

FIELD OF GREENS

253A ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

METRO ARCHITECTURAL GROUP LLLP

AA# 26001493

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PH# (561) 686-5853

2831A EXCHANGE CT. WEST PALM BEACH, FLORIDA 33409

ZON-24-011
FINAL DROP-OFF

SCOPE OF WORK

A REQUEST FOR SPECIAL EXCEPTION APPROVAL & VARIANCE FOR PARKING
FOR FIELD OF GREENS RESTAURANT

TABULAR DATA:

TENANT TOTAL SQUARE FOOTAGE = 1240 SF
PROPOSED FIXED SEATING = 19 = 7 SPACES @ 1:3
PROPOSED NON-FIXED SEATING 269 SF/45 SF PP = 6 SPACES
BACK OF HOUSE = 600 SF @ 300 SF PER SPACE = 2 SPACES
TOTAL PARKING REQUIRED = 15 SPACES
EXISTING PARKING ON-SITE = 0
PREVIOUS PARKING CREDIT = 7 SPACES
VARIANCE REQUIRED = 8 SPACES

OCCUPANT LOAD PER BUILDING CODE

33 2023 FBC- BUILDING

OCCUPANT LOAD PER BUILDING CODE

34 2021 LIFE SAFETY- NFPA 101 CALC.

SQUARE FOOTAGE

GROSS LEASABLE AREA = 1240 SQ. FT.
BACK OF HOUSE = 600 FT.

OCCUPANCY TYPE

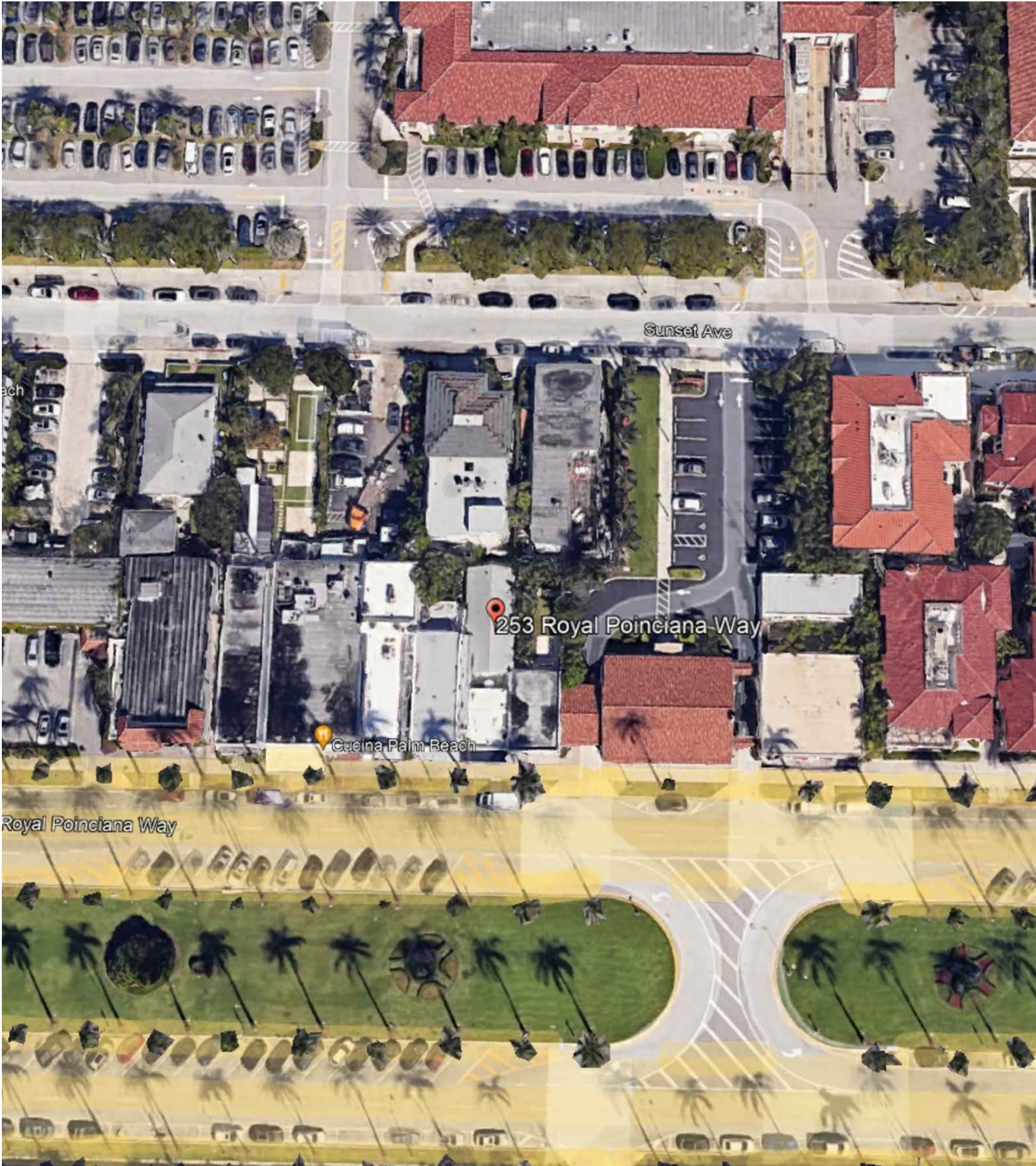
B 2023 FBC
M 2021 NFPA 101

CONSTRUCTION TYPE:

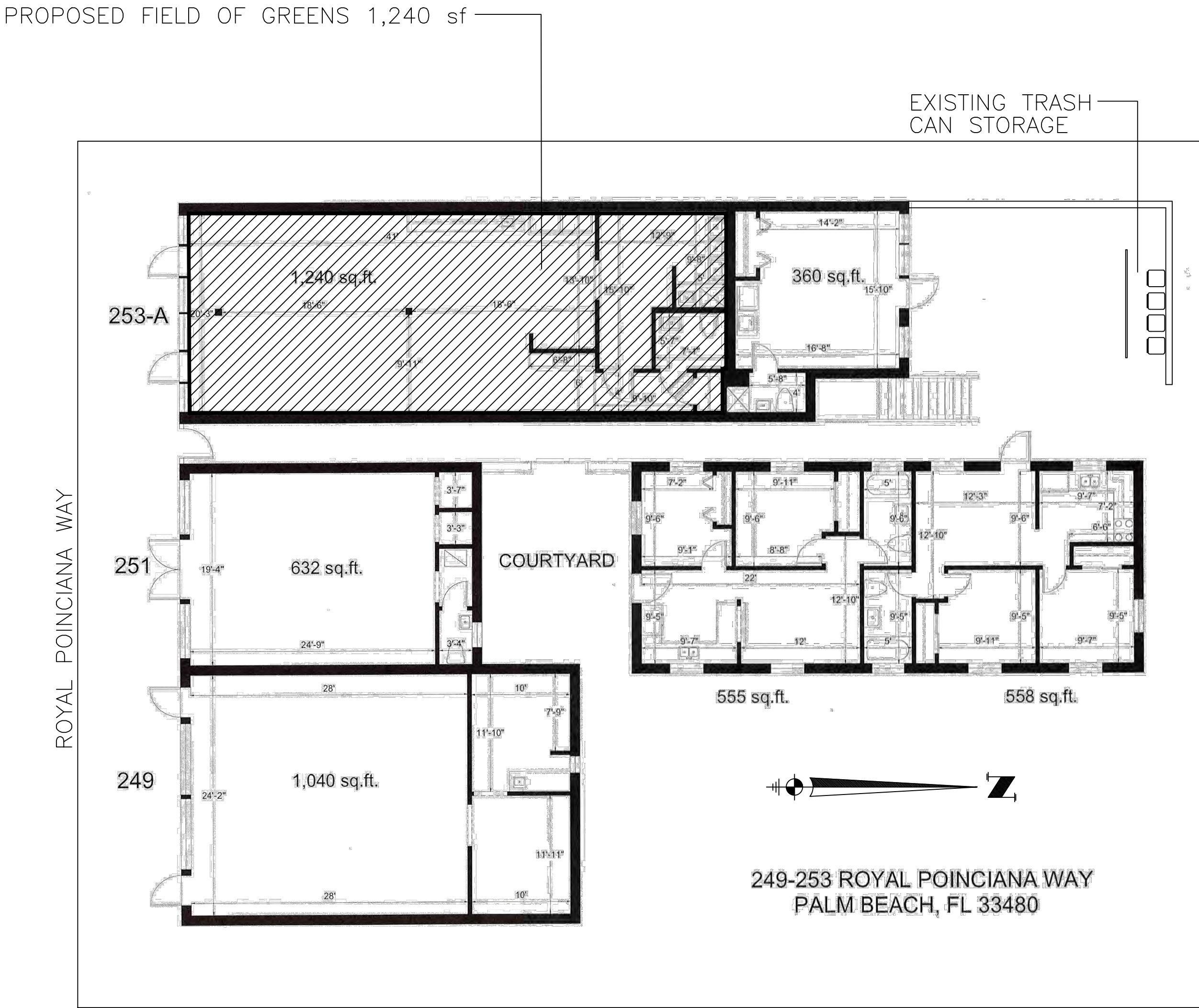
III B UN-SPRINKLERED

DRAWING INDEX

COVER
1.0 FLOOR PLAN
1.1 SITE PLAN



AERIAL PLAN
N.T.S.



KEY PLAN
N.T.S.

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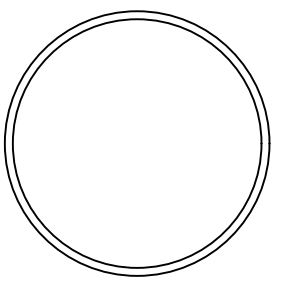
CONSULTANTS:
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SCALE: 1/4" = 1'-0"

REVISIONS:



DATE: 2MAY2024
DRAWN: PTR
ACAD FILE: FIELD OF GREENS

SHEET#
1.1a
OF
3



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

Zoning Legend			
1	Property Address:	253 Royal Poinciana Way, Unit A (part of 249 Royal Poinciana Way)	
2	Zoning District:	C-TS	
3	Lot Area (sq. ft.):	7,300 sqft	
4	Lot Width (W) & Depth (D) (ft.):	73 ft X 100 ft	
5	Structure Type:	Commercial	
6	FEMA Flood Zone Designation:	N/A	
7	Zero Datum for point of meas. (NAVD)	N/A	
8	Crown of Road (COR) (NAVD)	N/A	
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	70%	N/C
11	Enclosed Square Footage (1st & 2nd Fl, Basement, Accs, Structure, etc)	1,240 sqft	N/C
12	*Front Yard Setback (Ft.)	5.1 ft	N/C
13	* Side Yard Setback (1st Story) (Ft.)	0 ft	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	0 ft	N/C
15	*Rear Yard Setback (Ft.)	0 ft	N/C
16	Angle of Vision (Deg.)	N/A	N/A
17	Building Height (Ft.)	15/25 ft	N/C
18	Overall Building Height (Ft.)	20/30 ft	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	25%	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	35%	N/C
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

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

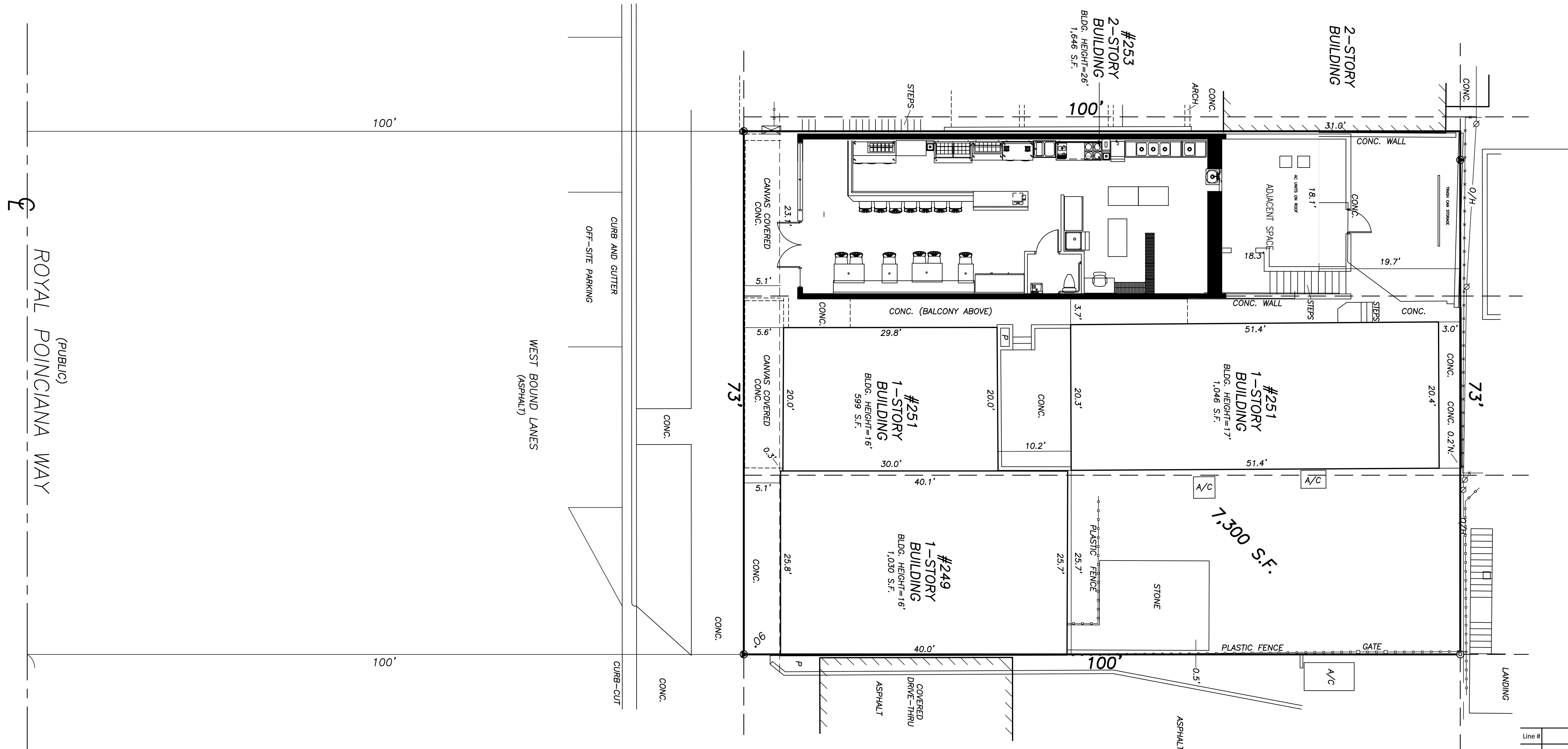
** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

OVERALL SITE PLAN
NTS



NORTH

N. COUNTY ROAD

ROYAL POINCIANA WAY
(PUBLIC)

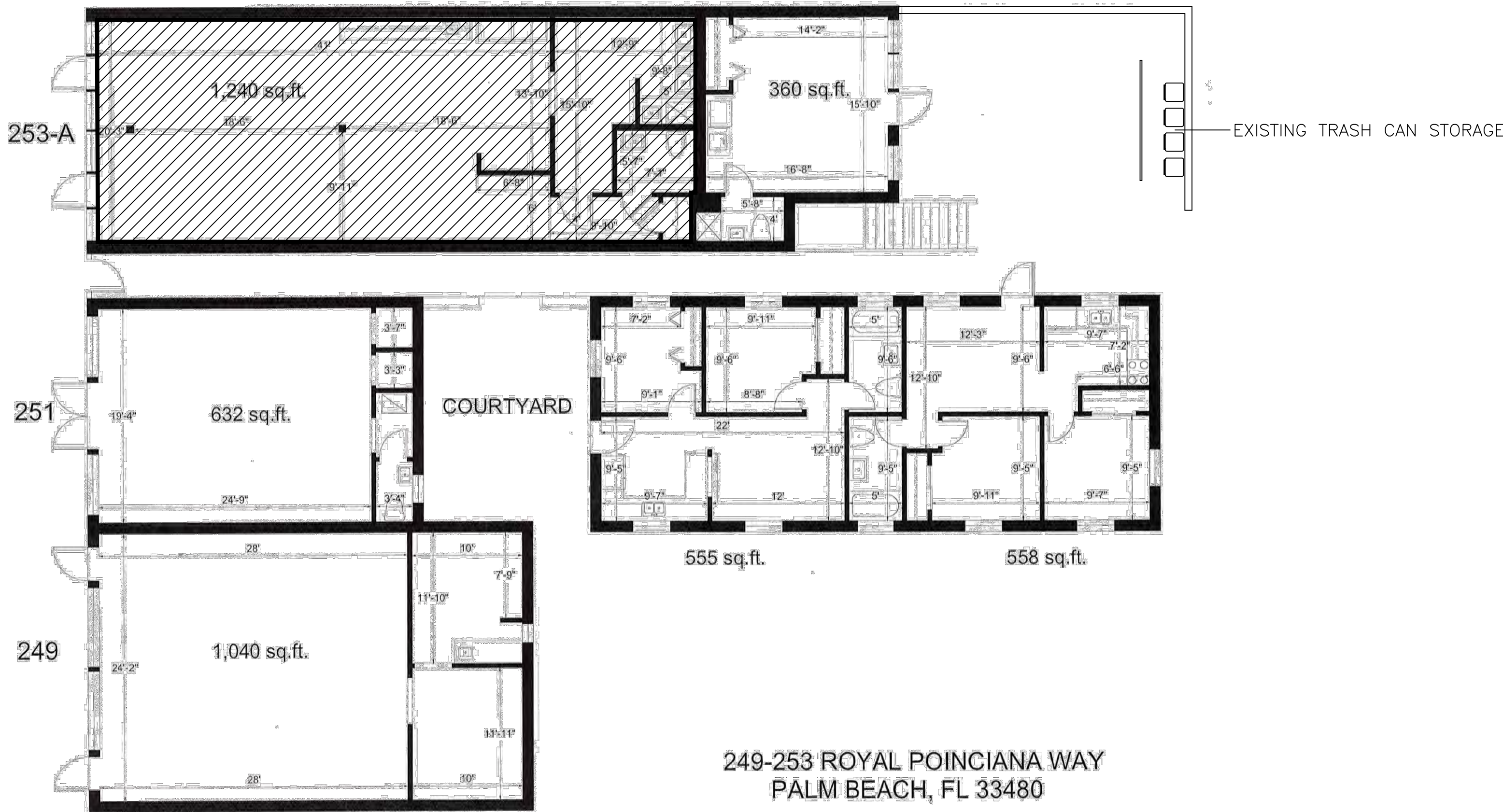
608' (N.T.S.)



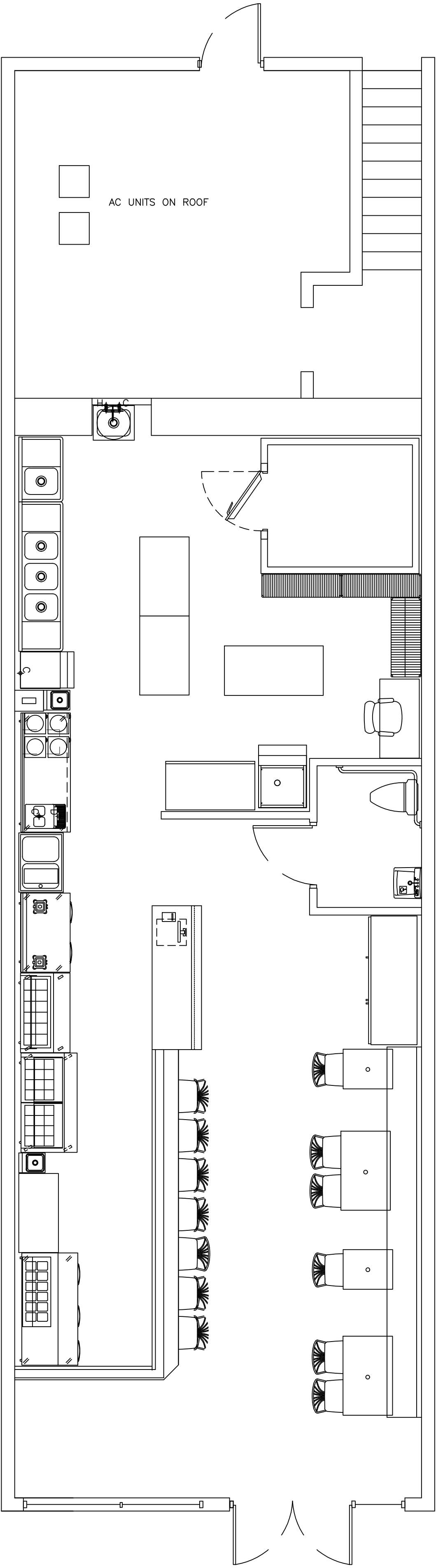
SOUTH ELEVATION



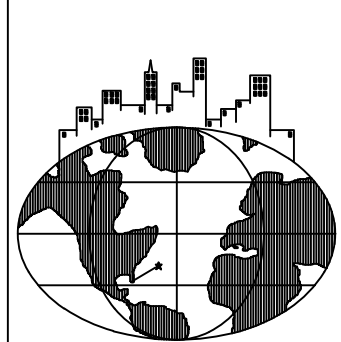
ROOF TOP AC UNITS



BUILDING FLOOR PLAN
NTS



PROPOSED FLOOR PLAN
1/4" = 1'-0"

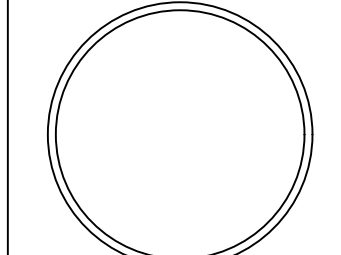


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