

RECEIVED  
By Antonette Fabrizi at 4:18 pm, Apr 19, 2023

MARCH 14, 2023

FINAL SUBMITTAL PRESENTATION

170 NORTH OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

ARC 23-034

BALCONY RAIL REPLACEMENT

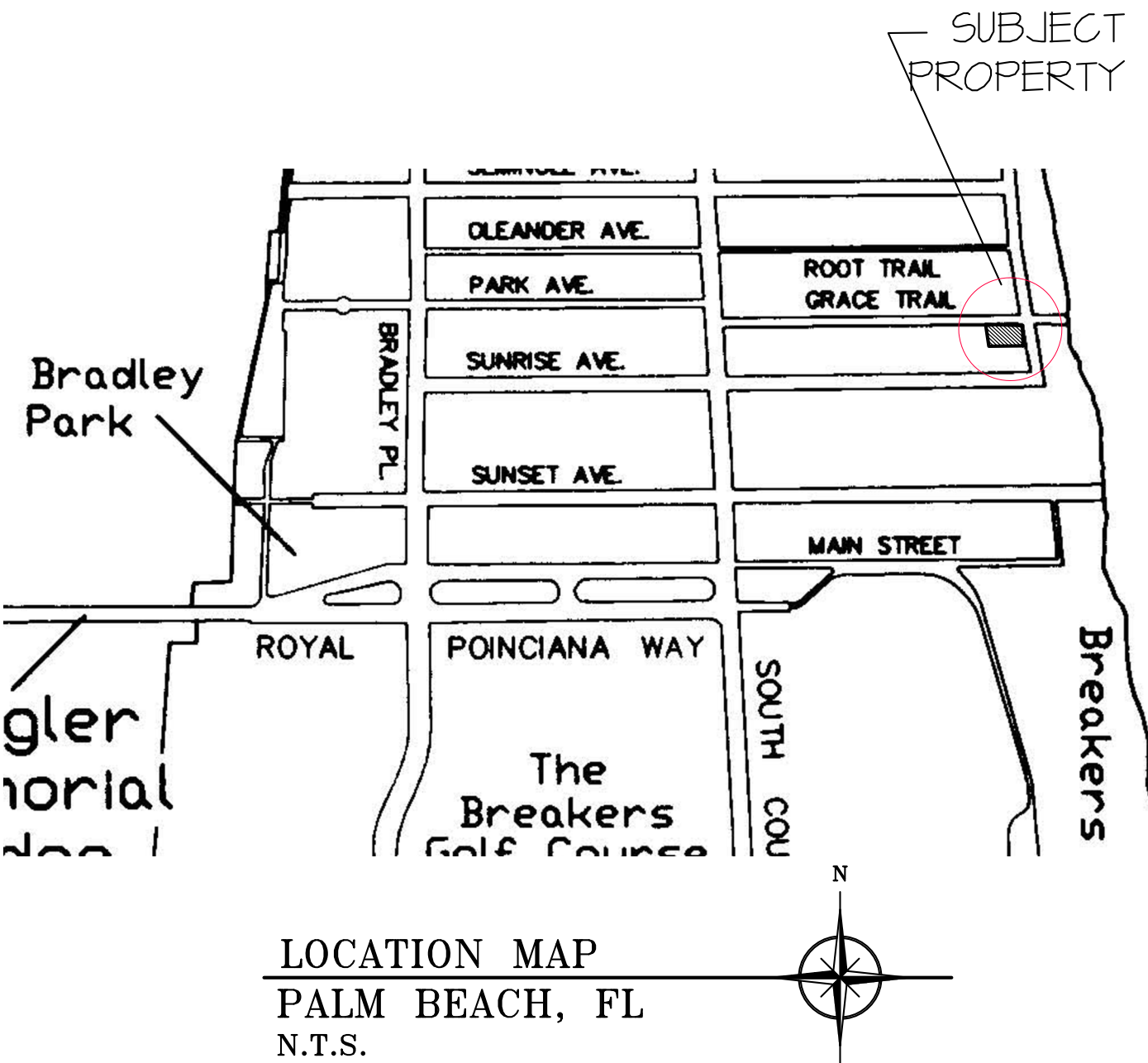
ARCOM HEARING APRIL 26, 2023

SCOPE OF WORK

INSTALLATION OF PERIMETER RAILING AT EXISTING UNIT  
BALCONIES, FLOORS 2-6, BELOW PENTHOUSE LEVEL, TO  
MEET ALL APPLICABLE CODES.

INDEX OF DRAWINGS

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REN3	PROPOSED RAILING RENDERING



CONSULTANTS AND ENGINEERS:

JOB NUMBER: 21-160

FIRST SUBMITTAL- MINI SETS 02.09.2023  
SECOND SUBMITTAL-MINI SETS 02.21.2023  
FINAL SUBMITTAL- MINI SETS, PRESENTATION 03.14.2023

ARCOM HEARING:

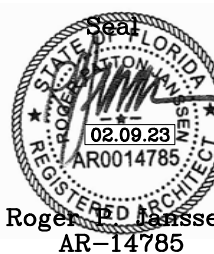
D J A DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200  
WEST PALM BEACH, FLORIDA 33401  
LICENSE #AA-CO01974  
TEL: 561-833-4707

Proposed New Balcony Railing at:  
170 NORTH OCEAN BLVD.  
PALM BEACH, FLORIDA

Date: 02.09.2023 FIRST SUBMITTAL  
Drawn: MJS  
Revised:

Job No.  
21-160



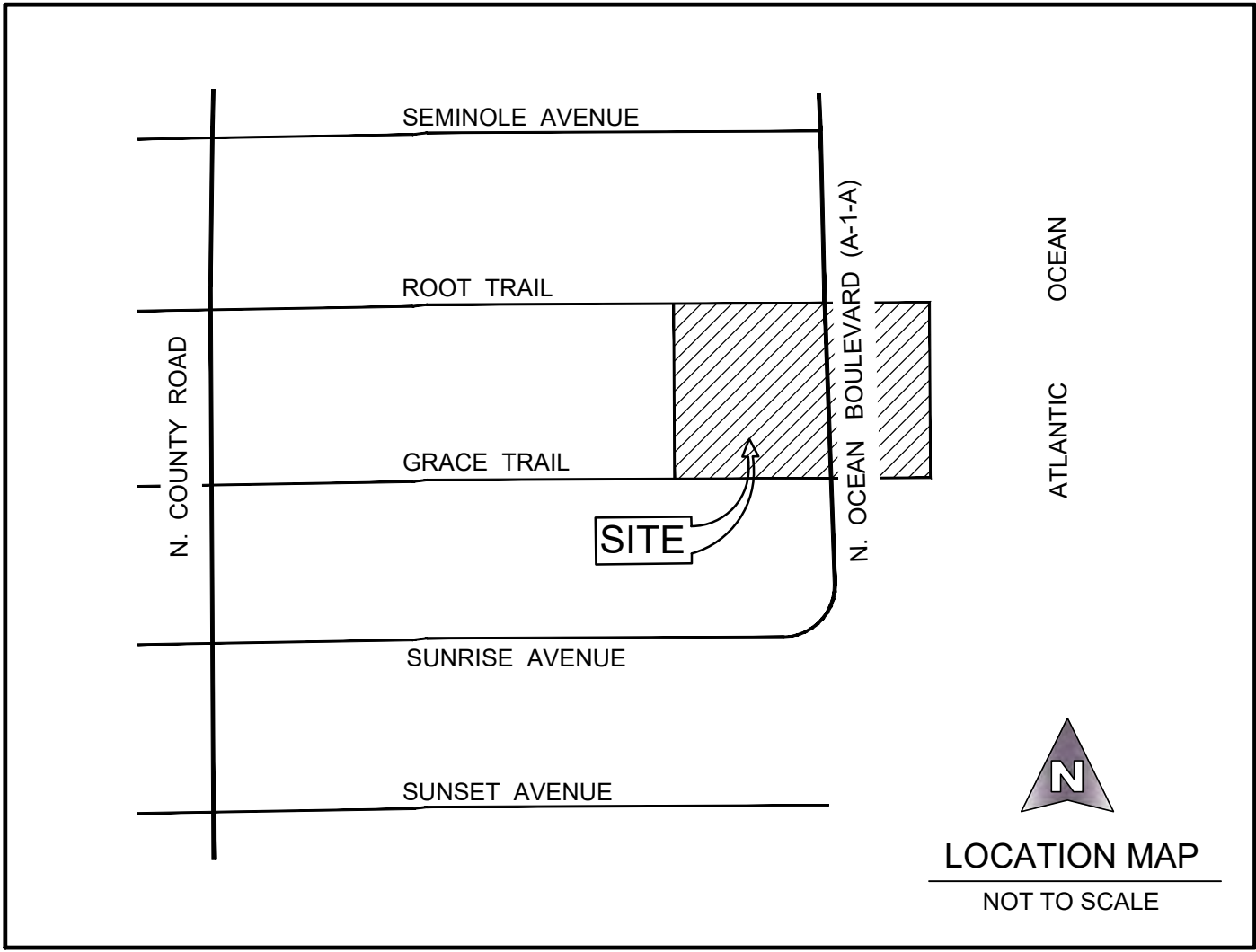
Drawing No.

A-0.0



# OCEAN TOWERS NORTH, A CONDOMINIUM

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA  
(170 NORTH OCEAN BLVD., PALM BEACH, FLORIDA 33480)



## LEGAL DESCRIPTION:

**PARCEL A:** A PARCEL OF LAND IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF THE COUNTY ROAD AND THE CENTER LINE OF ROOT TRAIL, AS BOTH STREETS ARE NOW LAID OUT AND IN USE, WITHIN THE TOWN OF PALM BEACH (THE CENTER LINE OF SAID COUNTY ROAD BEING ALSO THE WEST LINE OF SAID SECTION 14, AND THE CENTER LINE OF OF ROOT TRAIL, AS HEREIN DESCRIBED, BEING THE SOUTH LINE OF A TEN FOOT TRAIL, AS DEDICATED ON PLAT FILED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), THENCE EAST ALONG SAID CENTER LINE OF ROOT TRAIL 728.7 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE SOUTHERLY AT RIGHT ANGLES TO THE PRECEDING COURSE, 98.88 FEET TO A POINT IN THE NORTH LINE OF LOT 1 OF GRACE TRAIL ADDITION, ACCORDING TO THE PLAT THEREOF FILED IN PLAT BOOK 7, PAGE 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1, 1.68 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1, 25.5 FEET, THENCE EASTERLY ALONG A LINE PARALLEL TO, AND 25.5 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID LOT 1 AND LOT 1-A OF SAID GRACE TRAIL ADDITION 473 FEET, MORE OR LESS, TO THE WATERS OF THE ATLANTIC OCEAN, THENCE NORTHERLY ALONG THE WATERS OF THE ATLANTIC OCEAN 126 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY EXTENSION OF SAID CENTER LINE OF ROOT TRAIL, THENCE WESTERLY ALONG SAID EXTENSION AND ALONG SAID CENTER LINE OF ROOT TRAIL, 447 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT OF WAY OF OCEAN BOULEVARD AND ROOT TRAIL, AS NOW LAID OUT AND IN USE, EXCEPTING THEREFROM THE NORTH 10.3 FEET (MEASURED ALONG THE EAST RIGHT OF WAY LINE OF OCEAN BOULEVARD) OF THAT PORTION OF SAID LANDS LYING EAST OF THE RIGHT OF WAY OF OCEAN BOULEVARD.

**PARCEL B:** THE SOUTH 114 1/2 FEET OF LOTS 1 AND 1-A OF GRACE TRAIL ADDITION, TO PALM BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 7, PAGE 13.

NOTE: THE ABOVE LEGAL DESCRIPTION WAS PER THE DECLARATION OF CONDOMINIUM FOR OCEAN TOWERS NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 3208, PAGE 1913, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LAND AREA (WEST OF N. OCEAN BLVD.) = 1.73 ACRES MORE OR LESS  
LAND AREA (EAST OF N. OCEAN BLVD.) = 1.02 ACRES MORE OR LESS\*  
\* TO THE APPROXIMATE MEAN HIGH WATER LINE

## SURVEYOR'S NOTES:

- NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
- THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN HEREON THAT AFFECTS THE SUBJECT PROPERTY, WHICH MAY BE FOUND BY A SEARCH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THIS OFFICE UNLESS SHOWN.
- THIS SURVEY WAS PERFORMED WITH A COMBINATION OF RTK GPS METHODS AND CONVENTIONAL OPTICAL SURVEY METHODS. (TOPCON HYPER & VR)
- THE BOUNDARY DIMENSIONS AS SHOWN HEREON ARE CALCULATED AND MEASURED UNLESS OTHERWISE NOTED.
- THE PROPERTY WEST OF NORTH OCEAN BLVD. LIES IN FLOOD ZONE "X" (MINIMAL FLOOD HAZARD), AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 12099C0581F, EFFECTIVE DATE: OCTOBER 5, 2017. THE PARCEL AREA EAST OF THE NORTH OCEAN BLVD. RIGHT-OF-WAY IS LOCATED IN ZONE "VE" HAVING A BASE FLOOD ELEVATION = 10.0 (NAVD. 88) \* SEE NOTE 9 FOR CONVERSION FROM NGVD 29 PROVIDED ON THIS SURVEY TO NAVD 88. (BASE FLOOD ELEV. = 11.57 NGVD 29)
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 29) OF 1929 AND ARE BASED UPON THE FOLLOWING PALM BEACH COUNTY ENGINEERING DEPARTMENT REFERENCED USE BRASS DISK IN CONCRETE BENCHMARK: "TR 10 RM (USE) " - ELEVATION = 17.484 (NGVD 29).
- ANGLES AND DISTANCES SHOWN HEREON WERE CALCULATED ACCORDING TO THE PLAT OF GRACE TRAIL ADDITION TO PALM BEACH AS RECORDED IN PLAT BOOK 7, PAGE 13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND IN CONJUNCTION WITH THE SURVEY / LEGAL DESCRIPTION FROM THE OCEAN TOWERS NORTH CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3208, PAGE 1913, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- ELEVATION CONVERSION EQUATION FROM NATIONAL GEODETIC VERTICAL DATUM OF 1929 TO NORTH AMERICAN DATUM OF 1988 (NAVD 88): NGVD 29 ELEVATION - (MINUS) 1.57 = NAVD 88 ELEVATION.

## SURVEYOR'S REPORT:

SURVEY REPORT (DESCRIBING PROCEDURES TO ESTABLISH THE BOUNDARY, INCONSISTENCIES FOUND IN THE COURSE OF CALCULATING THE PLATS, LEGAL DESCRIPTION PROVIDED IN THE DEED FOR THE CONDOMINIUM, THE WEST LINE OF SECTION 14 TOWNSHIP 43 SOUTH, RANGE 43 EAST, AS ESTABLISHED BY PALM BEACH COUNTY CERTIFIED CORNER RECORDS AND THE EXISTING MONUMENTATION LOCATED WITHIN THIS BLOCK AND ADJOINING RIGHT-OF-WAYS WHILE PERFORMING THE FIELD SURVEY. A SUMMARY OF THOSE DIFFERENCES ARE AS FOLLOWS:

A. NORTHERLY & WESTERLY BOUNDARY - THE DISTANCES ON THE PLATS AND DEEDS AS CALCULATED TO THE EAST RIGHT-OF-WAY LINE OF NORTH COUNTY ROAD FROM THIS PARCEL SURVEY DO NOT AGREE WITH THE FOUND MONUMENTATION WHEN CONDUCTING THE FIELD SURVEY. BASED UPON THE EAST BOUNDARY LINE OF THE OCEAN TOWERS CONDOMINIUM AS ESTABLISHED BY THE WEST RIGHT-OF-WAY LINE OF N. OCEAN BOULEVARD AS LAID OUT AND IN USE, AND BY USING THE PLAT (ANGLES - DISTANCES) AND THE SURVEY FOR THE CONDOMINIUM INCLUDING ITS LEGAL DESCRIPTION IN (O.R.B. 3208, PG. 1913 - PARCEL A) FROM THE NORTHWEST CONDOMINIUM PARCEL CORNER WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF ROOT TRAIL TO THE ULTIMATE EAST RIGHT-OF-WAY LINE OF NORTH COUNTY RD. (FOUND NAIL / WASHER BROWN & PHILLIPS) THE DISTANCE MEASURED WAS 699.92' AND THE CALCULATED DISTANCE WOULD BE 700.87 FEET, RESULTING IN A DIFFERENCE OF 0.95' SHORTER TO OUR PARCEL CORNER. IF HOWEVER WE APPLY THE DESCRIPTION FROM THE WEST LINE OF SECTION 14 EAST ALONG THE CENTERLINE OF ROOT TRAIL 728.7 FEET (AS DESCRIBED) TO THE POINT OF BEGINNING VERSES 730.33' CALCULATED BY USING THE NORTH LINE OF THE SURVEY FOR THE CONDOMINIUM HAVING A DISTANCE OF 312.52' ON THE SOUTH RIGHT-OF-WAY OF ROOT TRAIL THIS WOULD YIELD A DIFFERENCE OF 1.63 FEET. THIS RESULT CREATES A GAP BETWEEN THE WESTERN ADJACENT PROPERTY (MCHEHRY PROPERTY O.R.B. 8647, PG. 1388) AND THE CONDOMINIUM PROPERTY. THE DESCRIPTION IN PARCEL A OF THE CONDOMINIUM THEN PROCEEDS SOUTH FROM THE POINT OF BEGINNING 98.88' TO THE NORTH LINE OF LOT 1 OF SAID PLAT OF GRACE TRAIL ADDITION TO PALM BEACH (PLAT BOOK 7, PAGE 13) WHICH APPEARS TO BE CONSISTENT. THE NEXT COURSE WEST 1.68' MORE OR LESS TO THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT OF GRACE TRAIL IS NOT IN AGREEMENT WITH THE PLAT IF YOU UTILIZE THE DISTANCE IN THE FIRST CALL IN THE DESCRIPTION FROM THE WEST LINE OF SECTION 14 EAST 728.7' THEN SOUTH AT RIGHT ANGLES FROM THE POINT OF BEGINNING 98.88' YOU WOULD BE AT THE NORTHWEST CORNER OF LOT 1 WITHIN +/- 0.02' WITH NO APPRECIABLE DISTANCE WEST TO THAT CALL OUT OF 1.68' TO THE NORTHWEST CORNER OF LOT 1 RECITED IN THE DESCRIPTION. SAID NORTHWEST CORNER OF LOT 1 BEING CALCULATED FROM SAID PLAT OF GRACE TRAIL.

B. SOUTHERLY BOUNDARY - THE SOUTH LINE OF THE SURVEY WEST 346.24' FROM THE SOUTHEAST CORNER AS ESTABLISHED BY SAID OCCUPATION ON THE WEST RIGHT-OF-WAY LINE OF N. OCEAN BLVD. AND NORTH RIGHT-OF-WAY LINE OF GRACE TRAIL AS CALCULATED BY PLAT AND THE SURVEY RECORDED IN THE CONDOMINIUM DOCUMENTS THE MEASURED DISTANCE TO THE WESTERLY BLOCK CORNER / ULTIMATE EAST RIGHT-OF-WAY LINE (FOUND NAIL AND WASHER BROWN & PHILLIPS) AT NORTH COUNTY RD. WAS 684.89' AND THE CALCULATED DISTANCE FROM THE PLAT TO THAT SAME LINE WOULD BE 685.98 FEET THUS RESULTING IN THE PLATTED BLOCK BEING SHORT BY 1.09 FEET. HOWEVER AT THE SOUTHWEST BOUNDARY CORNER OF LOT 1 WE FOUND A WALLACE SURVEYING IRON ROD AND CAP WITHIN 0.19' NORTH AND 0.29' WEST OF OUR CALCULATED CORNER POSITION BASED UPON SAID PLAT OF GRACE TRAIL AND THE RECORD SURVEY IN THE CONDOMINIUM DOCUMENTS. WE THEN PROCEEDED WEST ALONG THE NORTH RIGHT-OF-WAY OF GRACE TRAIL AND FOUND A 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION) 200 FEET WEST OF THE WALLACE CORNER WHICH IS AT THE CORRECT DISTANCE PER THE PLAT TO THE NEXT DESCRIBED PROPERTY BEING THE SOUTHWEST CORNER OF LOT 3 (VITALE PROPERTY O.R.B. 27810, PG. 1746) THIS WOULD CONCLUDE THAT NO APPRECIABLE GAP OR OVERLAP EXISTS WITH THE ADJOINING PROPERTY IMMEDIATELY WEST OF THE SOUTHERN PORTION OF THE CONDOMINIUM PROPERTY WITH LOT 2 OF SAID PLAT OF GRACE TRAIL BUT DOESN'T EXPLAIN THE SHORTAGE IN THE OVERALL BLOCK AS MEASURED ALONG THE NORTH RIGHT-OF-WAY LINE WEST TO THE NORTH COUNTY ROAD RIGHT-OF-WAY.

C. LEGAL DESCRIPTION INCONSISTENCIES - THE PARCEL A DESCRIPTION IN THE CONDOMINIUM DOCUMENTS DESCRIBE A NORTH TO SOUTH DISTANCE FROM THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT OF GRACE TRAIL OF 25.5 FEET SOUTH THEN EASTERLY AND PARALLEL WITH THE NORTH LINE OF LOTS 1 AND 1A TO THE WATERS OF THE ATLANTIC OCEAN. THEN IN THE PARCEL B DESCRIPTION DESCRIBES THE SOUTHERLY 114 -1/2' WHICH WOULD OVERLAP THE NORTH 25.5 FEET OF LOT 1 AND 1A IN THE PARCEL A DESCRIPTION BASED UPON THE PLATTED PARCEL WIDTH AND OUR SURVEY. (114.5' + 25.5' = 140' BY DESCRIPTION / BY PLAT 139.72' AND 139.79 MEASURED) THUS RESULTING IN APPROXIMATELY 0.21' MEASURED DIFFERENCE IF TAKEN TOGETHER. SINCE THIS IS AN INTERNAL DIFFERENCE BETWEEN THE PARCEL A AND PARCEL B DESCRIPTIONS WE HELD THE MEASURED LOT WIDTH AND DISTANCE AS REPORTED ON THE ORIGINAL CONDOMINIUM SURVEY FOR THAT MINOR INCONSTANCY.

IN CONCLUSION THESE INCONSISTENCIES FOUND BETWEEN THE RECORDED PLATS ADJOINING THAT AREA, THE CONDOMINIUM DOCUMENTS, RECORD DEED DESCRIPTIONS AND THE MONUMENTATION DEFINING THE SUBJECT PARCEL DO NOT INDICATE ANY APPRECIABLE ENCROACHMENTS WITH THE ADJOINING PROPERTIES. THE PARCEL BOUNDARY ALIGNMENT IS CONSISTENT IN MOST AREAS WITH THE LINES OF OCCUPATION EXCEPT WHERE THE GAP EXISTS ADJACENT TO THE NORTHERN PORTION OF THE WEST PROPERTY LINE.

## DATA SOURCES:

OCEAN TOWERS NORTH CONDOMINIUM - O.R.B. 3208, PG. 1913  
PLAT OF GRACE TRAIL ADDITION TO PALM BEACH - PLAT BOOK 7, PAGE 13  
PLAT OF SUNRISE ADDITION TO PALM BEACH - PLAT BOOK 7, PAGE 62  
PLAT OF ROOTS SUBDIVISION - PLAT BOOK 1, PAGE 22  
WARDEN HOUSE CONDOMINIUM - O.R.B. 3259, PG. 929  
PLAT OF OCEAN BOULEVARD PARK - PLAT BOOK 7, PAGE 72  
VATALE PROPERTY DEED - O.R.B. 27810, PG. 1746  
MCHEHRY PROPERTY DEED - O.R.B. 8647, PG. 1388  
COLEMAN PROPERTY DEED - O.R.B. 12031, PG. 1578  
P.B.C. COASTAL CONSTRUCTION CONTROL LINE - AS PLATTED IN PLAT BOOK 80, PAGE 148  
TOWN OF PALM BEACH MEAN HIGH WATER SURVEY / PROPOSED EROSION CONTROL LINE  
EXTENSION BY COASTAL PLANNING AND ENGINEERING, INC DATED 6/5/2002  
M.H.W. ELEV. = 1.87 NGVD 29  
PLAT OF DUPLEX COURT - PLAT BOOK 14, PAGE 15  
PALM BEACH COUNTY SECTIONAL DATA FOR THE WEST LINE OF SW. 1/4 OF SECTION 14  
TOWNSHIP 43 SOUTH, RANGE 43 EAST CERTIFIED CORNER RECORD NO. 54075 & 54061

THE BOUNDARY / TOPOGRAPHIC SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472 FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE OF SIGNATURE: \_\_\_\_\_ CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
DATE OF LAST FIELD WORK: 6/29/22 \_\_\_\_\_ FLORIDA CERTIFICATE NO. 5019

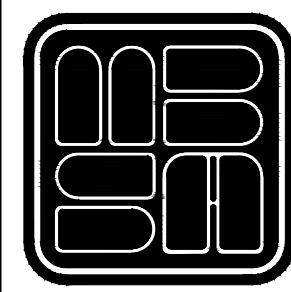
LEGEND			
P.B.	= PLAT BOOK	WPP	= WOOD POWER POLE
PGS.	= PAGES	C	= CALCULATED
CONC.	= CONCRETE	M	= MEASURED
O.R.B.	= OFFICIAL RECORD BOOK	D	= DESCRIBED
D.B.	= DEED BOOK	C.C.R.	= CERTIFIED CORNER RECORD
OLF	= CHAINLINK FENCE	P	= PLAT
P.B.C.	= PALM BEACH COUNTY	CO	= CLEAN OUT
L.M.A.E.	= LAKE MAINTENANCE ACCESS EASEMENT	BM	= BENCHMARK
D.E.	= DRAINAGE EASEMENT	G	= GRID
U.E.	= UTILITY EASEMENT	H.D.P.E.	= HIGH DENSITY POLYETHYLENE
P.O.C.	= POINT OF COMMENCEMENT	C.P.P.	= CORRUGATED PLASTIC PIPE
P.O.B.	= POINT OF BEGINNING	G	= CENTERLINE
C.M.	= CONCRETE MONUMENT	●	= SET 1/2" IRON ROD AND CAP
CBS	= CONCRETE BLOCK STRUCTURE	■	= STAMPED MBSA LB 2438
GWAP	= GUY WIRE ANCHOR POLE	■	= FOUND 4"x4" C.M. WITH ALUMINUM DISK,
CCCL	= COASTAL CONSTRUCTION CONTROL LINE	MHL	= MEAN HIGH WATER LINE
NAVD	= NORTH AMERICAN VERTICAL DATUM	NGVD	= NATIONAL GEODETIC VERTICAL DATUM

⊗	= FIRE HYDRANT
⊗	= 2" SHUTOFF VALVE
⊗	= UTILITY POLE AS SHOWN
⊗	= CONCRETE POWER POLE
⊗	= FND. IRON ROD & CAP LB 2438
— — — — —	= OVERHEAD POWER LINES
⊗	= ELECTRICAL HAND HOLE
⊗	= IRRIGATION HAND HOLE
⊗	= CABLE TELEVISION RISER
⊗	= TELEPHONE RISER

⊗	= FLORIDA POWER & LIGHT MANHOLE
⊗	= STORM MANHOLE / YARD DRAIN
⊗	= 6" HIGH LIGHT POLE
⊗	= SIGN (VARIES)
⊗	= WATER GATE VALVE (GV) LID
⊗	= BACKFLOW PREVENTER
⊗	= CATCH BASIN
⊗	= SITE LIGHT
⊗	= ELECTRIC OUTLET



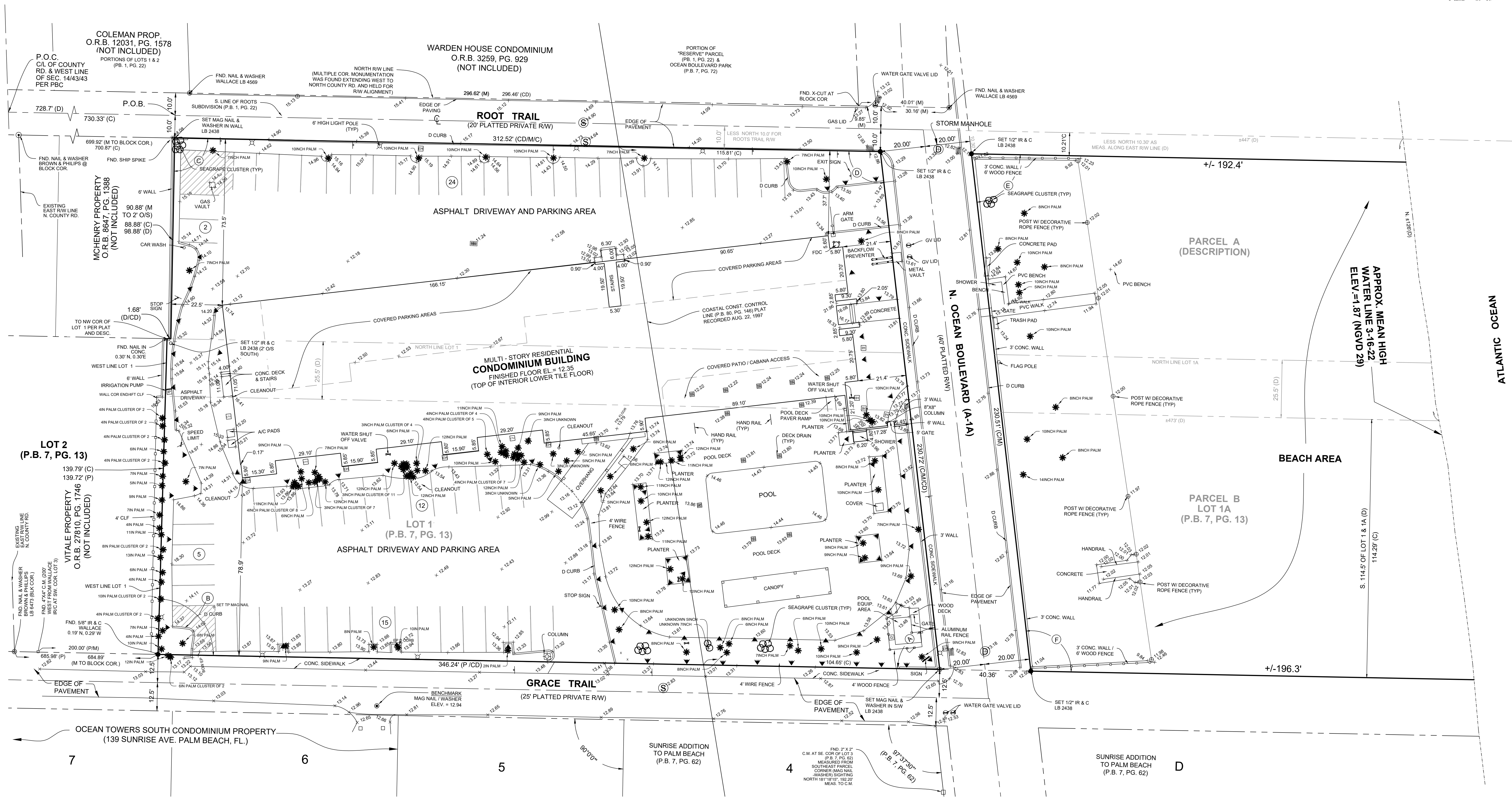
THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
BY CRAIG S. PUSEY, P.S.M. FLORIDA LICENSE NO. 5019 ON 7/15/22  
USING A DIGITAL SIGNATURE.



<b>MICHAEL B. SCHORAH &amp; ASSOCIATES, INC.</b> 1850 Forest Hill Boulevard, Suite 206 West Palm Beach, Florida 33408 Phone (561) 968-0080 Fax (561) 642-9726			
FIELD J.N.	FIELD BOOK	SCALE	SHEET NO. <b>1</b>
CHECKED C.S.P.	ELECT	1" = 20'	
DRAWN L.B./R.A.B.	CADD FILE	DATE	
	1918 BDV OTC-NORTH	FEBRUARY, 2022	OF 2
BOUNDARY / TOPOGRAPHIC SURVEY OCEAN TOWERS NORTH, A CONDOMINIUM			LB # 2438 FILE NO. <b>1818</b>













A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA  
(170 NORTH OCEAN BLVD., PALM BEACH, FLORIDA 33480)




(A)  $82^{\circ}21'00''$  (P/C)  
 (B)  $89^{\circ}27'24''$  (C)  
 (C)  $90^{\circ}00'00''$  (D/C)  
 (D)  $97^{\circ}39'00''$  (P/C/M)  
 (E)  $82^{\circ}21'00''$  (P/C/M)  
 (F)  $97^{\circ}39'00''$  (C/M)

P.B.	= PLAT BOOK
PGS.	= PAGES
CONC.	= CONCRETE
O.R.B.	= OFFICIAL RECORD BOOK
D.B.	= DEED BOOK
CLF	= CHAINLINK FENCE
P.B.C.	= PALM BEACH COUNTY
L.M.A.E.	= LAKE MAINTENANCE ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
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P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
C.M.	= CONCRETE MONUMENT
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GWAP	= GUY WIRE ANCHOR POLE
CCCL	= COASTAL CONSTRUCTION CONTROL LINE
I.R.&C.	= IRON ROD AND CAP

WPP	=	WOOD POWER POLE
C	=	CALCULATED
M	=	MEASURED
D	=	DESCRIBED
C.C.R.	=	CERTIFIED CORNER RECORD
P	=	PLAT
CO	=	CLEAN OUT
BM	=	BENCHMARK
CD	=	CONDOMINIUM DOCUMENTS
H.D.P.E.	=	HIGH DENSITY POLYETHYLEN
C.P.P.	=	CORRUGATED PLASTIC PIPE
Ⓒ	=	CENTERLINE
●	=	SET 1/2" IRON ROD AND CAP
	=	STAMPED MBSA LB 2438
■	=	FOUND 4"x4" C.M. WITH ALUMI
	=	STAMPED P.R.M. L.B. 2438
MHL	=	MEAN HIGH WATER LINE

-  = FIRE HYDRANT
-  = 2" SHUTOFF VALVE
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-  = TELEPHONE RISER

- 

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BOUNDARY / TOPOGRAPHIC SURVEY  
OCEAN TOWERS NORTH, A CONDOMINIUM

LB # 2438

FILE NO. 1818





NEW PENTHOUSE RAIL



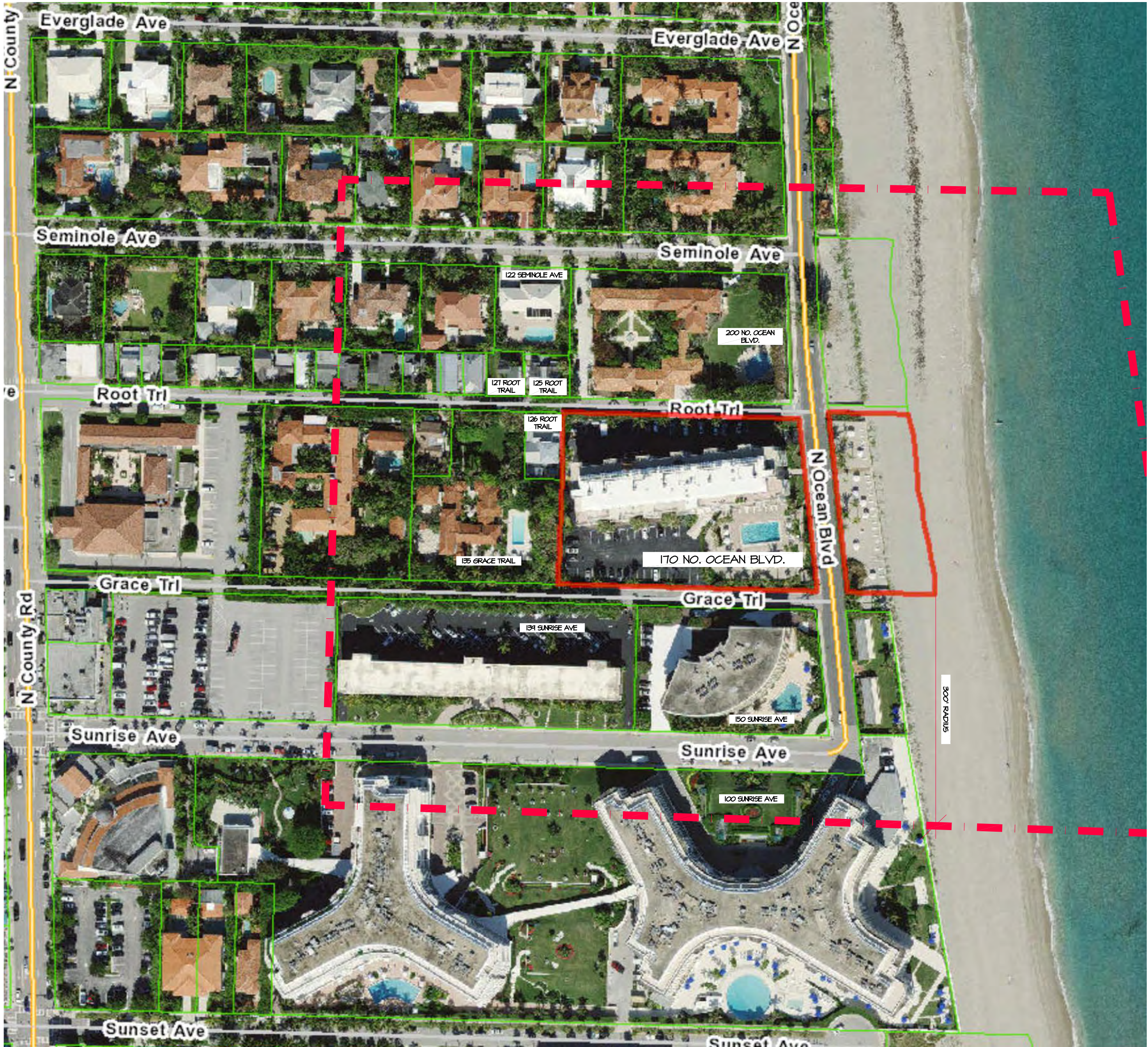
EXISTING BALCONY RAIL TO BE REPLACED



170 NO. OCEAN BLVD. - UNIT BALCONY RAIL REPLACEMENT FLOORS 2-6 BELOW PENTHOUSE LEVEL  
SUBJECT PROPERTY



SUBJECT PROPERTY



VICINITY MAP

DATA TABLE					
* PROPOSED RESIDENCE					
- ALL PROPERTY INFORMATION TAKEN FROM PALM BEACH COUNTY PROPERTY APPRAISERS.					
101 Seminole Ave LOT SIZE=29,551 SF 2-STORY RESIDENCE TOTAL =10,219 SF FOOTPRINT=6,675 SF LOT COVERAGE=22.5%	122 Seminole Ave LOT SIZE=±11,443 SF 1-STORY RESIDENCE TOTAL =2,602 SF FOOTPRINT=2,602 SF LOT COVERAGE=22.7%	125 Seminole Ave LOT SIZE=±12,702 SF 2-STORY RESIDENCE TOTAL =5,345 SF FOOTPRINT=3,505 SF LOT COVERAGE=27.5%	129 Seminole Ave LOT SIZE=±10,018 SF 2-STORY RESIDENCE TOTAL =4,389 SF FOOTPRINT=2,633 SF LOT COVERAGE=26.2%	132 Seminole Ave LOT SIZE=±11,586 SF 2-STORY RESIDENCE TOTAL =6,372 SF FOOTPRINT=3,292 SF LOT COVERAGE=28.4%	135 Seminole Ave LOT SIZE=±10,493 SF 2-STORY RESIDENCE TOTAL =4,628 SF FOOTPRINT=3,688 SF LOT COVERAGE=35.1%
144 Seminole Ave LOT SIZE=±11,586 SF 2-STORY RESIDENCE TOTAL =5,336 SF FOOTPRINT=2,623 SF LOT COVERAGE=22.6%	125 Root Trail LOT SIZE=±3,362 SF 2-STORY RESIDENCE TOTAL =2,515 SF FOOTPRINT=1,553 SF LOT COVERAGE=46.1%	126 Root Trail LOT SIZE=±4,443 SF 2-STORY RESIDENCE TOTAL =2,833 SF FOOTPRINT=2,217 SF LOT COVERAGE=49.8%	127 Root Trail LOT SIZE=±2,944 SF 1-STORY RESIDENCE TOTAL =564 SF FOOTPRINT=564 SF LOT COVERAGE=19.1%	135 Root Trail LOT SIZE=1,738 SF MULTI-FAMILY UNIT TOTAL =N/A SF FOOTPRINT=N/A SF LOT COVERAGE=N/A %	137 Root Trail LOT SIZE=±2,800 SF 3-STORY RESIDENCE TOTAL =1,879 SF FOOTPRINT=1,136 SF LOT COVERAGE=40.5%
138 Root Trail LOT SIZE=±4,443 SF MULTI-FAMILY UNIT TOTAL =N/A SF FOOTPRINT=N/A SF LOT COVERAGE=N/A%	145 Root Trail LOT SIZE=±2,800 SF 2-STORY RESIDENCE TOTAL =1,852 SF FOOTPRINT=1,228 SF LOT COVERAGE=43.8%	147 Root Trail LOT SIZE=±1,990 SF 1-STORY RESIDENCE TOTAL =734 SF FOOTPRINT=734 SF LOT COVERAGE=36.8%	150 N Ocean Blvd LOT SIZE=±N/A SF CONDOMINIUM TOTAL =N/A SF FOOTPRINT=N/A SF LOT COVERAGE=N/A%	*170 N Ocean Blvd LOT SIZE=±N/A SF CONDOMINIUM TOTAL =N/A SF FOOTPRINT=N/A SF LOT COVERAGE=N/A%	200 N Ocean Blvd LOT SIZE=±N/A SF CONDOMINIUM TOTAL =N/A S.F FOOTPRINT=N/A SF LOT COVERAGE=N/A%
135 Grace Trail LOT SIZE=±36,699 SF 2-STORY RESIDENCE TOTAL =7,493 SF FOOTPRINT=5,949 SF LOT COVERAGE=16.2%	151 Grace Trail LOT SIZE=N/A SF CONDOMINIUM FOOTPRINT=N/A SF LOT COVERAGE=N/A%	100 Sunrise Ave LOT SIZE=±N/A SF CONDOMINIUM TOTAL =N/A SF FOOTPRINT=N/A SF LOT COVERAGE=N/A%	139 Sunrise Ave LOT SIZE=N/A SF CONDOMINIUM TOTAL =N/A FOOTPRINT= N/A	Sunrise Ave LOT SIZE=±N/A SF PARKING LOT TOTAL =N/A SF FOOTPRINT=N/A SF LOT COVERAGE=N/A%	

NEIGHBORHOOD CONTEXT, DATA





126 ROOT TRAIL



125 ROOT TRAIL



122 SEMINOLE AVENUE



135 GRACE TRAIL

NEIGHBORHOOD PROPERTIES





100 SUNRISE AVENUE



150 NORTH OCEAN BLVD.



200 NORTH OCEAN BLVD.



139 SUNRISE AVENUE

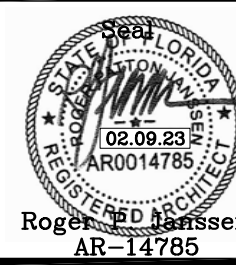
NEIGHBORHOOD PROPERTIES

Proposed New Balcony Railing at:  
170 NORTH OCEAN BLVD.  
PALM BEACH  
FLORIDA

D J A DAILEY JANSSEN ARCHITECTS  
400 CLEMATIS STREET, SUITE 200  
WEST PALM BEACH, FLORIDA, 33401  
LICENSE #AA-COO1974  
TEL: 561-833-4707

Date: 02.09.2023 FIRST SUBMITTAL  
Drawn: MJS  
Revised:

Job No.  
21-160



Drawing No.

SP-1.3





170 NORTH OCEAN BLVD. PENTHOUSE LEVEL

PENTHOUSE RAILING INSTALLATION



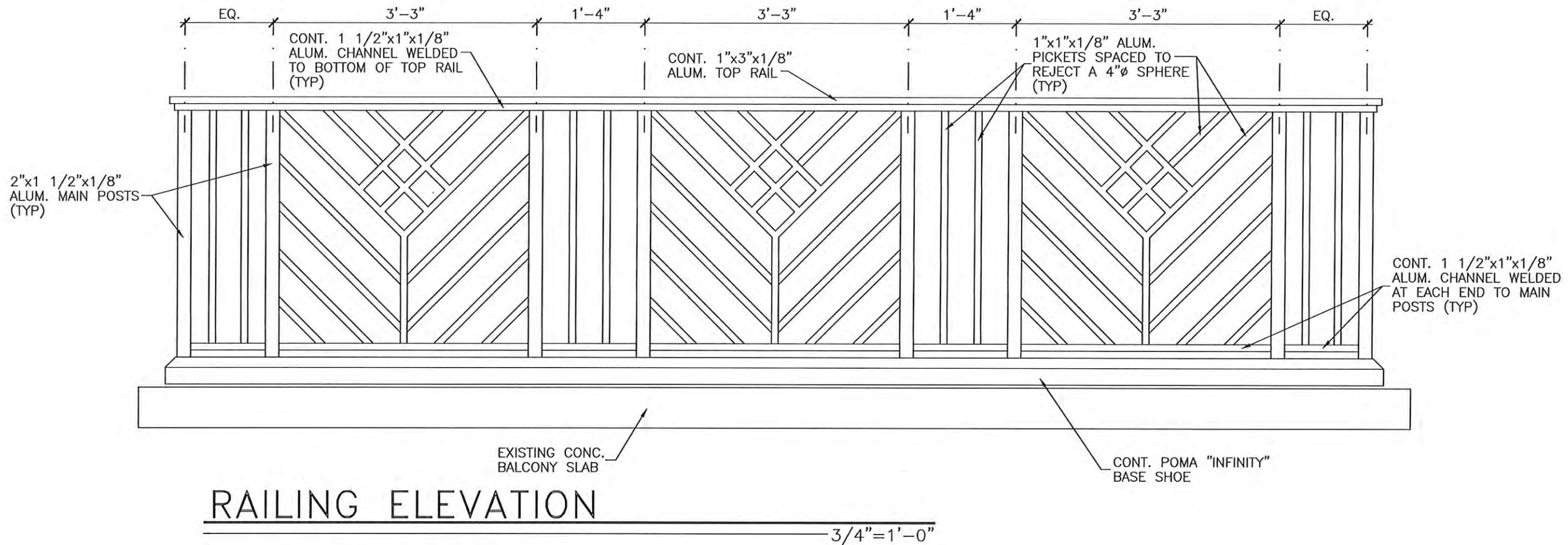


PROPOSED RENDERING 170 NORTH OCEAN BLVD.









### GENERAL NOTES:

#### CONSTRUCTION:

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE 2020 FLORIDA BUILDING CODE, 7th EDITION, AND THE CONTRACT DOCUMENTS.
- 2) GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, DIMENSIONS, ETC. FOR CONFORMANCE WITH PLANS AND SPECIFICATIONS. NOTIFY ENGINEER OF ANY VARIATIONS PRIOR TO PROCEEDING.

ALL ALUMINUM FRAMING DETAILED HEREIN IS DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE.

#### DESIGN LOADS:

- 1) WIND LOAD AS PER ASCE 7-16  
V = 170 M.P.H. (3 SEC GUST)  
EXPOSURE - D  
I = 1.0  
M.R.H. = 70'-0"  
OPEN STRUCTURES

#### 2) FBC RAILING LOADS:

POINT LOAD IN ANY DIRECTION = 200 PSF  
DISTRIBUTED LOAD AT TOP RAIL = 50 PSF  
LATERAL LOADS ON PICKETS = 25 PSF  
WIND LOADS: P=101 psf FOR FLAT SIDED MEMBERS/P=73 psf FOR ROUND MEMBERS

ALL ALUMINUM POST EXTRUSION DETAILED HEREIN SHALL 6061-T6 MIN. ALLOY (UNLESS OTHERWISE NOTED) ALL OTHER MEMBERS SHALL BE 6063-T5 ALLOY

ALL WELDS SHALL BE CONFORM TO AWS STANDARDS AND SHALL BE PERFORMED BY CERTIFIED WELDERS.

ALUMINUM SHALL BE SEPERATED FROM CONCRETE PER F.B.C. 2003.8.4.4

FINISH - ALL EXPOSED ALUMINUM SHALL BE POWDER COAT COLOR AS SELECTED BY OWNER FROM STANDARD COLOR CHART OR CLAD.

ANCHORAGE - ALL FASTENERS SHALL BE IN INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED SPECIFICATIONS AND INSTALLATION GUIDELINES

NO WIND BORNE DEBRIS PROTECTION PROVIDED.

NO.	DATE	DESCRIPTION

SEAL:

**William D. Cook, PE**

Digitally signed by William D. Cook, PE  
Date: 2022.10.07  
11:06:00 AM  
FLA. P.E. # 43804  
FLA. S.T. # 2008

**BROMLEY . COOK ENGINEERING, INC.**

**STRUCTURAL ENGINEERING SERVICES**

5440 N.W. 33rd AVENUE  
SUITE #100

FORT LAUDERDALE, FL 33309

TEL: (954) 772-4624 FAX: (954) 772-4634  
CERT. OF AUTH. #00009124

PROJECT: PENTHOUSE  
RAILING REPLACEMENT

OCEAN TOWERS CONDOMINIUM  
170 NORTH OCEAN BLVD.  
PALM BEACH, FLORIDA

CONTRACTOR:

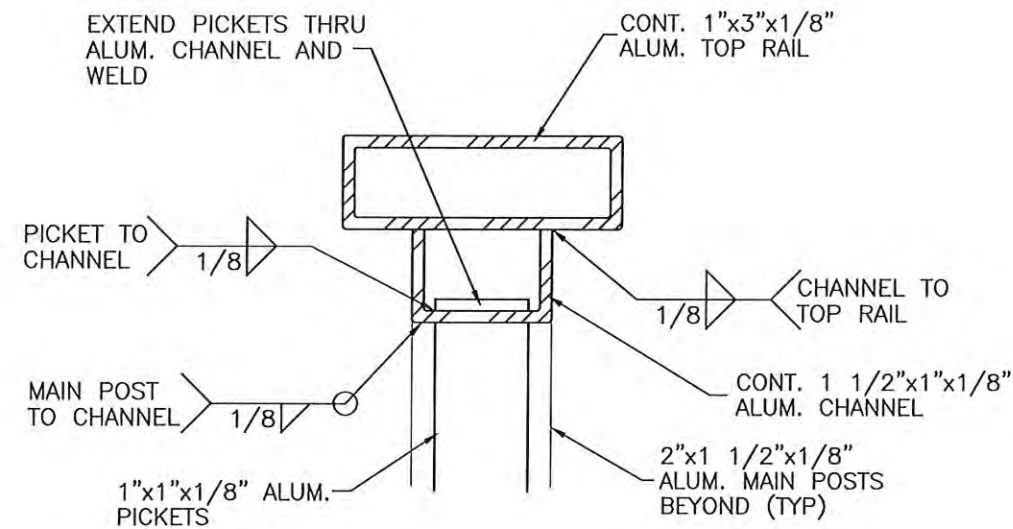
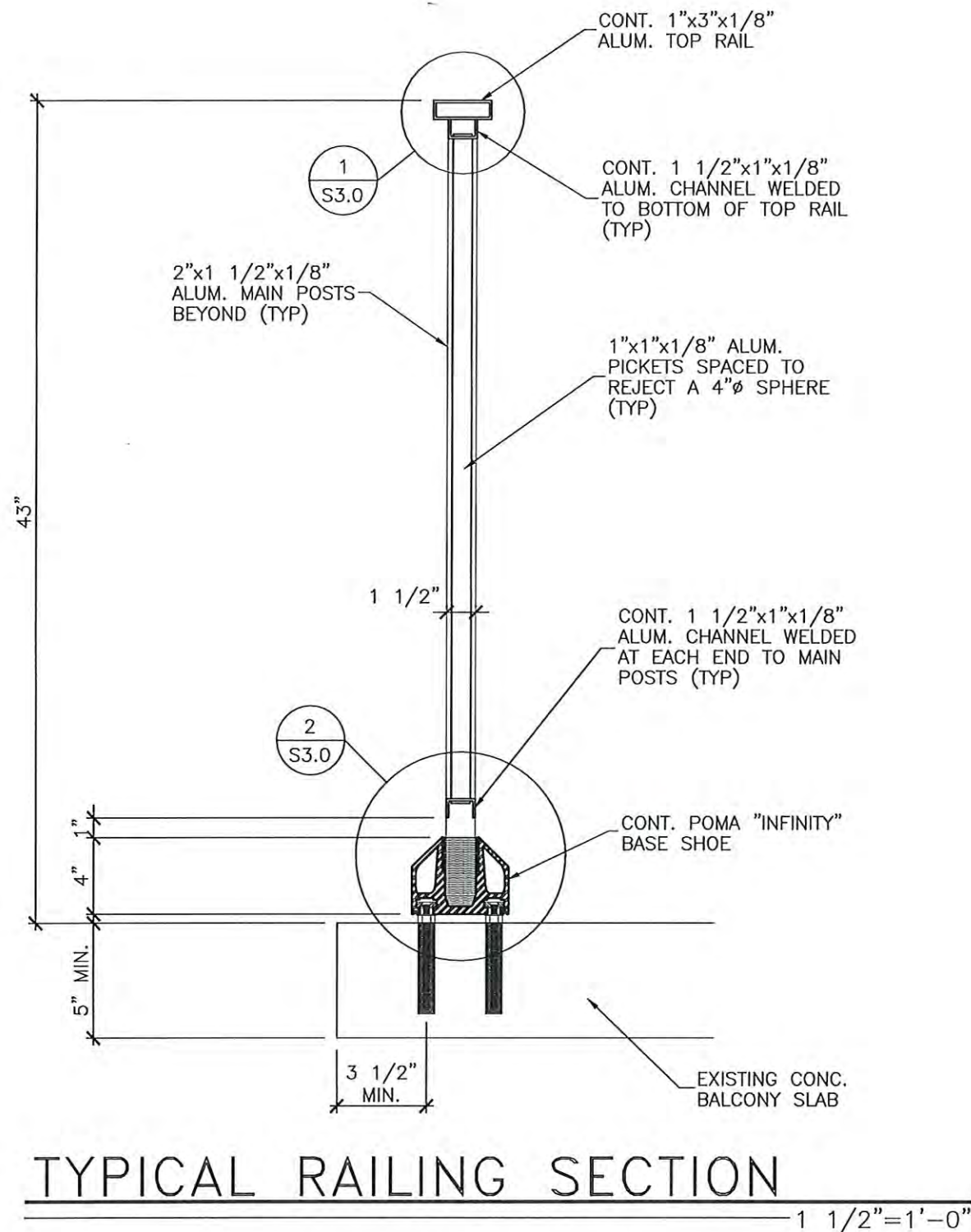
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DRAWN BY: K.M.K.  
CHECKED BY: W.D.C.  
SCALE: AS NOTED

DRAWING NAME

SHEET

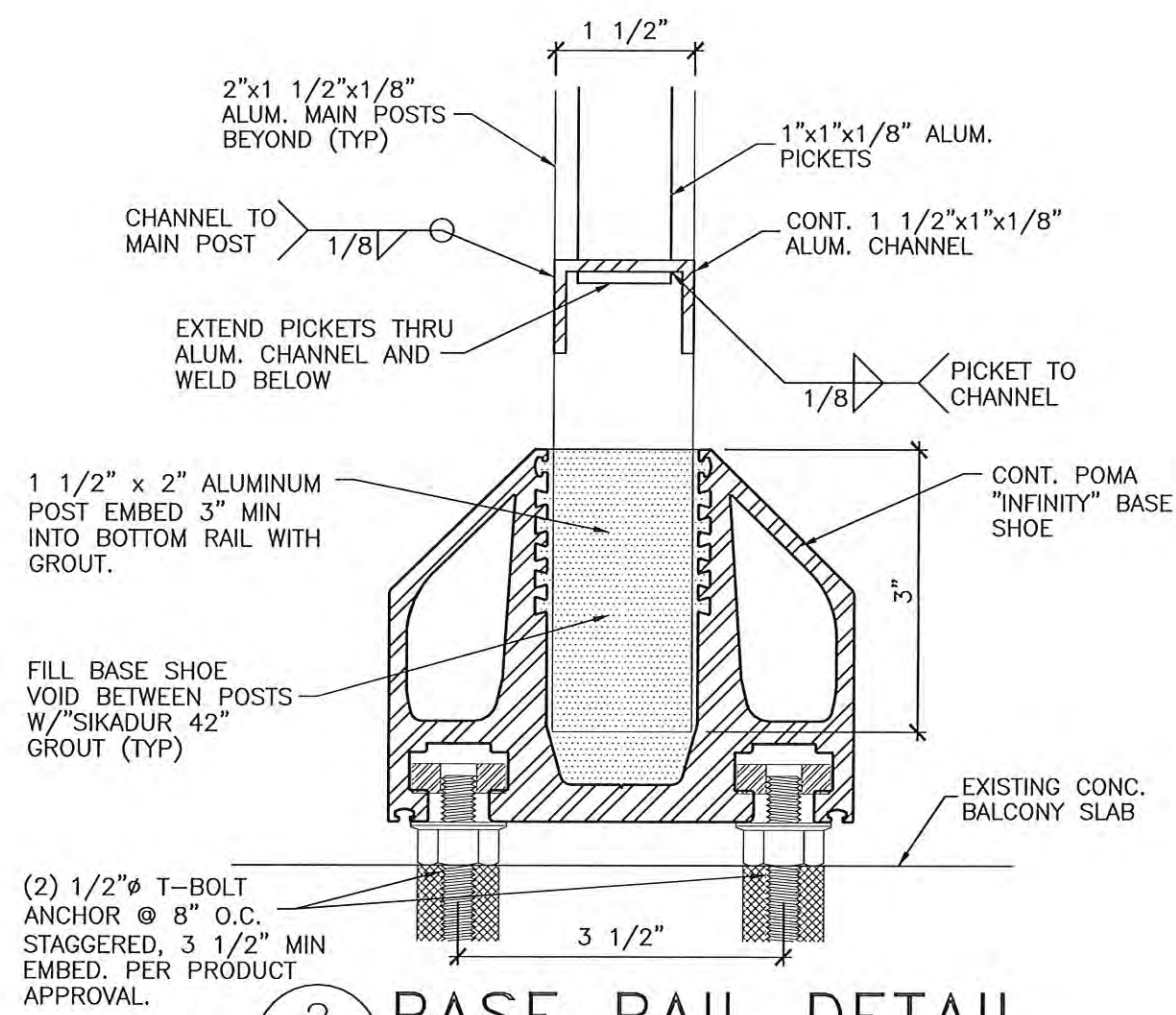
**S2.0**





**1 TOP RAIL DETAIL**

S3.0 HALF SCALE



**2 BASE RAIL DETAIL**

S3.0 HALF SCALE

REVISIONS	
NO.	DESCRIPTION

SEAL:

**William D. Cook, PE**

Digitally signed by William D. Cook, PE  
Date: 2022.10.07  
11111111-000000 E  
FLA P.E. # 43804  
FLA S.I. # 2008

**BROMLEY . COOK ENGINEERING, INC.**  
**STRUCTURAL ENGINEERING SERVICES**  
5440 N.W. 33rd AVENUE  
SUITE #100  
FORT LAUDERDALE, FL 33309  
TEL: (954) 772-4624 FAX: (954) 772-4634  
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PROJECT:

PENTHOUSE  
RAILING REPLACEMENT  
OCEAN TOWERS CONDOMINIUM  
170 NORTH OCEAN BLVD.  
PALM BEACH, FLORIDA

CONTRACTOR:

DATE: 09/29/22  
DRAWN BY: K.M.K.  
CHECKED BY: W.D.C.  
SCALE: AS NOTED

DRAWING NAME

SHEET

**S3.0**



SCOPE OF WORK - NEW BALCONY RAILS FLOORS 2-6



PROPOSED NORTH ELEVATION  
SOUTH ELEVATION SIMILAR  
NORTH TOWER  
PROPOSED EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0"

PREVIOUS SCOPE OF WORK - PENTHOUSE BALCONY PERIMETER RAIL INSTALLATION ONLY



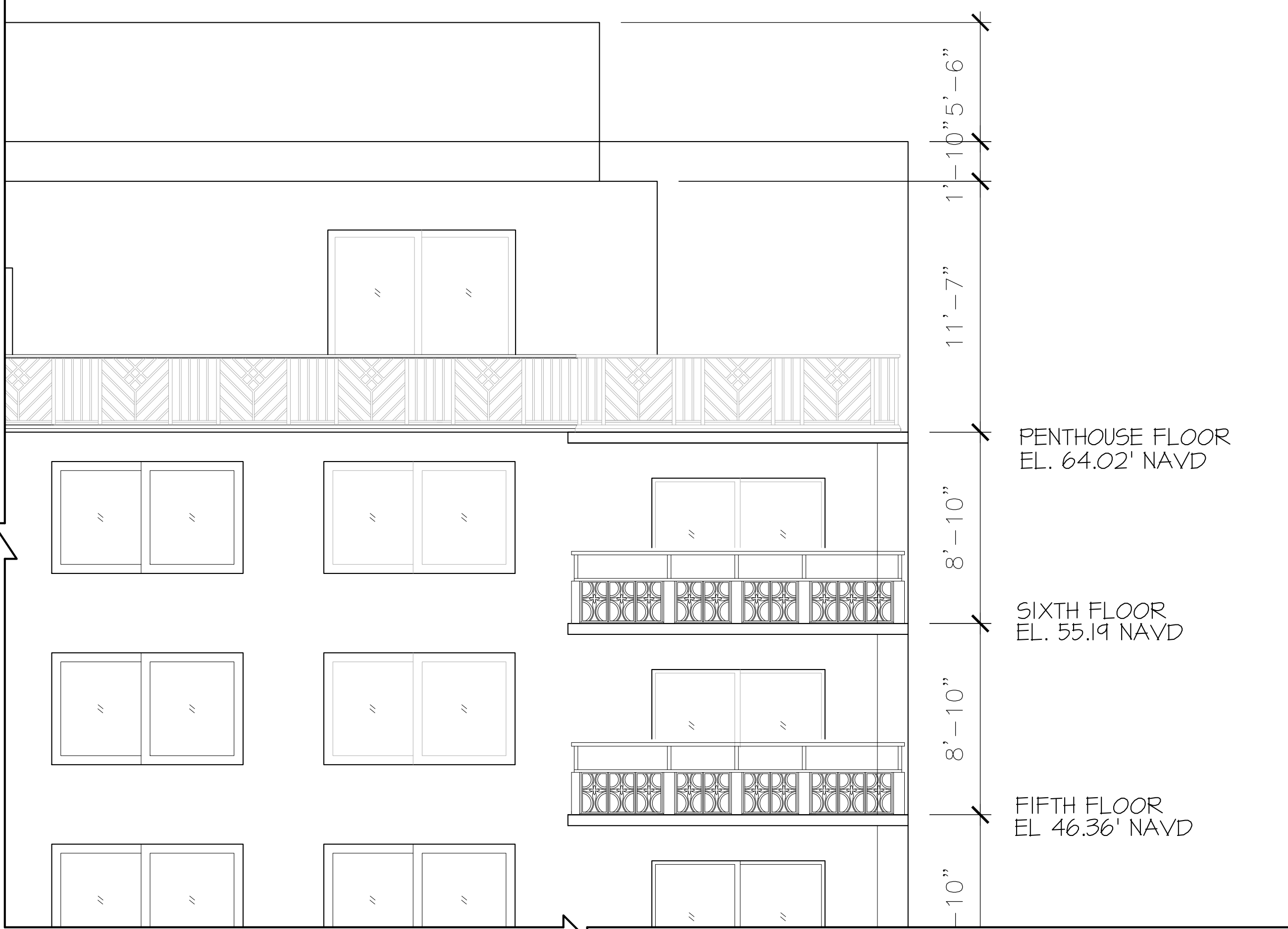
EXISTING NORTH ELEVATION  
SOUTH ELEVATION SIMILAR  
NORTH TOWER  
EXISTING EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0"



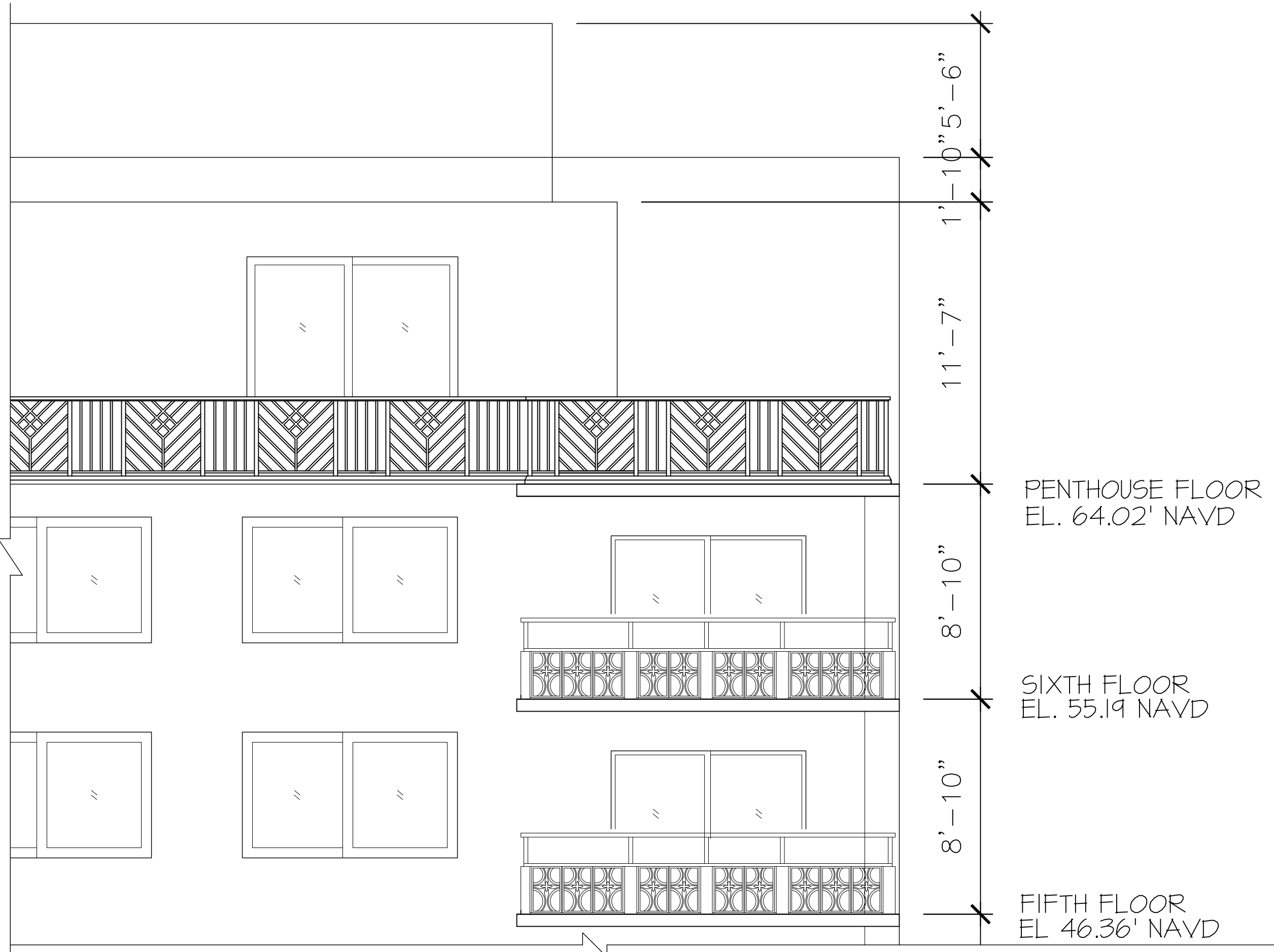


PROPOSED FINISH PAVER  
PROPOSED RAIL COLOR PPG ARCADIA  
SILVER UC70123F KYNAR FINISH

PROPOSED BUILDING COLOR- BENJAMIN  
MOORE CHANTILY LACE - OC-65  
TO MATCH PENTHOUSE

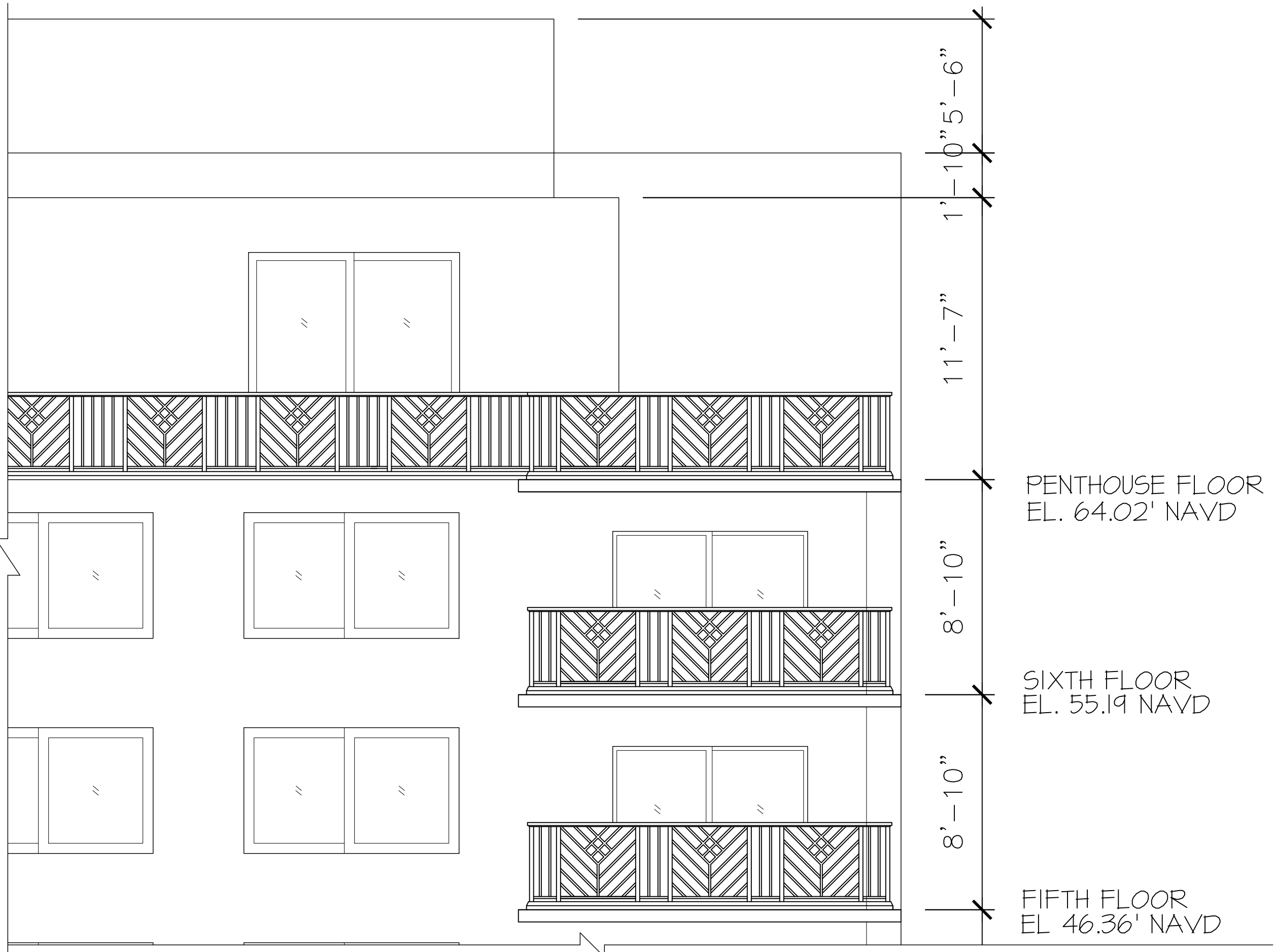






EXISTING PARTIAL ELEVATION  
NEW PENTHOUSE BALCONY RAIL

SCALE 1/4" = 1'-0"

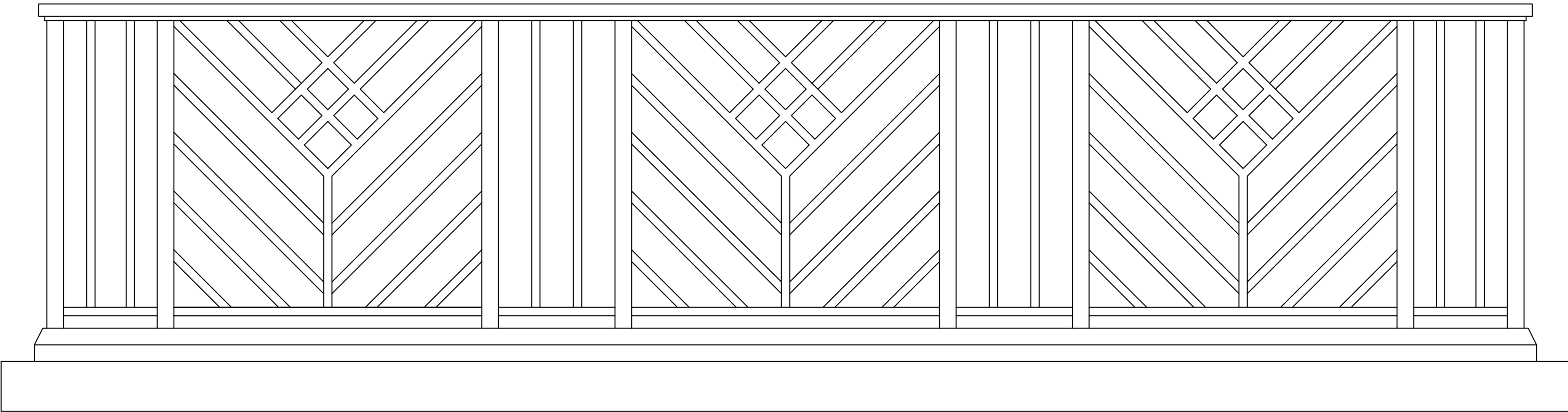


PROPOSED PARTIAL ELEVATION  
NEW BUILDING BALCONY RAIL

SCALE 1/4" = 1'-0"



APPROVED, INSTALLED PENTHOUSE RAIL



PROPOSED RAIL

SCALE 1" = 1'-0"

PROPOSED 44" H. ALUMINUM RAIL  
COLOR- WHITE ESP FINISH  
ALL BALCONIES FLOORS 2-6

EXISTING BALCONY RAIL REPLACEMENT FLOORS 2-6 SCHEDULE

SOUTH AND EAST ELEVATIONS-  
REMOVE AND REPLACE BALCONIES APRIL TO OCTOBER 2023  
NORTH AND WEST ELEVATIONS -  
REMOVE, REPLACE BALCONIES APRIL TO OCTOBER 2024

PROPOSED NEW BALCONY RAIL TO MATCH PENTHOUSE, MEET ALL  
APPLICABLE CODES

Proposed New Balcony Railing at:  
170 NORTH OCEAN BLVD.  
PALM BEACH  
FLORIDA  
ARC-22-026

D J A DAILEY JANSSEN ARCHITECTS  
400 CLEMATIS STREET, SUITE 200  
WEST PALM BEACH, FLORIDA 33401  
LICENSE #AA-COO1974  
TEL: 561-833-4707

Date: 02.09.2023 FIRST SUBMITTAL  
Drawn: MJS  
Revised:

Job No.  
21-160



Drawing No.

A-2.04





EXISTING RENDERING 170 NORTH OCEAN BLVD.





PROPOSED RENDERING 170 NORTH OCEAN BLVD.