ZON-22-100 AND COA-22-035 FINAL SUBMITTAL

A GENERATOR BUILDING AND SITE WALL ADDITION FOR:

ANN DESRUISSEAUX

RECEIVED
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DESIGN TEAM

ARCHITECT OF RECORD
Brasseur & Drobot Architects
Attn: Jason Drobot
224 Datura Street Suite 311
West Palm Beach, Fl 33401
(561) 820-8088

DESIGN ARCHITECT
SKA Architect + Planner
Attn: Jacqueline Albarran
324 Royal Palm Way Suite 227
Palm Beach, Fl 33480
(561) 655-7676

DESIGN ARCHITECT
Portuondo-Perotti Architects
Attn: Rafael Portuondo
5717 S.W. 8th Street Suite 200
Miami, Fl 33144
(305) 260-9331

CONSULTING SURVEYORS
Wallace Surveying
5553 Village Blvd.
West Palm Beach, FL 33407
(561) 640-4551

LANDSCAPE ARCHITECT:
Fernando Wong Outdoor Living Design
Attn: Tim Johnson
320 Pine Street
West Palm Beach, Fl 33407
(561) 515-0213

STRUCTURAL ENGINEER
Botkin Parsai & Associates Inc.
Attn: Fatih Acikgoz
2749 Exchange Court
West Palm Beach, Fl 33409
(561) 965-4308

CIVIL ENGINEER:
Gruber Consulting Engineers, Inc.
Attn: Chad Gruber
2465 Mercer Ave. Ste 206
West Palm Beach, FL 33401
(561) 312-2041

MEP ENGINEER
FAE Consulting
Attn: Ben Jados
300 Lock Rd., Suite 302
Deerfield Beach, Fl 33442
(561) 391-9292

AREA CALCULATIONS

AREA CALCULATIONS

MAIN HOUSE FIRST FLOOR:

FIRST FLOOR A/C:	7842.30 S.F.
4 CAR GARAGE:	1134.05 S.F.
STAIR TOWER:	130.16 S.F.
COVERED LOGGIA AT FAMILY ROOM:	872.72 S.F.
BALCONY AT FAMILY ROOM:	10.33 S.F.
TOTAL FIRST FLOOR:	9,989.56 S.F.

MAIN HOUSE SECOND FLOOR:

SECOND FLOOR A/C:	8,439.33 S.F.
MASTER BALCONY SOUTH:	26.51 S.F.
MASTER BALCONY SPA:	84.22 S.F.
MASTER BALCONY WEST:	10.33 S.F.
UPSTAIRS FAMILY RM. BALC. WEST:	445.72 S.F.
UPSTAIRS FAMILY RM. COV. BLAC. EAST:	390.83 S.F.
UPSTAIRS FAMILY RM. BALC. EAST:	644.80 S.F.
BED 2 BALCONY WEST:	36.23 S.F.
BED 2 BALCONY SOUTH:	13.17 S.F.
BED 2 BALCONY NORTH:	12.07 S.F.
BED 3 BALCONY:	15 S.F.
BED 4 BALCONY:	15 S.F.
BED 5 BALCONY NORTH:	15 S.F.
BED 5 BLACONY WEST:	15 S.F.
BED 4 AND 5 BALCONY NORTH:	67.71 S.F.
TOTAL SECOND FLOOR:	10,230.92 S.F.
MAIN RESIDENCE TOTAL AREA:	20,220.8 S.F.

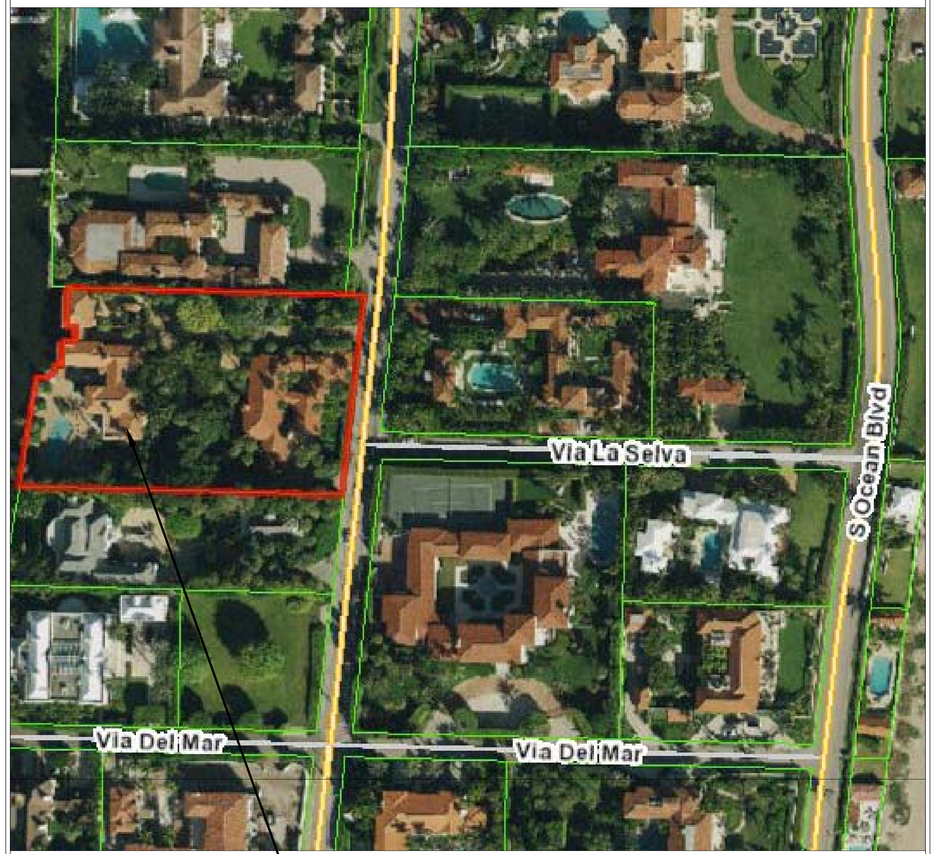
GUEST HOUSE FIRST FLOOR:

FIRST FLOOR A/C:	1,789.72 S.F.

GUEST HOUSE SECOND FLOOR:

SECOND FLOOR A/C:	1,020.91 S.F.
GUEST HOUSE TOTAL AREA:	2,810.63 S.F.
EXIST. GENERATOR TOWER:	143.54 S.F.
EXIST. CABANA:	226.63 S.F.
PROPOSED GENERATOR BUILDING:	227 S.F.

SITE LOCATION MAP



(NOT TO SCALE)

SITE PLAN NOTE

1. THE ARCHITECTURAL SITE PLAN IS FOR GENERAL LOCATION OF THE HOUSE, POOL, DRIVES, AND SITE FEATURES ONLY. THE OWNER SHALL PROVIDE A PRELIMINARY LOT FIT PERFORMED BY A LICENSED SURVEYOR AT 50% COMPLETION OF PROJECT. THE SURVEYOR IS RESPONSIBLE FOR VERIFYING BUILDING LOT FIT, LOT COVERAGE, EASEMENT LOCATIONS, SETBACKS, AND ALL SITE DIMENSIONS PRIOR TO PERMIT AND CONSTRUCTION. IF ANY CONFLICTS OCCUR BETWEEN THE THE ARCHITECTURAL SITE PLAN AND SURVEYORS PLAN, THE GENERAL CONTRACTOR AND ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO PERMITTING AND CONSTRUCTION. NO WORK SHALL BE PERFORMED UNTIL THE GENERAL CONTRACTOR RESOLVES THE CONFLICTS.

SITE INFORMATION

WALLACE SURVEYING CORP.
LS #4569
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
PH. (561) 640-4551

LEGAL DESCRIPTION

MUNICIPALITY: PALM BEACH
PARCEL CONTROL NUMBER: 50-43-43-35-00-001-0020
OFFICIAL RECORDS BOOK: 31170 PAGE: 173
LEGAL DESCRIPTION: 35-43-43, S 200 FT OF N 69152 FT OF GOV LT 1 LYG W OF & ADJ TO COUNTRY RD

FLORIDA BUILDING CODE 2020
FLORIDA EXISTING BUILDING CODE 2020

ALTERATION LEVEL 3
WIND SPEED = 170 MPH V (ULT), 132 MPH V (ASD)
WIND IMPORTANCE FACTOR - 1.0
EXPOSURE D
ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT - Gcpi = 0.18
MEAN ROOF HEIGHT = < 30'-0"

PROJECT INDEX

C1	COVER SHEET
SP1	VICINITY MAP AND NEIGHBORING PROPERTIES PLAN
SP2	EXISTING SITE PLAN
SP3	MATERIALS REMOVAL PLAN
SP4	EROSION CONTROL AND SITE UTILIZATION PLAN
SP5	PREVIOUSLY APPROVED SITE PLAN
SP6	PROPOSED OVERALL SITE PLAN
SP7	PROPOSED ENLARGED SITE PLAN
SP8	VARIANCE DIAGRAM
SP9	EAST STREETSCAPE ELEVATION
SP10	PARTIAL SITE PLAN AND PARTIAL EAST STREETSCAPE ELEVATION
A1	PROPSED GENERATOR BUILDING PLANS AND ELEVATIONS
A2	IMAGES

COVER SHEET

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ICRB 60164 ICRB 67673
AA 26001461

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

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■ JASON P. DROBOT - AR 94843

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Date: 2022.09.20 14:33:20 -04'00'

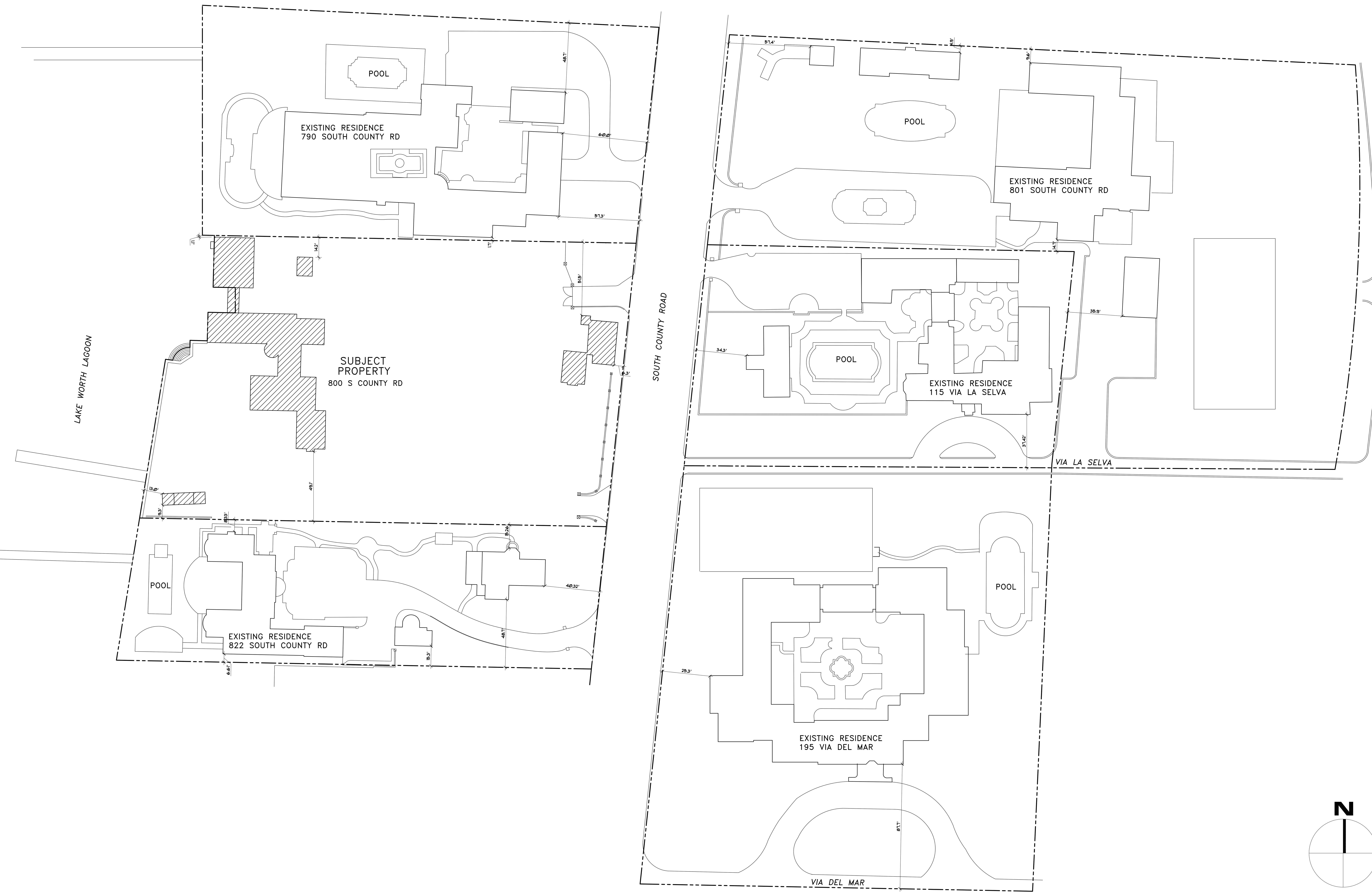
STATE OF FLORIDA
JASON PAUL DROBOT
AR94843
REGISTERED ARCHITECT

JOB #:	20-005
DATE:	4-25-22
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

C1

SHEET: 1 OF: 13



VICINITY MAP AND EXISTING NEIGHBORING PROPERTIES PLAN

SCALE: 1/32" = 1'-0"

B·D

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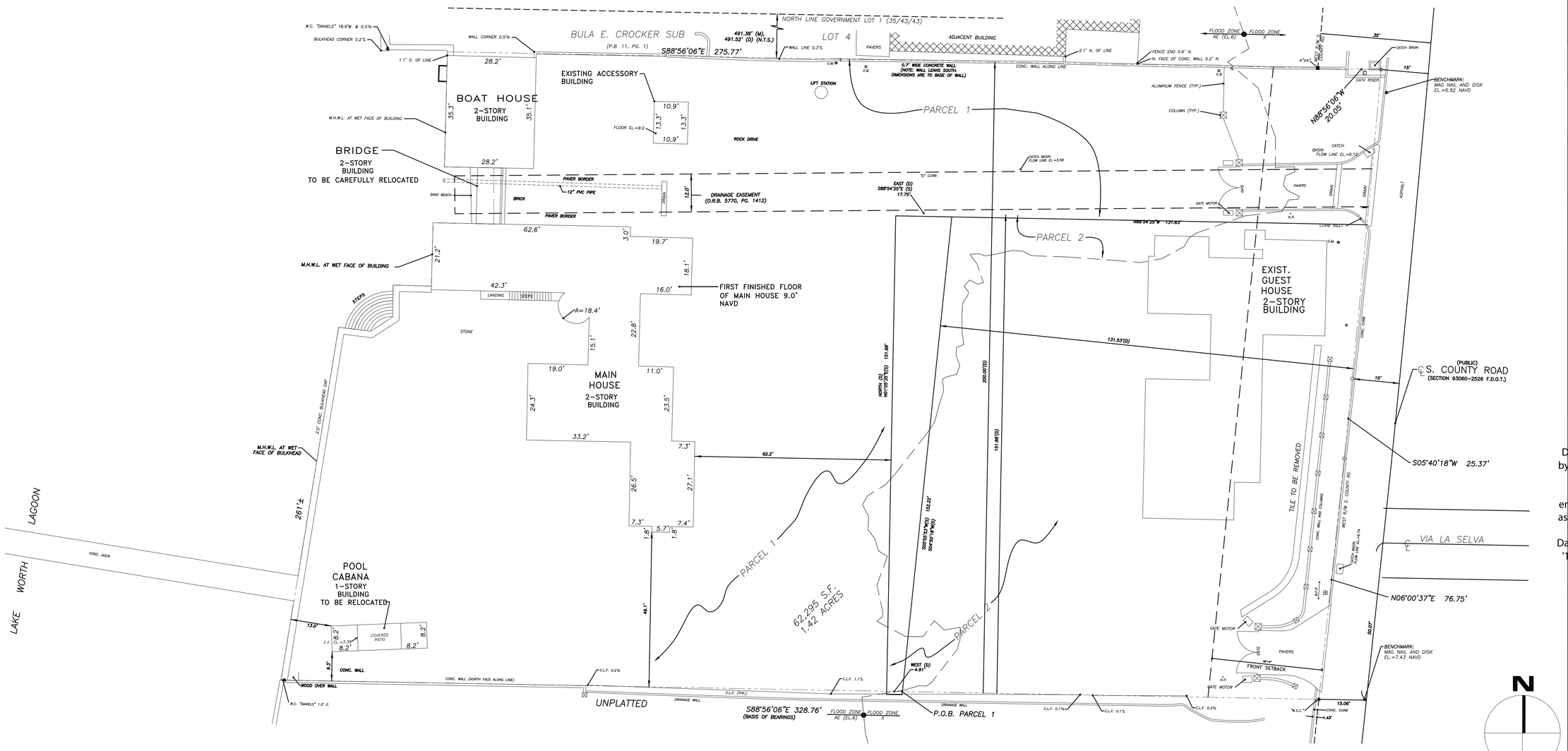
SP1

SHEET: 2 OF: 13

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



EXISTING SITE PLAN

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

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CHECKED BY:	JPD

REVISIONS:

5-23-22 REV. PER TOWN OF PALM BEACH

SP2

SHEET: 3 OF: 13

DEMOLITION NOTES

1. CONTRACTOR TO PROVIDE TEMPORARY INTERIOR, EXTERIOR SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT AREAS TO REMAIN.

2. PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE OWNER AND ARCHITECT.

3. LANDSCAPE AROUND THE BUILDING SHALL BE PROTECTED AND/OR REPAIRED/REPLACED TO ACCOMMODATE NEW CONSTRUCTION. SPECIFICATIONS OF MATERIALS BY OTHERS.

4. SALVAGE ITEMS & MATERIALS SHALL REMAIN PROPERTY OF THE OWNER AS PART OF THIS CONTRACT. CONTRACTOR SHALL DELIVER THESE ITEMS TO A LOCATION AS DIRECTED BY OWNER.

5. WHEN EXISTING PLUMBING AND PIPING IS TO BE REMOVED AND/OR REPLACED, CARE SHALL BE TAKEN WHEN CUTTING OR DRILLING IS REQUIRED. WORK SHALL BE NEATLY SAW-CUT OR DONE IN A MANNER NOT TO DAMAGE ANY WORK TO REMAIN. PATCH ADJACENT WALLS, FLOOR AND CEILING AS REQUIRED TO MATCH EXISTING.

6. ELECTRICAL CONTRACTOR IS TO DISCONNECT, CAP AND REMOVE ALL ELECTRICAL CONDUIT AND WIRING AFFECTED BY THOSE AREAS DESIGNATED TO BE DEMOLISHED. ELECTRICAL IN THE EXISTING RESIDENCE SHALL BE MODIFIED TO MAINTAIN THE INTEGRITY OF THE CIRCUITRY, SUCH AS ALL EXISTING DEVICES, TO REMAIN OPERATIONAL.

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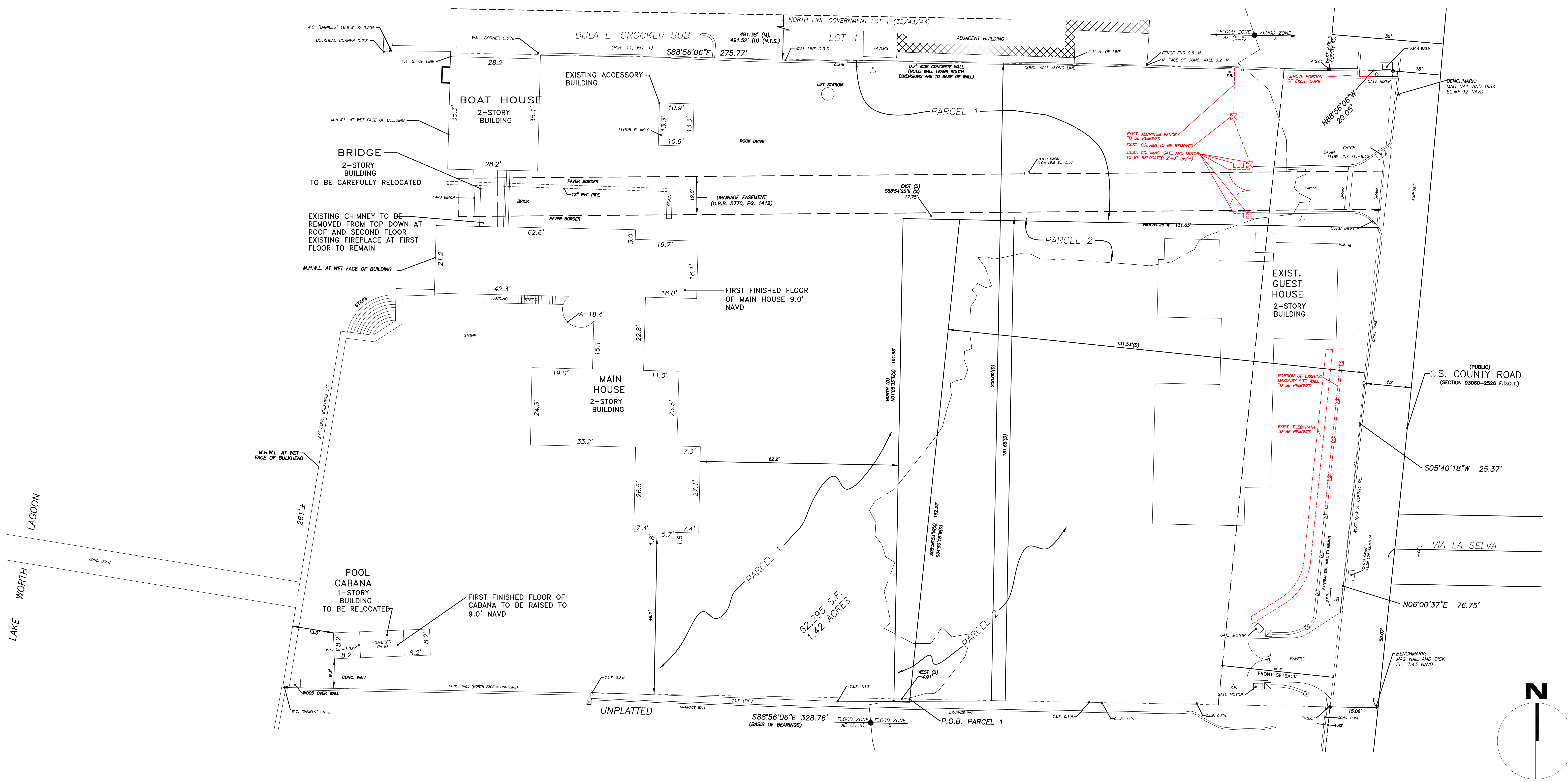
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2017

LEGEND:

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING TO BE REMOVED
- DRAINAGE EASEMENT



MATERIALS REMOVAL SITE PLAN

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

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REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

SP3

SHEET: 4 OF: 13

LEGEND:

———	EXISTING TO REMAIN
———	EXISTING TO BE REMOVED
———	DRAINAGE EASEMENT

GENERAL NOTE:

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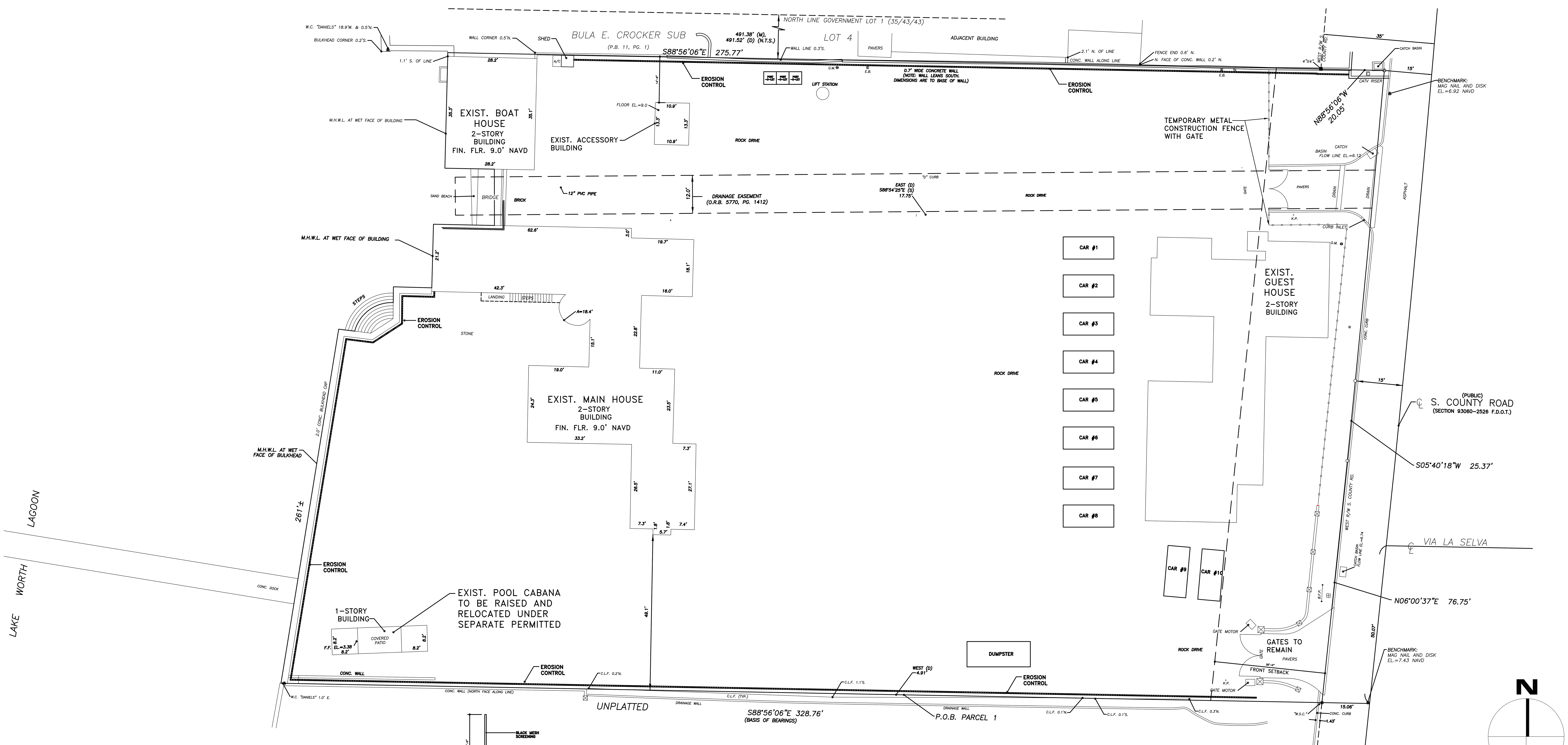

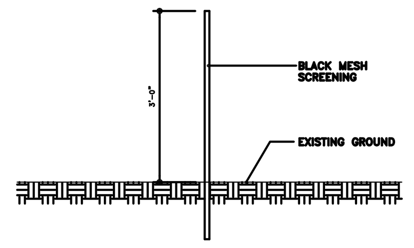

EROSION CONTROL DETAIL

GENERAL EROSION CONTROL NOTES:

- EROSION CONTROL TO BE ACCORDING TO TOWN CODE CH. 66 S. 66-443.
- CONSTRUCTION MATERIAL STORAGE AND PARKING TO BE ACCORDING TO "RIGHT OF WAY" STAND. MANUAL, PAGE XII.2
- LANDSCAPING TO MEET TOWN CODES WITH RESPECT TO PLANTINGS IN "RIGHT OF WAY", EASEMENTS AND/OR SIGHT TRIANGLES.
- LANDSCAPING WILL CONFORM TO GRADING DRAINAGE RETENTION.
- EXISTING WALL AND HEDGE REMAINS DURING CONSTRUCTION

EROSION CONTROL AND SITE UTILIZATION PLAN

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

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REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

SP4

LOT CALCULATIONS								
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%	15,570.10	24.99%	15,571.98	24.99%
HARDSCAPE	———	———	6,699.83	10.76%	19,801.29	31.79%	19,649.11	31.55%
LANDSCAPE	31,147.5 MIN.	50.00% MIN.	44,578.92	71.56%	26,923.61	43.22%	27,073.91	43.46%
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: 27,073.91 SQ.FT. 43.46%

35' FRONT SETBACK MINIMUM LANDSCAPE AREA:
AREA: 6,894 SQ.FT.
REQUIRED: 3,103 SQ.FT. 45%
PROVIDED: 3,650 SQ.FT. 52.94%

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:

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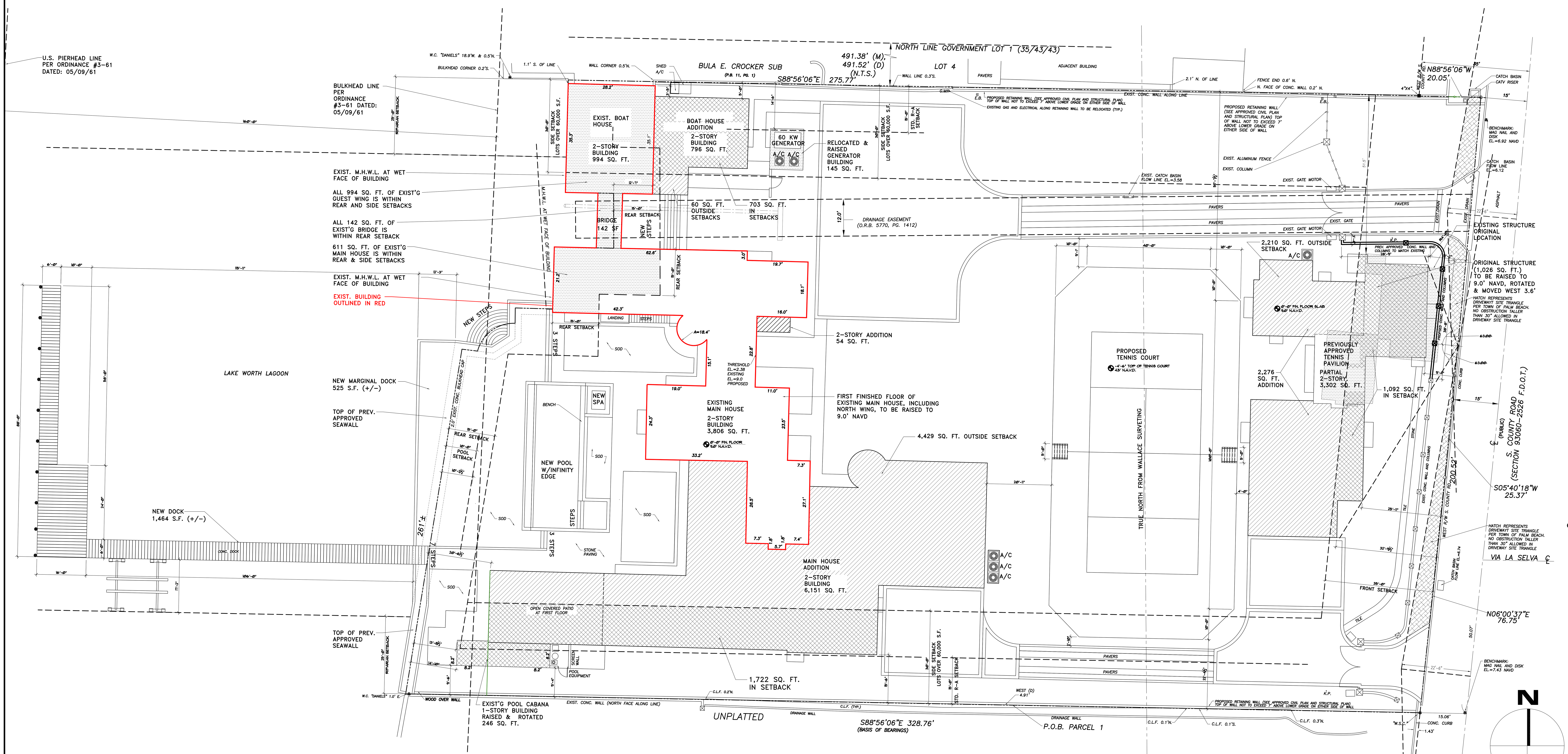
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2017



PREVIOUSLY APPROVED SITE PLAN

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

BRASSEUR & DROBOT ARCHITECTS, P.A.

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PALM BEACH, FLORIDA

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STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

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CHECKED BY:	JPD

REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

SP5

LOT CALCULATIONS									
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%	VARIANCE REQUEST 3
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%	VARIANCE REQUEST 4
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%

PENDING LPC AND TOWN COUNCIL APPROVAL

LEGEND:

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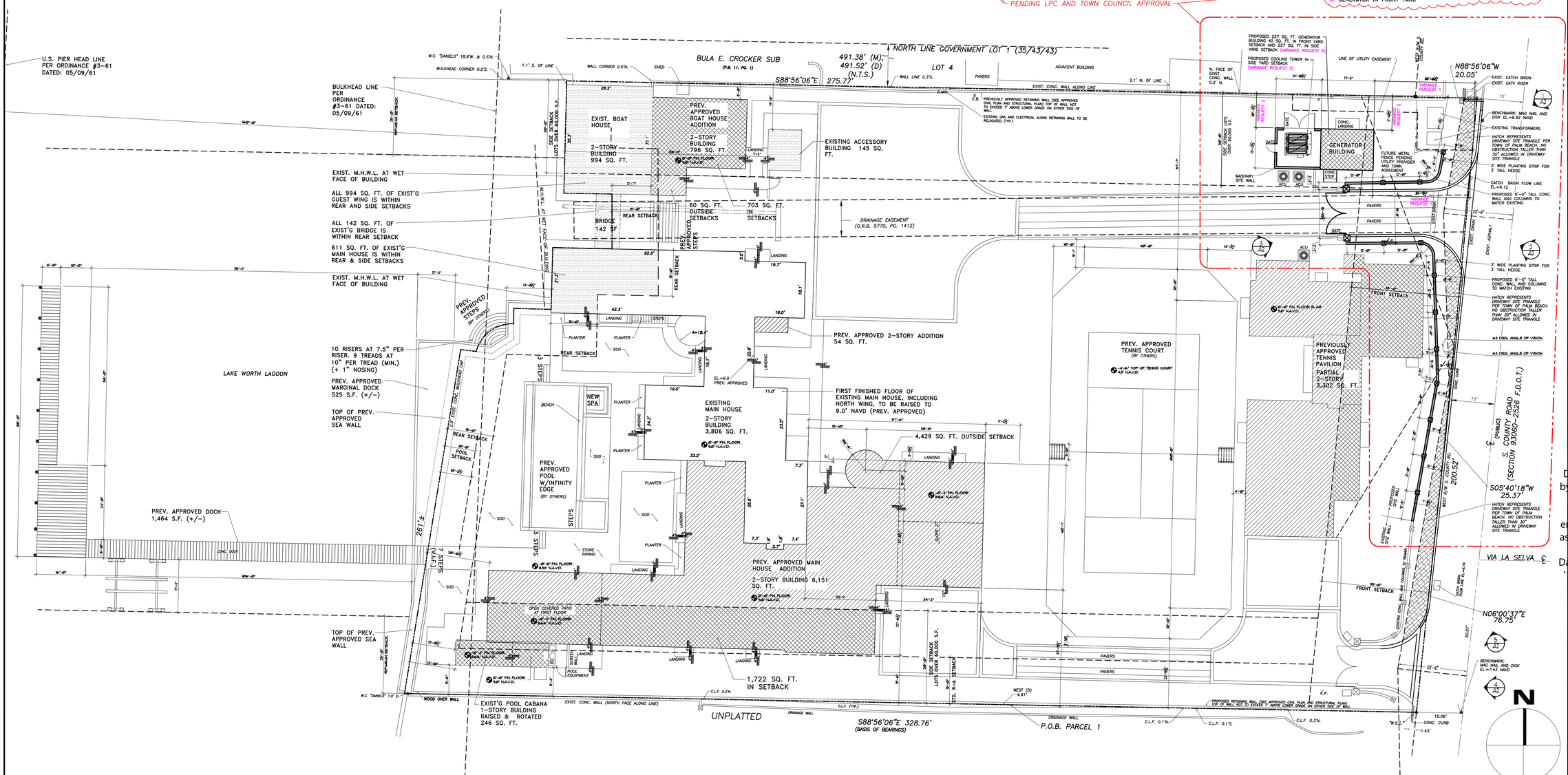
VARIANCE REQUESTS:

1. FRONT YARD SETBACK OF 31'-7 1/2" (35'-0" REQUIRED)
2. SIDE YARD SETBACK OF 10'-11 1/2" (30'-0" REQUIRED)
3. LOT COVERAGE FROM PREV. APPROVED 24.99% TO 25.36% (25% MAX. REQUIRED)
4. LANDSCAPE FROM PREV. APPROVED 43.48% TO 42.80% (50% MIN. REQUIRED)
5. 60 TON COOLING TOWER IN A SIDE YARD
6. GENERATOR IN FRONT YARD



PREVIOUSLY PROPOSED OVERALL SITE PLAN

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

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IACADD 60164 ICARB 67675
AA 26001461

ZON-22-100 AND COA-22-035 FINAL SUBMITTAL
A GENERATOR BUILDING AND SITE WALL ADDITION FOR:
ANN DESRUISSEAUX

800 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

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☐ JEFFREY D. BRASSEUR - AR 0017698
■ JASON P. DROBOT - AR 94843

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DN: cn=Jason Drobot, o, ou, email=jason@brasseuranddrobot, c=US
Date: 2022.09.20 14:34:58 -04'00'

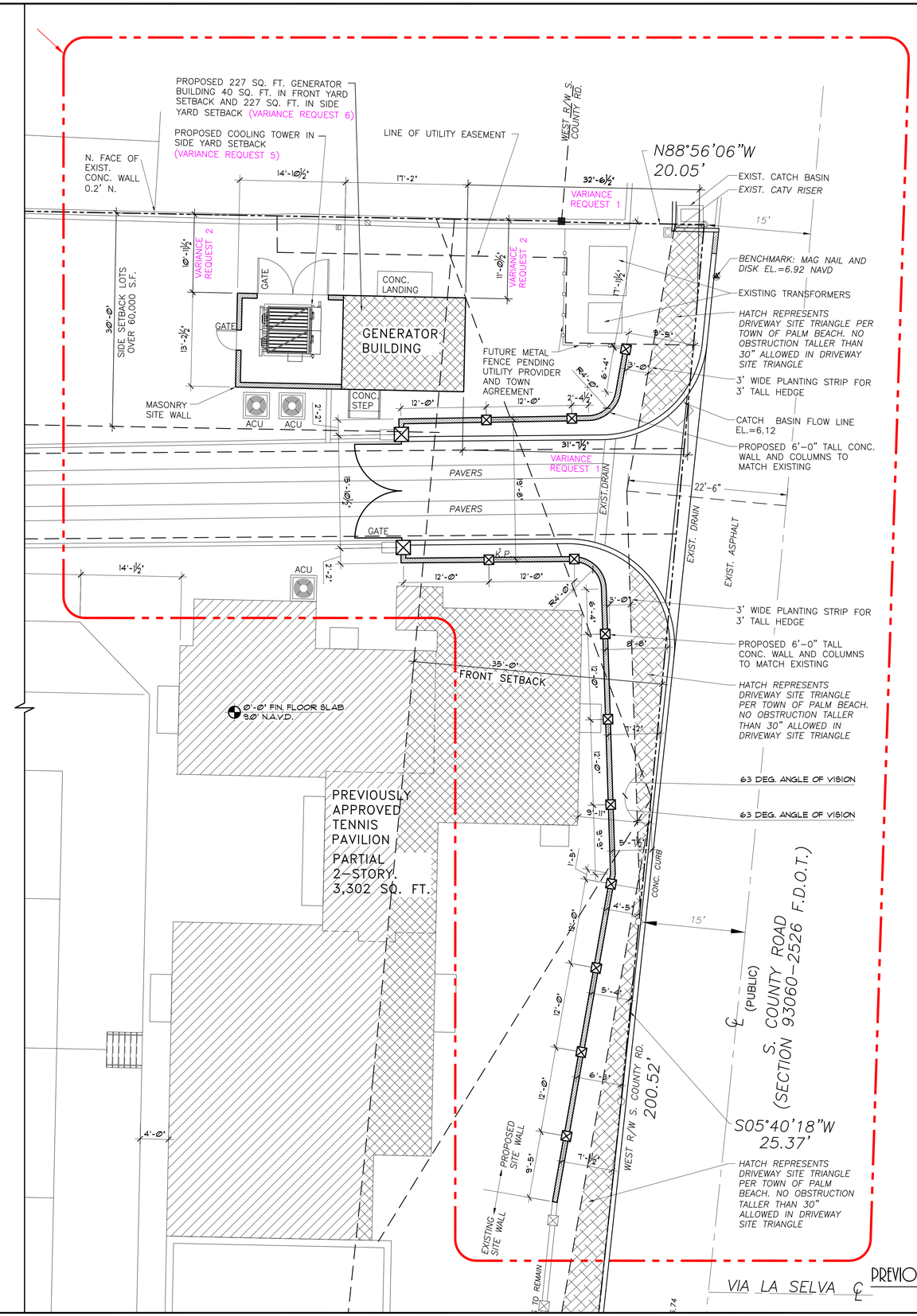
STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

JOB #:	20-005
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



PREVIOUSLY PROPOSED ENLARGED SITE PLAN

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

BRASSEUR & DROBOT ARCHITECTS, P.A.

224 DATURA STREET - SUITE 311
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AR 0017698 AR 94843
ICBRD 60164 ICBRD 67675
AA 26001461

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Date: 2022.09.20 14:35:18 -04'00

STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

COA #:	20-005
DATE:	4-25-22
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

SP7

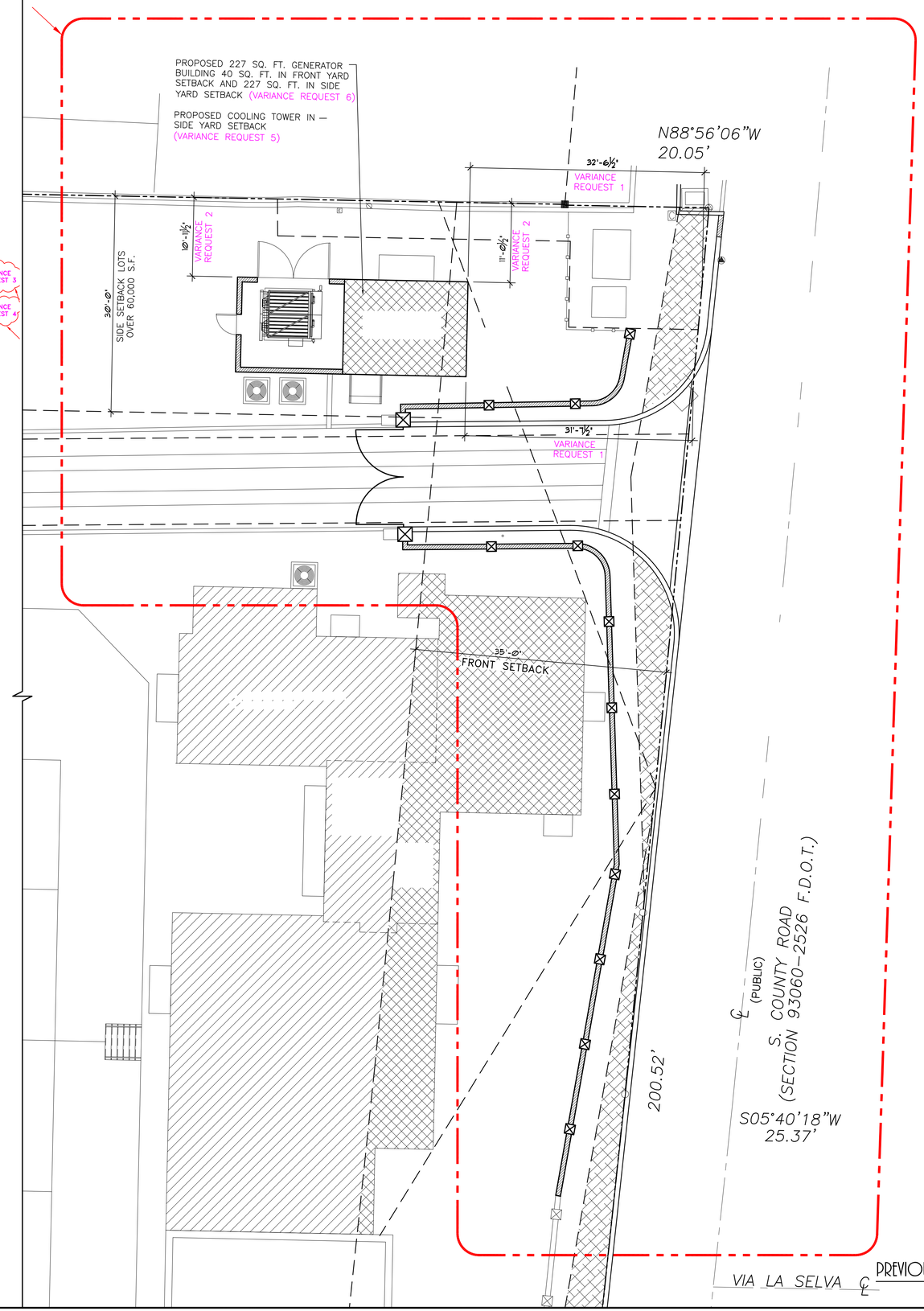
SHEET: 8 OF: 13

VARIANCE REQUESTS:

1. FRONT YARD SETBACK OF 31'–7 1/2" (35'–0" REQUIRED)
2. SIDE YARD SETBACK OF 10'–11 1/2" (30'–0" REQUIRED)
3. LOT COVERAGE FROM PREV. APPROVED 24.99% TO 25.36% (25% MAX. REQUIRED)
4. LANDSCAPE FROM PREV. APPROVED 43.48% TO 42.80% (50% MIN. REQUIRED)
5. 60 TON COOLING TOWER IN A SIDE YARD
6. GENERATOR IN FRONT YARD

LOT CALCULATIONS

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%	VARIANCE REQUEST 3
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%	VARIANCE REQUEST 4
TOTAL LOT	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %	



PREVIOUSLY PROPOSED VARIANCE DIAGRAM

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

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STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

JOB #:	20-005
DATE:	4-25-22
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

SP8

SHEET: 9 Of: 13

LOT CALCULATIONS								
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%	15,571.98	24.99%
HARDSCAPE	———	———	6,699.83	10.76%	19,638.37	31.52%	19,6618.47	31.49%
LANDSCAPE	31,147.5 MIN.	50.00% MIN.	44,578.92	71.56%	27,084.65	43.48%	27,104.55	43.51%
TOTAL LOT	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %

VARIANCE REQUEST 4

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%

PENDING LPC AND TOWN COUNCIL APPROVAL

LEGEND:

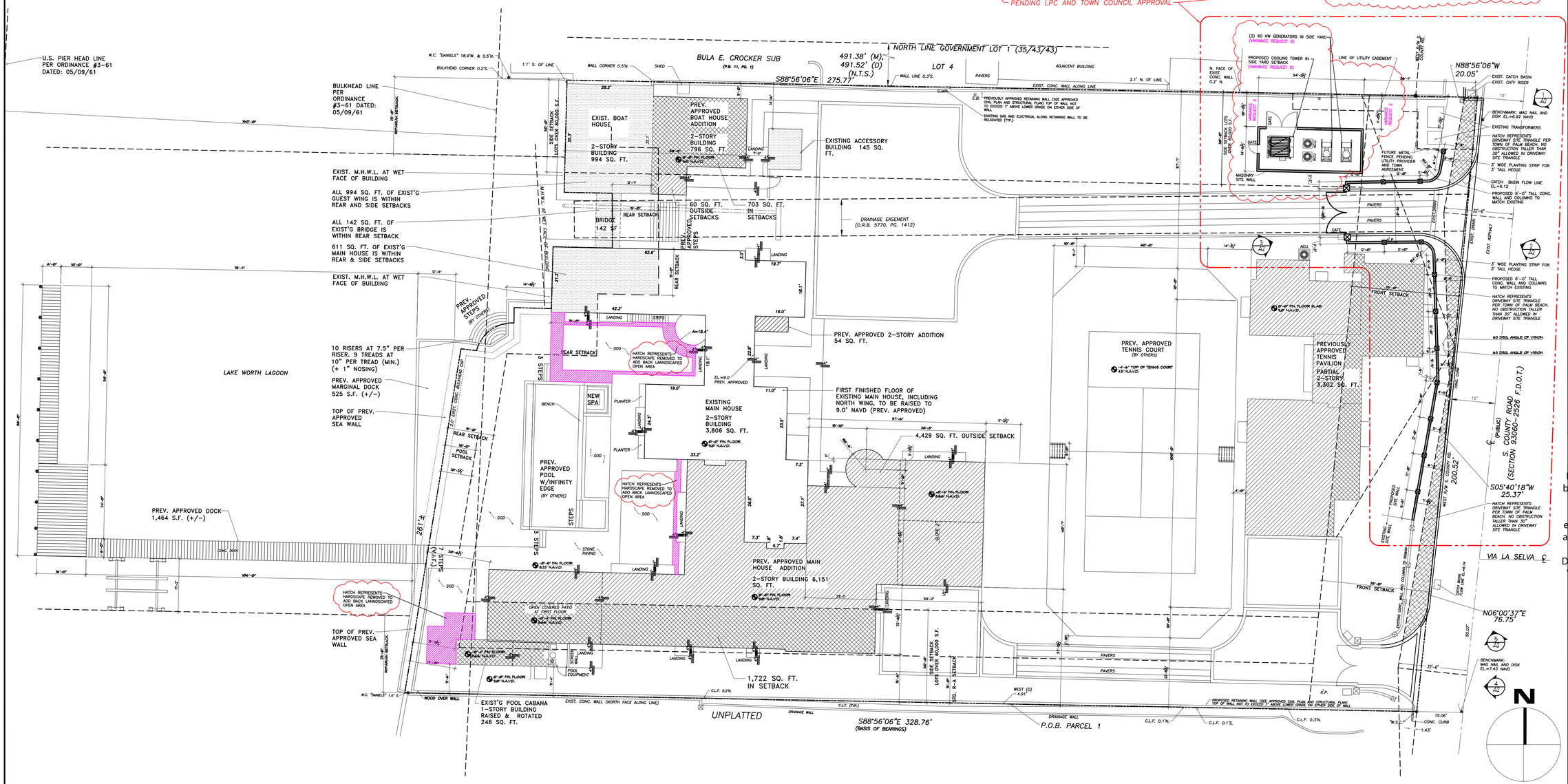
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- NEW CONSTRUCTION OR RELOCATED EXIST. STRUCTURE REQUIRING A VARIANCE
- EXISTING CONSTRUCTION TO BE RAISED, REQUIRING A VARIANCE
- DRAINAGE EASEMENT

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:

1. NOT REQUIRED
2. SIDE YARD SETBACK OF 10'-11 1/2" (30'-0" REQUIRED)
3. NOT REQUIRED
4. NOT REQUIRED
5. 60 TON COOLING TOWER IN A SIDE YARD
6. 2 60 KW GENERATORS IN SIDE YARD



PROPOSED OVERALL SITE PLAN OPTION A

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

B·D
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ICRDB 60164 ICRDB 67675
AA 26001461

ZON-22-100 AND COA-22-035 FINAL SUBMITTAL
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Date: 2022.09.20 14:36:00 -04'00'

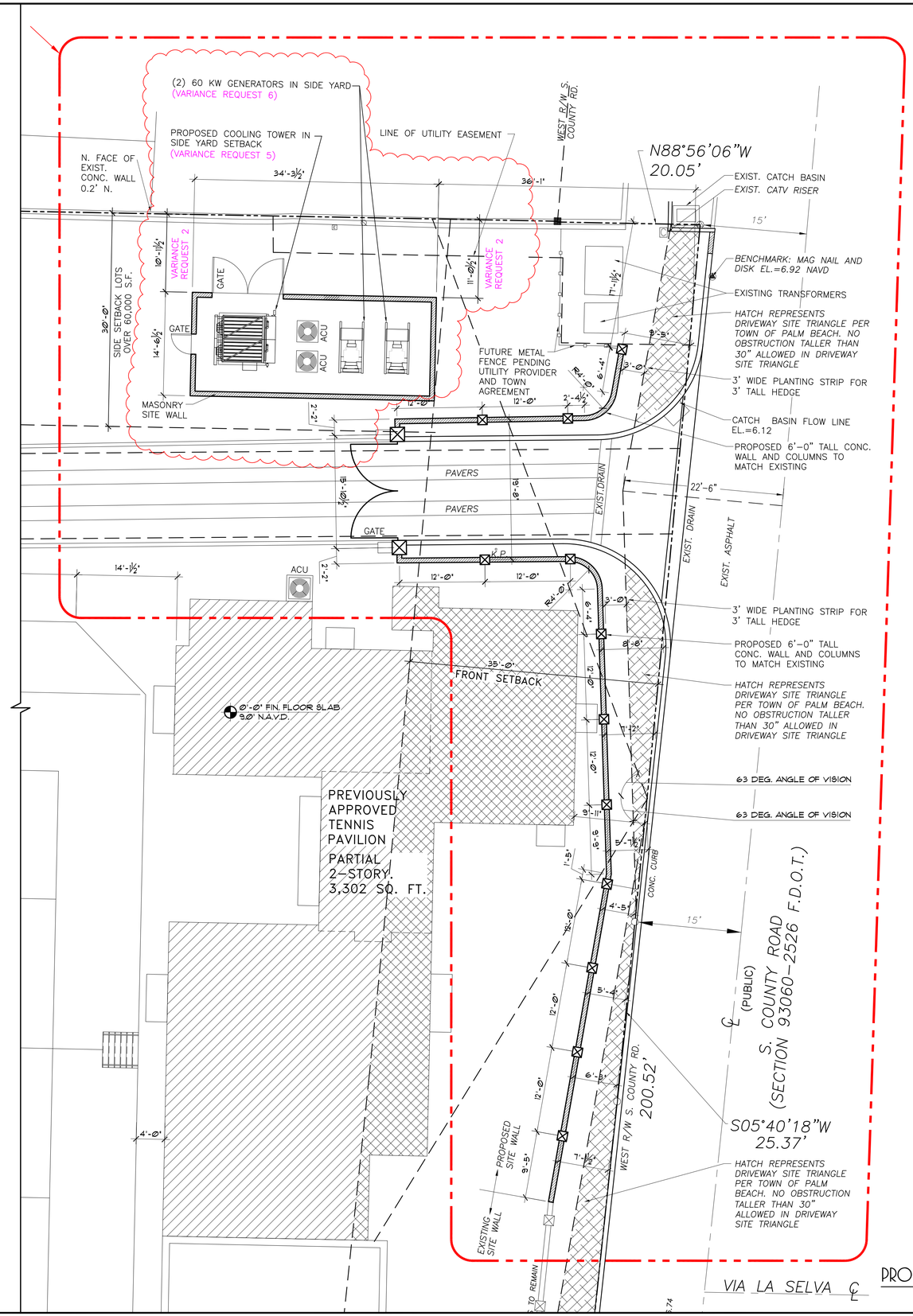
STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

JOB #:	20-005
DATE:	4-25-22
DESIGNED BY:	JPD
DRAWN BY:	JPD
CHECKED BY:	JPD

REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

SP6A

SHEET: 7 OF: 13



PROPOSED ENLARGED SITE PLAN OPTION A

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

N

B·D

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CHECKED BY:	JPD

REVISIONS:

5-23-22 REV. PER TOWN OF PALM BEACH

SP7A

SHEET: 8 OF: 13

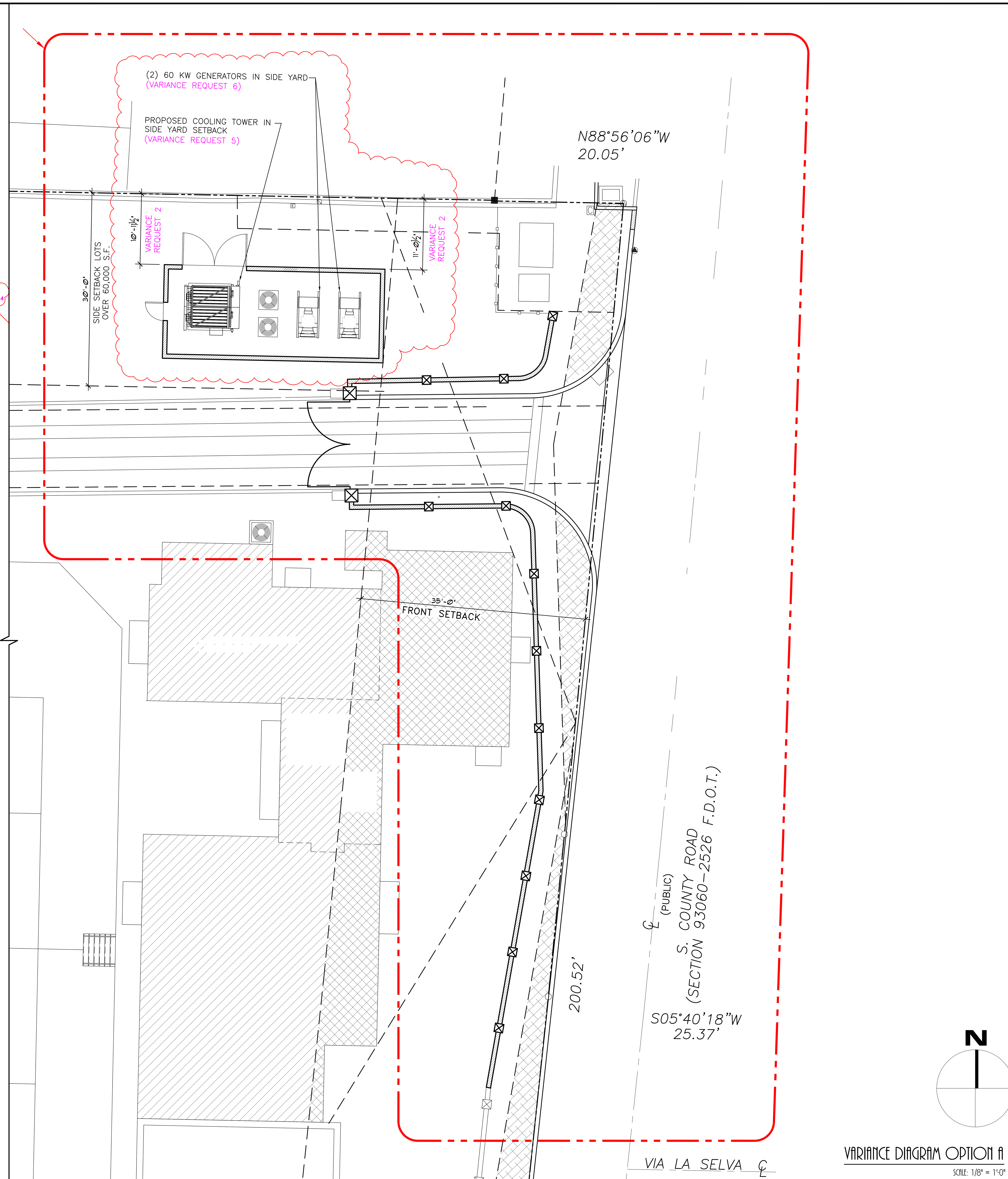
VARIANCE REQUESTS:

1. NOT REQUIRED
2. SIDE YARD SETBACK OF 10'-11 1/2" (30'-0" REQUIRED)
3. NOT REQUIRED
4. NOT REQUIRED
5. 60 TON COOLING TOWER IN A SIDE YARD
6. 2 60 KW GENERATORS IN SIDE YARD

LOT CALCULATIONS

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%	15,571.98	24.99%
HARDSCAPE	———	———	6,699.83	10.76%	19,638.37	31.52%	19,6618.47	31.49%
LANDSCAPE	31,147.5 MIN.	50.00% MIN.	44,578.92	71.56%	27,084.65	43.48%	27,104.55	43.51%
TOTAL LOT	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %

VARIANCE REQUEST 4



VARIANCE DIAGRAM OPTION A

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

B·D

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AA 26001461

ZON-22-100 AND COA-22-035 FINAL SUBMITTAL
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ANN DESRUISSEAUX

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PALM BEACH, FLORIDA

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STATE OF FLORIDA
JASON PAUL DROBOT
AR94843
REGISTERED ARCHITECT

JOB #: 20-005
DATE: 4-25-22
DESIGNED BY: JPD
DRAFTED BY: JPD
CHECKED BY: JPD

REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

SP8A

SHEET: 9 OF: 13

LOT CALCULATIONS

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%	19,411.37	31.16%
LANDSCAPE	31,147.5 MIN.	50.00% MIN.	44,578.92	71.56%	27,084.65	43.48%	27,084.65	43.48%
TOTAL LOT	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %

VARIANCE REQUEST 3

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%

PENDING LPC AND TOWN COUNCIL APPROVAL

LEGEND:

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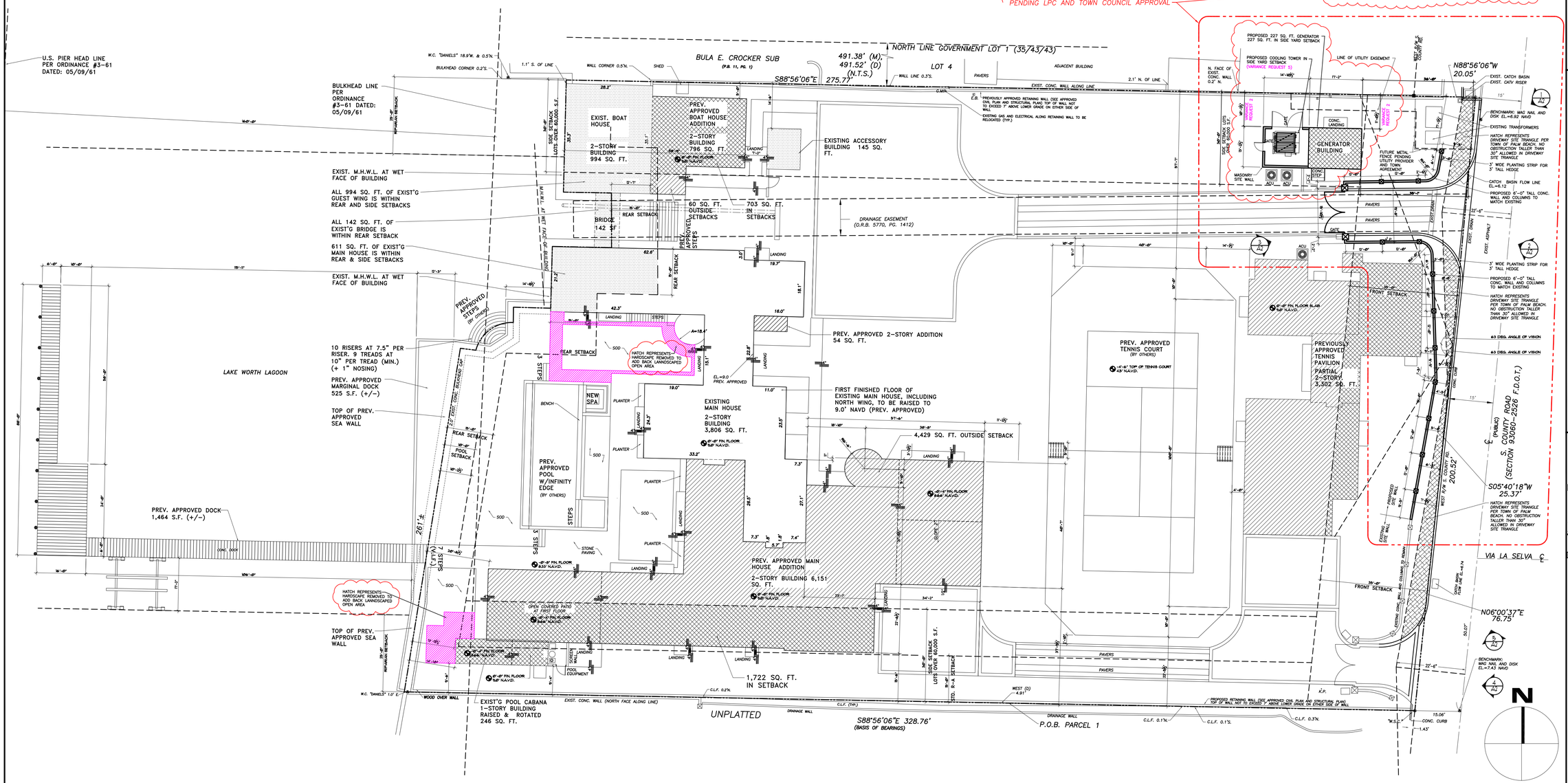
3. LOT COVERAGE FROM PREV. APPROVED 24.99% TO 25.36% (25% MAX. REQUIRED)
4. NOT USED
5. 60 TON COOLING TOWER IN A SIDE YARD
6. NOT USED



PROPOSED OVERALL SITE PLAN OPTION B

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

BRASSEUR & DROBOT
ARCHITECTS, P.A.
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WEST PALM BEACH, FLORIDA 33401
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AR 0017698 AR 94843
ICRDB 60164 ICRDB 67675
AA 26001461

ZON-22-100 AND COA-22-035 FINAL SUBMITTAL
A GENERATOR BUILDING AND SITE WALL ADDITION FOR:
ANTI DESRUISSEAUX

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STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

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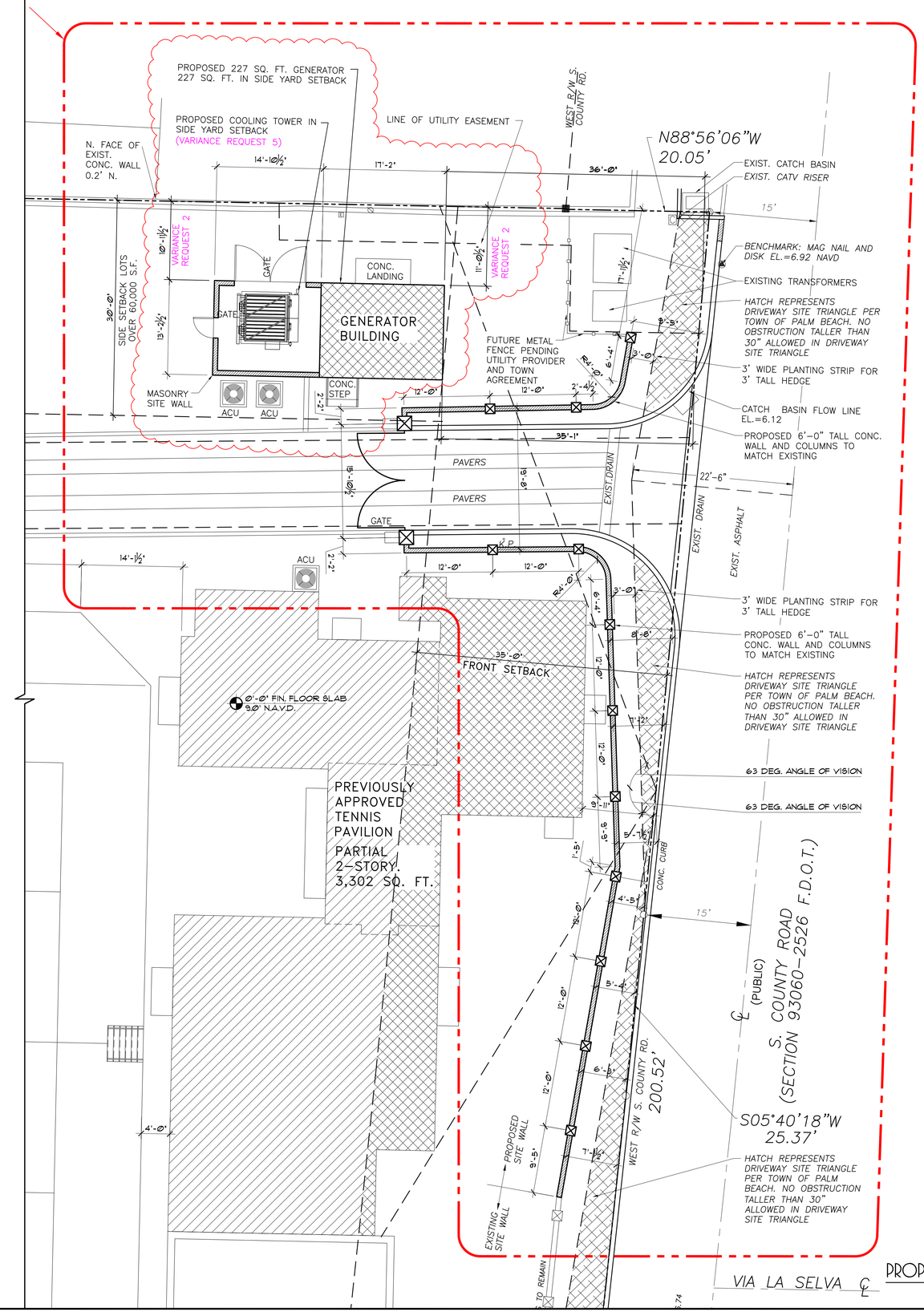
REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

SP6B

SHEET: 7 Of: 13



N

PROPOSED ENLARGED SITE PLAN OPTION B

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

B·D

BRASSEUR & DROBOT

ARCHITECTS, P.A.

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SP7B

SHEET: 8 Of: 13

VARIANCE REQUESTS:

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3. LOT COVERAGE FROM PREV. APPROVED 24.99% TO 25.36% (25% MAX. REQUIRED)
4. NOT USED
5. 60 TON COOLING TOWER IN A SIDE YARD
6. NOT USED

LOT CALCULATIONS

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%	19,411.37	31.18%
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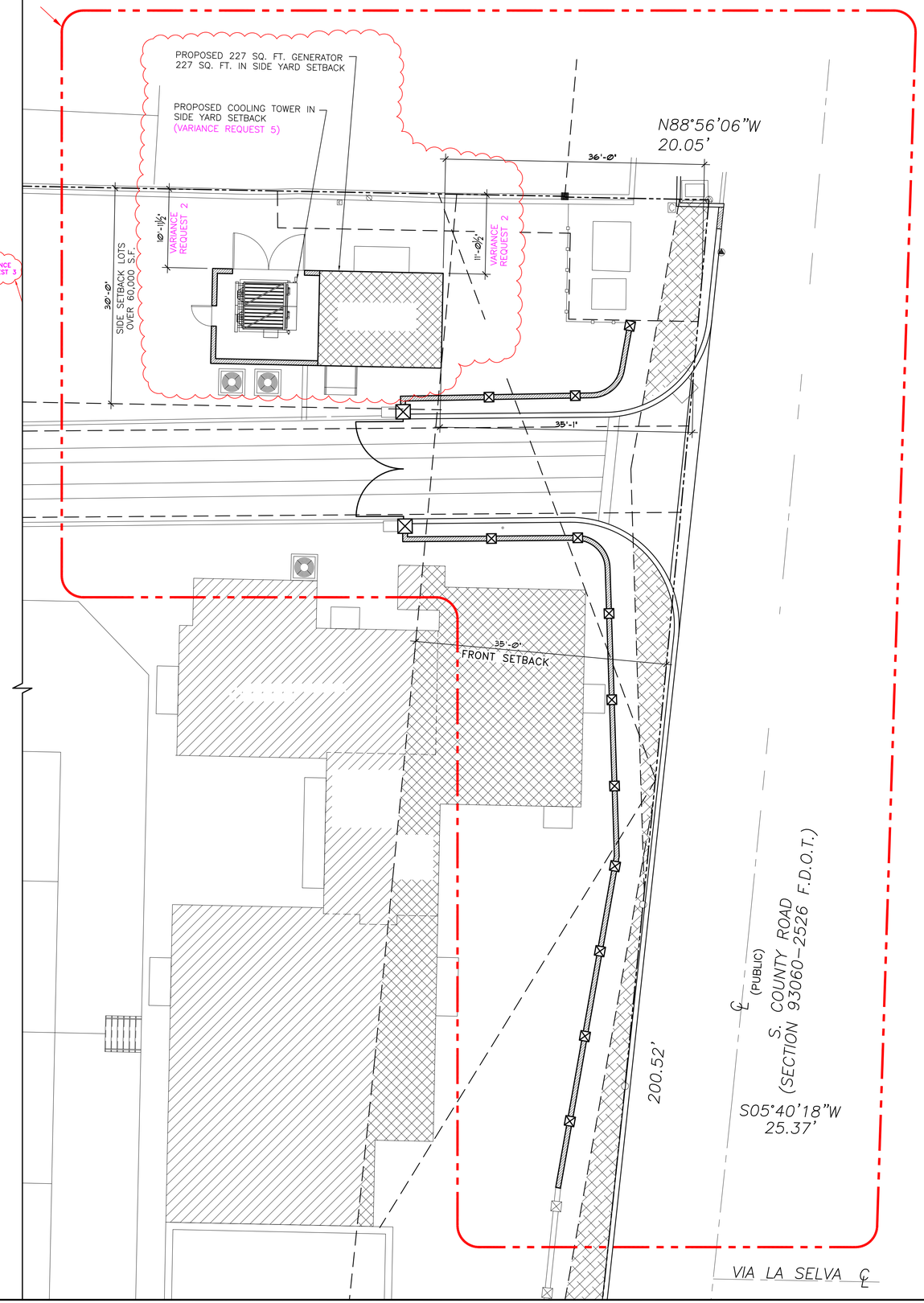
TOTAL LOT	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %

VARIANCE REQUEST 3



VARIANCE DIAGRAM OPTION B

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

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REGISTERED ARCHITECT

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REVISIONS:

5-23-22 REV. PER TOWN OF PALM BEACH

SP8B

SHEET: 9 OF: 13

LOT CALCULATIONS								
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%	15,571.98	24.99%
HARDSCAPE	———	———	6,699.83	10.76%	19,638.37	31.52%	19,638.37	31.52%
LANDSCAPE	31,147.5 MIN.	50.00% MIN.	44,578.92	71.56%	27,084.65	43.48%	27,084.65	43.48%
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

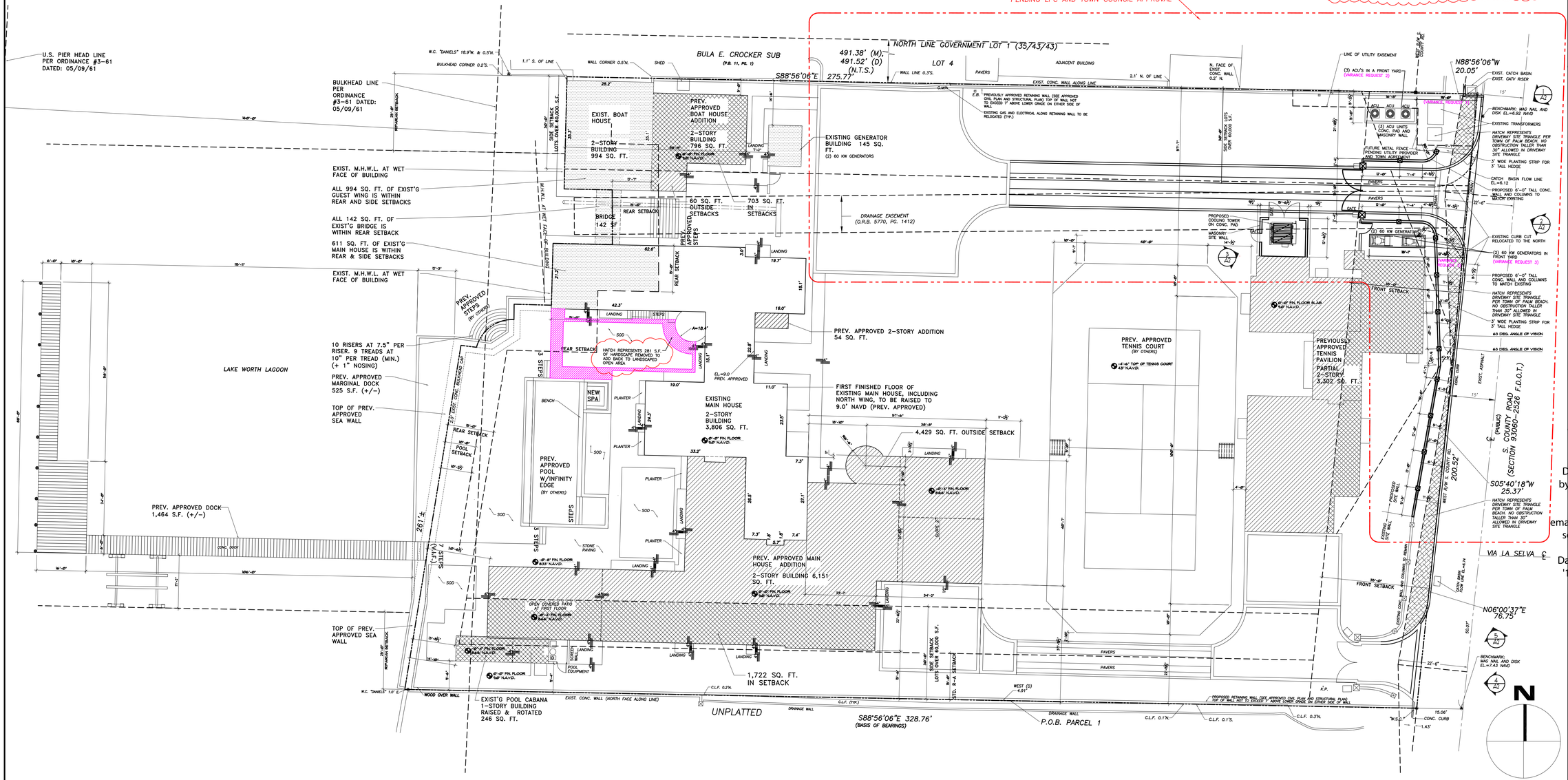
GENERAL NOTE:

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:

1. (3) ACU'S IN A FRONT YARD
2. (3) ACU'S IN IN LIEU OF (2) ACU'S ALLOWED
3. (2) 60 KW GENERATORS IN THE FRONT YARD

PENDING LPC AND TOWN COUNCIL APPROVAL



PROPOSED OVERALL SITE PLAN OPTION C

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

B·D

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ARCHITECTS, P.A.

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WWW.BRASSEURANDDROBOT.COM
AR 0017698 AR 94843
NCARB 60164 NCARB 67675
AA 26001461

ZON-22-100 AND COA-22-035 FINAL SUBMITTAL

A GENERATOR BUILDING AND SITE WALL ADDITION FOR:

ANN DESRUISSEAUX

800 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

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☐ JEFFREY D. BRASSEUR - AR 0017698
■ JASON P. DROBOT - AR 94843

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DN: cn=Jason Drobot, o, ou, email=jason@brasseuranddrobot, c=US
Date: 2022.09.20 14:39:32 -04'00

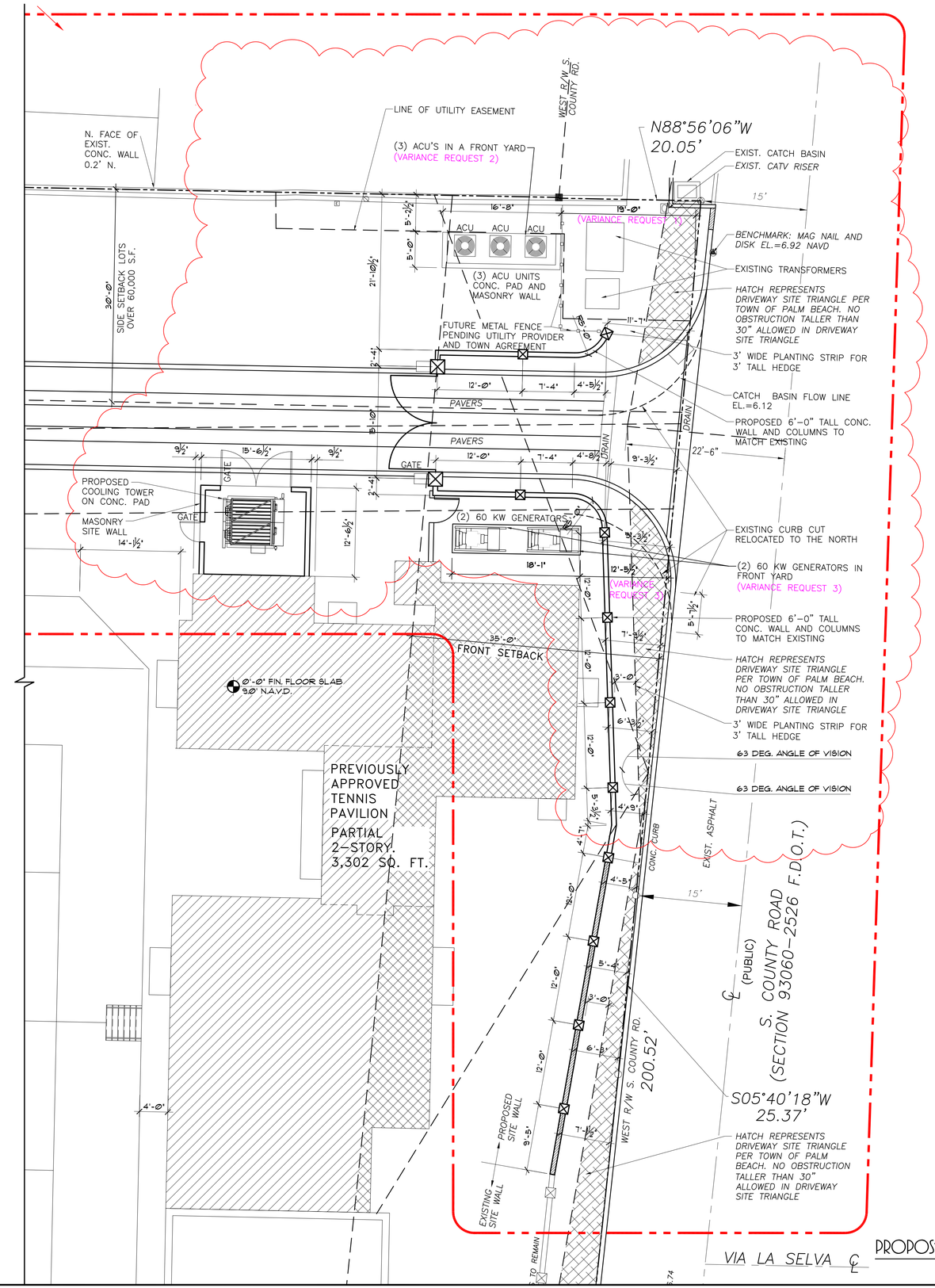
STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

JOB #:	20-005
DATE:	4-25-22
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

SP6C

SHEET: 7 OF: 13



N

PROPOSED ENLARGED SITE PLAN OPTION C

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

B·D

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IBCRB 60164 IBCRB 67675
AA 26001461

ZON-22-100 AND COA-22-035 FINAL SUBMITTAL
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ANN DESRUISSEAUX
800 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

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Date: 2022.09.20 14:40:14 -04'00

STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

JOB #:	20-005
DATE:	4-25-22
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:

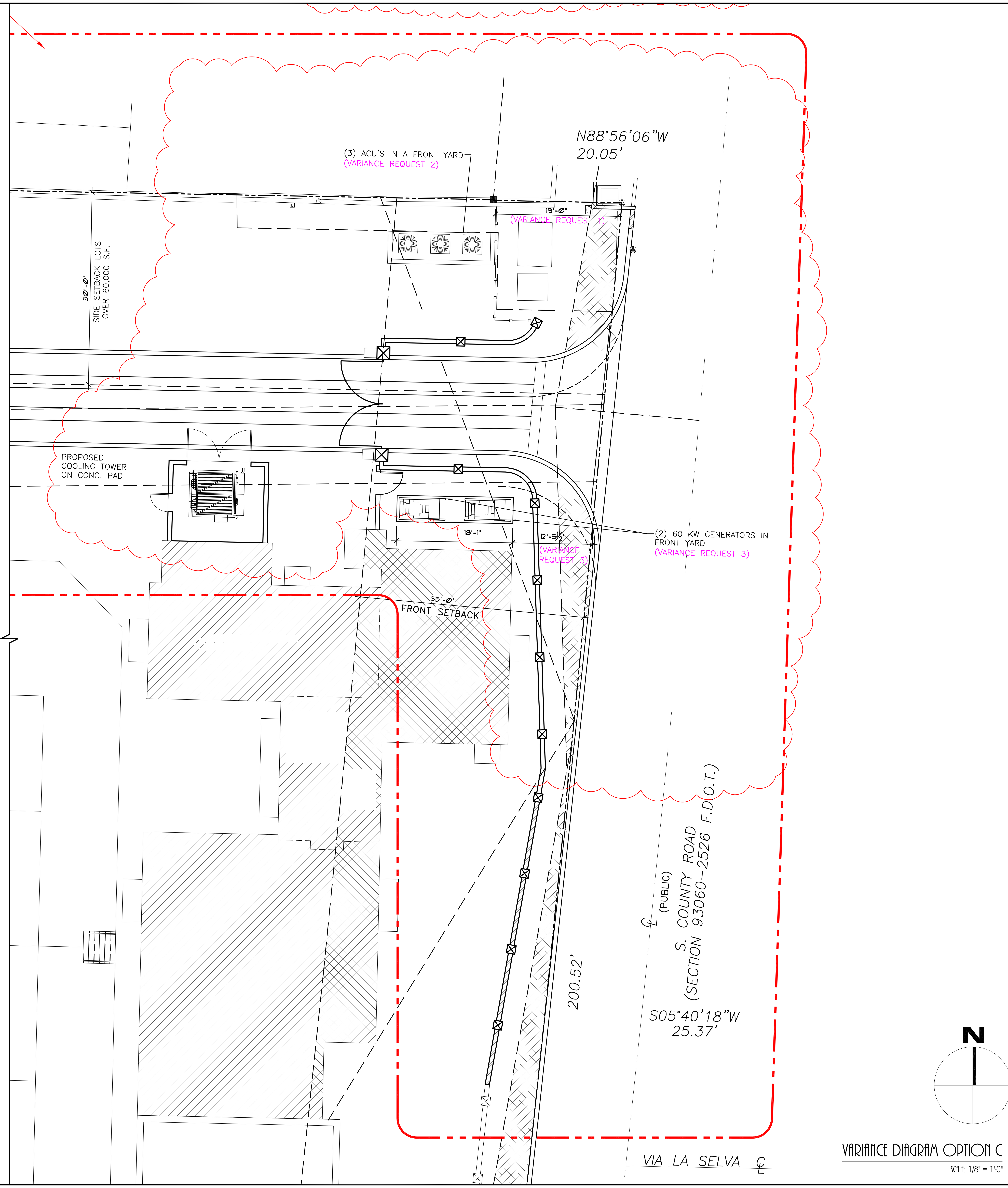
5-23-22 REV. PER TOWN OF PALM BEACH

SP7C

SHEET: 8 Of: 13

VARIANCE REQUESTS:

1. (3) ACU'S IN A FRONT YARD
2. (3) ACU'S IN IN LIEU OF (2) ACU'S ALLOWED
3. (2) 60 KW GENERATORS IN THE FRONT YARD



VARIANCE DIAGRAM OPTION C

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

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ZON-22-100 AND COA-22-035 FINAL SUBMITTAL
A GENERATOR BUILDING AND SITE WALL ADDITION FOR:

ANN DESRUISSEAUX

800 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

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STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

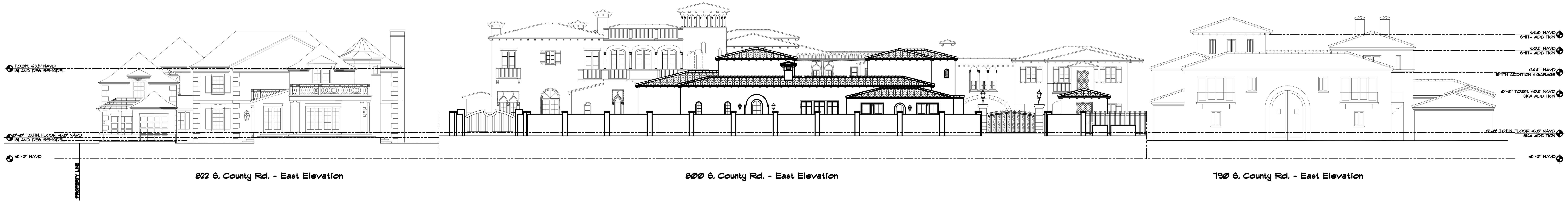
JOB #:	20-005
DATE:	4-25-22
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:

5-23-22 REV. PER TOWN OF PALM BEACH

SP8C

SHEET: 9 OF: 13



EAST STREETSCAPE ELEVATION

NTS

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

SEALED BY:
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■ JASON P. DROBOT - AR 94845

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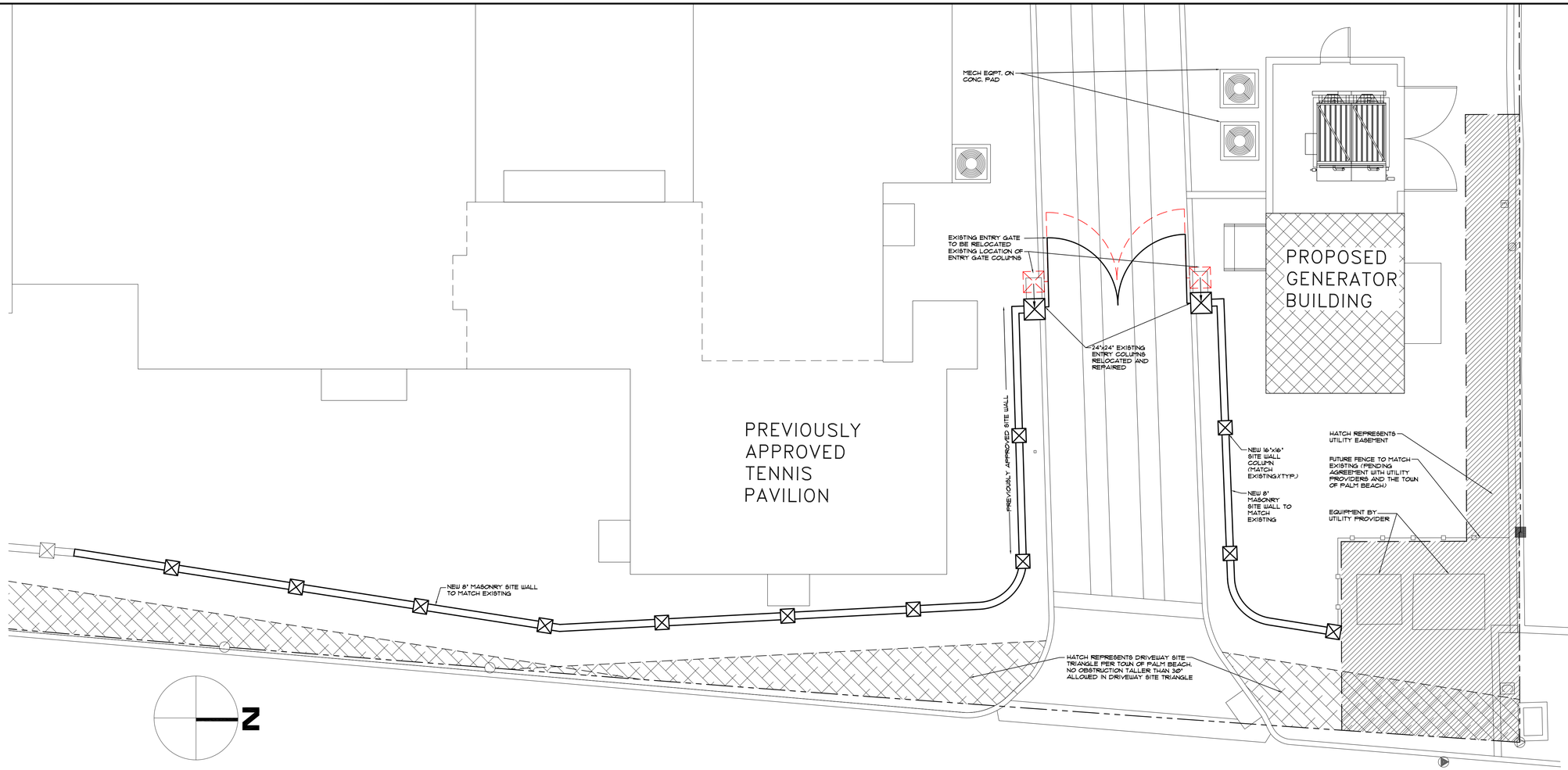
DN: cn=Jason Drobot, o, ou, email=jason@brasseuranddrobot, c=US
Date: 2022.09.20 14:42:21 -04'00'

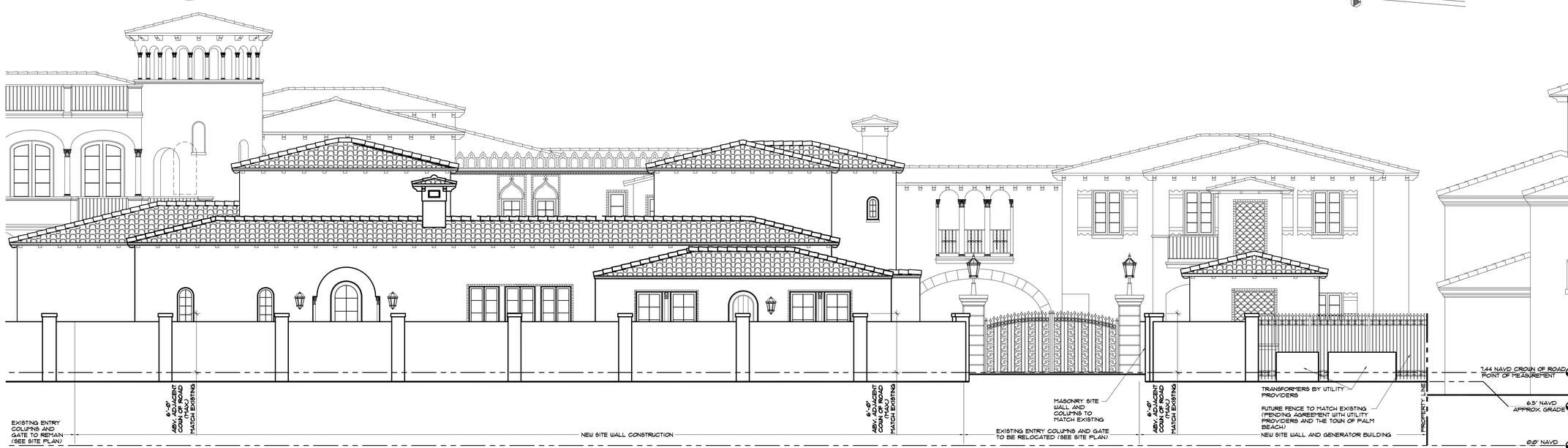
JOB #:	20-005
DATE:	4-25-22
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

SP9

SHEET: 10 OF: 13





PARTIAL SITE PLAN AND PROPOSED SITE WALL ELEVATION

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

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AA 26001461

ZON-22-100 AND COA-22-035 FINAL SUBMITTAL
A GENERATOR BUILDING AND SITE WALL ADDITION FOR:
ANN DESRUISSEAUX

800 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

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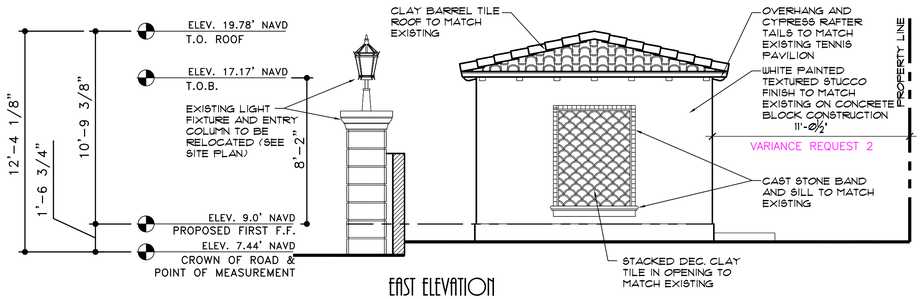
STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

JOB #:	20-005
DATE:	4-25-22
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

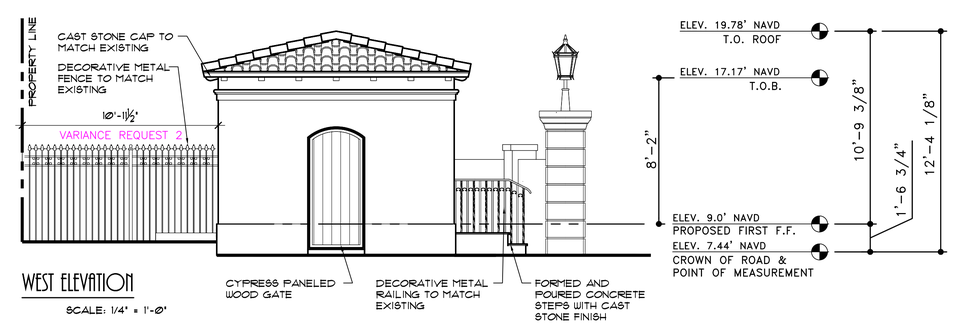
SP10

SHEET: 11 OF: 13



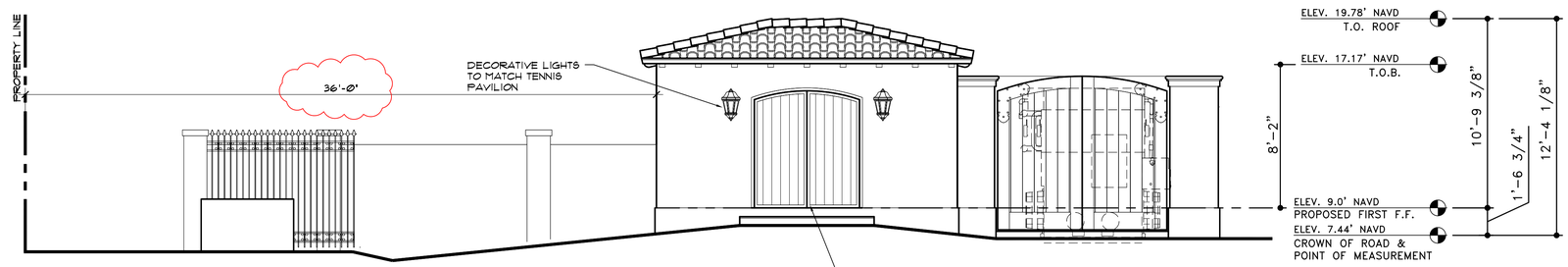
EAST ELEVATION

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



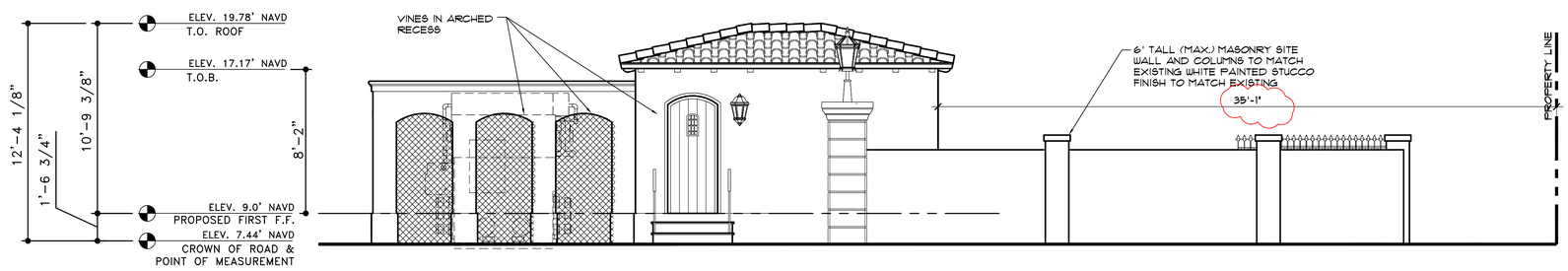
WEST ELEVATION

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



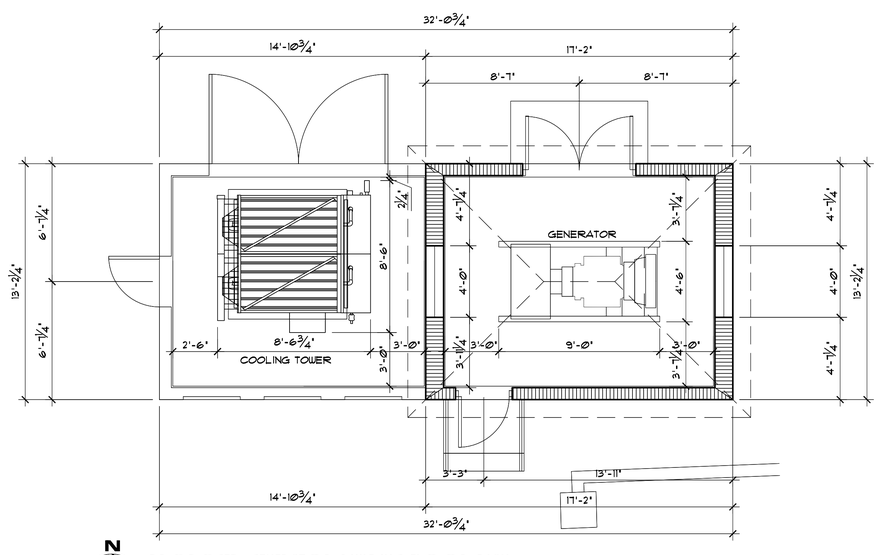
NORTH ELEVATION

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



SOUTH ELEVATION

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



PROPOSED GENERATOR BUILDING FLOOR PLAN

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

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AC&RB 60164 AC&RB 67673
AA 26001461

ZON-22-100 AND COA-22-035 FINAL SUBMITTAL
A GENERATOR BUILDING AND SITE WALL ADDITION FOR:
ANN DERUISSEAUX

800 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

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Date: 2022.09.20 14:43:37 -04'00

STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

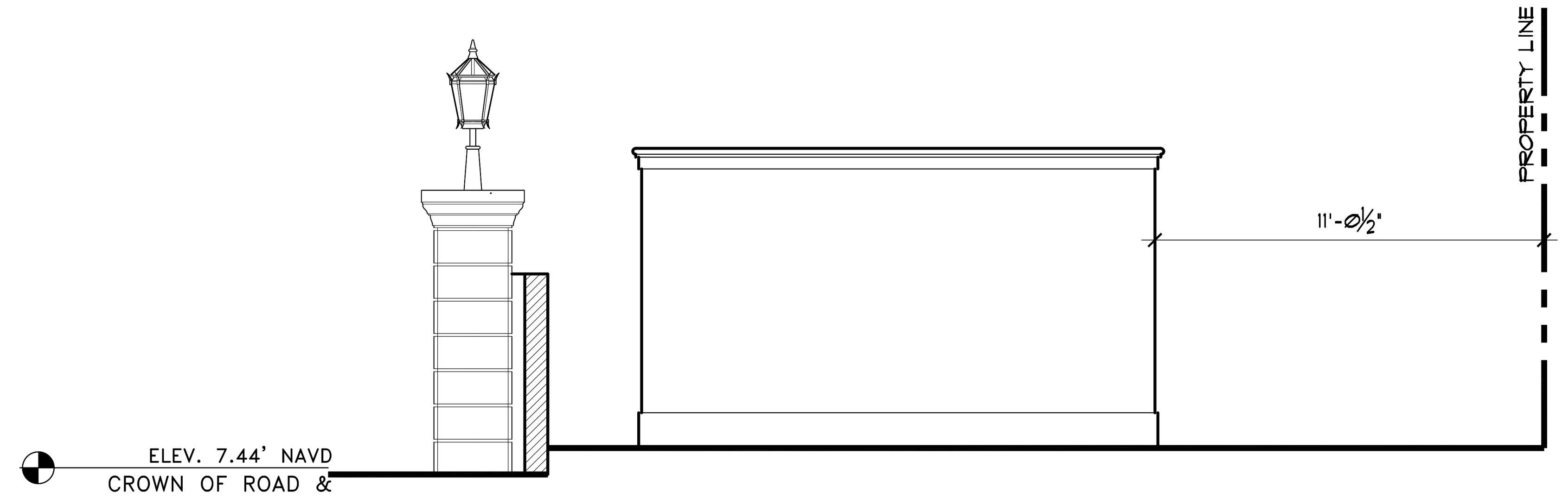
JOB #:	20-005
DATE:	4-25-22
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:

5-23-22 REV. PER TOWN OF PALM BEACH

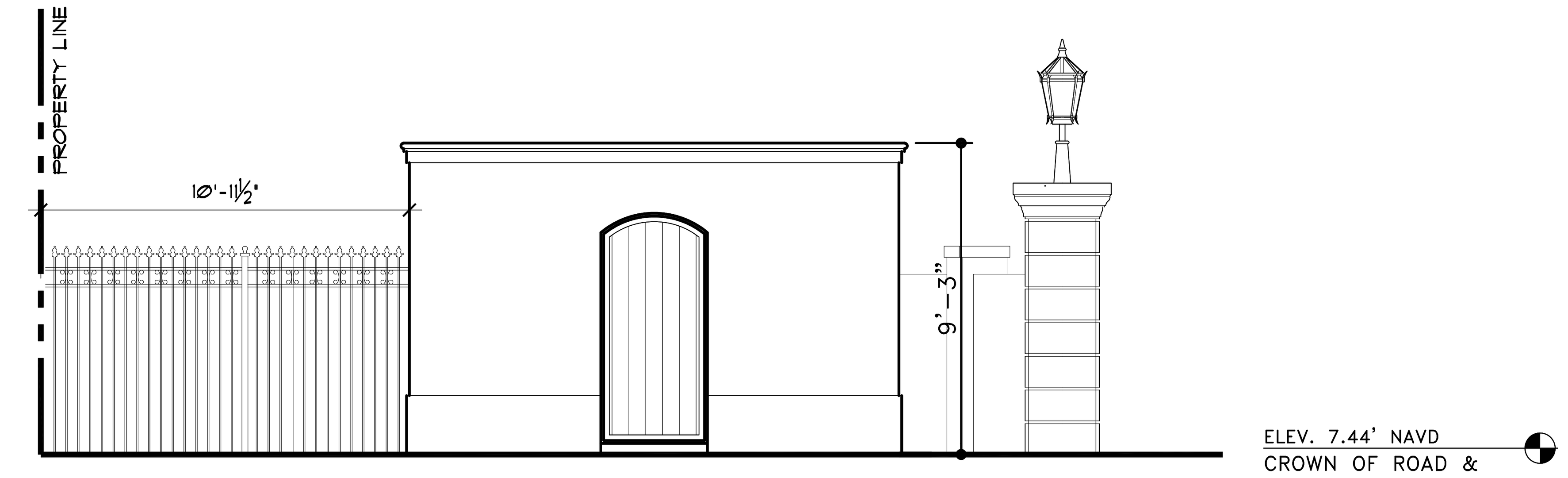
A1

SHEET: 12 OF: 13



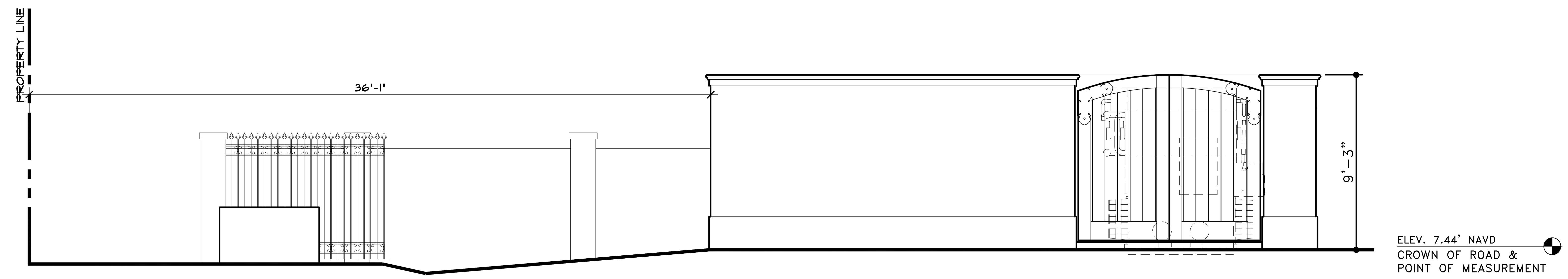
EAST ELEVATION OPTION 1

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



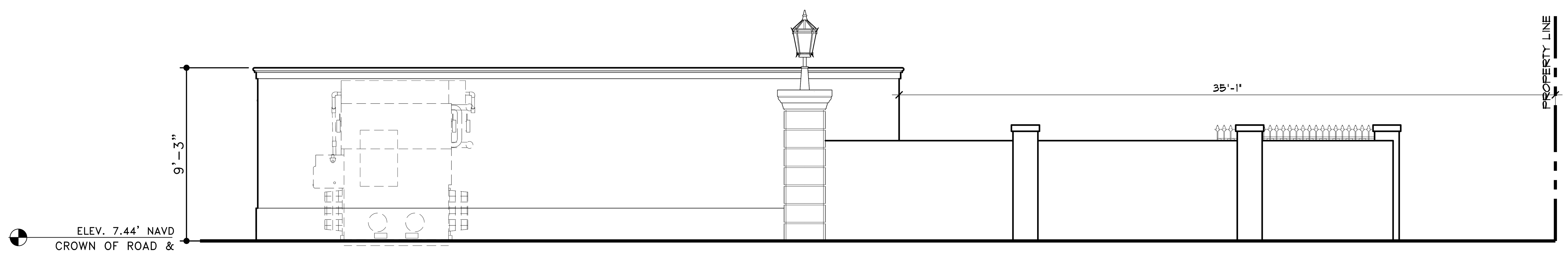
WEST ELEVATION OPTION 1

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



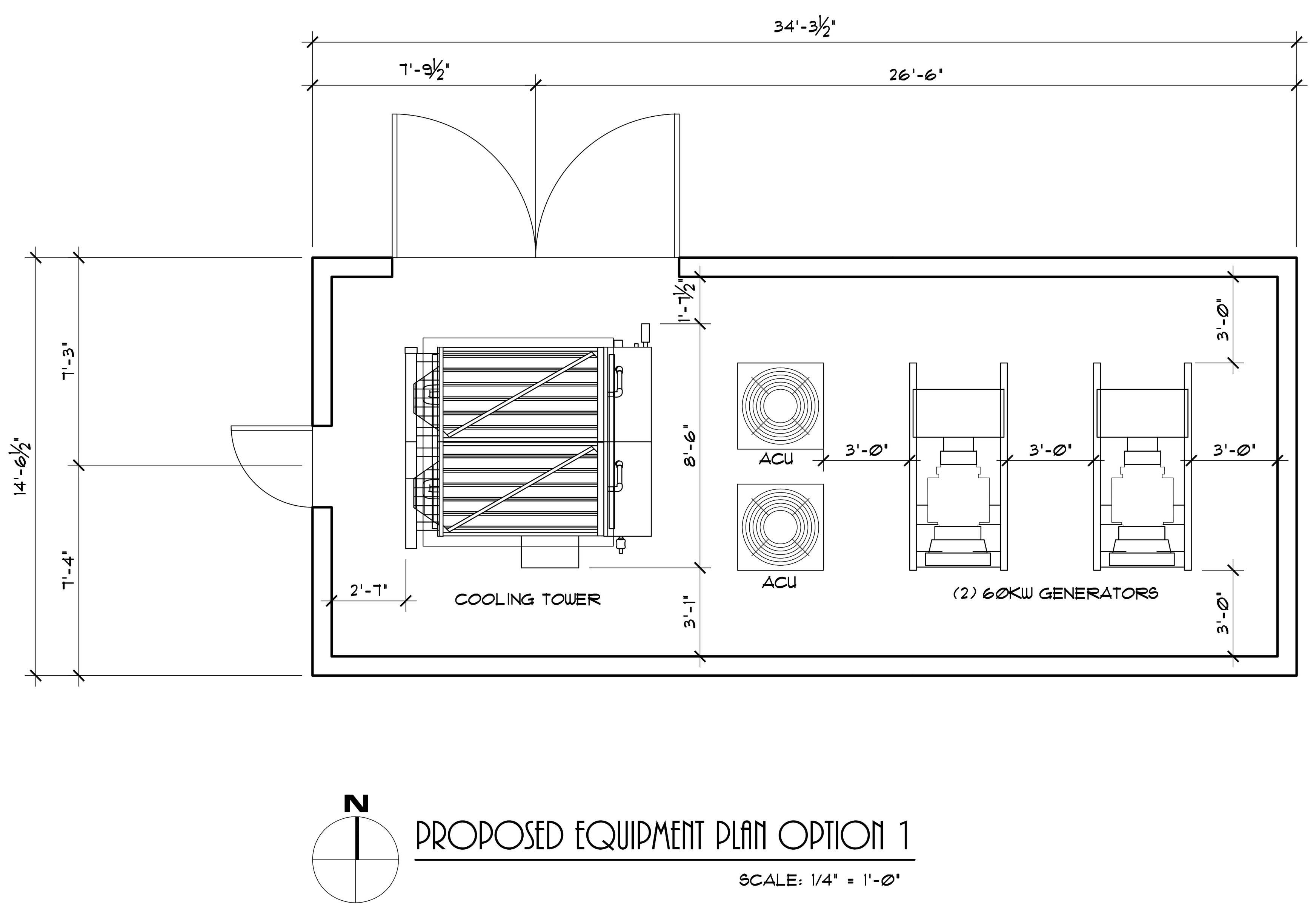
NORTH ELEVATION OPTION 1

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



ALTERNATE SOUTH ELEVATION OPTION 1

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



PROPOSED EQUIPMENT PLAN OPTION 1

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

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AA 26001461

ZON-22-100 AND COA-22-035 FINAL SUBMITTAL
A GENERATOR BUILDING AND SITE WALL ADDITION FOR:
ANN DESRUISSEAUX

800 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

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email=jason@brasseuranddrobot
, c=US
'Date: 2022.09.20 14:44:19 -04'00

STATE OF FLORIDA
JASON PAUL DROBOT
AR94843
REGISTERED ARCHITECT

JOB #:	20-005
DATE:	4-25-22
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

A1A

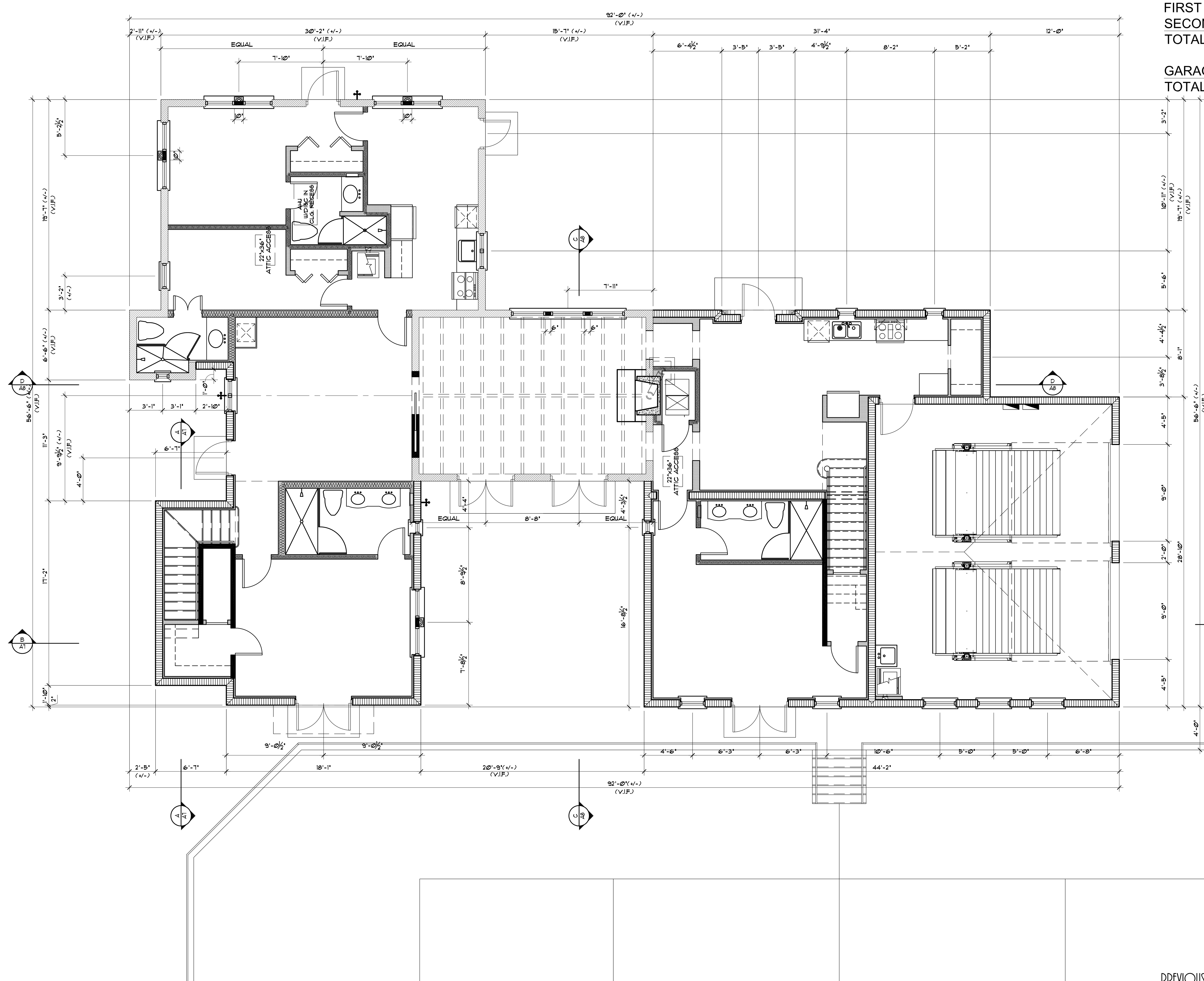
SHEET: OF: 13

WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING STRUCTURE TO REMAIN	SEE PLAN	
	5/8" G.W.B. ON R 4.2 RIGID FOIL BACKED INSUL. & 1x2 P.T. FURRING @ 24" O.C. ON 8" C.M.U.	8" NOMINAL	
-OR- W/ SOUND BATT	5/8" G.W.B. BOTH SIDES, ON 2x4 WD. OR 2x6 WD. STUD FRAMING @ 24" O.C. W/ OPT. SOUND ATTEN. BATTS TO BE SELECTED BY OWNER	5" (2x4) 7" (2x6) 9" (2x8)	SEE TYPICAL NON-BEARING INTERIOR PARTITION DETAIL THIS SHEET (METAL FRAMING OPTIONAL VERIFY WITH OWNER)
	5/8" GWB (BOTH SIDES) ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/5.5" INSULATION	5" (2x4) 7" (2x6) 9" (2x8)	WOOD BEARING WALL

AREA CALCULATIONS:

FIRST FLOOR A/C:	2,641.3 S.F.
SECOND FLOOR A/C:	837.7 S.F.
TOTAL A/C:	3,479 S.F.
GARAGE:	646 S.F.
TOTAL AREA:	4,125 S.F.



PREVIOUSLY APPROVED FLOOR PLAN OPTION C

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

B·D

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NCARB 60164 NCARB 67673
AA 26001461

COA-22-XXX
RELOCATION OF NORTH DRIVEWAY AND MECHANICAL EQUIPMENT LOCATION FOR:
ANN DESRUISSEAUX
800 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

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SEALED BY:
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☒ JASON P. DROBOT - AR 94843

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DN: cn=Jason Drobot, o, ou, email=jason@brasseuranddrobot, c=US
Date: 2022.09.20 14:45:06 -04'00'

STATE OF FLORIDA
JASON PAUL DROBOT
AR94843
REGISTERED ARCHITECT

JOB #:	20-005
DATE:	1-16-20
DESIGNED BY:	JPD, RP, JA
DRAFTED BY:	JPD
CHECKED BY:	JPD

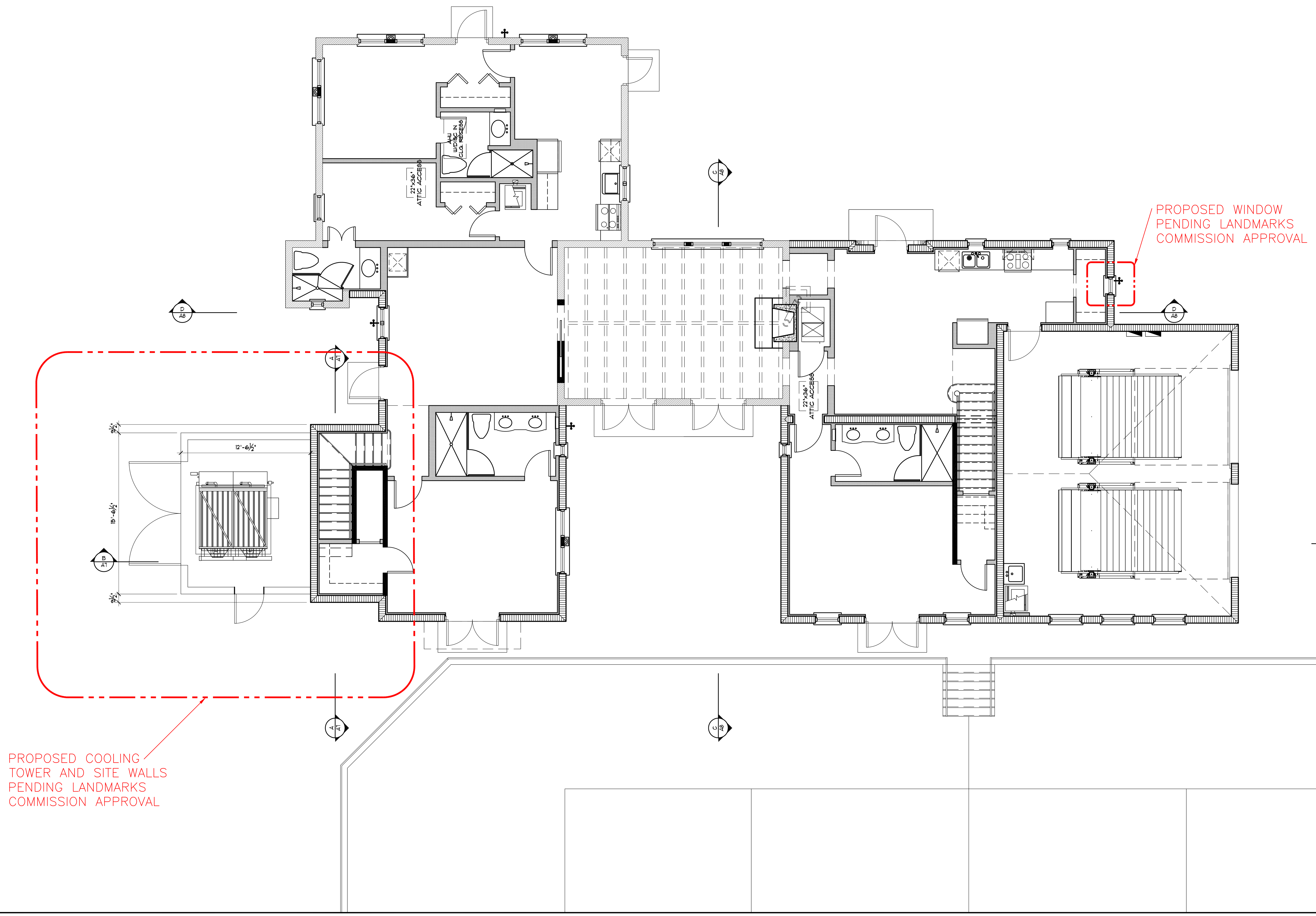
REVISIONS:
- 22 12/6/21 REV. PER OWNER
- 23 1/7/22 ELEC. REV. PER MEETING
- 24 1/26/22 CHIMNEY SHROUD & REV. PER OWNER
- 25 2/1/22 REV. PER OWNER
- 26 2/9/22 REV. PER OWNER

A1C

SHEET: 4 OF: 14

WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING STRUCTURE TO REMAIN	SEE PLAN	
	5/8" G.W.B. ON R 4.2 RIGID FOIL BACKED INSUL. & 1x2 P.T. FURRING @ 24" O.C. ON 8" C.M.U.	8" NOMINAL	
-OR- W/ SOUND BATT	5/8" G.W.B. BOTH SIDES, ON 2x4 WD. OR 2x6 WD. STUD FRAMING @ 24" O.C. W/ OPT. SOUND ATTEN. BATTS TO BE SELECTED BY OWNER	5" (2x4) 7" (2x6) 9" (2x8)	SEE TYPICAL NON-BEARING INTERIOR PARTITION DETAIL THIS SHEET (METAL FRAMING OPTIONAL VERIFY WITH OWNER)
	5/8" GWB (BOTH SIDES) ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/5.5" INSULATION	5" (2x4) 7" (2x6) 9" (2x8)	WOOD BEARING WALL



PROPOSED FLOOR PLAN

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

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AA 26001461

COA-22-XXX
RELOCATION OF NORTH DRIVEWAY AND MECHANICAL EQUIPMENT LOCATION FOR:
ANN DESRUISSEAUX
800 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

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☒ JASON P. DROBOT - AR 94843

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DN: cn=Jason Drobot, o, ou, email=jason@brasseuranddrobot, c=US
Date: 2022.09.20 14:45:58 -04'00

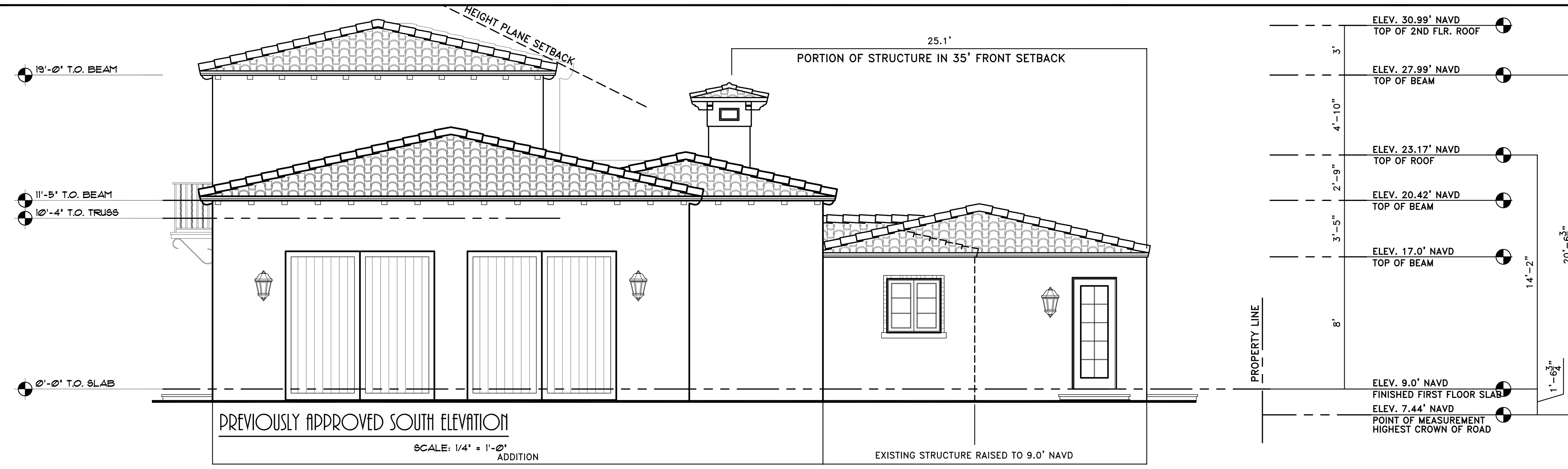
STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

JOB #: 20-005
DATE: 1-16-20
DESIGNED BY: JPD, RP, JA
DRAFTED BY: JPD
CHECKED BY: JPD

REVISIONS:
22 12/6/21 REV. PER OWNER
23 1/7/22 ELEC. REV. PER MEETING
24 CHIMNEY SHROUD & 1/26/22 REV. PER OWNER
25 2/1/22 REV. PER OWNER
26 2/9/22 REV. PER OWNER

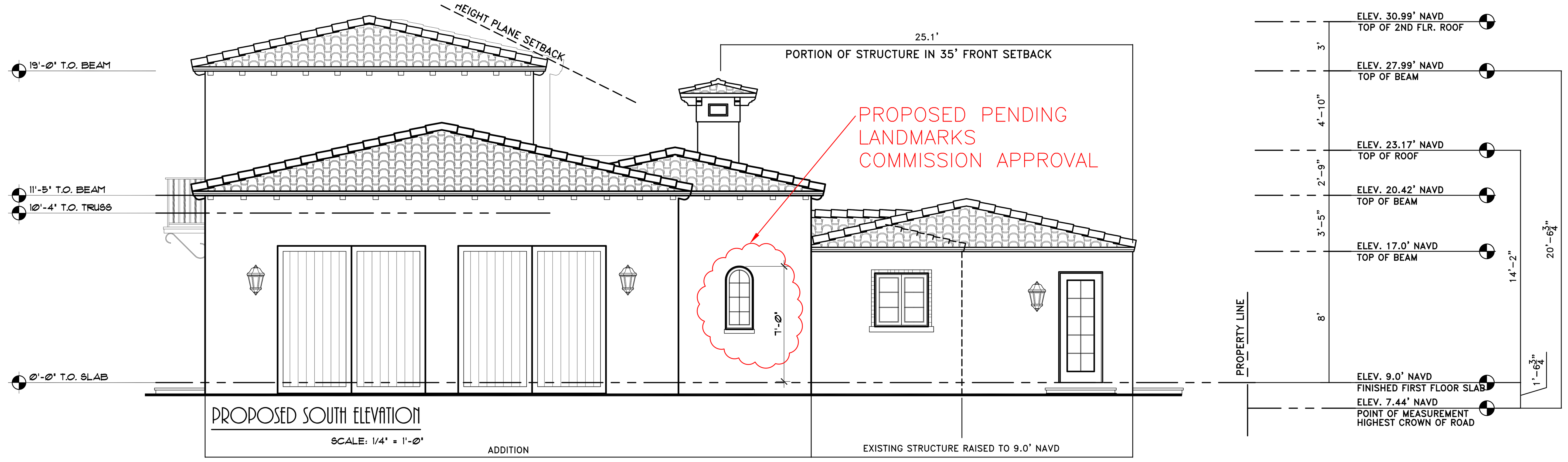
A2C

SHEET: 4 OF: 14



PREVIOUSLY APPROVED SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

PREVIOUSLY APPROVED WEST ELEVATION

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

PROPOSED WEST ELEVATION

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

PREVIOUSLY APPROVED AND PROPOSED ELEVATIONS OPTION C

BRASSEUR & DROBOT

ARCHITECTS, P.A.

224 DATURA STREET - SUITE 311
WEST PALM BEACH, FLORIDA 33401
(O)561-820-8088
(F)561-820-8089
WWW.BRASSEURANDDROBOT.COM
AR 0017698 AR 94843
NCARB 60164 NCARB 67673
AA 26001461

COA-22-XXX

RELOCATION OF NORTH DRIVEWAY AND MECHANICAL EQUIPMENT LOCATION FOR:

ANN DESRUISSEAUX

800 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

© COPYRIGHT BRASSEUR & DROBOT ARCHITECTS, P.A.

SEALED BY:

- ☐ JEFFREY D. BRASSEUR - AR 0017698
- ☒ JASON P. DROBOT - AR 94843

Digitally signed by Jason Drobot
DN: cn=Jason Drobot, o, ou, email=jason@brasseuranddrobot, c=US
Date: 2022.09.20 '14:46:53 -04'00

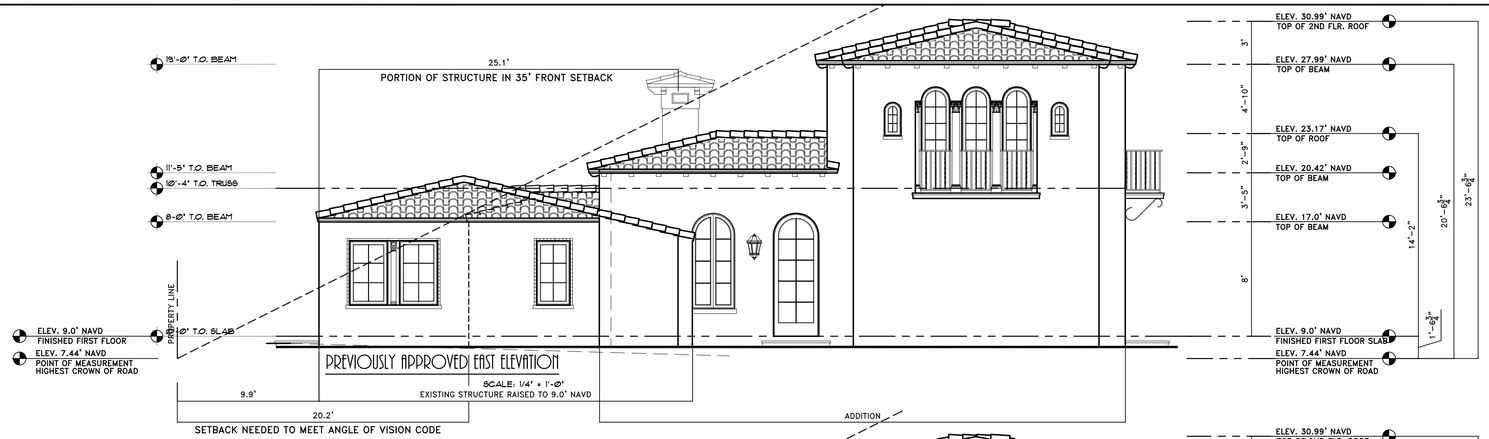
STATE OF FLORIDA
JASON PAUL DROBOT
AR94843
REGISTERED ARCHITECT

JOB #:	20-005
DATE:	1-16-20
DESIGNED BY:	JPD, RP, JA
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:

- 22 12/6/21 REV. PER OWNER
- 23 1/7/22 ELEC. REV. PER MEETING
- 24 CHIMNEY SHROUD & 1/26/22 REV. PER OWNER
- 25 2/1/22 REV. PER OWNER
- 26 2/9/22 REV. PER OWNER

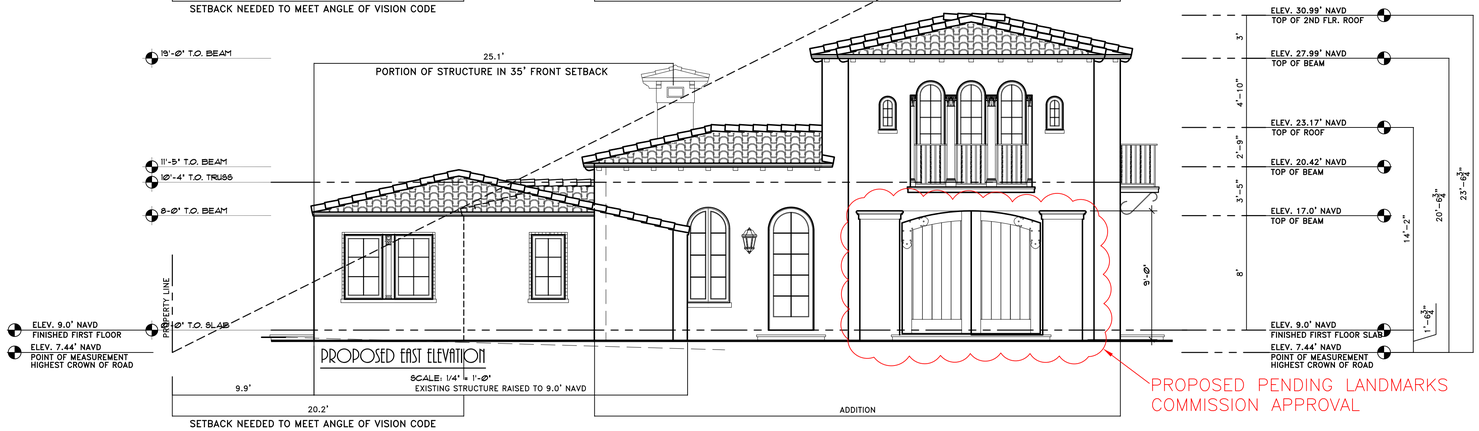
A3C



PREVIOUSLY APPROVED EAST ELEVATION

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

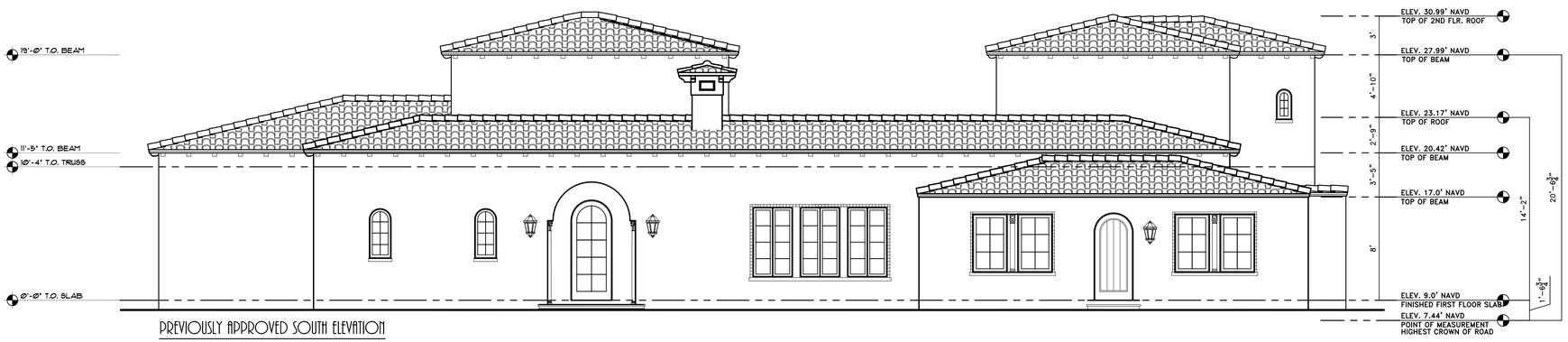
EXISTING STRUCTURE RAISED TO 9.0' NAVD



PROPOSED EAST ELEVATION

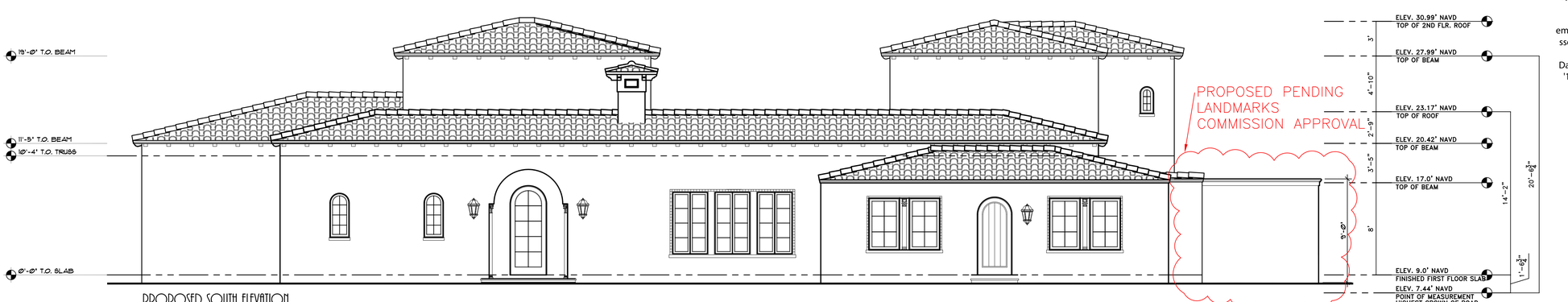
SCALE: 1/4" = 1'-0"

EXISTING STRUCTURE RAISED TO 9.0' NAVD



PREVIOUSLY APPROVED SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

ELEVATIONS OPTION C

BRASSEUR & DROBOT
ARCHITECTS, P.A.
224 DATURA STREET - SUITE 311
WEST PALM BEACH, FLORIDA 33401
(O)561-820-8088
(F)561-820-8089
WWW.BRASSEURANDDROBOT.COM
AA 0017698 AA 94843
AC005 601164 AC006 61605
AA 26001461

RELOCATION OF NORTH DRIVEWAY AND MECHANICAL EQUIPMENT LOCATION FOR:

COA-22-XXX

ANN DESRUISSEAUX

800 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA

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SEALED BY:
☐ JEFFREY D. BRASSEUR - AA 0017698
■ JASON P. DROBOT - AA 94843

Digitally signed by Jason Drobot
DN: cn=Jason Drobot, o, ou, email=jason@brasseuranddrobot, c=US
Date: 2022.09.20 '14:48:16 -04'00'

STATE OF FLORIDA
JASON PAUL DROBOT
AR94843
REGISTERED ARCHITECT

JOB #:	20-005
DATE:	1-16-20
DESIGNED BY:	JPD, RP, JM
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:

1. 12/6/21 REV. PER OWNER
2. 1/7/22 ELEC. REV. PER MEETING
   CHIMNEY SHROUD 4
3. 1/26/22 REV. PER OWNER
4. 2/1/22 REV. PER OWNER
5. 2/8/22 REV. PER OWNER

A4C

SHEET: 9 OF: 14

1/A2 IMAGE LOOKING SOUTHWEST FROM NORTH DRIVEWAY

2/A2 IMAGE LOOKING NORTHWEST FROM NORTH DRIVEWAY

3/A2 IMAGE LOOKING NORTHEAST FROM NORTH DRIVEWAY

4/A2 IMAGE LOOKING WEST FROM SOUTH DRIVEWAY

5/A2 IMAGE LOOKING NORTHWEST FROM SOUTH DRIVEWAY

IMAGES

B·D

BRASSEUR & DROBOT

ARCHITECTS, P.A.

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WWW.BRASSEURANDDROBOT.COM
AR 0017698 AR 94843
NCARB 60164 NCARB 67673
AA 26001461

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

© COPYRIGHT BRASSEUR & DROBOT ARCHITECTS, P.A.

SEALED BY:
☐ JEFFREY D. BRASSEUR - AR 0017698
■ JASON P. DROBOT - AR 94843

Digitally signed by Jason Drobot DN: cn=Jason Drobot, o, ou, email=jason@brasseuranddrobot, c=US Date: 2022.09.20 14:49:16 -04'00

STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

JOB #:	20-005
DATE:	4-25-22
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:
5-23-22 REV. PER TOWN OF PALM BEACH

A2

SHEET: 13 OF: 13

June 22, 2022

Landscape Set

FINAL SUBMITTAL

800 S COUNTY RD. PALM BEACH, FL. 33480

Residential

Palm Beach, FL

DRAWING INDEX

Sheet No.	Sheet Title
EX-001	EXISTING CONDITIONS
L-100	OVERALL LANDSCAPE PLAN
L-101	RENDERED LANDSCAPE PLAN
L-102	LANDSCAPE SCHEDULE & PLANTING DETAILS
L-103	NATIVE LANDSCAPE PLAN
L-104	OPEN SPACE DIAGRAMS
H-100	HARDSCAPE PLAN
EL-101	NORTH ELEVATION
EL-102	SOUTH ELEVATION
EL-103	EAST ELEVATION
EL-104	WEST ELEVATION

REVISIONS / SUBMISSIONS

DES RUISSEAUX
800 S COUNTY RD
PALM BEACH, FLORIDA 33480

COVER SHEET

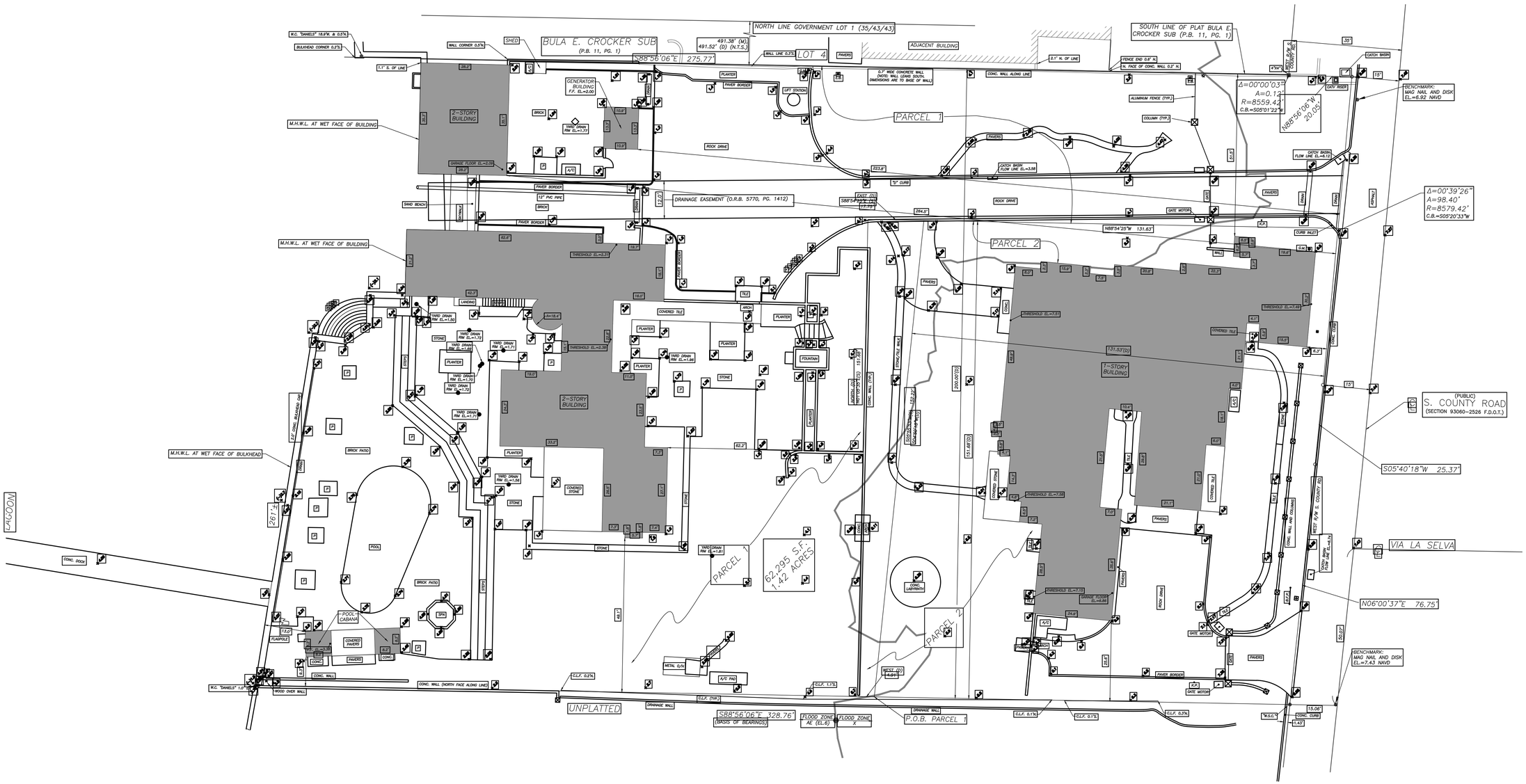
OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY:
DATE: MAY 18, 2022
SCALE:

ZON-22-100
COA-22-035

C-100



REVISIONS / SUBMISSIONS

DES RUISSEAUX
800 S COUNTY RD
PALM BEACH, FLORIDA 33480

SURVEY PLAN

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY:
DATE: MAY 18, 2022
SCALE:

ZON-22-100
COA-22-035

H-100

LOT CALCULATIONS								
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 %

VARIANCE REQUEST 3 (LOT COVERAGE)

VARIANCE REQUEST 4 (LANDSCAPE)

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%

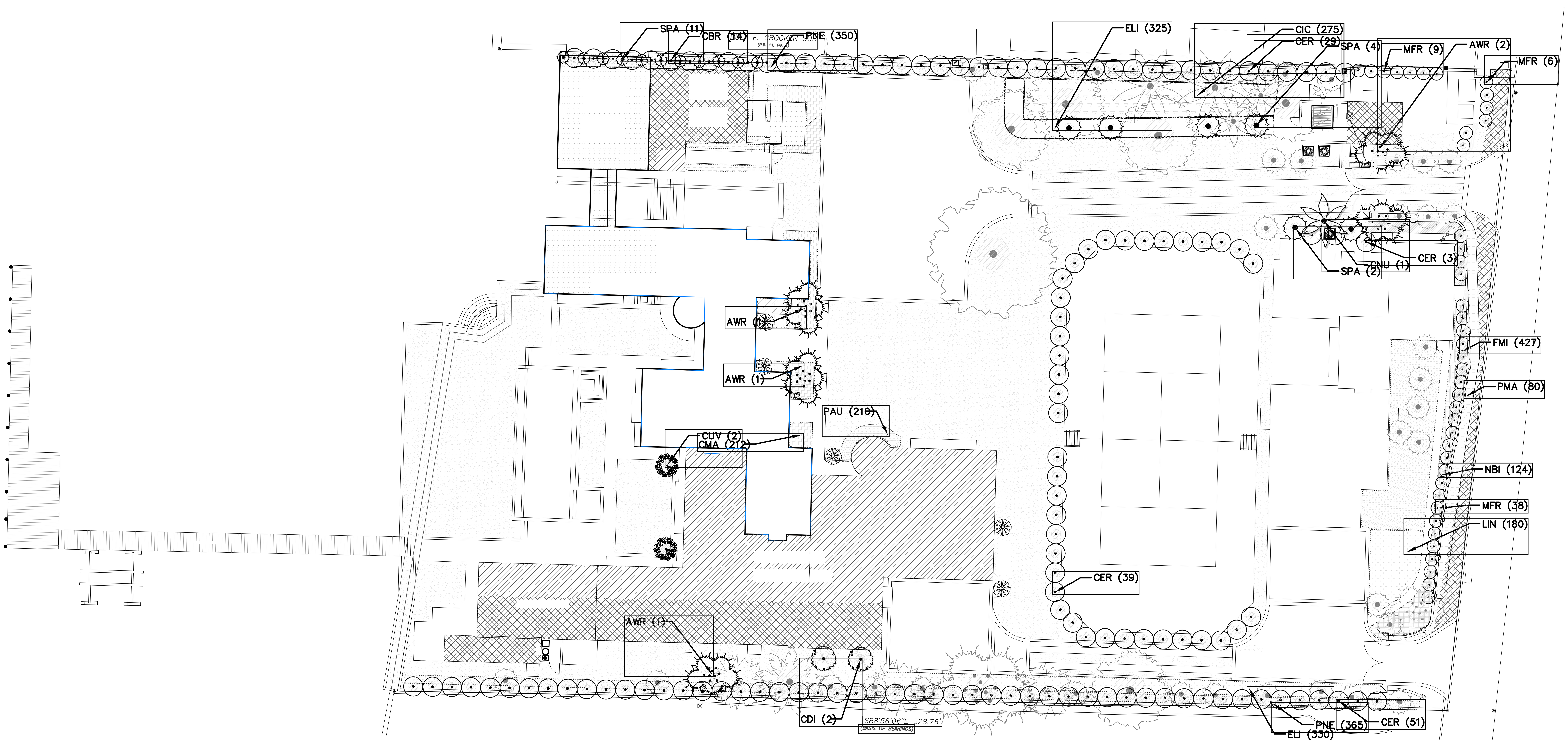
OVERALL NATIVE LANDSCAPE COVERAGE:
REQUIRED: 15,573.75 SQ.FT. 25%
PROVIDED: 22,149.42 SQ.FT. 35.55%

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



L 100 LANDSCAPE PLAN

0 1' 4' 8' 16'
SCALE: 1/8" = 1'-0"

NORTH

REVISIONS / SUBMISSIONS

DES RUISSEAUX
800 S COUNTY RD
PALM BEACH, FLORIDA 33480

LANDSCAPE PLAN

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY:
DATE: JULY 22, 2022
SCALE: 1/8 "=1'-0"

ZON-22-100
COA-22-035

L-100

LOT CALCULATIONS								
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%
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TOTAL LOT	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %

VARIANCE REQUEST 3

VARIANCE REQUEST 4

LANDSCAPE R-A SITE CALCULATION

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- 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:

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DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2017

L 100 LANDSCAPE RENDERING PLAN

0 1' 4' 8' 16'
SCALE: 1/8" = 1'-0"

NORTH

REVISIONS / SUBMISSIONS

DES RUISSEAUX
800 S COUNTY RD
PALM BEACH, FLORIDA 33480

LANDSCAPE RENDERING PLAN

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY:
DATE: JUN 22, 2022
SCALE: 1/8 "=1'-0"

ZON-22-100
COA-22-035

L-101

LANDSCAPE SCHEDULE

TREES

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	NATIVE	DESCRIPTION
	CUV	2	*Coccoloba uvifera SEAGRAPE	YES	16' O.A. HT. 4' CT. STD F.G.
	CER	123	*Conocarpus erectus GREEN BUTTONWOOD	YES	16' O.A. HT. 4' CT. STD F.G. SPECIMEN.
	JAM	OPT	Jacaranda mimosifolia JACARANDA	NO	20' O.A. HT. F.G. SPECIMEN.
	CDI	2	*Coccoloba diversifolia PIGEON PLUM	YES	18' O.A. HT. 4' CT. STD. F.G.
	MFR	46	*Myrcianthes fragrans SIMPSON'S STOPPER	YES	14' OA. HT. F.G.FULL TO BASE.
	FAU	OPT	Ficus aurea STRANGLER FIG	YES	20' HT. F.G. - CHARACTER TRUNK
	CBR	14	Calophyllum brasiliense BRAZILIAN BEAUTYLEAF	NO	22' OA. HT. F.G. 6' CT. STD.

PALMS

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	NATIVE	DESCRIPTION
	CNU	1	Cocos nucifera COCONUT PALM	NO	20' - 26' GW. F.G.
	DCA	OPT	Dypsis cabadae CABADA PALM	NO	22' O.A. HT. F.G.
	AWR	5	*Acoelorrhaphe wrightii PAUROTIS PALM	YES	22' O.A. HT. F.G.
	SPA	10	*Sabal Palmetto SABAL PALM	YES	25' O.A. HT. 20' G.W. F.G.
	PMA	OPT	Ptychosperma macarthurii MACARTHUR PALM	NO	14' HT. F.G. - CHARACTER TRUNK
	RMA	OPT	Ravenala madagascariensis TRAVELERS PALM	NO	18' HT. F.G. -MULTI TRUNK
	PMA	OPT	Chamaedorea cataractarum CAT PALM	NO	5' HT. 7 GAL.
	CMI	OPT	Caryota mitis FISHTAIL PALM	NO	14' HT. F.G. - MULTI TRUNK

SHRUBS + GROUNDCOVER

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	NATIVE	DESCRIPTION
	PNE	715	*Psychotria nervosa WILD COFFEE	YES	24" HT. FULL 7 GAL.
	FMI	427	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	NO	12" HT. x 12" SPR. FULL 3 GAL.
	NBI	124	Nephrolepis biserrata GIANT SWORDFERN	YES	18" O.C., 24" SPR. x 24" HT. 3 GAL.
	CMA	212	Carissa macrocarpa 'Emerald Blanket' CARISSA EMERALD BLANKET	NO	12" O.C. 3 GAL.
	PBI	OPT	Philodendron bipinnatifidum SELLOUM	NO	36" O.C., 24" SPR. x 24" HT. 3 GAL.
	VOB	OPT	*Viburnum obovatum WALTER'S VIBURNUM	YES	4' HT. x 24" SPR. 15 GAL.
	TAS	OPT	Trachelospermum asiaticum 'Minima' ASIATIC JASMINE	NO	GREEN. 4" CELL.
	AGA	OPT	Agapanthus LILY OF THE NILE	NO	WHITE. 3 GAL.
	PAU	210	Plumbago auriculata 'Alba' WHITE PLUMBAGO	NO	WHITE. 3 GAL.
	ZFU	5	Zamia furfuracea CARDBOARD PALM	YES	36" O.C. 7 GAL.
	CIC	275	*Chrysobalanus icaco COCOPLUM	YES	18" O.C. 7 GAL.
	BCA	OPT	Brugmansia x candida ANGELS TRUMPET	NO	4' OA. HT. WHITE. 7 GAL.
	ELI	655	*Ernodea littoralis GOLDEN BEACH CREEPER	YES	12" O.C. 1 GAL.
	LIN	150	*Lantana involucrata WILD SAGE	YES	WHITE. 3 GAL.
	ZFL	OPT	*Zamia floridana COONTIE	YES	5' O.A. HT. WHITE. 15 GAL.
	SBA	OPT	*Spartina bakeri SAND CORDGRASS	YES	36" O.C. 24" HT. 3 GAL.
	PMA	80	Podocarpus macrophyllus PODOCARPUS	YES	36" O.C. 24" HT. 15 GAL.

VINES

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	NATIVE	DESCRIPTION
	BOU	8	Bougainvillea 'Palm Beach Purple' SAME	NO	ESPALIER TO WALL 15 GAL. TRELLIS.
	PVO	2	Petrea volubilis 'Albiflora' WHITE QUEEN'S WREATH	NO	ESPALIER TO WALL 15 GAL. TRELLIS.

SOD

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	NATIVE	DESCRIPTION
	SOD	16,000 SQ. FT	Zoysia spp. DIAMOND ZOYSIA	NO	SOLID EVEN SOD

L 102 LANDSCAPE SCHEDULE & PLANTING DETAILS

REVISIONS / SUBMISSIONS

DES RUISSEAUX
800 S COUNTY RD
PALM BEACH, FLORIDA 33480

LANDSCAPE SCHEDULE & PLANTING DETAILS

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY:
DATE: MAY 18, 2022
SCALE:

ZON-22-100
COA-22-035

L-102

LOT CALCULATIONS								
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%
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TOTAL LOT	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %	62,295.00	100.0 %

VARIANCE REQUEST 3

VARIANCE REQUEST 4

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%

25' FRONT SETBACK MINIMUM LANDSCAPE AREA:
AREA: 6,884 SQ.FT.
REQUIRED: 3,103.5 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
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- DRAINAGE EASEMENT

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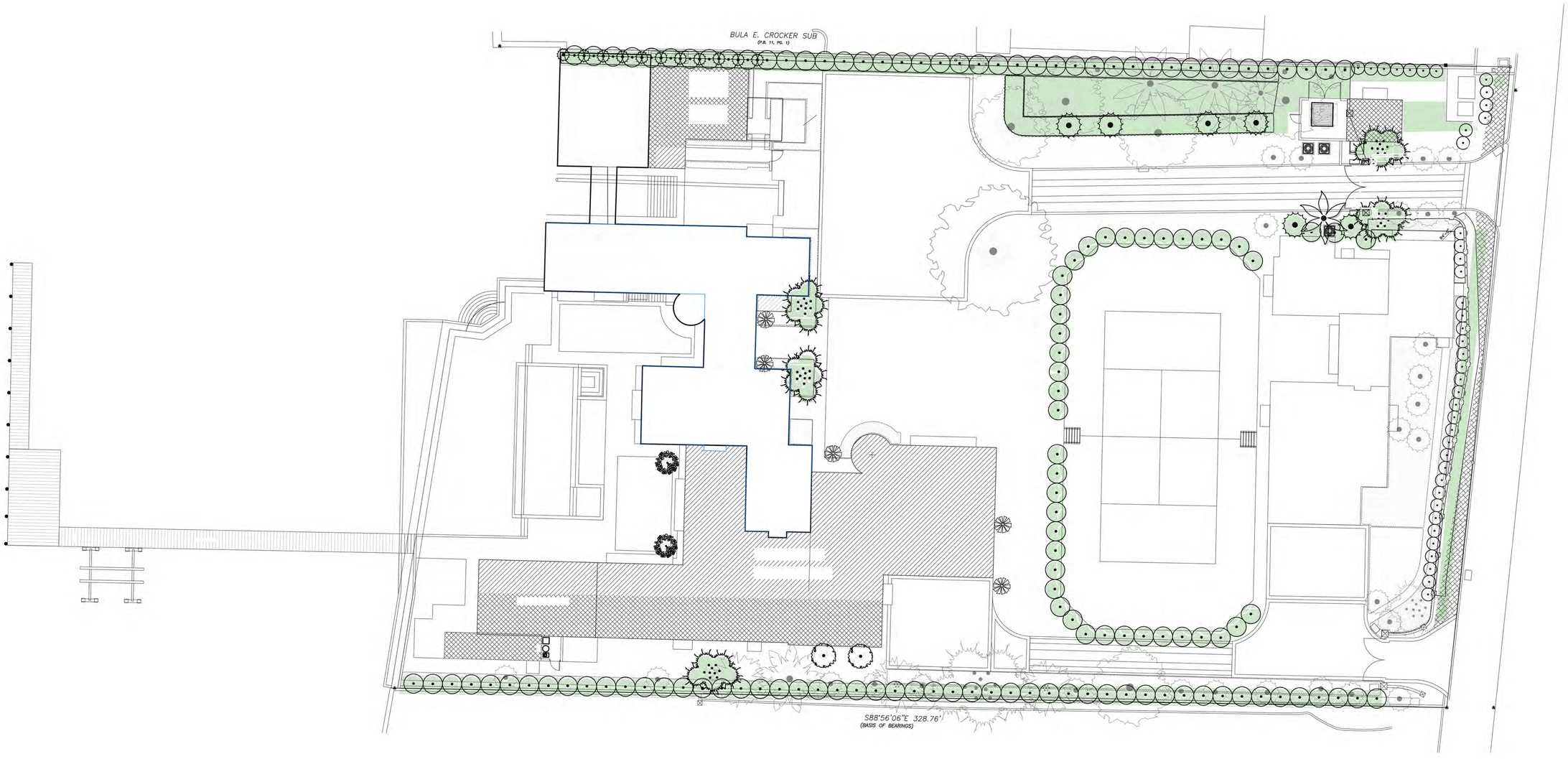


L 103 NATIVE PLANTING PLAN

0 1' 4' 8' 16'
SCALE: 1/8" = 1'-0"

NORTH

REVISIONS / SUBMISSIONS

DES RUISSEAUX
800 S COUNTY RD
PALM BEACH, FLORIDA 33480

NATIVE PLANTING PLAN

OWNER

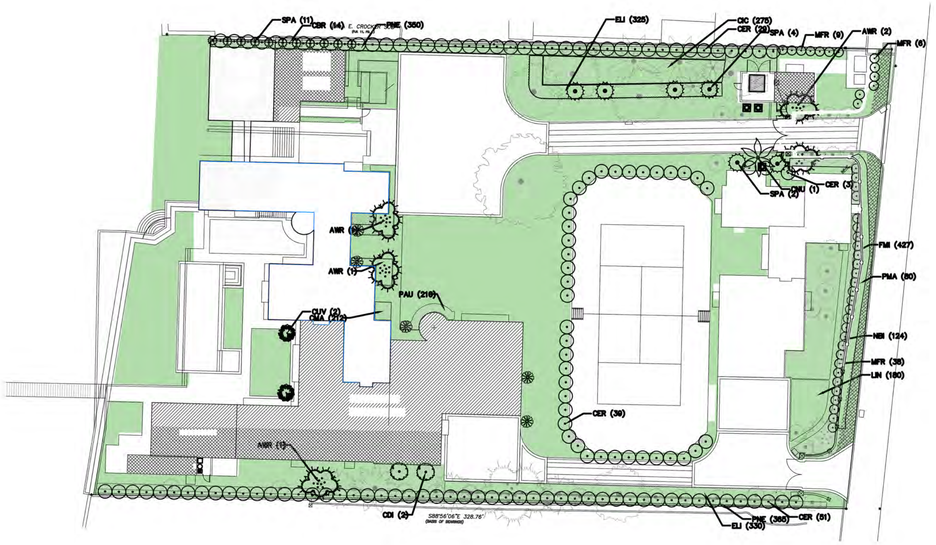
FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY:
DATE: JUN 22, 2022
SCALE: 1/8 "=1'-0"

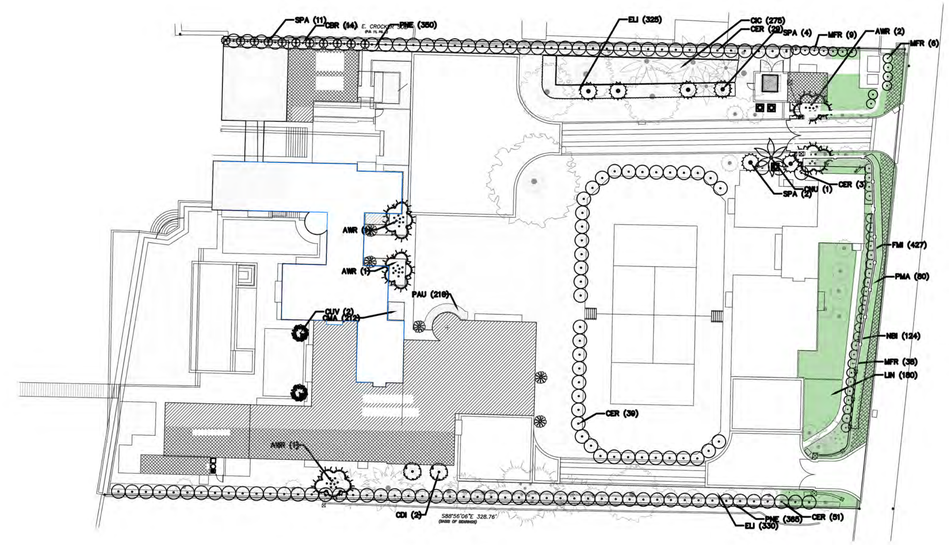
ZON-22-100
COA-22-035

L-103

OVERALL LANDSCAPE



FRONT SETBACK



L 104 OPEN SPACE DIAGRAMS

0 1' 4' 8' 16'
SCALE: 1/8" = 1'-0"

NORTH

REVISIONS / SUBMISSIONS

DES RUISSEAUX
800 S COUNTY RD
PALM BEACH, FLORIDA 33480

OPEN SPACE DIAGRAMS

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY:
DATE: JUN 22, 2022
SCALE:

ZON-22-100
COA-22-035

L-104

LOT CALCULATIONS								
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 %

VARIANCE REQUEST 3 (LOT COVERAGE)

VARIANCE REQUEST 4 (LANDSCAPE)

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%

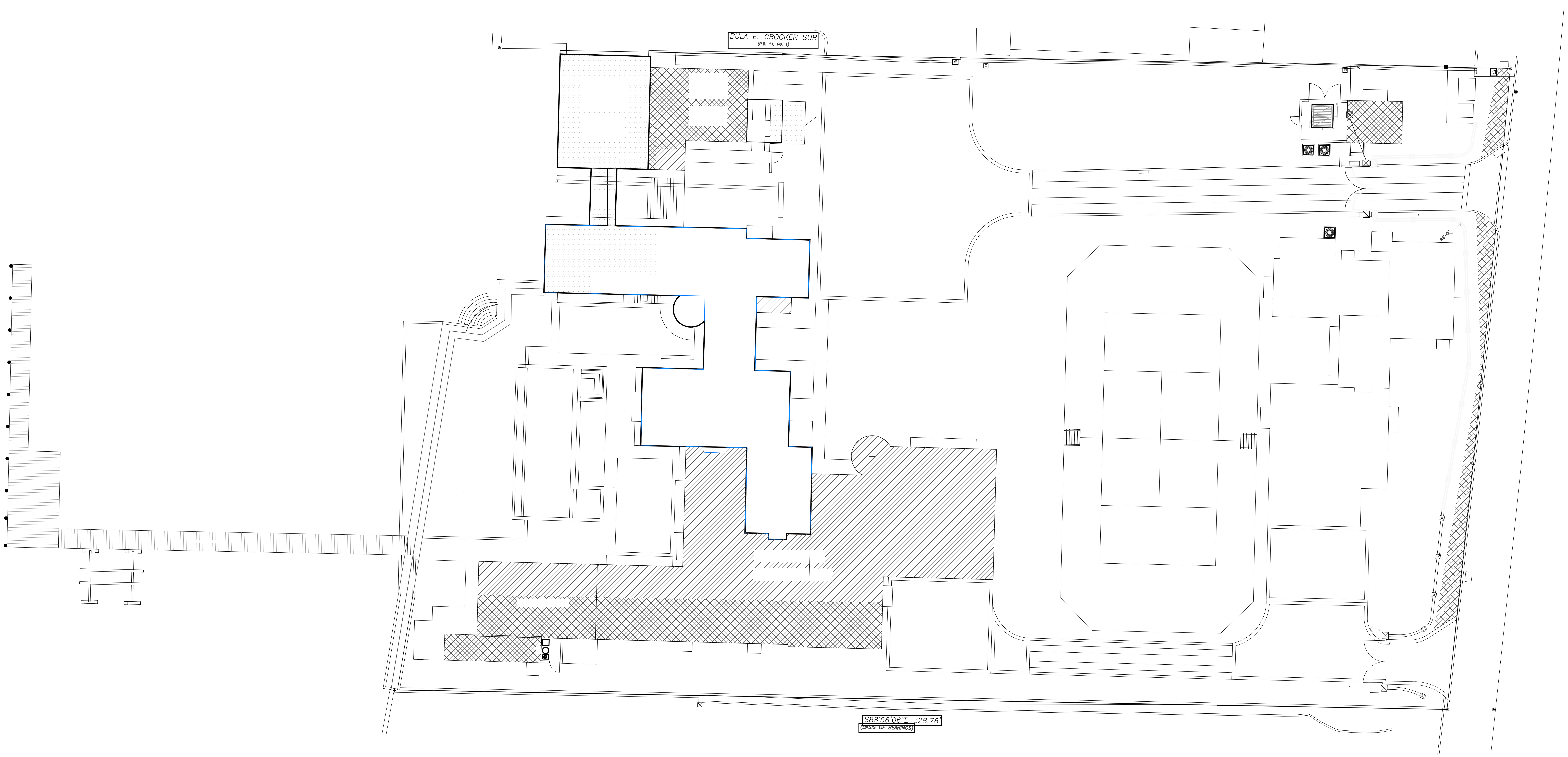
35' FRONT SETBACK MINIMUM LANDSCAPE AREA:
- AREA: 6,894 SQ.FT.
- REQUIRED: 3,103 SQ.FT. 45%
- PROVIDED: 3,637.39 SQ.FT. 52.76%

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



HARDSCAPE PLAN

0 1' 4' 8' 16'
SCALE: 1/8" = 1'-0"
NORTH

REVISIONS / SUBMISSIONS

DES RUISSEAUX
800 S COUNTY RD
PALM BEACH, FLORIDA 33480

HARDSCAPE PLAN

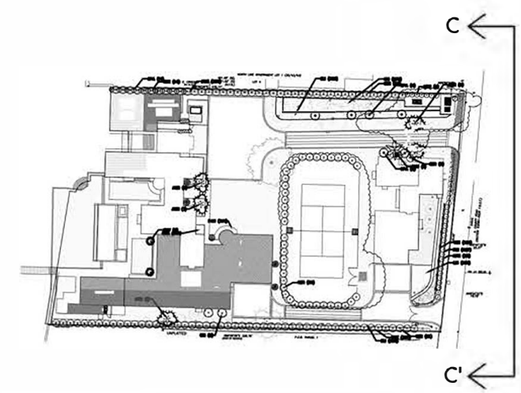
OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY:
DATE: MAY 18, 2022
SCALE:

ZON-22-100
COA-22-035

H-100



EL 103 EAST ELEVATION

REVISIONS / SUBMISSIONS

DES RUISSEAUX
800 S COUNTY RD
PALM BEACH, FLORIDA 33480

EAST ELEVATION

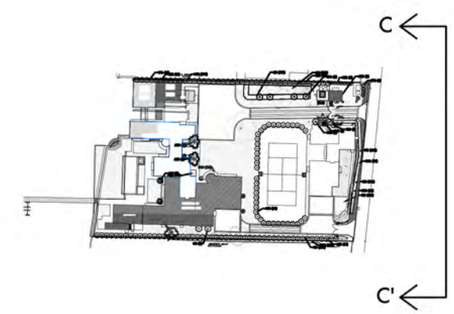
OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY:
DATE: MAY 18, 2022
SCALE: TBD

ZON-22-100
COA-22-035

EL-103



EL 104 WEST ELEVATION

REVISIONS / SUBMISSIONS

DES RUISSEAUX
800 S COUNTY RD
PALM BEACH, FLORIDA 33480

WESTT ELEVATION

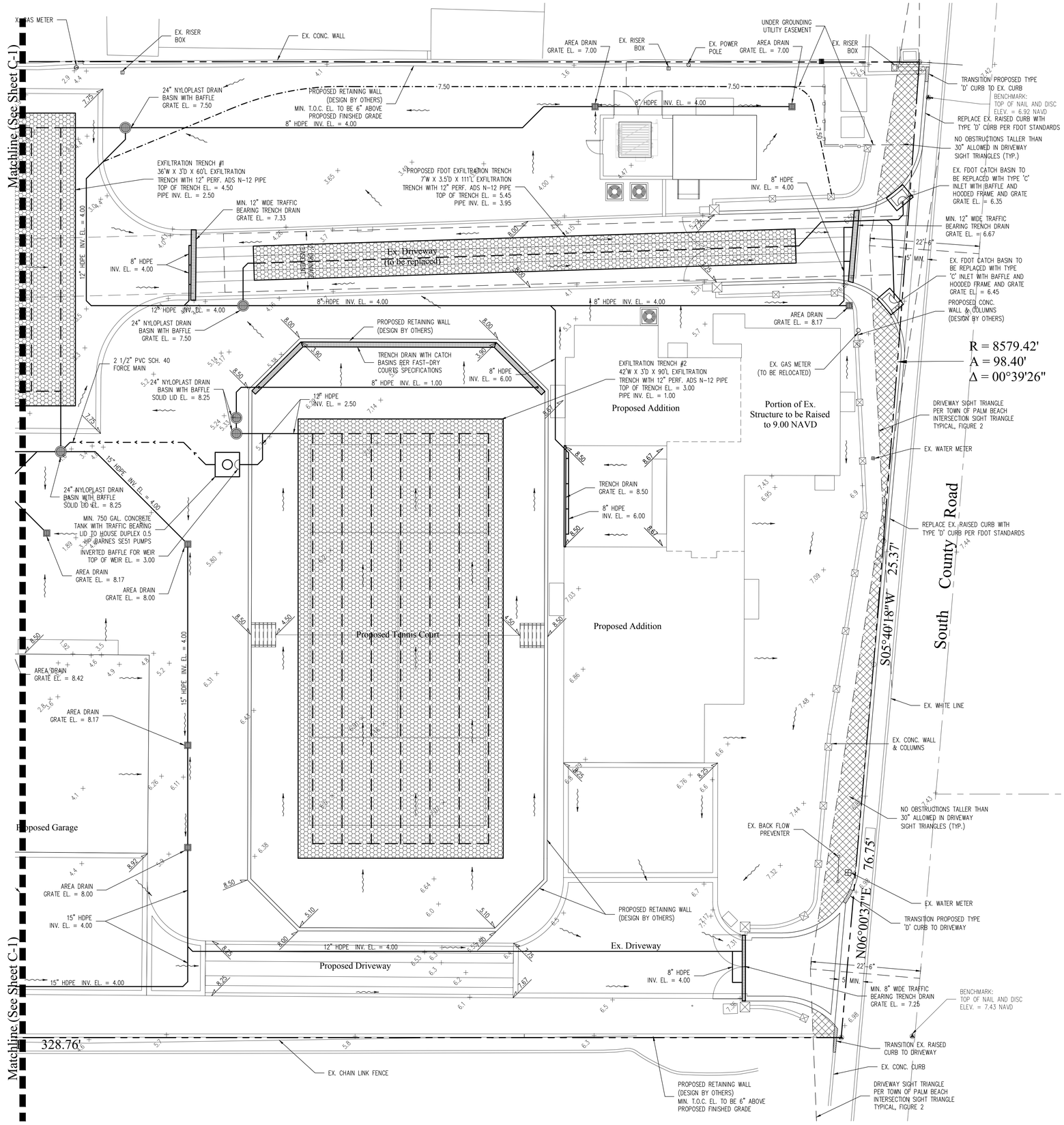
OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:
CHECKED BY:
DATE: MAY 18, 2022
SCALE: TBD

ZON-22-100
COA-22-035

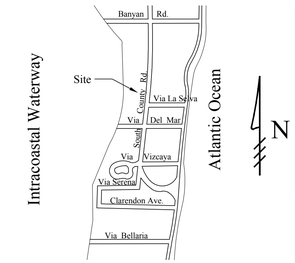
EL-104



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



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'

Revisions	
1	05/21/2020
2	06/09/2020
3	11/13/2020
4	01/05/2021
5	01/11/2021
6	02/09/2021
7	04/13/2021
8	05/17/2021
9	
10	03/04/2022

Project Information	
Project No.	2019-0095
Issue Date	05/15/2020
Scale	1" = 10'
Drawn By	KM
Checked By	CG

Site Grading & Drainage Plan For:

Proposed Renovation

Palm Beach, Florida

800 South County Road

5	01/11/21	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS
6	02/09/21	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS
7	04/13/21	REVISE PLAN PER TOWN OF PALM BEACH COMMENTS
8	05/17/21	REVISE PLAN PER TOWN OF PALM BEACH COMMENTS
10	03/04/22	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE
11	05/06/22	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE
12	05/24/22	UPDATE PLAN BACKGROUND

Chad M. Gruber

FL P.E. No. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Site Plan by Brasseur & Drobot Received 5/23/22

COA-22-035
ZON-22-100

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Sheet No.
C-2

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 62,295 sq.ft.

Impervious Plan Area
(existing residences, proposed additions, driveways, pool, terraces) = 35,372 sq.ft.

Pervious Plan Area = 26,923 sq.ft.

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 35,372 sq.ft. x 1 ft./12 in. = 5,896 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 26,923 sq.ft. x 1 ft./12 in. = 898 cu.ft.

Total Volume to be Retained = 6,794 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L	=	Total Length of Trench Provided	=	60	ft
W	=	Trench Width	=	36	ft
K	=	Hydraulic Conductivity	=	0.000105	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	4.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	6,905	cu.ft.

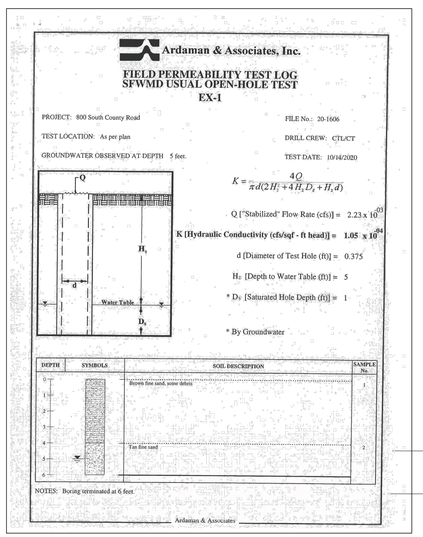
Exfiltration Trench #2

L	=	Total Length of Trench Provided	=	90	ft
W	=	Trench Width	=	42	ft
K	=	Hydraulic Conductivity	=	0.000105	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.50	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.50	ft
V	=	Volume Treated	=	5,253	cu.ft.

Total Volume Retained in Exfiltration Trenches = 12,158 cu.ft.

FDOT Exfiltration Trench

L	=	Total Length of Trench Provided	=	111	ft
W	=	Trench Width	=	7	ft
K	=	Hydraulic Conductivity	=	0.000105	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	4.00	ft
DU	=	Un-Saturated Trench Depth	=	3.50	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	3,223	cu.ft.


Ardaman & Associates, Inc.

FIELD PERMEABILITY TEST LOG
SFWMD USUAL OPEN-HOLE TEST
EX-1

PROJECT: 800 South County Road — FILE No.: 20-1606
TEST LOCATION: As per plan — DRILL CREW: CTL/CT
GROUNDWATER OBSERVED AT DEPTH 5 feet. — TEST DATE: 10/14/2020

$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_s + H_s d)}$$

Q ["Stabilized" Flow Rate (cfs)] = 2.23×10^{-03}
K [Hydraulic Conductivity (cfs/sqf - ft head)] = 1.05×10^{-04}
d [Diameter of Test Hole (ft)] = 0.375
H_2 [Depth to Water Table (ft)] = 5
* D_s [Saturated Hole Depth (ft)] = 1
* By Groundwater

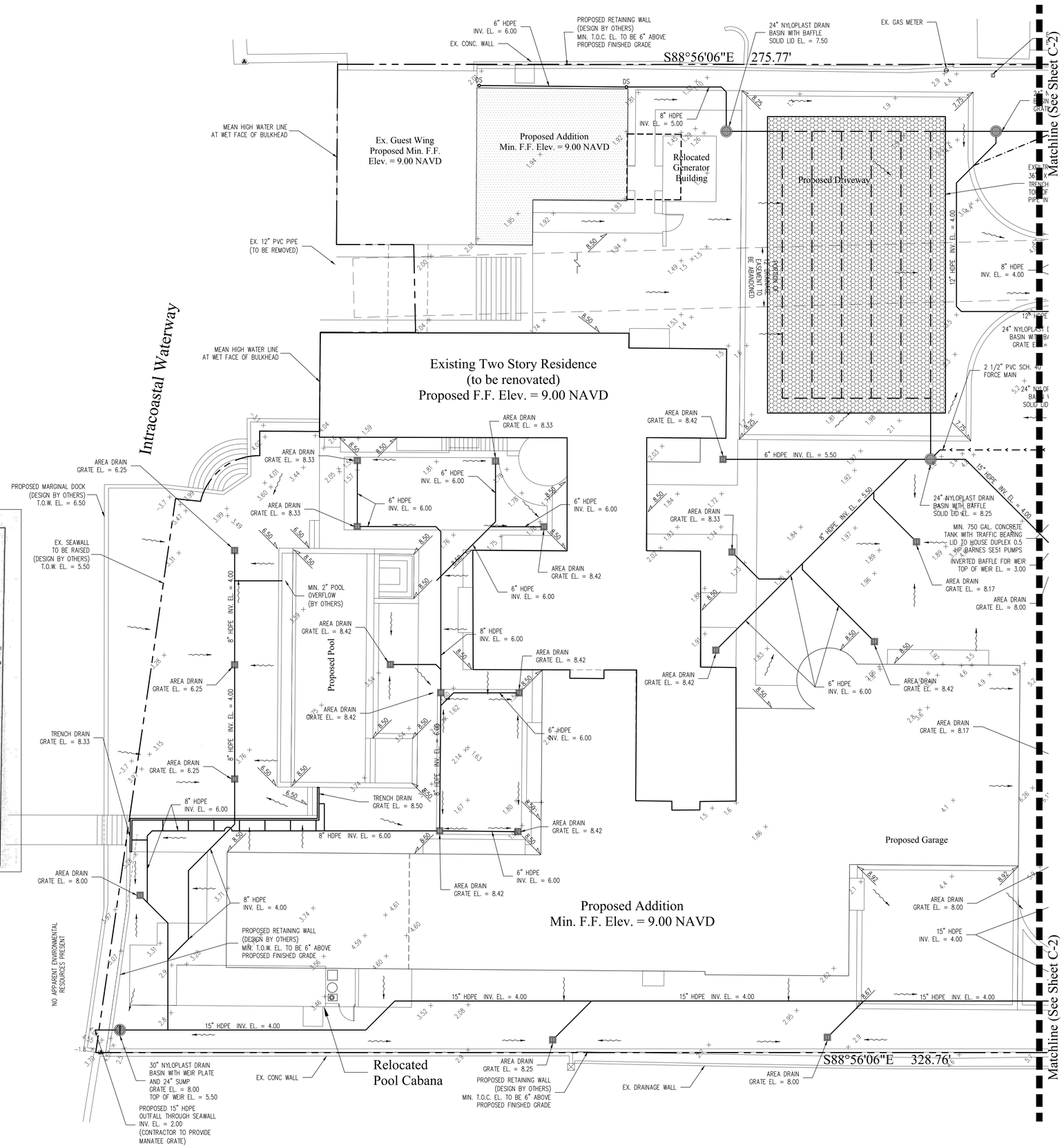
DEPTH	SYMBOLS	SOIL DESCRIPTION	SAMPLE No.
0		Brown fine sand, some debris	1
2		Tan fine sand	2

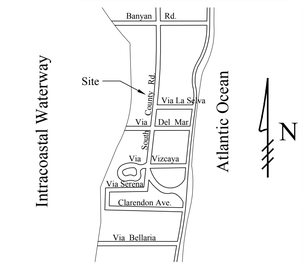
NOTES: Boring terminated at 6 feet

Ardaman & Associates

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) 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.
4) Contractor is responsible for installing and maintaining erosion control measures during construction.
5) Video inspection of storm drainage system required prior to installation of sod.





Location Map
N.T.S.

Legend

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N

0 5 10 20 40

Scale: 1" = 10'

4	01/05/21	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS
5	01/11/21	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS
6	02/09/21	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS
7	04/13/21	REVISE PLAN PER TOWN OF PALM BEACH COMMENTS
8	05/17/21	REVISE PLAN PER TOWN OF PALM BEACH COMMENTS
9	08/13/21	ADD NOTE PER FDEP COMMENT
10	03/04/22	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE
11	05/06/22	UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Site Plan by
Brasseur & Drobot Received 4/29/22

COA-22-035
ZON-22-100

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48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
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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.	2019-0095
Issue Date	05/15/2020
Scale	1" = 10'
Drawn By	KM
Checked By	CG

Site Grading & Drainage Plan For:
Proposed Renovation
800 South County Road
Palm Beach, Florida

Revisions	
1	05/21/2020
2	06/09/2020
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7	04/13/2021
8	05/17/2021
9	08/13/2021
10	03/04/2022

Chad M. Gruber

FL P.E. No. 57466

Sheet No.
C-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.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
FFE	= FINISH FLOOR ELEVATION
FND.	= FOUND
F.O.C.	= FACE OF CURB
G.M.	= GAS METER
G.M.P.	= GATE MOTOR PAD
INV.	= INVERT
K.P.	= KEY PAD
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
O/S	= OFFSET
(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.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= 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
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= 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
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
TOW	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= 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
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #4569)
⅊	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
	= TREE

Boundary Survey For:
DESRUISSEAUX LAND TRUST

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

Ann DesRuisseaux and William W. Atterbury III, as Co-Trustees of The DesRuisseaux Land Trust u/a/d 12/6/19
Old Republic National Title Insurance Company
Rabideau Klein
TD Bank, NA, its successors and/or assigns as their interest may appear

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

PROPERTY ADDRESS:
800 and 806 S. County Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
PARCEL 1:
The South 200 feet of the North 691.52 feet of Government Lot 1, Section 35, Township 43 South, Range 43 East, lying West of County Road, Palm Beach, Florida, less the South 151.68 feet of the East 131.53 feet as measured at right angles thereto; ***ALSO LESS:*** *a portion of land lying immediately West of and adjacent to the East 131.53 feet of the South 151.68 feet of the North 691.52 feet of Government Lot No. 1, lying West of South County Road, located in Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows: (NOTE: The North line of Government Lot No. 1, aforesaid is assumed to bear due East and all other bearings herein are relative thereto.)*
BEGINNING *at the Southwest corner of said 131.52 feet parcel; thence due West a distance of 4.91 feet; thence due North a distance of 151.68 feet; thence due East a distance of 17.75 feet to the Northwest corner of aforesaid 131.53 feet parcel; thence South 04°50'18" West, along the West line of said 131.53 feet parcel, a distance of 152.22 feet to the* ***POINT OF BEGINNING.***

PARCEL 2:
The South 151.68 feet of the East 131.53 feet as measured at right angles thereto of the South 200 feet of the North 691.52 feet of Government Lot 1, Section 35, Township 43 South, Range 43 East, lying West of South County Road, Palm Beach, Florida.

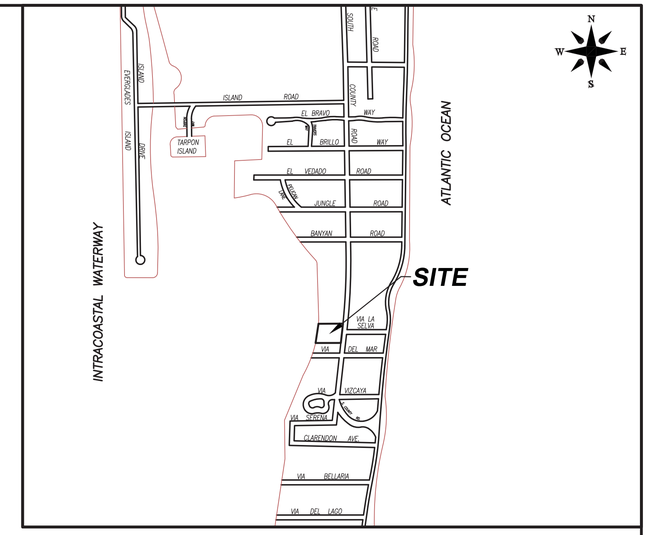
TOGETHER WITH:

A portion of land lying immediately West of and adjacent to the East 131.53 feet of the South 151.68 feet of the North 691.52 feet of Government Lot No. 1, lying West of South County Road, located in Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:
(NOTE: The North line of Government Lot No. 1, aforesaid is assumed to bear due East and all other bearings herein are relative thereto.)
BEGINNING *at the Southwest corner of said 131.52 foot parcel; thence due West a distance of 4.91 feet; thence due North a distance of 151.68 feet; thence due East a distance of 17.75 feet to the Northwest corner of aforesaid 131.53 foot parcel; thence South 04°50'18" West, along the West line of said 131.53 foot parcel, a distance of 152.22 feet to the* ***POINT OF BEGINNING.***

FLOOD ZONES:
This property is located in Flood Zones AE (EL 6) & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591F, dated 10/05/2017.

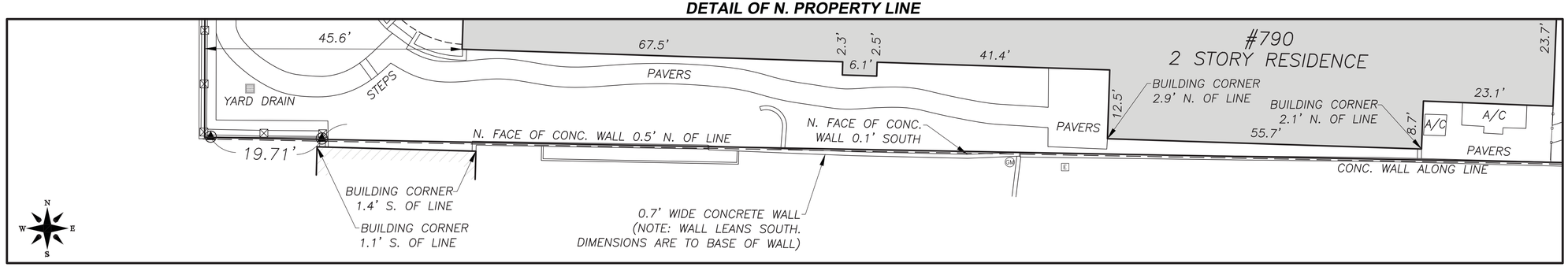
TITLE COMMITMENT REVIEW

CLIENT:	ANN DESRUISSEAUX AND WILLIAM W. ATTERBURY, III, AS CO-TRUSTEES	COMMITMENT NO. : 783947	DATE: DECEMBER 24, 2019			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 19-1454.4				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1 TO 3	N/A	Standard Exceptions				●
4	ORB 3311, PG 555	Certificate of Notification of Designation of Certain Properties as Landmarks (Parcel 1)		●		
5	ORB 5770, PG 1412	Drainage Easement Deed (Parcel 1)	●			
6	N/A	Riparian and littoral rights				●
7	N/A	Any portion of the land lying waterward of the mean high water line of Lake Worth	●			
8	ORB 31018, PG 113	Beach Access Easement Agreement (grants access rights to the Atlantic Ocean over Parcels lying East of S. Ocean Blvd. (far outside of the surveyed property)		●		
9	N/A	Commitment Exception #3 is hereby deleted				●



VICINITY SKETCH
(NOT TO SCALE)

DETAIL OF N. PROPERTY LINE



NOTES:

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
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 shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
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 Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *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.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
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.*
11. *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.*
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. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *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.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CRAIG L WALLACE

Digitally signed by CRAIG L WALLACE
Date: 2022.01.04 13:44:43 -05'00'

CERTIFICATION:

I HEREBY ATTEST *that the survey shown hereon meets 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: 09/23/2019

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

REVISIONS:

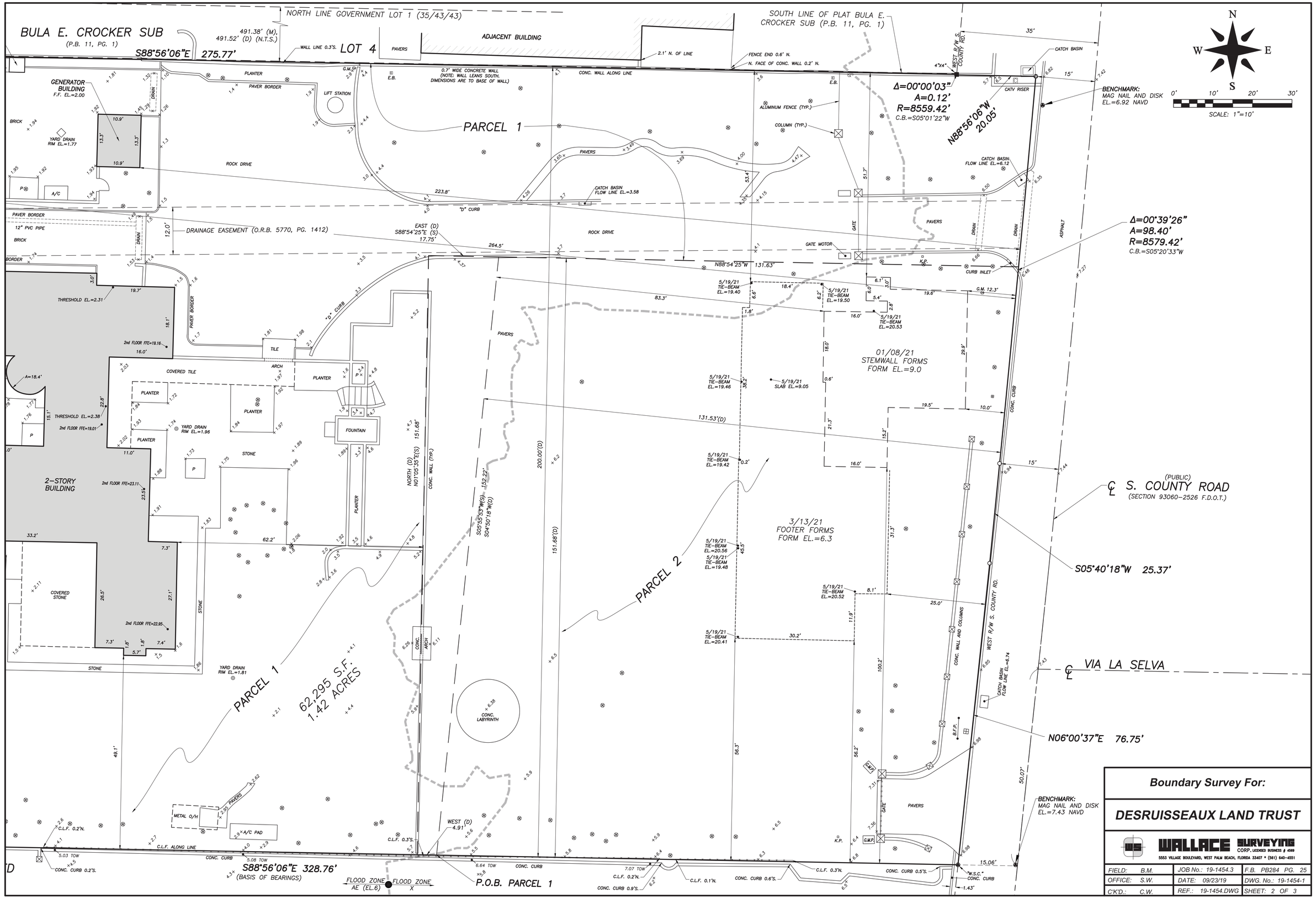
12/22/21 TIE-IN NEW BULKHEAD & SHEETPILE J.C./S.W. 19-1454.33 PB326/22
09/23/21 2nd STORY FINISH FLOOR ELEVATIONS B.M./M.B. 19-1454.31 PB320/37
05/19/21 TIE-BEAM AND SPOT ELEVATIONS J.O./M.B. 19-1454.24 PB313/13
03/13/21 FORMBOARD TIE-IN J.P./M.B. 19-1454.21 PB308/33
01/08/21 STEMWALL FORMS TIE-IN J.P./S.W. 19-1454.18 PB305/22
12/12/20 FOOTER FORM TIE-IN J.P./M.B. 19-1454.17 PB302/63
RECERTIFY S.W. 19-1454.4
02/12/20 ROOF PEAK & SOFFIT B.M./S.W. 19-1454.5 PB291/50
05/07/20 TREE TIE-IN J.C./S.W. 19-1454.6 PB293/48
05/15/20 REMOVE ROOF PEAK & SOFFIT ELEVATIONS S.W. 19-1454.6
07/25/20 TIE-IN DRAINAGE CURB J.P./S.W. 19-1454.9 PB298/36
10/22/20 SPOT ELEVATION J.C./S.W. 19-1454.9 PB300/31
11/05/20 BULKHEAD, PIERHEAD LINES & DETAIL S.W. 19-1454.14

Boundary Survey For:

DESRUISSEAUX LAND TRUST

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

FIELD: B.M.	JOB No.: 19-1454.3	F.B. PB284 PG. 25
OFFICE: S.W.	DATE: 09/23/19	DWG. No.: 19-1454-1
C'K'D.: C.W.	REF.: 19-1454.DWG	SHEET: 1 OF 3

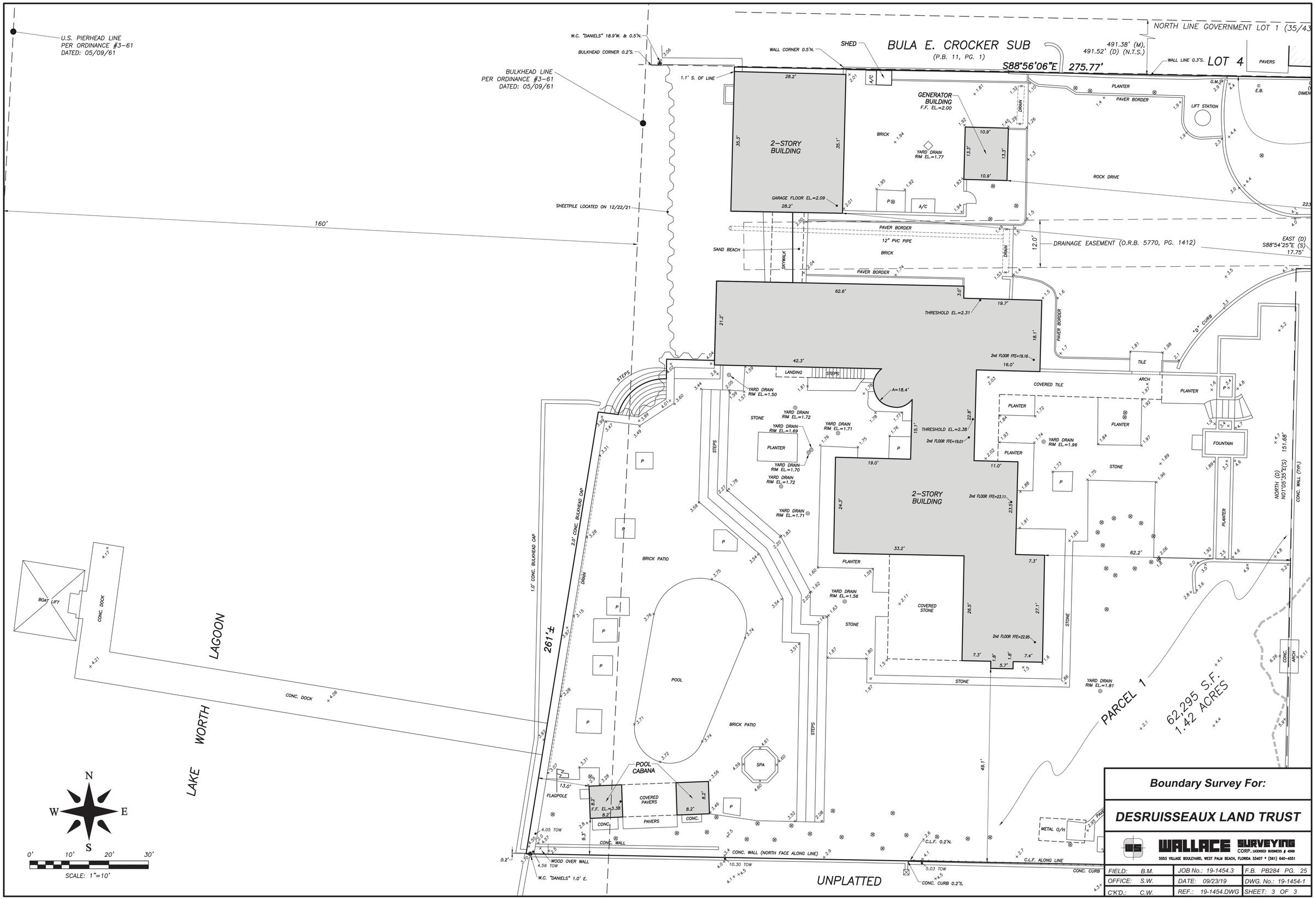


Boundary Survey For:

DESRUISSEAUX LAND TRUST

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

FIELD: B.M.	JOB No.: 19-1454.3	F.B. PB284 PG. 25	
OFFICE: S.W.	DATE: 09/23/19	DWG. No.: 19-1454-1	
C'K'D.: C.W.	REF.: 19-1454.DWG	SHEET: 2 OF 3	



Boundary Survey For:

DESRUISSEAUX LAND TRUST

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4589
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB No.: 19-1454.3	F.B. PB284 PG. 25	
OFFICE: S.W.	DATE: 09/23/19	DWG. No.: 19-1454-1	
C'K'D.: C.W.	REF.: 19-1454.DWG	SHEET: 3 OF 3	