ARC-23-030 FINAL SUBMITTAL
A NEW ENTRY GATE ADDITION FOR:
ANN DESRUISSEAUX

DESIGN TEAM

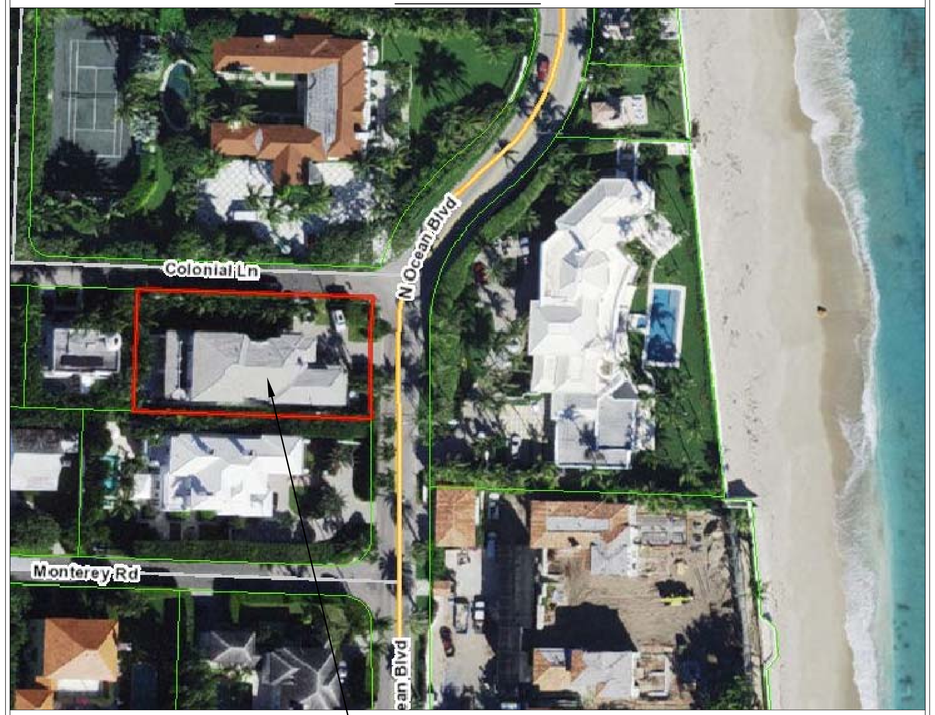
ARCHITECT OF RECORD
Brasseur & Drobot Architects
Attn: Jason Drobot
224 Datura Street Suite 311
West Palm Beach, Fl 33401
(561) 820-8088

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

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

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

SITE LOCATION MAP



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: 50-43-43-03-11-000-0503
OFFICIAL RECORDS BOOK: 28761 PAGE: 1253
LEGAL DESCRIPTION: EL ENCANTO PL 2 LT 50/LESS W 55 FT AND S 12 FT/ AND 10 FT STRIP ADJ TO N LINE THEREOF

FLORIDA BUILDING CODE 2020
FLORIDA EXISTING BUILDING CODE 2020

ALTERATION LEVEL 2
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

PROJECT INDEX

COVER SHEET

BRASSEUR
&
DROBOT
ARCHITECTS, P.A.
224 DATURA STREET - SUITE 908
WEST PALM BEACH, FLORIDA 33401
(O)561-820-8088
(F)561-820-8089
WWW.BRASSEURANDDROBOT.COM
AR 0017698 AR 94843
ACARB 60164 ACARB 67673
AA 26001461

ARC-23-030 FINAL SUBMITTAL:
A NEW ENTRY GATE ADDITION FOR:
ANN DESRUISSEAUX
1090 NORTH OCEAN BLVD.
PALM BEACH, FLORIDA

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: 2023.02.06 '14:28:48 -05'00

STATE OF FLORIDA
JASON PAUL DROBOT
AR94843
REGISTERED ARCHITECT

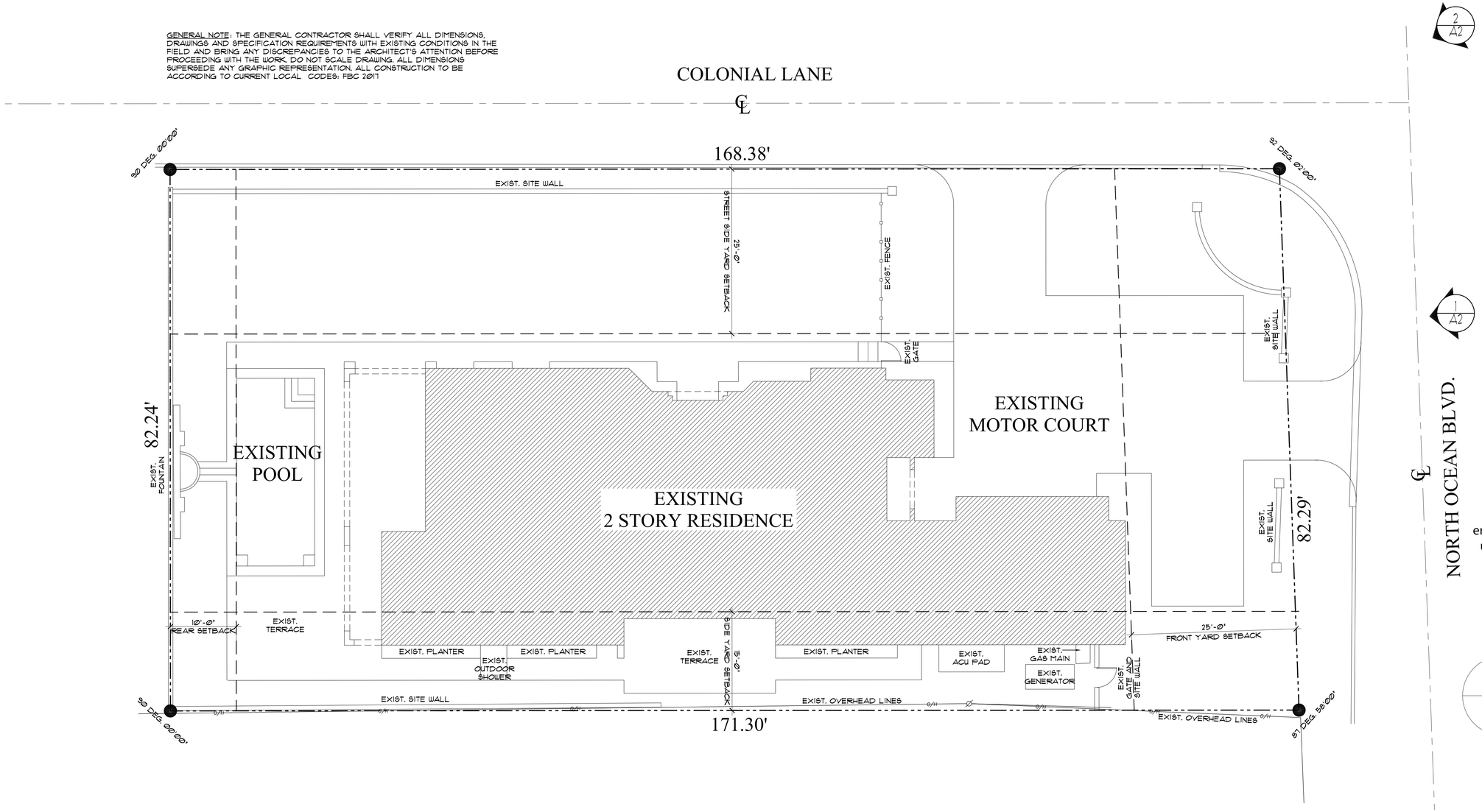
JOB #: 22-030
DATE: 1-23-23
DESIGNED BY: JPD
DRAFTED BY: JPD
CHECKED BY: JPD

REVISIONS:
1 - COMMENTS FROM T.O.P.B.

C1

SHEET: 1 OF: 9

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: 1/8" = 1'-0"

B·D

BRASSEUR & DROBOT

ARCHITECTS, P.A.

224 DATURA STREET - SUITE 908
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(O)561-820-8088
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DN: cn=Jason Drobot, o, ou, email=jason@brasseuranddrobot, c=US
Date: 2023.02.06 '14:29:10 -05'00

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REVISIONS:
1- COMMENTS FROM T.O.P.B.

SP1

SHEET: 2 OF: 9

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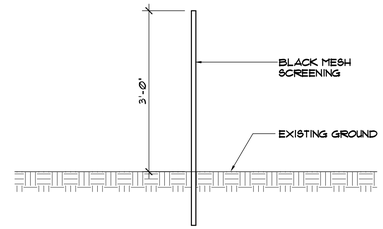
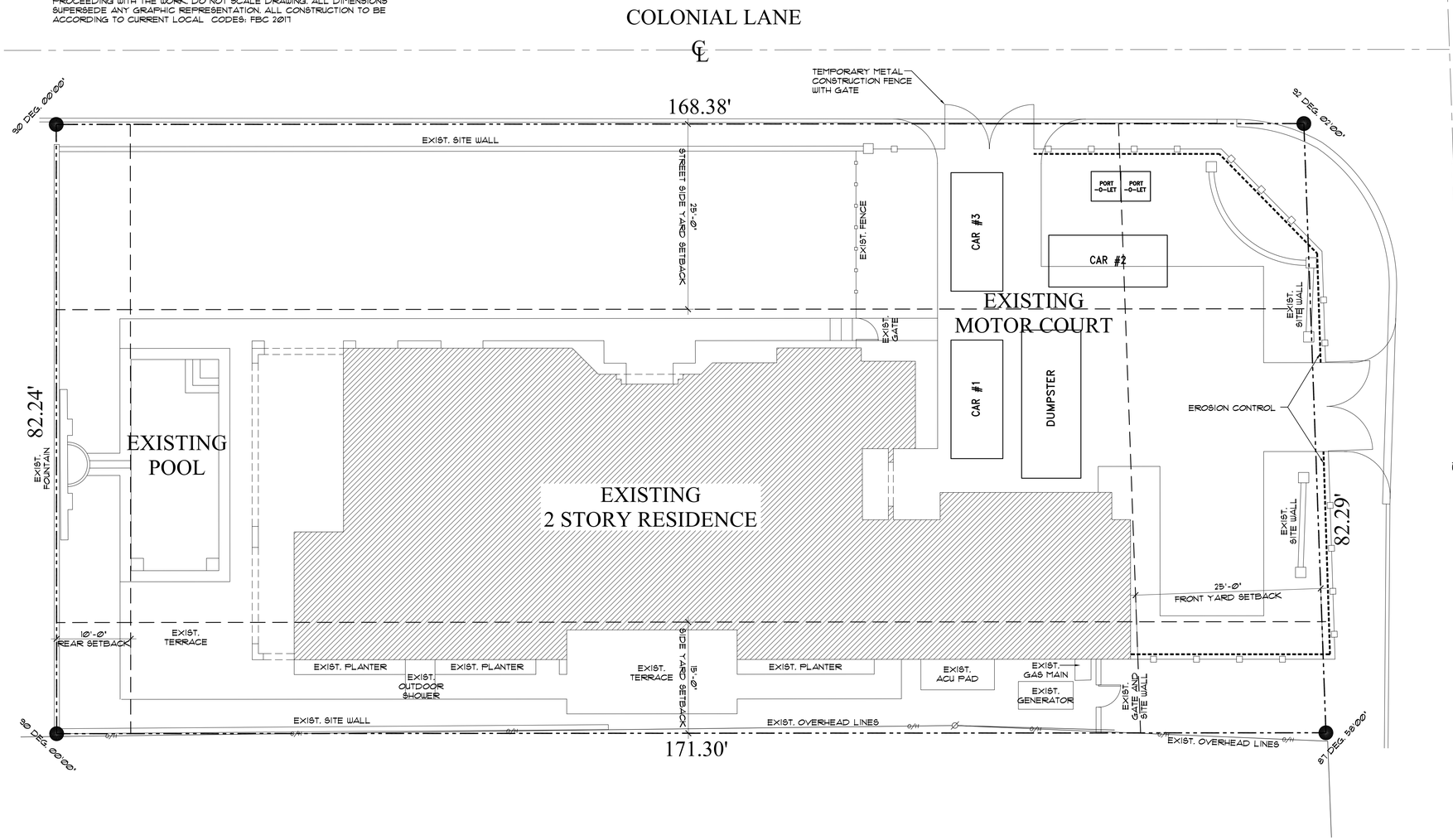
GENERAL EROSION CONTROL NOTES:
1. EROSION CONTROL TO BE ACCORDING TO TOWN CODE CH. 66 S. 66-443.
2. CONSTRUCTION MATERIAL STORAGE AND PARKING TO BE ACCORDING TO "RIGHT OF WAY" STAND. MANUAL, PAGE X11.2
3. LANDSCAPING TO MEET TOWN CODES WITH RESPECT TO PLANTINGS IN "RIGHT OF WAY", EASEMENTS AND/OR SIGHT TRIANGLES.
4. LANDSCAPING WILL CONFORM TO GRADING DRAINAGE RETENTION.
5. EXISTING WALL AND HEDGE REMAINS DURING CONSTRUCTION



EROSION CONTROL DETAIL



EROSION CONTROL AND SITE UTILIZATION PLAN

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

BRASSEUR & DROBOT
ARCHITECTS, P.A.
224 DATURA STREET - SUITE 908
WEST PALM BEACH, FLORIDA 33401
(O)561-820-8088
(F)561-820-8089
WWW.BRASSEURANDDROBOT.COM
AR 0017698 AR 94843
ACARB 60164 ACARB 67673
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Digitally signed by Jason Drobot
DN: cn=Jason Drobot, o, ou, email=jason@brasseuranddrobot, c=US
Date: 2023.02.06 '14:29:29 -05'00

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

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CHECKED BY: JPD

REVISIONS:
⚠- COMMENTS FROM T.O.P.B.

SP2

SHEET: 5 OF: 9

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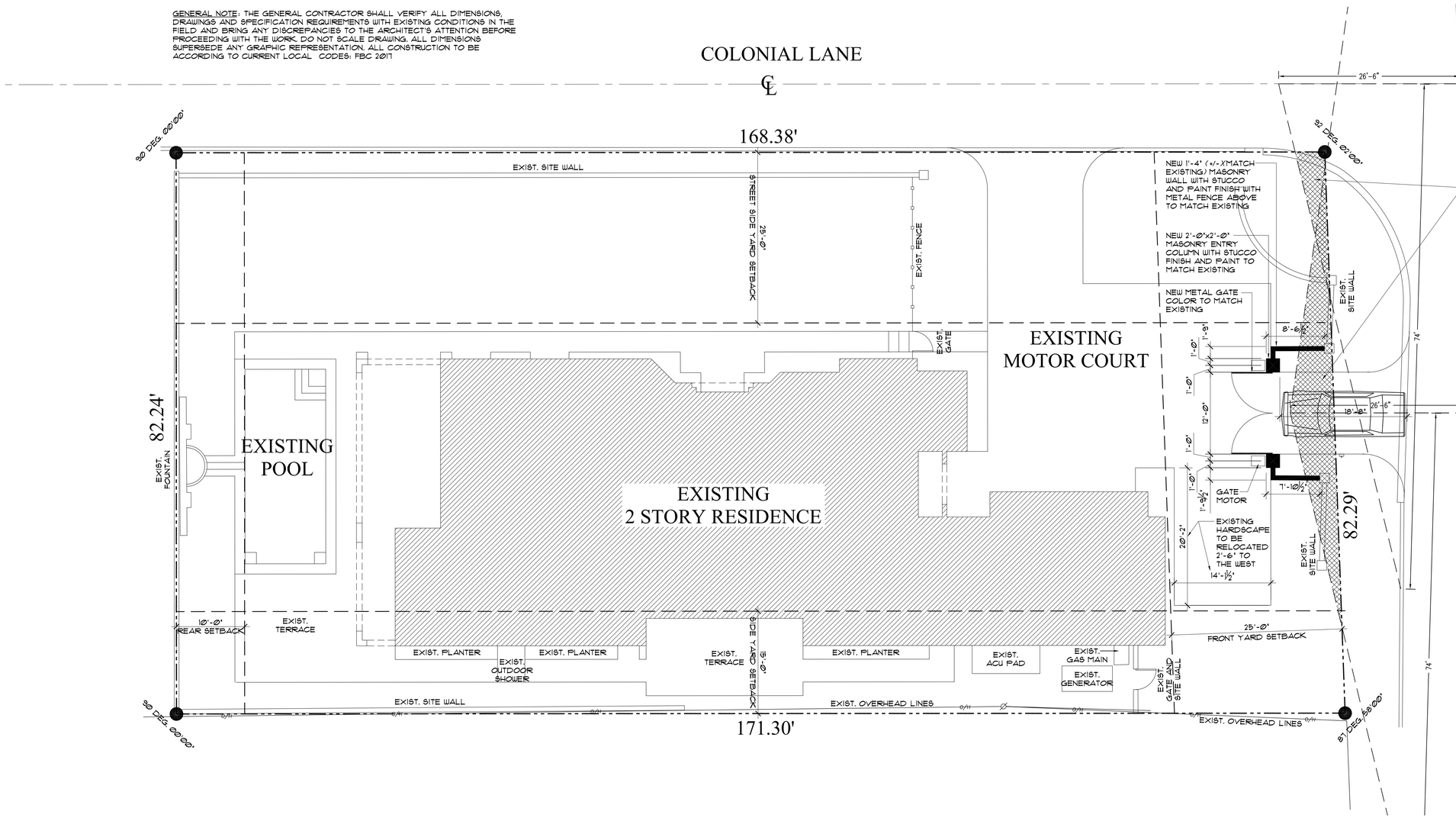

PROPOSED SITE PLAN

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

BRASSEUR & DROBOT ARCHITECTS, P.A.

224 DATURA STREET - SUITE 908
WEST PALM BEACH, FLORIDA 33401
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STATE OF FLORIDA · JASON PAUL DROBOT · AR94843 · REGISTERED ARCHITECT

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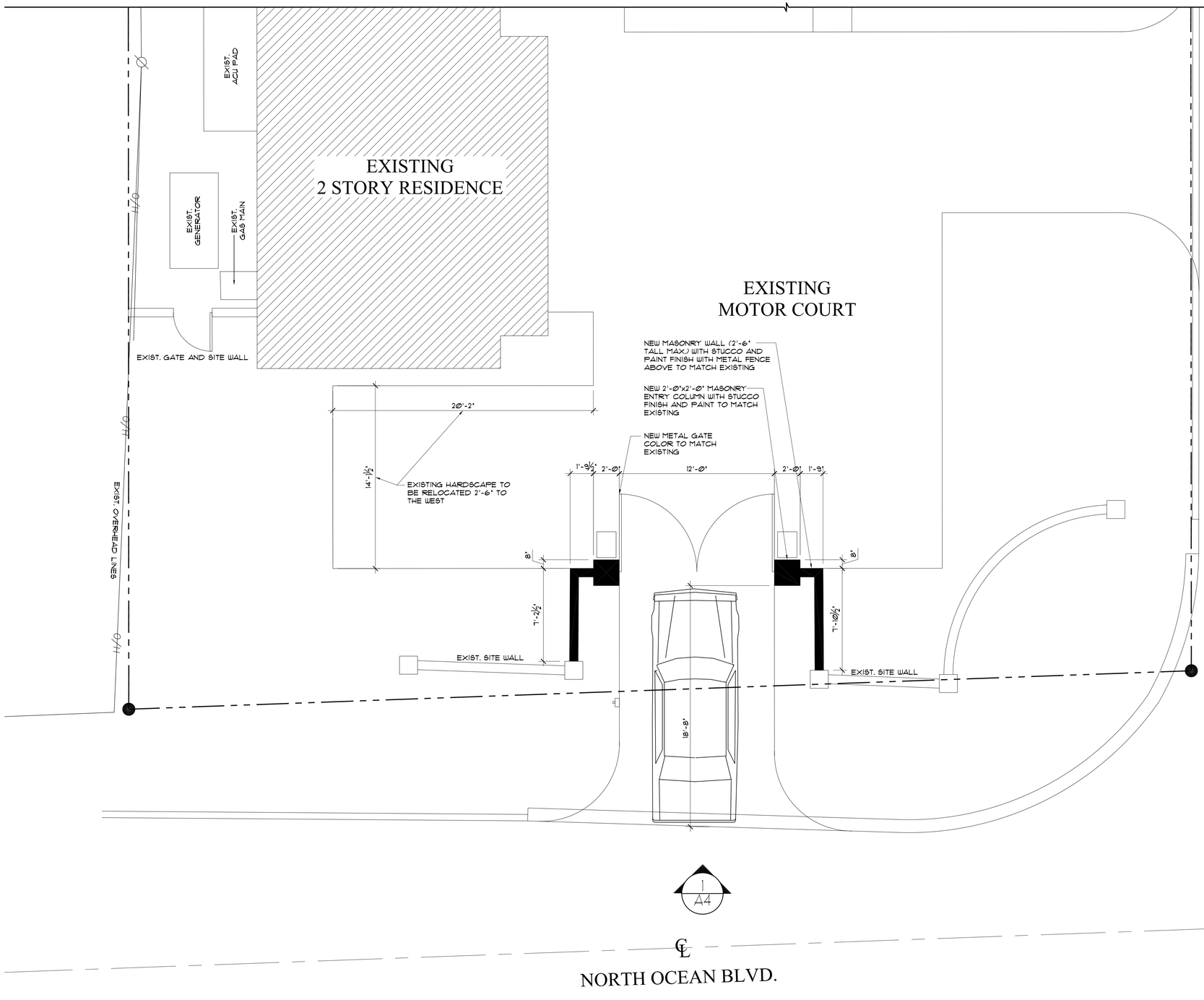
SP3

SHEET: 4 Of: 9



1 A4

2 A4

Digitally signed by Jason Drobot
DN: cn=Jason Drobot, o, ou, email=jason@brasseuranddrobot, c=US
Date: 2023.02.06 '14:30:09 -05'00'

PARTIAL ENLARGED SITE PLAN

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

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ARCHITECTS, P.A.
224 DATURA STREET - SUITE 908
WEST PALM BEACH, FLORIDA 33401
(O)561-820-8088
(F)561-820-8089
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STATE OF FLORIDA
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DRAFTED BY:	JPD
CHECKED BY:	JPD

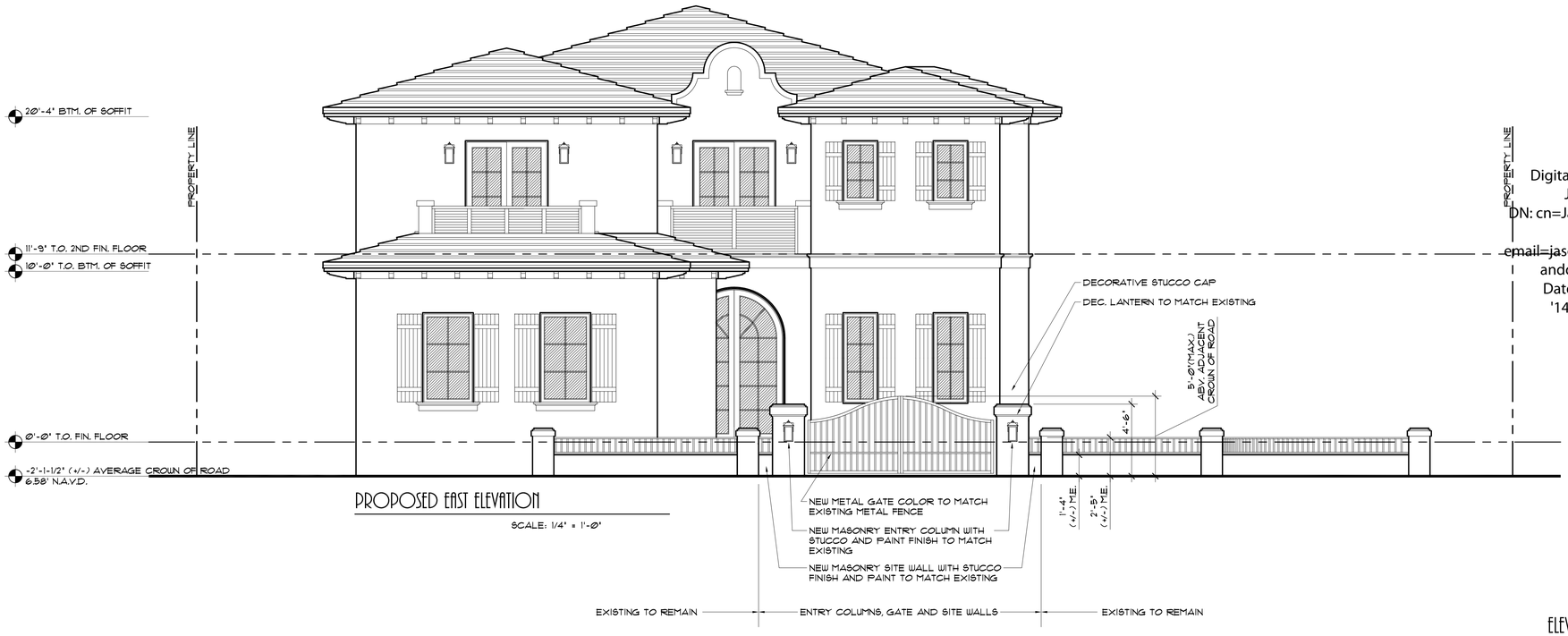
REVISIONS:
⚠- COMMENTS FROM T.O.P.B.

SP4

SHEET: 5 Of: 9

EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

ELEVATIONS

B·D

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ARCHITECTS, P.A.

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(O)561-820-8088
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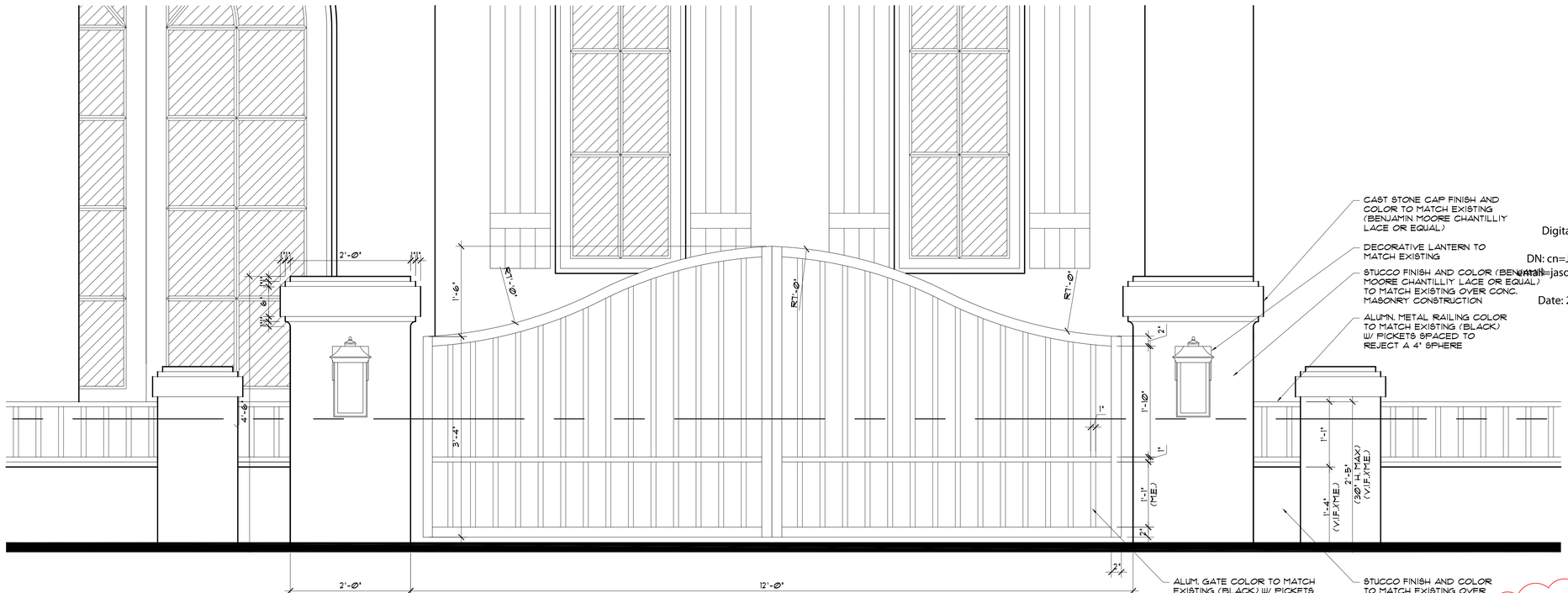
A1

SHEET: 6 Of: 9



1

MATERIALS SHEET

SCALE: 1" = 1'-0"

Digitally signed by Jason Drobot
DN: cn=Jason Drobot, o, ou, email=jason@brasseuranddrobot, c=US
Date: 2023.02.06 14:31:04 -05'00'

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ARCHITECTS, P.A.

224 DATURA STREET - SUITE 908
WEST PALM BEACH, FLORIDA 33401
(O)561-820-8088
(F)561-820-8089
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AR 0017698 AR 94843
ACAR8 60164 AC4R8 67673
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STATE OF FLORIDA
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AR94843

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CHECKED BY:	JPD

REVISIONS:
1 - COMMENTS FROM T.O.P.B.

A2

SHEET: 7 OF: 9

PROPOSED EAST ELEVATION

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

B·D

BRASSEUR
&
DROBOT
ARCHITECTS, P.A.

224 DATURA STREET - SUITE 908
WEST PALM BEACH, FLORIDA 33401
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REVISIONS:
1 - COMMENTS FROM T.O.P.B.

RENDERING

A3

SHEET: 8 OF: 9

1 / A4 IMAGE OF EXISTING RESIDENCE LOOKING WEST

2 / A4 IMAGE OF EXISTING RESIDENCE LOOKING WEST

IMAGES

BRASSEUR & DROBOT
ARCHITECTS, P.A.

224 DATURA STREET - SUITE 908
WEST PALM BEACH, FLORIDA 33401
(O)561-820-8088
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DN: cn=Jason Drobot, o, ou, email=jason@brasseurandrobot, c=US
Date: 2023.02.06 14:31:37 -05'00

STATE OF FLORIDA
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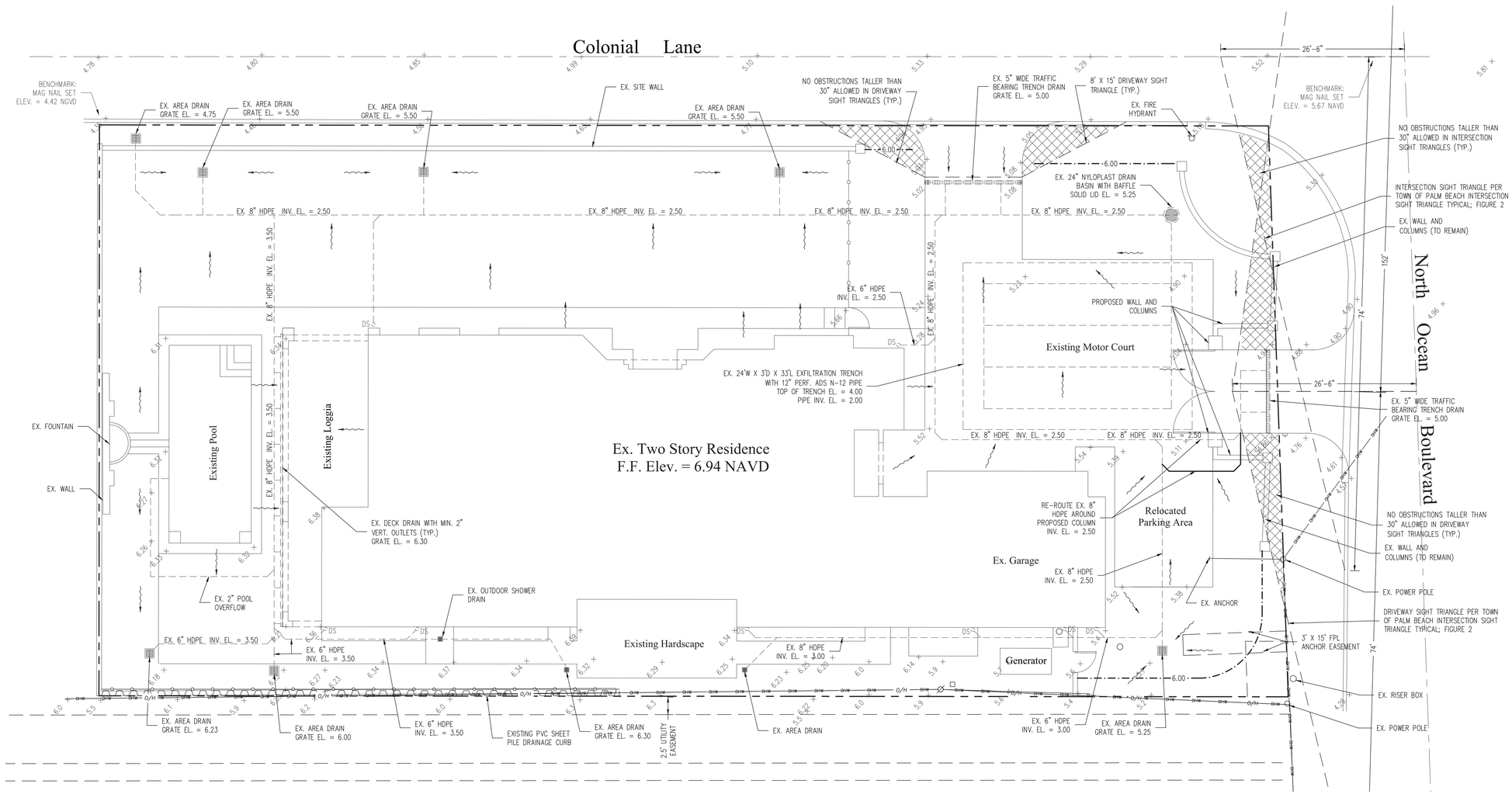
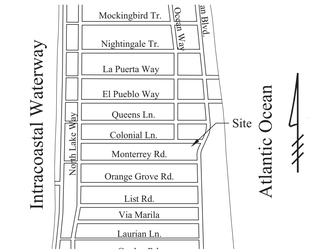
A4

SHEET: 9 OF: 9

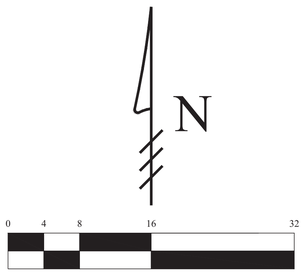




Location Map
N.T.S.

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



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

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.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 13,937 sq.ft.

Drainage Area Impervious Surface = 8,006 sq.ft.

Drainage Area Pervious Surface = 5,931 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 8,006 sq.ft. x 1 ft./12 in. = 1,334 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 5,931 sq.ft. x 1 ft./12 in. = 198 cu.ft.

Total Volume to be Retained = 1,532 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	33	ft
W	=	Trench Width	=	24	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.25	ft
DU	=	Un-Saturated Trench Depth	=	2.50	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	1,546	cu.ft.

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: 561.312.3341
office@gruberengineers.com

Project Information	
Project No.	2016-0208
Issue Date	01/21/2023
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Renovataion Grading & Drainage Plan For:

Existing Residence

1090 North Ocean Boulevard

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: 2023.01.21 16:37:03 -05'00'

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 Architects Received 1/9/23

ARC-23-030

Sheet No.
C-1