

VICINITY LOCATION MAP

PROJECT TEAM:	
<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.
SCOPE OF WORK: 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	
PROJECT INFO: 1150 N OCEAN WAY, PALM BEACH, FL 33480 ARCOM MAJOR #23-166 FIRST SUBMITTAL DATE: 10/05/2023, 11/02/2023 SECOND SUBMITTAL DATE: 11/20/2023 FINAL SUBMITTAL DATE: 12/07/2023, 02/05/2024, 03/11/2024 PROJECTED DATE OF HEARING: 01/24/2024, 02/28/2024, 03/27/2024	

RECEIVED

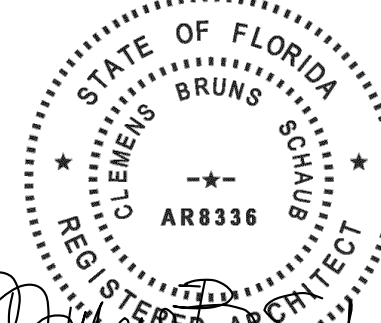
By yfigueroa at 1:33 pm, Mar 11, 2024

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BURNS
RESIDENCE

1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480



CLEMENS BRUNS SCHAUB
ARCHITECT & ASSOCIATES, PA

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P.O. BOX 664160 VERO BEACH FLORIDA 32964
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DESIGN CONFORMS TO THE
2023 FLORIDA BUILDING CODE RESIDENTIAL

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REV ID	ISSUE	DATE
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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
06	ARCOM FINAL RESUBMITTAL-2	03/11/2024

REVISION NARRATIVE:



PROJECT NORTH

PROJECT NO: 23-01

DRAWN BY: TAS

CHECKED BY: CBS

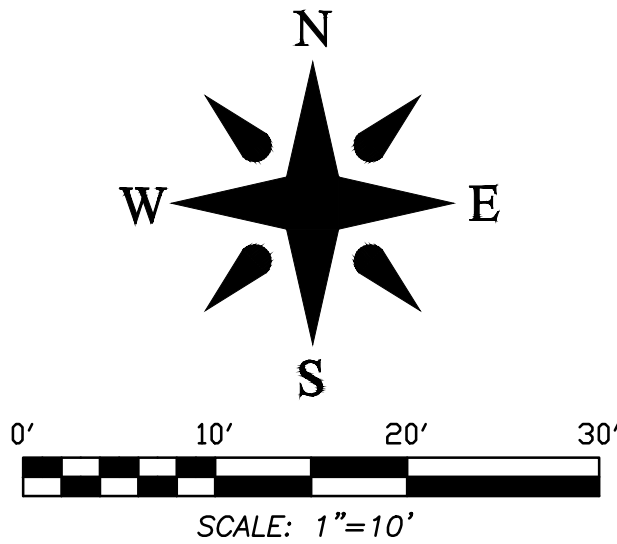
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SHEET TITLE:

COVER SHEET

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

G1.1



LEGEND

A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.E. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
EL. = ELEVATION
EM = ELECTRIC METER
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
F.F. = FINISH FLOOR
F. = FOUND
G.A. = GUY ANCHOR
G.M. = GAS METER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O.H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
P. = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
PO. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
PMT. = PAVEMENT
(R) = RADIUS
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R.W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
SD. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
TH. = THRESHOLD ELEVATION
TOF. = TOP OF FENCE ELEVATION
TOW. = TOP OF WALL ELEVATION
TWP. = TOWNSHIP
TYP. = TYPICAL
UC. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
C. = CENTERLINE
C.A. = CENTRAL ANGLE/DELTA
C.M.F. = CONCRETE MONUMENT FOUND (AS NOTED)
C.M.S. = CONCRETE MONUMENT SET (LB #4569)
R.O.D. = ROD & CAP FOUND (AS NOTED)
S/R. = ROD & CAP SET (LB #4569)
I.R.P.F. = IRON PIPE FOUND (AS NOTED)
I.R.P.F. = IRON PIPE FOUND (AS NOTED)
N.A. = NAIL & DISK FOUND (AS NOTED)
MAG. = MAG NAIL & DISK SET (LB #4569)
P.L. = PROPERTY LINE
U.P. = UTILITY POLE
F. = FIRE HYDRANT
W. = WATER METER
W.V. = WATER VALVE
L. = LIGHT POLE

LOT 23
ACCESS DENIED

#217
2-STORY
RESIDENCE
(LOCATIONS FROM
PRIOR SURVEY)

10' U.E.
(O.R.B. 27696, PG. 522)
F.P.L. PAD
AT&T VAULT
CATCH BASIN
EL.=3.52
W.S.C. (0.2' CURB ENC.)
STORM MANHOLE
EL.=3.64
RAISED CURB
11'x14' F.P.L. BELLSOUTH COMCAST AND
TOWN OF PALM BEACH U.E.
(O.R.B. 31118, PG. 1706)

FLOOD ZONE:

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.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number TO 660, issued by Old Republic National Title Insurance Company, dated July 4, 2021. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations 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 shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- 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.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- 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. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

TREE LEGEND (TREE DESIGNATION SHOWN THUS: ● 1847)

TREE NUMBER	SPECIES	CALIPER (DBH)	TREE NUMBER	SPECIES	CALIPER (DBH)
1847	SABAL PALM (SABAL PALMETTO)	12"	1936	ROYAL PALM (ROYSTONEA REGIA)	18"
1848	SABAL PALM (SABAL PALMETTO)	12"	1937	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
1849	STRAWBERRY GUAVA (PSIDIUM CATTLEIANUM) CLUSTER	12"	1938	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
1850	STRAWBERRY GUAVA (PSIDIUM CATTLEIANUM) CLUSTER	12"	1939	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
1851	STRAWBERRY GUAVA (PSIDIUM CATTLEIANUM) CLUSTER	6"	1940	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
1852	STRAWBERRY GUAVA (PSIDIUM CATTLEIANUM) CLUSTER	6"	1941	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
1864	STRAWBERRY GUAVA (PSIDIUM CATTLEIANUM) CLUSTER	36"	1942	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
1865	SABAL PALM (SABAL PALMETTO)	18"	1943	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
1866	SABAL PALM (SABAL PALMETTO)	11"	1944	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
1867	CRABE MYRTLE (LAGERSTROEMIA SPECIOSA)	14"	1945	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
1868	CRABE MYRTLE (LAGERSTROEMIA SPECIOSA)	12"	1946	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
1869	SABAL PALM (SABAL PALMETTO)	14"	1947	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	18"
1870	SABAL PALM (SABAL PALMETTO)	18"	1948	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	8"
1871	SABAL PALM (SABAL PALMETTO)	10"	1949	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
1872	SABAL PALM (SABAL PALMETTO)	14"	1950	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	12"
1923	COCONUT PALM (COCOS NUCIFERA)	10"	1951	TRAVELER'S PALM (RAVENALA MADAGASCARIENSIS)	10"
1924	UNKNOWN	8"	1952	ROYAL PALM (ROYSTONEA REGIA)	18"
1925	FRANGIPANI (PLUMERIA)	6"	1953	ROYAL PALM (ROYSTONEA REGIA)	18"
1926	FRANGIPANI (PLUMERIA)	4"	2016	COCONUT PALM (COCOS NUCIFERA)	10"
1927	FRANGIPANI (PLUMERIA)	5"	2017	COCONUT PALM (COCOS NUCIFERA)	10"
1928	UNKNOWN	12"	2027	BANYAN (FICUS BENGHALENSIS)	48"
1929	ROYAL PALM (ROYSTONEA REGIA)	18"	2027	BANYAN (FICUS BENGHALENSIS)	120"
1930	SABAL PALM (SABAL PALMETTO)	12"	2078	UNKNOWN	24"
1935	PYGMY DATE PALM (PHOENIX ROEBELENI)	6"	2079	ARECA PALM (DYPHIS LUTESCENS)	24"

BENCHMARK:
MAG NAIL AND DISK
EL.=4.20 NAVD

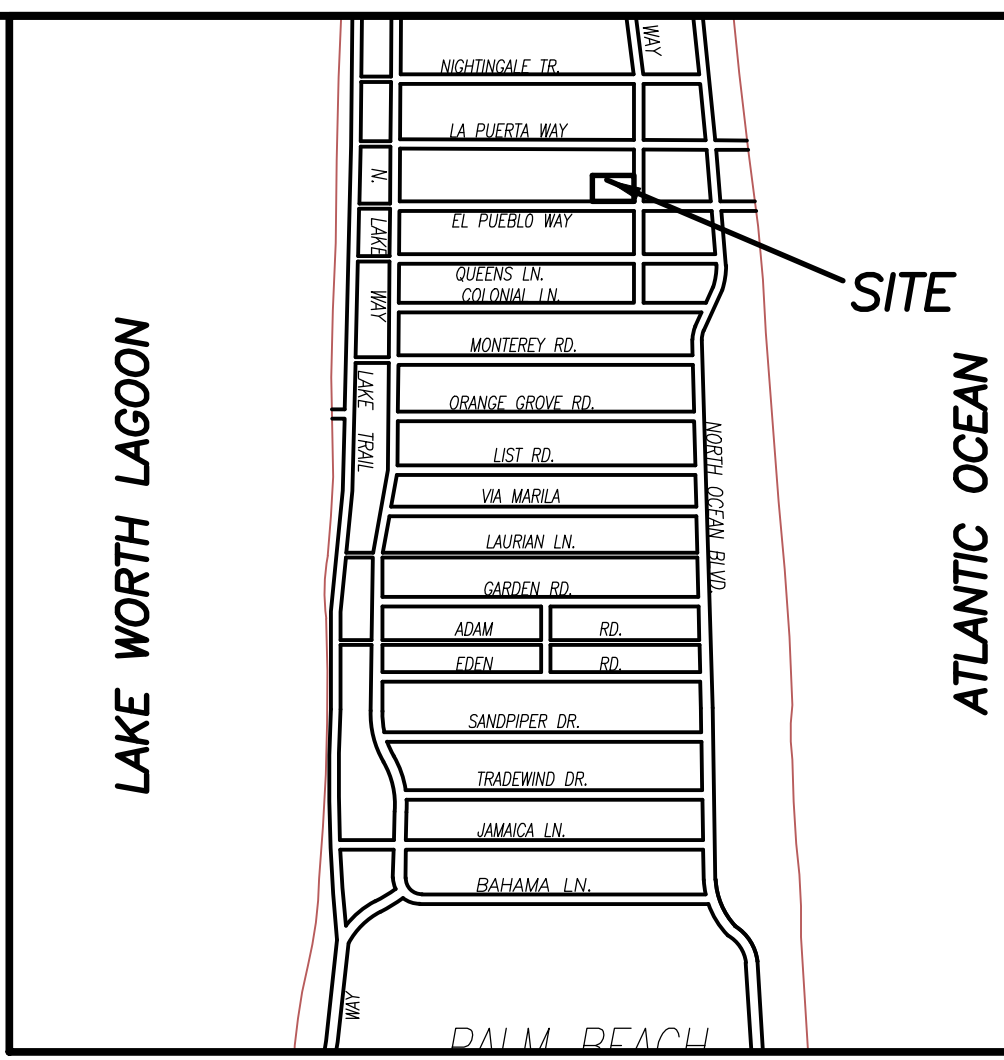
Craig L
Wallace

Digitally signed
by Craig L Wallace
Date: 2023.10.12
09:34:20 -04'00'

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 09/18/2023

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



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR: 1150 N. OCEAN WAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

1150 N. Ocean Way, LLC, a Florida limited liability company
Old Republic National Title Insurance Company
Mettler, Randolph, Massey, Ferguson, Carroll & Sterlacci, PL
Kochman & Ziska PLC
Clemons, Bruns, Sohaub, architect & associates, P.A.

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
1150 N Ocean Way
Palm Beach, Florida 33480

LEGAL DESCRIPTION:

Lots 24 and 25, EL ENCANTO, an Addition to the Town of Palm Beach, Florida, according to the Plat thereof, as recorded in Plat Book 11, Page 53, Palm Beach County, Florida, Public Records.

TITLE COMMITMENT REVIEW

CLIENT: Michael Burns		COMMITMENT NO. : TO 660	DATE: July 4, 2021			
REVIEWED BY: Craig Wallace		JOB NO. : 21-1433				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-4	N/A	Standard Exceptions.				●
5	PB 11, PG 53	All matters contained on the Plat of El Encanto.	●			
6	ORB 1114, PG 566	Easement along the North boundary of said property for public utilities contained in warranty deed.	●			
7	ORB 31118, PG 1706	Easement to Florida Power & Light Company, Bellsouth Telecommunication, LLC, Comcast Corporation, and the Town of Palm Beach.	●			
8	N/A	Standard Exceptions.				●

TREE LOCATION NOTES:

This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species, a qualified landscape architect or botanist should be consulted. Trees four (4") caliber inches or larger, when measured at breast height, are shown on the survey drawing. Invasive trees such as Melaleuca, Brazilian Pepper and Australian Pine are not shown on the survey drawing. Clusters of trees are shown grouped with an approximation of the total number of trees located within the group. The canopy diameter and spread are not shown hereon, unless indicated otherwise.

REVISIONS

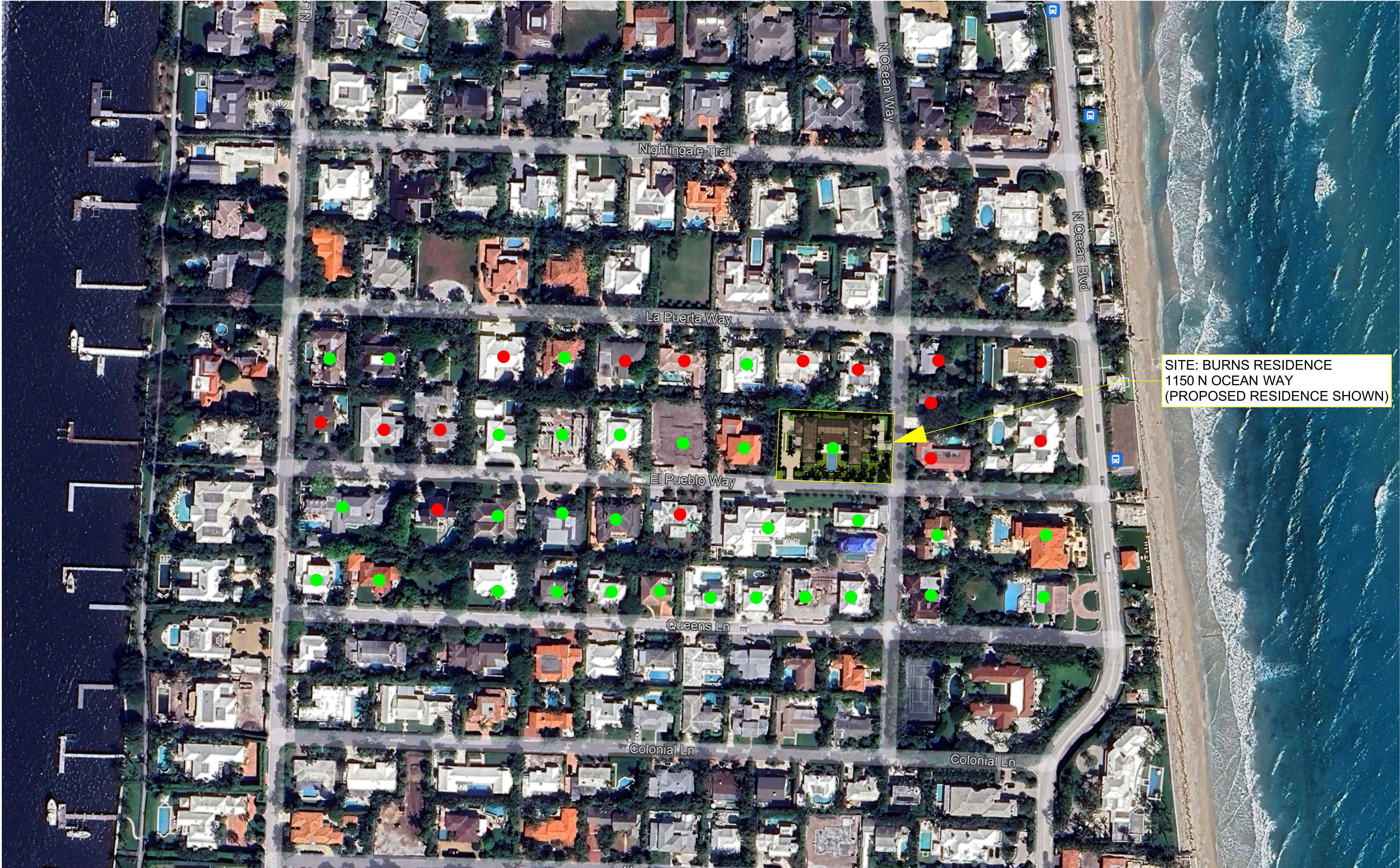
09/18/23 SURVEY AND TIE-IN UPDATE ELEVATIONS AND TREE LOCATIONS J.M.M.B. 21-1433.4 PB354/10
09/14/23 SURVEY UPDATE & SPOT ELEVATIONS J.M.M.B. 21-1433.4 PB352/37
RECEIVED J.M.B. 21-1433.1

BOUNDARY SURVEY FOR:

1150 N. OCEAN WAY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

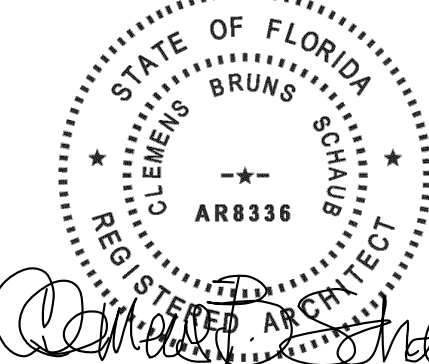
FIELD:	B.M.	JOB NO.:	21-1433	P.B.:	PB316 PG. 18
OFFICE:	M.B.	DATE:	7/14/21	DWG. NO.:	21-1433
C.W.D.:	C.W.	REF.:	21-1433.DWG	SHEET:	1 OF 1



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

● =1 STORY RESIDENCE
● =2 STORY RESIDENCE

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



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ARCHITECT & ASSOCIATES, PA
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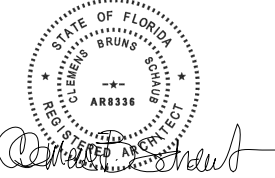
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SHEET TITLE:

LOCATION PLAN - SITE ANALYSIS

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

SP1.2



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ARCHITECT & ASSOCIATES, PA
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P.O. BOX 664160 VERO BEACH FLORIDA 32964
EMAIL: CBS@CBSARCHS.COM
WWW.CBSARCHS.COM
PH: 772.231.1484
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REVISION NARRATIVE:



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CHECKED BY: CBS
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SHEET TITLE:
STREET PHOTOS

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

SP1.3



225 EL PUEBLO WAY

1



225 EL PUEBLO WAY

2



225 EL PUEBLO WAY

3



217 EL PUEBLO WAY

4



217 EL PUEBLO WAY

5



217 EL PUEBLO WAY

6



KEY PLAN

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



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AR8336
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EMAIL: CBS@CBSARCHS.COM
WWW.CBSARCHS.COM
PH: 772.231.1484
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04	ARCOM FINAL	01/24/2024
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SHEET TITLE:
STREET PHOTOS

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

SP1.4



EL PUEBLO WAY - 1150 N OCEAN WAY SOUTH WEST PROPERTY CORNER



EL PUEBLO WAY - 1150 N OCEAN WAY SOUTH WEST PROPERTY CORNER



EL PUEBLO WAY - 1150 N OCEAN WAY SOUTH WEST PROPERTY CORNER



EL PUEBLO WAY - CONTINUED



EL PUEBLO WAY - CONTINUED



EL PUEBLO WAY - 1150 N OCEAN WAY EAST PROPERTY CORNER



KEY PLAN



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SHEET TITLE:
STREET PHOTOS

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

SP1.5



208 EL PUEBLO WAY

1



208 EL PUEBLO WAY

2



208 EL PUEBLO WAY

3



224 EL PUEBLO WAY

4



224 EL PUEBLO WAY

5



224 EL PUEBLO WAY

6



KEY PLAN

1150 N. OCEAN WAY
PALM BEACH, FLORIDA 334



AR8336

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06	ARCOM FINAL RESUBMITTAL-2	03/11/2024

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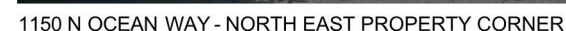
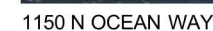
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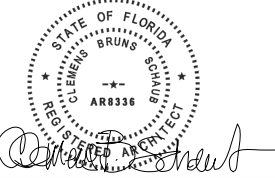
SHEET TITLE:

STREET PHOTOS

(FINAL RESUBMITTAL-2)

SP1.6





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SHEET TITLE:

STREET PHOTOS

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

SP1.7



1171 N OCEAN WAY

1



1161 N OCEAN WAY

2



171 EL PUEBLO WAY

3



171 EL PUEBLO WAY

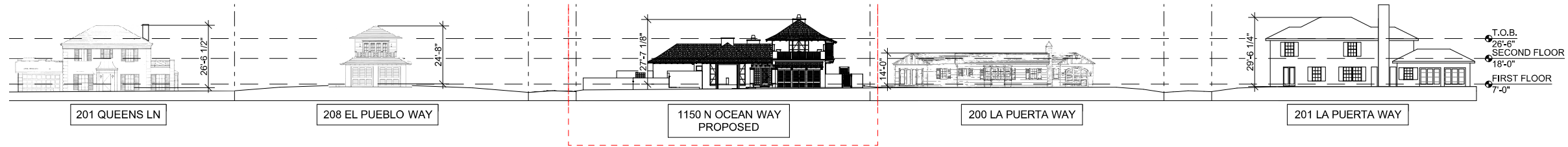
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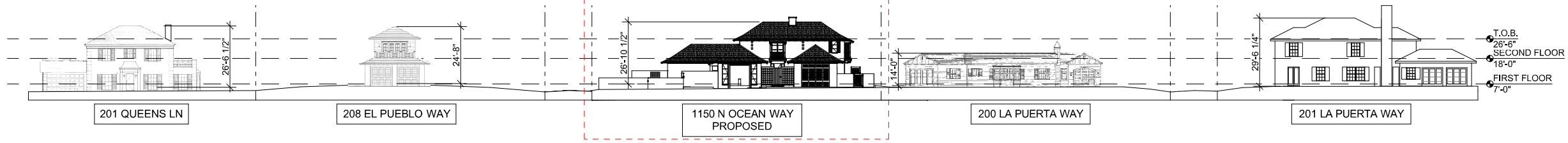
110 EL PUEBLO WAY

5

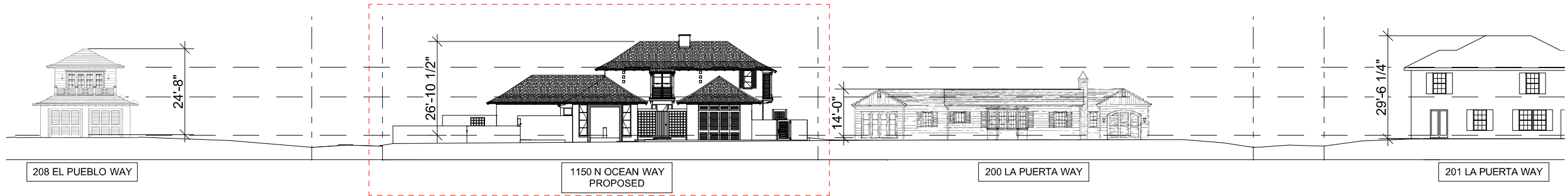




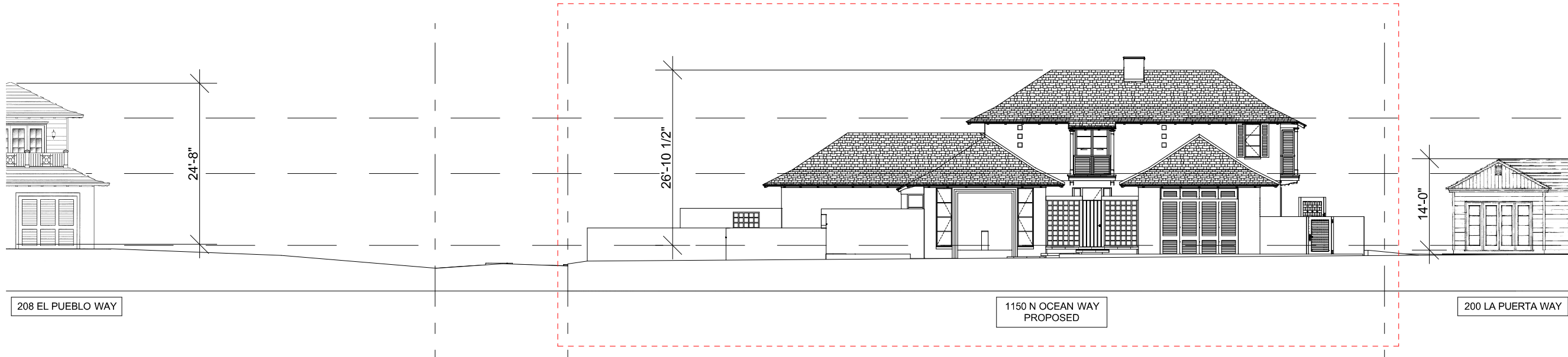
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SP1.8
PREVIOUSLY PROPOSED N OCEAN WAY STREETSCAPE ELEVATION
NOT TO SCALE



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

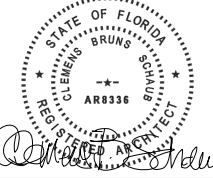


3
SP1.8
CURRENTLY PROPOSED N OCEAN WAY STREETSCAPE ELEVATION (ENLARGED)
NOT TO SCALE



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

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



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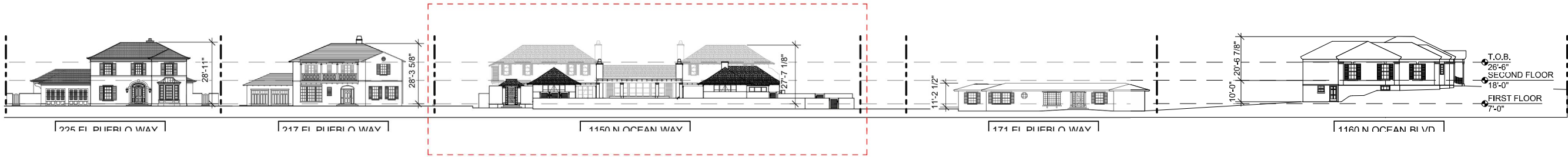
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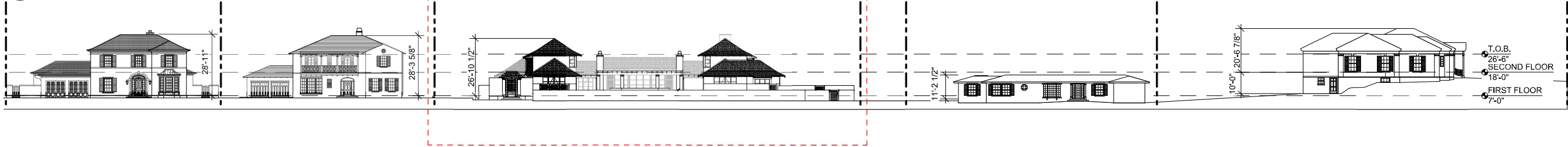
**STREETSCAPE
ELEVATIONS**

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

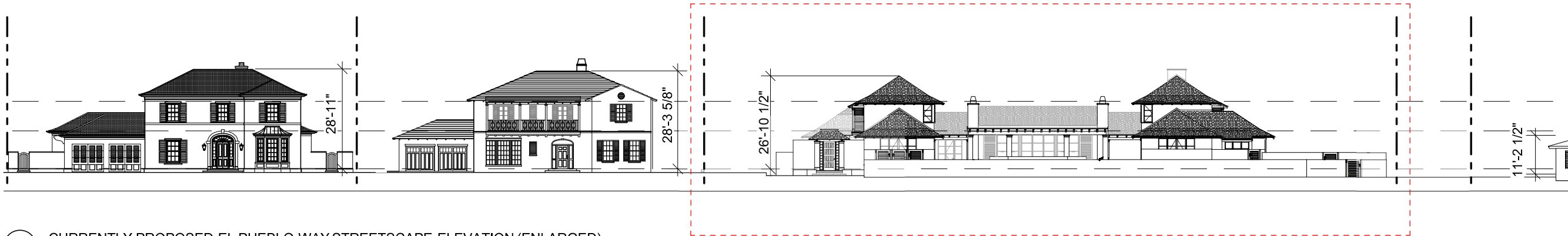
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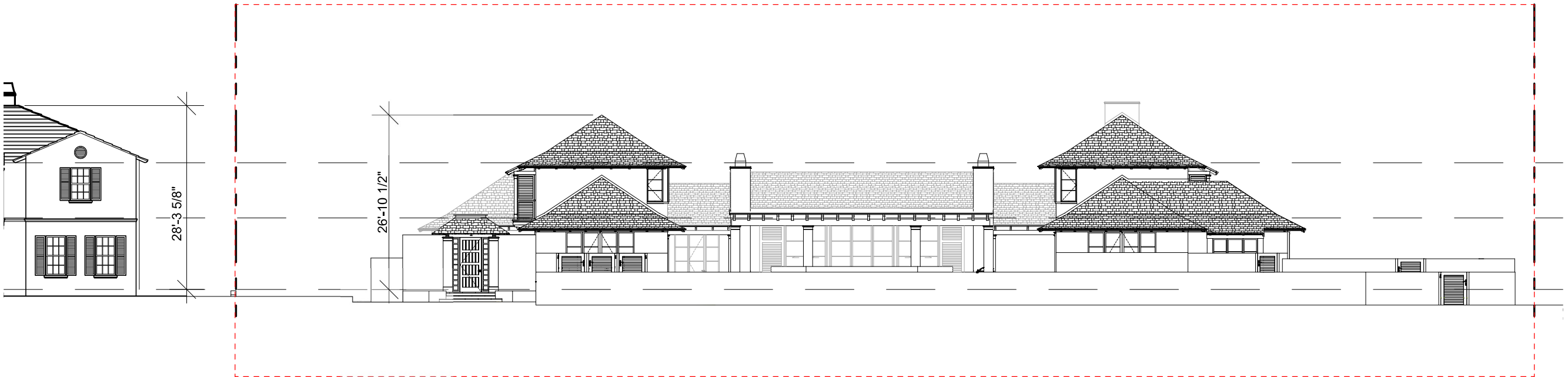
1 PREVIOUSLY PROPOSED EL PUEBLO WAY STREETSCAPE ELEVATION
NOT TO SCALE



2 CURRENTLY PROPOSED EL PUEBLO WAY STREETSCAPE ELEVATION (ENLARGED)
NOT TO SCALE

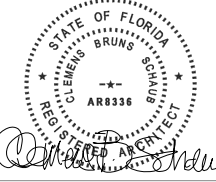


3 CURRENTLY PROPOSED EL PUEBLO WAY STREETSCAPE ELEVATION (ENLARGED)
NOT TO SCALE



4 CURRENTLY PROPOSED EL PUEBLO WAY STREETSCAPE ELEVATION (ENLARGED)
NOT TO SCALE

**BURNS
RESIDENCE**
1150 N. OCEAN WAY
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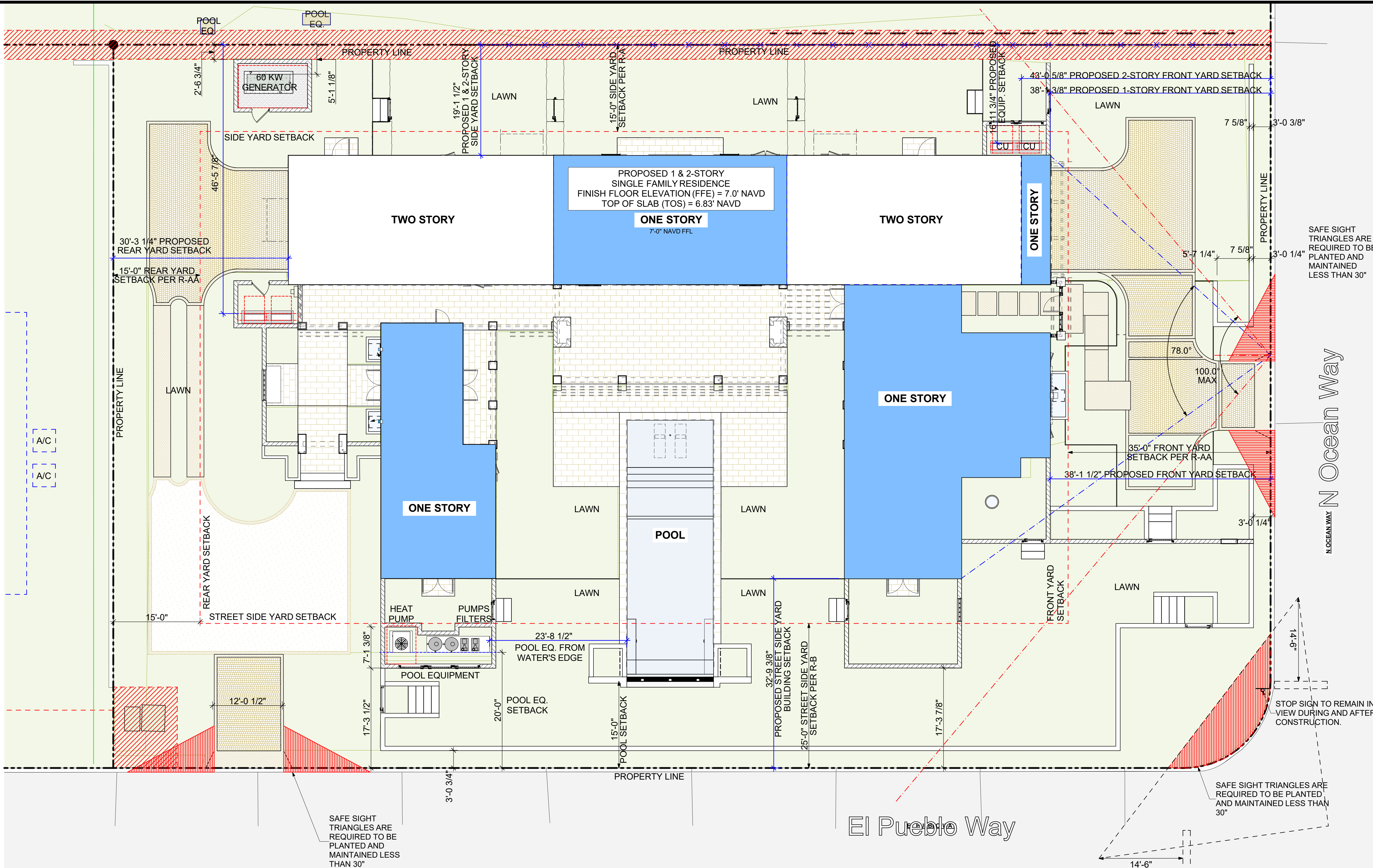
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SHEET TITLE:

**STREETSCAPE
ELEVATIONS**

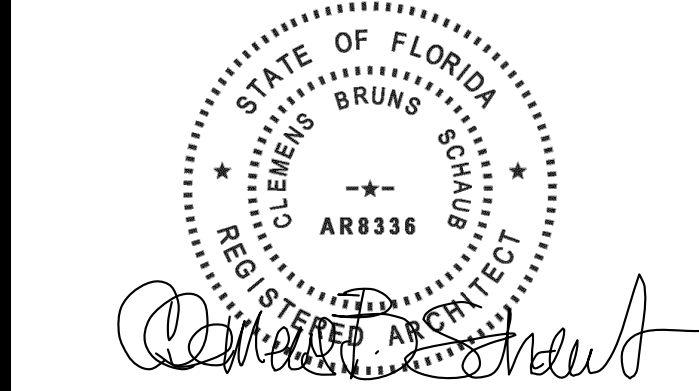
ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

SP1.8-1



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

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



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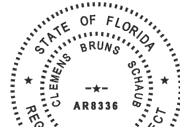
SHEET TITLE:

SITE PLAN (PREVIOUS)

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

SP1.9

1150 N. OCEAN WAY
PALM BEACH, FLORIDA 334



[Signature]

**EMENS BRUNS SCHAUB
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11/02/2023	COM FIRST SUBMITTAL V2
11/20/2023	COM SECOND SUBMITTAL
01/24/2024	COM FINAL
02/05/2024	COM FINAL RESUBMITTAL
03/11/2024	COM FINAL RESUBMITTAL-2

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BY: TAS

D BY: CB

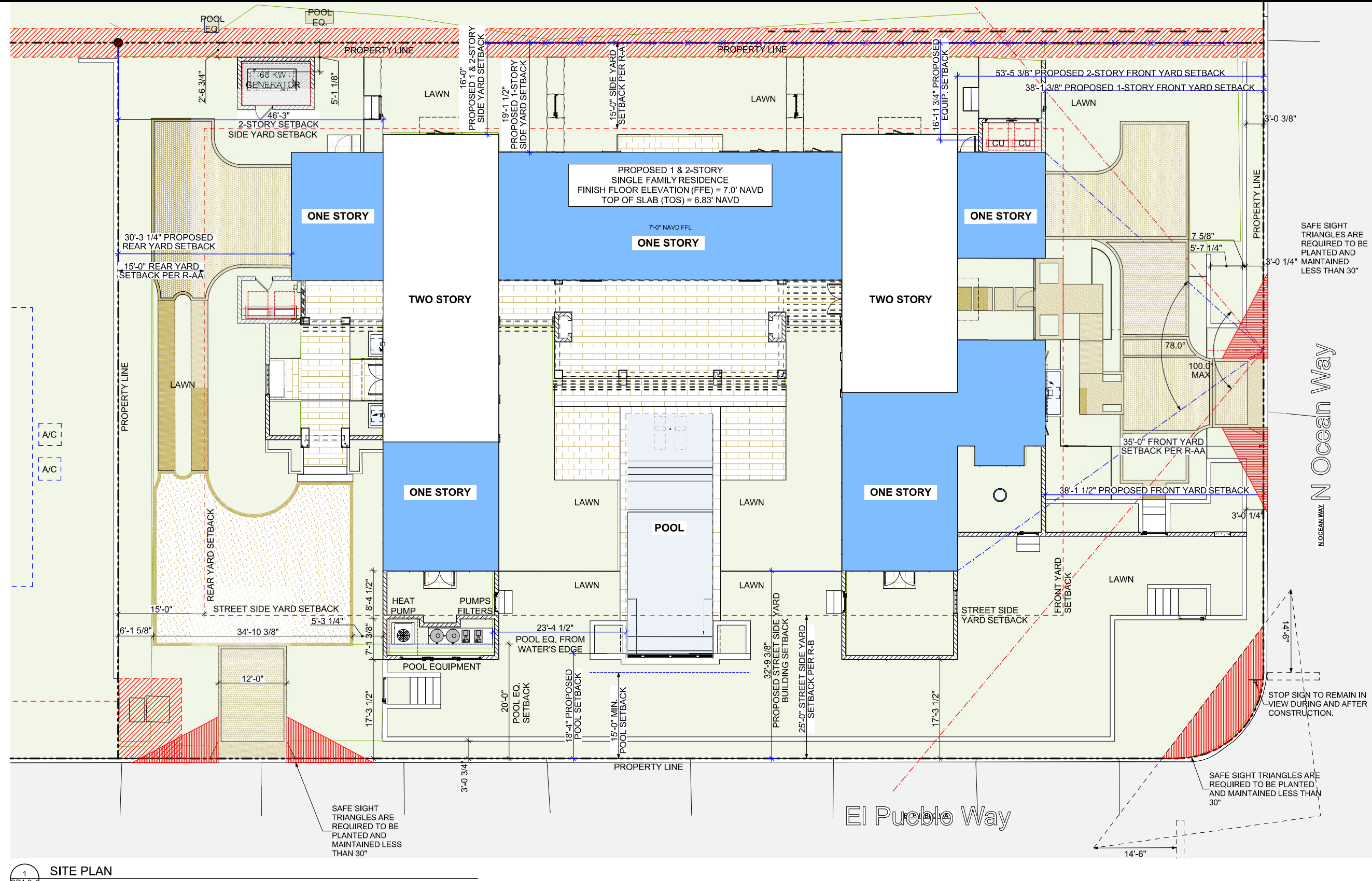
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TITLE:

PLAN (CURRENT)

OM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

SP1.9-1



1
SP1.9-1

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	6,222 - 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.		

1

SP1.10

PREVIOUSLY PROPOSED ZONING LEGEND

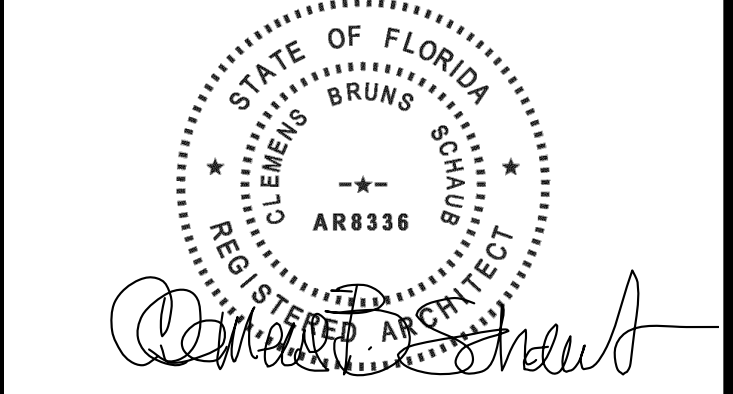
Line #	Zoning Legend			
1	Property Address:	1150 N OCEAN WAY, PALM BEACH, FLORIDA 33480		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	24,972		
4	Lot Width (W) & Depth (D) (ft.):	125.08' (W) & 200.04' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE 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	6,238 - 25%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	7,090
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	16'-0" (N) 32'-9 3/8" (S)
14	* Side Yard Setback (2nd Story) (Ft.)	15 (N) & 25 (S)	N/A	16'-0" (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	26'-10 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	96,250 CF - 3.85	N/A	81,285 CF - 3.19
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	12,809 - 51.3%
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,948 - 45%	N/A	3,036 - 70.1%
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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03	ARCOM SECOND SUBMITTAL	11/20/2023
04	ARCOM FINAL	01/24/2024
05	ARCOM FINAL RESUBMITTAL	02/05/2024
06	ARCOM FINAL RESUBMITTAL-2	03/11/2024

REVISION NARRATIVE:

N

PROJECT NORTH

PROJECT NO:

23-01

DRAWN BY:

TAS

CHECKED BY:

CBS

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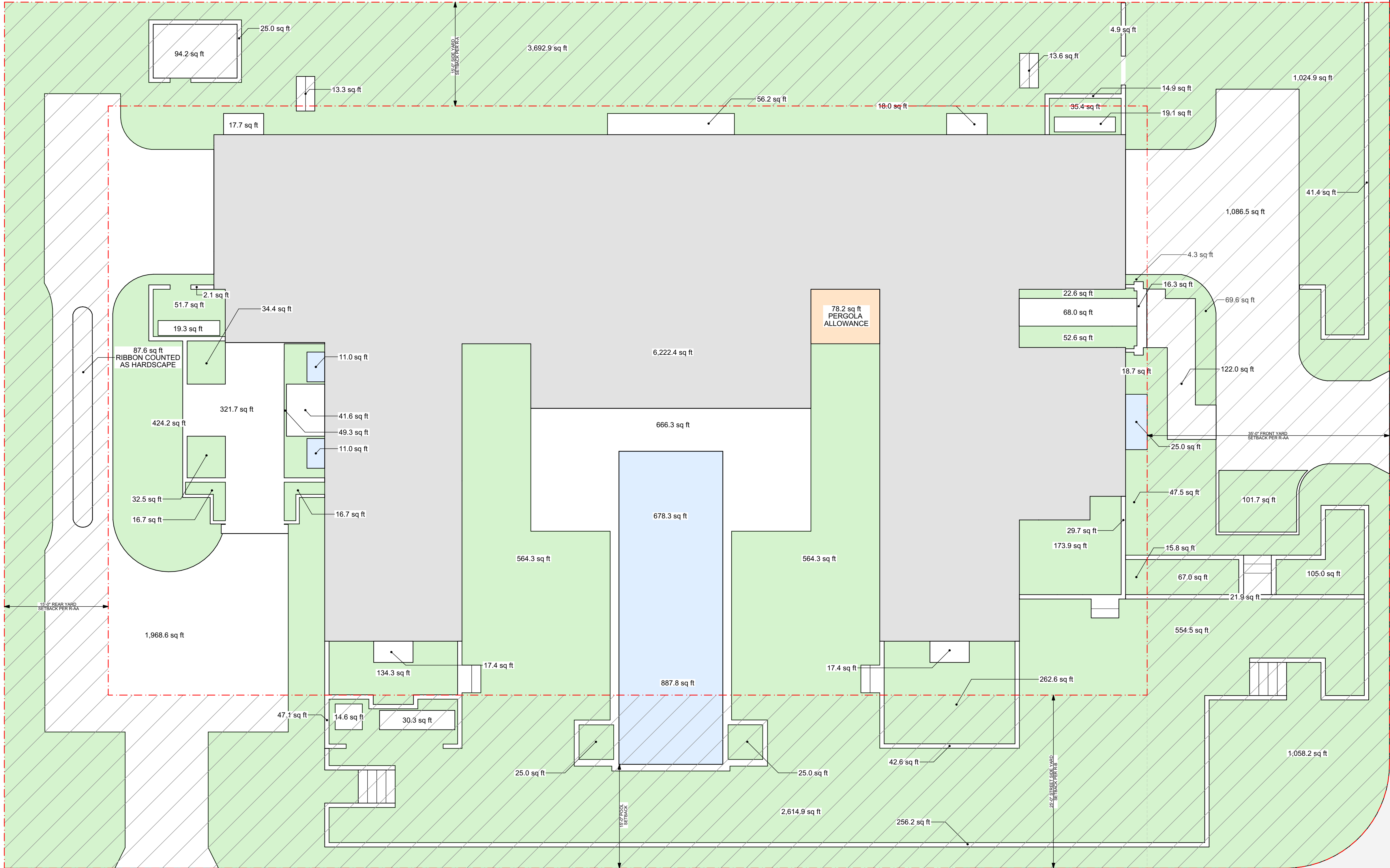
ZONING LEGEND

ARCOM REVIEW

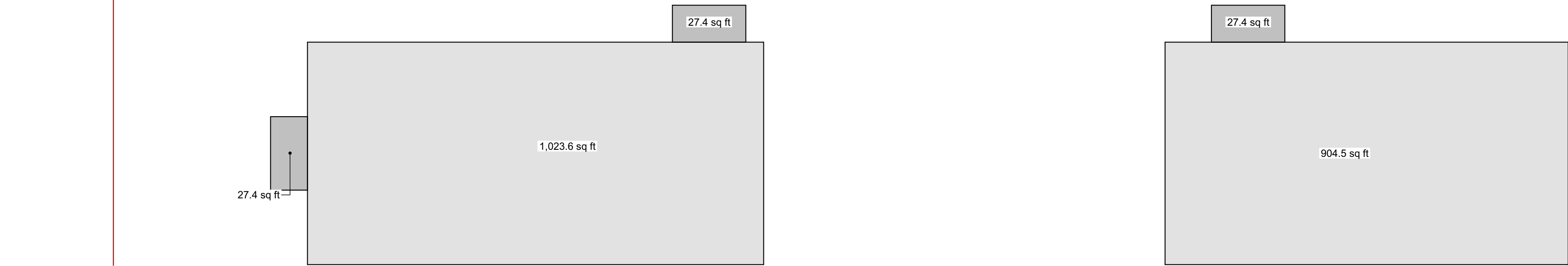
ARC-23-166

(FINAL RESUBMITTAL-2)

SP1.10



1 PREVIOUSLY PROPOSED FIRST FLOOR AREA PLAN
SCALE: 1/8" = 1'-0"

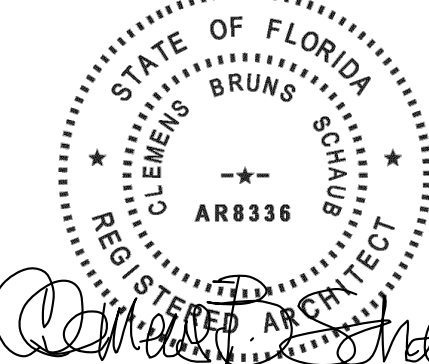


2 PREVIOUSLY PROPOSED SECOND FLOOR AREA PLAN
SCALE: 1/8" = 1'-0"

1ST FLOOR A/C = 4,062 SQ FT
1ST FLOOR O/C = 1,135 SQ FT
2ND FLOOR A/C = 1,928 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
	WATER FEATURE

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



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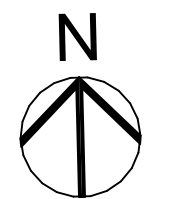
THE ASSOCIATES STUDIO, LLC



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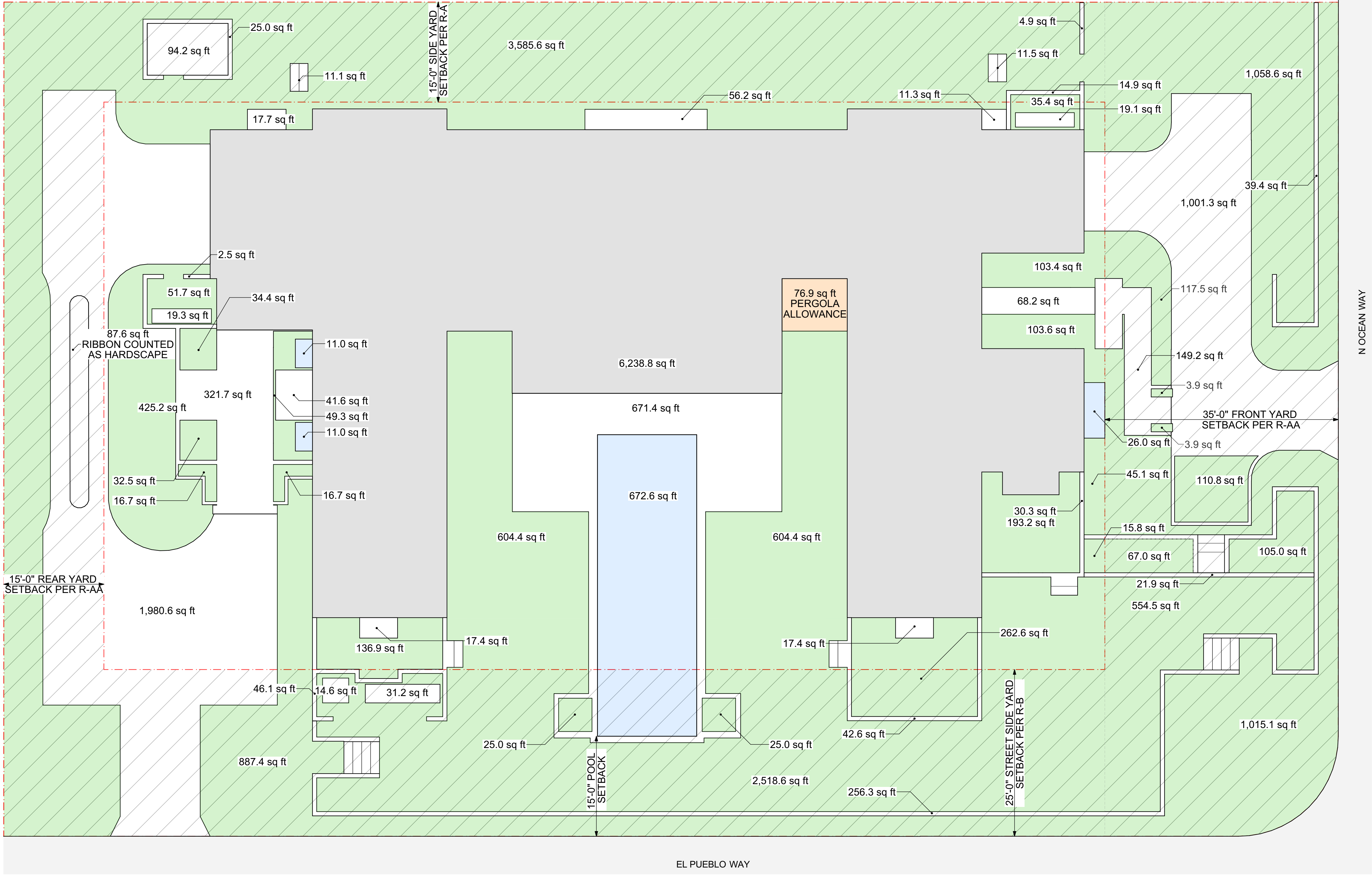
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SHEET TITLE:

AREA CALCULATIONS
(PREVIOUS)

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

SP1.11



1
SP1.11-1
CURRENTLY PROPOSED FIRST FLOOR AREA PLAN
SCALE: 1/8" = 1'-0"

1ST FLOOR A/C = 4,155 SQ FT
1ST FLOOR O/C = 1,220 SQ FT

2ND FLOOR A/C = 1994 SQ FT
2ND FLOOR O/C = 99 SQ FT

GARAGE/STORAGE = 940 SQ FT

OPEN LANDSCAPE = 12,809 SQ FT
HARDSCAPE = 5,126 SQ FT

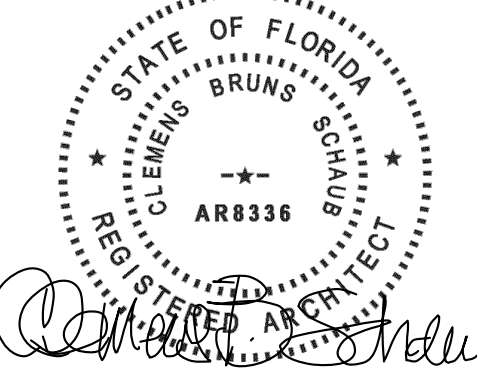
TOTAL LOT AREA = 24,972 SQ FT
REQUIRED OPEN LANDSCAPED AREA = 50% TOTAL LOT = 12,486 SQ FT
PROVIDED OPEN LANDSCAPED AREA = 51.3% = 12,809 SQ FT

MAXIMUM LOT COVERAGE
2 STORY BUILDINGS = 25%
BUILDING FOOTPRINT = 6,238 SQ FT = 25%

LEGEND	
	BUILDING FOOTPRINT
	HARDSCAPE
	SETBACK REGION
	OPEN LANDSCAPE
	PERGOLA ALLOWANCE
	WATER FEATURE

BURNS RESIDENCE

1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480



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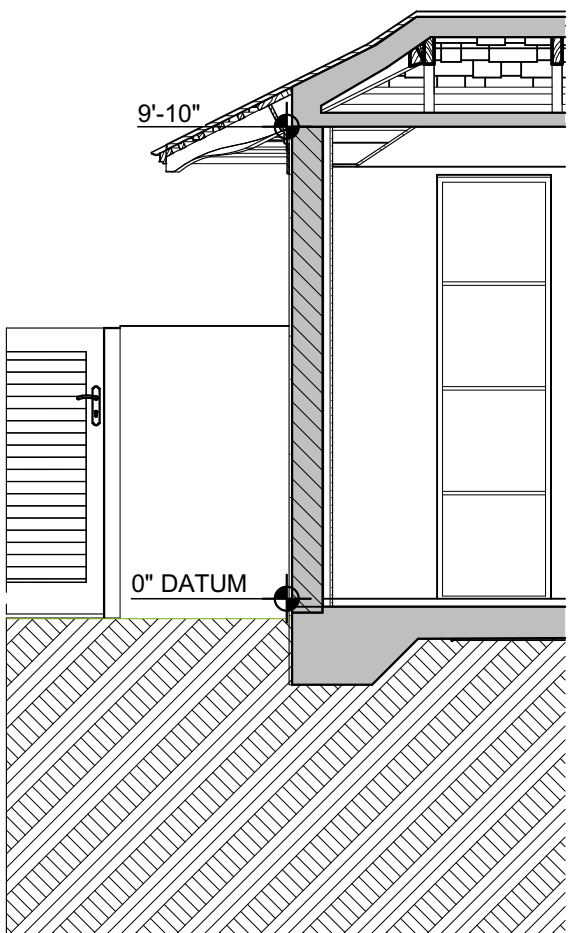
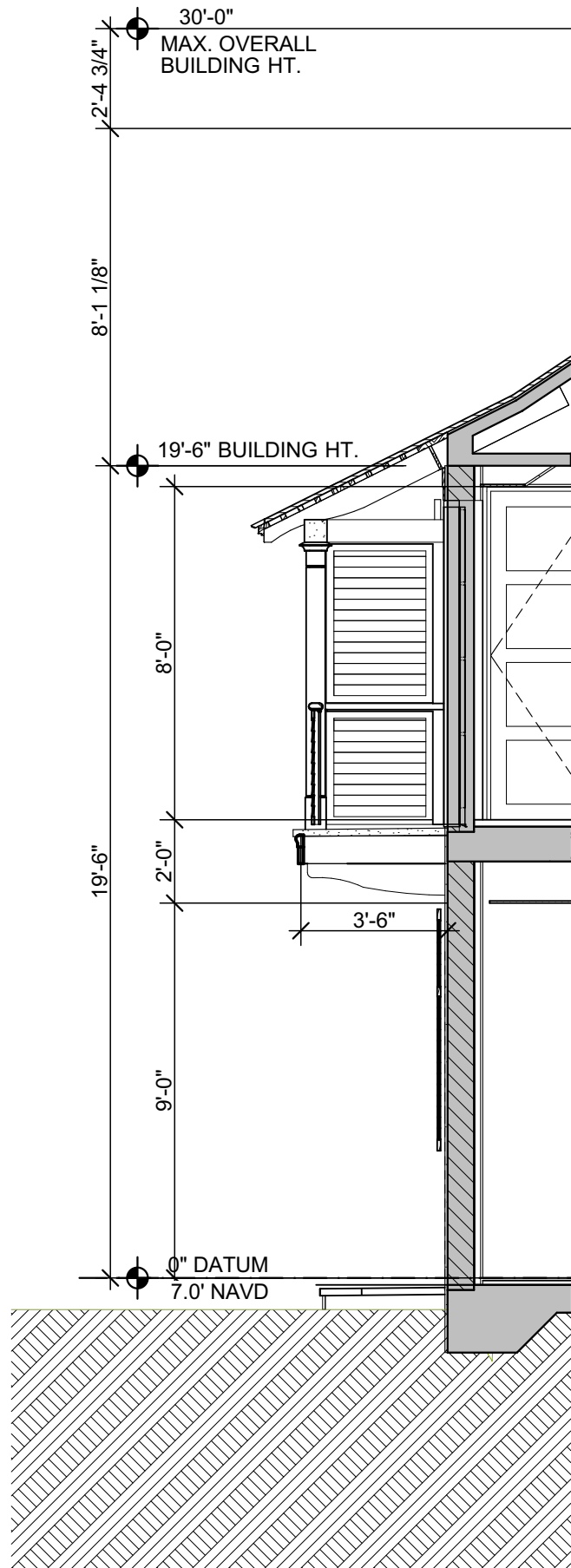
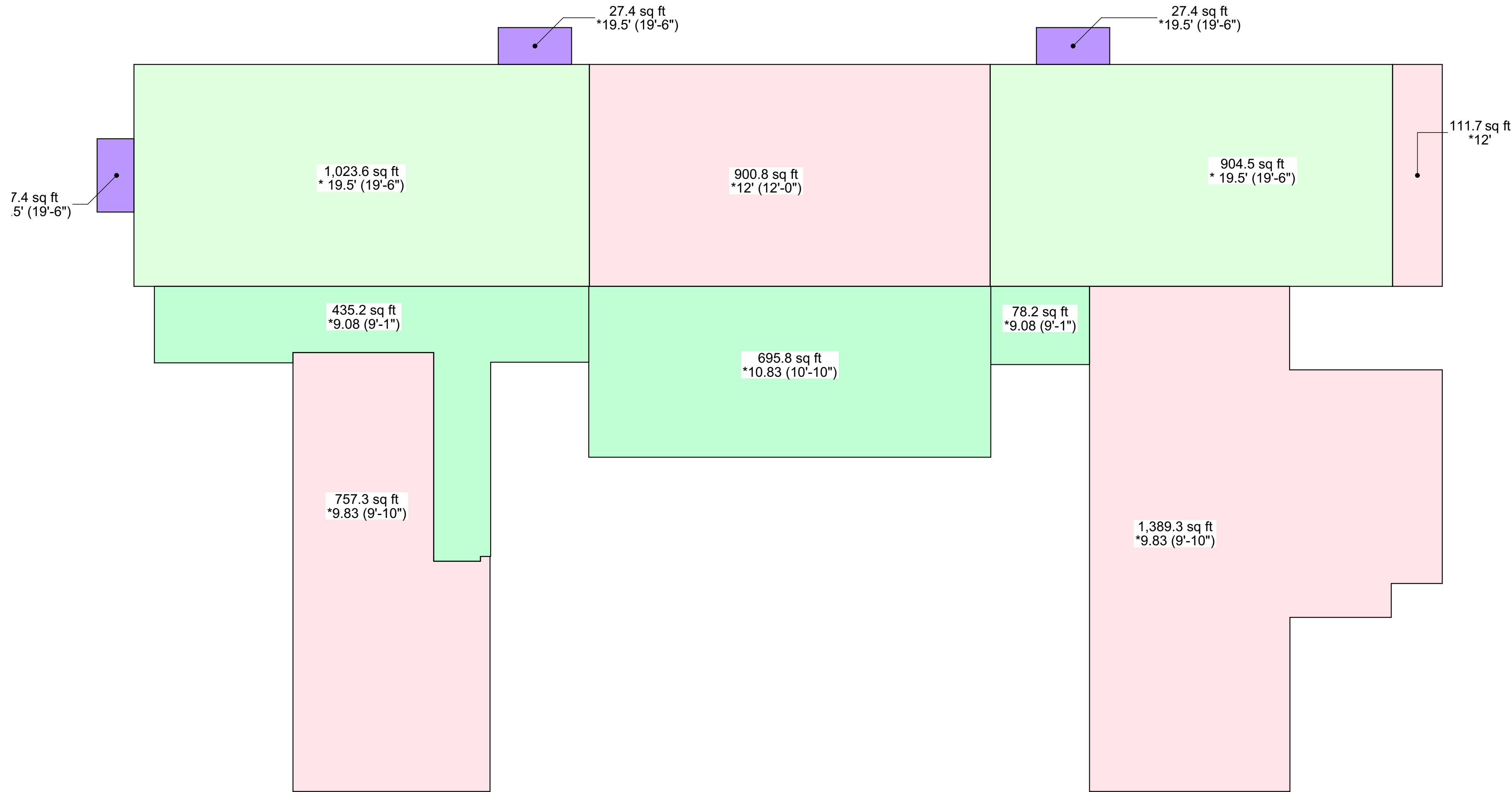
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SHEET TITLE:

AREA CALCULATIONS (CURRENT)

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

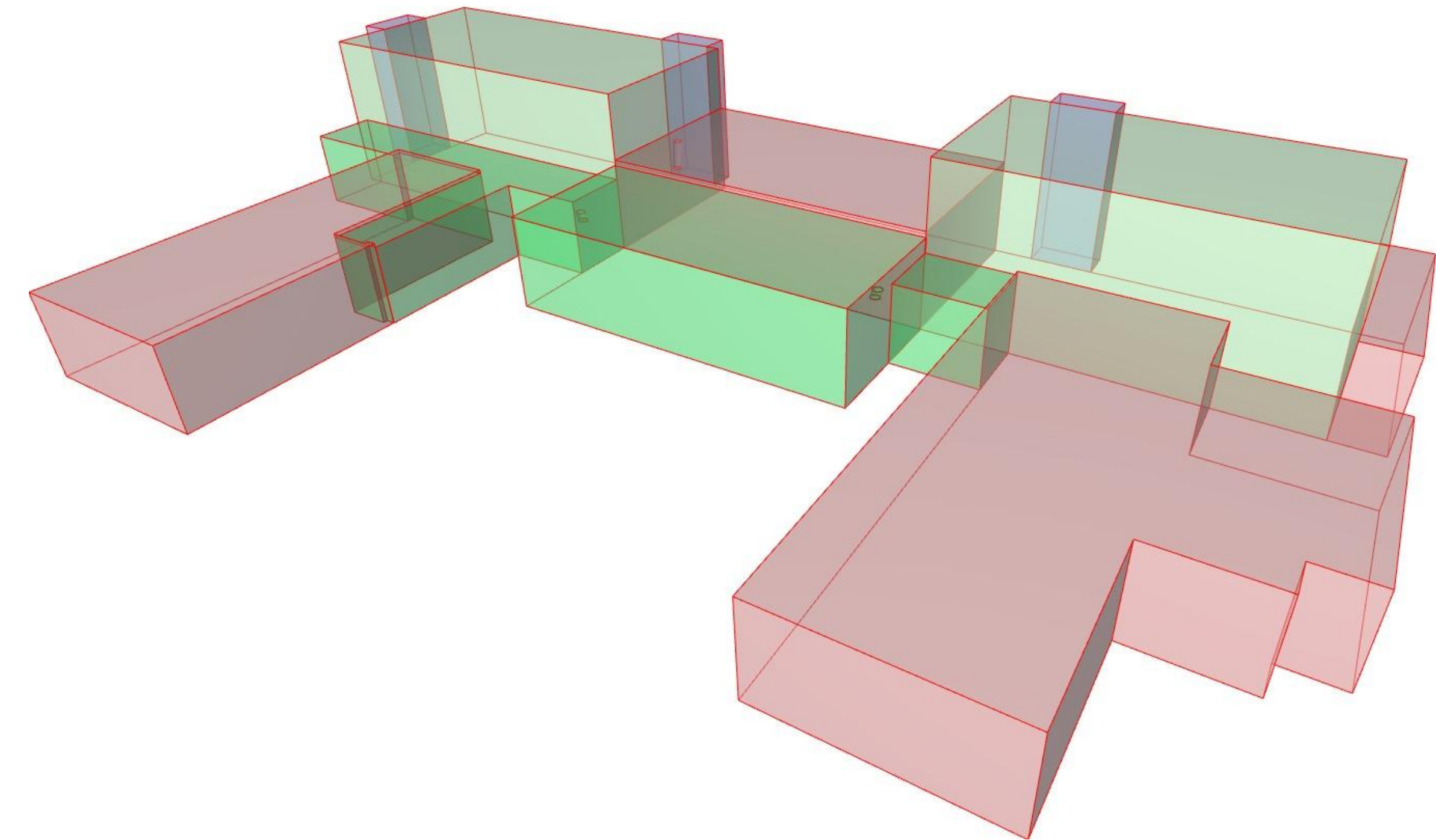
SP1.11-1



1 CUBIC CONTENT DIAGRAM
SCALE: 1/8" = 1'-0"

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

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

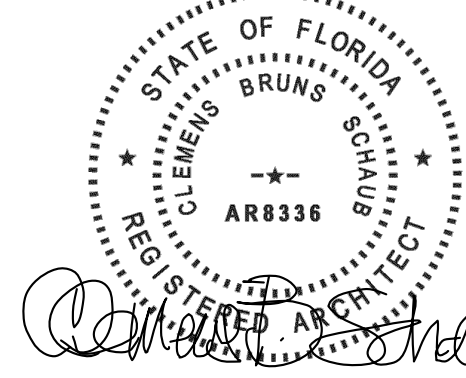


5 CCR AXONOMETRIC
SCALE: 1/8" = 1'-0"

CUBIC CONTENT RATIO TABLE			
LOT SIZE = 25,000 S.F.	S.F. AREA	HEIGHT (FT)	CUBIC FOOT VOLUME
ENCLOSED 2 STORY	904.50	19.50	17637.75
ENCLOSED 2 STORY	1023.60	19.50	19960.20
ENCLOSED 1 STORY	900.80	11.50	10359.20
ENCLOSED 1 STORY	111.70	10.50	1172.85
ENCLOSED 1 STORY	1389.30	9.83	13656.82
ENCLOSED 1 STORY	757.30	9.83	7444.26
UNENCLOSED COVERED 2ND FLOOR	27.40	19.50	534.30
UNENCLOSED COVERED 2ND FLOOR	27.40	19.50	534.30
UNENCLOSED COVERED 2ND FLOOR	27.40	19.50	534.30
UNENCLOSED COVERED 1ST FLOOR	695.80	10.83	7535.51
UNENCLOSED COVERED 1ST FLOOR	78.20	9.08	710.06
UNENCLOSED COVERED 1ST FLOOR	435.20	9.08	3951.62
MAX ALLOWABLE CCR = 3.5 + [((60,000-25,000)/50,000)*.5] = 3.85			96,250
ALLOWANCE FOR 1ST FLOOR UNENCLOSED COVERED = 5% OF 96,250 CF			4,812.50
UNENCLOSED SPACE REMAINDER = 7535.51-4812.5			2,723.01
TOTAL PROPOSED CCR			73488.39 = 2.94

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

BURNS
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PALM BEACH, FLORIDA 33480



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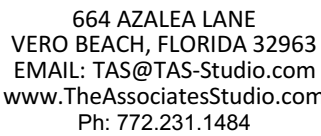
CUBIC CONTENT
DIAGRAM &
CALCULATIONS
(PREVIOUS)

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

SP1.12

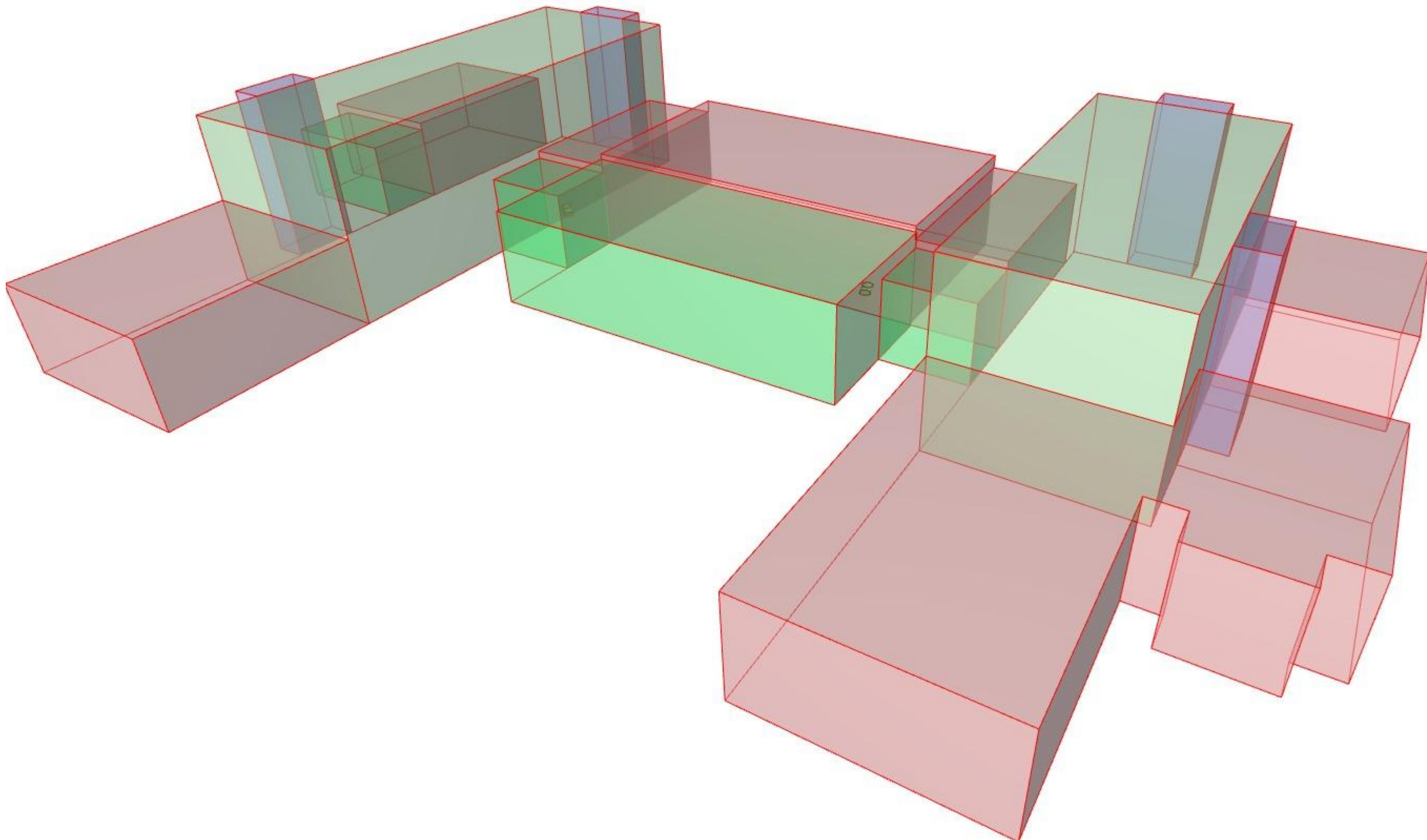
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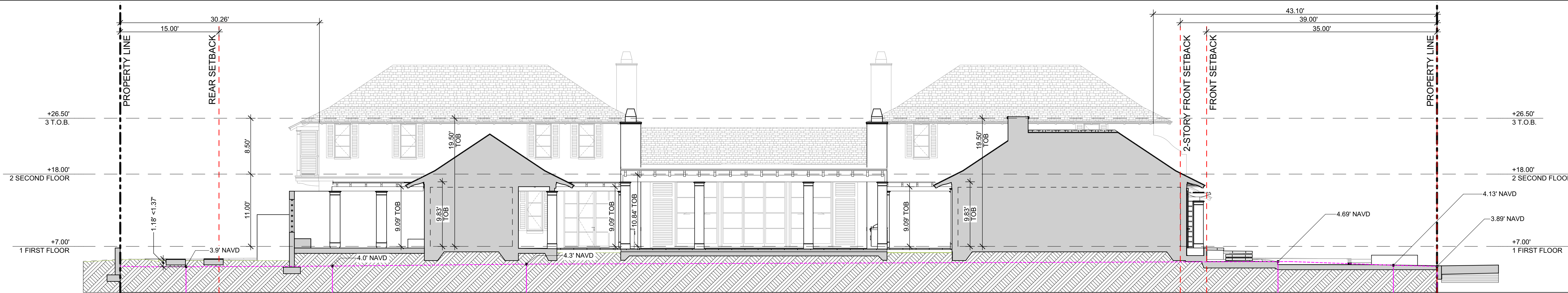
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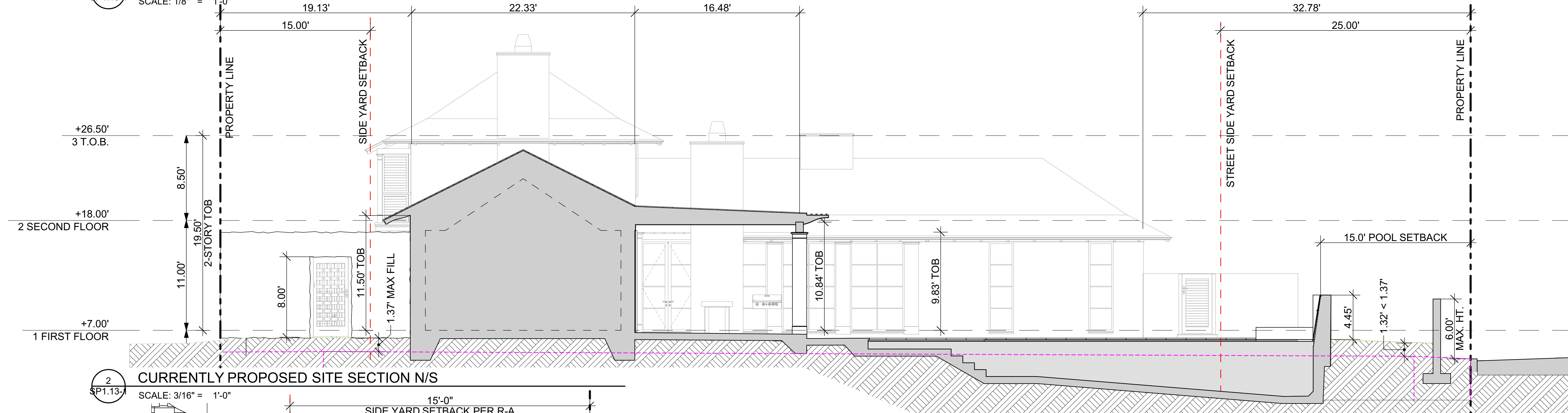
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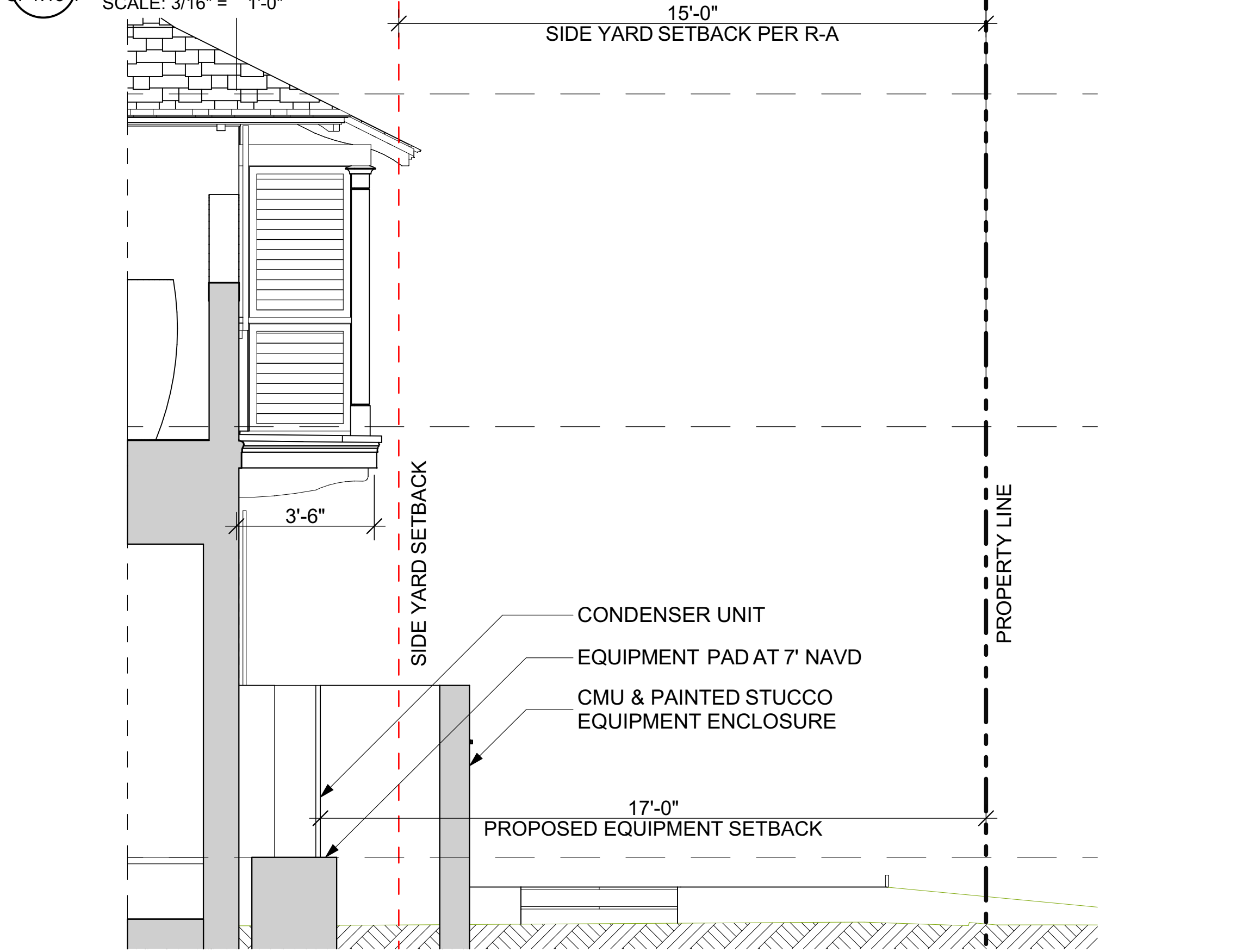




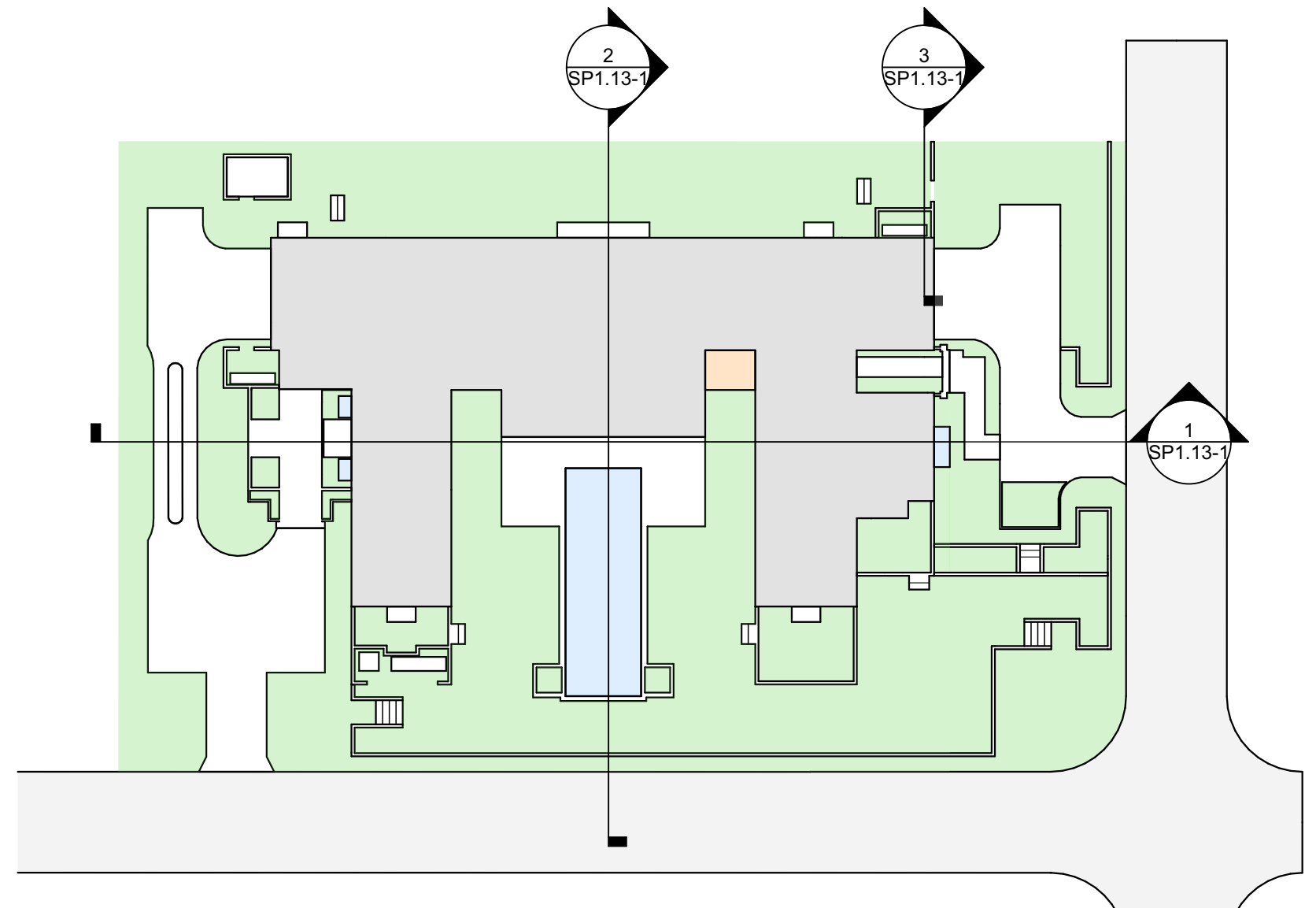
1
SP1.13-1
CURRENTLY PROPOSED SITE SECTION E/W
SCALE: 1/8" = 1'-0"



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
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1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480



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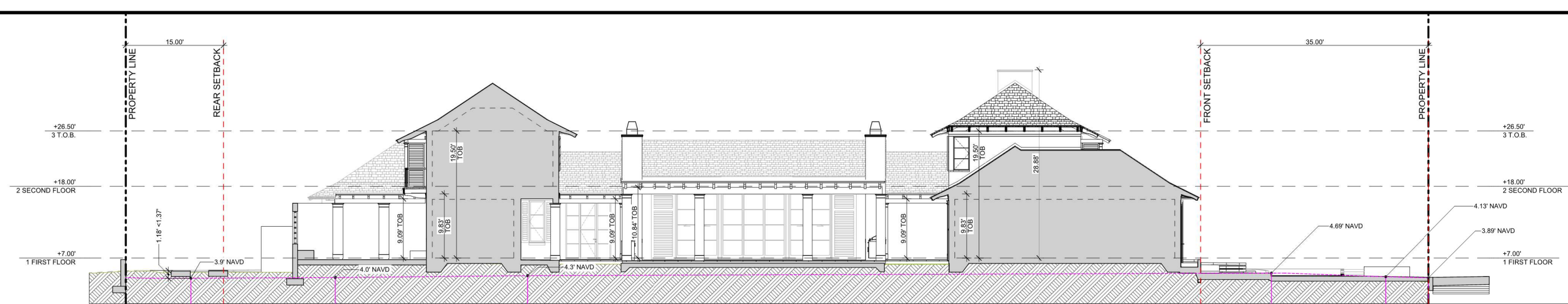
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SHEET TITLE:

**SITE SECTIONS
(PREVIOUSLY
PROPOSED)**

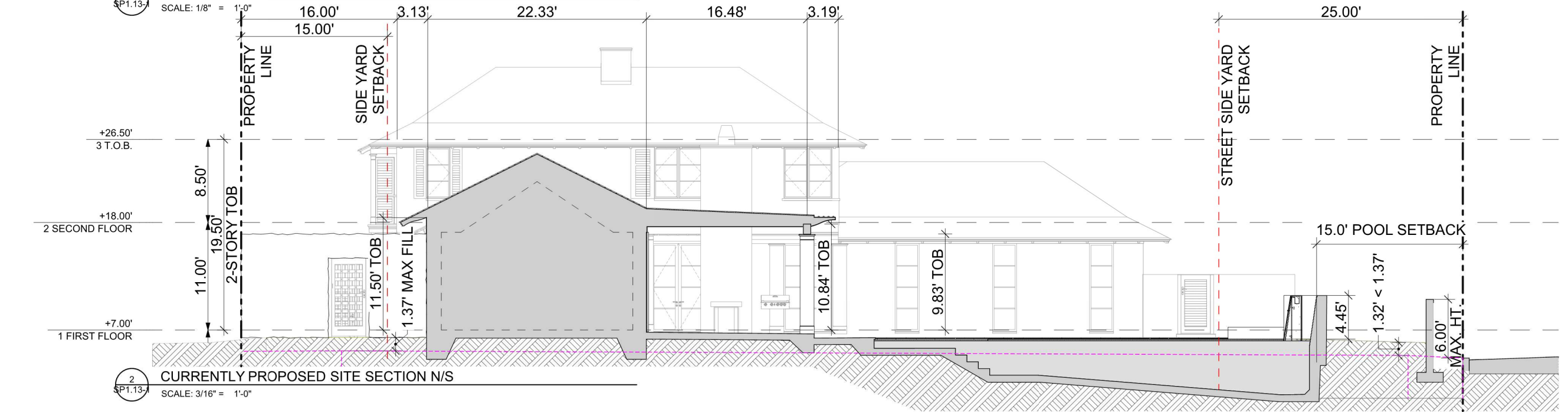
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SP1.13



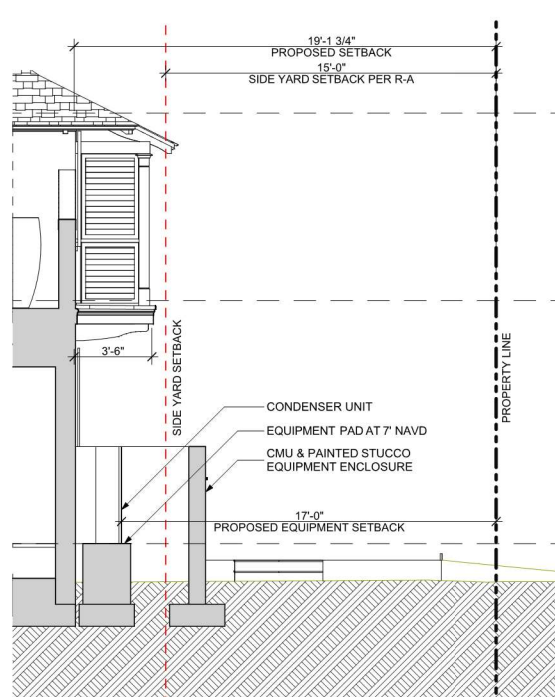
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SCALE: 1/8" = 1'-0"



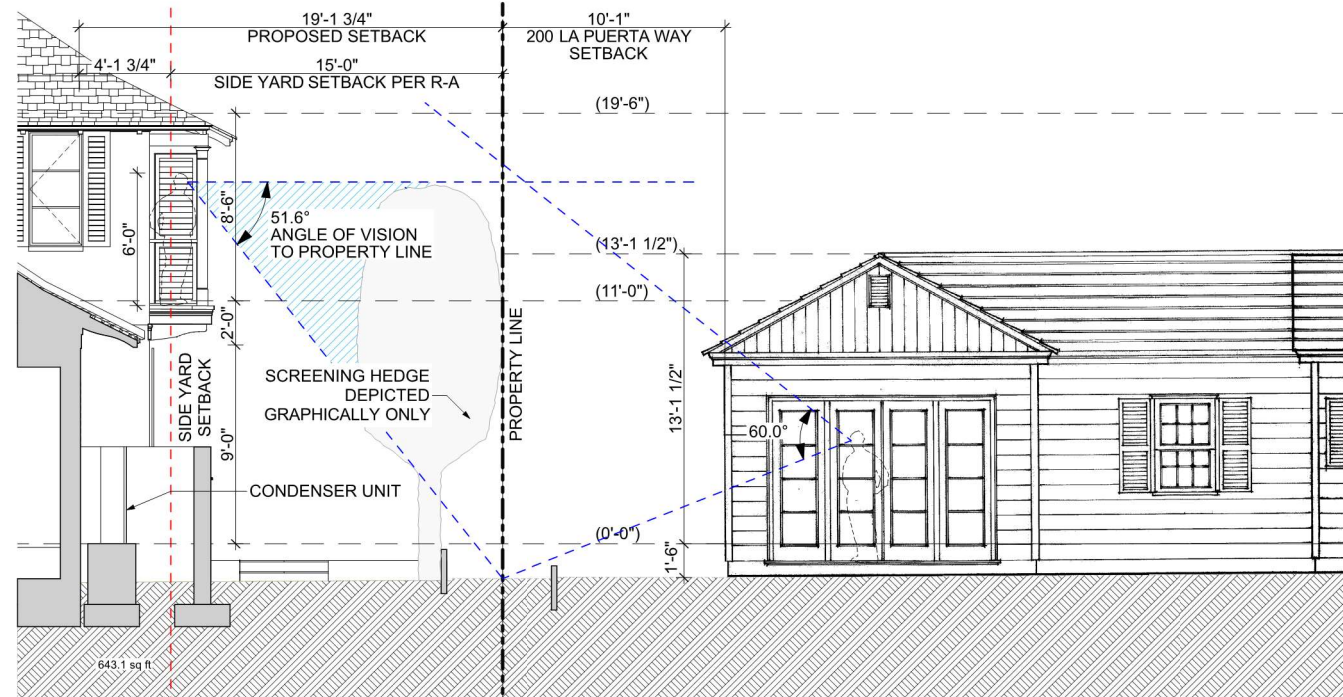
2 CURRENTLY PROPOSED SITE SECTION N/S

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



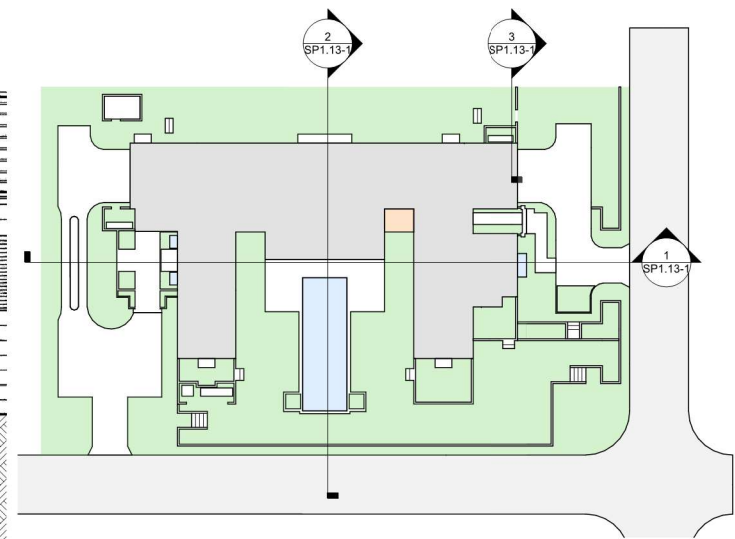
5 PREVIOUS NORTH YARD SECTION

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



3 CURRENTLY PROPOSED ENLARGED NORTH SIDE YARD SECTION

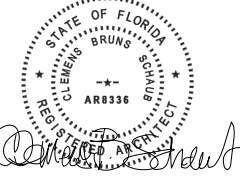
SCALE: 1/4" = 1'-0"



4 KEY PLAN

SCALE: 1" = 30'

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SHEET TITLE:

**SITE SECTIONS
(CURRENT
PROPOSED)**

ARCOM REVIEW ARC-23-166
(FINAL RESUBMITTAL-2)

SP1.13-1