

# 238 PHIPPS PLAZA

## 238 PHIPPS PLAZA Palm Beach, FL 33480

### SCOPE OF WORK INCLUDES:

New 84 SF awning in the rear second floor porch with a rear setback of 6'-4" proposed in lieu of the 10'-0" required.

Note existing rear setback to existing ground floor of building is 5'-4". New awning does not project further than existing ground floor of building.

Color of rear patio doors to be blue in lieu of white to match approved front door.



# FINAL SUBMITTAL 07.15.2024

LANDMARKS (COA-24-0012) AUGUST 21, 2024

ZONING (ZON-24-0016) SEPTEMBER 11, 2024



Architecture + Interior Design  
Keith M. Spina # AR13419

285 BANYAN BLVD  
WEST PALM BEACH, FLORIDA 33401

ph: 561.684.6844 • spinaourke.com

FL Lic. # AA26002399

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West Palm Beach Florida 33401  
561.684.6844 • spinaourke.com  
FL Lic. # AA26002399

SPINAOROURKE  
+ PARTNERS



Architecture + Interior Design  
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New Awning for:  
**238 PHIPPS PLAZA**  
238 PHIPPS PLAZA  
Palm Beach, FL 33480

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Revisions:

Project no: 19072  
Date: 11/09/20  
Drawn by: CG  
Project Manager: NRF

**CVR**

FIRST SUBMITTAL

COVER SHEET

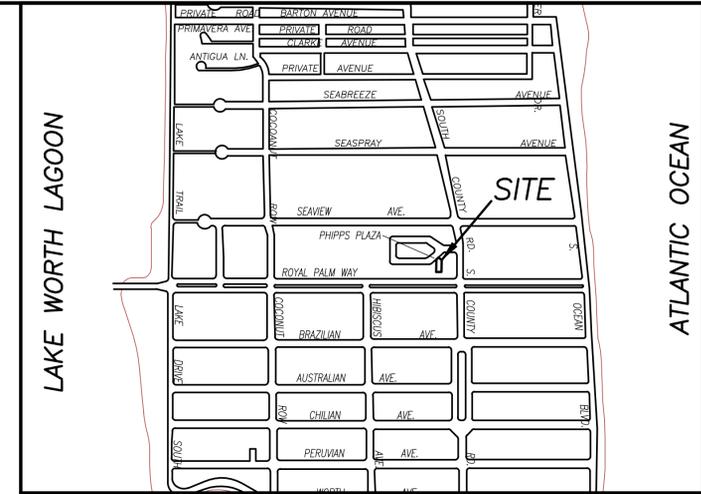
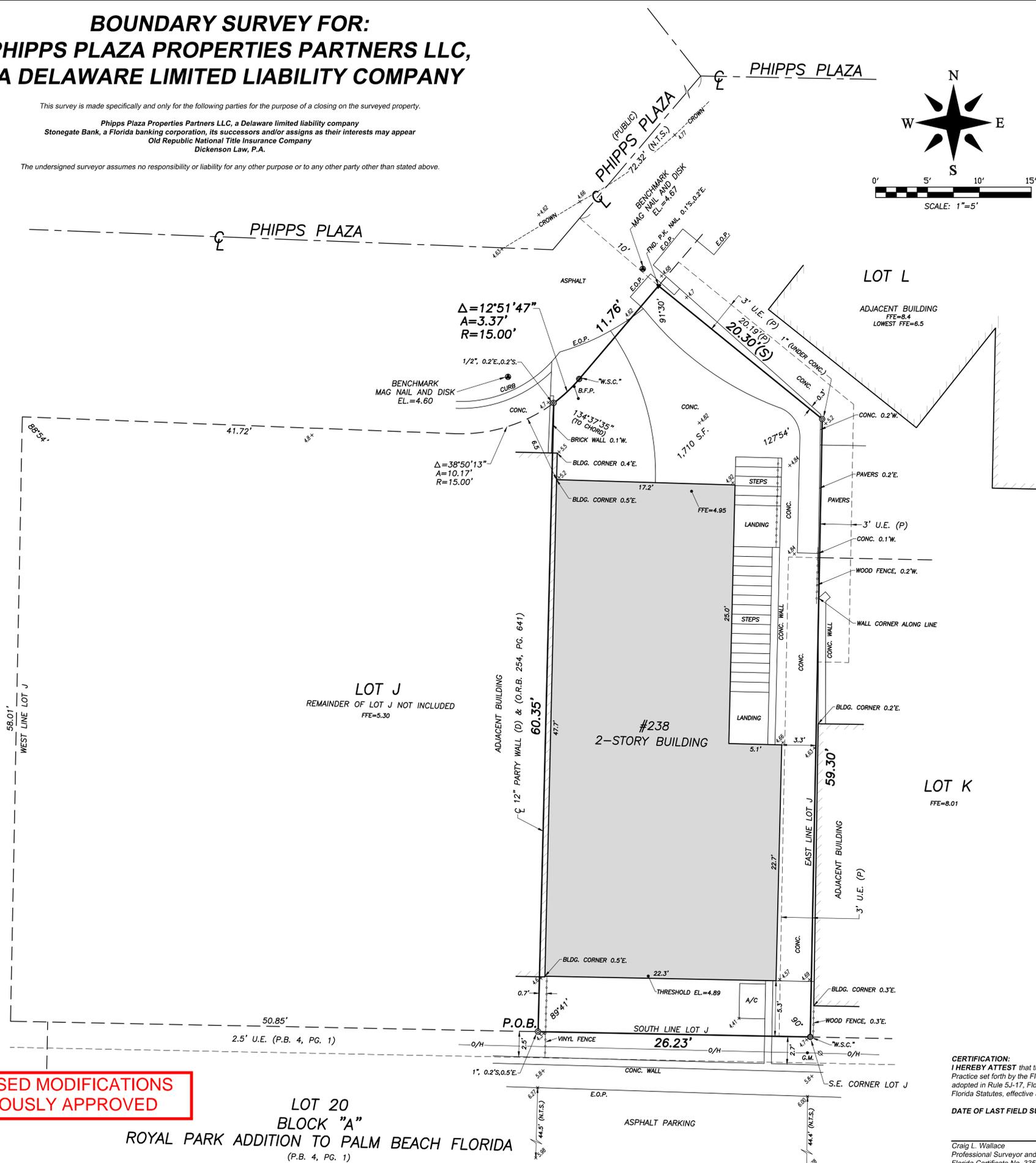
**LEGEND**

- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- B.F.P. = BACKFLOW PREVENTER
- BLDG. = BUILDING
- B.M. = BENCHMARK
- B.O.C. = BACK OF CURB
- B.O.W. = BACK OF WALK
- (C) = CALCULATED
- CATV = CABLE ANTENNA TELEVISION
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- CH = CHORD
- C.L.F. = CHAIN LINK FENCE
- CLR. = CLEAR
- C.M.P. = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- D.H. = DRILL HOLE
- D/W = DRIVEWAY
- EL. = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMT = EASEMENT
- FFE = FINISH FLOOR ELEVATION
- FND. = FOUND
- F.O.C. = FACE OF CURB
- I.D. = INSIDE DIAMETER
- INV. = INVERT
- I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B. = LICENSE BOARD
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- (M) = FIELD MEASUREMENT
- M.H. = MANHOLE
- M.H.W.L. = MEAN HIGH WATER LINE
- M.L.W.L. = MEAN LOW WATER LINE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N.T.S. = NOT TO SCALE
- O.A. = OVERALL
- O.D. = OUTSIDE DIAMETER
- O/H = OVERHEAD UTILITY LINE
- O.R.B. = OFFICIAL RECORD BOOK
- O/S = 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.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- P/O = PART OF
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PROP. = PROPOSED
- P.T. = POINT OF TANGENCY
- P.V.M.T. = PAVEMENT
- (R) = RADIAL
- R = RADIUS
- RGE. = RANGE
- R.P.B. = ROAD PLAT BOOK
- R/W = RIGHT OF WAY
- (S) = SURVEY DATUM
- S.B. = SETBACK
- SEC. = SECTION
- 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
- SW = SIDEWALK
- 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.R. = UNRECORDED
- W.C. = WITNESS CORNER
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT
- ⊖ = BASELINE
- ⊕ = CENTERLINE
- Δ = CENTRAL ANGLE/Delta
- ▲ = CONCRETE MONUMENT FOUND (AS NOTED)
- = CONCRETE MONUMENT SET (LB #4569)
- = ROD & CAP FOUND (AS NOTED)
- = 5/8" ROD & CAP SET (LB #4569)
- = IRON PIPE FOUND (AS NOTED)
- = IRON ROD FOUND (AS NOTED)
- = NAIL FOUND
- = NAIL & DISK FOUND (AS NOTED)
- = MAG NAIL & DISK SET (LB #4569)
- ⊕ = PROPERTY LINE
- ⊕ = UTILITY POLE
- ⊕ = FIRE HYDRANT
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = LIGHT POLE
- ⊕ = PINE TREE
- ⊕ = SABAL PALM

**BOUNDARY SURVEY FOR:  
PHIPPS PLAZA PROPERTIES PARTNERS LLC,  
A DELAWARE LIMITED LIABILITY COMPANY**

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.  
**Phipps Plaza Properties Partners LLC, a Delaware limited liability company**  
Stonegate Bank, a Florida banking corporation, its successors and/or assigns as their interests may appear  
Old Republic National Title Insurance Company  
Dickenson Law, P.A.

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



**PROPERTY ADDRESS:**  
238 Phipps Plaza  
Palm Beach, FL 33480

**LEGAL DESCRIPTION:**  
A parcel of land in Section 23, Township 43 South, Range 43 East, in the Town of Palm Beach, Palm Beach County, Florida, being a part of Lot J, PHIPPS PLAZA, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 20, Page 72, and being more particularly described as follows:

All of that part of said Lot J, lying east of the following described line:  
BEGINNING at a point in the South line of said Lot J at a distance of 26.23 feet West of the Southeast corner thereof; thence Northerly, making an angle with the South line of said Lot J, measured from East to North, of 89°41' and along the Southerly extension of the center line of a party wall, along the center line of said wall and along its Northerly extension, a distance of 60.35 feet, more or less, to a point in the Northerly line of said Lot J.

**FLOOD ZONE:**  
This property is located in Flood Zone A7 (EL 7), according to F.I.R.M. (Flood Insurance Rate Map) No. 120220 0002C, dated 9-30-1982.

- 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 409805 A1, issued by Old Republic National Title Insurance Company, dated June 13, 2017. 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 NGVD-29. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
  - Description furnished by client or client's agent.
  - Unless 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'.

TITLE COMMITMENT REVIEW						
CLIENT:	PHIPPS PLAZA PROPERTIES PARTNERS LLC	COMMITMENT NO. :	409805 A1	DATE:	JUNE 13, 2017	
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. :	16-1517.4			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 5	N/A	Standard Exceptions				•
6	PB 20, PG 72	Plat of PHIPPS PLAZA	•			
7a	ORB 3107, PG 1143	Certificate of Notification of Designation of Certain Properties as Landmarks		•		
7b	ORB 3737, PG 1824	As Amended		•		
8	ORB 254, PG 641 ORB 259, PG 332	Covenants, conditions, restrictions, party wall agreement and easements	•	•		
9	N/A	Standard Exceptions				•

**NO PROPOSED MODIFICATIONS  
TO PREVIOUSLY APPROVED**

**LOT 20  
BLOCK "A"  
ROYAL PARK ADDITION TO PALM BEACH FLORIDA**  
(P.B. 4, PG. 1)

**CERTIFICATION:**  
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 6/23/2017

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

**REVISIONS:**

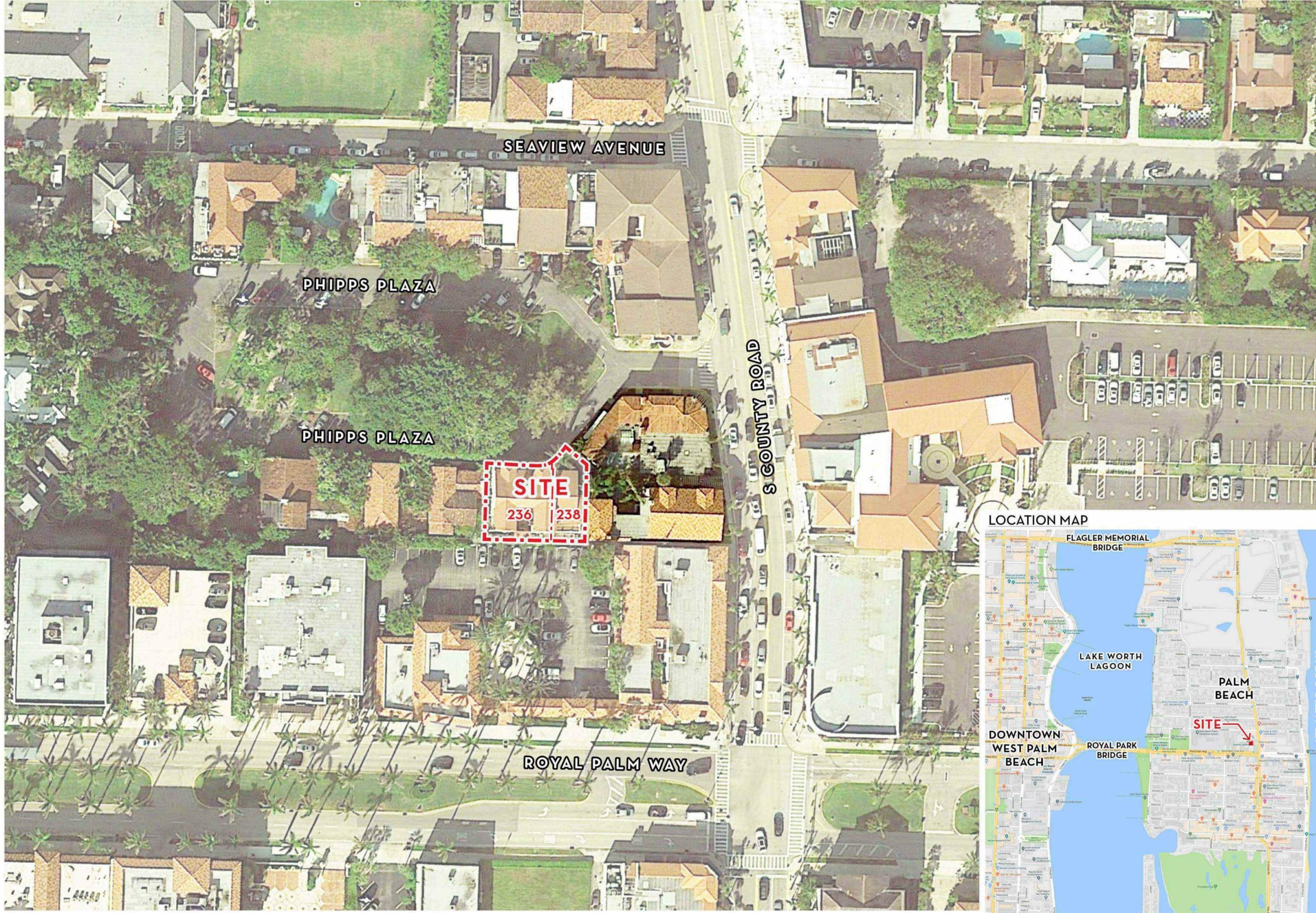
06/23/17 SURVEY UPDATE & FINAL TIE-IN C.E./M.L. 16-1517.4 PB244/14  
10/05/16 SPOT ELEVATIONS B.M./M.B. 16-1517.2 PB230/8

**BOUNDARY SURVEY FOR:**

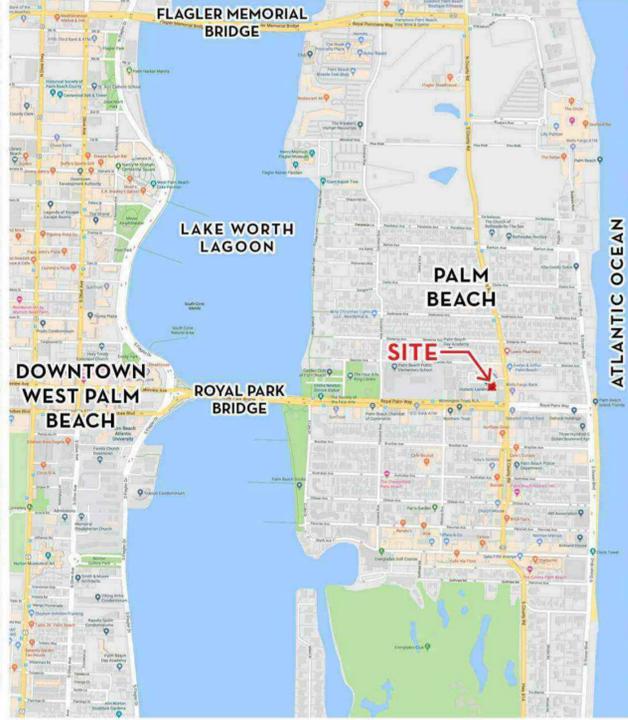
**PHIPPS PLAZA PROPERTIES PARTNERS LLC, A  
DELAWARE LIMITED LIABILITY COMPANY**

**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4089  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-6551

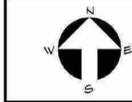
FIELD	B.M.	JOB NO:	16-1517.1	F.B.	PB226 PG. 52
OFFICE	M.B.	DATE:	8/17/16	DWG. NO.	16-1517
C.K'D	C.W.	REP:	16-1517.DWG	SHEET	1 OF 1



LOCATION MAP



VICINITY LOCATION MAP & LOCATION PLAN



A1.1.1

FIRST SUBMITTAL

New Awning for:

238 PHIPPS PLAZA

238 PHIPPS PLAZA  
Palm Beach, FL 33480

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Revisions:

Project no: 19072  
Date: 11/09/20  
Drawn by: CG  
Project Manager: NRF



SPINAOURKE  
+ PARTNERS

285 Banyan Blvd  
West Palm Beach Florida 33401  
561.684.6844 Fax 561.684.6594  
spinaourke.com  
FL Lic # A62002899

Architecture • Interior Design  
Keith M. Spina #A675419



VIEW FROM SOUTH (REAR)



VIEW FROM NORTH (FRONT)

New Awning for:  
**238 PHIPPS PLAZA**  
 238 Phipps Plz  
 Palm Beach, FL 33480

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Revisions:

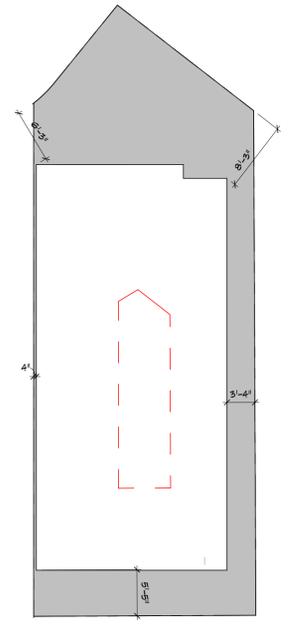
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Project no: 19072  
 Date: 01/20/21  
 Drawn by: CG  
 Project Manager: NF

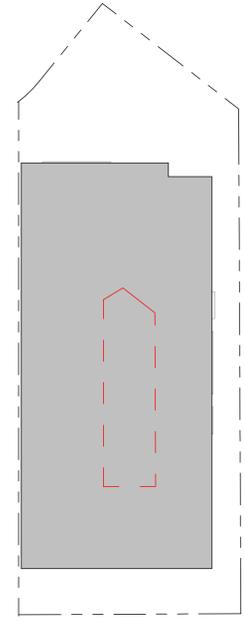
**A1.1.2**  
 FIRST SUBMITTAL

EXISTING PHOTOGRAPHS

NO PROPOSED MODIFICATIONS TO PREVIOUSLY APPROVED

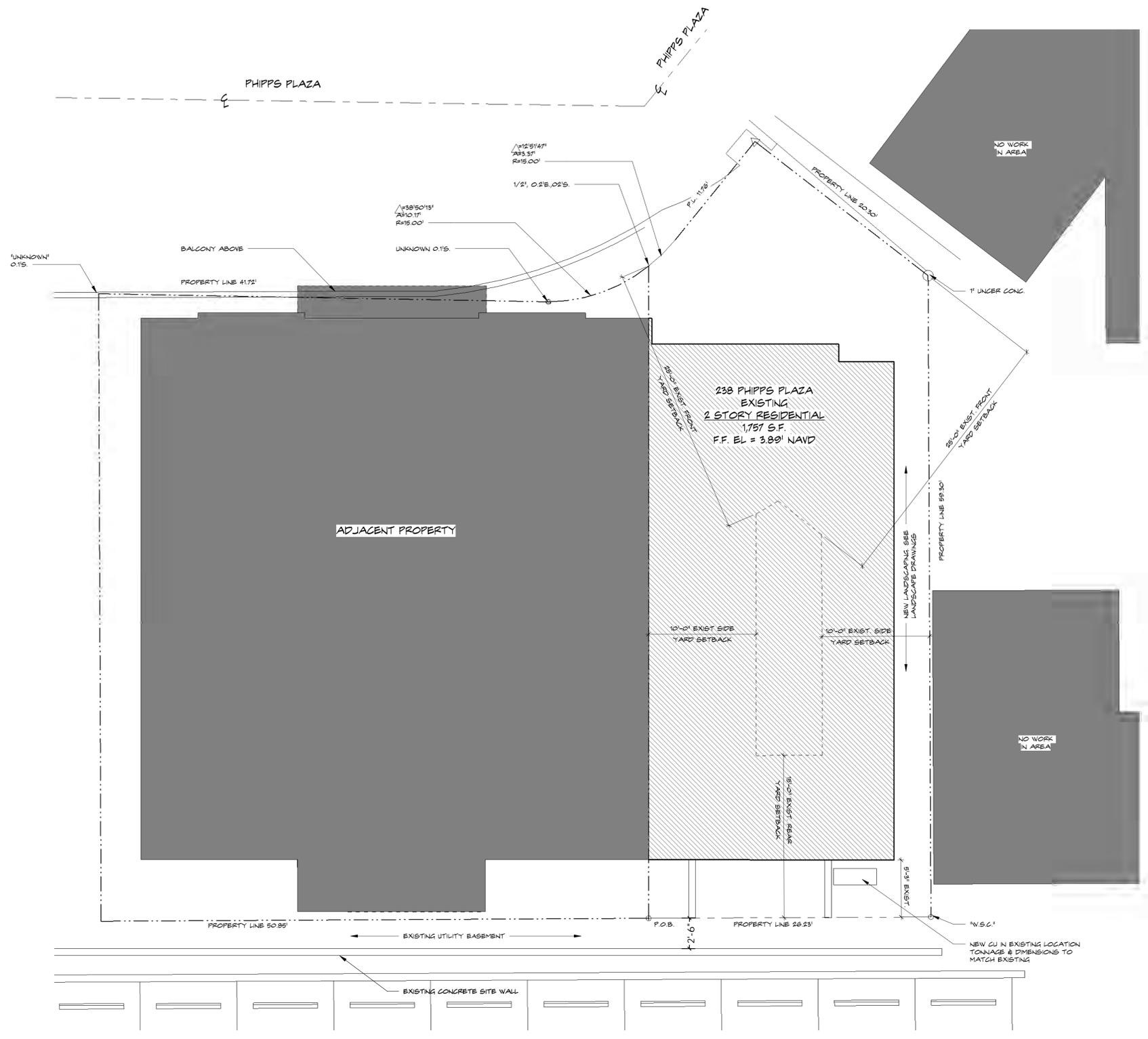


4 PROPOSED LOT COVERAGE DIAGRAM  
Scale: 1" = 10'-0"



6 PROPOSED LOT COVERAGE DIAGRAM  
Scale: 1" = 10'-0"

NO PROPOSED MODIFICATIONS TO PREVIOUSLY APPROVED



1 PREVIOUSLY APPROVED SITE PLAN  
Scale: 3/16" = 1'-0"

NO PROPOSED MODIFICATIONS TO BUILDING FOOTPRINT

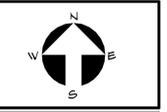
New Awning for:  
**238 PHIPPS PLAZA**  
238 Phipps Plz  
Palm Beach, FL 33480

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Revisions:

NO.	DESCRIPTION

Project no: 19072  
Date: 12/01/20  
Drawn by: CG  
Project Manager: JG



**A1.2.1**  
FIRST SUBMITTAL

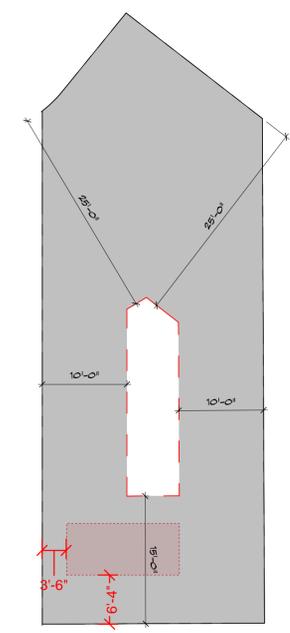
EXISTING SITE PLAN

1. Section 134-9748(5)a: Request for a variance for a new 84 SF awning in the rear second floor porch with a rear setback of 6'-4" proposed in lieu of the 10'-0" required and 5'-4" existing building. New awning does not project further than existing ground floor of building.

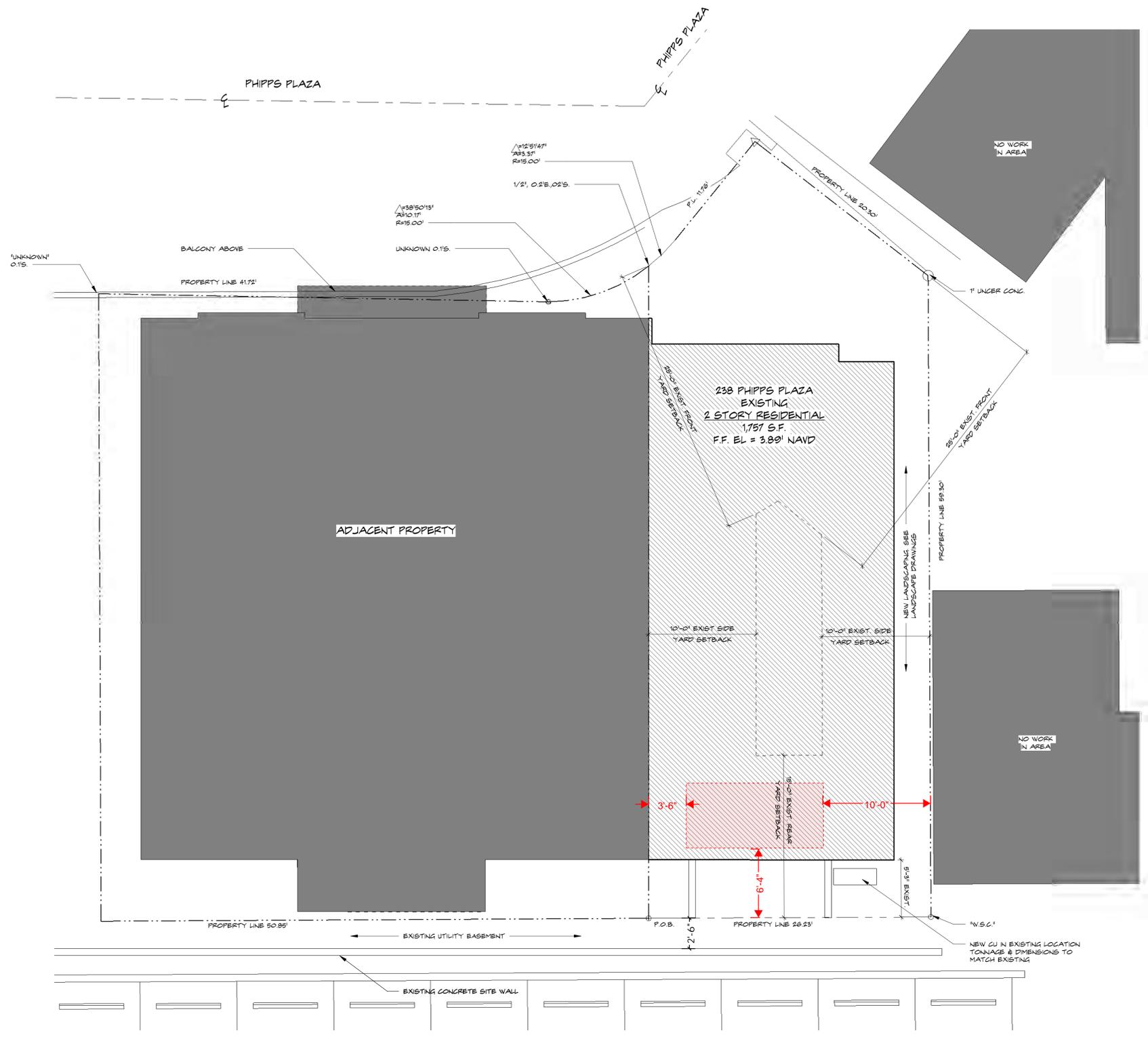
Hardship relate to this variance includes the location of the existing non-confirming historic building in relation to the property line.

2. Section 134-9748(5)a: Request for a variance for a new 84 SF awning in the rear second floor porch with a West side yard setback of 3'-6" in lieu of 10'-0" required and 0'-0" existing building. New awning does not project further than existing ground floor of building.

Hardship relate to this variance includes the location of the existing non-confirming historic building in relation to the property line.



3 SETBACK VARIANCE DIAGRAM  
Scale: 1" = 10'-0"



1 PROPOSED SITE PLAN  
Scale: 3/16" = 1'-0"

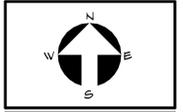
NO PROPOSED MODIFICATIONS TO BUILDING FOOTPRINT

New Awning for:  
**238 PHIPPS PLAZA**  
238 Phipps Plz  
Palm Beach, FL 33480

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Revisions:

Project no: 19072  
Date: 12/01/20  
Drawn by: CG  
Project Manager: JG



**A1.2.2**  
FIRST SUBMITTAL

PROPOSED SITE PLAN



# Town of Palm Beach

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

207 SIXTH STREET  
 West Palm Beach, Florida 33401  
 561.684.6844 • Fax: 561.684.5594  
 gliddenspina.com  
 FL LIC # A26202399



Architecture • Interior Design  
 Keith M. Spina # A013419

Line #	Zoning Legend			
1	<b>Property Address:</b>	238 Phipps Plaza, Palm Beach, FL 33480		
2	<b>Zoning District:</b>	R-C MEDIUM DENSITY RESIDENTIAL		
3	<b>Structure Type:</b>	Single-Family Residential		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	20,000	1,710 sf	N/C
6	Lot Depth	100'	60.35'	N/C
7	Lot Width	75'	26.23'	N/C
8	Lot Coverage (Sq Ft and %)	513 sf , 30%	1,064 sf , 62.2%	N/C
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	N/A	1,757 sf	N/C
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	25'-0"	(N) 6'-3"	N/C
12	* Side Yard Setback (1st Story) (Ft.)	20'-0"	(E) 3'-4"; (W) 0'-4"	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	20'-0"	(E) 3'-4"; (W) 0'-4"	N/C
14	*Rear Yard Setback (Ft.)	30'-0"	(S) 5'-5"	N/C
15	Angle of Vision (Deg.)	N/A	N/A	N/A
16	Building Height (Ft.)	23'-6"	23'4"	N/C
17	Overall Building Height (Ft.)	31'-6"	29'-0"	N/C
18	Crown of Road (COR) (NAVD)	3.12 NAVD	3.12 NAVD	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	8.00 NAVD	4.95 NAVD	N/C
21	Zero Datum for point of meas. (NAVD)	4.95 NAVD	4.95 NAVD	N/C
22	FEMA Flood Zone Designation	A7 (EL7)	NC	N/C
23	Base Flood Elevation (BFE)(NAVD)	7.00 NAVD	7.00 NAVD	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	769.5 sf (45%)	441 sf (25%)	N/C
25	Perimeter LOS (Sq Ft and %)	498.5 sf (50%)	N/A	N/C
26	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
27	**Native Plant Species %	35%	N/A	N/C

\* 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

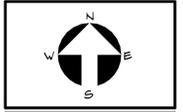
New Awaiting for:  
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Revisions:

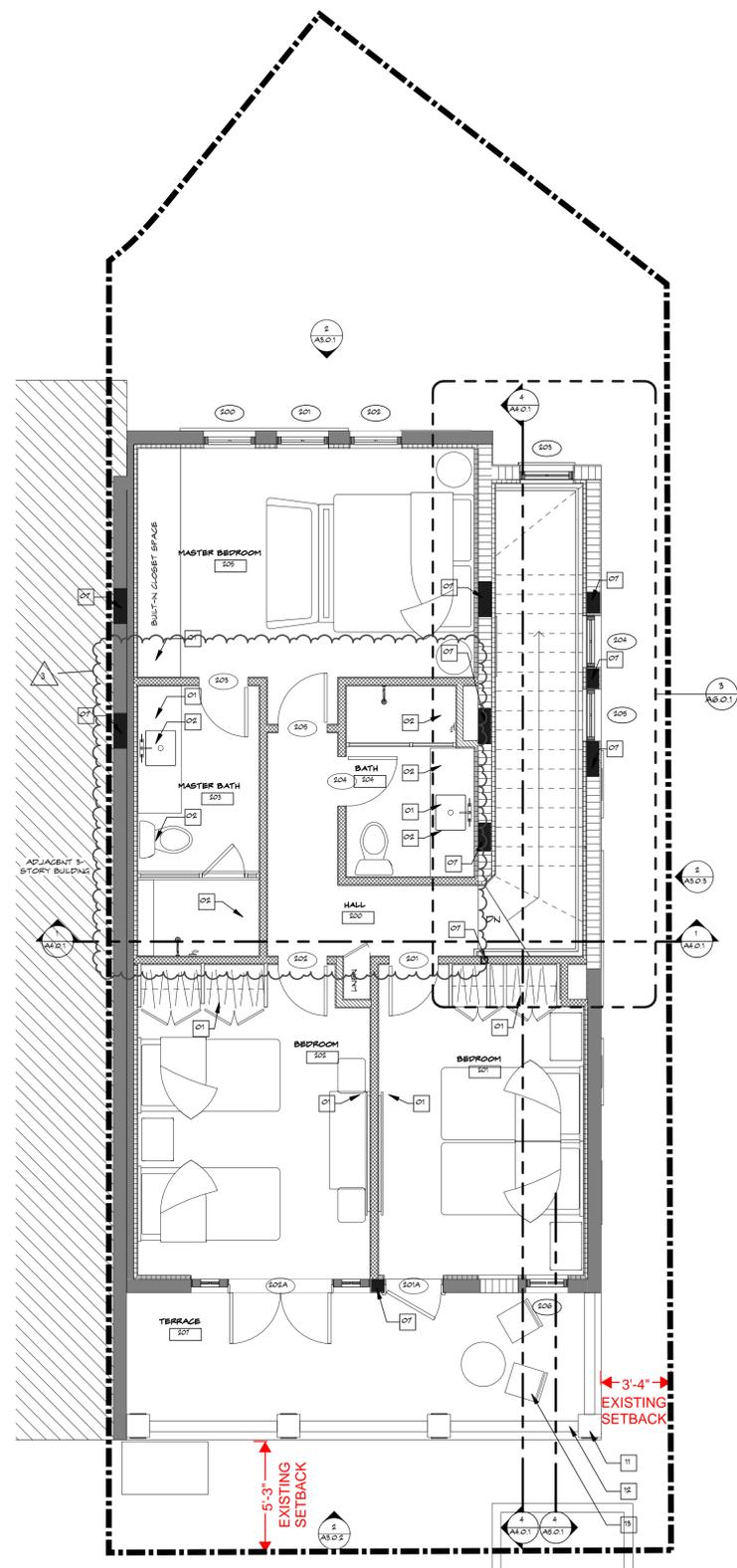
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 Project Architect: NF

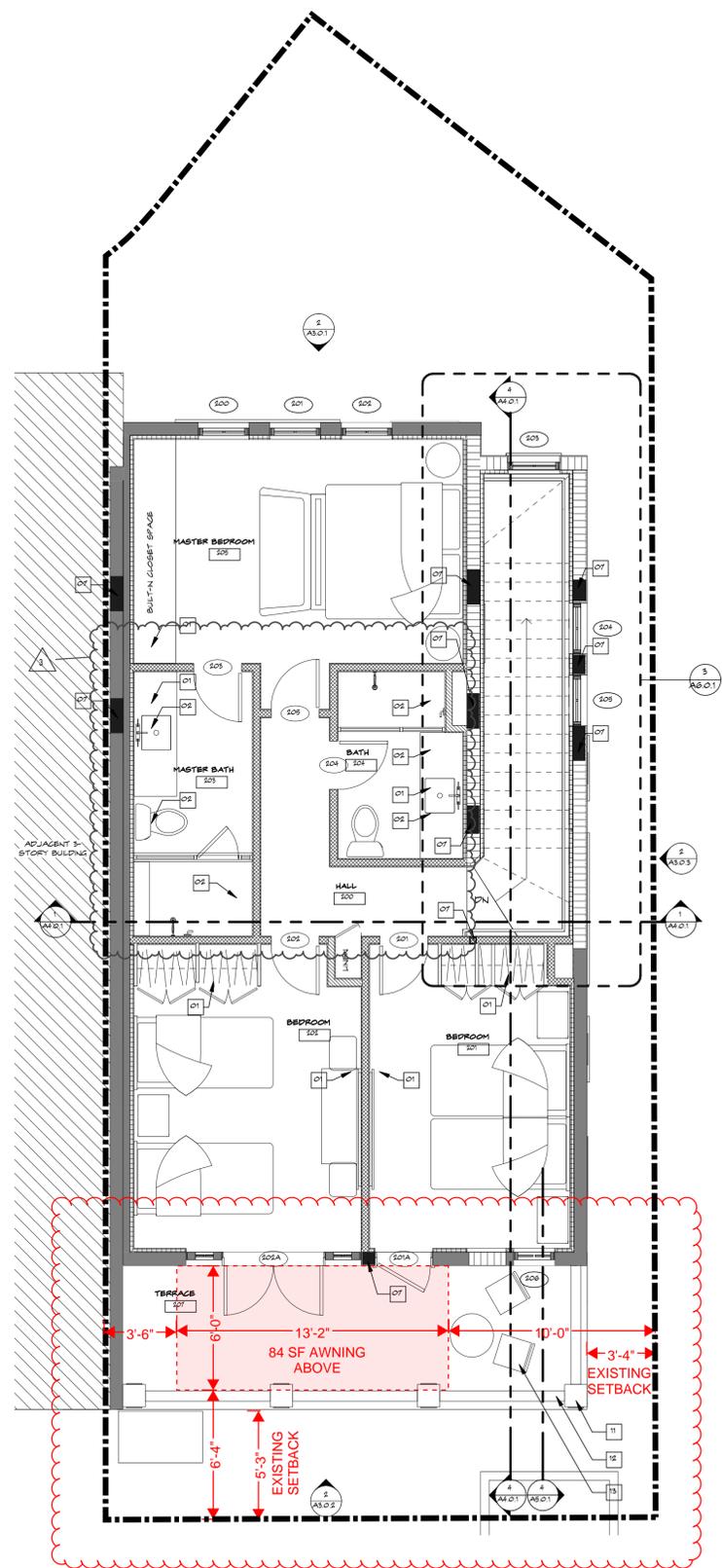


**A1.2.3**  
 FIRST SUBMITTAL

VICINITY LOCATION MAP & LOCATION PLAN



1 SECOND FLOOR PLAN  
 A1.21 Scale: 1/4" = 1'-0"



1 SECOND FLOOR PLAN  
 A1.21 Scale: 1/4" = 1'-0"

EXISTING PHOTOGRAPH AND FLOOR PLAN

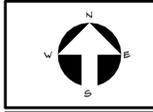
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Revisions:


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 Date: 01/20/21  
 Drawn by: CG  
 Project Manager: NF



**A2.1.1**  
 FIRST SUBMITTAL



**SPINA OROURKE**  
 + PARTNERS  
 Architecture • Interior Design

West Palm Beach, Florida 33401  
 561.688.6884 • Fax 561.688.5594  
 spinaorourke.com  
 FL LIC # A22002399

285 Banyan Blvd  
 West Palm Beach, Florida 33401  
 561.688.6884 • Fax 561.688.5594  
 spinaorourke.com  
 FL LIC # A22002399



EXISTING SOUTH (REAR) ELEVATION



PROPOSED SOUTH (REAR) ELEVATION

RAL 5003  
Sapphire Blue  
EXTERIOR DOOR COLOR

285 Banyan Blvd  
West Palm Beach, Florida 33401  
561.688.6844 • Fax 561.688.5594  
spinaorourke.com  
FL LIC # AA2002099

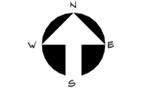
**SPINAOROURKE**  
+ PARTNERS  
Architecture • Interior Design  
Keith M. Spina • AIA 001219

New Awning for:  
**238 PHIPPS PLAZA**  
238 Phipps Plz  
Palm Beach, FL 33480

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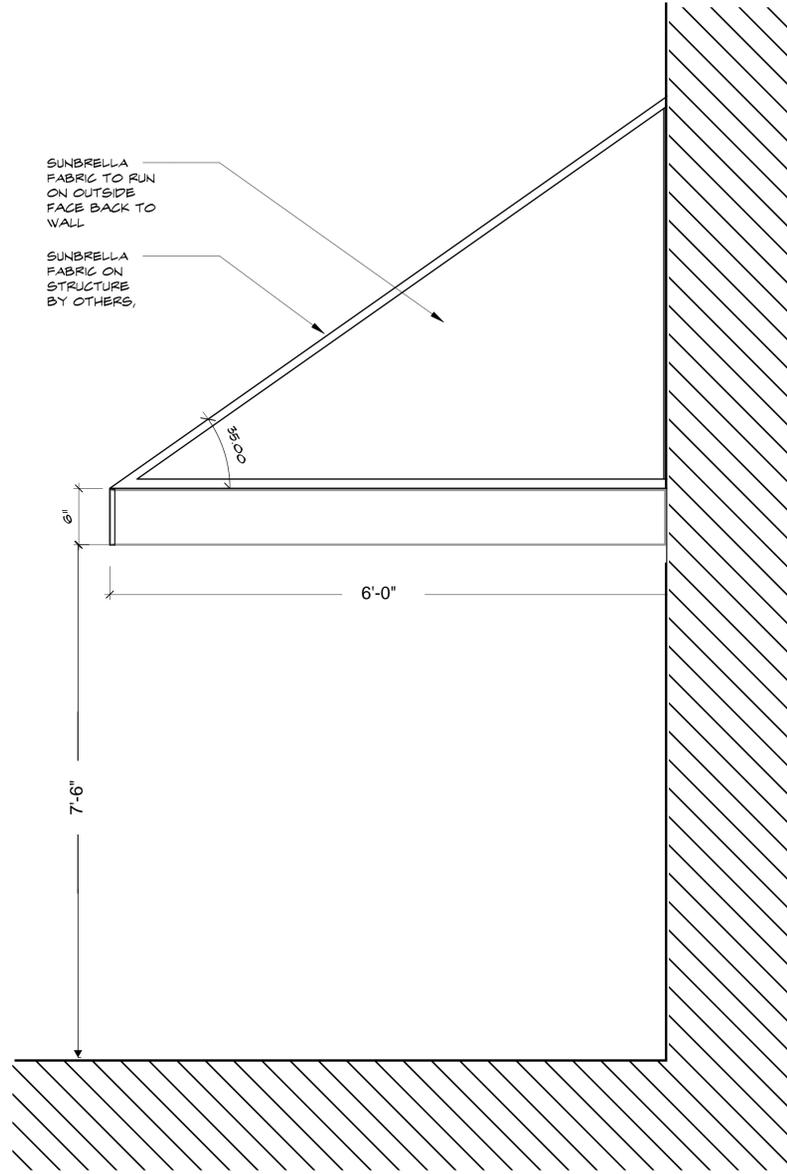
Revisions:

Project no: 19072  
Date: 01/20/21  
Drawn by: CG  
Project Manager: NF



**A2.1.2**  
FIRST SUBMITTAL

EXTERIOR ELEVATIONS



**PROPOSED AWNING SECTION**



**AWNING REFERENCE IMAGE**



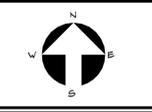
New Awning for:  
**238 PHIPPS PLAZA**

238 Phipps Plz  
 Palm Beach, FL 33480

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Revisions:

Project no: 19072  
 Date: 01/20/21  
 Drawn by: CG  
 Project Manager: NF



**A2.1.3**

FIRST SUBMITTAL

DETAIL DRAWINGS

**NOTE: PROJECT IS AN EXISTING CONSTRUCTION SITE AND EXISTING SCREENING WILL REMAIN IN PLACE THROUGHOUT INSTALLATION OF AWNING**



COA# 053-2020

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285 Banyan Blvd  
West Palm Beach, Florida 33401  
561.684.6844 • Fax: 561.684.6594  
spinaorourke.com  
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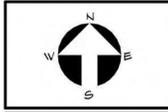
Architecture • Interior Design  
Keith M. Spina #ART1919

New Awning for:  
**238 PHIPPS PLAZA**  
238 PHIPPS PLAZA  
Palm Beach, FL 33480

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Revisions:

Project no: 19072  
Date: 11/09/20  
Drawn by: CG  
Project Manager: NRF



**A3.1.1**  
FIRST SUBMITTAL

TRUCK LOGISTICS & CONSTRUCTION SCREENING