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SKA Architect + Planner
249 Peruvian Avenue, Suite F-2
Palm Beach, Florida 33480
(561) 655-1116 office
(561) 832-7828 facsimile
www.skaarchitect.com

Keith Williams ASLA
www.neverawilliams.com

Nievera Williams design
Palm Beach, Miami, New York

Palm Beach, Florida
223 Sunset Ave. suite 150
561.659.2820

Chad M. Gruber, P.E.
Gruber Consulting Engineers, Inc.
2475 Mercer Ave. suite 305
West Palm Beach, FL 33401
Ph: 561.312.2041
Fx: 561.537.7229

RECEIVED
By DSR at 12:46 pm, Jul 08, 2022

209 PHIPPS PLAZA
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480
AWNING ADDITION

LANDMARKS
COA-22-041
AUGUST 17, 2022

TOWN COUNCIL
ZON-22-119
JUNE 22, 2022

SKA ARCHITECT + PLANNER
PATRICK W. SEGRAVES, A.I.A.
DANIEL A. CLAVIJO, MBA ASSOCIATE A.I.A.

PROJECT DESCRIPTION

Addition of an awning to the south (front yard) second story patio of existing house at 209 Phipps Plaza.

VARIANCES 134-201 N/A

Section 134-948(5)a.: A variance for a second story front (south) yard setback of 1 foot in lieu of the 25 feet minimum required, for a new second floor awning.

FINAL SUBMITTAL
06-27-22

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RESIDENCE FOR:

209 PHIPPS PLAZA

PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

△
△
△
△
△

SHEET NUMBER:

1

ISSUE DATE: 06-07-22

JOB #: ZON-22-119

W:\Miller\DRAWINGS\Y21\1212.dwg, 11X17, 10/19/2021 4:08:02 PM

LEGAL DESCRIPTION NOTE:

The last paragraph of the legal description shown below as follows:

"Together with:

The East Five feet (5') of the West Ten feet (10') of lot "E" Phipps Plaza, according to the plat thereof recorded in Plat Book 20, Page 72 of the Public Records of Palm Beach County, Florida."

Creates an overlap with the legal description of the property lying West of and adjacent to the subject property as shown hereon with hatching at the SW corner of the subject property.

SITE SPECIFIC LEGEND:

- = LOT CORNER, NOTHING FOUND OR SET UNLESS OTHERWISE NOTED:
- Ⓐ = COVERED CARPORT, 2ND FLOOR ABOVE GARAGE F.F.EL.= 3.04
- Ⓑ = BOTTOM FLOOR UNDER CONSTRUCTION AT TIME OF SURVEY. THRESHOLD EL.= 3.59
- Ⓒ = COVERED ENTRY, 2ND FLOOR ABOVE.

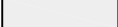
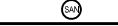
CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	21.00'	49°37'57"	18.19'	S66°11'25"W 17.63'
C2	21.00'	40°22'03"	14.80'	S21°11'25"W 14.49'
C3	21.00'	90°00'00"	32.99'	S46°00'24"W 29.70'

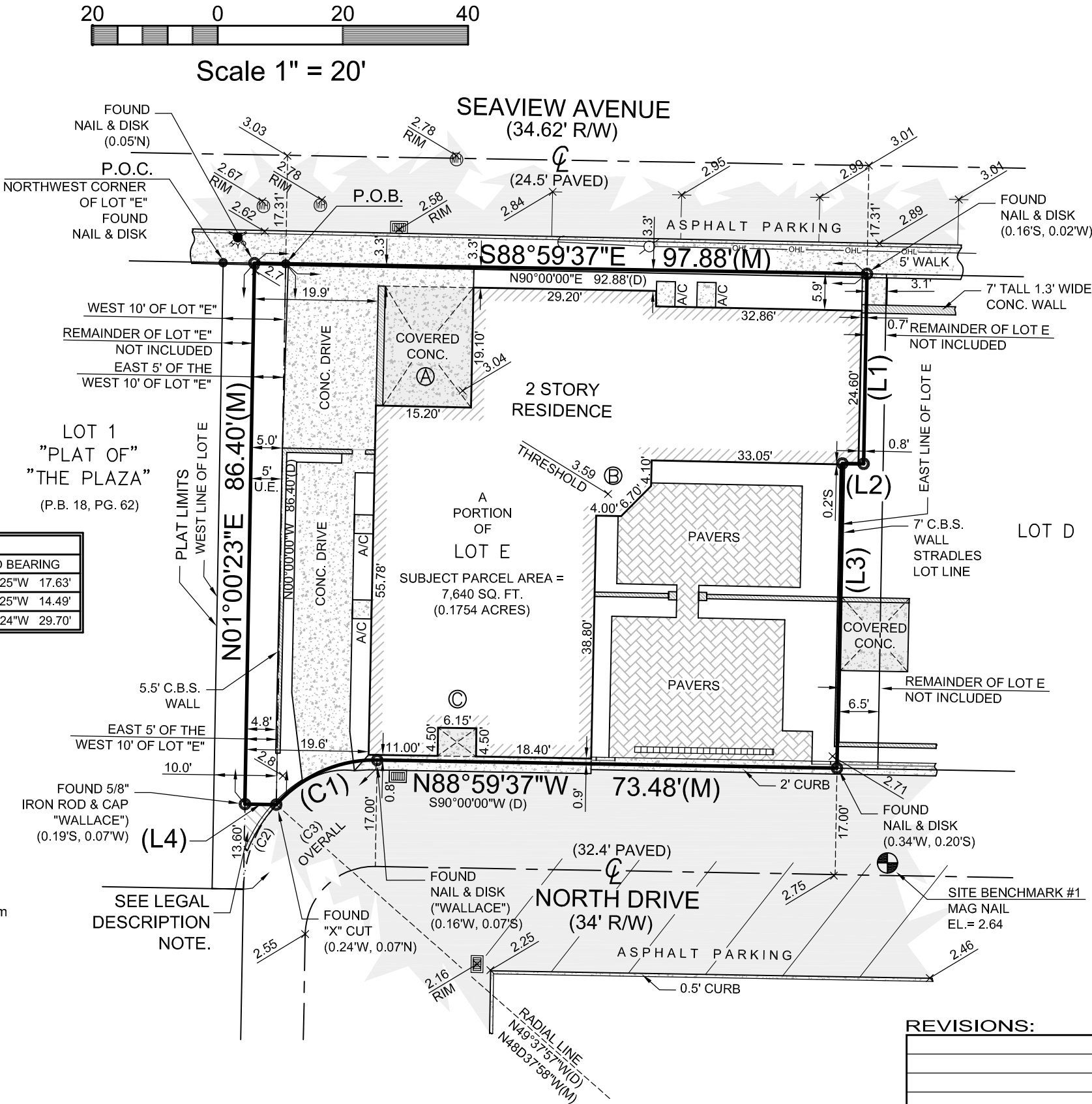
LINE TABLE		
LINE	BEARING	LENGTH
L1 (M)	S01°00'23"W	30.33'
L1 (D)	S00°00'00"E	30.33'
L2 (M)	N88°59'37"W	3.40'
L2 (D)	S90°00'00"W	3.40'
L3 (M)	S01°00'23"W	48.67'
L3 (D)	S00°00'00"E	48.67'
L4	N88°59'37"W	5.00'

SURVEY NOTES:

- Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- Area of subject property = 7,640 square feet (0.1754 acres).
- Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - $\frac{00.00}{\times}$ = existing elevation (NAVD 88 typical).
- No underground improvements located.
- Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Rotate grid bearings 01°00'23" counterclockwise to deed bearings. Distances are plat and measured unless otherwise shown.
- This firms "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC. = CALCULATED	(P) = PLAT	P.I. = POINT OF INTERSECTION	 = ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	 = CONCRETE FLATWORK
CONC. MON. = CONCRETE MONUMENT	Δ = CENTRAL "DELTA" ANGLE	P.O.B. = POINT OF BEGINNING	 = PAVER BRICK FLATWORK
CONC. = CONCRETE	L = ARC LENGTH	R/W = RIGHT OF WAY	 = WOOD POWER POLE
D.E. = DRAINAGE EASEMENT	CH.B. = CHORD BEARING	 = CHAIN LINK FENCE	 = METAL FENCE
U.E. = UTILITY EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	 = WOOD FENCE	 = WATER METER
P.E. = POOL EQUIPMENT	O.R.B. = OFFICIAL RECORD BOOK	= CENTERLINE	= FIRE HYDRANT
F.F.EL. = FINISHED FLOOR ELEVATION	P.B. = PLAT BOOK	= EASEMENT	= CATCH BASIN
EL. = ELEVATION	P.C. = POINT OF CURVATURE	= COVERED	= SANITARY MANHOLE
(B.R.) = BEARING REFERENCE	P.T. = POINT OF TANGENCY	= OVERHEAD LINES	
(D) = DEED	P.R.C. = POINT OF REVERSE CURVATURE	= LOT TIE	
(M) = MEASURED	P.C.C. = POINT OF COMPOUND CURVATURE		



DESCRIPTION:

A parcel of land being a portion of lot "E", plat of PHIPPS PLAZA, according to the plat thereof as recorded in Plat Book 20, Page 72 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Lot "E", said point also being a point on the South right-of-way line of Seaview Avenue; thence North 90°00'00" East along the North line of Lot "E", said line also being the South right-of-way line of Seaview Avenue (the South right-of-way line of Seaview Avenue is assumed to bear North 90°00'00" East and all other bearings are relative thereto), a distance of 10.00 feet to the point of beginning of the herein described parcel; thence continue North 90°00'00" East, a distance of 92.88'; thence South 00°00'00" East, a distance of 30.33 feet; thence South 90°00'00" West, a distance of 3.40 feet; thence South 00°00'00" East, a distance of 48.67 feet to the South line of said Lot "E" thence South 90°00'00" West along the said South line, a distance of 73.48 feet to the beginning of a curve concave to the Southeast having a radius of 21.00 feet and a central angle of 49°37'57"; thence Southwesterly along the arc of said curve, a distance of 18.19 feet to a point on a non-radial line 10.00 feet East of (as measured at right angle to) and parallel to the West line of Lot "E" (through which point a radial line bears North 49°37'57" West); thence North 00°00'00" West along said [West] line, a distance of 86.40 feet to the North line of Lot "E"; said line also being the South right-of-way line of Seaview Avenue and to the point of beginning.

Together with:

The East Five feet (5') of the West Ten feet (10') of lot "E" Phipps Plaza, according to the plat thereof recorded in Plat Book 20, Page 72 of the Public Records of Palm Beach County, Florida.

CERTIFIED TO: 209 Phipps Plaza LLC
PROPERTY ADDRESS: 209 Phipps Plaza, Palm Beach, FL 33480
FLOOD ZONE: AE (FIRM 120220-12099C0583F 10/05/2017)

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y211212-A

REVISIONS:

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	J.W. / B.M.
DATE:	10/07/2021

MILLER LAND SURVEYING

1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	T44/9
PREV. JOB NO'S.	
JOB NO.	Y211212
S - 49,198	



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

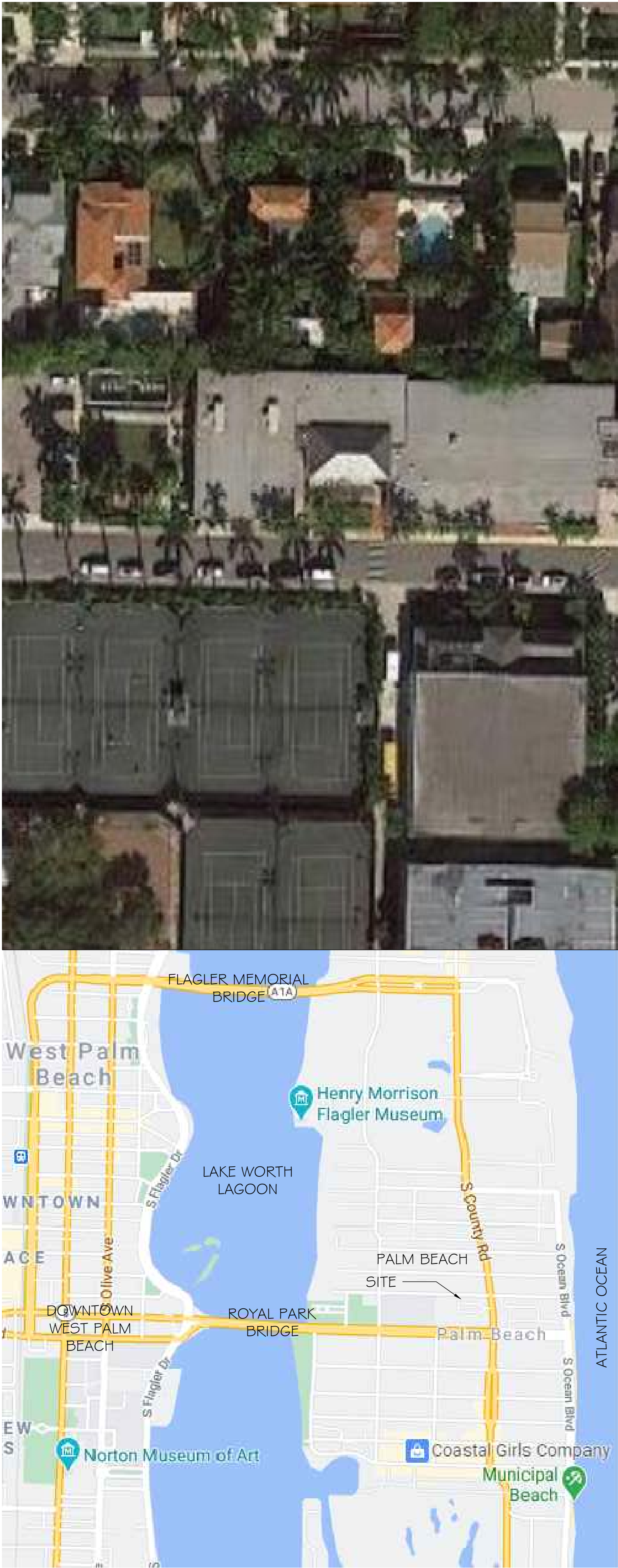
Line #	Zoning Legend			
1	Property Address:	141 AUSTRARIAN AVENUE		
2	Zoning District:	R-C MEDIUM DENSITY RESIDENTIAL		
3	Structure Type:	TWO STORY, MIXED USE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ.FT.	7,640 SQ.FT.	7,640 SQ.FT.
6	Lot Depth	100.00'	86.4' W / 48.67' E	86.4' W / 48.67' E
7	Lot Width	100.00'	97.88' N / 73.48' S	97.88' N / 73.48' S
8	Lot Coverage (Sq Ft and %)	40%(1)-30%(2)	3,758 SQ.FT. (49.19%)	3,758 SQ.FT. (49.19%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	NA	7,111.2 SQ.FT.	Awning +367 SQ.FT.
10	Cubic Content Ratio (CCR) (R-B ONLY)	NA	NA	NA
11	*Front Yard Setback (Ft.)	25'(1)-35'(2)	1.0'	1.0'
12	* Side Yard Setback (1st Story) (Ft.)	12.50'(W+E)	NA	NA
13	* Side Yard Setback (2nd Story) (Ft.)	15.00'(W+E)	19.8' E / 0.68' W	19.8' E / 0.68' W
14	*Rear Yard Setback (Ft.)	10'(1)-15'(2)	3.1'	3.1'
15	Angle of Vision (Deg.)	100	NA	NA
16	Building Height (Ft.)	14'(1)-22'(2)	22.5'	22.5'
17	Overall Building Height (Ft.)	22'(1)-30'(2)	28.2'	28.2'
18	Crown of Road (COR) (NAVD)	NA	2.75'	2.75'
19	Max. Amount of Fill Added to Site (Ft.)	NA	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	3.78'	3.78'
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	7.00'	7.00'
22	FEMA Flood Zone Designation	NA	AE	AE
23	Base Flood Elevation (BFE)(NAVD)		7.00'	7.00'
24	Landscape Open Space (LOS) (Sq Ft and %)		No Change	No Change
25	Perimeter LOS (Sq Ft and %)		No Change	No Change
26	Front Yard LOS (Sq Ft and %)		No Change	No Change
27	**Native Plant Species %	Please refer to separate landscape legend.		

* Indicate each yard area with cardinal direction
(N,S,E,W)

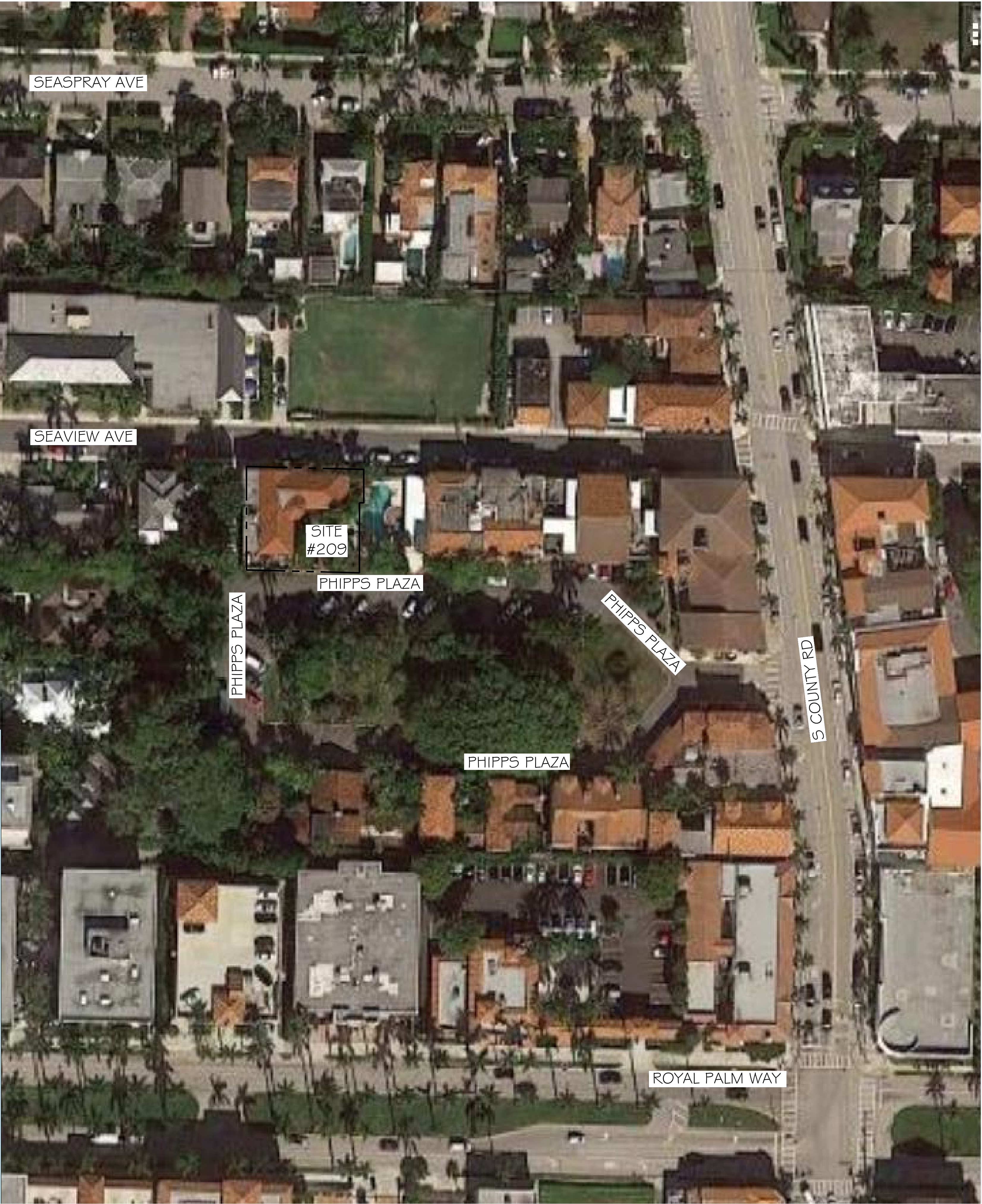
If value is not applicable, enter N/A

** Provide Native plant species calculation per
category as required by Ord. 24-2021 on separate
table

If value is not changing, enter N/C



LOCATION MAP
SCALE: N.T.S.



EXISTING SITE AERIAL
SCALE: N.T.S.

CONSULTANT:

PROPOSED RESIDENCE FOR:
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

△	
△	
△	
△	

SHEET NUMBER:
AER
ISSUE DATE: 04-19-21
JOB #: COA-027-2021



① VIEW FROM THE SOUTH 
SCALE: N.T.S.



EXISTING SITE AERIAL 
SCALE: N.T.S.



② VIEW FROM THE SOUTH 
SCALE: N.T.S.



③ VIEW FROM THE NORTH 
SCALE: N.T.S.



④ VIEW FROM THE NORTH 
SCALE: N.T.S.

CONSULTANT:

PROPOSED RESIDENCE FOR:
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181


REVISIONS:

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SHEET NUMBER:
PH.1
ISSUE DATE: 04-19-21
JOB #: COA-027-2021



① VIEW FROM THE NORTH
SCALE: N.T.S. ND



② VIEW FROM THE NORTH
SCALE: N.T.S. ND



⑤ VIEW FROM THE NORTH
SCALE: N.T.S. ND



③ VIEW FROM THE NORTH
SCALE: N.T.S. ND



⑥ VIEW FROM THE NORTH
SCALE: N.T.S. ND



④ VIEW FROM THE NORTH
SCALE: N.T.S. ND



⑦ VIEW FROM THE NORTH
SCALE: N.T.S. ND



EXISTING SITE AERIAL
SCALE: N.T.S. ND

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
209 Phipps Ave Suite 2 Palm Beach, FL 33480

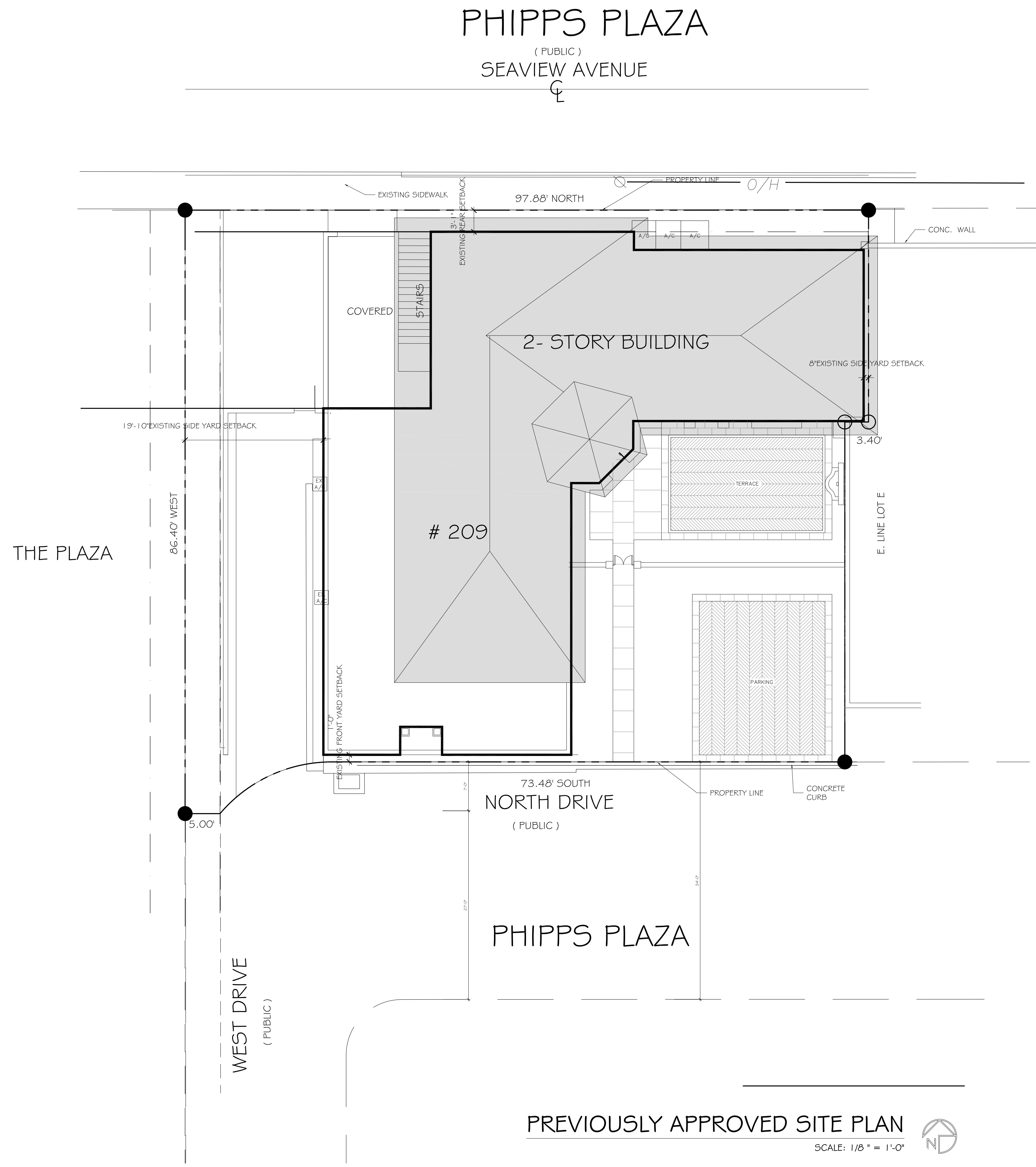
CONSULTANT:

PROPOSED RESIDENCE FOR:
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Patricia A. Ska
REGISTERED ARCHITECT
FLORIDA

REVISIONS:
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SHEET NUMBER:
PH.2
ISSUE DATE: 04-19-21
JOB #: COA-027-2021



PREVIOUSLY APPROVED SITE PLAN

SCALE: 1/8" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
STATE OF FLORIDA
PATRICK W. BECKWITH
A.R. #10,181
REGISTERED ARCHITECT

REVISIONS:

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SHEET NUMBER:
SP.1
ISSUE DATE: 12-09-21
JOB #: COA-22-041
ZON-22-119
COA-027-2021

(PUBLIC)
SEAVIEW AVENUE

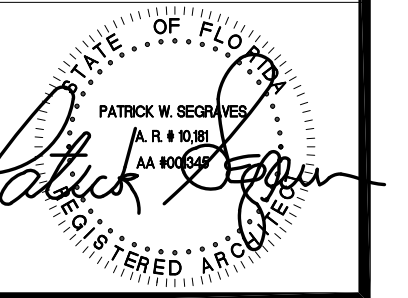


CONSULTANT:

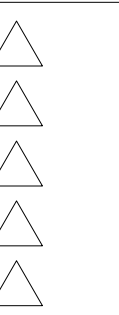
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209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

A. #001345
R. #10,181



VISIONS:

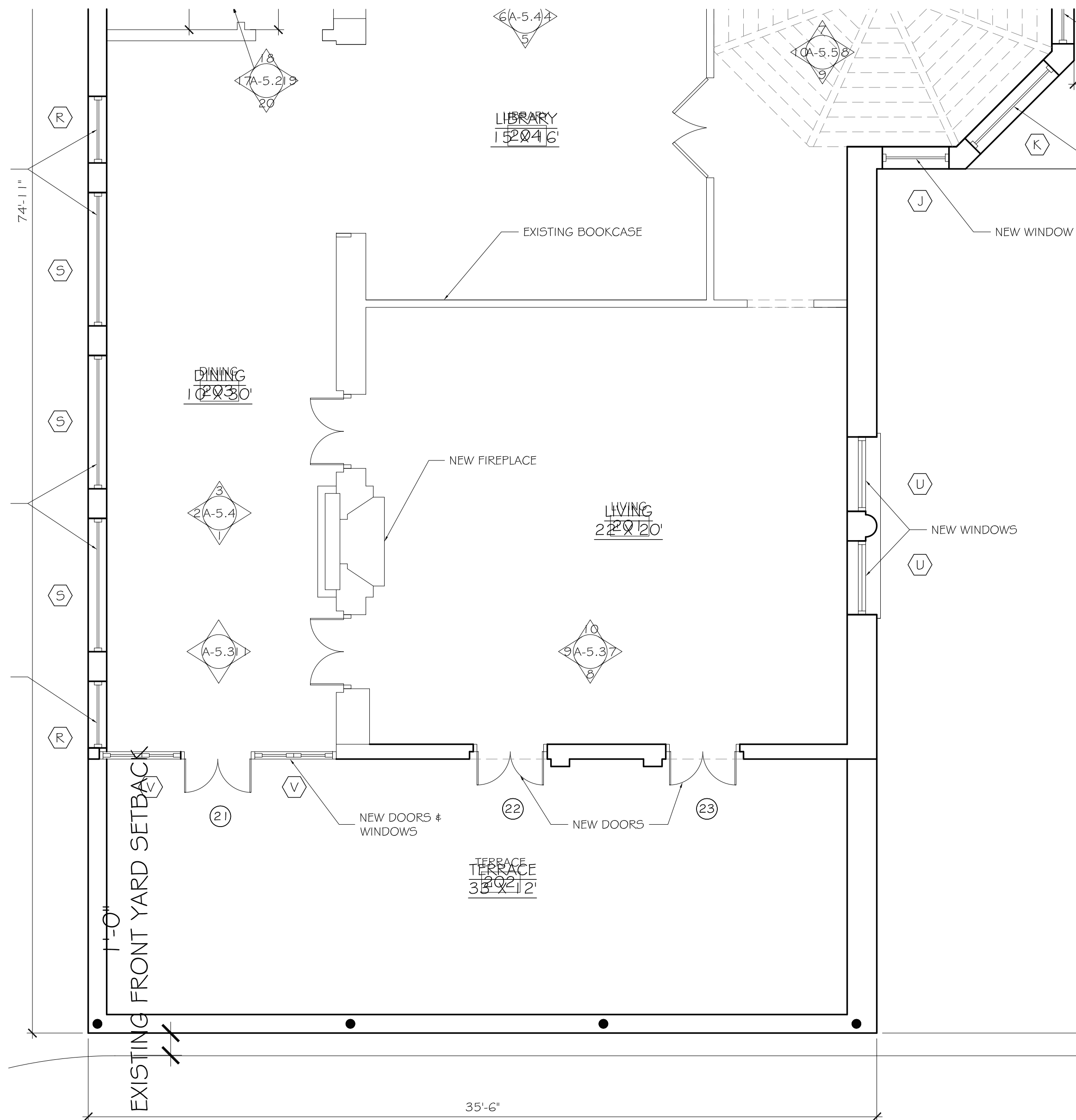


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SP.2

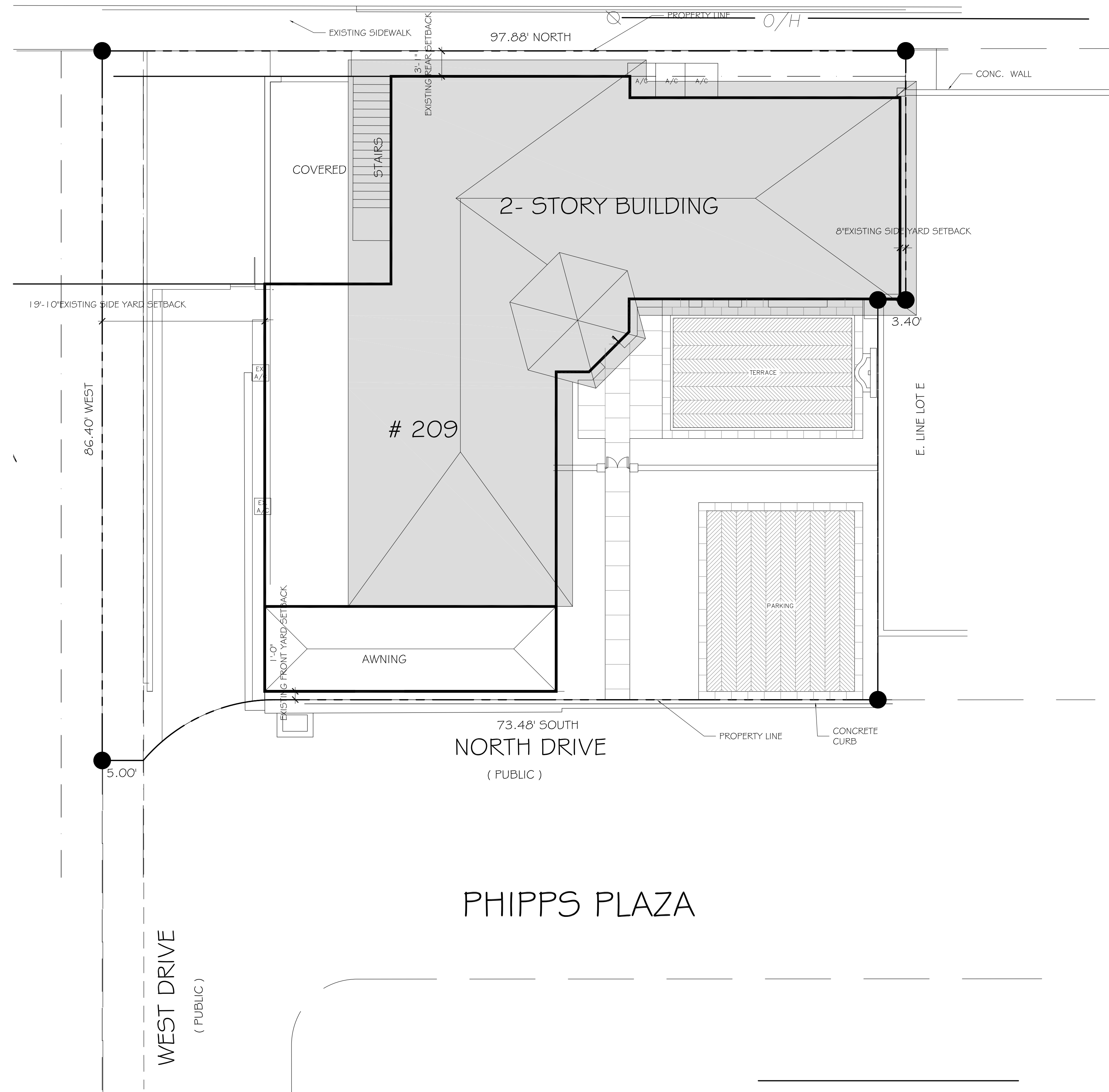
DATE:	12-09-21
B #:	COA-22-041 ZON-22-119

OA-027-2021



AWNING POSTS PLAN

SCALE: 1/4" = 1'-0"



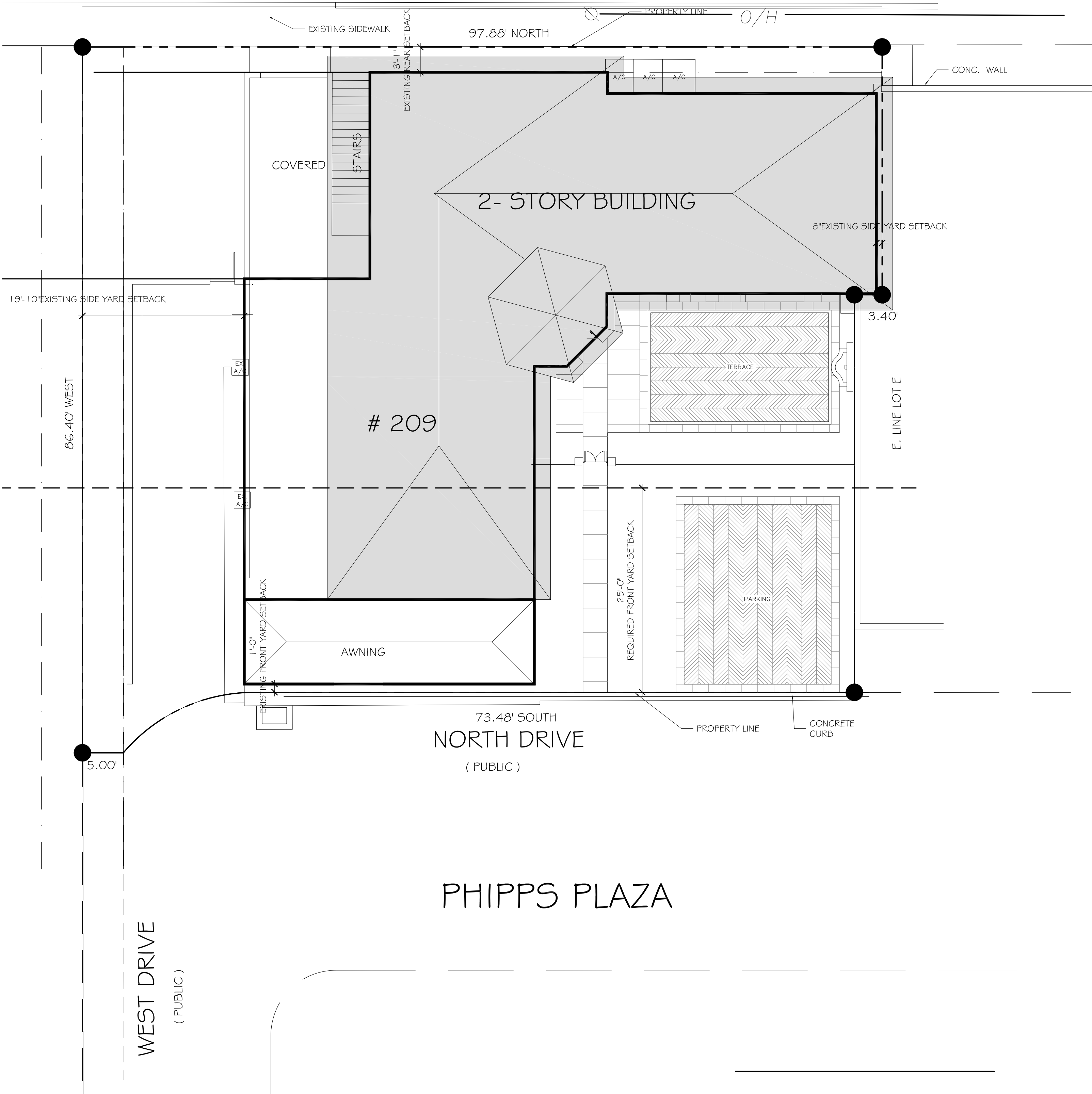
CURRENTLY PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



PHIPPS PLAZA

(PUBLIC)
SEAVIEW AVENUE



VARIANCE DIAGRAM

SCALE: 1/8" = 1'-0"



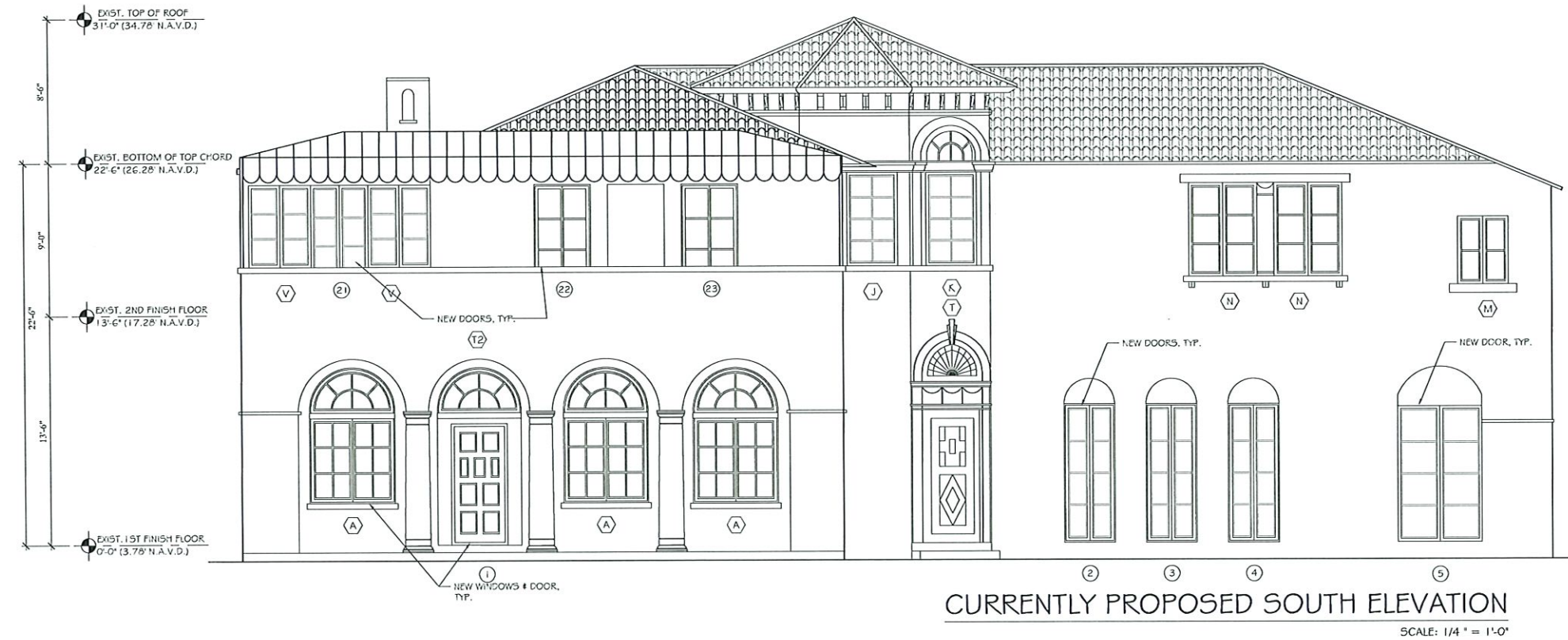
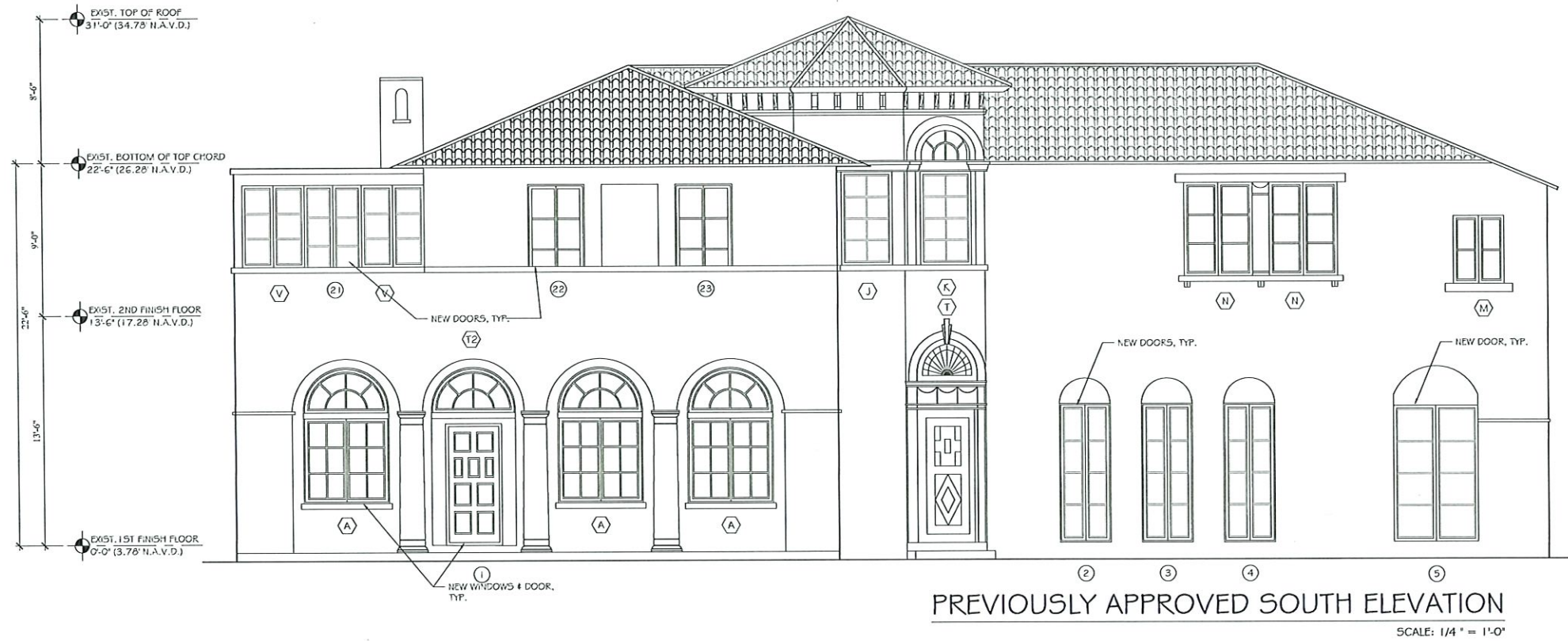
CONSULTANT:

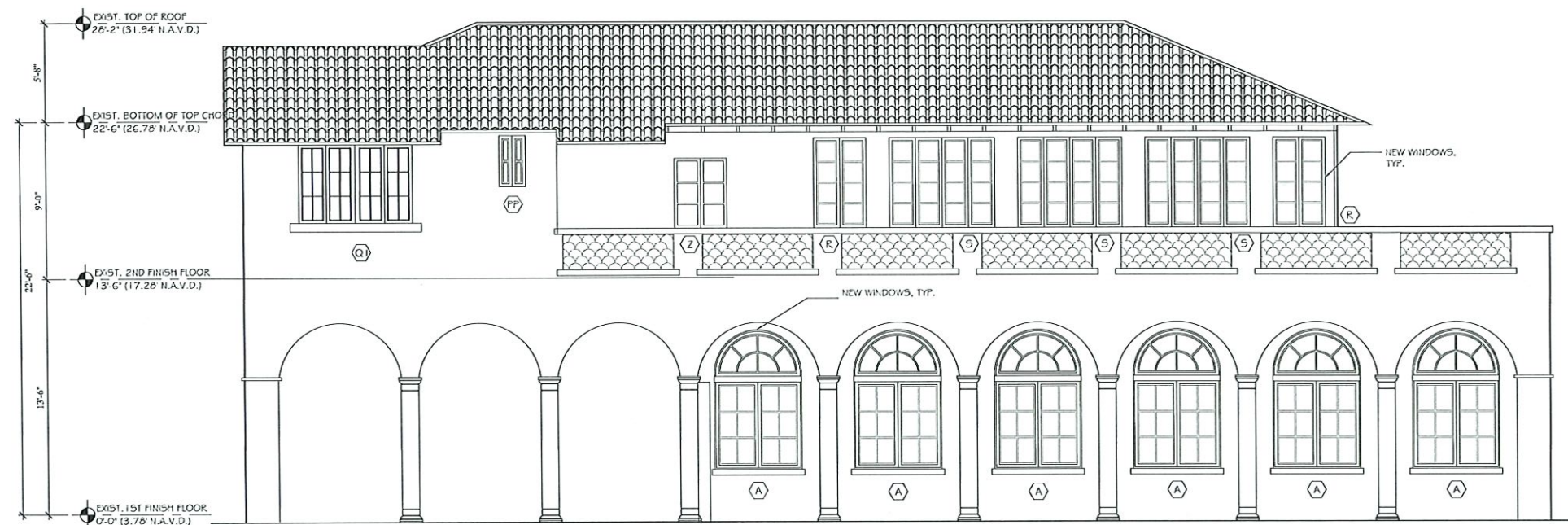
PROPOSED RESIDENCE FOR:
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
PATRICK W. BECKWITH
A.R. #10,181
REGISTERED ARCHITECT
STATE OF FLORIDA

REVISIONS:

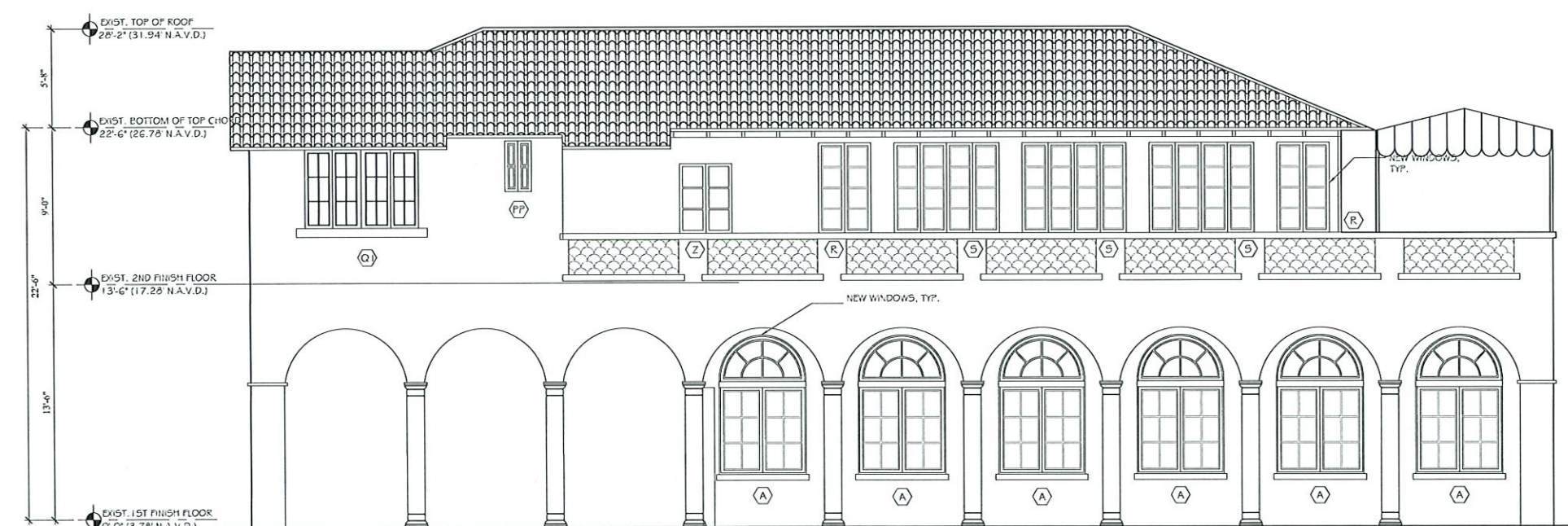
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SP.3
ISSUE DATE: 12-09-21
JOB #: COA-22-041
ZON-22-119
COA-027-2021





PREVIOUSLY APPROVED WEST ELEVATION

SCALE: 1/4" = 1'-0"



CURRENTLY PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:

209 PHIPPS PLAZA

PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

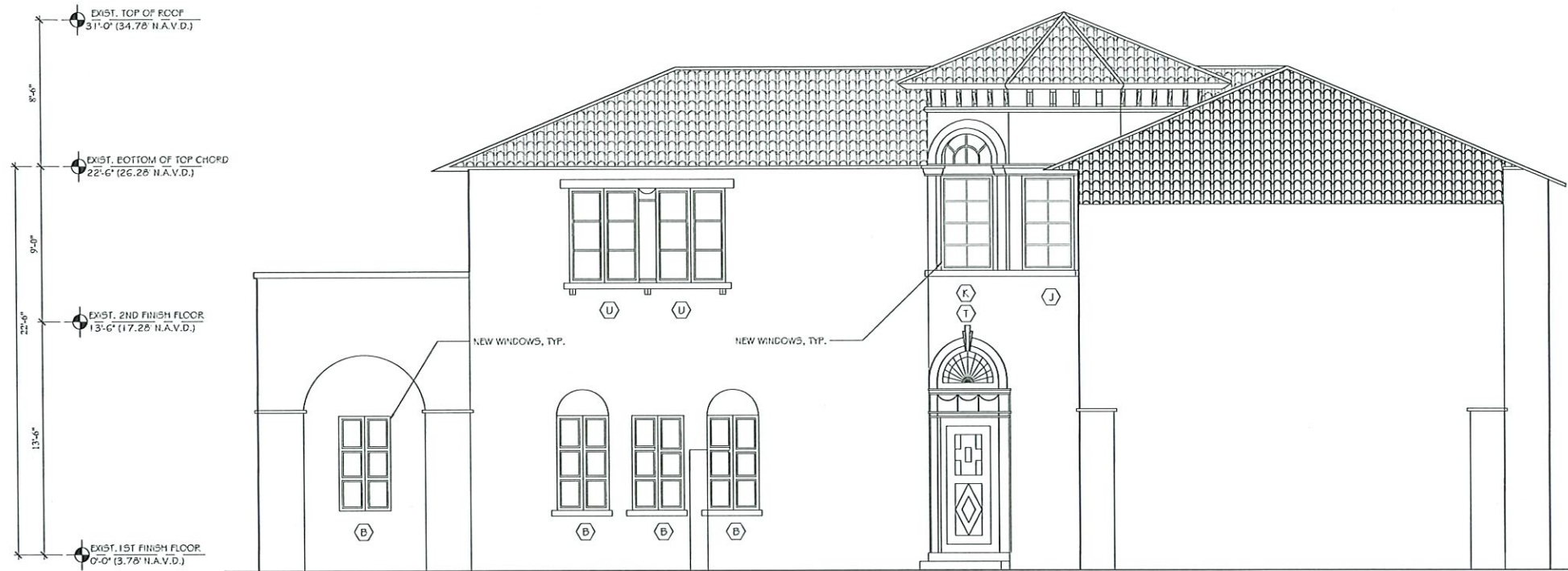
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A-4.2

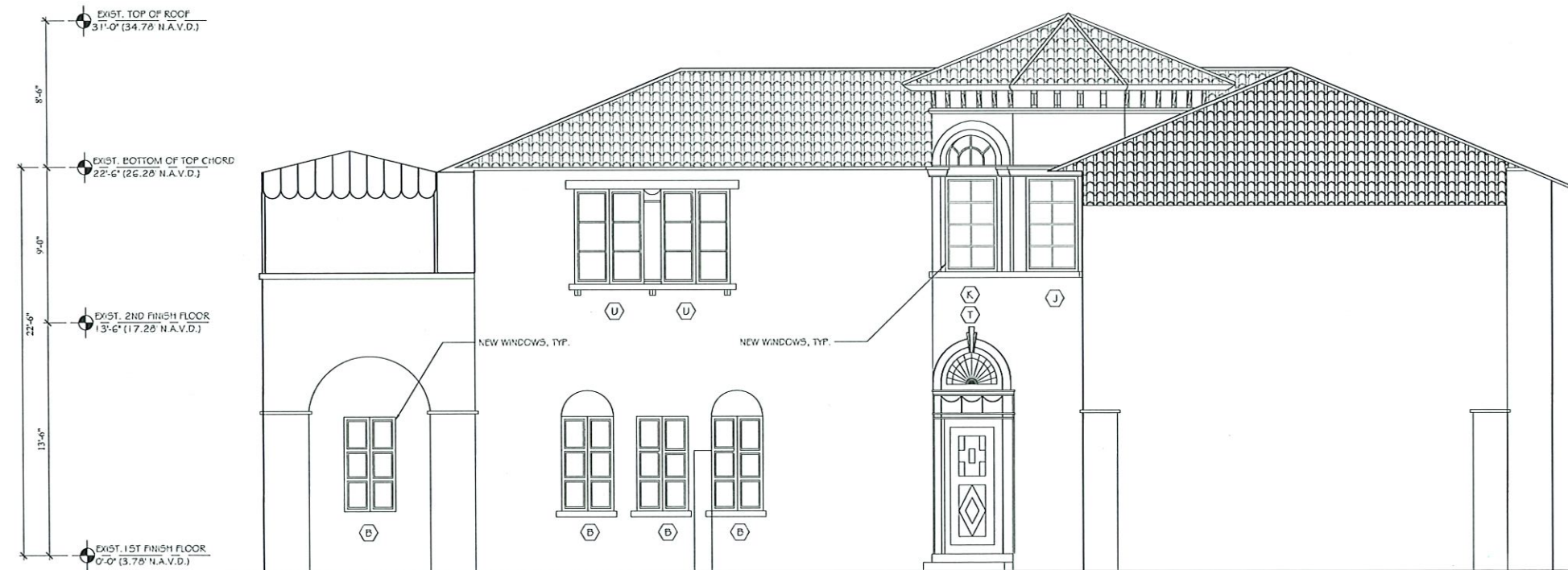
ISSUE DATE: 12-09-21

JOB #: COA-027-2021



PREVIOUSLY APPROVED EAST ELEVATION

SCALE: 1/4" = 1'-0"



CURRENTLY PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:

209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

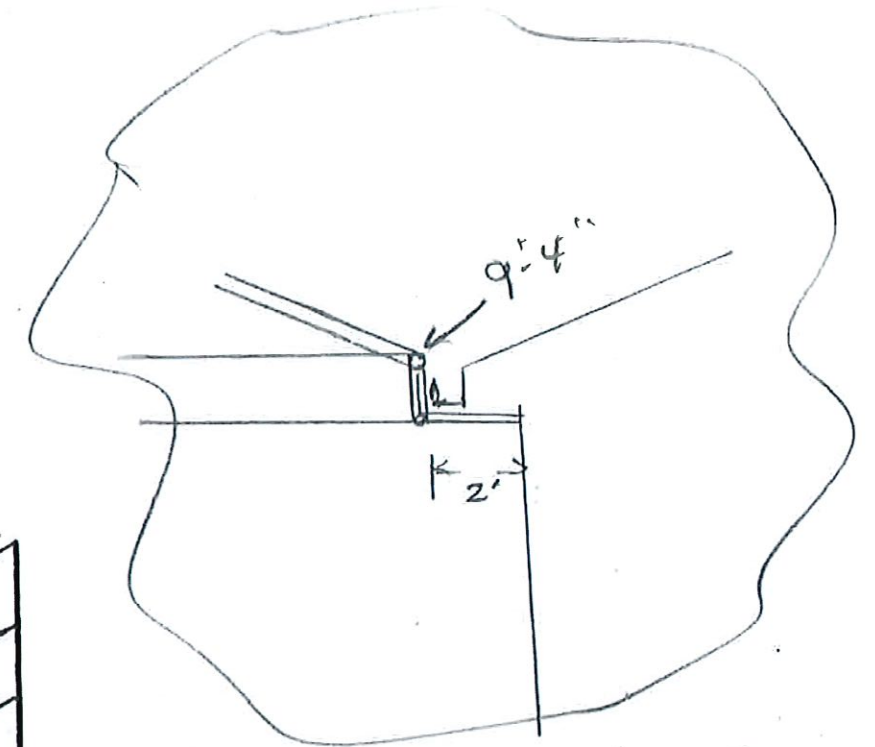
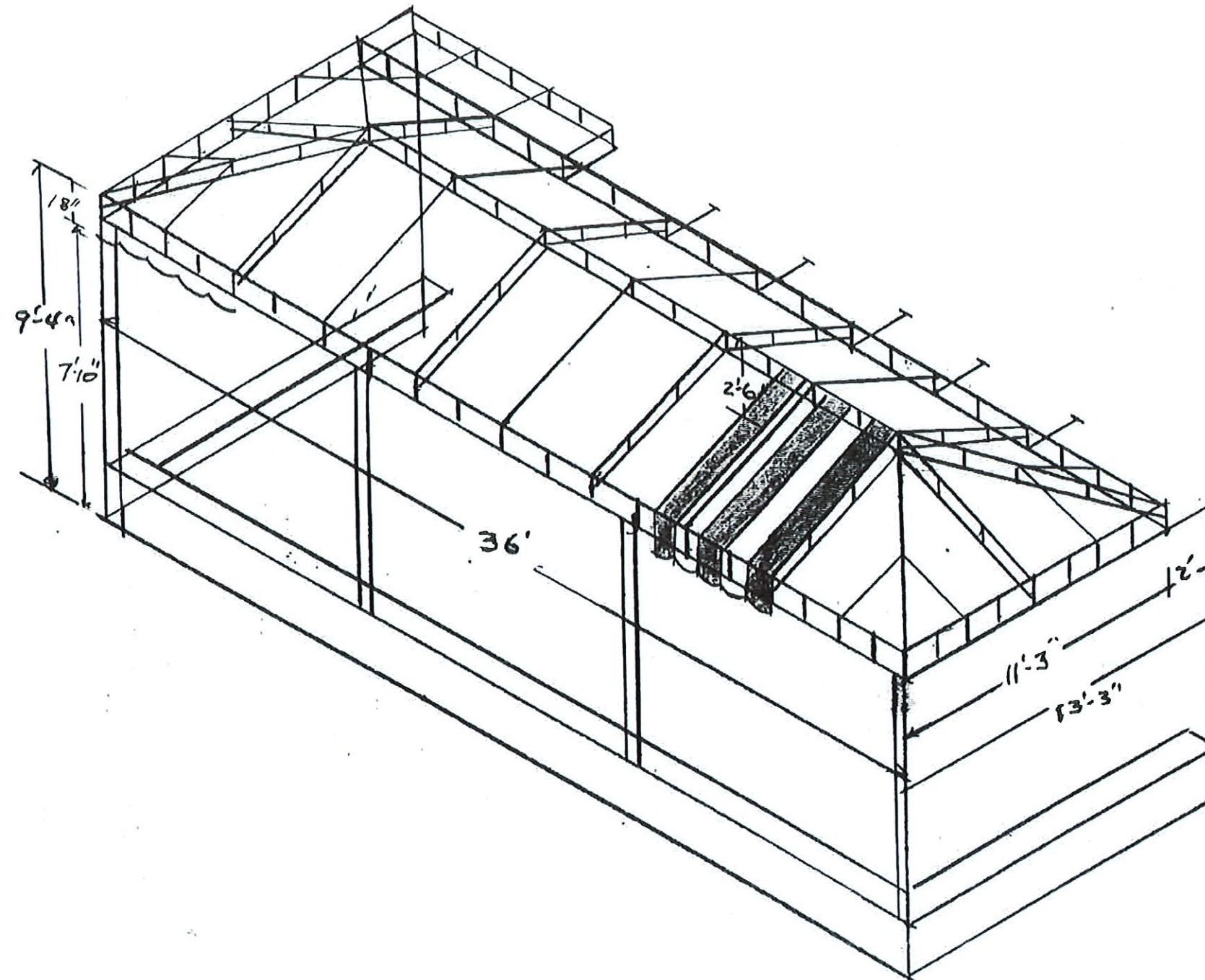
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SHEET NUMBER:

A-4.3

ISSUE
DATE: 12-09-21

JOB #: COA-027-2021



12" STAIRS
DESIGNER WHITE
PARCHMENT

No. of Frames	Heading	F.B. Truss Pipe	Rafters	Spreader Pipe	Lace Pipe	Standards
B.H.	Header Pipe	Truss Size O.A.	Projections	Bows	V-Truss Pipe	Concrete Footer Size
F.H.	Front Bar	Ridge Pipe	Up Right Braces	Purlins	Center Truss (T) (B)	Base Flange

FOUNDED 1925

209 PHIPPS PLAZA
P.B., FL



AMERICAN
AWNING
COMPANY, INC.

Palm Beach Area (561) 832-7123
Florida Watts 1-800-427-4865
Fax (561) 833-9602

537 Pine Terrace
West Palm Beach
Florida 33405





523

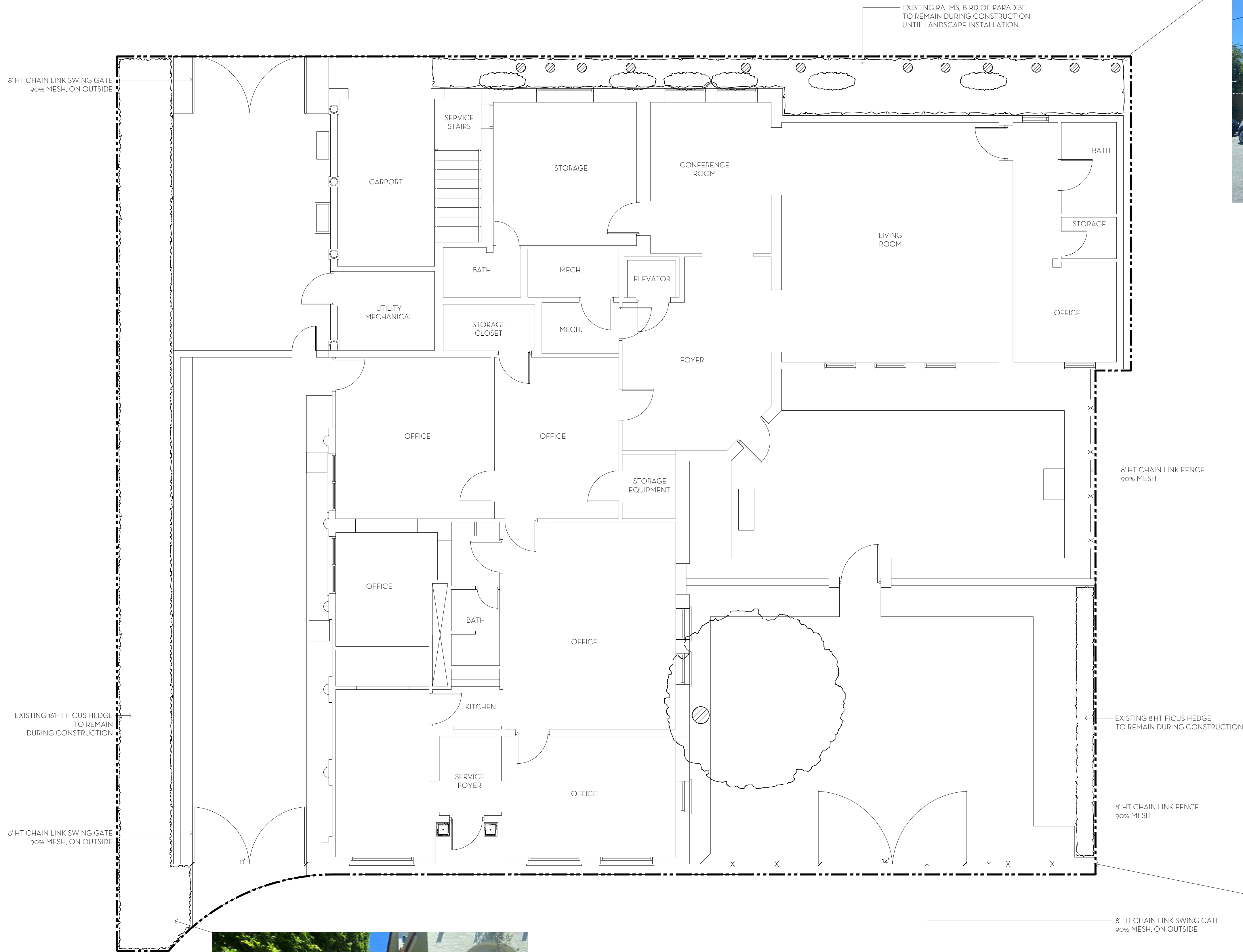


**american
awning**
COMPANY INC. "FOUNDED 1925"

Palm Beach Area: 561-832-7123

info@wpbawning.com

www.wpbawning.com



EXISTING PALMS, BIRD OF PARADISE
TO REMAIN DURING CONSTRUCTION
UNTIL LANDSCAPE INSTALLATION

8' HT CHAIN LINK SWING GATE
90% MESH, ON OUTSIDE

CARPORT

SERVICE
STAIRS

STORAGE

CONFERENCE
ROOM

LIVING
ROOM

BATH

STORAGE

OFFICE

FOYER

STORAGE
EQUIPMENT

OFFICE

OFFICE

OFFICE

BATH

OFFICE

OFFICE

KITCHEN

SERVICE
FOYER

EXISTING 16' HT FICUS HEDGE
TO REMAIN
DURING CONSTRUCTION

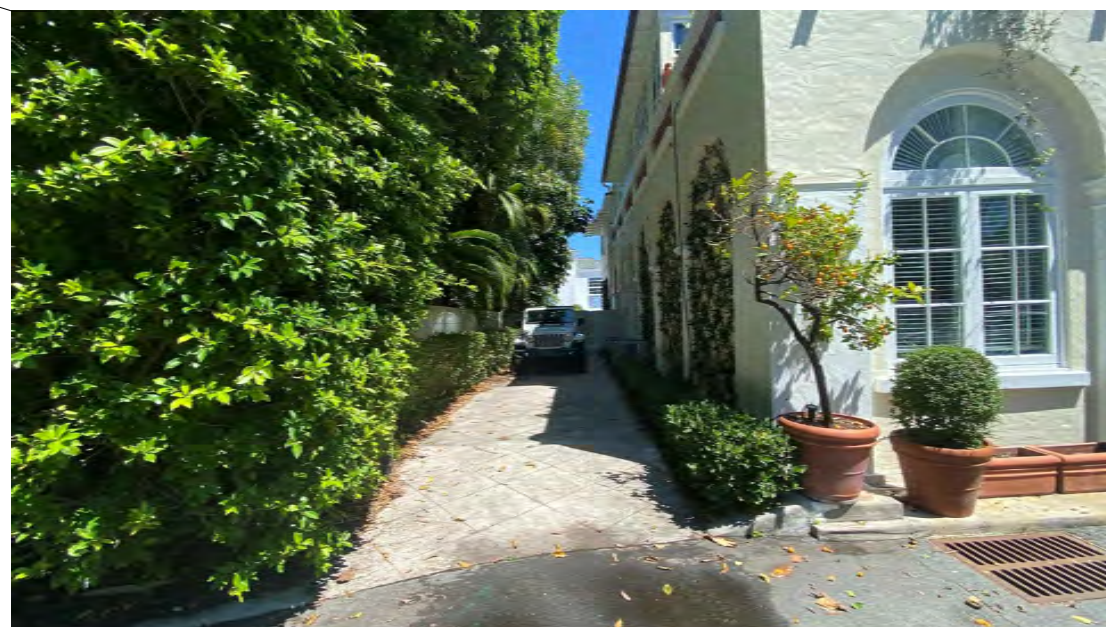
8' HT CHAIN LINK SWING GATE
90% MESH, ON OUTSIDE

8' HT CHAIN LINK FENCE
90% MESH

EXISTING 8' HT FICUS HEDGE
TO REMAIN DURING CONSTRUCTION

8' HT CHAIN LINK FENCE
90% MESH

8' HT CHAIN LINK SWING GATE
90% MESH, ON OUTSIDE



MARIO F. NIEVERA

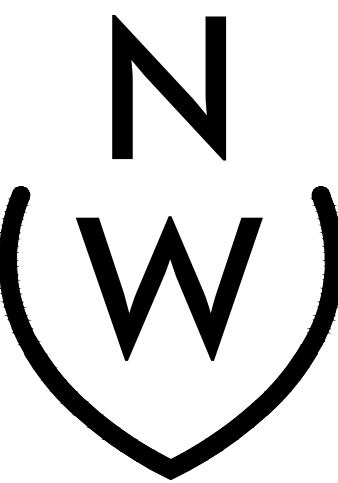
State of Florida
Landscape Architect
Registration No.
6666856



SCALE: 3/16" = 1'-0"

CONSTRUCTION SCREENING PLAN
209 PHIPPS PLAZA
PALM BEACH, FL.

07 MAY 2021
19 APRIL 2021



NIEVERA WILLIAMS
DESIGN

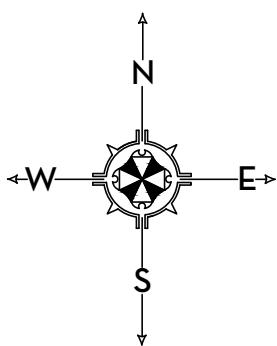
223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

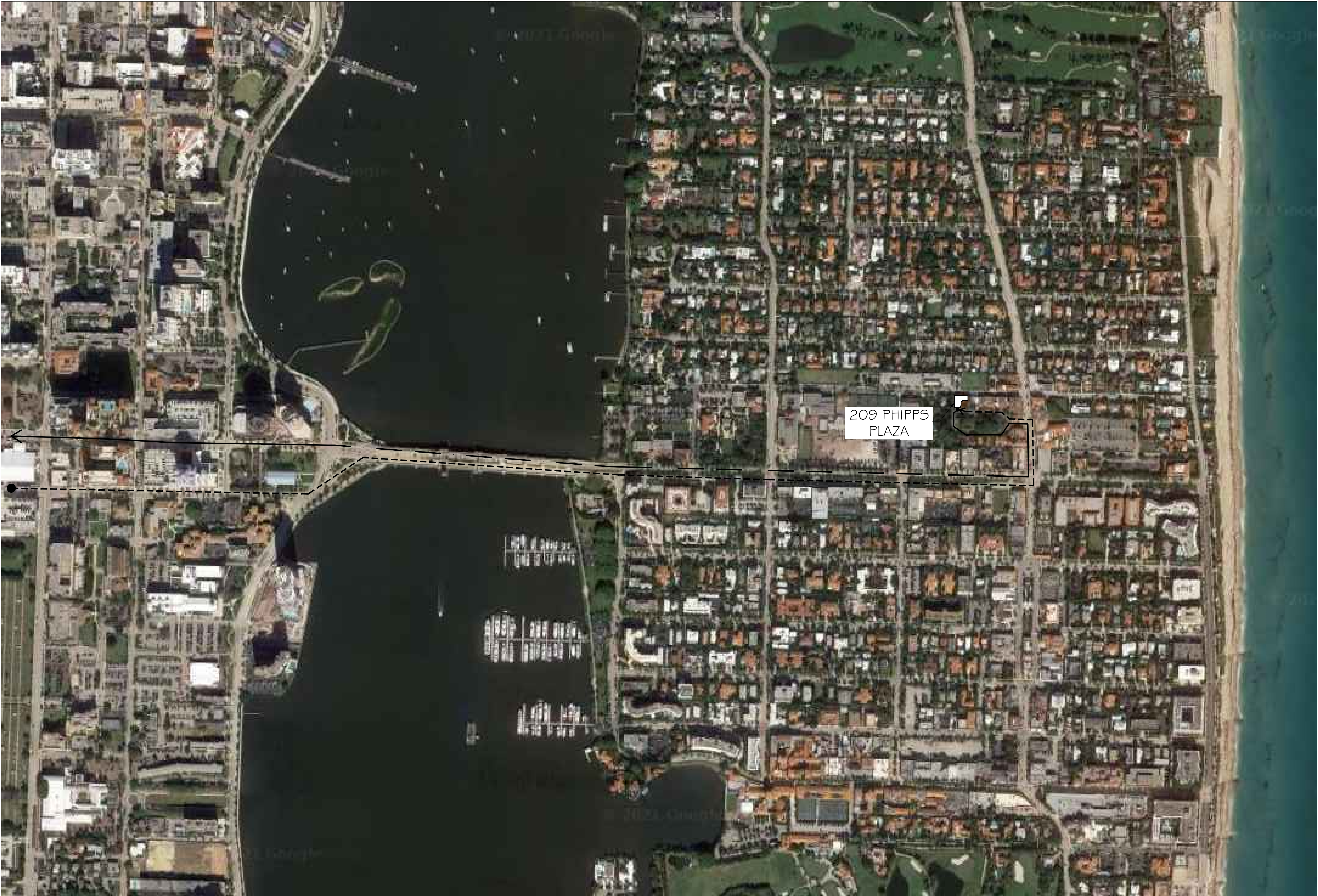
NIEVERAWILLIAMS.COM

CSP

COA-027-2021

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"



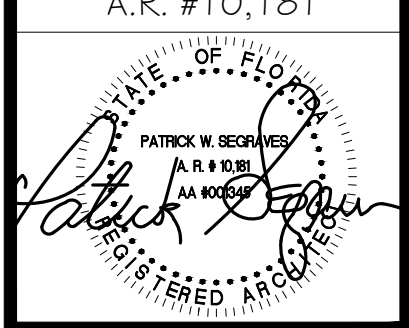


209 PHIPPS
PLAZA

-----> INGRESS
←----- EGRESS

CONSULTANT:

PROPOSED RESIDENCE FOR:
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181


REVISIONS:

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SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE, SUITE F-2, PALM BEACH, FL 33480