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BURNS RESIDENCE

1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480

STATE OF FLORIDA
CLEMENS BRUNS SCHAUB
AR8336
REGISTERED ARCHITECT

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 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:

N
PROJECT NORTH

PROJECT NO: 23-01
DRAWN BY: TAS
CHECKED BY: CBS

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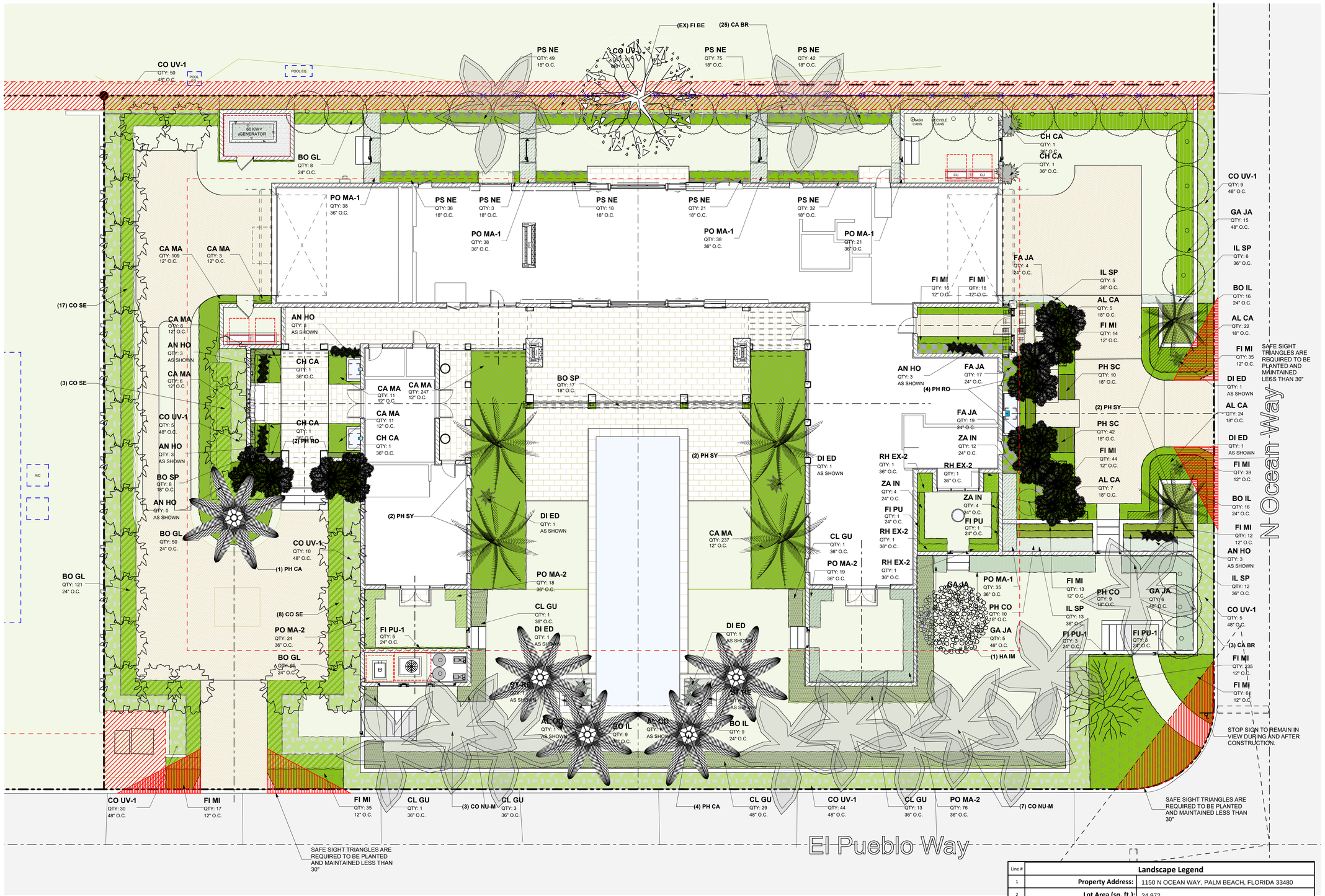
SHEET TITLE:

LANDSCAPE RENDERS

ARCOM REVIEW ARC-23-166
(FINAL SUBMITTAL)

L1.0



Line #	Landscape Legend		
1	**Property Address:**	1150 N OCEAN WAY, PALM BEACH, FLORIDA 33480	
2	**Lot Area (sq. ft.):**	24,972	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	12,486 - 50%	12,547 - 50.2%
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	1,948 - 45%	2,886 - 67%
8	Native Trees %	30% (number of trees)	43%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	36%
10	Native Groundcover %	30% (groundcover area)	N/A

1 / L1.1 LANDSCAPE PLAN: OVERALL
SCALE: 1/8" = 1'-0"

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1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480

STATE OF FLORIDA — CLEMENS BRUNS SCHAUB — AR8336 — REGISTERED ARCHITECT

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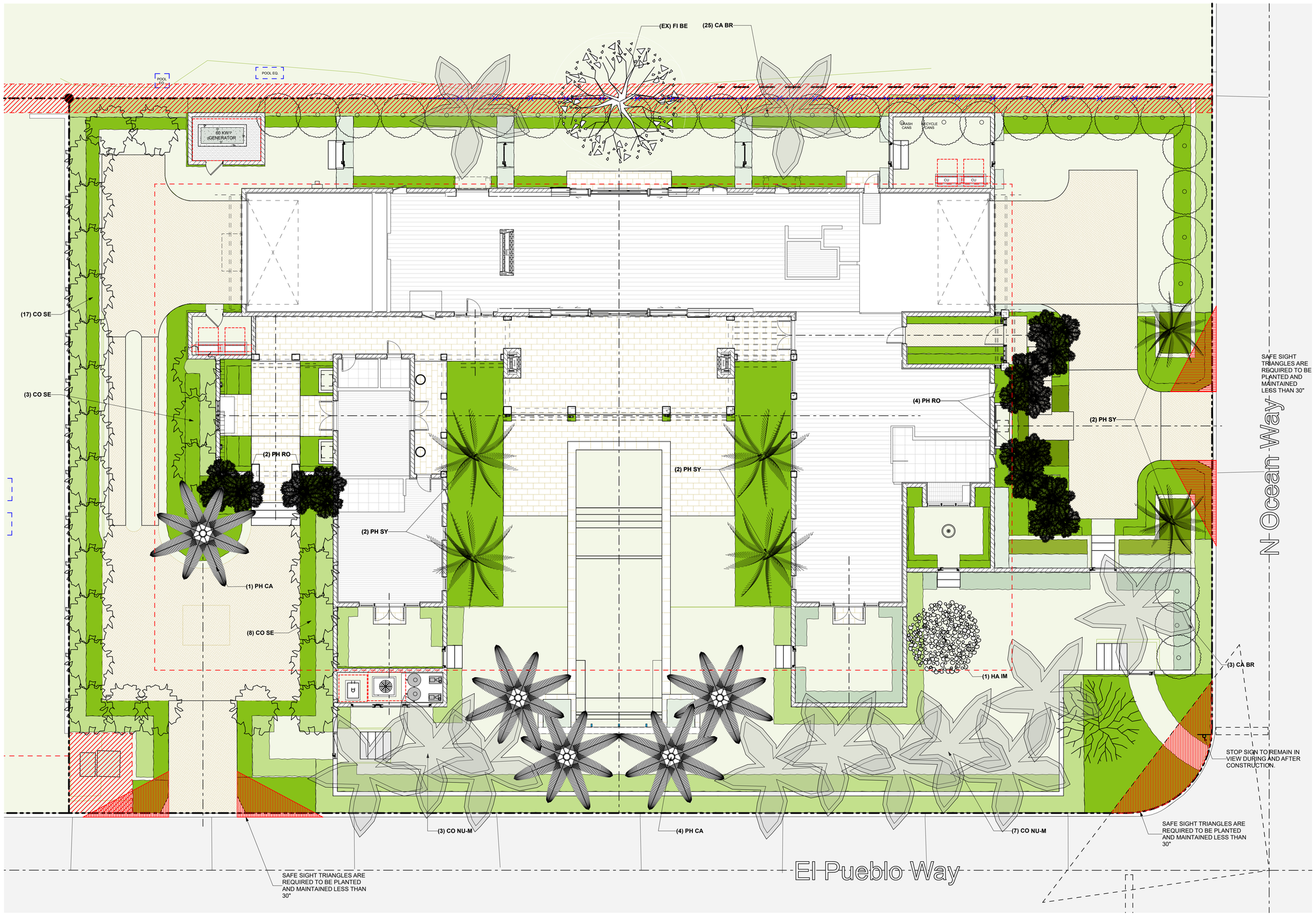
SHEET TITLE:

OVERALL LANDSCAPE PLAN

ARCOM REVIEW ARC-23-166
(FINAL SUBMITTAL)

L1.1



1
L1.2
CANOPY LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

BURNS RESIDENCE

1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480

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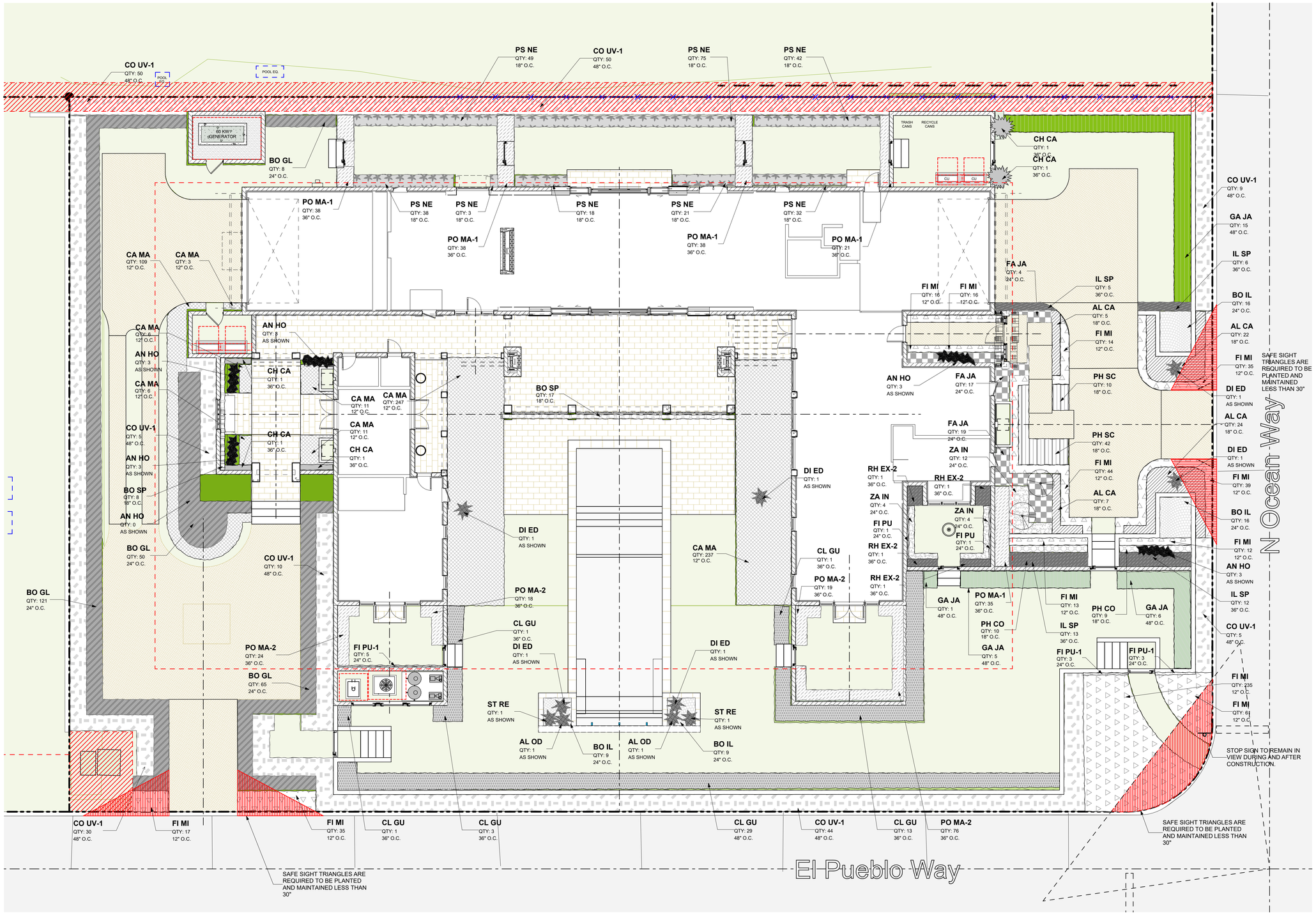
SHEET TITLE:

CANOPY PLANTING PLAN

ARCOM REVIEW ARC-23-166
(FINAL SUBMITTAL)

L1.2



1
L1.3
UNDERSTORY LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480

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SHEET TITLE:

UNDERSTORY PLANTING PLAN

ARCOM REVIEW ARC-23-166
(FINAL SUBMITTAL)

L1.3

2
L1.2
LANDSCAPE SOUTH ELEVATION (COLOR) (1)
SCALE: 1/8" = 1'-0"

1
L1.2
LANDSCAPE NORTH ELEVATION (COLOR)
SCALE: 1/8" = 1'-0"

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SHEET TITLE:

LANDSCAPE ELEVATIONS

ARCOM REVIEW ARC-23-166
(FINAL SUBMITTAL)

L1.4

3
L1.5
LANDSCAPE EAST ELEVATION (COLOR)
SCALE: 1/8" = 1'-0"

4
L1.5
LANDSCAPE WEST ELEVATION (COLOR)
SCALE: 1/8" = 1'-0"

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SHEET TITLE:

LANDSCAPE ELEVATIONS

ARCOM REVIEW ARC-23-166
(FINAL SUBMITTAL)

L1.5

LANDSCAPE UNDERSTORY SCHEDULE

PLANT ID.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	PLAN SYMBOL	SPACING	SPECIFICATIONS	STATUS
AL CA	58	Alocasia 'California'	Elephant Ear	NON NATIVE		18" O.C.		PROPOSED
AL OD	3	Alcantarea 'Odorata'	Alcantarea 'Odorata'	NON NATIVE		<Undefined>	24" HT, 15 G	EX. REMAIN
AN HO	14	Anthurium hookeri	Anthurium hookeri	NON NATIVE		AS SHOWN	5" HT, 45 G	EX. REMAIN
BO GL	244	Bougainvillea Sp.	Bougainvillea Glabra Alba	NON NATIVE		24" O.C.		PROPOSED
BO IL	50	Rhapis Excelsa	Bougainvillea 'Monka'	NON NATIVE		24" O.C.		PROPOSED
BO SP	26	Bougainvillea	Bougainvillea	NON NATIVE		18" O.C.		PROPOSED
CA MA	630	Carissa Macrocarpa	Carrissa Emerald Blanked	NON NATIVE		12" O.C.	1' HT., FULL TO BASE	PROPOSED
CH CA	4	Chamsedorea Cataractarum	Cat Palm	NON NATIVE		36" O.C.	5' HT, FULL TO BASE	PROPOSED
CL GU	19	Clusia Guttifera	Clusia Guttifera	NON NATIVE		36" O.C.	5 FT. HT, 3 FT SPREAD, FULL TO BASE	PROPOSED
CL GU	29	Clusia Guttifera	Clusia Guttifera	NON NATIVE		48" O.C.	6 FT. HT, 3 FT SPREAD, FULL TO BASE	PROPOSED
CO UV-1	55	Cocoloba 'Uvifera'	Sea Grape	NON NATIVE		48" O.C.	6 FT. HT, 3 FT SPREAD, FULL TO BASE	PROPOSED
CO UV-1	148	Cocoloba 'Uvifera'	Sea Grape	NATIVE		48" O.C.	6 FT. HT, 3 FT SPREAD, FULL TO BASE	PROPOSED
DI ED	8	Dioone Edule	Dioone Edule	NON NATIVE		AS SHOWN	48" HT, 30 G	PROPOSED
FA JA	39	Giant Leopard plant	Farfugium japonicum 'Gigantea'	NON NATIVE		24" O.C.	2' HT,. FULL 2' SPREAD	PROPOSED
FI MI	536	Ficus Microcarpa	Green Island Ficus	NON NATIVE		12" O.C.	1 FT., 1 FT SP, FULL TO BASE	PROPOSED
FI PU	3	Ficus Pumila	Creeping Fig	NON NATIVE		24" O.C.	FULL	PROPOSED
FI PU-1	11	Ficus Pumila	Creeping Fig	NON NATIVE		24" O.C.	FULL	PROPOSED
GA JA	28	Gardenia jasminoides 'Miami Supreme'	Gardenia 'Miami Supreme'	NON NATIVE		48" O.C.	48" HT., 4' FT SP FULL TO BASE , FANCY SELECT GRAFTED	EX. REMAIN
IL SP	36	Sky Pencil Japanese Holly	Sky Pencil Japanese Holly	NON NATIVE		36" O.C.	25G	PROPOSED
PH CO	18	Philodendron 'Congo Rojo'	Rojo Congo	NON NATIVE		18" O.C.	FULL	EX. REMAIN
PH SC	51	Phymatosorus scolopendria	Wart Fern	NON NATIVE		18" O.C.		PROPOSED
PO MA-1	169	Japanese Yew	Podocarpus macrophyllus	NON NATIVE		36" O.C.	10' HT., FULL TO BASE	PROPOSED
PO MA-2	137	Japanese Yew	Podocarpus macrophyllus	NON NATIVE		36" O.C.	6' HT., FULL TO BASE	PROPOSED
PS NE	278	Psychotria nervosa	Wild Coffee	NON NATIVE		18" O.C.		PROPOSED
RH EX-2	3	Rhapis Excelsa	Lady Palm	NON NATIVE		36" O.C.	25G	EX. REMAIN
ST RE	3	Strelitizia Reginae	Bird of Paradise	NON NATIVE		AS SHOWN	48" HT, 30 G	EX. REMAIN
ZA IN	20	Zamia Integrifolia	Coontie Cycad	NATIVE		24" O.C.	2' HT., 2' SPREAD FULL	PROPOSED

LANDSCAPE CANOPY SCHEDULE

PLANT ID.	QTY	COMMON NAME	SCIENTIFIC NAME	NATIVE	PLAN SYMBOL	IMAGE	SPACING	SPECIFICATIONS	STATUS
CA BR	29	Brazil Beautyleaf	Calophyllum Brasiliensis	NON NATIVE			AS SHOWN	16 HT, 9 FT OC 3.5 CT	PROPOSED
CO NU-M	12	Green Malayan Cocon UT	Cocos Nucifera	NON NATIVE			AS SHOWN		PROPOSED
CO SE	26	Silver Buttonwood	Conocarpus erectus var. sericeus	NATIVE			AS SHOWN	16' HT., FULL WELL BRANCHED, 4 CT. PLEACHED	PROPOSED
FI AU	1	Florida strangler fig	Ficus aurea	NATIVE			AS SHOWN	EX	EX REMAIN
FI BE	1	Banyan tree	Ficus benghalensis	NON NATIVE			AS SHOWN	48" TRUNK,	EX REMAIN
HA IM	1	Tabebuia impetiginosa	Handroanthus impetiginosus	NON NATIVE			AS SHOWN	18' HT. MATCHING, 5. CT, WELL BRANCHED, NO LOW CROTCH SPECIMEN, MATCHING	PROPOSED
PH CA	5	Canary Island Date Palm	Phoenix canariensis	NON NATIVE			AS SHOWN		PROPOSED
PH RO	6	Pygmy date palm	Phoenix roebelenii	NON NATIVE			AS SHOWN	7' CT, SPECIMEN TRIPLES - LA TO TAG	PROPOSED
PH SY	6	Sylvester Date Palm	Phoenix Sylvestris	NON NATIVE			AS SHOWN	14 CT - MATCHING - Heads of palms are to be planted at the same HT.	PROPOSED

Line #	Landscape Legend		
1	**Property Address:**	1150 N OCEAN WAY, PALM BEACH, FLORIDA 33480	
2	**Lot Area (sq. ft.):**	24,972	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	12,486 - 50%	12,547 - 50.2%
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7	Front Yard LOS (Sq Ft and %)	1,948 - 45%	2,886 - 67%
8	Native Trees %	30% (number of trees)	43%
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PLANTING SCHEDULE

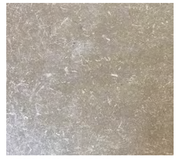
ARCOM REVIEW ARC-23-166
(FINAL SUBMITTAL)

L1.6

HARDSCAPE MATERIALS LEGEND

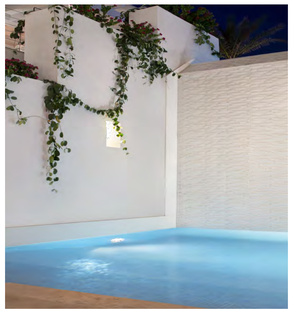
TIMBERTECH ADVANCED PVC VINTAGE COLLECTION: COLOR COASTLINE PLANK DECKING 5.5" X 1" ANY OUTDOOR SHOWER PADS

TABBY SHELL CONCRETE SLAB FOR AUTO COURT: INTEGRAL COLOR TBD BY ARCH AND COMBINED WITH WHITE PORTLAND CEMENT



LIMESTONE STONE TILE (BEIGE) 18" X 24" ON SLAB

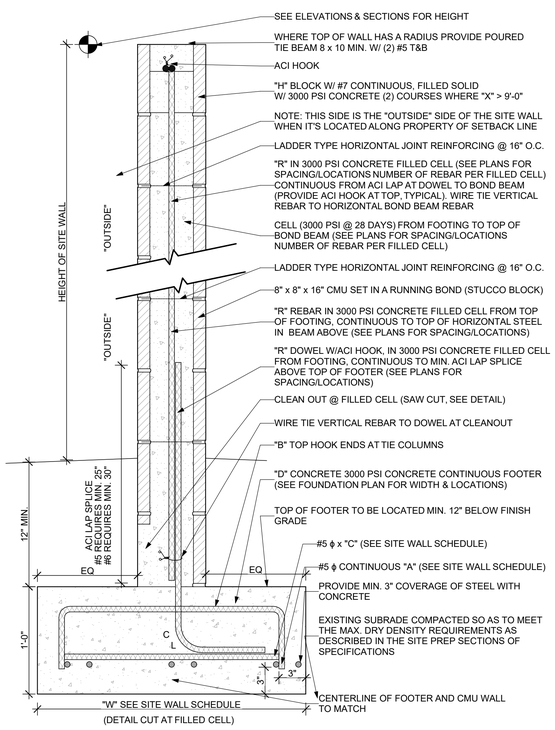
CABOT STAIN FOR ENTRY DOOR AND POWDER COAT COLOR TO MATCH FOR GATES



INTEGRAL COLOR WHITE STUCCO

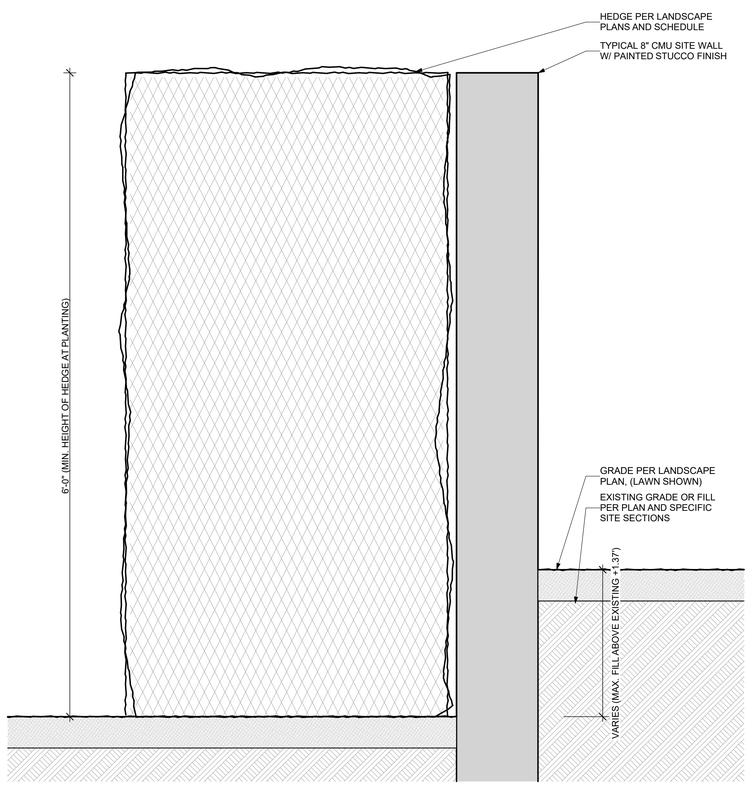
INTEGRAL COLOR WHITE STUCCO

CABLE RAILING SYSTEMS WITH WOOD RAIL



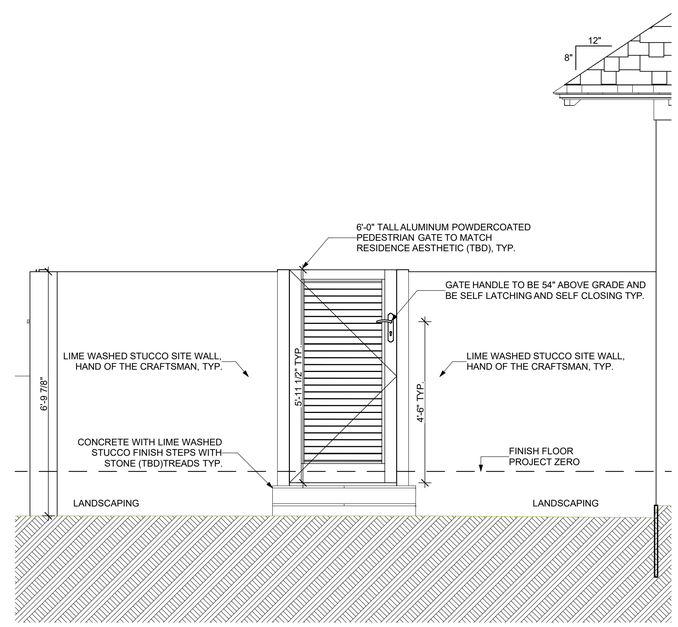
1 L1.7 SITE WALL FOOTING SECTION

SCALE: 1 1/2"= 1'-0"



2 L1.7 HEDGE & SITE WALL SECTION

SCALE: 1 1/2"= 1'-0"



3 L1.7 PEDESTRIAN GATE ELEVATION

SCALE: 1/2" = 1'-0"

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FENCES, WALLS, GATES AND MATERIALS

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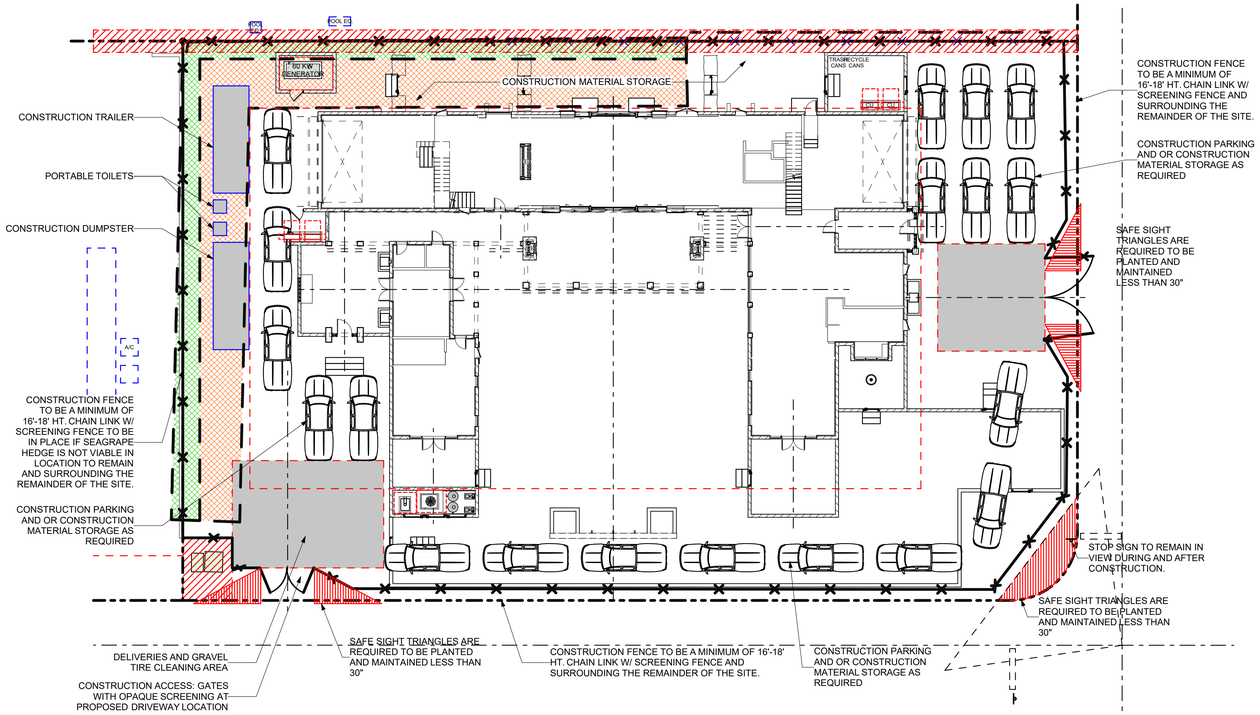
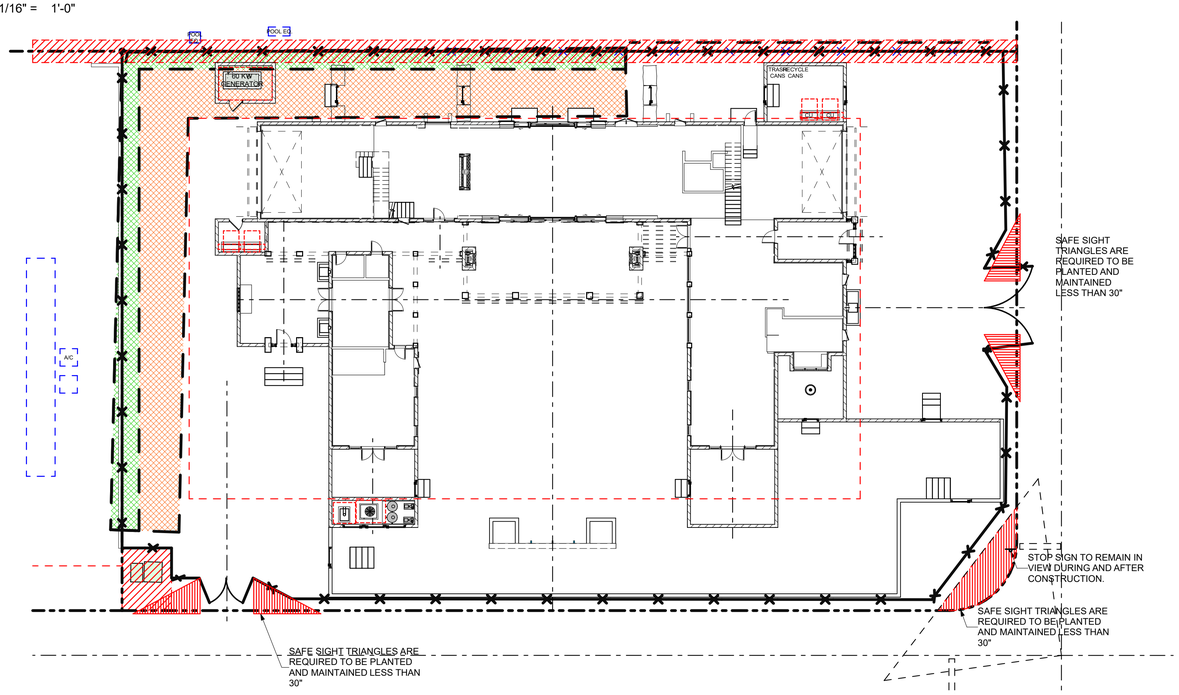


5 L1.8 CONSTRUCTION STAGGING PLAN

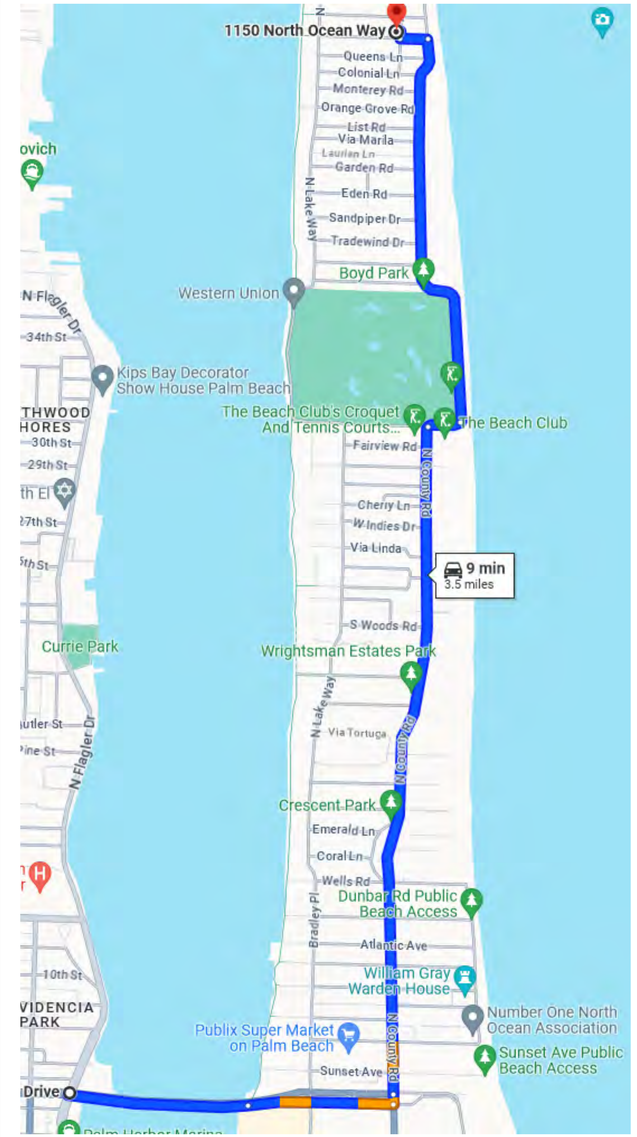
SCALE: 1/16" = 1'-0"



1 L1.8 CONSTRUCTION SCREENING PLAN

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

NOTE:
CONSTRUCTION ACTIVITIES WILL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF CONSTRUCTION SCREENS, GATES, FENCING, AND OR LANDSACPE (VEGETATION) PER TOWN OF PALM BEACH CODES. CONSTRUCTION SCREENING SHALL REMAIN FOR THE DURATION OF THE PROJECT. SOME AREAS MAY BE REMOVED WHERE APPLICABLE TO COMPLETE CONSTUCTION ACTIVITIES. NEW LANDSCAPE OR SREENING WILL THEN BE INSTALLED IN THESE AREAS ONCE THE WORK HAS BEEN COMPLETED.



PRELIMINARY CONSTRUCTION SCHEDULE:

ARCOM MEETING:	01/24/2024	
PERMITING AND REVIEW:	02/2024 - 04/2024	
MOBILIZATION AND SITE PREPERATION:	(1)	MONTH
FOUNDATION & MEP UNDERGROUND:	(2)	MONTHS
MASONRY:	(1)	MONTH
FRAMING STRUCTURAL:	(1)	MONTH
DOOR AND WINDOW INSTALL:	(1)	MONTH
FRAMING NON-BEARING:	(1)	MONTH
MEP:	(2)	MONTHS
WALL BOARD & TRIM:	(3.5)	MONTHS
FINISHES AND FIXTURES:	(4.5)	MONTHS
LANDSCAPE & HARDSCAPE:	(1.5)	MONTHS
PUNCH LIST & INSPECTIONS:	(1.5)	MONTHS
DURATION TOTAL:	(20-22) MONTHS	

TRUCK LOGISTICS:

MAXIMUM TRUCK LENGTH: 30'-0"

ACCESS SITE VIA FLAGLER MEMORIAL BRIDGE TO N COUNTY ROAD TO COUNTRY CLUB ROAD TO N OCEAN BLVD TO EL PUEBLO WAY TO N OCEAN WAY.

ESTIMATED NUMBER OF DELIVERIES GENERATED: +/- 200

BURNS RESIDENCE

1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480

STATE OF FLORIDA · CLEMENS BRUNS SCHAUB · AR8336 · REGISTERED ARCHITECT

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 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:

N
PROJECT NORTH

PROJECT NO:	23-01
DRAWN BY:	TAS
CHECKED BY:	CBS

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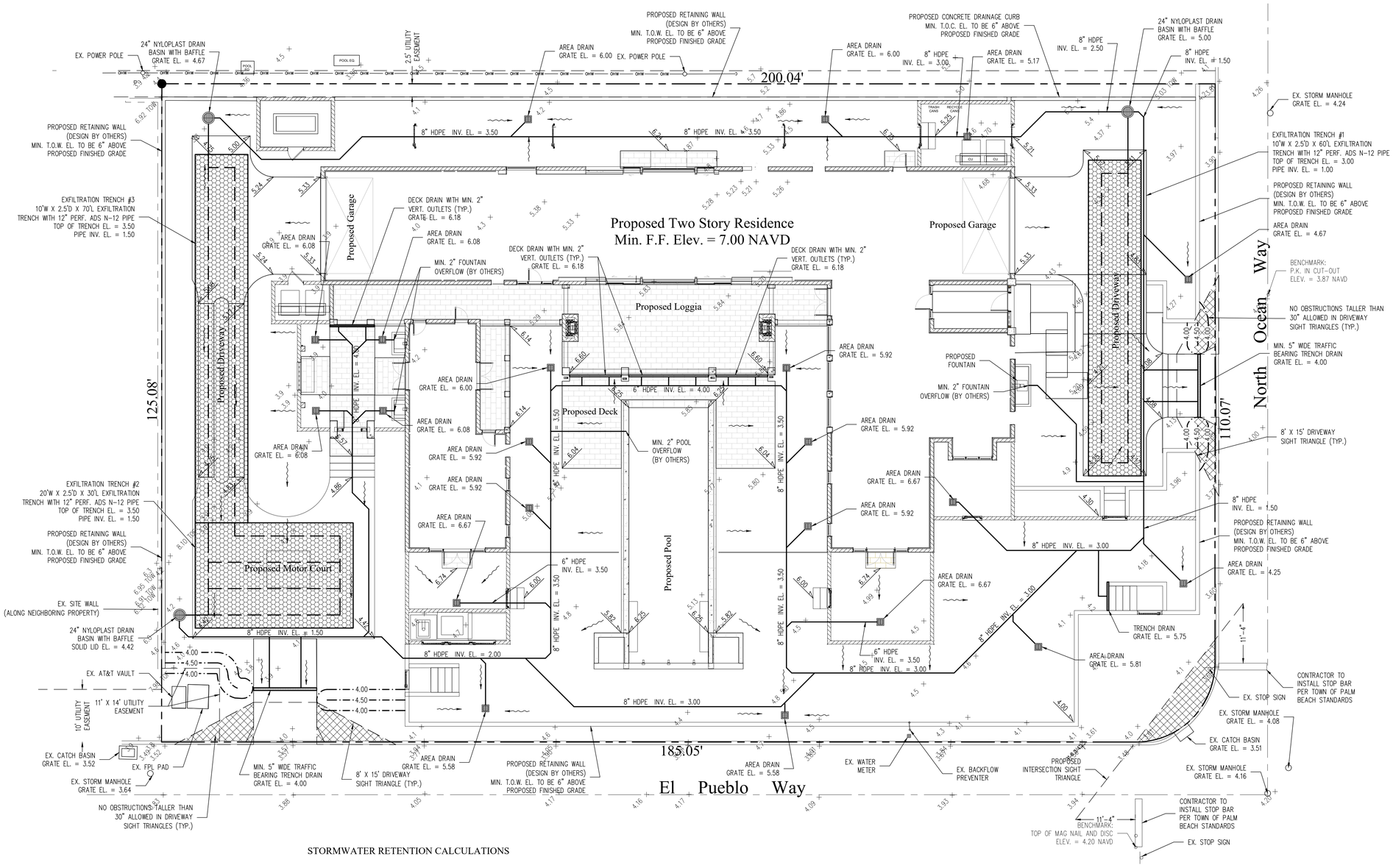
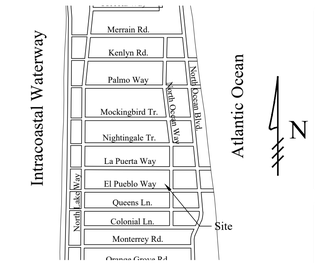
SHEET TITLE:

CONSTRUCTION SCREENING AND TRUCK LOGISTICS

ARCOM REVIEW ARC-23-166
(FINAL SUBMITTAL)

L1.8





Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 24,972 sq.ft.

Drainage Area Impervious Surface = 13,734 sq.ft.

Drainage Area Pervious Surface = 11,238 sq.ft.*

** Minimum required by zoning code without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 13,734 sq.ft. x 1 ft./12 in. = 2,289 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 11,238 sq.ft. x 1 ft./12 in. = 375 cu.ft.

Total Volume to be Retained = 2,664 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING\

Exfiltration Trench #1

L	=	Total Length of Trench Provided	=	60	ft
W	=	Trench Width	=	10	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.50	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	837	cu.ft.

Exfiltration Trench #2

L	=	Total Length of Trench Provided	=	30	ft
W	=	Trench Width	=	20	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.50	ft
DU	=	Un-Saturated Trench Depth	=	2.00	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	924	cu.ft.

Exfiltration Trench #3

L	=	Total Length of Trench Provided	=	70	ft
W	=	Trench Width	=	10	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.50	ft
DU	=	Un-Saturated Trench Depth	=	2.00	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	1,132	cu.ft.

Total Volume Retained in Exfiltration Trenches = 2,893 cu.ft.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.

48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information	
Project No.	2023-0024
Issue Date	11/19/2023
Scale	1" = 10'
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan For:

Proposed Residence

1150 North Ocean Way
Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2023.11.19 14:24:47 -05'00'

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Plan Background from Hardscape Plan by The Associates Studio Received 11/17/23

ARC-23-166

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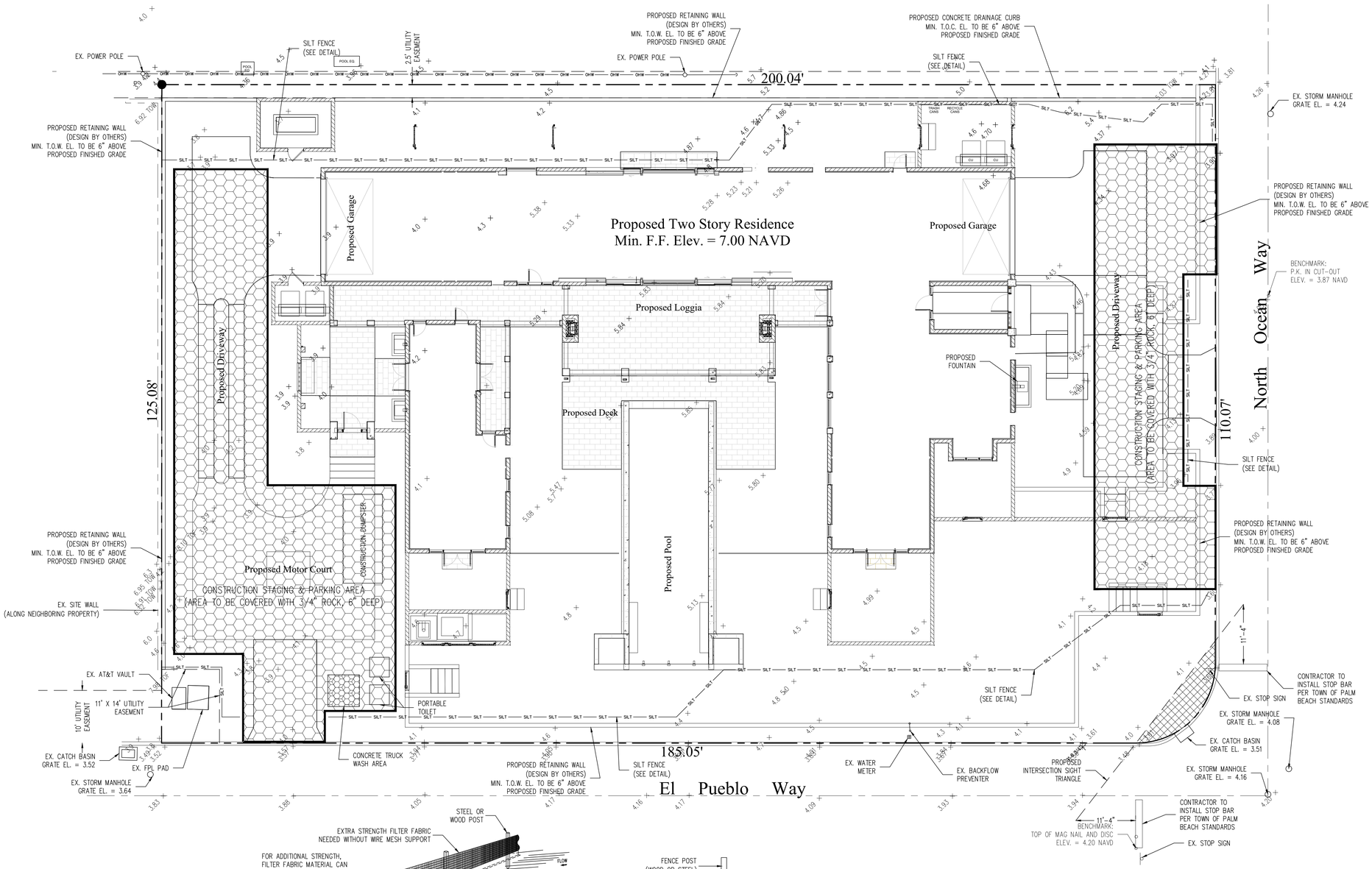
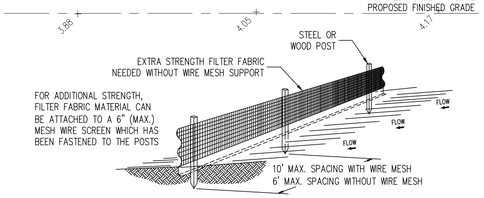
Sheet No.
C-1



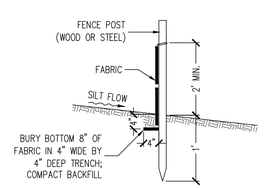


Notes:

1) The height of a silt fence shall not exceed 36".
2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
7) The trench shall be backfilled and the soil compacted over the filter fabric.

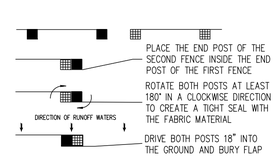
SILT FENCE DETAIL

N.T.S.



SILT FENCE SECTION

N.T.S.



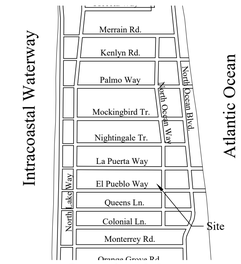
ATTACHING TWO SILT FENCES

N.T.S.

Notes:

1) Contractor is responsible for installing and maintaining erosion control measures during construction.
2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per Town of Palm Beach standards.

48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.



Location Map
N.T.S.

Legend

CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

N

0 5 10 20 40

Scale: 1" = 10'

Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information	
Project No.	2023-0024
Issue Date	11/19/2023
Scale	1" = 10'
Drawn By	KM
Checked By	CG

Conceptual Construction Staging & Parking and Erosion Control Plan For:

Proposed Residence

1150 North Ocean Way

Palm Beach, Florida

Revisions	
1	
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Chad M. Gruber

FL P.E. No. 57466

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2023.11.19 14:25:23 -05'00'

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Plan Background from Hardscape Plan by The Associates Studio Received 11/17/23

ARC-23-166

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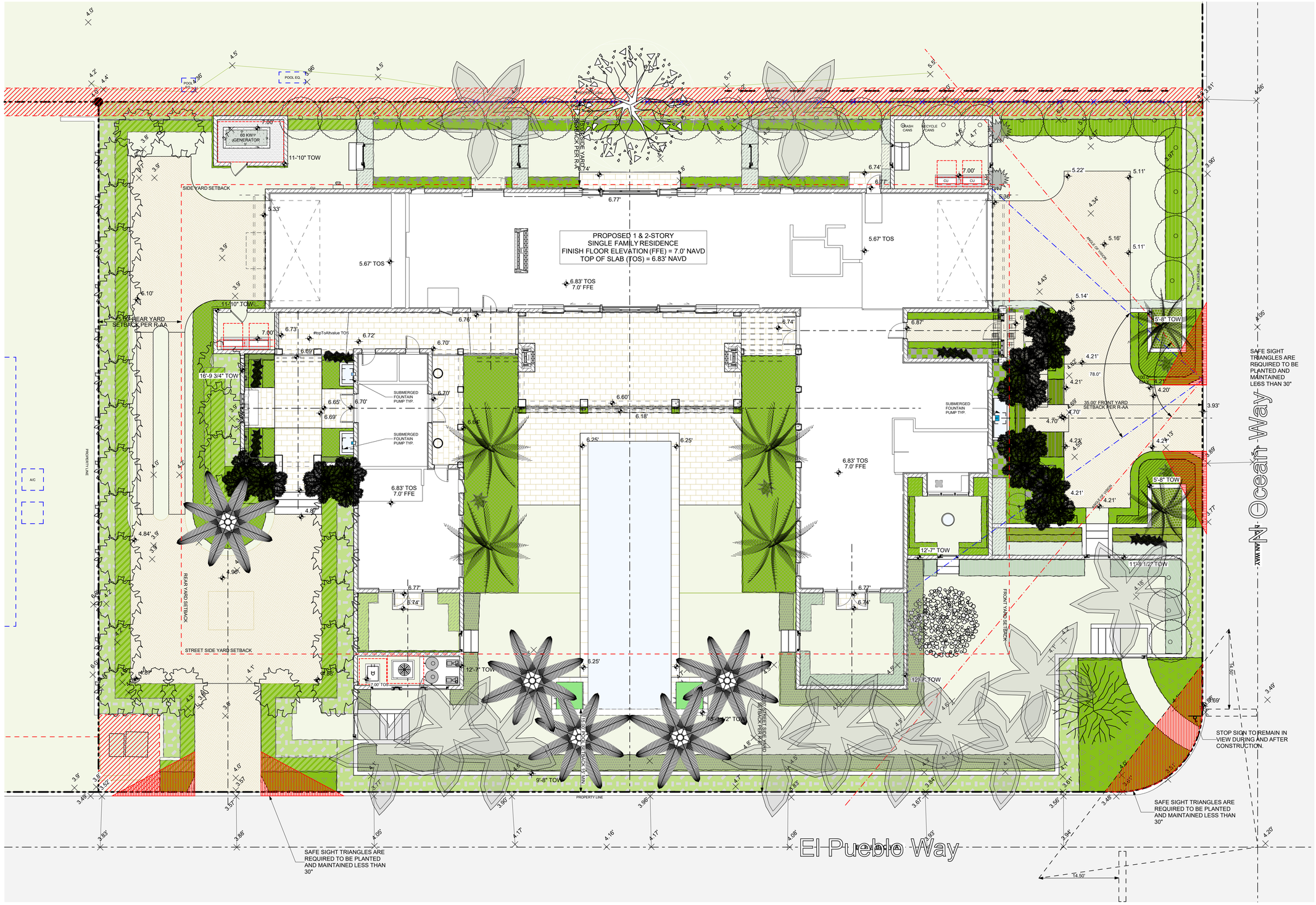
Sheet No.

EC-1



1 C1.1 CONCEPTUAL GRADING PLAN

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

BURNS RESIDENCE

1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480

STATE OF FLORIDA — CLEMENS BRUNS SCHAUB — AR8336 — REGISTERED ARCHITECT

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 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:

N
PROJECT NORTH

PROJECT NO: 23-01
DRAWN BY: TAS
CHECKED BY: CBS

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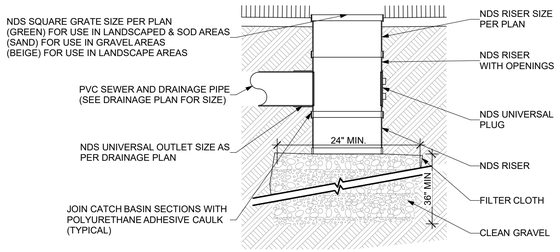
SHEET TITLE:

CONCEPTUAL GRADING PLAN

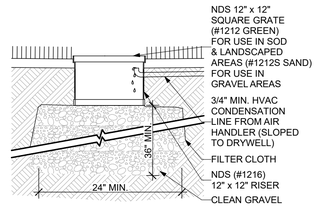
ARCOM REVIEW ARC-23-166
(FINAL SUBMITTAL)

C1.1



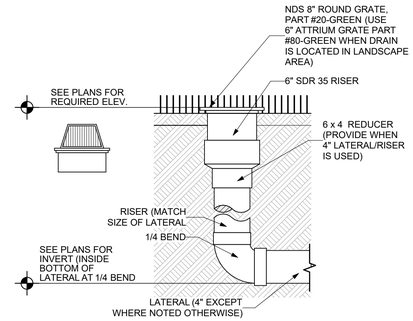
1 C1.2 TYPICAL BUBBLE UP

SCALE: 1" = 1'-0"



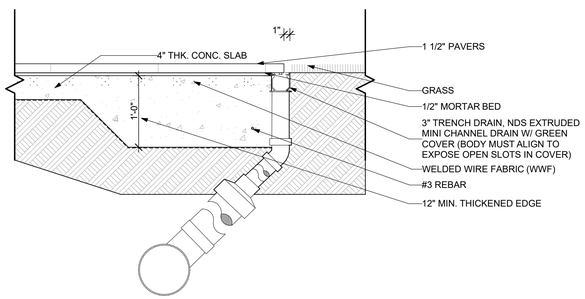
6 C1.2 TYPICAL A/C CONDENSATE

SCALE: 1" = 1'-0"



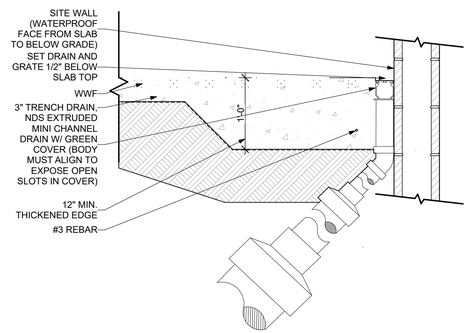
2 C1.2 DETAIL

SCALE: 1" = 1'-0"



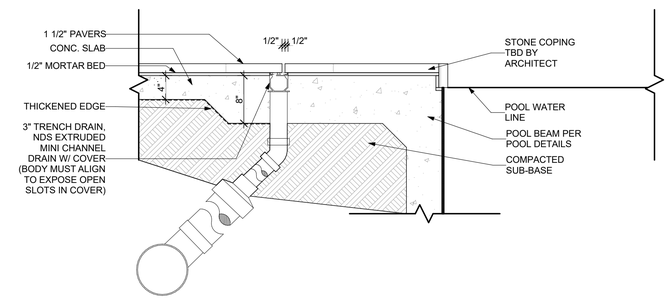
3 C1.2 SLOT DRAIN AT LAWN

SCALE: 1" = 1'-0"



4 C1.2 SLOT DRAIN AT SITE WALL

SCALE: 1" = 1'-0"



5 C1.2 SLOT DRAIN AT POOL

SCALE: 1" = 1'-0"

BURNS RESIDENCE

1150 N. OCEAN WAY
PALM BEACH, FLORIDA 33480

STATE OF FLORIDA
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AR8336
REGISTERED ARCHITECT

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REVISION NARRATIVE:

N
PROJECT NORTH

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DRAWN BY: TAS
CHECKED BY: CBS

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SHEET TITLE:

CIVIL DETAILS

ARCOM REVIEW ARC-23-166
(FINAL SUBMITTAL)

C1.2