

238 PHIPPS PLAZA

238 PHIPPS PLAZA
Palm Beach, FL 33480

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FINAL SUBMITTAL
03.28.2022



Architecture + Interior Design
Keith M. Spina # AR13419

285 BANYAN BLVD
WEST PALM BEACH, FLORIDA 33401
ph: 561.684.6844 • spinaorourke.com
FL Lic. # AA26002399

ENVIRONMENTAL DESIGN GROUP
LANDSCAPE ARCHITECT
THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
(561)-832-4600

RCI ENGINEERING INC.
MEP ENGINEER
5230 UNIVERSITY DR. STE 108
DAVIE, FLORIDA 33328
TEL: (954) 680-2690

LUIS BUSTAMANTE
INTERIOR DESIGN
ANTONIO MAJRA 12, 4 12Q
28014 MADRID SPAIN
TEL: 0034-91-781-7131

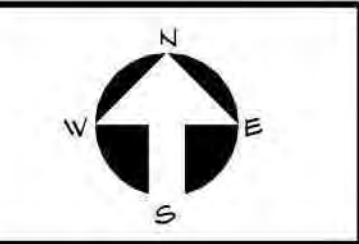
ONM&J
STRUCTURAL ENGINEER
1695 PALM BEACH LAKES BOULEVARD, SUITE 204
WEST PALM BEACH, FLORIDA 33401
(561) 835-9994

Building Renovations 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
LANDMARK SUBMITTAL

LEGEND

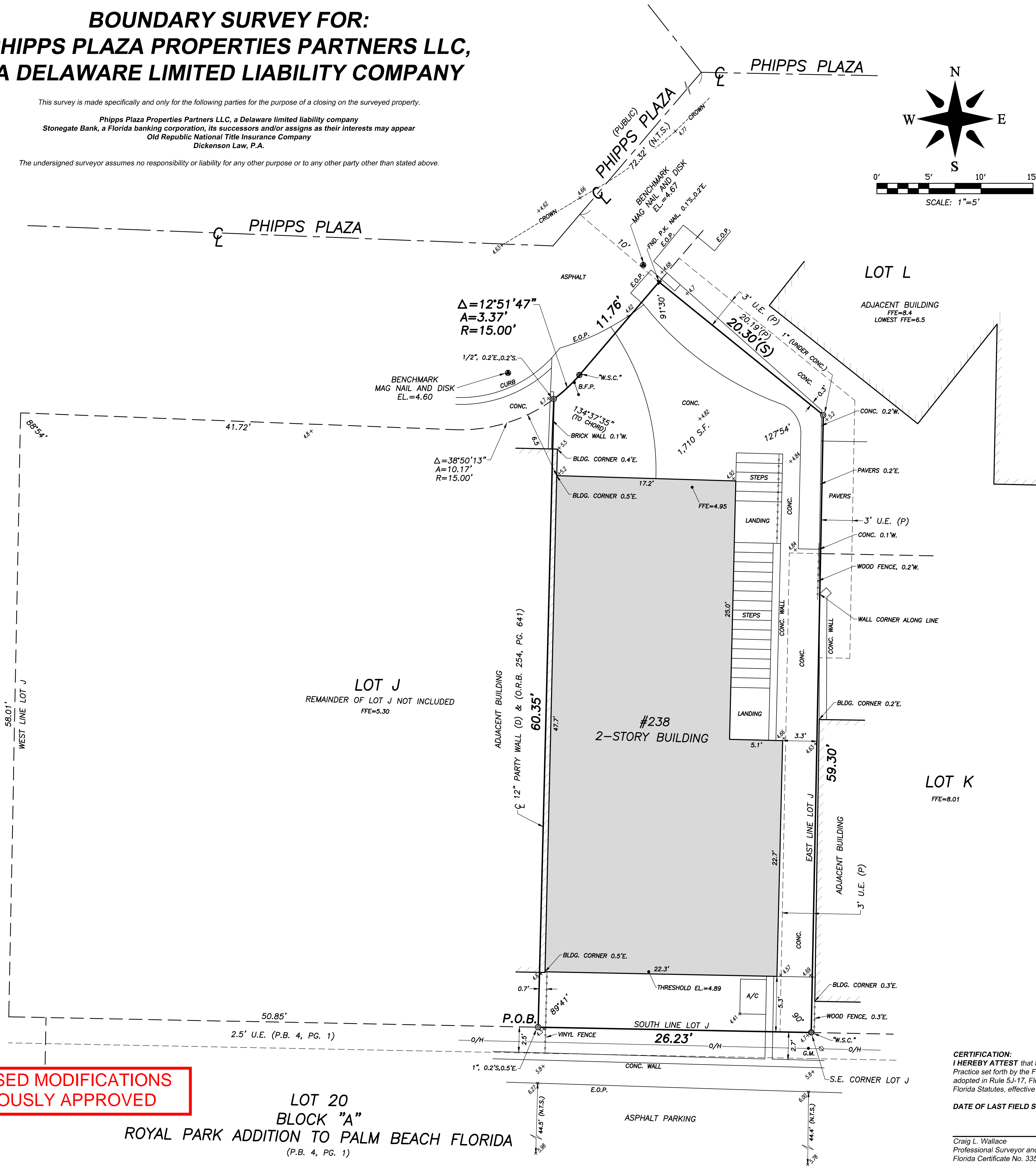
A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CL.R. = 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
S/W = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = 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
= 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.



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

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 interface 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'.

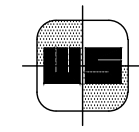
TITLE COMMITMENT REVIEW						
CLIENT:	PHIPPS PLAZA PROPERTIES PARTNERS LLC	COMMITMENT NO. :	409805 A1	DATE:	JUNE 13, 2017	
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. :	16-1517.4			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 5	N/A	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				•

REVISIONS:

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

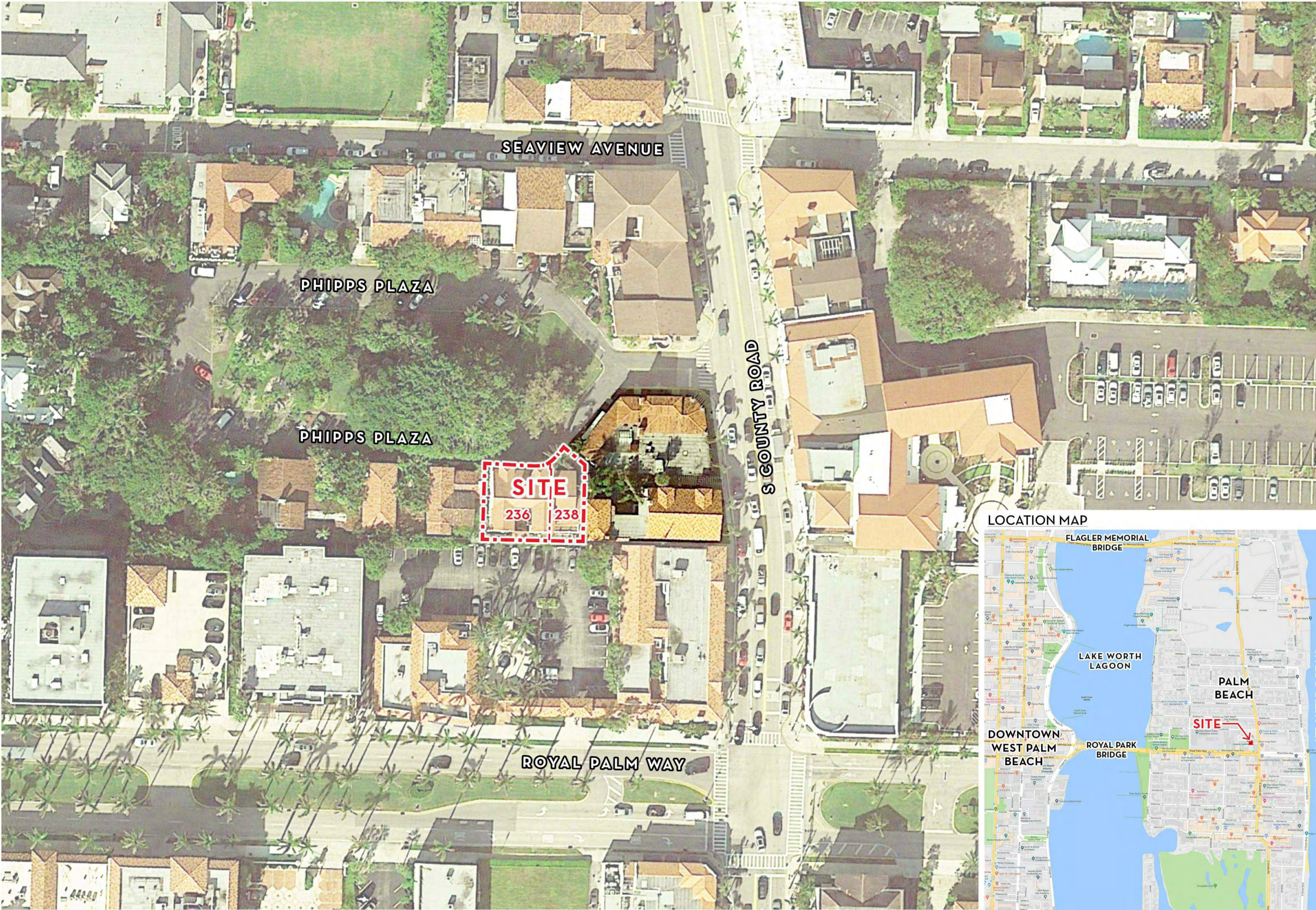
BOUNDARY SURVEY FOR:

PHIPPS PLAZA PROPERTIES PARTNERS LLC, A
DELAWARE LIMITED LIABILITY COMPANY



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4089
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4081

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'D	C.W.	REF.	16-1517.DWG	SHEET	1 OF 1

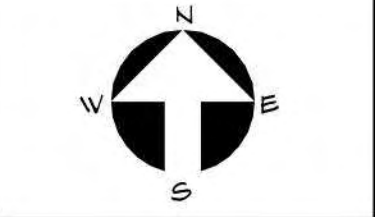


EXISTING SITE AERIAL

NO PROPOSED MODIFICATIONS
TO PREVIOUSLY APPROVED



AER
LANDMARK SUBMITTAL



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

Revisions:

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SPINA OROURKE
+ PARTNERS
Architecture • Interior Design
Keith M. Spina #A015419

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.6594
spinaorourke.com
FL LIC # A02002999



3 VIEW FROM THE SOUTH



1 VIEW TO THE EAST: 264 S. COUNTY ROAD



2 VIEW TO THE NORTH: 242 PHIPPS PLAZA



4 VIEW OF SOUTH SIDE OF ADJACENT PROPERTY:
234 & 236 PHIPPS PLAZA



3 VIEW OF NORTH SIDE OF ADJACENT PROPERTY: 234 & 235 PHIPPS PLAZA



5 VIEW OF TO THE EAST: 205 ROYAL PALM WAY J.P. MORGAN

NO PROPOSED MODIFICATIONS
TO PREVIOUSLY APPROVED



LEGEND



1 EXISTING CAST STONE ENTRY



2 EXISTING CAST STONE LINTEL AND CORBEL



3 EXISTING CAST STONE LINTEL AND CORBEL



4 EXISTING CAST STONE RAILING

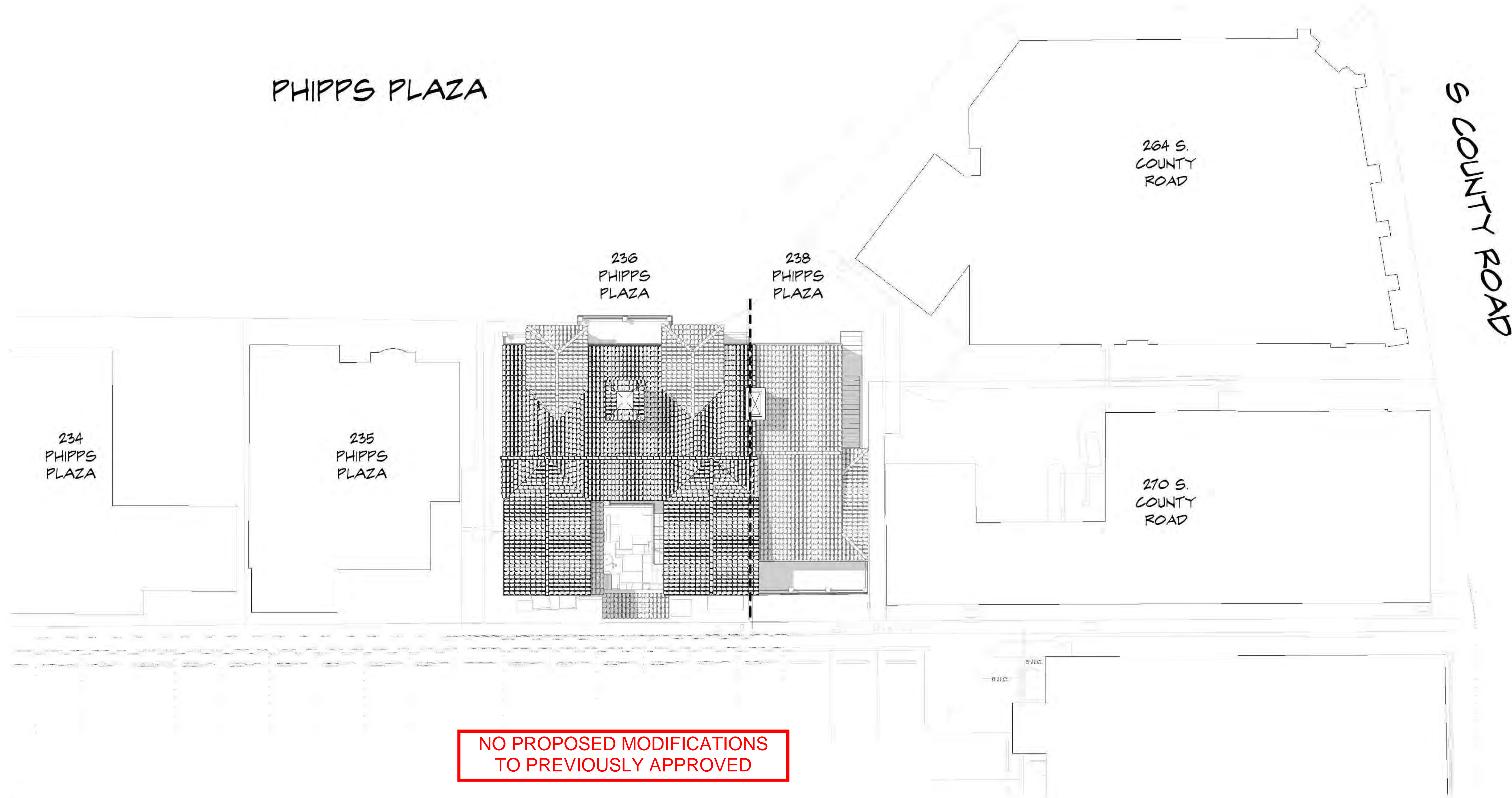
NO PROPOSED MODIFICATIONS
TO PREVIOUSLY APPROVED



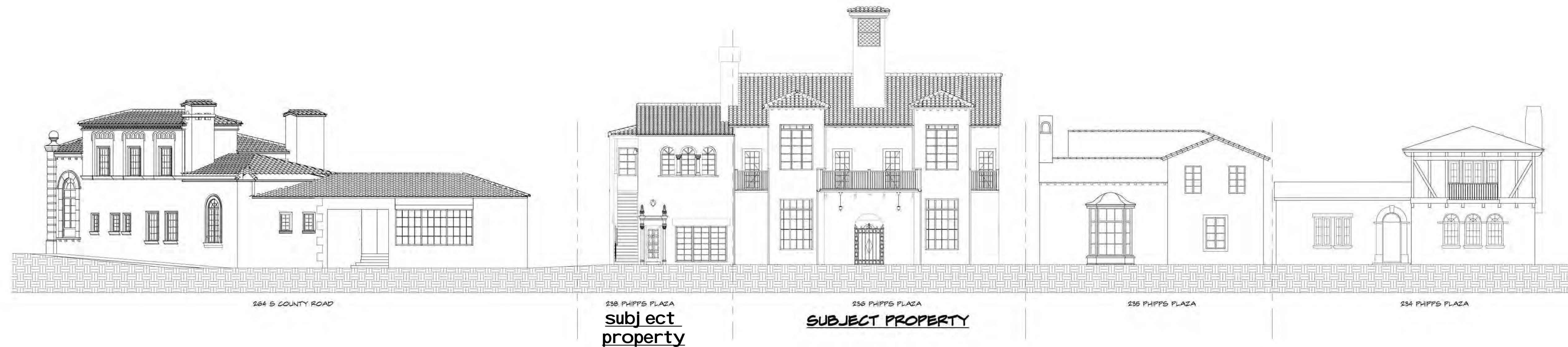
5 EXISTING CAST STONE COLUMN



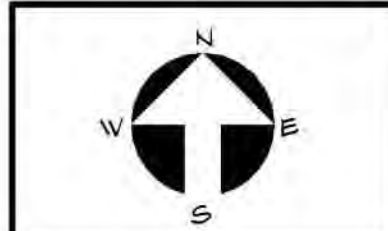
6 EXISTING CAST STONE COLUMN



1 EXISTING SITE PLAN
Scale: 3/32" = 1'-0"



2 STREET ELEVATION
Scale: 3/32" = 1'-0"





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:	238 Phipps Plaza, Palm Beach, FL 33480		
2	Zoning District:	R-C MEDIUM DENSITY RESIDENTIAL		
3	Structure Type:	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%	1077 sf , 62.9%	1,064 sf , 62.2%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	N/A	1,658 sf	1,757 sf
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%)	535 sf (31.3%)
25	Perimeter LOS (Sq Ft and %)	498.5 sf (50%)	N/A	522 sf (52.4%)
26	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
27	**Native Plant Species %	35%	N/A	35%

* 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

207 SIXTH STREET
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
gliddenspina.com
FL LIC # A62002399



Architecture•Interior Design
Keith M. Spina # A073419

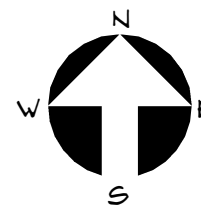
Building Renovations For:
238 PHIPPS PLAZA

238 Phipps Plz
Palm Beach, FL 33480

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Revisions:
2 | REV 2 | COORD | 2/08/2022

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

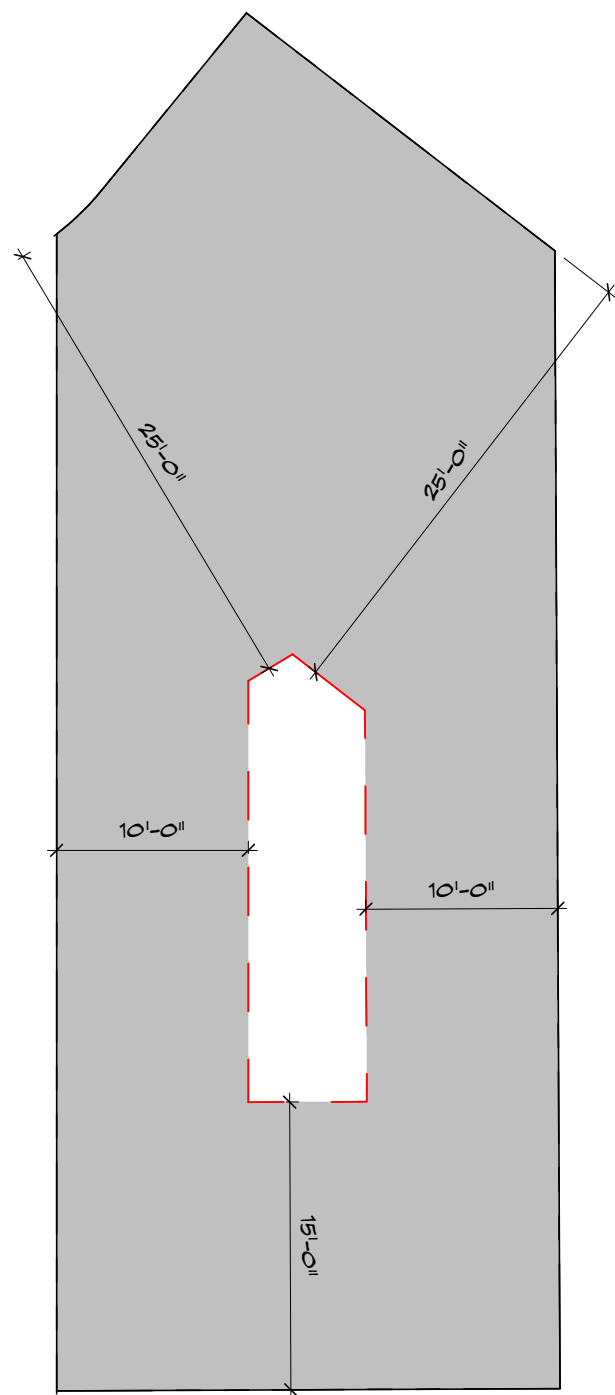


Z-1

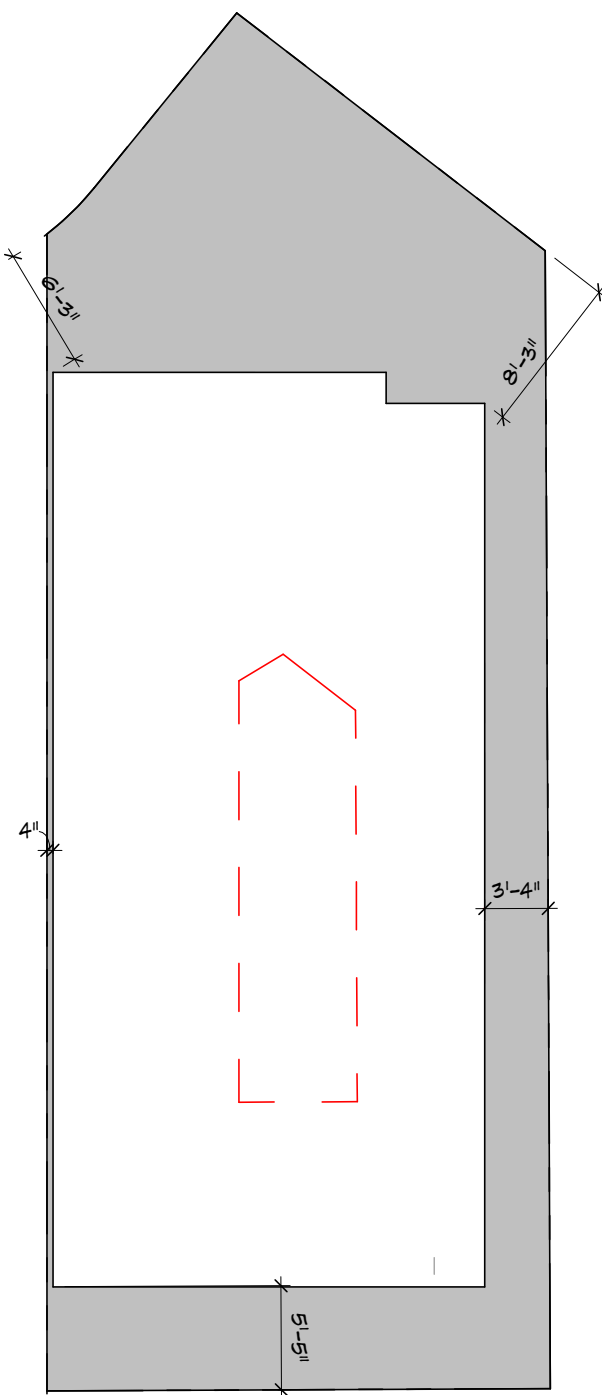
PERMIT SET

ZONING LEGEND

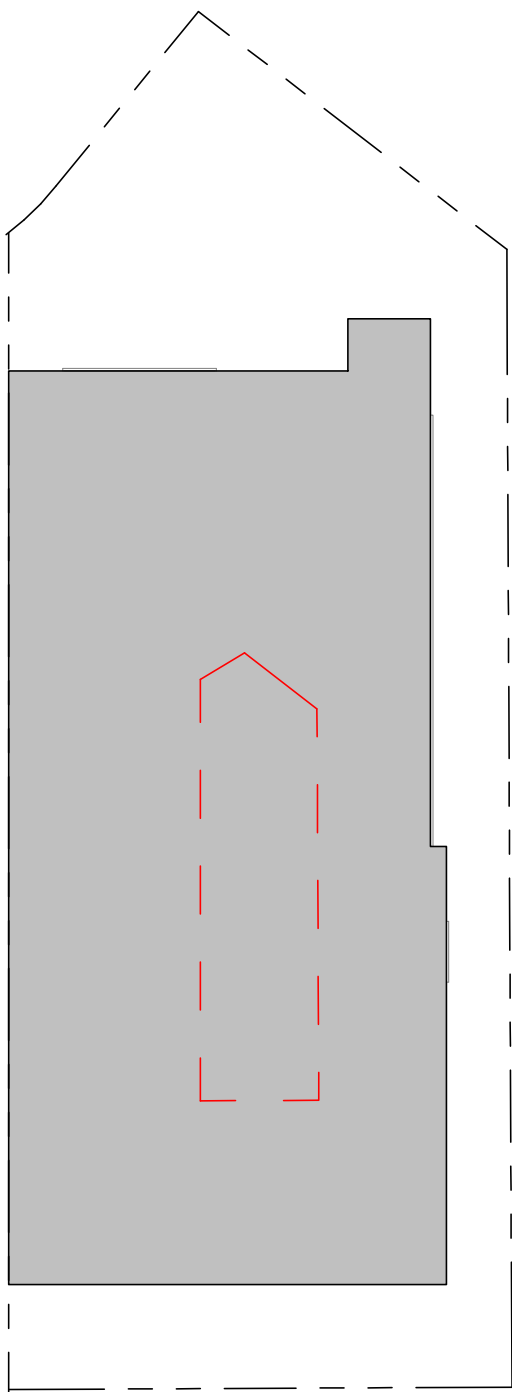
NO CHANGES FROM PREVIOUSLY
APPROVED WORK. NEWLY INCLUDED
FOR CLARITY PURPOSES



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

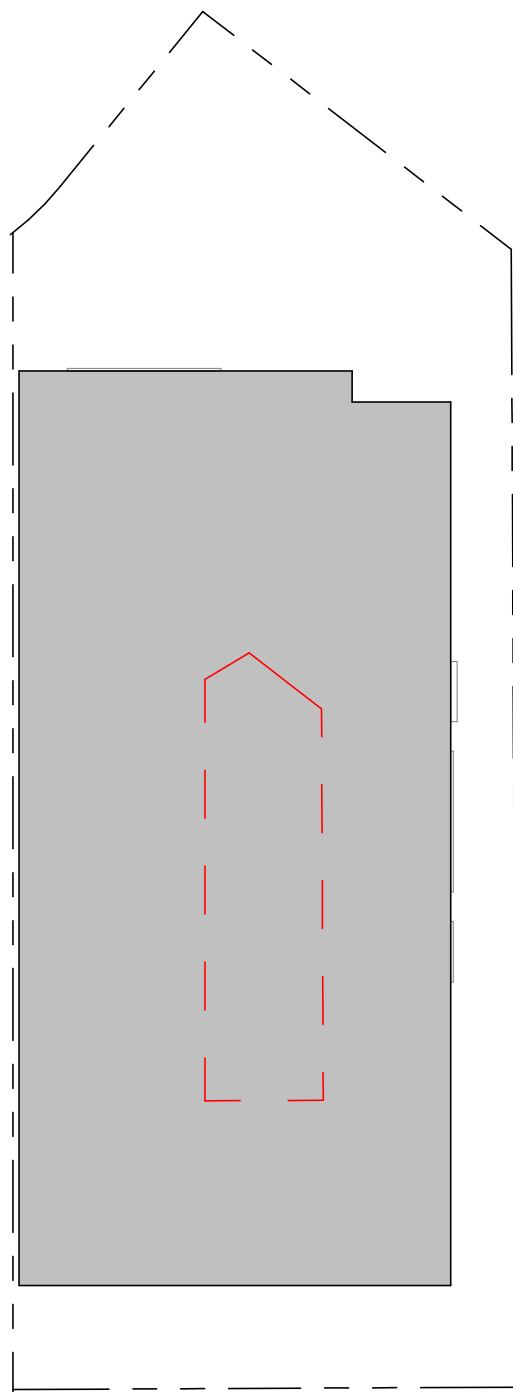


4 PROPOSED LOT COVERAGE DIAGRAM
Scale: 1" = 10'-0"



5 EXISTING LOT COVERAGE DIAGRAM
Scale: 1" = 10'-0"

1,077 SF
(62.9%)
EXISTING
LOT
COVERAGE



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

1,064 SF
(62.2%)
PROPOSED
LOT
COVERAGE



SPINAOROURKE
+ P A R T N E R S

285 Banyan Blvd
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FL LIC # A26202399

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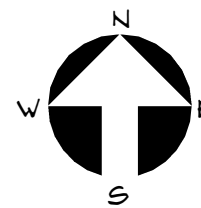
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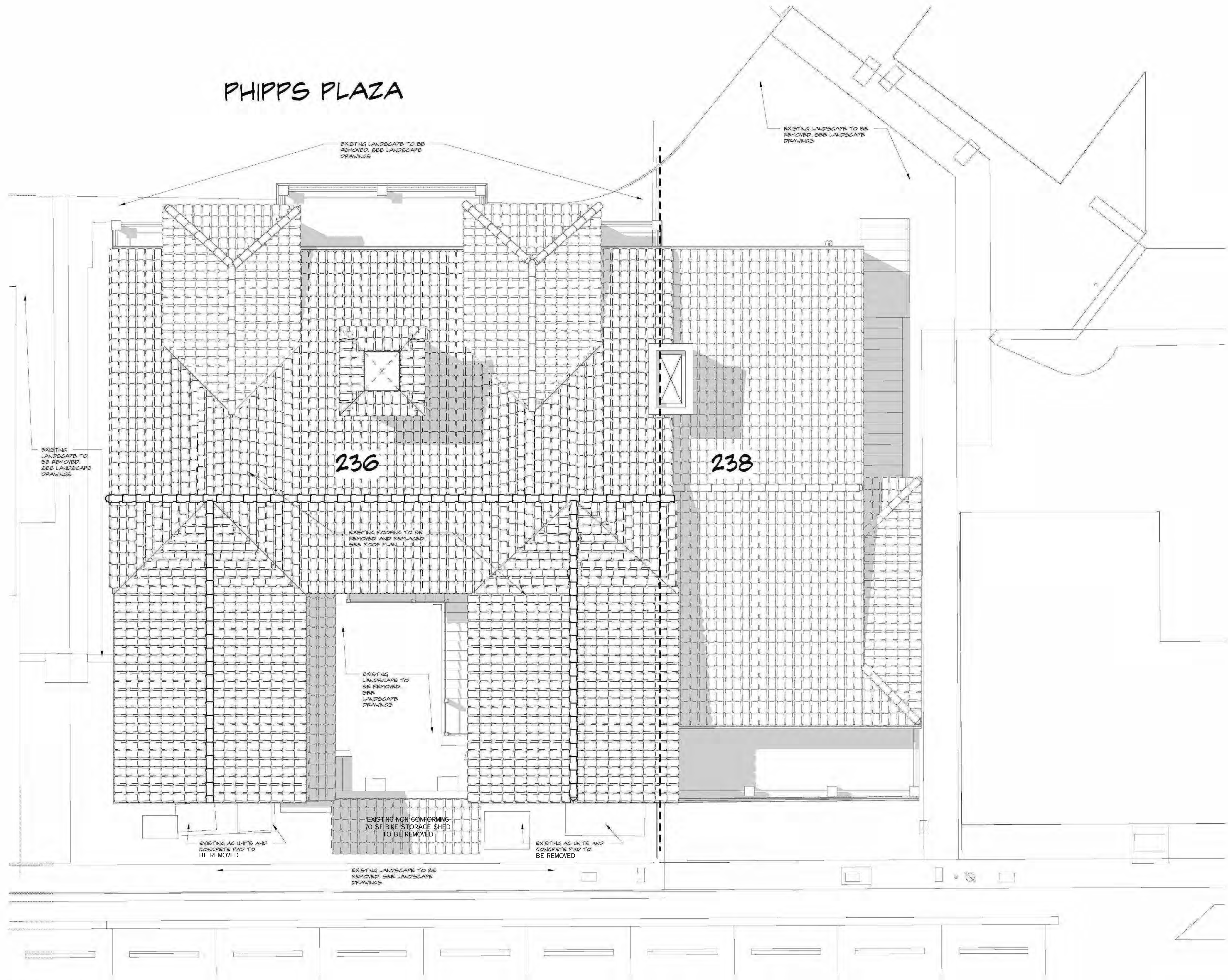
Project no: 19072
Date: 01/20/21
Drawn by: CG
Project Manager: NF



Z-2

PERMIT SET

ZONING DIAGRAMS



1 EXISTING SITE PLAN
SP-1 Scale: 1/4" = 1'-0"

NO PROPOSED MODIFICATIONS
TO PREVIOUSLY APPROVED

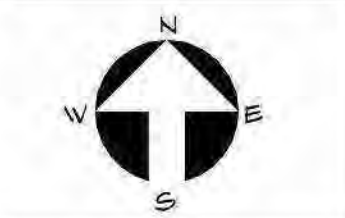


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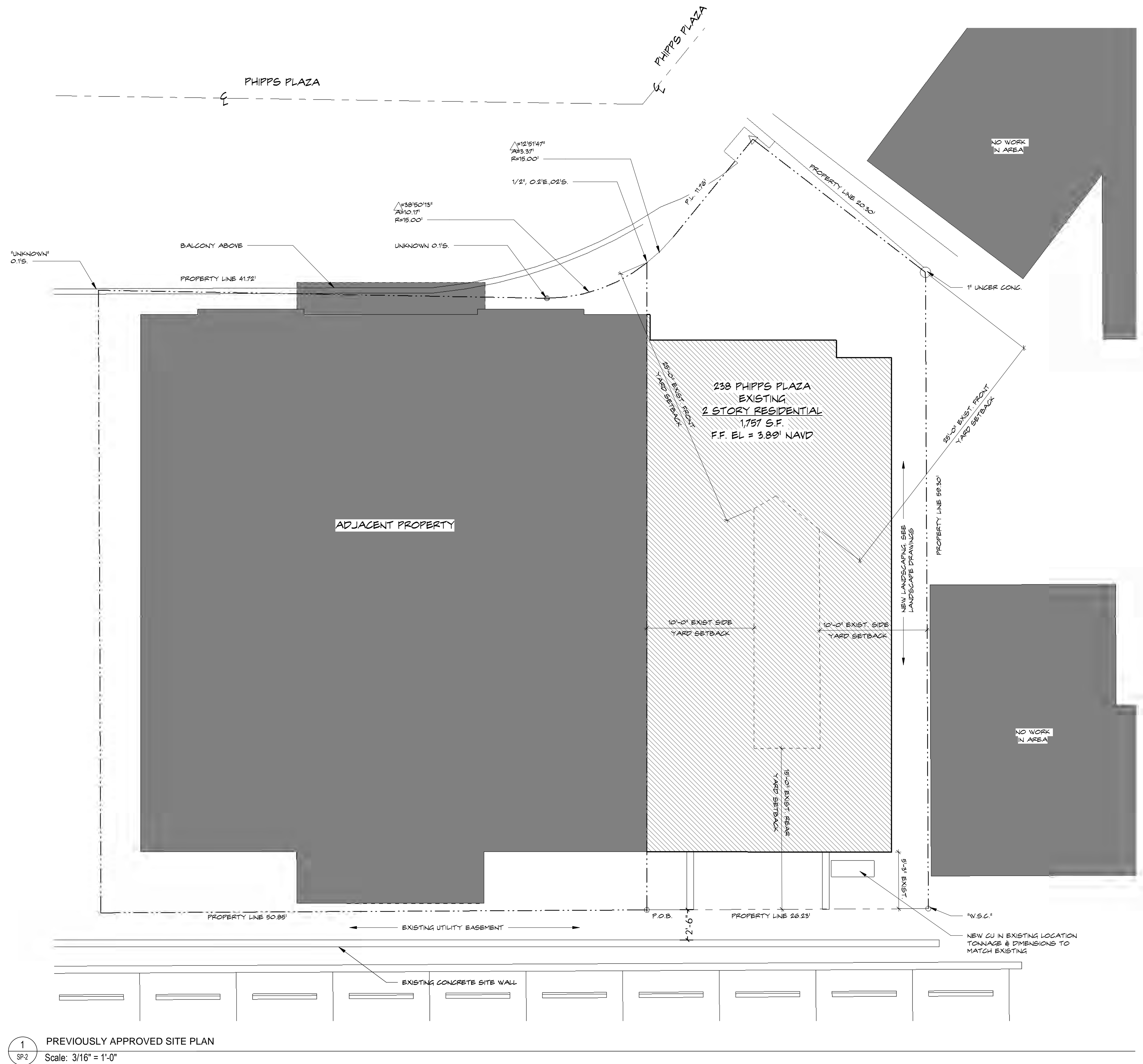
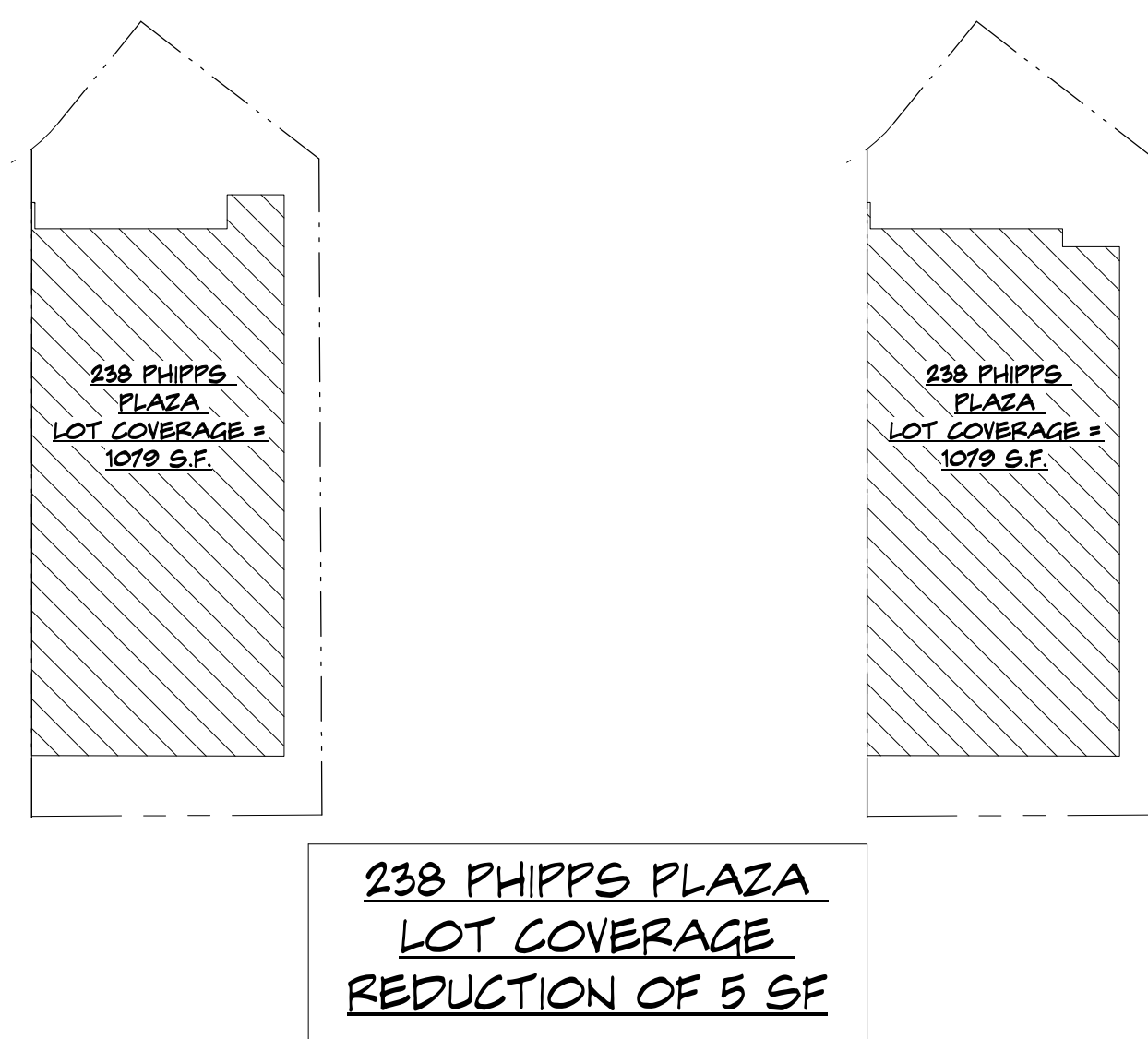
SP-1

LANDMARK SUBMITTAL

EXISTING SITE PLAN / ROOF PLAN

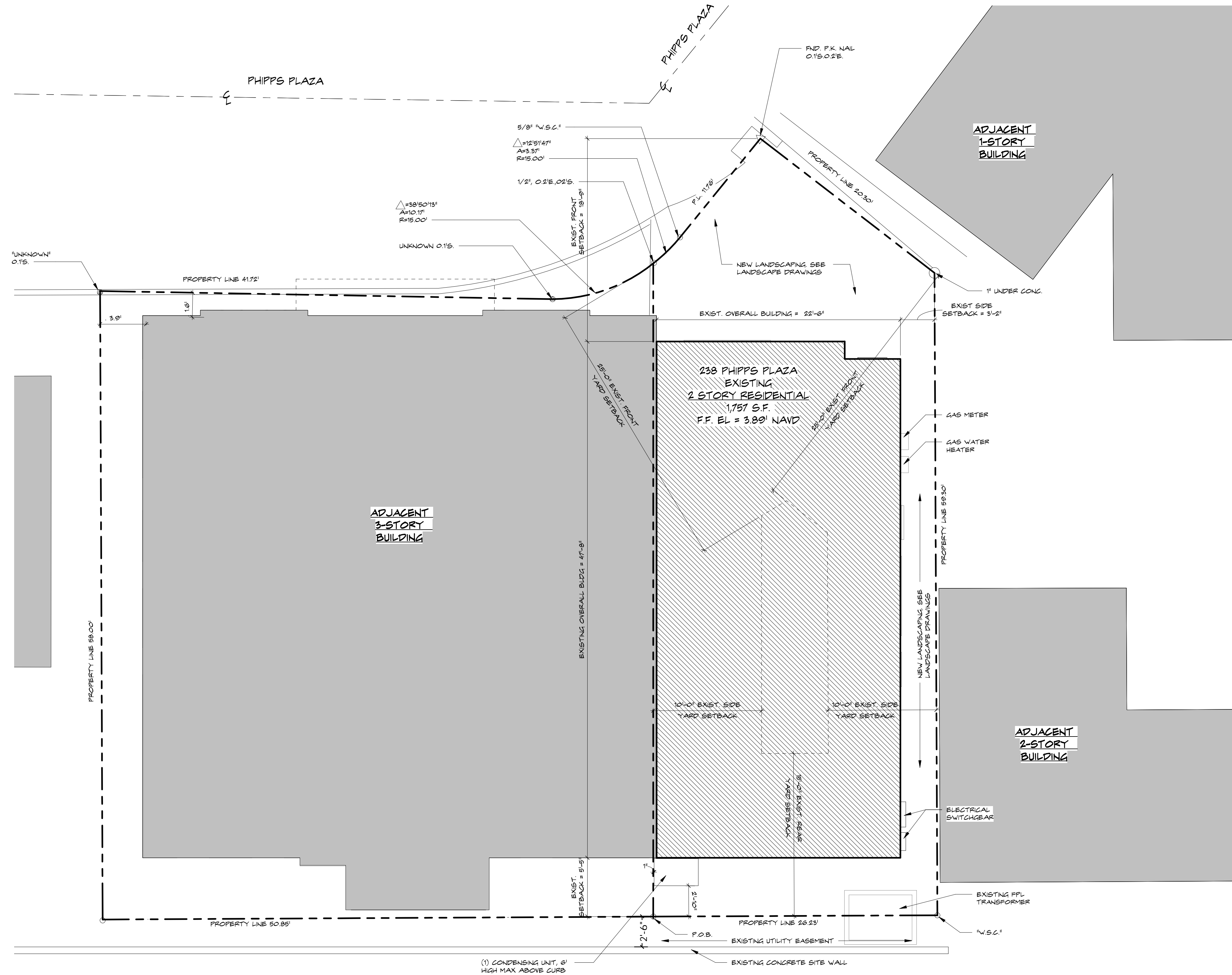
LEGAL DESCRIPTION			
A PARCEL OF LAND IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A PART OF LOT J, PHIPPS PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 30, PAGE 74, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:			
MORE 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 80°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.			
GENERAL PARCEL INFORMATION			
ADDRESS:	238 PHIPPS PLAZA, PALM BEACH, FL 33480		
ZONING DISTRICT:	R-C MEDIUM DENSITY RESIDENTIAL		
FLOOD ZONE:	A (EL. 7) ACCORD. TO F.I.R.M. NO. 120220 0002E, 9-30-1992		
TOTAL LOT AREA:	1.710 S.F. (0.0392 ACRES)		
APPLICABLE CODES:	2017 FLORIDA BUILDING CODE, RESIDENTIAL (8TH EDITION) 2017 FLORIDA BUILDING CODE, EXISTING (8TH EDITION) TOWN OF PALM BEACH ZONING CODE		
BUILDING SETBACKS			
FRONT YARD	25'-0" MINIMUM	NO CHANGE	
REAR YARD	15'-0" MINIMUM	NO CHANGE	
EAST SIDE YARD	10'-0" MINIMUM	NO CHANGE	
WEST SIDE YARD	10'-0" MINIMUM	NO CHANGE	
SQUARE FOOTAGE			
FIRST FLOOR ENCLOSED	936 SF EXISTING	930 SF PROPOSED	
SECOND FLOOR ENCLOSED	752 SF EXISTING	768 SF PROPOSED	
ENCLOSED TOTAL SF:	1688 SF EXISTING	1798 SF PROPOSED	
FIRST FLOOR UNDER ROOF	0 SF EXISTING	0 SF PROPOSED	
SECOND FLOOR UNDER ROOF:	24 SF EXISTING	38 SF PROPOSED	
TOTAL UNDER ROOF SF:	24 SF EXISTING	38 SF EXISTING	
FIRST FLOOR TOTAL:	936 SF EXISTING	930 SF PROPOSED	
SECOND FLOOR TOTAL:	752 SF EXISTING	768 SF PROPOSED	
TOTAL SUM:	1688 SF EXISTING	1798 SF PROPOSED	
FLOOR ELEVATION			
FIRST FLOOR	3.88' NAVD ELEV EXISTING	NO CHANGE	
SECOND FLOOR	7.22' NAVD EXISTING	NO CHANGE	
PROPOSED BUILDING HEIGHTS (REFER TO EXT. ELEV. FOR MORE INFORMATION)			
BUILDING HEIGHT	23'-0" ALLOWED	23'-4" EXISTING	
OVERALL BUILDING HEIGHT	31'-0" ALLOWED	29'-0" EXISTING	
TOTAL LOT COVERAGE			
1.70 SF TOTAL PARCEL	30% ALLOWED (513 SF)	63% EXISTING (1,084 SF)	63% PROPOSED (1,079 SF)
LANDSCAPED OPEN SPACE			
* REFER TO LANDSCAPE DRAWINGS			

PROPOSED LOT COVERAGE



1 PREVIOUSLY APPROVED SITE PLAN
SP-2 Scale: 3/16" = 1'-0"

**NO PROPOSED MODIFICATIONS
TO PREVIOUSLY APPROVED**



1 CURRENTLY PROPOSED SITE PLAN
SP.0.1 Scale: 3/16" = 1'-0"

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GLIDDENSPINA
+ PARTNERS

Architecture • Interior Design

Keith M. Spina # A073419

Building Renovations For:
238 PHIPPS PLAZA
238 Phipps Plz
Palm Beach, FL 33480

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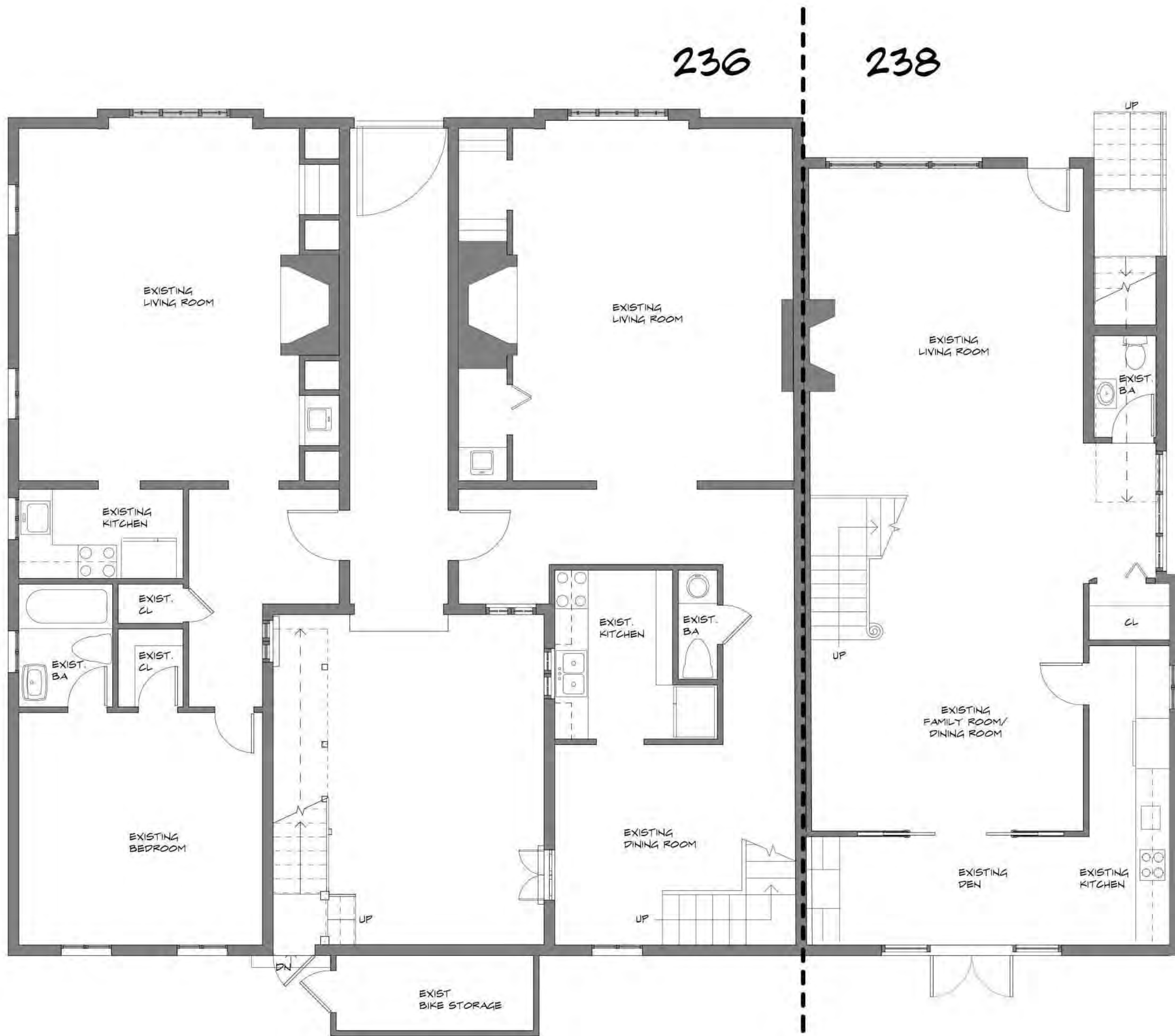
Revisions:
2 | REV 2 | COORD | 2/08/2022

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

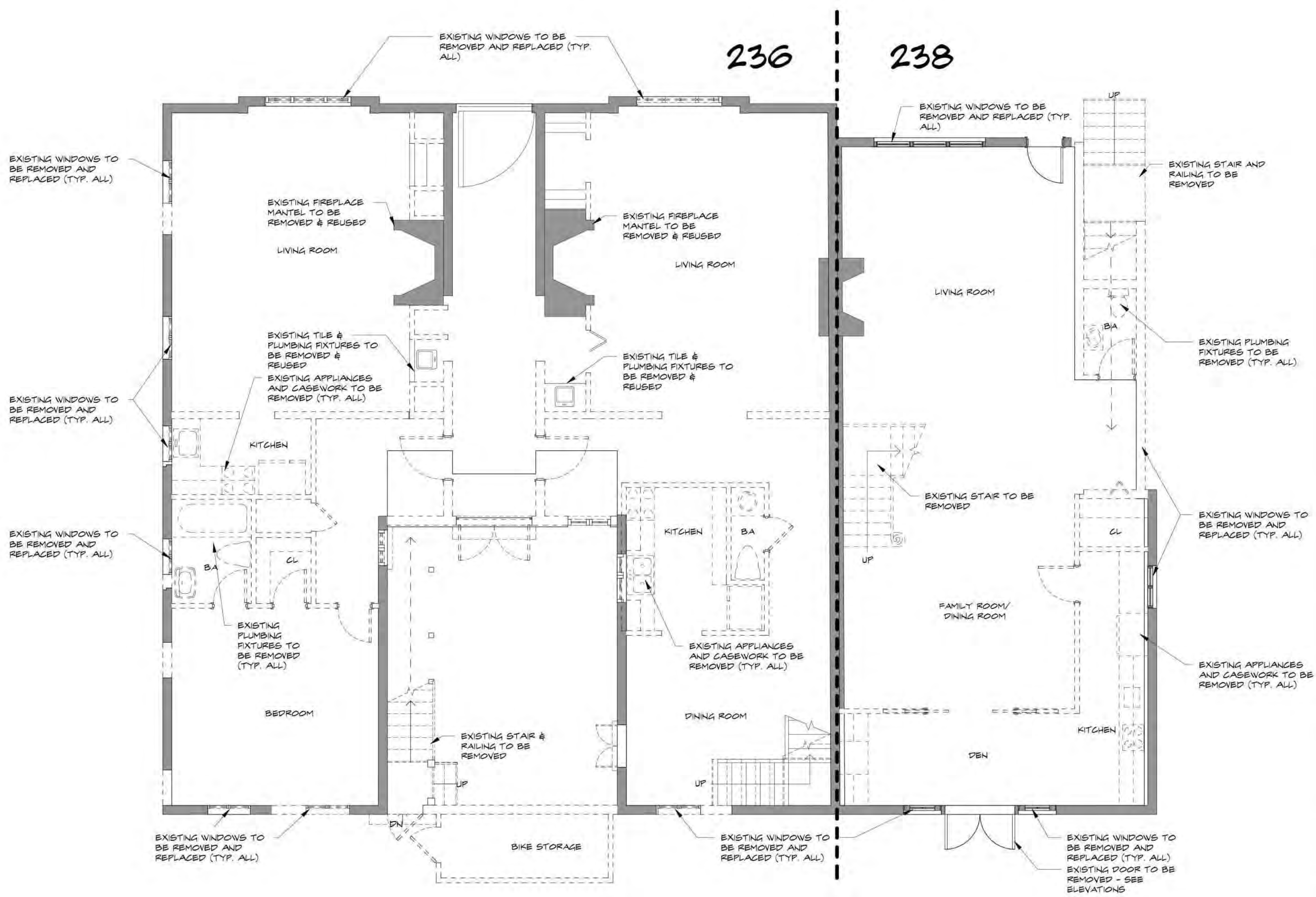
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SP.0.1

PERMIT SET



1
A1.0
EXISTING FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



2
A1.0
EXISTING FIRST FLOOR MATERIALS REMOVAL PLAN
Scale: 3/16" = 1'-0"

NO PROPOSED MODIFICATIONS
TO PREVIOUSLY APPROVED

DEMO LEGEND

- EXISTING WALL TO
- EXISTING TO BE R
- EXISTING DOOR TO



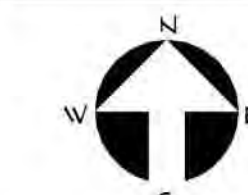
Building Renovations For: 238 PHIPPS PLAZA

238 PHIPPS PLAZA
Palm Beach, FL 33480

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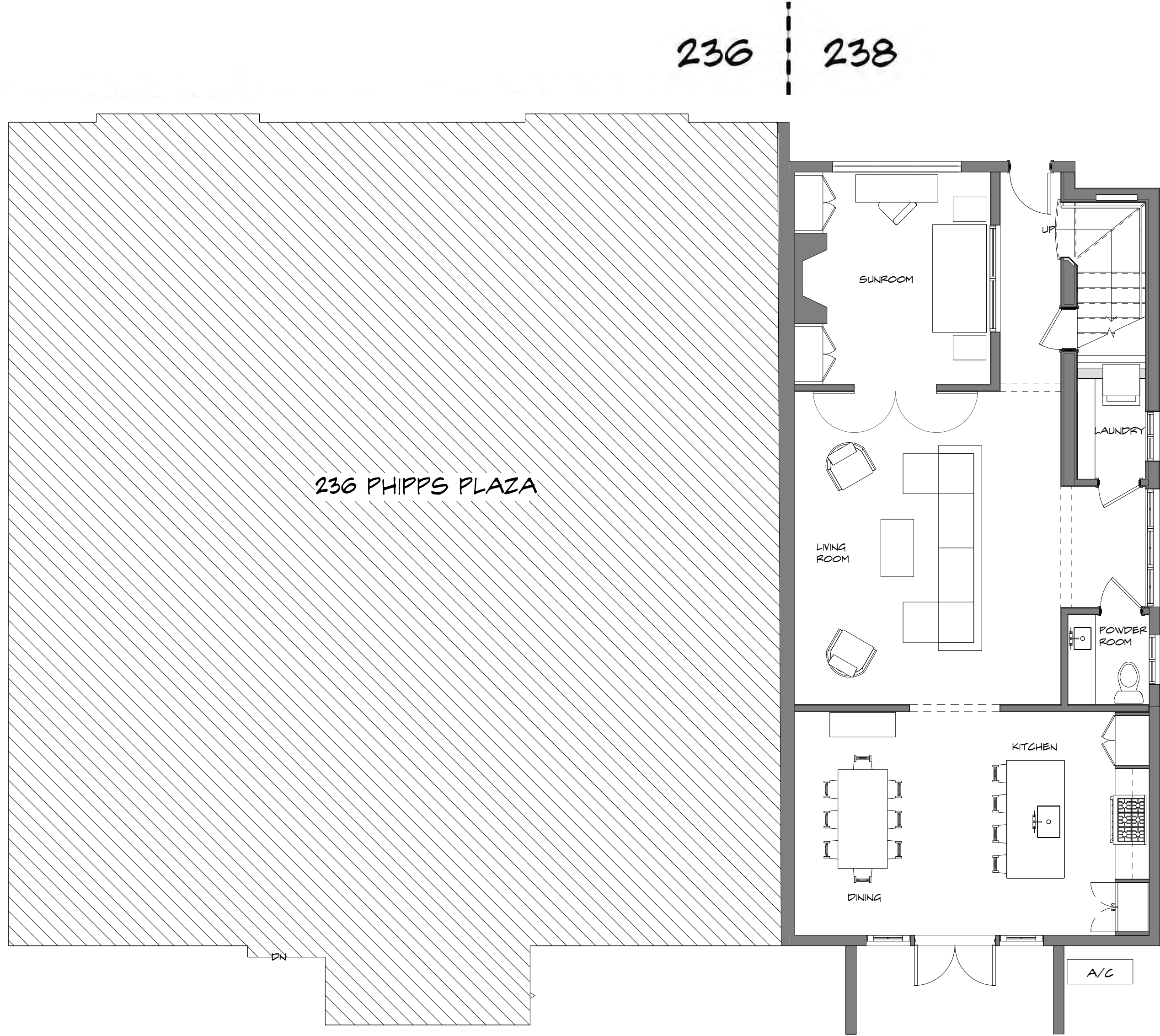
Revisions:

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

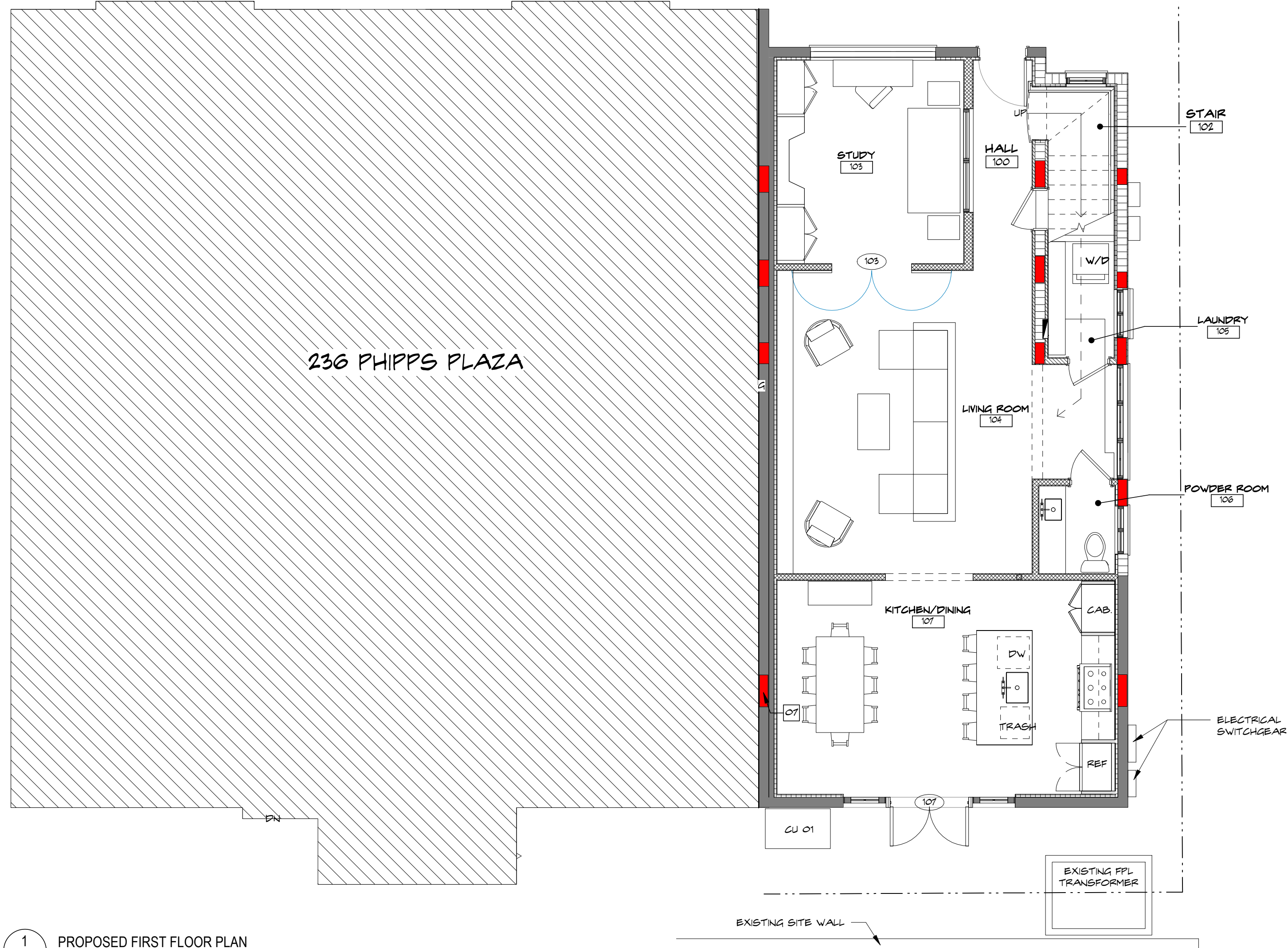


A1.0

LANDMARK SUBMITTAL



1
A1.1 PREVIOUSLY APPROVED FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



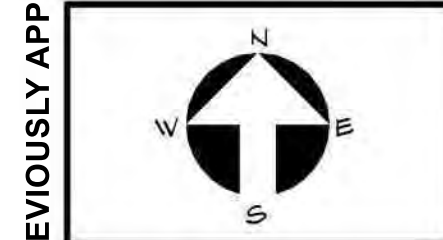
1
A1 PROPOSED FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

Building Renovations For:
238 PHIPPS PLAZA
238 PHIPPS PLAZA
Palm Beach, FL 33480

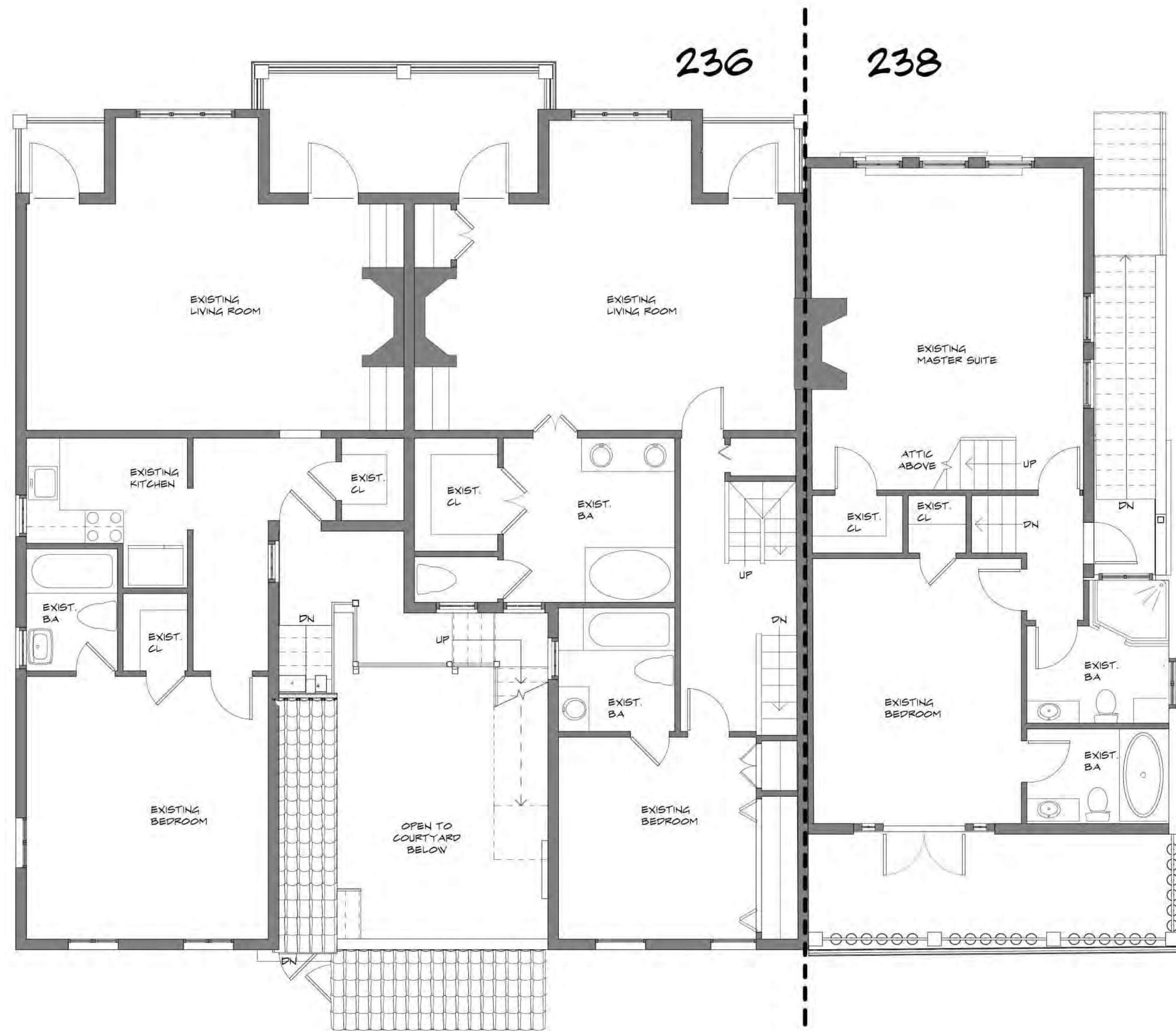
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Revisions:

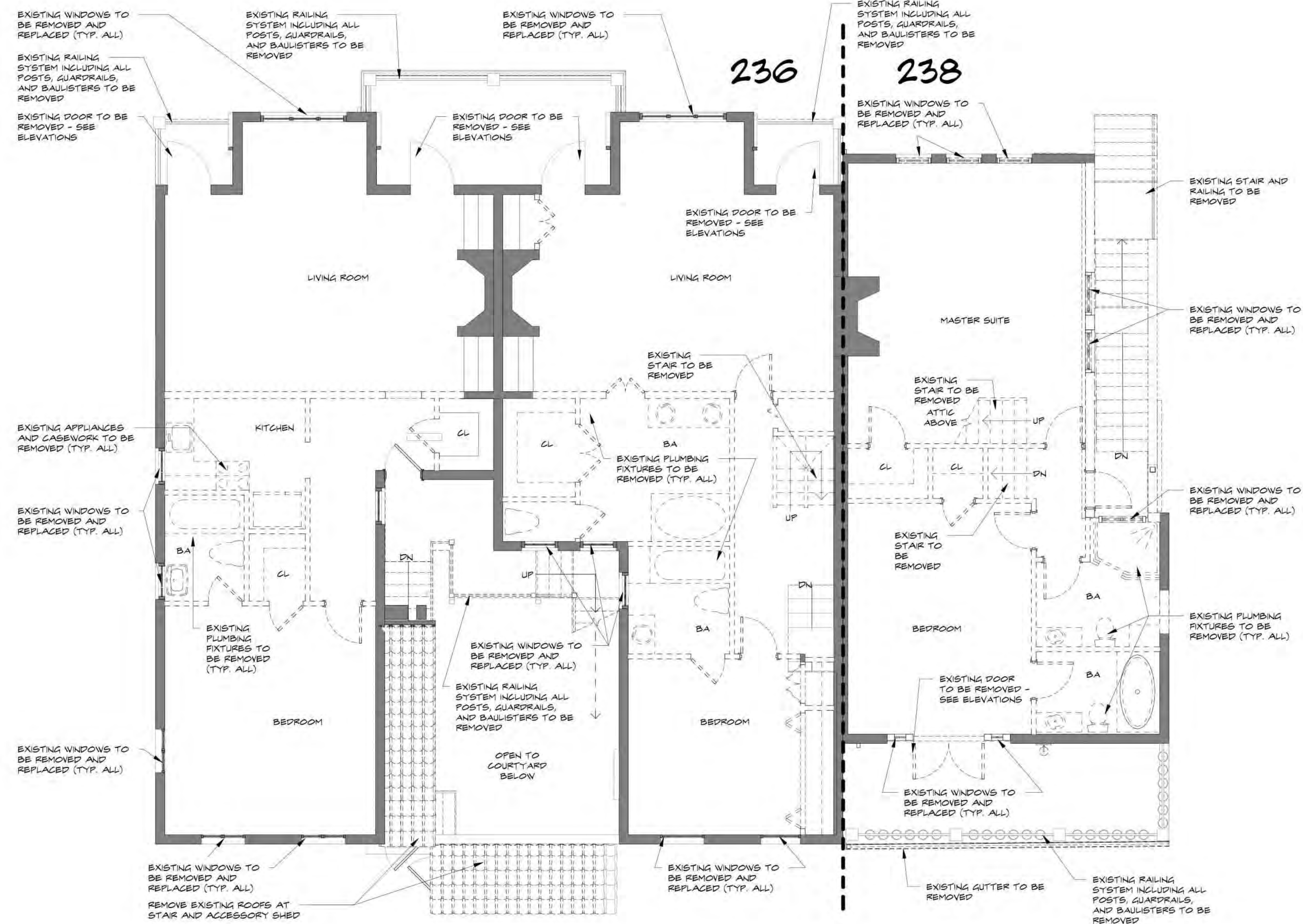
Project no: 19072
Date: 11/09/20
Drawn by: CG
Project Manager: NRF



A1.1
LANDMARK SUBMITTAL



1 EXISTING SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



2 EXISTING SECOND FLOOR MATERIALS REMOVAL PLAN
Scale: 3/16" = 1'-0"

NO PROPOSED MODIFICATIONS
TO PREVIOUSLY APPROVED

DEMO LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING DOOR TO BE REMOVED

