250 SANDPIPER DRIVE

Palm Beach, FL 33480

ARCOM FIRST SUBMITTAL

01.03.2022

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SCOPE OF WORK

-EXTERIOR WINDOWS TO BE REPLACED.
-REMOVAL OF EXISTING EXTERIOR BAY WINDOWS AND DOORS.
-NEW EXTERIOR WINDOW AND DOORS IN UPDATED LOCATIONS.
-PERIMETER ADJUSTMENTS TO THE EXISTING ROOF. ADDITIONAL ROOF DETAILS ADDED.
-ROOFING MATERIAL TO BE UPDATED AND REPLACED.
-NEW EXTERIOR FAÇADE GABLE AT NORTH (FRONT) MAIN ENTRY.
-NEW EXTERIOR ROOF GABLES AT EAST, WEST, SOUTH.
-EXTERIOR PAINT AND TRIM COLOR TO BE CHANGED.
-NEW DRIVEWAY ENTRANCE.
-NEW PERGOLAS IN BACK OF HOME.
-NEW SWIMMING POOL AND FOUNTAIN.
-NEW CHIMNEY CAP.
-NEW INTERIOR KITCHEN CABINETS AND FLOORING.
-NEW GUEST BATHROOMS AND CLOSETS.
-MASTER BEDROOM CLOSETS (HIS AND HERS).
-NEW LAUNDRY ROOM RELOCATED.

ARC-22-056

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THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20-C
PALM BEACH, FLORIDA 33480

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BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

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Project Address:
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SHEET NAME

PROJECT LOCATION

SHEET NUMBER

CVR

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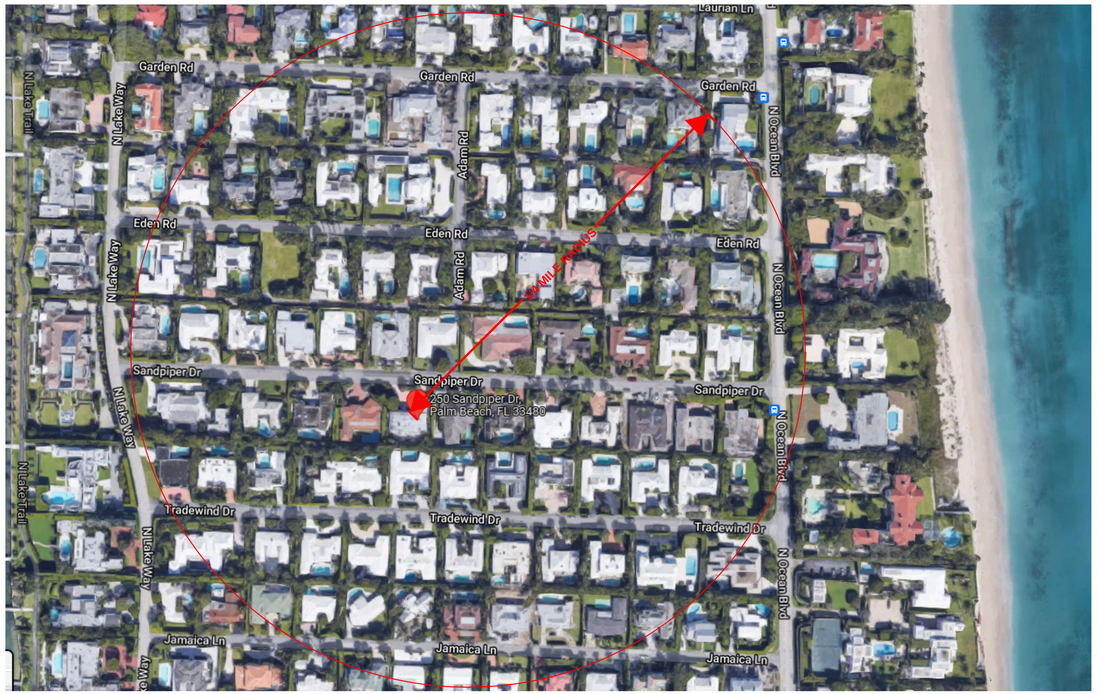
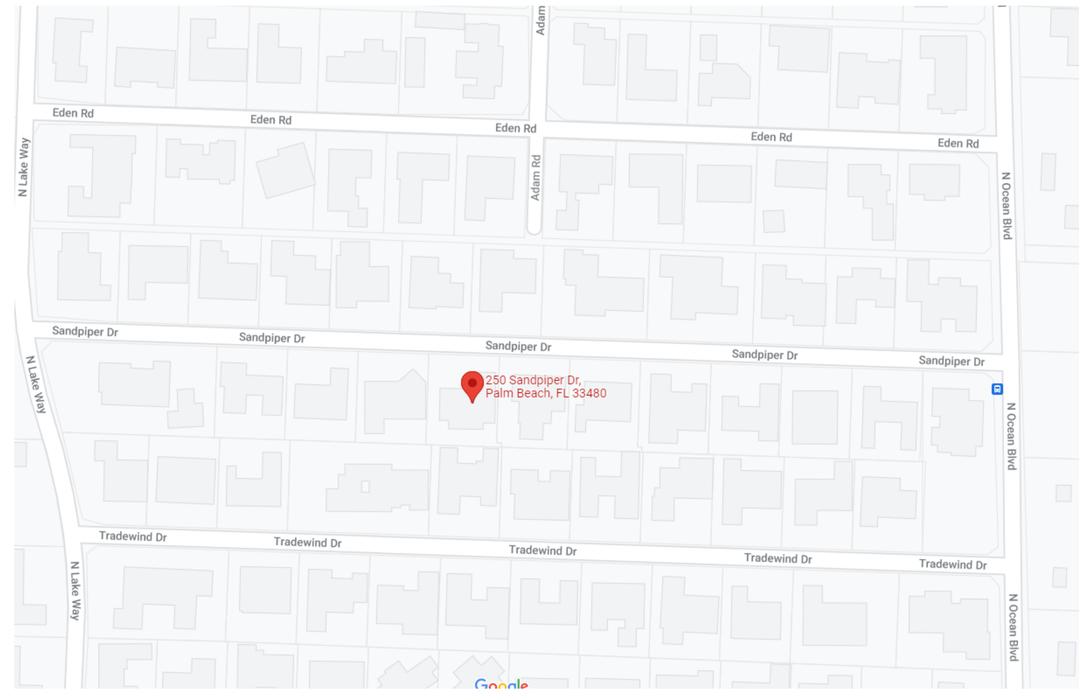


VICINITY LOCATION MAP



LOCATION MAP

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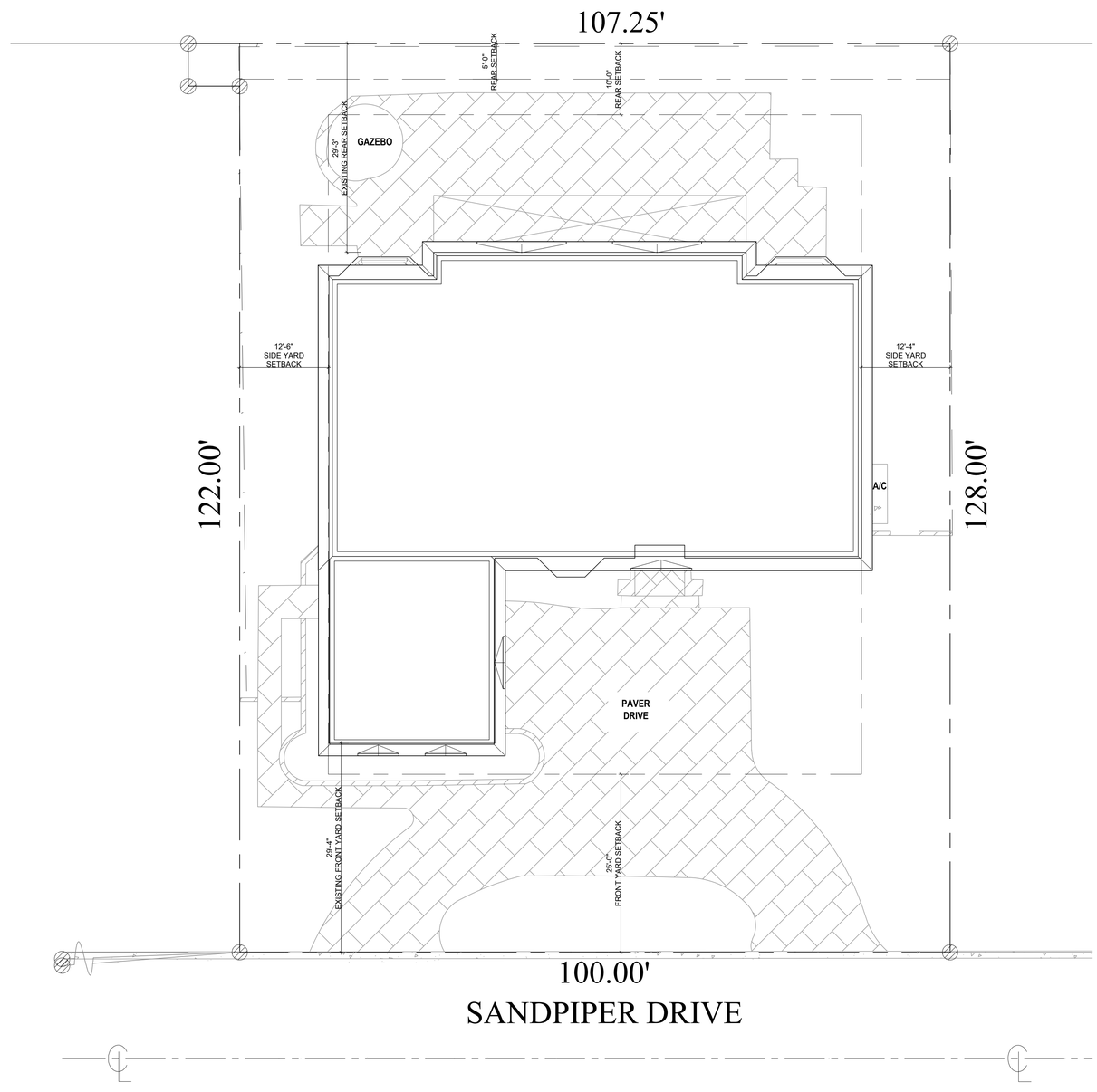

Town of Palm Beach

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

Line #	Zoning Legend			
1	**Property Address:**	250 Sandpiper Drive		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Structure Type:**			
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	N/A	12,841.49 SQ FT	12,841.49 SQ FT
6	Lot Depth	N/A	128'	128'
7	Lot Width	N/A	100'	100'
8	Lot Coverage (Sq Ft and %)	3,852.447 SQ FT- 30%	3,760.2 SQ FT- 29.285%	3,773.5- 29.4%
9	*Front Yard Setback (Ft.)	30'-0"	29'-4"	N/C
10	* Side Yard Setback (1st Story) (Ft.)	12'-6"	12'-6"	N/C
11	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	15'-0"	N/C
12	*Rear Yard Setback (Ft.)	10'-0"	29'-3"	N/C
13	Angle of Vision (Deg.)	100	100	N/C
14	Building Height (Ft.)	25'-0"	23'-1 1/2"	N/C
15	Overall Building Height (Ft.)	25'-0"	23'-1 1/2"	N/C
16	Crown of Road (COR) (NAVD)	N/A	2.91 NAVD	N/C
17	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
18	Finished Floor Elev. (FFE)(NAVD)	N/A	6.10 NAVD	N/C
19	Zero Datum for point of meas. (NAVD)	N/A	3.40 NAVD	N/C
20	FEMA Flood Zone Designation	X	X	X
21	Base Flood Elevation (BFE)(NAVD)	EL. 6 BFE	N/C	N/C
22	Landscape Open Space (LOS) (Sq Ft and %)			
23	Perimeter LOS (Sq Ft and %)			
24	Front Yard LOS (Sq Ft and %)			
25	**Native Plant Species %			

** Indicate each yard area with cardinal direction (N,S,E,W)*
*** Provide Native plant species calculation per category as requited by Ord. 24-2021 on separate table*

If value is not applicable, enter N/A

If value is not changing, enter N/C

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Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
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PALM BEACH, FL 33480

SHEET NAME

ZONING PLAN

SHEET NUMBER

SUR0.1

W S N E

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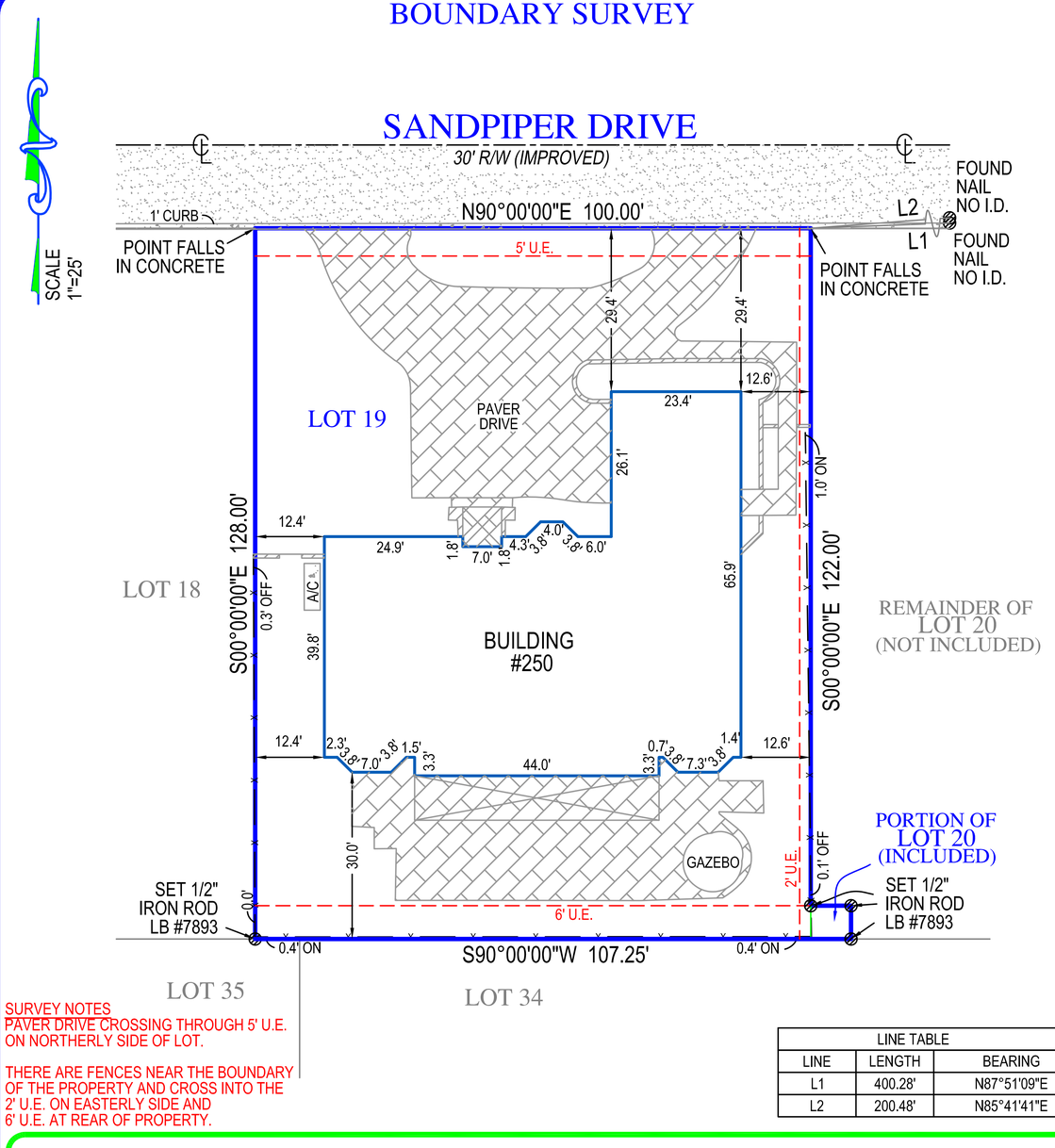
BOUNDARY SURVEY



SURVEY NOTES
PAVER DRIVE CROSSING THROUGH 5' U.E. ON NORTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 2' U.E. ON EASTERLY SIDE AND 6' U.E. AT REAR OF PROPERTY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	400.28'	N87°51'09"E
L2	200.48'	N85°41'41"E

KENNETH J OSBORNE CERTIFICATE No. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne
Digitally signed by Kenneth Osborne
Date: 2021.04.15 22:39:26 -04'00'

(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

CRAIG L. WALLACE, P.S.M.
JAMES G. PEDEN JR., P.S.M.
ROBERT J. CAJAL, P.S.M.

WALLACE SURVEYING CORPORATION

CERTIFICATE

This is to certify that we have obtained finish floor elevations of the building situated on the following described property.

LEGAL DESCRIPTION:
Lot 9, **DODGE ESTATES**, a Subdivision of the town of Palm Beach, Florida, according to the Plat thereof, as recorded in Plat Book 27, Page 119, of the Public Records of Palm Beach County, Florida.

AKA: (address)
250 Sandpiper Dr
Palm Beach, Florida 33480

Our resultant elevations are as follows:

6.10 - Front Door title threshold.
3.40 - Garage Door lip at exterior wall
3.47 - Road Crown – West line
2.90 - Road Crown – Midpoint
2.91 - Road Crown – East Line

These elevations are based on the North American Vertical Datum of 1988. Additions or deletions to survey, maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

Certified this 21st day of August, 2021.

Wallace Surveying Corporation

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

15-1207.2

5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
561 / 640-4551
561 / 640-9773 FAX

ARC-22-056

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PALM BEACH, FL 33480

SHEET NAME

EXISTING SURVEY

SHEET NUMBER

SUR1.0

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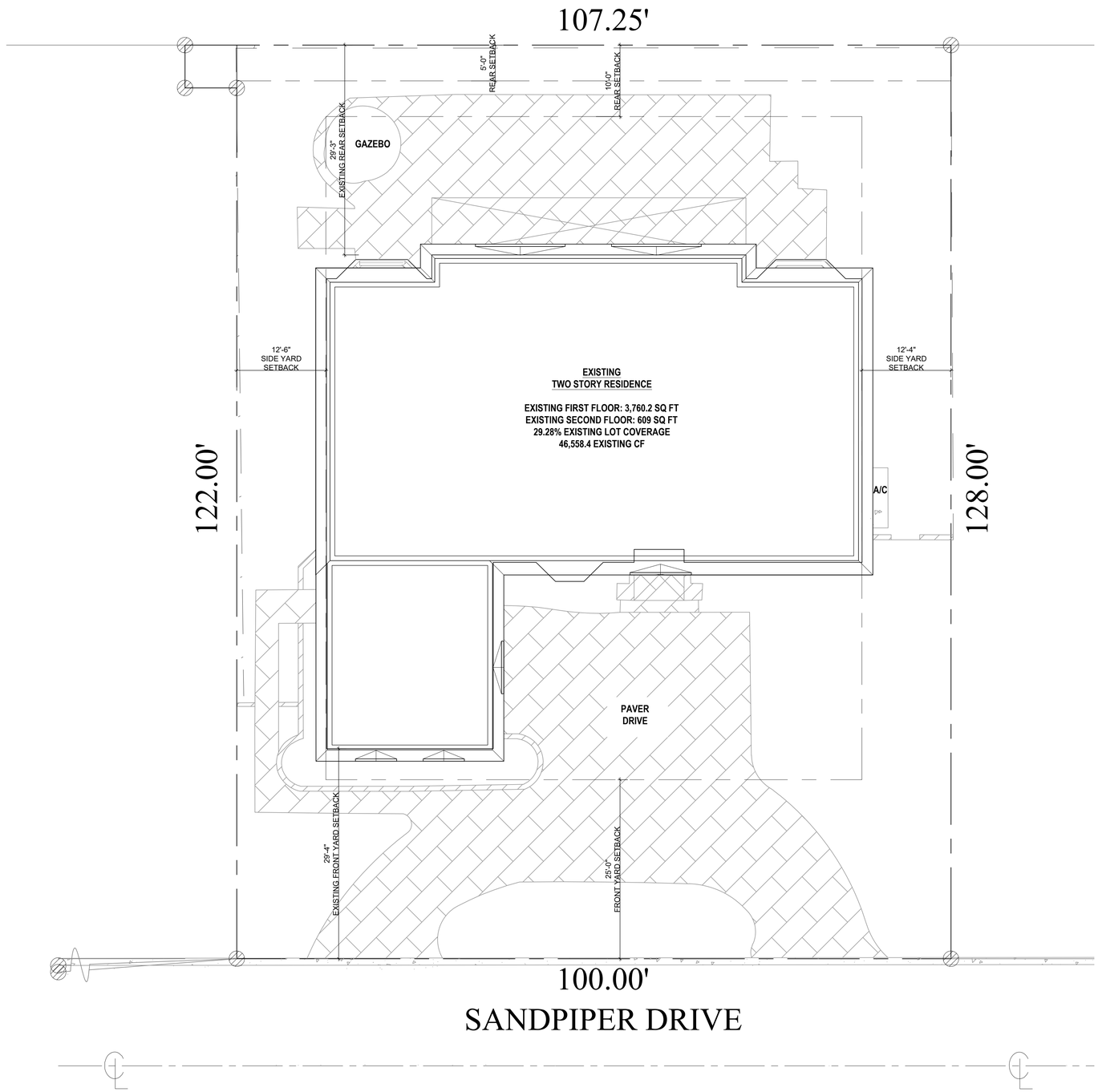

EXISTING SITE PLAN

SCALE: 1/8" = 1'

PROJECT DATA

LOCATION ADDRESS:	250 SANDPIPER DRIVE
MUNICIPALITY:	PALM BEACH
PARCEL CONTROL NUMBER:	50-43-43-10-24-000-0190
HOUSE FOOT PRINT:	3,760.2357 SF
ACRES:	0.2948 ACRE
AREA OF LOT:	12,841.49 S.F.
PROPERTY USE:	0100 - SINGLE FAMILY
ZONING:	R-B - LOW DENSITY RESIDENTIAL (50-PALM BEACH)

MUNICODE PALM BEACH

MINIMUM SETBACKS FOR PRINCIPAL BUILDING. (ONE STORY)
FRONT: 25'-0", HOWEVER THE FRONT YARD SETBACK MAY BE REDUCED TO A MINIMUM OF 20 FEET, OR PORTION THEREOF, PROVIDED THE REQUIRED REAR YARD SETBACK FOR THE FIRST STORY IS INCREASED BY THE AMOUNT OF REDUCTION IN THE FRONT YARD.

REAR: 25'-0" MINIMUM 10'-0"
SIDE: 12'-6"

REAR PERGOLA SETBACK: 5'-0"

MAXIMUM OVERALL HEIGHT FOR TWO STORY BUILDING: 25 FEET OVERALL, PROVIDED UNITY OF TITLE DEED RESTRICTION IS FURNISHED PROHIBITING ANY DIVISION OF THE LOT WHICH WOULD LEAVE LESS THAN 20,000 SQUARE FEET

MAXIMUM LOT COVERAGE FOR TWO-STORY BUILDING: 30 PERCENT.

ANGLE OF VISION: THE BUILDING ANGLE OF VISION (FRONT SETBACK) FOR ONE OR TWO-STORY BUILDINGS IS 100 DEGREES.

LANDSCAPE OPEN SPACE: 45 PERCENT, OF WHICH 50 PERCENT OF THAT PERCENTAGE IS REQUIRED TO BE PERIMETER LANDSCAPING WITHIN TEN FEET OF THE PROPERTY LINE. ADDITIONALLY, NOT LESS THAN 40 PERCENT OF THE REQUIRED FRONT YARD MUST BE LANDSCAPED OPEN SPACE IN THE R-B DISTRICT.

CUBIC CONTENT RATIO: THE MAXIMUM ALLOWABLE CCR SHALL BE CALCULATED AS FOLLOWS: 3.50 + [(60,000 - THE LOT SIZE)÷ 50,000) × 0.5].

MINIMUM SETBACKS FOR PRINCIPAL BUILDING. (SECOND STORY)
FRONT: 30'-0",HOWEVER THE FRONT YARD SETBACK MAY BE REDUCED TO A MINIMUM OF 25 FEET, OR PORTION THEREOF, PROVIDED THE REQUIRED REAR YARD SETBACK FOR THE FIRST AND SECOND STORY IS INCREASED BY THE AMOUNT OF REDUCTION IN THE FRONT YARD.

REAR: 25'-0" MINIMUM 15'-0"
SIDE: 15'-0"

EXISTING CUBIC CONTENT

AREA	SF	HEIGHT	CUBIC
FIRST STORY GARAGE+ 2ND STORY	3,156.2 SF 609 SF	11' 17.8'	34,718.2 CF 10,840.2 CF
TOTAL	3,765.2 SF		45,558.4 CF
ALLOWABLE CUBIC CONTENT =			50,816 CF

NOTE: CUBIC CONTENT RATIO: THE MAXIMUM ALLOWABLE CCR SHALL BE CALCULATED AS FOLLOWS: 3.50 + [(60,000 - THE LOT SIZE(12,841.49))÷ 50,000) × 0.5]. = 3.97

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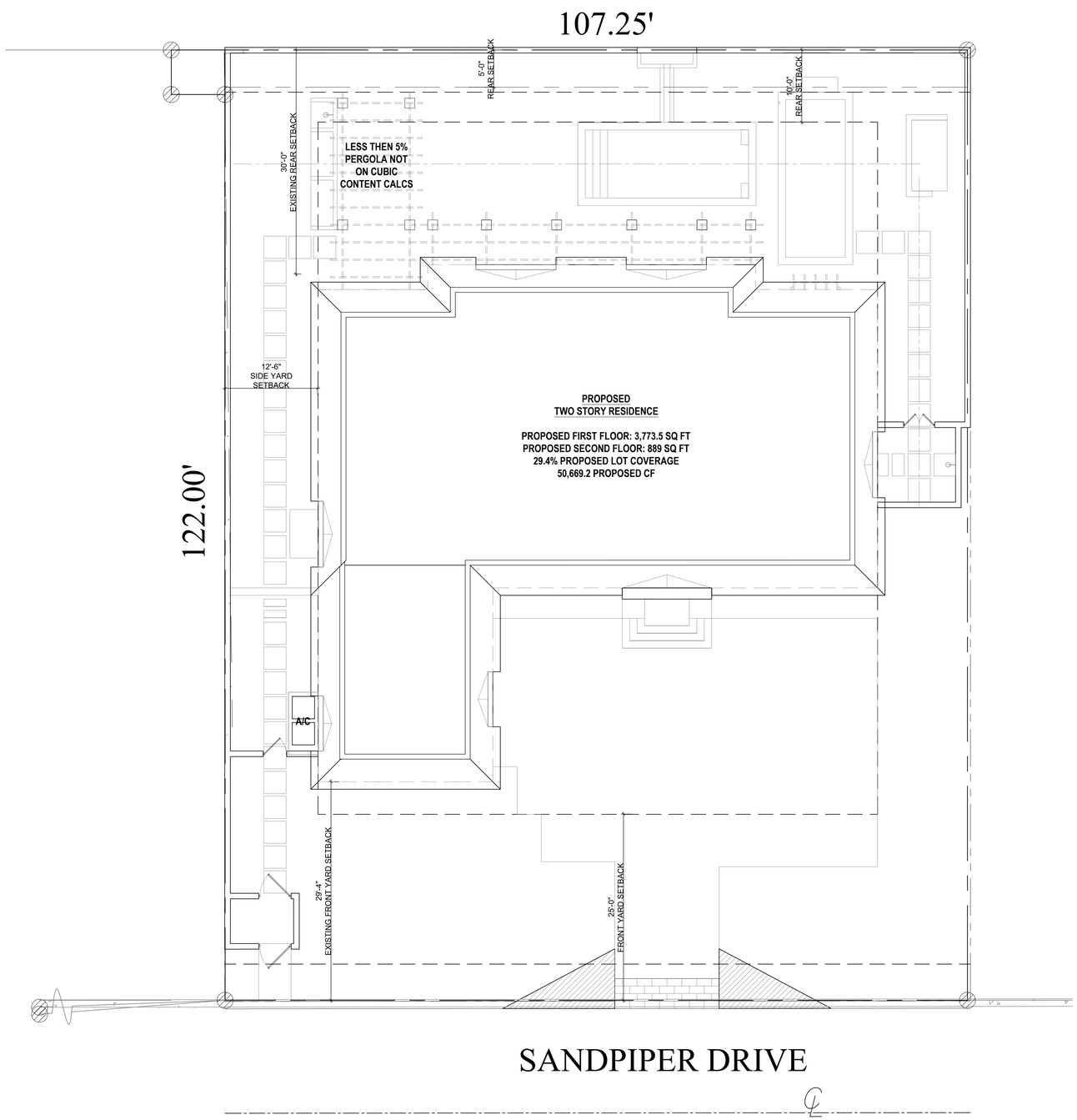

PROPOSED SITE PLAN

SCALE: 1/8" = 1'

PROPOSED CUBIC CONTENT

AREA	SF	HEIGHT	CUBIC
FIRST STORY	3,165 SF	11'	34,815 CF
GARAGE+ 2ND STORY	609 SF	17.8'	10,840.2 CF
LOGGIA	292 SF	9.5'	2,774 CF
PROPOSED ADDITION	280 SF	8'	2,240 CF
TOTAL	4,346.2 SF		50,669.2 CF
ALLOWABLE CUBIC CONTENT =			50,816 CF

NOTE: CUBIC CONTENT RATIO: THE MAXIMUM ALLOWABLE CCR SHALL BE CALCULATED AS FOLLOWS: 3.50 + [(60,000 - THE LOT SIZE(12,841.49))÷ 50,000) × 0.5]. = 3.97

PROPOSED LOT COVERAGE

LOT AREA	12,841.49 SF
ALLOWABLE LOT COVERAGE	30% = 3,852.5 SF
PROPOSED LOT COVERAGE	24.6% 3,165.2 SF

PERGOLA NOT IN CUBIC CONTENT

PERGOLA AREA	265 SF
PERGOLA CUBIC CONTENT	2,340.745 CF =4.6%
ALLOWABLE 5% CUBIC CONTENT	2,540.8 CF

NOTE: UNENCLOSED LOGGIAS, PERGOLAS, PORCHES, TERRACES AND COVERED PATIOS LOCATED ON THE FIRST FLOOR SHALL BE EXCLUDED FROM THE CALCULATION OF TOTAL CUBIC CONTENT UP TO 5% OF ALLOWABLE CUBIC CONTENT.

EXISTING CUBIC CONTENT

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT PORTION OF THE ARCHITECT'S SERVICES TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEWS AND ISSUANCE OF CERTIFICATES FOR PAYMENT, IS EXCLUDED AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

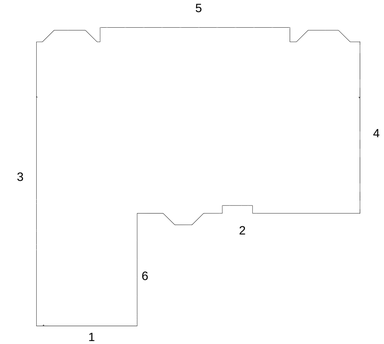
PROPOSED SITE PLAN

SHEET NUMBER

SP1.1

S E W N

ARCOM PACKAGE



1

2

3

4

5

6

ARC-22-056

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20-C
PALM BEACH, FLORIDA 33480

T: 561 461 0108
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FL LIC. # AA26003943

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CONSULTANTS

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, THE CLIENT AGREES TO BIND THE CONSTRUCTION SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION PHASE OF THE PROJECT UNLESS THE ADMINISTRATION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

EXISTING CONDITIONS

SHEET NUMBER

SP1.2

ARCOM PACKAGE

250 SANDPIPER DRIVE (SUBJECT PROPERTY)

324 EDEN ROAD

322 EDEN ROAD

310 EDEN ROAD

302 EDEN ROAD

246 EDEN ROAD

234 EDEN ROAD

277 JAMAICA LANE

269 JAMAICA LANE

265 JAMAICA LANE

253 JAMAICA LANE

245 JAMAICA LANE

233 SANDPIPER DRIVE

257 JAMAICA LANE

265 SANDPIPER DRIVE

273 SANDPIPER DRIVE

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THE PARAMOUNT BUILDING
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Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

ADJACENT BUILDING PHOTOS

SHEET NUMBER

SP1.03

ARCOM PACKAGE

281 SANDPIPER DRIVE

288249 SANDPIPER DRIVE SANDPIPER DRIVE

280 SANDPIPER DRIVE

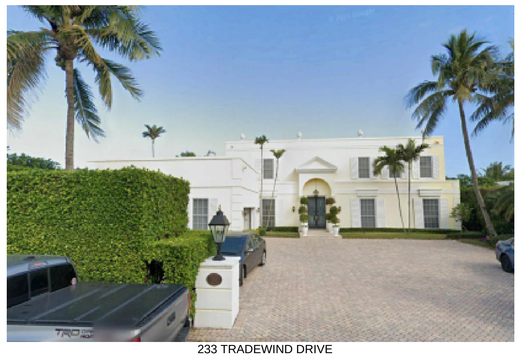
264 SANDPIPER DRIVE

248 SANDPIPER DRIVE

240 SANDPIPER DRIVE

232 SANDPIPER DRIVE

224 SANDPIPER DRIVE



233 TRADEWIND DRIVE

241 TRADEWIND DRIVE

249 TRADEWIND DRIVE

257 TRADEWIND DRIVE

265 TRADEWIND DRIVE

275 TRADEWIND DRIVE

297 TRADEWIND DRIVE

280 TRADEWIND DRIVE

ARC-22-056

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20-C
PALM BEACH, FLORIDA 33480

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Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

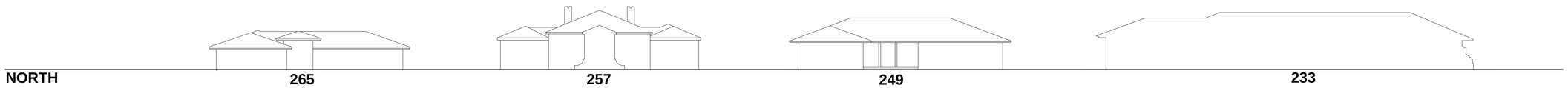
SHEET NAME

ADJACENT BUILDING PHOTOS

SHEET NUMBER

SP1.03.01

ARCOM PACKAGE



SANDPIPER DRIVE

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Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

ADJACENT BUILDING ELEVATIONS

SHEET NUMBER

SP1.4

N
W E
S

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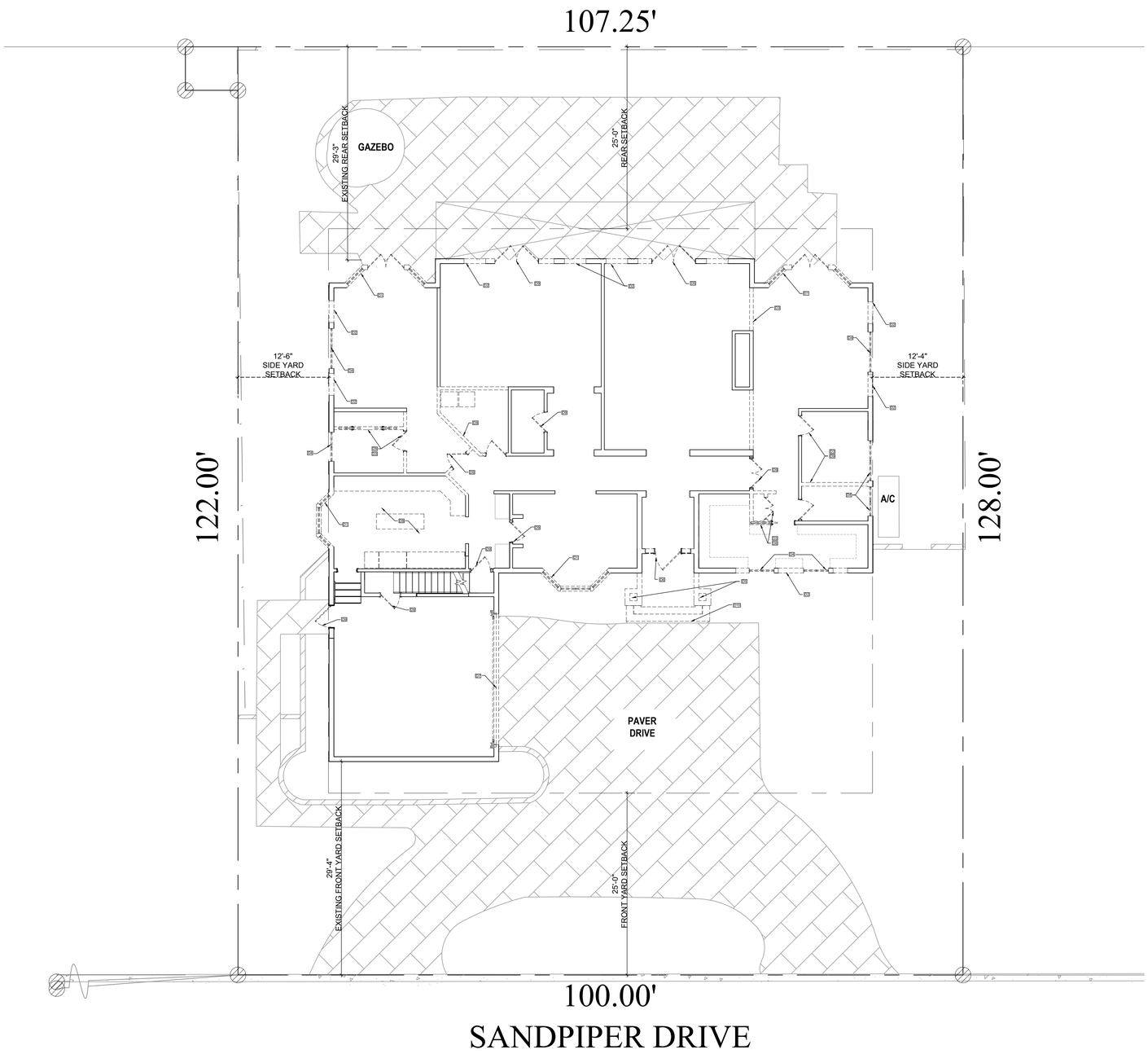

DEMOLITION FIRST FLOOR PLAN

SCALE: 1/8" = 1'

DEMOLITION KEYNOTES

- D1 REMOVE BAY WINDOWS & DOORS
- D2 REMOVE PORTION OF CMU WINDOWS AS SHOWN THROUGH
- D3 REMOVE NON BEARING WALL
- D4 REMOVE WINDOW
- D5 PLINTHS TO BE REPLACED
- D6 FRONT DOOR TO BE REMOVED
- D7 GARAGE DOOR TO BE REPLACED
- D8 REMOVE KITCHEN COUNTERTOPS AND ASSOCIATED MILLWORK.
- D9 REMOVE DOOR
- D10 STAIRS TO BE REMOVED

LEGEND

N.I.C.	NOT IN CONTRACT
V.I.F.	VERIFY IN FIELD
	WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXISTING COLUMNS TO REMAIN

DEMOLITION FIRST FLOOR

AREA	SF	HEIGHT	CUBIC
FIRST FLOOR SECOND FLOOR	301.13 SF 280 SF	11' 11'	3,211.23 CF 2,240 CF
TOTAL	581.13 SF		5,451.23 CF

ARC-22-056

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Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

FIRST DEMOLITION PLAN

SHEET NUMBER

D1.0

S E W N

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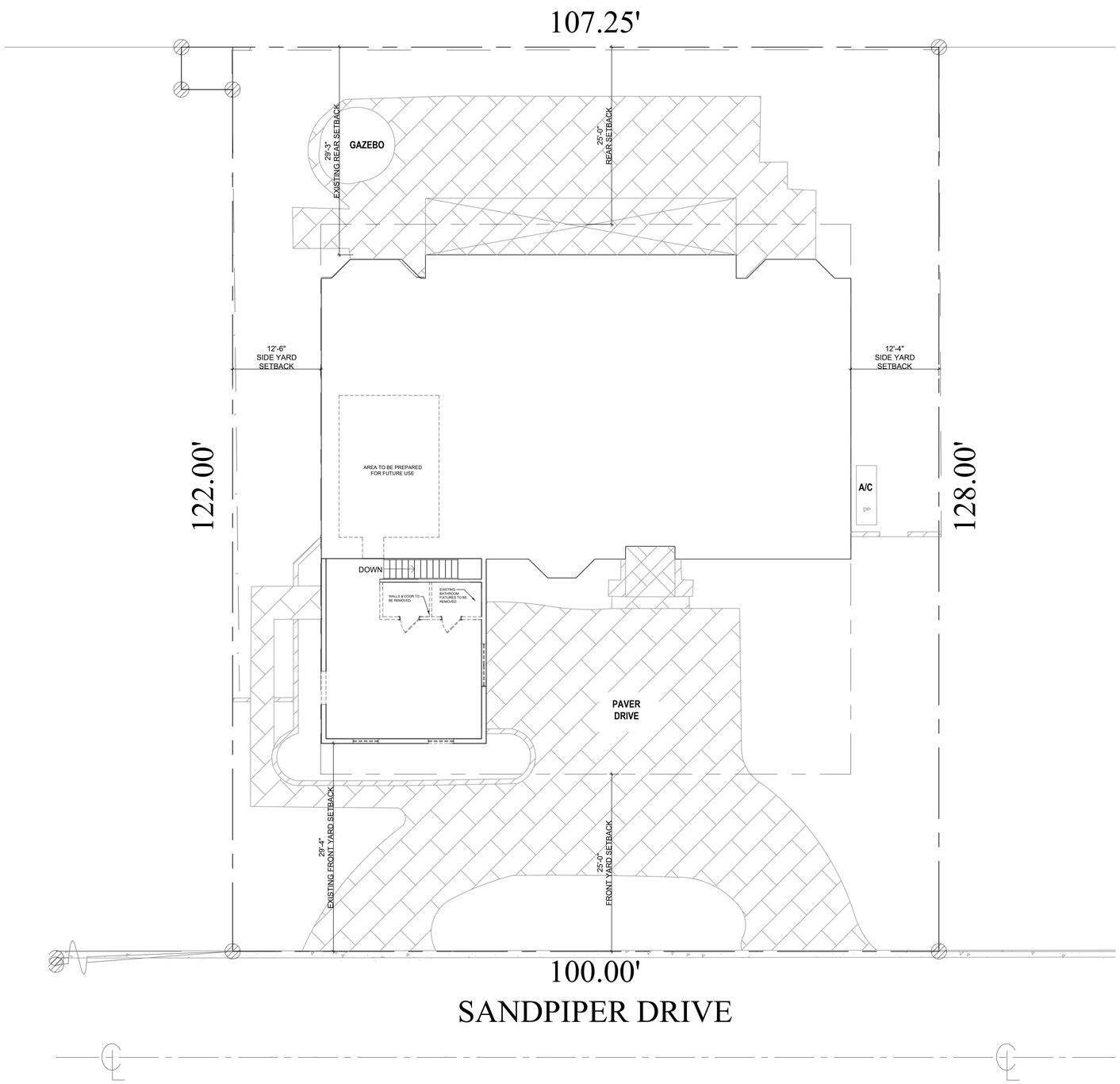

DEMOLITION SECOND FLOOR PLAN

SCALE: 1/8" = 1'

LEGEND	
N.I.C.	NOT IN CONTRACT
V.I.F.	VERIFY IN FIELD
	WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXISTING COLUMNS TO REMAIN

DEMOLITION SECOND FLOOR

AREA	SF	HEIGHT	CUBIC
PROPOSED ADDITION	280 SF	8'	2,240 CF
BEDROOMS	19 SF	8'	152 CF
TOTAL	299 SF		2,392 CF

EXISTING BUILDING CUBIC CONTENT = 45,558.4 CF
ALLOWABLE CUBIC CONTENT = 50,816 CF
DEMOLITION PERCENTAGE OF EXISTING BUILDING = 17.2%

ARC-22-056

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PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20-C
PALM BEACH, FLORIDA 33480

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AIA # 30425933 NCARB # 87929

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Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

SECOND DEMOLITION PLAN

SHEET NUMBER

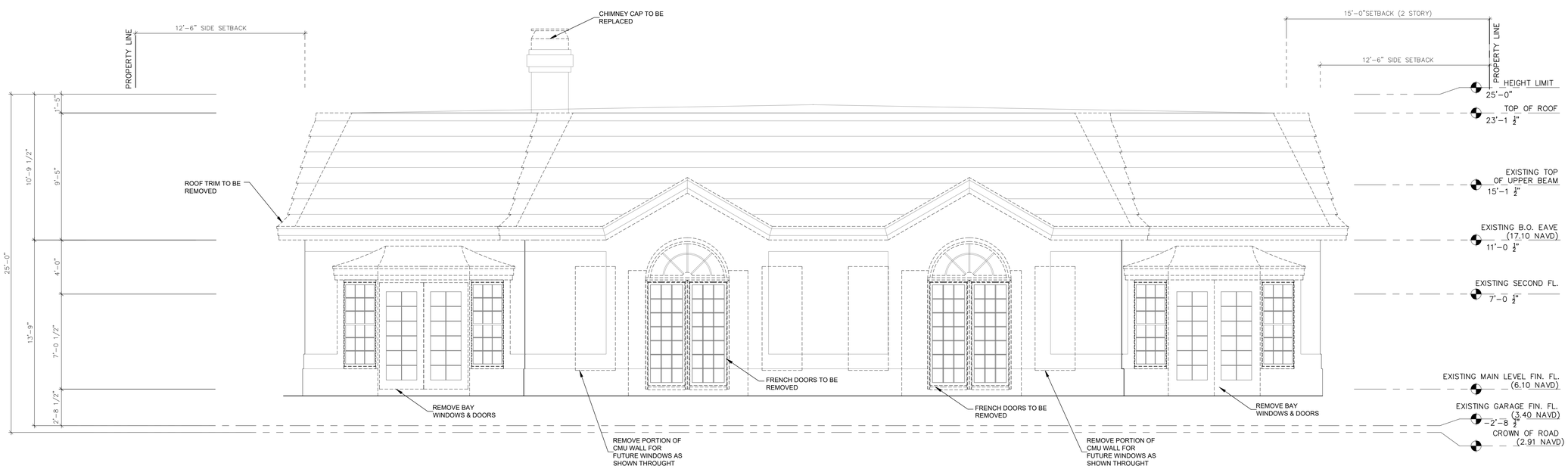
D1.1

S E W N

ARCOM PACKAGE

DEMOLITION NORTH ELEVATION

SCALE: 1/4" = 1'



DEMOLITION SOUTH ELEVATION

SCALE: 1/4" = 1'

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Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

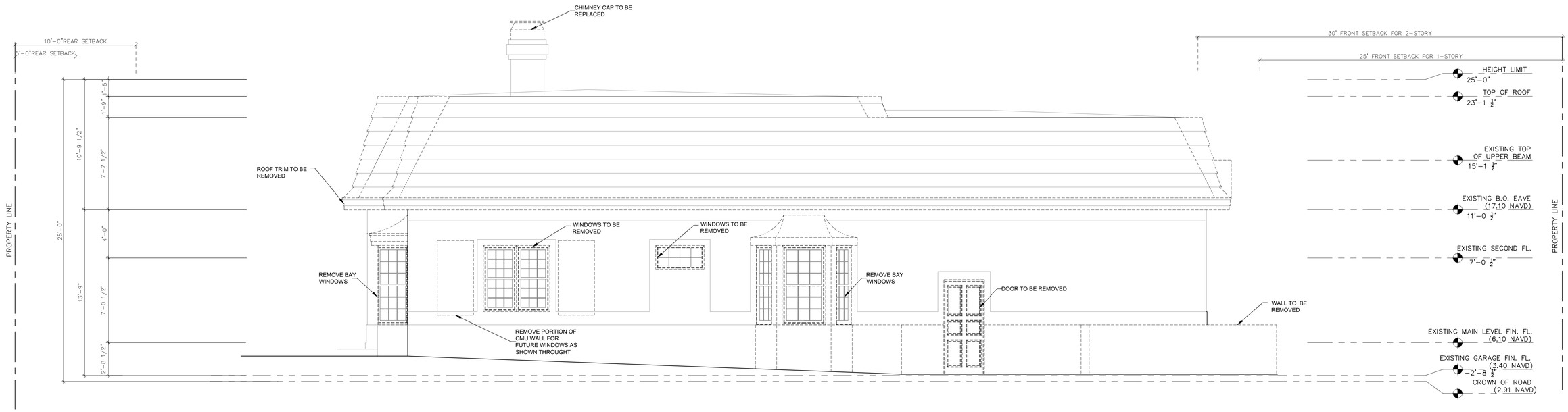
SHEET NAME

DEMOLITION ELEVATIONS

SHEET NUMBER

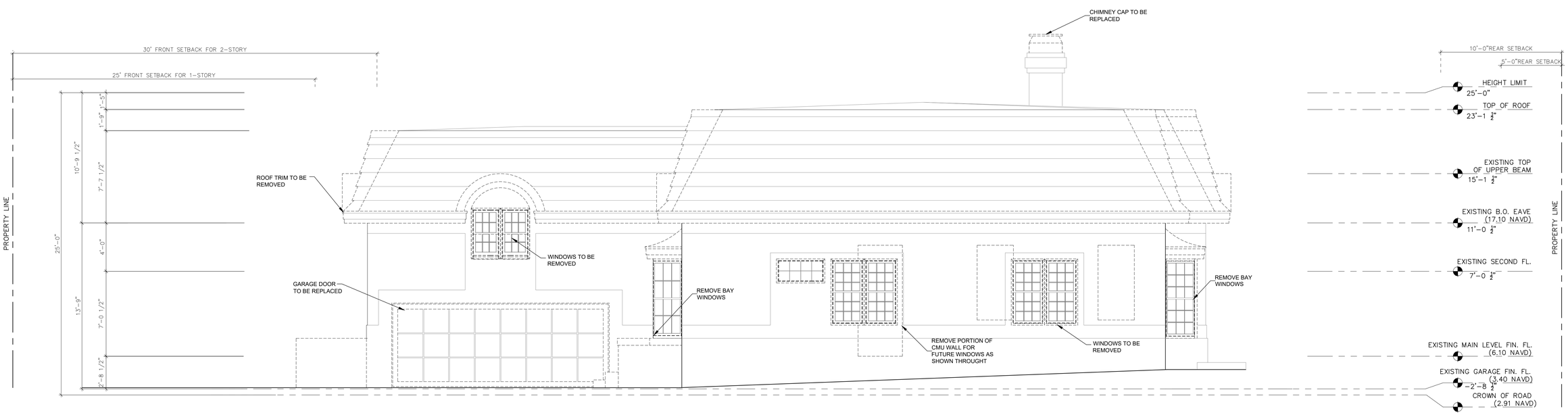
D2.0

ARCOM PACKAGE



DEMOLITION EAST ELEVATION

SCALE: 1/4" = 1'



DEMOLITION WEST ELEVATION

SCALE: 1/4" = 1'

ARC-22-056

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INTERIOR DESIGNER # ID5422
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Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

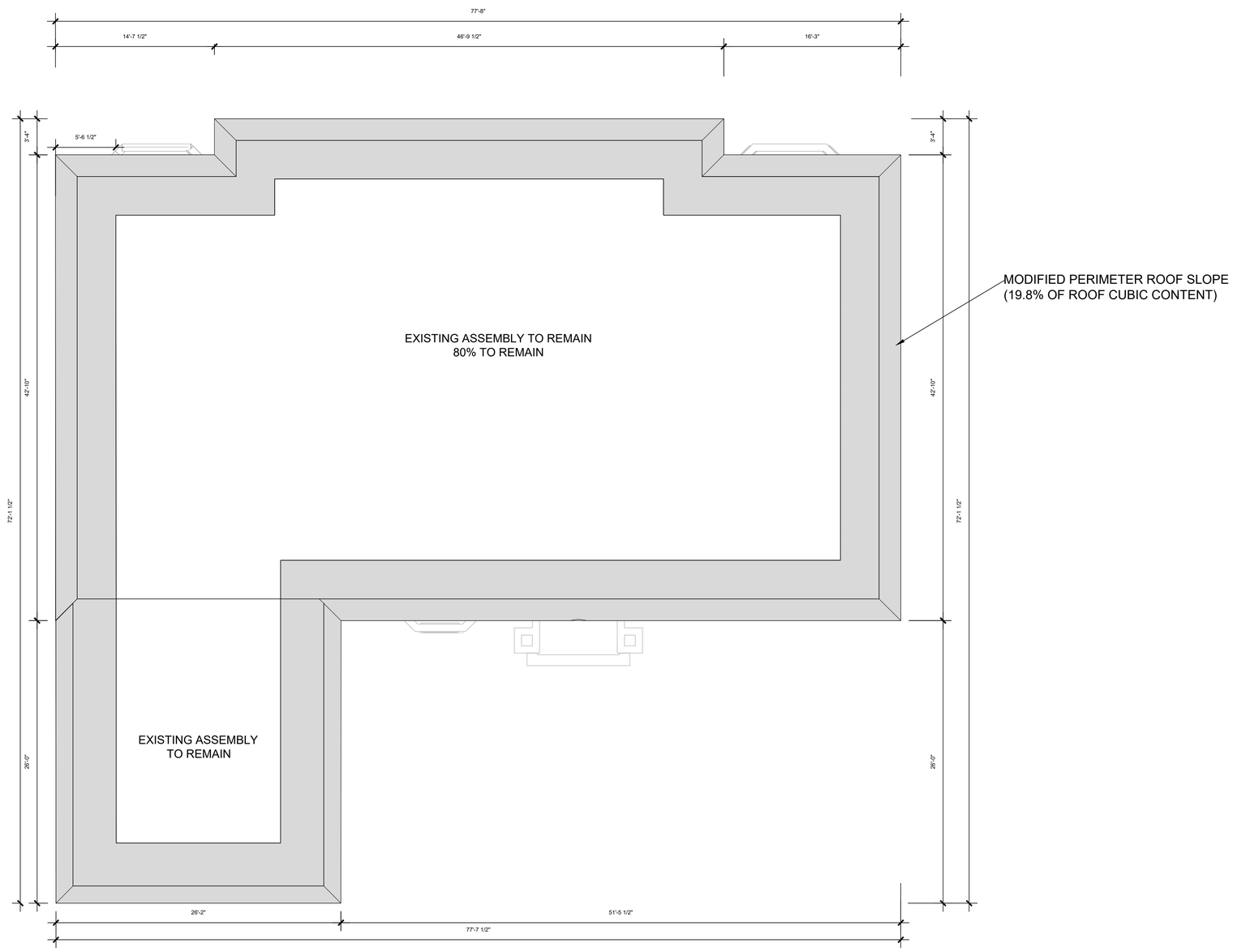
SHEET NAME

DEMOLITION ELEVATIONS

SHEET NUMBER

D2.1

ARCOM PACKAGE



DEMO ROOF PLAN

SCALE: 3/16" = 1'

LEGEND	
N.I.C.	NOT IN CONTRACT
V.I.F.	VERIFY IN FIELD
	WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXISTING COLUMNS TO REMAIN

DEMOLITION ROOF PLAN

AREA	SF	HEIGHT	CUBIC
OVERHANG	1,537.05 SF	9'-4 $\frac{1}{2}$"	7,204.92 CF
PERCENTAGE			19.86%

ROOF DEMOLITION CUBIC CONTENT = 19.86%
ROOF DEMOLITION DOES NOT EXCEED 50 % CUBIC CONTENT

ARC-22-056

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEWS AND ASSISTANCE, THE CLIENT AGREES TO GENERALLY RELEASE AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

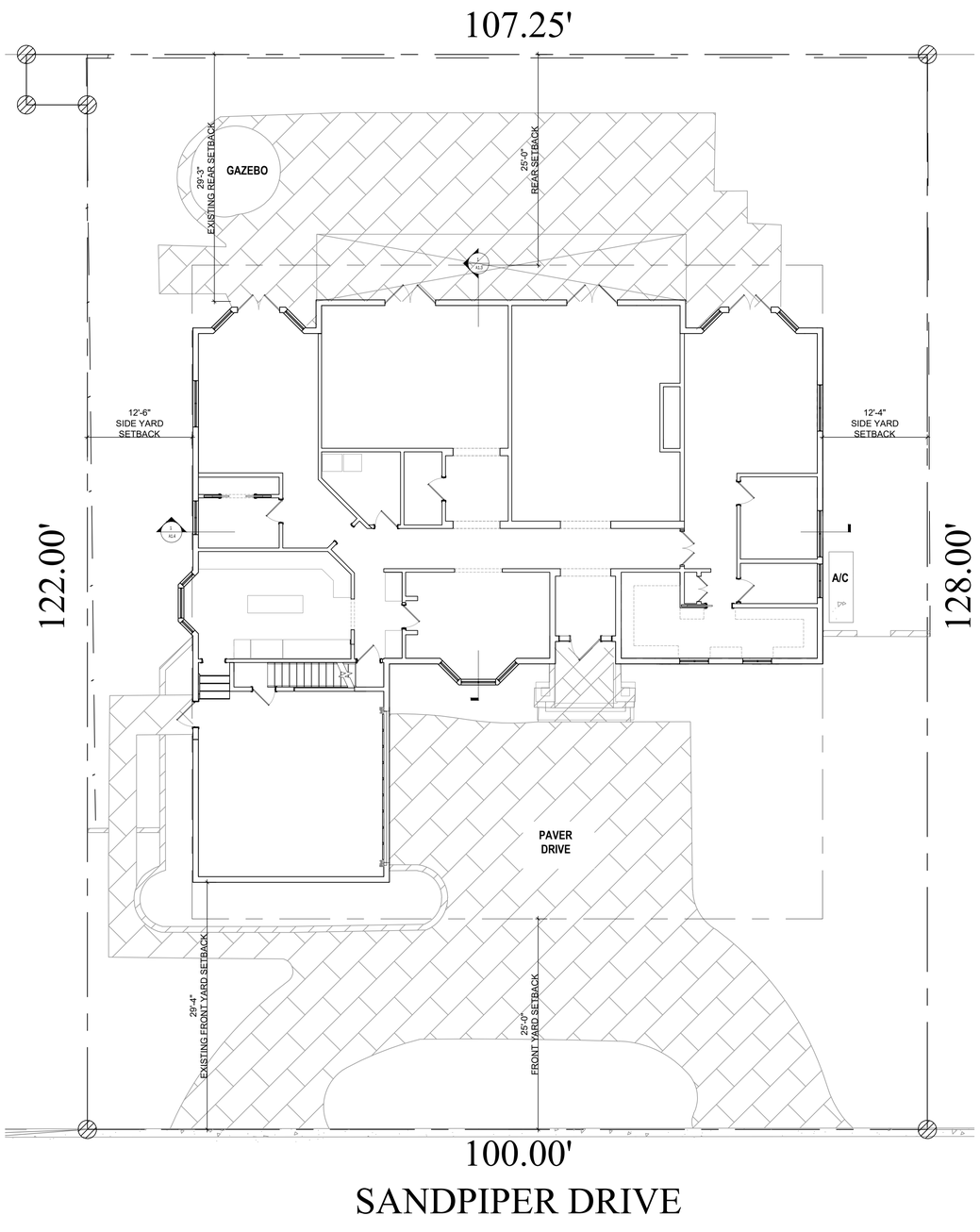
DEMOLITION ROOF PLAN

SHEET NUMBER

D2.2

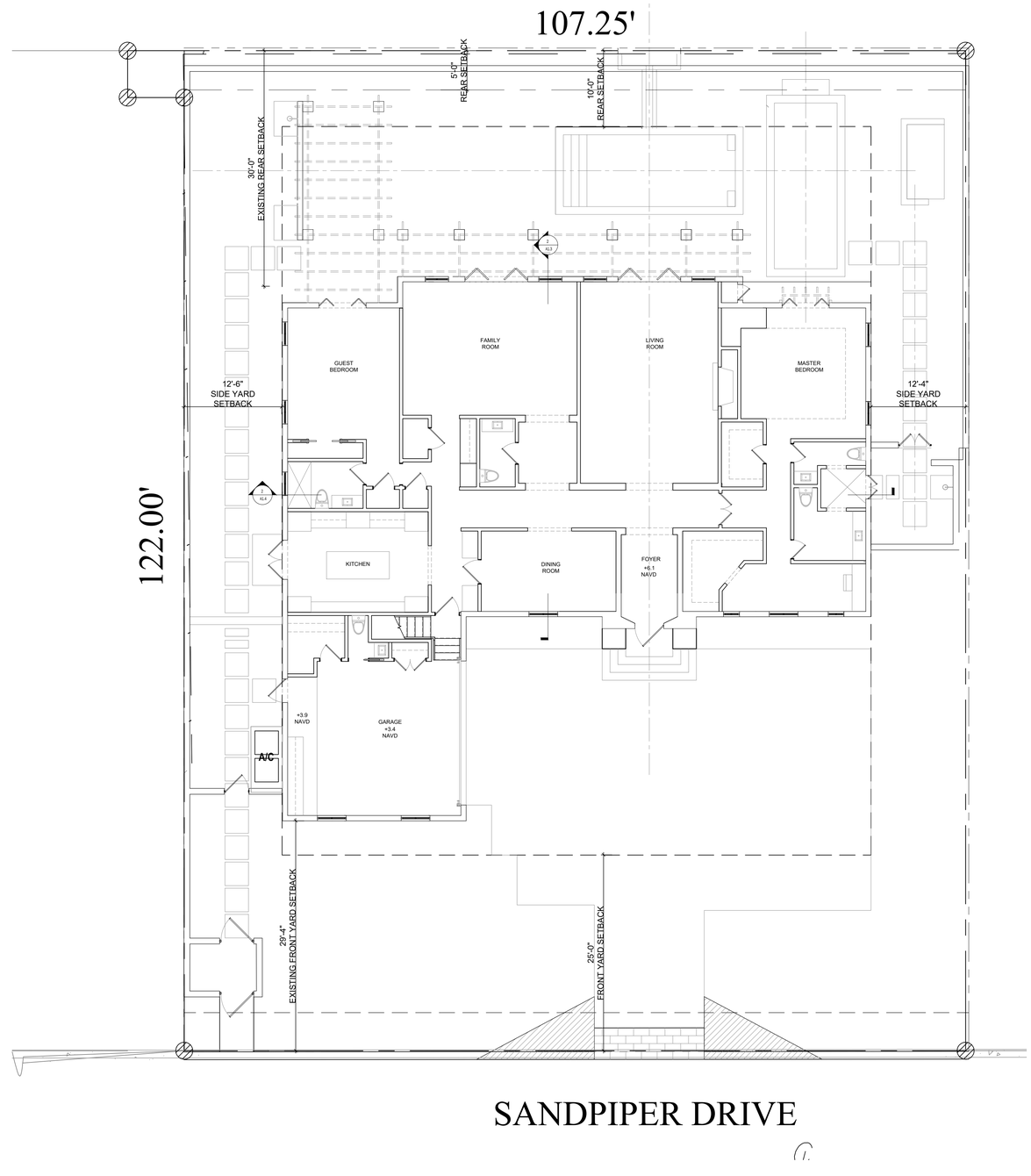
S E W N

ARCOM PACKAGE



EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'

ARC-22-056

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20-C
PALM BEACH, FLORIDA 33480

T: 561 461 0108
F: 561 461 0106

FL LIC. # AA26003943

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CONSULTANTS

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID0422
AIA # 30425933 NCARB # 87929

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT SERVICE OR ANY PART THEREOF, IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEWS, ETC. THE CLIENT AGREES TO FULLY INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

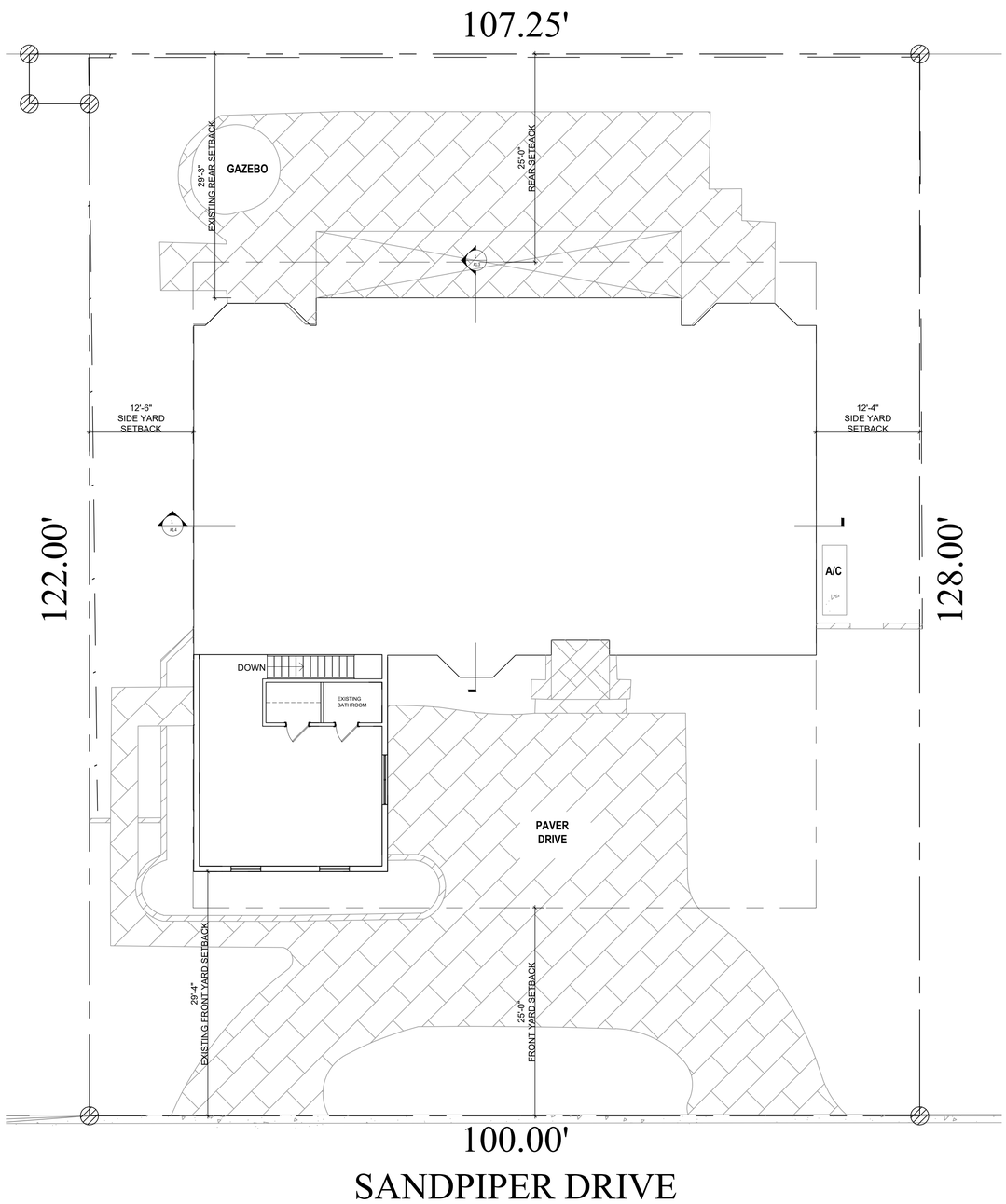
EXISTING & PROPOSED FIRST FLOOR PLAN

SHEET NUMBER

A1.0

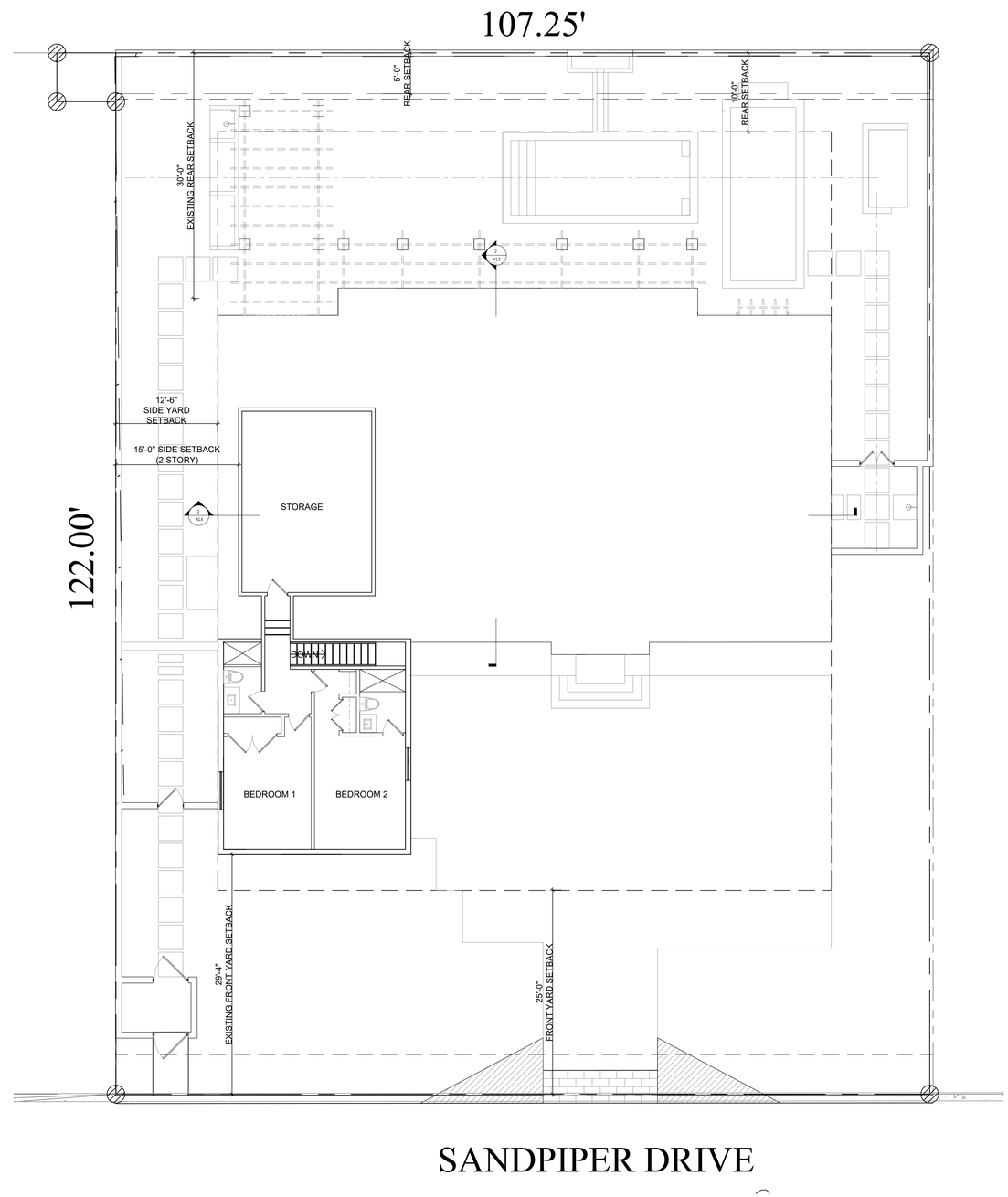
S E W N

ARCOM PACKAGE



EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'



PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'

ARC-22-056

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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INTERIOR DESIGNER # ID6422
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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT PORTION OF THE PROJECT IN WHICH WE PARTICIPATE IS NOT INTENDED TO INCLUDE SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, MUCH LESS CONTROL OF OR RESPONSIBILITY FOR THE CONTRACTOR'S WORK, AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM THE WORK OF THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

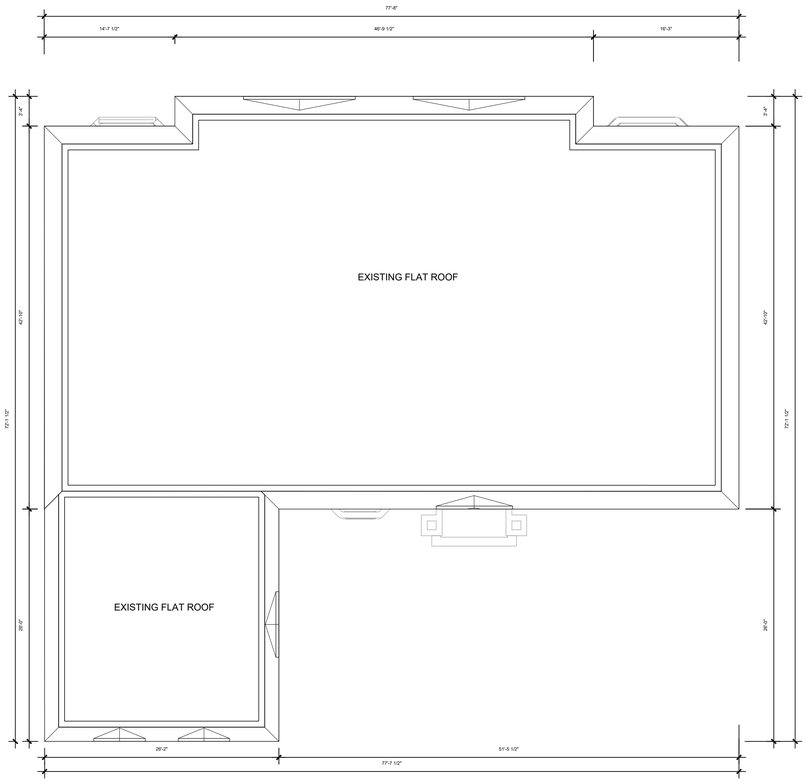
EXISTING & PROPOSED SECOND FLOOR PLAN

SHEET NUMBER

A1.1

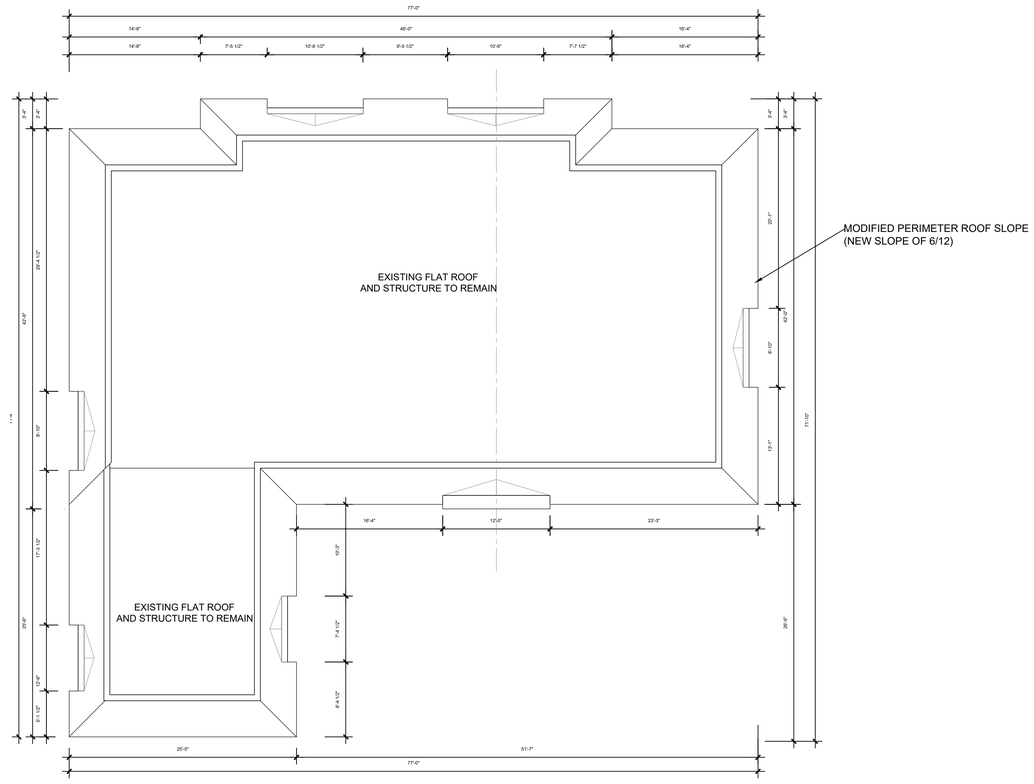
S E W N

ARCOM PACKAGE



EXISTING ROOF PLAN

SCALE: 1/8" = 1'



PROPOSED ROOF PLAN

SCALE: 1/8" = 1'

ARC-22-056

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THE PARAMOUNT BUILDING
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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT PORTION OF THE PROJECT MANUAL DEVOTED TO ADMINISTRATIVE PROVISIONS, SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEWS, ETC. IS NOT PART OF THE ARCHITECT'S SERVICES. BARTHOLEMEW AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

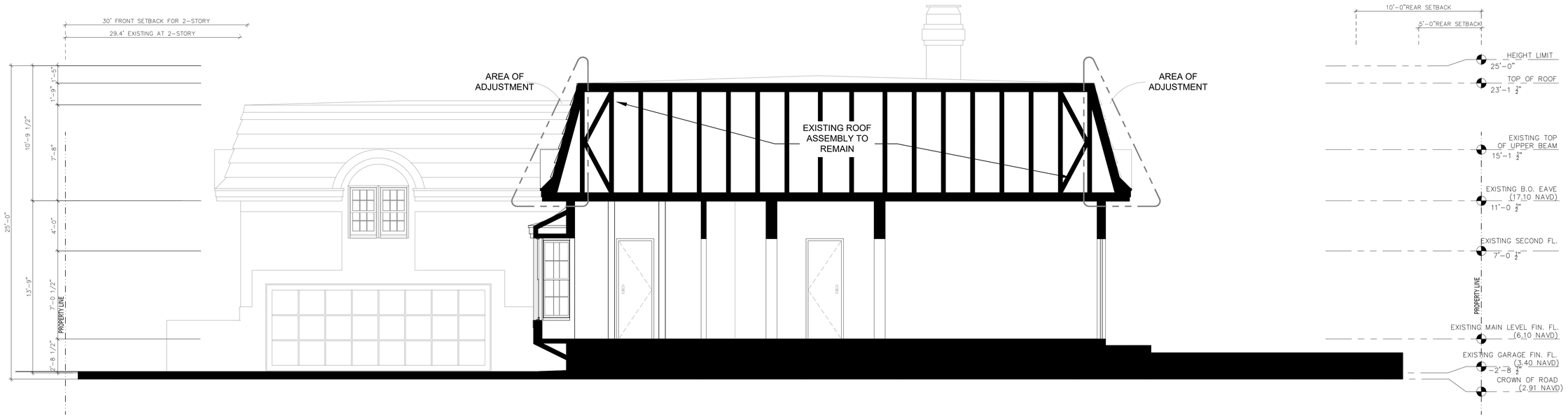
EXISTING & PROPOSED ROOF PLAN

SHEET NUMBER

A1.2

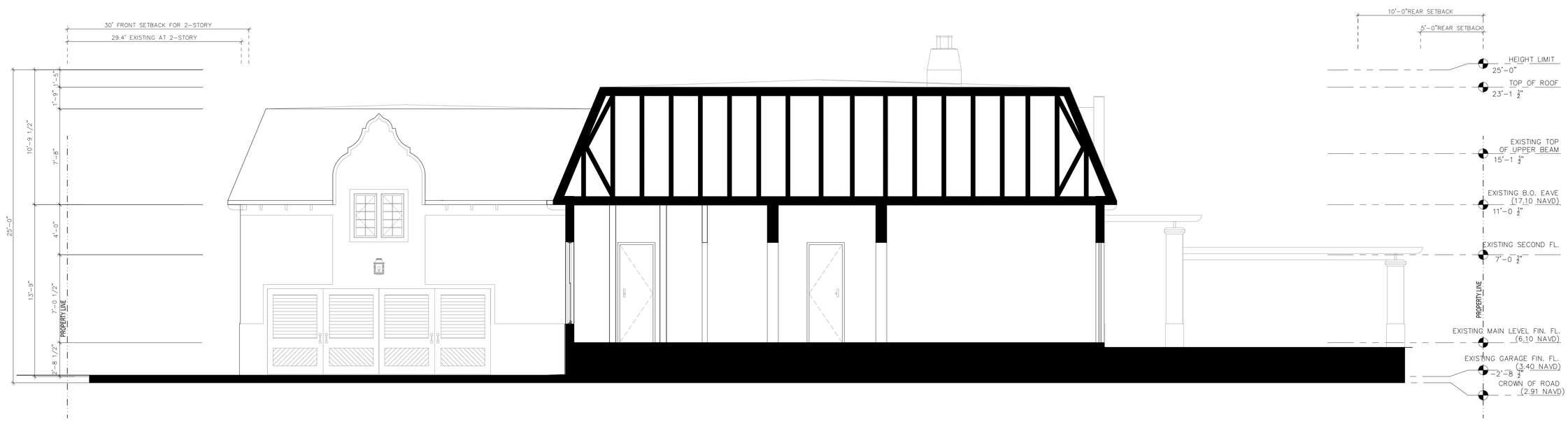
S
E W
N

ARCOM PACKAGE



EXISTING A-A SECTION

SCALE: 1/4" = 1'



PROPOSED A-A SECTION

SCALE: 1/4" = 1'

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THE PARAMOUNT BUILDING
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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDES ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW AND APPROVAL, ETC. THE CLIENT HEREBY RELEASES, DISCHARGES AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM CONSTRUCTION PERFORMED WITHOUT THE ARCHITECT'S ADMINISTRATION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

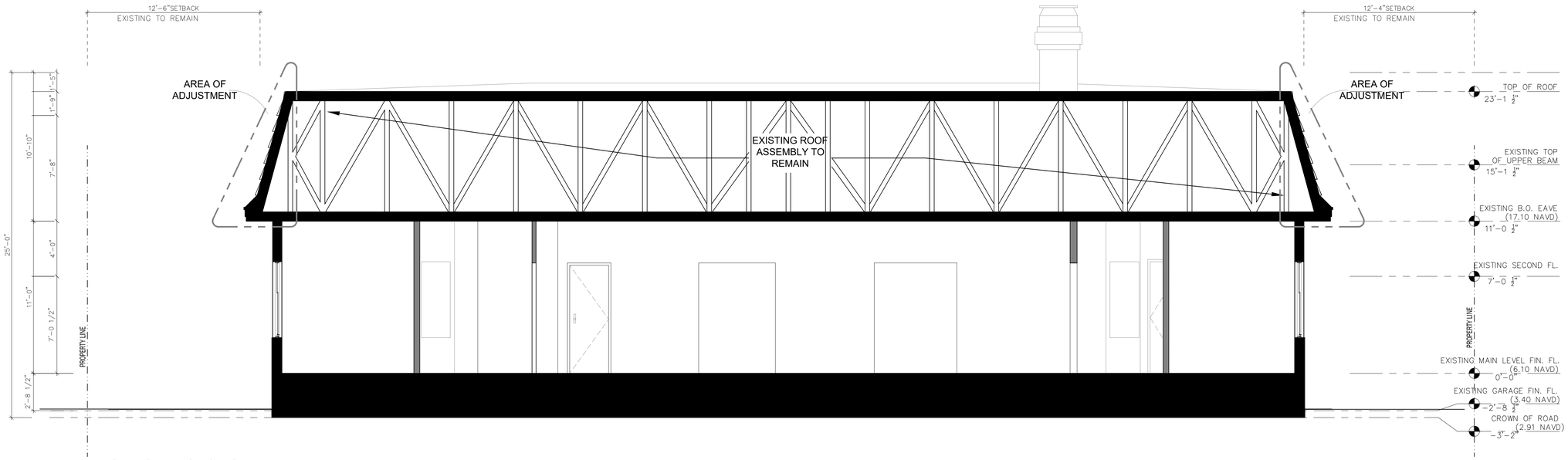
SHEET NAME

EXISTING & PROPOSED SECTIONS

SHEET NUMBER

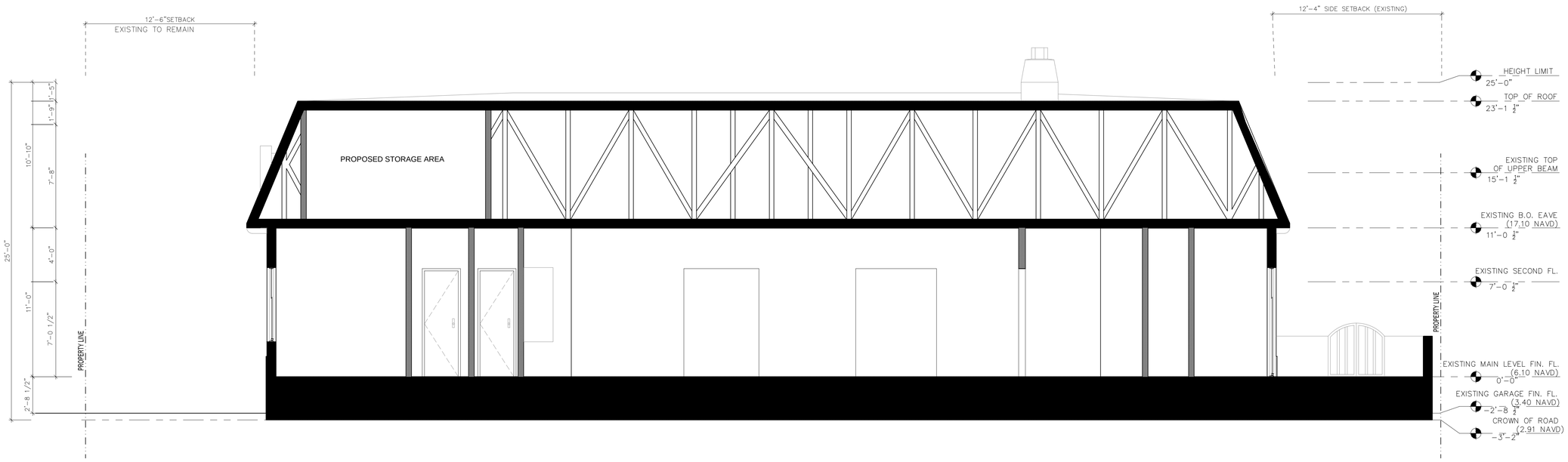
A1.3

ARCOM PACKAGE



EXISTING B-B SECTION

SCALE: 1/4" = 1'



PROPOSED B-B SECTION

SCALE: 1/4" = 1'

ARC-22-056

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20-C
PALM BEACH, FLORIDA 33480

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FL LIC. # AA26003943

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KYLE B FANT ARCHITECT # AR99255
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AIA # 30425933 NCARB # 87929

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT SERVICE TO BE PROVIDED BY THE ARCHITECT PURSUANT TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEWS, ETC. IS INTENDED TO BE FOR THE BENEFIT OF THE CLIENT, AND WHO HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

EXISTING & PROPOSED SECTIONS

SHEET NUMBER

A1.4

ARCOM PACKAGE

EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'

PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'

ARC-22-056

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
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PALM BEACH, FLORIDA 33480

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT SERVICE ACTUALLY RENDERED, IS A PART OF THE ARCHITECT'S SERVICES. THE SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEWS, ETC. ARE ONLY TO BE PERFORMED AT THE CLIENT'S REQUEST AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM ANY ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

EXISTING& PROPOSED ELEVATIONS

SHEET NUMBER

A2.0

ARCOM PACKAGE

EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'

PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'

ARC-22-056

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PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
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PALM BEACH, FLORIDA 33480

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INTERIOR DESIGNER # ID6422
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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT SPECIFICALLY DEFINED IN THE AIA CONTRACTS, DOES NOT INCLUDE CONSTRUCTION SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEWS, ETC. THE CLIENT AGREES TO ALL OF THE ABOVE TERMS AND AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

EXISTING & PROPOSED ELEVATIONS

SHEET NUMBER

A2.1

ARCOM PACKAGE

EXISTING EAST ELEVATION

SCALE: 1/4" = 1'

PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'

ARC-22-056

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PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
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FL LIC. # AA26003943

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INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT SPECIFICALLY DESCRIBED IN AIA DOCUMENTS, DOES NOT INCLUDE RESIDENT SERVICES DURING CONSTRUCTION, INCLUDES ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEWS, PAYMENT REQUESTS, ETC. THE OWNER AGREES TO HOLD AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

EXISTING& PROPOSED ELEVATIONS

SHEET NUMBER

A2.2

ARCOM PACKAGE

EXISTING WEST ELEVATION

SCALE: 1/4" = 1'

PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'

ARC-22-056

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ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20-C
PALM BEACH, FLORIDA 33480

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F: 561 461 0106

FL LIC. # AA26003943

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CONSULTANTS

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INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no:
Date: 12/20/2021
Drawn by: JC & VFA
Project Architect: KBF

250 SANDPIPER DRIVE

Project Address:
250 SANDPIPER DRIVE
PALM BEACH, FL 33480

SHEET NAME

EXISTING & PROPOSED ELEVATIONS

SHEET NUMBER

A2.3

ARCOM PACKAGE