

VICINITY LOCATION MAP



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PROJECT TEAM:
OWNER: 1150 N OCEAN WAY LLC
ARCHITECT: CLEMENS BRUNS
LANDSCAPE: CLEMENS BRUNS
STRUCTURAL ENGINEER: FARLE
MEP ENGINEER: TREASURE CO.
CIVIL ENGINEER: GRUBER CONS
SURVEYOR: WALLACE SURVEYI
SCOPE OF WORK: PROPOSED NEW TWO-STORY R AND FOUNTAINS. EXISTING RESIDENCE TO BE DE NO VARIANCES OR EXCEPTIONS
PROJECT INFO: 1150 N OCEAN WAY, PALM BEAC ARCOM MAJOR #23-166 FIRST SUBMITTAL DATE: 11/02/20

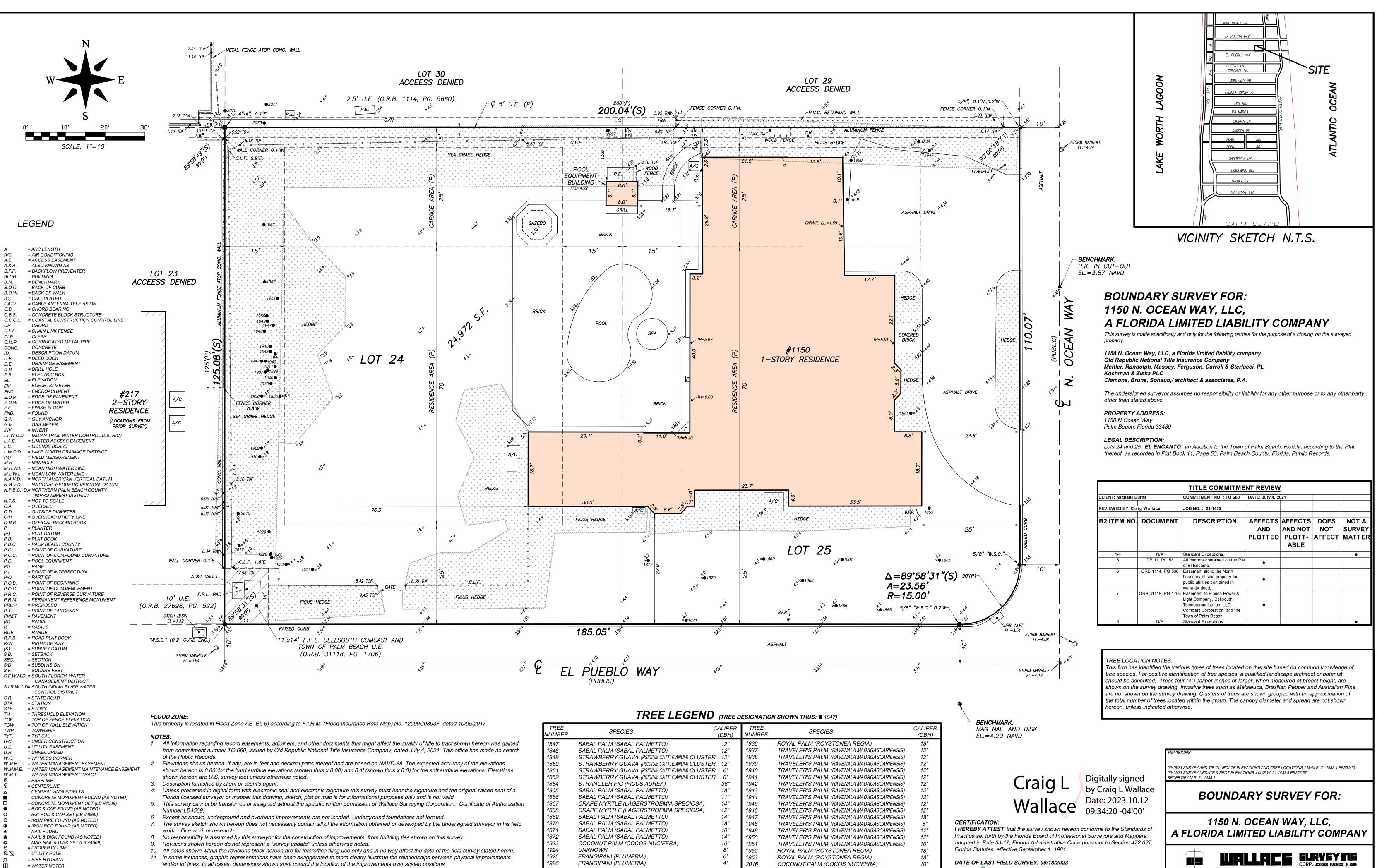
C1.1

C1.2

FIRST SUBMITTAL DATE: 11/02/20 FINAL SUBMITTAL DATE: 12/07/20 PROJECTED DATE OF HEARING

<b>CEIVED</b> figueroa at 1:18 pm, Dec 06, 2023	
X - ARCOM REVIEW	
OVER SHEET	
OCATION PLAN - SITE ANALYSIS	
TREET PHOTOS	
STREET PHOTOS	
TREET PHOTOS	
ONING LEGEND	
REA CALCULATIONS	
UBIC CONTENT DIAGRAM & CALCULATIONS	
SITE SECTIONS	
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ECOND FLOOR PLAN	
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RCHITECTURAL DETAILS	
COLUMNS AND POST DETAILS	
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VINDOW AND DOOR ELEVATIONS	
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CANOPY PLANTING PLAN	
INDERSTORY PLANTING PLAN	
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ANDSCAPE ELEVATIONS	
ENCES, WALLS, GATES AND MATERIALS	
CONSTRUCTION SCREENING AND TRUCK LOGISTICS	
ONCEPTUAL SITE GRADING & DRAINAGE PLAN	
CONCEPTUAL CONSTRCUTION STAGING AND EROSION CONTROL PLAN	
CONCEPTUAL GRADING PLAN	
CIVIL DETAILS	
OCEAN WAY LLC	
EMENS BRUNS SCHAUB ARCHITECT & THE ASSOCIATES STUDIO LLC	
NGINEER: FARLEY ENGINEERING, LLC	
TREASURE COAST ENGINEERING	
: GRUBER CONSULTING ENGINEERS, INC.	
<u>:</u> GRUBER CONSULTING ENGINEERS, INC. LACE SURVEYING CORP.	
: GRUBER CONSULTING ENGINEERS, INC.	)L
: GRUBER CONSULTING ENGINEERS, INC. LACE SURVEYING CORP. K: V TWO-STORY RESIDENCE WITH RELATED HARDSCAPE, LANDSCAPE, POC	)L
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: GRUBER CONSULTING ENGINEERS, INC. LACE SURVEYING CORP. K: V TWO-STORY RESIDENCE WITH RELATED HARDSCAPE, LANDSCAPE, POC S. ENCE TO BE DEMOLISHED UNDER A SEPARATE PERMIT	)L
: GRUBER CONSULTING ENGINEERS, INC. LLACE SURVEYING CORP. K: / TWO-STORY RESIDENCE WITH RELATED HARDSCAPE, LANDSCAPE, POC S. ENCE TO BE DEMOLISHED UNDER A SEPARATE PERMIT OR EXCEPTIONS REQUESTED /AY, PALM BEACH, FL 33480	)L
: GRUBER CONSULTING ENGINEERS, INC. LACE SURVEYING CORP. K: V TWO-STORY RESIDENCE WITH RELATED HARDSCAPE, LANDSCAPE, POC S. ENCE TO BE DEMOLISHED UNDER A SEPARATE PERMIT OR EXCEPTIONS REQUESTED	)L

	BURNS RESIDENCE 1150 N. OCEAN WAY PALM BEACH, FLORIDA 33480								
	AR8336								
AR(	CHITECT & ASSO AR8336 P.O. BOX 664160 VERO BEACH EMAIL: CBS@CBSARCH WWW.CBSARCHS.C PH: 772.231.148 DESIGN CONFORMS T 2020 FLORIDA BUILDING CODI	CIATES, PA FLORIDA 32964 S.COM OM 4 O THE							
THE	ASSOCIATES S 664 AZALEA LANE VERO BEACH, FLORIDA S EMAIL: TAS@TAS-Studio www.TheAssociatesStudio Ph: 772.231.1484	22963 0.com							
REV ID	ISSUE	DATE 12/06/2023							
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SHE	ET TITLE: COVER SH	EET							
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- = WATER VALVE
- = LIGHT POLE

This property is located in Flood Zone AE_EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393F, dated 10/05/2017.	TREE NUMBER	SPECIES	CALIPER (DBH)	TREE NUMBER	SPECIES	CALIPER (DBH)
						· · · · · · · · · · · · · · · · · · ·
1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained	1847	SABAL PALM (SABAL PALMETTO)	12"	1936	ROYAL PALM (ROYSTONEA REGIA)	18"
from commitment number TO 660, issued by Old Republic National Title Insurance Company, dated July 4, 2021. This office has made no search	1848	SABAL PALM (SABAL PALMETTO)	12"	1937	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
of the Public Records.	1849	STRAWBERRY GUAVA (PSIDIUM CATTLEIANUM) CLUST		1938	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations	1850	STRAWBERRY GUAVA (PSIDIUM CATTLEIANUM) CLUST	TER 12"	1939	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations	1851	STRAWBERRY GUAVA (PSIDIUM CATTLEIANUM) CLUST	TER 6"	1940	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
shown hereon are U.S. survey feet unless otherwise noted.	1852	STRAWBERRY GUAVA (PSIDIUM CATTLEIANUM) CLUST	TER 6"	1941	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
3. Description furnished by client or client's agent.	1864	STRANGLER FIG (FICUS AUREA)	36"	1942	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a	1865	SABAL PALM (SABAL PALMETTÓ)	18"	1943	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIŚ)	12"
Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.	1866	SABAL PALM (SABAL PALMETTO)	11"	1944	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization	1867	CRAPE MYRTLE (LAGERSTROEMIA SPECIOSA)	14"	1945	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
Number LB4569.	1868	CRAPE MYRTLE (LAGERSTROEMIA SPECIOSA)	12"	1946	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.	1869	SABAL PALM (SABAL PALMETTO)	14"	1947	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	18"
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field	1870	SABAL PALM (SABAL PALMETTO)	18"	1948	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIŚ)	8"
work, office work or research.	1871	SABAL PALM (SABAL PALMETTO)	10"	1949	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIŚ)	12"
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.	1872	SABAL PALM (SABAL PALMETTO)	14"	1950	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.	1923	COCONUT PALM (COCOS NUCIFERA)	10"	1951	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	10"
10. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.	1924	UNKNOWN	8"	1952	ROYAL PALM (ROYSTONEA REGIA)	18"
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements	1925	FRANGIPANI (PLUMERIA)	6"	1953	ROYAL PALM (ROYSTONEA REGIÁ)	18"
and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.	1926	FRANGIPANI (PLUMERIA)	4"	2016	COCONUT PALM (COCOS NUCIFERA)	10"
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor.	1927	FRANGIPANI (PLUMERIA)	5"	2017	COCONUT PALM (COCOS NUCIFERÁ)	10"
Additions and/or deletions made to the face of this survey will make this survey invalid.	1928	UNKNOWN	12"	2027	BANYAN (FICUS BENGHALENSIS)	48"
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges	1929	ROYAL PALM (ROYSTONEA REGIA)	18"	2077	BANYAN (FICUS BENGHALENSIS)	120"
and/or perimeter walls are shown in their relative position to the boundary.	1930	SABAL PALM (SABAL PALMETTO)	12"	2078	UNKNOWN	24"
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.	1935	PYGMY DATE PALM (PHOENIX ROEBELENII)	6"	2079	ARECA PALM (DYPSIS LUTESCENS)	24"

		5553 VILLA	VILLAGE BOULEVARD, WEST PALM BEACH, FLO						DRP. LICENSED BUSINESS # 4569 ORIDA 33407 * (561) 640-4551				
FIELD	В.М.		OB N	0.:	21-	1433		F.B. PB.	316 P	'G. 18	3		
OFFICE	М.В.	1	ATE		7/14	4/21		DWG. NO.	21	-143	33		
С′К′Ъ	<i>C.W</i> .		EFI	2	1—14.	33.DW	G	SHEET	1	OF	1		

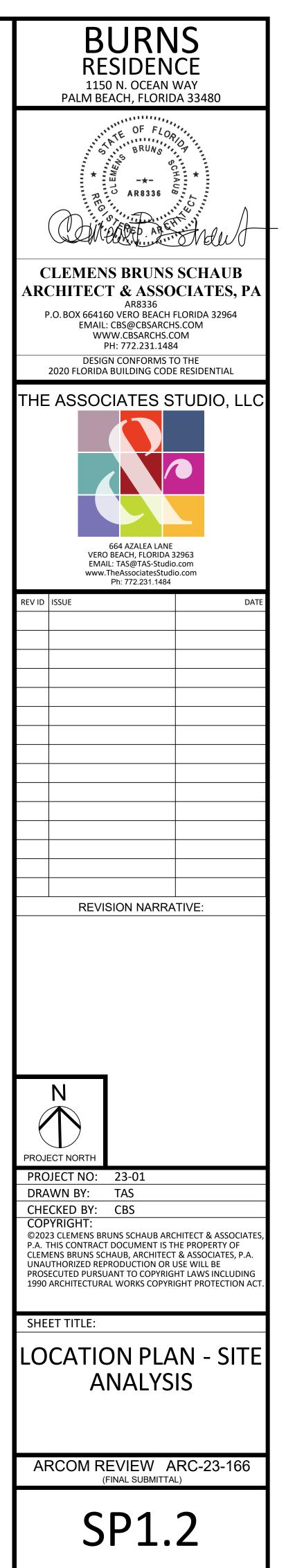
Craig L. Wallace Professional Surveyor and Mapper Florida Certificate No. 3357

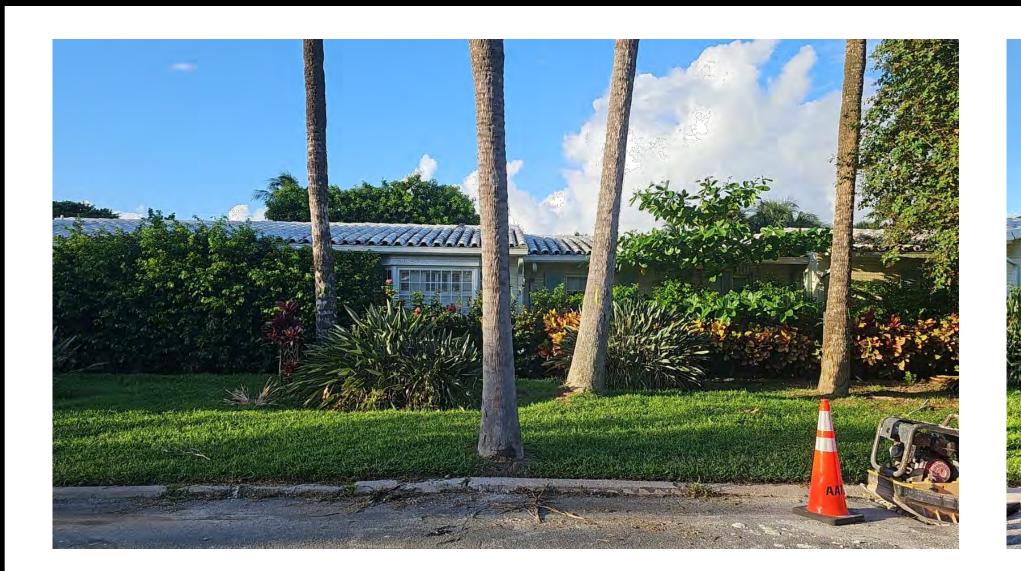
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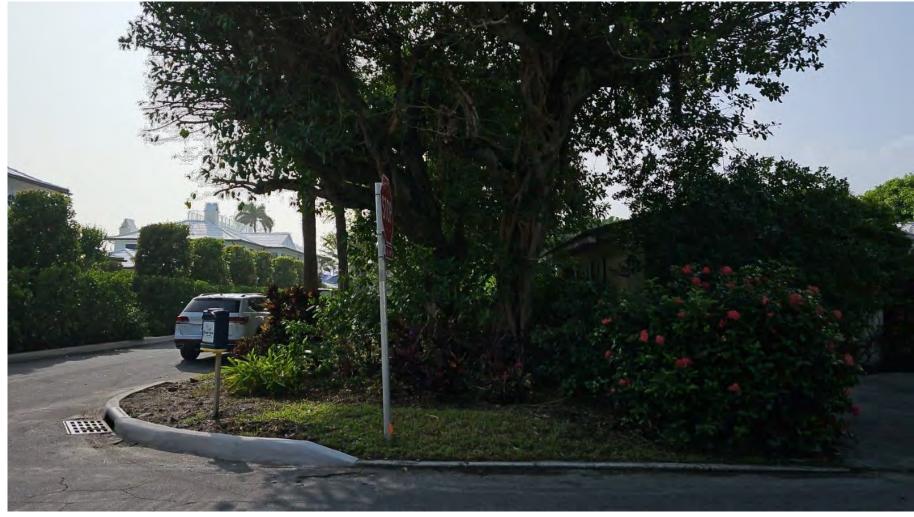








EL PUEBLO WAY - WEST PROPERTY CORNER



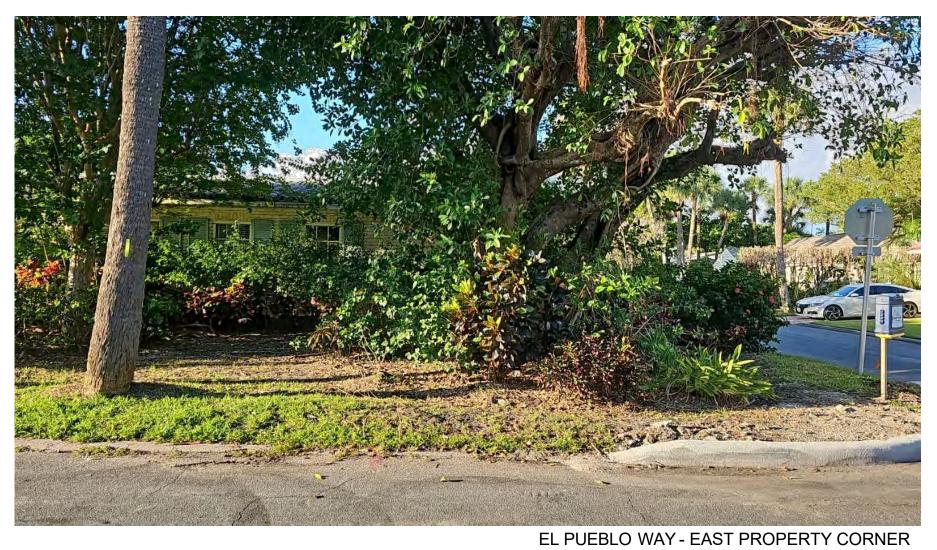
N OCEAN WAY - SOUTH PROPERTY CORNER

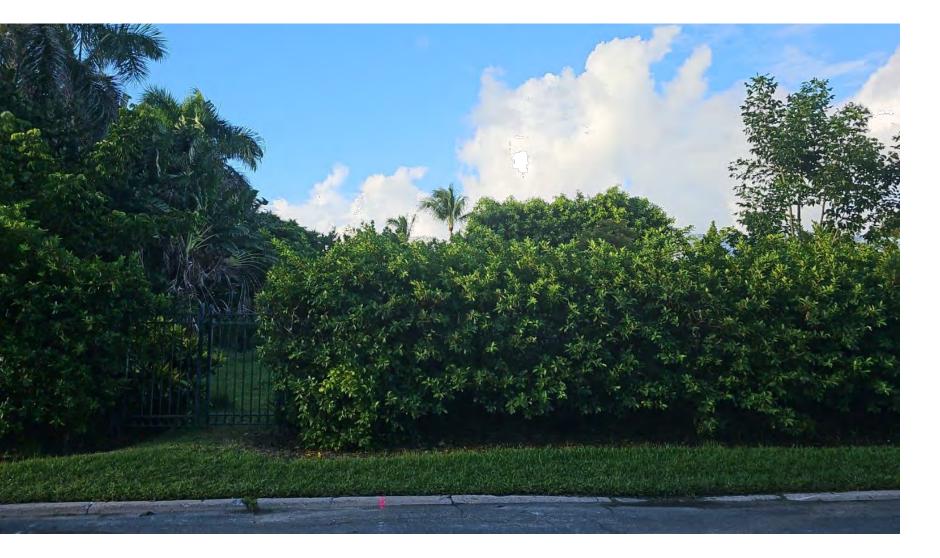


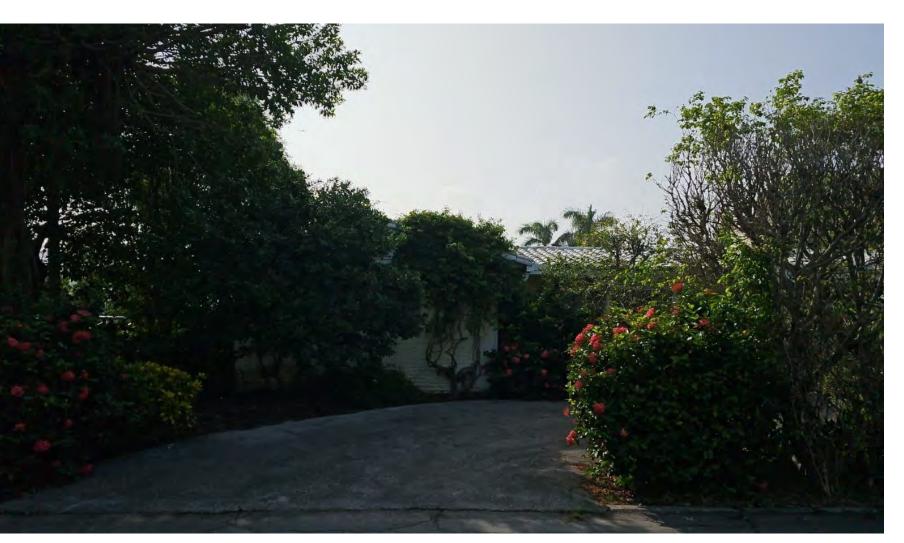
N OCEAN WAY - NORTH PROPERTY CORNER

1150 N OCEAN WAY







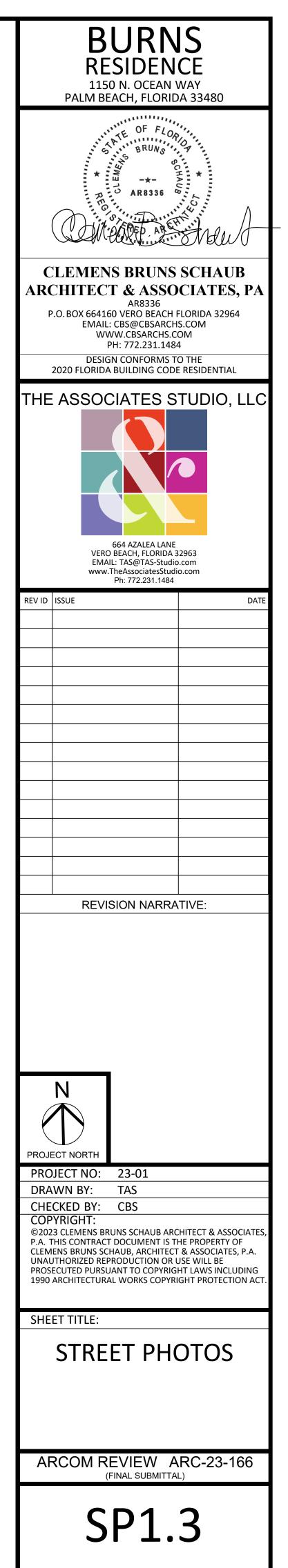


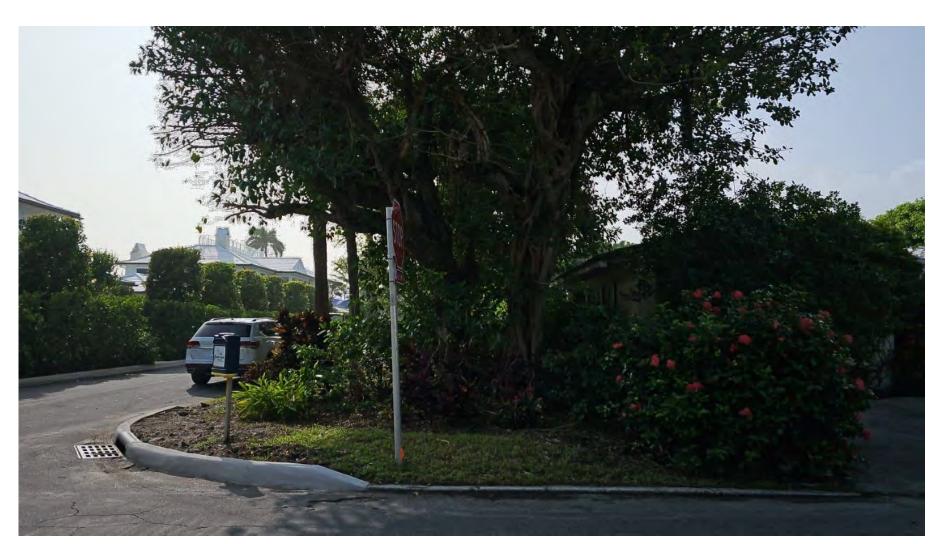






Quitens KEY PLAN





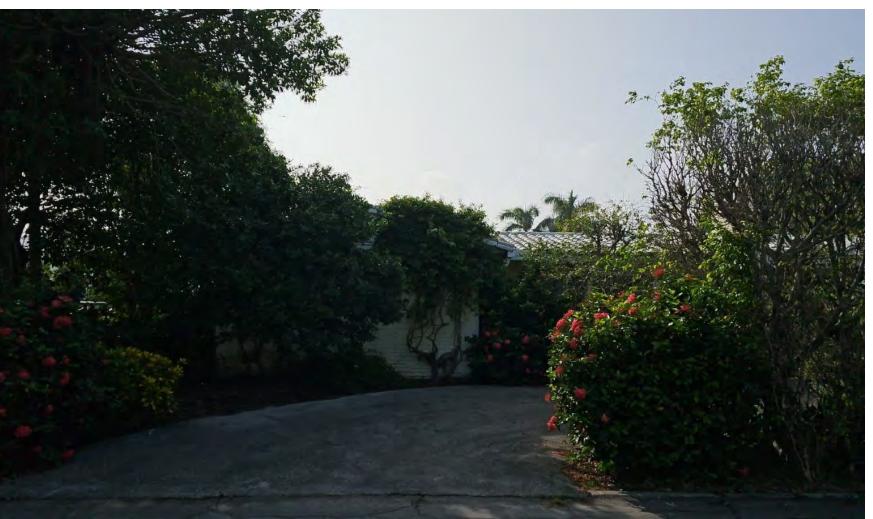
1150 N OCEAN WAY



1150 N OCEAN WAY



KEY PLAN







1150 N OCEAN WAY

	BURN RESIDEN 1150 N. OCEAN V PALM BEACH, FLORID	CE WAY							
AR8336									
CLEMENS BRUNS SCHAUB ARCHITECT & ASSOCIATES, PA AR8336 P.O. BOX 664160 VERO BEACH FLORIDA 32964 EMAIL: CBS@CBSARCHS.COM WWW.CBSARCHS.COM PH: 772.231.1484 DESIGN CONFORMS TO THE 2020 FLORIDA BUILDING CODE RESIDENTIAL									
THE	ASSOCIATES S	22963 0.com							
REV ID	ISSUE	DATE							
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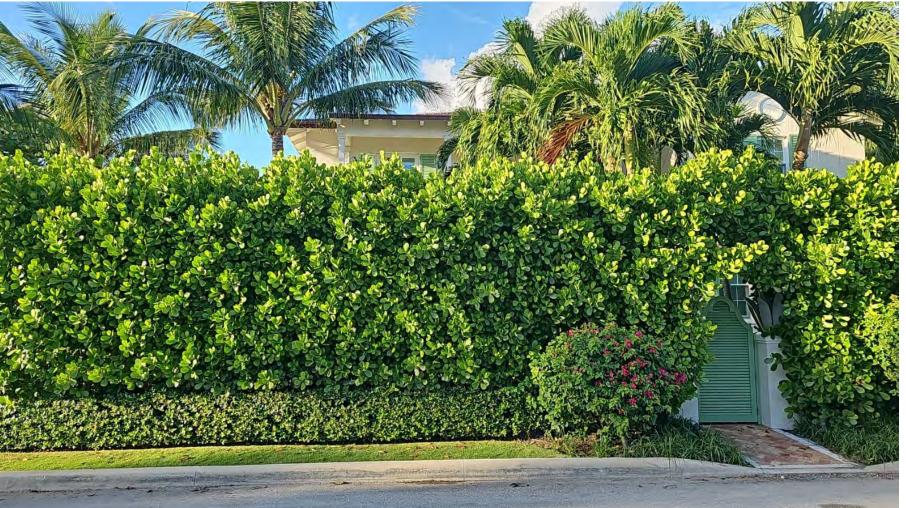
217 EL PUEBLO WAY



225 EL PUEBLO WAY



KEY PLAN



217 EL PUEBLO WAY



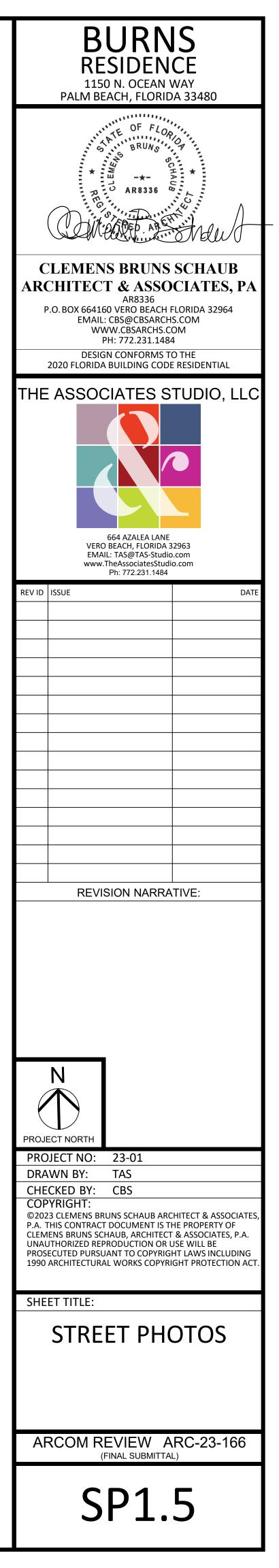
225 EL PUEBLO WAY



217 EL PUEBLO WAY



225 EL PUEBLO WAY





208 EL PUEBLO WAY



224 EL PUEBLO WAY



224 EL PUEBLO WAY







208 EL PUEBLO WAY

### 224 EL PUEBLO WAY

			230					ME	1000	N Oo		
La Puerta Way La Puerta Way El Pueblo Way El Pue	1990	-	2465	-			12010		201	an Way		
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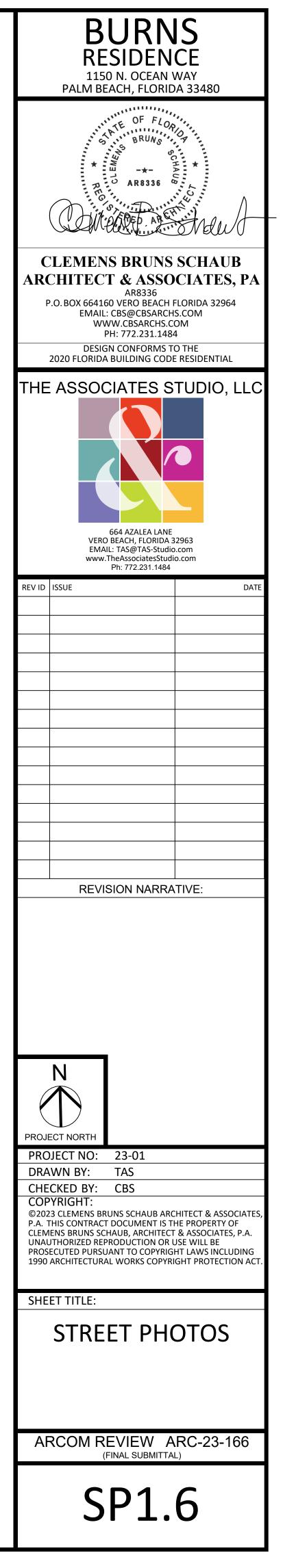
KEY PLAN



208 EL PUEBLO WAY



224 EL PUEBLO WAY





1171 EL PUEBLO WAY



208 EL PUEBLO WAY



200 LA PUERTA WAY





2

El Puel 220 Queens

KEY PLAN

1161 N OCEAN WAY

### 110 EL PUEBLO WAY

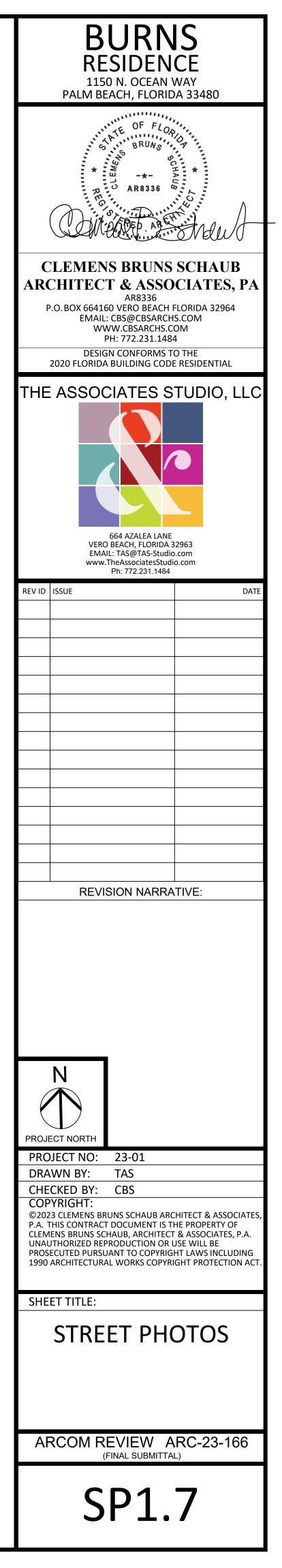
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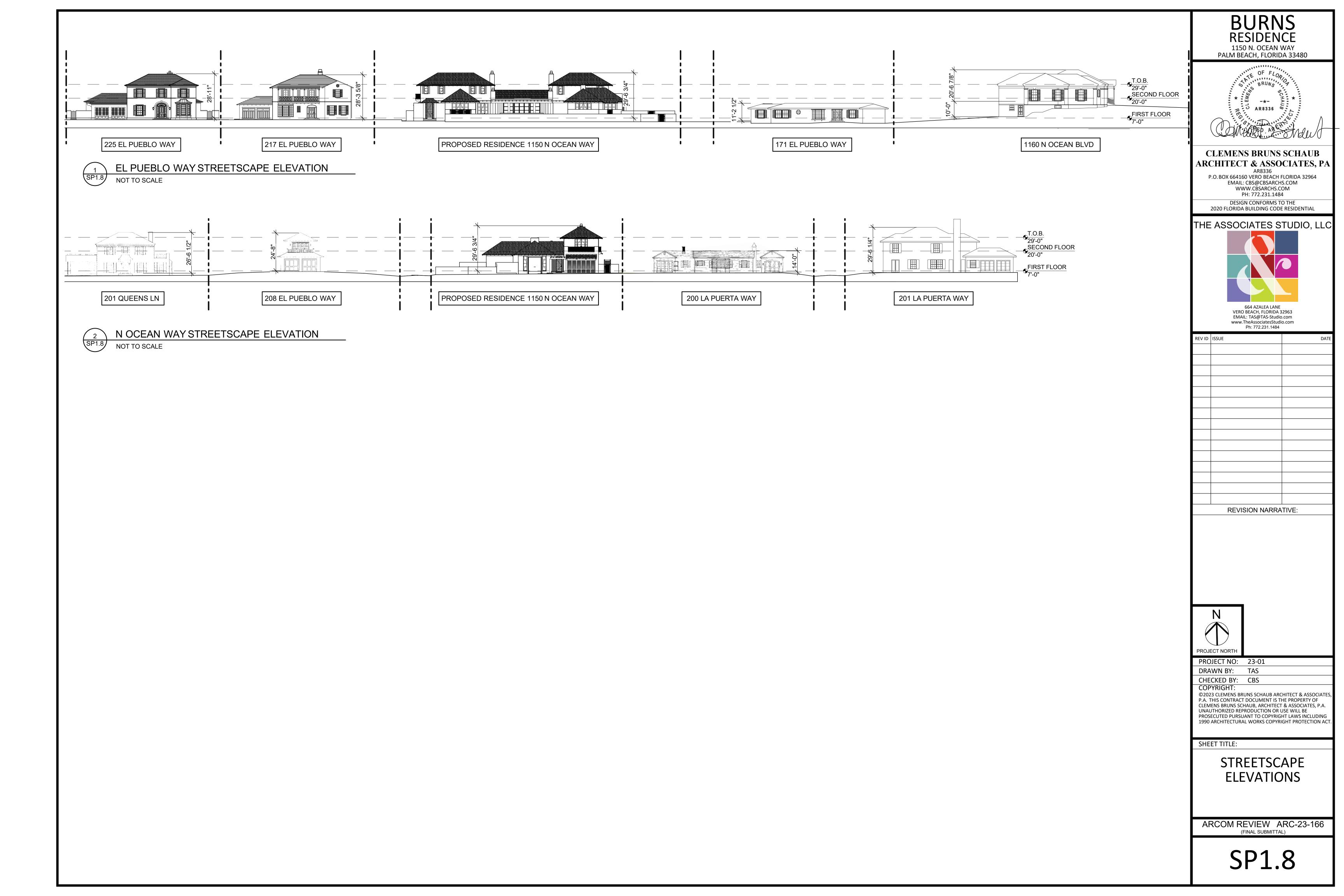


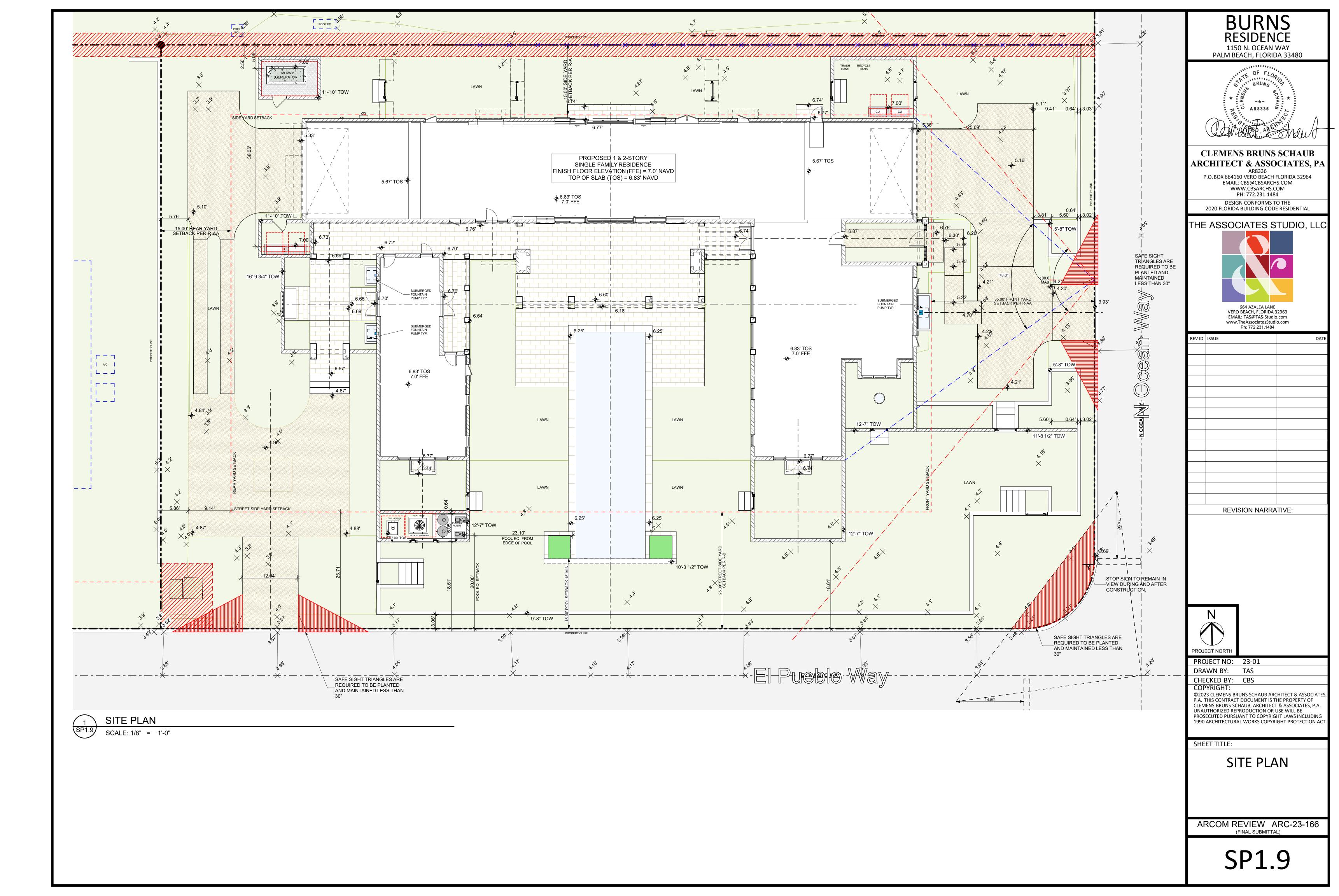
171 EL PUEBLO WAY

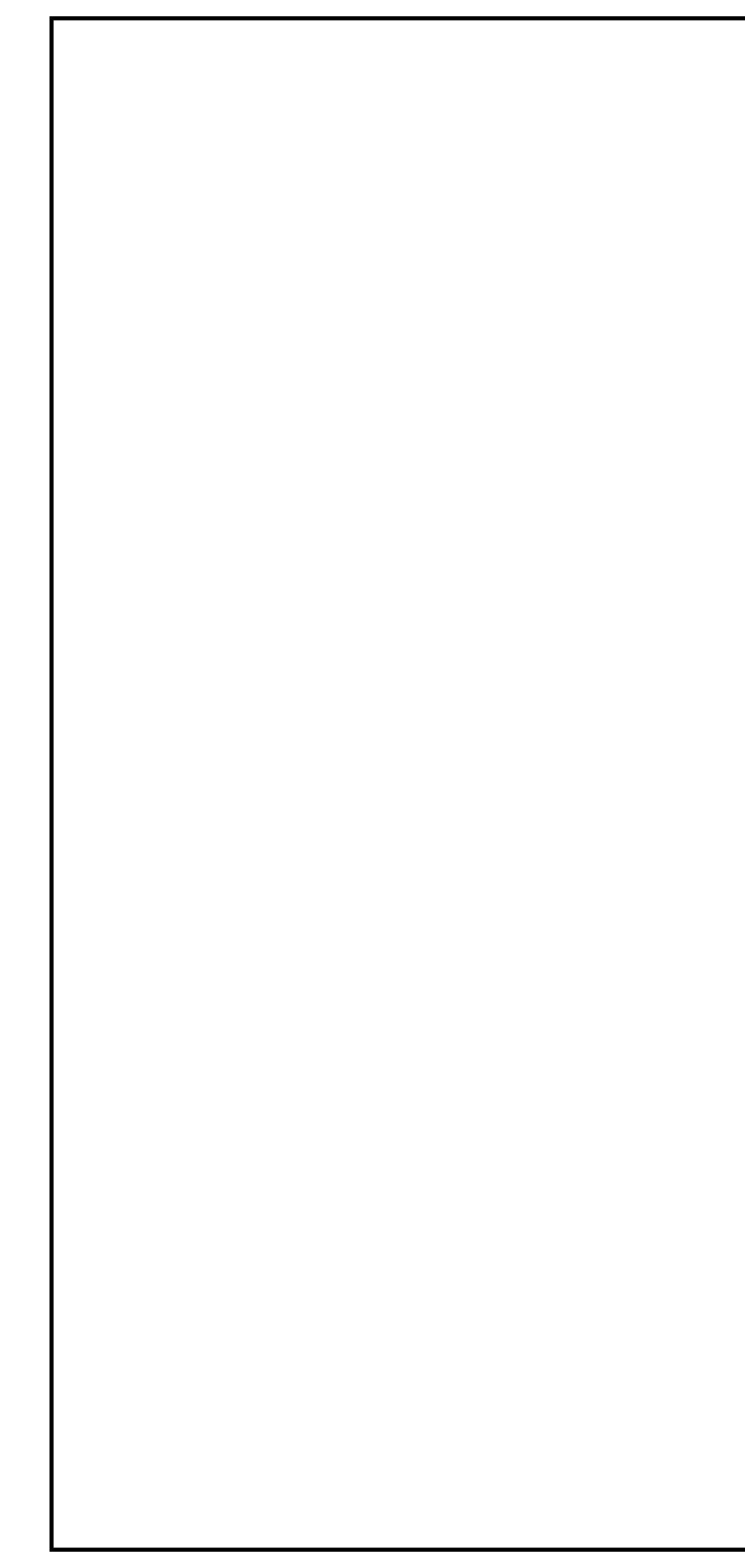


171 EL PUEBLO WAY



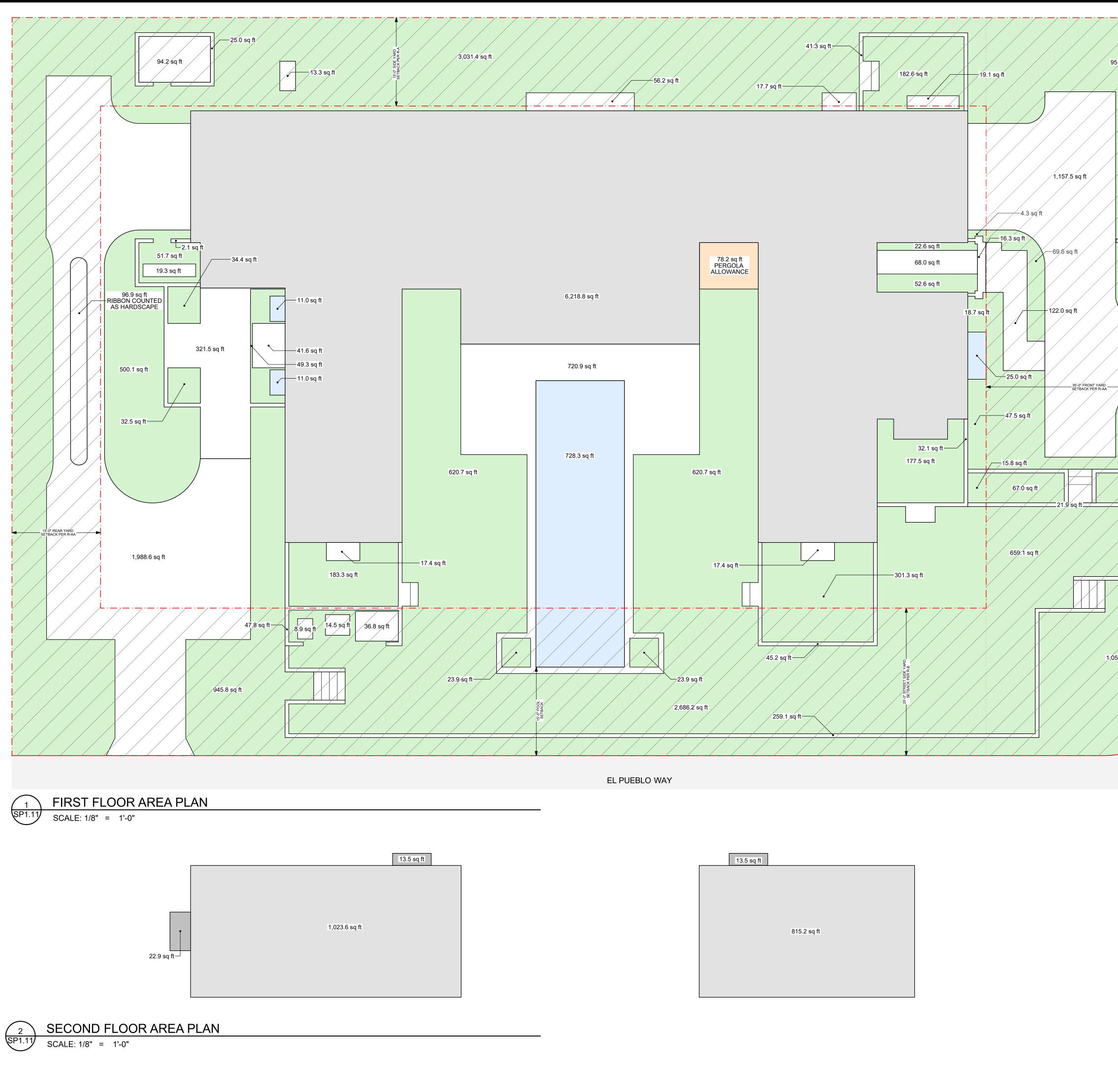




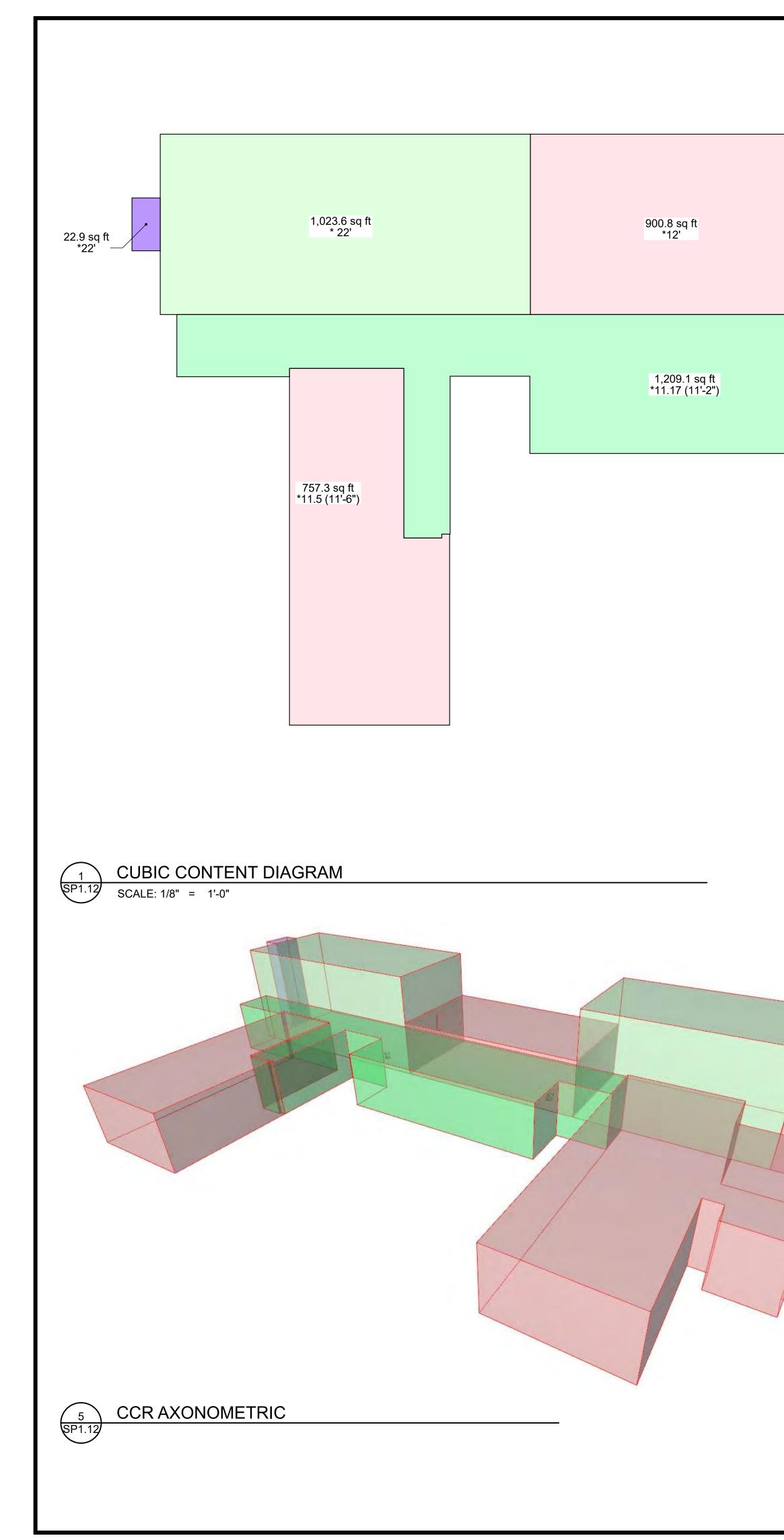


Line #		Zoning Legen	d							
1	Property Address:	1150 N OCEAN WAY, PALM BEACH, FLORIDA 33480								
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL								
3	Lot Area (sq. ft.):	24,972								
4	Lot Width (W) & Depth (D) (ft.):									
5	<b>Structure Type:</b> (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMIL	Y							
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)		- -	· · ·						
9		REQ'D / PERMITTED	EXISTING	PROPOSED						
10	Lot Coverage (Sq Ft and %)	,	N/A	6,218 - 25%						
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	IN/A	N/A	6,922						
12	*Front Yard Setback (Ft.)	35 (E)	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	<b>**</b> 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 re	efer to TOPB Landscape	e Legend.						

BURNS								
RESIDENCE 1150 N. OCEAN WAY								
PALM BEACH, FLORIDA 33480								
STATE OF FLOP								
* * SCHA								
AR8336								
COMPOSED AS SHEWT								
CLEMENS BRUNS SCHAUB								
ARCHITECT & ASSOCIATES, PA								
P.O. BOX 664160 VERO BEACH FLORIDA 32964 EMAIL: CBS@CBSARCHS.COM WWW.CBSARCHS.COM								
PH: 772.231.1484 DESIGN CONFORMS TO THE								
THE ASSOCIATES STUDIO, LLC								
664 AZALEA LANE								
VERO BEACH, FLORIDA 32963 EMAIL: TAS@TAS-Studio.com www.TheAssociatesStudio.com								
Ph: 772.231.1484 REV ID ISSUE DATE								
REVISION NARRATIVE:								
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.8 sq ft						R 11	BURN ESIDEN .50 N. OCEAN N BEACH, FLORID	CE WAY
39,3 sq ft							AR8336	Sherry A
					AR(	CHITE O. BOX 664 EMA V DES	NS BRUNS CT & ASSO AR8336 160 VERO BEACH F IL: CBS@CBSARCH VWW.CBSARCHS.CC PH: 772.231.1484 IGN CONFORMS TO DA BUILDING CODE	CIATES, PA FLORIDA 32964 S.COM OM 4 O THE
	N OCEAN WAY				THE	VE	OCIATES S 664 AZALEA LANE RO BEACH, FLORIDA 3 MAIL: TAS@TAS-Studio w.TheAssociatesStudii Ph: 772.231.1484	o.com
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7.4 sq ft								
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						NI	7	
						IN 不		
		A/C = 4,053 SQ FT O/C = 1,135 SQ FT						
		R A/C = 1839 SQ FT R O/C = 50 SQ FT				JECT NO: WN BY:	23-01 TAS	
	GARAGE/ST	FORAGE = 1,030 SQ FT				CKED BY: YRIGHT:	CBS	
		SCAPE = 12,537 SQ F <sup>-</sup> E = 5,362 SQ FT	Г		©202 P.A. 1	3 CLEMENS HIS CONTRA	CT DOCUMENT IS TI	
		AREA = 24,972 SQ FT			UNAL PROS	ITHORIZED R ECUTED PUR	EPRODUCTION OR L SUANT TO COPYRIG	<sup>®</sup> & ASSOCIATES, P.A. JSE WILL BE HT LAWS INCLUDING GHT PROTECTION ACT.
			REA = 50% TOTALLOT :	= 12,486 SQ FT	SHF	ET TITLE:		
	PROVIDED	OPEN LANDSCAPED A	REA = 50.2% = 12,537 S	Q FT				ATIONS
	2 STORY BL	OT COVERAGE JILDINGS = 25%					LALUUL	
	DUILDING F	OOTPRINT = 6,219 SQ	г I <i>=</i> 25%					
	LEGEND							
		UILDING OOTPRINT	OPEN LANDS	CAPE				
		ARDSCAPE			AF	KCOM I	REVIEW A	RC-23-166
		ETBACK REGION	ALLOWANCE	JRE				
						S	P1.1	1





- UNENCLOSED 1ST FLOOR
- ENCLOSED 2 STORY

ENCLOSED 1 STORY

### TOTAL PROPOSED CCR

	0/0 010
NENCLOSED SPACE REMAINDER = 12589.71-4812.5	

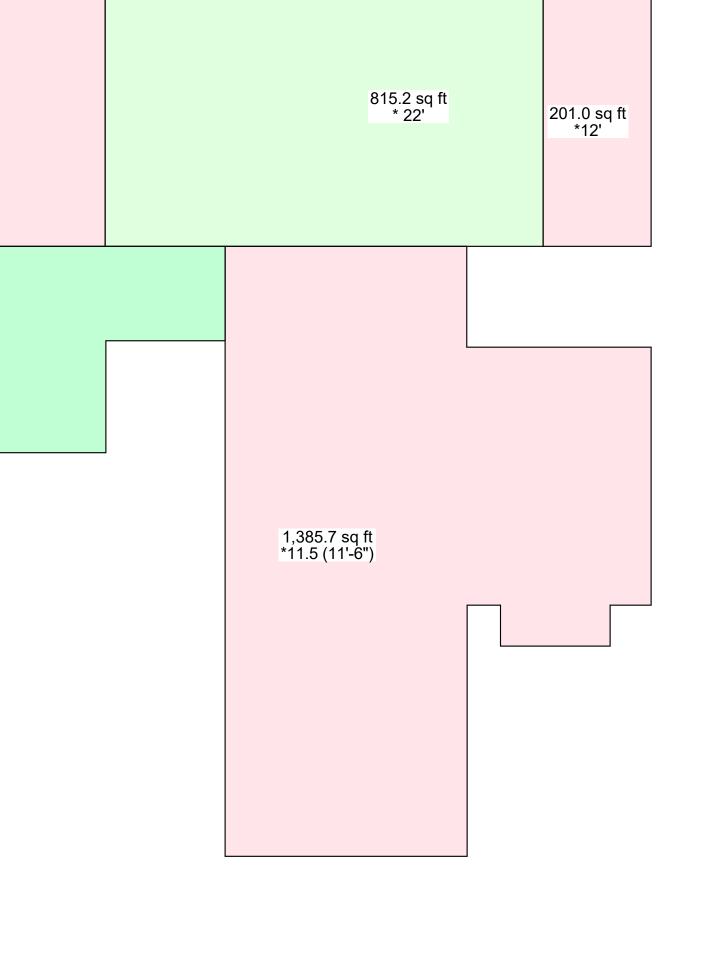
MAX ALLOWABLE CCR = 3.5 + [((60,000-25,000)/50,000)*.5] = 3.85 OR	
TOTAL ALLOWABLE EXCLUDED FOR UNENCLOSED COVERED = 5% OR	

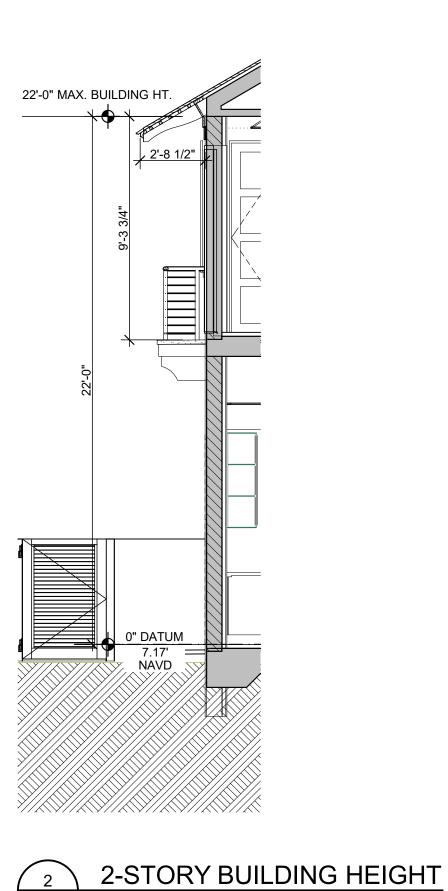
LOT SIZE = 25,000 S.F.	S.F. AREA	HEIGHT (FT) (	C
ENCLOSED 2 STORY	815.20	22.00	
ENCLOSED 2 STORY	1023.60	22.00	
ENCLOSED 1 STORY	900.80	12.00	
ENCLOSED 1 STORY	201.00	12.00	
ENCLOSED 1 STORY	1385.70	11.50	
ENCLOSED 1 STORY	757.30	11.50	
UNENCLOSED COVERED 2ND FLOOR	22.90	22.00	
UNENCLOSED COVERED 1ST FLOOR	1127.10	11.17	

# CUBIC CONTENT RATIO TABLE

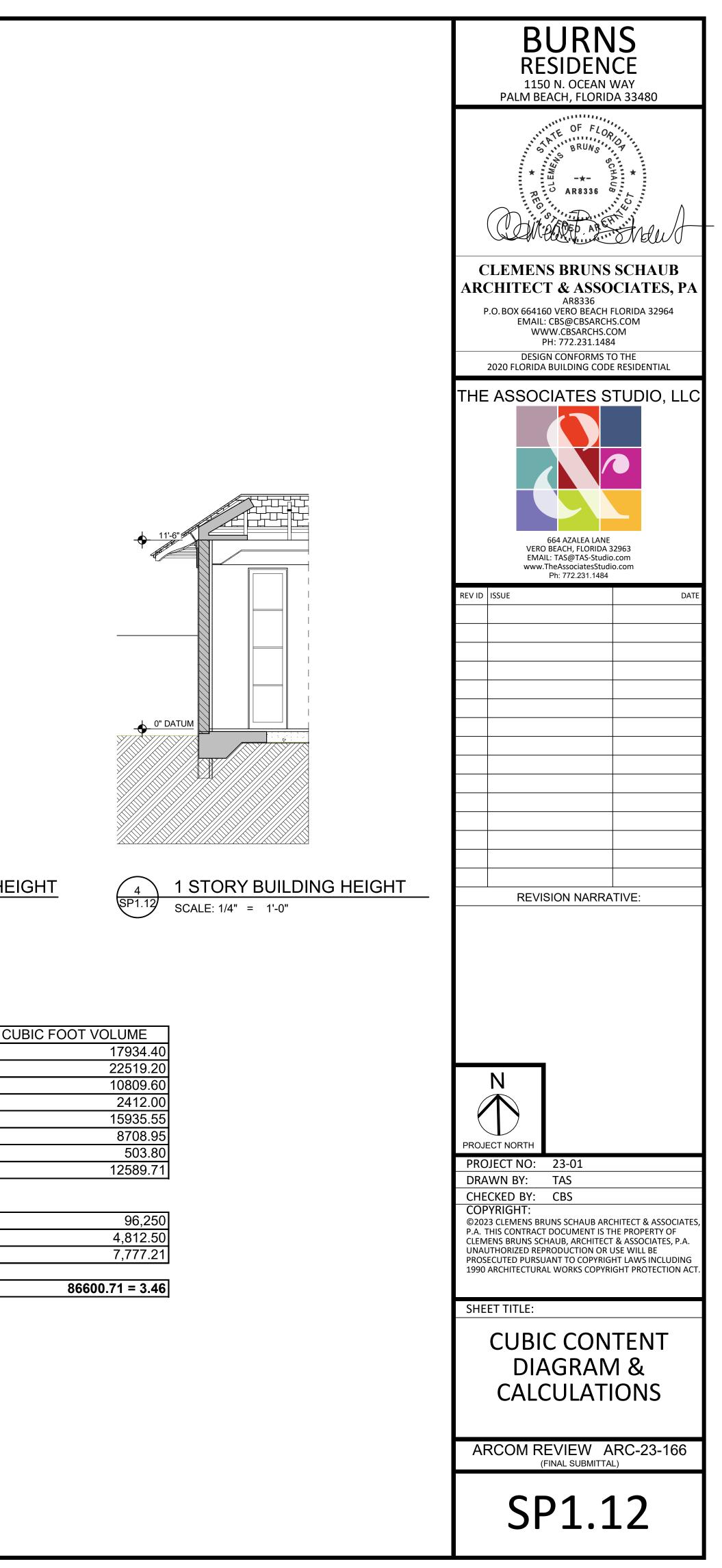
SCALE: 1/4" = 1'-0"

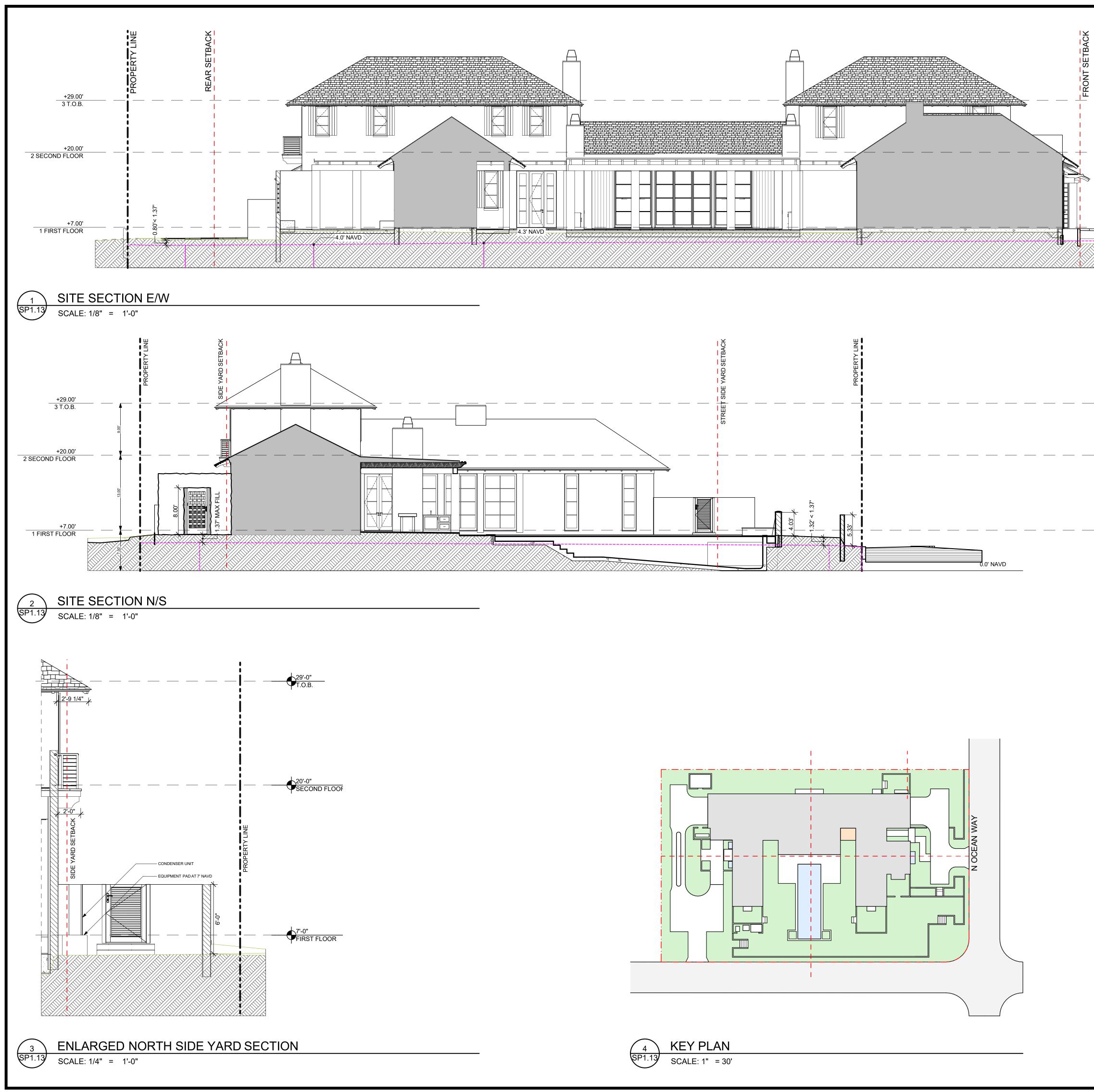
SP1.12





→ 30'-0" MAX. OVERALL BUILDING HT.





PROPERTY LINE		BURNS RESIDENCE 1150 N. OCEAN WAY PALM BEACH, FLORIDA 33480	
	+29.00' 3 T.O.B. +20.00' 2 SECOND FLOOR	AR8336 OF ALL	
4.13' N/ 4.69' NAVD 3.89'	AVD NAVD +7.00' 1 FIRST FLOOR	CLEMENS BRUNS SCHAUB ARCHITECT & ASSOCIATES, PA AR8336 P.O. BOX 664160 VERO BEACH FLORIDA 32964 EMAIL: CBS@CBSARCHS.COM WWW.CBSARCHS.COM PH: 772.231.1484 DESIGN CONFORMS TO THE 2020 FLORIDA BUILDING CODE RESIDENTIAL	
+29.00'		THE ASSOCIATES STUDIO, LLC	
3 T.O.B.		REV ID ISSUE DAT	
+20.00' 2 SECOND FLOOR			
+7.00'			
1 FIRST FLOOR			
		REVISION NARRATIVE:	
		N PROJECT NORTH	
		PROJECT NO:       23-01         DRAWN BY:       TAS         CHECKED BY:       CBS         COPYRIGHT:       ©2023 CLEMENS BRUNS SCHAUB ARCHITECT & ASSOCIATE         P.A. THIS CONTRACT DOCUMENT IS THE PROPERTY OF       CLEMENS BRUNS SCHAUB, ARCHITECT & ASSOCIATES, P.A.         UNAUTHORIZED REPRODUCTION OR USE WILL BE       PROSECUTED PURSUANT TO COPYRIGHT LAWS INCLUDING         1990 ARCHITECTURAL WORKS COPYRIGHT PROTECTION AC	
		SHEET TITLE: SITE SECTIONS	
		ARCOM REVIEW ARC-23-166 (FINAL SUBMITTAL)	
		SP1.13	