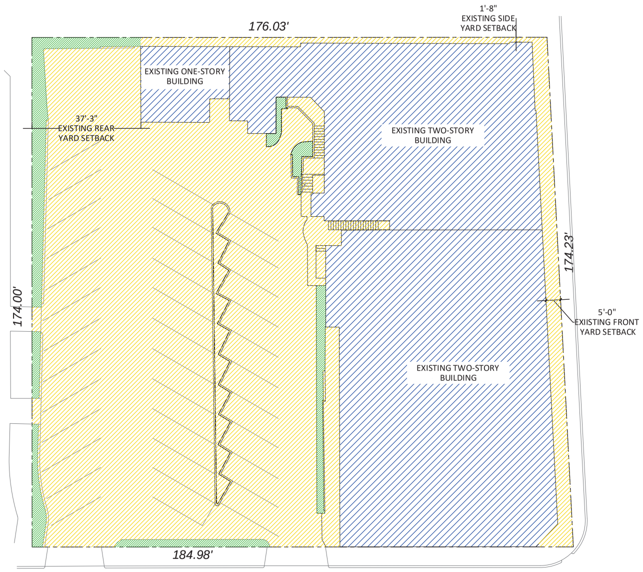
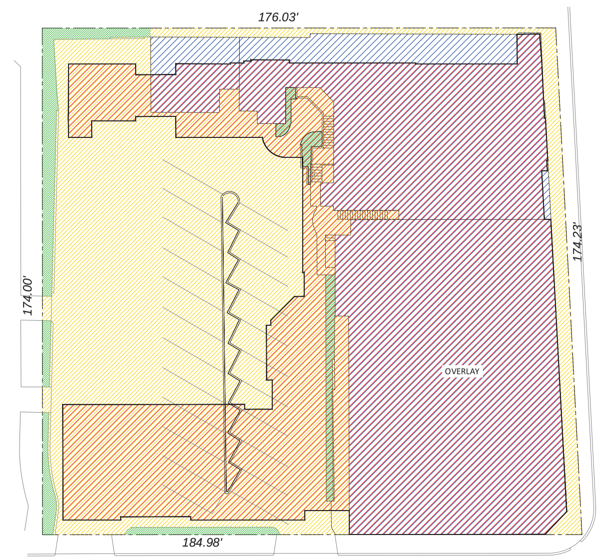
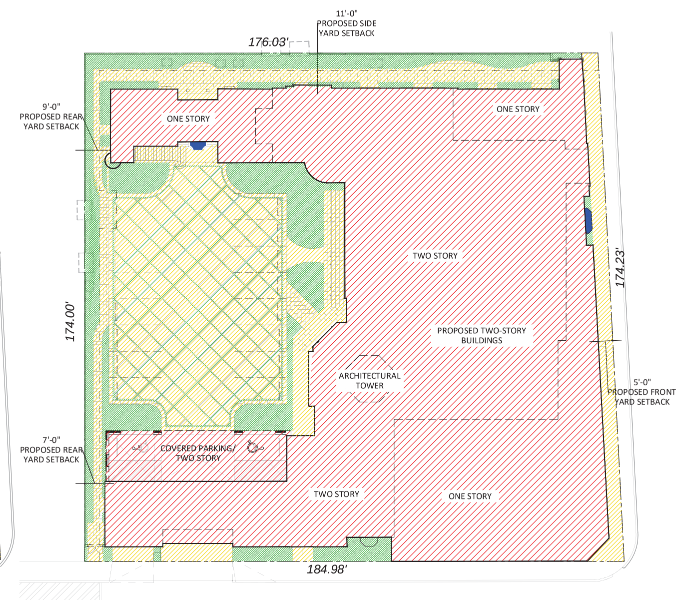
APPENDIX A

SITE PLAN, ENGINEERING PLANS, & AUTOTURN PLANS







EXISTING

SETBACKS:
FRONT (N COUNTY): 5'-0"
FRONT (SUNSET): 0'-0"
REAR YARD (WEST): 37'-4"
SIDE YARD (NORTH): 1'-9"

EXISTING LOT COVERAGE: 44.5%

OPEN SPACE: 7%

FRONT YARD LANDSCAPED: 10.06%

VARIANCES

FIRST FLOOR: 13,774 SF
SECOND FLOOR: 5,523 SF

TOTAL BUILDING: 19,297 SF

VARIANCES FOR NON-CONFORMING LANDMARKED BUILDING:

1. SECTION 134-2176(3): TO ALLOW 18 SPACES IN LIEU OF 40 SPACES REQUIRED.
2. SECTION 134-1113(5): TO ALLOW A FRONT YARD SETBACK ALONG SUNSET AVENUE TO BE 0'-0" IN LIEU OF 5'-0" REQUIRED.
3. SECTION 134-1113(11): TO ALLOW A 2% LANDSCAPE OPEN SPACE IN LIEU OF 25% REQUIRED.
4. SECTION 134-1113(11): TO ALLOW A 0% FRONT YARD LANDSCAPE OPEN SPACE IN LIEU OF 35% REQUIRED.
5. SECTION 134-1113(12): TO ALLOW A GROSS BUILDING AREA OF 19,297 SF IN LIEU OF THE 15,000 SF MAXIMUM ALLOWED.
6. SECTION 134-1113(10): TO ALLOW A BUILDING LENGTH OF 172'-9" ON N COUNTY ROAD IN LIEU OF 150' MAXIMUM ALLOWED

① EXISTING SITE PLAN
SCALE: N.T.S

ALLOWABLE

SETBACKS:
FRONT: 5'-0"
REAR: 10'- 0"
SIDE: 5'-6"

LOT COVERAGE: 70% - 21,980 SF

OPEN SPACE: 25%

FRONT YARD LANDSCAPED: 35%

PARKING REQUIREMENTS:

- 2 ADA PARKING SPACES. **EXISTING DOES NOT COMPLY**
- 15' DRIVE AISLE REQUIREMENT. **EXISTING DOES NOT COMPLY**

② SITE PLAN OVERLAY
SCALE: N.T.S

PROPOSED

SETBACKS:
FRONT (SUNSET): 0'-0"
FRONT YARD (N COUNTY): 5'-0"
REAR YARD (WEST): 6'-9"
REAR YARD (NORTH): 11'-0"

PROPOSED LOT COVERAGE: 63.7% - 20,023 SF

OPEN SPACE: 10.03%

FRONT YARD LANDSCAPED: 18.05%

VARIANCES

FIRST FLOOR UNDER AIR: 17,392 SF
SECOND FLOOR UNDER AIR: 12,697 SF

TOTAL BUILDING UNDER AIR: 30,089 SF

VARIANCES:

1. VARIANCE #1: SECTION 134-1113(5): A VARIANCE TO REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK VARYING FROM 0.2' AT ITS CLOSEST POINT ALONG SUNSET AVENUE TO 5'-0" ALONG N COUNTY RD IN LIEU OF THE REQUIRED SETBACK RANGING FROM 5' TO 8' AND TO REDUCE A PORTION OF THE PEDESTRIAN WALKWAY TO 7'-1" ALONG SUNSET AVE WHERE 10' IS REQUIRED.
2. VARIANCE #2: SECTION 134-1113(11): A VARIANCE TO REDUCE THE MINIMUM REQUIRED OVERALL LANDSCAPE OPEN SPACE BY 15% TO PERMIT 10% IN LIEU OF THE REQUIRED 25%.
3. VARIANCE #3 SECTION 134-1113(11): A VARIANCE TO REDUCE THE MINIMUM REQUIRED FRONT YARD LANDSCAPE OPEN SPACE TO 18% ALONG SUNSET AVE AND 15% ALONG N COUNTY ROAD IN LIEU OF THE REQUIRED 35%.
4. VARIANCE #4 SECTION 134-1113(10): A VARIANCE TO EXCEED THE MAXIMUM BUILDING LENGTH OF 150'-0" ALONG SUNSET AVE TO ALLOW FOR A BUILDING 173'-0" IN LENGTH AND ALONG N COUNTY ROAD TO ALLOW FOR A BUILDING 172'-0" IN LENGTH.
5. VARIANCE #5 SECTION 134-2176(3): A VARIANCE TO REDUCE THE REQUIRED PARKING SPACES BY 97 IN ORDER TO PROVIDE 18 SPACES IN LIEU OF THE REQUIRED 115.
6. VARIANCE #6 SECTION 134-1113(12): A VARIANCE TO EXCEED THE MAXIMUM FLOOR AREA (GROSS BUILDING AREA) OF 15,000 SF BY 21,815 SF TO ALLOW A BUILDING WITH 32,398 SF.
7. VARIANCE #7 SECTION 134-2211: A VARIANCE TO ELIMINATE THE MINIMUM REQUIRED NUMBER OF BERTHS (OFF-STREET LOADING SPACES) IN ORDER TO NOT PROVIDE THE ONE (1) REQUIRED 12' X 25' LOADING SPACE ON SITE.
8. VARIANCE #8 SECTION 134-1113(6): A VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD (NORTH) SETBACK TO 1.8' IN LIEU OF THE REQUIRED SETBACK OF 7'-0".
9. VARIANCE #9 SECTION 134-1113(7): A VARIANCE TO REDUCE THE MINIMUM REQUIRED REAR YARD (WEST) SETBACK TO 7' IN LIEU OF THE REQUIRED SETBACK OF 13'-0".

③ PROPOSED SITE PLAN
SCALE: N.T.S

COA-24-0022
ZON-24-0055

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

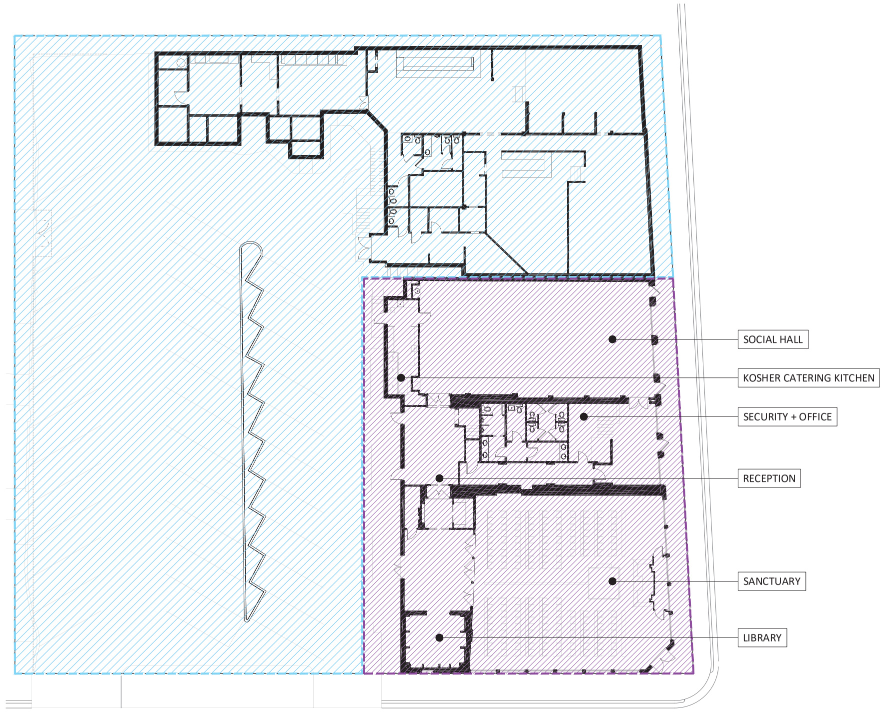
Project no: 24.04.130
Date: 07.29.24
Drawn by: V. Antico
Project Manager: K. Fant

120-132 N. COUNTY RD PALM BEACH SYNAGOGUE

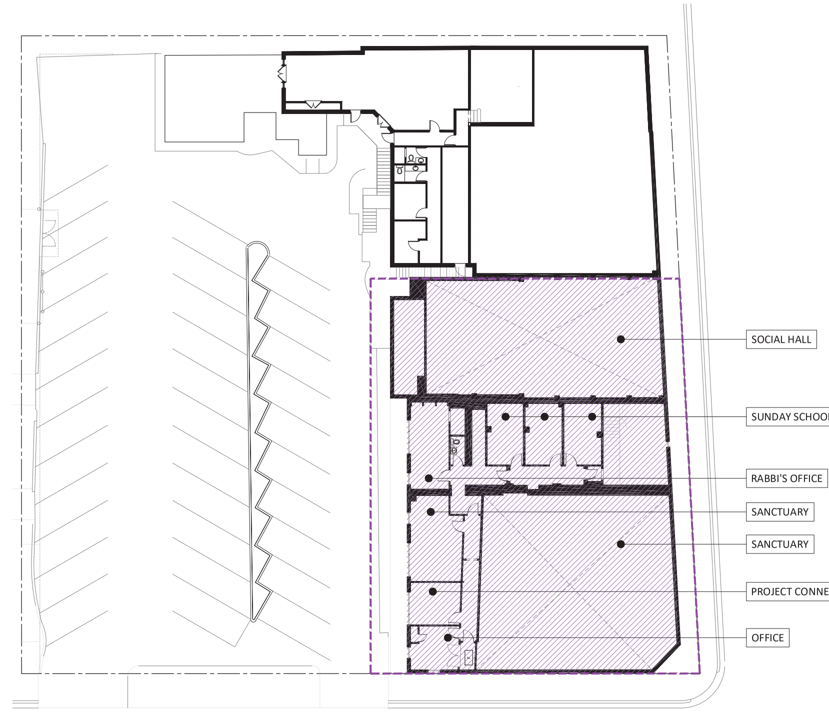
Project Address:
120-132 N. County Rd, Palm Beach, FL, 33480

SHEET NAME
COMBINED SITE PLAN

SHEET NUMBER
SP3.0



EXISTING FIRST FLOOR PLAN PROGRAM DIAGRAM
SCALE: 1/16" = 1'- 0"



EXISTING SECOND FLOOR PLAN PROGRAM DIAGRAM
SCALE: 1/16" = 1'- 0"

LEGEND

- PALM BEACH SYNAGOGUE **(0 PARKING SPACES)**
- CHEZ JEAN-PIERRE **(18 LEGAL PARKING SPACES)**

CURRENT PROGRAM

- SANCTUARY
- LIBRARY
- SOCIAL HALL
- SYNAGOGUE STAFF OFFICES
- SUNDAY SCHOOL
- PROJECT CONNECT

IMPORTANT NOTE

PALM BEACH SYNAGOGUE HAS 727 MEMBERS (INCLUDING CHILDREN)

198 FAMILIES WITHIN THIS NUMBER LIVE WITHIN A MILE AWAY, AND WALK TO SERVICE AND HOLIDAYS

COA-24-0022
ZON-24-0055

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AIA # 30425933 NCARB # 87929

Revisions:

Project no: 24.04.130
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Drawn by: V. Antico
Project Manager: K. Fant

120-132 N. COUNTY RD
PALM BEACH
SYNAGOGUE

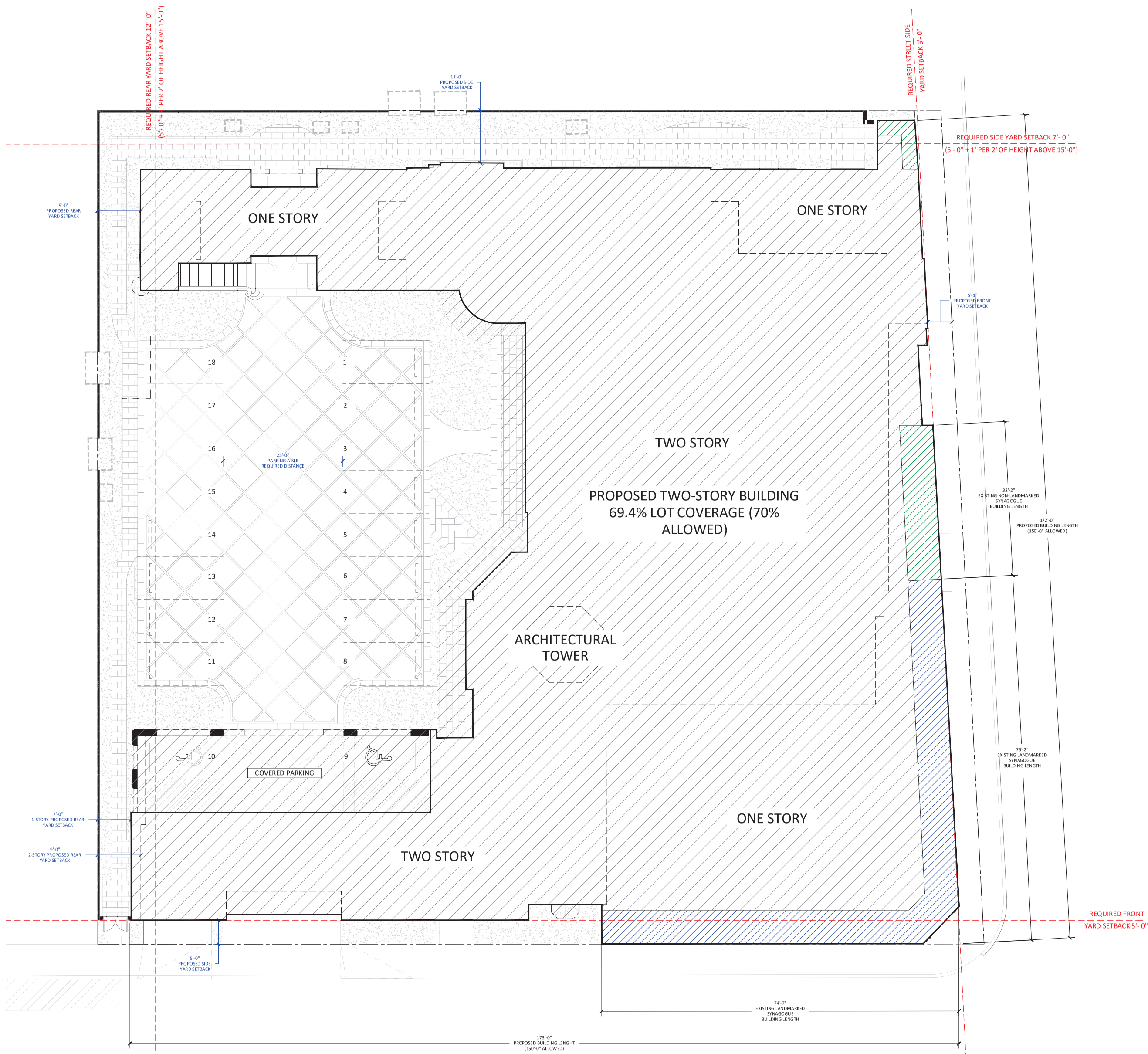
Project Address:
120-132 N. County Rd, Palm Beach, FL, 33480

SHEET NAME

EXISTING CONDITIONS DIAGRAM

SHEET NUMBER

SP3.1



1 VARIANCE DIAGRAM
SCALE: 3/32" = 1'-0"

LEGEND

- LANDMARKED FACADE
- EXISTING FACADE PRESERVED (NOT LANDMARKED)

VARIANCE LEGEND

VARIANCES:

1. **VARIANCE #1:** SECTION 134-1113(5): A VARIANCE TO REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK VARYING FROM 0.2' AT ITS CLOSEST POINT ALONG SUNSET AVENUE TO 5'-0" ALONG N COUNTY RD IN LIEU OF THE REQUIRED SETBACK RANGING FROM 5' TO 8' AND TO REDUCE A PORTION OF THE PEDESTRIAN WALKWAY TO 7'-1" ALONG SUNSET AVE WHERE 10' IS REQUIRED.
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COA-24-0022
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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

Project no: 24.04.130
Date: 07.29.24
Drawn by: V. Antico
Project Manager: K. Fant

120-132 N. COUNTY RD PALM BEACH SYNAGOGUE

Project Address:
120-132 N. County Rd, Palm Beach, FL, 33480

SHEET NAME

VARIANCE DIAGRAM

SHEET NUMBER

SP3.2



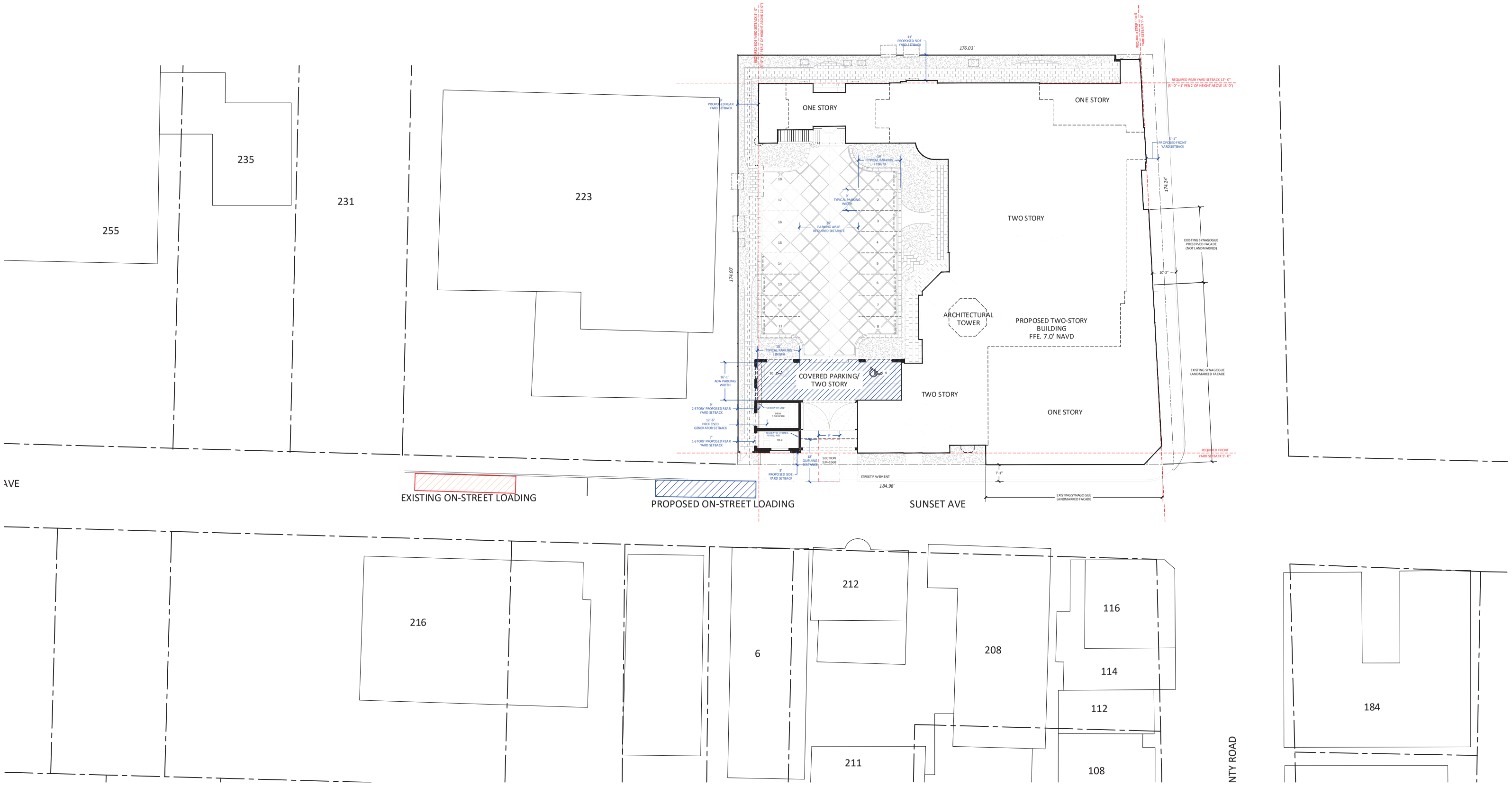
EXISTING ON-STREET LOADING AREA LOCATION - LOOKING EAST



EXISTING ON-STREET LOADING AREA LOCATION - LOOKING WEST



EXISTING ON-STREET LOADING AREA LOCATION - PLAN VIEW



1 EXISTING ON-STREET LOADING ANALYSIS

COA-24-0022
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120-132 N. COUNTY RD
PALM BEACH
SYNAGOGUE

Project Address:
120-132 N. County Rd, Palm Beach, FL, 33480

SHEET NAME

LOADING DIAGRAM

SHEET NUMBER

SP3.3

Town of Palm Beach

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

Zoning Legend

Line #		REQ'D / PERMITTED	EXISTING	PROPOSED
1	**Property Address:**	120-132 N COUNTY ROAD		
2	**Zoning District:**	C-TS		
3	**Lot Area (sq. ft.):**	31,400 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	144' (W) & 185' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	COMMERCIAL - RELIGIOUS		
6	**FEMA Flood Zone Designation:**	ZONE AE		
7	**Zero Datum for point of meas. (NAVD)**	7.0' NAVD		
8	**Crown of Road (COR) (NAVD)**	7'-5" NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	70% - 21,980 SF	44.5% - 13,774 SF	63.7% - 20,023 SF
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	15,000 SF MAX	19,297 SF	32,398 SF
12	*Front Yard Setback (Ft.)	7'- 0" SOUTH/ EAST	0'- 2" SOUTH 5'- 0" EAST	N/C
13	* Side Yard Setback (1st Story) (Ft.)	5'- 0"	2'- 0" WEST	1'- 8" NORTH
14	* Side Yard Setback (2nd Story) (Ft.)	7'- 0" NORTH	2'- 0" WEST	12'- 0" NORTH
15	*Rear Yard Setback (Ft.)	13'- 0" WEST	37'- 4" WEST	7'- 0" WEST
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25'- 0"	21'- 0"	21'- 0" & 22'-10"
18	Overall Building Height (Ft.)	35'- 0" PICTHED 30'- 0" FLAT	24'- 6"	27'- 10"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	0	0	0
21	Finished Floor Elev. (FFE)(NAVD)	7.00' NAVD	7.00' NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	6.00 NAVD	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	25% - 7,852 SF	7% - 2,240 SF	10.03% - 3,152 SF
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	35% - 475 SF (SUNSET) 447 SF (N COUNTY)	10.6% - 146 SF (SUNSET) 0.5% - 6 SF (COUNTY)	18.05% - 245 SF (SUNSET) 15.2% - 194 SF (COUNTY)
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. 134-1600)]*

**** Provide Native plant species info per category as requited by [Ord. 003-2023] on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

1 ZONING LEGEND

COA-24-0022
ZON-24-0055

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120-132 N. COUNTY RD
PALM BEACH
SYNAGOGUE

Project Address:
120-132 N. County Rd, Palm Beach, FL, 33480

SHEET NAME
ZONING LEGEND

SHEET NUMBER
SP3.4

N W E S



EXISTING FIRST FLOOR - USABLE SF (NET)

- SANCTUARY - 3,256 SF
- SOCIAL HALL - 1,990 SF
- CIRCULATION - 1,163 SF
- ANCILLARY ROOMS - 1,646 SF
- KOSHER KITCHEN - 1,151 SF
- BATHROOMS - 495 SF
- STORAGE - 719 SF
- OFFICES - 1,746 SF
- UTILITY - 188 SF

TOTAL NET:
- FIRST FLOOR: 12,650 SF NET UNDER AIR
- SECOND FLOOR: 3,924 SF NET UNDER AIR

TOTAL GROSS
- UNDER AIR: 19,297 SF

2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION:
- 305.1.1 ACCESSORY TO PLACES OF RELIGIOUS WORSHIP
- 1004.5 CLASSROOMS 20SF PER OCCUPANT

1 EXISTING FIRST FLOOR PLAN - NET USABLE SQUARE FOOTAGE DIAGRAM
SCALE: 1/16" = 1'-0"



PROPOSED FIRST FLOOR - USABLE SF (NET)

- SANCTUARY - 4,123 SF
- SOCIAL HALL - 3,978 SF
- CIRCULATION - 3,132 SF
- ANCILLARY RELIGIOUS ROOMS - 1,198 SF
- KOSHER KITCHEN - 927 SF
- BATHROOMS - 584 SF
- STORAGE - 535 SF
- OFFICES - 434 SF
- UTILITY - 383 SF
- ENCLOSED NOT UNDER AIR

TOTAL NET:
- FIRST FLOOR: 14,902 SF NET UNDER AIR
- SECOND FLOOR: 10,742 SF NET UNDER AIR
- **TOTAL NET BUILDING: 25,644 SF UNDER AIR**

TOTAL GROSS:
- UNDER AIR: 30,089 SF
- NOT UNDER AIR: 2,309 SF
- **TOTAL GROSS BUILDING: 32,398 SF**

2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION:
- 305.1.1 ACCESSORY TO PLACES OF RELIGIOUS WORSHIP
- 1004.5 CLASSROOMS 20SF PER OCCUPANT

2 PROPOSED FIRST FLOOR PLAN - NET USABLE SQUARE FOOTAGE DIAGRAM
SCALE: 1/16" = 1'-0"

COA-24-0022
ZON-24-0055

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

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WEST PALM BEACH, FL 33407
PHONE: 561-478-7848
EMAIL: BRYAN@SIMMONSANDWHITE.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

Project no: 24.04.130
Date: 07.29.24
Drawn by: V. Antico
Project Manager: K. Fant

120-132 N. COUNTY RD
PALM BEACH
SYNAGOGUE

Project Address:
120-132 N. County Rd, Palm Beach, FL, 33480

SHEET NAME

USABLE SQUARE FOOTAGE DIAGRAM

SHEET NUMBER

SP5.0

N W E S



EXISTING SECOND FLOOR - USABLE SF (NET)

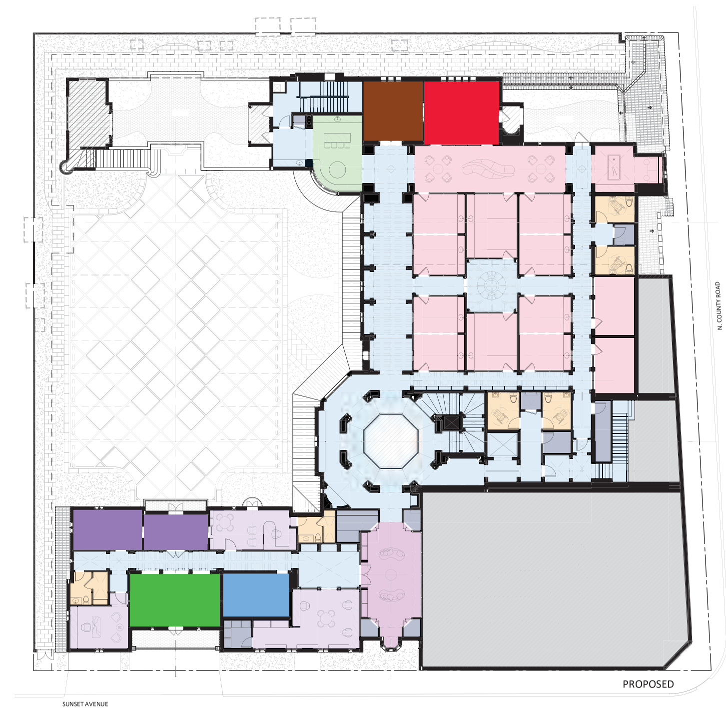
- CIRCULATION - 796 SF
- SUNDAY SCHOOL CLASSROOMS - 1,302 SF
- OFFICES - 614 SF
- LOUNGE AREAS - 854 SF
- BATHROOMS - 108 SF
- STORAGE - 96 SF
- PROJECT CONNECT - 154 SF
- 2-STORY VOLUME - OPEN TO BELOW

TOTAL NET:
- FIRST FLOOR: 12,650 SF NET UNDER AIR
- SECOND FLOOR: 3,924 SF NET UNDER AIR

TOTAL GROSS
- UNDER AIR: 19,297 SF

2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION:
- 305.1.1 ACCESSORY TO PLACES OF RELIGIOUS WORSHIP
- 1004.5 CLASSROOMS 20SF PER OCCUPANT

1 EXISTING SECOND FLOOR PLAN - NET USABLE SQUARE FOOTAGE DIAGRAM
SCALE: 1/16" = 1'-0"



PROPOSED SECOND FLOOR - USABLE SF (NET)

- CIRCULATION - 4,334 SF
- SUNDAY SCHOOL CLASSROOMS - 2,997 SF
- OFFICES - 1,199 SF
- LOUNGE AREAS - 615 SF
- BATHROOMS - 494 SF
- SANCTUARY OVERLOOK - 453 SF
- STORAGE - 392 SF
- PROJECT CONNECT - 258 SF
- ENCLOSED NOT UNDER AIR
- 2-STORY VOLUME - OPEN TO BELOW

TOTAL NET:
- FIRST FLOOR: 14,902 SF NET UNDER AIR
- SECOND FLOOR: 10,742 SF NET UNDER AIR
- **TOTAL NET BUILDING: 25,644 SF UNDER AIR**

TOTAL GROSS:
- UNDER AIR: 30,089 SF
- NOT UNDER AIR: 2,309 SF
- **TOTAL GROSS BUILDING: 32,398 SF**

2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION:
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2 PROPOSED SECOND FLOOR PLAN - NET USABLE SQUARE FOOTAGE DIAGRAM
SCALE: 1/16" = 1'-0"

COA-24-0022
ZON-24-0055

Bartholemew + Partners
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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

Project no: 24.04.130
Date: 07.29.24
Drawn by: V. Antico
Project Manager: K. Fant

120-132 N. COUNTY RD PALM BEACH SYNAGOGUE

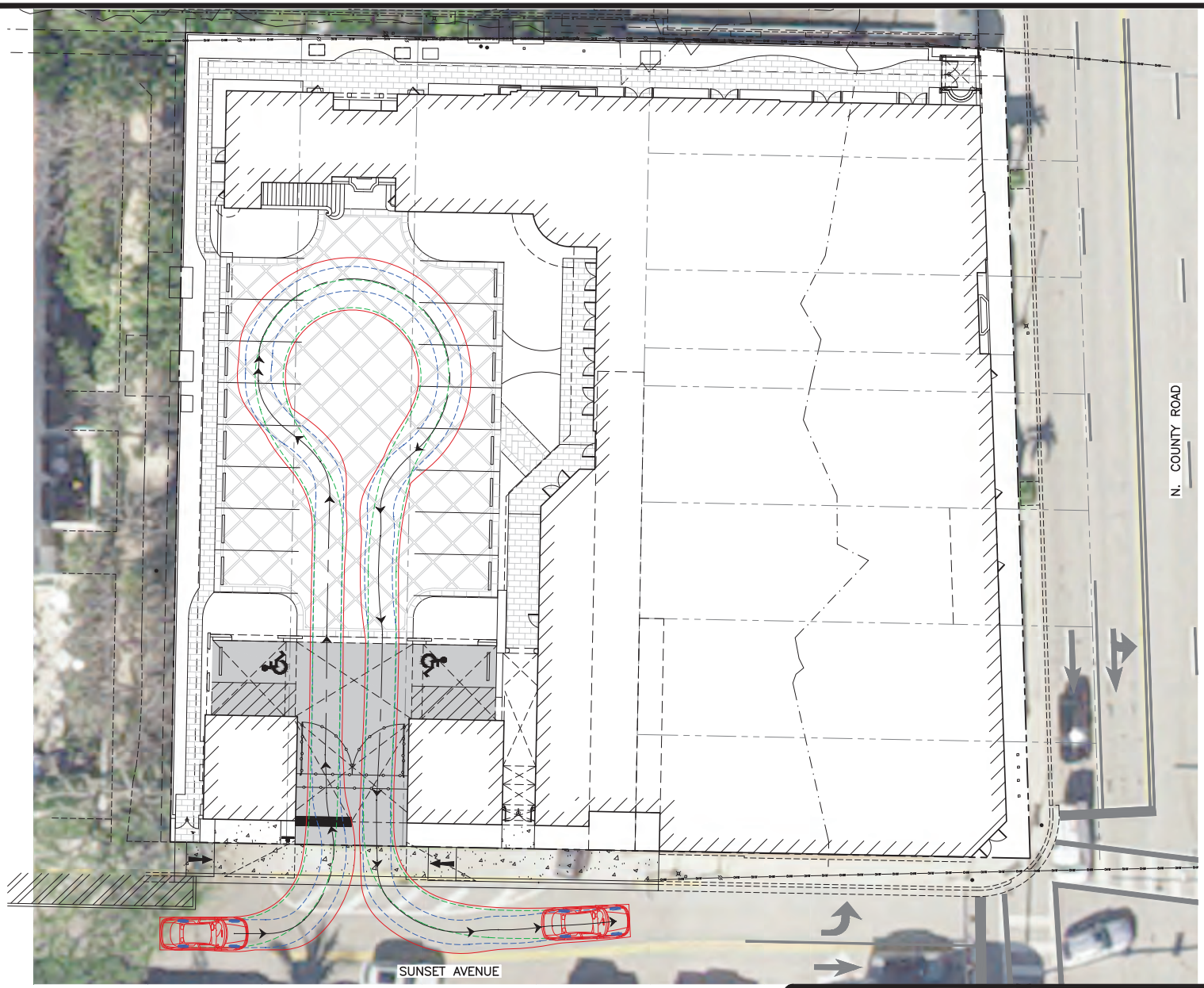
Project Address:
120-132 N. County Rd, Palm Beach, FL, 33480

SHEET NAME

USABLE SQUARE FOOTAGE DIAGRAM

SHEET NUMBER

SP5.3





LOCATION MAP
NOT TO SCALE

N

10 5 0 10 20
SCALE IN FEET
1"=10'



Passenger Vehicle

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

RED = VEHICLE BODY
BLUE = FRONT TIRE PATH
GREEN = REAR TIRE PATH

12/9/2024

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 1, West Palm Beach, FL 33407
Authorization # 3453 · 561-478-1868

PALM BEACH SYNAGOGUE
SECTION 22, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
PASSENGER CAR AUTOTURN ANALYSIS

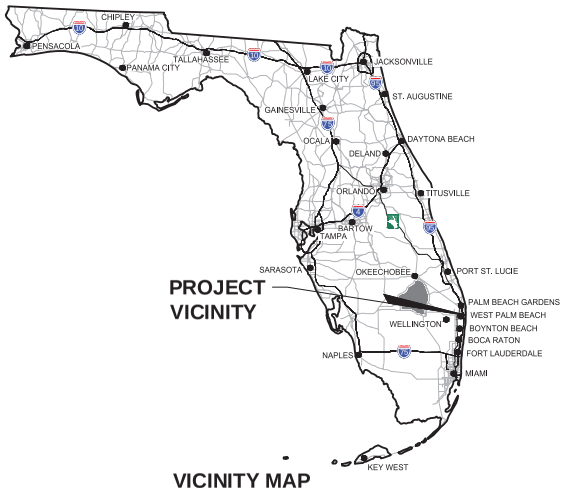
REVISIONS	DESIGN	DRAWN	CHECKED	APPROVED	DATE
	C.F.	D.B.			

JOB NO.	DRAWING NO.	SHEET	OF
24-073	24073AT01	1	1

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CONCEPTUAL SITE DEVELOPMENT PLANS
PALM BEACH SYNAGOGUE

SECTION 22, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
2	CONCEPTUAL DEMOLITION PLAN
3	CONCEPTUAL SITE DEVELOPMENT PLAN
4	CONCEPTUAL DETAILS

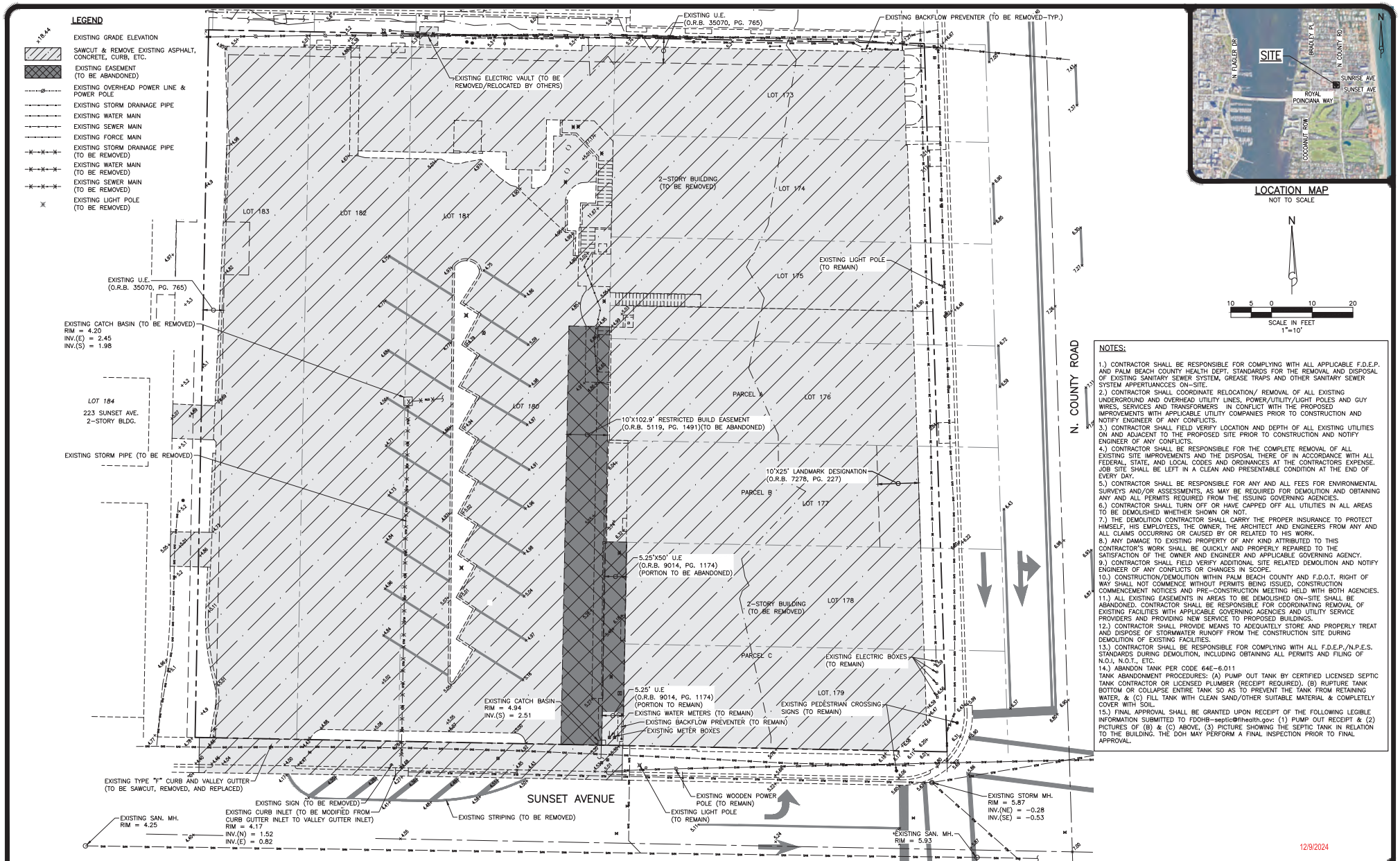
12/9/2024

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2581 Metrocentre Blvd West, Ste 1 · West Palm Beach, FL 33407
Authorization # 3452 · 561.478.1848

PALM BEACH SYNAGOGUE
SECTION 22, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
TITLE SHEET

REVISIONS	DESIGN	DRAWN	CHECKED	APPROVED	DATE	JOB NO.	DRAWING NO.	SHEET	OF
	E.C.	C.O.				24-073	24073C01	1	4

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NOTES:

1.) CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE F.D.E.P. AND PALM BEACH COUNTY HEALTH DEPT. STANDARDS FOR THE REMOVAL AND DISPOSAL OF EXISTING SANITARY SEWER SYSTEM, GREASE TRAPS AND OTHER SANITARY SEWER SYSTEM APPERTUANCES ON-SITE.
2.) CONTRACTOR SHALL COORDINATE RELOCATION/ REMOVAL OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITY LINES, POWER/UTILITY/LIGHT POLES AND GUY WIRES, SERVICES AND TRANSFORMERS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3.) CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES ON AND ADJACENT TO THE PROPOSED SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4.) CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL OF ALL EXISTING SITE IMPROVEMENTS AND THE DISPOSAL THERE OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES AT THE CONTRACTORS EXPENSE. JOB SITE SHALL BE LEFT IN A CLEAN AND PRESENTABLE CONDITION AT THE END OF EVERY DAY.
5.) CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL FEES FOR ENVIRONMENTAL SURVEYS AND/OR ASSESSMENTS, AS MAY BE REQUIRED FOR DEMOLITION AND OBTAINING ANY AND ALL PERMITS REQUIRED FROM THE ISSUING GOVERNING AGENCIES.
6.) CONTRACTOR SHALL TURN OFF OR HAVE CAPPED OFF ALL UTILITIES IN ALL AREAS TO BE DEMOLISHED WHETHER SHOWN OR NOT.
7.) THE DEMOLITION CONTRACTOR SHALL CARRY THE PROPER INSURANCE TO PROTECT HIMSELF, HIS EMPLOYEES, THE OWNER, THE ARCHITECT AND ENGINEERS FROM ANY AND ALL CLAIMS OCCURRING OR CAUSED BY OR RELATED TO HIS WORK.
8.) ANY DAMAGE TO EXISTING PROPERTY OF ANY KIND ATTRIBUTED TO THIS CONTRACTOR'S WORK SHALL BE QUICKLY AND PROPERLY REPAIRED TO THE SATISFACTION OF THE OWNER AND ENGINEER AND APPLICABLE GOVERNING AGENCY.
9.) CONTRACTOR SHALL FIELD VERIFY ADDITIONAL SITE RELATED DEMOLITION AND NOTIFY ENGINEER OF ANY CONFLICTS OR CHANGES IN SCOPE.
10.) CONSTRUCTION/DEMOLITION WITHIN PALM BEACH COUNTY AND F.D.O.T. RIGHT OF WAY SHALL NOT COMMENCE WITHOUT PERMITS BEING ISSUED, CONSTRUCTION COMMENCEMENT NOTICES AND PRE-CONSTRUCTION MEETING HELD WITH BOTH AGENCIES.
11.) ALL EXISTING EASEMENTS IN AREAS TO BE DEMOLISHED ON-SITE SHALL BE ABANDONED. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING REMOVAL OF EXISTING FACILITIES WITH APPLICABLE GOVERNING AGENCIES AND UTILITY SERVICE PROVIDERS AND PROVIDING NEW SERVICE TO PROPOSED BUILDINGS.
12.) CONTRACTOR SHALL PROVIDE MEANS TO ADEQUATELY STORE AND PROPERLY TREAT AND DISPOSE OF STORMWATER RUNOFF FROM THE CONSTRUCTION SITE DURING DEMOLITION OF EXISTING FACILITIES.
13.) CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL F.D.E.P./N.P.E.S. STANDARDS DURING DEMOLITION, INCLUDING OBTAINING ALL PERMITS AND FILING OF N.O.I, N.O.T., ETC.
14.) ABANDON TANK PER CODE 64E-6.011
TANK ABANDONMENT PROCEDURES: (A) PUMP OUT TANK BY CERTIFIED LICENSED SEPTIC TANK CONTRACTOR OR LICENSED PLUMBER (RECEIPT REQUIRED). (B) RUPTURE TANK BOTTOM OR COLLAPSE ENTIRE TANK SO AS TO PREVENT THE TANK FROM RETAINING WATER, & (C) FILL TANK WITH CLEAN SAND/OTHER SUITABLE MATERIAL & COMPLETELY COVER WITH SOIL.
15.) FINAL APPROVAL SHALL BE GRANTED UPON RECEIPT OF THE FOLLOWING LEGIBLE INFORMATION SUBMITTED TO FDOHB-septic@flhealth.gov: (1) PUMP OUT RECEIPT & (2) PICTURES OF (B) & (C) ABOVE, (3) PICTURE SHOWING THE SEPTIC TANK IN RELATION TO THE BUILDING. THE DOH MAY PERFORM A FINAL INSPECTION PRIOR TO FINAL APPROVAL.

12/9/2024

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY WALLACE SURVEYING, CORP. (561) 640-4551.

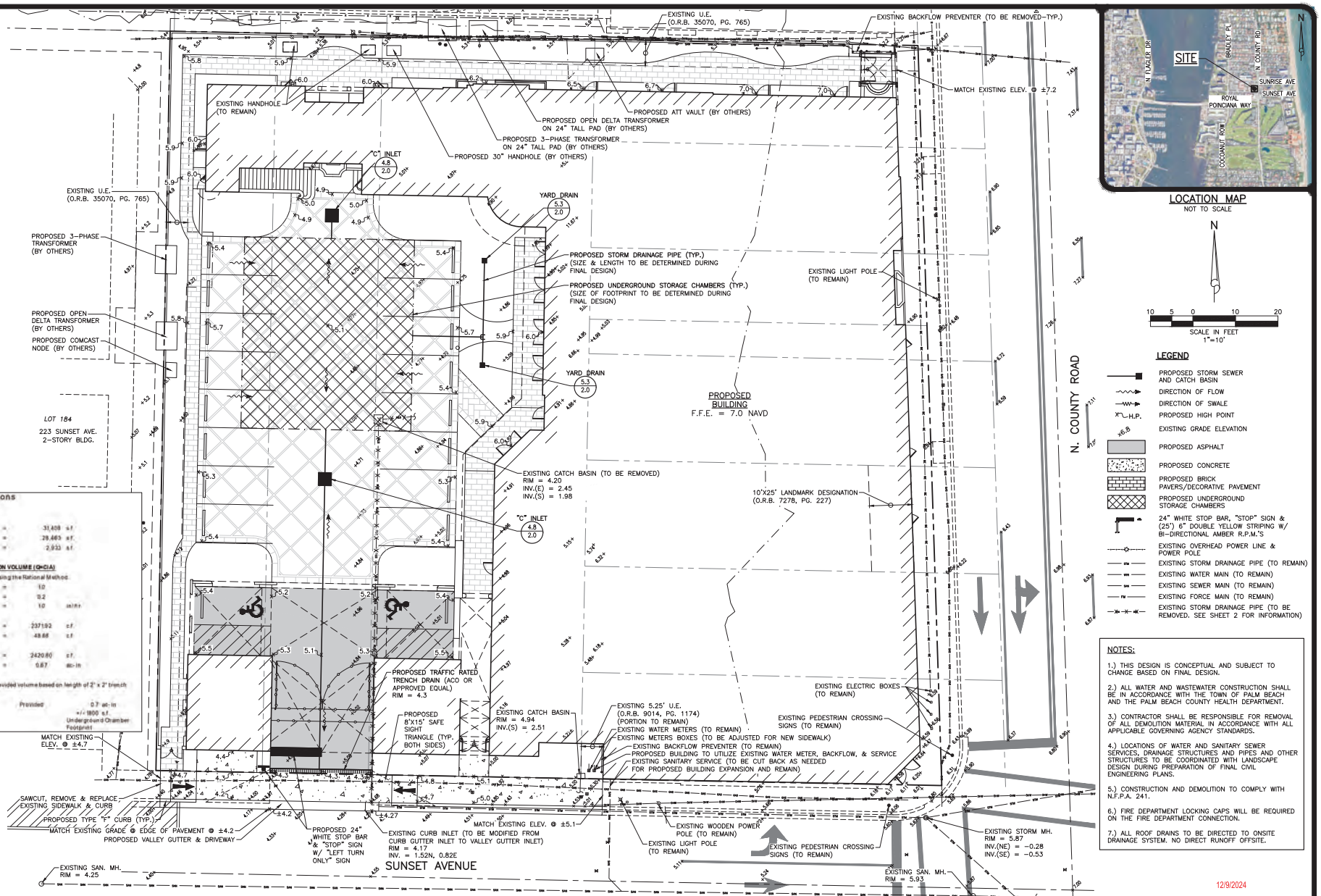
REVISIONS

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 1 · West Palm Beach, FL 33407
Authorization # 3452 · 561.478.1848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
E.C.	C.O.			

PALM BEACH SYNAGOGUE
SECTION 22, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
CONCEPTUAL DEMOLITION PLAN

JOB NO.	DRAWING NO.	SHEET	OF
24-073	24073C02	2	4



LOCATION MAP
NOT TO SCALE

N

10 5 0 10 20
SCALE IN FEET
1"=10'

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- ×6.8 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS/DECORATIVE PAVEMENT
- PROPOSED UNDERGROUND STORAGE CHAMBERS
- 24" WHITE STOP BAR, "STOP" SIGN & (25') 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE (TO REMAIN)
- EXISTING WATER MAIN (TO REMAIN)
- EXISTING SEWER MAIN (TO REMAIN)
- EXISTING FORCE MAIN (TO REMAIN)
- EXISTING STORM DRAINAGE PIPE (TO BE REMOVED. SEE SHEET 2 FOR INFORMATION)

Stormwater Retention Calculations

A.) SITE INFORMATION

Total Property Area	=	31,408 s.f.
Drainage Area Impervious Surface	=	28,465 s.f.
Drainage Area Pervious Surface	=	2,933 s.f.

B.) ESTIMATED STORMWATER RETENTION VOLUME (Q=CIA)

The retention volume is estimated by using the Rational Method.

C (impervious surface)	=	1.0
C (pervious surface)	=	0.2
I (to bring to Town's LOS)	=	1.0 in/hr
Impervious Surface Runoff Volume	=	2371.92 c.f.
Pervious Surface Runoff Volume	=	48.88 c.f.
Total Volume to be Retained	=	2420.80 c.f.
	=	0.87 ac-in

C.) SUMMARY:

Refer to exfiltration spreadsheet for provided volume based on length of 2' x 2' trench

Required: 0.87 ac-in Provided: 0.7 ac-in
+/- 1800 s.f. Underground Chamber Footprint

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF PALM BEACH AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

7.) ALL ROOF DRAINS TO BE DIRECTED TO ONSITE DRAINAGE SYSTEM. NO DIRECT RUNOFF OFFSITE.

12/9/2024

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REVISIONS

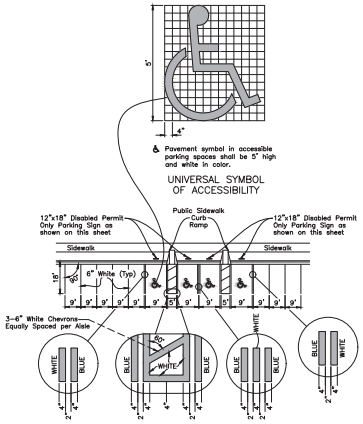
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Authorization # 3452 · 561.478.1848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
E.C.	C.O.			

PALM BEACH SYNAGOGUE
SECTION 22, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
CONCEPTUAL SITE DEVELOPMENT PLAN

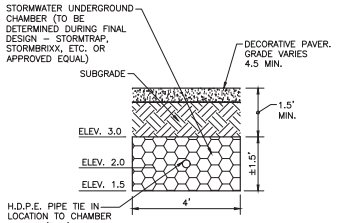
JOB NO.	DRAWING NO.	SHEET
24-073	24073C03	3 OF 4

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TYPICAL PARKING SPACES

NOT TO SCALE



PRELIMINARY UNDERGROUND STORMWATER CHAMBER DETAIL

NOT TO SCALE

12/9/2024

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Authorization # 3452 · 561.478.1848

PALM BEACH SYNAGOGUE
SECTION 22, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
CONCEPTUAL DETAILS

REVISIONS	DESIGN	DRAWN	CHECKED	APPROVED	DATE
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JOB NO.	DRAWING NO.	SHEET	OF
24-073	24073C04	4	4

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LOCATION MAP
NOT TO SCALE

N

30 15 0 30 60
SCALE IN FEET
1"=30'

12/9/2024

SIMMONS & WHITE
2581 Northwestern Blvd West, Ste 1 · West Palm Beach, FL 33407
Authorization # 3453 · 561-478-1968

PALM BEACH SYNAGOGUE
SECTION 22, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
SUNSET AVENUE SIGHT DISTANCE EXHIBIT

REVISIONS	DESIGN	DRAWN	CHECKED	APPROVED	DATE
	C.F.	C.O./D.B.			

JOB NO.	DRAWING NO.	SHEET	OF
24-073	24073Z02	1	1

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