

COMM NO.
2218

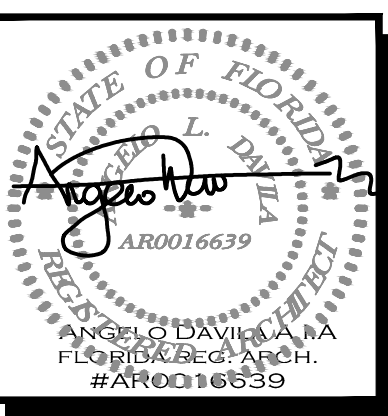
Date
12/02/22

REVISIONS

NO.	DESCRIPTION
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Interior Renovation for The
Chabad House School

165 Bradley Place
Palm Beach, Florida 33480

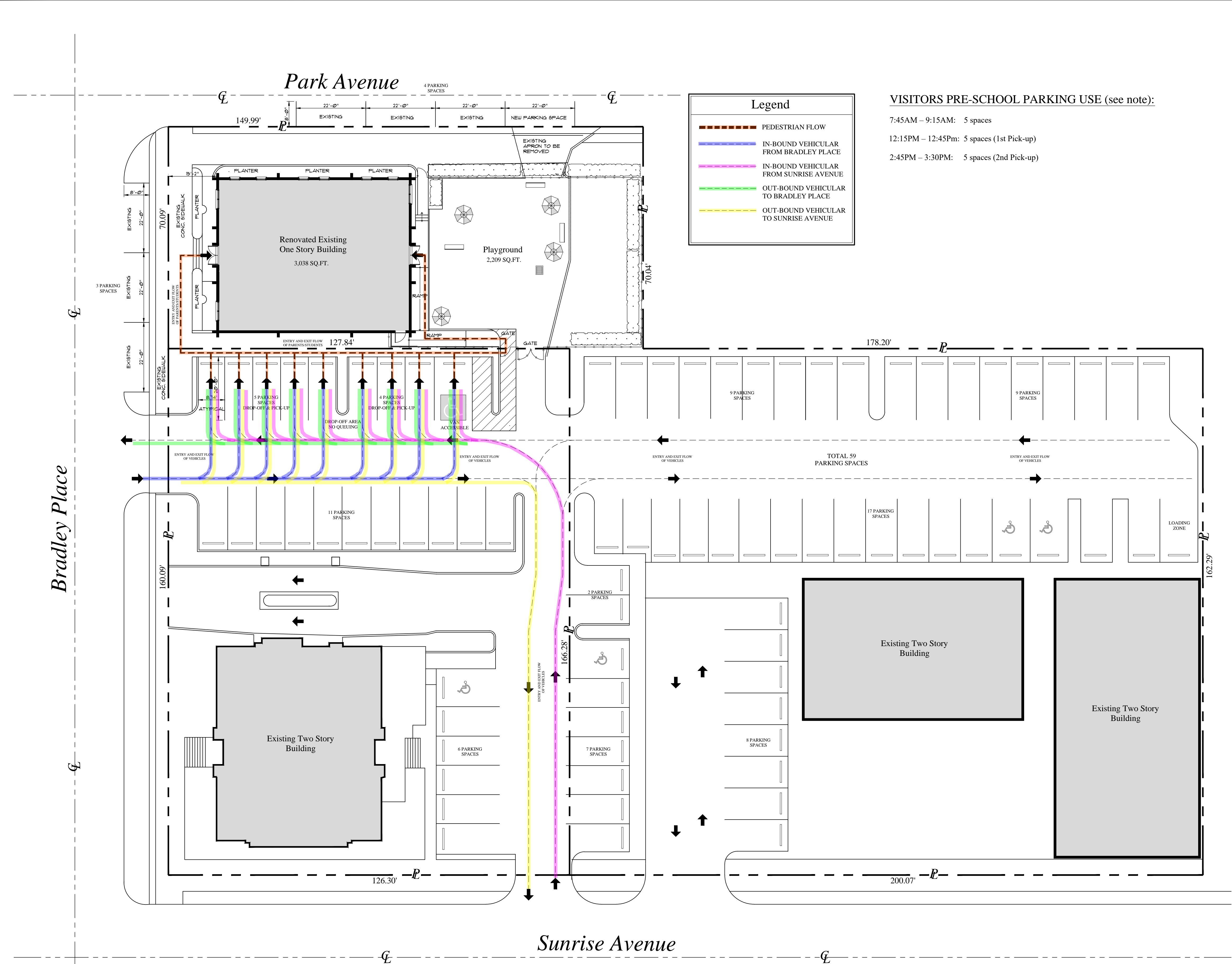


MP DESIGN &
ARCHITECTURE, INC

217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.

A002.1



VISITORS PRE-SCHOOL PARKING USE (see note):

- 7:45AM – 9:15AM: 5 spaces
- 12:15PM – 12:45Pm: 5 spaces (1st Pick-up)
- 2:45PM – 3:30PM: 5 spaces (2nd Pick-up)

ZONING AND SITE CALCULATIONS

Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	C-TS	C-TS	C-TS
Lot Area	4,000 SF	10,513 SF	10,513 SF
Lot Width	30'	70'	70'
Lot Depth	90'	150'	150'
Front Yard Setback	5' 1-Story	15'	15'
Side Yard Setback	5' 1-Story	5'	5'
Rear Yard Setback	10' 1-Story	70'	70'
Maximum Building Height	15' 1-Story	15'	15'
Maximum Overall Height	30'		30'
Lot Coverage	70% 1-Story (3,497 SF)		2 8.3 % (2,980 SF)
Landscape Open Space	15% (1,577 SF)	21.25% (2,235 SF)	22.4% (2,362 SF)
Front Yard LOS	35% (122.5 SF)	EXISTING NON CONFORMITY	
Areas			
1 st Floor AC	2,980 SF		
Total AC	2,980 SF		

NOTE NARRATIVE FOR THE FLOW PLAN

Site access is existing via two-way access drives from Bradley Place and Sunrise Avenue.

The nine parking spaces immediately to the south of the building are anticipated to accommodate the preschool for drop off and pick up of students.

The general hours of operation will be from 8:00 AM to 6:00 PM.

Drop off will operate from 7:45 AM to 9:15 AM for 90 minutes. Parents will enter either driveway and park their vehicle at one of the nine spaces available just south of the building and escort their children through the front entrance located on the west side of the building.

Early pick up will be between 12:15 and 12:45 PM. Parents picking up half-day students will need to park and go inside to pick up their child.

Regular pick up will operate from 2:45 PM to 3:30 PM for 45 minutes. Parents will need to park and go inside to pick up their child.

The preschool will require parents to sign an agreement each year that they are not to turn onto Park Avenue when exiting the school property.

Staff will be instructed not to park at the nine spaces immediately to the south of the building. These spaces are reserved for parents and students. Staff will utilize other parking spaces available onsite.

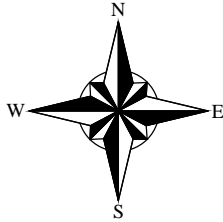
Visitors peak parking demand based on the rates and methodologies of the Institute of Transportation Engineers (ITE) Parking Generation, 5th Edition, the Urban Land Institute (ULI) Shared Parking, 3rd Edition, and the specific operations of the proposed development. School staff will not utilize the 9 adjacent parking spaces.

Per the Principal Parking Occupancy Equivalency Statement dated August 11, 2022 prepared by Simmons & White, the parking space calculations indicate fewer spaces are required than the previous use. The onsite operations are proposed to flow smoothly with a 90 minute drop off period in the morning and three pick up periods throughout the afternoon. The overall shared parking calculations also demonstrate that based on time-of-day calculations, there will be sufficient parking for the overall site. Further, the overall parking calculations can be considered conservative since the Town code requirements are higher than the ITE Parking Generation, 5th edition parking rates. The ITE parking generation rates demonstrate the overall site will have a surplus of over 20 parking spaces during peak demand.

Proposed Site Traffic, Parking and Pedestrian Flow Plan

Scale

1/16" = 1'-0"



ARC-22-200
ZON-22-132