

Autodesk Docs//219 & 225 Worth Avenue/225 WORTH_2022.rvt

EXTERIOR MODIFICATIONS FOR:

225 WORTH AVENUE

PALM BEACH, FL 33480

RECEIVED

By yfigueroa at 2:12 pm, Jul 11, 2023

SCOPE OF WORK

EXTERIOR MODIFICATIONS AT NORTH PORTION OF PROPERTY (REAR) INCLUDING REMOVAL OF EXISTING HARDSCAPE (PAVERS & A PORTION OF THE EXISTING CONCRETE STOOPS) AND INSTALLATION OF PROPOSED HARDSCAPE (765 SF PAVERS) AND PROPOSED LANDSCAPING (857 SF). THE EXISTING REAR HARDSCAPE HAS BEEN PATCHED AND REPAIRED IN THE PAST AND IS NOT CONSISTENT, NOT ACCESSIBLE AND MAY PRESENT A SAFETY CONCERN. MOST OF THE REAR AREA IS UNFINISHED AND IS DIRT WHICH IS NOT IDEAL FOR RETAIL BUSINESSES (DIRT IS TRACKED INSIDE). IT IS THE INTENT OF THE OWNER TO INSTALL A CONSISTENT HARDSCAPE AREA THAT IS ACCESSIBLE AND SAFE. NO PROPOSED MODIFICATIONS TO EXISTING BUILDING OR TO HARDSCAPE OR LANDSCAPE AT FRONT OF BUILDING (ALONG WORTH AVENUE). TOTAL PROPOSED HARDSCAPE & LANDSCAPE MODIFICATIONS ARE 63.0% OF THE TOTAL NON-BUILDING AREA.

THE APPLICANT IS REQUESTING RELIEF FROM SECTION 134-1163 LANDSCAPED OPEN SPACE THE 225 WORTH AVENUE SITE. THE PERCENTAGE OF LANDSCAPED OPEN SPACE IS REQUIRED TO BE 15% MINIMUM FOR SITES WITH A ONE-STORY BUILDING. THE EXISTING FRONT OF THE PROPERTY HAS VERY LITTLE LANDSCAPING (12 SF, 0.001%) AND IS LIMITED BASED ON SIDEWALK REQUIREMENTS ALONG WORTH AVENUE; THE TOTAL HARDSCAPE AT THE FRONT OF THE PROPERTY IS 856 SF (6.8%). THE REAR IN TOTAL IS 1,701 SF (13.6% OF TOTAL SITE). BASED ON THE PREVIOUS APPROVAL FOR 12.5% OF LANDSCAPED OPEN SPACE THIS ONLY LEAVES 138 SF FOR HARDSCAPE WHICH IS NOT ADEQUATE FOR PEDESTRIAN CIRCULATION AND ACCESS TO EACH TENANT SUITES' REAR EGRESS DOORS. LANDSCAPING 12.5% OF THE PROPERTY WOULD HAVE A DETRIMENTAL EFFECT ON THE TENANTS IN TERMS OF BUSINESS OPERATIONS (NO ACCESS TO BRING IN STOCK MATERIALS FOR RETAIL) AND BUILDING EGRESS. THE VARIANCE REQUEST IS NEEDED TO ACCOMMODATE THE 845 SF PROPOSED REAR HARDSCAPE (765 SF PROPOSED PAVERS PLUS 80 SF EXISTING CONCRETE STOOPS AND CATCH BASINS) WITH 857 SF LANDSCAPE OPEN SPACE. FOR THE TOTAL SITE, THIS RESULTS IN 1,701 SF OR 13.6% OF HARDSCAPE (856 SF AT FRONT PLUS 845 SF AT REAR) AND 869 SF OR 6.9% OF LANDSCAPE OPEN SPACE (12 SF IN FRONT PLUS 857 SF AT REAR) THE VARIANCE REQUEST IS FOR A DECREASE IN THE MINIMUM LANDSCAPE OPEN SPACE REQUIREMENTS TO 6.9% OR 869 SF.

PLEASE NOTE, THE APPROVED SITE PLAN FROM 1987 (AND VARIANCE REQUEST ARCOM B-14-87) NOTES THE LANDSCAPED OPEN SPACE AS 12.5%. IT IS LIKELY THE EXISTING CONCRETE STOOPS AT THE REAR DOORS AND THE CATCH BASINS WERE PART OF THE ORIGINALY MODIFICATIONS; THUS THE LANDSCAPED OPEN SPACE WOULD BE 11.9% OF THE SITE (1,486 SF AT REAR PLUS 12 SF ALONG WORTH AVENUE).

SHEET INDEX

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ARCHITECTURAL				
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A003.AR	EXISTING BUILDING PHOTOS			
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PALM BEACH, FL 33480

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revisions.

north.

drawn by.

project no.

date.

PD/JK

22025

07.11.2023

phase. ARCOM SUBMITTAL

sheet. COVER SHEET



ARCOM SUBMITTAL 07.11.2023

CIVIL ENGINEERING
CIVIL ENGINEERING CONSULTING, INC
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436

ARC-23-112
ZON-23-078
FINAL SUBMITTAL
PROJECTED DATE OF TOWN COUNCIL HEARING: 8/09/2023
PROJECTED DATE OF ARCOM HEARING: 08/23/2023

A001.AR

7/11/2023 9:49:47 AM



VIEW 1: NORTH ELEVATION (REAR)



VIEW 2: NORTH ELEVATION (REAR)



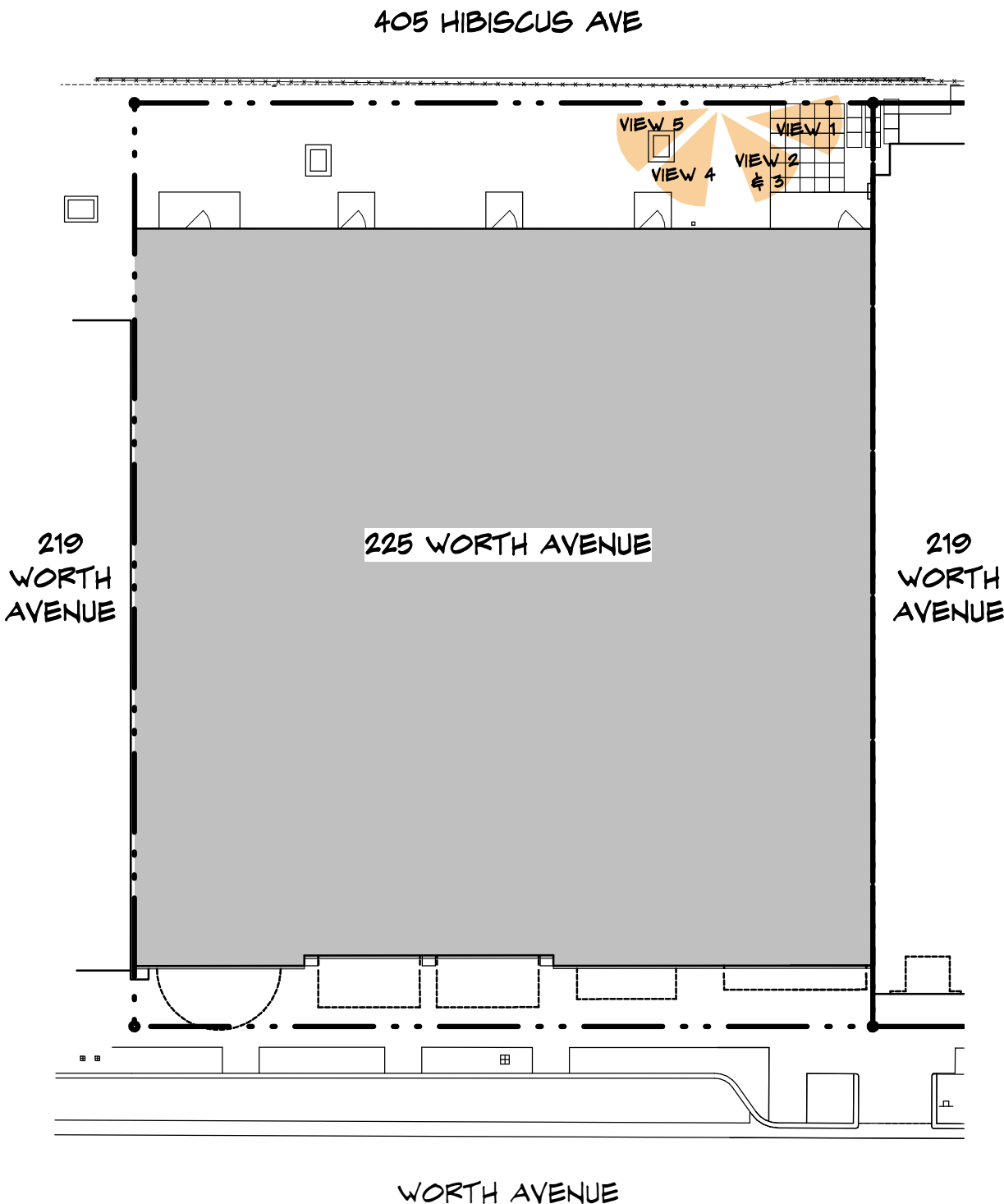
VIEW 3: NORTH ELEVATION (REAR)



VIEW 4: NORTH ELEVATION (REAR)



VIEW 5: NORTH ELEVATION (REAR)





VIEW 1: NORTH ELEVATION (REAR)



VIEW 2: NORTH ELEVATION (REAR)



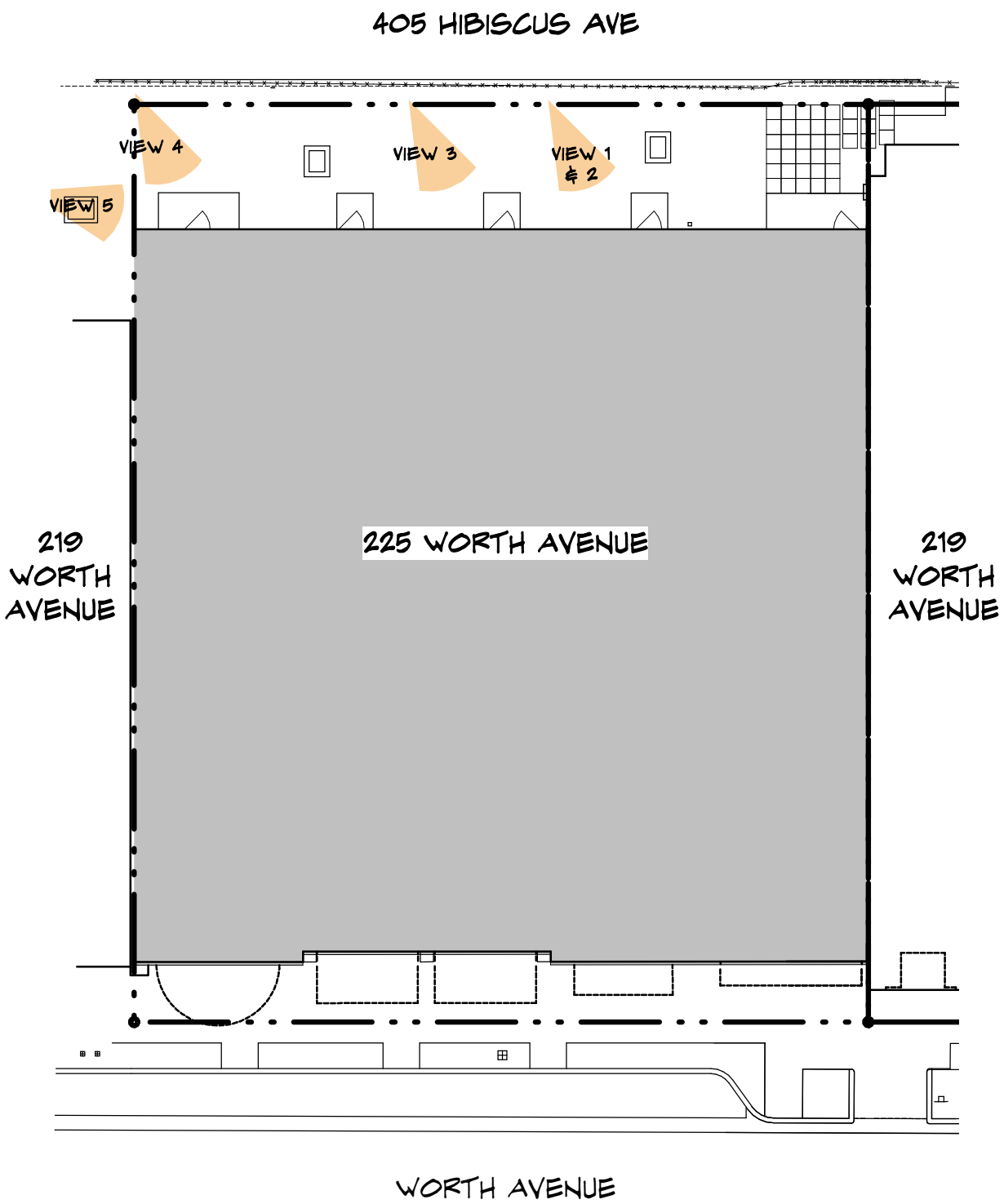
VIEW 3: NORTH ELEVATION (REAR)



VIEW 4: NORTH ELEVATION (REAR)



VIEW 5: NORTH ELEVATION (REAR)





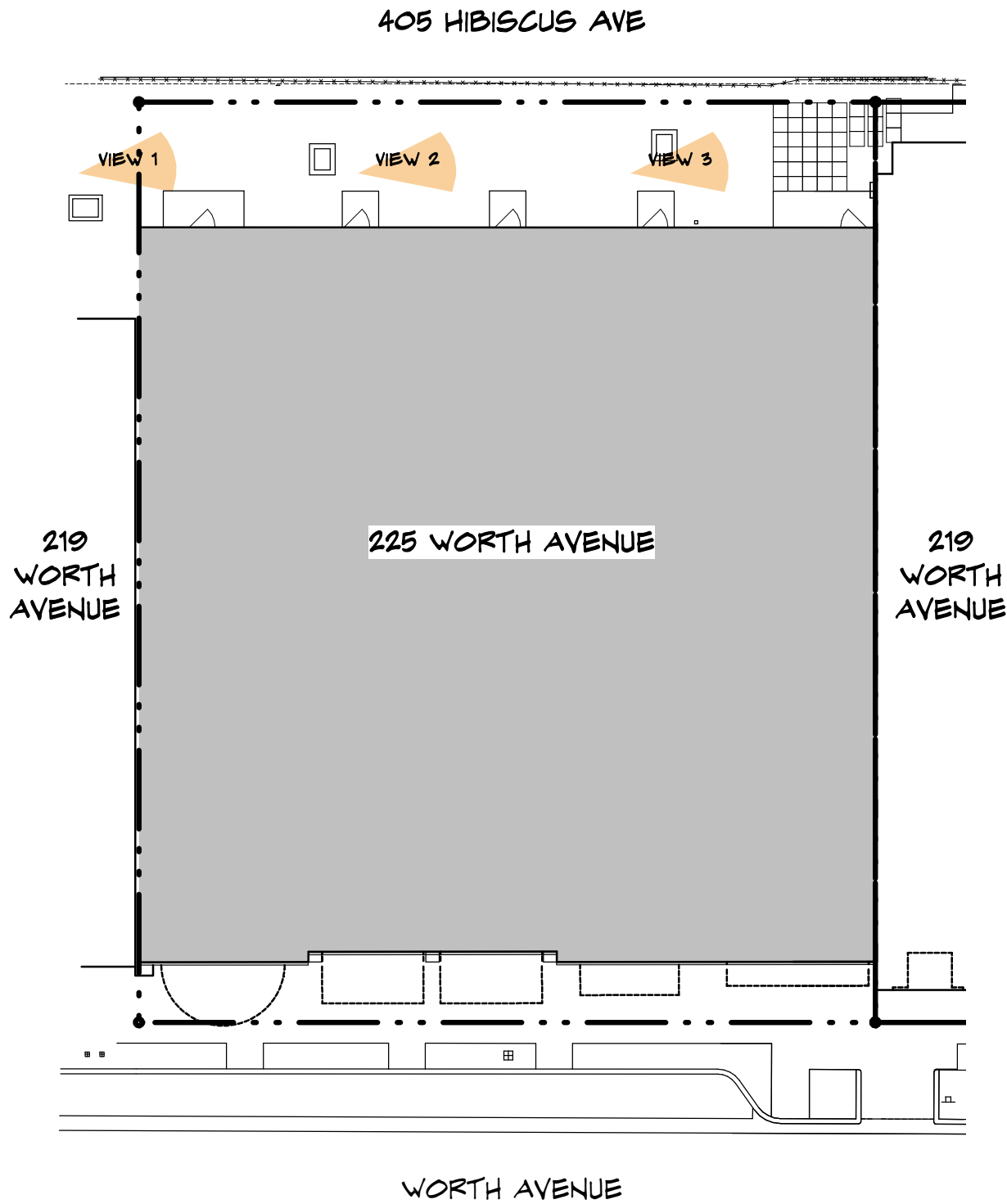
VIEW 1: NORTH ELEVATION (REAR)



VIEW 2: NORTH ELEVATION (REAR)



VIEW 3: NORTH ELEVATION (REAR)



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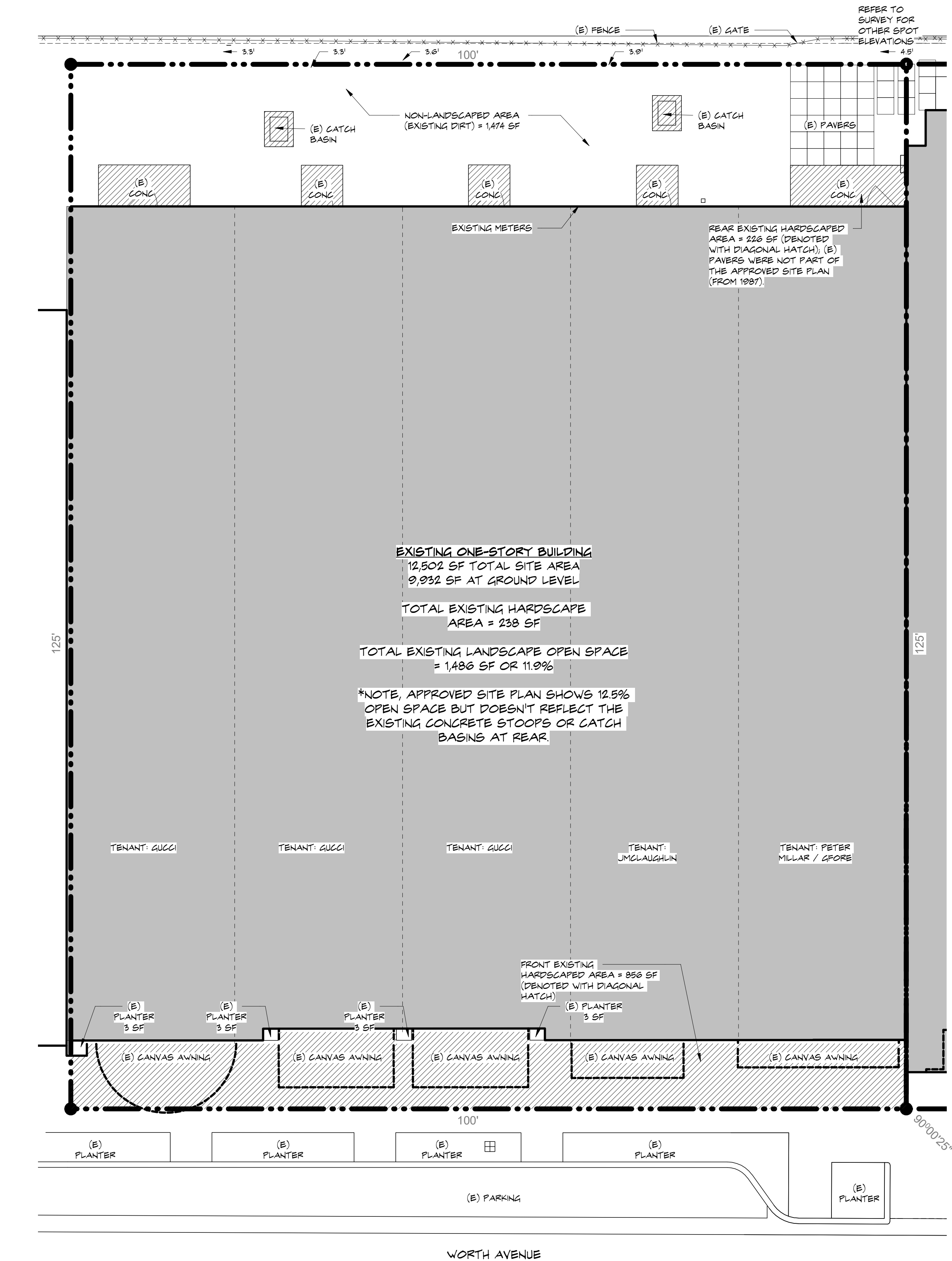
drawn by. PD/JK

project no. 22025

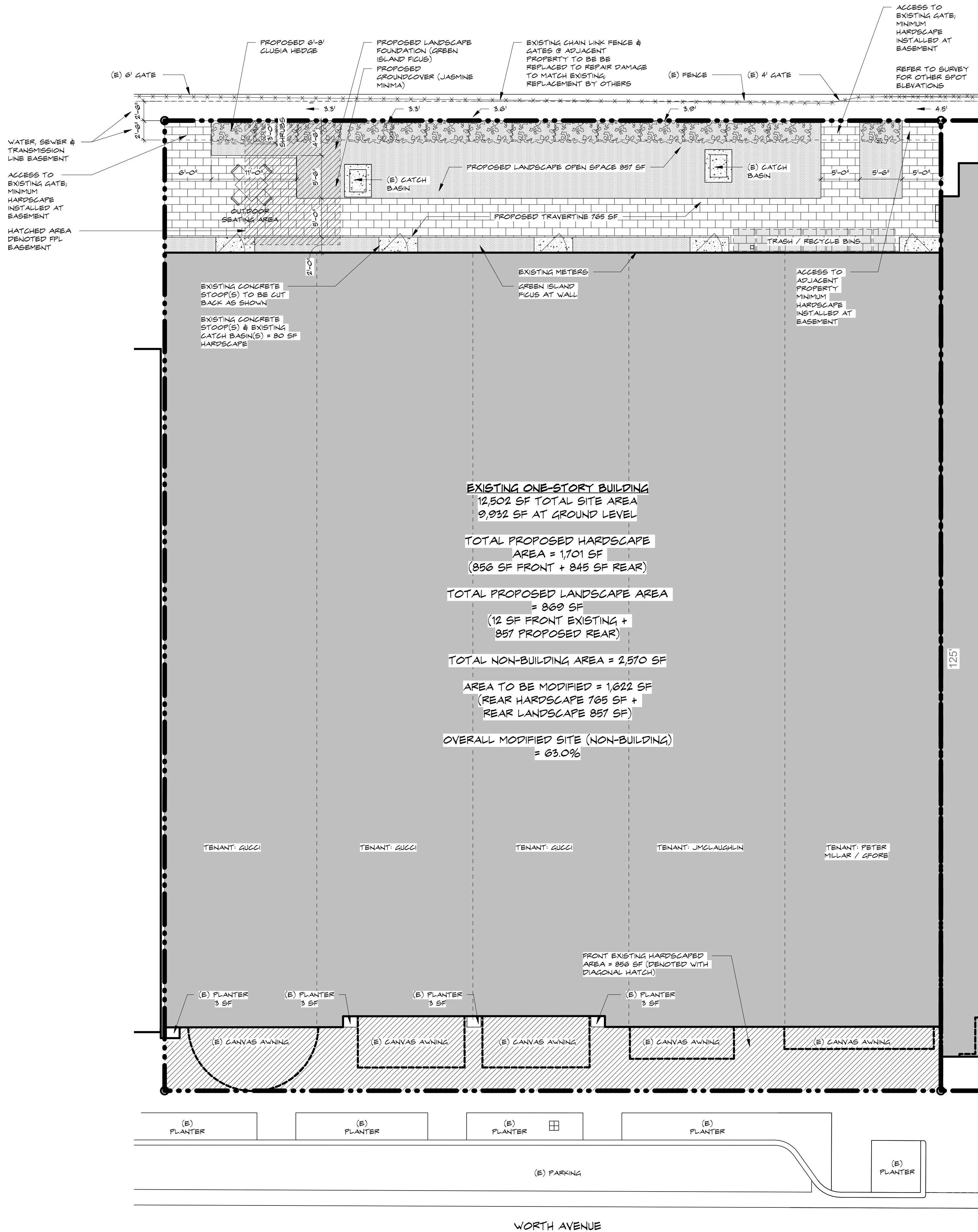
date. 07.11.2023

phase. ARC SUBMITTAL

EXISTING BUILDING
sheet. PHOTOS



1 ARCHITECTURAL SITE PLAN (EXISTING)
A101.AR SCALE: 1/8" = 1'-0"



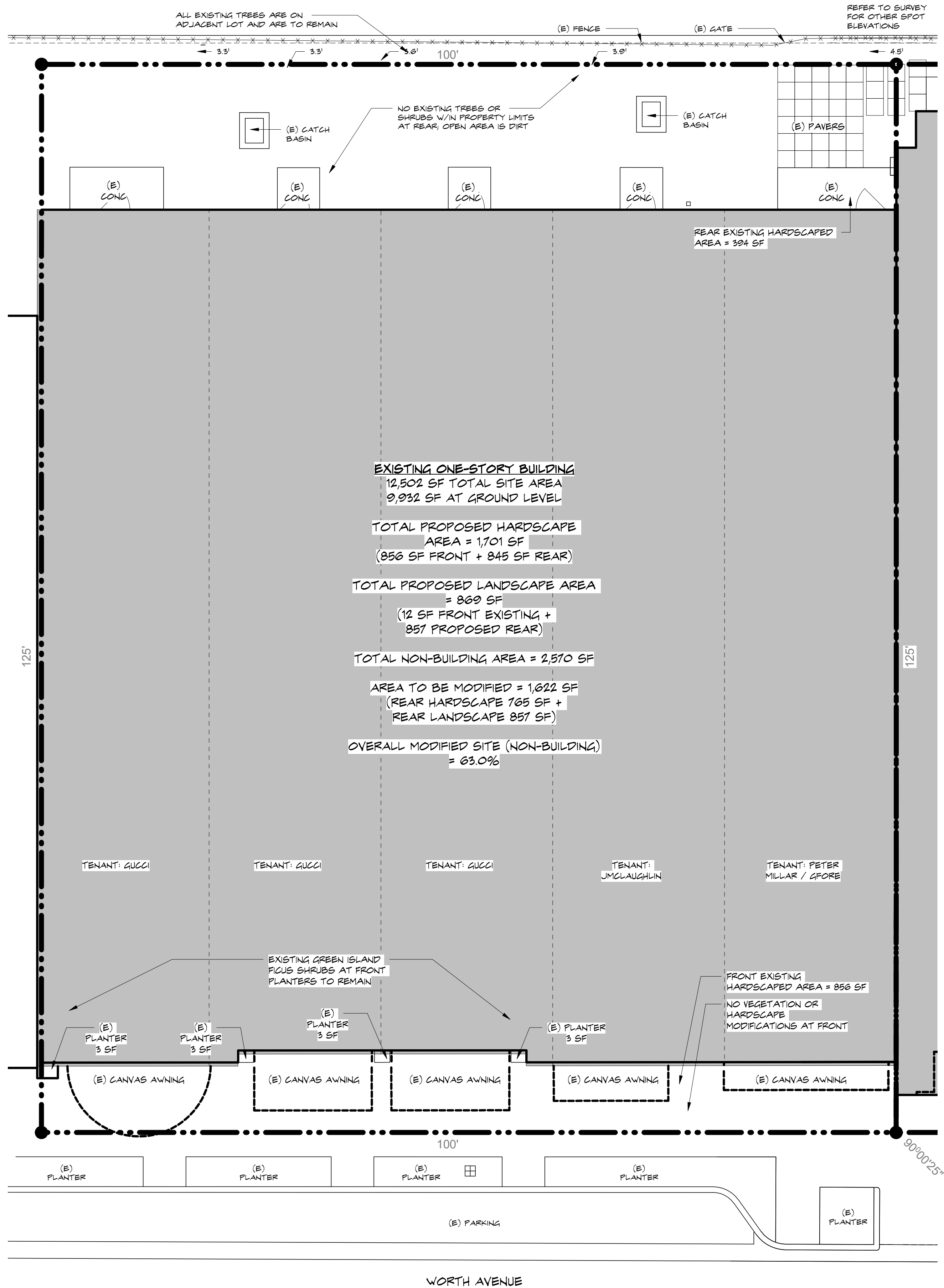
1 ARCHITECTURAL SITE PLAN (PROPOSED)
SCALE: 1/8" = 1'-0"



	REQUIRED	EXISTING	PROPOSED
LOT SIZE (SQ FT)	11,046 SF	0 SF	11,046 SF
LANDSCAPE OPEN SPACE (LOS) (SQ FT & %)	15% (1 STORY)	12 SF, 0.001%	477 SF, 4% VARIANCE REQ.
PERIMETER LOS (SQ FT & %)	N/A	N/A	N/A
FRONTYARD LOS (SQFT & %)	N/A	N/A	N/A
NATIVE TREES %	N/A	N/A	N/A
NATIVE PALMS %	N/A	N/A	N/A
NATIVE SHRUBS %	50%	67%	67%
NATIVE VINES / GROUND COVER %	N/A	N/A	N/A

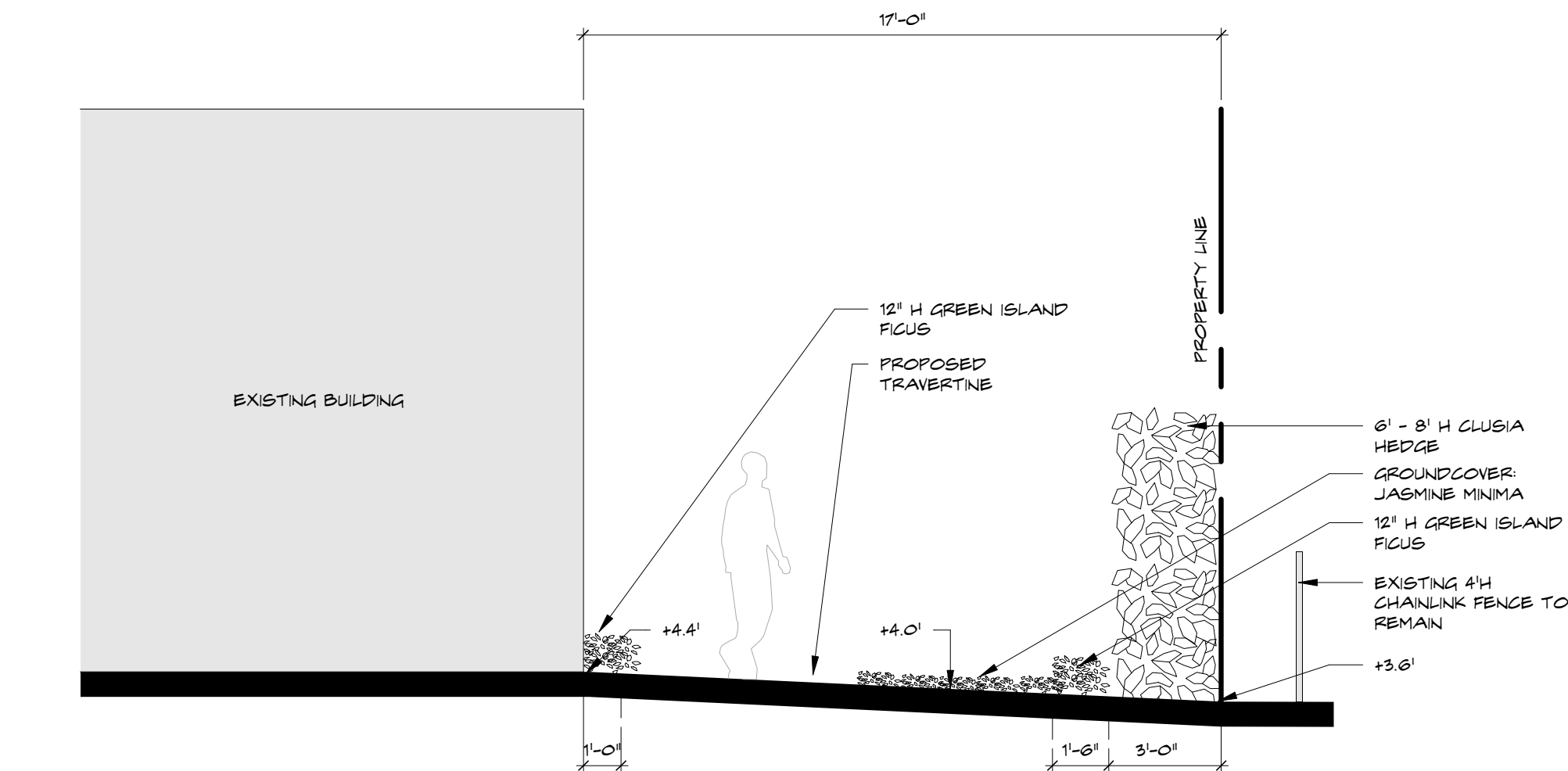
PALM BEACH, FL 33480

A103.AR

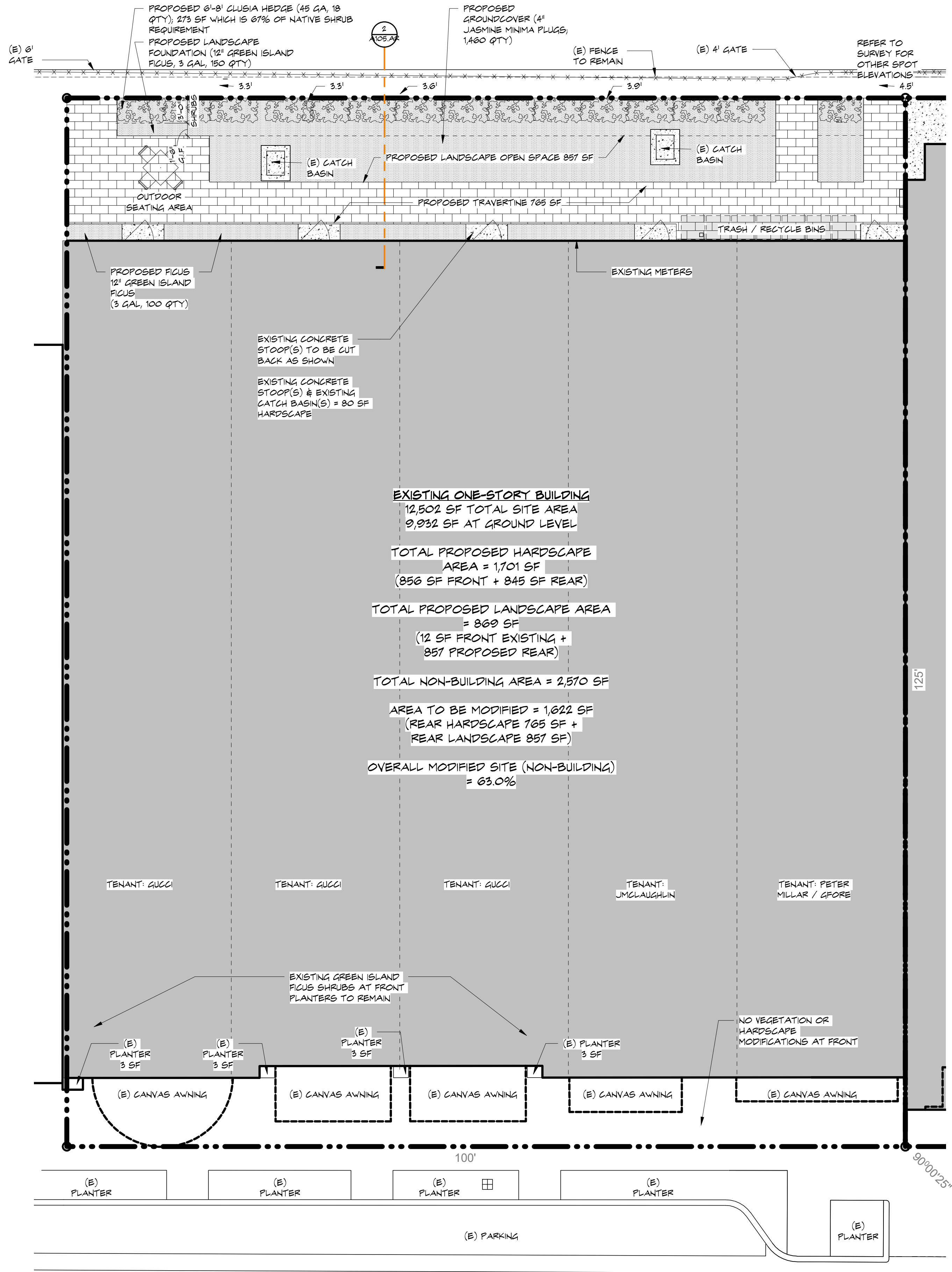


1 EXISTING CONDITIONS INVENTORY
SCALE: 1/8" = 1'-0"





2 SITE SECTION
SCALE: 1/4" = 1'-0"



1 PROPOSED LANDSCAPE & HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"

LANDSCAPE LEGEND

	REQUIRED	EXISTING	PROPOSED
LOT SIZE (SQ FT)	11,046 SF	0 SF	11,046 SF
LANDSCAPE OPEN SPACE (LOS) (SQ FT & %)	15% (1 STORY)	12 SF, 0.001%	477 SF, 4% VARIANCE REQ.
PERMETER LOS (SQ FT & %)	N/A	N/A	N/A
FRONTYARD LOS (SQ FT & %)	N/A	N/A	N/A
NATIVE TREES %	N/A	N/A	N/A
NATIVE PALMS %	N/A	N/A	N/A
NATIVE SHRUBS %	50%	67%	67%
NATIVE VINES / GROUND COVER %	N/A	N/A	N/A



PROPOSED HARDSCAPE: TRAVERTINE

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north.
drawn by. PD/JK
project no. 22025
date. 07.11.2023

phase. ARCOM SUBMITTAL

PROPOSED LANDSCAPE & HARDSCAPE PLAN
sheet.

ARC-23-112
ZON-23-078
FINAL SUBMITTAL

A105.AR

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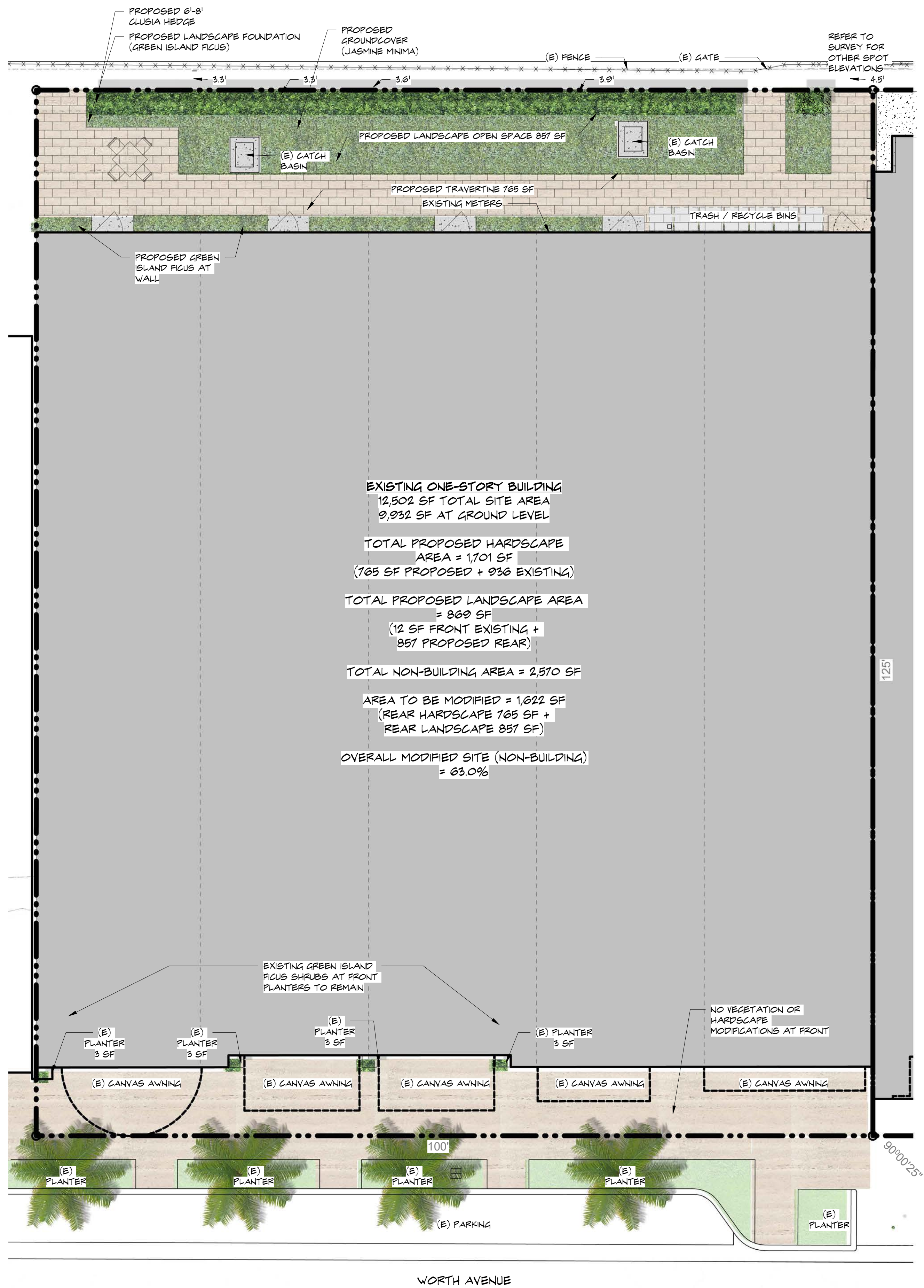
WORTH AVENUE SOUTH SIDE



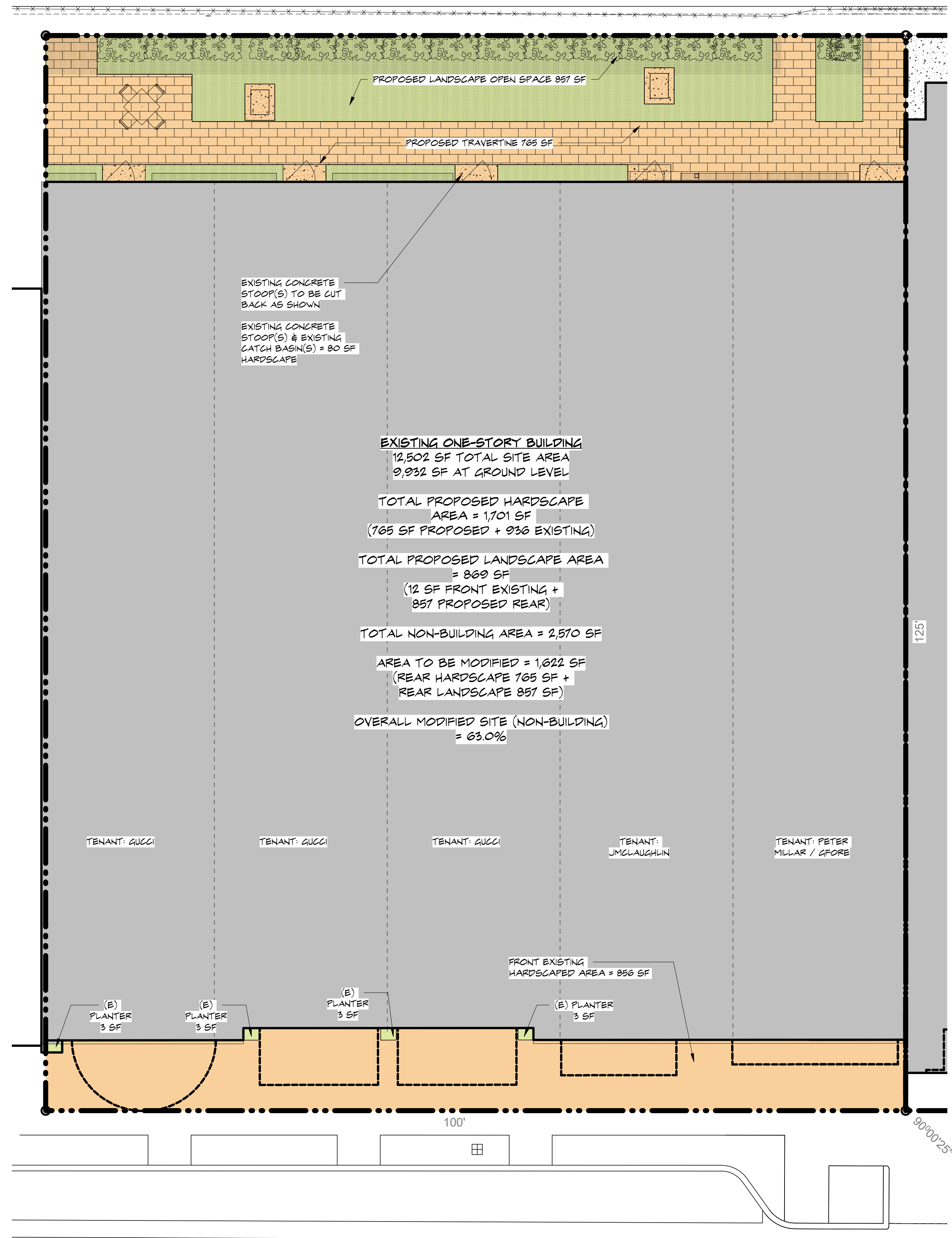
WORTH AVENUE EAST SIDE



WORTH AVENUE NORTH ALLEY



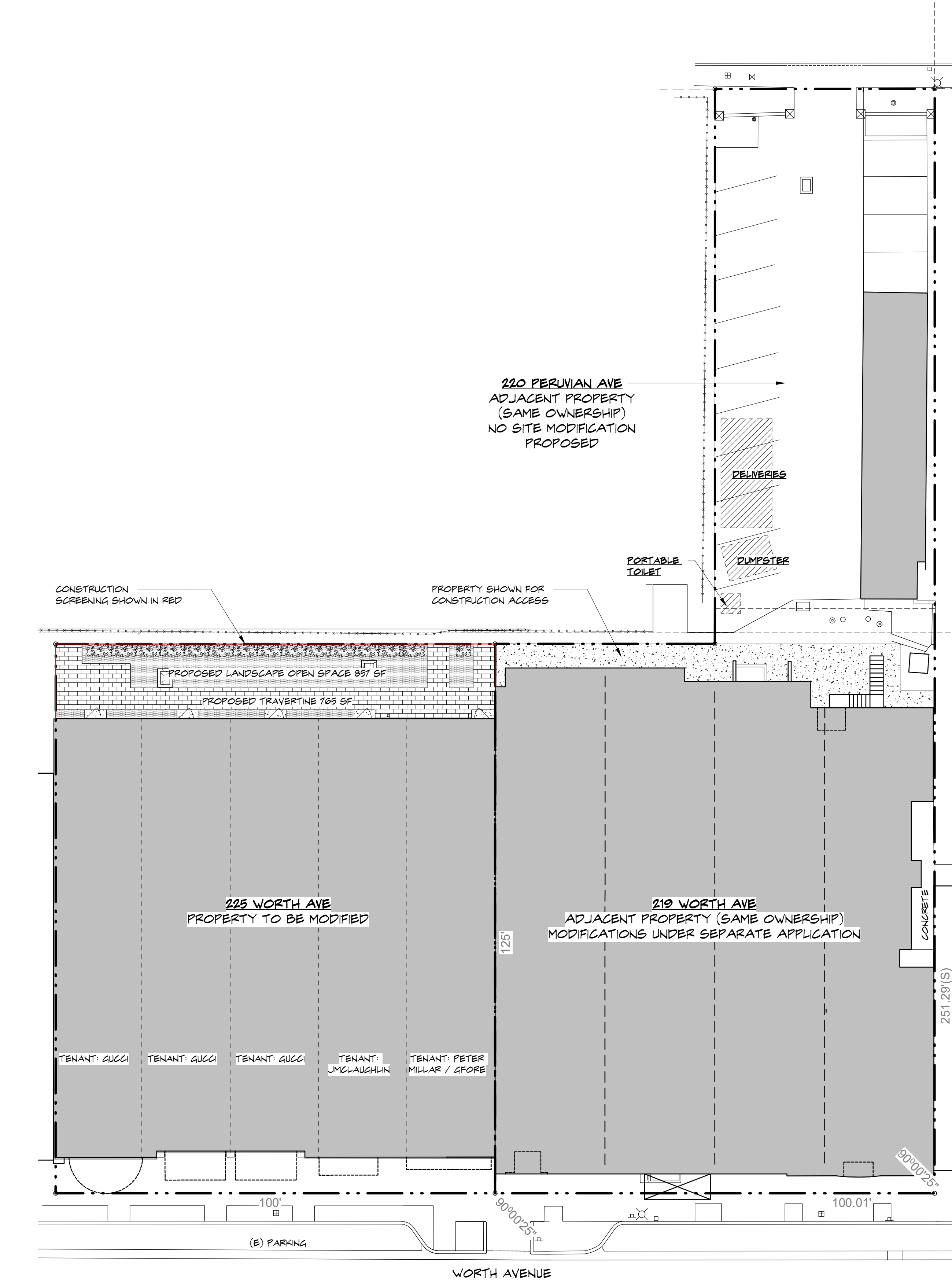
2 RENDERED SITE PLAN
SCALE: 1/8" = 1'-0"



1 PROPOSED LANDSCAPE & HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"

OPENSOURCE LEGEND

	EXISTING BUILDING
	PROPOSED IMPERVIOUS AREA
	LANDSCAPE OPENSOURCE



1 CONSTRUCTION SCREENING PLAN
SCALE: 1/16" = 1'-0"

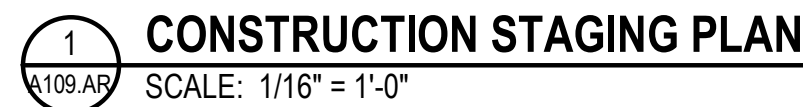
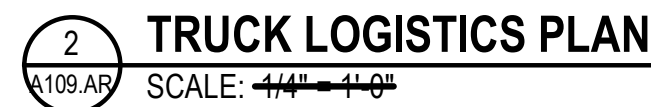
CONSTRUCTION DETAILS

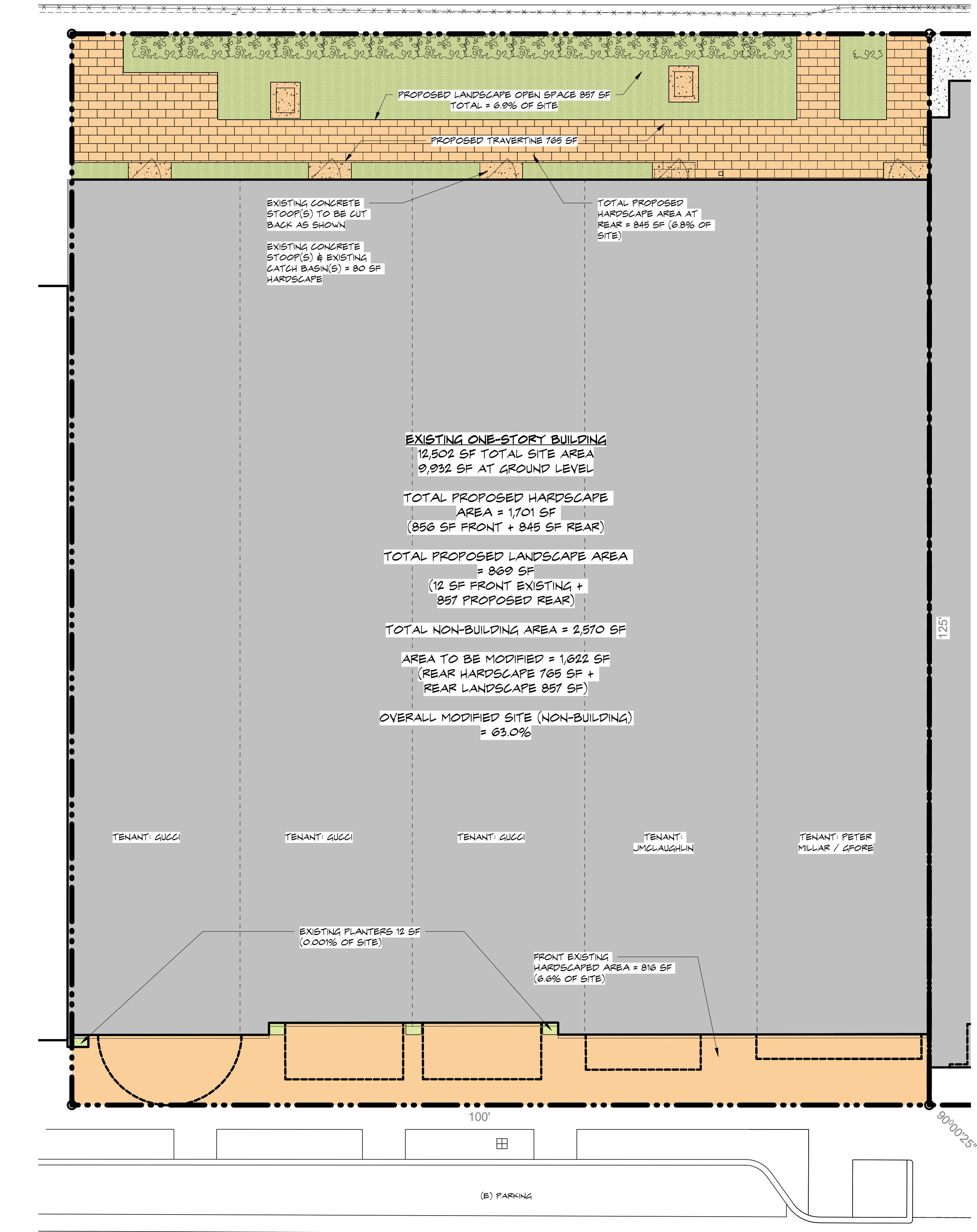


CONSTRUCTION SCREENING

NOTES

1. ALL EXISTING HARDSCAPE TO BE REMOVED WHICH WILL BE DONE UPON THE INCEPTION OF CONSTRUCTION & NEW MATERIAL WILL BE INSTALLED SOON AFTER REMOVAL IS COMPLETE IN ORDER TO CREATE AN IMMEDIATE SOLID VISUAL BARRIER.
2. CONSTRUCTION FENCING 8' H MIN. WILL BE INSTALLED ALONG THE PERIMETER OF THE PROPERTY TO KEEP DIRT AND & DEBRIS FROM THE NEIGHBORING SITES.





1 OPEN LANDSCAPE AREA: VARIANCE DIAGRAM
SCALE: 1/8" = 1'-0"