



1. SOUTH NEIGHBOR



2. SOUTHWEST NEIGHBOR



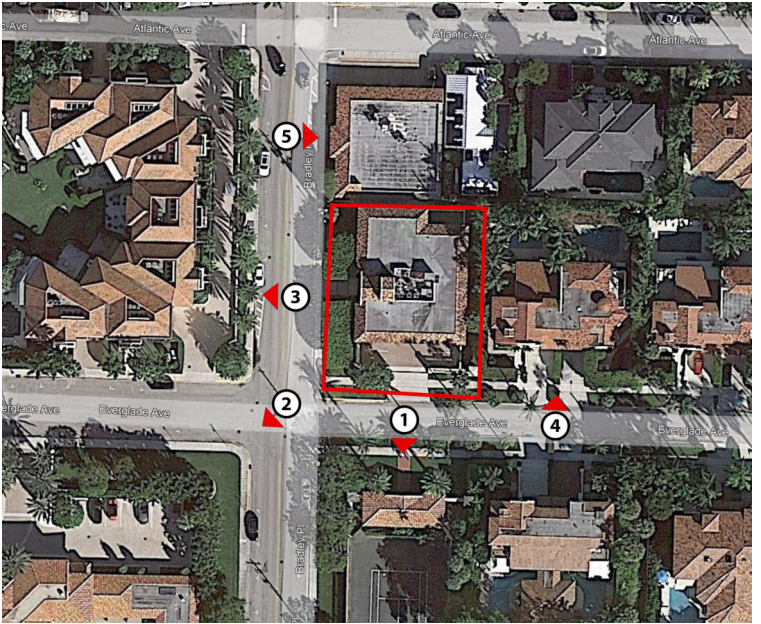
3. WEST NEIGHBOR



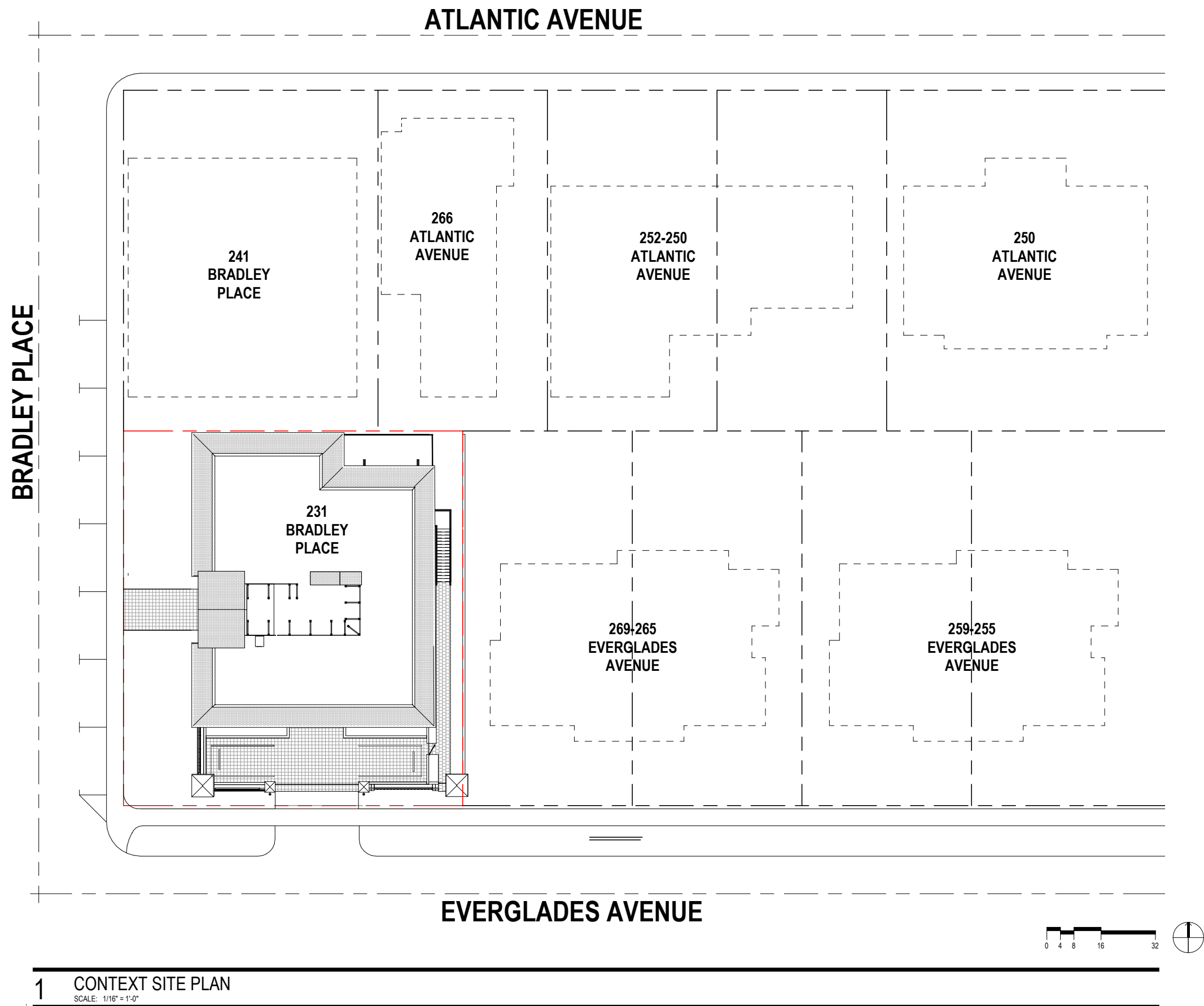
4. EAST NEIGHBOR



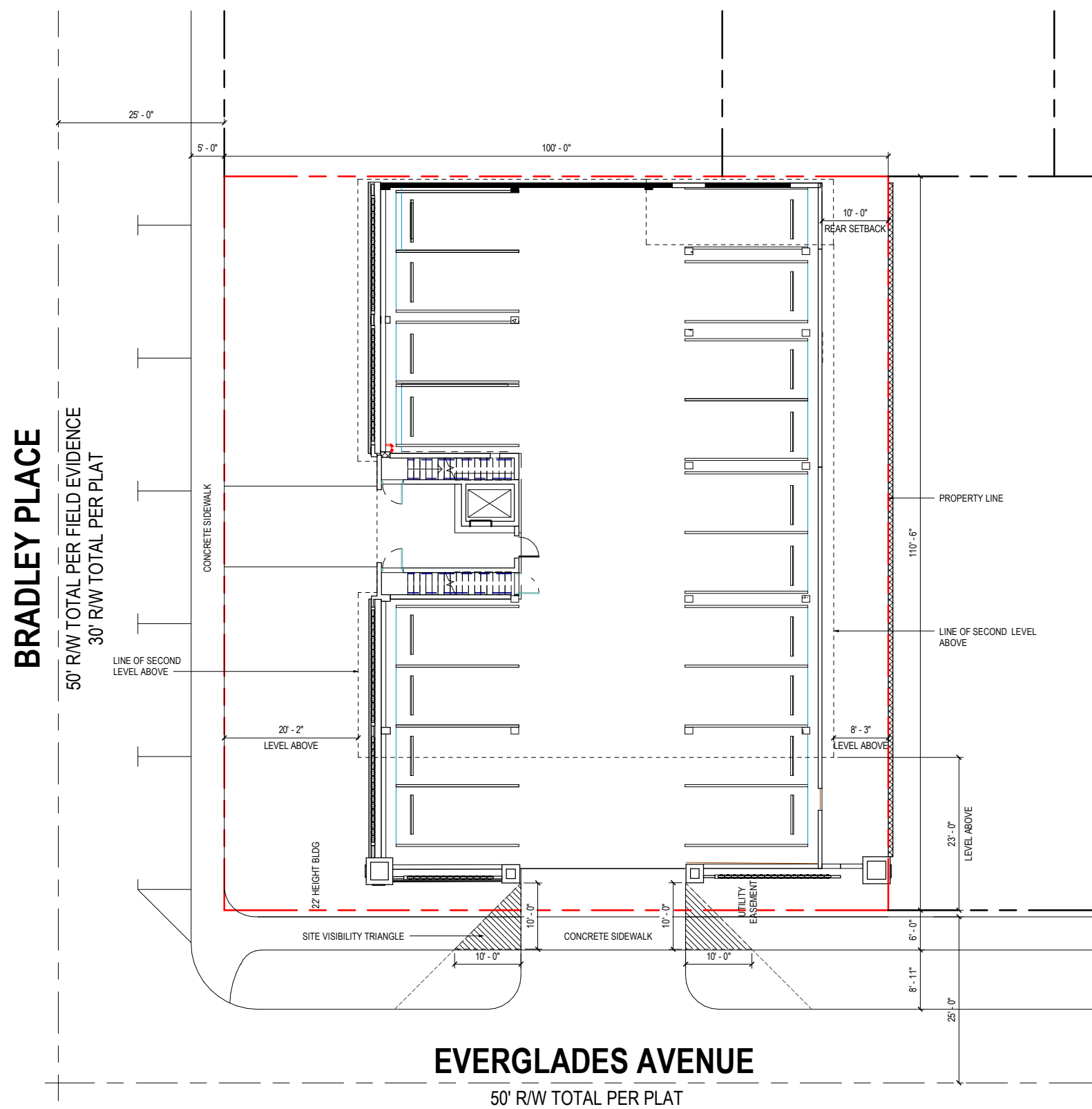
5. NORTH NEIGHBOR



KEY PLAN





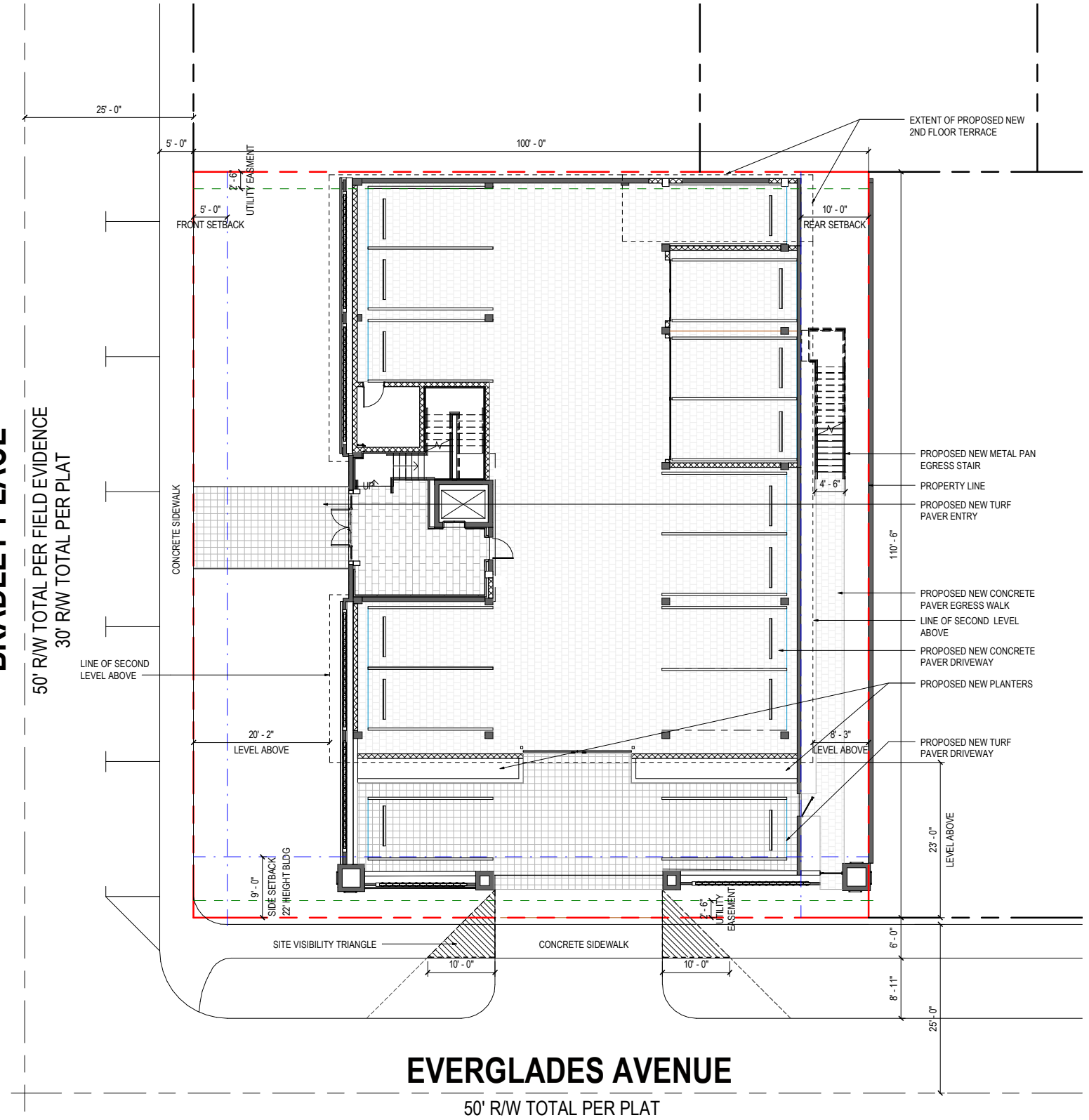


1 EXISTING SITE PLAN

SCALE: 1" = 10'-0"

BRADLEY PLACE

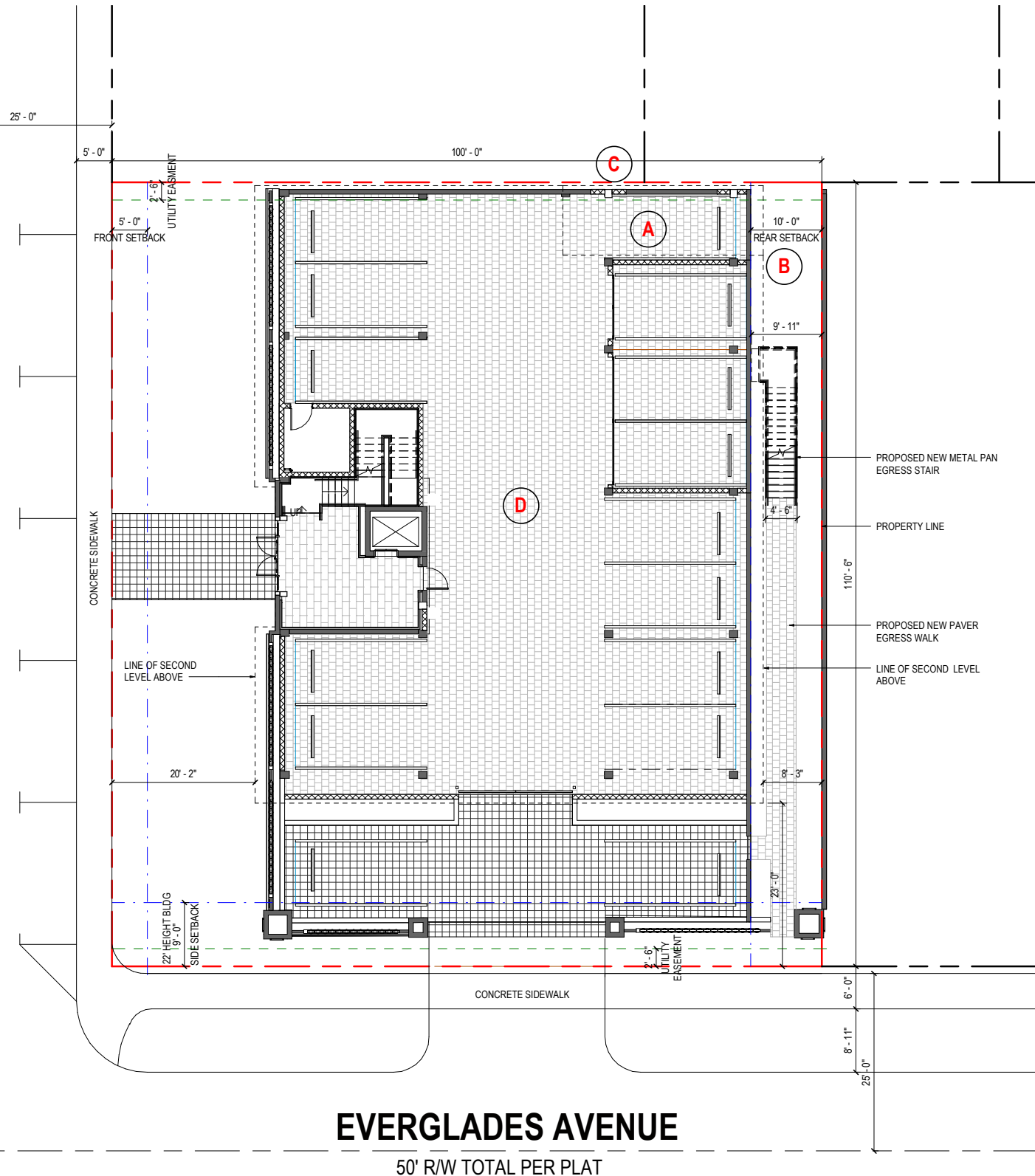
50' RW TOTAL PER FIELD EVIDENCE
30' RW TOTAL PER PLAT



1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

BRADLEY PLACE

50' R/W TOTAL PER FIELD EVIDENCE
30' R/W TOTAL PER PLAT



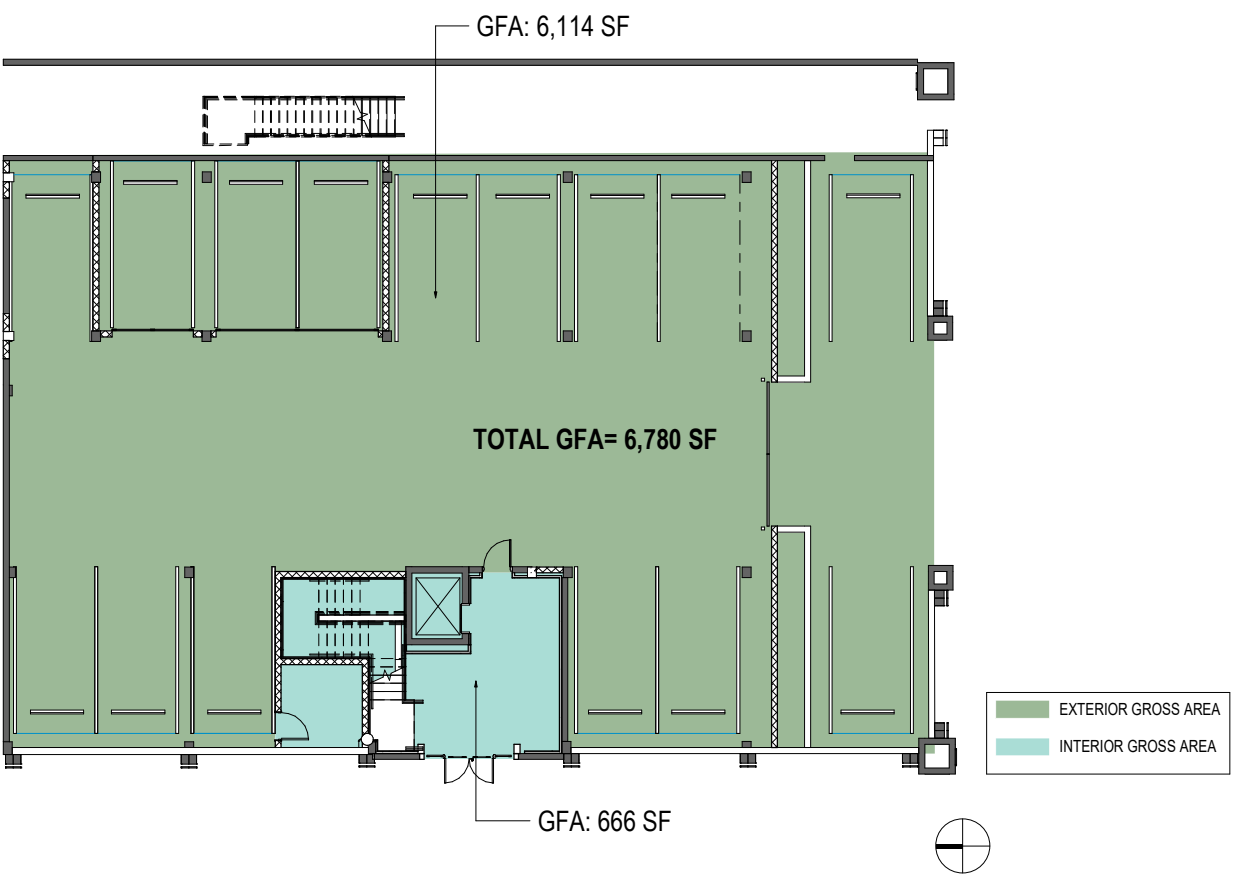
EVERGLADES AVENUE

50' R/W TOTAL PER PLAT

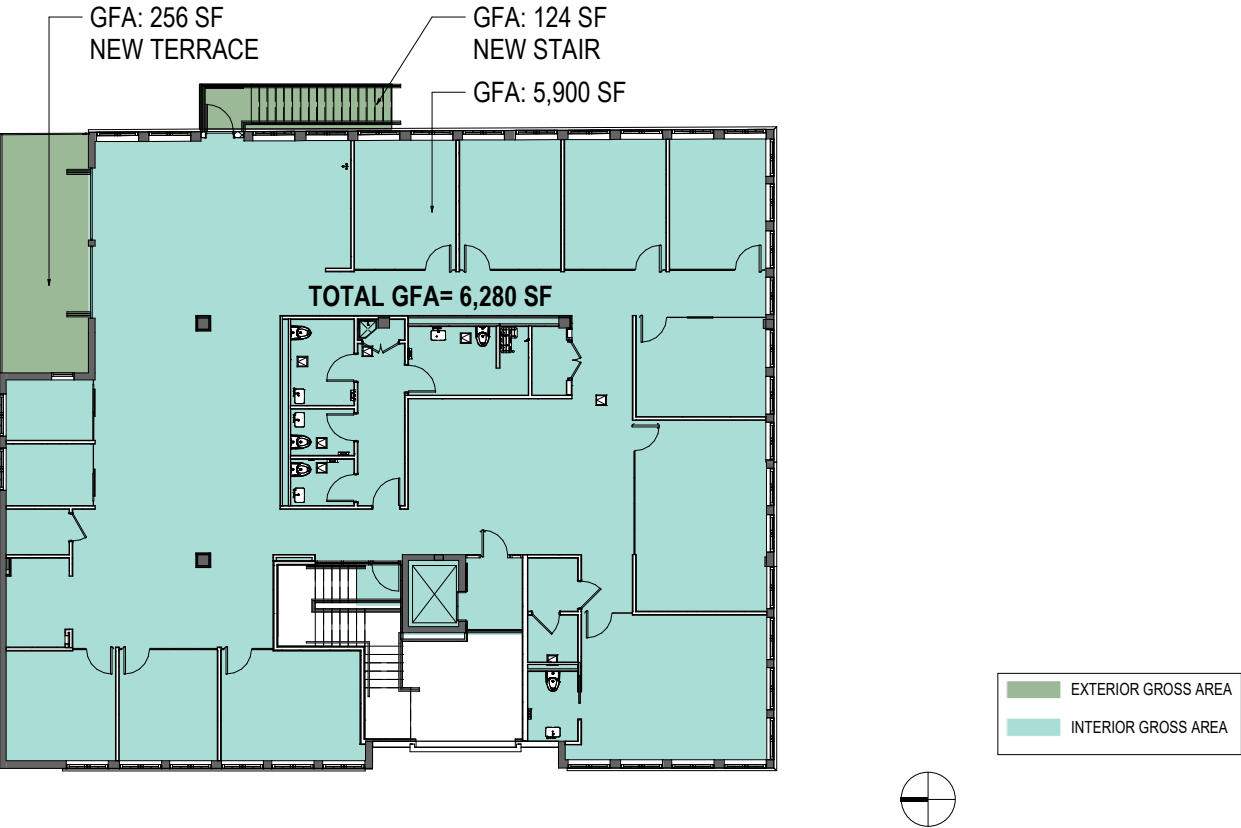


ZONING VARIANCES

- A** SECTION 134-226 AND 134-227. SPECIAL EXCEPTION AND SITE PLAN REVIEW APPROVAL TO PERMIT THE OWNER-OCCUPIED SINGLE USER USE AS AN OFFICE FOR A FINANCIAL ADVISOR AND THE ADDITION OF A 264 SQUARE FOOT TERRACE ON THE SECOND FLOOR.
- B** VARIANCE 1: SEC. 134-1113 (7).: A VARIANCE TO REDUCE THE REQUIRED REAR (EAST) YARD SETBACK OF 10' TO 3'-7" TO ACCOMMODATE A NEW EXTERIOR STAIR.
- C** VARIANCE 2: SEC. 134-1113 (7).: A VARIANCE TO PERMIT THE ADDITION OF A 264 SQUARE FOOT SECOND STORY TERRACE WITH A (NORTH) SIDE YARD SETBACK OF 1' IN LIEU OF 5' REQUIRED.
- D** VARIANCE 3: SEC. 134-2176 (13) TO REDUCE BY 7 THE REQUIRED 22 PARKING SPACES BASED ON THE GLA TO PROVIDE A VARIANCE OF 15 WHERE 18 ARE EXISTING.



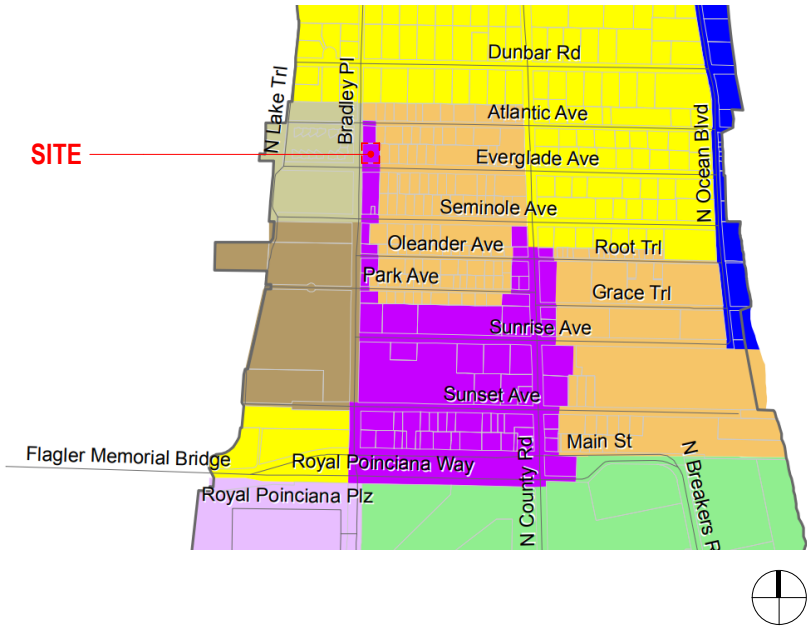
1 GFA - LEVEL 01
SCALE: 3/32" = 1'-0"



2 GFA - LEVEL 02
SCALE: 3/32" = 1'-0"

ZONING INFORMATION

ZONING MAP



TOWN OF PALM BEACH ZONING MAP - 2017
Planning, Zoning & Building Department

- R-AA (Large Estate Residential)

R-A (Estate Residential)

R-B (Low Density Residential)

R-C (Medium Density Residential)

R-D(1) (Moderate Density Residential)
- R-D(2) (Heavy Density Residential)

C-OPI (Commercial Off, Prof, Inst)

C-PC (Commercial Planned Ctr)

C-TS (Commercial Town Serving)

C-WA (Commercial Worth Ave)

C-B (Commercial Offices)
- C (Conservation District)

PUD-A (Planned Unit Dev)

PUD-B (Planned Unit Dev)

PUD-C (Planned Unit Dev)

BA (Beach Area)

ZONING INFORMATION

231 BRADLEY PLACE
PALM BEACH, FLORIDA
EXTERIOR AND INTERIOR RENOVATIONS

1. SCOPE OF WORK

EXTERIOR AND INTERIOR RENOVATIONS TO A TWO STORY EXISTING BUILDING. RENOVATIONS INCLUDE THE REPLACEMENT OF EXTERIOR WINDOWS, BRINGING INTERIOR EGRESS STAIRS TO CODE, NEW STOREFRONT AT LOBBY, NEW OUTDOOR TERRACE WITH NEW FOLDING DOORS AND GLASS RAILING. NO INCREMENT ON THE OCCUPANT LOAD IS ANTICIPATED.

2. LEGAL DESCRIPTION

ADD NO 1 TO OCEAN PARK WLY 100 FT OF LT 15

3. SITE DATA

A. ZONING DISTRICT	C-TS COMMERCIAL TOWN SERVING
B. GROSS SITE AREA	11,048 SQ. FT
C. LOT WIDTH	110'
D. LOT DEPTH	100'
E. OPEN SPACE	4,268 SQ. FT (25% MIN. OF GROSS SITE AREA, EXISTING REMAIN UNCHANGED)
F. FEMA ZONE	FLOOD ZONE: AE, BFE = 6' FT NAVD
G. FEMA ZONE FOR NEW ADDITION	FLOOD ZONE: AE

4. SETBACK DATA

	REQUIRED	EXISTING	PROVIDED FOR RENOVATION
A. FRONT YARD 2 STORY BLDG	5'-0"	5'-0"	5'-0" (EXISTING REMAIN UNCHANGED)
B. REAR YARD 2 STORY BLDG	10'-0"	10'-0"	10'-0" (EXISTING REMAIN UNCHANGED)
C. SIDE YARD - NORTH 2 STORY BLDG 22' BLDG HEIGHT	N/A	1'-0"	1'-0" (EXISTING REMAIN UNCHANGED)
D. SIDE YARD - SOUTH 2 STORY BLDG 22' BLDG HEIGHT	9'-0"	9'-0"	9'-0" (EXISTING REMAIN UNCHANGED)

5. BUILDING HEIGHT DATA

	MAXIMUM	EXISTING	PROVIDED FOR RENOVATION
A. BUILDING HEIGHT 2 STORY BLDG	25'-0"	22'-0"	22'-0" (EXISTING REMAIN UNCHANGED)

6. LOT COVERAGE

	MAXIMUM	EXISTING	PROVIDED FOR RENOVATION
A. LOT COVERAGE 2 STORY BLDG	70% (11,048 SF X 70% = 7,734 SQ. FT.)	5,900 SQ. FT. (53.4% OF GROSS SITE AREA)	6,280 SQ. FT. (56.8% OF GROSS SITE AREA)

REFER TO NEXT PAGE FOR LOT COVERAGE DIAGRAMS

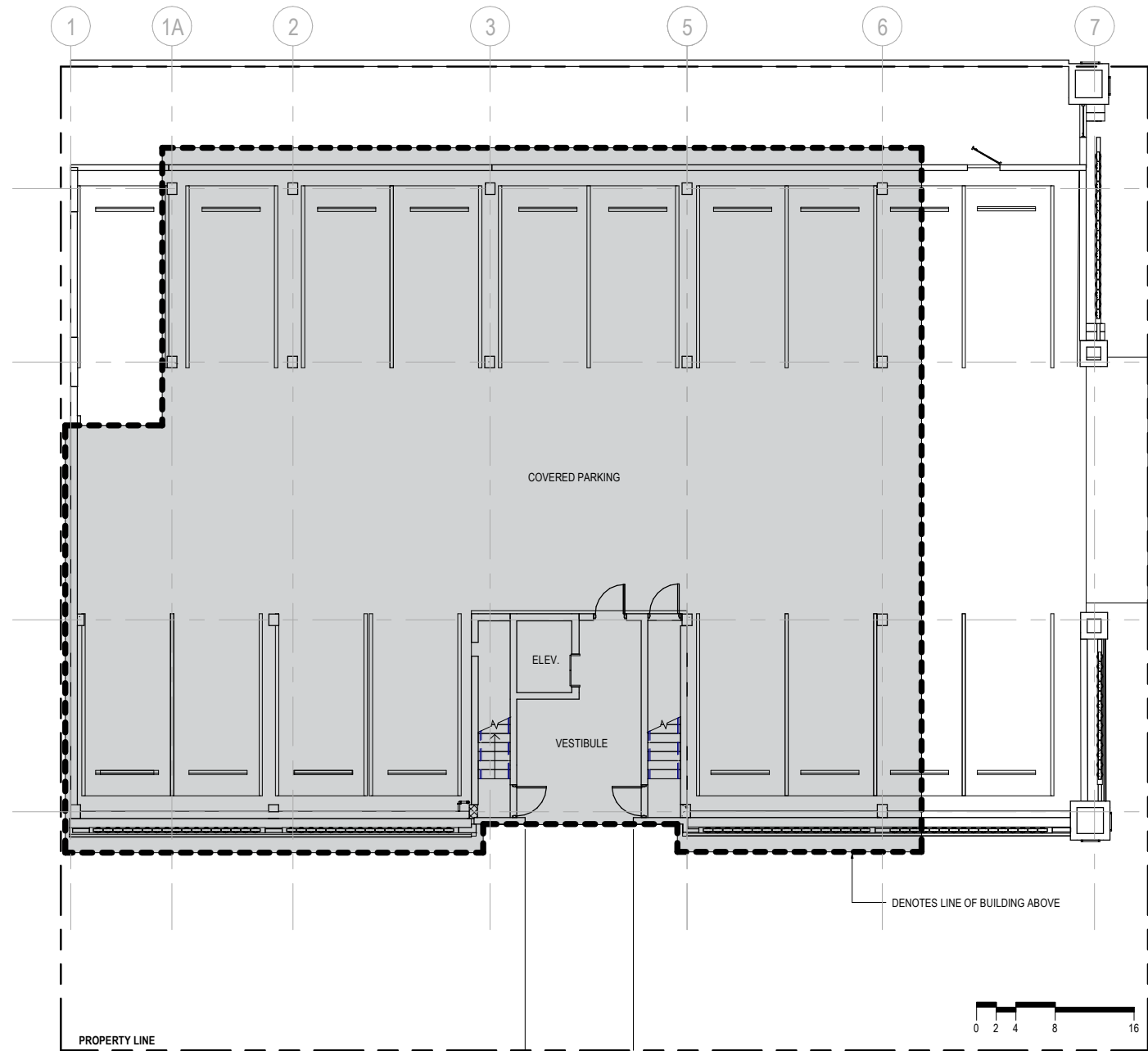
7. GFA - GROSS FLOOR AREA

	MAXIMUM	PROVIDED FOR RENOVATION
A. GROSS FLOOR AREA 2 STORY BLDG	15,000 SF	
LEVEL 01		6,780 SF
LEVEL 02		6,280 SF
TOTAL GROSS FLOOR AREA		13,060 SF

8. PARKING SPACE REQUIREMENTS

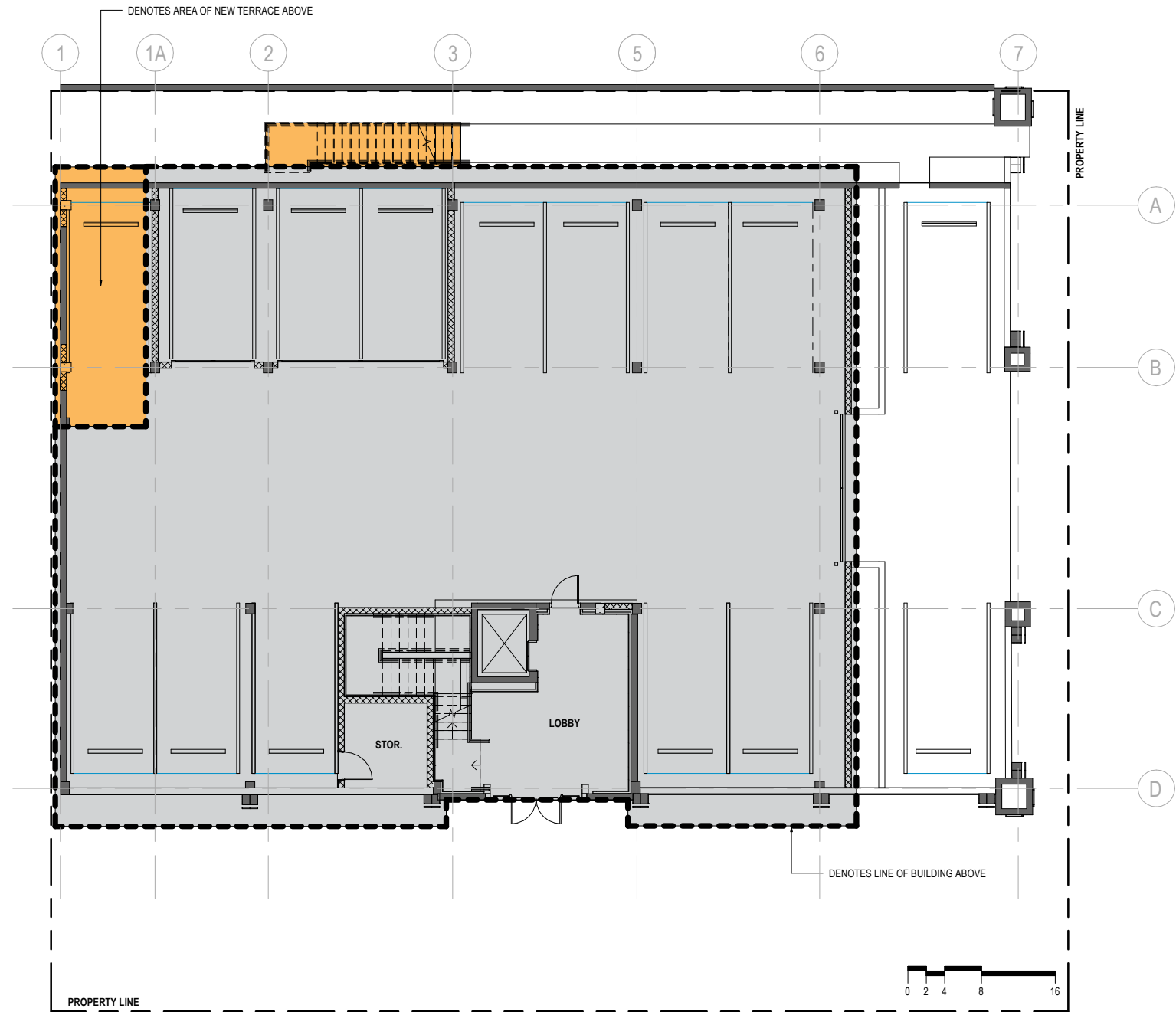
OFFICE, PROFESSIONAL BUSINESS SERVICE ESTABLISHMENTS - CALCULATIONS PER TABLE SEC. 134-2176

	EXISTING	PROPOSED	REQUIRED
A. OFFICE:	18 SPACES		
B. OFFICE: 1 SPACE / 250 SF GLA		15 SPACES	22 SPACES 5,320 SF. GLA / 250 = 21.4
C. OFFICE: 1 SPACE / 250 SF NET NET USABLE AREA: SPACE REDUCTION FOR STORAGE, RESTROOMS, STAIRS, CIRCULATION		15 SPACES	14 SPACES 3,318 SF. NET / 250 = 13.3



LOT COVERAGE - EXISTING

EXISTING LOT:	11,048 SF
BLDG FOOTPRINT:	5,900 SF
TOTAL COVERAGE %:	53.4 %

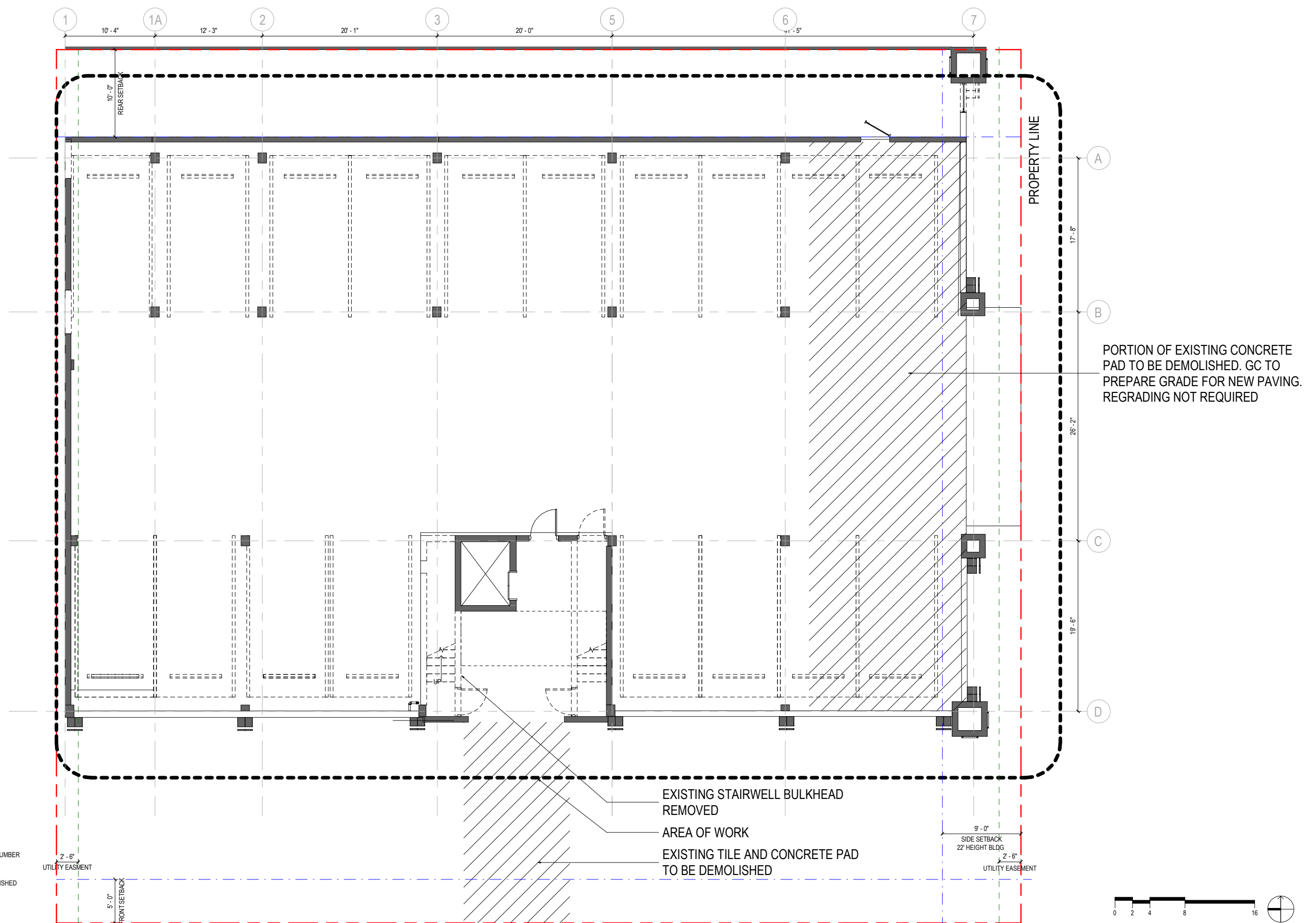


LOT COVERAGE - PROPOSED

EXISTING LOT:	11,048 SF
BLDG FOOTPRINT:	5,900 SF
NEW TERRACE & STAIR:	380 SF
TOTAL COVERAGE :	6,280 SF
TOTAL COVERAGE %:	56.8 %

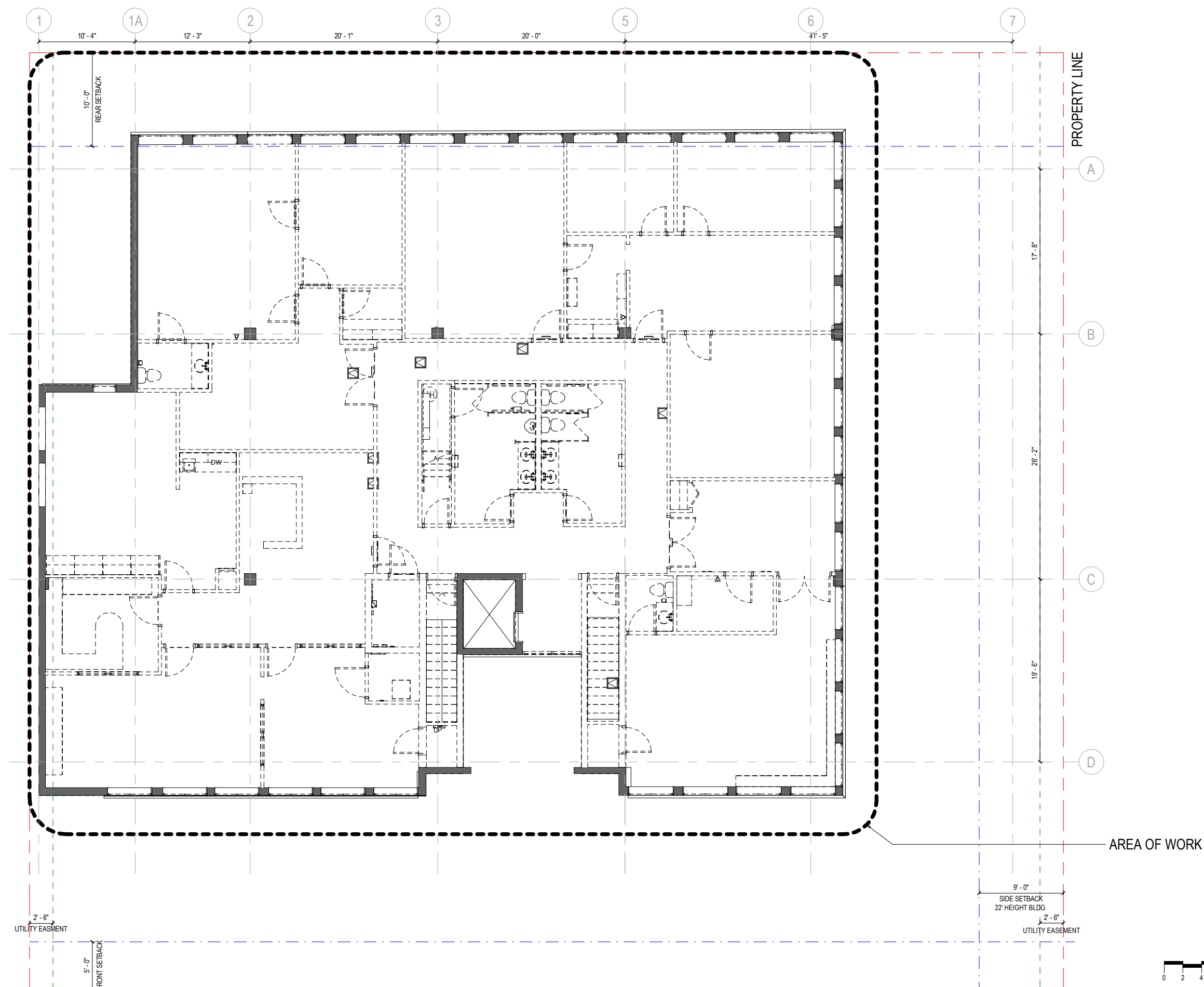
1 EXISTING PLAN - LEVEL 01 LOT COVERAGE
SCALE: 1/8" = 1'-0"

2 PROPOSED PLAN - LEVEL 01 LOT COVERAGE
SCALE: 1/8" = 1'-0"



DEMOLITION PLAN - LEVEL 01

ARC-22-123 ZON-22-078- 231 BRADLEY PLACE PALM BEACH, FL 33480_ARCOM_09-28-22 13



CONSTRUCTION

- 1. COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION



DEMOLITION PLAN - LEVEL 02

ARC-22-123 ZON-22-078- 231 BRADLEY PLACE PALM BEACH, FL 33480_ARCOM_09-28-22 14