
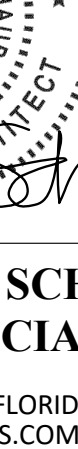






<b>PROJECT TEAM:</b>	
<u>OWNER:</u> 1150 N OCEAN WAY LLC	
<u>ARCHITECT:</u> CLEMENS BRUNS SCHAUB ARCHITECT & THE ASSOCIATES STUDIO LLC	
<u>LANDSCAPE:</u> CLEMENS BRUNS SCHAUB ARCHITECT & THE ASSOCIATES STUDIO LLC	
<u>STRUCTURAL ENGINEER:</u> FARLEY ENGINEERING, LLC	
<u>MEP ENGINEER:</u> TREASURE COAST ENGINEERING	
<u>CIVIL ENGINEER:</u> GRUBER CONSULTING ENGINEERS, INC.	
<u>SURVEYOR:</u> WALLACE SURVEYING CORP.	
<b>SCOPE OF WORK:</b>	
PROPOSED NEW TWO-STORY RESIDENCE WITH RELATED HARDSCAPE, LANDSCAPE, POOL AND FOUNTAINS.	
EXISTING RESIDENCE TO BE DEMOLISHED UNDER A SEPARATE PERMIT	
NO VARIANCES OR EXCEPTIONS REQUESTED	
<b>PROJECT INFO:</b>	
1150 N OCEAN WAY, PALM BEACH, FL 33480	
ARCOM MAJOR	
#23-166	
FIRST SUBMITTAL DATE: 11/02/2023 SECOND SUBMITTAL DATE: 11/20/2023	
FINAL SUBMITTAL DATE: 12/07/2023	
PROJECTED DATE OF HEARING: 01/24/2024	

<div style="font-size: 2em; font-weight: bold; margin-bottom: 5px;">BURNS RESIDENCE</div> <div style="margin-bottom: 5px;">1150 N. OCEAN WAY</div> <div>PALM BEACH, FLORIDA 33480</div>		
<div style="display: flex; justify-content: space-around; align-items: center;"><div style="text-align: center;"> <i>Clemens Bruns Schaub</i></div><div style="text-align: center;"></div></div>		
<div style="font-weight: bold; margin-bottom: 5px;">CLEMENS BRUNS SCHAUB ARCHITECT &amp; ASSOCIATES, P.A.</div> <div style="margin-bottom: 5px;">AR8336</div> <div style="margin-bottom: 5px;">P.O. BOX 664160 VERO BEACH FLORIDA 32964</div> <div style="margin-bottom: 5px;">EMAIL: CBS@CBSARCHS.COM</div> <div style="margin-bottom: 5px;">WWW.CBSARCHS.COM</div> <div style="margin-bottom: 5px;">PH: 772.231.1484</div>		
DESIGN CONFORMS TO THE 2020 FLORIDA BUILDING CODE RESIDENTIAL		
<div style="font-weight: bold; margin-bottom: 5px;">THE ASSOCIATES STUDIO, LLC</div> <div style="text-align: center;"> 664 AZALEA LANE VERO BEACH, FLORIDA 32963 EMAIL: TAS@TAS-Studio.com www.TheAssociatesStudio.com Ph: 772.231.1484</div>		
REV ID	ISSUE	DATE
		12/06/2023
REVISION NARRATIVE:		
<div style="display: flex; align-items: center;"><div style="flex: 1; text-align: center;"><div style="font-size: 2em; margin-bottom: 5px;">N</div><div style="text-align: center;"></div><div>PROJECT NORTH</div></div><div style="flex: 2;"></div></div>		
PROJECT NO:     23-01		
DRAWN BY:        TAS		
CHECKED BY:      CBS		
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SHEET TITLE:		
COVER SHEET		
ARCOM REVIEW   ARC-23-166 (FINAL SUBMITTAL)		
G1.1		







STATE OF FLORIDA  
CLERMONT  
BRUNS  
SCHAU  
AR8336

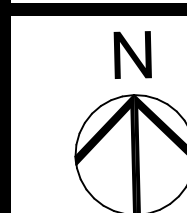
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REVISION NARRATIVE:



PROJECT NORTH

PROJECT NO: 23-01

PROJECT NO:	25-01
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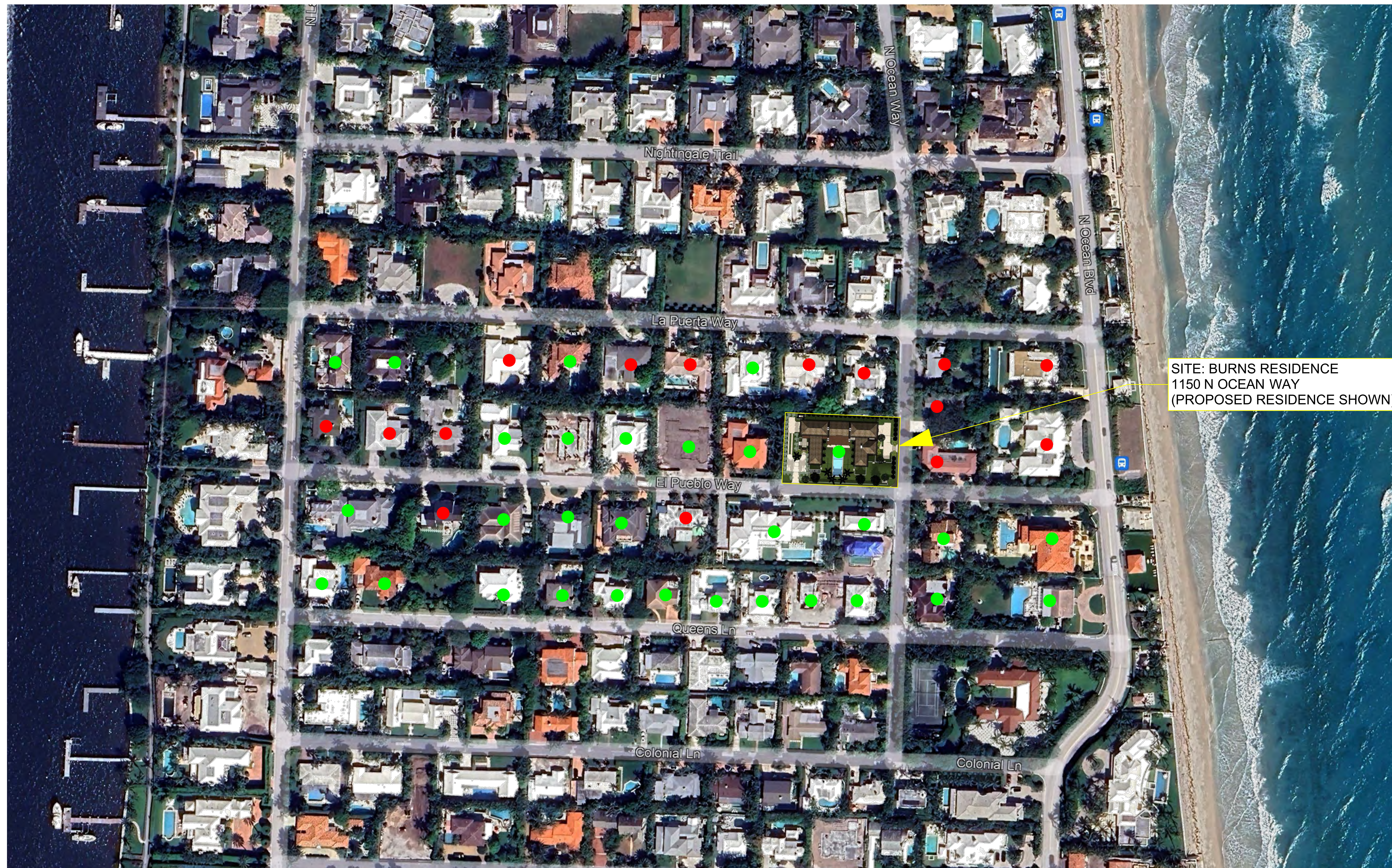
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SHEET TITLE:

## LOCATION PLAN - SITE ANALYSIS

ARCOM REVIEW ARC-23-166  
(FINAL SUBMITTAL)

## SP1.2



SITE: BURNS RESIDENCE  
1150 N OCEAN WAY  
(PROPOSED RESIDENCE SHOWN)

 =1 STORY RESIDENCE  
 =2 STORY RESIDENCE

1 LOCATION PLAN - SITE ANALYSIS  
SP1.2 NOT TO SCALE



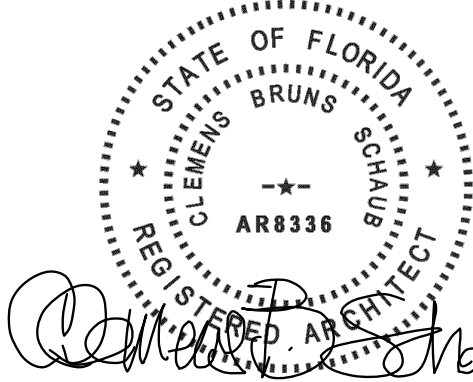






**BURNS**  
RESIDENCE

1150 N. OCEAN WAY  
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## PROJECT NORTH

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SHEET TITLE:

## STREET PHOTOS

ARCOM REVIEW ARC-23-166  
(FINAL SUBMITTAL)

# SP1.4





**BURNS**  
RESIDENCE

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PALM BEACH, FLORIDA 33480

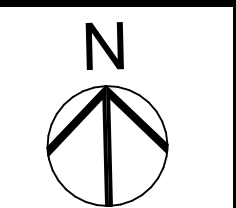


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SHEET TITLE:

## STREET PHOTOS

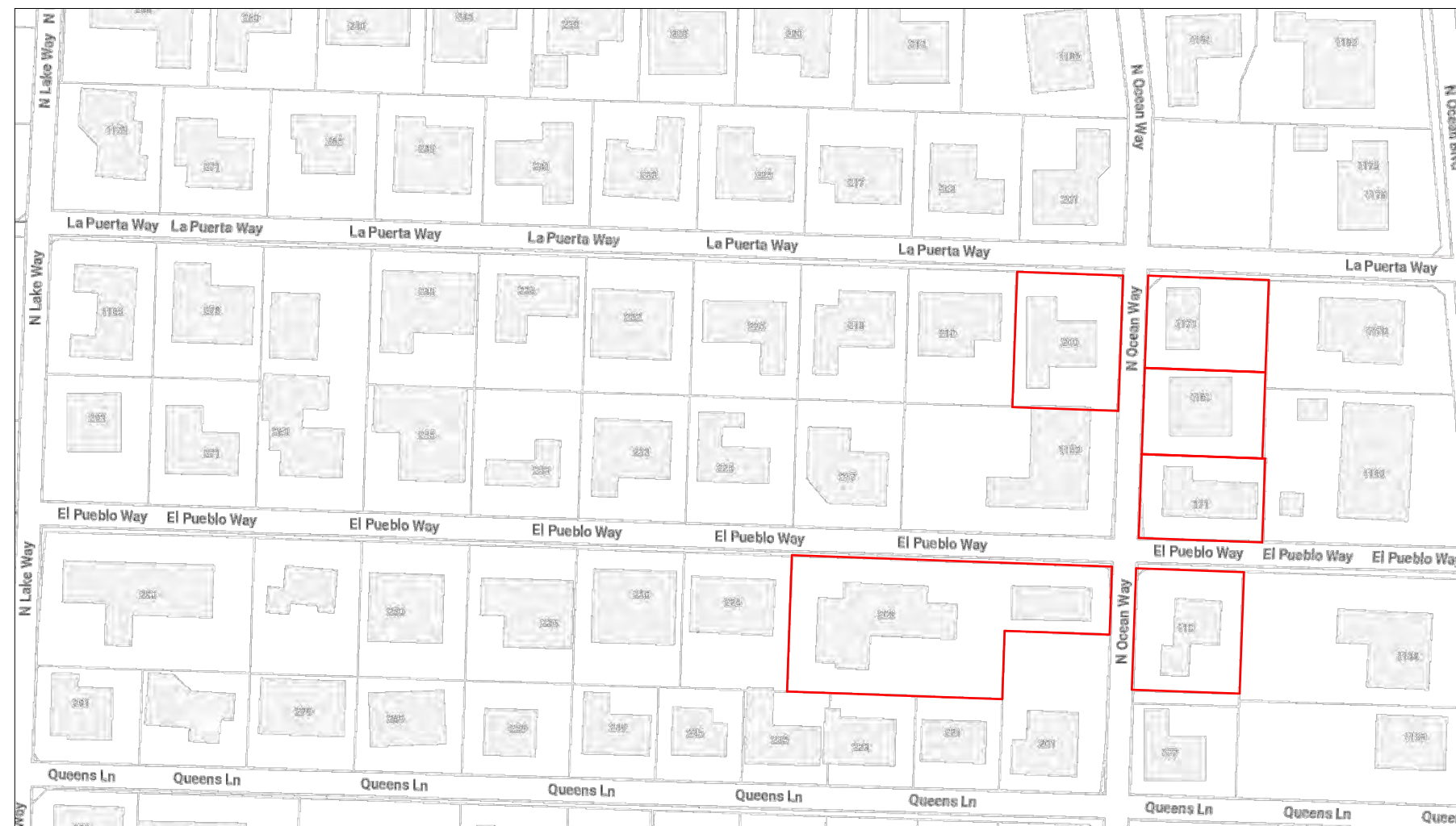
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 (FINAL SUBMITTAL)

# SP1.5



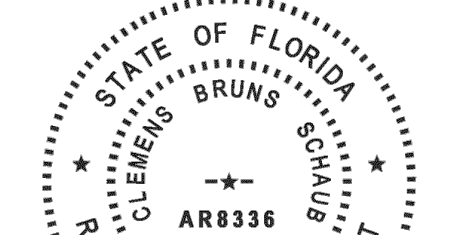






## BURNS

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PALM BEACH, FLORIDA 33480

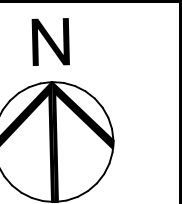


*Christine J. Hall*

**CLEMENS BRUNS SCHAUB**  
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SHEET TITLE:

## STREET PHOTOS

ARCOM REVIEW ARC-23-166  
(FINAL SUBMITTAL)

## SP1.7







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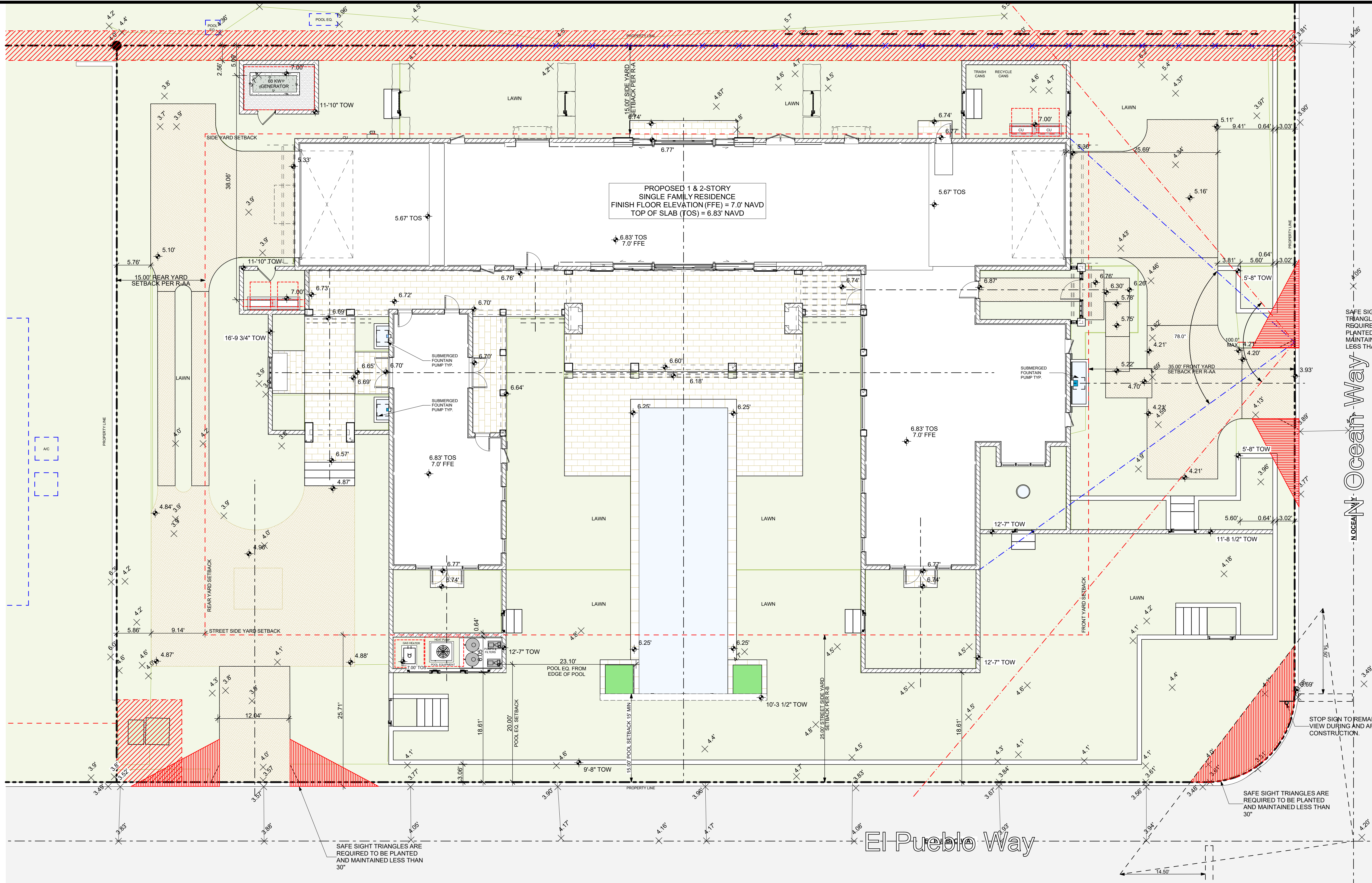
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SHEET TITLE:

## SITE PLAN

ARCOM REVIEW ARC-23-166  
(FINAL SUBMITTAL)

# SP1.9



1  
SP1.9

**SITE PLAN**

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

## SITE PLAN

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



1150 N. OCEAN WAY  
PALM BEACH, FLORIDA 33480



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REVISION NARRATIVE:



PROJECT NORTH

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SHEET TITLE:

## ZONING LEGEND

ARCOM REVIEW ARC-23-166  
(FINAL SUBMITTAL)

# SP1.10

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.		



1150 N. OCEAN WAY  
ALM BEACH, FLORIDA 33480



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PROJECT NO: 23-01

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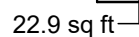
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# SP1.11



## FIRST FLOOR AREA PLAN

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



## SECOND FLOOR AREA PLAN

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

1ST FLOOR A/C = 4,053 SQ FT  
1ST FLOOR O/C = 1,135 SQ FT

2ND FLOOR A/C = 1839 SQ FT  
2ND FLOOR O/C = 50 SQ FT

GARAGE/STORAGE = 1,030 SQ FT

OPEN LANDSCAPE = 12,537 SQ FT  
HARDSCAPE = 5,362 SQ FT

TOTAL LOT AREA = 24,972 SQ FT

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

PROVIDED OPEN LANDSCAPED AREA = 50.2% = 12,537 SQ FT

MAXIMUM LOT COVERAGE  
2 STORY BUILDINGS = 25%  
BUILDING FOOTPRINT = 6,219 SQ FT = 25%

### LEGEND

 BUILDING  
FOOTPRINT

HARDSCAPE

 SETBACK REGION

 OPEN LANDSCAPE

 PERGOLA ALLOWANCE

WATER FEATURE



1150 N. OCEAN WAY  
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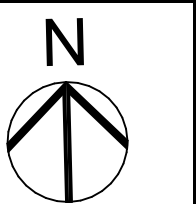
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REVISION NARRATIVE:



PROJECT NORTH

PROJECT NO: 23-01

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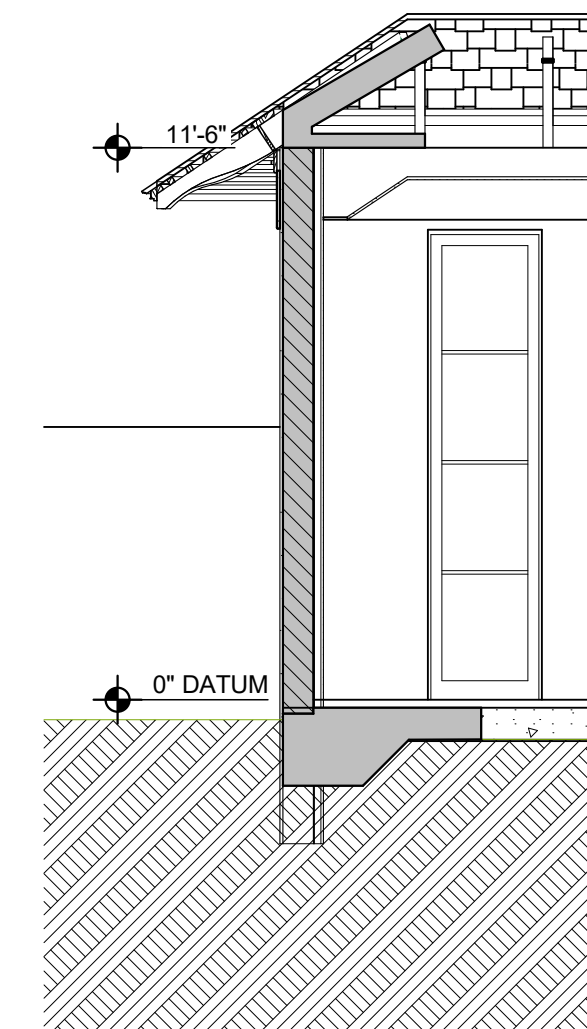
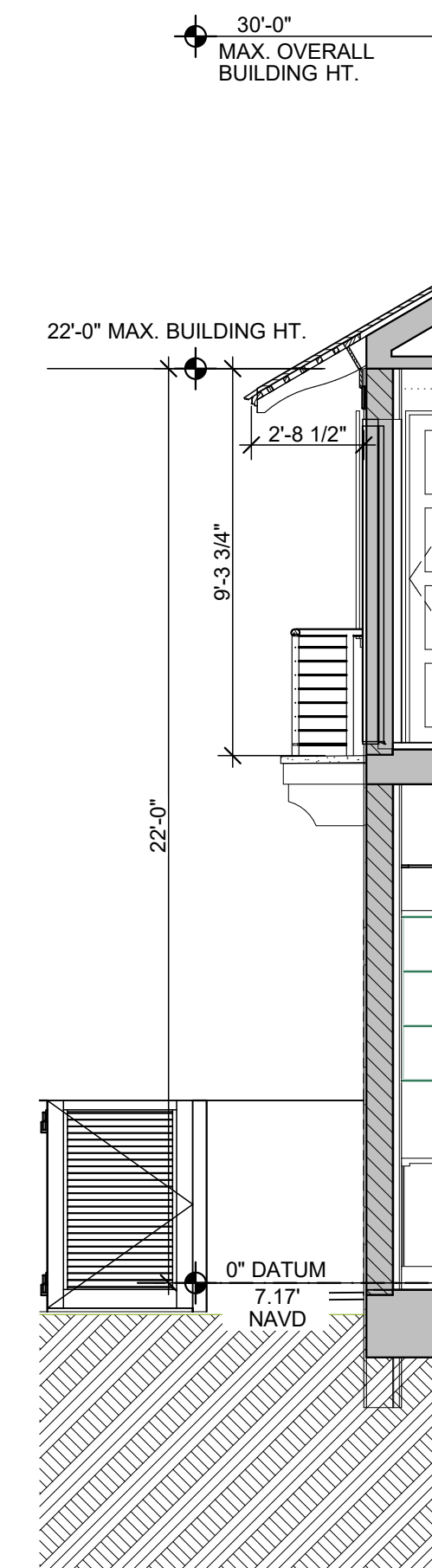
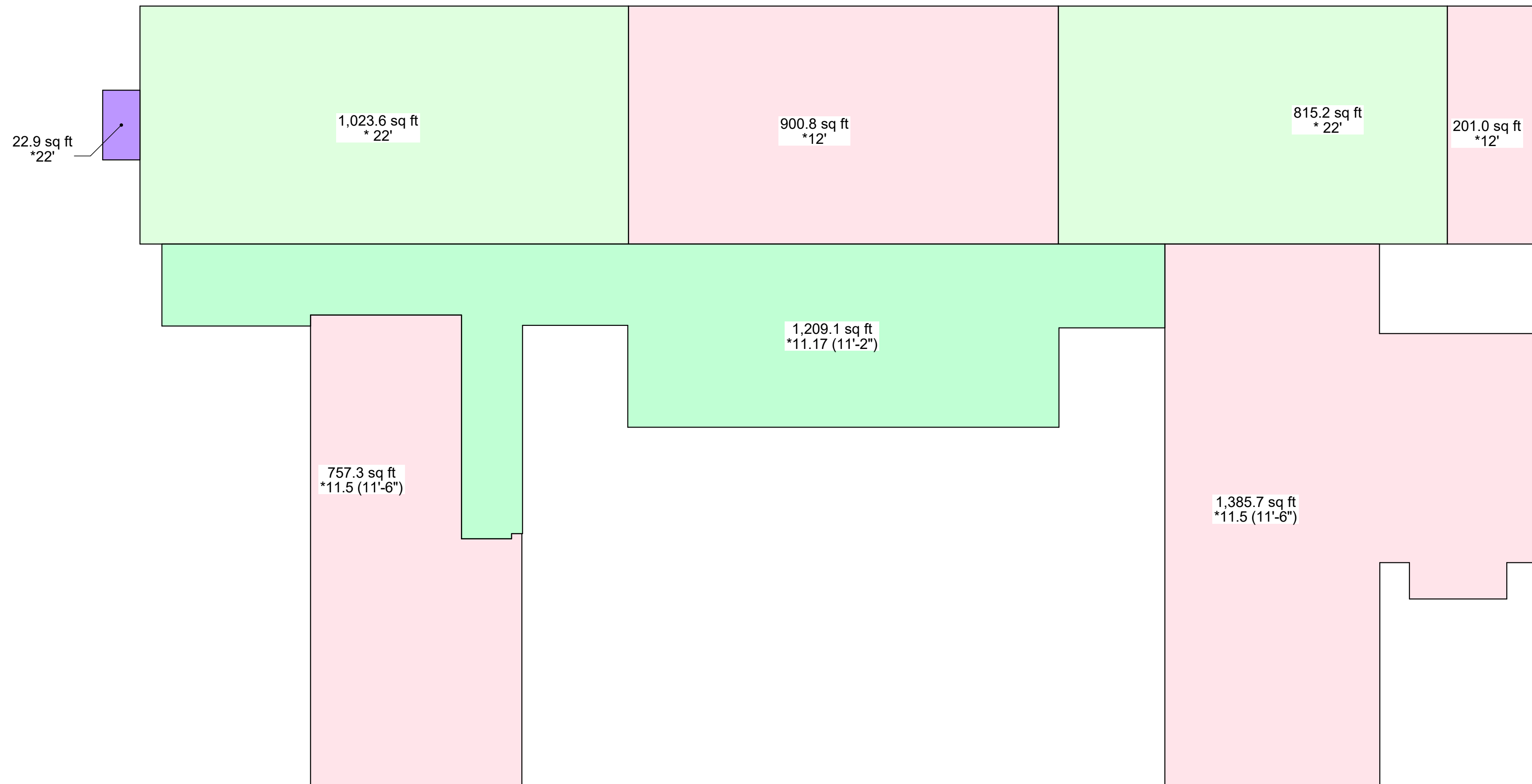
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SHEET TITLE:

## CUBIC CONTENT DIAGRAM & CALCULATIONS

ARCOM REVIEW ARC-23-166  
(FINAL SUBMITTAL)

# SP1.12



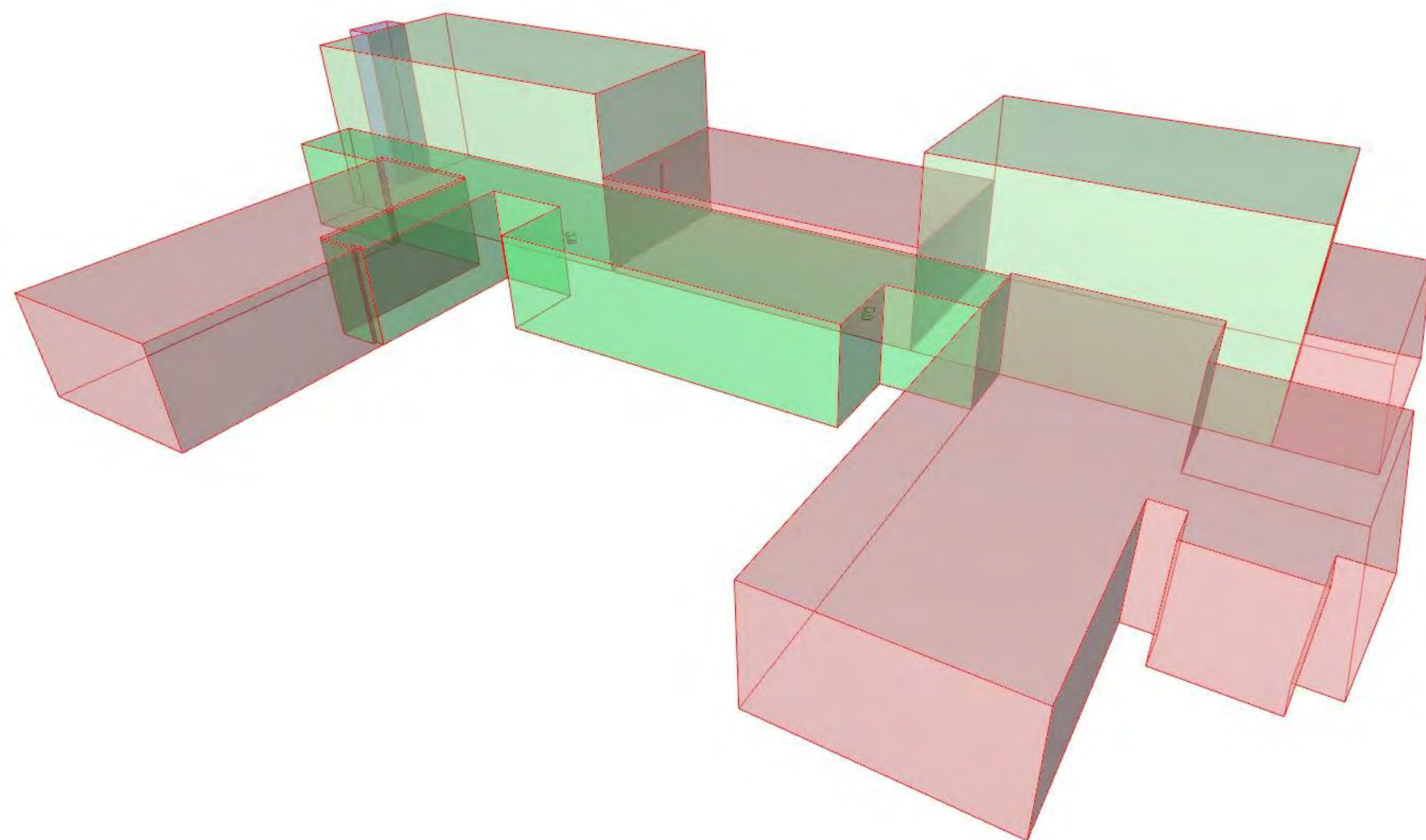
1  
SP1.12

CUBIC CONTENT DIAGRAM

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

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

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







5  
SP1.12 CCR AXONOMETRIC

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



1150 N. OCEAN WAY  
ALM BEACH, FLORIDA 33480



DESIGN CONFORMS TO THE  
2020 FLORIDA BUILDING CODE RESIDENTIAL

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REVISION NARRATIVE:

PROJECT NO: 23-01

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SP1.13 SCALE: 1" = 30'