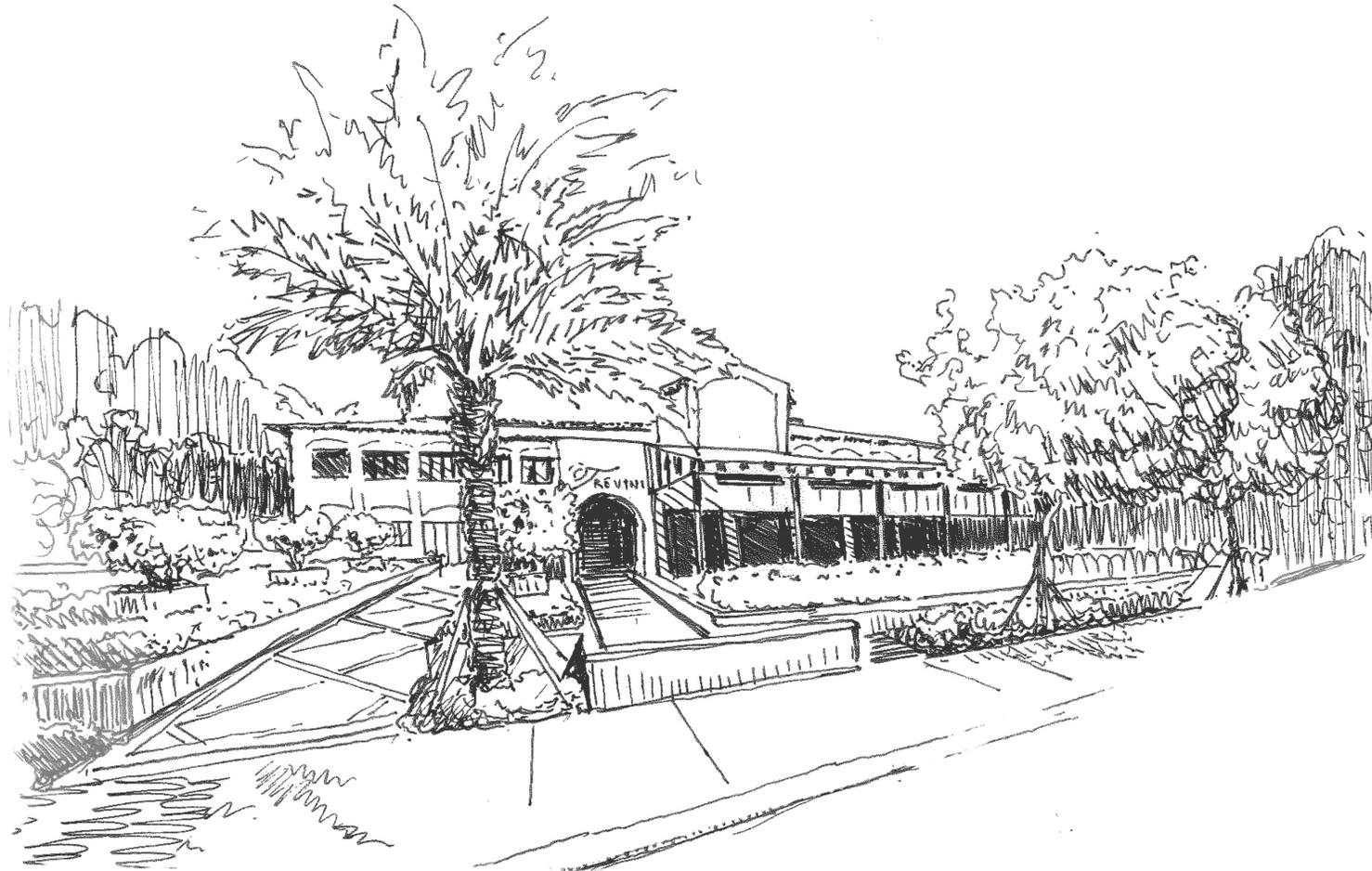


Renovation for
223 SUNSET AVENUE
 Palm Beach, FL. 33480



PRESENTATION SET
 02.28.2024

**Bartholemew
 + Partners**

THE PLAZA CENTER
 251A ROYAL PALM WAY,
 PENTHOUSE 600A
 PALM BEACH, FLORIDA 33480

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 F: 561 461 0106

FL LIC. # AA26003943

WWW.BARTHOLEMEWPARTNERS.COM

KYLE BARTHOLEMEW FANT
 ARCHITECT #AR99255
 INTERIOR DESIGNER #ID6422

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 E-MAIL:
 DUSTIN@ENVIRONMENTALDESIGNGROUP.COM

RECEIVED

By yfigueroa at 1:51 pm, Jan 16, 2024

SHEET INDEX:

CVR- COVER SHEET

PART I

SUR0.0- VICINITY LOCATION MAP
 SUR0.1- LOCATION PLAN
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 SP0.2 - ADJACENT BUILDING PHOTOS
 SP1.0- EXISTING SITE PLAN

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 SP1.2 - ZONING DIAGRAM
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 -REDESIGNATED PARKING

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SUBMITTAL DATES:

FIRST SUBMITTAL - 12/14/2023
 STAFF REVIEWS (COMMENTS ISSUED) - 12/27/2023
 SECOND SUBMITTAL - 1/3/2024
 NOTICE TO PROCEED - 1/8/2024
 DROP-OFF PAPER SETS - 1/15/2024
 ARCOM PRESENTATION - 1/28/2024

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Project no: 24.04.128
 Date: 11.02.23
 Drawn by: S. Simmons
 Project Manager: F. Rodriguez

223 SUNSET AVE

Project Address:
 223 Sunset Ave, Palm Beach, FL
 33480

SHEET NAME

COVER

SHEET NUMBER

CVR

ARCOM

**ZON: 24-007
 ARC-23-162**

Part I

EXISTING SITE ANALYSIS

223 Sunset Avenue

SUNRISE AVENUE



SUNSET AVENUE

(SUBJECT PROPERTY)



ROYAL PALM WAY

Bartholemew + Partners

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Drawn by: S. Simmons
Project Manager: F. Rodriguez

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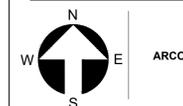
Project Address:
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33480

SHEET NAME

LOCATION PLAN

SHEET NUMBER

SUR0.1



1 VICINITY LOCATION MAP
SCALE: N.T.S.

ZON: 24-007 ARC-23-162



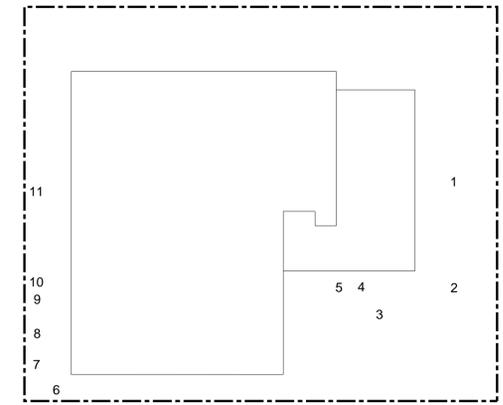
1



2



3



KEY PLAN

SCALE: 1/32" = 1'-0"

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INTERIOR DESIGNER # 104622
AIA # 30425933 NCARB # 87929

Revisions:



4



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11

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Date: 11.02.23
Drawn by: S. Simmons
Project Manager: F. Rodriguez

223 SUNSET AVE

Project Address:
223 Sunset Ave, Palm Beach, FL
33480

SHEET NAME

EXISTING CONDITIONS

SHEET NUMBER

SP0.0



1



2



3



4



5



6



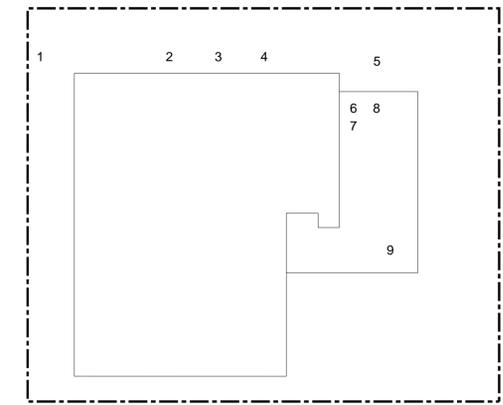
7



8



9



KEY PLAN

SCALE: $\frac{1}{32}'' = 1'-0''$

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contract documents and the specifications. The contractor shall be responsible for obtaining all
necessary permits, licenses, and approvals from the appropriate authorities. The contractor shall
maintain the site in accordance with the applicable laws and regulations. The contractor shall
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Project no: 24.04.128
Date: 11.02.23
Drawn by: S. Simmons
Project Manager: F. Rodriguez

223 SUNSET AVE

Project Address:
223 Sunset Ave, Palm Beach, FL
33480

SHEET NAME

EXISTING CONDITIONS

SHEET NUMBER

SP0.1



**ZON: 24-007
ARC-23-162**



135 BRADLEY PLACE



215 SUNSET AVE



126 N COUNTY RD



223 SUNSET AVE - SUBJECT PROPOERTY



280 SUNSET AVE



262 SUNSET AVE



254 SUNSET AVE



244 SUNSET AVE



223 SUNSET AVE



223 SUNSET AVE



223 SUNSET AVE



212 SUNSET AVE



208 SUNSET AVE



118 N COUNTY RD

ZON: 24-007
ARC-23-162

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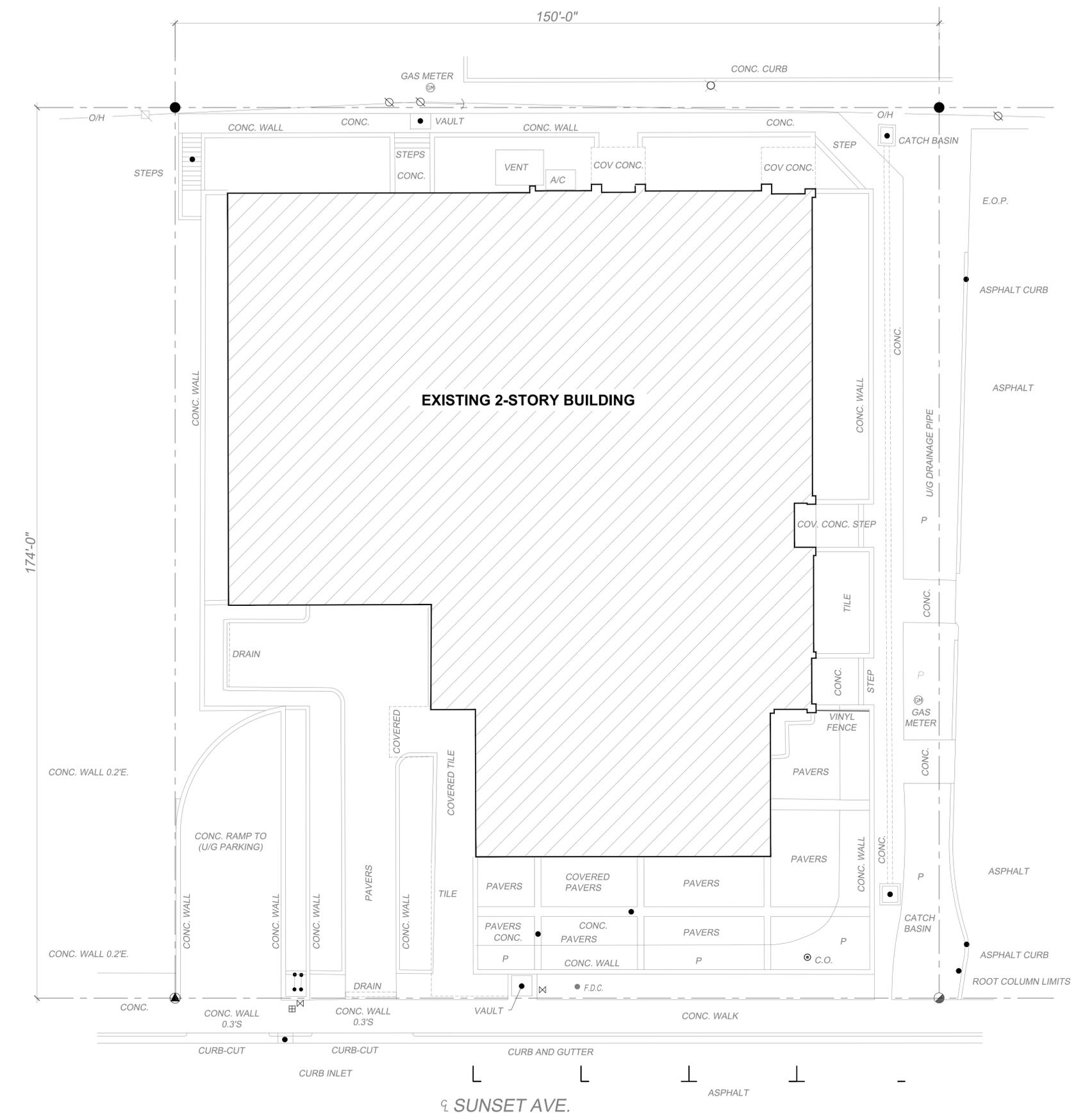
SHEET NAME

ADJACENT BUILDING
PHOTOS

SHEET NUMBER

SP0.2

ARCOM



1 EXISTING SITE PLAN / FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ZON: 24-007
ARC-23-162

Part II

PROPOSED ANALYSIS & SITE

223 Sunset Avenue



Town of Palm Beach

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

Zoning Legend				
Line #	Property Address:	223 SUNSET AVENUE, PALM BEACH, FL, 33480		
1	Zoning District:	C-TS (COMMERCIAL TOWN SERVING)		
2	Lot Area (sq. ft.):	26,100		
3	Lot Width (W) & Depth (D) (ft.):	150' X 174'		
4	Structure Type: (Single-Family, Multi-Family, Comm., Other)	PROFESSIONAL OFFICE & RESTAURANT		
5	FEMA Flood Zone Designation:	ZONE AE		
6	Zero Datum for point of meas. (NAVD)	6.00 (NAVD)		
7	Crown of Road (COR) (NAVD)	6.10 (NAVD)		
8		REQ'D / PERMITTED	EXISTING	PROPOSED
9	Lot Coverage (Sq Ft and %)	70% MAX, 18,270 SF	47%, 12,332 SF	N/C
10	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc)	18,270 SF	12,332 SF	12,332 (N/C)
11	*Front Yard Setback (Ft.)	5'-0"	24'-11"	24'-11" (N/C)
12	*Side Yard Setback (1st Story) (Ft.)	5'-0"	24'-11" EAST 10'-0" WEST	24'-11" EAST (N/C) 10'-0" WEST (N/C)
13	*Side Yard Setback (2nd Story) (Ft.)	15'-0"	24'-11" EAST 10'-0" WEST	24'-11" EAST (N/C) 10'-0" WEST (N/C)
14	*Rear Yard Setback (Ft.)	10'-0"	15'-0"	N/C
15	Angle of Vision (Deg.)	N/A	N/A	N/C
16	Building Height (Ft.)	25'-0" (2-STORY)	23'-0"	N/C
17	Overall Building Height (Ft.)	38'-0"	37'-8"	37'-8" (N/C)
18	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
19	** Max. Fill Added to Site (Ft.)	N/A	N/C	N/A
20	Finished Floor Elev. (FFE)(NAVD)	7.00 NAVD	6.10 NAVD	6.10 NAVD (N/C)
21	Base Flood Elevation (BFE)(NAVD)	6.00 NAVD	N/A	N/A
22	Landscape Open Space (LOS) (Sq Ft and %)	25%	9.7%	8.6%
23	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
24	Front Yard LOS (Sq Ft and %)	35%	50.5%	50.5% (N/C)
25	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		
26				

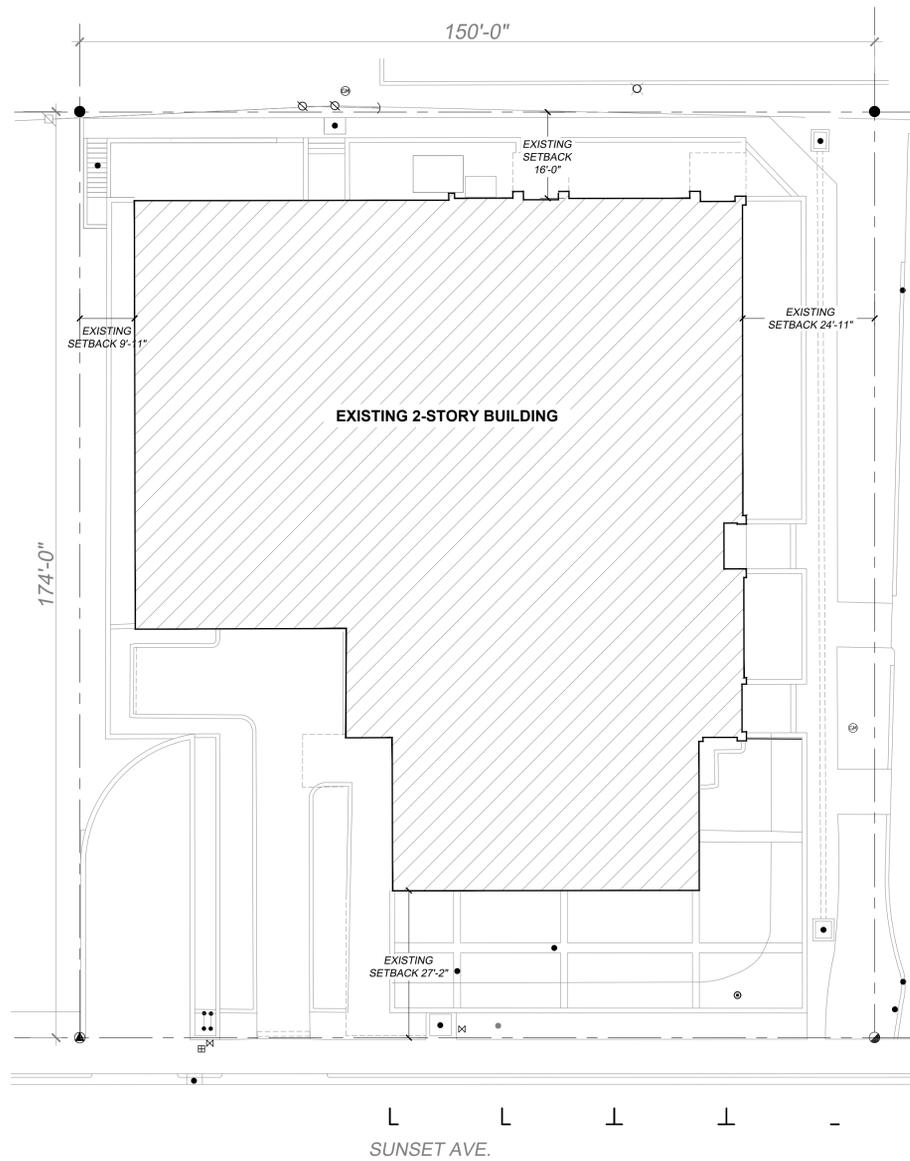
* Indicate each yard area with cardinal direction (N,S,E,W)

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

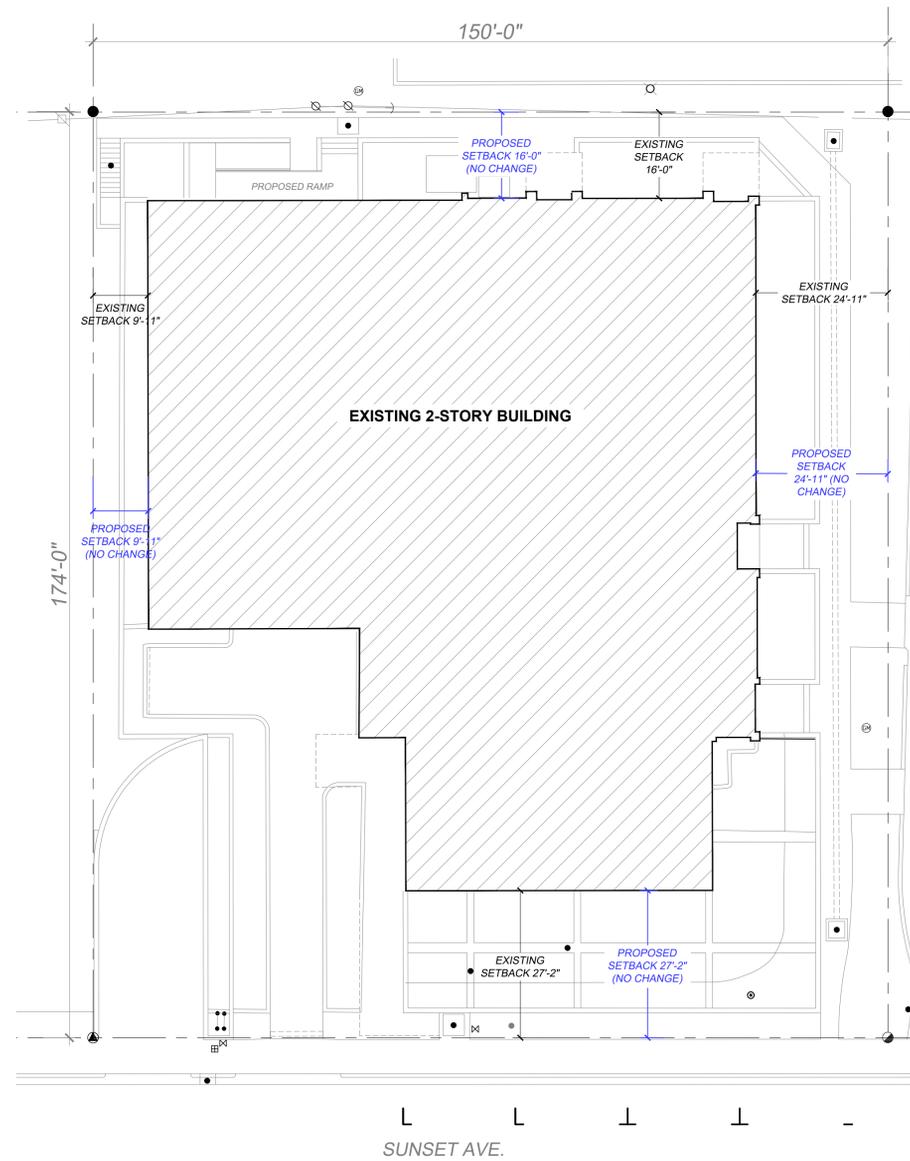
*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

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

REV BF 20230626



1 EXISTING ZONING DIAGRAM
SCALE: 1/16" = 1'-0"



2 PROPOSED ZONING DIAGRAM
SCALE: 1/16" = 1'-0"

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KYLE B FAIT ARCHITECT # AR99255
INTERIOR DESIGNER # 054622
AIA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

Project no: 24.04.128
Date: 12.04.23
Drawn by: S. Simmons
Project Manager: F. Rodriguez

223 SUNSET AVE

Project Address:
223 Sunset Ave, Palm Beach, FL
33480

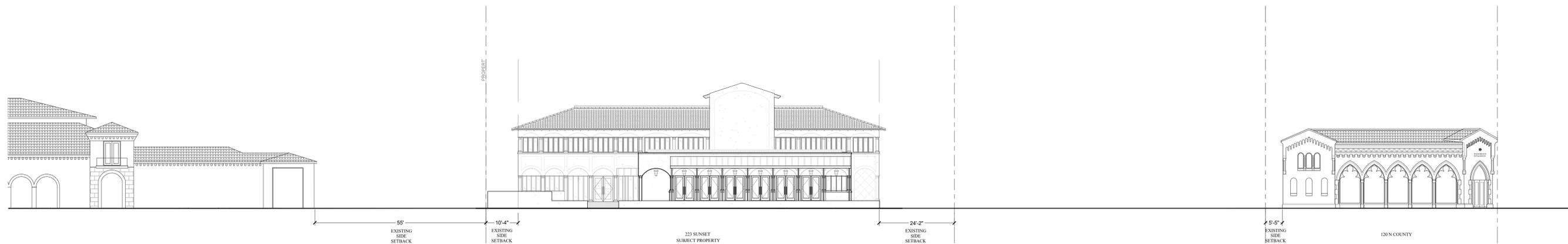
SHEET NAME

STREET ELEVATIONS-
ENLARGED

SHEET NUMBER

SP2.1

ARCOM



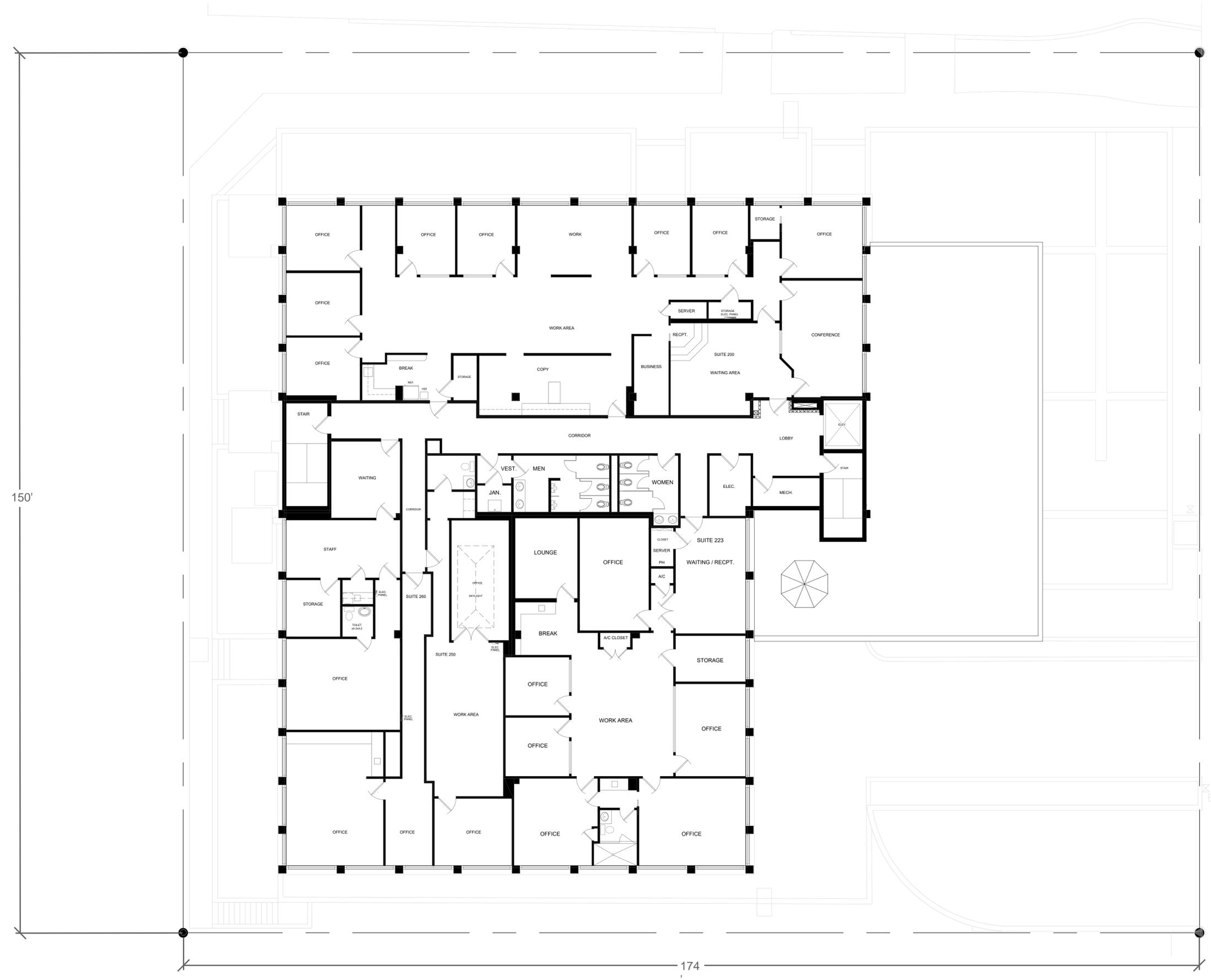
ENLARGED ADJACENT STREET ELEVATIONS
SCALE: 1/16" = 1'-0"

ZON: 24-007
ARC-23-162

Part III

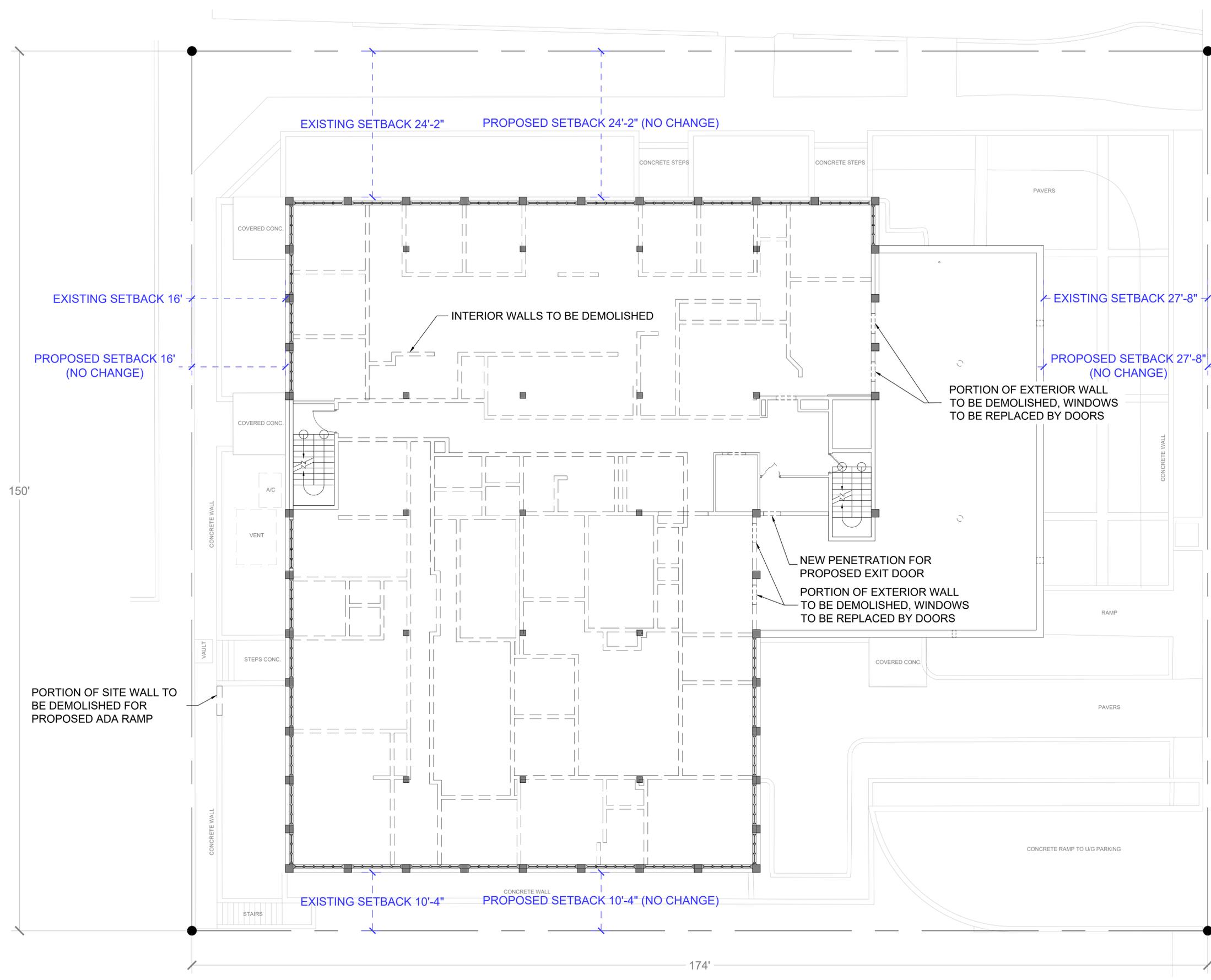
EXISTING & PROPOSED ARCHITECTURAL PLANS

223 Sunset Avenue



1 EXISTING SECOND FLOOR PLAN (COMMERCIAL OFFICE SPACE) 38 CARS REQUIRED
SCALE: 1/8" = 1'-0"

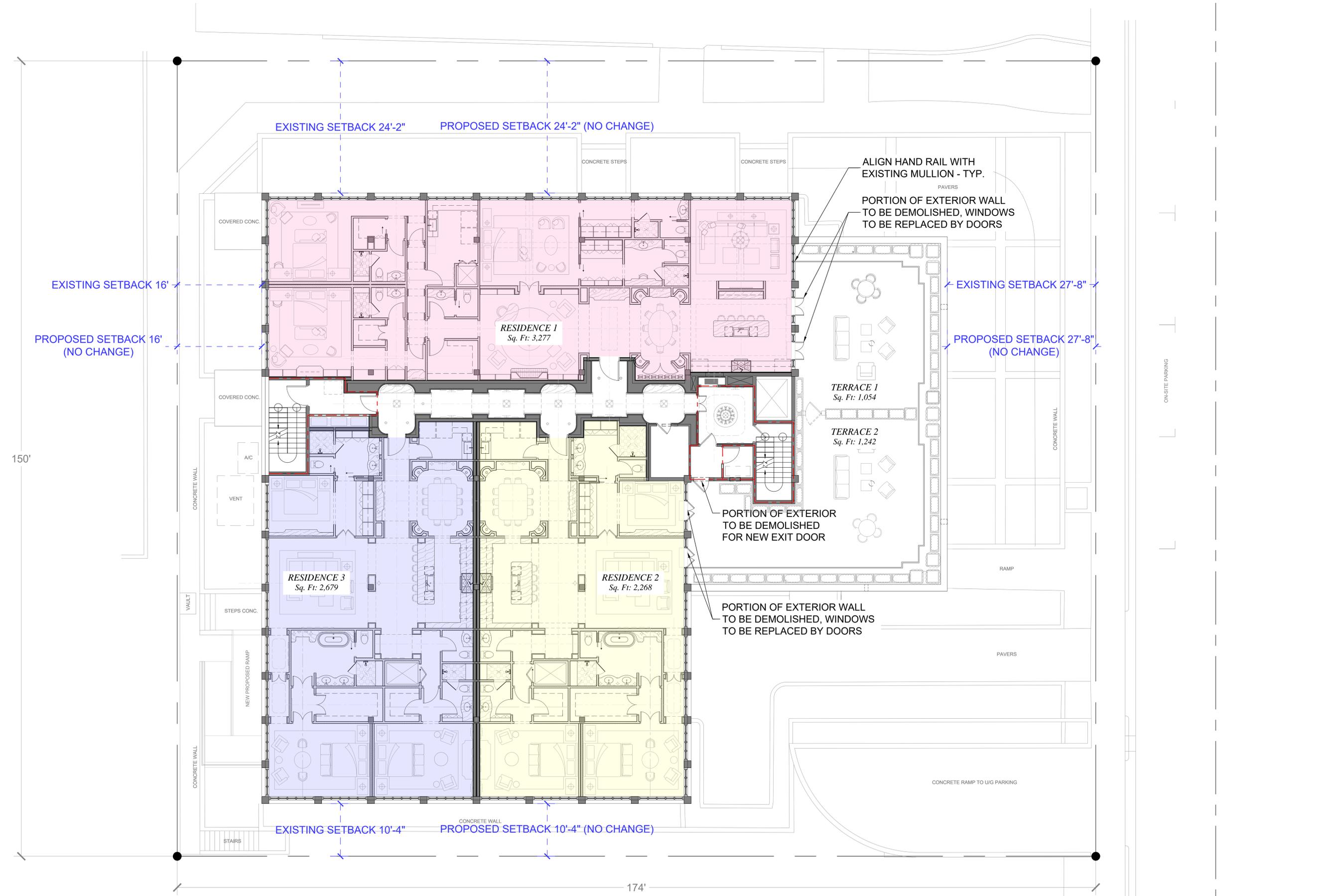
ZON: 24-007
ARC-23-162



1 DEMOLITION SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ZON: 24-007
ARC-23-162

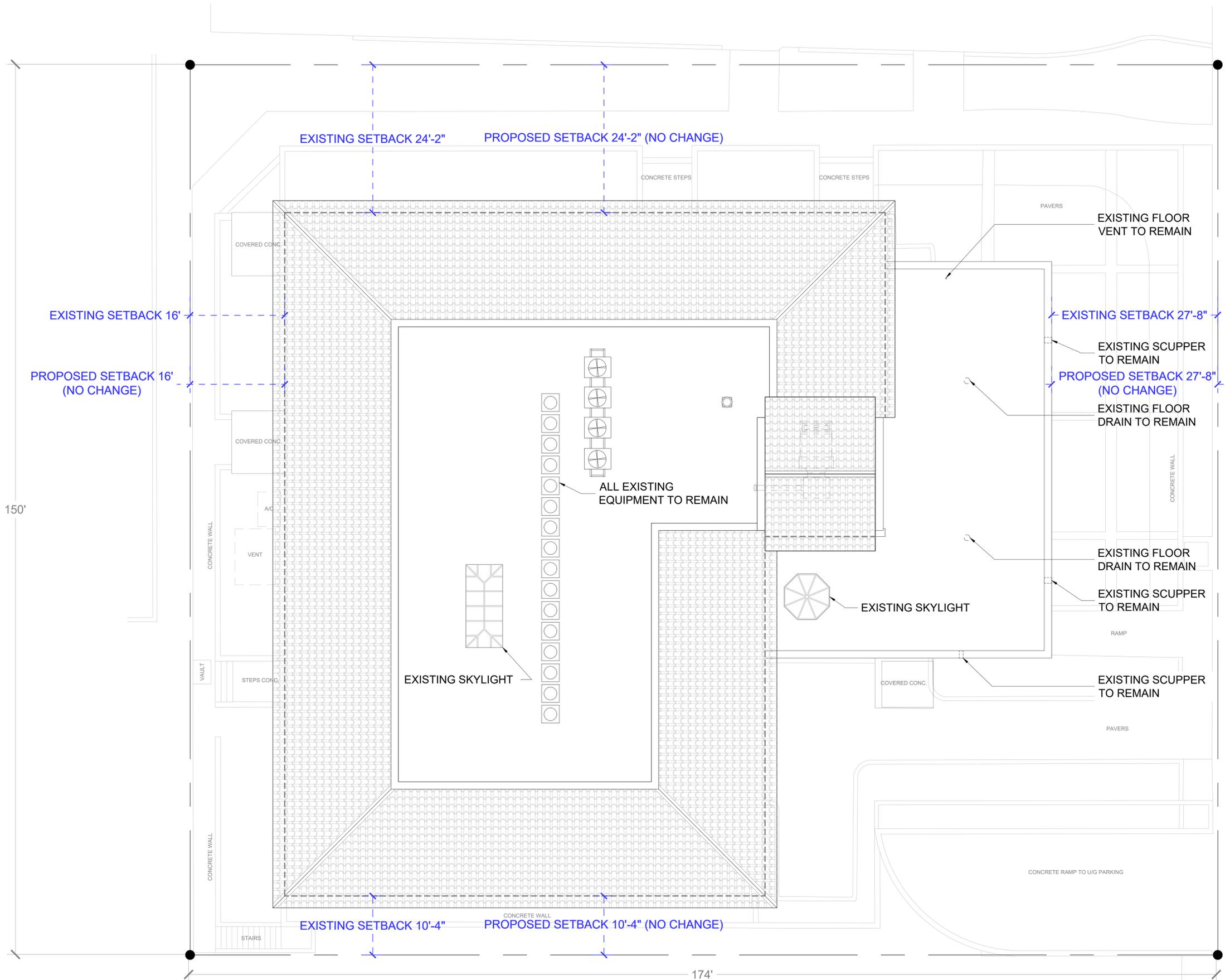




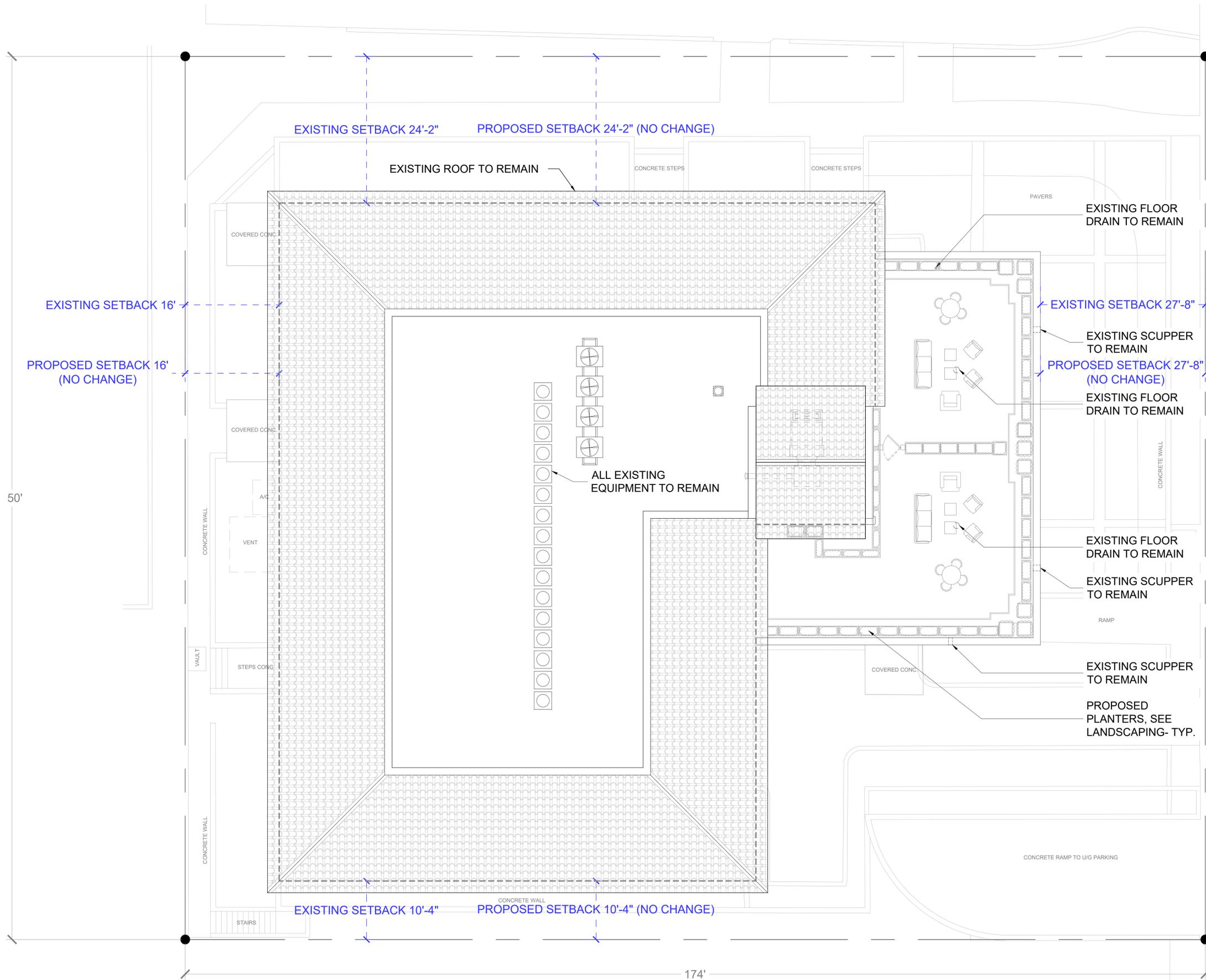
1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

**ZON: 24-007
ARC-23-162**





1 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

ZON: 24-007
ARC-23-162