

RENOVATIONS FOR SINGLE-FAMILY RESIDENCE AT:

218 PHIPPS PLAZA

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PALM BEACH, FL 33480
TOWN OF PALM BEACH, FLORIDA

COA: 24-014 ZON: 24-050

"FINAL SUBMITTAL"

FINAL SUBMITTAL: 03-11-2024
LANDMARKS DATE OF HEARING: 04-17-2024
TOWN COUNCIL DATE OF HEARING: 05-15-2024

PATRICK RYAN O'CONNELL
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SCOPE OF WORK

- NEW PARKING STRUCTURE AND ASSOCIATED SITE WALLS
- NEW TRASH ENCLOSURE
- NEW PEDESTRIAN GATE
- NEW LANDSCAPE AND HARDSCAPE

VARIANCE RELIEF

- VARIANCE 1: Section 134-948 (9): A variance to permit the lot coverage of 31.6% in lieu of the 30% maximum permitted for the construction of a covered parking structure in the R-C zoning district.
- VARIANCE 2: Section 134-948 (7): A variance to permit a West rear-yard setback of 0'-11" in lieu of the 15'-0" minimum permitted for the construction of a covered parking structure.
- VARIANCE 3: Section 134-948 (6): A variance to permit a North side-yard setback of 2'-7" in lieu of the 10'-0" minimum permitted for the construction of a covered parking structure.

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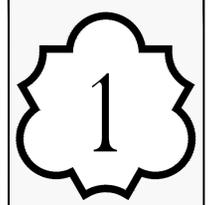
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08 FEBR. 2024 - FIRST SUBMITTAL
26 FEBR. 2024 - SECOND SUBMITTAL
11 MARCH. 2024 - FINAL SUBMITTAL

COA #: 22-042
ZON #: 22-123

SEAL

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PROFESSIONAL CERTIFICATION:
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ARCHITECT: PATRICK RYAN O'CONNELL ARCHITECT 400 ROYAL PALM WAY, SUITE 206 PALM BEACH, FL 33480	GENERAL CONTRACTOR: J5 CONSTRUCTION LLC. 842 IVY DRIVE WELLINGTON, FL 33414	CIVIL ENGINEER: GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE, SUITE 305 WEST PALM BEACH, FL 33401 561-312-2041	LANDSCAPE ARCHITECT: PARADELO BURGESS DESIGN STUDIO 1177 CLARE AVENUE, SUITE 7 WEST PALM BEACH, FL 33401 561-951-7525	SURVEYOR: WALLACE SURVEYING CORP. 5553 VILLAGE BLVD. WEST PALM BEACH, FL 33407 561-640-4551
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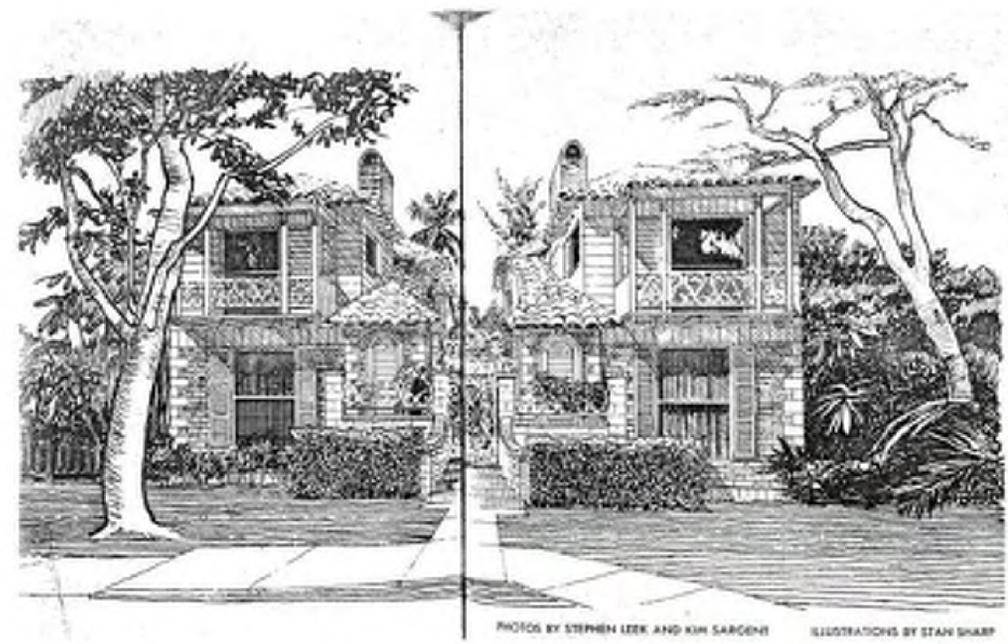
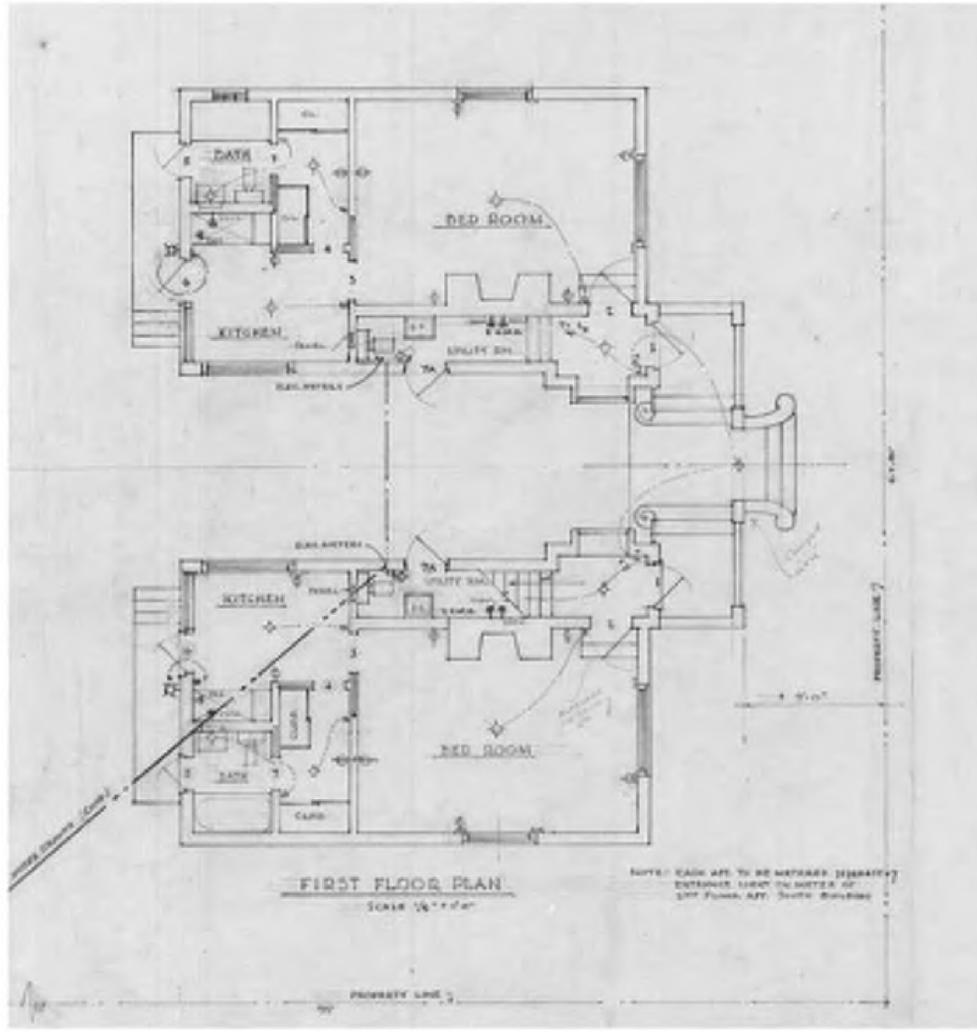
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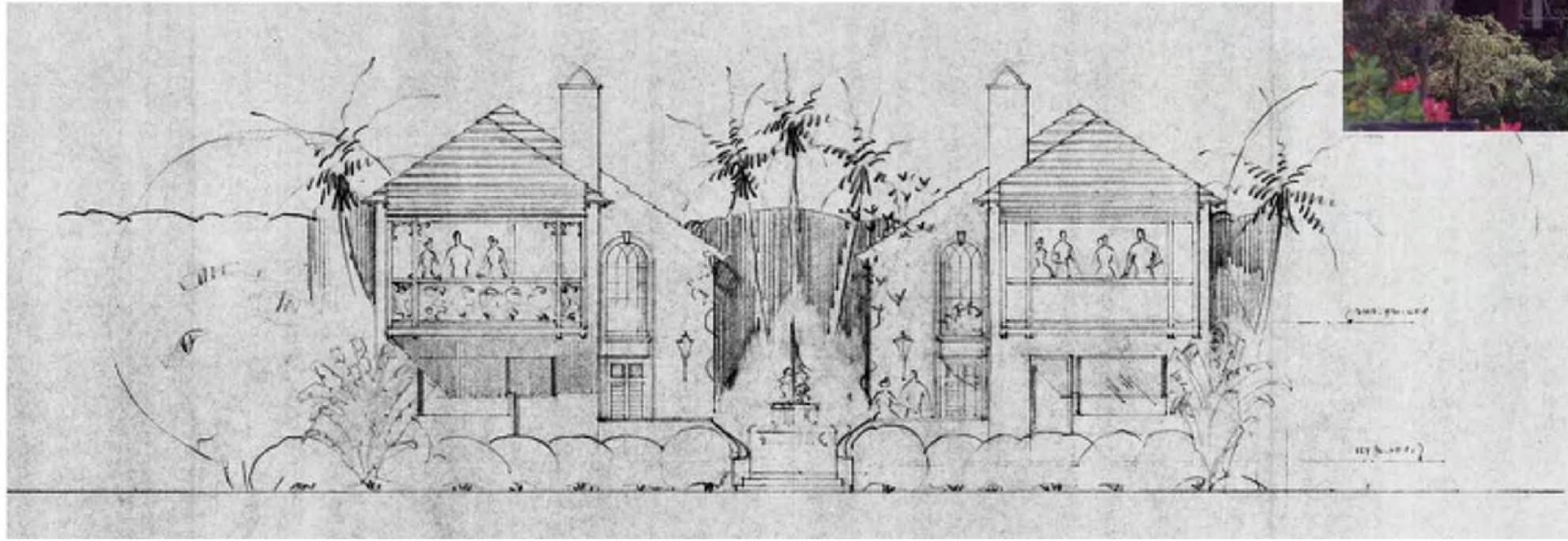


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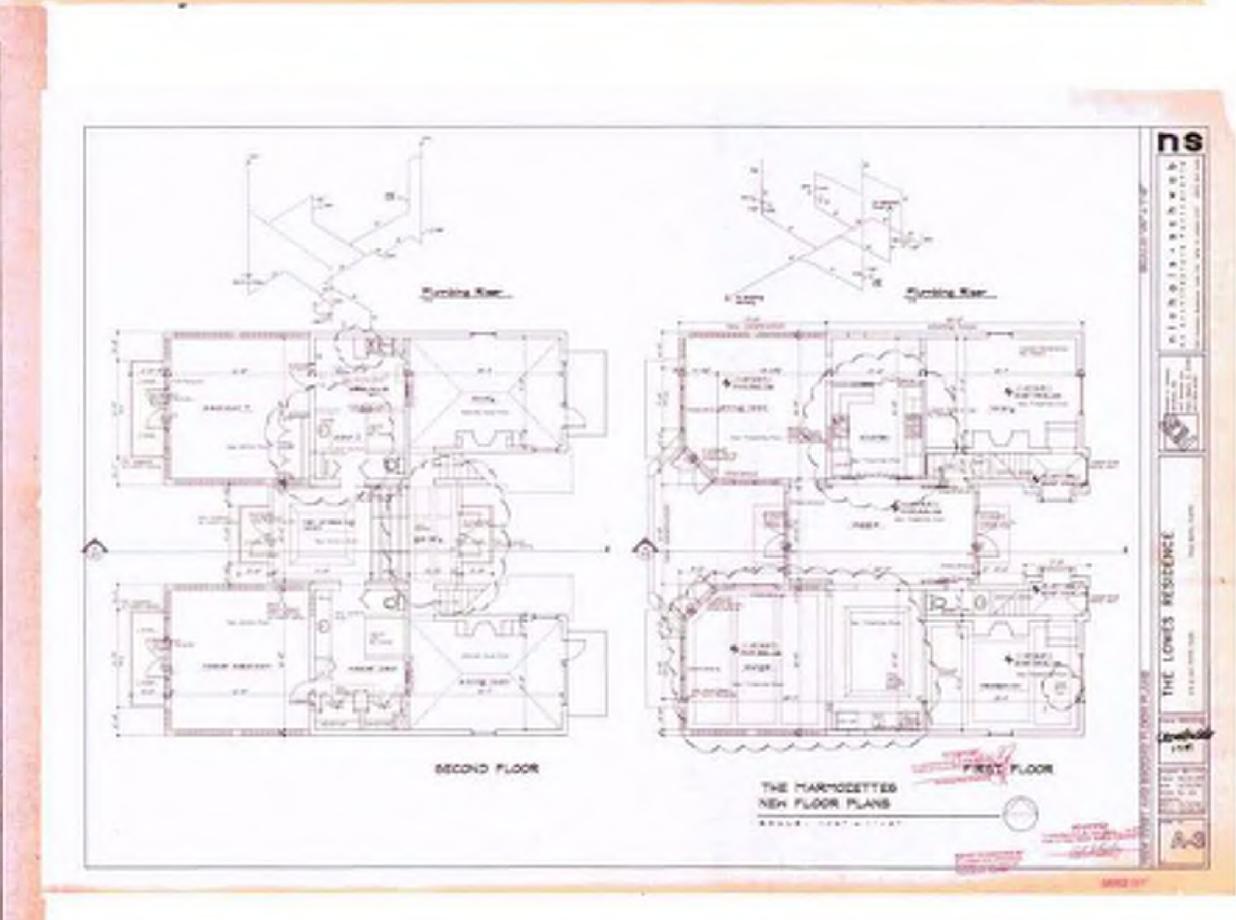
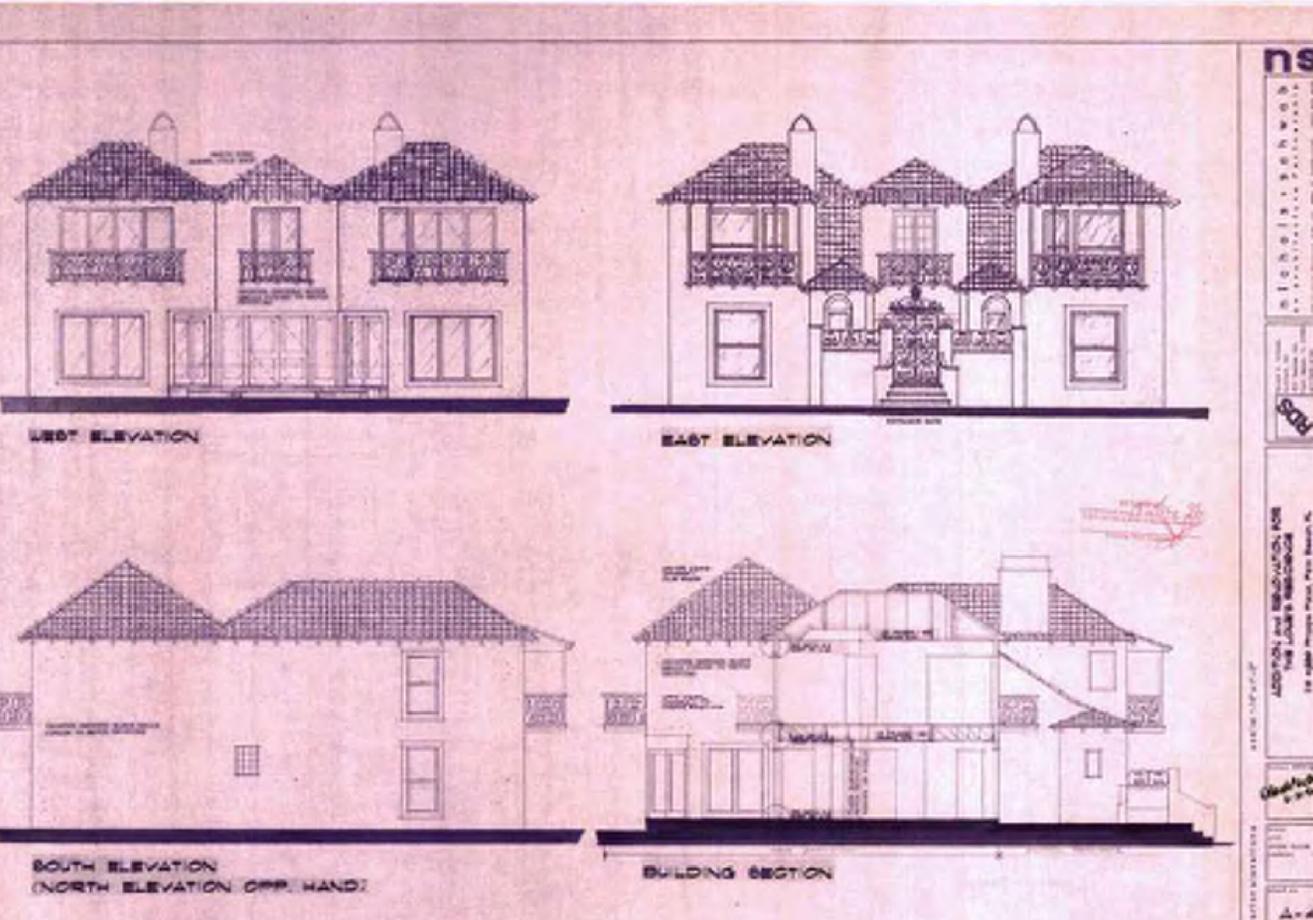
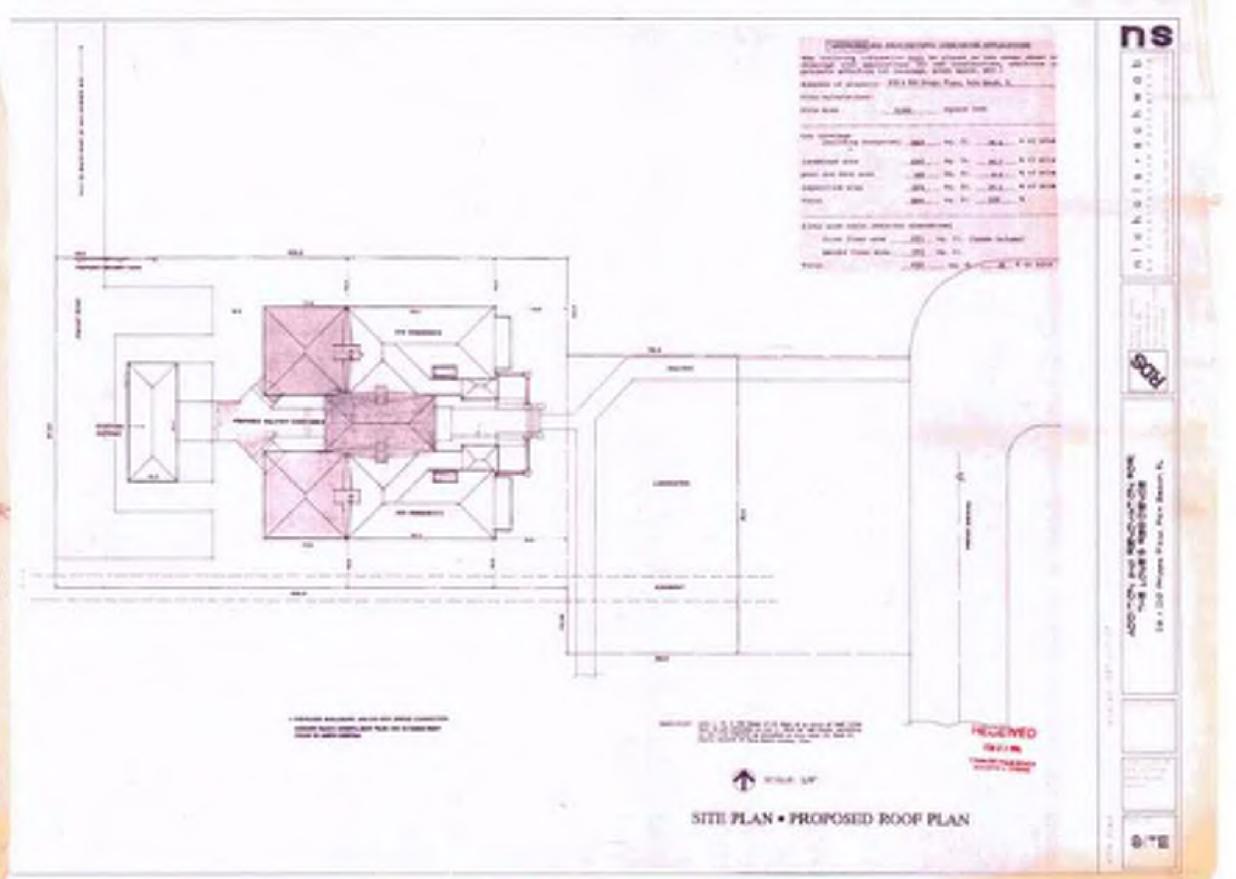


Left: architect Richard O'Shea designed and built his home in Phipps Plaza 90 years ago. To capture an old-world atmosphere, he incorporated favorite features of French and English cottages — walkways, patios, dramatic roofline and even a Bermuda type history.

PHOTOS BY STEPHEN LEEK AND KIM SARGENT ILLUSTRATIONS BY STAN SHARP



HISTORICAL DOCUMENTS
N.T.S.



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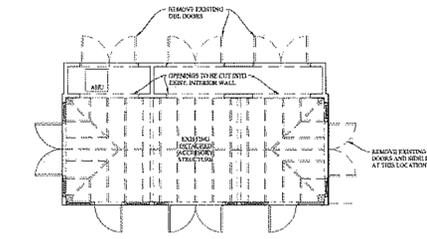
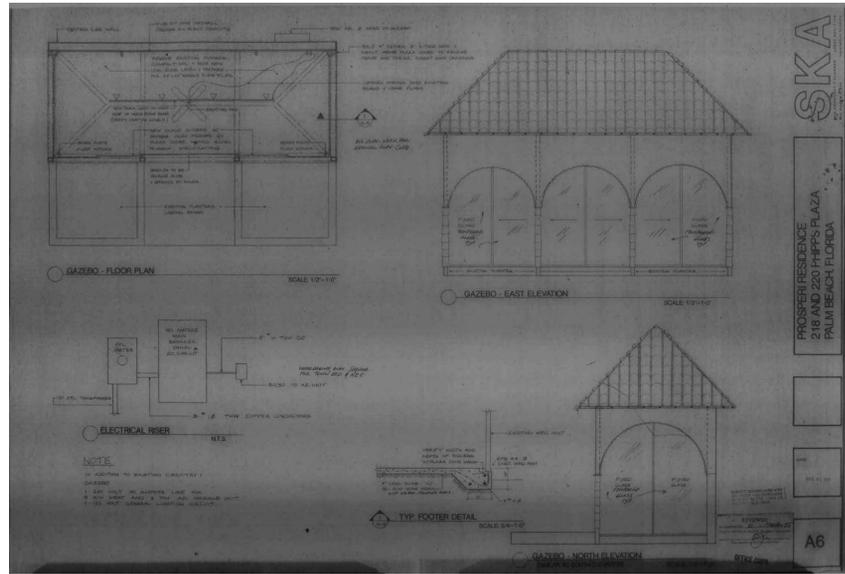
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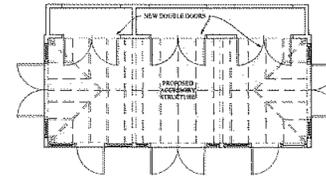
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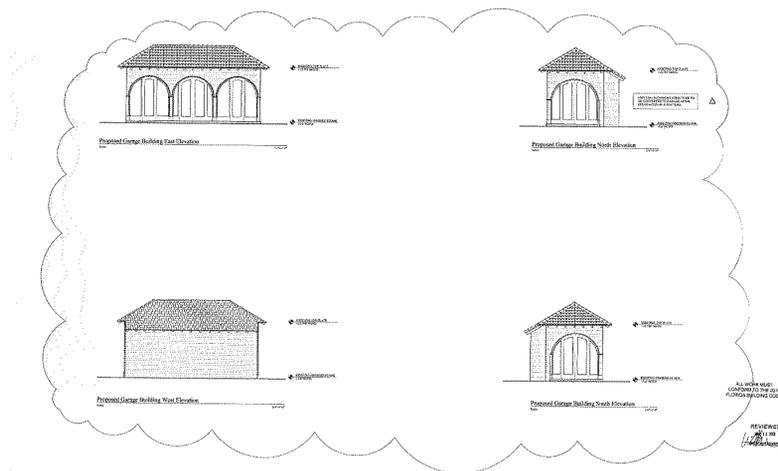




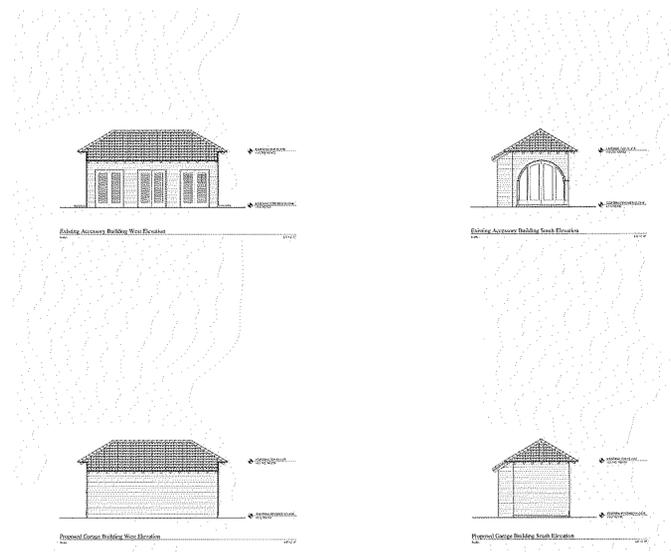
Demolition Floor Plan



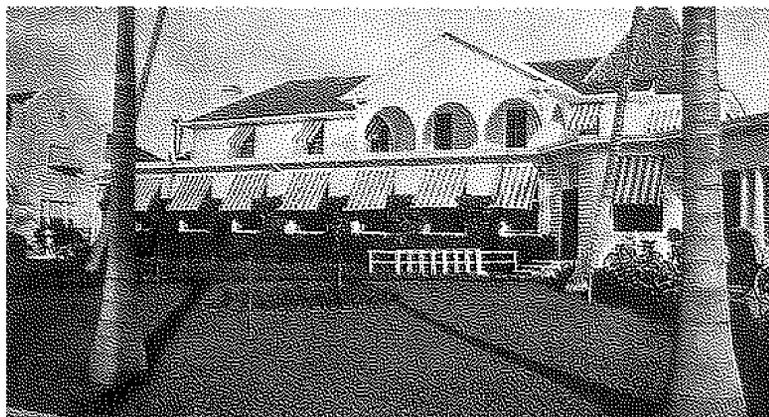
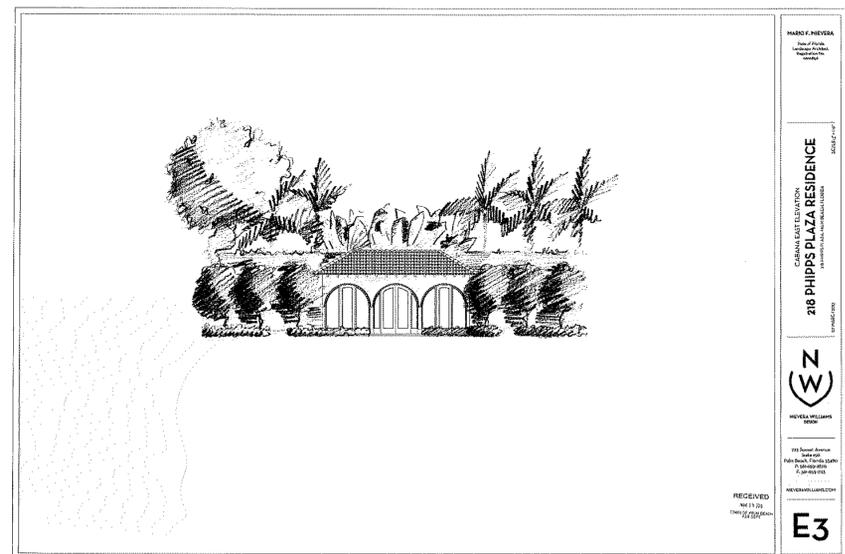
Proposed Floor Plan



21301
 218 Phipps Plaza
 SOUTH ARCHITECTURAL GROUP, INC.
 ARCHITECTS
 A203



21301
 218 Phipps Plaza
 SOUTH ARCHITECTURAL GROUP, INC.
 ARCHITECTS
 EX203



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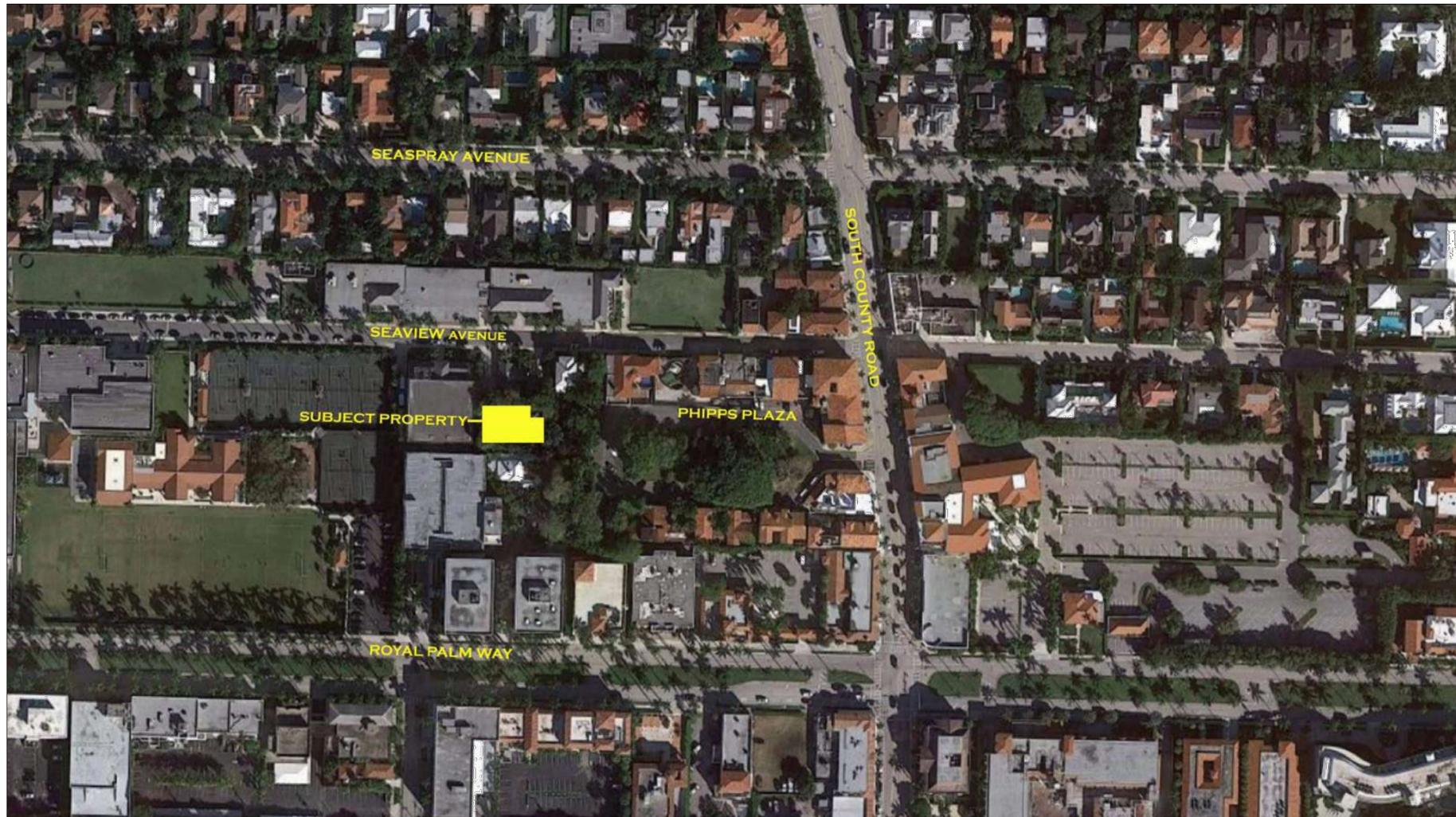
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1

VICINITY LOCATION MAP
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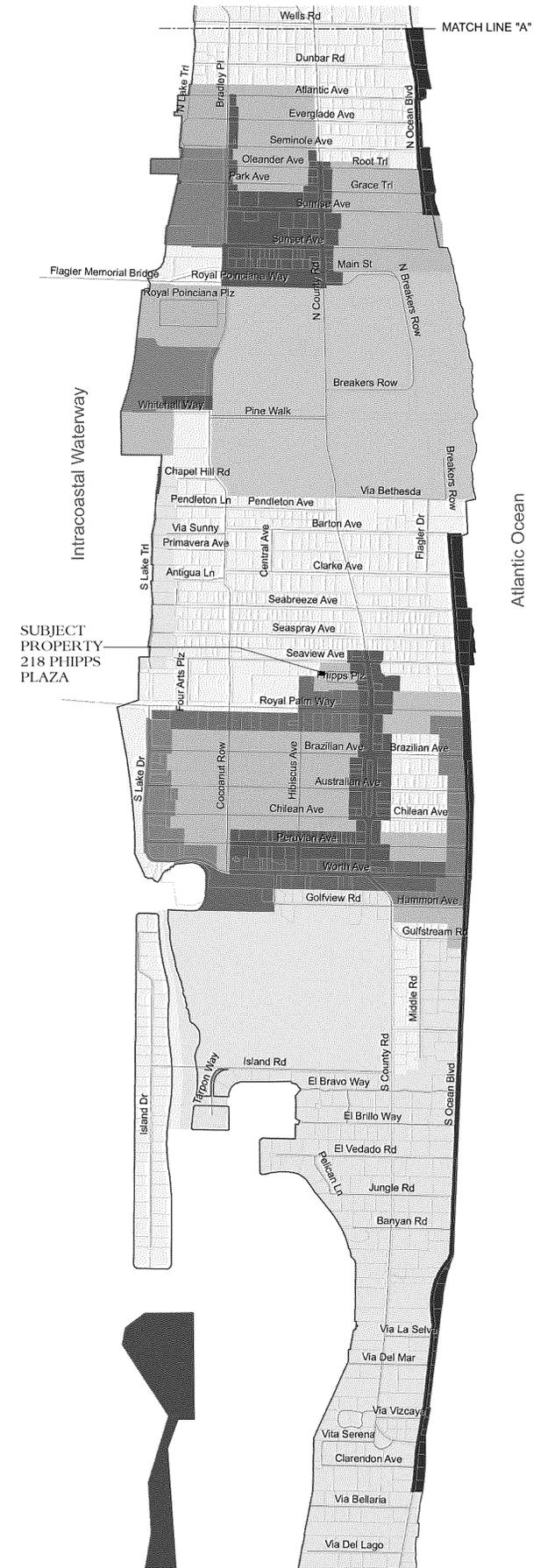
2

AERIAL VIEW LOOKING NORTHEAST
N.T.S.



3

AERIAL VIEW LOOKING SOUTHWEST
N.T.S.



4

TOWN OF PALM BEACH MAP
N.T.S.



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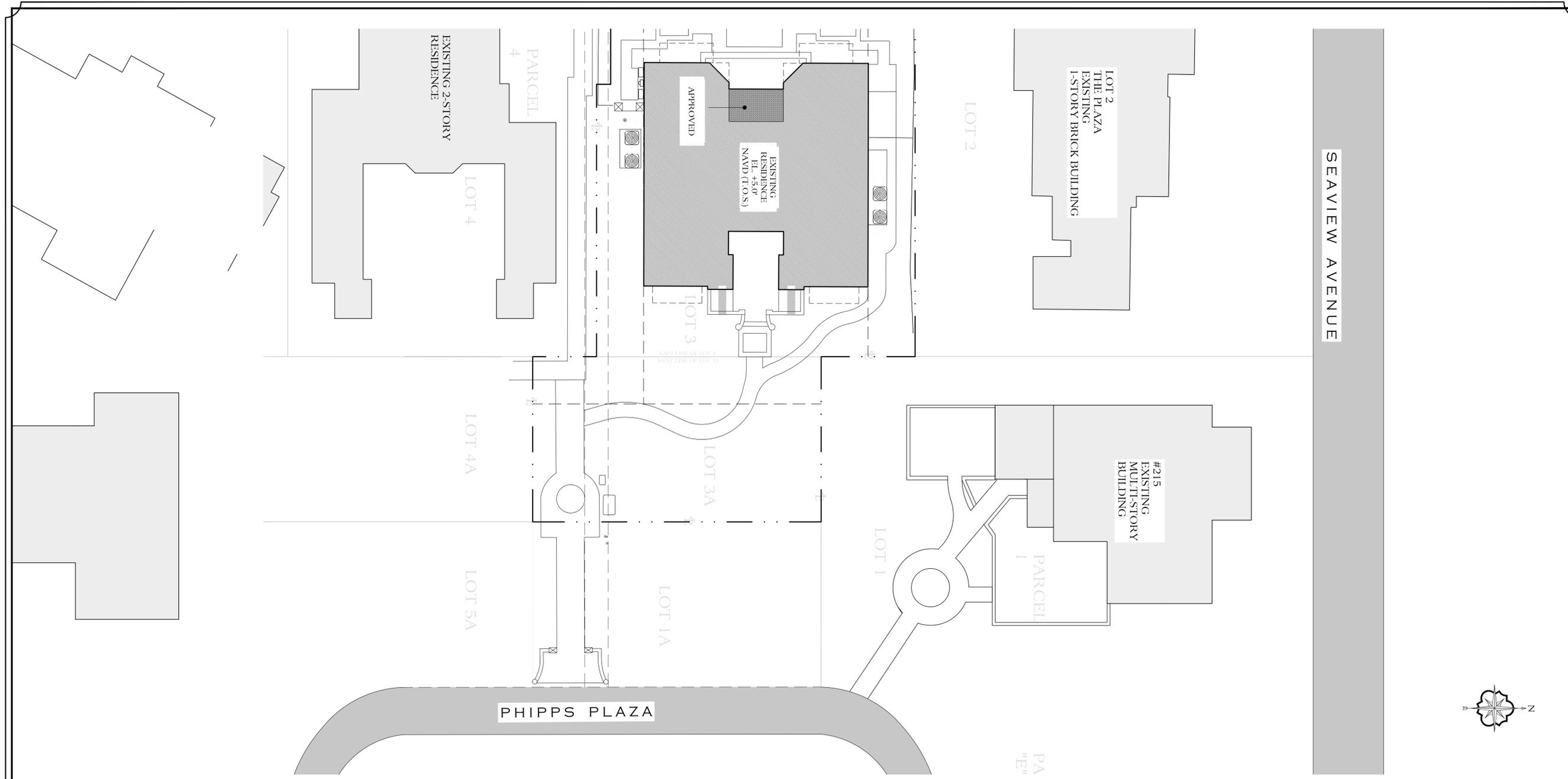
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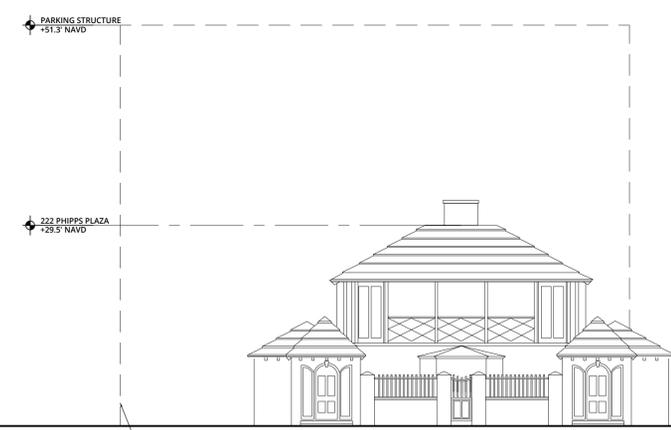
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3



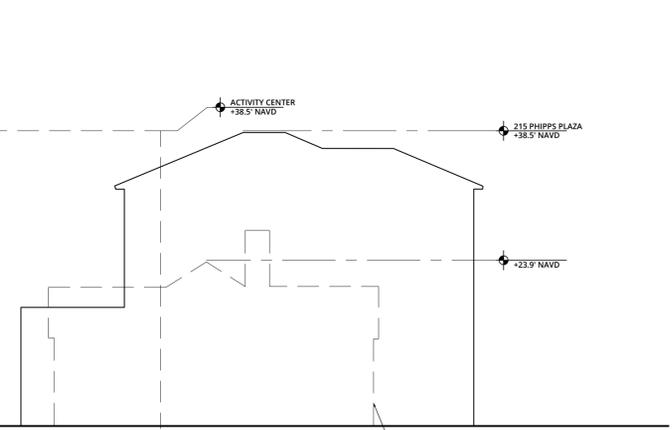
1 LOCATION PLAN
 N.T.S.



222 PHIPPS PLAZA EAST ELEVATION
 6 STORY PARKING GARAGE BEYOND



218 PHIPPS PLAZA EAST ELEVATION
 EXISTING ACTIVITY CENTER BEYOND



215 PHIPPS PLAZA ELEVATION
 LOT 2 THE PLAZA BEYOND

2 STREETSCAPE ELEVATION
 N.T.S.



A - SEAVIEW LOOKING SOUTH



B - SEAVIEW LOOKING SOUTH

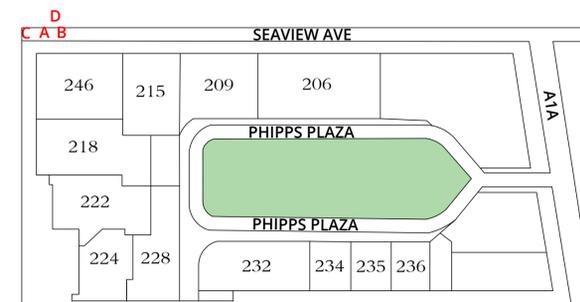


C - SEAVIEW LOOKING SOUTH



D - SEAVIEW LOOKING SOUTH

EXISTING SEAVIEW NEIGHBORHOOD CONTEXT PHOTOS



KEY PLAN



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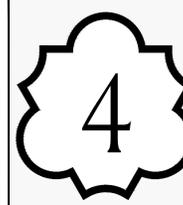
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A - 206 PHIPPS PLAZA LOOKING NORTH



B - 206 PHIPPS PLAZA LOOKING NORTH

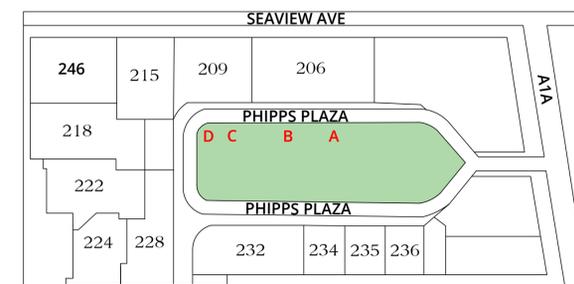


C - 209 PHIPPS PLAZA LOOKING NORTH



D - 209 PHIPPS PLAZA LOOKING NORTH

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



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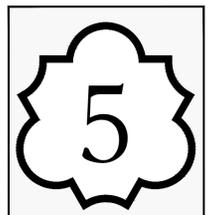
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A - 215 PHIPPS PLAZA LOOKING WEST



B - 218 PHIPPS PLAZA LOOKING WEST

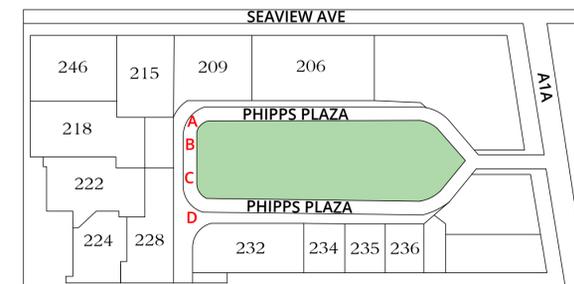


C - 222 PHIPPS PLAZA LOOKING WEST



D - 224 PHIPPS PLAZA LOOKING WEST

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



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A - PHIPPS PLAZA LOOKING EAST



B - 228 PHIPPS PLAZA LOOKING SOUTH

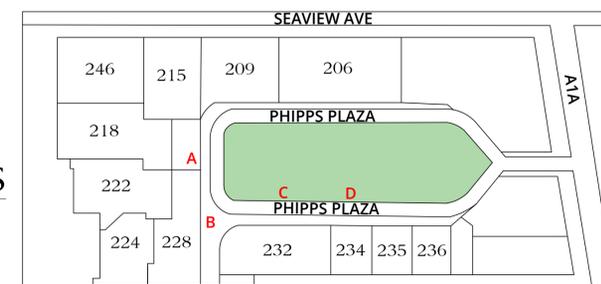


C - 232 PHIPPS PLAZA LOOKING SOUTH



D - 234 PHIPPS PLAZA LOOKING SOUTH

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



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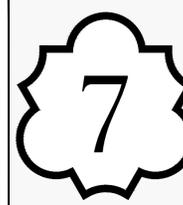
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A - EXISTING MASTER BEDROOM



B - EXISTING SOUTH FAMILY ROOM



C - EXISTING MASTER BATH

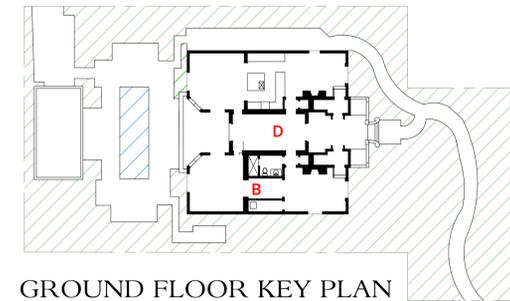


D - EXISTING MAIN HALL

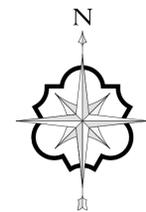


SECOND FLOOR KEY PLAN

EXISTING INTERIOR PHOTOS



GROUND FLOOR KEY PLAN



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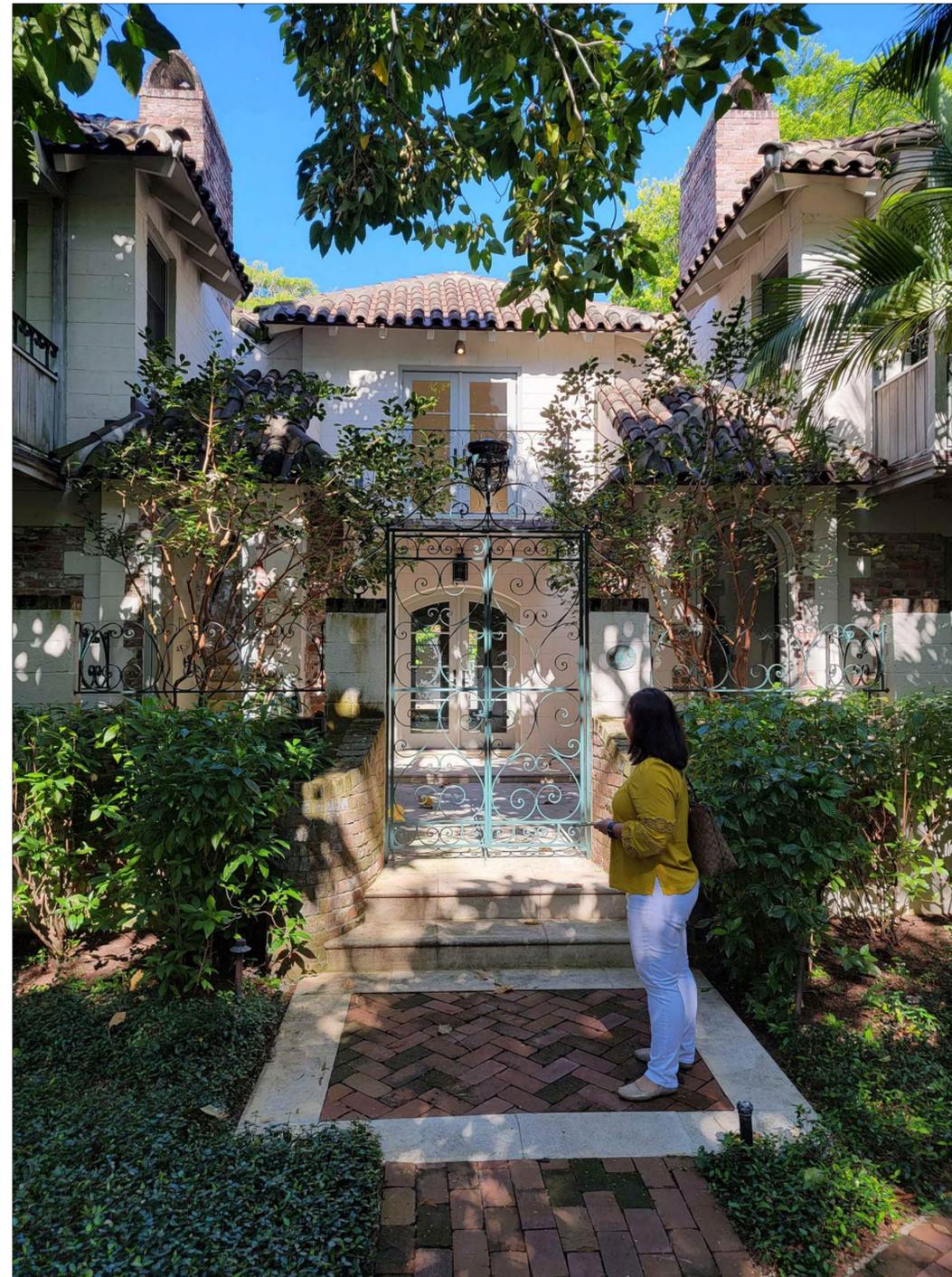
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A - EXISTING SOUTH ELEVATION

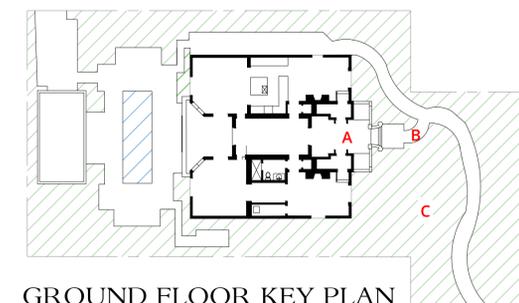


B - EXISTING EAST ELEVATION

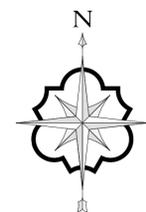


C - EXISTING EAST ELEVATION

EXISTING EXTERIOR PHOTOS



GROUND FLOOR KEY PLAN



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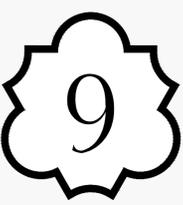
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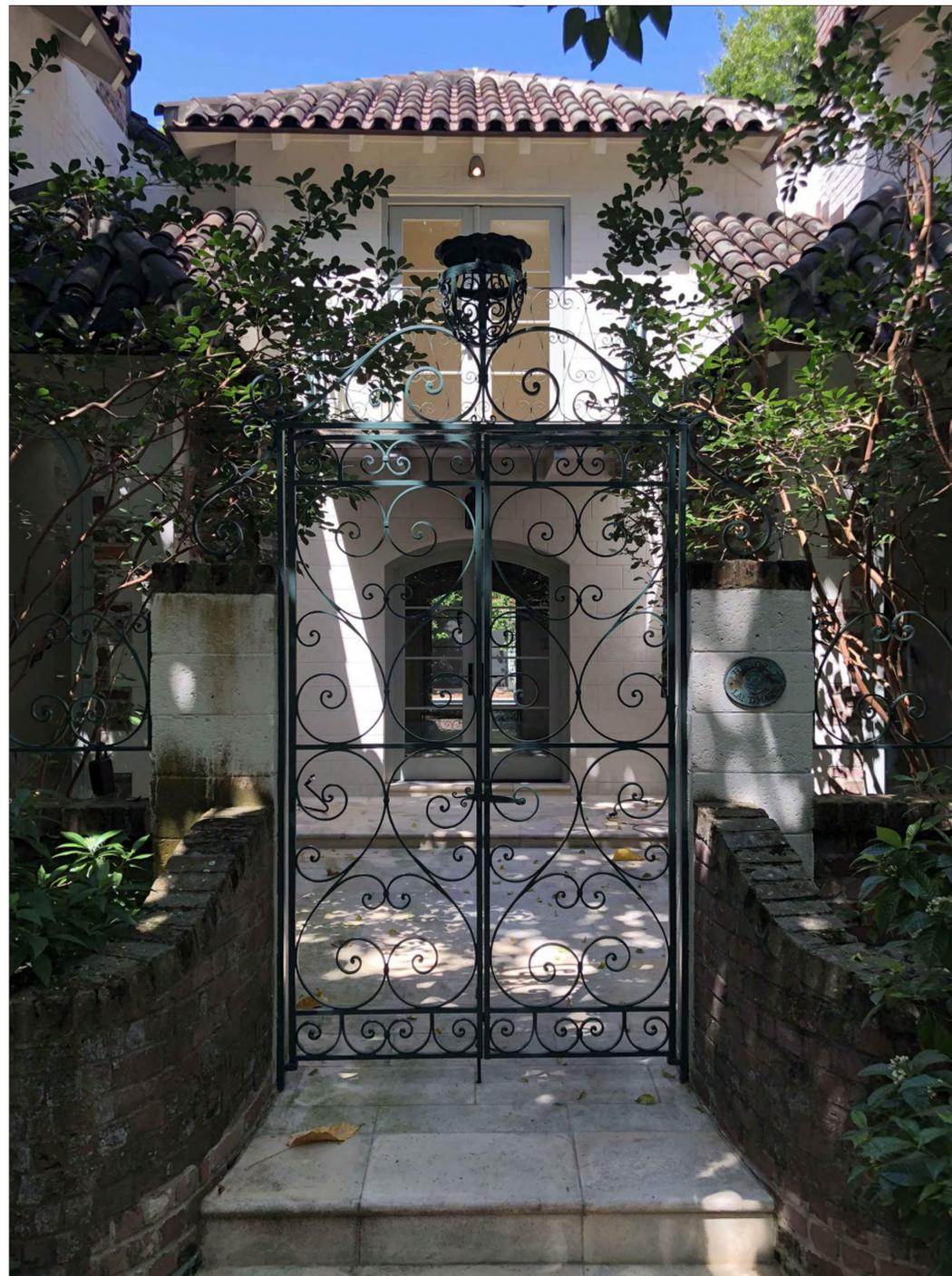
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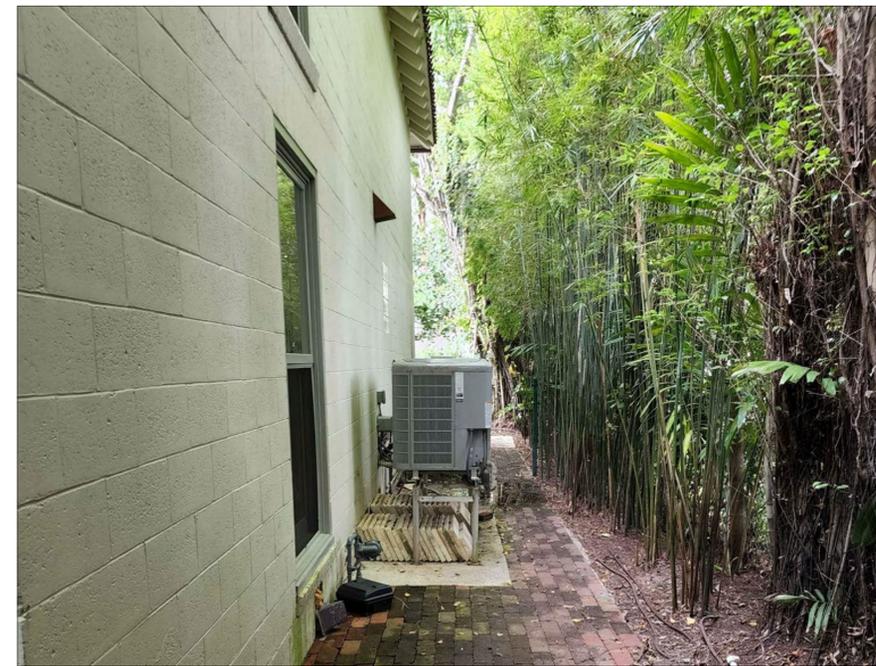
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exp. date 28 February 2025."





A - ENTRY GATE AT FRONT OF THE HOUSE

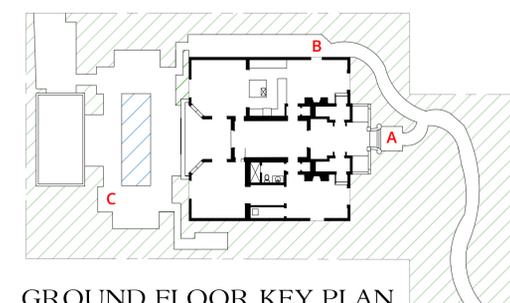


B - EXISTING NORTH ELEVATION



C - EXISTING WEST ELEVATION

EXISTING EXTERIOR PHOTOS



GROUND FLOOR KEY PLAN



PATRICK RYAN O'CONNELL
ARCHITECT, L.L.C.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: A26003685
WWW.PROARCHITECT.COM
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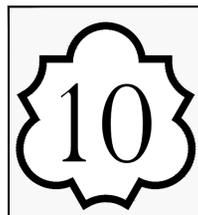
PROPOSED RENOVATIONS TO:
PHIPPS PLAZA
218 PHIPPS PLAZA
PALM BEACH, FL 33480

Project #: 22-004
Drawn by: PRO, AR
Date(s):
29 JAN. 2024 - LPC PRE APP
08 FEBR. 2024 - FIRST SUBMITTAL
26 FEBR. 2024 - SECOND SUBMITTAL

COA #: 22-042
ZON #: 22-123

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A - EXISTING ACCESSORY STRUCTURE



B - EXISTING ACCESSORY STRUCTURE

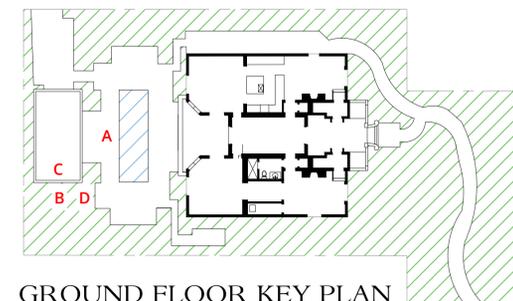


C - EXISTING ACCESSORY STRUCTURE



D - EXISTING ACCESSORY STRUCTURE

EXISTING EXTERIOR PHOTOS



GROUND FLOOR KEY PLAN



PATRICK RYAN O'CONNELL
ARCHITECT

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



PATRICK RYAN O'CONNELL
 ARCHITECT

PATRICK RYAN O'CONNELL
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 400 ROYAL PALM WAY, SUITE 206
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PROPOSED RENOVATIONS TO:
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 11 MARCH. 2024 - FINAL SUBMITTAL

COA #: 22-042
 ZON #: 22-123

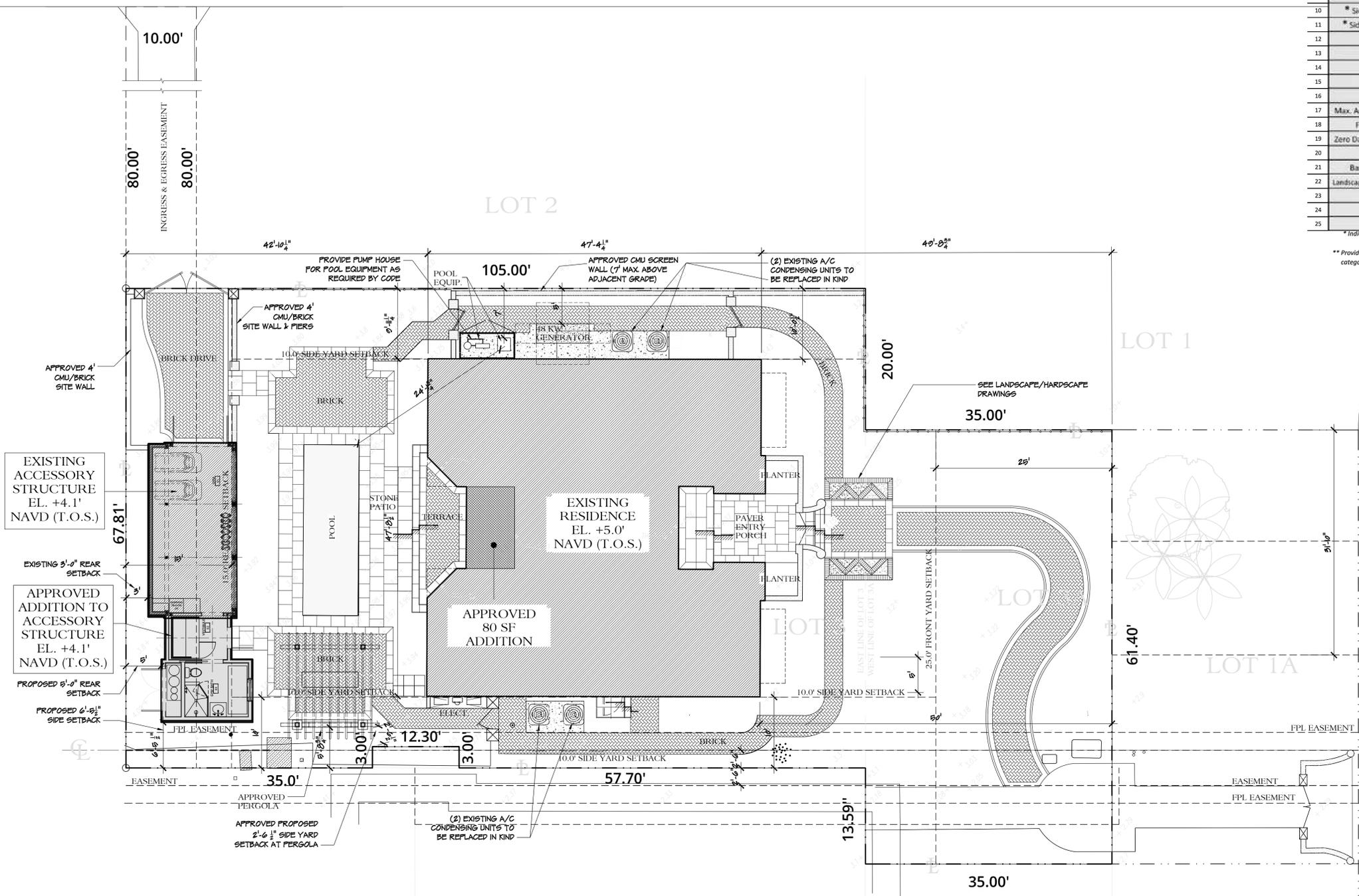
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12

Zoning Legend				
Line #	Property Address:	Required/Allowed	Existing	Proposed
1	218 Phipps Plaza			
2	Zoning District:	R-C MEDIUM DENSITY RESIDENTIAL		
3	Structure Type:	Single Family Residence		
4	Lot Size (sq ft)	10,000 ±1	9,292 ±1	No Change
5	Lot Depth	100'	140'	No Change
6	Lot Width	75'	67.8'	No Change
7	Lot Coverage (Sq Ft and %)	2,770 s.f. or 30%	2,291 s.f. or 24.8%	2,618 or 28.4%
8	* Front Yard Setback (Ft.)	25'	50'	No Change
9	* Side Yard Setback (1st Story) (Ft.)	10'	N-10' S-10'	N-10' S-6'-5 1/2"(ACC)
10	* Side Yard Setback (2nd Story) (Ft.)	10'	N-10' S-10'	No Change
11	* Rear Yard Setback (Ft.)	15'	42.9' (MAIN) 3' (ACC.)	No Change
12	Angle of Vision (Deg.)	N/A	N/A	N/A
13	Building Height (Ft.)	23.5' (MAIN)	17.68' (MAIN)	No Change
14	Overall Building Height (Ft.)	31.5' (MAIN) 25' (ACC)	24.08' (MAIN)	No Change
15	Crown of Road (COR) (NAVD)	N/A	2.6' NAVD	No Change
16	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	NONE
17	Finished Floor Elev. (FFE) (NAVD)	7.5' NAVD	5' NAVD (MAIN)	No Change
18	Zero Datum for point of meas. (NAVD)	N/A	5' NAVD	5' NAVD
19	FEMA Flood Zone Designation	AE ELEV-6	No Change	No Change
20	Base Flood Elevation (BFE) (NAVD)	7.5' NAVD	5' NAVD	5' NAVD
21	Landscape Open Space (LOS) (Sq Ft and %)	45%	TBD	TBD
22	Perimeter LOS (Sq Ft and %)	50%	TBD	TBD
23	Front Yard LOS (Sq Ft and %)	40%	TBD	TBD
24	* Native Plant Species %	SEE LANDSCAPE	TBD	TBD
25				

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

SEAVIEW AVENUE



APPROVED SITE PLAN
 1/8" = 1'-0"



PHIPPS PLAZA

1



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 Planning Zoning and Building
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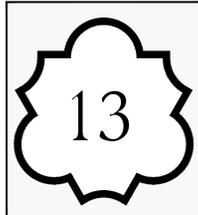
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 400 ROYAL PALM WAY, SUITE 206
 PALM BEACH FL 33480
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PROPOSED RENOVATIONS TO:
PHIPPS PLAZA
 218 PHIPPS PLAZA
 PALM BEACH, FL 33480

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 11 MARCH. 2024 - FINAL SUBMITTAL

COA #: 22-042
 ZON #: 22-123

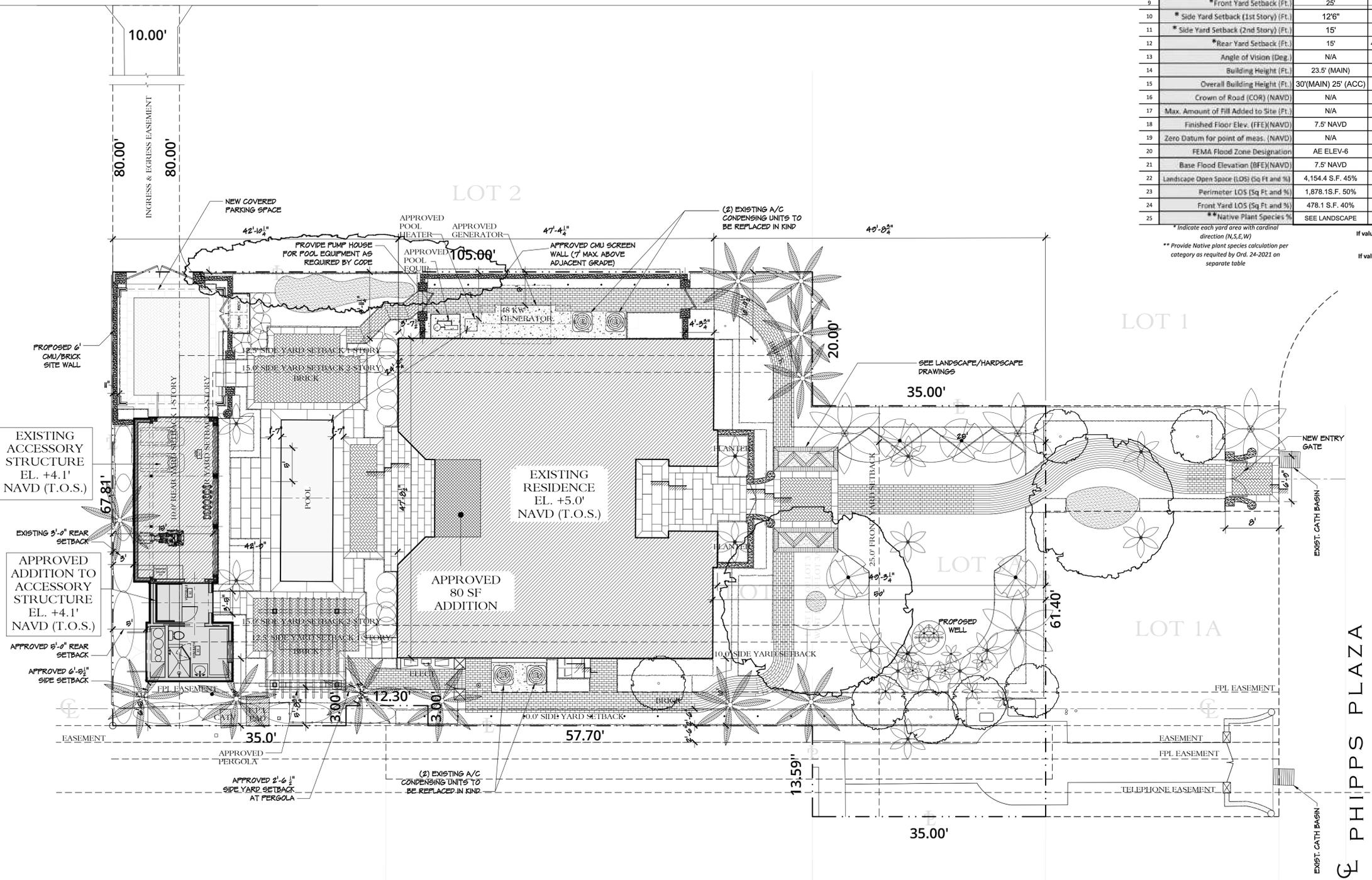
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 PROFESSIONAL CERTIFICATION
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Zoning Legend				
1	Property Address:	218 Phipps Plaza		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	Single Family Residence		
Line #		Required/Allowed	Existing	Proposed
4	Lot Size (sq ft)	10,000 s.f.	9,232 s.f.	No Change
5	Lot Depth	100'	140'	No Change
6	Lot Width	75'	67.8'	No Change
8	Lot Coverage (Sq Ft and %)	2,770 s.f. or 30%	2,291 s.f. or 24.8%	2,885 or 31.6%
9	*Front Yard Setback (Ft.)	25'	50'	No Change
10	*Side Yard Setback (1st Story) (Ft.)	12'6"	N-10' S-10'	N-2'-7" S-6'-5" 1/2"(ACC)
11	*Side Yard Setback (2nd Story) (Ft.)	15'	N-10' S-10'	No Change
12	*Rear Yard Setback (Ft.)	15'	42.9' (MAIN) 3' (ACC.)	11" (Parking Struct.)
13	Angle of Vision (Deg.)	N/A	N/A	N/A
14	Building Height (Ft.)	23.5' (MAIN)	17.68' (MAIN)	No Change
15	Overall Building Height (Ft.)	30'(MAIN) 25' (ACC)	24.08' (MAIN)	No Change
16	Crown of Road (COR) (NAVD)	N/A	2.6' NAVD	No Change
17	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	NONE
18	Finished Floor Elev. (FFE)(NAVD)	7.5' NAVD	5' NAVD (MAIN)	No Change
19	Zero Datum for point of meas. (NAVD)	N/A	5' NAVD	5' NAVD
20	FEMA Flood Zone Designation	AE ELEV-6	No Change	No Change
21	Base Flood Elevation (BFE)(NAVD)	7.5' NAVD	5' NAVD	5' NAVD
22	Landscape Open Space (LOS) (Sq Ft and %)	4,154.4 S.F. 45%	N/A	4,164.5 S.F. 45.1%
23	Perimeter LOS (Sq Ft. and %)	1,878.1S.F. 50%	N/A	2,376.9 S.F. 63.2%
24	Front Yard LOS (Sq Ft and %)	478.1 S.F. 40%	N/A	1,083.9 S.F. 90.1%
25	*Native Plant Species %	SEE LANDSCAPE	SEE LANDSCAPE	SEE LANDSCAPE

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

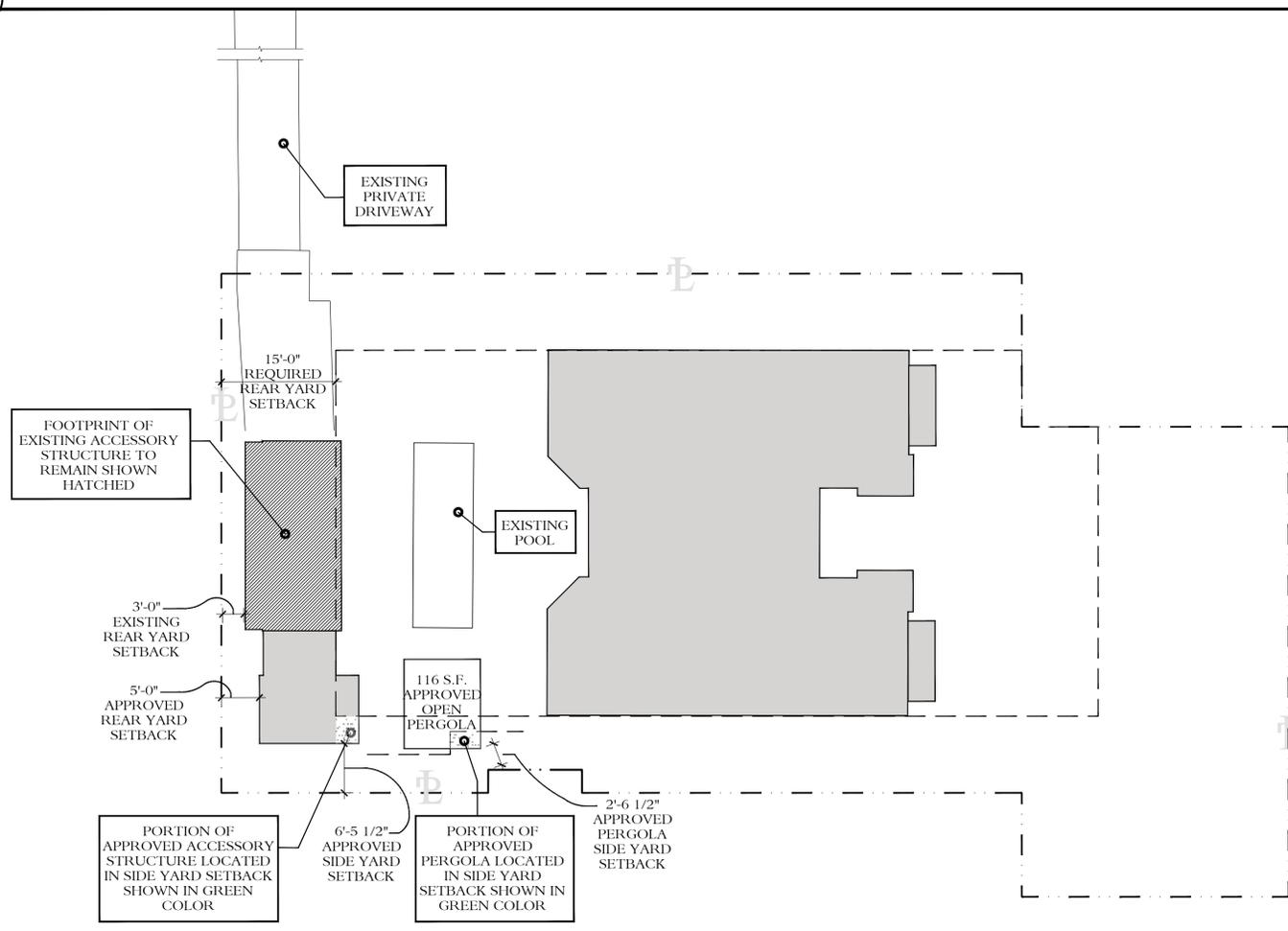
SEAVIEW AVENUE



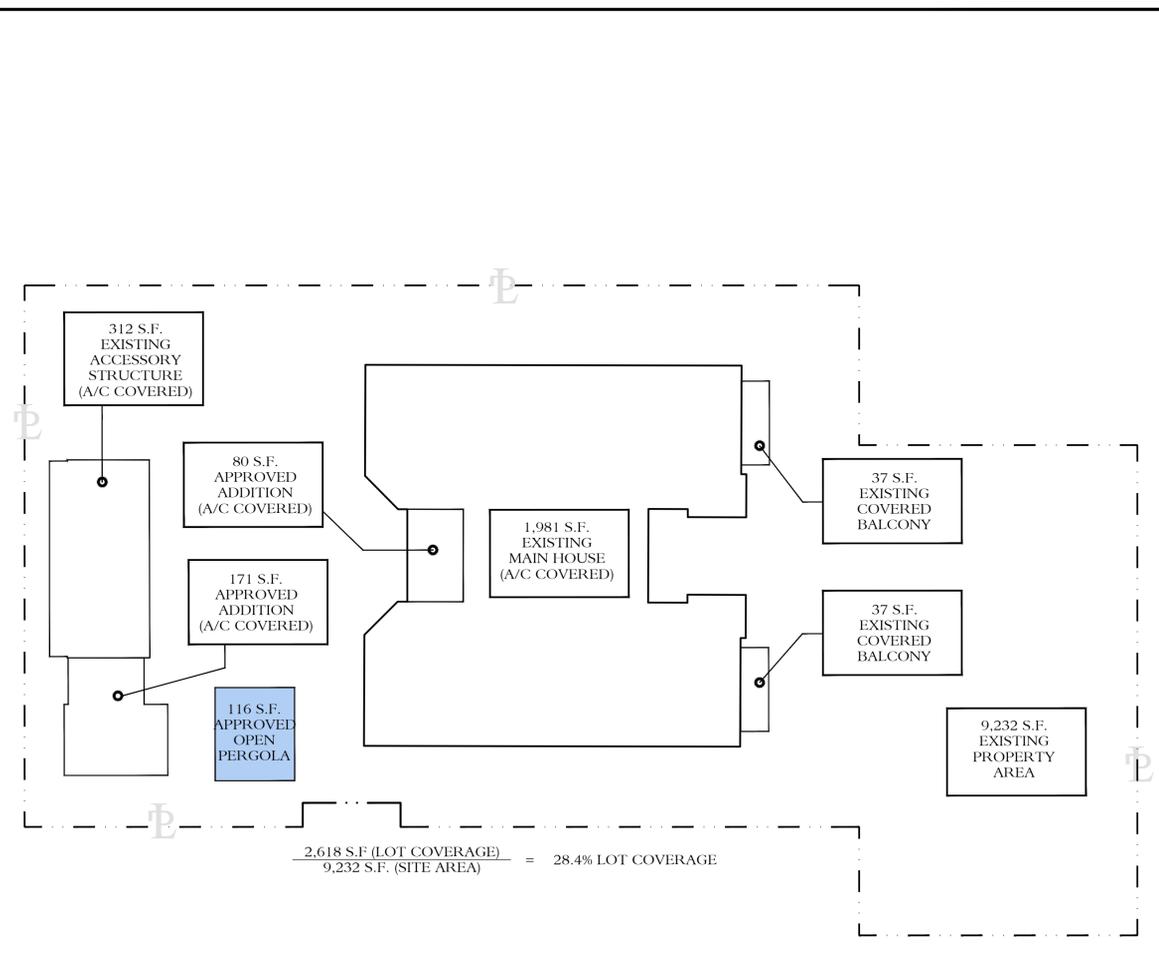
CURRENT PROPOSED SITE PLAN
 1/8" = 1'-0"



1



1 APPROVED VARIANCE DIAGRAM - REAR AND SIDE YARD SETBACK
 3/32" = 1'-0"

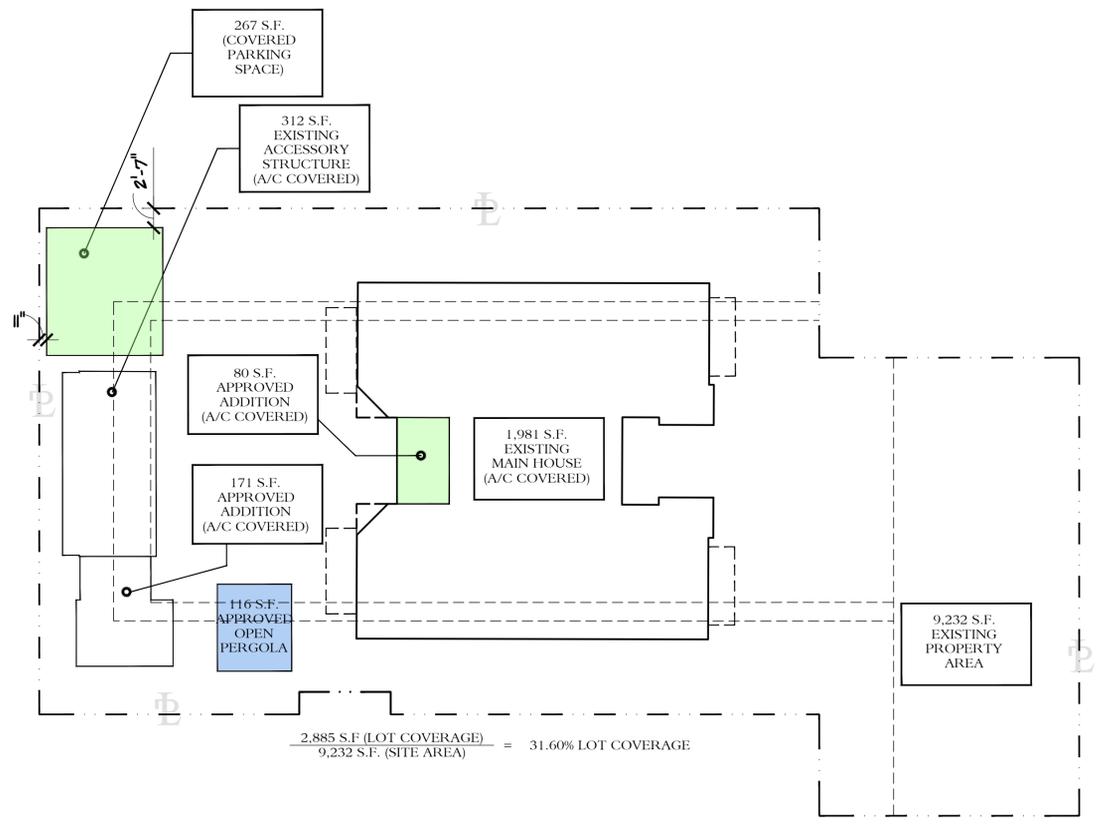
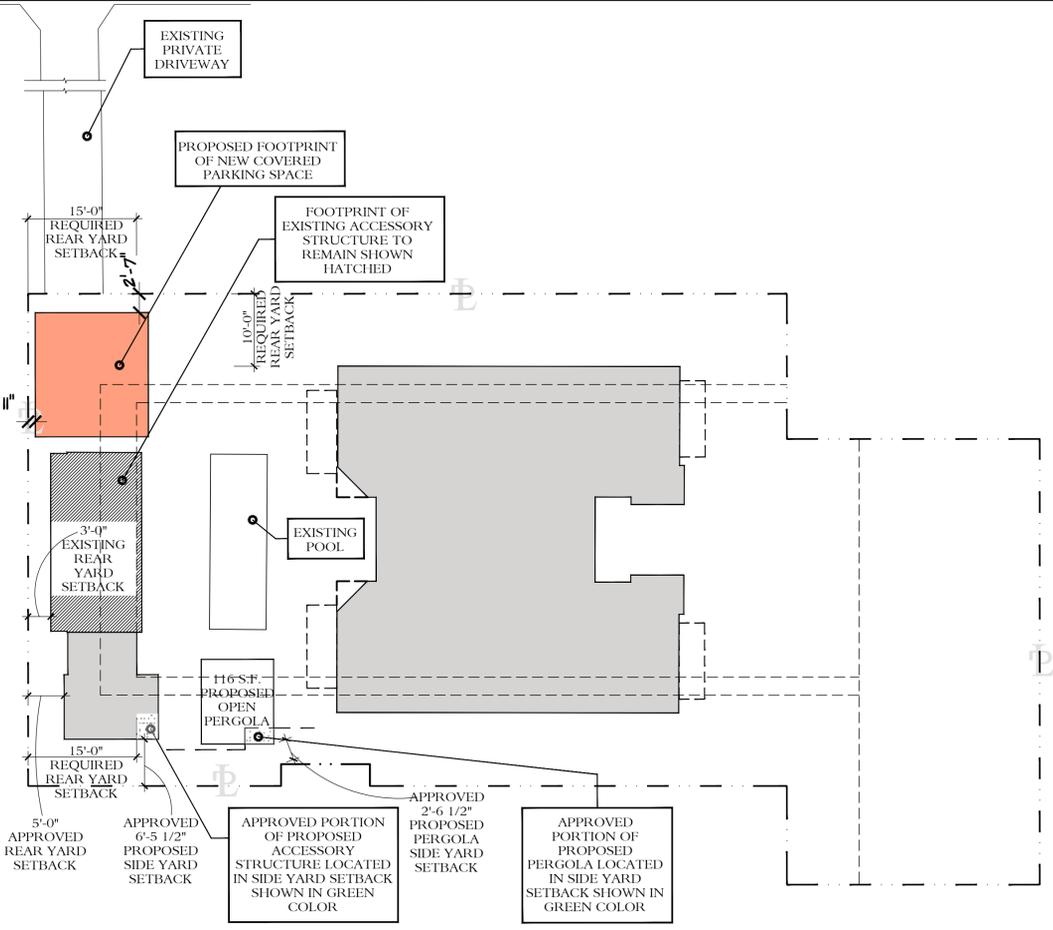


2 APPROVED ZONING DIAGRAM - LOT COVERAGE
 3/32" = 1'-0"

LOT INFORMATION	
PROPERTY ADDRESS: 218 PHIPPS PLAZA PALM BEACH, 33480	
ZONING DATA: RC ZONING DISTRICT	
FLOOD ZONE: THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 6), ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C 0583F, DATED 10-05-2017.	
SURVEY INFO: ALL SURVEY INFORMATION BASED ON SURVEY BY: WALLACE SURVEYING CORP. 8883 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561)-640-4551 CRAIG L. WALLACE FLORIDA CERTIFICATE #3357	
DATE OF FIELD SURVEY: 8.25.2022	
LEGAL DESCRIPTION: SEE SURVEY.	

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	9,232 S.F.
LOT COVERAGE:	
ALLOWABLE: 2-STORY (30%)	2,770 S.F.
PROPOSED: 2-STORY (28.4%)	2,618 S.F.
SQUARE FOOTAGE BREAKDOWN:	
AIR CONDITIONED SPACE	
1ST FLOOR (MAIN HOUSE)	2,061 S.F.
2ND FLOOR (MAIN HOUSE)	1,975 S.F.
1ST FLOOR (ACC. STRUCT. EXISTING)	312 S.F.
1ST FLOOR (ACC. STRUCT. ADDITION)	171 S.F.
TOTAL A/C	4,919 S.F.
COVERED NON-AIR CONDITIONED SPACE	
2ND FLOOR (MAIN HOUSE)	74 S.F.
TOTAL NON-A/C	74 S.F.
ADDITIONAL AREAS	
PERGOLA	116 S.F.

ZONING TABULATION		
ZONING ITEM	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	R-C	R-C
LOT AREA	10,000 SF MIN.	9,232 SF
LOT WIDTH	75' MIN.	67.8'
LOT DEPTH	100' MIN.	140'
DENSITY	4 D.U./ACRE	
FRONT YARD SETBACK	25'-0"	25'-0"
SIDE YARD SETBACK (EAST)	10'-0"	10'-0"
SIDE YARD SETBACK (WEST)	10'-0"	10'-0" (MAIN STRUCTURE) 6'-5 1/2" (ACCESSORY STRUCTURE)
REAR YARD SETBACK	15'-0"	42.0' (MAIN STRUCTURE) 3'-0" (ACCESSORY STRUCTURE)
ANGLE OF VISION	N/A	N/A
MAX. BUILDING HEIGHT (MAIN STRUCTURE)	23'-6"	NO CHANGE MATCH EXISTING
MAX. OVERALL HEIGHT (MAIN STRUCTURE)	31'-6"	NO CHANGE MATCH EXISTING
MAX. OVERALL HEIGHT (ACCESSORY STRUCTURE)	25'-0"	NO CHANGE MATCH EXISTING
CUBIC CONTENT	N/A	N/A
LOT COVERAGE (FOOTPRINT)	30% (2,770 S.F. MAX)	28.4% (2,618 S.F.)
LANDSCAPE OPEN SPACE	SEE LANDSCAPE DRAWINGS	SEE LANDSCAPE DRAWINGS
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	SEE LANDSCAPE DRAWINGS	SEE LANDSCAPE DRAWINGS
NATIVE PLANTING	SEE LANDSCAPE DRAWINGS	SEE LANDSCAPE DRAWINGS
PERIMETER LANDSCAPE OPEN SPACE	SEE LANDSCAPE DRAWINGS	SEE LANDSCAPE DRAWINGS



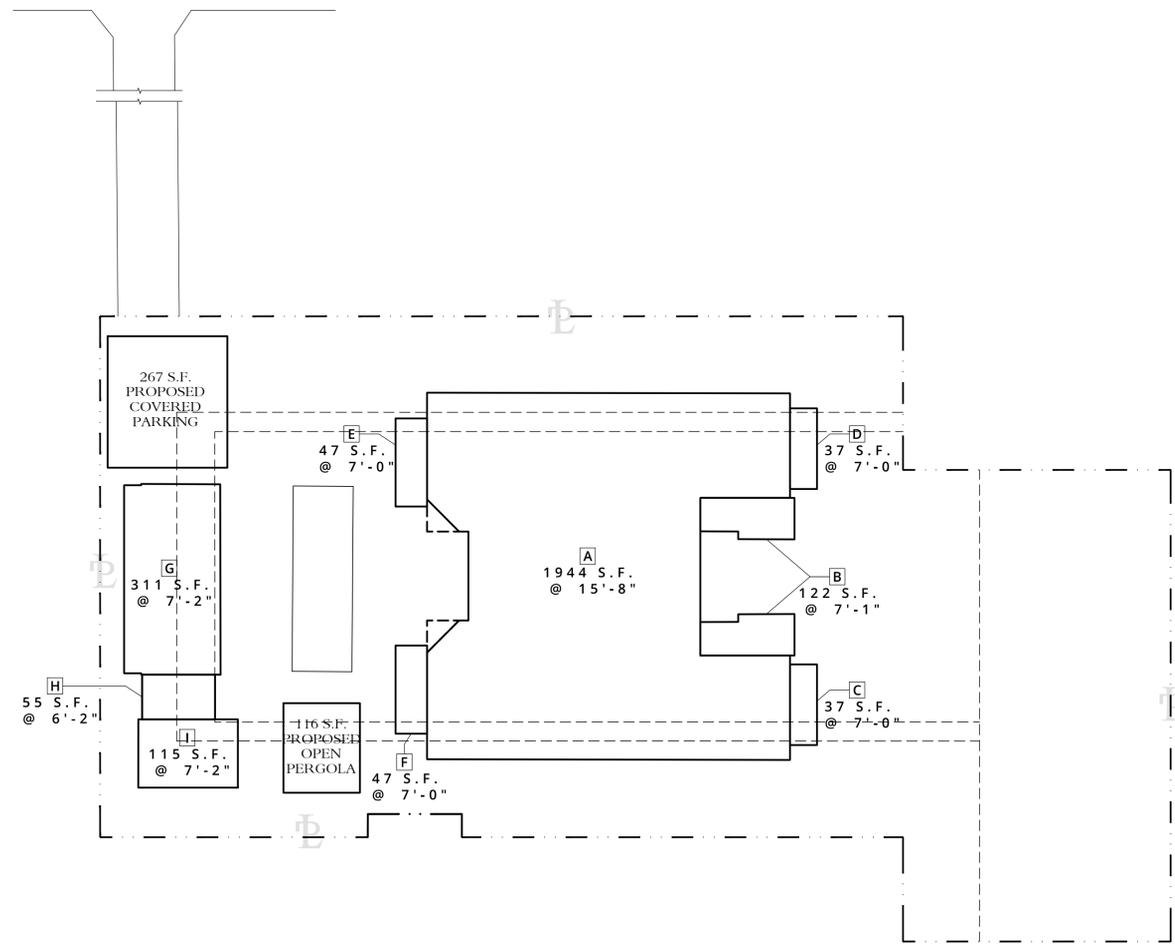
1 PROPOSED VARIANCE DIAGRAM - REAR AND SIDE YARD SETBACK N.T.S.

2 PROPOSED ZONING DIAGRAM - LOT COVERAGE N.T.S.

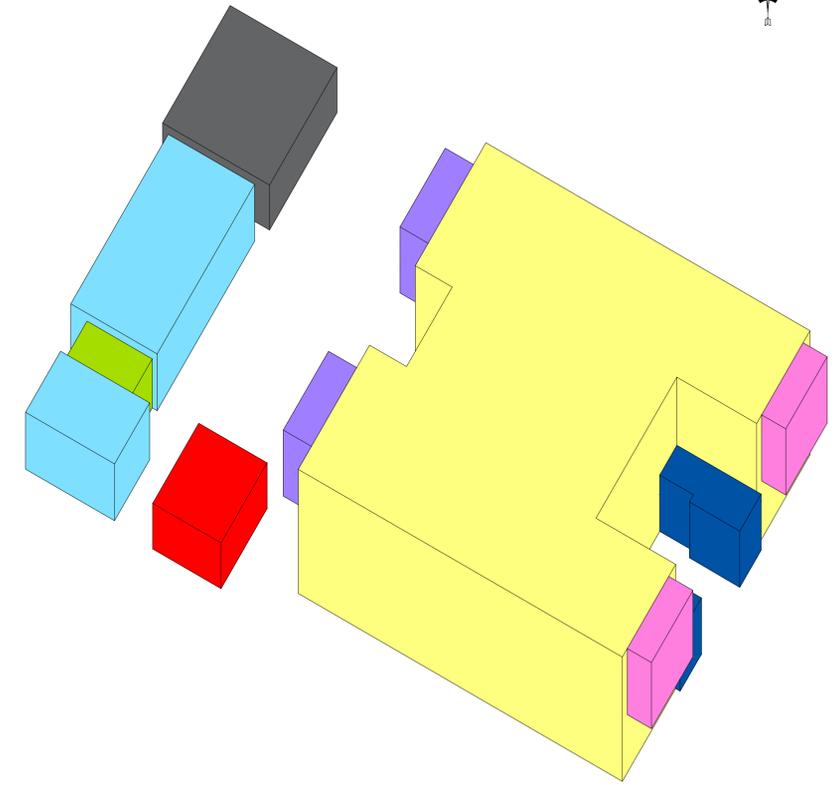
LOT INFORMATION	
PROPERTY ADDRESS: 218 PHIPPS PLAZA PALM BEACH, 33480	
ZONING DATA: R-B ZONING DISTRICT	
FLOOD ZONE: THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 6), ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C 0583F, DATED 10-05-2017.	
SURVEY INFO: ALL SURVEY INFORMATION BASED ON SURVEY BY: WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561)-640-4551 CRAIG L. WALLACE FLORIDA CERTIFICATE #3357	
DATE OF FIELD SURVEY: 5.25.2022	
LEGAL DESCRIPTION: SEE SURVEY.	

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	9,232 S.F.
LOT COVERAGE:	
ALLOWABLE: 2-STORY (30%)	2,770 S.F.
PROPOSED: 2-STORY (28.4%)	2,618 S.F.
SQUARE FOOTAGE BREAKDOWN:	
AIR CONDITIONED SPACE	
1ST FLOOR (MAIN HOUSE)	2,061 S.F.
2ND FLOOR (MAIN HOUSE)	1,075 S.F.
1ST FLOOR (ACC. STRUCT. EXISTING)	312 S.F.
1ST FLOOR (ACC. STRUCT. ADDITION)	171 S.F.
TOTAL A/C	4,519 S.F.
COVERED NON-AIR CONDITIONED SPACE	
2ND FLOOR (MAIN HOUSE)	74 S.F.
PARKING STRUCTURE	267 S.F.
TOTAL NON-A/C	341 S.F.
ADDITIONAL AREAS	
PERGOLA	116 S.F.

ZONING TABULATION			
ZONING ITEM	REQUIRED/ALLOWED		PROPOSED
ZONING DISTRICT	R-B		R-B
LOT AREA	10,000 SF		9,232 SF
LOT WIDTH	100' MIN.		67.8'
LOT DEPTH	100' MIN.		140'
DENSITY	4 DU./ACRE		
FRONT YARD SETBACK (EAST)	1ST STORY 25'-0"	2ND STORY 25'-0"	1ST STORY 40'-3 1/4" 2ND STORY 50'-0"
SIDE YARD SETBACK (NORTH)	1ST STORY 12'-6"	2ND STORY 15'-0"	1ST STORY 2'-7" NEW PARKING STRUCT. 2ND STORY EXISTING 10'-0 1/2"
SIDE YARD SETBACK (SOUTH)	1ST STORY 12'-6"	2ND STORY 15'-0"	1ST STORY EXISTING 10'-0" 2ND STORY EXISTING 10'-0"
REAR YARD SETBACK (WEST)	1ST STORY 10'-0"	2ND STORY 15'-0"	1ST STORY 42'-0" (MAIN STRUCTURE) 3' (EXIST. ACCESSORY STRUCT.) 11" (NEW PARKING STRUCT.) 2ND STORY 42'-0"
ANGLE OF VISION (PER SECTION 134-893 a.6)	N/A, CUL-DE-SAC LOT		N/A, CUL-DE-SAC LOT
MAX. BUILDING HEIGHT	1ST STORY 14'-0"	2ND STORY 22'-0"	NO CHANGE
MAX. OVERALL HEIGHT	30'-0" MAXIMUM		NO CHANGE
CUBIC CONTENT	4.08 C.C.R. 37,536 C.F.		3.03 C.C.R. 36,161 C.F.
LOT COVERAGE (FOOTPRINT)	TWO STORY: 30% (2,770 S.F. MAX)		TWO STORY: 31.6% (2,885 S.F.)
LANDSCAPE OPEN SPACE	4,154 S.F. 45%		4,164 S.F. 45.1%
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	4781 S.F. 40%		1,083.0 S.F. 00.1%
NATIVE PLANTING	SEE LANDSCAPE		SEE LANDSCAPE



1 CUBIC CONTENT DIAGRAM
N.T.S.



2 CUBIC CONTENT AXONOMETRIC DIAGRAM
N.T.S.

CUBIC CONTENT RATIO DATA FOR R-B DISTRICT

LOT SIZE: 10,078 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
2-STORY A :	1944 SF	15'-8"	30,433 CF
1-STORY B :	122 SF	7'-1"	863 CF
1-STORY C :	37 SF	7'-0"	259 CF
1-STORY D :	37 SF	7'-0"	259 CF
1-STORY E :	47 SF	7'-0"	329 CF
1-STORY F :	47 SF	7'-0"	329 CF
1-STORY G :	311 SF	7'-2"	2,226 CF
1-STORY H :	55 SF	6'-2"	338 CF
1-STORY I :	115 SF	7'-2"	823 CF
TOTAL ENCLOSED + UNENCLOSED 2ND FLOOR :			35,859 CF
1-STORY PERGOLA :	116 SF	5'-9"	667 CF
1-STORY COVERED PARKING :	267 SF	5'-8"	1,511 CF
TOTAL UNENCLOSED :			2,178 CF

CALCULATIONS ARE TAKEN FROM PROPOSED SLAB TO THE BOTTOM OF THE TOP CHORD.

* "Building, height of (applicable only in R-B districts) means the vertical distance from the top of the floor slab (excluding garage) to the bottom of the top chord of the roof framing member where it intersects the plane of the outside face of the exterior wall for pitched roofs."

MAX. ALLOWABLE CCR = $4.00 + [(10,000 - 9,200) \div 10,000]$
= 4.08 OR 37,536 CF

TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 5.0% OF C.C. OR 1,876 C.F. MAX (ALLOWED) -(PROPOSED)

TOTAL PROPOSED UNENCLOSED COVERED = 2,178 CF

1,876 C.F. - 2,178 C.F. = 302 C.F. OVER

35,859 C.F. + 2,178 C.F. - 1,876 = 36,161 C.F.

(ENCLOSED) + (UNENCLOSED) - (UNENCLOSED CREDIT) = PROPOSED CCR

PROPOSED CCR = 3.93 or 36,161 C.F.

-TOTAL ENCLOSED AREA OF CCR 37,536 C.F. - 36,161 C.F. = 1,375 C.F. UNDER (ALLOWED) - (PROPOSED)



PATRICK RYAN O'CONNELL ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
WWW.PROARCHITECT.COM
tel (561)-331-2048

PROPOSED RENOVATIONS TO:
PHIPPS PLAZA
218 PHIPPS PLAZA
PALM BEACH, FL 33480

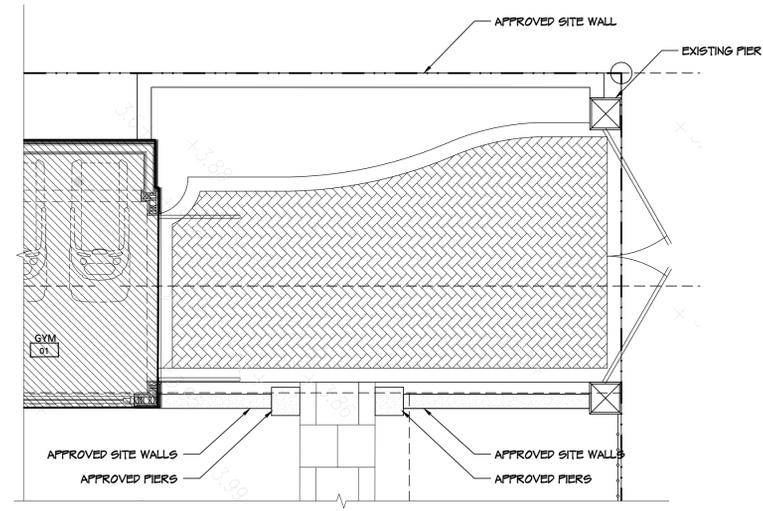
Project #: 22-004
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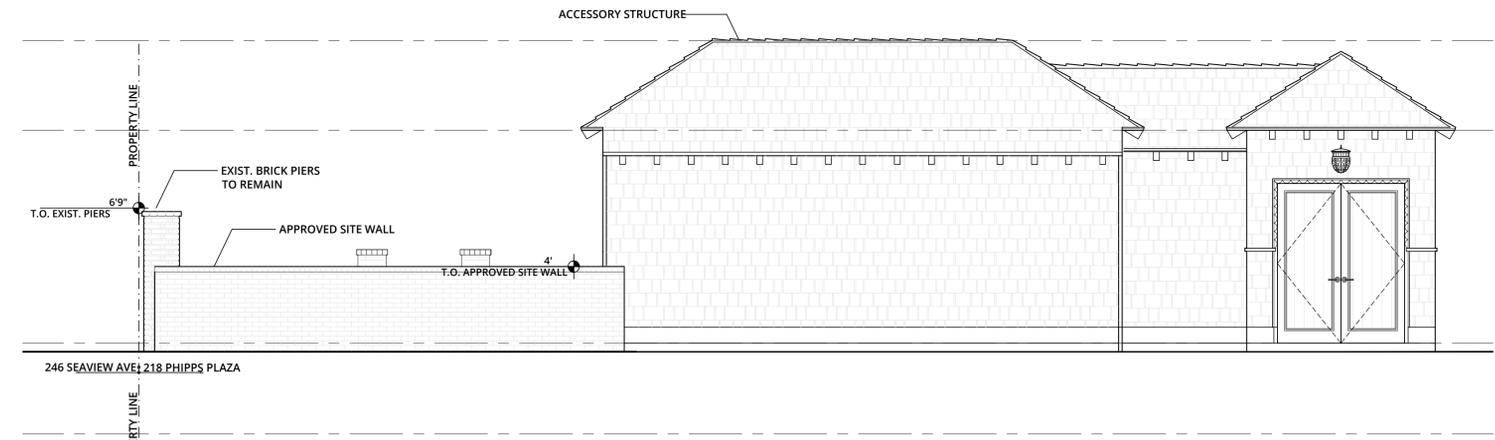
SEAL

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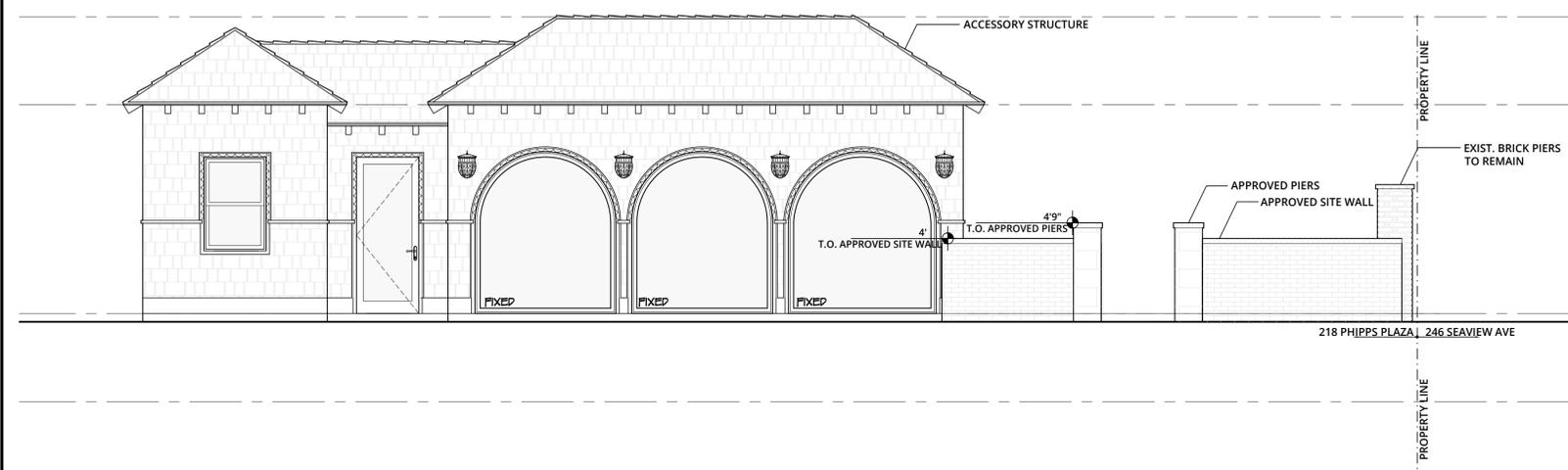




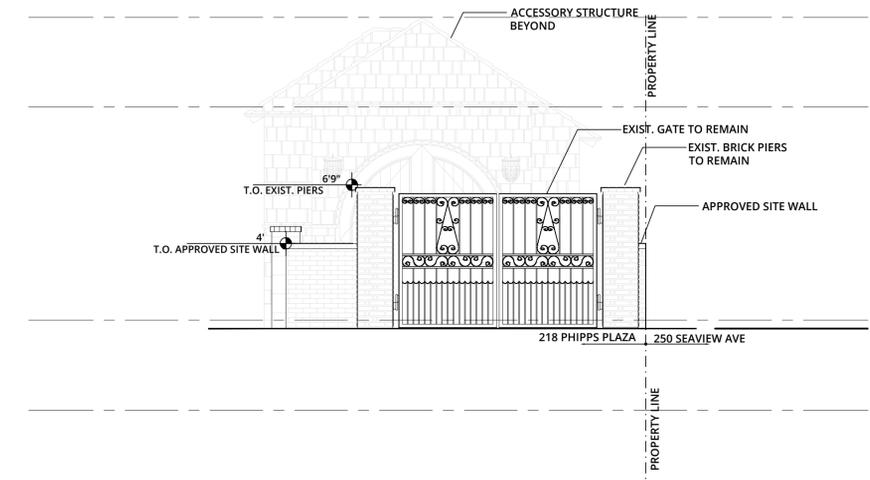
1 PREVIOUSLY APPROVED SITE PLAN
1/4" = 1'-0"



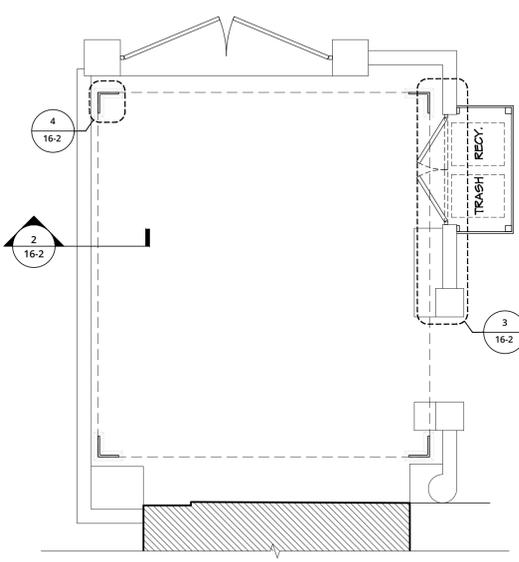
3 PREVIOUSLY APPROVED WEST SITE WALL
1/4" = 1'-0"



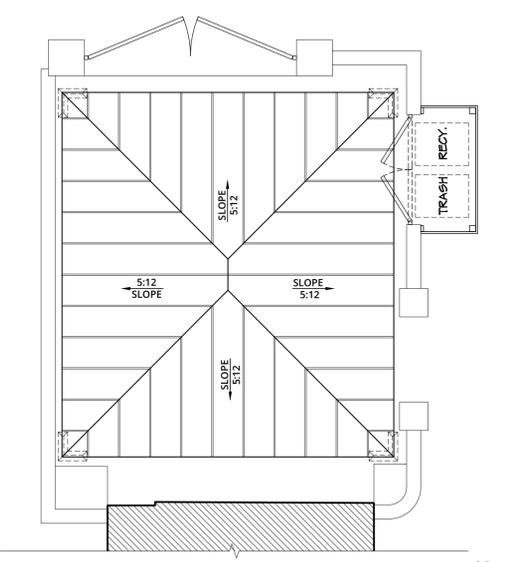
4 PREVIOUSLY APPROVED SITE WALLS @ POOL AREA
1/4" = 1'-0"



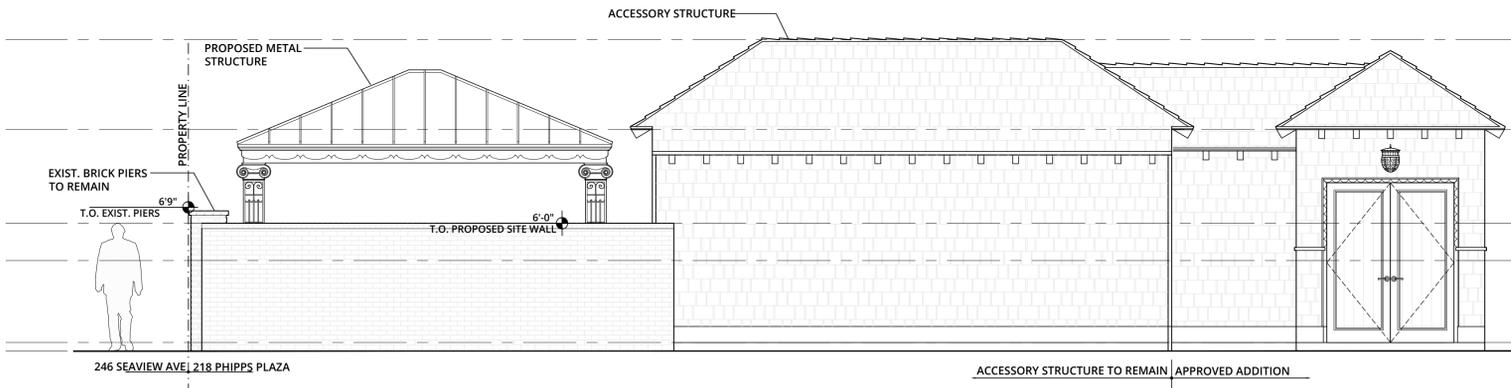
5 PREVIOUSLY APPROVED NORTH GATE ENTRY
1/4" = 1'-0"



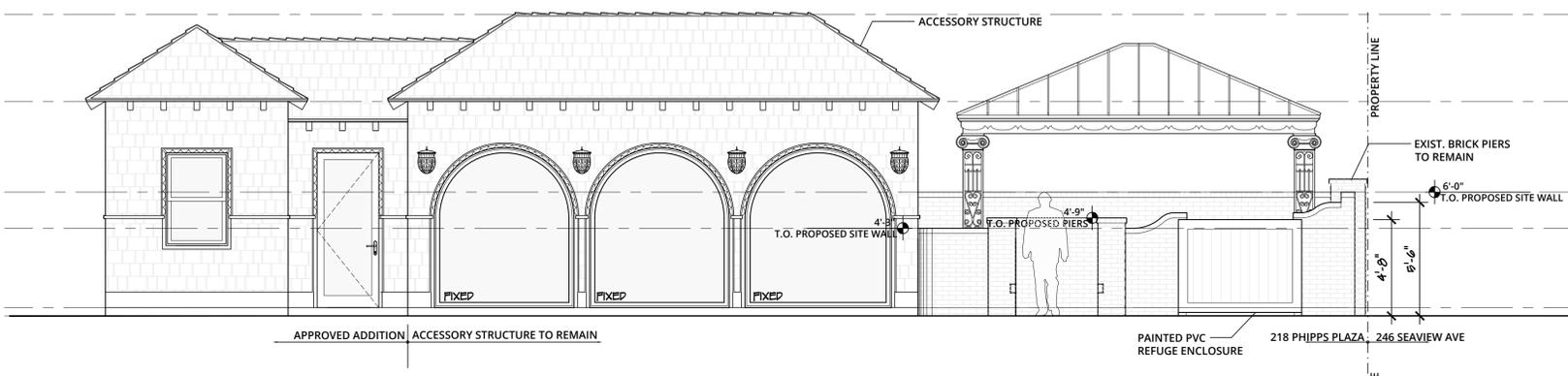
1 PARKING STRUCTURE PLAN
1/4" = 1'-0"



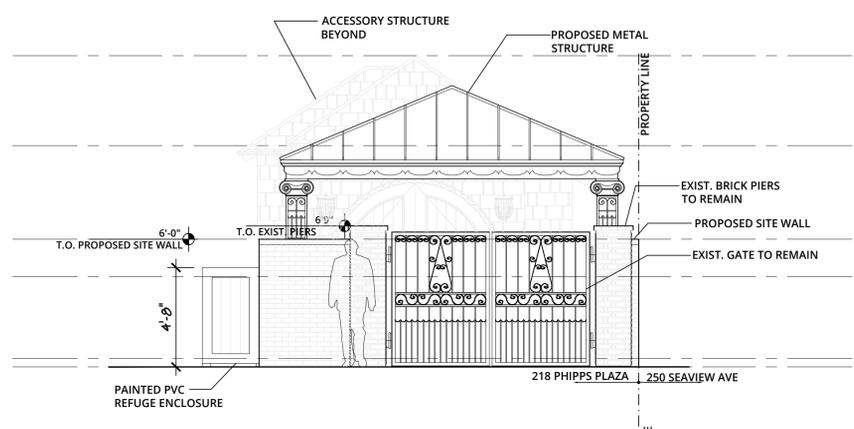
2 ROOF PLAN
1/4" = 1'-0"



3 WEST ELEVATION PARKING STRUCTURE
1/4" = 1'-0"



4 EAST ELEVATION PARKING STRUCTURE
1/4" = 1'-0"



5 NORTH ELEVATION PARKING STRUCTURE
1/4" = 1'-0"



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400 ROYAL PALM WAY, SUITE 206
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tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RENOVATIONS TO:
PHIPPS PLAZA
218 PHIPPS PLAZA
PALM BEACH, FL 33480

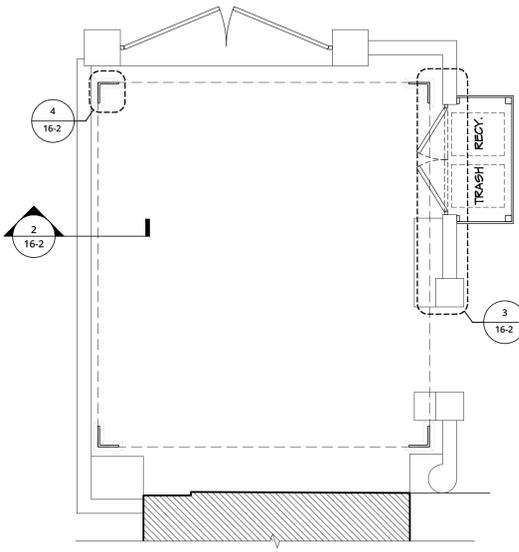
Project #: 22-004
Drawn by: PRO, AR
Date(s):
29 JAN. 2024 - LPC PRE APP
08 FEBR. 2024 - FIRST SUBMITTAL
26 FEBR. 2024 - SECOND SUBMITTAL
11 MARCH. 2024 - FINAL SUBMITTAL

COA #: 22-042
ZON #: 22-123

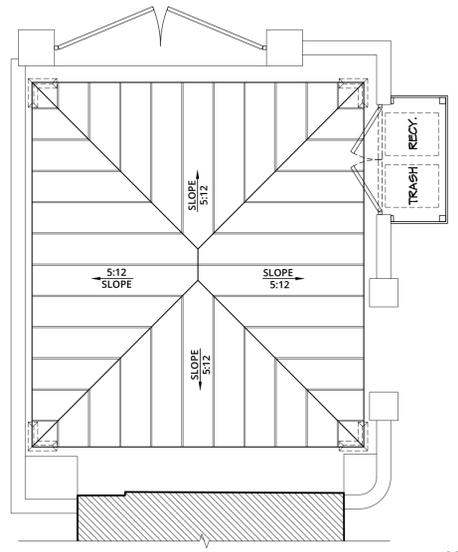
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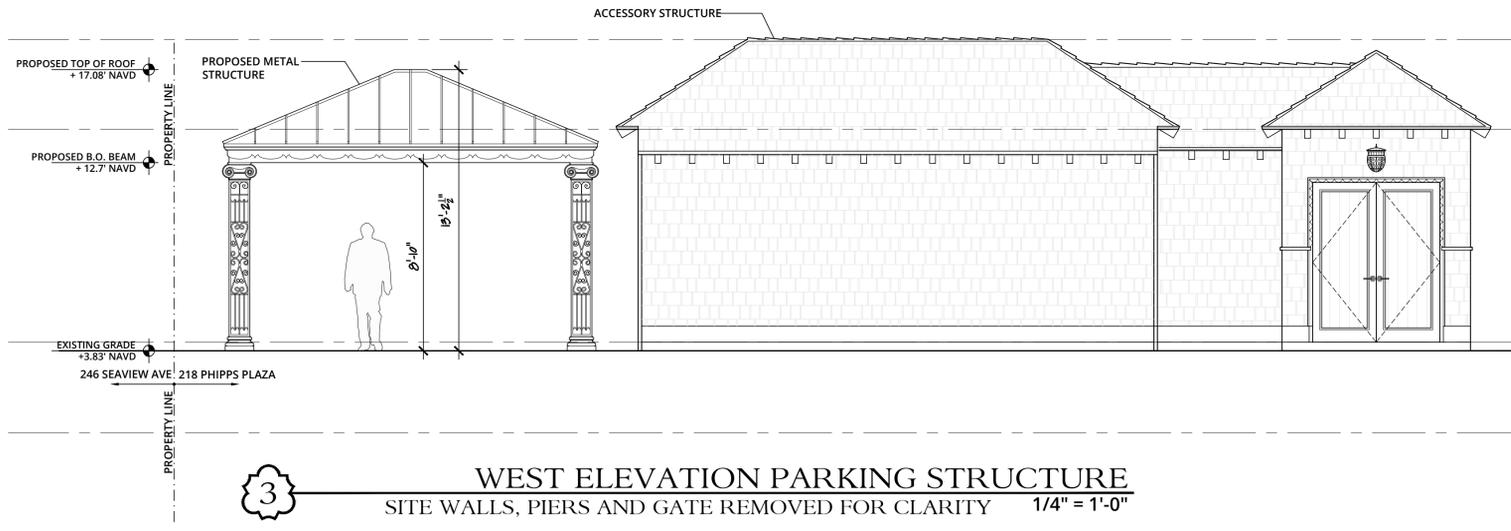
16-2



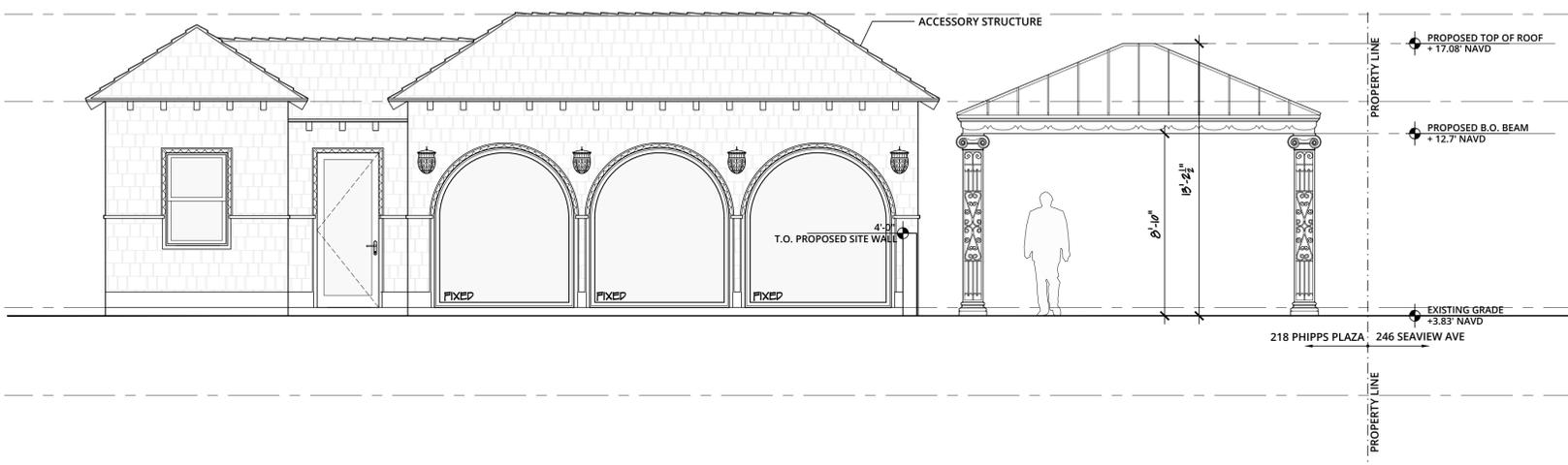
1 PARKING STRUCTURE PLAN
1/4" = 1'-0"



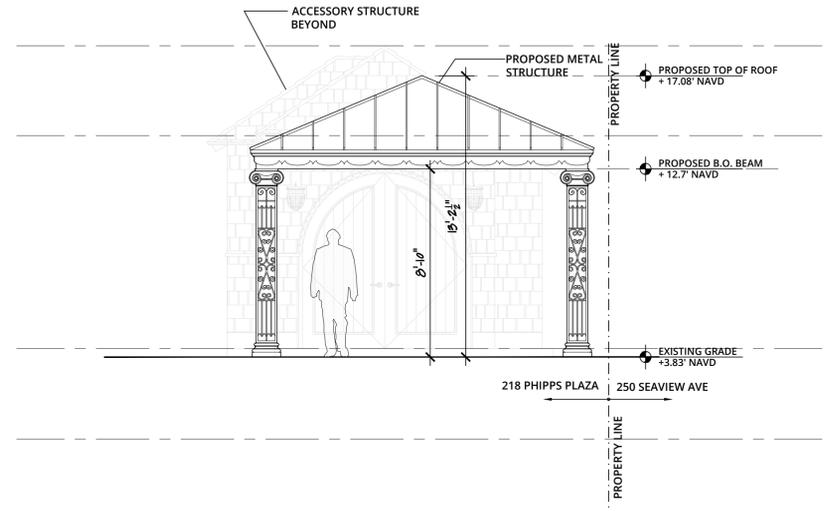
2 ROOF PLAN
1/4" = 1'-0"



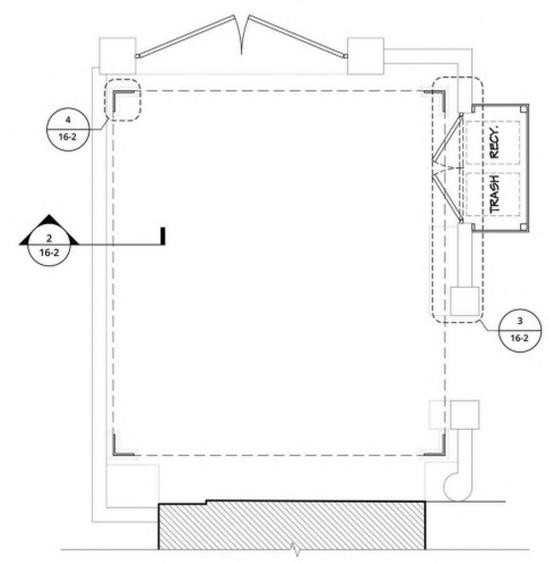
3 WEST ELEVATION PARKING STRUCTURE
SITE WALLS, PIERS AND GATE REMOVED FOR CLARITY 1/4" = 1'-0"



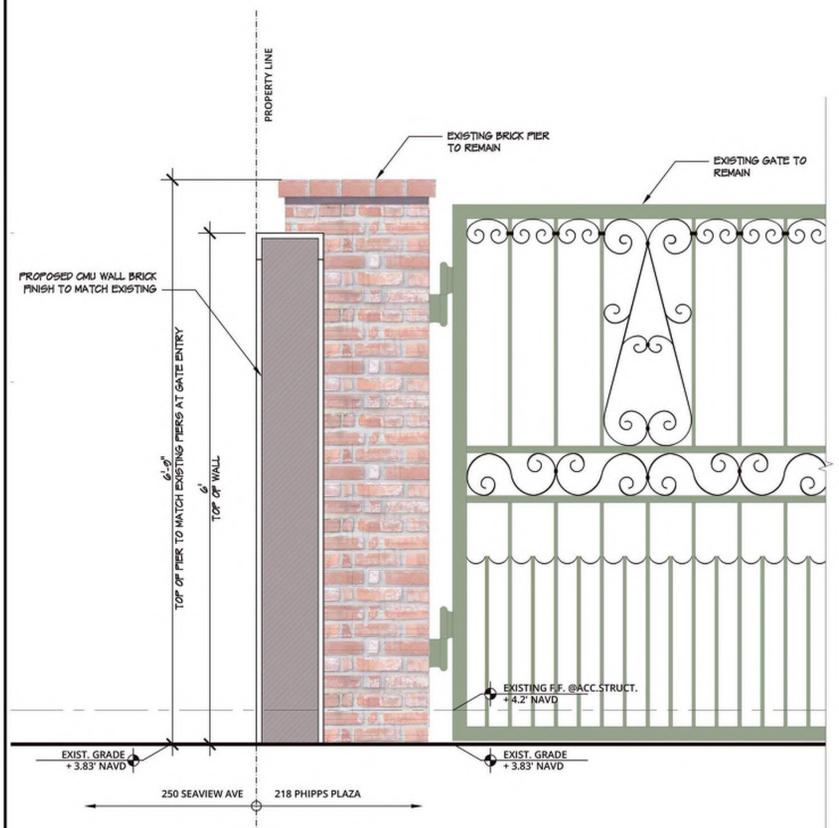
4 EAST ELEVATION PARKING STRUCTURE
SITE WALLS, PIERS AND GATE REMOVED FOR CLARITY 1/4" = 1'-0"



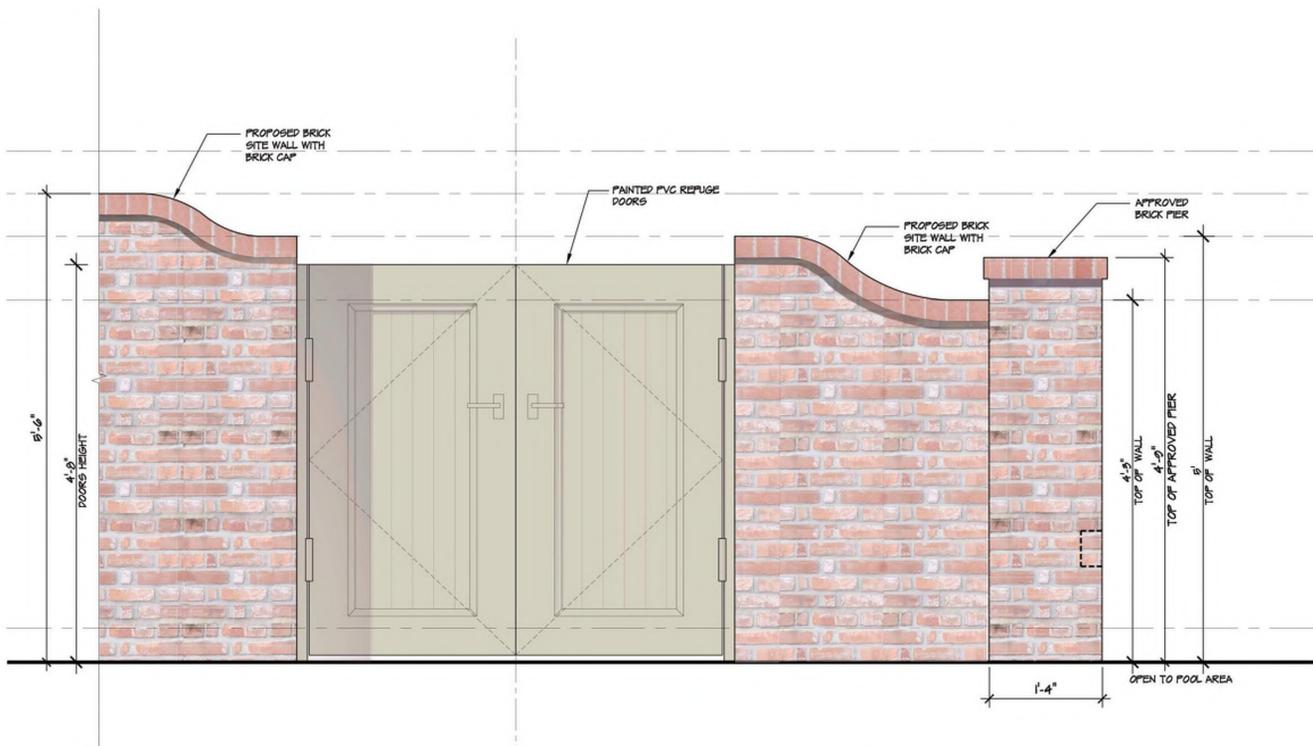
5 NORTH ELEVATION PARKING STRUCTURE
SITE WALLS, PIERS AND GATE REMOVED FOR CLARITY 1/4" = 1'-0"



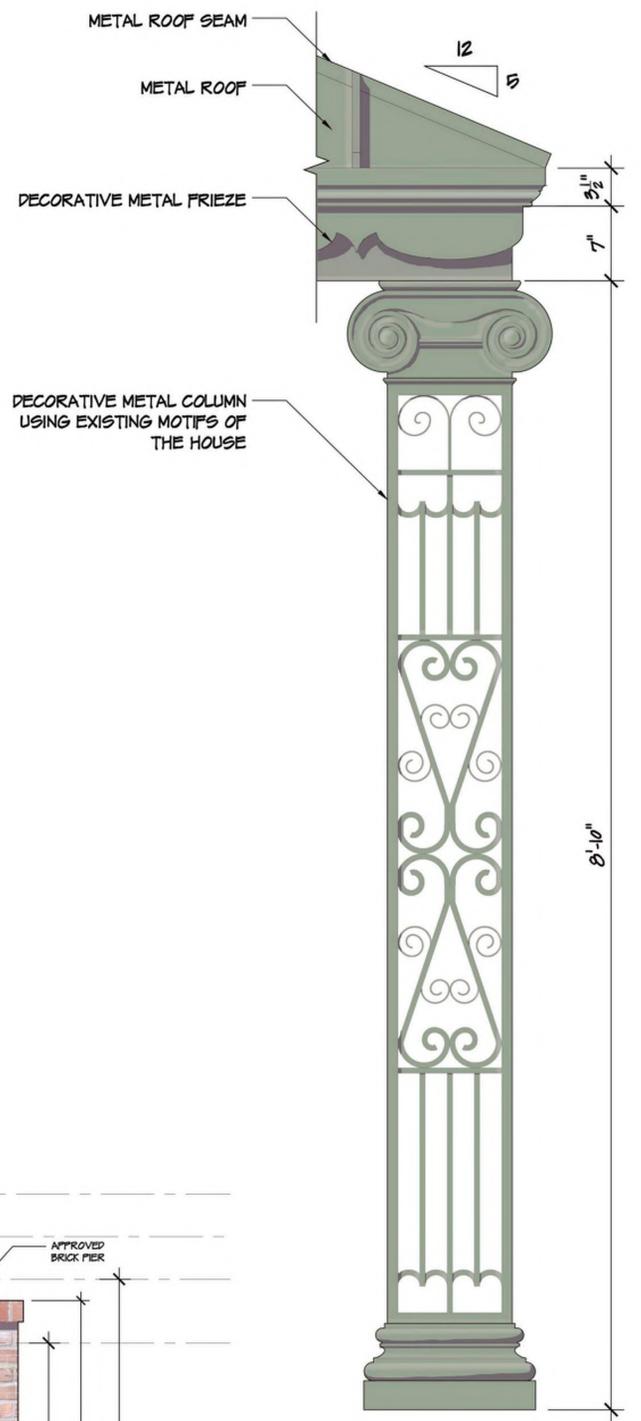
1 **PARKING STRUCTURE PLAN**
 1/4" = 1'-0"



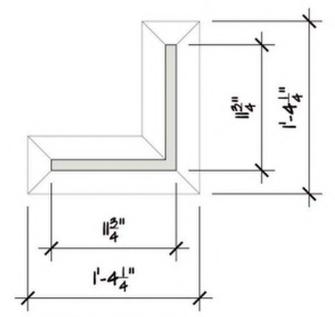
2 **SITE WALL SECTION**
 1" = 1'-0"

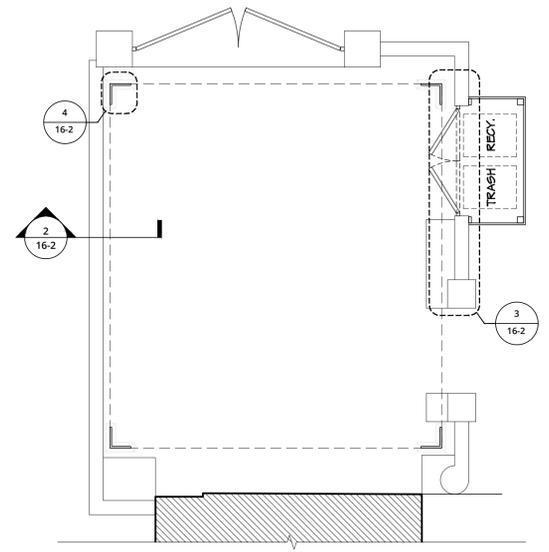


3 **REFUGE AREA ELEVATION**
 1" = 1'-0"

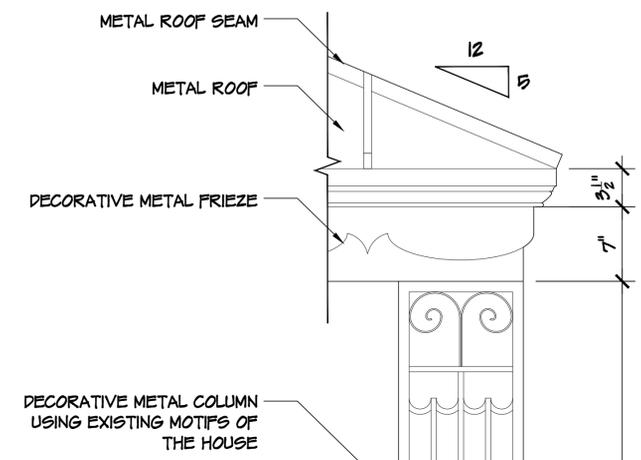


4 **COLUMN DETAIL**
 1 1/2" = 1'-0"

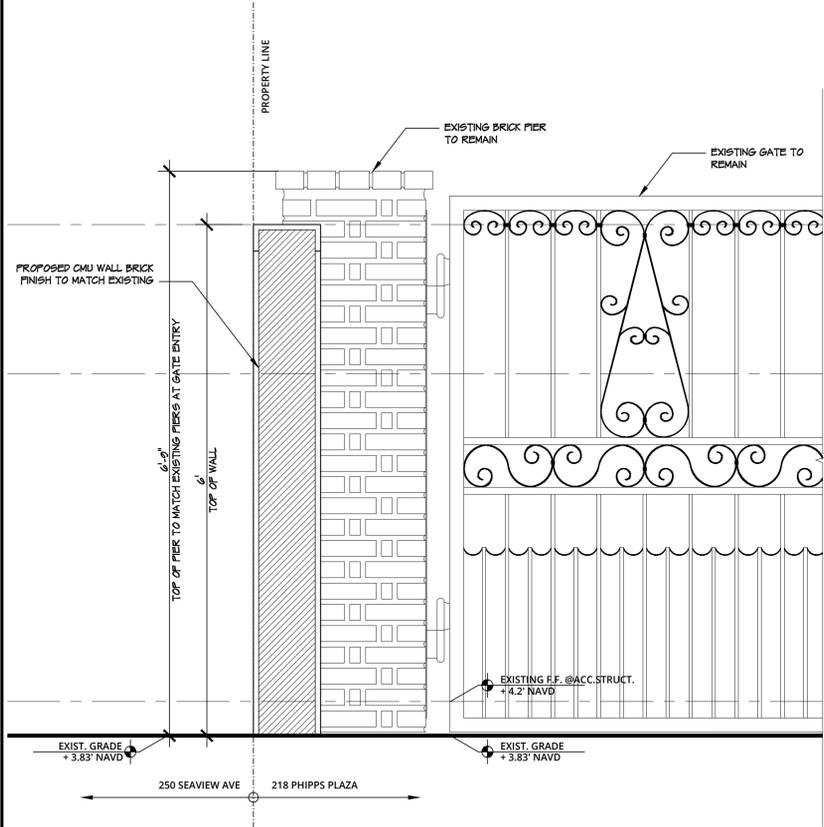




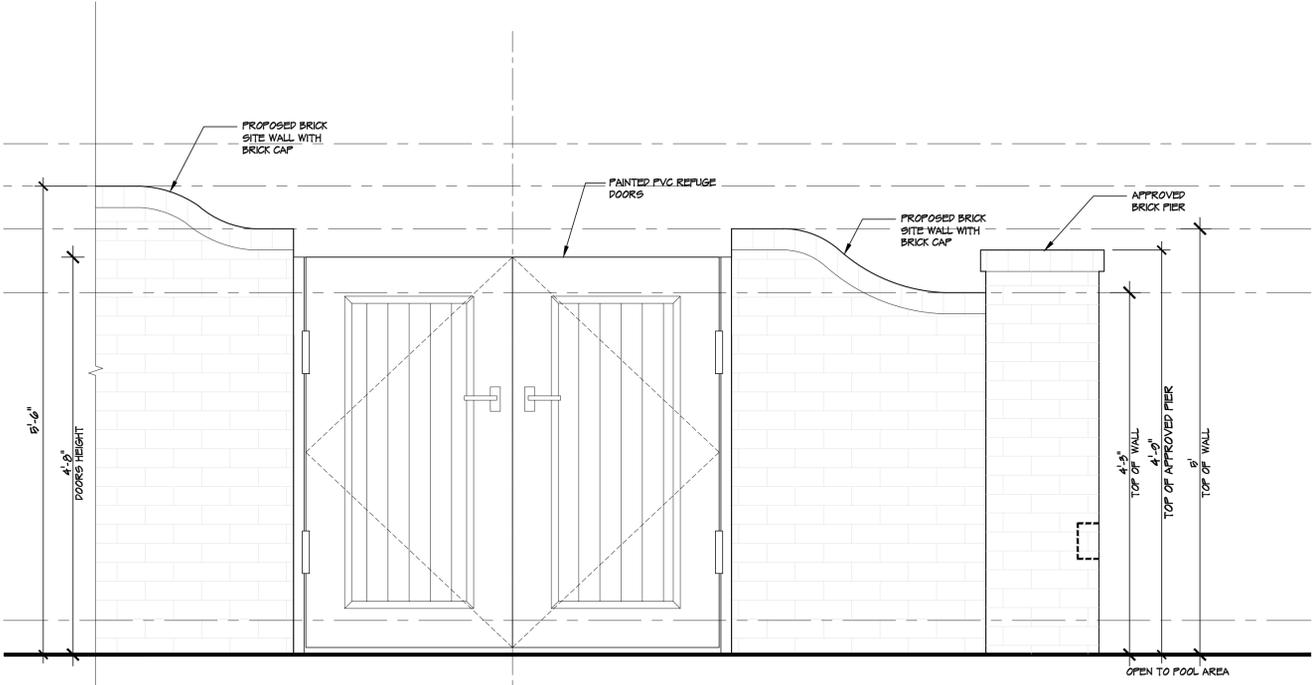
1 PARKING STRUCTURE PLAN
1/4" = 1'-0"



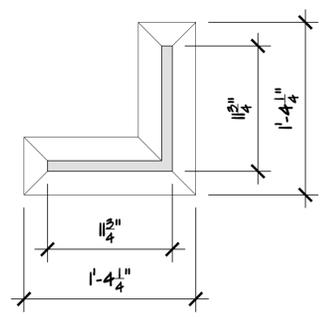
4 COLUMN DETAIL OPTION
1 1/2" = 1'-0"



2 SITE WALL SECTION
1" = 1'-0"



3 REFUGE AREA ELEVATION
1" = 1'-0"





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PROPOSED RENOVATIONS TO:
PHIPPS PLAZA
218 PHIPPS PLAZA
PALM BEACH, FL 33480

Project #: 22-004
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11 MARCH. 2024 - FINAL SUBMITTAL

COA #: 22-042
ZON #: 22-123

SEAL

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16-4

PROPERTY LINE



1

EAST ELEVATION PARKING STRUCTURE
1/4" = 1'-0"



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PROPERTY LINE



1 NORTH ELEVATION PARKING STRUCTURE
3/4" = 1'-0"



1

PERSPECTIVE VIEW AT VEHICULAR GATE
N.T.S.



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16-6



1

PERSPECTIVE VIEW AT COURTYARD
N.T.S.



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exp. date 28 February 2025."

16-7



1

PERSPECTIVE VIEW AT NEW PEDESTRIAN GATE
N.T.S.



**PATRICK RYAN
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16-8



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ARCHITECT

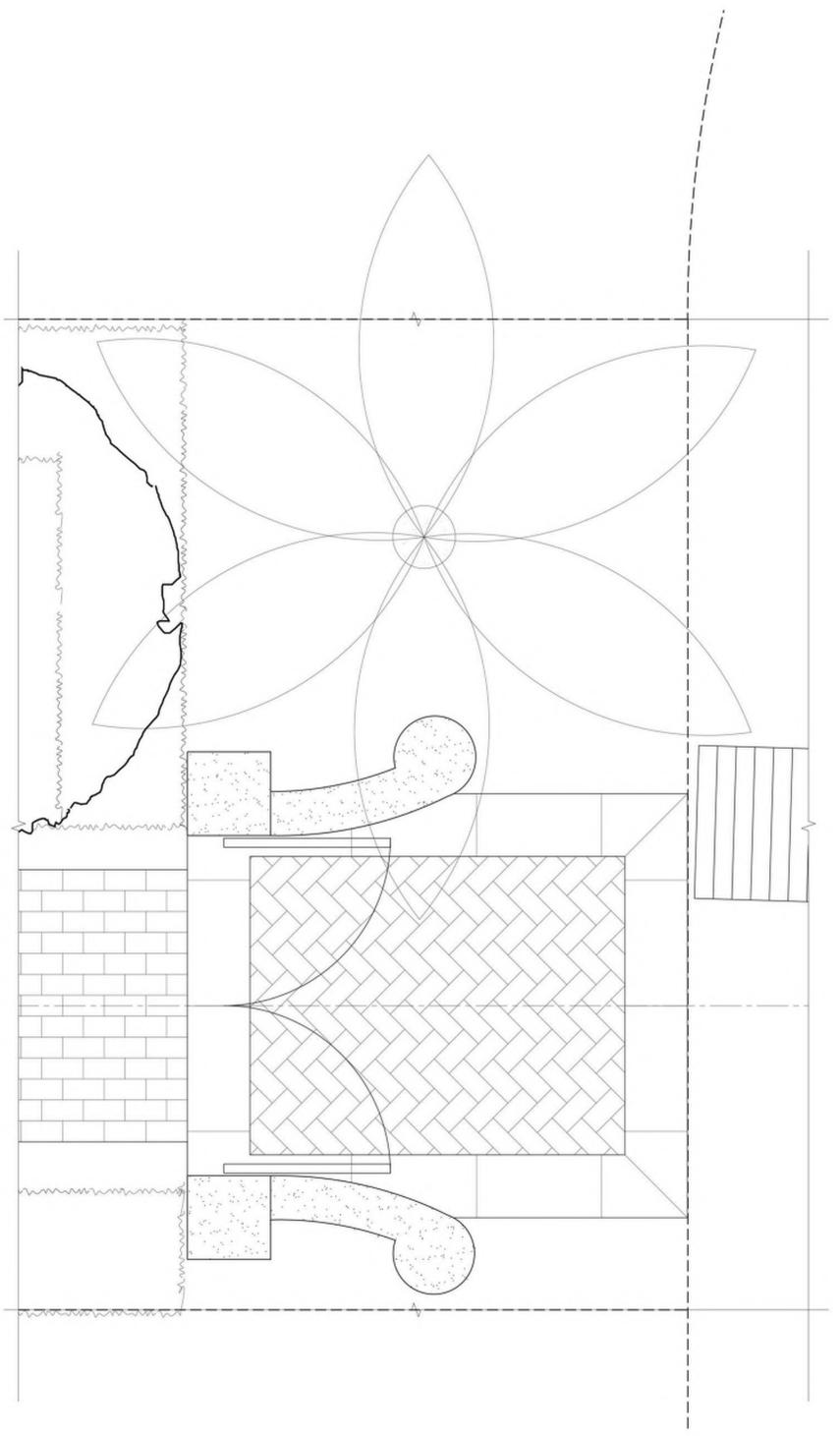
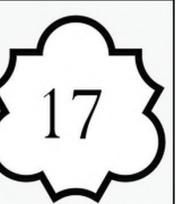
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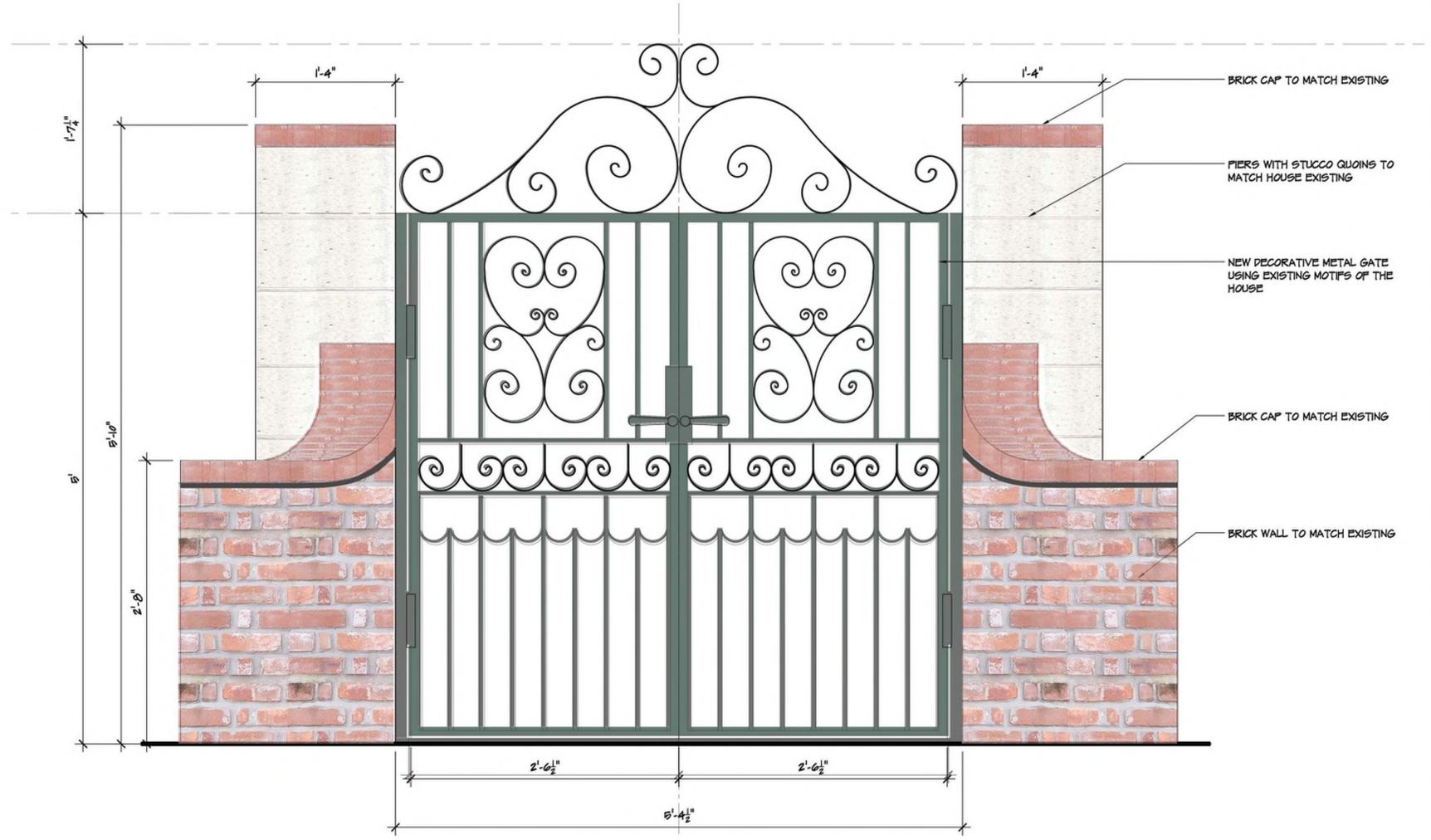
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1 PROPOSED PEDESTRIAN GATE PLAN
3/4" = 1'-0"



2 PROPOSED PEDESTRIAN GATE ELEVATION
1 1/2" = 1'-0"

BRICK CAP TO MATCH EXISTING
PIERS WITH STUCCO QUINS TO MATCH HOUSE EXISTING
NEW DECORATIVE METAL GATE USING EXISTING MOTIFS OF THE HOUSE
BRICK CAP TO MATCH EXISTING
BRICK WALL TO MATCH EXISTING



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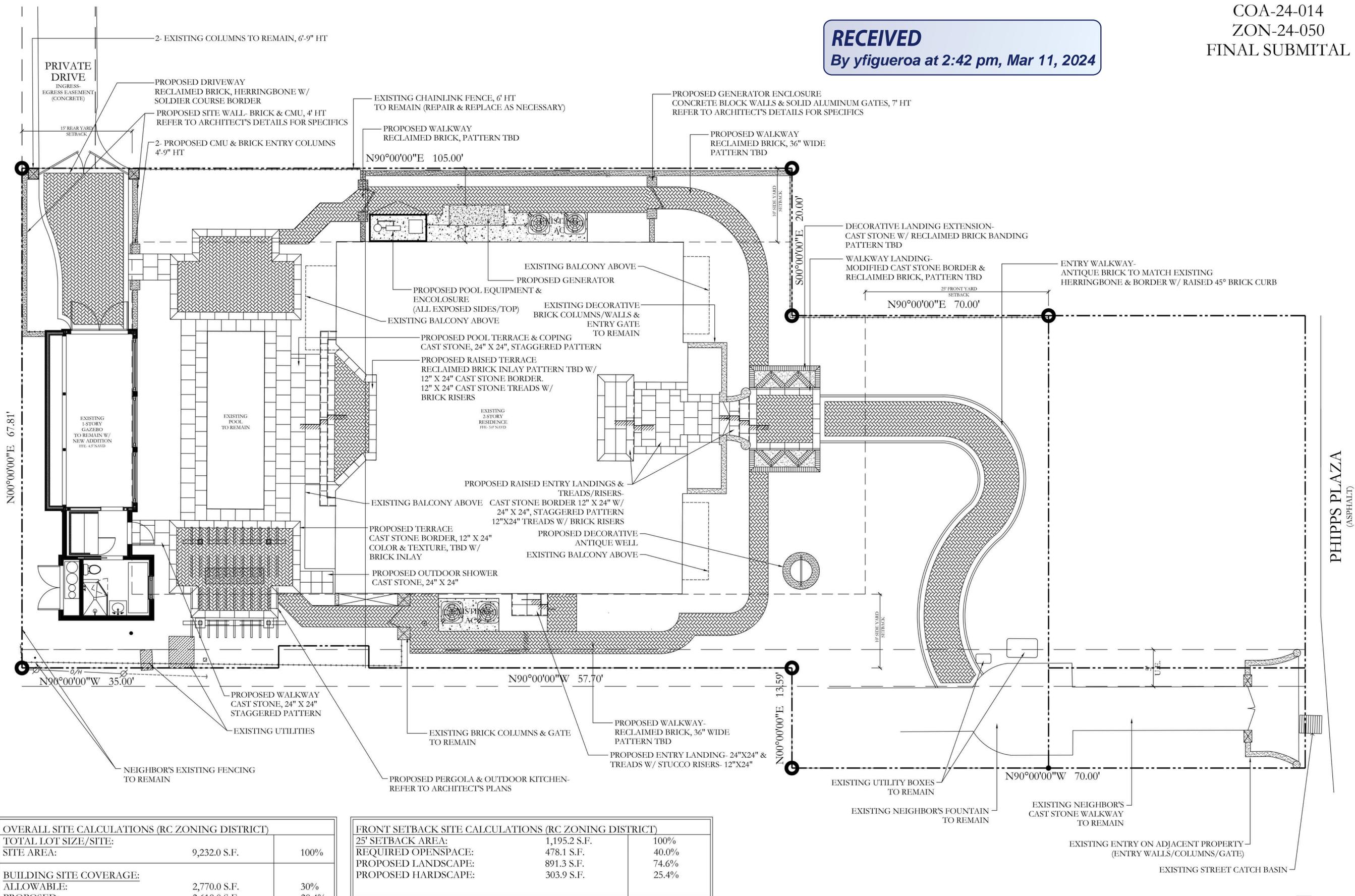
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PROPOSED WELL
N.T.S.

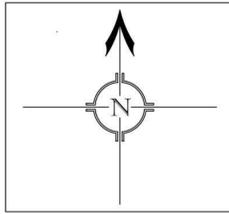
RECEIVED
 By yfigueroa at 2:42 pm, Mar 11, 2024



PREVIOUSLY APPROVED SITE PLAN
LEEDS RESIDENCE
 218 PHIPPS PLAZA
 PALM BEACH, FLORIDA

SEAL:
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SCALE: 1" = 70'

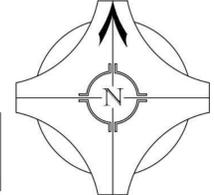
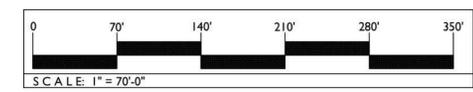
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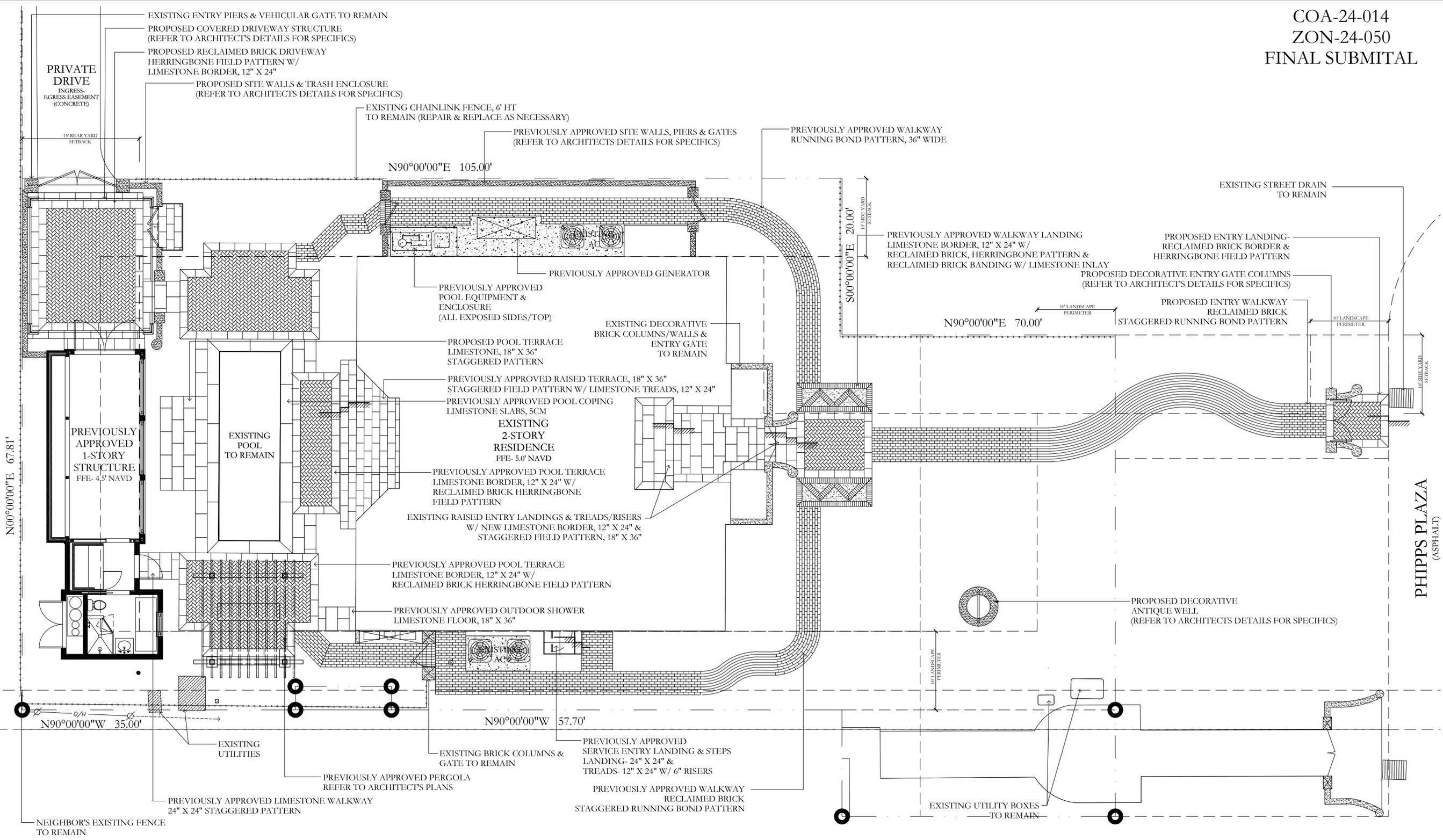
DATE:
 04 MARCH 2024

OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
ALLOWABLE:	2,770.0 S.F.	30%
PROPOSED:	2,618.0 S.F.	28.4%
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,421.5 S.F.	26.2%
LANDSCAPE/OPENSAPCE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,192.5 S.F.	45.4%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
REQUIRED OPENSAPCE:	1,195.2 S.F.	100%
PROPOSED LANDSCAPE:	478.1 S.F.	40.0%
PROPOSED HARDSCAPE:	891.3 S.F.	74.6%
10' PERIMETER OPENSAPCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:		
REQUIRED OPENSAPCE:	3,756.2 S.F.	100%
PROPOSED LANDSCAPE:	1,878.1 S.F.	50.0%
PROPOSED HARDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%

10' PERIMETER OPENSAPCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:		
REQUIRED OPENSAPCE:	3,756.2 S.F.	100%
PROPOSED LANDSCAPE:	1,878.1 S.F.	50.0%
PROPOSED HARDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%

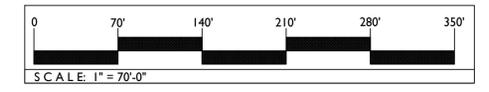




OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100 %
BUILDING SITE COVERAGE:		
ALLOWABLE:	2,770.0 S.F.	30 %
PROPOSED:	2,885.0 S.F.	31.6 %
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,182.5 S.F.	23.6 %
LANDSCAPE/OPENSAPCE:		
REQUITED:	4,154.4 S.F.	45.0 %
PROPOSED:	4,164.5 S.F.	45.1 %

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:	1,195.2 S.F.	100 %
REQUIRED OPENSAPCE:	478.1 S.F.	40.0 %
PROPOSED LANDSCAPE:	1,083.9 S.F.	90.1 %
PROPOSED HARDSCAPE:	111.3 S.F.	0.9 %

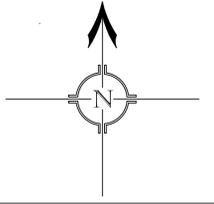
10' PERIMETER OPENSAPCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:	3,756.2 S.F.	100 %
REQUIRED OPENSAPCE:	1,878.1 S.F.	50.0 %
PROPOSED BLDG ADDITION:	268.9 S.F.	7.2 %
PROPOSED LANDSCAPE:	2,376.9 S.F.	63.2 %
PROPOSED HARDSCAPE:	1,110.4 S.F.	29.6 %



PROPOSED HARDSCAPE PLAN
LEEDS RESIDENCE
 218 PHIPPS PLAZA
 PALM BEACH, FLORIDA

SEAL:
 JONATHAN BURGESS
 LICENSE # LA6667220

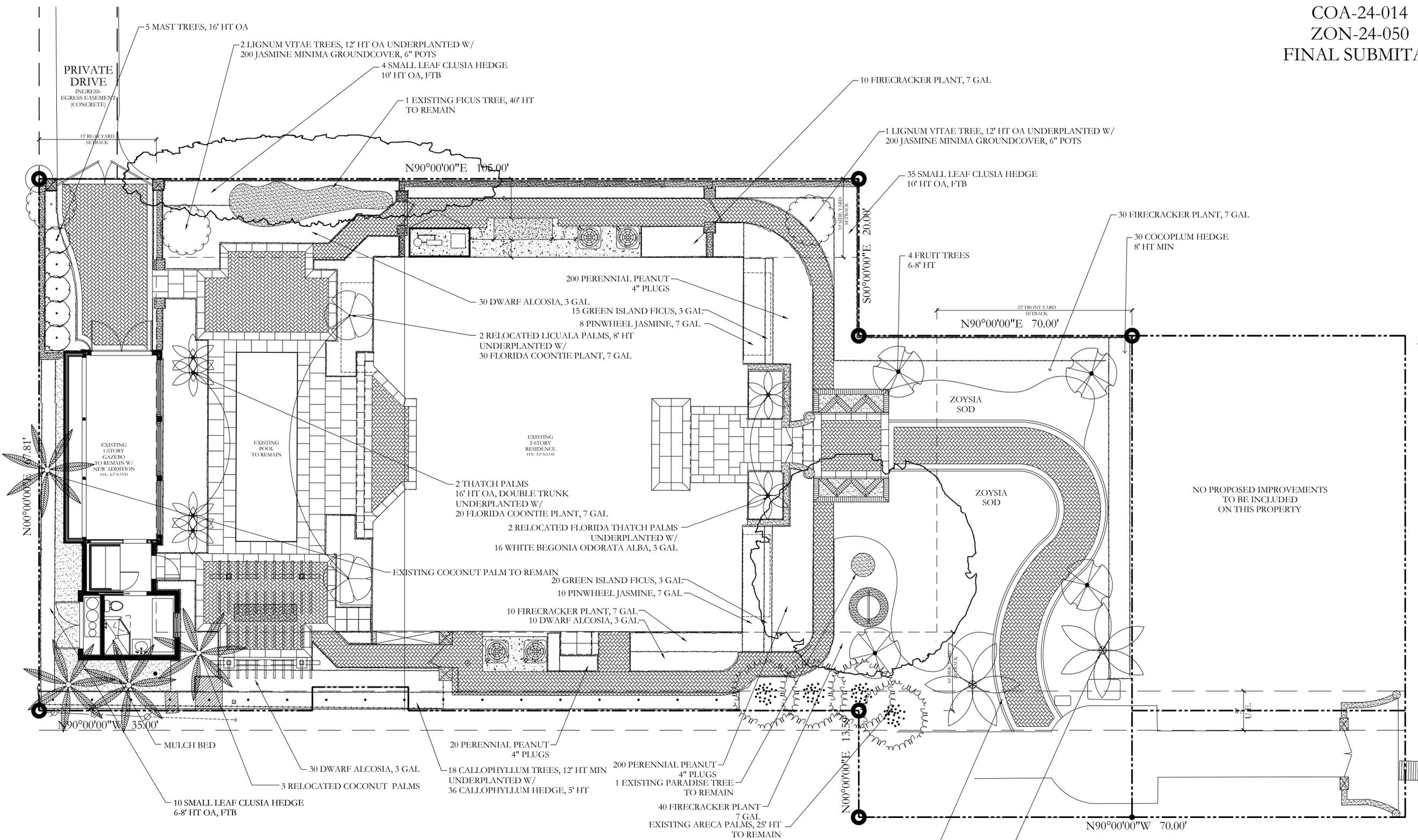
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SCALE: 1" = 70'

L1

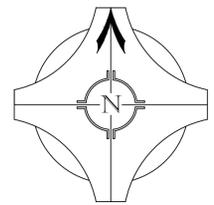
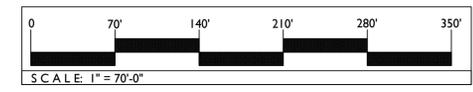
DATE:
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OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
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SITE AREA:	9,232.0 S.F.	100%
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ALLOWABLE:	2,770.0 S.F.	30%
PROPOSED:	2,618.0 S.F.	28.4%
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LANDSCAPE/OPENSAPCE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,192.5 S.F.	45.4%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
REQUIRED OPENSAPCE:	1,195.2 S.F.	100%
PROPOSED LANDSCAPE:	478.1 S.F.	40.0%
PROPOSED HARDSCAPE:	891.3 S.F.	74.6%
PROPOSED HARDSCAPE:	303.9 S.F.	25.4%

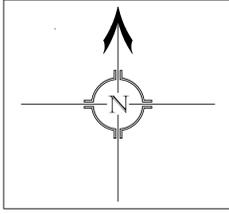
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PROPOSED LANDSCAPE:	1,878.1 S.F.	50.0%
PROPOSED LANDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%



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LEEDS RESIDENCE
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 PALM BEACH, FLORIDA

SEAL:
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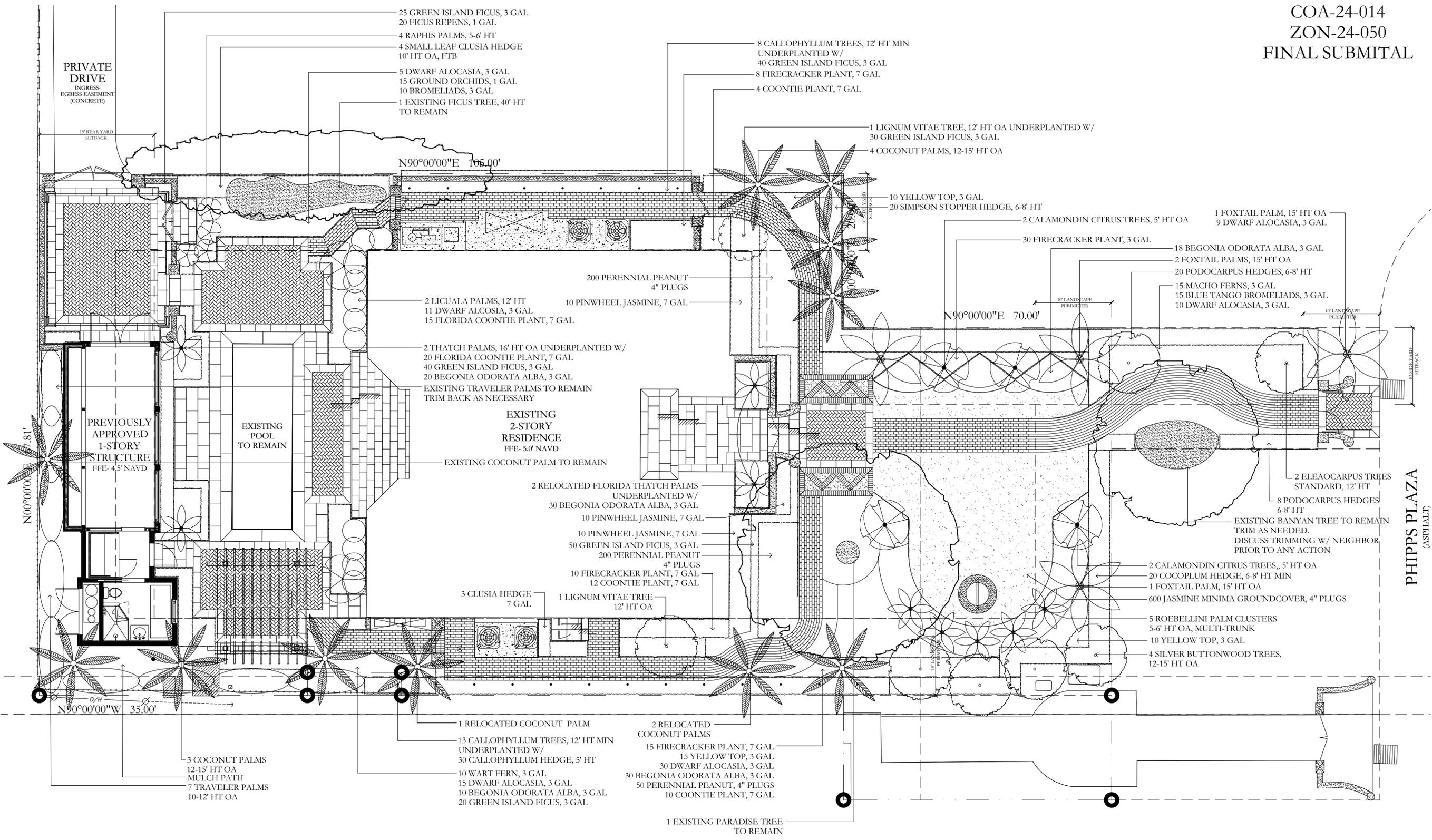
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SCALE: 1" = 70'

XP1.1

DATE:
 05 MARCH 2024



PROPOSED LANDSCAPE PLAN

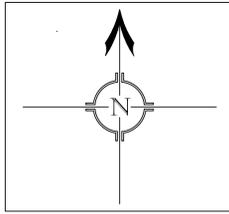
LEEDS RESIDENCE
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PALM BEACH, FLORIDA

PHIPPS PLAZA
(ASPHALT)

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JONATHAN BURGESS
LICENSE # LA6667220

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SCALE: 1" = 70'

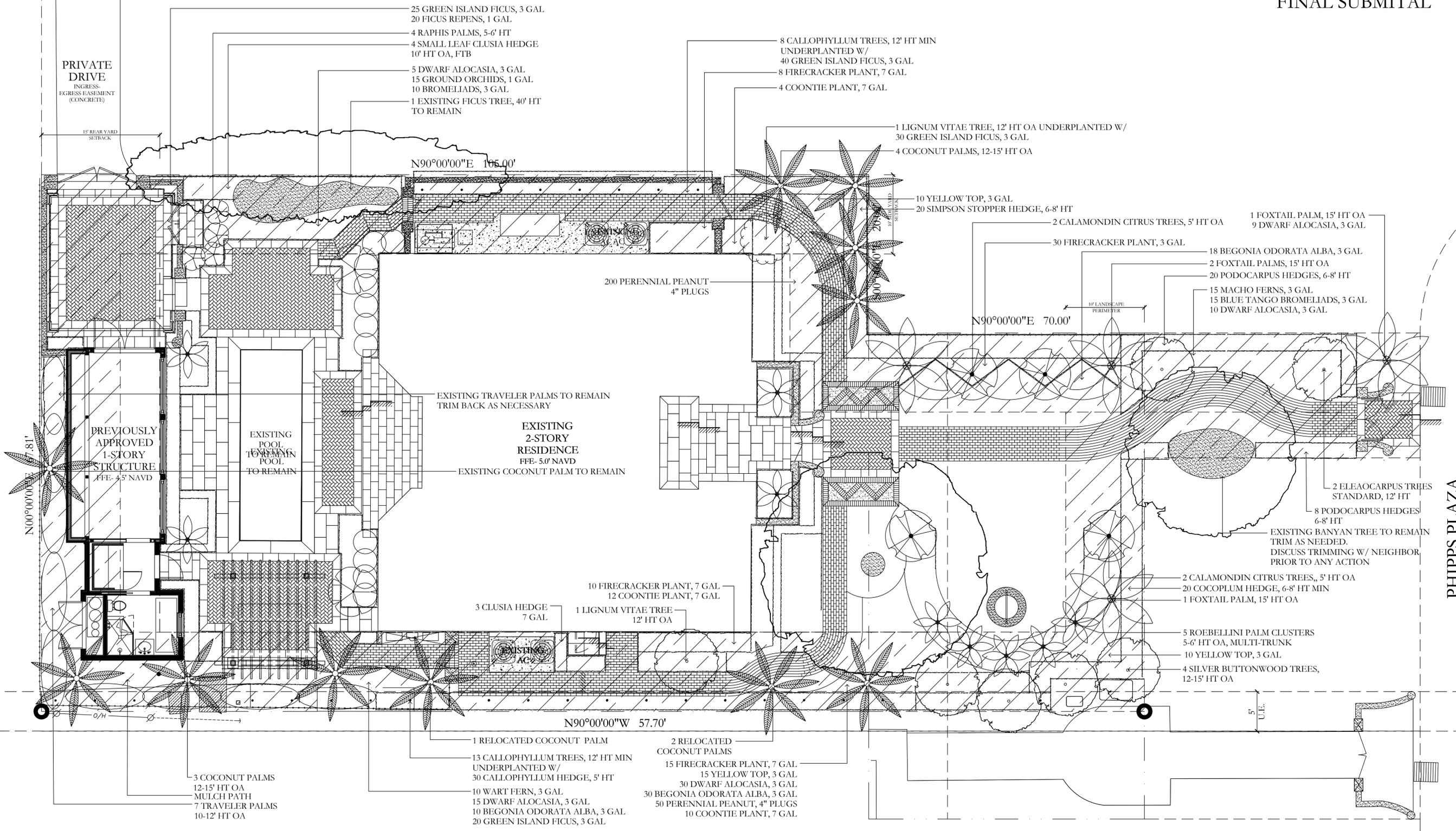
LP1.1

DATE:
04 MARCH 2024

OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100 %
BUILDING SITE COVERAGE:		
ALLOWABLE:	2,770.0 S.F.	30 %
PROPOSED:	2,885.0 S.F.	31.6 %
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,182.5 S.F.	23.6 %
LANDSCAPE/OPENSAPCE:		
REQUIRED:	4,154.4 S.F.	45.0 %
PROPOSED:	4,164.5 S.F.	45.1 %

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
REQUIRED OPENSAPCE:	1,195.2 S.F.	100 %
PROPOSED LANDSCAPE:	478.1 S.F.	40.0 %
PROPOSED HARDSCAPE:	1,083.9 S.F.	90.1 %
PROPOSED HARDSCAPE:	111.3 S.F.	0.9 %

10' PERIMETER OPENSAPCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:		
REQUIRED OPENSAPCE:	3,756.2 S.F.	100 %
PROPOSED BLDG ADDITION:	1,878.1 S.F.	50.0 %
PROPOSED LANDSCAPE:	268.9 S.F.	7.2 %
PROPOSED LANDSCAPE:	2,376.9 S.F.	63.2 %
PROPOSED HARDSCAPE:	1,110.4 S.F.	29.6 %



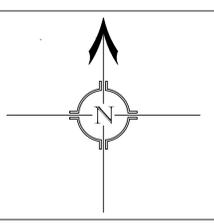
PROPOSED PERIMETER LANDSCAPE PLAN

LEEDS RESIDENCE
 218 PHIPPS PLAZA
 PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
 LICENSE # LA6667220

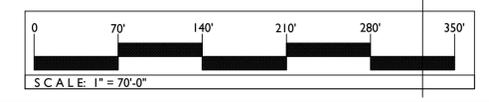
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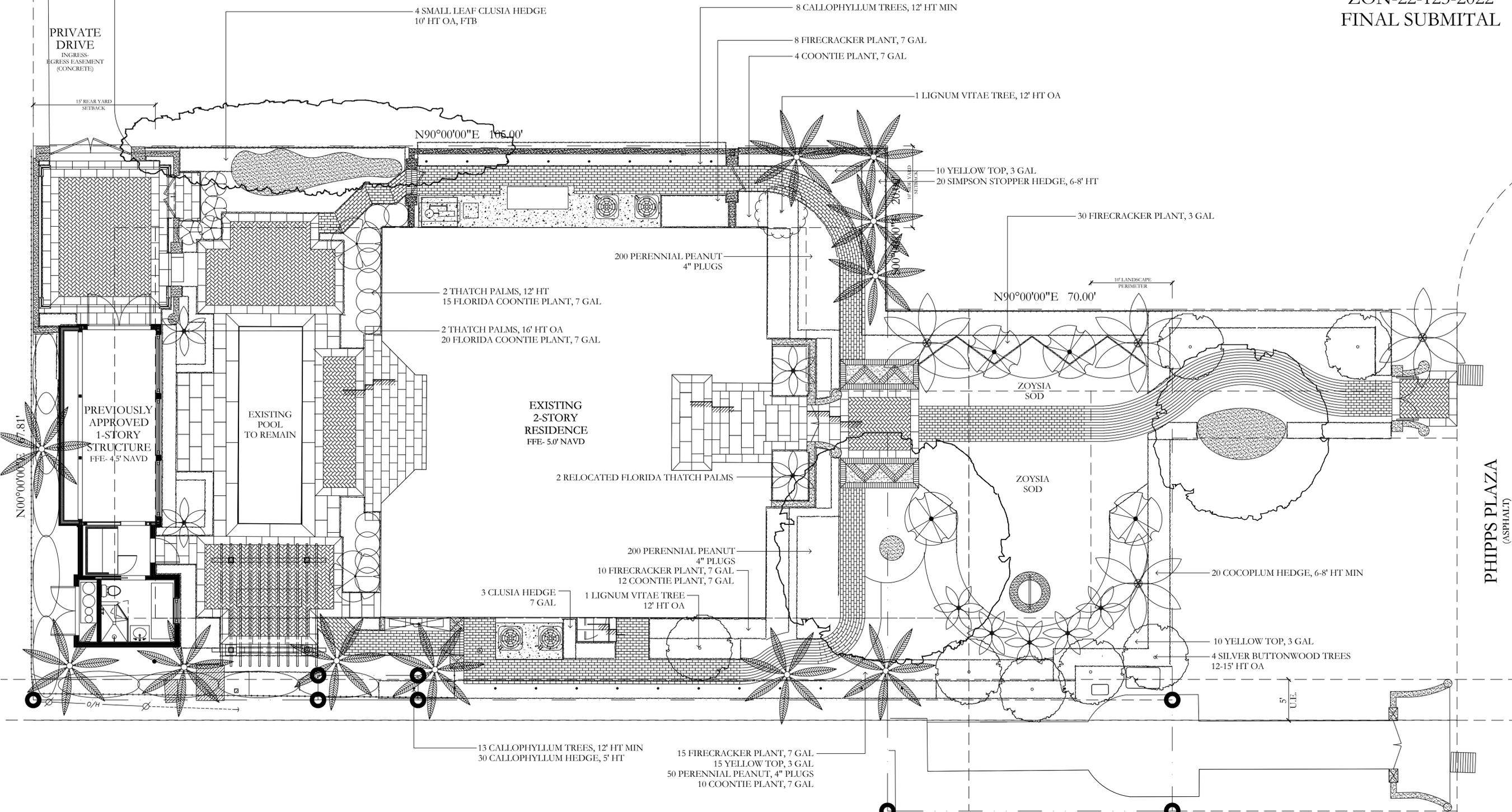


SCALE: 1" = 70'

LP1.2

DATE:
 04 MARCH 2024





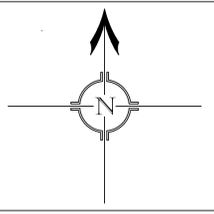
PROPOSED NATIVE LANDSCAPE PLAN

LEEDS RESIDENCE
 218 PHIPPS PLAZA
 PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
 LICENSE # LA6667220

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION."



SCALE: 1" = 70'

LP1.3

DATE:
 04 MARCH 2024

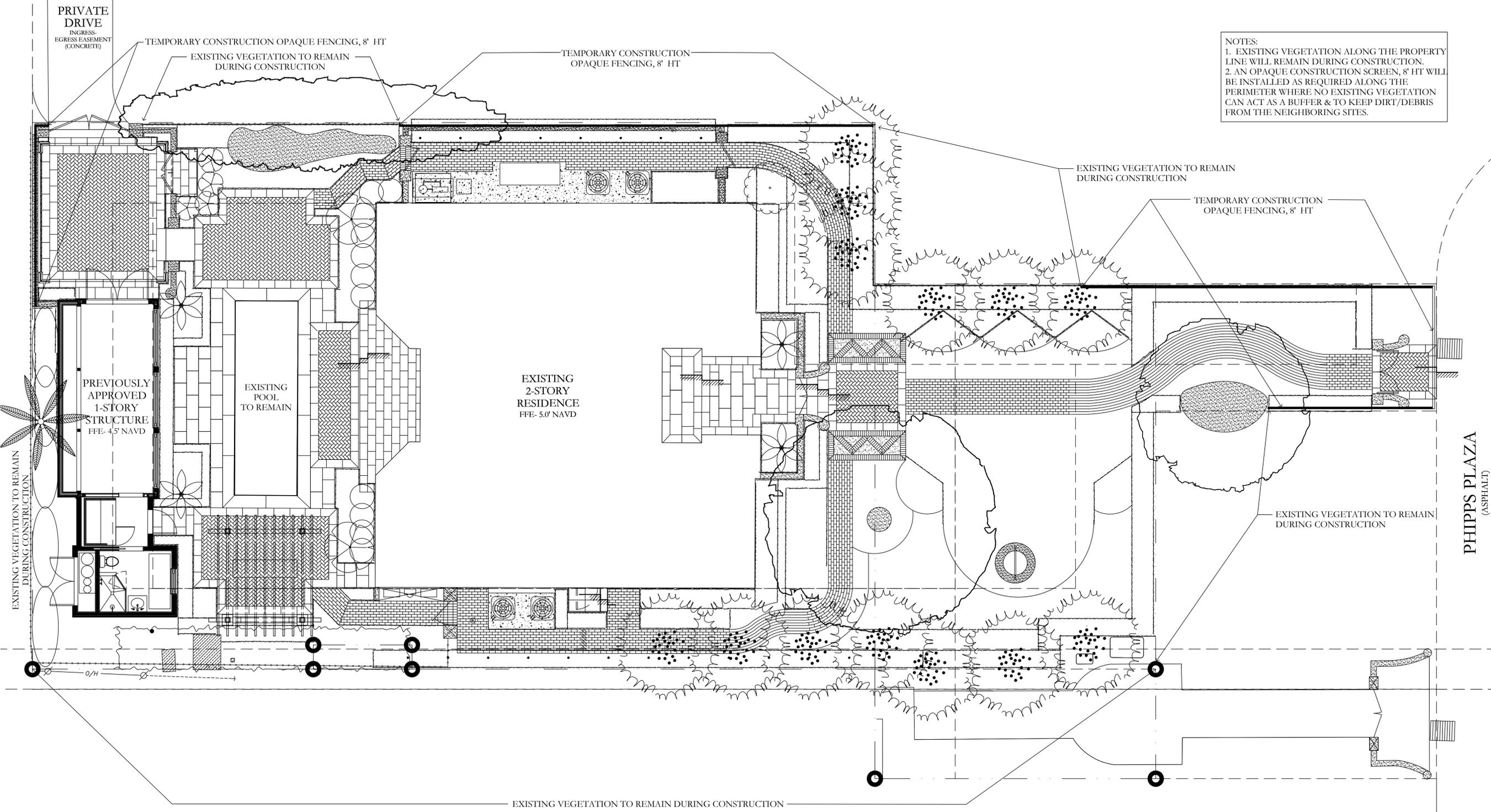
OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100 %
BUILDING SITE COVERAGE:		
ALLOWABLE:	2,770.0 S.F.	30 %
PROPOSED:	2,885.0 S.F.	31.6 %
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,182.5 S.F.	23.6 %
LANDSCAPE/OPENSOURCE:		
REQUIRED:	4,154.4 S.F.	45.0 %
PROPOSED:	4,164.5 S.F.	45.1 %

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:	1,195.2 S.F.	100 %
REQUIRED OPENSOURCE:	478.1 S.F.	40.0 %
PROPOSED LANDSCAPE:	1,083.9 S.F.	90.1 %
PROPOSED HARDSCAPE:	111.3 S.F.	0.9 %

10' PERIMETER OPENSOURCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:	3,756.2 S.F.	100 %
REQUIRED OPENSOURCE:	1,878.1 S.F.	50.0 %
PROPOSED BLDG ADDITION:	268.9 S.F.	7.2 %
PROPOSED LANDSCAPE:	2,376.9 S.F.	63.2 %
PROPOSED HARDSCAPE:	1,110.4 S.F.	29.6 %



NOTES:
 1. EXISTING VEGETATION ALONG THE PROPERTY LINE WILL REMAIN DURING CONSTRUCTION.
 2. AN OPAQUE CONSTRUCTION SCREEN, 8' HT WILL BE INSTALLED AS REQUIRED ALONG THE PERIMETER WHERE NO EXISTING VEGETATION CAN ACT AS A BUFFER & TO KEEP DIRT/DEBRIS FROM THE NEIGHBORING SITES.



OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100 %
BUILDING SITE COVERAGE:		
ALLOWABLE:	2,770.0 S.F.	30 %
PROPOSED:	2,885.0 S.F.	31.6 %
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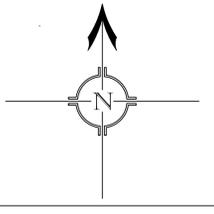
CONSTRUCTION SCREENING PLAN

LEEDS RESIDENCE
 218 PHIPPS PLAZA
 PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
 LICENSE # LA6667220

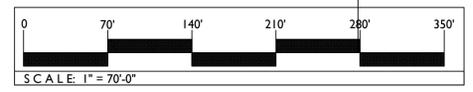
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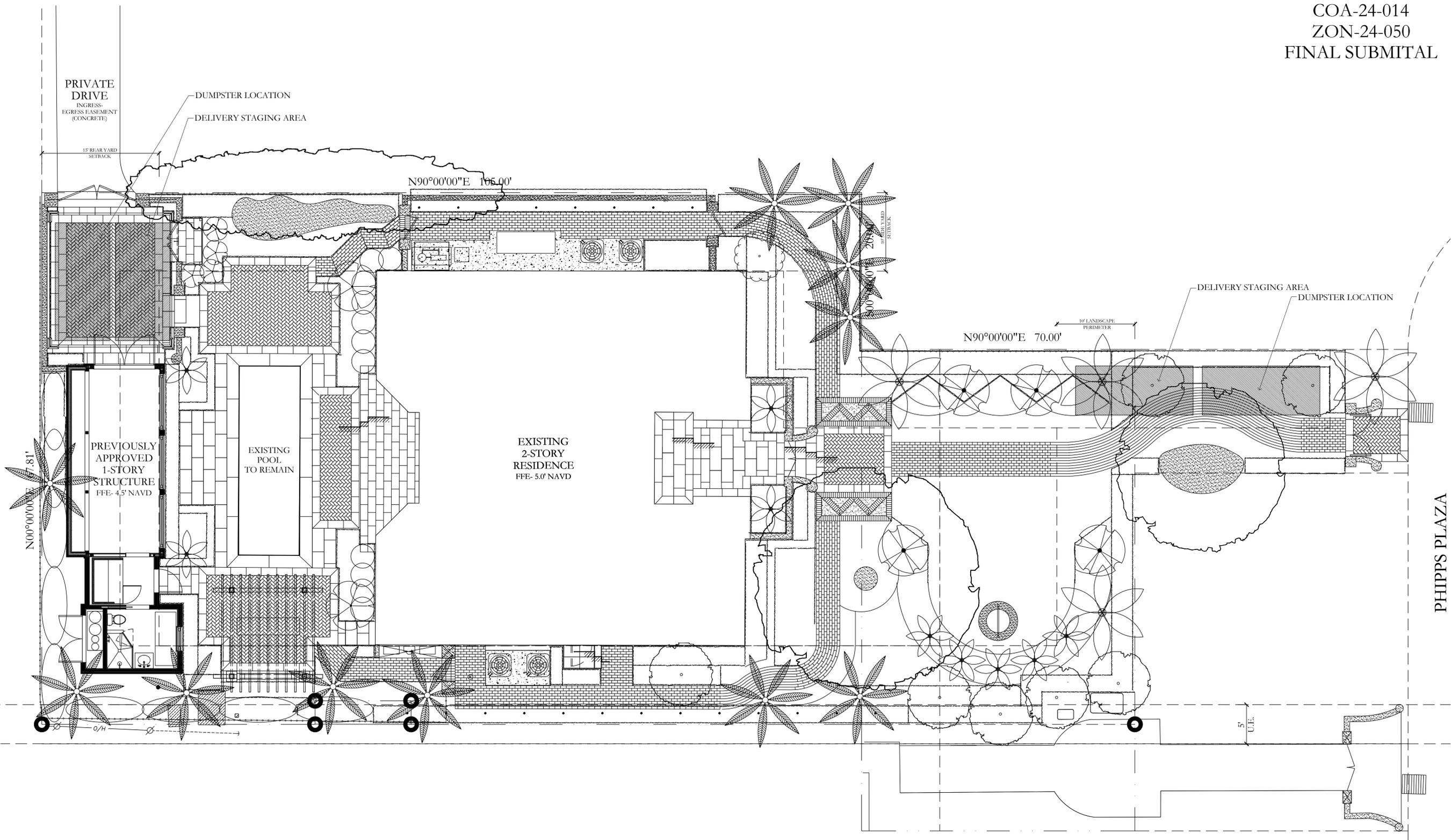


SCALE: 1" = 70'

CSP

DATE:
 04 MARCH 2024





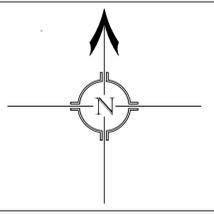
CONSTRUCTION STAGING PLAN

LEEDS RESIDENCE
 218 PHIPPS PLAZA
 PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
 LICENSE # LA6667220

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CSP

DATE:
 04 MARCH 2024

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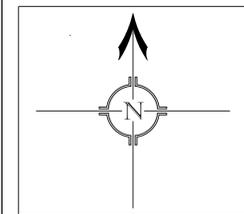
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PROPOSED LOGISTICS PLAN
LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

SEAL:
JONATHAN BURGESS
LICENSE # LA6667220

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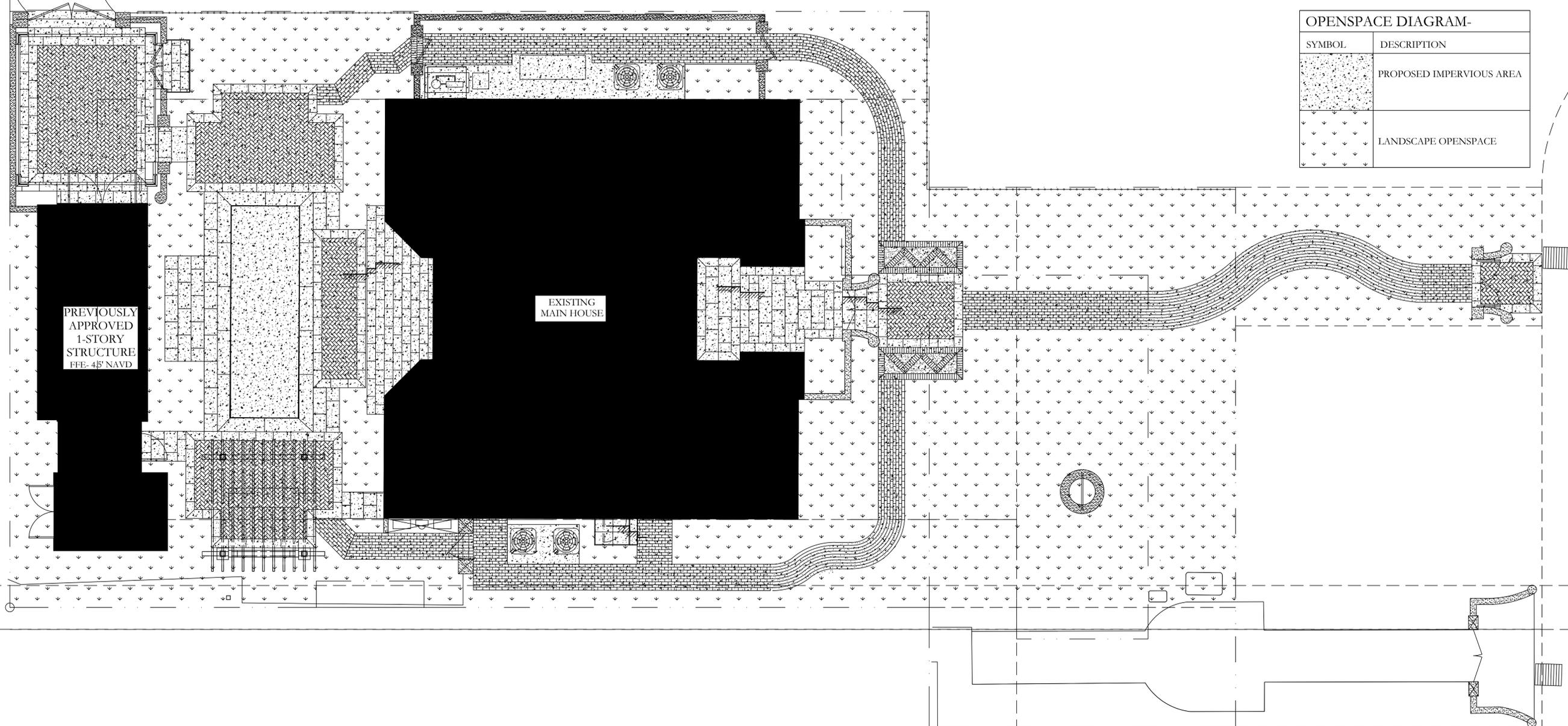


NOT TO SCALE

TRUCKING LOGISTICS

DATE:
04 MARCH 2024





OPENSOURCE DIAGRAM-

SYMBOL	DESCRIPTION
	PROPOSED IMPERVIOUS AREA
	LANDSCAPE OPENSOURCE

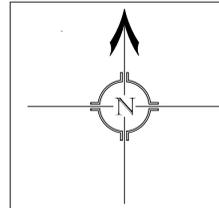
PROPOSED OPENSOURCE DIAGRAM

LEEDS RESIDENCE
 218 PHIPPS PLAZA
 PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
 LICENSE # LA6667220

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SCALE: 1" = 70'

OSD

DATE:
 04 MARCH 2024

OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)

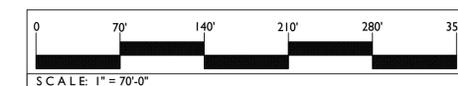
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100 %
BUILDING SITE COVERAGE:		
ALLOWABLE:	2,770.0 S.F.	30 %
PROPOSED:	2,885.0 S.F.	31.6 %
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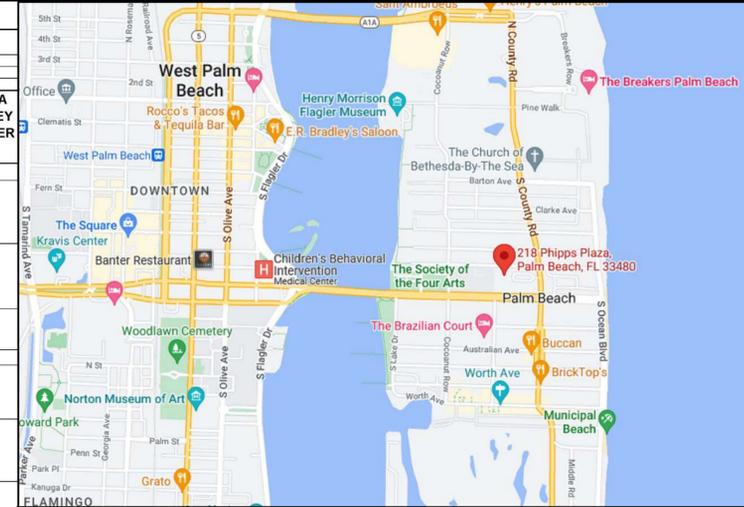
BOUNDARY SURVEY FOR: BRUCE LEEDS TRUST

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

Bruce Leeds Trust

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

TITLE COMMITMENT REVIEW						
CLIENT: Bruce Leeds	COMMITMENT NO.: 5011412-1011631e	DATE: 03/25/23				
REVIEWED BY: Craig Wallace	JOB NO.: 94-1431.30					
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-7	N/A	Standard Exceptions.				•
8	PB 18, PG 62	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE PLAZA.	•			
9	PB 20, PG 72	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHIPPS PLAZA.			•	
10	ORB 3107, PG 1143	Certificate of Notification of Designation of Certain Properties as Landmarks.				•
10a	ORB 3737, PG 1824	As amended.				•
11	D.B. 518, PG 51	Dedicated and platted Storm, Sanitary and Sewer Easement Agreement as set forth.	•			
12	D.B. 22, PG 342	Reservations and easements set forth in deeds from Palm Beach Improvement Company to W.E. Moorehead.	•			
12a	D.B. 109, PG 408	Palm Beach Improvement Company to Zepha Mitchell referenced as Deed Book 107, Page 408, Deed Book 600, Page 99.				•
13	O.R.B. 482, PG 298	Easement as set forth released by ORB 483, PG 548.	•			
13a	O.R.B. 483, PG 548	As affected by Release and Substitution of Easements.	•			
14	D.B. 600, PG 89	Reservations, Restrictions, Covenants, Stipulations and Easements.	•			
15	ORB 8631, PG 1313	Easement granted to Florida Power and Light Company.	•			
16	ORB 9051, PG 881	Cross-Use Agreement and Easement.	•			
17-20	N/A	Standard Exceptions.				•



VICINITY MAP (NOT TO SCALE)

PROPERTY ADDRESS:
218 Phipps Plaza
Palm Beach, 33480

LEGAL DESCRIPTION:

Parcel 4: The East 95 feet of Lot 3 and all of Lot 3A, **THE PLAZA**, according to the Plat thereof recorded in Plat Book 18, Page 62, Public Records of Palm Beach, County, Florida.

AND

The tract of land in Section 22, Township 43 South, Range 43 East, bounded as follows:
To arrive at the **POINT OF BEGINNING** at the point of intersection of the South line of Seaview Avenue, a public street in the Town of Palm Beach, with the West line of **THE PLAZA**, according to the Plat thereof recorded in Plat Book 18, Page 62, Public Records of Palm Beach, County, Florida, and run thence Southerly along said West line of **THE PLAZA** 80 feet to the **POINT OF BEGINNING** and the Northwest corner of the tract hereby described;
thence Easterly at right angles to the West line of **THE PLAZA** 10 feet;
thence Southerly parallel to the West line of **THE PLAZA** to the North line of Lot 15 of Block A of **ROYAL PARK ADDITION**, according to the Plat thereof recorded in Plat Book 4, Page 1, Public Records of Palm Beach, County, Florida;
thence Westerly along the North line of said Lot 15 of Block A, of **ROYAL PARK ADDITION** 10 feet to the West line of **THE PLAZA**; aforesaid;
thence Northerly along the West line of **THE PLAZA** to the **POINT OF BEGINNING**;
the same being the South 67.81 feet of the area shown a "Private Drive" on the aforesaid Plat of **THE PLAZA**.

LESS AND EXCEPT:

A certain parcel of land situated in the Town of Palm Beach, Palm Beach County, Florida, being a portion of Lot 3, of the Plat of **THE PLAZA** as recorded in Plat Book 18, Page 62, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 15, Block A, **ROYAL PARK ADDITION** to the Town of Palm Beach, according to the revised Plat thereof on file in Plat Book 4, Page 1 of the Public Records of Palm Beach County, Florida, and from said **POINT OF BEGINNING**, running West along the North line of said Lot 15, a distance of 6 feet;
thence North a distance of 3 feet;
thence East a distance of 12.30 feet;
thence South a distance of 3 feet;
thence West a distance of 6.30 feet to the **POINT OF BEGINNING**.

FLOOD ZONE:

This property is located in Flood Zone AE (El. 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

NOTES:

- 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 5011412-1011631e, issued by First American Title Insurance Company, dated March 25, 2023. 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 and 0.1' 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 it bears 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'.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'00"W	3.00'
L2	N90°00'00"E	12.30'
L3	S00°00'00"E	3.00'

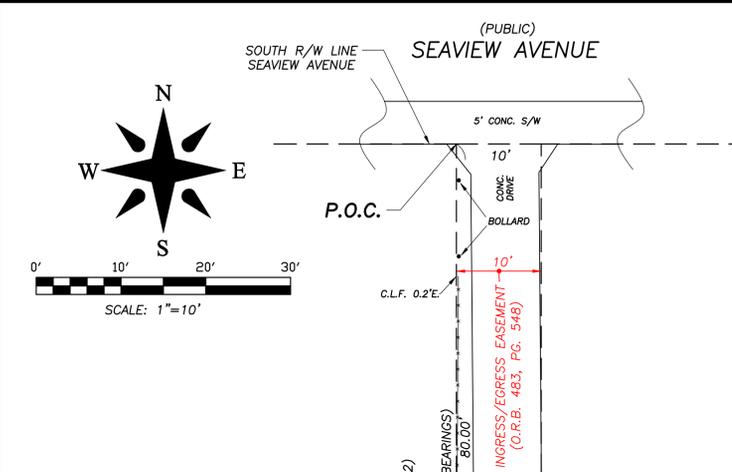
REVISIONS:	
07/05/23	SURVEY AND TIE-IN UPDATE: J.C.M.B. 94-1432-32 PB35057
08/05/23	ADD EASEMENTS 94-1431.25 S.V.
05/25/22	ROOF PEAK ELEVATIONS AND TREE LOCATIONS J.C.M.B. 94-1235-25 PB32875
05/03/22	SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS J.C.M.B. 94-1431-35 PB32969
08/17/15	F.B. TIE-IN & C.C.K.P.P. 94-1431-10 PB15292
06/11/13	SPOT ELS. C.E.J.P. 94-1431-9 PB1567

BOUNDARY SURVEY FOR:

BRUCE LEEDS TRUST

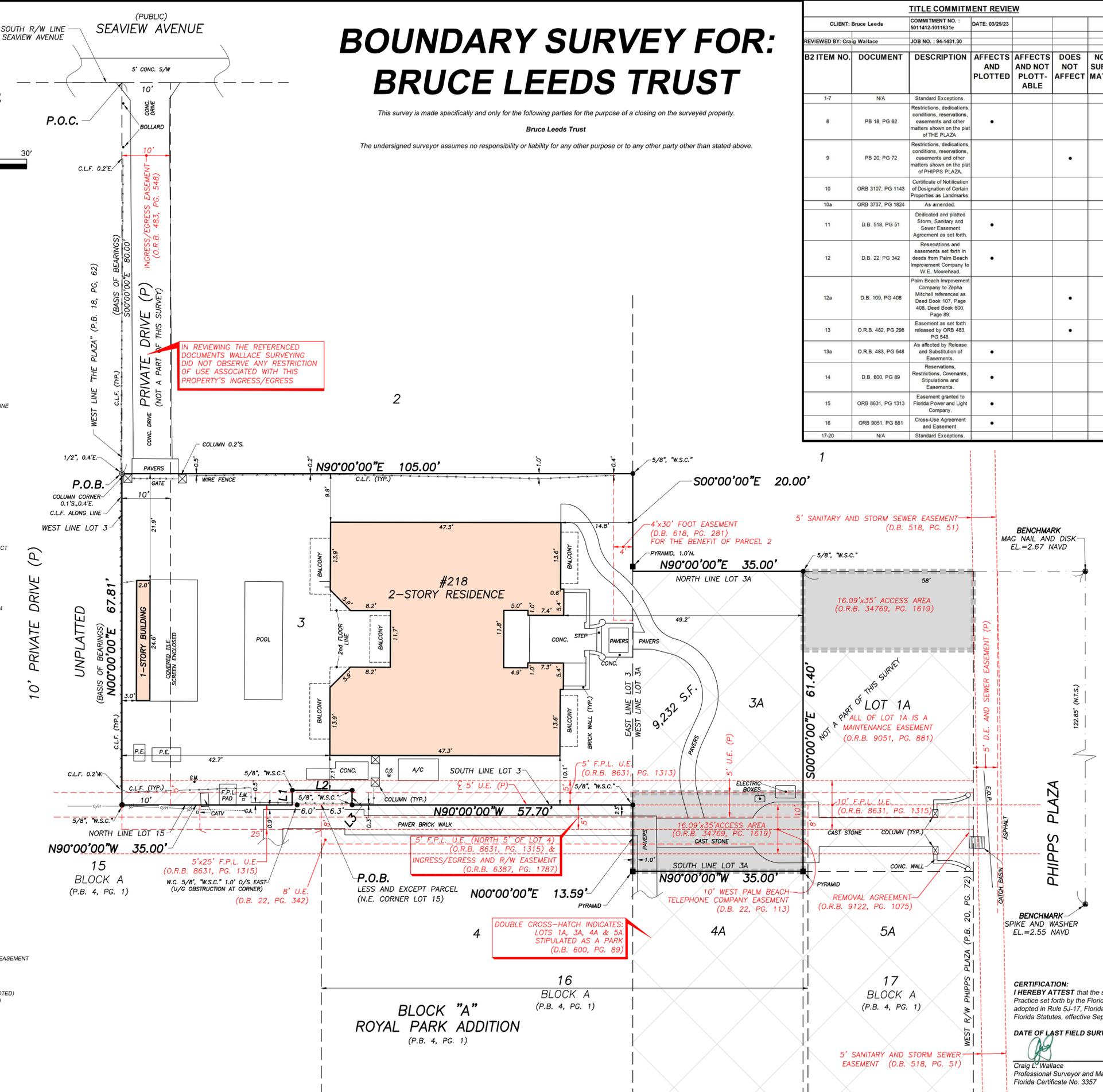


FIELD	R.C.	JOB NO.	94-1431.7	F.B.	PB59	PG.	39
OFFICE:	R.C.	DATE:	10/1/12	DWG. NO.	94-1431-1		
C.K.D.	C.W.	REF:	94-1431-1.DWC	SHEET	1	OF	1



LEGEND

- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A/E = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- ASPH. BLDG. = ASPHALT 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
- CLR. = CLEAR
- C.O. = CLEANOUT
- CONC. = CONCRETE
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- E.B. = ELECTRIC BOX
- E.M. = ELECTRIC METER
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMT = EASEMENT
- F.F.E. = FINISH FLOOR ELEVATION
- FND. = FOUND
- G.A. = GUY ANCHOR
- G.M. = GAS METER
- 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.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
- OS = OFFSET
- (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.E. = POOL EQUIPMENT
- PD = 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
- PT = 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
- S/D = 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
- TY. = TYPICAL
- U/C = UNDER CONSTRUCTION
- U.E. = UTILITY EASEMENT
- U/G = UNDERGROUND
- W.C. = WITNESS CORNER
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT
- W. = WELLS
- W.C. = CENTERLINE
- W.A. = CENTRAL ANGLE/Delta
- W.C.M. = CONCRETE MONUMENT FOUND (AS NOTED)
- W.C.S. = CONCRETE MONUMENT SET (LB #4569)
- W.F. = ROD & CAP FOUND (AS NOTED)
- W.R. = 5/8" ROD & CAP SET (LB #4569)
- W.P. = IRON PIPE FOUND (AS NOTED)
- W.R. = IRON ROD FOUND (AS NOTED)
- W.N. = NAIL FOUND
- W.D. = NAIL & DISK FOUND (AS NOTED)
- W.M. = MAG NAIL & DISK SET (LB #4569)
- W.P. = PROPERTY LINE
- W.U. = UTILITY POLE
- W.H. = FIRE HYDRANT
- W.M. = WATER METER
- W.V. = WATER VALVE
- W.L. = LIGHT POLE



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: 7/5/2023

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

Digitally signed by Craig L Wallace
Date: 2024.02.20
11:13:55 -05'00'

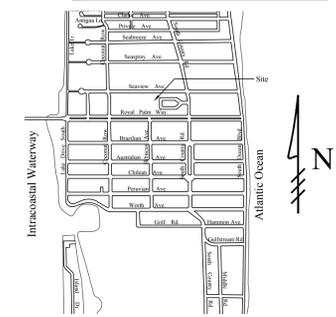
48 HOURS BEFORE DIGGING
CALL
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



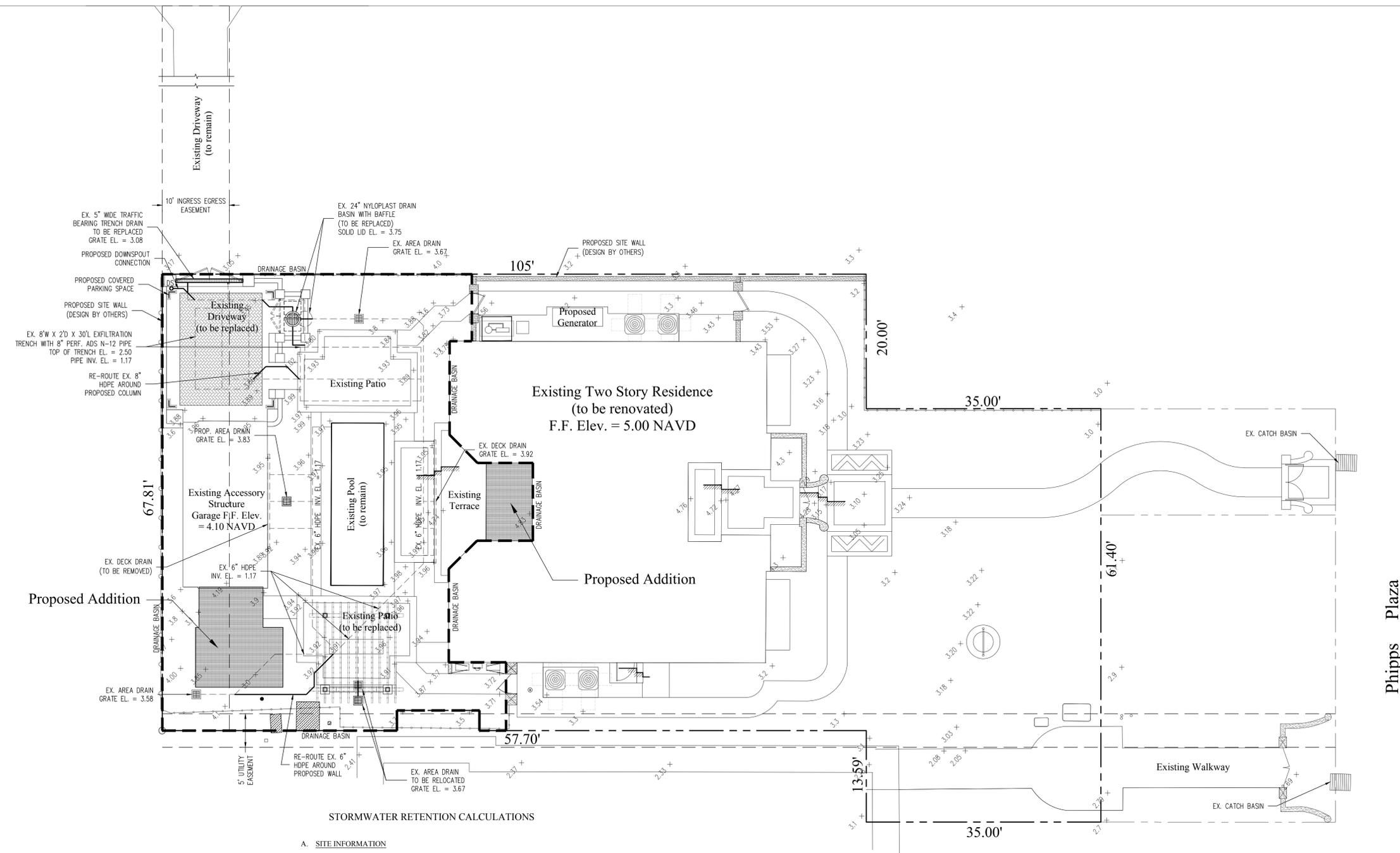
Gruber Consulting Engineers, Inc.
5425 WALKER AVE. SUITE 305
WEST PALM BEACH, FL 33409
PHONE: 561.312.2041
office@grubercs.com

Project Information

Project No.	2013-0011
Issue Date	06/27/2022
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

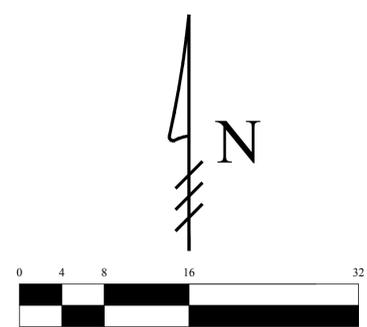


Location Map
N.T.S.



Legend

- 5.7' + EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- 5.00' PROPOSED ELEVATION (NAVD-88)
- - - - PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION
Total Property Area = 9,232 sq.ft.
Drainage Basin Area = 3,147 sq.ft.
Drainage Area Impervious Surface = 2,017 sq.ft.
Drainage Area Pervious Surface = 1,130 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME
The retention volume is estimated using the Rational Method (Q=CiA) where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr
Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 2,017 sq.ft. x 1 ft/12 in. = 337 cu.ft.
Pervious Runoff Volume:
0.2 x 2 in/hr x 1,130 sq.ft. x 1 ft/12 in. = 38 cu.ft.
Total Volume to be Retained = 375 cu.ft.

C. EXISTING EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided	= 30 ft
W = Trench Width	= 8 ft
K = Hydraulic Conductivity	= 0.00005 cfs/sq.ft. of head
H2 = Depth to Water Table	= 1.58 ft
DU = Un-Saturated Trench Depth	= 1.00 ft
DS = Saturated Trench Depth	= 1.00 ft
V = Volume Treated	= 218 cu.ft.

Notes:

- 1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- 3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- 4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- 5) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 6) Video inspection of storm drainage system required prior to installation of sod.
- 7) Existing storm drainage to remain to be cleaned, video inspected, re-habilitated and re-certified prior to completion of project.



Digitally signed by Chad M Gruber
Date: 2024.02.26
08:57:32 -05'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Site Plan by Patrick Ryan O'Connell Received 2/22/24

COA-24-014
ZON-24-050

Renovation Grading & Drainage Plan For:
Proposed Renovation
Palm Beach, Florida
218 Phipps Plaza

Revisions

1	10/01/2022
2	12/15/2022
3	02/01/2023
4	01/10/2024
5	02/26/2024
6	
7	
8	
9	
10	

Chad M. Gruber
FL P.E. No. 57466

Sheet No.
C-1