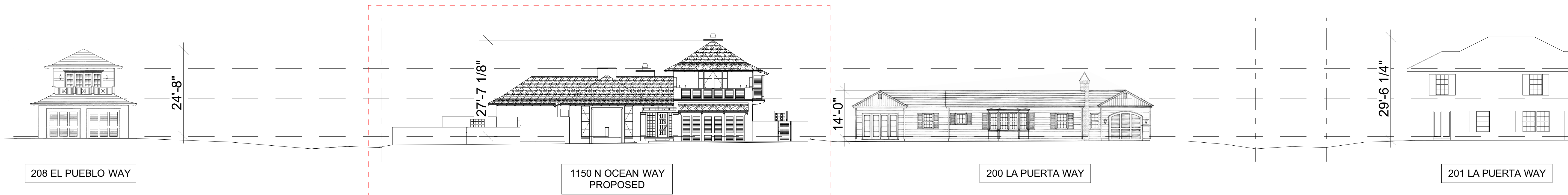


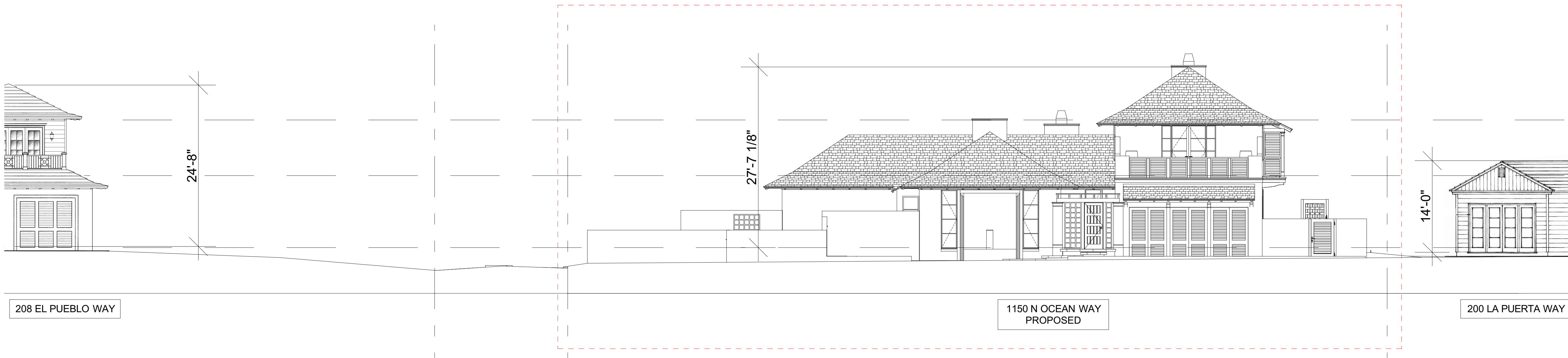
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SP1.8
PREVIOUSLY PROPOSED N OCEAN WAY STREETSCAPE ELEVATION
NOT TO SCALE



2
SP1.8
CURRENTLY PROPOSED N OCEAN WAY STREETSCAPE ELEVATION (ENLARGED)
NOT TO SCALE



3
SP1.8
CURRENTLY PROPOSED N OCEAN WAY STREETSCAPE ELEVATION (ENLARGED)
NOT TO SCALE



4
SP1.8
CURRENTLY PROPOSED N OCEAN WAY STREETSCAPE ELEVATION (ENLARGED)
NOT TO SCALE

**BURNS
RESIDENCE**
1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480



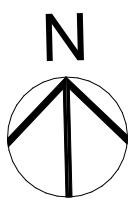
**CLEMENS BRUNS SCHAUB
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AR8336
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04	ARCOM FINAL	01/24/2024
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REVISION NARRATIVE:



PROJECT NORTH

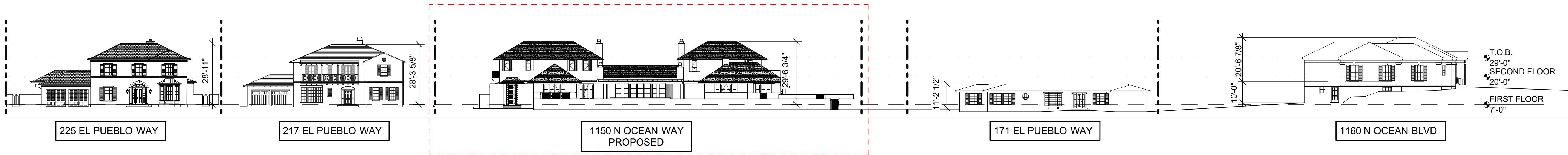
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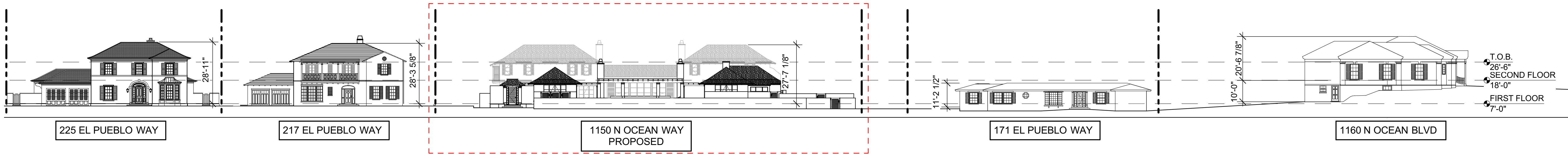
**STREETSCAPE
ELEVATIONS**

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL)

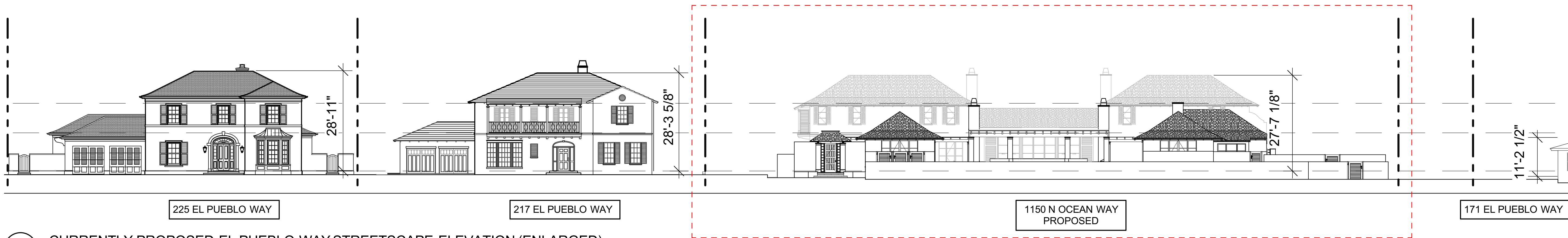
SP1.8



1
SP1.8-1
PREVIOUSLY PROPOSED EL PUEBLO WAY STREETSCAPE ELEVATION
NOT TO SCALE



2
SP1.8-1
CURRENTLY PROPOSED EL PUEBLO WAY STREETSCAPE ELEVATION (ENLARGED)
NOT TO SCALE

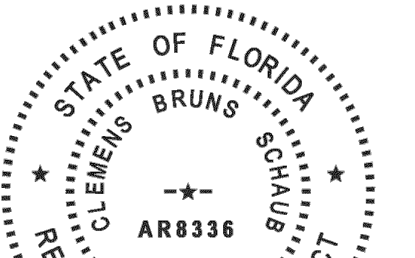


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SP1.8-1
CURRENTLY PROPOSED EL PUEBLO WAY STREETSCAPE ELEVATION (ENLARGED)
NOT TO SCALE



4
SP1.8-1
CURRENTLY PROPOSED EL PUEBLO WAY STREETSCAPE ELEVATION (ENLARGED)
NOT TO SCALE

**BURNS
RESIDENCE**
1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480



Clemens Bruns Schaub
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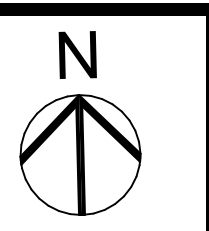
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SHEET TITLE:

**STREETSCAPE
ELEVATIONS**

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL)

SP1.8-1

1150 N. OCEAN WAY
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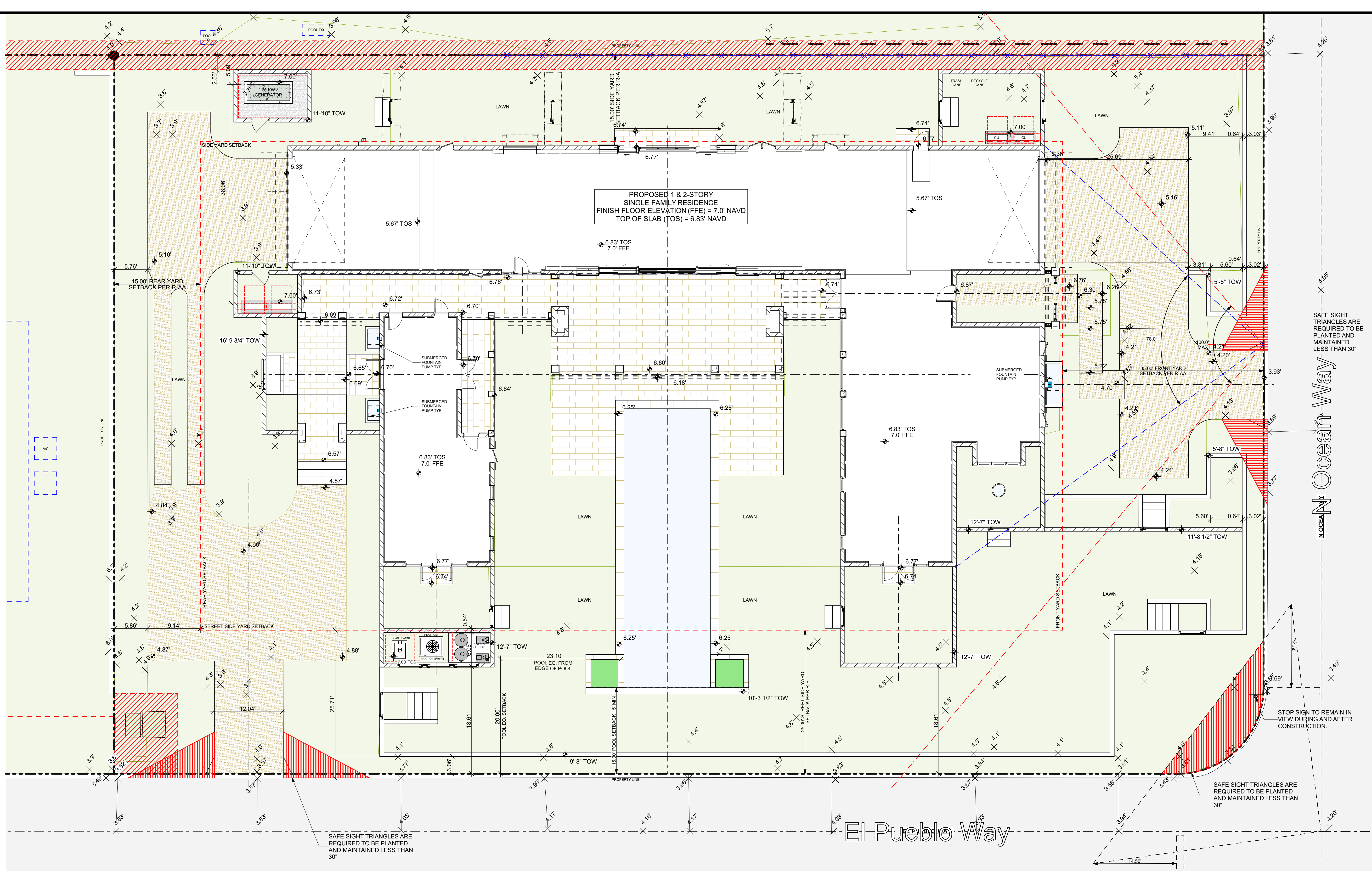
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SHEET TITLE:

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL)

SP1.9



1
SP1.9

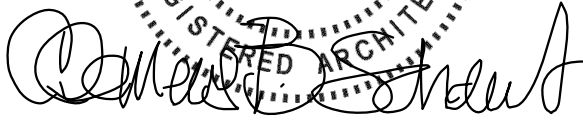
SITE PLAN

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

SITE PLAN

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

1150 N. OCEAN WAY
ALM BEACH, FLORIDA 33480



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SHEET TITLE:

SITE PLAN (CURRENT)

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL)

SP1.9-1



1 SITE PLAN
SP1.9-1 SCALE: 1/8" = 1'-0"

SITE PLAN

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

Line #	Zoning Legend			
1	Property Address:	1150 N OCEAN WAY, PALM BEACH, FLORIDA 33480		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	24,972		
4	Lot Width (W) & Depth (D) (ft.):	125.08' (W) & 200.04' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	FEMA Flood Zone Designation:	AE 6		
7	Zero Datum for point of meas. (NAVD)	7.0 FT NAVD (FFE)		
8	Crown of Road (COR) (NAVD)	4.26 FT NAVD HIGHEST POINT (NORTH EAST CORNER - N OCEAN WAY)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	6,243 - 25%	N/A	6,218 - 25%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	6,922
12	*Front Yard Setback (Ft.)	35 (E)	N/A	38'-1 1/2"
13	* Side Yard Setback (1st Story) (Ft.)	15 (N) & 25 (S)	N/A	15'-9 5/8" (N) 36'-9" (S)
14	* Side Yard Setback (2nd Story) (Ft.)	15 (N) & 25 (S)	N/A	15'-9 5/8" (N) 36'-9" (S)
15	*Rear Yard Setback (Ft.)	15 (W)	N/A	30'-3 1/4" (W)
16	Angle of Vision (Deg.)	100	N/A	78
17	Building Height (Ft.)	22'-0"	N/A	22'-0"
18	Overall Building Height (Ft.)	30'-0"	N/A	29'-6 3/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	96,250 CF - 3.85	N/A	86,600 CF - 3.46
20	** Max. Fill Added to Site (Ft.)	1.37'	N/A	1.37'
21	Finished Floor Elev. (FFE)(NAVD)	7.0	N/A	7'-0"
22	Base Flood Elevation (BFE)(NAVD)	7.0'	N/A	7'-0"
23	Landscape Open Space (LOS) (Sq Ft and %)	12,486 - 50%	N/A	12,537 - 50.2%
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,948 - 45%	N/A	2,910 - 67%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

1
SP1.10

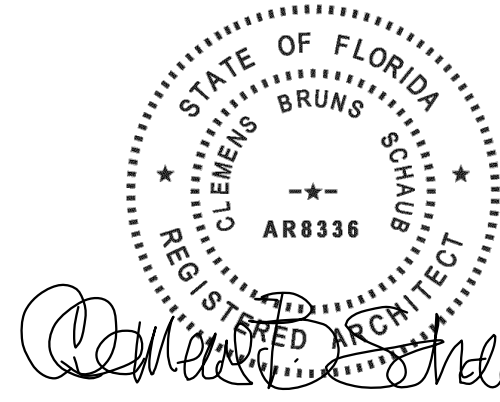
PREVIOUSLY PROPOSED ZONING LEGEND

Line #	Zoning Legend			
1	Property Address:	1150 N OCEAN WAY, PALM BEACH, FLORIDA 33480		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	24,972		
4	Lot Width (W) & Depth (D) (ft.):	125.08' (W) & 200.04' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	FEMA Flood Zone Designation:	AE 6		
7	Zero Datum for point of meas. (NAVD)	7.0 FT NAVD (FFE)		
8	Crown of Road (COR) (NAVD)	4.26 FT NAVD HIGHEST POINT (NORTH EAST CORNER - N OCEAN WAY)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	6,243 - 25%	N/A	6,222 - 25%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	7,015
12	*Front Yard Setback (Ft.)	35 (E)	N/A	38'-1 1/2"
13	* Side Yard Setback (1st Story) (Ft.)	15 (N) & 25 (S)	N/A	19'-1 1/2" (N) 32'-9 3/8" (S)
14	* Side Yard Setback (2nd Story) (Ft.)	15 (N) & 25 (S)	N/A	19'-1 1/2" (N) 32'-9 3/8" (S)
15	*Rear Yard Setback (Ft.)	15 (W)	N/A	30'-3 1/4" (W)
16	Angle of Vision (Deg.)	100	N/A	78
17	Building Height (Ft.)	22'-0"	N/A	19'-6"
18	Overall Building Height (Ft.)	30'-0"	N/A	27'-7 1/8"
19	Cubic Content Ratio (CCR) (R-B ONLY)	96,250 CF - 3.85	N/A	73,488 CF - 2.94
20	** Max. Fill Added to Site (Ft.)	1.37'	N/A	1.37'
21	Finished Floor Elev. (FFE)(NAVD)	7.0	N/A	7'-0"
22	Base Flood Elevation (BFE)(NAVD)	7.0'	N/A	7'-0"
23	Landscape Open Space (LOS) (Sq Ft and %)	12,486 - 50%	N/A	12,748 - 51.1%
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,948 - 45%	N/A	2,981 - 69%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

2
SP1.10

CURRENTLY PROPOSED ZONING LEGEND

BURNS
RESIDENCE
1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480



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04	ARCOM FINAL	01/24/2024
05	ARCOM FINAL RESUBMITTAL	02/05/2024

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SHEET TITLE:		

ZONING LEGEND
ARCOM REVIEW ARC-23-166 (FINAL RESUBMITTAL)

SP1.10

1150 N. OCEAN WAY
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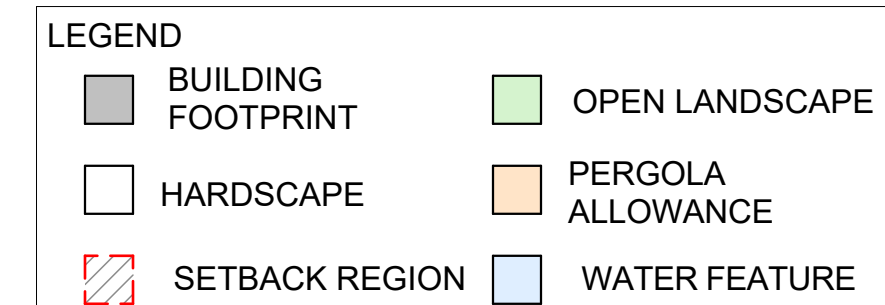
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AREA CALCULATIONS (PREVIOUS)

SP1.11



STATE OF FLORIDA
CLEMENS BRUNS SCHAUB
AR8336
REGISTERED ARCHITECT

Clemens Bruns Schaub

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SHEET TITLE:

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL)

SP1.11-1



SP1.11-1 SCALE: 1/8" = 1'-0"



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

1ST FLOOR A/C = 4,062 SQ FT
1ST FLOOR O/C = 1,135 SQ FT

2ND FLOOR A/C = 1928 SQ FT
2ND FLOOR O/C = 82.2 SQ FT

GARAGE/STORAGE = 1,024 SQ FT

OPEN LANDSCAPE = 12,748 SQ FT
HARDSCAPE = 5,196 SQ FT

TOTAL LOT AREA = 24,972 SQ FT

REQUIRED OPEN LANDSCAPED AREA = 50% TOTAL LOT = 12,486 SQ FT

PROVIDED OPEN LANDSCAPED AREA = 51% = 12,748 SQ FT

MAXIMUM LOT COVERAGE
2 STORY BUILDINGS = 25%
BUILDING FOOTPRINT = 6,222 SQ FT = 25%

LEGEND

 BUILDING
FOOTPRINT

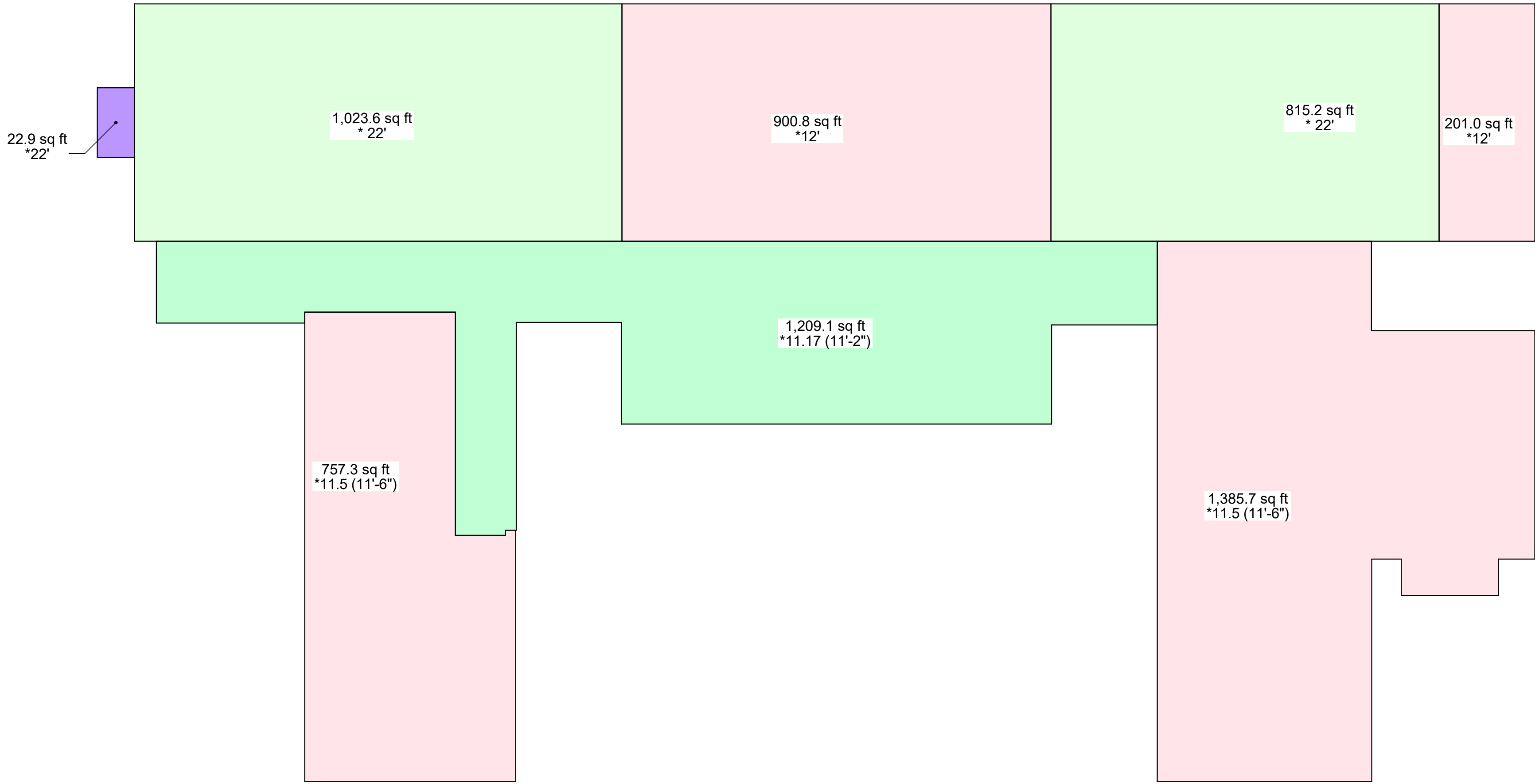
☐ HARDSCAPE

 SETBACK REGION

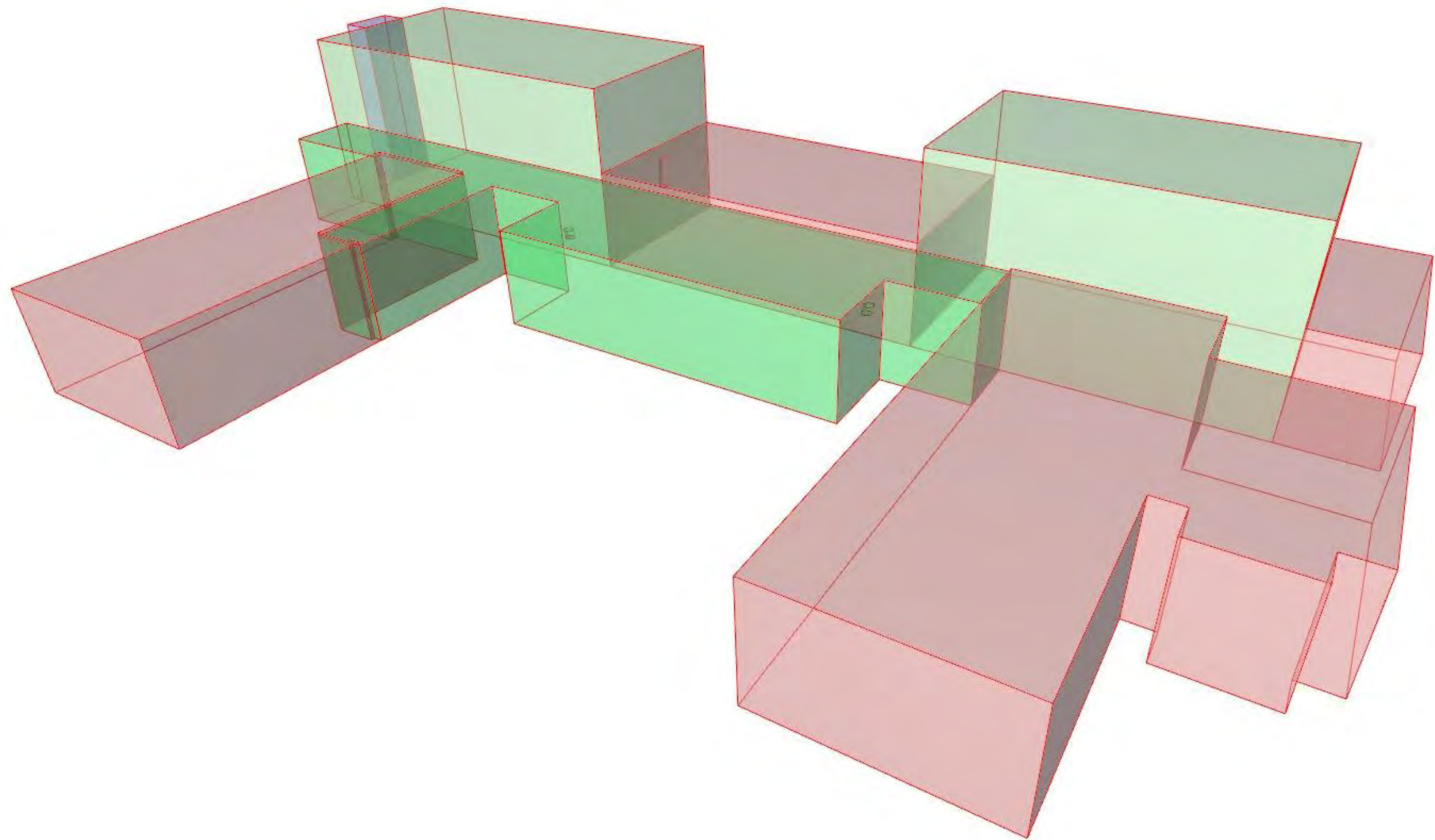
 OPEN LANDSCAPE

 PERGOLA ALLOWANCE

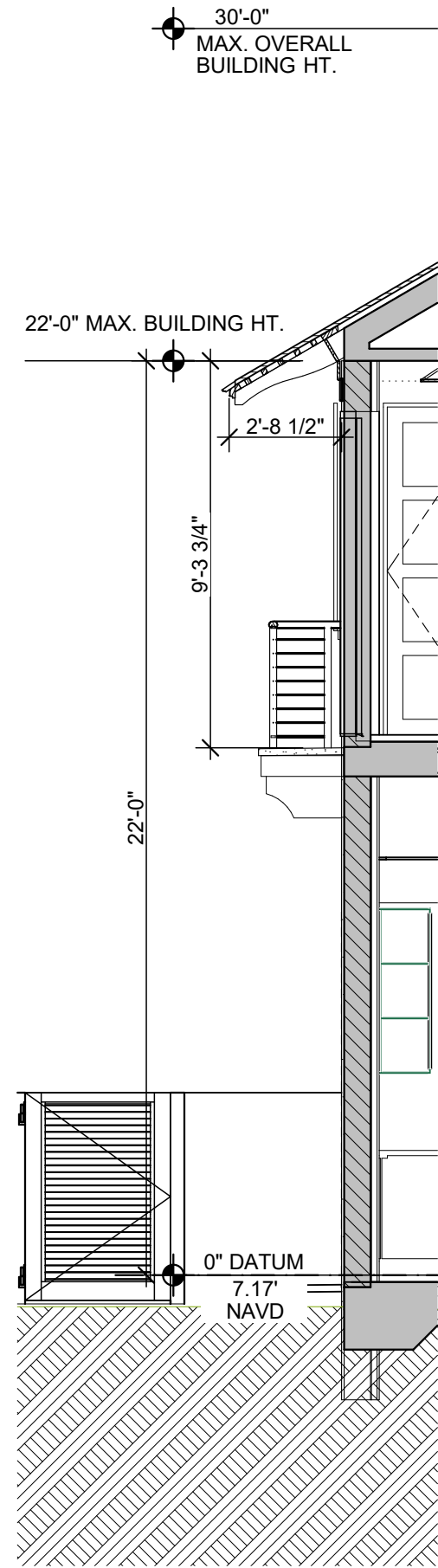
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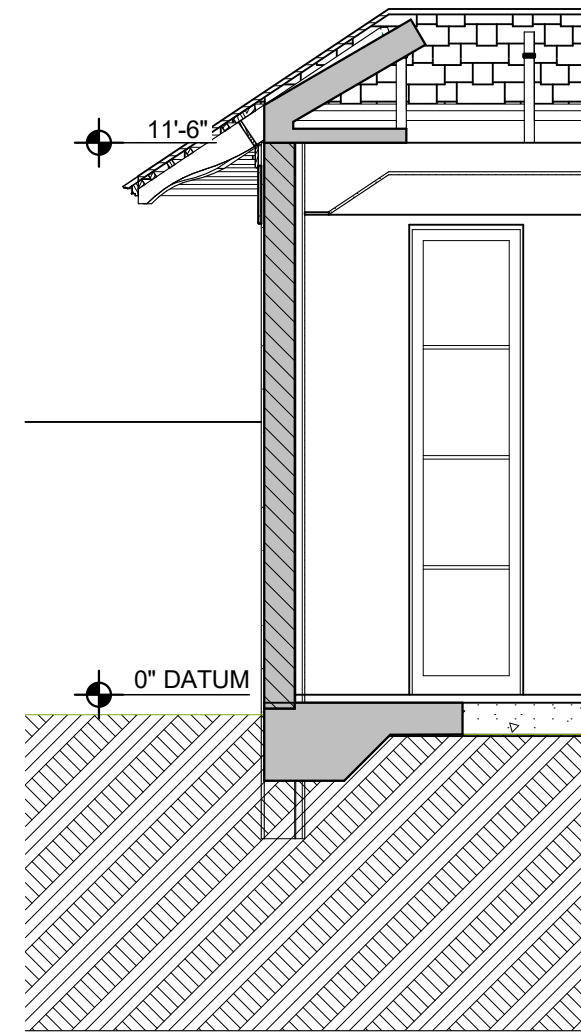
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SP1.12 PREVIOUSLY PROPOSED CUBIC CONTENT DIAGRAM
SCALE: 1/8" = 1'-0"



5
SP1.12 PREVIOUSLY PROPOSED CCR AXONOMETRIC



2
SP1.12 PREVIOUSLY PROPOSED 2-STORY BUILDING HEIGHT
SCALE: 1/4" = 1'-0"



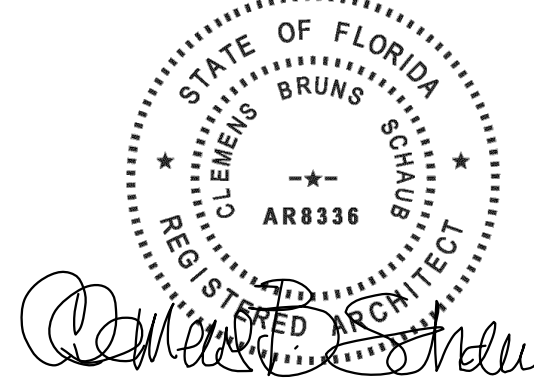
4
SP1.12 PREVIOUSLY PROPOSED 1-STORY BUILDING HEIGHT
SCALE: 1/4" = 1'-0"

CUBIC CONTENT RATIO TABLE			
LOT SIZE = 25,000 S.F.	S.F. AREA	HEIGHT (FT)	CUBIC FOOT VOLUME
ENCLOSED 2 STORY	815.20	22.00	17934.40
ENCLOSED 2 STORY	1023.60	22.00	22519.20
ENCLOSED 1 STORY	900.80	12.00	10809.60
ENCLOSED 1 STORY	201.00	12.00	2412.00
ENCLOSED 1 STORY	1385.70	11.50	15935.55
ENCLOSED 1 STORY	757.30	11.50	8708.95
UNENCLOSED COVERED 2ND FLOOR	22.90	22.00	503.80
UNENCLOSED COVERED 1ST FLOOR	1127.10	11.17	12589.71

MAX ALLOWABLE CCR = $3.5 + (((60,000-25,000)/50,000)*.5) = 3.85$ OR	96,250
TOTAL ALLOWABLE EXCLUDED FOR UNENCLOSED COVERED = 5% OR	4,812.50
UNENCLOSED SPACE REMAINDER = 12589.71-4812.5	7,777.21

TOTAL PROPOSED CCR	86600.71 = 3.46
--------------------	-----------------

- ENCLOSED 1 STORY
- ENCLOSED 2 STORY
- UNENCLOSED 1ST FLOOR
- UNENCLOSED 2ND FLOOR



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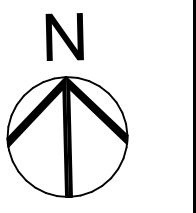
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SHEET TITLE:

CUBIC CONTENT
DIAGRAM &
CALCULATIONS
(PREVIOUS)

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL)

SP1.12

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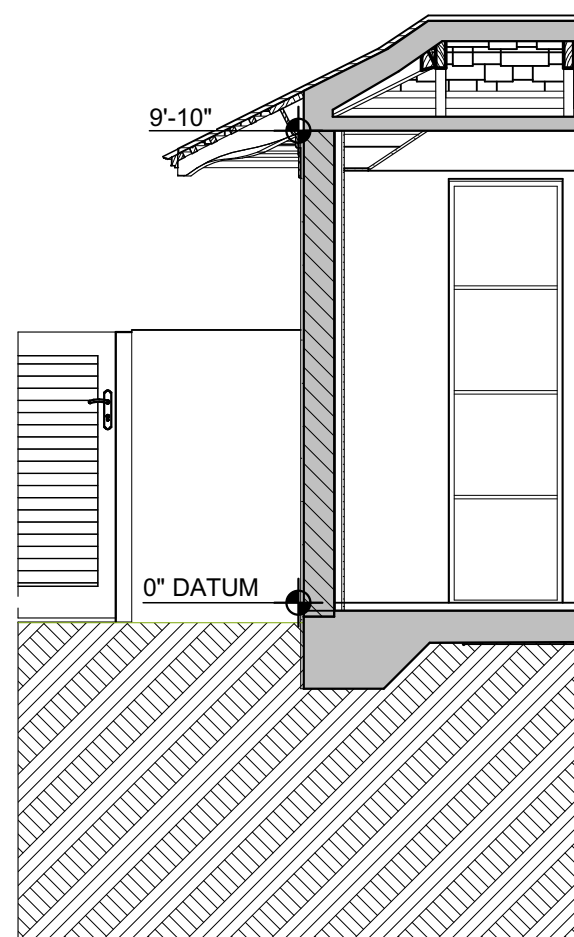
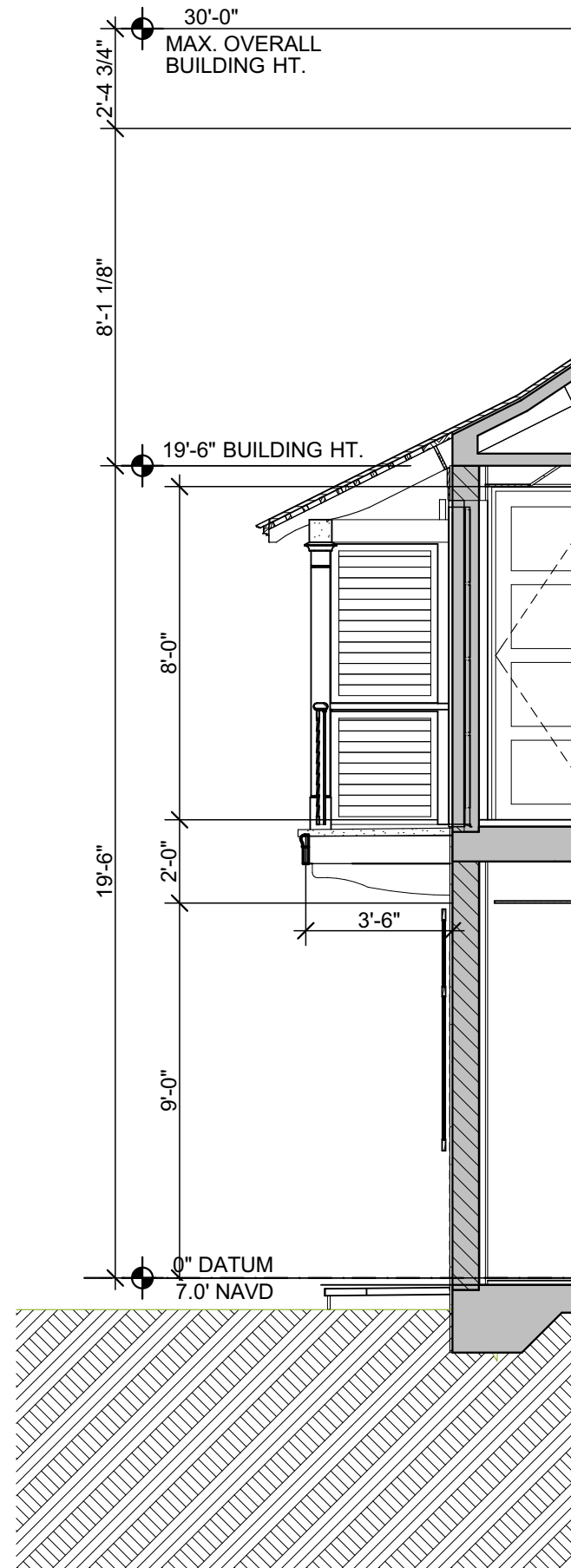
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SHEET TITLE:

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL)

SP1.12-1



1 CUBIC CONTENT
SP1.12-1 SCALE: 1/8" = 1'-0"

2
SP1.12-1

2-STORY BUILDING
SCALE: 1/4" = 1'-0"

4
SP1.12-1

1 STORY BUILDING

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

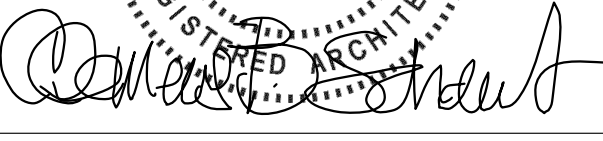


TOTAL PROPOSED CCR	73488.39 = 2.94
--------------------	-----------------

- ENCLOSED 1 STORY
- ENCLOSED 2 STORY
- UNENCLOSED 1ST FLOOR
- UNENCLOSED 2ND FLOOR

5 CCR AXONOMETRIC
SP1.12-1

1150 N. OCEAN WAY
ALM BEACH, FLORIDA 33480



AR8336

EMAIL: CBS@CBSARCHS.COM

WWW.CBSARCHS.COM

PH: 772.231.1484

DESIGN CONFORMS TO THE
2020 FLORIDA BUILDING CODE RESIDENTIAL

VERO BEACH, FLORIDA 32963

EMAIL: TAS@TAS-Studio.com
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REVISION NARRATIVE:

PROJECT NO: 23-01

DRAWN BY: TAS

CHECKED BY: CBS
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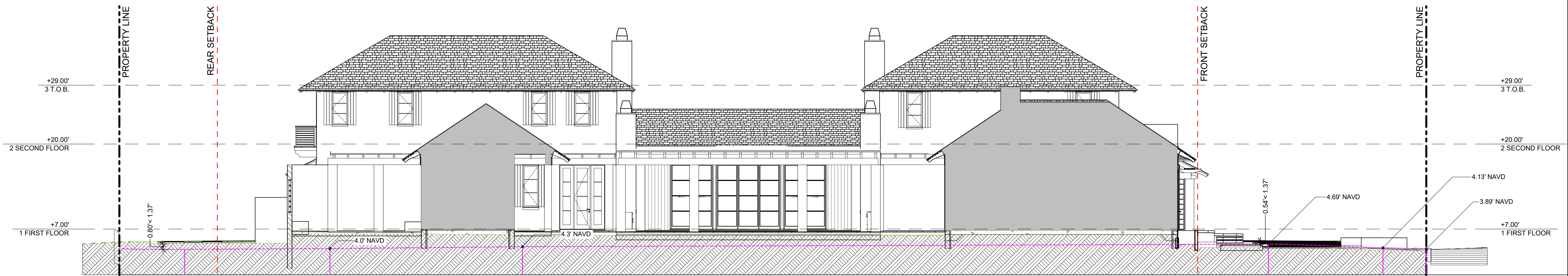
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SHEET TITLE:

SITE SECTIONS (PREVIOUSLY PROPOSED)

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL)

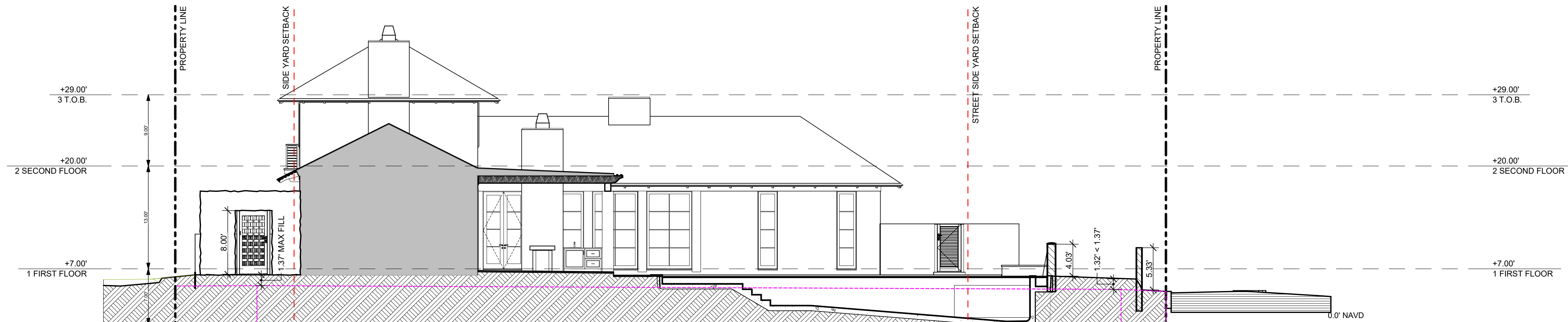
SP1.13



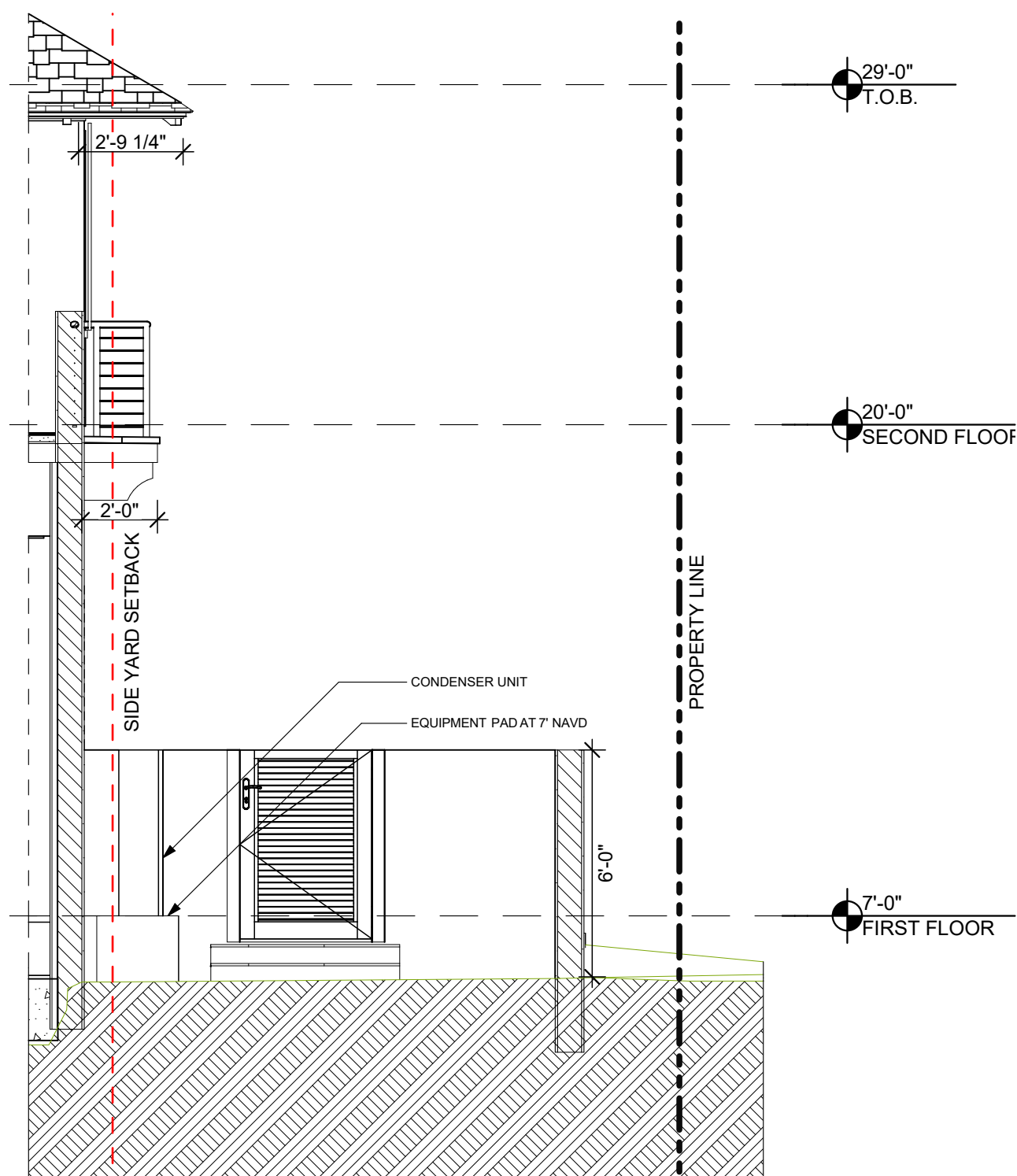
1
SP1.13

PREVIOUSLY PROPOSED E/W SITE SECTION

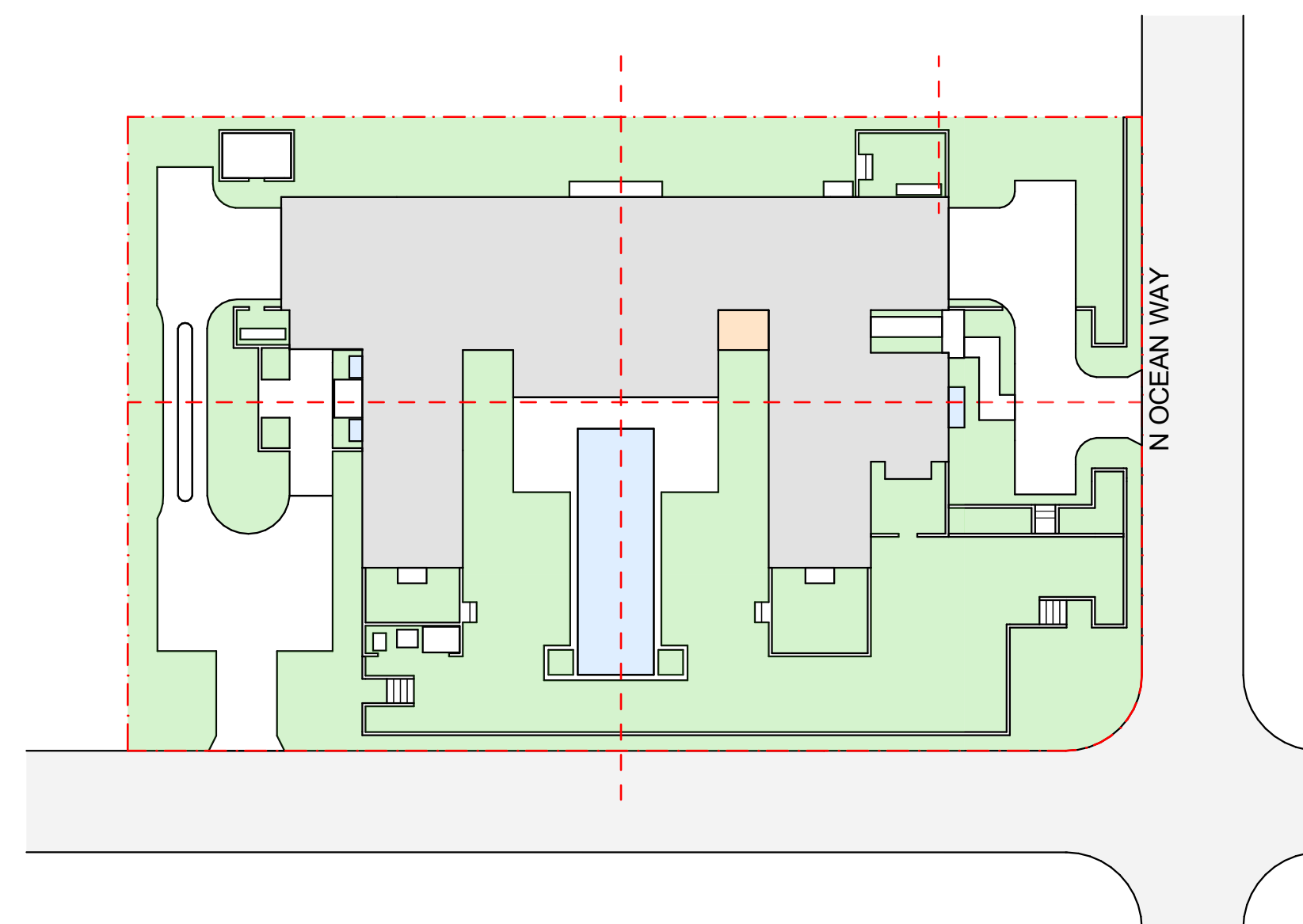
SCALE: 1/8" = 1'-0"



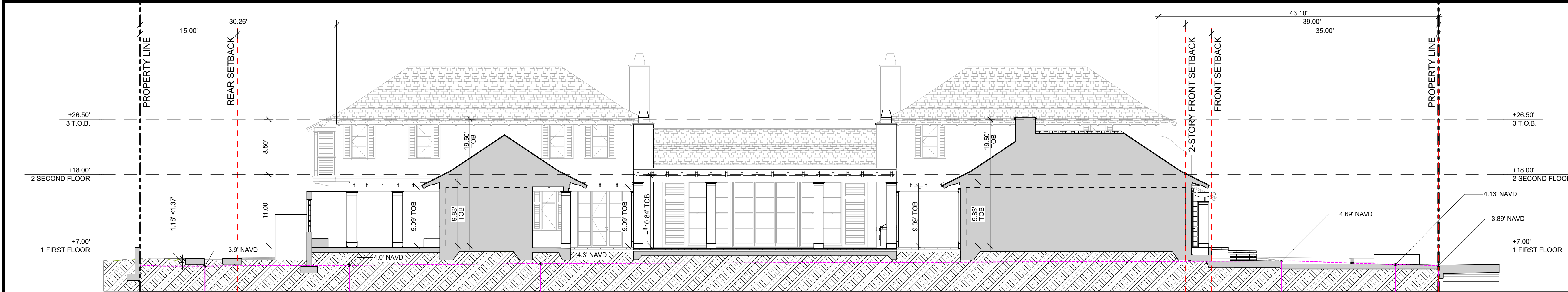
2 PREVIOUSLY PROPOSED N/S SITE SECTION
 SP1.13 SCALE: 1/8" = 1'-0"



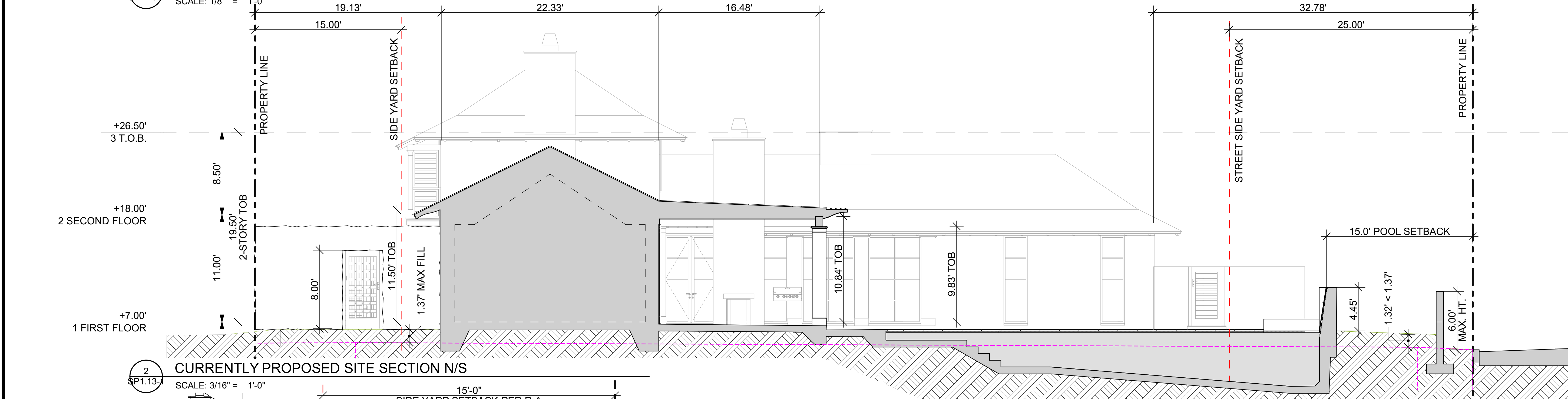
3 PREVIOUSLY PROPOSED ENLARGED NORTH SIDE YARD SECTION
 SP1.13 SCALE: 1/4" = 1'-0"



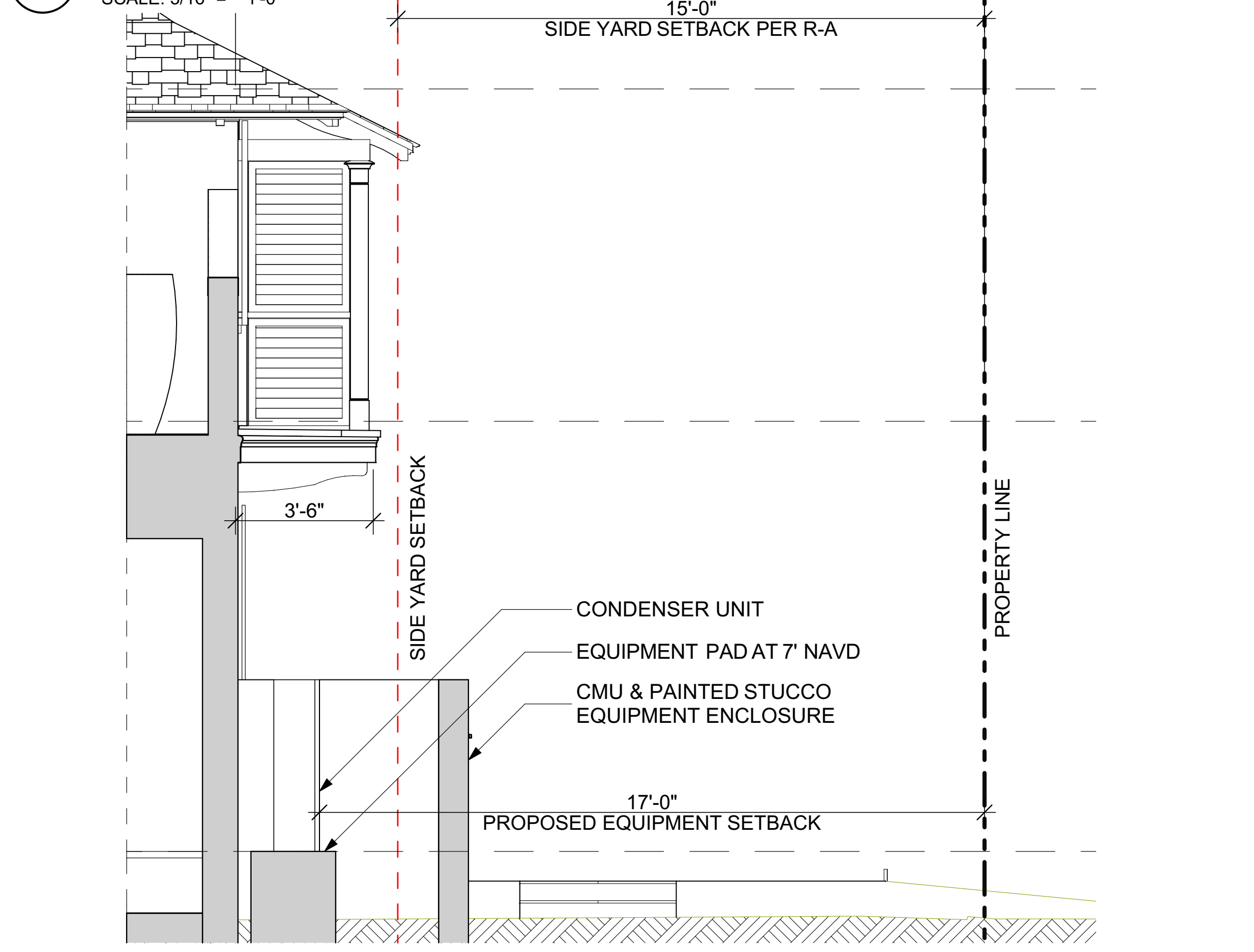
4 KEY PLAN
SP1.13 SCALE: 1" = 30'



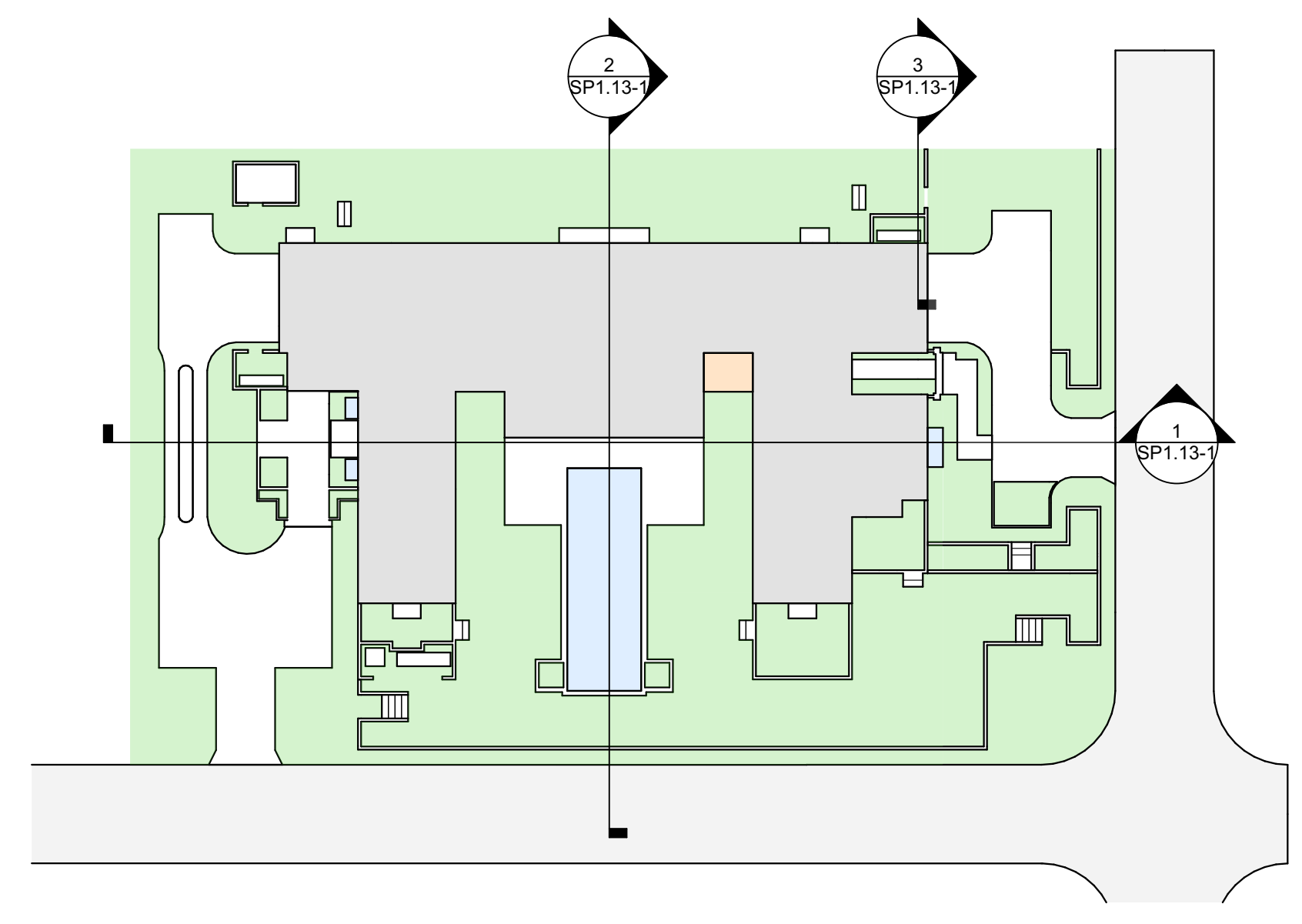
1
SP1.13-1
CURRENTLY PROPOSED SITE SECTION E/W
SCALE: 1/8" = 1'-0"



2
SP1.13-1
CURRENTLY PROPOSED SITE SECTION N/S
SCALE: 3/16" = 1'-0"

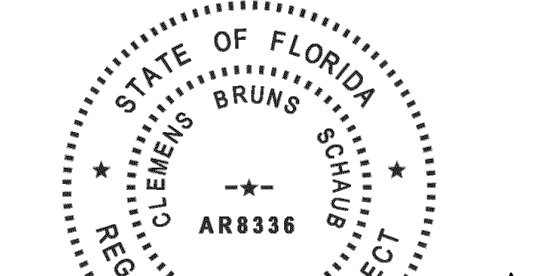


3
SP1.13-1
CURRENTLY PROPOSED ENLARGED NORTH SIDE YARD SECTION
SCALE: 3/8" = 1'-0"



4
SP1.13-1
KEY PLAN
SCALE: 1" = 30'

**BURNS
RESIDENCE**
1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480



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DESIGN CONFORMS TO THE
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REV ID	ISSUE	DATE
00	ARCOM PRE-APP	09/18/2023
01	ARCOM FIRST SUBMITTAL	10/05/2023
02	ARCOM FIRST SUBMITTAL V2	11/02/2023
03	ARCOM SECOND SUBMITTAL	11/20/2023
04	ARCOM FINAL	01/24/2024
05	ARCOM FINAL RESUBMITTAL	02/05/2024

REVISION NARRATIVE:

N
PROJECT NORTH
PROJECT NO: 23-01
DRAWN BY: TAS
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SHEET TITLE:
**SITE SECTIONS
(CURRENT
PROPOSED)**

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL)

SP1.13-1