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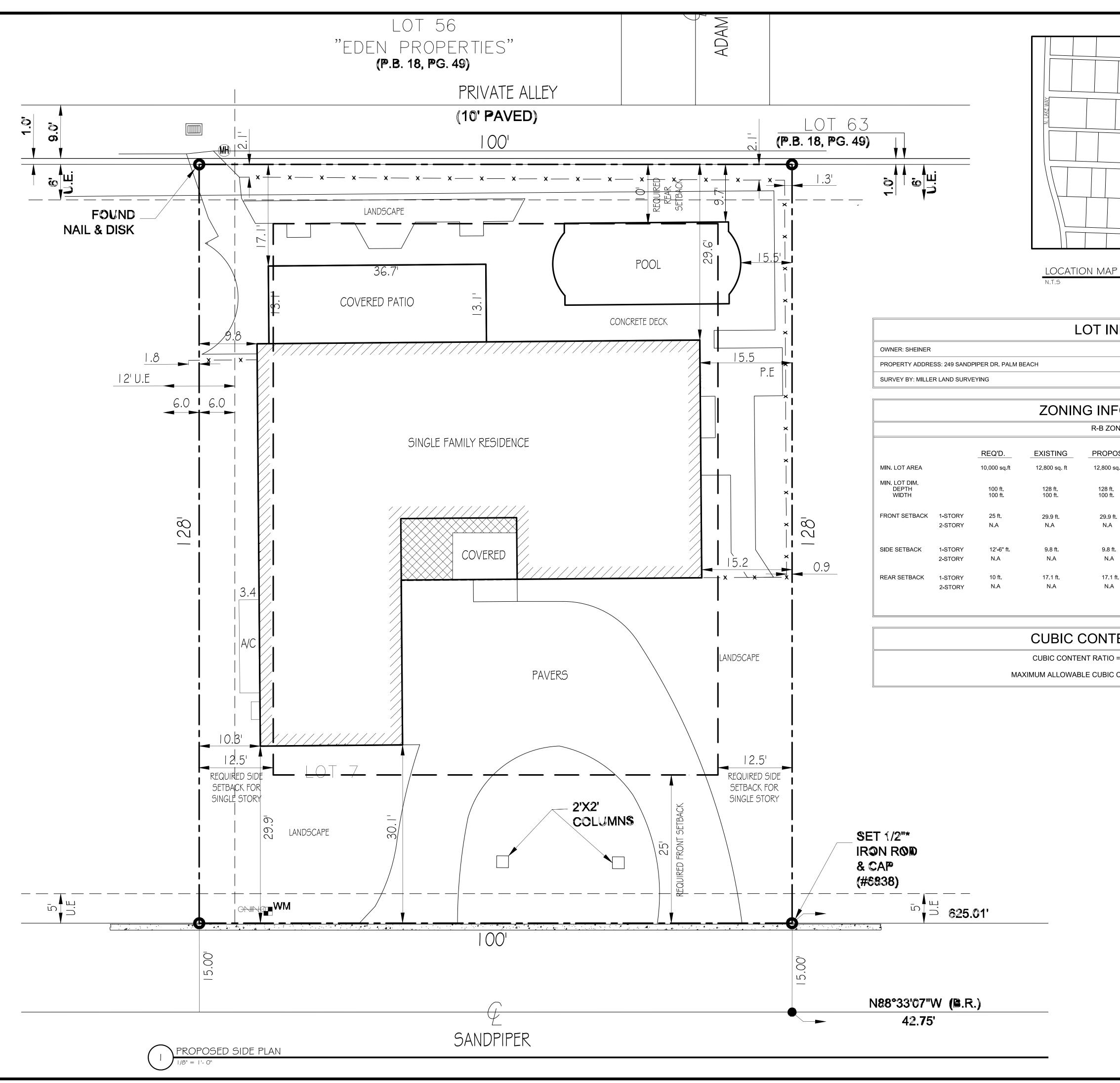
FIRST SUBMITTAL 02.09.23 SECOND SUBMITTAL 02.27.23 LANDMARKS PRESENTATION 04.19.23 LANDMARKS PRESENTATION 05.17.23

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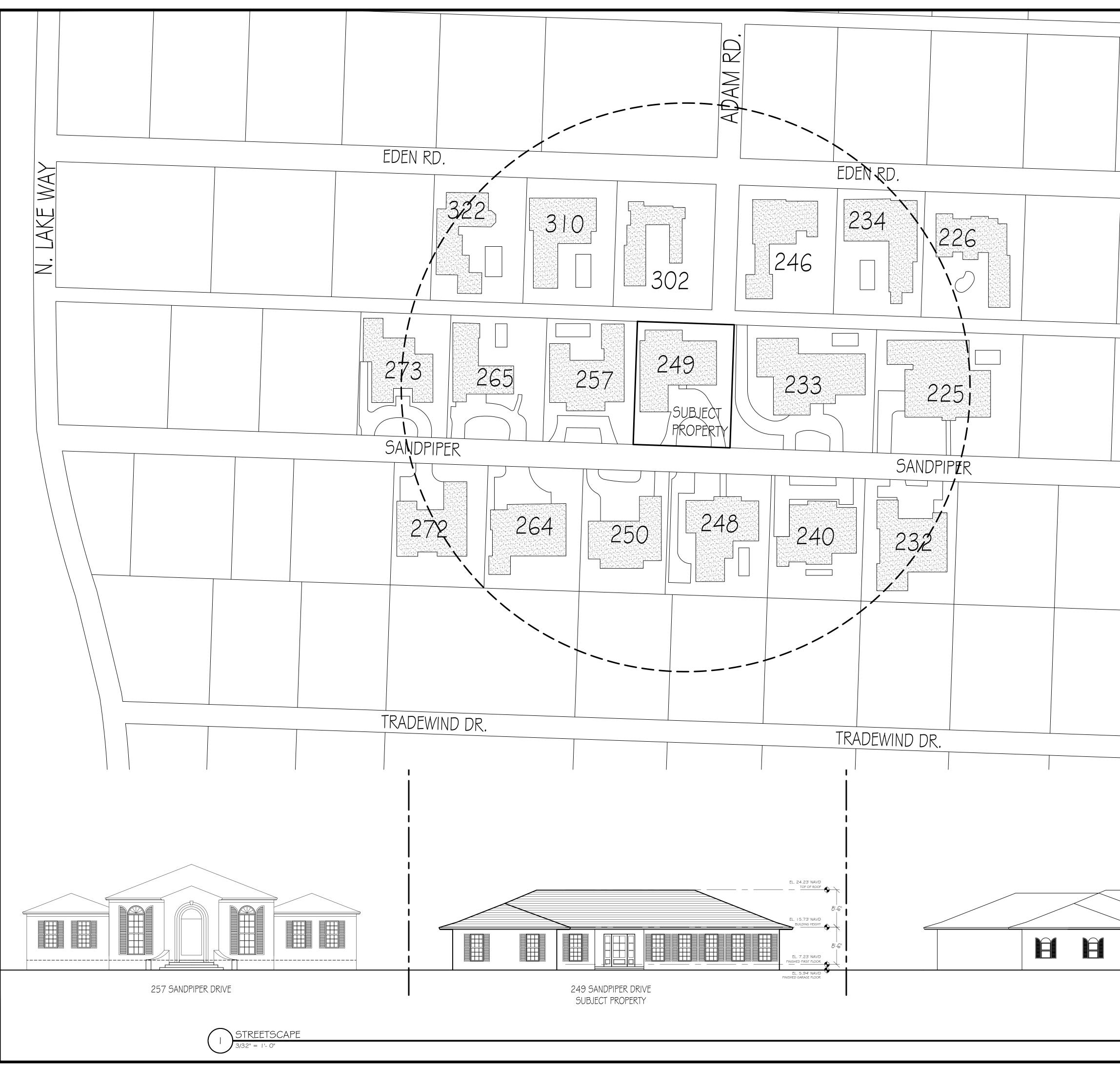


PRESENTATION

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VARNAVA DESIGN Studio	
1706 NE 18TH ST. Fort lauderdale, florida 3330.	5
TEL. 561.302.5853 Ar101023	
SCHEINER RESIDENCE	
249 SANDPIPER DR.	
PALM BEACH FL, 33480	
HSB-23-004	
MARK DATE DESCRIPTION	
PROJECT NO: ### 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	
COVER PAGE	
-	
CP-001	



SANDPIPER SANDPIPER TRADEWIND DR.	Pect Perty SANDPIPER		ARNAVA D E S I G N S T U D I O I706 NE ISTH ST. FORT LAUDERDALE, FLORIDA 33305 TEL 561302.5853 ARIOI023
NFORMATION			
			HSB-23-004
FORMATION			
OSED sq. ft MAX. LOT COVER 1-ST	AGE 40%	KISTING PROPOSED 31.34% 31.34% 4,140 sq.ft. 4,140 sq.ft.	
CUBIC CONTENT	RATIO 3.972	2.75 2.75	
t.	50,841 cu.ft.	35,180 cu.ft. 35,180 cu.ft.	
ft.			
ENT CALCUL = 3.50 + [(60,000-12,800) CONTENT = 3.972 x 12,80			
			MARK DATE DESCRIPTION
			PROJECT NO: ### CAD DWG FILE: 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG DRAWN BY: Y. VARNAVA M. CARO CHK'D BY: M. CARO
			CHKD BY: M. CAKO PLOT DATE: 04.27.23 SHEET TITLE
			SITE PLAN
		SCALE AS NOTED	SP-001



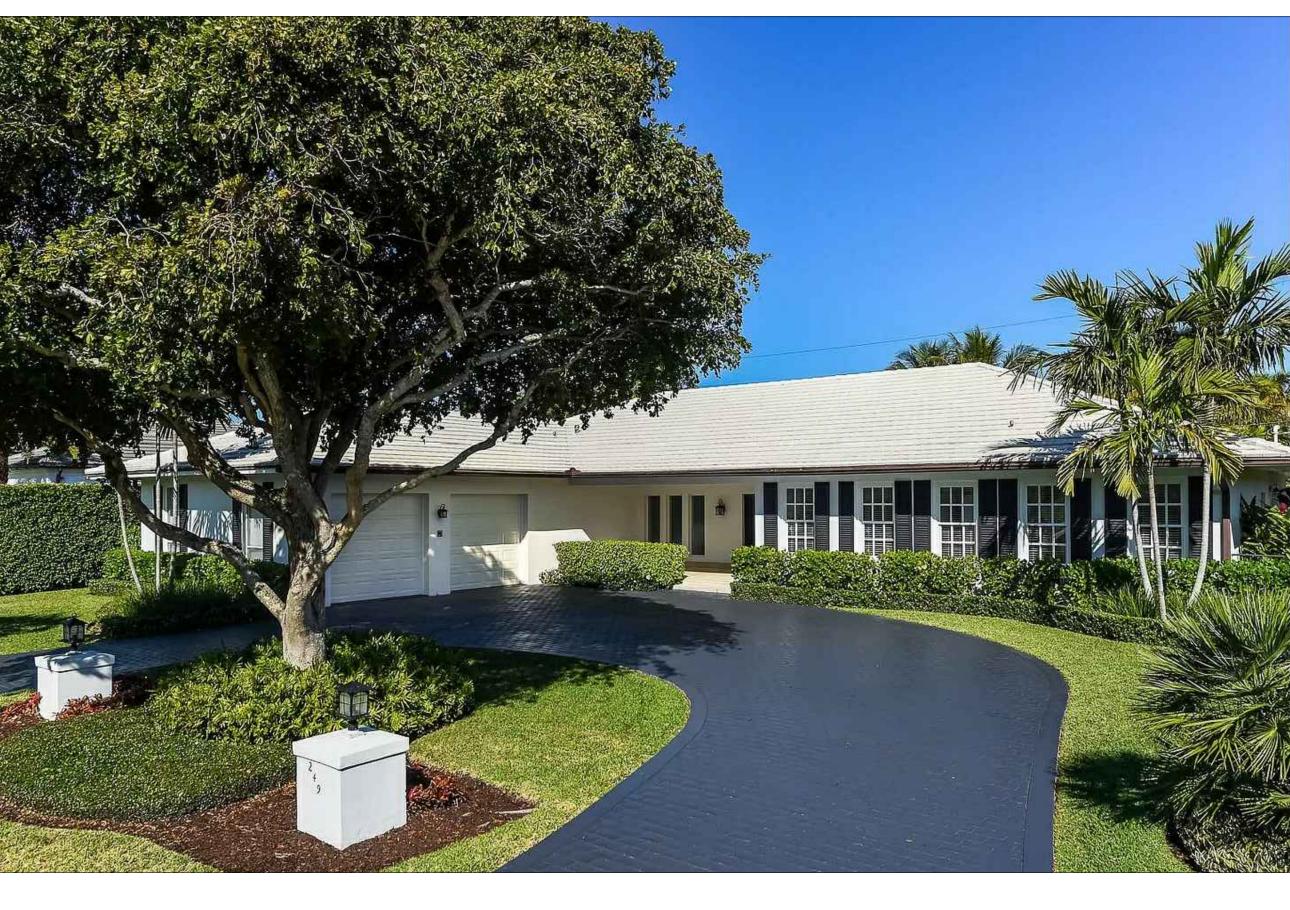
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N. OCEAN BL	HSB-23-004
N SCALE AS NOTED	Image: Second state Image: Second
233 SANDPIPER DRIVE	DRAWN BY: Y. VARNAVA M. CARO CHK'D BY: M. CARO PLOT DATE: 04.27.23 SHEET TITLE STREETSCAPE
	SP-002



249 SANDPIPER



233 SANDPIPER



249 SANDPIPER



233 SANDPIPER

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: ###	
CAD DWG FILE: 249 SANDPIPER - LANDWARKS ROOF PRESENTATION.DWG DRAWN BY: Y. VARNAVA M. CARO CHK/D BY: M. CARO PLOT DATE: 04.27.23	
PHOTOS OF EXISTING HOUSE AND NEIGHBORING PROPERTIES	
PH-001	

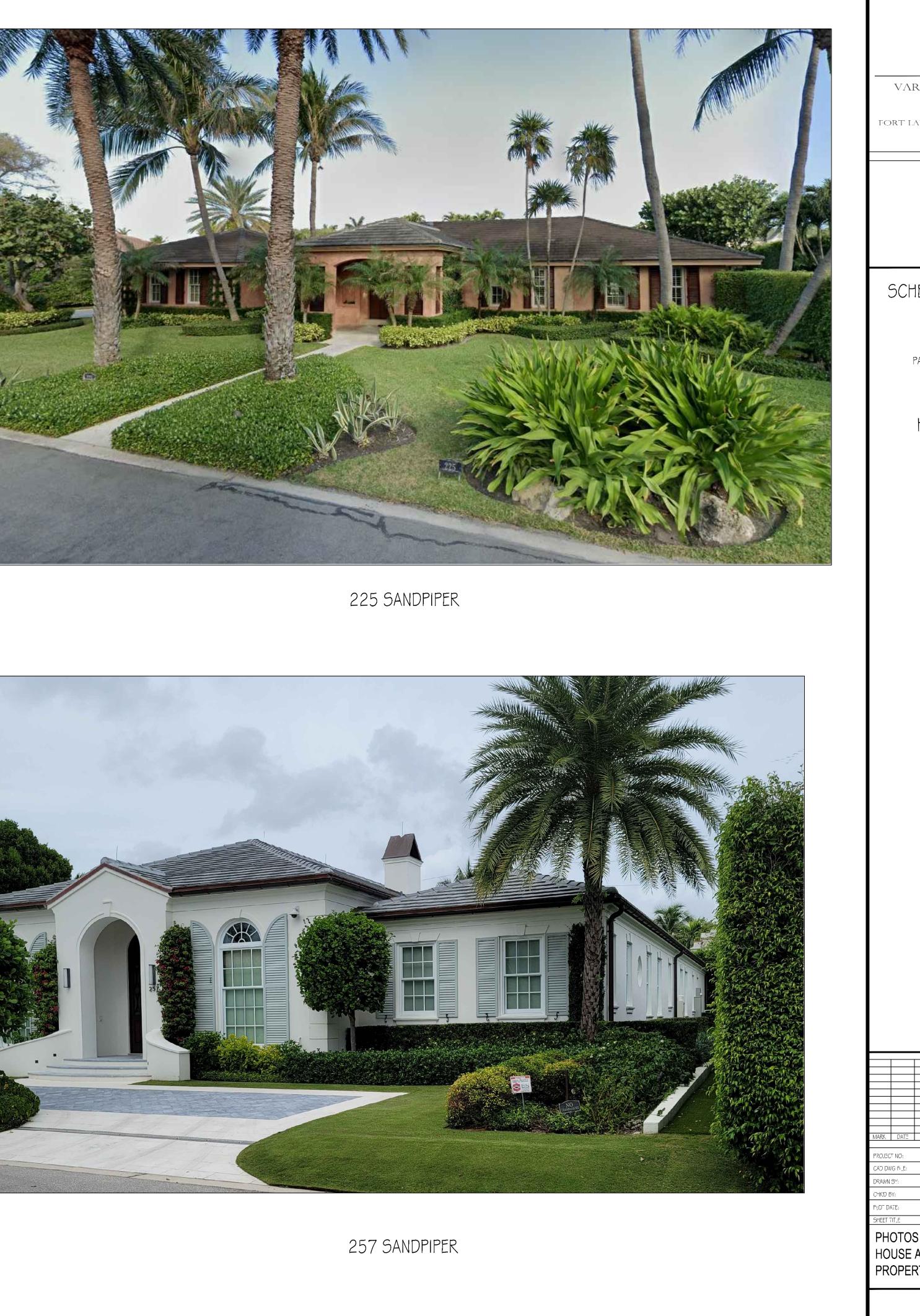


225 SANDPIPER



257 SANDPIPER





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AR101023
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PALM BEACH FL, 33480
HSB-23-004
MARK DATE DESCRIPTION
PROJECT NO: ### CAD DWG FILE: 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG
DRAWN BY: Y. VARNAVA M. CARO
CHKID BY: M. CARO
PLOT DATE: 04.27.23 SHEET TITLE
PHOTOS OF EXISTING
HOUSE AND NEIGHBORING
PROPERTIES
PH-002



250 SANDPIPER

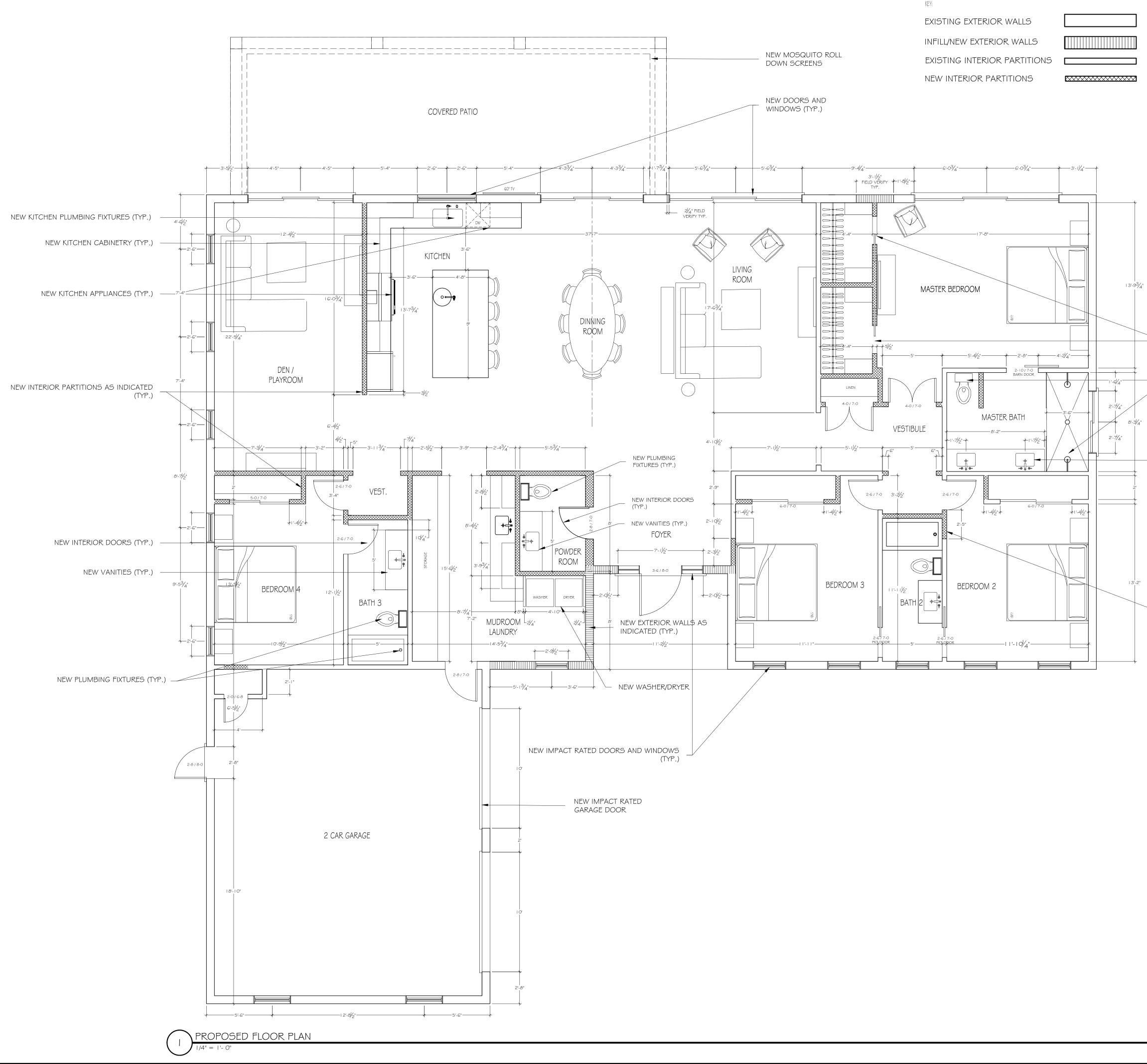


264 SANDPIPER





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SCHEINER RESIDENCE
249 SANDPIPER DR.
PALM BEACH FL, 33480
HSB-23-004
MARK DATE DESCRIPTION PROJECT NO: ### CAD DWG FillE: 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG
DRAWN BY: Y. VARNAVA M. CARO CHK'D 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 $\frac{5}{6}$ '' GYPSUM WALLBOARD AT BOTH SIDES,

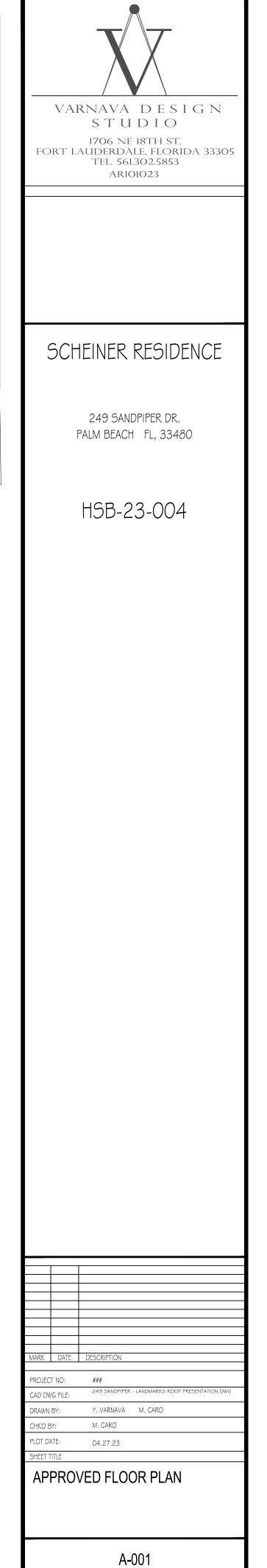
NEW INTERIOR DOORS (TYP.)

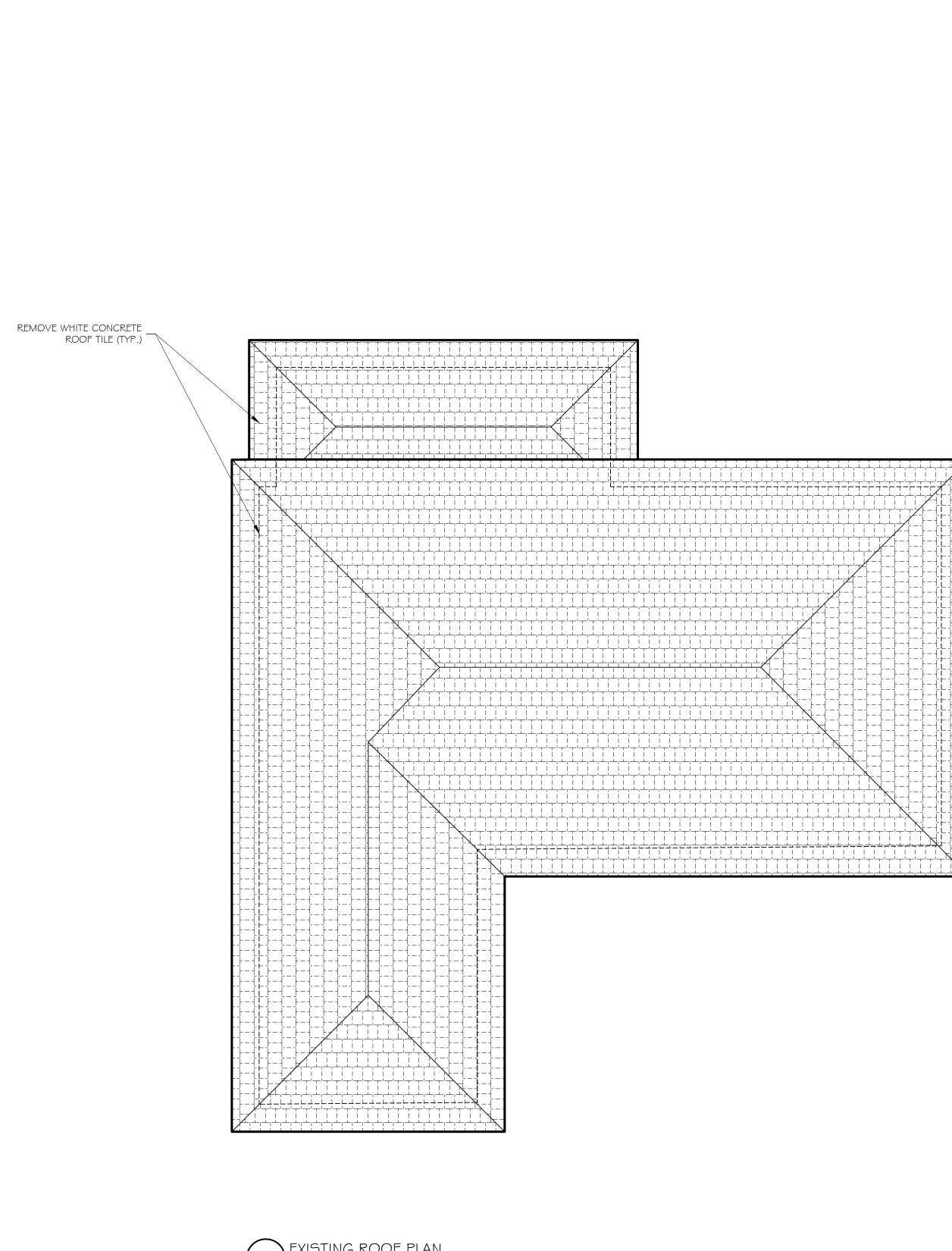
NEW PLUMBING FIXTURES (TYP.)

NEW VANITIES (TYP.)

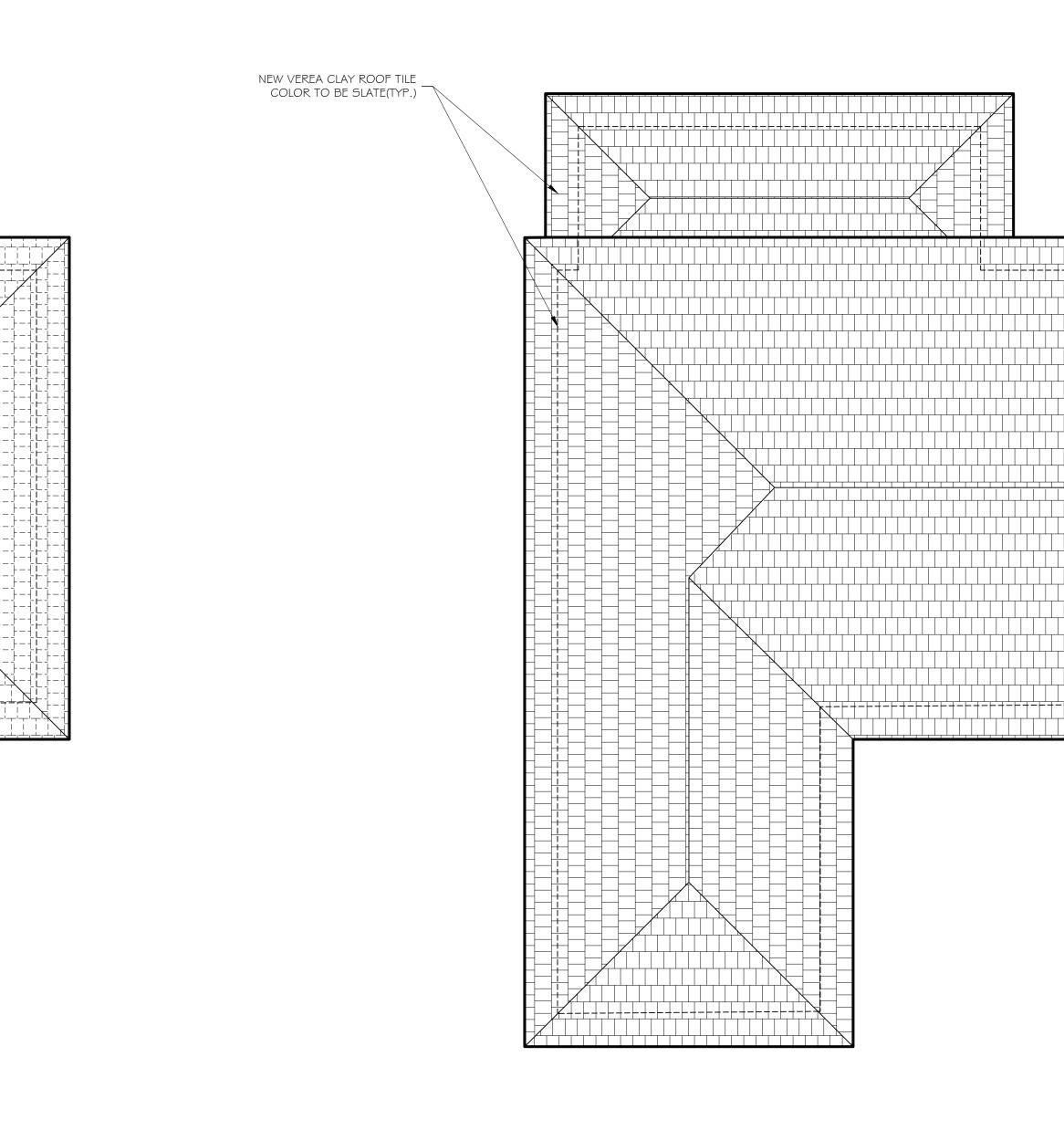
NEW INTERIOR PARTITIONS AS INDICATED (TYP.)

N	
SCALE AS NOTED	



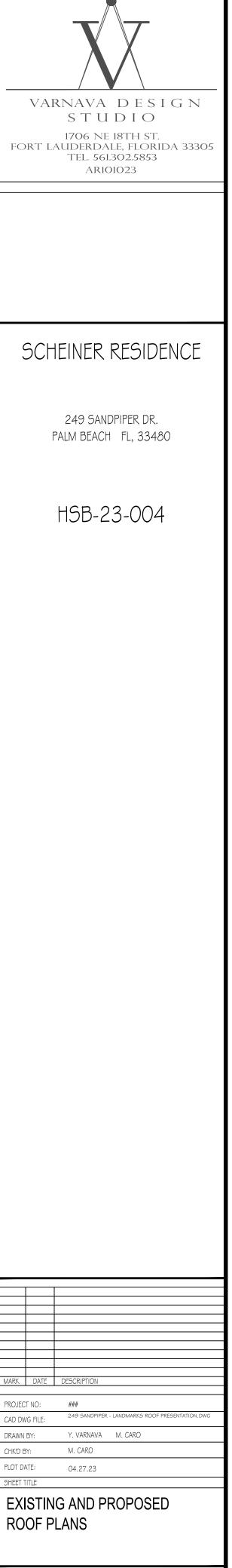


EXISTING ROOF PLAN





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DRAWN BY: CHK'D BY: PLOT DATE:
SHEET TITLE EXISTING ROOF PLA
SCALE AS NOTED



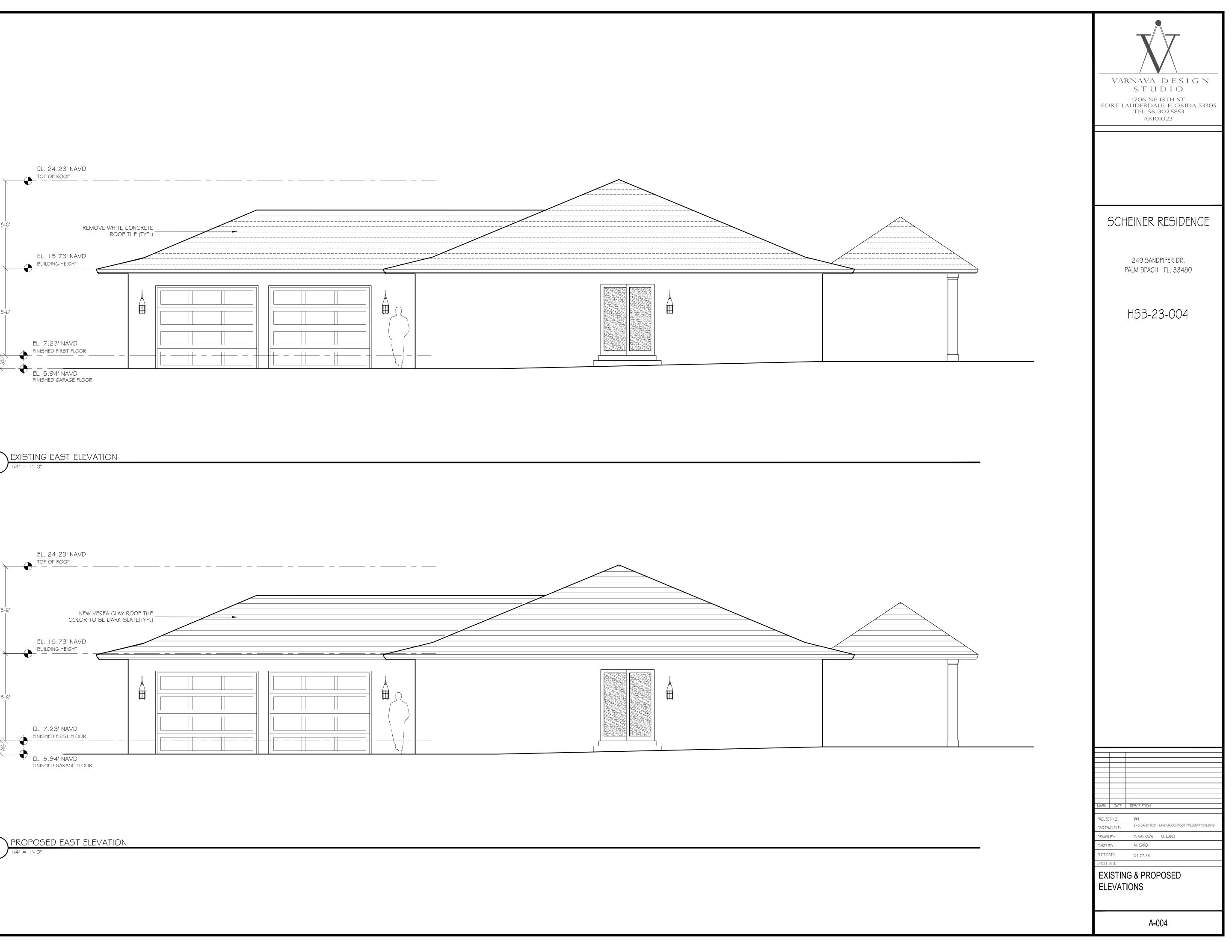








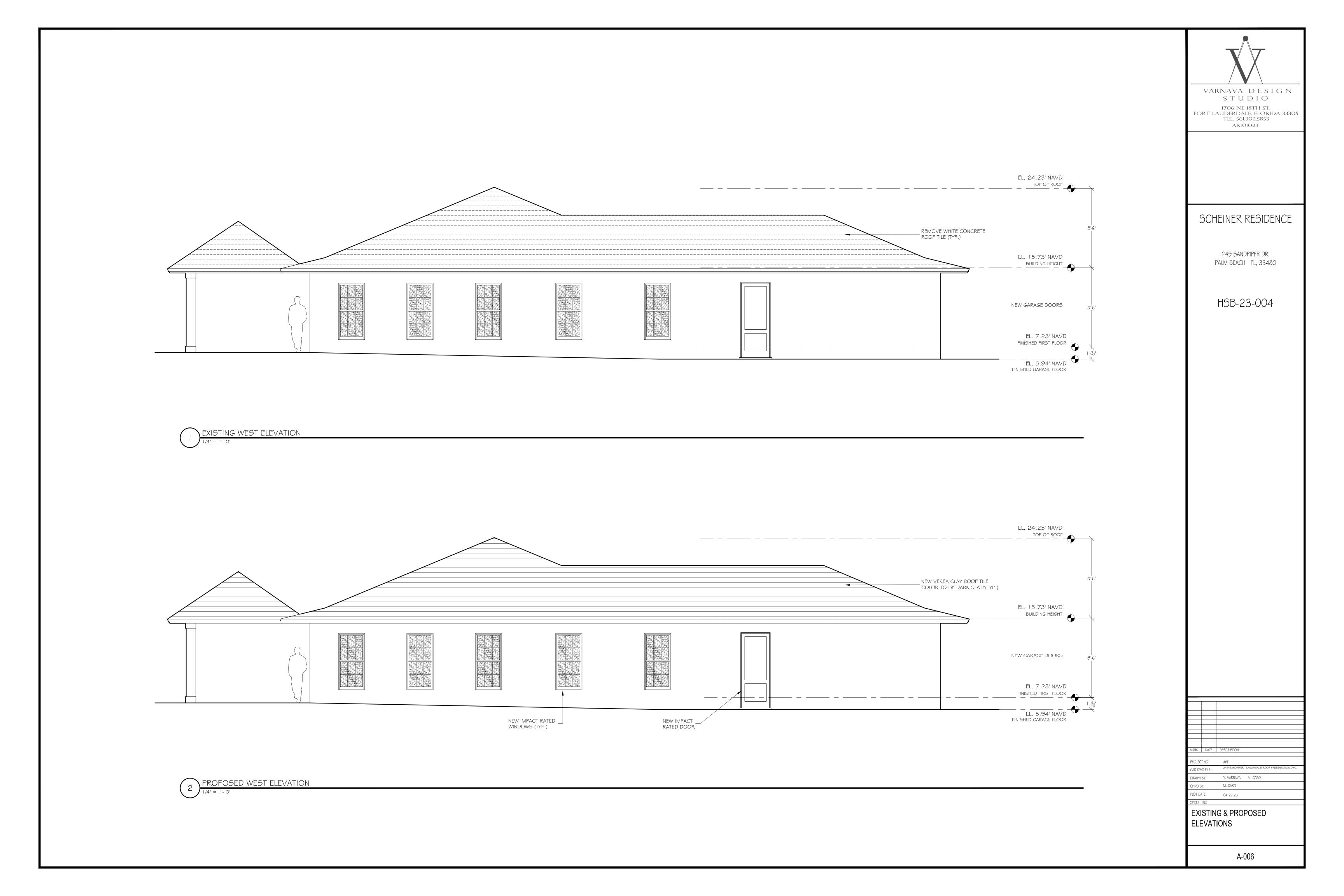


















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SCHEINER RESIDENCE
249 SANDPIPER DR.
PALM BEACH FL, 33480
HSB-23-004
MARK DATE DESCRIPTION
PROJECT NO: ###
CAD DWG F:LE: 249 SANDHIER - LANDMARKS ROOT FRESENTATION.DWG DRAWN BY: Y. VARNAVA M. CARO C+<<>> Dry: M. CARO
PLOT DATE: 04.27.23 SHEET TITLE
RENDERINGS
A-007





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STUDIO
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SCHEINER RESIDENCE
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249 SANDPIPER DR.
PALM BEACH FL, 33480
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 CHCD BY: M. CARO PLOT DATE: 04.27.23
PROJECT NO: ### CAD DWG FILE: 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG DRAWN BY: Y. VARNAVA M. CARO C+KD BY: M. CARO PLOT DATE: 04.27.23 SHEET TITLE
PROJECT NO: ### CAD DWG FILE: 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG DRAWN BY: Y. VARNAVA M. CARO C+KD BY: M. CARO PLOT DATE: 04.27.23 SHEET TITLE
PROJECT NO: ### CAD DWG FILE: 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG DRAWN BY: Y. VARNAVA M. CARO C+KD BY: M. CARO PLOT DATE: 04.27.23 SHEET TITLE





ROPOSED RENDERING WITH PAINTED WHITE ROOF

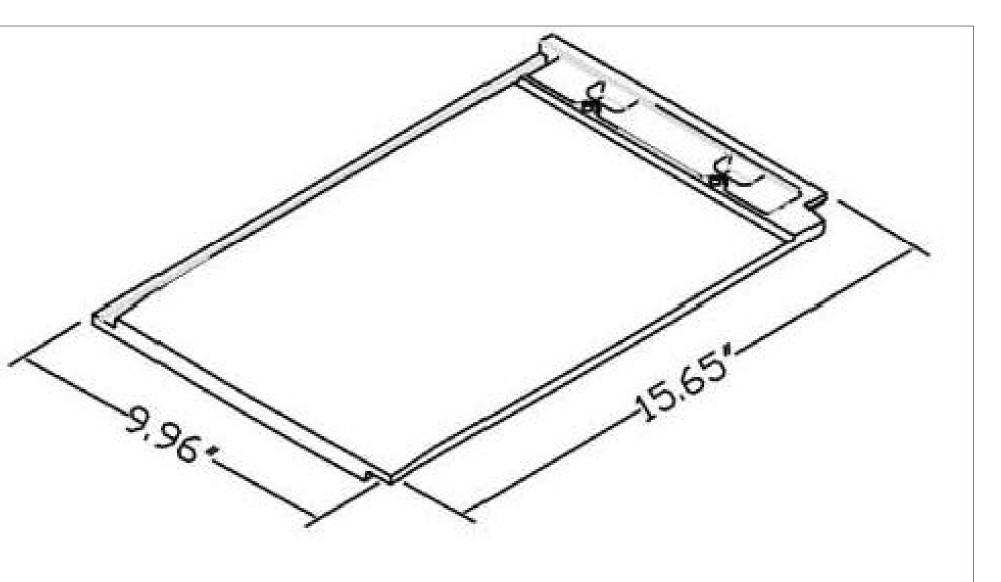
VARNAVA DESIGN Studio	
1706 NE 18TH ST. Fort lauderdale, florida 33305	
TEL. 561.302.5853 AR101023	
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249 SANDPIPER DR.	
PALM BEACH FL, 33480	
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MARK DATE DESCRIPTION	
PROJECT NO: ### CAD DWG FLE: 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG	
DRAWN BY: Y. VARNAVA M. CARO CHKD BY: M. CARO	
PLOT DATE: 04.27.23 SHEET TITLE	
RENDERINGS	
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

	SCHEINER RESIDENCE
	249 SANDPIPER DR. PALM BEACH FL, 33480
	HSB-23-004
at Tile.	
	MARK DATE DESCRIPTION PROJECT NO: ###
	CAD DWG FILE: 249 SANDPIPER - LANDMARKS ROOF PRESENTATION.DWG DRAWN 3Y: Y. VARNAVA M. CARO
	C+KD BY: M. CARO PLOT DATE: 04.27.23 SHEET TITLE
	ROOF TILE SPECIFICATIONS
	A-010



