

The Society of the Four Arts

100 & 102 Four Arts Plaza, Palm Beach, FL
33480

GENERAL SCOPE OF WORK INCLUDES:

- EXTERIOR & INTERIOR RENOVATION OF EXISTING 22,565 SQUARE FOOT 2-STORY O'KEEFE THEATRE INCLUDING 9,935 SQUARE FOOT 2-STORY ADDITIONS ON NORTH, SOUTH AND WEST SIDES. PARTIAL DEMOLITION AND RECONSTRUCTION OF EXISTING BUILDING INCLUDED.
- EXTERIOR & INTERIOR RENOVATION OF EXISTING 18,750 SQUARE FOOT 3-STORY ROVENSKY BUILDING INCLUDING 13,973 SQUARE FOOT 3-STORY ADDITION ON NORTH SIDE. PARTIAL DEMOLITION AND RECONSTRUCTION OF EXISTING BUILDING INCLUDED.
- DEMOLITION OF EXISTING 995 SF 1-STORY SHADE PAVILION/BUILDINGS & GROUNDS STRUCTURE AND CONSTRUCTION OF NEW 2,352 SF 1-STORY SHADE PAVILION/BUILDINGS & GROUNDS STRUCTURE
- ASSOCIATED SITE WORK, LANDSCAPE & HARDSCAPE, REPAVING FOUR-ARTS PLAZA AND NEW ACCESS DRIVE TO THE EXISTING FITZ DIXON BUILDING INCLUDED.

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REVISED LANDMARKS 12-30-24

LPC# COA-24-0018 (NOVEMBER 20TH)

ZONING# ZON-24-0053 (NOVEMBER 13TH)

Landscape Architect
SMI Landscape Architecture

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SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Keith M. Spina #

The Society of the Four Arts
100 & 102 Four Arts Plaza, Palm Beach, FL 33480

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REVISIONS		
No	Date	Description
1	2024/12/30	TOPS Resubmission #1

Project no: 2953
Date: 2024.10.07
Drawn by: Author
Project Manager: Checker



CVR
Final Submittal

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SURVEY	SURVEY
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Town of Palm Beach	
Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com	
Line #	Zoning Legend
1	Property Address: 100 & 102 FOUR ARTS PLAZA
2	Zoning District: CI - CULTURAL INSTITUTION
3	Structure Type: CIVIC/INSTITUTIONAL
4	Required/Allowed Existing Proposed
5	Lot Size (sq ft) 304,920 SF 334,443 N/C
6	Lot Depth 300.0' 302.04' N/C
7	Lot Width 300.0' 437.64' N/C
8	Lot Coverage (Sq Ft and %) 30% (100,332 SF) 14.8% (49,813 SF) 19.5% (65,411 SF)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc) N/A N/A N/A
10	Cubic Content Ratio (CCR) (R-B ONLY) N/A N/A N/A
11	*Front Yard Setback (Ft.) REFER TO LEGEND FOR INDIVIDUAL BUILDINGS
12	*Side Yard Setback (1st Story) (Ft.) REFER TO LEGEND FOR INDIVIDUAL BUILDINGS
13	*Side Yard Setback (2nd Story) (Ft.) REFER TO LEGEND FOR INDIVIDUAL BUILDINGS
14	*Rear Yard Setback (Ft.) REFER TO LEGEND FOR INDIVIDUAL BUILDINGS
15	Angle of Vision (Deg.) REFER TO LEGEND FOR INDIVIDUAL BUILDINGS
16	Building Height (Ft.) REFER TO LEGEND FOR INDIVIDUAL BUILDINGS
17	Overall Building Height (Ft.) REFER TO LEGEND FOR INDIVIDUAL BUILDINGS
18	Crown of Road (COR) (NAVD) N/C N/C N/C
19	Max. Amount of Fill Added to Site (Ft.) N/A N/A N/A
20	Finished Floor Elev. (FFE)(NAVD) REFER TO LEGEND FOR INDIVIDUAL BUILDINGS
21	Zero Datum for point of meas. (NAVD) REFER TO LEGEND FOR INDIVIDUAL BUILDINGS
22	FEMA Flood Zone Designation REFER TO LEGEND FOR INDIVIDUAL BUILDINGS
23	Base Flood Elevation (BFE)(NAVD) REFER TO LEGEND FOR INDIVIDUAL BUILDINGS
24	Landscape Open Space (LOS) (Sq Ft and %) REFER TO LANDSCAPE LEGEND
25	Perimeter LOS (Sq Ft and %) REFER TO LANDSCAPE LEGEND
26	Front Yard LOS (Sq Ft and %) REFER TO LANDSCAPE LEGEND
27	**Native Plant Species % Please refer to separate landscape legend.
* 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	

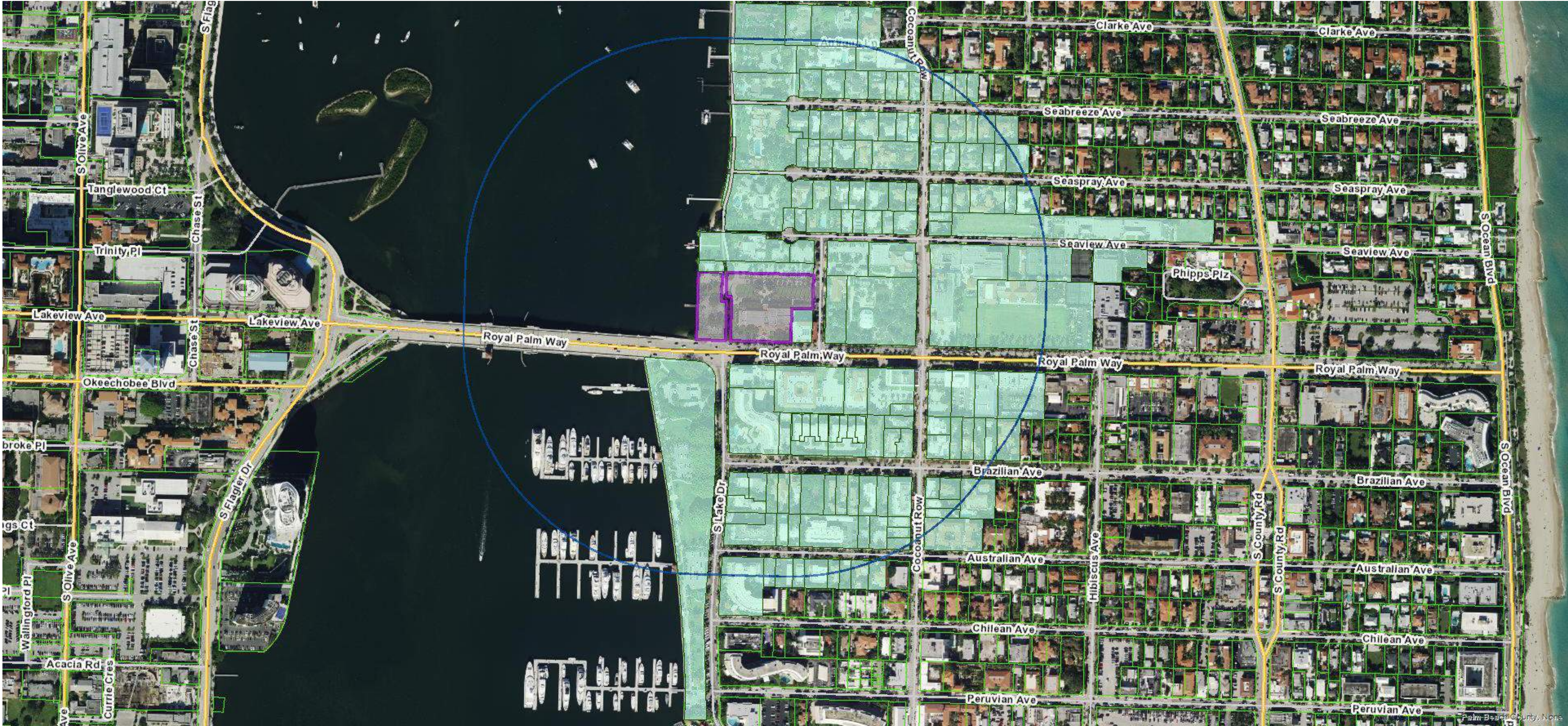
REV BF 20220304

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6	Lot Depth REFER TO LEGEND FOR OVERALL SITE
7	Lot Width REFER TO LEGEND FOR OVERALL SITE
8	Lot Coverage (Sq Ft and %) REFER TO LEGEND FOR OVERALL SITE
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc) REFER TO LEGEND FOR OVERALL SITE
10	Cubic Content Ratio (CCR) (R-B ONLY) REFER TO LEGEND FOR OVERALL SITE
11	*Front Yard Setback (Ft.) 0'-0" (EAST) 0'-0" (EAST) 0'-0" (EAST)
12	*Side Yard Setback (1st Story) (Ft.) 0'-0" (S) / 25'-0" (N) 0'-0" (S) / 350'-10" (N) 0'-0" (S) / 293'-4" (N)
13	*Side Yard Setback (2nd Story) (Ft.) 0'-0" (S) / 30'-0" (N) 0'-0" (S) / 350'-10" (N) 0'-0" (S) / 293'-4" (N)
14	*Rear Yard Setback (Ft.) 30'-0" (WEST) 410'-4" (WEST) 410'-4" (WEST)
15	Angle of Vision (Deg.) N/A N/A N/A
16	Building Height (Ft.) 45'-0" 37'-6" 39'-0"
17	Overall Building Height (Ft.) 55'-0" 41'-9" 44'-4"
18	Crown of Road (COR) (NAVD) REFER TO LEGEND FOR OVERALL SITE
19	Max. Amount of Fill Added to Site (Ft.) REFER TO LEGEND FOR OVERALL SITE
20	Finished Floor Elev. (FFE)(NAVD) 8'-00 NAVD 8'-00 NAVD N/C
21	Zero Datum for point of meas. (NAVD) 8'-00 NAVD 8'-00 NAVD N/C
22	FEMA Flood Zone Designation AE-6 N/C N/C
23	Base Flood Elevation (BFE)(NAVD) 7'-0" NAVD 8'-00 NAVD N/C
24	Landscape Open Space (LOS) (Sq Ft and %) REFER TO LEGEND FOR OVERALL SITE
25	Perimeter LOS (Sq Ft and %) REFER TO LEGEND FOR OVERALL SITE
26	Front Yard LOS (Sq Ft and %) REFER TO LEGEND FOR OVERALL SITE
27	**Native Plant Species % Please refer to separate landscape legend.
* Indicate each yard area with cardinal direction (N,S,E,W)	
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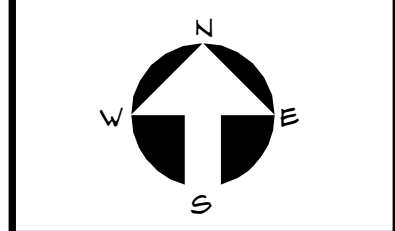
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6	Lot Depth REFER TO LEGEND FOR OVERALL SITE
7	Lot Width REFER TO LEGEND FOR OVERALL SITE
8	Lot Coverage (Sq Ft and %) REFER TO LEGEND FOR OVERALL SITE
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc) REFER TO LEGEND FOR OVERALL SITE
10	Cubic Content Ratio (CCR) (R-B ONLY) REFER TO LEGEND FOR OVERALL SITE
11	*Front Yard Setback (Ft.) 25'-0"/30'-0" (EAST) 102'-4" (EAST) N/C
12	*Side Yard Setback (1st Story) (Ft.) 25'-0" (S) / 25'-0" (N) 29'-4" (S) / 176'-6" (N) N/C
13	*Side Yard Setback (2nd Story) (Ft.) 25'-0" (S) / 25'-0" (N) 29'-4" (S) / 176'-6" (N) N/C
14	*Rear Yard Setback (Ft.) 30'-0" (WEST) 179'-5" (WEST) 110'-10" (WEST)
15	Angle of Vision (Deg.) N/A N/A N/A
16	Building Height (Ft.) 30'-0" 27'-1" 27'-1"
17	Overall Building Height (Ft.) 40'-0" 35'-6" 37'-4"
18	Crown of Road (COR) (NAVD) REFER TO LEGEND FOR OVERALL SITE
19	Max. Amount of Fill Added to Site (Ft.) REFER TO LEGEND FOR OVERALL SITE
20	Finished Floor Elev. (FFE)(NAVD) 8'-00 NAVD 8'-00 NAVD N/C
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24	Landscape Open Space (LOS) (Sq Ft and %) REFER TO LEGEND FOR OVERALL SITE
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1 VICINITY MAP - EAST PARCEL
GE-0.2.0 12" = 1'-0"

VICINITY LOCATION MAP



GE-0.2.0
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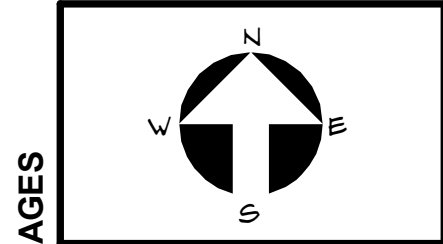
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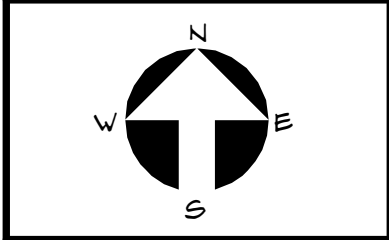
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SUBJECT PROPERTY IMAGES



GE-0.3.1

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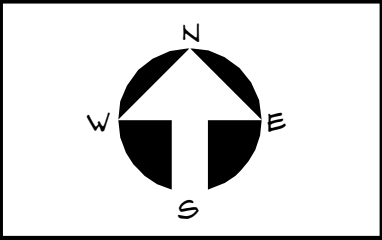
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444 SEAVIEW AVE



15 SOUTH LAKE TRAIL



14 SOUTH LAKE TRAIL



443 SEAVIEW AVE



441 SEAVIEW AVE



434 SEAVIEW AVE



423 SEAVIEW AVE



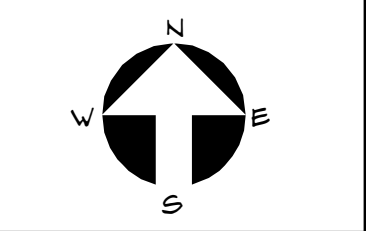
419 SEAVIEW AVE



417 SEAVIEW AVE

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413 SEAVIEW AVE



401 SEAVIEW AVE



235 COCOANUT ROW



239 COCOANUT ROW



396 ROYAL PALM WAY



400 ROYAL PALM WAY



420 ROYAL PALM WAY



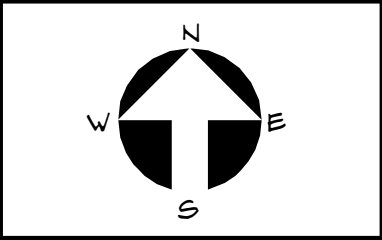
440 ROYAL PALM WAY



450 ROYAL PALM WAY

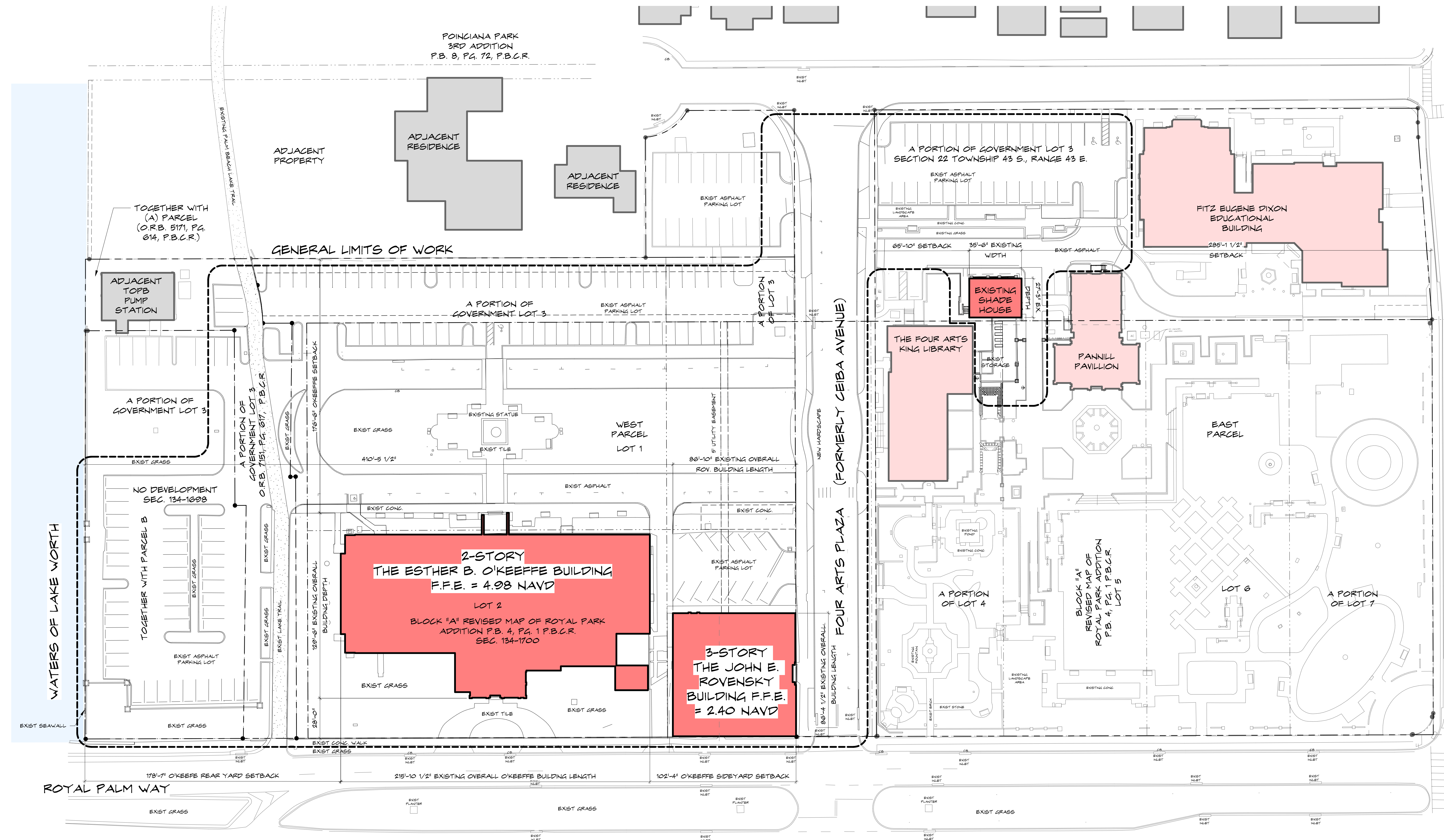
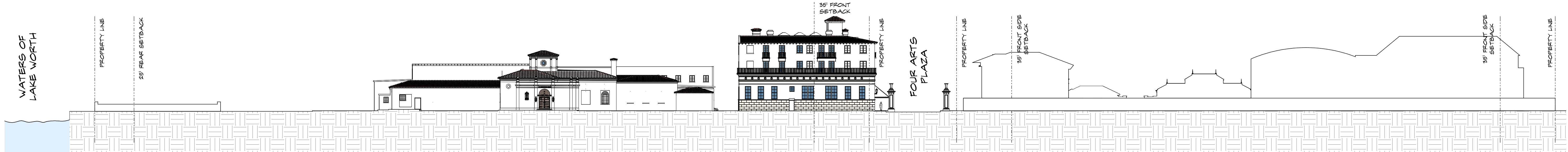
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WATERS OF LAKE WORTH

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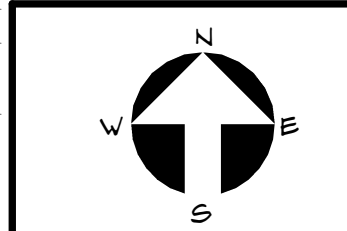
The Society of the Four Arts

100 & 102 Four Arts Plaza, Palm Beach, FL 33480

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Project no: 2953
Date: 2024.10.07
Drawn by: Author
Project Manager: Checker

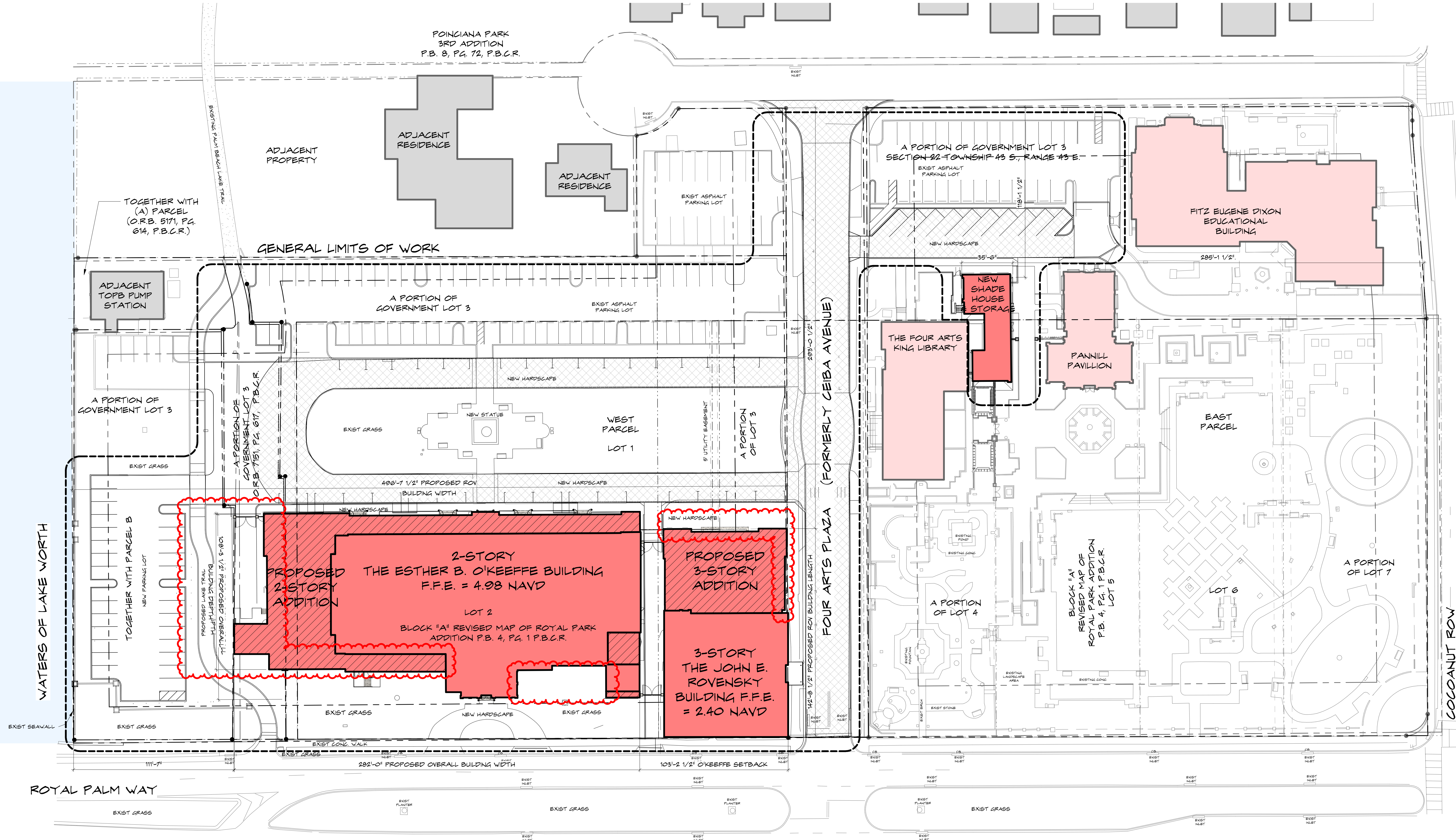


GE-1.1.0

Final Submittal

WATERS OF
LAKE WORTH

1 Proposed Streetscape Elevation
GE-1.1.1.1 1/32" = 1'-0"



3 Site Plan_Proposed
GE-1.1.1.1 1/32" = 1'-0"

BEYER BLINDER BELLE
120 Broadway
20th Floor
New York, NY 10271
212.777.7800
beyerblinderbelle.com

285 Banyan Blvd
West Palm Beach
FL 33407
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spinaorourke.com
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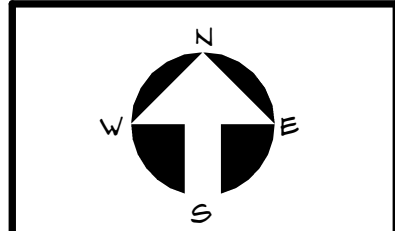
SPINAOROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina #

The Society of the Four Arts
100 & 102 Four Arts Plaza, Palm Beach, FL 33480

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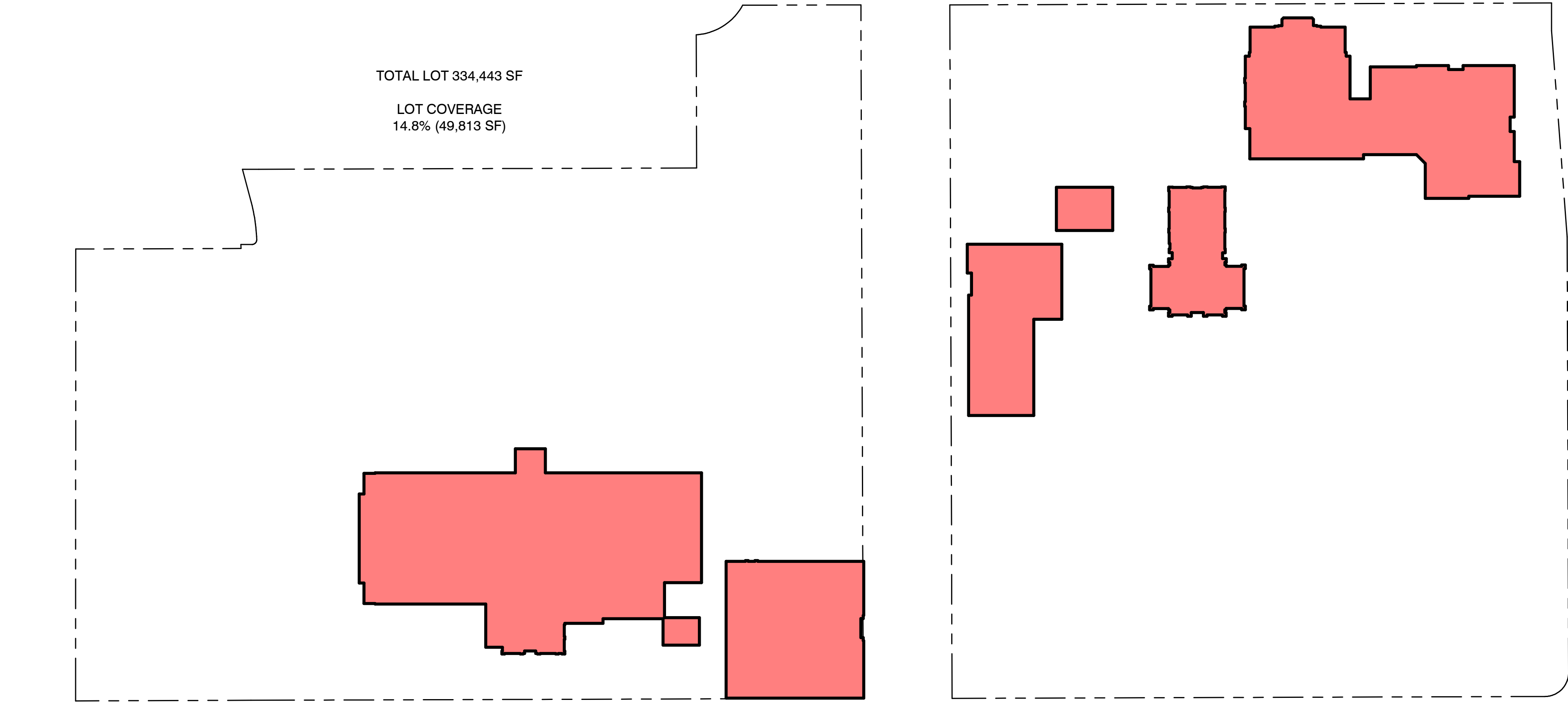
REVISIONS		
No	Date	Description
1	2024/12/30	TOPB Resubmission #1

Project no: 2953
Date: 2024.10.07
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Project Manager: Checker

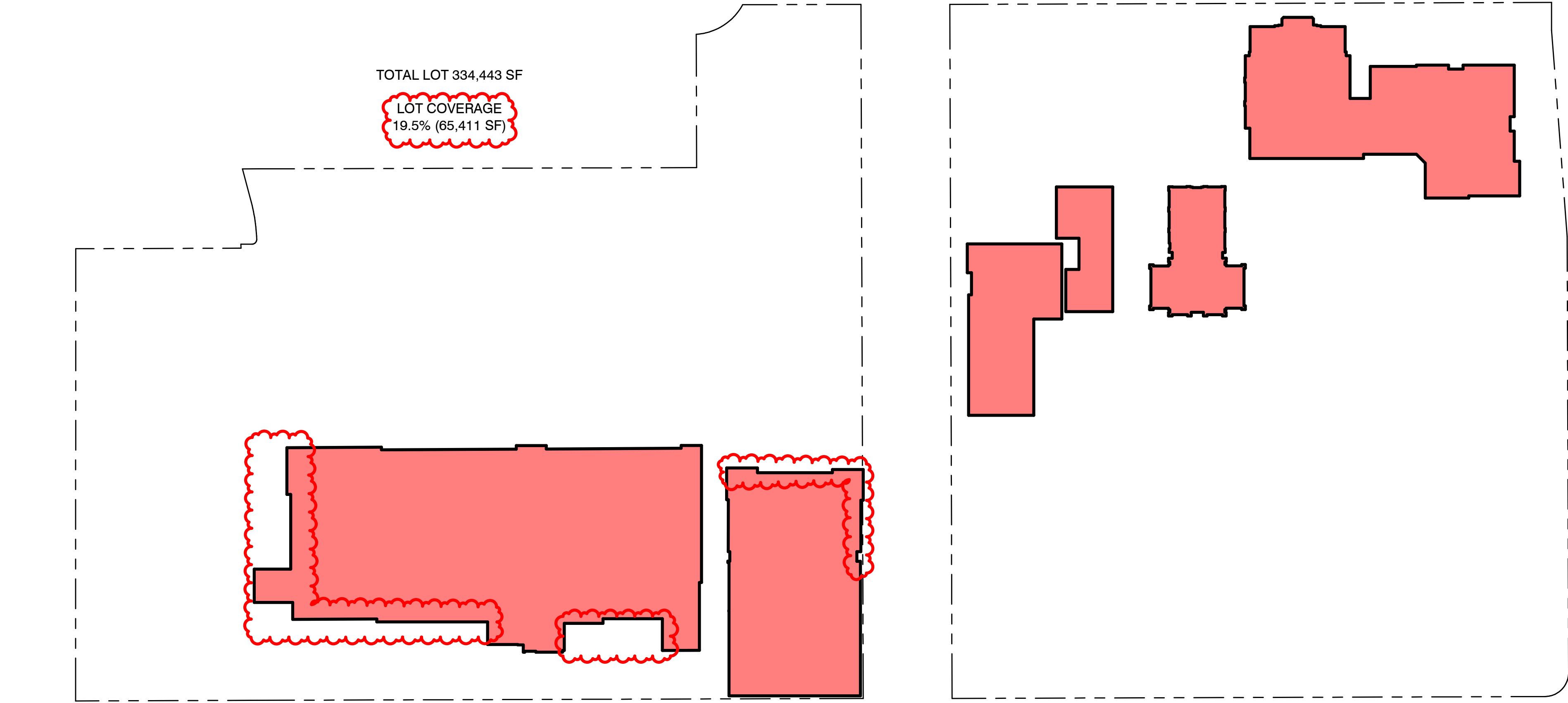


GE-1.1.1
Final Submittal

PROPOSED OVERALL SITE PLAN



3 DIAGRAM - LOT COVERAGE - EXISTING WEST
GE-1.2.0 1" = 50'-0"



4 DIAGRAM - LOT COVERAGE - PROPOSED WEST
GE-1.2.0 1" = 50'-0"

