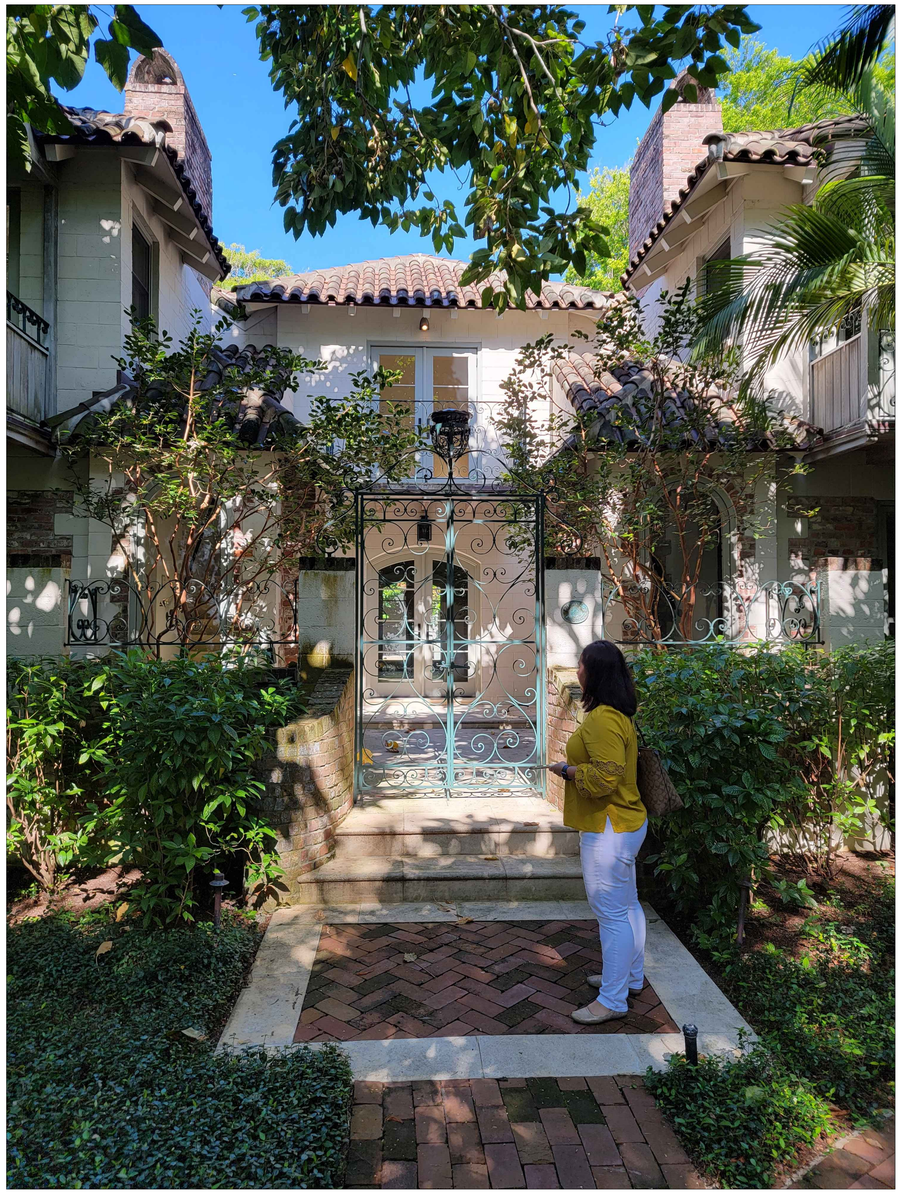
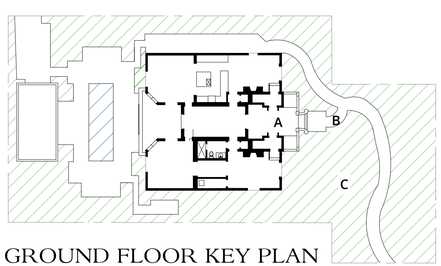
A - EXISTING SOUTH ELEVATION

C - EXISTING EAST ELEVATION



B - EXISTING EAST ELEVATION

EXISTING EXTERIOR PHOTOS



GROUND FLOOR KEY PLAN

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FL LIC #: AA26003685
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

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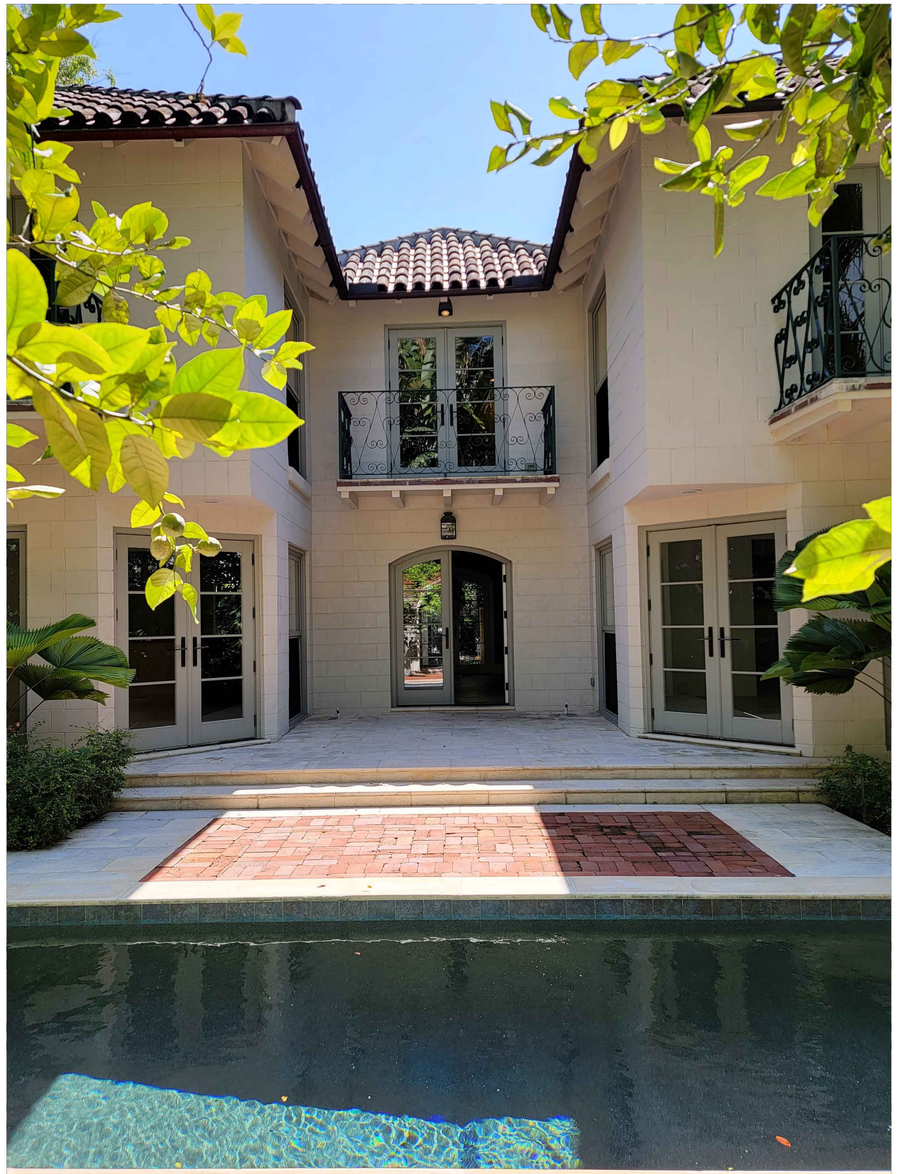
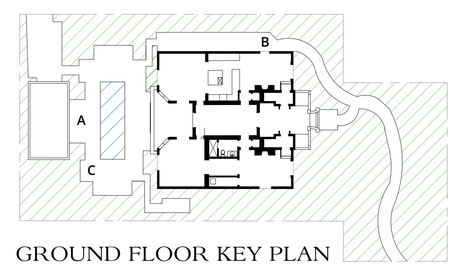


A - EXISTING WEST ELEVATION

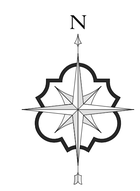
B - EXISTING NORTH ELEVATION

C - EXISTING WEST ELEVATION

EXISTING EXTERIOR PHOTOS



GROUND FLOOR KEY PLAN



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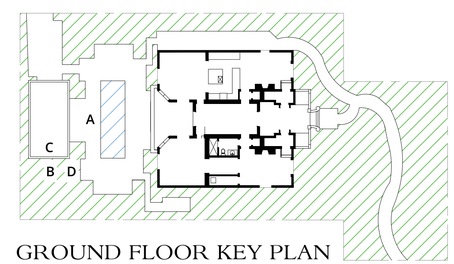
A - EXISITING ACCESSORY STRUCTURE

B - EXISTING ACCESSORY STRUCTURE

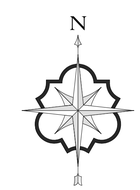
C - EXISTING ACCESSORY STRUCTURE

D - EXISTING ACCESSORY STRUCTURE

EXISTING EXTERIOR PHOTOS



GROUND FLOOR KEY PLAN



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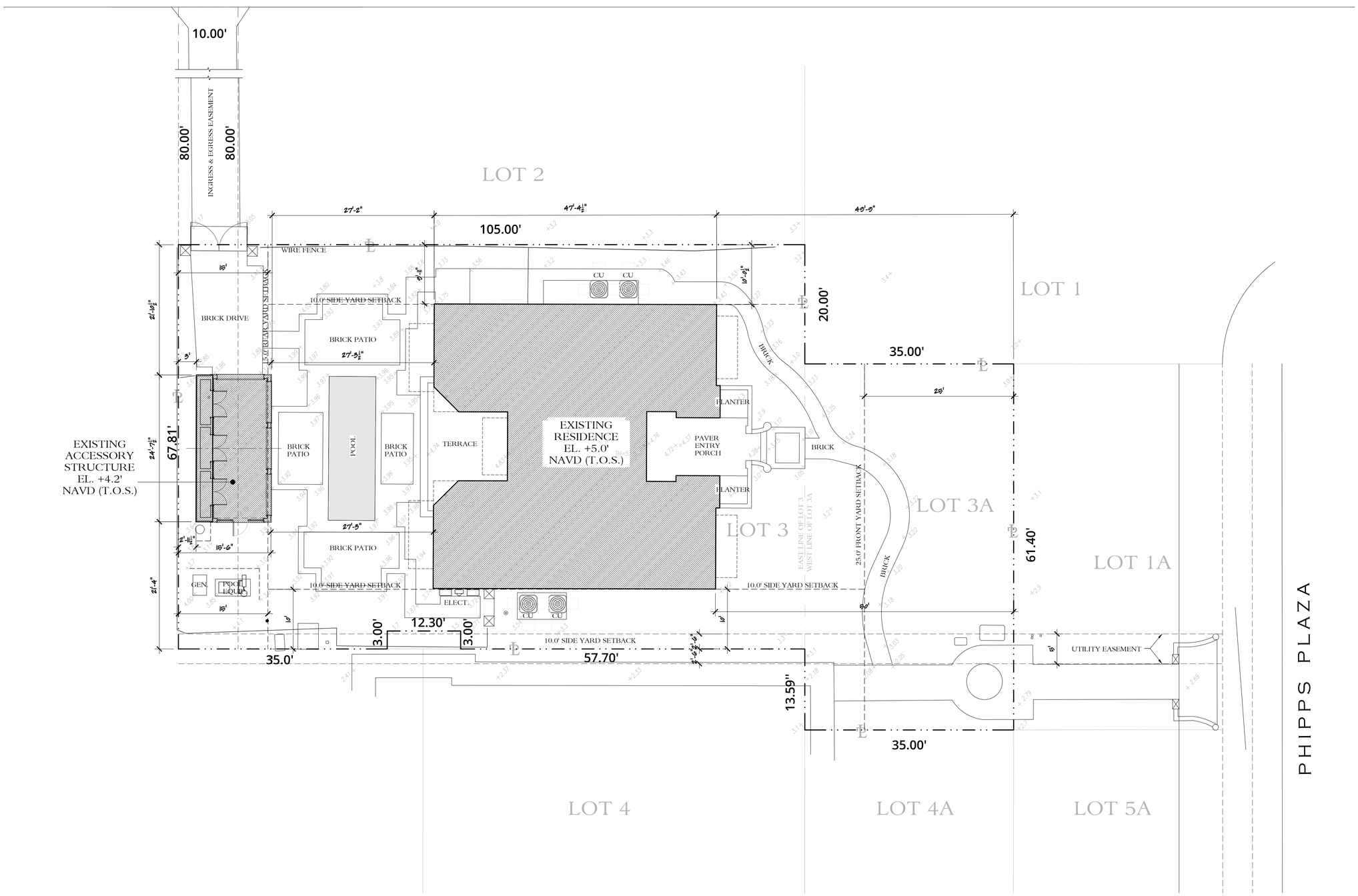

1 EXISTING SITE PLAN
1/8" = 1'-0"

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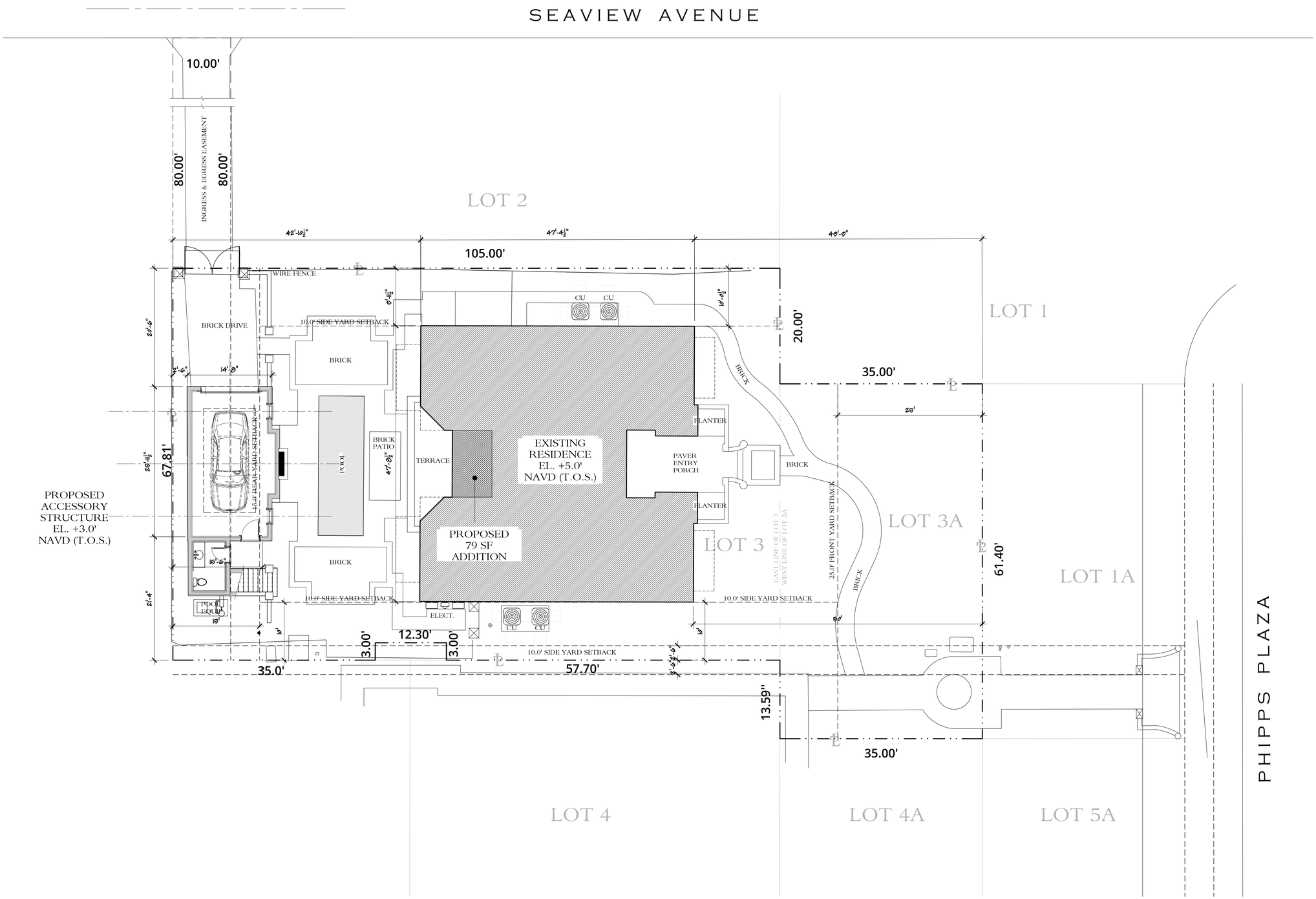

1 PREVIOUSLY PROPOSED SITE PLAN
1/8" = 1'-0"

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PROPOSED RENOVATIONS TO:
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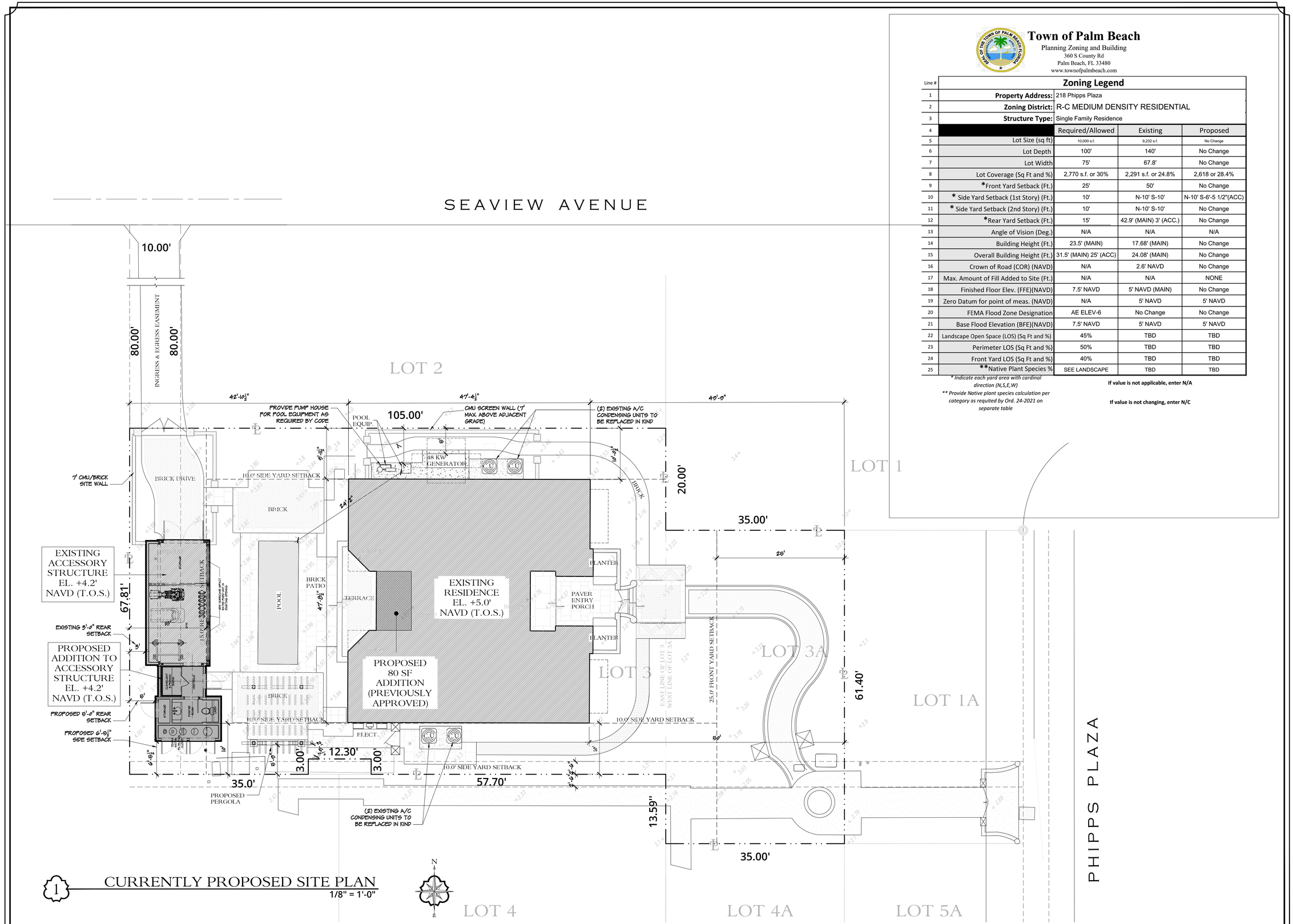

1 CURRENTLY PROPOSED SITE PLAN
1/8" = 1'-0"

Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend

Line #				
1	**Property Address:**	218 Phipps Plaza		
2	**Zoning District:**	R-C MEDIUM DENSITY RESIDENTIAL		
3	**Structure Type:**	Single Family Residence		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 s.f.	9,232 s.f.	No Change
6	Lot Depth	100'	140'	No Change
7	Lot Width	75'	67.8'	No Change
8	Lot Coverage (Sq Ft and %)	2,770 s.f. or 30%	2,291 s.f. or 24.8%	2,618 or 28.4%
9	*Front Yard Setback (Ft.)	25'	50'	No Change
10	* Side Yard Setback (1st Story) (Ft.)	10'	N-10' S-10'	N-10' S-6'-5 1/2"(ACC)
11	* Side Yard Setback (2nd Story) (Ft.)	10'	N-10' S-10'	No Change
12	*Rear Yard Setback (Ft.)	15'	42.9' (MAIN) 3' (ACC.)	No Change
13	Angle of Vision (Deg.)	N/A	N/A	N/A
14	Building Height (Ft.)	23.5' (MAIN)	17.68' (MAIN)	No Change
15	Overall Building Height (Ft.)	31.5' (MAIN) 25' (ACC)	24.08' (MAIN)	No Change
16	Crown of Road (COR) (NAVD)	N/A	2.6' NAVD	No Change
17	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	NONE
18	Finished Floor Elev. (FFE)(NAVD)	7.5' NAVD	5' NAVD (MAIN)	No Change
19	Zero Datum for point of meas. (NAVD)	N/A	5' NAVD	5' NAVD
20	FEMA Flood Zone Designation	AE ELEV-6	No Change	No Change
21	Base Flood Elevation (BFE)(NAVD)	7.5' NAVD	5' NAVD	5' NAVD
22	Landscape Open Space (LOS) (Sq Ft and %)	45%	TBD	TBD
23	Perimeter LOS (Sq Ft and %)	50%	TBD	TBD
24	Front Yard LOS (Sq Ft and %)	40%	TBD	TBD
25	**Native Plant Species %	SEE LANDSCAPE	TBD	TBD

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

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

If value is not applicable, enter N/A

If value is not changing, enter N/C

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

Project #: 22-004
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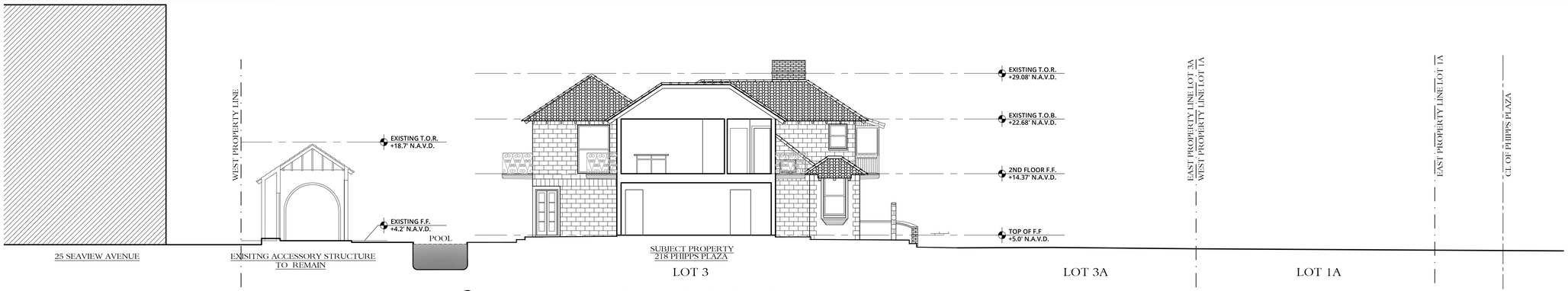
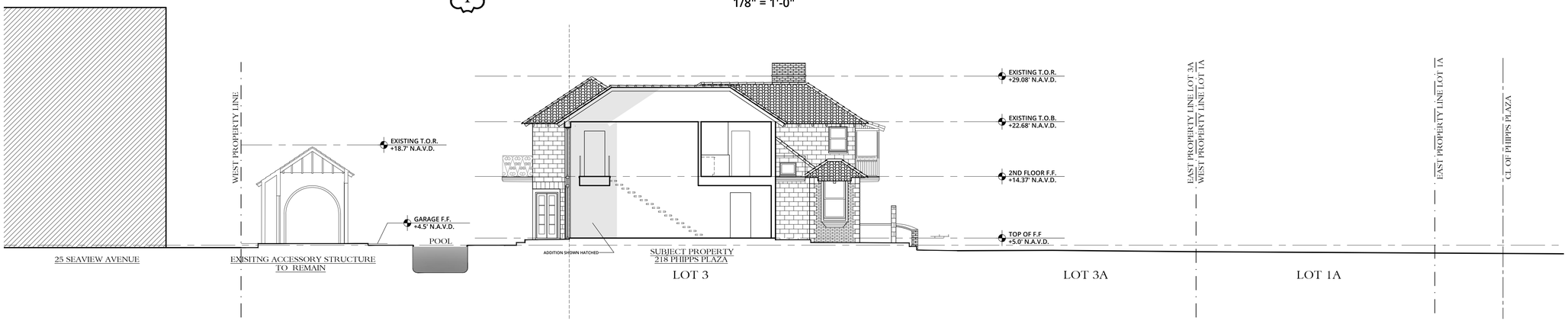
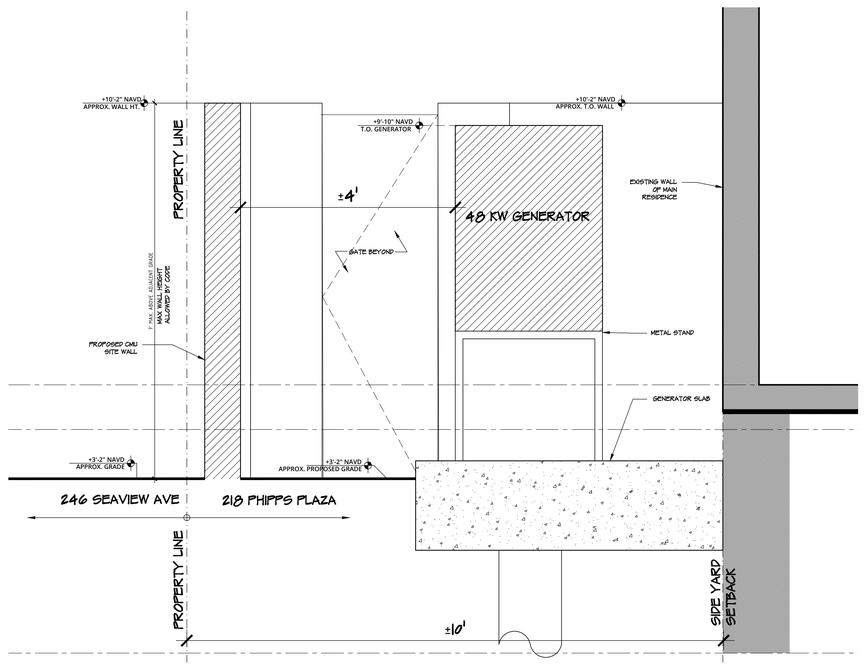


1 EXISTING YARD SECTION
1/8" = 1'-0"



2 PROPOSED YARD SECTION
1/8" = 1'-0"



3 PROPOSED EQUIP. SECTION
3/4" = 1'-0"

4 PROPOSED YARD SECTION
1/4" = 1'-0"

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PHIPPS PLAZA

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PALM BEACH, FL 33480

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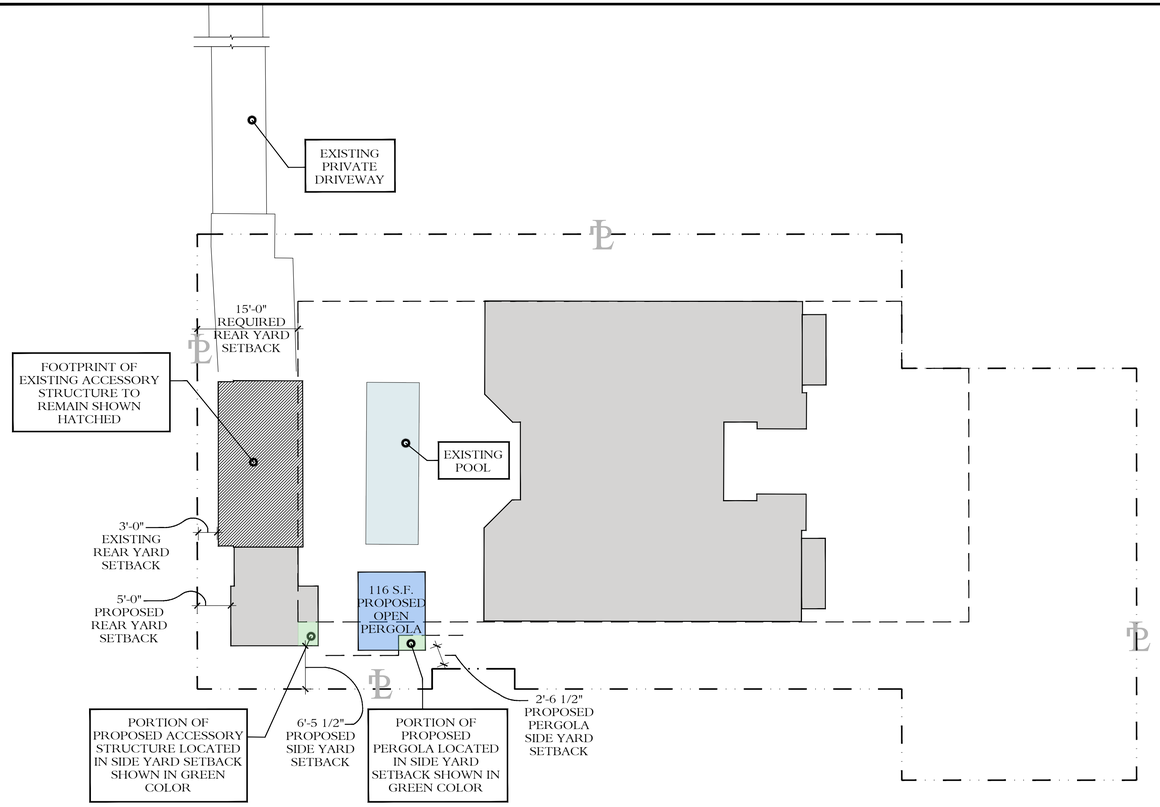
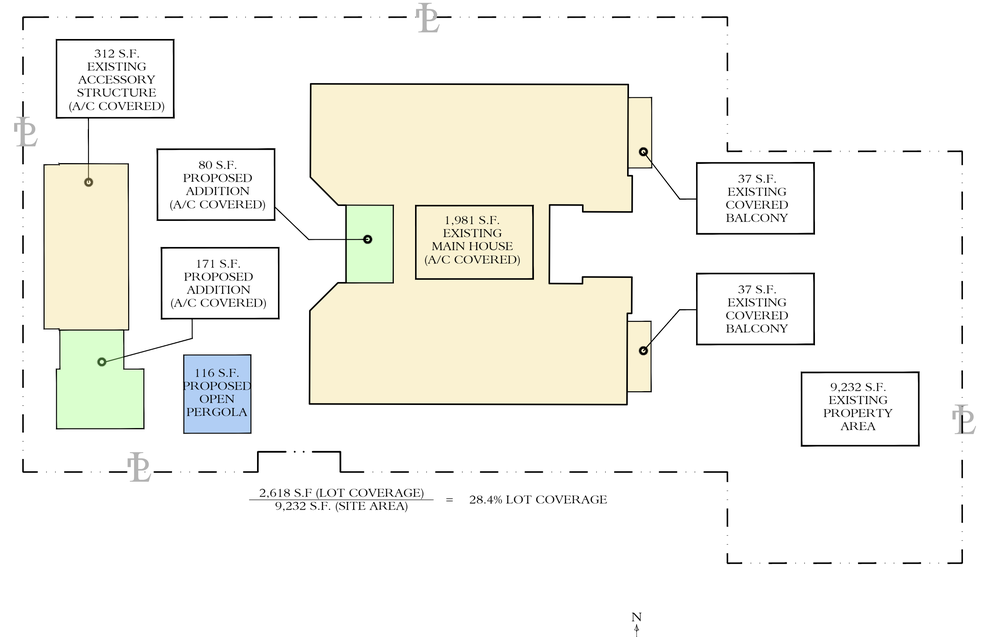


2 VARIANCE DIAGRAM - REAR AND SIDE YARD SETBACK
3/32" = 1'-0"



1 ZONING DIAGRAM - LOT COVERAGE
3/32" = 1'-0"

LOT INFORMATION

PROPERTY ADDRESS:
218 PHIPPS PLAZA
PALM BEACH, 33480

ZONING DATA:
RC ZONING DISTRICT

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 6), ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C 0583F, DATED 10-05-2017.

SURVEY INFO:
ALL SURVEY INFORMATION BASED ON SURVEY BY:
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561)-640-4551
CRAIG L. WALLACE
FLORIDA CERTIFICATE #3557

DATE OF FIELD SURVEY: 9.25.2022

LEGAL DESCRIPTION:
SEE SURVEY.

SQUARE FOOT DATA

LOT AREA FOR CALCULATIONS:	9,232 S.F.
LOT COVERAGE:	
ALLOWABLE: 2-STORY (30%)	2,770 S.F.
PROPOSED: 2-STORY (28.4%)	2,618 S.F.
SQUARE FOOTAGE BREAKDOWN:	
AIR CONDITIONED SPACE	
1ST FLOOR (MAIN HOUSE)	2,061 S.F.
2ND FLOOR (MAIN HOUSE)	1,975 S.F.
1ST FLOOR (ACC. STRUCT. EXISTING)	312 S.F.
1ST FLOOR (ACC. STRUCT. ADDITION)	171 S.F.
TOTAL A/C	4,519 S.F.
COVERED NON-AIR CONDITIONED SPACE	
2ND FLOOR (MAIN HOUSE)	74 S.F.
TOTAL NON-A/C	74 S.F.
ADDITIONAL AREAS	
PERGOLA	116 S.F.

ZONING TABULATION

ZONING ITEM	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	R-C	R-C
LOT AREA	10,000 SF MIN.	9,232 SF
LOT WIDTH	75' MIN.	67.8'
LOT DEPTH	100' MIN.	140'
DENSITY	4 D.U./ACRE	
FRONT YARD SETBACK	25'-0"	50'-0"
SIDE YARD SETBACK (EAST)	10'-0"	10'-0"
SIDE YARD SETBACK (WEST)	10'-0"	10'-0" (MAIN STRUCTURE) 6'-5½" (ACCESSORY STRUCTURE)
REAR YARD SETBACK	15'-0"	42.0' (MAIN STRUCTURE) 3'-0" (ACCESSORY STRUCTURE)
ANGLE OF VISION	N/A	N/A
MAX. BUILDING HEIGHT (MAIN STRUCTURE)	23'-6"	NO CHANGE MATCH EXISTING
MAX. OVERALL HEIGHT (MAIN STRUCTURE)	31'-6"	NO CHANGE MATCH EXISTING
MAX. OVERALL HEIGHT (ACCESSORY STRUCTURE)	25'-0"	NO CHANGE MATCH EXISTING
CUBIC CONTENT	N/A	N/A
LOT COVERAGE (FOOTPRINT)	30% (2,770 S.F. MAX)	28.4% (2,618 S.F.)
LANDSCAPE OPEN SPACE	SEE LANDSCAPE DRAWINGS	SEE LANDSCAPE DRAWINGS
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	SEE LANDSCAPE DRAWINGS	SEE LANDSCAPE DRAWINGS
NATIVE PLANTING	SEE LANDSCAPE DRAWINGS	SEE LANDSCAPE DRAWINGS
PERIMETER LANDSCAPE OPEN SPACE	SEE LANDSCAPE DRAWINGS	SEE LANDSCAPE DRAWINGS

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DEMOLITION REPORT

1947 - Belford Shoumate

Original architect for two separate residences for "Plaza Court, Inc." at 218 and 220 Phipps Plaza.
Insufficient information in historical documents regarding the existing accessory structure.

1956 - Belford Shoumate

Addition of two 8'x16' sun decks to the West (rear) of the existing residences.

1960 - Belford Shoumate (unrealized)

Designed addition between the two units and combine two units. Design not realized.

1984 - David C. Buergler Architect

Various interior renovations including but not limited to new interior layout, replacing existing plumbing fixtures, electrical fixtures, cabinetry, appliances and mechanical system upgrades.

Provided air conditioning at existing accessory structure "gazebo".

1988 - SKA Architect + Planner

Various interior renovations including but not limited to replacing existing plumbing fixtures, electrical fixtures, and cabinetry.

1996 - Nichols-Schwab

Combined two individual residences into a single-family residence. Enclosed existing central courtyard with new structure connecting detached structures into a single structure.

Provided two (2) new 2-story additions at the West (rear) of the residence.

Provided new interior layout throughout as to function as a single family residence.

2013 - Smith Architectural Group, Inc

2013 - Nievera-Williams Design

Replace all existing windows and doors with hurricane rated units, minor design changes to fenestration.

Various interior layout changes to floor plan.

All new interior finishes, fixtures, appliances, cabinetry, lighting, plumbing and mechanical.

Reconstructed and relocated existing accessory structure with new design details.

New landscaping, hardscape and new pool.

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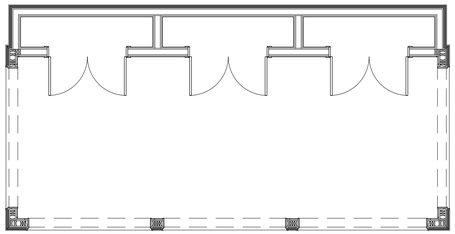
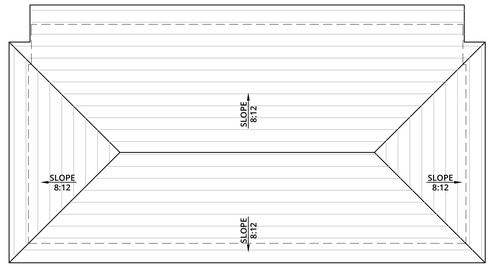
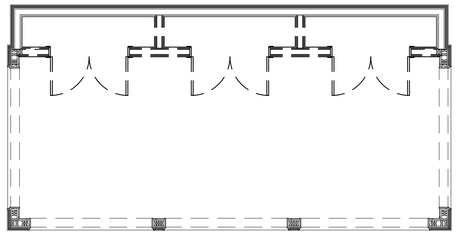


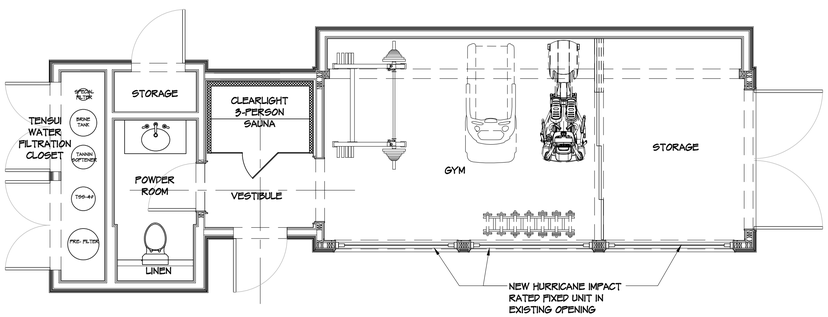
1 EXISTING ACCESSORY STRUCTURE FLOOR PLAN
1/4" = 1'-0"



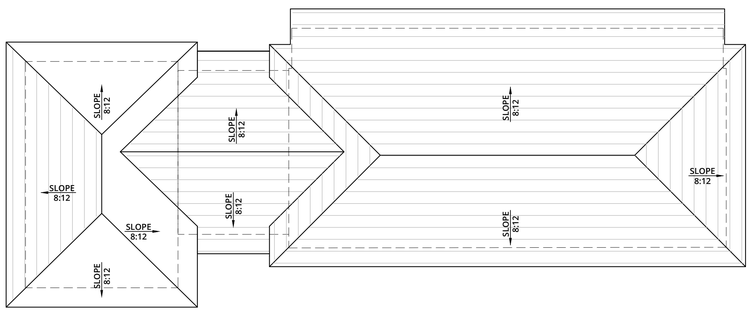
2 EXISTING ACCESSORY STRUCTURE ROOF PLAN
1/4" = 1'-0"



3 DEMO ACCESSORY STRUCTURE PLAN
1/4" = 1'-0"



4 CURRENTLY PROPOSED ACCESSORY STRUCTURE FLOOR PLAN
1/4" = 1'-0"



5 CURRENTLY PROPOSED ACCESSORY STRUCTURE ROOF PLAN
1/4" = 1'-0"

PATRICK RYAN O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
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."

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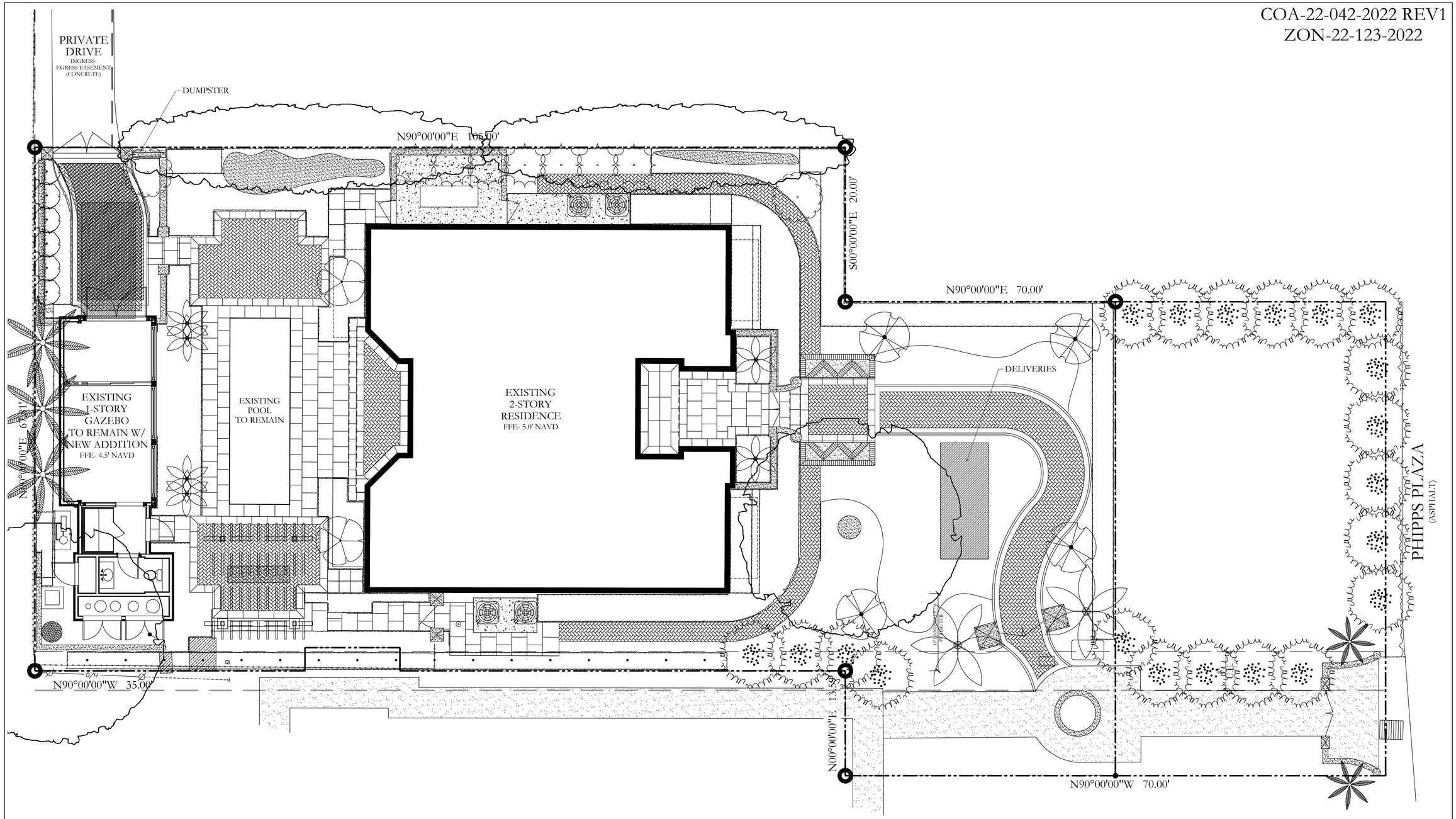

OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
EXISTING:	2,770.0 S.F.	30%
PROPOSED:	2,642.0 S.F.	28.6%
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,422.3 S.F.	26.2%
LANDSCAPE/OPENSPACE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,167.7 S.F.	45.1%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:	1,195.2 S.F.	100%
REQUIRED OPENSPACE:	478.1 S.F.	40.0%
PROPOSED LANDSCAPE:	891.3 S.F.	74.6%
PROPOSED HARDSCAPE:	303.9 S.F.	25.4%

10' PERIMETER OPENSPACE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:	3,756.2 S.F.	100%
REQUIRED OPENSPACE:	1,878.1 S.F.	50.0%
PROPOSED LANDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%

0 70' 140' 210' 280' 350'
SCALE: 1" = 70'-0"

N

CONSTRUCTION STAGING PLAN

LEEDS RESIDENCE

218 PHIPPS PLAZA
PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:
LOPEZ GROUP INC. of Palm Beach
PALM BEACH JUPITER ISLAND MIAMI
P.O.BOX 2065 PALM BEACH, FL 33480
OFFICE: 561.514.8440 FAX: 561.514.8442
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LP1.5

DATE:
03 OCTOBER 2022

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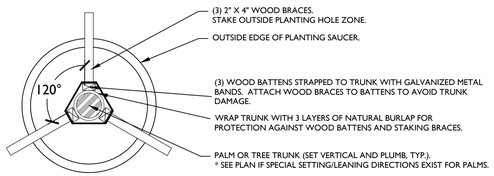
ZON-22-123-2022

SMALL PALM STAKING PLAN

NTS.

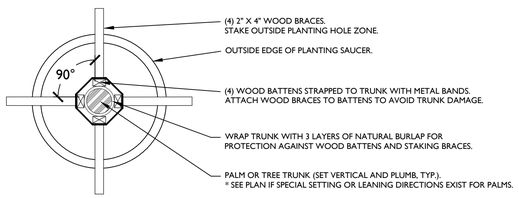
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

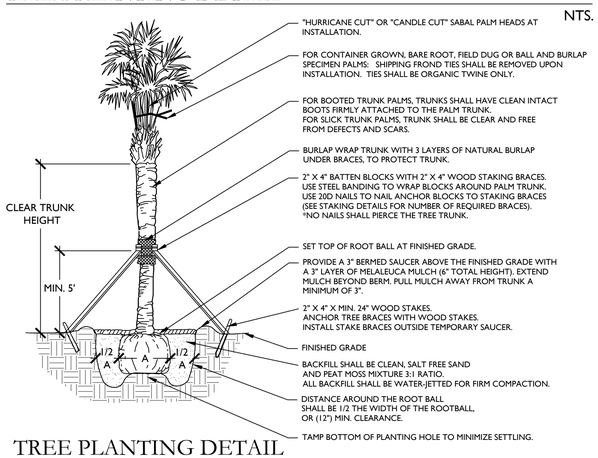
NTS.

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



PALM PLANTING DETAIL

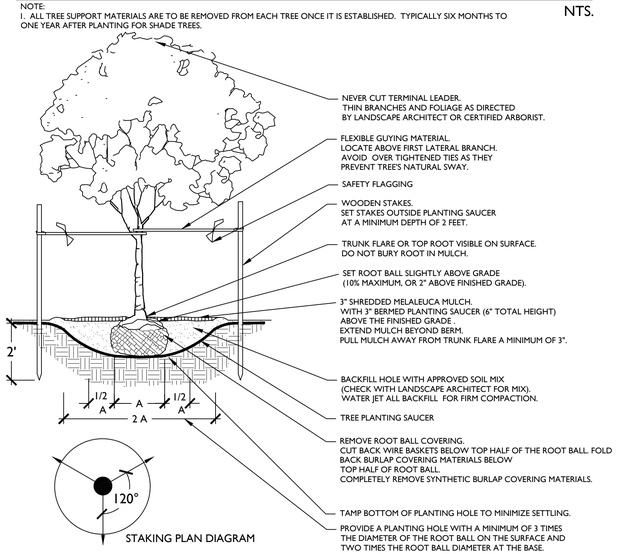
NTS.



TREE PLANTING DETAIL

NTS.

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.



LANDSCAPE SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE/SPECS	NATIVE
NEW TREES/PALMS:				
1	LIGNUM VITAE TREE	LIGNAM VITAE	12' HT OA	YES
1	VERAWOOD TREE	BULNASEA ARBOREA	12' HT OA	YES
6	MAST TREE	POLYALTHIA LONGIFOLIA	16' HT OA	NO
18	CALLOPHYLLUM TREE	CALOPHYLLUM INOPHYLLUM	12' HT MIN	YES
2	THATCH PALM	THRINAX RADIATA	16' HT OA, DOUBLE TRUNK	YES
2	ROYAL PALM	ROYSTONEA REGIA	20' HT OA	NO
6	TRAVELLERS PALM	RAVENALA MADAGASCARIENSIS	12' HT OA MIN	NO
NEW HEDGES/SHRUBS/GROUNDCOVERS:				
4	SMALL LEAF CLUSIA HEDGE	CLUSIA GUTTIFERA	10' HT OA, FTB	YES
30	SIMPSON STOPPER HEDGE	EUGENIA SIMPSONII	10' HT	YES
30	COCOPLUM HEDGE	CHRYSOBALANUS ICACO	8' HT MIN	YES
36	CALLOPHYLLUM HEDGE	CALOPHYLLUM INOPHYLLUM	5' HT	YES
140	FIRECRACKER PLANT	RUSSELIA EQUISETIFORMIS	7 GAL	YES
16	PINWHEEL JASMINE	TABERNAEMONTANA DIVARICATA	7 GAL	NO
30	GREEN ISLAND FICUS	FICUS MACROCARPA	3 GAL	NO
32	WHITE BEGONIA ODORATA ALBA	BEGONIA ODORATA ALBA	3 GAL	NO
400	PERENNIAL PEANUT	ARACHIS GLABRATA	4" PLUGS	YES
150	DWARF ALCOSIA	ALOCASIA CALIFORNIA	3 GAL	NO
50	FLORIDA COONTIE PLANT	ZAMIA PUMILA	7 GAL	YES
TURF:				
1,000 S.F.	DIAMOND CASHMERE ZOYSIA	ZOYSIA	N/A	YES

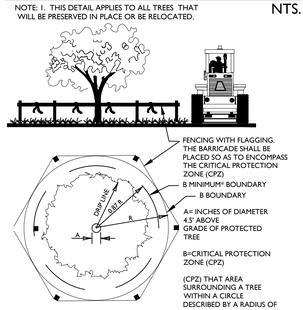
NATIVE PLANTING REQUIREMENTS (35% OF PROPOSED PLANTINGS)

TOTAL PROPOSED TREES & PALMS:	36 TREES & PALMS
TOTAL SHRUBS, HEDGES, VINES, GROUNDCOVERS:	918 PLANTS
TOTAL PROPOSED PLANTINGS:	954 PLANTS
35% NATIVE PLANTING REQUIREMENTS	720 NATIVE PLANTS PROVIDED
*** 414 MIN NATIVE PLANTS REQUIRED (35% OF 918)	

TREE PROTECTION DETAIL

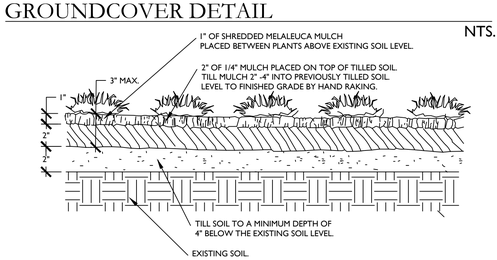
NTS.

NOTE 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.



GROUNDCOVER DETAIL

NTS.

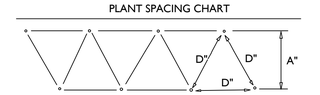


PLANT SPACING DETAIL

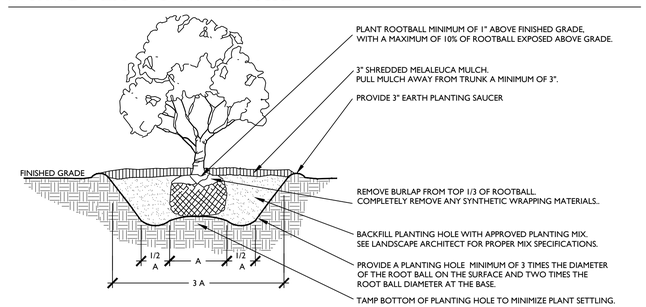
NTS.

SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART

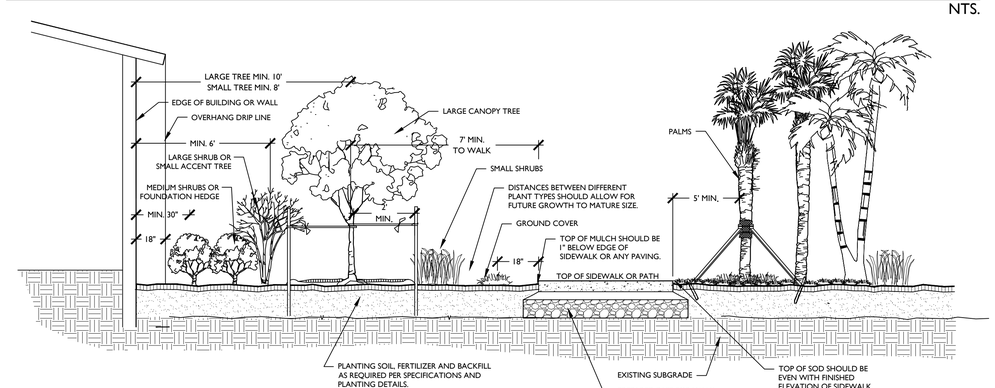


SHRUB PLANTING DETAIL



TYPICAL PLANTING DIAGRAM

NTS.



LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. LOCATION OF PROPOSED ROYAL PALMS BASED ON PROPERTY OWNER'S PREFERENCE. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE INCURRED TO AUTOMOBILES OR OTHER PERSONAL PROPERTY DUE TO FALLING FRONDS.
13. ALL PLANT MATERIAL IS TO BE FLORIDA GRADE #1 OR BETTER.
14. ALL PLANTING MATERIAL TO HAVE ONE YEAR WARRANTY FROM FINAL APPROVAL.

PROPOSED LANDSCAPE DETAILS & SPECS

LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:
LÓPEZ GROUP INC. of Palm Beach
PALM BEACH JUPITER ISLAND MIAMI
P.O.BOX 2065 PALM BEACH, FL 33480
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DESIGN DEVELOPMEME: ANDRES PARADELO

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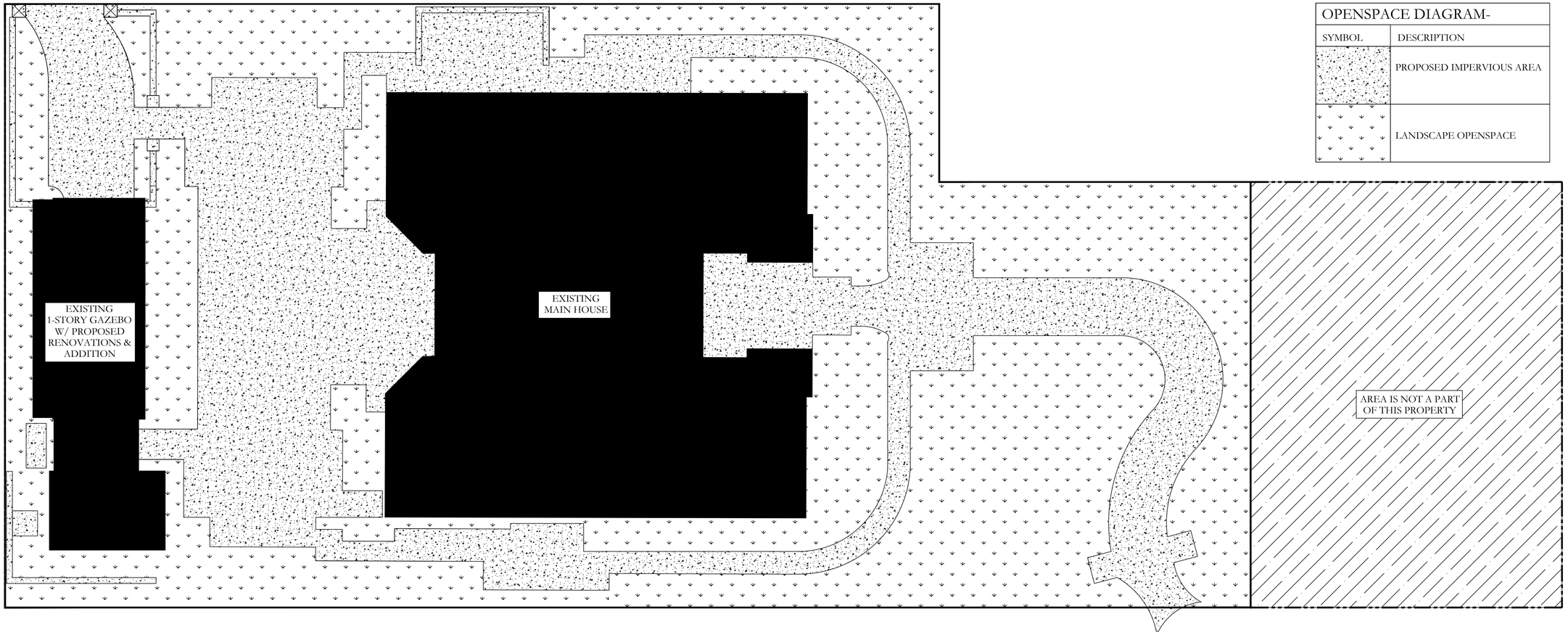

OPENSPACE DIAGRAM-	
SYMBOL	DESCRIPTION
	PROPOSED IMPERVIOUS AREA
	LANDSCAPE OPENSPACE

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0 70' 140' 210' 280' 350'
SCALE: 1" = 70'-0"

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PROPOSED OPENSPACE DIAGRAM

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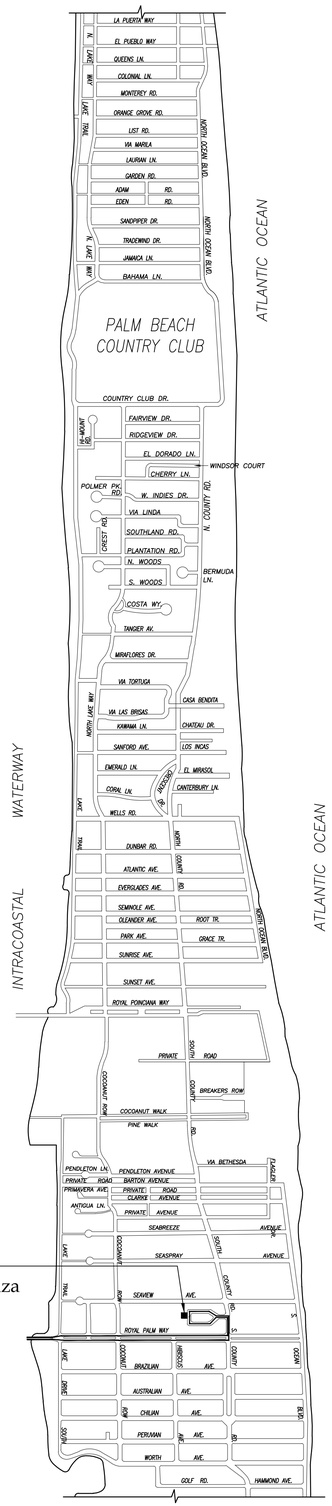

SITE
Site Address: 218 Phipps Plaza
Palm Beach, FL 33480

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET F OR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

TRUCK LOGISTICS PLAN

LEEDS RESIDENCE

218 PHIPPS PLAZA
PALM BEACH, FLORIDA

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TL1

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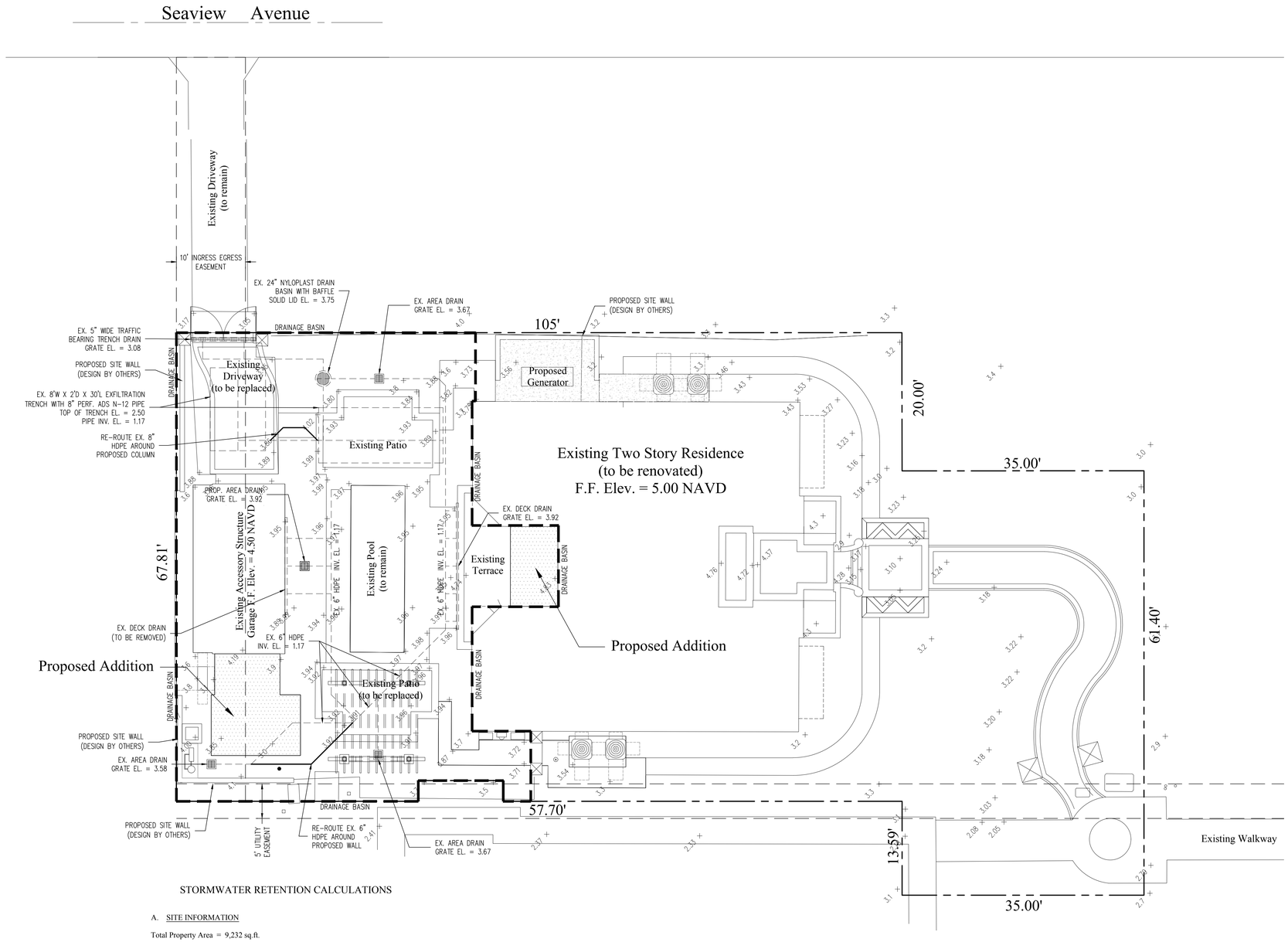
03 OCTOBER 2022



Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.
7) Existing storm drainage to remain to be cleaned, video inspected, re-habilitated and re-certified prior to completion of project.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 9,232 sq.ft.

Drainage Basin Area = 3,098 sq.ft.

Drainage Area Impervious Surface = 1,860 sq.ft.

Drainage Area Pervious Surface = 1,238 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 1,860 sq.ft. x 1 ft./12 in. = 310 cu.ft.

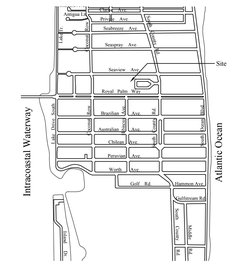
Pervious Runoff Volume:
0.2 x 2 in/hr x 1,238 sq.ft. x 1 ft./12 in. = 42 cu.ft.

Total Volume to be Retained = 352 cu.ft.

C. EXISTING EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	30	ft
W	=	Trench Width	=	8	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.58	ft
DU	=	Un-Saturated Trench Depth	=	1.00	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	218	cu.ft.

48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.



Location Map
N.T.S.

Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information	
Project No.	2013-0011
Issue Date	06/27/2022
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 4 8 16 32

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

Conceptual Renovation Grading & Drainage Plan For:

Proposed Renovation

218 Phipps Plaza

Palm Beach, Florida

Revisions	
1	10/01/2022
2	
3	
4	
5	
6	
7	
8	
9	
10	

1 10/01/22 UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS

Chad M. Gruber

FL P.E. No. 57466

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2022.10.01 18:05:01 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Site Plan by Patrick O'Connell Received 9/28/22

COA-22-042
ZON-22-123

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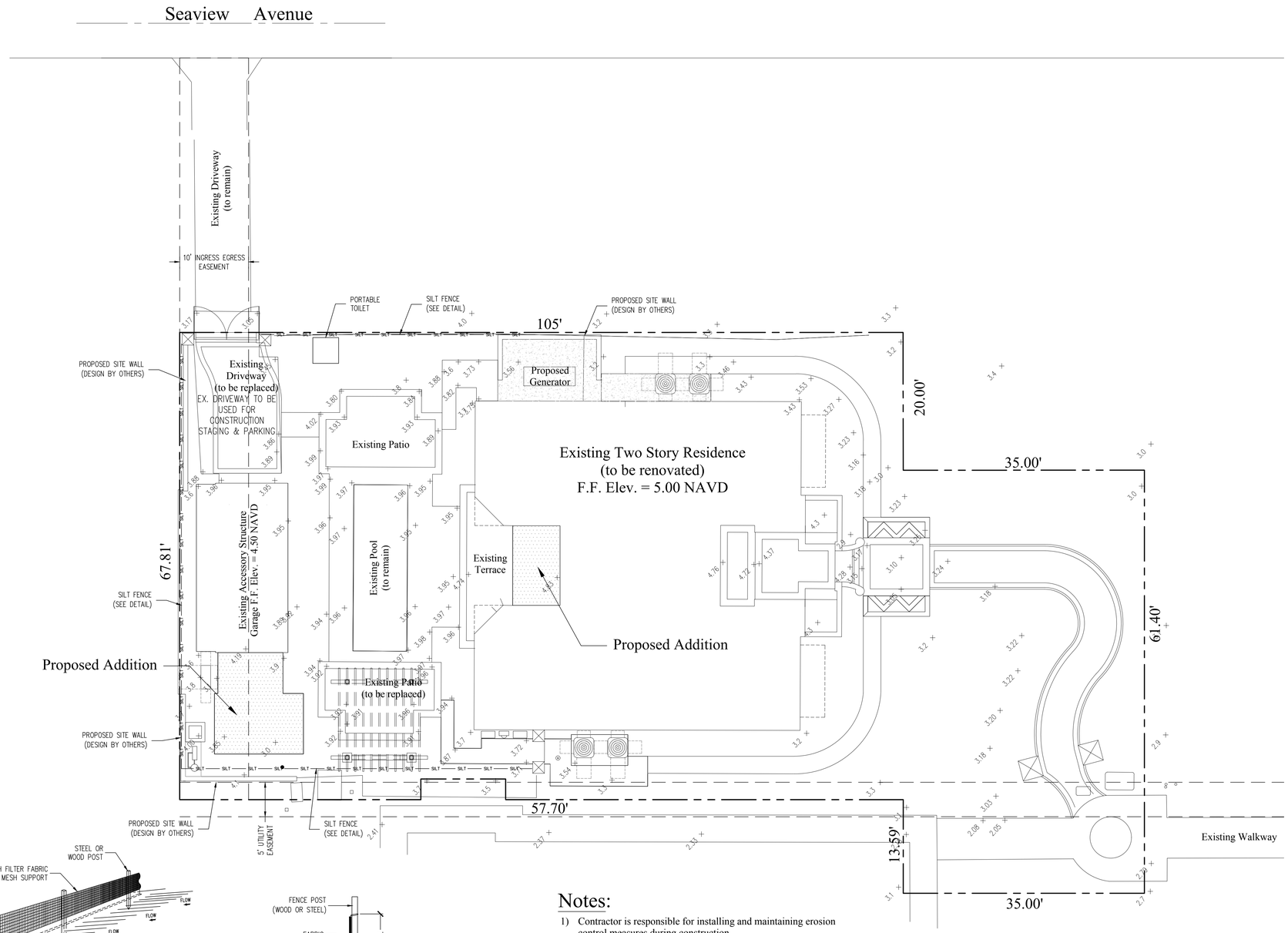
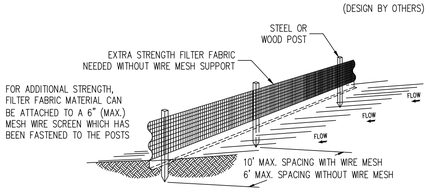
Sheet No.
C-1

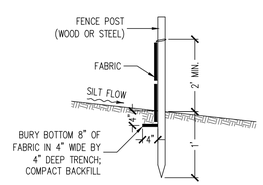




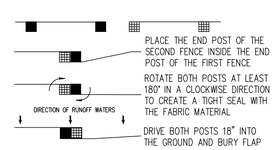
Notes:

1) The height of a silt fence shall not exceed 36".
2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
7) The trench shall be backfilled and the soil compacted over the filter fabric.

SILT FENCE DETAIL
N.T.S.



SILT FENCE SECTION
N.T.S.

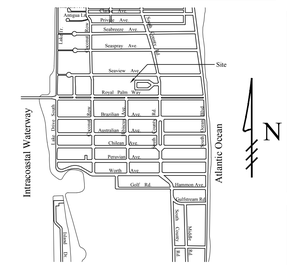


ATTACHING TWO SILT FENCES
N.T.S.

Notes:

1) Contractor is responsible for installing and maintaining erosion control measures during construction.

48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.



Location Map
N.T.S.

Gruber Consulting Engineers, Inc.
2478 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information	
Project No.	2013-0011
Issue Date	06/27/2022
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Legend

CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

N

0 4 8 16 32

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

Conceptual Construction Staging & Parking and Erosion Control Plan For:

Proposed Renovation

218 Phipps Plaza

Palm Beach, Florida

Revisions	
1	10/01/2022
2	
3	
4	
5	
6	
7	
8	
9	
10	

1 10/01/22 UPDATE PLAN BACKGROUND

Chad M. Gruber

FL P.E. No. 57466

CHAD M. GRUBER LICENSED No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2022.10.01 18:05:28 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Site Plan by Patrick O'Connell Received 9/28/22

COA-22-042
ZON-22-123

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Sheet No.
EC-1

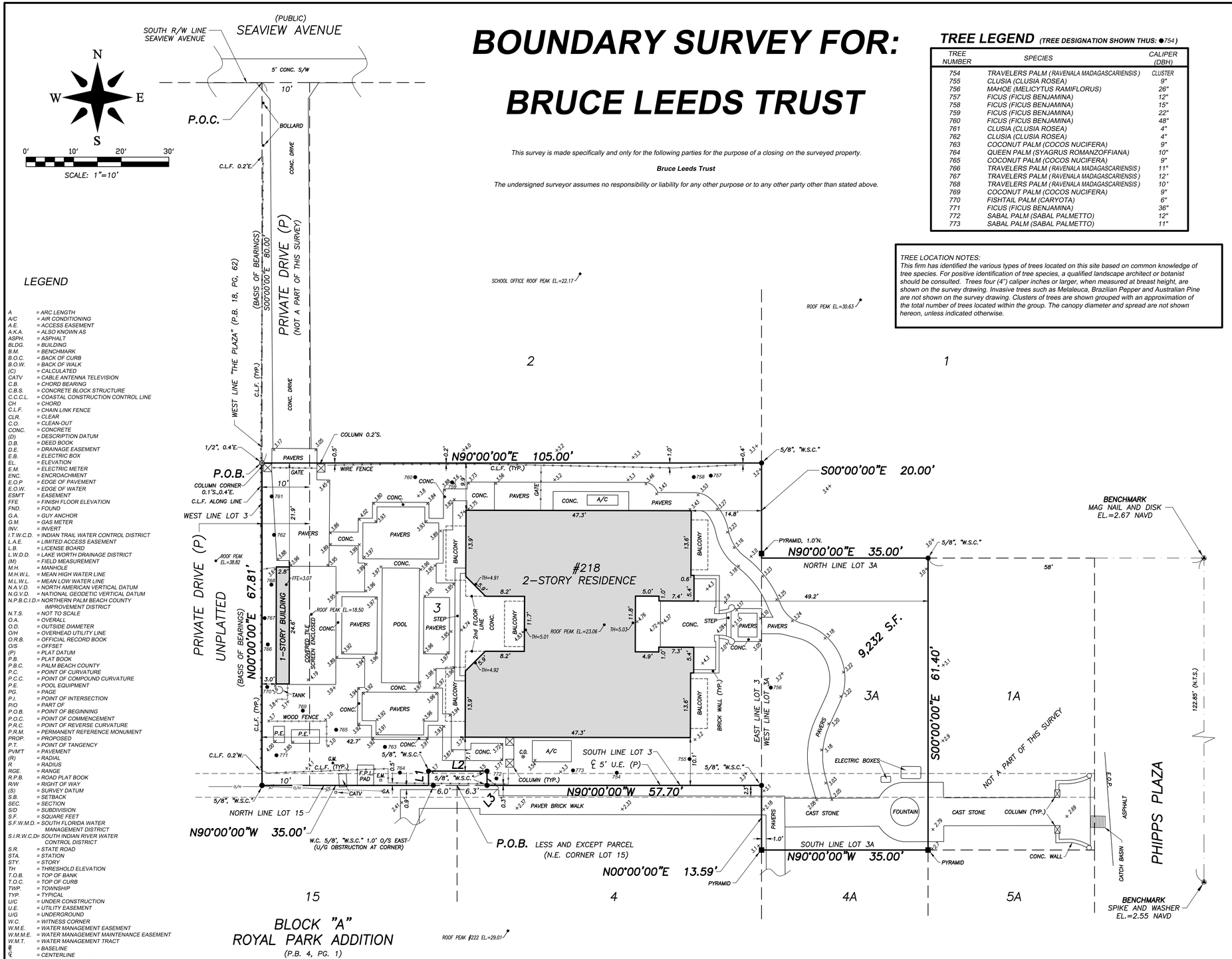
BOUNDARY SURVEY FOR:

BRUCE LEEDS TRUST

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Bruce Leeds Trust

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.



LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
E.M.	= ELECTRIC METER
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
FFE	= FINISH FLOOR ELEVATION
FND.	= FOUND
G.A.	= GUY ANCHOR
G.M.	= GAS METER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PV/MT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U/G	= UNDERGROUND
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
Δ	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
●	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #4569)
E	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE

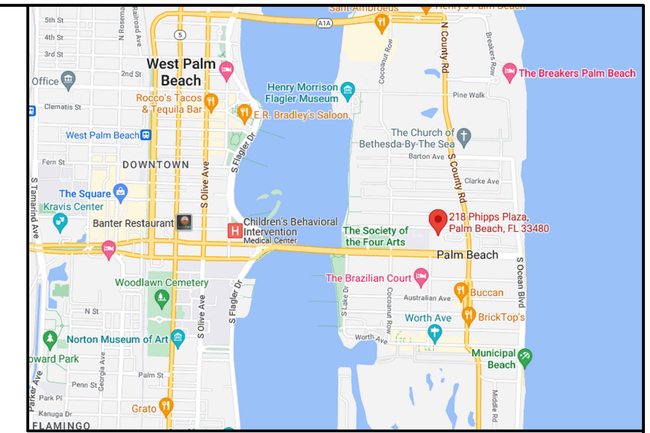
TREE LEGEND *(TREE DESIGNATION SHOWN THUS: ●754)*

TREE NUMBER	SPECIES	CALIPER (DBH)
754	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	CLUSTER
755	CLUSIA (CLUSIA ROSEA)	9"
756	MAHOE (MELICYTUS RAMIFLORUS)	26"
757	FICUS (FICUS BENJAMINA)	12"
758	FICUS (FICUS BENJAMINA)	15"
759	FICUS (FICUS BENJAMINA)	22"
760	FICUS (FICUS BENJAMINA)	48"
761	CLUSIA (CLUSIA ROSEA)	4"
762	CLUSIA (CLUSIA ROSEA)	4"
763	COCONUT PALM (COCOS NUCIFERA)	9"
764	QUEEN PALM (SYAGRUS ROMANZOFFIANA)	10"
765	COCONUT PALM (COCOS NUCIFERA)	9"
766	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	11"
767	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	12"
768	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	10"
769	COCONUT PALM (COCOS NUCIFERA)	9"
770	FISHTAIL PALM (CARYOTA)	6"
771	FICUS (FICUS BENJAMINA)	36"
772	SABAL PALM (SABAL PALMETTO)	12"
773	SABAL PALM (SABAL PALMETTO)	11"

TREE LOCATION NOTES:
This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species, a qualified landscape architect or botanist should be consulted. Trees four (4") caliper inches or larger, when measured at breast height, are shown on the survey drawing. Invasive trees such as Melaleuca, Brazilian Pepper and Australian Pine are not shown on the survey drawing. Clusters of trees are shown grouped with an approximation of the total number of trees located within the group. The canopy diameter and spread are not shown hereon, unless indicated otherwise.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'00"W	3.00'
L2	N90°00'00"E	12.30'
L3	S00°00'00"E	3.00'



VICINITY MAP

(NOT TO SCALE)

PROPERTY ADDRESS:
218 Phipps Plaza
Palm Beach, 33480

LEGAL DESCRIPTION:

Parcel 4: The East 95 feet of Lot 3 and all of Lot 3A, ***THE PLAZA****, according to the Plat thereof recorded in Plat Book 18, Page 62, Public Records of Palm Beach, County, Florida.*

AND

The tract of land in Section 22, Township 43 South, Range 43 East, bounded as follows:
To arrive at the ***POINT OF BEGINNING COMMENCE*** *at the point of intersection of the South line of Seaview Avenue, a public street in the Town of Palm Beach, with the West line of* ***THE PLAZA****, according to the Plat thereof recorded in Plat Book 18, Page 62, Public Records of Palm Beach, County, Florida, and run thence Southerly along said West line of* ***THE PLAZA*** *80 feet to the* ***POINT OF BEGINNING*** *and the Northwest corner of the tract hereby described;*
thence Easterly at right angles to the West line of ***THE PLAZA*** *10 feet;*
thence Southerly parallel to the West line of ***THE PLAZA*** *to the North line of Lot 15 of Block A of* ***ROYAL PARK ADDITION****, according to the Plat thereof recorded in Plat Book 4, Page 1, Public Records of Palm Beach, County, Florida;*
thence Westerly along the North line of said Lot 15 of Block A, of Royal Park Addition 10 feet to the West line of ***THE PLAZA;*** *aforesaid;*
thence Northerly along the West line of ***THE PLAZA*** *to the* ***POINT OF BEGINNING****;*
the same being the South 67.81 feet of the area shown a "Private Drive" on the aforesaid Plat of THE PLAZA.

LESS AND EXCEPT:
A certain parcel of land situated in the Town of Palm Beach, Palm Beach County, Florida, being a portion of Lot 3, of the Plat of ***THE PLAZA*** *as recorded in Plat Book 18, Page 62, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:*

BEGINNING *at the Northeast corner of Lot 15, Block A,* ***ROYAL PARK ADDITION*** *to the Town of Palm Beach, according to the revised Plat thereof on file in Plat Book 4, Page 1 of the Public Records of Palm Beach County, Florida, and from said* ***POINT OF BEGINNING****, running West along the North line of said Lot 15, a distance of 6 feet;*
thence North a distance of 3 feet;
thence East a distance of 12.30 feet,
thence South a distance of 3 feet;
thence West a distance of 6.30 feet to the ***POINT OF BEGINNING****.*

FLOOD ZONE:
This property is located in Flood Zone AE (El. 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

NOTES:

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 5/3/2022

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:
05/25/22 ROOF PEAK ELEVATIONS AND TREE LOCATIONS J.C./M.B. 94-1235.25 PB328/75
05/03/22 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS J.C./M.B. 94-1431.35 PB329/69
09/17/13 F.B. TIE IN & EL. C.K./J.P. 94-1431.10 PB163/29
06/11/13 SPOT ELS. C.E./J.P. 94-1431.9 PB156/7

BOUNDARY SURVEY FOR:

BRUCE LEEDS TRUST

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: R.C.	JOB NO.: 94-1431.7	F.B. PB59	PG. 39		
OFFICE: R.C.	DATE: 10/1/12	DWG. NO. 94-1431-1			
C'K'D: C.W.	REF: 94-1431-1.DWG	SHEET 1	OF 1		