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By yfigueroa at 11:21 am, Aug 31, 2023



VARNAVA DESIGN
STUDIO

1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305
TEL. 561.302.5853
ARIOIO23

- 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.

286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084



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

CP-001 COVER PAGE
SP-001 EXISTING & PROPOSED SITE PLAN
SP-002 STREETSCAPE
SP-003 CUBIC CONTENT CALCULATIONS
PH-001 PHOTOS
PH-002 PHOTOS

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- LANDSCAPE PLANS LP-1, LP-2, LP-4, LP-5, LP-6, D1

[illegible]



286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084



STREETSCAPE - NORTH ELEVATION

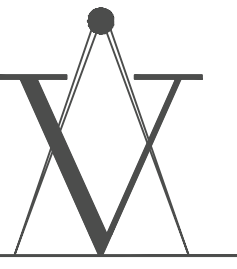


MARK	DATE	DESCRIPTION
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PROJECT NO:	000
CAD DWG FILE:	206 ORANGE GROVE - ARIZON PRESTATION.DWG
DRAWN BY:	R.S. Y.V. M.C
CHECK BY:	Y.V. M.C
PLOT DATE:	08.29.23
SHEET TITLE#	

STREETSCAPE

SP-002



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STUDIO

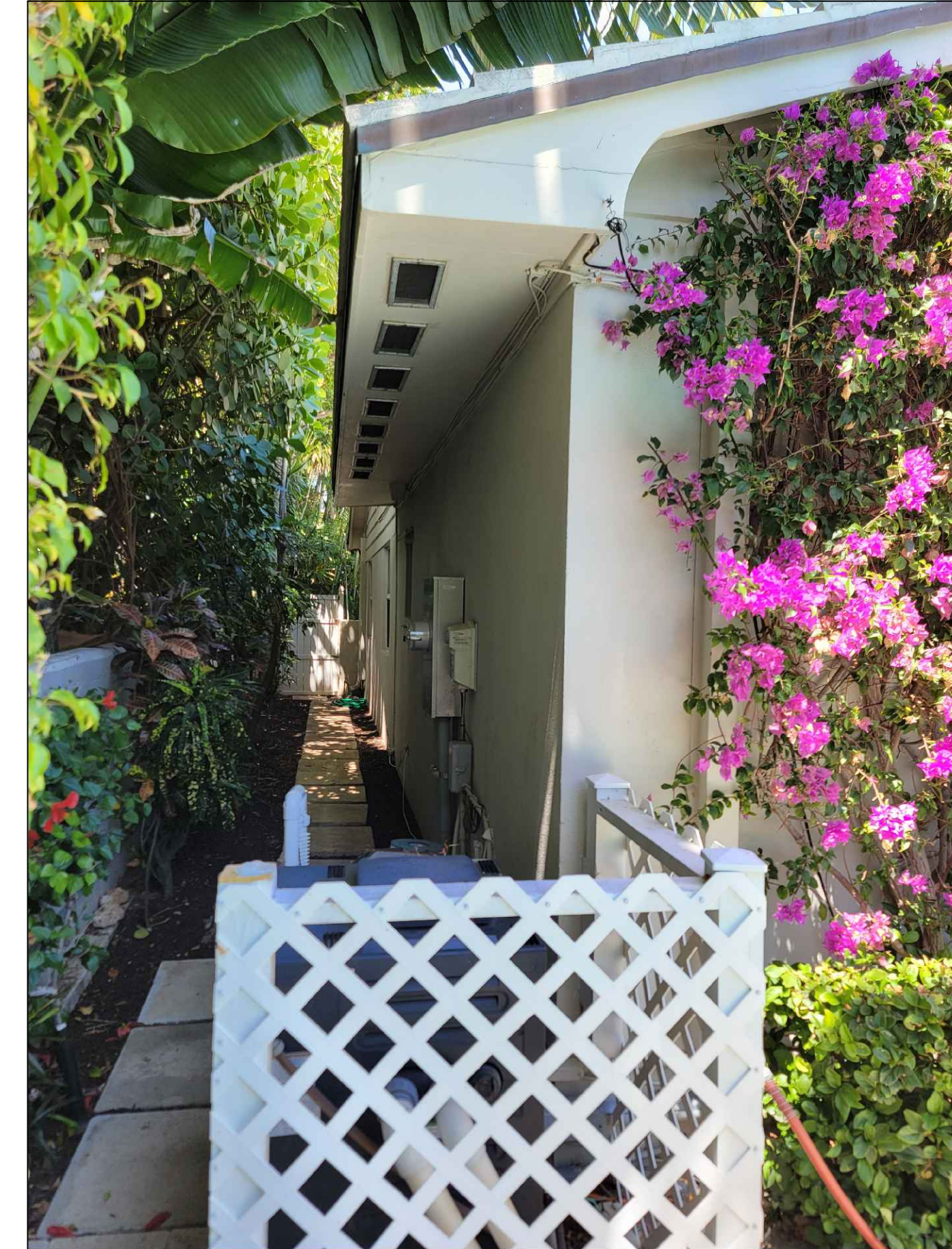
1706 NE 18TH ST.
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TEL. 561.302.5853
AR101023

SHAW RESIDENCE

286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084

MARK	DATE	DESCRIPTION
PROJECT NO: ##		
CAP Dwg Title: TECHNOLOGY - 3D/AN PREP/3D/2D		
DRAWN BY: R.S. Y.V. M.C.		
CHECK BY: Y.V. M.C.		
P.O. DATE: 06.29.23		
SHEET NO.:		



SHAW RESIDENCE

286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084

[illegible]



1. ALL WORK SHALL COMPLY WITH THE 2020 FLORIDA BUILDING CODE, THE TOWN OF PALM BEACH AMENDMENTS & ALL OTHER PERTINENT CODES & ORDINANCES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER SEQUENCE OF REMOVAL DURING DEMOLITION, INCLUDING ELECTRICAL AND PLUMBING RECONNECTIONS, VERIFY THAT PARTITIONS ARE NAIL-ON BEARING BEFORE THEIR REMOVAL.
3. PROTECT ALL FINISHES AND SURFACES NOT SCHEDULED FOR REMOVAL.
4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL USE APPROPRIATE METHODS AND QUALIFIED TRADES FOR THE REMOVAL OF ALL HAZARDOUS MATERIALS, (E.G. ASBESTOS, LEADED PAINT).
6. DEMOLITION SHALL COMPLY WITH NPA 241 STANDARD FOR SAFEGUARDING.
7. PLUMBING LINES SHALL BE PROPERLY TERMINATED AND CAPPED FOR THOSE NOT TO BE REUSED.

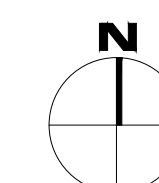
	EXISTING EXTERIOR WALLS TO REMAIN
	EXISTING EXTERIOR WALLS TO BE DEMOLISHED
	EXISTING INTERIOR PARTITIONS TO REMAIN
	EXISTING INTERIOR PARTITIONS TO BE DEMOLISHED

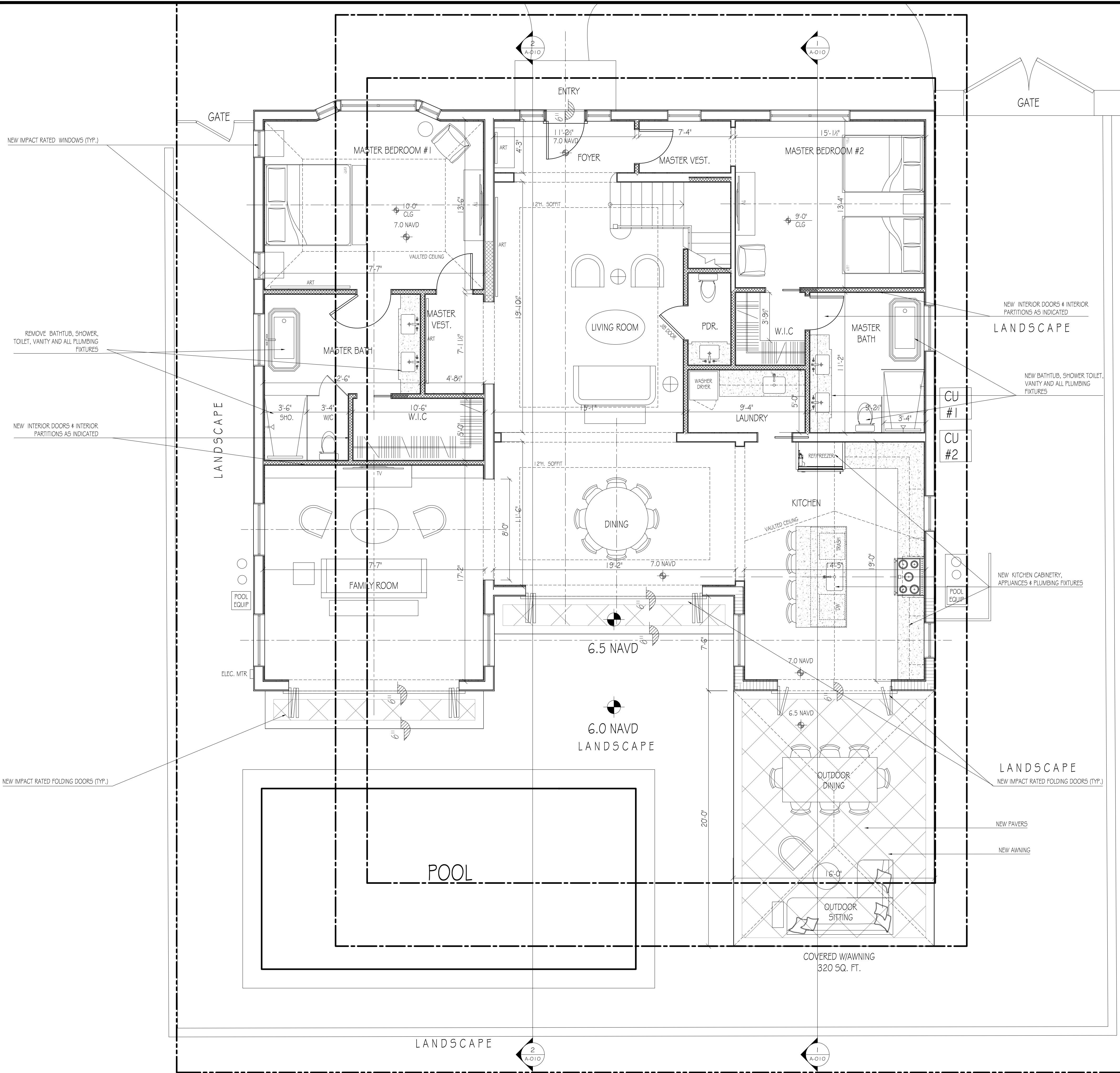
REMOVE AC CONDENSER AND SHED

ARC-23-084

[illegible]

A-001





GENERAL NOTES

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 EQUAL.
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.

TYPICAL EXTERIOR WALL

INSTALL 5/8" GYPSUM WALL BOARD ON THE INTERIOR SIDE OF A 2" x 6" WOOD FRAME AT 16" O.C. INSTALL 1/2" CDX PLYWOOD W/ 50 LBS FELT, PAPER BACKED METAL LATH AND 3/4" STUCCO ON EXTERIOR.

TYPICAL INTERIOR PARTITION

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

TYPICAL CEILING

INSTALL 5/8" G.W.B. TO CEILING FRAMING OR ROOF TRUSSES BOTTOM CORDS AT 24" o.c. (MAX.)

TYPICAL INSULATION

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

KEY:

- EXISTING EXTERIOR WALLS
- NEW & INFILL EXTERIOR WALLS
- EXISTING INTERIOR PARTITIONS
- NEW INTERIOR PARTITIONS

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

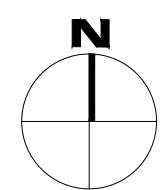


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ARIO1023

SHAW RESIDENCE

286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084



MARK	DATE	DESCRIPTION
PROJECT NO.	001	
CAD DWG FILE:	286 ORANGE GROVE - ARC23 PRESENTATION.DWG	
DRAWN BY:	R.S. Y.V. M.C.	
CHECKED BY:	Y.V. M.C.	
PLOT DATE:	08.29.23	
SHEET TITLE		

FIRST FLOOR PROPOSED
PLAN

A-002



286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084



REMOVE AWNING

REMOVE BATHTUB, TOILET, VANITY
AND ALL PLUMBING FIXTURES

REMOVE INTERIOR DOORS &
INTERIOR PARTITIONS AS INDICATED

REMOVE WHITE CONCRETE TILE
ROOF SYSTEM (TYP.)

SHED | ROOF

CANVASS ROOF BELOW

POOL

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

KEY:

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

SHED | ROOF

[illegible]

SECOND FLOOR - DEMOLITION

A-003



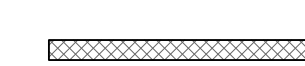
286 ORANGE GROVE
PALM BEACH, FL, 33480

KEY:

EXISTING EXTERIOR WALLS



EXISTING INTERIOR PARTITIONS



NEW INTERIOR DOORS & INTERIOR
PARTITIONS AS INDICATED

NEW WHITE CONCRETE TILE ROOF
SYSTEM TO MATCH EXISTING
(TYP.)

NEW SHOWER, TOILET, VANITY AND
ALL PLUMBING FIXTURES

NEW TRUSSES AND CONCRETE ROOF SYSTEM OVER KITCHEN

NEW AWNING

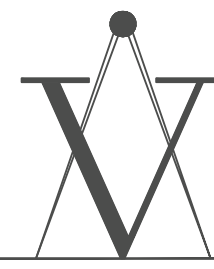
COVERED W/AWNING
320 SQ. FT.

POOL

SECOND FLOOR PROPOSED PLAN

$$1/4'' = 1'-0''$$


A-004

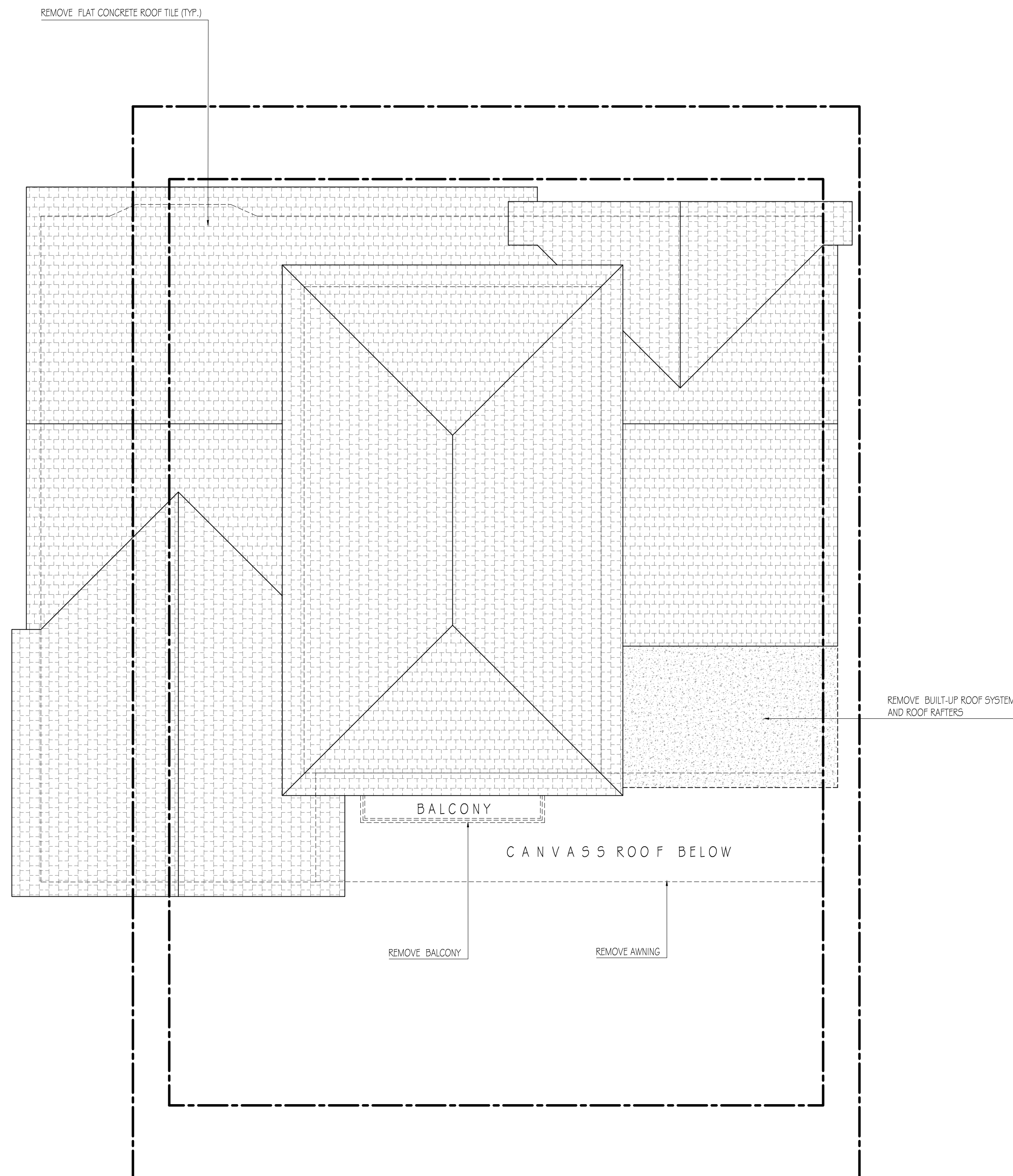


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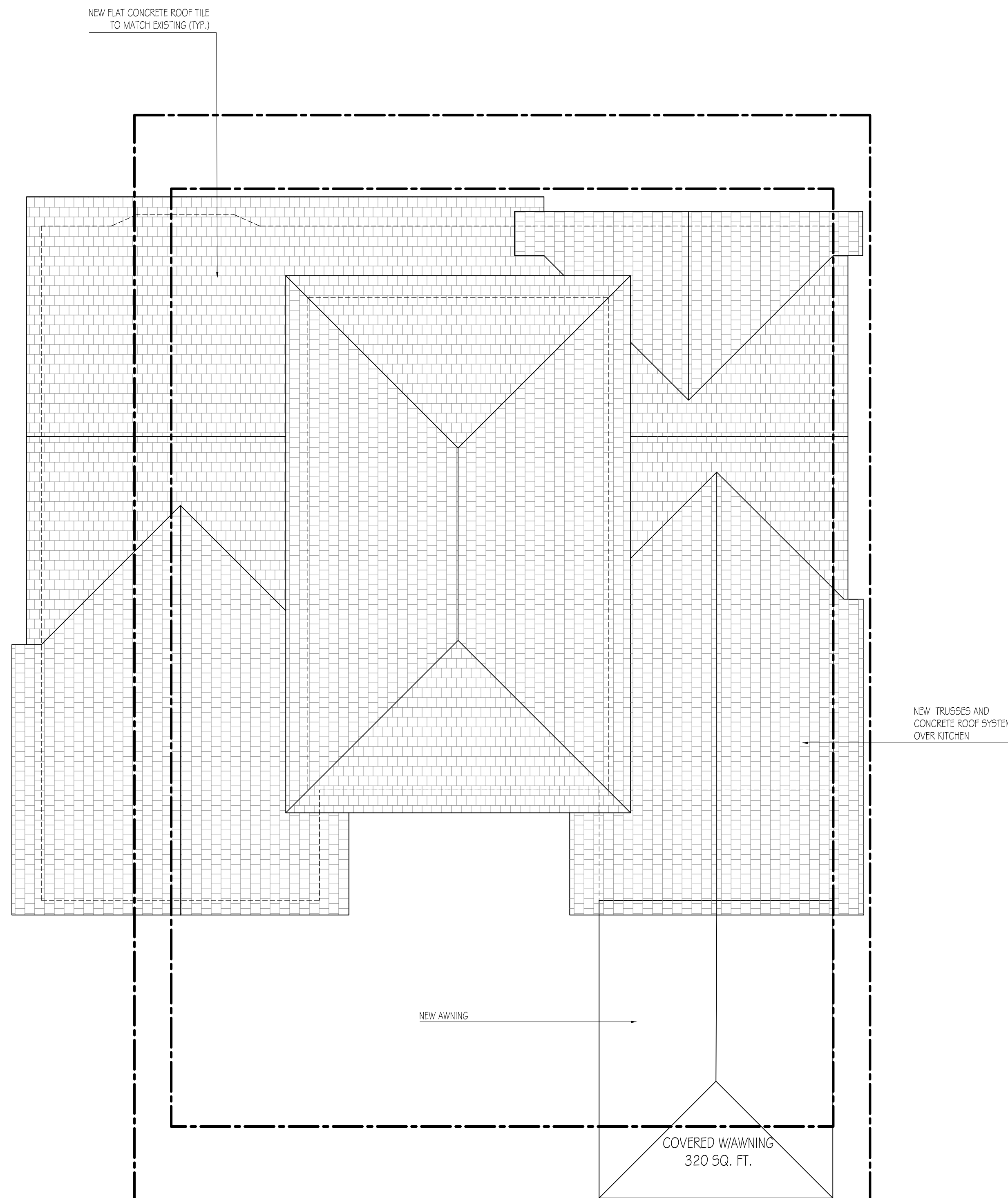
SHAW RESIDENCE

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PALM BEACH, FL, 33480

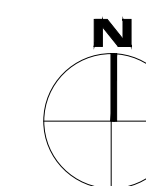
ARC-23-084



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

NEW IMPACT RATED WINDOWS
AND SHUTTERS (TYP.)

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

NEW IMPACT RATED WINDOWS
AND SHUTTERS (TYP.)

NEW IMPACT RATED FRONT DOOR

PROPERTY
LINE

15'-1"

2 PREVIOUSLY PROPOSED NORTH ELEVATION

1/4" = 1'-0"

NEW IMPACT RATED WINDOWS
AND SHUTTERS (TYP.)

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

NEW IMPACT RATED WINDOWS
AND SHUTTERS (TYP.)

NEW IMPACT RATED FRONT DOOR

PROPERTY
LINE

15'-1"

2 NEW PROPOSED NORTH ELEVATION

1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION - RENDERING

1/4" = 1'-0"

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

NEW WHITE CONCRETE TILE ROOF
SYSTEM (TYP.)

NEW IMPACT RATED WINDOWS
(TYP.)

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

NEW WHITE CONCRETE TILE ROOF
SYSTEM (TYP.)

NEW IMPACT RATED WINDOWS
(TYP.)

TOP OF ROOF
29.5' NAVD

TOP OF BUILDING
25.0' NAVD

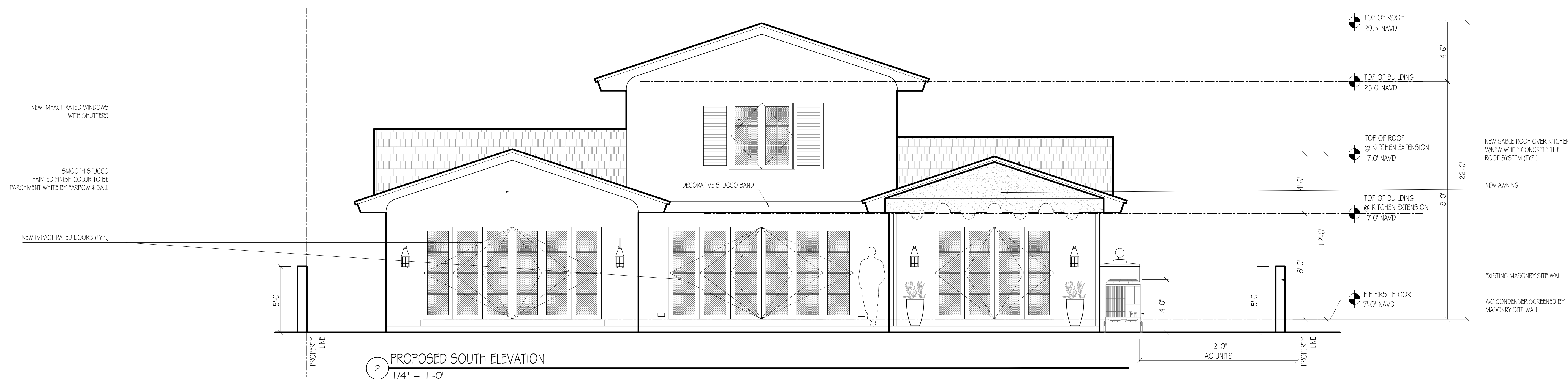
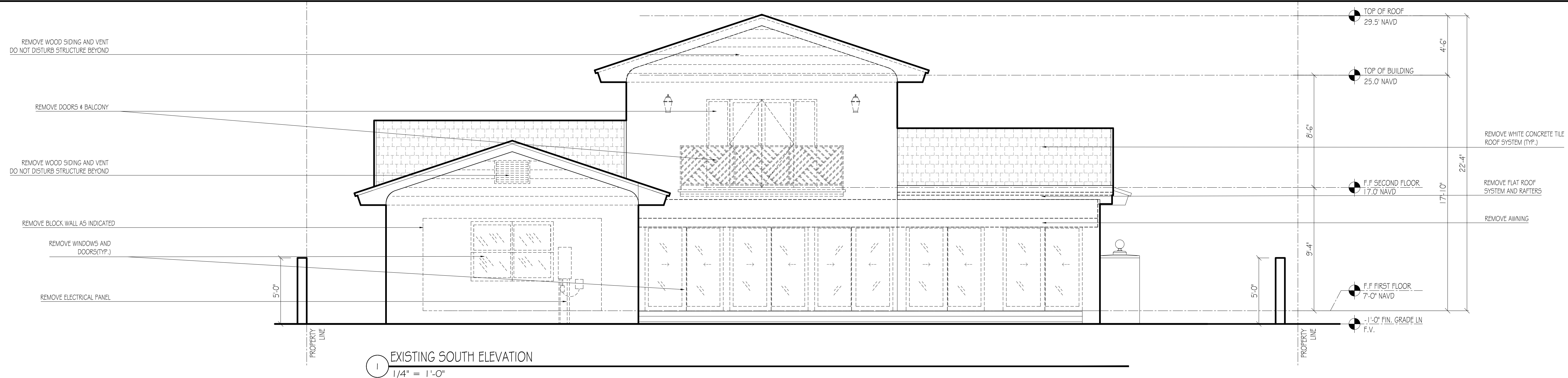
F.F. SECOND FLOOR
17.0' NAVD

F.F. FIRST FLOOR
7.0' NAVD

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PALM BEACH, FL, 33480

ARC-23-084

[illegible]

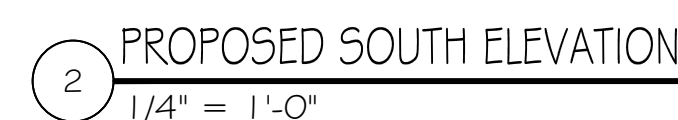
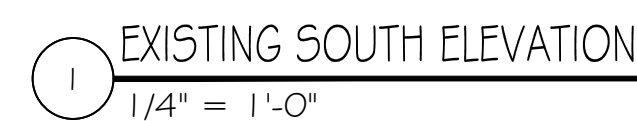
EXISTING & PROPOSED SOUTH ELEVATIONS

A-007



SHAW RESIDENCE

ARC-23-084



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%

MARKS	DATE	DESCRIPTION
PROJECT NO.: ##		
CAD DWG FILE: ITS ORANGE GROVE - HRCGM PRECONSTRUCTION.DWG		
DRAWN BY:	R.S.	Y.V. M.C.
CHKD BY:		Y.V. M.C.
PLOT DATE:	08-29-23	
SHEET TITLE		

A-007B

REMOVE WHITE CONCRETE TILE
ROOF SYSTEM (TYP.)

REMOVE WOOD SIDING AND VENT
DO NOT DISTURB STRUCTURE BEYOND

REMOVE WINDOWS (TYP.)

REMOVE POOL EQUIPMENT

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

NEW WHITE CONCRETE TILE ROOF
SYSTEM (TYP.)

NEW IMPACT RATED WINDOWS
(TYP.)

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

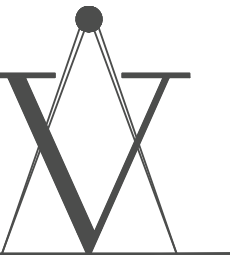
NEW IMPACT RATED WINDOWS
(TYP.)

NEW LOCATION FOR POOL
EQUIPMENT

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



3 PROPOSED WEST ELEVATION - RENDERING
1/4" = 1'-0"



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ARC-23-084

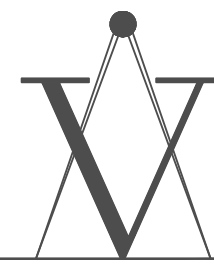
MARK DATE DESCRIPTION

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: 08.29.23

SHEET TITLE

EXISTING & PROPOSED
WEST ELEVATIONS

A-008



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ARIO1023

SHAW RESIDENCE

286 ORANGE GROVE
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

MARK DATE DESCRIPTION

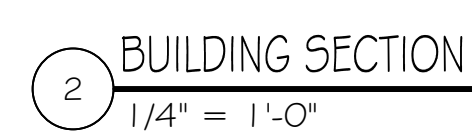
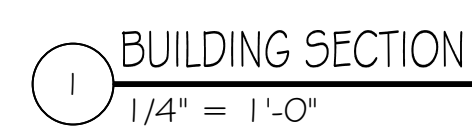
PROJECT NO: 000
CAD DWG FILE: 286-ORANGE-GROVE-ARC23-084-PROPOSED.EAST.DWG
DRAWN BY: R.S. Y.V. M.C.
CHKD BY: Y.V. M.C.
PLOT DATE: 08.29.23

SHEET TITLE
EXISTING & PROPOSED
EAST ELEVATIONS



286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084

[illegible]

BUILDING SECTIONS



286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084



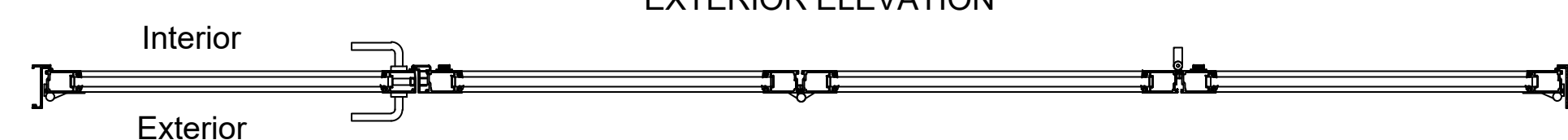
WINDOW GLASS TO BE
CLEAR LOW-E

Unit
Height:
Varies

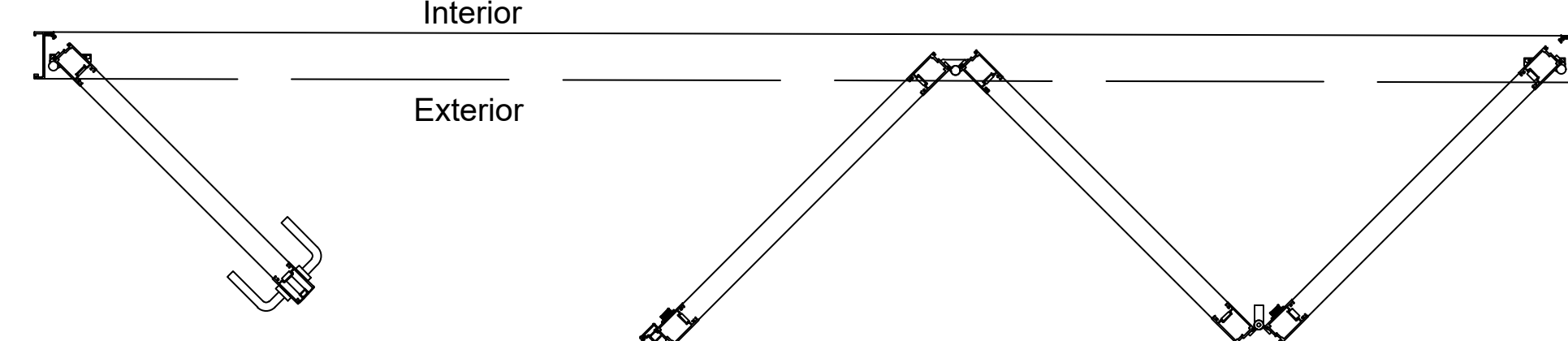
BIFOLD DOORS TO BE PAINTED WHITE

WINDOW GLASS TO BE
CLEAR LOW-E

Unit Width: Varies
Exterior View
EXTERIOR ELEVATION

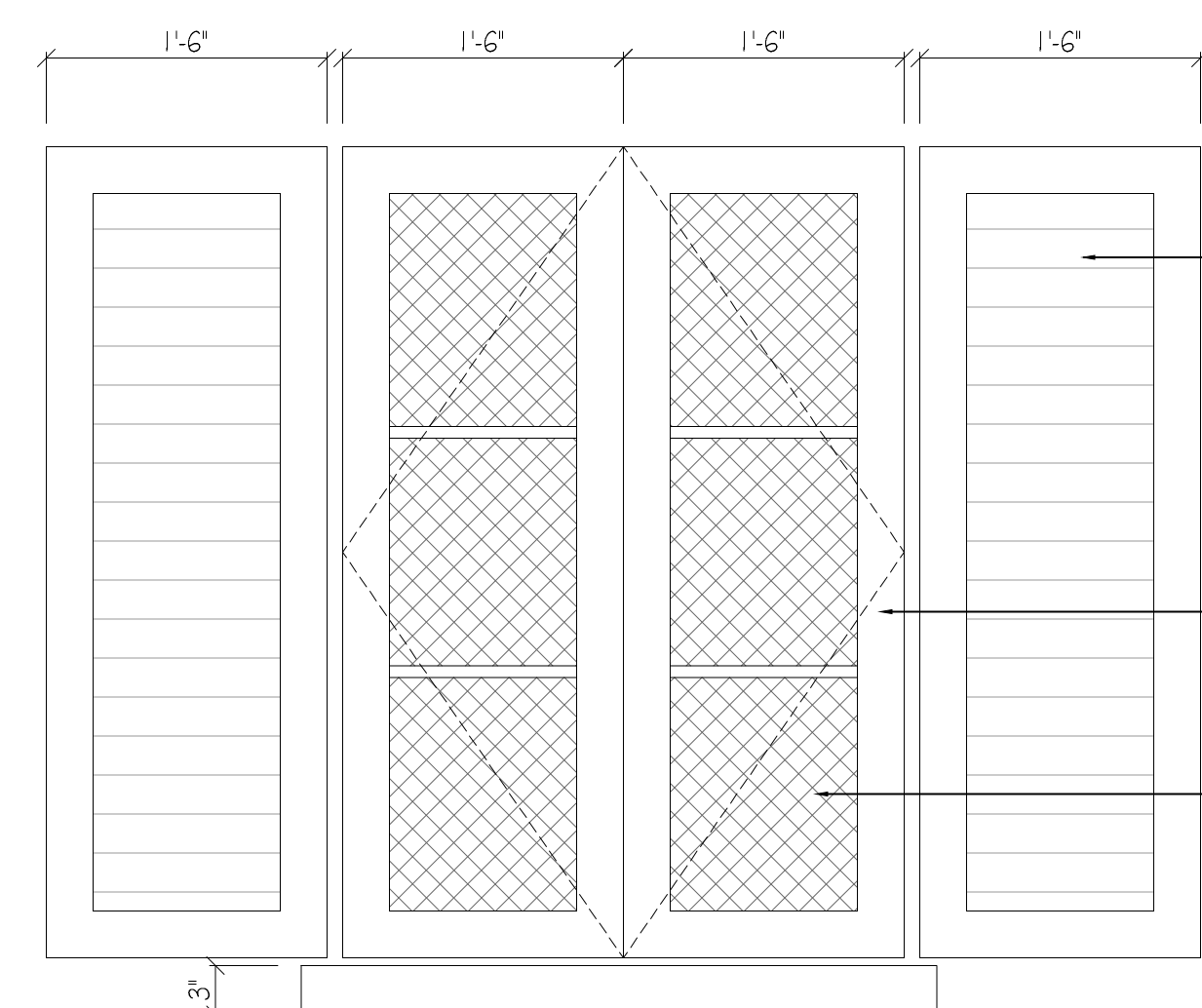


HORIZONTAL CROSS SECTION



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FOLDING DOOR BY EUROWALL OR SIMILAR
NTS

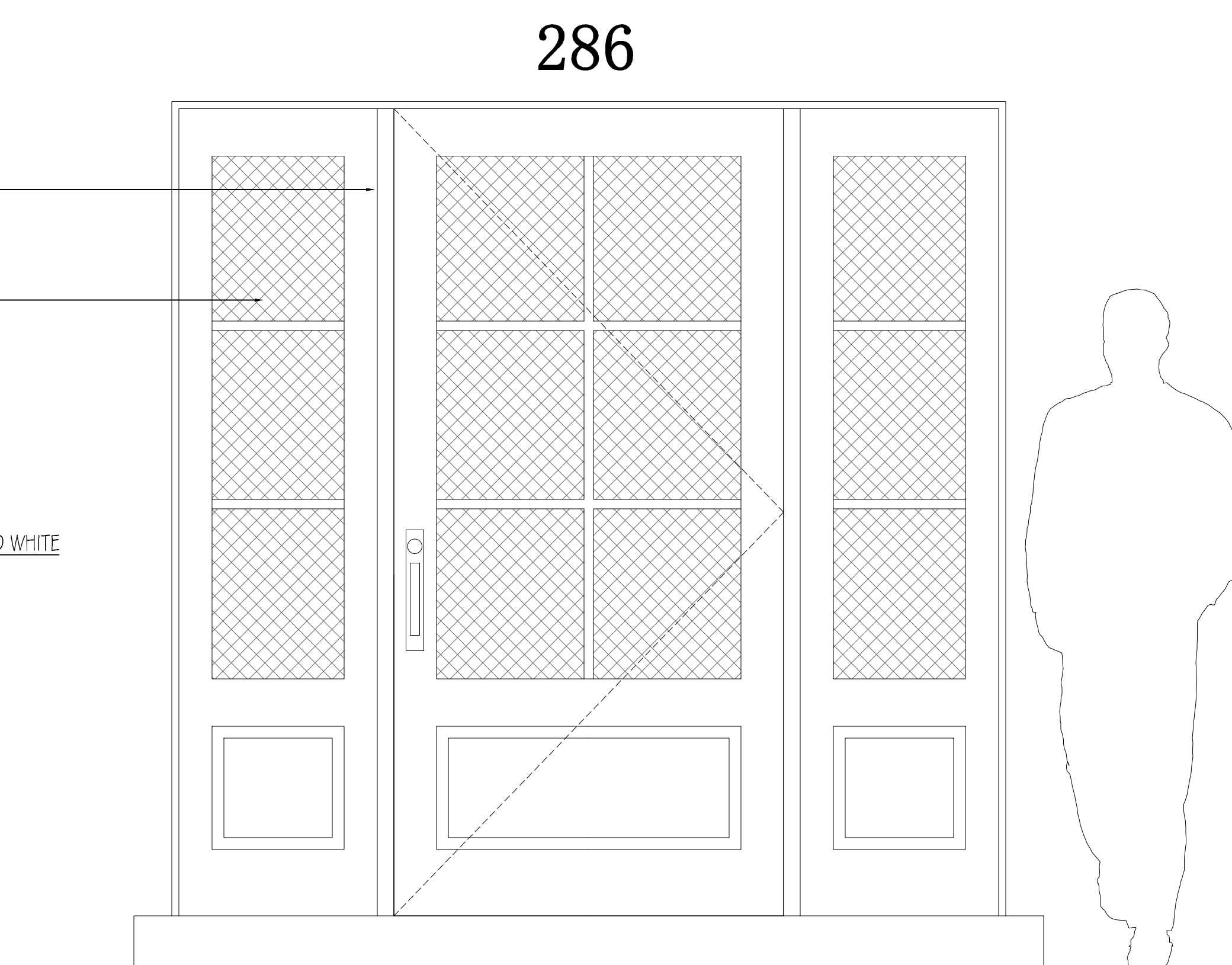


SHUTTERS FINISH TO BE FARROW AND BALL
LULWORTH BLUE NO. 89

WINDOWS TO BE PAINTED WHITE

WINDOW GLASS TO BE CLEAR LOW-E

CASEMENT WINDOWS BY WEATHERSHIELD OR SIMILAR
1" = 1'-0"



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



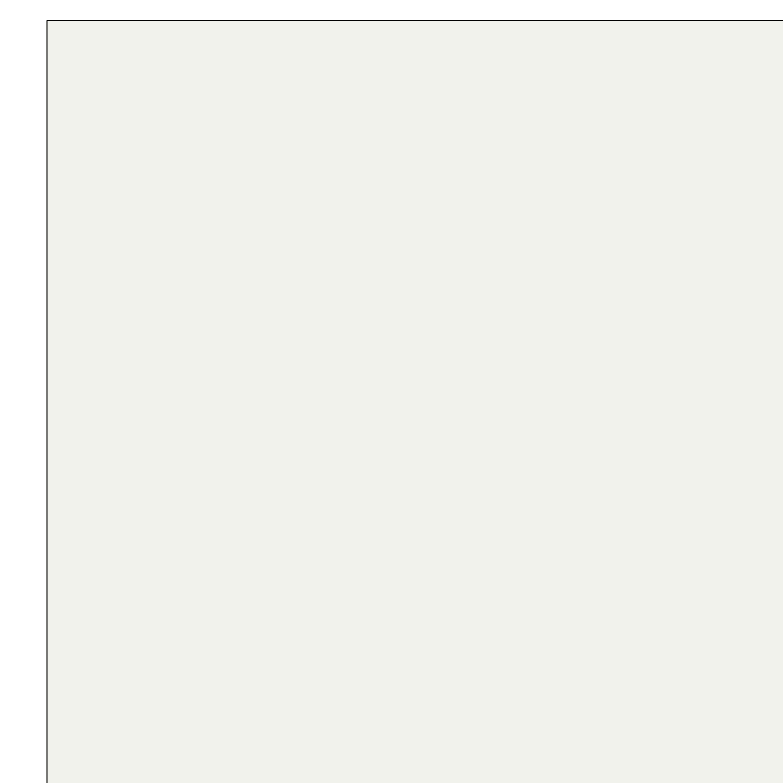
4 WHITE ROOF TILE BY BORAL OR SIMILAR
N.I.S



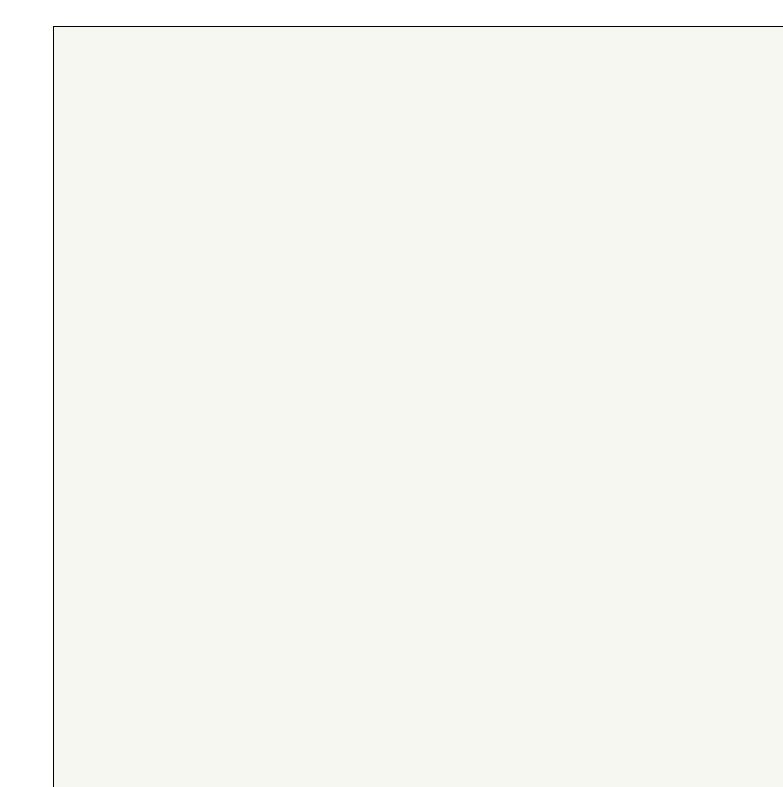
FRONT ENTRY DOOR FINISH
TO BE BRONZE



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



BIFOLD DOORS AND WINDOWS
FINISH TO BE WHITE

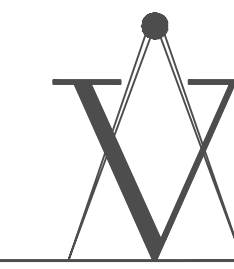


STUCCO FINISH TO BE
PARCHMENT FARROW & BALL
ALL WHITE NO. 2005

[illegible]

MATERIALS AND FINISHES

A-011



VARNAVA DESIGN
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AR101023

SHAW RESIDENCE

286 ORANGE GROVE
PALM BEACH, FL, 33480

ARC-23-084

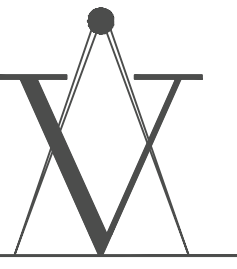
[illegible]



RENDERING OF REAR YARD AND AWNING
N.T.S



RENDERING OF REAR YARD AND AWNING
N.T.S



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[illegible]