DESIGN ARCHITECT

JUAN PABLO MOLYNEUX
J.P. MOLYNEUX STUDIO, LTD.
750 LEXINGTON AVENUE
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ARCHITECT

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SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
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(561) 835-1888

LANDSCAPE ARCHITECT

KEITH WILLIAMS
NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE, SUITE #150
PALM BEACH, FLORIDA 33480
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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

RECEIVED
By yfigueroa at 7:36 am, Aug 16, 2023

ARC - 23 - 120 # ZON - 23 - 088

DROP OFF SUBMITTAL - 08/15/2023

ARCOM HEARING 09/27/2023
T.C. HEARING 10/11/2023

SCOPE OF WORK:

- One story Northwest Garage extension and One story Southwest main floor extension. Site Plan Review for generator enclosure.
- Raise kitchen wing roof line in North side yard setback. North and South side yard variances.

1600 SOUTH OCEAN BOULEVARD PALM BEACH, FLORIDA

SHEET INDEX

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

1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		N.T.S	A-100

MOLYNEUX

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.

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
ESM'T	= 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
PVM'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
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
△	= 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)
ℙ	= PROPERTY LINE
⊘	= UTILITY POLE
	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
	= LIGHT POLE
	= PINE TREE
	= SABAL PALM

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.

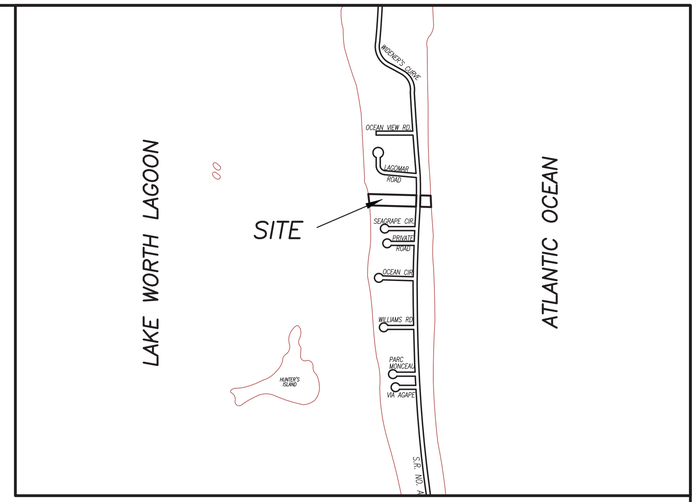
AND

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.

FLOOD ZONES:
This property is located in Flood Zone X, AE (EL 6) & VE (EL 10), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591 F, dated 10-05-17.

NOTES:
1. *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 7223-6375872, issued by First American Title Insurance Company, dated March 12, 2023. This office has made no search of the Public Records.*
2. *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 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.*
3. *Description furnished by client or client's agent.*
4. *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.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *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.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *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.*
11. *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.*
12. *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.*
13. *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.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*
15. *Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.000054587.*
16. *Coordinates shown hereon are based upon Datum - NAD 83 1999 adjustment. Zone - Florida East, Linear Unit - US Traverse Mercator Projection.*
17. *This survey falls within the suburban category as classified in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code. All field measurements exceeded the accuracy requirements for this classification.*
18. *The real-time GPS positional information shown hereon was collected with a Topcon Hiperlite System. The information was translated to conform to the Coastal Construction Control Line, permanent reference monuments as recorded in Plat Book 80, Page 137, Public Records of Palm Beach County, Florida. The horizontal positional accuracy was plus/minus 0.07 of a foot based upon the published information for the permanent reference monuments.*



VICINITY SKETCH N.T.S.

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 PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-8	N/A	Standard Exceptions.				●
9	D.B. 109, PG 281	Easement granted to Southern Bell Telephone and Telegraph Company f/k/a 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. 1655, PG 888	Declaration of Covenants, Conditions and Restrictions.	●			
10b	D.B. 1655, PG 891	Declaration of Covenants, Conditions and Restrictions.		●		
10c	D.B. 1655, 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 286	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

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

REVISIONS:

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

BOUNDARY SURVEY FOR:

PB PAVILION TRUST

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 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
CK'D: C.W.	REF: 00-1144-62B-1.DWG	SHEET 1	OF 3

N

W E

S

0' 20' 40' 60'

SCALE: 1"=20'

ZONE AE (EL. 6) / ZONE X

10' EASEMENT SUBJECT TO HEDGE AND PAVING RELOCATION AGREEMENT (O.R.B. 4284, PG. 286 AND O.R.B. 4387, PG. 1851)

C.C.C.L (P.B. 80, PG. 137) 8/22/97

(11A) 20' SEWER EASEMENT (O.R.B. 2083, PG. 849)

N:846,867.50
E:970,719.52

PYRAMID, 1.0'S.

5/8", "W.S.C."

0.7' METL. BULKHEAD

BULKHEAD CORNER 0.3'S.

BULKHEAD CORNER 0.3'S.

METER PANEL

GATE

F.P.L. PAD

VAULT

SWITCH PANEL

LIFT STATION

M.H.

S.V.

F.P.L. PAD

SIGNAL POLE

N.88°28'09"W. 409.68'

417'±

ASPHALT

CONC.

E.B.

ANTENNA

ASPHALT

CONC. S.V.

S.V.

20.0'

20.0'

CONC. WALL

RAISED CURB

MONITER WELLS

CONC.

GEN

A/C

FENCE

CONC. WALL

DRAIN

A/C

29.4'

FFE=21.09

FOUNTAIN

A=16.6'

49.6'

F.F. EL. 22.87

CONC.

COLUMN (TYP.)

CALL BOX

DRIVEWAY AGREEMENT (O.R.B. 3914, PG. 1254)

CONC.

RAISED CURB

1.5' SEAWALL

WOOD FENCE

RAISED CURB

GRAVEL

GRAVEL

C.L.F. (TYP.)

FFE=12.77

FFE=13.23

FFE=12.78

20.2'

33.5'

A=7.0'

A=3.9'

A=3.9'

FFE=22.77

18.9'

CONC.

COASTAL STRAND

150'

93.0'

200'

26.0'

CONC.

CLAY TENNIS COURTS

2.463 ACRES

(11A) 20' SEWER EASEMENT (O.R.B. 2083, PG. 849)

#1600
2-STORY RESIDENCE

FFE=22.79

COVERED

28.6'

29.3'

24.7'

26.5'

15.6'

10.9'

13.8'

37.0'

FFE=22.74

GRAVEL

RAISED CURB

C.L.F. (TYP.)

CONC.

POOL

WOOD

ARCH

20' SEWER EASEMENT (O.R.B. 1936, PG. 1529)

50'

50'

N.88°28'09"W. 444'±
(BASIS OF BEARINGS)

427.36'

4"x4", 1.2'S.

1.5' CONC. BULKHEAD

CONC. WALL

0.5' C.L.R.

1.5' CONC. BULKHEAD WITH CONC. WALL ATOP

OBSERVED M.H.W.L. 4/16/19

251'±

LAKE WORTH LAGOON

S00°18'33"W 199.49'

(PUBLIC)

U.S. OCEAN BLVD.

GENERAL PERMIT LINE 2010 (62B-34)

S. LINE GOVERNMENT LOT 2
SECTION 2/44/43

N. LINE GOVERNMENT LOT 1
SECTION 11/44/43

N:846,668.01
E:970,718.44

S02°42'11"W 50.56'

CATCH BASIN EL=16.82

CATCH BASIN EL=15.97

ADAIR & BRADY (FND. IN CONC.)
0.3'N.,0.6'W.

BENCHMARK:
MAG NAIL AND DISK
EL.=17.00 NAVD

ZONE X / ZONE VE (EL. 10)

ZONE VE (EL. 10) / ZONE VE (EL. 12)

BENCHMARK:
5/8" IRON ROD
EL.=17.29 NAVD

S88°28'08"E 153'±

BEACH DUNE

ROCK

WOOD WALKOVER

BURIED

N00°18'33"E 199.48'

35,208 S.F.

EXOTIC MIX

TOWN OF PALM BEACH BULKHEAD LINE

SEASONAL HIGH WATER LINE
EL.=4.6 NAVD 3/17/23

OBSERVED M.H.W.L.
EL.=0.45 NAVD 3/17/23

252'±

ATLANTIC OCEAN

EXOTIC

N02°42'11"E 50.58'

SCAEVOLA/BEACH DUNE

COASTAL STRAND

S88°28'08"E 125'±

WOOD WALKWAY

BOUNDARY SURVEY FOR:

PB PAVILION TRUST

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569

5553 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'K'D: C.W.	REF: 00-1144-62B-1.DWG	SHEET 2 OF 3	

LAKE WORTH LAGOON

W
S N
E

0′ 20′ 40′ 60′
SCALE: 1"=20′

C.C.C.L (P.B. 80, PG. 137) 8/22/97
250.01'

90°
13.05'
180°09'22"
8.42'
90°30'19"
90°30'19"

1574 S OCEAN BLVD.
2–STORY RESIDENCE
864.14' (N.T.S.)
29.3'
10.04'
90°

SUBJECT PROPERTY
1616 S OCEAN BLVD.
2–STORY RESIDENCE
93.9'

80'±

1616 S OCEAN BLVD.
2–STORY RESIDENCE
(ACCESS DENIED)
LOCATION BY AERIAL TRACING

186.74'
186.74'
185.72'

194.97'

GENERAL PERMIT LINE 2010 (62B–34)

R–112 (T–112)
N:846,668.01
E:970,718.44
N:846,867.50
E:970,719.52

R–111

SOUTH OCEAN BLVD.

40.01'
40.01'

PARK MONCEAU
787.56' (N.T.S.)
178°22'36"
286.24' (N.T.S.)
15.28'
92°31'20"
250.24'
TRAVERSE LINE
29.49'
92°31'20"
180°21'49"
2778.14' (N.T.S.)
7828.75' (N.T.S.)
06 78 E04A 1978

TOWN OF PALM BEACH BULKHEAD LINE

SEASONAL HIGH WATER LINE
EL.=4.6 NAVD 3/17/23

OBSERVED M.H.W.L.
EL.=0.45 NAVD 3/17/23

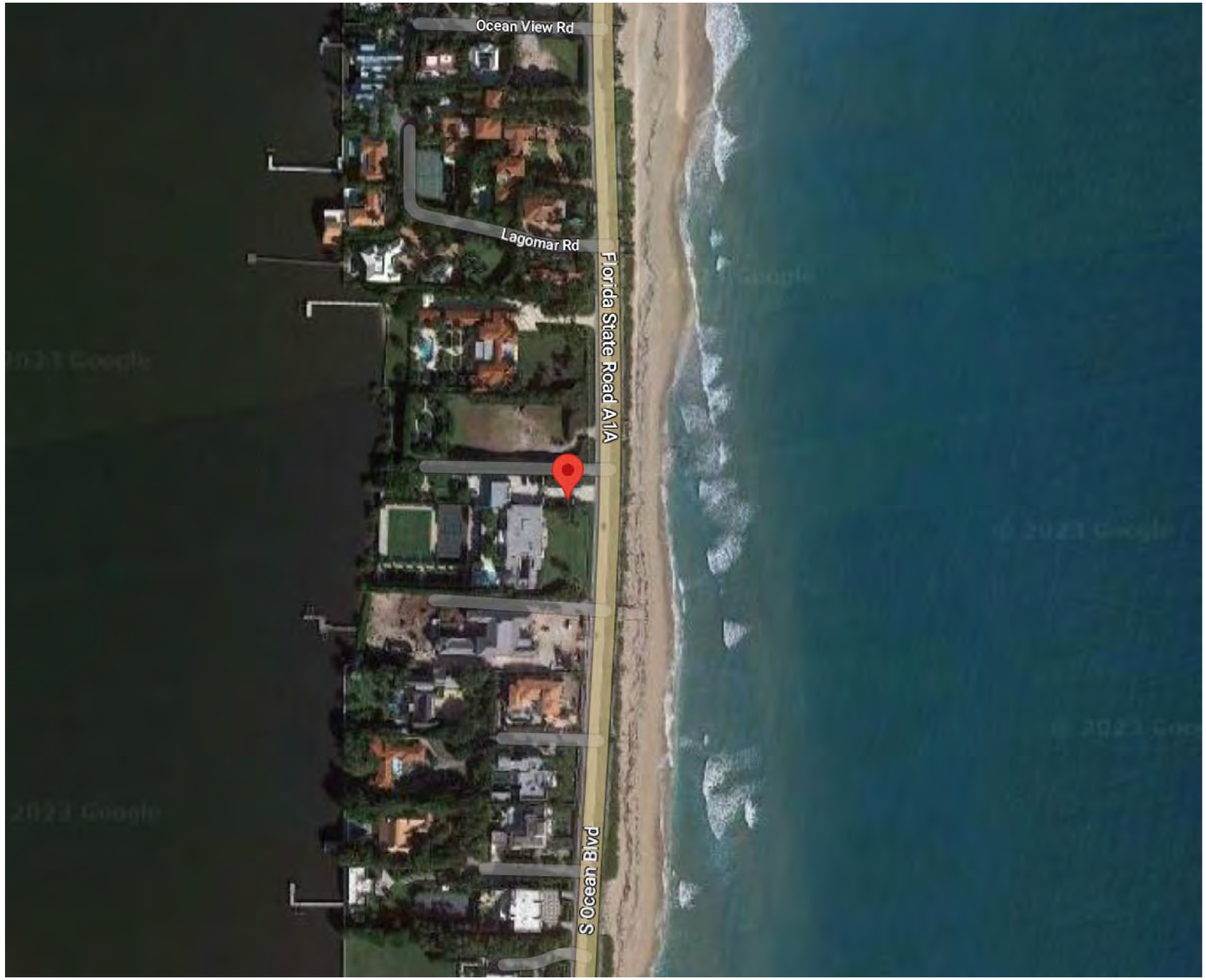
ATLANTIC OCEAN

BOUNDARY SURVEY FOR:

PB PAVILION TRUST

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 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'K'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.

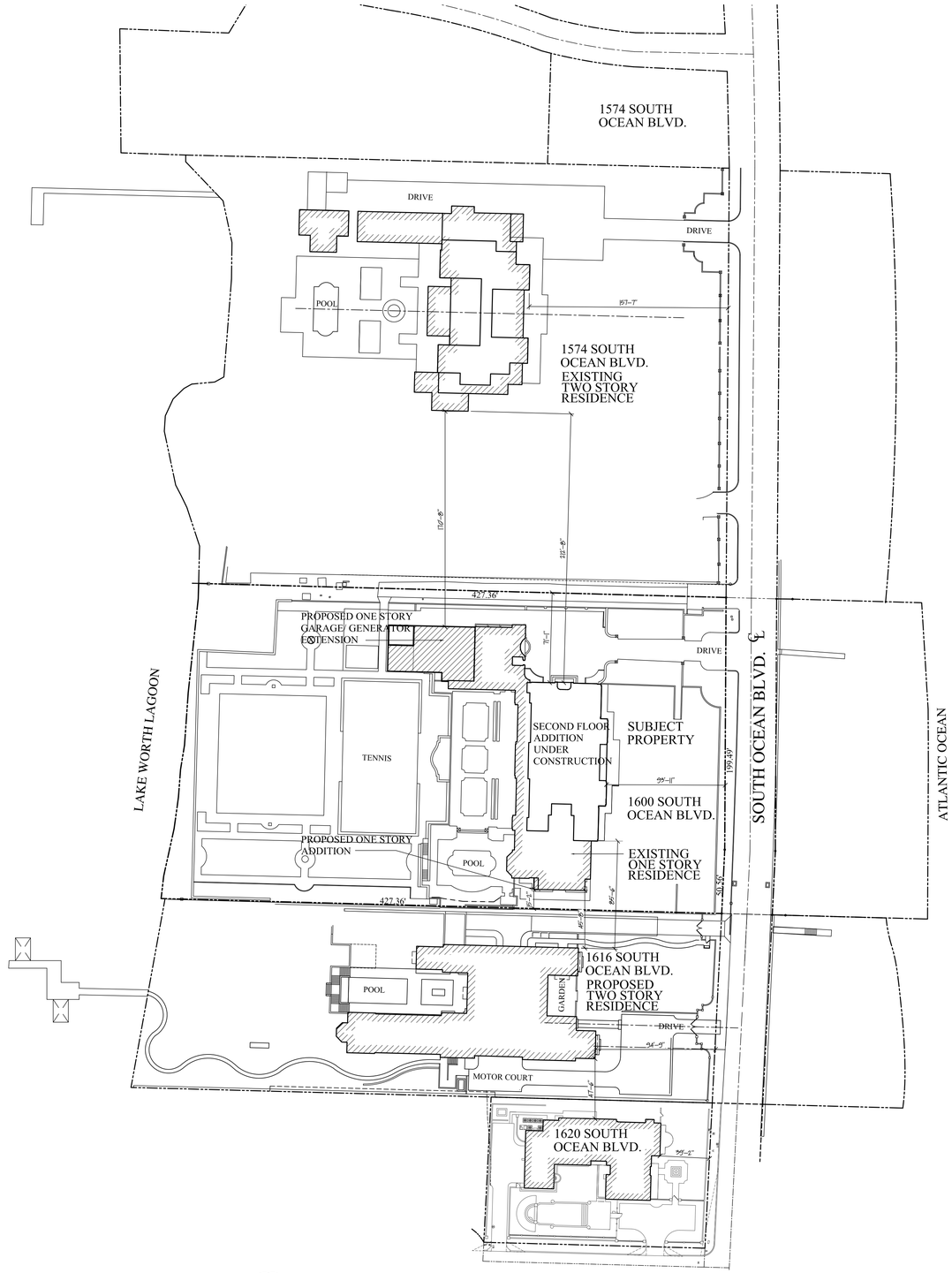
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

S·M

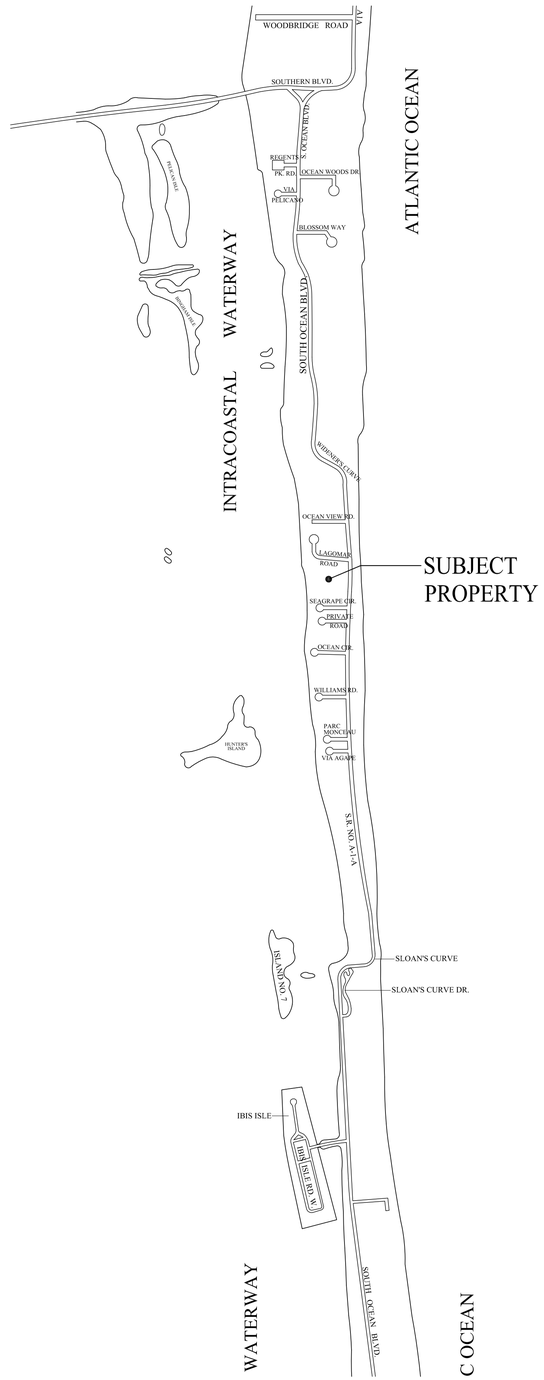
TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		N.T.S	A-101

MOLYNEUX



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.

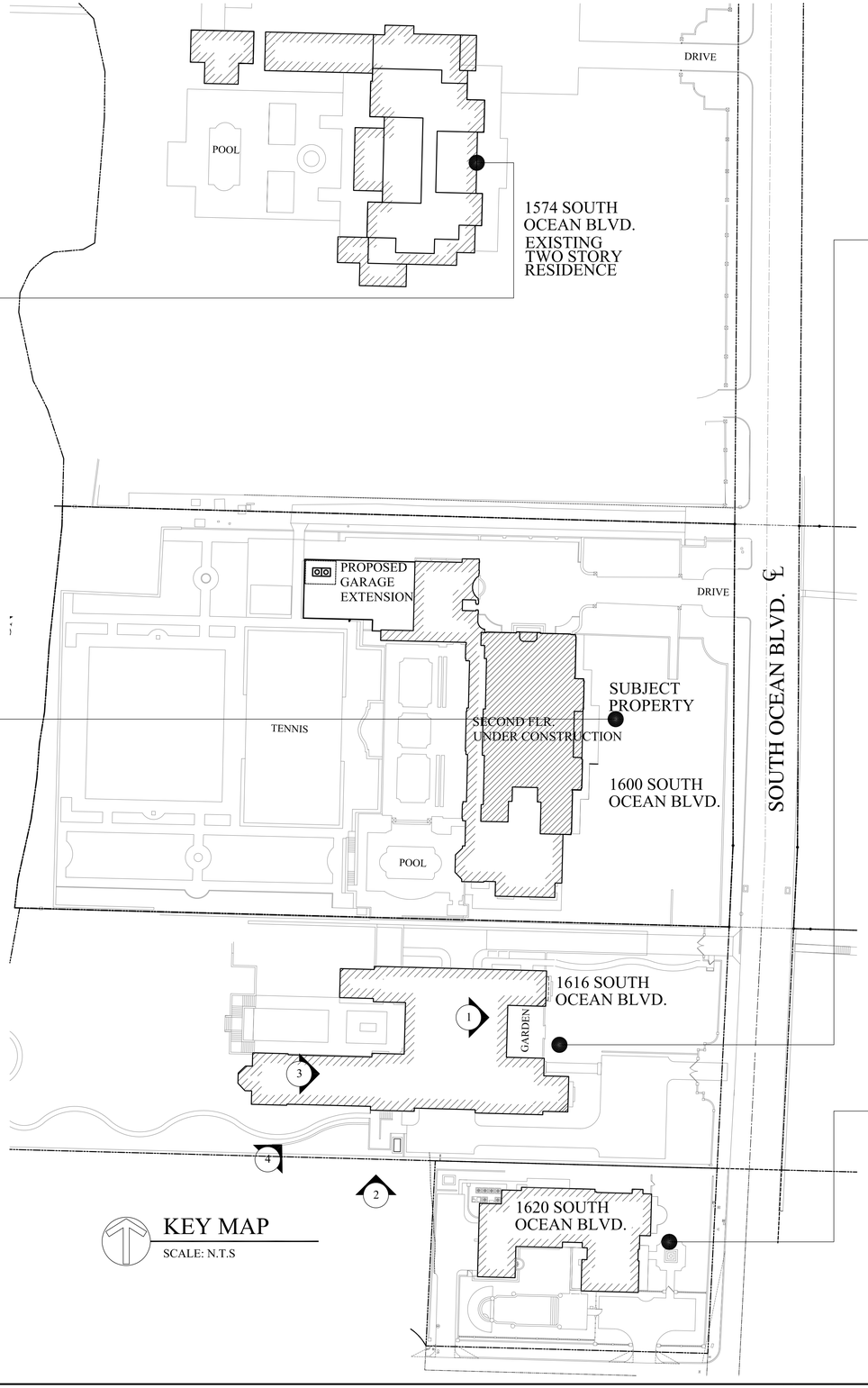
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		AS NOTED	A-102

MOLYNEUX

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.

1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

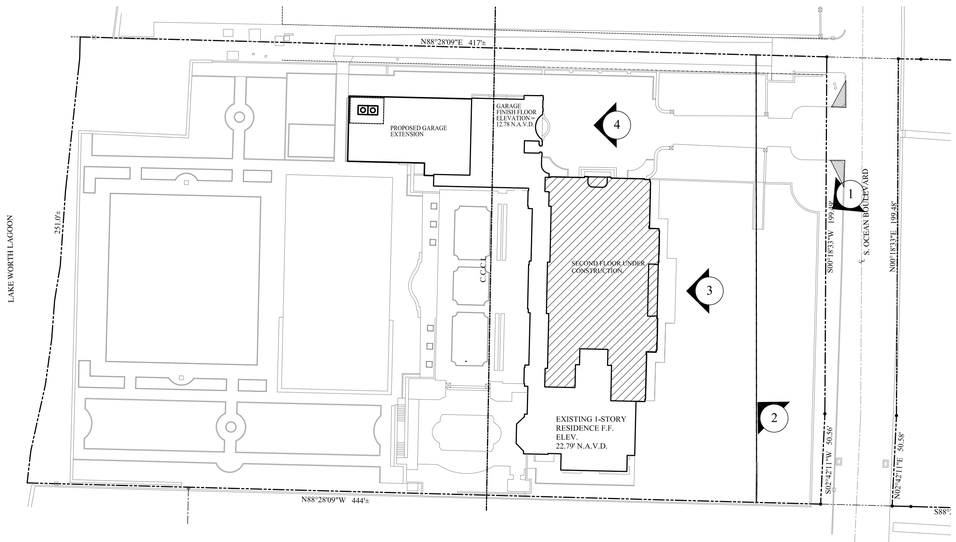
SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		N.T.S	P-1

MOLYNEUX

(1) EAST ELEVATION LOOKING SOUTH WEST

(2) EAST ELEVATION LOOKING NORTH WEST



KEY MAP

SCALE: N.T.S

(3) EAST ELEVATION

(4) EAST ELEVATION-MOTOR COURT

NOTE:

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

1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

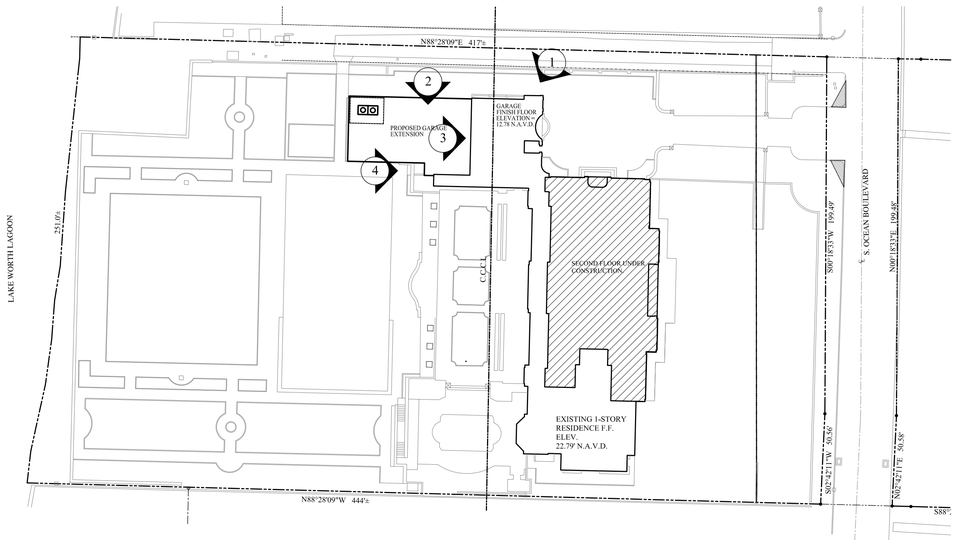
S:M

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		N.T.S	P-2

MOLYNEUX

(1) NORTH ELEVATION

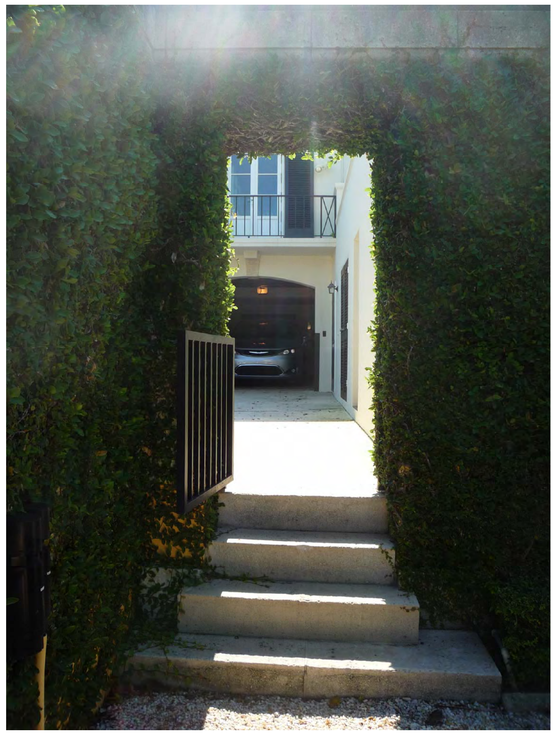
(2) NORTH ELEVATION REAR MOTOR COURT



KEY MAP

SCALE: N.T.S

(3) WEST ELEVATION-GARAGE



(4) ACCESS TO REAR -MOTOR COURT

NOTE:

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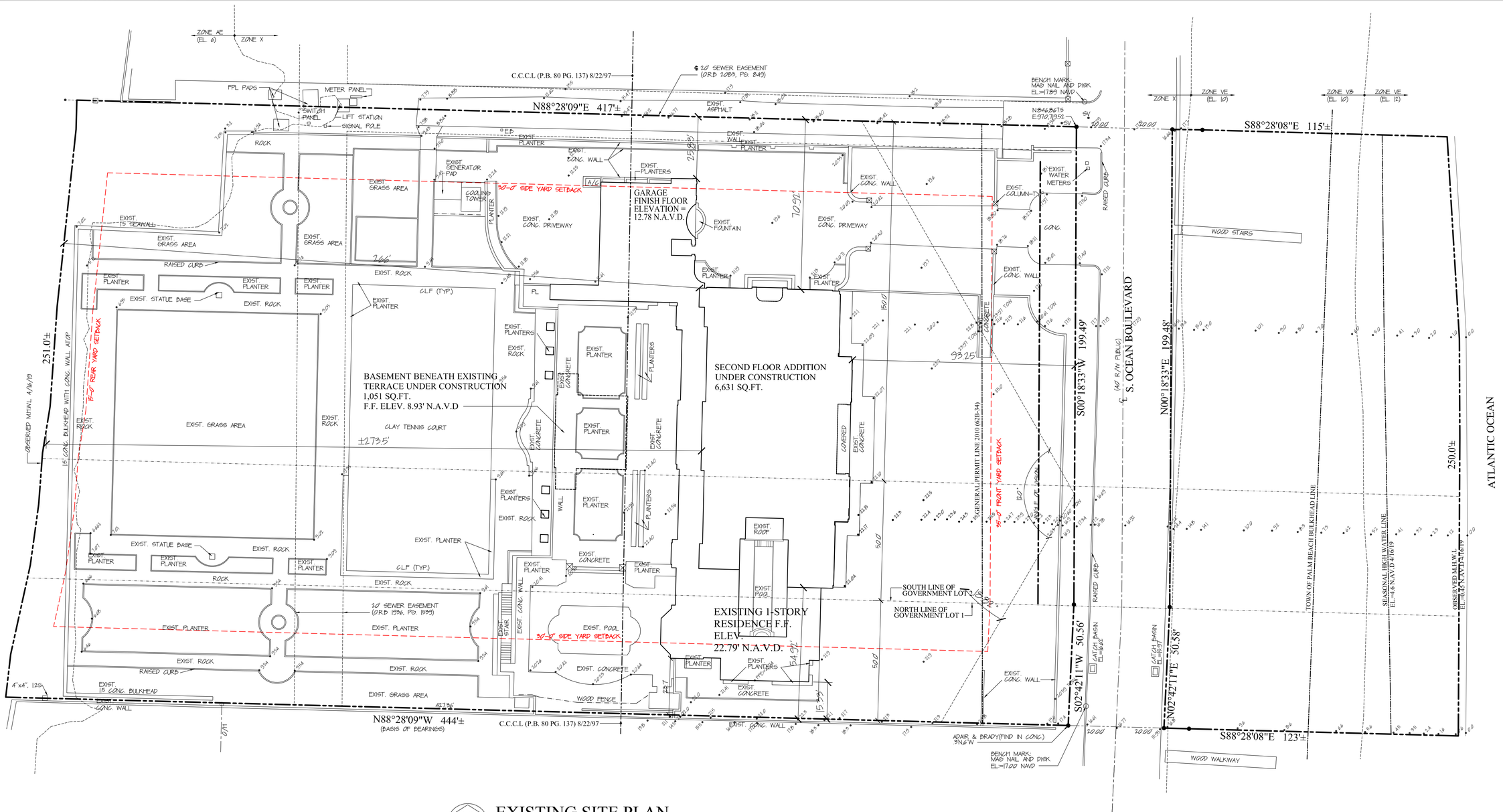
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
	ARCOM		06/26/2023
DWG. NUMBER		SCALE	DRAWING NO.
		N.T.S	P-3

MOLYNEUX



EXISTING 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:	59,817 SQ. FT.	
AFFECTED LANDSCAPED OPEN SPACE:	1,450 SQ. FT.	= 2.4%
EXISTING HARDSCAPE:	35,074 SQ. FT.	
AFFECTED HARDSCAPE:	1,470 SQ. FT.	= 4.2%

SITE DATA TABLE:

ZONING DISTRICT:		R-A
LOT AREA:		107,288 SQ. FT.
LOT WIDTH:	250.00'	
LOT DEPTH:	428.00'	
LOT COVERAGE BY BUILDING:		
MAXIMUM:	26,822 SQ. FT.	= 25.0%
EXISTING:	12,971 SQ. FT.	= 12.1%
LANDSCAPED OPEN SPACE:		
MINIMUM:	53,644 SQ. FT.	= 50.0%
EXISTING:	61,077 SQ. FT.	= 57.2%
ANGLE OF VISION:	120°	

NOTE:
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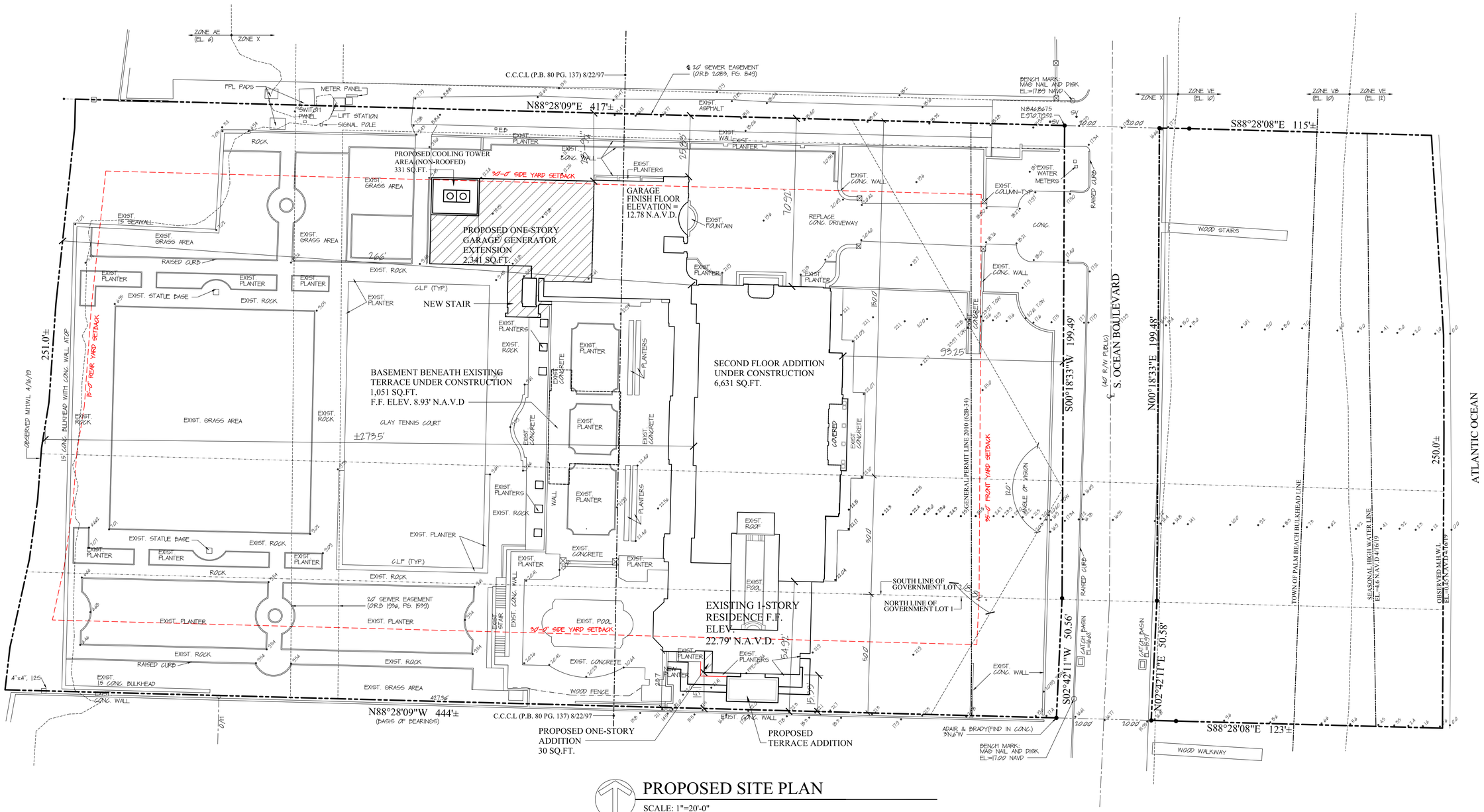
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	SP-100

MOLYNEUX



PROPOSED 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:	59,817 SQ. FT.	
AFFECTED LANDSCAPED OPEN SPACE:	1,450 SQ. FT.	= 2.4%
EXISTING HARDSCAPE:	35,074 SQ. FT.	
AFFECTED HARDSCAPE:	1,470 SQ. FT.	= 4.2%

SITE DATA TABLE:

ZONING DISTRICT:		R-A
LOT AREA:		107,288 SQ. FT.
LOT WIDTH:	250.00'	
LOT DEPTH:	428.00'	
LOT COVERAGE BY BUILDING:		
MAXIMUM:	26,822 SQ. FT.	= 25.0%
EXISTING:	12,971 SQ. FT.	= 12.1%
PROPOSED:	15,342 SQ. FT.	= 14.3%
LANDSCAPED OPEN SPACE:		
MINIMUM:	53,644 SQ. FT.	= 50.0%
EXISTING:	57,077 SQ. FT.	= 53.2%
PROPOSED:	56,498 SQ. FT.	= 52.6%
ANGLE OF VISION:	120°	

NOTE:
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1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	SP-101

MOLYNEUX

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	**Lot Area (sq. ft.):**	107,288 SQ. FT.		
4	**Lot Width (W) & Depth (D) (ft.):**	250 FT. (W) 428 FT. (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	**FEMA Flood Zone Designation:**	"X"		
7	**Zero Datum for point of meas. (NAVD)**	30.80' NAVD		
8	**Crown of Road (COR) (NAVD)**	17.31' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	28,822 sq.ft @25%	12,971 sq.ft @12.1%	15,342 sq.ft@ 14.3%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	21,832 sq. ft.	24,203 sq. ft.
12	*Front Yard Setback (Ft.)	35 ft.	93.25 ft. (E)	N/C
13	* Side Yard Setback (1st Story) (Ft.)	30 ft.	15.33'(S) 25.83' (N)	15.1'(S) 25.83'(N)
14	* Side Yard Setback (2nd Story) (Ft.)	30 ft.	54.92'(S) 70.92 (N)	N/C
15	*Rear Yard Setback (Ft.)	15 ft.	267.42 ft. (W)	266.0 ft. (W)
16	Angle of Vision (Deg.)	120 deg.	120 deg.	N/C
17	Building Height (Ft.)	25 ft.	20 ft.	N/C
18	Overall Building Height (Ft.)	35 ft.	29'-10"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	17.31 NAVD	N/C
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.00' N.AV.D	22.79' N.A.V.D	N/C
22	Base Flood Elevation (BFE)(NAVD)	6.00' N.A.V.D	6.00' N.A.V.D	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	56,644 sq.ft. @50%	57,077 sq.ft. 53.2%	56,438 sq.ft. 52.6%
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	3,938 sq.ft. @45%	7,936 sq.ft. @91%	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

**** Provide Native plant species info per category as requited by Ord. 003-2023 on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

NOTE:
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1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-103

MOLYNEUX

LAKE WORTH LAGOON

ATLANTIC OCEAN

ZONE AE (EL. 6) / ZONE X

C.C.C.L (P.B. 80 PG. 137) 8/22/97

20' SEWER EASEMENT (O.R.B. 2083, PG. 849)

BENCH MARK: MAG NAIL AND DISK EL.=17.89 NAVD
N846,865.5
E970,719.52

N88°28'09"E 417'±

FPL PADS

METER PANEL

SWITCH PANEL

LIFT STATION

SIGNAL POLE

EXIST. ASPHALT

EXIST. WALL

EXIST. PLANTER

ROCK

PROPOSED COOLING TOWER AREA (NON-ROOFED) 331 SQ.FT.

VARIANCE NO. 2

VARIANCE NO. 3

30'-0" SIDE YARD SET BACK

EXIST. CONC. WALL

EXIST. PLANTERS

EXIST. GRASS AREA

GARAGE FINISH FLOOR ELEVATION = 12.78 N.A.V.D.

PROPOSED ONE-STORY GARAGE/ GENERATOR EXTENSION 2,341 SQ.FT.

EXIST. FOUNTAIN

EXIST. CONC. DRIVEWAY

EXIST. WATER METERS

EXIST. COLUMN-TYP.

RAISED CURB

EXIST. 15' SEAWALL

EXIST. GRASS AREA

EXIST. GRASS AREA

EXIST. ROCK

NEW STAIR

CLF (TYP)

EXIST. PLANTER

EXIST. STATUE BASE

EXIST. ROCK

EXIST. PLANTERS

EXIST. ROCK

EXIST. CONCRETE

EXIST. PLANTER

PLANTERS

BASEMENT BENEATH EXISTING TERRACE UNDER CONSTRUCTION 1,051 SQ.FT. F.F. ELEV. 8.93' N.A.V.D

SECOND FLOOR ADDITION UNDER CONSTRUCTION 6,631 SQ.FT.

CLAY TENNIS COURTS

±27.35'

EXIST. CONCRETE

COVERED

EXIST. CONCRETE

EXIST. GRASS AREA

EXIST. ROCK

EXIST. PLANTERS

EXIST. ROCK

WALL

EXIST. PLANTER

PLANTERS

EXIST. PLANTER

EXIST. STATUE BASE

EXIST. ROCK

EXIST. PLANTER

EXIST. PLANTER

EXIST. PLANTER

CLF (TYP.)

EXIST. CONCRETE

EXIST. PLANTER

EXIST. PLANTER

ROCK

EXIST. ROCK

EXIST. ROOF

EXIST. POOL

SOUTH LINE OF GOVERNMENT LOT 2

NORTH LINE OF GOVERNMENT LOT 1

20' SEWER EASEMENT (O.R.B. 1936, PG. 1893)

EXIST. PLANTER

EXIST. PLANTER

EXIST. STAIR

EXIST. CONC. WALL

EXIST. POOL

30'-0" SIDE YARD SET BACK

EXIST. ROCK

RAISED CURB

EXIST. ROCK

EXIST. CONCRETE

EXIST. PLANTER

EXIST. PLANTERS

EXIST. 15' CONC. BULKHEAD

EXIST. GRASS AREA

WOOD FENCE

EXIST. CONC. WALL

EXIST. CONC. WALL

4"x4", 12'S

N88°28'09"W 444'±
(BASIS OF BEARINGS)

C.C.C.L (P.B. 80 PG. 137) 8/22/97

PROPOSED ONE-STORY ADDITION 30 SQ.FT. VARIANCE NO. 1

PROPOSED TERRACE ADDITION

ADAIR & BRADY(FIND IN CONC.) S71.6'W

BENCH MARK: MAG NAIL AND DISK EL.=17.00 NAVD

EXIST. CONC. WALL

EXIST. CONC. WALL

EXIST. CONCRETE

GENERAL PERMIT LINE 2010 (62B-34)

95'-0" FRONT YARD SETBACK

ANGLE OF VISION

RAISED CURB

CATCH BASIN EL.=15.97

CATCH BASIN EL.=16.62

TOWN OF PALM BEACH BULKHEAD LINE

SEASONAL HIGH WATER LINE EL.=4.6 N.A.V.D 4/16/19

OBSERVED M.H.W.L. EL.=0.45 N.A.V.D 4/16/19

OBSERVED MHWL 4/16/19

15' CONC. BULKHEAD WITH CONC. WALL ATOP

15'-0" REAR YARD SETBACK

251.0'±

250.0'±

S00°18'33"W 199.49'

N00°18'33"E 199.48'

(40' R/W PUBLIC)
S. OCEAN BOULEVARD

ZONE X / ZONE VE (EL. 10) / ZONE VB (EL. 10) / ZONE VE (EL. 12)

S88°28'08"E 115'±

WOOD STAIRS

WOOD WALKWAY

S88°28'08"E 123'±

S02°42'11"W 50.56'

N02°42'11"E 50.58'

20.00

20.00

20.00

20.00

93.25'

150.0'

50.0'

50.0'

50.0'

42.73'

42.7'

15.93'

15.94'

0.71'

SITE ZONING PLAN

SCALE: 1"=20'-0"

0 10 20 40 60 80 100 200

LEGEND

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

SITE DATA TABLE:

ZONING DISTRICT:		R-A
LOT AREA:		107,288 SQ. FT.
LOT WIDTH:	250.00'	
LOT DEPTH:	428.00'	
LOT COVERAGE BY BUILDING:		
MAXIMUM:	26,822 SQ. FT.	= 25.0%
EXISTING:	12,971 SQ. FT.	= 12.1%
PROPOSED:	15,342 SQ. FT.	= 14.3%
LANDSCAPED OPEN SPACE:		
MINIMUM:	53,644 SQ. FT.	= 50.0%
EXISTING:	57,077 SQ. FT.	= 53.2%
PROPOSED:	56,438 SQ. FT.	= 52.6%
ANGLE OF VISION:	120°	

NOTE:
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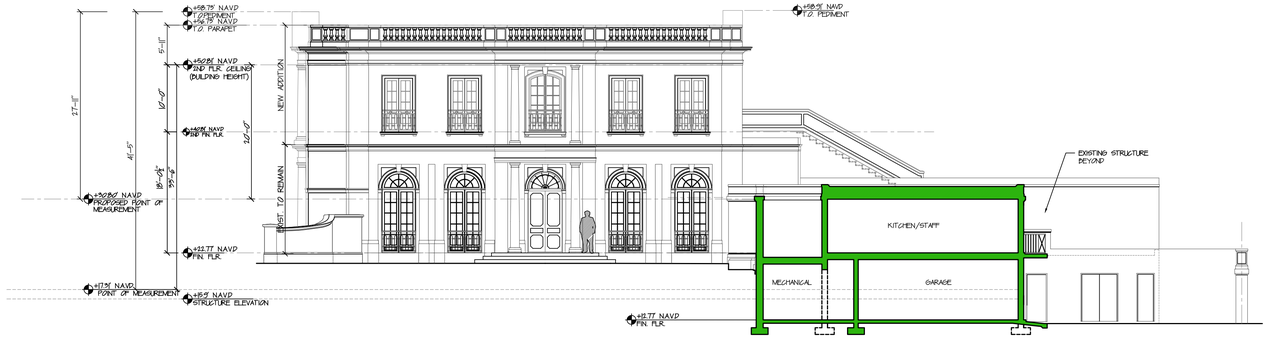
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

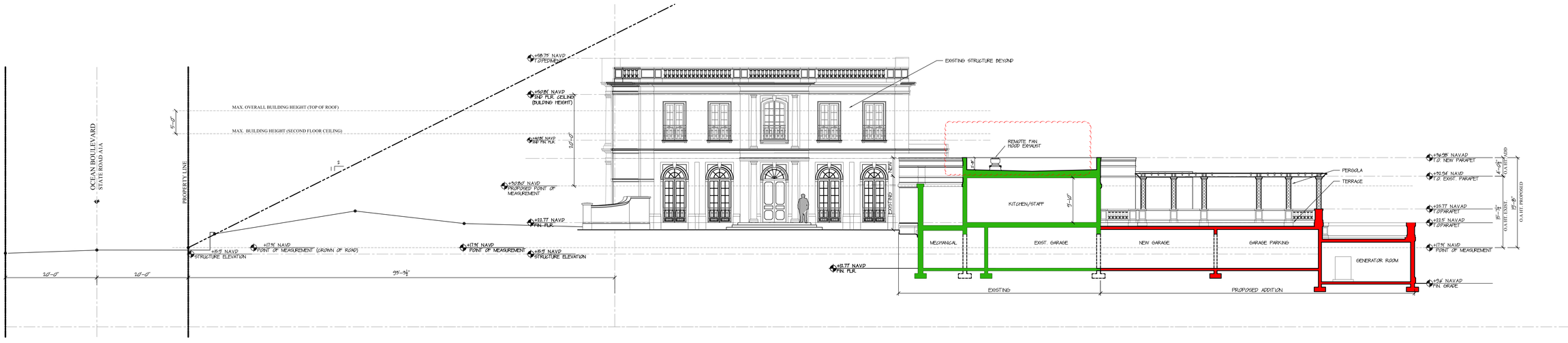
TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-104

MOLYNEUX



BUILDING SECTION EXISTING

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



BUILDING SECTION PROPOSED

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

NOTE:

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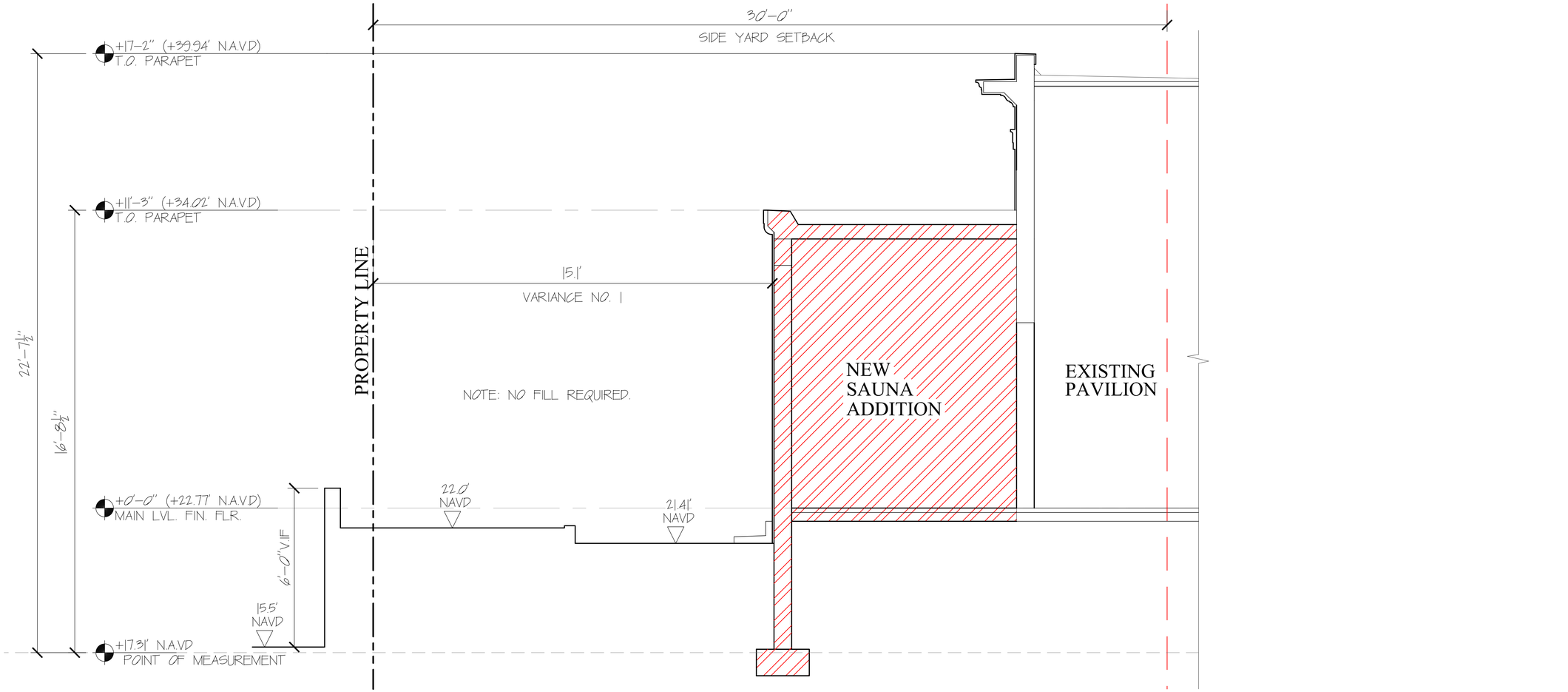
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

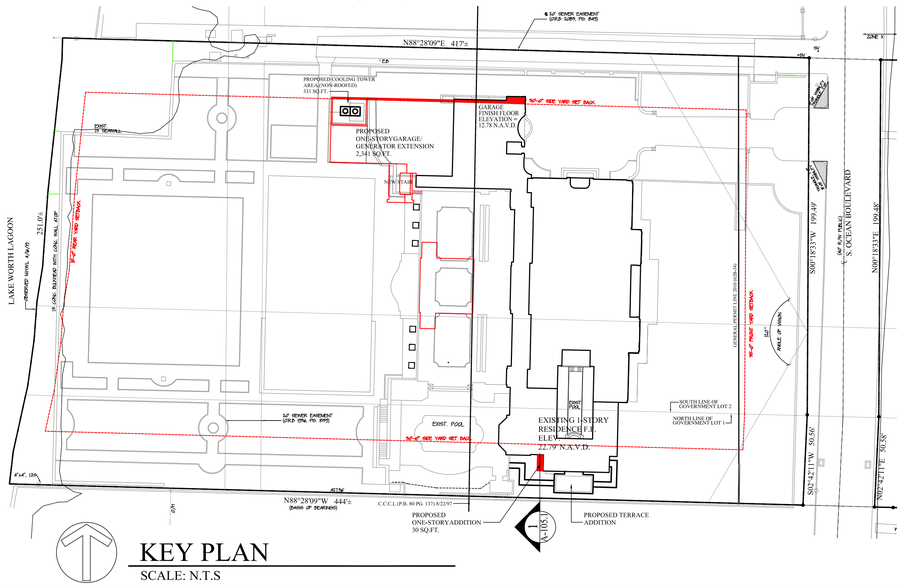
TRADE	PHASE	REVISION	DATE
			03/09/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		AS NOTED	A-105

MOLYNEUX



1 A-105.1 PROPOSED SOUTH SIDE YARD SECTION/VARIANCE DIAGRAM

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



KEY PLAN

SCALE: N.T.S

NOTE:

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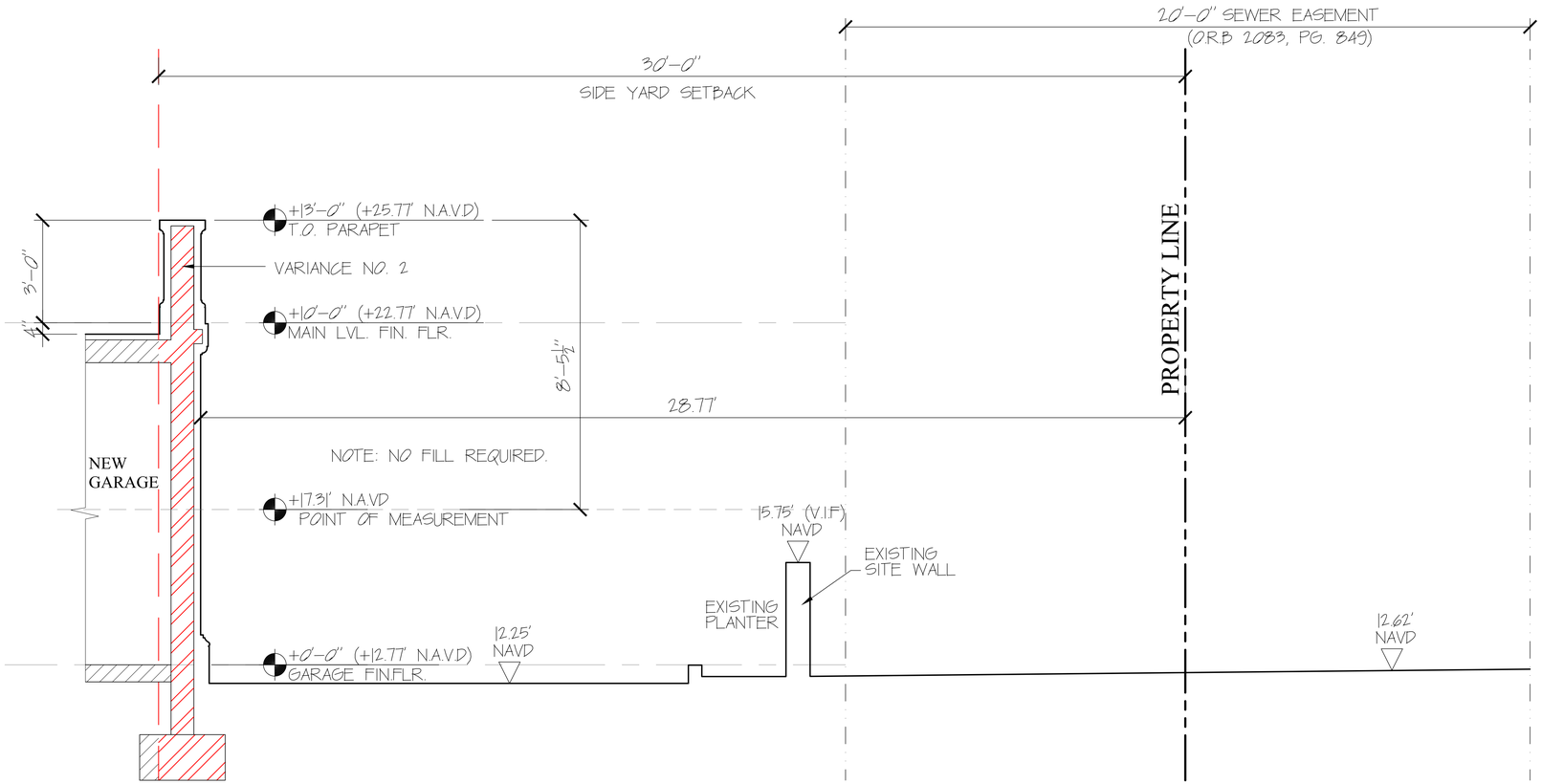
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

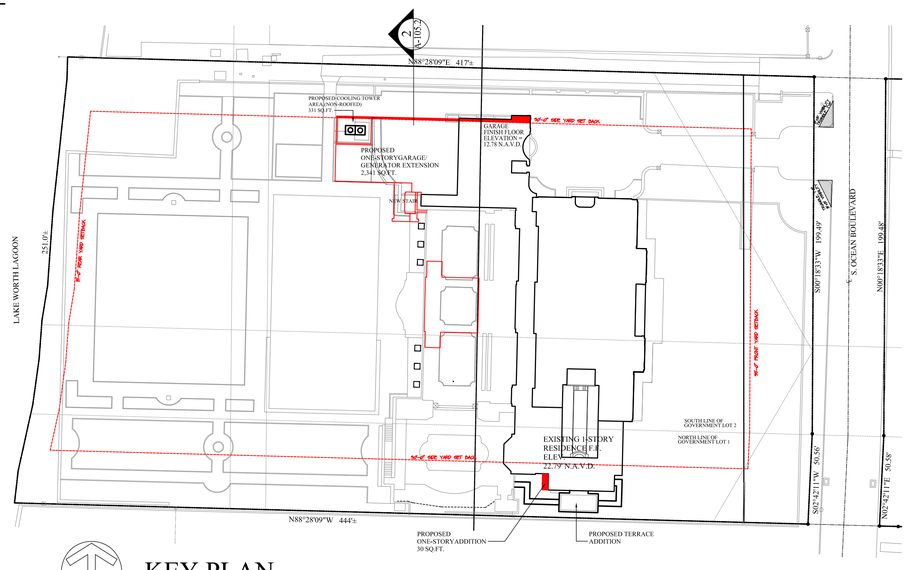
TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		AS NOTED	A-105.1

MOLYNEUX



2 A-105.2 PROPOSED NORTH SIDE YARD SECTION/VARIANCE DIAGRAM

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



KEY PLAN

SCALE: N.T.S

NOTE:

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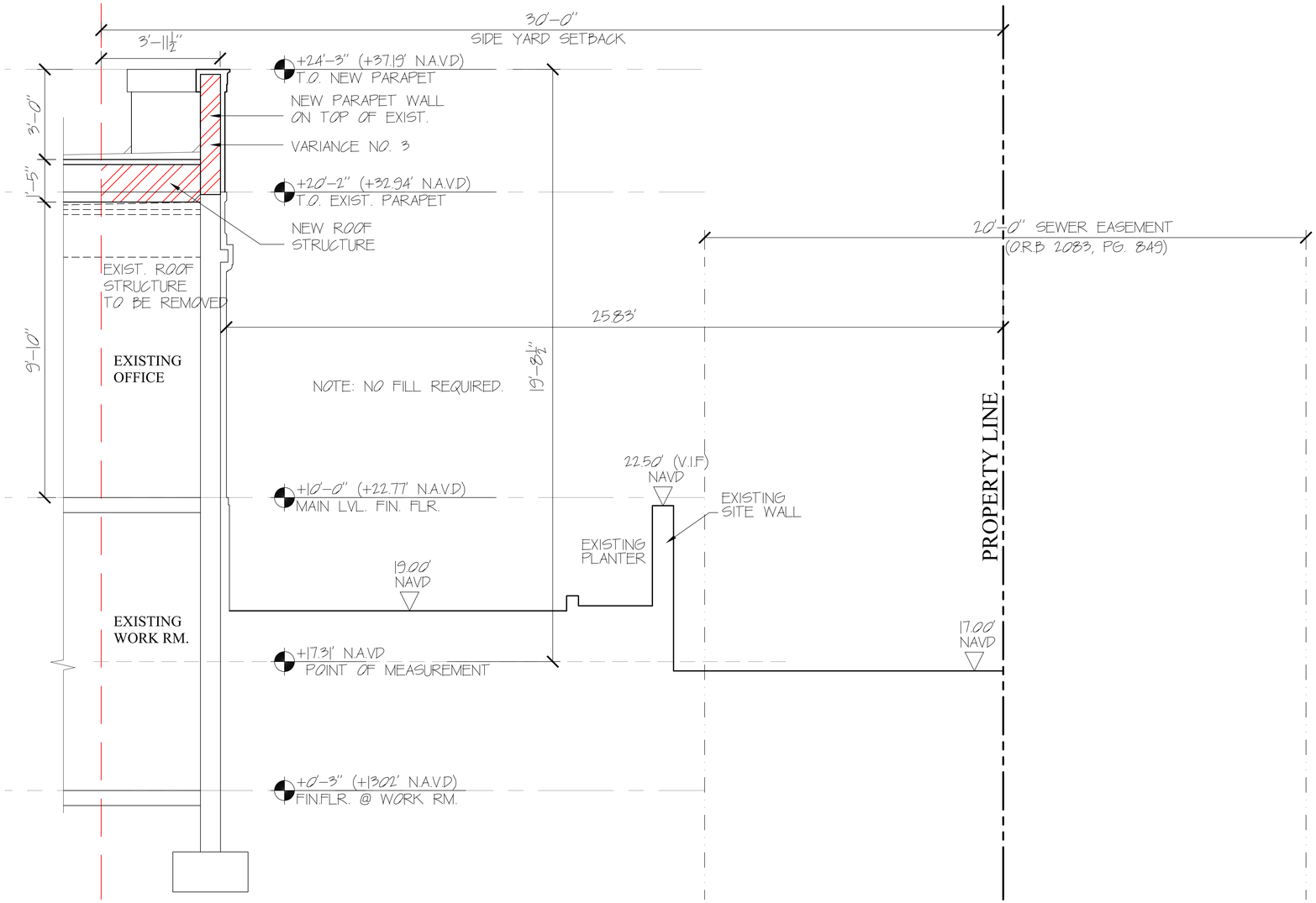
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

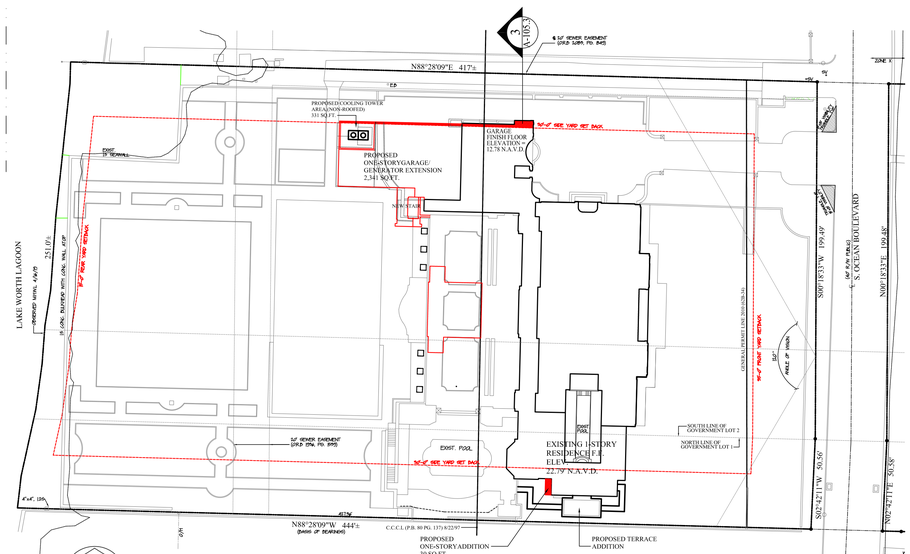
TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		AS NOTED	A-105.2

MOLYNEUX



3 A-105.3 PROPOSED NORTH SIDE YARD SECTION/VARIANCE DIAGRAM

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



KEY PLAN

SCALE: N.T.S

NOTE:

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

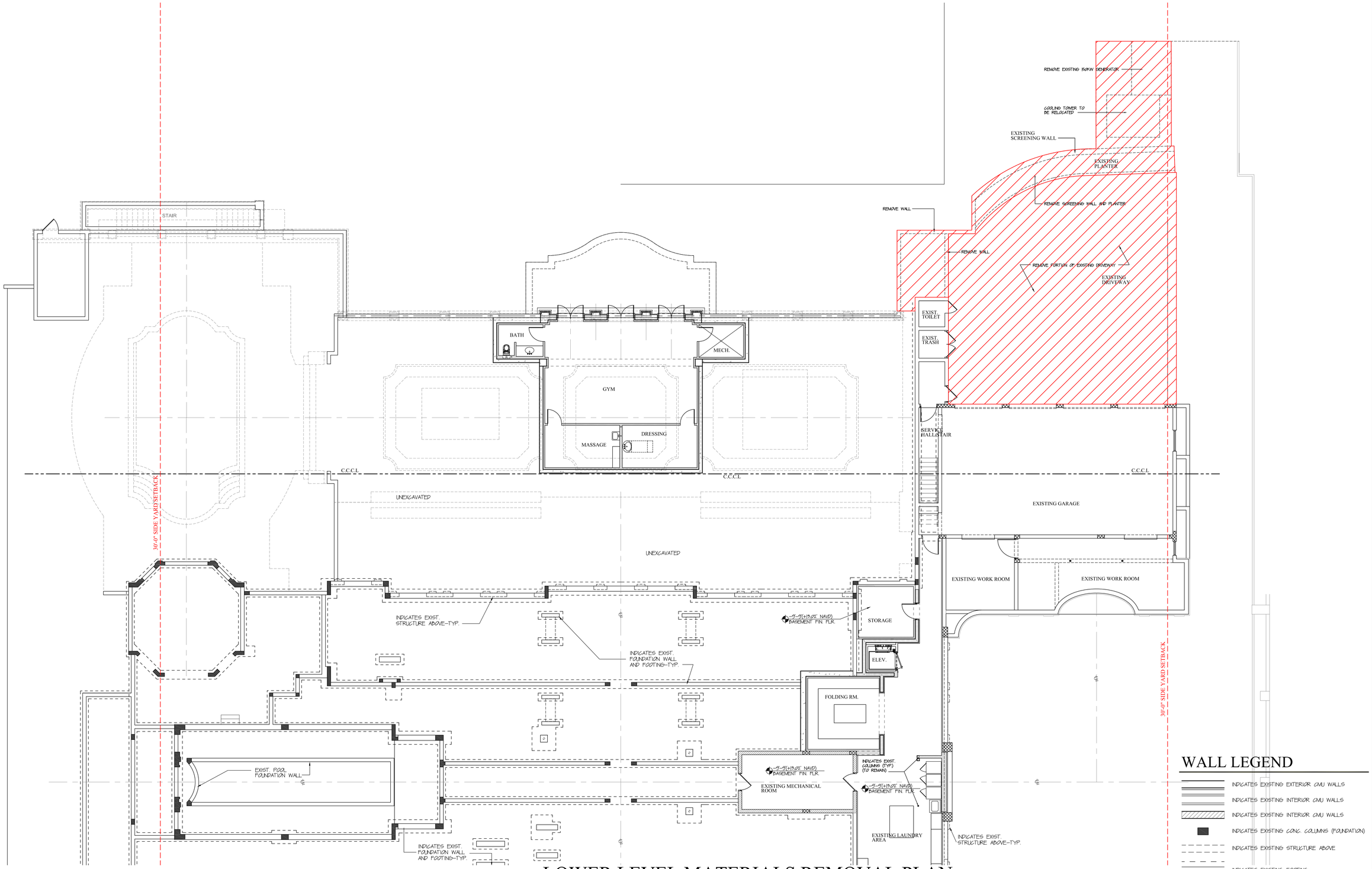
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		AS NOTED	A-105.3

MOLYNEUX



LOWER LEVEL MATERIALS REMOVAL PLAN

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

NORTH

INDICATES LIMITS OF DEMOLITION

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

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

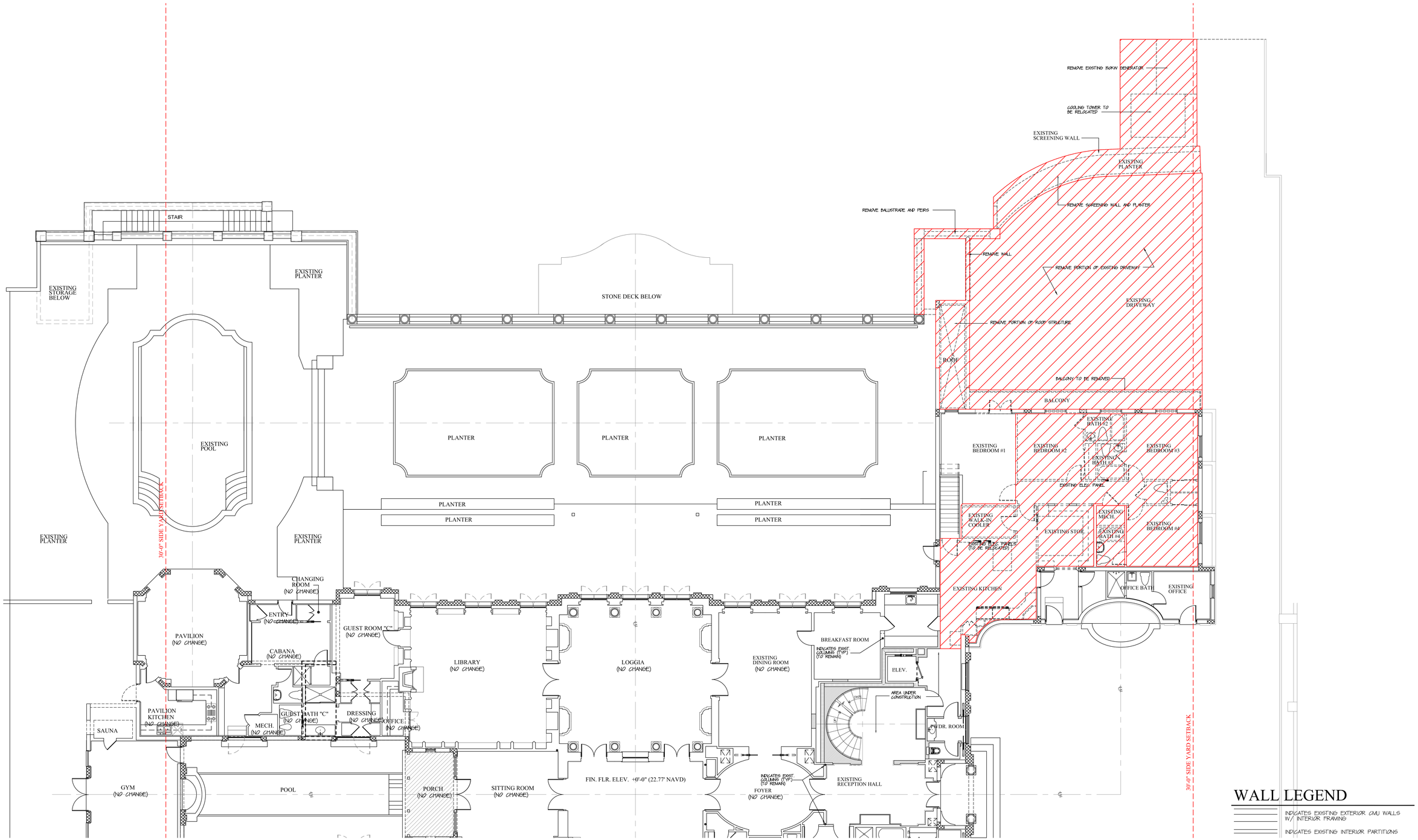
A-23-067

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

S:M

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	D-100

MOLYNEUX



PARTIAL MAIN LEVEL MATERIALS REMOVAL PLAN

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

NORTH

INDICATES LIMITS OF DEMOLITION

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

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

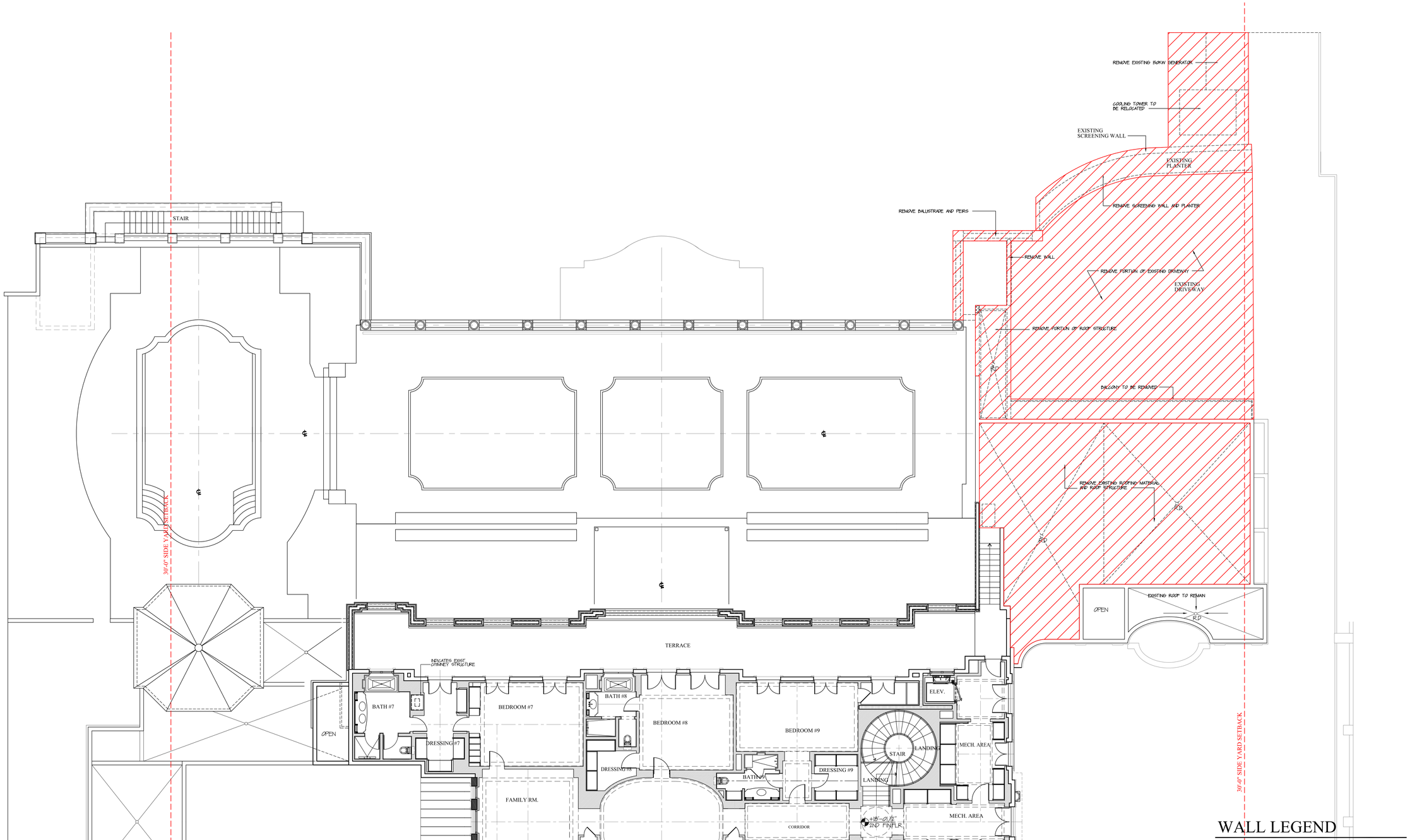
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	D-101

MOLYNEUX



UPPER LEVEL/ROOF MATERIALS REMOVAL PLAN

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

NORTH

INDICATES LIMITS OF DEMOLITION

WALL LEGEND

- INDICATES EXISTING EXTERIOR CMU WALLS
- INDICATES EXTERIOR CMU WALLS
- INDICATES INTERIOR PARTITIONS
- INDICATES EXISTING TO BE REMOVED

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

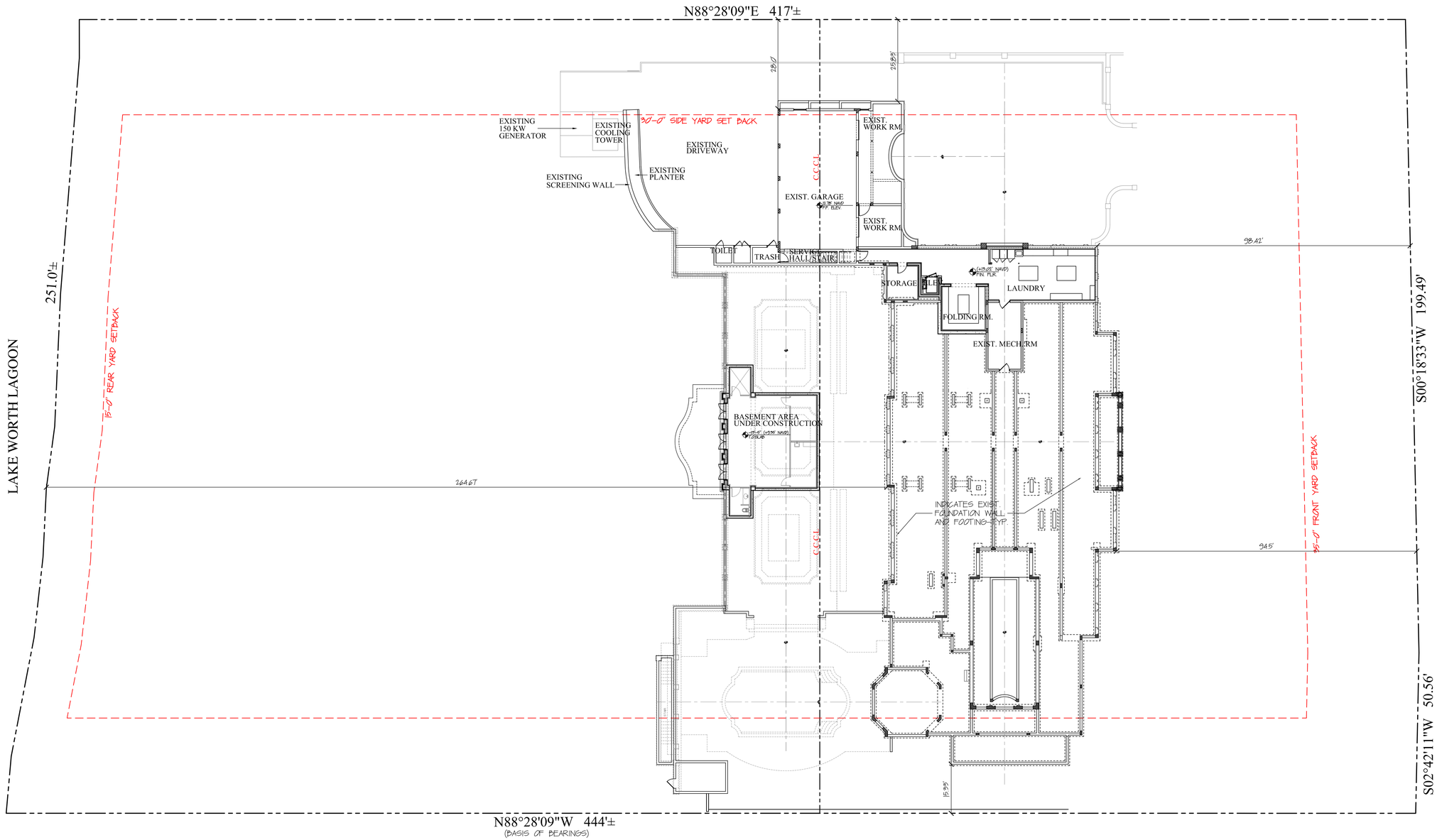
A-23-067

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

S:M

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	D-102

MOLYNEUX



REFERENCE LOWER LEVEL PLAN - EXISTING

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

NORTH

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

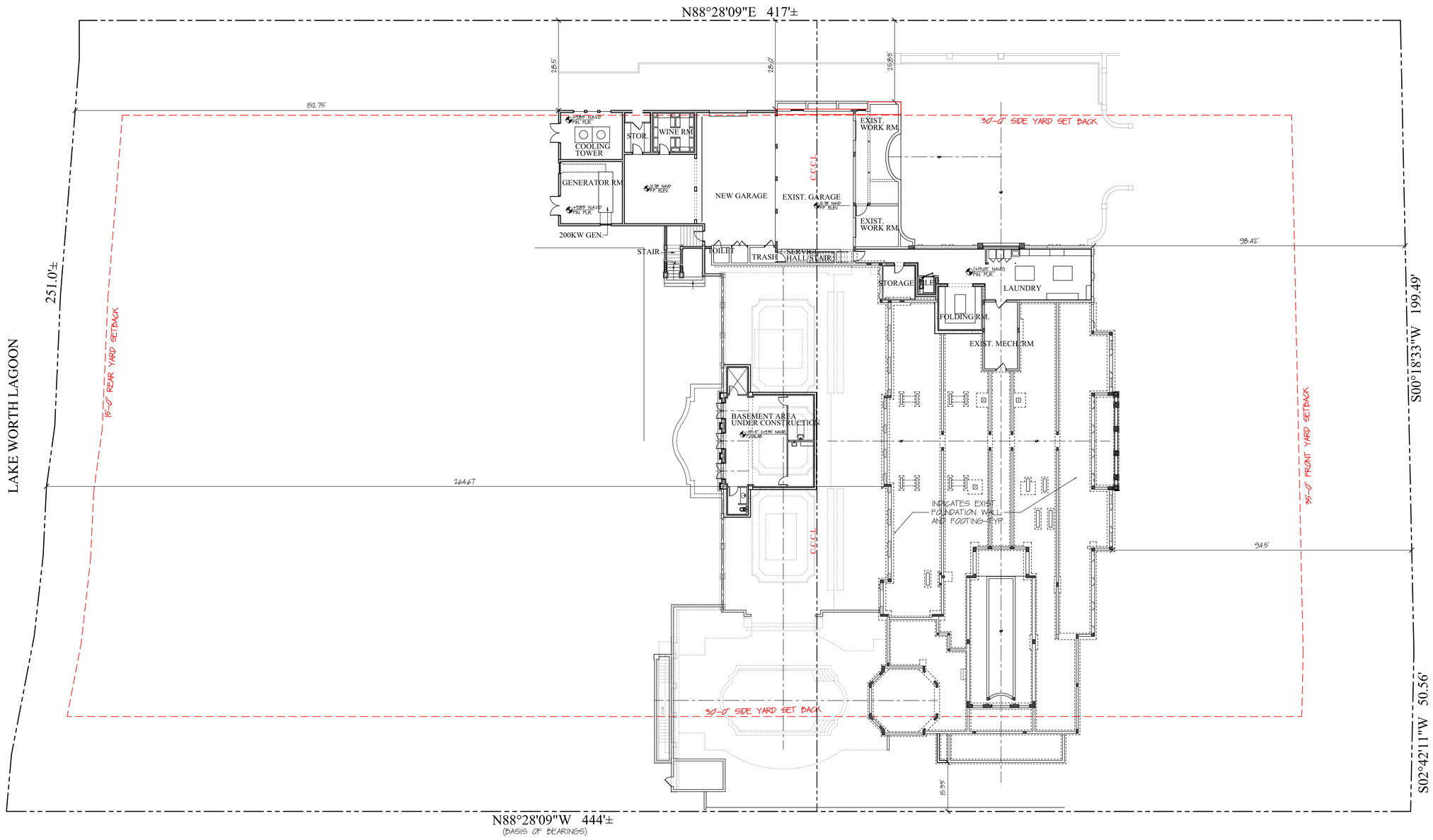
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-200

MOLYNEUX



NORTH

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.

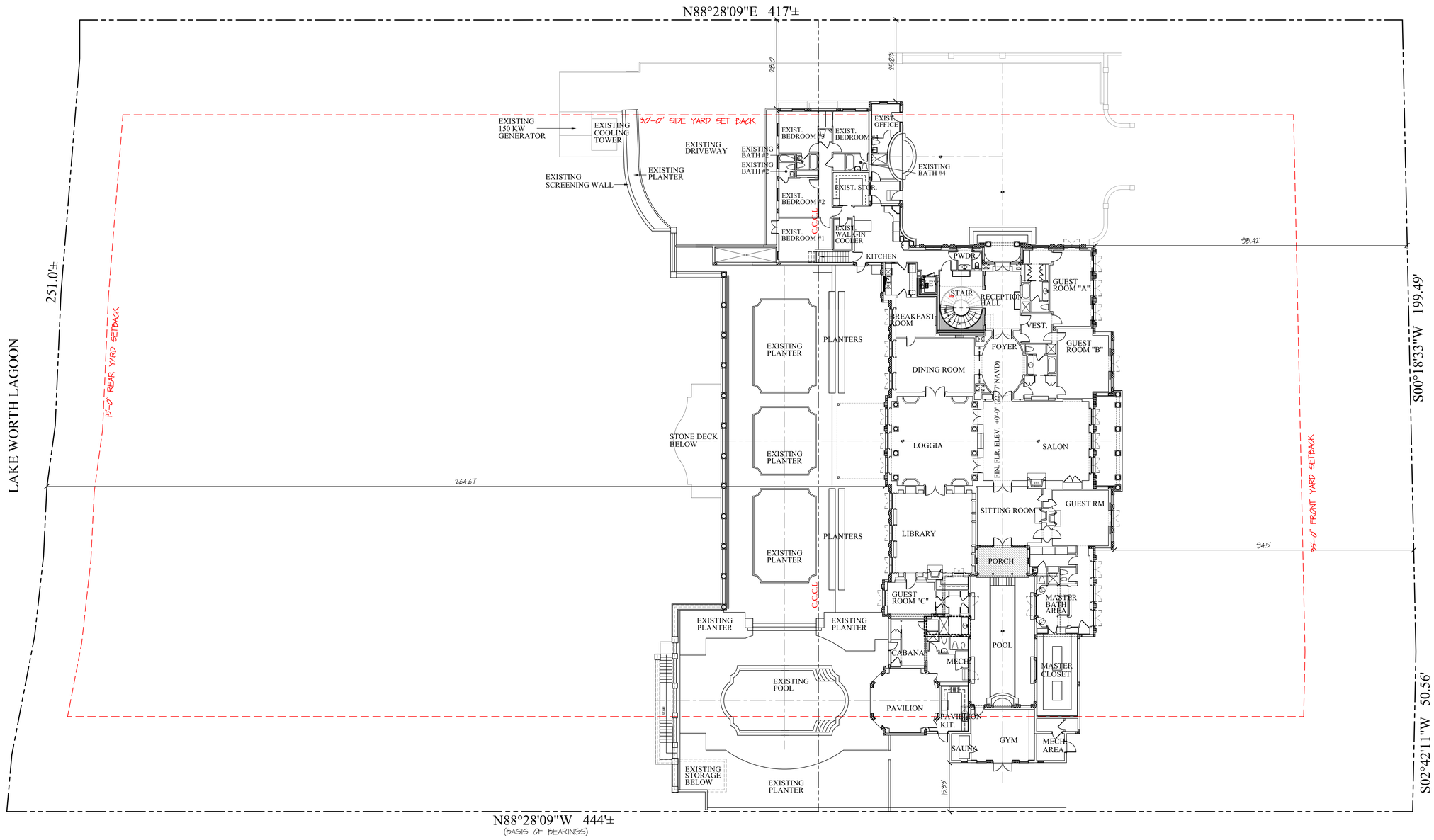
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-201

MOLYNEUX



NORTH

REFERENCE MAIN LEVEL PLAN
PLAN - EXISTING

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.

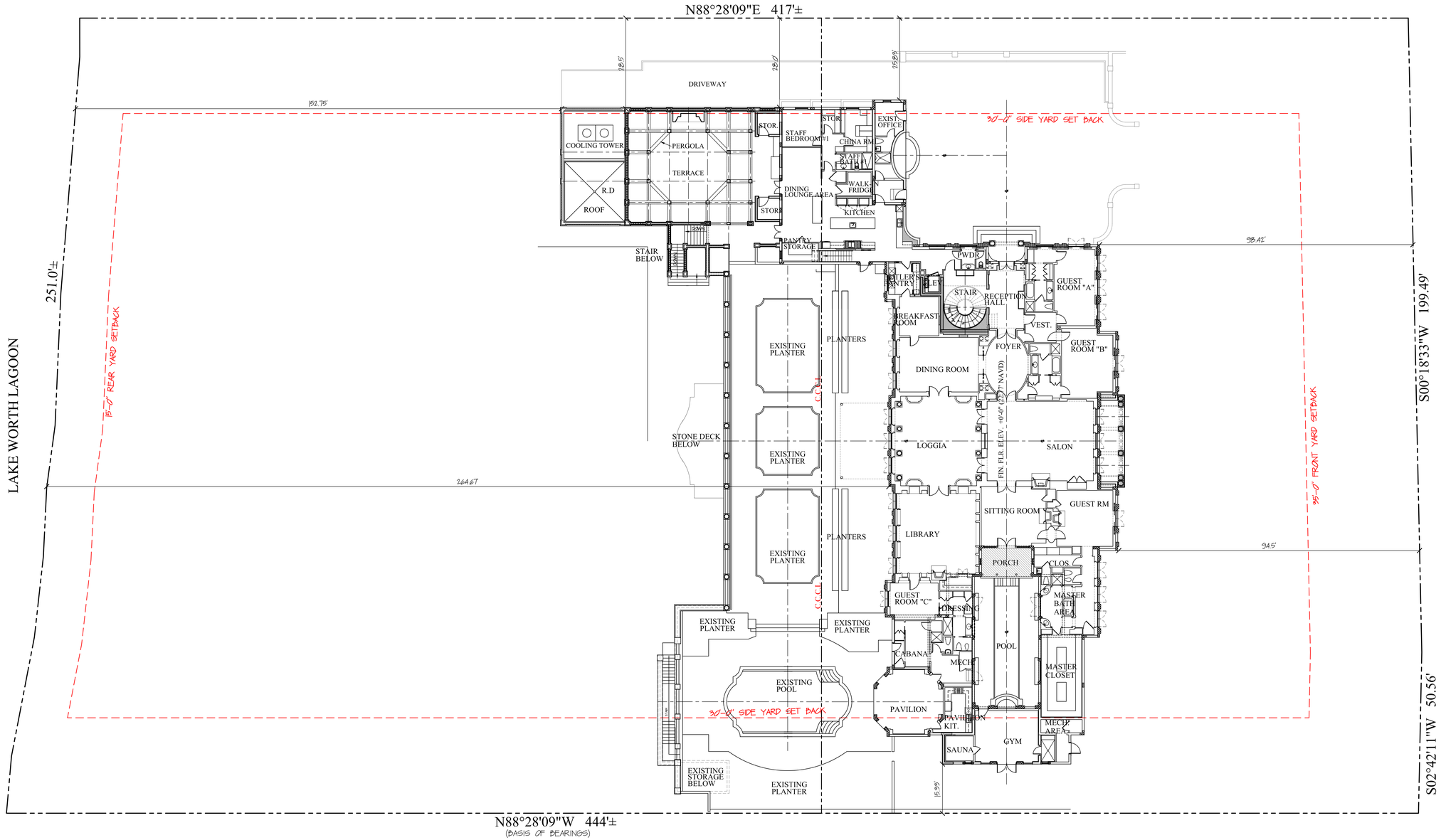
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-202

MOLYNEUX



NORTH

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.

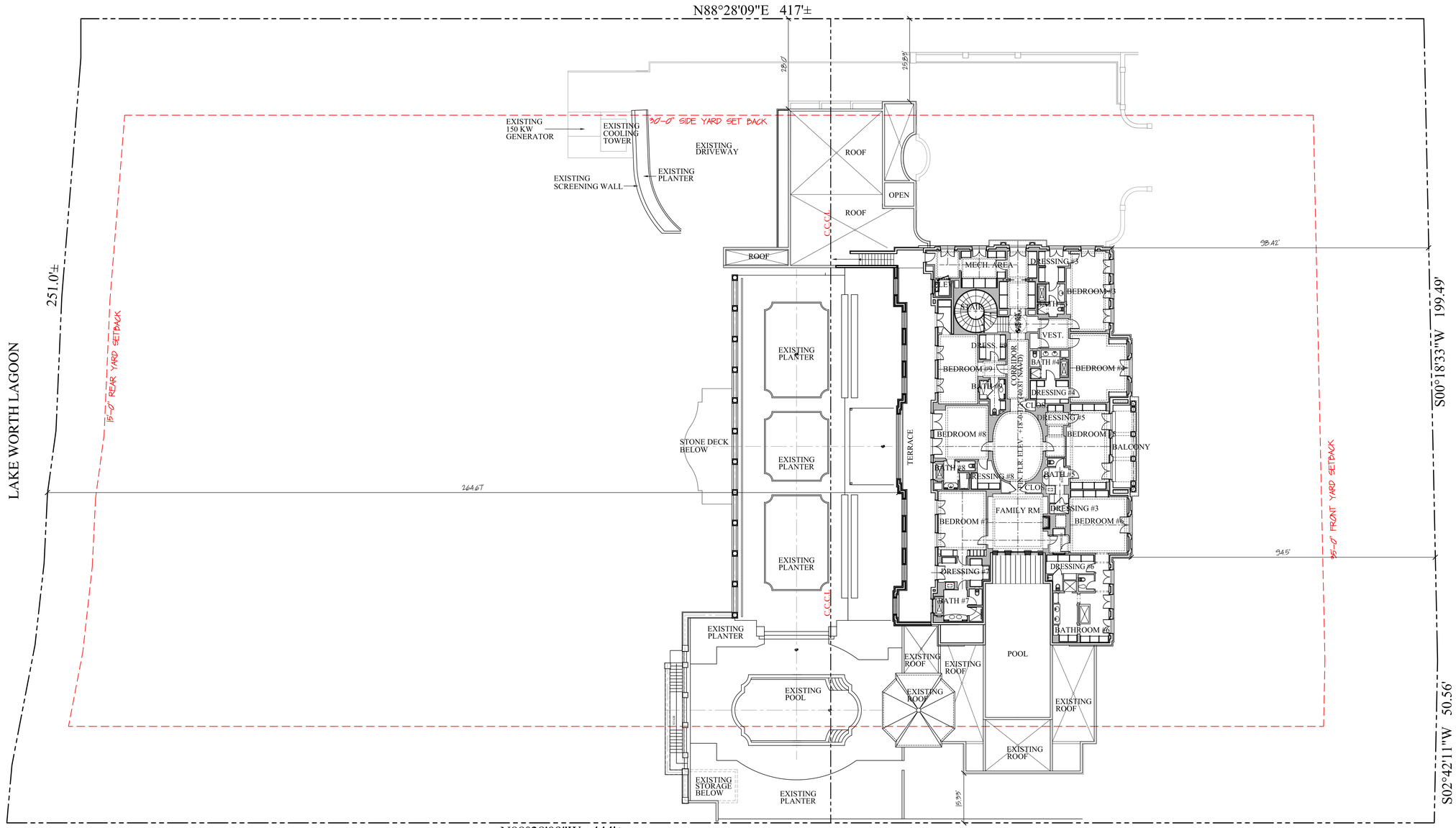
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-203

MOLYNEUX



REFERENCE UPPER LEVEL PLAN - EXISTING

NORTH

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.

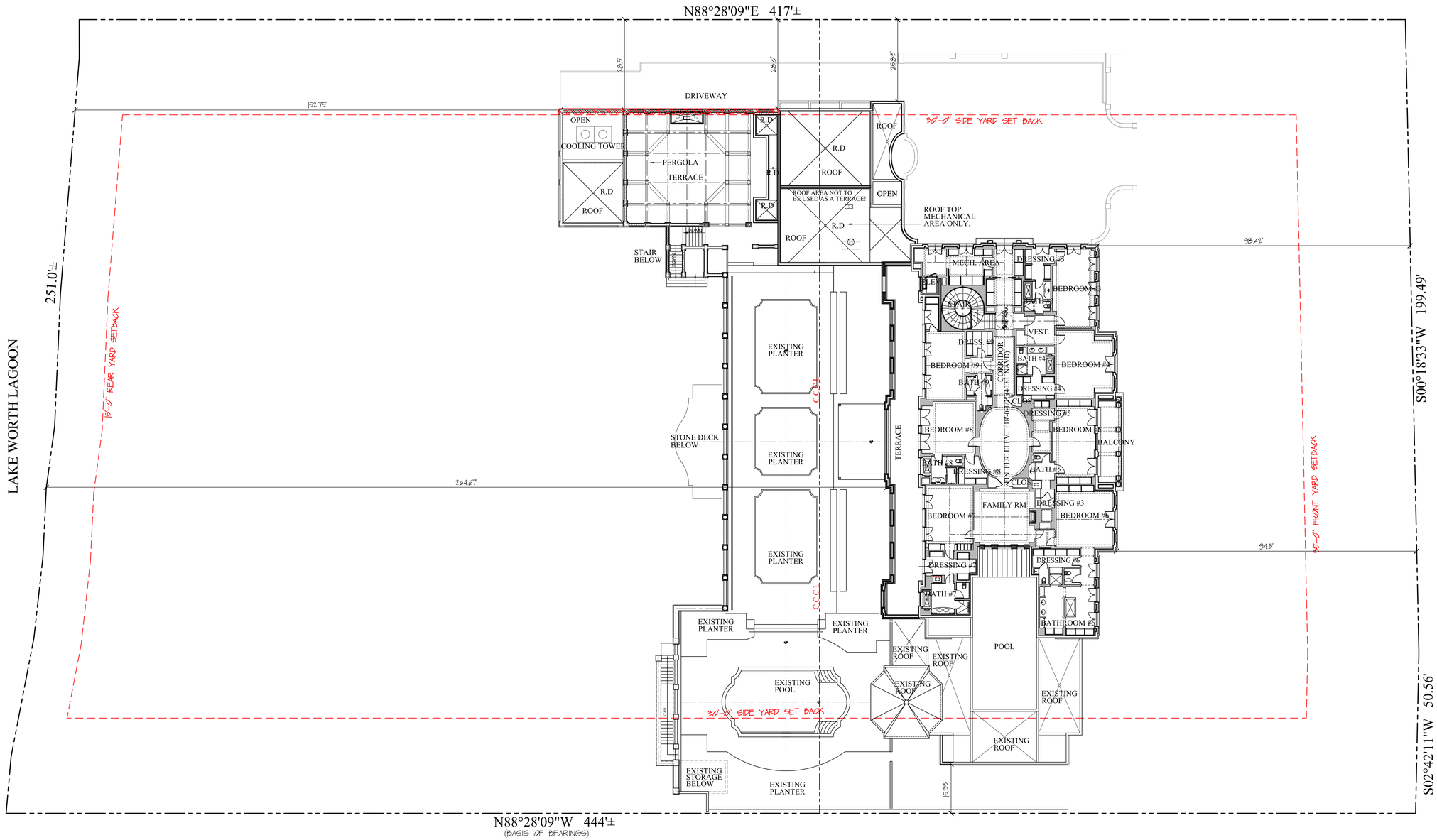
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-204

MOLYNEUX



REFERENCE UPPER LEVEL PLAN-PROPOSED

NORTH

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.

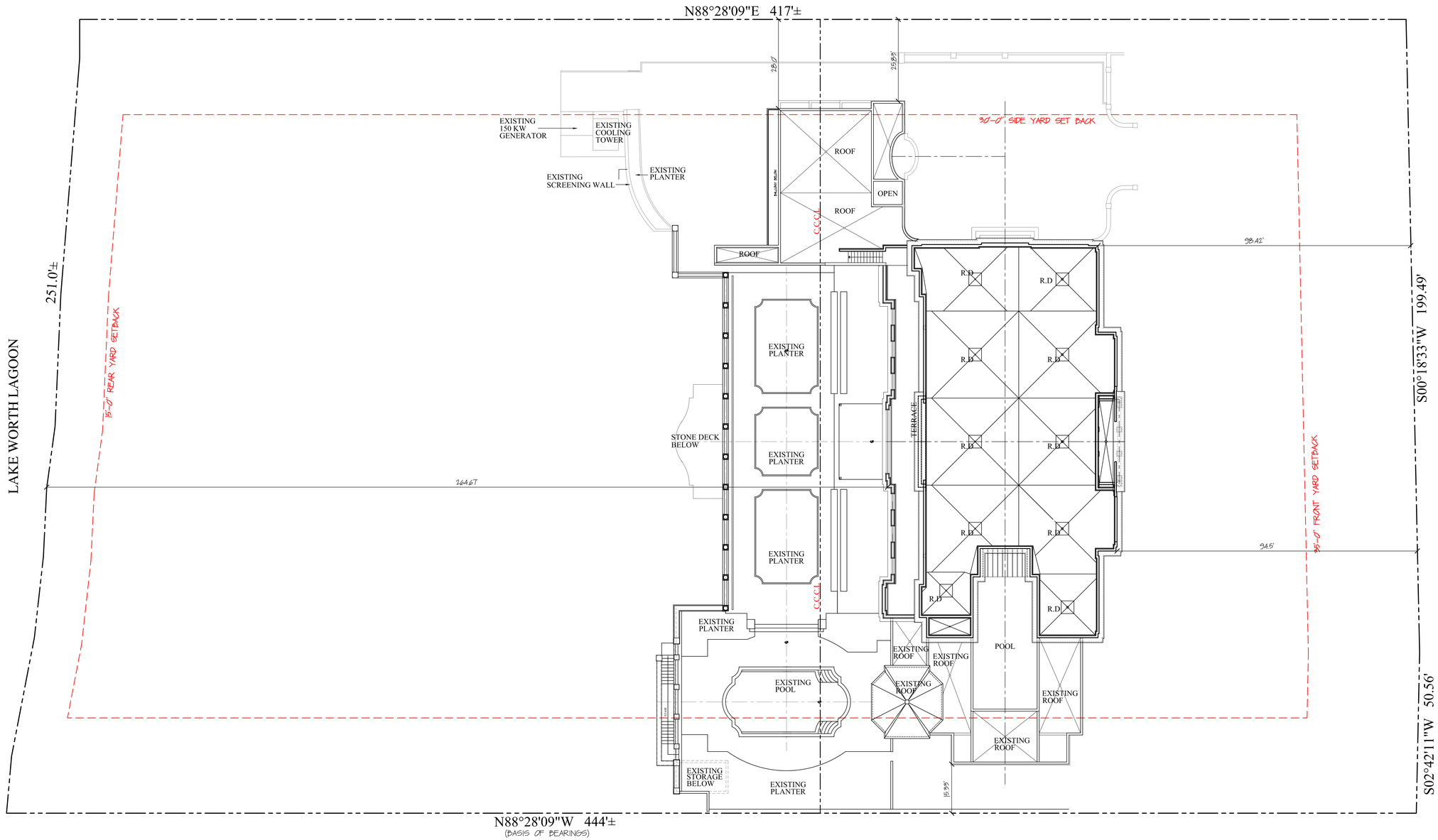
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-205

MOLYNEUX



REFERENCE ROOF PLAN EXISTING

NORTH

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.

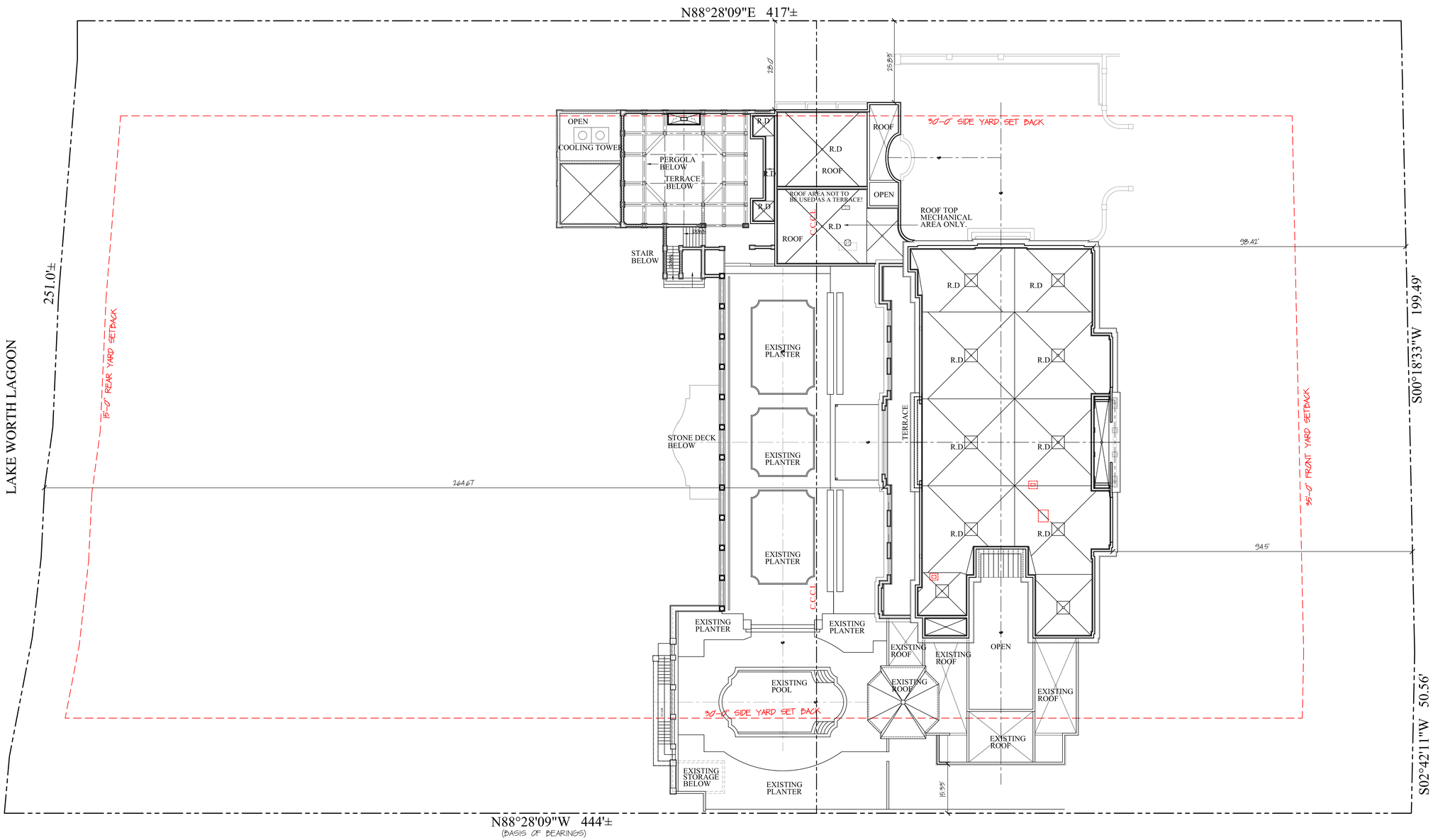
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			03/09/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-206

MOLYNEUX



REFERENCE ROOF PLAN PROPOSED

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

NORTH

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

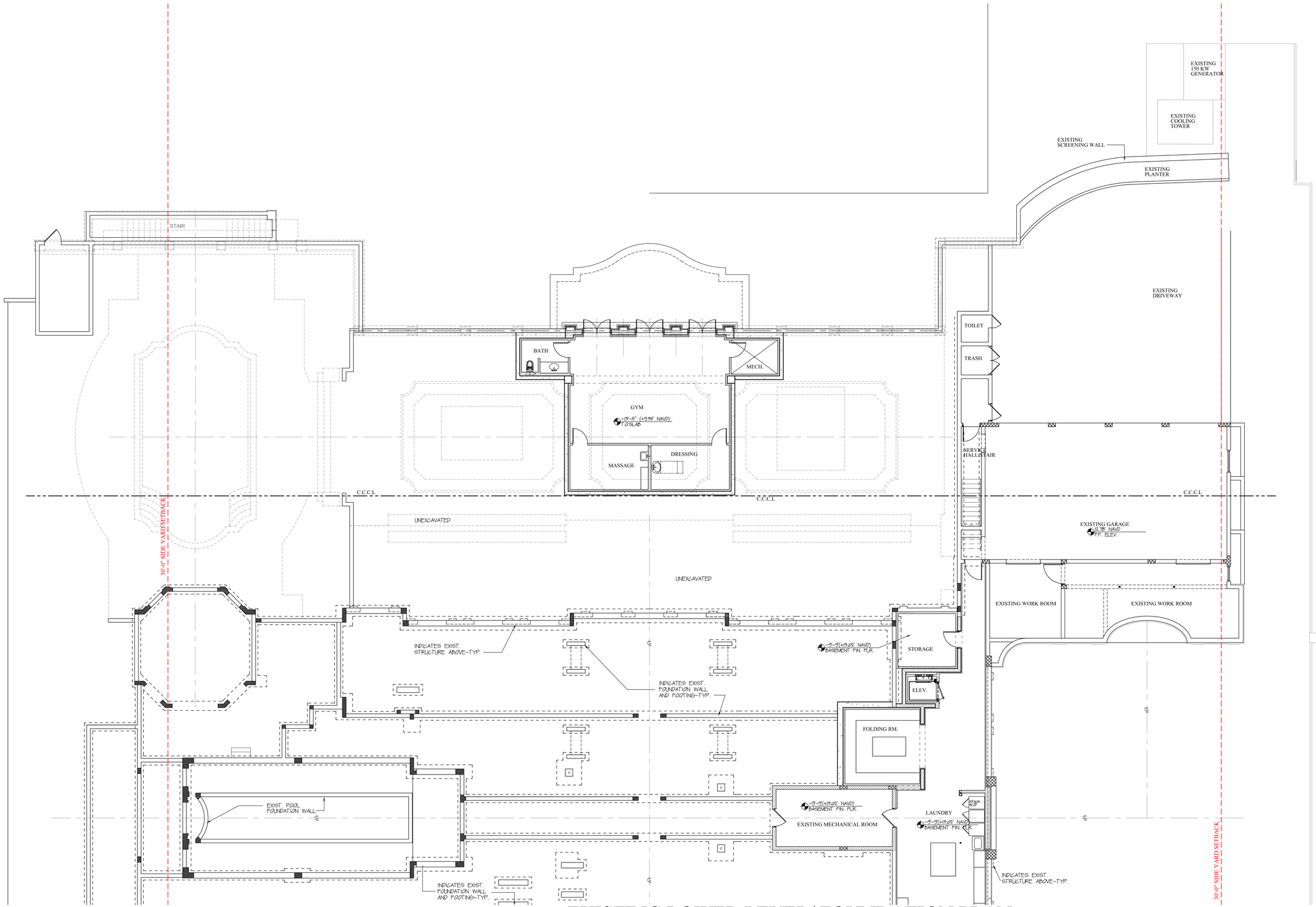
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

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

MOLYNEUX



EXISTING LOWER LEVEL/ FOUNDATION PLAN

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

NORTH

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

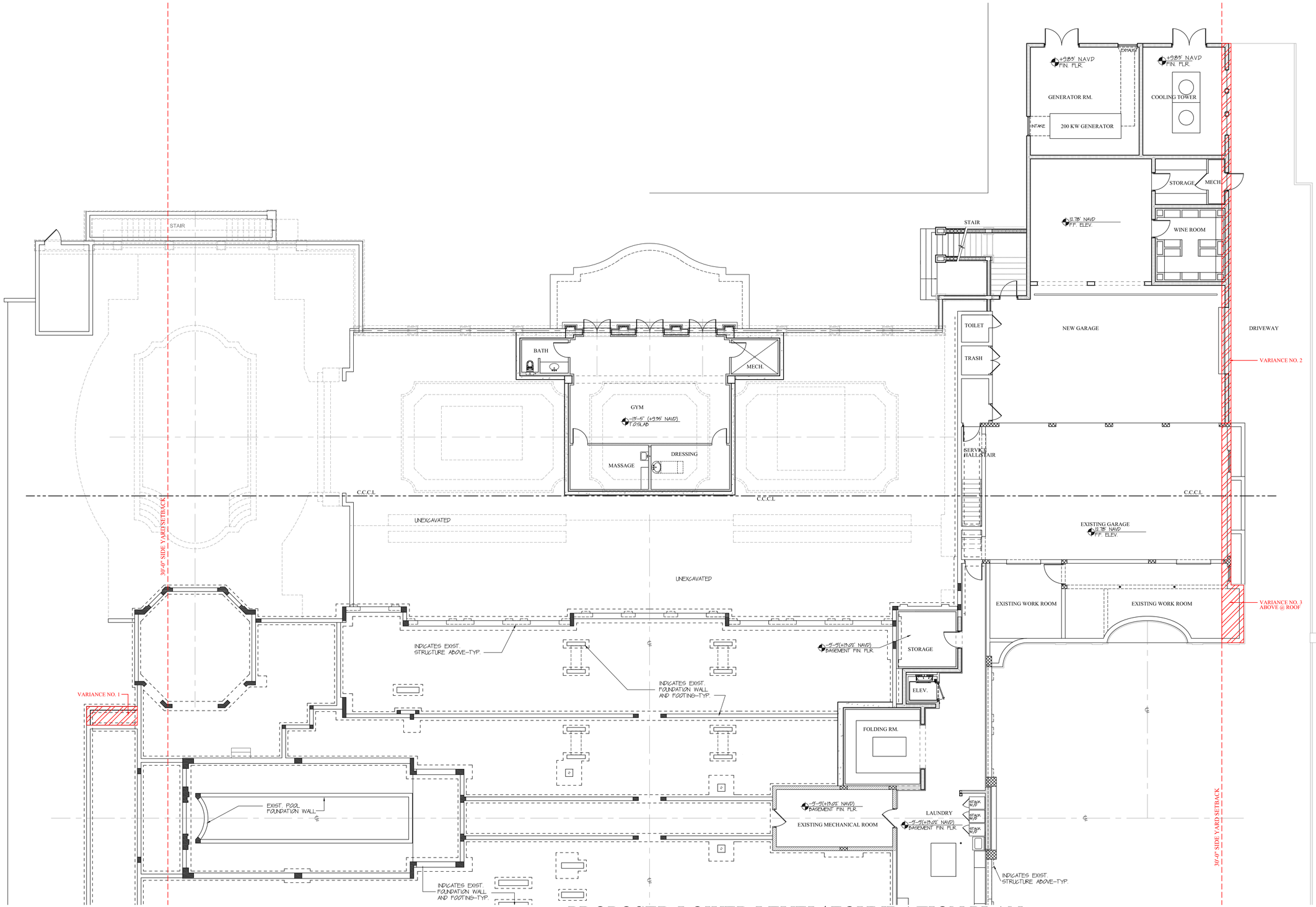
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-208

MOLYNEUX



PROPOSED LOWER LEVEL/ FOUNDATION PLAN

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

NORTH

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

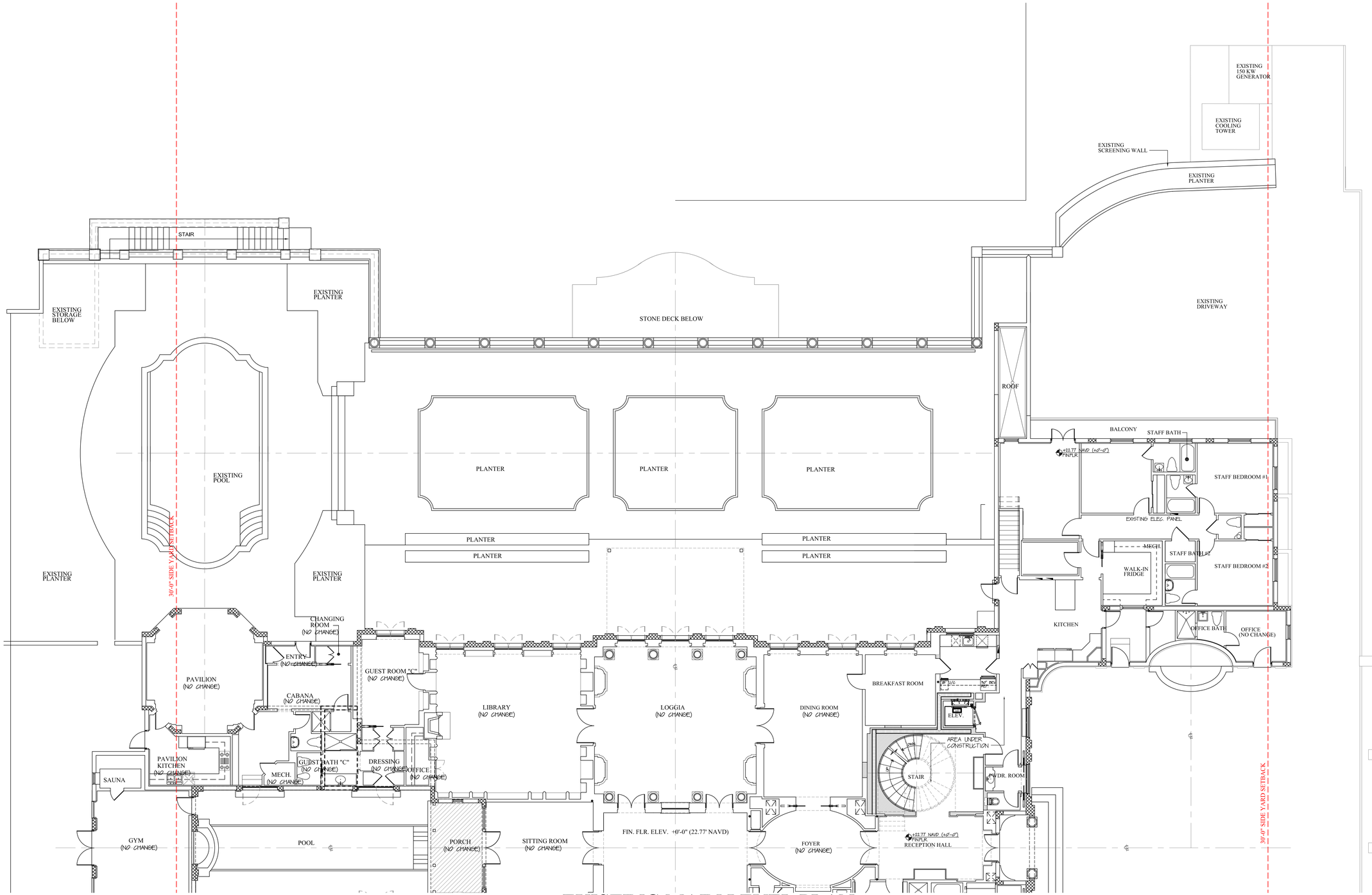
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-209

MOLYNEUX



EXISTING MAIN LEVEL PLAN

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

NORTH

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
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-210

MOLYNEUX

PROPOSED MAIN LEVEL PLAN

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

NORTH

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

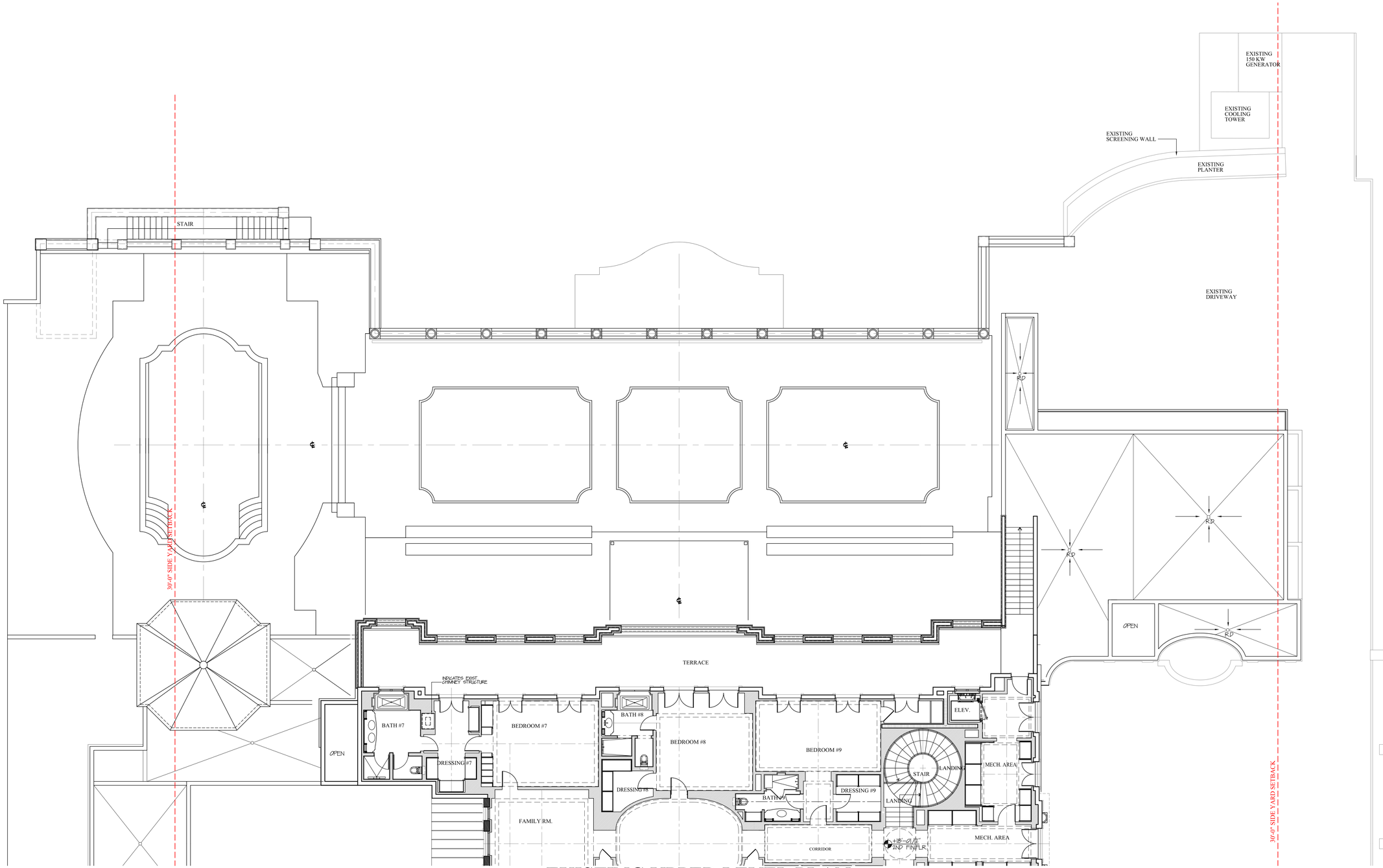
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-211

MOLYNEUX



EXISTING UPPER LEVEL PLAN

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

NORTH

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

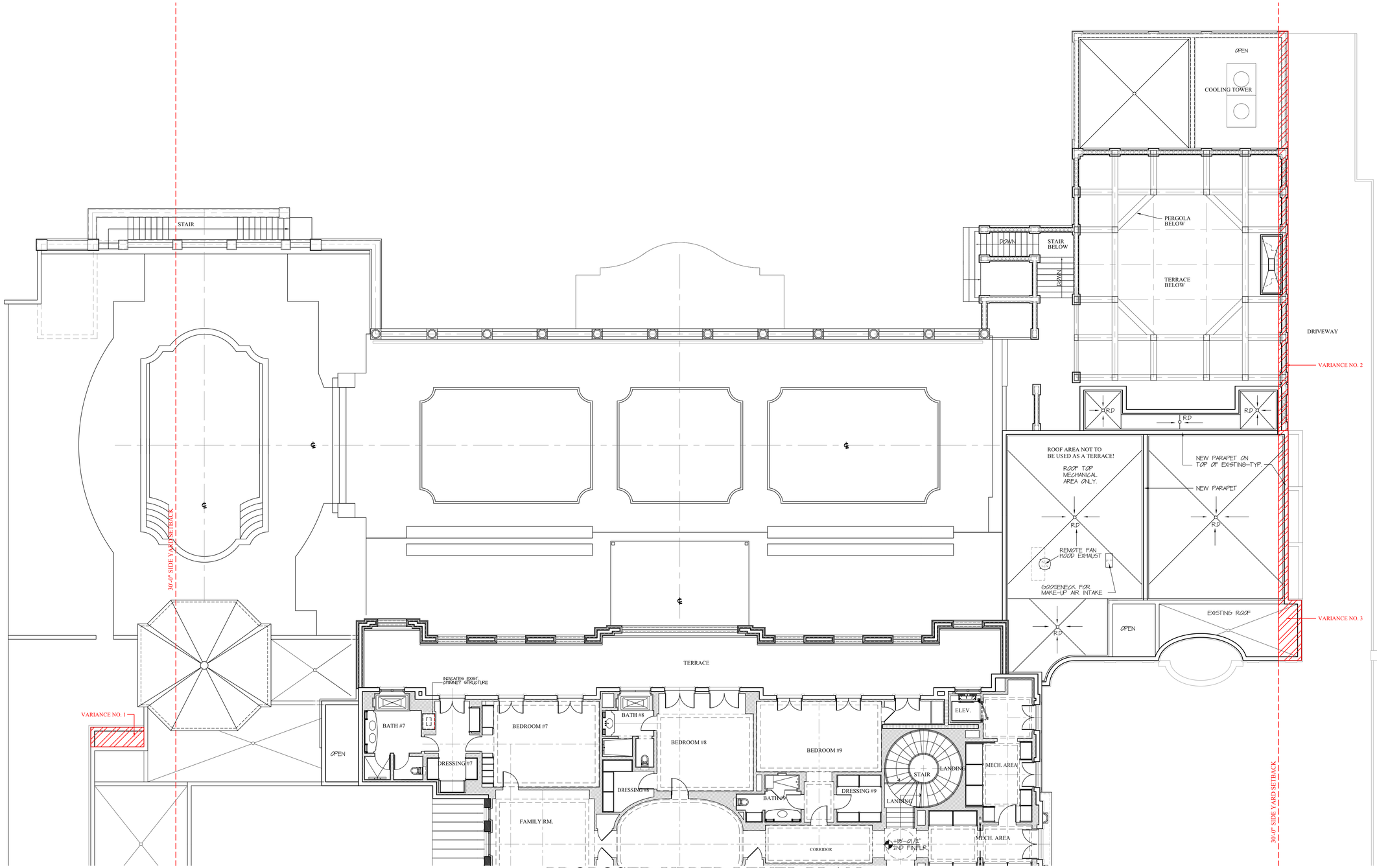
A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

S:M

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-212

MOLYNEUX



PROPOSED UPPER LEVEL PLAN

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

NORTH

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

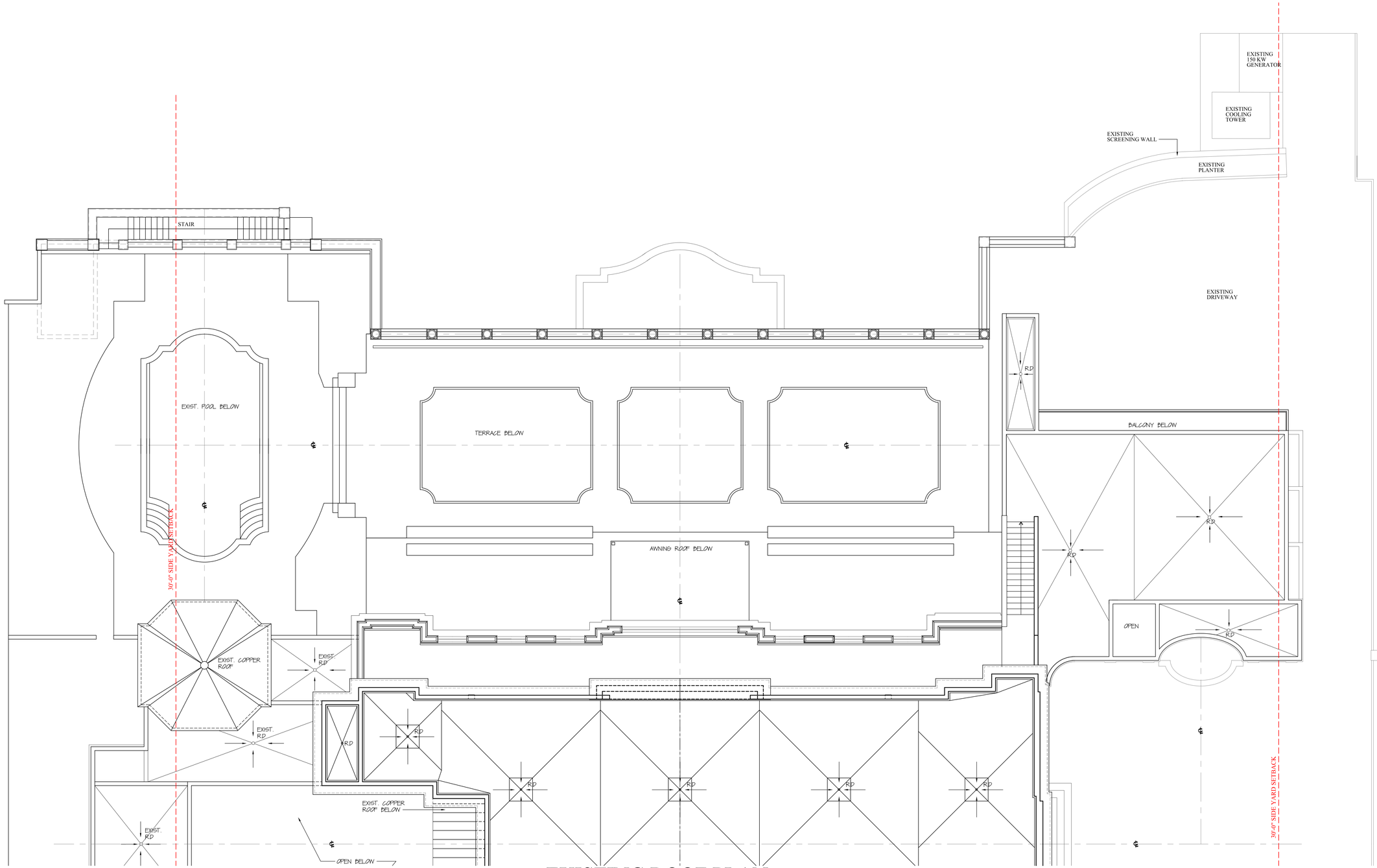
A-23-067

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

S:M

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-213

MOLYNEUX



EXISTING ROOF PLAN

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

NORTH

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

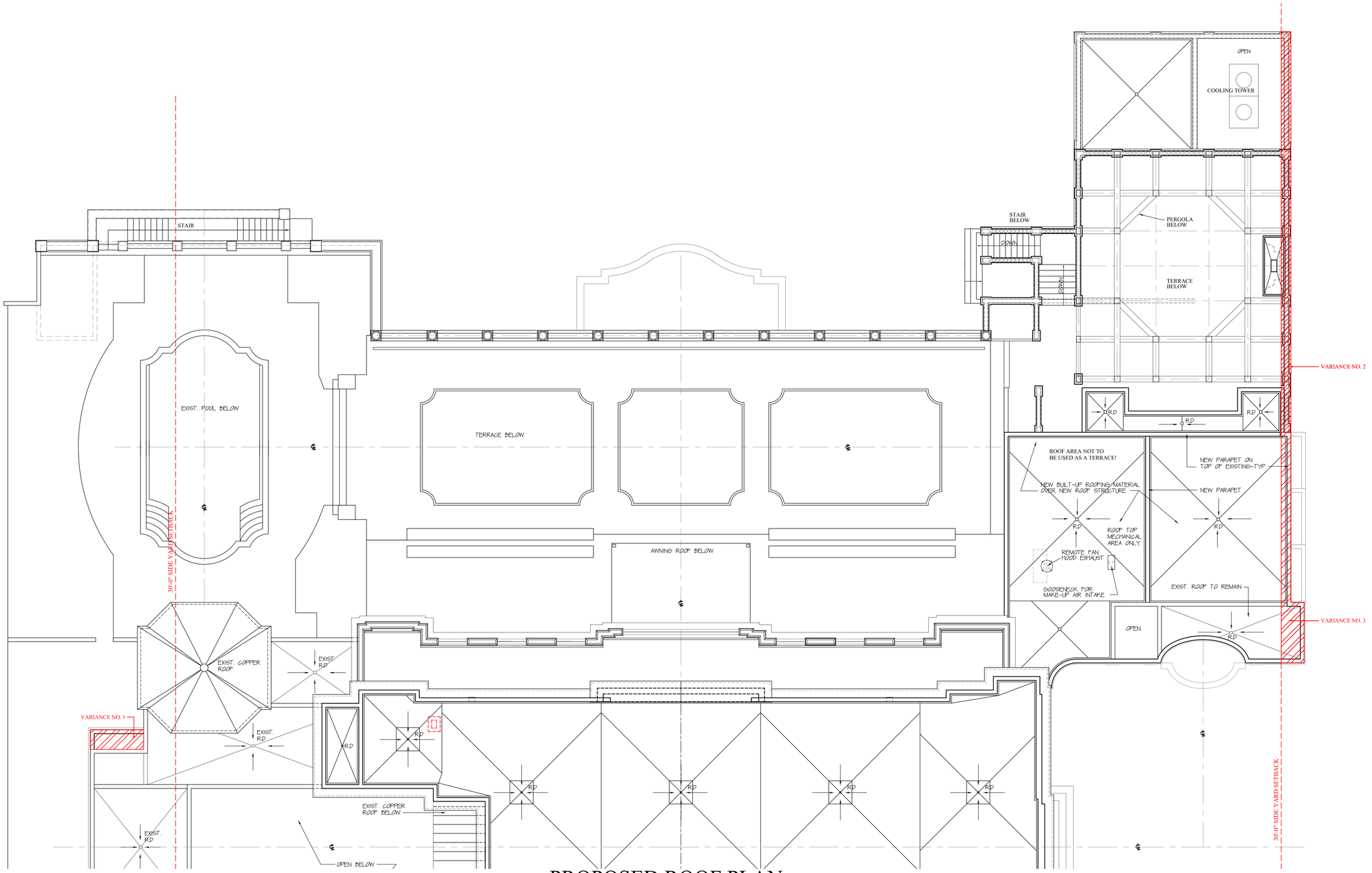
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-214

MOLYNEUX



PROPOSED 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

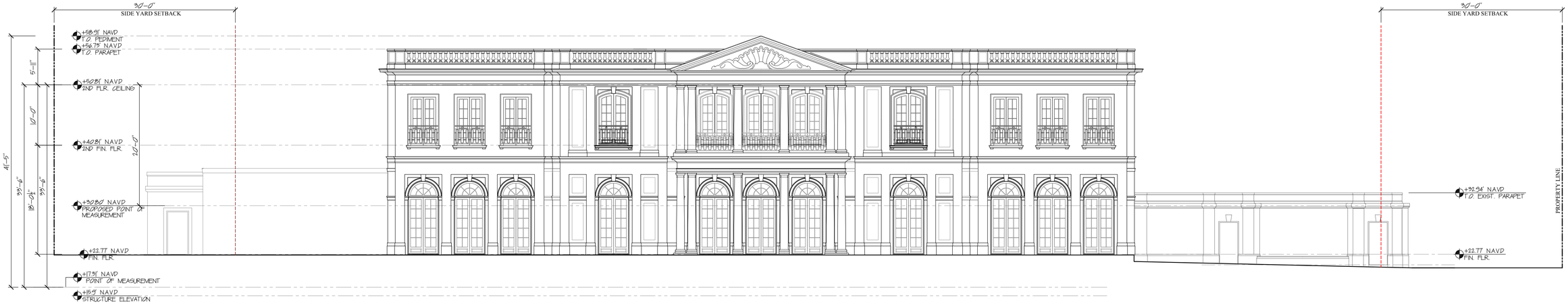
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

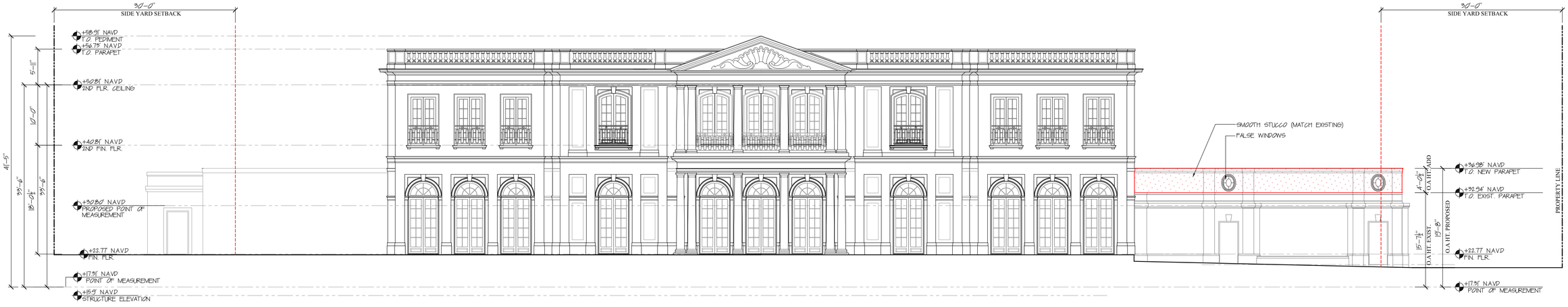
TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-215

MOLYNEUX



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

INDICATES NEW ADDITION

NOTE:

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

1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

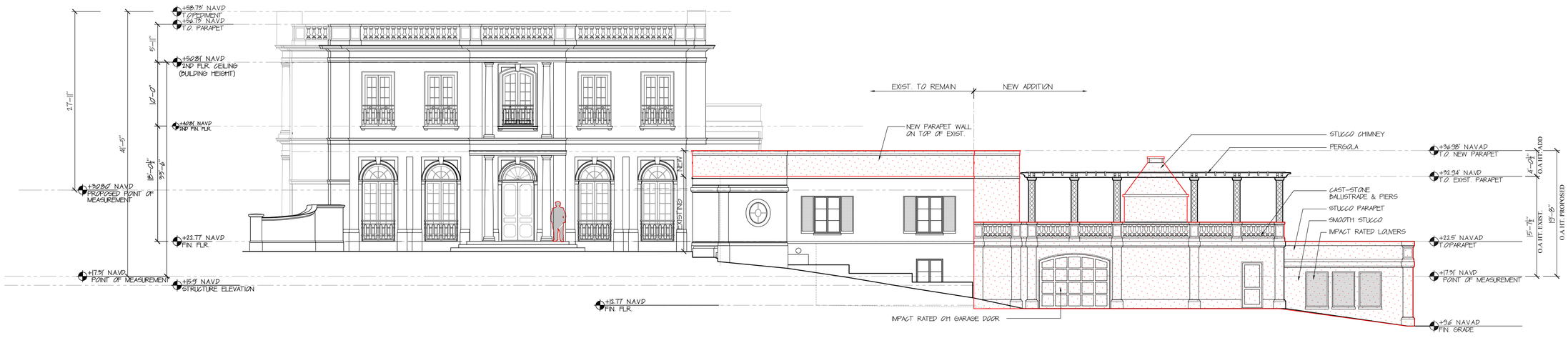
SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-300

MOLYNEUX

EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

INDICATES NEW ADDITION

NOTE:

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

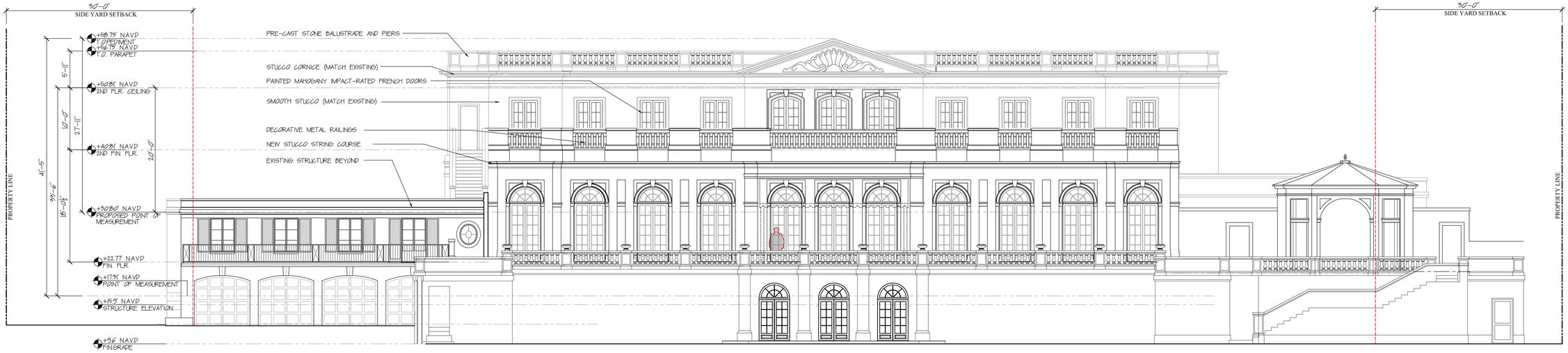
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

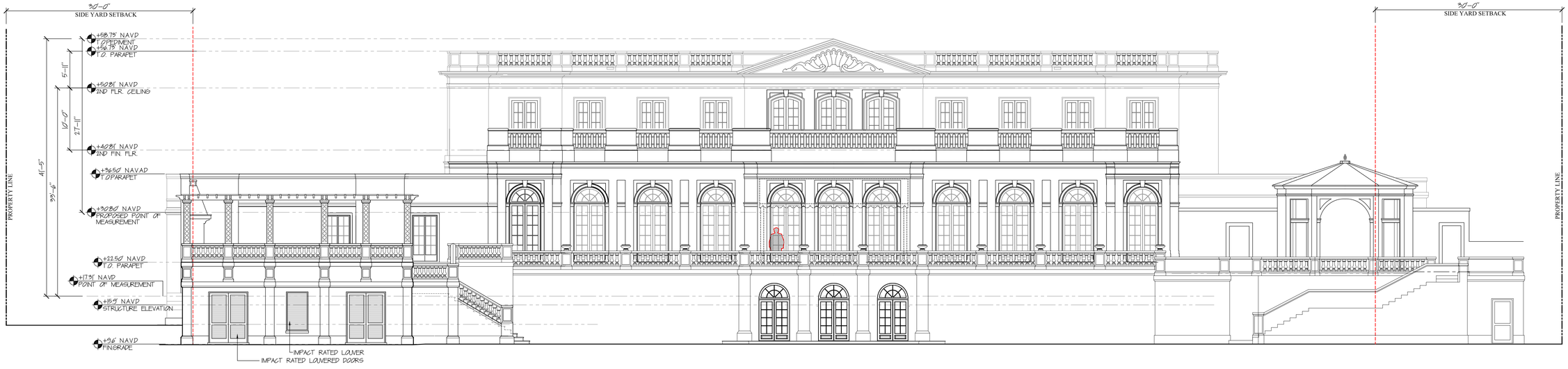
TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-301

MOLYNEUX



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

NOTE:

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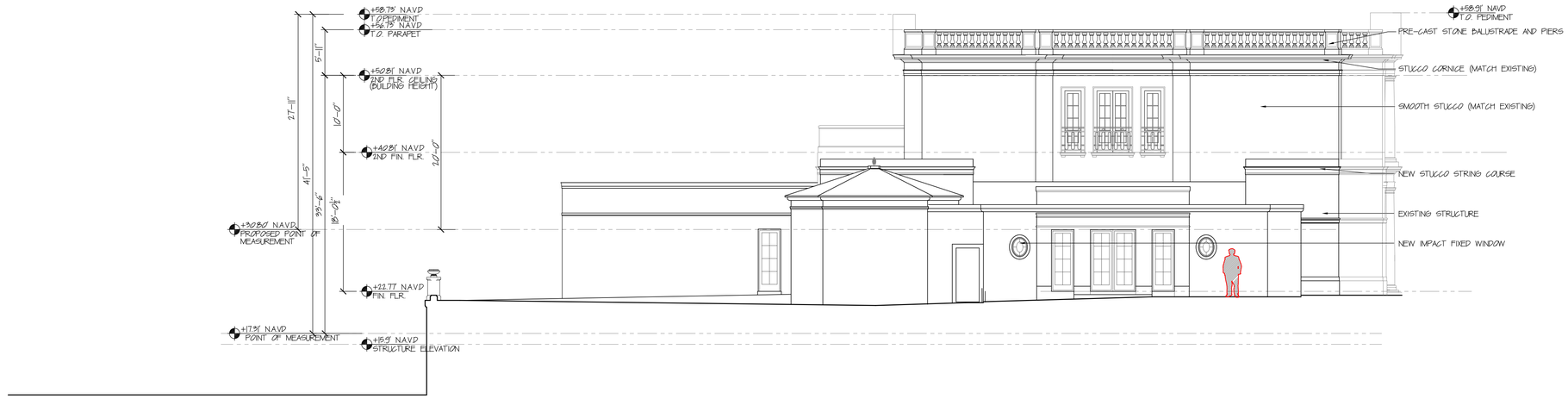
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

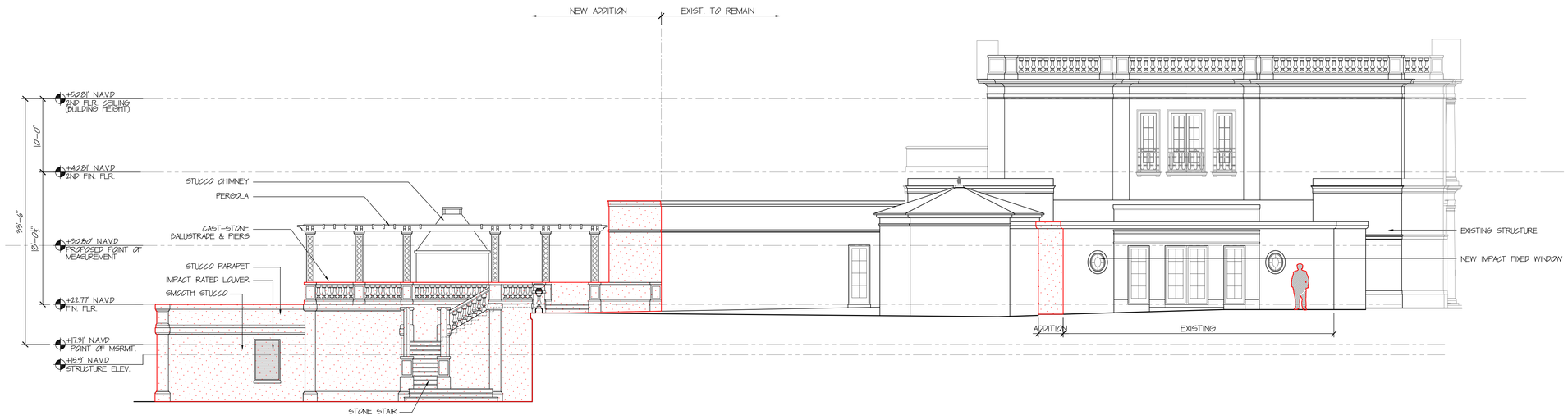
TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-302

MOLYNEUX



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

INDICATES NEW ADDITION

NOTE:

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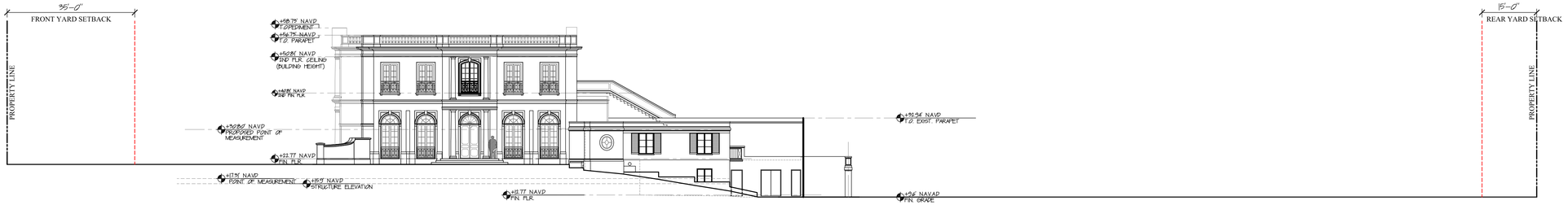
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

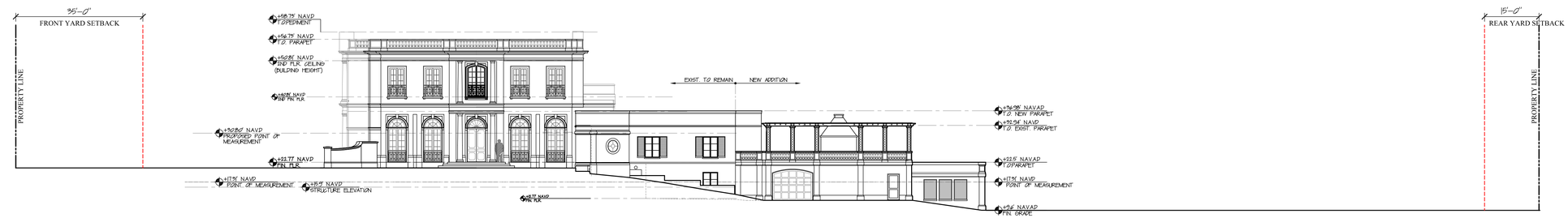
TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-303

MOLYNEUX



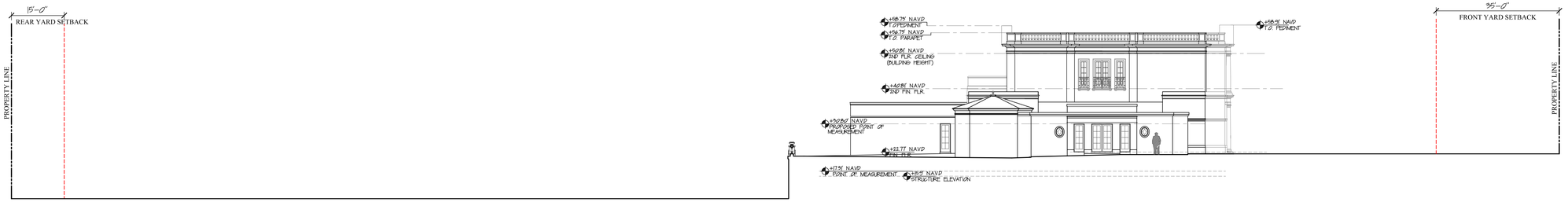
EXISTING NORTH ELEVATION

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



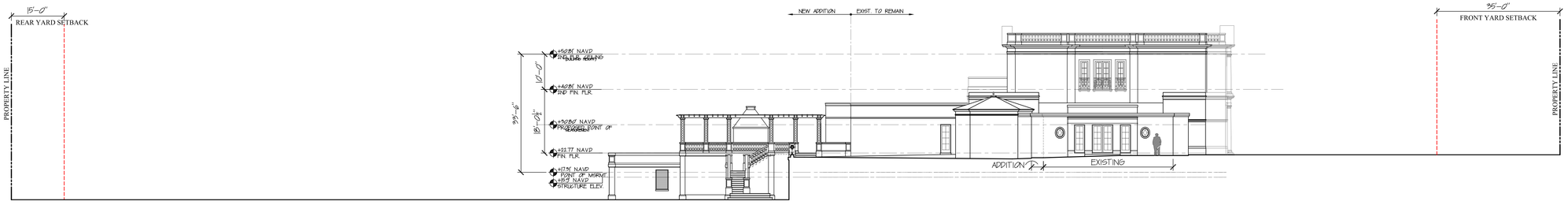
PROPOSED NORTH ELEVATION

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



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

NOTE:

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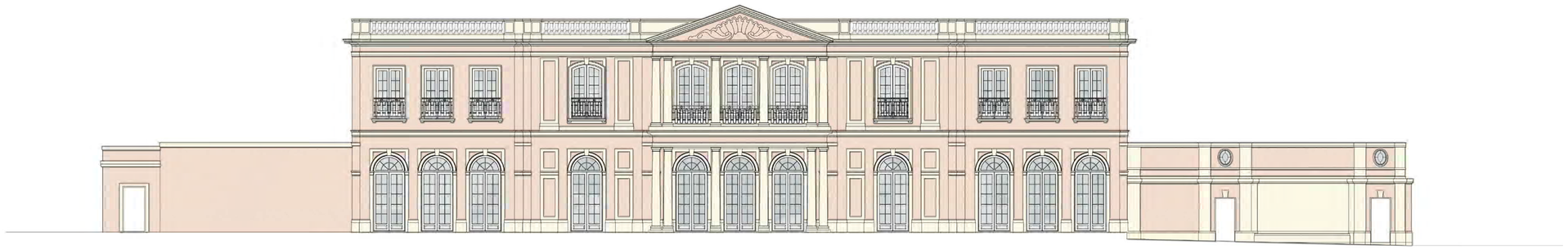
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE
ARCHITECTS, INC.
FLORIDA AAC # 001285

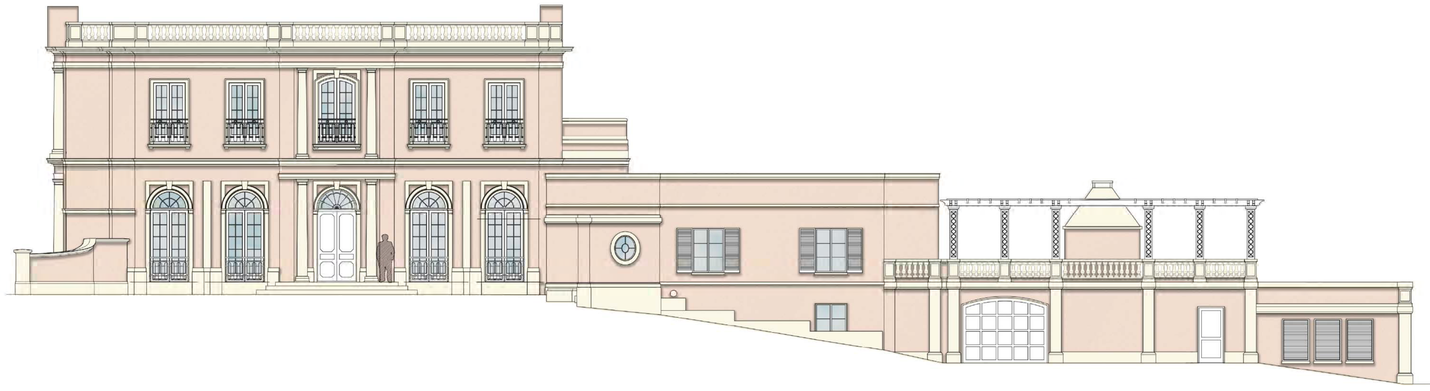
TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		NOTED	A-304

MOLYNEUX



PROPOSED EAST ELEVATION

SCALE: N.T.S



PROPOSED NORTH ELEVATION

SCALE: N.T.S

NOTE:

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1600 SOUTH OCEAN
PALM BEACH, FLORIDA

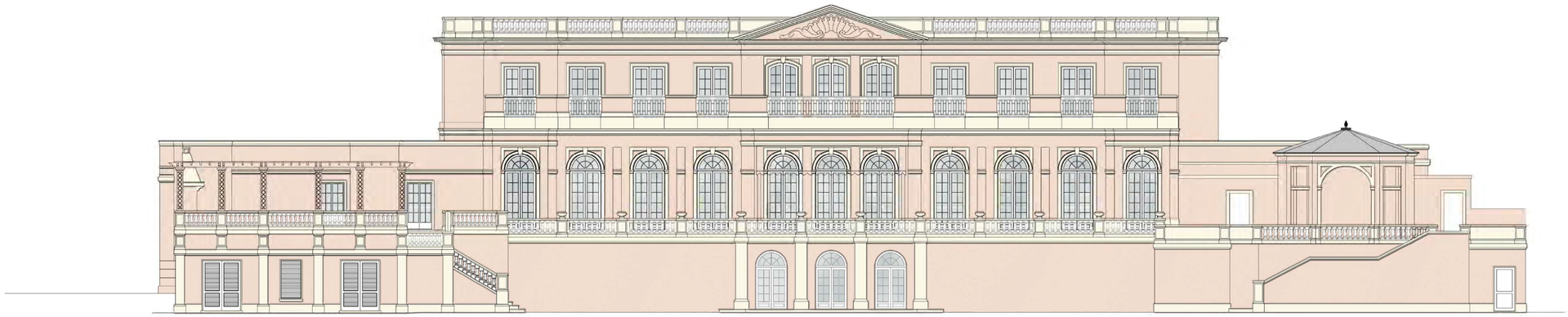
A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

S·M

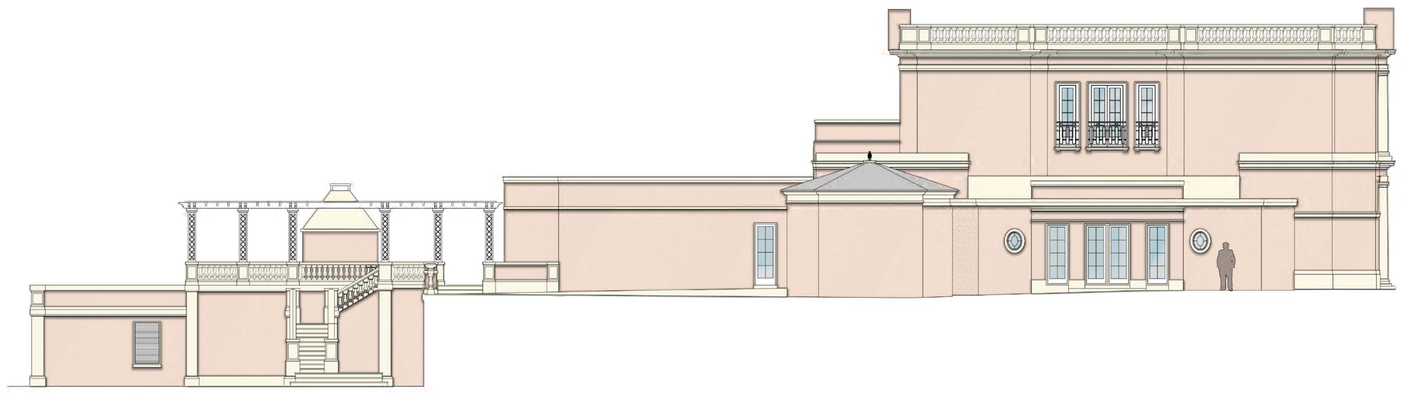
TRADE	PHASE	REVISION	DATE
			06/26/023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		N.T.S	.

MOLYNEUX



PROPOSED WEST ELEVATION

SCALE: N.T.S



PROPOSED SOUTH ELEVATION

SCALE: N.T.S

NOTE:

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1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		N.T.S	.

MOLYNEUX

VIEW FROM EAST

NOTE:
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Z-19-00200
B-037-2019

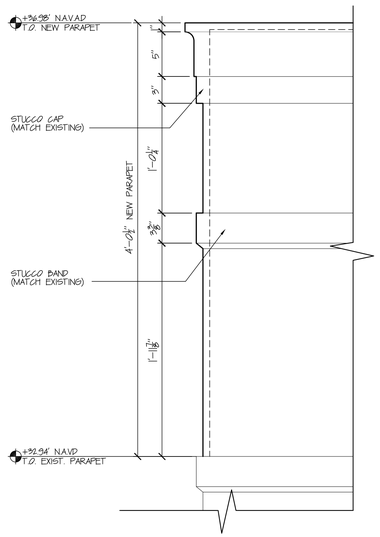
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-067

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

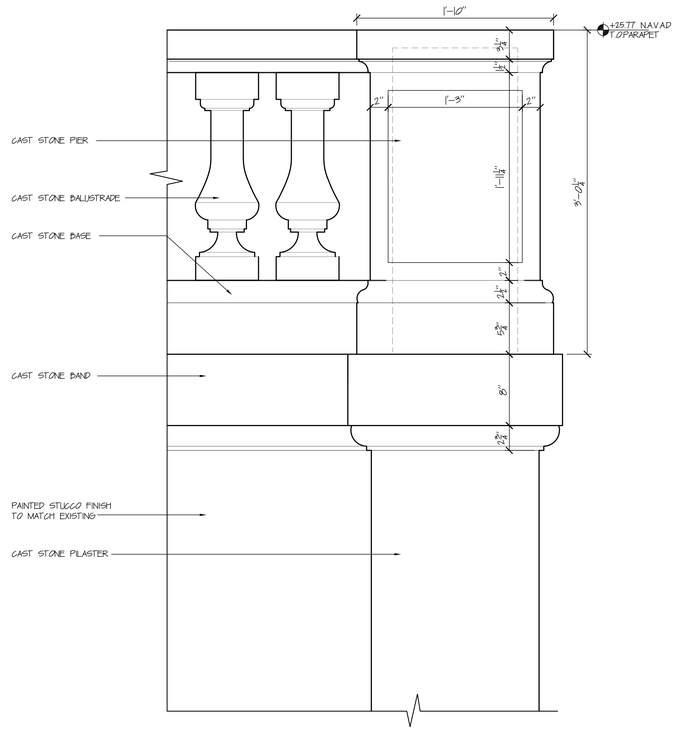
TRADE	PHASE	REVISION	DATE
			06/05/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		N.T.S	.

MOLYNEUX



STUCCO PARAPET DETAIL-TYPICAL

SCALE: 1-1/2"=1'-0"



TYPICAL PIER AND BALUSTRADE DETAIL

SCALE: 1-1/2"=1'-0"

NOTE:
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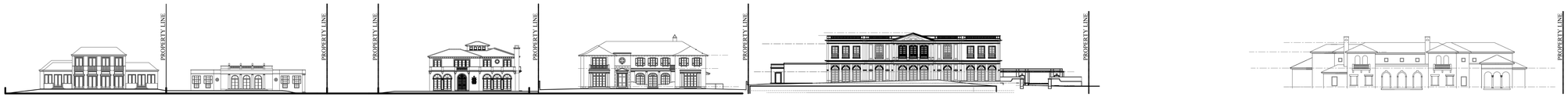
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

A-23-120
ZON-23-088

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

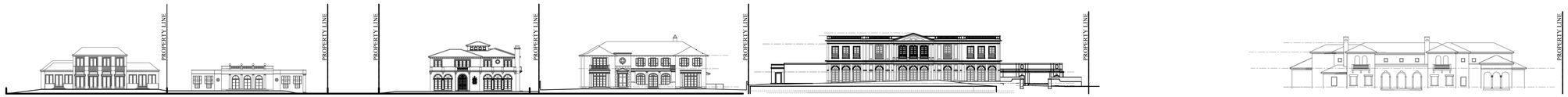
TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		AS NOTED	A-400

MOLYNEUX



EXISTING
STREETSCAPE ALONG SOUTH OCEAN BLVD. LOOKING WEST

SCALE: 1" = 40'



PROPOSED
STREETSCAPE ALONG SOUTH OCEAN BLVD. LOOKING WEST

SCALE: 1" = 40'

NOTE:

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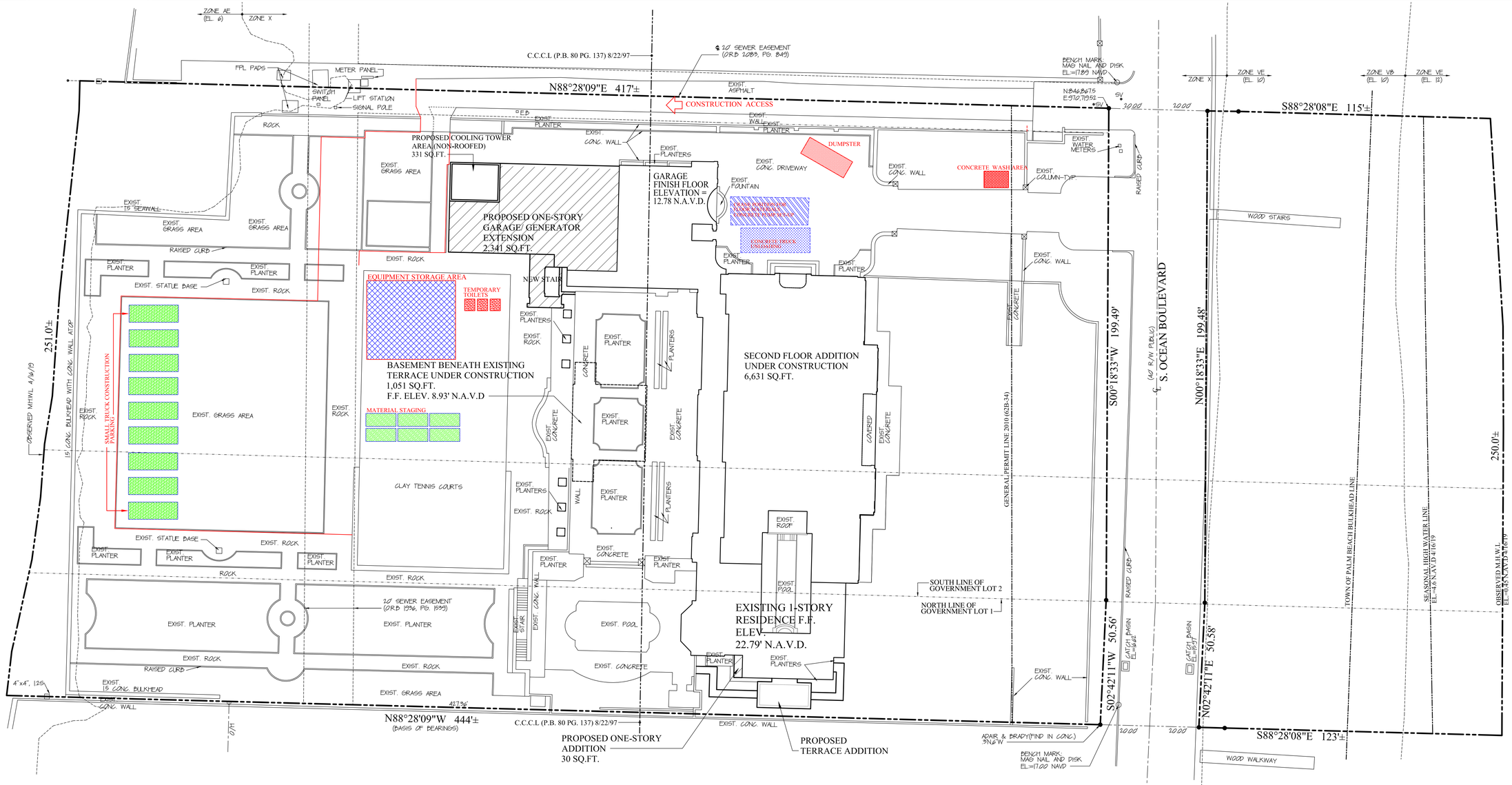
1600 SOUTH OCEAN
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC # 001285

TRADE	PHASE	REVISION	DATE
			06/26/2023
DWG. NUMBER	ARCOM	SCALE	DRAWING NO.
		AS NOTED	A-401

MOLYNEUX



CONSTRUCTION STAGING PLAN

SCALE: 1"=20'-0"

TRUCK LOGISTICS

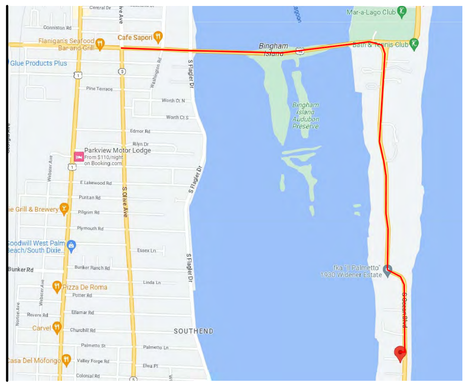
1) MAXIMUM TRUCK LENGTH 60'.
2) TOTAL NUMBER OF DELIVERIES GENERATED BY THE PROJECT 60. (ESTIMATED) (DUMP TRUCKS, DEMOLITION, FILL, STEEL, CONCRETE, BLOCK, DOORS, ROOF MATERIALS, A/C UNITS, CABINETS, APPLIANCES, FLOOR TILE, PAVERS, LANDSCAPE, ETC.)

CONSTRUCTION SCHEDULE

MONTH 1	SITE PREP
MONTH 2-6	FOUNDATION/STRUCTURAL SHELL
MONTH 7-10	ROOF, DOORS, INTERIOR FRAMING.
MONTH 11	M.E.P ROUGHS
MONTH 12-14	INSULATION, DRYWALL, INTERIOR FINISHES
MONTH 15-17	PAINT, M.E.P FINISH
MONTH 18	HARDSCAPE/LANDSCAPE

TRUCK ROUTE PLAN

DELIVERIES AND WORKERS WILL BE USING THE SOUTHERN BRIDGE, TO SOUTH OCEAN BLVD., RIGHT ON SOUTH OCEAN BLVD., TO 1600 SOUTH OCEAN, TURN LEFT ONTO PROPERTY.



NOTE:
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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
	ARCOM		06/26/2023
DWG. NUMBER		SCALE	DRAWING NO.
		NOTED	A-402

MOLYNEUX

STORMWATER RETENTION CALCULATIONS
(Basin A)

A. SITE INFORMATION

Total Property Area = 107,298 sq.ft.

Proposed Drainage Area = 36,390 sq.ft.

Drainage Area Impervious Surface = 14,444 sq.ft.

Drainage Area Pervious Surface = 21,946 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 14,444 sq.ft. x 1 ft./12 in. = 2,408 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 21,946 sq.ft. x 1 ft./12 in. = 732 cu.ft.

Total Volume to be Retained = 3,140 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #A-1

L	=	Total Length of Trench Provided	=	45 ft
W	=	Trench Width	=	30 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00 ft
DU	=	Un-Saturated Trench Depth	=	3.00 ft
DS	=	Saturated Trench Depth	=	0.00 ft
V	=	Volume Treated	=	3,734 cu.ft.

STORMWATER RETENTION CALCULATIONS
(Basin B)

A. SITE INFORMATION

Total Property Area = 107,298 sq.ft.

Proposed Drainage Area = 70,906 sq.ft.

Drainage Area Impervious Surface = 39,419 sq.ft.

Drainage Area Pervious Surface = 31,487 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 39,419 sq.ft. x 1 ft./12 in. = 6,570 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 31,487 sq.ft. x 1 ft./12 in. = 1,050 cu.ft.

Total Volume to be Retained = 7,620 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

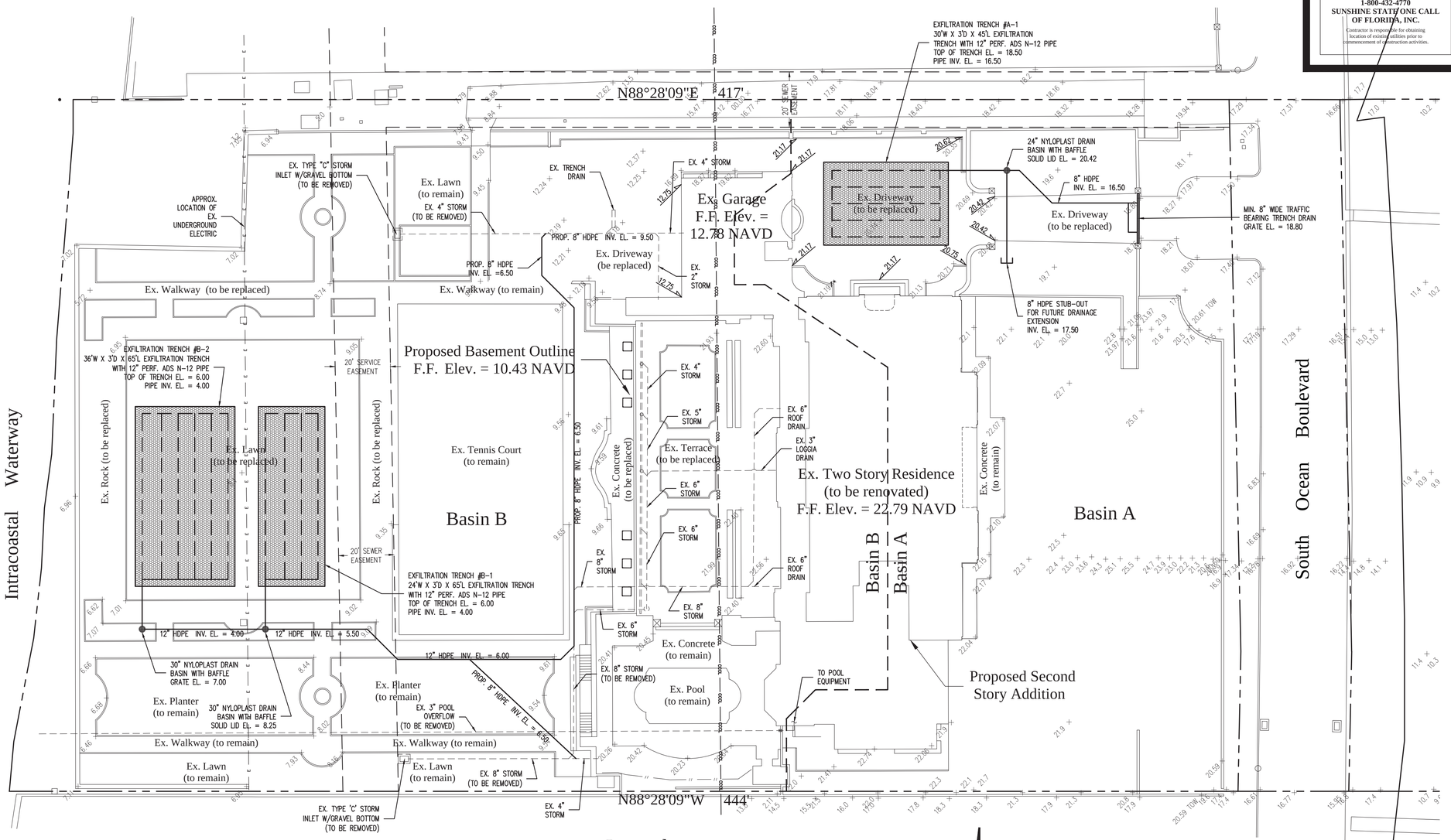
Exfiltration Trench #B-1

L	=	Total Length of Trench Provided	=	65 ft
W	=	Trench Width	=	24 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	5.50 ft
DU	=	Un-Saturated Trench Depth	=	3.00 ft
DS	=	Saturated Trench Depth	=	0.00 ft
V	=	Volume Treated	=	4,201 cu.ft.

Exfiltration Trench #B-2

L	=	Total Length of Trench Provided	=	65 ft
W	=	Trench Width	=	36 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	5.50 ft
DU	=	Un-Saturated Trench Depth	=	3.00 ft
DS	=	Saturated Trench Depth	=	0.00 ft
V	=	Volume Treated	=	6,161 cu.ft.

Total Volume Retained in Basin B Exfiltration Trenches = 10,362 cu.ft.



Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 10 20 40 80

Scale: 1" = 20'

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.

48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.0341
office@grubercengineers.com

Project Information	
Project No.	2019-0104
Issue Date	07/13/2023
Scale	1" = 20'
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan For:

Proposed Renovation

1600 South Ocean Boulevard Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2023.07.13 11:05:34 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Site Plan by Smith and Moore Architects Received 6/27/23

ARC-23-120
ZON-23-088

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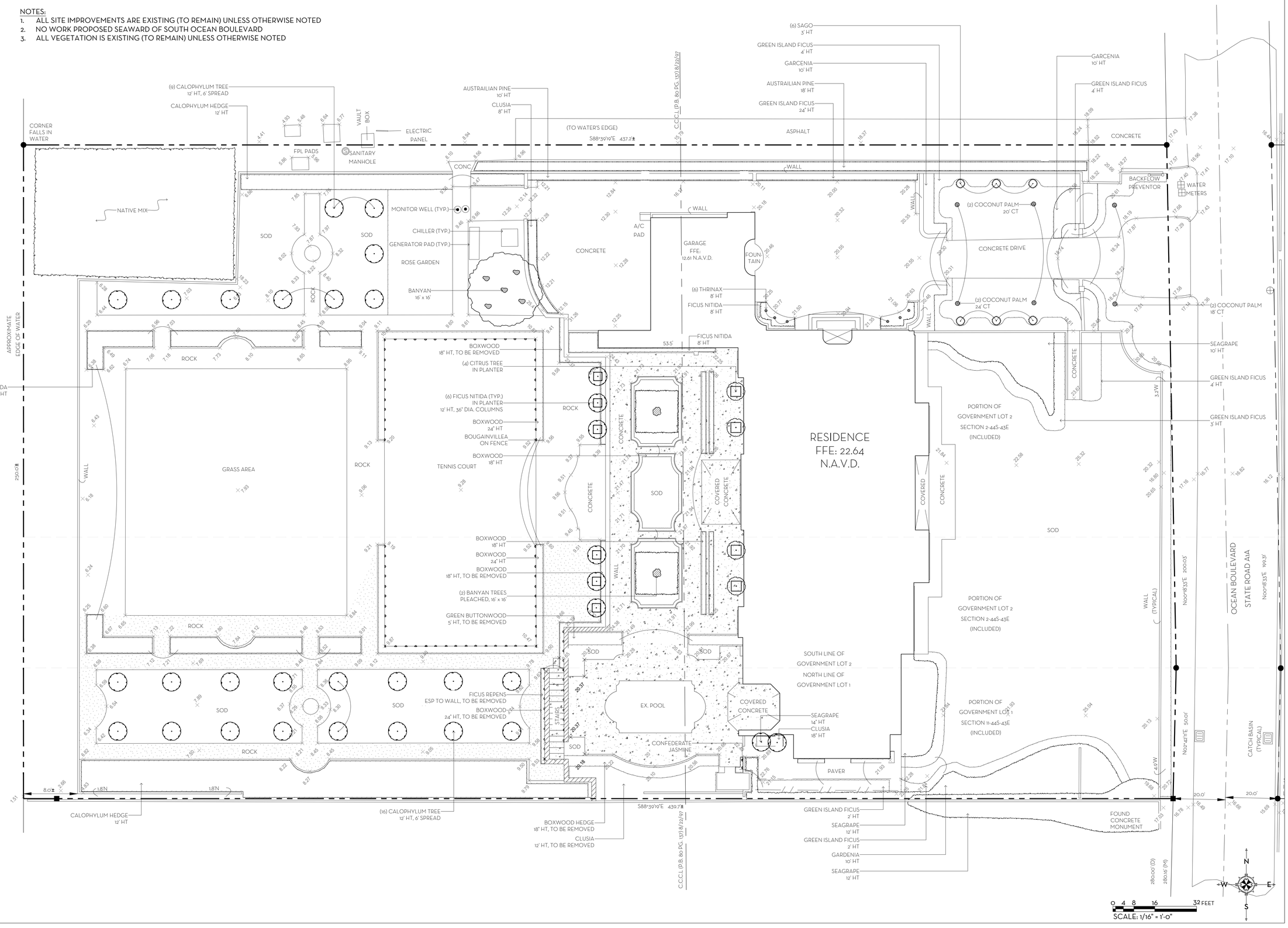
Sheet No.
C-1

NOTES:
1. ALL SITE IMPROVEMENTS ARE EXISTING (TO REMAIN) UNLESS OTHERWISE NOTED
2. NO WORK PROPOSED SEAWARD OF SOUTH OCEAN BOULEVARD
3. ALL VEGETATION IS EXISTING (TO REMAIN) UNLESS OTHERWISE NOTED



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS PLAN

PRIVATE RESIDENCE

1600 SOUTH OCEAN BOULEVARD, PALM BEACH, FL.

15 AUG 2023
31 JULY 2023
13 JULY 2023

NIEVERA WILLIAMS
DESIGN

625 S. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX1

PHOTO 1: FRONT YARD AREA

PHOTO 2: DRIVE WAY ENTRY AREA

PHOTO 3: DRIVEWAY AREA

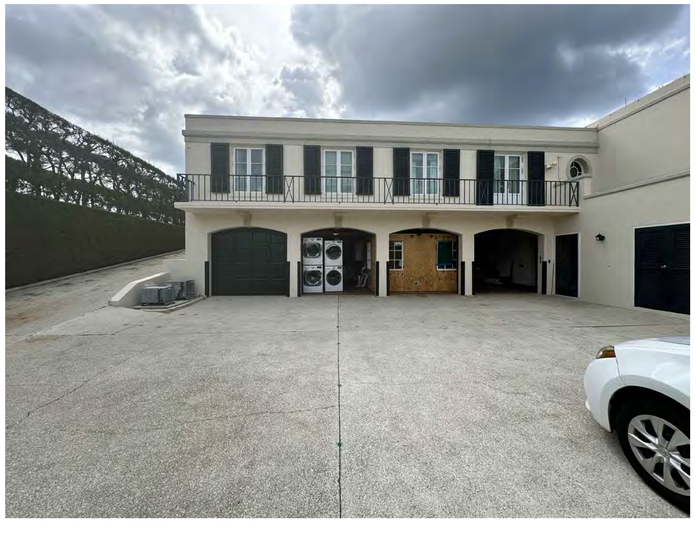


PHOTO 4: GARAGE AREA

PHOTO 5: POOL AREA

PHOTO 6: BACKYARD AREA TERRACE VIEW

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING SITE PHOTOS

PRIVATE RESIDENCE

1600 SOUTH OCEAN BOULEVARD, PALM BEACH, FL.

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

15 AUG 2023
31 JULY 2023
13 JULY 2023

NIEVERA WILLIAMS
DESIGN

625 S. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX2

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

NOTES:
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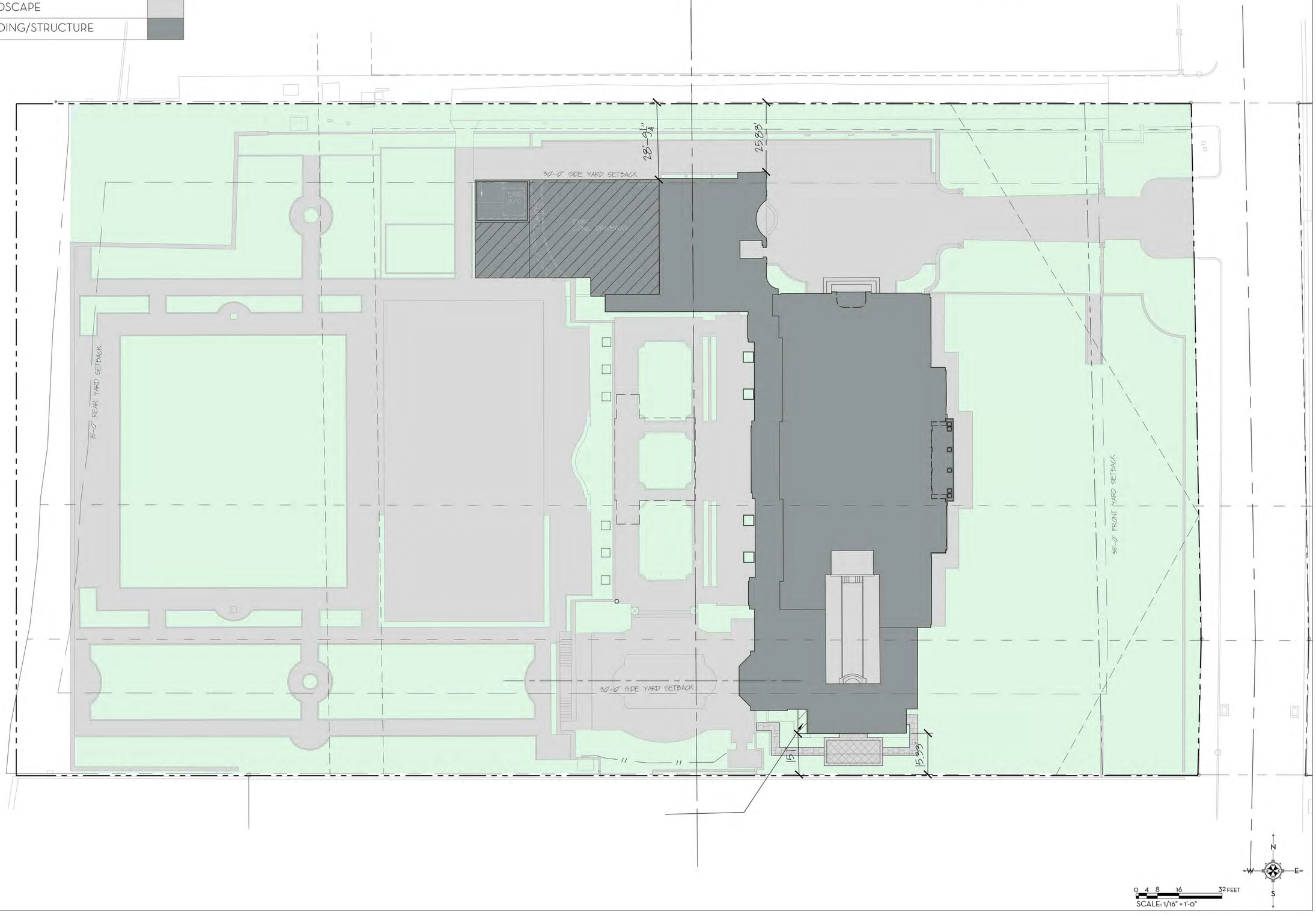

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM-OVERALL

PRIVATE RESIDENCE

1600 SOUTH OCEAN BOULEVARD, PALM BEACH, FL.

31 JULY 2023
13 JULY 2023
15 MARCH 2022
04 DEC 2019
17 JUN 2019
17 MAY 2019

NIEVERA WILLIAMS
DESIGN

625 S. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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OS1

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

NOTES:
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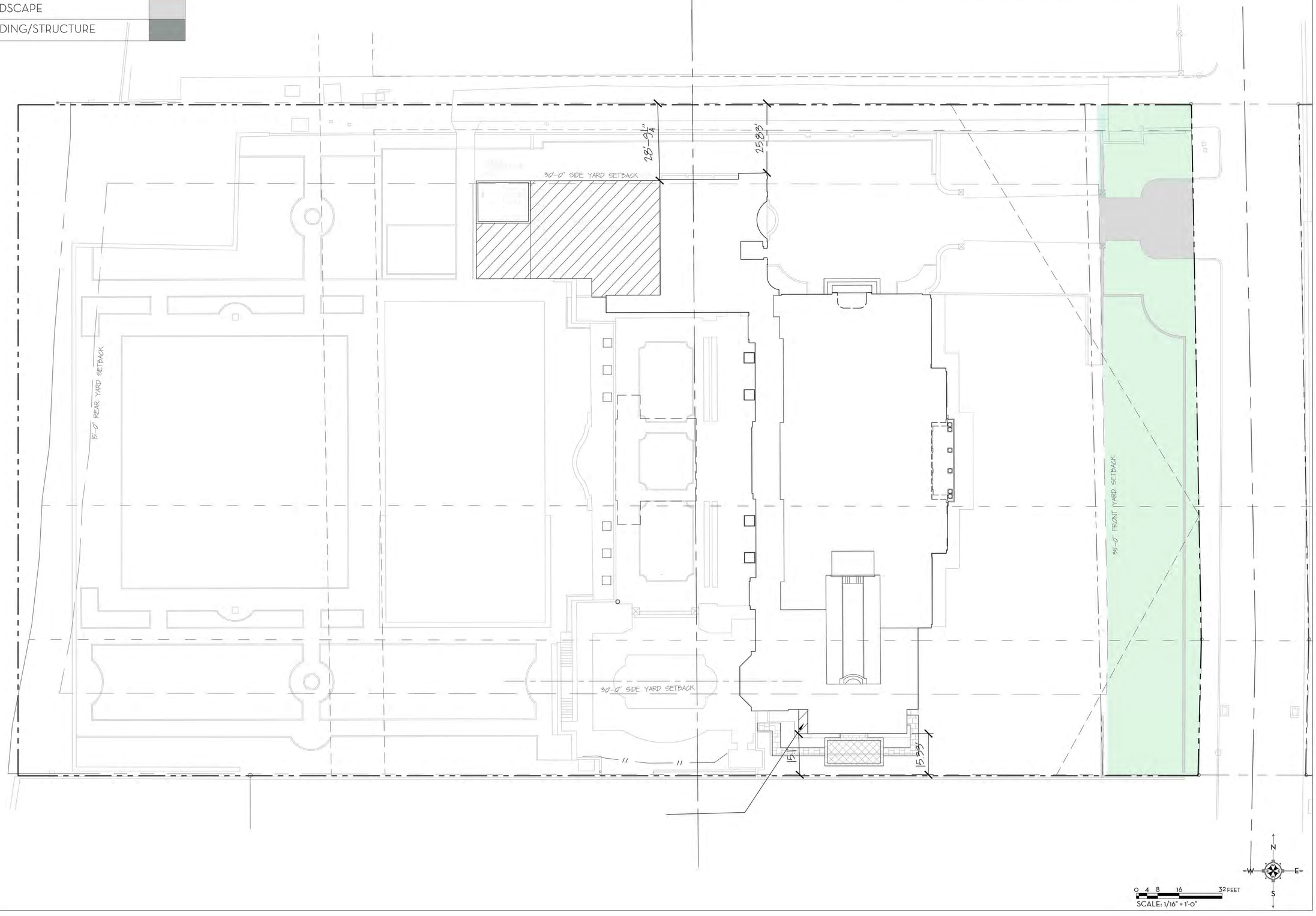

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM-FRONT SETBACK

PRIVATE RESIDENCE

1600 SOUTH OCEAN BOULEVARD, PALM BEACH, FL.

31 JULY 2023
13 JULY 2023
15 MARCH 2022
04 DEC 2019
17 JUN 2019
17 MAY 2019

NIEVERA WILLIAMS
DESIGN

625 S. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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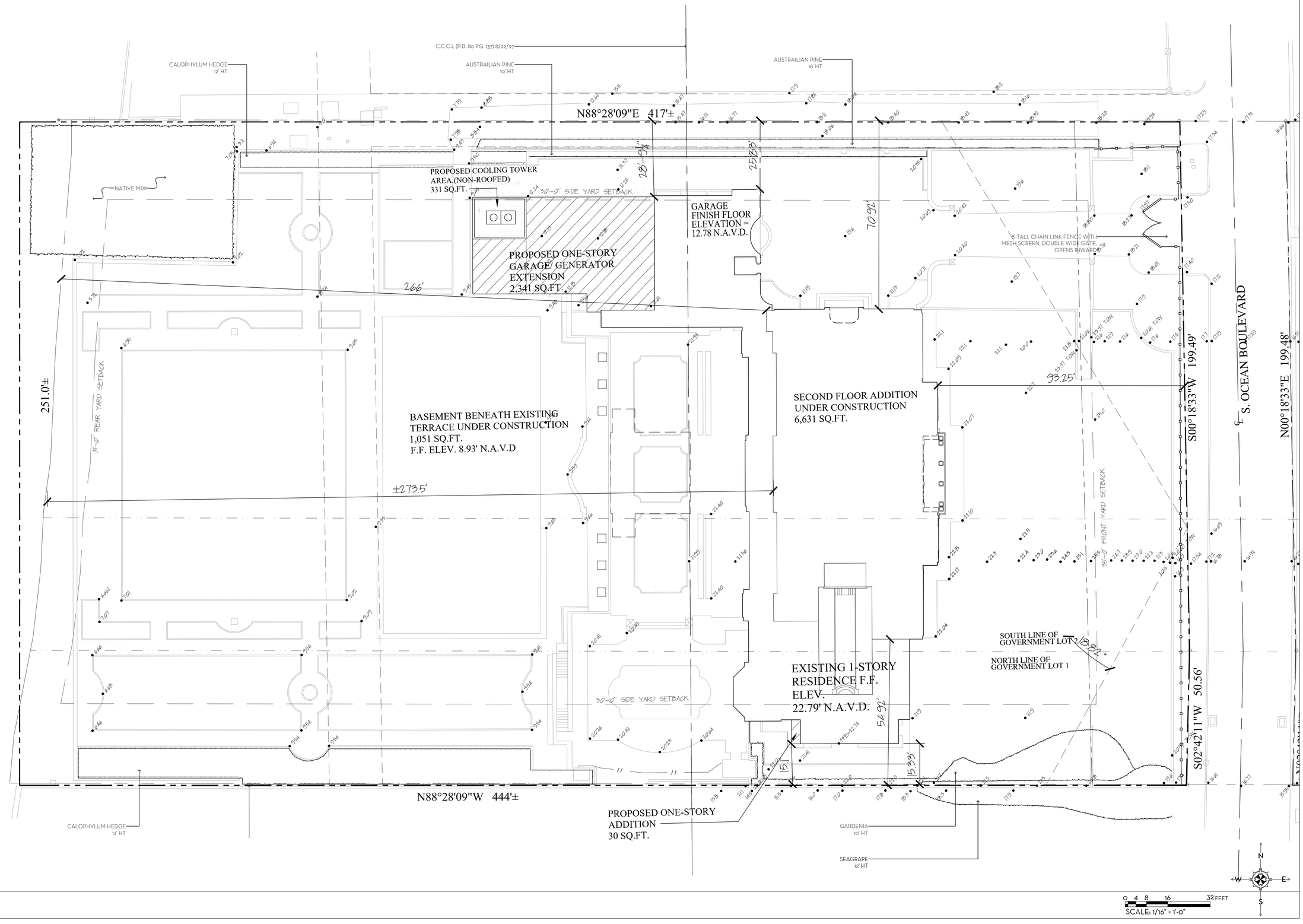
OS2



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

CONSTRUCTION SCREENING PLAN
PRIVATE RESIDENCE

1600 SOUTH OCEAN BOULEVARD, PALM BEACH, FL.

15 AUG 2023
31 JULY 2023
13 JULY 2023

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NIEVERA WILLIAMS
DESIGN

625 S. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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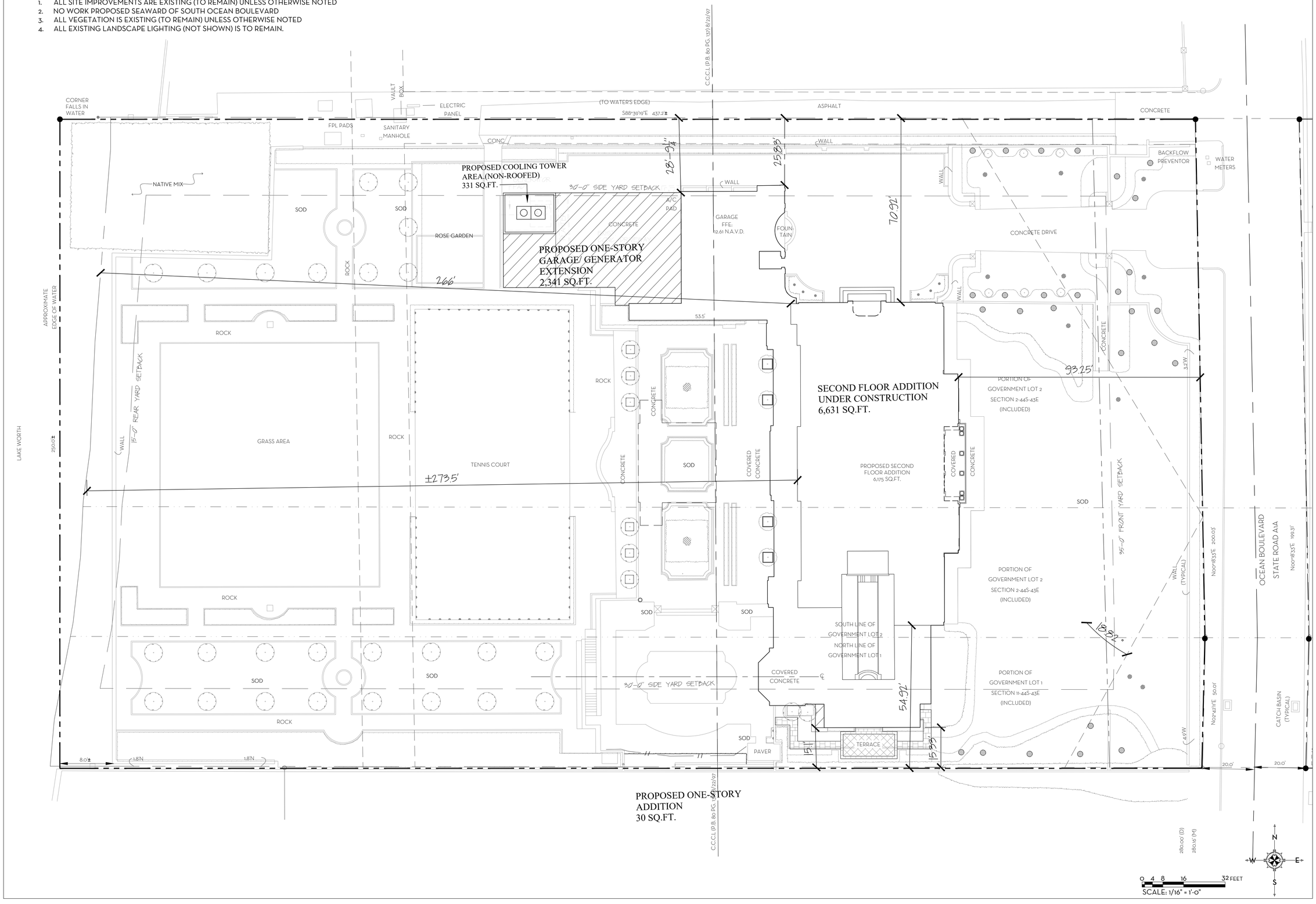
CSP

NOTES:
1. ALL SITE IMPROVEMENTS ARE EXISTING (TO REMAIN) UNLESS OTHERWISE NOTED
2. NO WORK PROPOSED SEAWARD OF SOUTH OCEAN BOULEVARD
3. ALL VEGETATION IS EXISTING (TO REMAIN) UNLESS OTHERWISE NOTED
4. ALL EXISTING LANDSCAPE LIGHTING (NOT SHOWN) IS TO REMAIN.



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

PRIVATE RESIDENCE

1600 SOUTH OCEAN BOULEVARD, PALM BEACH, FL.

15 AUG 2023
31 JULY 2023
13 JULY 2023

NIEVERA WILLIAMS
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SITE

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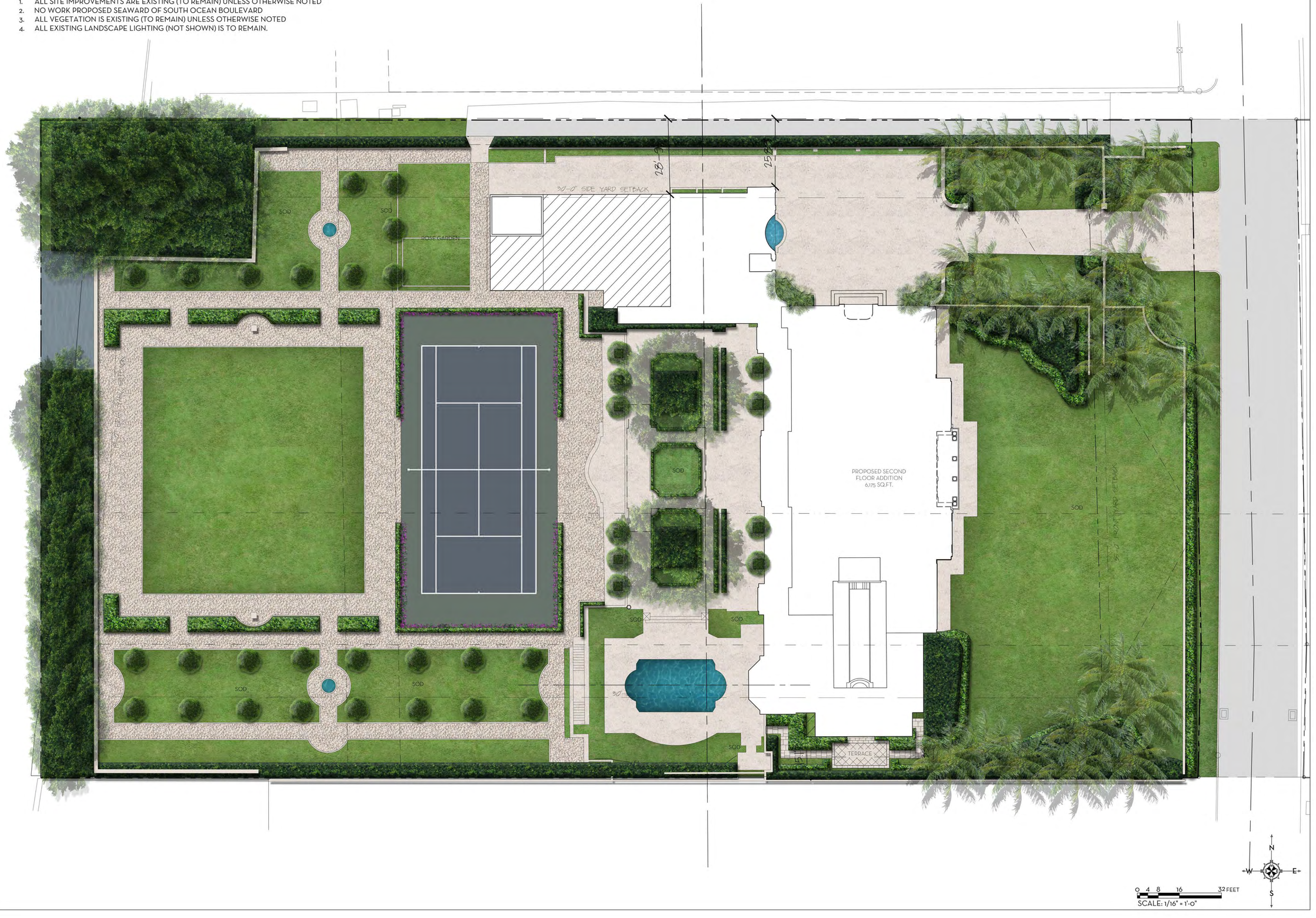

MARIO F. NIEVERA

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

OVERALL SITE PLAN

PRIVATE RESIDENCE

1600 SOUTH OCEAN BOULEVARD, PALM BEACH, FL.

31 JULY 2023
13 JULY 2023
15 MARCH 2022
04 DEC 2019
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SITE

NOTES:
1. ALL SITE IMPROVEMENTS ARE EXISTING (TO REMAIN) UNLESS OTHERWISE NOTED
2. NO WORK PROPOSED SEAWARD OF SOUTH OCEAN BOULEVARD

CORNER FALLS IN WATER
(TO WATER'S EDGE) N88°28'09"E 417'±
C.C.C.L (O.R. 80 PG. 137) 8/22/97
VAULT BOX
ELECTRIC PANEL
FPL PADS
SANITARY MANHOLE
CONC
ASPHALT
CONCRETE
WALL
BACKFLOW PREVENTOR
WATER METERS
PROPOSED COOLING TOWER AREA.(NON-ROOFED) 331 SQ.FT.
30'-0" SIDE YARD SETBACK
A/C PAD
GARAGE FINISH FLOOR ELEVATION = 12.78 N.A.V.D.
FOUNTAIN
CONCRETE DRIVE
PROPOSED ONE-STORY GARAGE/ GENERATOR EXTENSION 2,341 SQ.FT.
266'
ROCK
APPROXIMATE EDGE OF WATER
LAKE WORTH LAGOON
251.0'±
250.0'±
15'-0" REAR YARD SETBACK
GRASS AREA
TENNIS COURT
±27.35'
PROPOSED SECOND FLOOR TERRACE
PROPOSED BASEMENT BENEATH EXISTING TERRACE 2,920 SF FFE: NAVD
BASEMENT BENEATH EXISTING TERRACE UNDER CONSTRUCTION 1,051 SQ.FT. F.F. ELEV. 8.93' N.A.V.D
SECOND FLOOR ADDITION UNDER CONSTRUCTION 6,631 SQ.FT.
53.5'
28'-9 1/4"
15.83'
70.92'
93.25'
3.2'W
PORTION OF GOVERNMENT LOT 2 SECTION 2-44S-43E (INCLUDED)
PORTION OF GOVERNMENT LOT 1 SECTION 11-44S-43E (INCLUDED)
95'-0" FRONT YARD SETBACK
S00°18'33"W 199.49'
N00°18'33"E 199.48'
℄ S. OCEAN BOULEVARD
OCEAN BOULEVARD STATE ROAD A1A
N00°18'33"E 200.03'
N00°18'33"E 199.31'
WALL (TYPICAL)
CATCH BASIN (TYPICAL)
4.9'W
20.0'
SOUTH LINE OF GOVERNMENT LOT 2
NORTH LINE OF GOVERNMENT LOT 1
S02°41'24"W 50.56'
EXISTING 1-STORY RESIDENCE F.F. ELEV. 22.79' N.A.V.D.
54.92'
15.33'
COVERED CONCRETE
30'-0" SIDE YARD SETBACK
PAVER
PROPOSED TERRACE ADDITION
PROPOSED ONE-STORY ADDITION 30 SQ.FT.
C.C.C.L (P.B. 80 PG. 137) 8/22/97
8.0'±
1.8'N
N88°28'09"W 444'±
280.00' (D)
280.16' (M)

0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"

N W E S

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
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HARDSCAPE PLAN

PRIVATE RESIDENCE

1600 SOUTH OCEAN BOULEVARD, PALM BEACH, FL.

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

15 AUG 2023
31 JULY 2023
13 JULY 2023

NIEVERA WILLIAMS
DESIGN

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L1

NOTES:
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2. NO WORK PROPOSED SEAWARD OF SOUTH OCEAN BOULEVARD
3. ALL VEGETATION IS EXISTING (TO REMAIN) UNLESS OTHERWISE NOTED
4. ALL EXISTING LANDSCAPE LIGHTING (NOT SHOWN) IS TO REMAIN.

(9) EX. CALOPHYLUM TREE 12' HT, 6' SPREAD
EX. CALOPHYLUM HEDGE 12' HT
EX. AUSTRAILIAN PINE 10' HT
C.C.C.L. (P.B. 80 PG. 137) 8/22/97
(6) EX. SAGO 3' HT
EX. GREEN ISLAND FICUS 4' HT
EX. GARCENIA 10' HT
EX. AUSTRAILIAN PINE 18' HT
EX. GREEN ISLAND FICUS 24' HT
GARCENIA 10' HT
GREEN ISLAND FICUS 4' HT
(4) COCONUT PALM 20' GW, CURVE
CORNER FALLS IN WATER
VAULT BOX
ELECTRIC PANEL
(TO WATER'S EDGE) S88°30'19"E 437.2'±
ASPHALT
CONCRETE
FPL PADS
SANITARY MANHOLE
CONC.
WALL
BACKFLOW PREVENTOR
WATER METERS
PROPOSED COOLING TOWER AREA (NON-ROOFED) 331 SQ.FT.
MONITOR WELL (TYP.)
CHILLER (TYP.)
GENERATOR PAD (TYP.)
ROSE GARDEN
30'-0" SIDE YARD SETBACK
A/C PAD
NATIVE MIX
SOD
CONCRETE
PROPOSED ONE-STORY GARAGE/ GENERATOR EXTENSION 2,341 SQ.FT.
GARAGE FFE: 12.61 N.A.V.D.
FOUN-TAIN
(2) EX. COCONUT PALM 20' CT
CONCRETE DRIVE
(6) EX. THRINAX 8' HT
(4) COCONUT PALM 18-20' GW.
(2) EX. COCONUT PALM 24' CT
(2) EX. COCONUT PALM 18' CT
(7) COCONUT PALMS 20' GW
(1) EX. COCONUT PALM 18' CT.
GREEN ISLAND FICUS 4' HT
(3) COCONUT PALMS 20'-22' CT, SLIGHT CURVE
EX. GREEN ISLAND FICUS 3' HT
EX. COCONUT PALMS 20' CT.
EX. SEAGRAPE 10' HT
(3) COCONUT PALMS 20' GW
EX. FICUS NITIDA 8' HT
APPROXIMATE EDGE OF WATER
ROCK
EX. BOXWOOD 18" HT
EX. CITRUS TREE IN PLANTER
(6) EX. FICUS NITIDA (TYP.) IN PLANTER 12' HT, 36" DIA. COLUMNS
EX. BOXWOOD 24" HT
EX. BOUGAINVILLEA ON FENCE
EX. BOXWOOD 18" HT
EX. BOXWOOD 18" HT
TENNIS COURT
SECOND FLOOR ADDITION UNDER CONSTRUCTION 6,631 SQ.FT.
PROPOSED SECOND FLOOR ADDITION 6,175 SQ.FT.
PORTION OF GOVERNMENT LOT 2 SECTION 2-44S-43E (INCLUDED)
PORTION OF GOVERNMENT LOT 1 SECTION 11-44S-43E (INCLUDED)
SOUTH LINE OF GOVERNMENT LOT 2
NORTH LINE OF GOVERNMENT LOT 1
LAKE WORTH
250.0'±
WALL
15'-0" REAR YARD SETBACK
GRASS AREA
±273.5'
266'
53.5'
70.92'
93.25'
15.83'
28'-9 1/4"
18.80'
54.92'
15.33'
15.1'
3.4'W
4.9'W
95'-0" FRONT YARD SETBACK
WALL (TYPICAL)
N00°18'53"E 200.05'
N00°18'53"E 199.31'
OCEAN BOULEVARD
STATE ROAD A1A
N02°42'14"E 50.01'
CATCH BASIN (TYPICAL)
EX. CONFEDERATE JASMINE
EX. SEAGRAPE 14' HT
EX. CLUSIA 18' HT
COVERED CONCRETE
TERRACE
PAVER
(3) COCONUT PALMS 18'-20' GW.
20.0'
8.0'±
1.8'N
EX. CALOPHYLUM HEDGE 12' HT
(16) EX. CALOPHYLUM TREE 12' HT, 6' SPREAD
(16) EX. SMALL LEAF CLUSIA 8' HT, @ 36" OC
PROPOSED ONE-STORY ADDITION 30 SQ.FT.
EX. GREEN ISLAND FICUS 2' HT
EX. SEAGRAPE 12' HT
EX. GREEN ISLAND FICUS 2' HT
EX. GARDENIA 10' HT
(3) COCONUT PALMS 18'-20' GW.
(16) EX. BANYAN TREES PLEACHED, 16' x 16'
280.00' (D)
280.16' (M)

0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"

N W E S

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

PRIVATE RESIDENCE

1600 SOUTH OCEAN BOULEVARD, PALM BEACH, FL.

15 AUG 2023
31 JULY 2023
13 JULY 2023

NIEVERA WILLIAMS
DESIGN

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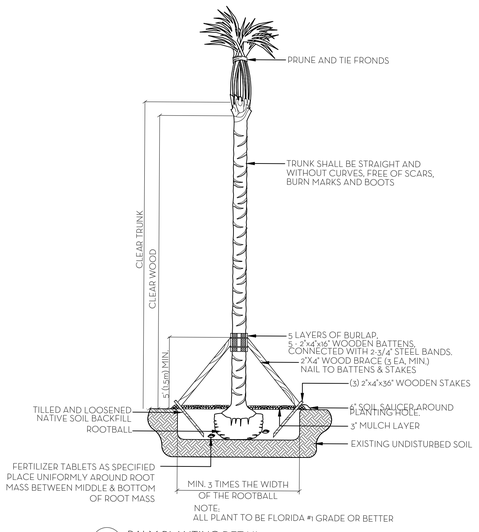
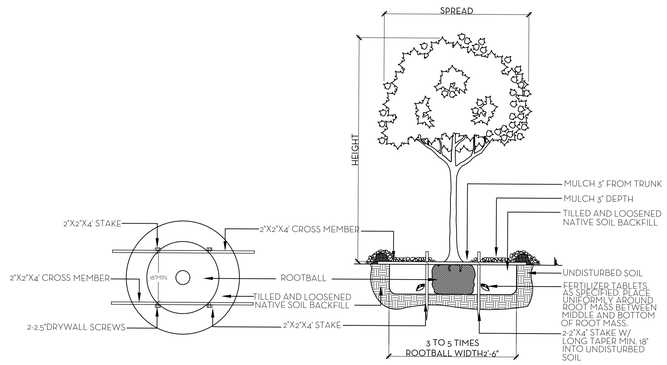
ITEM NO.	COMMON NAME	BOTANICAL NAME	QUANTITY	NATIVE Mature Spread	ESTABLISHED HEIGHT	SPECIFICATION
	PALMS					
1	Coconut Palm	Cocos nucifera	26		35' HT	18'-20' GW
2	Coconut Palm	Cocos nucifera	4		35' HT	18' CT
3	Coconut Palm	Cocos nucifera	3		35' HT	20'-22' CT, SLIGHT CURVE



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL
N.T.S.

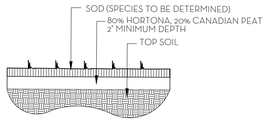
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



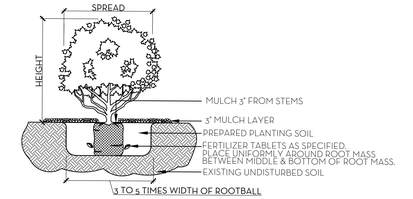
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE.
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS

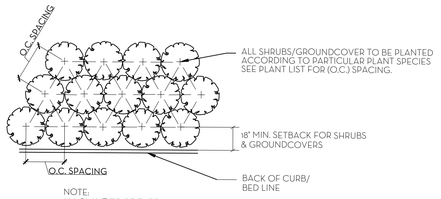


SOD PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

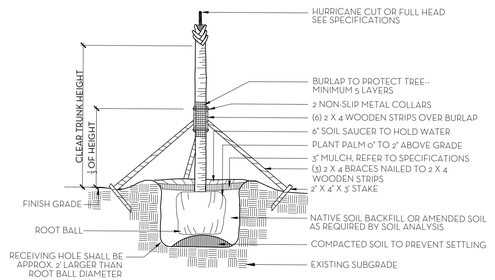
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

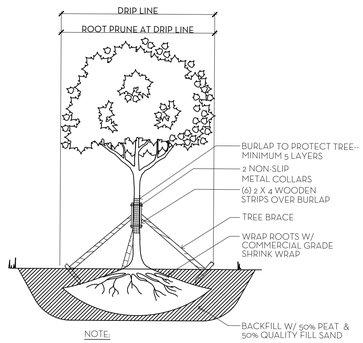
PLANT SPACING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



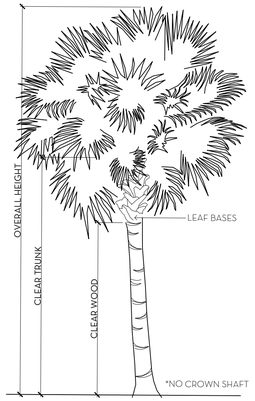
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:

1 GALLON CAN:	1 - 21 GRAM TABLET
3 GALLON CAN:	2 - 21 GRAM TABLETS
5 GALLON CAN:	3 - 21 GRAM TABLETS
7 GALLON CAN:	4 - 21 GRAM TABLETS
TREES:	3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS:	7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

MARIO F. NIEVERA

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LANDSCAPE SCHEDULE AND DETAILS

PRIVATE RESIDENCE

1600 SOUTH OCEAN BOULEVARD, PALM BEACH, FL.

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LP2

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

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Registration No.
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SCALE: 1/8" = 1'-0"

ELVATIONS

PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

15 AUG 2023
31 JULY 2023
13 JULY 2023

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EL1

MARIO F. NIEVERA

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WEST ELEVATIONS

PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

SCALE: 3/32" = 1'-0"

15 AUG 2023
31 JULY 2023
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NORTH ELEVATION

PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

SCALE: 3/32" = 1'-0"

15 AUG 2023
31 JULY 2023
13 JULY 2023

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SOUTH ELEVATION

PRIVATE RESIDENCE

1600 SOUTH OCEAN BLVD, PALM BEACH, FL.

SCALE: 3/32" = 1'-0"

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