

RECEIVED
By yfigueroa at 12:32 pm, Dec 01, 2023

ENVIRONMENT
DESIGN
GROUP

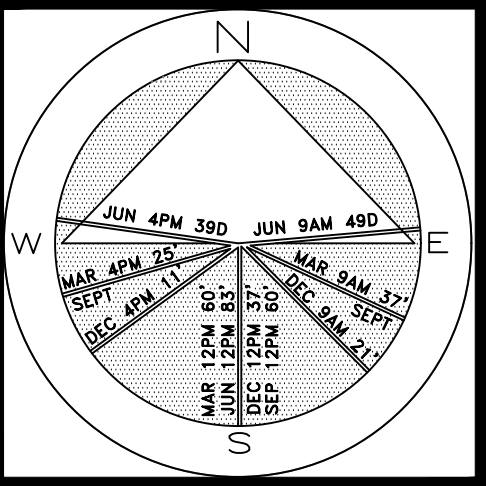
139 North County Road 5920-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

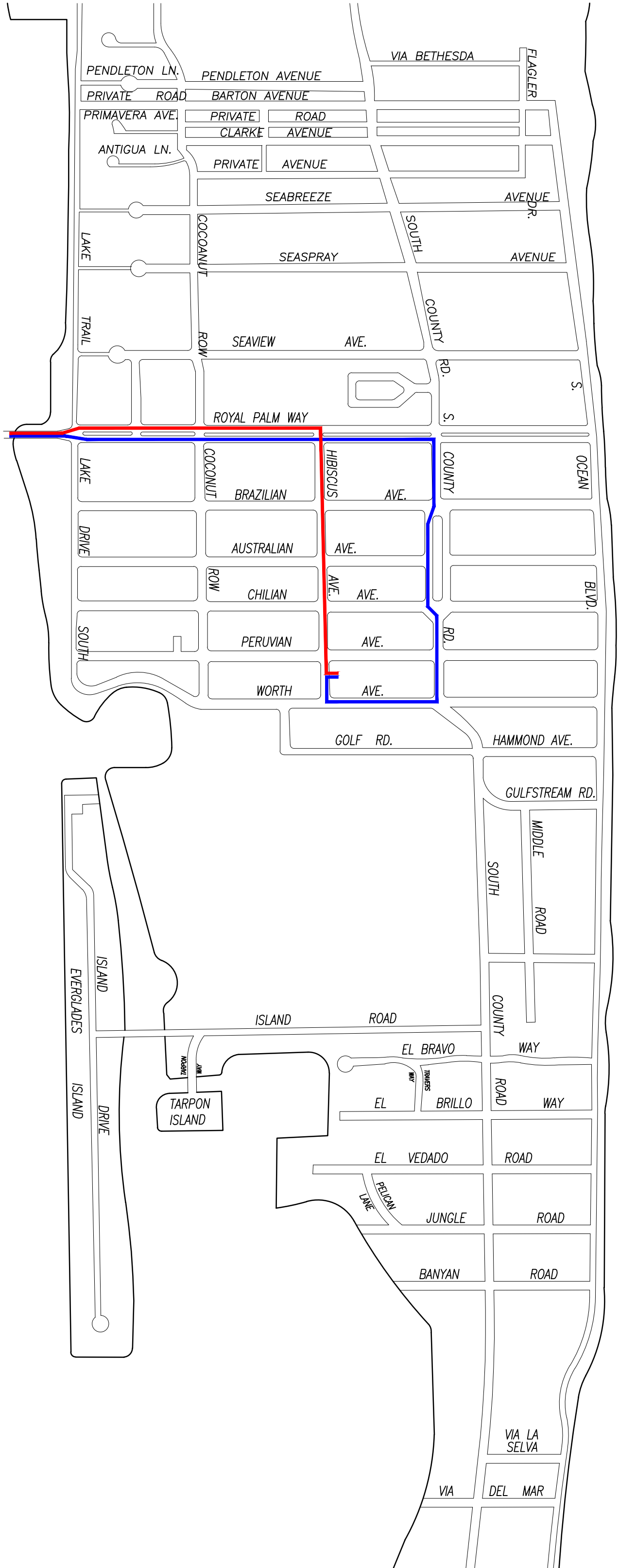
247 Worth Avenue
Palm Beach

A
D
I
R
O
L
F



JOB NUMBER: # 23074.00 LA
DRAWN BY: Nick Pastor
DATE: 06.26.2023
07.31.2023
12.01.2023

SHEET L1.0



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 FOR 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

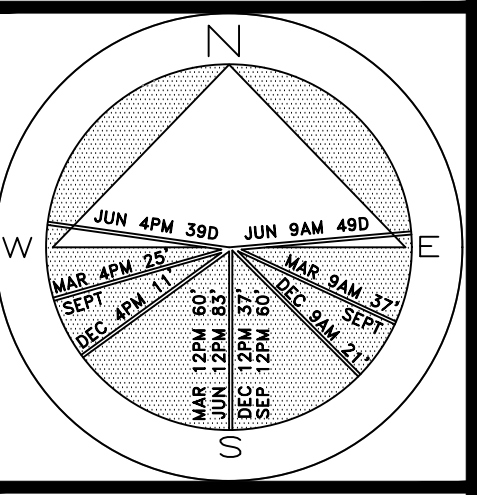
COPYRIGHT: 2023
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2023
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

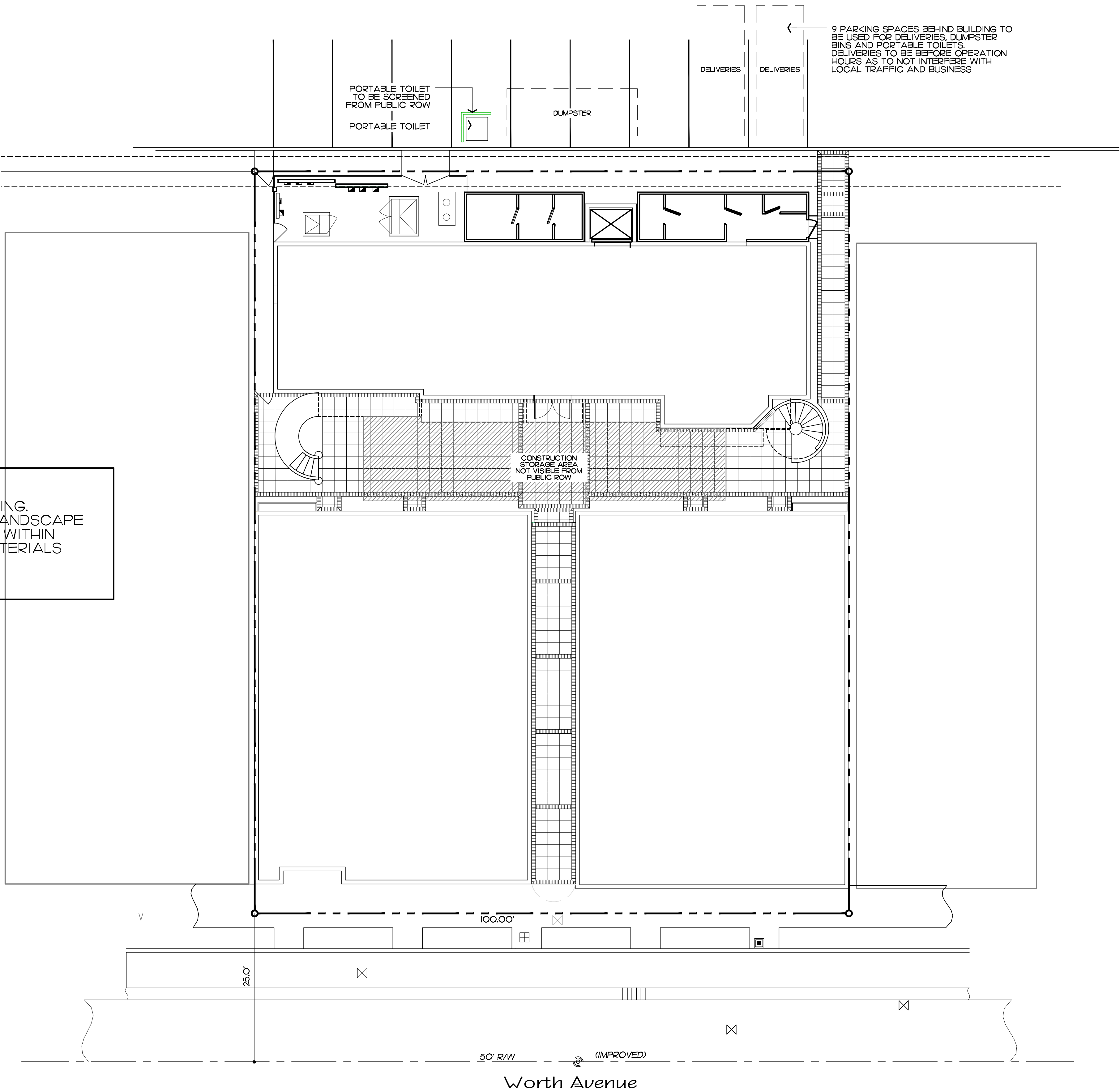
ARC-23-094
(ZON-23-072)
Truck Logistics Plan

247 Worth Avenue
Palm Beach



JOB NUMBER: # 23074.00 LA
DRAWN BY: Nick Pastor
DATE: 06.26.2023
07.31.2023
12.01.2023

SHEET L2.0



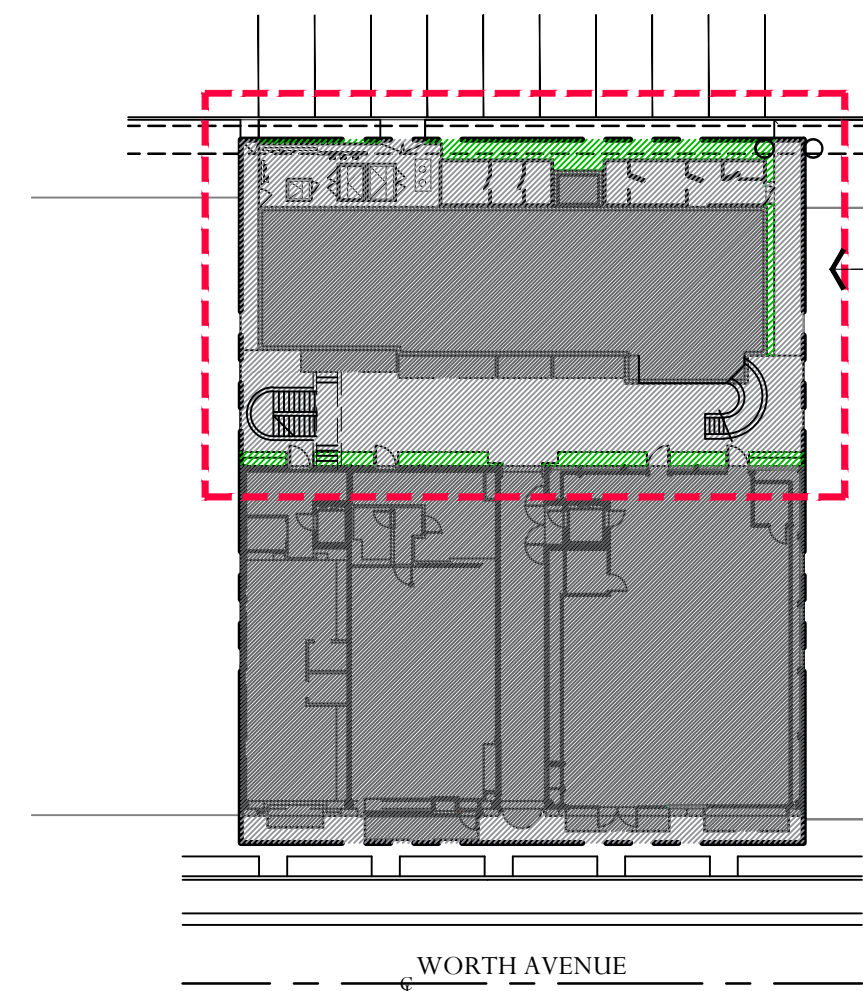
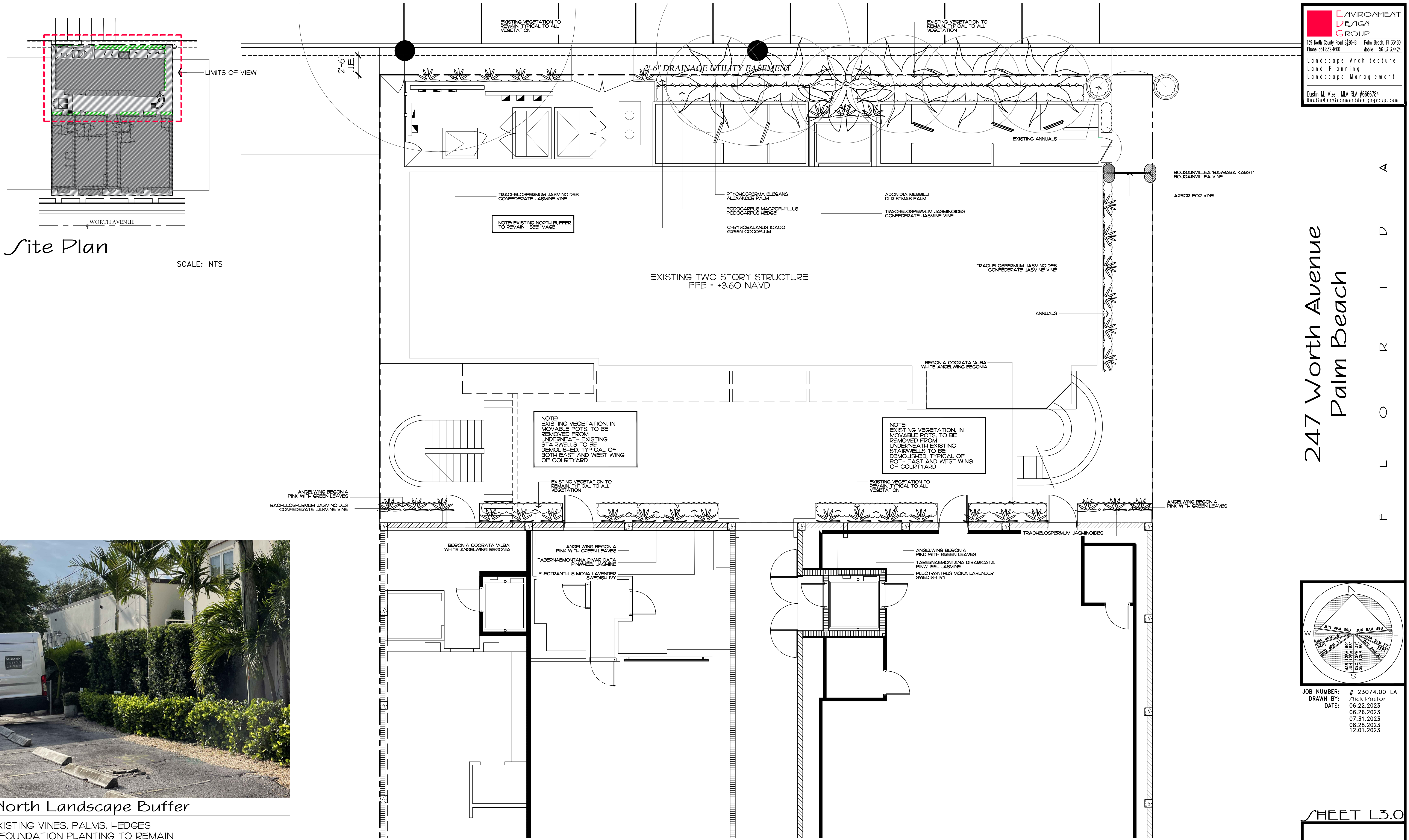
NOTE:
EXISTING BUILDINGS TO BE USED AS CONSTRUCTION SCREENING.
CONSTRUCTION SCREENING FENCE NOT NEEDED. EXISTING LANDSCAPE
MATERIAL TO REMAIN AS WELL. ALL MATERIALS TO BE KEPT WITHIN
MAIN COURTYARD AREA. ALL WORK AND CONSTRUCTION MATERIALS
ARE NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY.

COPYRIGHT: 2023
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2023
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

ARC-23-094
(ZON-23-072)
Construction Staging & Screening Plan
SCALE: 1/10" = 1'-0"



Site Plan

SCALE: NTS



North Landscape Buffer

EXISTING VINES, PALMS, HEDGES
& FOUNDATION PLANTING TO REMAIN

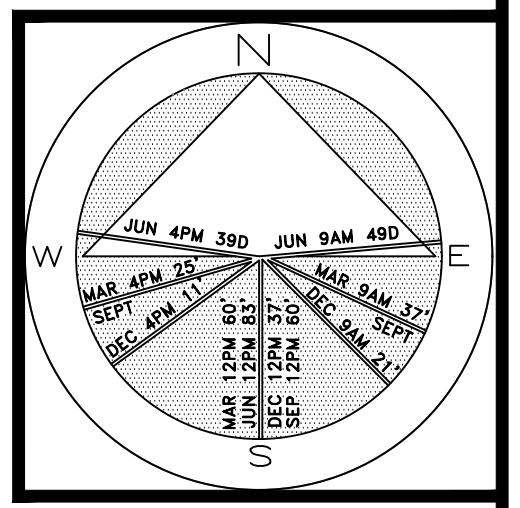
COPYRIGHT: 2023
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2023
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

247 Worth Avenue
Palm Beach



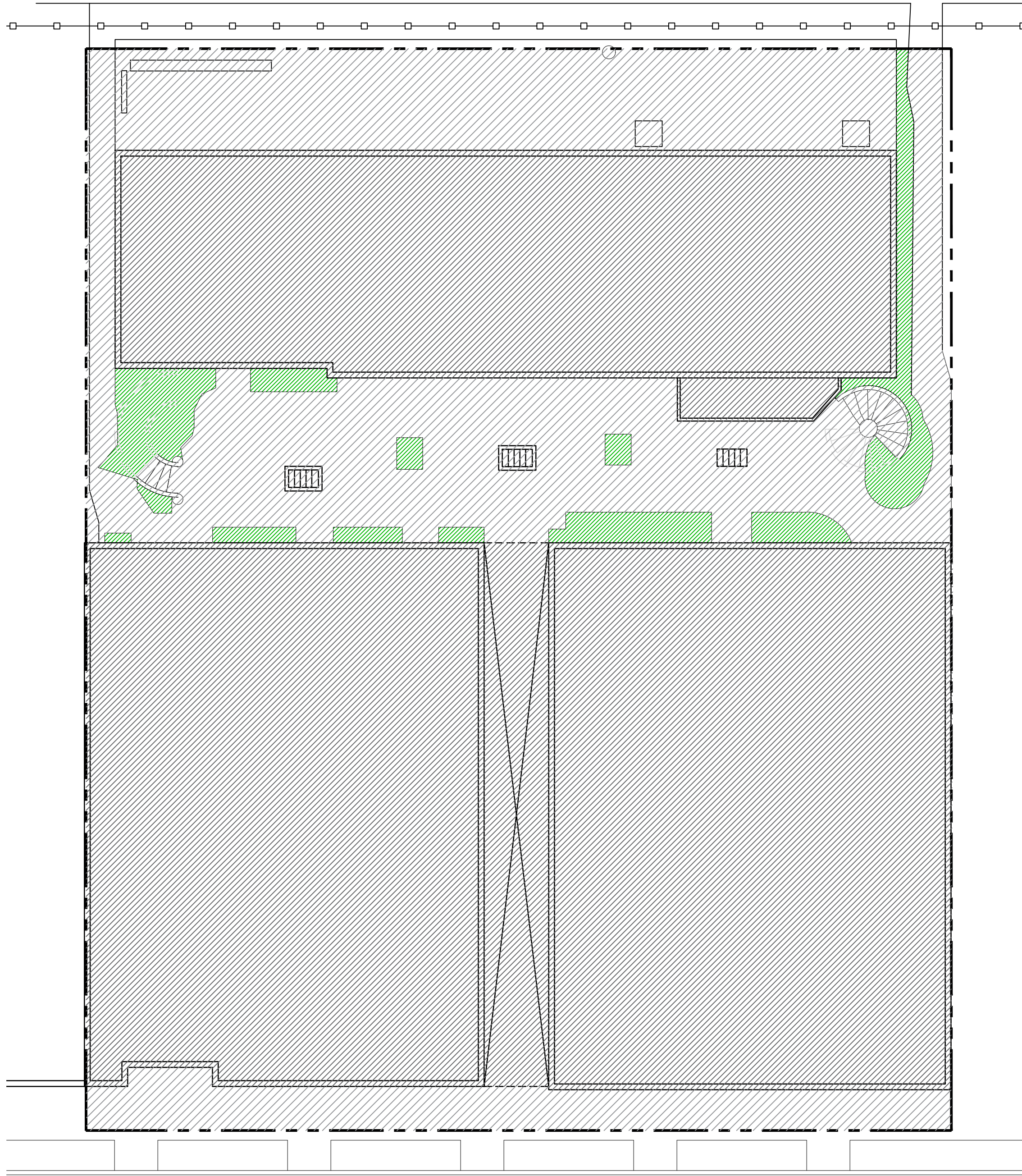
JOB NUMBER: # 23074.00 LA
DRAWN BY: Nick Pastor
DATE: 06.22.2023
06.26.2023
07.31.2023
08.28.2023
12.01.2023

SHEET L3.0

ARC-23-094
(ZON-23-072)

Landscape Plan Ground Floor

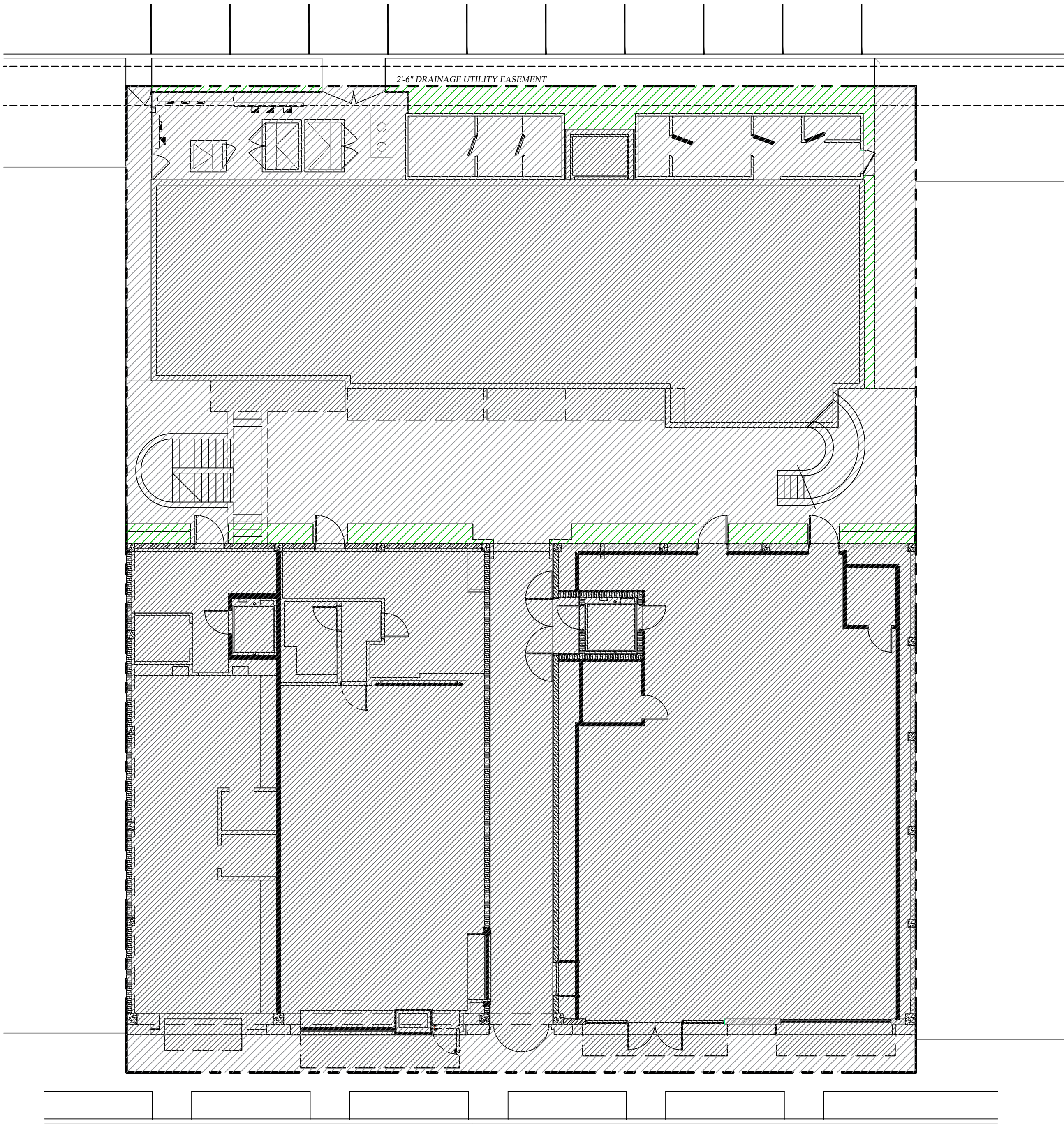
SCALE: 3/16" = 1'-0"



Worth Avenue

Existing
Site Requirements

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE	C-WA - (COMMERCIAL WORTH AVE.)		C-WA - (COMMERCIAL WORTH AVE.)	
LOT AREA	4,000 S.F. MINIMUM		12,500 S.F.	
OPEN / PERMEABLE SPACE FOR TWO STORY BUILDINGS	MINIMUM 25%	3,125 S.F.	4%	503 S.F.



Worth Avenue

Proposed
Site Requirements

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE	C-WA - (COMMERCIAL WORTH AVE.)		C-WA - (COMMERCIAL WORTH AVE.)	
LOT AREA	4,000 S.F. MINIMUM		12,500 S.F.	
OPEN / PERMEABLE SPACE FOR TWO STORY BUILDINGS	MINIMUM 25%	3,125 S.F.	4%	503 S.F.

ENVIRONMENT
DESIGN
GROUP

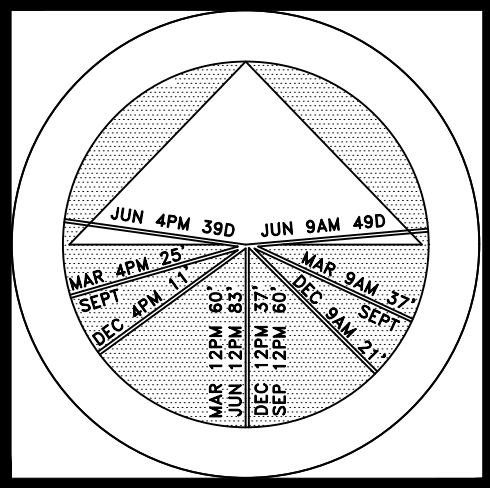
138 North County Road 520-8
Phone 561.832.4600

Palm Beach, FL 33480
Mobile 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A., R.L.A. #6666784
Dustin@environmentdesigngroup.com

247 Worth Ave
Palm Beach



JOB NUMBER: # 19069.00 LA
DRAWN BY: /ean Twomey
DATE: 07.31.2023
08.28.2023
12.01.2023

Sheet L3.00

COPYRIGHT: 2023

The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2023

Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

ARC-23-094
(ZON-23-072)

Site Calculations / Open Space

SCALE IN FEET 0' 10' 20' 30'

100 s.f.

AREA IN SQ.FT.



South Wall of Interior Courtyard

EXISTING VINES & FOUNDATION PLANTING TO REMAIN



North Landscape Buffer

EXISTING VINES, PALMS, HEDGES
& FOUNDATION PLANTING TO REMAIN



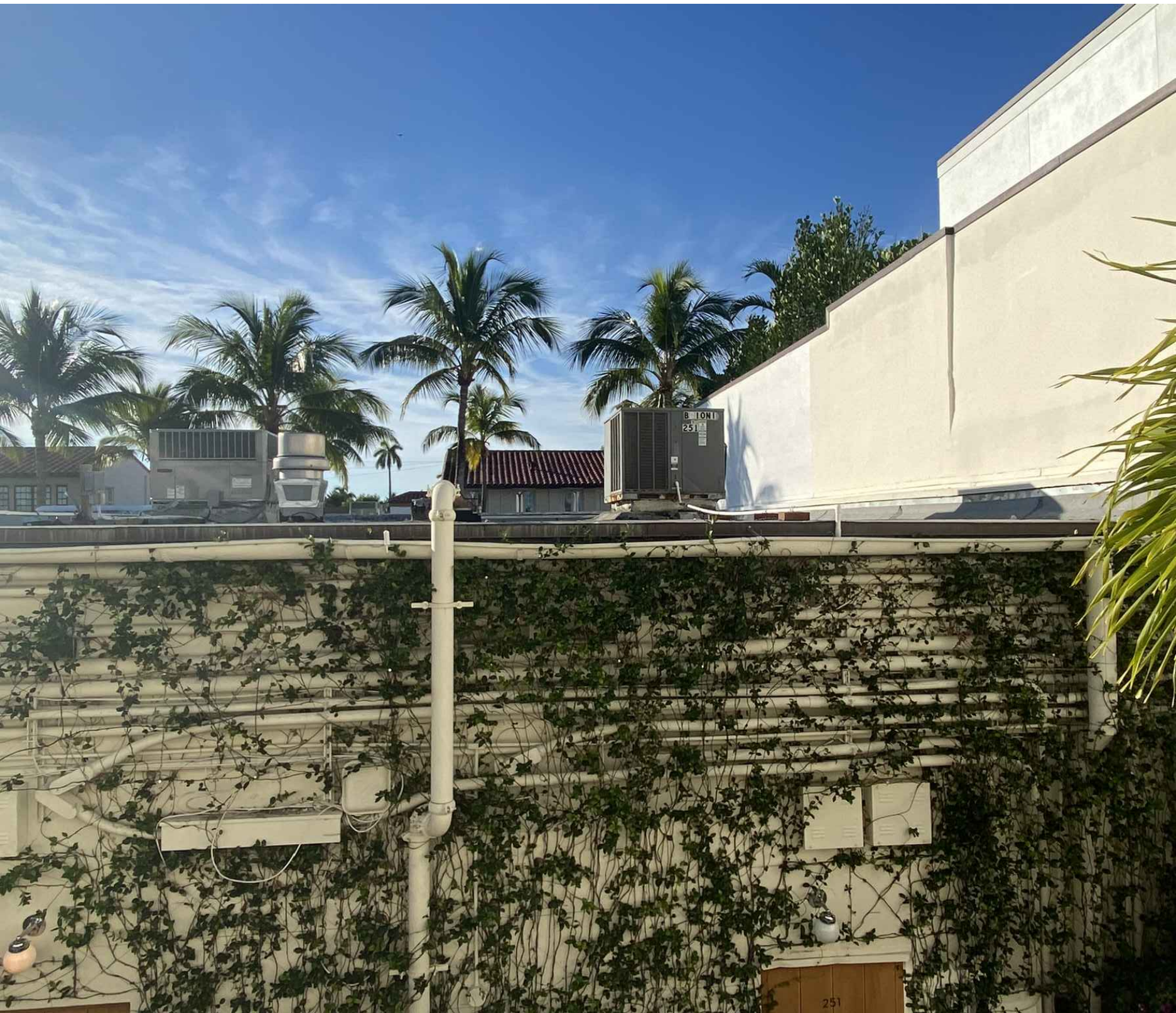
East Alley Access

EXISTING VINES & FOUNDATION PLANTING TO REMAIN



West Courtyard View

EXISTING VINES & FOUNDATION PLANTING TO REMAIN



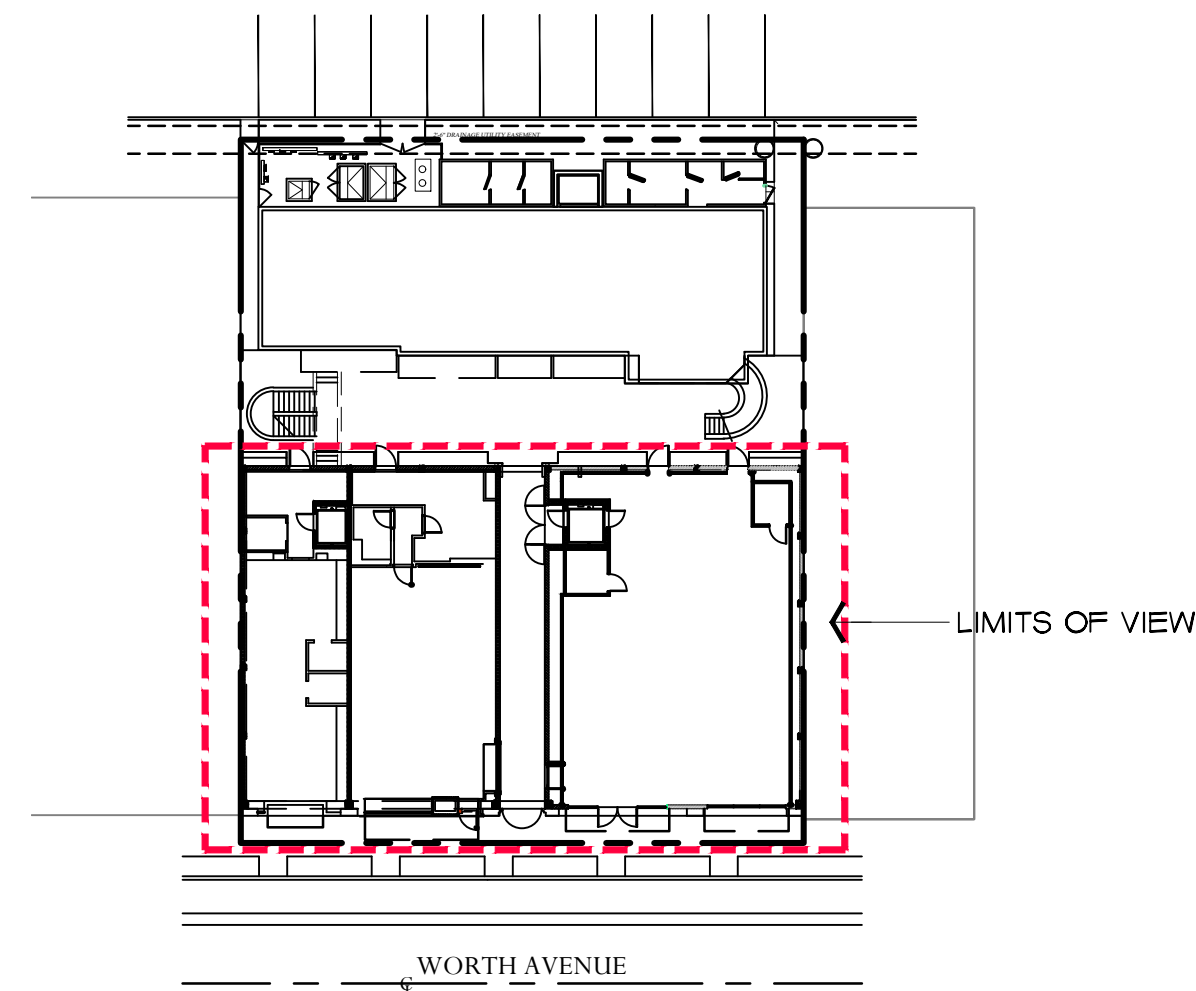
Existing Rooftop Vines

EXISTING VINES TO REMAIN



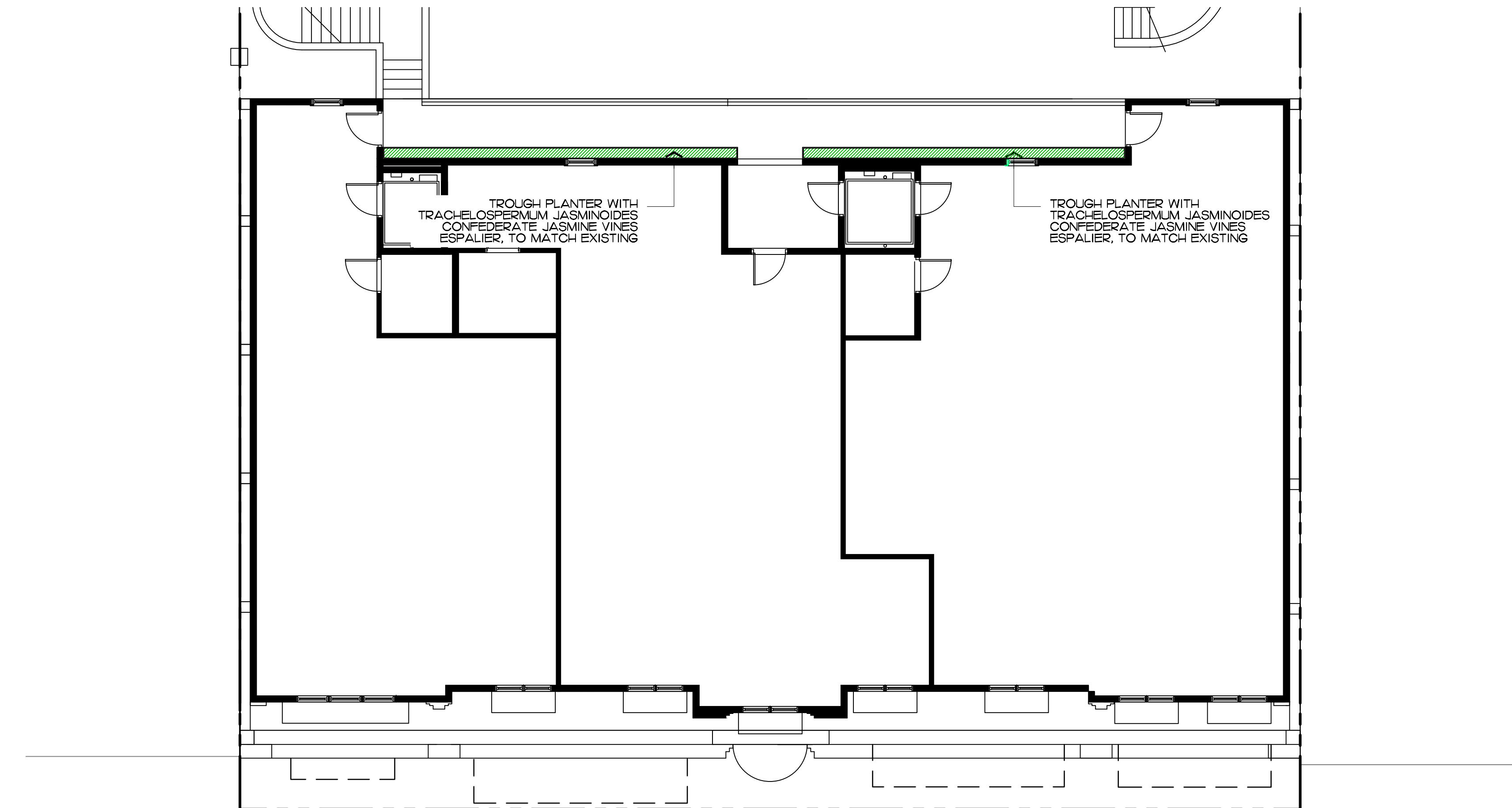
Equipment Screen Wall

EXISTING VIEW TO EQUIPMENT SCREENING

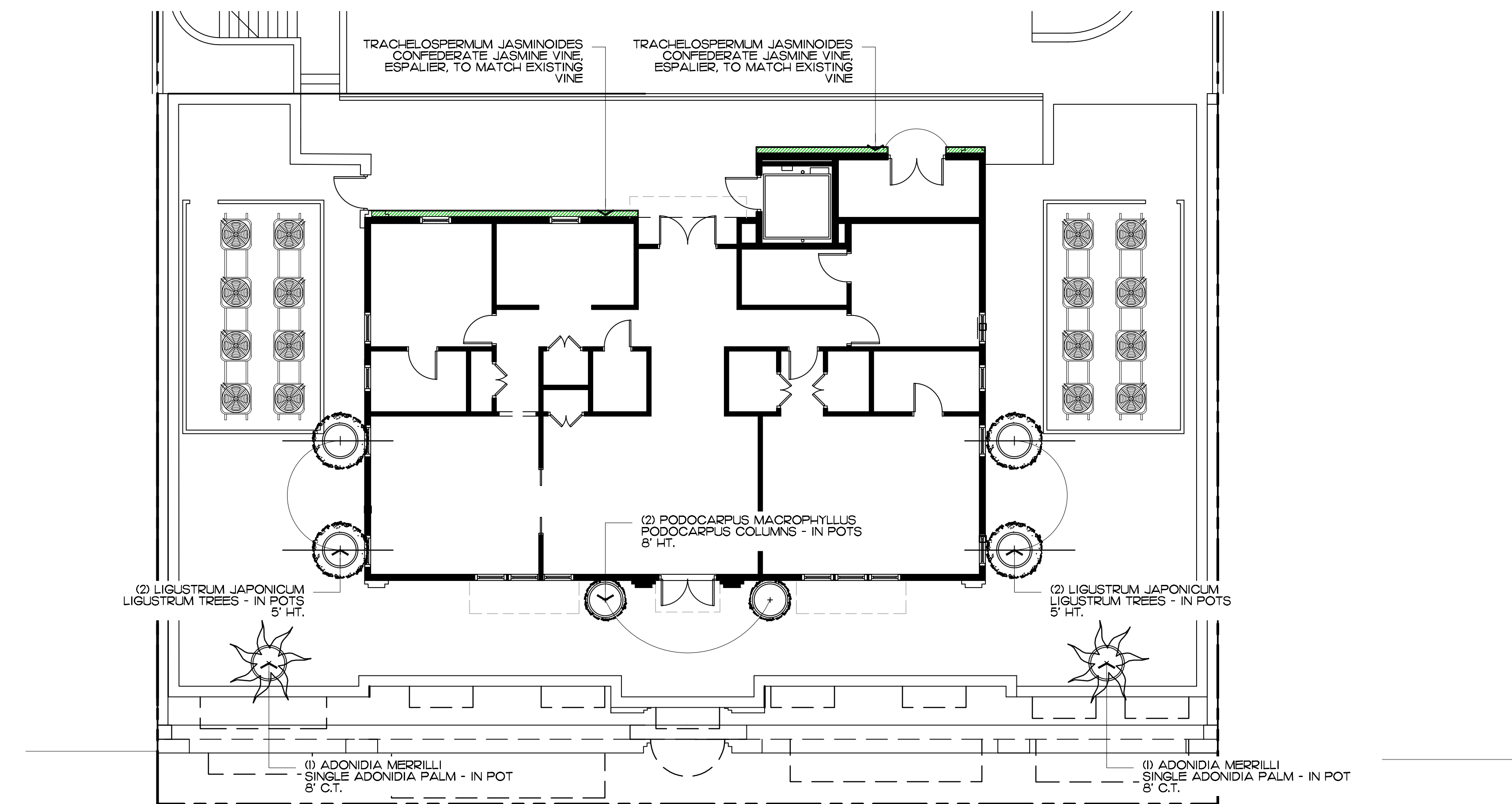


Site Plan

SCALE: NTS



Second Floor Balcony Planting



Third Floor Balcony Planting

**ENVIRONMENT
DESIGN
GROUP**

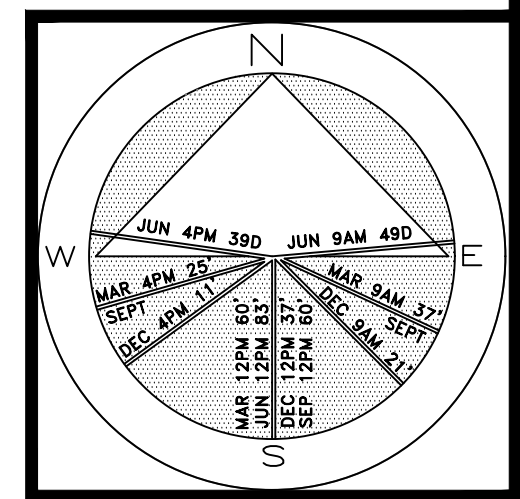
139 North County Road 5420-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

247 Worth Avenue
Palm Beach

A
D
I
R
O
L
F



JOB NUMBER: # 23074.00 LA
DRAWN BY: Nick Pastor
DATE: 06.26.2023
07.31.2023
08.28.2023
12.01.2023

COPYRIGHT: 2023
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2023
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

ARC-23-094
(ZON-23-072)

Proposed Landscape Plan / Balcony Planting

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

SHEET L4.0

247 Worth Avenue
Palm Beach

A
D
I
R
O
L
F

JOB NUMBER: # 23074.00 LA
DRAWN BY: Lauren Freeman
DATE: 06.26.2023
07.31.2023
08.28.2023
09.29.2023
12.01.2023

SHEET L5.0



2023
COPYRIGHT: The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

2023
DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

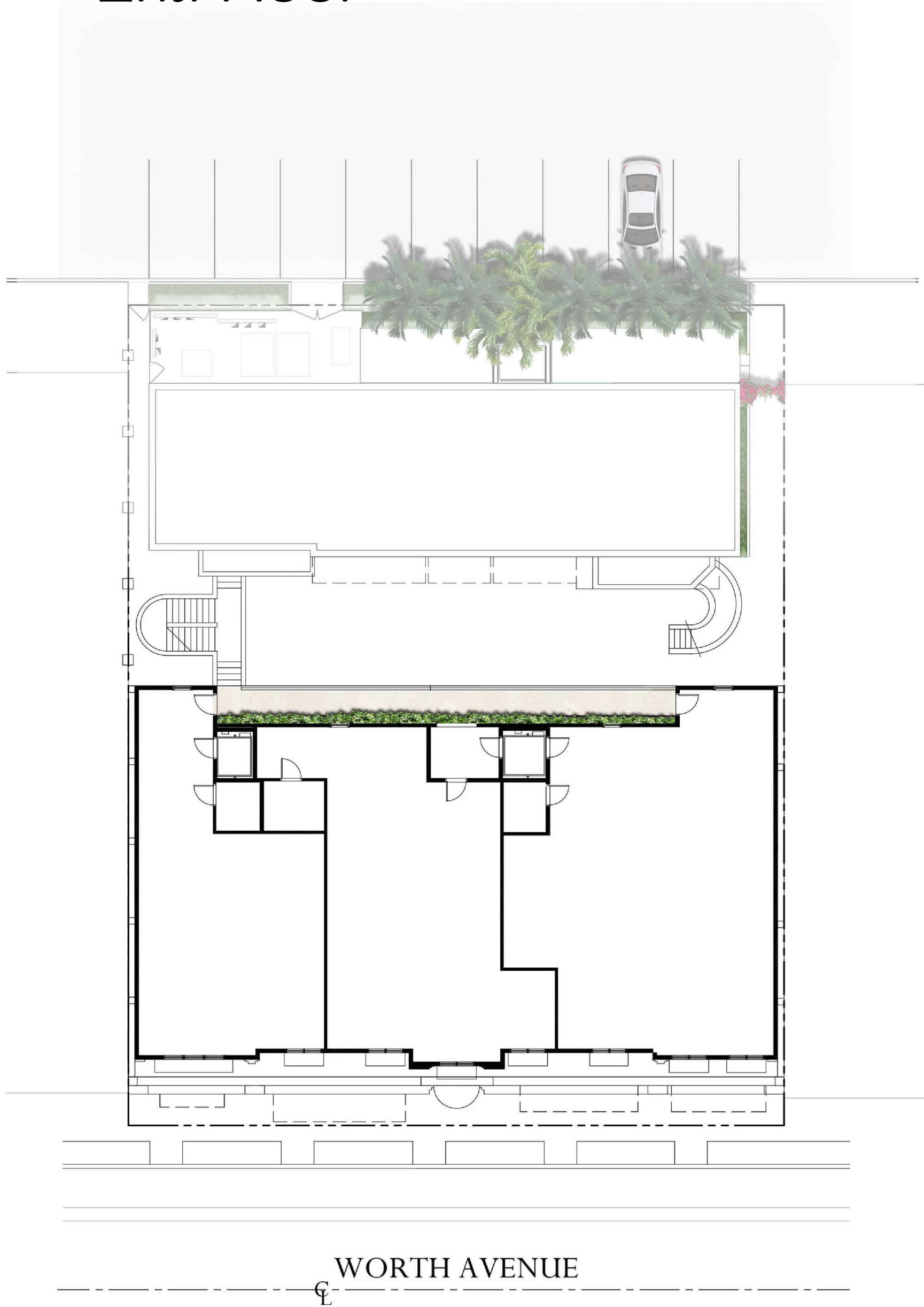
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

ARC-23-094
(ZON-23-072)
Rendered Elevations
SCALE: 1/8" = 1'-0"

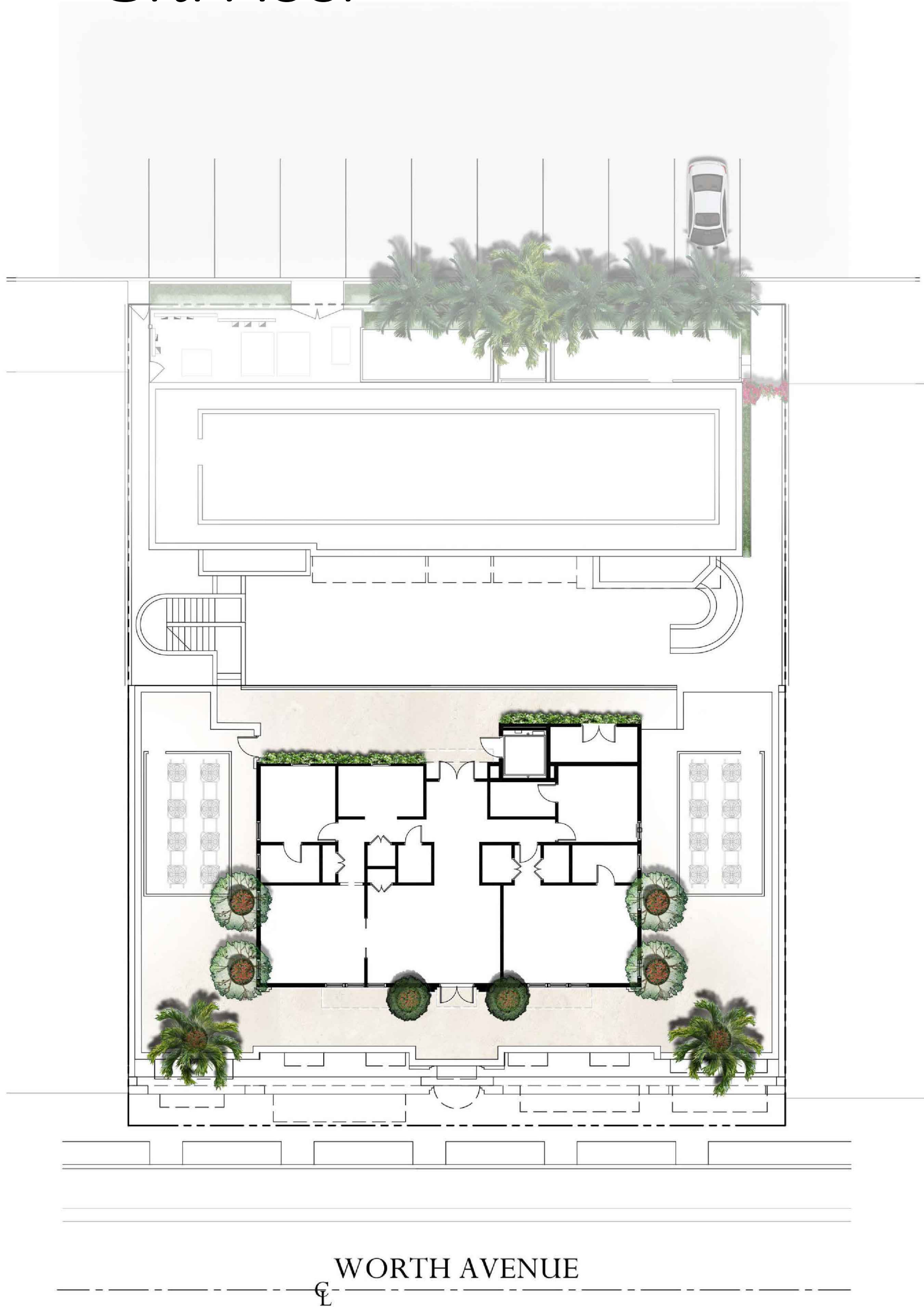
Ground Floor



2nd Floor

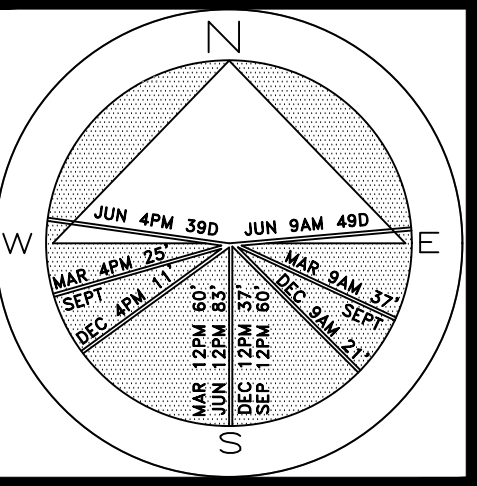


3rd Floor



247 Worth Avenue
Palm Beach

A
D
I
R
O
L
F



JOB NUMBER: # 23074.00 LA
DRAWN BY: Sean Twomey
DATE: 10.06.2023
12.01.2023

SHEET L6.0