

PRESENTATION FOR
NEW RESIDENCE
1440 SOUTH OCEAN BLVD.
PALM BEACH, FLORIDA

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ARCHITECTURAL

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SURVEY

SHEET	TITLE
1 of 2	COVER SHEET
2 of 2	PROPERTY SURVEY

SCOPE OF WORK

- NEW 2-STORY RESIDENCE
- HARDSCAPE, LANDSCAPE & POOL
- SITE WALLS AND GATES

MEETING DATES:

PROJECT TYPE: Private Residence

Pre-App Submittal: December 20, 2022
Pre-App Meeting: December 27, 2022
First Submittal: January 5, 2023
Second Submittal: March 27, 2023
ARCOM Hearing: June 28, 2023

PROJECT TEAM:

ARCHITECT

BRIDGES, MARSH & ASSOCIATES, INC.
18 VIA MIZNER
PALM BEACH, FL. 33480
PHONE: (561) 832-1533


LANDSCAPE ARCHITECT

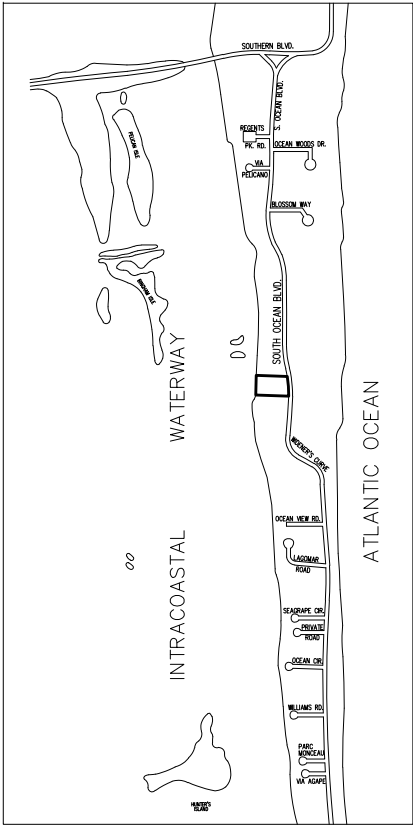
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD
THE PARAMOUNT BUILDING
PALM BEACH, FL. 33480
PHONE: (561) 832-4600

CIVIL ENGINEER

GRUBER CONSULTING ENGINEERS, INC
2475 MERCER AVE. SUITE 305
WEST PALM BEACH, FL. 33401
PHONE: (561) 312-2041
FAX: (561) 537-7229

ARC-23-033

											
BRIDGES MARSH & ASSOCIATES, INC. CHARTERED ARCHITECTS Eighteen Via Mizner Palm Beach, Florida 33460 Phone: (561) 832 1533 Fax: (561) 832 1520											
CONSULTANT											
MICHAEL MARK MARSH AR9030 SEAL											
NEW RESIDENCE FOR: JOB 1440 S OCEAN BLVD PALM BEACH, FLORIDA											
DRAWING											
JOB NO.											
NOTE: ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL. THESE ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, AND WRITTEN SPECIFICATIONS. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS AND DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.											
REVISIONS	<table><tr><td>1</td><td>2</td></tr><tr><td>3</td><td>4</td></tr><tr><td>5</td><td>6</td></tr><tr><td>7</td><td>8</td></tr><tr><td>9</td><td>10</td></tr></table>	1	2	3	4	5	6	7	8	9	10
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SCALE											
3/27/23	HCT3/27/23 DATE M.M. CHK. DRWN.										
COVER DWG. NO.											



VICINITY MAP



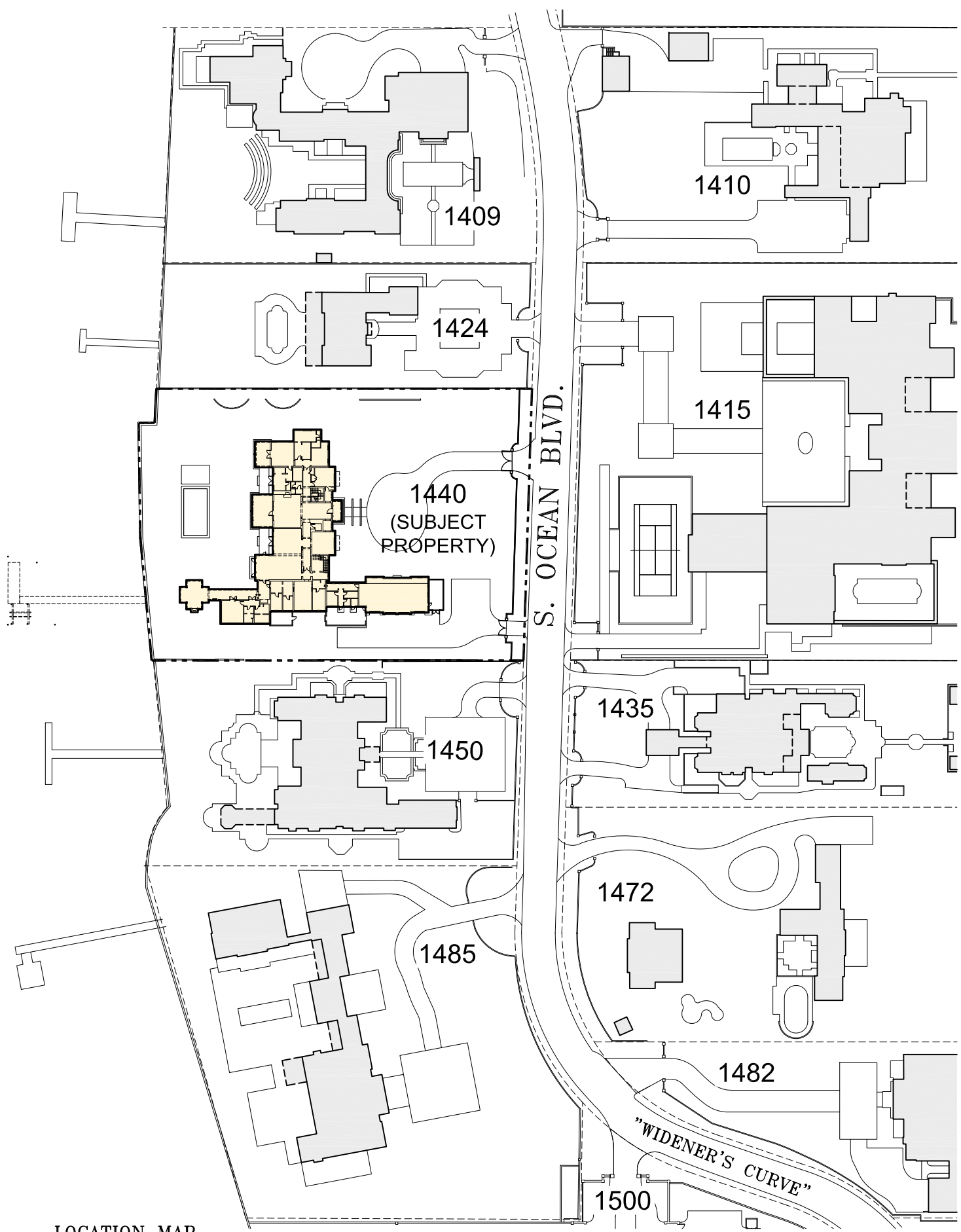
AERIAL VICINITY MAP

1/4 MILE RADIUS



AERIAL LOCATION MAP

300' RADIUS



LOCATION MAP

1"=50'

PROPERTY OWNER

1440 South Ocean Trust, Kochman Ronald Trustee
222 Lakeview Avenue
West Palm Beach, FL 33401

ARC-23-033

**BRIDGES MARSH
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AR9030

SEAL

NEW RESIDENCE FOR:

JOB

1440 S OCEAN BLVD
PALM BEACH, FLORIDA

SITE PLANS

DRAWING

JOB NO.

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AS NOTED

SCALE

DATE

3/27/23

HCT3/21

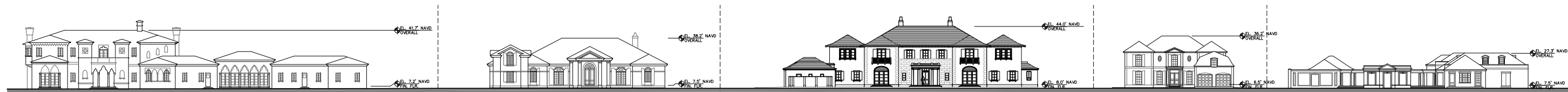
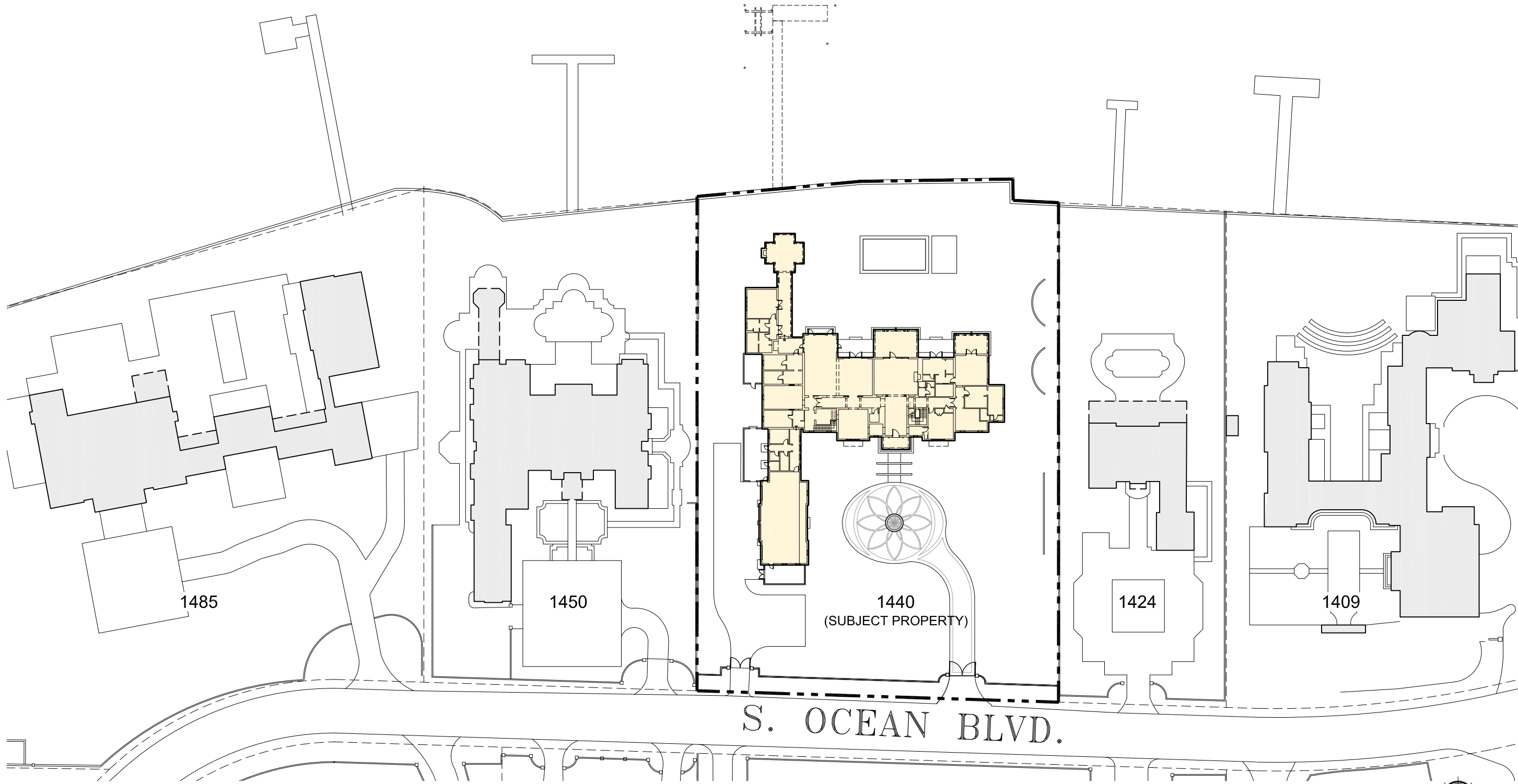
M.M.

CHK. DWN

DWG. NO.

A1.0.1






STREETSCAPE

1" = 30'

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ZONING DATA
STREETSCAPE

DRAWING

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3/27/23	M.M.		

DWG. NO.

A1.0.2



1409 S Ocean Blvd



1424 S Ocean Blvd



1440 S Ocean Blvd – Subject Property



1450 S Ocean Blvd



1485 S Ocean Blvd – "Villa Venezia"



LOCATION MAP

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HCT3/

M.M.

CHK

DRW

DWG. NO.

A1.0.3



1410 S Ocean Blvd



1415 S Ocean Blvd



1415 S Ocean Blvd



1415 S Ocean Blvd




1435 S Ocean Blvd



LOCATION MAP





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REVISIONS

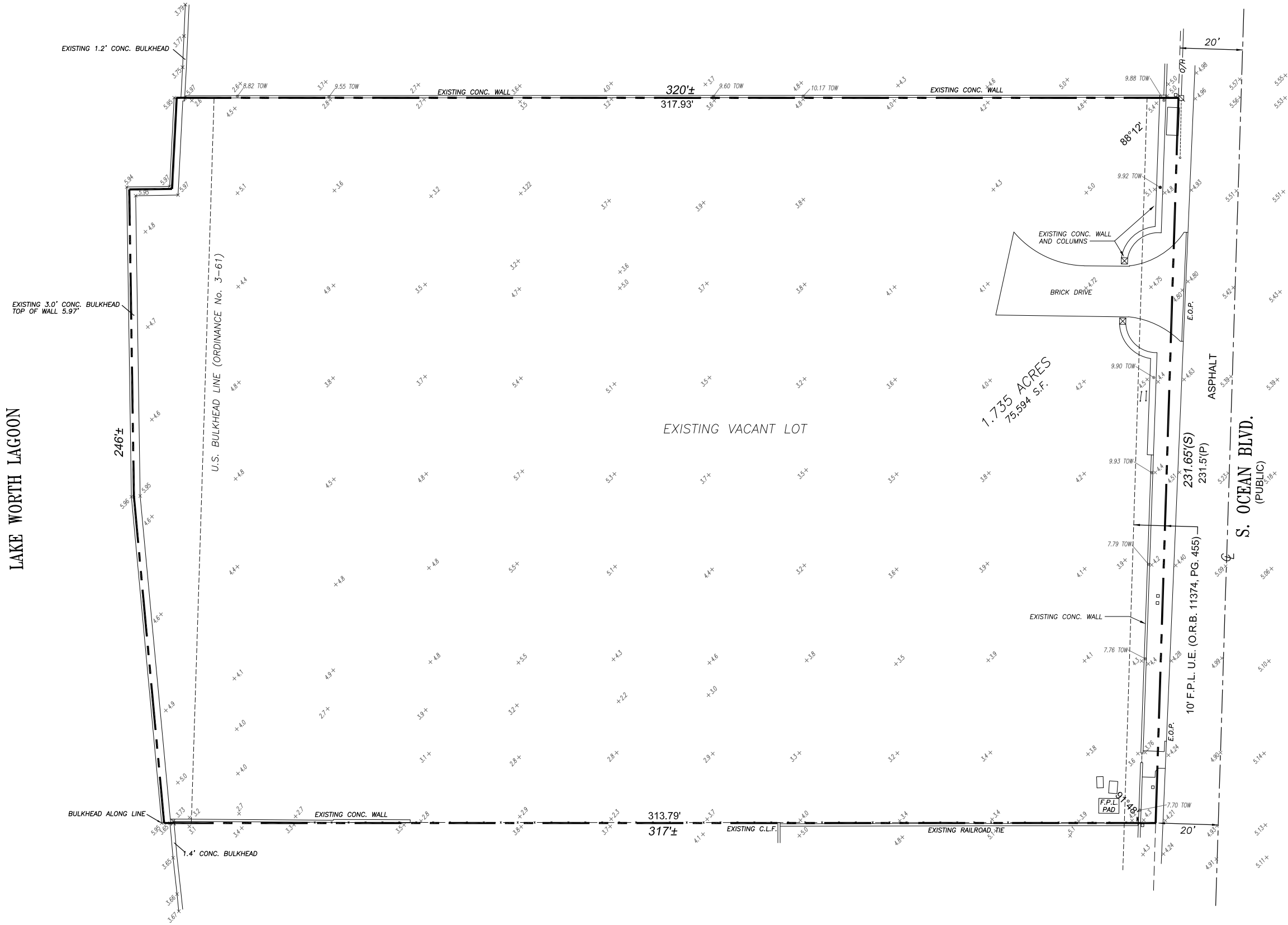
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SCALE

3/27/23	DATE	HCT3/27/23	CHK
		M.M.	DWN

DWG. NO.

A1.0.4



EXISTING SITE PLAN

1/16" = 1'-0"

ARC-23-033



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PALM BEACH, FLORIDA

SITE PLAN

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1/16" = 1'-0"

SCALE

3/27/23	DATE	CHK. DRAWN
	M.M.	

A1.1.1

DWG. NO.



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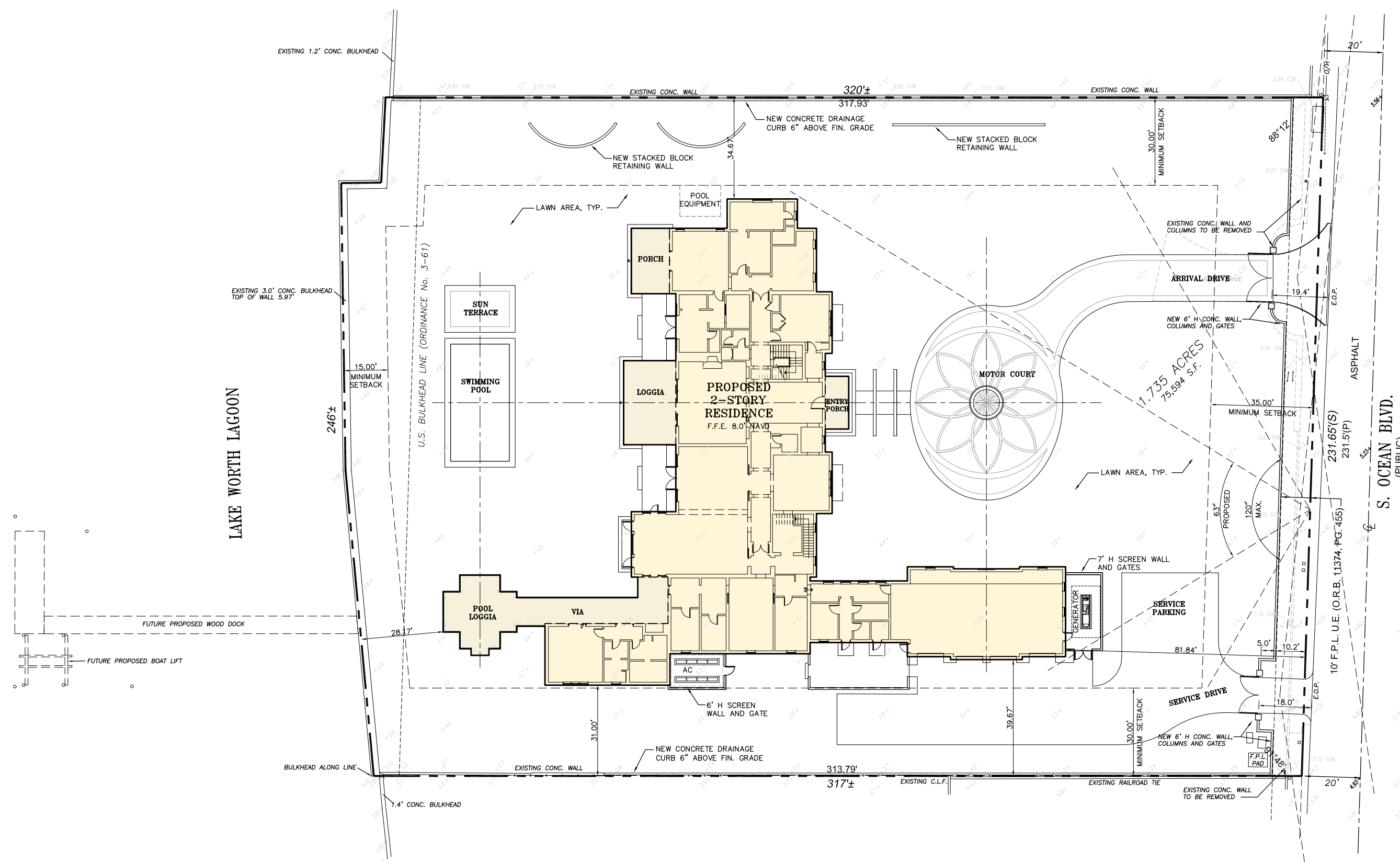
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1/16" = 1'-0" SCALE

3/27/23	DATE	HCT3/27/23	CHK
		M.M.	DRW

A1.1.2

DWG. NO.

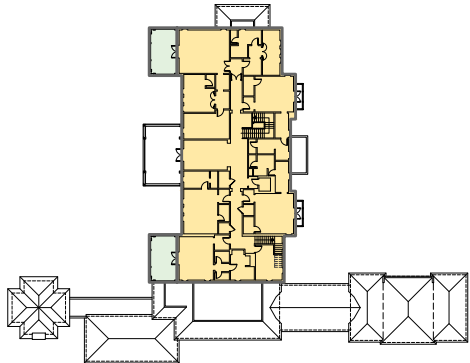


SITE PLAN

1/16" = 1'-0"

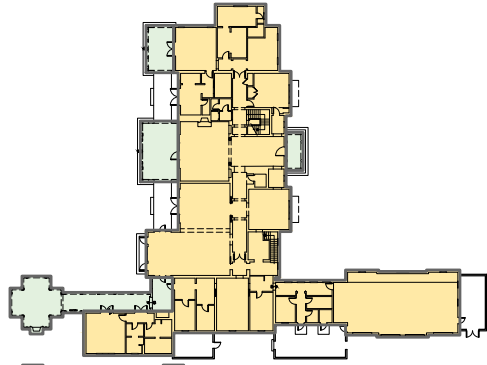
ARC-23-033





PROPOSED SECOND FLOOR AREA DIAGRAM

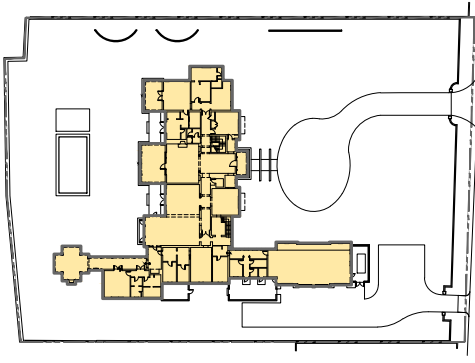
N.T.S.



PROPOSED FIRST FLOOR AREA DIAGRAM

N.T.S.

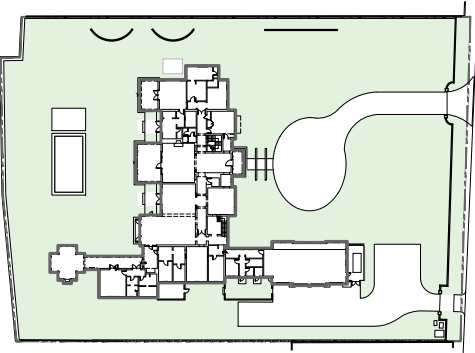
Area Tabulation	FIRST FLOOR	SECOND FLOOR	TOTAL
INTERIOR (UNDER AIR)	9,377 sq.ft.	6,134 sq.ft.	15,511 sq.ft.
GARAGE	1,784 sq.ft.		1,784 sq.ft.
EXTERIOR COVERED	2,016 sq.ft.	580 sq.ft.	2,596 sq.ft.
TOTAL GROSS	13,177 sq.ft.	6,714 sq.ft.	19,891 sq.ft.



LOT AREA 75,594 SQ. FT.
BUILDING AREA 13,309 SQ. FT. = 17.6%

LOT COVERAGE DIAGRAM

N.T.S.



LOT AREA 75,594 SQ. FT.
OPEN LANDSCAPE AREA 49,173 SQ. FT. = 65.0%

OPEN LANDSCAPE DIAGRAM

N.T.S.



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend			
Line #	Property Address:	1440 S Ocean Blvd	
1	Zoning District:	R-AA	
2	Structure Type:	CBS	
3		Required/Allowed	Existing
4		Proposed	
5	Lot Size (sq ft)	60,000 sq ft	75,594 sq ft
6	Lot Depth	150 ft	320 ft
7	Lot Width	150 ft	231 ft
8	Lot Coverage (Sq Ft and %)	25%	N/A
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc.)	N/A	N/A
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
11	*Front Yard Setback (Ft.)	35 ft	N/A
12	*Side Yard Setback (1st Story) (Ft.)	N/A	N/A
13	*Side Yard Setback (2nd Story) (Ft.)	30 ft	N/A
14	*Rear Yard Setback (Ft.)	15 ft	N/A
15	Angle of Vision (Deg.)	120 deg	N/A
16	Building Height (Ft.)	30 ft	N/A
17	Overall Building Height (Ft.)	40 ft	N/A
18	Crown of Road (COR) (NAVD)	N/A	5.23 NAVD
19	Max. Amount of Fill Added to Site (Ft.)	8 - 5.56) / 2 = 1.22 ft	N/A
20	Finished Floor Elev. (FFE)(NAVD)	7.0 NAVD	N/A
21	Zero Datum for point of meas. (NAVD)	7.0 NAVD	N/A
22	FEMA Flood Zone Designation	N/A	AE
23	Base Flood Elevation (BFE)(NAVD)	6.0 NAVD	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)	55%	N/A
25	Perimeter LOS (Sq Ft and %)	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	45%	N/A
27	** Native Plant Species %	Please refer to separate landscape legend.	

* Indicate each yard area with cardinal direction (N,S,E,W) If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

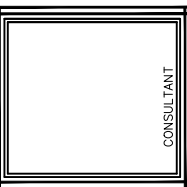
If value is not changing, enter N/C

REV BF 20220304



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Palm Beach, Florida 33460
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MICHAEL MARK MARSH
AR9030



ZONING DATA
STREETSCAPE

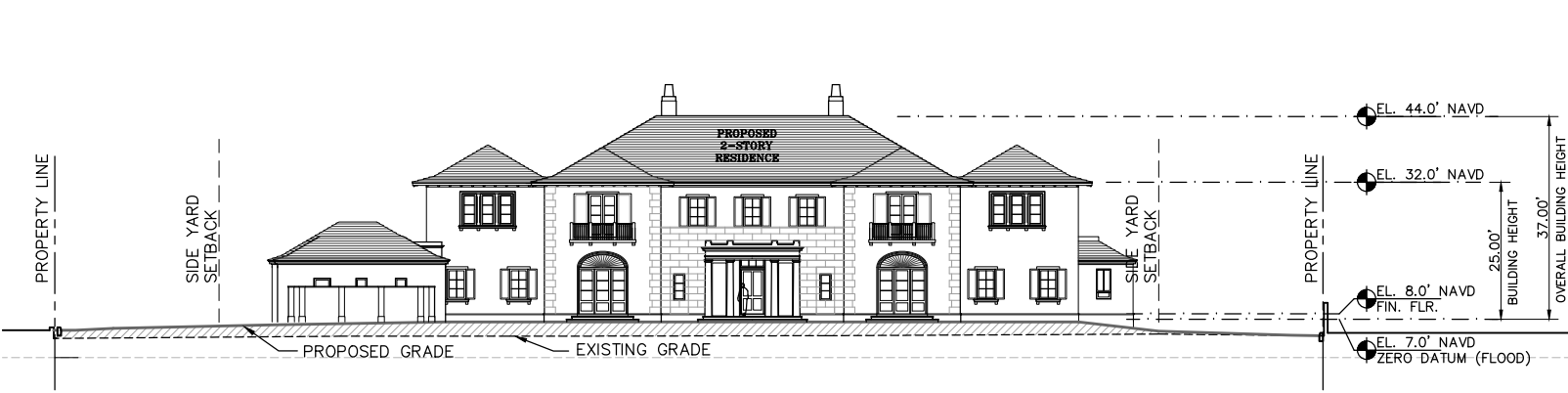
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AS NOTED

3/27/23	DATE	HCT3/23	CHK
		M.M.	DEW

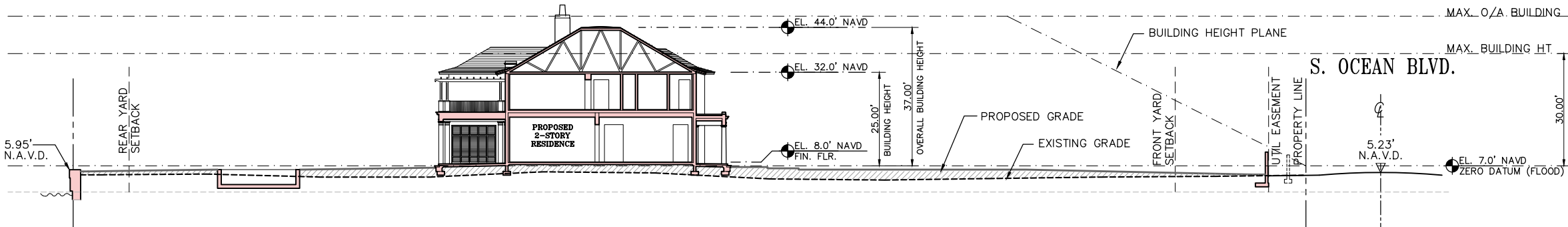
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2 PROPOSED SITE SECTION DIAGRAM

A1.1

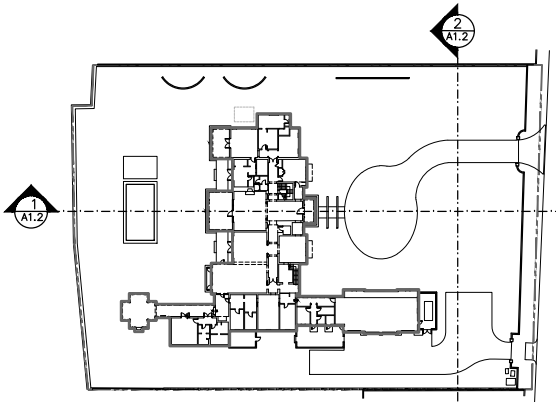
1/16" = 1'-0"



1 PROPOSED SITE SECTION DIAGRAM

A1.1

1/16" = 1'-0"



SITE SECTION KEY PLAN

N.T.S.



ARC-23-033



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CONSULTANT

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AR9030
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PERIMETER
BARRIER DETAILS
DRAWING

JOB NO.

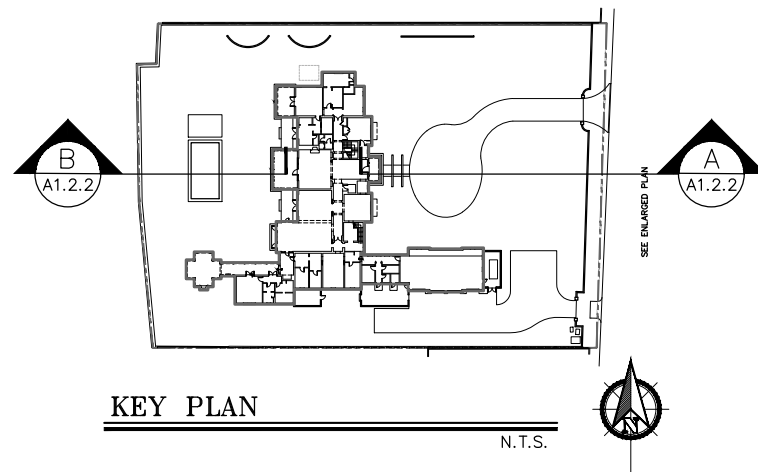
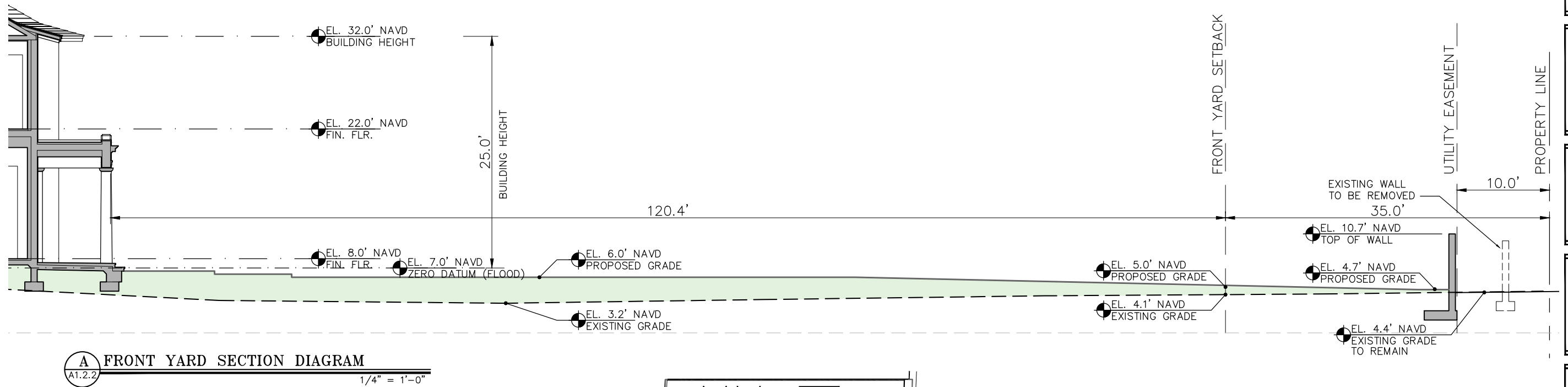
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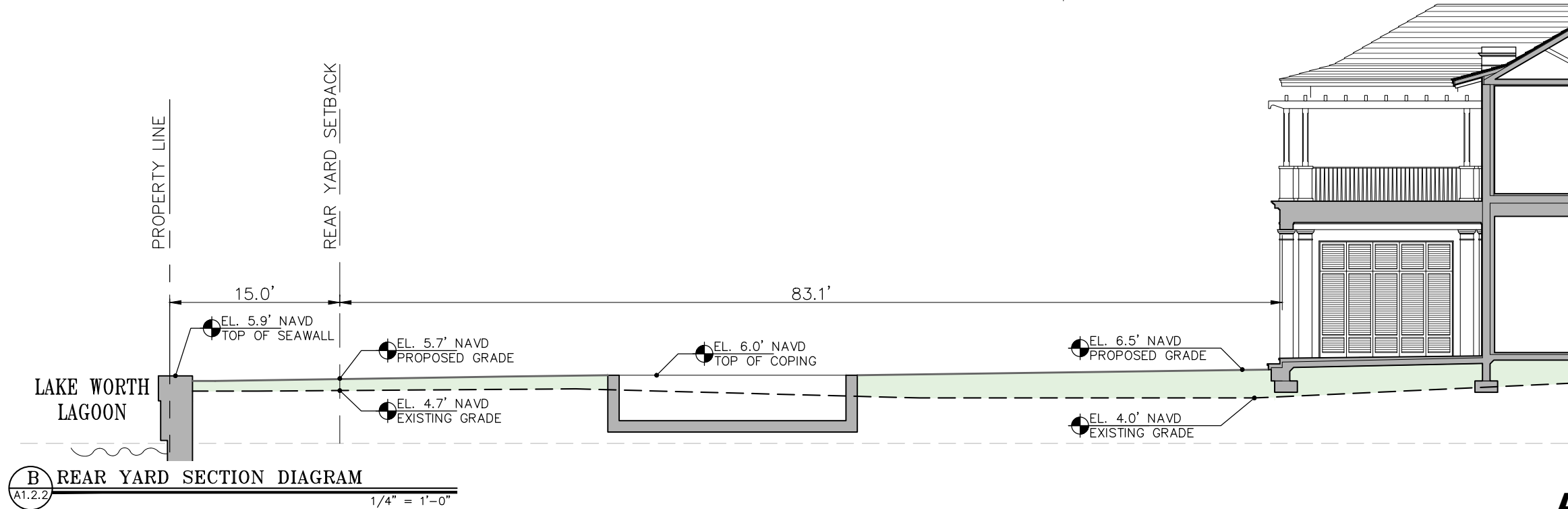
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3/27/23 DATE HCT3/27/23
M.M. CHK. DWM

A1.2.2
DWG. NO.



MAX. GRADE HEIGHT
Per Sec. 134-1600. Maximum lot fill allowed.
HIGHEST C.O.R. = 5.56'
FIN FLOOR = 8.0'
MAX GRADE = 6.78'



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PERIMETER BARRIER DETAILS

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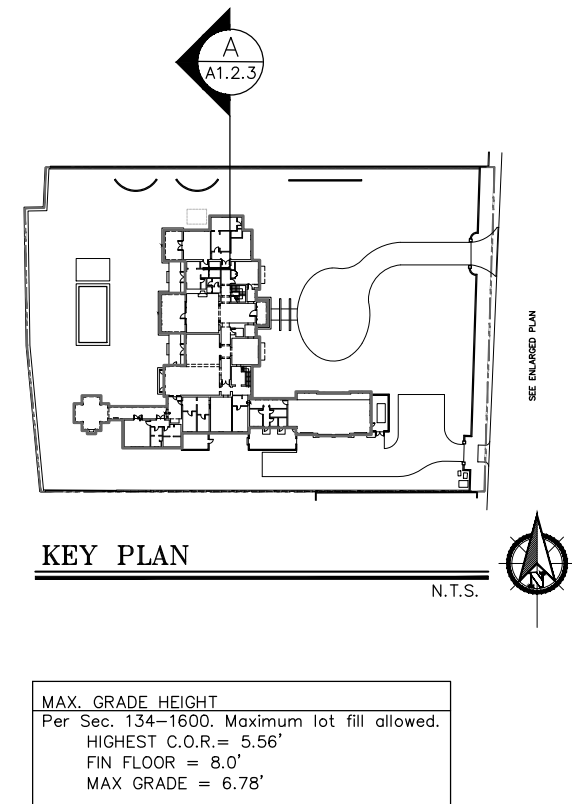
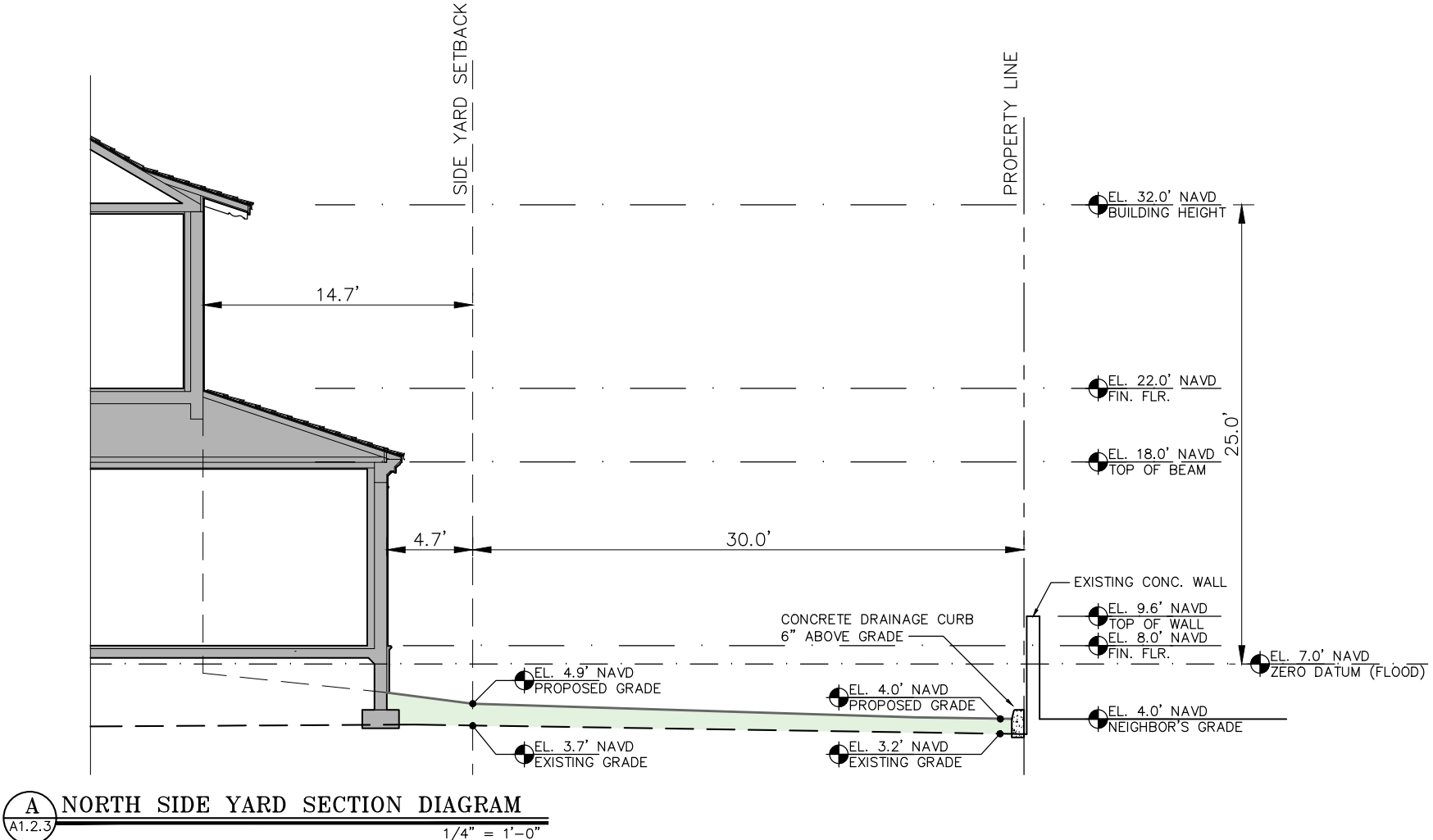
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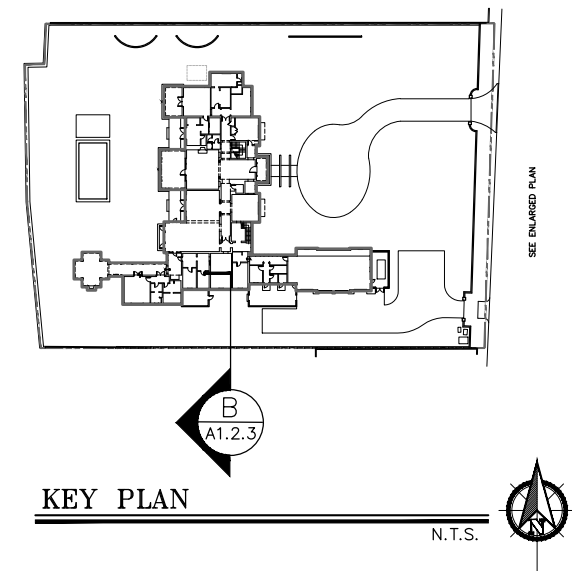
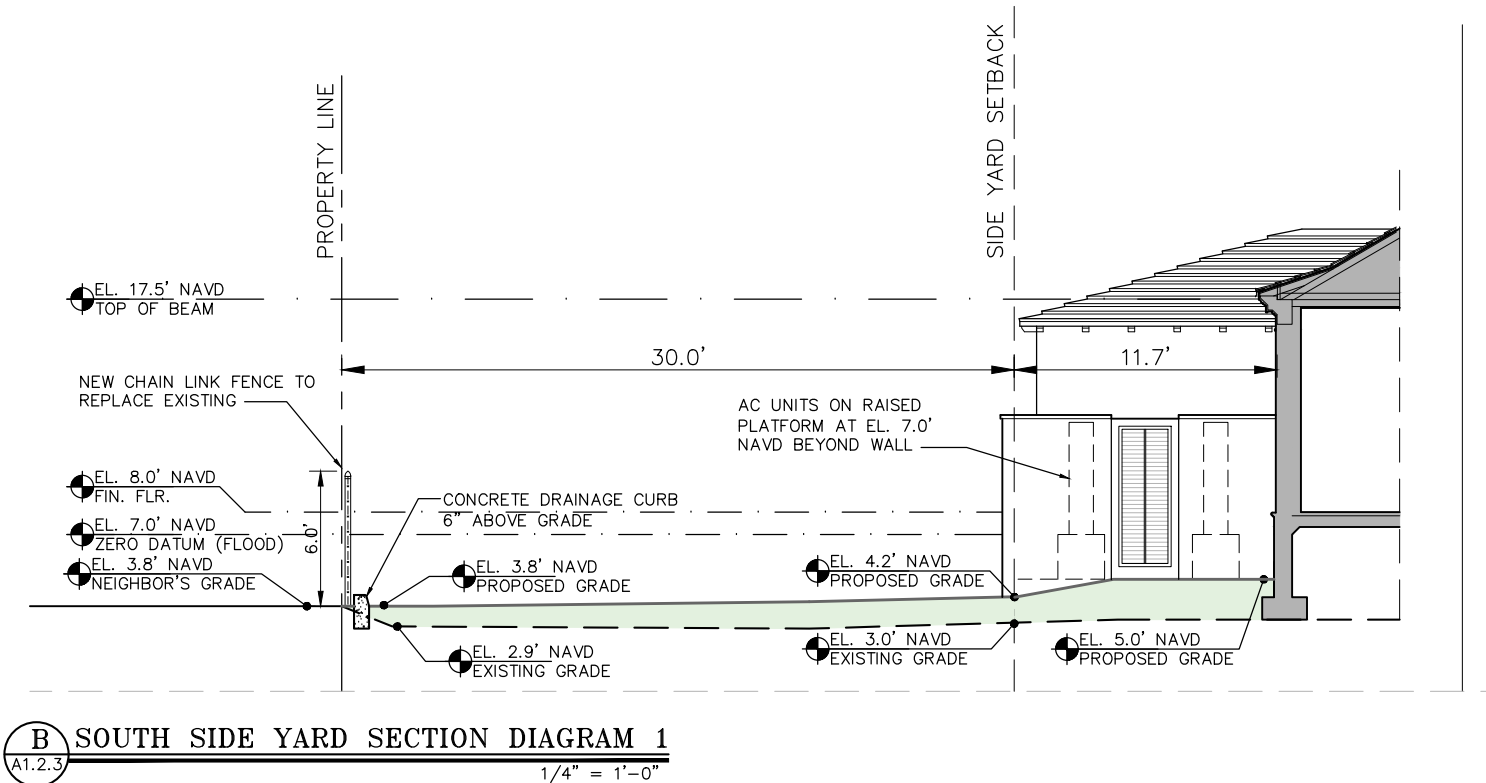
3/27/23	DATE	HCT3/	CHK
		M.M.	DRW

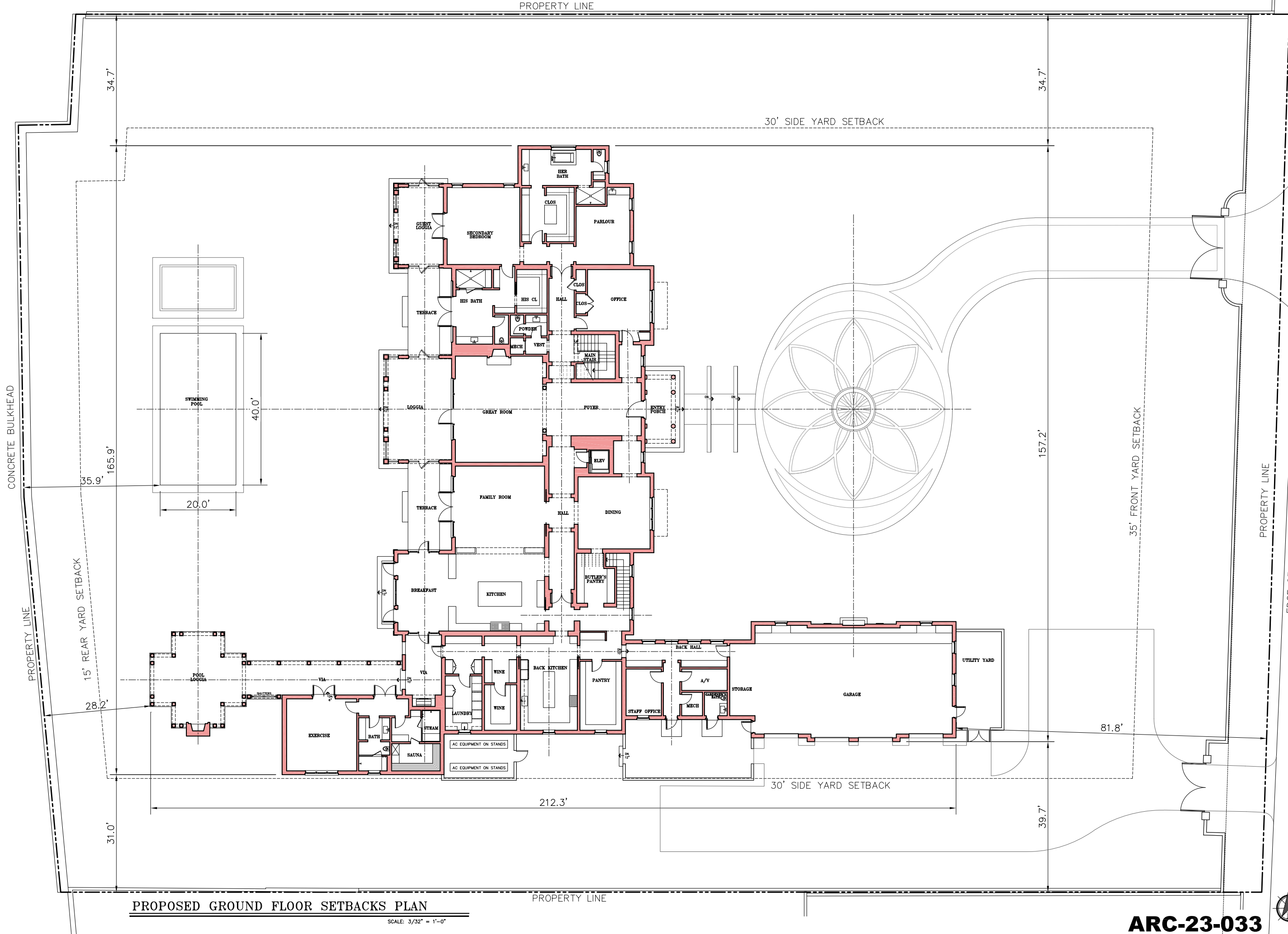
A1.2.3

DWG. NO.




MAX. GRADE HEIGHT
 Per Sec. 134-1600. Maximum lot fill allowed.
 HIGHEST C.O.R. = 5.56'
 FIN FLOOR = 8.0'
 MAX GRADE = 6.78'





PROPOSED GROUND FLOOR SETBACKS PLAN

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



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Eighteen Via Mizner
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CONSULTANT

MICHAEL MARK MARSH
AR9030

SEAL

NEW RESIDENCE FOR:

JOB

1440 S OCEAN BLVD
PALM BEACH, FLORIDA

FLOOR PLAN

DRAWING

JOB NO.

NOTE:
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1	6
2	7
3	8
4	9
5	10

REVISIONS

3/32"=1'-0"

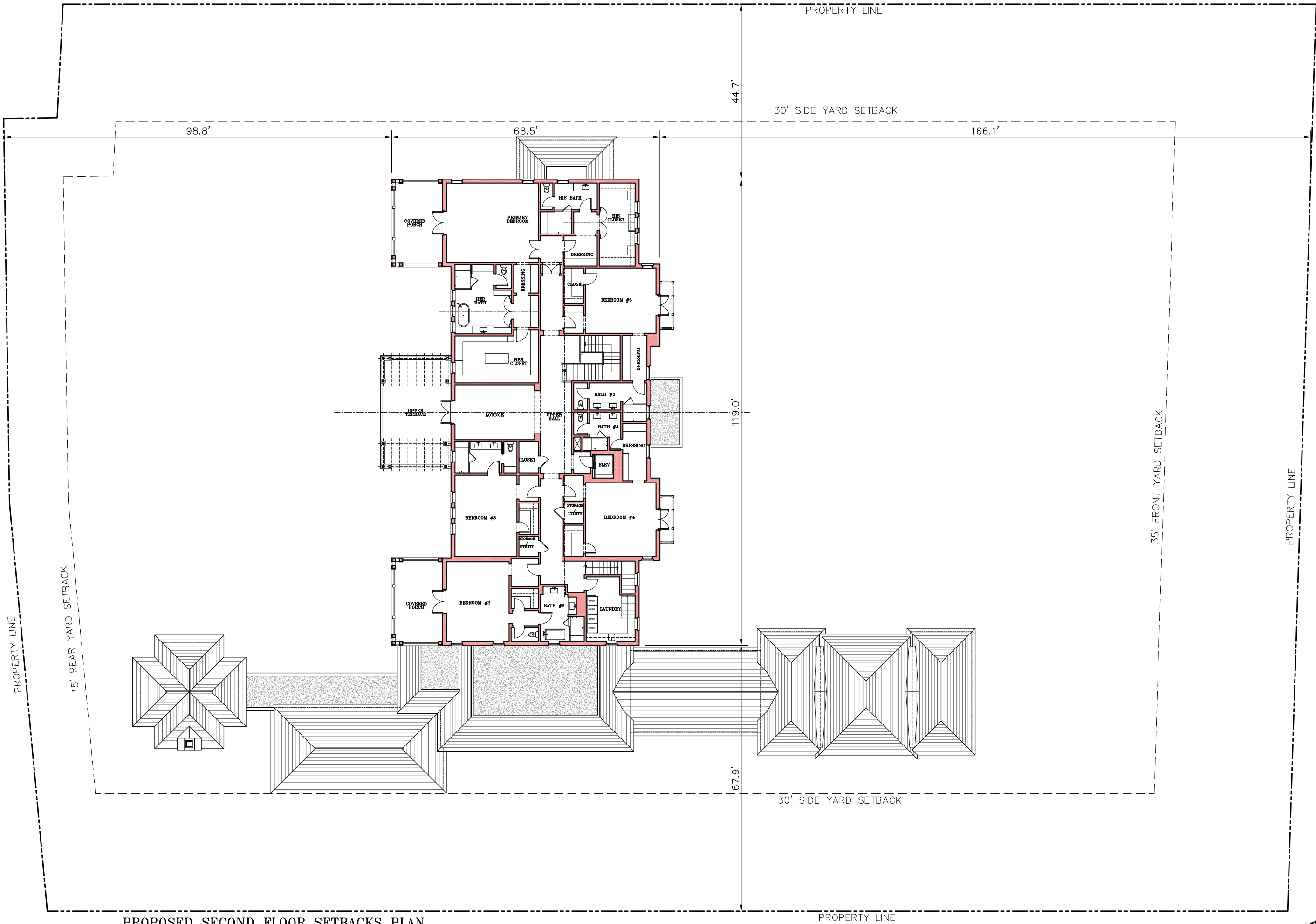
SCALE

3/27/23	DATE	HCT3/31	CHK
		M.M.	DRW

A2.0.1

DWG. NO.


ARC-23-033



PROPOSED SECOND FLOOR SETBACKS PLAN

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

ARC-23-033



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PALM BEACH, FLORIDA

FLOOR PLAN

DRAWING

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REVISIONS

1	6
2	7
3	8
4	9
5	10

3/32"=1'-0"

SCALE

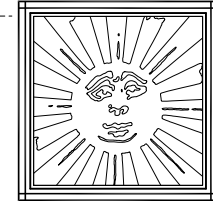
DATE	HCT3/31	CHK	DRW
3/27/23		M.M.	

A2.0.2

DWG. NO.



30' SIDE YARD SETBACK



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FLOOR PLAN
DRAWING

JOB NO.

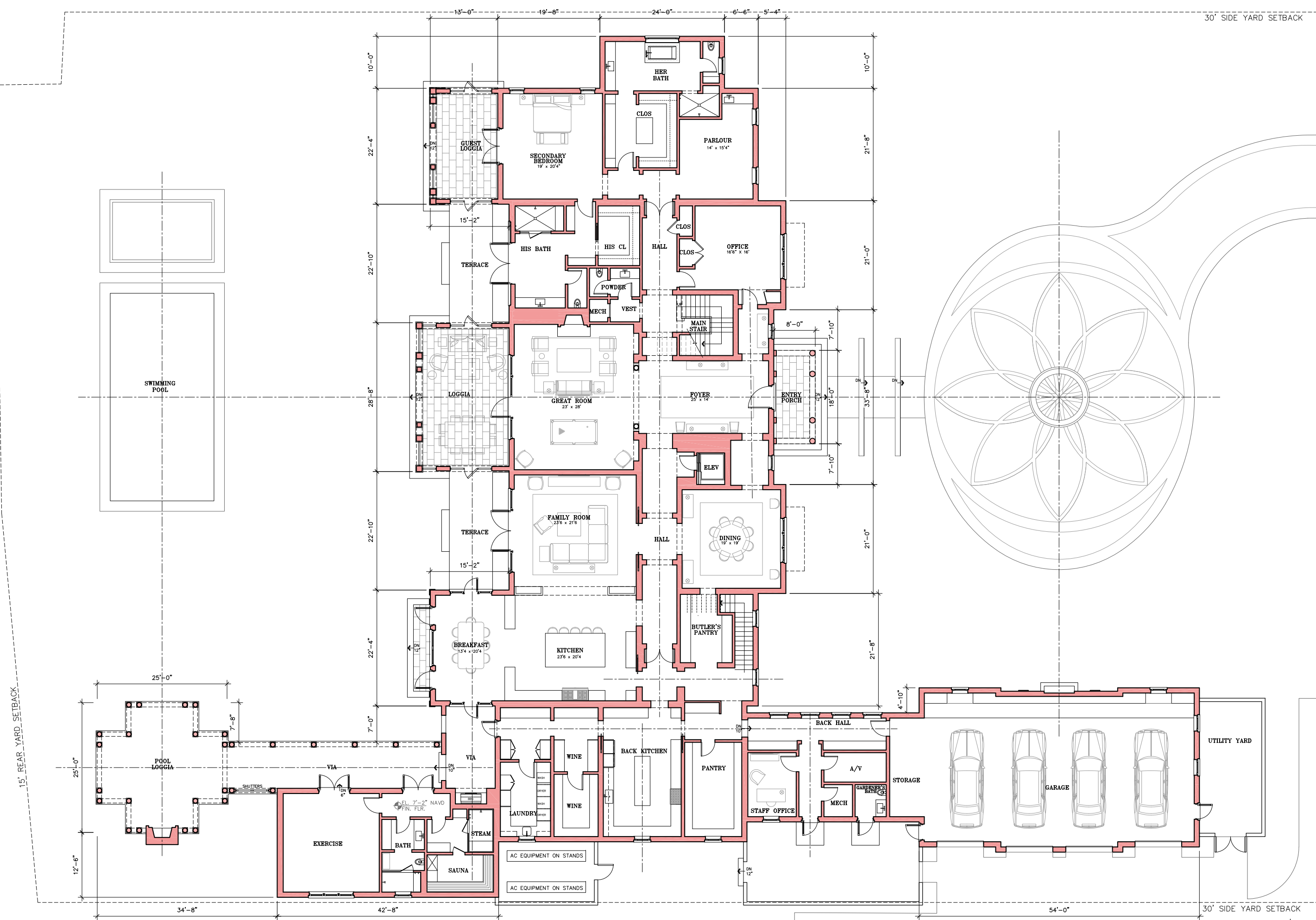
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1	6
2	7
3	8
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5	10

1/8"=1'-0"
SCALE

DATE 3/27/23
HCT3/31
M.M.
CHK'D

A2.1
DWG. NO.



PROPOSED GROUND FLOOR FLOOR PLAN

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

ARC-23-033






PROPOSED SECOND FLOOR FLOOR PLAN

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

ARC-23-033



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PALM BEACH, FLORIDA

FLOOR PLAN

DRAWING

JOB NO.

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1	6
2	7
3	8
4	9
5	10

1/8"=1'-0"

SCALE

3/27/23 DATE HCT3/31/23
M.M. CHK/DEW

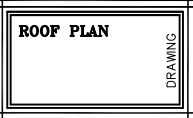
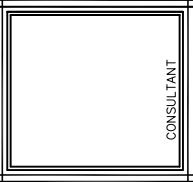
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DWG. NO.



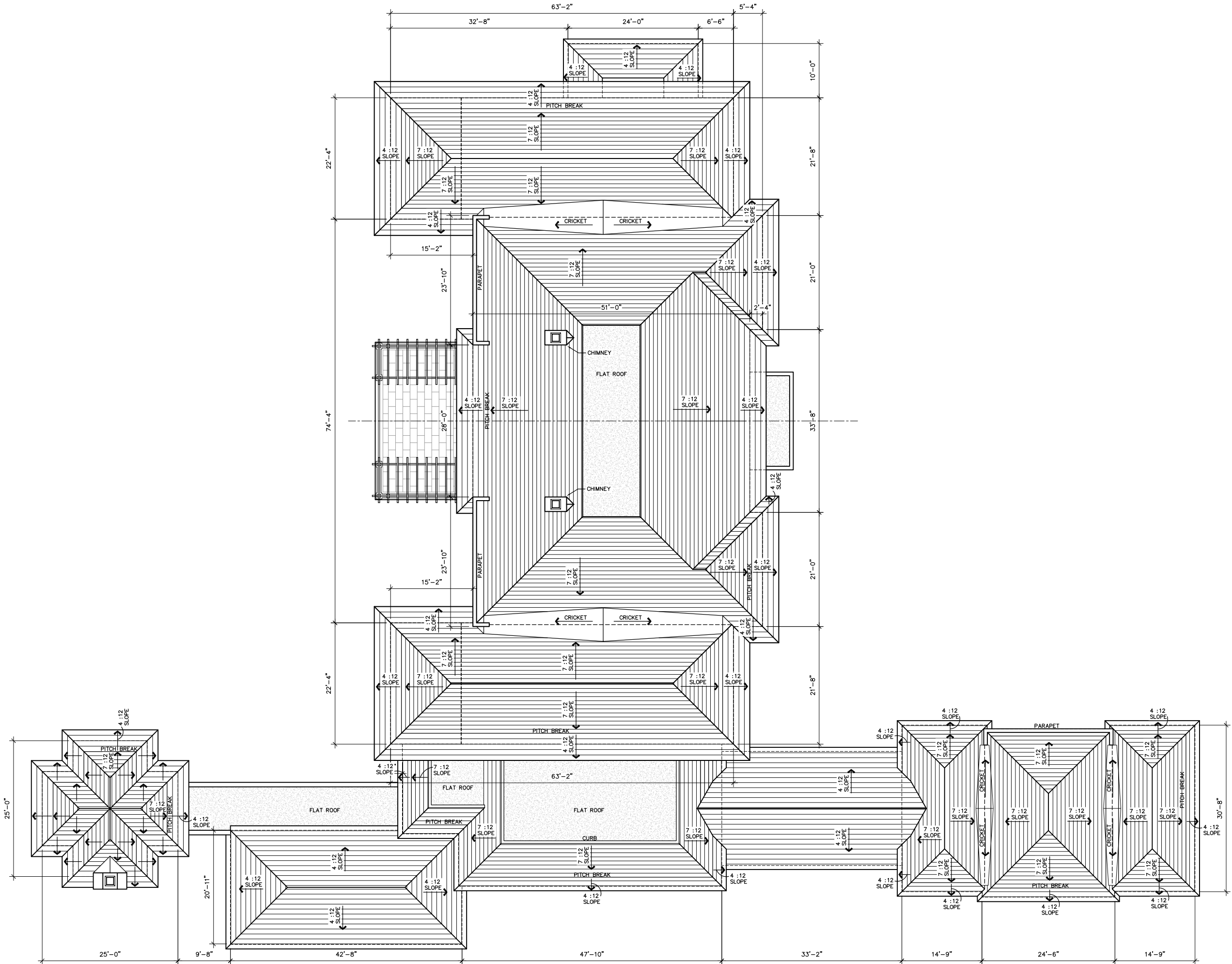
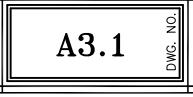
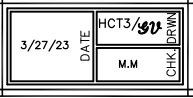
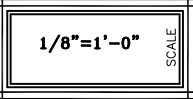


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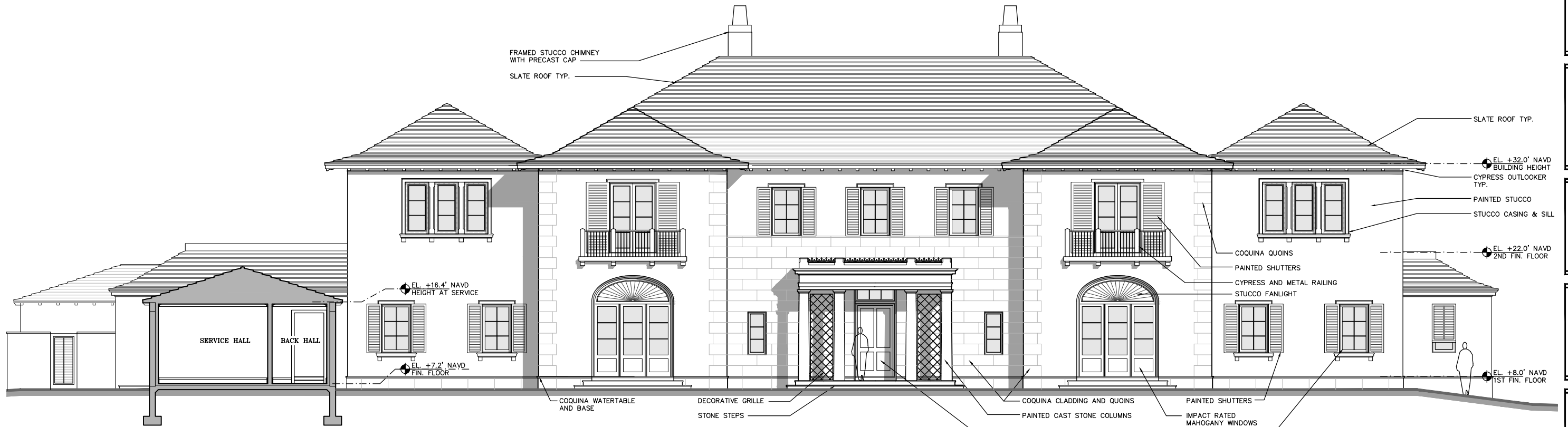
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REVISIONS	1	6
	2	7
	3	8
	4	9
	5	10



ROOF PLAN

ARC-23-033




EAST ELEVATION

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



EASTERNMOST ELEVATION

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



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CONSULTANT

SEAL

JOE

NEW RESIDENCE FOR:

1440 S OCEAN BLVD
PALM BEACH, FLORIDA

EAST ELEVATIONS

22115

NOTE:
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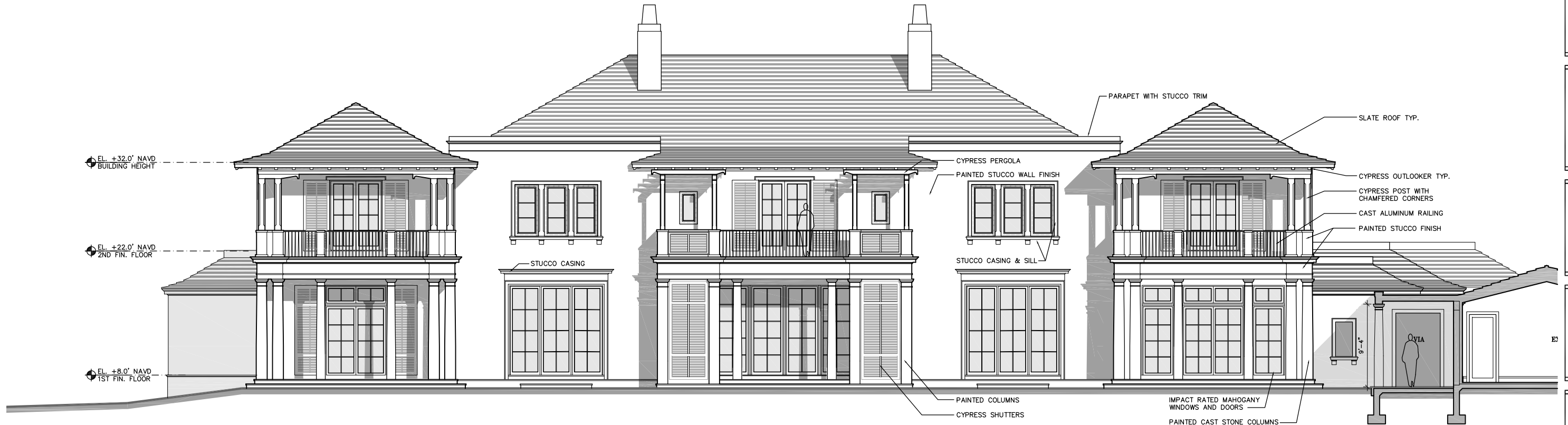
REVISIONS

1	6
2	7
3	8
4	9
5	10

VARIES

3/27/23 DATE HCT3/31/23 M.M. CHK: JRM

A4.1 DWG. NO.




WEST ELEVATION

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



WESTERNMOST ELEVATION

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



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CONSULTANT

SEAL

JOB

22115

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REVISIONS

VARIES

SCALE

DATE

3/27/23

CHK

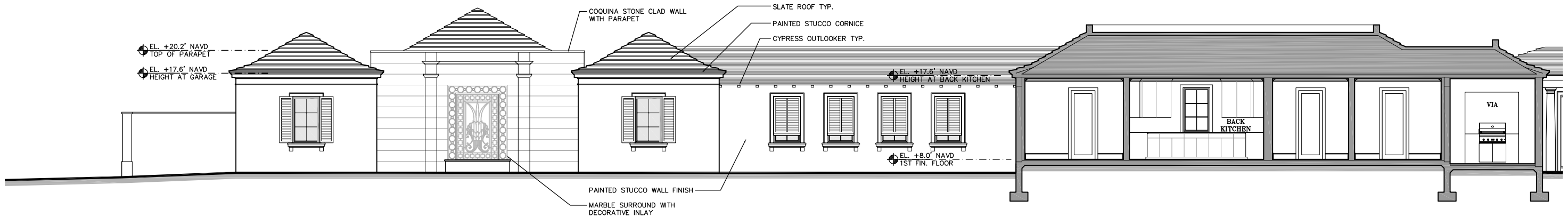
DWG. NO.

A4.2



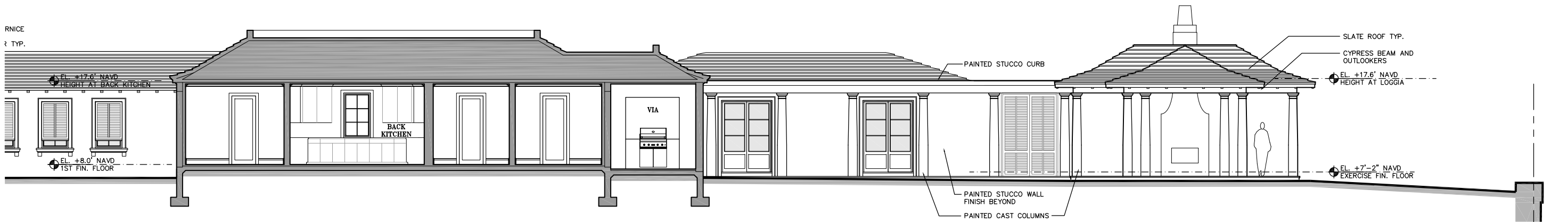
NORTHERNMOST ELEVATION

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



NORTH ELEVATION AT GARAGE WING

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



NORTH ELEVATION AT EXERCISE WING

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

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CONSULTANT

MICHAEL MARK MARSH
AR9030

SEAL

NEW RESIDENCE FOR:

JOB

1440 S OCEAN BLVD
PALM BEACH, FLORIDA

NORTH ELEVATIONS

DRAWING

22115

JOB NO.

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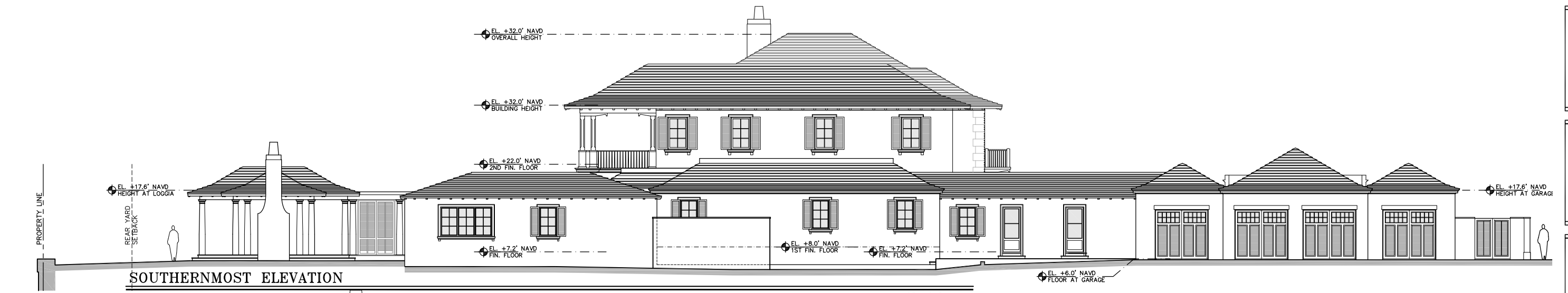
VARIES


SCALE

3/27/23 DATE HCT3/27/23
M.M. CHK. DEW

A4.3

DWG. NO.





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PALM BEACH, FLORIDA

SOUTH ELEVATIONS

DRAWING

22115

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1	6
2	7
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REVISIONS

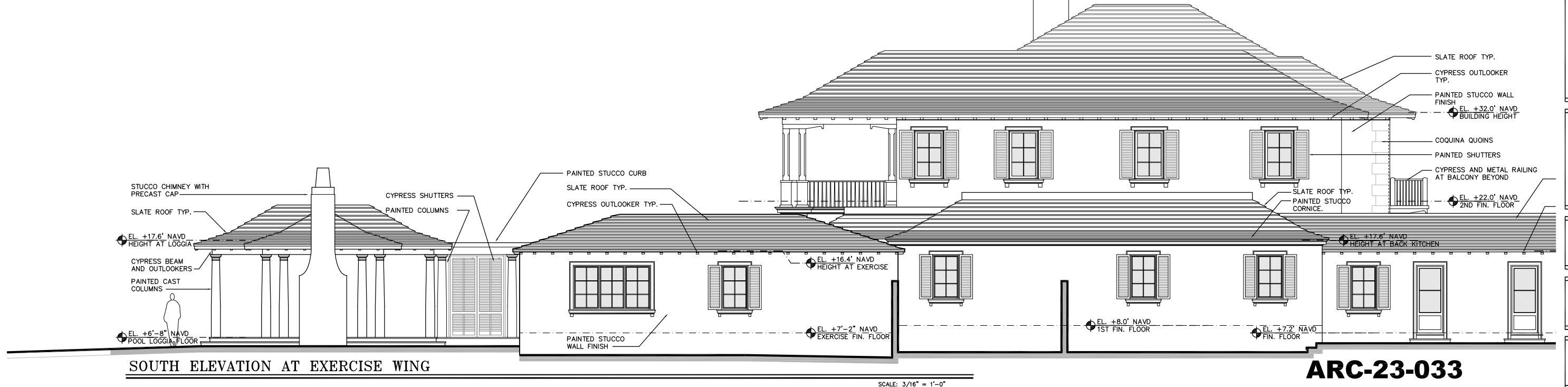
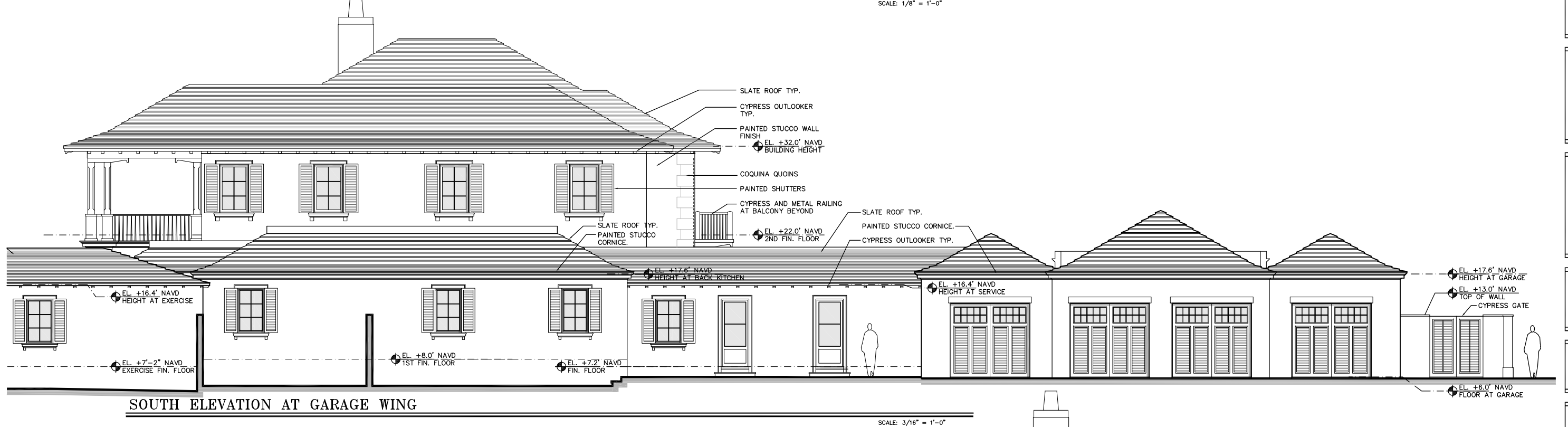
VARIES

SCALE

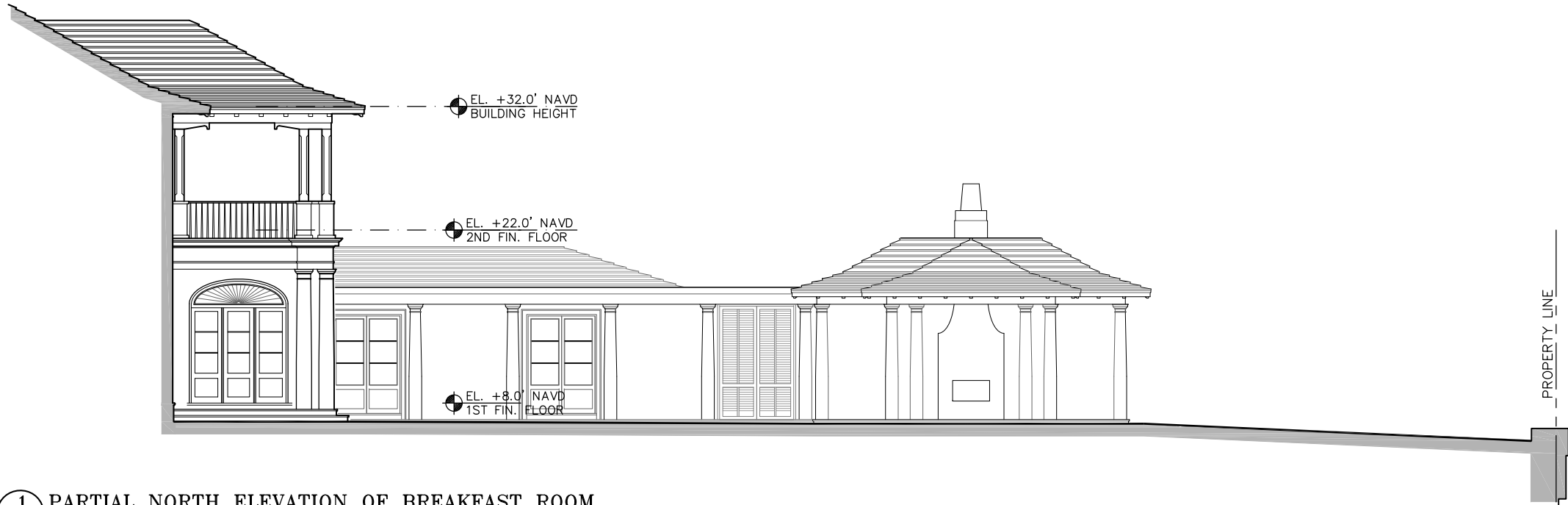
3/27/23	DATE	HCT3/21	CHK/DEW
		M.M.	

A4.4

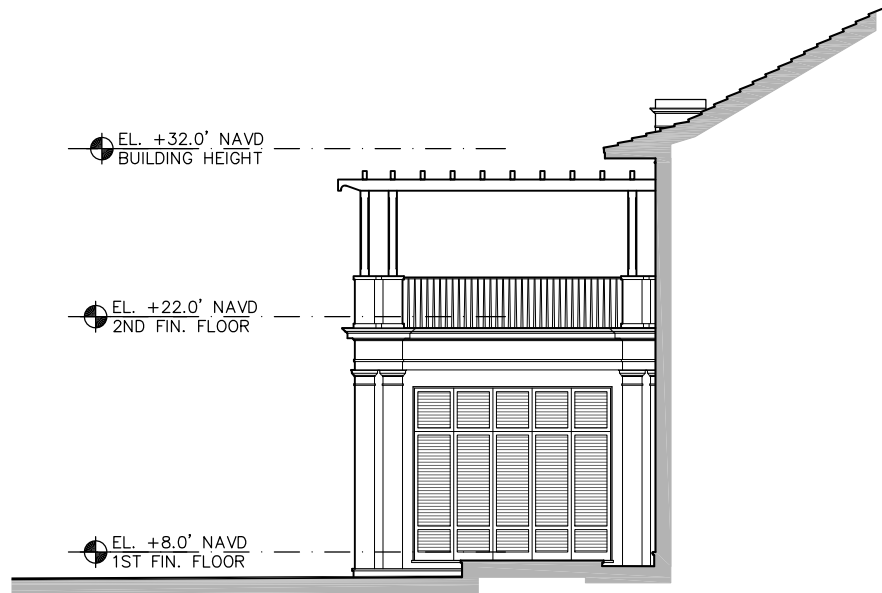
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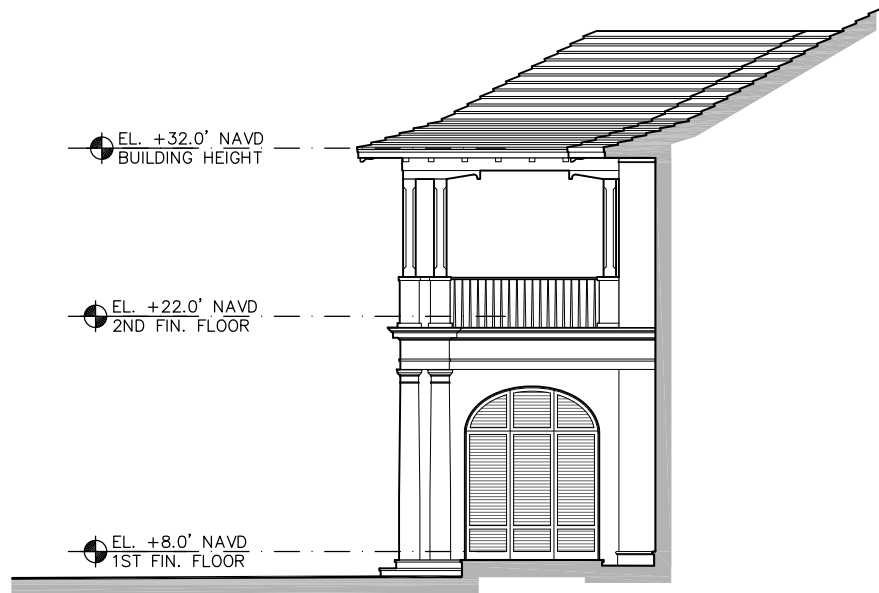
ARC-23-033



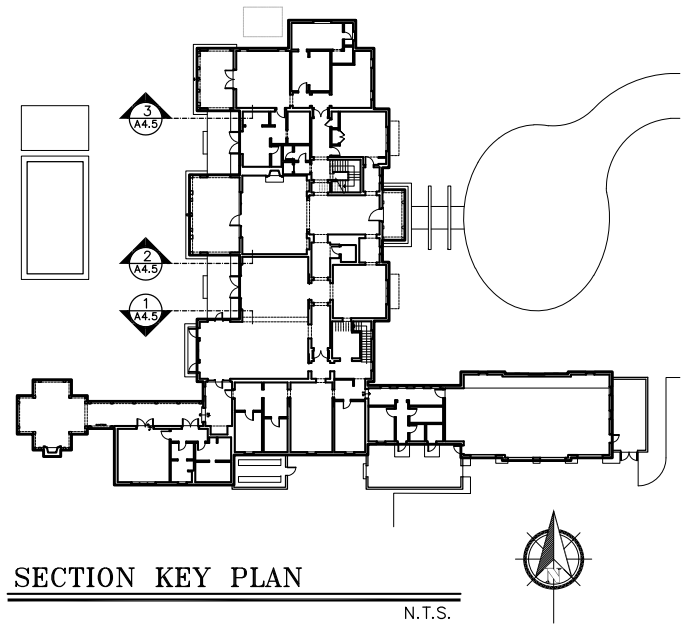
1 PARTIAL NORTH ELEVATION OF BREAKFAST ROOM
A4.5 SCALE: 3/16" = 1'-0"



2 PARTIAL SOUTH ELEVATION OF MAIN LOGGIA
A4.5 SCALE: 3/16" = 1'-0"



3 PARTIAL SOUTH ELEVATION OF GUEST LOGGIA
A4.5 SCALE: 3/16" = 1'-0"



SECTION KEY PLAN

ARC-23-033

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JOB

1440 S OCEAN BLVD
PALM BEACH, FLORIDA

PARTIAL
ELEVATIONS

DRAWING

22115

JOB NO.

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REVISIONS

1	6
2	7
3	8
4	9
5	10

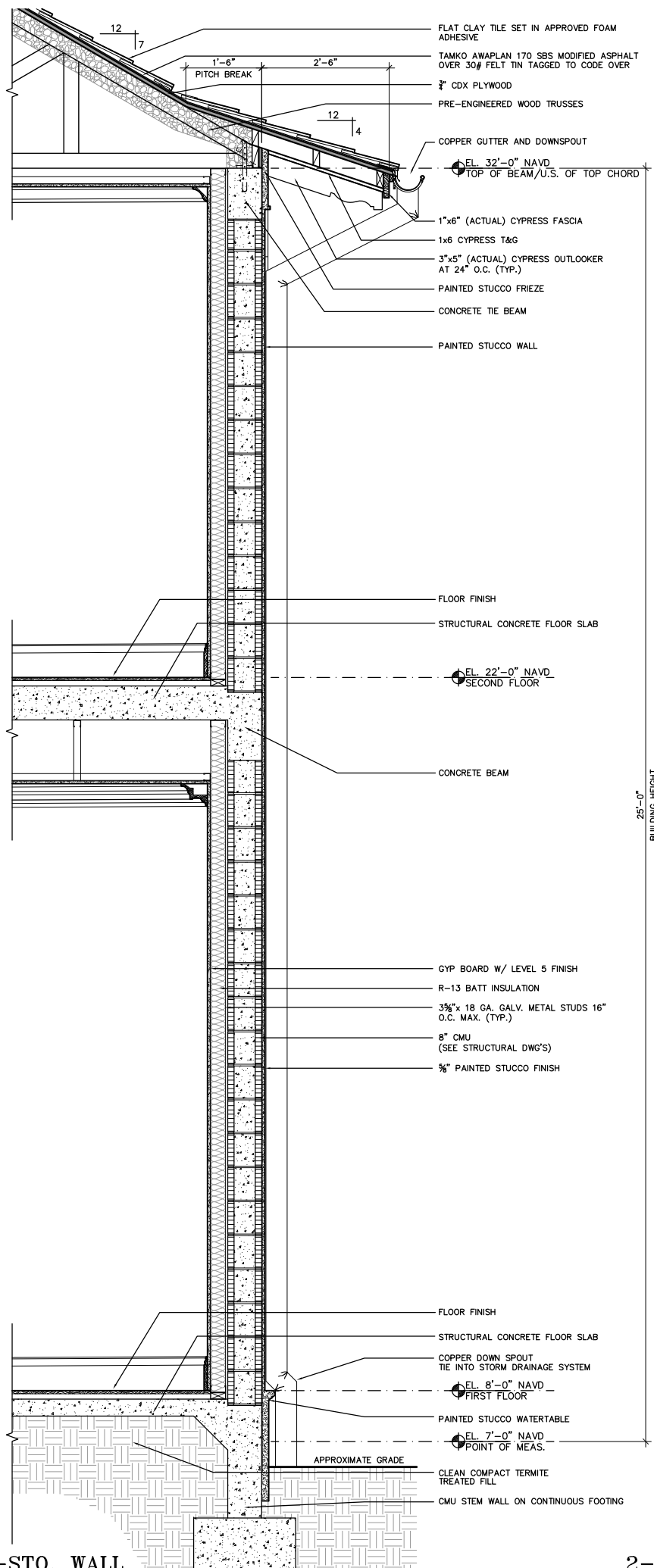
VARIES

SCALE

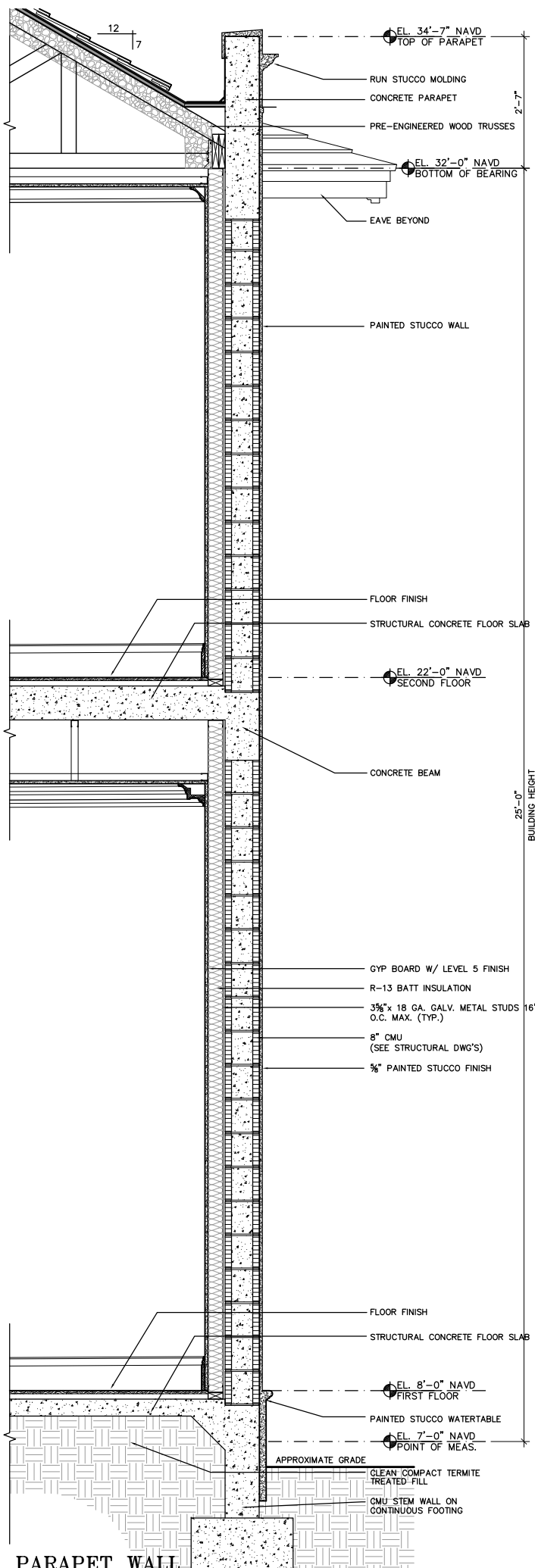
3/27/23 DATE HCT3/23
M.M. CHK'D BY

A4.5

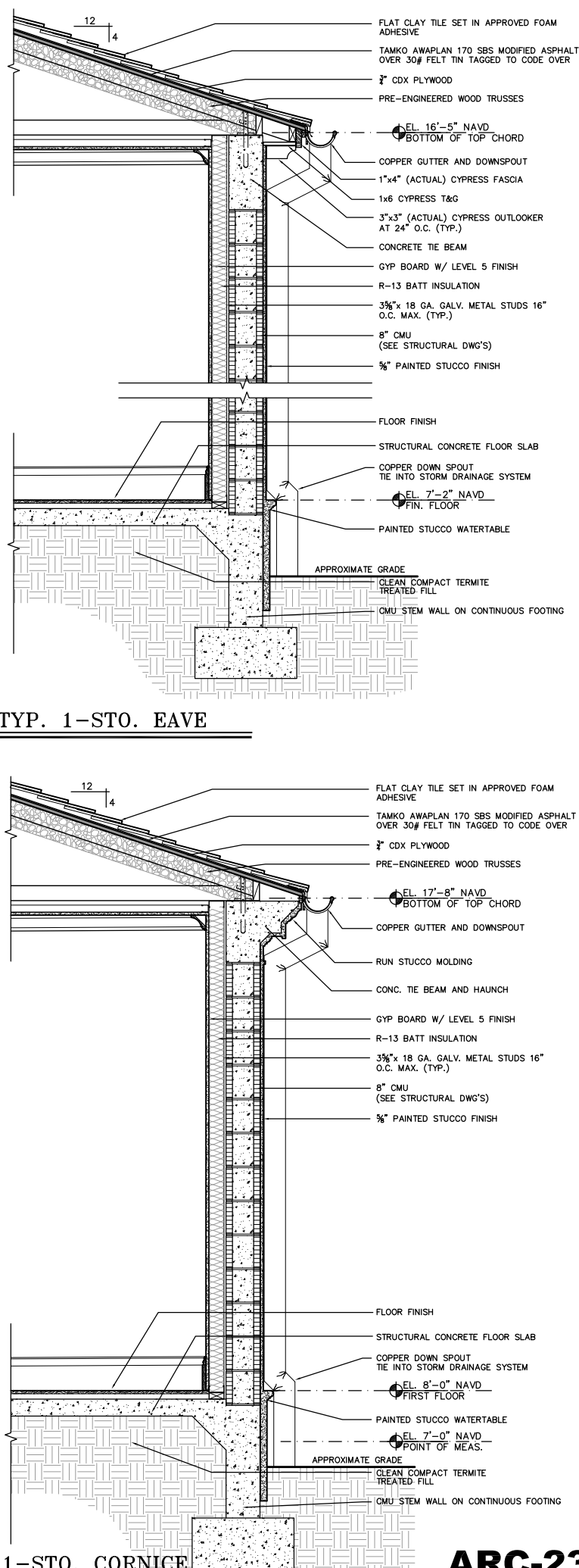
DWG. NO.



TYP. 2-STO. WALL




2-STO. PARAPET WALL



TYP. 1-STO. CORNICE

ARC-23-033



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DRAWING

JOB NO.

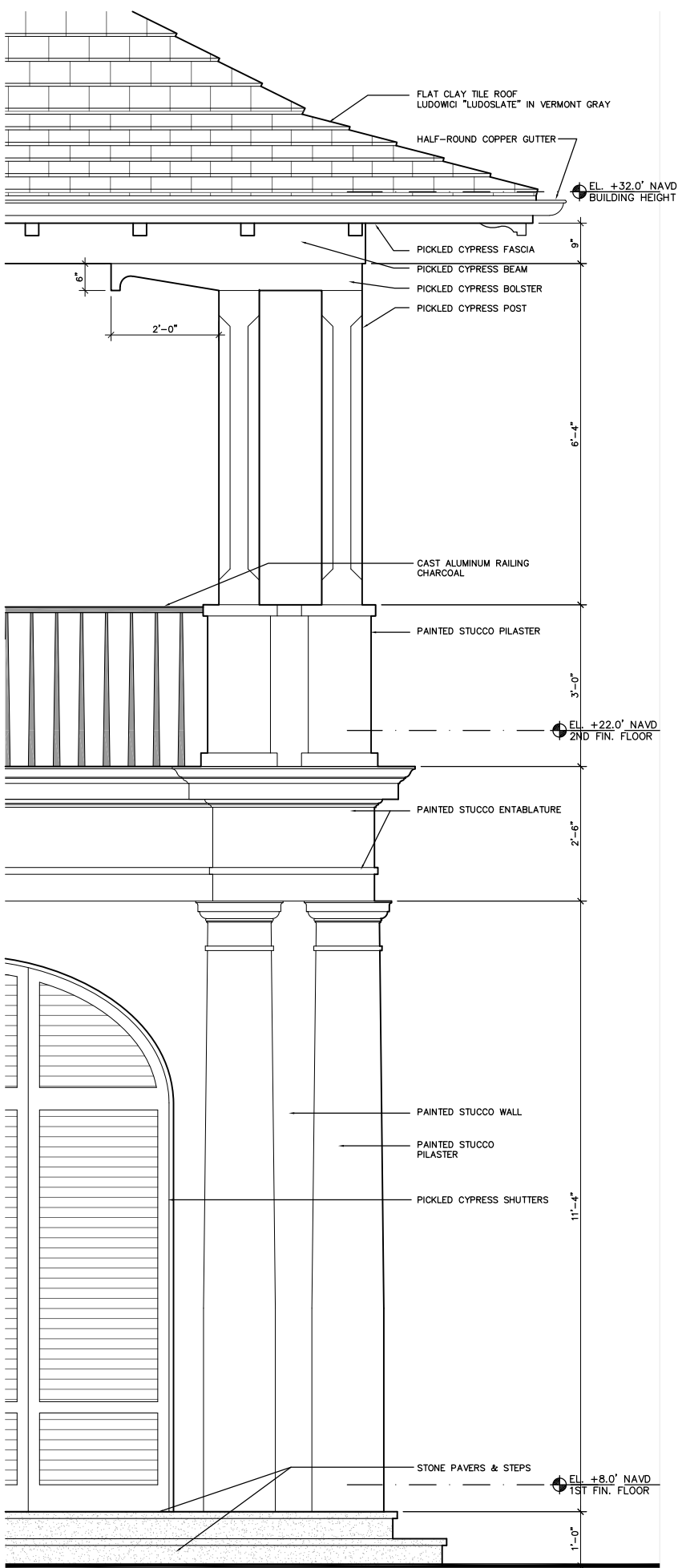
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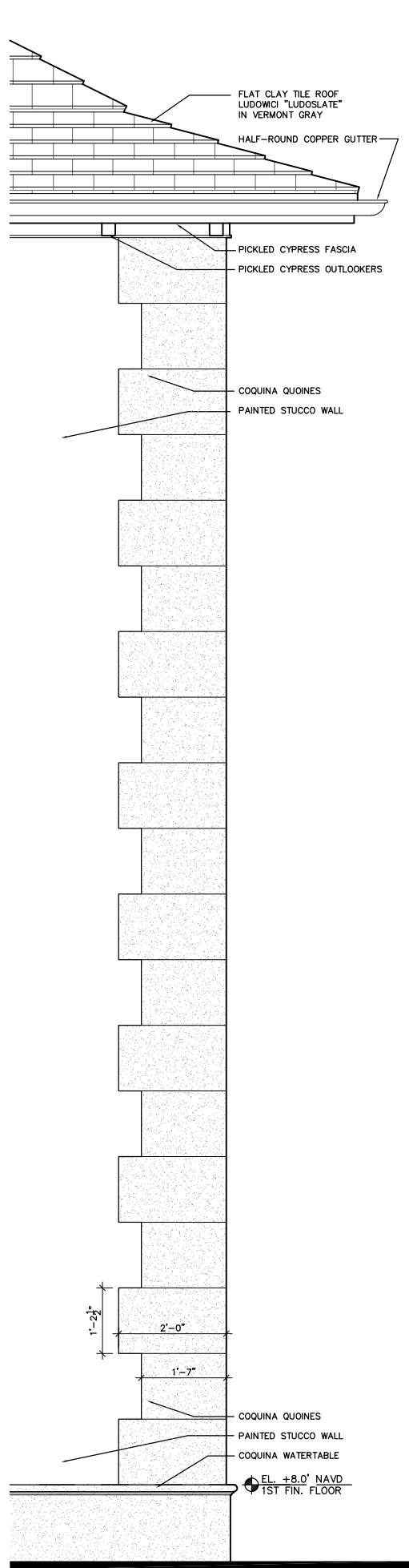
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3/27/23 DATE HCT3/21/23 CHK: DEW M.M.

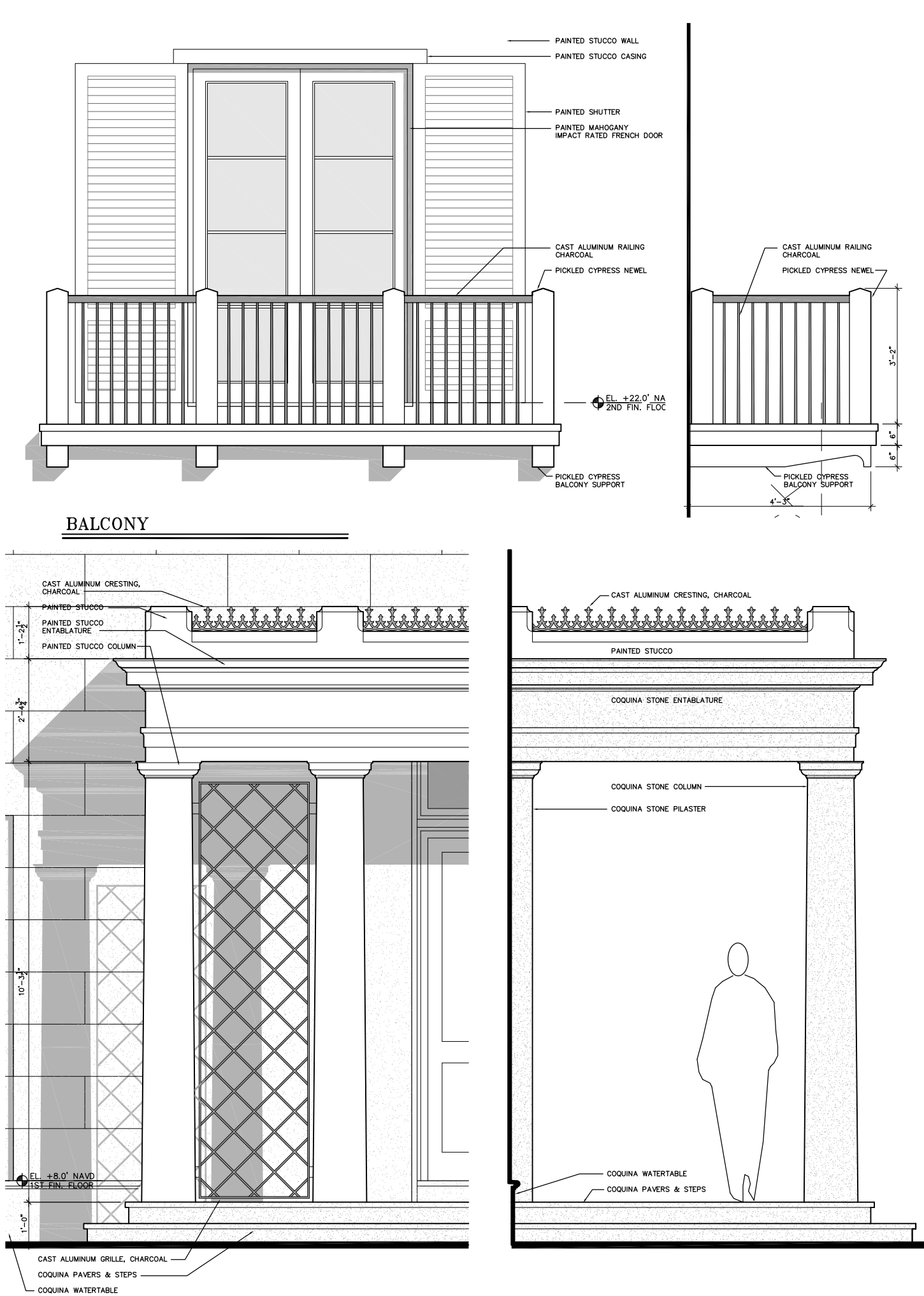
A4.6 DWG. NO.



WEST LOGGIA AND PORCH



CORNER WITH QUOINS



ENTRY PORCH

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MICHAEL MARK MARSH
AR9030

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1	6
2	7
3	8
4	9
5	10

REVISIONS

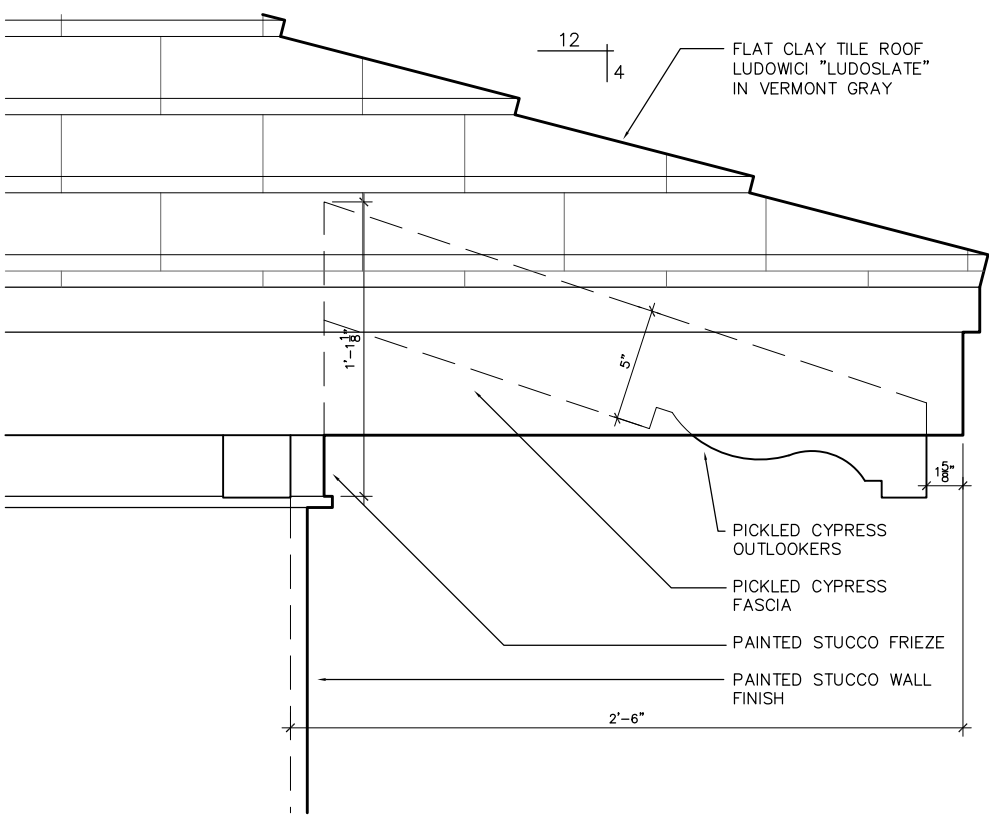
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SCALE

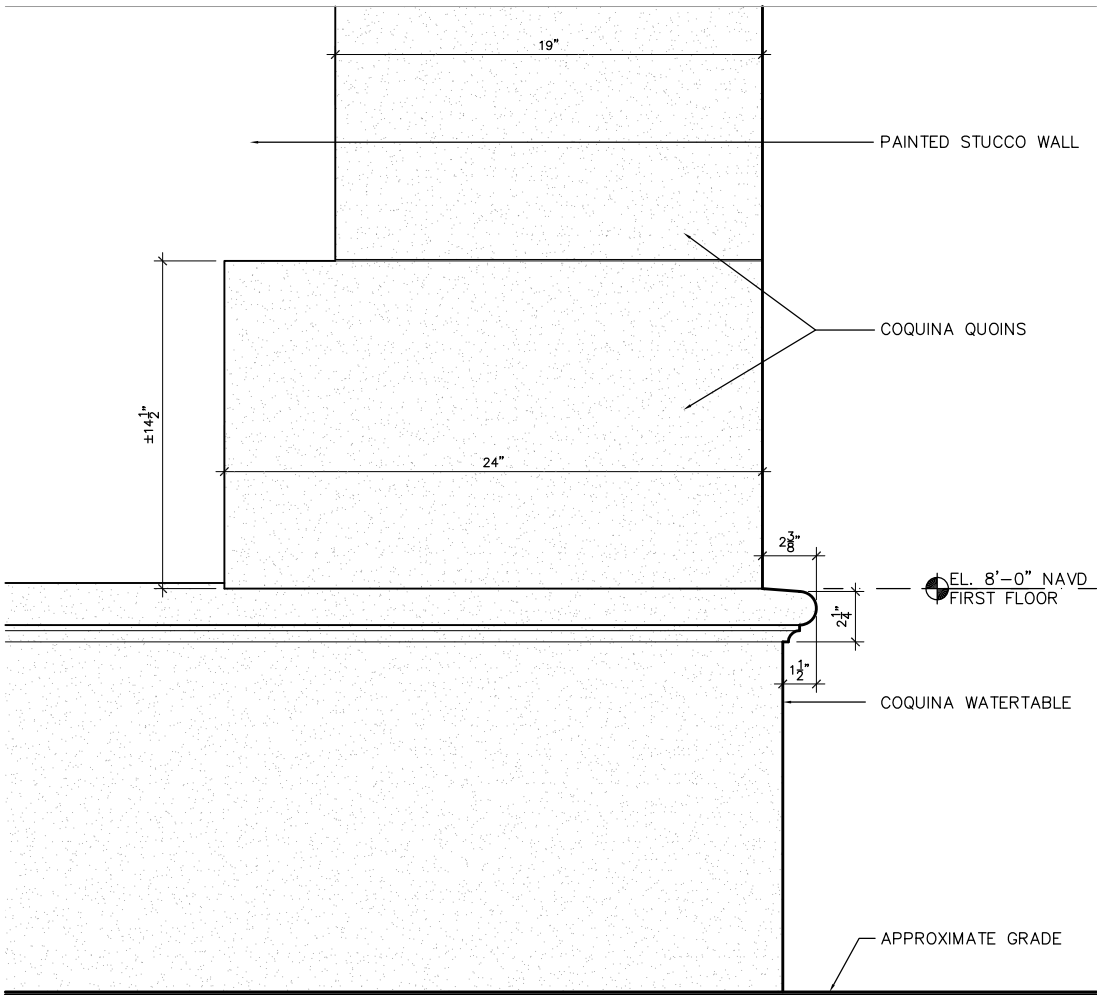
3/27/23	DATE	HCT3/3/23	CHK	DEW
		M.M.		

A4.7

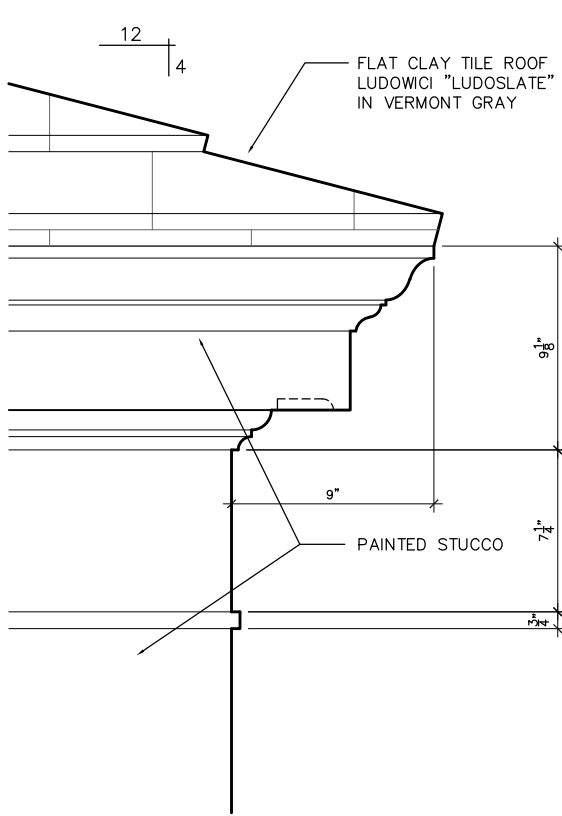
DWG. NO.



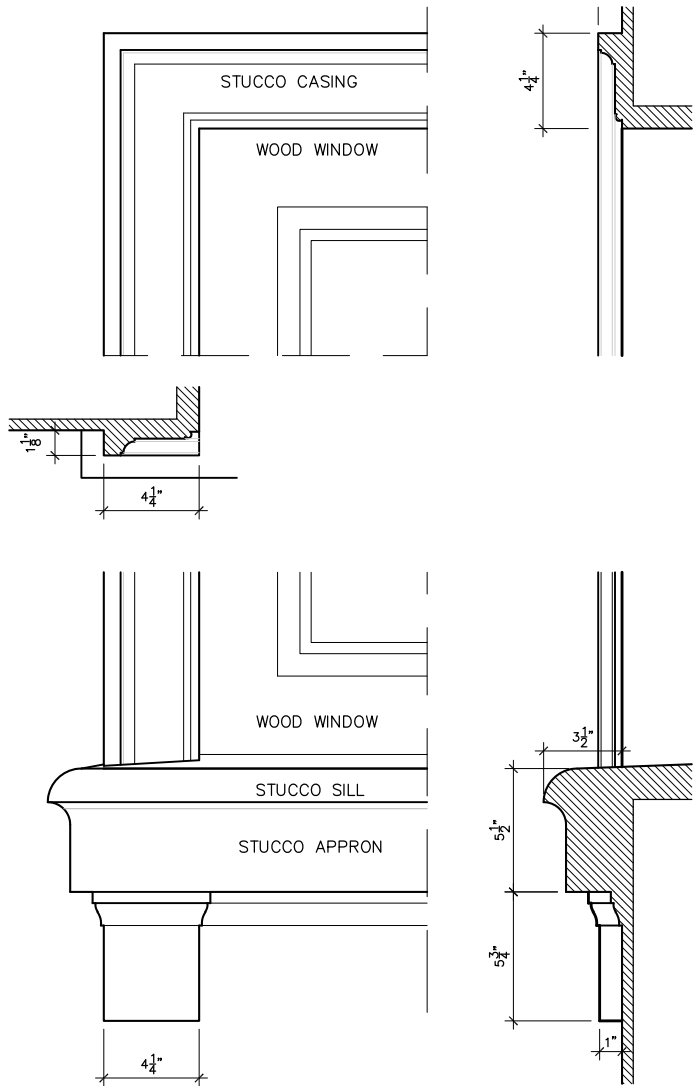
SECOND STORY EAVE



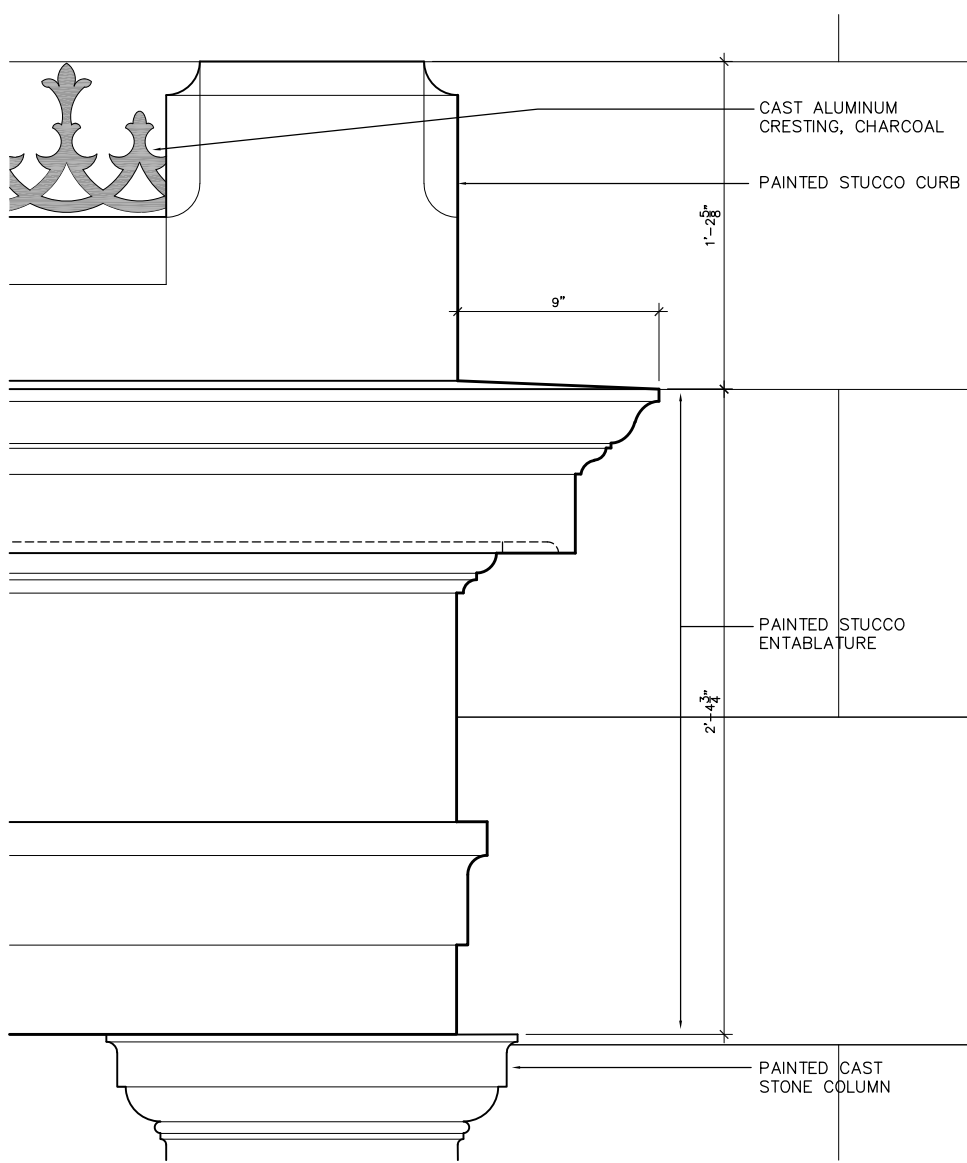
SECOND STORY EAVE



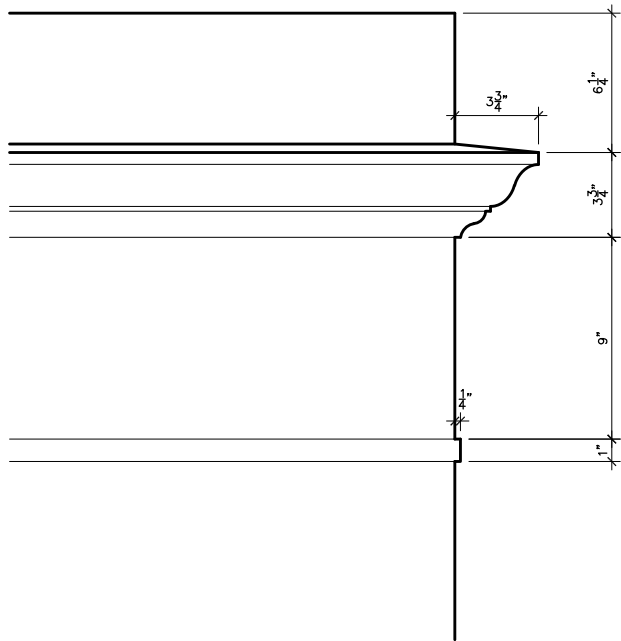
FIRST STORY EAVE



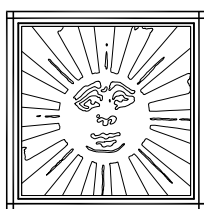
WINDOW SILL & TRIM



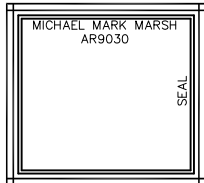
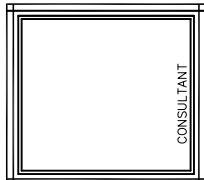
ENTABLATURE



FIRST STORY PARAPET

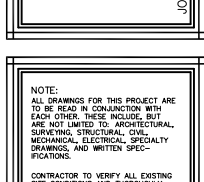
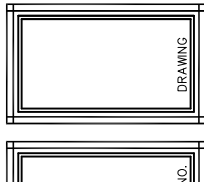


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& ASSOCIATES, INC.**
CHARTERED ARCHITECTS
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Palm Beach, Florida 33460
Phone: (561) 832 1533
Fax: (561) 832 1520



NEW RESIDENCE FOR:

1440 S OCEAN BLVD
PALM BEACH, FLORIDA



NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE
TO BE READ IN CONJUNCTION WITH
ANY OTHERS. THESE INCLUDE, BUT
ARE NOT LIMITED TO: ARCHITECTURAL,
SURVEY, STRUCTURAL, CIVIL,
MECHANICAL, ELECTRICAL, SPECIALTY
DRAWINGS, AND WRITTEN SPEC-
IFICATIONS.
CONTRACTOR TO VERIFY ALL EXISTING
SITE CONDITIONS AND THOROUGHLY
CHECK ELEVATIONS AND DIMENSIONS
BEFORE COMMENCING WORK.
REPORT TO THE ARCHITECT ENGINEER
ANY DISCREPANCIES, ERRORS OR
CONDITIONS THAT WILL ALTER
CONSTRUCTION AS INTENDED BY
THESE DRAWINGS. ARCHITECT IS
NOT RESPONSIBLE FOR ANY WORK
AND/OR MATERIALS FURNISHED
ON THE JOB.

1	6
2	7
3	8
4	9
5	10

3"=1'-0"
SCALE

3/27/23 DATE HCT3/27/23
M.M. CHK. DRW.

A4.8 DWG. NO.