



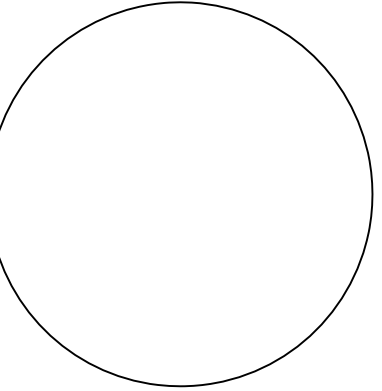
BRASSEUR

&
DROBOT
ARCHITECTS, P.A.

224 DATUM STREET - SUITE 311
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BR 0017698 BR 94843
NCBB 60164 NCBB 67673
BB 26001461

201-22-100 AND COF-22-035 FINAL SUBMITTAL
A GENERATOR BUILDING AND SITE WALL ADDITION FOR:
ANN DESRUSSAUX
800 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

SEAL BY:
JEFFREY D. BRASSEUR - BR 0017698
JASON P. DROBOT - BR 94843



JOB #: 90-005
DATE: 4-25-22
DESIGNED BY: JPD
DRAFTED BY: JPD
CHECKED BY: JPD
REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

SP6
SHEET: 7 OF: 13

ZONING DISTRICT RA	REQUIRED		EXISTING		PREVIOUSLY APPROVED		PROPOSED	
	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE
LOT COVERAGE	15,573.75 MAX.	25.00% MAX.	11,016.25	17.68%	15,571.98	24.99%	15,798.98	25.36%
HARDSCAPE	—	—	6,699.83	10.76%	19,638.37	31.52%	19,834.21	31.84%
LANDSCAPE	31,147.5 MIN.	50.00% MIN.	44,578.92	71.56%	27,084.65	43.48%	26,661.81	42.80%
TOTAL LOT	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %

LANDSCAPE R-A SITE CALCULATION

SITE AREA - 62,295 SQ. FT.
OVERALL MINIMUM LANDSCAPE:
REQUIRED: 31,147.50 SQ. FT. 50%
PROVIDED: 26,661.81 SQ. FT. 42.80%
35' FRONT SETBACK MINIMUM LANDSCAPE AREA:
AREA: 6,894 SQ. FT.
REQUIRED: 3,103 SQ. FT. 45%
PROVIDED: 3,637.39 SQ. FT. 52.76%
OVERALL NATIVE LANDSCAPE COVERAGE:
REQUIRED: 15,573.75 SQ. FT. 25%
PROVIDED: 22,149.42 SQ. FT. 35.55%

LEGEND:

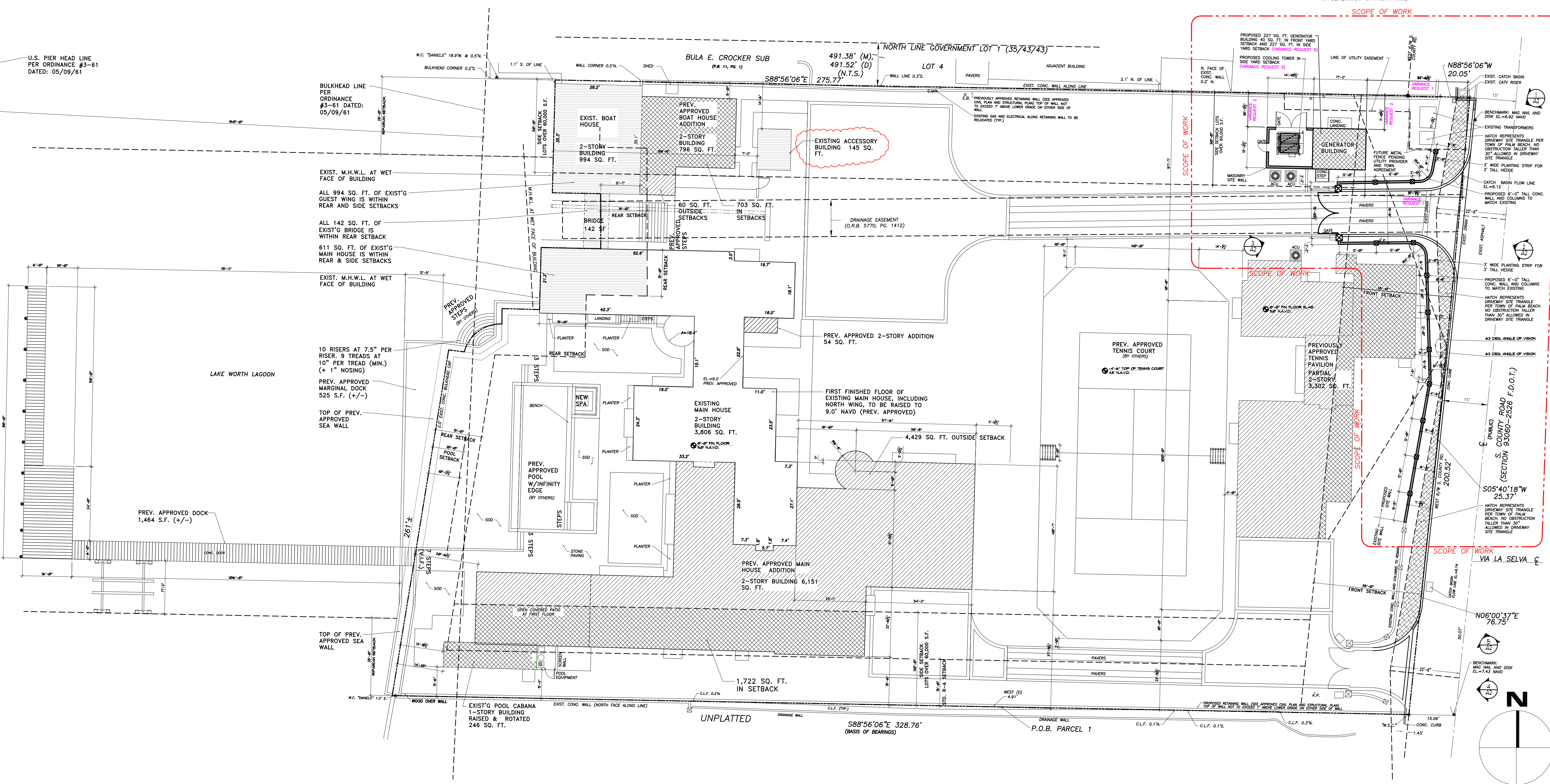
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- NEW CONSTRUCTION OR RELOCATED EXIST. STRUCTURE REQUIRING A VARIANCE
- EXISTING CONSTRUCTION TO BE RAISED, REQUIRING A VARIANCE
- DRAINAGE EASEMENT

GENERAL NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2017

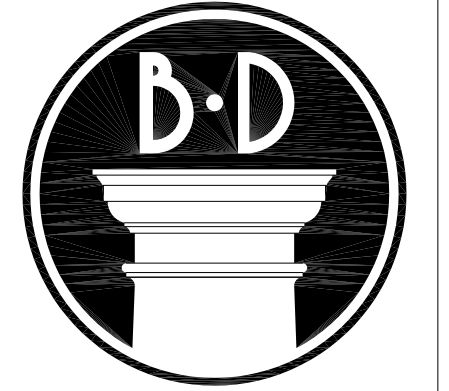
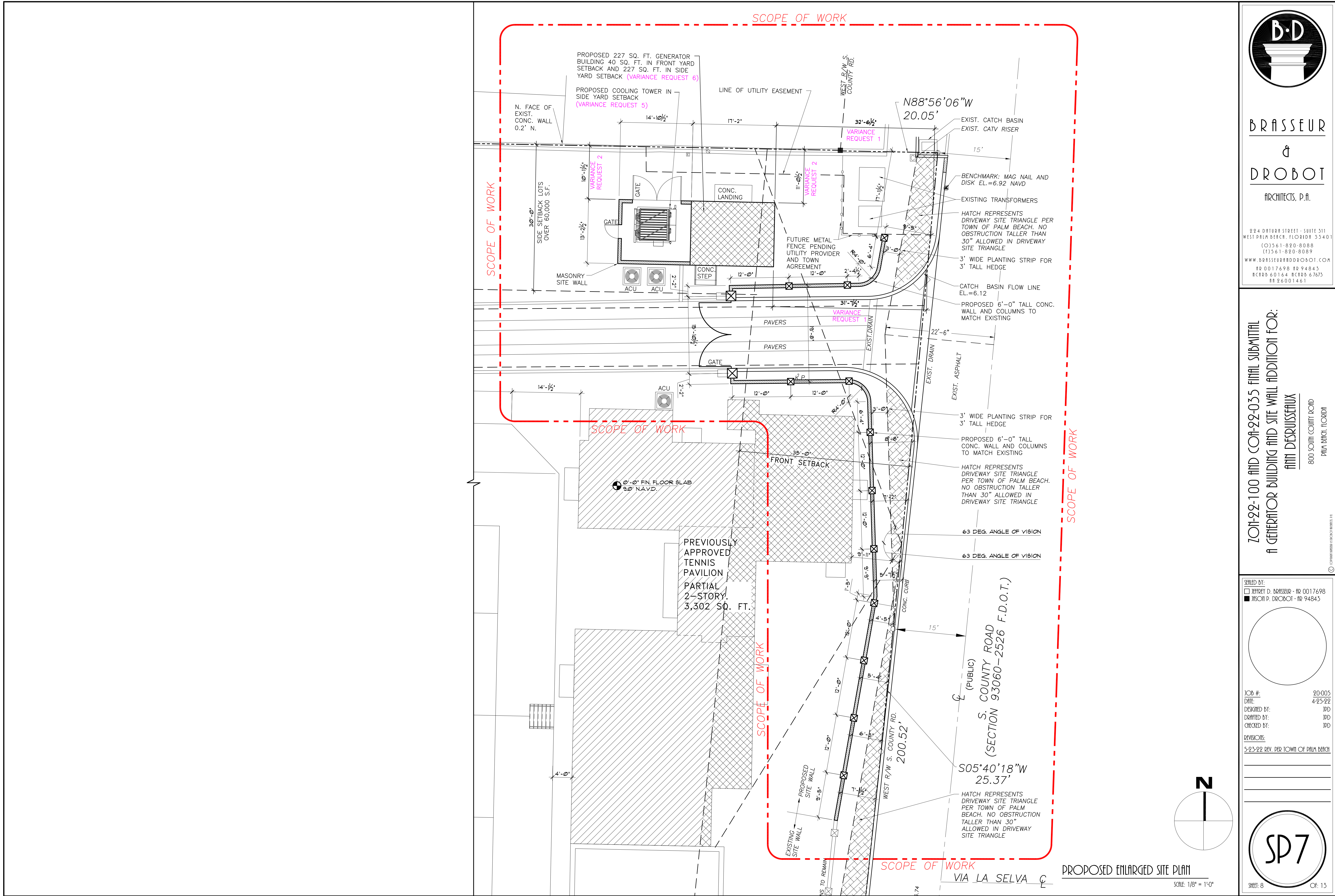
VARIANCE REQUESTS:

- FRONT YARD SETBACK OF 31'-7 1/2" (35'-0" REQUIRED)
- SIDE YARD SETBACK OF 10'-11 1/2" (30'-0" REQUIRED)
- LOT COVERAGE FROM PREV. APPROVED 24.99% TO 25.36% (25% MAX. REQUIRED)
- LANDSCAPE FROM PREV. APPROVED 43.48% TO 42.80% (50% MIN. REQUIRED)
- 60 TON COOLING TOWER IN A SIDE YARD
- GENERATOR IN FRONT YARD



PROPOSED OVERALL SITE PLAN

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

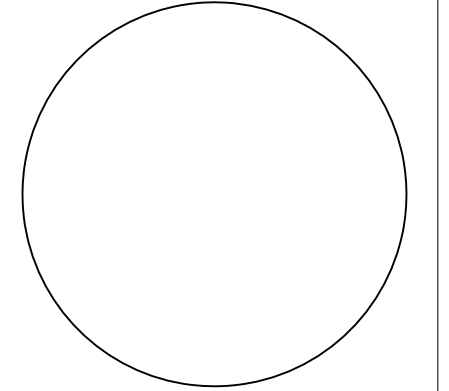


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SP7
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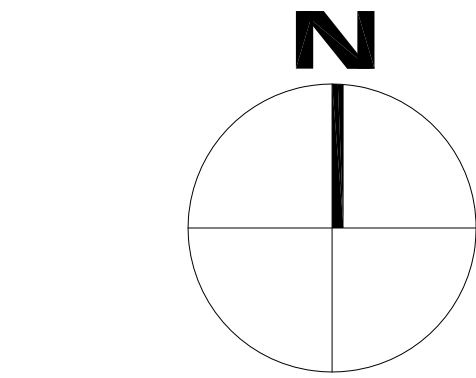
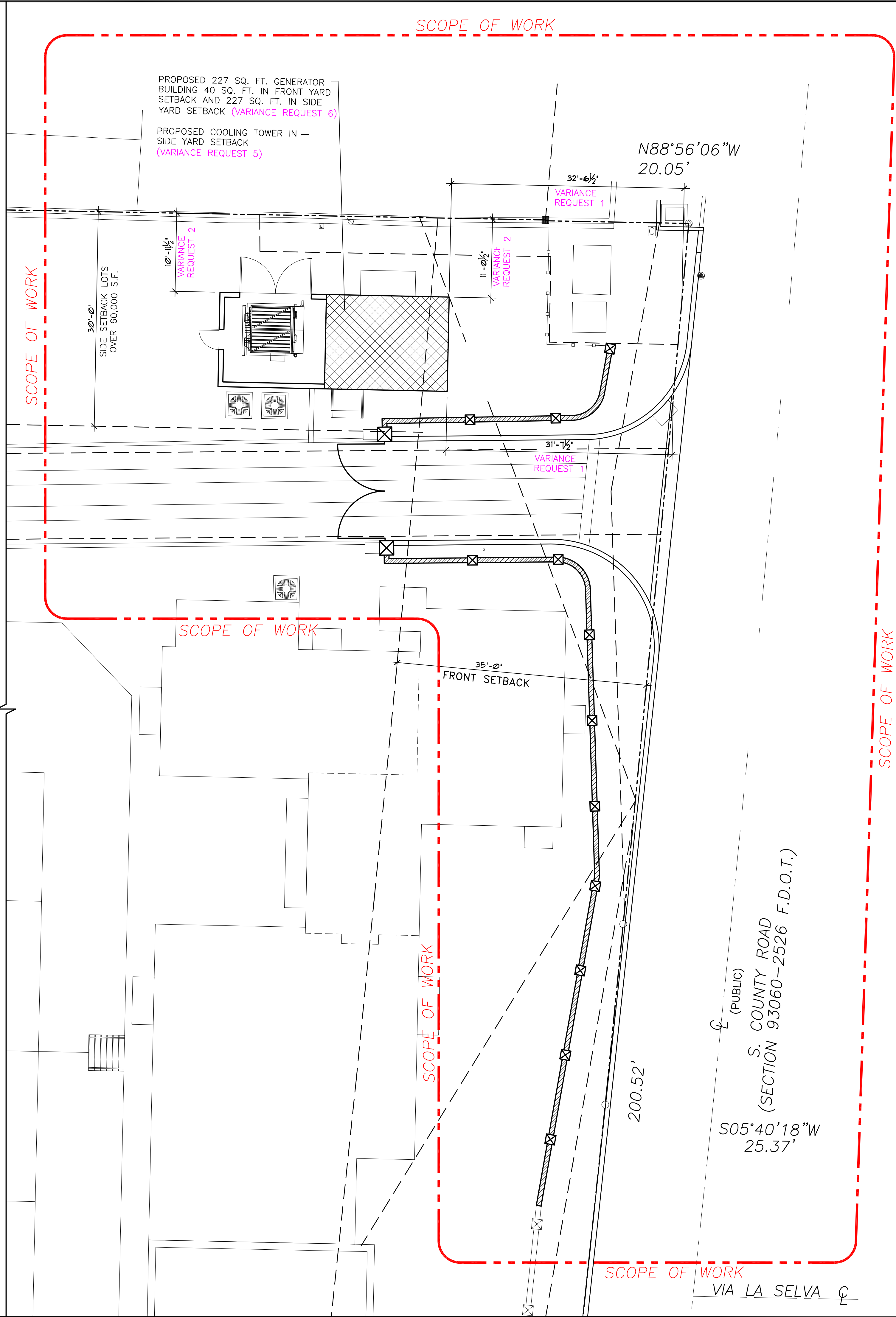
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ZONING DISTRICT RA	LOT CALCULATIONS							
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VARIANCE REQUEST 3

VARIANCE REQUEST 4



VARIANCE DIAGRAM

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



BRASSEUR

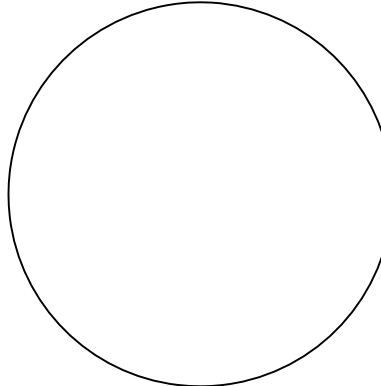
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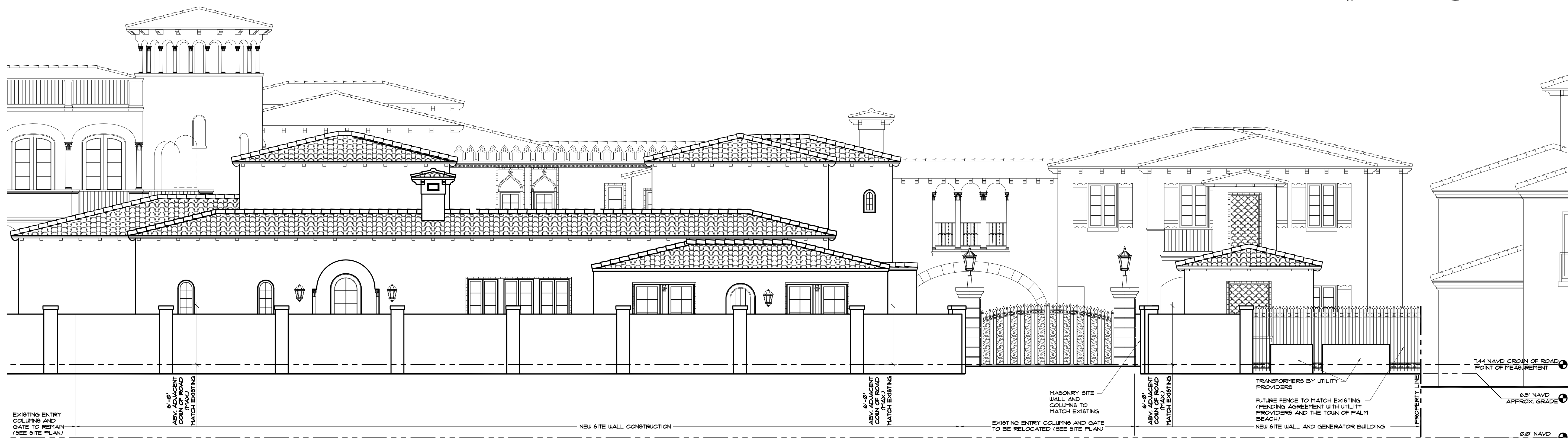
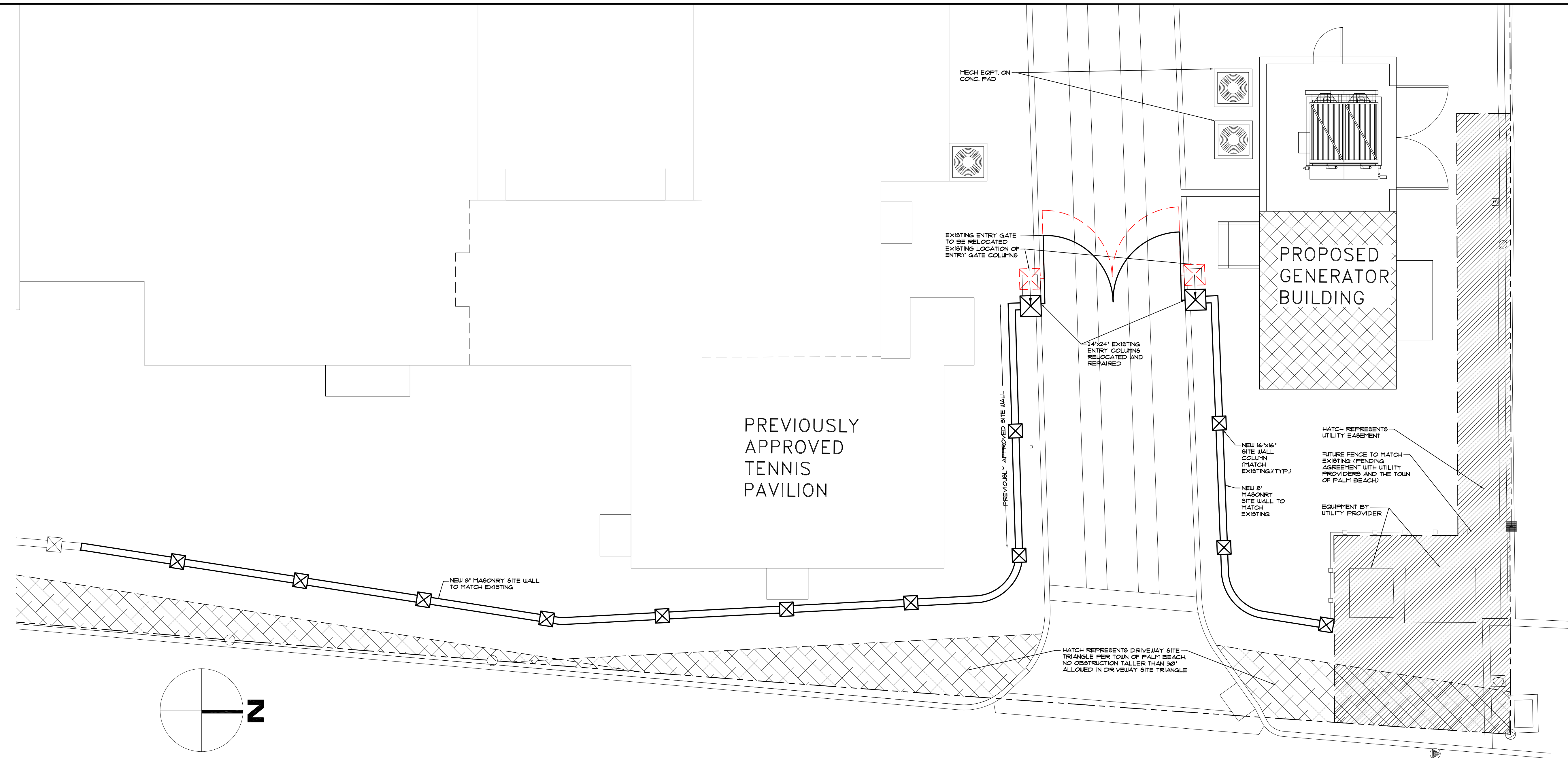


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PARTIAL SITE PLAN AND PROPOSED SITE WALL ELEVATION

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

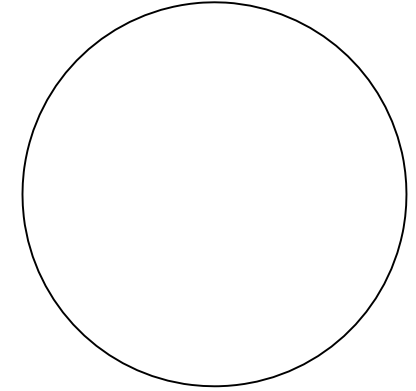


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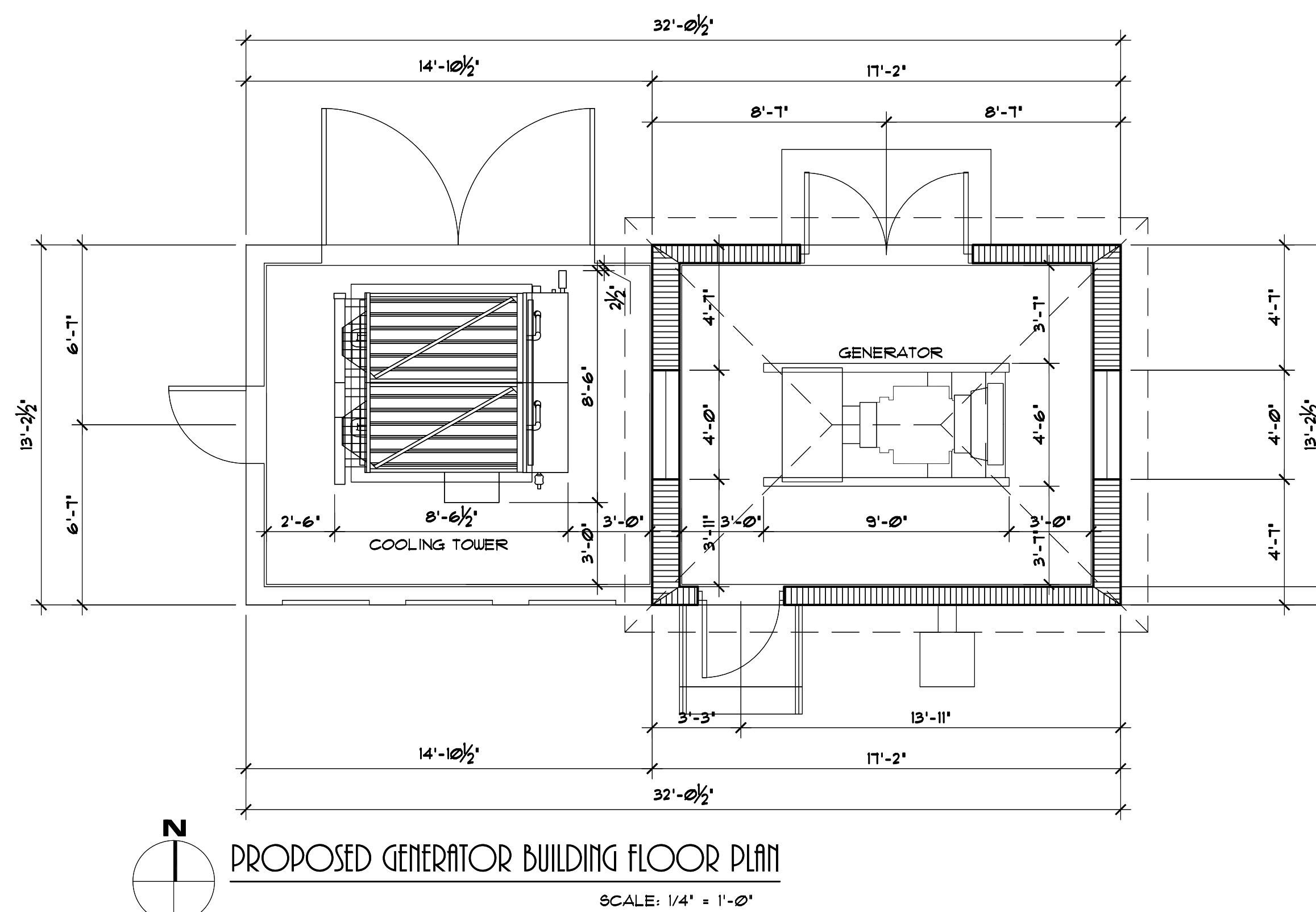
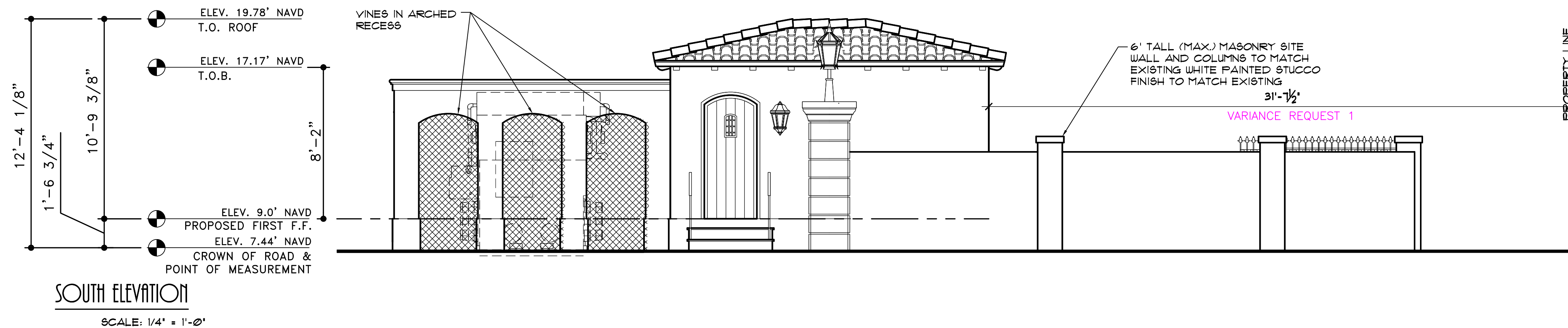
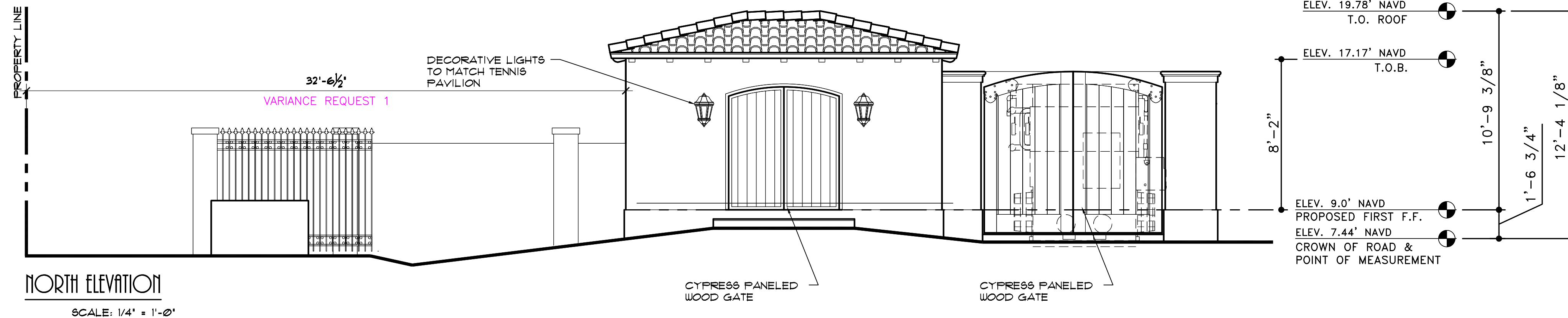
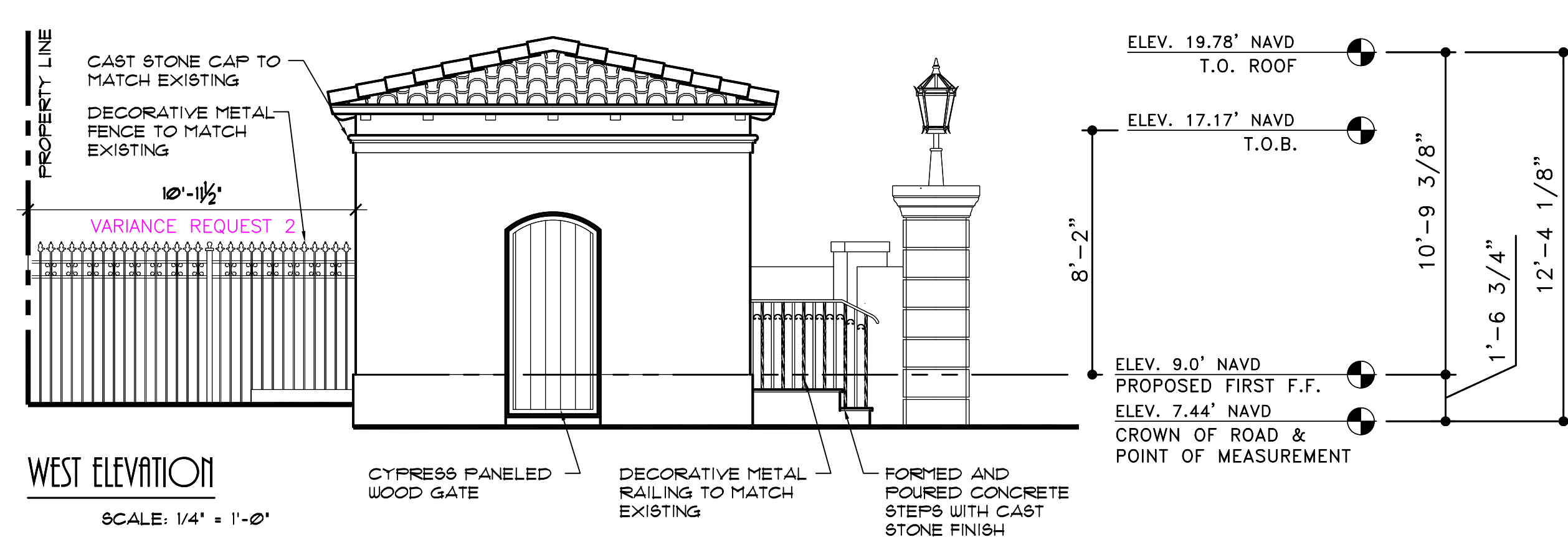
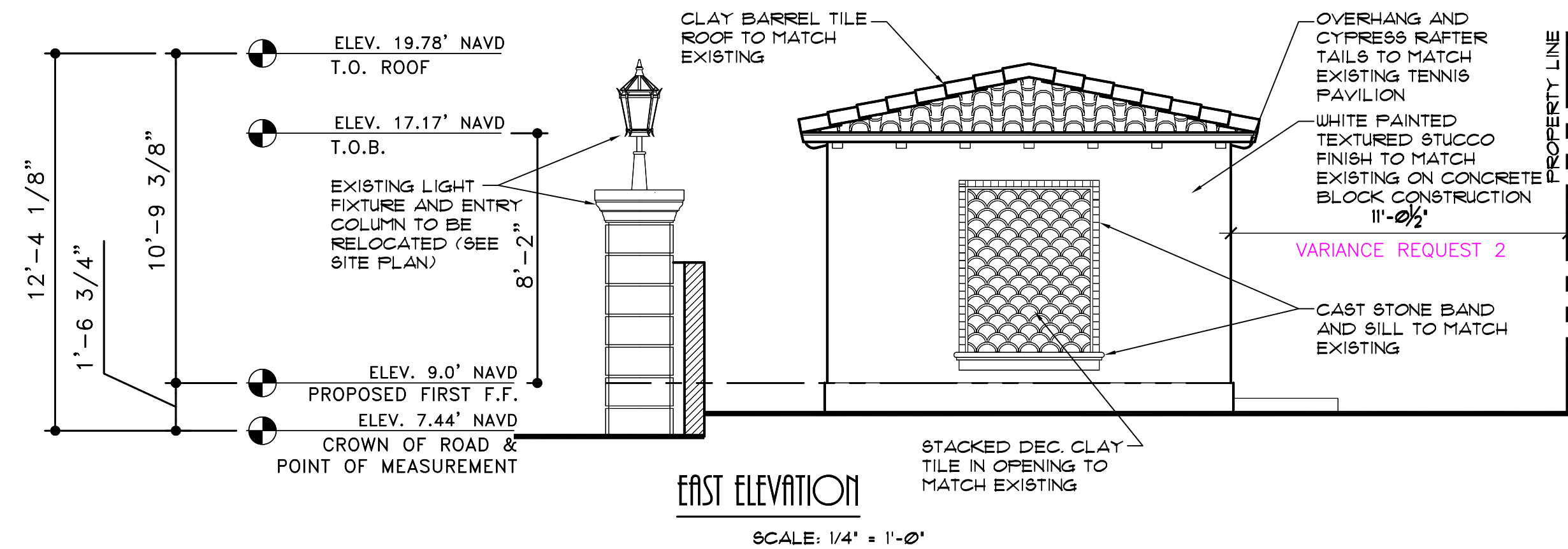


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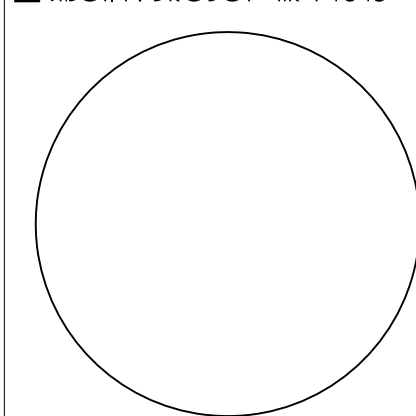
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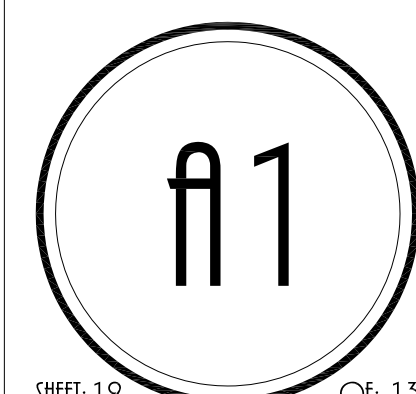
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