

ARCHITECT

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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
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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

ARC - 23 - 067

PRESENTATION SET - 05/15/2023

ARCOM HEARING 05/24/2023

SCOPE OF WORK:

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

1600 SOUTH OCEAN BOULEVARD PALM BEACH, FLORIDA

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LEGEND

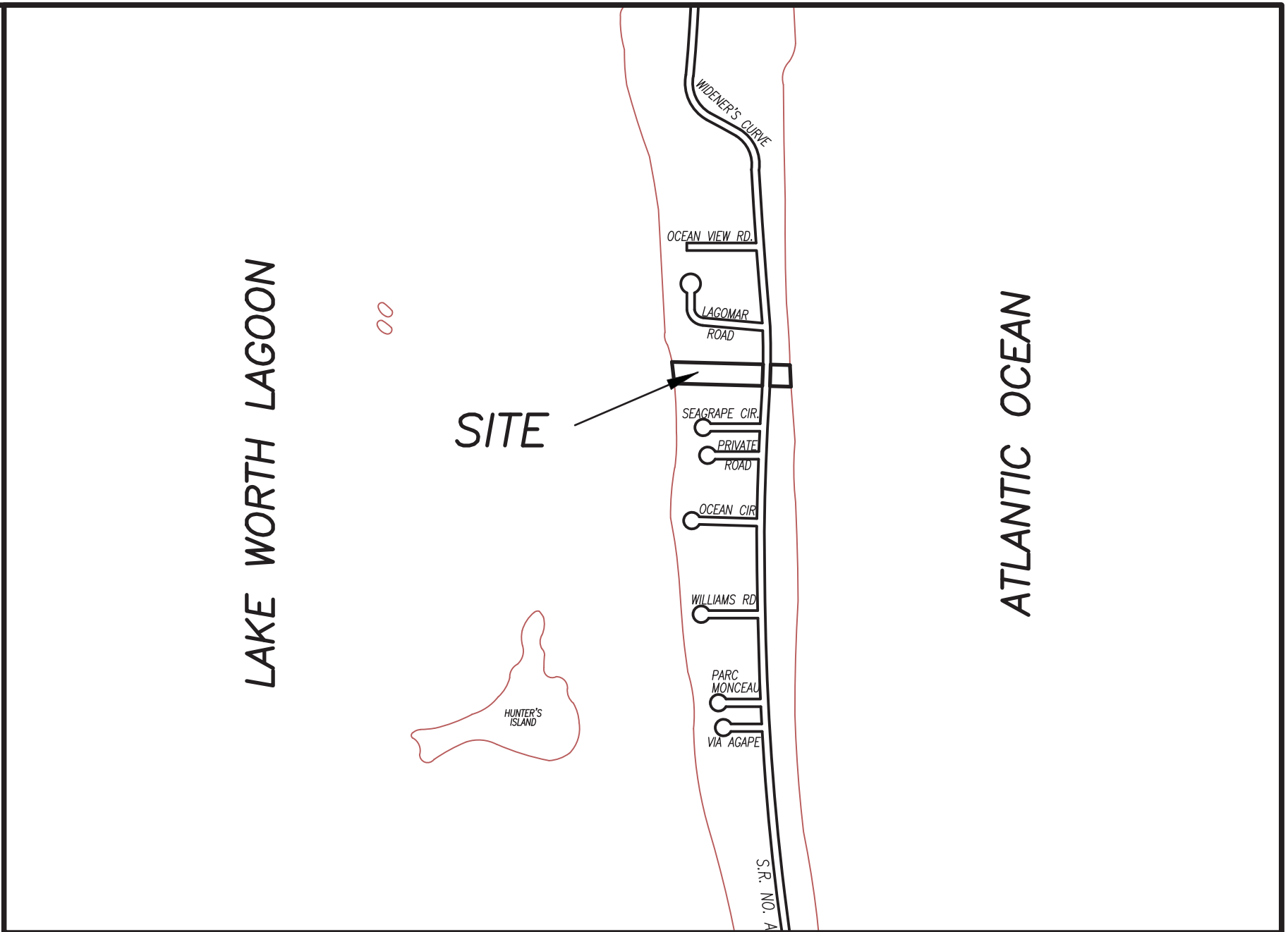
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL 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
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.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 9/4/1901 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 legally 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.	•		

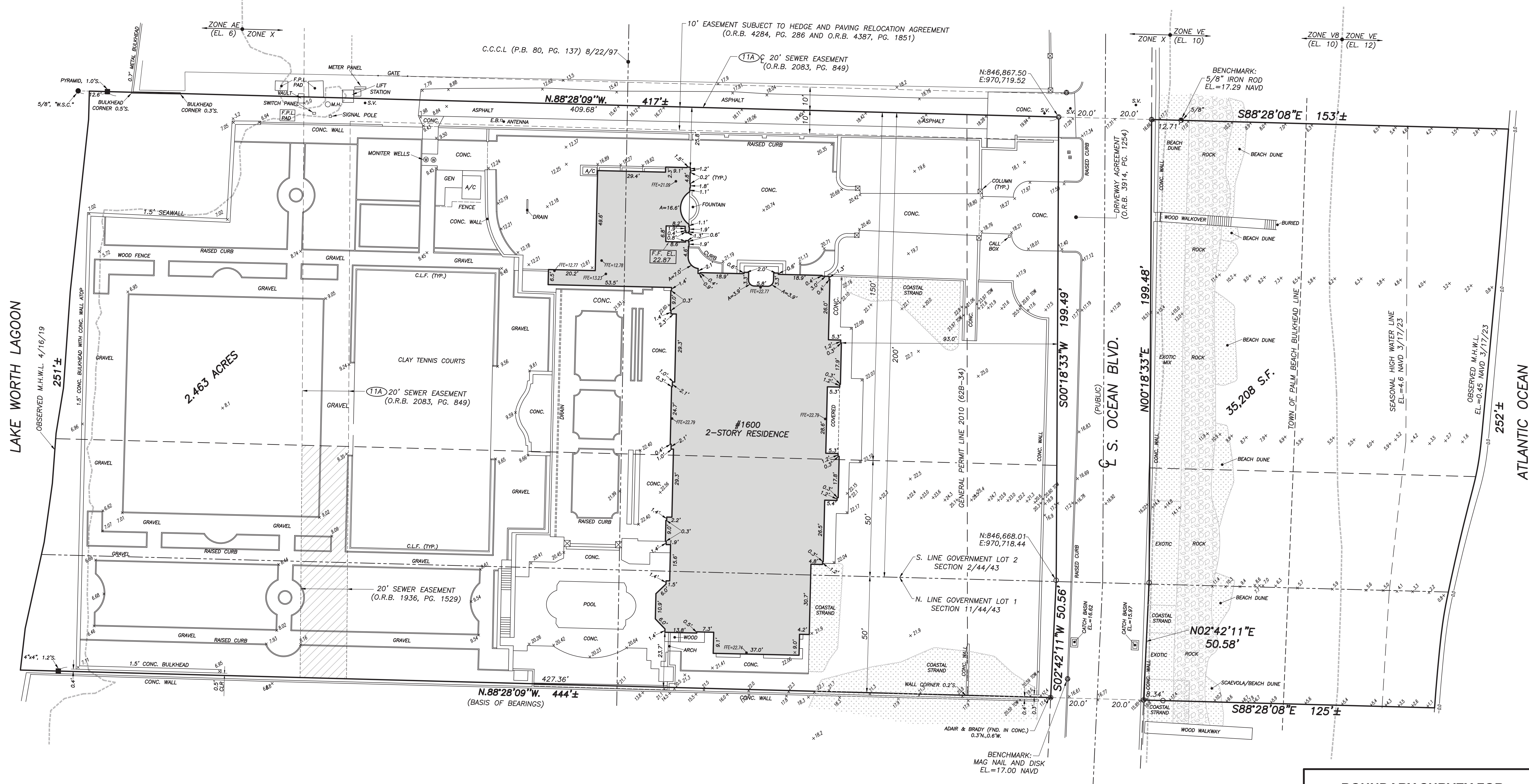
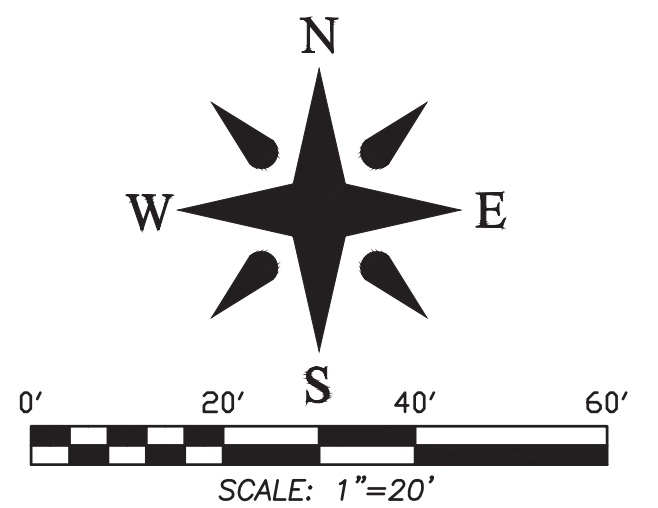
CRAIG L
WALLACE

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

CERTIFICATION:

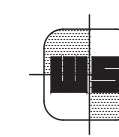
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 3/17/2023



BOUNDARY SURVEY FOR:

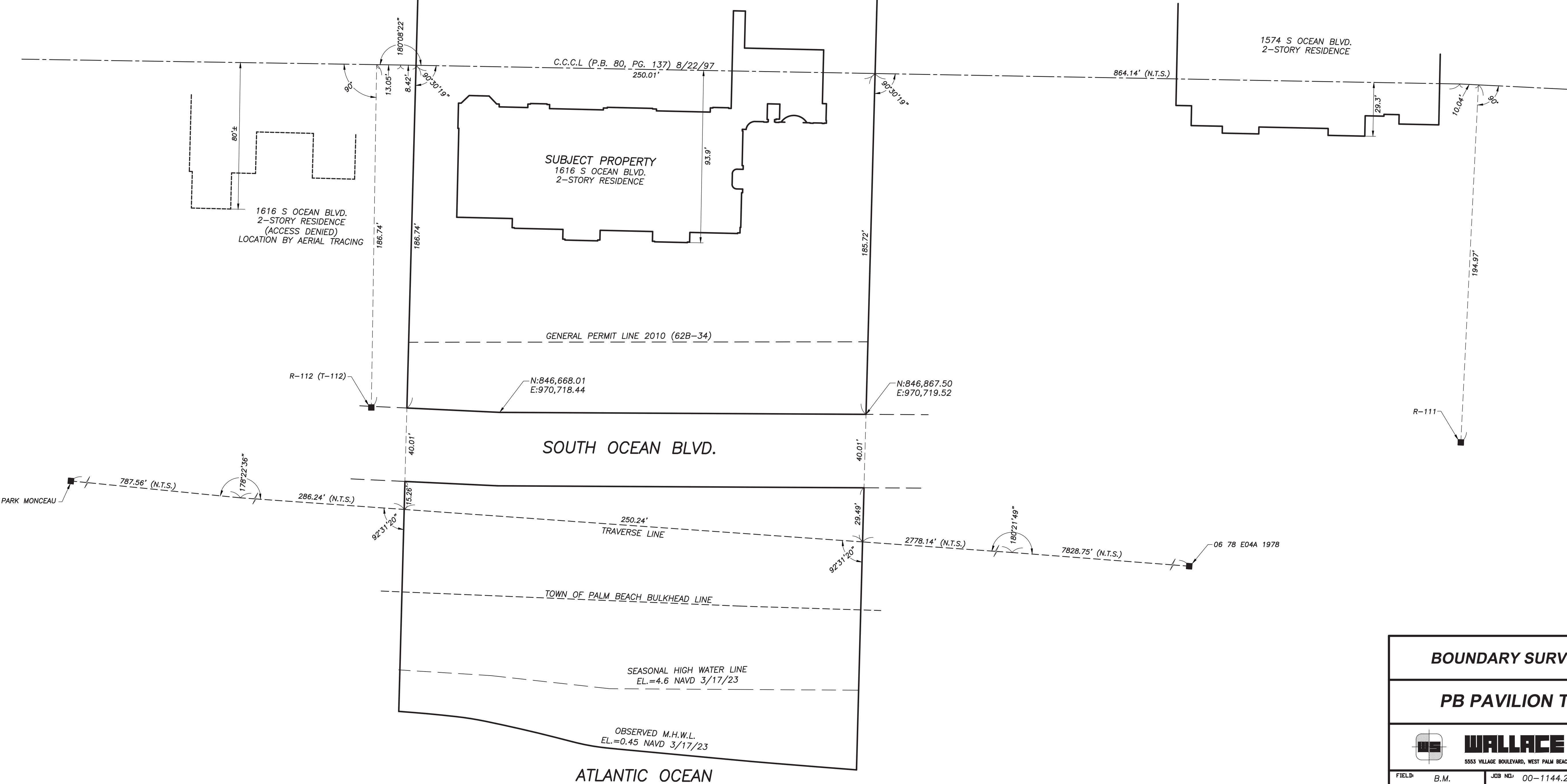
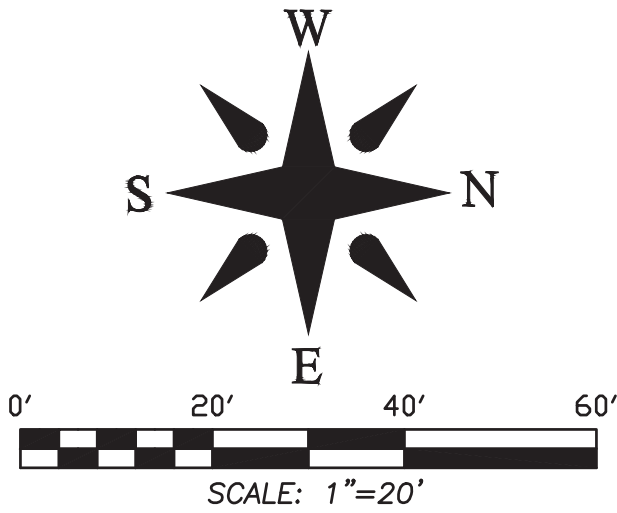
PB PAVILION TRUST

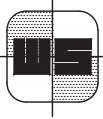


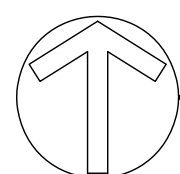
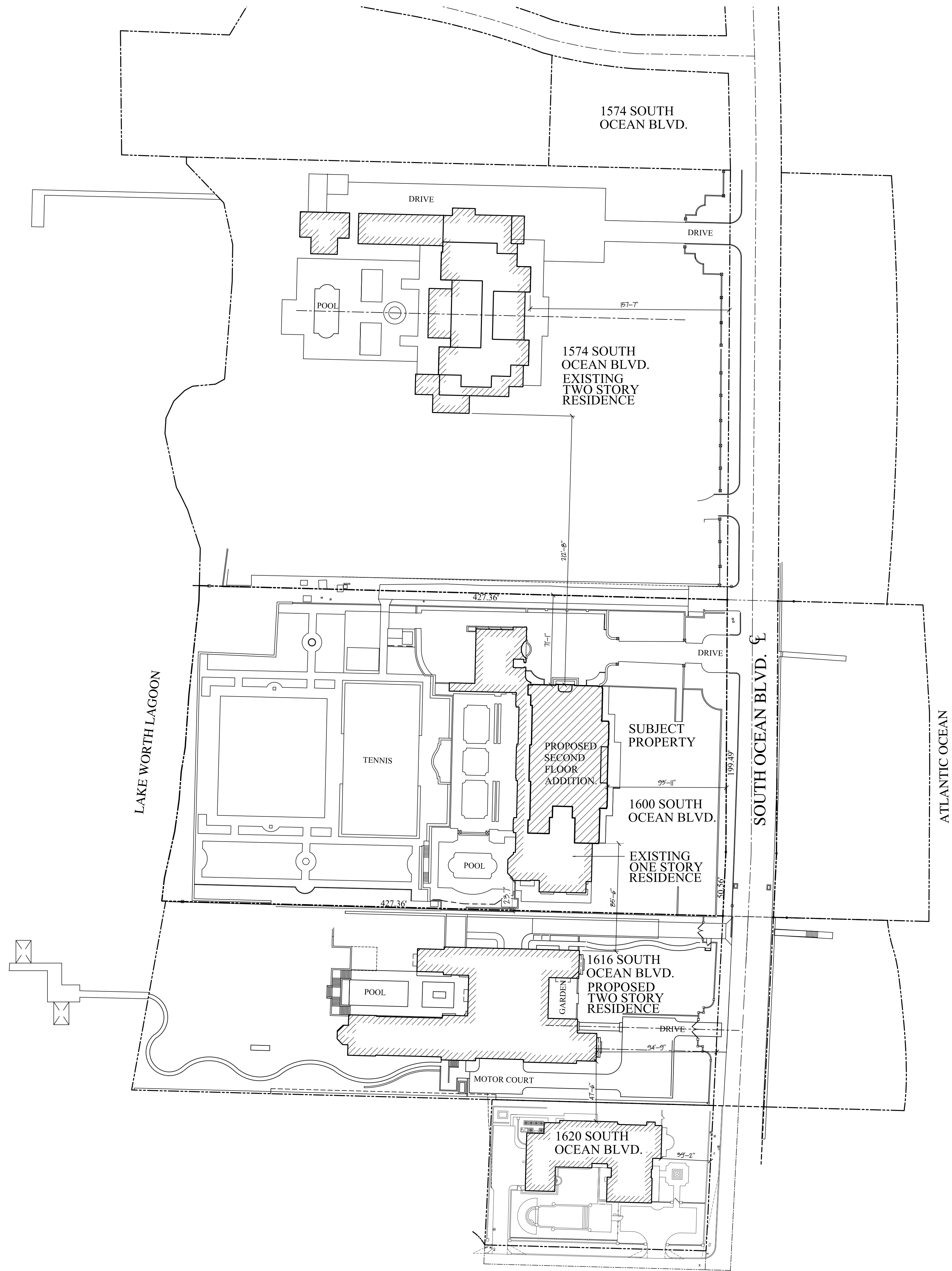
WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4089
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

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

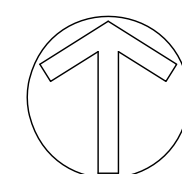
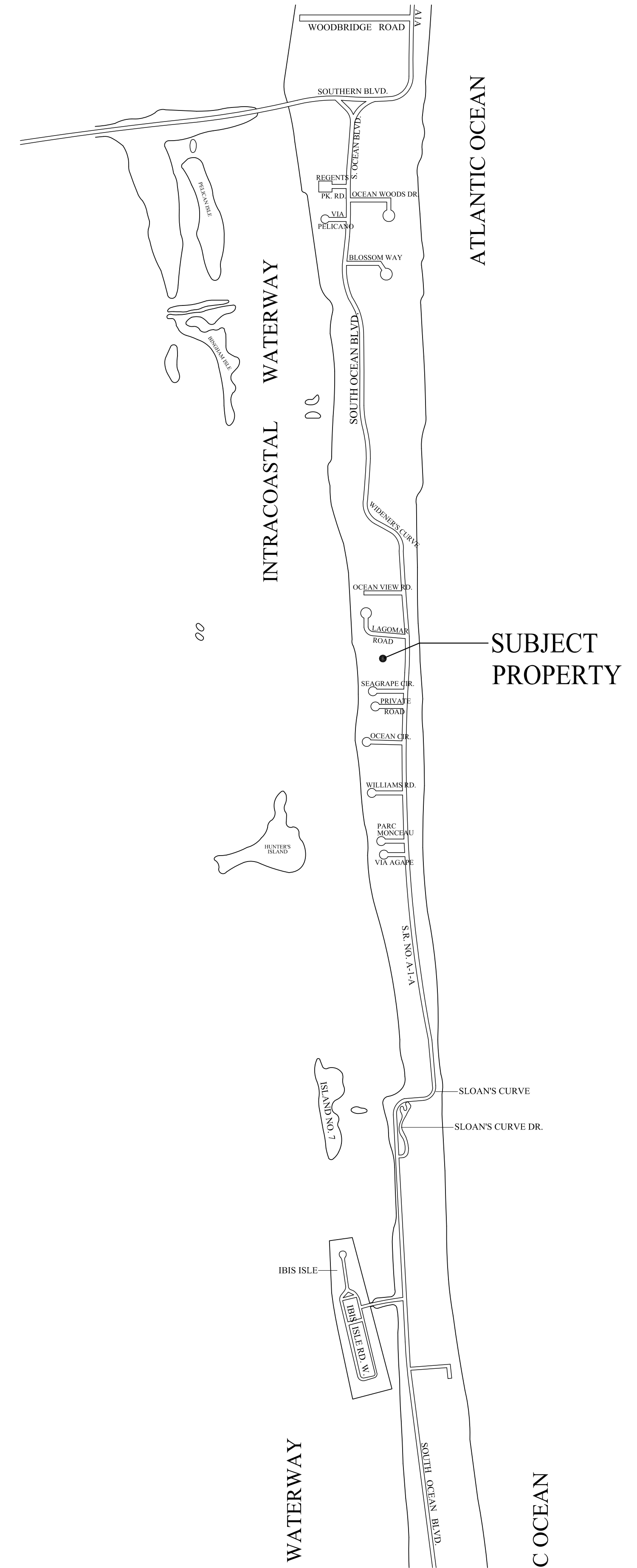


BOUNDARY SURVEY FOR:			
PB PAVILION TRUST			
 WALLACE SURVEYING CORP., LICENSED BUSINESS # 4069 5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 840-4551			
FIELD:	B.M.	JOB NO:	00-1144.2
OFFICE:	M.B.	DATE:	4/16/19
C'W:	C.W.	REF:	00-1144-62B-1.DWG
F.B:	PB276	PG:	42
DWG. NO:	00-1144-1	SHEET	3 OF 3



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	SCALE	03/09/2023
		AS NOTED	DRAWING NO.
			A-102

