



PROJECT DIRECTORY

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- | COVER |
|-------------------------|
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| STRUCTURAL ENGINEER |
| COASTAL CONSULTANT |
| LANDSCAPE |
| PLUMBING |
| POOL CONSULTANT |
| GENERAL LIGHTING DESIGN |
| CONTRACTOR |

SCOPE OF WORK: MODIFICATIONS TO A PREVIOUSLY APPROVED NEW RESIDENCE. REQUESTED MODIFICATIONS INCLUDE: INCREASED HEIGHT OF PRIVACY WALLS FRONTING SOUTH OCEAN BOULEVARD

PRIVATE RESIDENCE

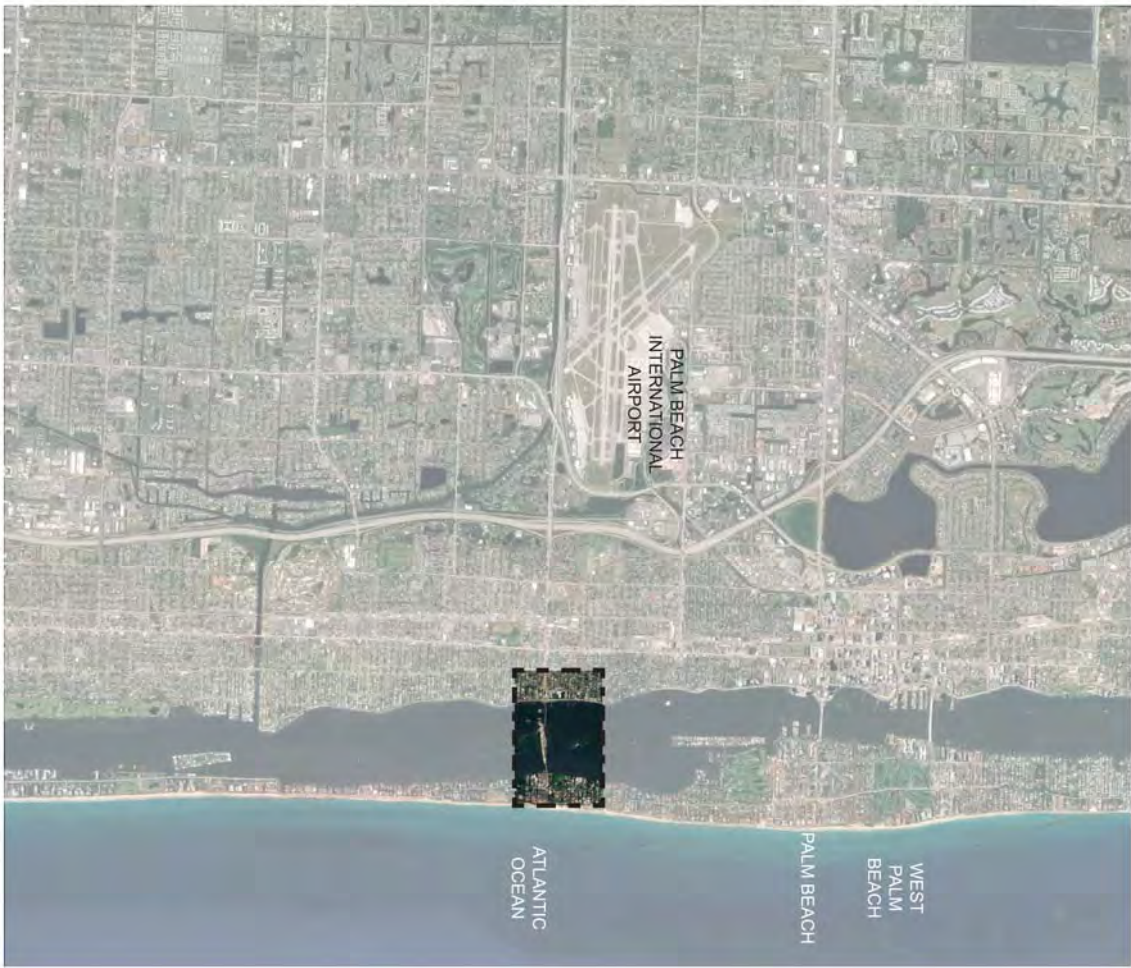
1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

ARCOM - REVISION - PRESENTATION SUBMITTAL
12/04/204. HEARING DATE: 12/20/2024 - ARCOM
01/15/2025 - TOWN COUNCIL

ARCOM CASE NUMBER : ARC-24-0103
ZONING CASE NUMBER: ZON-24-0061
PREVIOUSLY APPROVED CASE NUMBER: ARC-24-063

Olson Kundig

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Seattle, Washington 98104 USA
+1 206 424 5670 olsonkundig.com



LOCATION MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



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Olson Kundig

PRIVATE RESIDENCE

1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

SCALE

Graphic scale: 1" = 20'
Graphic scale: 1" = 20'
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NOTES

1. SEE LISTING: 1247 S. OCEAN BL.
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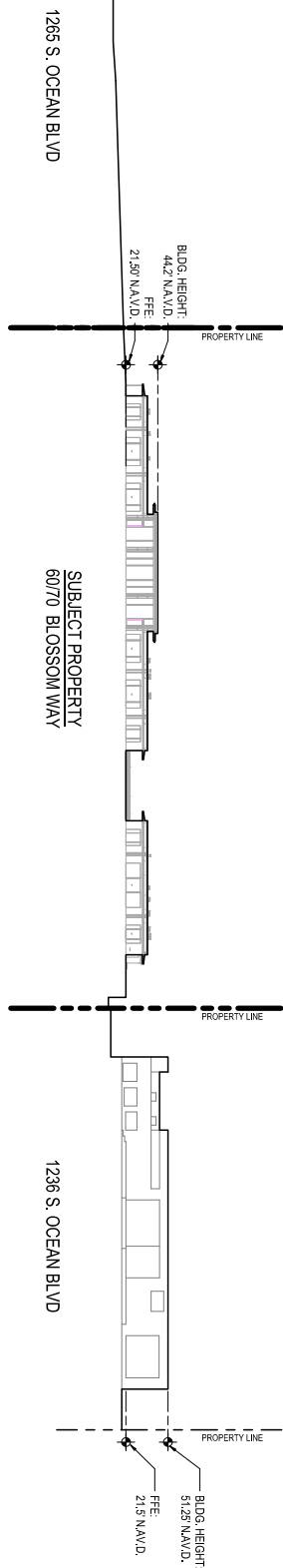
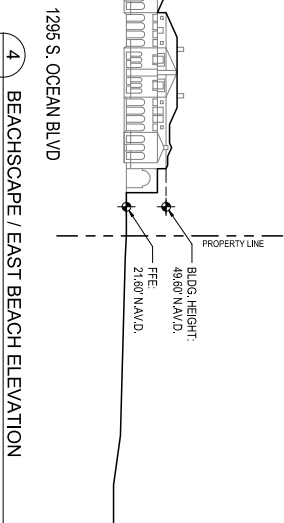
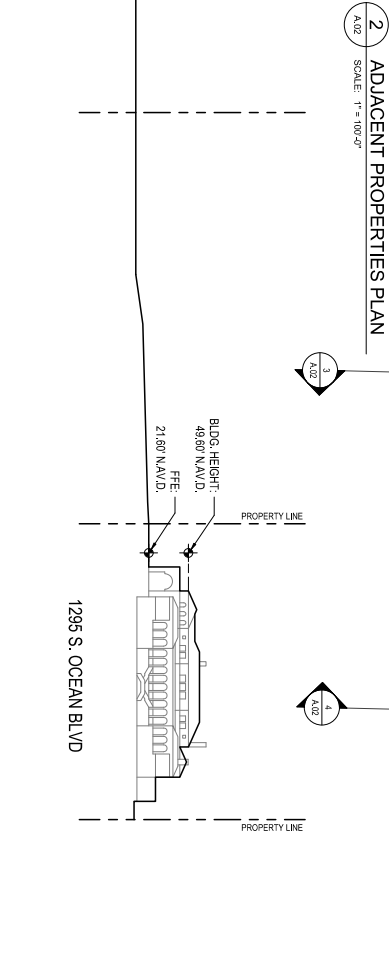
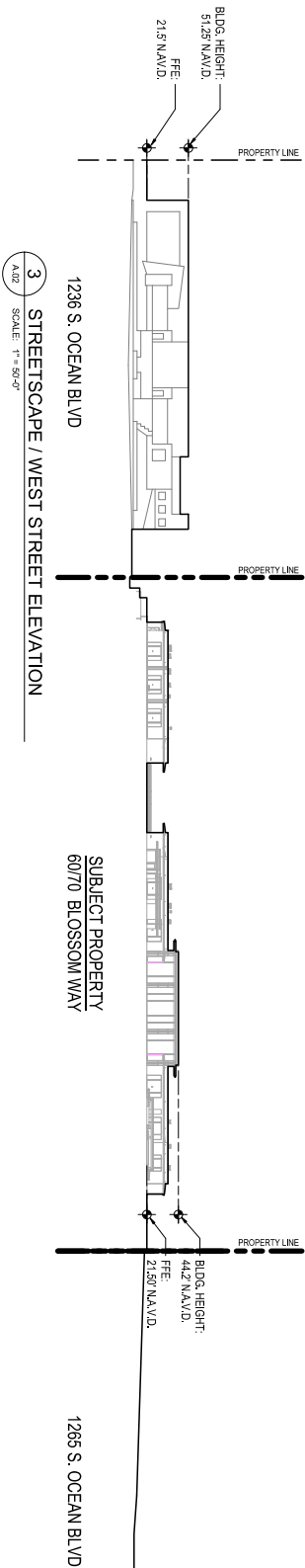
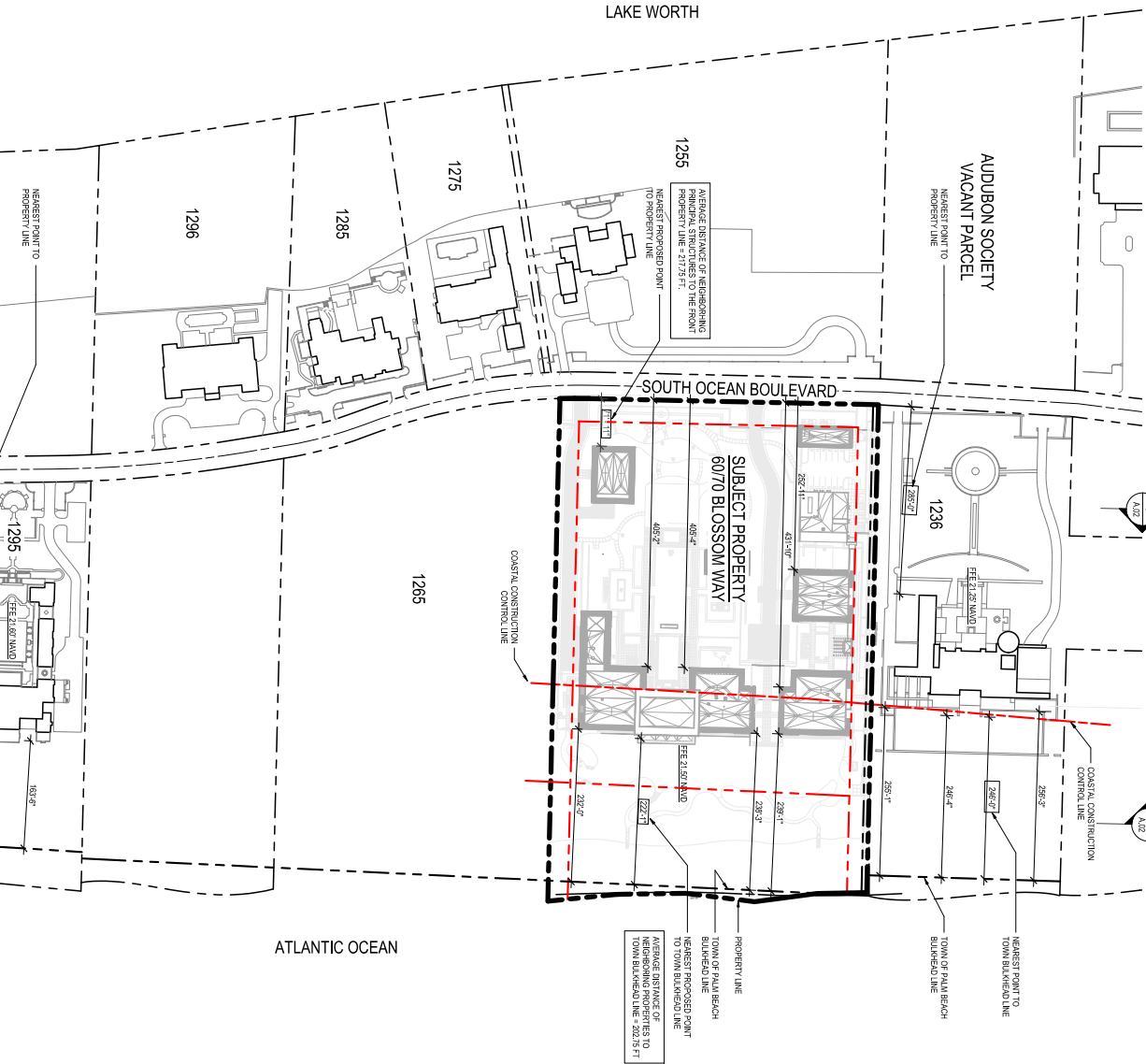
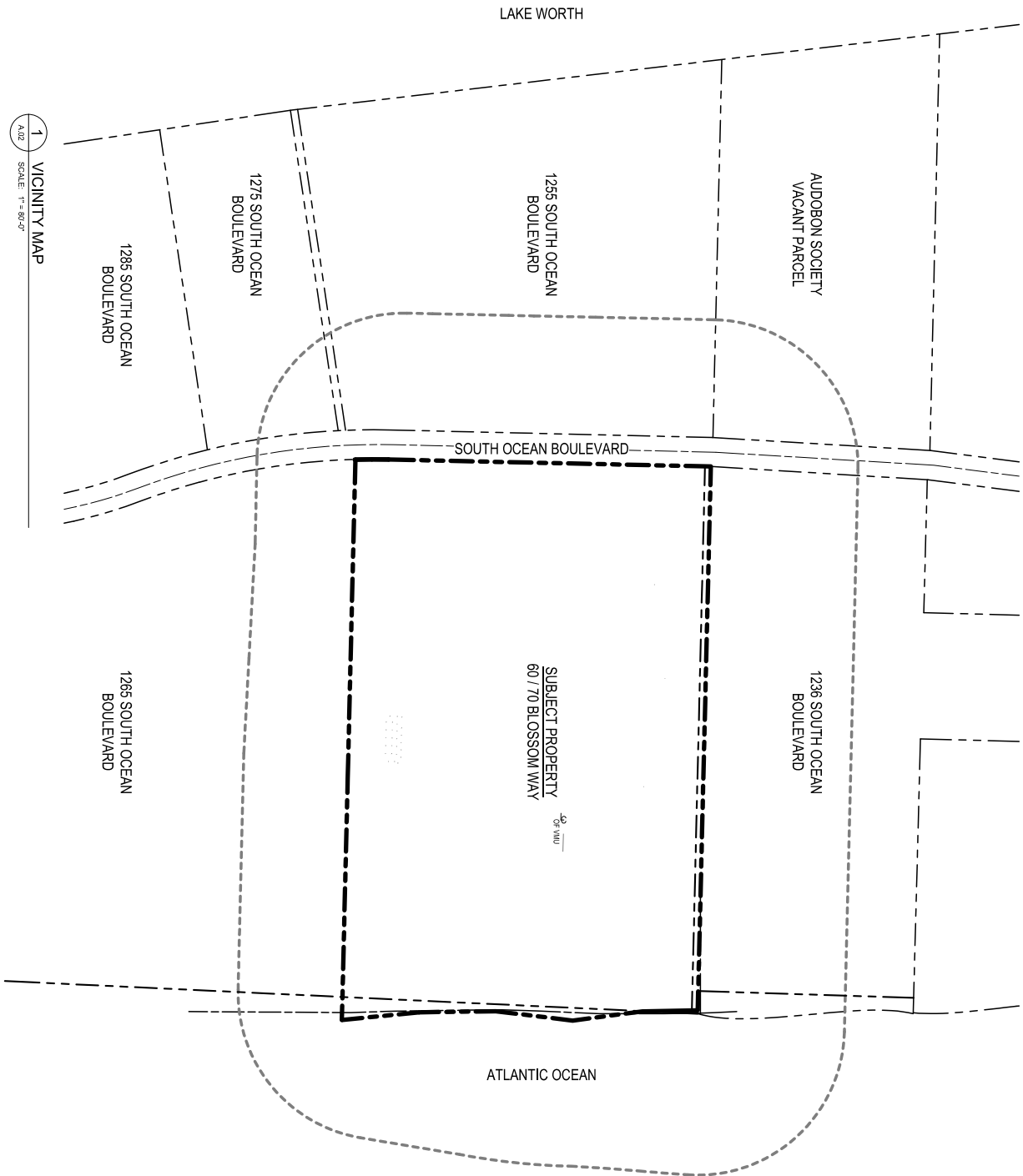


SM
SMITH AND MOORE
ARCHITECTS, INC.
REGISTERED ARCHITECTS
FLORIDA ARCHITECTS BOARD
NO. 0012345

NOT FOR
CONSTRUCTION
ARCOM
10/21/2024

SITE / VICINITY

A.01



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West Palm Beach, FL 33411
+1 305 834 5450 www.olsonkundig.com

Olson Kundig

PRIVATE RESIDENCE

1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

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

PROJECT NUMBER: A.02

PROJECT NAME: BRAC

DATE: 10/21/2024

DESIGNED BY: SM

DATE: 10/21/2024

PROJECT LOCATION: 1247 SOUTH OCEAN BOULEVARD, PALM BEACH, FL 33480

PROJECT TYPE: PRIVATE RESIDENCE

PROJECT STATUS: IN PROGRESS

PROJECT PHASE: ARCHITECTURAL

PROJECT TEAM: ARCHITECT, ENGINEER, LANDSCAPE ARCHITECT

PROJECT CONTACT: JEFFREY SMITH, 305.834.5450

PROJECT WEBSITE: www.olsonkundig.com

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ARCOM

10/21/2024

ARC CASE NUMBER: ARC-24-0103

ARC ZONING NUMBER: ZON-24-0061

SM

SMITH AND MOORE ARCHITECTS, INC.

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FLORIDA ALC

NOT A SEAL

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1. 1247 SOUTH OCEAN BOULEVARD, PALM BEACH, FL 33480

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18. 1247 SOUTH OCEAN BOULEVARD, PALM BEACH, FL 33480

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20. 1247 SOUTH OCEAN BOULEVARD, PALM BEACH, FL 33480

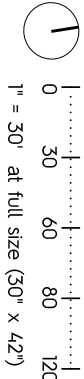
SITE / VICINITY

A.02



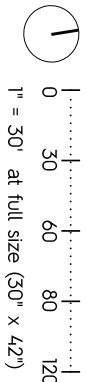


PREVIOUSLY APPROVED



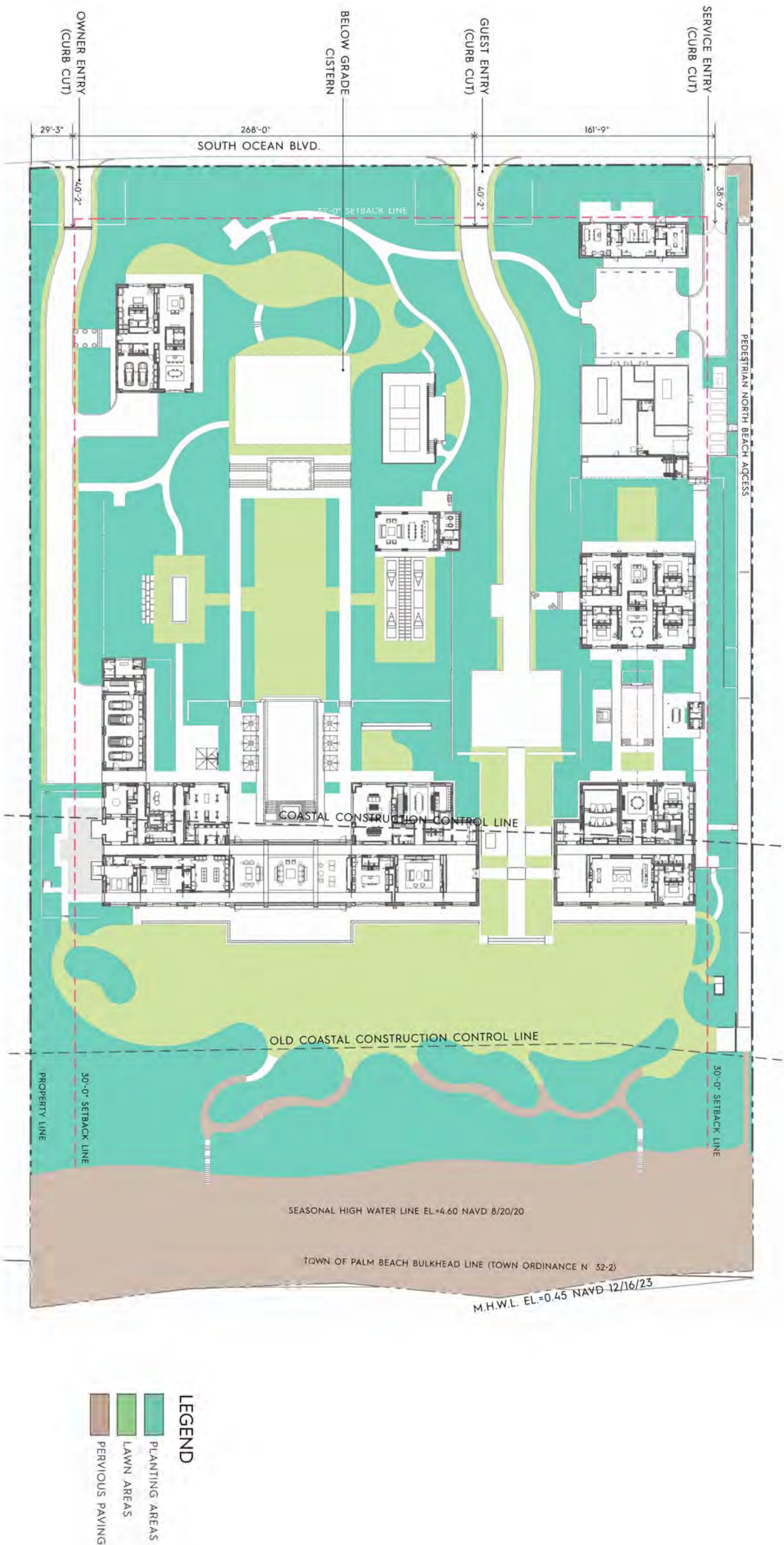
OVERALL SITE LANDSCAPE CALCULATIONS		
ZONE	AREA	PERCENTAGE
OVERALL SITE AREA	363,692 SQ.FT.	100%
MINIMUM LANDSCAPE REQUIRED	163,661 SQ.FT.	45%
PROPOSED LANDSCAPE AREA	236,367 SQ.FT.	65%

FRONT SETBACK LANDSCAPE CALCULATIONS		
ZONE	AREA	PERCENTAGE
35'-0" SETBACK AREA	16,910 SQ.FT.	100%
TOTAL HARDSCAPE IN FRONT SETBACK	3,272 SQ. FT.	19.4%
TOTAL PROPOSED LANDSCAPE	13,637 SQ.FT.	80.6%
MINIMUM LANDSCAPE AREA REQUIRED: 45%		
PROPOSED LANDSCAPE AREA: 80.6%		



Overall Site Landscape Calculations		
Zone	Area	Percentage
Overall Site Area	363,692 sq.ft.	100%
Minimum Landscape Required	163,661 sq.ft.	45%
Proposed Landscape Area	234,957 sq.ft.	65%

Front Setback Landscape Calculations		
Zone	Area	Percentage
35'-0" Setback Area	16,910 sq.ft.	100%
Total Hardscape in Front Setback	3,272 sq. ft.	19.4%
Total Proposed Landscape	13,637 sq.ft.	80.6%
Minimum Landscape Area Required: 45% Proposed Landscape Area: 80.6%		



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ARCOM CASE: ARC-24-0103 (ZON-24-0061)



- LEGEND

1

GUEST ENTRY GATE

2

18' WIDE ENTRY DRIVE

3

FIGUS 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

PICKLEBALL COURT

26

OWNER'S PRIVATE ENTRY

27

GOLF CART PARKING

28

OWNER'S AUTO COURT

29

PLANTING BUFFER

30

CARETAKER'S 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

STEEV

1247 SOUTH OCEAN BLVD (FKA 60 BLOSSOM WAY)

PALM BEACH, FL

Site Plan
December 2024

L0.02

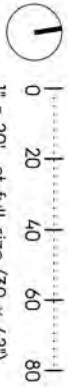






WEST ELEVATION (SOUTH OCEAN BLVD.)

NORTH ELEVATION



1" = 20' at full size (30 x 42")

STEEV

1247 SOUTH OCEAN BLVD (FKA 60 BLOSSOM WAY)

PALM BEACH, FL

ARCOM CASE: ARC-24-0103 (ZON-24-0061)

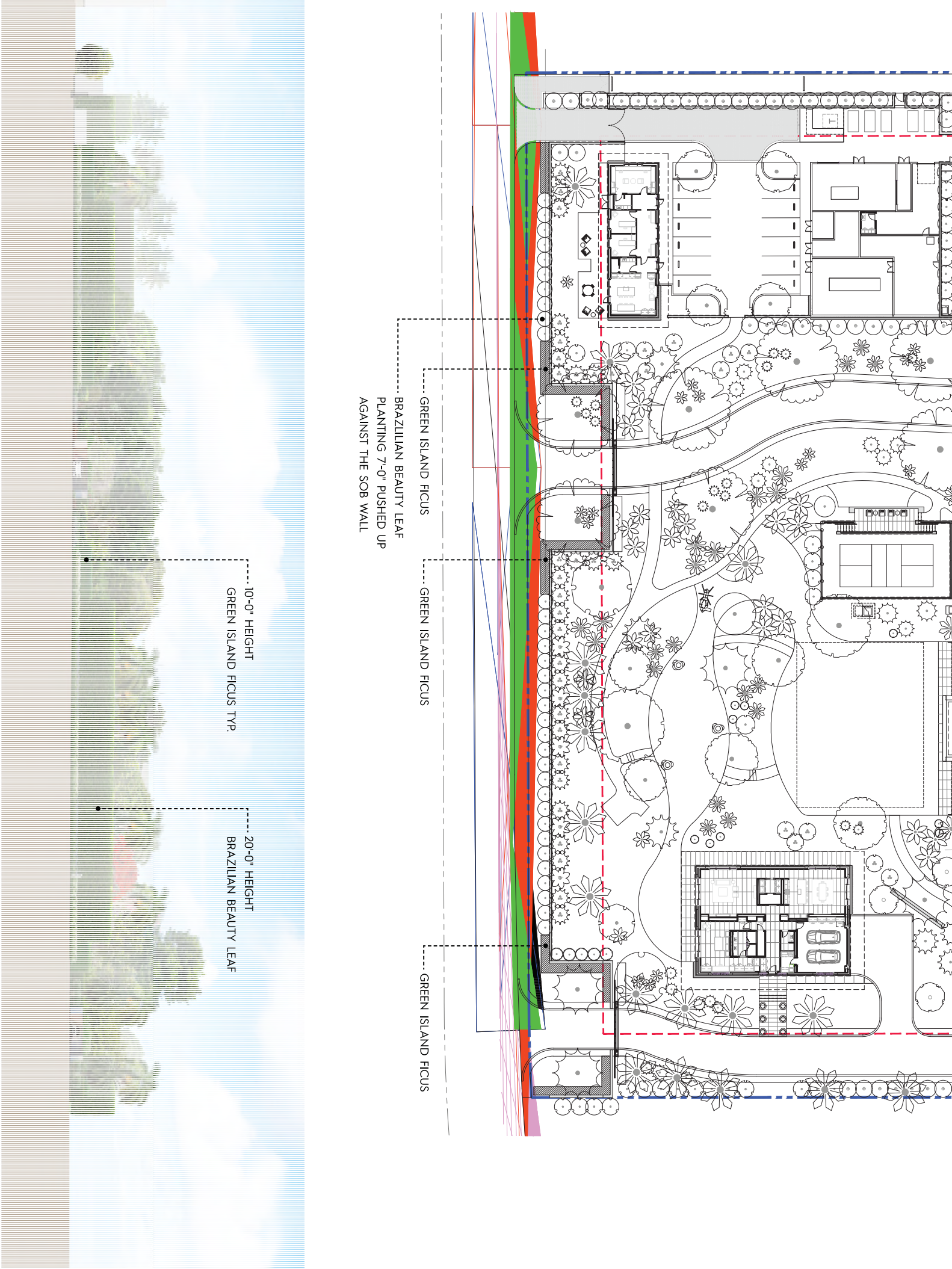
KEY PLAN



L0.18

Elevations

December 2024



GREEN ISLAND FICUS
BRAZILIAN BEAUTY LEAF
PLANTING 7'-0" PUSHED UP
AGAINST THE SOB WALL

10'-0" HEIGHT
GREEN ISLAND FICUS TYP.

20'-0" HEIGHT
BRAZILIAN BEAUTY LEAF

ARCOM CASE: ARC-24-0103 (ZON-24-0061)

ST9EV

1247 SOUTH OCEAN BLVD (FKA 60 BLOSSOM WAY)

PALM BEACH, FL

L0.18A

Screen Planting along SOB

December 2024

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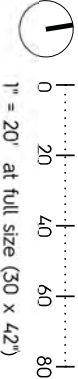
EAST ELEVATION



SOUTH ELEVATION (FROM 1265 SOUTH OCEAN BLVD.)



EAST ELEVATION



STEEV

1247 SOUTH OCEAN BLVD (FKA 60 BLOSSOM WAY)

ARCOM CASE: ARC-24-0103 (ZON-24-0061)

KEY PLAN

SOUTH ELEVATION

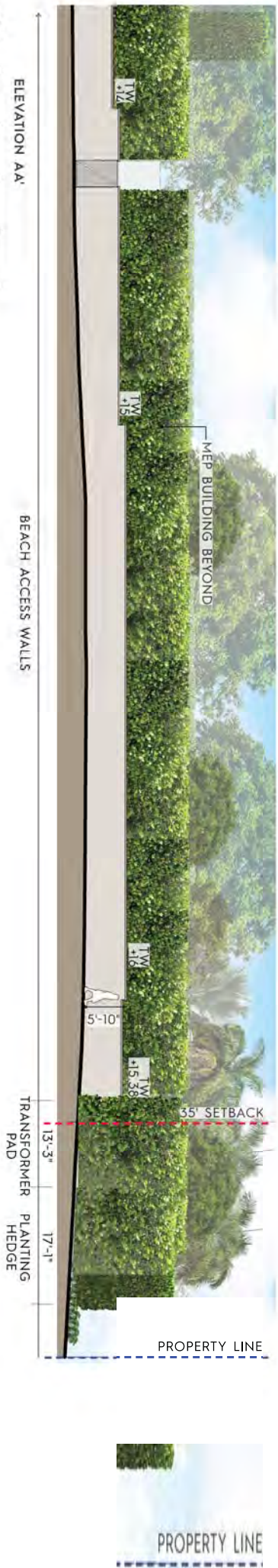
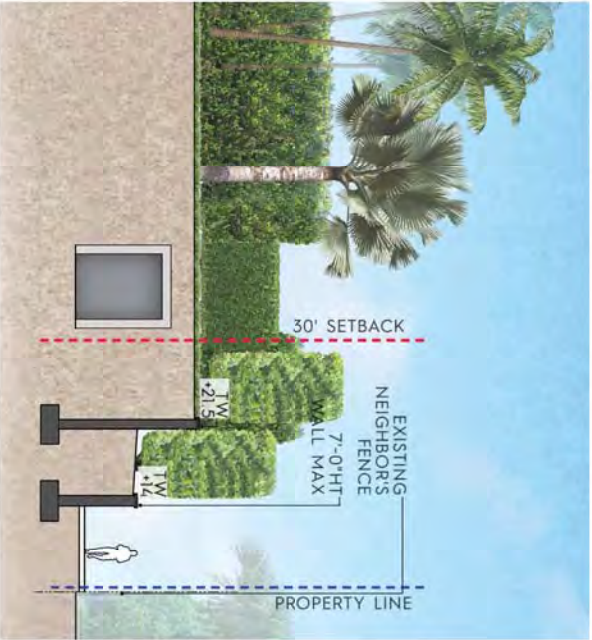
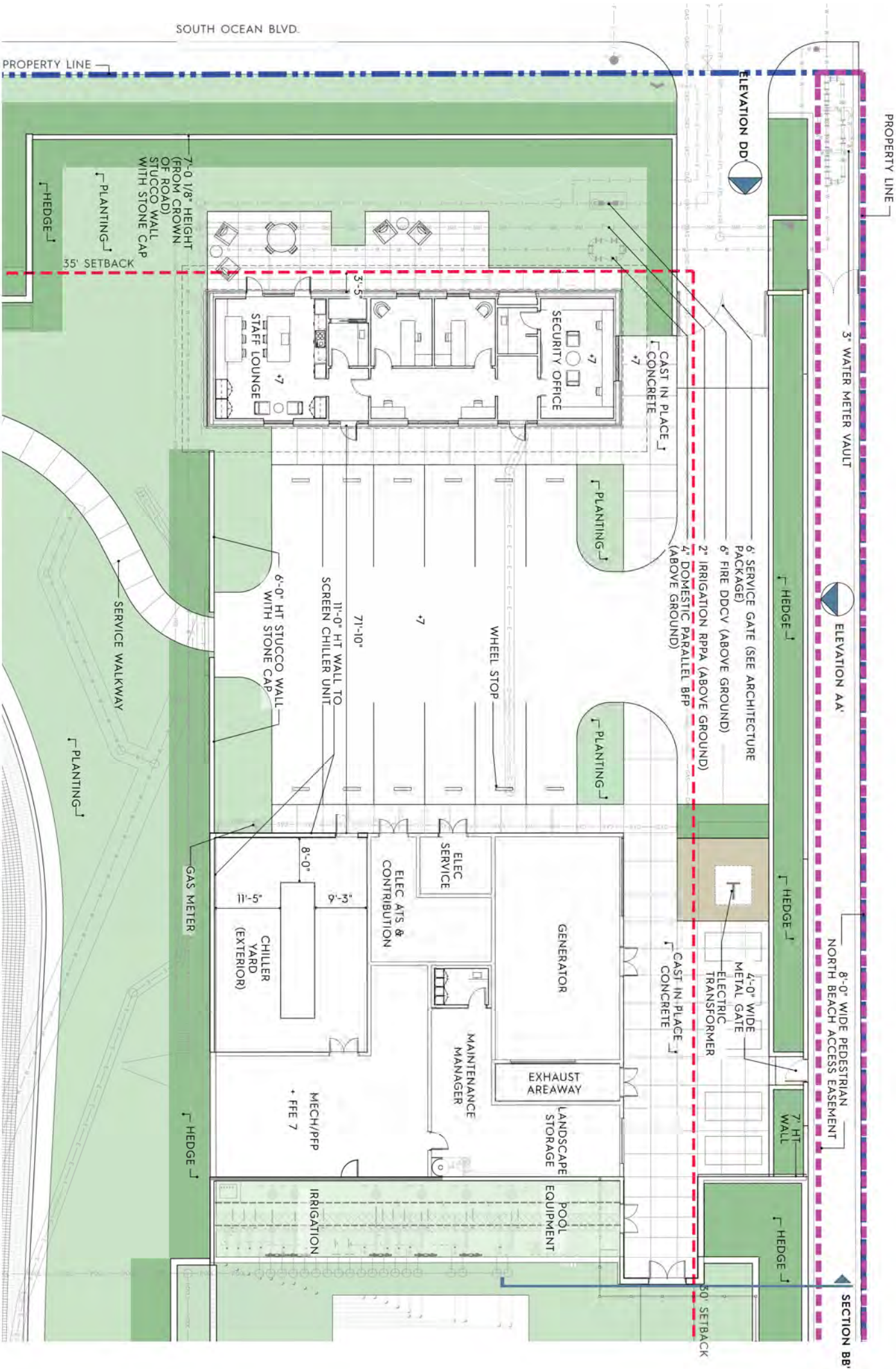
LO.19

Elevations

PALM BEACH, FL

December 2024

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1247 SOUTH OCEAN BLVD (FKA 60 BLOSSOM WAY)

PALM BEACH, FL

ARCOM CASE: ARC-24-0103 (ZON-24-0061)

L0.20C

MEP - Entry Gate Closed

December 2024



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1247 SOUTH OCEAN BLVD (FKA 60 BLOSSOM WAY)

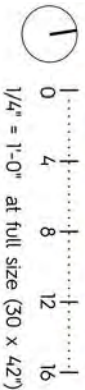
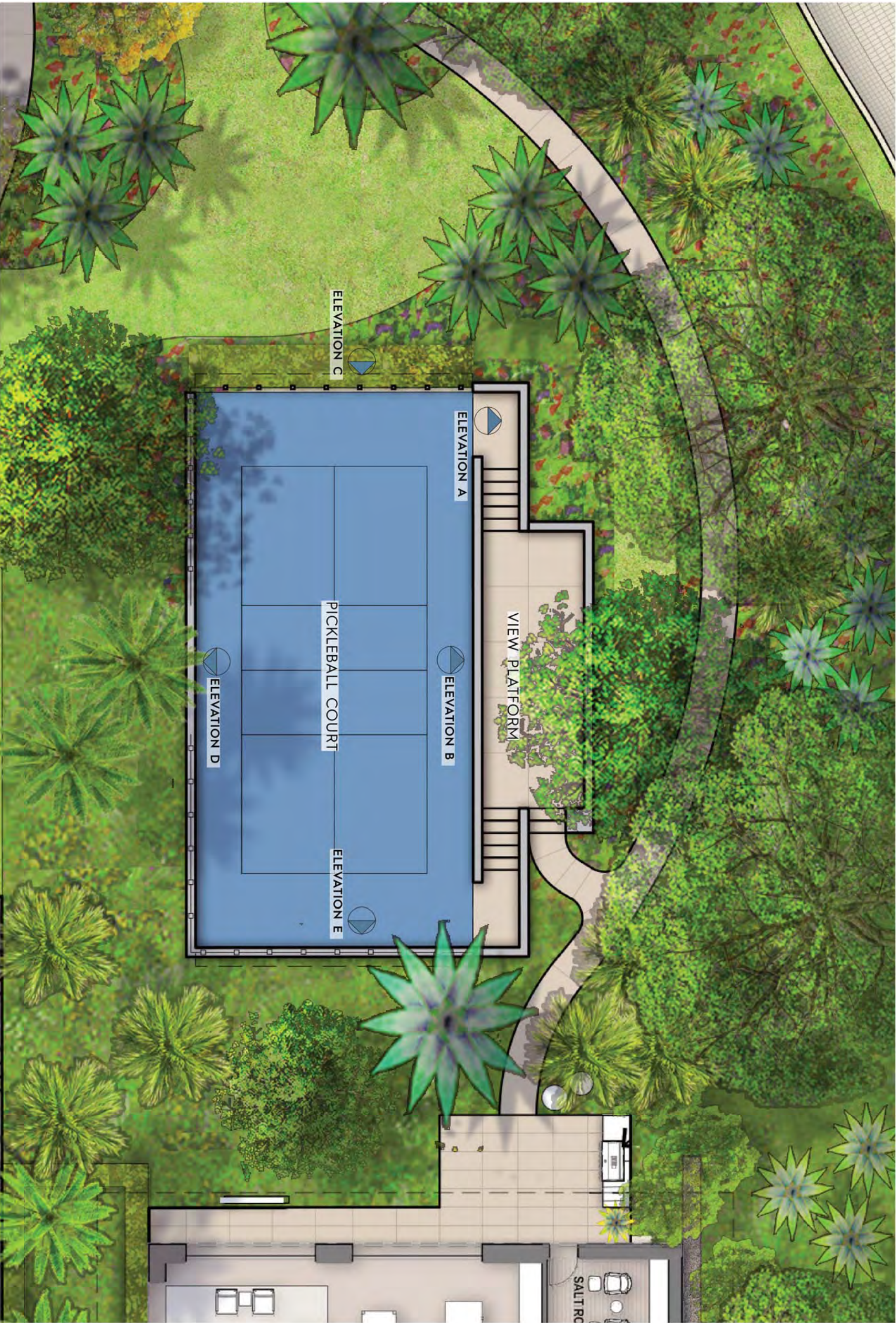
PALM BEACH, FL

ARCOM CASE: ARC-24-0103 (ZON-24-0061)

L0.20D

MEP- Entry Gate Open

December 2024





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1247 SOUTH OCEAN BLVD (FKA 60 BLOSSOM WAY)

PALM BEACH, FL

ARCOM CASE: ARC-24-0103 (ZON-24-0061)

L0.26

Pickleball Court View

December 2024



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1247 SOUTH OCEAN BLVD (FKA 60 BLOSSOM WAY)

PALM BEACH, FL

ARCOM CASE: ARC-24-0103 (ZON-24-0061)

L0.27

Pickleball Court View
From Entry Driveway
December 2024





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1247 SOUTH OCEAN BLVD (FKA 60 BLOSSOM WAY)

PALM BEACH, FL

ARCOM CASE: ARC-24-0103 (ZON-24-0061)

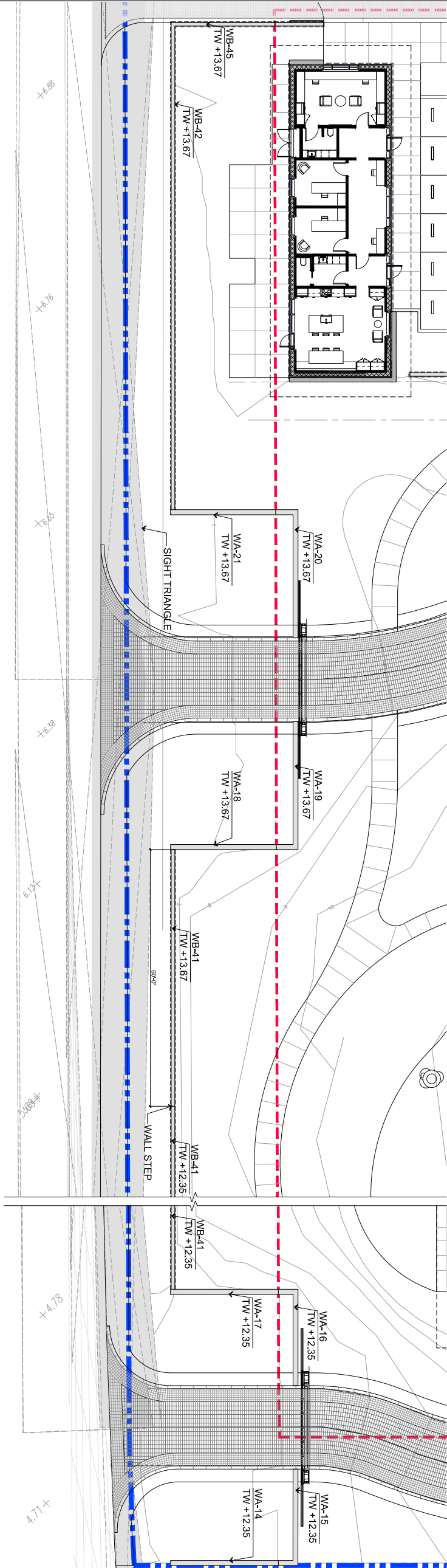
L0.32

Pickleball Court View
From BBQ Pavilion
December 2024

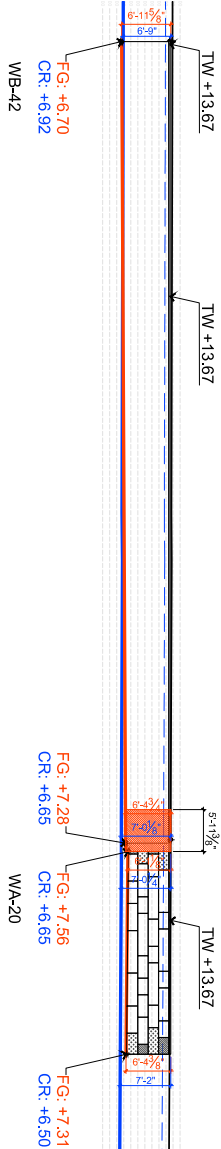
LEGEND

- SIGHT TRIANGLE LINE
- FINISH GRADE
- S.O.B CROWN OF ROAD
- 6 FT OFFSET OF S.O.B CROWN OF ROAD
- WALL HEIGHT FROM ADJACENT GRADE
- WALL HEIGHT FROM S.O.B CROWN OF ROAD

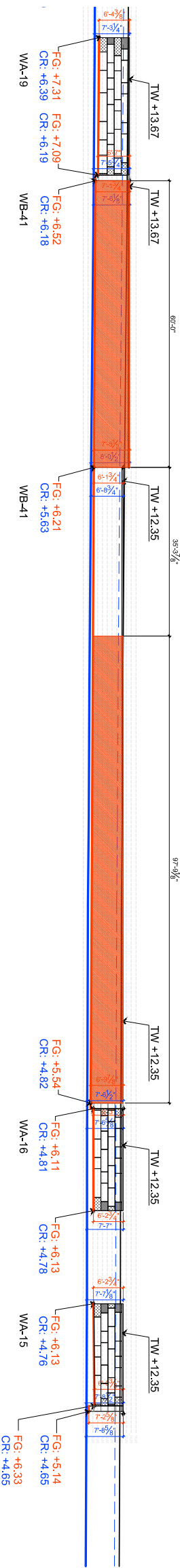
CURRENTLY PROPOSED



2 PLAN - PROPOSED S.O.B WALL HEIGHTS (SCALE: 1"=10'-0")



CURRENTLY PROPOSED



1 WALL HEIGHT FROM CROWN OF ROAD EXCEED 7FT - HIGHLIGHT IN RED (SCALE: 1"=10'-0")

NOT FOR CONSTRUCTION

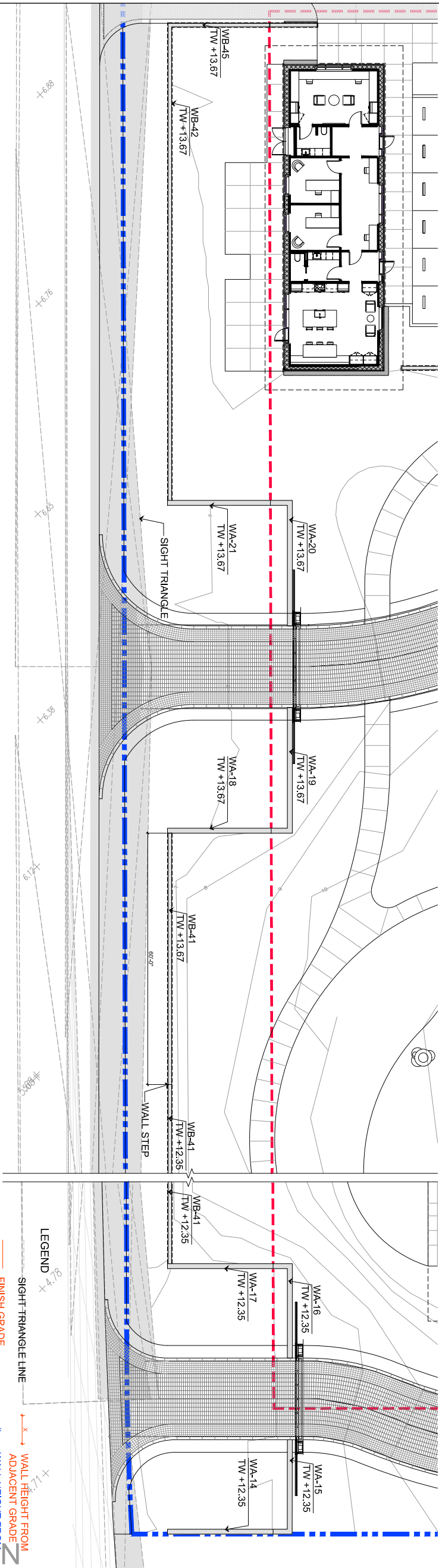
PRIVATE RESIDENCE
1247 SOUTH OCEAN BLVD (FKA 60 BLOSSOM WAY)
PALM BEACH, FLORIDA 33480

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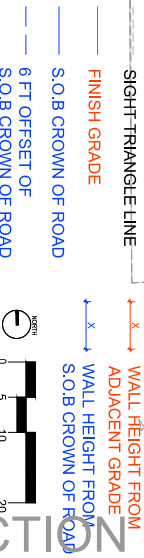
HARDSCAPE DETAILS

PROJECT #:
DRAWN BY:
CHECKED BY:
DATE:

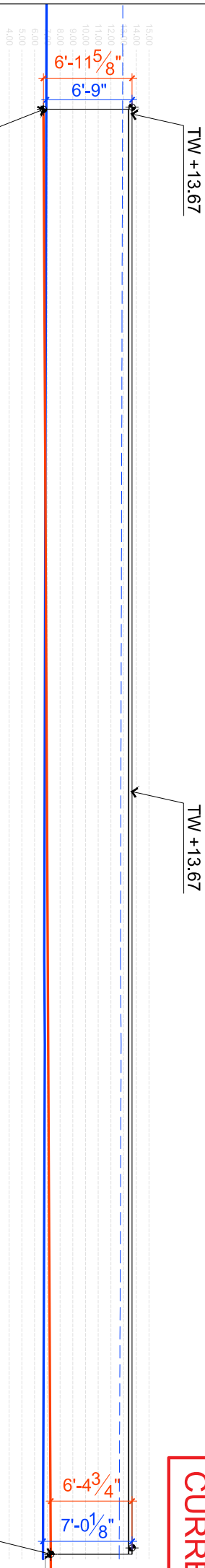
L6.06



CURRENTLY PROPOSED



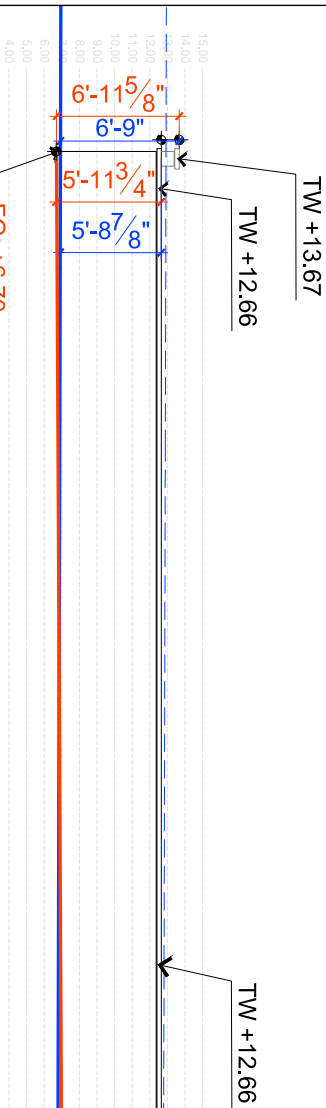
CURRENTLY PROPOSED



WB-42
FG: +6.70
CR: +6.92

FG: +7.28
CR: +6.65

2 PROPOSED WALL HEIGHTS ALONG ENTRY DRIVEWAY (SCALE: 1/4"=1'-0")



WB-42
FG: +6.70
CR: +6.92

FG: +7.28
CR: +6.65

PREVIOUSLY APPROVED

1 PREVIOUSLY APPROVED WALL HEIGHTS ALONG ENTRY DRIVEWAY (SCALE: 1/4"=1'-0")

NOT FOR CONSTRUCTION

PRIVATE RESIDENCE
1247 SOUTH OCEAN BLVD (FKA 60 BLOSSOM WAY)
PALM BEACH, FLORIDA 33480

STOEV
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HARDSCAPE DETAILS

NO.	DATE	ISSUE
1	10/10/2024	ARCOM PRE-APP
2	10/10/2024	FINAL SUBMITTAL
3	10/10/2024	SECOND SUBMITTAL
4	12/02/2024	FINAL SUBMITTAL

ARCOM/ARC-24-0103
(2024-09-03)
NOTES:
1. THE PROJECT IS A RESIDENTIAL DEVELOPMENT.
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10. THE PROJECT IS A RESIDENTIAL DEVELOPMENT.

PROJECT #:
DRAWN BY:
CHECKED BY:
DATE:

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