## PRESENTATION



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# SCHEINER RESIDENCE 249 SANDPIPER DR. PALM BEACH, FLORIDA 33480

LANDMARKS HSB-23-004 APRIL 19th, 2023

### ARCHITECT

DRAWINGS BY:

VARNAVA DESIGN STUDIO, LLC

1706 NE 18th Street Fort Lauderdale, Florida 33305

PH. 561.302.5853

# DRAWING INDEX

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FIRST SUBMITTAL 02.09.23 SECOND SUBMITTAL 02.27.23 LANDMARKS PRESENTATION 04.19.23 LANDMARKS PRESENTATION 05.17.23

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A-0   0	ROOF TILE SPECIFICATIONS
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A-0   2	CONSTRUCTION SCREENING PLAN



PRESENTATION

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VARNAVA DESIGN Studio
1706 NE 18TH ST. Fort lauderdale, florida 33305 Tel. 561.302.5853
AR101023
SCHEINER RESIDENCE
249 SANDPIPER DR. PALM BEACH FL, 33480
HSB-23-004
100-20-004
MARK DATE DESCRIPTION PROJECT NO: ###
CAD DWG FILE:         249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG           DRAWN BY:         Y. VARNAVA         M. CARO
CHKD BY: M. CARO PLOT DATE: 04.27.23
GHEET TITLE
COVER PAGE
CP-001

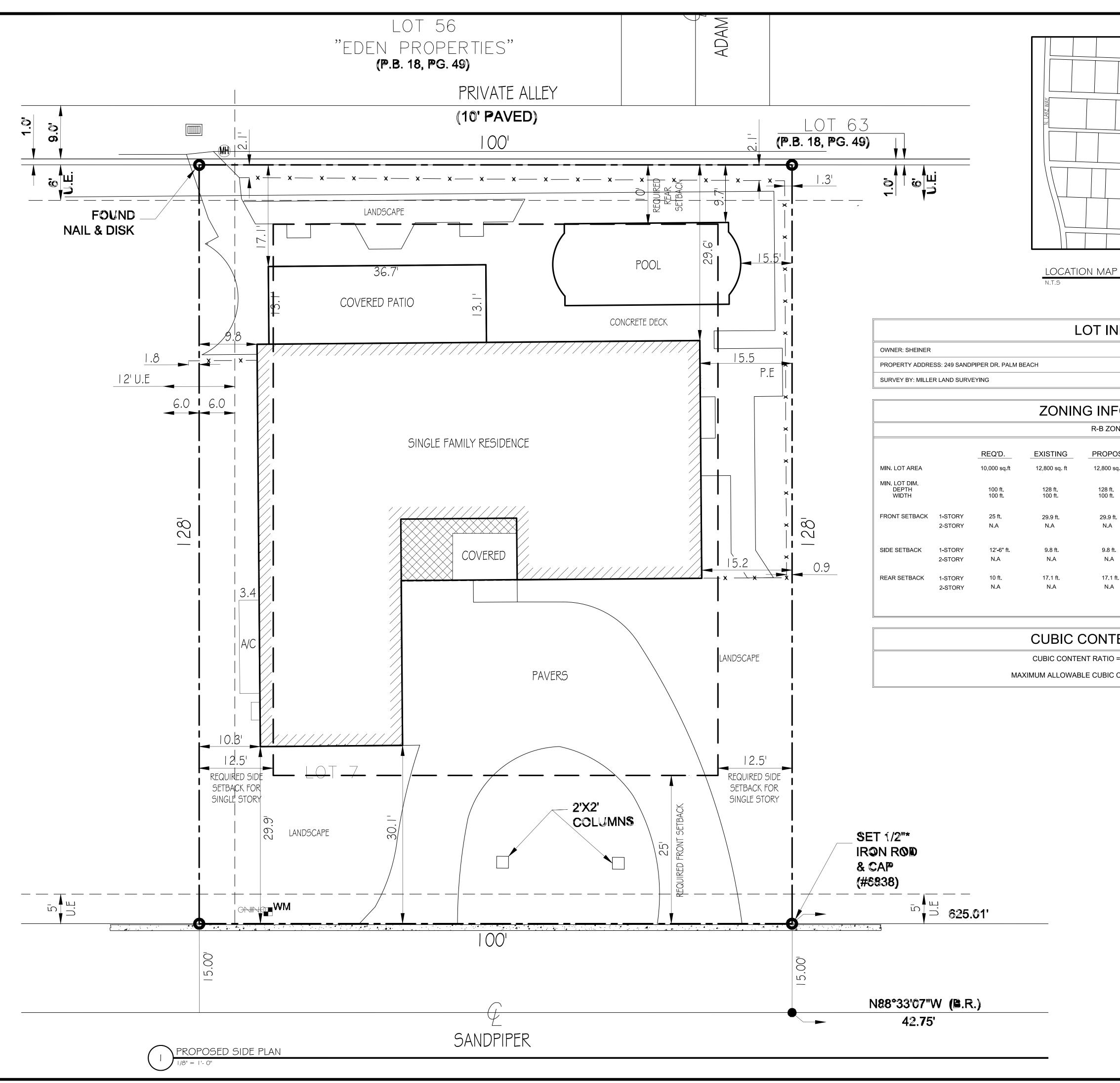
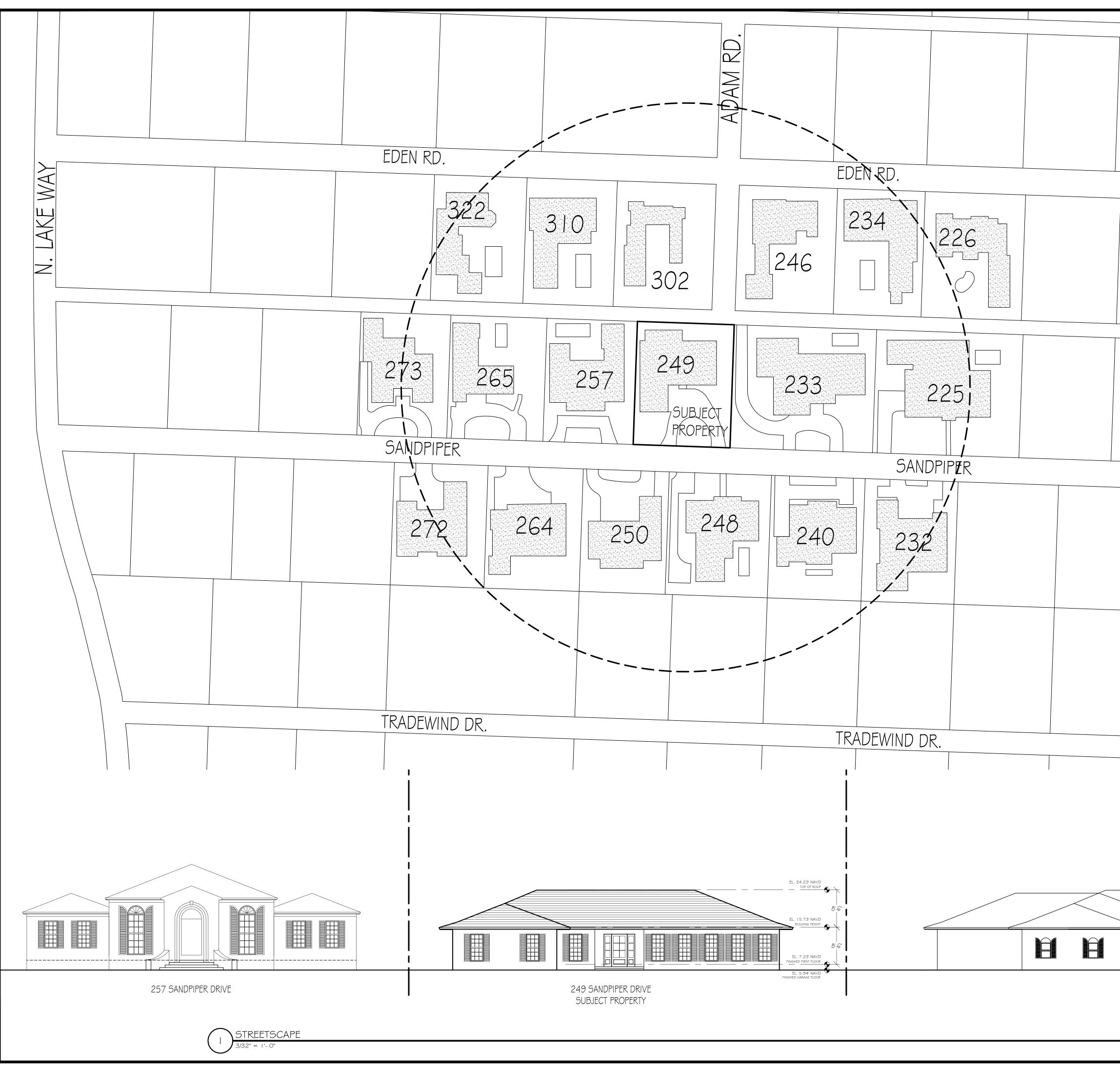


Image: Samperized sector se	VARNAVA D E S I G N S T U D I O I706 NE I8TH ST. FORT LAUDERDALE, FLORIDA 33305 TEL. 561302.5853 ARIOI023
IFORMATION	249 SANDPIPER DR. PALM BEACH FL, 33480 HSB-23-004
ALLOW:         EXISTING         PROPOSED           rg. ft         MAX. LOT COVERAGE         40%         31.34%         31.34%           LUBIC CONTENT RATIO         3.972         2.75         2.75           st.         .         .         .         .	
ENT CALCULATIONS = 3.50 + [(60,000-12,800) ÷ 50,000 x 0.5] = 3.972 CONTENT = 3.972 x 12,800 SQ FT. = 50,841 CU FT.	
	MARK     DATE     DESCRIPTION         PROJECT NO:     ###         CAD DWG FILE:     249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG   DRAWN BY:          V. VARNAVA     M. CARO    PLOT DATE:       04.27.23   SHEET TITLE
N SCALE AS NOTED	SITE PLAN SP-001



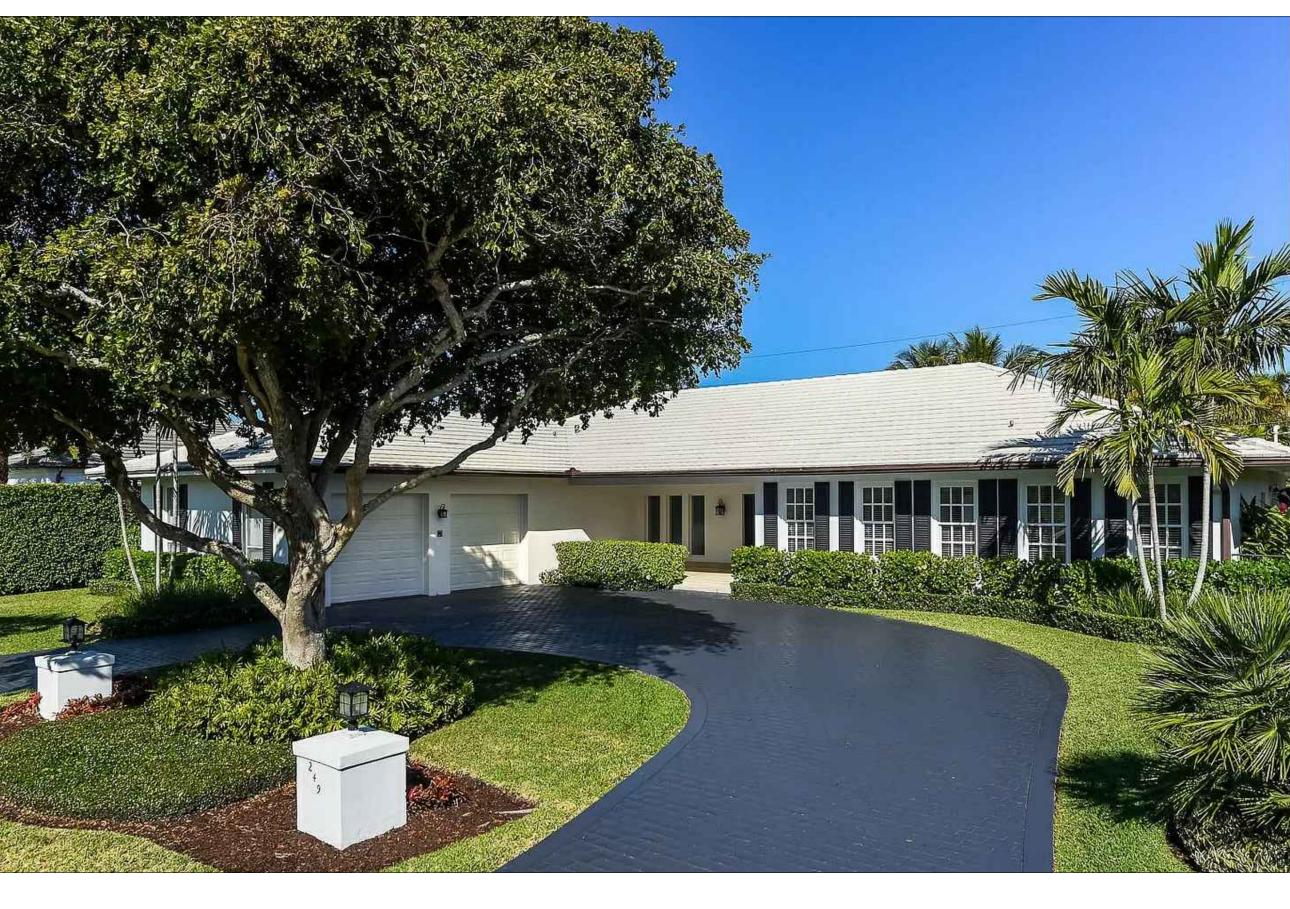
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Image: state of the	Image: Streetscape         Streetscape         Streetscape         Streetscape



249 SANDPIPER



233 SANDPIPER



249 SANDPIPER



233 SANDPIPER

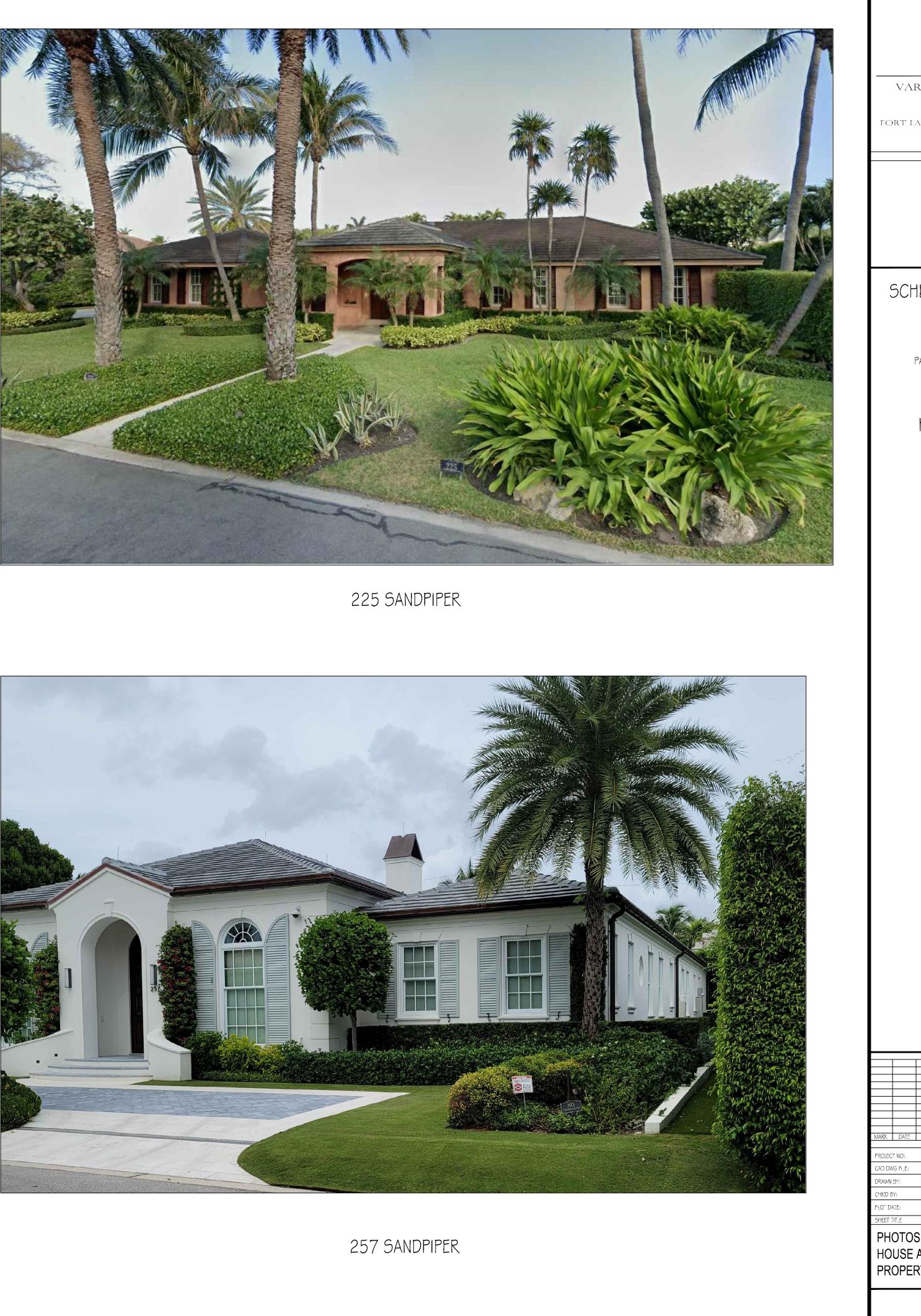
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VARNAVA DESIGN Studio
1706 NE 18TH ST. Fort lauderdale, florida 33305
TEL. 561.302.5853 Ar101023
SCHEINER RESIDENCE
249 SANDPIPER DR. PALM BEACH FL, 33480
HSB-23-004
MARK DATE DESCRIPTION
PROJECT NO: ### 249 SANDPIPER LANDMARKS POOF PRESENTATION DWC
CAD DWG Fi_E:         249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG           DRAWN 5Y:         Y. VARNAVA         M. CARO
CHKD BY: M. CARO
PLOT DATE: 04.27.23 SHEET TITLE
PHOTOS OF EXISTING
HOUSE AND NEIGHBORING PROPERTIES
PH-001

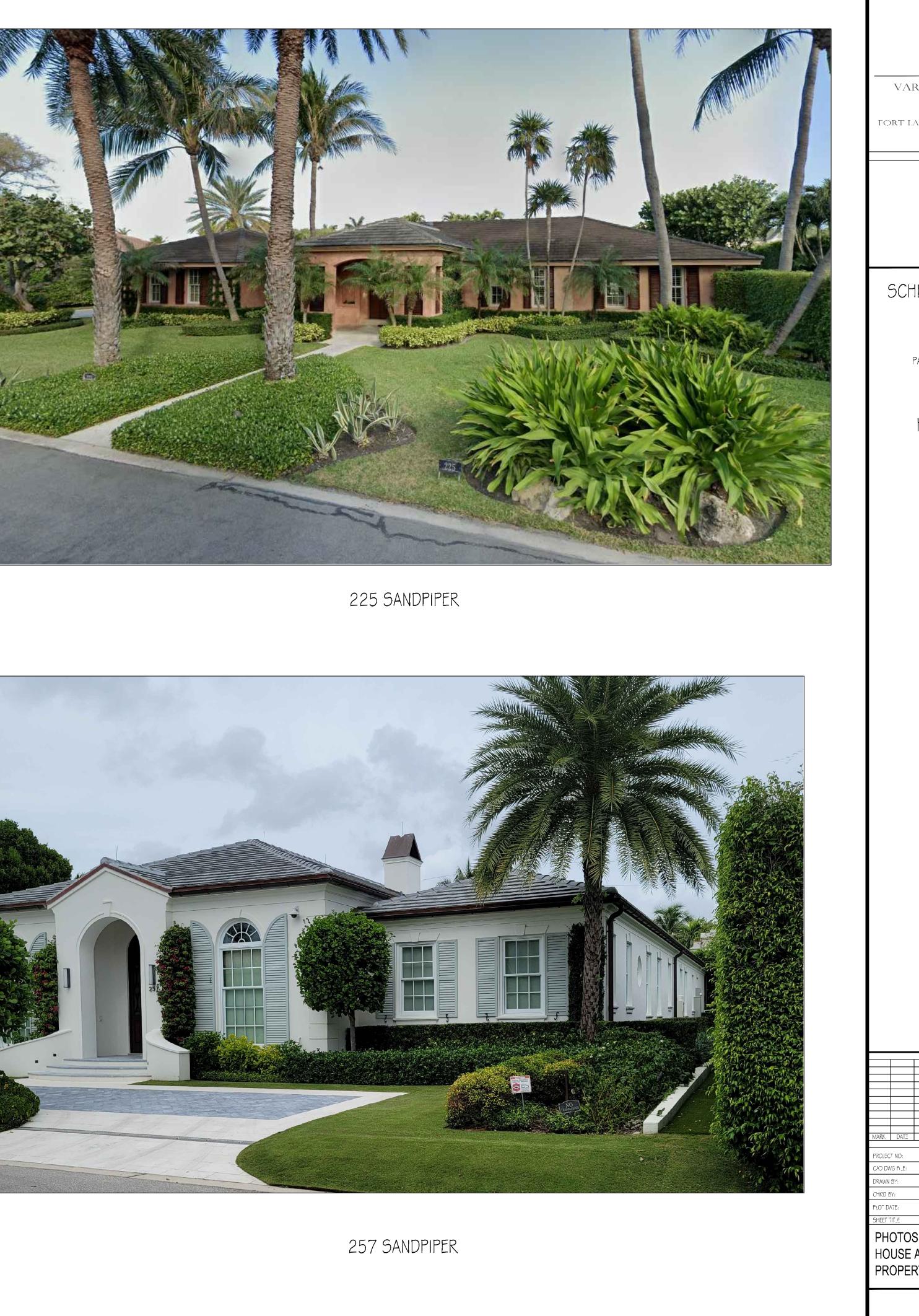


225 SANDPIPER



257 SANDPIPER





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VARNAVA DESIGN
STUDIO
1706 NE 18TH ST. Fort lauderdale, florida 33305 Tel. 561.302.5853
AR101023
SCHEINER RESIDENCE
249 SANDPIPER DR. PALM BEACH FL, 33480
HSB-23-004
MARK DATE DESCRIPTION
PROJECT NO: ### CND DW/G 5. 5 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG
CAD DWG FILE: 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG DRAWN 5Y: Y. VARNAVA M. CARO
CHK'D BY: M. CARO
PLOT DATE: 04.27.23 SHEET TITLE
PHOTOS OF EXISTING
HOUSE AND NEIGHBORING
PROPERTIES
PH-002



250 SANDPIPER

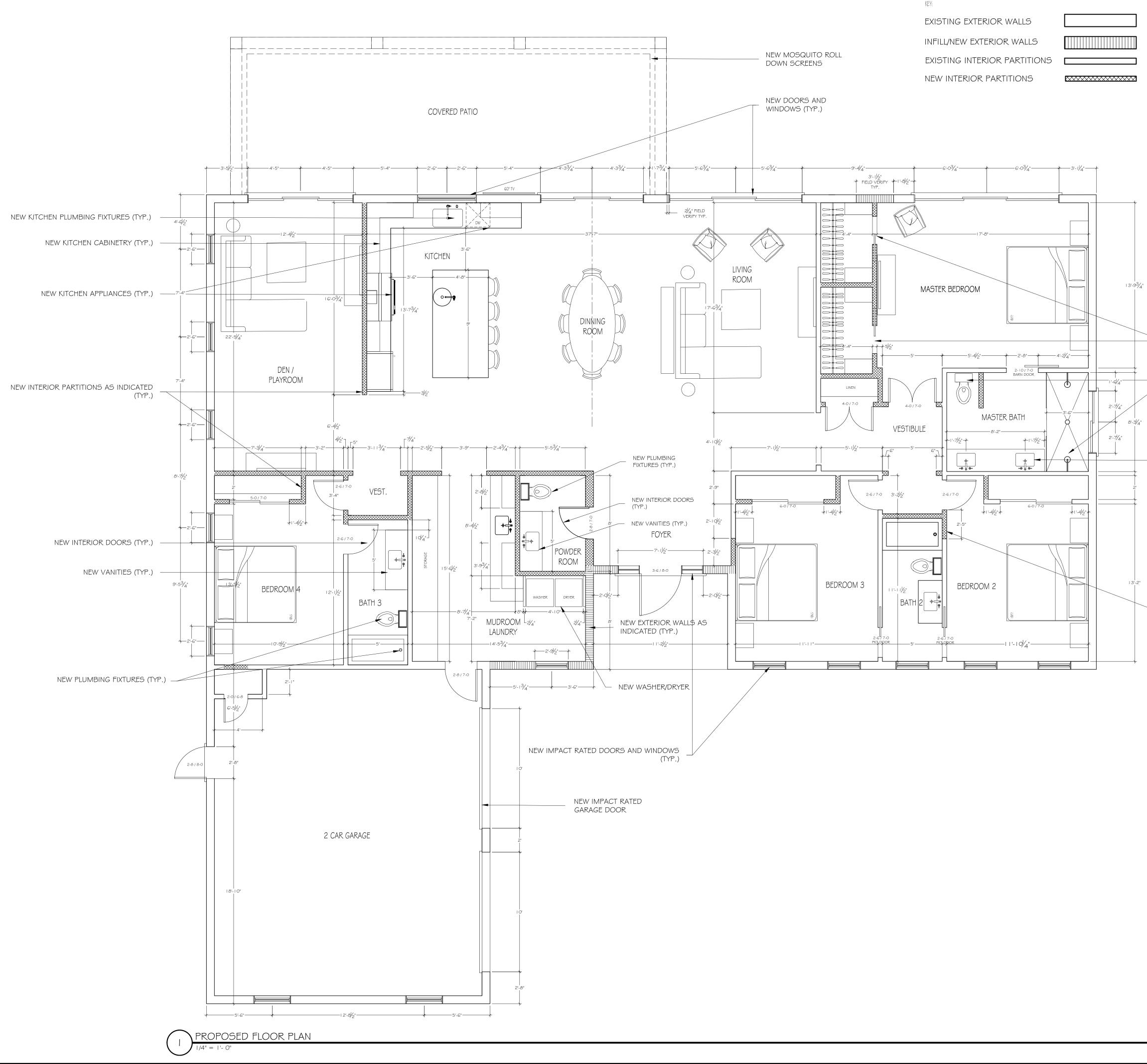


264 SANDPIPER





$\mathbf{\Lambda}$
VARNAVA DESIGN
S T U D I O 1706 NE 18TH ST. FORT LAUDERDALE FLORIDA 33305
FORT LAUDERDALE, FLORIDA 33305 TEL 561.302.5853 Ar101023
SCHEINER RESIDENCE
249 SANDPIPER DR. PALM BEACH FL, 33480
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MARK DATE DESCRIPTION PROJECT NO: ###
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CHKID BY:         M. CARO           PLOT DATE:         04.27.23
SHEET TITLE PHOTOS OF EXISTING
HOUSE AND NEIGHBORING
PROPERTIES
PH-003



### GENERAL NOTES

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

I. ALL WORK SHALL COMPLY WITH THE RESIDENTIAL 2020 ED. FLORIDA BUILDING CODE, THE TOWN OF PALM BEACH AMENDMENTS AND ALL OTHER PERTINENT CODES AND ORDINANCES.

2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

3, ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

4. ISOLATE DISSIMILAR METALS FROM DIRECT CONTACT.

5, ALL FERROUS METALS SHALL HAVE A PREMIUM GALVANIZE COATING APPROPRIATE FOR COASTAL LOCATIONS,

6. CONSTRUCTION SHALL COMPLY WITH NEPA 241, STANDARD FOR SAFEGUARDING.

7. ALL STRUCTURE AND BUILDING ELEMENTS SHALL BE DESIGNED TO RESIST HURRICANE WIND LOADS, AND SHALL BE TESTED AND BEAR THE 2020 FLORIDA RESIDENTIAL BUILDING CODE PRODUCT APPROVAL OR EQUAL.

8. ROOF FLASHING SHALL BE 16 OZ. WITH HEAVILY SOLDERED JOINTS EXCEPT AT EAVE DRIP FLASHING. EAVE FLASHING SHALL BE UNSOLDERED WITH A 3'' ( MIN) LAP.

9. ALL EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RATED.

### TYPICAL INTERIOR PARTITION

2X METAL FRAMING WITH METAL TRACKS ATTACHED TO SLAB OR ROOF TRUSSES AT 16'' O.C. WITH  $\frac{5}{8}$ '' GYPSUM WALLBOARD AT BOTH SIDES.

NEW INTERIOR DOORS (TYP.)

NEW PLUMBING FIXTURES (TYP.)

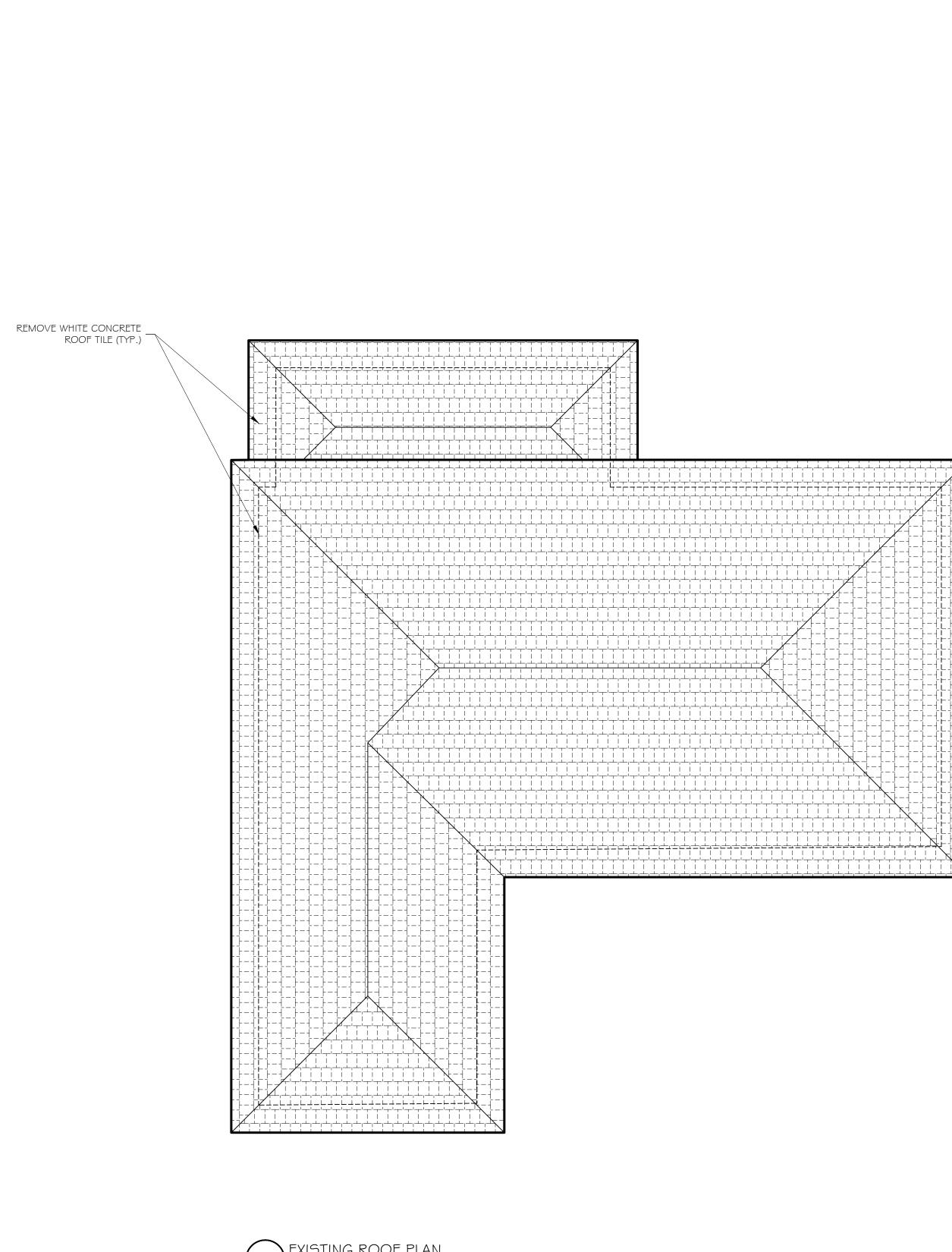
NEW VANITIES (TYP.)

NEW INTERIOR PARTITIONS AS INDICATED (TYP.)

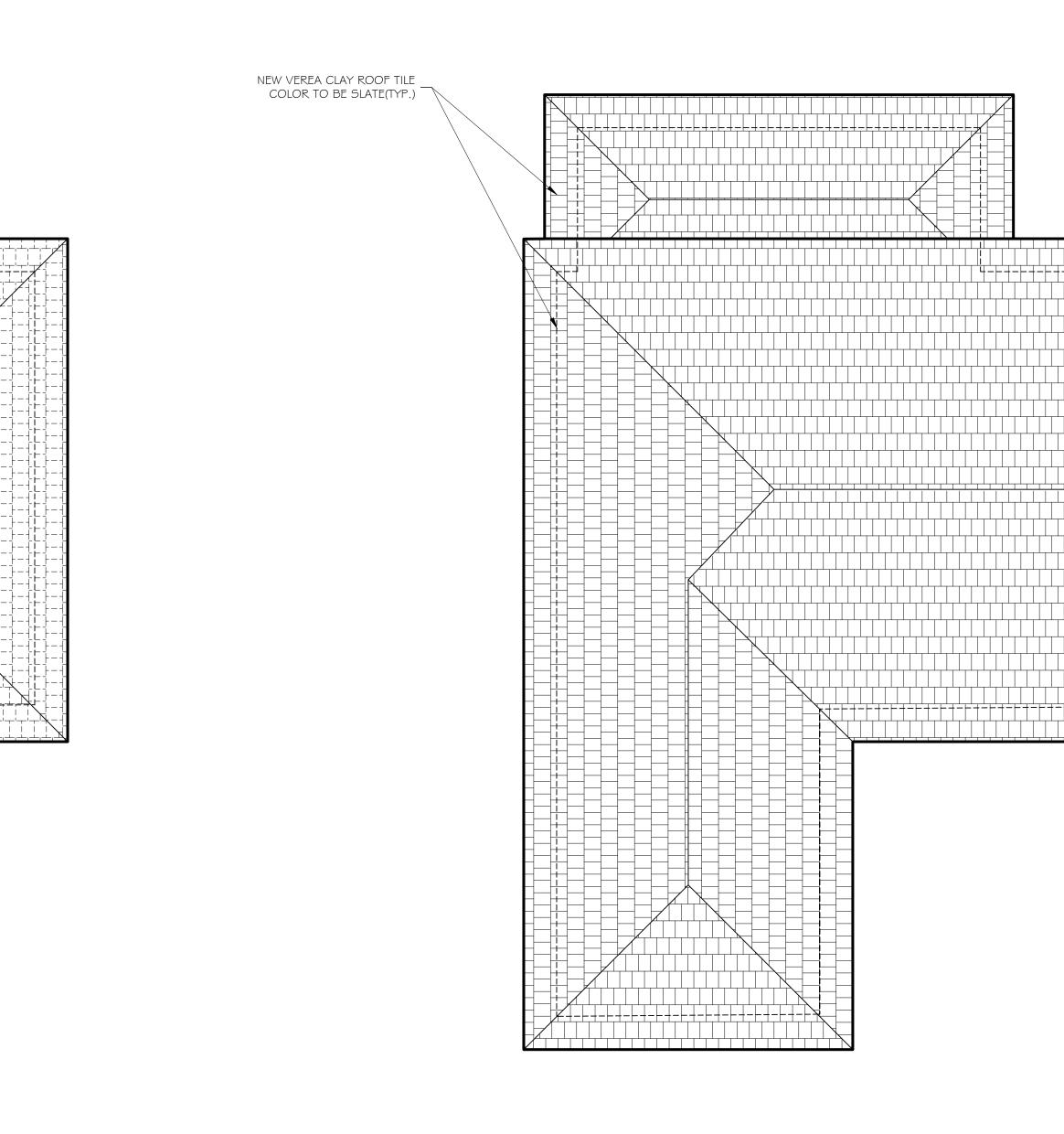
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		249 SANDPIPER DR.
	I	PALM BEACH FL, 33480
		HSB-23-004
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PROJEC	DATE	DESCRIPTION
PROJEC CAD DV		### 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG
DRAWN CHK'D E		Y. VARNAVA M. CARO M. CARO
PLOT D	ATE:	04.27.23
A۲	ΓKU	VED FLOOR PLAN

A-001



EXISTING ROOF PLAN





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	SHEET TITLE EXISTING ROOF PLA
	SCALE AS NOTED

VARNAVA DESIGN Studio
1706 NE 18TH ST. Fort Lauderdale, florida 33305 Tel. 561.302.5853
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JAD DWG FILE: DRAWN BY: Y. VARNAVA M. CARO
CHKID BY:         M. CARO           PLOT DATE:         04.27.23           SHEET TITLE         04.27.23
EXISTING AND PROPOSED
ROOF PLANS
A-002









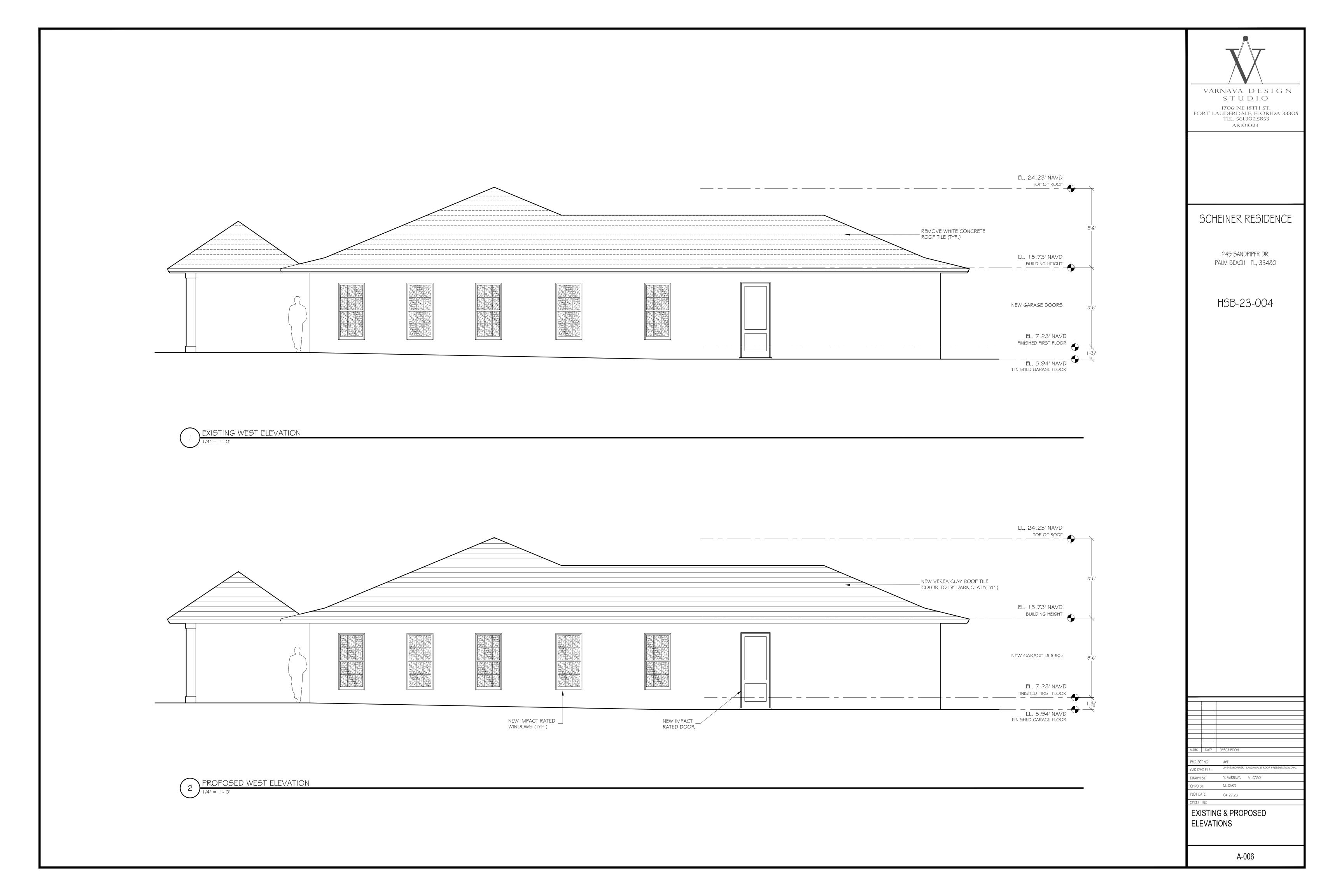


















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VARNAVA DESIGN		
STUDIO 1706 ne 18th st.		
FORT LAUDERDALE, FLORIDA 33305 TEL 561302.5853 Arioi023		
SCHEINER RESIDENCE		
249 SANDPIPER DR.		
PALM BEACH FL, 33480		
HSB-23-004		
MARK DATE DESCRIPTION		
PROJECT NO: ### CAD DWG F!LE: 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG		
DRAWN BY:     Y. VARNAVA     M. CARO       CTKD BY:     M. CARO		
PLOT DATE: 04.27.23 SHEET TITLE		
RENDERINGS		
A-007		





VARNAVA DESIGN		
STUDIO		
1706 NE 18TH ST. Fort lauderdale, florida 33305 Tel. 561.302.5853		
AR101023		
SCHEINER RESIDENCE		
249 SANDPIPER DR.		
PALM BEACH FL, 33480		
HSB-23-004		
MARK DATE DESCRIPTION		
PROJECT NO: ###		
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CHKO BY: M. CARO		
PLOT DATE: 04.27.23 SHEET TITLE		
RENDERINGS		
A-008		





ROPOSED RENDERING WITH PAINTED WHITE ROOF

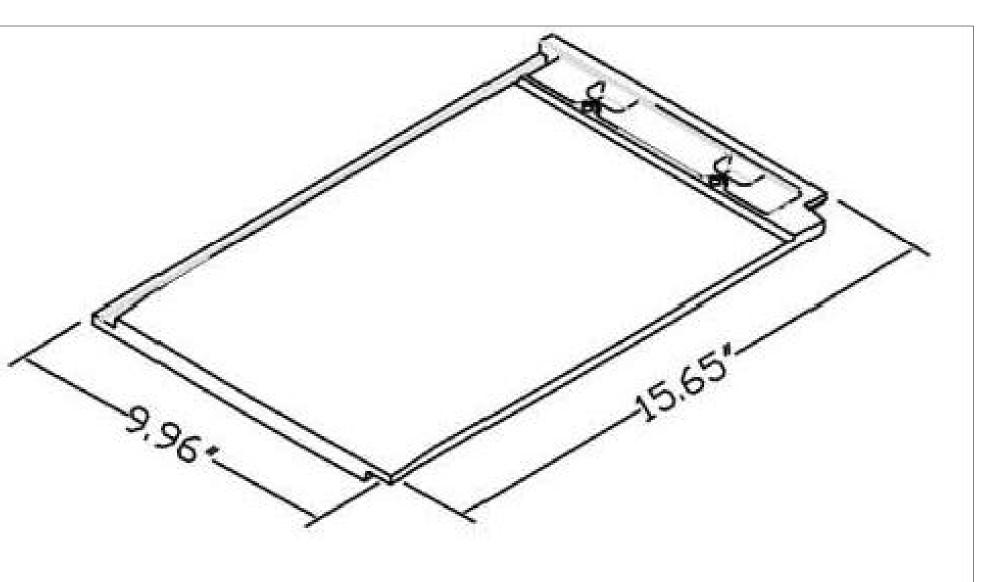
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S T U D I O IZOG NE ISTH SU: IORTIAUDIRDALE, I OKUNA 33305 ARIOIO23 SCHEINER RESIDENCE 249 SANDPIPER DR. PALM BEACH PL. 33480 HSB-23-004 HSB-23-004 MSB-23-004 HSB-23-004 HSB-23-004 KSB-23-004 HSB-23-004 KSB-2			
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249 SANDPIPER DR. PALM BEACH FL, 33480 HSB-23-004	TEL. 561.302.5853		
249 SANDPIPER DR. PALM BEACH FL, 33480 HSB-23-004			
249 SANDPIPER DR. PALM BEACH FL, 33480 HSB-23-004			
249 SANDPIPER DR. PALM BEACH FL, 33480 HSB-23-004			
249 SANDPIPER DR. PALM BEACH FL, 33480 HSB-23-004			
249 SANDPIPER DR. PALM BEACH FL, 33480 HSB-23-004			
PALM BEACH       FL, 33480         HSB-23-004         HSB-23-004	SCHEINER RESIDENCE		
PALM BEACH       FL, 33480         HSB-23-004         HSB-23-004			
HSB-23-004			
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PROJECT NO:       ###         CAD DWG F.LE:       249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG         DRAWN BY:       Y. VARNAVA       M. CARO         C-1 <cd by:<="" td="">       M. CARO         PLOT DATE:       04.27.23         SHEET TITLE</cd>			
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CHKD BY: M. CARO PLOT DATE: 04.27.23 SHEET TITLE RENDERINGS	CAD DWG FLE: 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG		
SHEET TITLE RENDERINGS	CHKO BY: M. CARO		
	SHEET TITLE		
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	A-009		



PREVIOUS PROPOSED SLATE COLORED TILE

# VEREA CLAY TILE MODEL: FLAT GRADE I SLATE

### **PROFILE DRAWING**



### **VEREA FLAT GRADE 1**

NOA No.: 19-0416.01 Expiration Date: 04/24/24 Approval Date: 05/09/19



2 SAME TILE BUT PAINTED WHITE

	VARNAVA DESIGN STUDIO 1706 NE 18TH ST. FORT LAUDERDALE, FLORIDA 33305 TEL. 561302.5853 ARIO1023
	SCHEINER RESIDENCE 249 SANDPIPER DR.
	PALM BEACH FL, 33480 HSB-23-004
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	MARK DATE DESCRIPTION
	PROJECT NC:       ###         CAD DWG F!LE:       249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG         DRAWN BY:       Y. VARNAVA       M. CARO         C+KD BY:       M. CARO         PLOT DATE:       04.27.23         SHEET TIFLE       ROOF TILE SPECIFICATIONS
	A-010



