

**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.CO

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

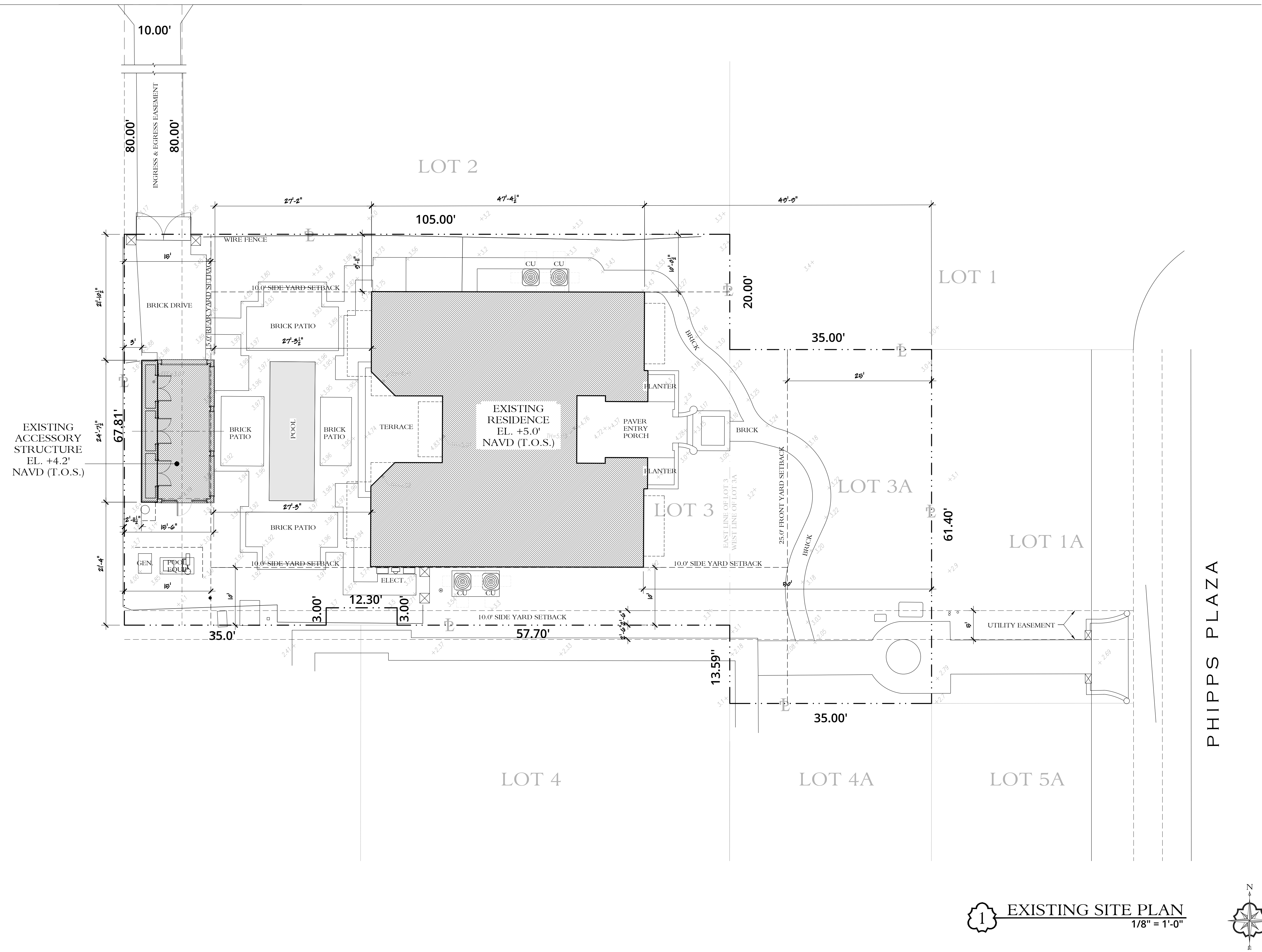
COA #: 22-042
ZON #: 22-123

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

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PROPOSED RENOVATIONS TO:

PHIPPS PLAZA
218 PHIPPS PLAZA
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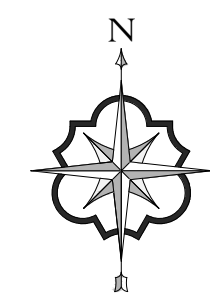
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Town of Palm Beach

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

Zoning Legend			
1	Property Address: 218 Phipps Plaza		
2	Zoning District: R-C MEDIUM DENSITY RESIDENTIAL		
3	Structure Type: Single Family Residence		
4		Required/Allowed	Existing
5	Lot Size (sq ft)	10,000 ± 1	9,232 ± 1
6	Lot Depth	100'	140'
7	Lot Width	75'	67.8'
8	Lot Coverage (Sq Ft and %)	2,770 s.f. or 30%	2,291 s.f. or 24.8%
9	*Front Yard Setback (Ft.)	25'	50'
10	*Side Yard Setback (1st Story) (Ft.)	10'	N-10' S-10'
11	*Side Yard Setback (2nd Story) (Ft.)	10'	N-10' S-10'
12	*Rear Yard Setback (Ft.)	15'	42.9' (MAIN) 3' (ACC.)
13	Angle of Vision (Deg.)	N/A	N/A
14	Building Height (Ft.)	23.5' (MAIN)	17.68' (MAIN)
15	Overall Building Height (Ft.)	31.5' (MAIN) 25' (ACC)	24.08' (MAIN)
16	Crown of Road (COR) (NAVD)	N/A	2.6' NAVD
17	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A
18	Finished Floor Elev. (FFE)(NAVD)	7.5' NAVD	5' NAVD (MAIN)
19	Zero Datum for point of meas. (NAVD)	N/A	5' NAVD
20	FEMA Flood Zone Designation	AE ELEV-6	No Change
21	Base Flood Elevation (BFE)(NAVD)	7.5' NAVD	5' NAVD
22	Landscape Open Space (LOS) (Sq Ft and %)	45%	TBD
23	Perimeter LOS (Sq Ft and %)	50%	TBD
24	Front Yard LOS (Sq Ft and %)	40%	TBD
25	**Native Plant Species %	SEE LANDSCAPE	TBD

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

** Provide Native plant species calculation per category as required 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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SEAVIEW AVENUE

LOT 1

LOT 1A

PHIPPS PLAZA

LOT 4

LOT 4A

LOT 5A

EXISTING
ACCESSORY
STRUCTURE
EL. +4.2'
NAVD (T.O.S.)

PROPOSED
ADDITION TO
ACCESSORY
STRUCTURE
EL. +4.2'
NAVD (T.O.S.)

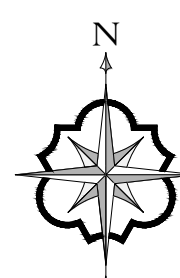
LOT 2

EXISTING
RESIDENCE
EL. +5.0'
NAVD (T.O.S.)

PROPOSED
80 SF
ADDITION
(PREVIOUSLY
APPROVED)

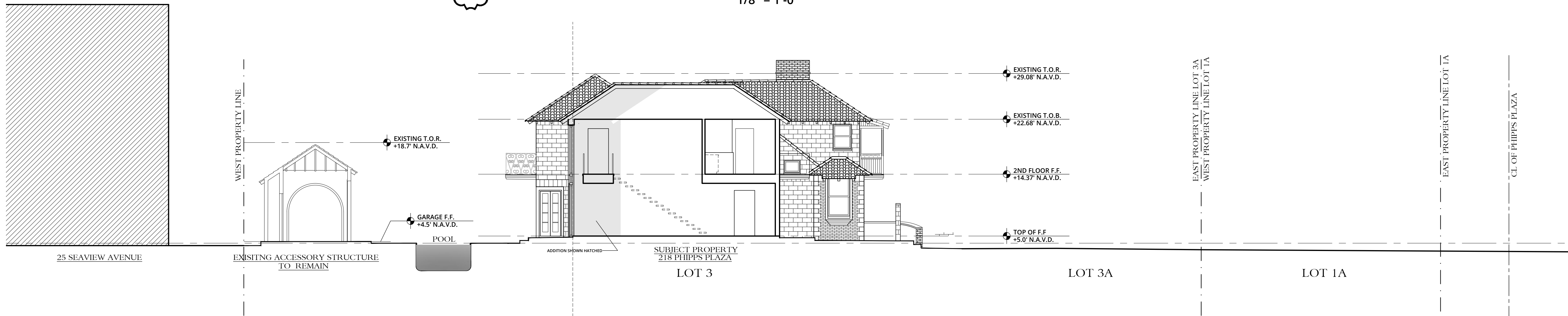
CURRENTLY PROPOSED SITE PLAN

1/8" = 1'-0"

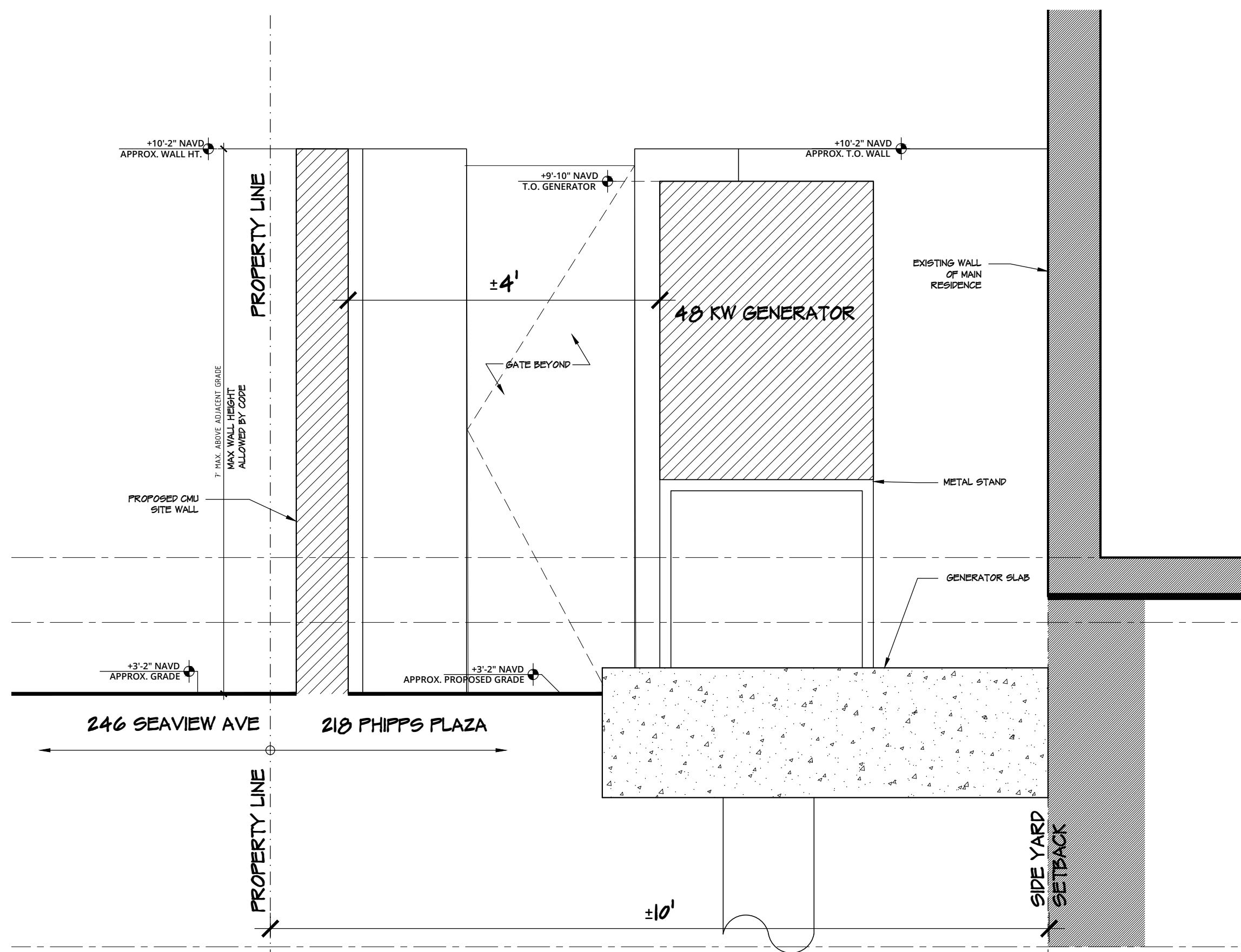




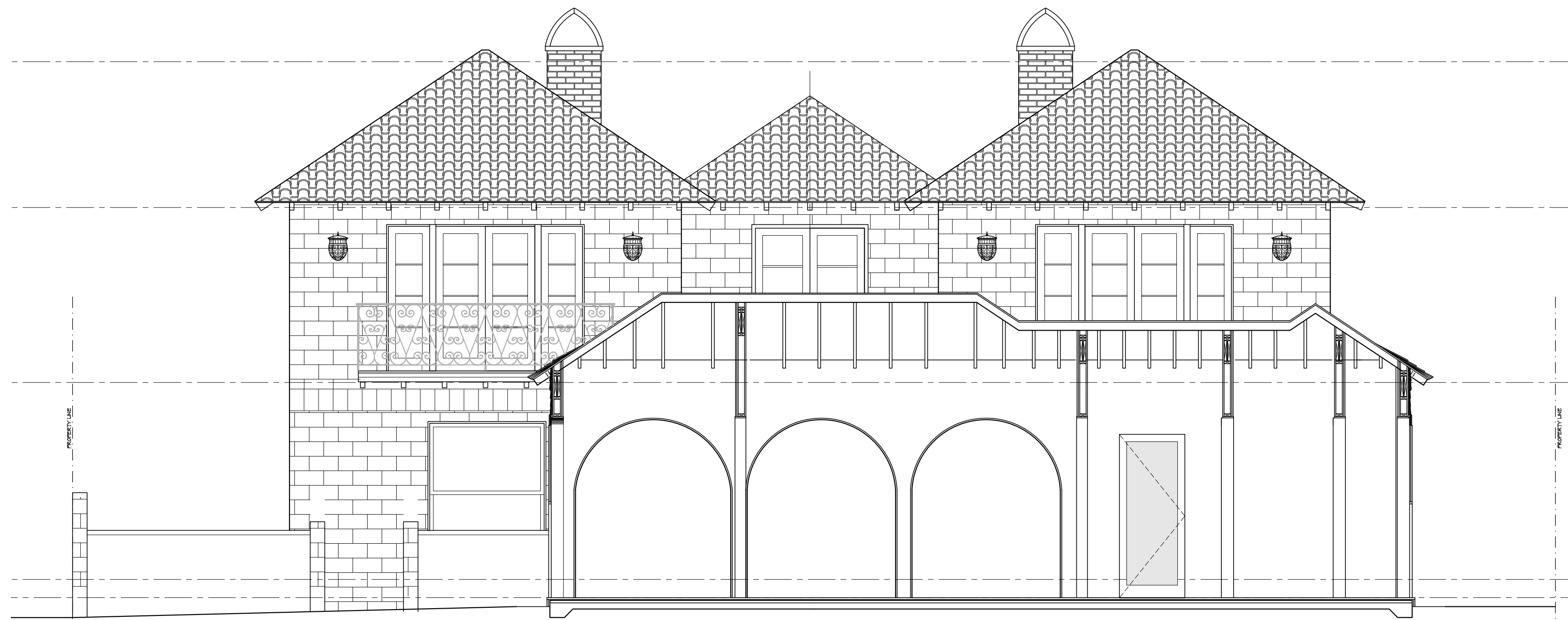
1 EXISTING YARD SECTION
1/8" = 1'-0"



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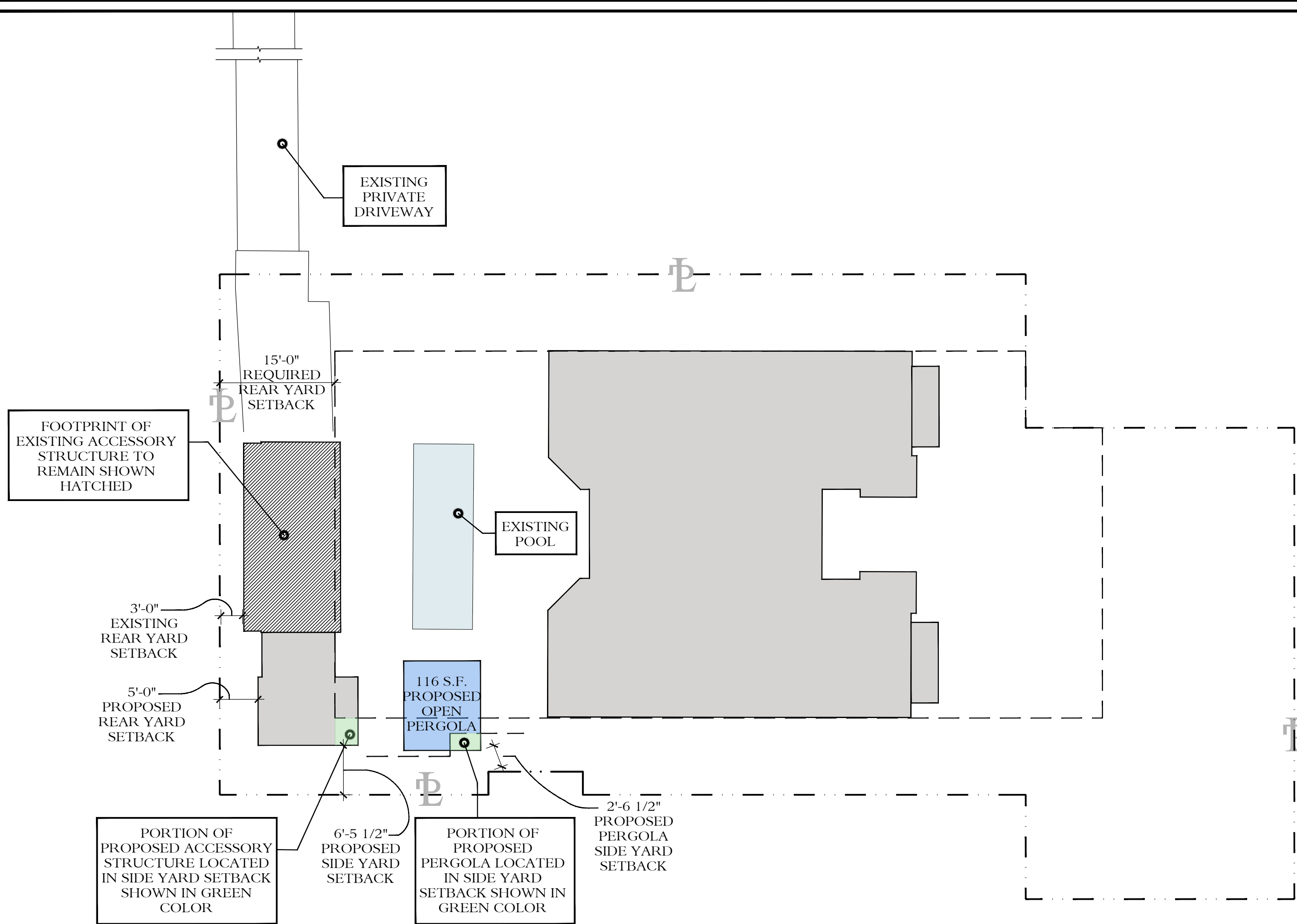
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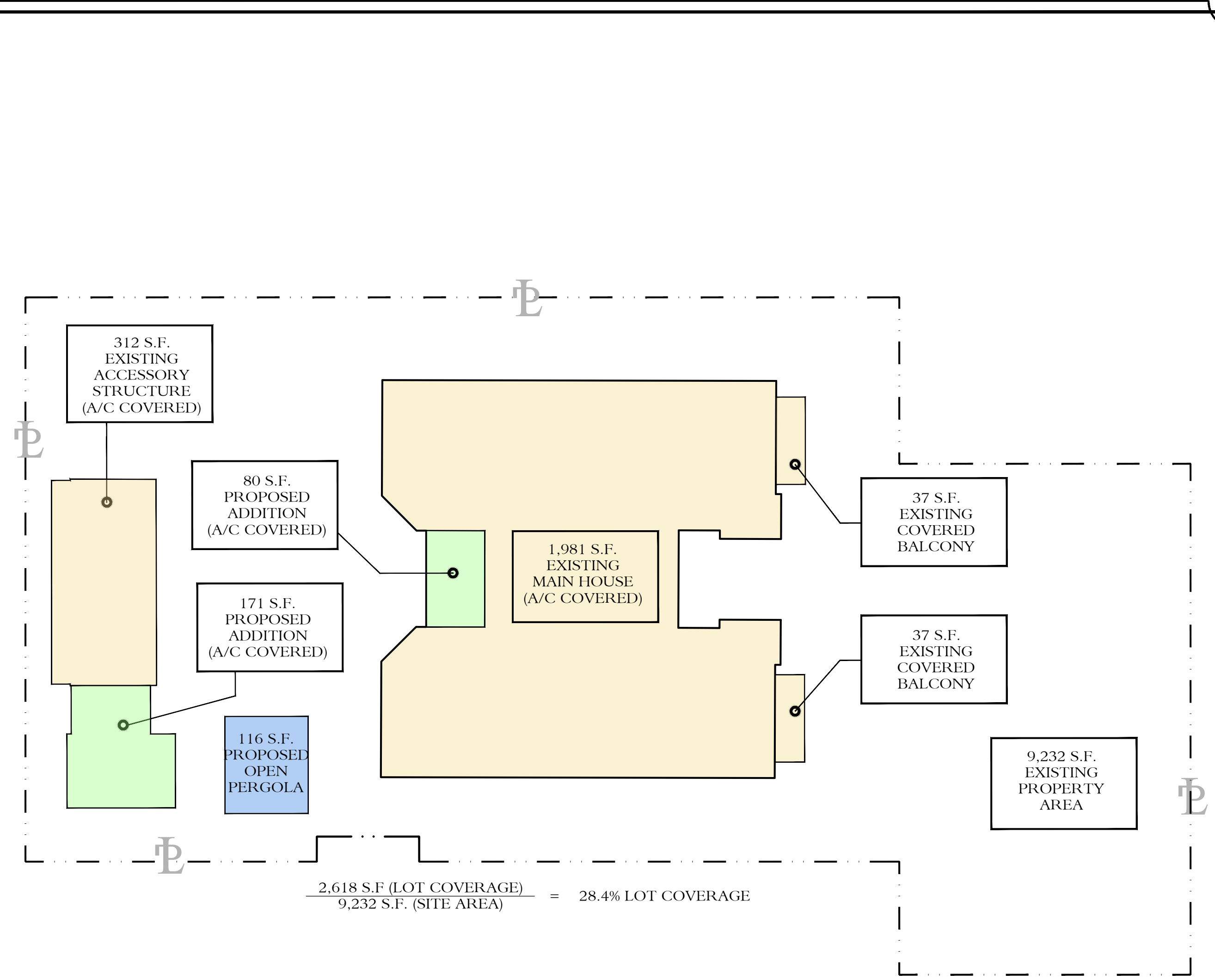
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2 VARIANCE DIAGRAM - REAR AND SIDE YARD SETBACK
3/32" = 1'-0"



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. 8888 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561)-640-4551 CRAIG L. WALLACE FLORIDA CERTIFICATE #3357	
DATE OF FIELD SURVEY: 5.25.2022	
LEGAL DESCRIPTION:	
SEE SURVEY.	

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	0.232 SF.
LOT COVERAGE:	
ALLOWABLE: 2-STORY (30%)	2,770 SF.
PROPOSED: 2-STORY (28.4%)	2,618 SF.
SQUARE FOOTAGE BREAKDOWN:	
AIR CONDITIONED SPACE	
1ST FLOOR (MAIN HOUSE)	2,061 SF.
2ND FLOOR (MAIN HOUSE)	1,075 SF.
1ST FLOOR (ACC. STRUCT. EXISTING)	312 SF.
1ST FLOOR (ACC. STRUCT. ADDITION)	171 SF.
TOTAL A/C	4,519 SF.
COVERED NON-AIR CONDITIONED SPACE	
2ND FLOOR (MAIN HOUSE)	74 SF.
TOTAL NON-A/C	74 SF.
ADDITIONAL AREAS	
PERGOLA	116 SF.

ZONING TABULATION		
ZONING ITEM	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	R-C	R-C
LOT AREA	10,000 SF MIN.	0.232 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'-5 1/2" (ACCESSORY STRUCTURE)
REAR YARD SETBACK	15'-0"	42' (MAIN STRUCTURE) 5'-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 SF. MAX)	28.4% (2,618 SF.)
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