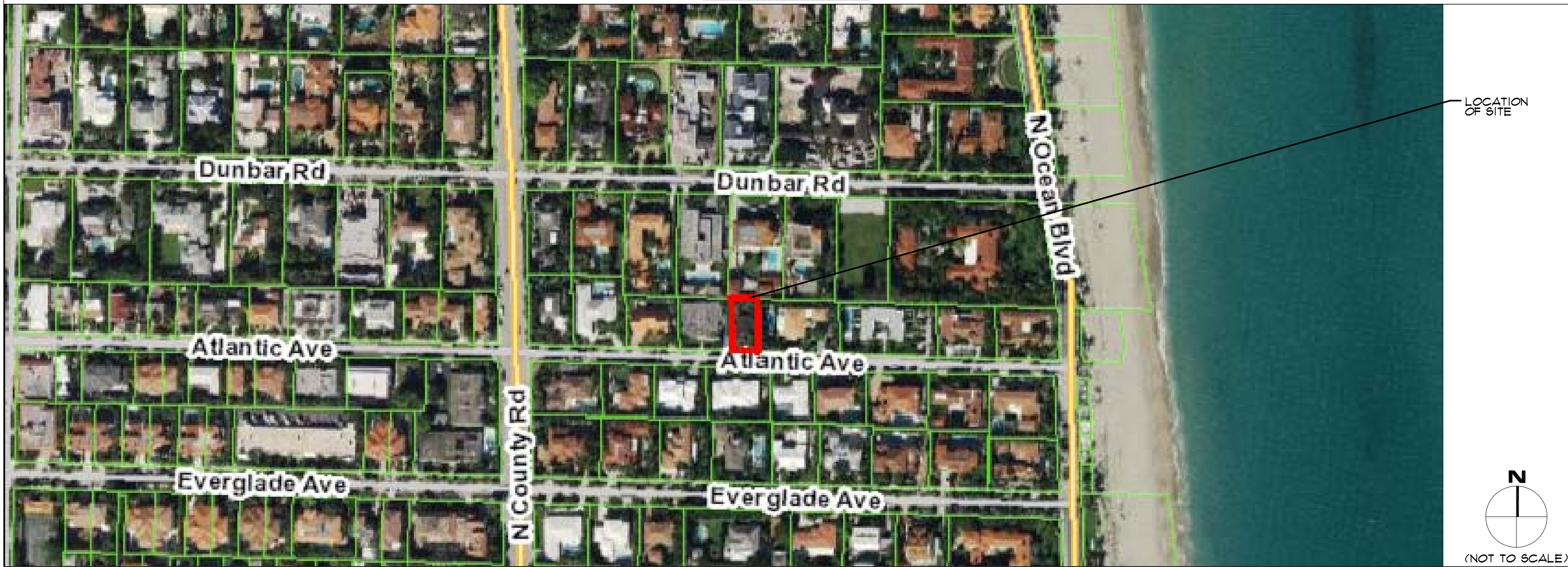


ARC-24-0080 (ZON-24-0042) SECOND SUBMITTAL
A ONE STORY ADDITION AND RENOVATION FOR:
THE SOANE RESIDENCE



SITE LOCATION MAP



AREA CALCULATIONS

EXISTING AREA CALCULATIONS

EXISTING FIRST FLOOR A/C:	1,160.84 S.F.
EXISTING SECOND FLOOR A/C:	966.59 S.F.
TOTAL A/C AREA:	2,127.43 S.F.
EXISTING FRONT PORCH:	174.68 S.F. (-174.68)
EXISTING REAR PORCH:	46.58 S.F.
TOTAL AREA:	2,348.69 S.F.

PROPOSED AREA CALCULATIONS

PROPOSED FIRST FLOOR A/C :	1,270.69 S.F. (+109.85 S.F.)
EXISTING SECOND FLOOR A/C:	966.59 S.F.
TOTAL A/C AREA:	2,237.28 S.F.
PROPOSED COVERED ENTRY:	43.59 S.F. (+43.59 S.F.)
EXISTING REAR PORCH:	46.58 S.F.
TOTAL AREA:	2,327.45 S.F.

FLORIDA BUILDING CODE 2023

WIND SPEED = 110 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 = LESS THAN 25'-0"

PROJECT SCOPE

THE SCOPE OF THE PROJECT INCLUDES REMOVAL OF THE 114.68 SF. EXISTING FRONT PORCH AND ADDING IN ITS PLACE A 109.85 SF. ADDITION TO THE EXISTING LIVING ROOM AND A 43.59 SF. COVERED ENTRY. THE PROJECT ALSO INCLUDES A PROPOSED POOL, POOL DECK, WALKWAYS, DRIVEWAY, CURB CUT, AND FRONT SITE WALL. THIS PROJECT WILL REQUIRE VARIANCES FOR A SIDEYARD SETBACK OF 10'-1" I.L.O. 12'-6", REQUEST FOR PUBLIC WORKS TO EXPAND THE EXISTING 11'-1.5" CURB CUT TO 21'-9".

HOUSE COLOR BASE: BENJAMIN MOORE OC-117 WHITE DOVE
HOUSE COLOR TRIM: BENJAMIN MOORE HC-112 REVERE FEUTER
ROOF: EAGLE ROOFING BEL AIR 4883 HILLSBOROUGH BLEND

PROJECT INDEX

C1 COVER SHEET	A4.1 EXISTING AND PROPOSED EAST ELEVATION COLORED
SP1 SITE LOCATION PLAN	A5 EXISTING AND PROPOSED NORTH ELEVATION
SP2 IMAGES OF EXISTING RESIDENCE	A5.1 EXISTING AND PROPOSED NORTH ELEVATION COLORED
SP3 STREET IMAGES	A6 EXISTING AND PROPOSED WEST ELEVATION
SP4 EXISTING SITE PLAN	A6.1 EXISTING AND PROPOSED WEST ELEVATION COLORED
SP5 MATERIALS REMOVAL PLAN	A7 STREETSCAPE ELEVATION
SP6 TRUCK LOGISTICS AND CONSTRUCTION STAGING PLAN	A8 WALL SECTION AND DETAILS
SP7 PROPOSED SITE PLAN	A9 RENDERINGS
SP8 ZONING LEGEND	
SP9 YARD DIAGRAM	
SP10 LOT COVERAGE DIAGRAM	
SP11 LANDSCAPE OPEN SPACE DIAGRAM	
SP12 PERIMETER LANDSCAPE OPEN SPACE DIAGRAM	
SP13 FRONT YARD LANDSCAPE OPEN SPACE DIAGRAM	
SP14 CUBIC CONTENT DIAGRAM	
A1 EXISTING AND PROPOSED FIRST FLOOR PLAN	
A2 EXISTING AND PROPOSED SECOND FLOOR PLAN	
A3 EXISTING AND PROPOSED SOUTH ELEVATION	
A3.1 EXISTING AND PROPOSED SOUTH ELEVATION COLORED	
A4 EXISTING AND PROPOSED EAST ELEVATION	



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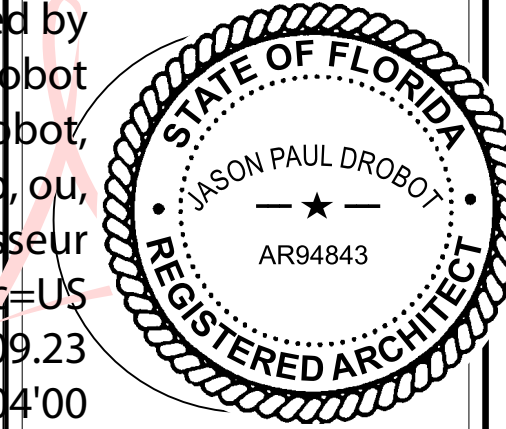
924 DUNBAR STREET - SUITE 908
WEST PALM BEACH, FLORIDA 33401
(O) 561-820-8088
(F) 561-820-8089
WWW.BRASSEURANDDROBOT.COM
BR 0017698 BR 94843
NCARB 60164 NCARB 67675
BR 26001461

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141 ATLANTIC AVE.
PALM BEACH, FLORIDA

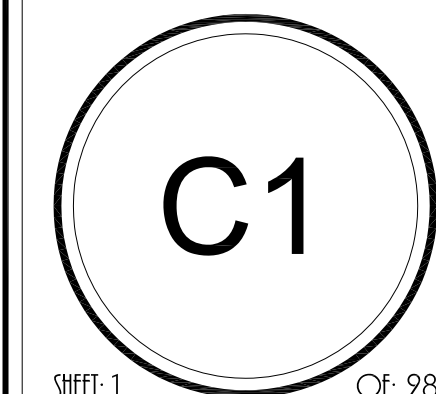
SIGNED BY:
JEFFREY D. BRASSEUR - BR 0017698
JASON P. DROBOT - BR 94843

Digitally signed by
Jason Drobot
DN: cn=Jason Drobot,
ou,
email=jason@brasseur
anddrobot.com, c=US
Date: 2024.09.23
12:03:31 -04'00



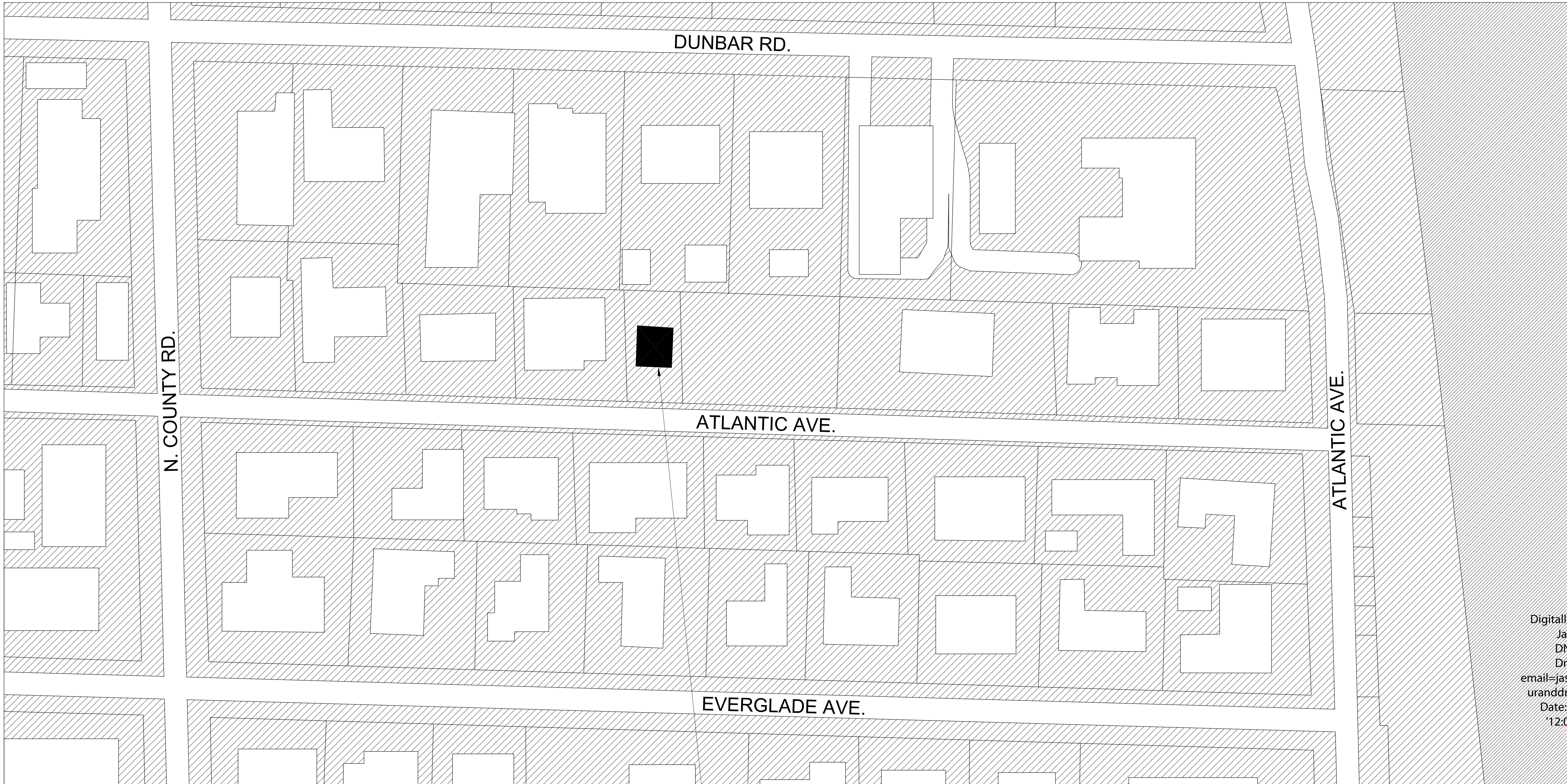
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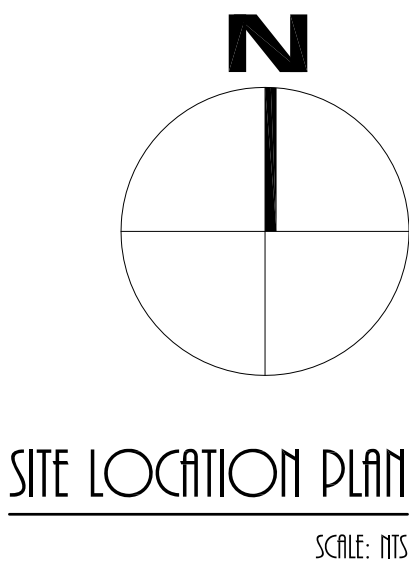


COVER SHEET

SHEET: 1 OF: 28



SUBJECT PROPERTY:
141 ATLANTIC AVE.



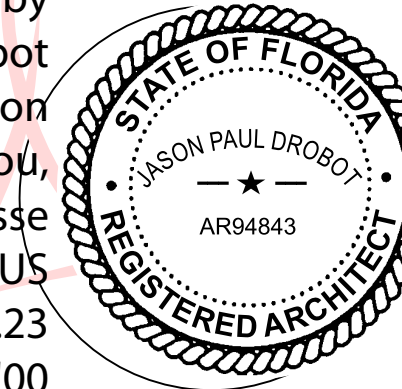
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(F) 561-820-8089
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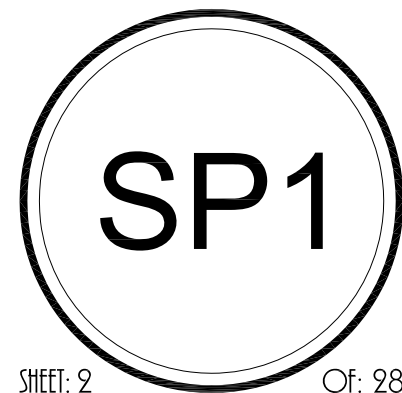
SEALING BY:
[] JEFFREY D. BRASSEUR - AR 0017698
[] JASON P. DROBOT - AR 94843

Digitally signed by
Jason Drobot
DN: cn=Jason
Drobot, o=ou,
email=jason@brasse
uranddrobot, c=US
Date: 2024.09.23
'12:03:46 -04'00



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6/SP2 EAST ELEVATION



5/SP2 NORTH ELEVATION



4/SP2 WEST SIDE OF NORTH ELEVATION



3/SP2 WEST ELEVATION



2/SP2 WEST SIDE OF SOUTH ELEVATION



1/SP2 SOUTH ELEVATION

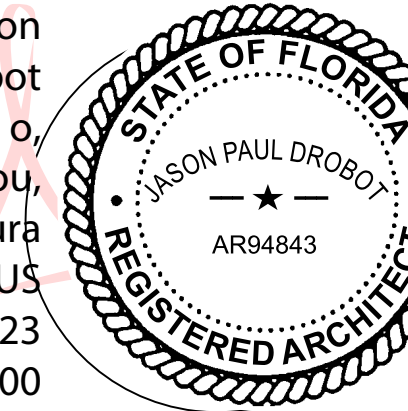


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(O) 561-820-8088
(F) 561-820-8089
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AR 0017698 AR 94843
RCRB 60164 RCRB 67675
PR 26001461

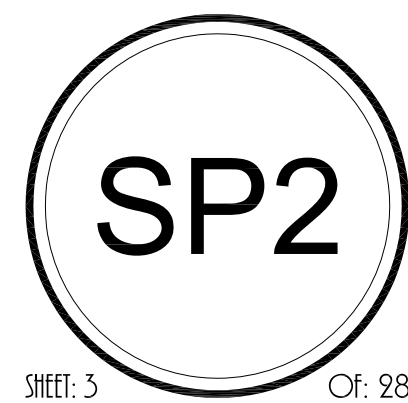
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141 ATLANTIC AVE.
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☒ JASON P. DROBOT - AR 94843

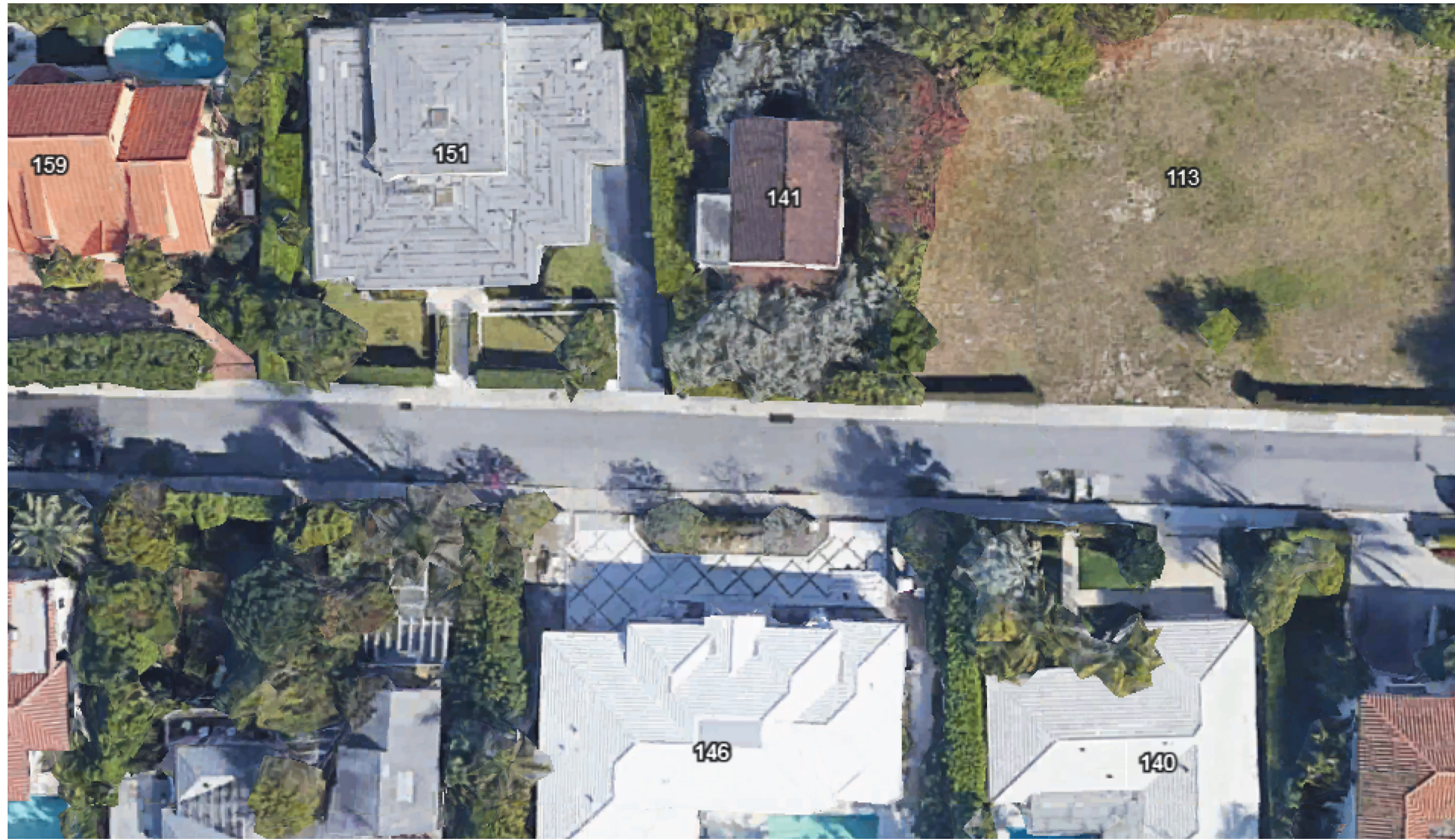


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SHEET: 3 OF: 28



BIRDS-EYE VIEW OF 141 ATLANTIC AVE.



8/SP3 151 ATLANTIC AVE.



7/SP3 151 ATLANTIC AVE.



6/SP3 151 ATLANTIC AVE.



5/SP3 141 ATLANTIC AVE.



4/SP3 141 ATLANTIC AVE.



3/SP3 113 ATLANTIC AVE.



2/SP3 113 ATLANTIC AVE.



1/SP3 113 ATLANTIC AVE.



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141 ATLANTIC AVE.
PALM BEACH, FLORIDA

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JASON P. DROBOT - AR 94843

Digitally signed by
Jason Drobot
DN: cn=Jason
Drobot, o=Jou,
email=jason@brasse
uranddrobot, c=US
Date: 2024.09.23
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SP3
SHEET: 4 OF: 28





Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend		
1	Property Address:	141 Atlantic Ave. Palm Beach, FL, 33480	
2	Zoning District:	R-B-LOW DENSITY RESIDENTIAL (50-PALM BEACH)	
3	Lot Area (sq. ft.):	4,993.10 SQ. FT.	
4	Lot Width (W) & Depth (D) (ft.):	50 FT. X 100 FT.	
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY	
6	FEMA Flood Zone Designation:	ZONE X	
7	Zero Datum for point of meas. (NAVD)		
8	Crown of Road (COR) (NAVD)		
9		REQ'D / PERMITTED	EXISTING PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (1,497.93 SQ. FT.(MAX.))	27.57% (1,376.72 SQ. FT.) 27.25% (1,360.86 SQ. FT.)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc.)		2,348.69 SQ. FT. 2,327.45 SQ.FT.
12	*Front Yard Setback (Ft.)	S 25'-1" 1ST FLR./ S 30'-2" 2ND FLR.	S 25'-2" 1ST FLR./ S 32'-1" 2ND FLR. S 25'-1" 1ST FLR./S 30'-2" 2ND FLR.
13	* Side Yard Setback (1st Story) (Ft.)	E 12'-6" /W 12'-6"	E 8'-6"/W 5'-11" E 10'-7"/W N/C
14	* Side Yard Setback (2nd Story) (Ft.)	E 15'-0"/W 15'-0"	E 8'-6"/W 5'-11" E N/C./ W N/C
15	*Rear Yard Setback (Ft.)	N 10'-0" 1ST FLR./N 15'-0" 2ND FLR.	N 25'-6" 1ST FLR./N 33'-2" 2ND FLR. N/C
16	Angle of Vision (Deg.)	100 DEG. MAX.	60.29 DEG. 59.8 DEG.
17	Building Height (Ft.)	22' MAX.	18'-3" N/C
18	Overall Building Height (Ft.)	30' MAX.	23'-0" N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	22,468.95 C.F. MAX.	22,615.51 C.F. 22,394.29 C.F.
20	** Max. Fill Added to Site (Ft.)	N/C	N/C N/C
21	Finished Floor Elev. (FFE)(NAVD)	7.94'	N/C N/C
22	Base Flood Elevation (BFE)(NAVD)	6' NAVD	N/C N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (2,246.90 SQ. FT. (MIN.))	40.28% (2,010.47 SQ. FT.) 45.00% (2,246.84 SQ. FT.)
24	Perimeter LOS (Sq Ft and %)	50% OF LOS (1,123.45 SQ. FT. (MIN.))	73.26% (1,646.12 SQ. FT.) 79.09% (1,777.11 SQ. FT.)
25	Front Yard LOS (Sq Ft and %)	40% OF FRONT YARD (550 SQ. FT. (MIN.))	33.15% (414.36 SQ. FT.) 54.68% (683.50 SQ. FT.)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

* Indicate each yard area with cardinal direction (N,S,E,W)
** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [Sec. 134-1600]
*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF- 20230626

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



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(305) 561-820-8089
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BCRB 60164 BCRB 67675
BR 26001461

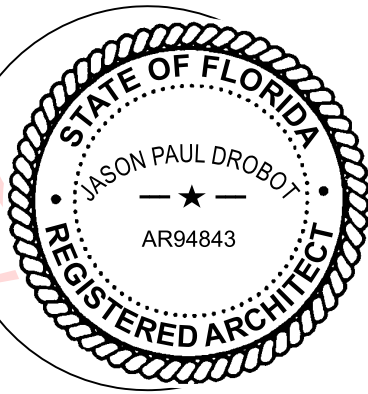
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THE SCARLE RESIDENCE

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PALM BEACH, FL 33480

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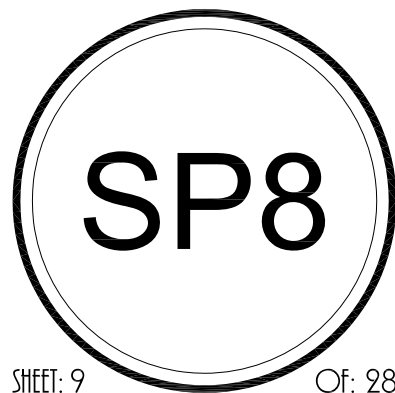


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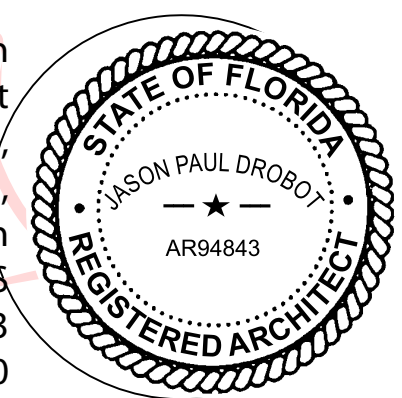
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(F) 561-820-8089
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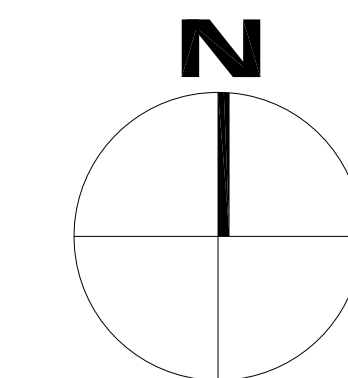
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JASON P. DROBOT - AR 94843



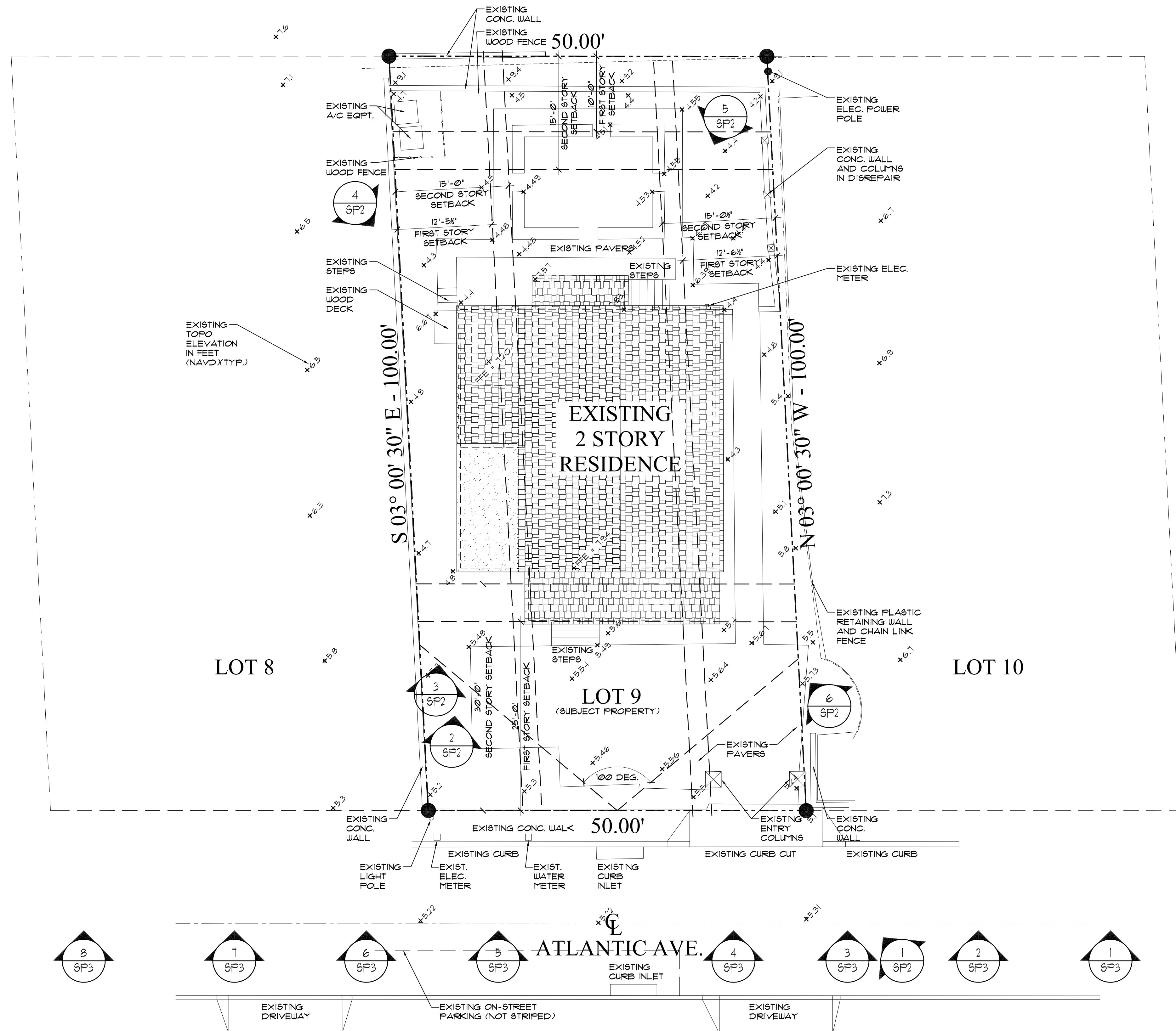
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EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"





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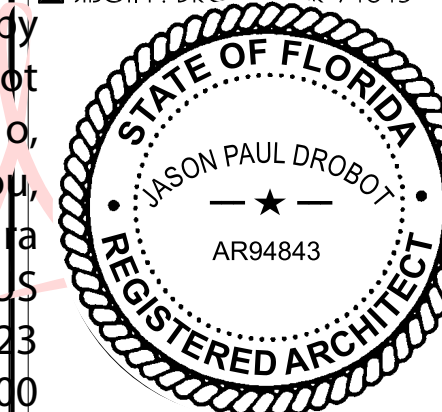
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PALM BEACH, FLORIDA

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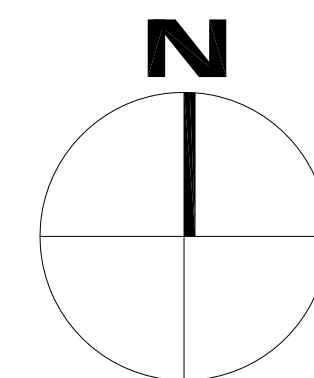
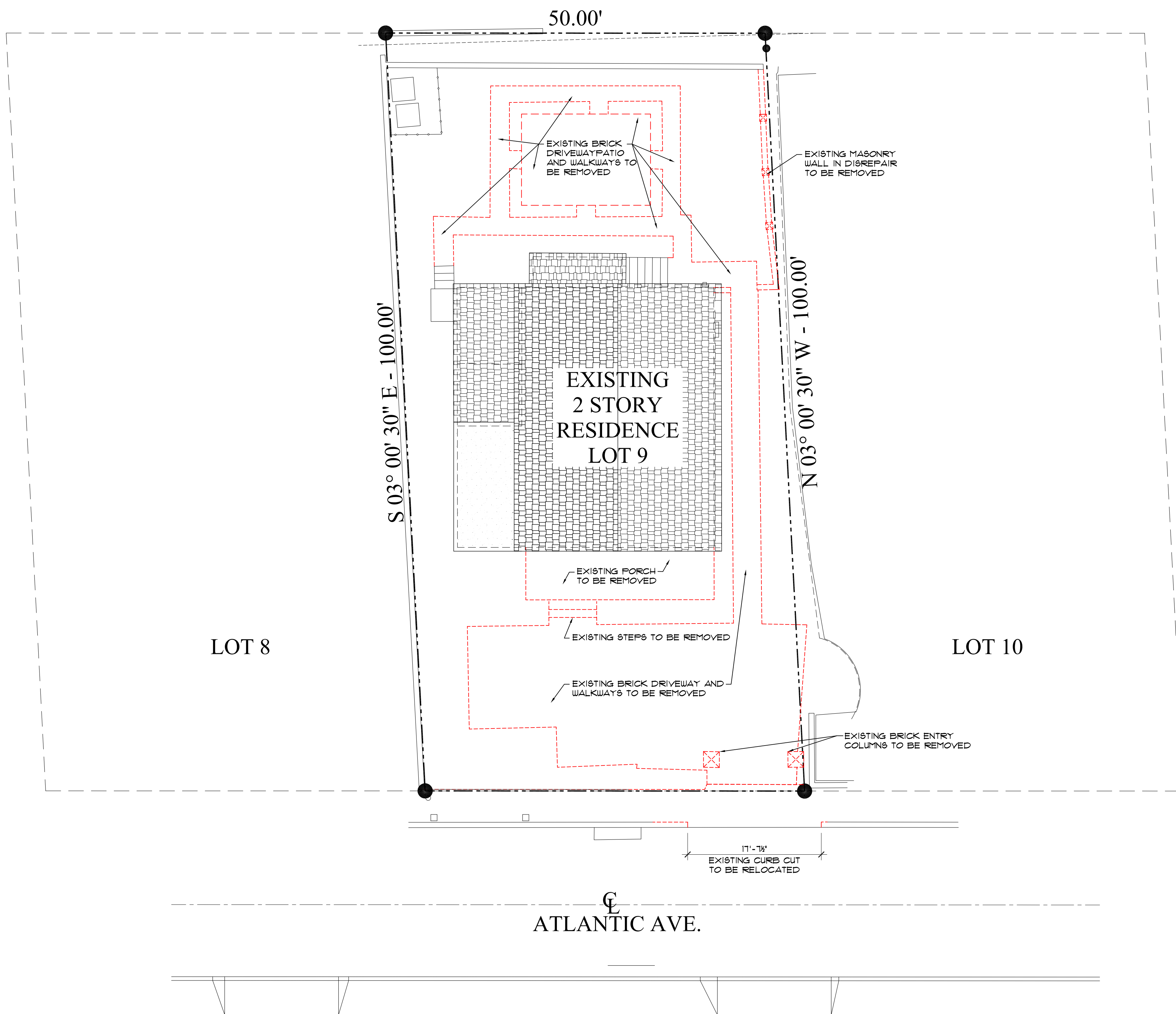
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ou=
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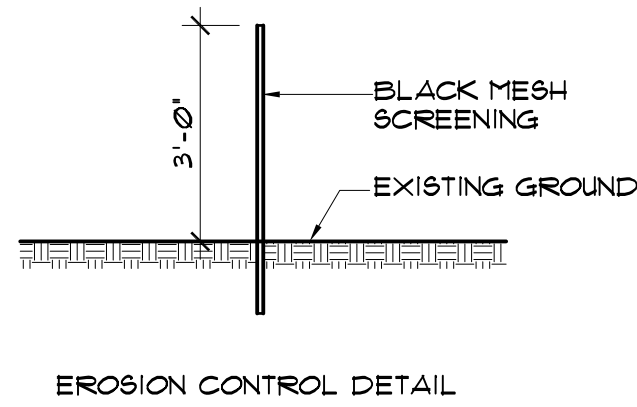


SHEET: 6 OF: 28

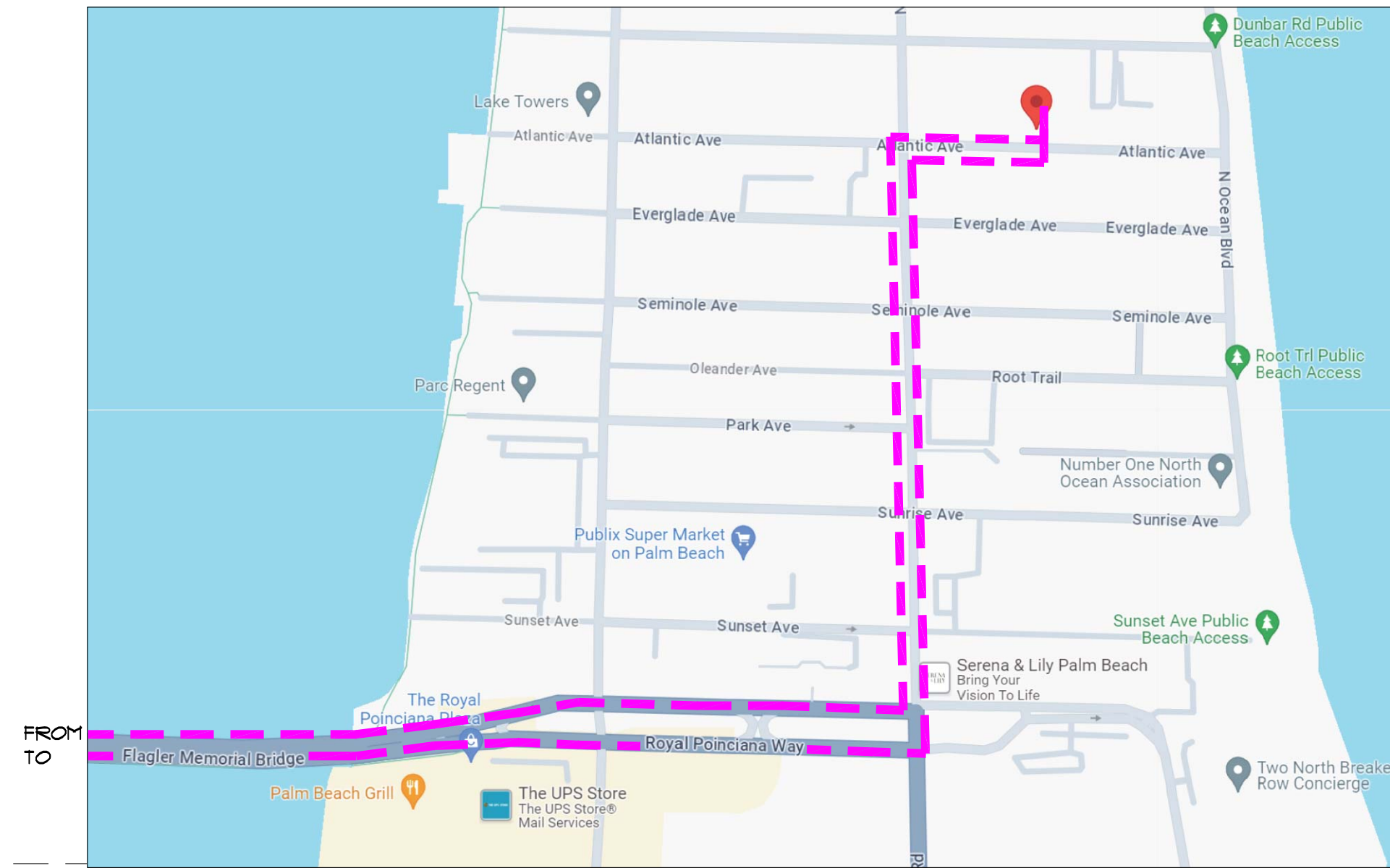


EXISTING SITE PLAN

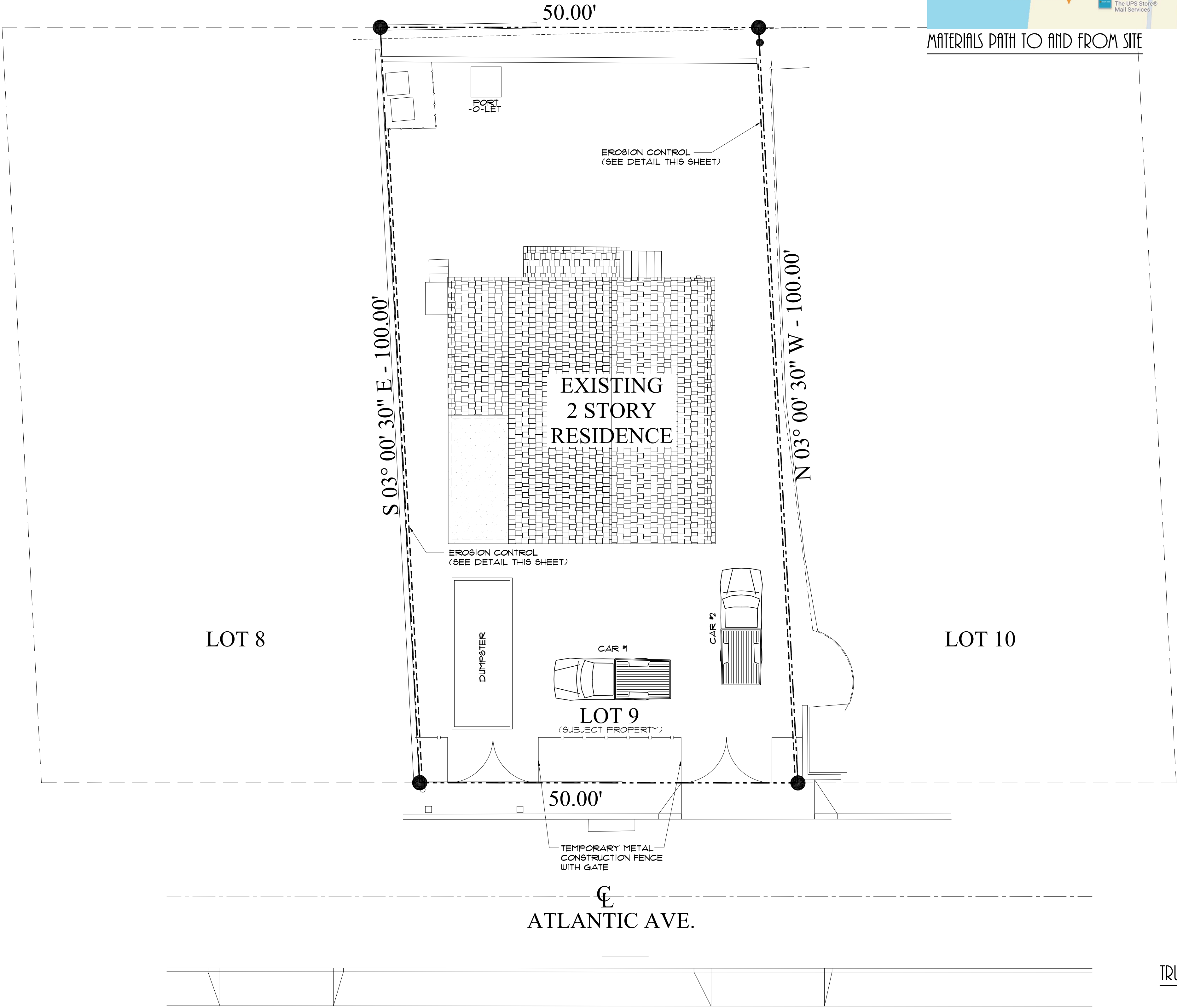
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- GENERAL EROSION CONTROL NOTES:
- EROSION CONTROL TO BE ACCORDING TO TOWN CODE CH. 66 §. 66-443.
 - CONSTRUCTION MATERIAL STORAGE AND PARKING TO BE ACCORDING TO 'RIGHT OF WAY' STAND. MANUAL, PAGE XII.2
 - LANDSCAPING TO MEET TOWN CODES WITH RESPECT 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



MATERIALS PATH TO AND FROM SITE



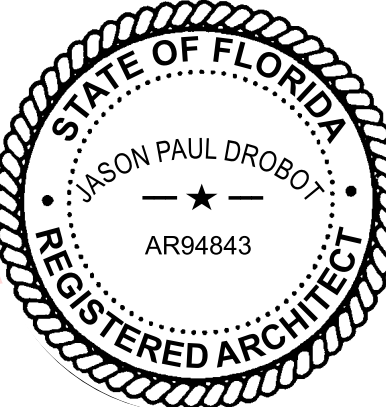
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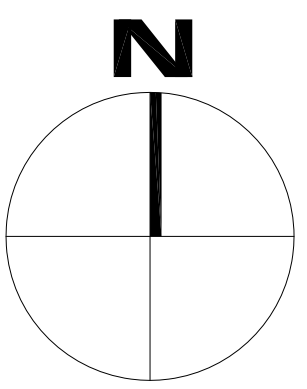
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JEFFREY D. BRASSEUR - AR 0017698
JASON P. DROBOT - AR 94843

Digitally signed by Jason Drobot
DN: cn=Jason Drobot, o=Brasseur & Drobot, ou=Brasseur & Drobot, c=US
email=jason@brasseuranddrobot.com
Date: 2024.09.23 12:05:20 -04'00



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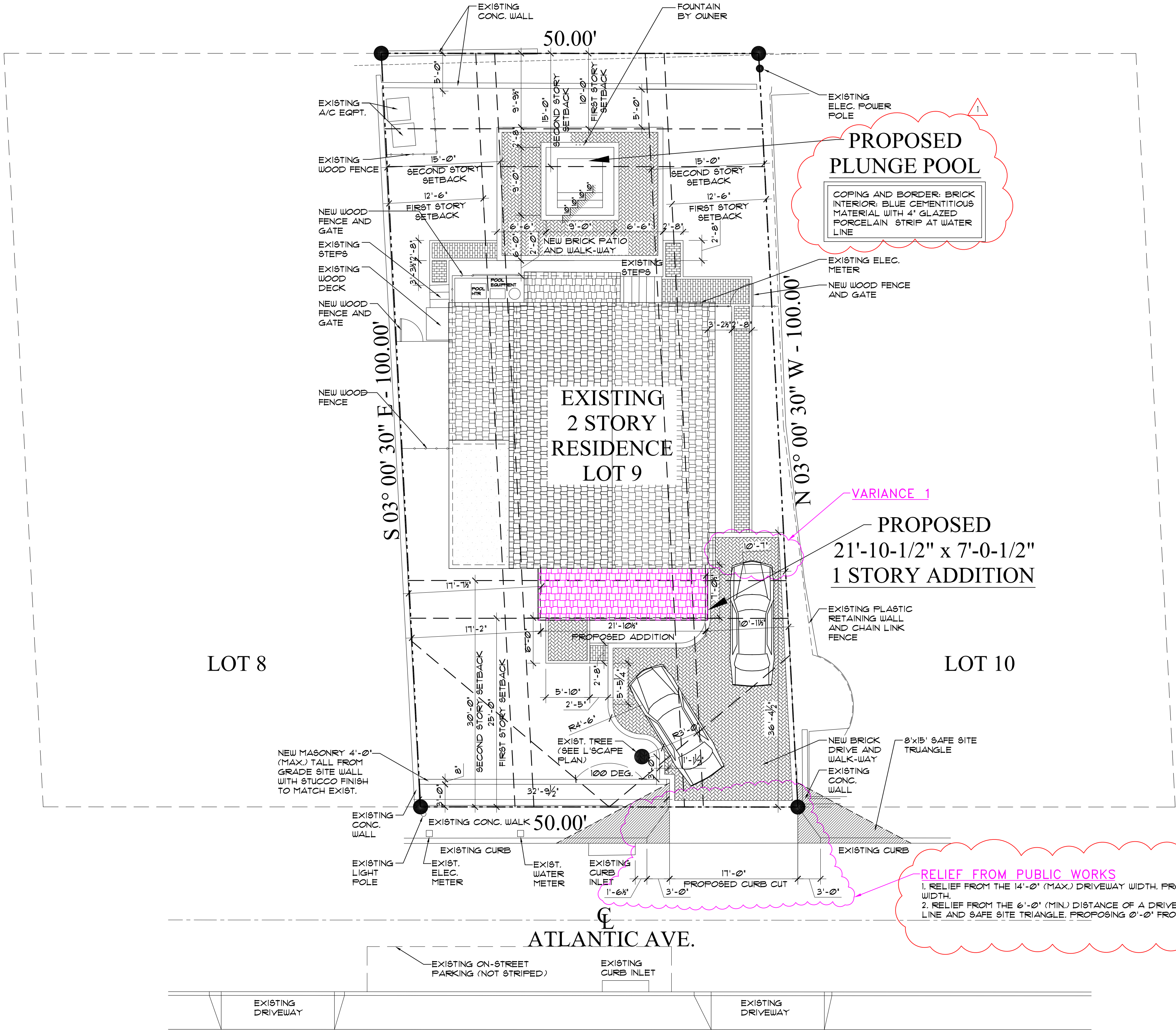
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PARCEL CONTROL NUMBER: 50-43-43-14-03-000-0090
SUBDIVISION: PROXIMITY PARK IN
OFFICIAL RECORDS BOOK: 34910 PAGE: 164
LEGAL DESCRIPTION: PROXIMITY PARK LOT 9

SITE INFORMATION

WALLACE SURVEYING CORP.
JAMES G. FEDEN JR. L.S. 16122
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
PH. (561) 640-4551

SITE PLAN NOTE

1. THE ARCHITECTURAL SITE PLAN IS FOR GENERAL LOCATION OF THE HOUSE, POOL, DRIVES, AND SITE FEATURES ONLY. 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 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.



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

B.D.
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(F) 561-820-8089
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RD 0017698 RD 94843
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ARC-24-0080 (ZON-24-0042) SECOND SUBMITTAL
A ONE STORY ADDITION AND RENOVATION FOR:
THE SCARLE RESIDENCE
141 MARINE AVE.
PALM BEACH, FLORIDA

Digitally signed by
Jason Drobot, o
ou,
email=jason@brasseur
nddrobot, c=US
Date: 2024.09.23
'12:05:36 -04'00

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

STATE OF FLORIDA
JASON PAUL DROBOT
REGISTERED ARCHITECT
AR94843

JOB #: 24-010
DATE: 9-23-24
DESIGNED BY: JPD
DRAFTED BY: JPD
CHECKED BY: JPD

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SP7
SHEET: 8 OF: 28



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(F) 561-820-8089
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RD 0017698 RD 94843
NCRD 60164 NCRD 67675
26001461

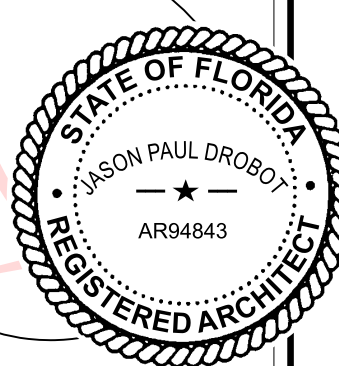
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THE SCARLE RESIDENCE

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PALM BEACH, FLORIDA

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Digitally signed by
Jason/Drobot
DN: cn=Jason
Drobot, o=ou,
email=jason@brasse
uranddrobot,c=US
Date: 2024.09.23
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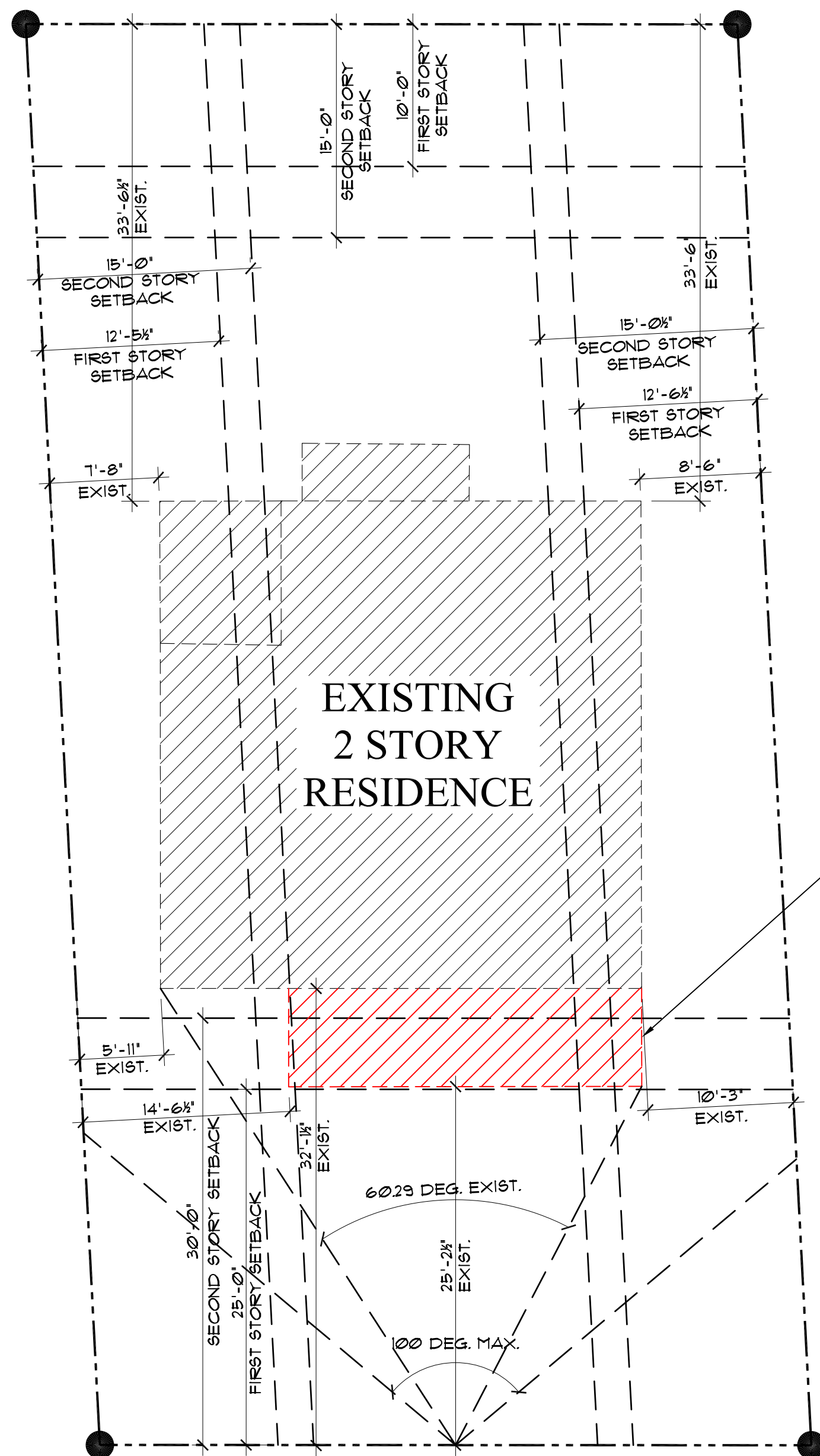


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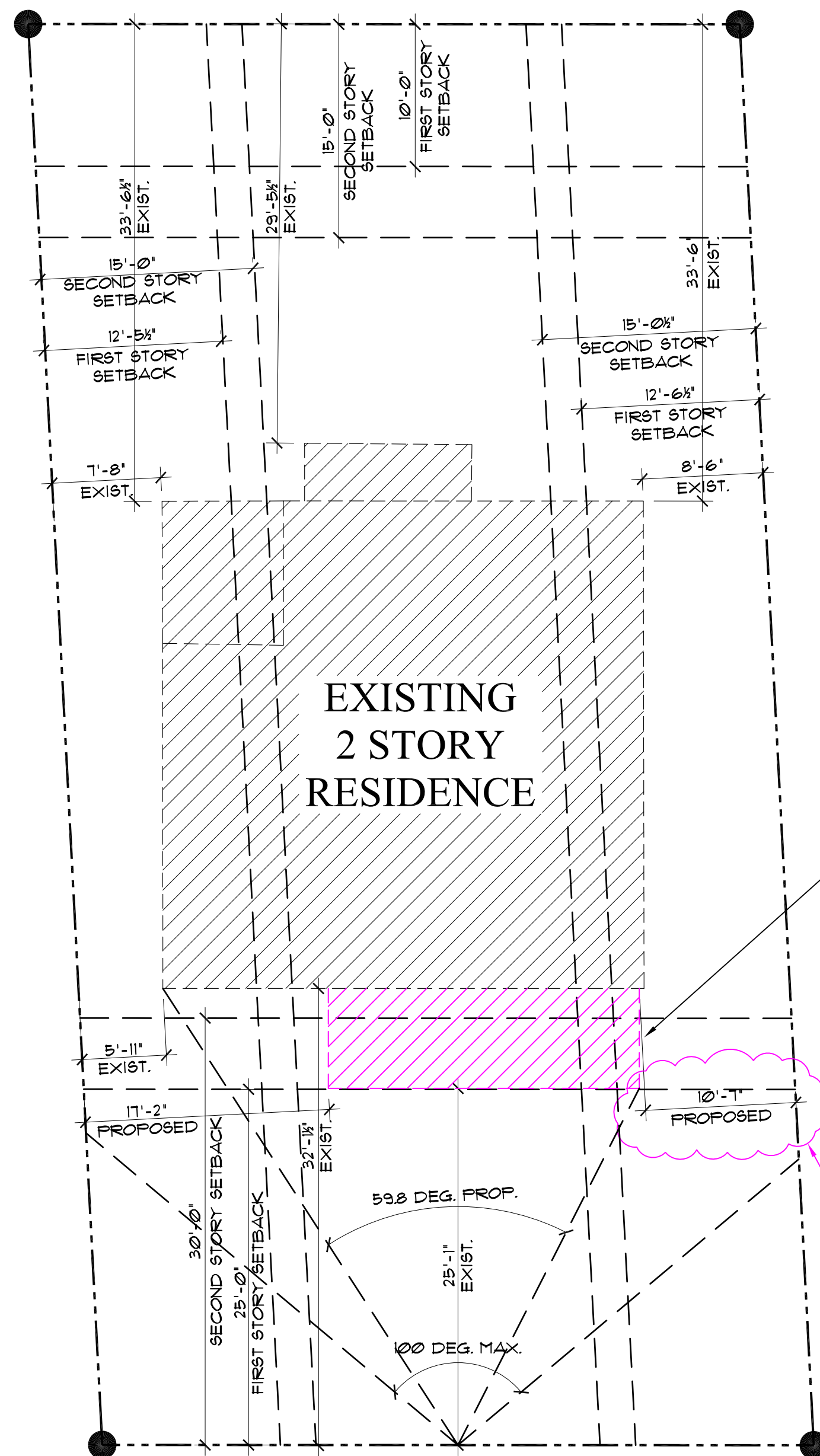


SHEET: 10 OF: 28



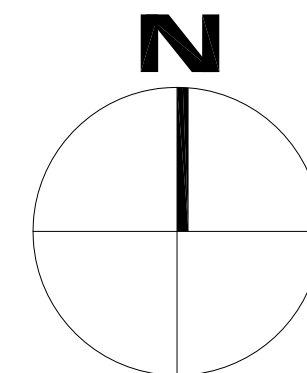
REQUIRED AND EXISTING SETBACK/EASEMENTS

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



PROPOSED SETBACK/EASEMENTS

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



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

PROPOSED LIVING
ROOM ADDITION
AND COV. ENTRY

VARIANCE 1

EXISTING PORCH
TO BE REMOVED



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(F) 561-820-8089
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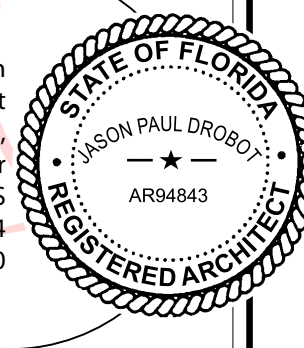
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THE SCARLE RESIDENCE

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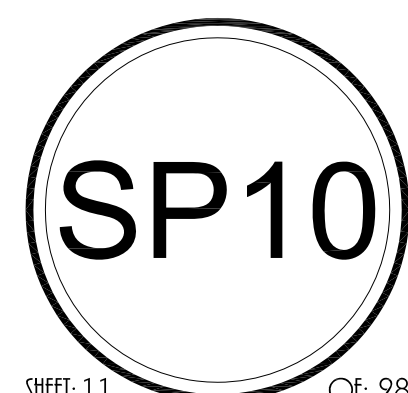
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[] JEFFREY D. BRASSEUR - AR 0017698
[] JASON P. DROBOT - AR 94843

Digitally signed by Jason Drobot
DN: cn=Jason Drobot, o=ou,
email=jason@brasseuranddrobot.com, c=US
Date: 2024.09.23 12:06:14 -04'00



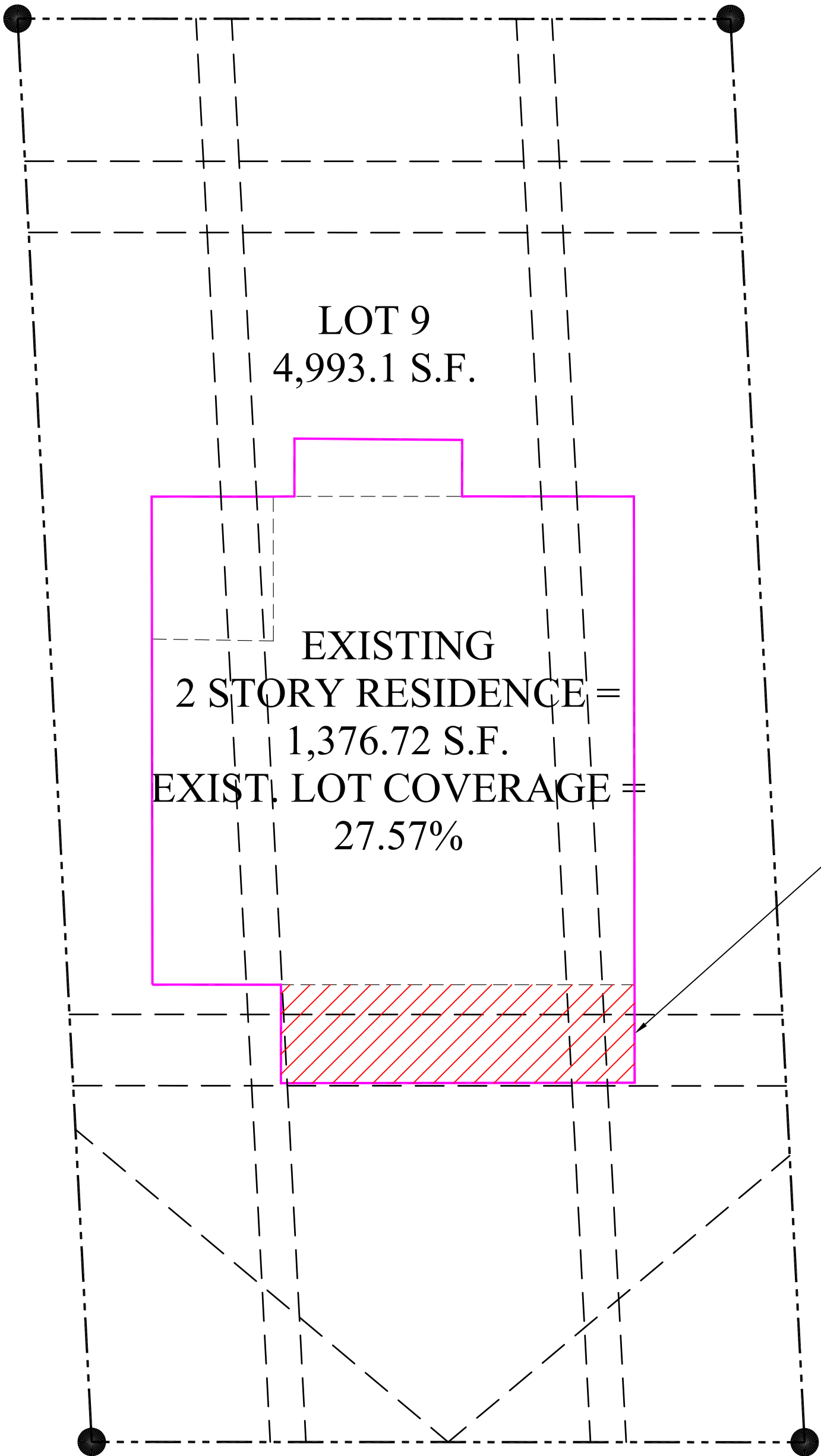
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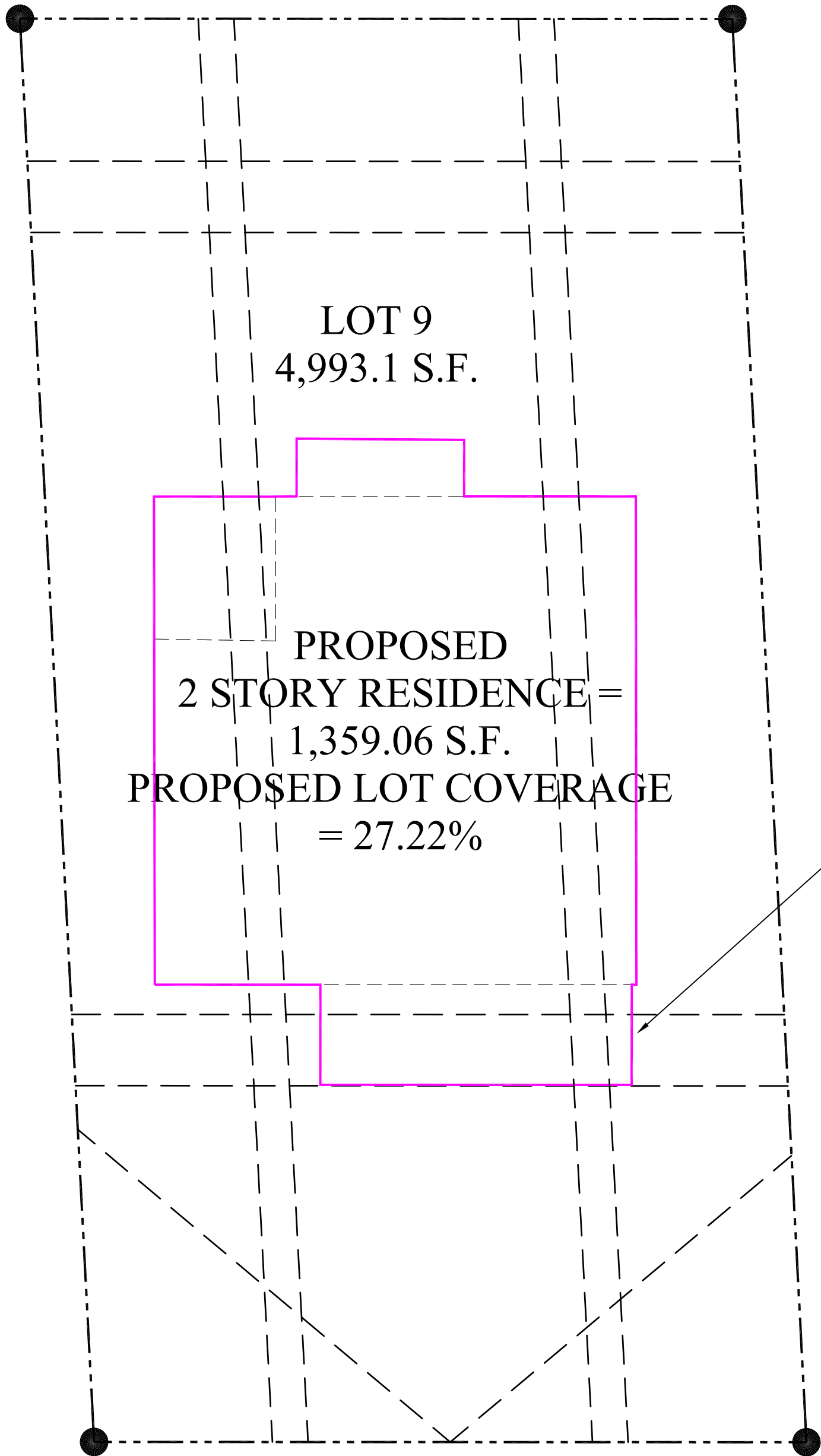
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OF: 28



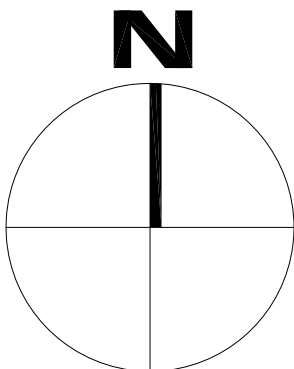
EXISTING LOT COVERAGE

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



PROPOSED LOT COVERAGE

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



LOT COVERAGE DIAGRAM

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



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AR 0017698 AR 94843
NCARB 60164 NCARB 67675
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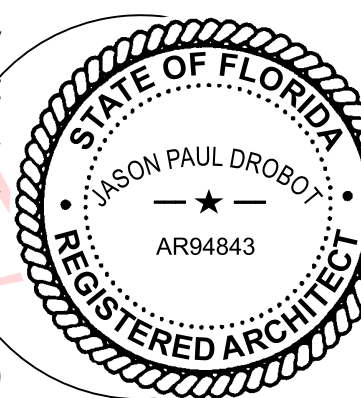
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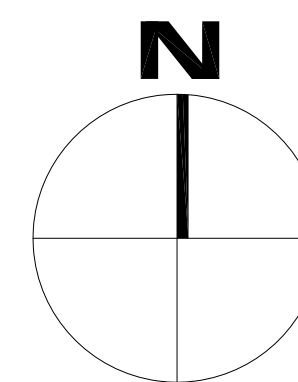
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JASON P. DROBOT - AR 94843

Digitally signed by
Jason Drobot
DN: cn=Jason Drobot,
o, ou,
email=jason@brasseur
anddrobot.com, c=US
Date: 2024.09.23
'12:06:33 -04'00

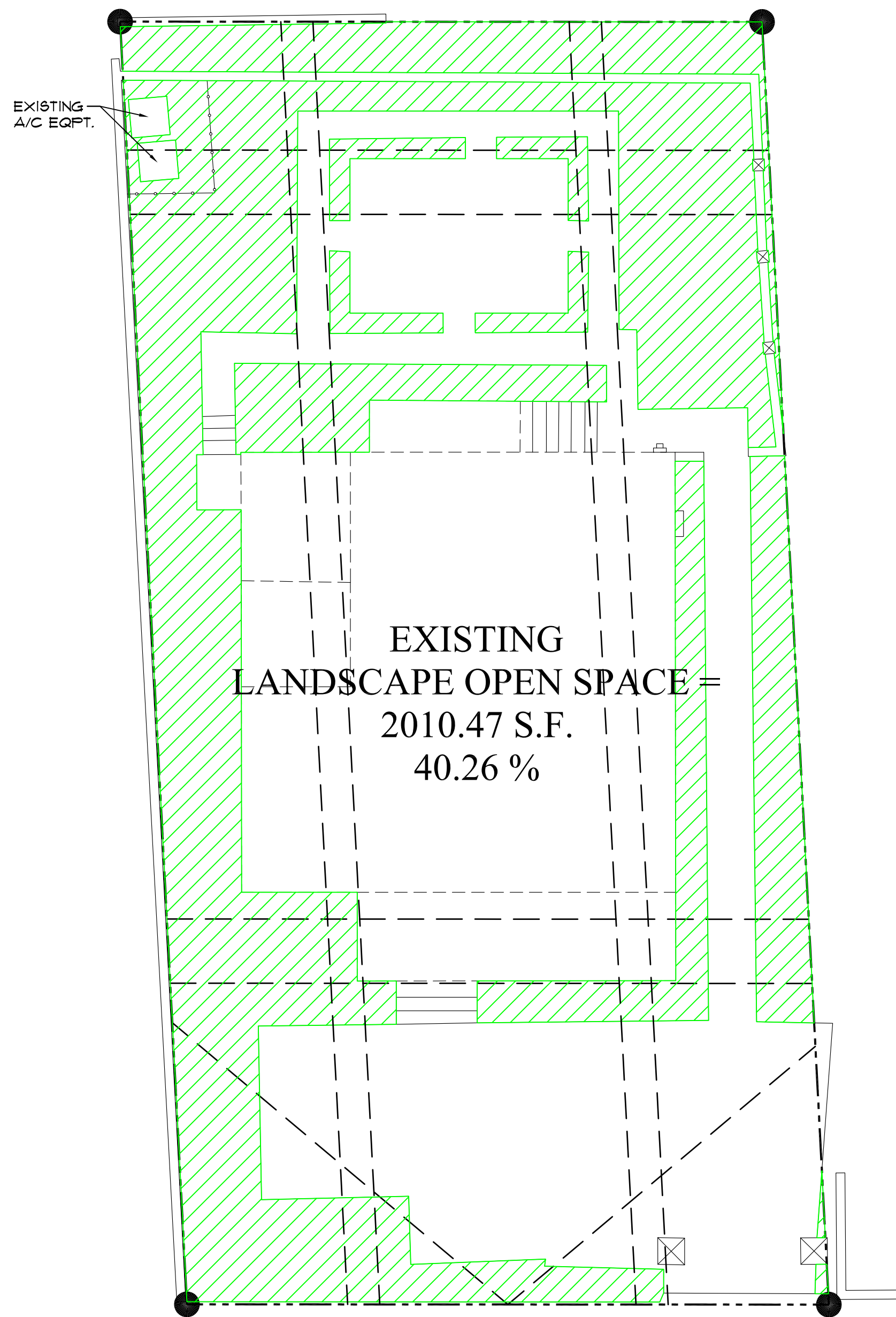


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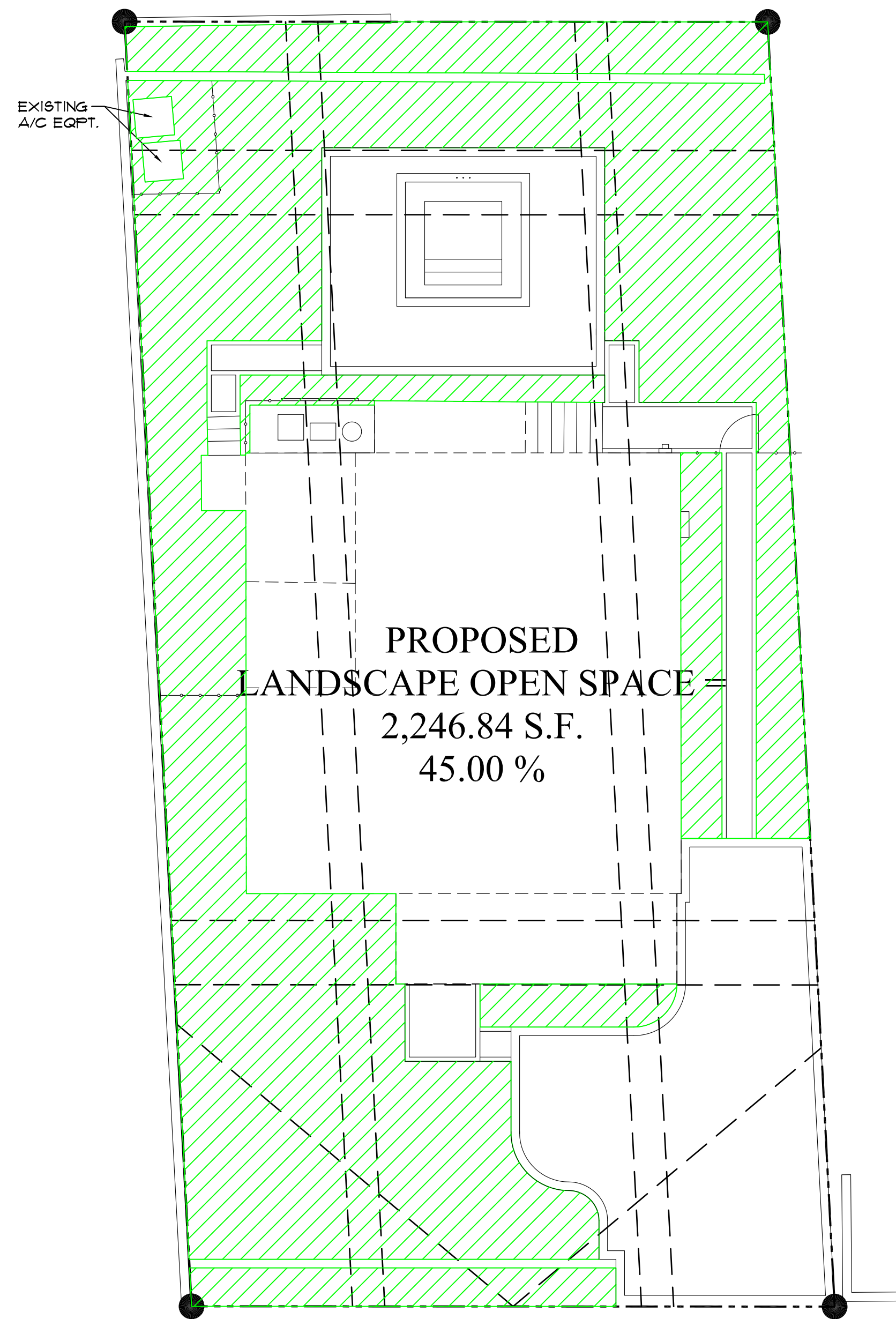


SHEET: 12 OF: 28



EXISTING LANDSCAPE OPEN SPACE

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



SCHEMATIC PROPOSED LANDSCAPE OPEN SPACE

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

LANDSCAPE OPEN SPACE DIAGRAM

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

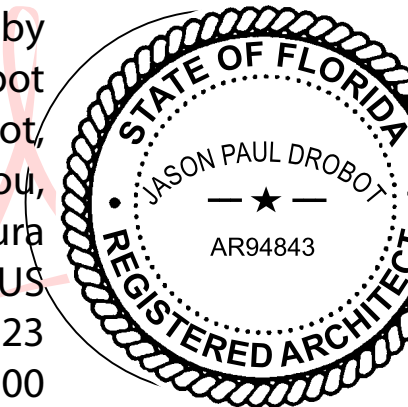


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ARCHITECTS, P.A.

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(O) 561-820-8088
(F) 561-820-8089
WWW.BRASSEURANDDROBOT.COM
AR 0017698 AR 94843
NCRB 60164 NCRB 67675
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JASON P. DROBOT - AR 94843

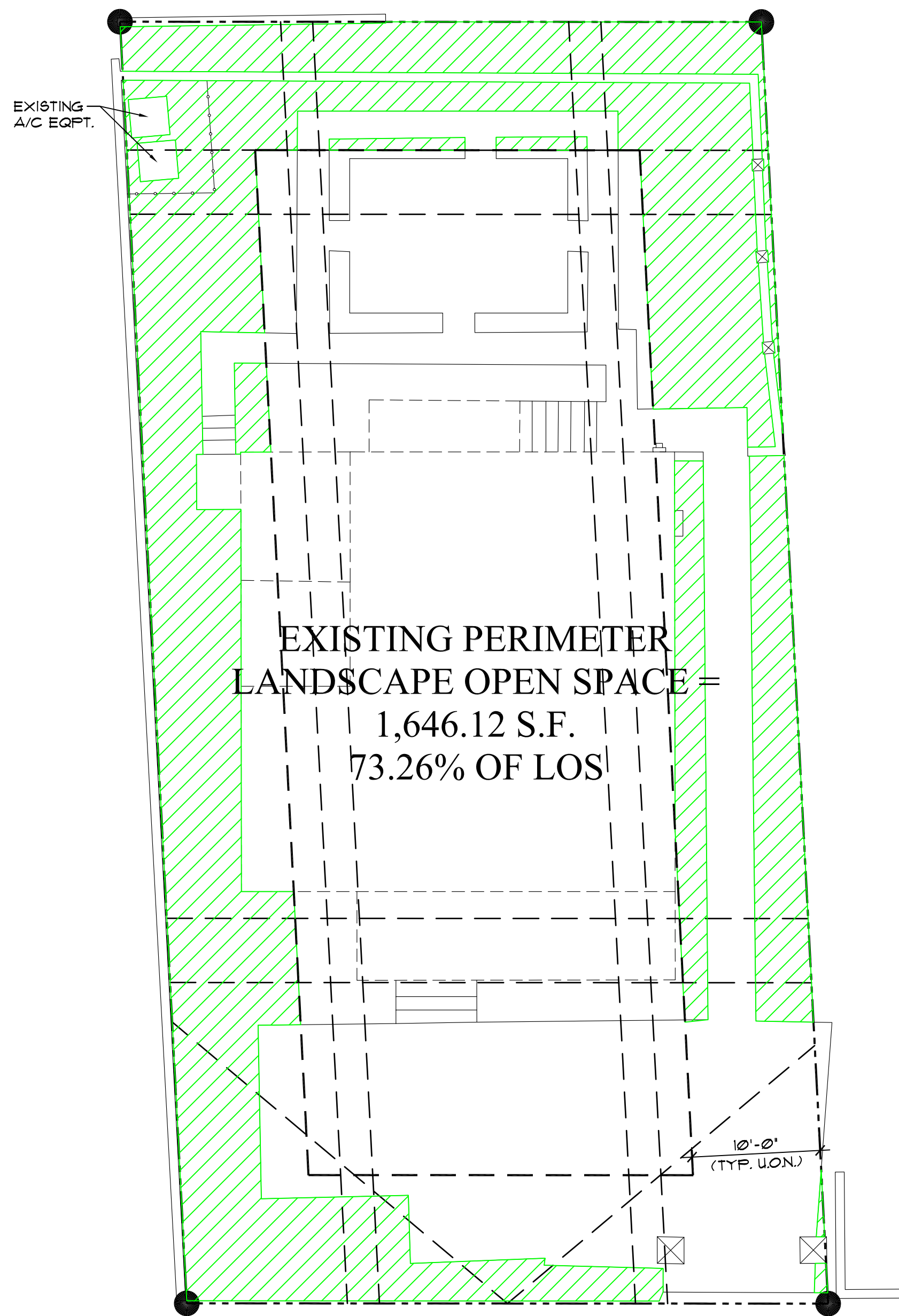


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Jason Drobot
DN: cn=Jason Drobot,
ou,
email=jason@brasseur
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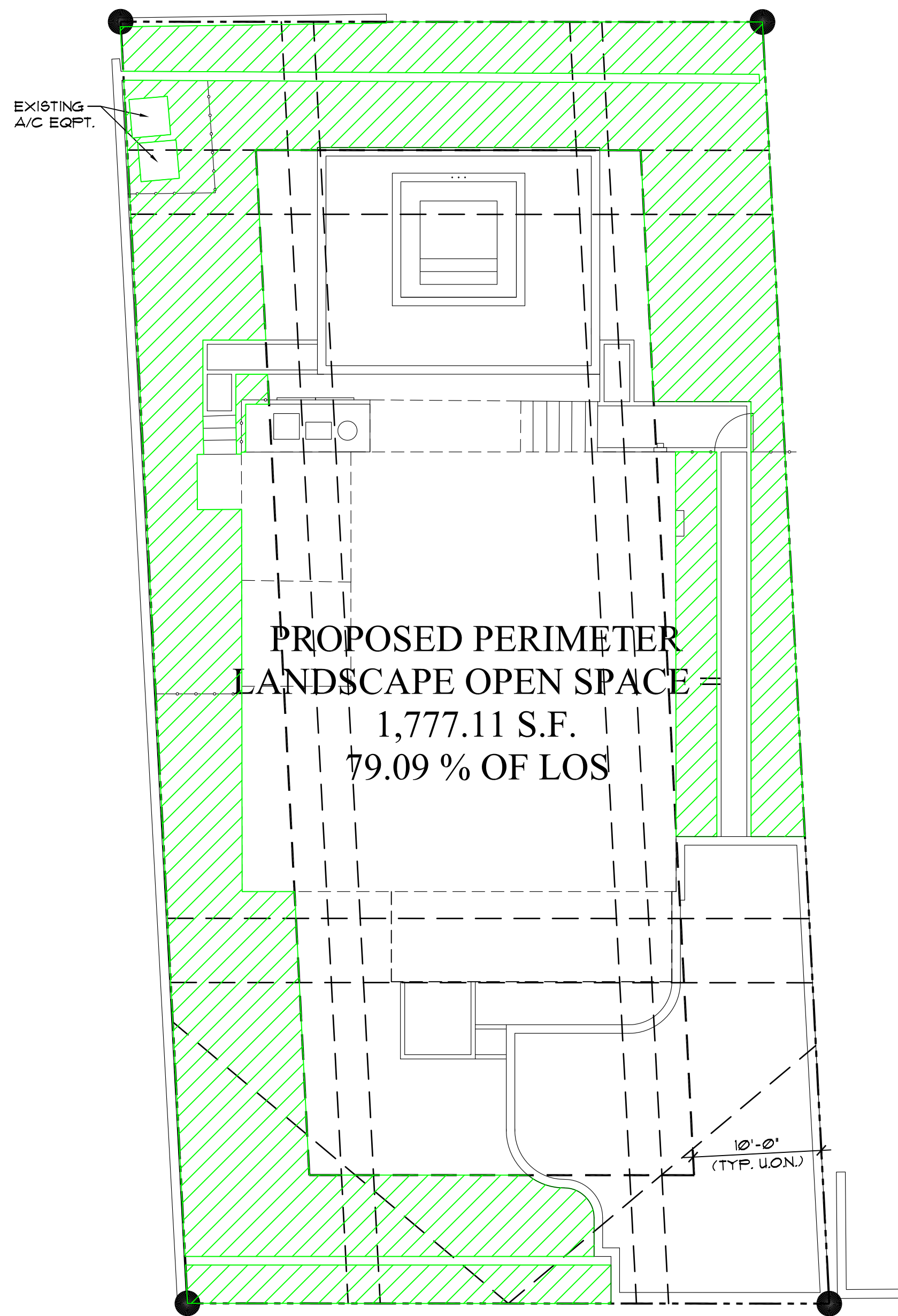
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SP12
SHEET: 13 OF: 28



EXISTING 10 FOOT PERIMETER LANDSCAPE OPEN SPACE

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

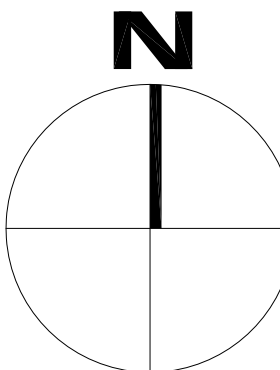


PROPOSED 10 FOOT PERIMETER LANDSCAPE OPEN SPACE

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

PERIMETER LANDSCAPE OPEN SPACE DIAGRAM

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





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(O) 561-820-8088
(F) 561-820-8089
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141 ATLANTIC AVE.
PALM BEACH, FLORIDA

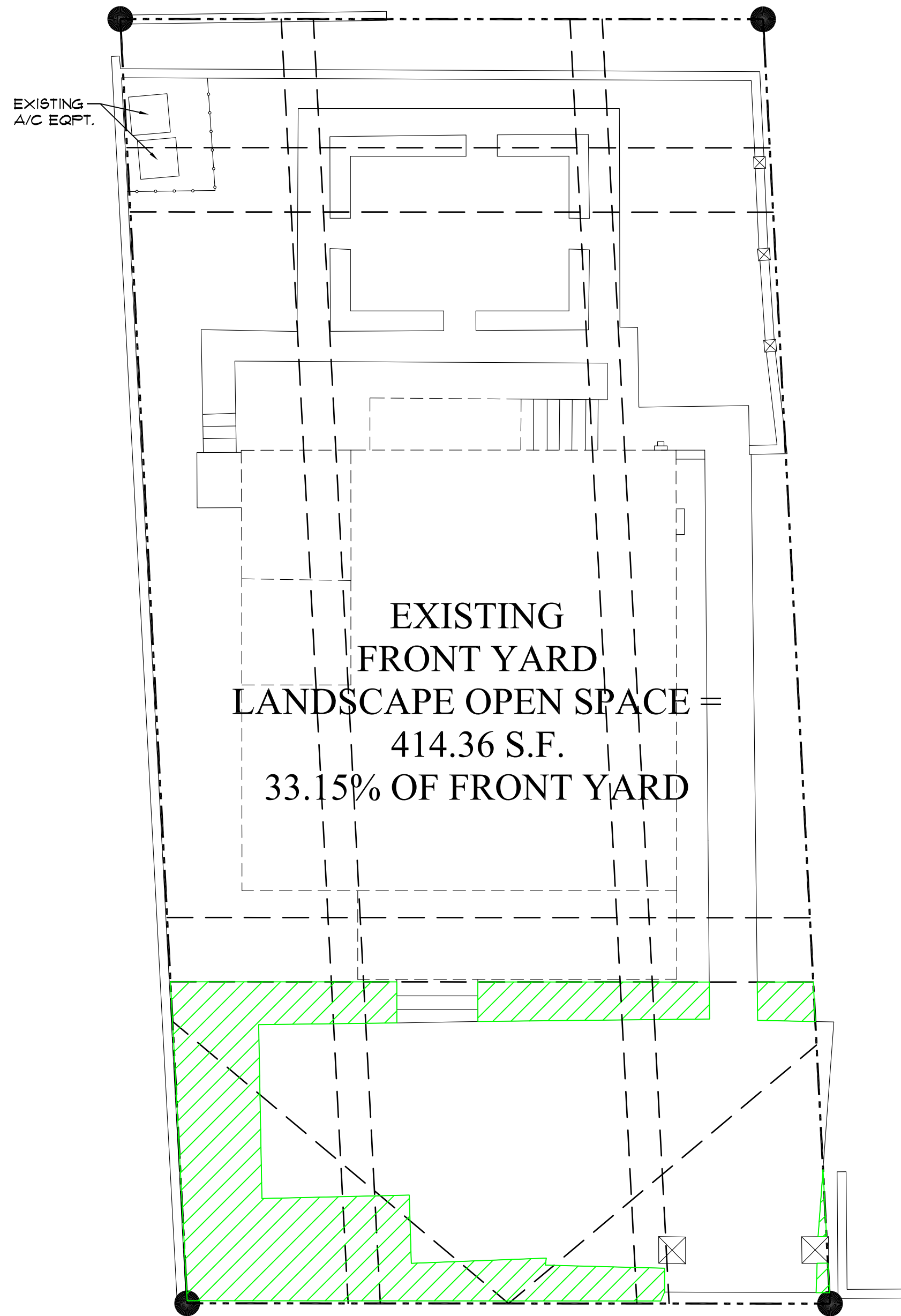
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JEFFREY D. BRASSEUR - AR 0017698
JASON P. DROBOT - AR 94843

Digitally signed by
Jason Drobot
DN: cn=Jason
Drobot, o=ou,
email=jason@brasse
uranddrobot, c=US
Date: 2024.09.23
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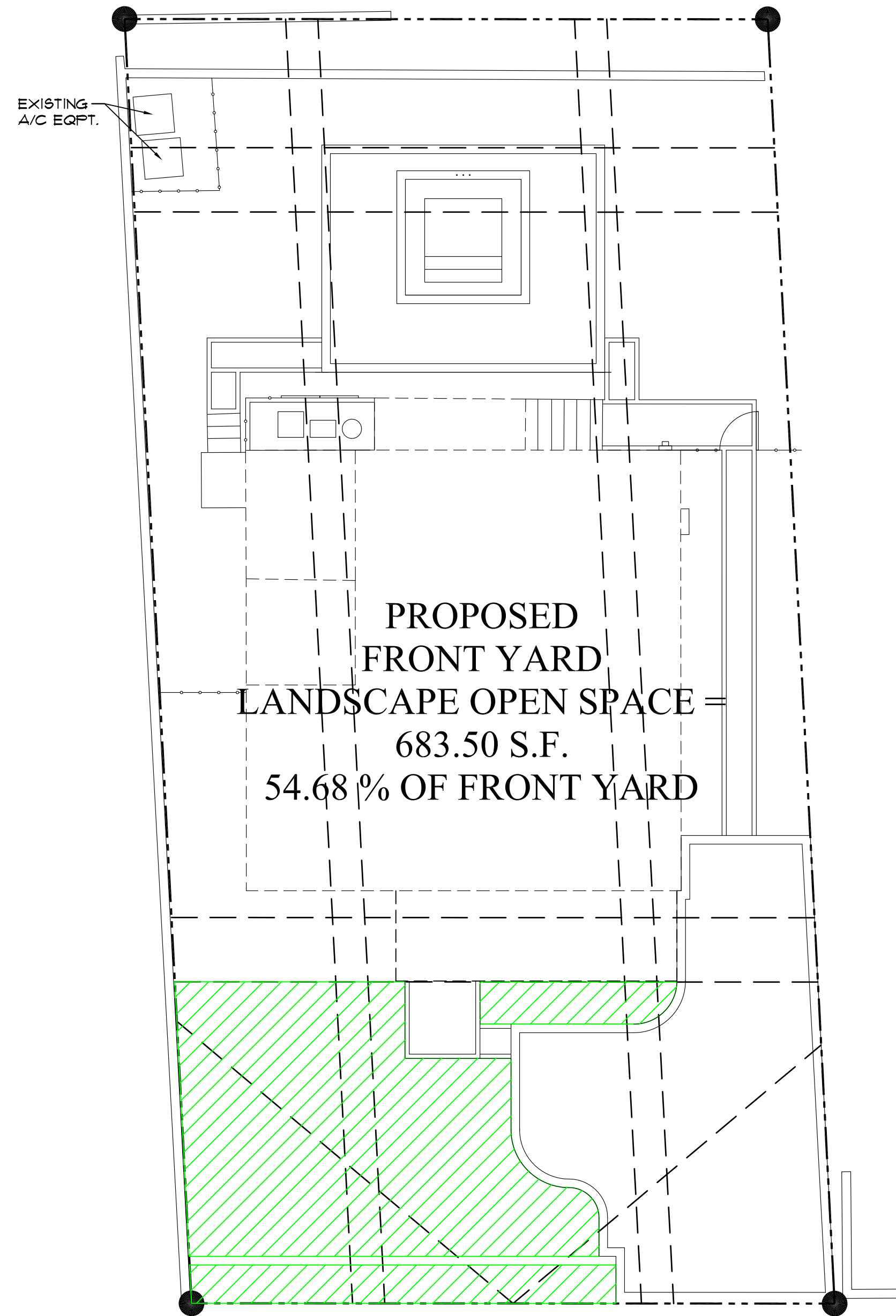
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SP13
SHEET: 14 OF: 28



EXISTING FRONT YARD LANDSCAPE OPEN SPACE

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

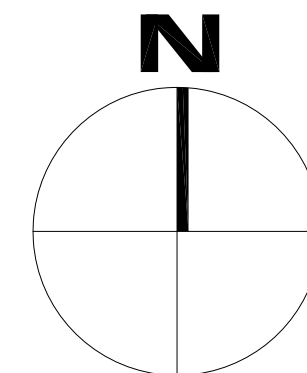


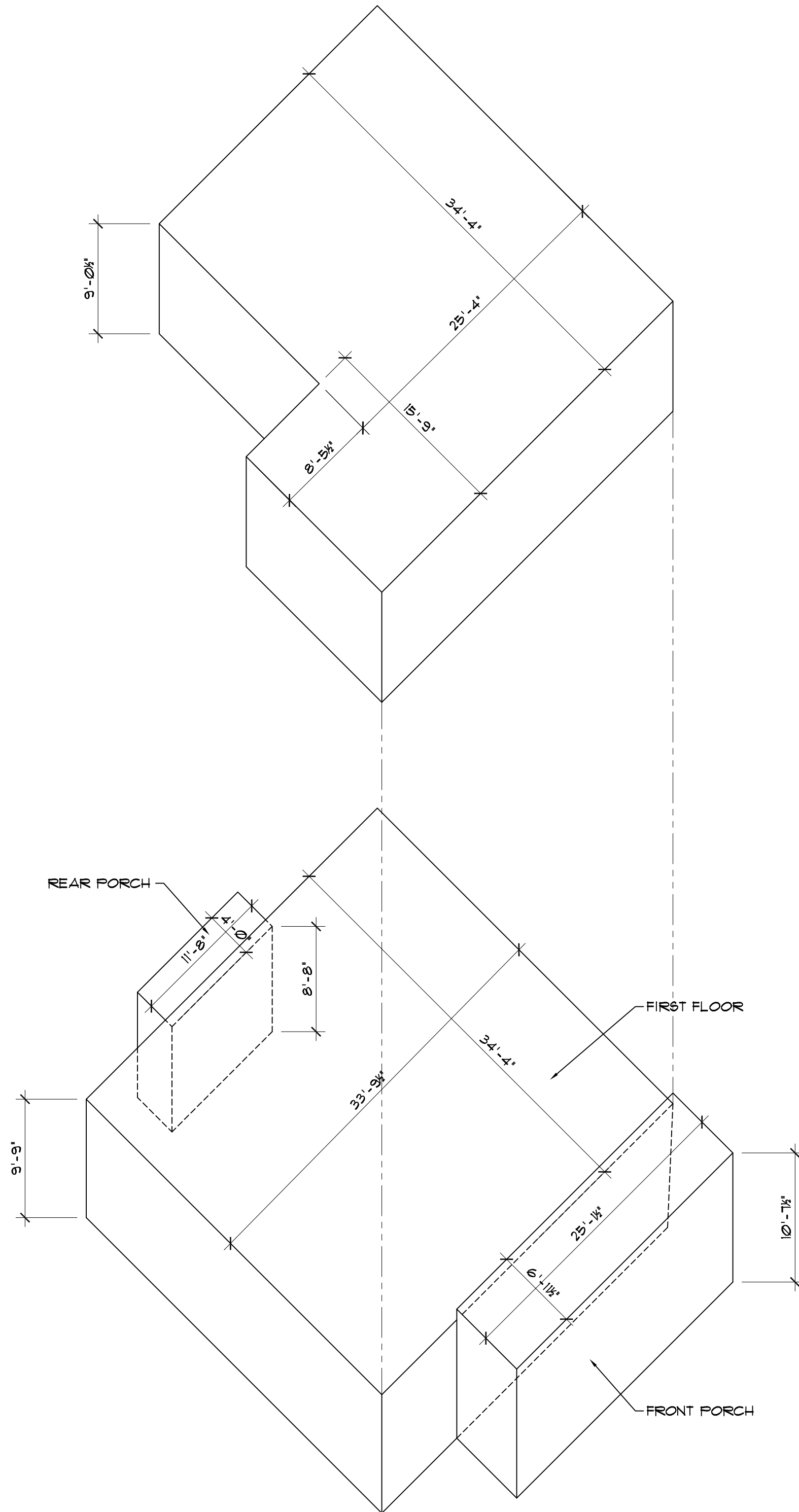
PROPOSED FRONT YARD LANDSCAPE OPEN SPACE

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

FRONT YARD LANDSCAPE OPEN SPACE DIAGRAM

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

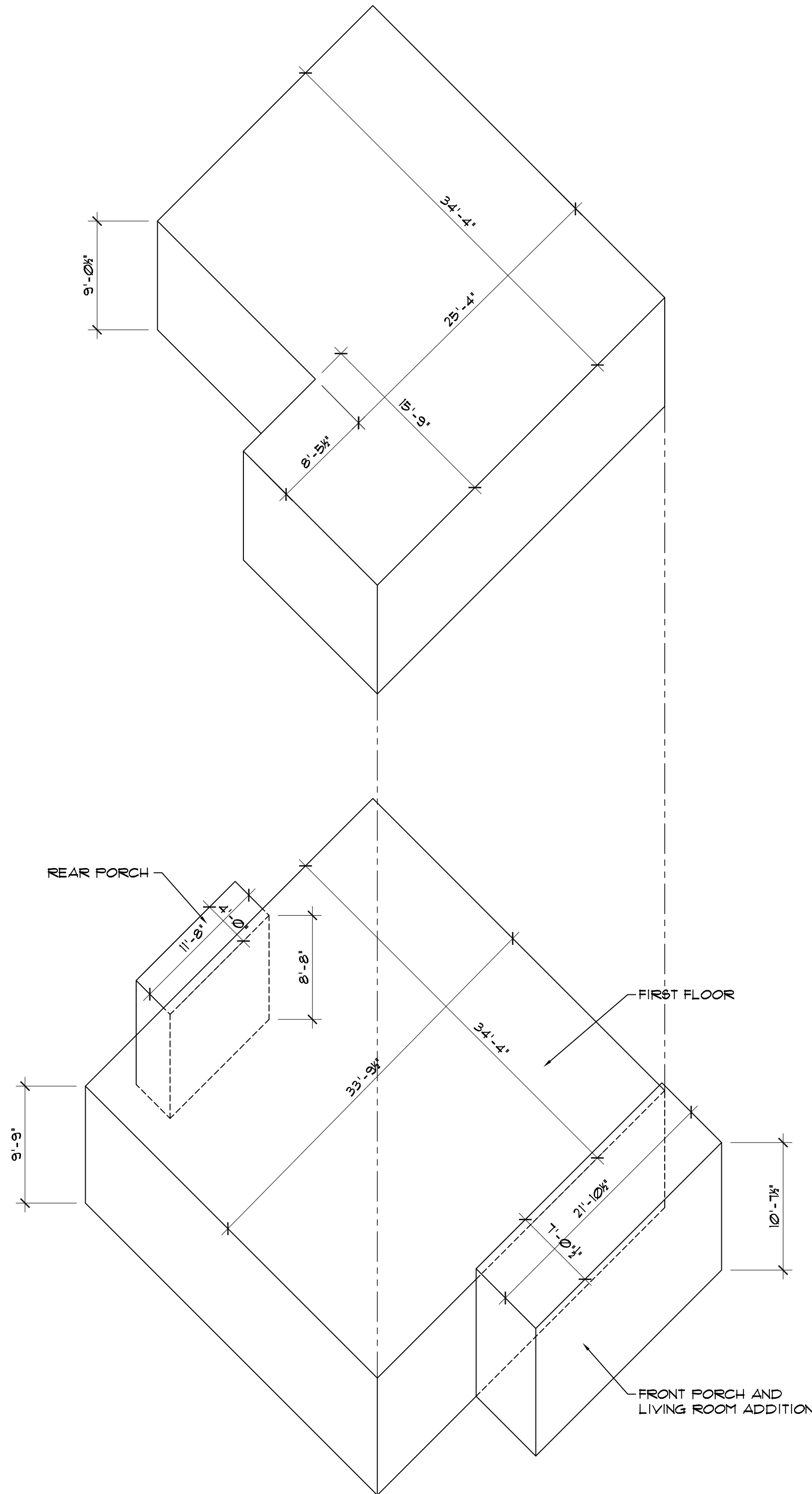




EXIST. FIRST FLOOR: 33.79' x 34.33' x 9.73' = 11,286.90 C.F.
EXIST. SECOND FLOOR: (25.33' x 34.33' x 9.04')
+ (8.49' x 15.75' x 9.04') = 9,069.80 C.F.
EXIST. FRONT PORCH: 25.13' x 6.96' x 10.60' = 1,853.99 C.F.
EXIST. BACK PORCH: 11.70' x 4.00' x 8.65' = 404.82 C.F.

TOTAL VOLUME: 22,615.51 C.F.

EXISTING CUBIC CONTENT
SCALE: 1/8" = 1'-0"



EXIST. FIRST FLOOR: 33.79' x 34.33' x 9.73' = 11,286.90 C.F.
EXIST. SECOND FLOOR: (25.33' x 34.33' x 9.04')
+ (8.49' x 15.75' x 9.04') = 9,069.80 C.F.
PROPOSED FRONT ENTRY AND LIVING RM. ADD.: 21.88' x 7.04' x 10.60' = 1,632.77 C.F.
EXIST. BACK PORCH: 11.70' x 4.00' x 8.65' = 404.82 C.F.

TOTAL VOLUME: 22,394.29 C.F.

PROPOSED CUBIC CONTENT
SCALE: 1/8" = 1'-0"

CUBIC CONTENT DIAGRAM
SCALE: 1/8" = 1'-0"

B·D

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DROBOT
ARCHITECTS, P.A.

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WEST PALM BEACH, FLORIDA 33401
(O) 561-820-8088
(F) 561-820-8089
WWW.BRASSEURANDDROBOT.COM
AR 0017698 AR 94843
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A ONE STORY ADDITION AND RENOVATION FOR:
THE SCARLETT RESIDENCE
141 ATLANTIC AVE.
PALM BEACH, FLORIDA

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Digitally signed by
Jason Drobot
DN: cn=Jason Drobot,
o=Brasseur & Drobot,
email=jason@brasseuranddrobot.com, c=US
Date: 2024.09.23
'12:07:35 -04'00

JOB #:	24-010
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SP14

SHEET: 15 OF: 28

DEMOLITION WALL SCHEDULE			
SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING WALLS TO BE REMOVED	VARIES	
	EXISTING TO REMAIN	4", 6" OR 8" NOMINAL	

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.			

WALL SCHEDULE			
SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING STRUCTURE TO REMAIN	SEE PLAN	
 -OR- 	5/8" G.W.B. BOTH SIDES, ON 4" OR 6" WD. STUD FRAMING @ 24" O.C. W/ OPT. SOUND ATTEN. BATTS	SEE PLAN	SEE TYPICAL NON-BEARING INTERIOR PARTITION DETAIL THIS SHEET
	5/8" G.W.B. (BOTH SIDES) ON F.T. WD. 2X6 STUDS, AT 16" O.C. W/5.5" INSULATION	6" NOMINAL	WOOD BEARING WALL



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924 DRIED STREET - SUITE 908
WEST PALM BEACH, FLORIDA 33401
(C) 561-820-8088
(F) 561-820-8089
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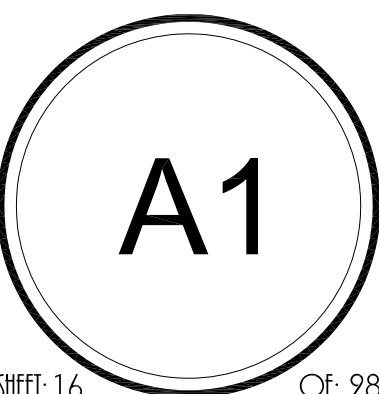
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JASON P. DROBOT - AR 94843

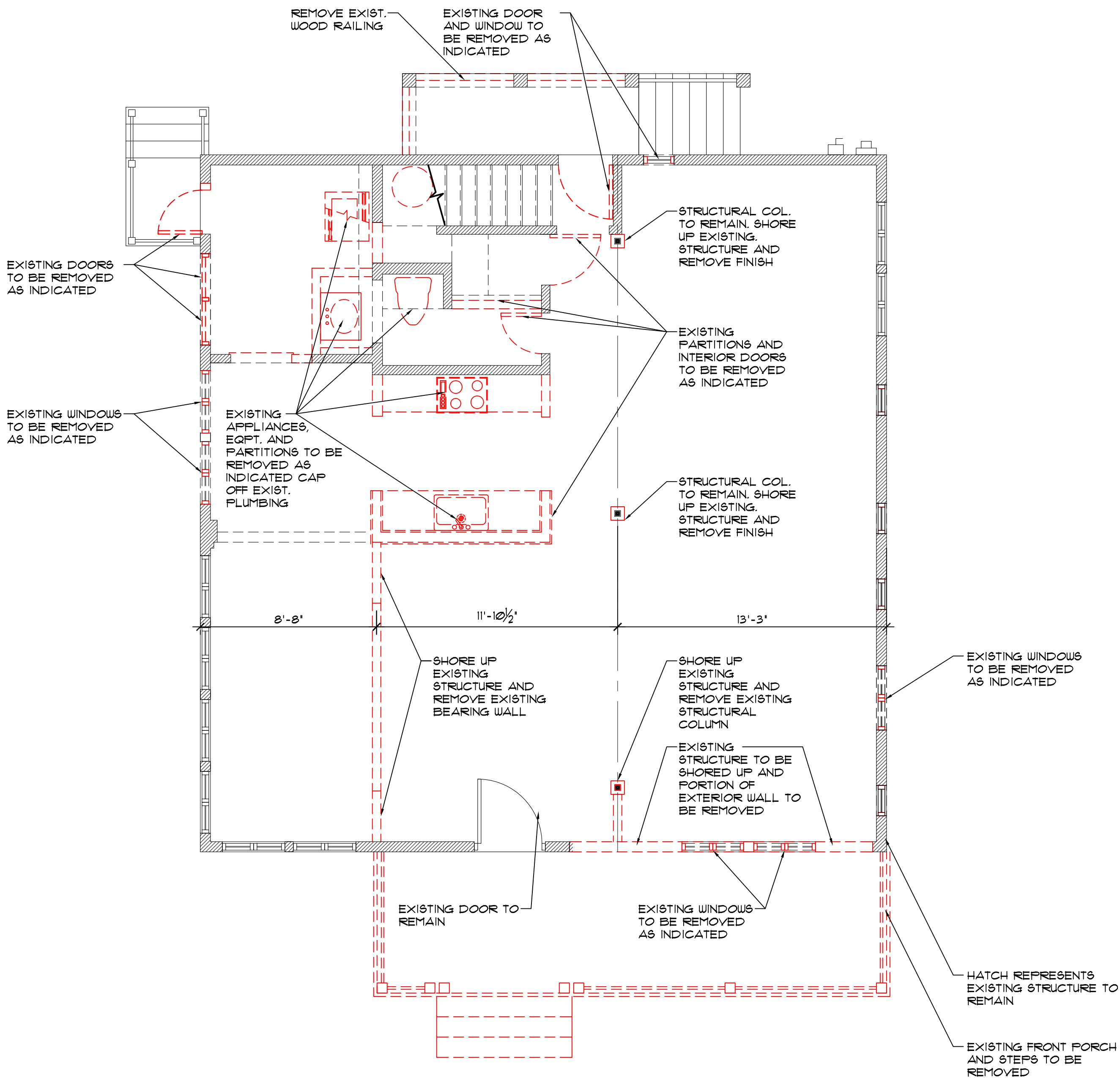
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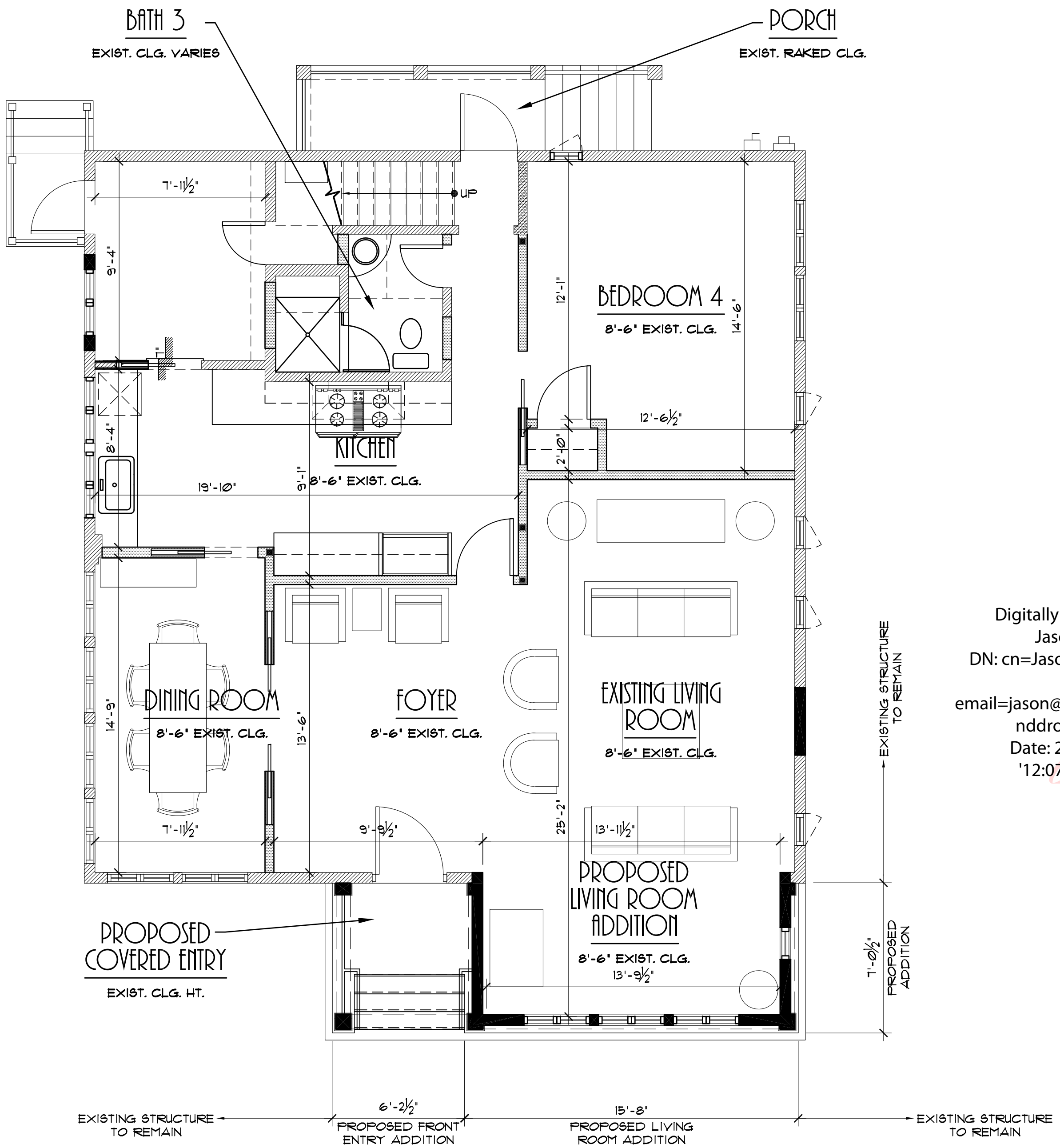
SHEET: 16 OF: 28



EXISTING FIRST FLOOR AND MATERIALS REMOVAL PLAN

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

NOTE: VERIFY THAT EXISTING WALL IS NOT LOAD BEARING PRIOR TO REMOVAL. IF WALL IS LOAD BEARING, NOTIFY THE ARCHITECT.

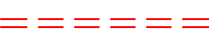


PROPOSED FIRST FLOOR PLAN

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

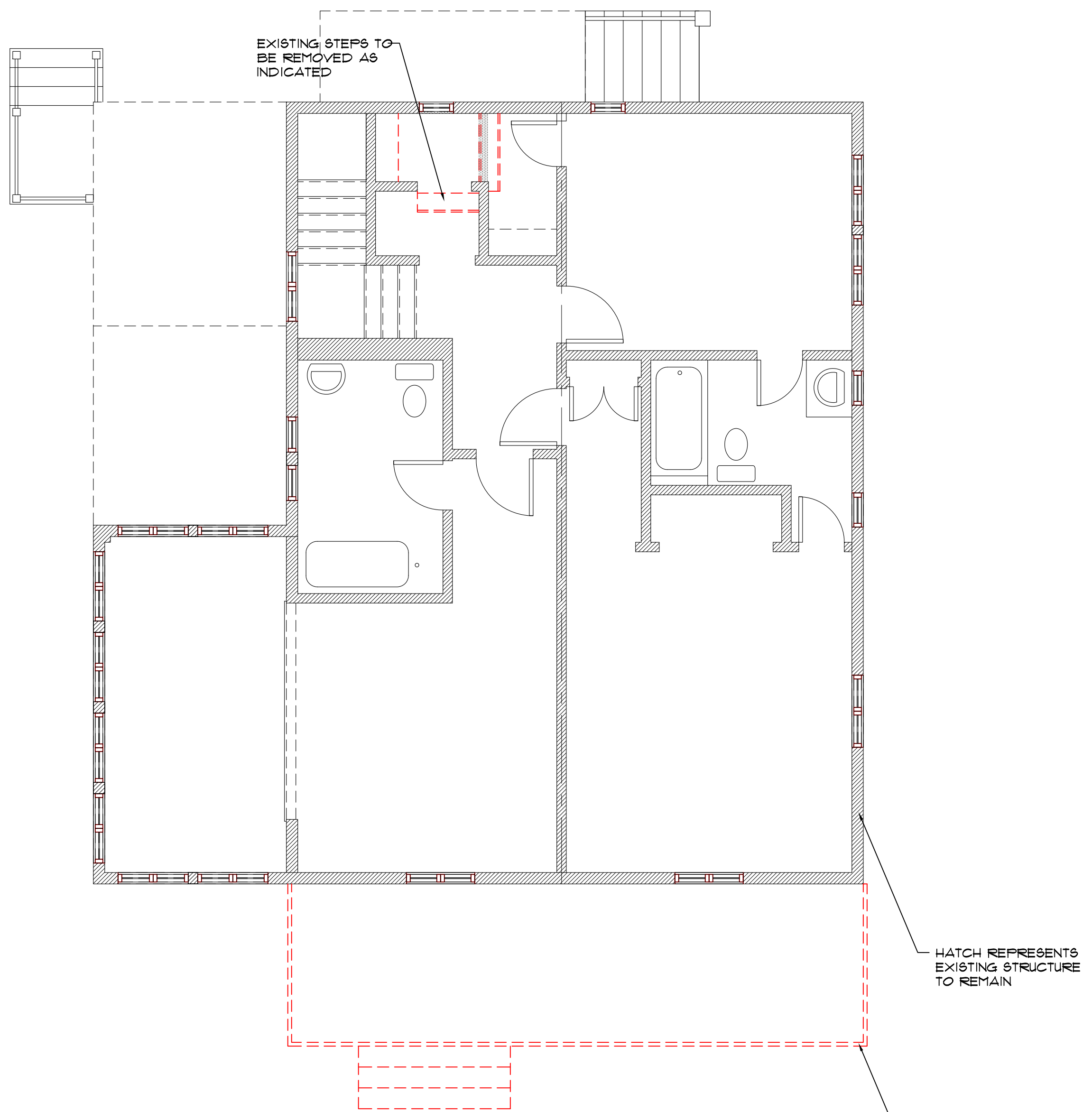
EXISTING AND PROPOSED FIRST FLOOR PLANS

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

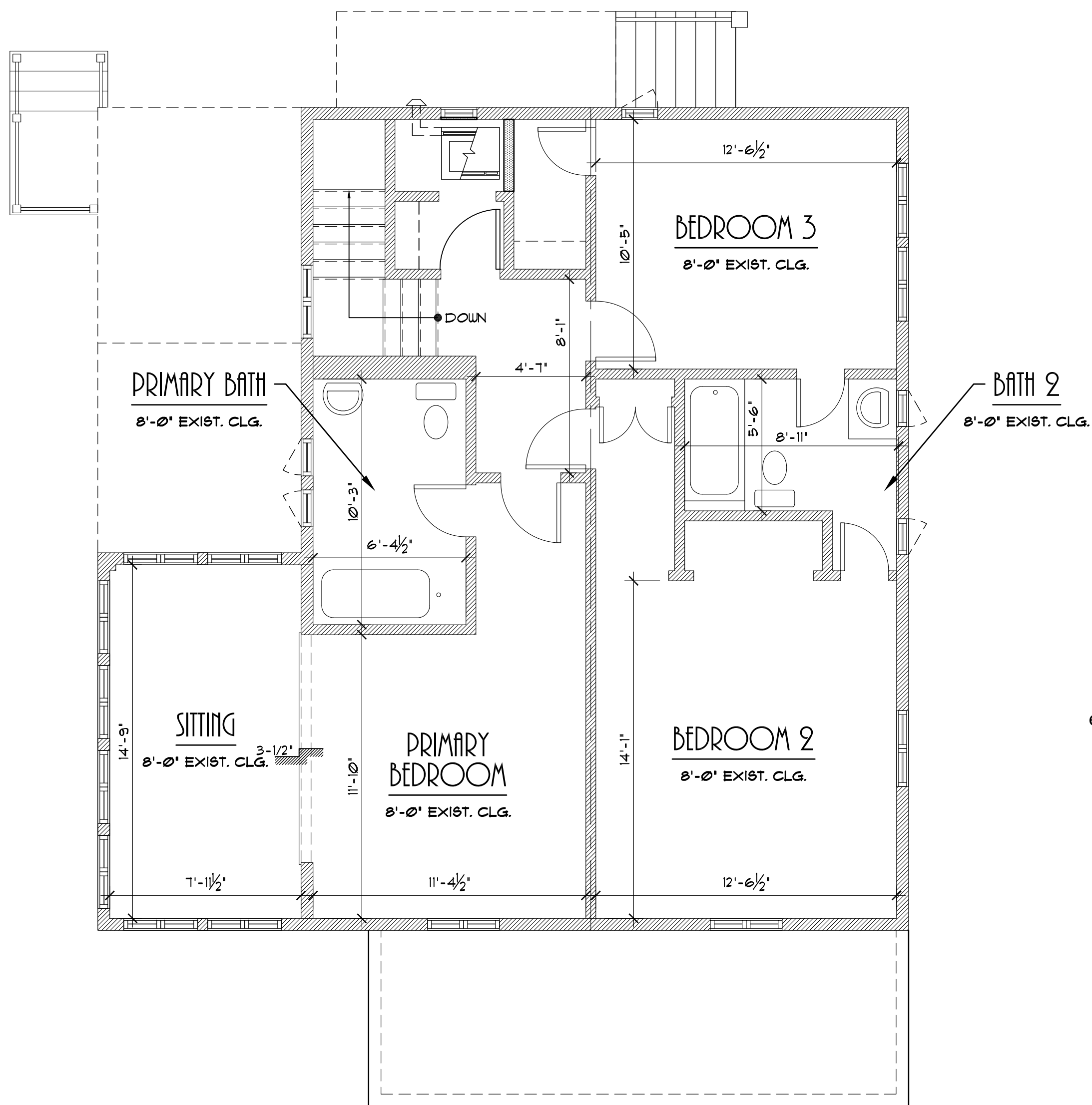
DEMOLITION WALL SCHEDULE			
SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING WALLS TO BE REMOVED	VARIES	
	EXISTING TO REMAIN	4", 6" OR 8" NOMINAL	

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WALL SCHEDULE			
SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING STRUCTURE TO REMAIN	SEE PLAN	
 -OR- 	5/8" G.W.B. BOTH SIDES, ON 4" OR 6" WD. STUD FRAMING @ 24" O.C. W/ OPT. SOUND ATTEN. BATTS	SEE PLAN	SEE TYPICAL NON-BEARING INTERIOR PARTITION DETAIL THIS SHEET
	5/8" G.W.B. (BOTH SIDES) ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/5.5" INSULATION	6" NOMINAL	WOOD BEARING WALL



EXISTING SECOND FLOOR MATERIALS REMOVAL PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING AND PROPOSED SECOND FLOOR PLANS
SCALE: 1/4" = 1'-0"



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ARCHITECTS, P.A.

924 DRUID STREET - SUITE 908
WEST PALM BEACH, FLORIDA 33401
(O) 561-820-8088
(F) 561-820-8089
WWW.BRASSEURANDDROBOT.COM
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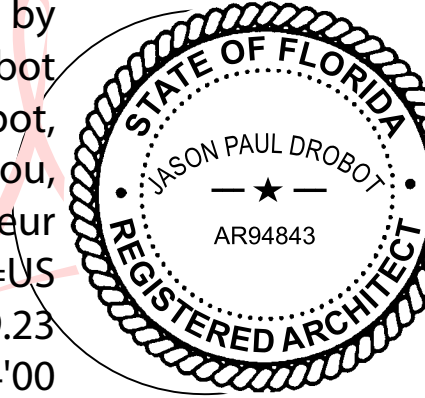
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DN: cn=Jason Drobot,
o=Brasseur & Drobot,
ou=Brasseur & Drobot, c=US
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JEFFREY D. BRASSEUR - AR 0017698
JASON P. DROBOT - AR 94843

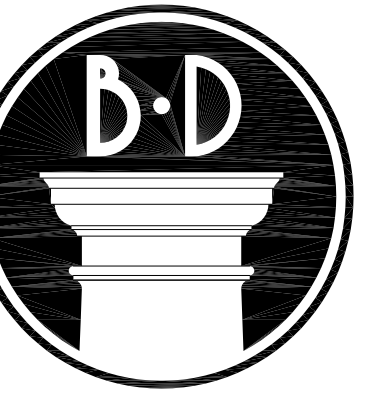


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(F) 561-820-8089
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NCRD 60164 NCRD 67675
26001461

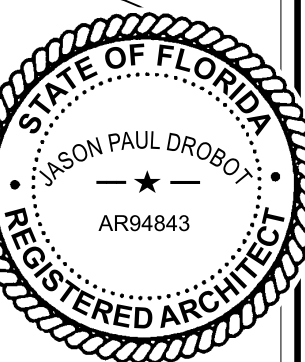
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DN: cn=Jason
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email=jason@brasseuranddrobot.com, c=US
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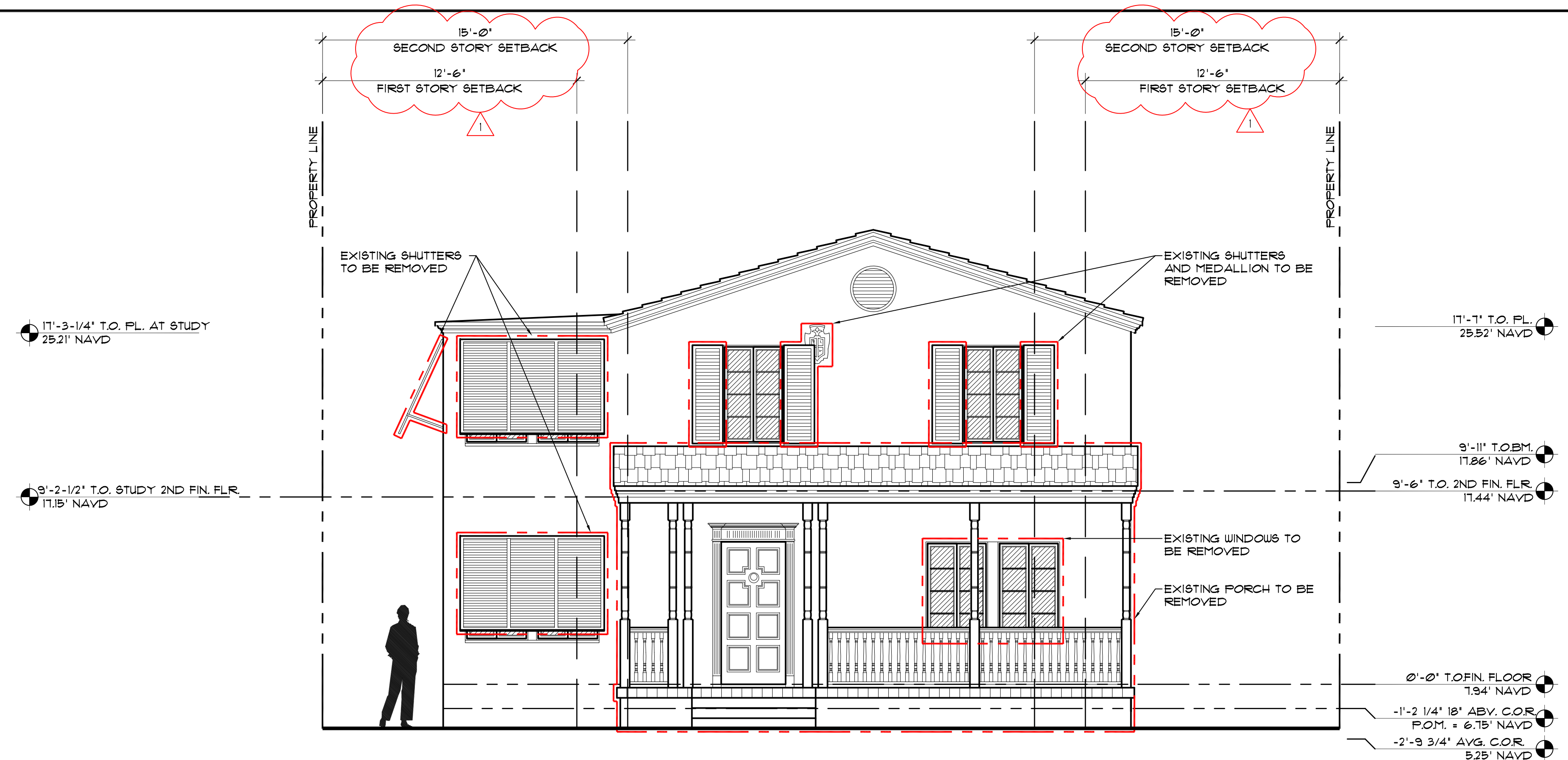
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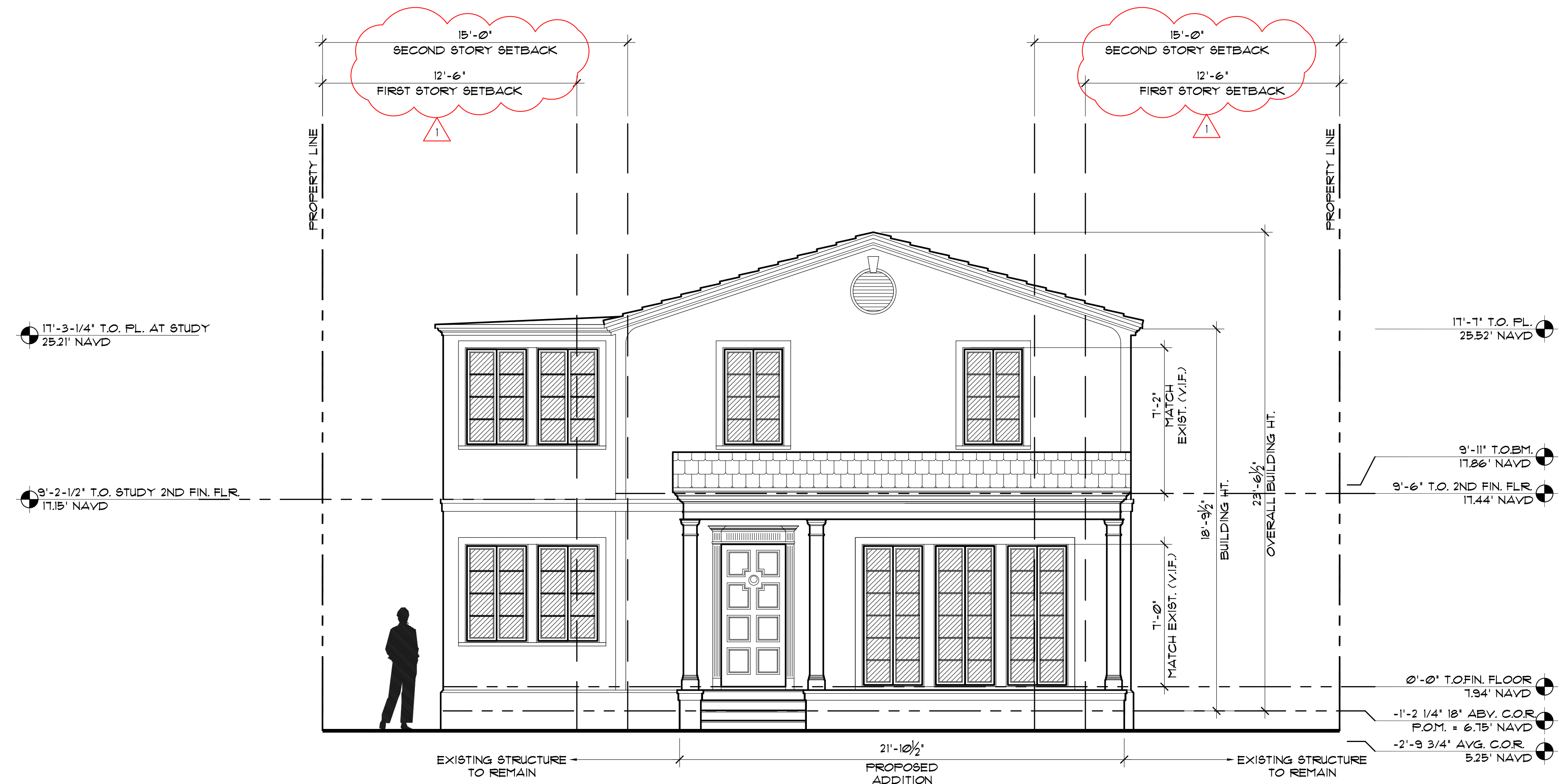
A3

SHEET: 18

OF: 28



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING AND PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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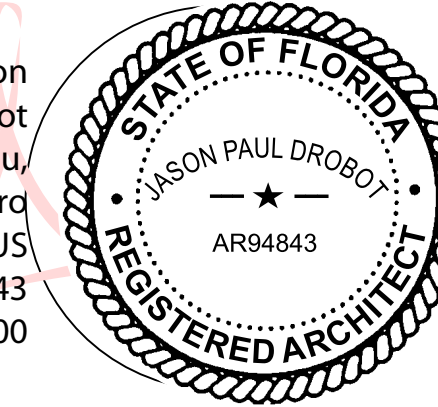
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Drobot
DN: cn=Jason Drobot, o=Jou,
email=jason@brasseuranddro
bot, c=US
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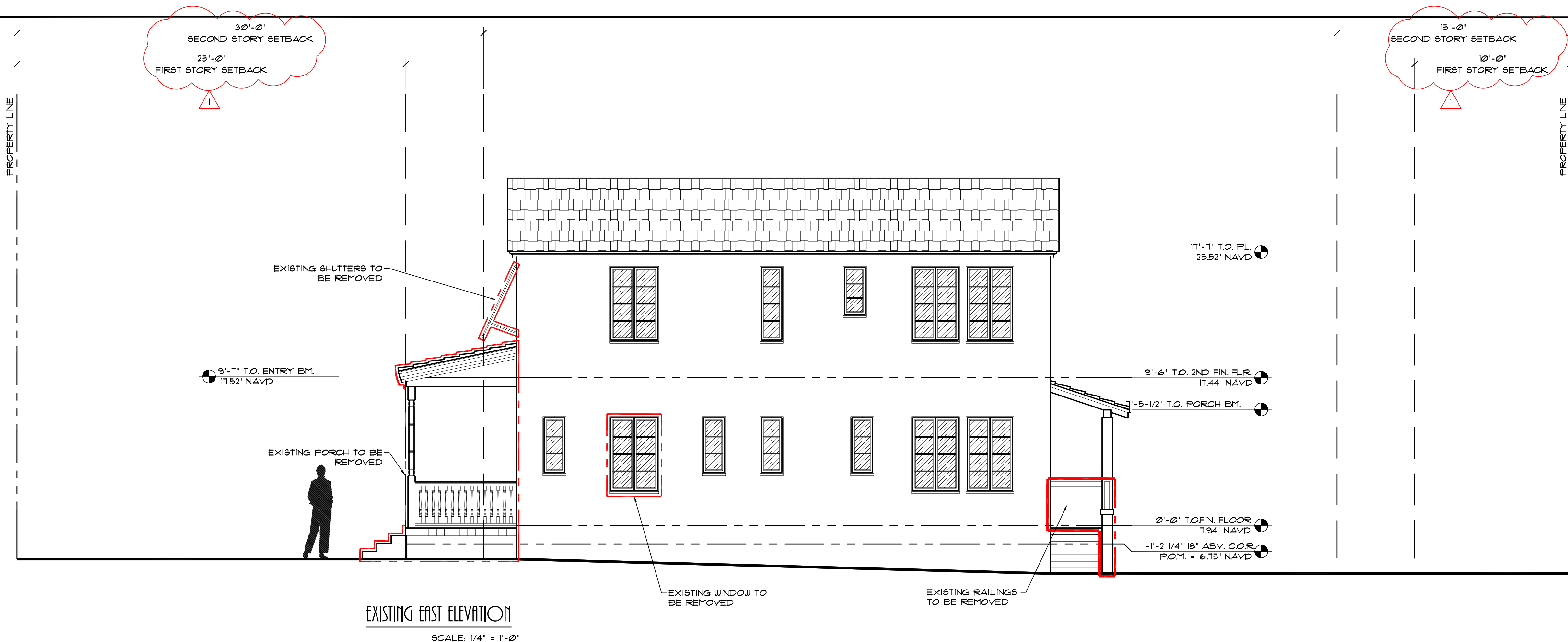
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EXISTING AND PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING AND PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

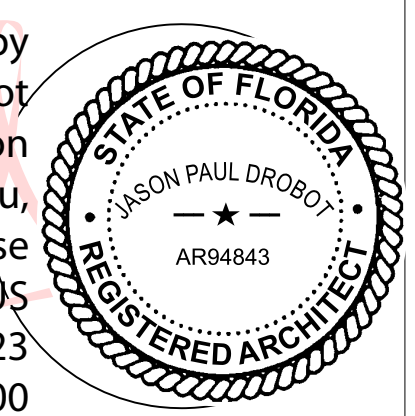


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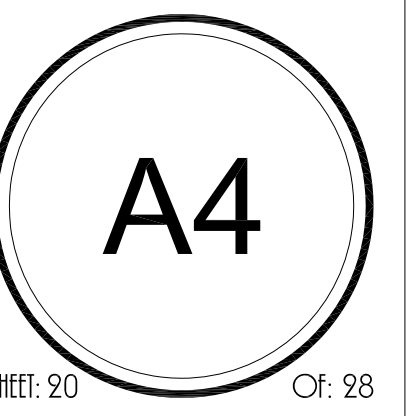
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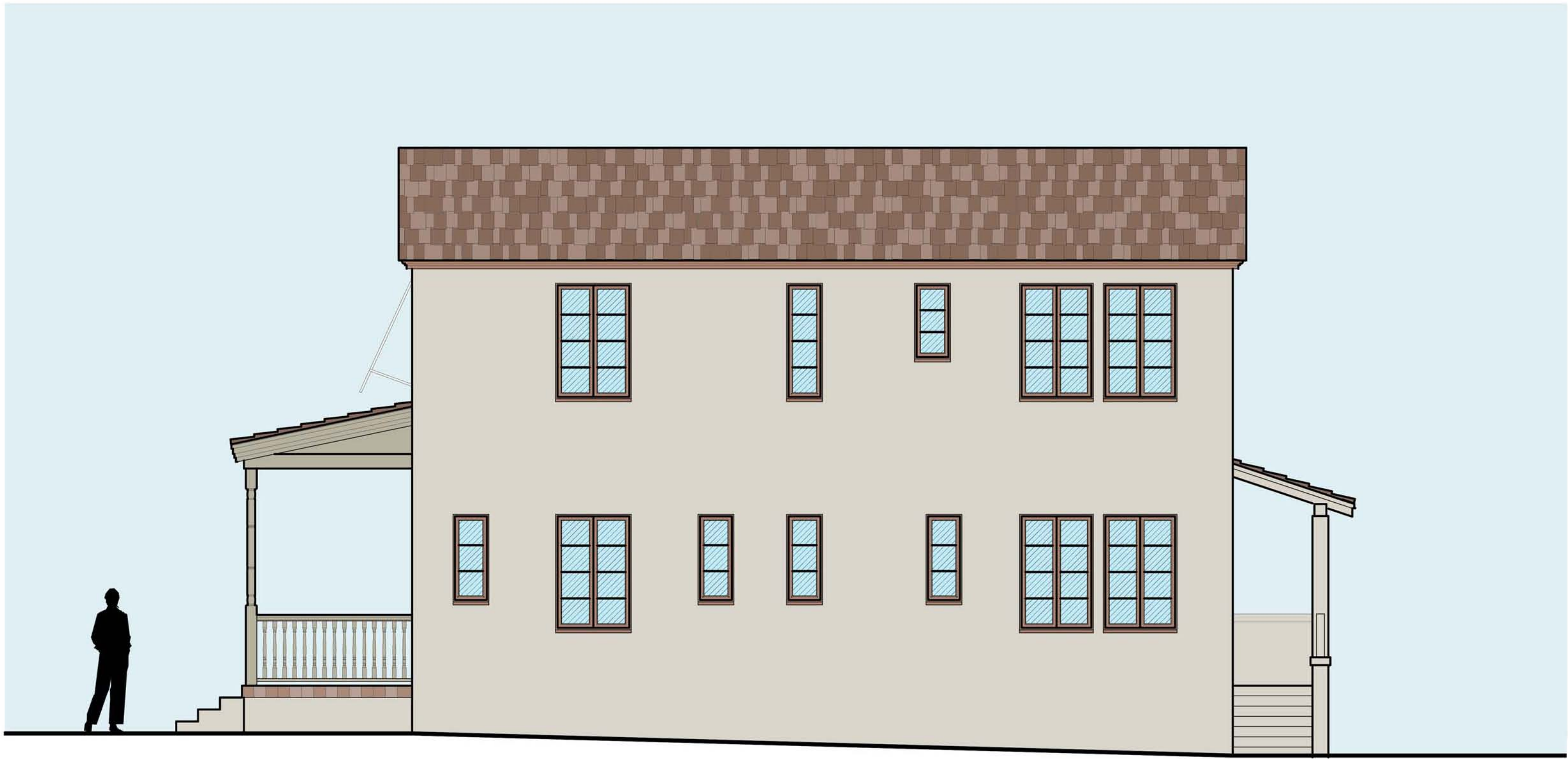


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email=jason@brasse
uranddrobot, c=US
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EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

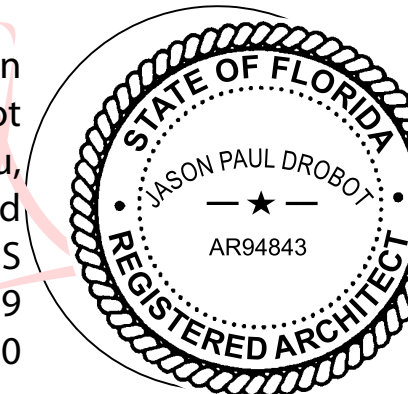


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(F) 561-820-8089
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EXISTING AND PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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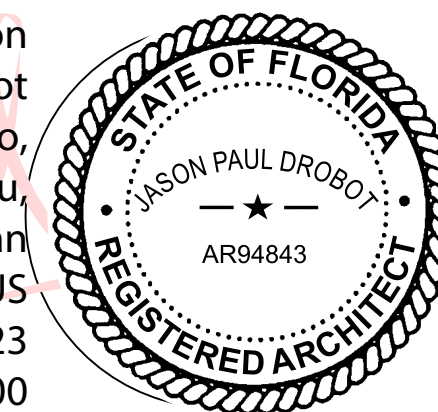
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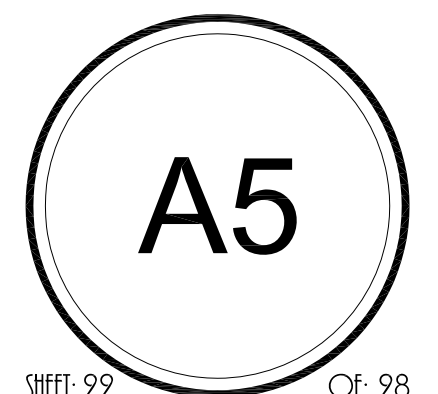
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& Drobot, c=US
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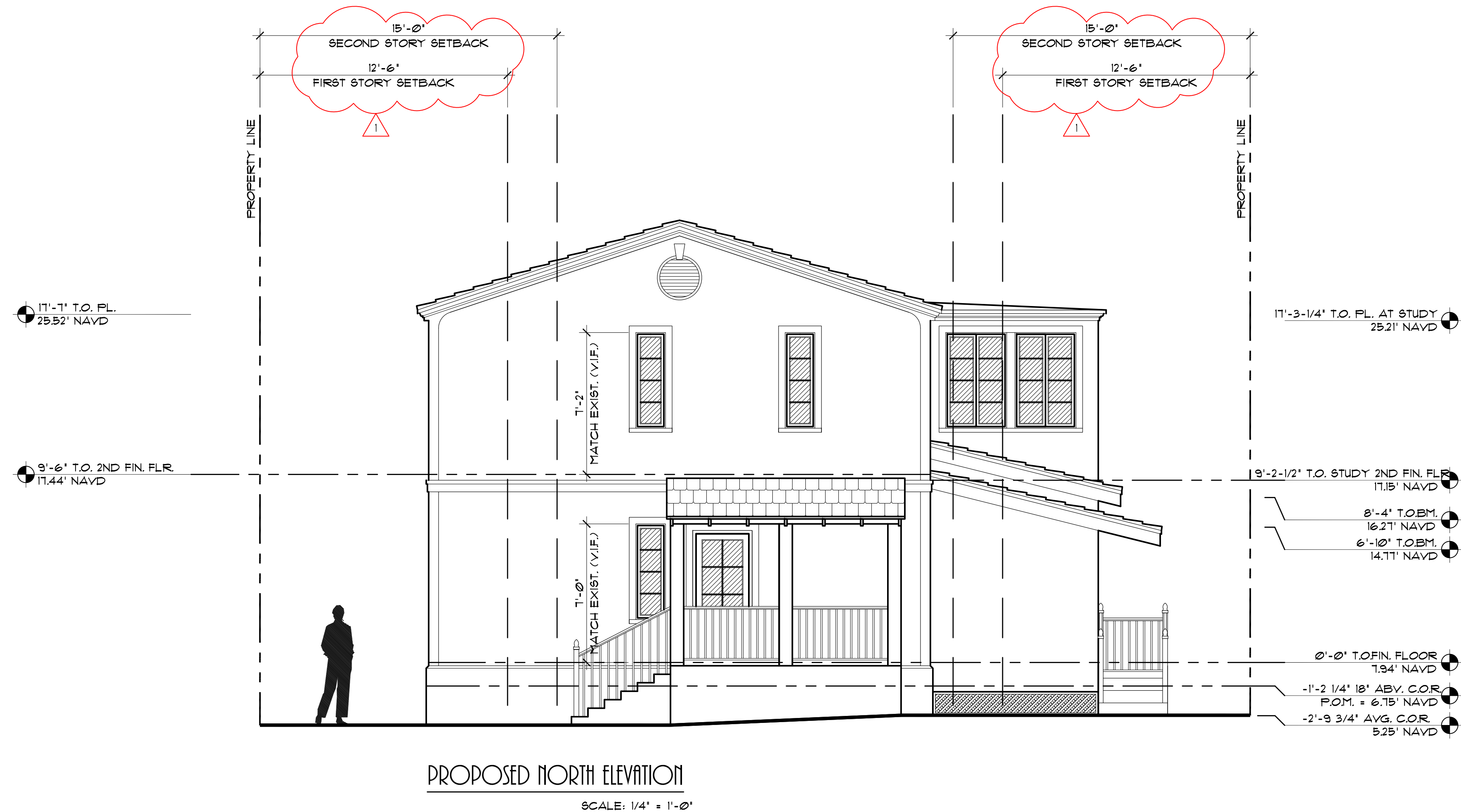
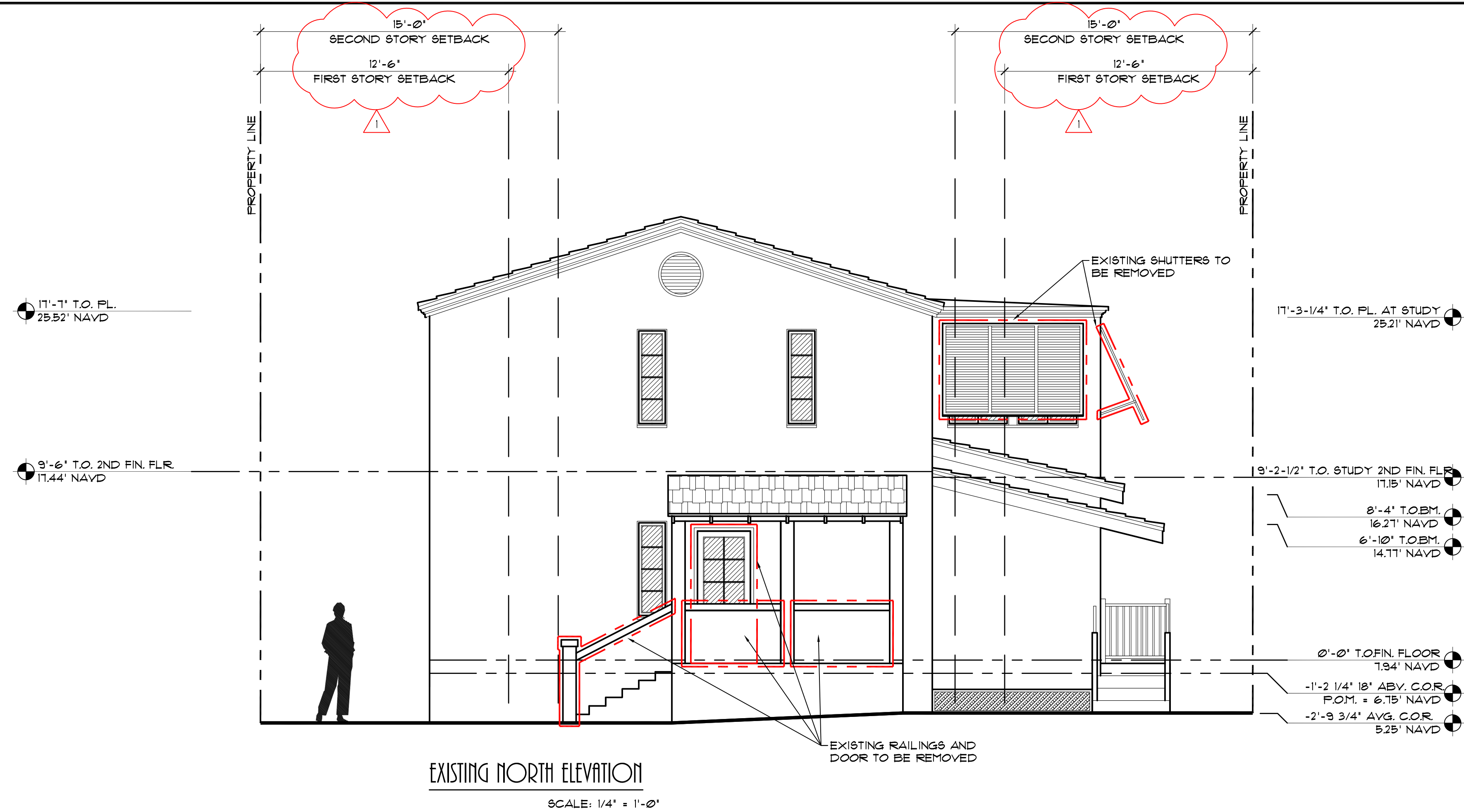


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SHEET: 22 OF: 28



EXISTING AND PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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



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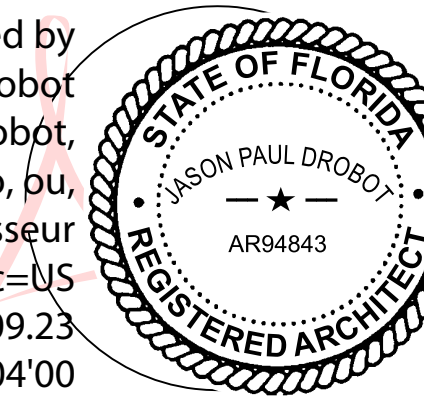
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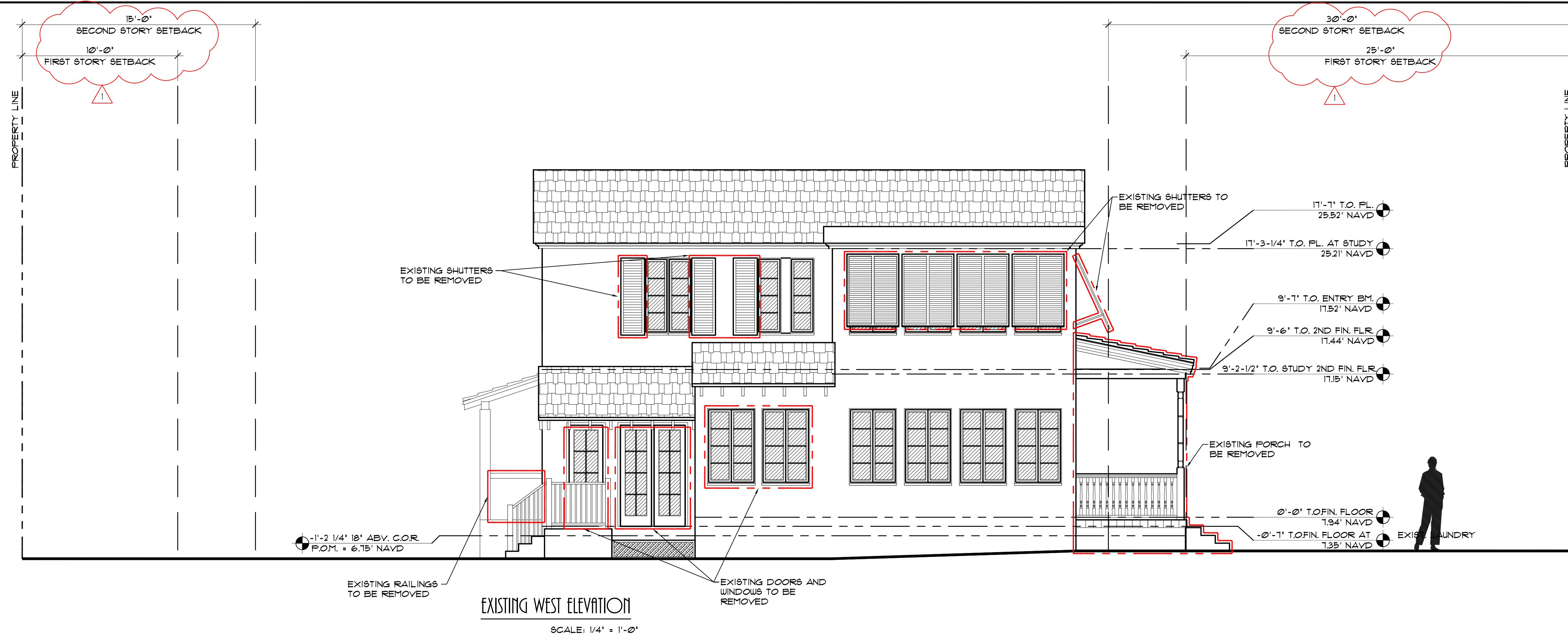
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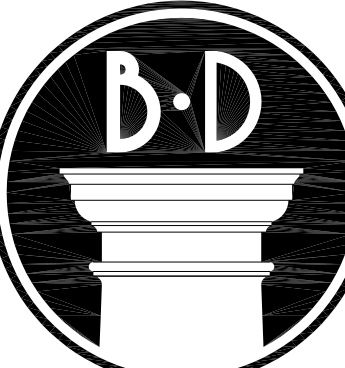


SHEET: 23 OF: 28

EXISTING AND PROPOSED NORTH ELEVATION

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





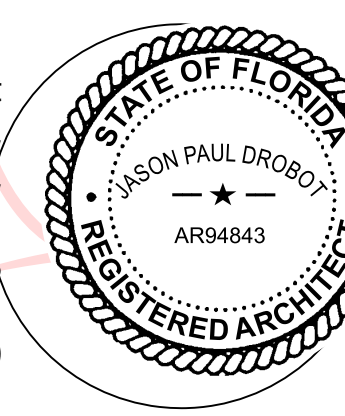
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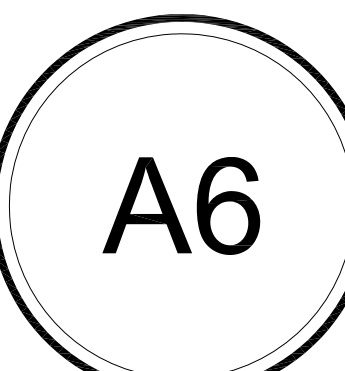
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JEFFREY D. BRASSEUR - AR 0017698
JASON P. DROBOT - AR 94843

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A6

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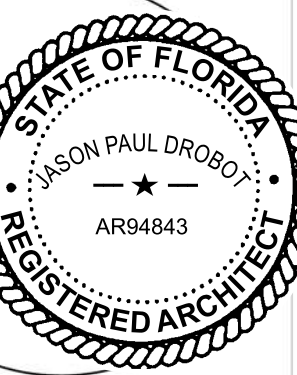
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Jason Drobot
DN: cn=Jason
Drobot, o=ou,
email=jason@brasse
urandrobot, c=US
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'12:10:34 -04'00



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A7

SHEET: 26

OF: 28

8' BOND BEAM BLOCK FULLY
GROUTED W/ (1) #5 BAR CONT.

STUCCO FINISH AND BANDING TO
MATCH EXISTING

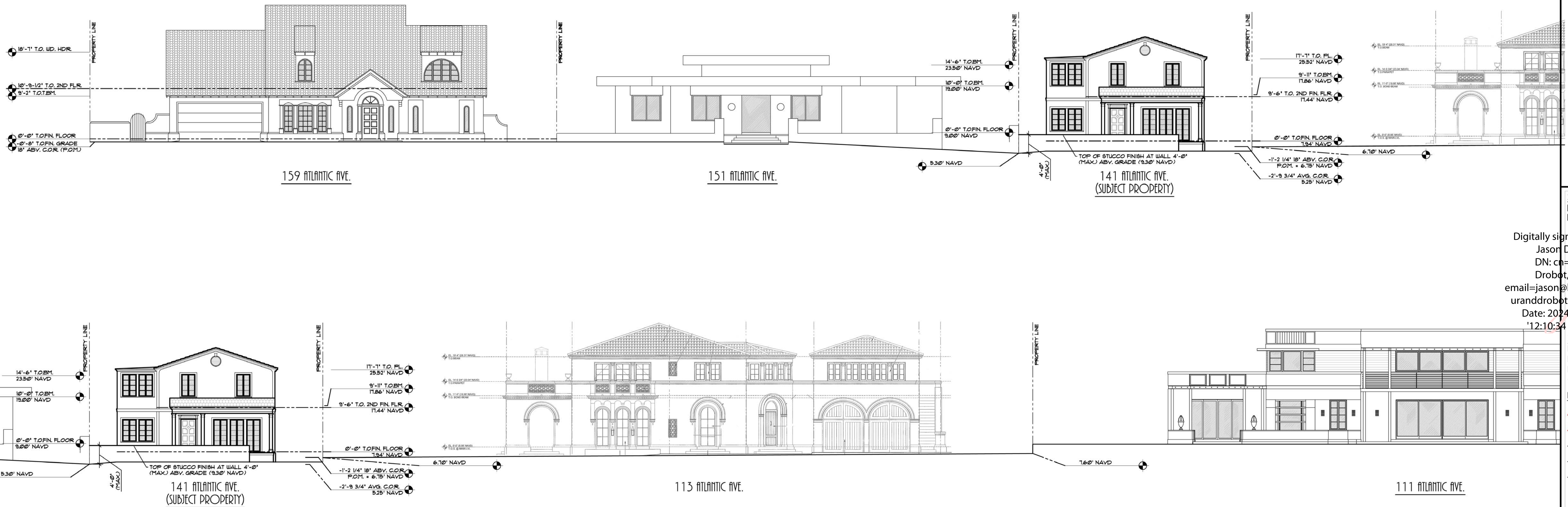
8' CMU WALL W/ FULLY
GROUTED CELLS W/ (1) #5
VERT. AT EA. END AND AT 32'
O.C. HOOK VERT. INTO BOND
BEAM AND FOUNDATION

COMPACT SOIL (2500
PSF) 98% DRY DENSITY
(TYPICAL)

3'-0"x1'-4" CONT. FOOTING W/ #5
BARS AT 16" O.C. TOP AND BOTTOM
(SHORT WAY). #5 BARS AT 12" O.C.
TOP AND BOTTOM (LONG WAY)

SECTION AT SOUTH SITE WALL

SCALE: 3/4" = 1'-0"



STREETSCAPE ELEVATION

SCALE: 3/32" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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(F) 561-820-8089
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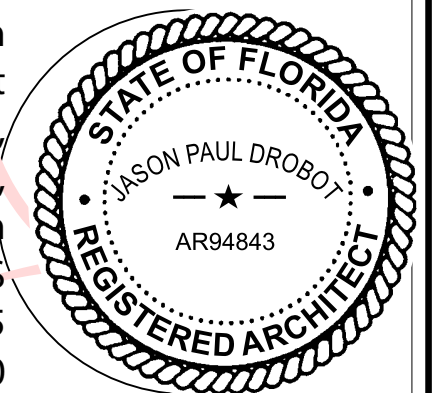
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ddrobot, c=US
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JASON P. DROBOT - AR 94843



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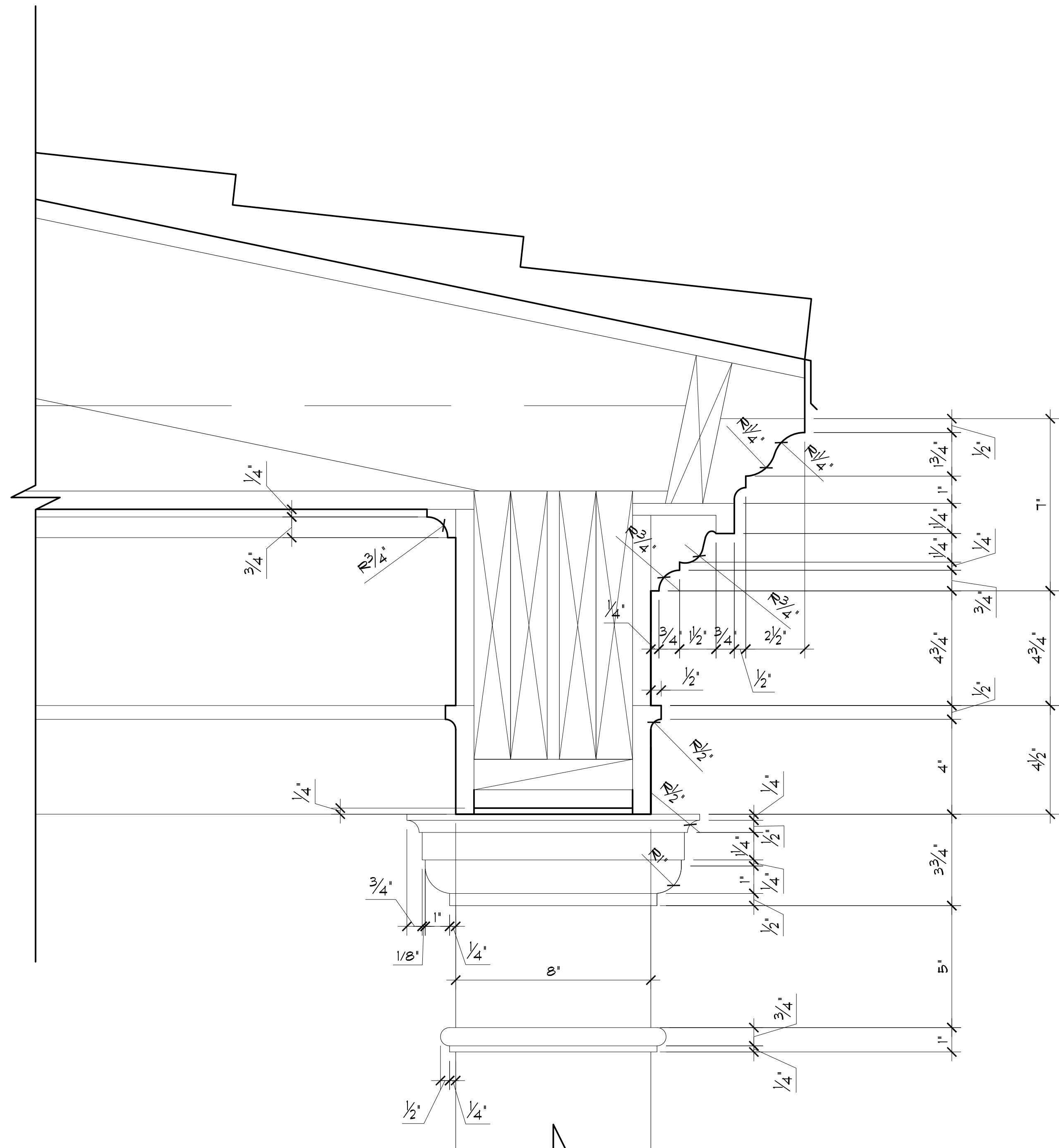
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A6.1

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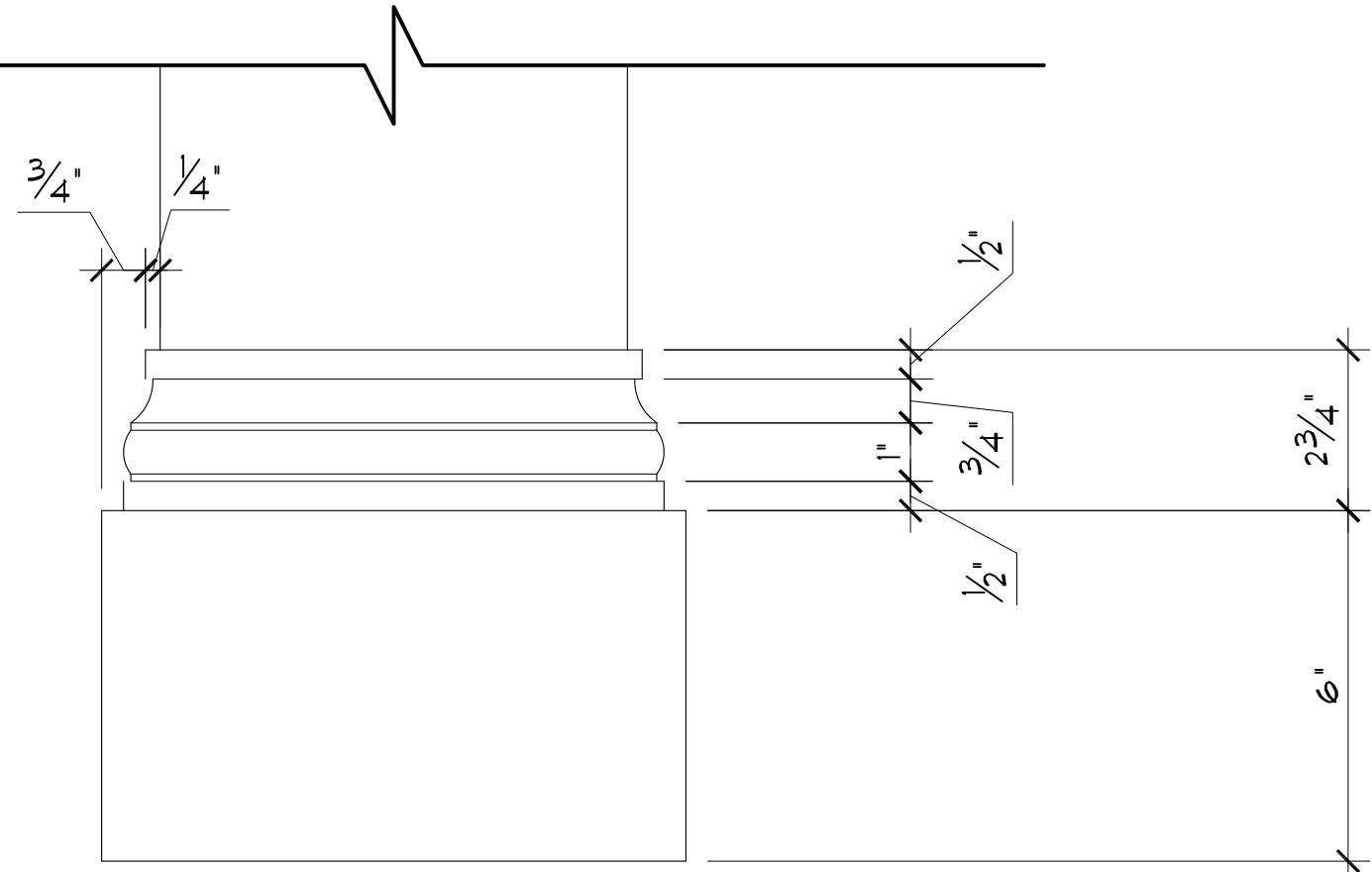
EXISTING AND PROPOSED WEST ELEVATION

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



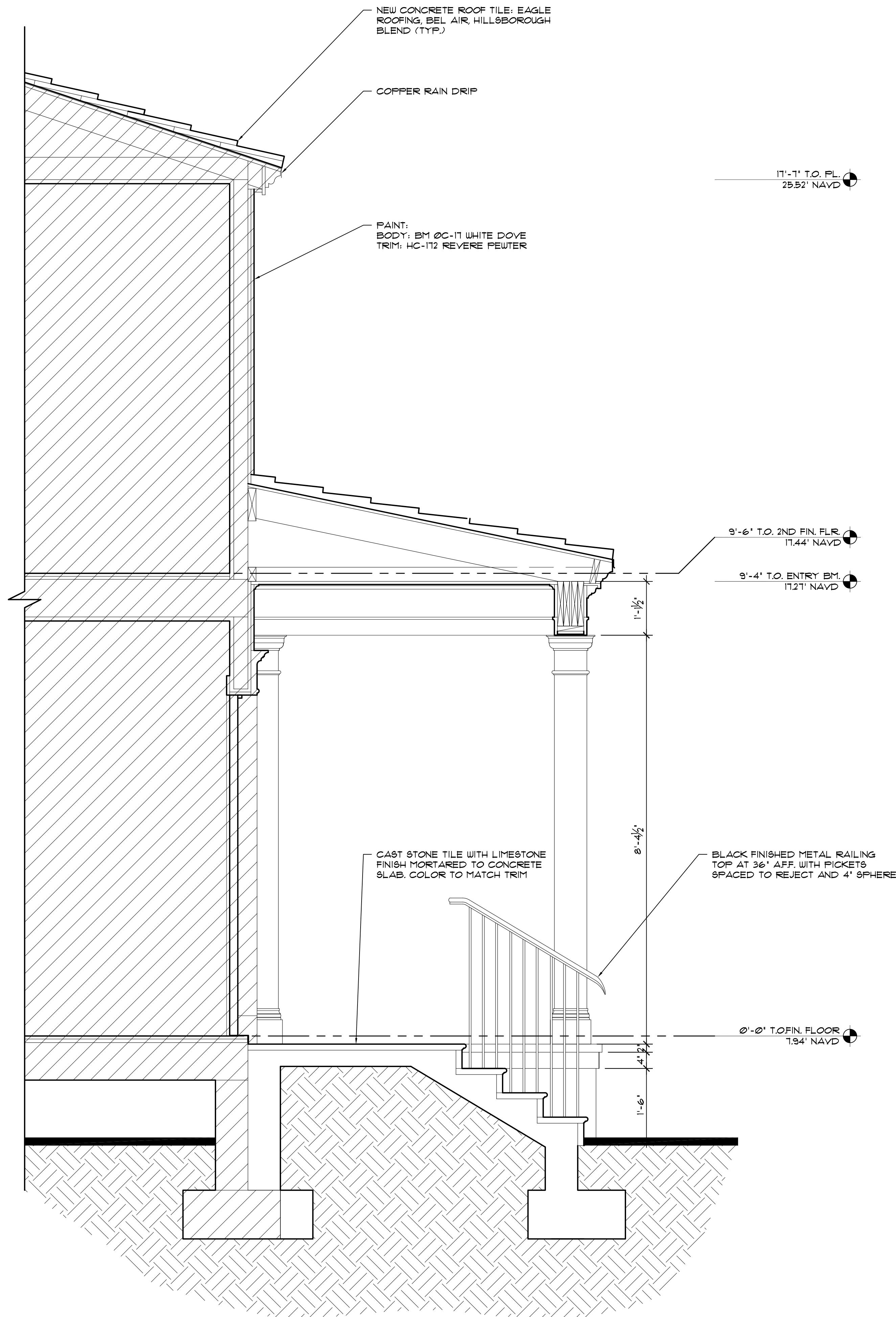
EAVE AND COLUMN CAPITAL DETAIL

SCALE: 3/4" = 1'-0"



COLUMN BASE DETAIL

SCALE: 3/4" = 1'-0"



SECTION AT COVERED ENTRY

SCALE: 3/4" = 1'-0"

SECTIONS AND DETAILS



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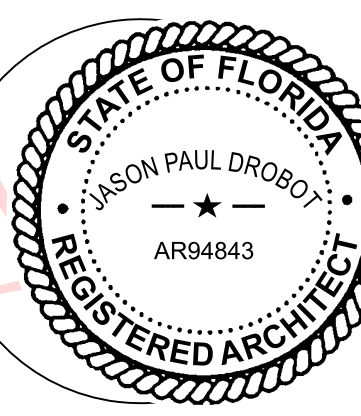
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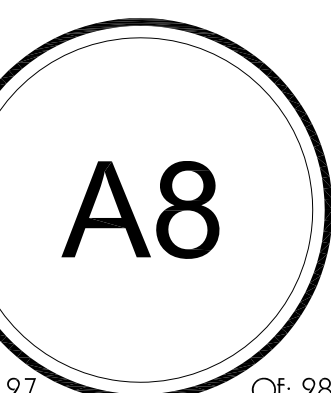
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BENJAMIN MOORE OC-17
WHITE DOVE (BODY)



BENJAMIN MOORE HC-172
REVERE PEWTER (TRIM)



EAGLE ROOFING
BEL AIR 4883 HILLSBOROUGH BLEND



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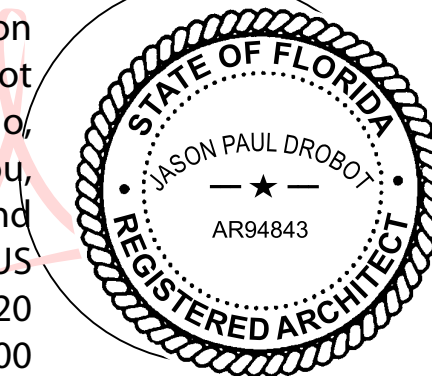
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