

RENOVATIONS FOR SINGLE-FAMILY RESIDENCE AT:

218 PHIPPS PLAZA

PALM BEACH, FL 33480
TOWN OF PALM BEACH, FLORIDA

RECEIVED
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COA: 24-014 ZON: 24-050

"FINAL RESUBMITTAL"

FINAL RESUBMITTAL: 04-29-2024
LANDMARKS DATE OF HEARING: 05-22-2024
TOWN COUNCIL DATE OF HEARING: 07-17-2024

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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

- a. VARIANCE 1:Section 134-893 (11)b: A variance to permit lot coverage footprint of 31.1% in lieu of the 30% maximum permitted for the construction of a covered parking structure in the R-B zoning district.
- b. VARIANCE2: Section 134-893 (9)b: A variance to permit a west rear-yard setback of 10” in lieu of the 10-foot minimum permitted for the construction of a covered parking structure.
- c. VARIANCE 3:Section 134-893 (7)b: A variance to permit a north side-yard setback of 2'-2” in lieu of the 12.5-foot minimum permitted for the construction of a covered parking structure.

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



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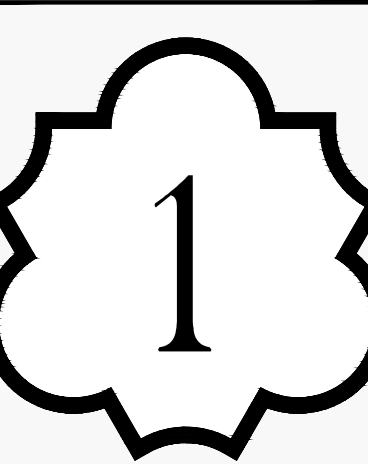
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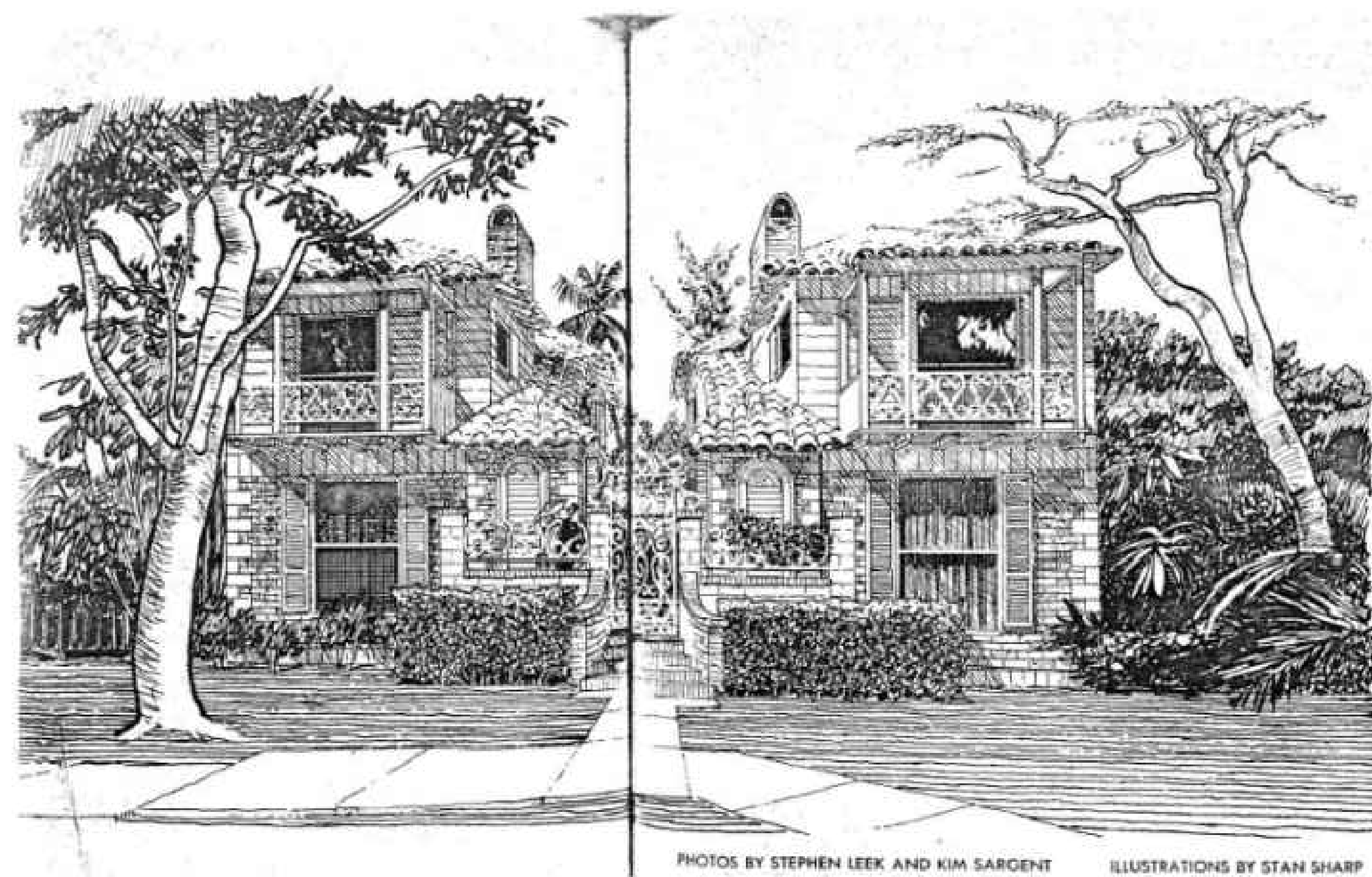
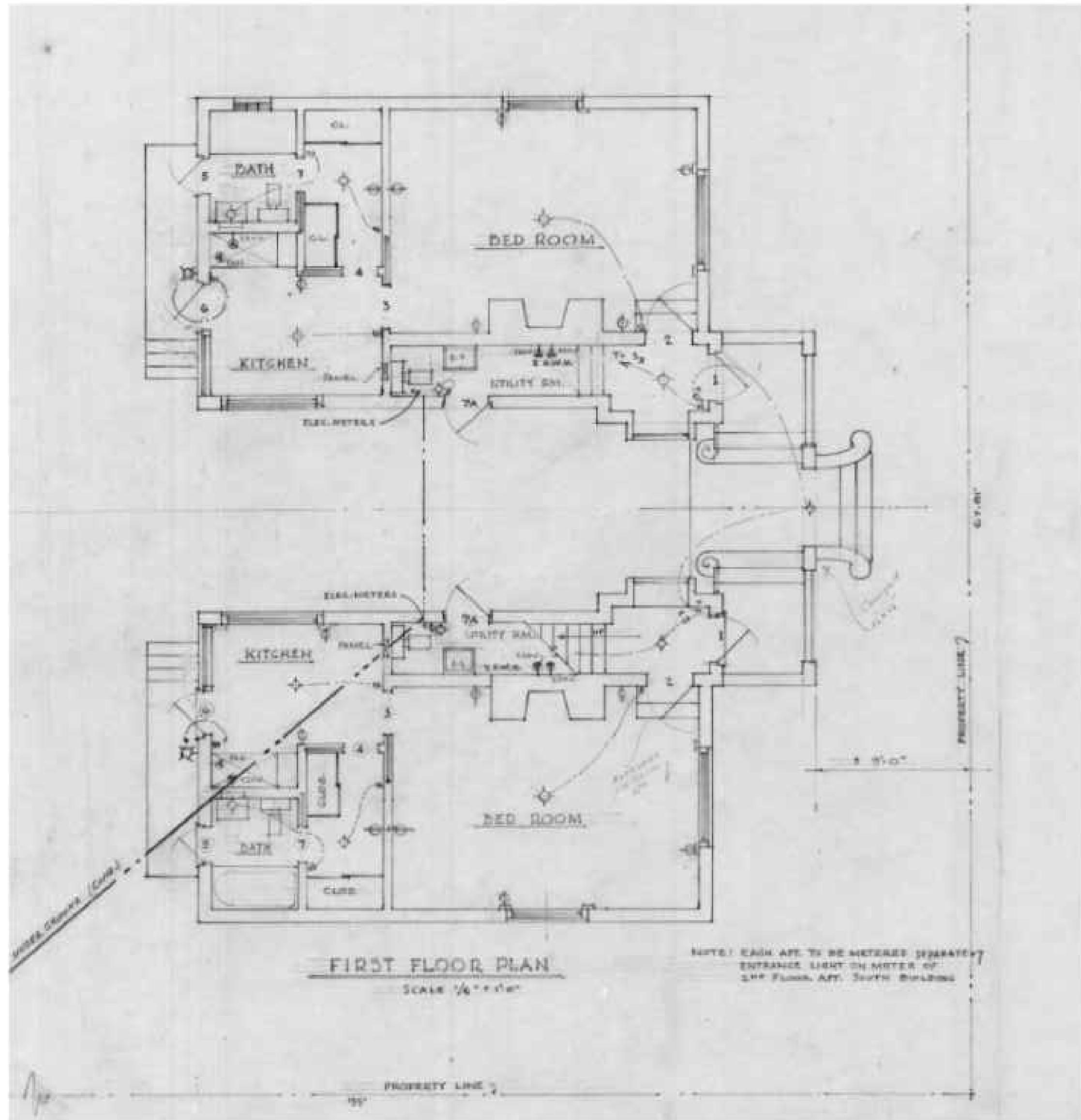
Project #: 22-004
Drawn by: PRO, AR
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08 FEBR. 2024 - FIRST SUBMITTAL
26 FEBR. 2024 - SECOND SUBMITTAL
11 MARCH. 2024 - FINAL SUBMITTAL
29 APRIL. 2024 - FINAL SUBMITTAL

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

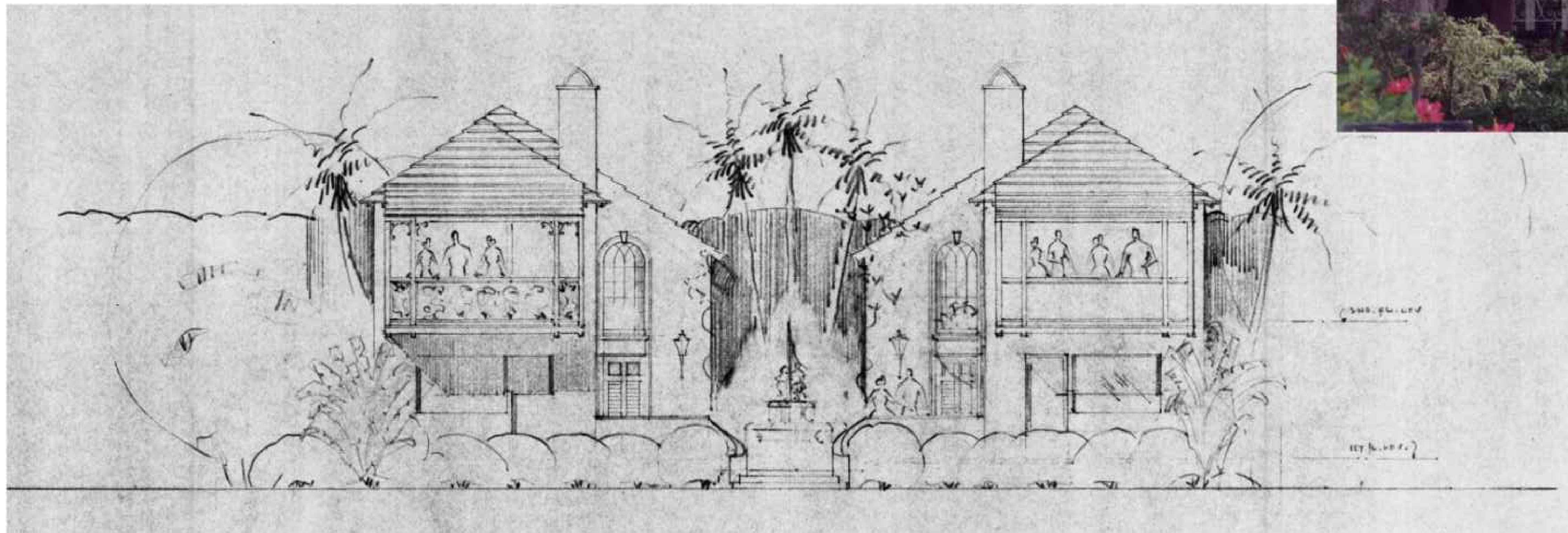
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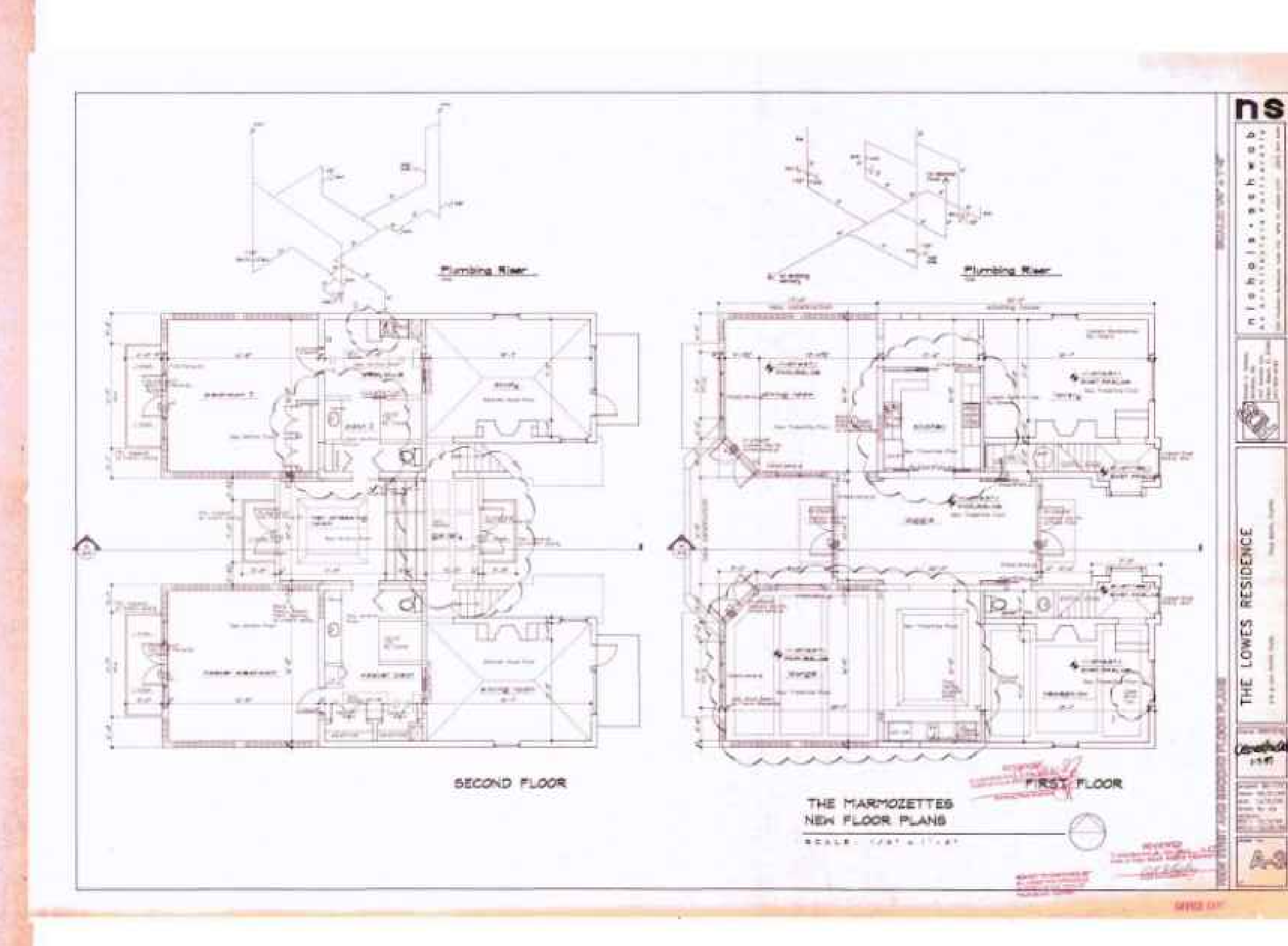
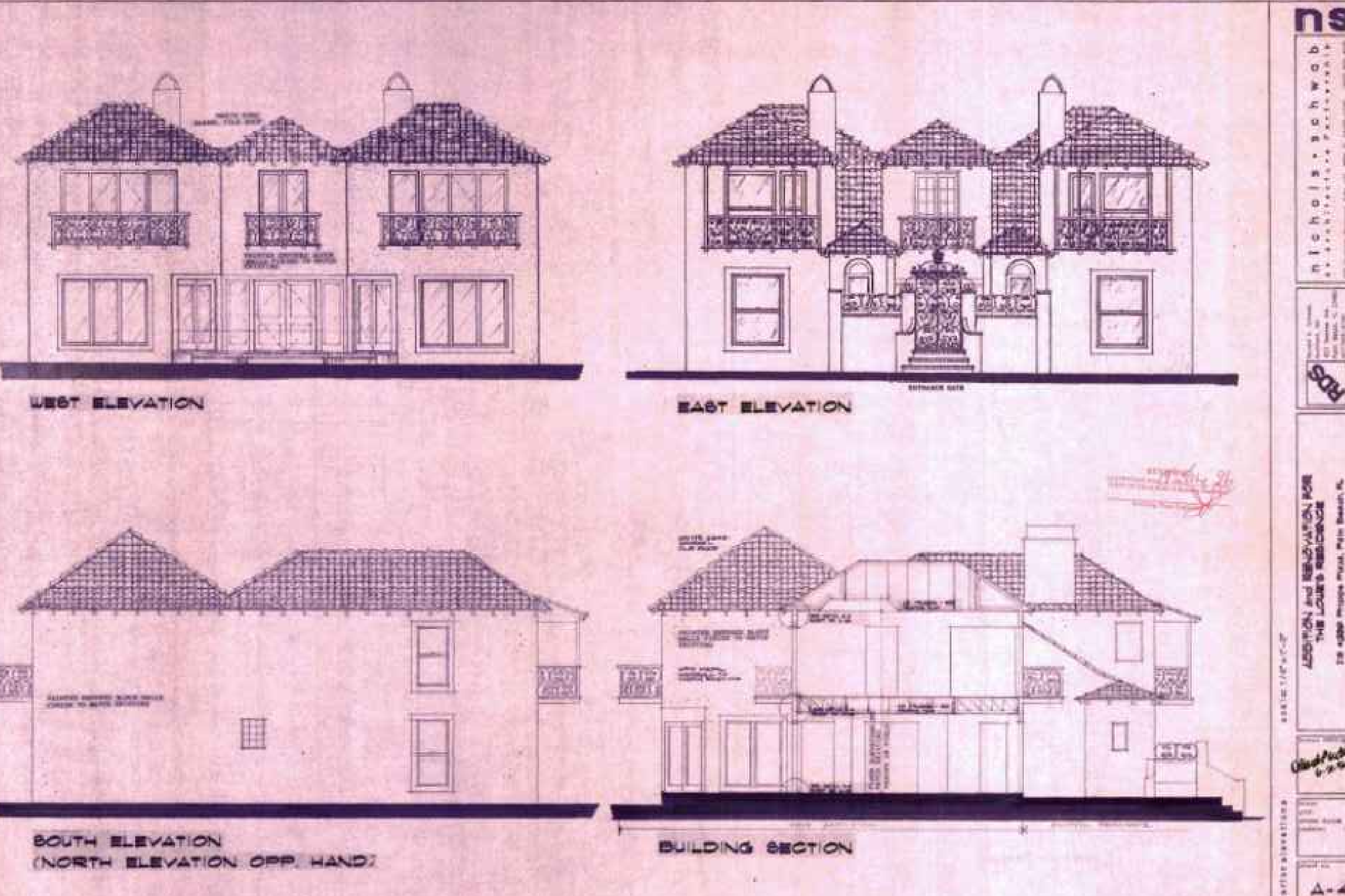
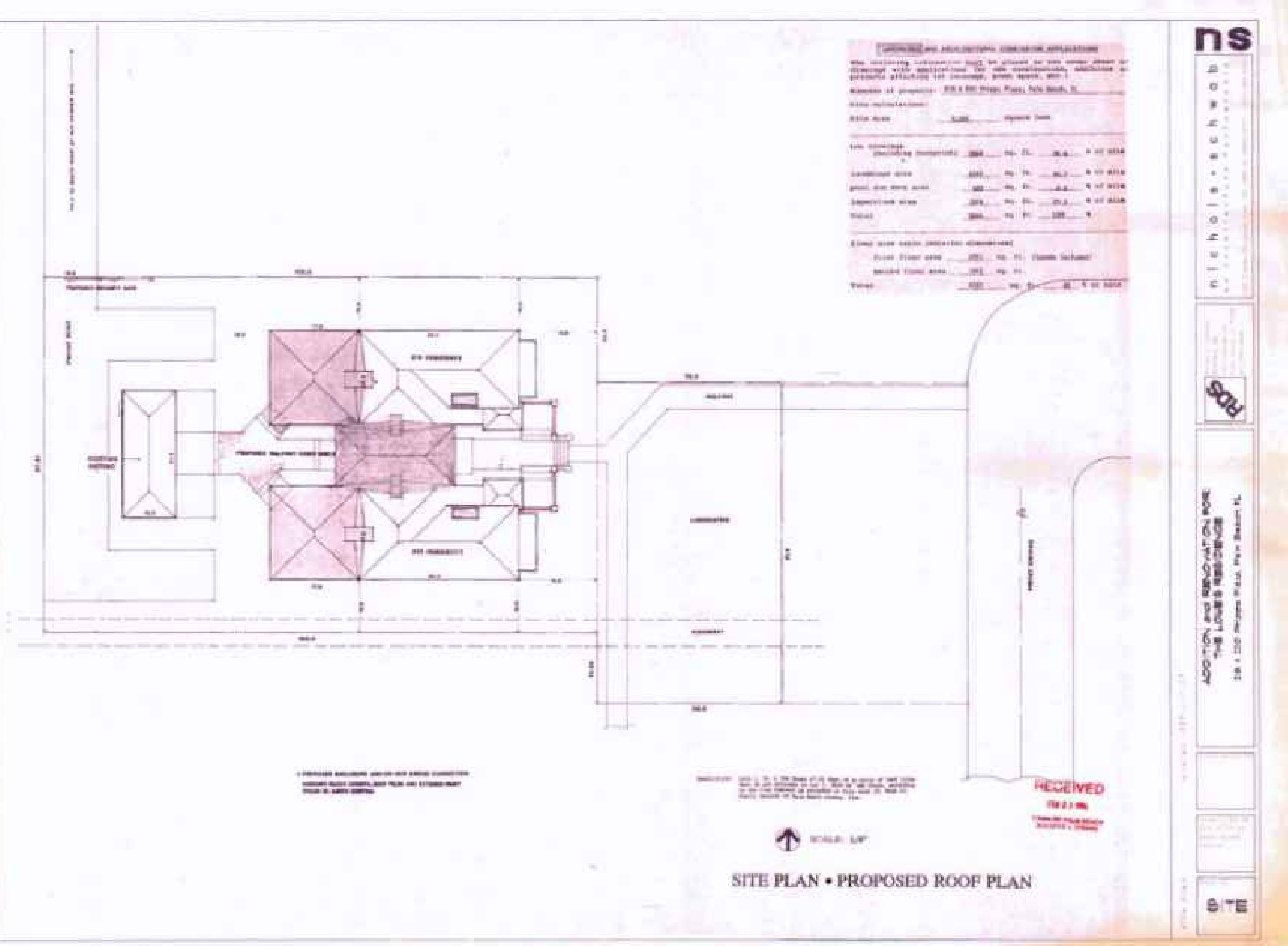
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Left: architect
Belford Shumate
designed and built his
home in Phipps Plaza
60 years ago. To
capture an old-world
atmosphere, he
incorporated favorite
features of French and
English cottages —
walkways, gateways,
dramatic rooftops and
even a Bermuda-type
buttery.





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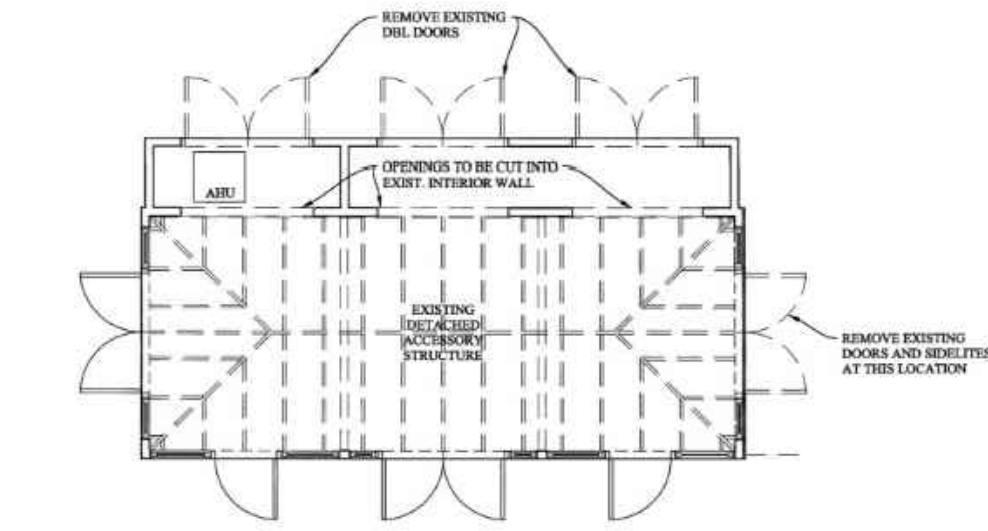
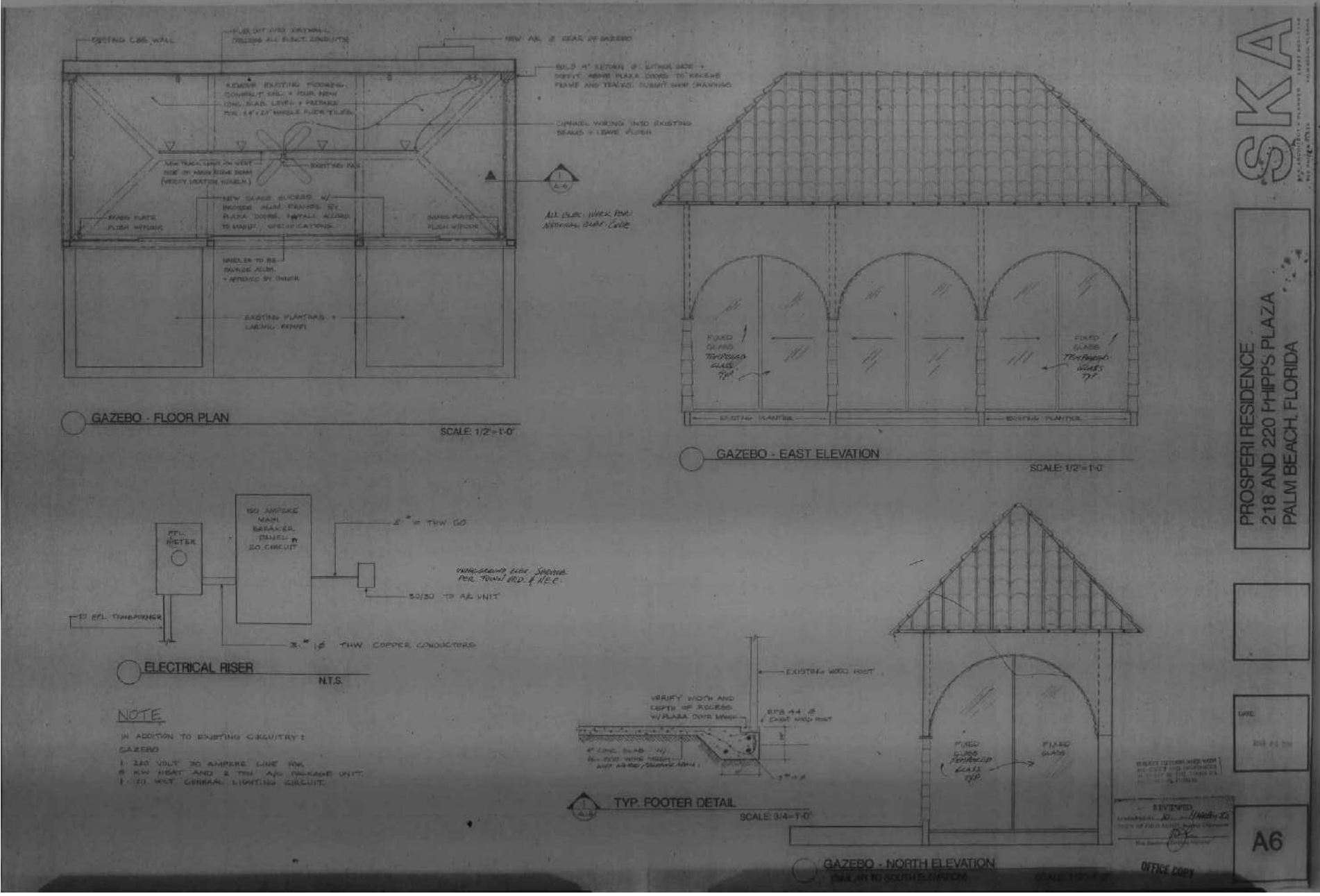
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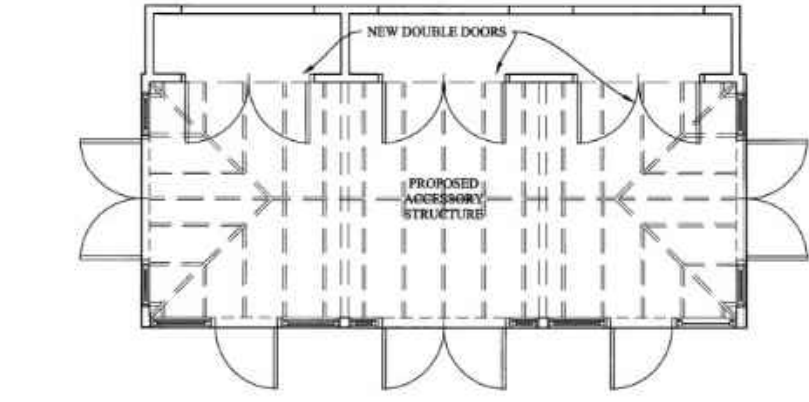
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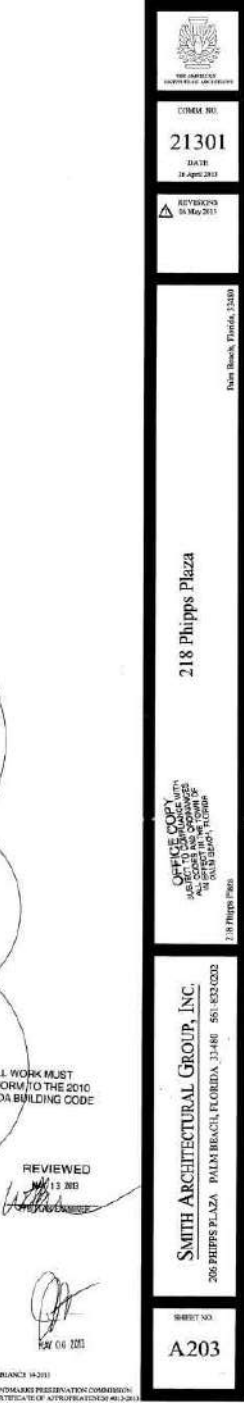
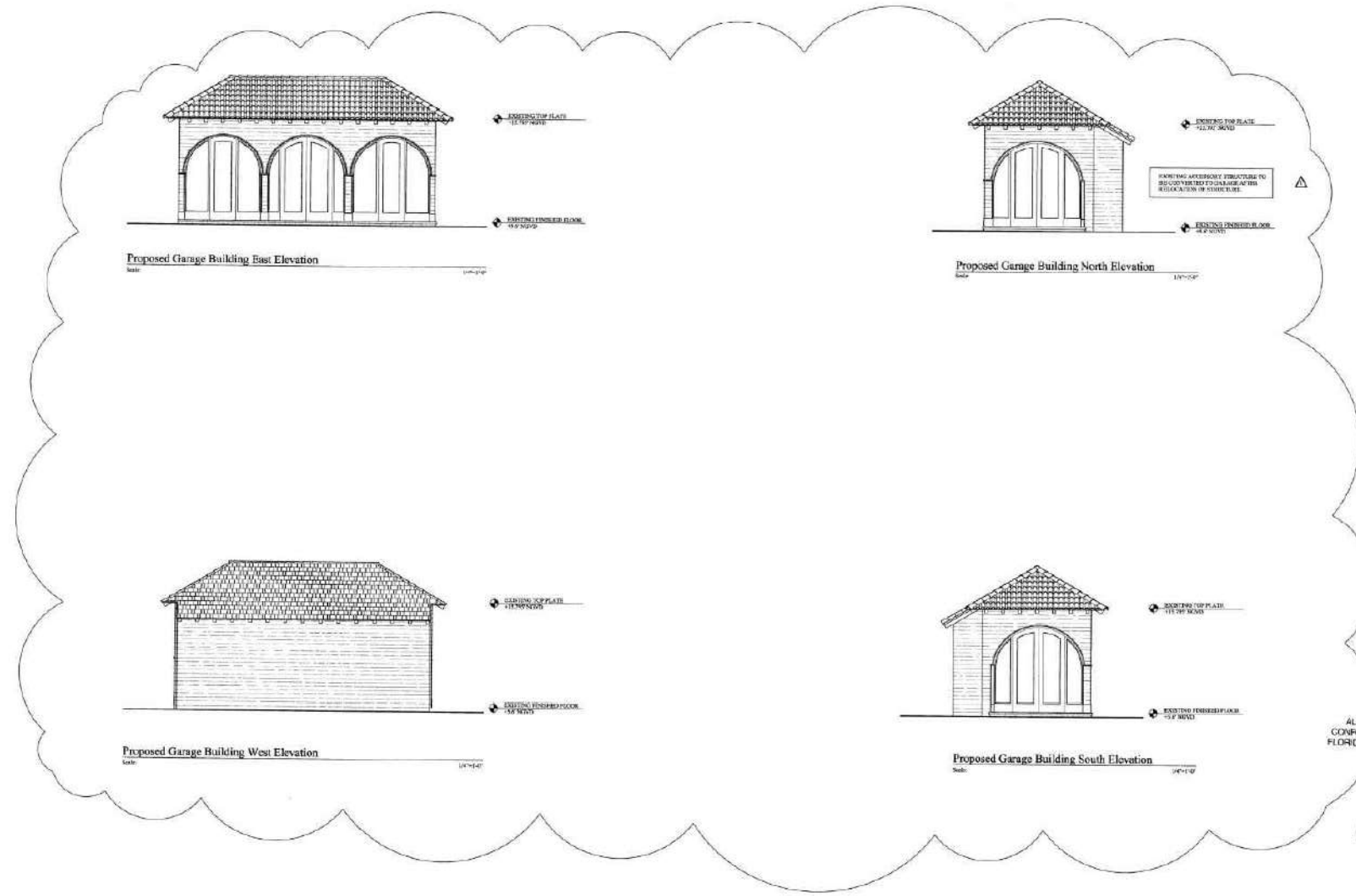




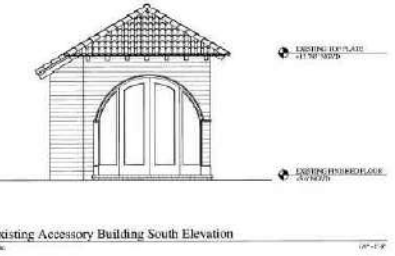
Demolition Floor Plan
Scale: 1/8" = 1'-0"



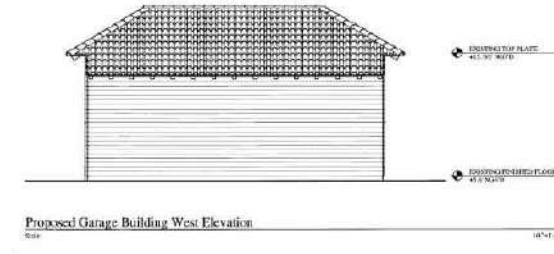
Proposed Floor Plan
Scale: 1/8" = 1'-0"



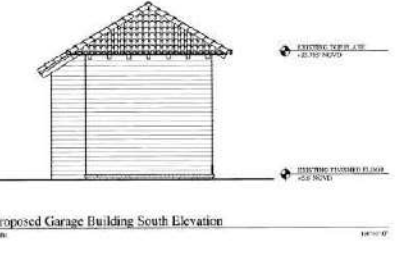
Existing Accessory Building Front Elevation
Scale: 1/8" = 1'-0"



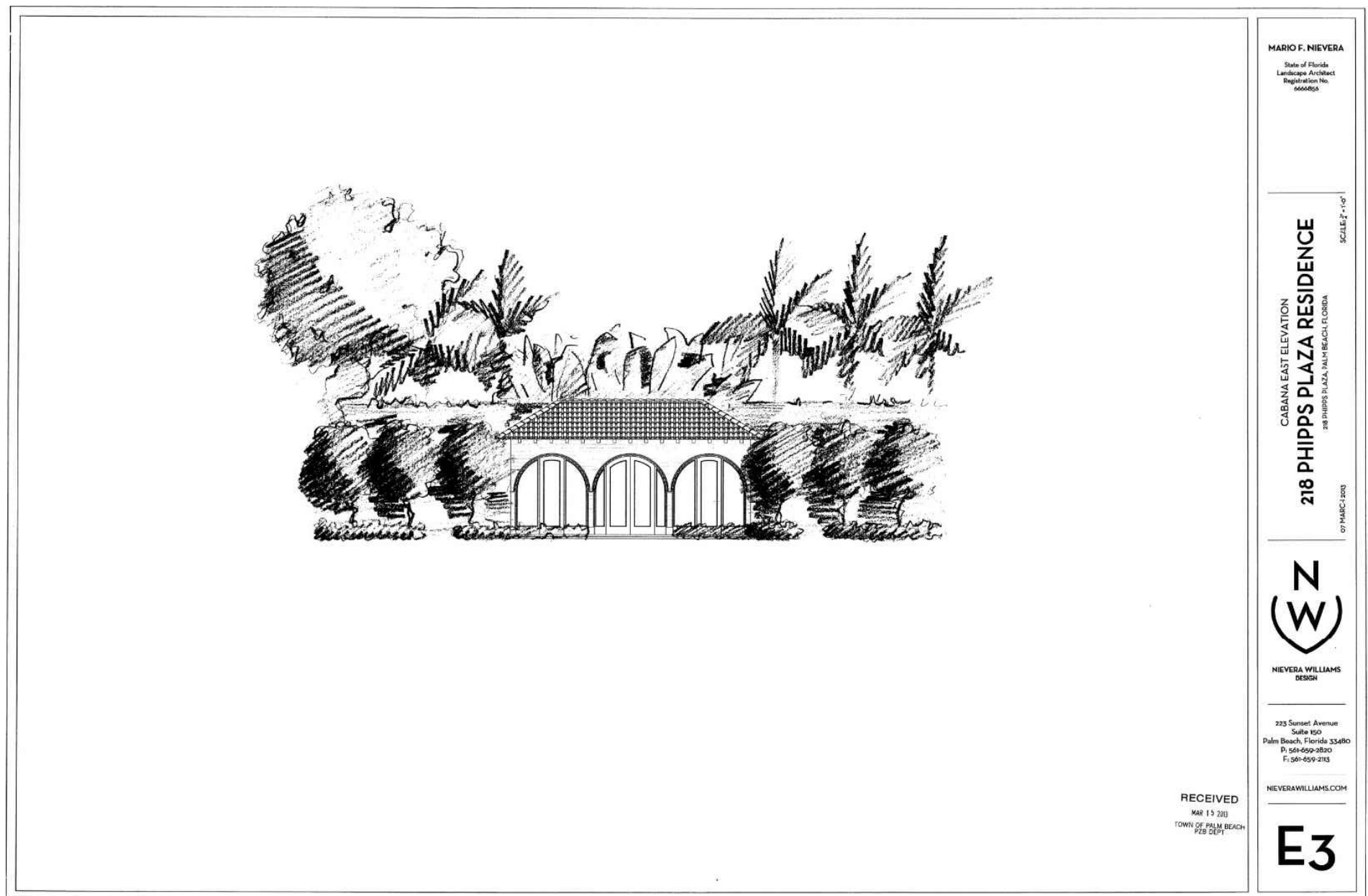
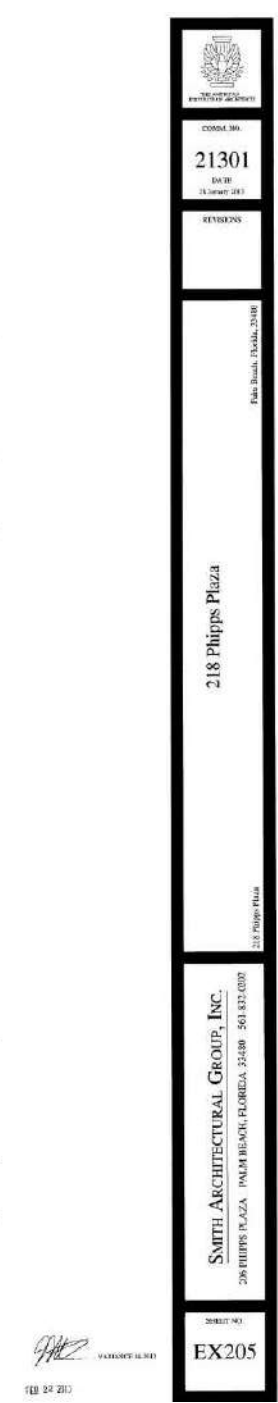
Existing Accessory Building Side Elevation
Scale: 1/8" = 1'-0"

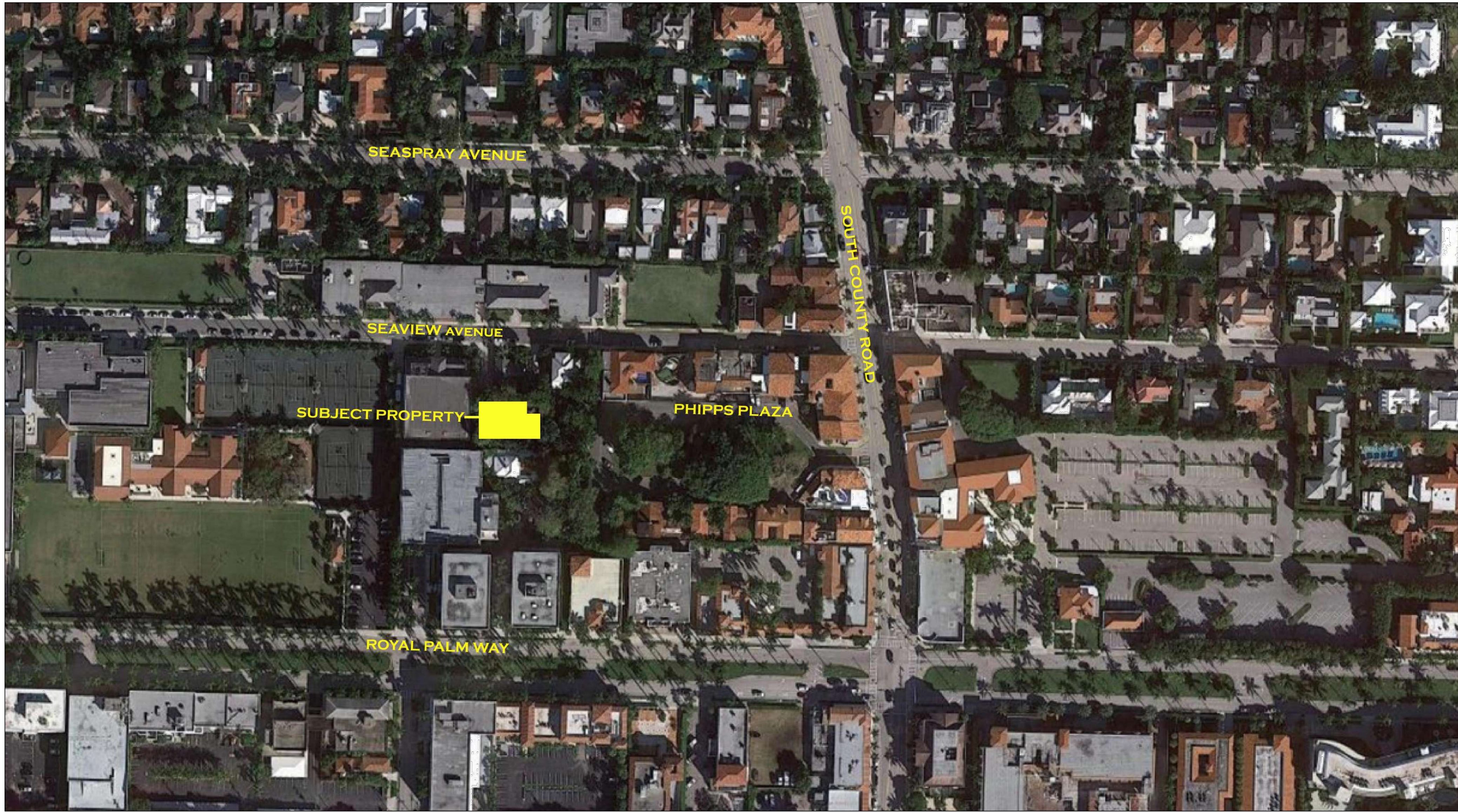


Proposed Garage Building Front Elevation
Scale: 1/8" = 1'-0"



Proposed Garage Building Side Elevation
Scale: 1/8" = 1'-0"





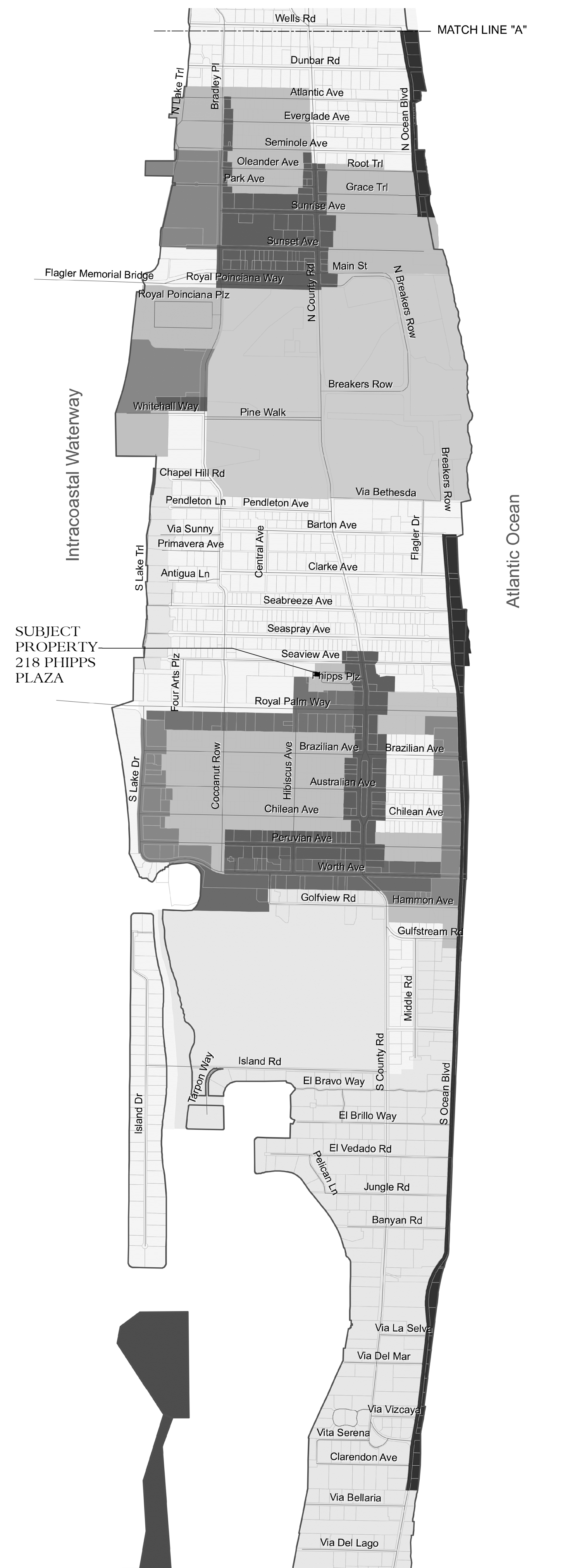
1 VICINITY LOCATION MAP
N.T.S.



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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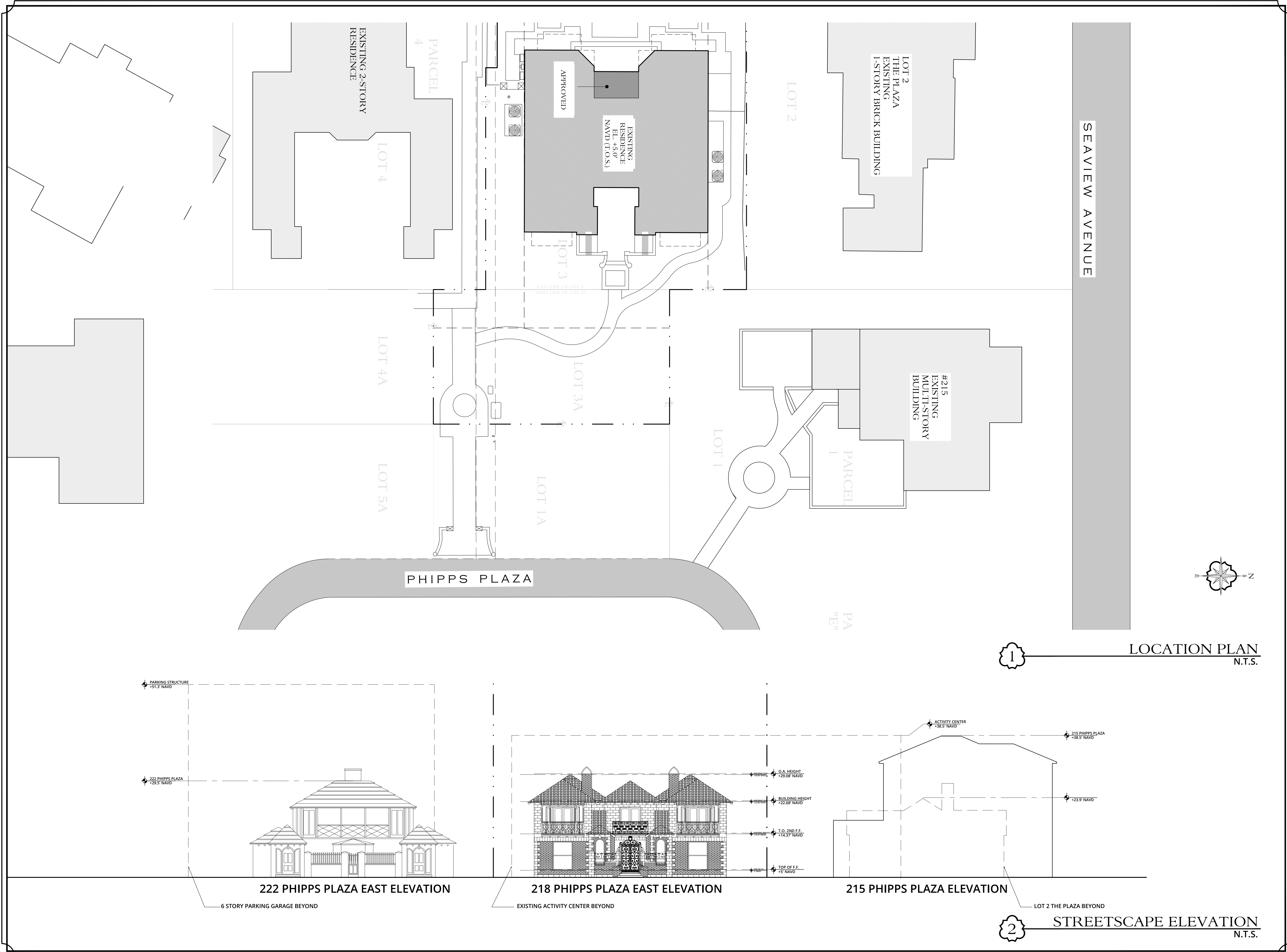
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3





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A - SEAVIEW LOOKING SOUTH



B - SEAVIEW LOOKING SOUTH

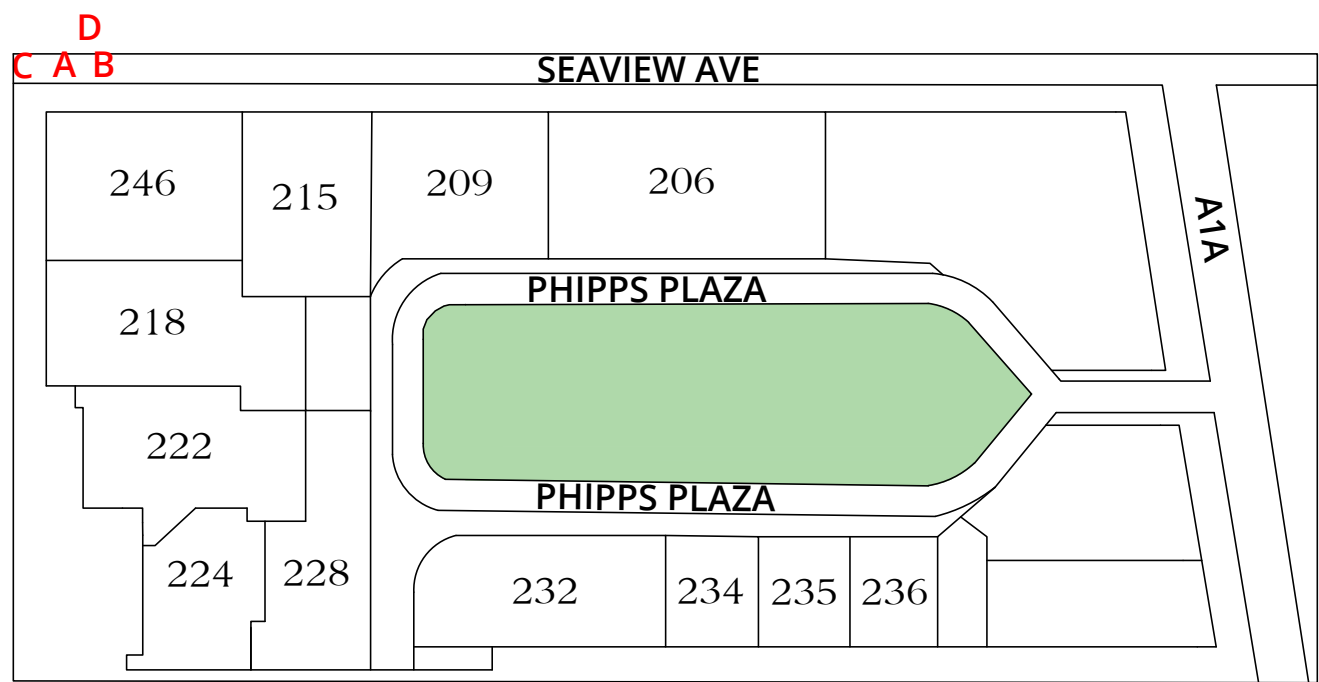


C - SEAVIEW LOOKING SOUTH

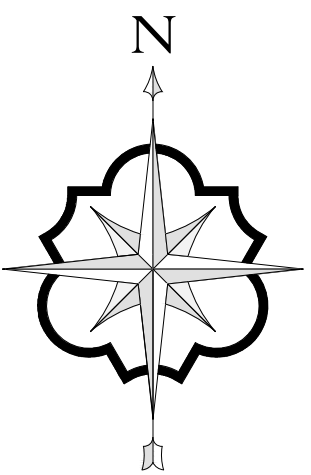


D - SEAVIEW LOOKING SOUTH

EXISTING SEAVIEW NEIGHBORHOOD CONTEXT PHOTOS



KEY PLAN



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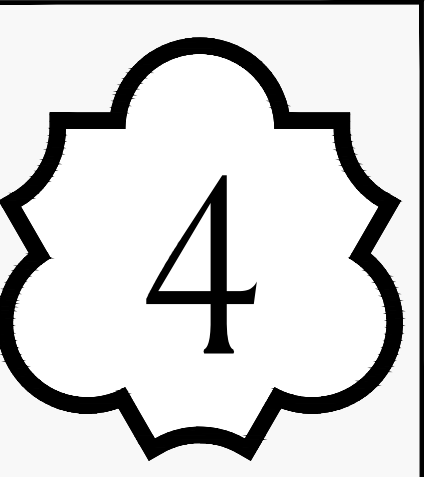
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A - 206 PHIPPS PLAZA LOOKING NORTH



B - 206 PHIPPS PLAZA LOOKING NORTH

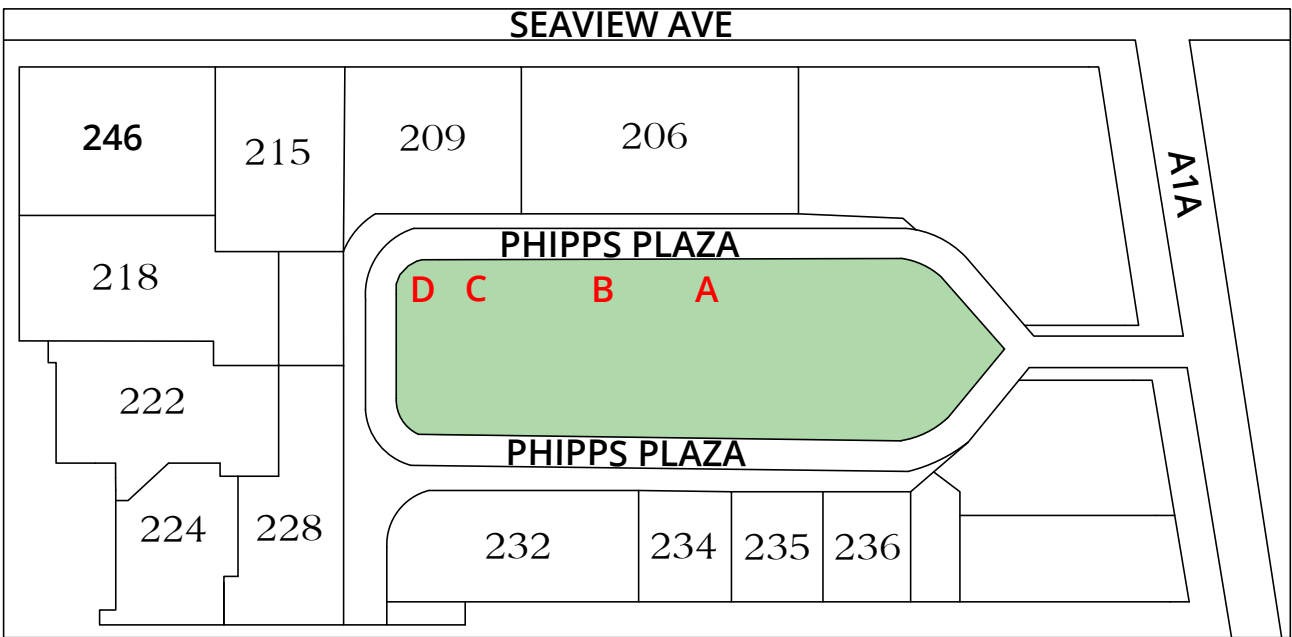


C - 209 PHIPPS PLAZA LOOKING NORTH

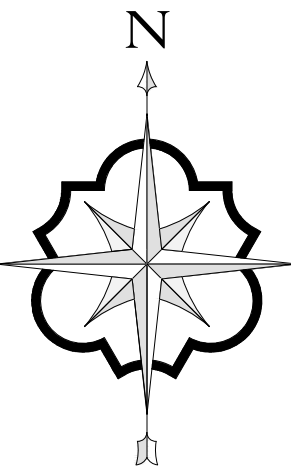


D - 209 PHIPPS PLAZA LOOKING NORTH

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



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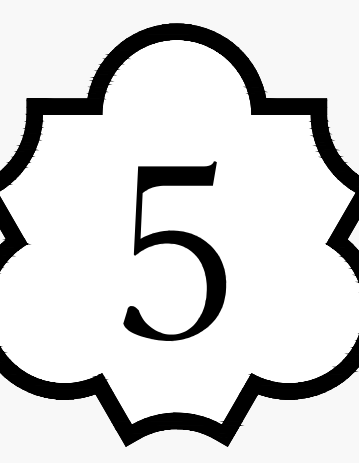
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A - 215 PHIPPS PLAZA LOOKING WEST



B - 218 PHIPPS PLAZA LOOKING WEST

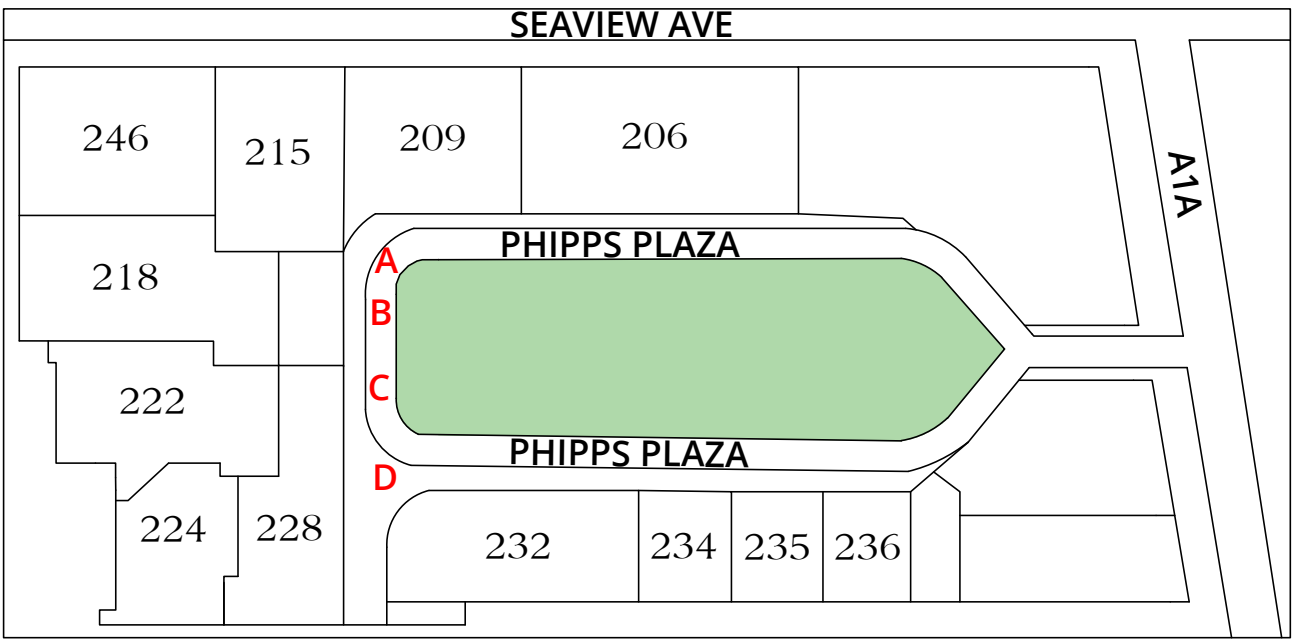


C - 222 PHIPPS PLAZA LOOKING WEST

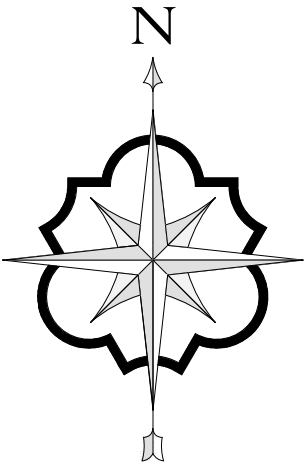


D - 224 PHIPPS PLAZA LOOKING WEST

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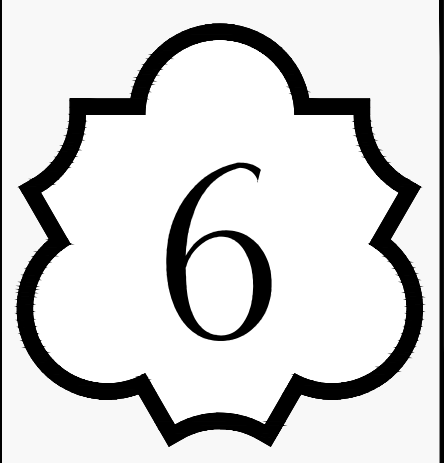
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A - PHIPPS PLAZA LOOKING EAST



B - 228 PHIPPS PLAZA LOOKING SOUTH

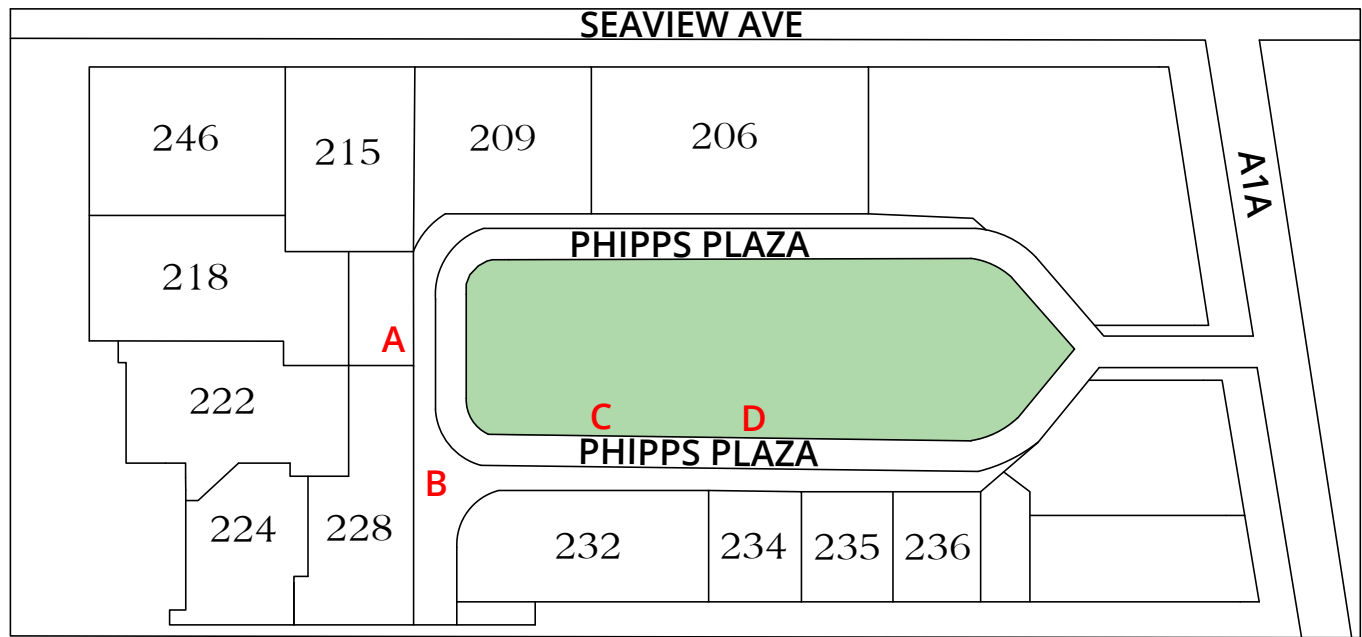


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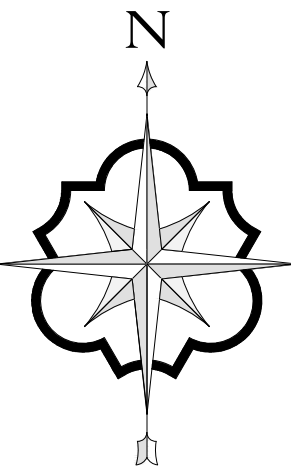


D - 234 PHIPPS PLAZA LOOKING SOUTH

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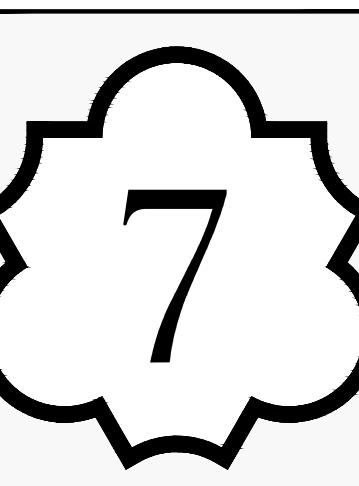
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A - EXISTING MASTER BEDROOM



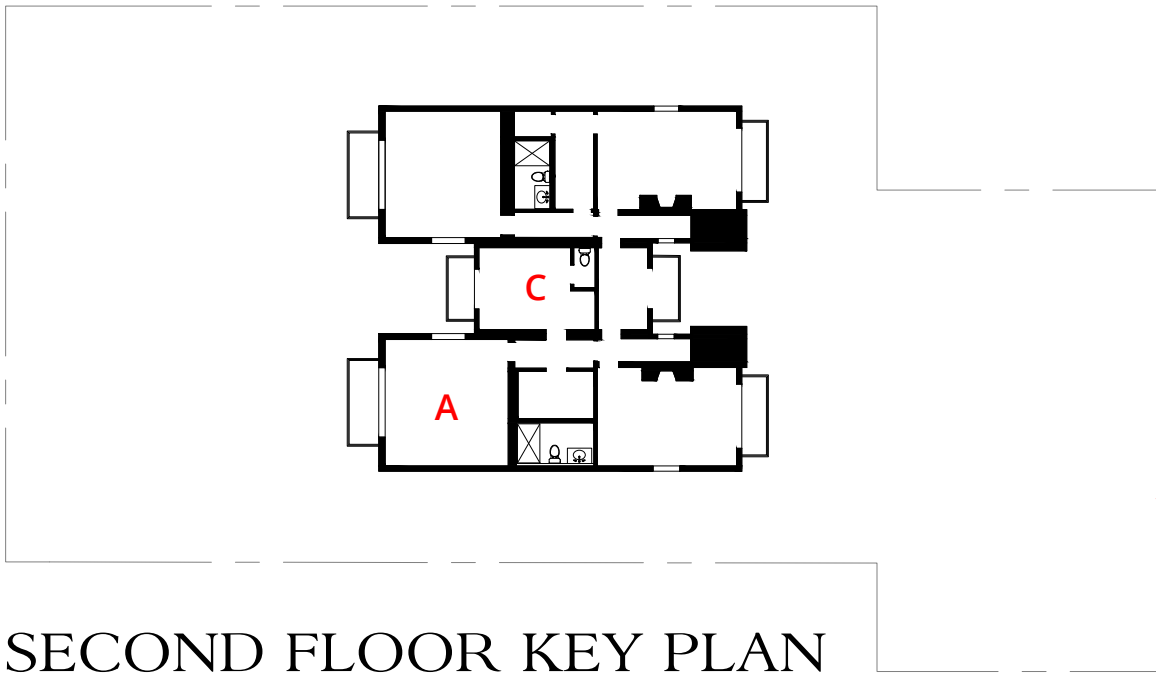
B - EXISTING SOUTH FAMILY ROOM



C - EXISTING MASTER BATH

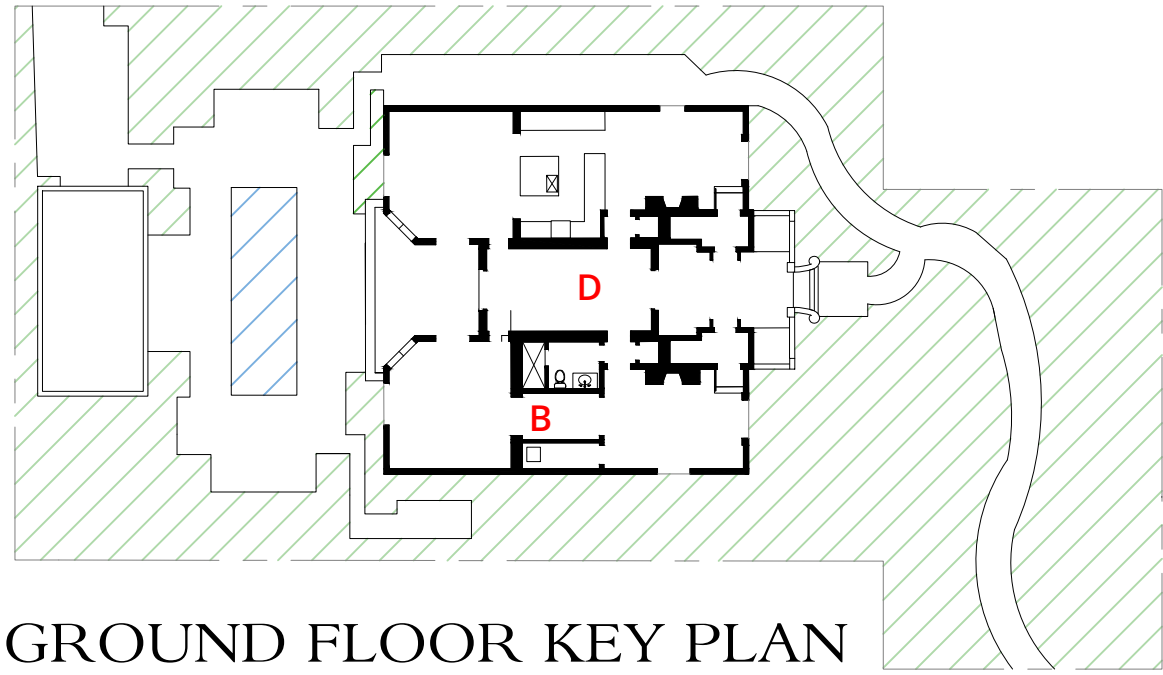


D - EXISTING MAIN HALL

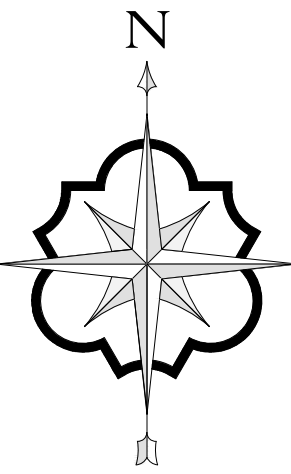


SECOND FLOOR KEY PLAN

EXISTING INTERIOR PHOTOS



GROUND FLOOR KEY PLAN



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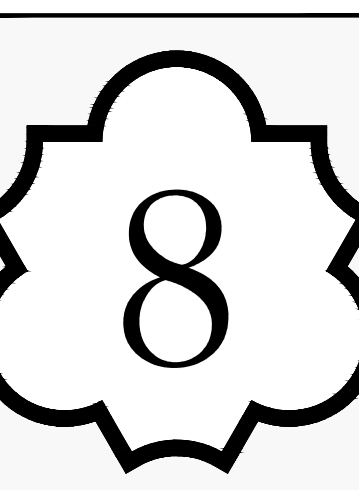
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A - EXISTING SOUTH ELEVATION

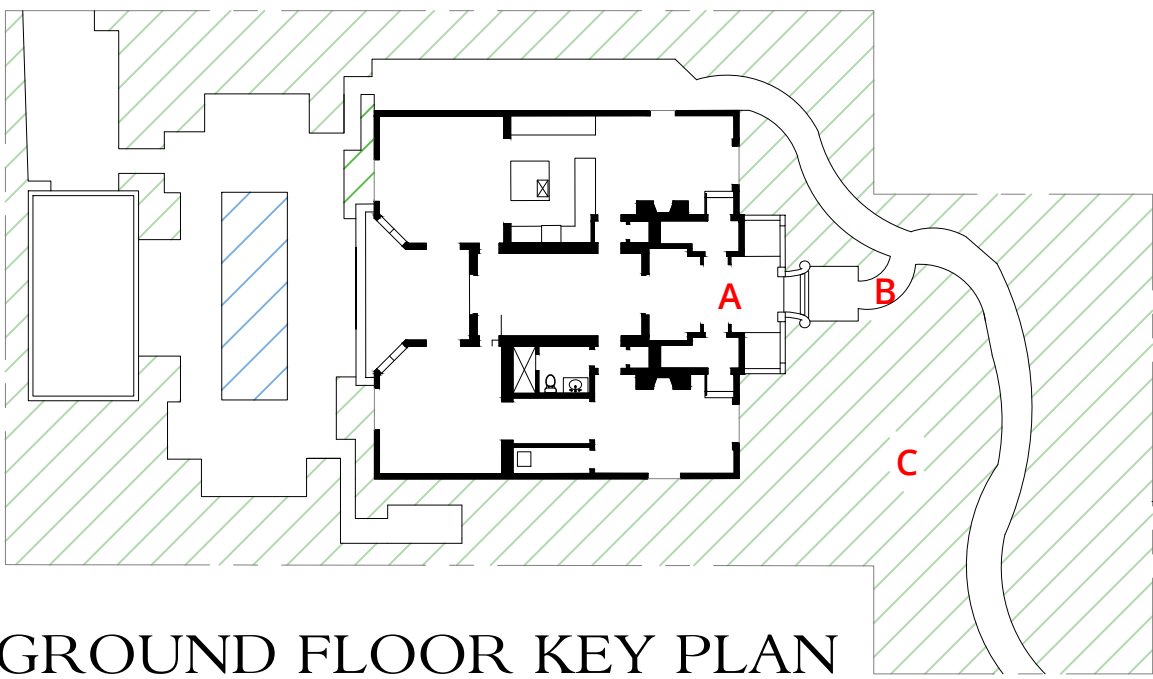


C - EXISTING EAST ELEVATION

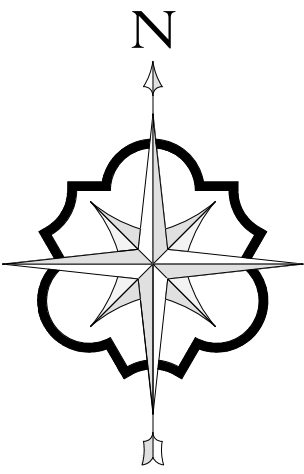


B - EXISTING EAST ELEVATION

EXISTING EXTERIOR PHOTOS



GROUND FLOOR KEY PLAN





A - ENTRY GATE AT FRONT OF THE HOUSE

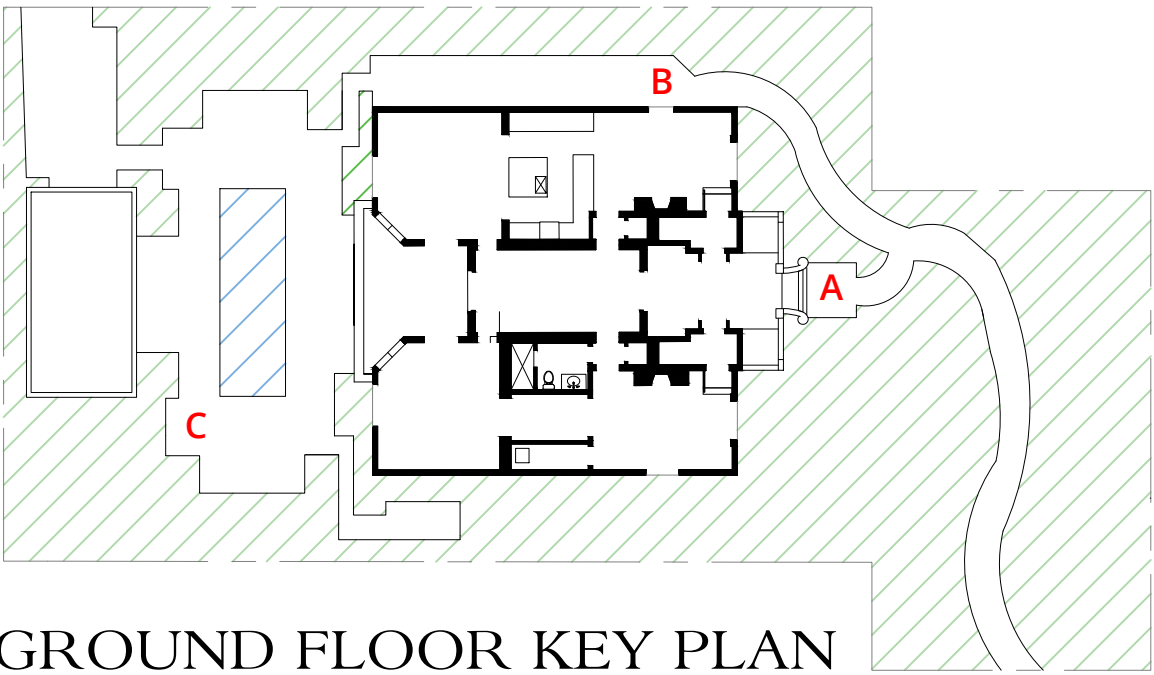


B - EXISTING NORTH ELEVATION

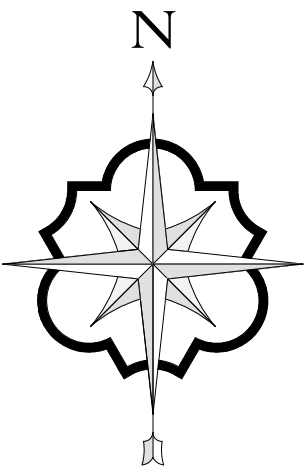


C - EXISTING WEST ELEVATION

EXISTING EXTERIOR PHOTOS



GROUND FLOOR KEY PLAN





PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC # A26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RENOVATIONS TO:

PHIPPS PLAZA
218 PHIPPS PLAZA
PALM BEACH, FL 33480

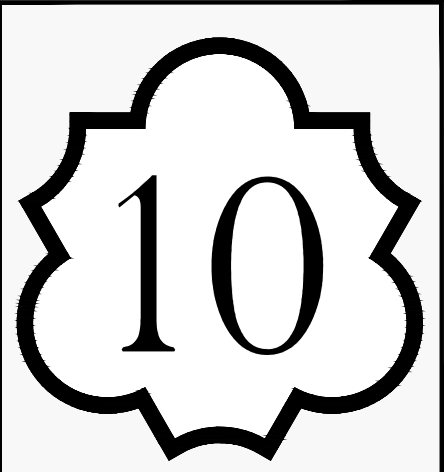
Project #: 22-004
Drawn by: PRO, AR
Date(s):
29 JAN. 2024 - LPC PRE APP
08 FEBR. 2024 - FIRST SUBMITTAL
26 FEBR. 2024 - SECOND SUBMITTAL

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

SEAL

PATRICK RYAN O'CONNELL

PROFESSIONAL CERTIFICATION:
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or approved by me, and that I am a duly
licensed architect under the laws of the State
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10



A - EXISITING ACCESSORY STRUCTURE



B - EXISTING ACCESSORY STRUCTURE

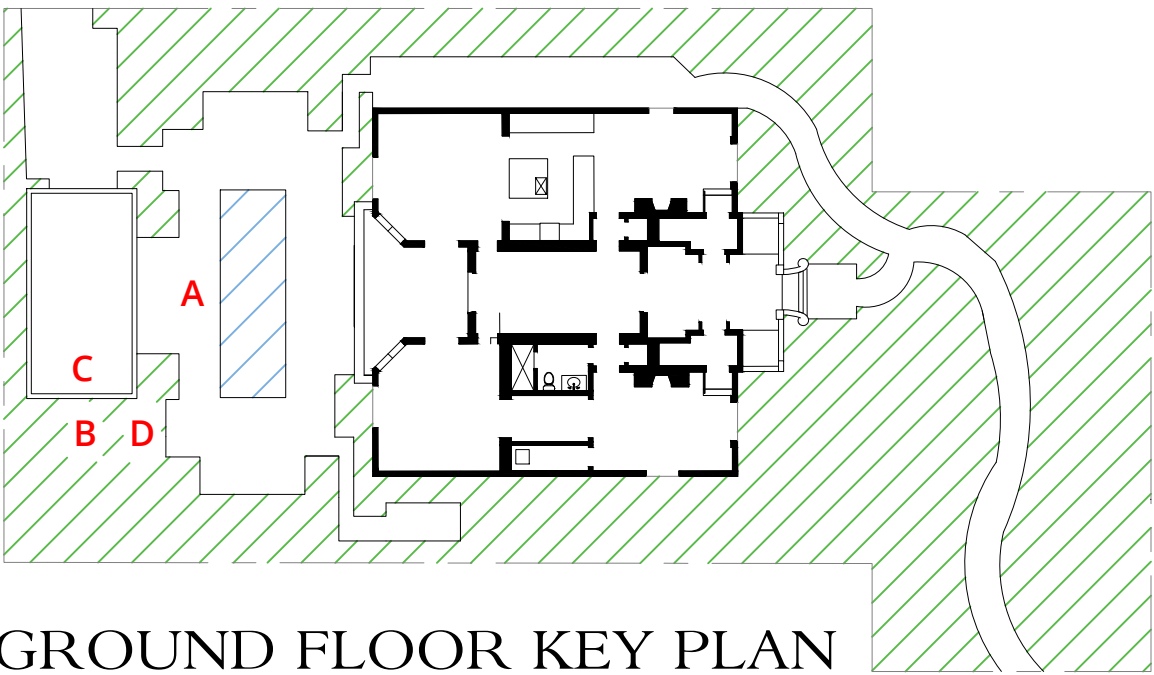


C - EXISTING ACCESSORY STRUCTURE

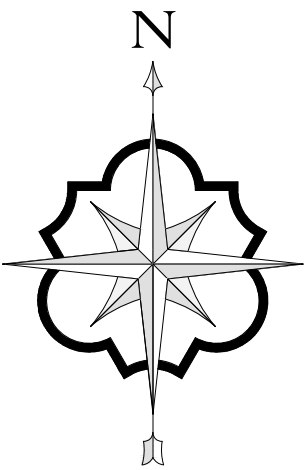


D - EXISTING ACCESSORY STRUCTURE

EXISTING EXTERIOR PHOTOS



GROUND FLOOR KEY PLAN





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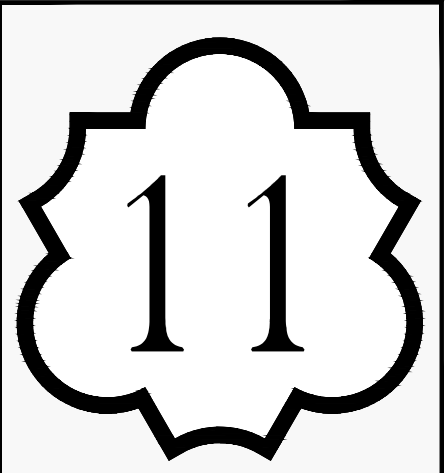
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Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend

1	Property Address:	218 Phipps Plaza		
2	Zoning District:	R-C MEDIUM DENSITY RESIDENTIAL		
3	Structure Type:	Single Family Residence		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 ±1	9,252 ±1	No Change
6	Lot Depth	100'	140'	No Change
7	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%	2,618 or 28.4%
9	*Front Yard Setback (Ft.)	25'	50'	No Change
10	*Side Yard Setback (1st Story) (Ft.)	10'	N-10' S-10'	N-10' S-6'-5 1/2"(ACC)
11	*Side Yard Setback (2nd Story) (Ft.)	10'	N-10' S-10'	No Change
12	*Rear Yard Setback (Ft.)	15'	42.9' (MAIN) 3' (ACC.)	No Change
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.)	31.5' (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)	7.3' 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)	7.3' NAVD	5' NAVD	5' NAVD
22	Landscape Open Space (LOS) (Sq Ft and %)	45%	TBD	TBD
23	Perimeter LOS (Sq Ft and %)	50%	TBD	TBD
24	Front Yard LOS (Sq Ft and %)	40%	TBD	TBD
25	**Native Plant Species %	SEE LANDSCAPE	TBD	TBD

* 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



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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):
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11 MARCH. 2024 - FINAL SUBMITTAL
29 APRIL. 2024 - FINAL SUBMITTAL

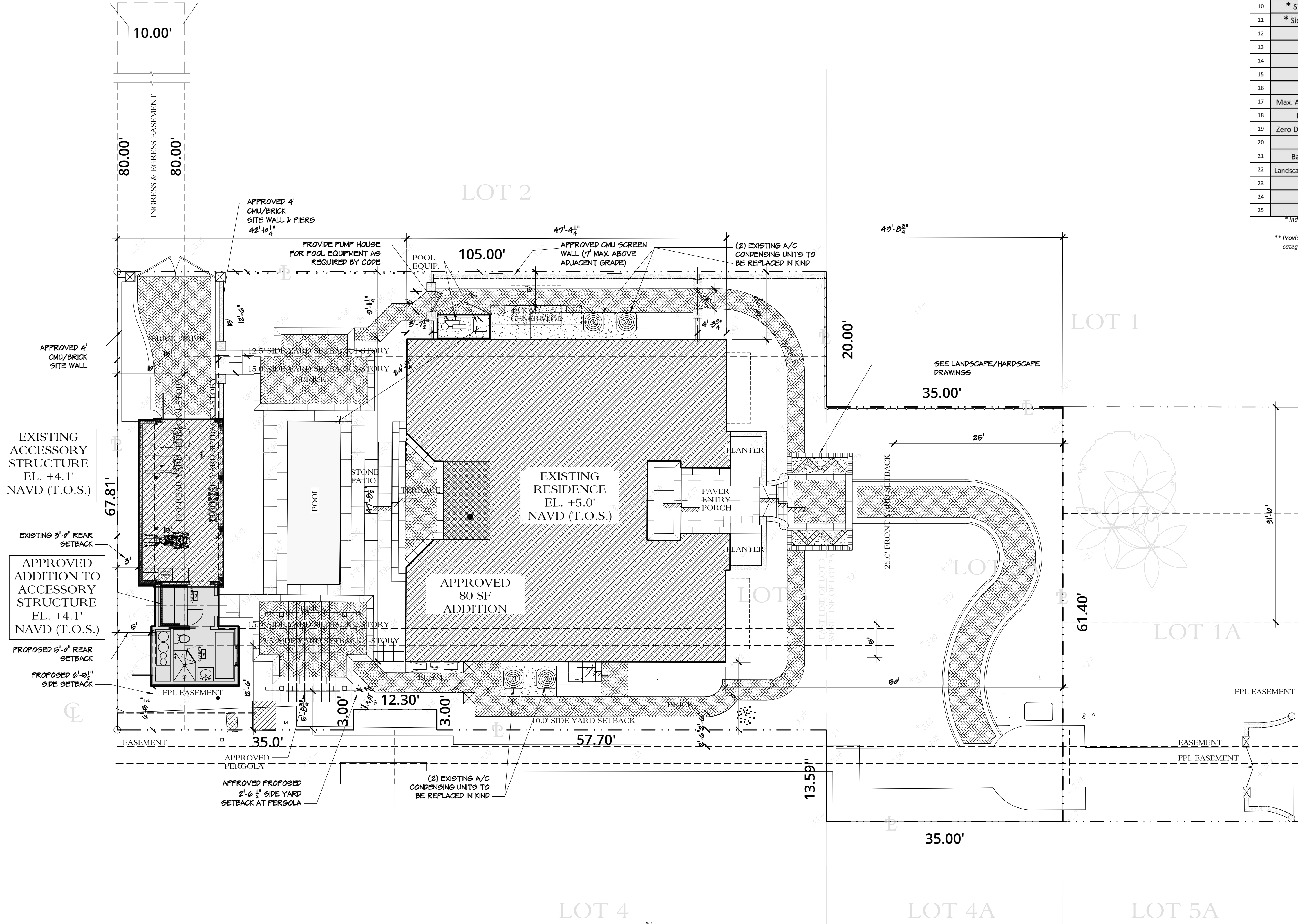
COA #: 22-042
ZON #: 22-123

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SEAVIEW AVENUE



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

PHIPPS PLAZA



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
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PROPOSED RENOVATIONS TO:
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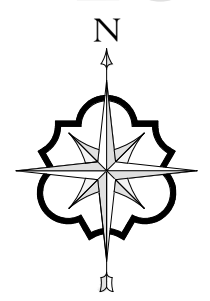
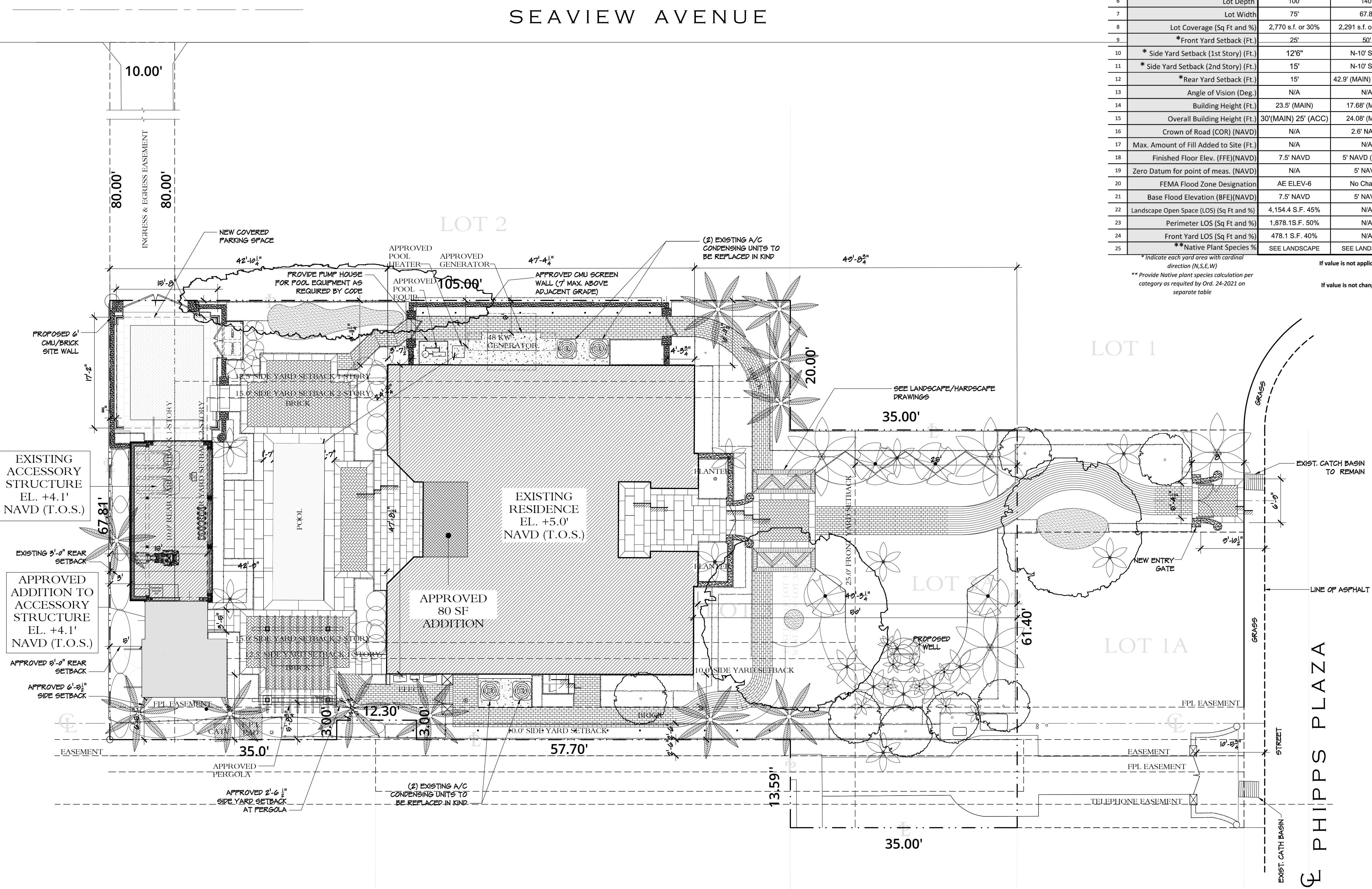
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Zoning Legend			
1	Property Address: 218 Phipps Plaza		
2	Zoning District: R-B LOW DENSITY RESIDENTIAL		
3	Structure Type: Single Family Residence		
4		Required/Allowed	Existing
5	Lot Size (sq ft)	10,000 s.f.	9,232 s.f.
6	Lot Depth	100'	140'
7	Lot Width	75'	67.8'
8	Lot Coverage (Sq Ft and %)	2,770 s.f. or 30%	2,291 s.f. or 24.8%
9	*Front Yard Setback (Ft.)	25'	50'
10	*Side Yard Setback (1st Story) (Ft.)	12'6"	N-10' S-10'
11	*Side Yard Setback (2nd Story) (Ft.)	15'	N-10' S-10'
12	*Rear Yard Setback (Ft.)	15'	42.9' (MAIN) 3' (ACC.) 11" (Parking Struct.)
13	Angle of Vision (Deg.)	N/A	N/A
14	Building Height (Ft.)	23.5' (MAIN)	17.68' (MAIN)
15	Overall Building Height (Ft.)	30'(MAIN) 25' (ACC)	24.08' (MAIN)
16	Crown of Road (COR) (NAVD)	N/A	2.6' NAVD
17	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A
18	Finished Floor Elev. (FFE)(NAVD)	7.5' NAVD	5' NAVD (MAIN)
19	Zero Datum for point of meas. (NAVD)	N/A	5' NAVD
20	FEMA Flood Zone Designation	AE ELEV-6	No Change
21	Base Flood Elevation (BFE)(NAVD)	7.5' NAVD	5' NAVD
22	Landscape Open Space (LOS) (Sq Ft and %)	4,154.4 S.F. 45%	N/A
23	Perimeter LOS (Sq Ft and %)	1,878.1S.F. 50%	N/A
24	Front Yard LOS (Sq Ft and %)	478.1 S.F. 40%	N/A
25	*Native Plant Species %	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





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Planning Zoning and Building
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PROPOSED RENOVATIONS TO:
PHIPPS PLAZA

218 PHIPPS PLAZA
PALM BEACH, FL 33480

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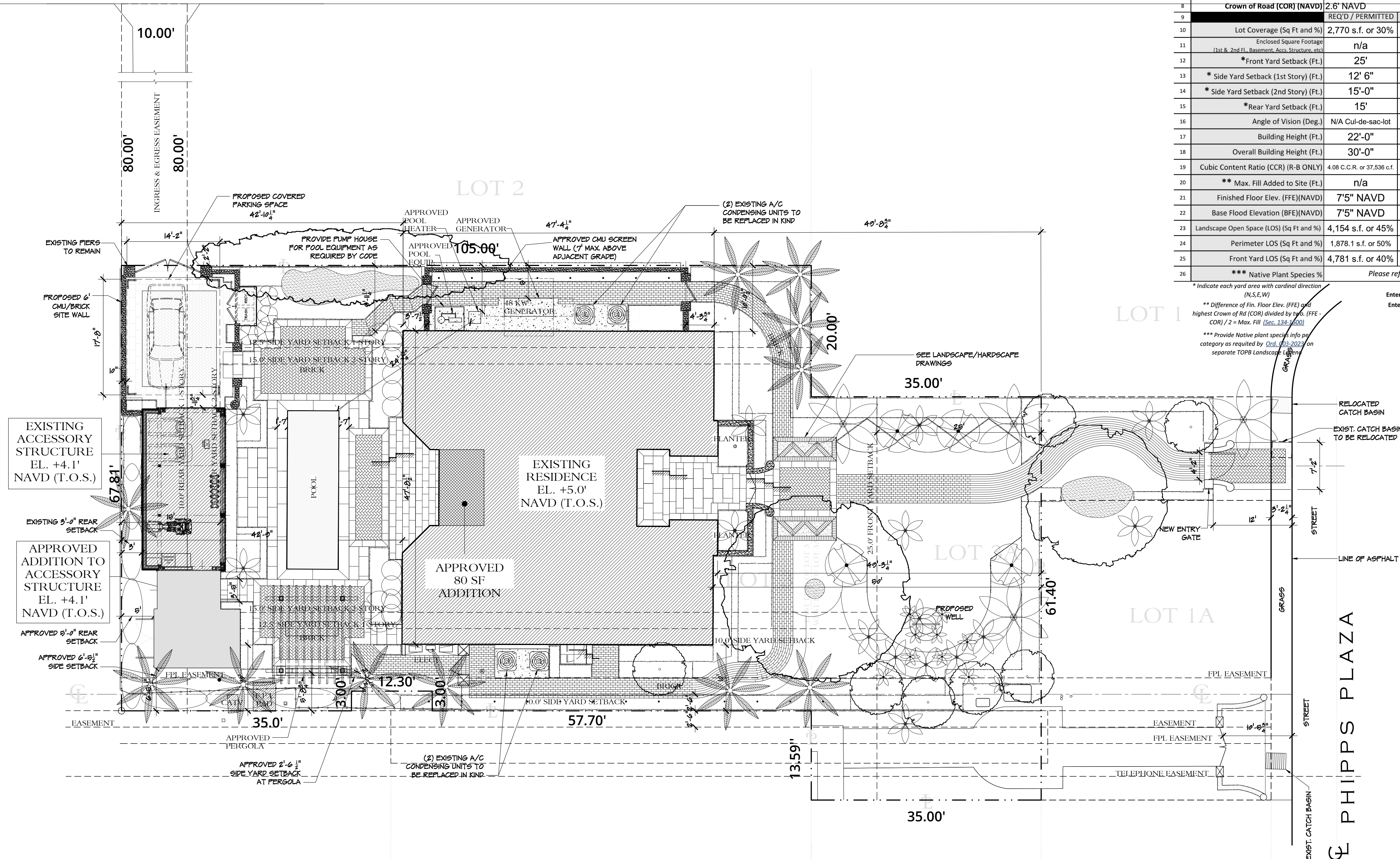
Zoning Legend			
1	Property Address:	218 Phipps Plaza	
2	Zoning District:	R-B Low Density Residential	
3	Lot Area (sq. ft.):	9,232 s.f.	
4	Lot Width (W) & Depth (D) (ft.):	67.8' width x 140' depth	
5	Structure Type:	Single Family Residence	
6	FEMA Flood Zone Designation:	AE- Elevation 6	
7	Zero Datum for point of meas. (NAVD)	5' NAVD (MAIN)	
8	Crown of Road (COR) (NAVD)	2.6' NAVD	
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	2,770 s.f. or 30%	2,291 s.f. or 24.8%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc.)	n/a	4,274 s.f.
12	*Front Yard Setback (Ft.)	25'	50'
13	*Side Yard Setback (1st Story) (Ft.)	12' 6"	N-10' S-10'
14	*Side Yard Setback (2nd Story) (Ft.)	15'-0"	N-10' S-10'
15	*Rear Yard Setback (Ft.)	15'	42.8' (MAIN) 3' (ACC)
16	Angle of Vision (Deg.)	N/A Cul-de-sac-lot	n/a cul-de-sac-lot
17	Building Height (Ft.)	22'-0"	no change
18	Overall Building Height (Ft.)	30'-0"	no change
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.08 C.C.R. or 37,536 c.f.	n/a
20	** Max. Fill Added to Site (Ft.)	n/a	n/a
21	Finished Floor Elev. (FFE)(NAVD)	7'5" NAVD	5' NAVD
22	Base Flood Elevation (BFE)(NAVD)	7'5" NAVD	5' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	4,154 s.f. or 45%	n/a
24	Perimeter LOS (Sq Ft and %)	1,878.1 s.f. or 50%	n/a
25	Front Yard LOS (Sq Ft and %)	4,781 s.f. or 40%	n/a
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

* Indicate each yard area with cardinal direction (N,S,E,W)
** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-600)
*** Provide native plant species info per category as required by Ord. 603-2023 on separate TOPB Landscape Legend

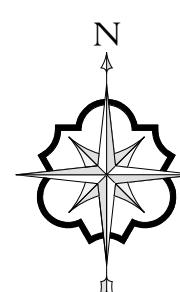
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Enter N/C if value is not changing.

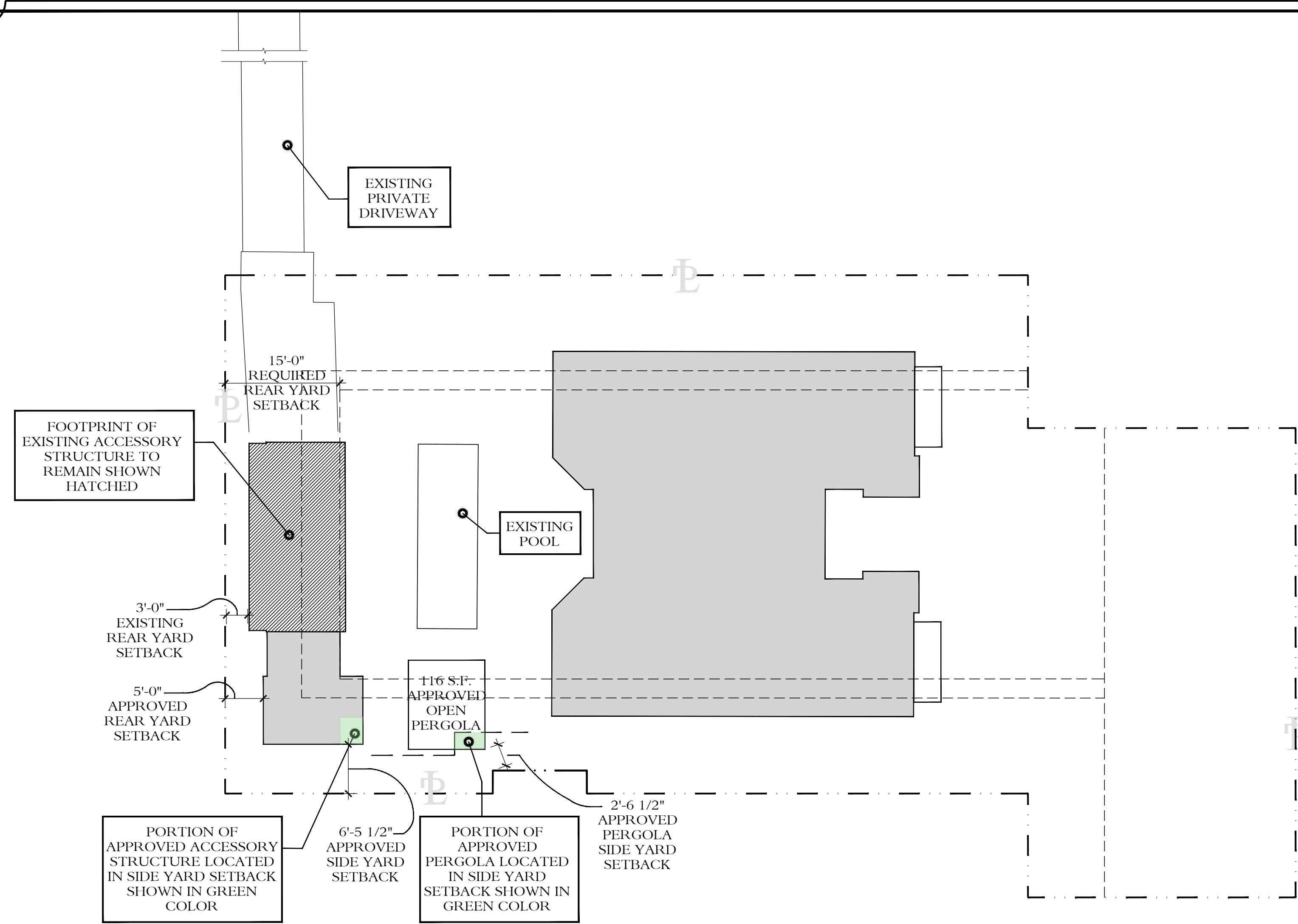
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SEAVIEW AVENUE

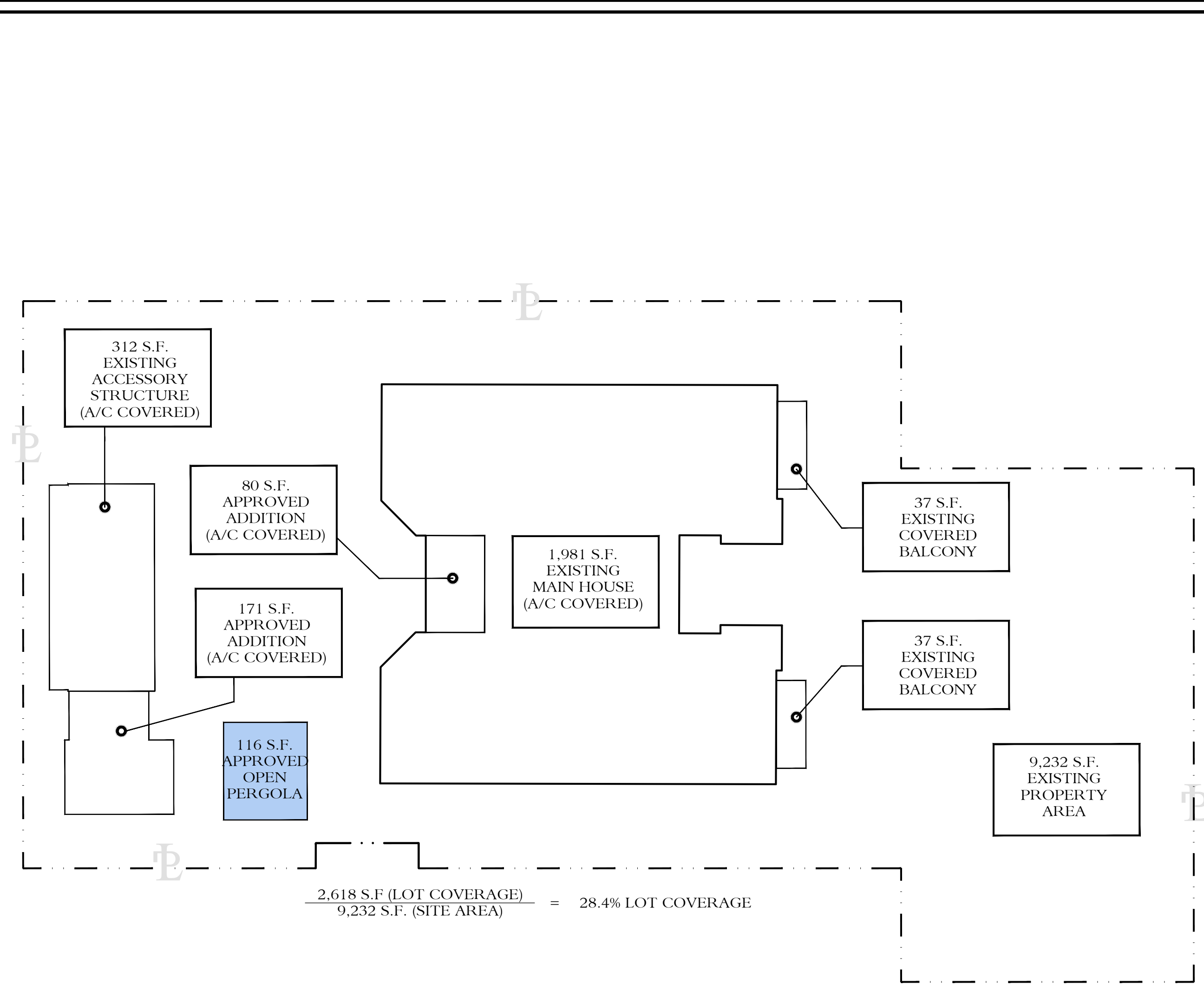


CURRENTLY PROPOSED SITE PLAN
1/8" = 1'-0"





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:	
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. 8883 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)	1,975 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.
TOTAL NON-A/C	74 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 D.U./ACRE	
FRONT YARD SETBACK (EAST)	1ST STORY 25'-0" 2ND STORY 25'-0"	1ST STORY-EXISTING 40'-3 1/4" 2ND STORY-EXISTING 50'-6"
SIDE YARD SETBACK (NORTH)	1ST STORY 12'-6" 2ND STORY 15'-0"	1ST STORY-EXISTING 10'-0" 2ND STORY-EXISTING 10'-0"
SIDE YARD SETBACK (SOUTH)	1ST STORY 12'-6" 2ND STORY 15'-0"	1ST STORY-ACC. STRUCT. 6'-5" 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 STR.) 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.	3.69 C.C.R. 33,002 C.F.
LOT COVERAGE (FOOTPRINT)	TWO STORY: 30% (2,770 S.F. MAX)	TWO STORY: 28.4% (2,618 S.F.)
LANDSCAPE OPEN SPACE	SEE LANDSCAPE	SEE LANDSCAPE
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	SEE LANDSCAPE	SEE LANDSCAPE
NATIVE PLANTING	SEE LANDSCAPE	SEE LANDSCAPE



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PROPOSED RENOVATIONS TO:

PHIPPS PLAZA
218 PHIPPS PLAZA
PALM BEACH, FL 33480

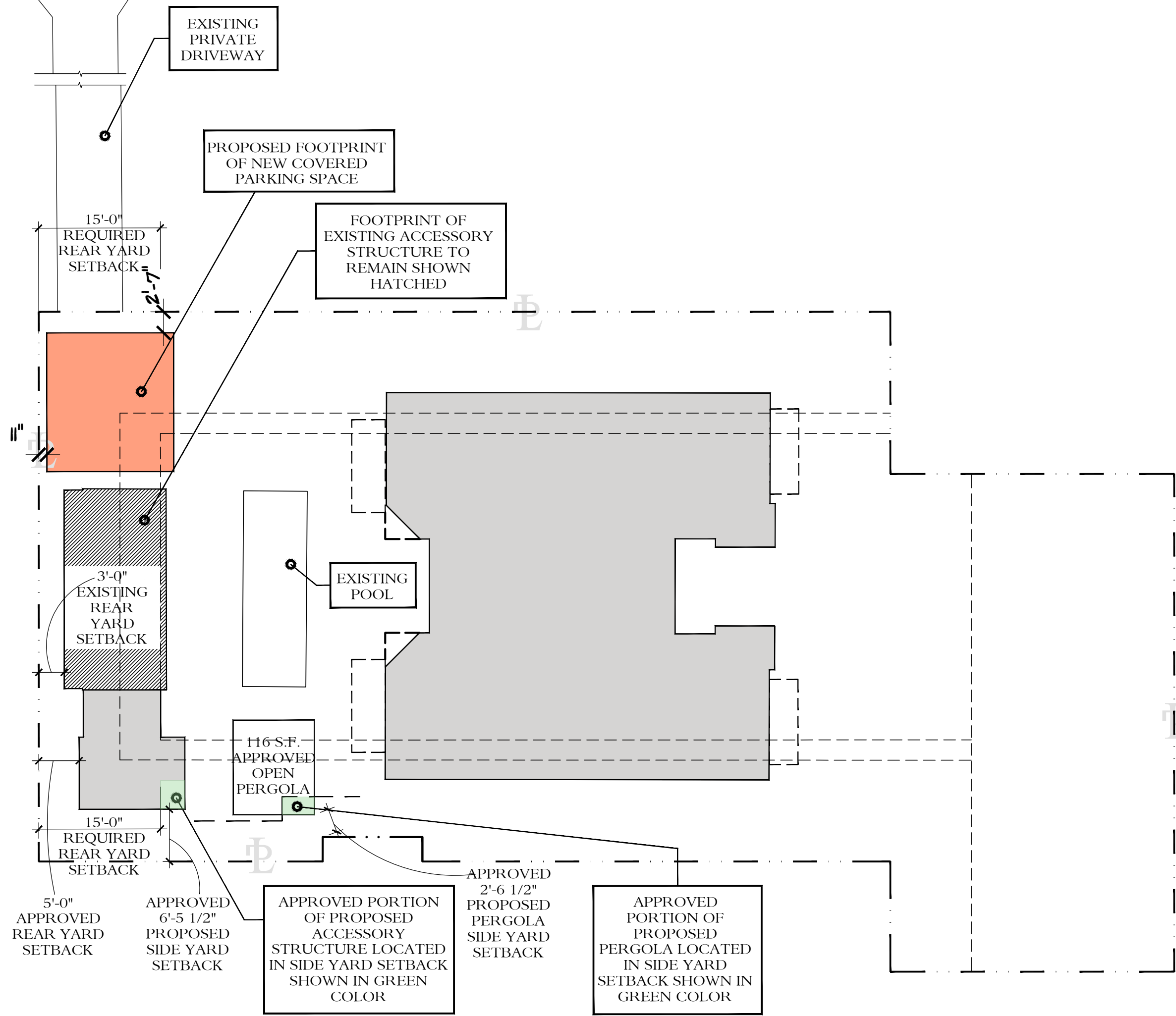
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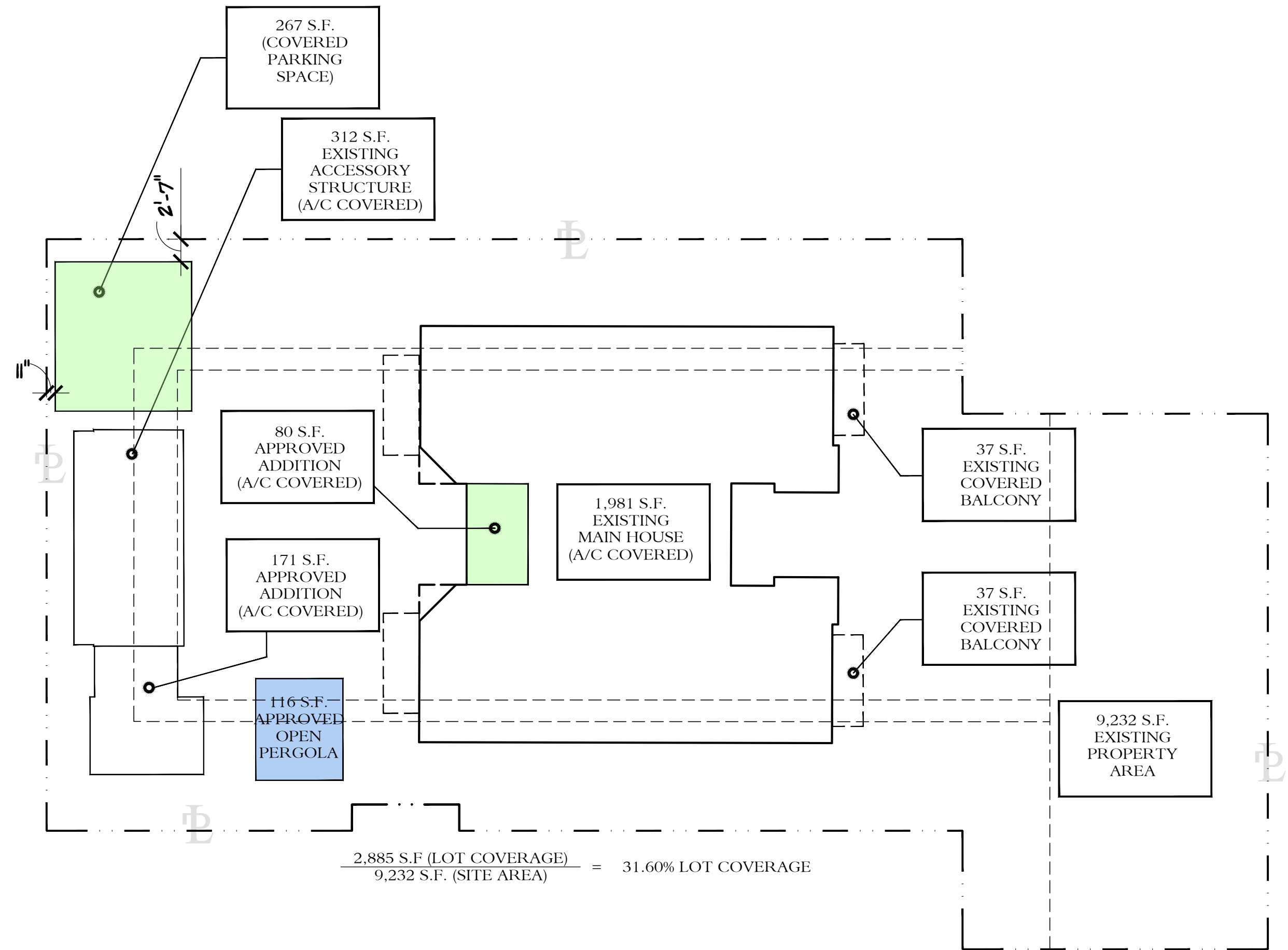
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1 PREVIOUSLY PROPOSED VARIANCE DIAGRAM - REAR AND SIDE YARD SETBACK
N.T.S.

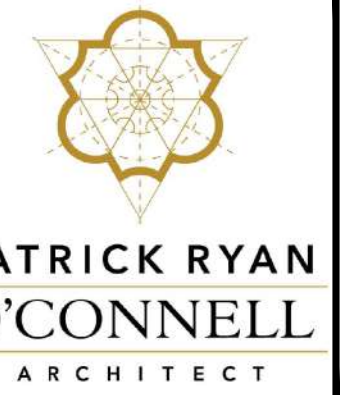


2 PREVIOUSLY PROPOSED ZONING DIAGRAM - LOT COVERAGE
N.T.S.

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. 12090C 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)-640-4881 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 (31.6%)	2,885 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 D.U./ACRE		
FRONT YARD SETBACK (EAST)	1ST STORY	25'-0"	1ST STORY 40'-3 1/4"
	2ND STORY	25'-0"	2ND STORY 50'-0"
SIDE YARD SETBACK (NORTH)	1ST STORY	12'-6"	1ST STORY 2'-7" NEW PARKING STRUCT.
	2ND STORY	15'-0"	2ND STORY EXISTING 10'-0 1/2"
SIDE YARD SETBACK (SOUTH)	1ST STORY	12'-6"	1ST STORY EXISTING 10'-0"
	2ND STORY	15'-0"	2ND STORY EXISTING 10'-0"
REAR YARD SETBACK (WEST)	1ST STORY	10'-0"	1ST STORY 42.0' (MAIN STRUCTURE) 3' (EXIST. ACCESSORY STRUCT.) 11" (NEW PARKING STRUCT.)
	2ND STORY	15'-0"	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"	NO CHANGE
	2ND STORY	22'-0"	NO CHANGE
MAX. OVERALL HEIGHT	30'-0" MAXIMUM		NO CHANGE
CUBIC CONTENT	4.08 C.C.R.		3.03 C.C.R.
	37,536 C.F.		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	4,164 S.F. 45%		4,164 S.F. 45.1%
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	478.1 S.F. 40%		1,083.0 S.F. 90.1%
NATIVE PLANTING	SEE LANDSCAPE		SEE LANDSCAPE



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PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

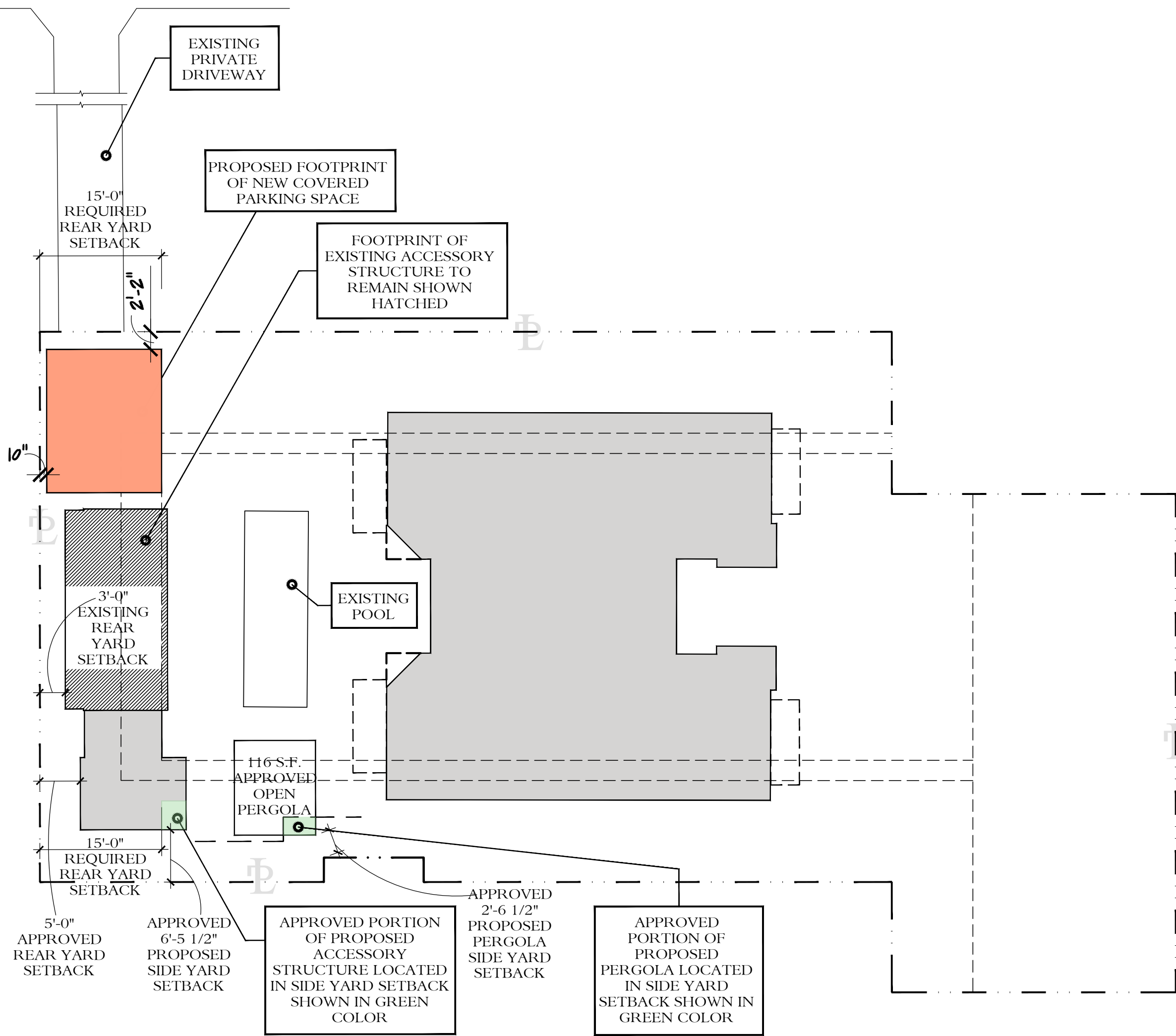
PROPOSED RENOVATIONS TO:
PHIPPS PLAZA
218 PHIPPS PLAZA
PALM BEACH, FL 33480

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
29 APRIL. 2024 - FINAL SUBMITTAL

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

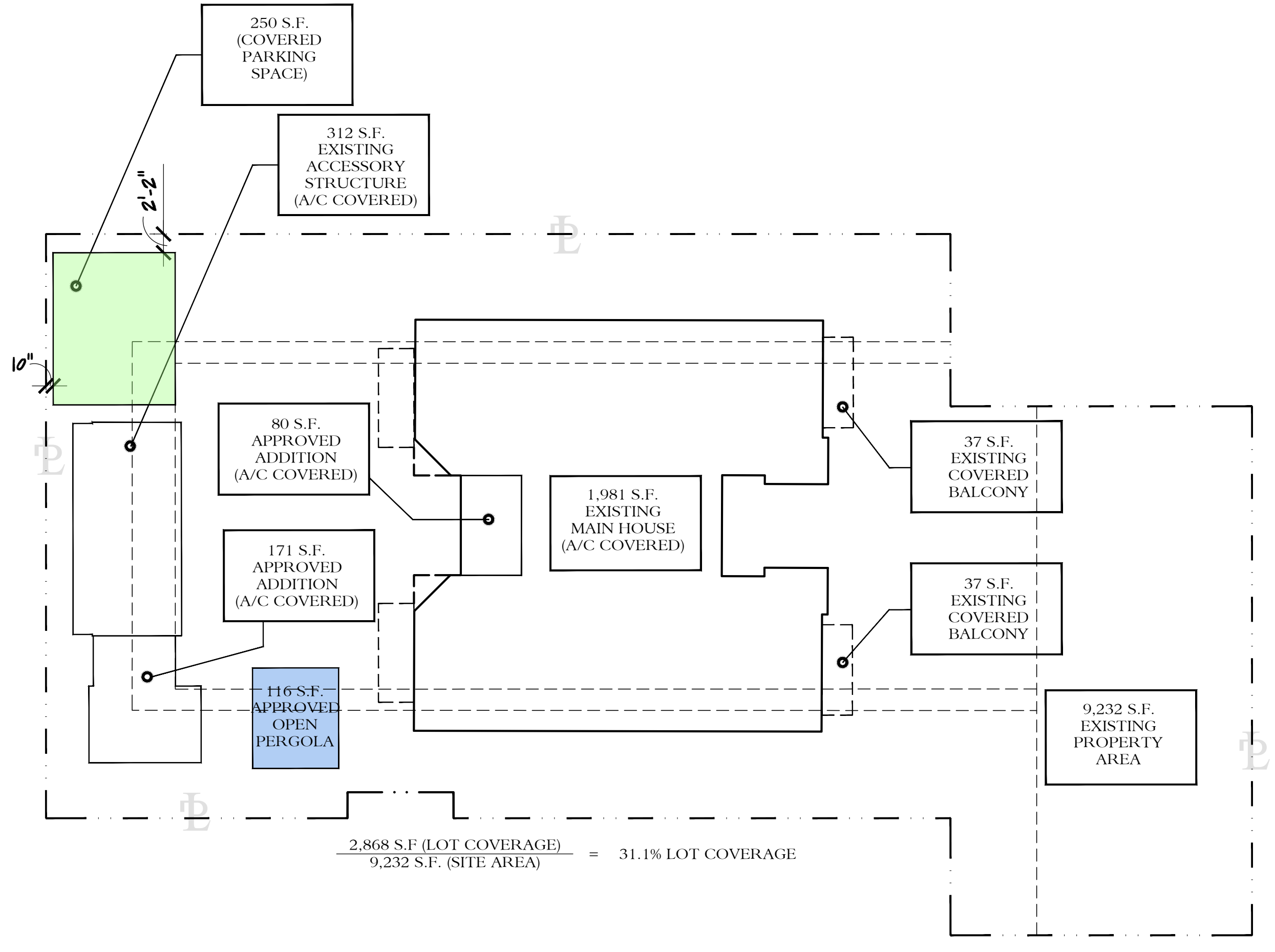
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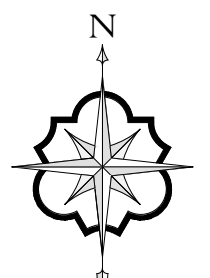
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CURRENT PROPOSED VARIANCE DIAGRAM - REAR AND SIDE YARD SETBACK
N.T.S.



2

CURRENT 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. 8883 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561)-640-4551 CRAIG L. WALLACE FLORIDA CERTIFICATE #33567	
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 (31.1%)	2,868 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	4,519 S.F.
COVERED NON-AIR CONDITIONED SPACE	
2ND FLOOR (MAIN HOUSE)	74 S.F.
PARKING STRUCTURE	250 S.F.
TOTAL NON-A/C	324 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 D.U./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'-2" 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.) 10" (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 NO CHANGE
MAX. OVERALL HEIGHT	30'-0" MAXIMUM	NO CHANGE
CUBIC CONTENT	4.08 C.C.R. 37,536 C.F.	3.84 C.C.R. 35,408 C.F.
LOT COVERAGE (FOOTPRINT)	TWO STORY: 30% (2,770 S.F. MAX)	TWO STORY: 31.1% (2,868 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%	1,083.9 S.F. 20.1%
NATIVE PLANTING	SEE LANDSCAPE	SEE LANDSCAPE



PATRICK RYAN
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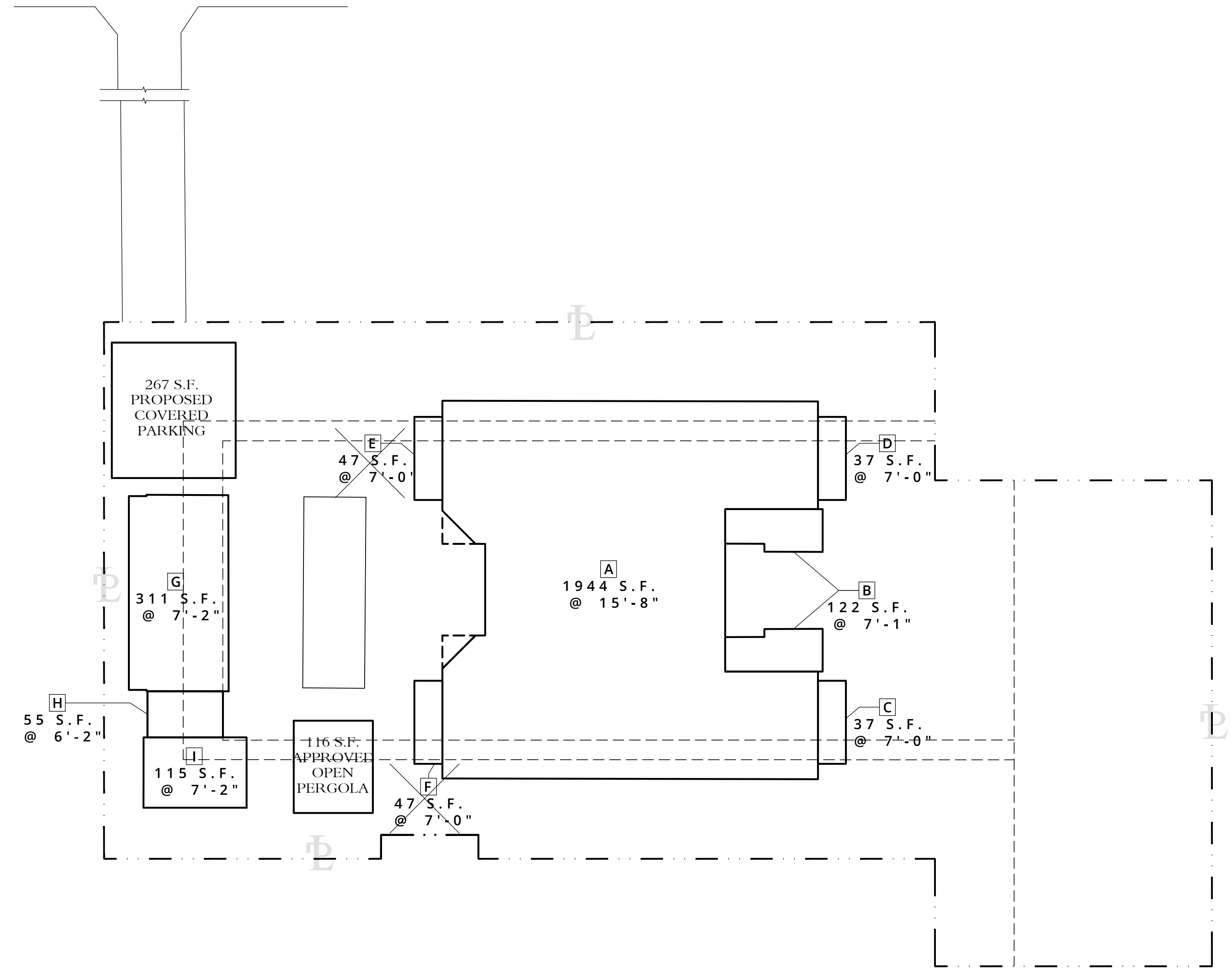
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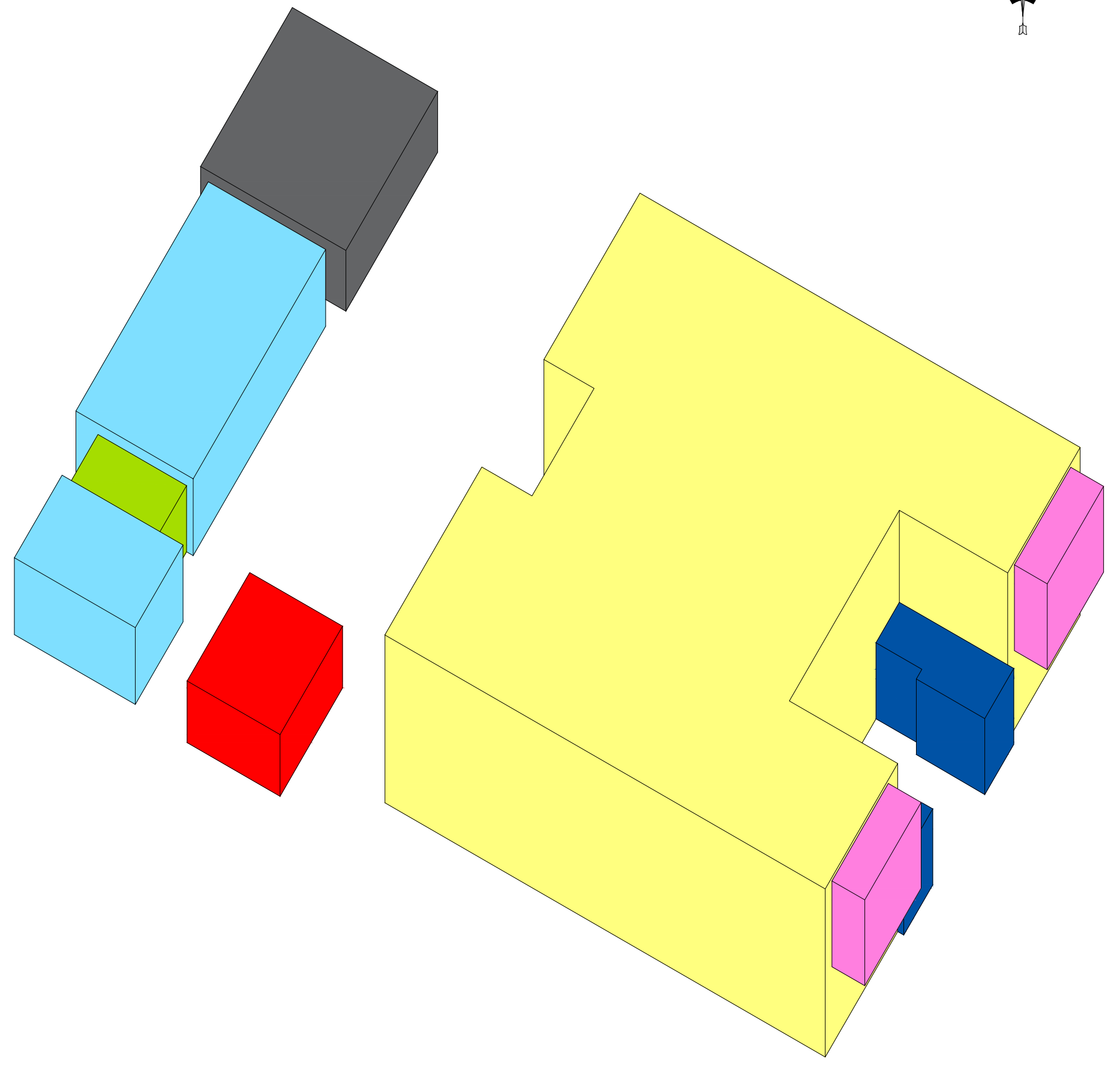
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15A



1 PREVIOUSLY CUBIC CONTENT DIAGRAM
N.T.S.



2 PREVIOUSLY 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"
	1-STORY B :	122 SF	7'-1"
	1-STORY C :	37 SF	7'-0"
	1-STORY D :	37 SF	7'-0"
	1-STORY E :	47 SF	7'-0"
	1-STORY F :	47 SF	7'-0"
	1-STORY G :	311 SF	7'-2"
	1-STORY H :	55 SF	6'-2"
	1-STORY I :	115 SF	7'-2"
	TOTAL ENCLOSED + UNENCLOSED 2ND FLOOR :		35,859 CF
	1-STORY PERGOLA :	116 SF	5'-3"
	1-STORY COVERED PARKING :	267 SF	5'-8"
	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 = $4.00 + [(10,000 - 2,200) \div 10,000]$ = 4.08 OR 37,036 CF		
	TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 5.0% OF C.C. OR 1,876 C.F. MAX TOTAL PROPOSED UNENCLOSED COVERED = 2,178 CF $1,876 \text{ C.F.} - 2,178 \text{ C.F.} = 302 \text{ C.F. OVER (ALLOWED) - (PROPOSED)}$ $35,859 \text{ C.F.} + 2,178 \text{ C.F.} - 1,876 = 36,161 \text{ C.F.}$ (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)		

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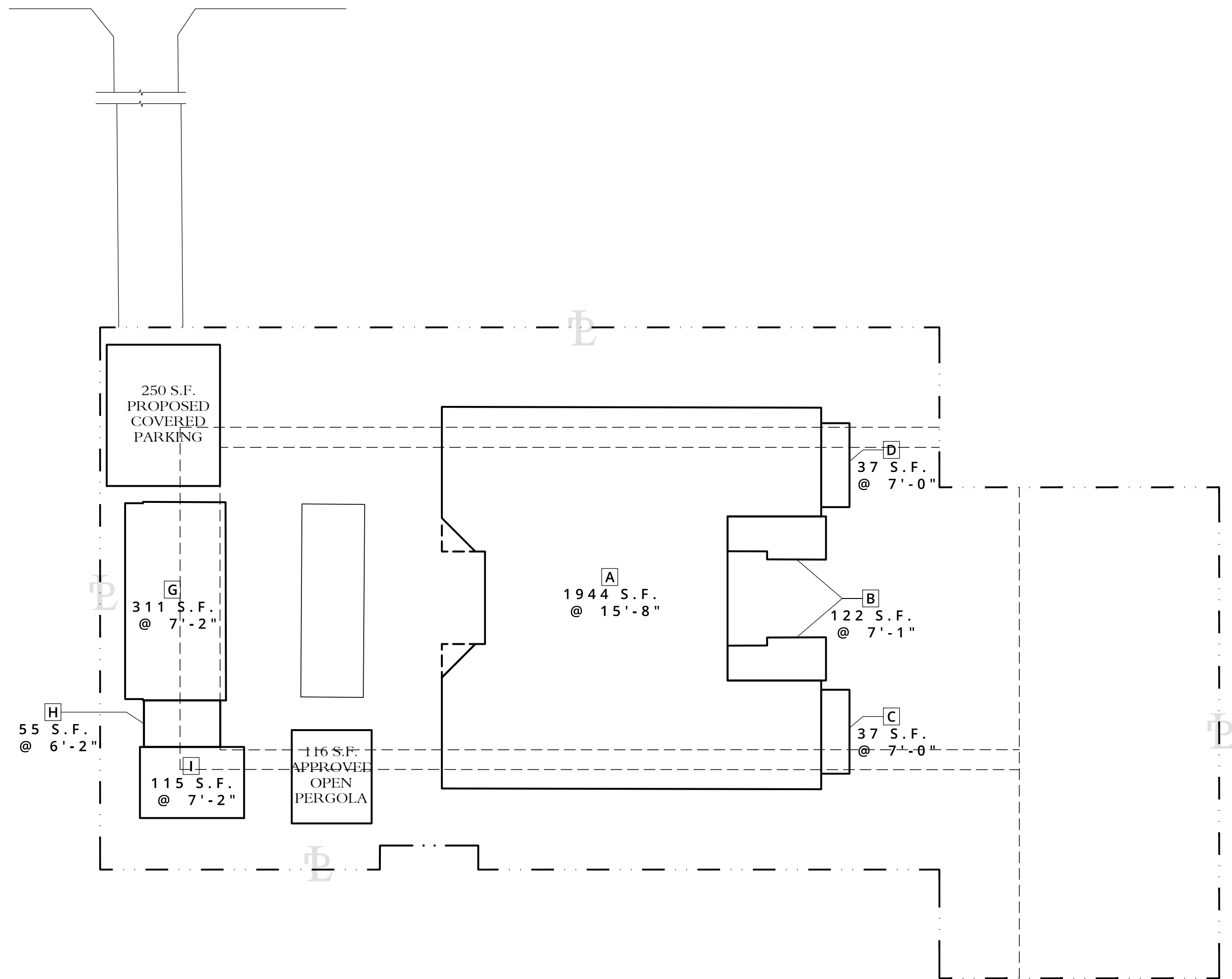
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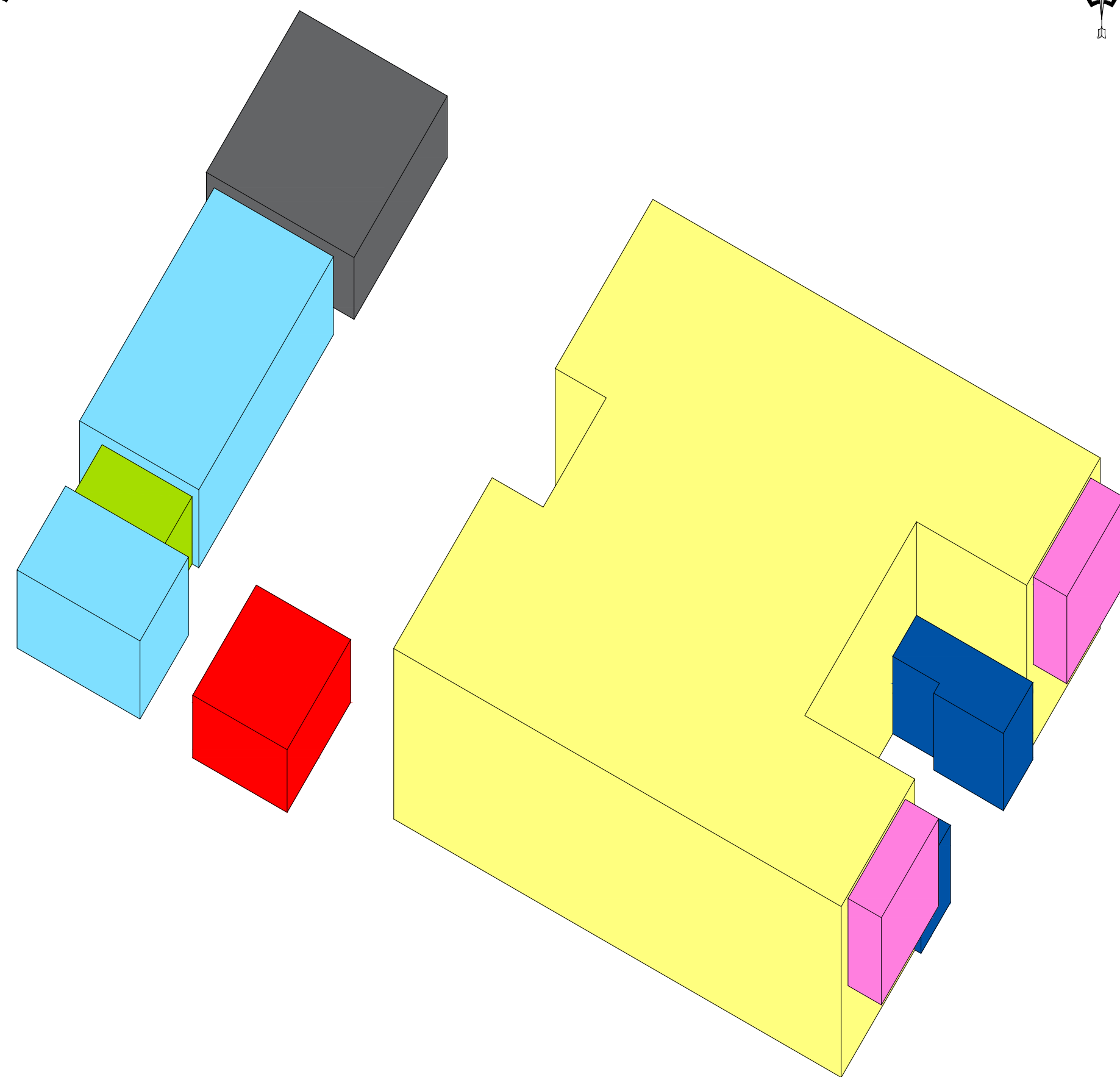
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15B

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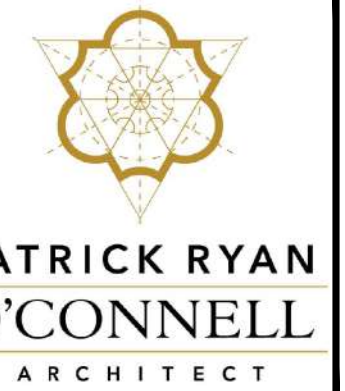


1 CURRENT CUBIC CONTENT DIAGRAM
N.T.S.



2 CURRENT 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 :	1044 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 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 :			38,201 CF
1-STORY PERGOLA :	116 SF	5'-0"	667 CF
1-STORY COVERED PARKING :	250 SF	5'-8"	1,416 CF
TOTAL UNENCLOSED :			2,083 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 37,836 CF			
TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 5.0% OF C.C. OR 1,876 C.F. MAX TOTAL PROPOSED UNENCLOSED COVERED = 2,083 CF 1,876 C.F. - 2,083 C.F. = 207 C.F. OVER (ALLOWED) - (PROPOSED)			
35,201 C.F. + 2,083 C.F. - 1,876 = 35,408 C.F. (ENCLOSED) + (UNENCLOSED) - (UNENCLOSED CREDIT) = PROPOSED CCR			
PROPOSED CCR = 3.84 or 35,408 C.F. -TOTAL ENCLOSED AREA OF CCR 37,536 C.F. - 35,408 C.F. = 2,128 C.F. UNDER (ALLOWED) - (PROPOSED)			



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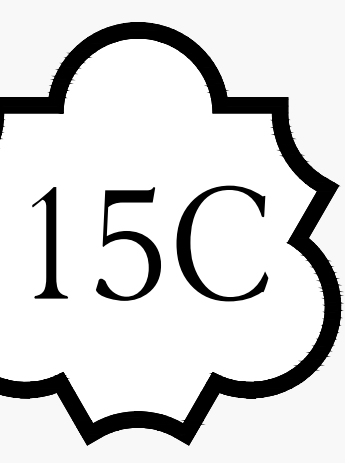
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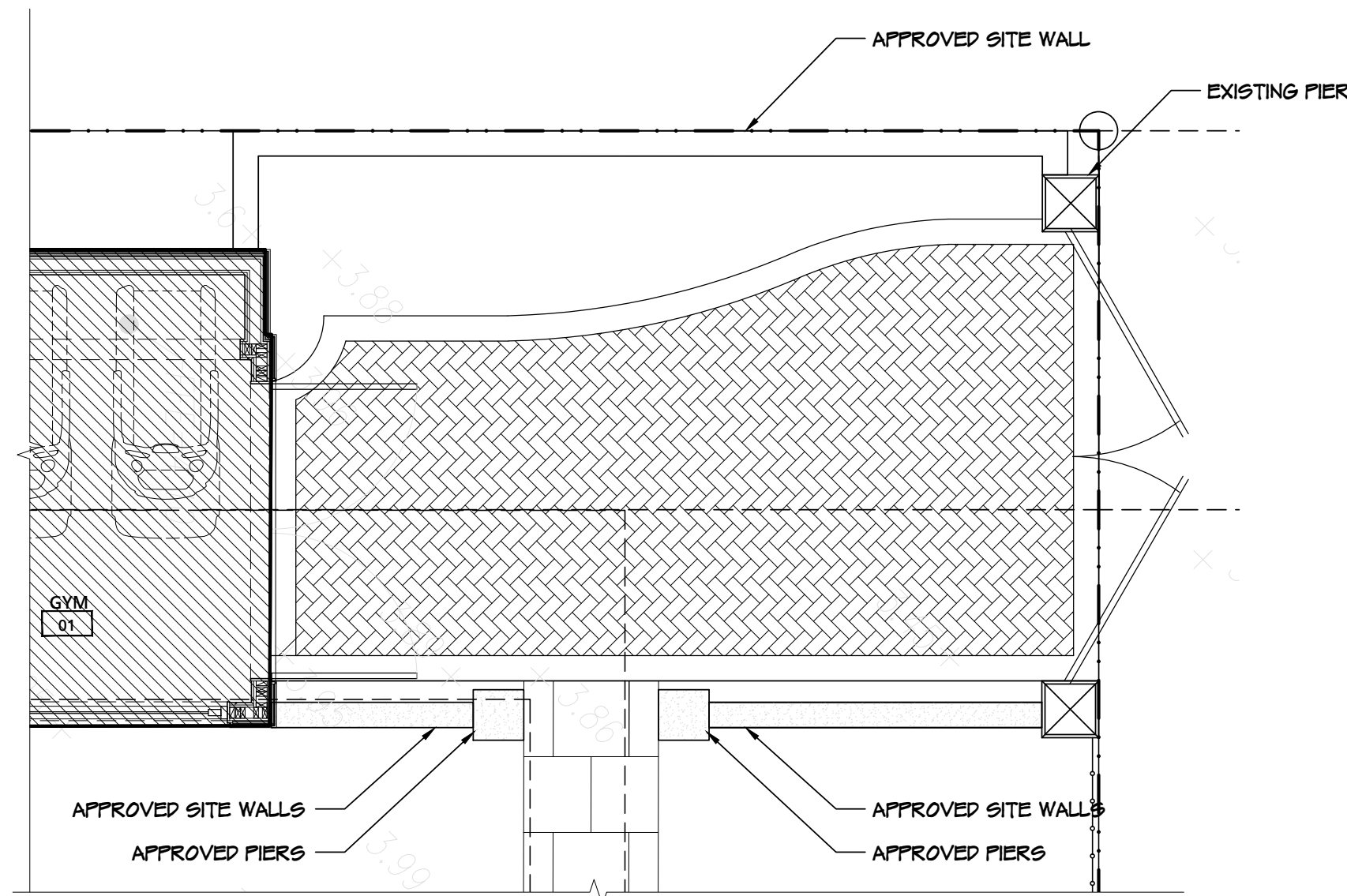
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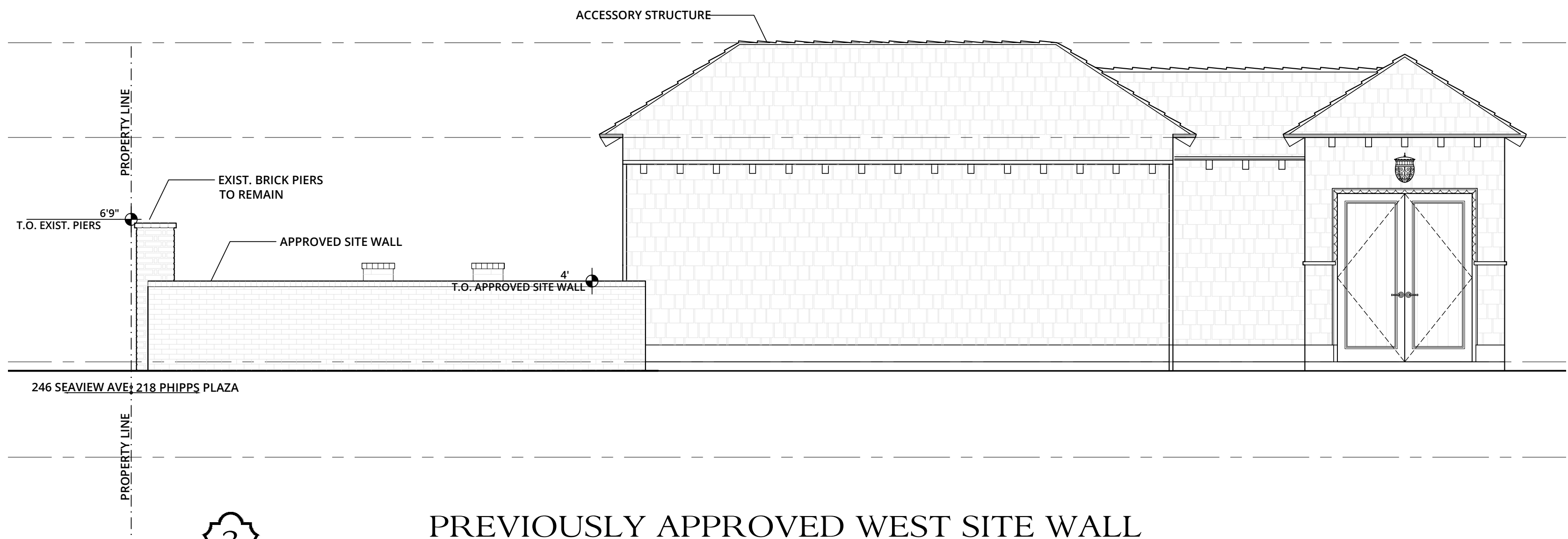
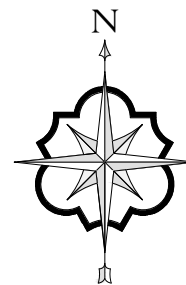
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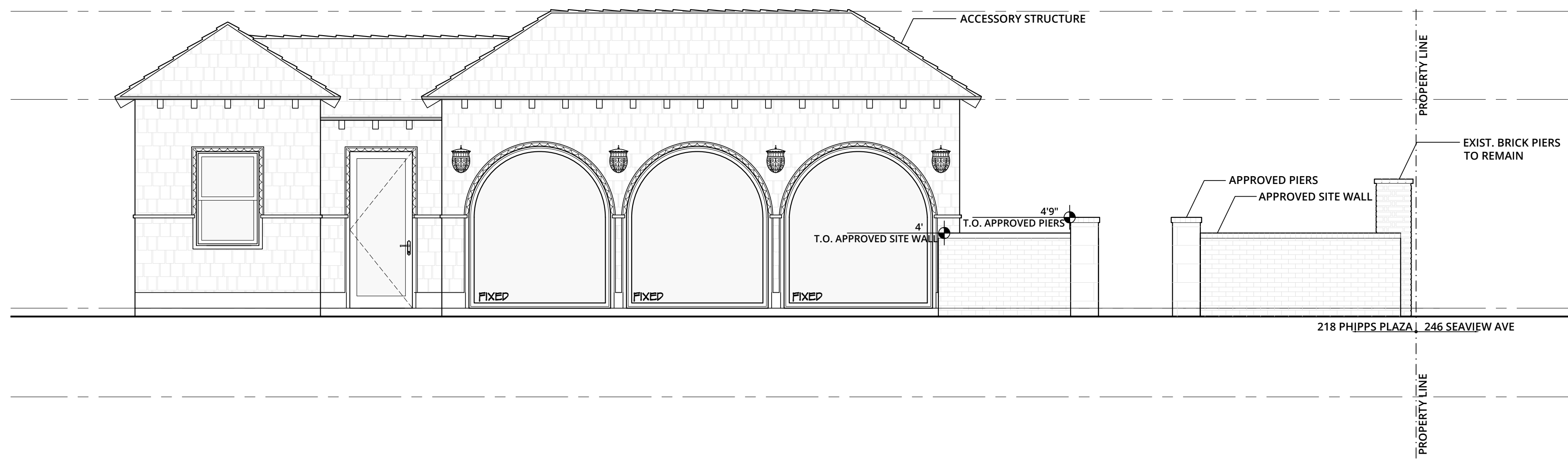




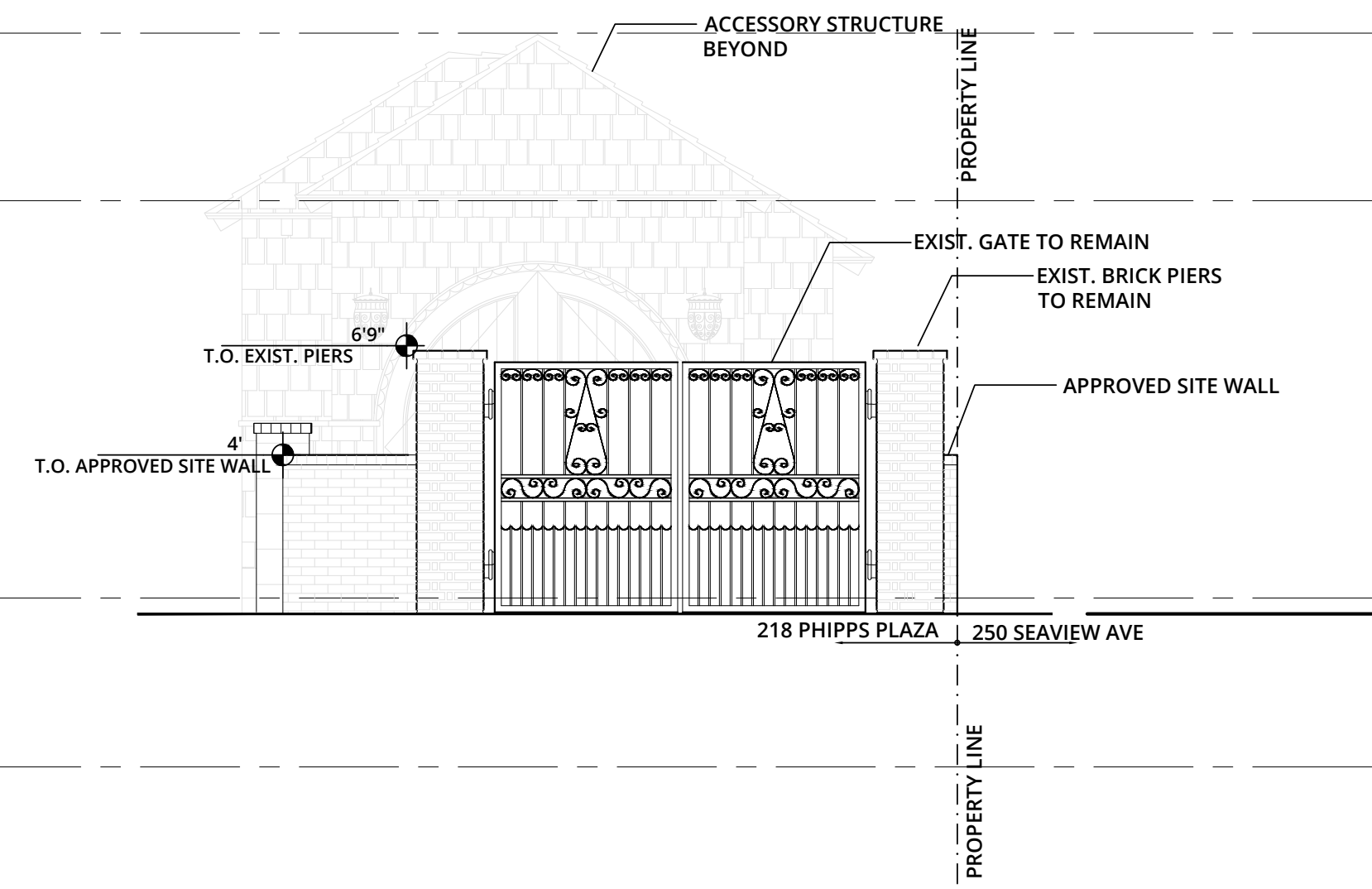
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1/4" = 1'-0"



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"



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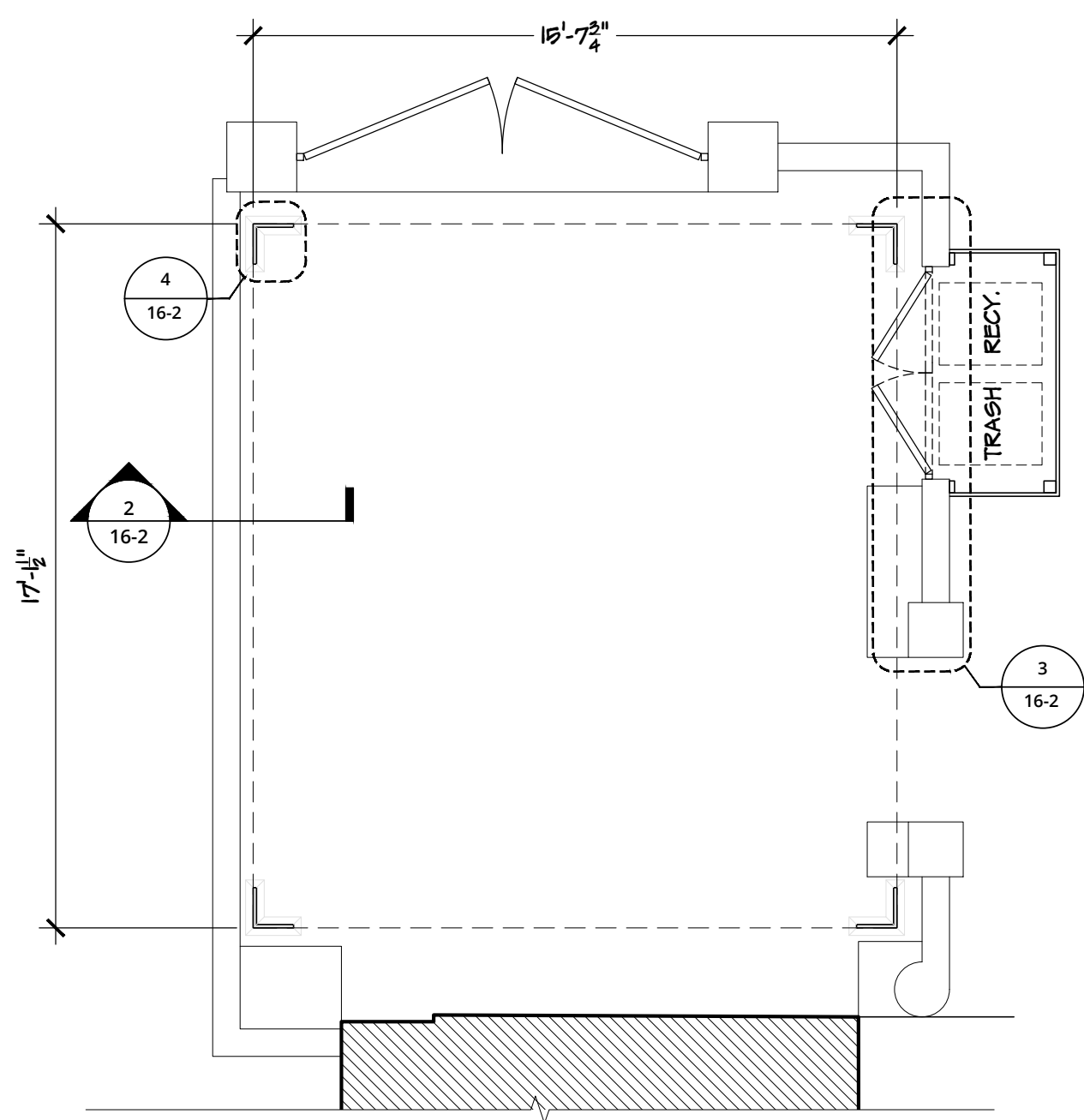
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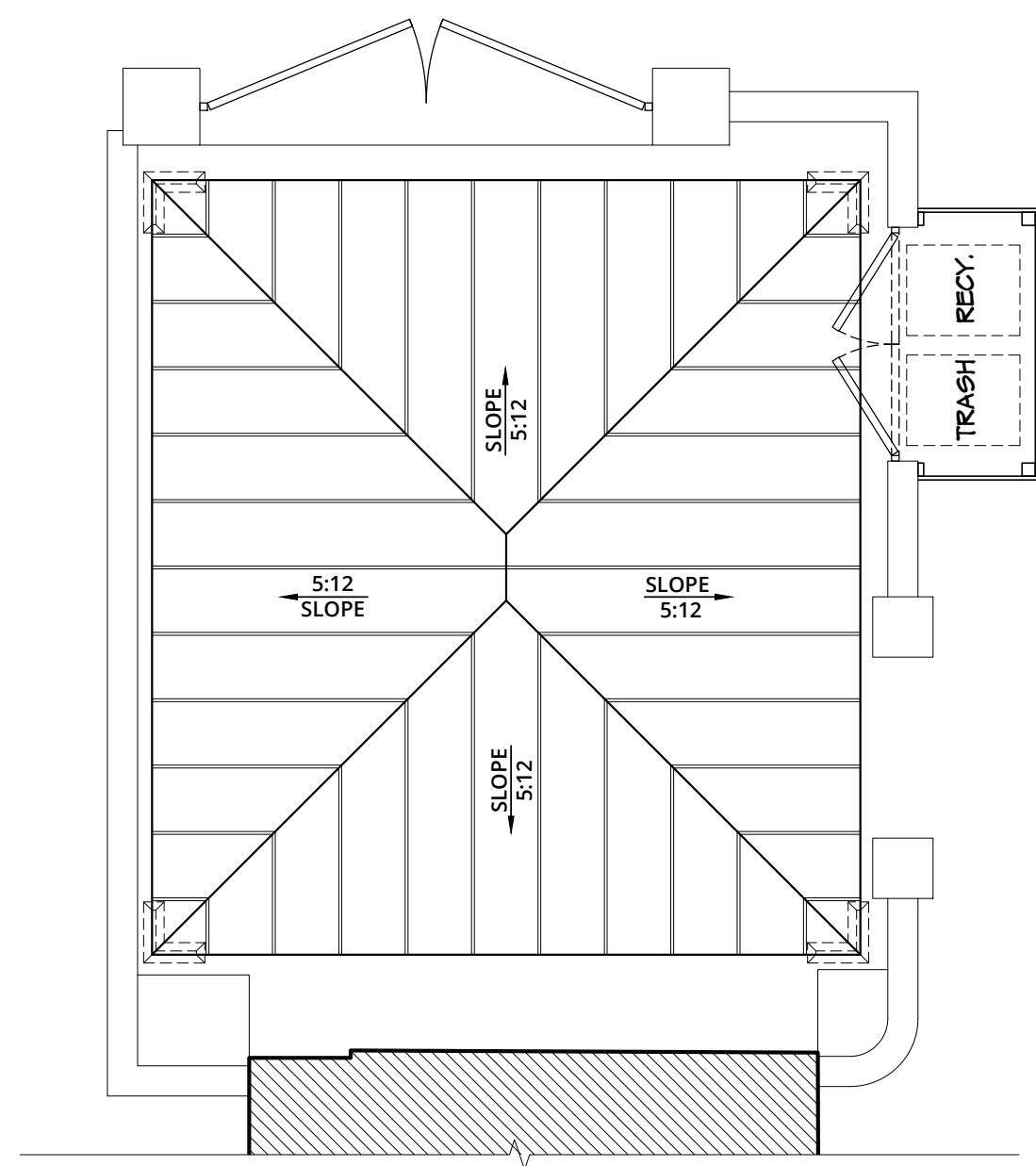
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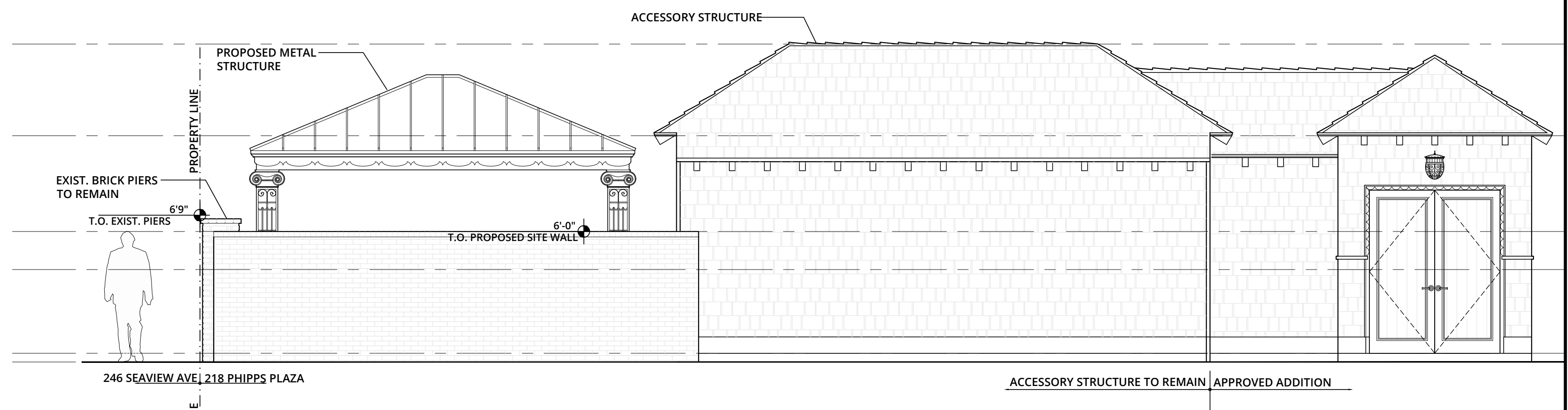
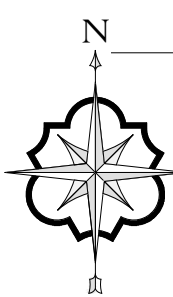
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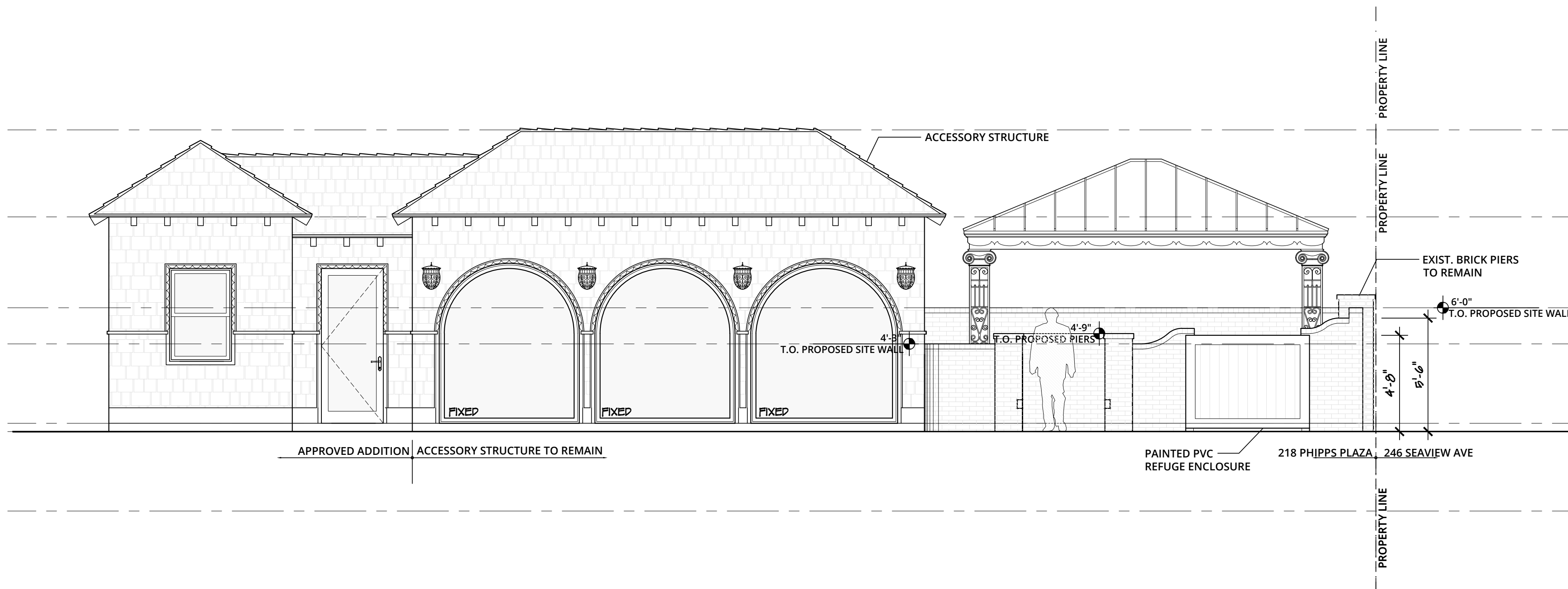
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1/4" = 1'-0"



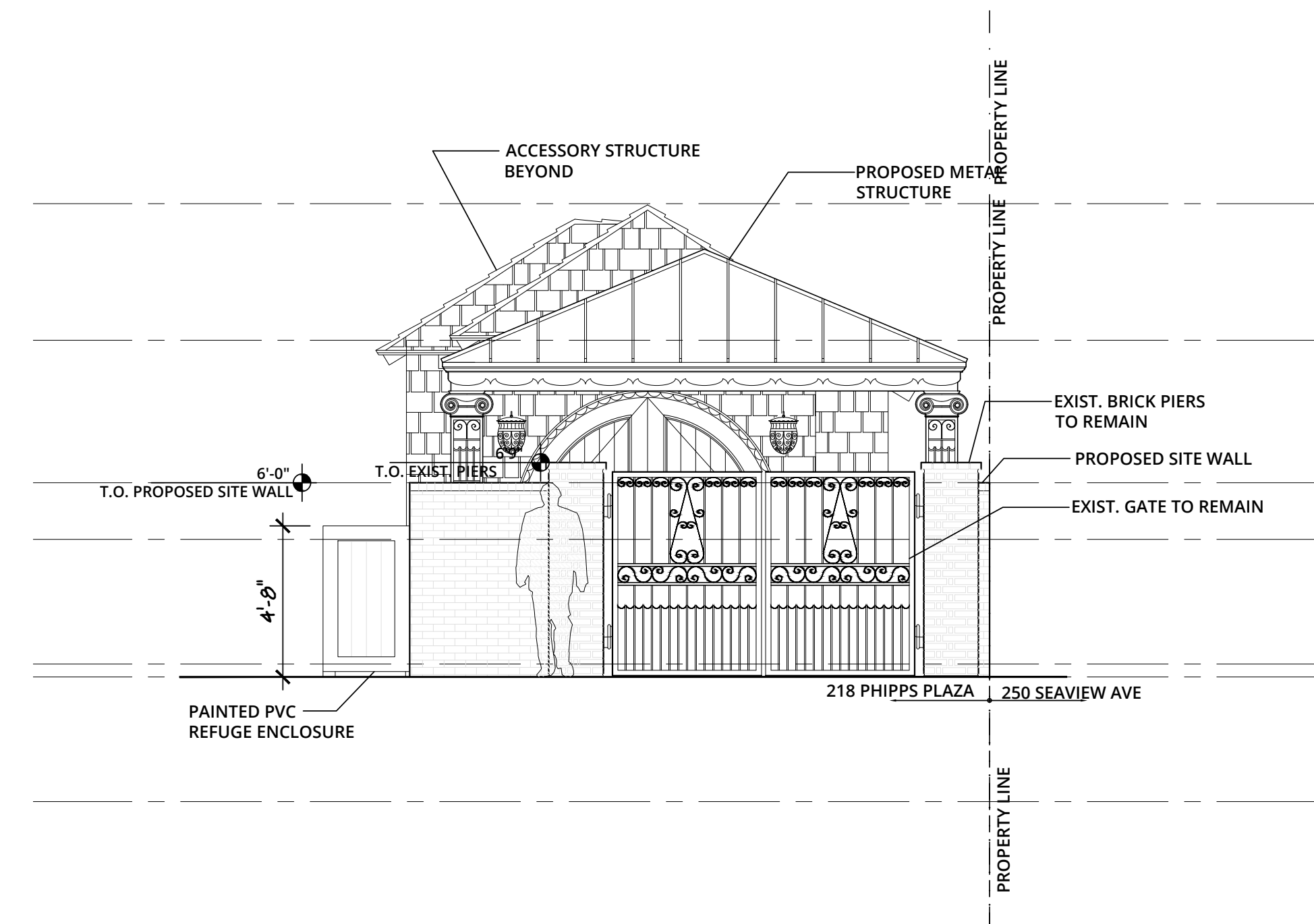
2 PREVIOUSLY PROPOSED
ROOF PLAN
1/4" = 1'-0"



3 PREVIOUSLY PROPOSED WEST ELEVATION
1/4" = 1'-0"



4 PREVIOUSLY PROPOSED EAST ELEVATION
1/4" = 1'-0"



5 PREVIOUSLY PROPOSED NORTH ELEVATION
1/4" = 1'-0"



PARKING STRUCTURE



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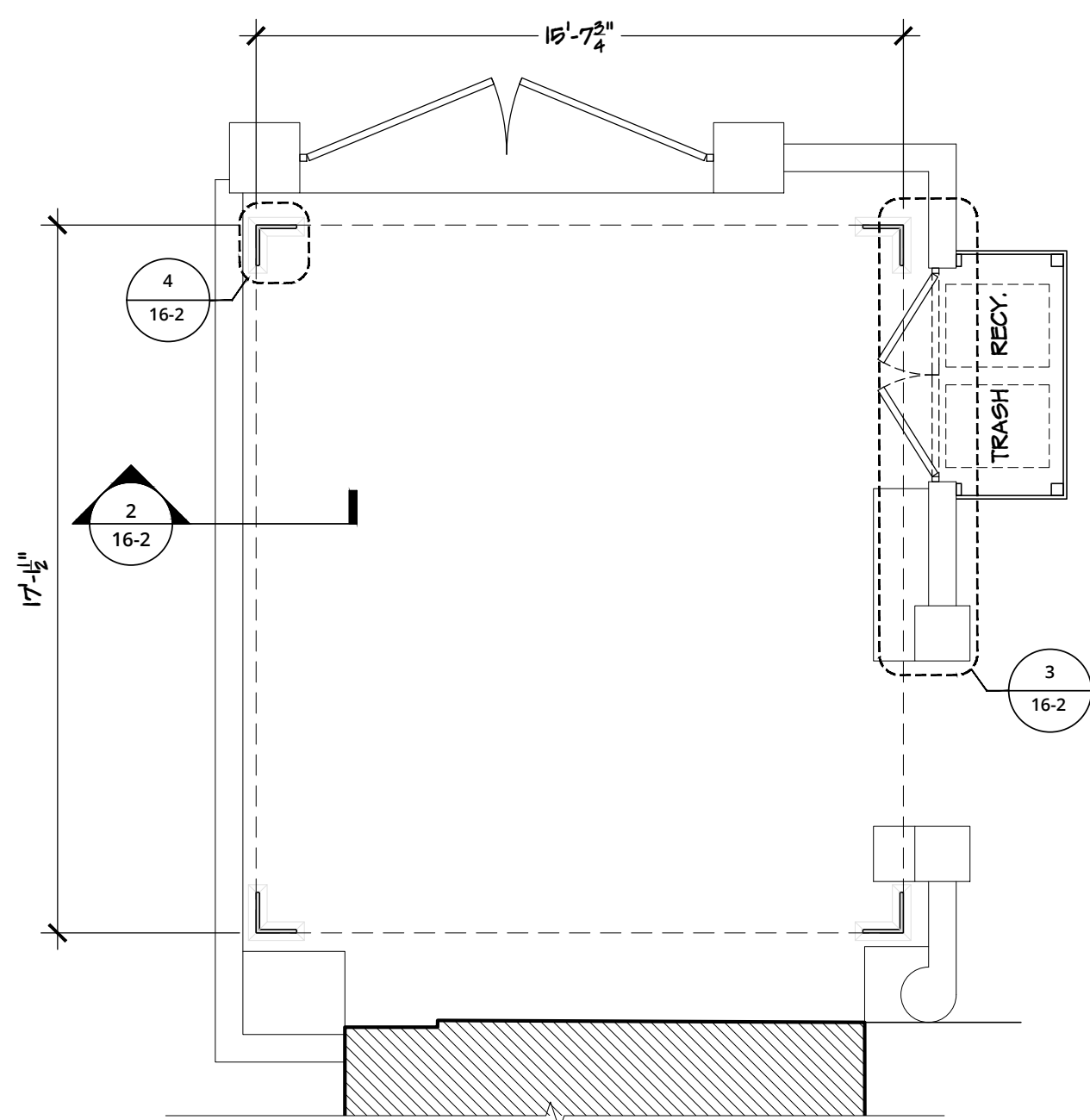
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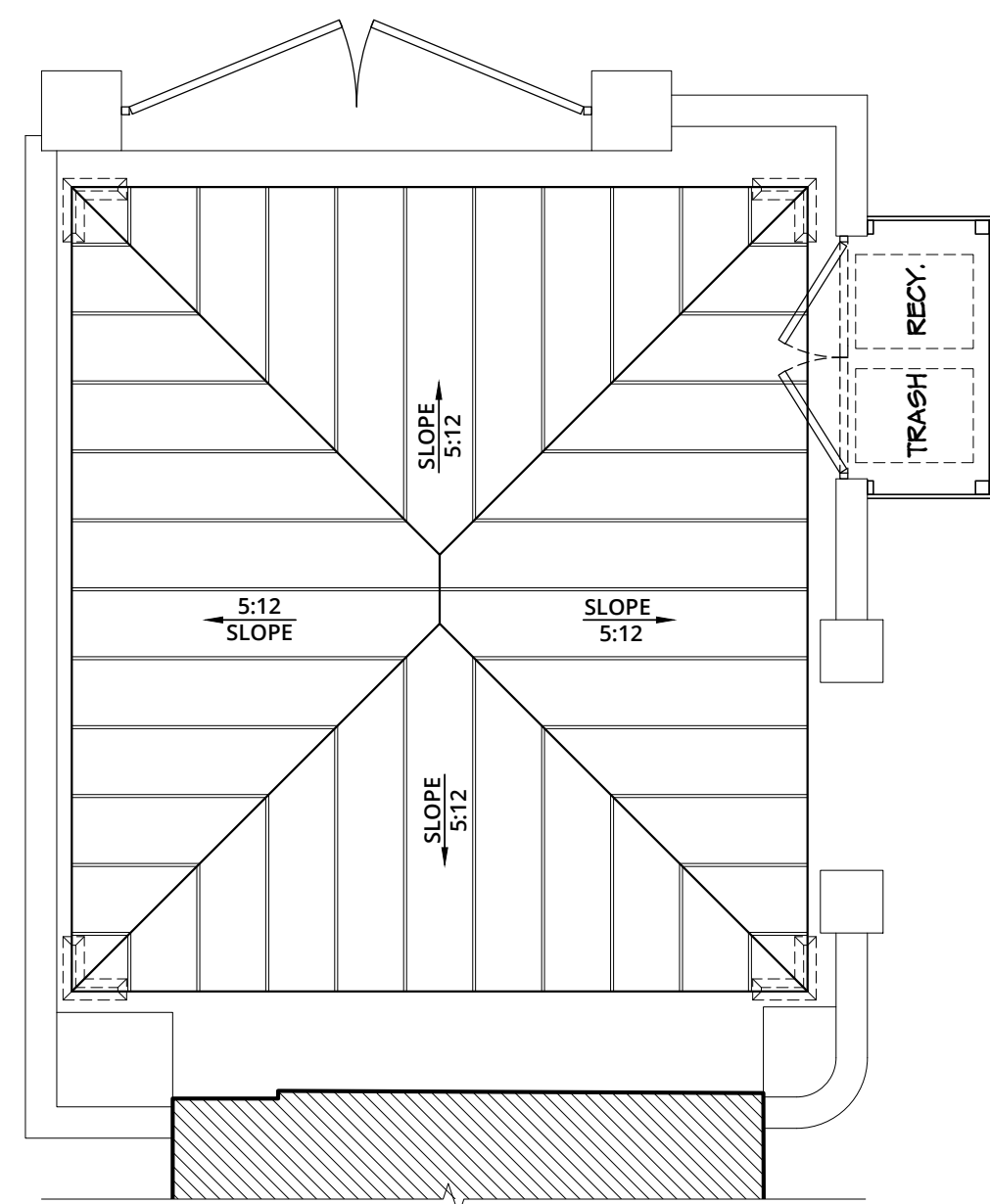
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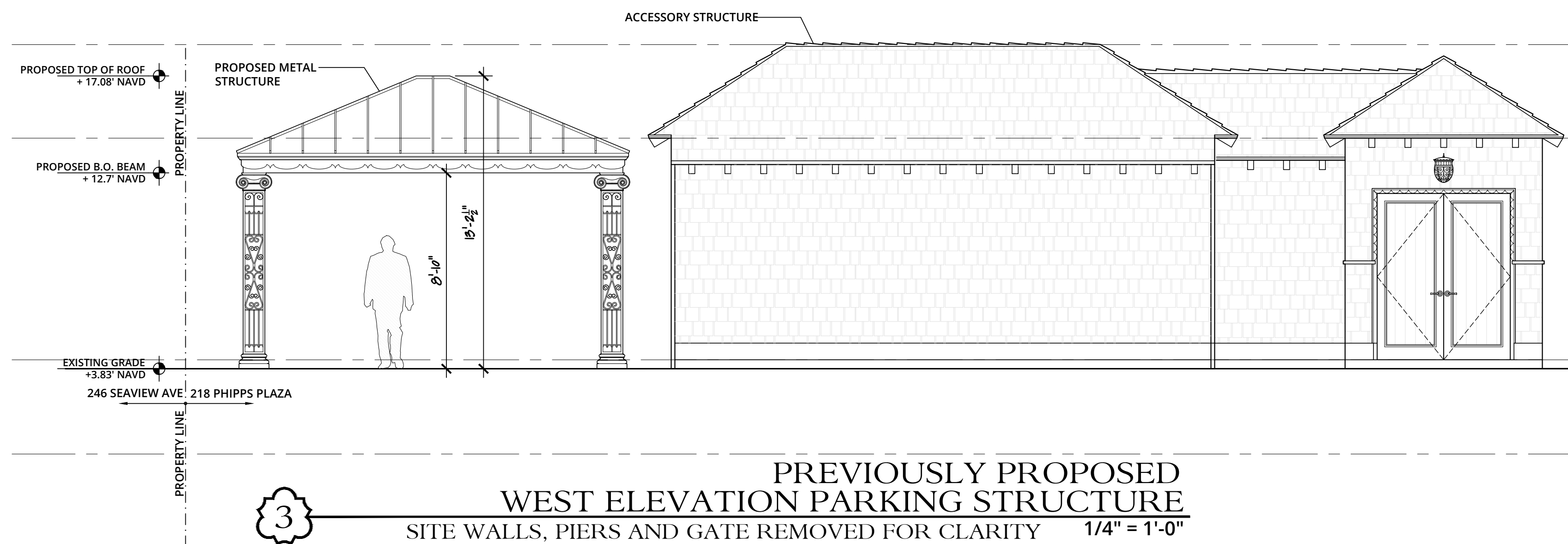
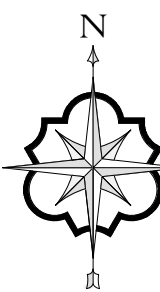
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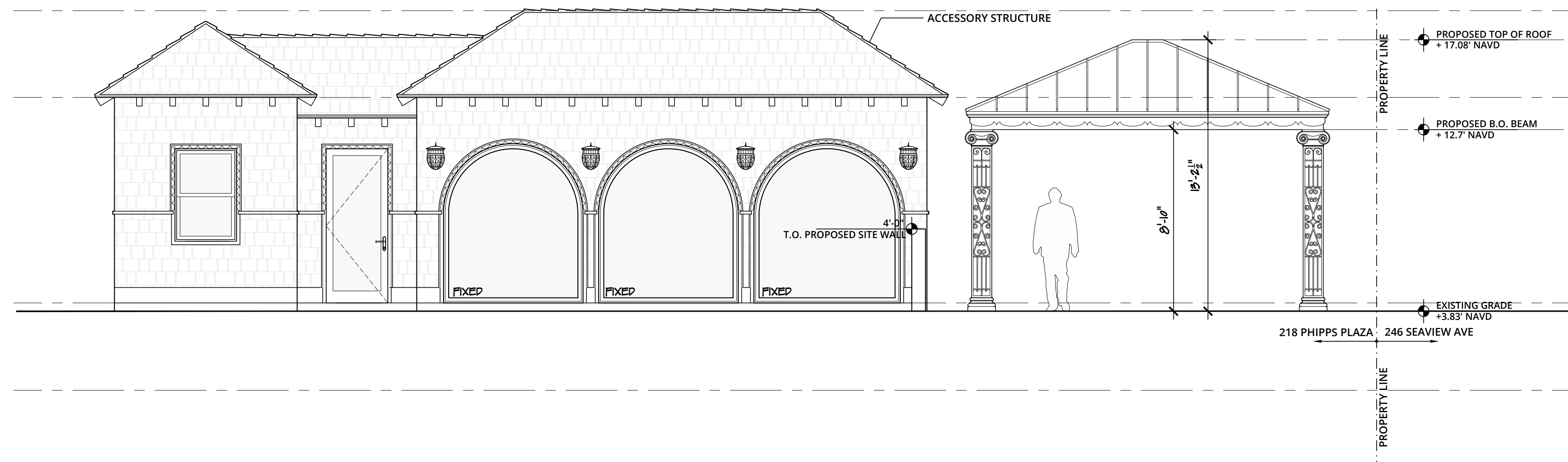
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1/4" = 1'-0"



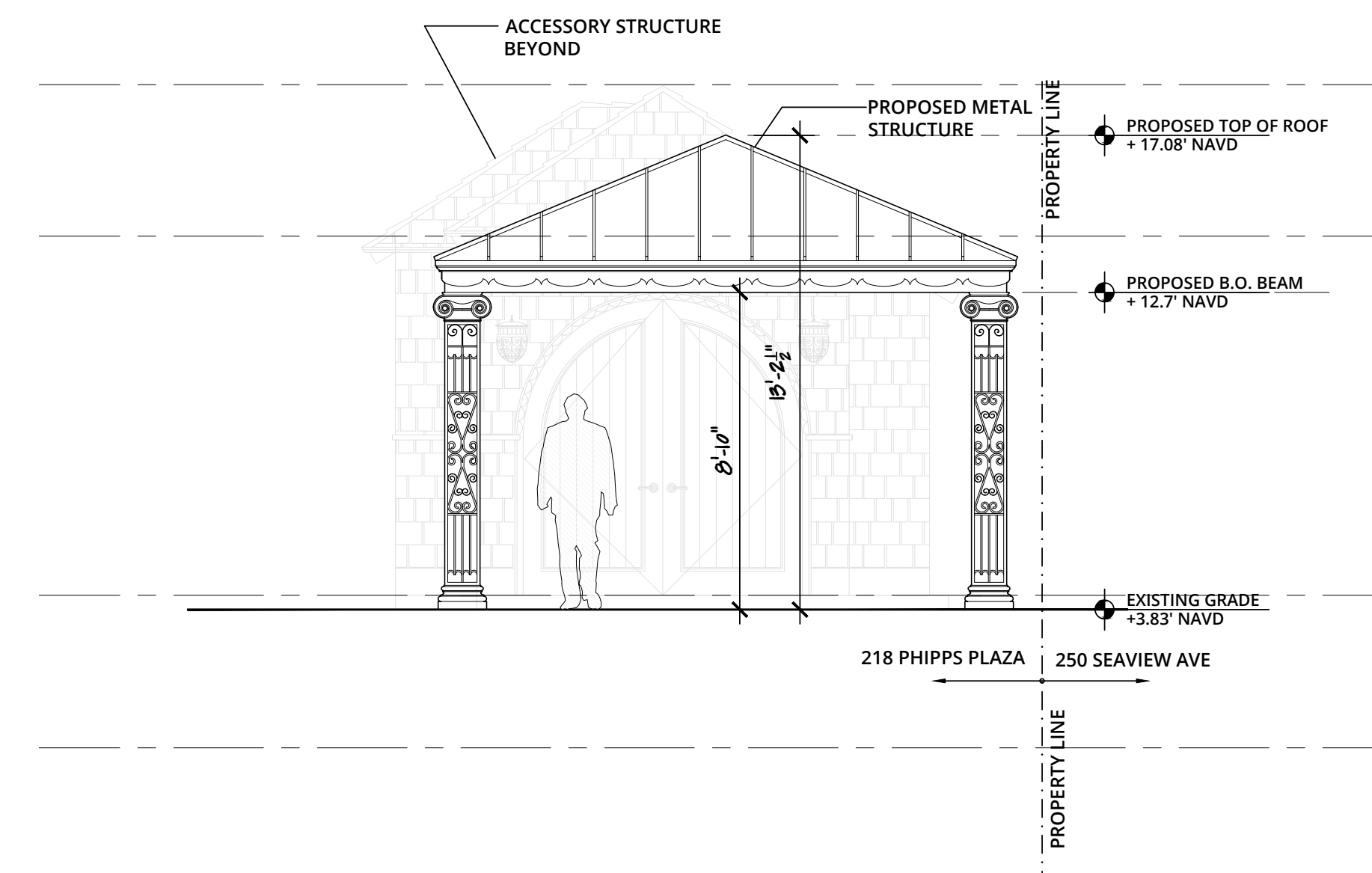
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1/4" = 1'-0"



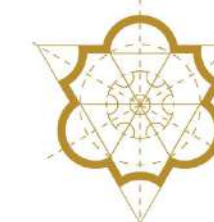
3 PREVIOUSLY PROPOSED
WEST ELEVATION PARKING STRUCTURE
SITE WALLS, PIERS AND GATE REMOVED FOR CLARITY 1/4" = 1'-0"



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



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



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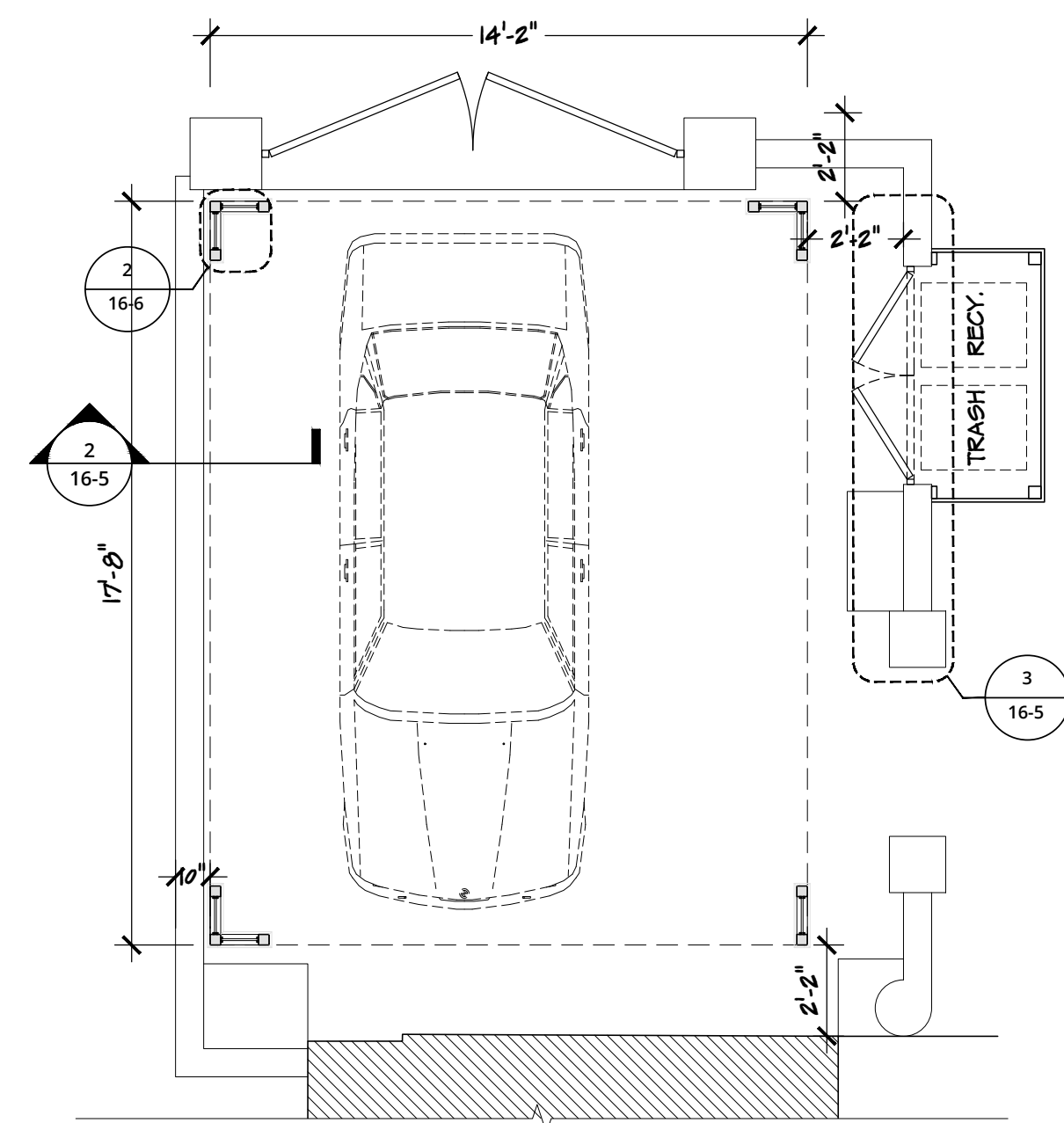
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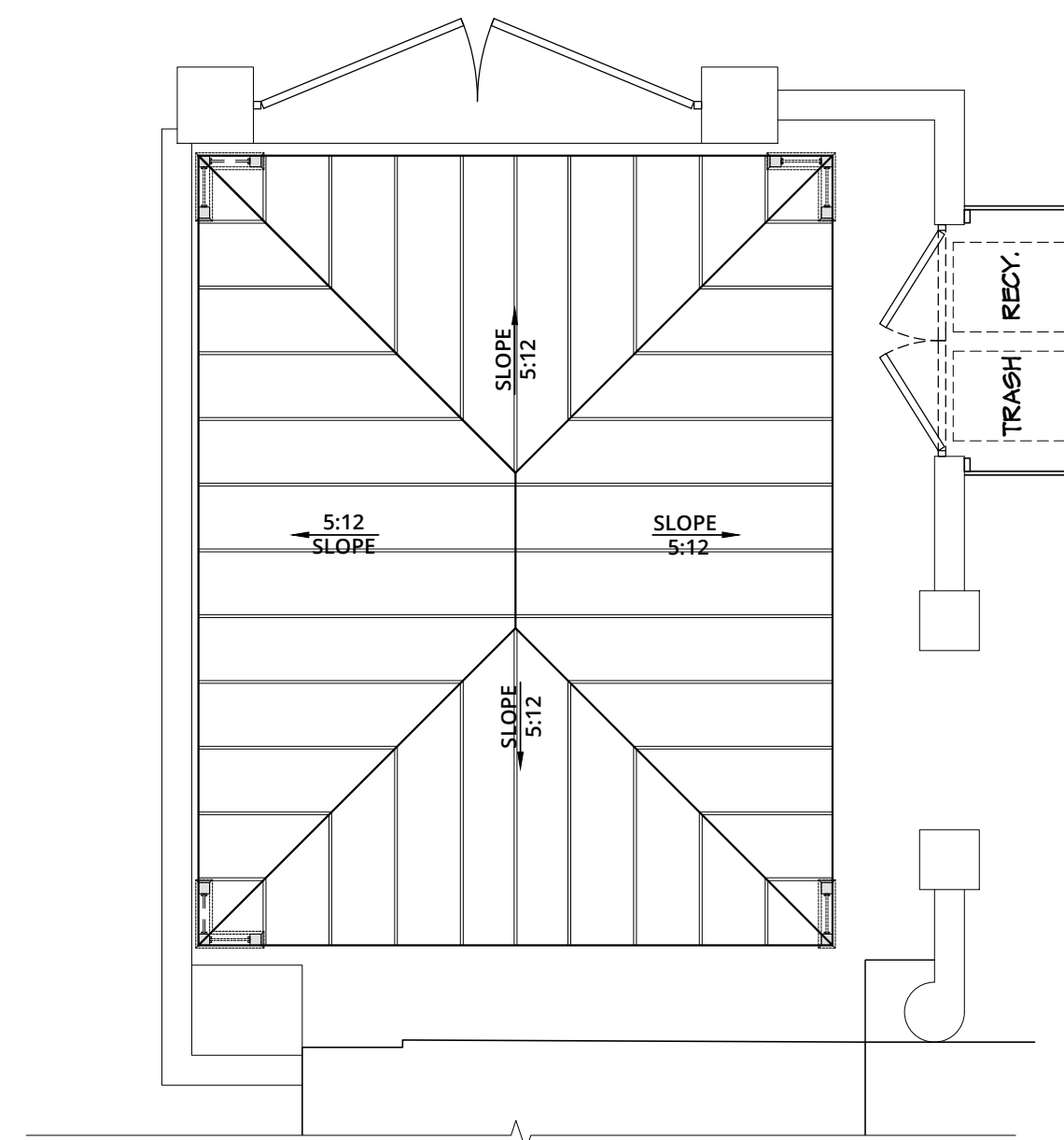
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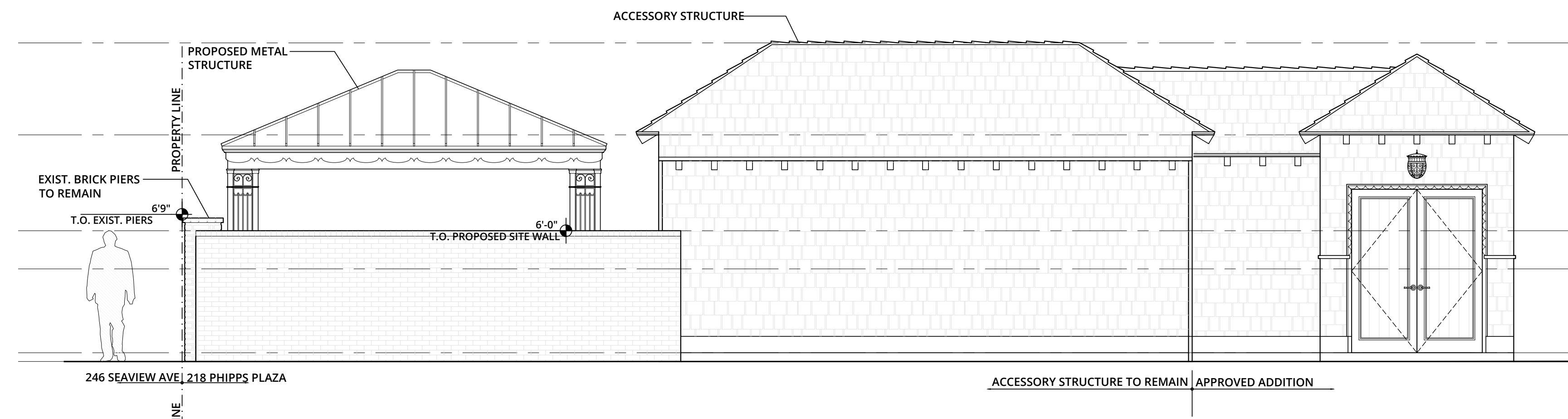
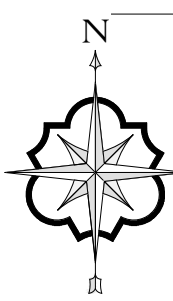
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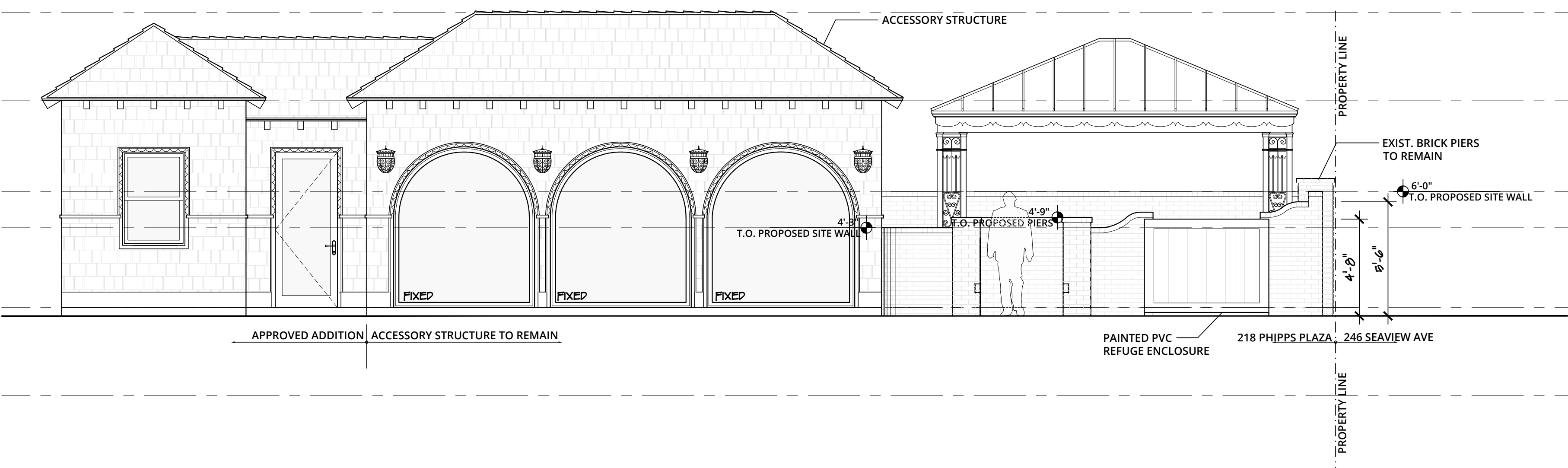
1 CURRENT PROPOSED
PARKING STRUCTURE PLAN
1/4" = 1'-0"



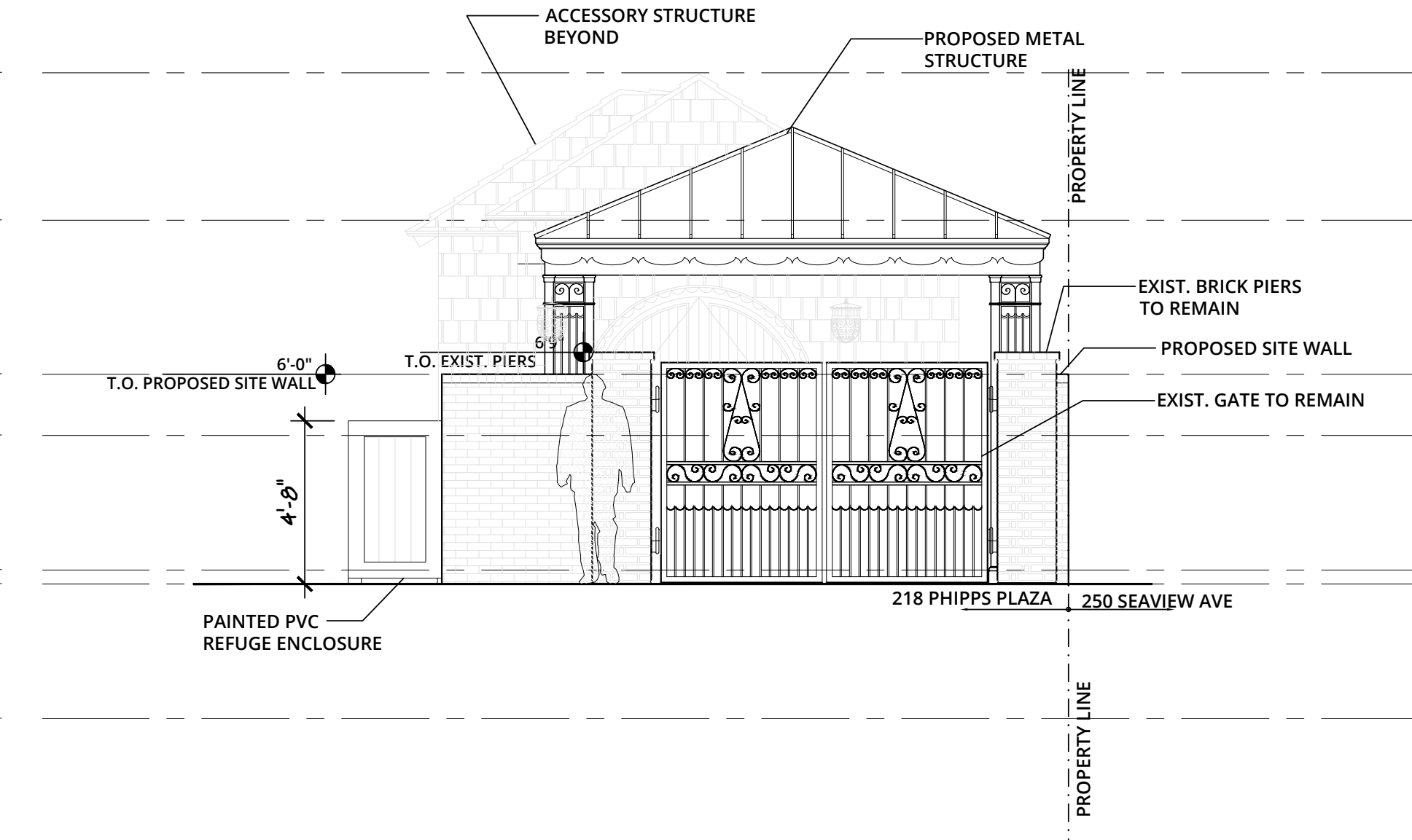
2 CURRENT PROPOSED
ROOF PLAN
1/4" = 1'-0"



3 CURRENT PROPOSED WEST ELEVATION
1/4" = 1'-0"



4 CURRENT PROPOSED EAST ELEVATION
1/4" = 1'-0"



5 CURRENT PROPOSED NORTH ELEVATION
1/4" = 1'-0"

PARKING STRUCTURE



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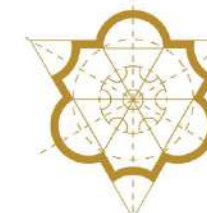
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218 PHIPPS PLAZA
PALM BEACH, FL 33480

Project #: 22-004
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26 FEBR. 2024 - SECOND SUBMITTAL
11 MARCH. 2024 - FINAL SUBMITTAL
29 APRIL. 2024 - FINAL SUBMITTAL

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

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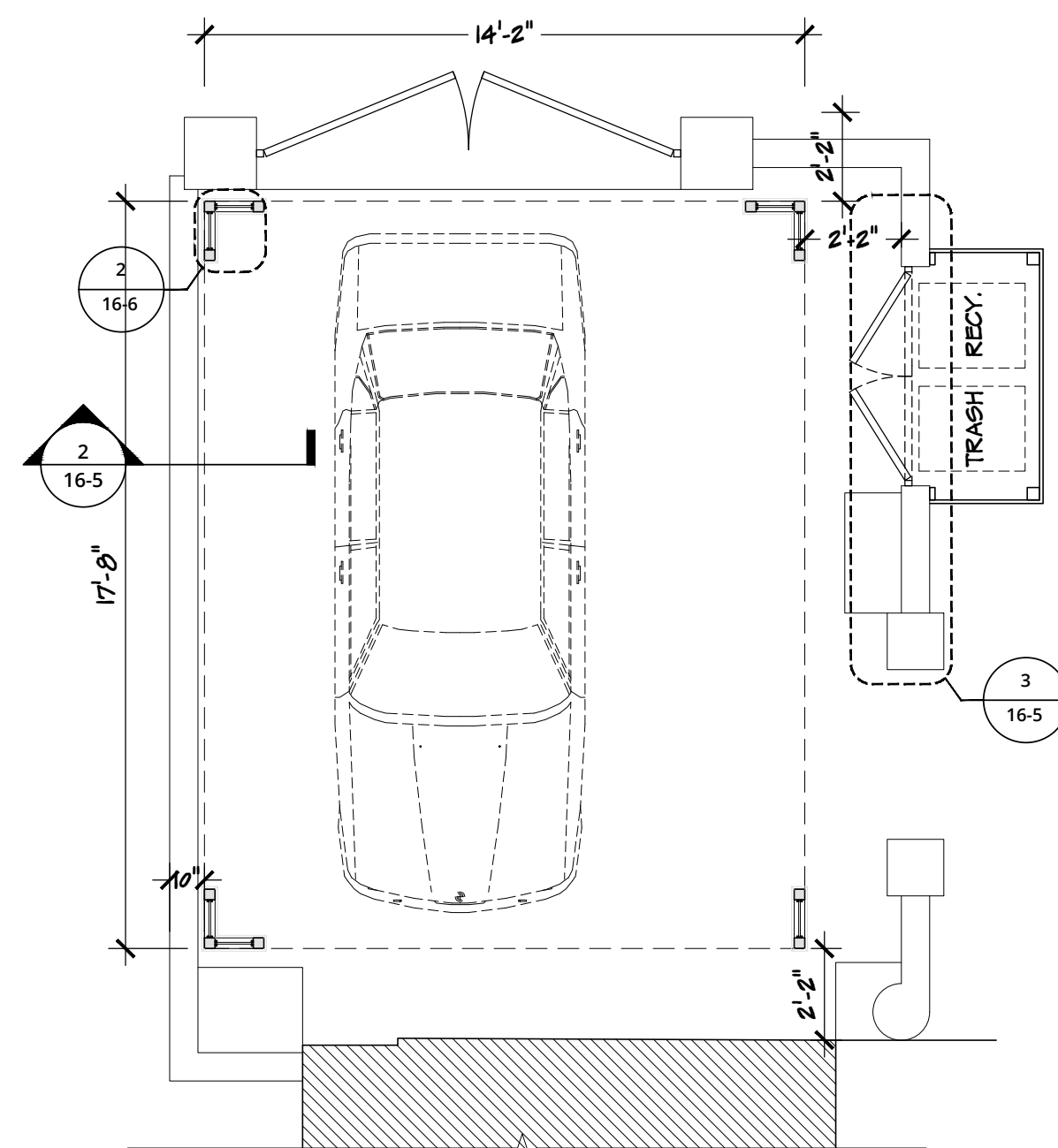
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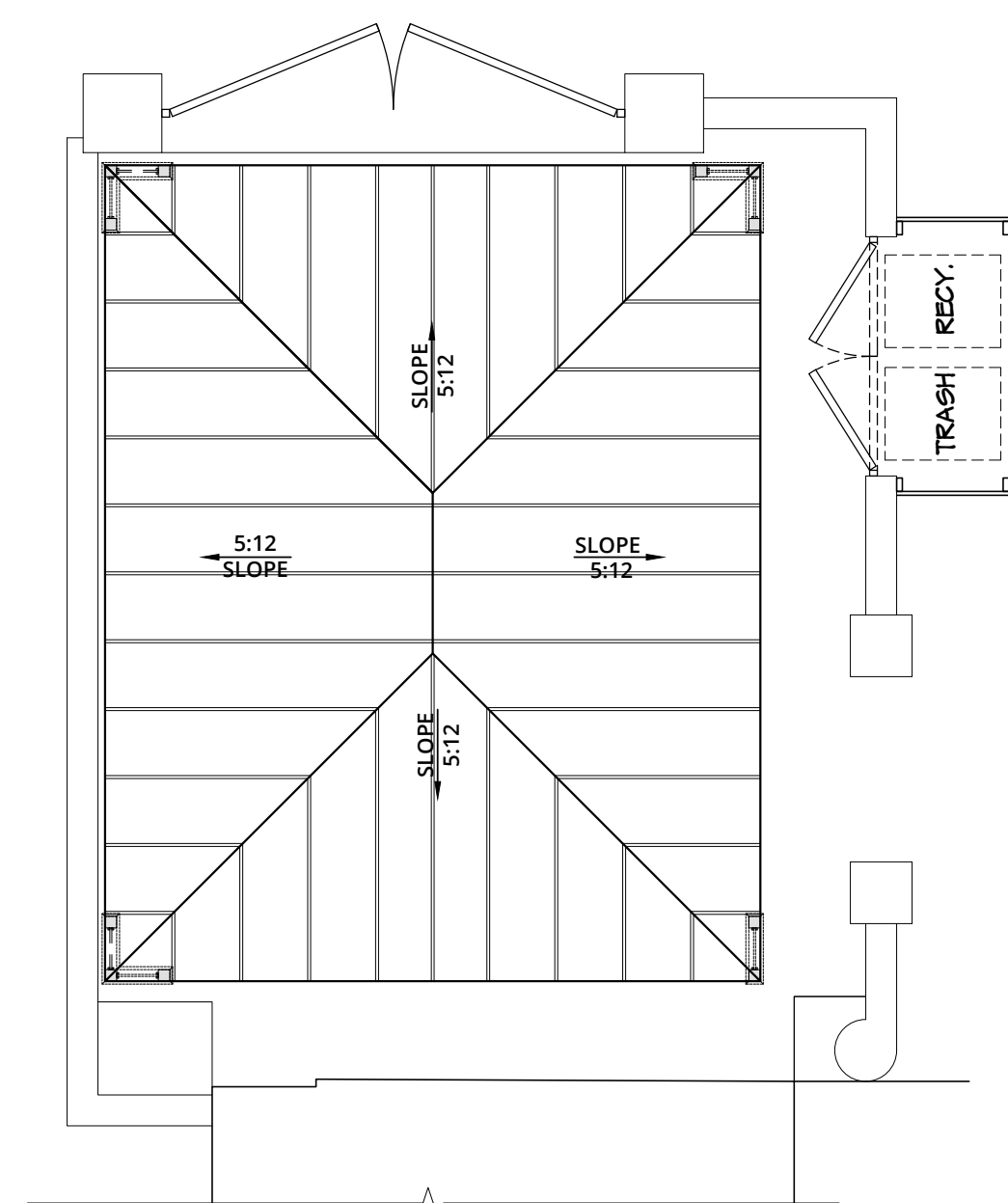
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16-4

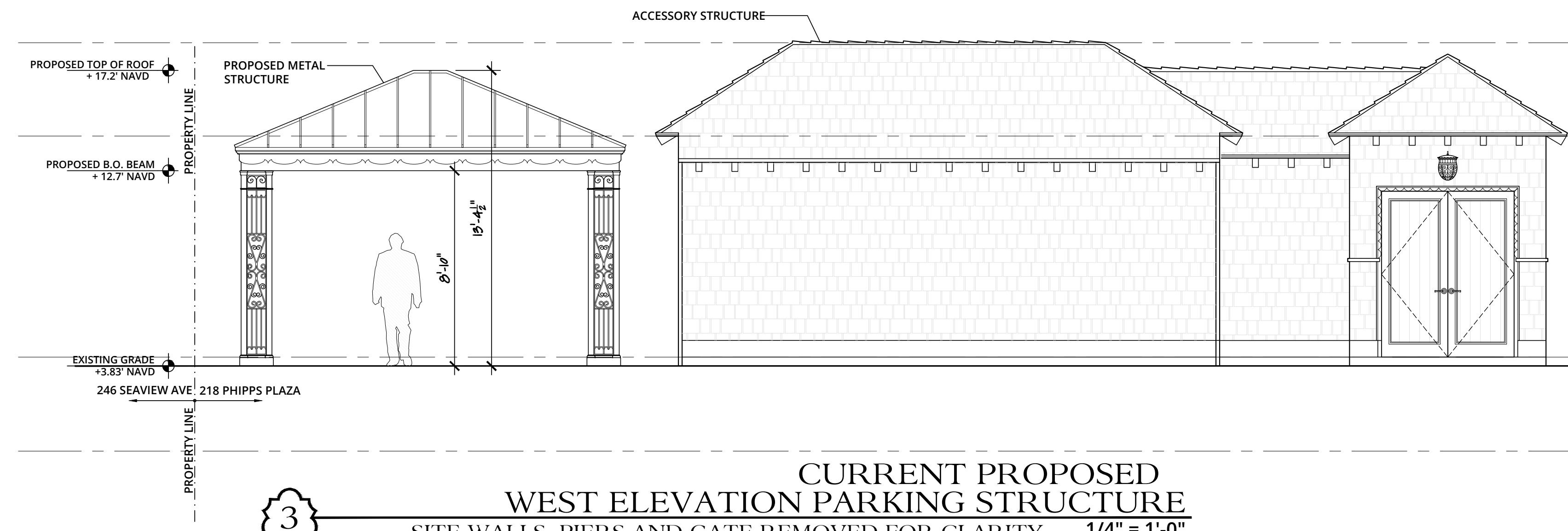
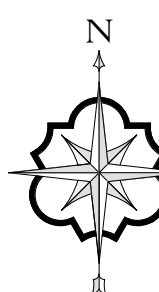
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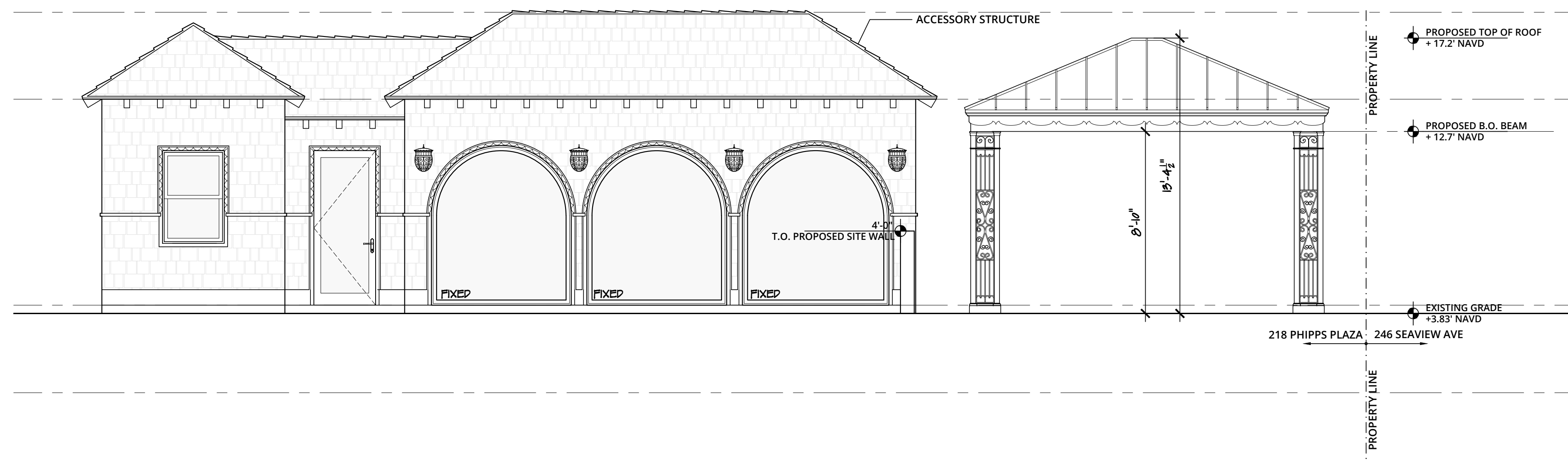
1 CURRENT PROPOSED
PARKING STRUCTURE PLAN
1/4" = 1'-0"



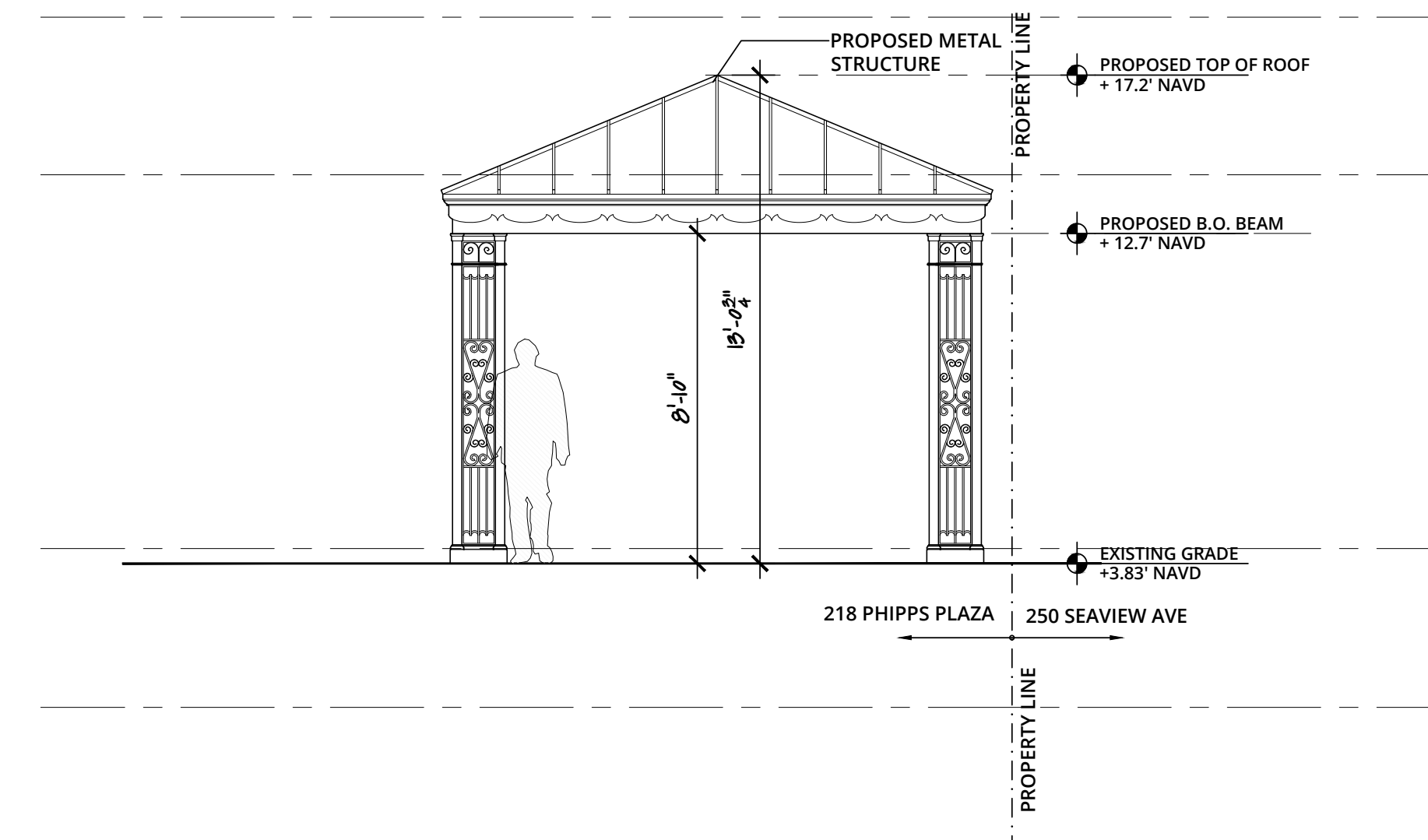
2 CURRENT PROPOSED
ROOF PLAN
1/4" = 1'-0"



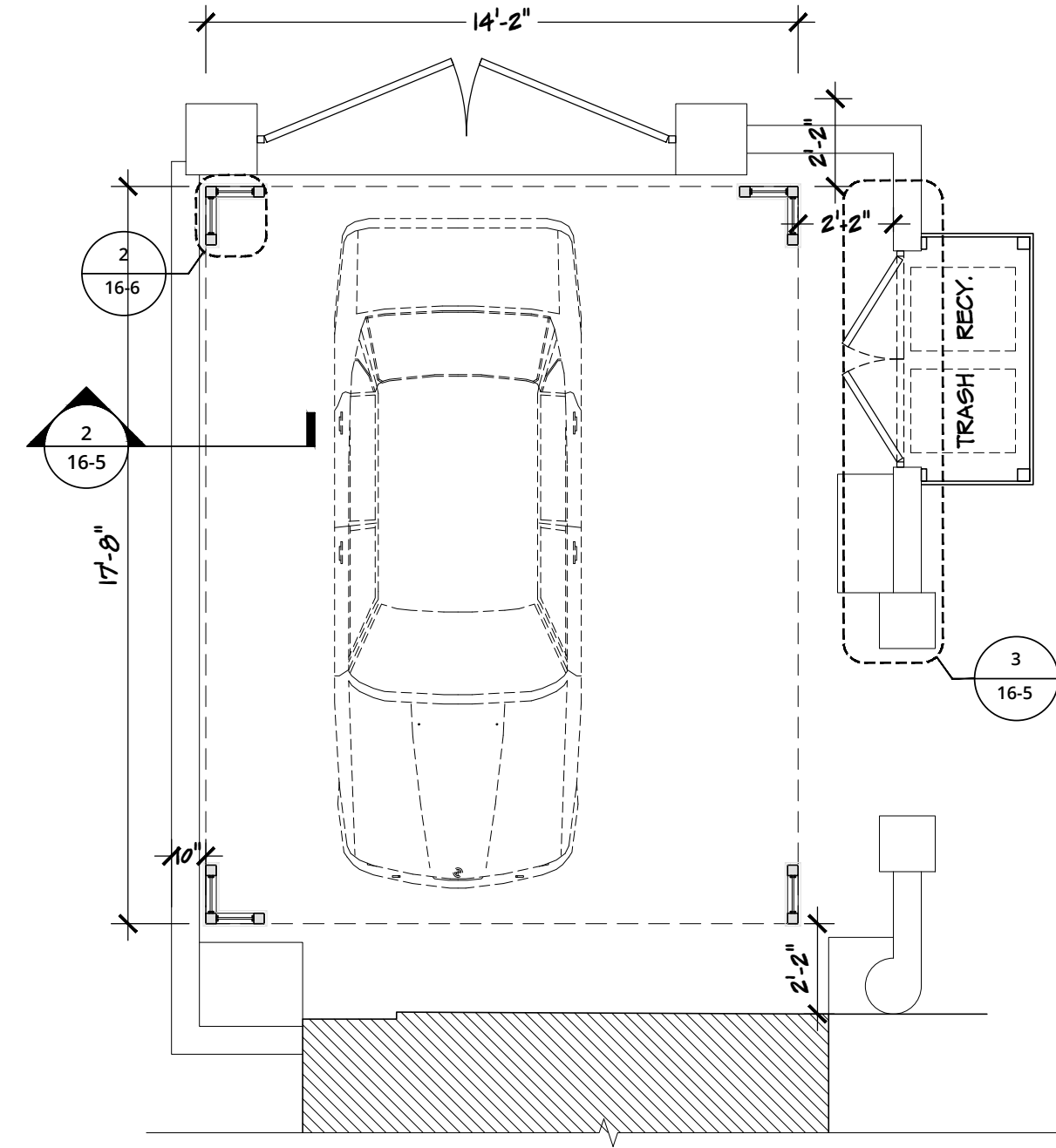
3 CURRENT PROPOSED
WEST ELEVATION PARKING STRUCTURE
SITE WALLS, PIERS AND GATE REMOVED FOR CLARITY 1/4" = 1'-0"



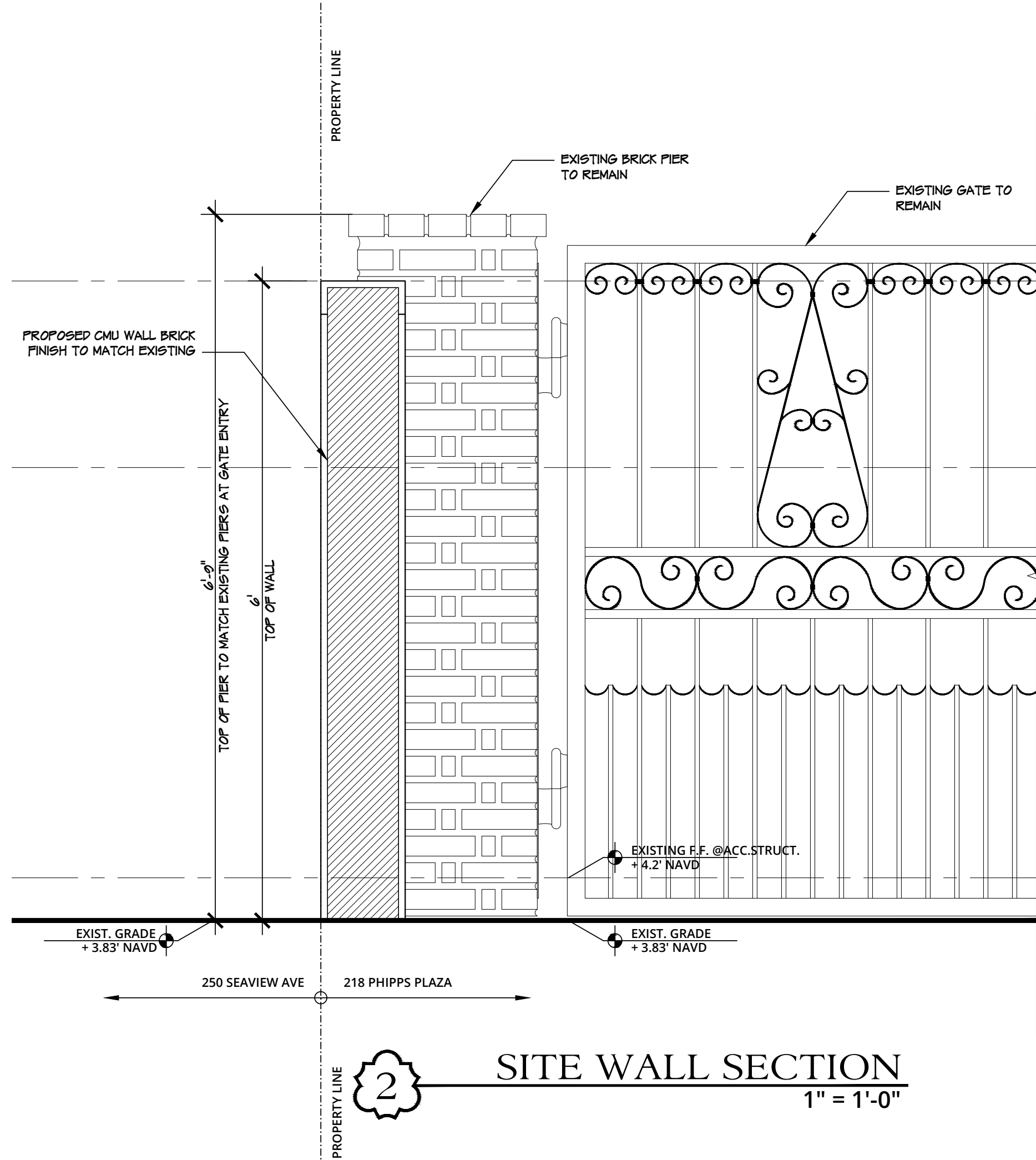
4 CURRENT PROPOSED
EAST ELEVATION PARKING STRUCTURE
SITE WALLS, PIERS AND GATE REMOVED FOR CLARITY 1/4" = 1'-0"



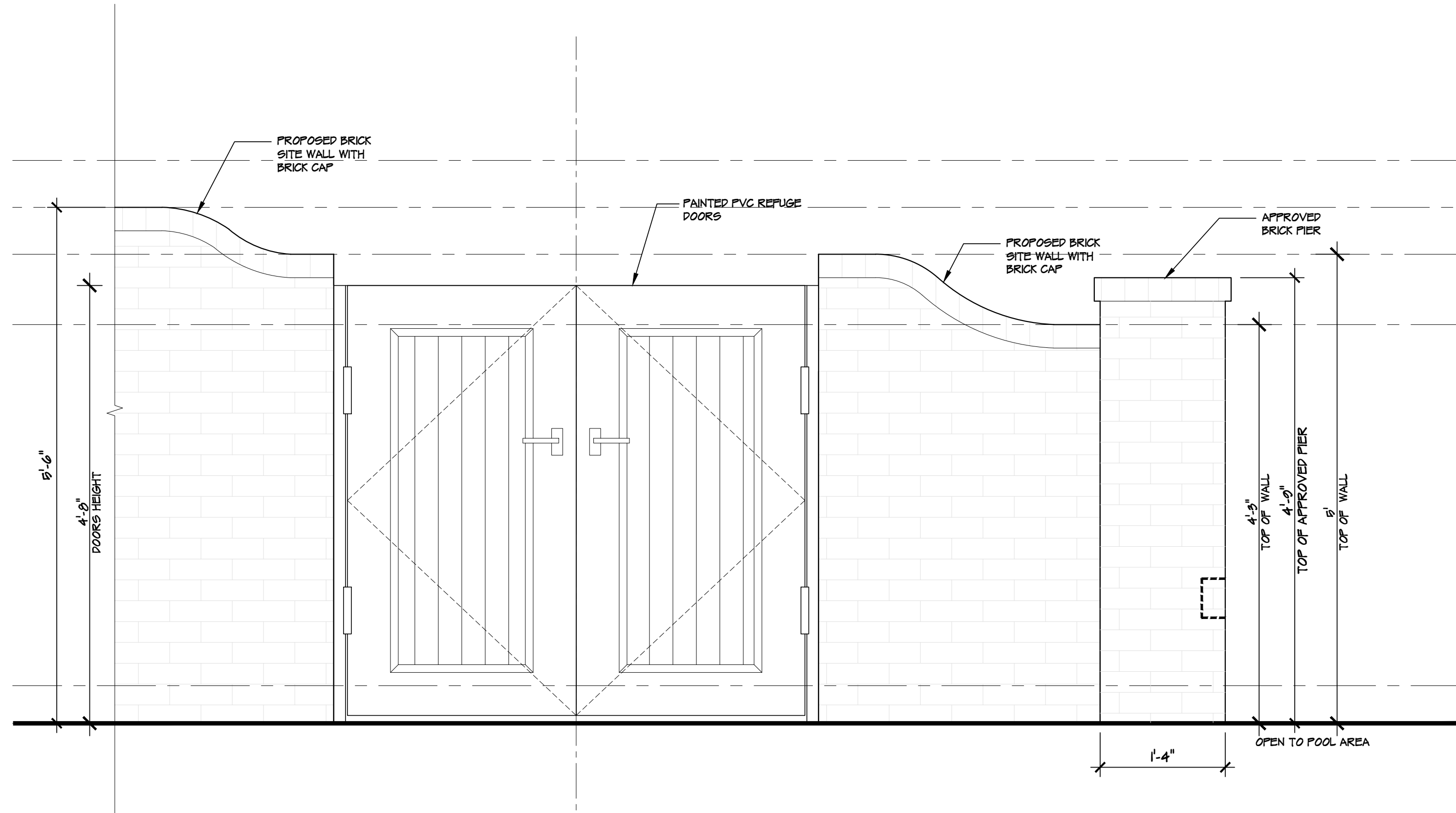
5 CURRENT PROPOSED
NORTH ELEVATION PARKING STRUCTURE
SITE WALLS, PIERS AND GATE REMOVED FOR CLARITY 1/4" = 1'-0"



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



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



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



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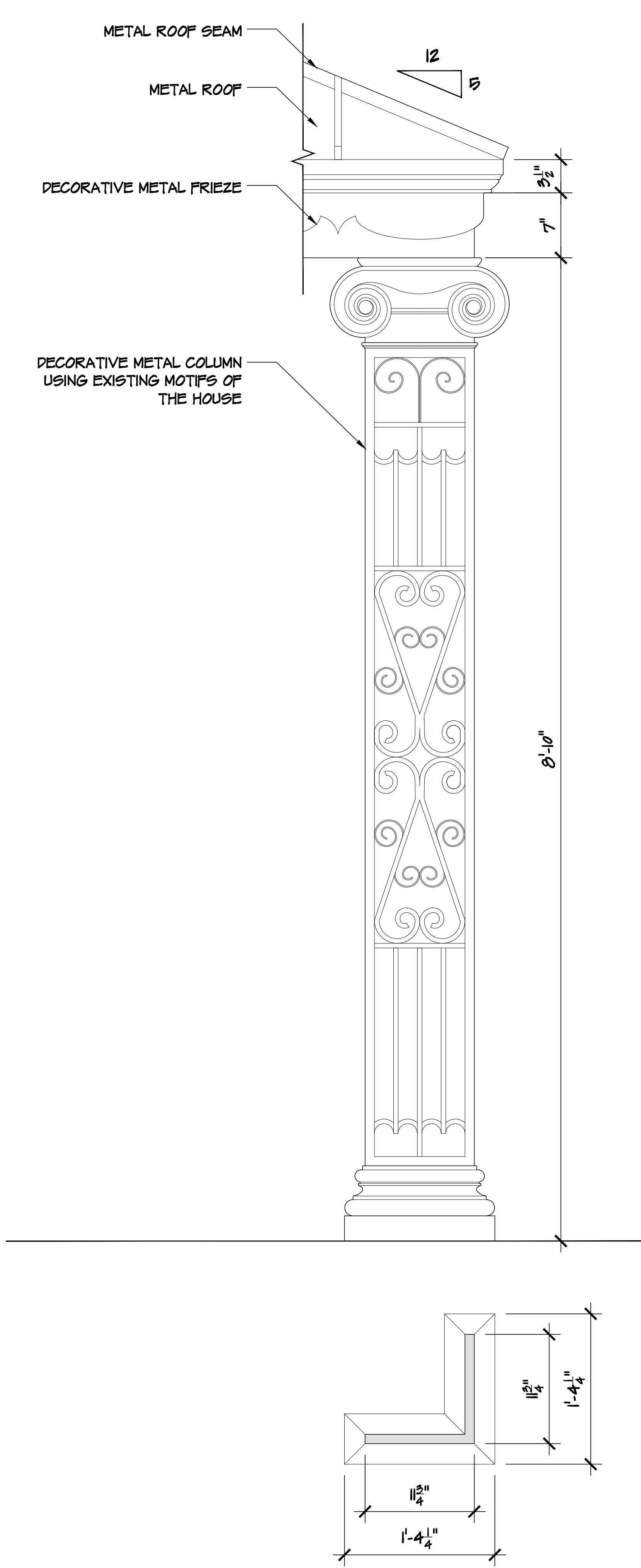
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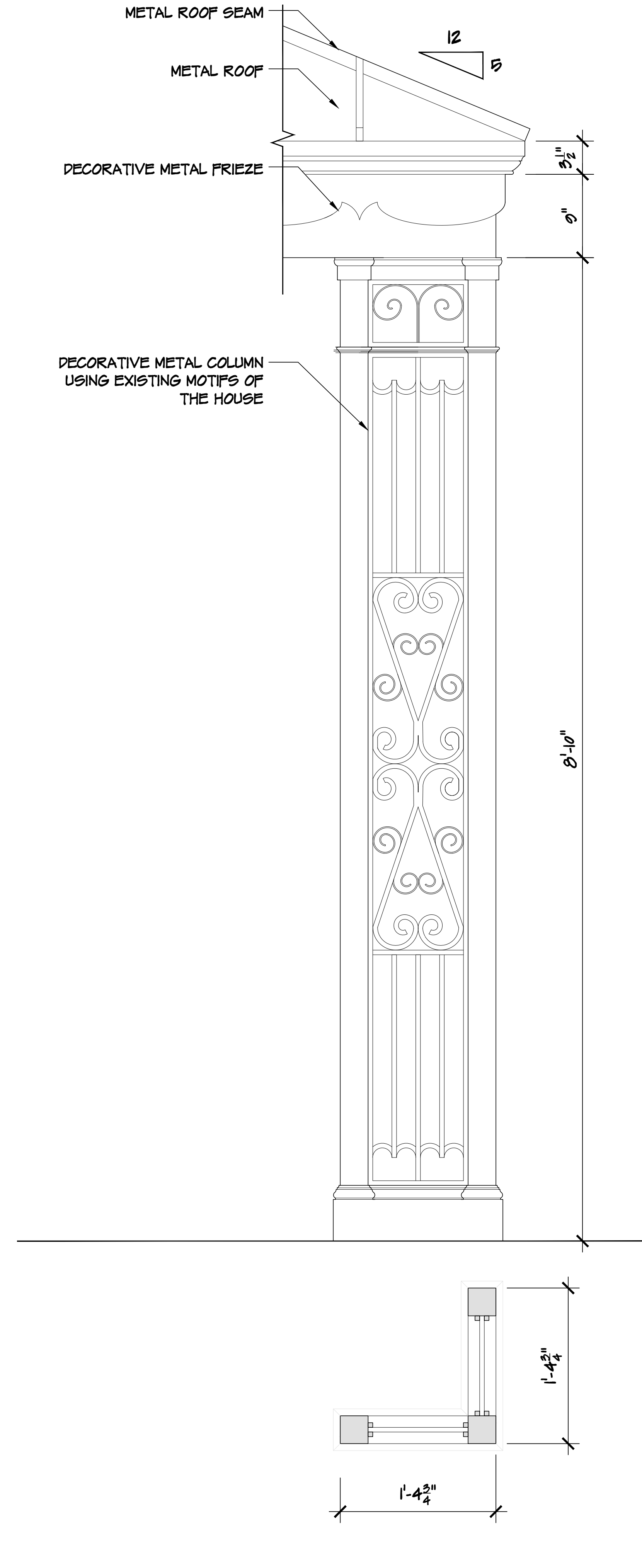
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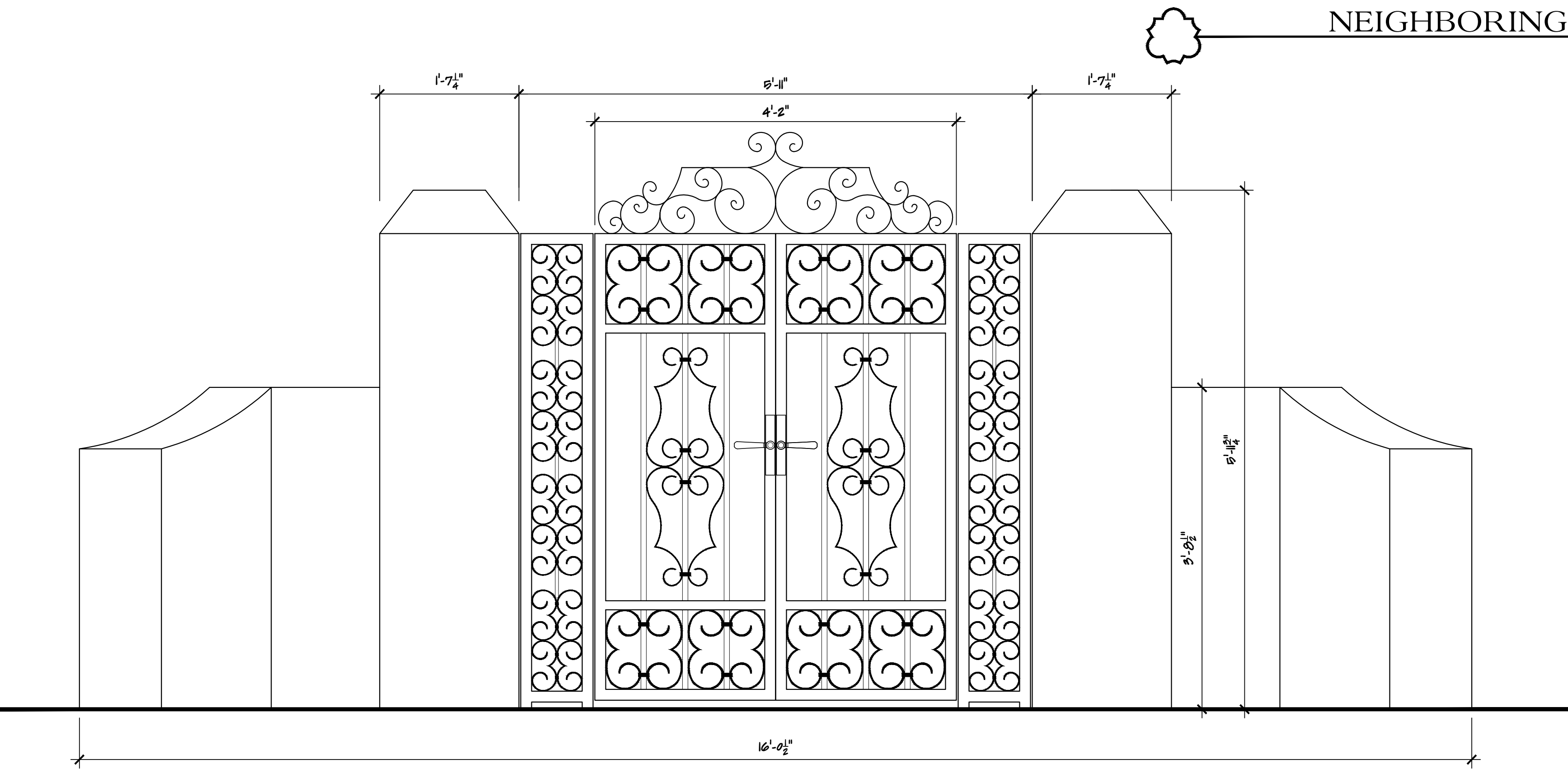
16-5



1 PREVIOUSLY PROPOSED COLUMN DETAIL
1 1/2" = 1'-0"

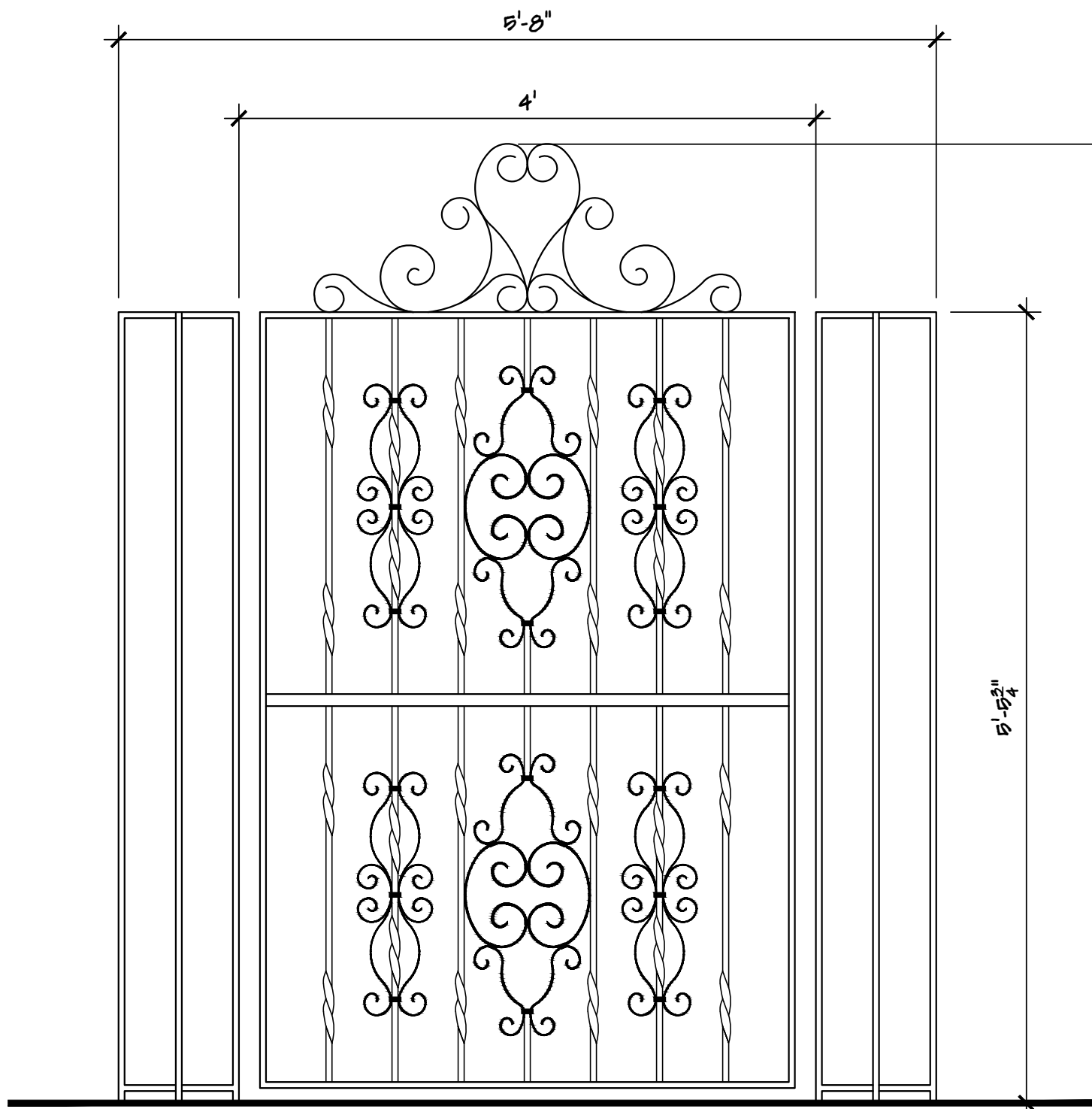


2 CURRENT PROPOSED COLUMN DETAIL
1 1/2" = 1'-0"



222 PHIPPS GATE
10'-5 3/4" FROM STREET
4'-2" DOOR OPENING WIDTH

1 PHIPPS 222 PEDESTRIAN GATE ELEVATION
1" = 1'-0"



215 PHIPPS GATE
9'-10 " FROM STREET
4'-0" DOOR OPENING WIDTH

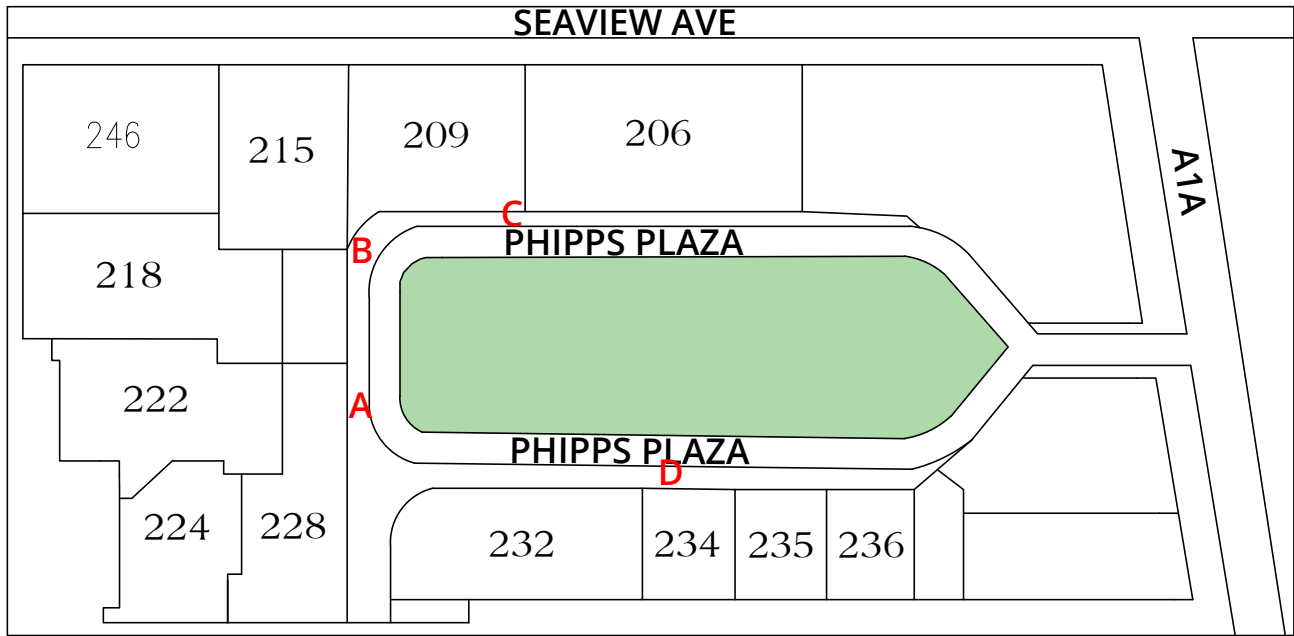
2 PHIPPS 215 PEDESTRIAN GATE ELEVATION
1" = 1'-0"



A - 222 PHIPPS PLAZA LOOKING WEST



B - 215 PHIPPS PLAZA LOOKING WEST



KEY PLAN



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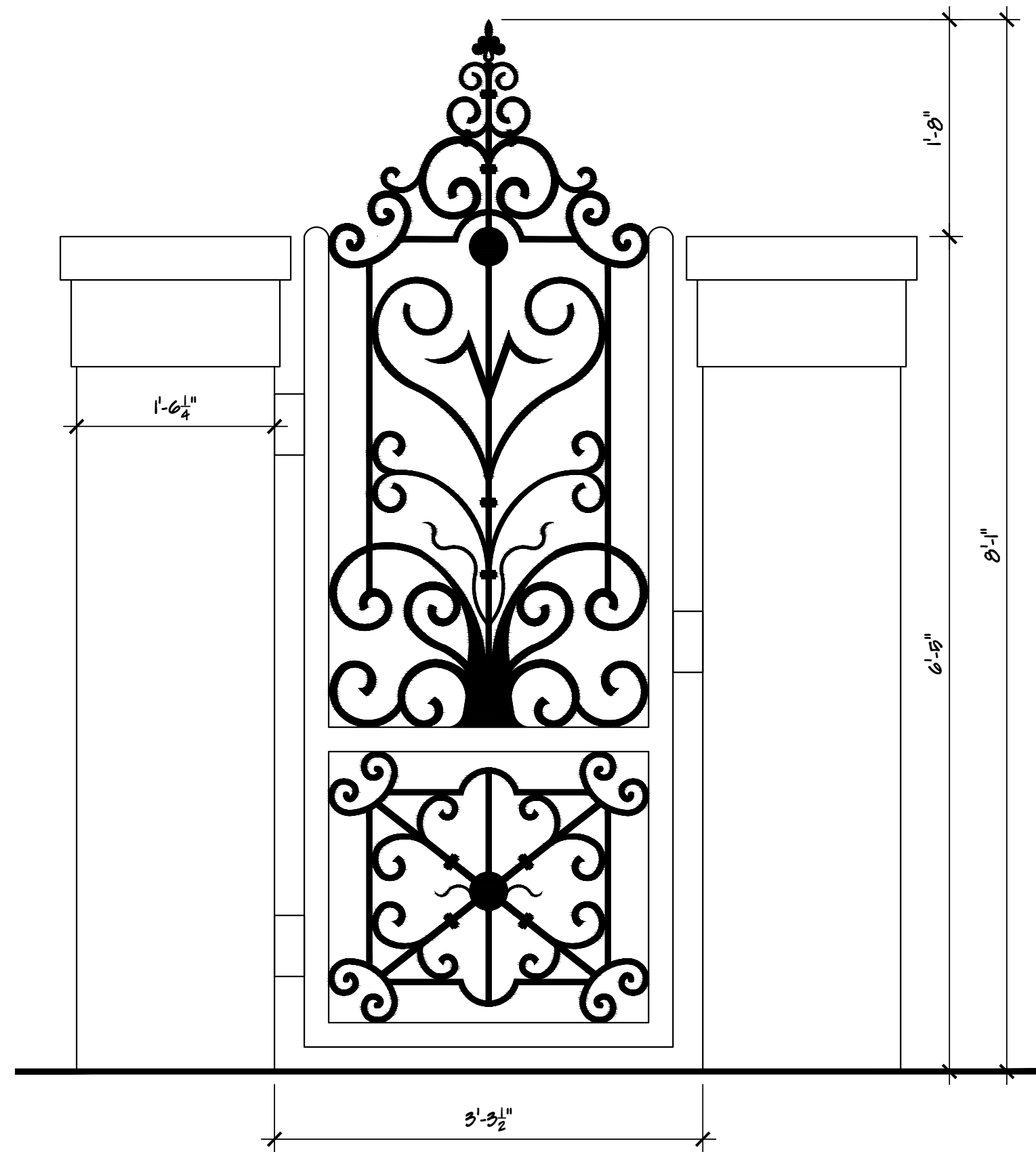
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17



NEIGHBORING GATES



209 PHIPPS GATE
26'-0" FROM STREET
3'-3" DOOR OPENING WIDTH

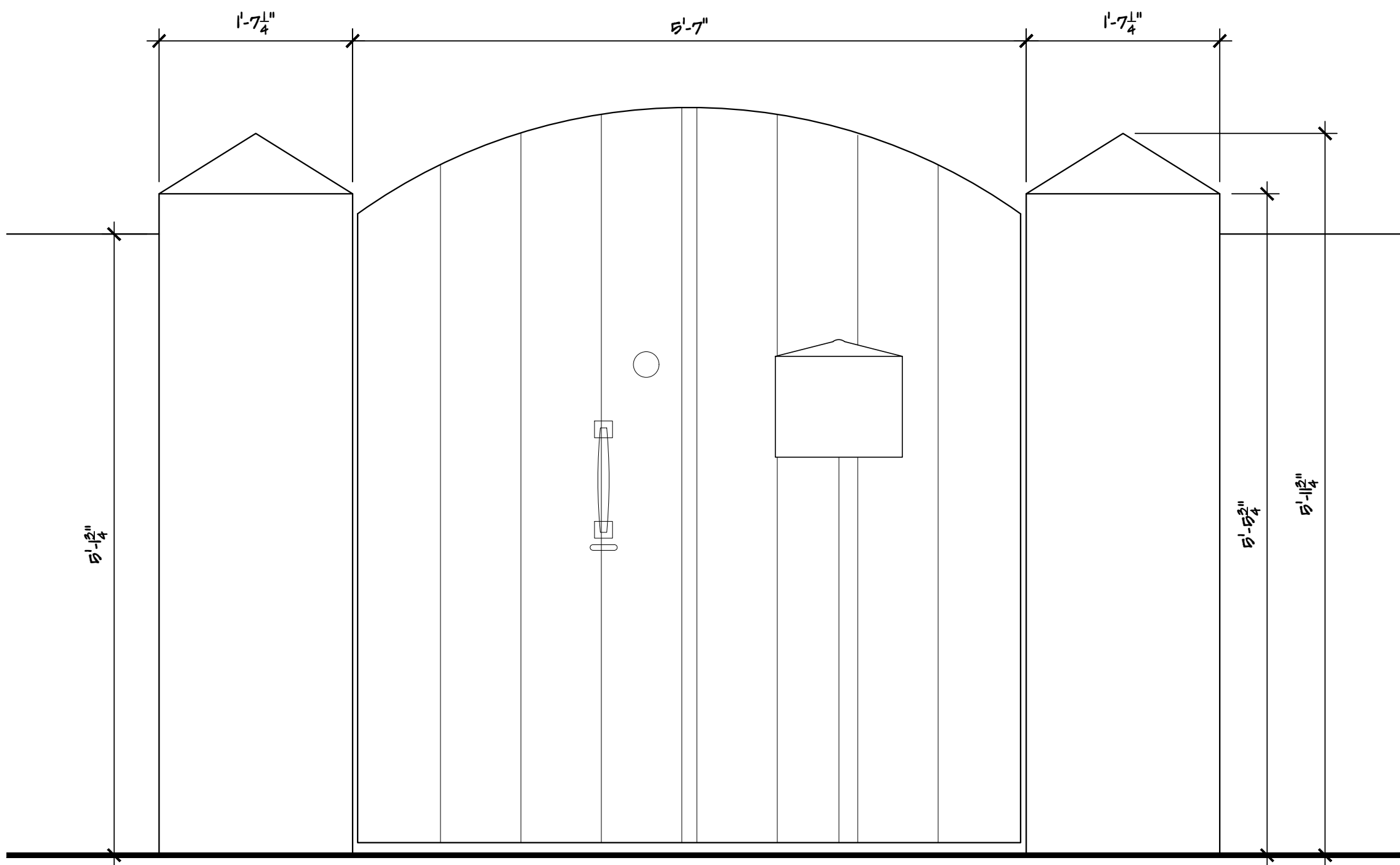


C - 209 PHIPPS PLAZA LOOKING NORTH

1

PHIPPS 209 PEDESTRIAN GATE ELEVATION

1" = 1'-0"



234 PHIPPS GATE
9'-7" FROM STREET
5'-7" DOOR OPENING WIDTH

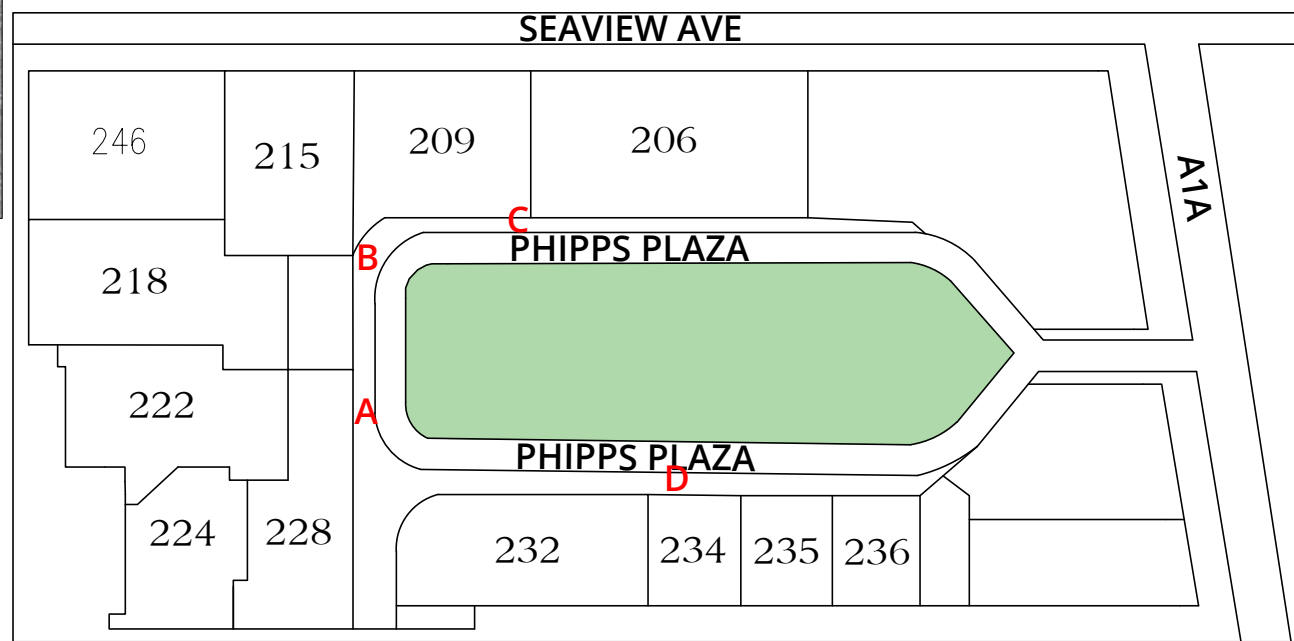
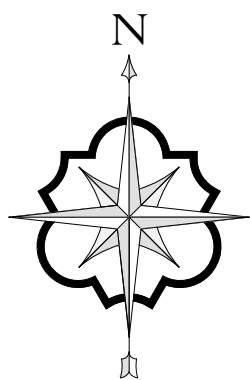


D - 234 PHIPPS PLAZA LOOKING SOUTH

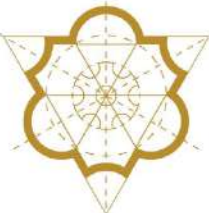
2

PHIPPS 234 PEDESTRIAN GATE ELEVATION

1" = 1'-0"



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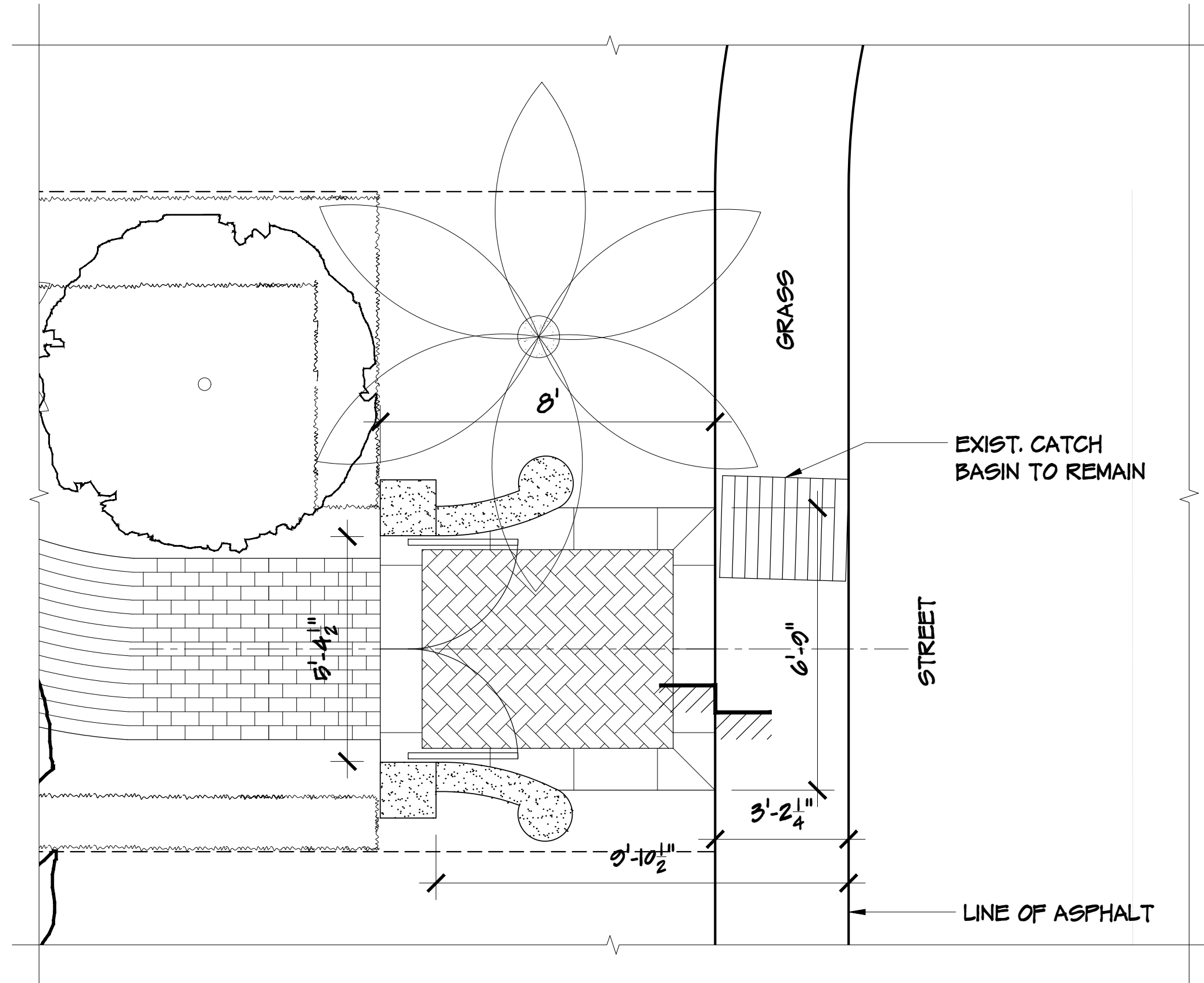
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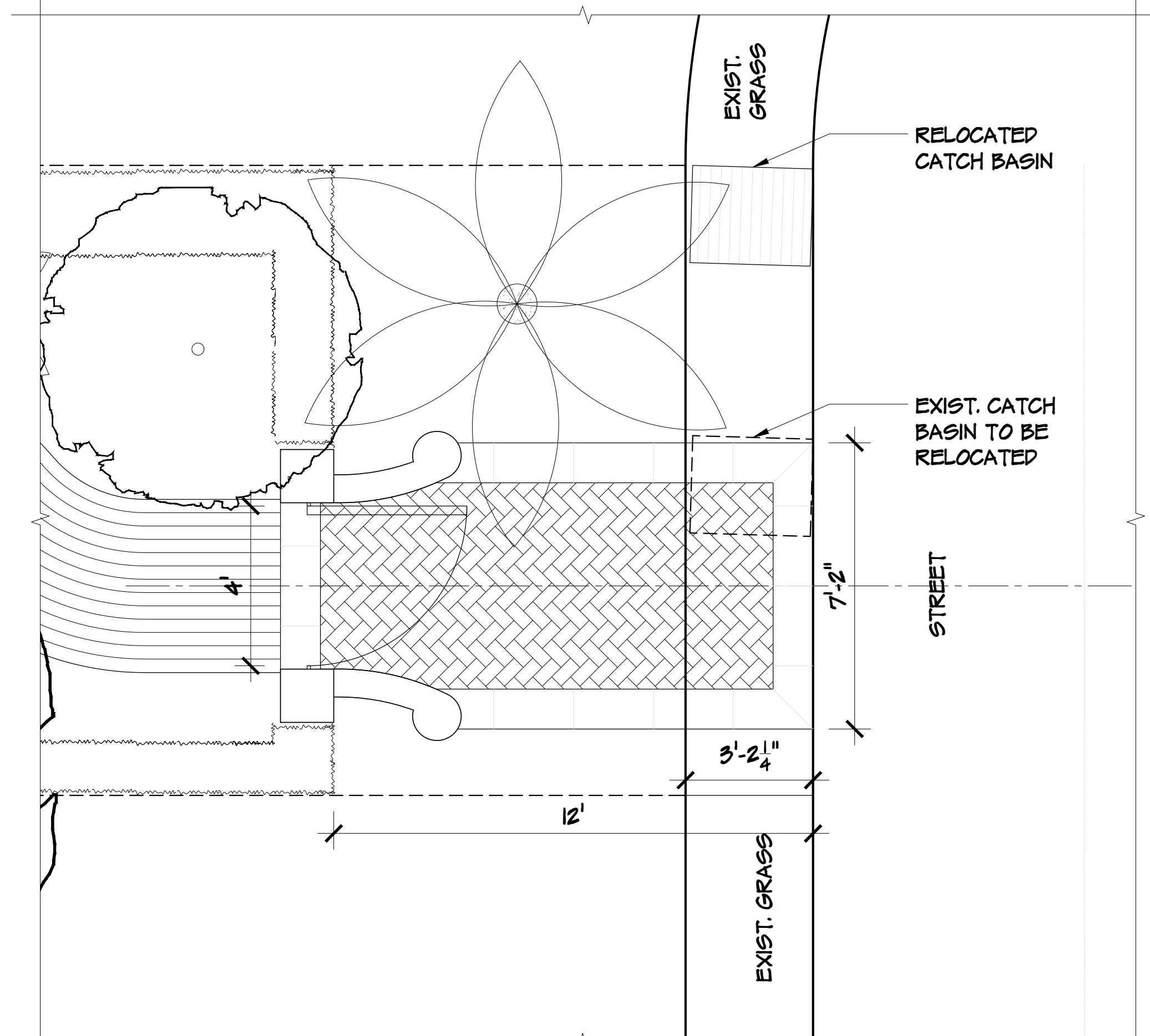
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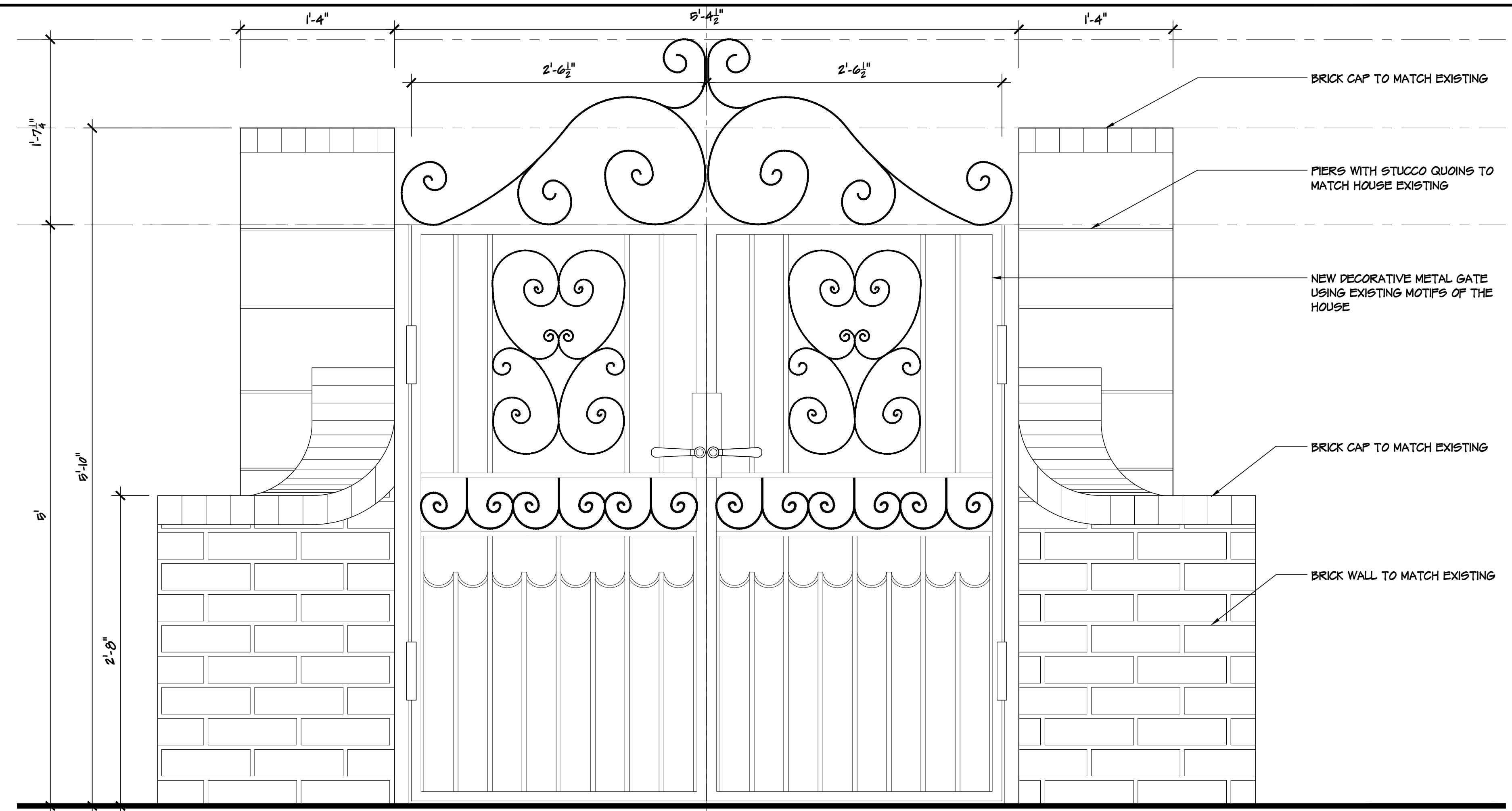
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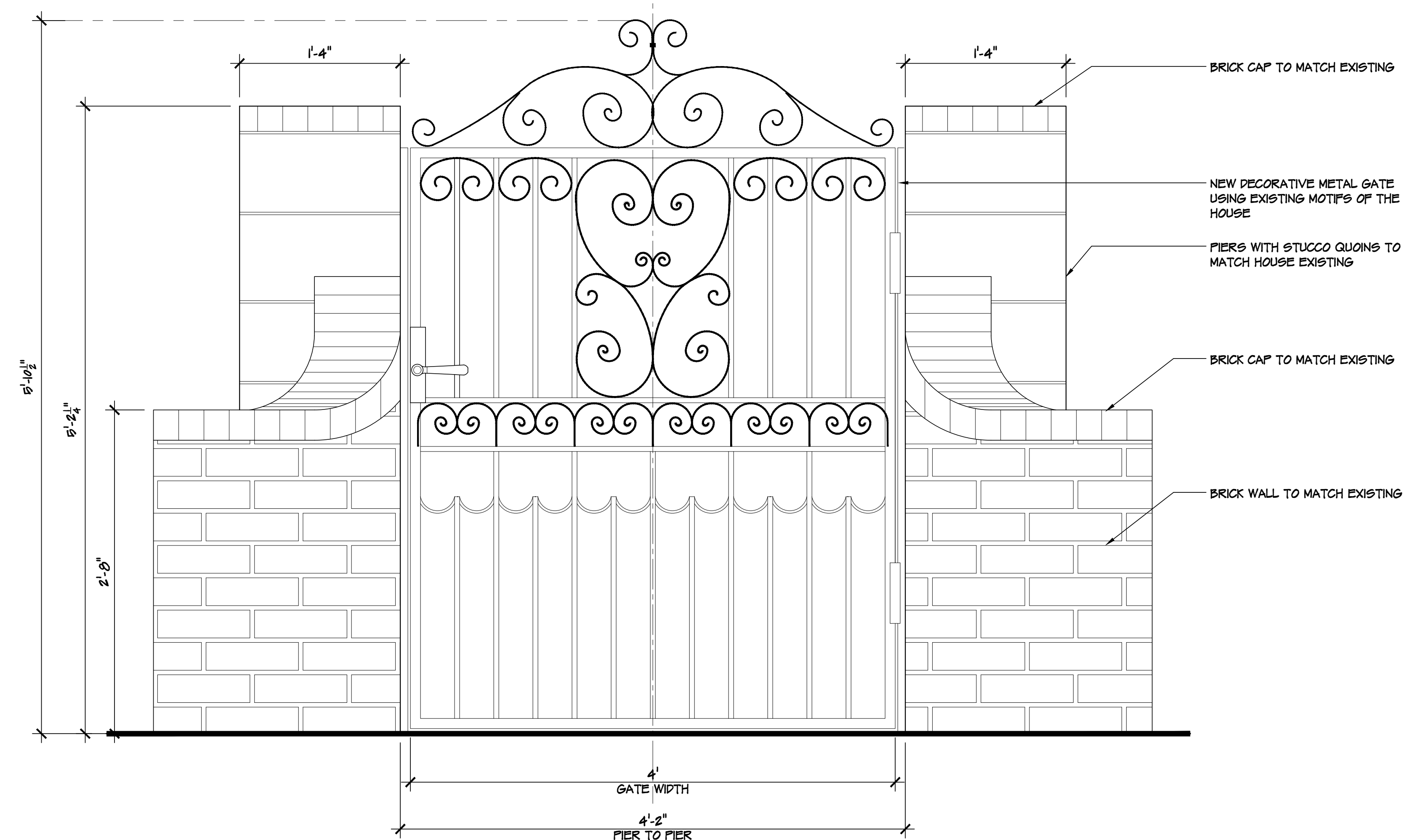
1 PREVIOUSLY PROPOSED PEDESTRIAN GATE PLAN
3/8" = 1'-0"



3 CURRENT PROPOSED PEDESTRIAN GATE PLAN
3/8" = 1'-0"



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



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



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PROPOSED WELL
N.T.S.



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