PROJECT DIRECTORY

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Jessica Haberstock
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shilpa@stoevdesigngroup.com

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T: 206.496.4554
Contact: Jason Edling
jason@nitecdlighting.com

CONTRACTOR:
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Brooklyn, NY 11232
T: 347.732.2621
Contact: Ryder Reynolds
ryder@dowbuilt.com

Gerry Garry
gerryg@dowbuilt.com

COVER

A.00	COVER

ARCHITECTURE

A.01	SITE / VICINITY
A.02	SITE / VICINITY
A.05	SUBJECT PROPERTY CURRENT CONDITIONS
A.06	NEIGHBORING PROPERTIES - CURRENT CONDITIONS
A.07	OLSON KUNDIG - PRECEDENT PROJECTS
A.10	SITE PLAN
A.11	ZONING LEGEND

ARCHITECTURE

A.20	PLANS
A.21	PLANS
A.22	PLANS
A.30	OVERALL ELEVATIONS
A.31	BUILDING ELEVATIONS
A.32	BUILDING ELEVATIONS
A.33	BUILDING ELEVATIONS
A.34	BUILDING ELEVATIONS
A.35	BUILDING ELEVATIONS
A.36	BUILDING ELEVATIONS
A.40	DETAILS
A.41	DETAILS
A.42	DETAILS
A.50	MATERIALS

IRRIGATION

IR.01	IRRIGATION TREE PLAN
IR.02	IRRIGATION LEGEND
IR.03	IRRIGATION DETAILS
IR.04	IRRIGATION DETAILS

LANDSCAPE

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L0.02	SITE PLAN
L0.17	SECTIONS
L0.18	ELEVATIONS
L0.19	ELEVATIONS
L0.20	UTILITY ENCLOSURE ENLARGEMENT
L0.20A	SECTIONS
L0.21	TYPICAL GARDEN GATES
L0.22	SITE PLAN COMPARISON
L1.00	OVERALL SITE PLAN
L1.01	HARDSCAPE PLAN - ZONE A
L1.02	HARDSCAPE PLAN - ZONE B
L1.03	HARDSCAPE PLAN - ZONE C
L1.04	HARDSCAPE PLAN - ZONE D
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L6.05	HARDSCAPE DETAILS
L7.01	PLANTING DETAILS
L7.02	PLANTING DETAILS

CIVIL

C-110	GENERAL NOTES
C-300	EXISTING TOPOGRAPHY AND CONSTRUCTION FENCING PLAN
C-500	GRADING AND DRAINAGE PLAN
C-501	GRADING AND DRAINAGE PLAN
C-502	DRIVEWAY PROFILES
C-504	DRAINAGE BASIN PLAN
C-510	PAVING GRADING AND DRAINAGE DETAILS
C-600	SEWER UTILITY PLAN
C-610	WATER DETAILS
C-611	WATER DETAILS
C-612	WATER DETAILS
C-613	SEWER DETAILS

EXTERIOR LIGHTING

EL.100	SITE PLAN RENDERING
EL.200	SITE LIGHTING PLAN
EL.300	EXTERIOR LIGHTING FIXTURE SCHEDULE PART 1
EL.301	EXTERIOR LIGHTING FIXTURE SCHEDULE PART 2
EL.302	EXTERIOR LIGHTING CUTSHEETS PART 1
EL.303	EXTERIOR LIGHTING CUTSHEETS PART 2
EL.304	EXTERIOR LIGHTING CUTSHEETS PART 3

1 OF 2	SITE SURVEY
2 OF 2	SITE SURVEY

SCOPE OF WORK: CONSTRUCTION OF NEW RESIDENCE, GUEST HOUSE, UTILITY BUILDING, SECURITY BUILDING, AND ASSOCIATED HARDSCAPE, LANDSCAPE, AND SITE IMPROVEMENTS

PRIVATE RESIDENCE

1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

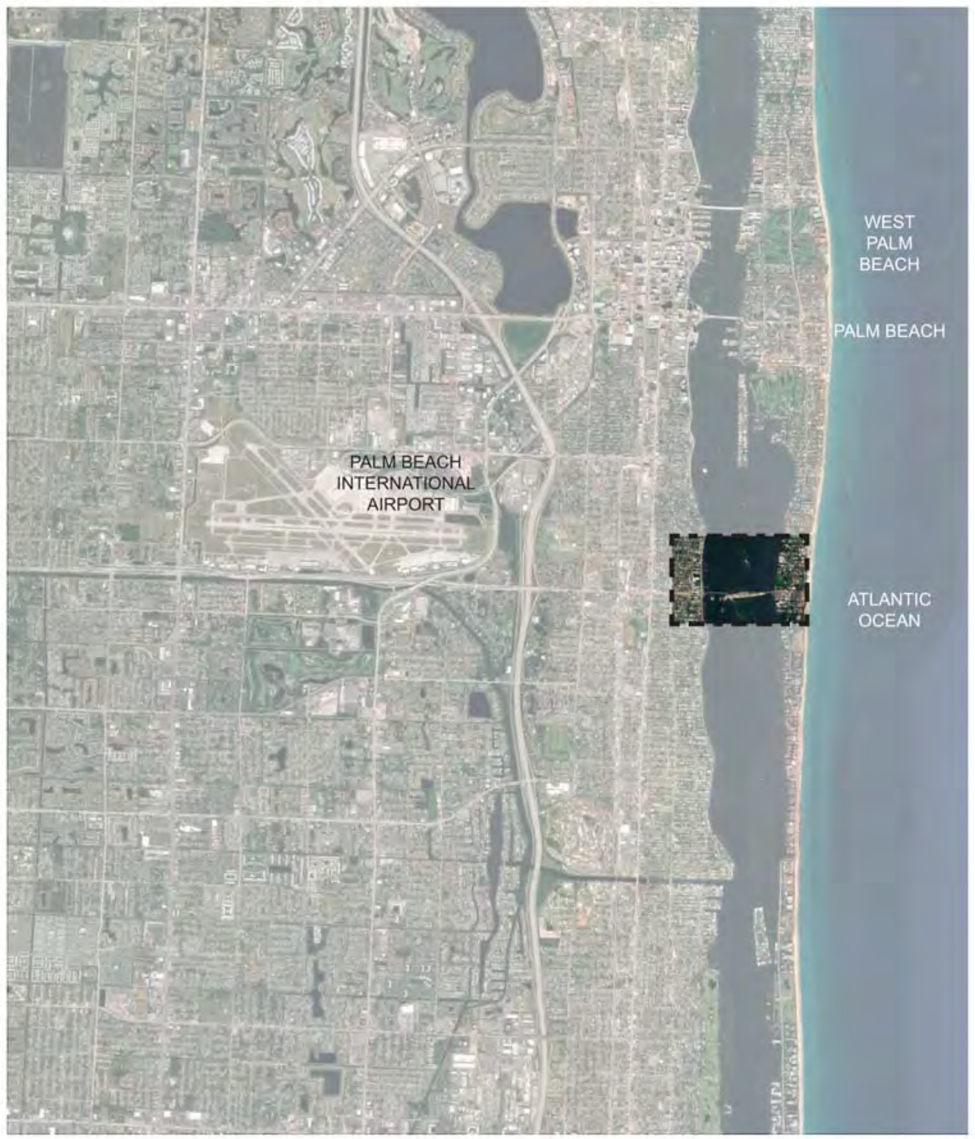
ARCOM - PRESENTATION DROP OFF

04/15/2024 HEARING DATE: 05/29/2024

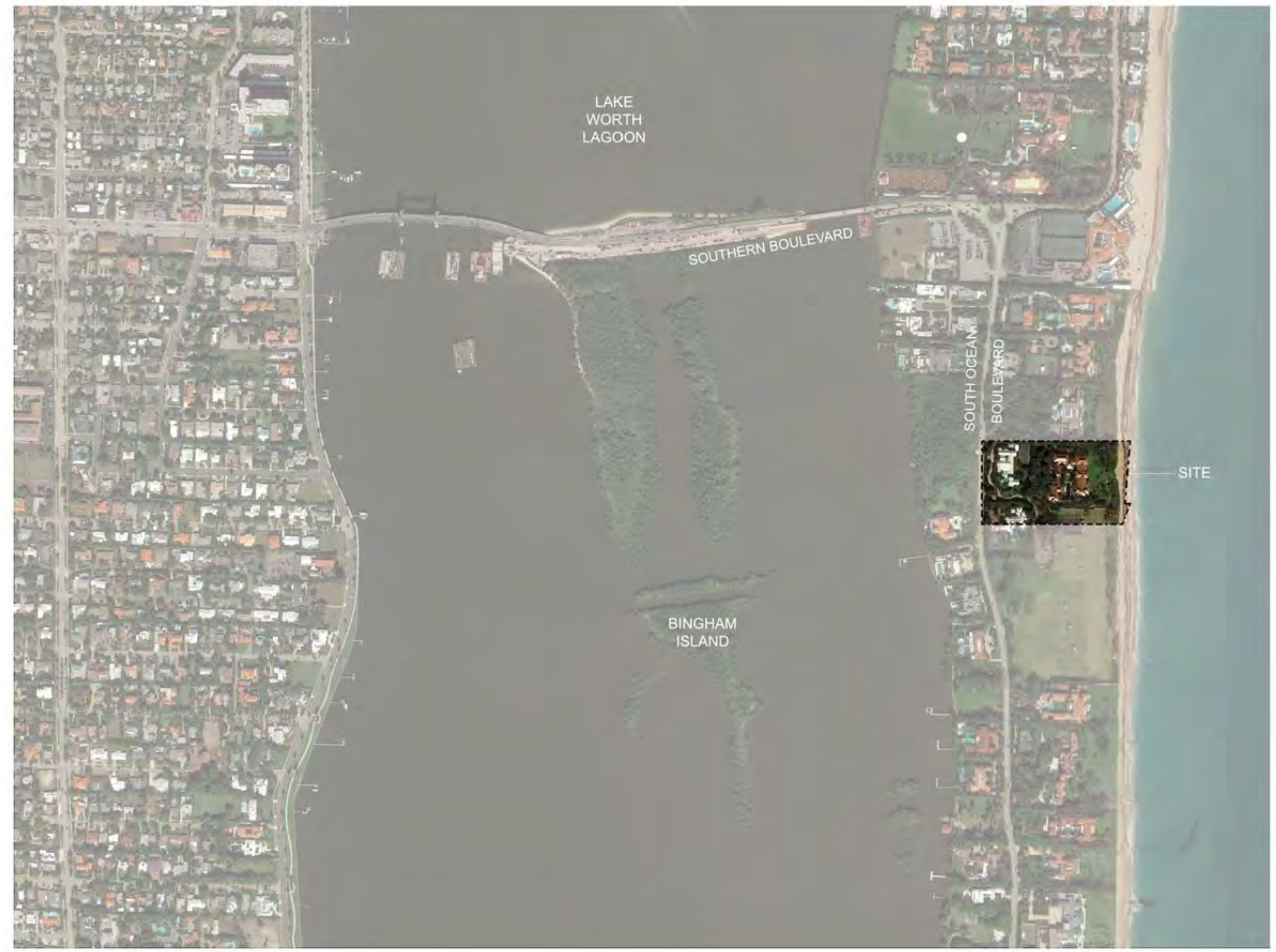
ARCOM CASE NUMBER : ARC-24-063

PREVIOUSLY APPROVED CASE NUMBER: ARC-23-070

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com



LOCATION MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

Olson Kundig

PRIVATE RESIDENCE
1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

SCALE:

principal architect: JO
project manager: DR JK
drawn by: MA HS JD TC AG JG ~~MM ND~~
checked by:
job no.: 20026

revisions:

no.	date	issue
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SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC
NO. 001285
HAROLD J. SMITH, REGISTERED ARCHITECT
JONATHAN C. MOORE, REGISTERED ARCHITECT
PETER G. PAPADOPOULOS, REGISTERED ARCHITECT
DANIEL KAHAN, REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

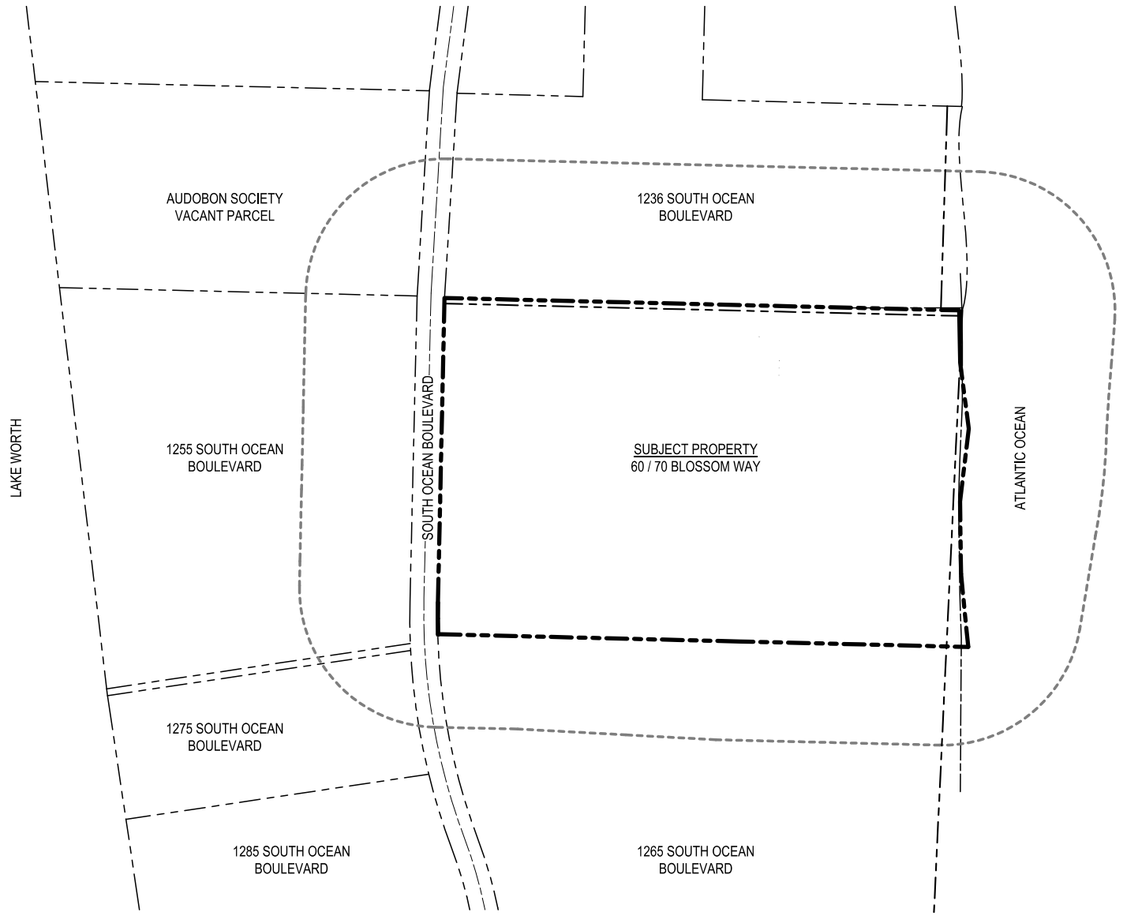
ARCOM

04/15/2024

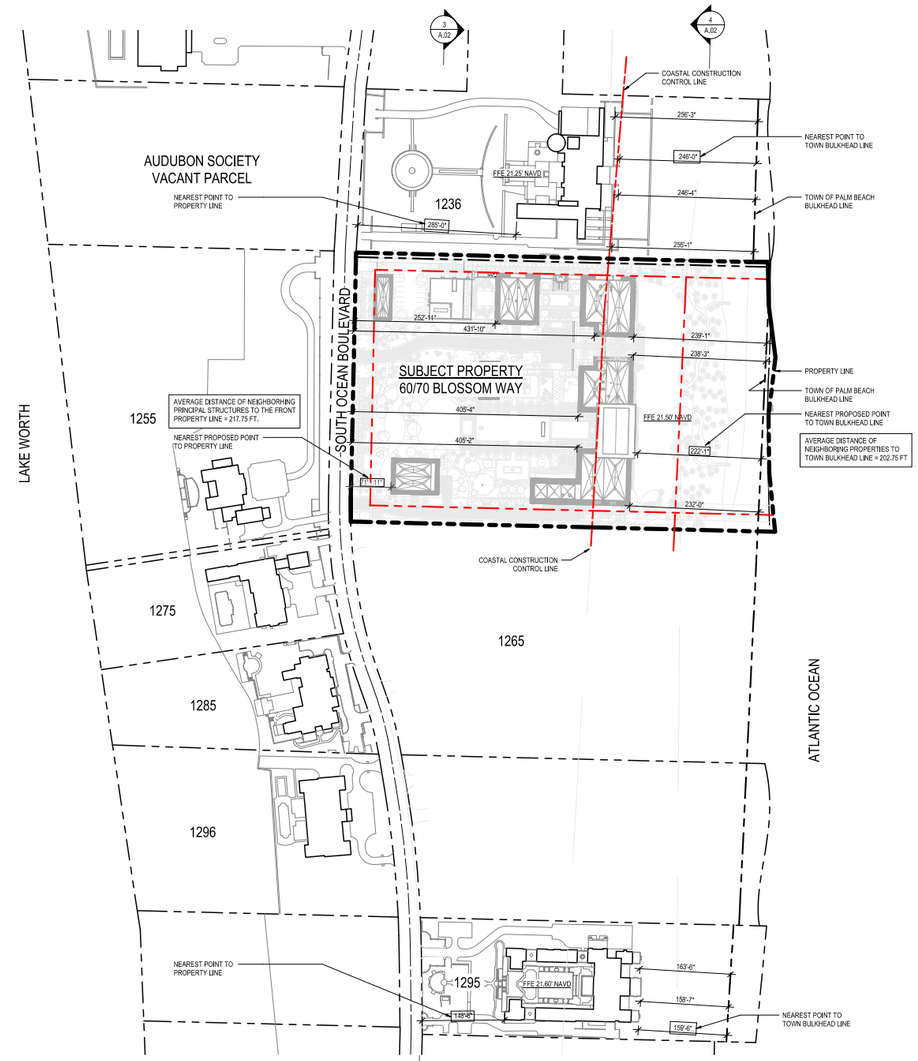
PREVIOUSLY APPROVED CASE NUMBER: ARC-23-070
ARCOM CASE NUMBER: ARC-24-063

SITE / VICINITY

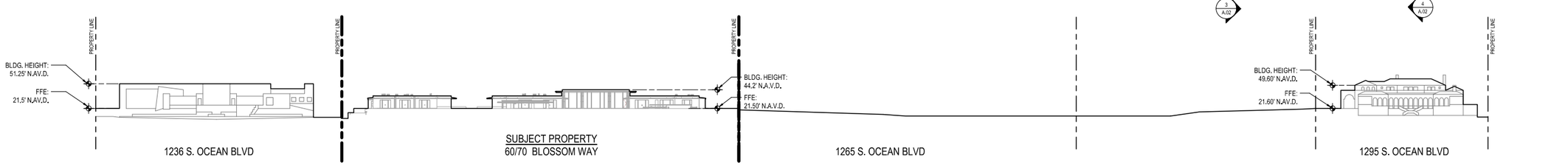
A.01



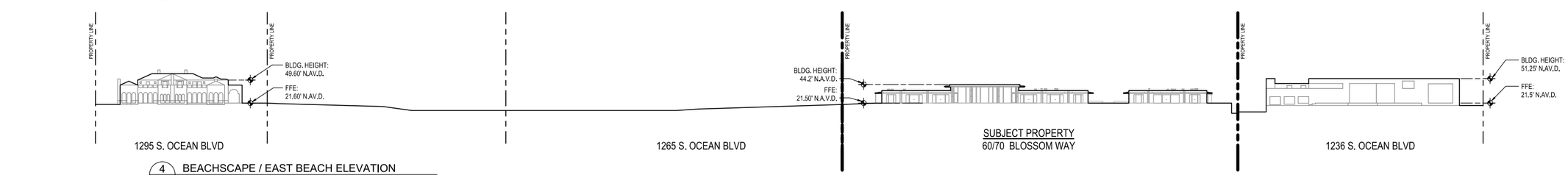
1 A.02 VICINITY MAP
SCALE: 1" = 80'-0"



2 A.02 ADJACENT PROPERTIES PLAN
SCALE: 1" = 100'-0"



3 A.02 STREETSCAPE / WEST STREET ELEVATION
SCALE: 1" = 50'-0"



4 A.02 BEACHSCAPE / EAST BEACH ELEVATION
SCALE: 1" = 50'-0"

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PRIVATE RESIDENCE
1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

SCALE: As indicated
principal architect: JO
project manager: DR JK
drawn by: ~~MM NO~~ MA HS JD TC AG JG
checked by:
job no.: 20026

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S:M
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NOT FOR CONSTRUCTION
ARCOM
04/15/2024

ARCOM CASE NUMBER: ARC-24-063
PREVIOUSLY APPROVED CASE NUMBER: ARC-23-070

SITE / VICINITY

A.02

EXISTING 60 BLOSSOM WAY & ADJACENT 1265 S. OCEAN BLVD PROPERTIES

EXISTING RESIDENCE AT 70 BLOSSOM WAY

Olson Kundig

PRIVATE RESIDENCE
1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

consultant logo

SCALE: As indicated

principal architect: JO
project manager: DR JK
drawn by: MA HS JD TC AG JG ~~MM ND~~ Author
checked by: Checker
job no.: 20026

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SMITH AND MOORE ARCHITECTS, INC.

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
JONATHAN C. MOORE
PETER G. PARADOPOULOS
DANIEL KAHAN

PREVIOUSLY APPROVED CASE NUMBER: ARC-23-070

ARCOM CASE NUMBER: ARC-24-063

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ARCOM

04/15/2024

SUBJECT PROPERTY CURRENT CONDITIONS

A.05

1236 S. OCEAN BLVD

1255 S. OCEAN BLVD

1275 S. OCEAN BLVD

1285S. OCEAN BLVD

EXISTING RESIDENCE AT 10 BLOSSOM WAY

Olson Kundig

PRIVATE RESIDENCE
1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

consultant logo

SCALE: As indicated

principal architect: JO
project manager: DR JK
drawn by: MA HS JD TC AG JG MM ND
Author
checked by: Checker
job no.: 20026

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S·M
SMITH AND MOORE ARCHITECTS, INC.

FLORIDA AAC
NO. 001285
HAROLD J. SMITH
JONATHAN C. MOORE
PETER G. PARADOPOULOS
DANIEL KAHAN

NOT FOR CONSTRUCTION

ARCOM

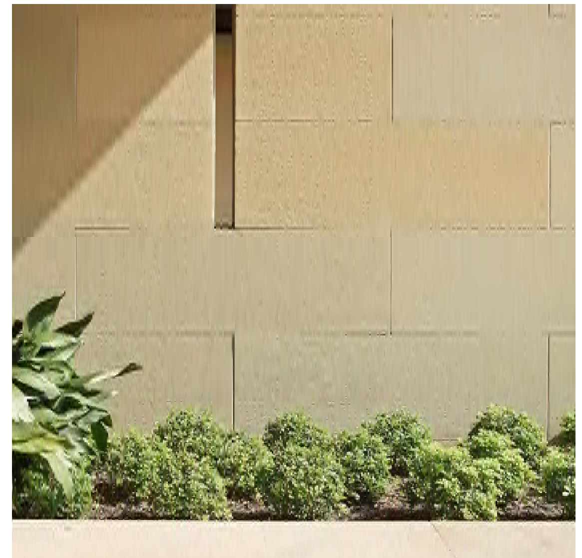
04/15/2024

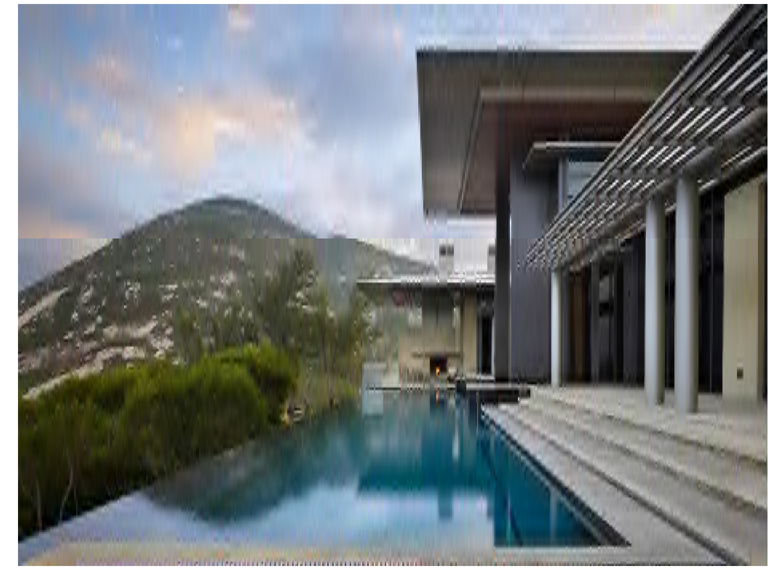
PREVIOUSLY APPROVED CASE NUMBER: ARC-23-070

ARCOM CASE NUMBER: ARC-24-063

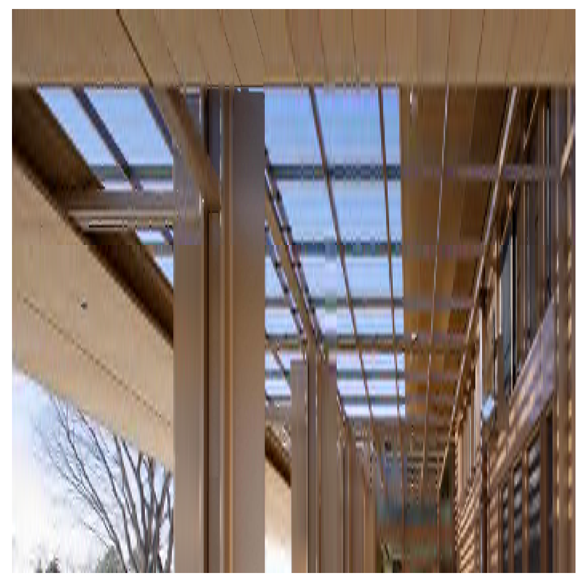
NEIGHBORING PROPERTIES- CURRENT CONDITIONS

A.06

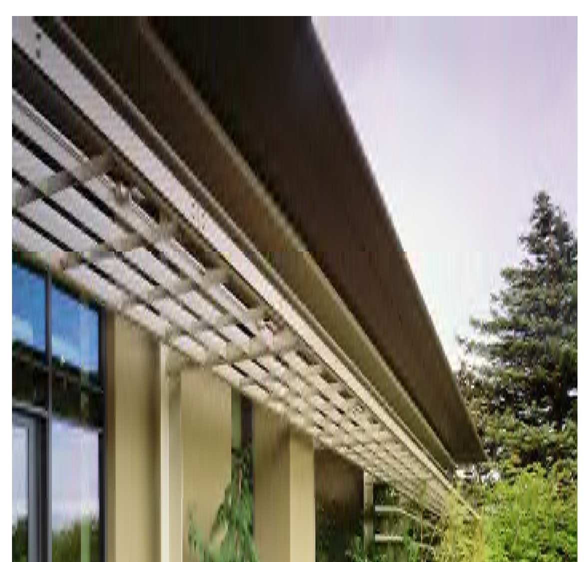


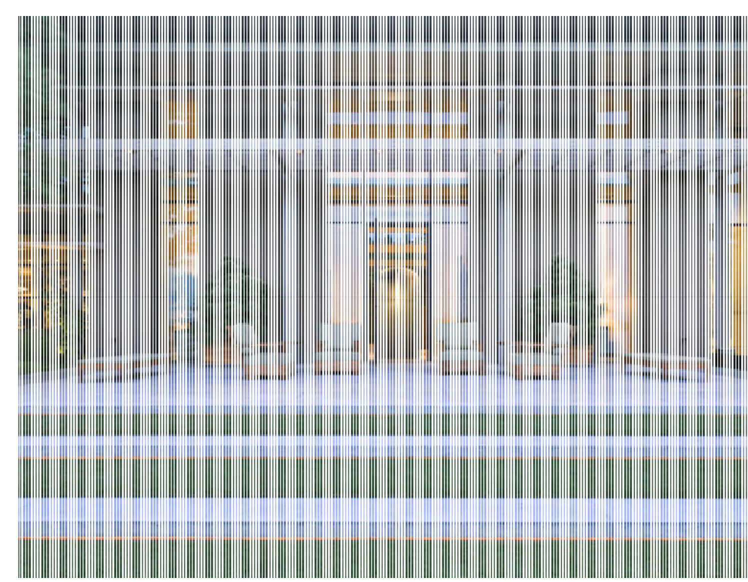


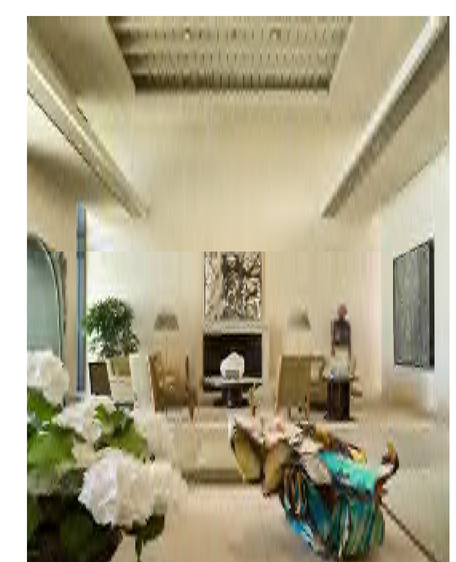
OLSON KUNDIG PRECEDENT PROJECT : HONG KONG



OLSON KUNDIG PRECEDENT PROJECT: COLORADO







OLSON KUNDIG PRECEDENT PROJECT: WASHINGTON

Olson Kundig

PRIVATE RESIDENCE
1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

SCALE: As indicated

principal architect JO
project manager DR JK
drawn by MA HS JD TC AG JG ~~MM ND~~ Author
checked by Checker
job no. 20026

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SMITH AND MOORE ARCHITECTS, INC.

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
JONATHAN C. MOORE
PETER G. PARADOPOULOS
DANIEL KAHAN

NOT FOR CONSTRUCTION

ARCOM

04/15/2024

PREVIOUSLY APPROVED CASE NUMBER: ARC-23-070

ARCOM CASE NUMBER: ARC-24-063

OLSON KUNDIG-
PRECEDENT
PROJECTS

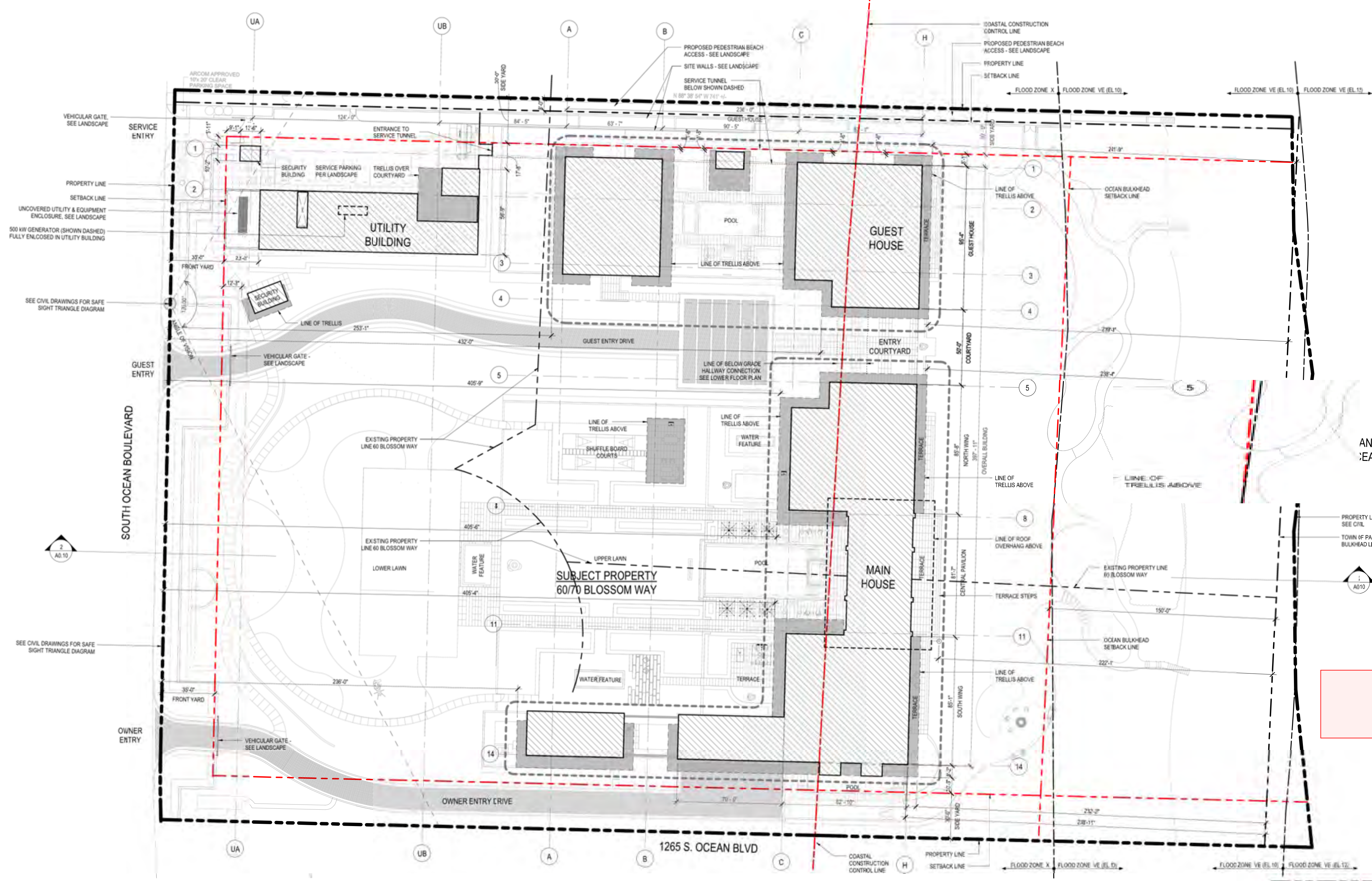
A.07

Olson Kundig

RESIDENCE
BOULEVARD

BUILDING AREA

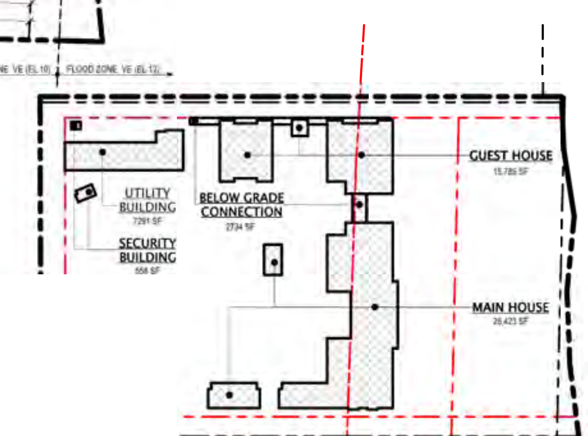
LOWER LEVEL:	
BASEMENT AREA:	17,261 SF
NORTH SERVICE AREA:	5,305 SF
SERVICE TUNNEL:	2,453 SF
	22,566 SF
SECURITY BUILDINGS:	466 SF
	466 SF
MAIN LEVEL:	
GUEST HOUSE:	12,688 SF
MAIN HOUSE:	21,316 SF
	34,004 SF
GROSS BUILDING AREA TOTAL:	**59,489 SF**



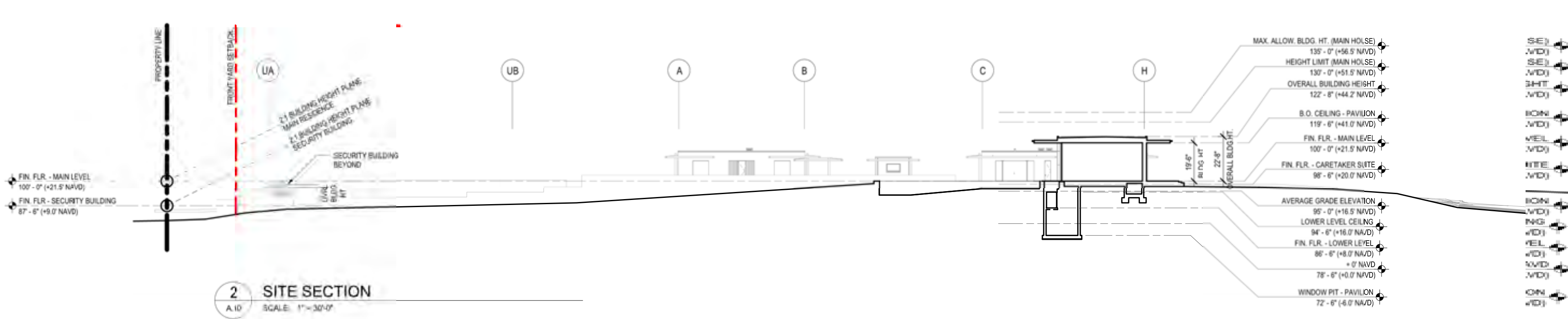
1 SITE PLAN
SCALE: 1" = 30'-0"

SITE PLAN
SCALE: 1" = 30'-0"

PREVIOUSLY APPROVED



RAGE DIAGRAM - ARCOM



2 SITE SECTION
SCALE: 1" = 30'-0"

project manager	DR JK
drawn by	MA HS JD TC AG JG ~~MM~~
checked by	
job no.	20026

revisions:

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SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
FLORIDA AAC
NO. 001285
HAROLD J. SMITH
REGISTERED ARCHITECT 8742
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

NOT FOR CONSTRUCTION

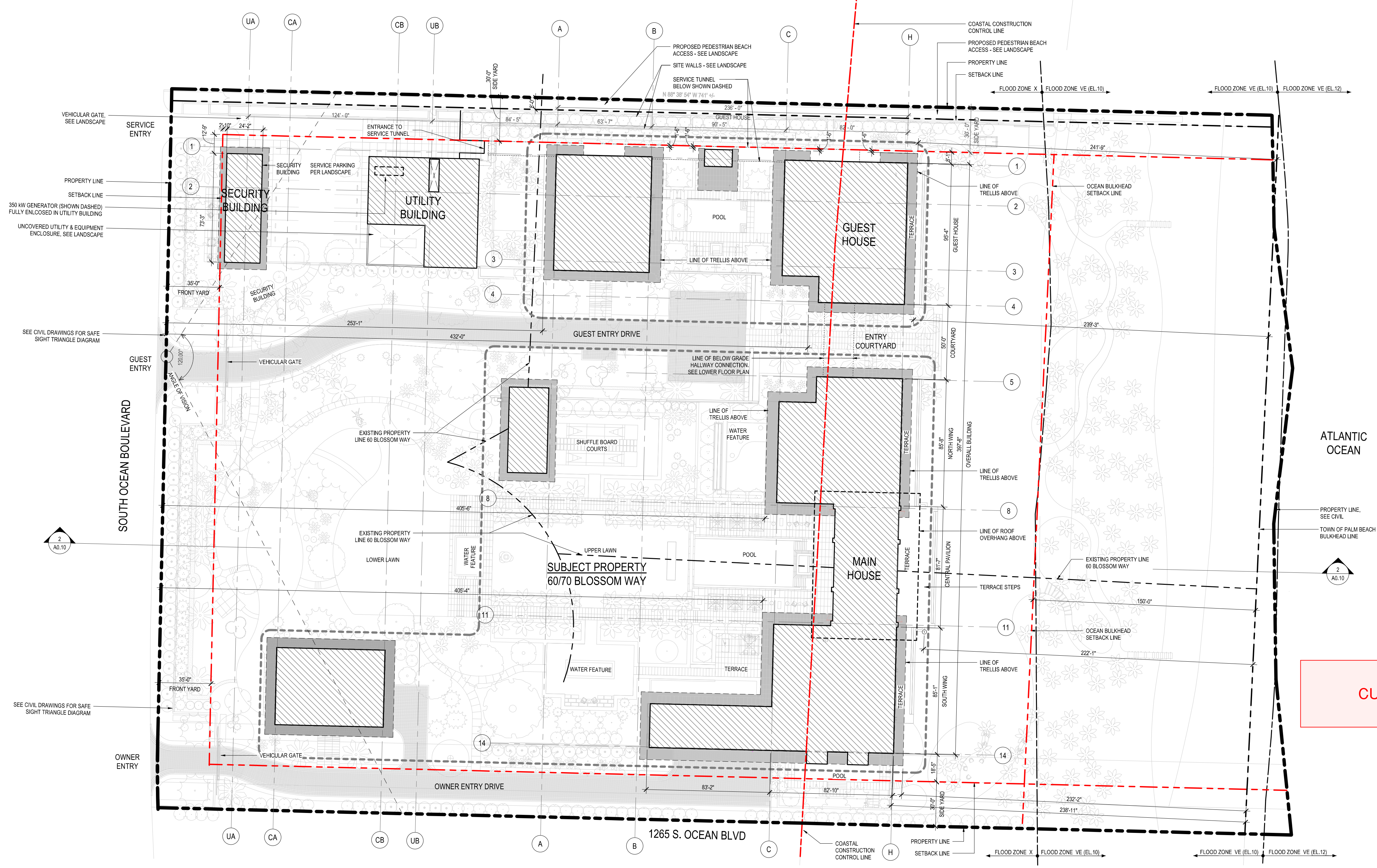
ARCOM

08/10/2023

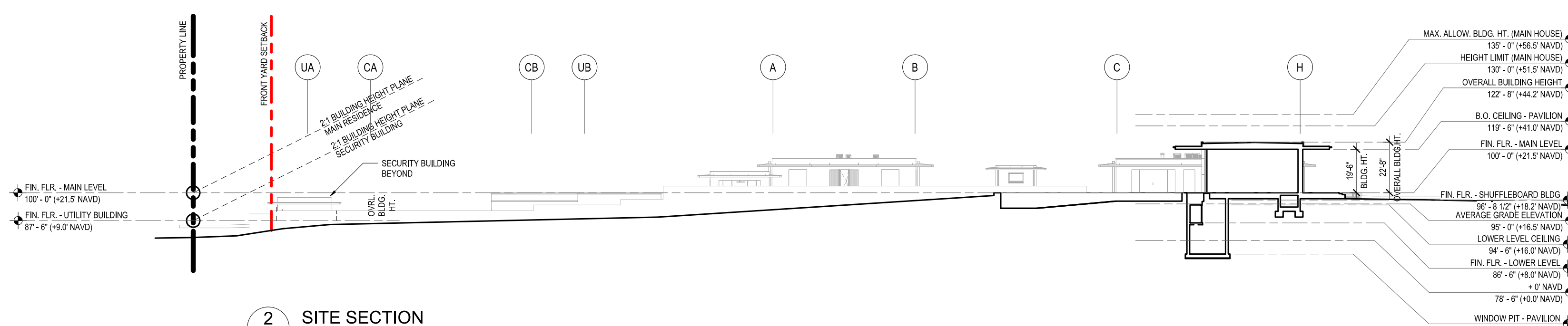
PREVIOUSLY APPROVED

SITE PLAN

A.10



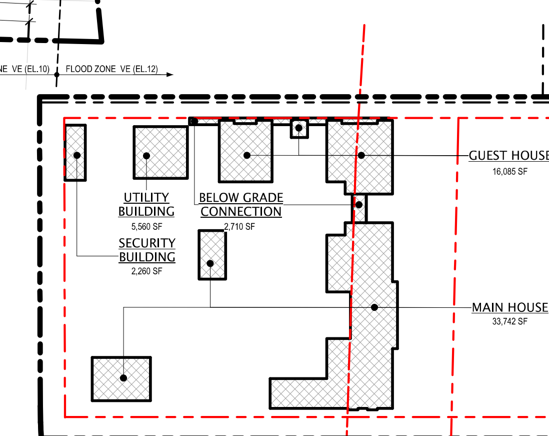
1 SITE PLAN
A.10 SCALE: 1" = 30'-0"



2 SITE SECTION
A.10 SCALE: 1" = 30'-0"

BUILDING AREA	
LOWER LEVEL:	
BASEMENT :	17,261 SF
UTILITY BUILDING:	4,487 SF
SERVICE TUNNEL:	2,375 SF
	24,123 SF
SECURITY BUILDING:	1,755 SF
	1,755 SF
MAIN LEVEL:	
GUEST HOUSE:	12,668 SF
MAIN HOUSE:	25,166 SF
	37,834 SF
GROSS BUILDING AREA TOTAL:	**63,712 SF**

CURRENTLY PROPOSED



3 LOT COVERAGE DIAGRAM - ARCOM
A.10 SCALE: 1" = 100'-0"

Olson Kundig

PRIVATE RESIDENCE
1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

SCALE: As indicated

principal architect JO
project manager DR JK
drawn by MA HS JD TC AG JG ~~MM ND~~
checked by
job no. 20026

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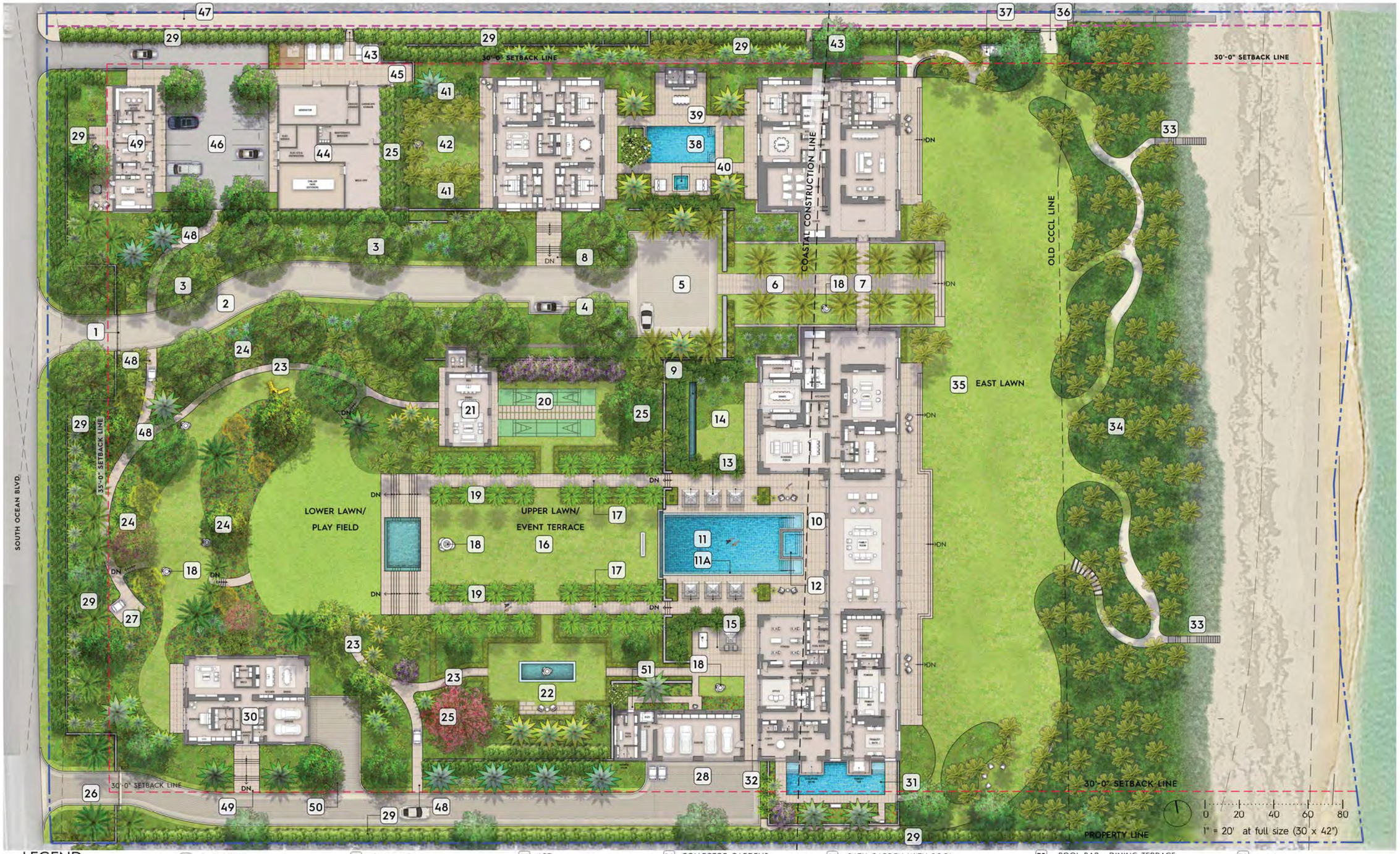
S·M
SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC
NO. 001285
HAROLD J. SMITH
JONATHAN C. MOORE
PETER G. PARADOPOULOS
DANIEL KAHAN

NOT FOR CONSTRUCTION
ARCOM
04/15/2024

PREVIOUSLY APPROVED CASE NUMBER: ARC-23-070
ARCOM CASE NUMBER: ARC-24-063

CURRENTLY PROPOSED
SITE PLAN

A.10



LEGEND

1 GUEST ENTRY GATE
2 18' WIDE ENTRY DRIVE
3 FICUS TREE ALLEE WITH UNDERSTORY PLANTING
4 GUEST DROP-OFF
5 GUEST AUTO COURT
6 12' WALKWAY
7 PALM ALLEE/ FORMAL COURTYARD
8 POOL HOUSE ENTRY
9 DINING GARDEN WITH WATER FEATURE
10 POOL DECK
11 MAIN POOL
11A POOL SEAT
12 SPA (12'-8" X 15'-9")
13 DAY BEDS WITH UMBRELLAS
14 VIEWING GARDEN
15 POOL TABLE WITH SEATING
16 UPPER LAWN/EVENT TERRACE
17 8'-0' WIDE WALKWAY
18 ART
19 PALM ALLEE
20 SHUFFLE BOARD COURTS
21 BBQ BUILDING + TRELLIS + SEATING
22 RESTORATIVE GARDEN
23 GARDEN WALK
24 COLLECTOR GARDENS
25 FEATURE TREE
26 OWNER'S PRIVATE ENTRY
27 GOLF CART PARKING
28 OWNER'S AUTO COURT
29 PLANTING BUFFER
30 CARETAKERS COTTAGE
31 BATH GARDEN WITH POOL
32 SOUTH ACCESS TO MAIN GARDENS
33 BOARDWALK AT DUNE
34 NATIVE DUNE VEGETATION
35 EAST LAWN
36 MAINTENANCE ACCESS TO EAST LAWN
37 OUTDOOR SHOWER
38 GUEST POOL
39 POOL BAR + DINING TERRACE
40 SPA
41 VIEWING GARDENS
42 POOL HOUSE LAWN
43 SERVICE GATE
44 UTILITY BUILDING- GAS, CHILLER / GENERATOR & ELECTRIC/POOL EQUIP.
45 ENTRY TO SERVICE TUNNEL
46 PARKING
47 NORTH BEACH ACCESS
48 6' WIDE GOLF CART PATH
49 ENTRY TO CARETAKER'S COTTAGE
50 DRIVEWAY ACCESS TO CARETAKER'S GARAGE
51 ENTRY TO POOL BATHROOM

ARCOM CASE: ARC-24-063

L0.02

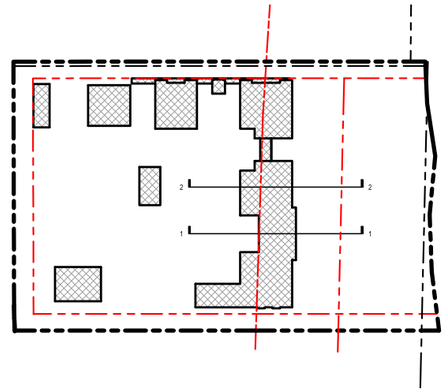
STOEV

60 BLOSSOM WAY

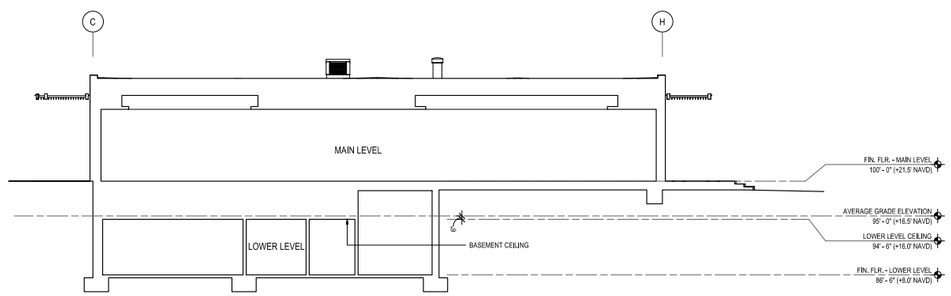
PALM BEACH, FL

Site Plan

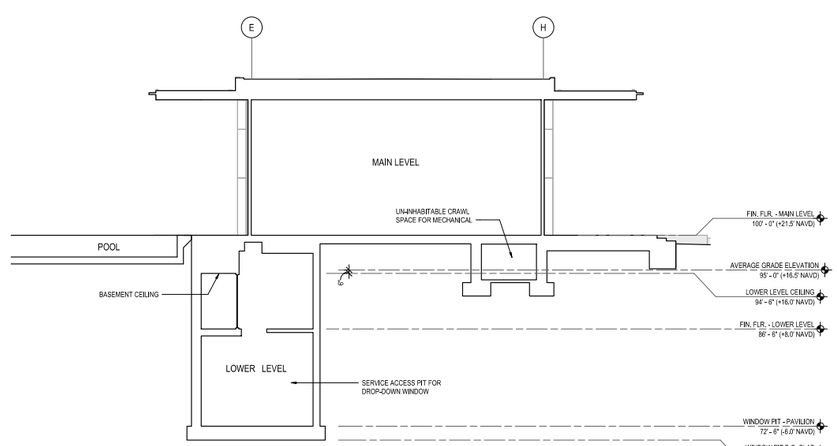
April 2024



3 A.11 SECTION KEY PLAN
SCALE: 1" = 100'-0"



2 A.11 BASEMENT SECTION @ LIVING ROOM
SCALE: 1/8" = 1'-0"



1 A.11 BASEMENT SECTION @ PAVILION
SCALE: 1/8" = 1'-0"

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:**	60/70 Blossom Way		
2	**Zoning District:**	R-AA Large Estate Residential		
3	**Structure Type:**	New House and Guest House		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	60,000 S.F. REQ.	363,692 SQ FT	N/C
6	Lot Depth	150'-0" MIN REQ.	762'-3"	N/C
7	Lot Width	150'-0" MIN REQ.	484'-0"	N/C
8	Lot Coverage (Sq Ft and %)	25% (90,923 SQ FT)	N/A	16.6% (60,357 SQ FT)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	N/A	N/A	63,712 SQ FT
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	35'-0"	N/A	219'-4"
12	* Side Yard Setback (1st Story) (Ft.)	30'-0"	N/A	38'-1"
13	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
14	*Rear Yard Setback (Ft.)	150'-0"	N/A	216'-11"
15	Angle of Vision (Deg.)	120 DEGREES (R-AA ZONING)	N/A	120 DEGREES
16	Building Height (Ft.)	30'-0"	N/A	18'-0"
17	Overall Building Height (Ft.)	35'-0" (FLAT ROOF)	N/A	22'-6"
18	Crown of Road (COR) (NAVD)	N/A	6.92 N.A.V.D.	N/C
19	Max. Amount of Fill Added to Site (Ft.)	14.21' (ALLOWED)	N/A	14.0'
20	Finished Floor Elev. (FFE)(NAVD)	21.5' N.A.V.D.	N/A	21.5' N.A.V.D.
21	Zero Datum for point of meas. (NAVD)	21.5' N.A.V.D.	N/A	21.5' N.A.V.D.
22	FEMA Flood Zone Designation	N/A	X	N/C
23	Base Flood Elevation (BFE)(NAVD)	7.0 N.A.V.D.	N/A	7.0 N.A.V.D.
24	Landscape Open Space (LOS) (Sq Ft and %)	45% (163,661 SQ FT)	N/A	66.7% (242,854 SQ FT)
25	Perimeter LOS (Sq Ft and %)	N/A/	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	45% (7,610 SQ FT)	N/A	80.6% (13,637 SQ FT)
27	**Native Plant Species %	*Please refer to separate landscape legend.*		

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

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

If value is not applicable, enter N/A

If value is not changing, enter N/C

REV BF 20220304

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

PRIVATE RESIDENCE
1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

SCALE: As indicated
principal architect JO
project manager DR JK
drawn by ~~MM ND~~ MA HS JD TC AG JG Author
checked by Checker
job no. 20026

revisions:

no.	date	issue
1	04/12/2023	FIRST SUBMITTAL
2	05/01/2023	SECOND SUBMITTAL
3	05/10/2023	PRESENTATION SUBMITTAL
4	06/12/2023	PRESENTATION UPDATE
5	07/10/2023	ARCOM UPDATE
6	08/10/2023	STAFF REVIEW
7	10/19/2023	STAFF APPROVAL RECORD SET
8	03/14/2024	REVISION - FIRST SUBMITTAL
9	04/01/2024	REVISION - SECOND SUBMITTAL
10	04/10/2024	PRESENTATION DROP OFF

SMITH AND MOORE ARCHITECTS, INC.
FLORIDA AAC
NO. 001785
HAROLD J. SMITH
JONATHAN C. MOORE
PETER G. PARADOPOULOS
DANIEL R. ASIAN

NOT FOR CONSTRUCTION
ARCOM
04/15/2024

PREVIOUSLY APPROVED CASE NUMBER: ARCC-23-070
ARCOM CASE NUMBER: ARCC-24-063

ZONING LEGEND

A.11

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:**	60/70 Blossom Way		
2	**Zoning District:**	R-AA Large Estate Residential		
3	**Structure Type:**	New House and Guest House		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	60,000 S.F. REQ.	363,692 SQ FT	N/C
6	Lot Depth	150'-0" MIN REQ.	762'-3"	N/C
7	Lot Width	150'-0" MIN REQ.	484'-0"	N/C
8	Lot Coverage (Sq Ft and %)	25% (90,923 SQ FT)	N/A	13.1% (47,478 SQ FT)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	N/A	N/A	54,713 SQ FT
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	35'-0"	N/A	219'-4"
12	* Side Yard Setback (1st Story) (Ft.)	30'-0"	N/A	38'-1"
13	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
14	*Rear Yard Setback (Ft.)	150'-0"	N/A	216'-11"
15	Angle of Vision (Deg.)	120 DEGREES (R-AA ZONING)	N/A	120 DEGREES
16	Building Height (Ft.)	30'-0"	N/A	18'-0"
17	Overall Building Height (Ft.)	35'-0" (FLAT ROOF)	N/A	22'-6"
18	Crown of Road (COR) (NAVD)	N/A	6.92 N.A.V.D.	N/C
19	Max. Amount of Fill Added to Site (Ft.)	14.21' (ALLOWED)	N/A	14.0'
20	Finished Floor Elev. (FFE)(NAVD)	21.5' N.A.V.D.	N/A	21.5' N.A.V.D.
21	Zero Datum for point of meas. (NAVD)	21.5' N.A.V.D.	N/A	21.5' N.A.V.D.
22	FEMA Flood Zone Designation	N/A	X	N/C
23	Base Flood Elevation (BFE)(NAVD)	7.0 N.A.V.D.	N/A	7.0 N.A.V.D.
24	Landscape Open Space (LOS) (Sq Ft and %)	45% (163,661 SQ FT)	N/A	69.0% (251,257 SQ FT)
25	Perimeter LOS (Sq Ft and %)	N/A/	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	45% (7,610 SQ FT)	N/A	83.5% (14,126 SQ FT)
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 requited by Ord. 24-2021 on separate table*

If value is not changing, enter N/C

REV BF 20220304

PREVIOUSLY APPROVED SITE DATA

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:**	60/70 Blossom Way		
2	**Zoning District:**	R-AA Large Estate Residential		
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6	Lot Depth	150'-0" MIN REQ.	762'-3"	N/C
7	Lot Width	150'-0" MIN REQ.	484'-0"	N/C
8	Lot Coverage (Sq Ft and %)	25% (90,923 SQ FT)	N/A	16.6% (60,357 SQ FT)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	N/A	N/A	63,712 SQ FT
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	35'-0"	N/A	219'-4"
12	* Side Yard Setback (1st Story) (Ft.)	30'-0"	N/A	38'-1"
13	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
14	*Rear Yard Setback (Ft.)	150'-0"	N/A	216'-11"
15	Angle of Vision (Deg.)	120 DEGREES (R-AA ZONING)	N/A	120 DEGREES
16	Building Height (Ft.)	30'-0"	N/A	18'-0"
17	Overall Building Height (Ft.)	35'-0" (FLAT ROOF)	N/A	22'-6"
18	Crown of Road (COR) (NAVD)	N/A	6.92 N.A.V.D.	N/C
19	Max. Amount of Fill Added to Site (Ft.)	14.21' (ALLOWED)	N/A	14.0'
20	Finished Floor Elev. (FFE)(NAVD)	21.5' N.A.V.D.	N/A	21.5' N.A.V.D.
21	Zero Datum for point of meas. (NAVD)	21.5' N.A.V.D.	N/A	21.5' N.A.V.D.
22	FEMA Flood Zone Designation	N/A	X	N/C
23	Base Flood Elevation (BFE)(NAVD)	7.0 N.A.V.D.	N/A	7.0 N.A.V.D.
24	Landscape Open Space (LOS) (Sq Ft and %)	45% (163,661 SQ FT)	N/A	66.7% (242,854 SQ FT)
25	Perimeter LOS (Sq Ft and %)	N/A/	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	45% (7,610 SQ FT)	N/A	80.6% (13,637 SQ FT)
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 requited by Ord. 24-2021 on separate table*

If value is not changing, enter N/C

REV BF 20220304

CURRENTLY PROPOSED SITE DATA

Olson Kundig

PRIVATE RESIDENCE
1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

consultant logo

SCALE: As indicated

principal architect: JO
project manager: DR JK
drawn by: MA HS JD TC AG JG ~~MM ND~~ Author
checked by: Checker
job no.: 20026

revisions:

no.	date	issue
1	04/13/2023	FIRST SUBMITTAL
2	05/01/2023	SECOND SUBMITTAL
3	05/15/2023	PRESENTATION SUBMITTAL
4	06/12/2023	PRESENTATION UPDATE
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6	08/10/2023	STAFF REVIEW
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8	03/14/2024	REVISION - FIRST SUBMITTAL
9	04/01/2024	REVISION - SECOND SUBMITTAL
10	04/15/2024	PRESENTATION DROP OFF

S·M
SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
FLORIDA AAC
NO. 001285
HAROLD J. SMITH
JONATHAN C. MOORE
PETER G. PARADOPOULOS
DANIEL KAHAN

NOT FOR CONSTRUCTION

ARCOM

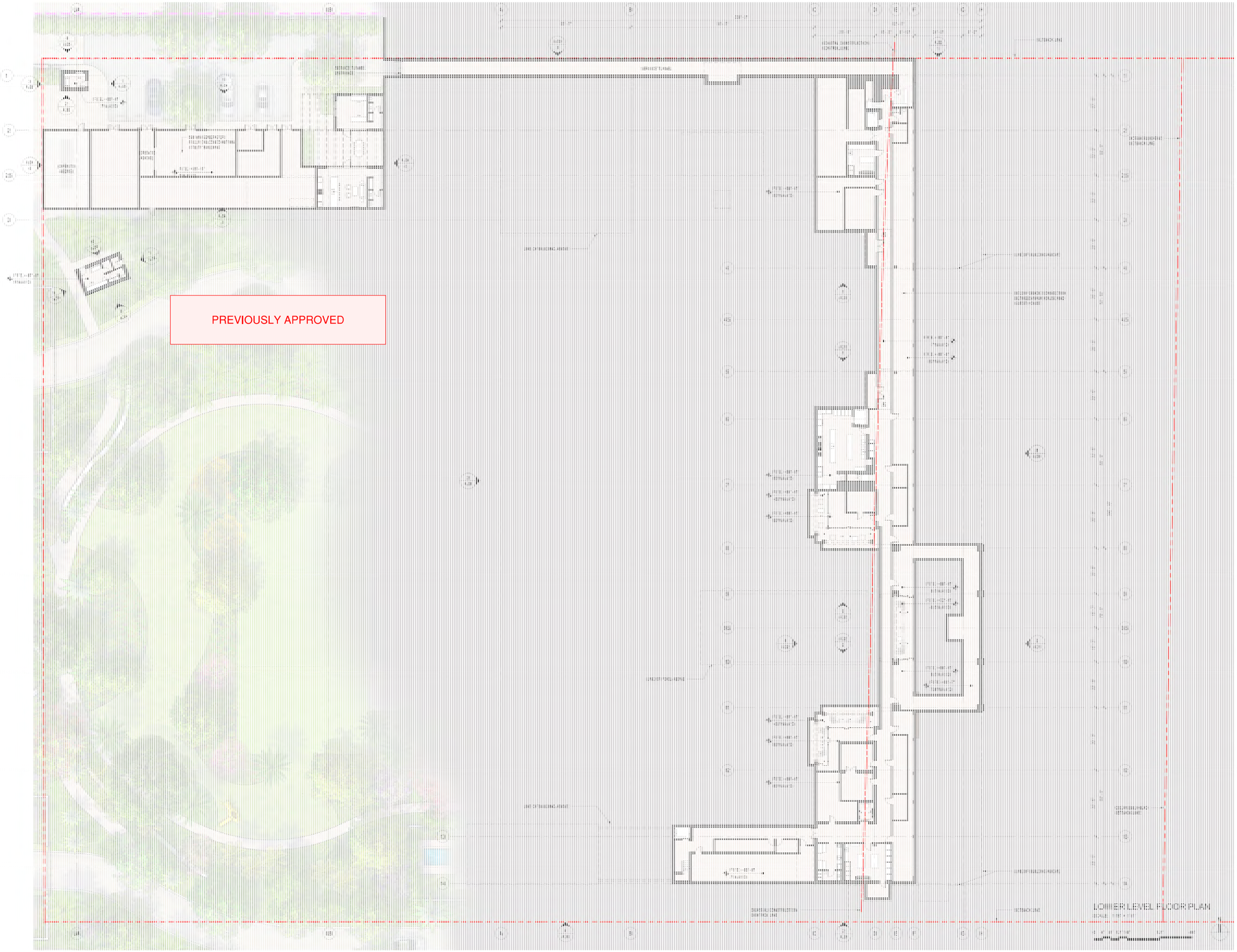
04/15/2024

PREVIOUSLY APPROVED CASE NUMBER: ARC-23-070

ARCOM CASE NUMBER: ARC-24-063

ZONING LEGEND

A.11

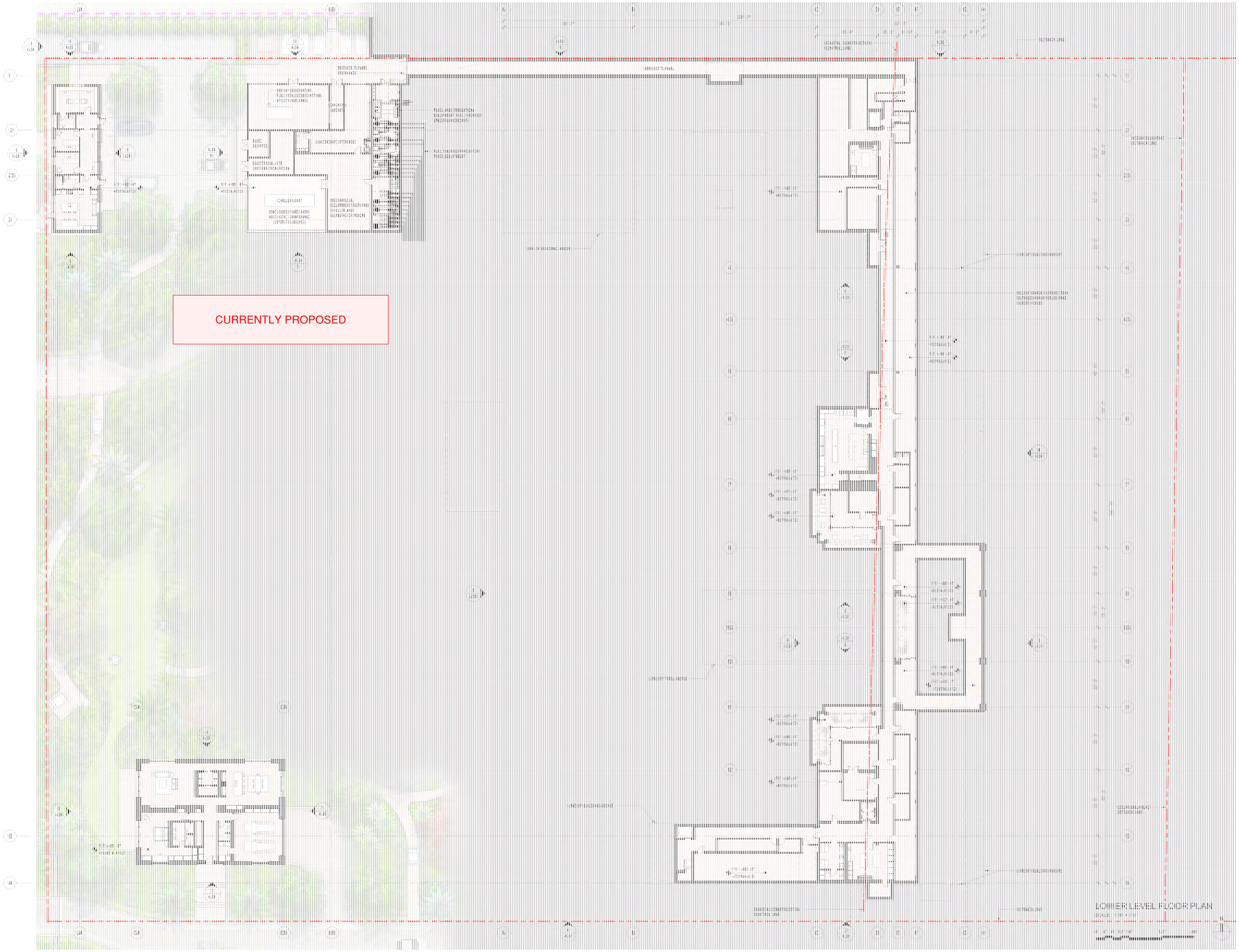


Olson Kundig

PRIVATE RESIDENCE
1847 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

PREVIOUSLY APPROVED

A.20



Olson Kundig

PRIVATE RESIDENCE
1847 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

CURRENTLY PROPOSED

PLANS

A.20

MAIN LEVEL FLOOR PLAN

Olson Kundig

PRIVATE RESIDENCE

1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

PLANS

A.21

PREVIOUSLY APPROVED

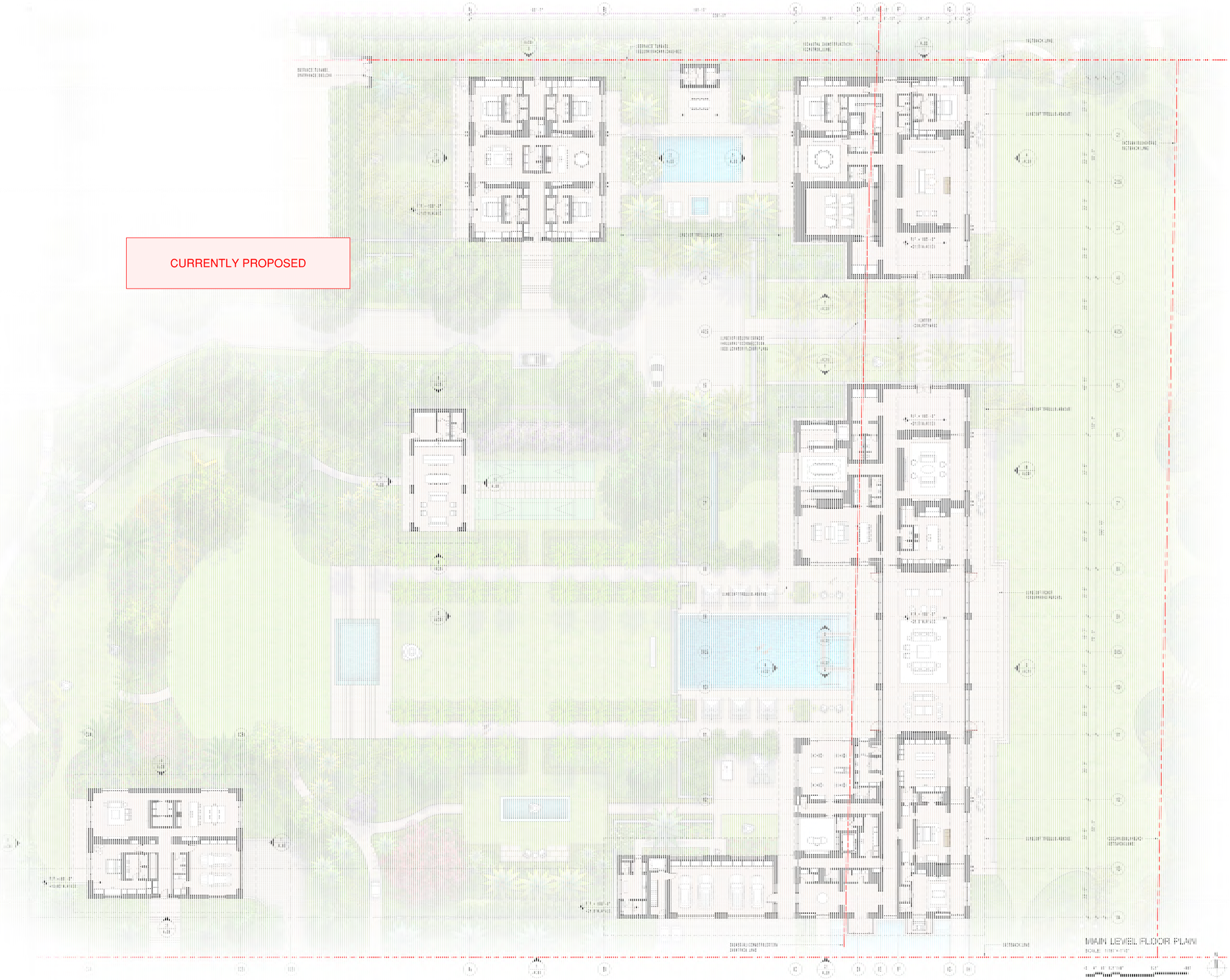
Olson Kundig

PRIVATE RESIDENCE
1247 SOUTH OCEAN BOULEVARD
PALM BEACH FL 33480

PREVIOUSLY APPROVED

PLAN

A.21



Oban Kundig

PRIVATE RESIDENCE
1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

CURRENTLY PROPOSED

PLANS

A.21

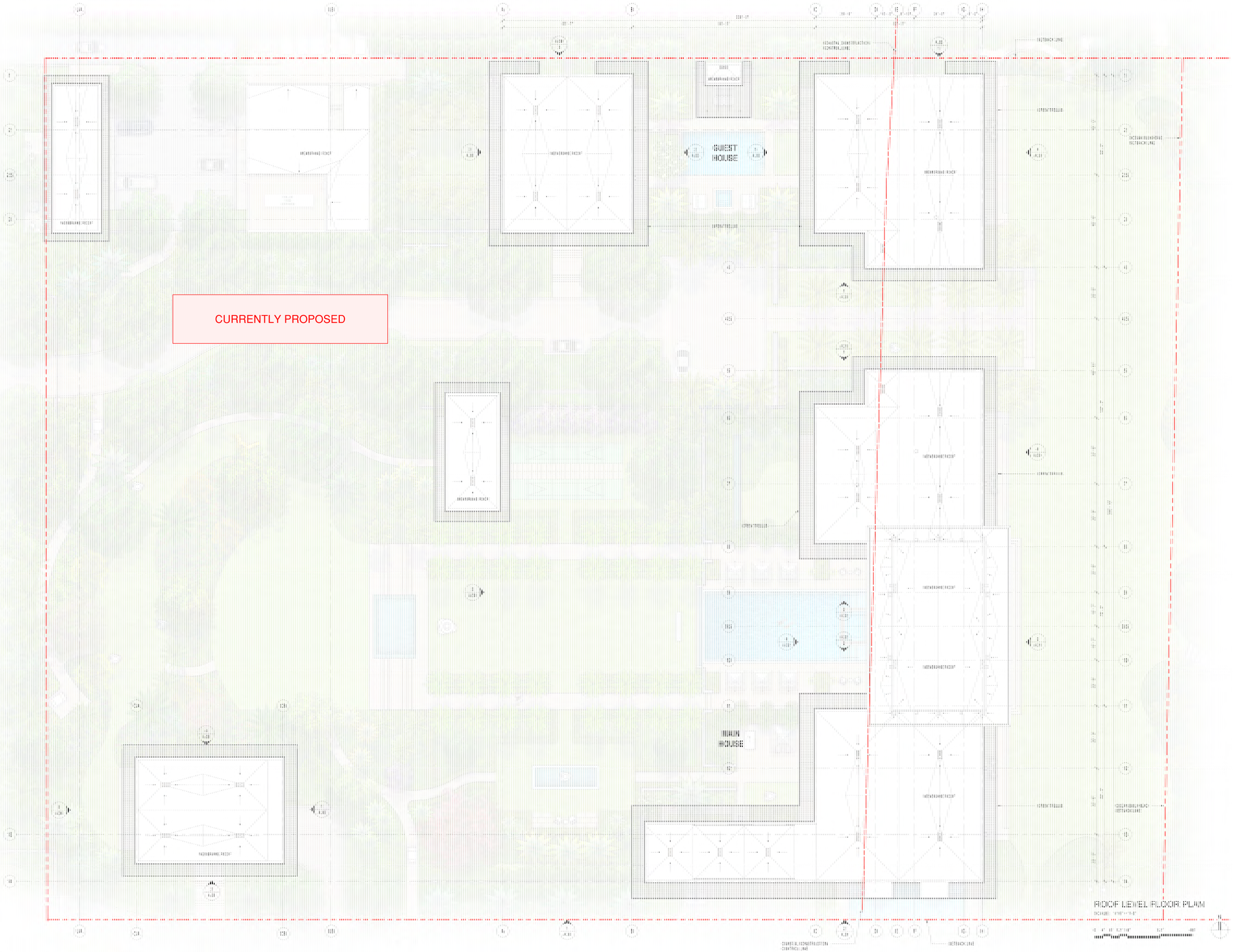
PREVIOUSLY APPROVED

Oban Kundig

PRIVATE RESIDENCE
88 BLOSSOM WAY
PALM BEACH FL 33480

PREVIOUSLY APPROVED
PLANS

A.22



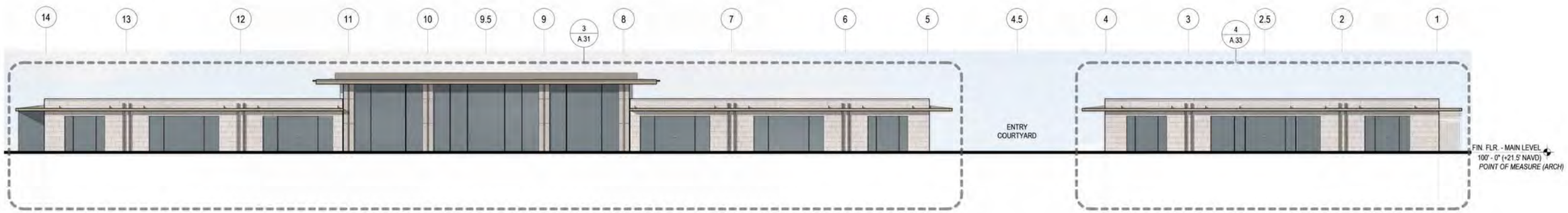
Oban Kundig

PRIVATE RESIDENCE
1047 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

CURRENTLY PROPOSED

PLAN

A22



4 A.30 EAST ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"

PREVIOUSLY APPROVED

4 A.30 EAST ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"

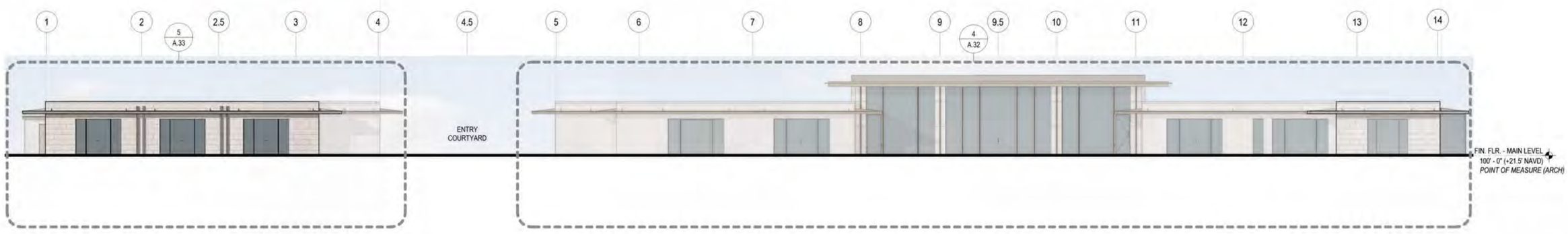
CURRENTLY PROPOSED

No changes to East Elevation

2 A.30 WEST ELEVATION - OVERALL

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

PREVIOUSLY APPROVED

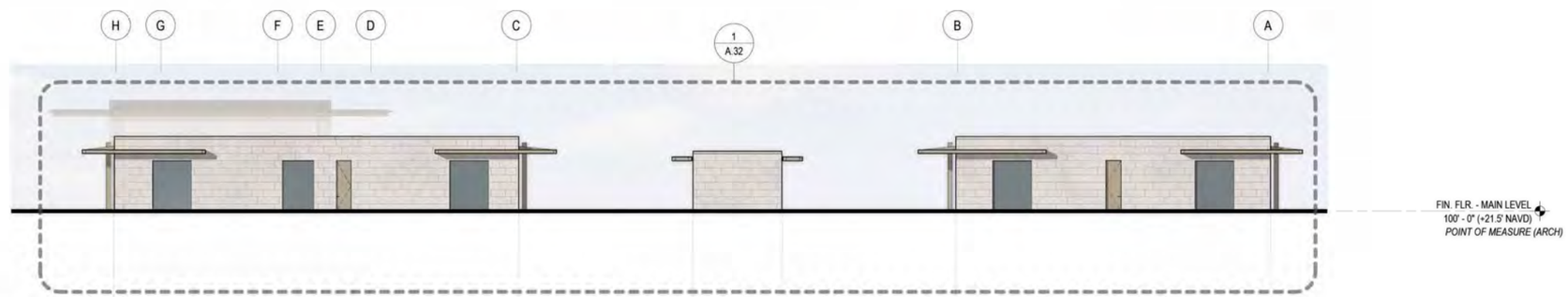


2 A.30 WEST ELEVATION - OVERALL

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

CURRENTLY PROPOSED

Trellis fully wrapping around south portion of this facade



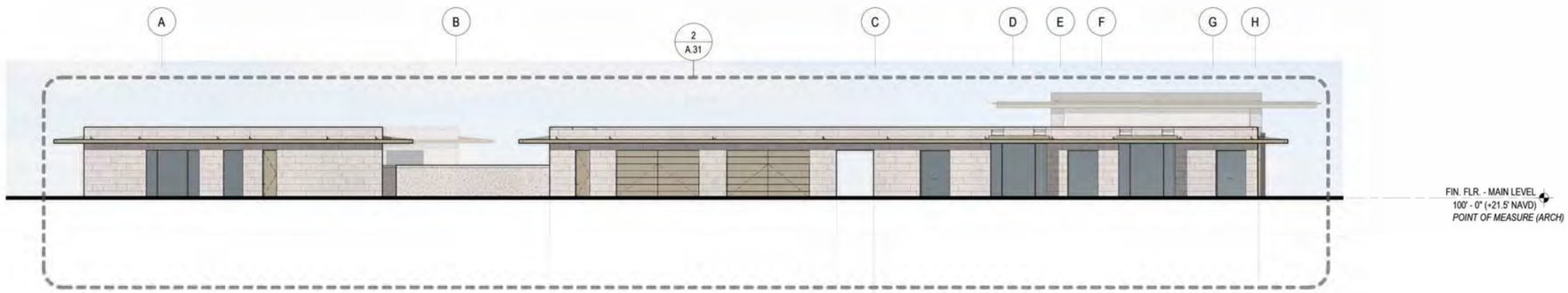
3 A.30 NORTH ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"

PREVIOUSLY APPROVED

3 A.30 NORTH ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"

CURRENTLY PROPOSED

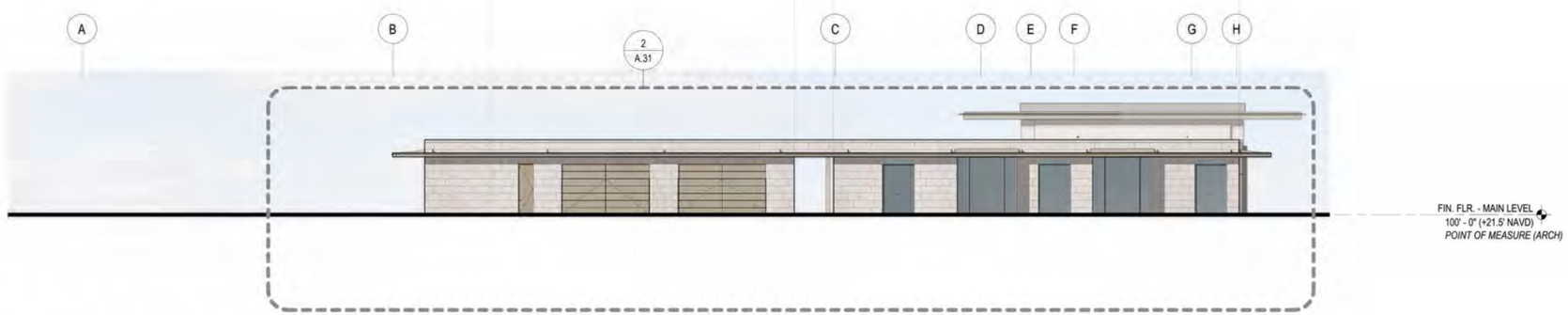
Door is removed from facade



1 A.30 SOUTH ELEVATION - OVERALL

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

PREVIOUSLY APPROVED



1 A.30 SOUTH ELEVATION - OVERALL

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

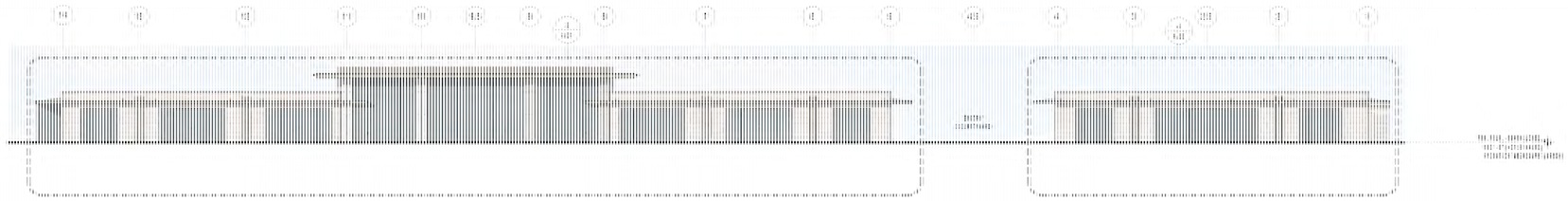
CURRENTLY PROPOSED

Caretaker shifted further West

Extent of remainder increased West

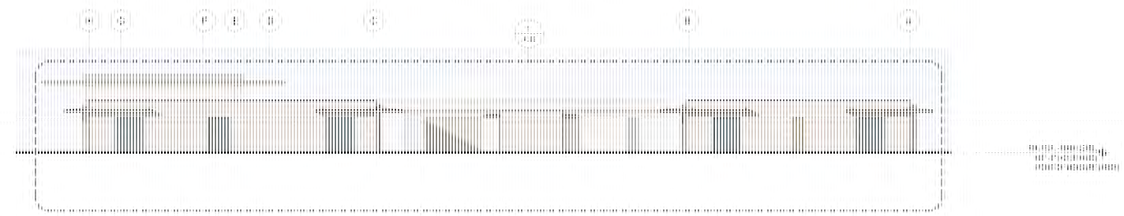
MAIN HOUSE

GUEST HOUSE



4 EAST ELEVATION - OVERALL
A0 SCALE: 1/8"=1'-0"

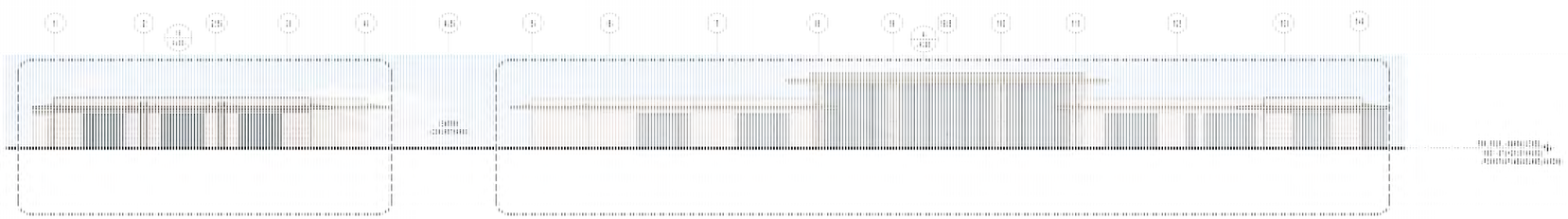
GUEST HOUSE



3 NORTH ELEVATION - OVERALL
A0 SCALE: 1/8"=1'-0"

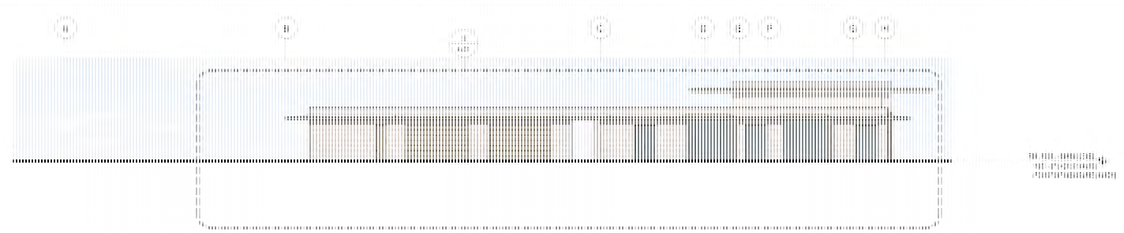
GUEST HOUSE

MAIN HOUSE



2 WEST ELEVATION - OVERALL
A0 SCALE: 1/8"=1'-0"

MAIN HOUSE



1 SOUTH ELEVATION - OVERALL
A0 SCALE: 1/8"=1'-0"

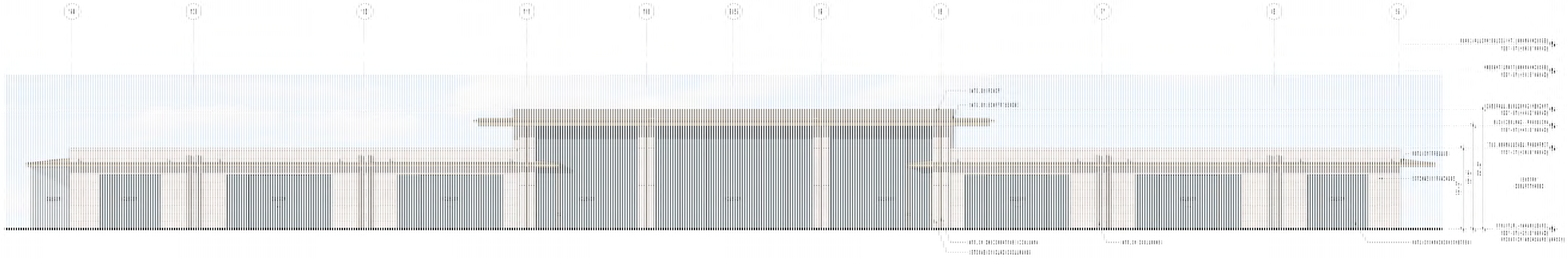
Oban Kundig

PRIVATE RESIDENCE
1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

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

OVERALL ELEVATIONS

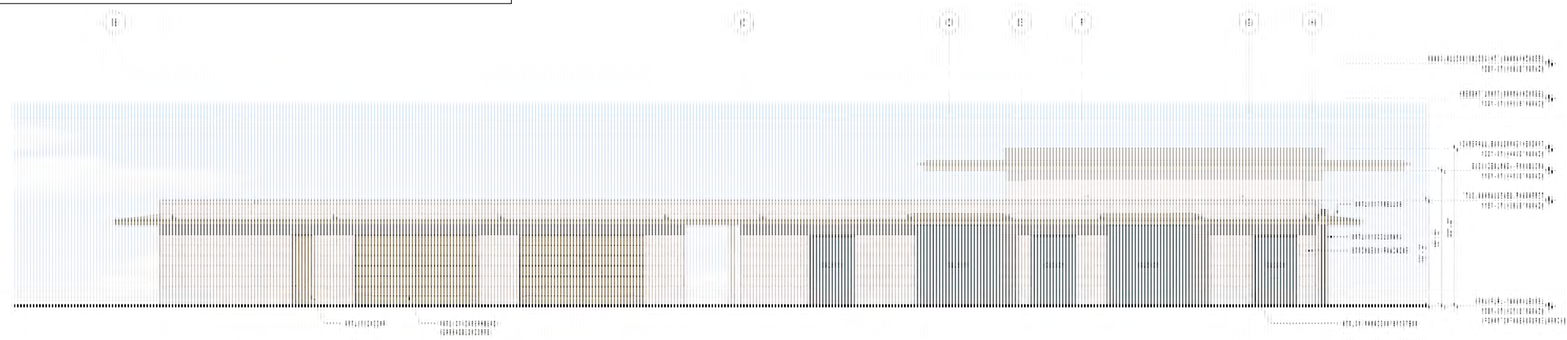
A.30



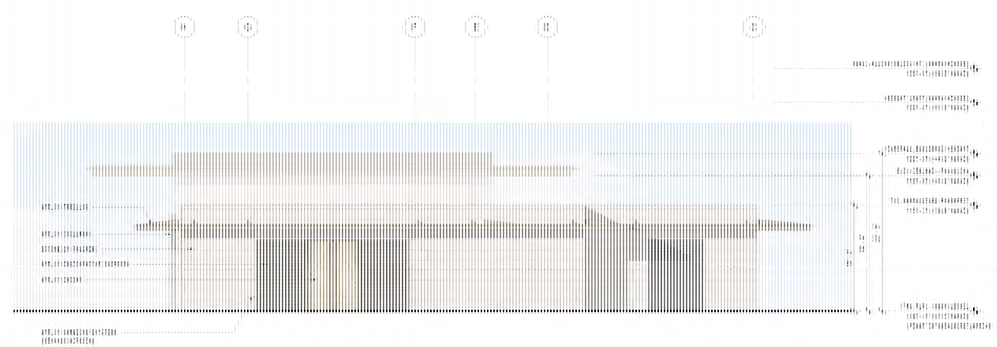
EXTERIOR MATERIALS LEGEND

STONE01 - EXTERIOR LIMESTONE	GLS01 - TINTED GLASS	GLS02 - OPAQUE GLASS
MTL01 - EXTERIOR METAL CHAMPAGNE	MTL02 - METAL ROOF	SCRN - INSECT SCREEN

3 MAIN HOUSE - EAST ELEVATION
SCALE: 1/8"=1'-0"



2 MAIN HOUSE - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



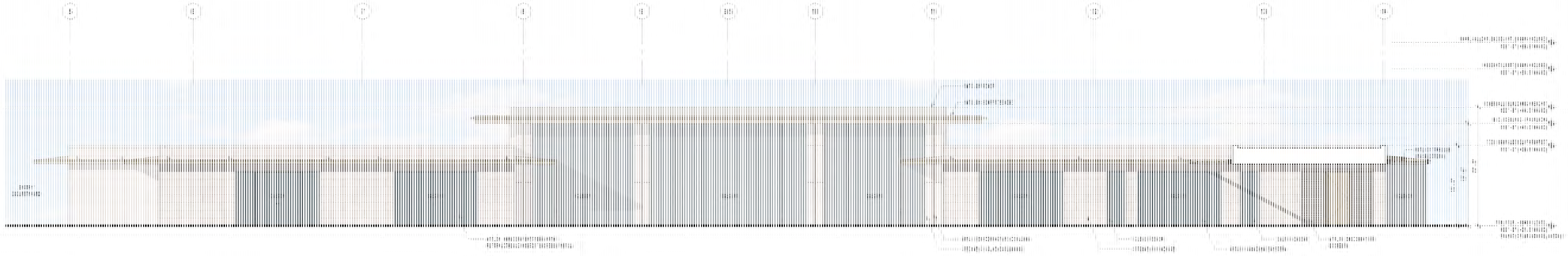
1 MAIN HOUSE - NORTH ELEVATION
SCALE: 1/8"=1'-0"

Oben Kundig

PRIVATE RESIDENCE
1047 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

BUILDING ELEVATIONS

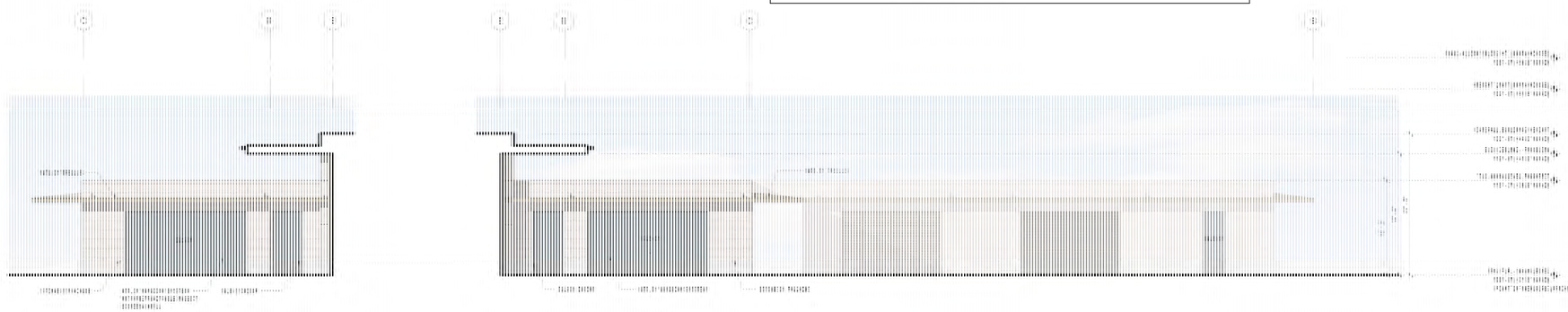
A.31



4 MAIN HOUSE - WEST ELEVATION
SCALE: 1/8"=1'-0"

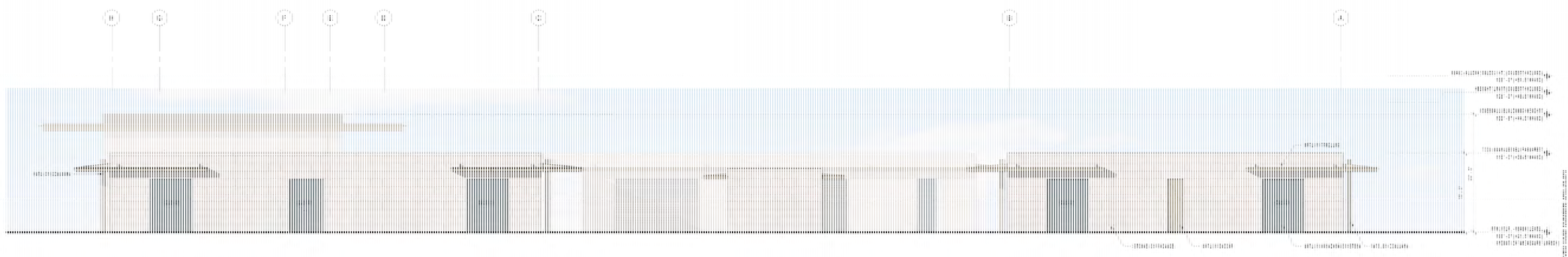
EXTERIOR MATERIALS LEGEND

STONE01 - EXTERIOR LIMESTONE	GLS01 - TINTED GLASS	GLS02 - OPAQUE GLASS
MTL01 - EXTERIOR METAL CHAMPAGNE	MTL02 - METAL ROOF	SCRN - INSECT SCREEN



3 MAIN HOUSE - SOUTH ELEVATION @ POOL
SCALE: 1/8"=1'-0"

2 MAIN HOUSE - NORTH ELEVATION @ POOL
SCALE: 1/8"=1'-0"



1 GUEST HOUSE - NORTH ELEVATION
SCALE: 1/8"=1'-0"

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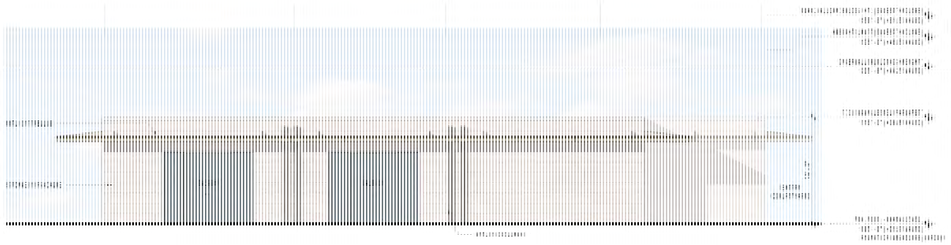
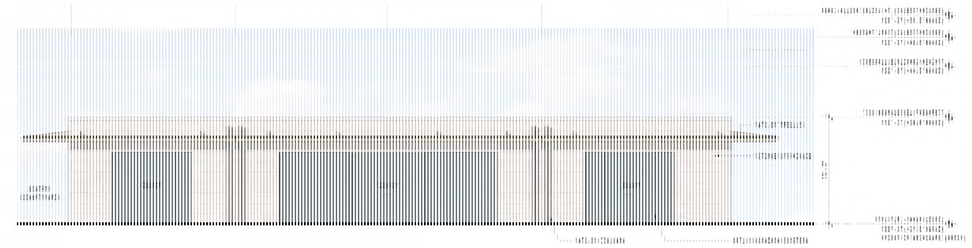


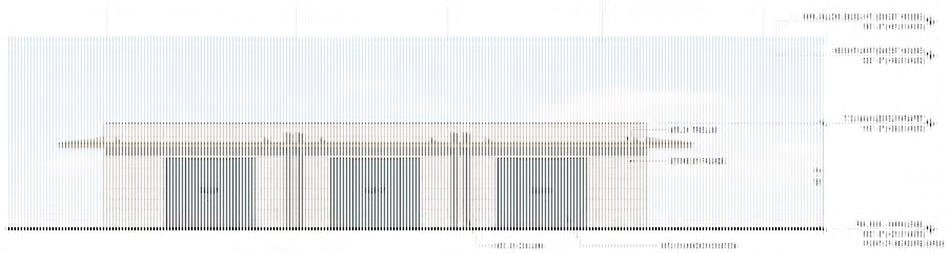
5 GUEST HOUSE - WEST ELEVATION
SCALE: 1/8"=1'-0"



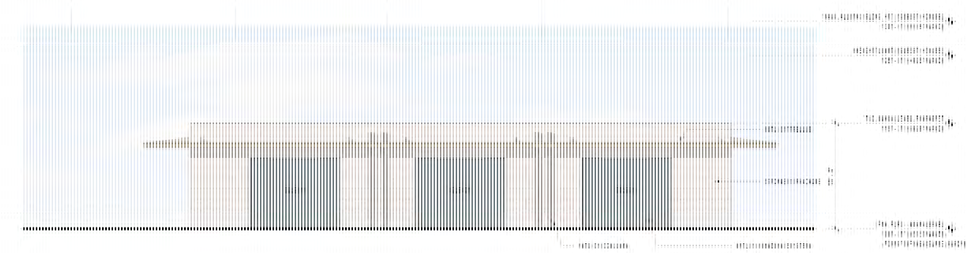
4 GUEST HOUSE - EAST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS LEGEND

STONE01 - EXTERIOR LIMESTONE	GLS01 - TINTED GLASS	GLS02 - OPAQUE GLASS
MTL01 - EXTERIOR METAL CHAMPAGNE	MTL02 - METAL ROOF	SCRN - INSECT SCREEN



3 POOL HOUSE - WEST ELEVATION
SCALE: 1/8"=1'-0"



2 POOL HOUSE - EAST ELEVATION
SCALE: 1/8"=1'-0"

1 GUEST HOUSE - SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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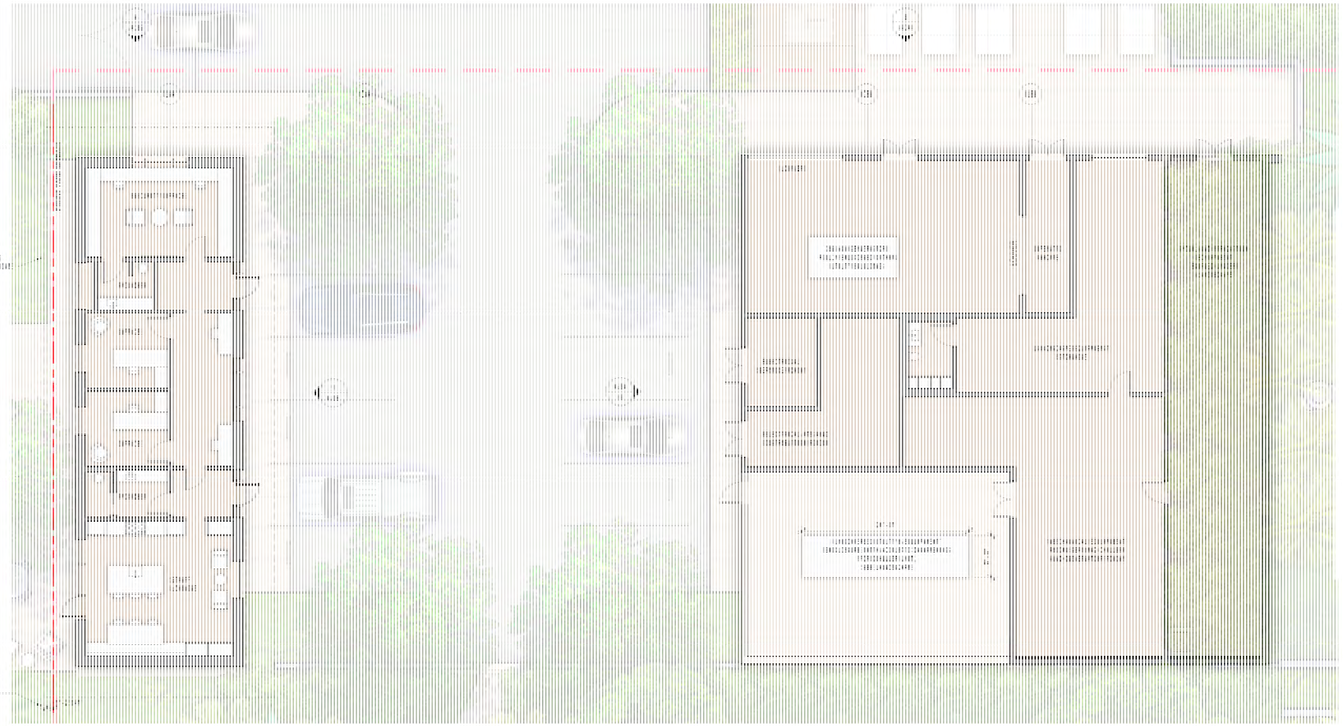
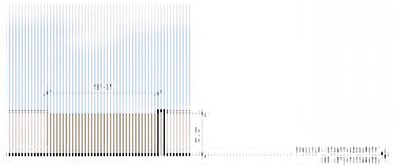


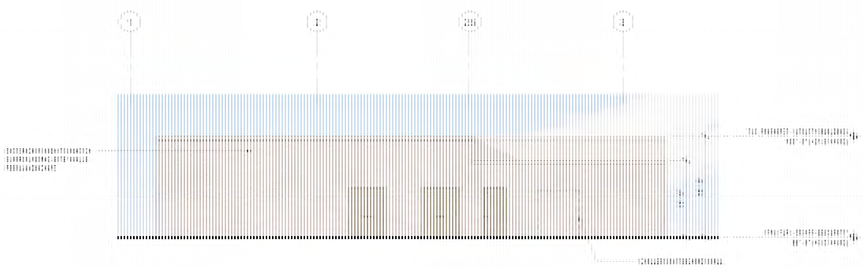
1 UTILITY BUILDING PLAN
SCALE: 1/8"=1'-0"



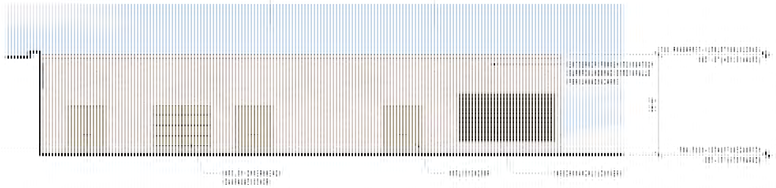
2 SERVICE GATE - ELEVATION FROM SOUTH OCEAN BLVD
SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS LEGEND

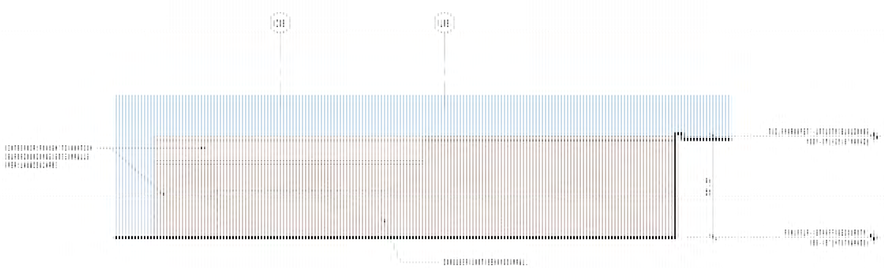
STONE01 - EXTERIOR LIMESTONE	GLS01 - TINTED GLASS	GLS02 - OPAQUE GLASS
MTL01 - EXTERIOR METAL CHAMPAGNE	MTL02 - METAL ROOF	SCRN - INSECT SCREEN



6 UTILITY BUILDING - WEST ELEVATION
SCALE: 1/8"=1'-0"



5 UTILITY BUILDING - NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 UTILITY BUILDING - SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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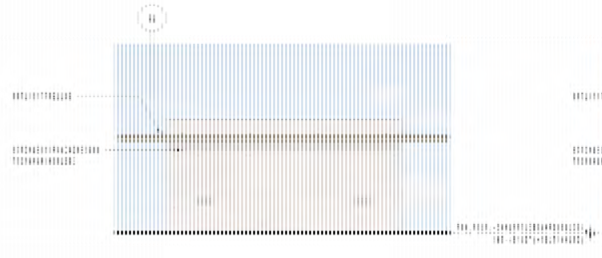
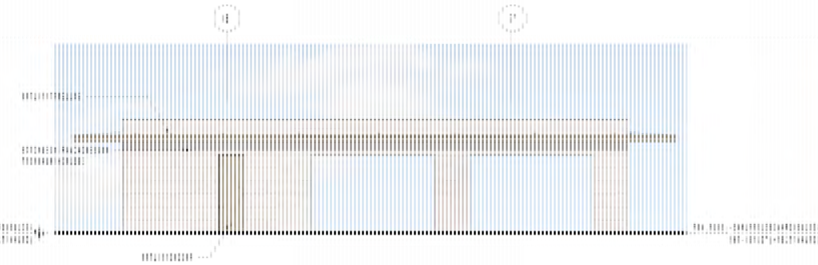
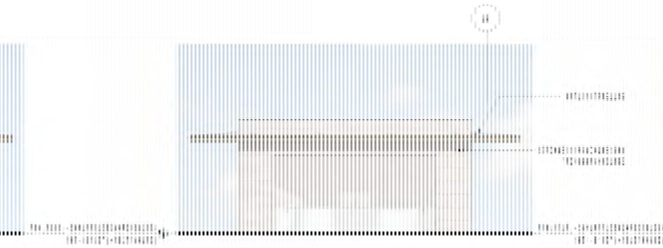


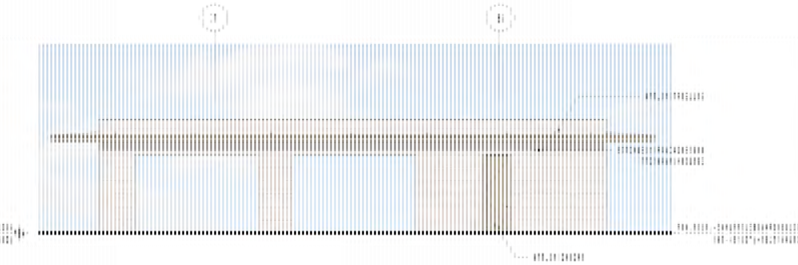
8 SHUFFLEBOARD BUILDING - NORTH ELEVATION



7 SHUFFLEBOARD BUILDING - WEST ELEVATION



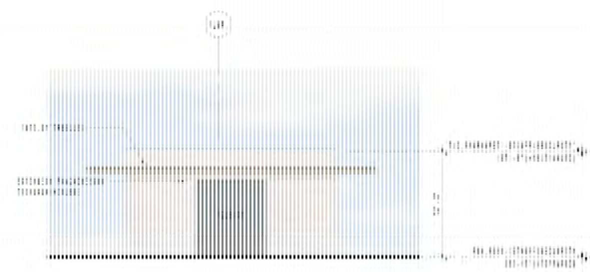
6 SHUFFLEBOARD BUILDING - SOUTH ELEVATION



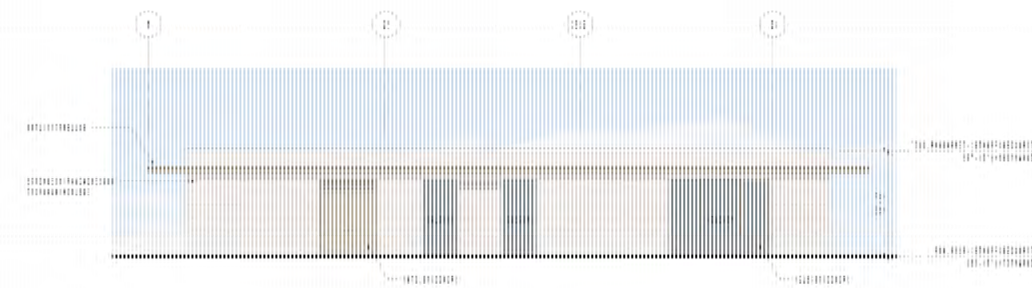
5 SHUFFLEBOARD BUILDING - EAST ELEVATION

EXTERIOR MATERIALS LEGEND

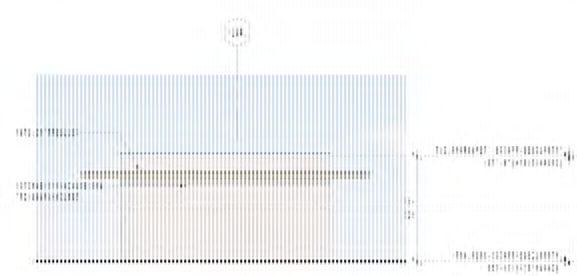
- STONE01 - EXTERIOR LIMESTONE
- GLS01 - TINTED GLASS
- GLS02 - OPAQUE GLASS
- MTL01 - EXTERIOR METAL CHAMPAGNE
- MTL02 - METAL ROOF
- SCRN - INSECT SCREEN



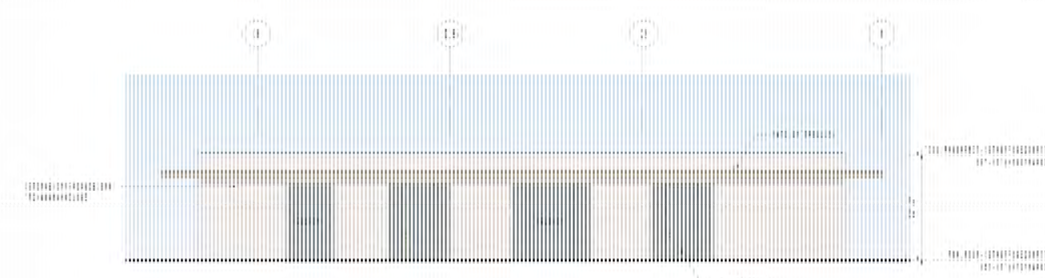
4 SECURITY BUILDING - NORTH ELEVATION



3 SECURITY BUILDING - WEST ELEVATION



2 SECURITY BUILDING - SOUTH ELEVATION



1 SECURITY BUILDING - EAST ELEVATION

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BUILDING ELEVATIONS

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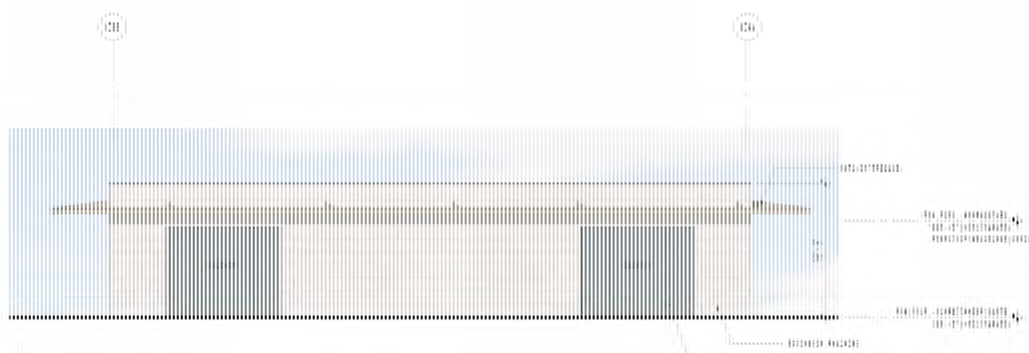
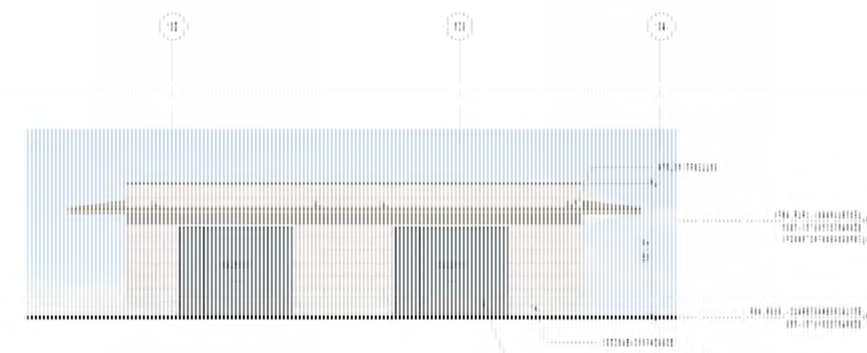
EXTERIOR MATERIALS LEGEND

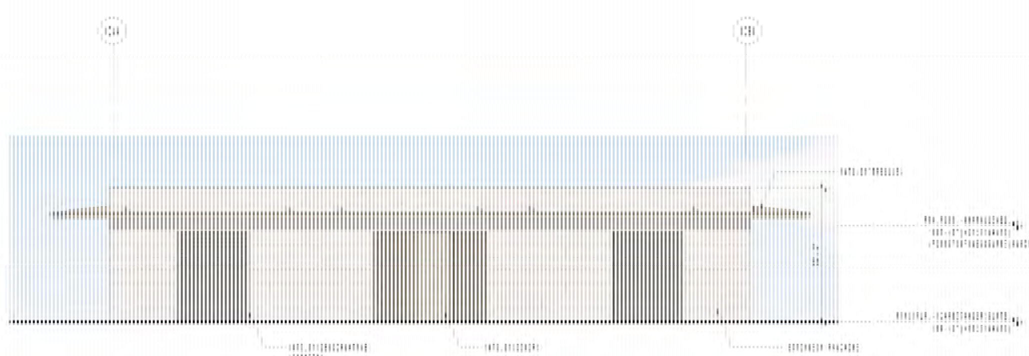
STONE01 - EXTERIOR LIMESTONE	GLS01 - TINTED GLASS	GLS02 - OPAQUE GLASS
MTL01 - EXTERIOR METAL CHAMPAGNE	MTL02 - METAL ROOF	SCRN - INSECT SCREEN



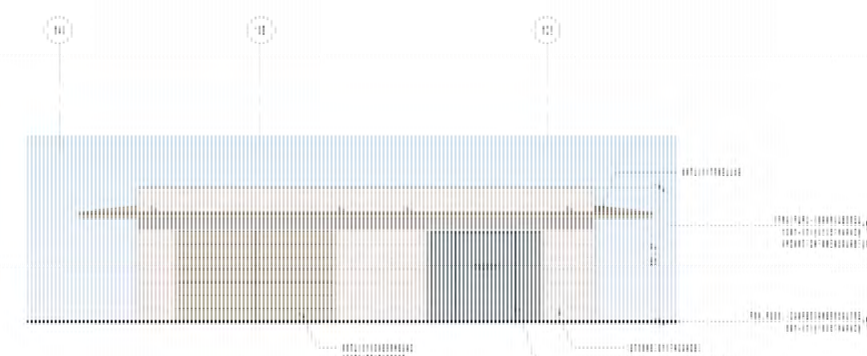
4 CARETAKER SUITE - NORTH ELEVATION



3 CARETAKER SUITE - WEST ELEVATION



2 CARETAKER SUITE - SOUTH ELEVATION



1 CARETAKER SUITE - EAST ELEVATION

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NOT FOR CONSTRUCTION

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