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ENVIRONMENT
DESIGN
GROUP

139 North County Road 5020-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

Land Planning

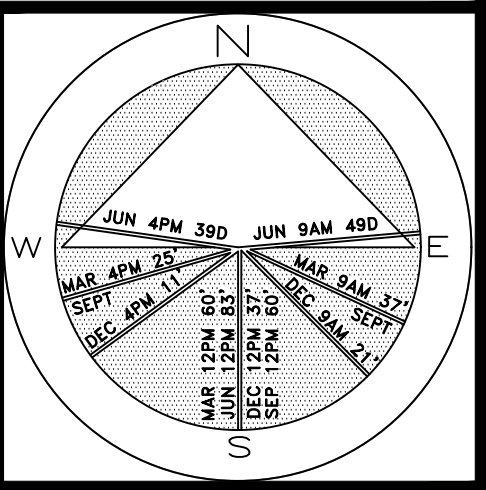
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784

Dustin@environmentdesigngroup.com

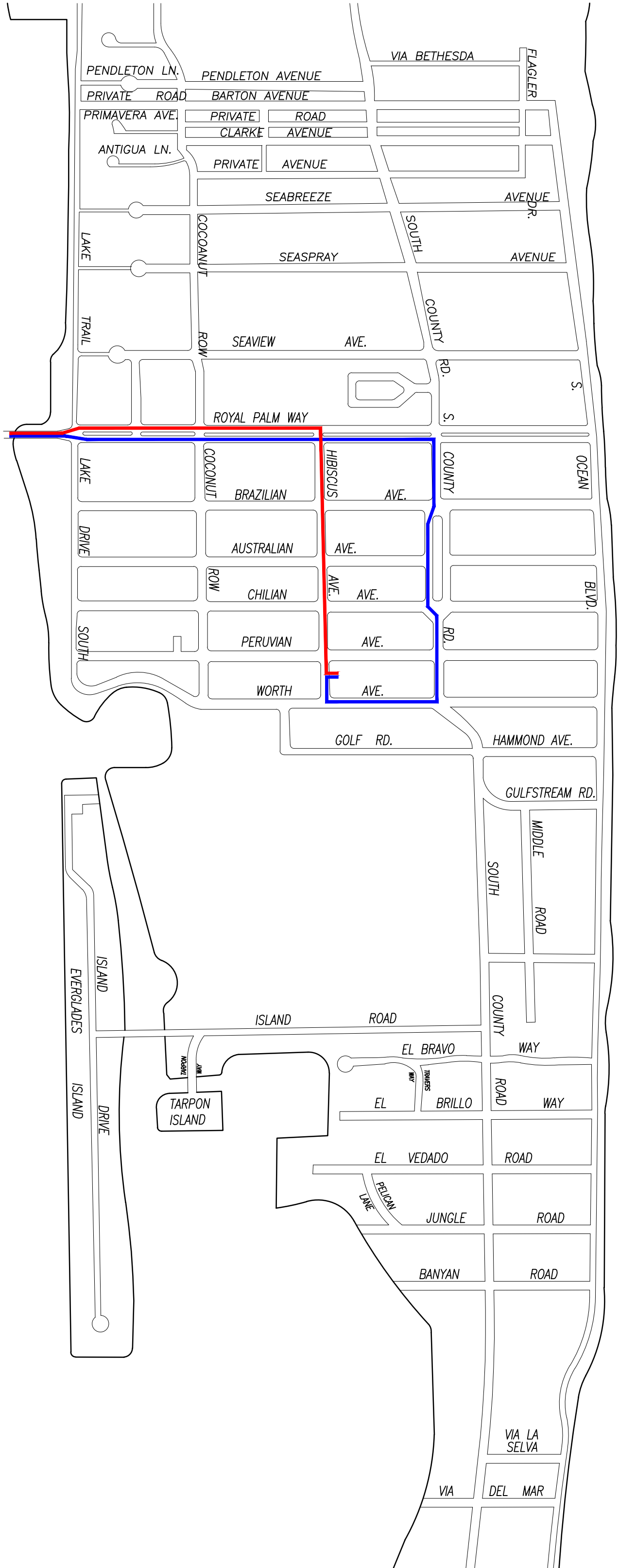
247 Worth Avenue
Palm Beach

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JOB NUMBER: # 23074.00 LA
DRAWN BY: Nick Pastor
DATE: 06.26.2023
07.31.2023
12.01.2023
01.03.2024

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

2024
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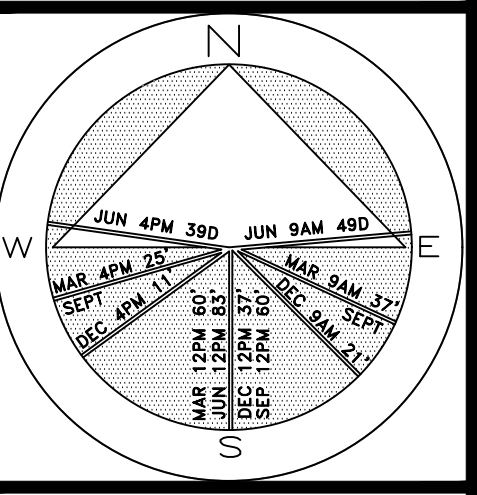
2024
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SUNSHINE STATE ONE CALL
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ARC-23-094
(ZON-23-072)
Truck Logistics Plan

247 Worth Avenue
Palm Beach

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JOB NUMBER: # 23074.00 LA
DRAWN BY: Nick Pastor
DATE: 06.26.2023
07.31.2023
12.01.2023
12.08.2023
01.03.2024

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.

PORTABLE TOILET
TO BE SCREENED
FROM PUBLIC ROW
PORTABLE TOILET

DUMPSTER

DELIVERIES

DELIVERIES

9 PARKING SPACES BEHIND BUILDING TO
BE USED FOR DELIVERIES, DUMPSTER
BINS AND PORTABLE TOILETS.
DELIVERIES TO BE BEFORE OPERATION
HOURS AS TO NOT INTERFERE WITH
LOCAL TRAFFIC AND BUSINESS

CONSTRUCTION
STORAGE AREA
NOT VISIBLE FROM
PUBLIC ROW

WORTH AVENUE

CL

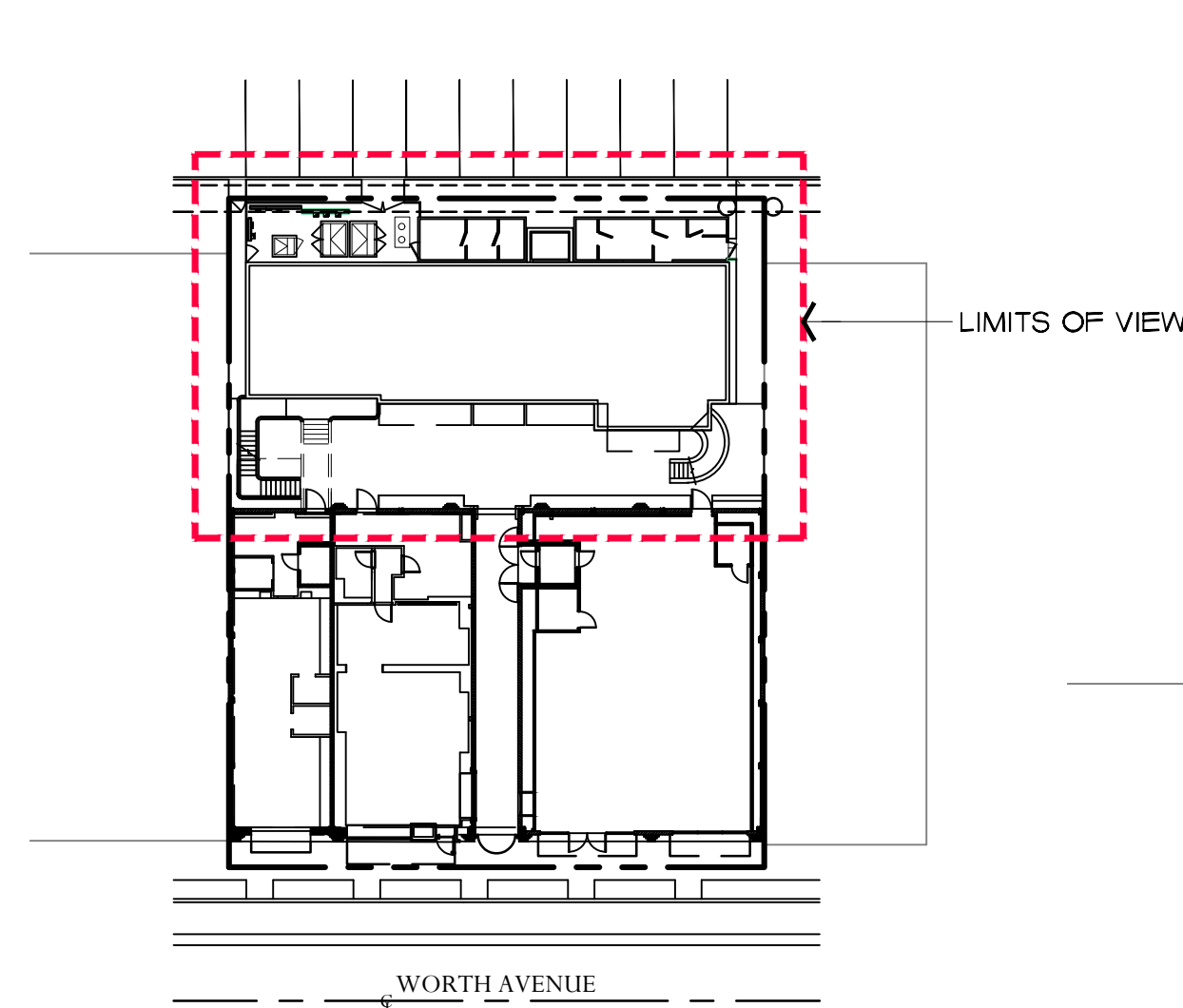
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ARC-23-094
(ZON-23-072)
Construction Staging & Screening Plan

SCALE: 1/10" = 1'-0"



Site Plan

SCALE: NTS



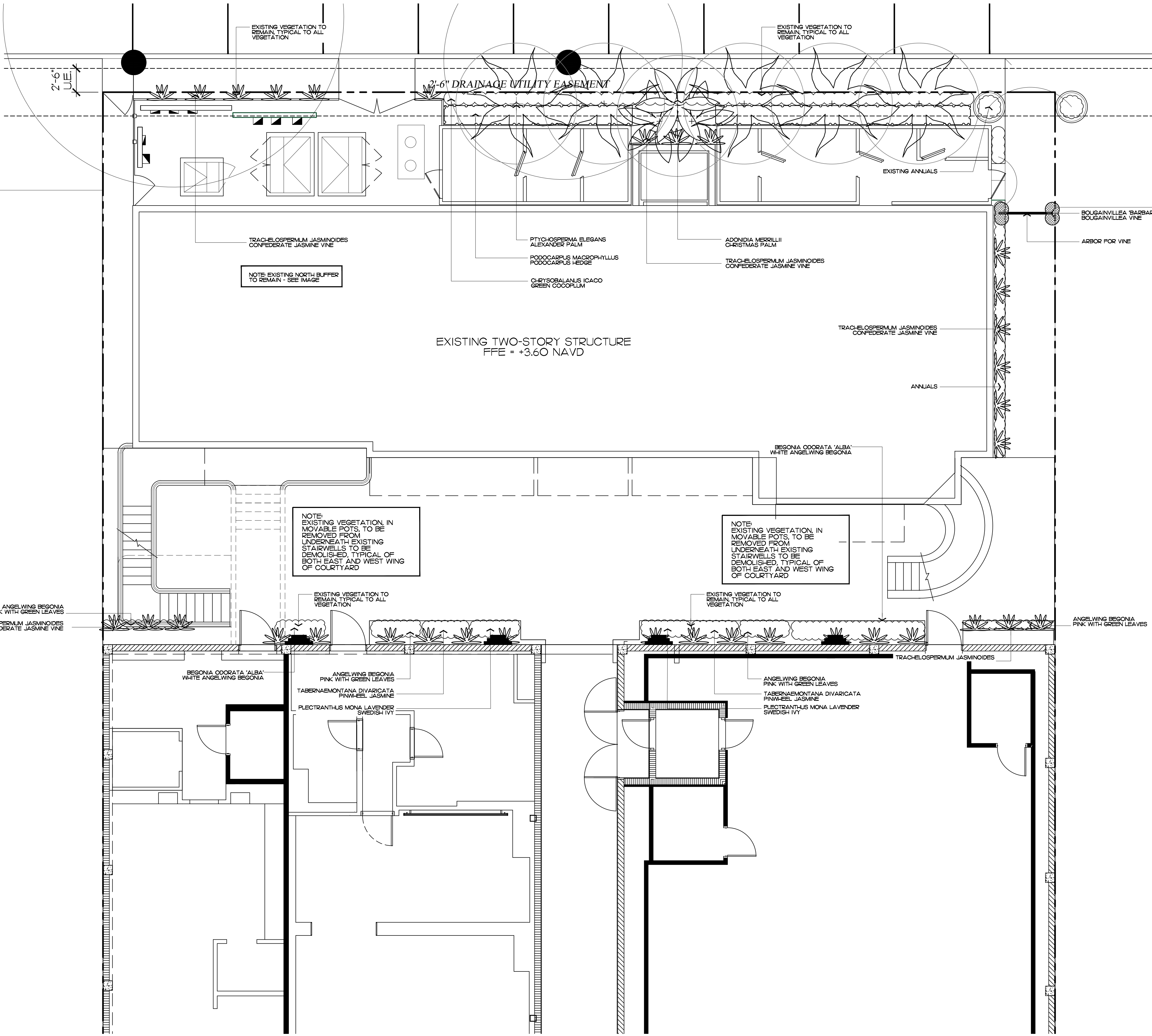
North Landscape Buffer

EXISTING VINES, PALMS, HEDGES
& FOUNDATION PLANTING TO REMAIN

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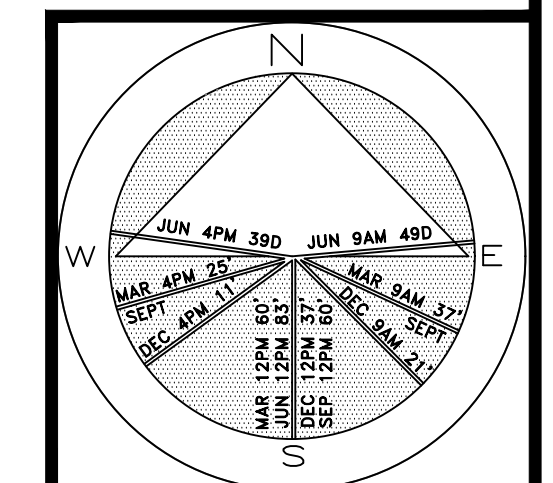
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**ENVIRONMENT
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139 North County Road 5920-8 Palm Beach, FL 33480
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Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

247 Worth Avenue Palm Beach



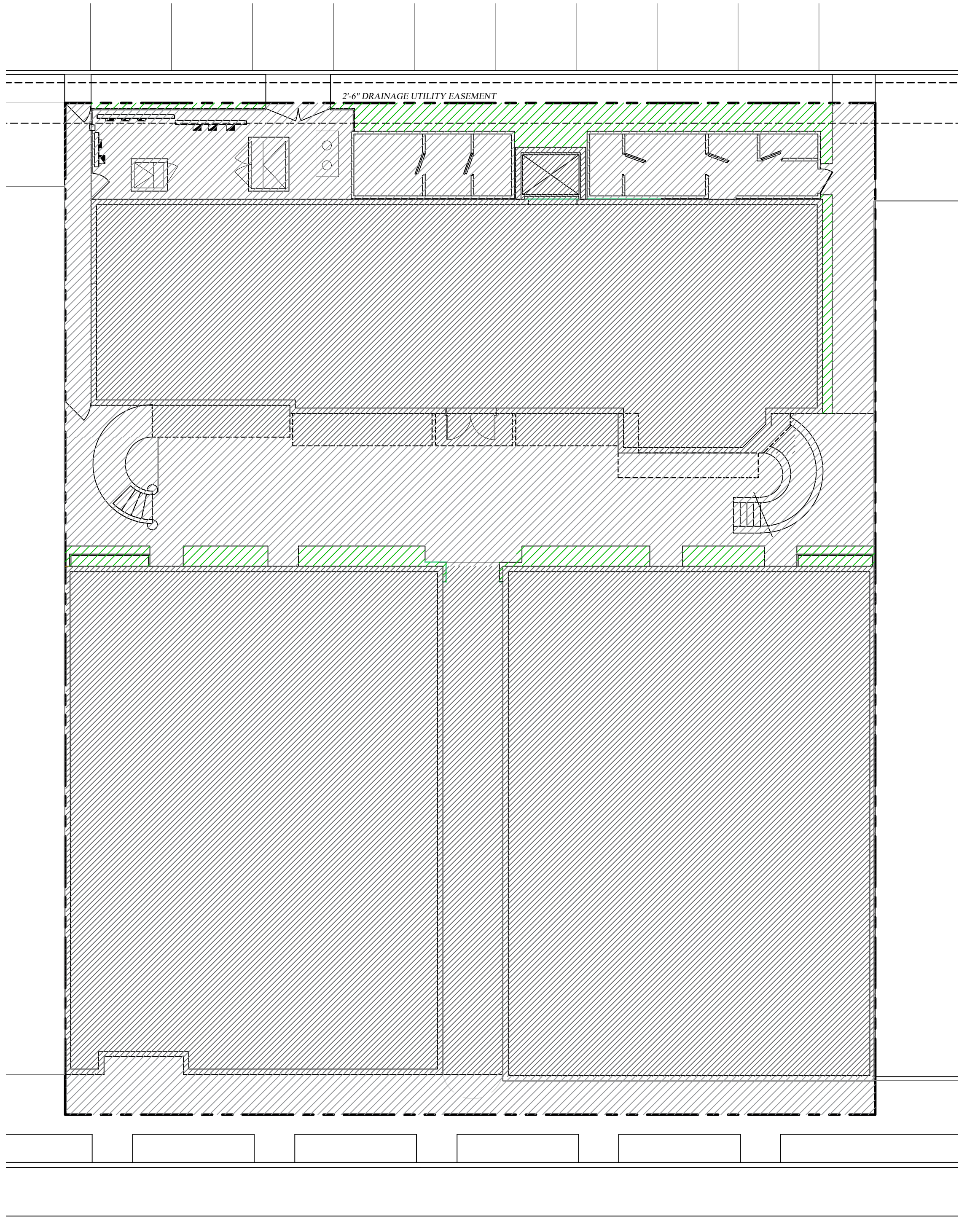
JOB NUMBER: # 23074.00 LA
DRAWN BY: Nick Pastor
DATE: 06.22.2023
06.26.2023
07.31.2023
08.28.2023
12.01.2023
01.03.2024

SHEET L3.0

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

Landscape Plan Ground Floor

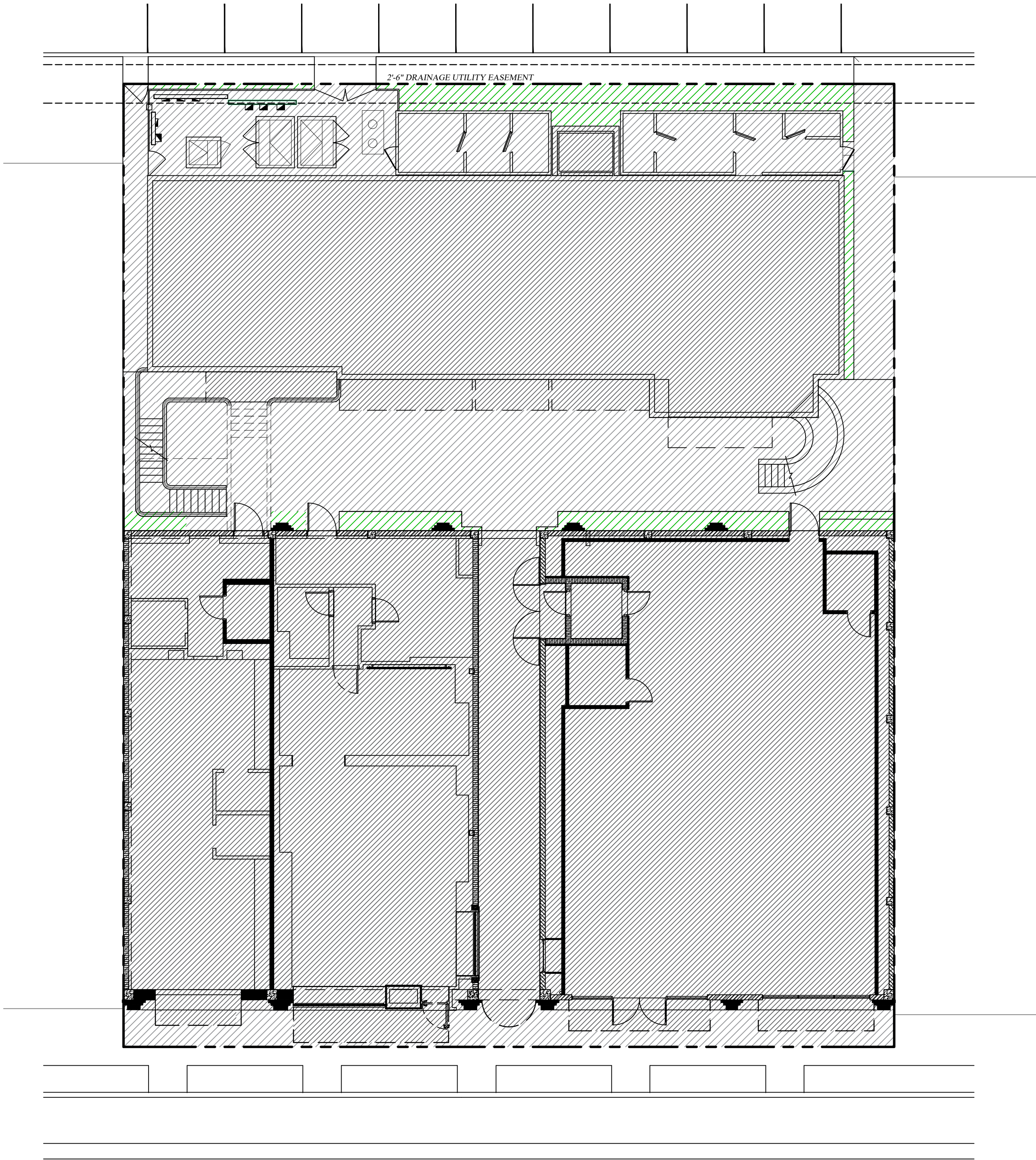
SCALE: 3/16" = 1'-0"



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.

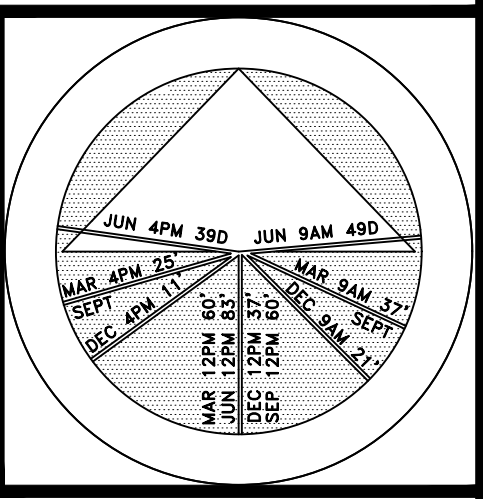
ENVIRONMENT
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Landscape Architecture
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247 Worth Ave
Palm Beach



JOB NUMBER: # 19069.00 LA
DRAWN BY: Jean Twomey
DATE: 07.31.2023
08.28.2023
12.08.2023
01.03.2024

Sheet L3.00

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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



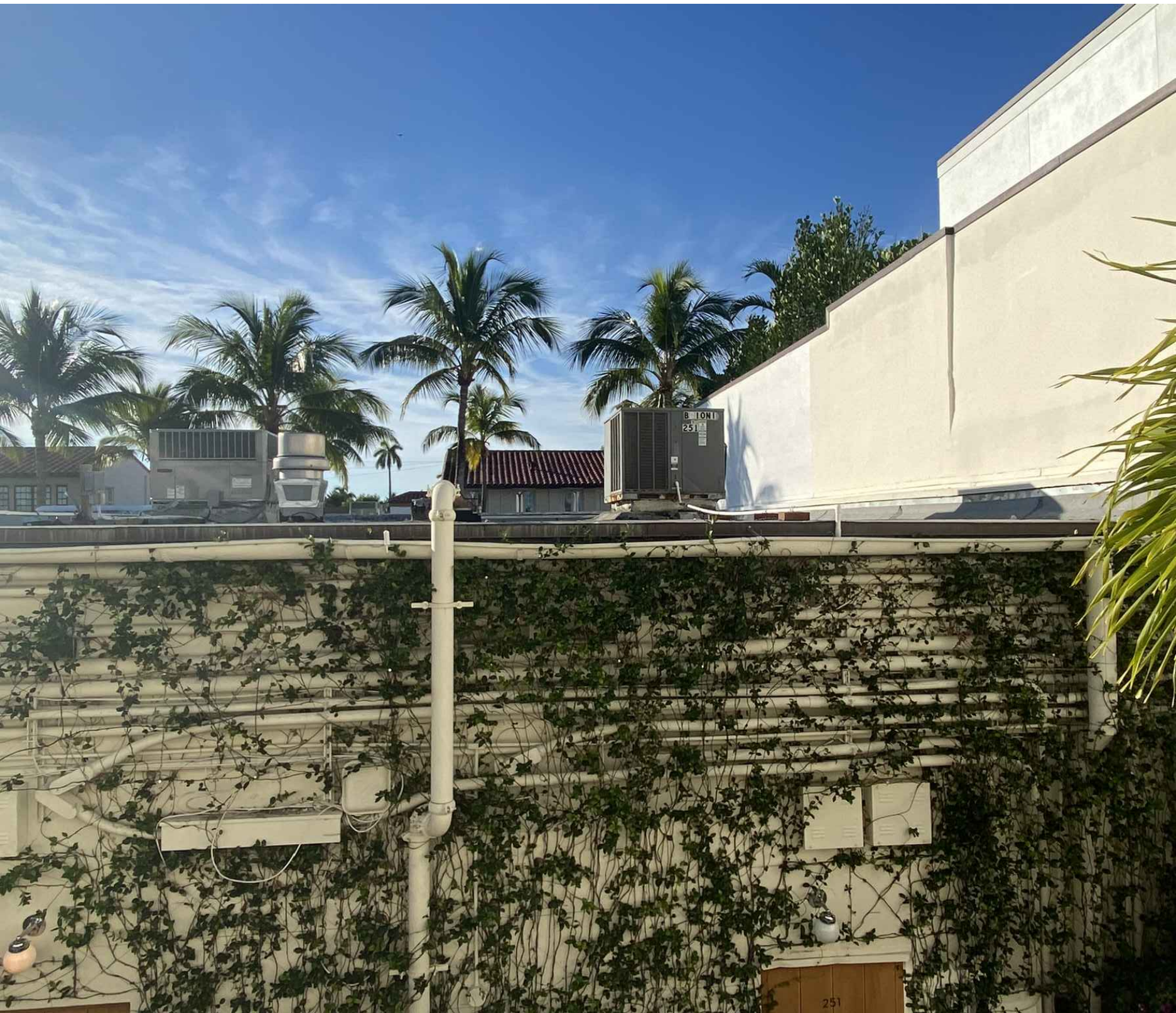
East Alley Access

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

ENVIRONMENT
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Landscape Architecture
Land Planning
Landscape Management

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Dustin@environmentdesigngroup.com

247 Worth Avenue
Palm Beach

F L O R I D A

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
	01.03.2024

SHEET L3.1

2024

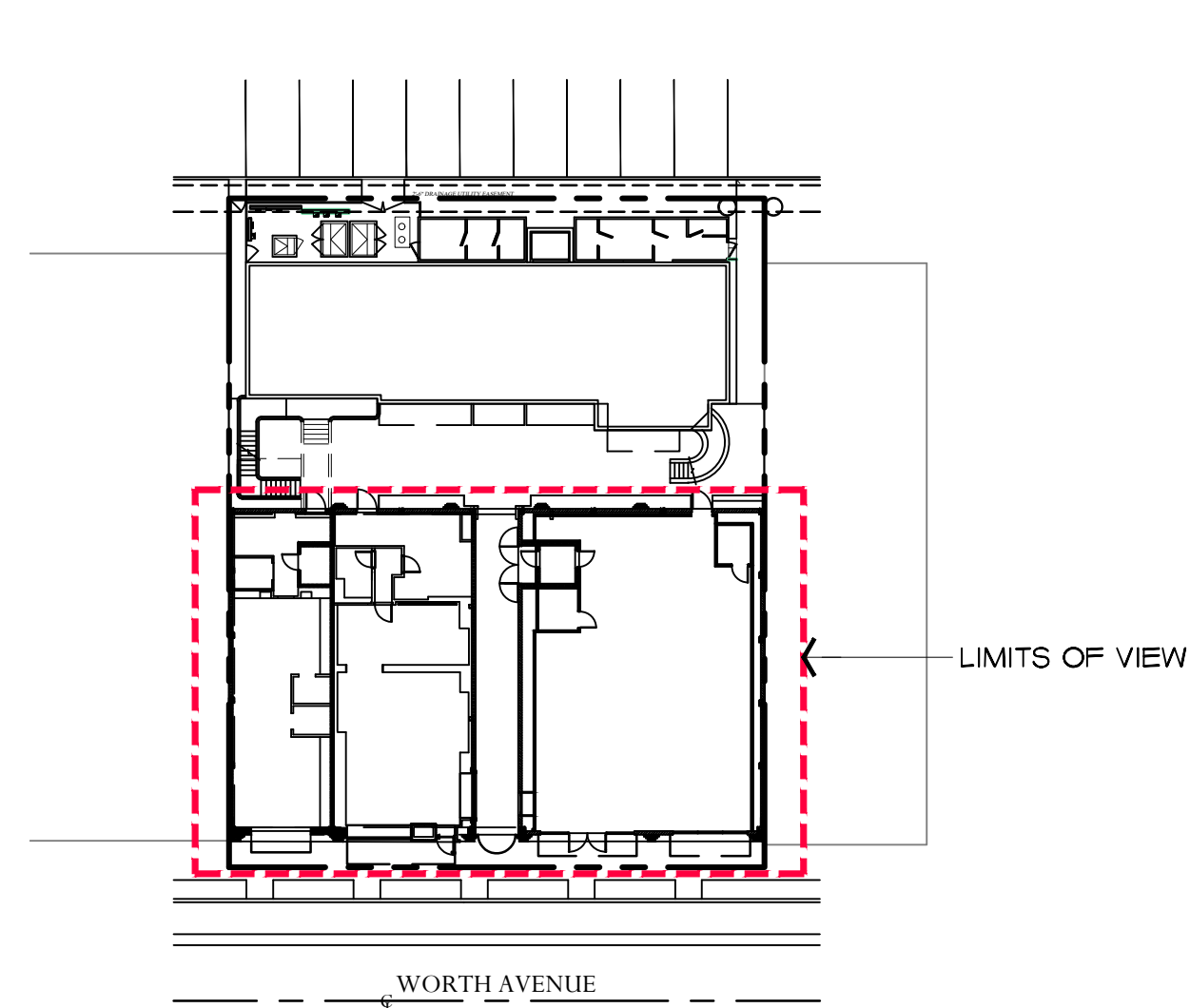
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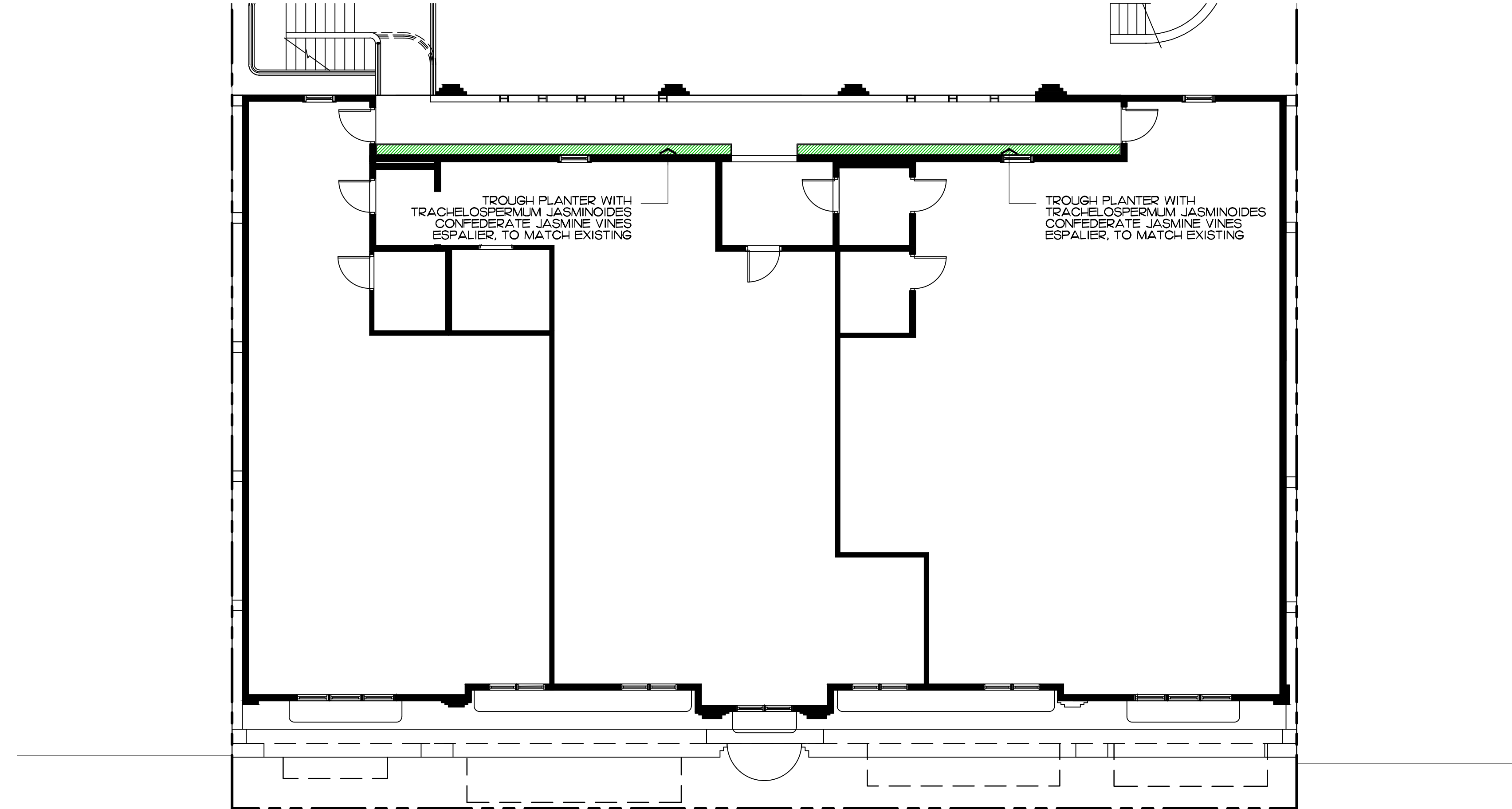
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ARC-23-094
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Existing Conditions

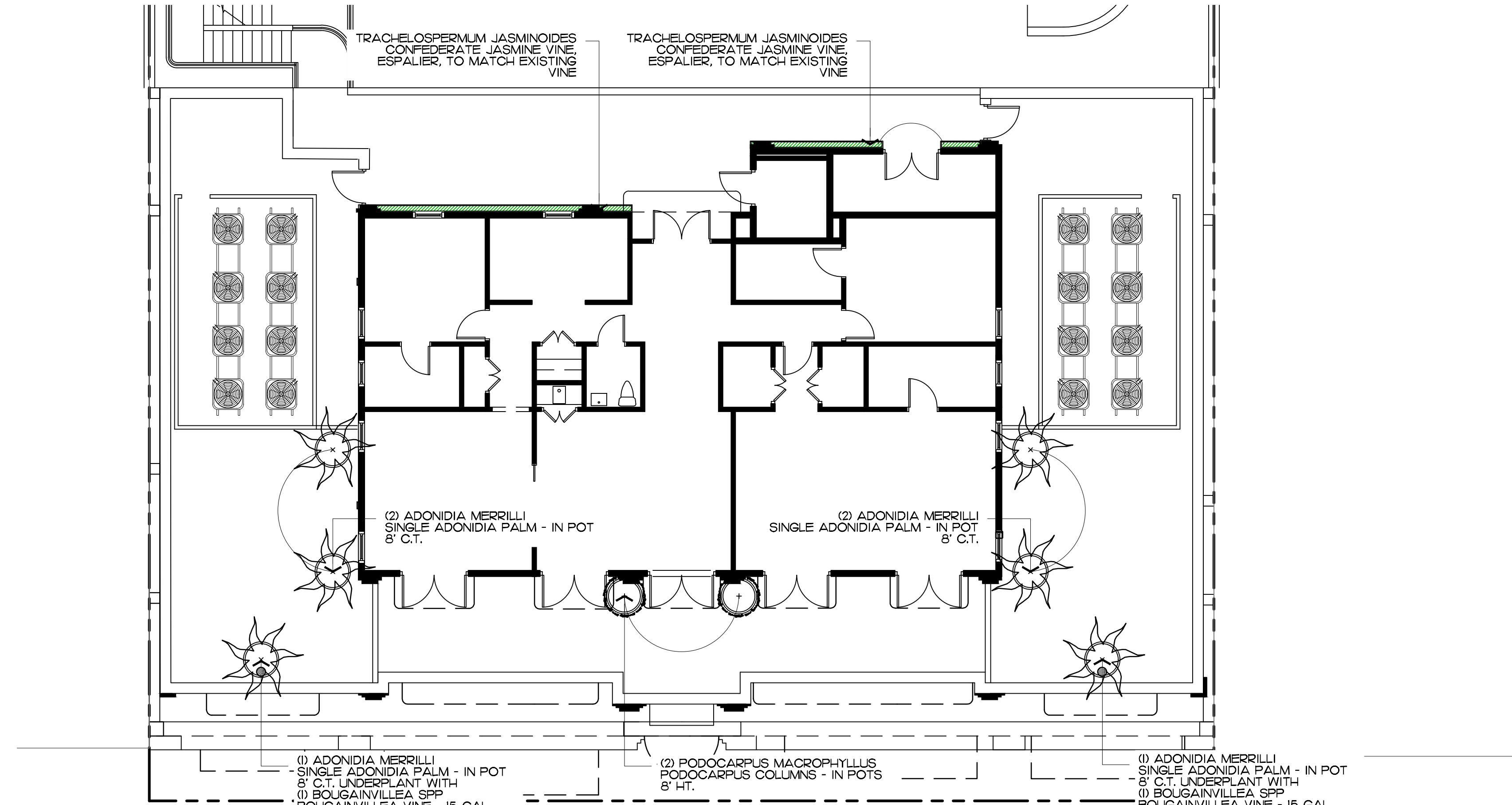


Site Plan

SCALE: NTS



Second Floor Balcony Planting



Third Floor Balcony Planting

Proposed Landscape Plan / Balcony Planting

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

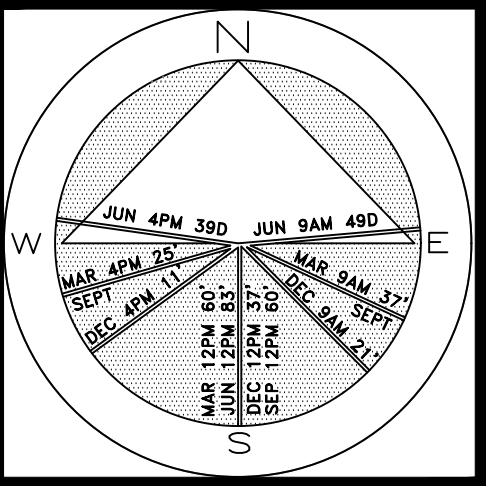
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Palm Beach



JOB NUMBER:	# 23074.00 LA
DRAWN BY:	Nick Pastor
DATE:	06.26.2023
	07.31.2023
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	12.01.2023
	01.03.2024

SHEET L4.0

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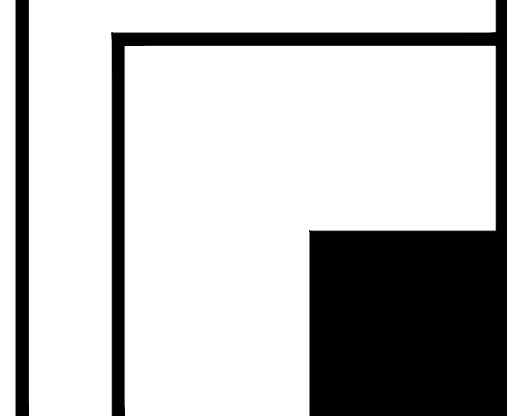
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247 Worth Avenue
Palm Beach

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JOB NUMBER: # 23074.00 LA
DRAWN BY: Lauren Freeman
DATE: 06.26.2023
07.31.2023
08.28.2023
09.28.2023
12.01.2023
01.03.2024

SHEET L5.0



247 Loro Piana
249 David Yurman
251 Brioni
Proposed North Elevation



251 Brioni
249 David Yurman
Via Encantada
247 Loro Piana
Proposed South Elevation

2024
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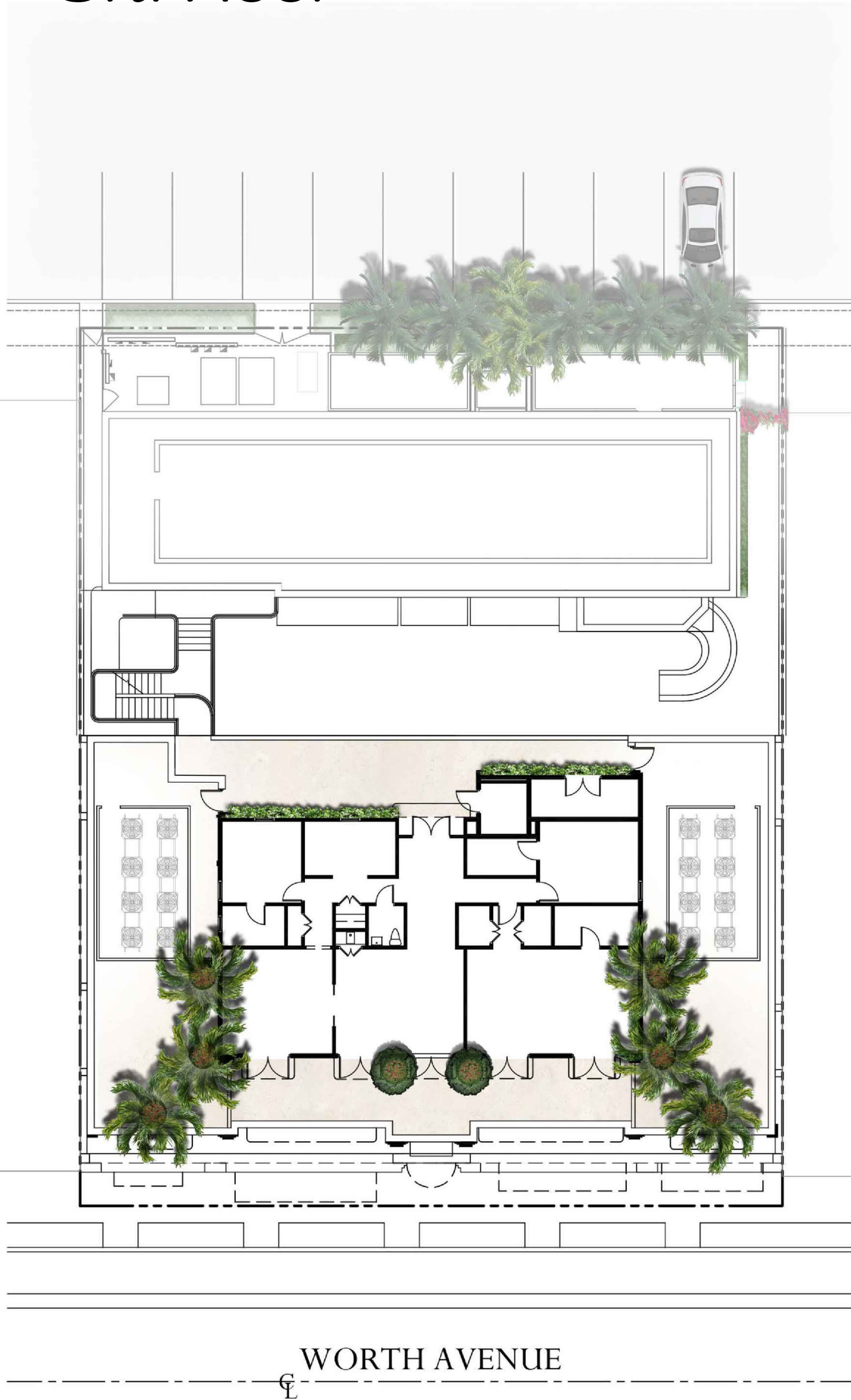
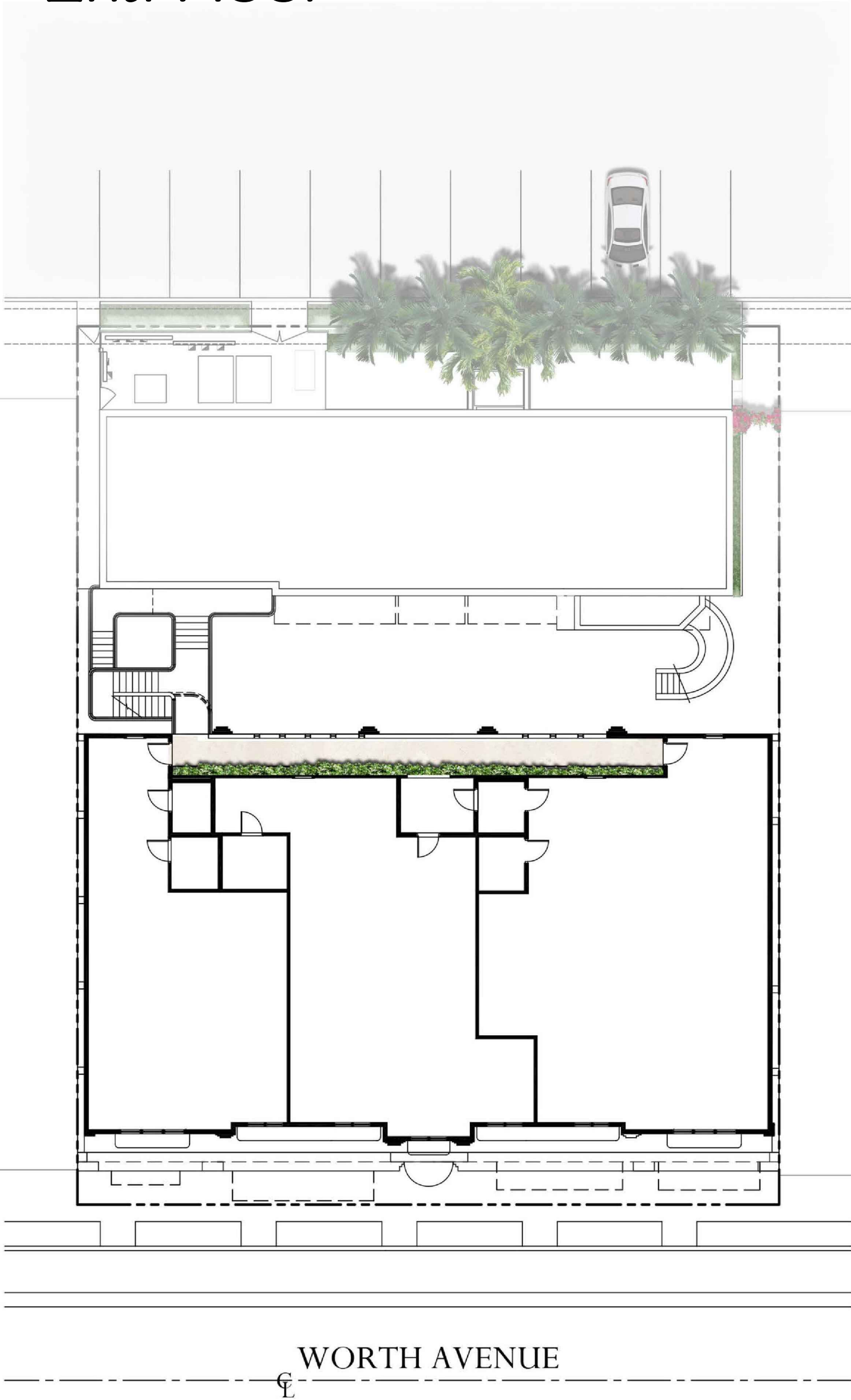
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ARC-23-094
(ZON-23-072)
Rendered Elevations
SCALE: 1/8" = 1'-0"

Ground Floor

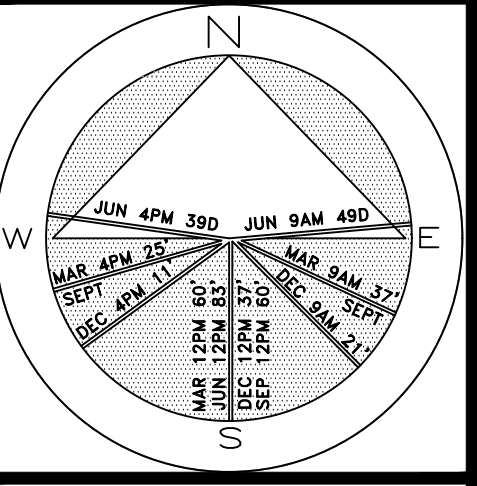
2nd Floor

3rd Floor



247 Worth Avenue
Palm Beach

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JOB NUMBER: # 23074.00 LA
DRAWN BY: Sean Twomey
DATE: 10.06.2023
12.01.2023
01.03.2024

SHEET L6.0

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