

ARC 24-0022 FIRST SUBMITTAL MAY 09,2024 HEARING DATES ARCOM: JULY 24,2024 COUNCIL: AUG. 14,2024	SCOPE OF WORK
	This a Level 2 Alteration for a two-story single family house. No changes to the footprint of building. The proposed work includes enclosing the existing covered patio on the first floor to convert it into air conditioned space; and enclosing a portion of the covered balcony on the second floor to convert it into air conditioned space. The remaining balcony's railing will be replaced by new as per plans. The enclosure of the covered patio on the first floor will require a variance on the CCR allowed. All exterior windows & doors throughout will get replaced by new impact windows/doors. <div>3</div>

PROPERTY DATA	PROJECT TEAM
ID Number 5 0 - 4 3 - 4 3 - 0 3 - 0 8 - 0 0 0 - 0 1 3 0 Legal Description ALTO LIDO LT 13 /LESS E 5 FT ST R/W/ & LT 13-A Zoning: R-B Low Density Residential	SURVEYOR ACCURATE LAND SURVEYORS, INC. 1600 S. FEDERAL HIGHWAY, SUITE 600, POMPANO BEACH, FL 33062 (954) 782-1441 ARCHITECTURE JSR DESIGN GROUP ONE WEST CAMINO REAL, ST.117-E BOCA RATON FL 33432 (561) 362-7203 STRUCTURAL PROJECT CLASSIC, LLC 5968 NW 77 TERRACE PARKLAND, FL 33067 (561) 544-7397

AREA TABULATION	
A. Existing 1st. Floor House A/C	2,254 s.f.
B. Existing 2nd Floor House A/C	2,297 s.f.
C. Total Existing House A/C	4,551 s.f.
D. Existing Covered Patio.....	397 s.f.
E. Existing Loggia	277 s.f.
F. Existing Covered Entry	71 s.f.
G. Existing Garage	480 s.f.
H. Existing 2nd Floor Balcony	588 s.f.
I. TOTAL EXISTING FOOTPRINT	3,479 s.f.
(A + D + E + F + G)	
Site Area.....	13,826 s.f. (100%)
Total House Footprint	3,479 s.f. (25.2 %)
(* No changes to footprint of house, existing to remain).	

INDEX OF DRAWINGS			
CS	Cover Sheet, Data, Renderings	A8	East Elevations
A0	Site Plan	A9	South Elevations
A1	Vicinity Map & Photos	A10	West Elevations
A2	Existing House Photos	A11	North Elevations
A3	1st Floor Demolition Plan	A12	Color Elevations
A4	Proposed 1st Floor Plan	A13	Color Elevations
A5	2nd Floor Demolition Plan		
A6	Proposed 2nd Floor Plan		
A7	CCR Calculations & Diagrams		
A7.1	Zoning Legend		



DESIGN
JSR
GROUP
INC

LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 117E
BOCA RATON, FL 33432
PH: 561-362-7203
A26002033

3 Arch. revs
08/02/24

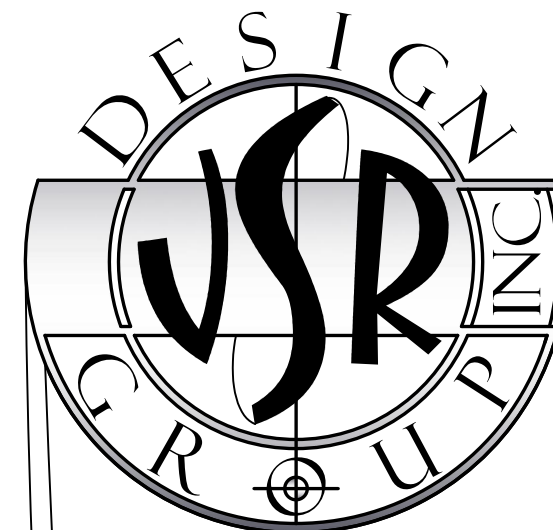
8/2/2024 5:03:04 PM, JSRDG

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

3

2 4 3 2 3

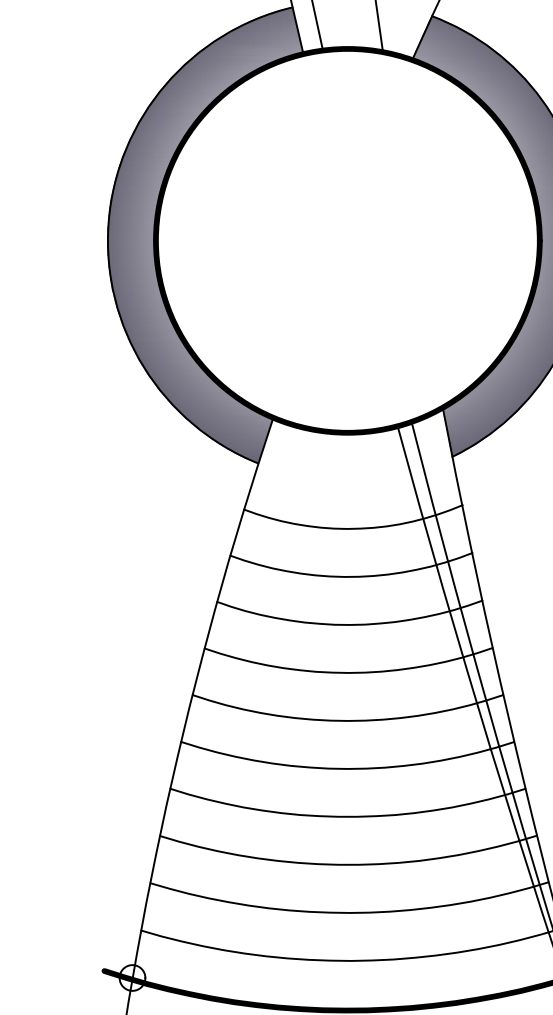
CS



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH: 561-362-7203
A26002033

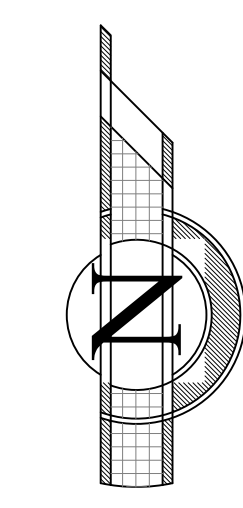
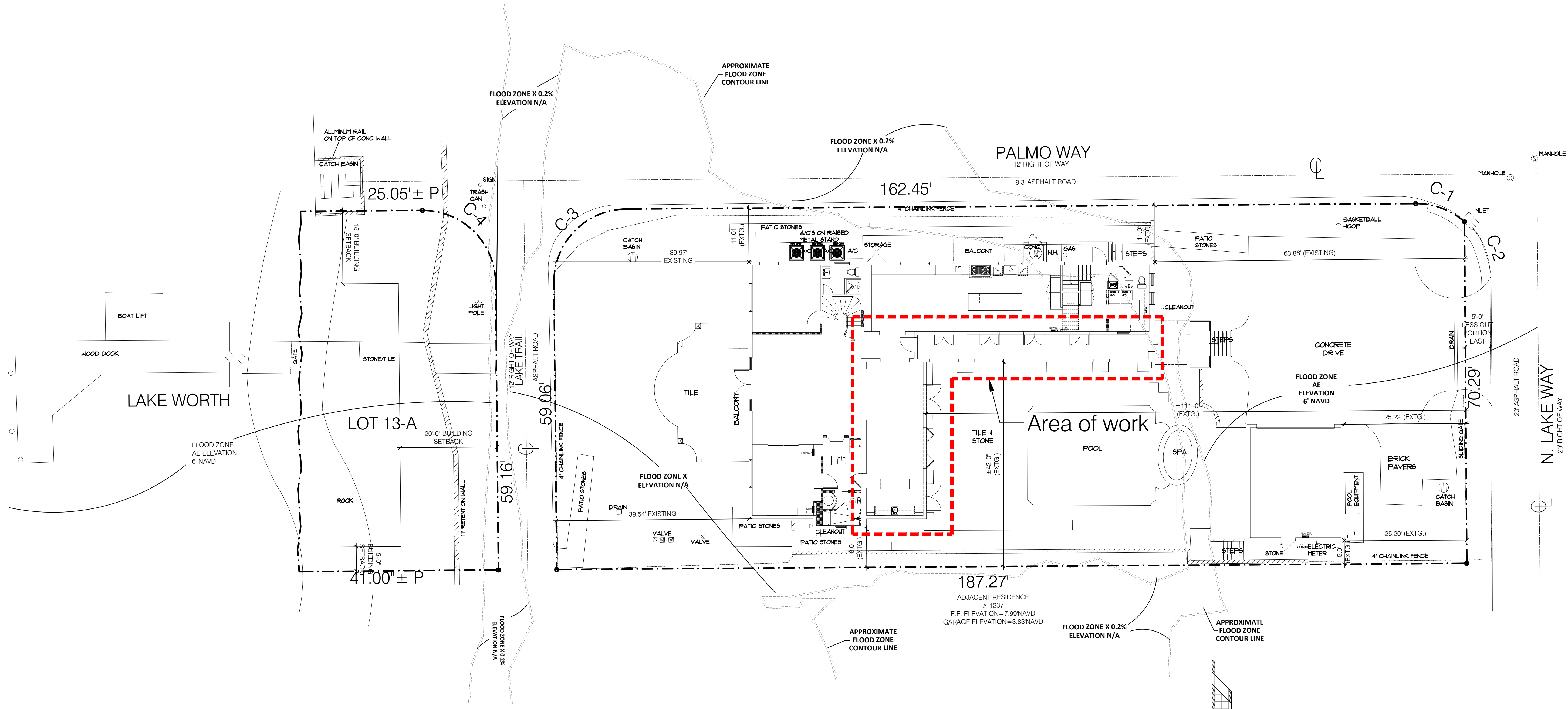


8/2/2024 5:03:18 PM, JSRDG

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

2 4 3 2 3

A0



PROPOSED SITE PLAN
3/32" SCALE.

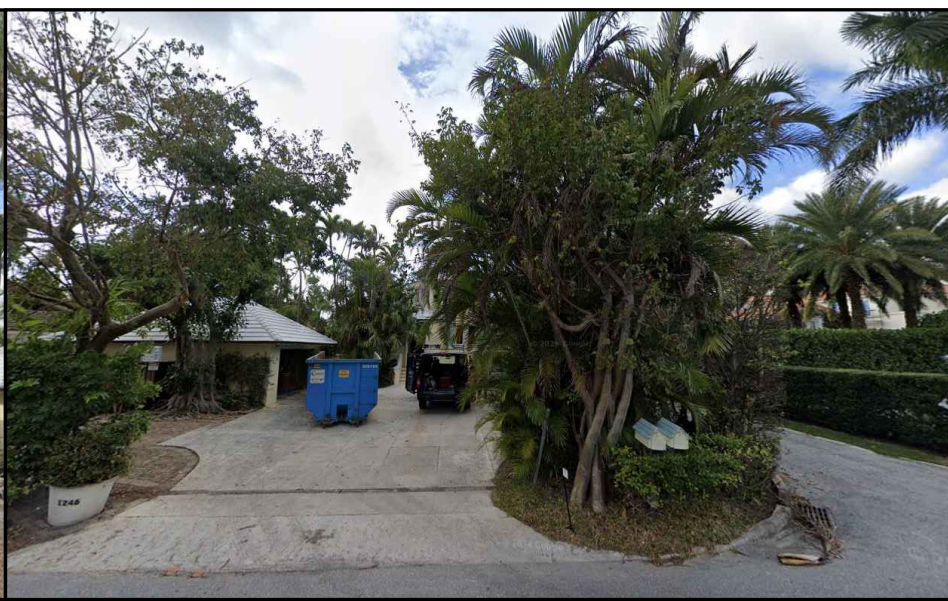
SITE PLAN BASED ON SURVEY BY ACCURATE
LAND SURVEYORS, INC. ON 10/29/2023.
FLOOD ZONE "X", "X 0.2%", AND "AE" (SEE
SKETCH FOR CONTOURS).
BFE: N/A, N/A, AND 6' NAVD 1988.



1230



1237



1246 N. LAKE WAY



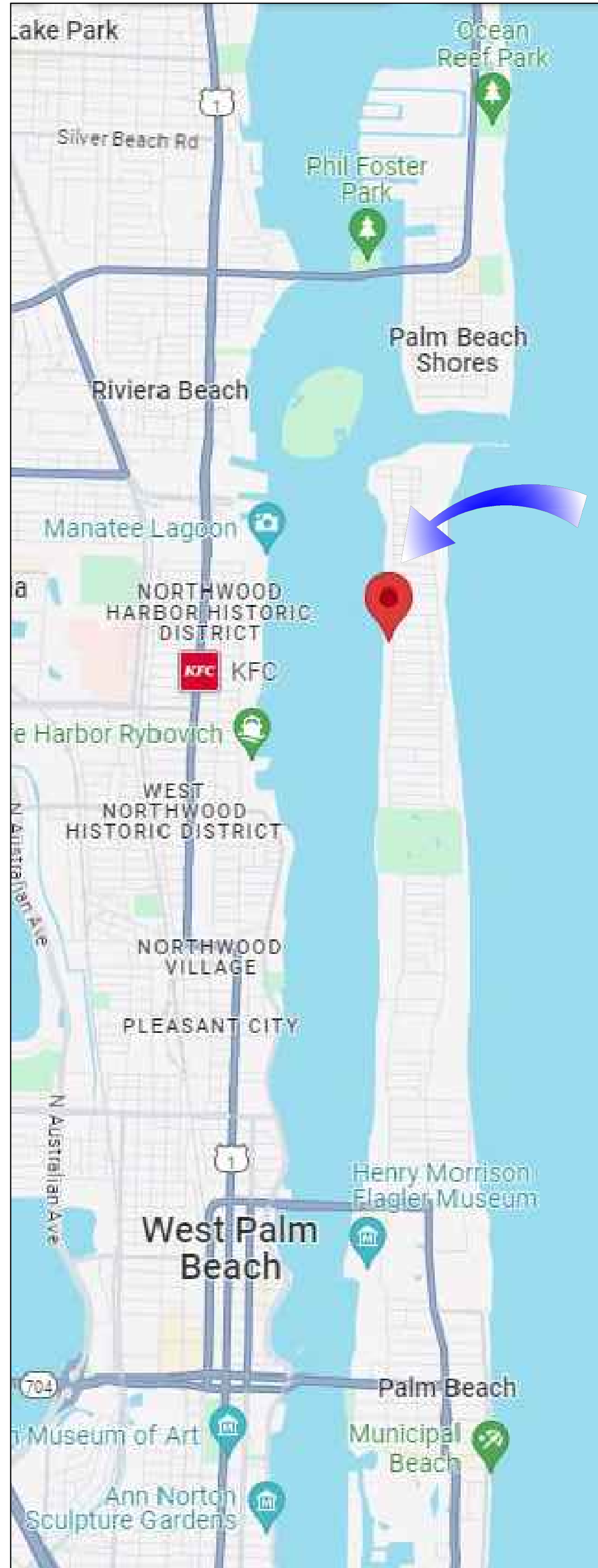
PALMO WAY VIEW TO WEST



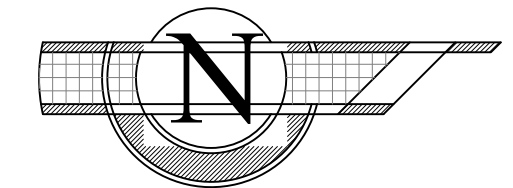
1255



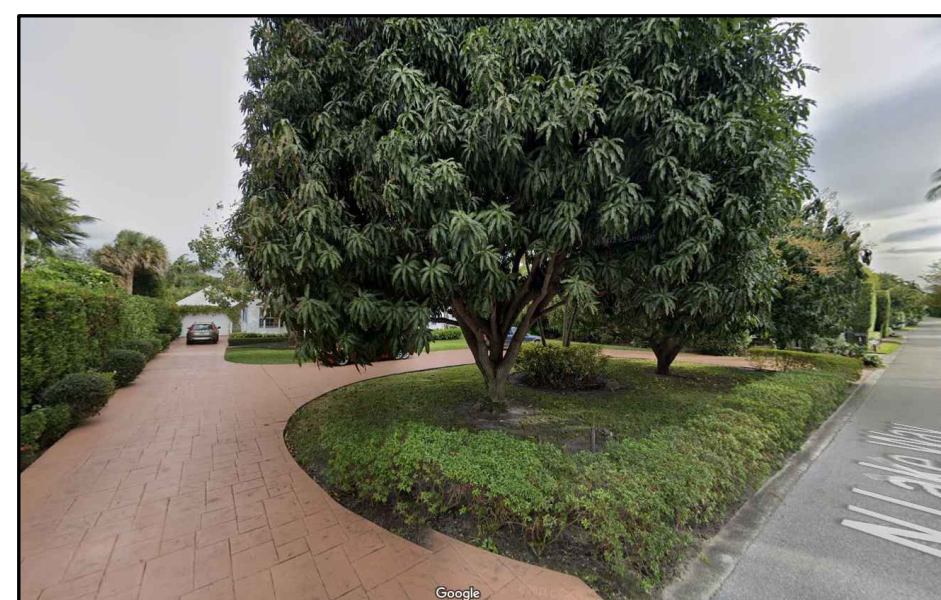
1260



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.



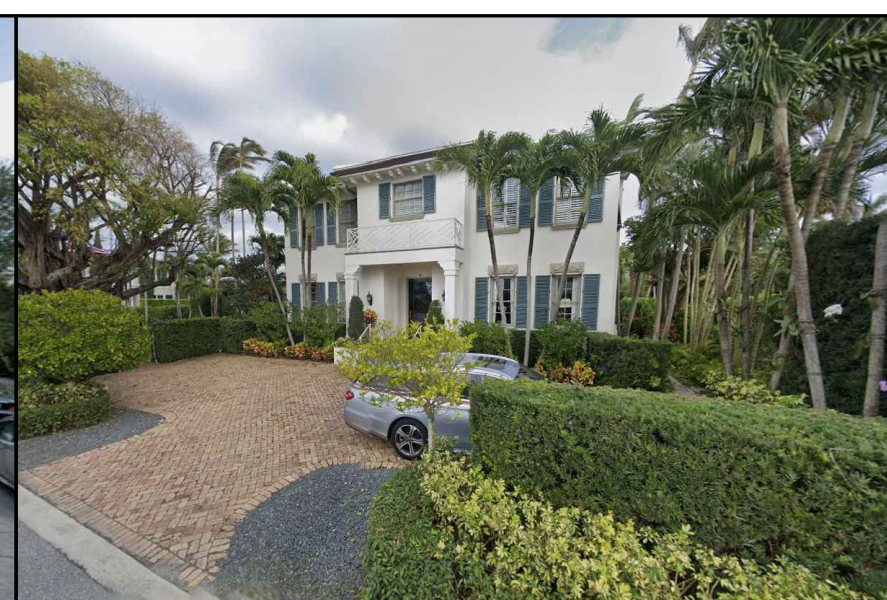
1231



1241



TOWN OF P.B. LOT



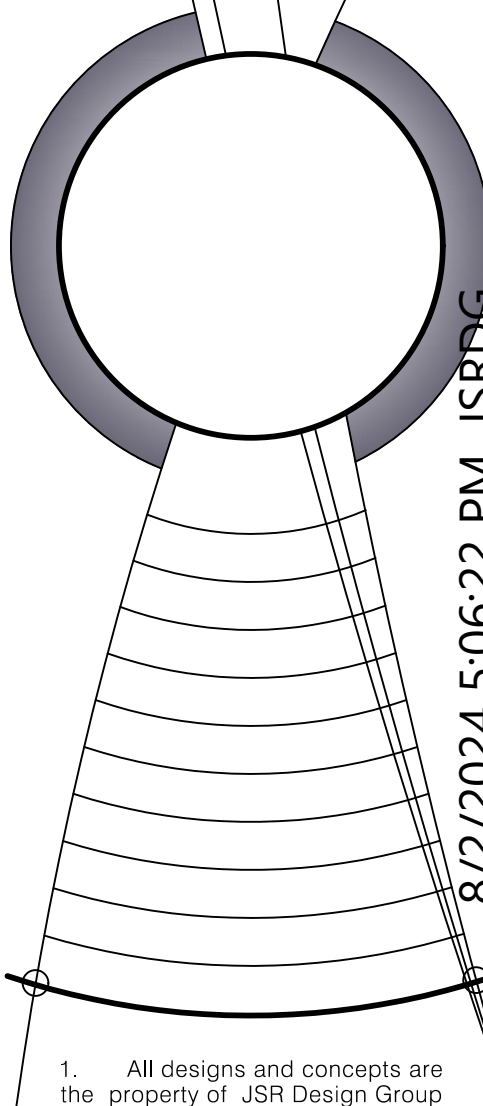
1263



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH 561-362-7203
AZ26002033



1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

2 4 3 2 3

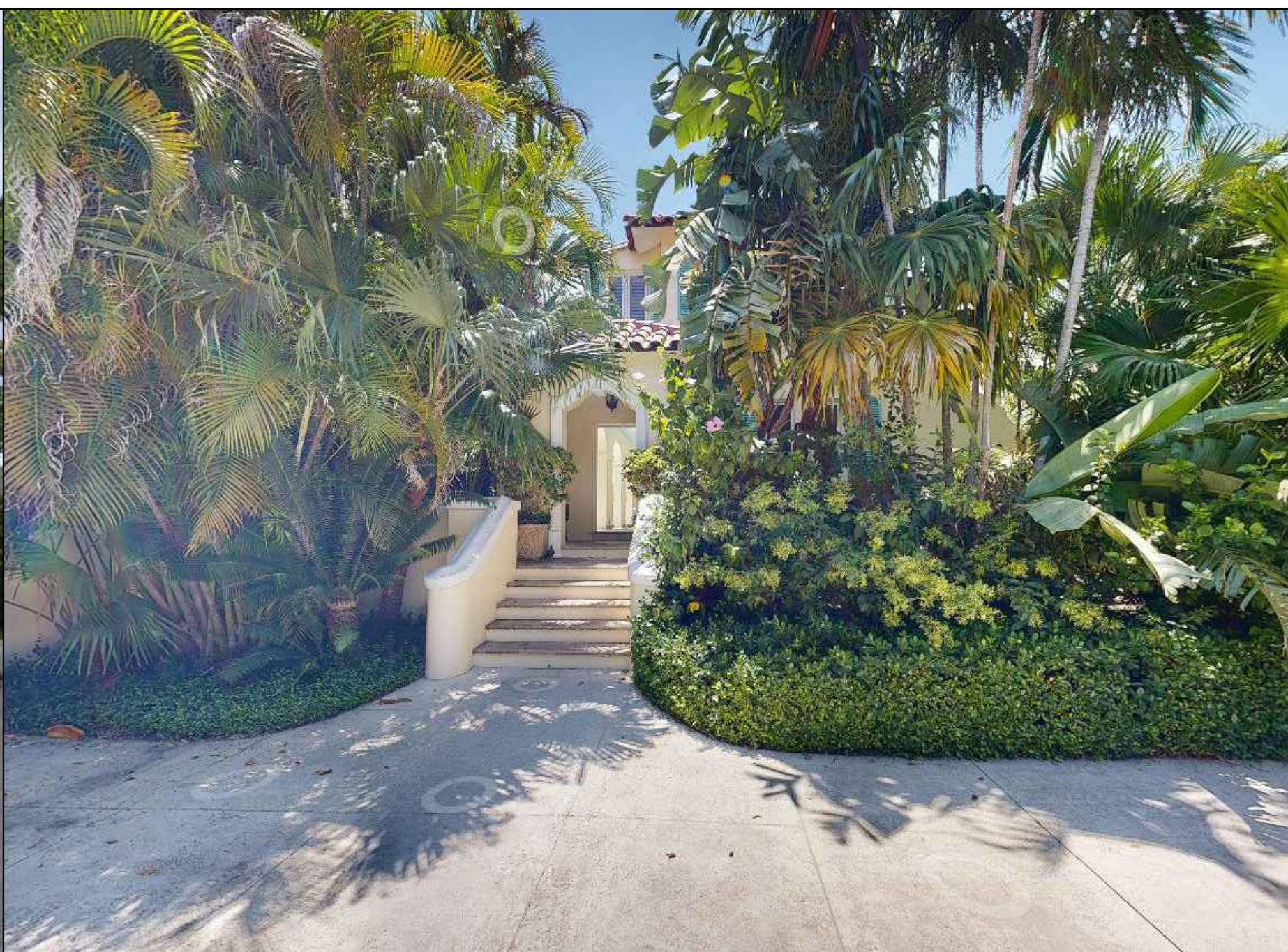
A1



FRONT VIEW FROM N. LAKE WAY



VIEW FROM N. LAKE WAY



FRONT VIEW FROM DRIVEWAY



COURTYARD VIEW



COURTYARD EAST FACADE



COURTYARD SOUTH FACADE



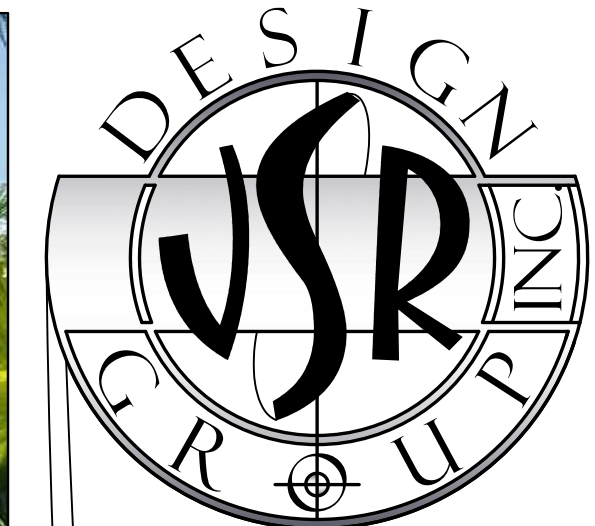
COVERED PATIO



2ND. FL. COVERED WALKWAY



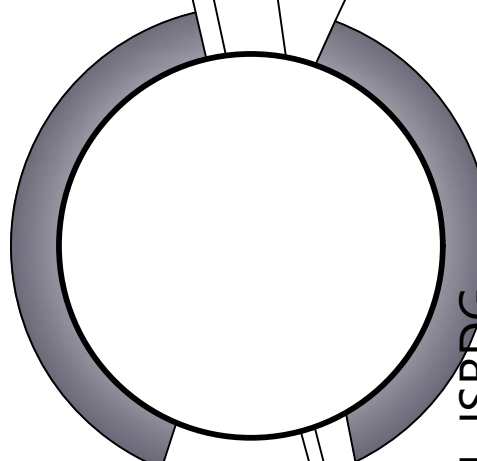
2ND. FL. WALKWAY VIEW



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH 561-362-7203
AZ26002033



8/2/2024 5:05:19 PM, JSR.DWG

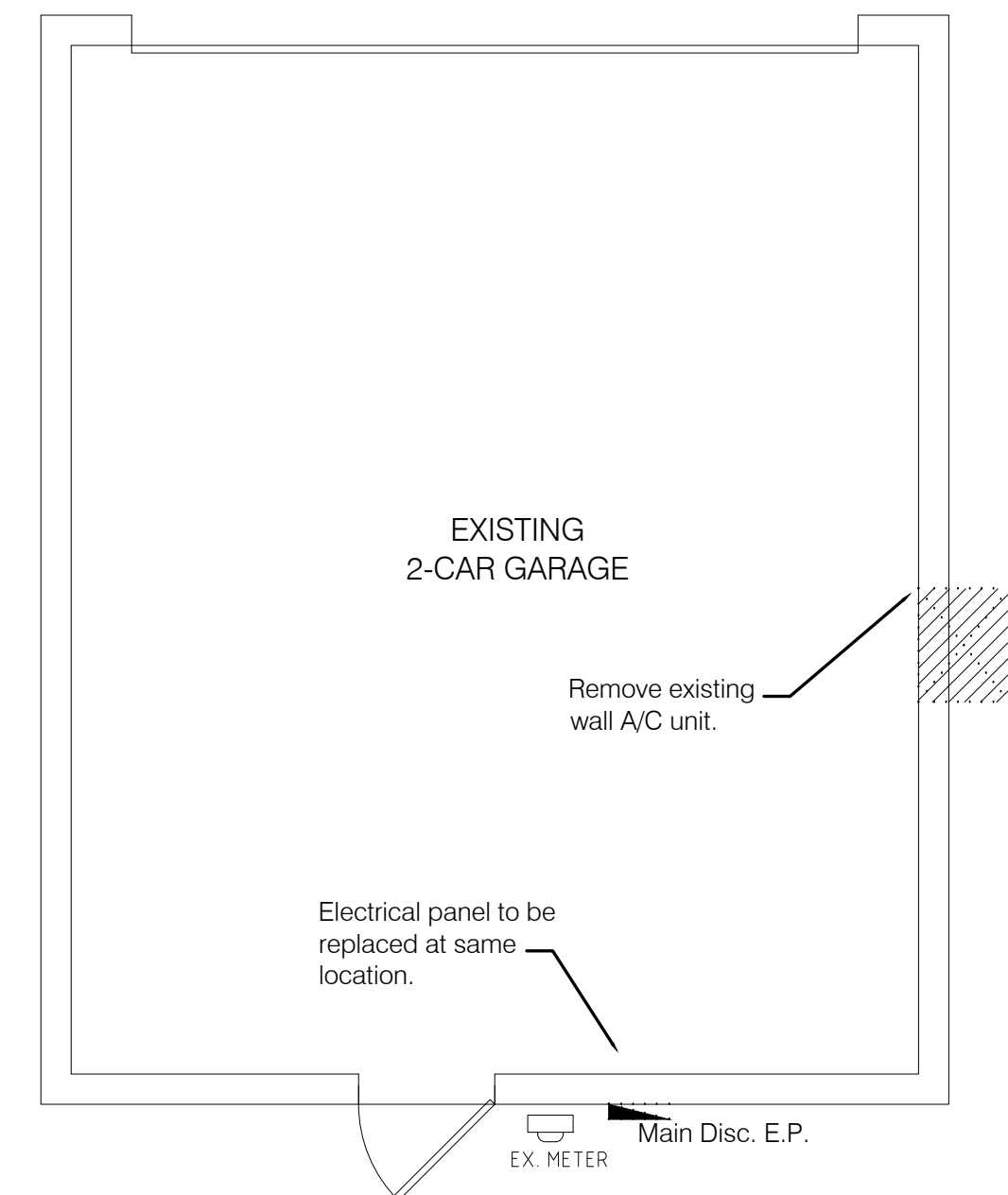
1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

2 4 3 2 3

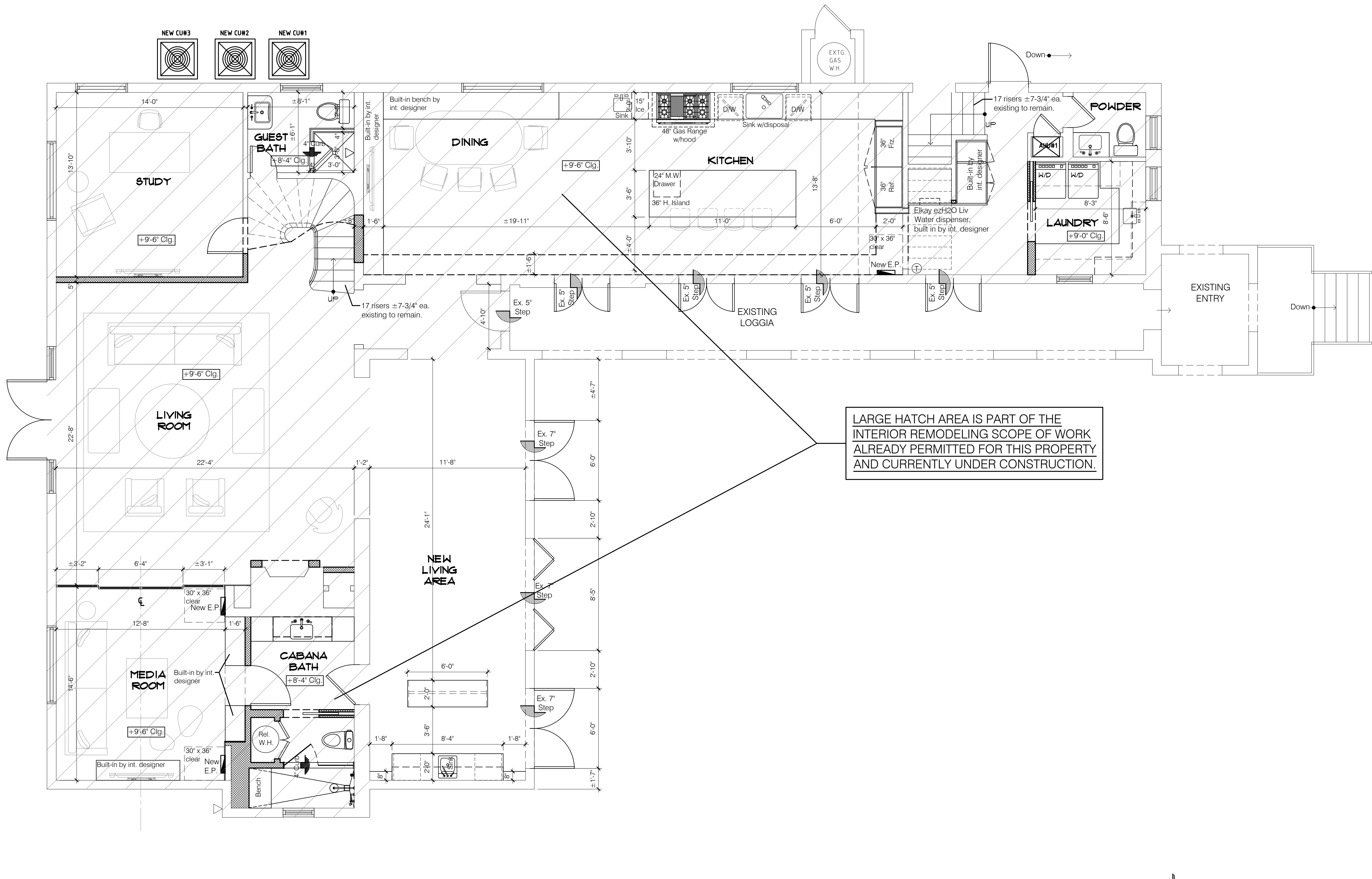
A2



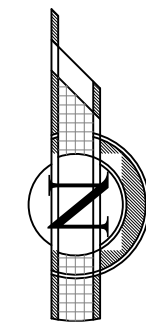
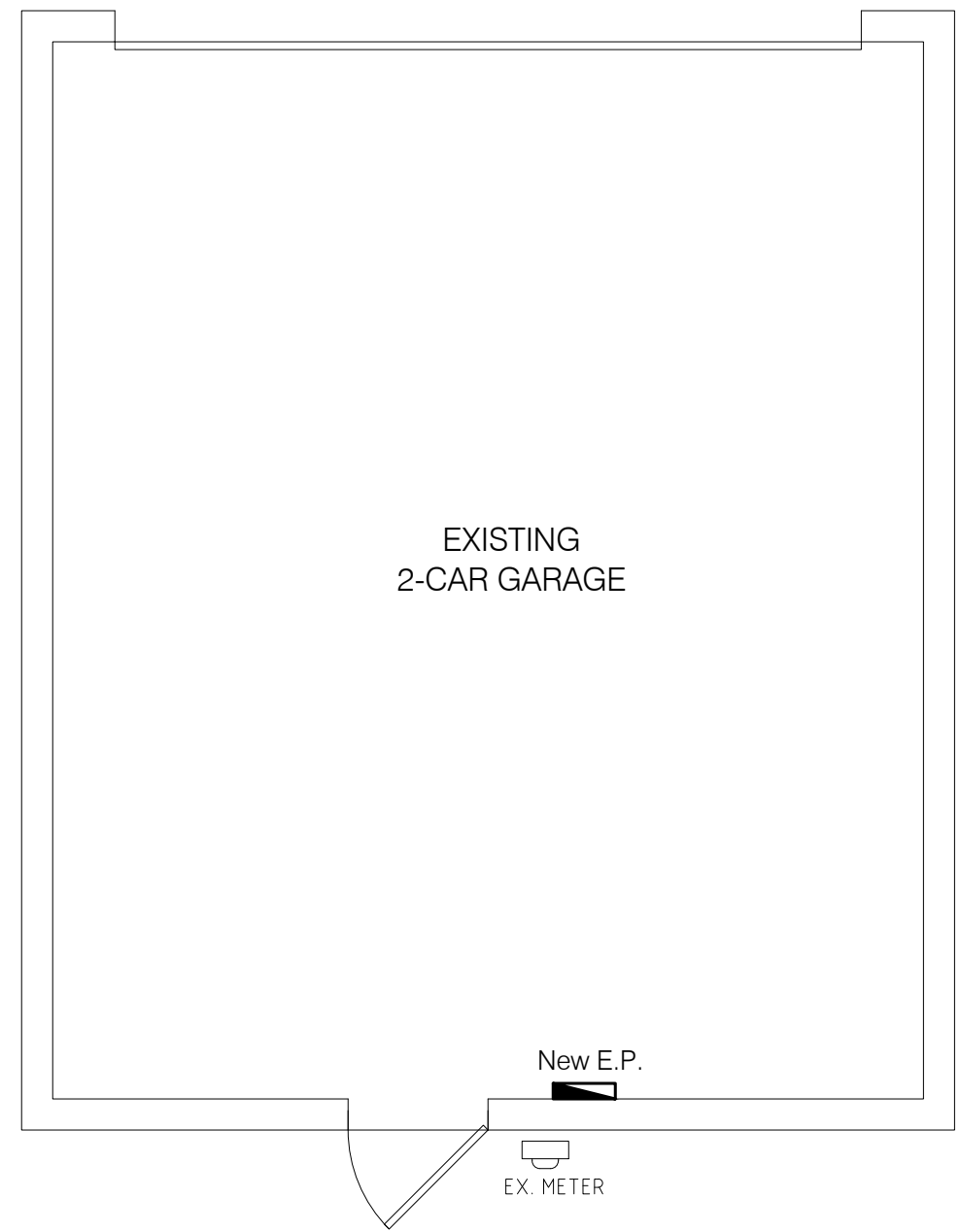
A3



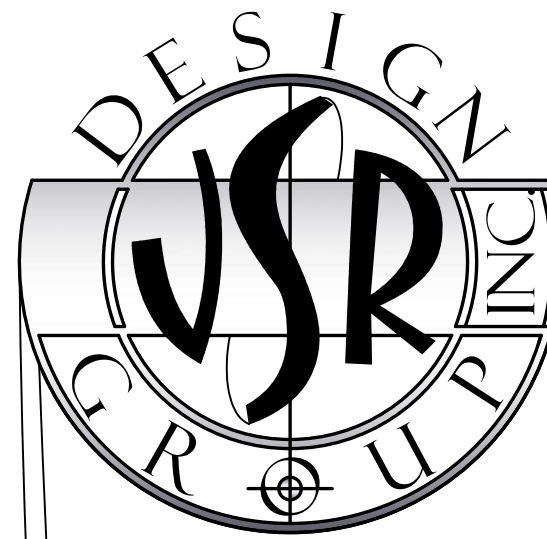
1st Floor Demolition Plan 1/4" Sc.



LARGE HATCH AREA IS PART OF THE
INTERIOR REMODELING SCOPE OF WORK
ALREADY PERMITTED FOR THIS PROPERTY
AND CURRENTLY UNDER CONSTRUCTION.



Proposed 1st Floor Plan 1/4" Sc.



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

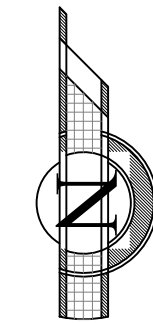
JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH 561-362-7203
FAX 561-362-0333

8/2/2024 5:04:39 PM, JSRDG

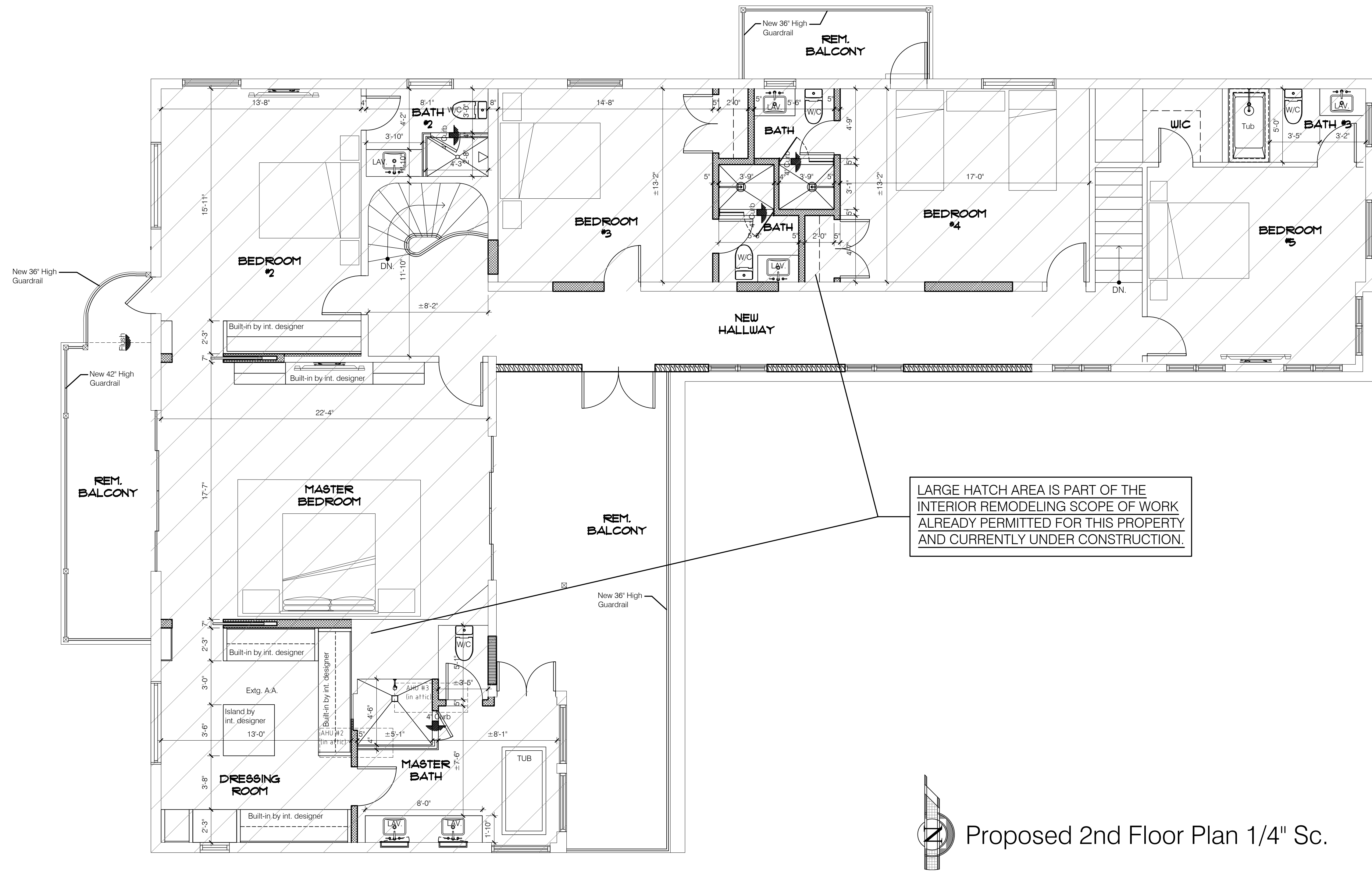
1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

2 4 3 2 3

A4



2nd Floor Demolition Plan 1/4" Sc.



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

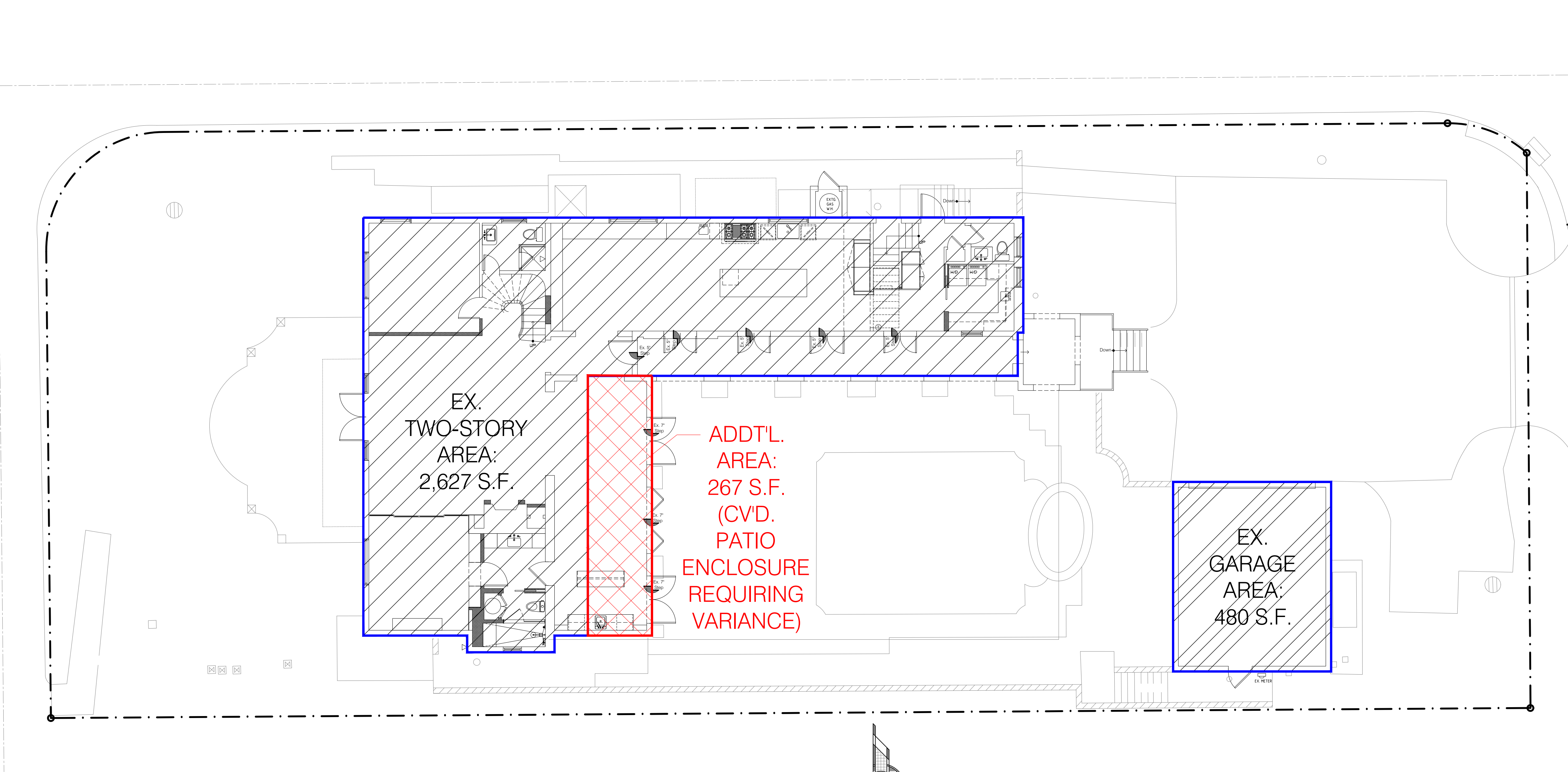
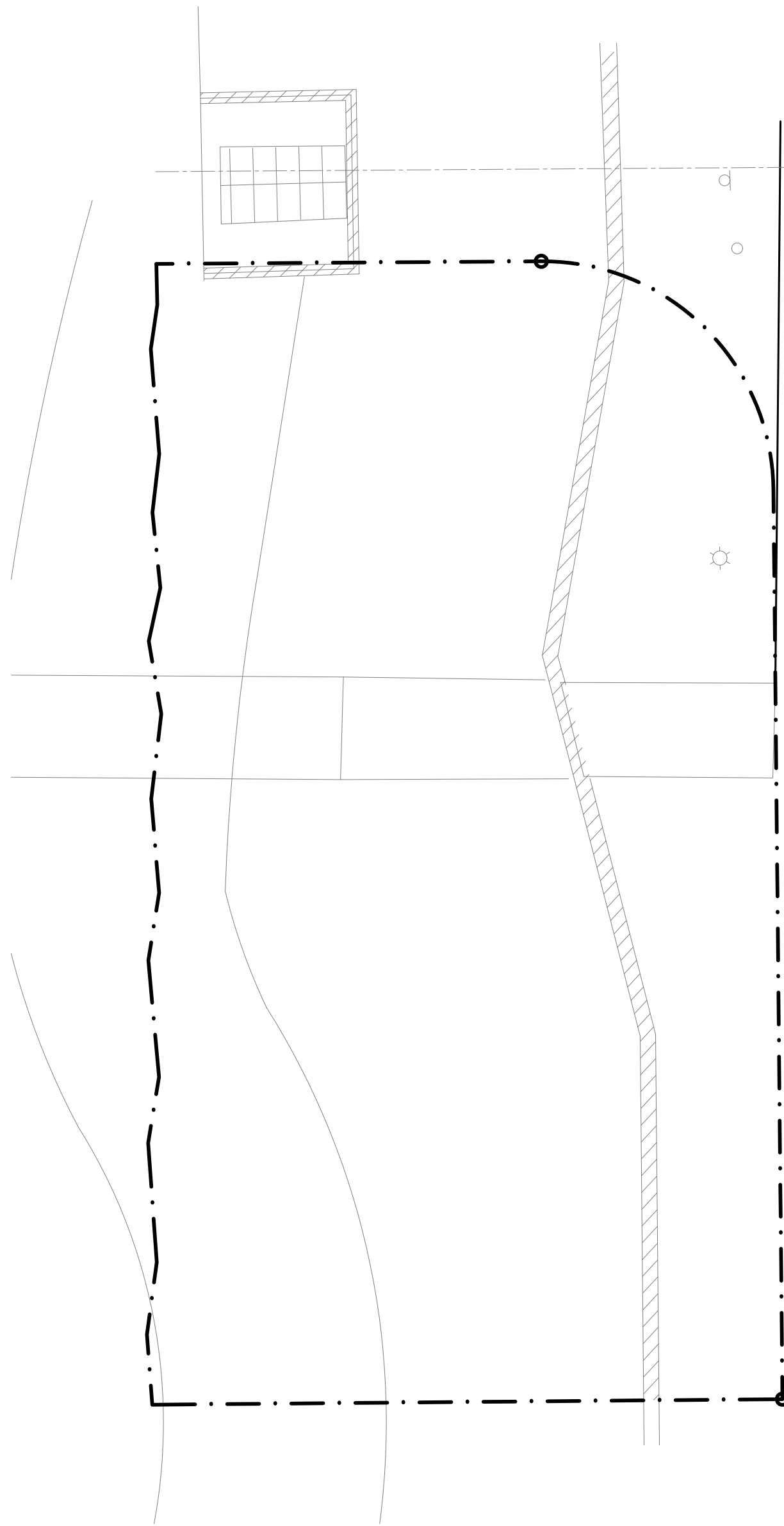
JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH 561-362-7203
FAX 561-362-0333

8/2/2024 5:03:59 PM, JSRDG

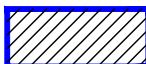
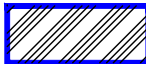

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

2 4 3 2 3

A6



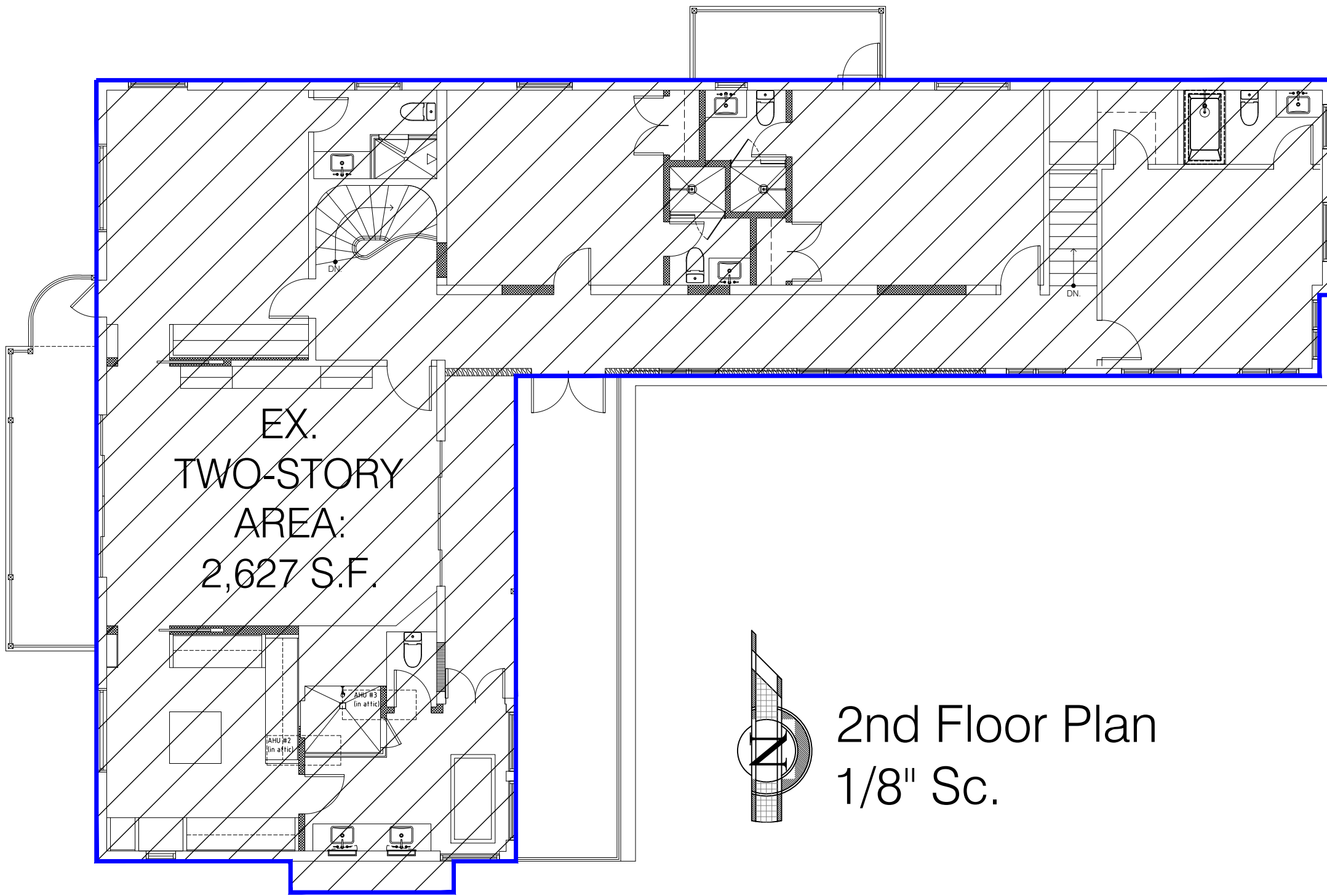
CCR CALCULATIONS

	LEGEND		PROPOSED	PROP. C.C.R.	ALLOWED C.C.	ALLWD. C.C.R.
EXISTING	---	TOTAL SITE AREA	13,826 S.F.		-	-
		EX. TWO-STORY	50,349 C.F.			
		EXTG. GARAGE	3,998 C.F.			
		EXISTING TOTAL	54,347 C.F.	3.93		
ADDITIONAL (REQUIRES VARIANCE)		ONE-STORY	2,846 C.F.			
		PROPOSED TOTAL	57,193 C.F.	4.14	54,648 C.F. MAX.	3.96 MAX.

<u>EXISTING CALCULATIONS:</u> <u>MAX. ALLOWED C.C.R.:</u> 3.50 + ((60,000 - 13,826 / 50,000) X 0.5) = 3.96 <u>MAX. ALLOWED GROSS CUBIC CONTENT:</u> 3.96 X 13,800 S.F. = 54,648 C.F.	<u>PROPOSED CALCULATIONS:</u> <u>PROPOSED GROSS CUBIC CONTENT:</u> Ex. 2,627 S.F. x 19.166' (HT.) = 50,349 C.F. Ex. 480 S.F. x 8.33' (HT.) = 3,998 C.F. Add'l. 267 S.F. x 10.66' (HT.) = <u>2,846 C.F.</u> TOTAL : 57,193 C.F.
<u>EXISTING GROSS CUBIC CONTENT:</u> 2,627 S.F. x 19.166' (HT.) = 50,349 C.F. 480 S.F. x 8.33' (HT.) = <u>3,998 C.F.</u> TOTAL : 54,347 C.F.	<u>PROPOSED CUBIC CONTENT RATIO:</u> 57,193 C.F. / 13,826 S.F. = 4.14
<u>EXISTING CUBIC CONTENT RATIO:</u> 54,347 C.F. / 13,826 S.F. = 3.93	

<u>FORMULAS:</u> <u>MAX. ALLOWED C.C.R.:</u> 3.50 + ((60,000 - LOT SIZE / 50,000) X 0.5) <u>MAX ALLOWED GROSS CUBIC CONTENT:</u> C.C.R. X GROSS LOT AREA <u>GROSS CUBIC CONTENT:</u> BLDG. HT x BLDG. WIDTH x BLDG. DEPTH <u>CUBIC CONTENT RATIO:</u> GROSS C.C. / GROSS LOT AREA

1st Floor Plan 1/8" Sc.

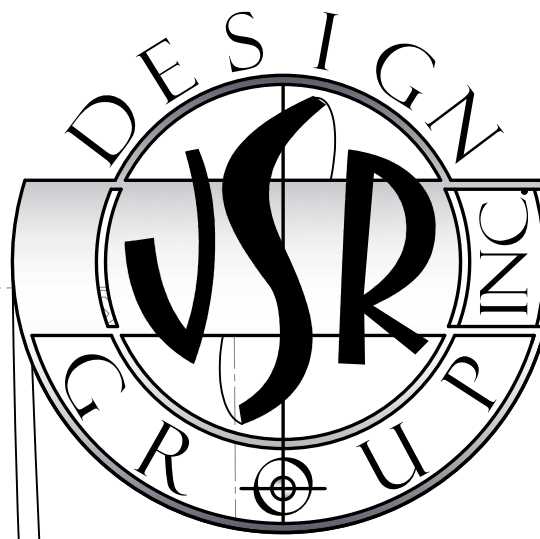


2nd Floor Plan
1/8" Sc.

NOTES:
LAND DEVELOPMENT CODE SEC. 134-893
(13) THE MAXIMUM CUBIC CONTENT RATIO SHALL BE AS FOLLOWS:
a. THE MAXIMUM CUBIC CONTENT RATIO SHALL BE AS FOLLOWS:
2. FOR LOTS BETWEEN 10,000 AND 60,000 SQUARE FEET WHICH ARE NOT IDENTIFIED IN SUBSECTION 4 OF THIS SECTION, THE MAXIMUM ALLOWABLE CCR SHALL BE CALCULATED AS FOLLOWS: $3.50 + ((60,000 - \text{THE LOT SIZE}) \div 50,000) \times 0.5$.

(13) a. 4. (5)
EXCEPTIONS. ONE ARCHITECTURAL TOWER FEATURE INVOLVING NO HABITABLE SPACE, AS OTHERWISE PERMITTED UNDER SUBSECTION L34-896(B), SHALL NOT BE COUNTED IN CALCULATING THE CUBIC CONTENT OF THE STRUCTURE. UNENCLOSED LOGGIAS, PERGOLAS, PORCHES, TERRACES AND COVERED PATIOS LOCATED ON THE FIRST FLOOR SHALL BE EXCLUDED FROM THE CALCULATION OF TOTAL CUBIC CONTENT UP TO 5% OF ALLOWABLE CUBIC CONTENT. PORTIONS OF UNENCLOSED STRUCTURES IN EXCESS OF THE 5% MAXIMUM, AS WELL AS THOSE LOCATED ABOVE THE FIRST FLOOR, SHALL BE INCLUDED IN THE CALCULATION OF TOTAL CUBIC CONTENT. SUCH APPURTENANCES SO ERRECTED MAY NOT IN THE FUTURE BE ENCLOSED OR CONVERTED TO PERMANENT ADDITIONS TO THE STRUCTURE IF SUCH CONVERSION WOULD INCREASE THE CUBIC CONTENT OF THE STRUCTURE BEYOND THAT ALLOWED BY THE APPLICABLE CUBIC CONTENT RATIO.

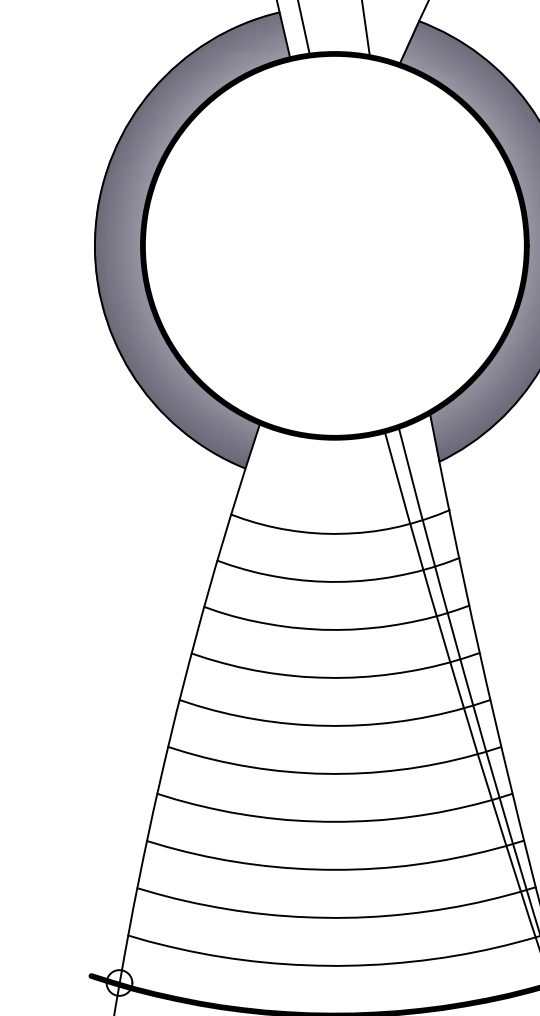
(13) b
FOR PURPOSES OF CALCULATING THE CUBIC CONTENT RATIO, LOT SIZE SHALL BE ROUNDED TO THE NEAREST 100 SQUARE FEET. FOR PURPOSES OF COMPUTING THE RESULTANT CUBIC CONTENT, THE CUBIC CONTENT RATIO SHALL BE ROUNDED TO TWO DECIMAL PLACES. A TABLE ILLUSTRATING THE CUBIC CONTENT RATIO AND ASSOCIATED CUBIC CONTENT FOR VARYING LOTS SIZES RESULTING FROM THE APPLICATION OF THE ABOVE FORMULAS IS PROVIDED AS ATTACHMENT A TO THIS CHAPTER. THIS TABLE ALSO PROVIDES APPROXIMATIONS OF THE LIKELY FLOOR AREAS ACHIEVABLE AT VARYING AVERAGE BUILDING HEIGHTS.



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH 561-362-7203
A26002033



1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

2 4 3 2 3
A7



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:	1246 N. Lake Way, Palm Beach, FL		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	13,826 S.F. (LOT 13 only)		
4	Lot Width (W) & Depth (D) (ft.):	+/- 70.29' X +/- 187.27' (refer to survey)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Two-story single family house		
6	FEMA Flood Zone Designation:	Zones X, X 0.2%, and AE (refer to survey for contours)		
7	Zero Datum for point of meas. (NAVD)			
8	Crown of Road (COR) (NAVD)	3.16'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,147 S.F.(30%)		N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		5,031 S.F.	5,509 S.F.
12	*Front Yard Setback (Ft.)	E 25ft(1st) -30ft(2nd)	63.86', 25.2' GGE	N/C
13	* Side Yard Setback (1st Story) (Ft.)	N & S 12.5 ft.	11' N, 8' S	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	N & S 15 ft.	11' N, 8' S	N/C
15	*Rear Yard Setback (Ft.)	W 10ft.(1st) - 15ft.(2nd)	39.97'	N/C
16	Angle of Vision (Deg.)	100		N/C
17	Building Height (Ft.)	22ft	19'-2"	N/C
18	Overall Building Height (Ft.)	30ft	26'-9"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.96 (54,648 C.F.)	3.93 (54,347 C.F.)	4.14 (57,193 C.F.)
20	** Max. Fill Added to Site (Ft.)	2.94'		N/C
21	Finished Floor Elev. (FFE)(NAVD)	7.00'	9.13'	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/A, N/A, 6'		
23	Landscape Open Space (LOS) (Sq Ft and %)	REFER TO LANDSCAPE PLANS		N/A
24	Perimeter LOS (Sq Ft and %)	REFER TO LANDSCAPE PLANS		N/A
25	Front Yard LOS (Sq Ft and %)	REFER TO LANDSCAPE PLANS		N/A
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



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

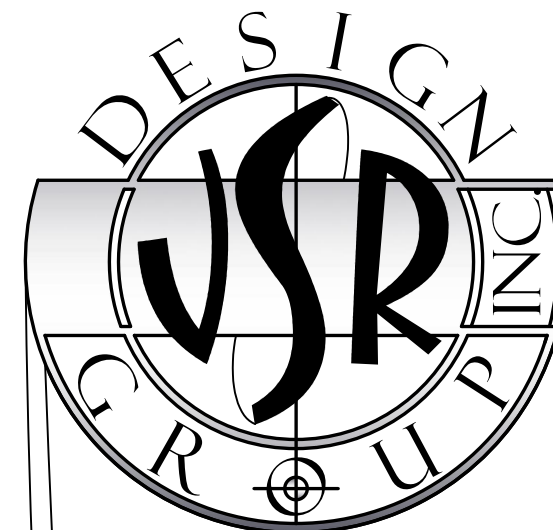
JSR DESIGN GROUP, INC.
1 WEST CAMINO REAL, SUITE 107E
BOCA RATON, FL 33432
PH: 561-362-7203
FAX: 561-362-0033

2 City comments
06/04/24

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

2 4 3 2 3
A7.1

8/2/2024 5:06:30 PM, JSRDG



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH 561-362-7203
A226002033

1

Arch. revs.
05/16/24

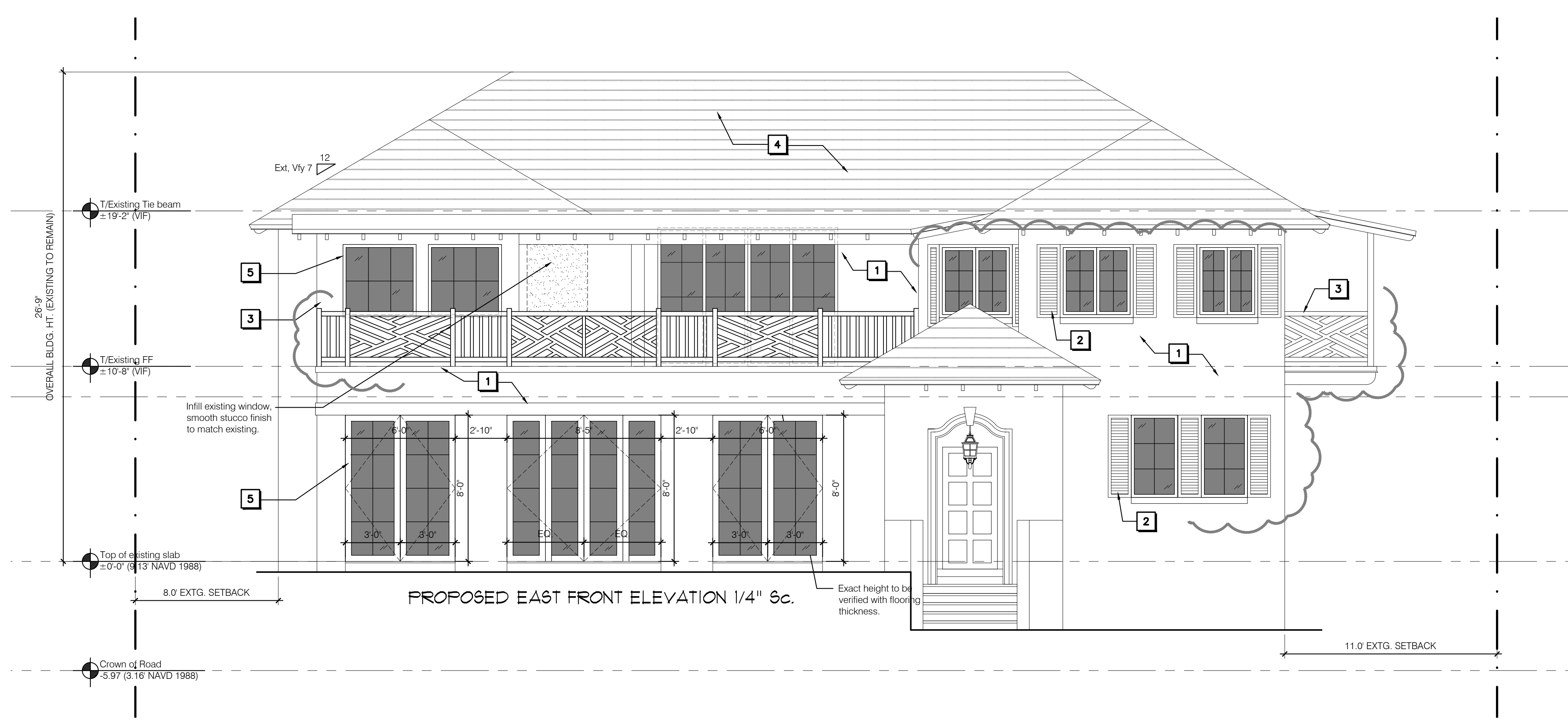
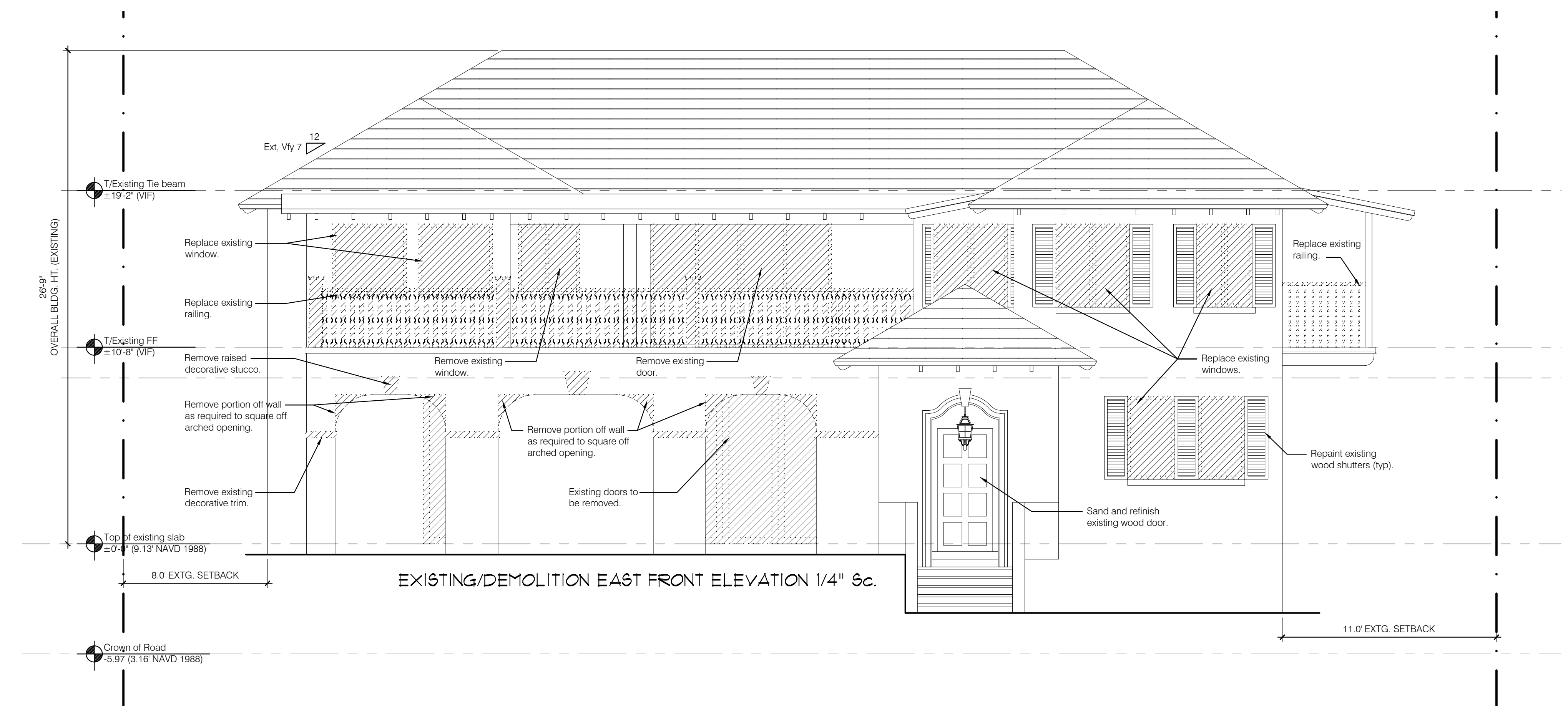
3

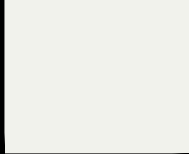

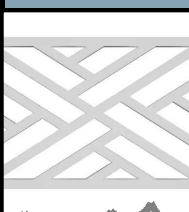



Arch. revs.
08/02/24

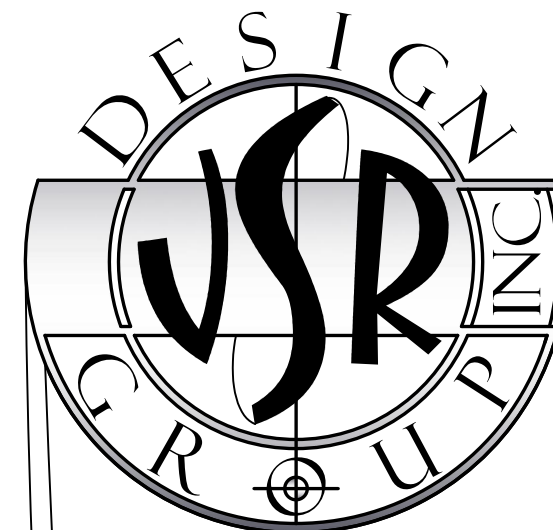
1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

24323

A8



MATERIALS LEGEND		
	SMOOTH STUCCO BENJAMIN MOORE SUPER WHITE OC-152	1
	BENJAMIN MOORE COLONIAL BLUE 1677 PAINTED SHUTTERS (TYP).	2
	36" WHITE CHIPPENDALE TYPE RAILING	3
	EXISTING FLAT WHITE TILE ROOF TO REMAIN	4
	WHITE WINDOW & DOOR FRAMES	5
	NATURAL WHITE OAK STAIN (GARAGE & FRONT DOORS)	6



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

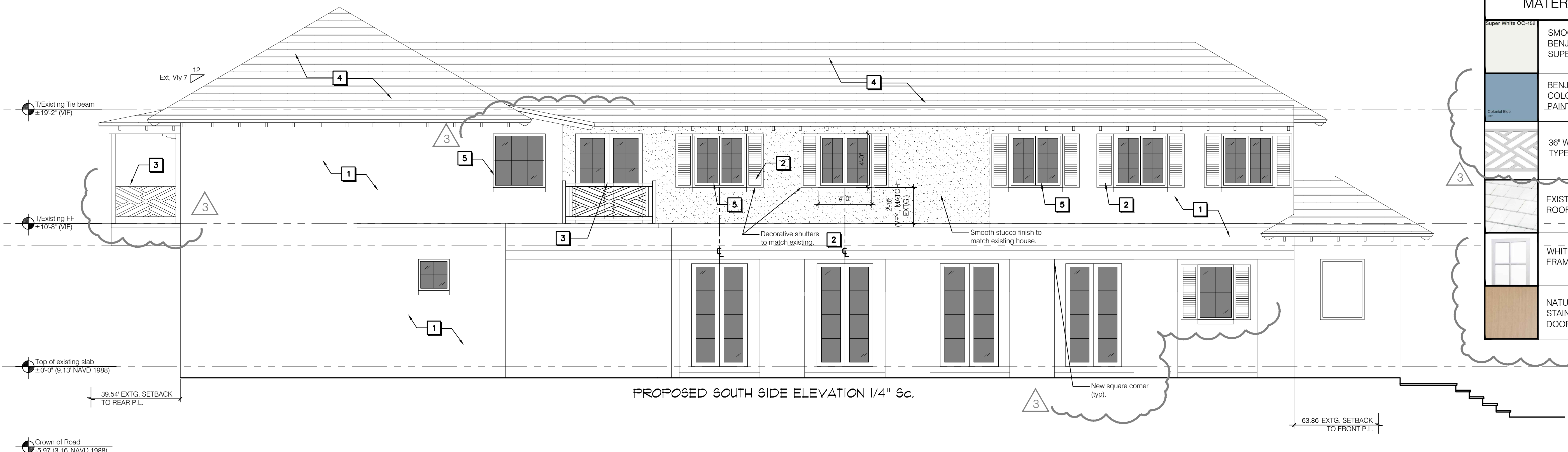
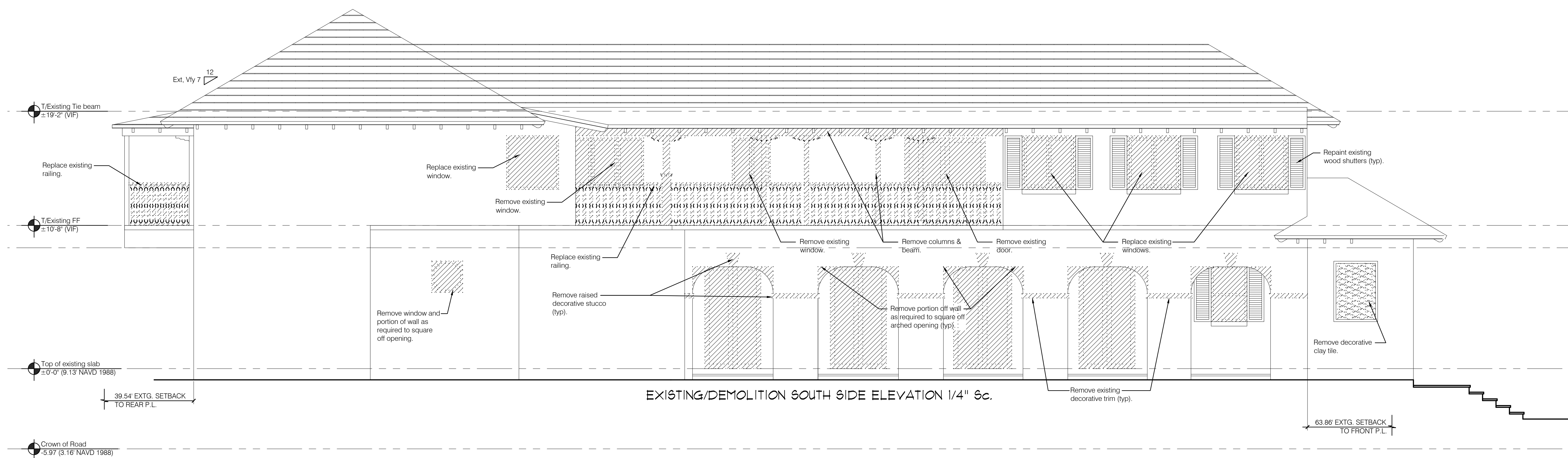
JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH: 561-362-7203
A26002033

Arch. revs.
05/16/24

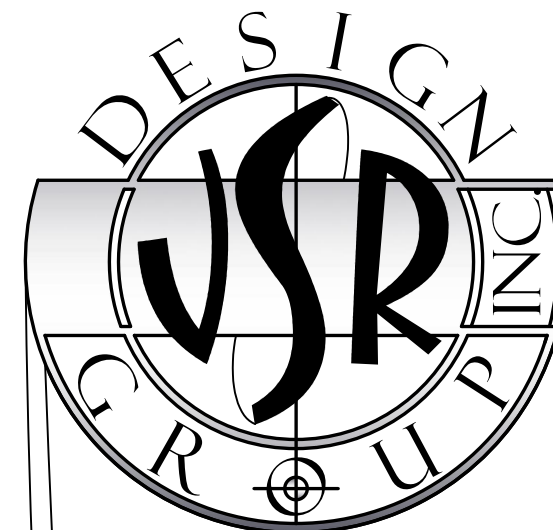
Arch. revs.
08/02/24

8/2/2024 5:04:26 PM, JSRDG

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.



MATERIALS LEGEND		
	SMOOTH STUCCO BENJAMIN MOORE SUPER WHITE OC-152	1
	BENJAMIN MOORE COLONIAL BLUE 1677 .PAINTED SHUTTERS (TYP).	2
	36" WHITE CHIPPENDALE TYPE RAILING	3
	EXISTING FLAT WHITE TILE ROOF TO REMAIN	4
	WHITE WINDOW & DOOR FRAMES	5
	NATURAL WHITE OAK STAIN (GARAGE & FRONT DOORS)	6



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

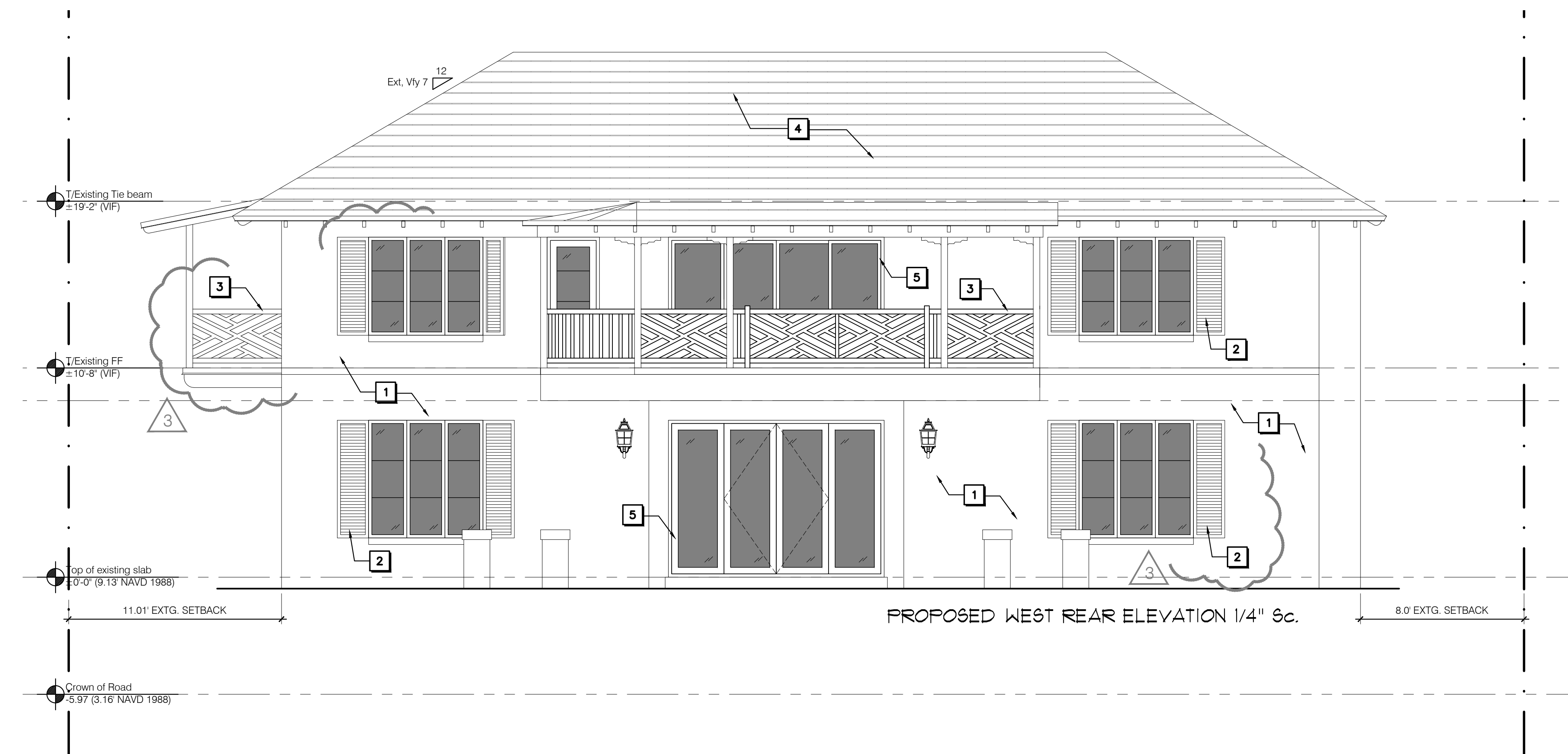
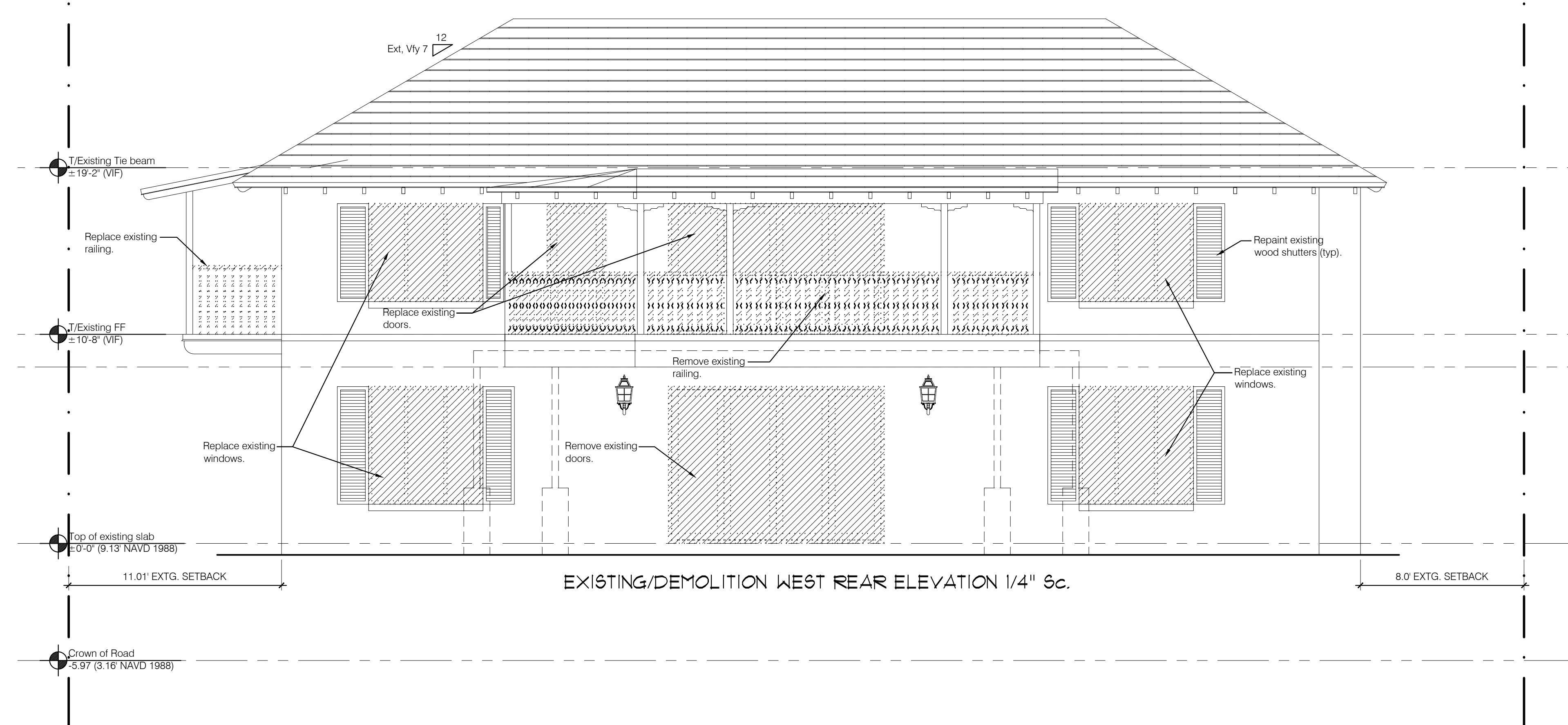
JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH: 561-362-7203
A226002033

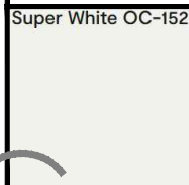
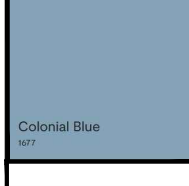
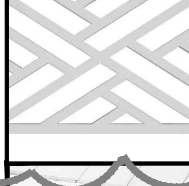



1 Arch. revs.
05/16/24
3 Arch. revs.
08/02/24

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

2 4 3 2 3

A10





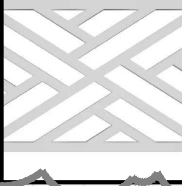



MATERIALS LEGEND		
	SMOOTH STUCCO BENJAMIN MOORE SUPER WHITE OC-152	1
	BENJAMIN MOORE COLONIAL BLUE 1677 PAINTED SHUTTERS (TYP.)	2
	36" WHITE CHIPPENDALE TYPE RAILING	3
	EXISTING FLAT WHITE TILE ROOF TO REMAIN	4
	WHITE WINDOW & DOOR FRAMES	5
	NATURAL WHITE OAK STAIN (GARAGE & FRONT DOORS)	6

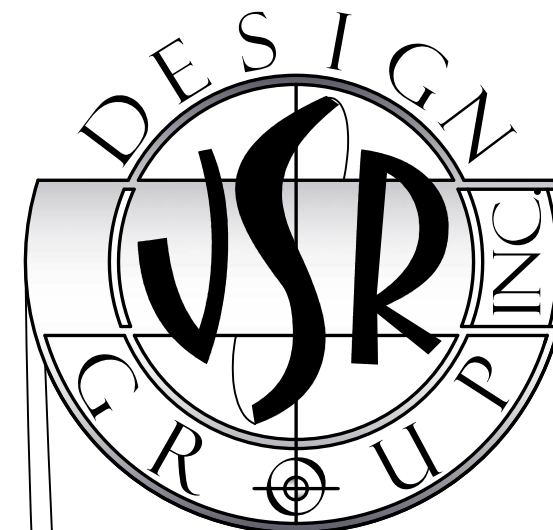
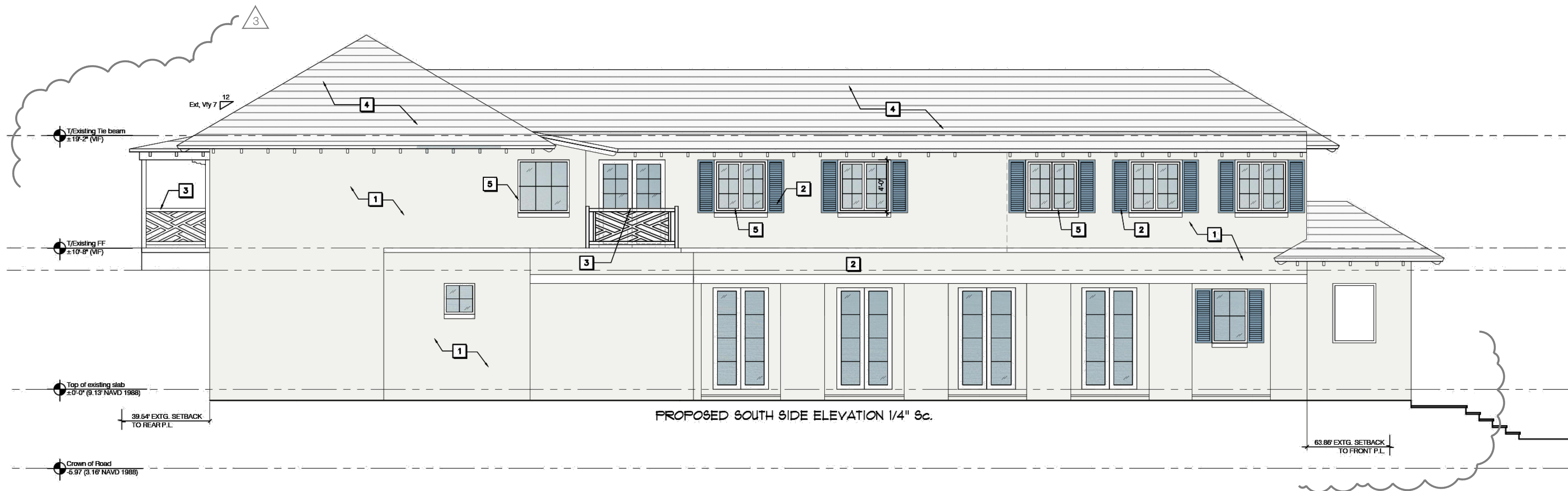
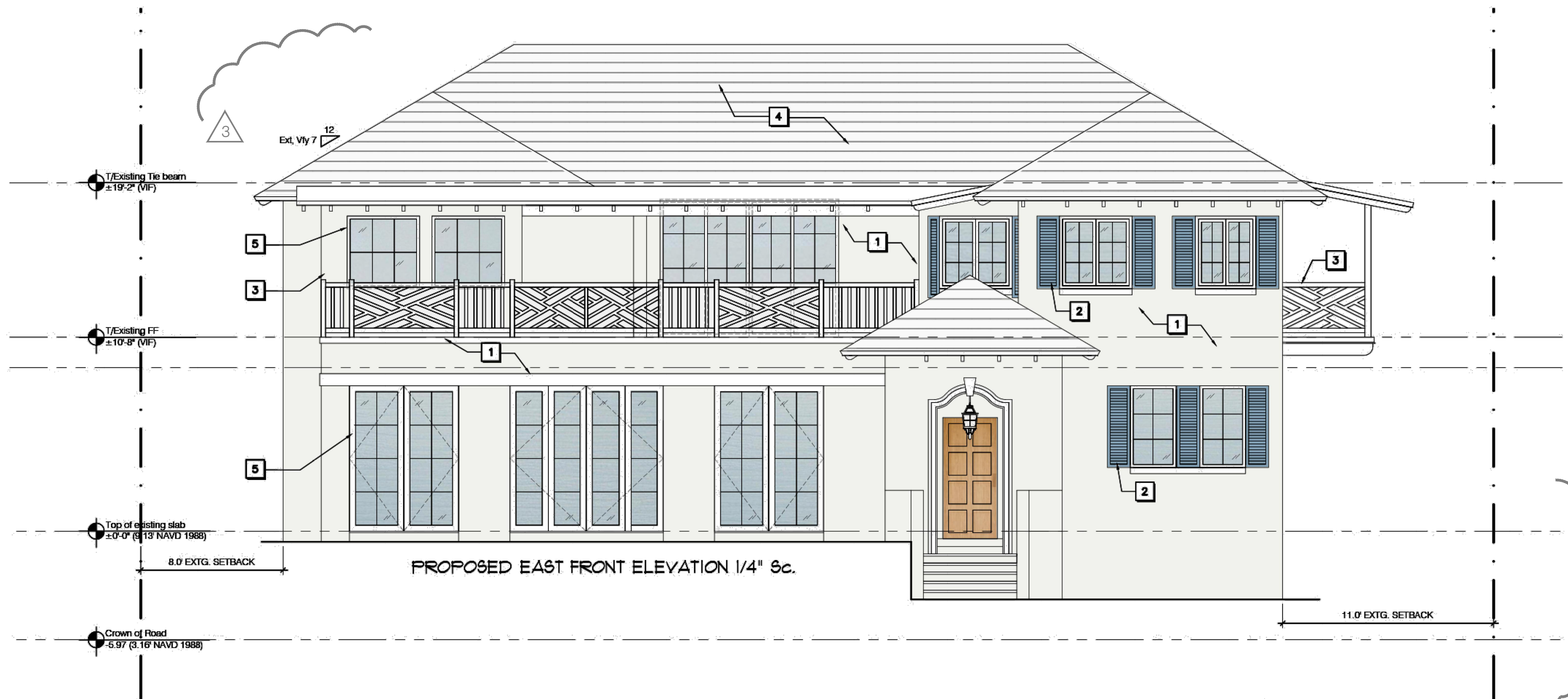


EXISTING/DEMOLITION NORTH SIDE ELEVATION 1/4" Sc.

PROPOSED NORTH SIDE ELEVATION 1/4" Sc

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

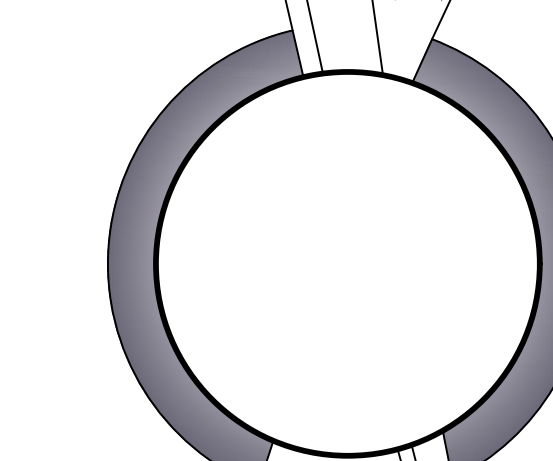
MATERIALS LEGEND		
	SMOOTH STUCCO BENJAMIN MOORE SUPER WHITE OC-152	1
	BENJAMIN MOORE COLONIAL BLUE 1677 PAINTED SHUTTERS (TYP.)	2
	36" WHITE CHIPPENDALE TYPE RAILING	3
	EXISTING FLAT WHITE TILE ROOF TO REMAIN	4
	WHITE WINDOW & DOOR FRAMES	5
	NATURAL WHITE OAK STAIN (GARAGE & FRONT DOORS)	6



LEVEL 2 ALTERATION
REMODELING FOR:
MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480






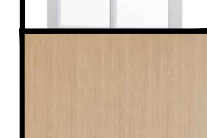
JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

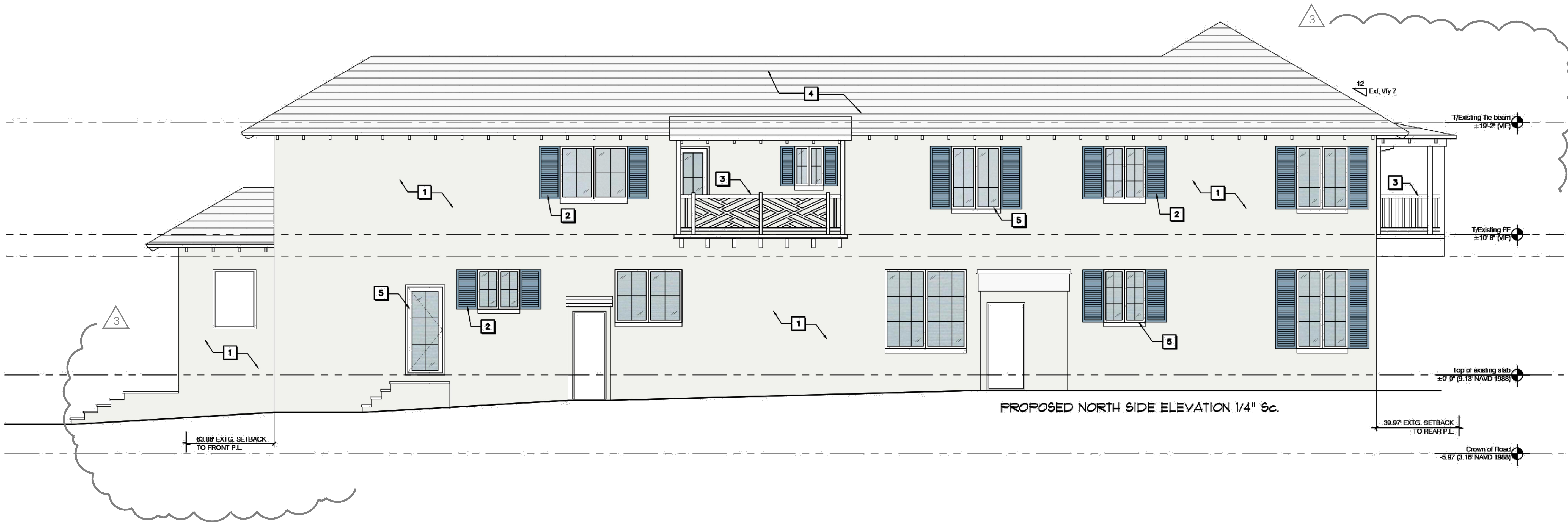
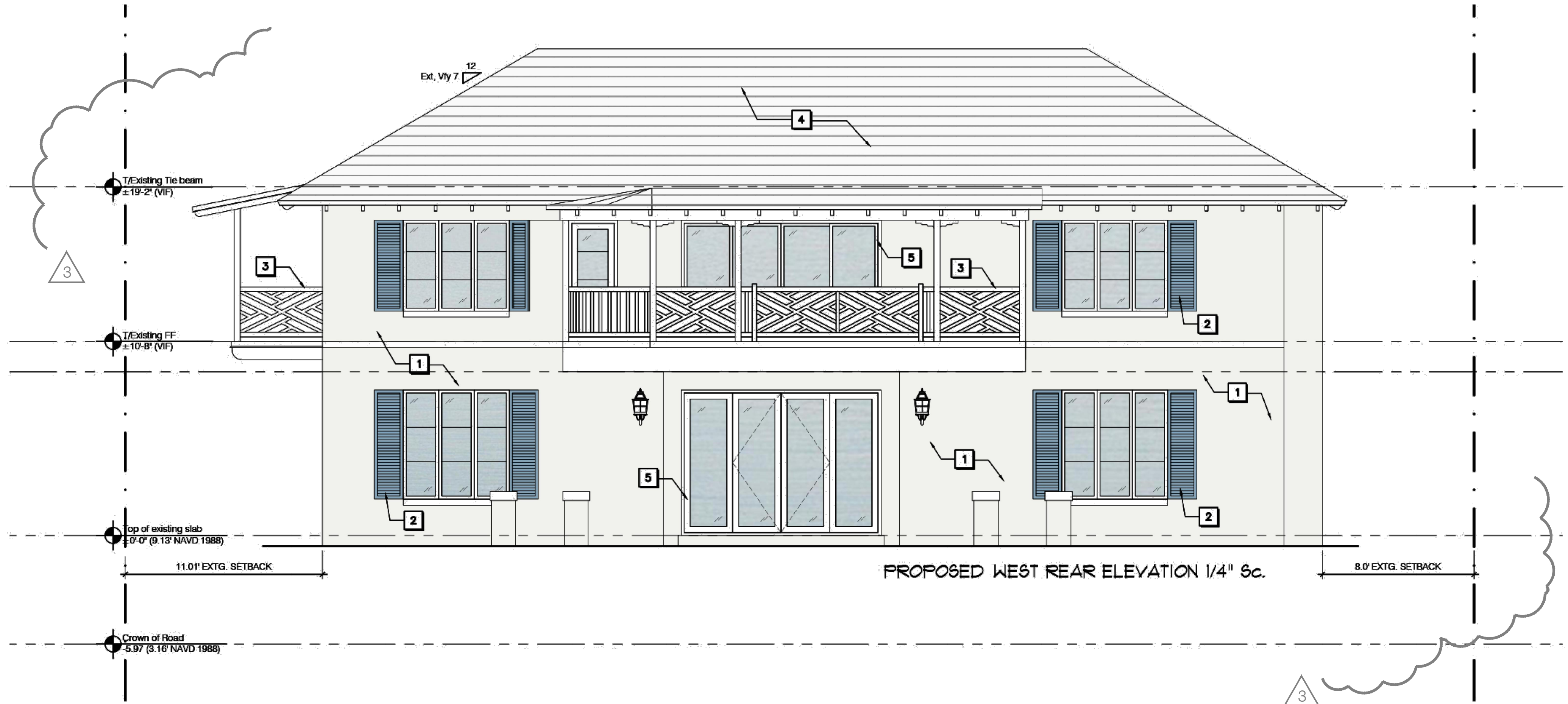
JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH: 561-362-7203
A26002033



1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

24323
A12

MATERIALS LEGEND		
	SMOOTH STUCCO BENJAMIN MOORE SUPER WHITE OC-152	1
	BENJAMIN MOORE COLONIAL BLUE 1677 PAINTED SHUTTERS (TYP).	2
	36" WHITE CHIPPENDALE TYPE RAILING	3
	EXISTING FLAT WHITE TILE ROOF TO REMAIN	4
	WHITE WINDOW & DOOR FRAMES	5
	NATURAL WHITE OAK STAIN (GARAGE & FRONT DOORS)	6



LEVEL 2 ALTERATION
REMODELING FOR:

MILLER RESIDENCE
1246 N LAKE WAY
PALM BEACH, FL 33480

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

JSR DESIGN GROUP, INC.
1 WEST CAMINO REAL, SUITE 107E
BOCA RATON, FL 33432
PH: 561-362-7203
A26002033

Arch. revs.
08/02/24

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

2 4 3 2 3

A13

8/2/2024 5:05:31 PM, JSRDG