

RECEIVED
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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

DRAWING INDEX

ARCHITECTURAL

COVER	DRAWING INDEX/ PROJECT TEAM/ SCOPE OF WORK
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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
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A6	SECOND FLOOR PLAN
A7	ROOF PLAN
A8	ELEVATIONS
A9	ELEVATIONS
A10	ELEVATIONS
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A15	COLOR ELEVATIONS E-W
A16	RENDERING
A17	RENDERING

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:

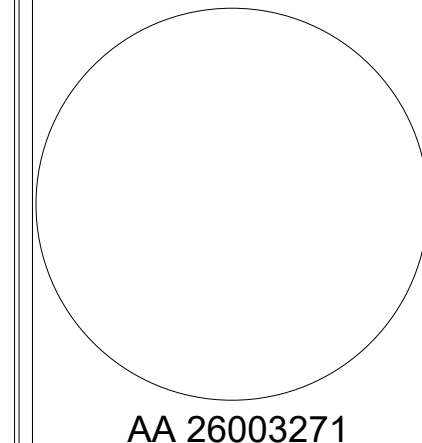
- FIRST FLOOR PLAN WAS MODIFIED TO ALLOW ACCESS TO THE SECOND GARAGE INTO THE RESIDENCE. THE MASTER BEDROOM WAS MOVED TO THE SECOND FLOOR
- SECOND FLOOR ROOF LINE AND OVERALL HEIGHT LOWERED-
- ASYMMETRICAL FRONT ELEVATION CREATED REDUCING THE HEIGHT OF ONE TOWER TO ONE STORY
- GARAGE DOORS SQUARED OFF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

ISSUE	DATE
ARCOM	08.12.22
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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

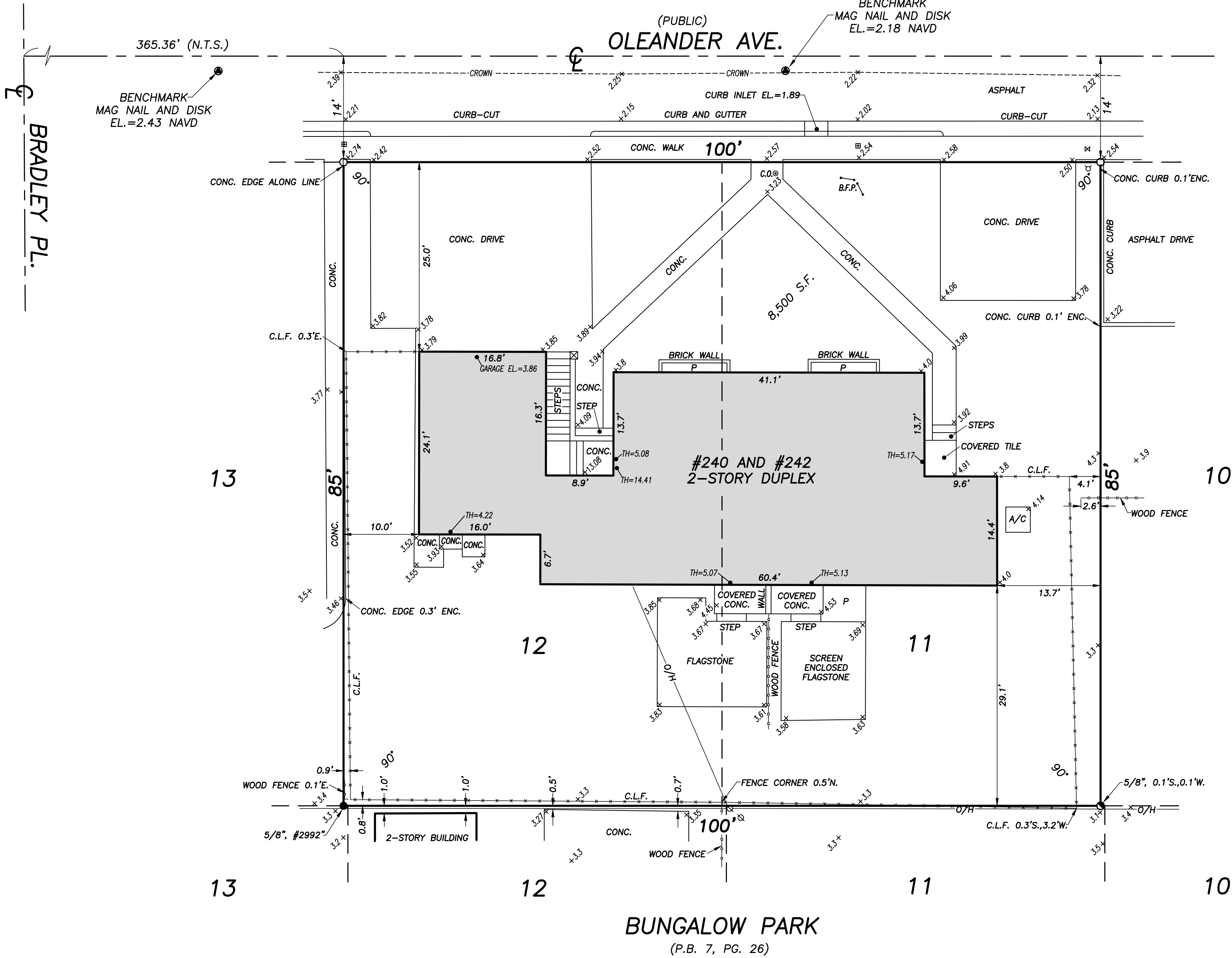
JOB NO.	2400LE
PLOT DATE	02.17.22
SCALE	AS NOTED
DRAWN BY	RR



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

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
DW = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = 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

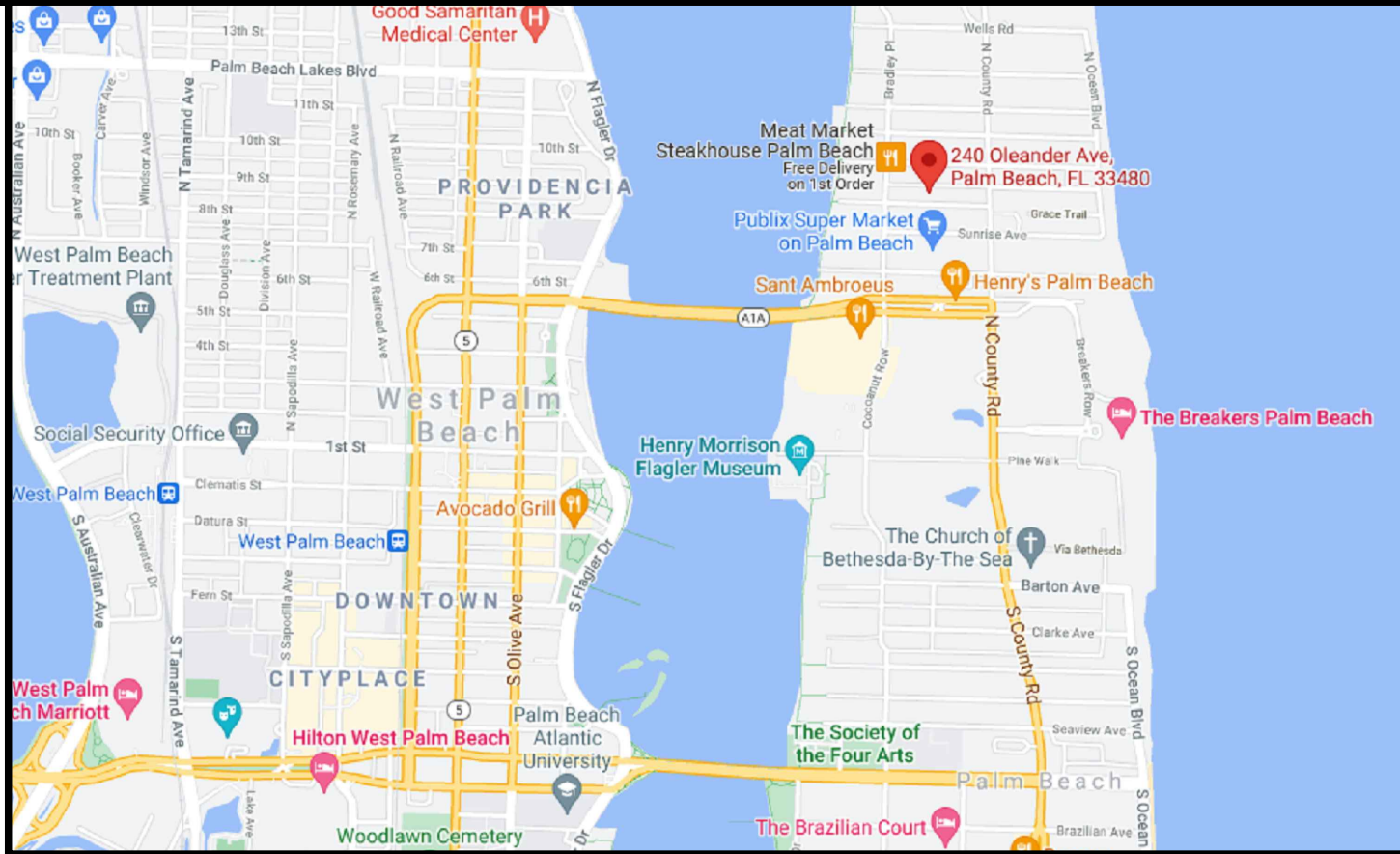
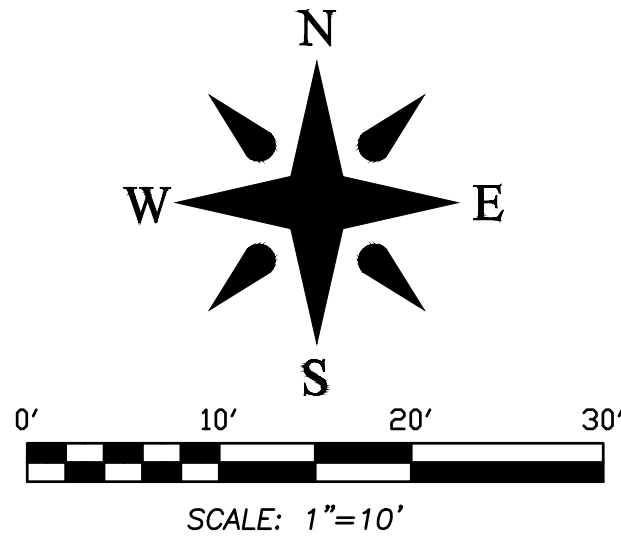


FLOOD ZONE:

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'.



VICINITY SKETCH N.T.S.

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:

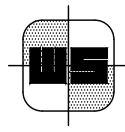
240 Oleander Ave
Palm Beach, FL 33480

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.

BOUNDARY SURVEY FOR:

BINTER LLC



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4069
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

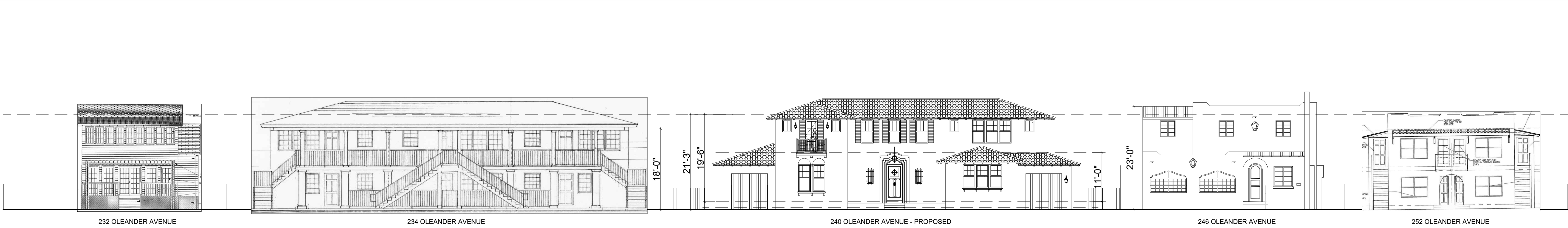
FIELD:	B.M.	JOB NO:	22-1013	F.B.:	PB326 PG. 72
OFFICE:	M.B.	DATE:	2/7/22	DWG. NO.:	22-1013
C.K.D.:	C.W.	REF.:	22-1013.DWG.	SHEET:	1 OF 1

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



1 **STREETSCAPE - OLEANDER AVENUE LOOKING SOUTH**
SCALE: N.T.S.



2 **232 OLEANDER AVENUE**
N.T.S.



3 **234 OLEANDER AVENUE**
N.T.S.



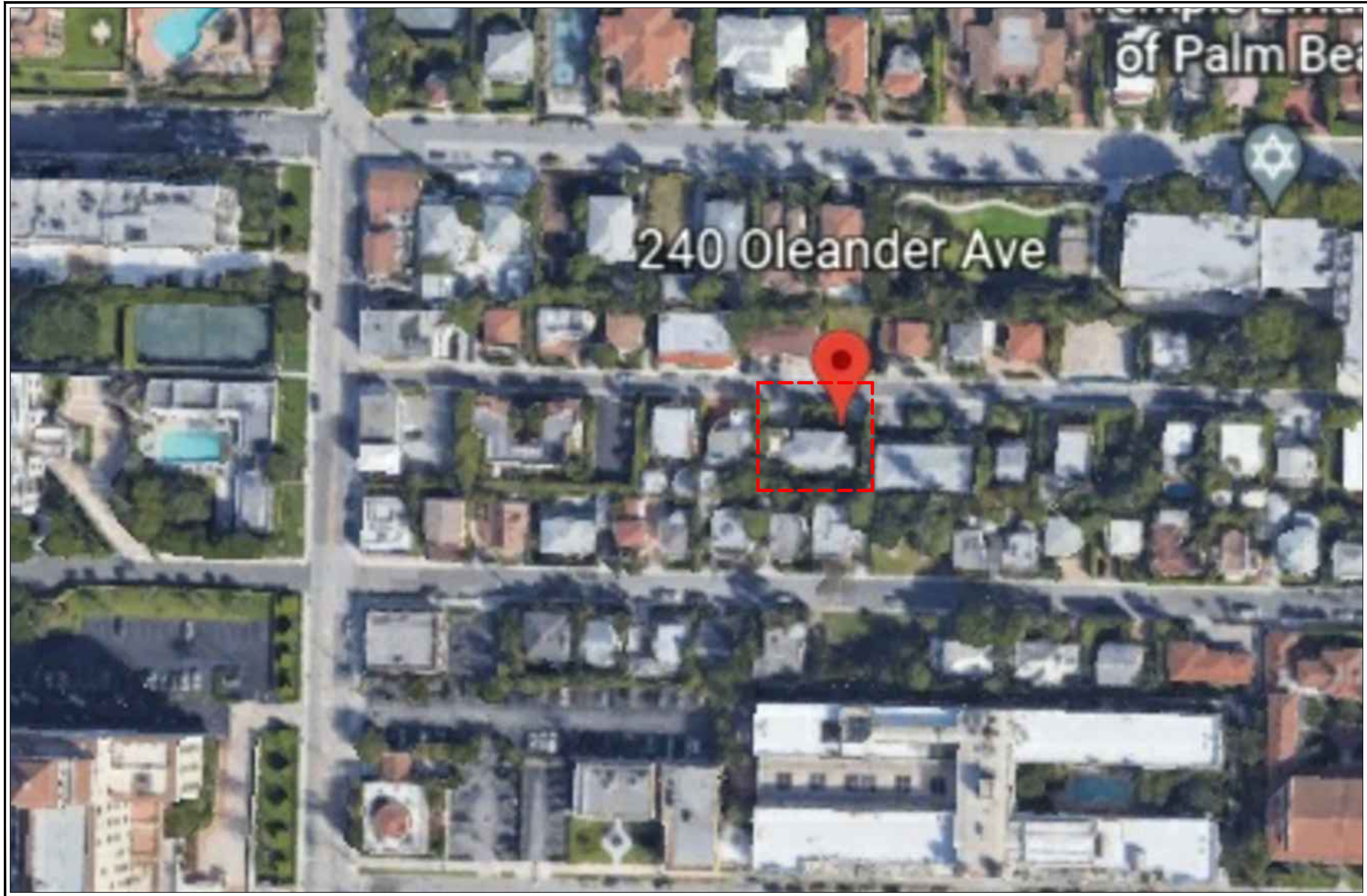
4 **240 OLEANDER AVENUE - EXISTING**
N.T.S.



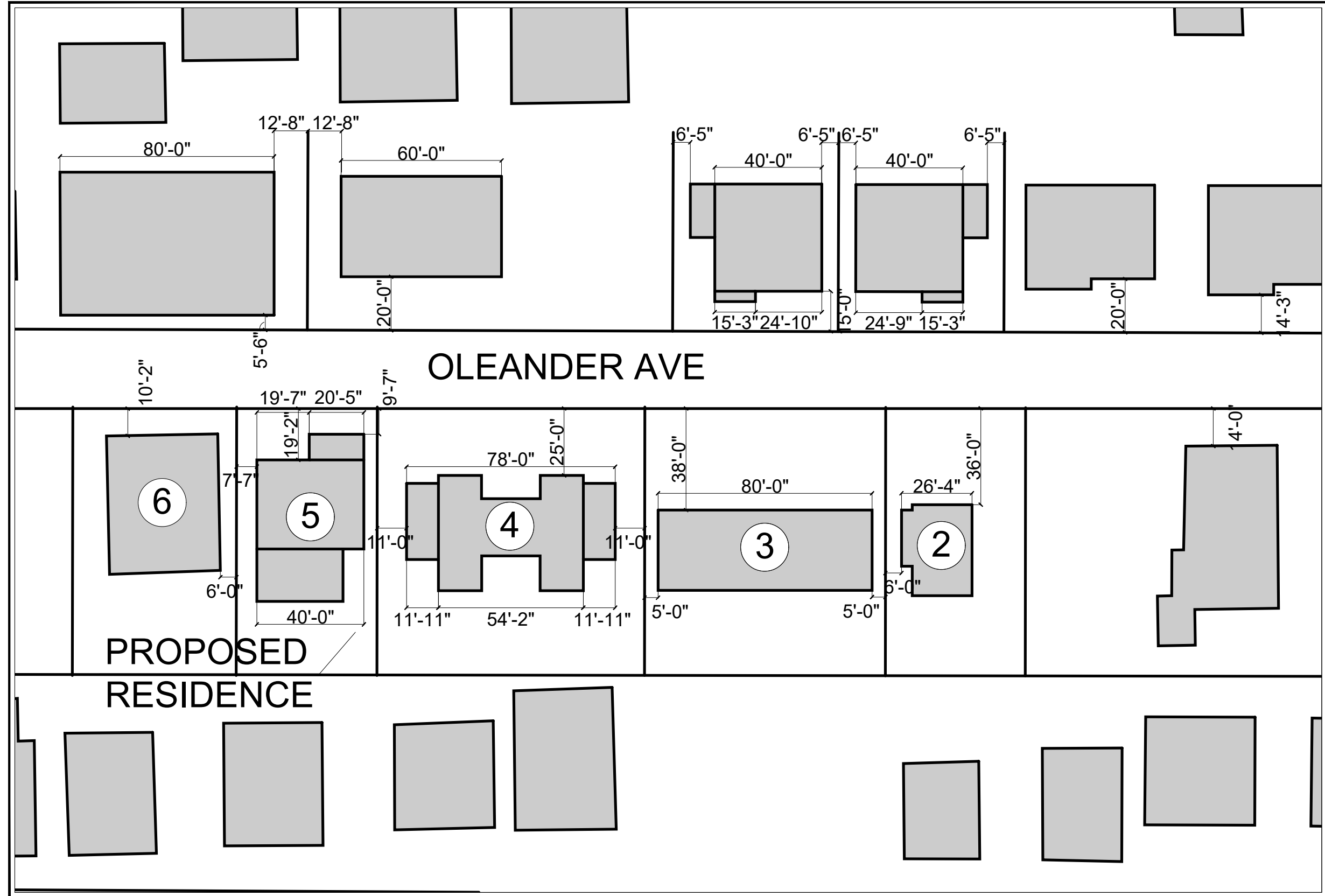
5 **246 OLEANDER AVENUE**
N.T.S.



6 **252 OLEANDER AVENUE**
N.T.S.



7 **VICINITY MAP**
SCALE: N.T.S.



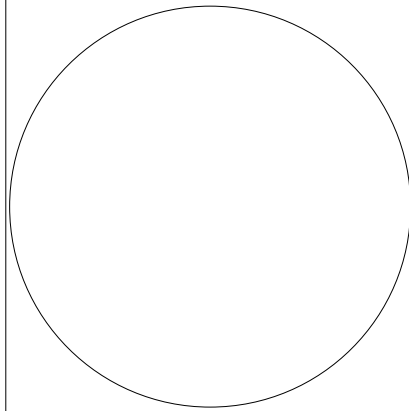
8 **LOCATION PLAN**
SCALE: N.T.S.

ISSUE	DATE
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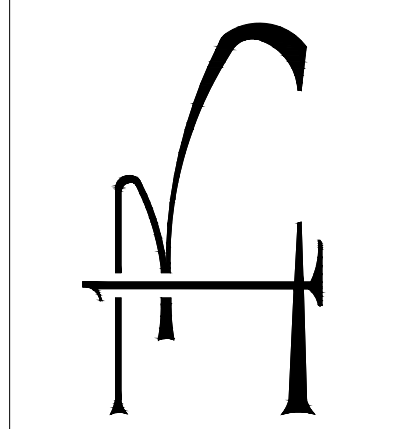
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PALM BEACH, FL 33480

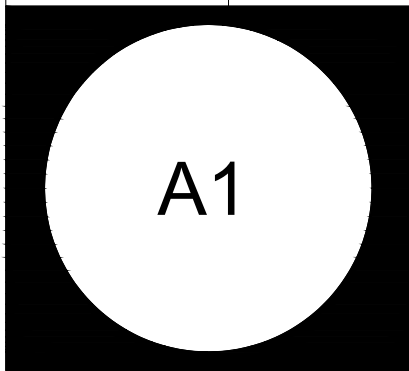
GREGORY BONNER, AIA



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



JOB NO.	240OLE
PLOT DATE	02.17.22
SCALE	AS NOTED
DRAWN BY	RR





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,

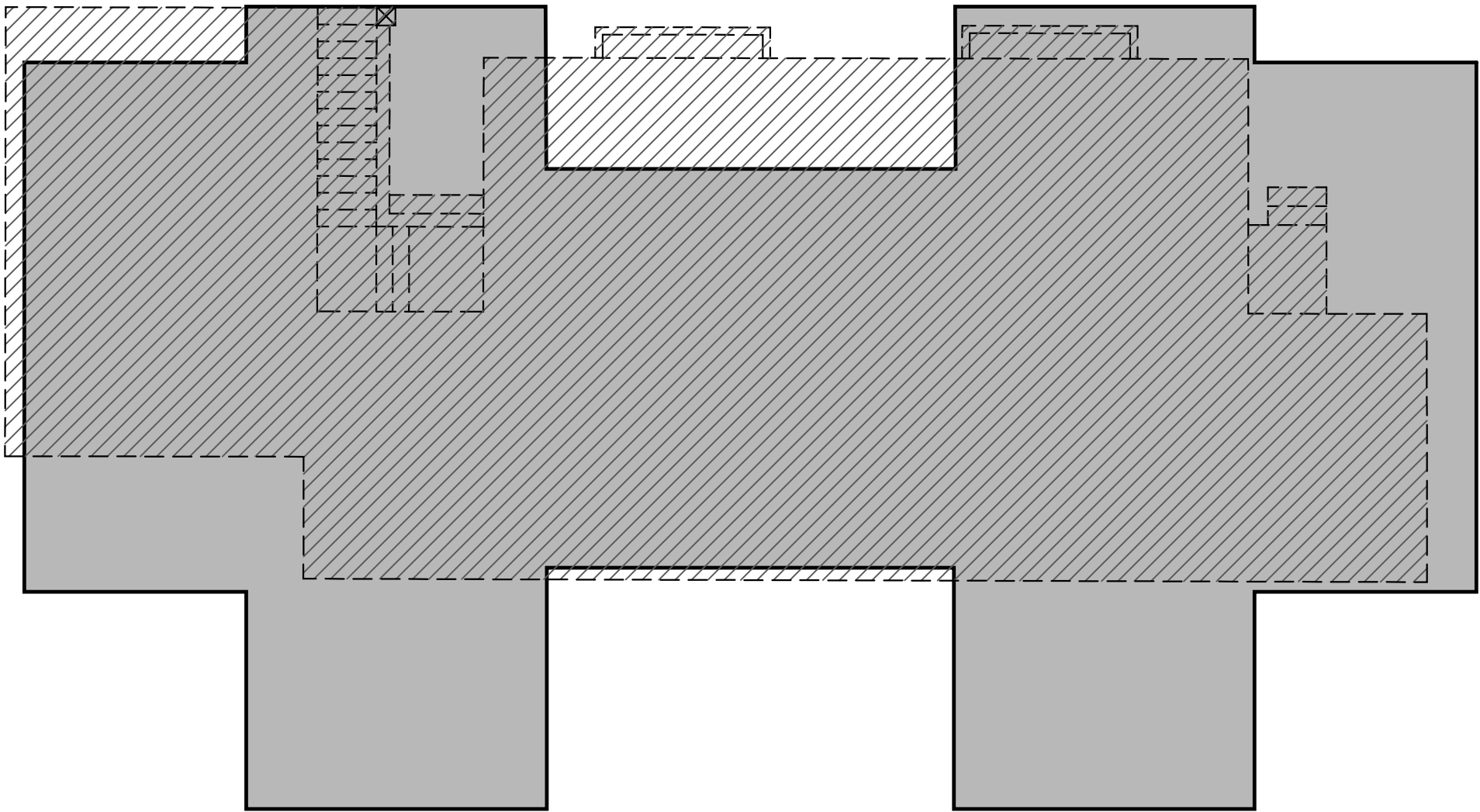
Gregory Bonner, A.I.A.,

139 N. COUNTY ROAD #18C

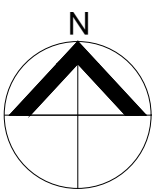
PALM BEACH FL 33480

(561) 312-3453

OLEANDER AVE.



LEGEND	
	TO BE DEMOLISHED
	PROPOSED FOOTPRINT



DEMO/PROPOSED DIAGRAM

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

DEMOLITION REPORT

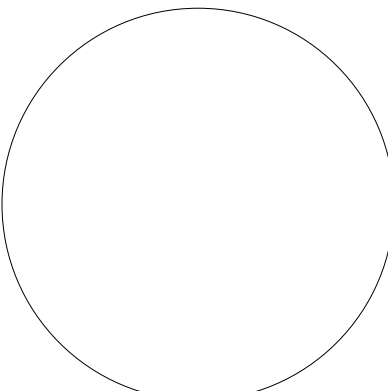
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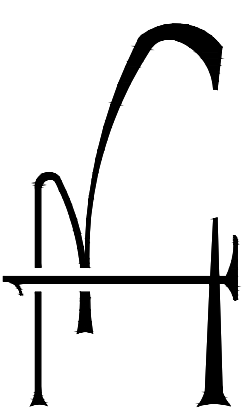
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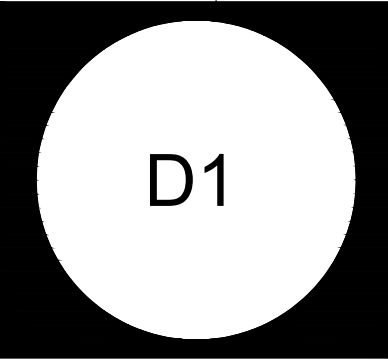


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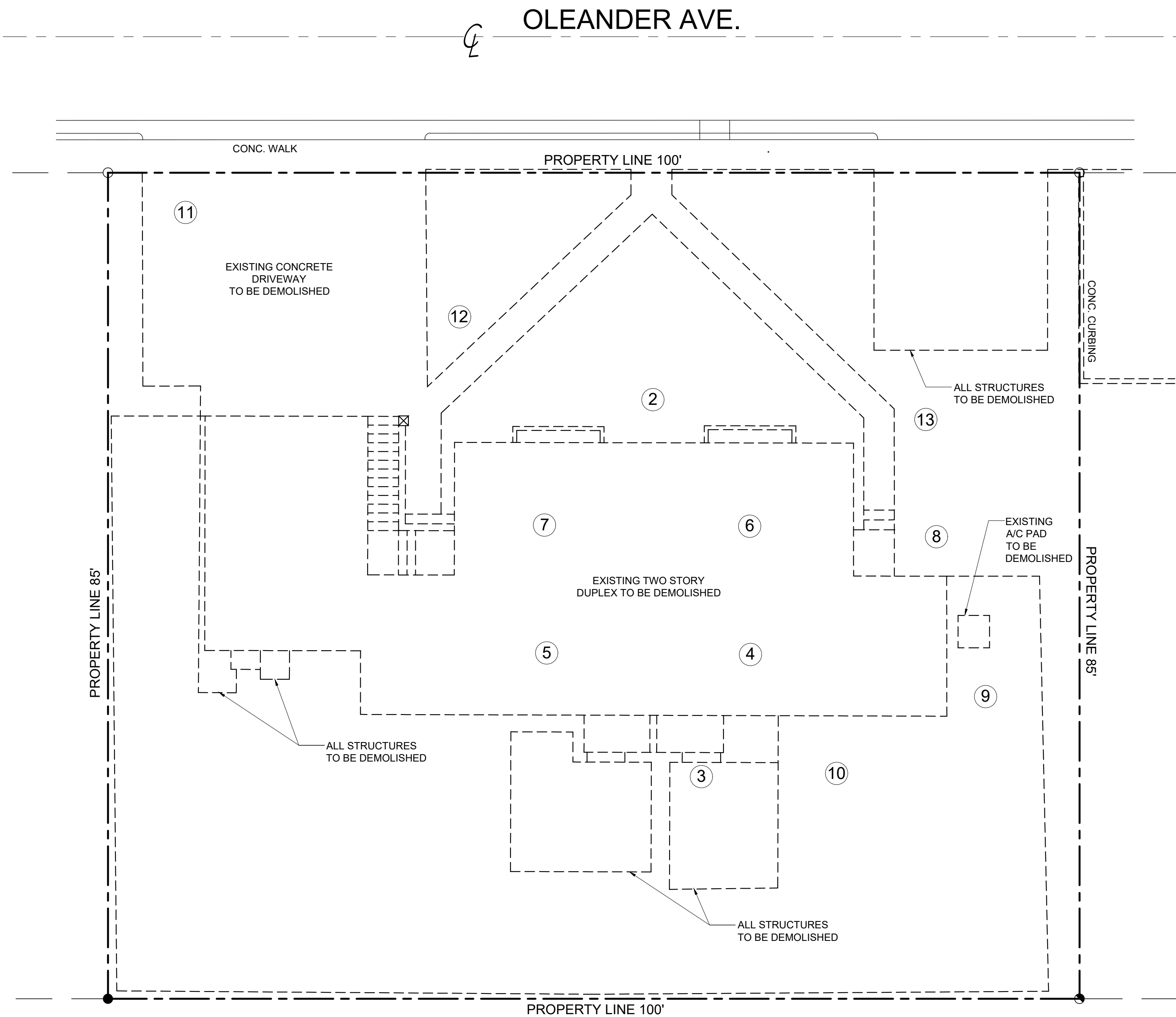
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1 DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"



2 240 OLEANDER AVE
INTERIOR - TERRACE



3 240 OLEANDER AVE
EXTERIOR



4 240 OLEANDER AVE
INTERIOR - BEDROOM



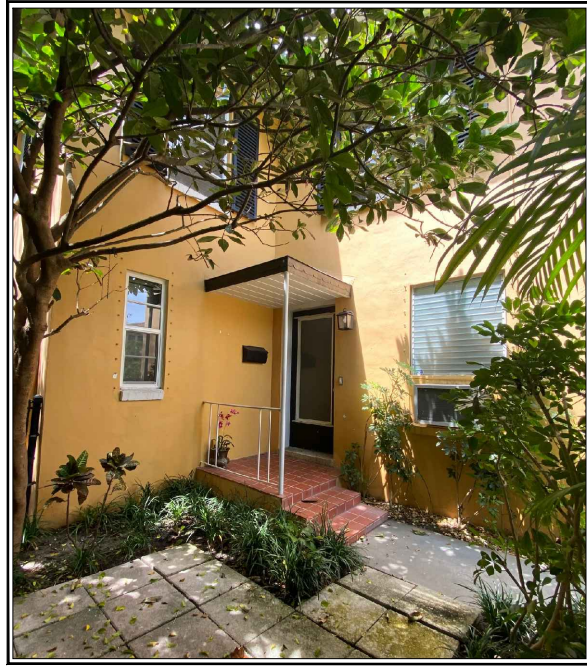
5 240 OLEANDER AVE
INTERIOR - KITCHEN



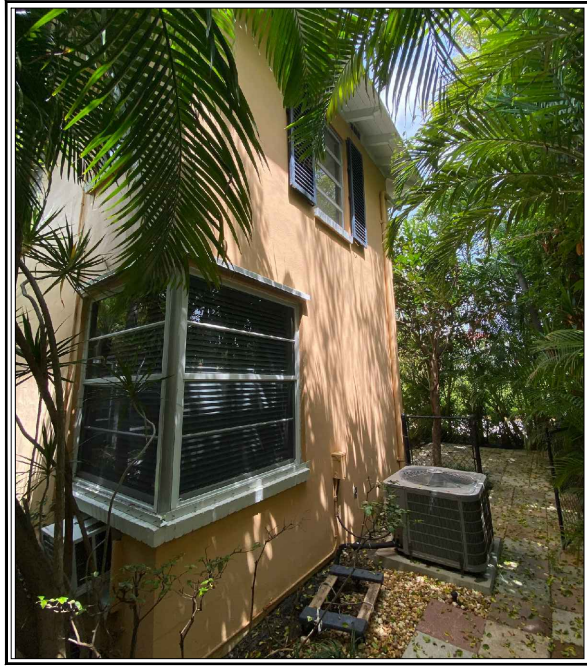
6 240 OLEANDER AVE
INTERIOR - KITCHEN



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



13 240 OLEANDER AVE
EXTERIOR

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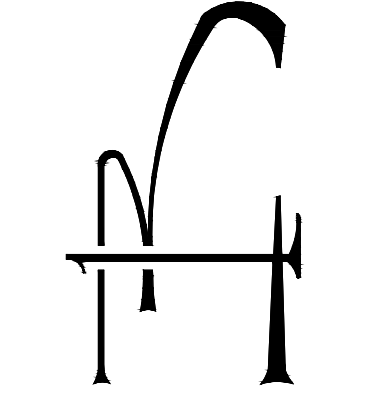
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AA 26003271

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D2



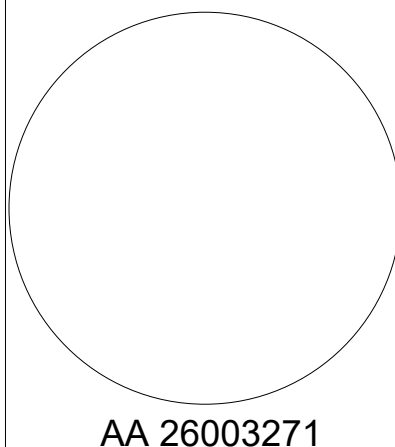
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EXTERIOR PHOTOGRAPHS

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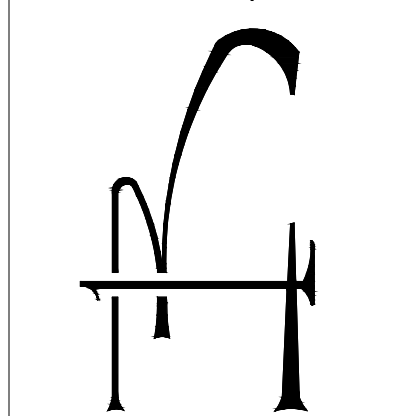
NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
240 OLEANDER AVENUE
PALM BEACH, FL 33480

GREGORY BONNER, AIA

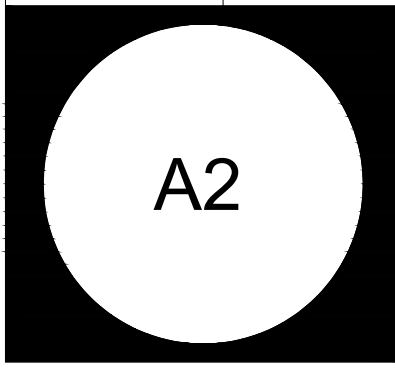


AA 26003271

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
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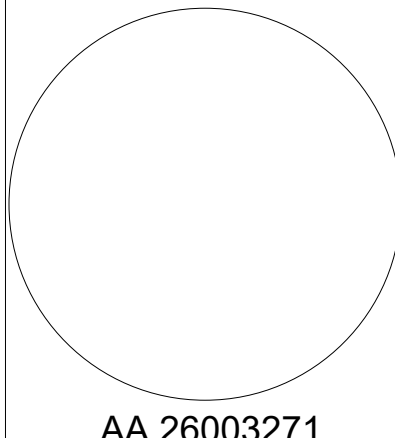


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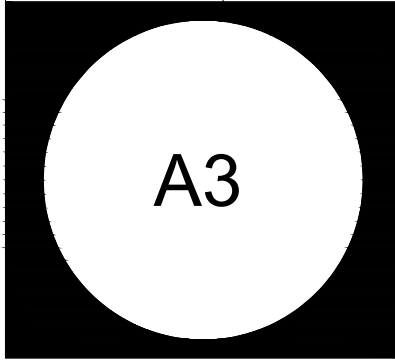
GREGORY BONNER, AIA



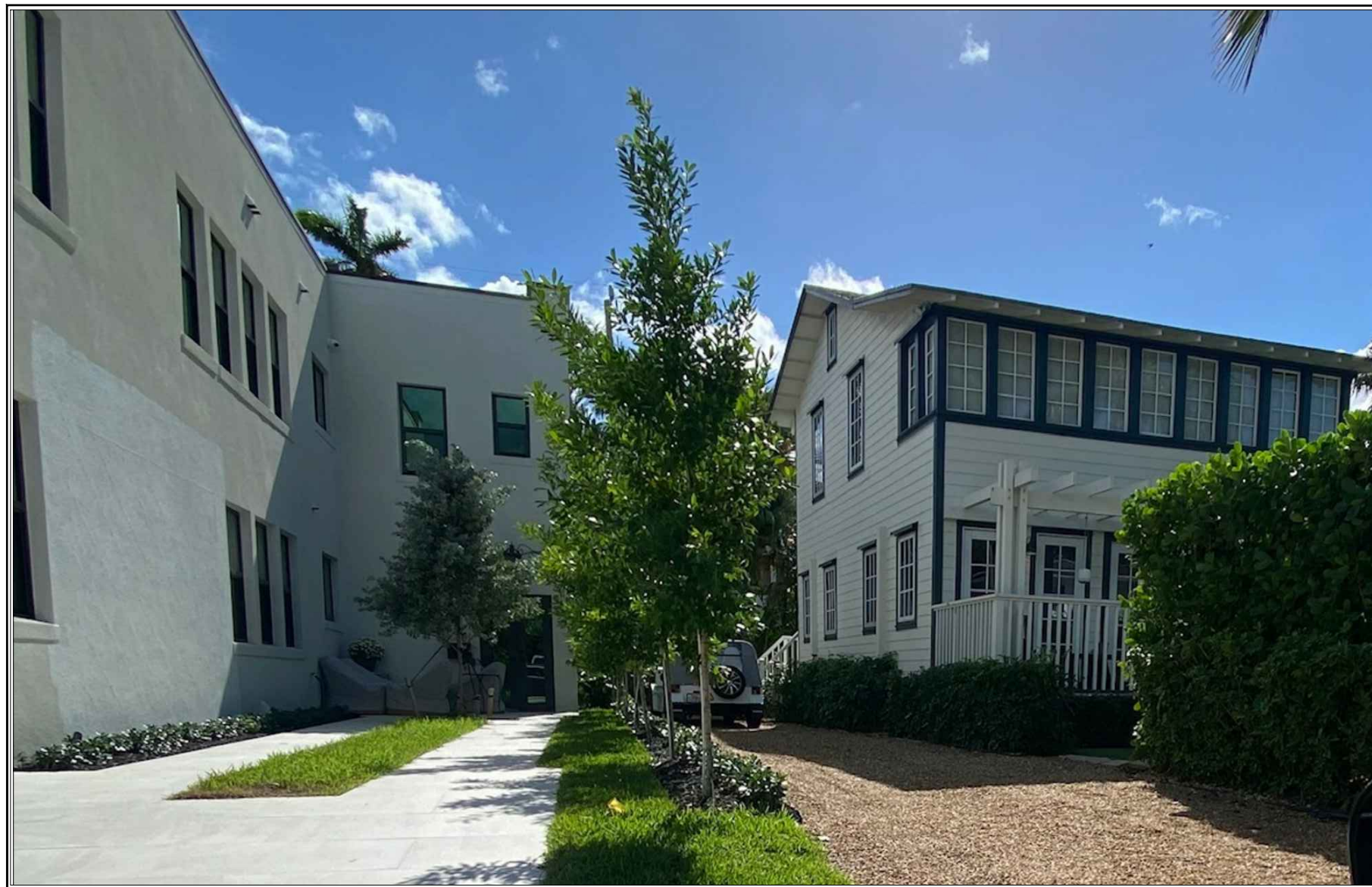
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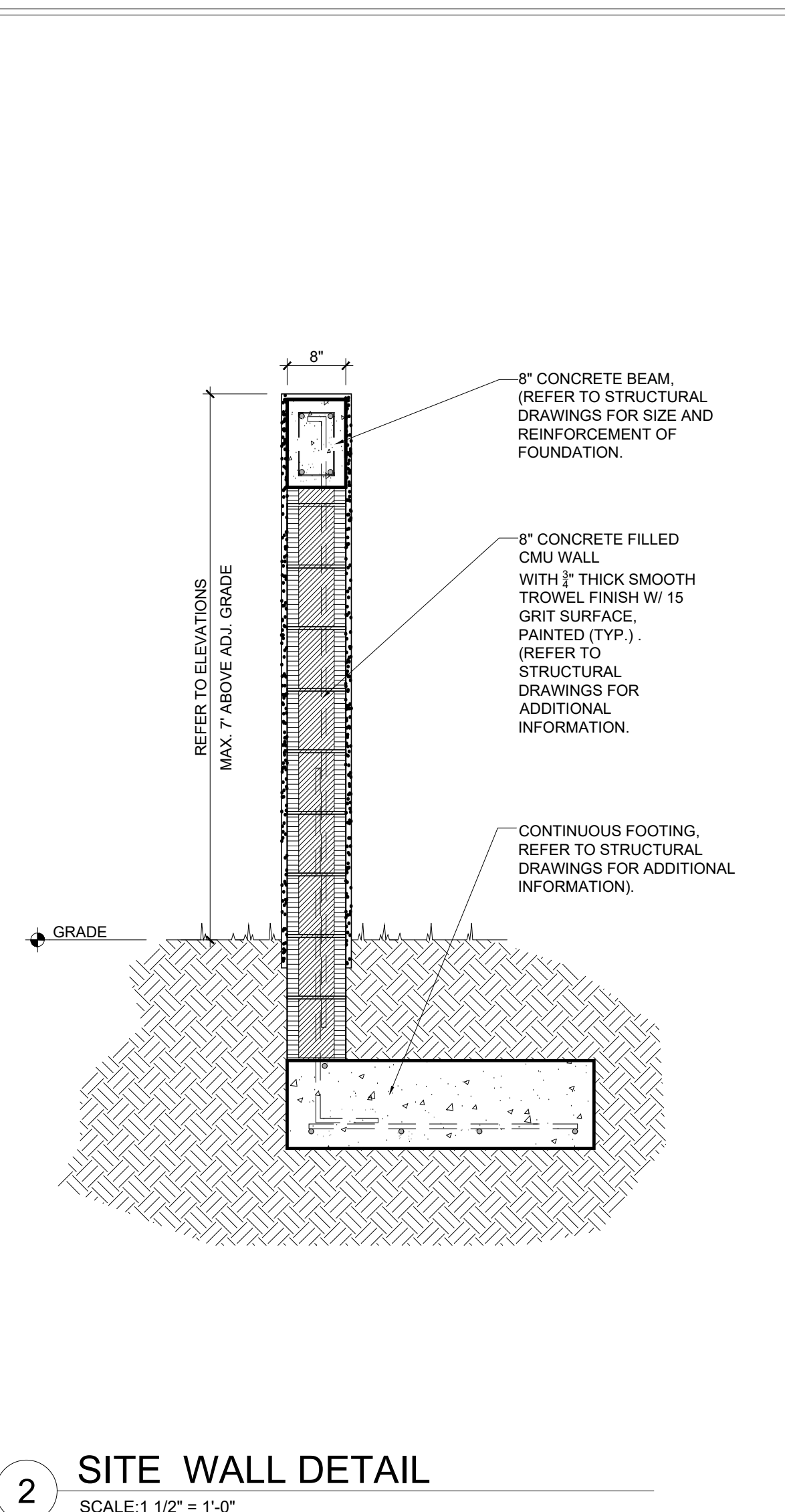
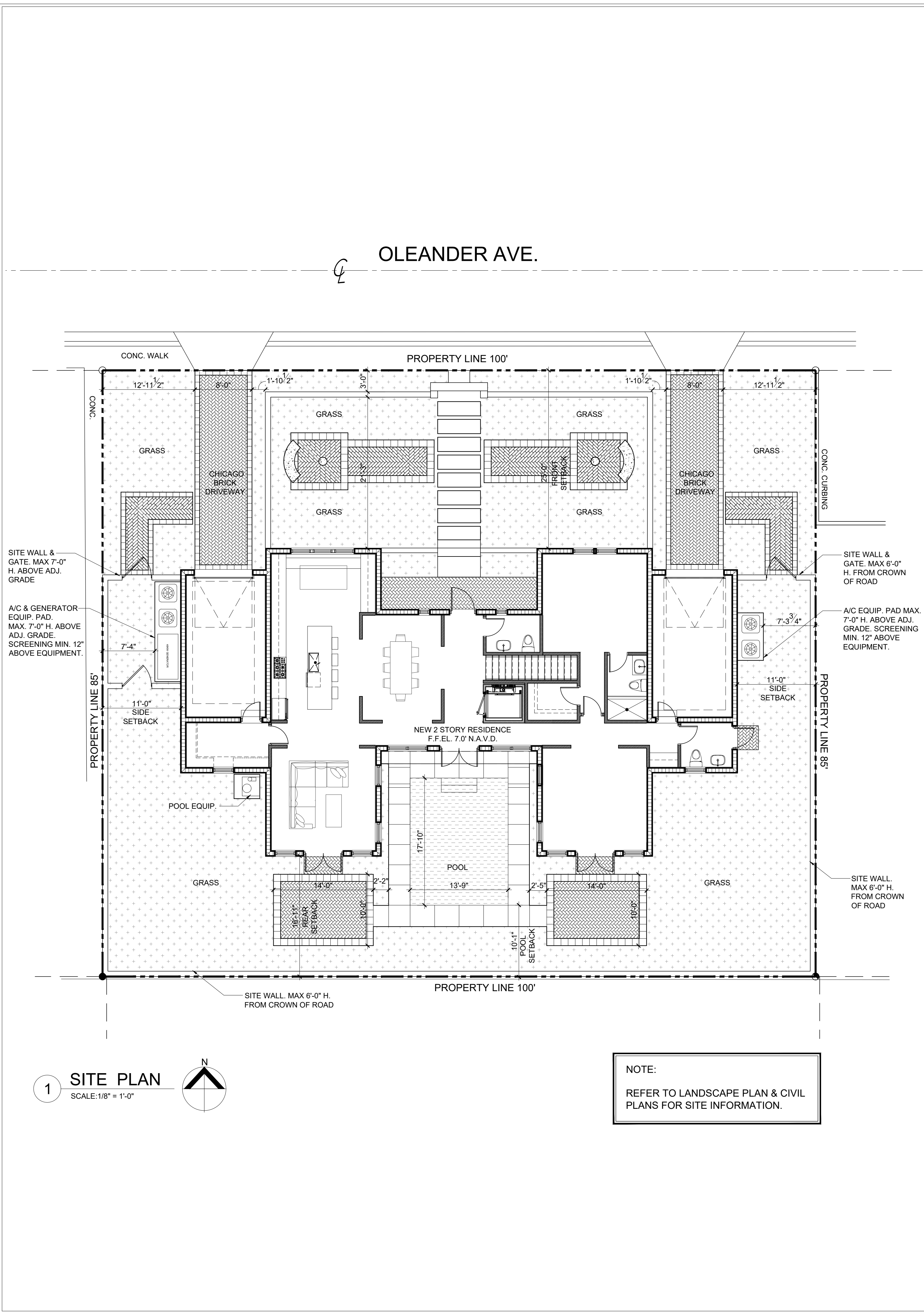
ARC: 22-126
ZON-22-088
MARCH 28, 2022



1 NEIGHBORHOOD PICTURES - OLEANDER AVE
EXTERIOR PHOTOGRAPHS



2 INSPIRATION / REFERENCE IMAGES
EXTERIOR PHOTOGRAPHS



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:	240 Oleander Avenue		
2	Zoning District:	R-C MEDIUM DENSITY RESIDENTIAL		
3	Structure Type:			
4		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, Jail, Tag, etc., Access, Structures, 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%)	4,088 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

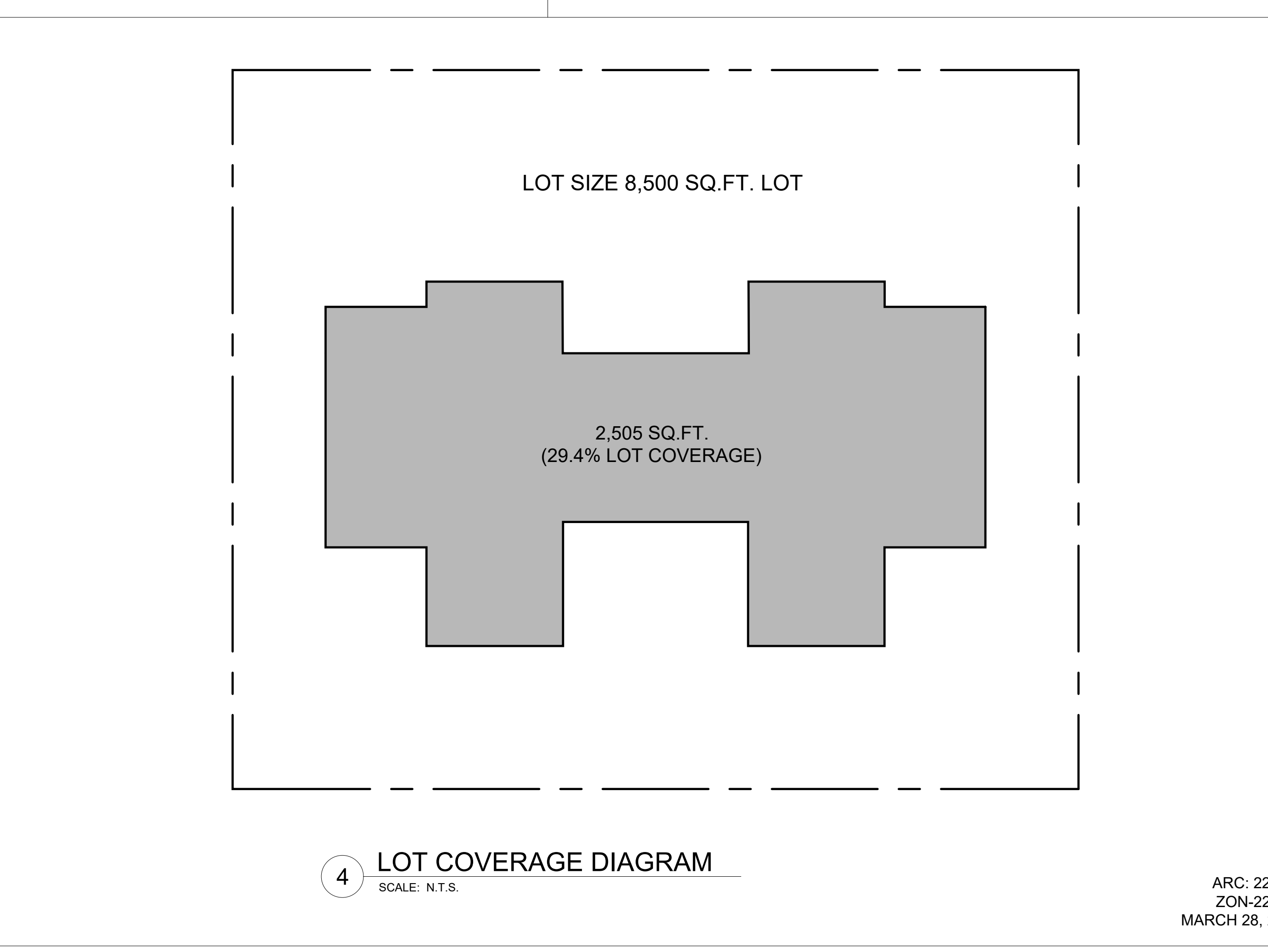
If value is not changing, enter N/C

REV BF 20220304

3

ZONING DATA

SCALE: N.T.S.



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DATE

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

GREGORY BONNER, AIA

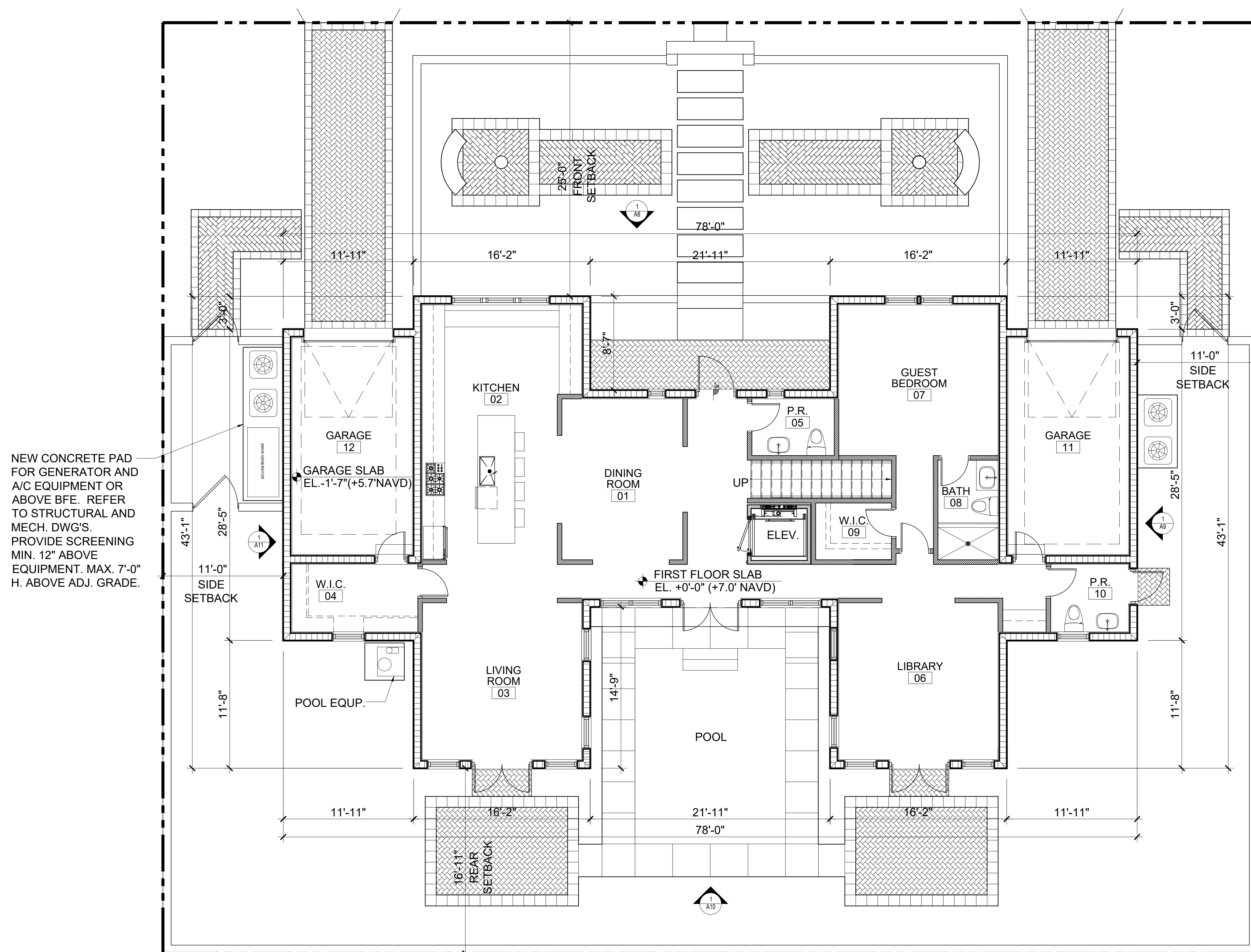
AA 26003271

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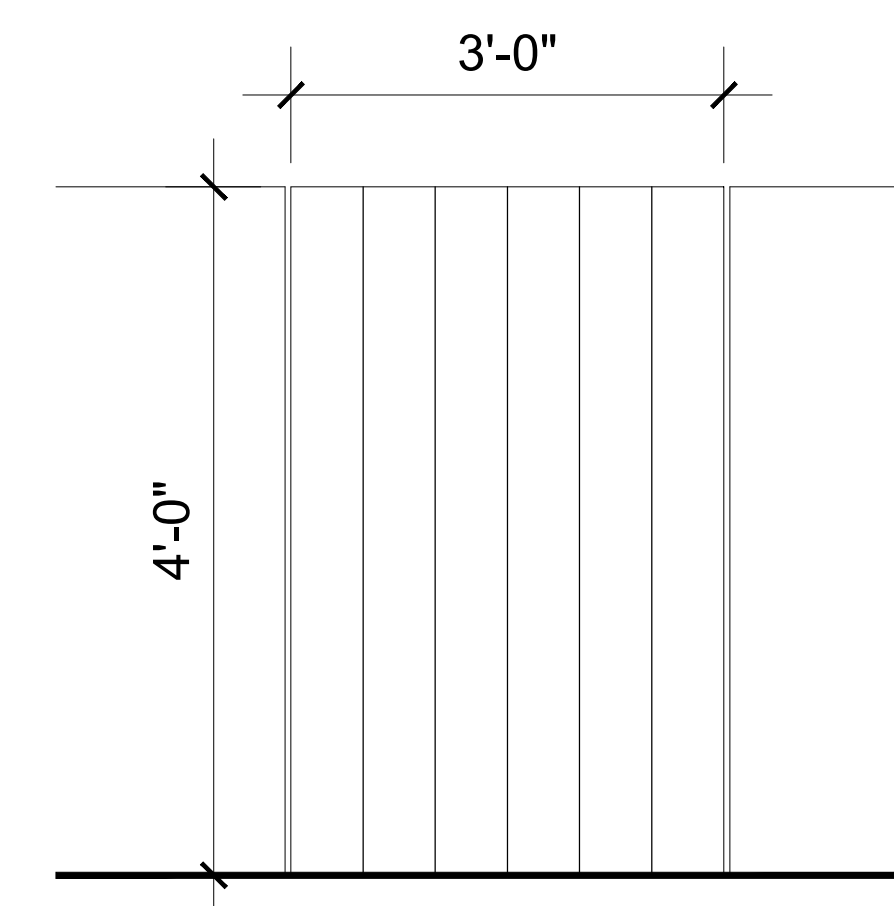
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ARC: 22-126
ZON-22-088
MARCH 28, 2022

A4



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



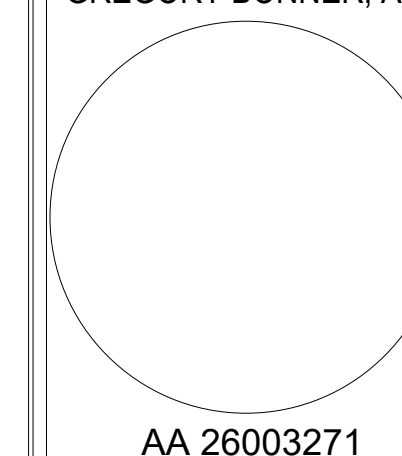
2 GATE DETAIL
SCALE: 3/4" = 1'-0"

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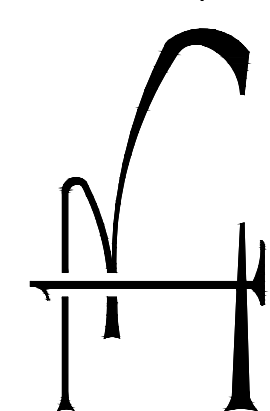
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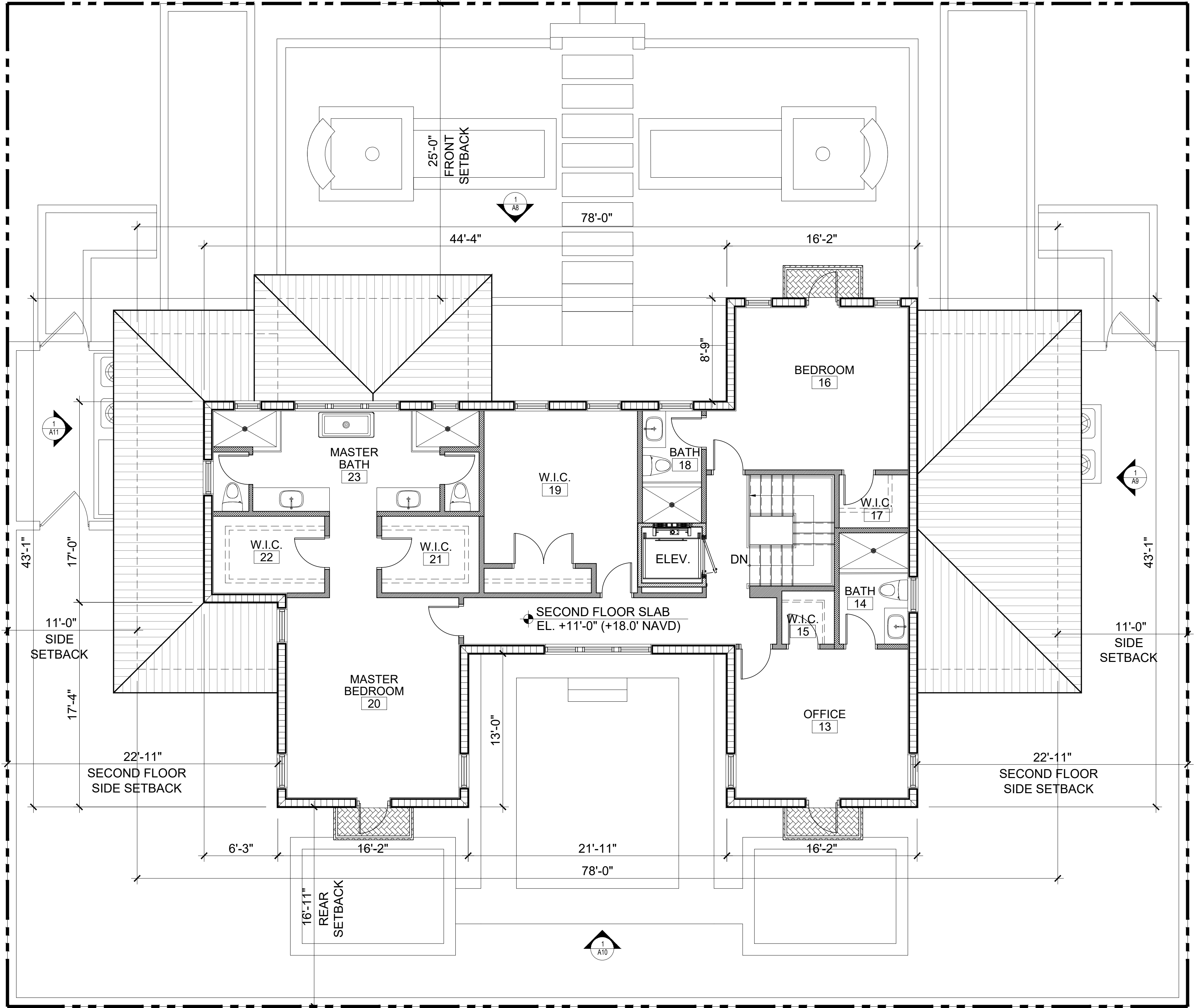
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1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

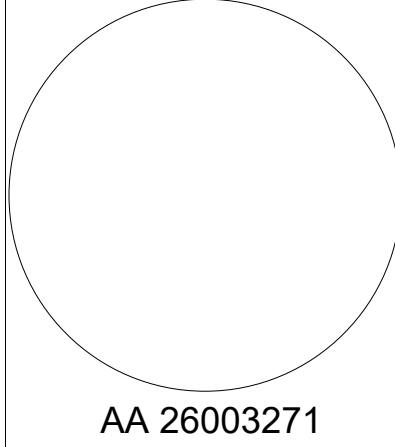
WALL LEGEND	
	NEW MASONRY WALL.
	NEW 2X6 WOOD FRAMED WALL INFILL TO MATCH EXISTING. REFER TO STRUCTURAL DWG'S.
	5/8" GYPSUM BOARD WALL.
	5" CEMENTITIOUS BACKER UNIT DUROCK FINISH ON WET WALLS.
	36" HIGH 5/8" DUROCK.
	INDICATES NEW STRUCTURAL ELEMENTS; REFER TO STRUCTURAL DRAWINGS.
	EXISTING WALL TO REMAIN.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

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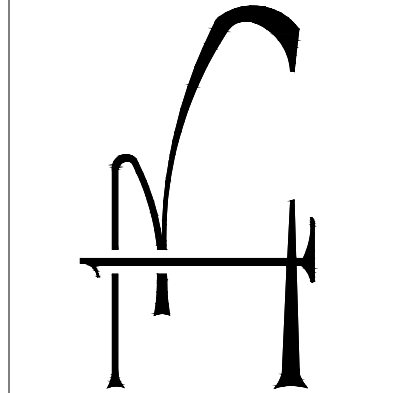
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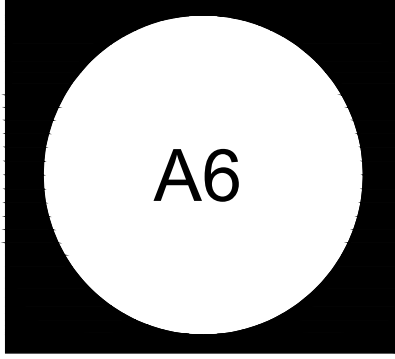
GREGORY BONNER, AIA

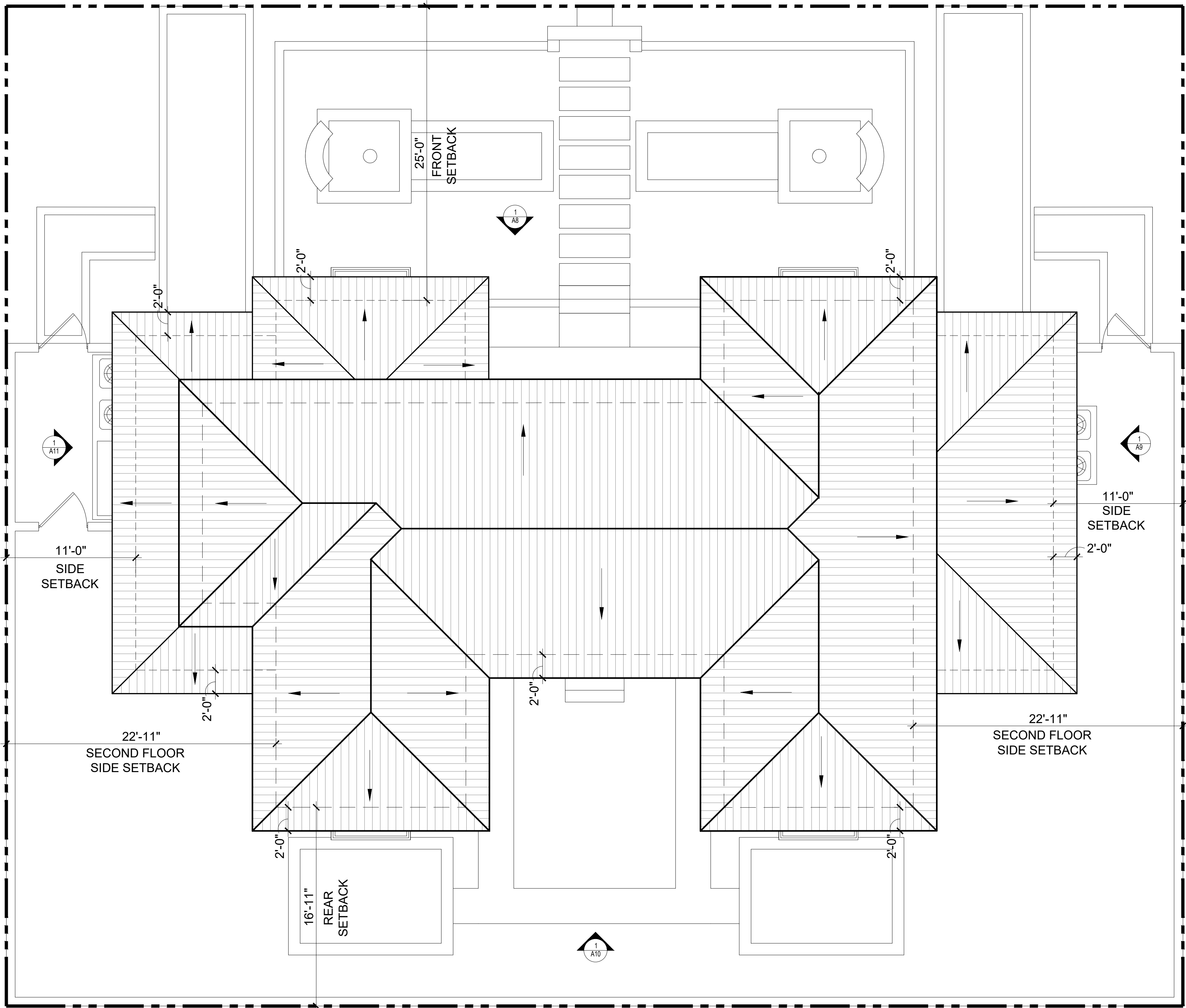


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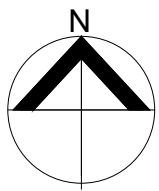


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PLOT DATE	02.17.22
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1 ROOF PLAN
SCALE: 3/16" = 1'-0"

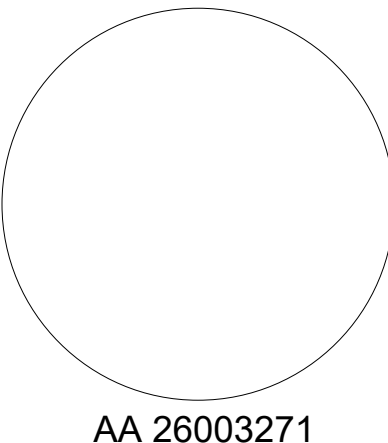


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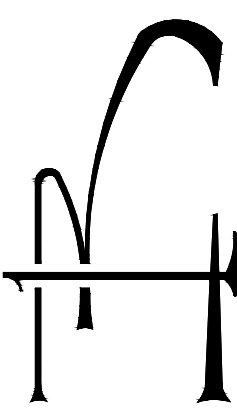
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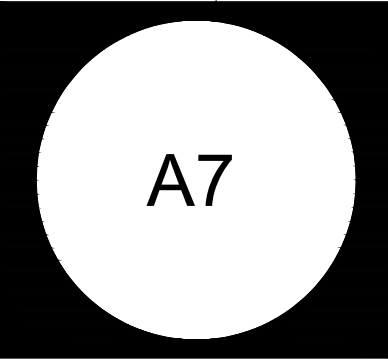
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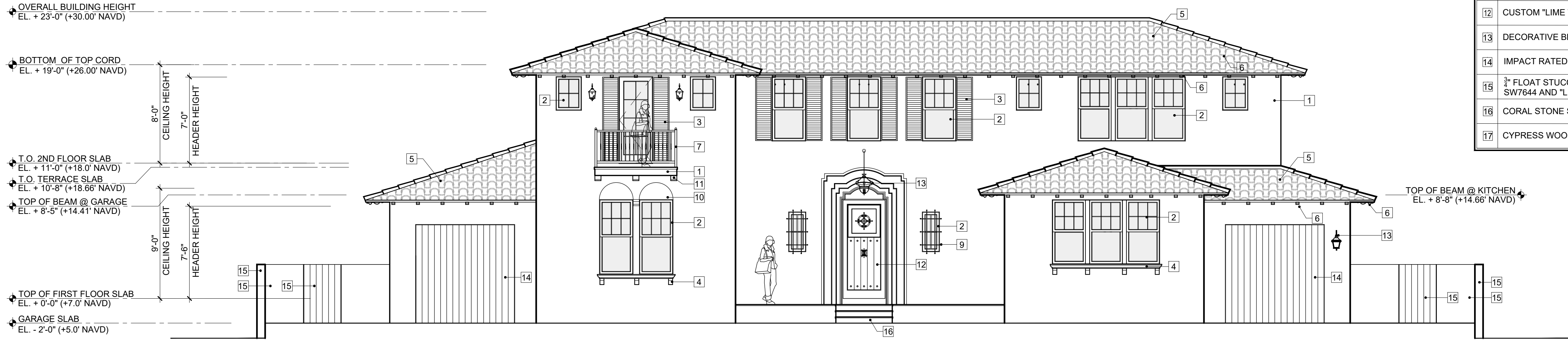


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1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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

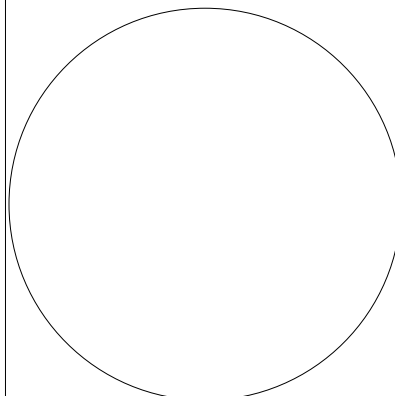
LEGEND	
1	3/4" STUCCO, 3-COAT SYSTEM; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL. PAINTED, WHITE SNOW SW 9541
2	IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS WITH SOLARBAN 60 CLEAR LAMINATED GLASS IN "GATEWAY GRAY" SW7644; FINISH
3	ALUMINUM SHUTTERS IN "GATEWAY 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
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	3/4" 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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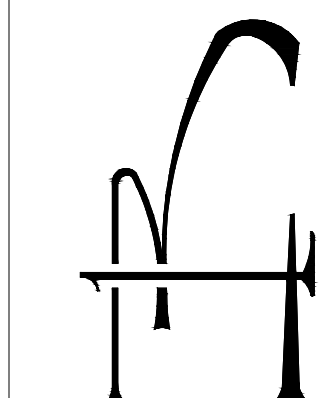
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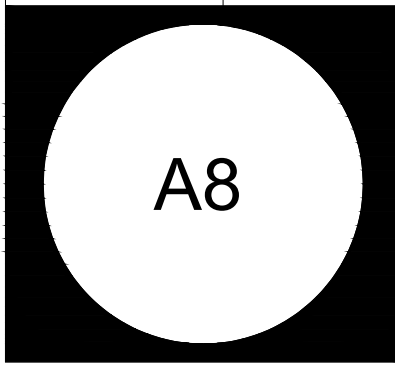


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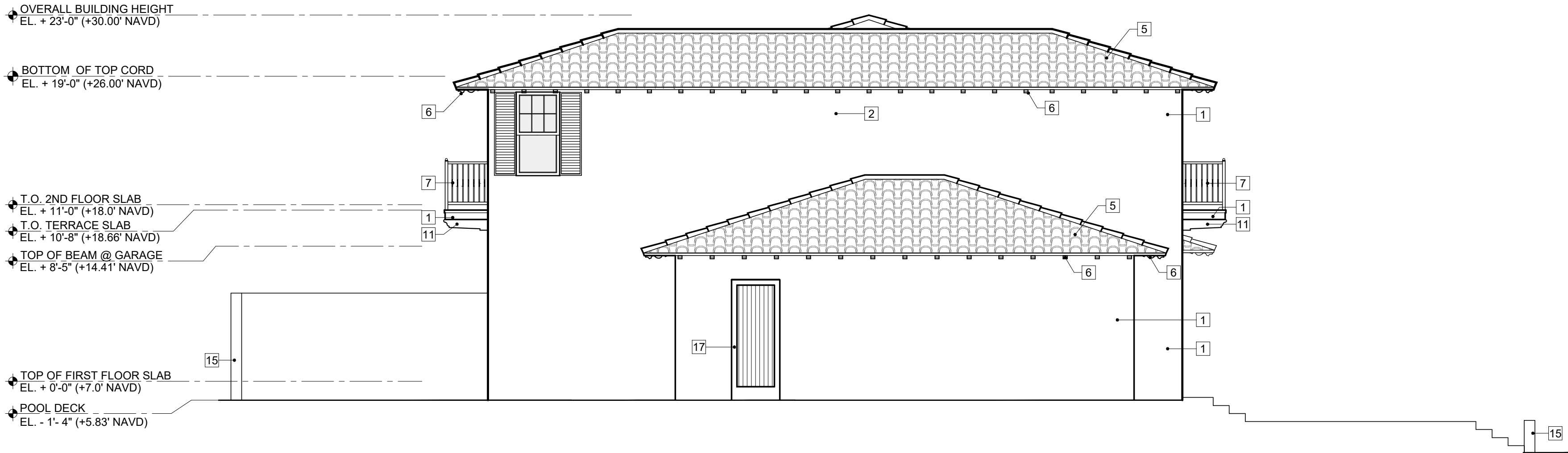
B1 ARCHITECT
139 NORTH COUNTY ROAD STE: 18C
PALM BEACH FLORIDA 33480
(561) 312-3453



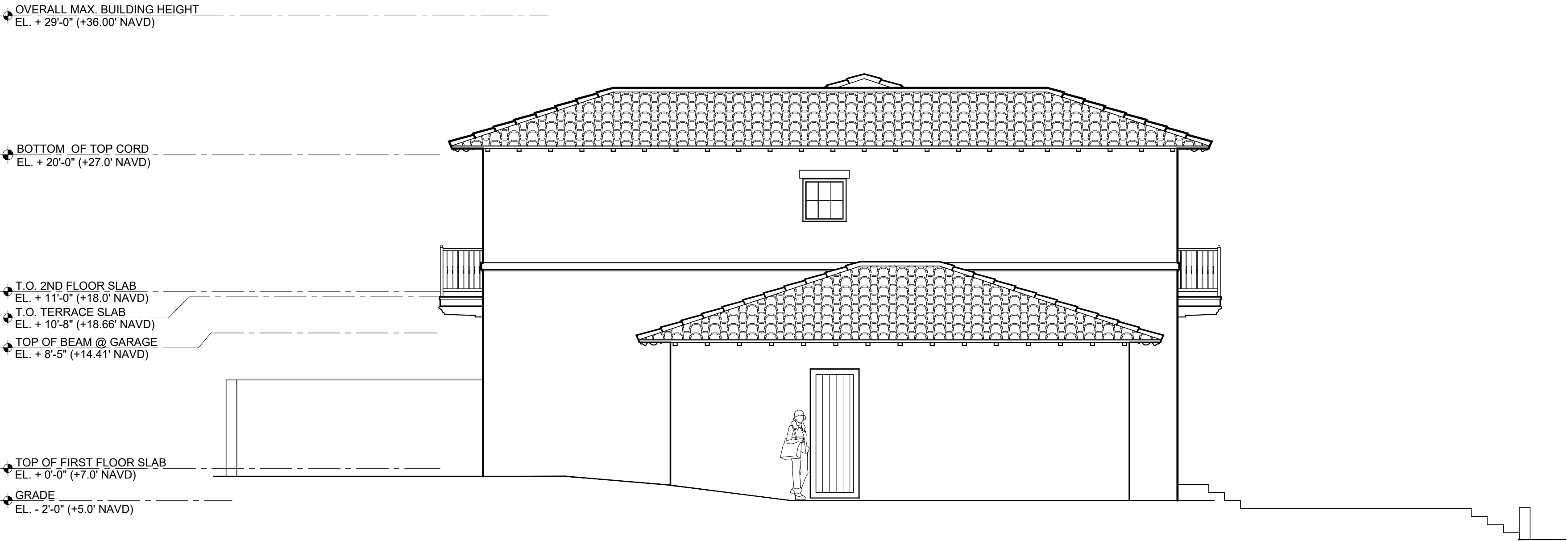
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ARC: 22-126
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1 EAST ELEVATION
SCALE: 3/16 = 1'-0"



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

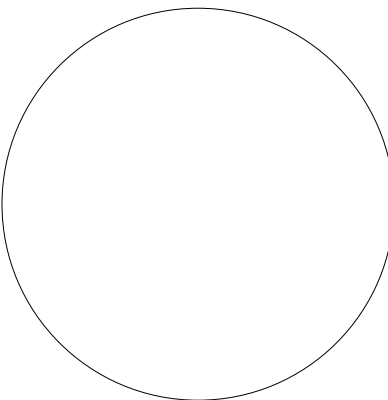
NO.	LEGEND
1	3" STUCCO, 3-COAT SYSTEM; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL. PAINTED, WHITE SNOW SW 9541
2	IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS WITH SOLARBAN 60 CLEAR LAMINATED GLASS IN "GATEWAY GRAY" SW7644; FINISH
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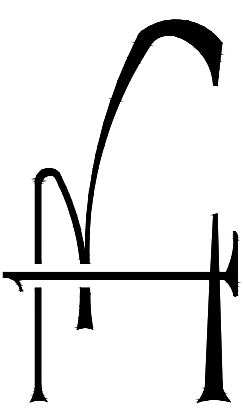
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PALM BEACH FLORIDA 33480
(561) 312-3453



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

A9

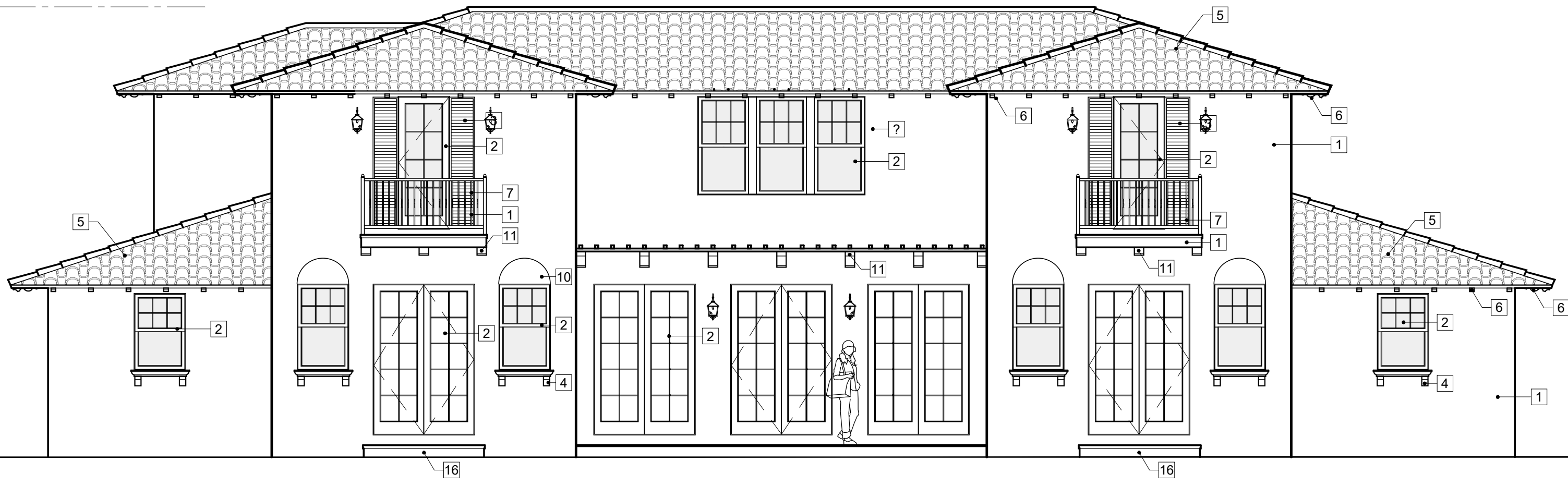
ARC: 22-126
ZON-22-088
MARCH 28, 2022

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



1 SOUTH ELEVATION

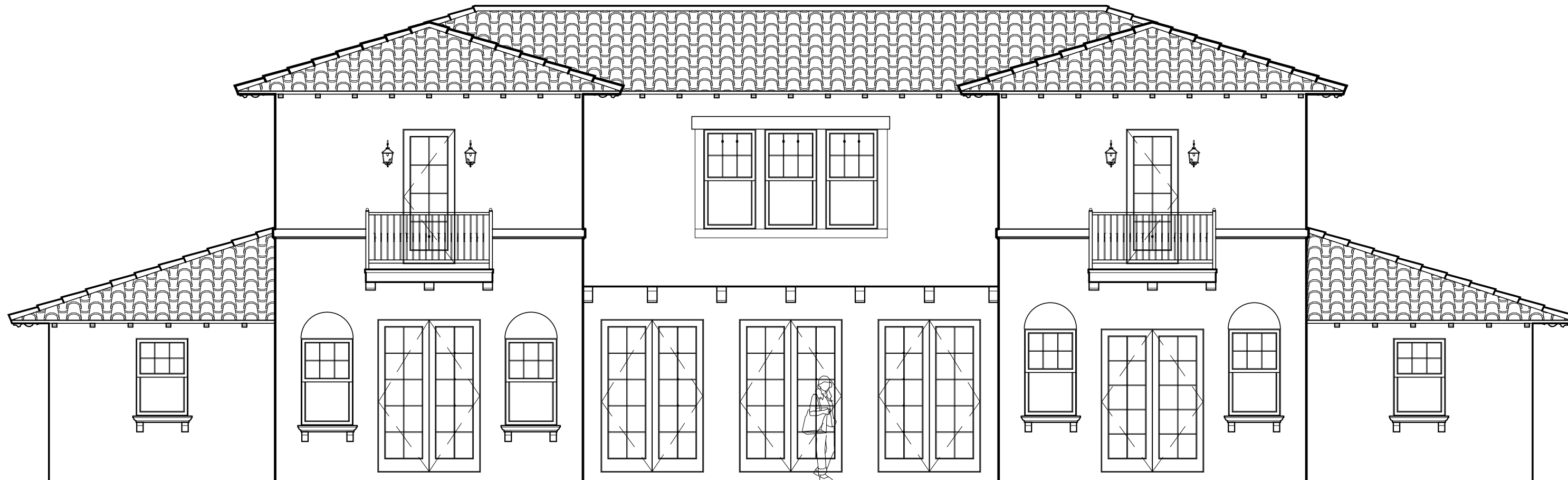
SCALE: 3/16 = 1'-0"

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"

LEGEND

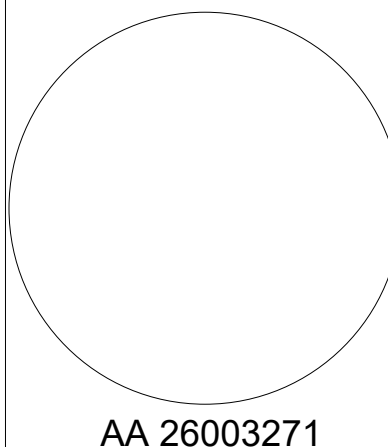
- | | |
|----|--|
| 1 | 3/4" STUCCO, 3-COAT SYSTEM, WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL. PAINTED, WHITE SNOW SW 9541 |
| 2 | IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS WITH SOLARBAN 60 CLEAR LAMINATED GLASS IN "GATEWAY GRAY" SW7644; FINISH |
| 3 | 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 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 | 3/4" 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 |

ISSUE	DATE
ARCOM	08.12.22
ARCOM	11.18.22
ARCOM	02.22.23
ARCOM	03.06.23

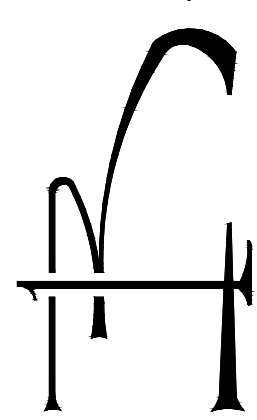
ALL DESIGNS, IDEAS, ARRANGEMENTS, AND INFORMATION REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF B1 ARCHITECT AND, WHEN CREATED, DEVELOPED AND EVOLVED FOR THE SPECIFIC PROJECT ON WHICH NONE OF THE DESIGN, IDEAS AND ARRANGEMENTS SHOULD BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY THE OFFICE OF ANY VARIATIONS IN DIMENSIONS AND CONDITIONS SHOWN ON THIS OR ANY OTHER SHOP DETAILS WITH ADEQUATE DIMENSIONING AND SCALE. THESE SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OF THE ITEMS INDICATED.

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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A10

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)

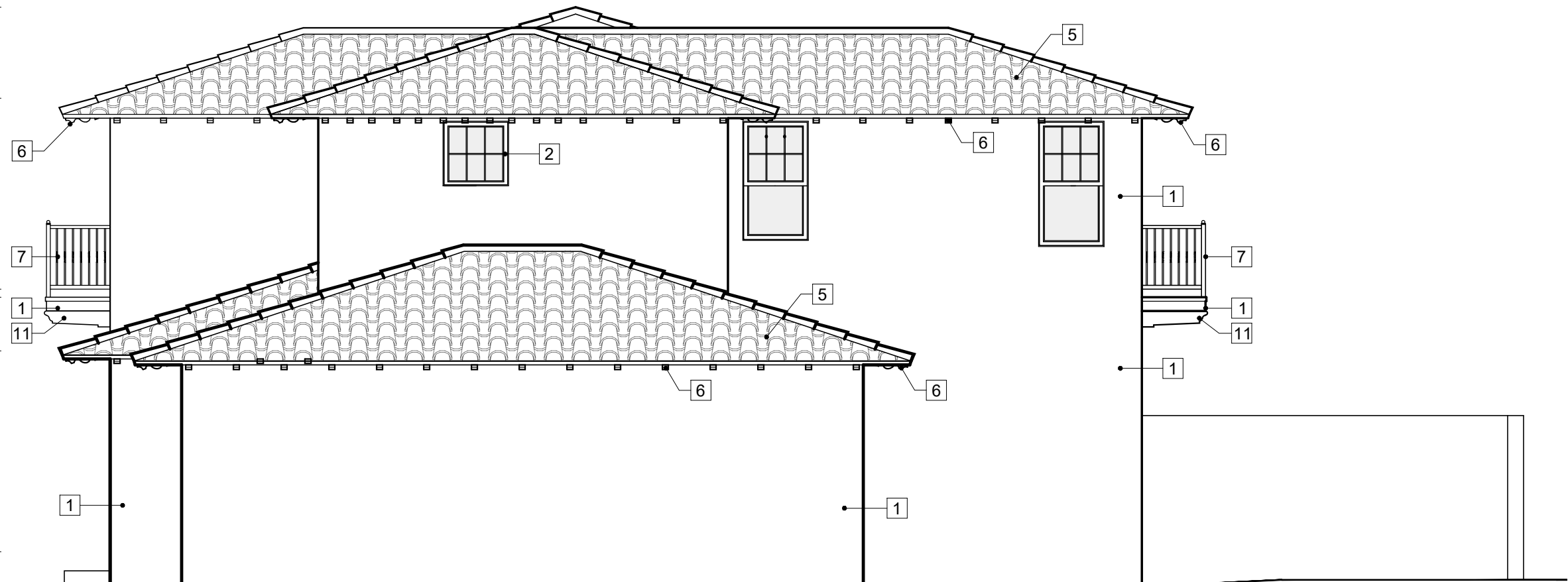
T.O. 2ND FLOOR SLAB
EL. + 11'-0" (+18.0' NAVD)

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)



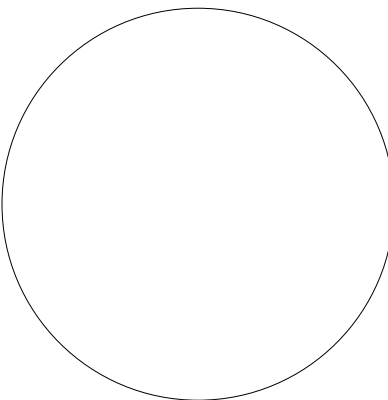
LEGEND	
1	3/4" STUCCO, 3-COAT SYSTEM; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL. PAINTED, WHITE SNOW SW 9541
2	IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS WITH SOLARBAN 60 CLEAR LAMINATED GLASS IN "GATEWAY GRAY" SW7644; FINISH
3	ALUMINUM SHUTTERS IN "GATEWAY 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 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	3/4" 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

ISSUE	DATE
ARCOM	08.12.22
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ARCOM	02.22.23
ARCOM	03.06.23

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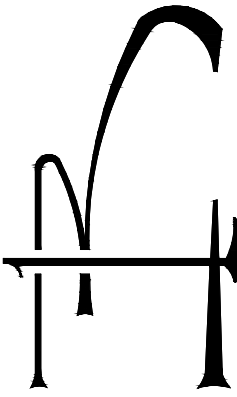
NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
240 OLEANDER AVENUE
PALM BEACH, FL 33480

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

A11

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

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)

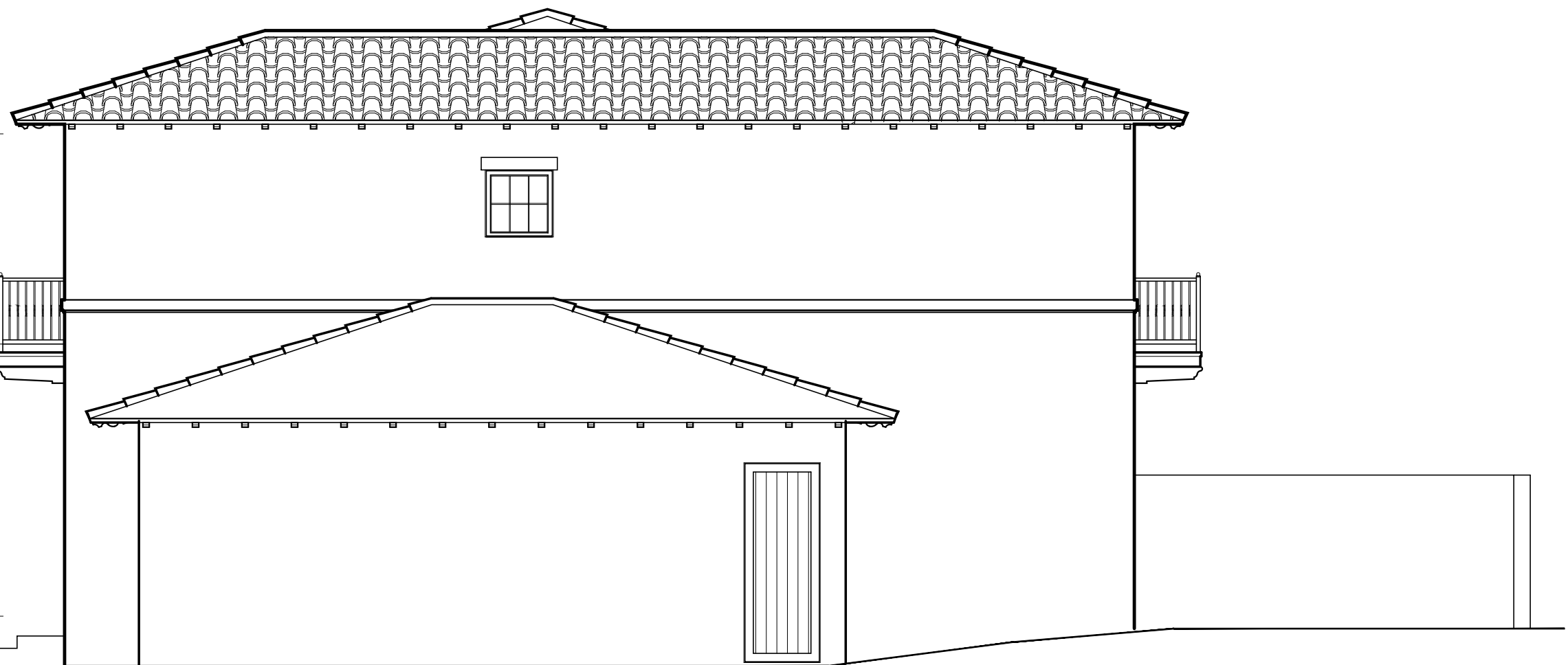
T.O. 2ND FLOOR SLAB
EL. + 11'-0" (+18.0' NAVD)

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"

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"

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)

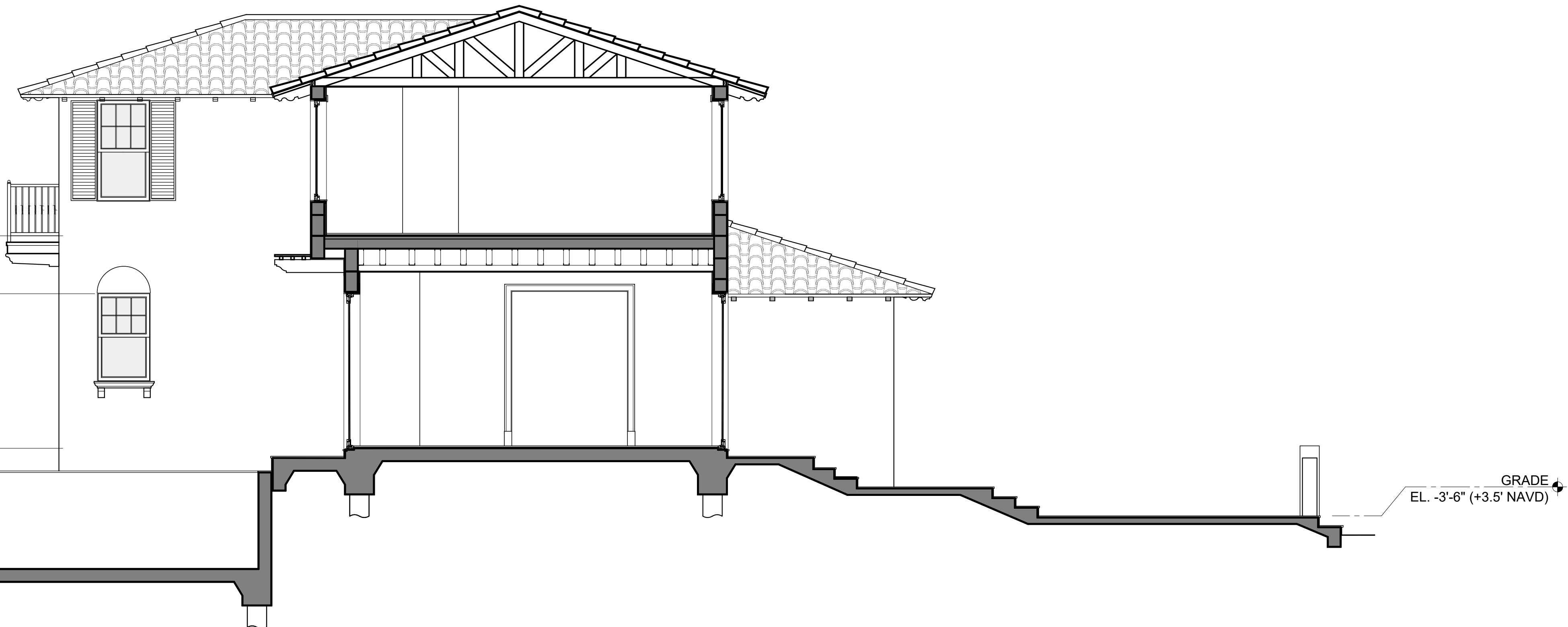
T.O. TERRACE SLAB
EL. + 10'-8" (+18.66' NAVD)

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

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

8'-0" CEILING HEIGHT
7'-0" HEADER HEIGHT

9'-0" CEILING HEIGHT
8'-0" HEADER HEIGHT



GRADE
EL. -3'-6" (+3.5' NAVD)

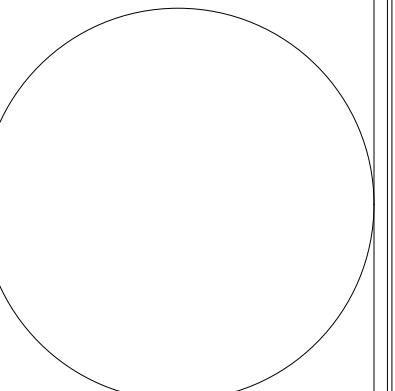
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

ISSUE	DATE
ARCOM	08.12.22
ARCOM	11.18.22
ARCOM	02.22.23
ARCOM	03.06.23

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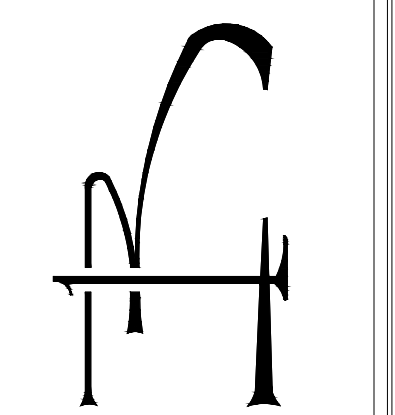
NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
240 OLEANDER AVENUE
PALM BEACH, FL 33480

GREGORY BONNER, AIA

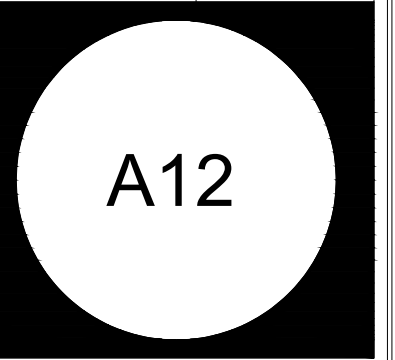


AA 26003271

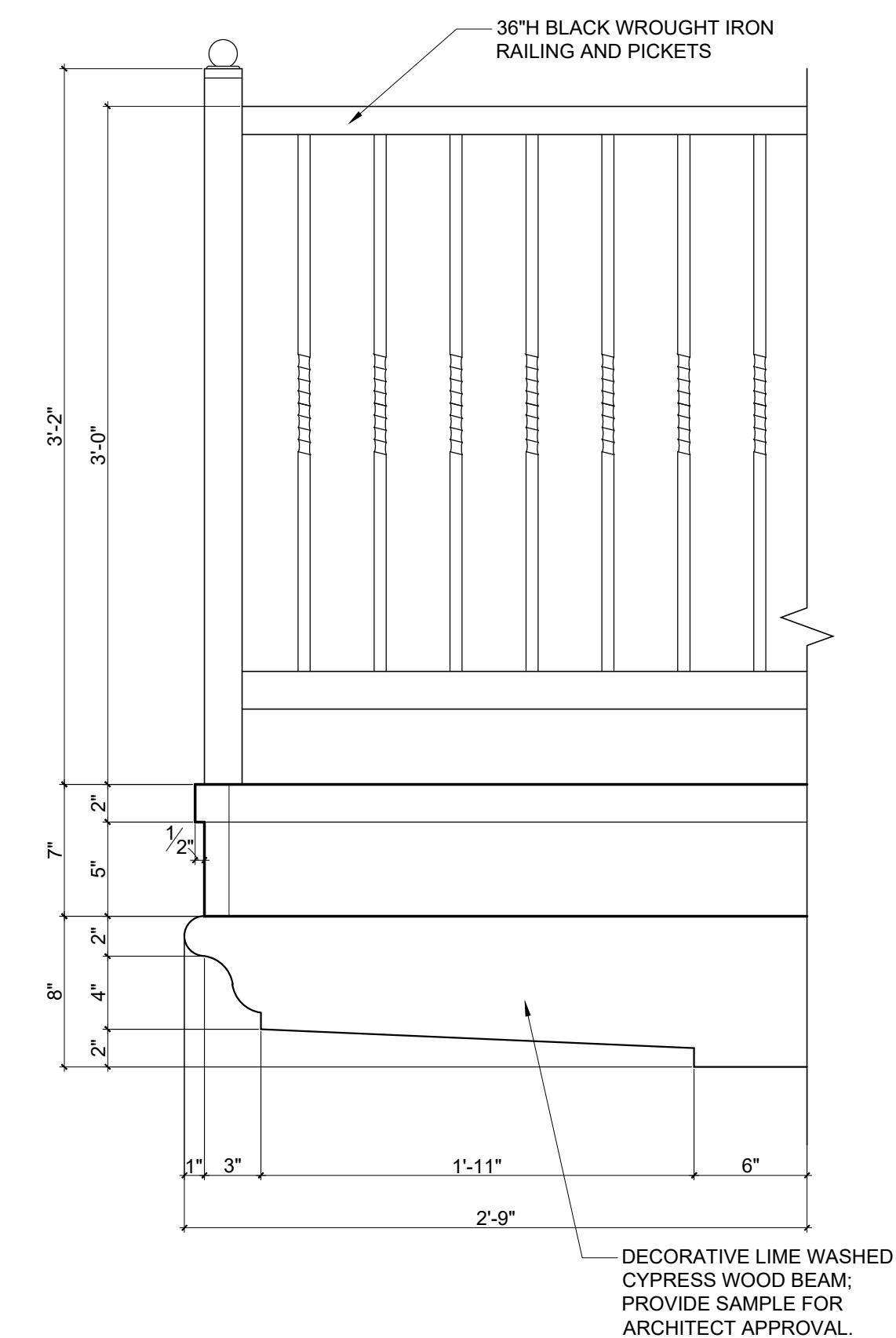
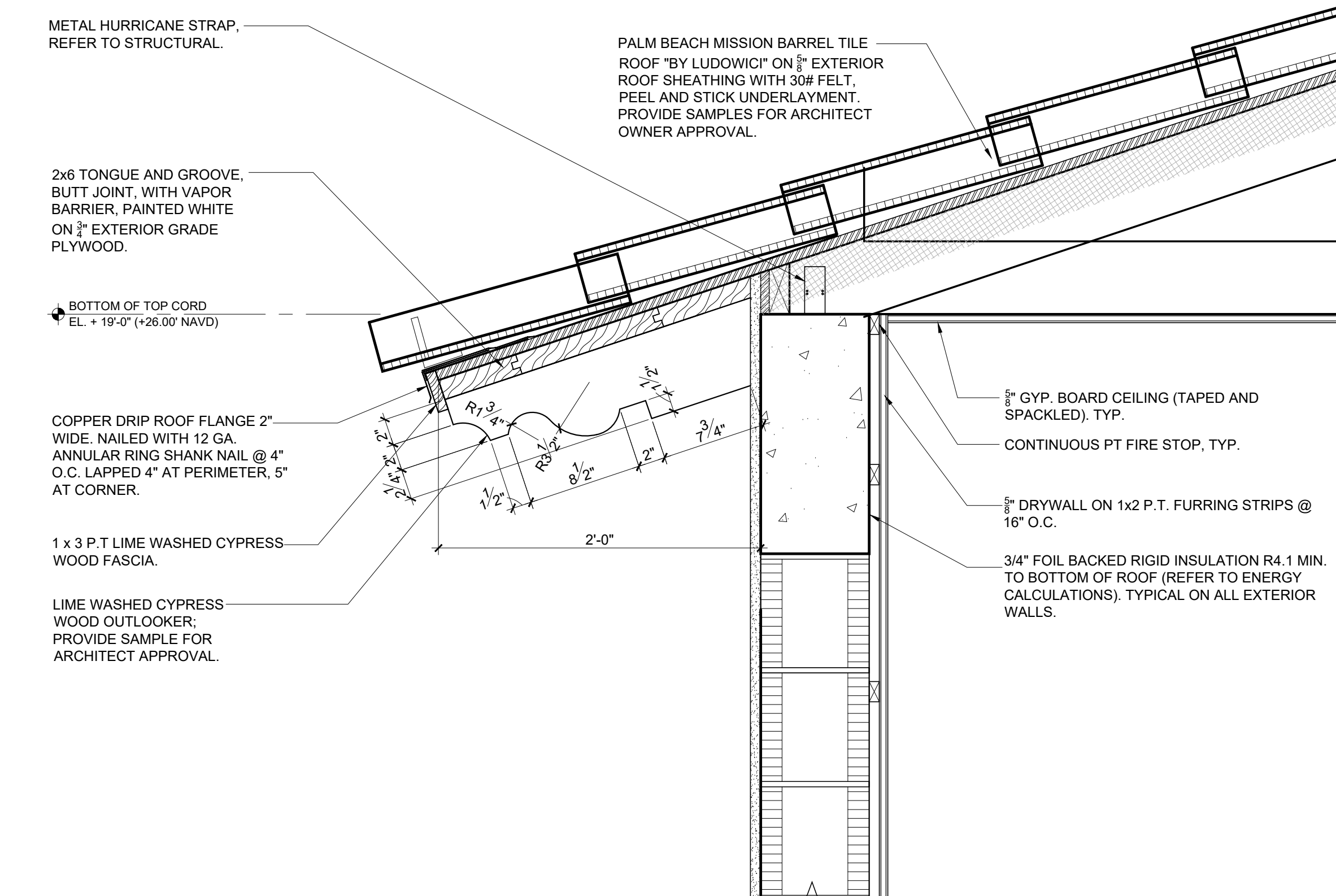
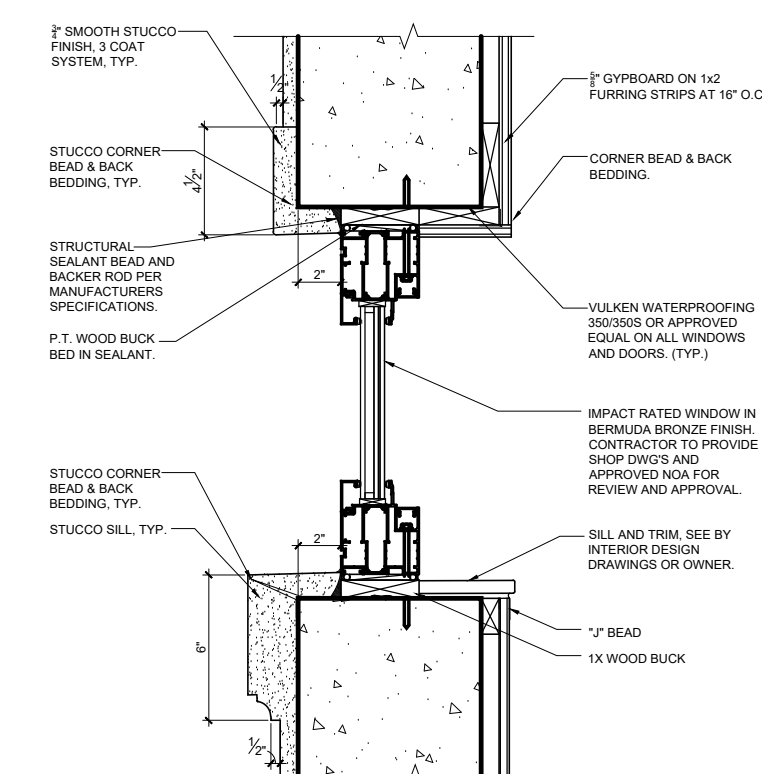
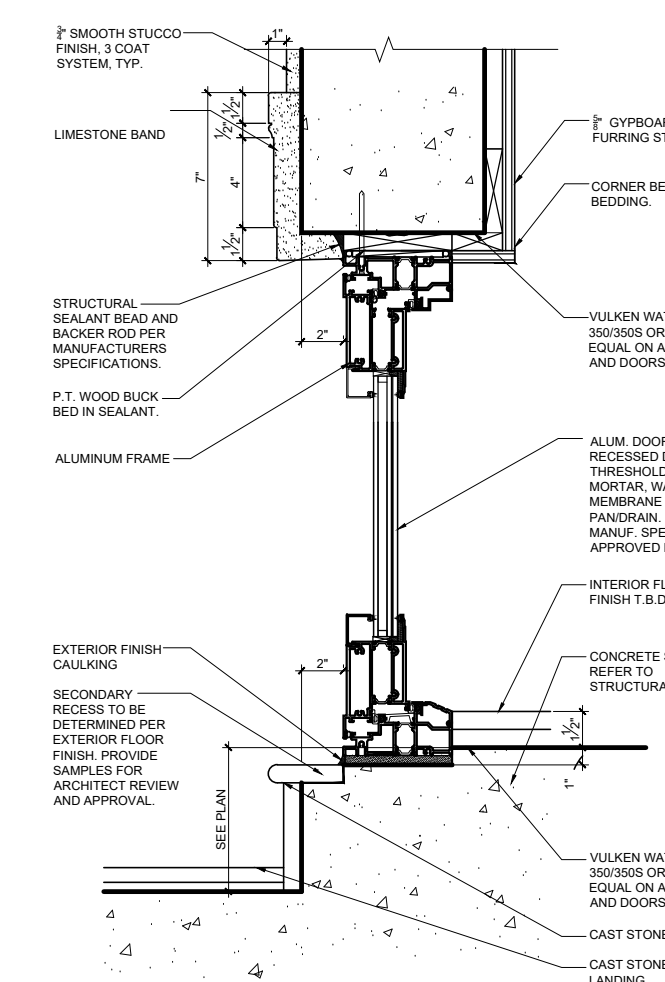
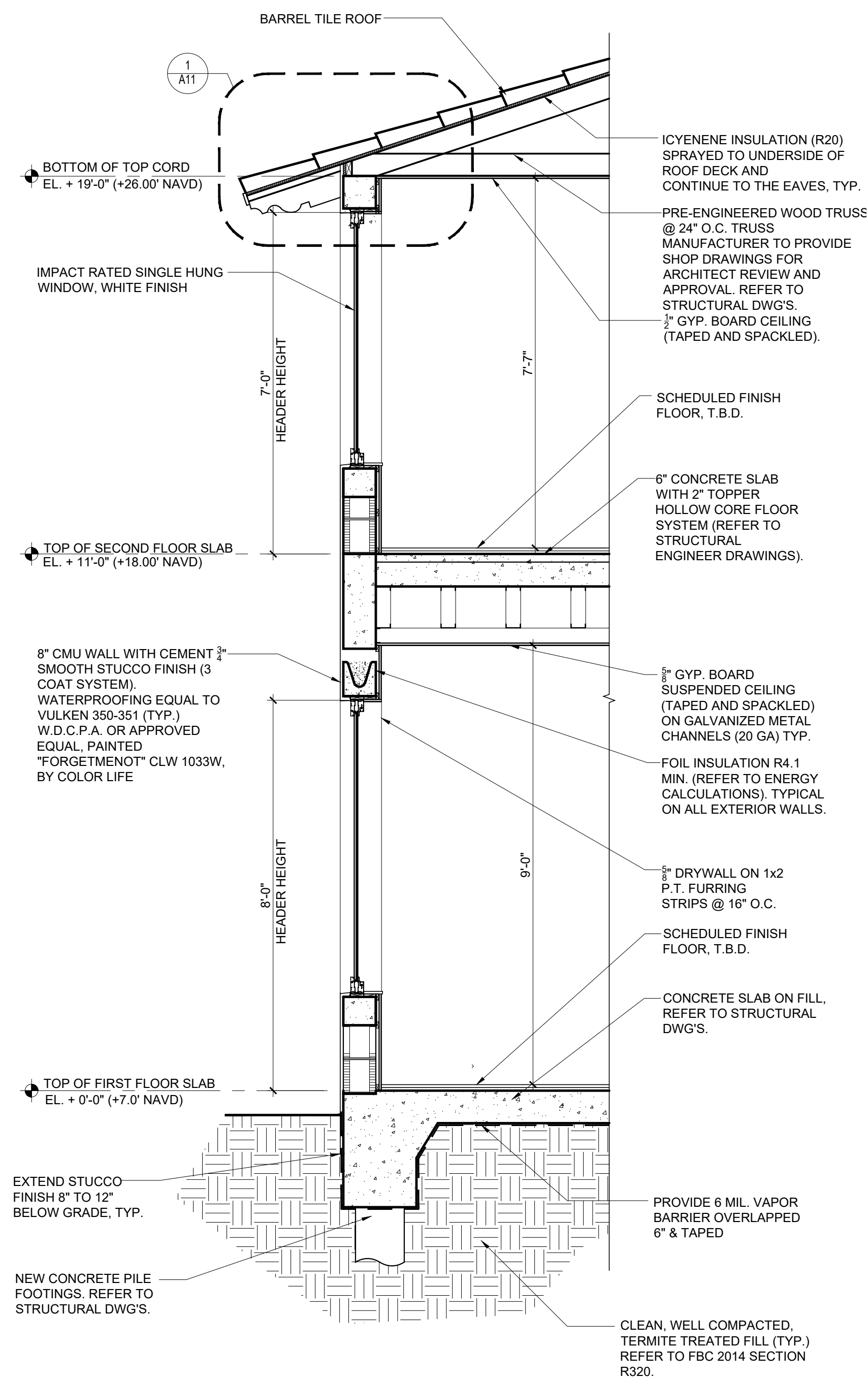
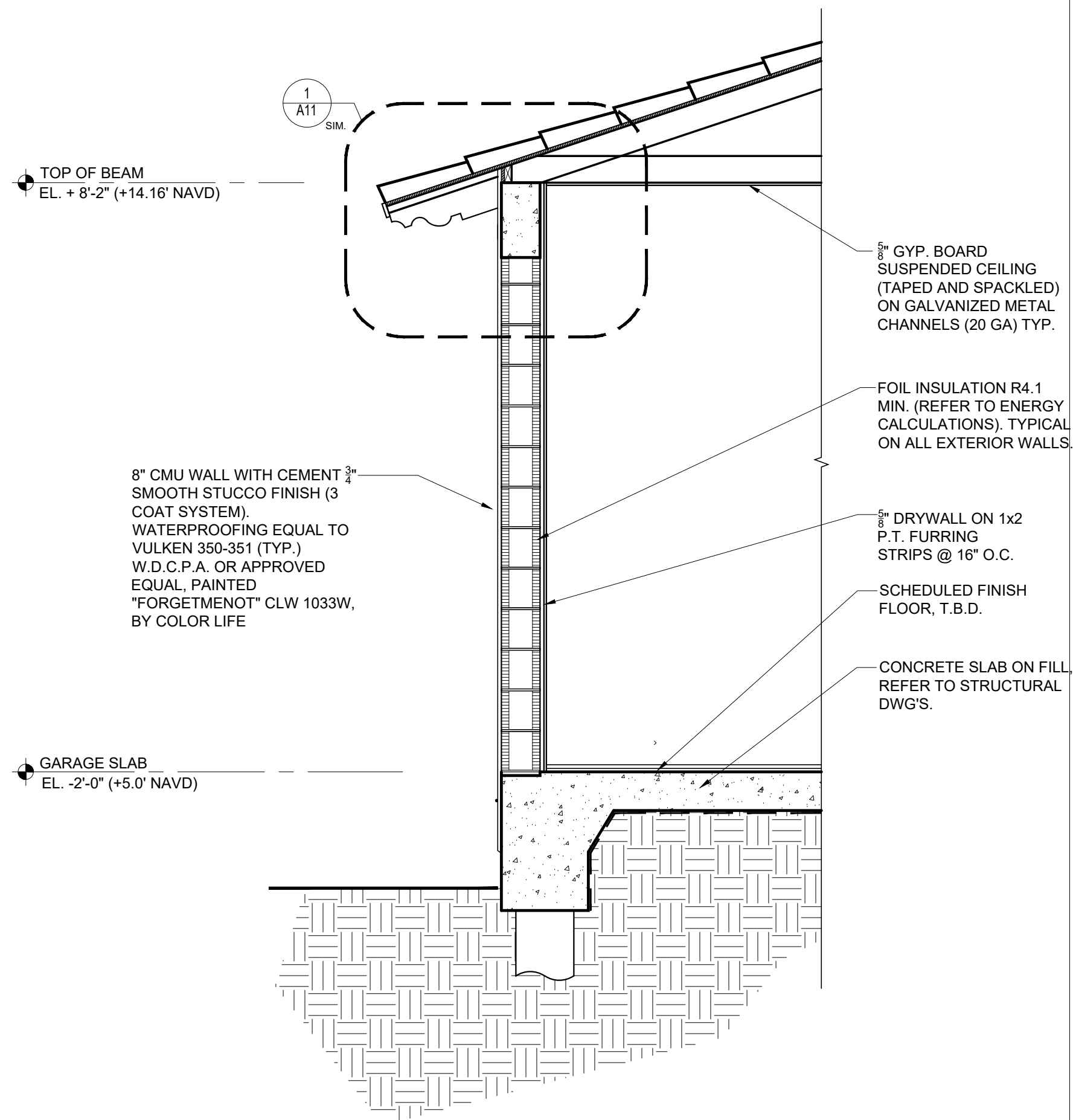
B1 ARCHITECT
139 NORTH COUNTY ROAD STE. 18C
PALM BEACH FLORIDA 33480
(561) 312-3453



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ARC: 22-126
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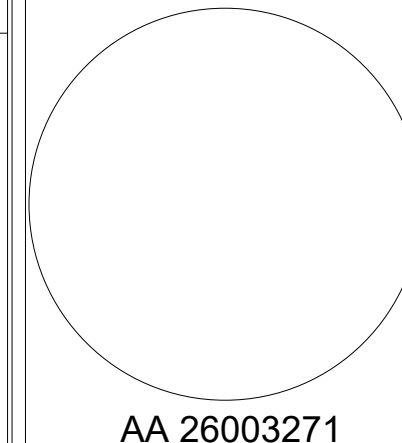


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ARCOM	11.18.22
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ARCOM	03.06.23

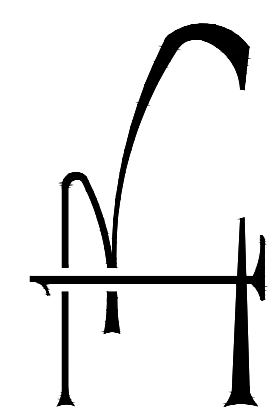
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NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
240 OLEANDER AVENUE
PALM BEACH, FL 33480

GREGORY BONNER, ALA



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



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A13

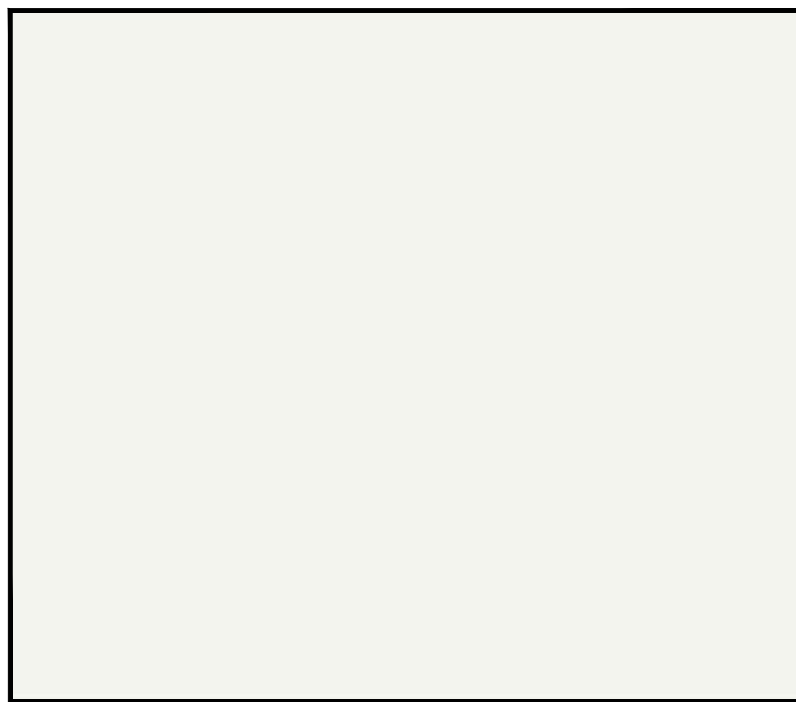
ARC: 22-126
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MARCH 28, 2022



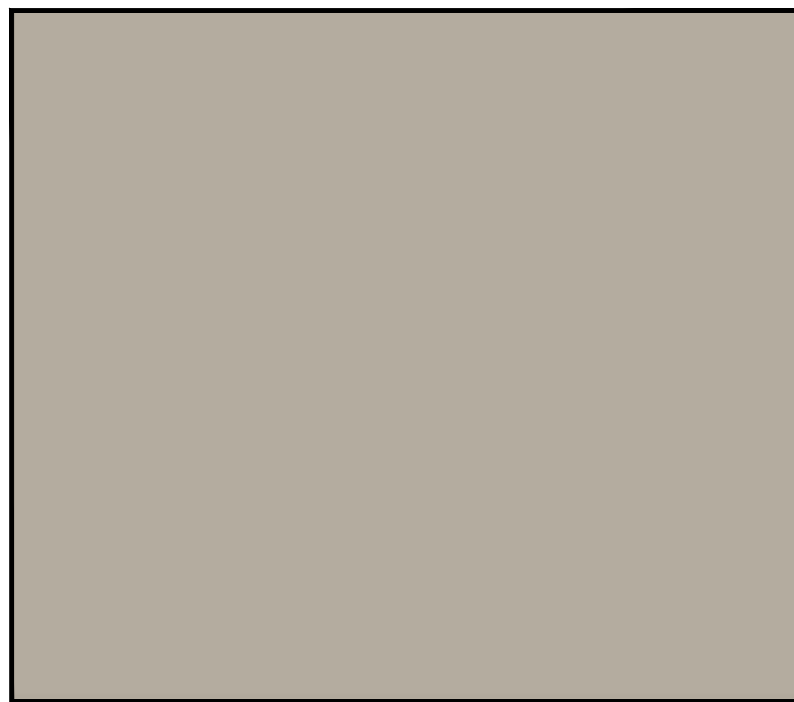
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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 SILL/BRACKETS, ENTRY DOOR CASING



6 LIME WASHED CYPRESS WOOD
OUTLOOKERS/BRACKETS



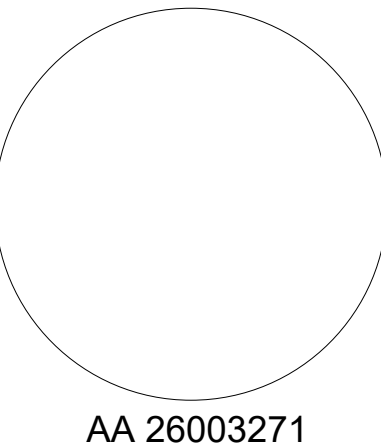
7 PALM BEACH MISSION ROOF TILE
BY LUDOWICI
EXTERIOR BUILDING FINISHES

ISSUE	DATE
ARCOM	08.12.22
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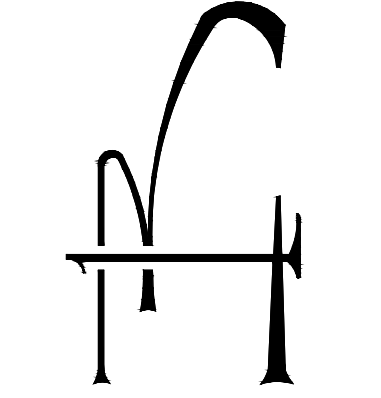
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NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
240 OLEANDER AVENUE
PALM BEACH, FL 33480

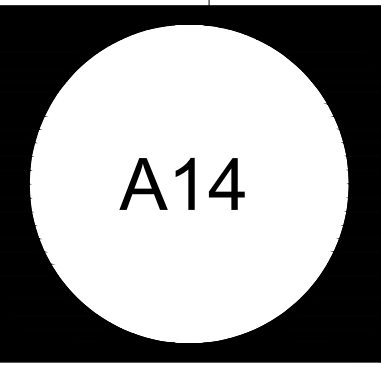
GREGORY BONNER, AIA



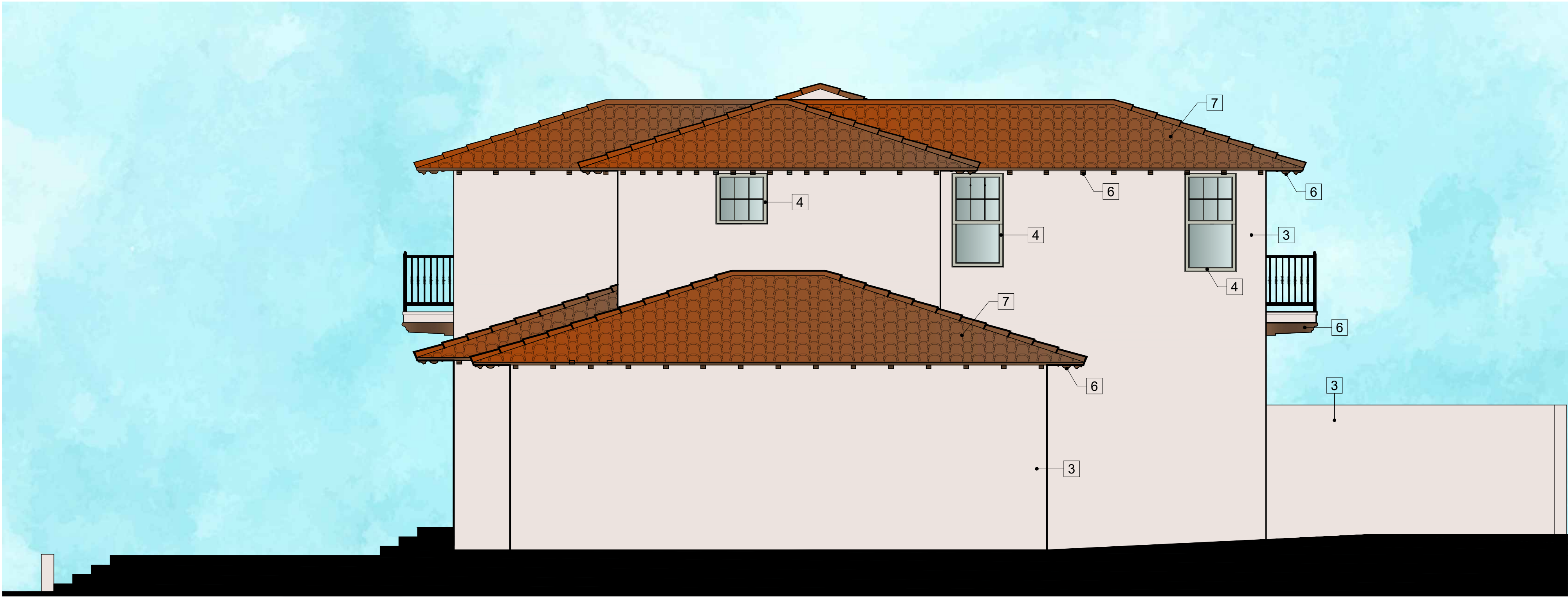
B1 ARCHITECT
139 NORTH COUNTY ROAD STE. 18C
PALM BEACH FLORIDA 33480
(561) 312-3453



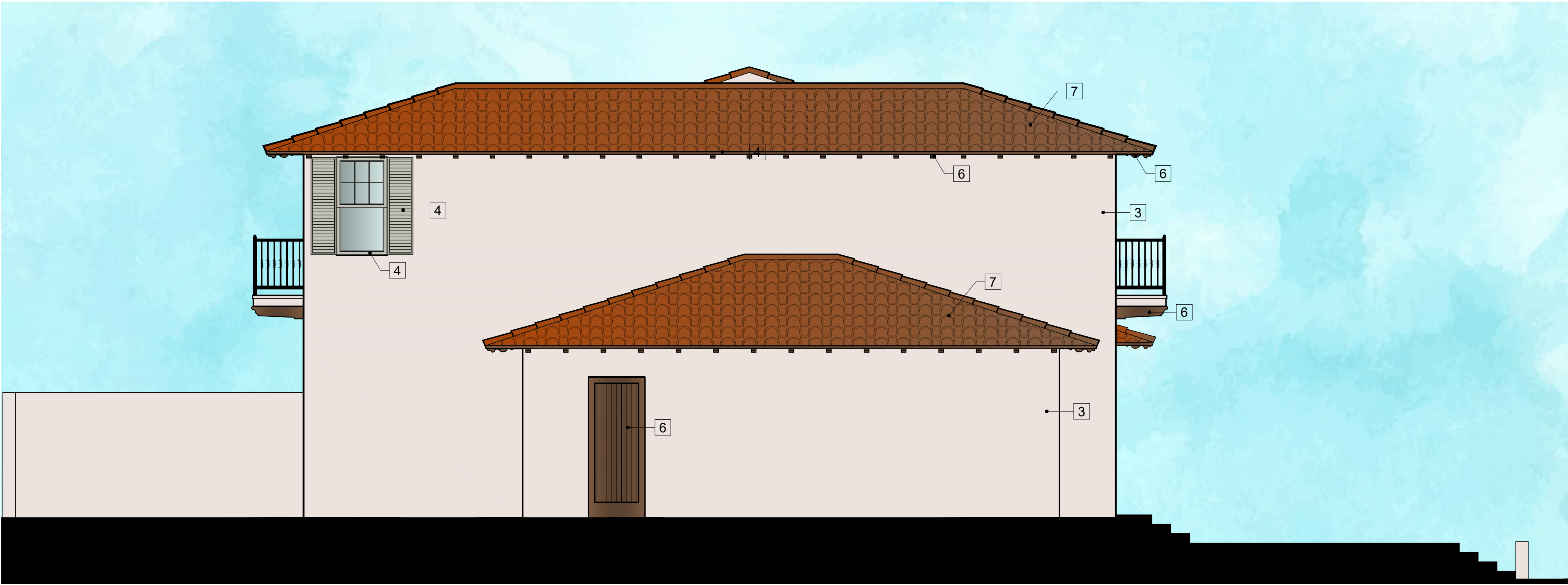
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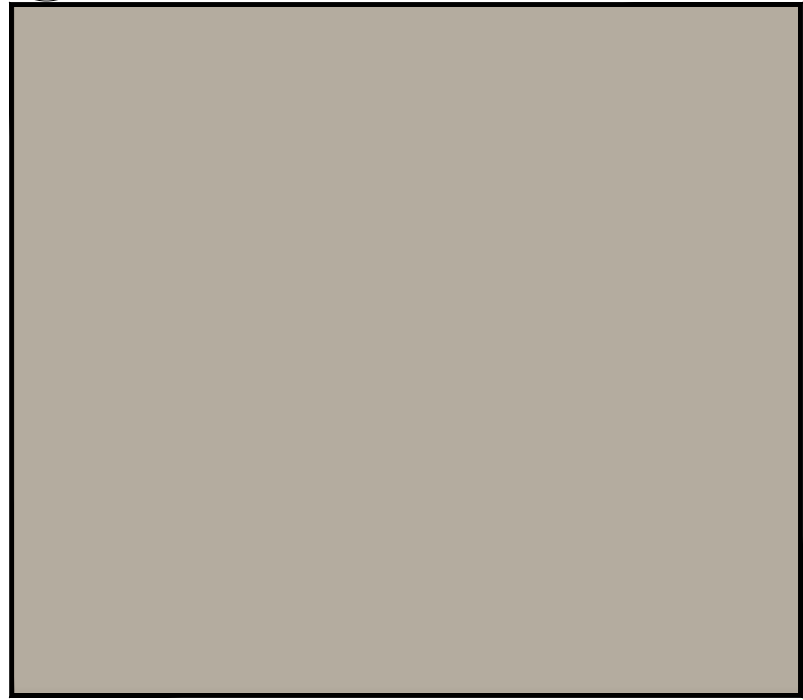
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



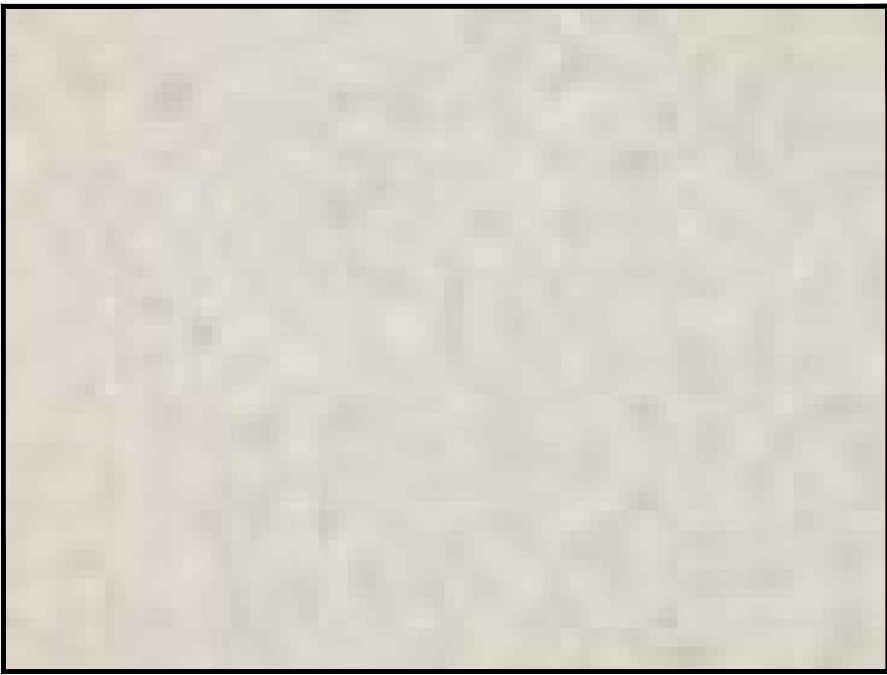
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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/BRAKETS, ENTRY DOOR CASING



6 LIME WASHED CYPRESS WOOD
OUTLOOKERS/BRAKETS



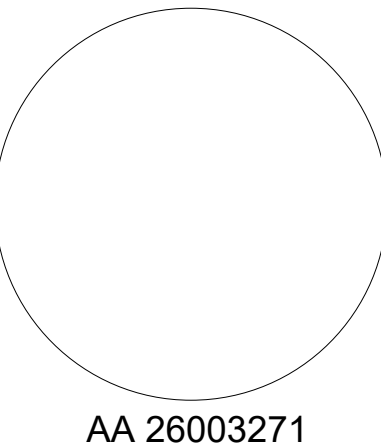
7 PALM BEACH MISSION ROOF TILE
BY LUDOWICI
EXTERIOR BUILDING FINISHES

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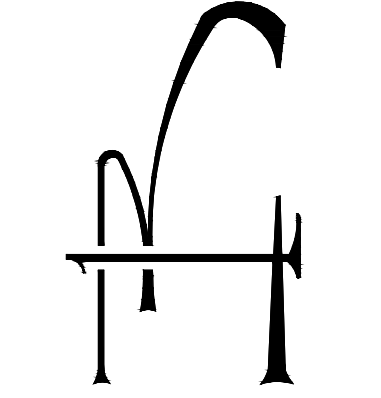
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NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
240 OLEANDER AVENUE
PALM BEACH, FL 33480

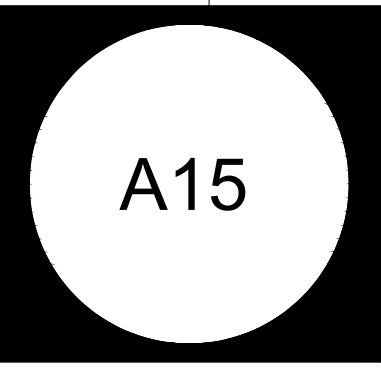
GREGORY BONNER, AIA



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



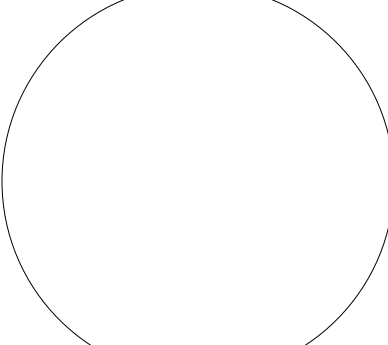
NORTH ELEVATION RENDERING

ISSUE	DATE
ARCOM	08.12.22
ARCOM	11.18.22
ARCOM	02.22.23
ARCOM	03.06.23

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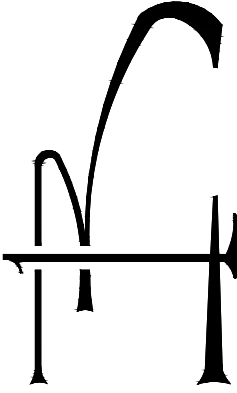
NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
240 OLEANDER AVENUE
PALM BEACH, FL 33480

GREGORY BONNER, AIA



AA 26003271

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