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By yfigueroa at 11:23 am, Jul 11, 2023



VARNAVA DESIGN
STUDIO

1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305
TEL. 561.302.5853
AR10123

- INTERIOR RENOVATION AND FIRST FLOOR EXPANSION OF AN EXISTING TWO-STORY HOUSE.
- THE FIRST FLOOR EXPANSION WILL BE LOCATED AT THE BACK OF THE HOUSE ON THE FIRST FLOOR.
- REPLACE FRONT ENTRY DOOR WITH NEW DESIGN AND REPLACE ALL EXISTING EXTERIOR DOORS AND WINDOWS WITH NEW IMPACT RATED.
- MINOR HARDSCAPE RECONFIGURATION AT REAR YARD.
- EXISTING POOL REMAINS BUT RECONFIGURED.
- NO HARDSCAPE/LANDSCAPE CHANGES AT FRONT YARD.

ARC-23-084



ARCHITECT	LANDSCAPE ARCHITECT	MEP ENGINEER
<p>VARNAVA DESIGN STUDIO, LLC</p> <p>1706 NE 18th Street Fort Lauderdale, Florida 33305</p> <p>PH. 561.302.5853</p>	<p>TODD MACLEAN OUTDOORS</p> <p>P.O. Box 2901 Palm Beach, Florida 33480</p> <p>PH. 561.310.2333</p>	<p>CARO DESIGN GROUP</p> <p>14012 Red Rock Lake Dr. Jacksonville FL 32226</p> <p>PH. 813.506.0422</p>

A-001	FIRST FLOOR DEMOLITION PLAN
A-002	FIRST FLOOR PROPOSED FLOOR PLAN
A-003	SECOND FLOOR DEMOLITION PLAN
A-004	SECOND FLOOR PROPOSED FLOOR PLAN
A-005	EXISTING AND PROPOSED ROOF PLANS
A-006	EXISTING & PROPOSED ELEVATIONS
A-007	EXISTING & PROPOSED ELEVATIONS
A-008	EXISTING & PROPOSED ELEVATIONS
A-009	EXISTING & PROPOSED ELEVATIONS

- A-010 BUILDING SECTION
- A-011 ARCHITECTURAL DETAILS - DOOR, WINDOWS & SHUTTERS
- A-012 EXTERIOR MATERIALS AND FINISHES
- A-013 RENDERINGS
- A-014 RENDERINGS
- A-015 LOGISTICS PLAN
- A-016 CONSTRUCTION SCREENING
- BOUNDARY SURVEY
- LANDSCAPE PLANS LP-1, LP-2, LP-4, LP-5, LP-6, D1

[illegible]



286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084



Monterey Rd

N Lake Way

Orange Gro

List Rd

List 1

Via Marila



N. LAKE WAY

ORANGE GROVE ROAD

SUBJECT
PROPERTY

LIST ROAD

VIA MARILA

N. LAKE WAY



286 ORANGE GROVE
SUBJECT PROPERTY

292 ORANGE GROVE

STREETSCAPE - NORTH ELEVATION

$$1/8'' = 1' - C$$


MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NO:

CAD DWG FILE:

DRAWN BY: _____

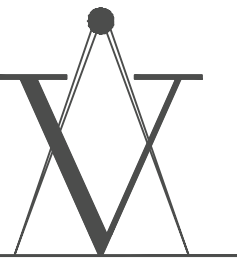
CHK'D BY: _____

PLOT DATE: _____

SHEET TITLE

STREETSCAPE

SP-002



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STUDIO

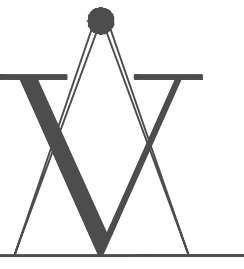
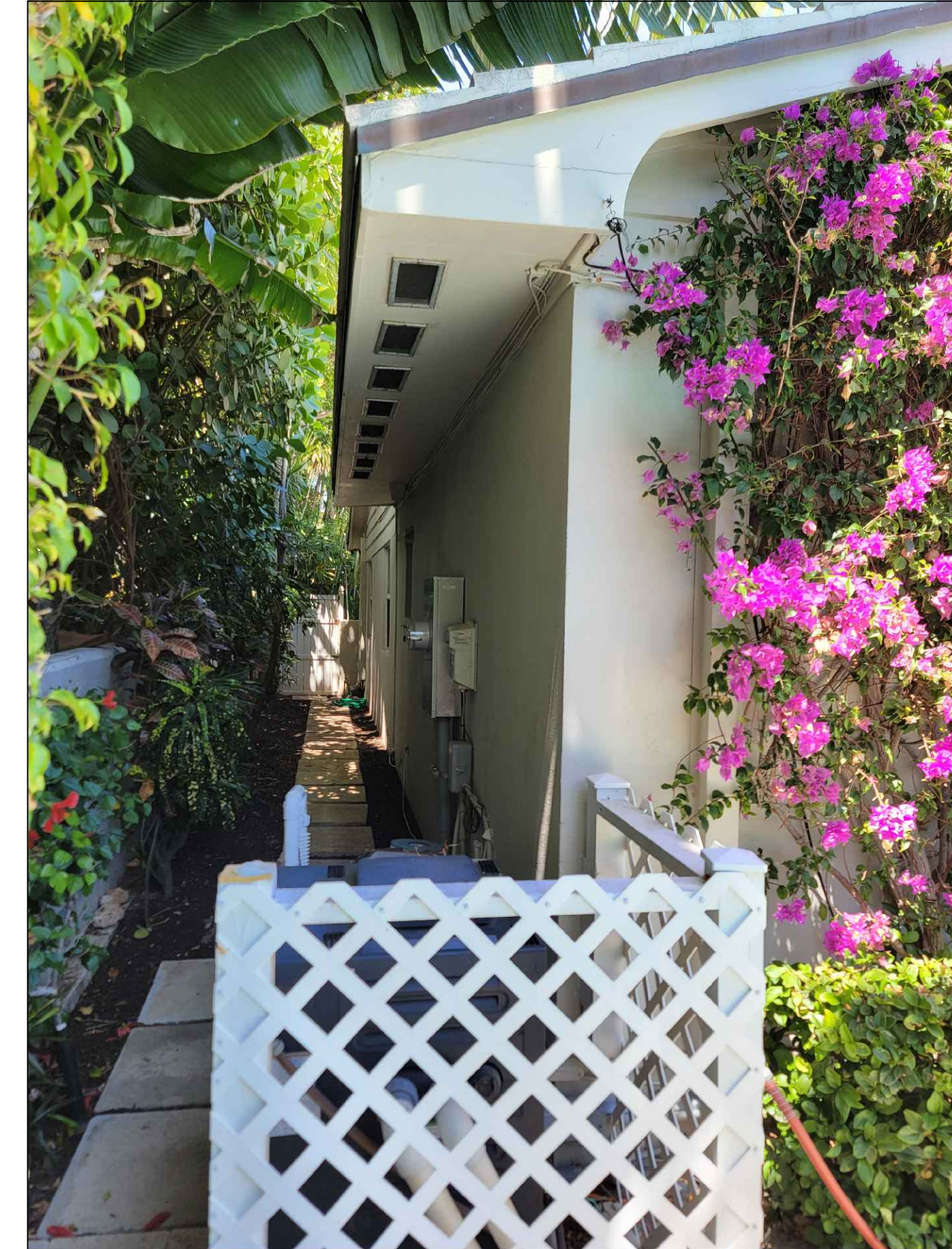
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ARIOIO23

SHAW RESIDENCE

286 ORANGE GROVE
PALM BEACH, FL, 33480

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[illegible]



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SHAW RESIDENCE

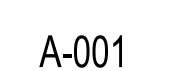
286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084

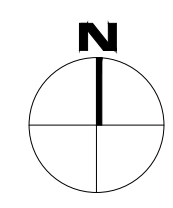
[illegible]



REMOVE AC CONDENSER AND SHED



MARK	DATE	DESCRIPTION	
PROJECT NO: ##			
CAD DWG FILE: ASE ORANGE BRICK - MASON PRODUCTION.DWG			
DRAWN BY:	R.S.	Y.Y.	M.C
CHECK'D BY:	Y.Y.	M.C	
PLOT DATE:	07 / 10 / 23		
(PAGE TOTAL)			





286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084

OCCUPANCY GROUP: RESIDENTIAL (R-3)
ALTERATION - LEVEL 2

1. ALL WORK SHALL COMPLY WITH THE RESIDENTIAL 2020 ED. FLORIDA BUILDING CODE, THE TOWN OF PALM BEACH AMENDMENTS AND ALL OTHER PERTINENT CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
4. ISOLATE DISSIMILAR METALS FROM DIRECT CONTACT.
5. ALL FERROUS METALS SHALL HAVE A PREMIUM GALVANIZE COATING APPROPRIATE FOR COASTAL LOCATIONS.
6. CONSTRUCTION SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING.
7. ALL STRUCTURE AND BUILDING ELEMENTS SHALL BE DESIGNED TO RESIST HURRICANE WIND LOADS, AND SHALL BE TESTED AND BEAR THE 2020 FLORIDA RESIDENTIAL BUILDING CODE PRODUCT APPROVAL OR EQUIV..
8. ROOF FLASHING SHALL BE 16 OZ. WITH HEAVILY SOLDERED JOINTS EXCEPT AT EAVE DRIP FLASHING. EAVE FLASHING SHALL BE UNSOLDERED WITH A 3" (MIN) LAP.
9. ALL EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RATED.

INSTALL $\frac{5}{8}$ " GYPSUM WALL BOARD ON THE INTERIOR SIDE OF A 2" x 6" WOOD FRAME AT 16" O.C. INSTALL $\frac{1}{2}$ " CDX PLYWOOD W/ 30 LBS FELT, PAPER BACKED METAL LATH AND $\frac{3}{4}$ " STUCCO ON EXTERIOR

2X METAL FRAMING WITH METAL TRACKS ATTACHED TO SLAB OR ROOF TRUSSES AT 16" O.C. WITH 5/8" GYPSUM WALLBOARD AT BOTH SIDES.

INSTALL $\frac{5}{8}$ " G.W.B. TO CEILING FRAMING OR ROOF TRUSS BOTTOM CHORDS AT 24" o.c. (MAX.)

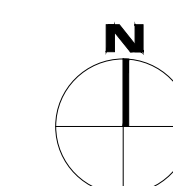
INSTALL R-7 (MIN) INSULATION AT NEW MASONRY WALLS. INSTALL R-20 (MIN) POLYURETHANE INSULATION OR EQUAL AT THE UNDERSIDE OF ROOF SHEATHING, CONTINUOUS TO THE WALL INSULATION. REFER TO ENERGY CALCULATIONS FOR REQUIRED INSULATION.

EXISTING EXTERIOR WALLS

NEW + INFILL EXTERIOR WALLS

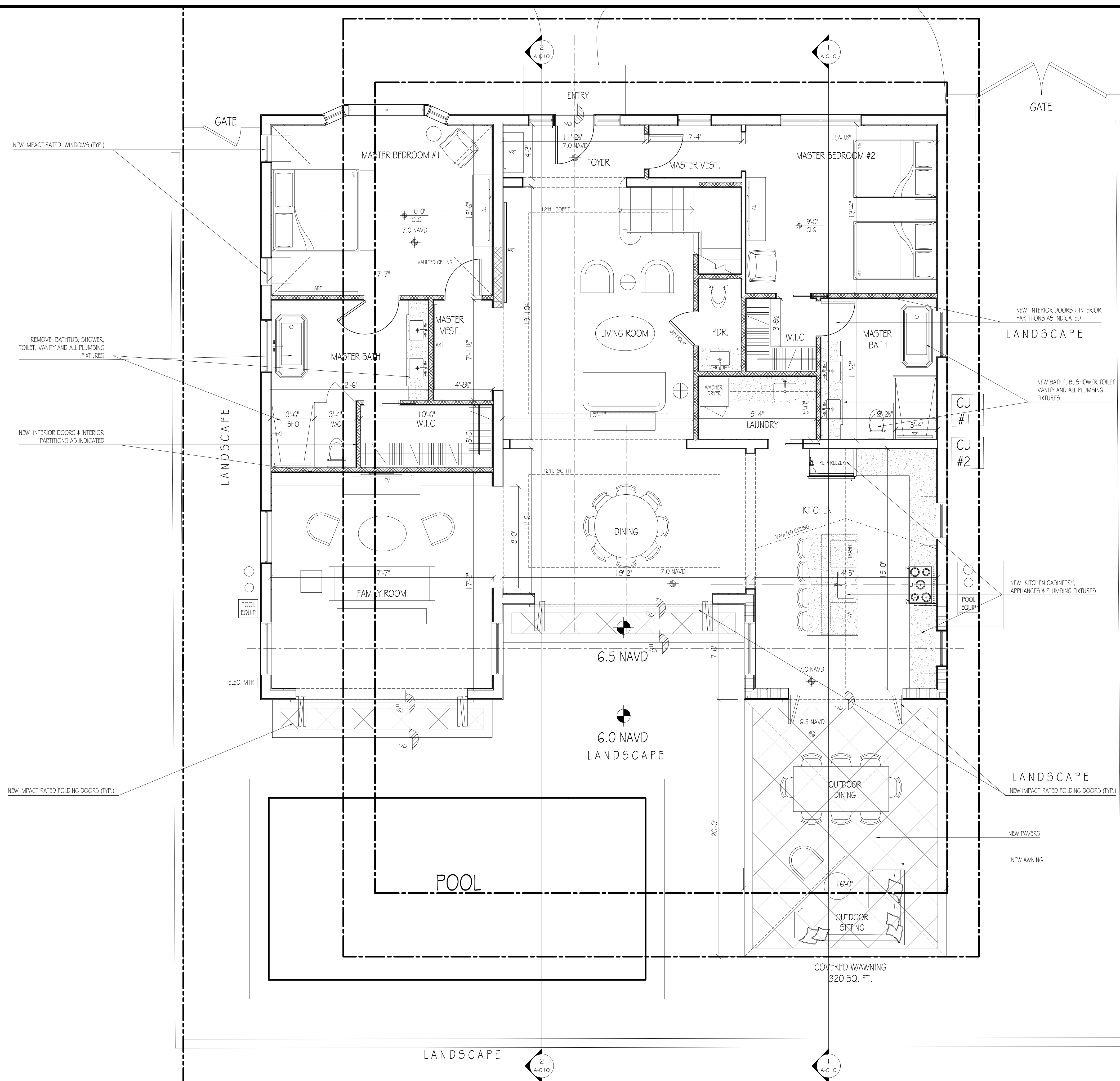
EXISTING INTERIOR PARTITIONS

NEW INTERIOR PARTITIONS

[illegible]

FIRST FLOOR PROPOSED
PLAN

A-002






1 FIRST FLOOR PROPOSED PLAN
1/4" = 1'-0"



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PALM BEACH, FL, 33480

KEY:

	EXISTING EXTERIOR WALLS TO REMAIN
	EXISTING INTERIOR PARTITIONS TO REMAIN
	EXISTING INTERIOR PARTITIONS TO BE DEMOLISHED



SHED | ROOF

CANVASS ROOF BELOW

POOL

1 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



MARK	DATE	DESCRIPTION
PROJECT NO.: ##		
CAD DWG FILE: JMS-DRAWING-067-AEQUIL-PREDESIGNATION.DWG		
DRAWN BY: R.S Y.Y M.C.		
CHKD BY: Y.Y M.C.		
PLOT DATE: 07./10/23		
SHEET TITLE #		





SECOND FLOOR - DEMOLITION

A-003



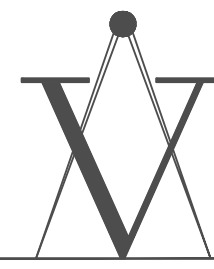
286 ORANGE GROVE
PALM BEACH, FL, 33480

KEY:

EXISTING EXTERIOR WALLS	
INFILL EXTERIOR WALLS	
EXISTING INTERIOR PARTITIONS	
NEW INTERIOR PARTITIONS	

[illegible]

A-004

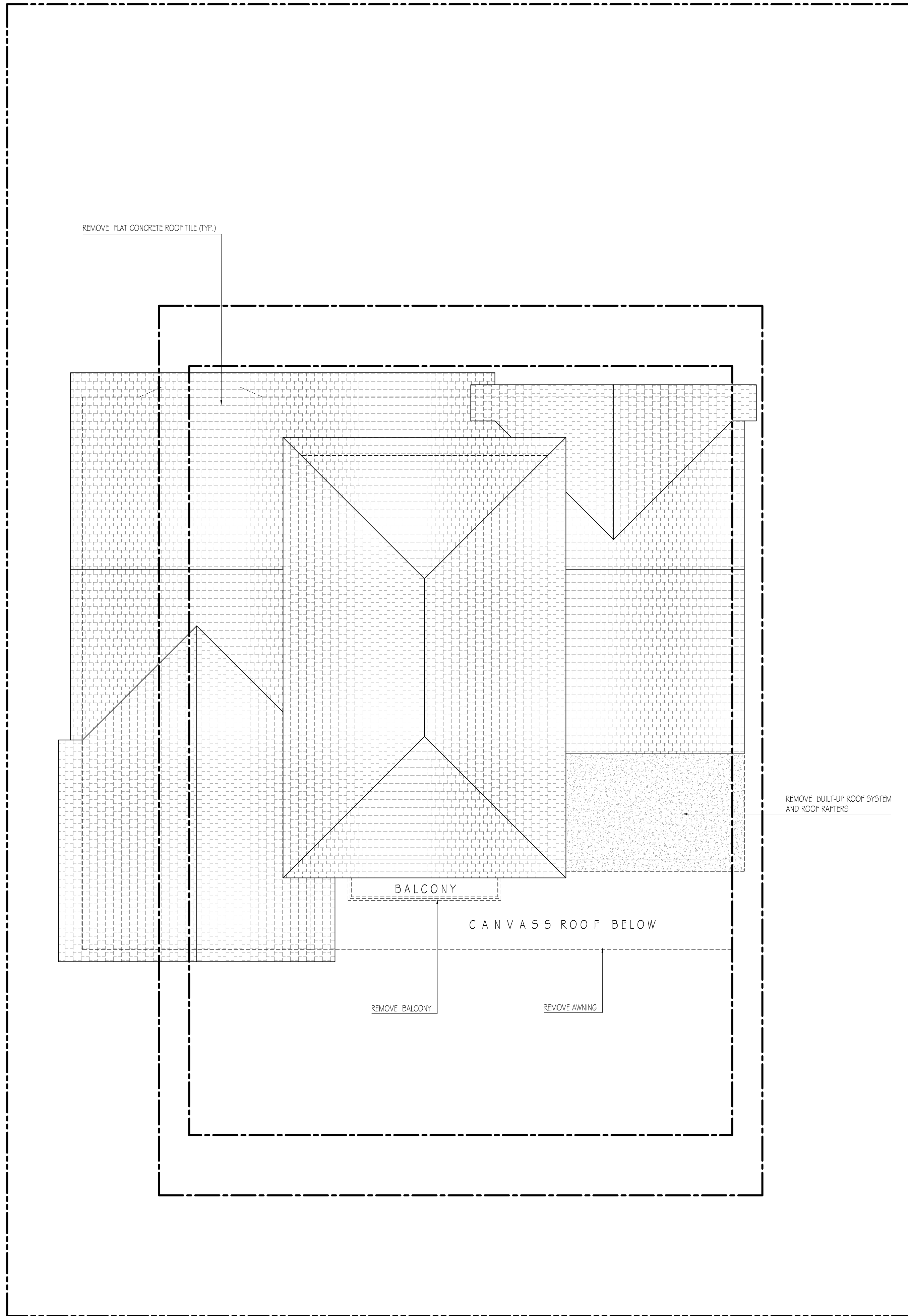


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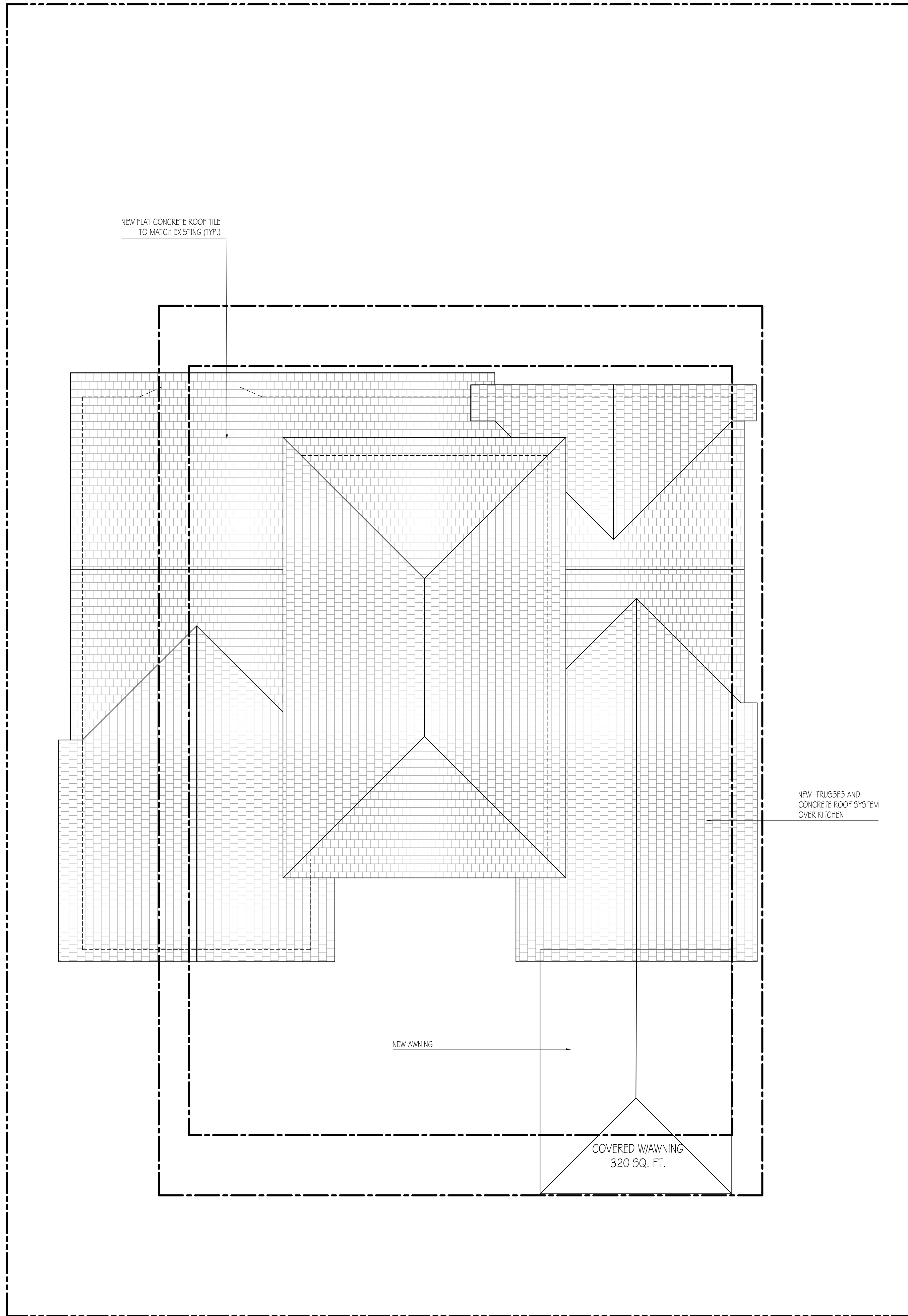
SHAW RESIDENCE

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PALM BEACH, FL, 33480

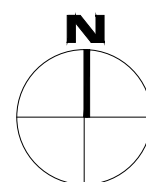
ARC-23-084



1 EXISTING ROOF PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"



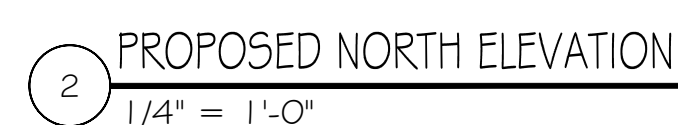
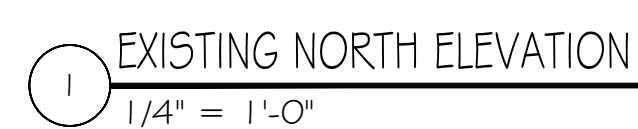
EXISTING AND PROPOSED
ROOF PLANS

A-005



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PALM BEACH, FL, 33480

ARC-23-084

[illegible]

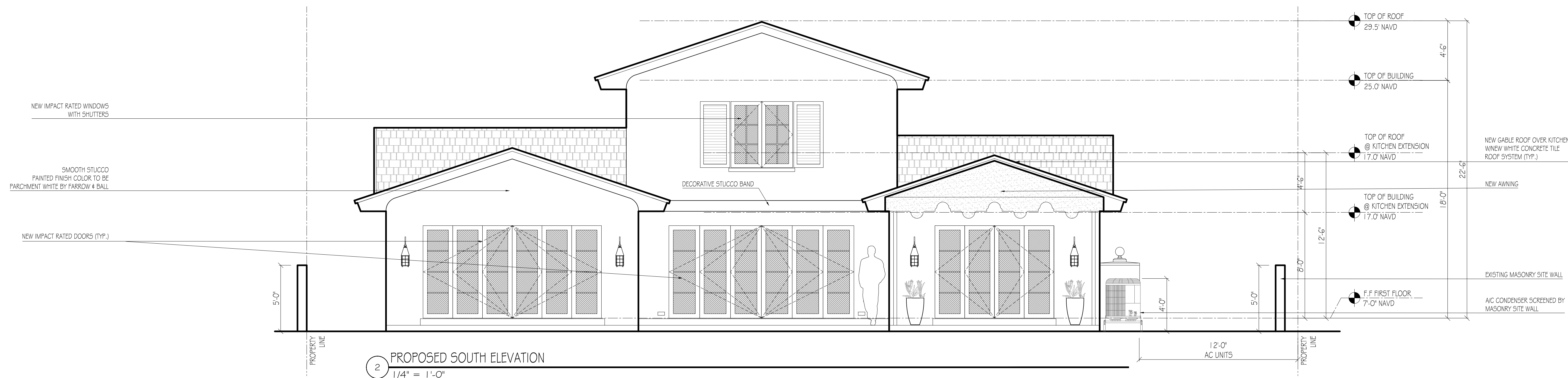
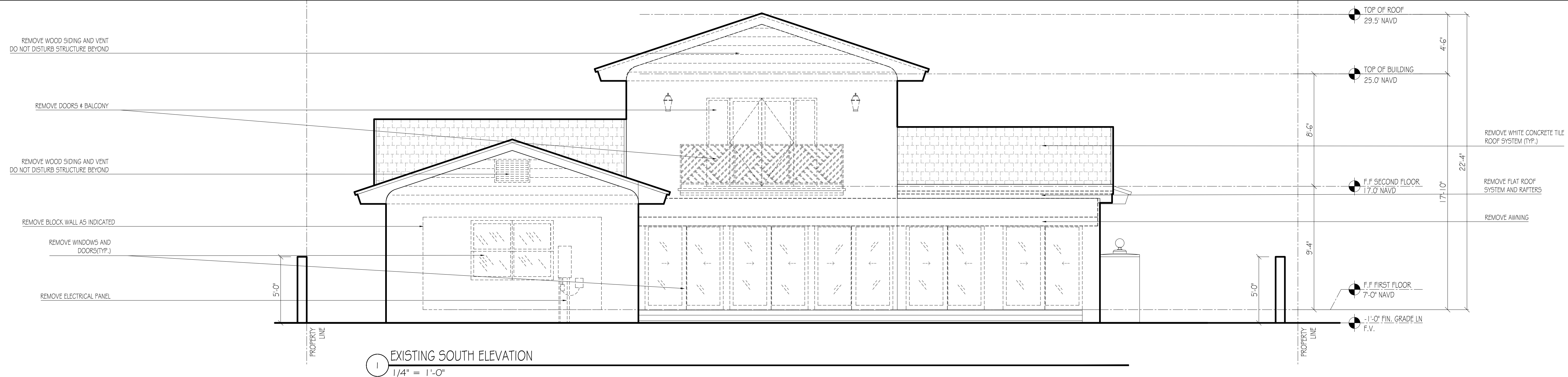
EXISTING & PROPOSED
NORTH ELEVATIONS

A-006

SHAW RESIDENCE

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PALM BEACH, FL, 33480

ARC-23-084

[illegible]

EXISTING & PROPOSED SOUTH ELEVATIONS

A-007



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PALM BEACH, FL, 33480

SOUTH FACADE ENTIRE BLDG. SURFACE: 780 SQ. FT. = 100%
REMOVE WALL AND FLAT ROOF FOR KITCHEN EXPANSION: 145 SQ. FT. = 18.5%
REMOVE WALL FOR DOORS: 94.5 SQ. FT. = 12%
TOTAL AREA TO BE REMOVED = 30.5% < 50%

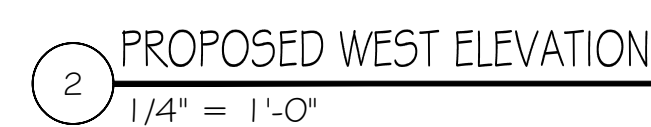
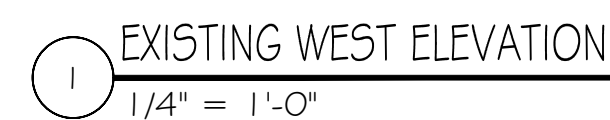
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A-007B



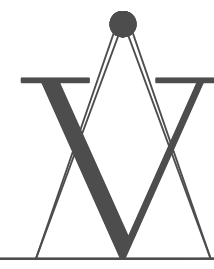
286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084

[illegible]

EXISTING & PROPOSED
WEST ELEVATIONS

A-008



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PALM BEACH, FL, 33480

ARC-23-084

REMOVE WOOD SIDING

REMOVE WINDOWS (TYP.)

REMOVE DOORS & BALCONY

REMOVE FLAT ROOF
SYSTEM AND RAFTERS

REMOVE AWNING

PROPERTY
LINE

1 EXISTING EAST ELEVATION
1/4" = 1'-0"

REMOVE WOOD SIDING

NEW IMPACT RATED WINDOWS

NEW GABLE ROOF OVER KITCHEN
WITH WHITE CONCRETE TILE
ROOF SYSTEM (TYP.)

NEW AWNING

PROPERTY
LINE

2 PROPOSED EAST ELEVATION
1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
1/4" = 1'-0"

REMOVE WHITE CONCRETE TILE
ROOF SYSTEM (TYP.)

REMOVE WOOD SIDING AND VENT
DO NOT DISTURB STRUCTURE BEYOND

NEW WHITE CONCRETE TILE ROOF
SYSTEM (TYP.)

SMOOTH STUCCO
PAINTED FINISH COLOR TO BE
PARCHMENT WHITE BY FARROW & BALL

STORAGE UNITS WITH PAINTED FINISH.
COLOR TO BE PARCHMENT WHITE BY
FARROW & BALL

TOP OF ROOF
29.5' NAVD

TOP OF BUILDING
25.0' NAVD

F.F. SECOND FLOOR
17.0' NAVD

F.F. FIRST FLOOR
7.0' NAVD

TOP OF ROOF
29.5' NAVD

TOP OF BUILDING
25.0' NAVD

F.F. SECOND FLOOR
17.0' NAVD

F.F. FIRST FLOOR
7.0' NAVD

TOP OF ROOF
29.5' NAVD

TOP OF BUILDING
25.0' NAVD

F.F. SECOND FLOOR
17.0' NAVD

F.F. FIRST FLOOR
7.0' NAVD

MARK DATE DESCRIPTION

PROJECT NO: 000
CAD DWG FILE: 286-ORANGE-GROVE-ARC23-084-PROPOSED.DWG
DRAWN BY: R.S. Y.V. M.C.
CHKD BY: Y.V. M.C.
PLOT DATE: 07/10/23

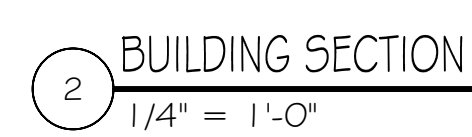
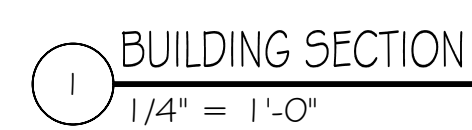
SHEET TITLE

EXISTING & PROPOSED
EAST ELEVATIONS



286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084



MARK	DATE	DESCRIPTION
PROJECT NO: HH		
CAD DWG FILE:	DWG ORIGIN DRIVE :	KACZM PRESENTATION.DWG
DRAWN BY:	R.S Y.V M.C	
CHECKD BY:	Y.V M.C	
PLOT DATE:	07 / 10 / 23	
PAGE(S) TOTAL:		

BUILDING SECTIONS



286 ORANGE GROVE
PALM BEACH, FL, 33480

Diagram illustrating the dimensions and operation of a four-panel sliding glass door system. The system consists of four panels, each with a height of 35" and a width of 38". The panels are shown in a closed position, with arrows indicating the sliding direction (left and right). The diagram also shows the Multi Point Lock and Twinpoint (Interior) lock mechanism.

Unit Height: Varies

Unit Width: Varies

Multi Point Lock 35"

Twinpoint (Interior) 38"

Unit
Height:
Varies

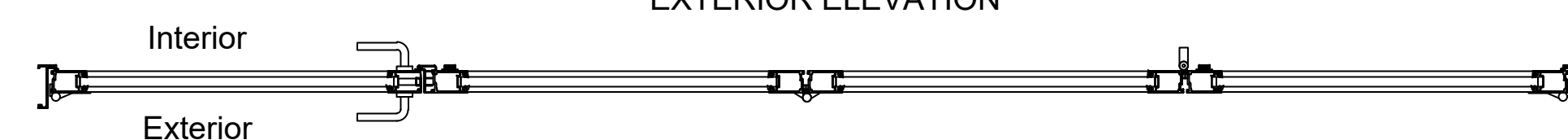
FRONT DOOR TO BE
BRONZE FINISH

WINDOW GLASS TO BE
CLEAR LOW-E

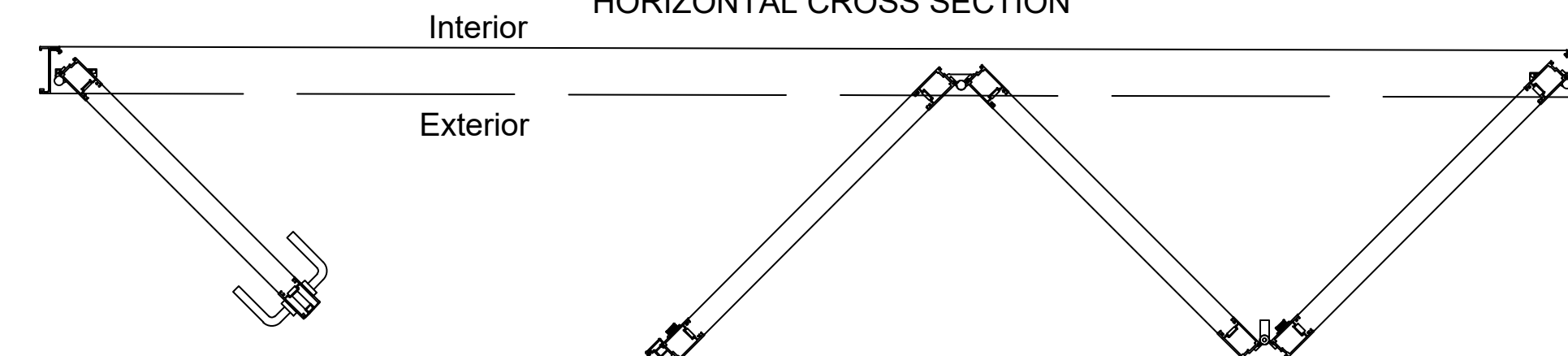
BIFOLD DOORS TO BE PAINTED WHITE

WINDOW GLASS TO BE
CLEAR LOW-E

Unit Width: Varies
Exterior View
EXTERIOR ELEVATION

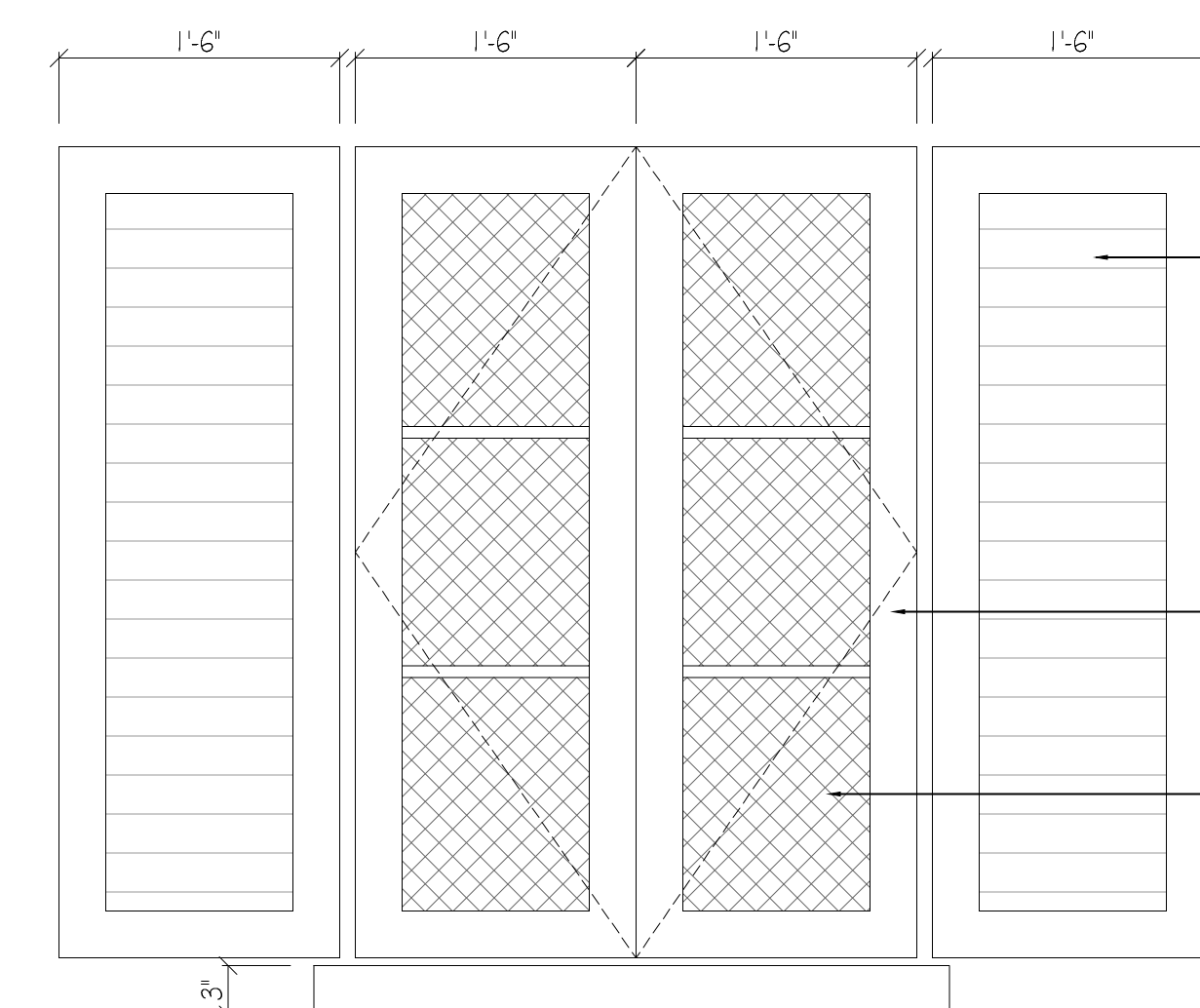


HORIZONTAL CROSS SECTION



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FOLDING DOOR BY EUROWALL OR SIMILAR



SHUTTERS TO BE FARROW AND BALL
LULWORTH BLUE NO. 89

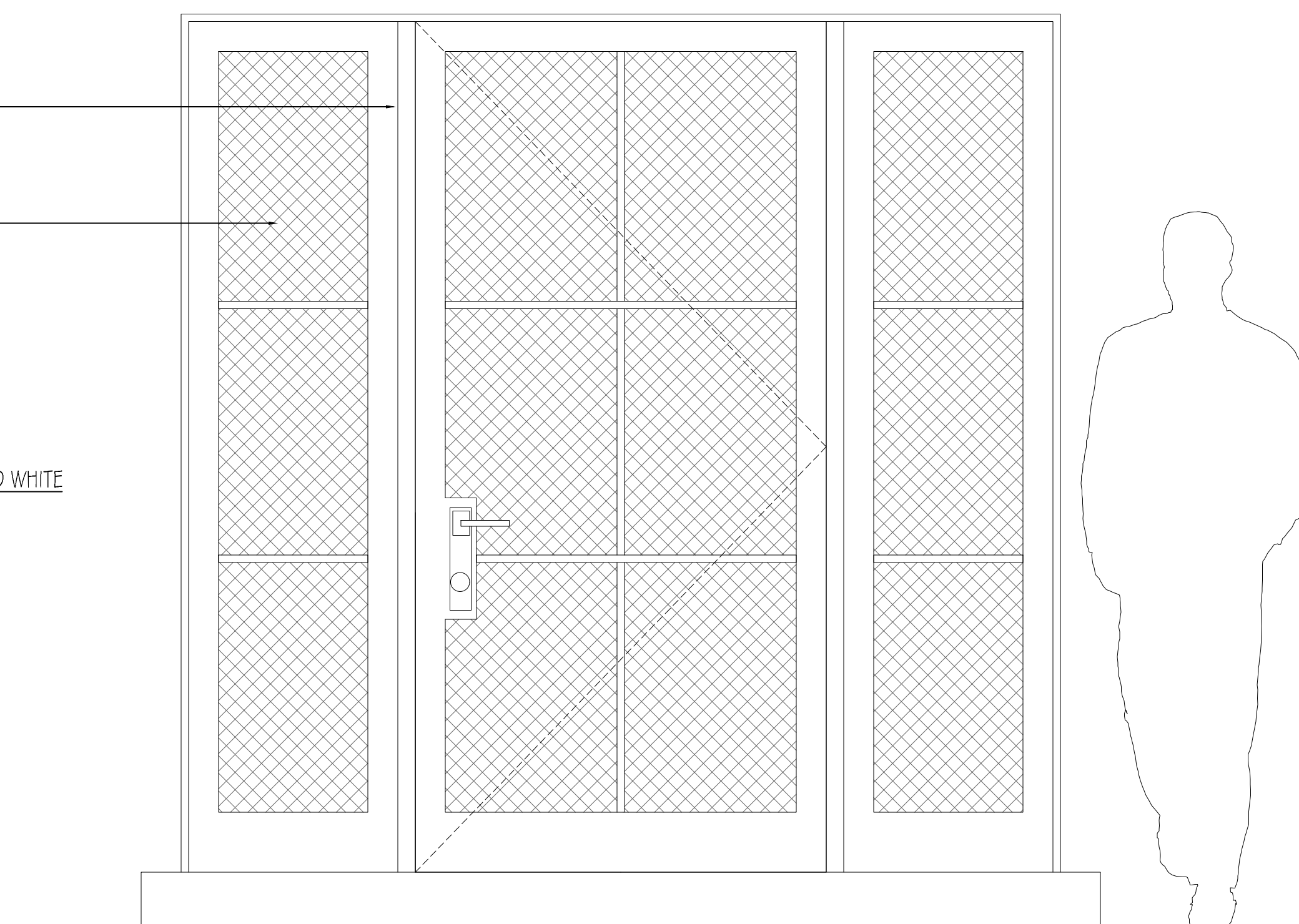
WINDOWS TO BE PAINTED WHITE

WINDOW GLASS TO BE CLEAR LOW-E

CASEMENT WINDOWS BY WEATHERSHIELD OR SIMILAR

$$1'' = 1' - 0.0001$$

286



3 FRONT ENTRY DOOR
1" = 1'-0"

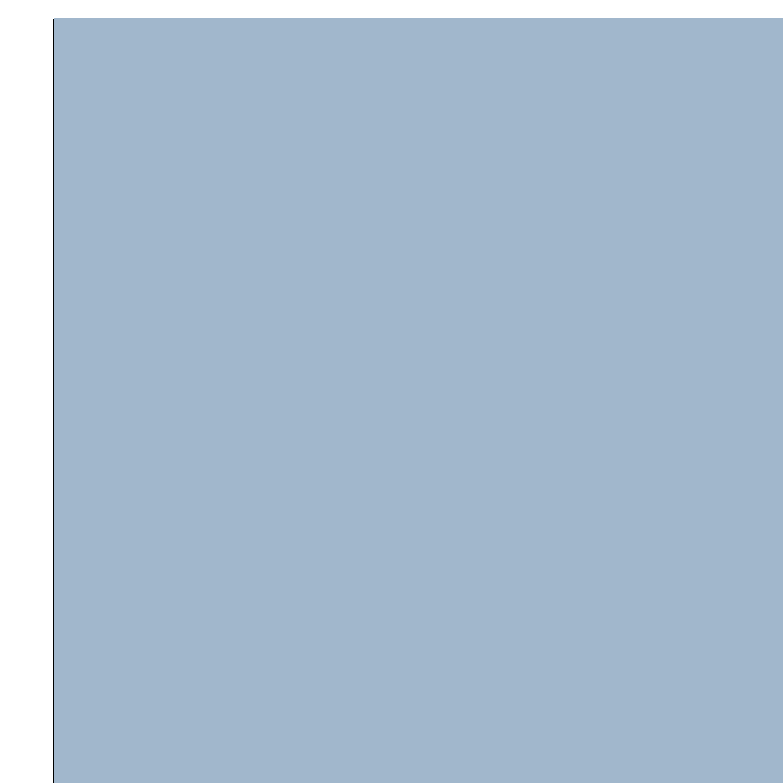
 $1'' = 1'.0$ 

④ WHITE ROOF TILE BY BORAL OR SIMILAR

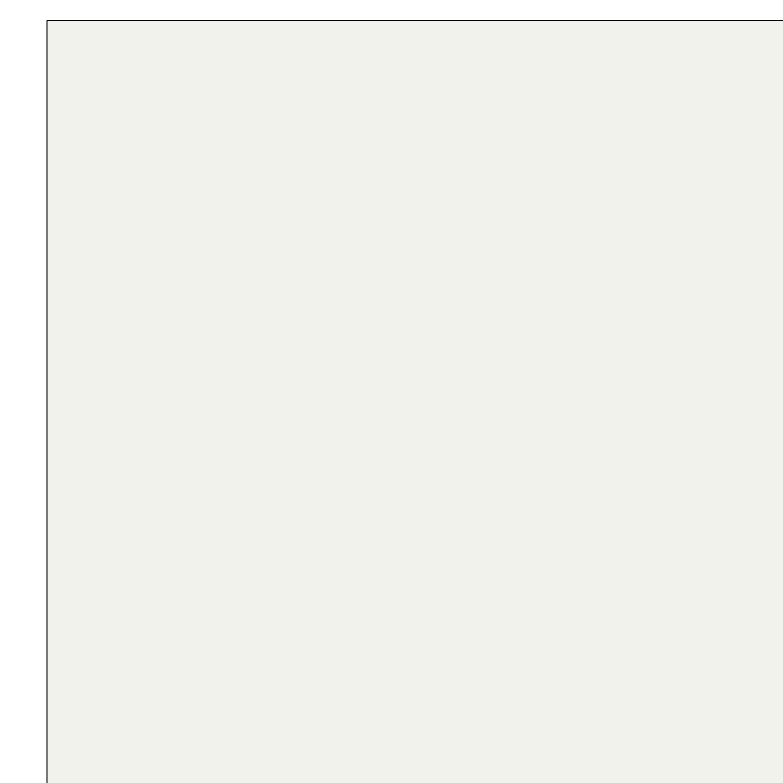
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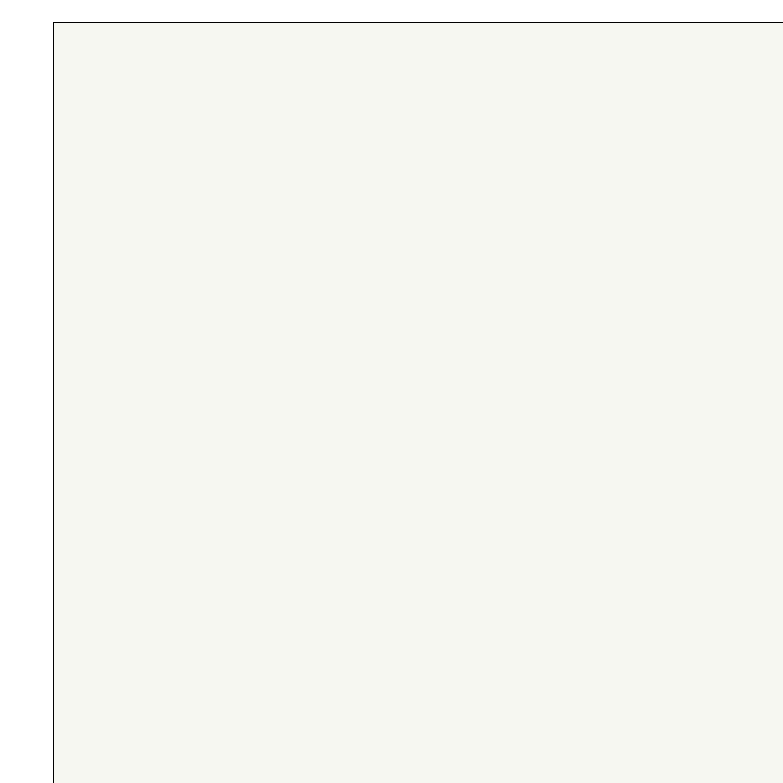
FRONT ENTRY DOOR FINISH
TO BE BRONZE



WINDOW SHUTTERS TO BE
FARROW & BALL - LULWORTH
BLUE NO. 89



BIFOLD DOORS AND WINDOWS
FINISH TO BE WHITE

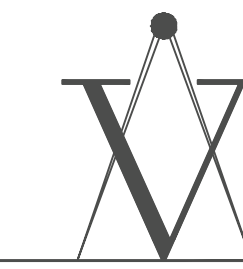


STUCCO FINISH TO BE
PARCHMENT FARROW & BALL
ALL WHITE NO. 2005

[illegible]

MATERIALS AND FINISHES

A-011



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ARC-23-084

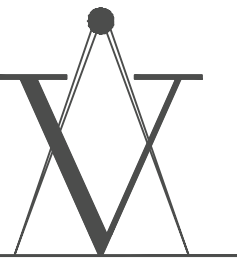
[illegible]



RENDERING OF REAR YARD AND AWNING
N.T.S



RENDERING OF REAR YARD AND AWNING
N.T.S



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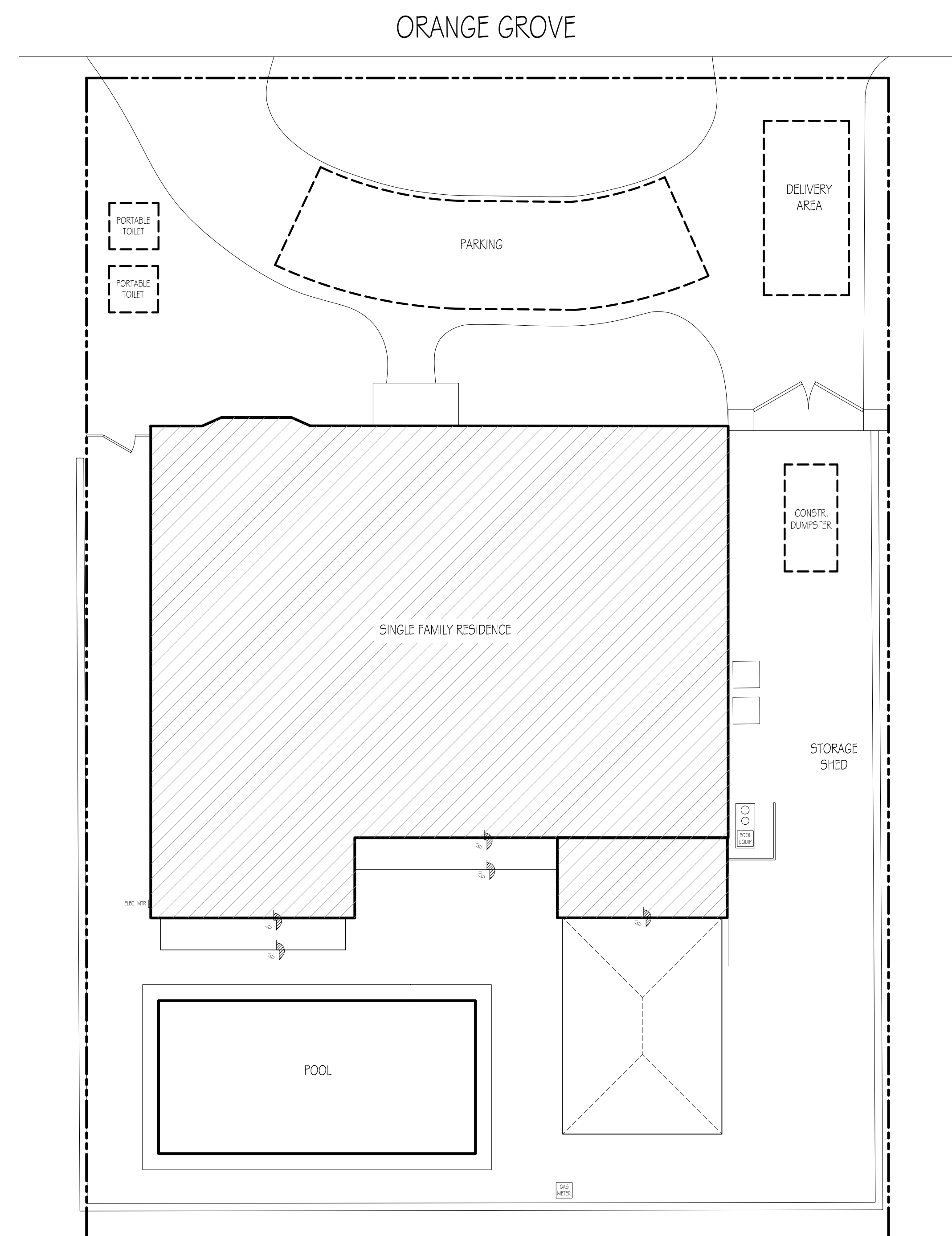
ARC-23-084

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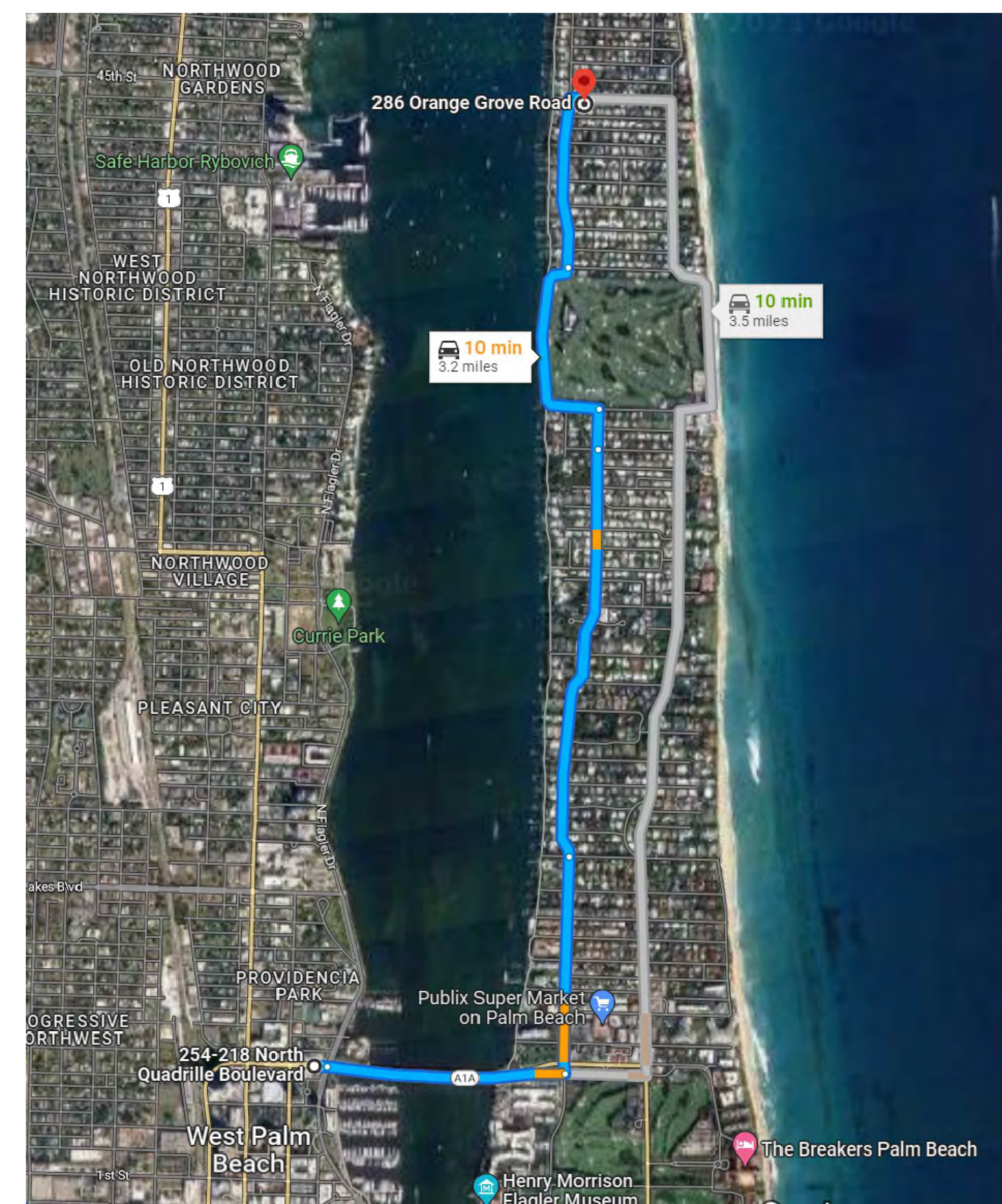


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ARC-23-084



PROPOSED TRUCK LOGISTICS PLAN



2 TRUCK TRAFFIC MAP
N.T.S

MARK	DATE	DESCRIPTION
PROJECT NO: III		
CAD DWG FILE:	DWG ORIGIN CODE:	AECION PRESIDENTIAL COL DNG
DRAWN BY:	R.S Y.V M.C	
CHECK BY:	Y.V M.C	
PLOT DATE:	07 / 10/23	
SHEET TITLE		

LOGISTICS PLAN

A-014



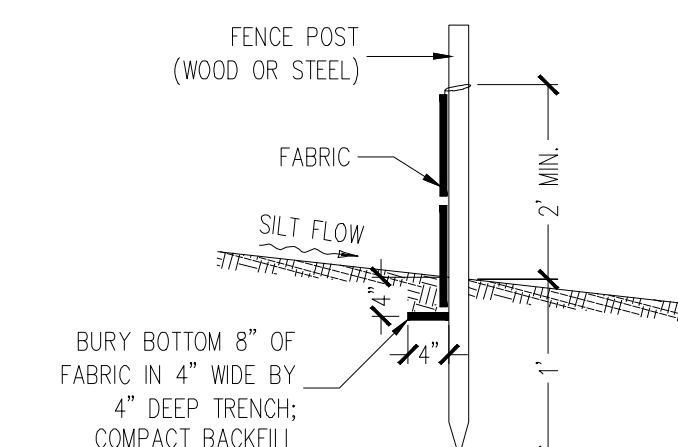
286 ORANGE GROVE
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Diagram illustrating the structure of a wire mesh barrier. The barrier consists of a mesh supported by vertical posts. The mesh is labeled "EXTRA STRENGTH FILTER FABRIC". The posts are labeled "WOOD POST". The spacing between posts is indicated as "10' MAX. SPACING WITH WIRE MESH" and "6' MAX. SPACING WITHOUT WIRE MESH". Arrows indicate the direction of "FLOW" from right to left.

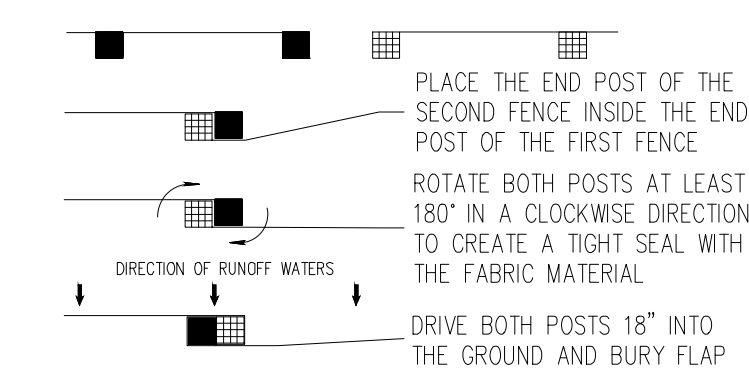
Notes:

- 1) The height of a silt fence shall not exceed 36".
- 2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
- 3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
- 4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
- 5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 24" and shall not extend more than 36" above the original ground surface.
- 6) The standard strength filter fabric shall be stapled or wired to the fence, and the fabric shall be fastened into the trench. The fabric shall not extend more than 36" above the original ground surface.
- 7) The trench shall be backfilled and the soil compacted over the filter fabric.

SILT FENCE DETAIL
N.T.S.



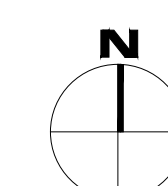
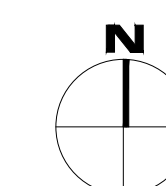
SILT FENCE SECTION
N.T.S.



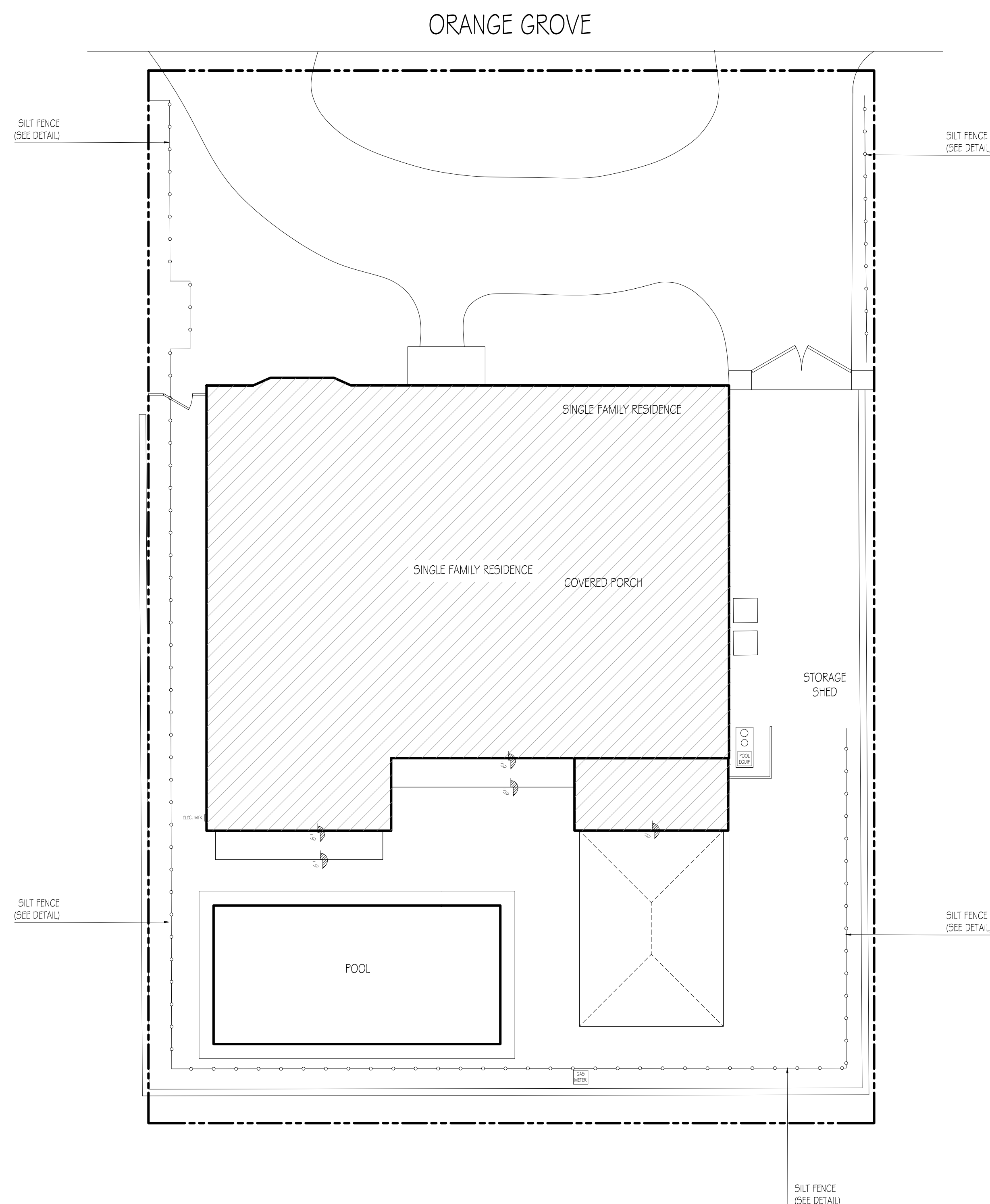
ATTACHING TWO SILT FENCES

Notes:

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



SCALE AS NOTED



1 CONSTRUCTION SCREENING PLAN

[illegible]

CONSTRUCTION SCREENING PLAN

A-014