

**RECEIVED**

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ISSUE	DATE
ARCOM	08.12.22
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# ARCOM FINAL SUBMITTAL

240 OLEANDER AVENUE PALM BEACH, FL 33480

ARC:22-126

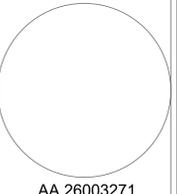
ZON-22-088

FINAL SUBMITTAL DATE: MAR. 6, 2023

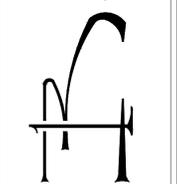
PROJECTED HEARING DATE: MAR. 29, 2023

NEW SINGLE FAMILY RESIDENCE :  
**PRIVATE RESIDENCE**  
240 OLEANDER AVENUE  
PALM BEACH, FL 33480

GREGORY BONNER, AIA



**B1 ARCHITECT**  
139 NORTH COUNTY ROAD STE: 18C  
PALM BEACH FLORIDA 33480  
(561) 312-3453



JOB NO.	2400LE
PLOT DATE	02.17.22
SCALE	AS NOTED
DRAWN BY	RR



## DRAWING INDEX

### ARCHITECTURAL

COVER	DRAWING INDEX/ PROJECT TEAM/ SCOPE OF WORK SURVEY
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D1	DEMO REPORT / DEMO/PROPOSED DIAGRAM
D2	DEMOLITION SITE PLAN / EXISTING PROPERTY PHOTOS
A2	NEIGHBORHOOD PICTURES
A3	NEIGHBORHOOD PICTURES / INSPIRATION IMAGES
A4	SITE PLAN / SITE WALL DETAIL / ZONING DATA / LOT COVERAGE DIAGRAM
A5	FIRST FLOOR PLAN / GATE DETAIL
A6	SECOND FLOOR PLAN
A7	ROOF PLAN
A8	ELEVATIONS
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A13	WALL SECTION / DETAILS
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A15	COLOR ELEVATIONS E-W
A16	RENDERING
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### CIVIL

C-1	CONCEPTUAL SITE GRADING AND DRAINAGE PLAN
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### LANDSCAPE

L1.0	EXISTING VEGETATION PLAN
L2.0	DEMOLITION AND VEGETATION ACTION PLAN
L3.0	CONSTRUCTION SCREENING PLAN
L4.0	EXISTING LANDSCAPE BUFFER IMAGES
L5.0	CONSTRUCTION STAGING PLAN
L6.0	TRUCK LOGISTICS PLAN
L7.0	SITE PLAN
L7.1	SITE CALCULATION/ LOT COVERAGE GRAPHICS
L8.0	LANDSCAPE PLAN
L8.2	PLANT SCHEDULE
L8.3	PLANTING DETAILS & SPECIFICATIONS
L9.0	LANDSCAPE LIGHTING PLAN
L10	SECTIONS DIAGRAMS
L10.1	EQUIPMENT YARD SECTION DIAGRAM

## PROJECT TEAM

### ARCHITECT

B1 ARCHITECT  
139 NORTH COUNTY ROAD, STE 18C.  
PALM BEACH, FL 33480.

CONTACT: GREGORY BONNER  
T 561.312.3453  
E GREGORY@B1ARCHITECT.COM

### CIVIL

GRUBER CONSULTING ENGINEERS, INC.  
2475 MERCER AVENUE, SUITE 305.  
WEST PALM BEACH, FL 33401.

CONTACT: CHAD M. GRUBER, P.E.  
T 561.312.2041  
E OFFICE@GRUBERENGINEERS.COM

### LANDSCAPE

ENVIRONMENT DESIGN GROUP  
139 N COUNTY ROAD, SUITE 20-B.  
PALM BEACH, FL 33480.

CONTACT: DUSTIN M. MIZELL, M.L.A.  
T 561.832.4600  
E DUSTIN@ENVIRONMENTDESIGNGROUP.COM

## SCOPE OF WORK

- NEW TWO STORY SINGLE FAMILY RESIDENCE.
- 3,831 S.F. TOTAL A/C.
- 493 S.F. GARAGE / STORAGE.
- 158 S.F. COVERED SPACE.
- 54 S.F. BALCONIES
- 4,536 S.F. TOTAL GROSS.
- 17'-10" X 13'-9" POOL.

## NARRATIVE OF CHANGES

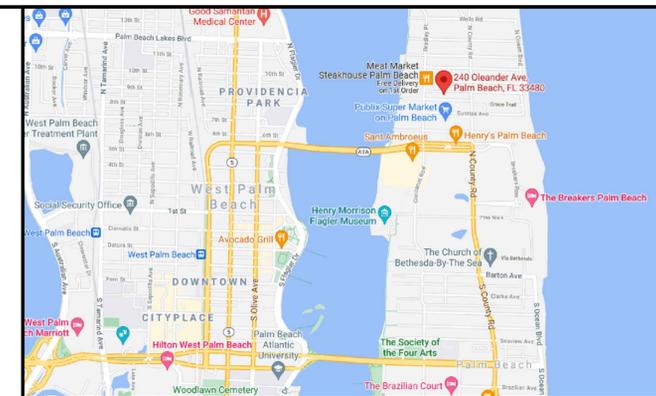
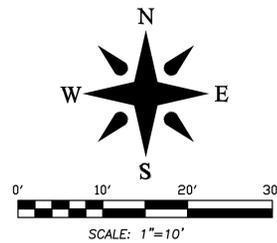
PER THE COMMENTS ISSUED ON FEBRUARY 22ND, ADJUSTMENTS HAVE BEEN MADE TO THE FOLLOWING IN RESPONSE:

1. FIRST FLOOR PLAN WAS MODIFIED TO ALLOW ACCESS TO THE SECOND GARAGE INTO THE RESIDENCE. THE MASTER BEDROOM WAS MOVED TO THE SECOND FLOOR
2. SECOND FLOOR ROOF LINE AND OVERALL HEIGHT LOWERED-
3. ASYMMETRICAL FRONT ELEVATION CREATED REDUCING THE HEIGHT OF ONE TOWER TO ONE STORY
4. GARAGE DOORS SQUARED OFF
5. WINDOW COLOR LIGHTENED TO GATEWAY GRAY SW 7644
6. ADDITIONAL WINDOWS WERE ADDED TO THE SECOND FLOOR OF THE RESIDENCE

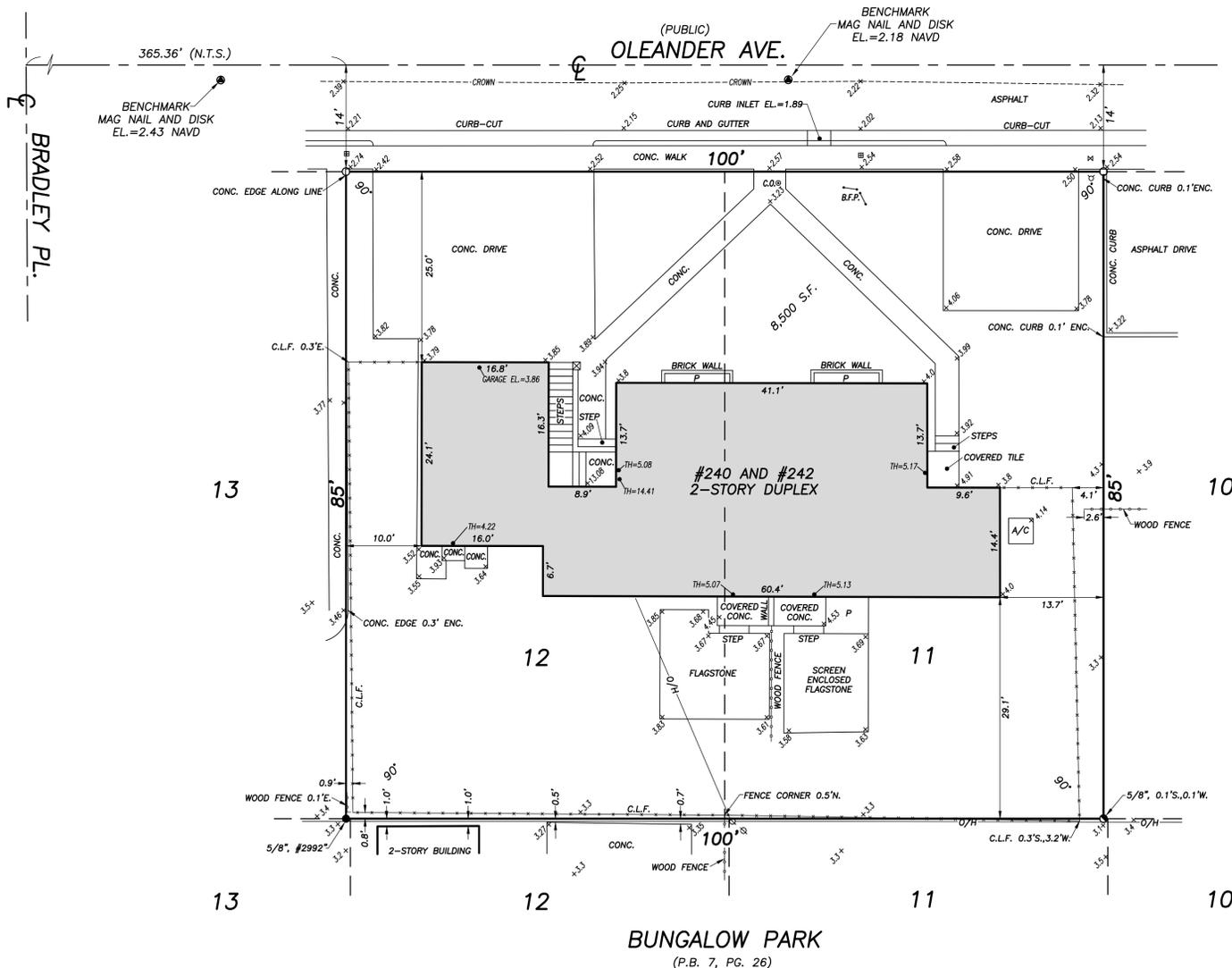
ARC: 22-126  
ZON-22-088  
MARCH 28, 2022

**LEGEND**

- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- B.F.P. = BACKFLOW PREVENTER
- BLDG. = BUILDING
- B.M. = BENCHMARK
- B.O.C. = BACK OF CURB
- B.O.W. = BACK OF WALK
- (C) = CALCULATED
- CATV = CABLE ANTENNA TELEVISION
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- CH = CHORD
- C.L.F. = CHAIN LINK FENCE
- CL.R. = CLEAR
- C.O. = CLEAN-OUT
- CONC. = CONCRETE
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- D.H. = DRILL HOLE
- D.W. = DRIVEWAY
- EL. = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMTT = EASEMENT
- F.F. = FINISH FLOOR
- FND. = FOUND
- F.O.C. = FACE OF CURB
- I.D. = INSIDE DIAMETER
- INV. = INVERT
- I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B. = LICENSE BOARD
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- (M) = FIELD MEASUREMENT
- M.H. = MANHOLE
- M.H.W.L. = MEAN HIGH WATER LINE
- M.L.W.L. = MEAN LOW WATER LINE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N.T.S. = NOT TO SCALE
- O.A. = OVERALL
- O.D. = OUTSIDE DIAMETER
- O/H = OVERHEAD UTILITY LINE
- O.R.B. = OFFICIAL RECORD BOOK
- P = PLANTER
- (P) = PLAT DATUM
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- P/O = PART OF
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PROP. = PROPOSED
- P.T. = POINT OF TANGENCY
- P.V.M.T. = PAVEMENT
- (R) = RADIAL
- R = RADIUS
- RGE. = RANGE
- R.P.B. = ROAD PLAT BOOK
- R/W = RIGHT OF WAY
- (S) = SURVEY DATUM
- S.B. = SETBACK
- SEC. = SECTION
- SD. = SUBDIVISION
- S.F. = SQUARE FEET
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
- S.R. = STATE ROAD
- STA. = STATION
- STY. = STORY
- TH = THRESHOLD ELEVATION
- T.O.B. = TOP OF BANK
- T.O.C. = TOP OF CURB
- TWP. = TOWNSHIP
- TYP. = TYPICAL
- U/C = UNDER CONSTRUCTION
- U.E. = UTILITY EASEMENT
- U.R. = UNRECORDED
- W.C. = WITNESS CORNER
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT
- ⊕ = BASELINE
- ⊕ = CENTERLINE
- Δ = CENTRAL ANGLE/Delta
- = CONCRETE MONUMENT FOUND (AS NOTED)
- = CONCRETE MONUMENT SET (LB #4569)
- = ROD & CAP FOUND (AS NOTED)
- = 5/8" ROD & CAP SET (LB #4569)
- ⊙ = IRON PIPE FOUND (AS NOTED)
- ⊙ = IRON ROD FOUND (AS NOTED)
- = NAIL FOUND
- = NAIL & DISK FOUND (AS NOTED)
- ⊙ = MAG NAIL & DISK SET (LB #4569)
- ⊕ = PROPERTY LINE
- ⊕ = UTILITY POLE
- ⊕ = FIRE HYDRANT
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = LIGHT POLE
- ⊕ = PINE TREE
- ⊕ = SABAL PALM



VICINITY SKETCH N.T.S.



**BUNGALOW PARK**  
(P.B. 7, PG. 26)

**FLOOD ZONE:**  
This property is located in Flood Zone AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581F, dated 10/05/2017.

- NOTES:**
- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
  - All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number ?????, issued by ???, dated ??????. This office has made no search of the Public Records.
  - Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
  - Description furnished by client or client's agent.
  - Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
  - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
  - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
  - The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
  - No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
  - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
  - All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
  - In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
  - It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
  - The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
  - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

**BOUNDARY SURVEY FOR:  
BINTER LLC**

This survey is made specifically and only for the following parties for the purpose of design on the surveyed property.

**Binter LLC**

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

**PROPERTY ADDRESS:**  
240 Olander Ave  
Palm Beach, FL 33480

**LEGAL DESCRIPTION:**  
Lots 11 and 12, JEANNETTE COURT ADDITION TO PALM BEACH, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 10, Page 15.

**CERTIFICATION:**  
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 2/7/2022

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

**BOUNDARY SURVEY FOR:**

**BINTER LLC**



FIELD	B.M.	JOB NO.	22-1013	F.B.	PB326	PG.	72
OFFICE	M.B.	DATE	2/7/22	DWG. NO.	22-1013		
C'K'D	C.W.	REF.	22-1013.DWG	SHEET	1	OF	1





August 12, 2022

Town of Palm Beach

To: Architectural Review Board Members and Planning Department Staff

RE: 240 Oleander Avenue , Palm Beach Florida 33480  
ARC 22-126 Demolition Report -

Dear Board Members and Planning Staff,

Our office, B1 Architect, LLC represents PTMJM Florida Investment Properties LLC (the "Applicant"), the owner of the above referenced parcel located at 240 Oleander Ave. Please consider this letter in support of the owner's request for demolition of an existing two story apartment building with 3 units. The property is located in RC Medium Density Residential District) and is approximately 8,500 square feet in size, which is non-conforming.

The existing two story -3 Unit apartment complex is total 3,226 square feet built in 1952. The original Architect is Maurice S. Weintraub. The current building is stucco over concrete block walls with asphalt tile roof. The property is not currently listed on historical landmark list. The existing conditions are fair

The applicant would like to demolish the existing apartment complex and respective hardscape in order to build a new two story single family residence with new pool, landscape and hardscape.

If you should have any further questions, please feel free to contact us.

Sincerely,

Gregory Bonner, A.I.A.,

139 N. COUNTY ROAD #18C

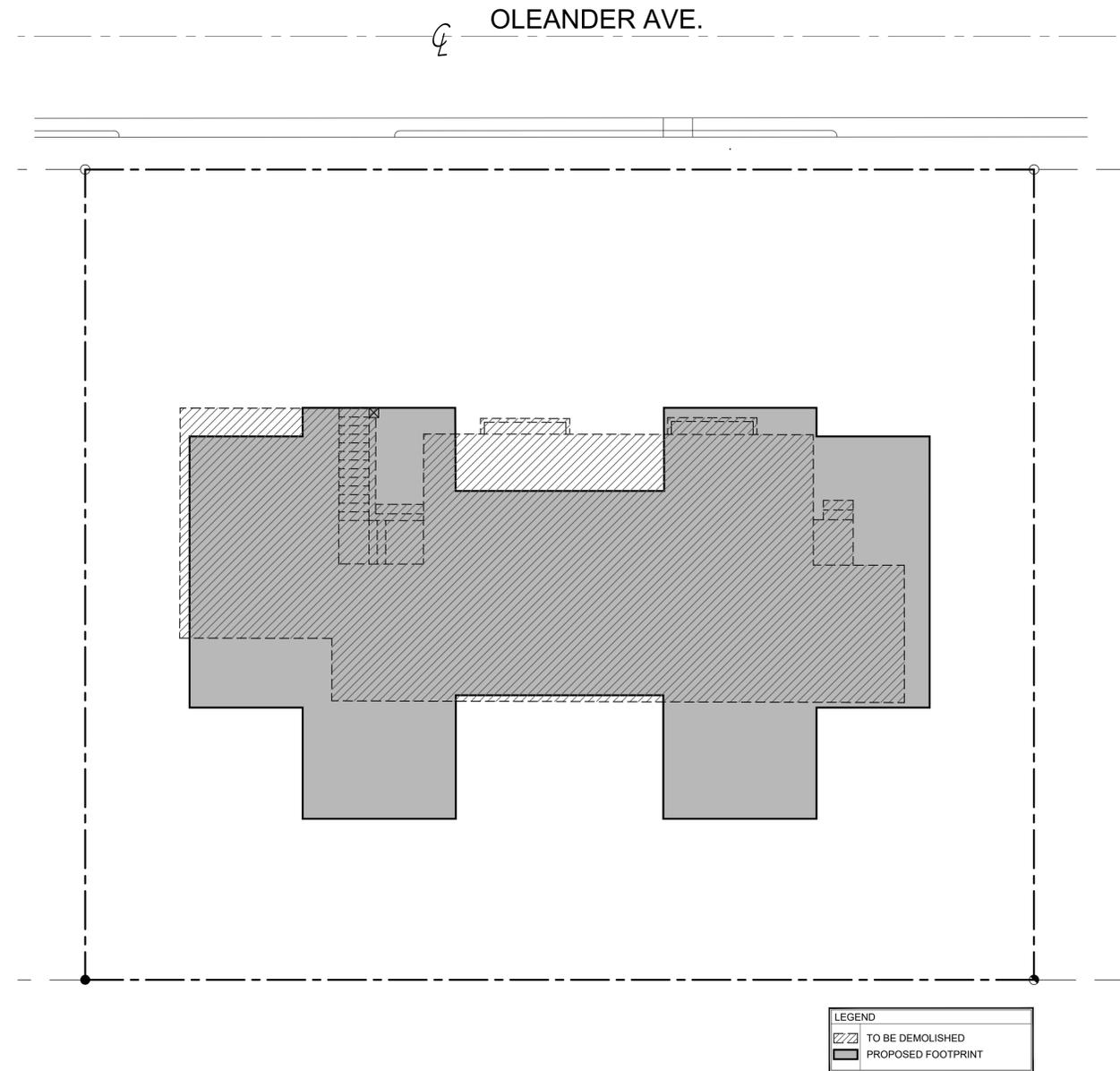
PALM BEACH FL 33480

(561) 312-3453

1 DEMOLITION REPORT  
SCALE: N.T.S.



2 DEMO/PROPOSED DIAGRAM  
SCALE: 1/8" = 1'-0"

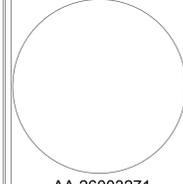


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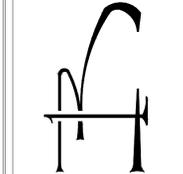
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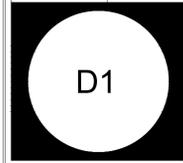
GREGORY BONNER, AIA



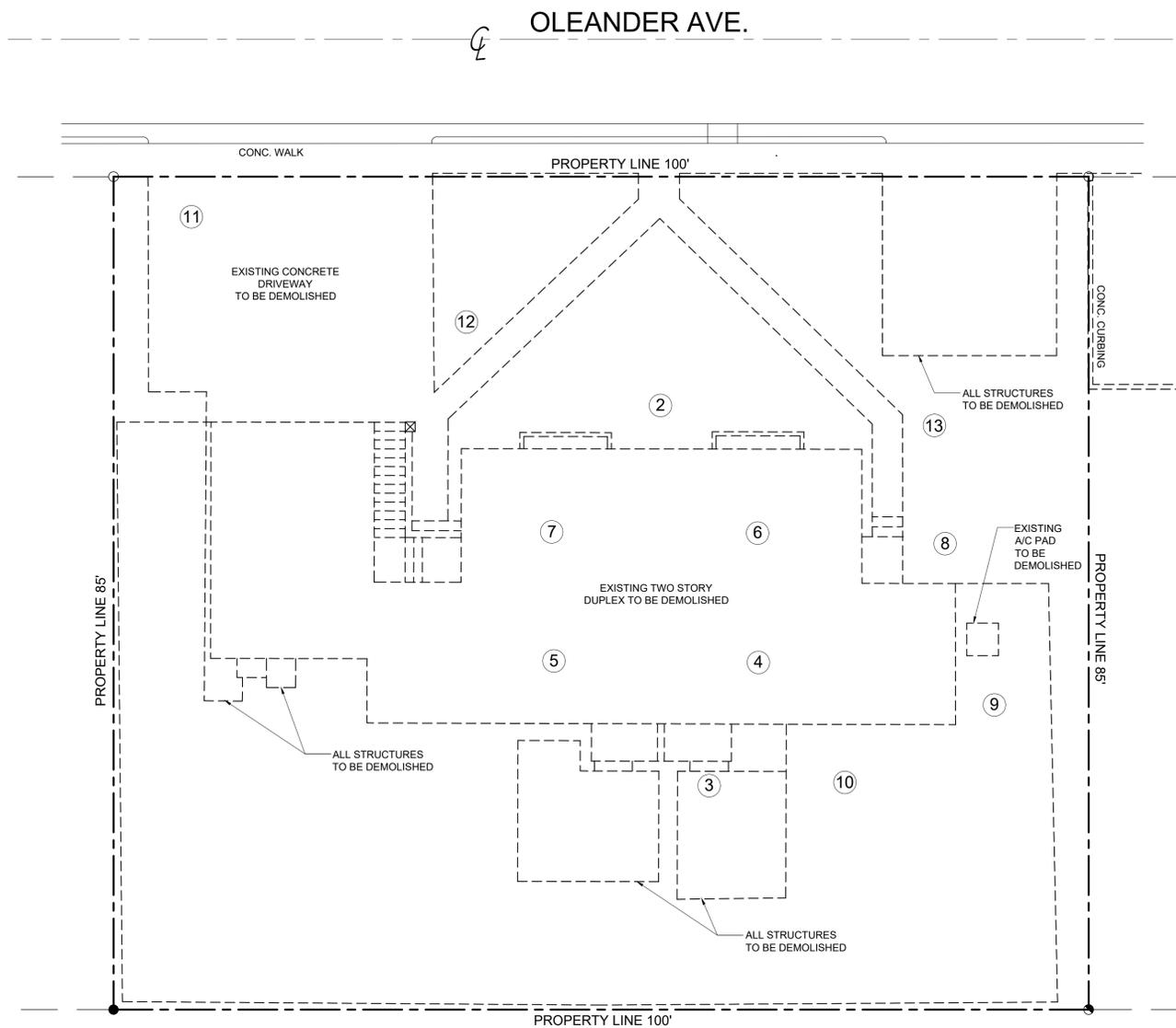
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**1 DEMOLITION SITE PLAN**  
SCALE: 1/8" = 1'-0"



**2 240 OLEANDER AVE**  
INTERIOR - TERRACE



**3 240 OLEANDER AVE**  
EXTERIOR



**4 240 OLEANDER AVE**  
INTERIOR - BEDROOM



**5 240 OLEANDER AVE**  
INTERIOR - KITCHEN



**6 240 OLEANDER AVE**  
INTERIOR - KITCHEN



**7 240 OLEANDER AVE**  
INTERIOR - BATH



**8 240 OLEANDER AVE**  
EXTERIOR



**9 240 OLEANDER AVE**  
EXTERIOR



**10 240 OLEANDER AVE**  
EXTERIOR



**11 240 OLEANDER AVE**  
EXTERIOR



**12 240 OLEANDER AVE**  
EXTERIOR



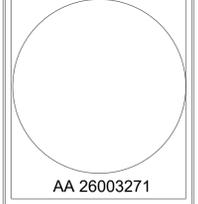
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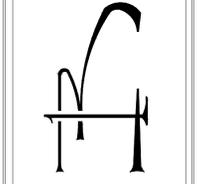
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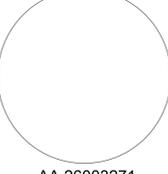
1 NEIGHBORHOOD PICTURES - OLEANDER AVE  
EXTERIOR PHOTOGRAPHS

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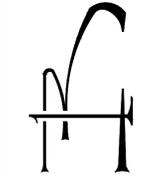
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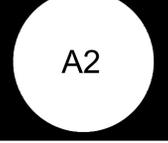


AA 26003271

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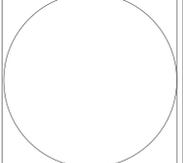
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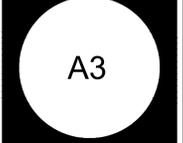
GREGORY BONNER, AIA



AA 26003271

**B1 ARCHITECT**  
 139 NORTH COUNTY ROAD STE. 18C  
 PALM BEACH FLORIDA 33480  
 (561) 312-3453

JOB NO.	2400LE
PLOT DATE	02.17.22
SCALE	AS NOTED
DRAWN BY	RR



A3

ARC- 22-126  
 ZON-22-088  
 MARCH 28, 2022



1 NEIGHBORHOOD PICTURES - OLEANDER AVE  
 EXTERIOR PHOTOGRAPHS



2 INSPIRATION / REFERENCE IMAGES  
 EXTERIOR PHOTOGRAPHS

Zoning Legend				
Line #	Property Address:	240 Oleander Avenue		
Zoning District:		R-C MEDIUM DENSITY RESIDENTIAL		
Structure Type:		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	8,500	8,500
6	Lot Depth	100'	85'	85'
7	Lot Width	75'	100'	100'
8	Lot Coverage (Sq Ft and %)	2,550 SF (30 %)	1,828 (21.5%)	2,505 SF (29.4%)
9	Enclosed Square Footage (Basement, Jan. Rm., Tool Rm., Access, Storage, etc.)	-	-	4,536 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	-	N/A
11	*Front Yard Setback (Ft.)	25'-0"	-	25'-0"
12	*Side Yard Setback (1st Story) (Ft.)	10'-0"	-	11'-0"
13	*Side Yard Setback (2nd Story) (Ft.)	10'-0"	-	22'-11"
14	*Rear Yard Setback (Ft.)	10'-0"	-	16'-11"
15	Angle of Vision (Deg.)	N/A	-	N/A
16	Building Height (Ft.)	23 1/2'	-	19'-0"
17	Overall Building Height (Ft.)	31'-6"	-	23'-0"
18	Crown of Road (COR) (NAVD)	2.39'	-	2.39'
19	Max. Amount of Fill Added to Site (Ft.)	2.30'	-	2.3'
20	Finished Floor Elev. (FFE)(NAVD)	7.0'	-	7.0'
21	Zero Datum for point of meas. (NAVD)	7.0'	-	7.0'
22	FEMA Flood Zone Designation	AE	-	AE
23	Base Flood Elevation (BFE)(NAVD)	6.0'	-	6.0'
24	Landscape Open Space (LOS) (Sq Ft and %)	3,825 SF (45%)	4,808 SF (56.6%)	4,088 SF (48.09%)
25	Perimeter LOS (Sq Ft and %)	1,912 (50%)	2,628 SF (80%)	2,723 SF (72.68%)
26	Front Yard LOS (Sq Ft and %)	1,000 SF (40%)	1,596 (63.83%)	1,567 SF (71.18%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

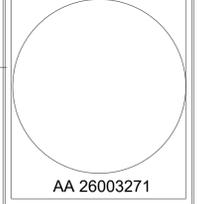
\* Indicate each yard area with cardinal direction (N,S,E,W)  
 If value is not applicable, enter N/A  
 \*\* Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table  
 If value is not changing, enter N/C  
 REV 08/2022/03/04

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ARCOM	11.18.22
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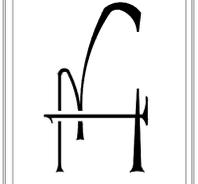
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NEW SINGLE FAMILY RESIDENCE :  
**PRIVATE RESIDENCE**  
 240 OLEANDER AVENUE  
 PALM BEACH, FL 33480

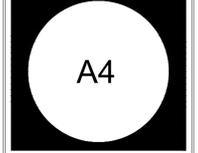
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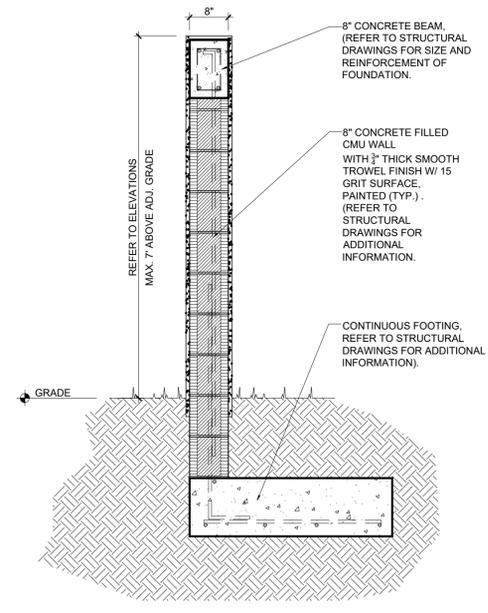
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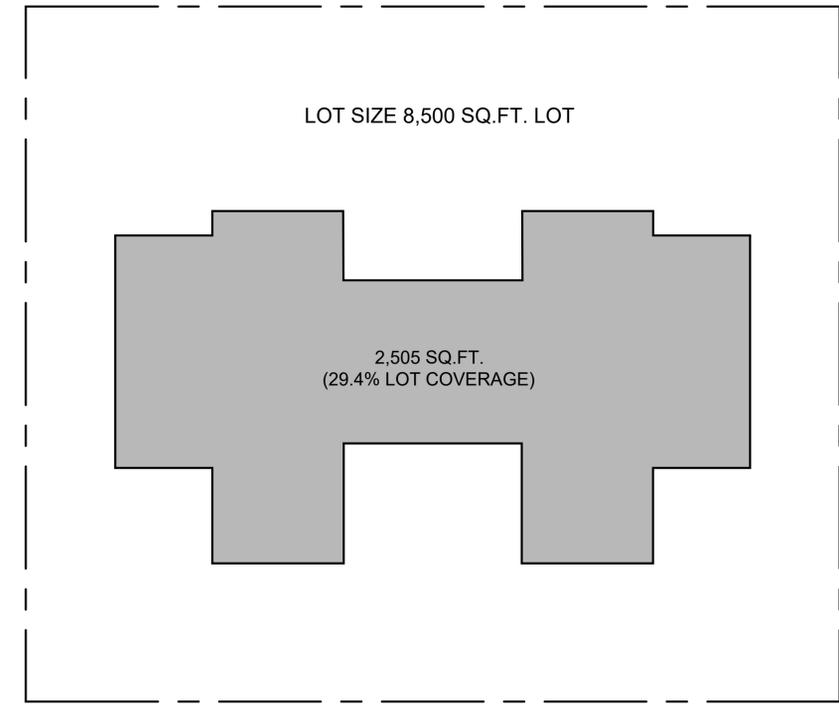


ARC: 22-126  
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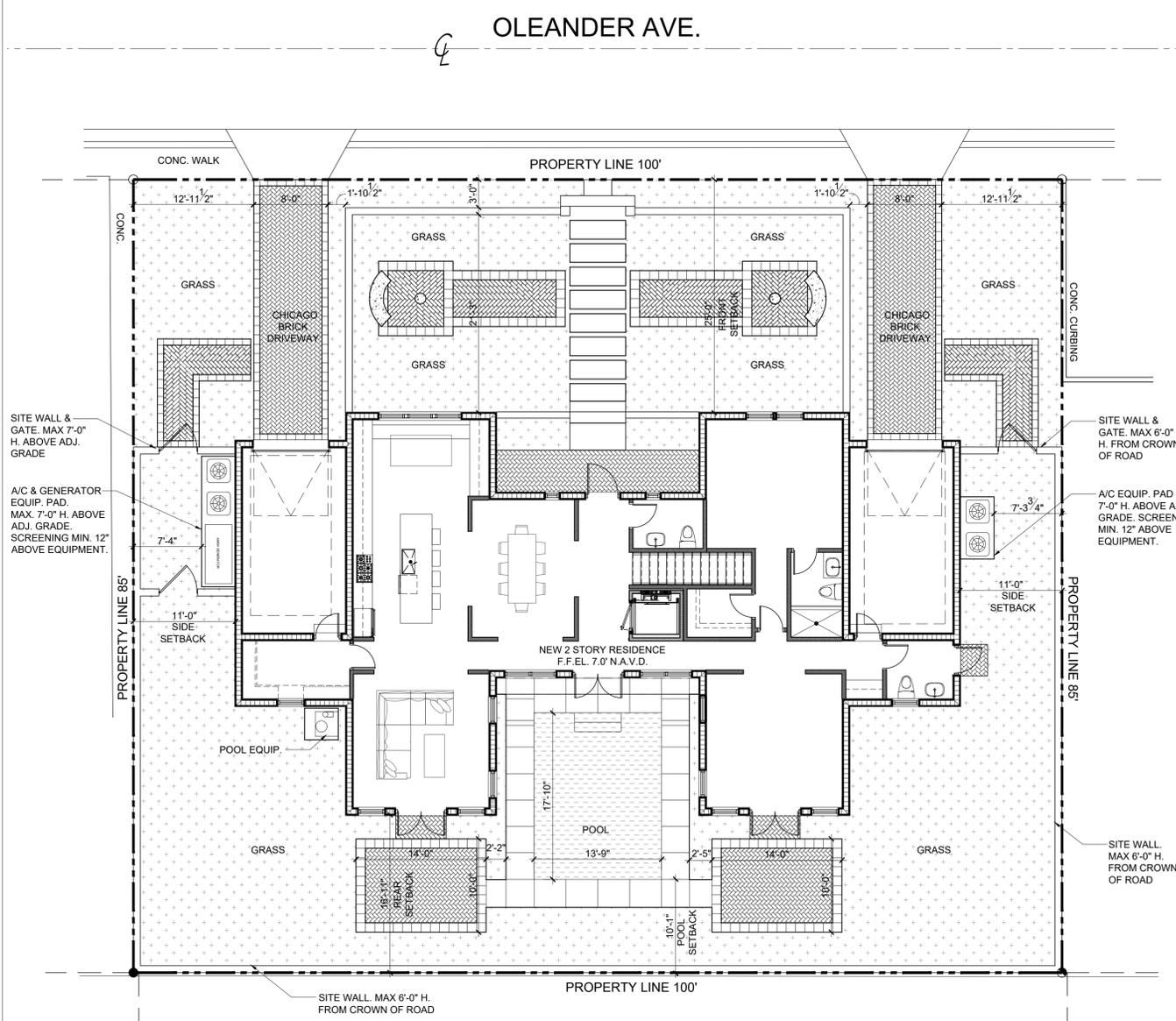


**2 SITE WALL DETAIL**  
 SCALE: 1 1/2" = 1'-0"

**3 ZONING DATA**  
 SCALE: N.T.S.

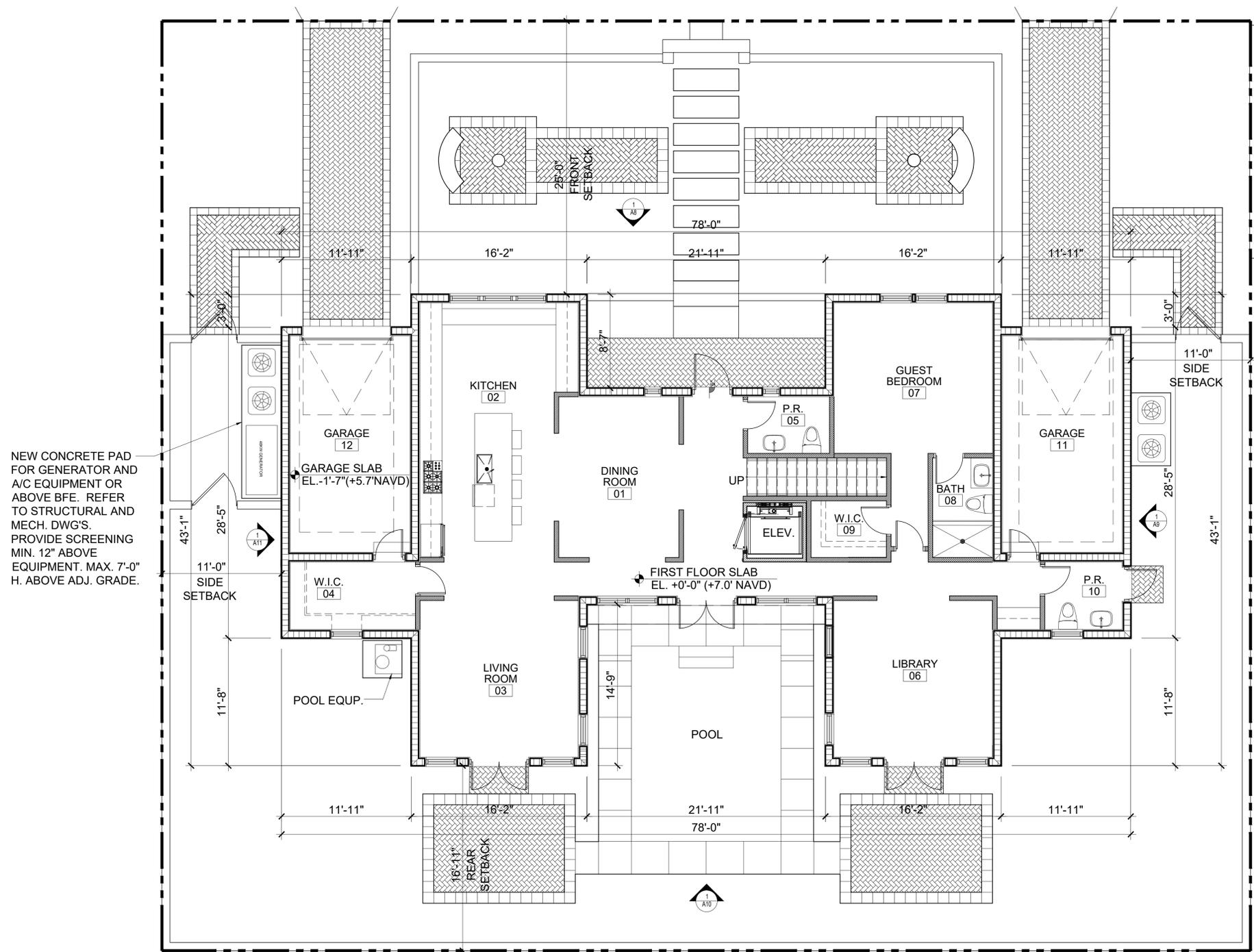


**4 LOT COVERAGE DIAGRAM**  
 SCALE: N.T.S.



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

NOTE:  
 REFER TO LANDSCAPE PLAN & CIVIL PLANS FOR SITE INFORMATION.

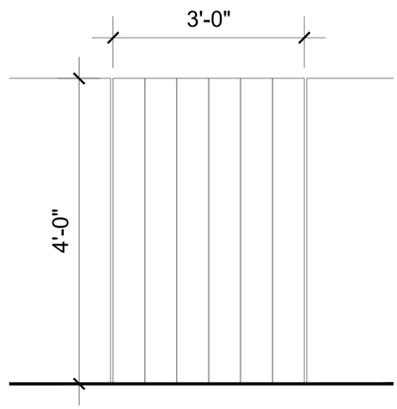


NEW CONCRETE PAD FOR GENERATOR AND A/C EQUIPMENT OR ABOVE BFE. REFER TO STRUCTURAL AND MECH. DWG'S. PROVIDE SCREENING MIN. 12" ABOVE EQUIPMENT. MAX. 7'-0" H. ABOVE ADJ. GRADE.

**1 FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



WALL LEGEND	
	NEW MASONRY WALL.
	NEW 2X6 WOOD FRAMED WALL INFILL TO MATCH EXISTING. REFER TO STRUCTURAL DWG'S.
	5/8" GYPSUM BOARD WALL.
	1" CEMENTITIOUS BACKER UNIT DUROCK FINISH ON WET WALLS.
	3/8" HIGH 5/8" DUROCK.
	INDICATES NEW STRUCTURAL ELEMENTS. REFER TO STRUCTURAL DRAWINGS.
	EXISTING WALL TO REMAIN.
	NEW FLOOR SLAB. REFER TO STRUCTURAL DWG'S.



**2 GATE DETAIL**  
SCALE: 3/4" = 1'-0"

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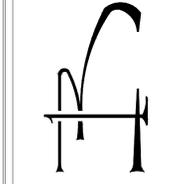
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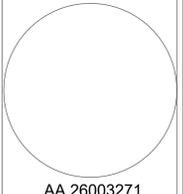
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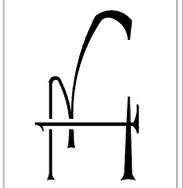
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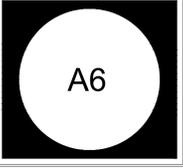


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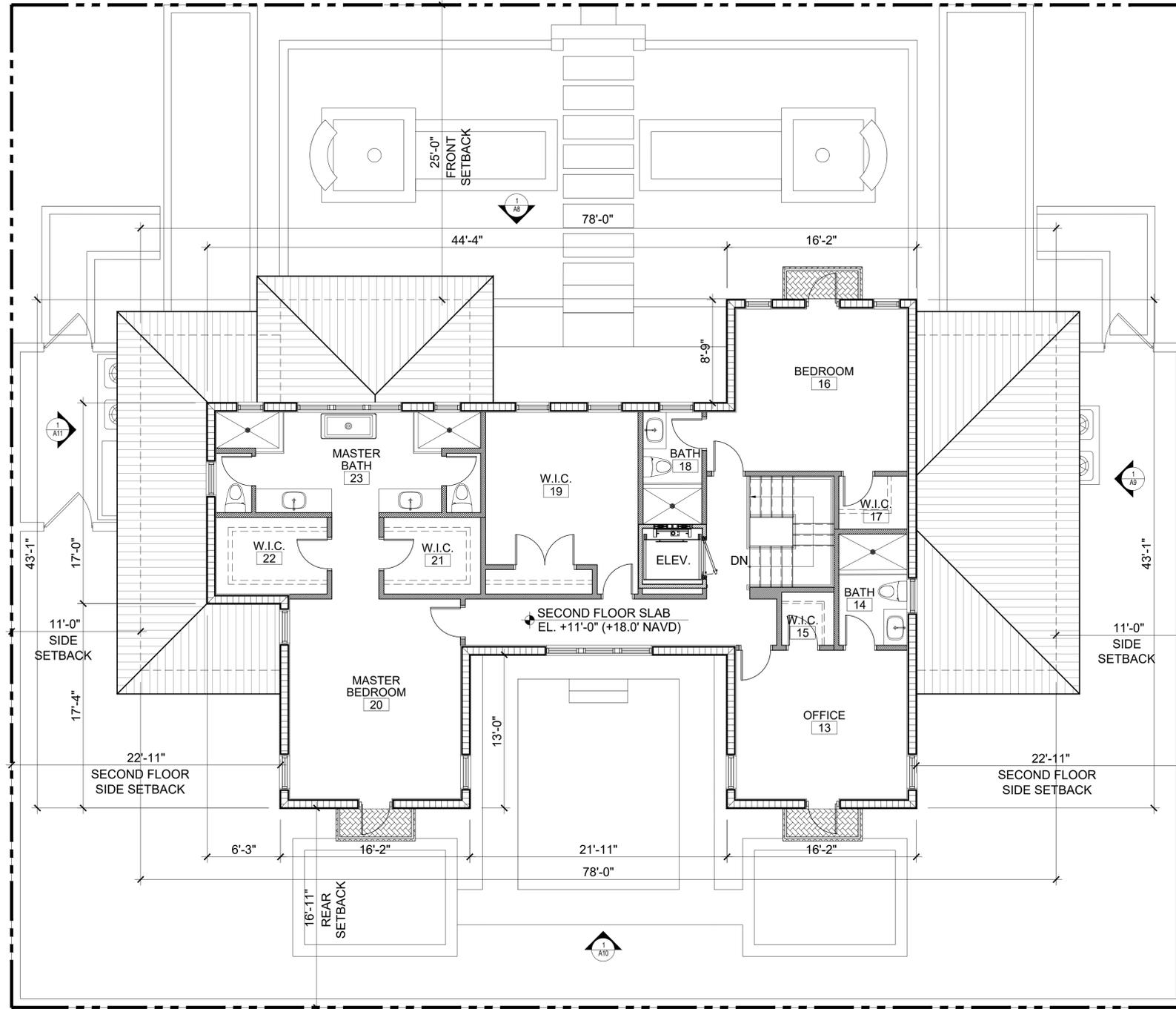


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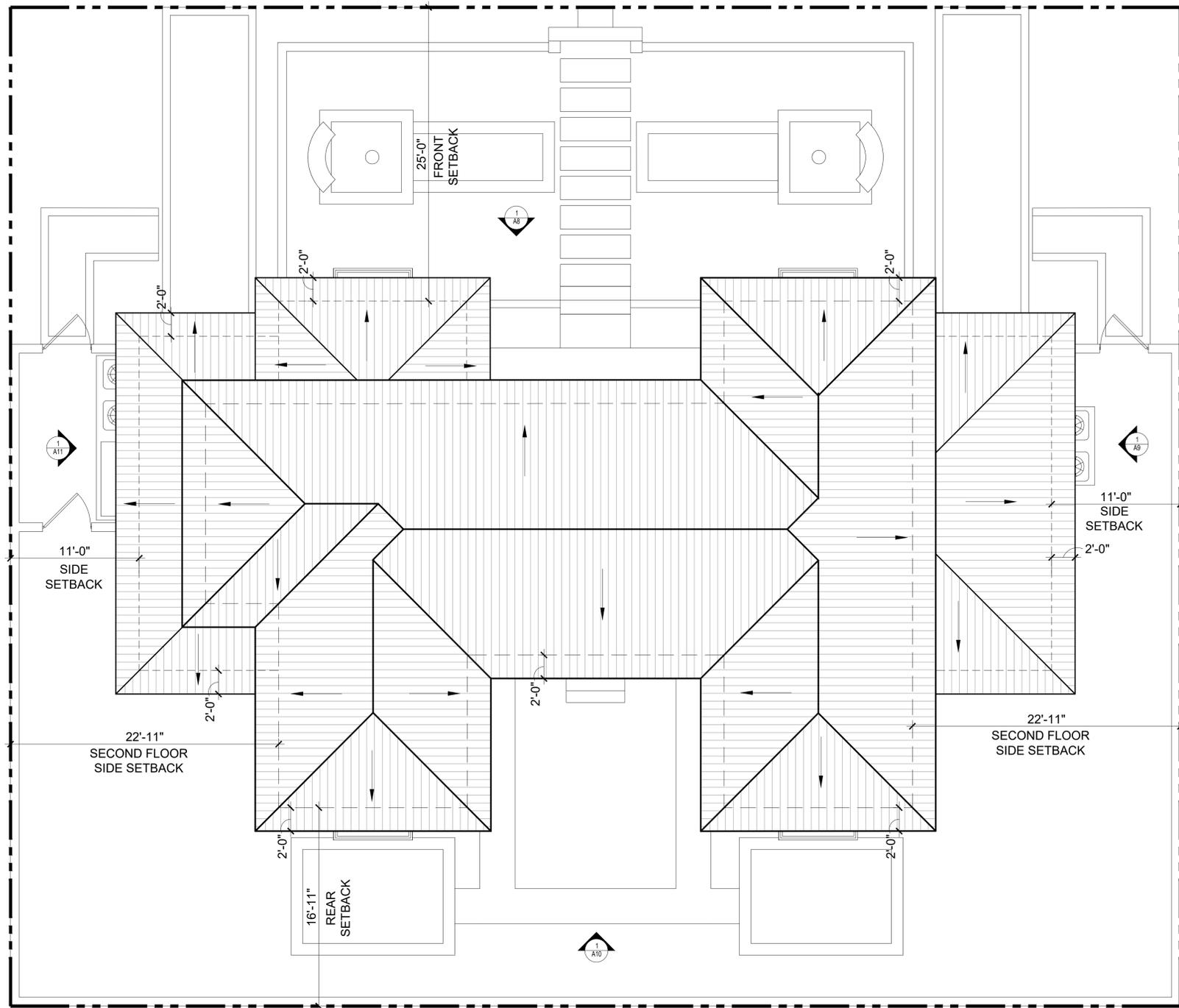
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	5" CEMENTITIOUS BACKER UNIT DUROCK FINISH ON WET WALLS.
	36" HIGH 5/8" DUROCK.
	INDICATES NEW STRUCTURAL ELEMENTS; REFER TO STRUCTURAL DRAWINGS.
	EXISTING WALL TO REMAIN.
	NEW FLOOR SLAB. REFER TO STRUCTURAL DWGS.



**1 SECOND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"





**1 ROOF PLAN**  
SCALE: 3/16" = 1'-0"

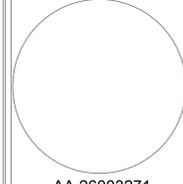


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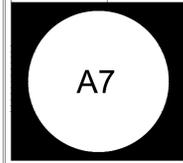
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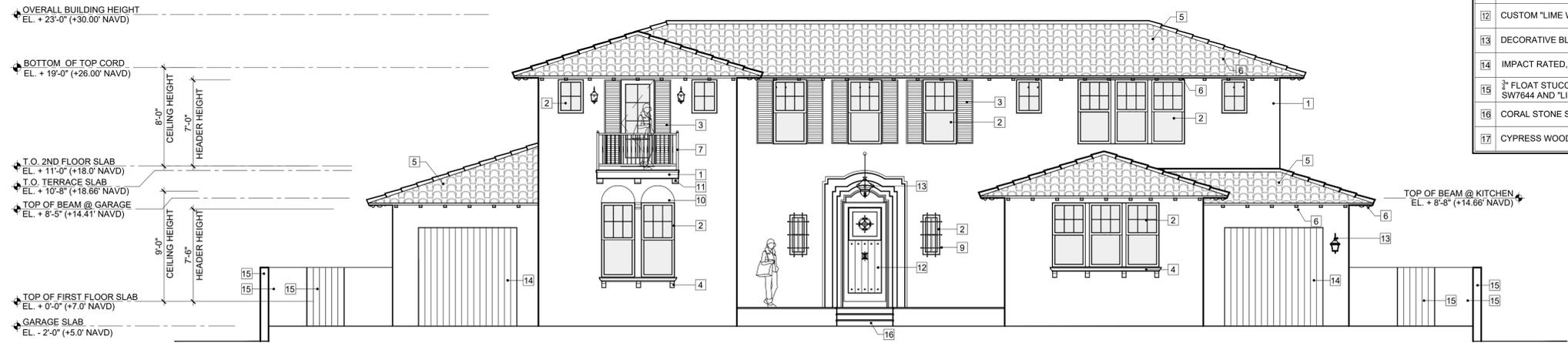
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**1 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"

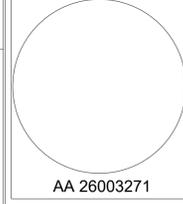
LEGEND	
1	3/8" STUCCO, 3-COAT SYSTEM; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL. PAINTED, WHITE SNOW SW 9541
2	IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS WITH SOLARBAN 60 CLEAR LAMINATED GLASS IN "GATEWAY GRAY" SW7644; FINISH
3	ALUMINUM SHUTTERS IN "GATEWAY GRAY" SW7644; FINISH
4	CAST STONE WINDOW SILL AND BRACKETS IN "NATURAL STONE" FINISH.
5	PALM BEACH MISSION (18-3/8") BARREL TILE ROOF "BY LUDOWICI" OR APPROVED EQUAL.
6	"LIME WASHED" CYPRESS WOOD OUTLOOKER, PROVIDE SAMPLE FOR ARCHITECT/OWNER APPROVAL.
7	36" H. BLACK WROUGHT IRON RAILING AND SINGLE TWIST PICKETS. PROVIDE FINISH SAMPLES FOR ARCHITECT APPROVAL.
8	CAST STONE ENTRY DOOR CASING IN "NATURAL STONE"
9	BLACK WROUGHT IRON GRILL
10	1" STUCCO INSET
11	"LIME WASHED" CYPRESS WOOD BEAM, PROVIDE SAMPLE FOR ARCHITECT/OWNER APPROVAL.
12	CUSTOM "LIME WASHED" CYPRESS WOOD DOOR; IMPACT RATED.
13	DECORATIVE BLACK WROUGHT IRON LIGHT FIXTURE
14	IMPACT RATED, MIAMI DADE COUNTY APPROVED, "LIME WASHED" CYPRESS WOOD GARAGE DOOR.
15	3/8" FLOAT STUCCO, SITE WALL (NOT TO EXCEED 7'-0" FROM NEIGHBORING PROPERTY); PAINTED "WHITE SNOW" SW7644 AND "LIME WASHED" CYPRESS WOOD GATE.
16	CORAL STONE STEPS.
17	CYPRESS WOOD DOOR "LIME WASHED"; IMPACT RATED

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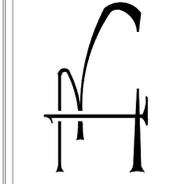
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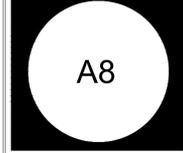


**2 NORTH ELEVATION - PREVIOUSLY PRESENTED**  
SCALE: 3/16" = 1'-0"

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OVERALL BUILDING HEIGHT  
EL. + 23'-0" (+30.00' NAVD)

BOTTOM OF TOP CORD  
EL. + 19'-0" (+26.00' NAVD)

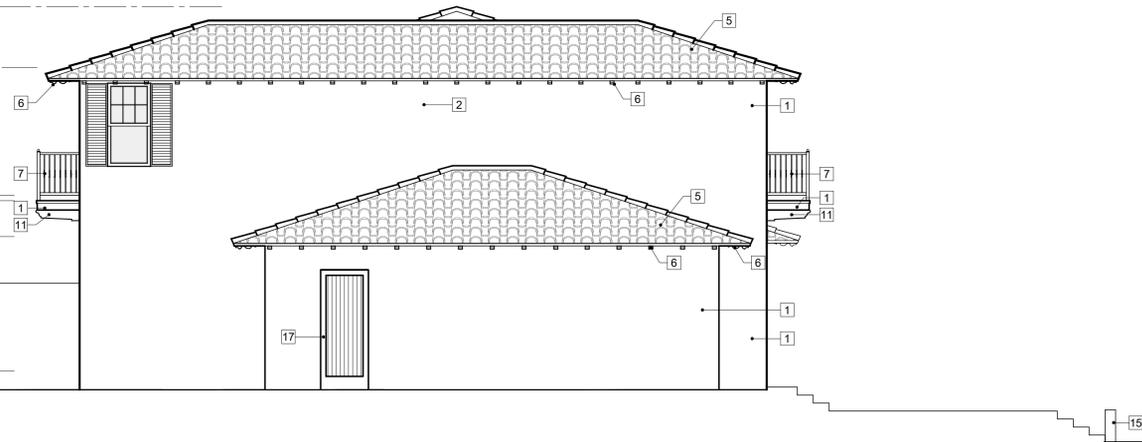
T.O. 2ND FLOOR SLAB  
EL. + 11'-0" (+18.0' NAVD)

T.O. TERRACE SLAB  
EL. + 10'-8" (+18.66' NAVD)

TOP OF BEAM @ GARAGE  
EL. + 8'-5" (+14.41' NAVD)

TOP OF FIRST FLOOR SLAB  
EL. + 0'-0" (+7.0' NAVD)

POOL DECK  
EL. - 1'-4" (+5.83' NAVD)



**1 EAST ELEVATION**

SCALE: 3/16" = 1'-0"

OVERALL MAX. BUILDING HEIGHT  
EL. + 29'-0" (+36.00' NAVD)

BOTTOM OF TOP CORD  
EL. + 20'-0" (+27.0' NAVD)

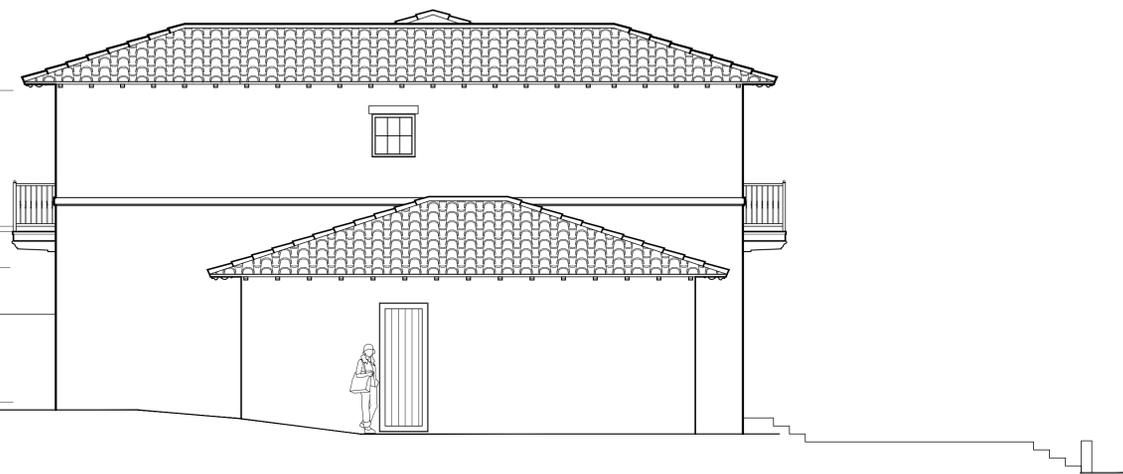
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T.O. TERRACE SLAB  
EL. + 10'-0" (+18.66' NAVD)

TOP OF BEAM @ GARAGE  
EL. + 8'-5" (+14.41' NAVD)

TOP OF FIRST FLOOR SLAB  
EL. + 0'-0" (+7.0' NAVD)

GRADE  
EL. - 2'-0" (+5.0' NAVD)



**2 EAST ELEVATION - PREVIOUSLY PRESENTED**

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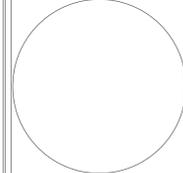
NO	LEGEND
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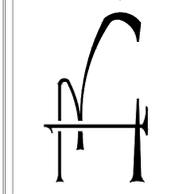
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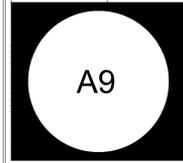
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OVERALL BUILDING HEIGHT  
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BOTTOM OF TOP CORD  
EL. + 19'-0" (+26.00' NAVD)

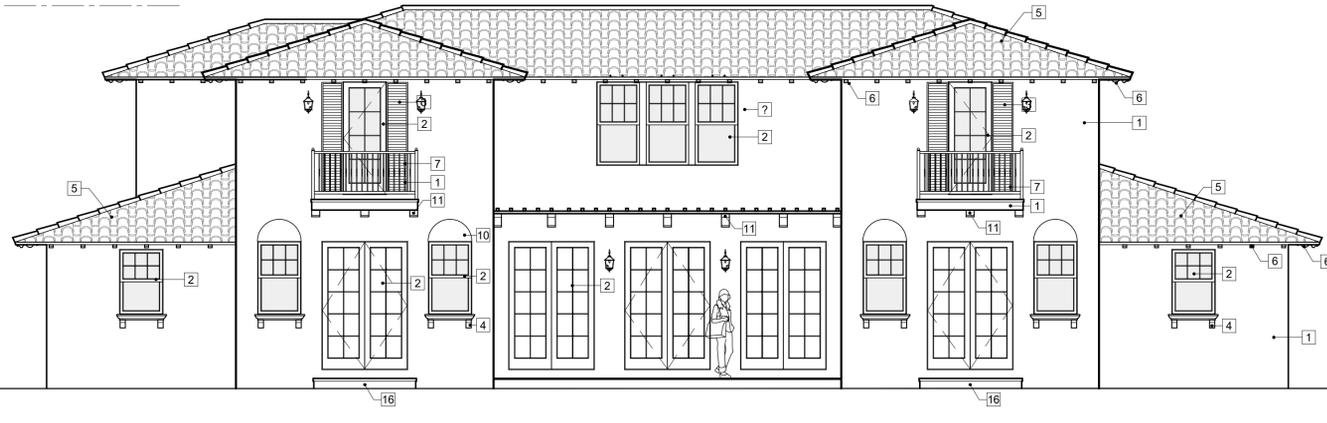
T.O. 2ND FLOOR SLAB  
EL. + 11'-0" (+18.0' NAVD)

T.O. TERRACE SLAB  
EL. + 10'-8" (+18.66' NAVD)

TOP OF BEAM @ GARAGE  
EL. + 8'-5" (+14.41' NAVD)

TOP OF FIRST FLOOR SLAB  
EL. + 0'-0" (+7.0' NAVD)

POOL DECK  
EL. - 1'-4" (+5.83' NAVD)



NO.	LEGEND
1	3/8" STUCCO, 3-COAT SYSTEM, WITH WATERPROOFING EQUAL TO THEROSEAL® MASTERSEAL 583" OR APPROVED EQUAL. PAINTED, WHITE SNOW SW 9541
2	IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS WITH SOLARBAN 60 CLEAR LAMINATED GLASS IN "GATEWAY GRAY" SW7644; FINISH
3	ALUMINUM SHUTTERS IN "GATEWAY GRAY" SW7644; FINISH
4	CAST STONE WINDOW SILL AND BRACKETS IN "NATURAL STONE" FINISH.
5	PALM BEACH MISSION (18-3/8") BARREL TILE ROOF "BY LUDOWIC" OR APPROVED EQUAL.
6	"LIME WASHED" CYPRESS WOOD OUTLOOKER, PROVIDE SAMPLE FOR ARCHITECT/OWNER APPROVAL.
7	36" H. BLACK WROUGHT IRON RAILING AND SINGLE TWIST PICKETS. PROVIDE FINISH SAMPLES FOR ARCHITECT APPROVAL.
8	CAST STONE ENTRY DOOR CASING IN "NATURAL STONE"
9	BLACK WROUGHT IRON GRILL
10	1" STUCCO INSET
11	"LIME WASHED" CYPRESS WOOD BEAM, PROVIDE SAMPLE FOR ARCHITECT/OWNER APPROVAL.
12	CUSTOM "LIME WASHED" CYPRESS WOOD DOOR; IMPACT RATED.
13	DECORATIVE BLACK WROUGHT IRON LIGHT FIXTURE
14	IMPACT RATED, MIAMI DADE COUNTY APPROVED, "LIME WASHED" CYPRESS WOOD GARAGE DOOR.
15	3/8" FLOAT STUCCO, SITE WALL (NOT TO EXCEED 7'-0" FROM NEIGHBORING PROPERTY); PAINTED "WHITE SNOW" SW7644 AND "LIME WASHED" CYPRESS WOOD GATE.
16	CORAL STONE STEPS.
17	CYPRESS WOOD DOOR "LIME WASHED"; IMPACT RATED

**1 SOUTH ELEVATION**

SCALE: 3/16 = 1'-0"

OVERALL MAX. BUILDING HEIGHT  
EL. + 29'-0" (+36.00' NAVD)

BOTTOM OF TOP CORD  
EL. + 20'-0" (+27.0' NAVD)

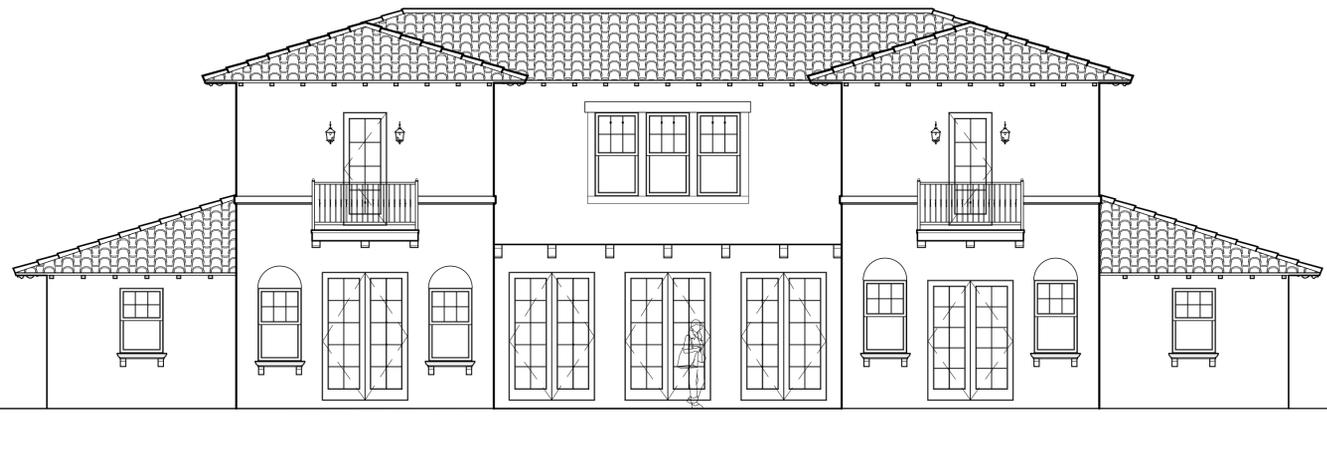
T.O. 2ND FLOOR SLAB  
EL. + 11'-0" (+18.0' NAVD)

T.O. TERRACE SLAB  
EL. + 10'-8" (+18.66' NAVD)

TOP OF BEAM @ GARAGE  
EL. + 8'-5" (+14.41' NAVD)

TOP OF FIRST FLOOR SLAB  
EL. + 0'-0" (+7.0' NAVD)

GRADE  
EL. - 2'-0" (+5.0' NAVD)



**2 SOUTH ELEVATION - PREVIOUSLY PRESENTED**

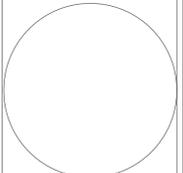
SCALE: 3/16 = 1'-0"

ISSUE	DATE
ARCOM	08.12.22
ARCOM	11.18.22
ARCOM	02.22.23
ARCOM	03.06.23

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NEW SINGLE FAMILY RESIDENCE :  
**PRIVATE RESIDENCE**  
240 OLEANDER AVENUE  
PALM BEACH, FL 33480

GREGORY BONNER, AIA

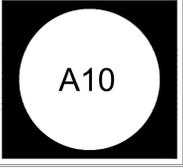


AA 26003271

**B1 ARCHITECT**  
139 NORTH COUNTY ROAD STE. 18C  
PALM BEACH FLORIDA 33480  
(561) 312-3453



JOB NO.	2400LE
PLOT DATE	02.17.22
SCALE	AS NOTED
DRAWN BY	RR



ARC- 22-126  
ZON-22-088  
MARCH 28, 2022

OVERALL BUILDING HEIGHT  
EL. + 23'-0" (+30.00' NAVD)

BOTTOM OF TOP CORD  
EL. + 19'-0" (+26.00' NAVD)

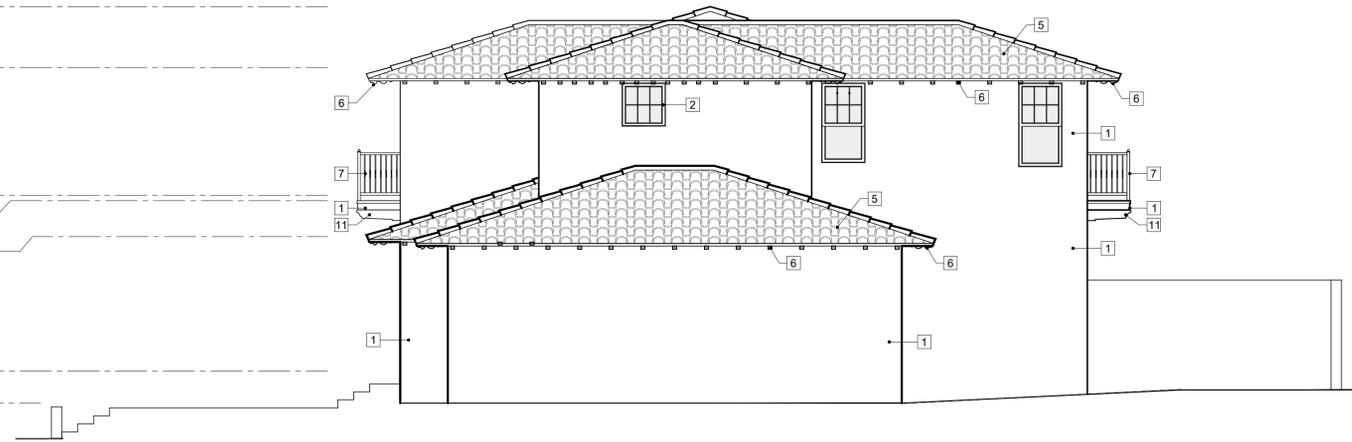
T.O. 2ND FLOOR SLAB  
EL. + 11'-0" (+18.0' NAVD)

T.O. TERRACE SLAB  
EL. + 10'-8" (+18.66' NAVD)

TOP OF BEAM @ GARAGE  
EL. + 8'-5" (+14.41' NAVD)

TOP OF FIRST FLOOR SLAB  
EL. + 0'-0" (+7.0' NAVD)

GARAGE SLAB  
EL. - 2'-0" (+5.0' NAVD)



**1 WEST ELEVATION**  
SCALE: 3/16 = 1'-0"

OVERALL MAX. BUILDING HEIGHT  
EL. + 29'-0" (+36.00' NAVD)

BOTTOM OF TOP CORD  
EL. + 20'-0" (+27.0' NAVD)

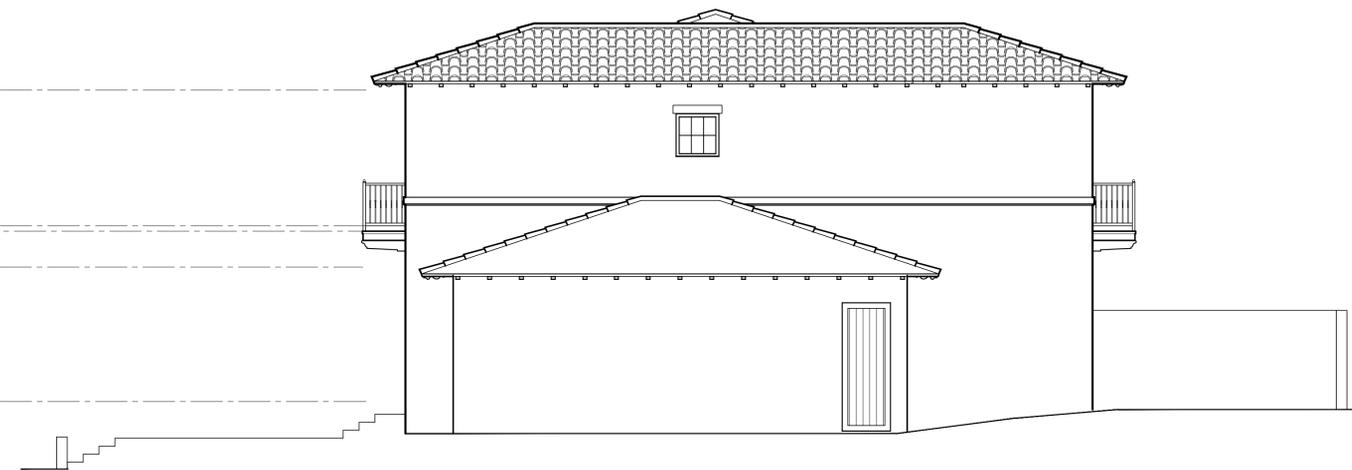
T.O. 2ND FLOOR SLAB  
EL. + 11'-0" (+18.0' NAVD)

T.O. TERRACE SLAB  
EL. + 10'-8" (+18.66' NAVD)

TOP OF BEAM @ GARAGE  
EL. + 8'-5" (+14.41' NAVD)

TOP OF FIRST FLOOR SLAB  
EL. + 0'-0" (+7.0' NAVD)

GRADE  
EL. - 2'-0" (+5.0' NAVD)



**2 WEST ELEVATION - PREVIOUSLY PRESENTED**  
SCALE: 3/16 = 1'-0"

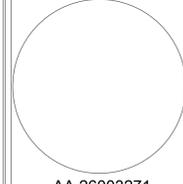
ZON LEGEND	
1	3/4" STUCCO, 3-COAT SYSTEM; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL. PAINTED, WHITE SNOW SW 9541
2	IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS WITH SOLARBAN 60 CLEAR LAMINATED GLASS IN "GATEWAY GRAY" SW7644; FINISH
3	ALUMINUM SHUTTERS IN "GATEWAY GRAY" SW7644; FINISH
4	CAST STONE WINDOW SILL AND BRACKETS IN "NATURAL STONE" FINISH.
5	PALM BEACH MISSION (18-3/8") BARREL TILE ROOF "BY LUDOWICI" OR APPROVED EQUAL.
6	"LIME WASHED" CYPRESS WOOD OUTLOOKER, PROVIDE SAMPLE FOR ARCHITECT/OWNER APPROVAL.
7	36" H. BLACK WROUGHT IRON RAILING AND SINGLE TWIST PICKETS. PROVIDE FINISH SAMPLES FOR ARCHITECT APPROVAL.
8	CAST STONE ENTRY DOOR CASING IN "NATURAL STONE"
9	BLACK WROUGHT IRON GRILL
10	1" STUCCO INSET
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12	CUSTOM "LIME WASHED" CYPRESS WOOD DOOR, IMPACT RATED.
13	DECORATIVE BLACK WROUGHT IRON LIGHT FIXTURE
14	IMPACT RATED, MIAMI DADE COUNTY APPROVED, "LIME WASHED" CYPRESS WOOD GARAGE DOOR.
15	3/4" FLOAT STUCCO, SITE WALL (NOT TO EXCEED 7'-0" FROM NEIGHBORING PROPERTY); PAINTED "WHITE SNOW" SW7644 AND "LIME WASHED" CYPRESS WOOD GATE.
16	CORAL STONE STEPS.
17	CYPRESS WOOD DOOR "LIME WASHED", IMPACT RATED

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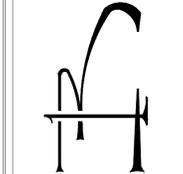
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NEW SINGLE FAMILY RESIDENCE :  
**PRIVATE RESIDENCE**  
240 OLEANDER AVENUE  
PALM BEACH, FL 33480

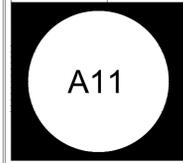
GREGORY BONNER, AIA



**B1 ARCHITECT**  
139 NORTH COUNTY ROAD STE: 18C  
PALM BEACH FLORIDA 33480  
(561) 312-3453



JOB NO.	2400LE
PLOT DATE	02.17.22
SCALE	AS NOTED
DRAWN BY	RR



ARC: 22-126  
ZON-22-088  
MARCH 28, 2022

ISSUE	DATE
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OVERALL BUILDING HEIGHT  
EL. + 23'-0" (+30.00' NAVD)

BOTTOM OF TOP CORD  
EL. + 19'-0" (+26.00' NAVD)

T.O. 2ND FLOOR SLAB  
EL. + 11'-0" (+18.0' NAVD)

T.O. TERRACE SLAB  
EL. + 10'-8" (+18.66' NAVD)

TOP OF BEAM @ GARAGE  
EL. + 8'-5" (+14.41' NAVD)

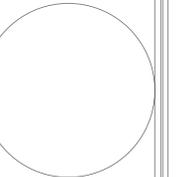
TOP OF FIRST FLOOR SLAB  
EL. + 0'-0" (+7.0' NAVD)



**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

NEW SINGLE FAMILY RESIDENCE :  
**PRIVATE RESIDENCE**  
240 OLEANDER AVENUE  
PALM BEACH, FL 33480

GREGORY BONNER, AIA



AA 26003271

OVERALL BUILDING HEIGHT  
EL. + 23'-0" (+30.00' NAVD)

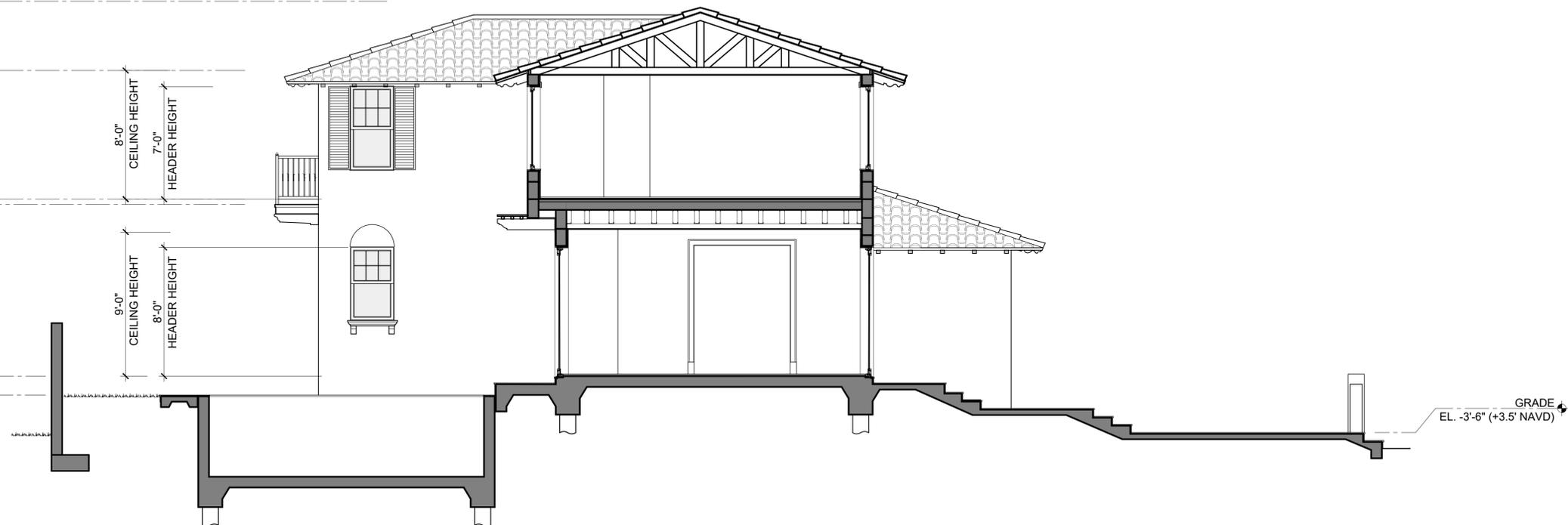
BOTTOM OF TOP CORD  
EL. + 19'-0" (+26.00' NAVD)

T.O. 2ND FLOOR SLAB  
EL. + 11'-0" (+18.0' NAVD)

T.O. TERRACE SLAB  
EL. + 10'-8" (+18.66' NAVD)

TOP OF FIRST FLOOR SLAB  
EL. + 0'-0" (+7.0' NAVD)

POOL DECK  
EL. - 1'-4" (+5.83' NAVD)

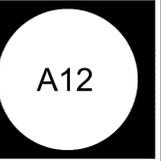


**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

**B1 ARCHITECT**  
139 NORTH COUNTY ROAD STE. 18C  
PALM BEACH FLORIDA 33480  
(561) 312-3453



JOB NO.	2400LE
PLOT DATE	02.17.22
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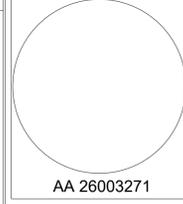
ARC: 22-126  
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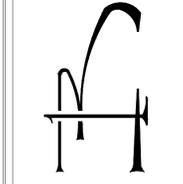
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NEW SINGLE FAMILY RESIDENCE :  
**PRIVATE RESIDENCE**  
 240 OLEANDER AVENUE  
 PALM BEACH, FL 33480

GREGORY BONNER, AIA



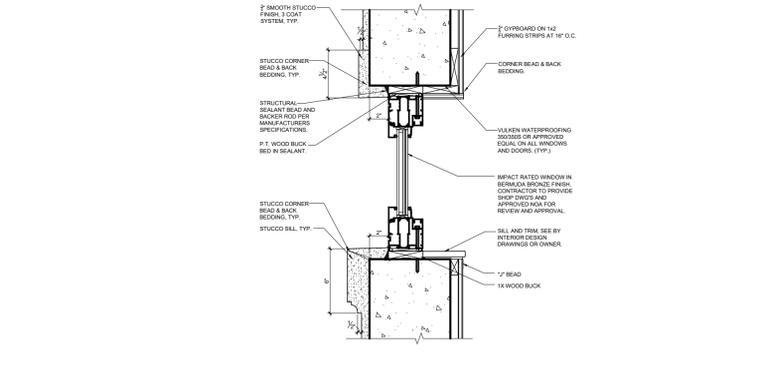
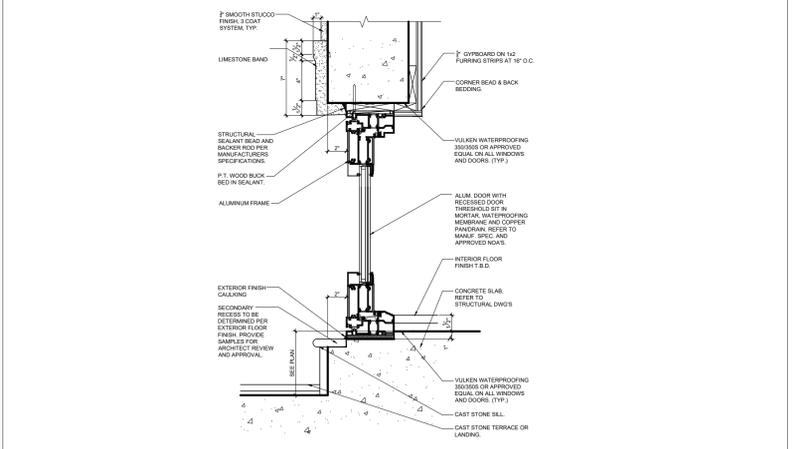
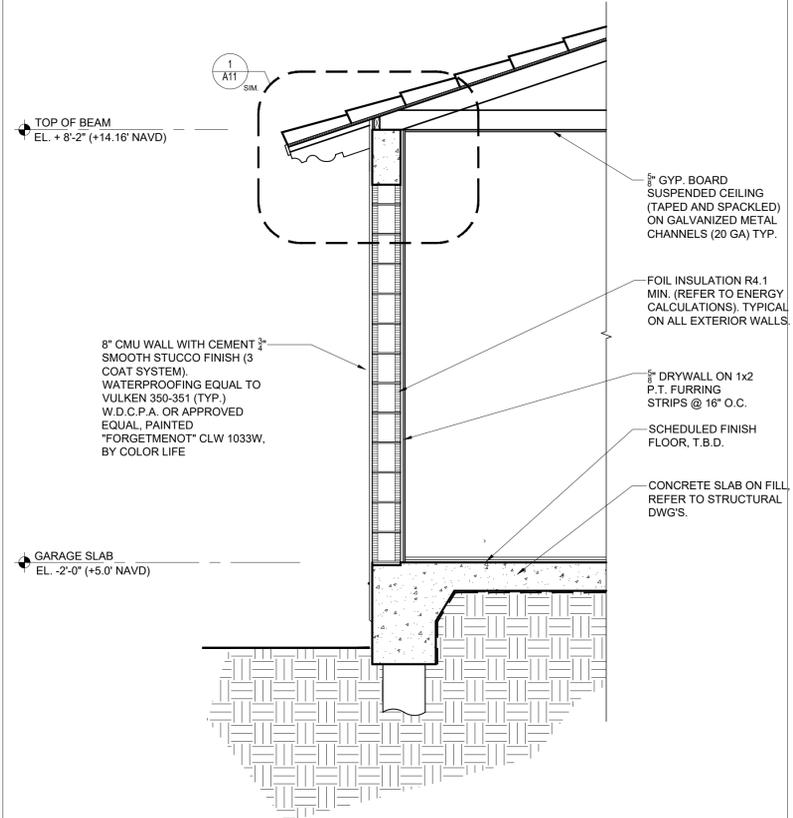
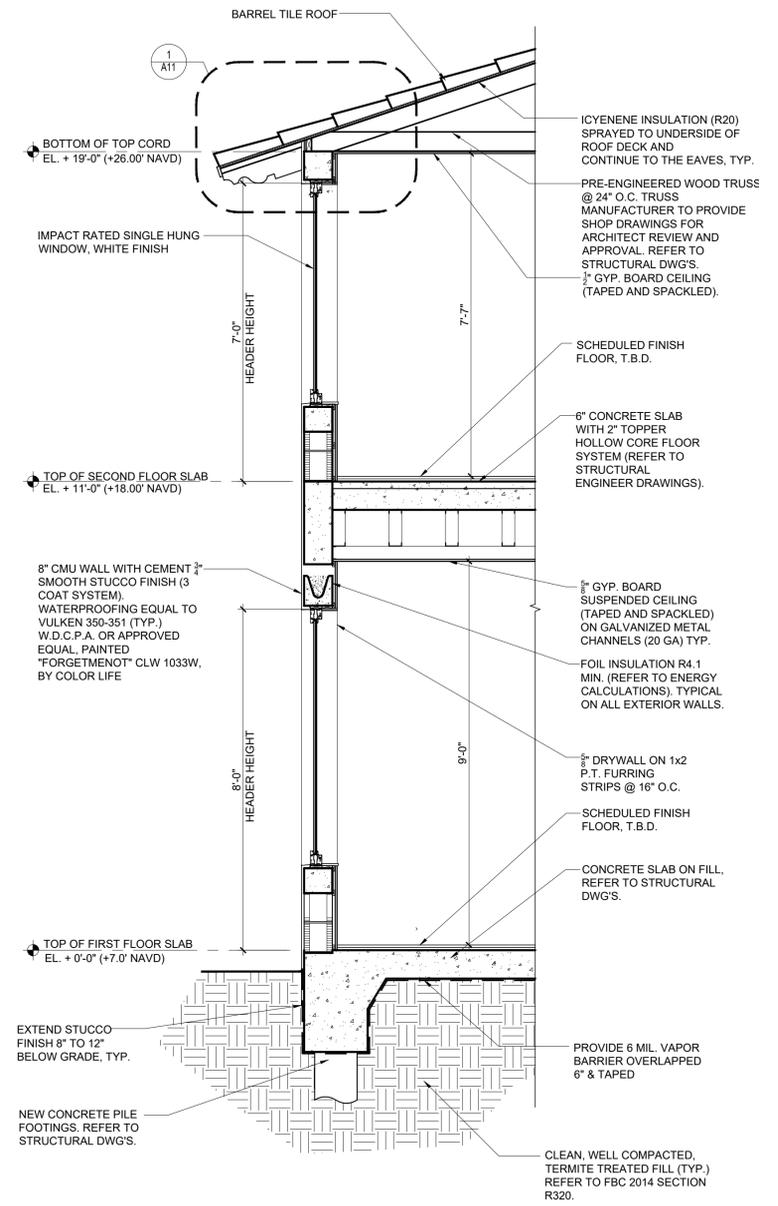
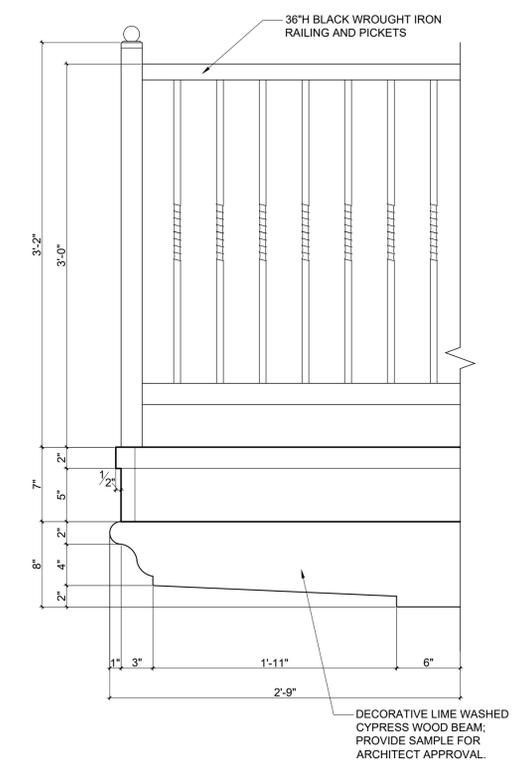
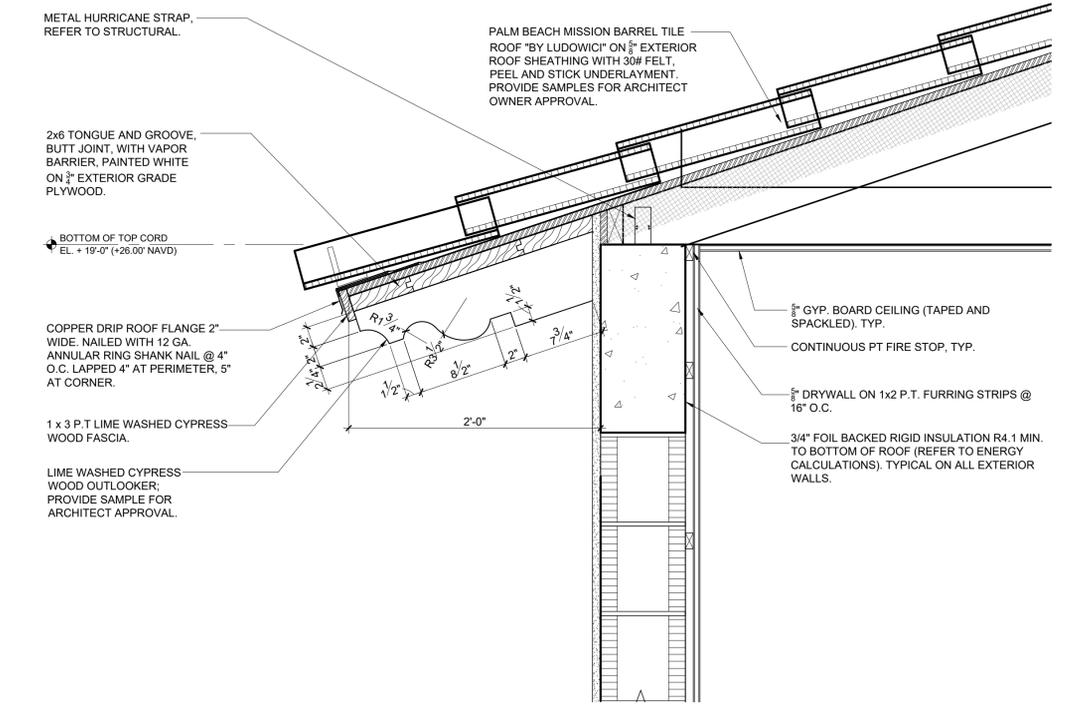
**B1 ARCHITECT**  
 139 NORTH COUNTY ROAD STE. 18C  
 PALM BEACH FLORIDA 33480  
 (561) 312-3453



JOB NO.	2400LE
PLOT DATE	02.17.22
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**A13**

ARC-22-126  
 ZON-22-088  
 MARCH 28, 2022

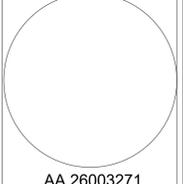


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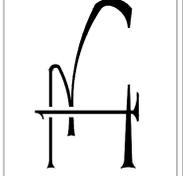
NEW SINGLE FAMILY RESIDENCE :  
**PRIVATE RESIDENCE**  
 240 OLEANDER AVENUE  
 PALM BEACH, FL 33480

GREGORY BONNER, AIA



AA 26003271

**B1 ARCHITECT**  
 139 NORTH COUNTY ROAD STE. 18C  
 PALM BEACH FLORIDA 33480  
 (561) 312-3453



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ARC: 22-126  
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 MARCH 28, 2022



**1 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



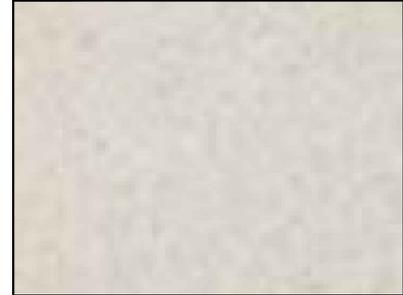
**2 SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**3 WHITE SNOW SW 9541 SHERWIN WILLIAMS**  
 EXTERIOR BUILDING FINISHES



**4 GATEWAY GRAY SW 7644 SHERWIN WILLIAMS**  
 EXTERIOR WINDOWS/DOORS AND SHUTTERS



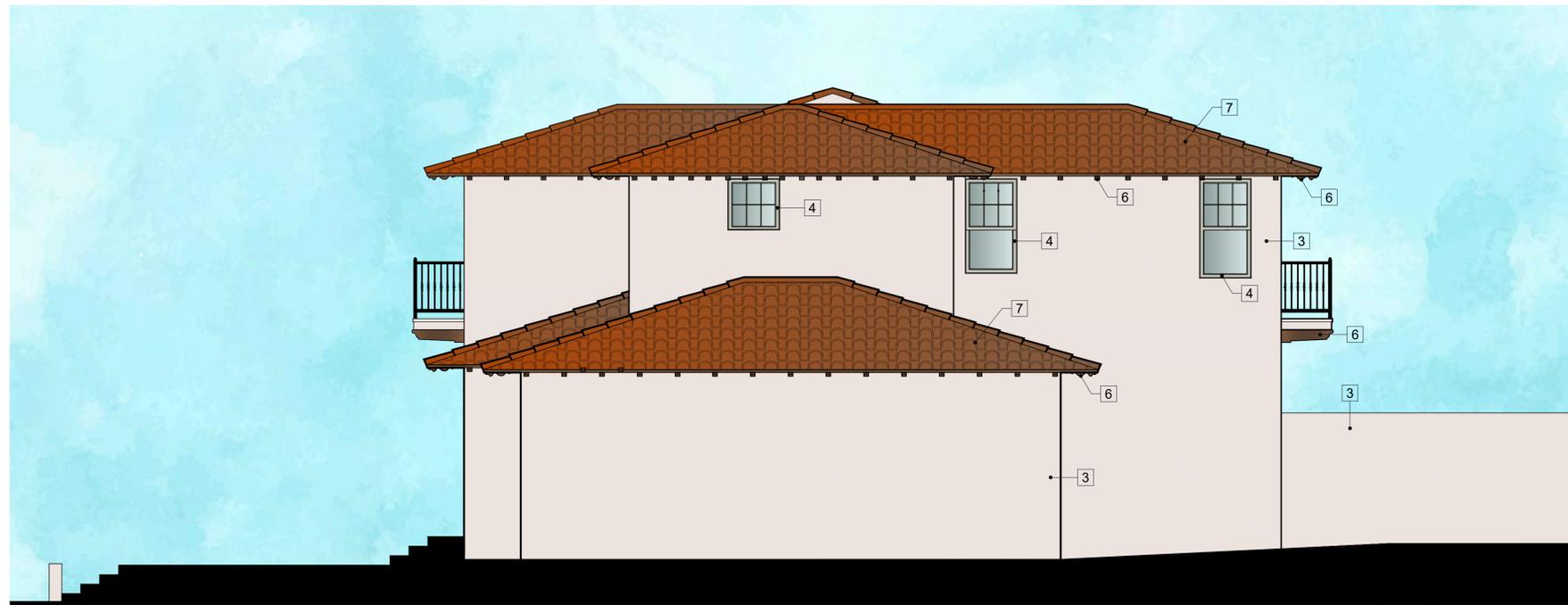
**5 CAST STONE IN "NATURAL STONE"**  
 WINDOW SILLS/BRACKETS, ENTRY DOOR CASING



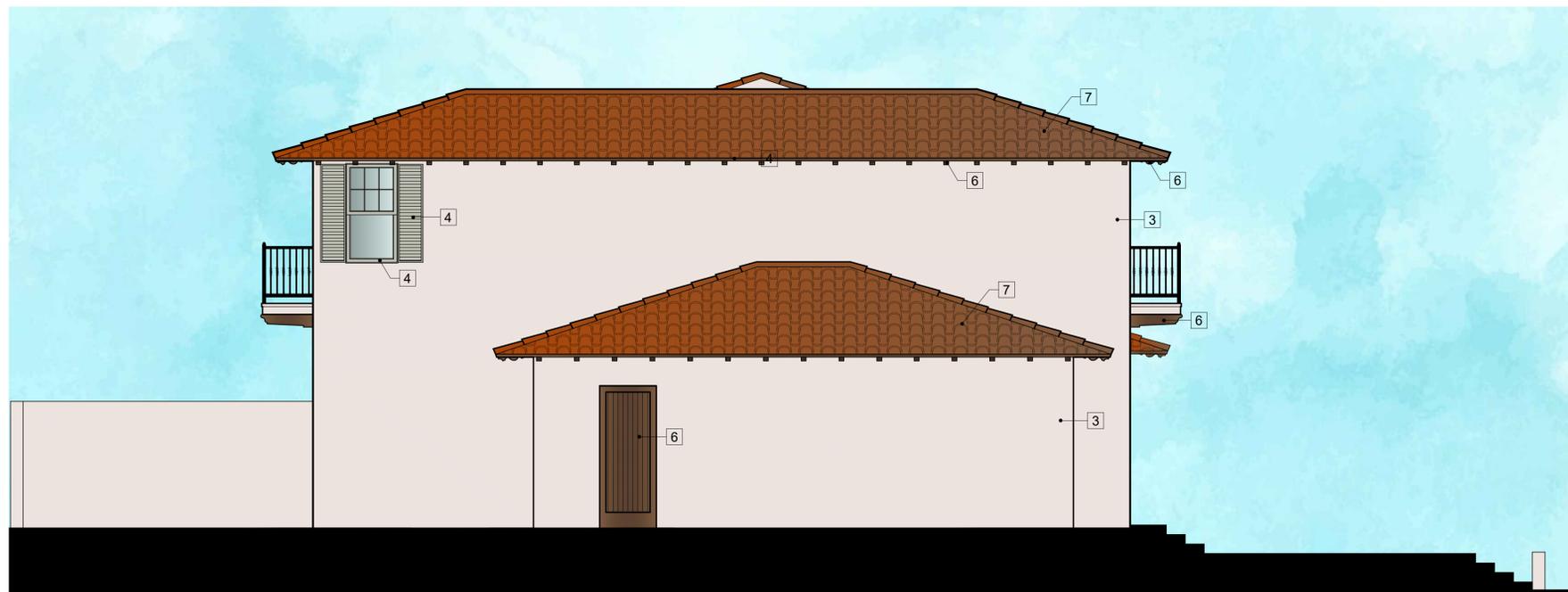
**6 LIME WASHED CYPRESS WOOD**  
 OUTLOOKERS/BRACKETS



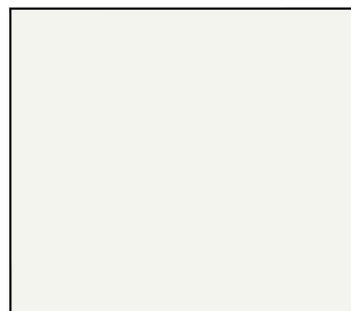
**7 PALM BEACH MISSION ROOF TILE BY LUDOWICI**  
 EXTERIOR BUILDING FINISHES



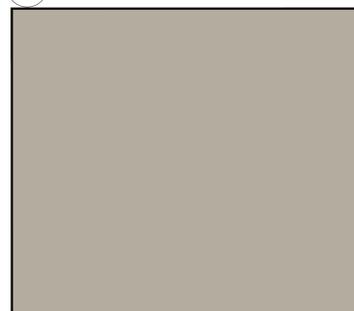
1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



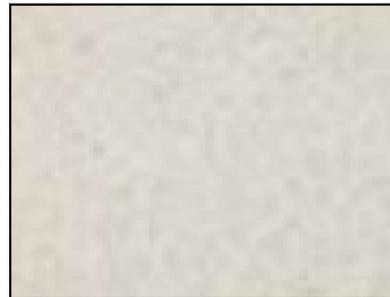
2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 WHITE SNOW SW 9541  
SHERWIN WILLIAMS  
EXTERIOR BUILDING FINISHES



4 GATEWAY GRAY SW 7644  
SHERWIN WILLIAMS  
EXTERIOR WINDOWS/DOORS AND SHUTTERS



5 CAST STONE IN "NATURAL STONE"  
WINDOW SILL/BRACKETS, ENTRY DOOR CASING



6 LIME WASHED CYPRESS WOOD  
OUTLOOKERS/BRACKETS



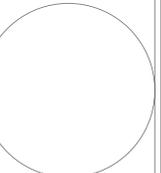
7 PALM BEACH MISSION ROOF TILE  
BY LUDOWICI  
EXTERIOR BUILDING FINISHES

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NEW SINGLE FAMILY RESIDENCE :  
**PRIVATE RESIDENCE**  
240 OLEANDER AVENUE  
PALM BEACH, FL 33480

GREGORY BONNER, AIA

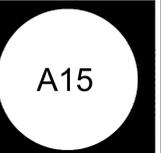


AA 26003271

**B1 ARCHITECT**  
139 NORTH COUNTY ROAD STE. 18C  
PALM BEACH FLORIDA 33480  
(561) 312-3453



JOB NO.	2400LE
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ARCOM	02.22.23
ARCOM	03.06.23

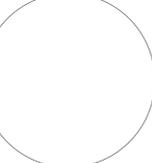
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NORTH ELEVATION RENDERING

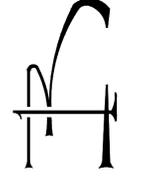
NEW SINGLE FAMILY RESIDENCE :  
**PRIVATE RESIDENCE**  
 240 OLEANDER AVENUE  
 PALM BEACH, FL 33480

GREGORY BONNER, AIA



AA 26003271

**B1 ARCHITECT**  
 139 NORTH COUNTY ROAD STE. 18C  
 PALM BEACH FLORIDA 33480  
 (561) 312-3453



JOB NO.	2400LE
PLOT DATE	02.17.22
SCALE	AS NOTED
DRAWN BY	RR



ARC: 22-126  
 ZON-22-088  
 MARCH 28, 2022