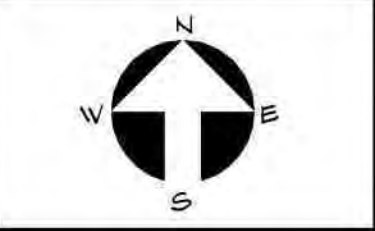




1
A2.1 PREVIOUSLY APPROVED SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

NO PROPOSED MODIFICATIONS
TO PREVIOUSLY APPROVED

SECOND FLOOR PLAN - PREVIOUSLY APPROVED & PROPOSED



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

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Revisions:

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



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Architecture • Interior Design
Keith M. Spina #A0154109

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West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
spinaorourke.com
FL LIC # A020022899

A2.1
LANDMARK SUBMITTAL



1
A4.0
EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"

NO PROPOSED MODIFICATIONS
TO PREVIOUSLY APPROVED

DEMO LEGEND

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

EXISTING ROOF PLAN

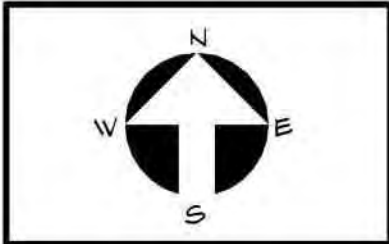
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| | |
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Project no: 19072
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Project Manager: NRF

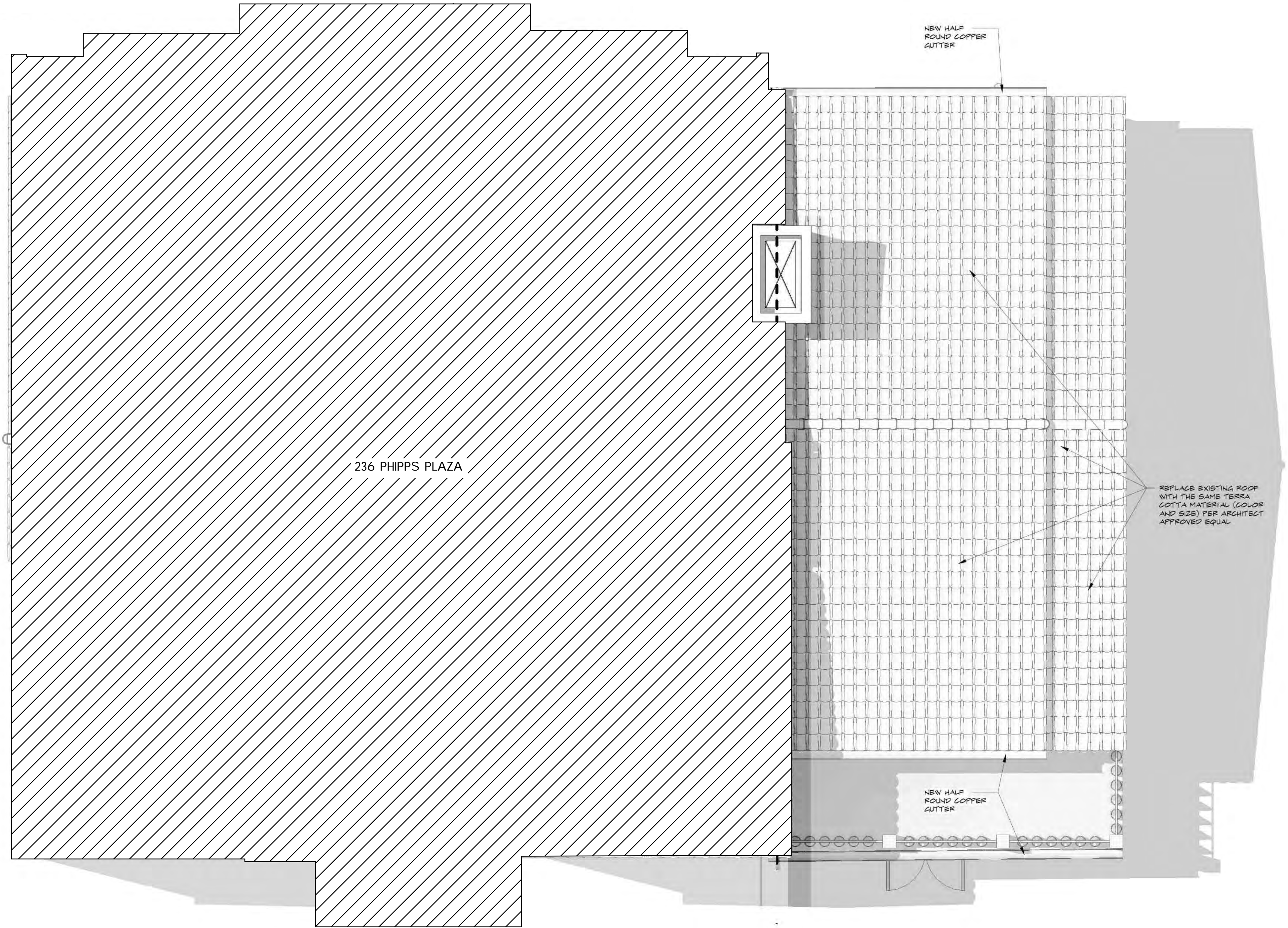


A4.0
LANDMARK SUBMITTAL



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1 PROPOSED ROOF PLAN
A4.1 Scale: 1/4" = 1'-0"

NO PROPOSED MODIFICATIONS
TO PREVIOUSLY APPROVED



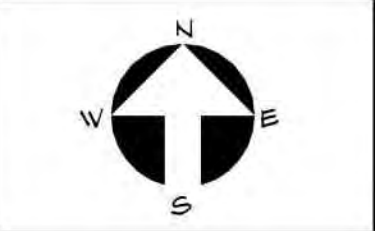
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| | |
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| | |
| | |
| | |

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



A4.1
LANDMARK SUBMITTAL

PROPOSED ROOF PLAN



EXISTING SOUTH ELEVATION
NOT TO SCALE



PROPOSED SOUTH ELEVATION
NOT TO SCALE

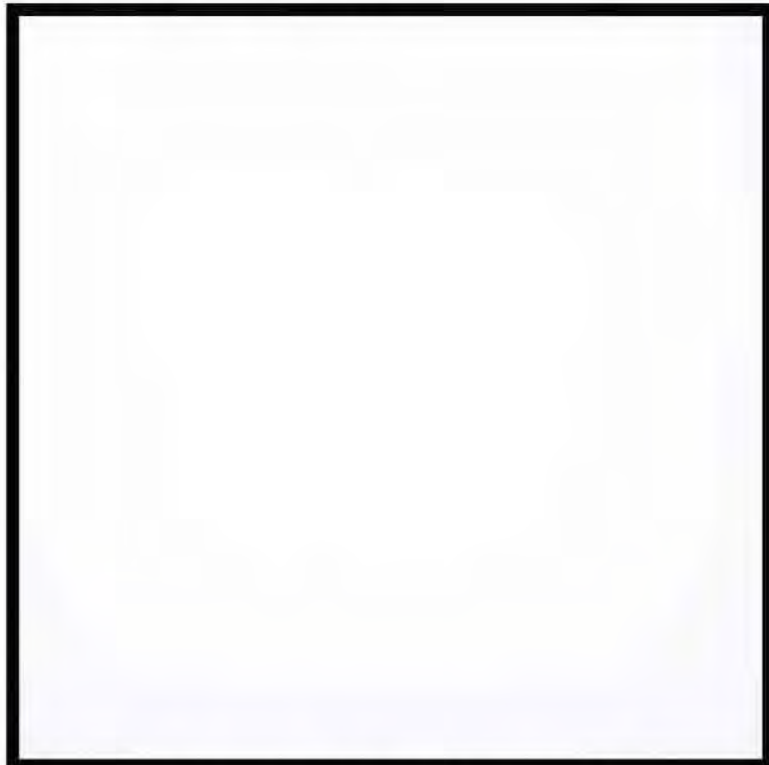
NO PROPOSED MODIFICATIONS
TO PREVIOUSLY APPROVED

STUCCO COLOR 1



Color to Match Existing

STUCCO COLOR 2



Color to Match Existing

PECKY CYPRESS



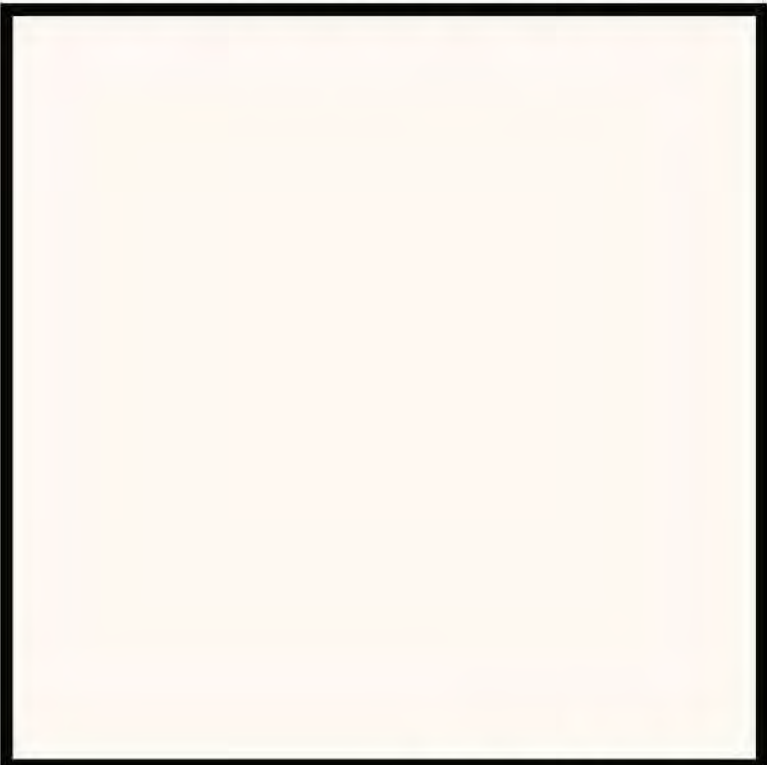
Restored Finished

GLASS



Clear Glass

WINDOW AND DOOR FRAMES



Color to Match Existing

LIGHT FIXTURES



WROUGHT IRON RAILING

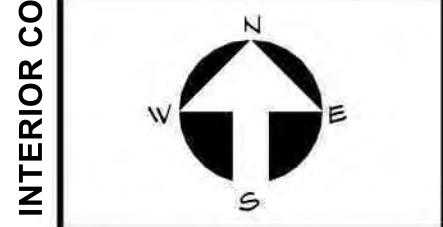


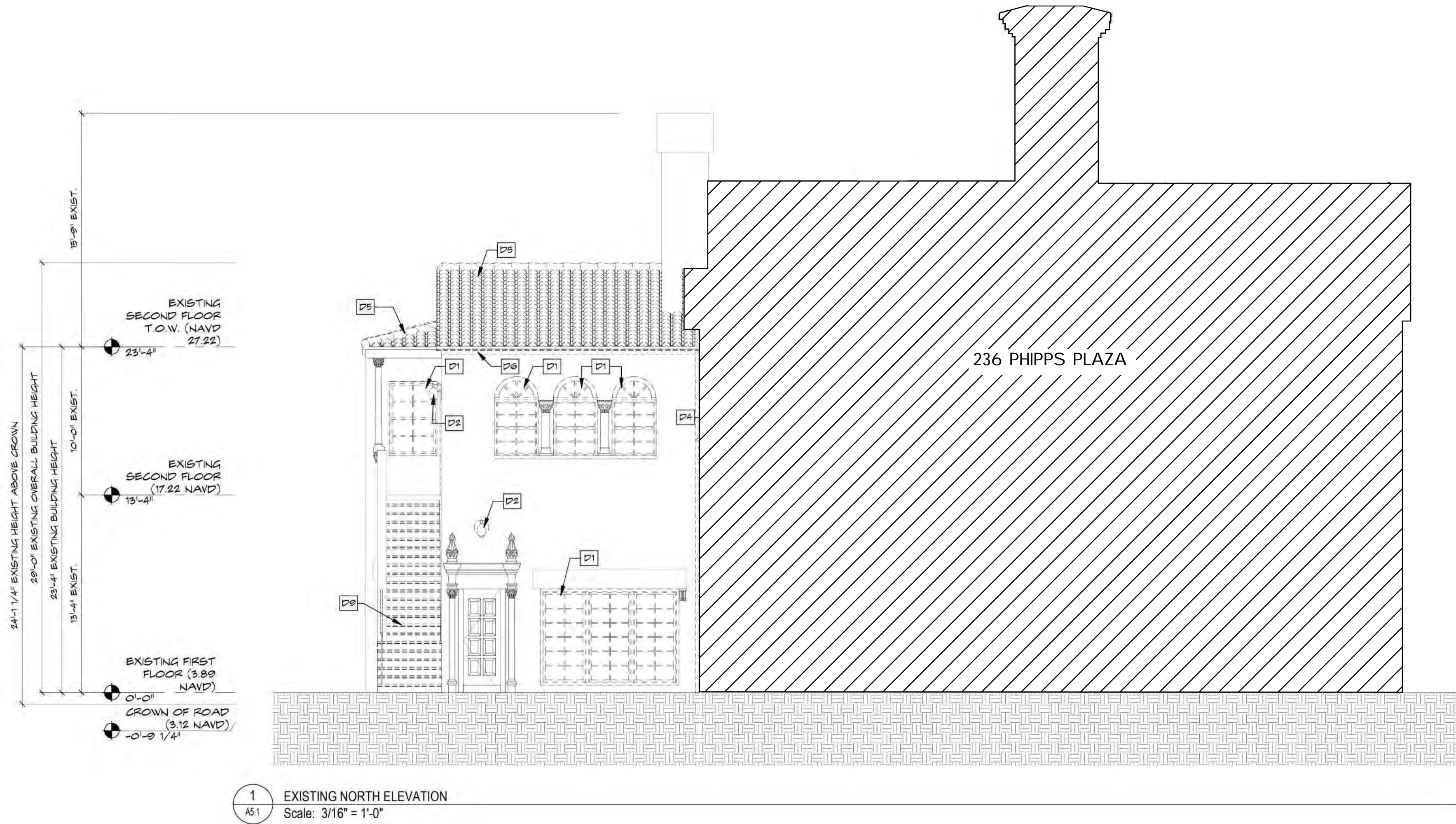
Color To Match Existing

GUTTERS AND DOWNSPOUTS



Copper Finish





NO PROPOSED MODIFICATIONS
TO PREVIOUSLY APPROVED

DEMOLITION NOTES

- D1 REMOVE AND REPLACE EXISTING WINDOWS
- D2 REMOVE AND REPLACE EXISTING LIGHT FIXTURES
- D3 REMOVE AND REPLACE EXISTING DOORS
- D4 REMOVE AND REPLACE EXISTING RAILING
- D5 REMOVE AND REPLACE CLAY ROOF TILES
- D6 REMOVE AND REPLACE EXISTING GUTTER AND DOWNSPOUTS
- D7 REMOVE AND REPLACE EXISTING RAILING POST
- D8 REMOVE EXISTING EXHAUST VENT
- D9 REMOVE EXISTING STAIR

CONSTRUCTION NOTES

- C1 NEW BUILDING WINDOWS TO MATCH EXISTING BUILDING STYLE AND SIZE - CG ESTATE SERIES
- C2 NEW EXTERIOR LIGHT FIXTURE
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- C8 NEW HALF ROUND COPPER GUTTER AND DOWNSPOUT
- C9 NOT IN USE
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- C14 EXISTING CAST STONE CORBEL AND LINTEL TO REMAIN AND BE RESTORED
- C15 NEW CAST STONE CORBEL TO MATCH EXISTING
- C16 NEW ATTIC VENT TO MATCH EXISTING



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

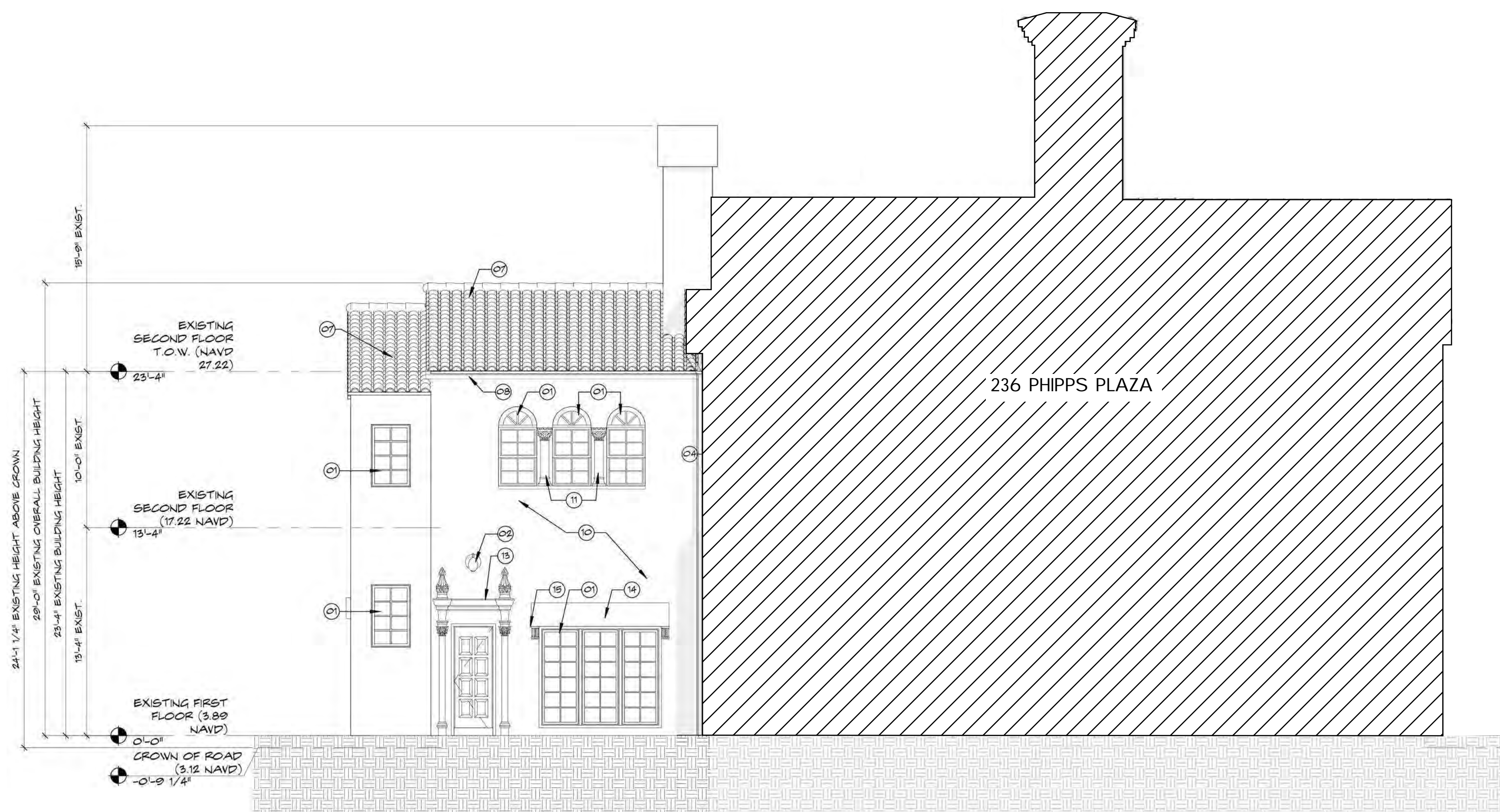
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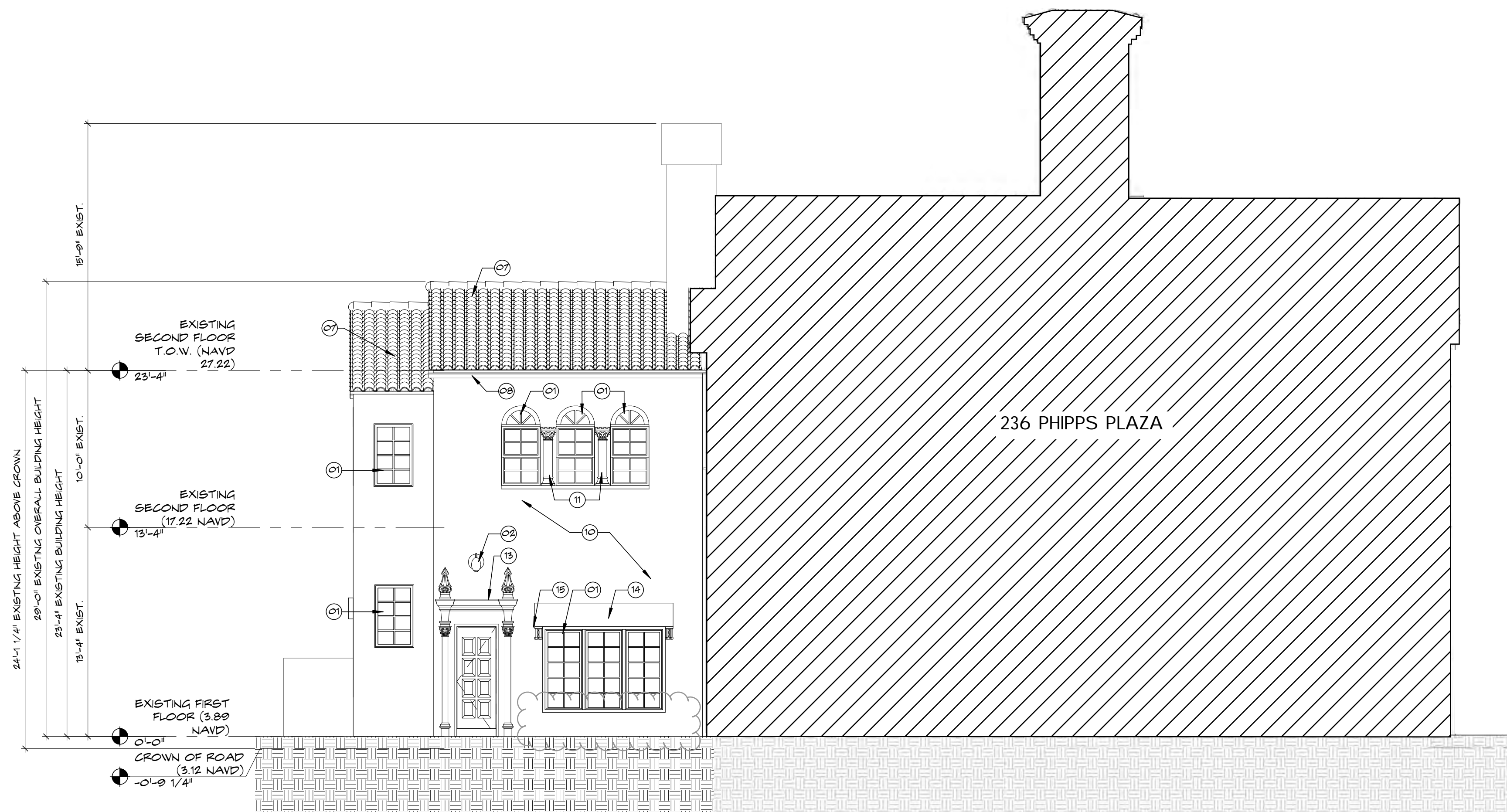
Project no: 19072
Date: 11/09/20
Drawn by: CG
Project Manager: NRF



A5.1
LANDMARK SUBMITTAL



1 PREVIOUSLY APPROVED NORTH ELEVATION
Scale: 3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
Scale: 3/16" = 1'-0"

DEMOLITION NOTES

- D1 REMOVE AND REPLACE EXISTING WINDOWS
- D2 REMOVE AND REPLACE EXISTING LIGHT FIXTURES
- D3 REMOVE AND REPLACE EXISTING DOORS
- D4 REMOVE AND REPLACE EXISTING RAILING
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- D6 REMOVE AND REPLACE EXISTING GUTTER AND DOWNSPOUTS
- D7 REMOVE AND REPLACE EXISTING RAILING POST
- D8 REMOVE EXISTING EXHAUST VENT
- D9 REMOVE EXISTING STAIR

CONSTRUCTION NOTES

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- C15 NEW CAST STONE CORBEL TO MATCH EXISTING
- C16 NEW ATTIC VENT TO MATCH EXISTING

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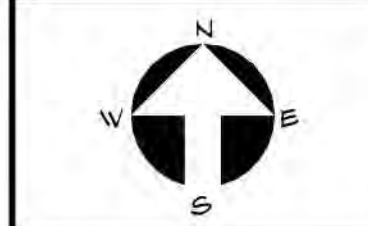
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Keith M. Spina #A075419

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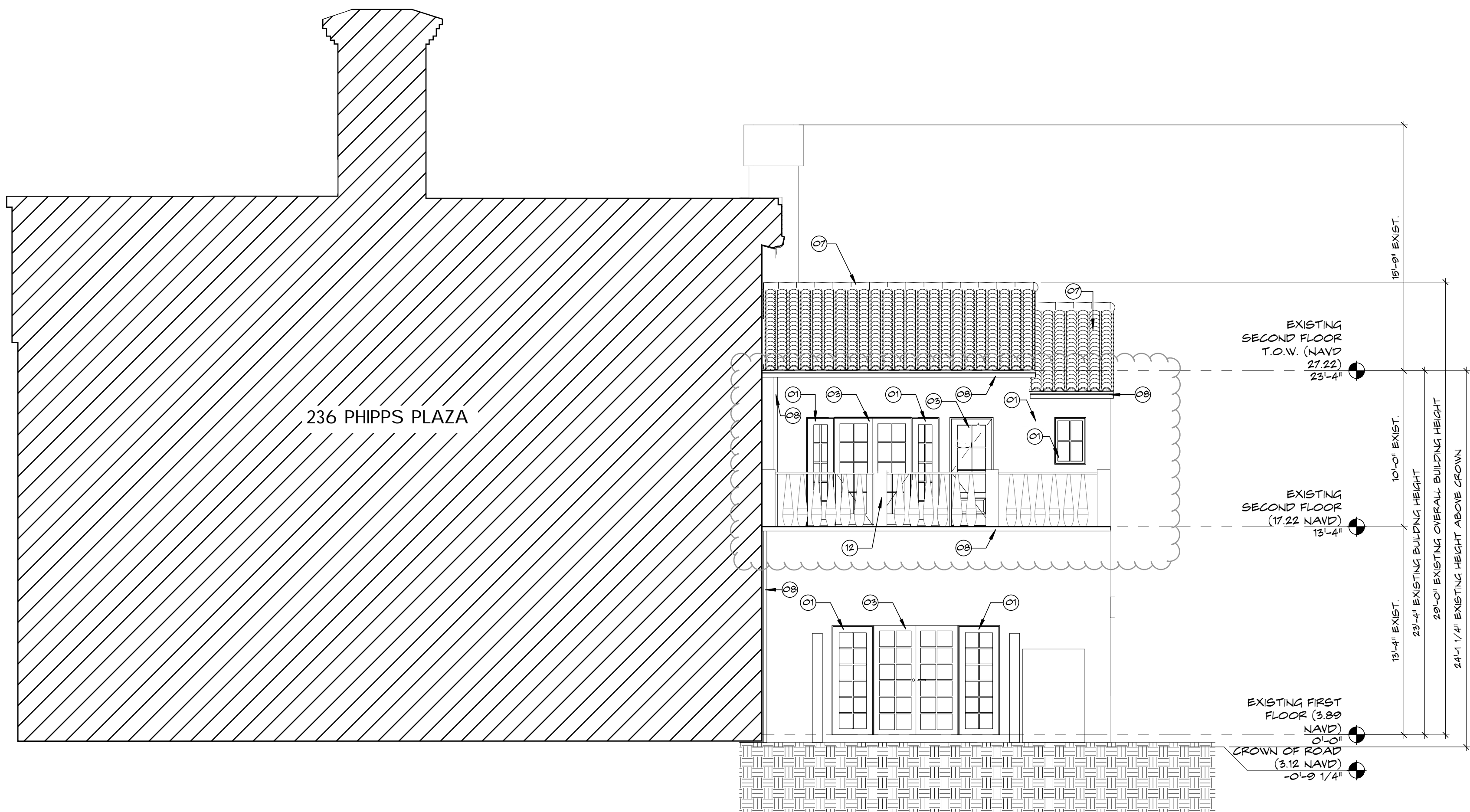
Revisions:

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

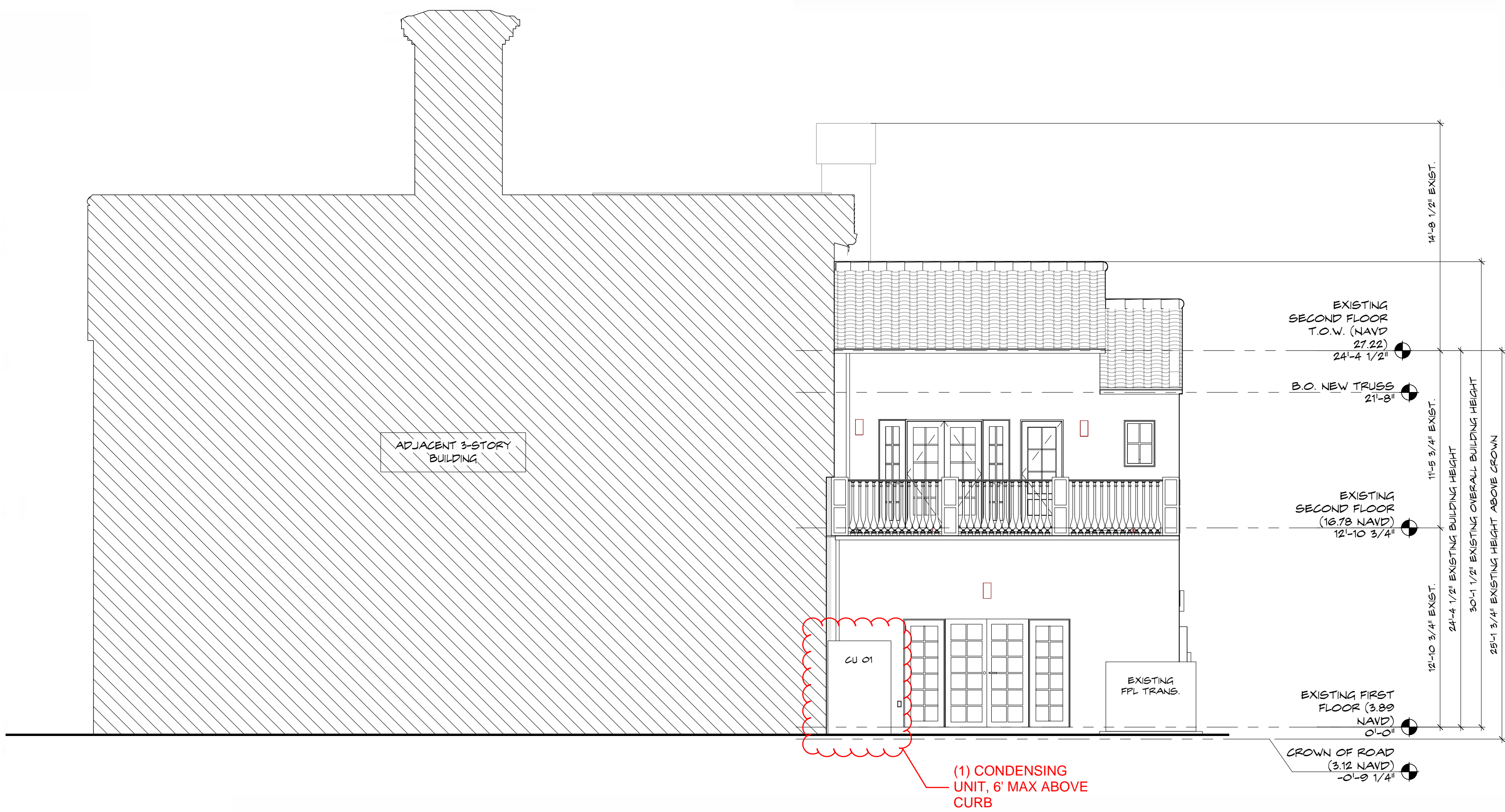


A5.1
LANDMARK SUBMITTAL

NORTH ELEVATION



2 PREVIOUSLY APPROVED SOUTH ELEVATION
A5.3 Scale: 3/16" = 1'-0"



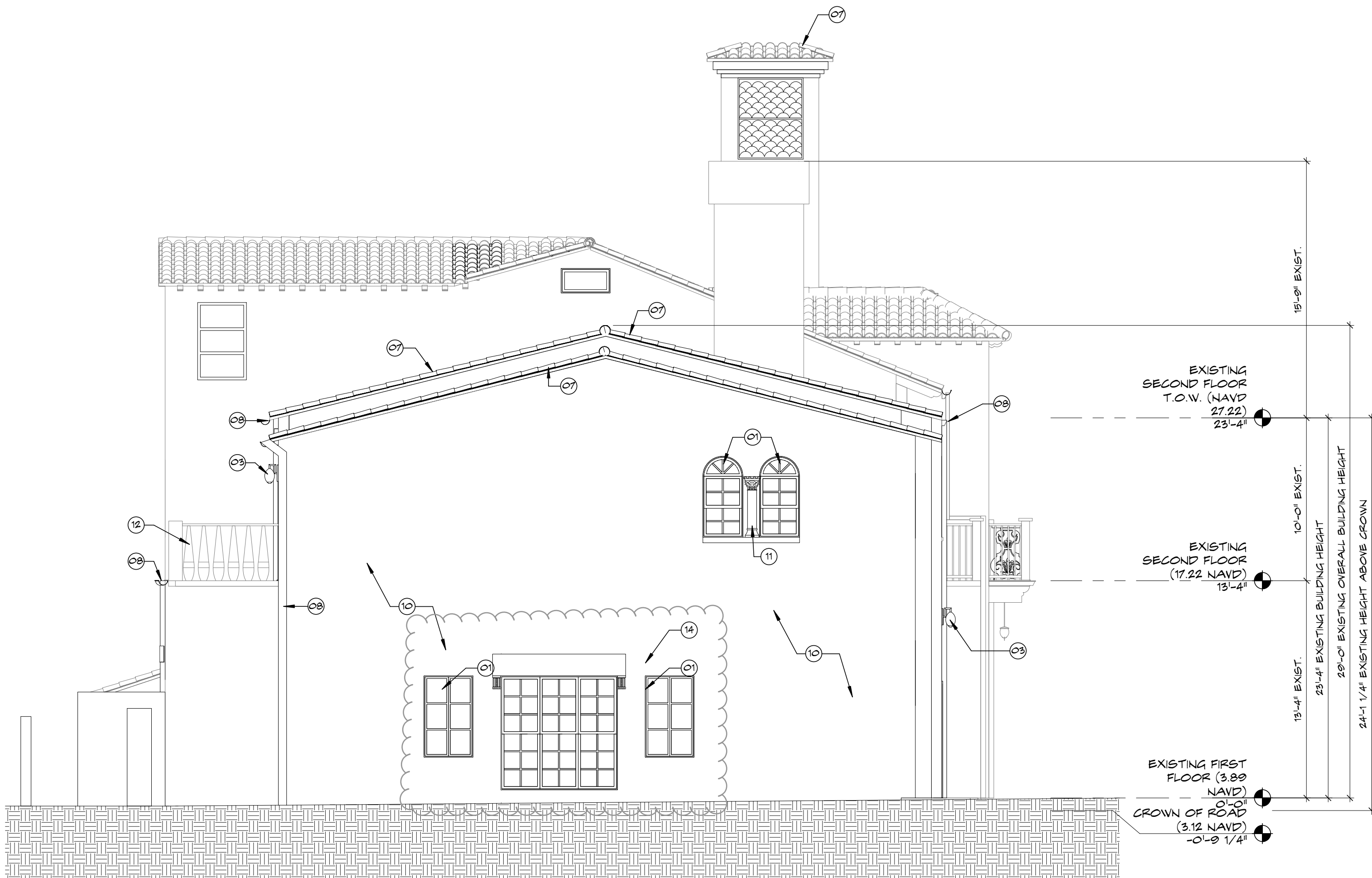
2 PROPOSED SOUTH ELEVATION
A5.2 Scale: 3/16" = 1'-0"

DEMOLITION NOTES

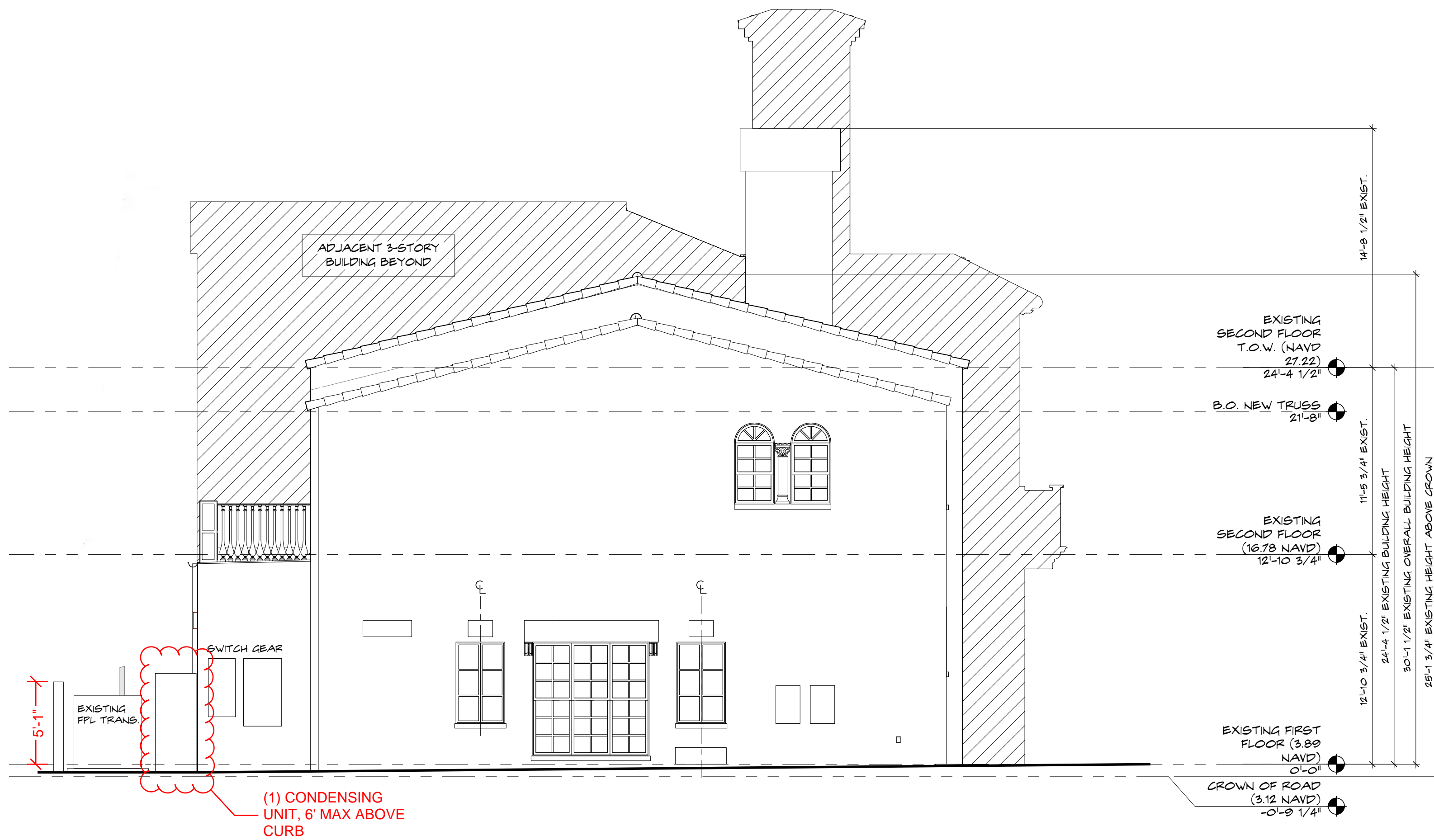
- D1 REMOVE AND REPLACE EXISTING WINDOWS
- D2 REMOVE AND REPLACE EXISTING LIGHT FIXTURES
- D3 REMOVE AND REPLACE EXISTING DOORS
- D4 REMOVE AND REPLACE EXISTING RAILING
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- D9 REMOVE EXISTING STAIR

CONSTRUCTION NOTES

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- C15 NEW CAST STONE CORBEL TO MATCH EXISTING
- C16 NEW ATTIC VENT TO MATCH EXISTING



2 PREVIOUSLY APPROVED EAST ELEVATION
Scale: 3/16" = 1'-0"



3 PROPOSED EAST ELEVATION
Scale: 3/16" = 1'-0"

DEMOLITION NOTES

- 01 REMOVE AND REPLACE EXISTING WINDOWS
- 02 REMOVE AND REPLACE EXISTING LIGHT FIXTURES
- 03 REMOVE AND REPLACE EXISTING DOORS
- 04 REMOVE AND REPLACE EXISTING RAILING
- 05 REMOVE AND REPLACE CLAY ROOF TILES
- 06 REMOVE AND REPLACE EXISTING GUTTER AND DOWNSPOUTS
- 07 REMOVE AND REPLACE EXISTING RAILING POST
- 08 REMOVE EXISTING EXHAUST VENT
- 09 REMOVE EXISTING STAR

CONSTRUCTION NOTES

- 01 NEW BUILDING WINDOWS TO MATCH EXISTING BUILDING STYLE AND SIZE - CG ESTATE SERIES
- 02 NEW EXTERIOR LIGHT FIXTURE
- 03 NEW EXTERIOR DOOR TO MATCH EXISTING BUILDING STYLE AND SIZE
- 04 NEW EXTERIOR RAILING RESTORED TO PREVIOUS HISTORICAL DESIGN
- 05 NEW EXTERIOR STAR RAIL RESTORED TO PREVIOUS HISTORICAL DESIGN
- 06 STRIP WHITE PAINT FROM DECORATIVE STRUCTURAL ELEMENTS AND RESTORE TO ORIGINAL PECKY CYPRESS FINISH
- 07 NEW TERRACOTTA ROOF TILES
- 08 NEW HALF ROUND COPPER GUTTER AND DOWNSPOUT
- 09 NOT IN USE
- 10 SKIM COAT ALL EXTERIOR WALLS OF BUILDING AND REPAINT WITH COLOR TO MATCH EXISTING
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- 15 NEW CAST STONE CORBEL TO MATCH EXISTING
- 16 NEW ATTIC VENT TO MATCH EXISTING

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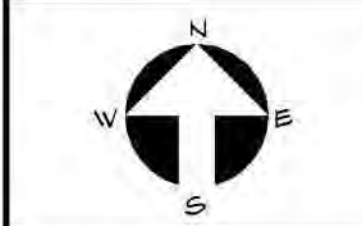
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Keith M. Spina #A0154197

Building Renovations For:
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Palm Beach, FL 33480

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Revisions:

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Date: 11/09/20
Drawn by: CG
Project Manager: NRF



A5.3
LANDMARK SUBMITTAL

EAST ELEVATION



View to North Facade



View to South Yard



View to East Side Yard



View to East Side Yard

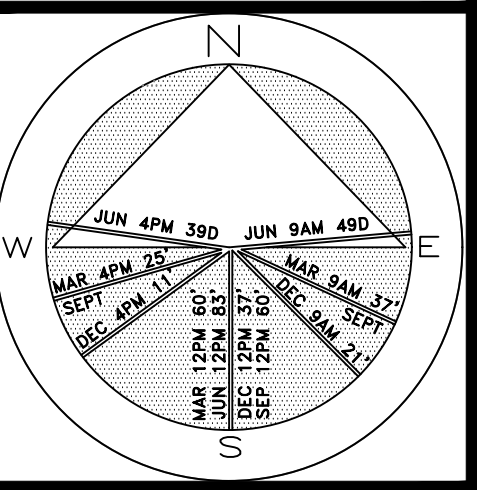
Private Residence
238 Phipps Plaza
Palm Beach

F L O R I D A

JOB NUMBER: # 202089.00 LA
DRAWN BY: Lauren Freeman
DATE: 02.22.2022
03.07.2022

SHEET L1.0

Private Residence
238 Phipps Plaza
Palm Beach



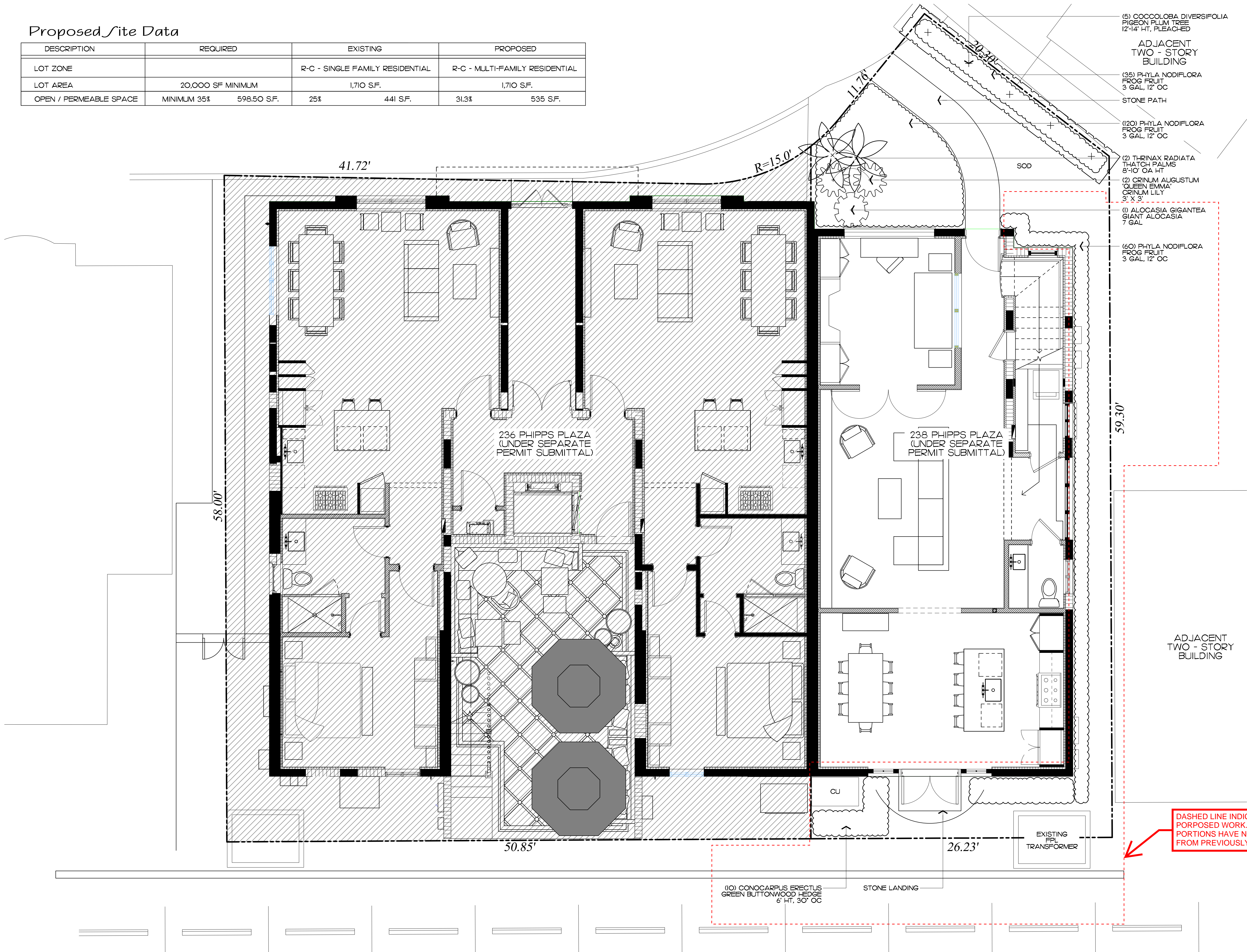
JOB NUMBER: # 202089.00 LA
DRAWN BY: Lauren Freeman
DATE: 02.22.2022
03.07.2022

SHEET L2.0

16 sf.
AREA IN SQ.FT.

Proposed Site Data

| DESCRIPTION | REQUIRED | EXISTING | PROPOSED |
|------------------------|-------------------|---------------------------------|--------------------------------|
| LOT ZONE | | R-C - SINGLE FAMILY RESIDENTIAL | R-C - MULTI-FAMILY RESIDENTIAL |
| LOT AREA | 20,000 SF MINIMUM | 1,710 S.F. | 1,710 S.F. |
| OPEN / PERMEABLE SPACE | MINIMUM 35% | 598.50 S.F. | 535 S.F. |



DASHED LINE INDICATES NEW PORPOSED WORK. ALL OTHER PORTIONS HAVE NO CHANGE FROM PREVIOUSLY APPROVED



2021
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2021
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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

COA 22-024
Landscape Plan
SCALE IN FEET 0' 4' 8' 12'

Trees & Palms

| SYMBOL/KEY | PLANT NAME | QTY. | DESCRIPTION |
|---|--|------|----------------------|
|  | THRINAX RADIATA THATCH PALM | 6 | 8'-10' OA HT |
|  | COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE | 5 | 12'-14' HT, PLEACHED |

Native Landscape Legend

| | | |
|--|--------------------|----------------|
| PROPERTY ADDRESS: | 238 PHIPPS PLAZA | |
| | REQUIRED | PROPOSED |
| LOT SIZE (SQ FT) | 20,000 SF MIN | 2,944 SF |
| LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %) | (MIN 35%) 598.5 SF | 535 SF (31.3%) |
| NATIVE TREES % | 35% | 5 - 100% |
| NATIVE PALMS % | 35% | 6 - 100% |
| NATIVE SHRUBS % | 35% | 10 - 76.9% |
| NATIVE VINES / GROUND COVER % | 35% | 215 - 100% |
| | | |





202 **202**

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Shrubs & Groundcovers

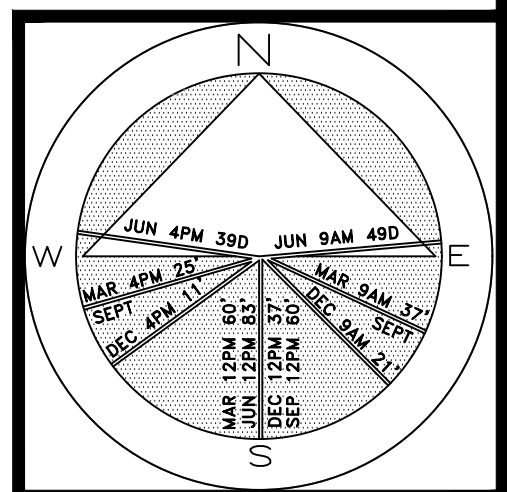
| SYMBOL/KEY | PLANT NAME | QTY. | DESCRIPTION |
|---|--|------|---------------|
|  | PHYLA NODIFLORA FROG FRUIT | 215 | 3 GAL, 12" OC |
|  | CONOCARPUS ERECTUS GREEN BUTTONWOOD | 10 | 6' HT, 30" OC |
|  | CRINUM ANGUSTUM 'QUEEN EMMA' QUEEN EMMA CRINUM LILY | 2 | 3' X 3' |
|  | ALOCASIA GIGANTEA GIANT ALOCASIA | 1 | 7 GAL |

Lawn & Mulch

| AREA | PLANT NAME | QTY. | DESCRIPTION |
|-------|--------------------|-----------|---------------|
| LAWN | EMPIRE ZOYSIA LAWN | AS NEEDED | SOD PALLETS |
| MULCH | EUCALYPTUS MULCH | AS NEEDED | 3" MIN. DEPTH |



Private Residence
238 Phipps Plaza
Palm Beach



JOB NUMBER: # 202089.00 LA
DRAWN BY: Lauren Freeman
DATE: 02.22.2022
03.07.2022

SHEET L2.1

COA 22-024
Plant schedule

PREVIOUSLY APPROVED
LANDSCAPE ELEVATION



North Elevation



South Elevation

CURRENTLY PROPOSED
LANDSCAPE ELEVATIONS



East Elevation

CURRENTLY PROPOSED
LANDSCAPE ELEVATIONS

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784

Dustin@environmentdesigngroup.com

Private Residence
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Palm Beach

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SHEET L3.0

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COA 22-024
Elevation Renderings
SCALE IN FEET: 3/16"=1'-0"



COA# 053-2020

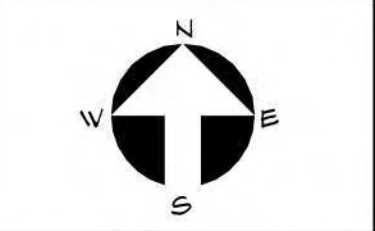
INGRESS

EGRESS

TRUCK LOGISTICS PLAN

TLP

LANDMARK SUBMITTAL



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

Revisions:

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