

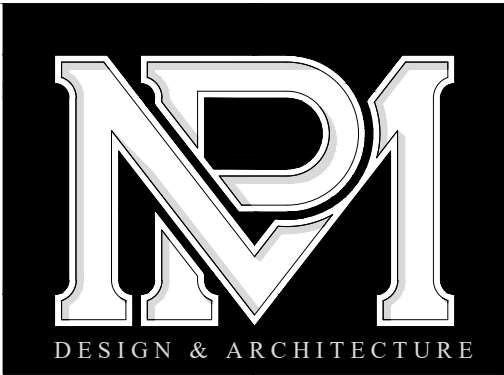
CHABAD SCHOOL, 165 BRADLEY PLACE
PALM BEACH, FL 33480

ARC-22-200
ZON-22-132

08/01/2022 FINAL SUBMITTAL

9/28/2022 ARCOM MEETING

10/12/2022 TOWN COUNCIL MEETING



ARCHITECTURE
MP DESIGN & ARCHITECTURE

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A001.1	PROPOSED SITE PLAN
A002	EXISTING OVERALL SITE PLAN
A002.1	PROPOSED OVERALL SITE PLAN
A100	EXISTING FLOOR PLAN
A101.1	PROPOSED FLOOR PLAN
LP1	COLORED SITE PLAN
EL1	COLORED ELEVATION
A201	PROPOSED PLAYGROUND EQUIP.
AP001	EXISTING PHOTOS
AP002	EXISTING PHOTOS
AP003	EXISTING PHOTOS
AP004	EXISTING PHOTOS
A000.2	CONSTRUCTION STAGING PLAN
	SURVEY

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:	165 BRADLEY PLACE, PALM BEACH 33480		
2	Zoning District:	C-TS		
3	Structure Type:	ONESTORY CBS EXISTING		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq Ft)	4,000 SQ.FT	10,513 SQ FT	10,513 SQ FT
6	Lot Depth	90 FT	150 FT	150 FT
7	Lot Width	30 ft	70.09 FT	70.09 FT
8	Lot Coverage (Sq Ft and %)	7,359 SQ FT/70 %	3038 SQ.FT/29%	3,038 SQ. FT/29%
9	Enclosed Square Footage (Maximum 1st Fl, 2nd Fl, Accessory Structures, etc.)	3,038 SQ FT	3,038 SQ.FT	3,038 SQ. FT
10	Cubic Content Ratio (CCR) (R-8 ONLY)			
11	*Front Yard Setback (Ft.)	5 FT	15.16 FT	15.16 FT
12	*Side Yard Setback (1st Story) (Ft.)	N/A	16.09 FT/5 FT	16.09 FT/5 FT
13	*Side Yard Setback (2nd Story) (Ft.)	N/A		
14	*Rear Yard Setback (Ft.)	10 FT	73.25 ft	73.25 ft
15	Angle of Vision (Deg.)			
16	Building Height (Ft.)	15 FT	15 ft	15 ft
17	Overall Building Height (Ft.)	15 FT		
18	Crown of Road (COR) (NAVD)	5.69 APPROX	5.69 FT NAVD	5.69 FT NAVD
19	Max. Amount of Fill Added to Site (Ft.)			
20	Finished Floor Elev. (FFE)(NAVD)	8.62 APPROX	8.63 FT NAVD	8.63 FT NAVD
21	Zero Datum for point of meas. (NAVD)			
22	FEMA Flood Zone Designation	AE	AE	AE
23	Bate Flood Elevation (BFE)(NAVD)	7.00 NAVD	7.00 NAVD	7.00 NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	15%	23 %	23 %
25	Perimeter LOS (Sq Ft and %)			
26	Front Yard LOS (Sq Ft and %)	35% EXISTING	35%	35%
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

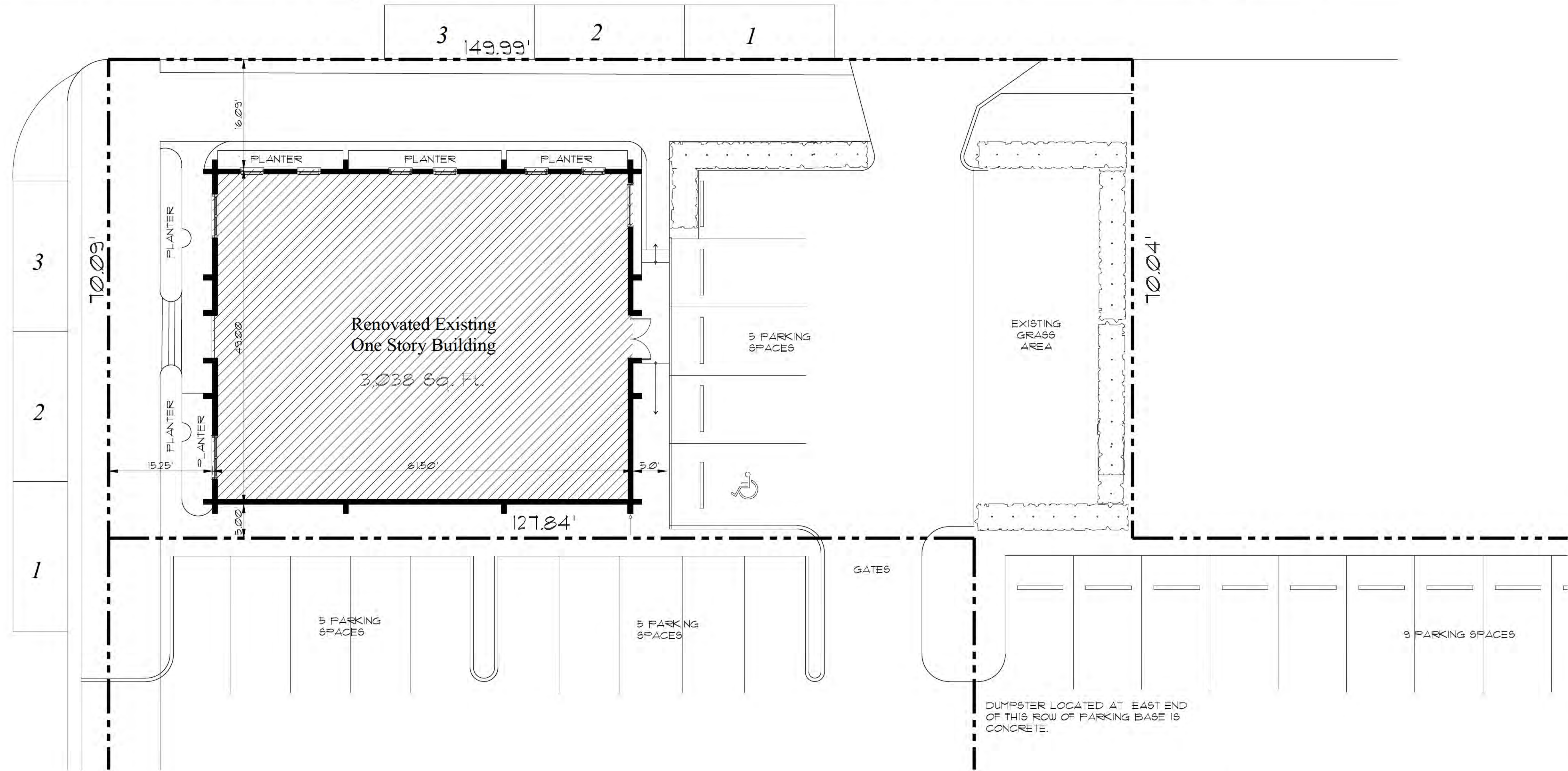
** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV 08/20220304

Bradley Place

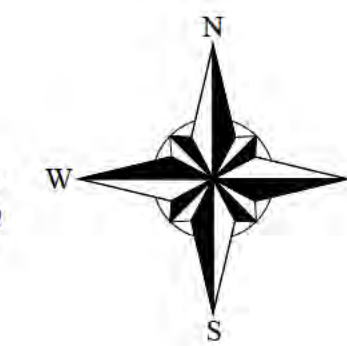
Park Avenue



Existing Site Plan

Scale

1/8" = 1'-0"



COMM NO.
2218

Date
07/07/17

REVISIONS

Interior Renovation for The

Chabad House Preschool

Palm Beach, Florida 33480

165 Bradley Place



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A001

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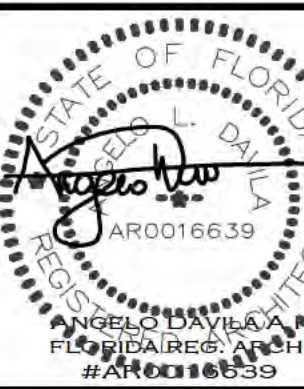


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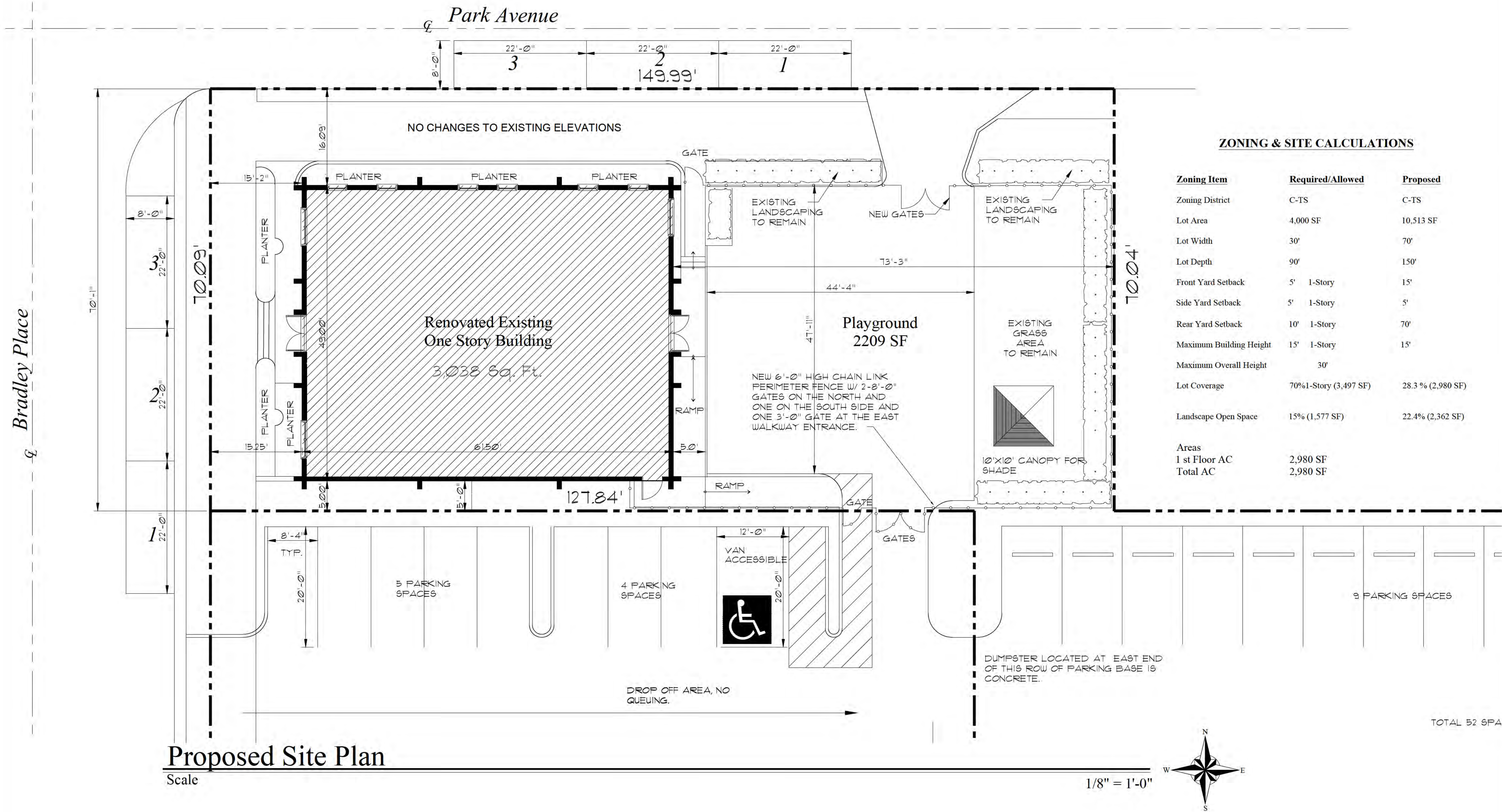


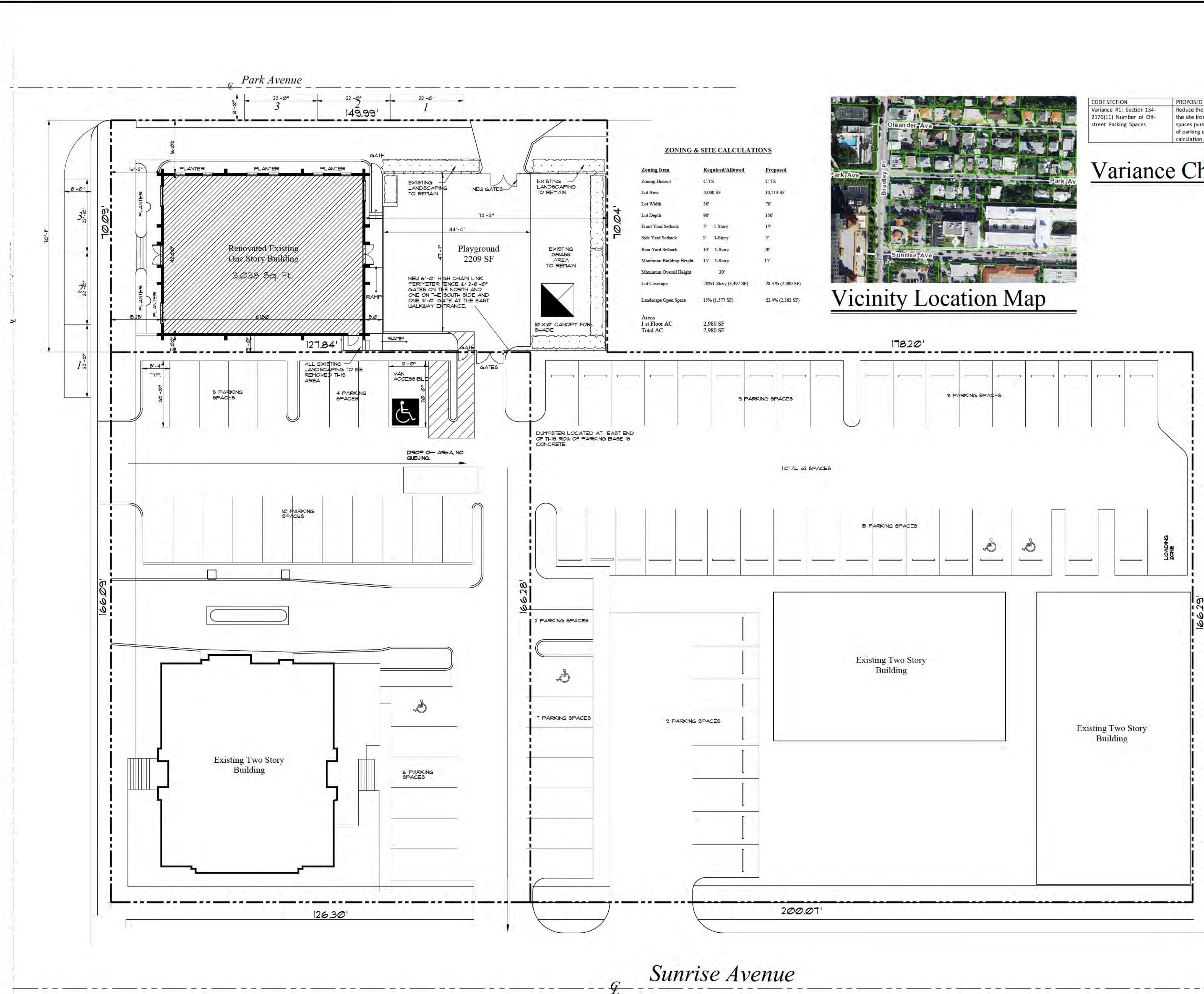
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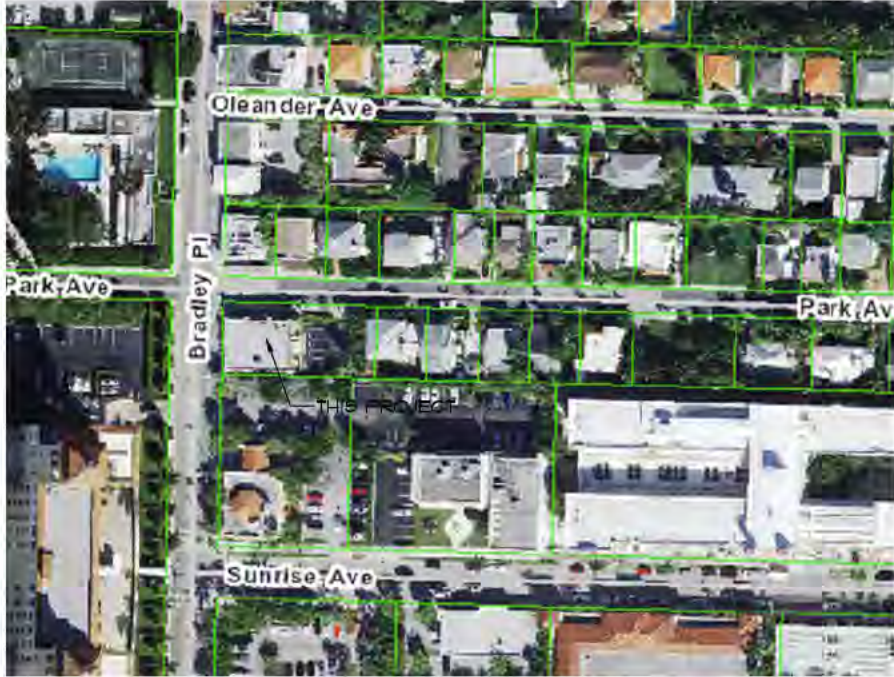
A001.1

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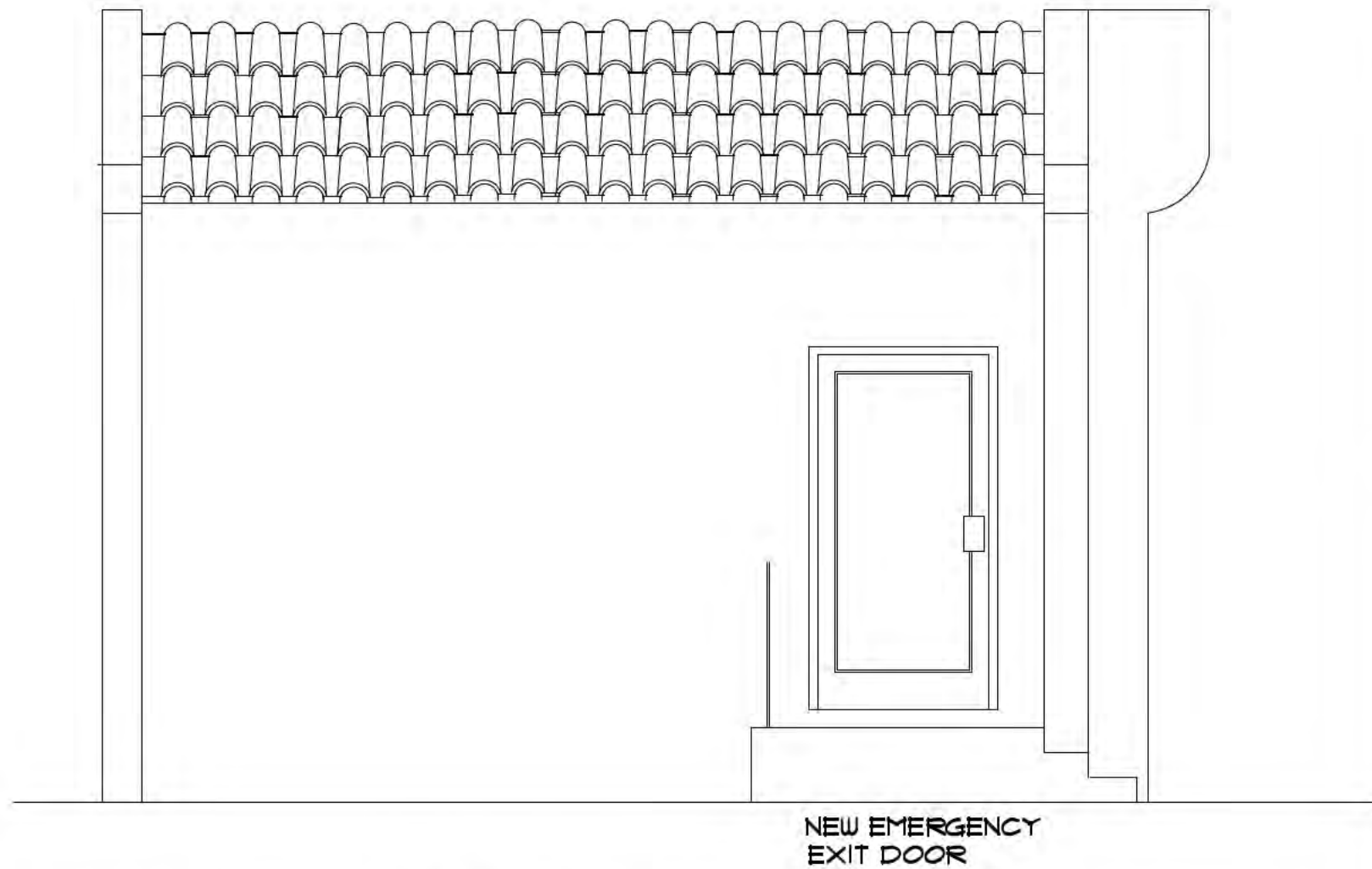
ZONING & SITE CALCULATIONS		
Zoning Item	Required/Allowed	Proposed
Zoning District	C-TS	C-TS
Lot Area	4,000 SF	10,213 SF
Lot Width	30'	70'
Lot Depth	90'	150'
Front Yard Setback	5' 1-Story	15'
Side Yard Setback	5' 1-Story	5'
Rear Yard Setback	10' 1-Story	70'
Maximum Building Height	15' 1-Story	15'
Maximum Overall Height	30'	
Lot Coverage	70% 1-story (3,497 SF)	28.3 % (2,980 SF)
Landscape Open Space	15% (1,377 SF)	22.4% (2,362 SF)
Areas		
1st Floor AC	2,980 SF	
Total AC	2,980 SF	



Vicinity Location Map

CODE SECTION	PROPOSED
Variance #1: Section 134-2176(11) Number of Off-street Parking Spaces	Reduce the overall parking for the site from 82 spaces to 76 spaces pursuant to the principle of parking equivalency calculation.

Variance Chart



Proposed Site Plan

Scale

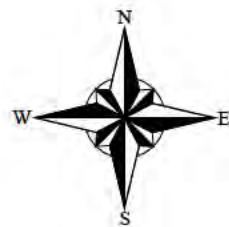
NTS

2.0 PARKING SPACE REQUIREMENTS
For the purposes of this parking analysis, the adjacent land uses were also considered in the calculations. The existing parking lot of 82 spaces (76 spaces after proposed modification) is shared between the proposed 68 student preschool, the 2,793 S.F. bank to the south, and 13,577 S.F. building to the southeast. The 13,577 S.F. building consists of 7,233 S.F. of retail and 6,324 S.F. of office per the Palm Beach County Property Appraiser. The applicant is proposing to eliminate the five spaces immediately east of the building for a school play area and convert two spaces on the south side of the building into a single handicap space. Note on-street parking on Bradley Place and Park Avenue adjacent to the site allows for an additional six parking spaces for a total of 82 parking spaces. The Town of Palm Beach Code of Ordinance Section 134-2176 for off-street parking requirements is further documented below:
Proposed Development (School, Grades 1-6)
68 student school x 1 parking space = 5 parking spaces required
14 students
Existing Bank Development
2,793 SF bank space x 1 parking space = 14 parking spaces required
200 SF GLA
Existing Office Development
6,324 SF office space x 1 parking space = 25 parking spaces required
250 SF GLA
Existing Retail Development
7,233 SF retail space x 1 parking space = 36 parking spaces required
200 SF GLA

Proposed Site Plan

Scale

1/16" = 1'-0"



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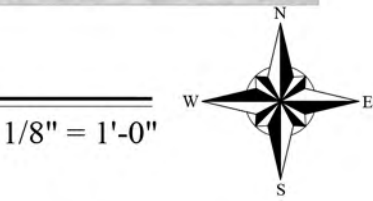
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A002

ARC-22-200
ZON-22-132



Proposed Site Plan
Scale



ARC-22-200
ZON-22-132



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LP1



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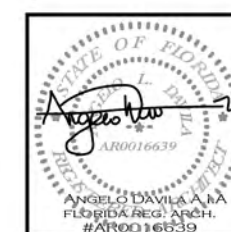
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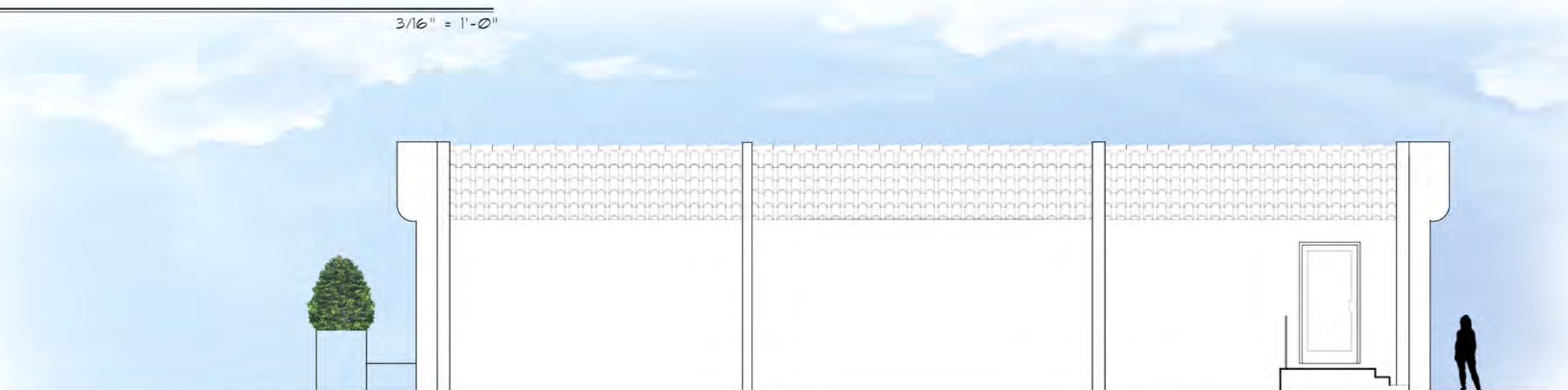
EL1



Proposed North Side Elevation

Scale

3/16" = 1'-0"



Proposed South Side Elevation

Scale

3/16" = 1'-0"

ARC-22-200
ZON-22-132



UMBERELLA

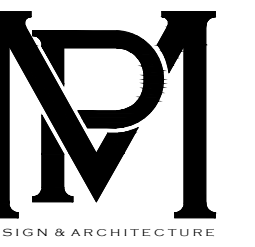


PLAY SET 25' WIDE 14' LONG & 14' HIGH



TODELERS PLAY SET

ARC-22-200
ZON-22-132



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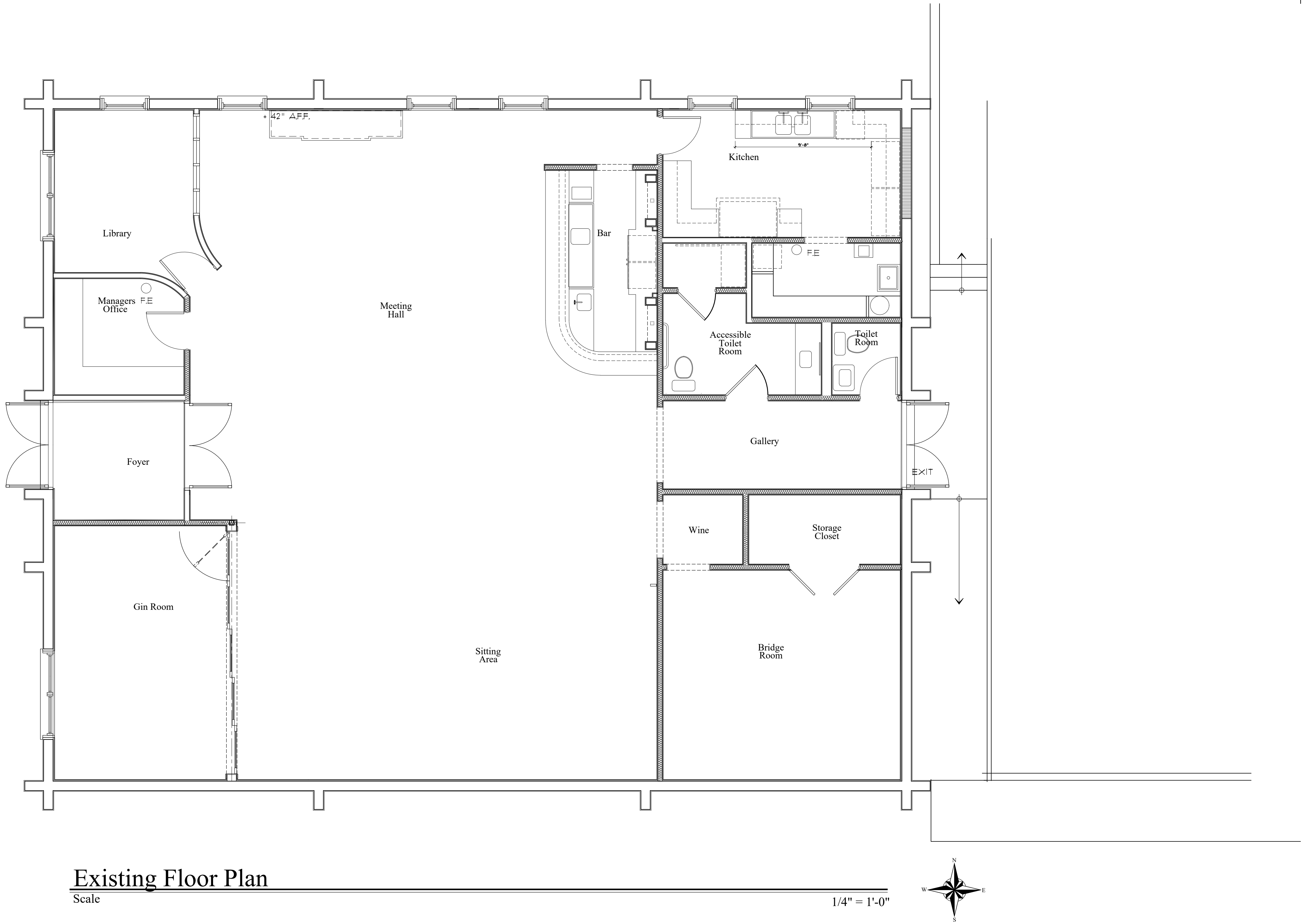
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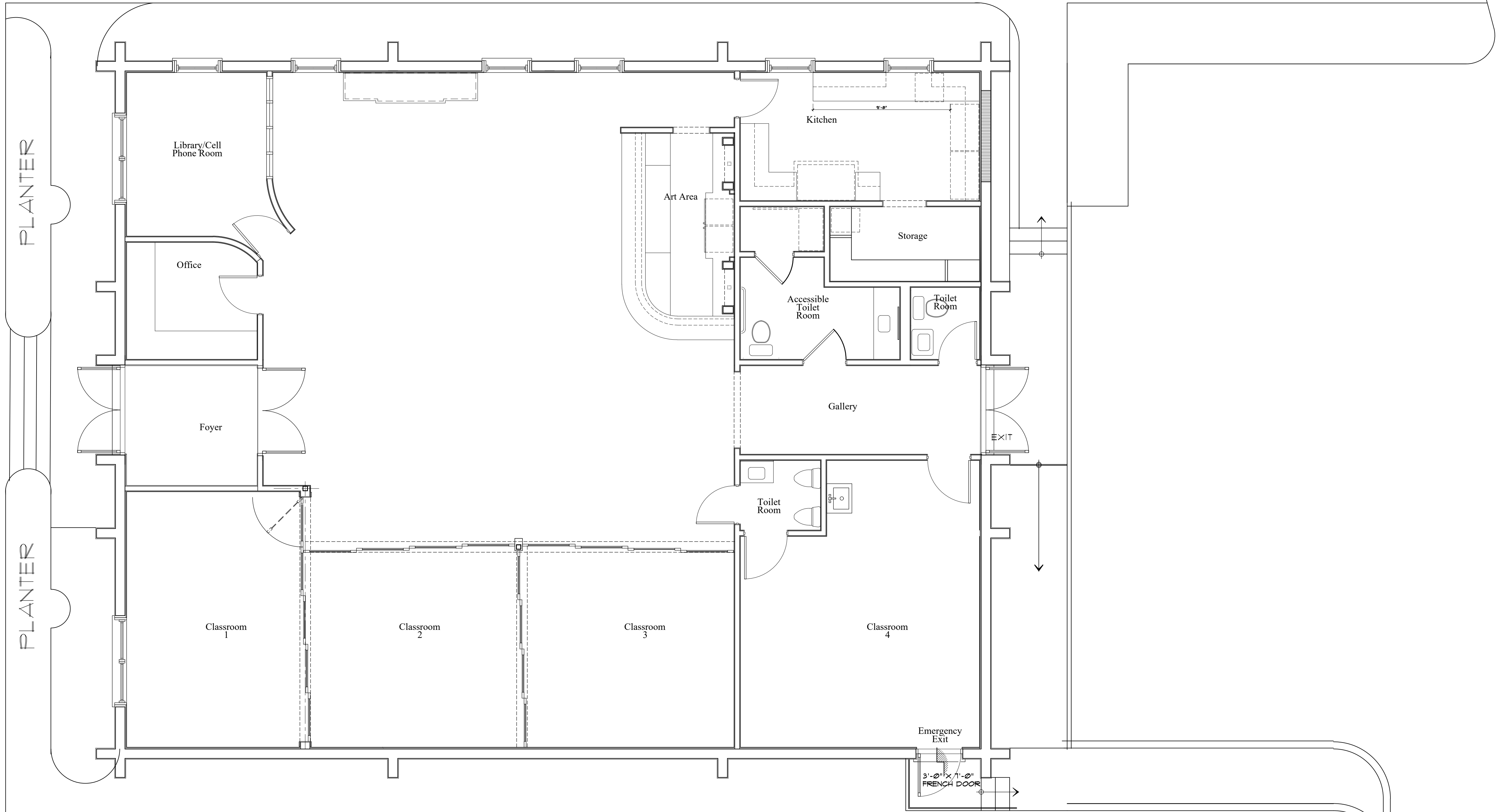
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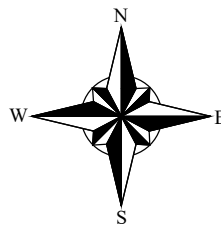
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Proposed Floor Plan
Scale

1/4" = 1'-0"



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165 Bradley Place
(Subject Property)



165 Bradley Place
(Subject Property)



165 Bradley Place
(Subject Property)



165 Bradley Place
(Subject Property)



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165 Bradley Place



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165 Bradley Place
(Subject Property Back Parking Area)



165 Bradley Place
(Subject Property Back Parking Area)



165 Bradley Place
(Subject Property Back Driveway)



165 Bradley Place
(Subject Property Back Driveway)



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165 Bradley Place



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AP002

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165 Bradley Place
(Adjacent Parking Area)



165 Bradley Place
(Adjacent Parking Area)



165 Bradley Place
(Adjacent Parking Area)



165 Bradley Place
(Adjacent Parking Area)

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AP003



285 Sunrise Ave.
(Adjacent Building)



285 Sunrise Ave.
(Adjacent Building)



Park Ave.
(North Adjacent Building)



Park Ave.
(North Adjacent Building)



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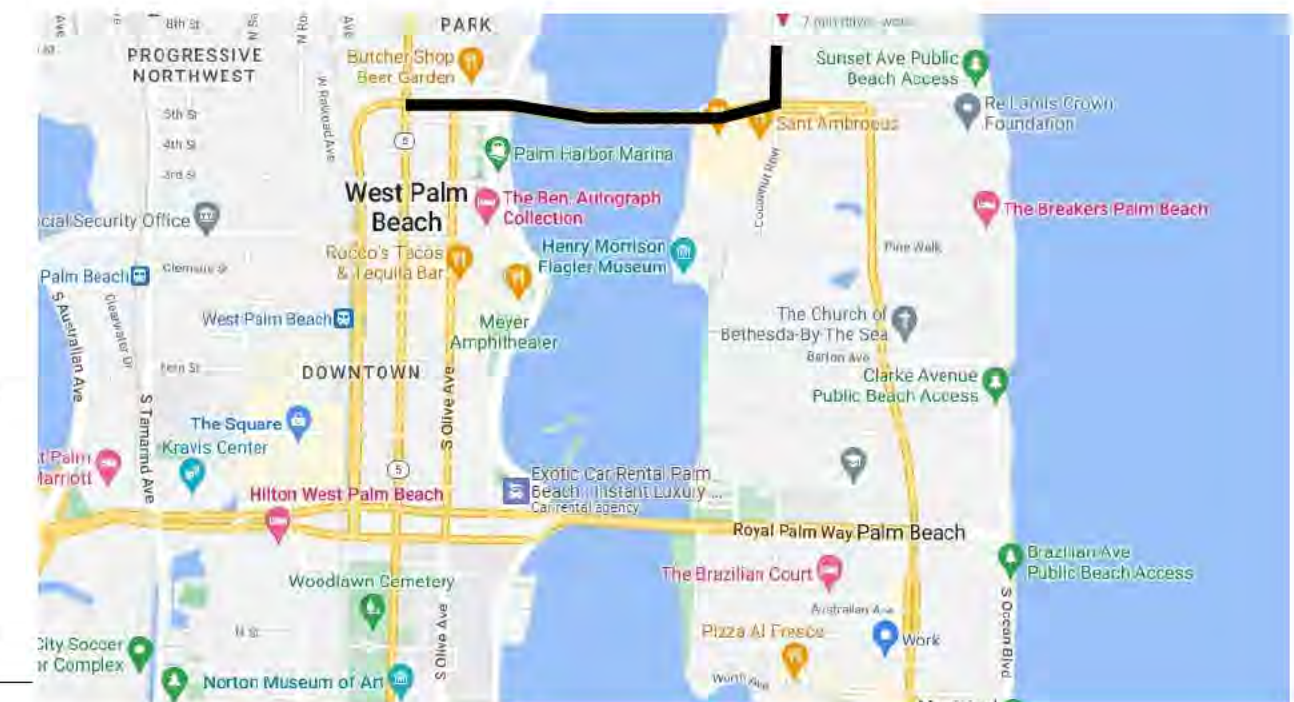
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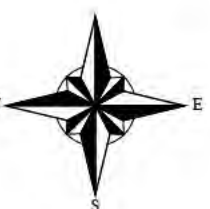
A000.2



Truck Traffic Map

Scale

N.T.S.



Route To Property

Enter the Town of Palm Beach over Flagler Bridge turn left on to Bradley Place until reaching the subject property.

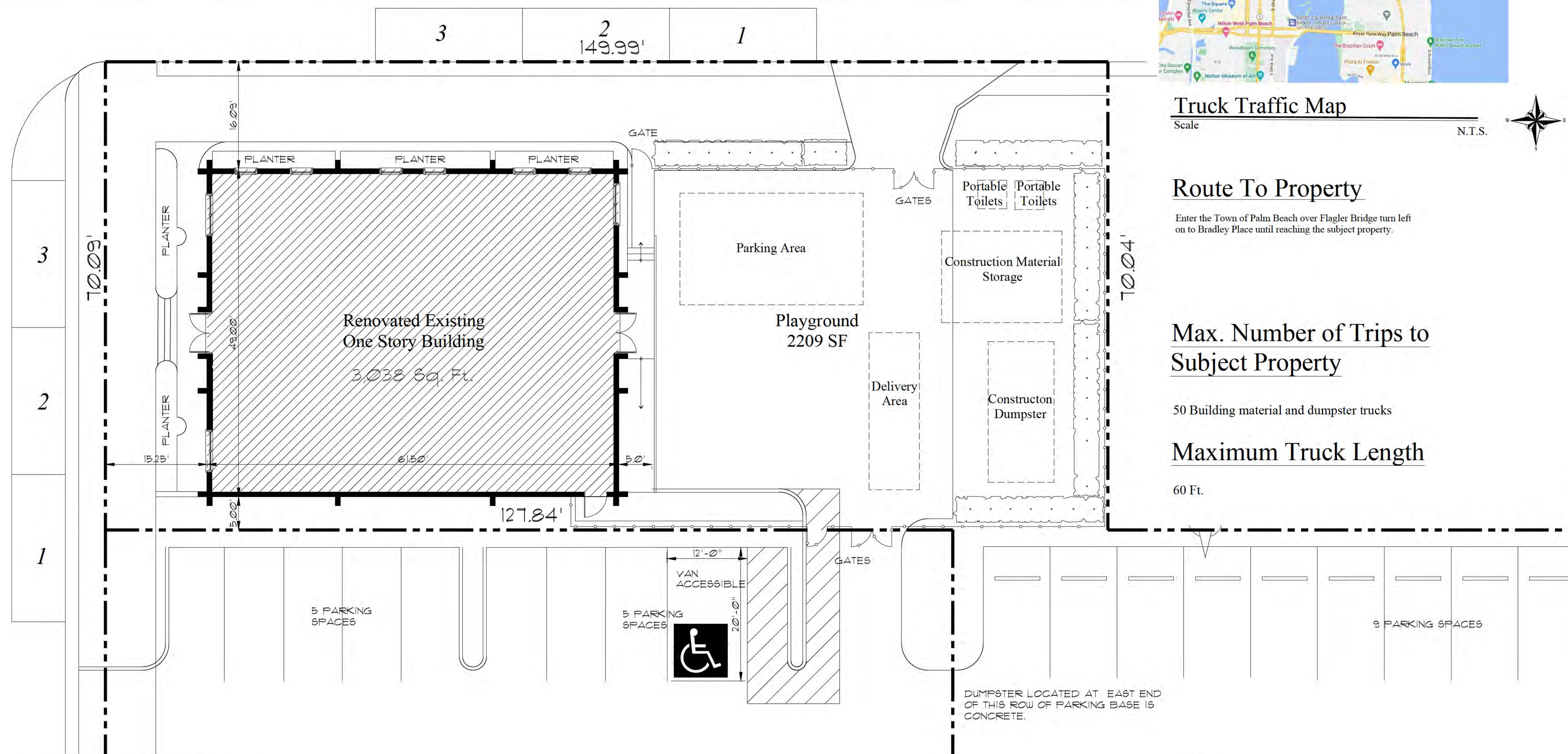
Max. Number of Trips to Subject Property

50 Building material and dumpster trucks

Maximum Truck Length

60 Ft.

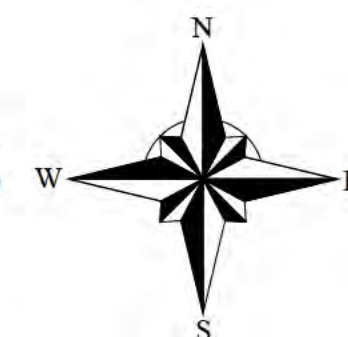
℄ Park Avenue



Truck Logistics Plan

Scale

1/8" = 1'-0"



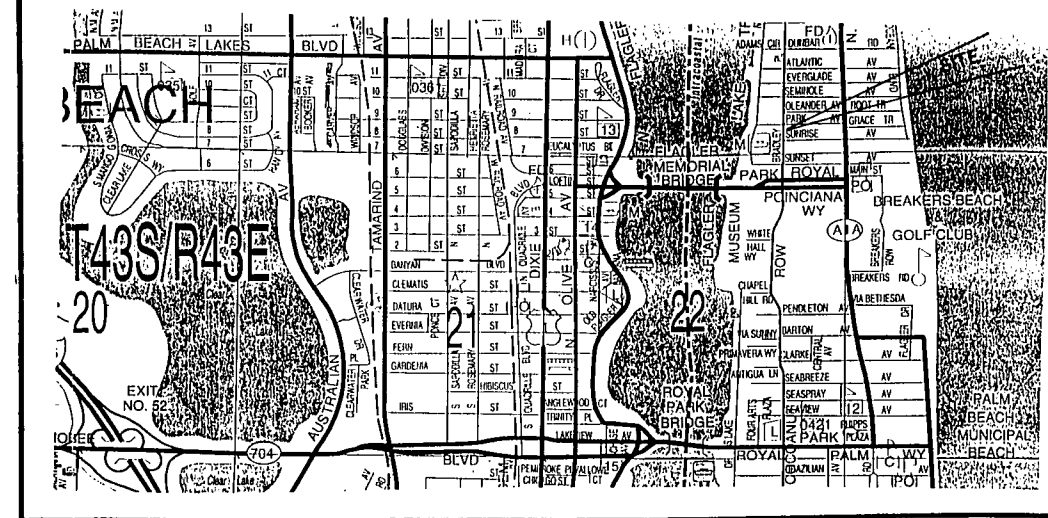
ARC-22-200
ZON-22-132

BOUNDARY SURVEY

CERTIFIED TO: JOHN C. WHELTON

255, 265 & 285 SUNRISE AVENUE
PALM BEACH, FLORIDA 33480

AND
169 BRADLEY PLACE
PALM BEACH, FLORIDA 33480



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION:

LOTS 48 - 55, INCLUSIVE, SUNRISE AVENUE ADDITION NO. 2 TO PALM BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 8, PAGE 69, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

AND

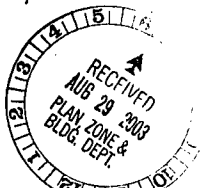
LOTS 35, 36 AND 37, BUNGALOW PARK ADDITION TO PALM BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 7, PAGE 26, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

(PARCEL, AS SURVEYED, CONTAINS 1.49 ACRES, MORE OR LESS.)

NOTES:

- 1) SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (LEGAL DESCRIPTION AS SHOWN ON ATTORNEYS' TITLE INSURANCE FUND COMMITMENT NO. C - 2120349, EFFECTIVE DATE FEBRUARY 27, 1998).
- 2) SUBSURFACE FOUNDATIONS / IMPROVEMENTS HAVE NOT BEEN LOCATED BY THIS SURVEY.
- 3) THE NATIONAL FLOOD INSURANCE RATE MAPS HAVE DESIGNATED THE HEREIN DESCRIBED PROPERTY TO BE ZONE "A7".
- 4) SUBJECT TO A BLANKET EASEMENT FOR TELEPHONE LINES IN PARCELS SHOWN IN PLAT BOOK 1, PAGE 16, DATED APRIL 13, 1911, RECORDED IN DEED BOOK 22, PAGE 121. EASEMENT WAS ASSIGNED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY IN DEED BOOK 124, PAGE 430.
- 5) BENCHMARK REFERENCE: U.S. COAST & GEODETIC BENCHMARK "STR-13 USE"..... EL. = 15.443' NGVD-29..... SEE SITE BENCHMARK SHOWN HEREON SET FOR CONTRACTOR USE.
- 6) WHERE BOUNDARY CORNERS ARE OBSTRUCTED, "WITNESS MONUMENTS" HAVE BEEN OFFSET, AS NOTED.
- 7) UNLESS INDICATED TO THE CONTRARY, THE MEASURED DISTANCES AND DIRECTIONS SHOWN ON THIS MAP OF BOUNDARY SURVEY ARE THE SAME AS THE PLATTED DISTANCES AND DIRECTIONS.
- 8) THE SURVEYOR'S NOTES CONTAINED HEREIN ARE INCORPORATED INTO THE CERTIFICATION BY REFERENCE.
- 9) OVERHEAD LINES AND UTILITY POLES ALONG THE NORTH LINE OF LOTS 48 THROUGH 54 (AS SHOWN HEREON)..... PROVIDE EVIDENCE OF AN EASEMENT (NO RECORDED DOCUMENTATION HAS BEEN PROVIDED TO THE SURVEYOR).
- 10) CONCRETE WALKWAY ENCLOSED WESTERLY ALONG THE EAST LINE OF LOT 37 OF BUNGALOW PARK, AS SHOWN. (TO A MAXIMUM OF 1.0')..... AN APPARENT PHYSICAL USE..... DRAWING REVISED..... 3-01-00.

SE #22-2003
W/SPR



3B

DESCRIPTION FURNISHED BY: - THE LIST COMPANIES

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE PROPERTY DESCRIBED IN THE CAPTION THEREOF, MADE UNDER MY DIRECTION, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO APPARENT ENCROACHMENTS, UNLESS NOTED AND FURTHER THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

JEFFERS AND ASSOCIATES, INC.
Professional Land Surveyors
LB-5105

OFFICE 4546 Cambridge Street West Palm Beach, FL 33415 (561) 640-9399 Fax (561) 640-8141

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 15 4159

SURVEYOR'S NOTES:
NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR ANY ERRORS OR OMISSIONS IN THE DESCRIPTION AS FURNISHED. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

JOB No: 00-127 SCALE: 1" = 20' FIELD BK: PB - 2 DRAWING NO: 00127
SURVEY DATE: 2-16-00 DRAWN BY: P.T.K. PAGE: 9 - 15

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LEGEND:

PK = PARKER-KALON (MASONRY NAIL)
C/L = CENTERLINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM - 29
ELEVATIONS SHOWN THUS

NOTE:

Δ = VALVE
⊙ = MANHOLE (TYPE UNDETERMINED)
⊞ = CATCH-BASIN (PIPE SIZES AND INVERT ELEVATIONS NOT OBTAINED)

