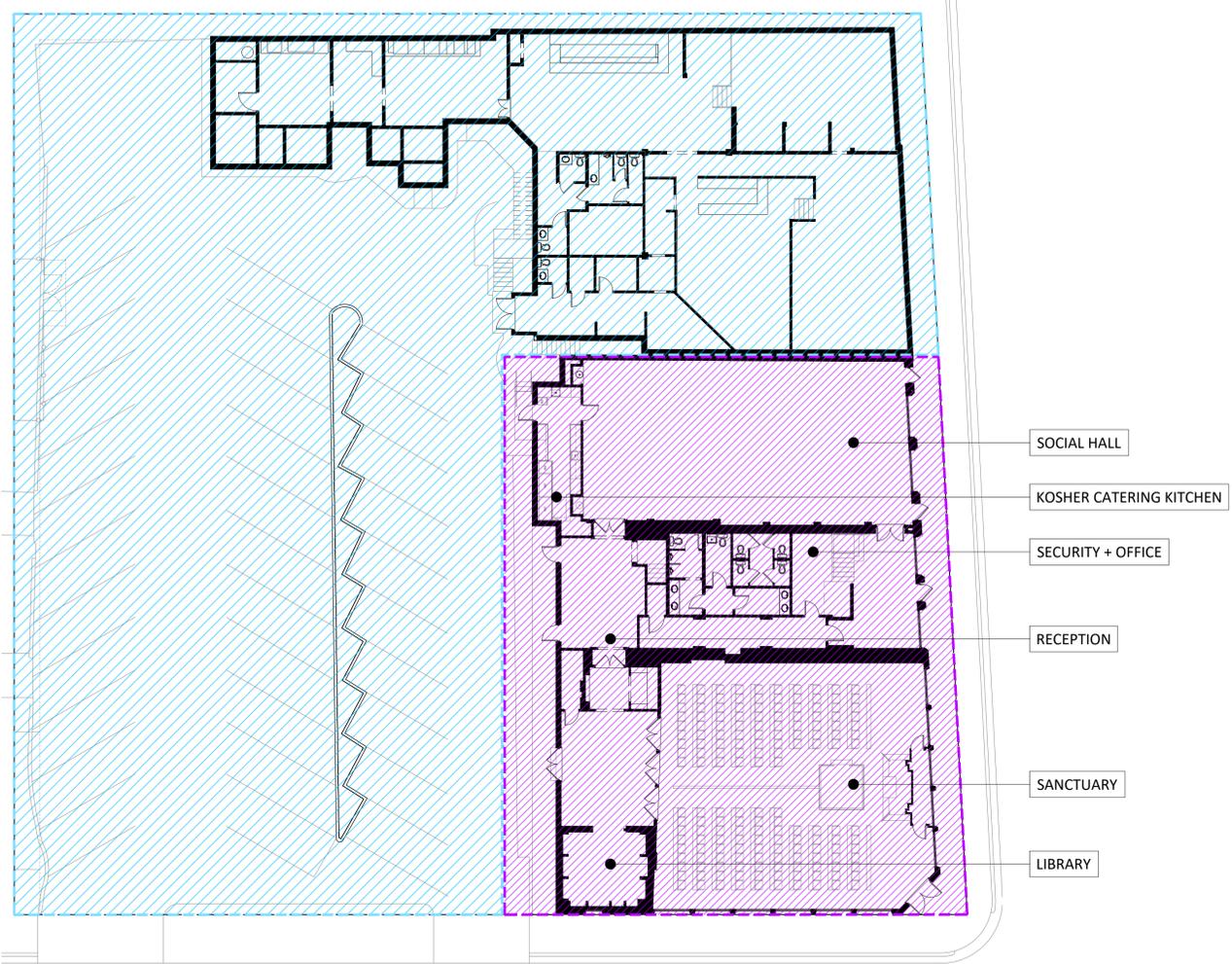


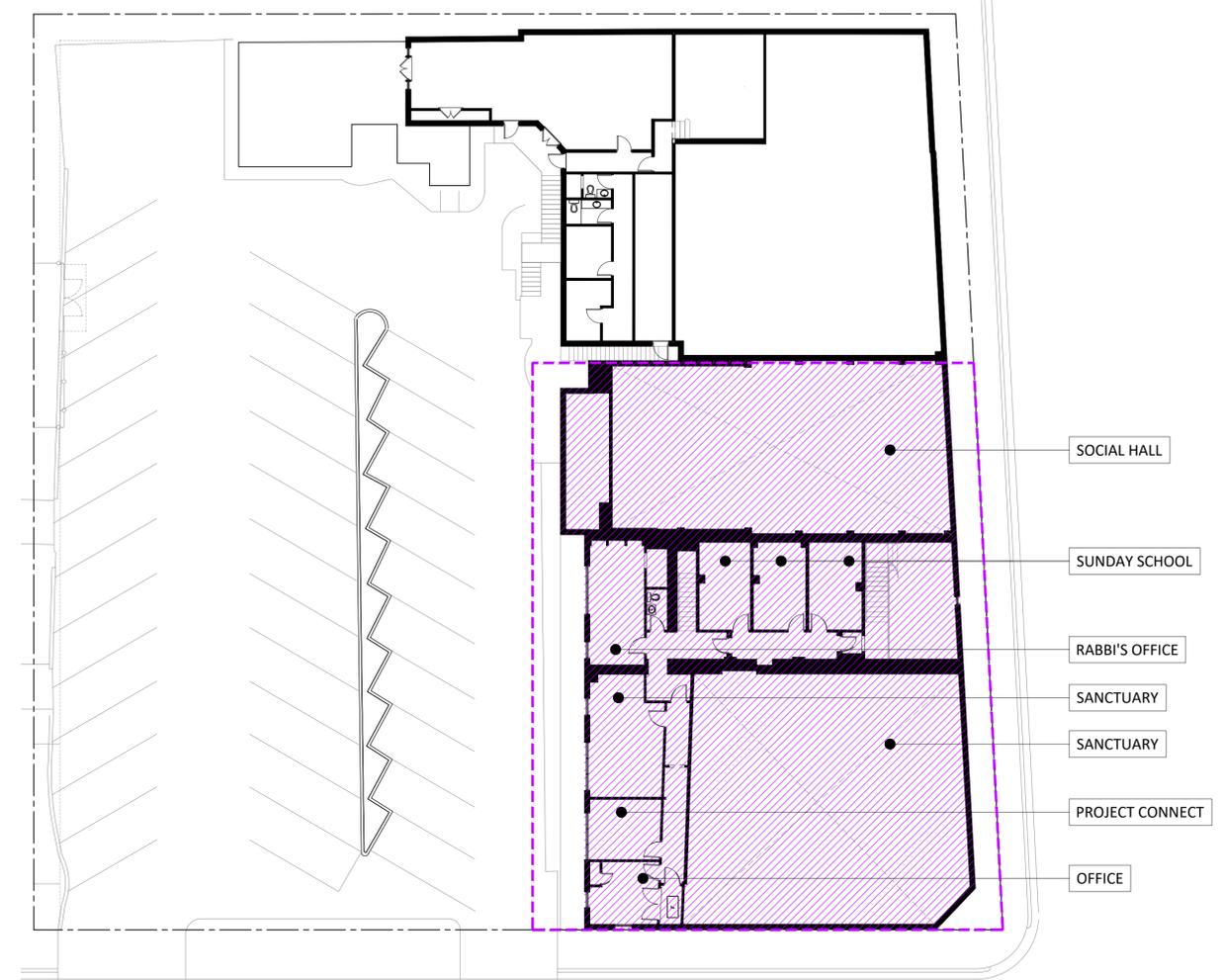
Part II

PROPOSED SITE ANALYSIS

Palm Beach Synagogue



- SOCIAL HALL
- KOSHER CATERING KITCHEN
- SECURITY + OFFICE
- RECEPTION
- SANCTUARY
- LIBRARY



- SOCIAL HALL
- SUNDAY SCHOOL
- RABBI'S OFFICE
- SANCTUARY
- SANCTUARY
- PROJECT CONNECT
- OFFICE

EXISTING FIRST FLOOR PLAN PROGRAM DIAGRAM
SCALE: 1/16" = 1'-0"

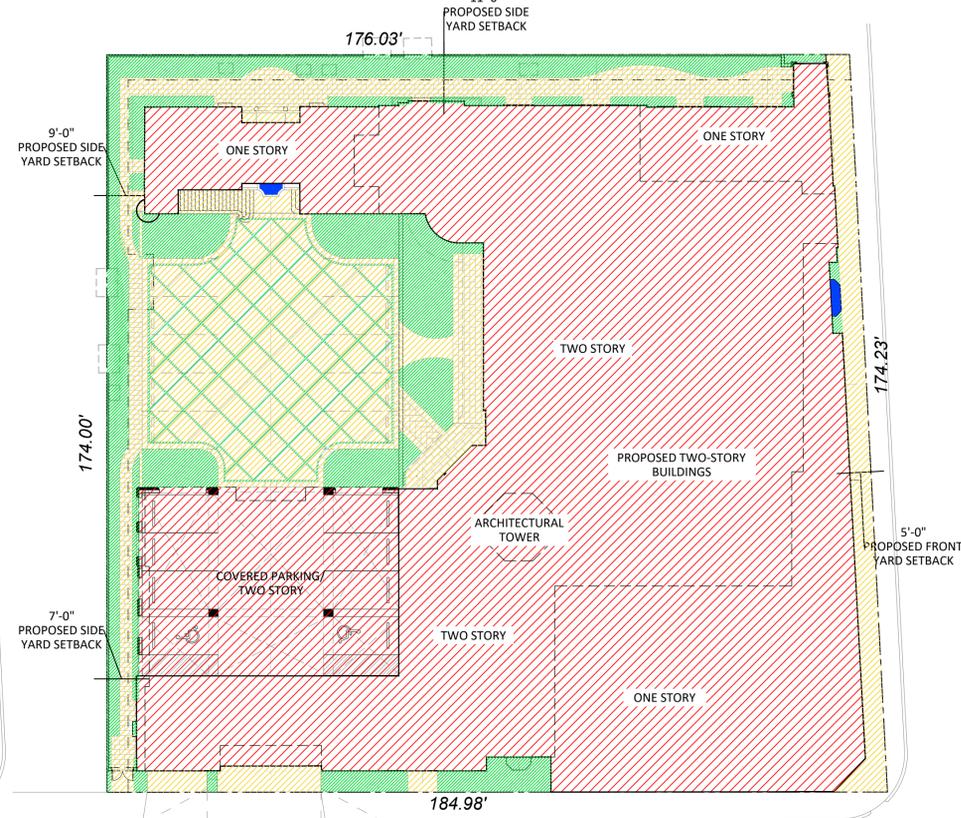
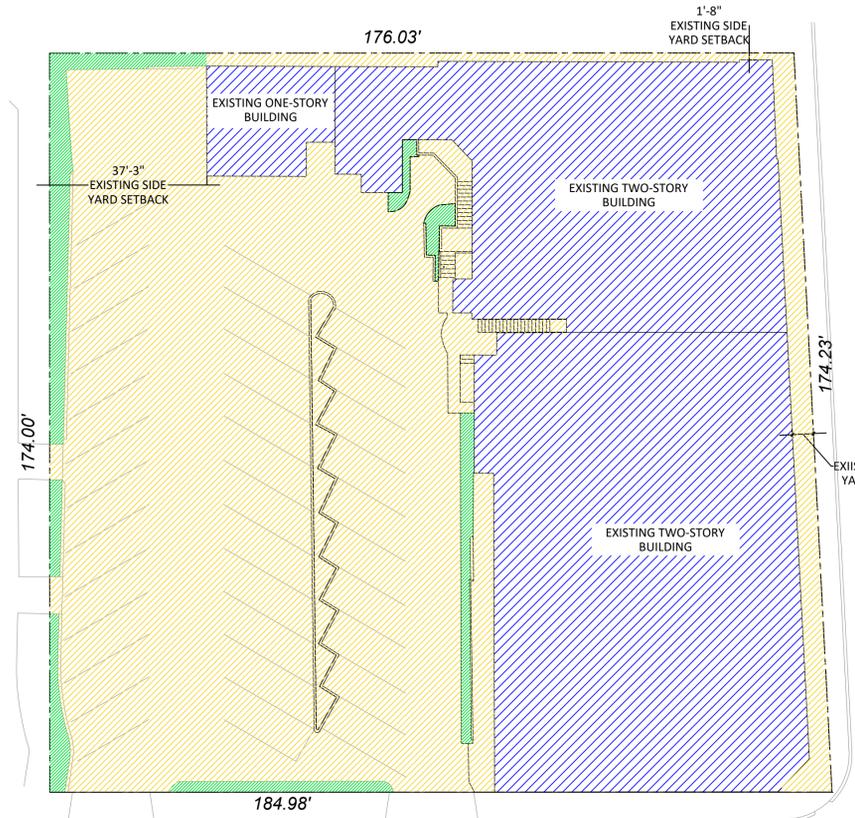
EXISTING SECOND FLOOR PLAN PROGRAM DIAGRAM
SCALE: 1/16" = 1'-0"

LEGEND	CURRENT PROGRAM
PALM BEACH SYNAGOGUE (0 PARKING SPACES)	- SANCTUARY
CHEZ JEAN-PIERRE (18 LEGAL PARKING SPACES)	- LIBRARY
	- SOCIAL HALL
	- SYNAGOGUE STAFF OFFICES
	- SUNDAY SCHOOL
	- PROJECT CONNECT

IMPORTANT NOTE

PALM BEACH SYNAGOGUE HAS 727 MEMBERS (INCLUDING CHILDREN)

198 FAMILIES WITHIN THIS NUMBER LIVE WITHIN A MILE AWAY, AND WALK TO SERVICE AND HOLIDAYS



EXISTING
<p>SETBACKS: FRONT (N COUNTY): 5'-0" FRONT (SUNSET): 0'-0" SIDE YARD (WEST): 37'-4" SIDE YARD (NORTH): 1'-9"</p>
<p>EXISTING LOT COVERAGE: 44.5%</p>
<p>OPEN SPACE: 7%</p>
<p>FRONT YARD LANDSCAPED: 10.06%</p>

VARIANCES
<p>FIRST FLOOR: 13,774 SF SECOND FLOOR: 5,523 SF TOTAL BUILDING: 19,297 SF</p>
<p>VARIANCES FOR NON-CONFORMING LANDMARKED BUILDING:</p>
<p>1. SECTION 134-2176(3): TO ALLOW 18 SPACES IN LIEU OF 40 SPACES REQUIRED.</p>
<p>2. SECTION 134-1113(5): TO ALLOW A FRONT YARD SETBACK ALONG SUNSET AVENUE TO BE 0'-0" IN LIEU OF 5'-0" REQUIRED.</p>
<p>3. SECTION 134-1113(11): TO ALLOW A 2% LANDSCAPE OPEN SPACE IN LIEU OF 25% REQUIRED.</p>
<p>4. SECTION 134-1113(11): TO ALLOW A 0% FRONT YARD LANDSCAPE OPEN SPACE IN LIEU OF 35% REQUIRED.</p>
<p>5. SECTION 134-1113(12): TO ALLOW A GROSS BUILDING AREA OF 19,297 SF IN LIEU OF THE 15,000 SF MAXIMUM ALLOWED.</p>
<p>6. SECTION 134-1113(10): TO ALLOW A BUILDING LENGTH OF 172'-9" ON N COUNTY ROAD IN LIEU OF 150' MAXIMUM ALLOWED.</p>

ALLOWABLE
<p>SETBACKS: FRONT: 5'-0" REAR: 10'-0" SIDE: 5'-6"</p>
<p>LOT COVERAGE: 70% - 21,980 SF</p>
<p>OPEN SPACE: 25%</p>
<p>FRONT YARD LANDSCAPED: 35%</p>

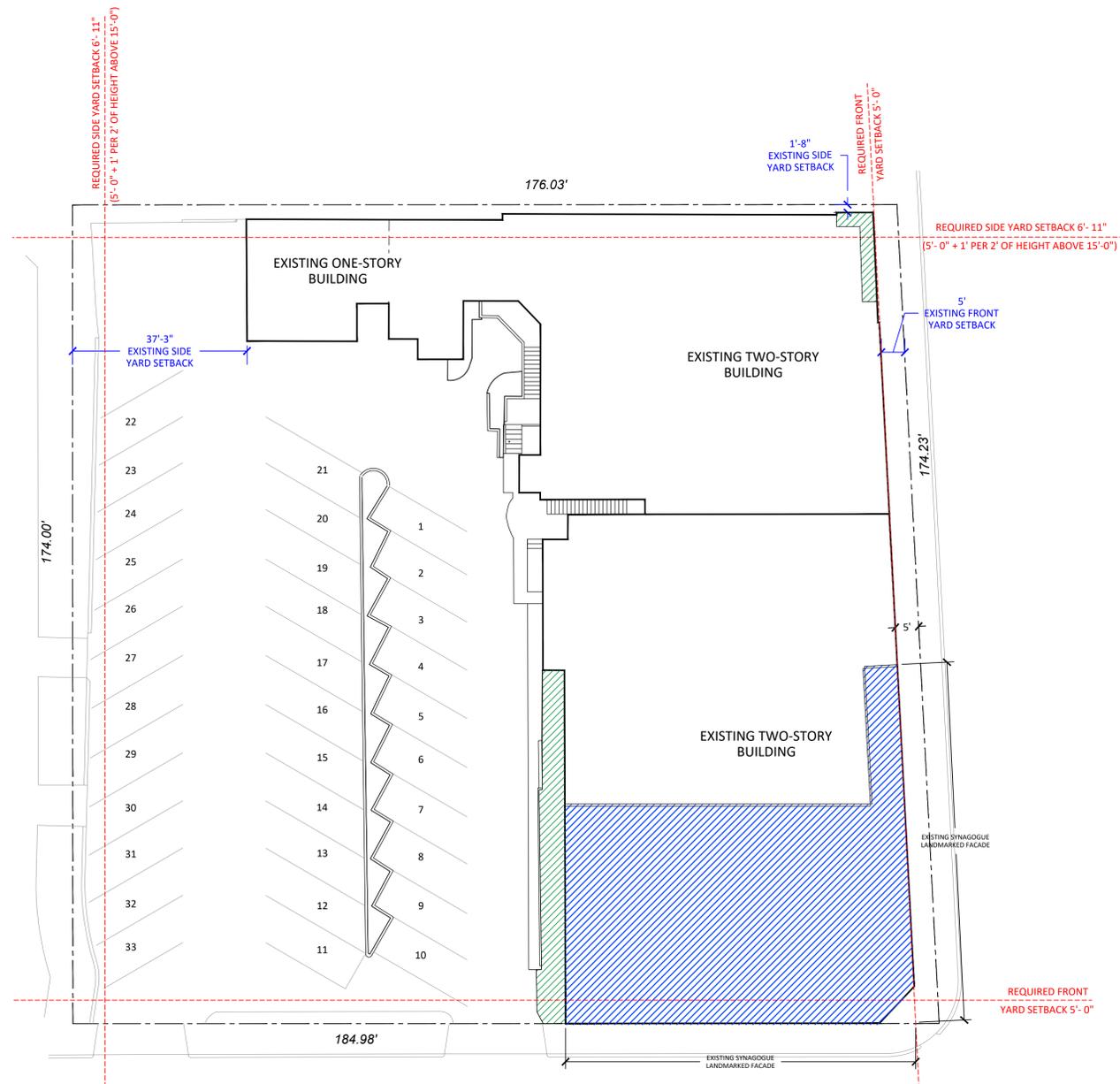
PROPOSED
<p>SETBACKS: FRONT (SUNSET): 0'-0" SIDE YARD (N COUNTY): 5'-0" SIDE YARD (WEST): 6'-9" REAR YARD (NORTH): 11'-0"</p>
<p>PROPOSED LOT COVERAGE: 69.4% - 21,793 SF</p>
<p>OPEN SPACE: 10.03%</p>
<p>FRONT YARD LANDSCAPED: 18.05%</p>

VARIANCES
<p>FIRST FLOOR UNDER AIR: 17,393 SF SECOND FLOOR UNDER AIR: 14,528 SF TOTAL BUILDING UNDER AIR: 31,921 SF</p>
<p>VARIANCES:</p>
<p>- VARIANCE 1: SECTION 134-2176(3): TO ALLOW THE PROPOSED OF 18 PARKING SPACES IN LIEU OF THE 58 SPACES REQUIRED. EXISTING SPACES TO REMAIN</p>
<p>- VARIANCE 2: SECTION 134-1113(5): TO ALLOW A FRONT YARD SETBACK ALONG SUNSET AVENUE TO BE 0'-2" IN LIEU OF 5'-0" REQUIRED. IN LIEU OF EXISTING VARIANCE TO REMAIN.</p>
<p>- VARIANCE 3: SECTION 134-1113(6): TO ALLOW A STREET SIDE YARD SETBACK ALONG N. COUNTY ROAD TO BE 5'-0" IN LIEU OF 7'-0" REQUIRED DUE TO EXISTING HEIGHT. IN LIEU OF EXISTING VARIANCE TO REMAIN.</p>
<p>- VARIANCE 4: SECTION 134-1113(11): TO ALLOW A 10% LANDSCAPE OPEN SPACE IN LIEU OF 25% REQUIRED. EXISTING VARIANCE IMPROVED</p>
<p>- VARIANCE 5: SECTION 134-1113(11): TO ALLOW A 18.05% FRONT YARD LANDSCAPE OPEN SPACE ALONG SUNSET AVENUE & 15.2% FRONT YARD LANDSCAPE OPEN SPACE ALONG N COUNTY ROAD IN LIEU OF 35% REQUIRED. VARIANCE IMPROVED IN LIEU OF EXISTING.</p>
<p>- VARIANCE 6: SECTION 134-1113(12): TO ALLOW A GROSS BUILDING AREA OF 36,318 SF (19,297 SF EXISTING) IN LIEU OF THE 15,000 SF MAXIMUM ALLOWED. IN LIEU OF EXISTING VARIANCE TO REMAIN.</p>
<p>- VARIANCE 7: SECTION 134-1113(10): TO ALLOW A BUILDING LENGTH OF 172'-1" ON N COUNTY ROAD IN LIEU OF 150' MAXIMUM ALLOWED. IN LIEU OF EXISTING VARIANCE TO REMAIN.</p>
<p>- VARIANCE 8: SECTION 134-1113(10): TO ALLOW A BUILDING LENGTH OF 173'-0" IN SUNSET AVENUE LIEU OF 150' MAXIMUM ALLOWED. IN LIEU OF EXISTING VARIANCE TO REMAIN.</p>
<p>- VARIANCE 9: SEC. 134-2211. - TO ALLOW 0 OFF-STREET LOADING BERTHS IN LIEU OF 2 REQUIRED. TWO EXISTING ON-STREET LOADING ZONES TO BE USED.</p>
<p>- VARIANCE 10: SEC. 134-113 (5) (C). - TO ALLOW A 7'-1" PEDESTRIAN SIDEWALK IN SUNSET AVENUE IN LIEU OF 10'-0" REQUIRED. IN LIEU OF EXISTING LANDMARKED SYNAGOGUE.</p>

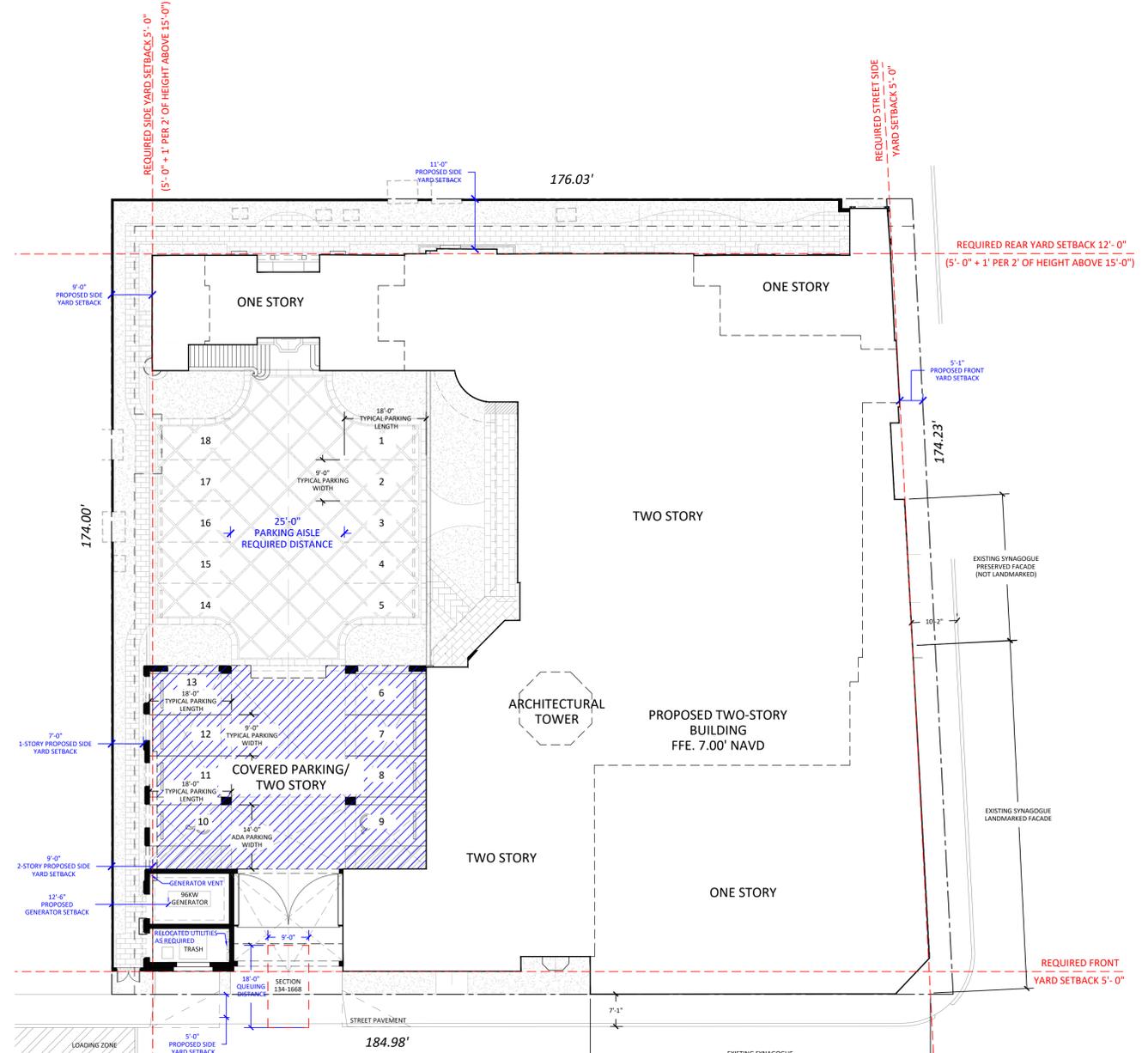
1 EXISTING SITE PLAN
SCALE: N.T.S

2 SITE PLAN OVERLAY
SCALE: N.T.S

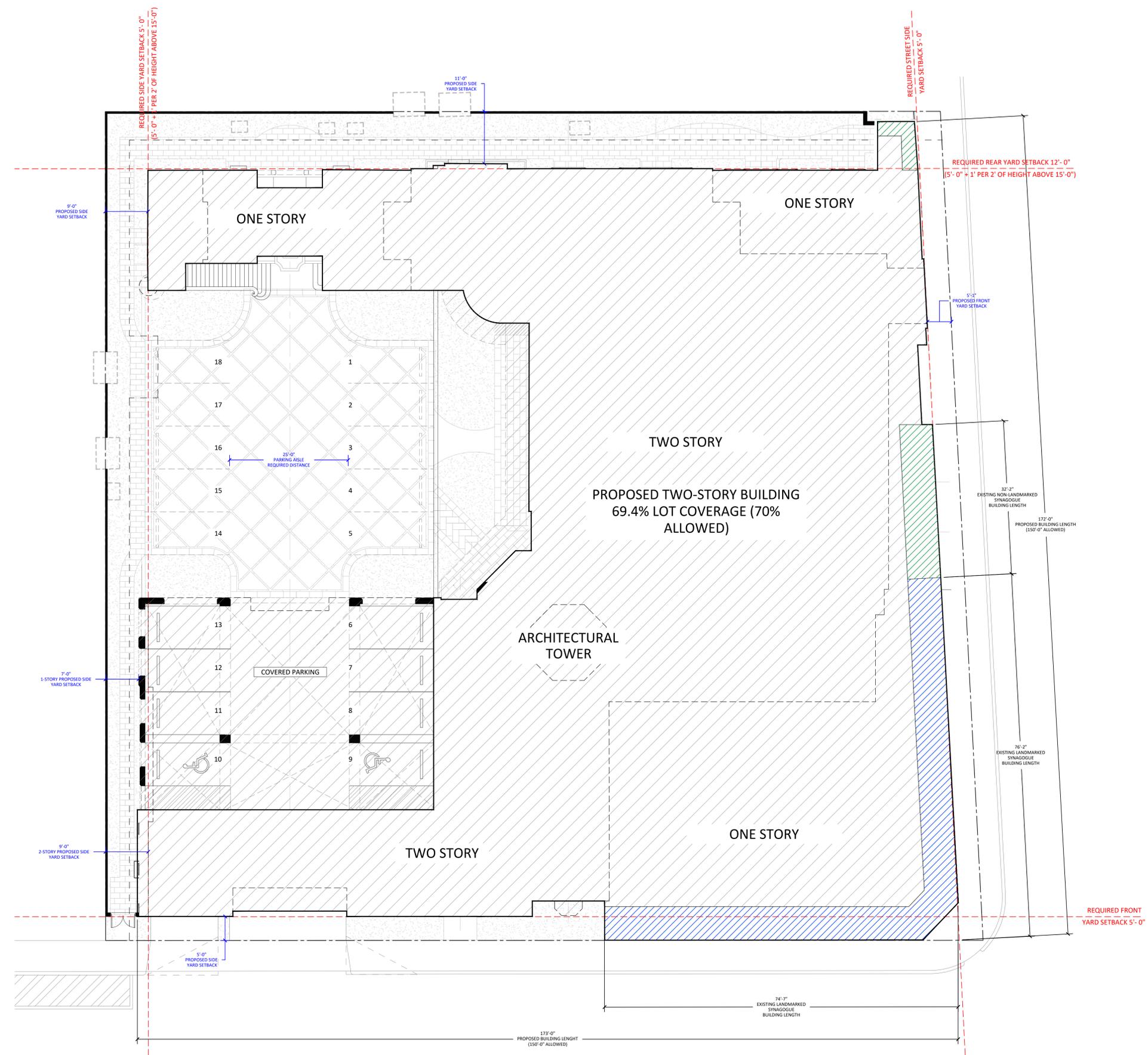
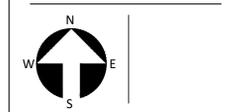
3 PROPOSED SITE PLAN
SCALE: N.T.S



1 EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"



1 VARIANCE DIAGRAM
SCALE: 3/32" = 1'-0"

LEGEND

- LANDMARKED FACADE
- EXISTING FACADE PRESERVED (NOT LANDMARKED)

VARIANCE LEGEND

VARIANCES:

- VARIANCE 1: SECTION 134-2176(3): TO ALLOW THE PROPOSED OF 18 PARKING SPACES IN LIEU OF THE 58 SPACES REQUIRED. **EXISTING SPACES TO REMAIN**
- VARIANCE 2: SECTION 134-1113(5): TO ALLOW A FRONT YARD SETBACK ALONG SUNSET AVENUE TO BE 0'-2" IN LIEU OF 5'-0" REQUIRED. **IN LIEU OF EXISTING VARIANCE TO REMAIN.**
- VARIANCE 3: SECTION 134-1113(6): TO ALLOW A STREET SIDE YARD SETBACK ALONG N. COUNTY ROAD TO BE 5'-0" IN LIEU OF 7'-0" REQUIRED DUE TO EXISTING HEIGHT. **IN LIEU OF EXISTING VARIANCE TO REMAIN.**
- VARIANCE 4: SECTION 134-1113(11): TO ALLOW A 10% LANDSCAPE OPEN SPACE IN LIEU OF 25% REQUIRED. **EXISTING VARIANCE IMPROVED**
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- VARIANCE 6: SECTION 134-1113(12): TO ALLOW A GROSS BUILDING AREA OF 36,816 SF (19,297 SF EXISTING) IN LIEU OF THE 15,000 SF MAXIMUM ALLOWED. **IN LIEU OF EXISTING VARIANCE TO REMAIN.**
- VARIANCE 7: SECTION 134-1113(10): TO ALLOW A BUILDING LENGTH OF 173'-0" ON N COUNTY ROAD IN LIEU OF 150' MAXIMUM ALLOWED. **IN LIEU OF EXISTING VARIANCE TO REMAIN.**
- VARIANCE 8: SECTION 134-1113(10): TO ALLOW A BUILDING LENGTH OF 173'-0" IN SUNSET AVENUE IN LIEU OF 150' MAXIMUM ALLOWED. **IN LIEU OF EXISTING VARIANCE TO REMAIN.**
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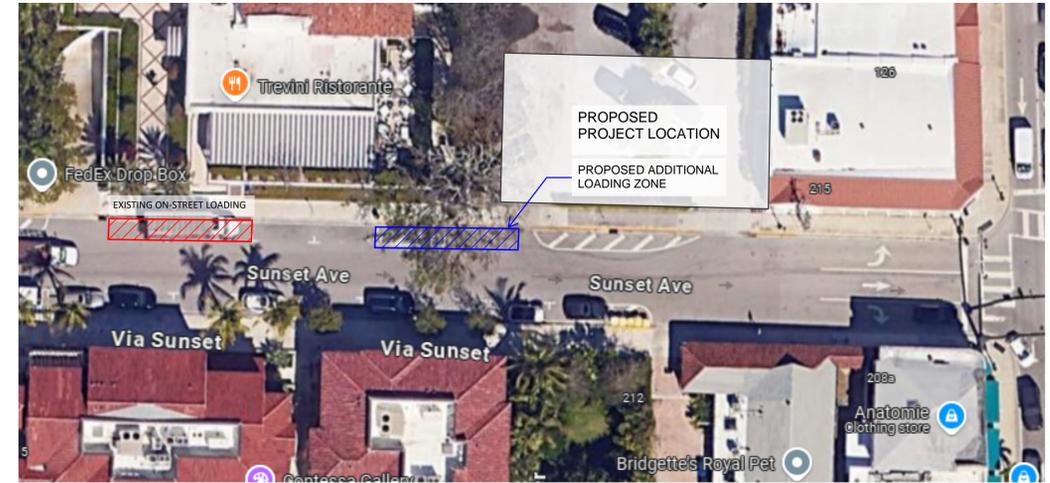
**COA-24-0022
ZON-24-0055**



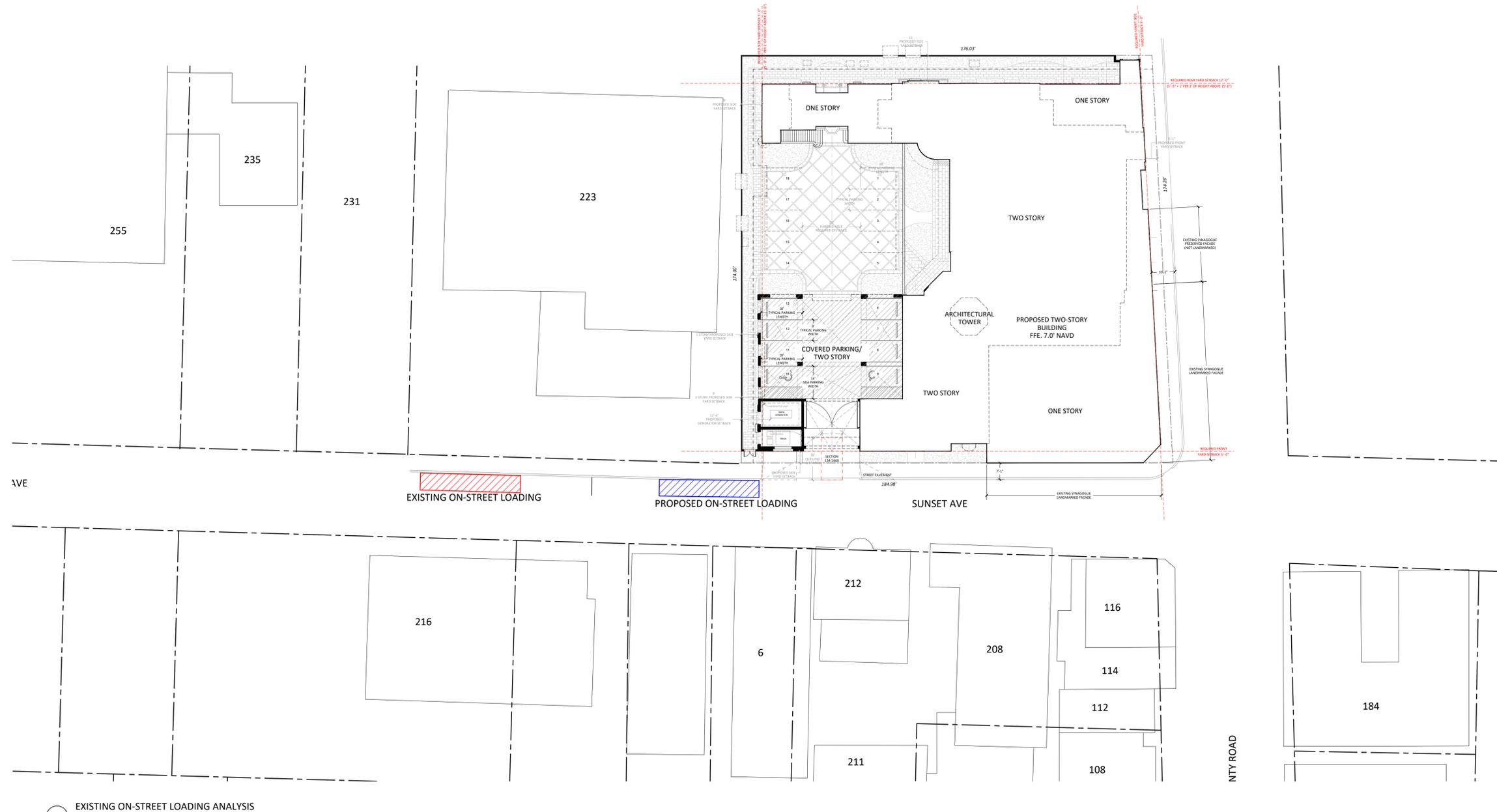
EXISTING ON-STREET LOADING AREA LOCATION - LOOKING EAST



EXISTING ON-STREET LOADING AREA LOCATION - LOOKING WEST



EXISTING ON-STREET LOADING AREA LOCATION - PLAN VIEW



1 EXISTING ON-STREET LOADING ANALYSIS

Bartholemew + Partners
 ARCHITECTURE AND DESIGN
 PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
 201 ROYAL PALM WAY
 PENTHOUSE 600A
 PALM BEACH, FLORIDA 33480
 T: 561 481 0108
 F: 561 481 0106
 FL LIC. # AA2603943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

SHUTTS & BOWEN LLP
 ATTORNEYS
 525 OKEECHOBEE BLVD # 1100
 WEST PALM BEACH, FL 33401
 PHONE: 561-835-8500
 EMAIL: HOYER@SHUTTS.COM

ENVIRONMENT DESIGN GROUP
 LANDSCAPE ARCHITECT
 139 N COUNTY ROAD, SUITE 20-B
 PALM BEACH, FL 33480
 PHONE: 561-832-4600
 E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

CONKLING & LEWIS CONSTRUCTION, INC.
 PRE-CONSTRUCTION CONSTRUCTION MANAGER
 1241 OLD OKEECHOBEE BLVD
 WEST PALM BEACH, FL 33401
 PHONE: 561-833-4411
 EMAIL: KLEWIS@CONKLINGANDLEWIS.COM

ZABIK AND ASSOCIATES
 DESIGN REPRESENTATIVE
 11388 OKEECHOBEE BLVD SUITE 2
 ROYAL PALM BEACH, FL 33411
 PHONE: 561-791-2468
 EMAIL: LKRUT@ZABIKANDASSOCIATES.COM

SIMMONS & WHITE
 CIVIL & TRAFFIC ENGINEER
 2581 METROCENTRE BLVD WEST, STE 3
 WEST PALM BEACH, FL 33407
 PHONE: 561-478-7868
 EMAIL: BRYAN@SIMMONSANDWHITE.COM

KYLE B FANT ARCHITECT # AR92255
 INTERIOR DESIGNER # 034622
 AIA # 30425933 NCARB # 87929

Revisions:

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Project no: 24.04.130
 Date: 07.25.24
 Drawn by: V. Antico
 Project Manager: K. Fant

**120-132 N. COUNTY RD
 PALM BEACH
 SYNAGOGUE**

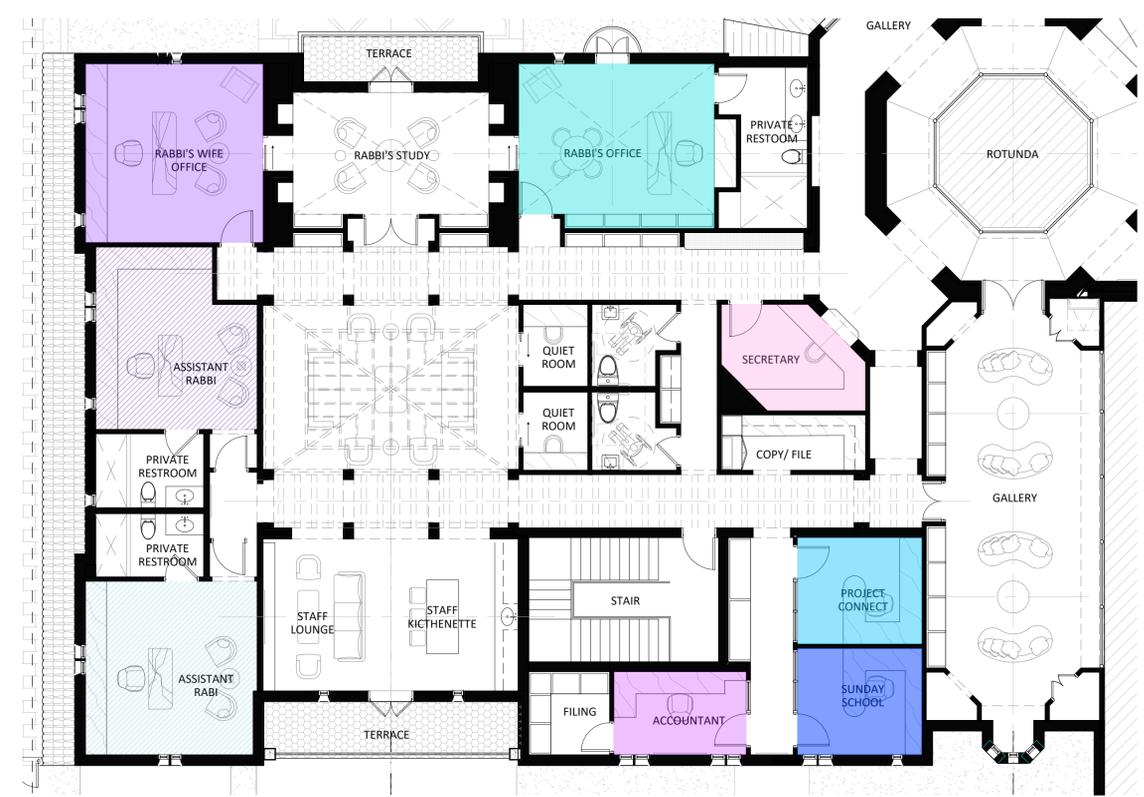
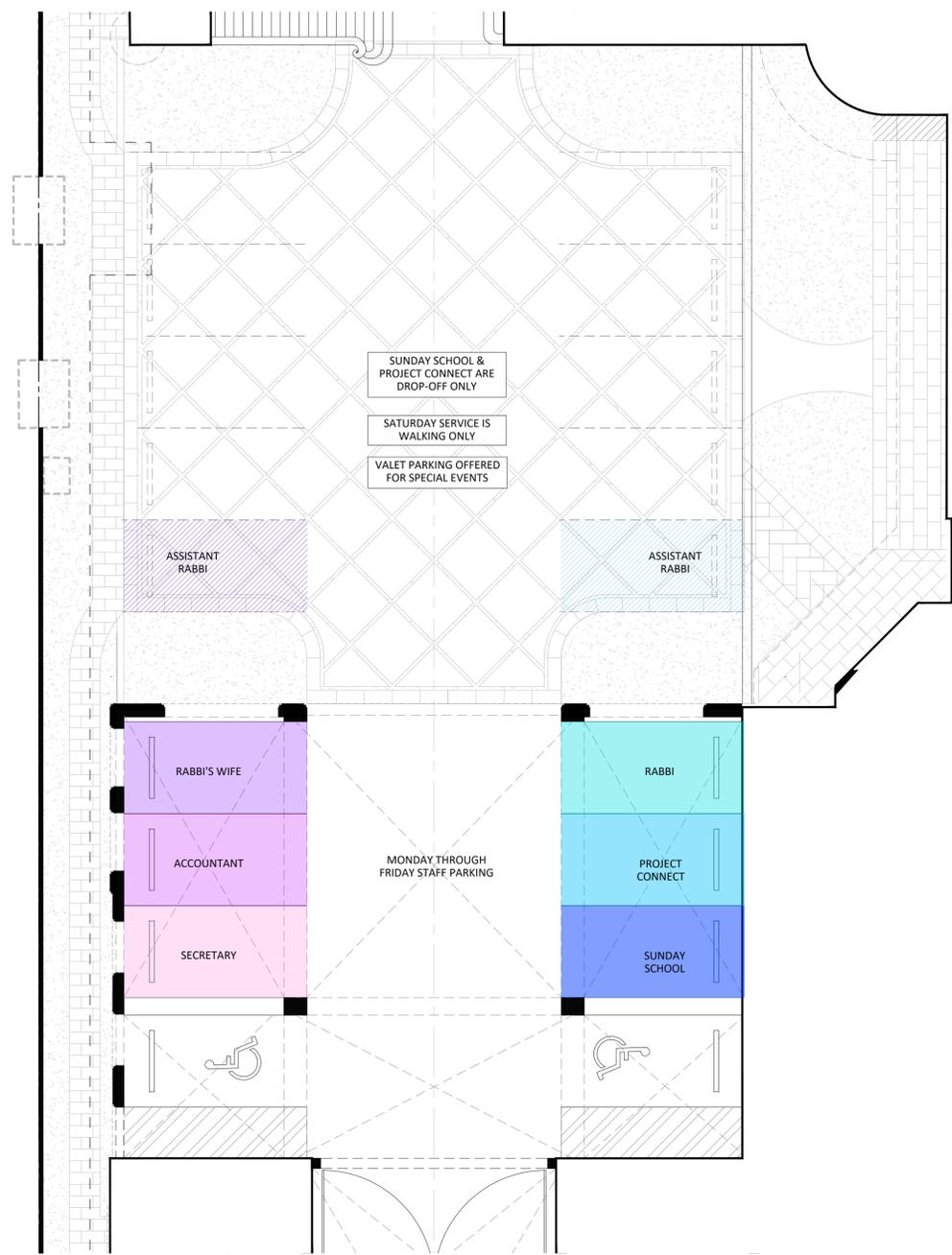
Project Address:
 120-132 N. County Rd, Palm Beach,
 FL, 33480

SHEET NAME
 LOADING DIAGRAM

SHEET NUMBER
SP3.5



**COA-24-0022
 ZON-24-0055**



1 PARKING PLAN - MONDAY- FRIDAY (TYPICAL WEEKDAY)