

RENOVATIONS FOR SINGLE-FAMILY RESIDENCE AT:

218 PHIPPS PLAZA

PALM BEACH, FL 33480  
TOWN OF PALM BEACH, FLORIDA

RECEIVED  
By yfigueroa at 2:34 pm, Nov 04, 2022



PATRICK RYAN O'CONNELL  
ARCHITECT, LLC.  
400 ROYAL PALM WAY, SUITE 206  
PALM BEACH FL 33480  
FL LIC #: A26003685  
WWW.PROARCHITECT.COM  
tel (561) 331-2048

COA: 22-042      ZON: 22-123

"FINAL SUBMITTAL"

FINAL SUBMITTAL: 10-24-2022  
LANDMARKS DATE OF HEARING: 12-21-2022  
TOWN COUNCIL DATE OF HEARING: 01-18-2023

INDEX OF DRAWINGS

ARCHITECTURE	ARCHITECTURE, CONTINUED
1. COVER SHEET AND INDEX	21. PROPOSED ACCESSORY STRUCTURE COLORED ELEVATIONS
2. EXISTING HISTORICAL DOCUMENTS	22. PREVIOUSLY PROPOSED ACCESSORY STRUCTURE ELEVATIONS
2A. HISTORICAL DOCUMENTS	23. PROPOSED PERGOLA PLAN AND ELEVATIONS
2B.. HISTORICAL DOCUMENTS	24. PROPOSED PERGOLA RENDERINGS
2C. HISTORICAL DOCUMENTS	
3. SITE LOCATION AERIALS, VICINITY LOCATION MAP, AND TOWN OF PALM BEACH LOCATION MAP	LANDSCAPE ARCHITECTURE
4. LOCATION PLAN AND STREETScape ELEVATION	CIVIL DRAINAGE PLAN & SURVEY
5. PHOTOGRAPHS OF NEIGHBORING PROPERTIES	
6. PHOTOGRAPHS OF NEIGHBORING PROPERTIES	
7. PHOTOGRAPHS OF NEIGHBORING PROPERTIES	
8. PHOTOGRAPHS OF EXISTING INTERIOR	
9. PHOTOGRAPHS OF EXISTING EXTERIOR	
10. PHOTOGRAPHS OF EXISTING EXTERIOR	
11. PHOTOGRAPHS OF EXISTING ACCESSORY STRUCTURE	
12. EXISTING SITE PLAN	
13. PREVIOUSLY PROPOSED SITE PLAN AND ZONING LEGEND	
13A. CURRENTLY PROPOSED SITE PLAN AND ZONING LEGEND	
14. YARD SECTION DIAGRAMS	
15. NOT USED	
16. DIAGRAMS	
17. DEMOLITION REPORT	
18. ACCESSORY STRUCTURE, EXISTING, DEMO & PROPOSED FLOOR PLAN	
19. EXISTING ACCESSORY STRUCTURE ELEVATIONS	
20. PROPOSED ACCESSORY STRUCTURE ELEVATIONS	

SCOPE OF WORK

- EXISTING ACCESSORY STRUCTURE TO BE MODIFIED
- PROPOSED 171 S.F. ADDITION TO EXISTING ACCESORY STRUCTURE.
- NEW WHOLE HOUSE GENERATOR AND SCREEN WALLS
- NEW LANDSCAPE AND HARDSCAPE

PROPOSED RENOVATIONS TO:

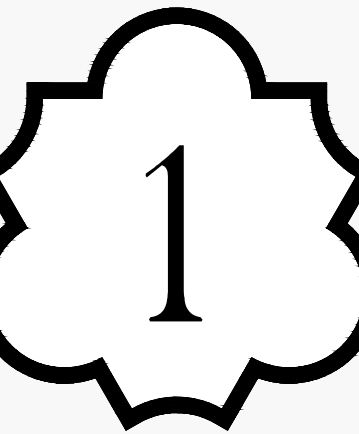
PHIPPS PLAZA  
218 PHIPPS PLAZA  
PALM BEACH, FL 33480

Project #: 22-004  
Drawn by: PRO, AR, LB  
Date(s):  
07 JUN. 2022 - FIRST SUBMITTAL  
27 JUN. 2022 - FINAL SUBMITTAL  
17 AUG. 2022 - PRESENTATION  
03 OCT. 2022 - RESUBMITTAL  
24 OCT. 2022 - FINAL SUBMITTAL

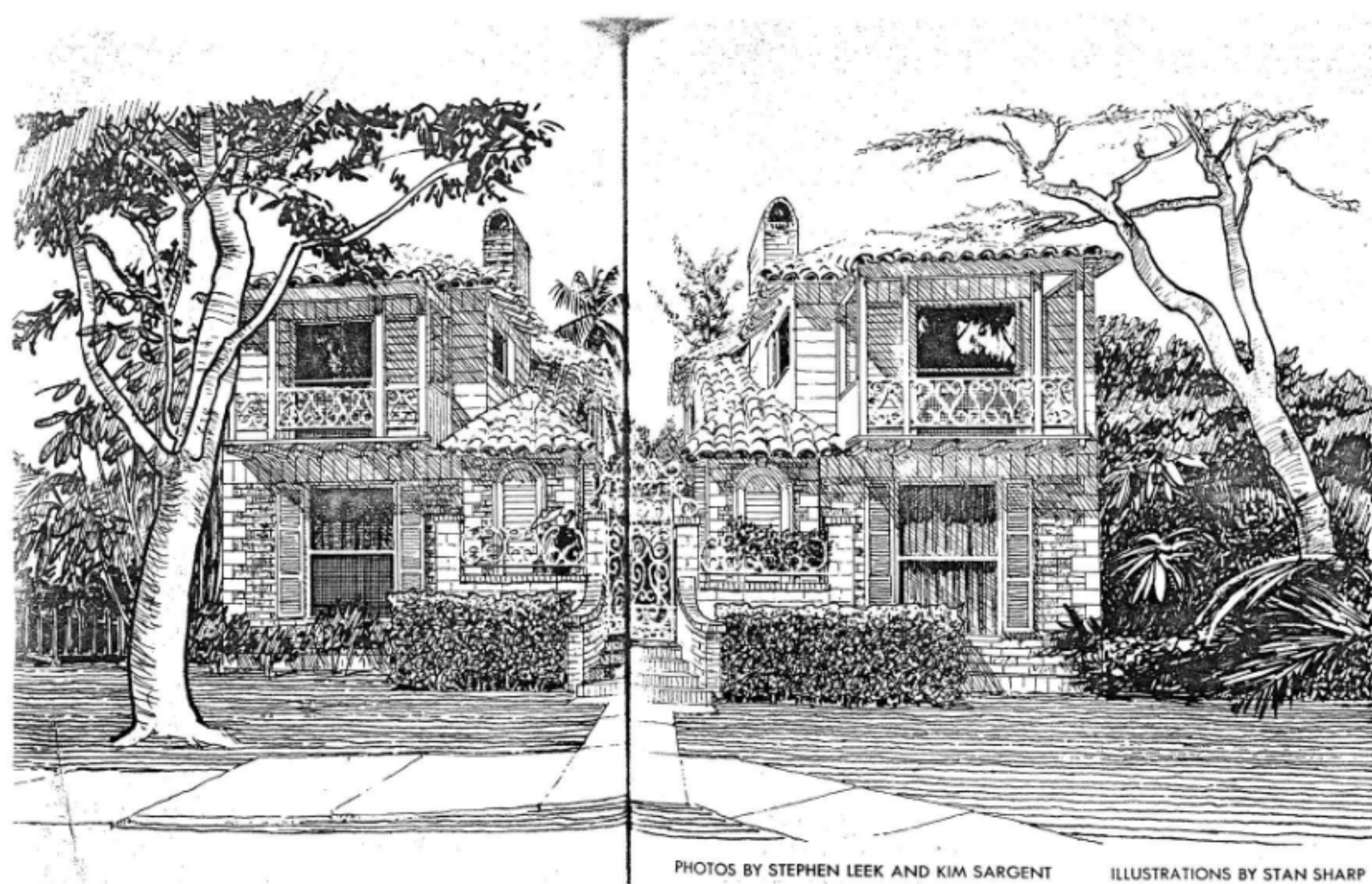
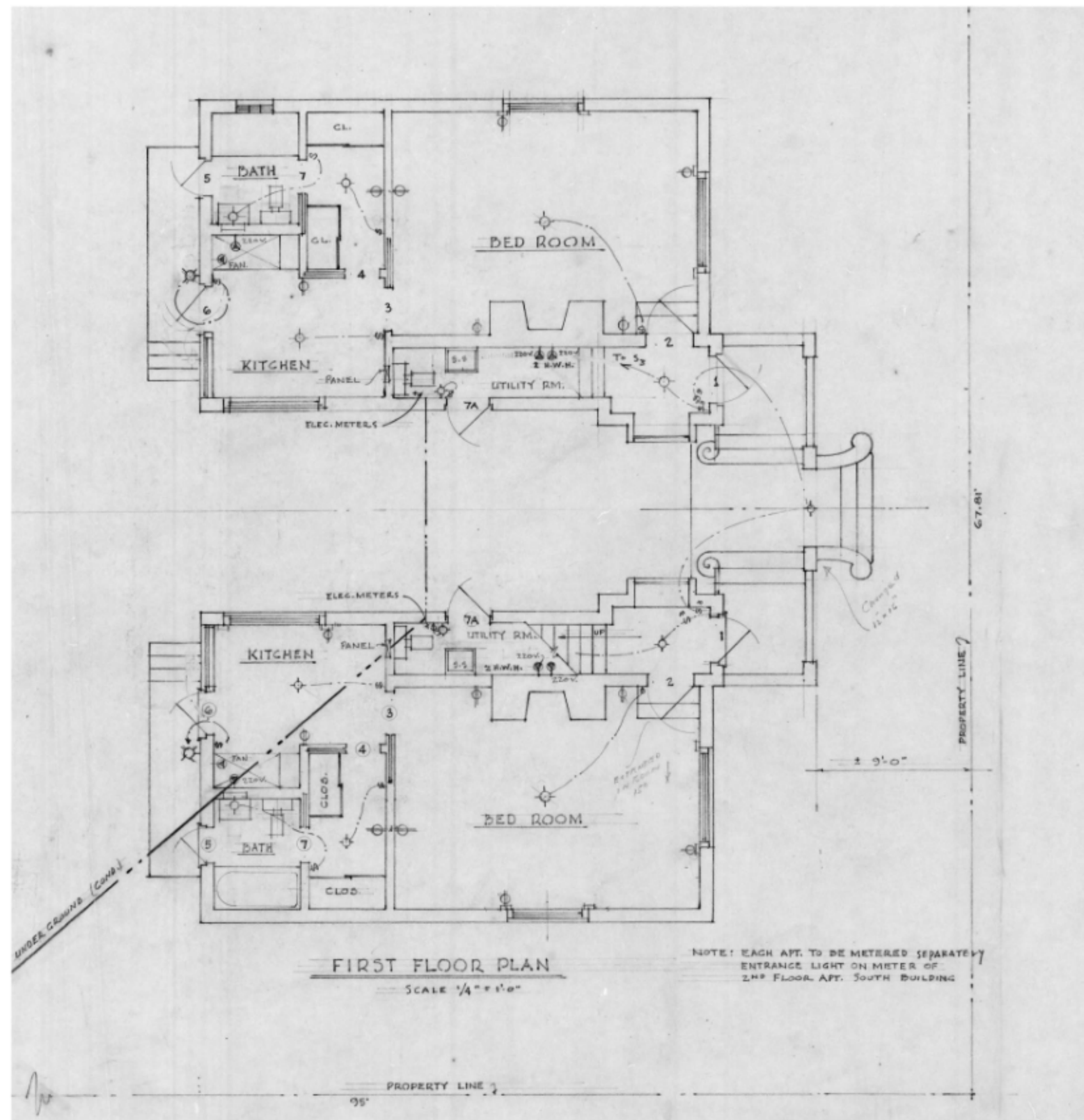
COA #: 22-042  
ZON #: 22-123

SEAL

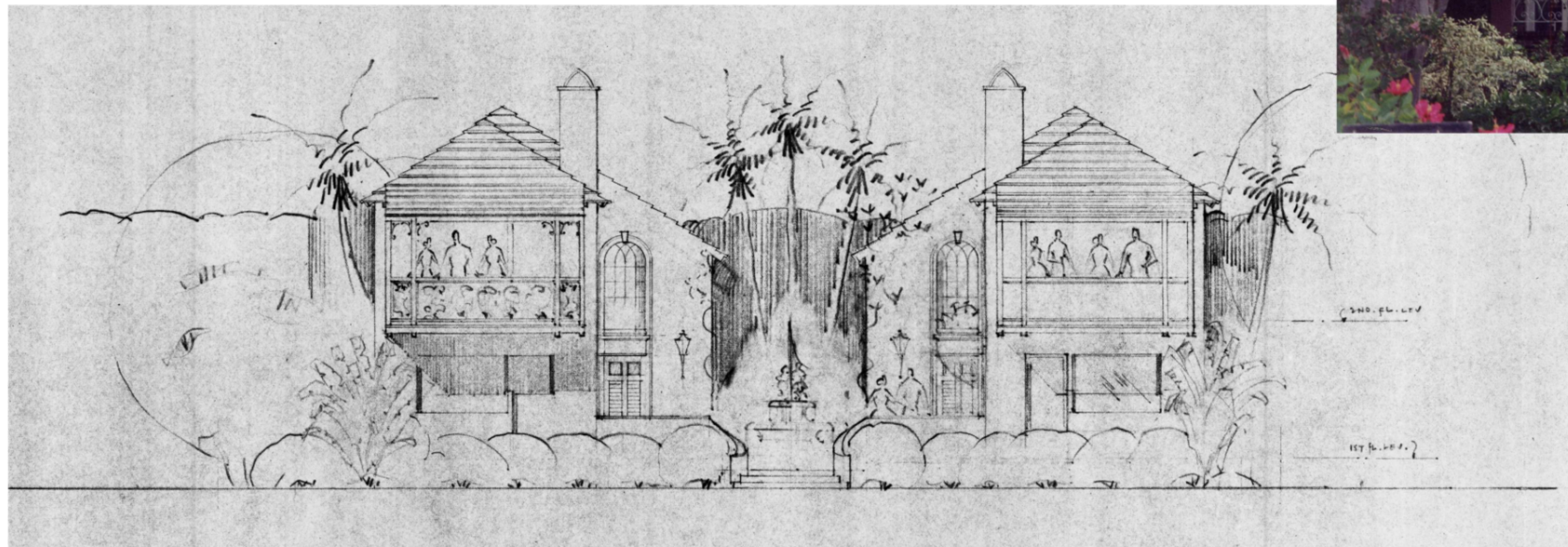
PATRICK RYAN O'CONNELL  
PROFESSIONAL CERTIFICATION:  
"I certify that these documents were prepared  
or approved by me, and that I am a duly  
licensed architect under the laws of the State  
of Florida, license #A988461,  
exp. date 28 February 2025."



ARCHITECT:	GENERAL CONTRACTOR:	CIVIL ENGINEER:	GEOTECHNICAL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:
PATRICK RYAN O'CONNELL ARCHITECT 400 ROYAL PALM WAY, SUITE 206 PALM BEACH, FL 33480	COVE CONSTRUCTION GROUP 501 PALM STREET SUITE C8 WEST PALM BEACH, FL 33401	GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE, SUITE 305 WEST PALM BEACH, FL 33401 561-312-2041	NUTTING ENGINEERS OF FLORIDA INC. 1310 NEPTUNE DRIVE BOYNTON BEACH, FL 33426 561-736-4900	LOPEZ GROUP PALM BEACH, FL 33480 561-295-3611	WALLACE SURVEYING CORP. 5553 VILLAGE BLVD. WEST PALM BEACH, FL 33407 561-640-4551



Left: architect Belford Shoumate designed and built his home in Phipps Plaza 40 years ago. To capture an old-world atmosphere, he incorporated favorite features of French and English cottages — walkways, gateways, dramatic rooftops and even a Bermuda-type buttry.



HISTORICAL DOCUMENTS



PATRICK RYAN O'CONNELL ARCHITECT, LLC.  
400 ROYAL PALM WAY, SUITE 206  
PALM BEACH FL 33480  
FL LIC # A26003685  
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RENOVATIONS TO:  
**PHIPPS PLAZA**  
218 PHIPPS PLAZA  
PALM BEACH, FL 33480

Project #: 22-004  
Drawn by: PRO, AR, LB  
Date(s):  
07 JUN. 2022 - FIRST SUBMITTAL  
27 JUN. 2022 - FINAL SUBMITTAL  
17 AUG. 2022 - PRESENTATION  
03 OCT. 2022 - RESUBMITTAL  
24 OCT. 2022 - FINAL SUBMITTAL

COA #: 22-042  
ZON #: 22-123

SEAL  
  
PATRICK RYAN O'CONNELL  
PROFESSIONAL CERTIFICATION:  
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license #A26003685, exp. date 28 February 2023."



PATRICK RYAN O'CONNELL  
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206  
PALM BEACH FL 33480  
FL LIC #: AA26003685  
tel (561)-331-2048 WWW.PROARCHITECTURE.COM

**PROPOSED RENOVATIONS TO:**

**PHIPPS PLAZA**  
**218 PHIPPS PLAZA**  
**PALM BEACH, FL 33480**

Project #: 22-004
Drawn by: PRO, AR, LB
Date(s):
17 JUN. 2022 - FIRST SUBMITTAL
17 JUN. 2022 - FINAL SUBMITTAL
17 AUG. 2022 - PRESENTATION
03 OCT. 2022 - RESUBMITTAL
14 OCT. 2022 - FINAL SUBMITTAL

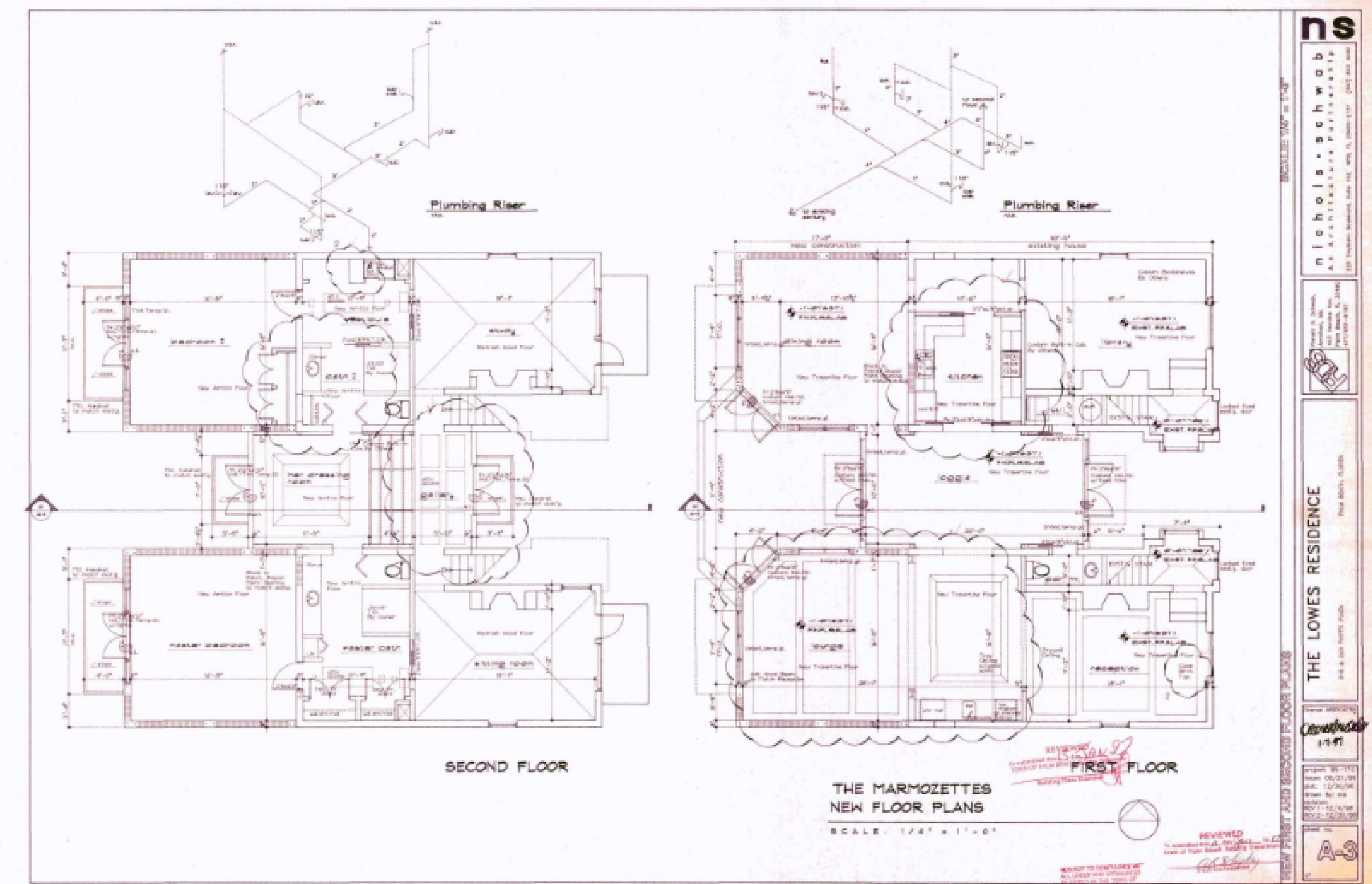
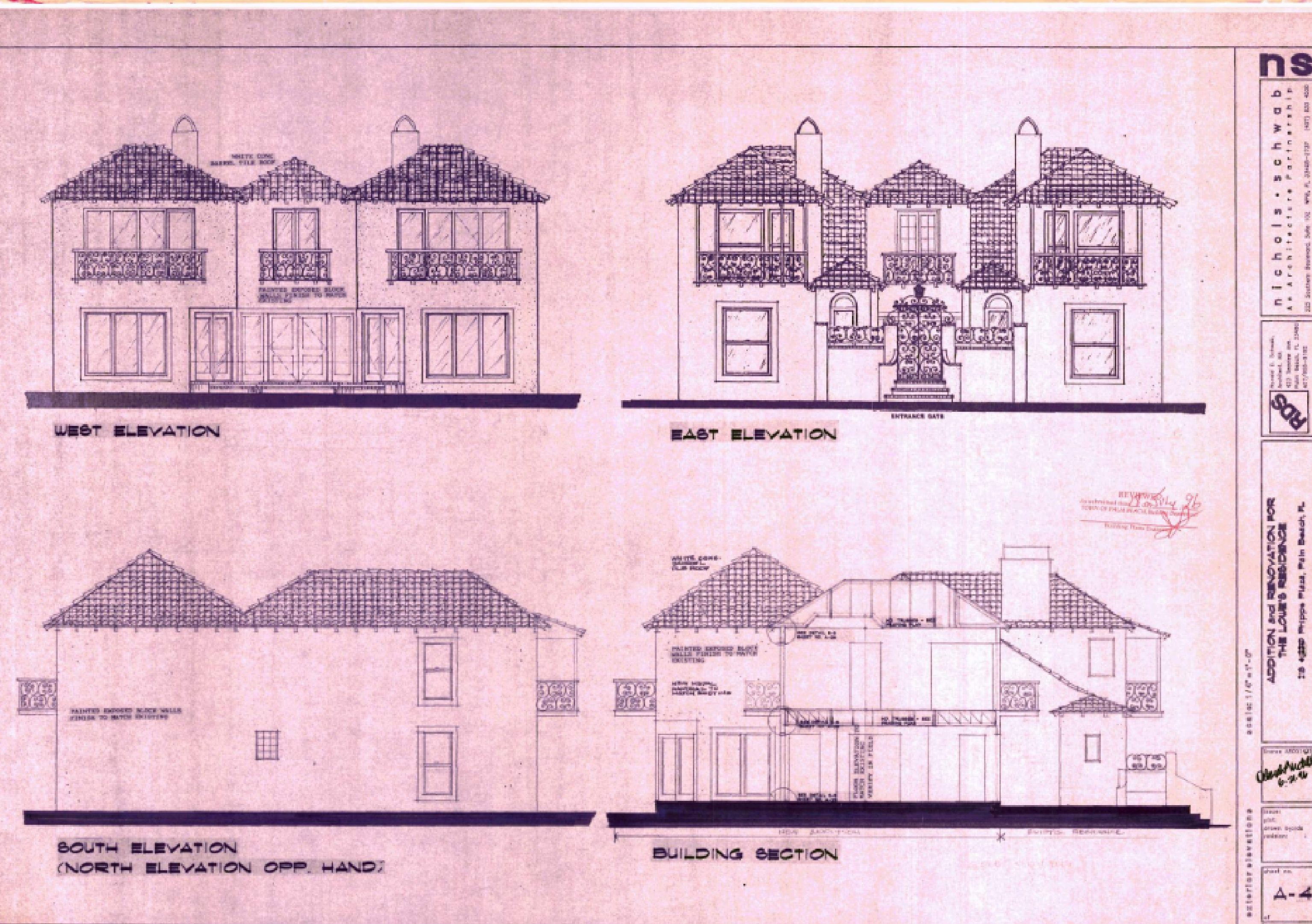
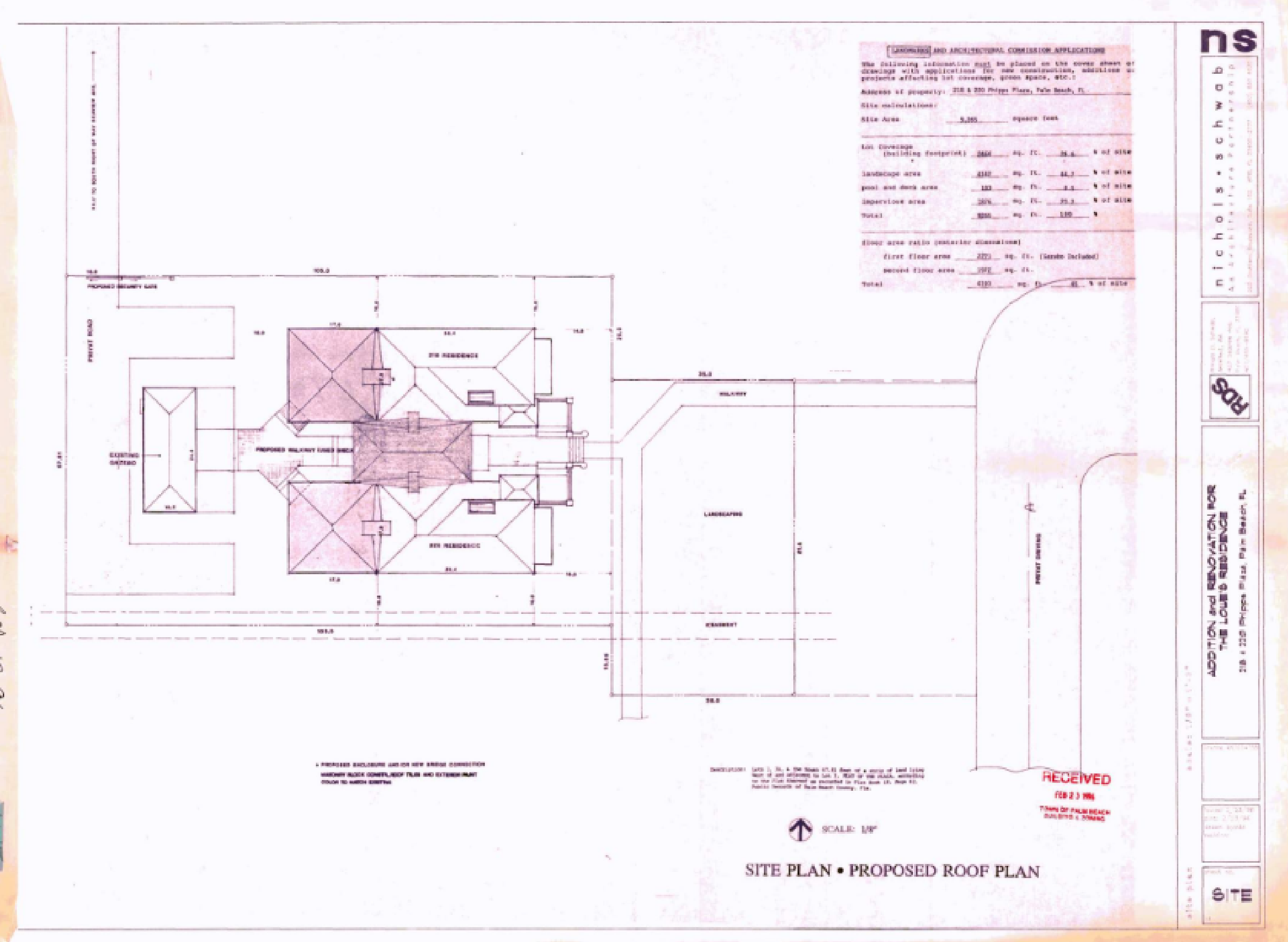
OA #: 22-042  
ON #: 22-123

AL

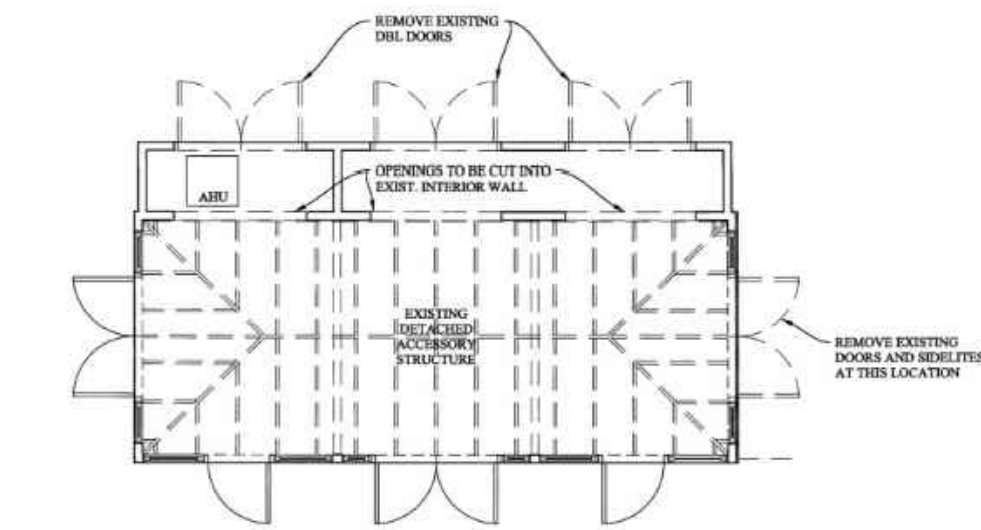
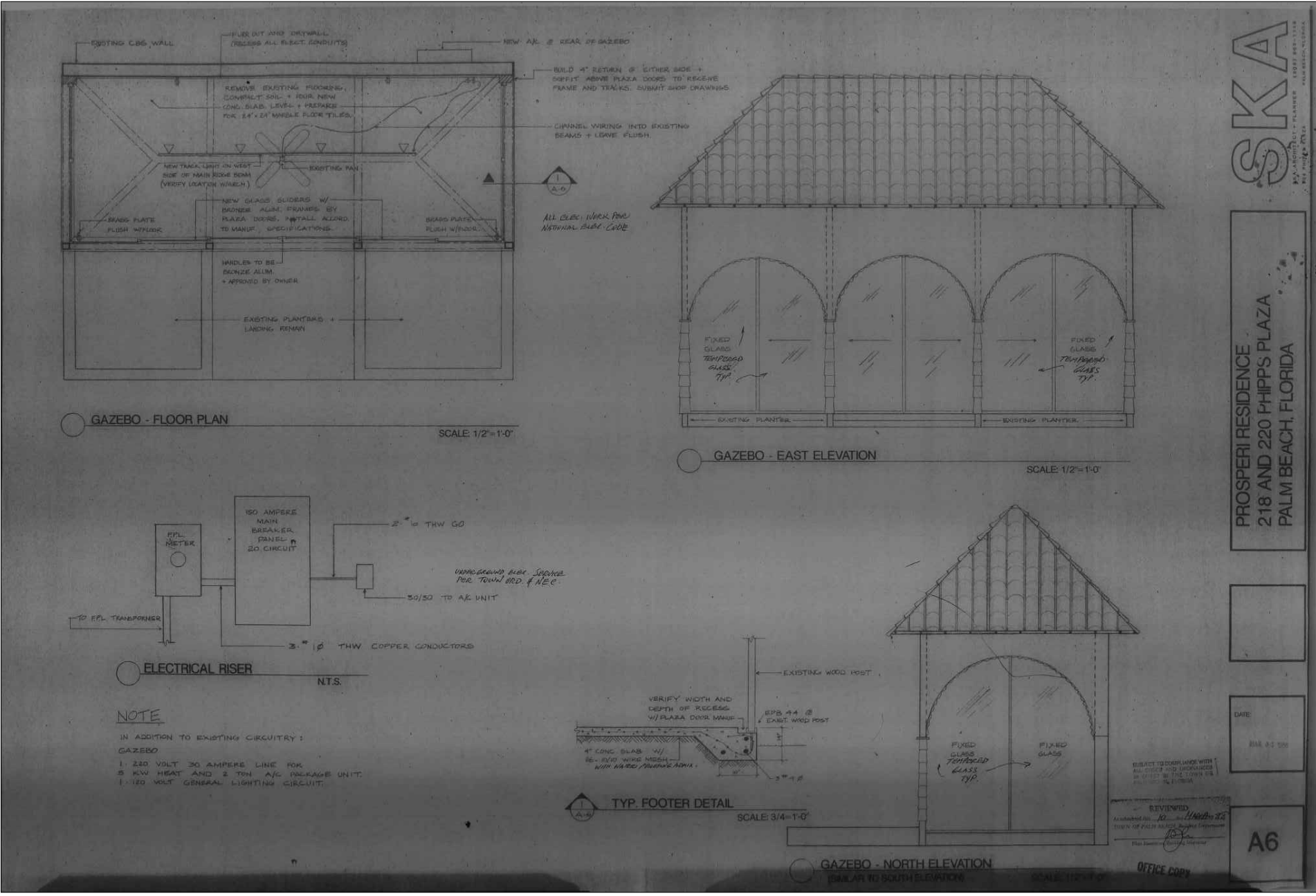
**PATRICK RYAN O'CONNELL**  
**PROFESSIONAL CERTIFICATION:**  
I certify that these documents were prepared  
or approved by me, and that I am a duly  
licensed architect under the laws of the State  
of Florida, license #A98461,  
exp. date 28 February 2023."



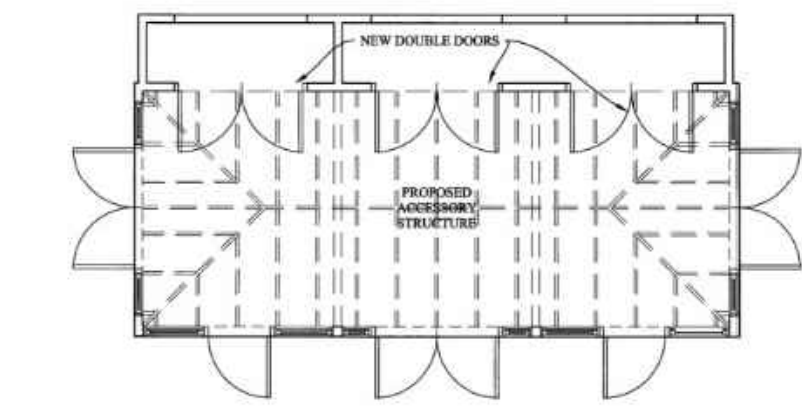
COPYRIGHT © 2022



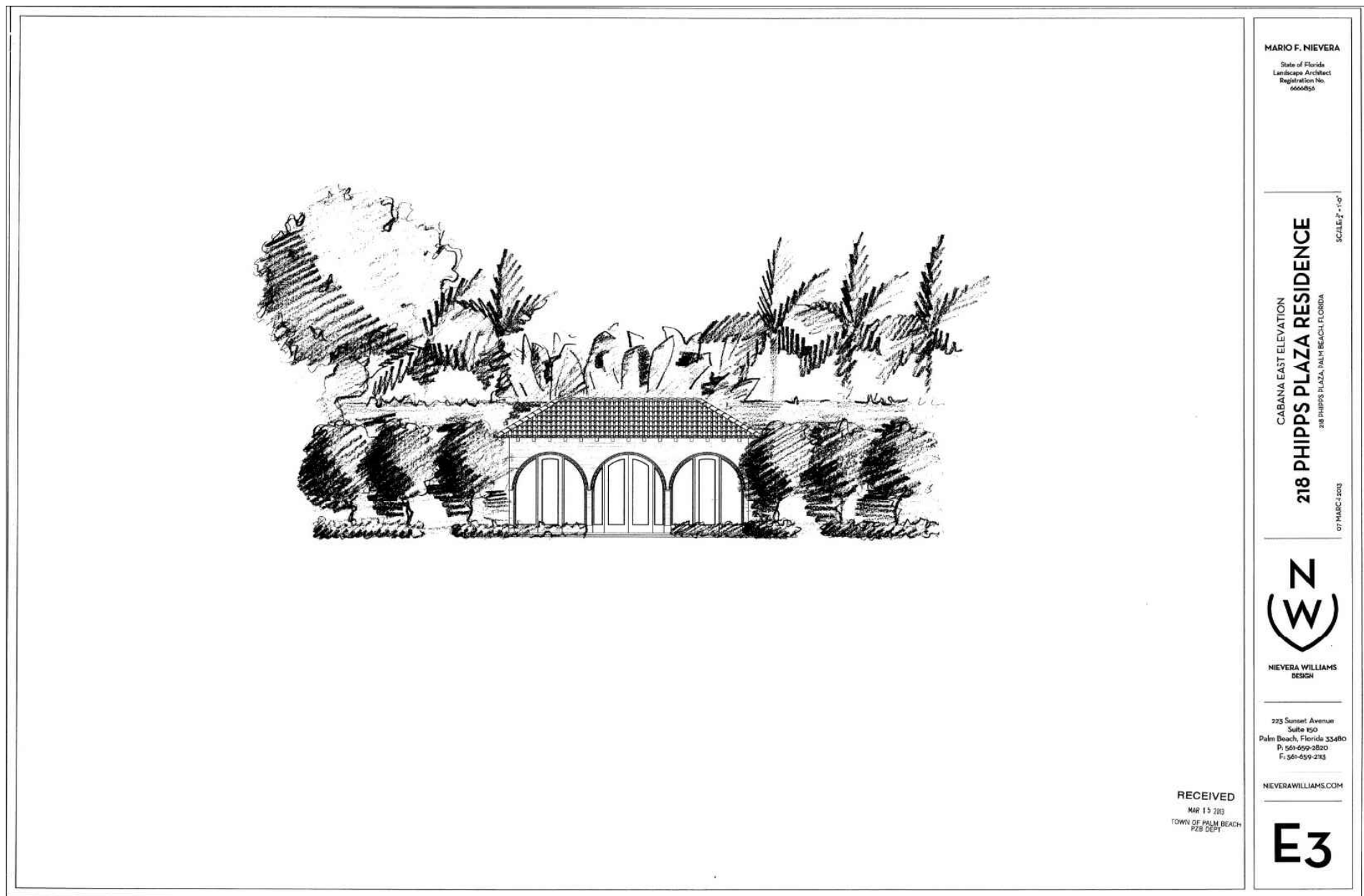
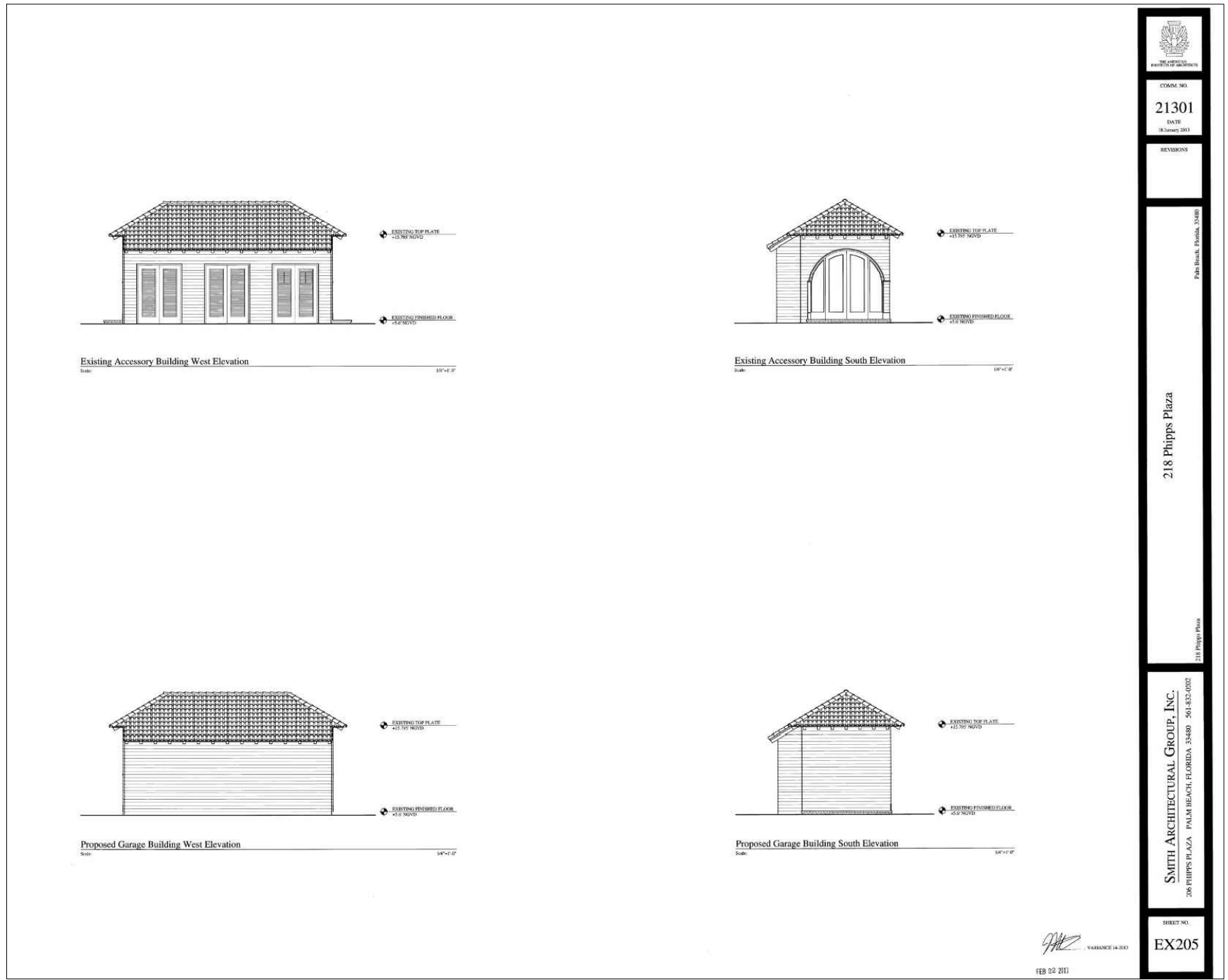
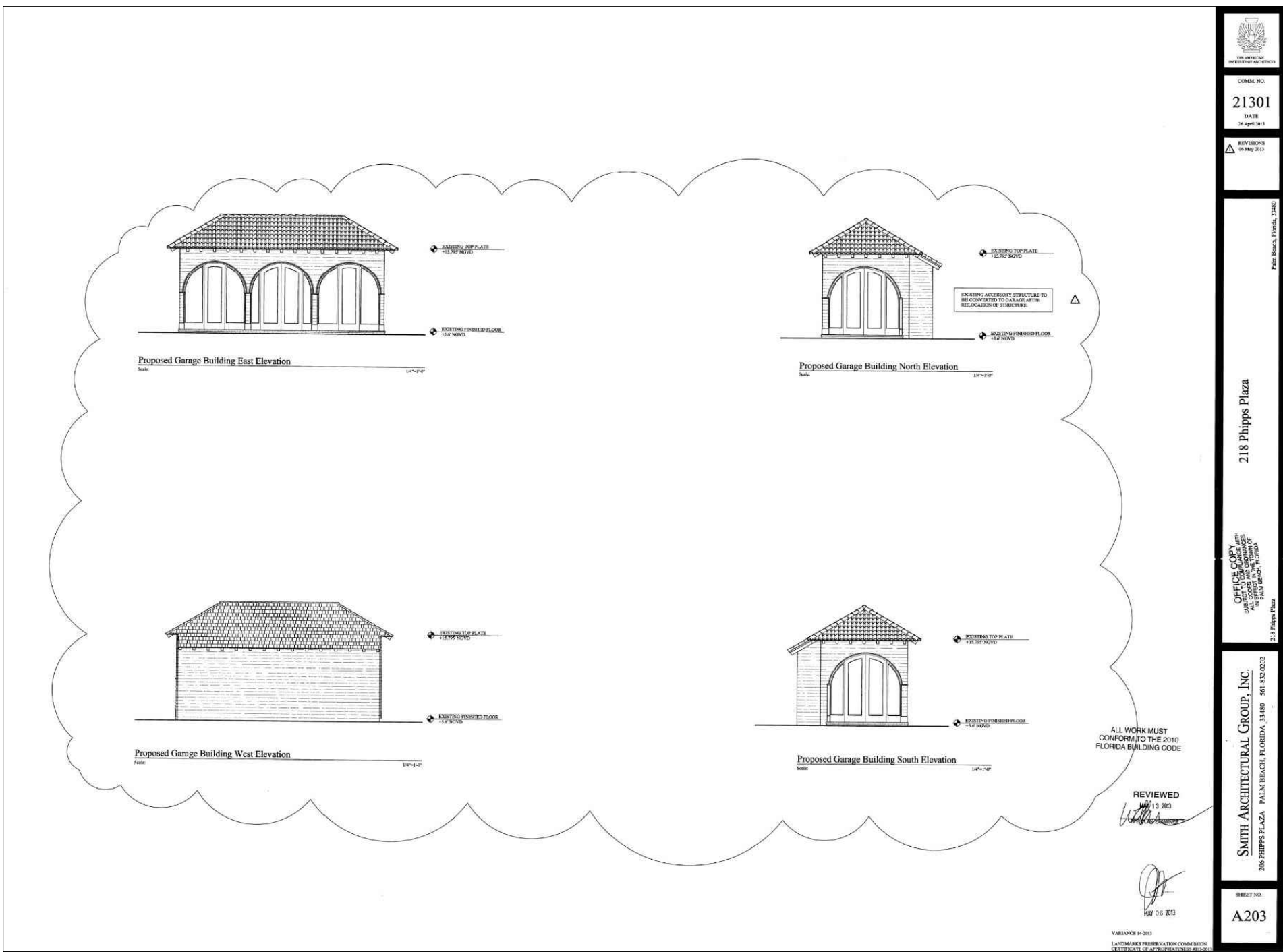
HISTORICAL DOCUMENTS

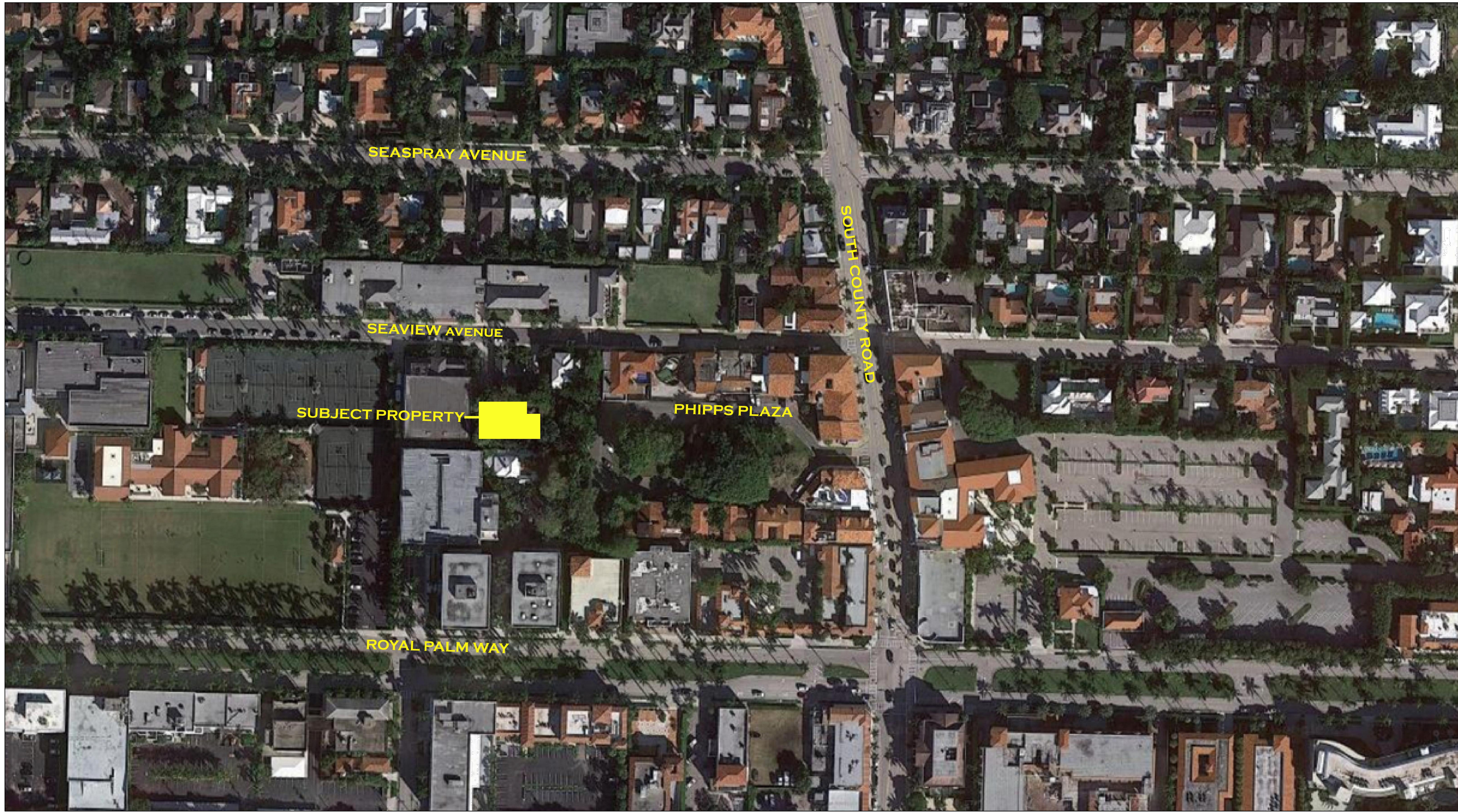


Demolition Floor Plan  
Scale: 1/8"=1'-0"



Proposed Floor Plan  
Scale: 1/8"=1'-0"





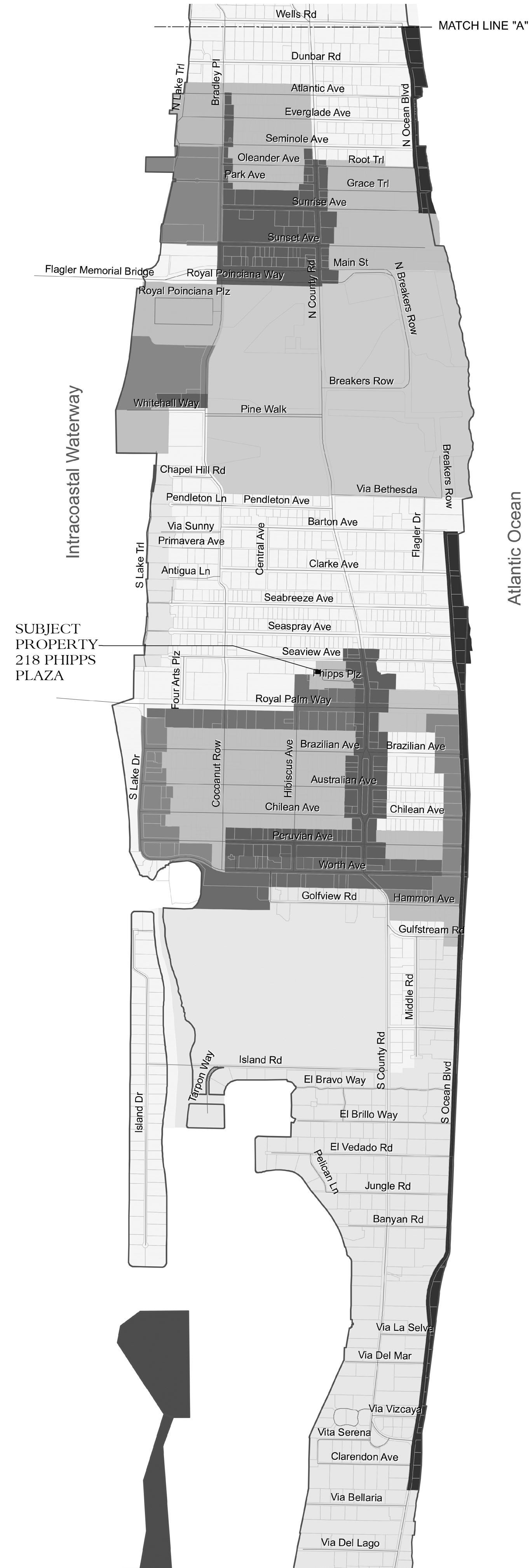
1 VICINITY LOCATION MAP  
N.T.S.



2 AERIAL VIEW LOOKING NORTHEAST  
N.T.S.



3 AERIAL VIEW LOOKING SOUTHWEST  
N.T.S.



4 TOWN OF PALM BEACH MAP  
N.T.S.



PATRICK RYAN O'CONNELL  
ARCHITECT, LLC.  
400 ROYAL PALM WAY, SUITE 206  
PALM BEACH, FL 33480  
FL LIC #: A26003685  
WWW.PROARCHITECT.COM  
tel (561) 331-2048

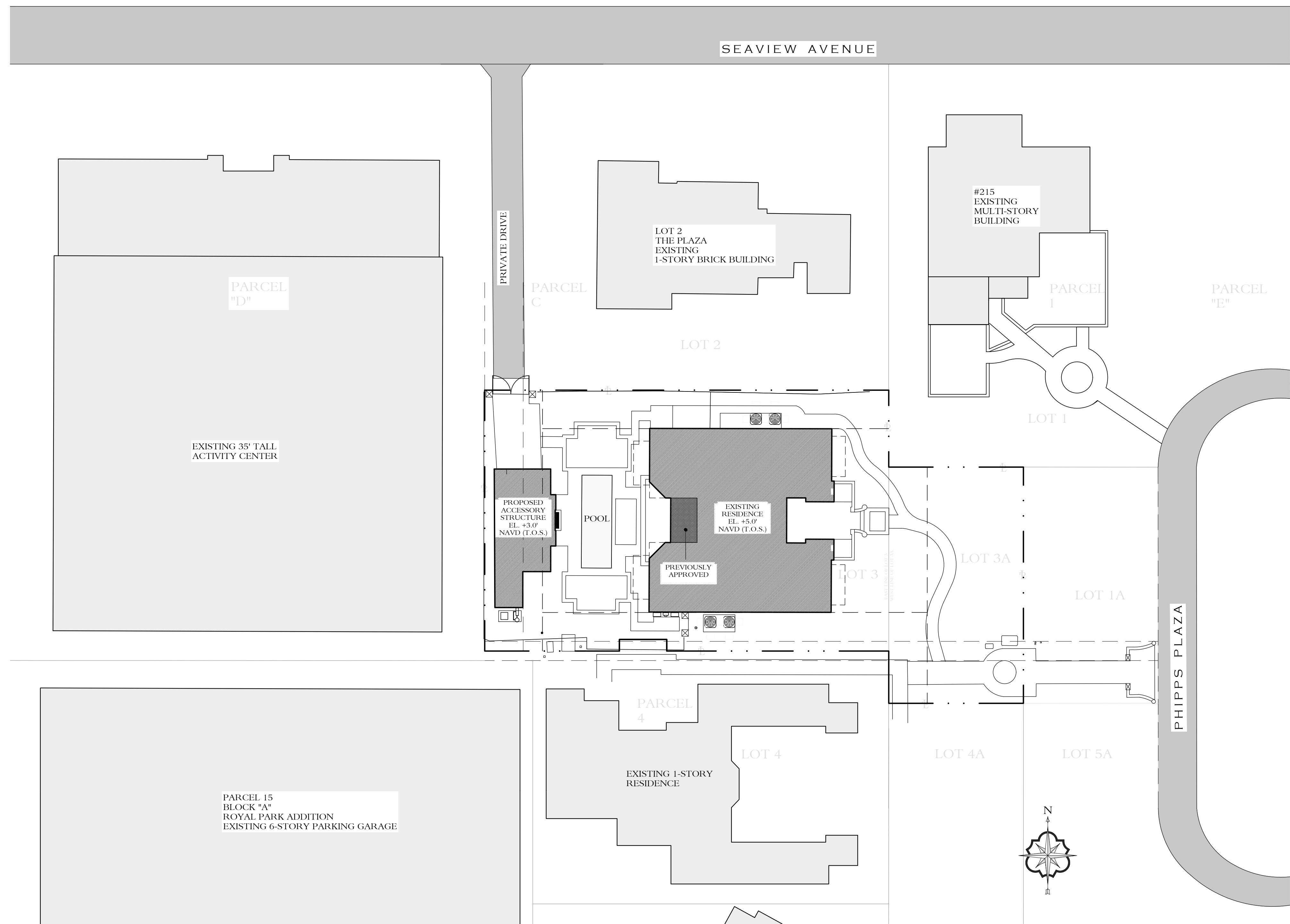
PROPOSED RENOVATIONS TO:  
**PHIPPS PLAZA**  
218 PHIPPS PLAZA  
PALM BEACH, FL 33480

Project #: 22-004  
Drawn by: PRO, AR, LB  
Date(s):  
07 JUN. 2022 - FIRST SUBMITTAL  
27 JUN. 2022 - FINAL SUBMITTAL  
17 AUG. 2022 - PRESENTATION  
03 OCT. 2022 - RESUBMITTAL  
24 OCT. 2022 - FINAL SUBMITTAL

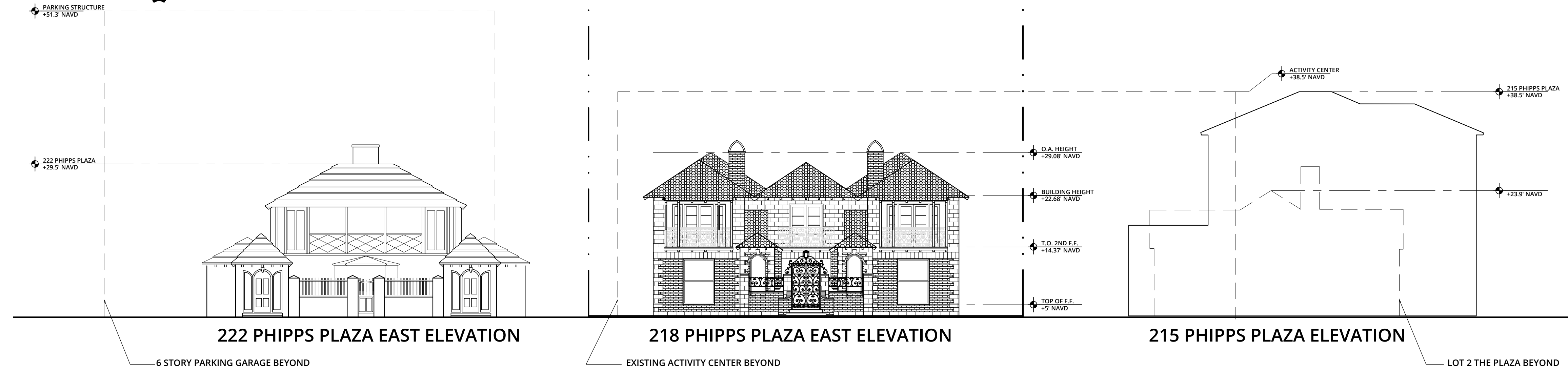
COA #: 22-042  
ZON #: 22-123

SEAL  
  
PATRICK RYAN O'CONNELL  
PROFESSIONAL CERTIFICATION:  
"I certify that these documents were prepared  
or approved by me, and that I am a duly  
licensed architect under the laws of the State  
of Florida, license #A988461,  
exp. date 28 February 2023."

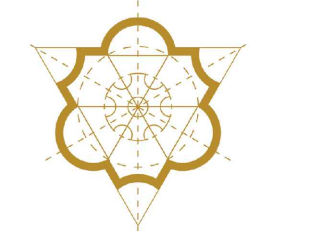




**1** PROPOSED LOCATION PLAN  
1/16" = 1'-0"



**2** STREETSCAPE ELEVATION  
N.T.S.



**PATRICK RYAN  
O'CONNELL**  
ARCHITECT

PATRICK RYAN O'CONNELL  
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206  
PALM BEACH FL 33480  
FL LIC # A26003685  
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RENOVATIONS TO:

**PHIPPS PLAZA**  
218 PHIPPS PLAZA  
PALM BEACH, FL 33480

Project #: 22-004  
Drawn by: PRO, AR, LB  
Date(s):  
07 JUN. 2022 - FIRST SUBMITTAL  
27 JUN. 2022 - FINAL SUBMITTAL  
17 AUG. 2022 - PRESENTATION  
03 OCT. 2022 - RESUBMITTAL  
24 OCT. 2022 - FINAL SUBMITTAL

COA #: 22-042  
ZON #: 22-123

SEAL

PATRICK RYAN O'CONNELL  
PROFESSIONAL CERTIFICATION:  
"I certify that these documents were prepared  
or approved by me, and that I am a duly  
licensed architect under the laws of the State  
of Florida, license #AR98461,  
exp. date 28 February 2023."

