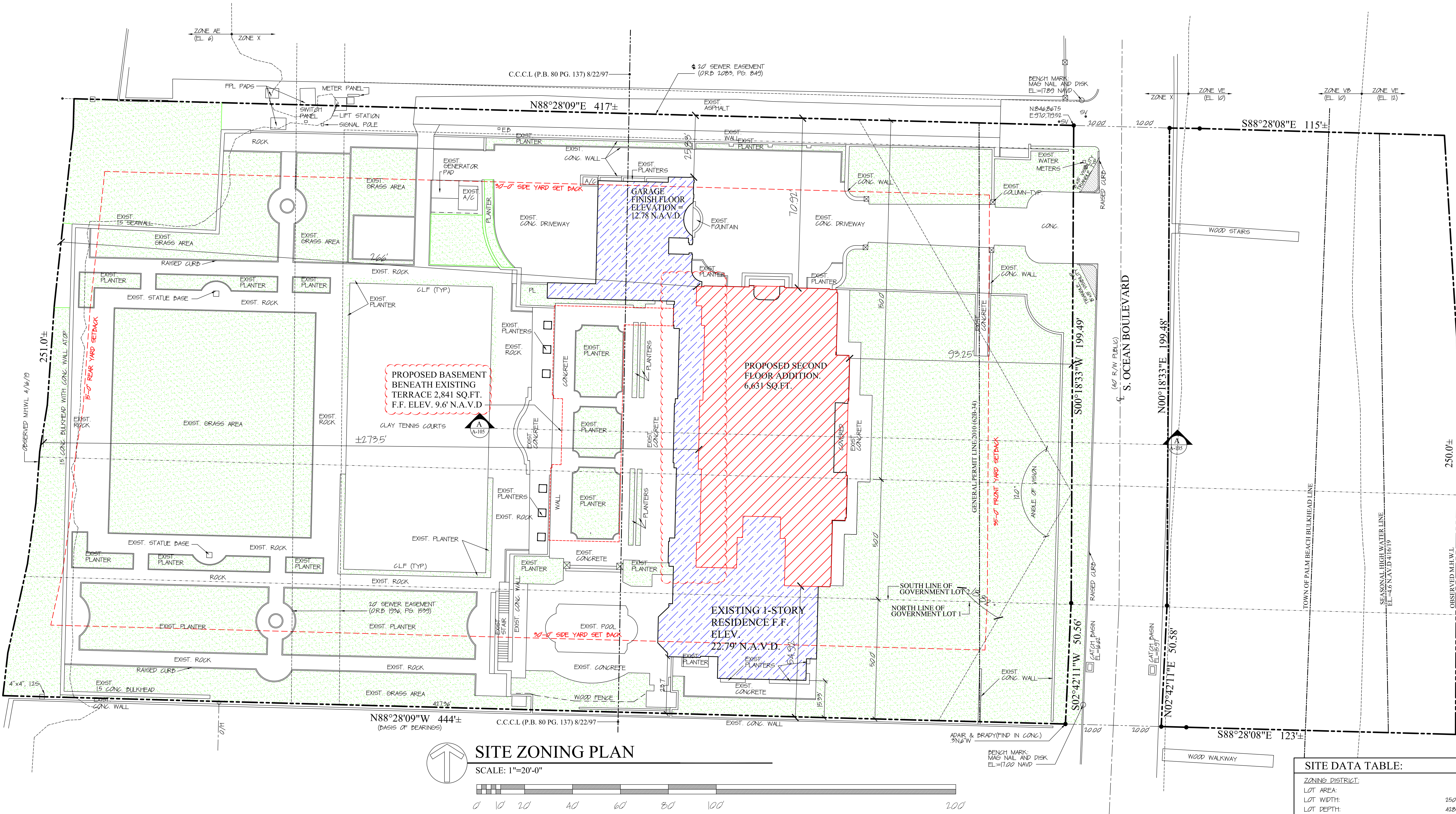


TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-103



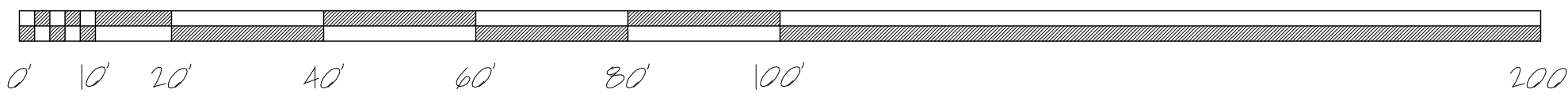
LAKE WORTH LAGOON

ATLANTIC OCEAN



SITE ZONING PLAN

SCALE: 1"=20'-0"



LEGEND

- INDICATES LANDSCAPE OPEN SPACE
- INDICATES LOT COVERAGE
- INDICATES PROPOSED ADDITION

SITE DATA TABLE:

ZONING DISTRICT:	R-A
LOT AREA:	107,288 SQ. FT.
LOT WIDTH:	250.00'
LOT DEPTH:	418.00'
LOT COVERAGE BY BUILDING:	
MAXIMUM:	26,812 SQ. FT. = 25.0%
EXISTING:	12,791 SQ. FT. = 11.9%
PROPOSED:	12,791 SQ. FT. = 11.9%
LANDSCAPED OPEN SPACE:	
MINIMUM:	59,844 SQ. FT. = 50.0%
EXISTING:	57,071 SQ. FT. = 53.2%
PROPOSED:	57,071 SQ. FT. = 53.2%
ANGLE OF VISION:	120°
POINT OF MEASUREMENT VARIANCE:	
EXISTING POINT OF MEASUREMENT:	17.9' NAVD
PROPOSED POINT OF MEASUREMENT:	30.80' NAVD
BUILDING HEIGHT:	
EXISTING:	19'-7"
PROPOSED (N/O VARIANCE):	35'-6"
PROPOSED (N/O VARIANCE):	10'-0"
OVERALL BUILDING HEIGHT:	
EXISTING:	26'-5"
PROPOSED (N/O VARIANCE):	45'-4"
PROPOSED (N/O VARIANCE):	25'-10"

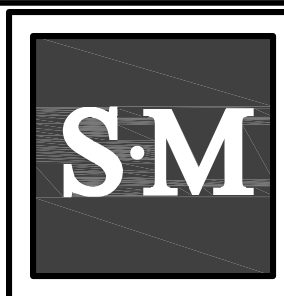
NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

Z-19-00200
B-037-2019

1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



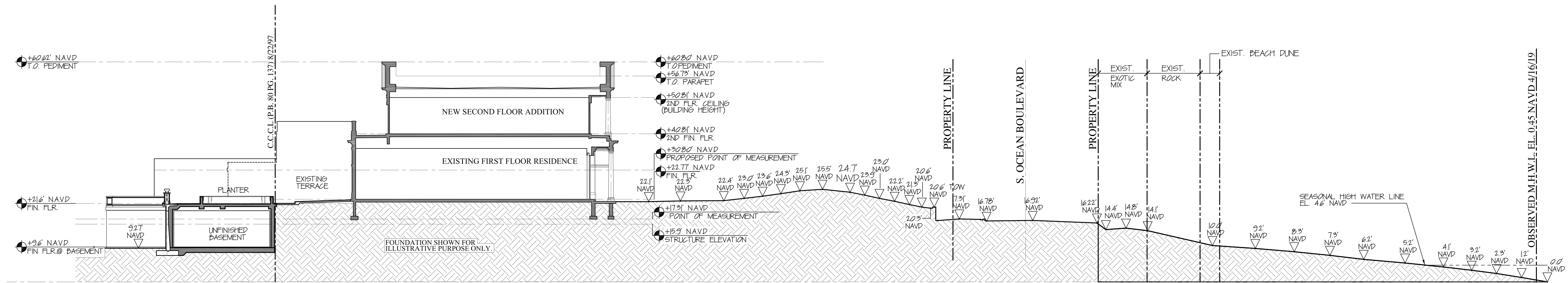
TRADE
DWG. NUMBER

PHASE
ARCOM

REVISION
SCALE
NOTED

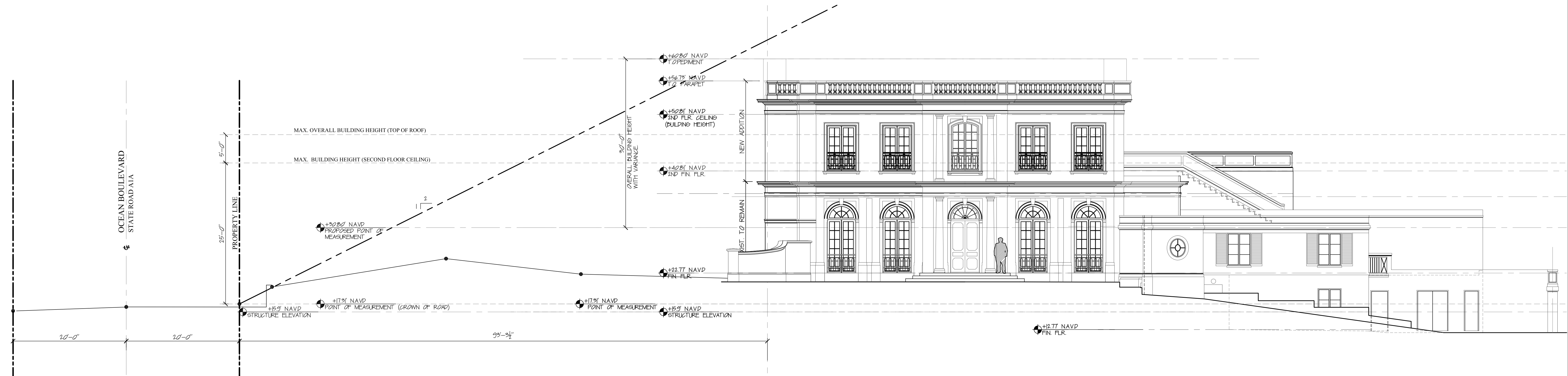
DATE
03/09/2023
DRAWING NO.
A-104





SITE SECTIONAL "A-A" THRU HOUSE

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



BUILDING HEIGHT PLANE DIAGRAM

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

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

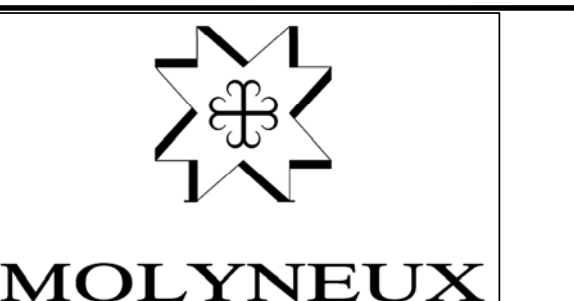
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

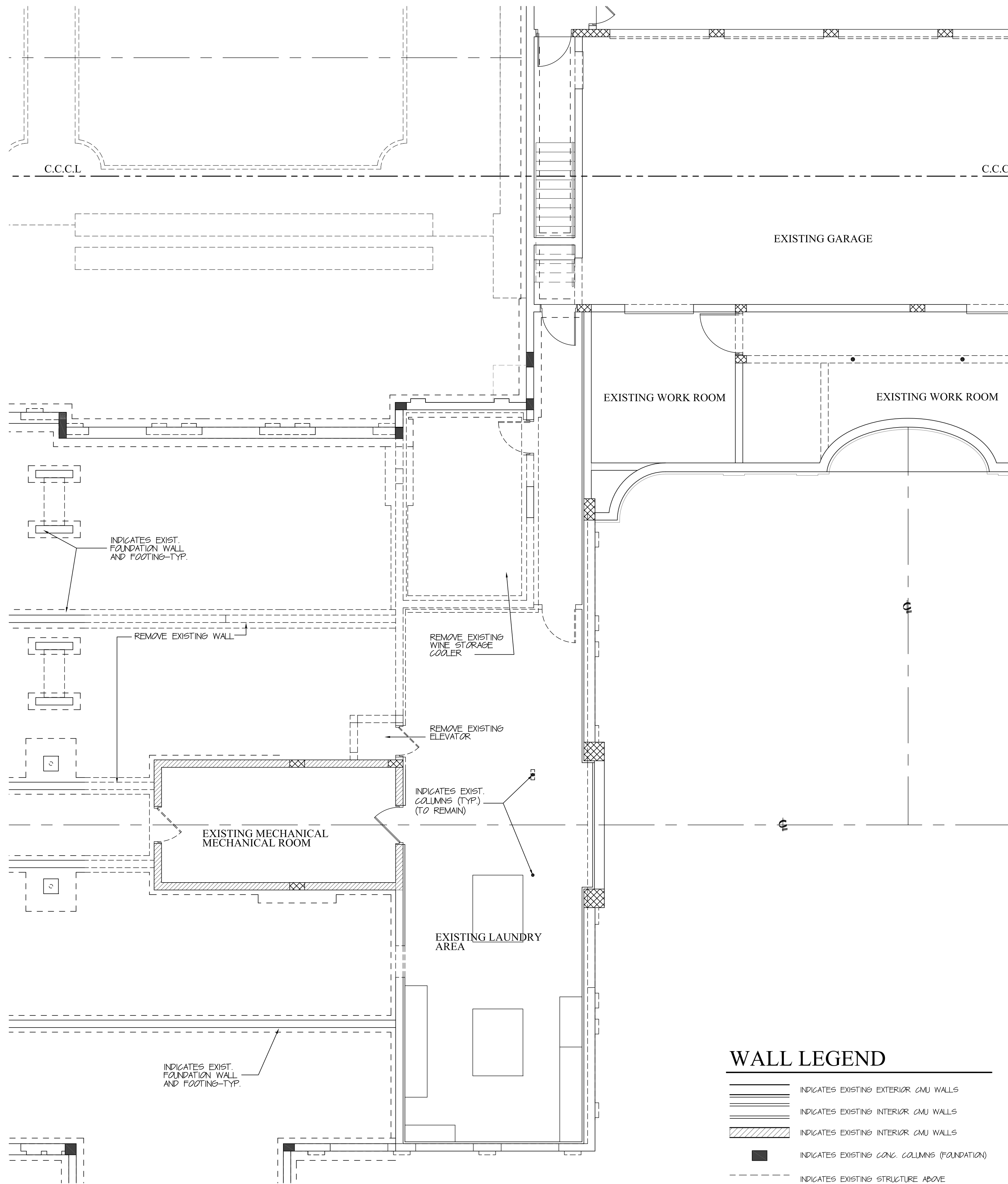
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



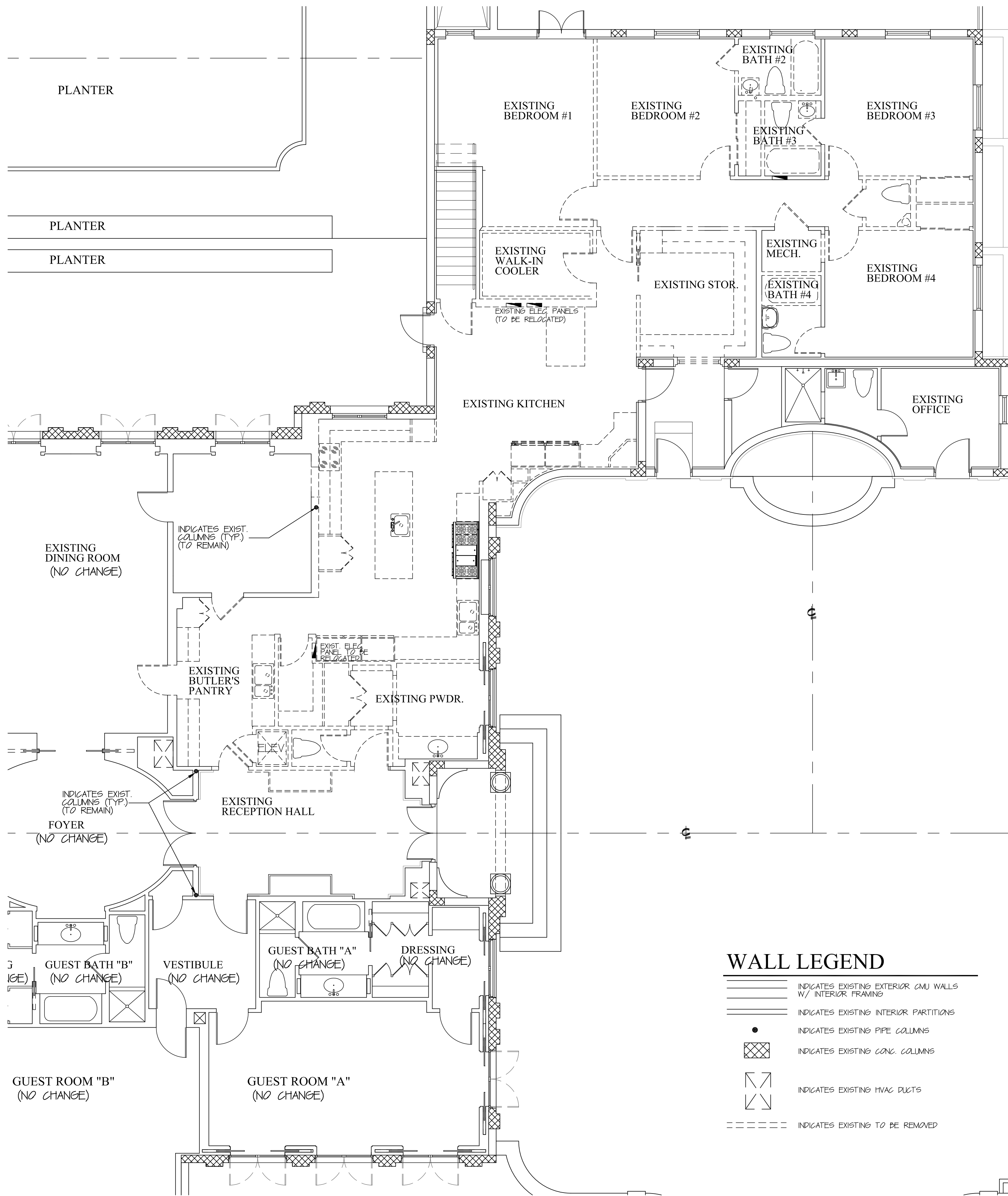
TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM	SCALE	03/09/2023
		AS NOTED	DRAWING NO.
			A-105





WALL LEGEND

- INDICATES EXISTING EXTERIOR CMU WALLS
- INDICATES EXISTING INTERIOR CMU WALLS
- INDICATES EXISTING INTERIOR CMU WALLS
- INDICATES EXISTING CONC. COLUMNS (FOUNDATION)
- INDICATES EXISTING STRUCTURE ABOVE
- INDICATES EXISTING FOOTING
- INDICATES EXISTING CONC. COLUMNS
- INDICATES EXISTING TO BE REMOVED



WALL LEGEND

- INDICATES EXISTING EXTERIOR CMU WALLS W/ INTERIOR FRAMING
- INDICATES EXISTING INTERIOR PARTITIONS
- INDICATES EXISTING PIPE COLUMNS
- INDICATES EXISTING CONC. COLUMNS
- INDICATES EXISTING HVAC DUCTS
- INDICATES EXISTING TO BE REMOVED

PARTIAL MAIN LEVEL MATERIALS REMOVAL PLAN

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



PARTIAL LOWER LEVEL MATERIALS REMOVAL PLAN

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

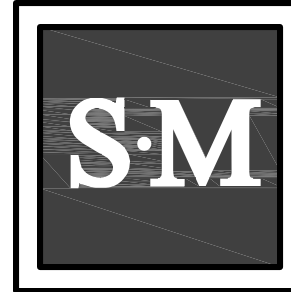


NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY. CONTRACTORS ARE REQUIRED TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR MANUFACTURE.

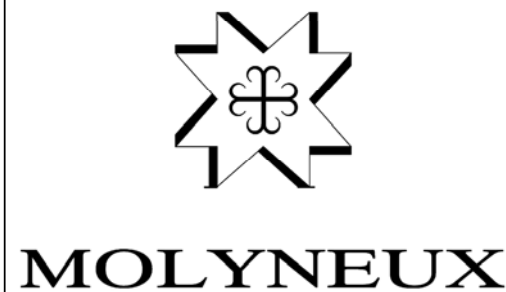
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

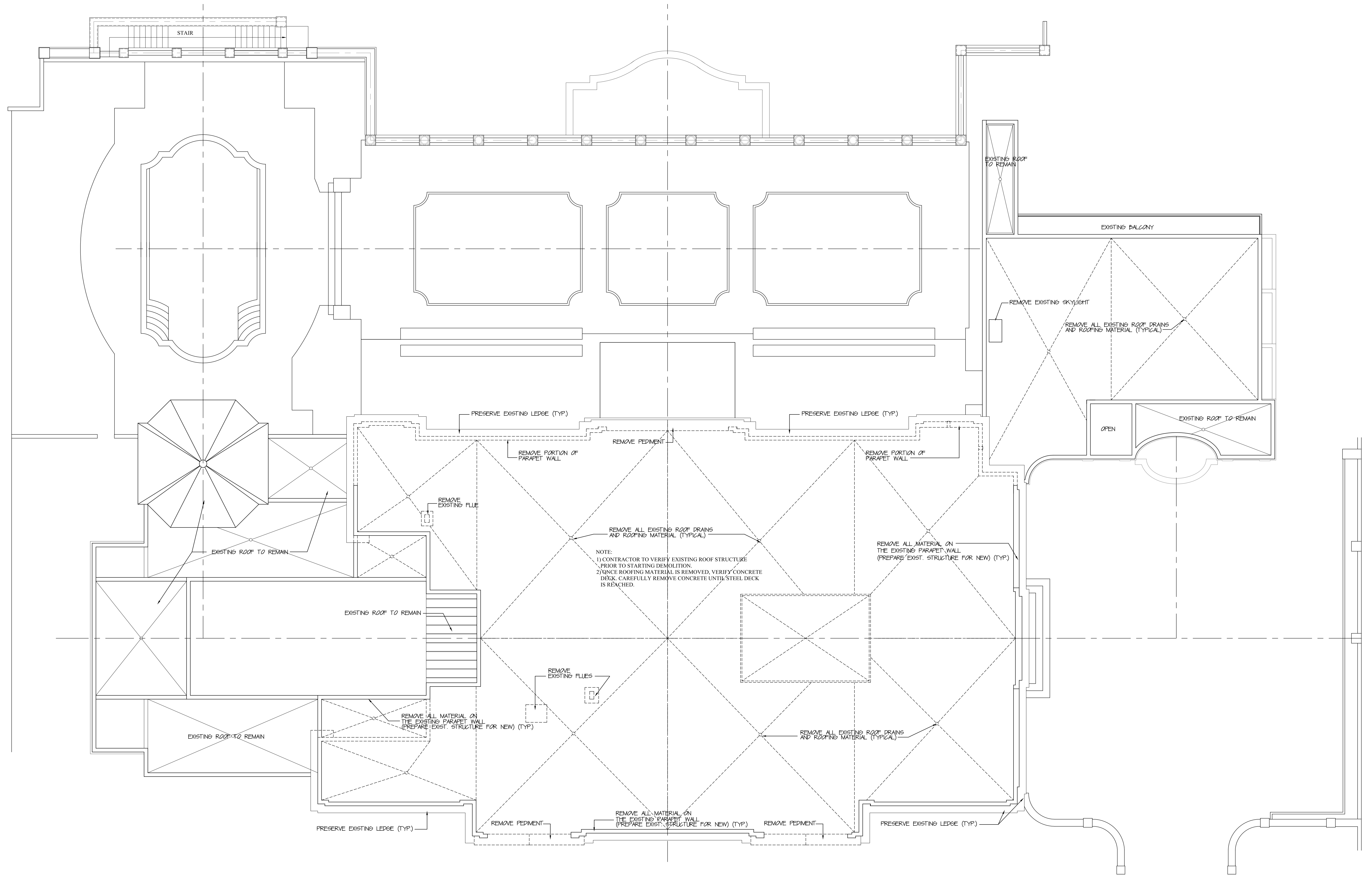
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	D-100





ROOF MATERIALS REMOVAL PLAN

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

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

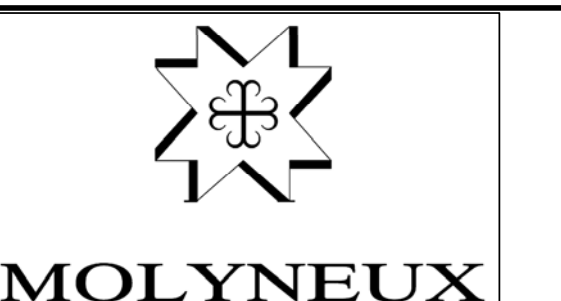
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

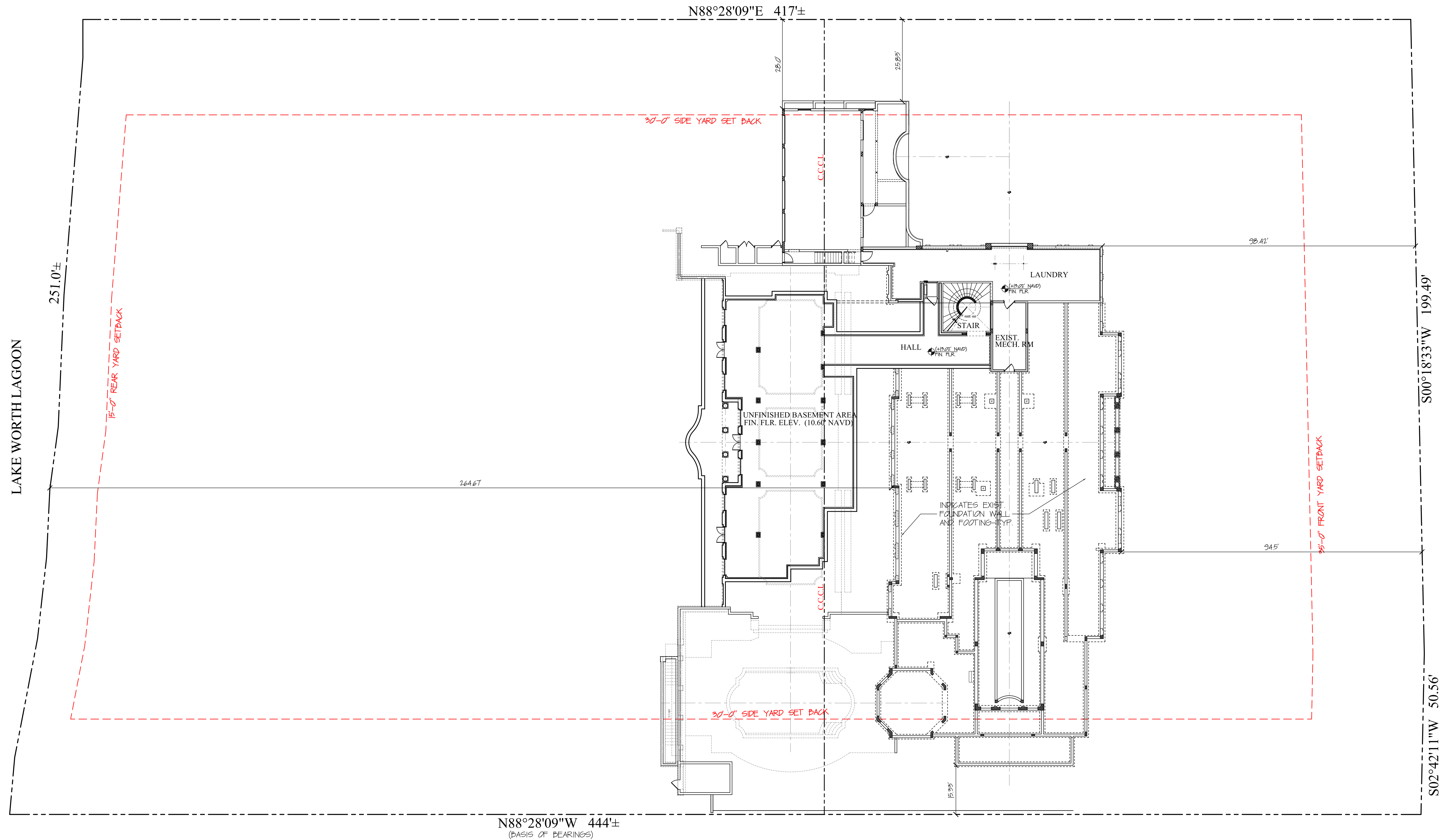
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	D-101





REFERENCE LOWER LEVEL PLAN - PREVIOUSLY APPROVED/PERMITTED



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

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

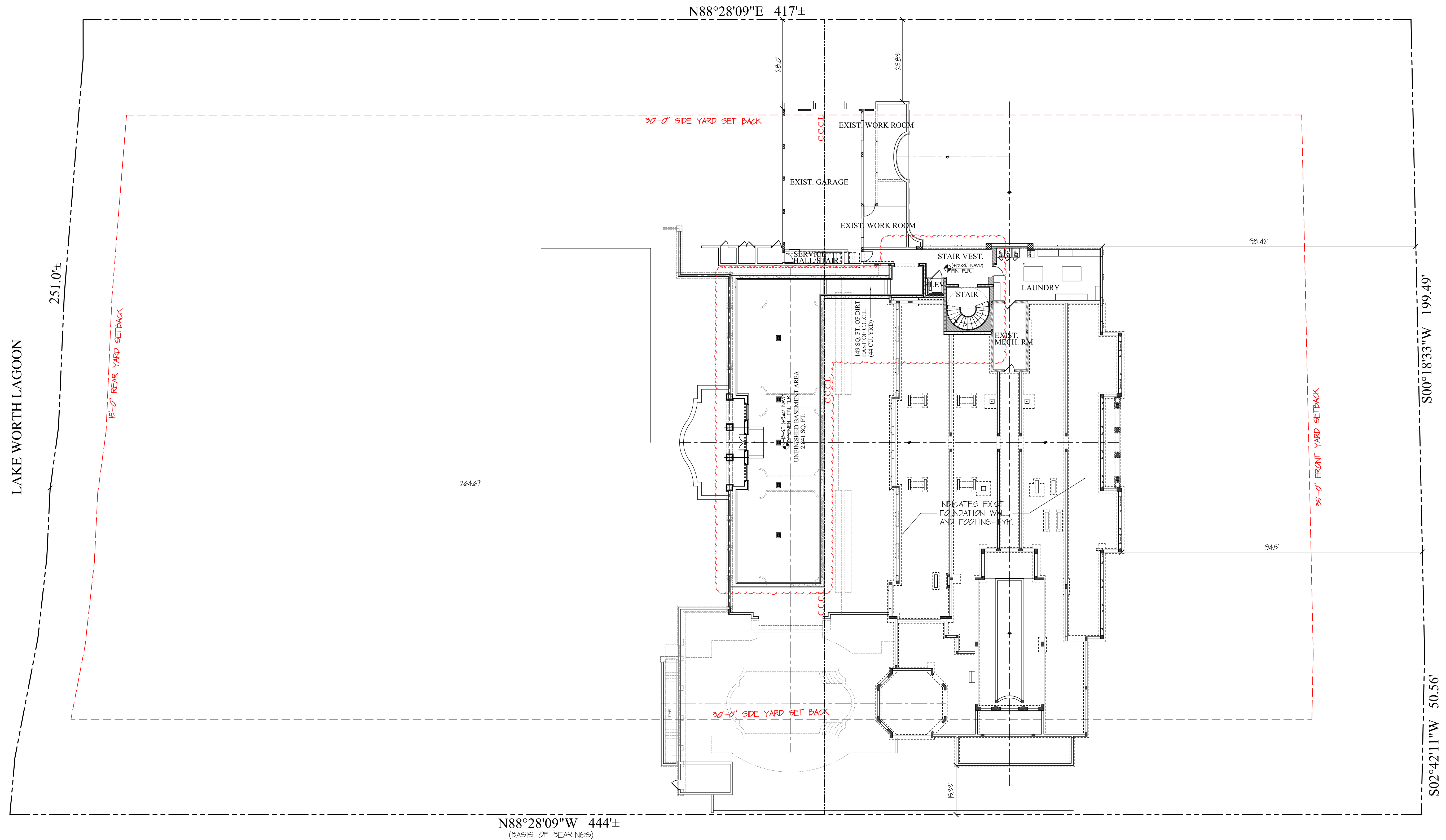
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-200





REFERENCE LOWER LEVEL
PLAN - PROPOSED

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



NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

Z-19-00200
B-037-2019

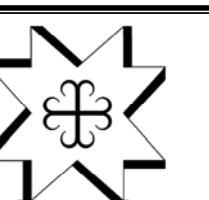
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

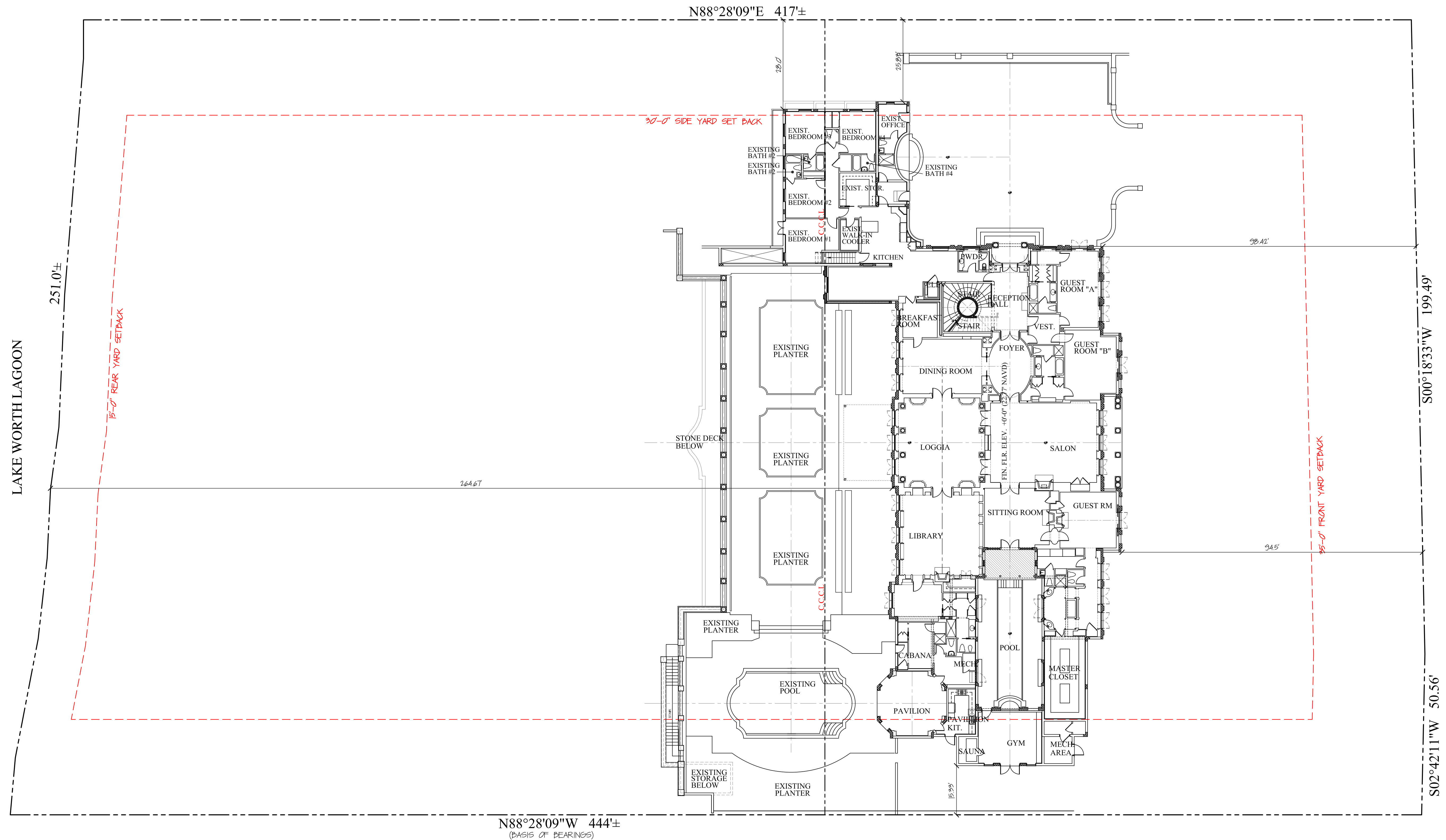
SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-201



MOLYNEUX



REFERENCE MAIN LEVEL PLAN PREVIOUSLY APPROVED/PERMITTED



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

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

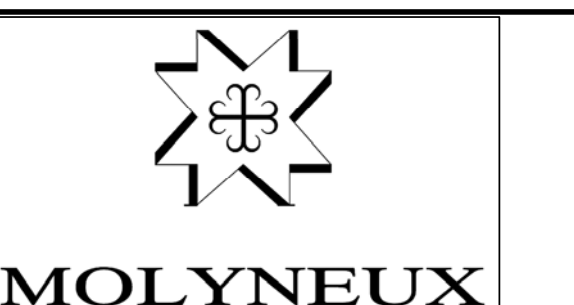
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

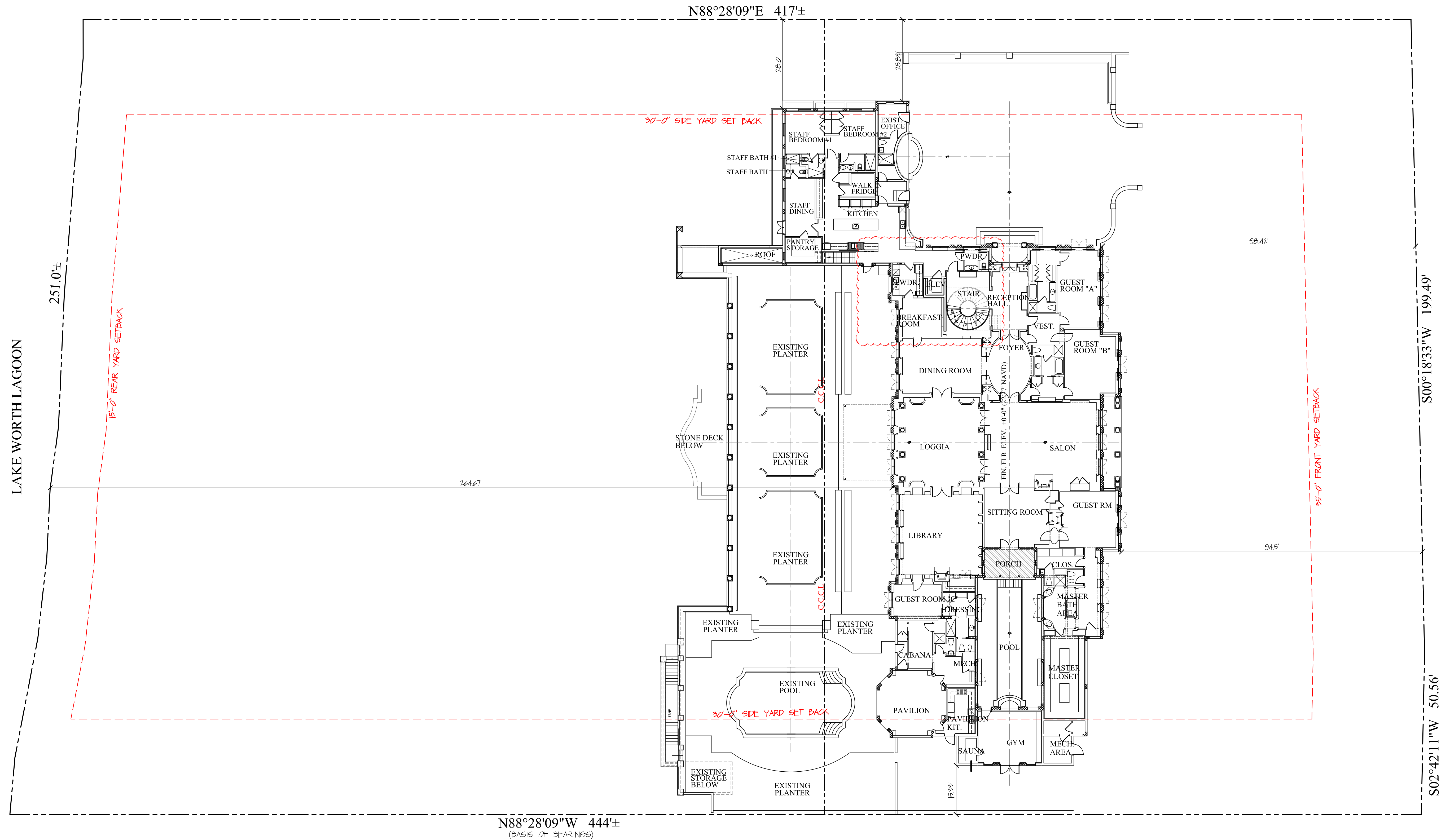
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-202





REFERENCE MAIN LEVEL PLAN-PROPOSED

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



NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

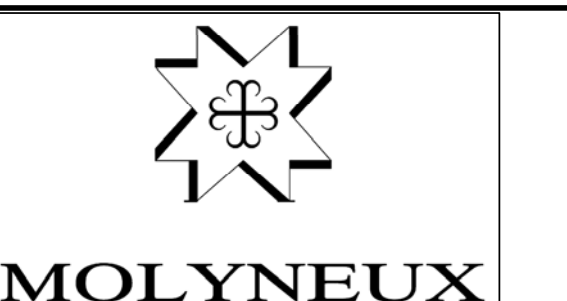
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

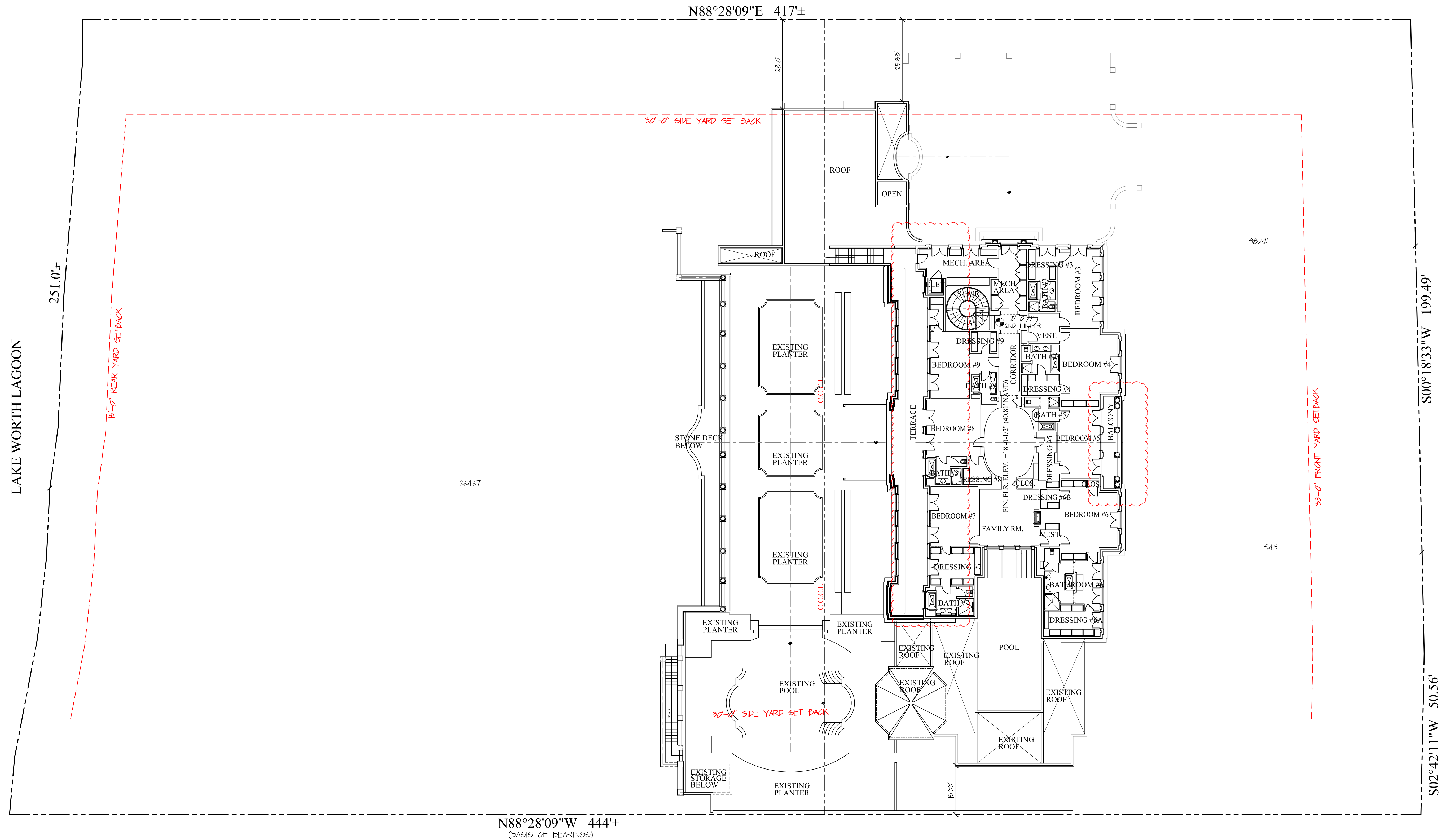
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-203





REFERENCE UPPER LEVEL PLAN-PROPOSED

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



NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

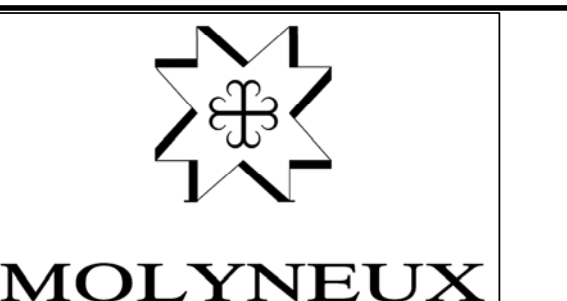
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

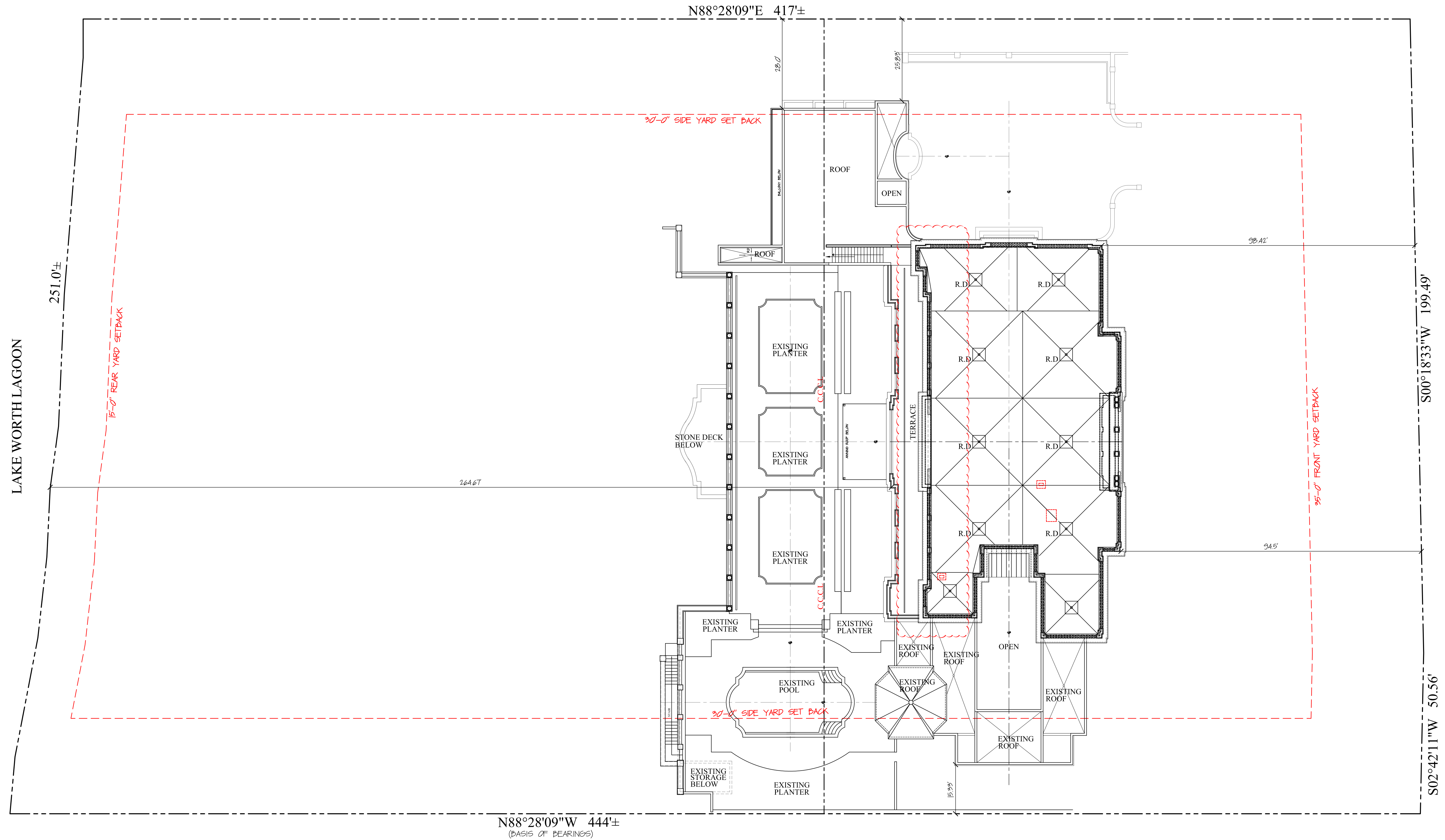
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-205





REFERENCE ROOF PLAN PROPOSED

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



NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

Z-19-00200
B-037-2019

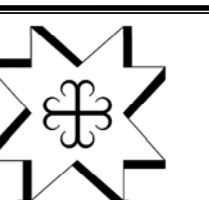
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

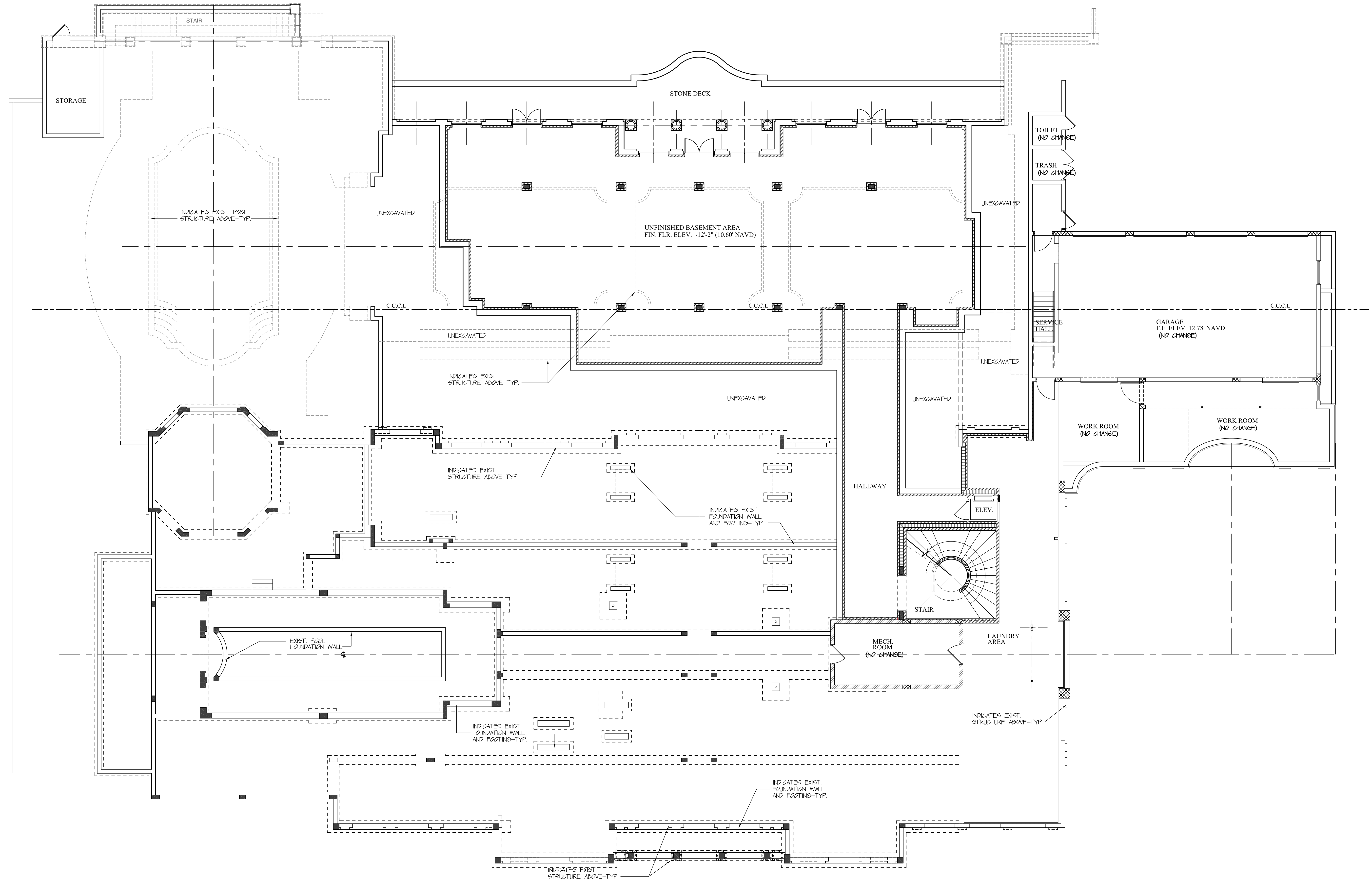
SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-207



MOLYNEUX



PREVIOUSLY APPROVED/PERMITTED LOWER LEVEL PLAN

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

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

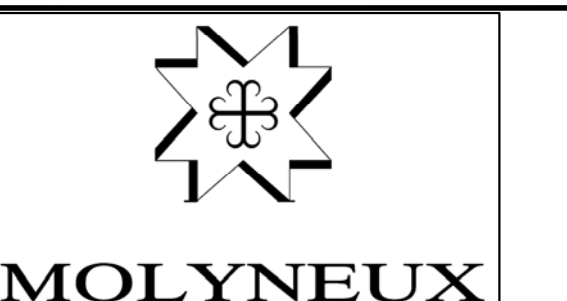
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

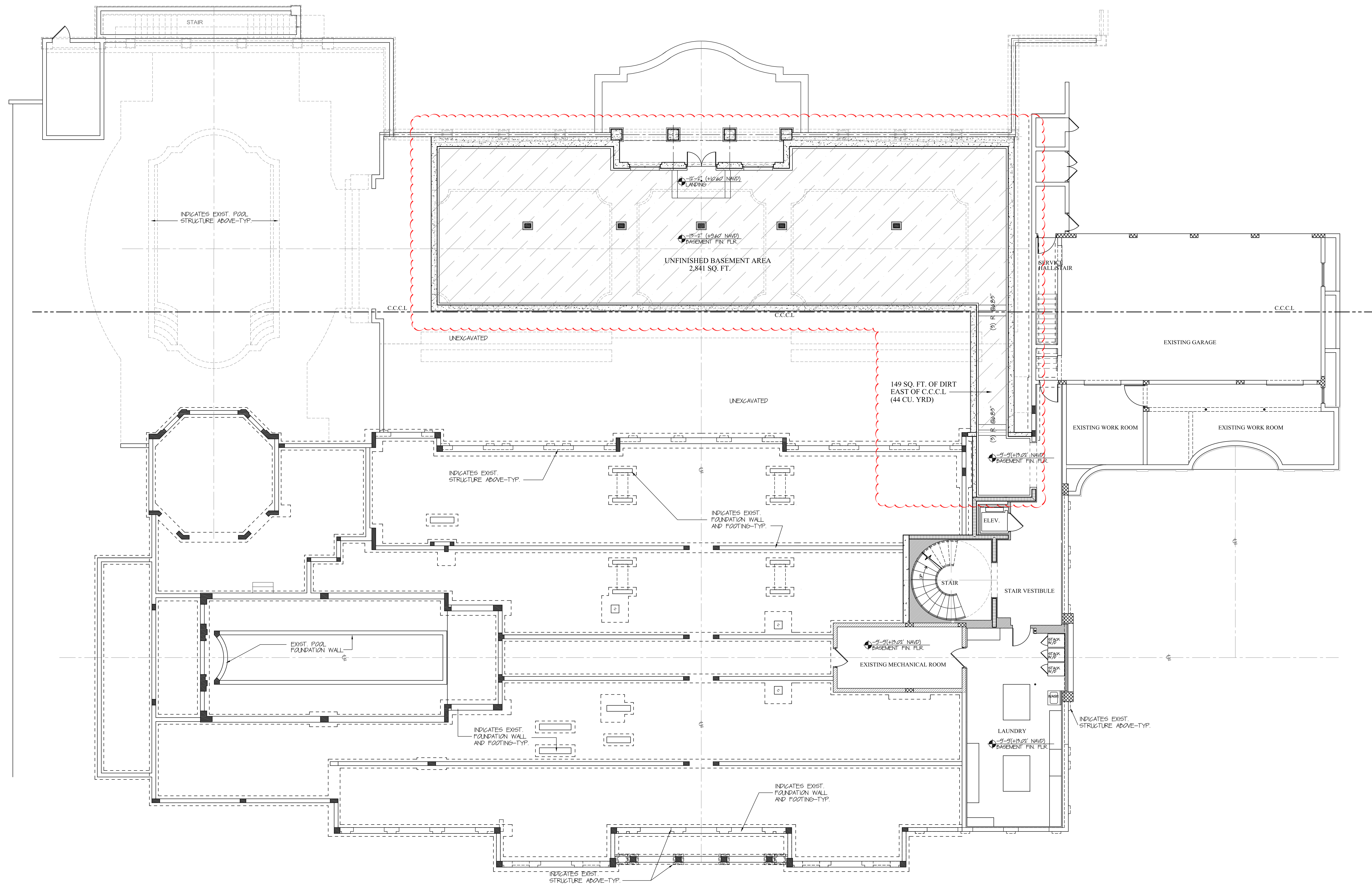
SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-208



MOLYNEUX



CURRENTLY PROPOSED LOWER LEVEL/ FOUNDATION PLAN

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

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

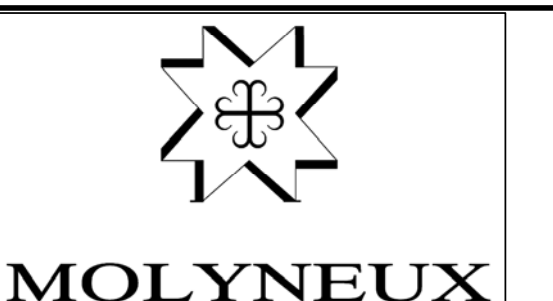
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

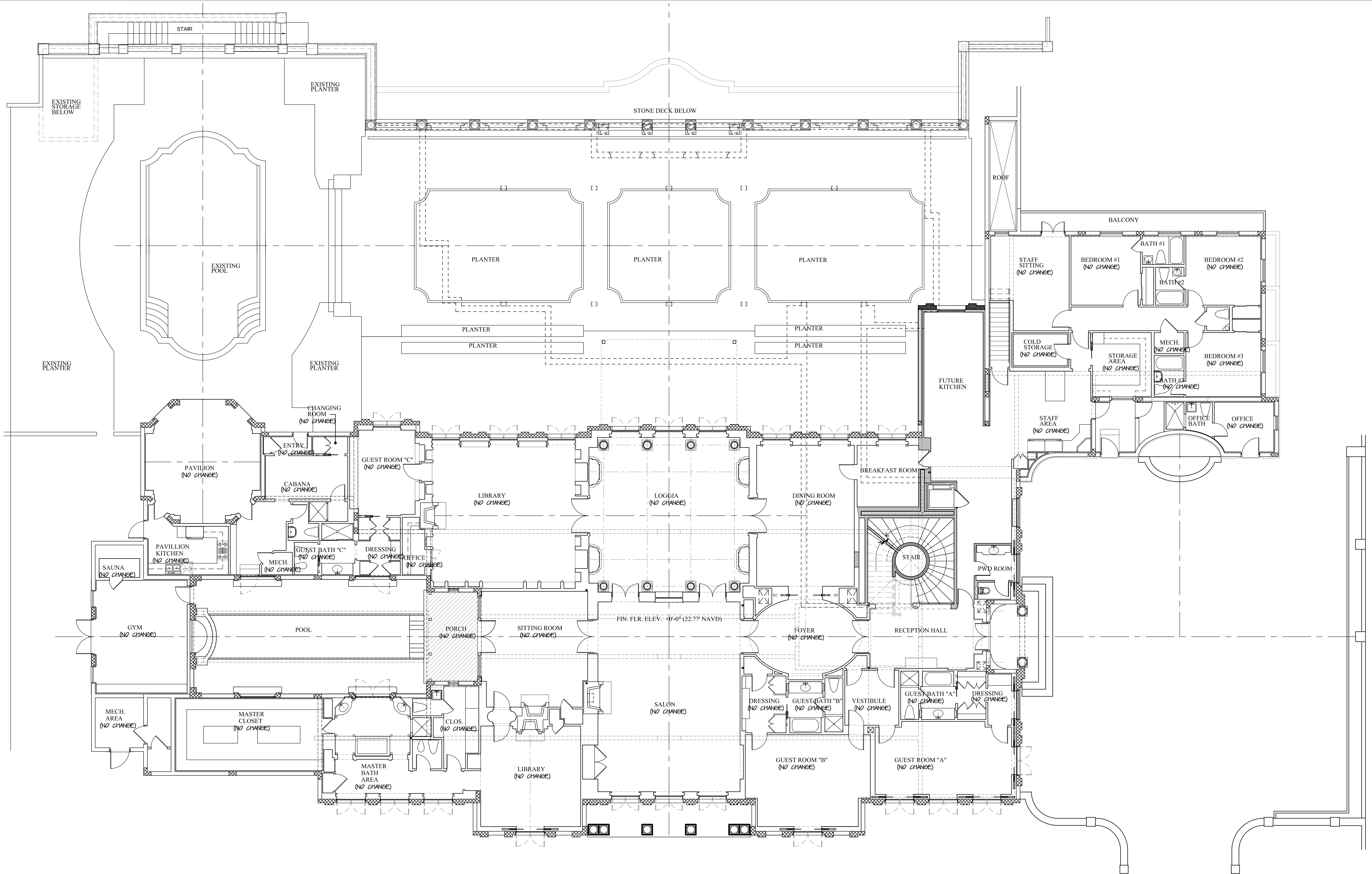
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-209





PREVIOUSLY APPROVED/PERMITTED MAIN LEVEL PLAN

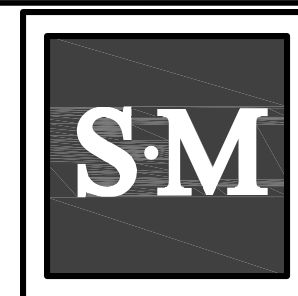
SCALE: 1/8"=1'-0"

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

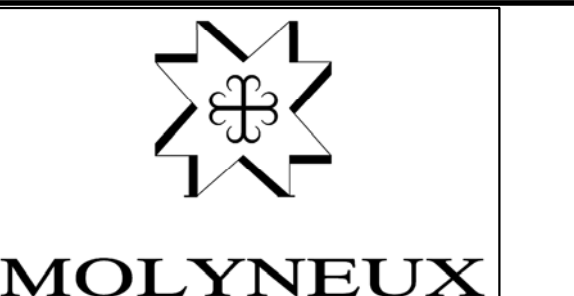
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

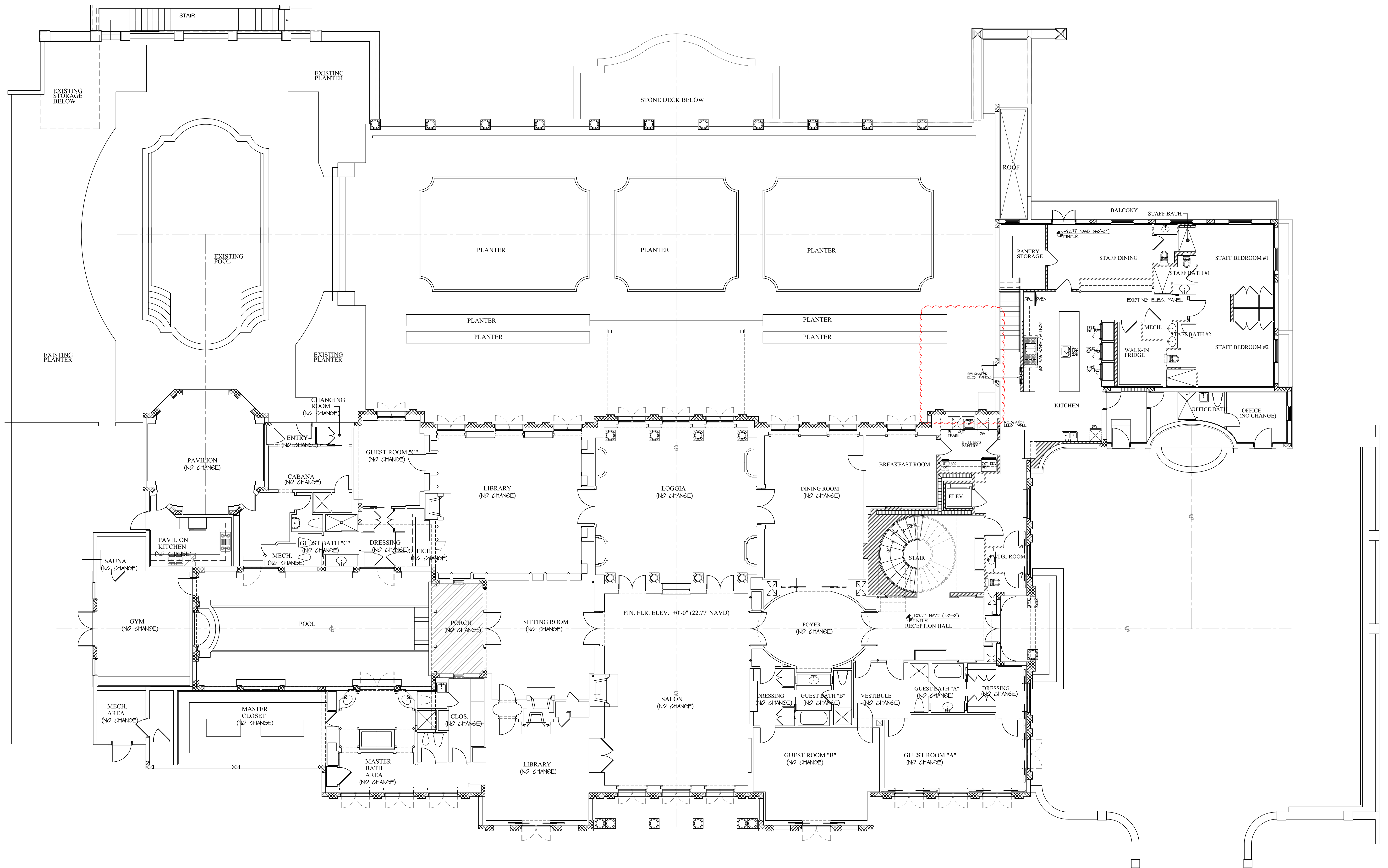
SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-210



MOLYNEUX



CURRENTLY PROPOSED MAIN LEVEL PLAN

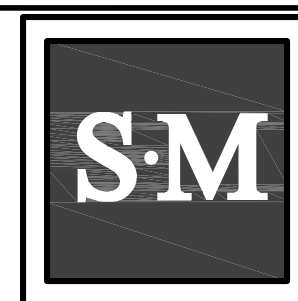
SCALE: 1/8"=1'-0"

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

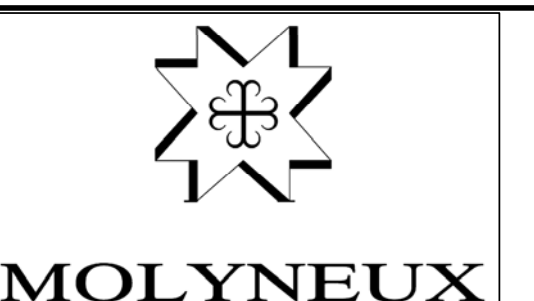
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

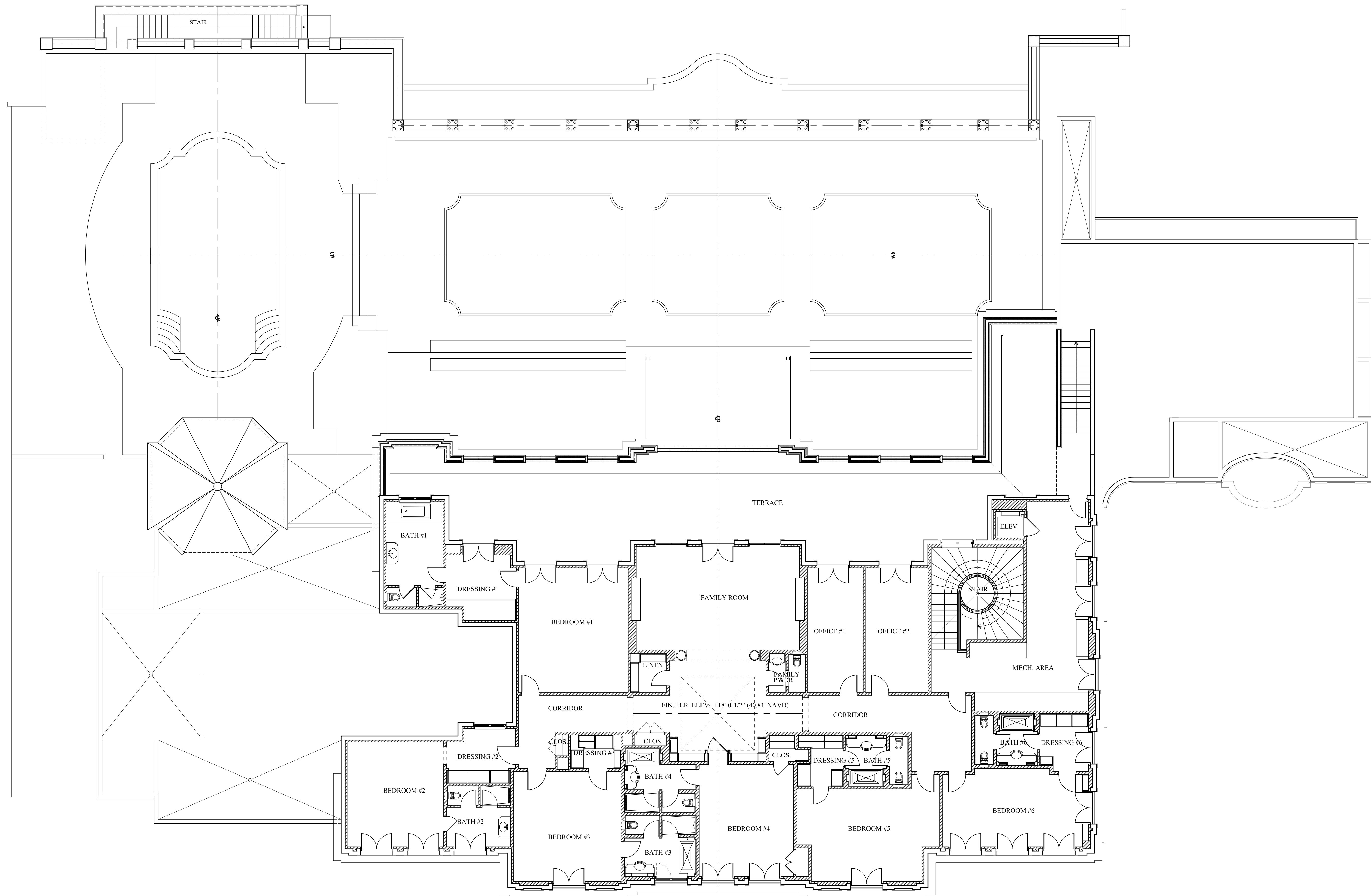
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-211





PREVIOUSLY APPROVED/PERMITTED UPPER LEVEL PLAN

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

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

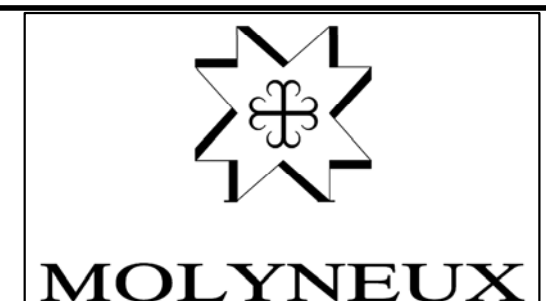
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

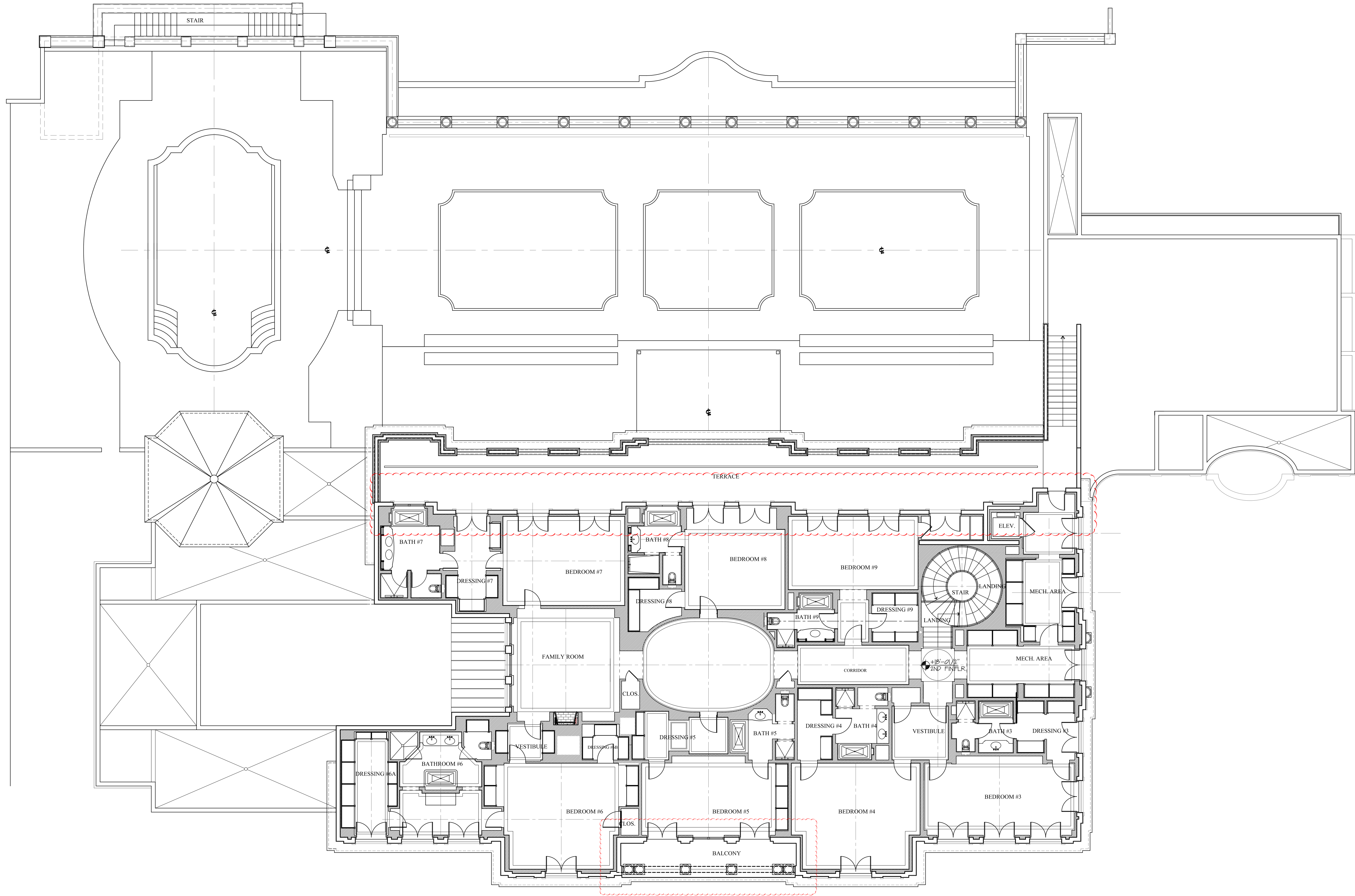
SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-212



MOLYNEUX



CURRENTLY PROPOSED UPPER LEVEL PLAN

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

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

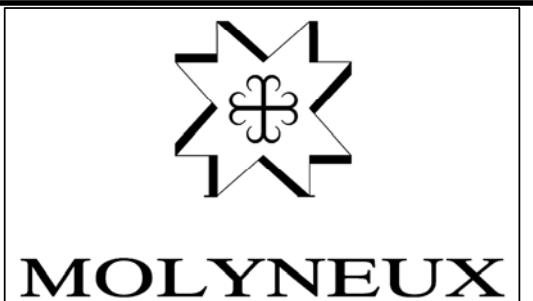
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

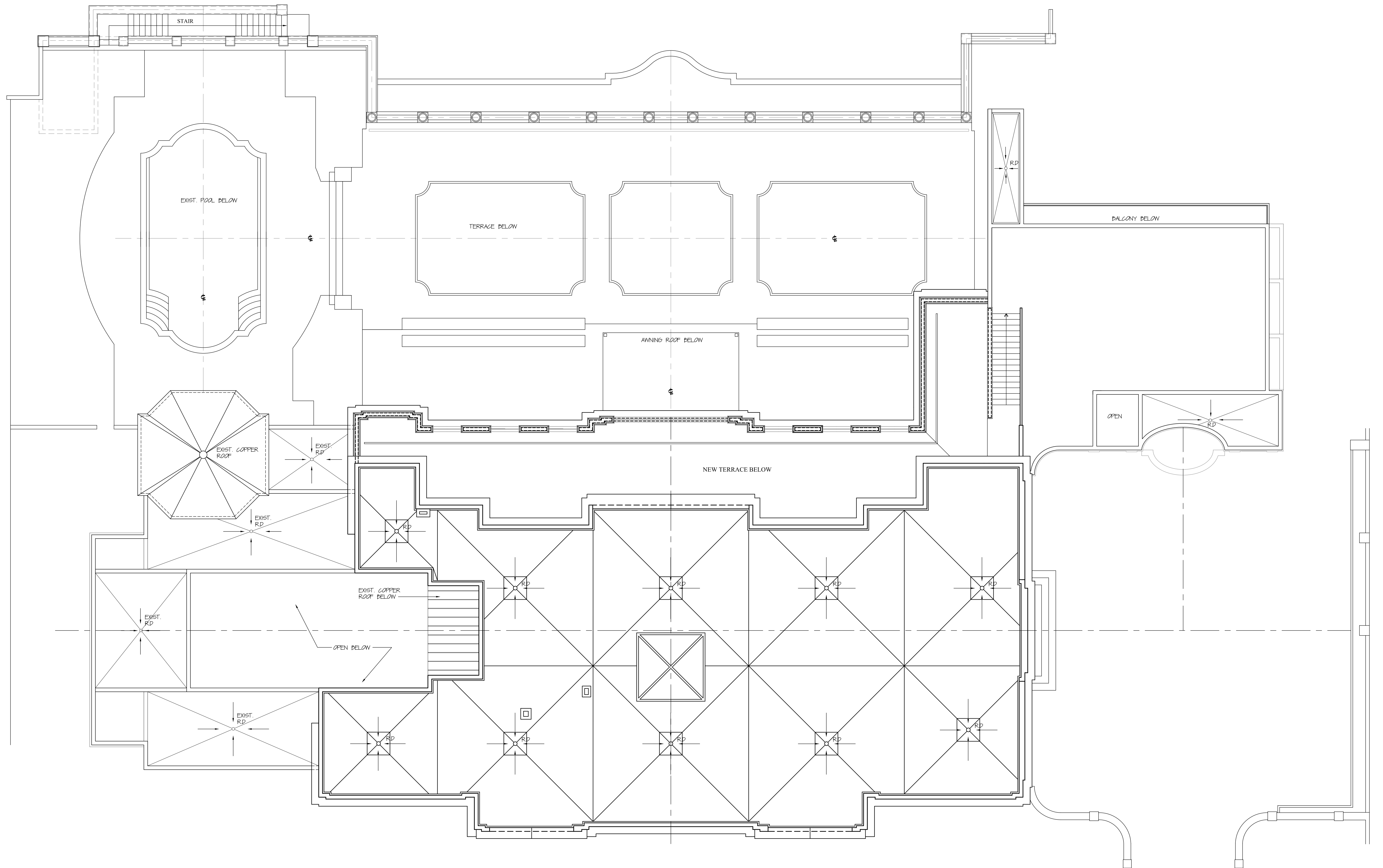
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-213





PREVIOUSLY APPROVED/PERMITTED ROOF PLAN

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

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

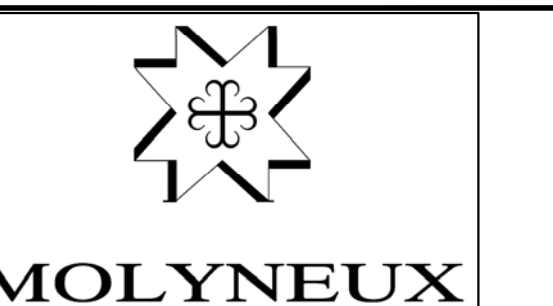
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

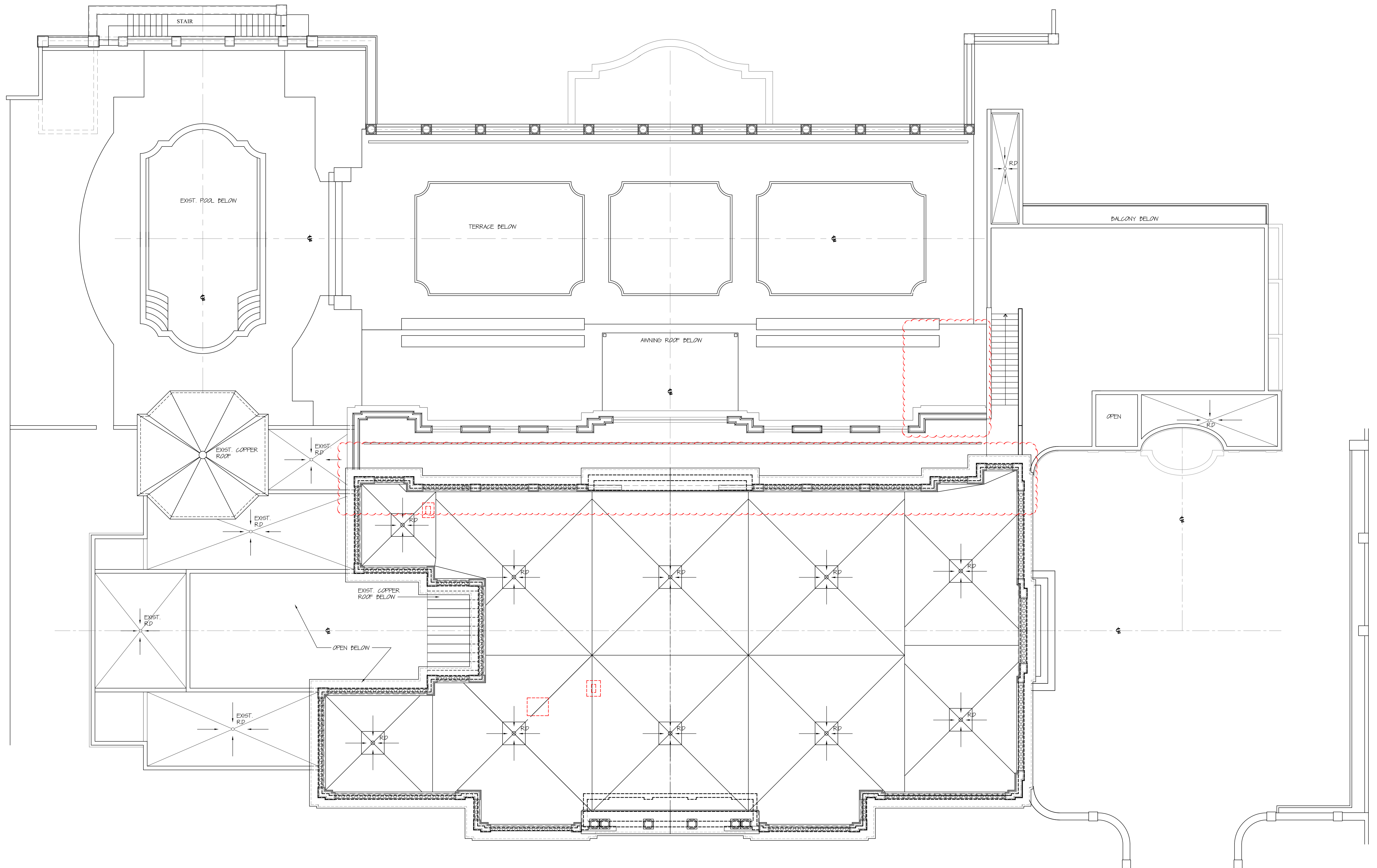
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-214





CURRENTLY PROPOSED ROOF PLAN

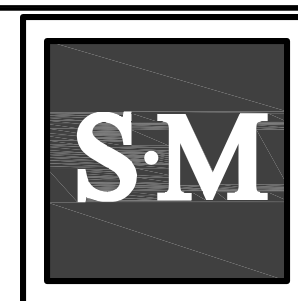
SCALE: 1/4"=1'-0"

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

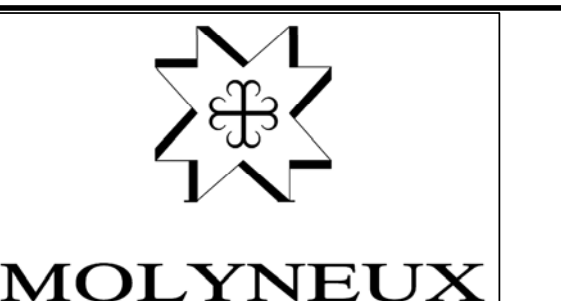
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

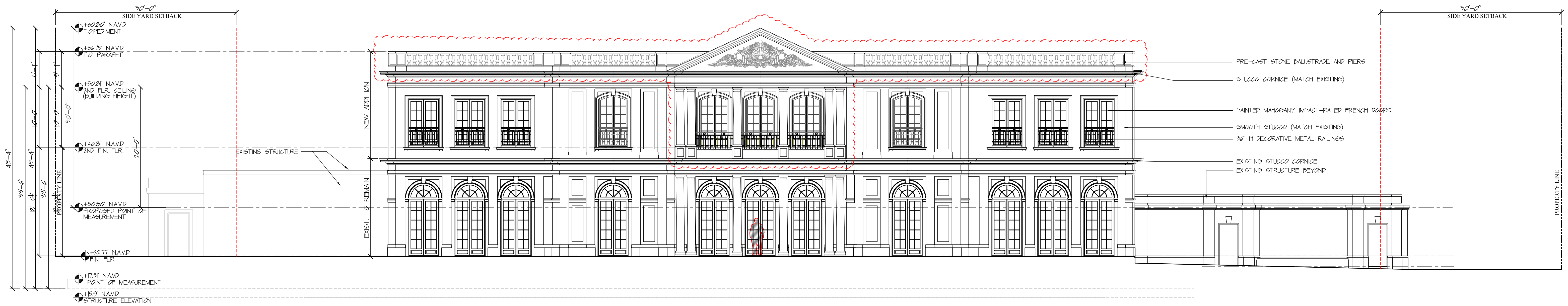
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-215





CURRENTLY PROPOSED EAST ELEVATION

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



PREVIOUSLY APPROVED/PERMITTED EAST ELEVATION

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

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

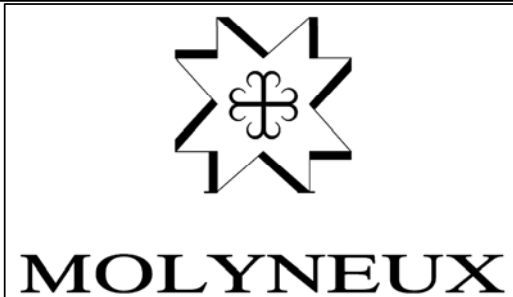
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-300

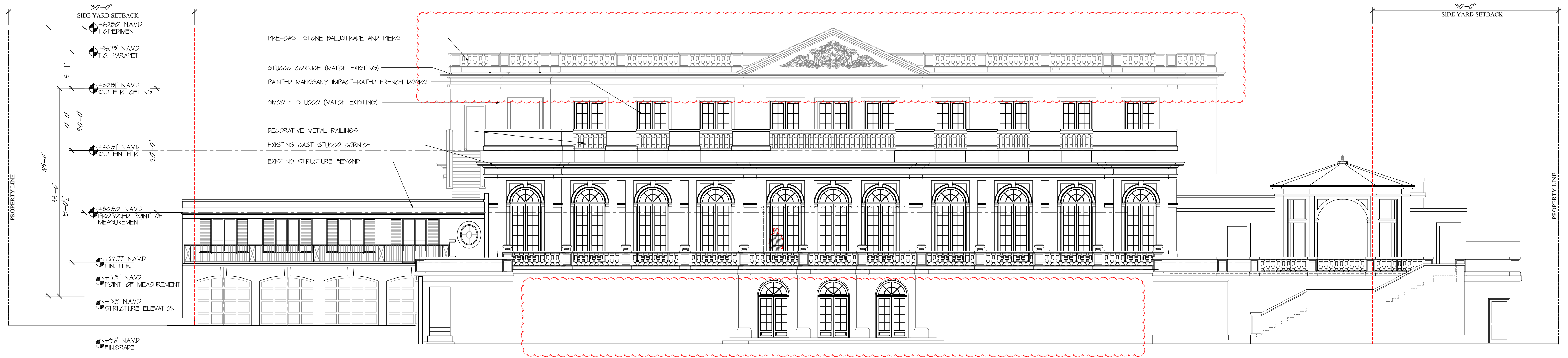




PREVIOUSLY APPROVED/PERMITTED NORTH ELEVATION



MOLYNEUX



CURRENTLY PROPOSED WEST ELEVATION

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



PREVIOUSLY APPROVED/PERMITTED WEST ELEVATION

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

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

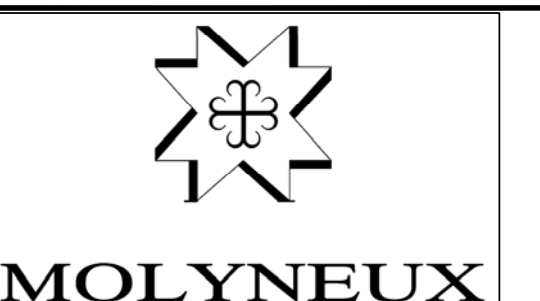
Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

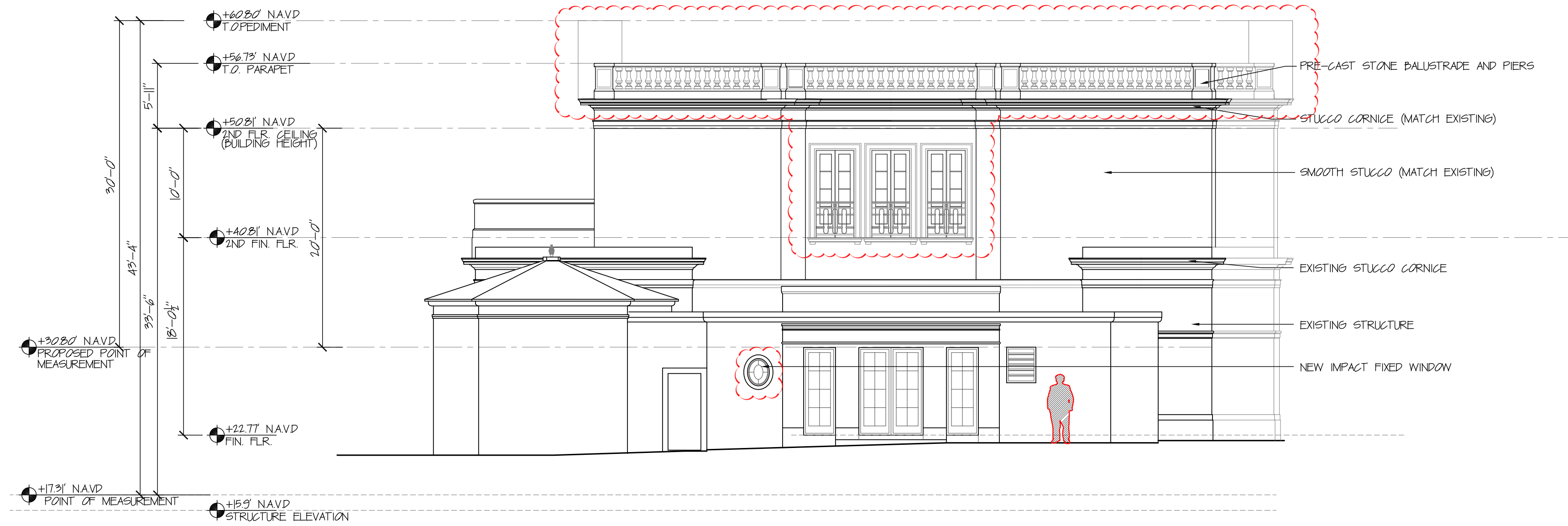
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



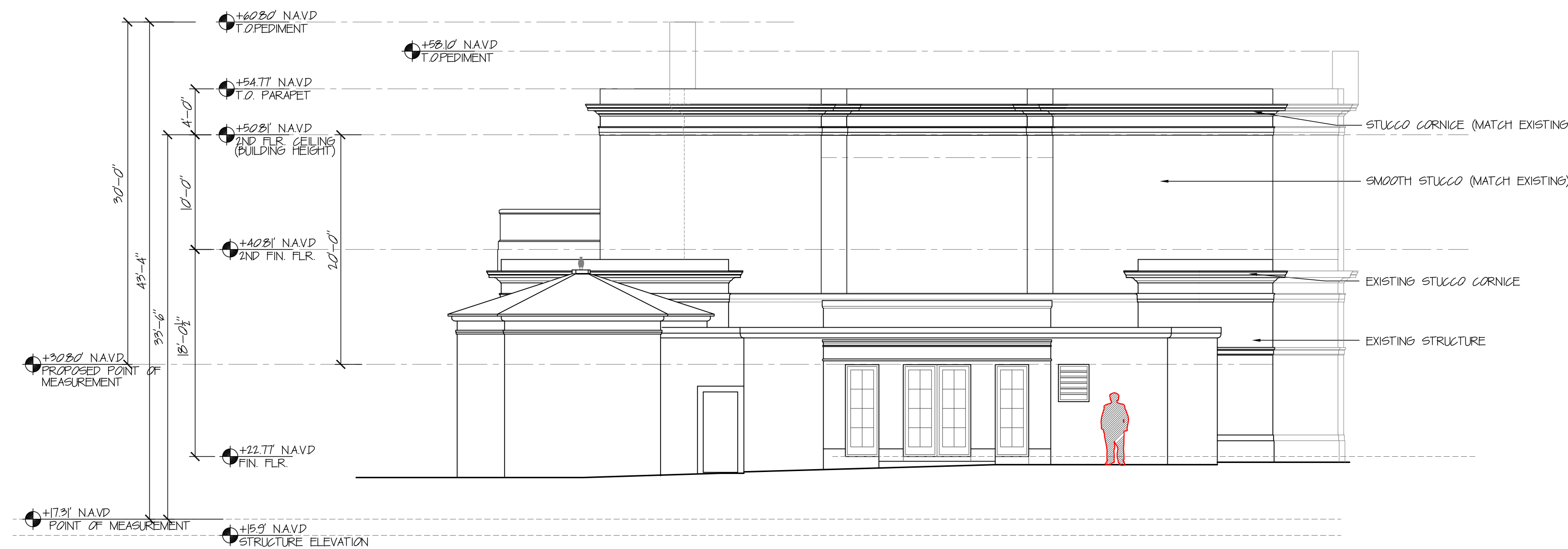
TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM		03/09/2023
		SCALE	DRAWING NO.
		NOTED	A-302





CURRENTLY PROPOSED SOUTH ELEVATION

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



PREVIOUSLY APPROVED/PERMITTED SOUTH ELEVATION

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

NOTE:
THIS DRAWING SHOWS DESIGN INTENT ONLY.
CONTRACTORS ARE REQUIRED TO PROVIDE SHOP
DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION OR
MANUFACTURE.

Z-19-00200
B-037-2019 1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285



TRADE	PHASE	REVISION	DATE
DWG. NUMBER	ARCOM	SCALE	03/09/023
		NOTED	DRAWING NO. A-303





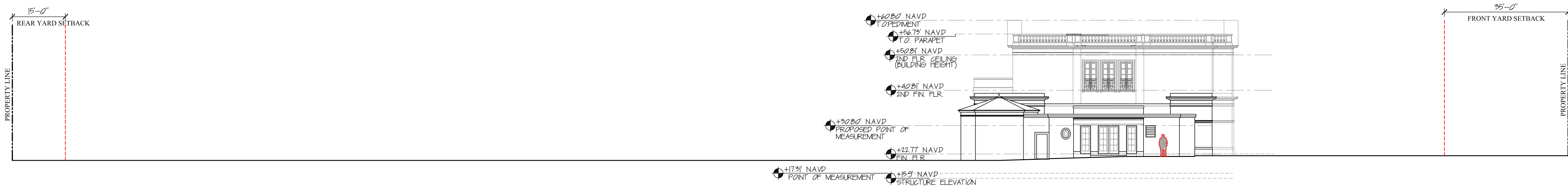
CURRENTLY PROPOSED NORTH ELEVATION

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



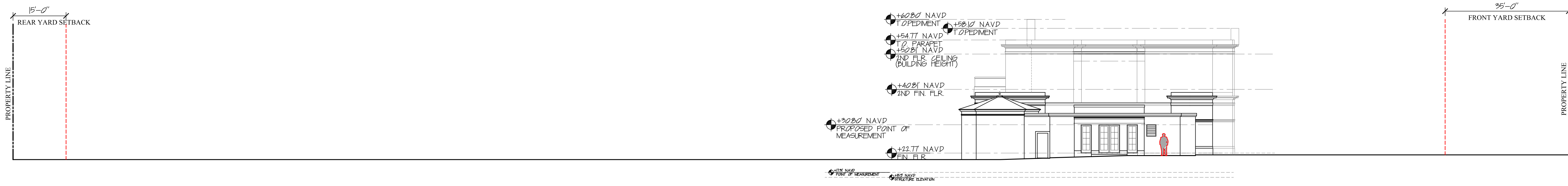
PREVIOUSLY APPROVED/PERMITTED NORTH ELEVATION

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



CURRENTLY PROPOSED SOUTH ELEVATION

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



PREVIOUSLY APPROVED/PERMITTED SOUTH ELEVATION

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