

LOUIS VUITTON

P a l m B e a c h

222 Worth Avenue
Palm Beach, FL 33480

File Number: ARC-24-017
Date of Pre Application: 11/02/2023

1 PROJECT TITLE



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

Line #	Zoning Legend			
1	Property Address:	222 Worth Avenue, Palm Beach, FL 33480		
2	Zoning District:	C-WA-Worth Avenue District		
3	Lot Area (sq. ft.):	7,003 Square feet		
4	Lot Width (W) & Depth (D) (ft.):	140.08' X 50.0'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	COMMERCIAL		
6	FEMA Flood Zone Designation:	ZONE AE		
7	Zero Datum for point of meas. (NAVD)			
8	Crown of Road (COR) (NAVD)			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4000SQ. FT	4027 Sq.ft	No change
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Pkgs., Stables, etc.)		7625 Sq.ft	No change
12	*Front Yard Setback (Ft.)			
13	* Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)		428 sq.ft	N/A
15	*Rear Yard Setback (Ft.)		3,067 sq.ft	No Change
16	Angle of Vision (Deg.)			
17	Building Height (Ft.)	15 Feet	2 story and 34'-6"	No Change
18	Overall Building Height (Ft.)	25 Feet	34'-6"	No Change
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)			
22	Base Flood Elevation (BFE)(NAVD)			
23	Landscape Open Space (LOS) (Sq Ft and %)			
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)			
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* 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 [\(Sec. 134-1805\)](#)

*** Provide Native plant species info per category as required by [Ord. 063-2023](#), on separate TOPB Landscape Legend

SQUARE FOOTAGE CALCULATIONS		
	SALES AREA	BOH
FIRST FLOOR	3878 SQ. FT.	149 SQ. FT.
SECOND FLOOR	1133 SQ. FT.	2465 SQ. FT.
TOTAL	5011 SQ. FT.	2614 SQ. FT.
GRAND TOTAL	7625 SQ. FT.	

REV BF 20230626

2 ZONING LEGEND

		11/02/2023	11/07/2023	12/06/2023	01/22/2024	02/02/2024	REMARKS
		ISSUE FIRST SUBMITTAL	ISSUE 2ND SUBMITTAL	ISSUE FINAL SUBMITTAL	ARCOM MEETING PRESENTATION	ARCOM RESUBMISSION	
ARCHITECTURAL							
A-000	COVER SHEET	●	●	●	●	●	
A-001	LOCATION MAPS	●	●	●	●	●	
A-002	HISTORIC PHOTO	●	●	●	●	●	
A-003	DRAWING FROM 1948 - 1 STORY BUILDING				●	●	
A-004	1952 FACADE DRAWINGS				●	●	
A-005	1966 WINDOW ALTERATION				●	●	
A-006	DANIEL FOXX EXTERIOR FACADE 1993	●	●	●	●	●	
A-007	ESCADA EXTERIOR FACADE	●	●	●	●	●	
A-008	SITE PLAN	●	●	●	●	●	
A-100	EXISTING FIRST FLOOR LAYOUT	●	●	●	●	●	
A-101	EXISTING SECOND FLOOR LAYOUT	●	●	●	●	●	
A-102	EXISTING ROOF LAYOUT	●	●	●	●	●	
A-110	EXISTING FACADE	●	●	●	●	●	
A-120	EXISTING SURROUNDING PHOTOS	●	●	●	●	●	
A-121	EXISTING SURROUNDING PHOTOS	●	●	●	●	●	
A-122	EXISTING SURROUNDING PHOTOS	●	●	●	●	●	
A-123	EXISTING SURROUNDING PHOTOS				●	●	
A-124	LV FACADE REFERENCE PHOTOS AROUND USA				●	●	
A-130	PROPOSED FIRST FLOOR LAYOUT	●	●	●	●	●	
A-131	PROPOSED SECOND FLOOR LAYOUT	●	●	●	●	●	
A-132	PROPOSED CONSTRUCTION FENCE	●	●	●	●	●	
A-140	EXISTING FACADE & PLAN DETAIL	●	●	●	●	●	
A-141	EXISTING FACADE PHOTO	●	●	●	●	●	
A-142	PROPOSED FACADE & PLAN DETAIL	●	●	●	●	●	
A-143	PROPOSED FACADE RENDERING	●	●	●	●	●	
A-144	PROPOSED FACADE SECTION	●	●	●	●	●	
A-145	PROPOSED FACADE SIGNAGE	●	●	●	●	●	
A-146	SIGNAGE DETAILS	●	●	●	●	●	
A-200	PROPOSED INTERIOR ELEVATIONS	●	●	●	●	●	
A-201	PROPOSED INTERIOR ELEVATIONS	●	●	●	●	●	
A-202	PROPOSED INTERIOR ELEVATIONS	●	●	●	●	●	
A-203	STREET SECTION	●	●	●	●	●	

OWNER
LOUIS VUITTON AMERICAS
1 EAST 57TH STREET,
NEW YORK, NEW YORK 10022

PRICILLYA BLOESS
VICE PRESIDENT OF STORE DEVELOPMENT
EMAIL: pricillya.bloess@louisvuitton.com

LANDLORD
MARK WAXMAN
PHONE: (561) 307-1925
EMAIL: draykupmzw@gmail.com

ARCHITECT
ATMOSPHERE DESIGN GROUP
465 COLUMBUS AVENUE, SUITE 305
VALHALLA, NEW YORK 10595

PHILLIP SUMMERS, AIA
ARCHITECT OF RECORD
FLORIDA LICENSE NO: AA26002293
PHONE: (914)747-2344 EXT. 119
EMAIL: psummers@atmosphere-dg.com

RICO GATMAITAN
PARTNER
PHONE: (914) 747-2344 ext. 114
EMAIL: rgatmaitan@atmosphere-dg.com

LUDOVICA DOUGLAS
PROJECT MANAGER
PHONE: (914) 747-2344 ext. 224
EMAIL: ldouglas@atmosphere-dg.com

4 PROJECT DIRECTORY

ARCHITECTURAL SCOPE FOR THE EXTERIOR SHALL INCLUDE EXISTING SECOND FLOOR FAÇADE TO REMAIN. FIRST FLOOR FAÇADE PILASTERS SHALL BE ADJUSTED AS NEEDED TO ALIGN WITH GEOMETRY OF THE SECOND FLOOR. THE EXISTING WOOD DOOR SHALL BE REMOVED, THE TRANSOM ABOVE SHALL BE CAREFULLY REMOVED AND REMAIN ON SITE AS ADVISED BY THE TOWN, THE ARCHED WINDOW SHALL BE REMVOED. THREE OF THE BAYS CREATED BY THE PILASTERS SHALL BE INFILLED WITH A NEW IMPACT-RATED GLASS AND FRAME SYSTEM. THE NEW FRAME SYSTEM SHALL HAVE A BRASS LIKE FINISH. A NEW DOUBLE ENTRY DOOR SHALL BE RECESSED INTO THE THIRD BAY FROM THE LEFT. A SECUIITY GATE SHALL BE INSTALLED ON THE INTERIOR BEHIND THE ENTRY DOORS. NEW AWNINGS BASED ON HISTORICAL PRECEDENTS SHALL BE INSTALLED. THE FRONT EXTERIOR FAÇADE SHALL BE PAINTED WHITE TO MATCH THE EXISTING EXTERIOR. THE REAR FENCE WILL BE REPLACED WITH A WOOD WITH A GATE FOR ACCESS. THE EXISTING LAWN IS TO REMAIN AND SHALL BE RESEEDD WITH TRADITIONAL GRASS FOR THE AREA.

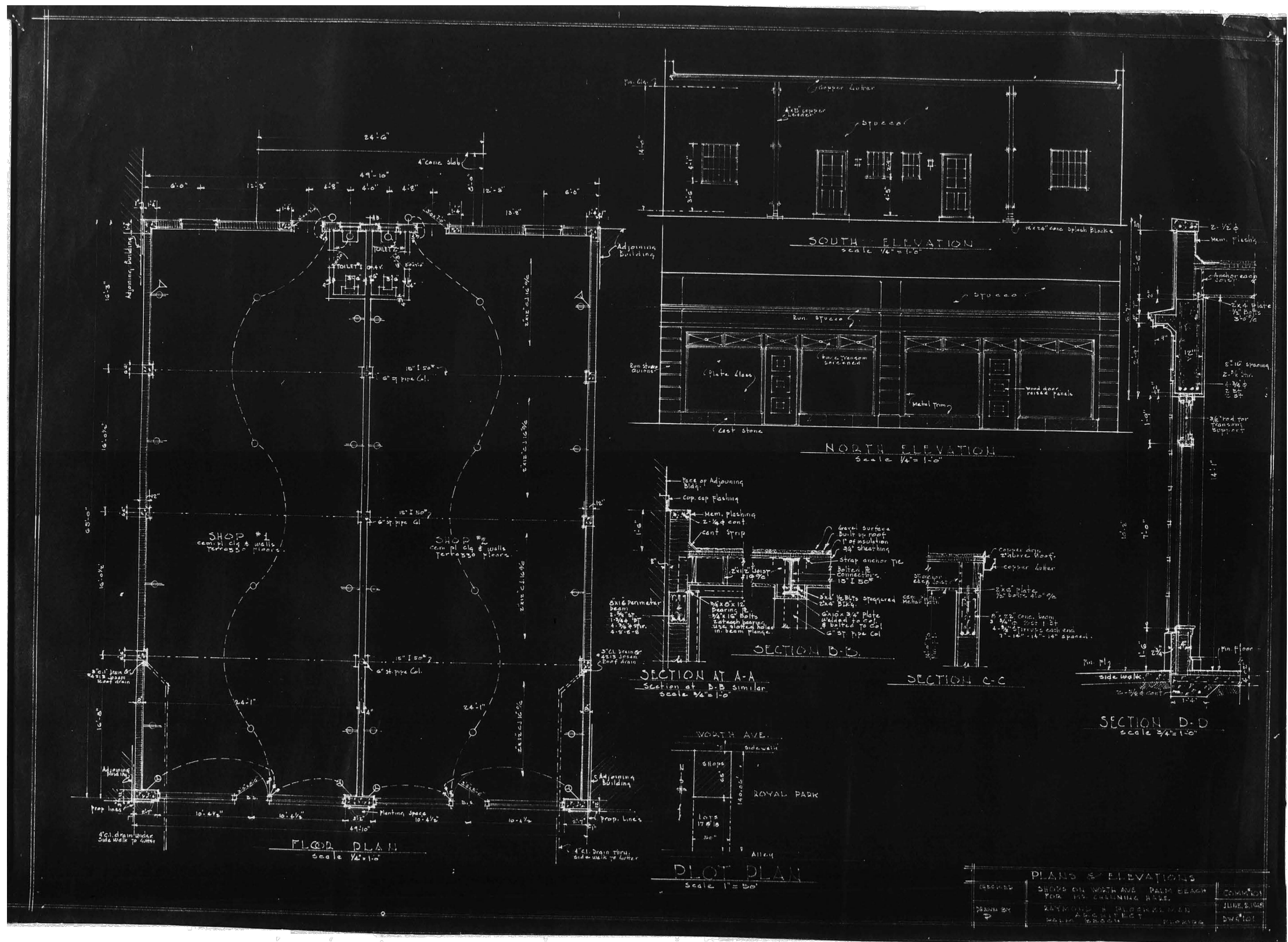
ONE SIGN IS PROPOSED ABOVE THE DOUBLE DOORS. THE SIGN SHALL COMPLY WITH ZONING SECTION 134-2437. THE SQUARE FOOTAGE OF THE SIGNS ARE WITHIN THE 20 SQ. FT. ALLOWED BY THE ZONING SECTION 134-2438.

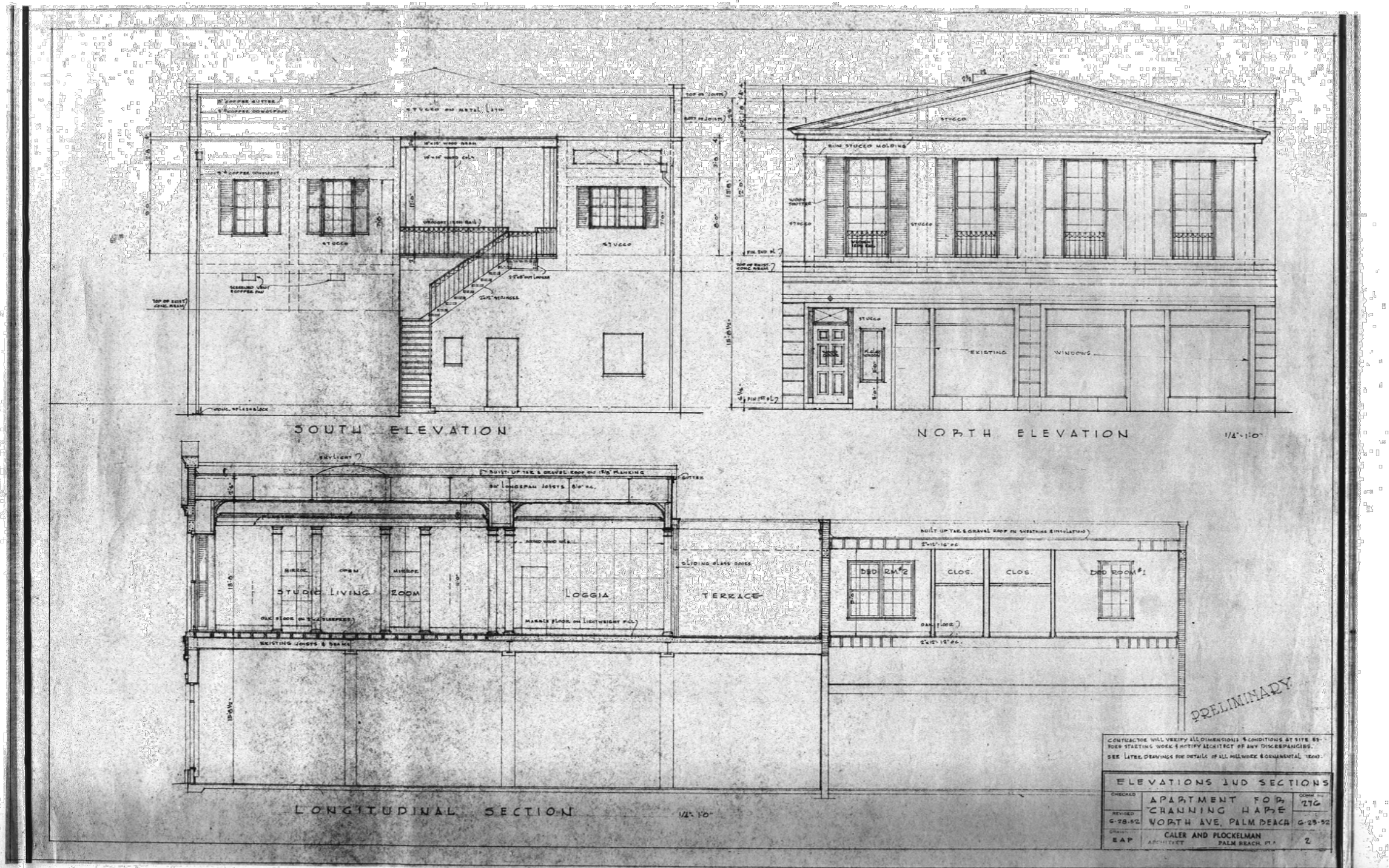
ARCHITECTURAL SCOPE ON INTERIOR SHALL INCLUDED ELECTRICAL PANELS TO REMAIN, NEW ELECTRICAL CIRCUITING, LIGHTING AND OUTLETS TO BE INSTALLED. NEW MECHANICAL EQUIPMENT, EXISTING ROOF TOP MECHANICAL EQUIPMENT LOCATIONS TO BE REUSED. THE SIZE OF THE NEW UNITS SHALL NOT EXCEED THE CURRENT UNIT SIZES. NEW CEILING, INTERIOR PARTITIONS, MILLWORK AND FINISHES. NEW ACCESSIBLE RESTROOM TO BE INSTALLED.

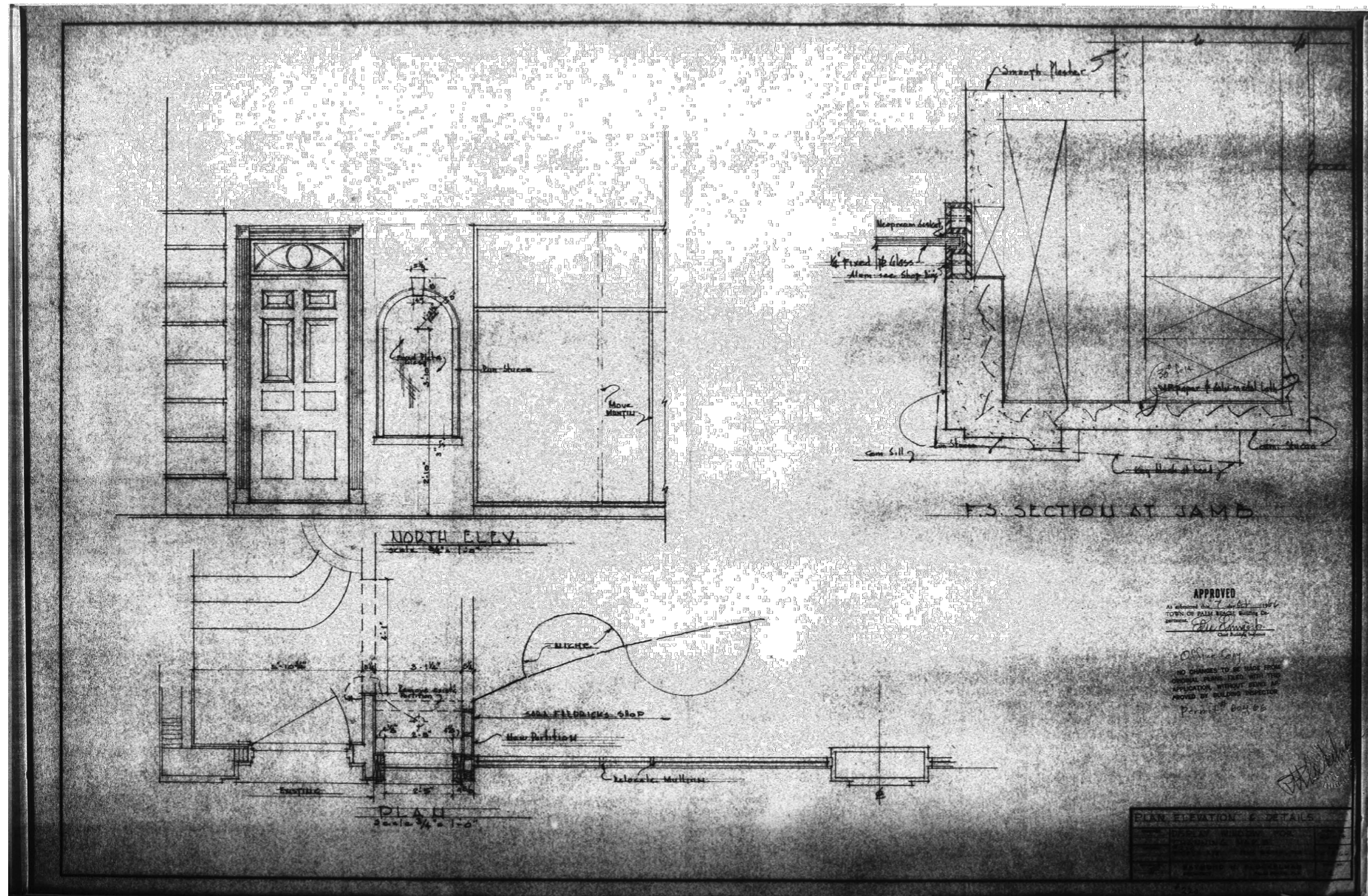
5 SCOPE OF WORK

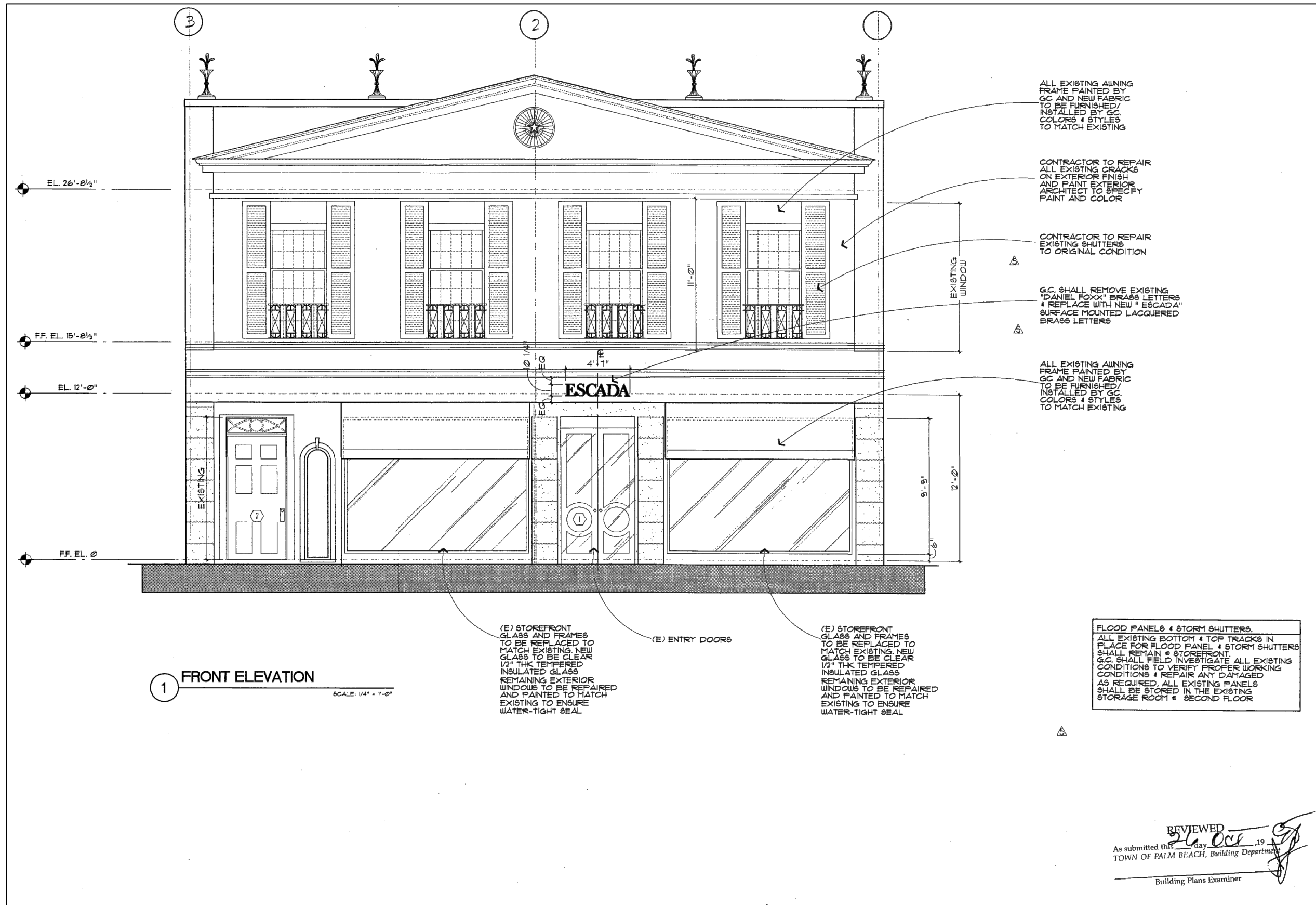


Worth Avenue. The Mink Mile. Channing Hare's building, 222 Worth Avenue, is the 4th building on the left with the finials along the roofline. Hare's apartment was above Martha's salon, his tenant. *[Historical Society of Palm Beach County]*

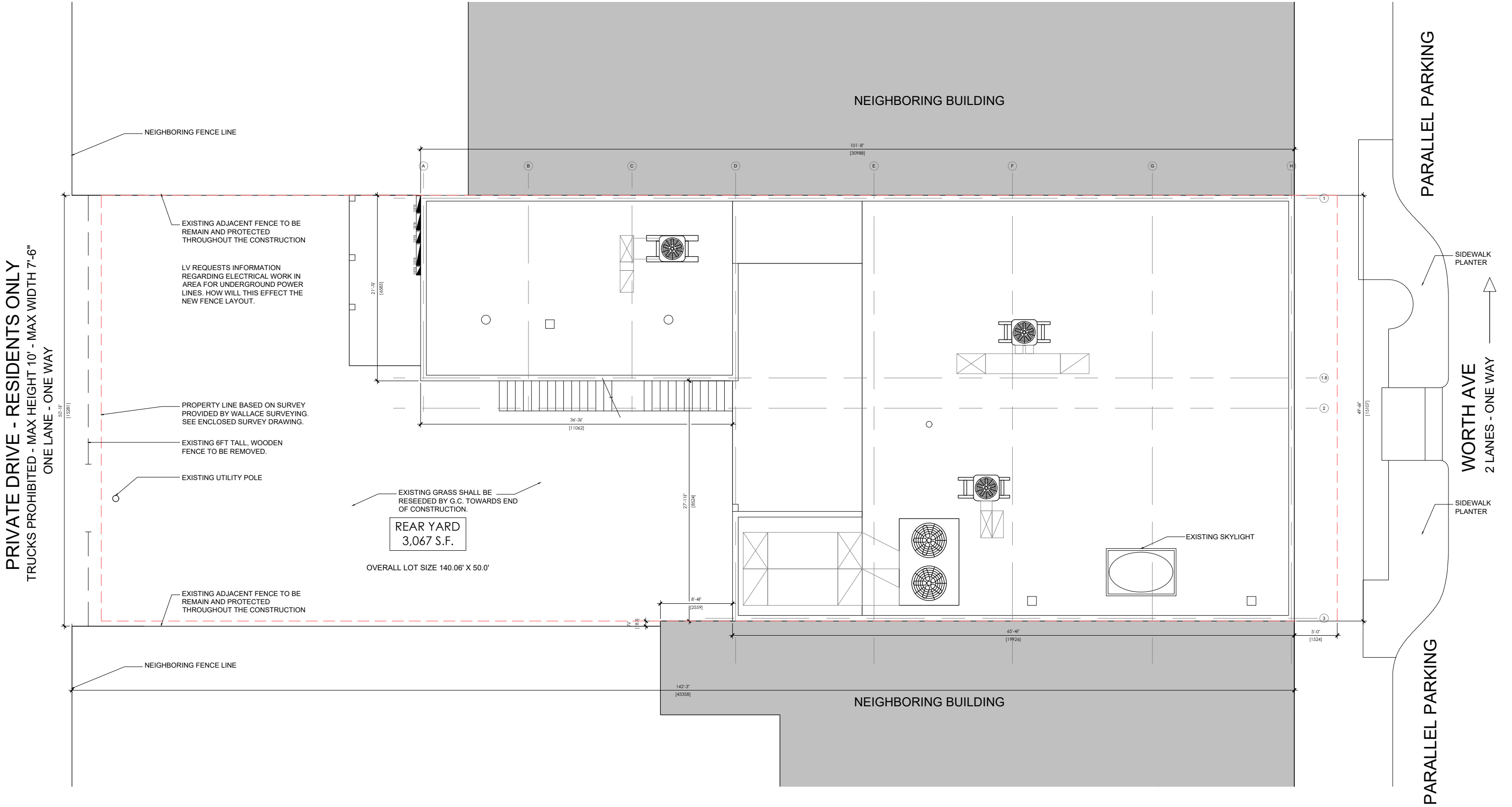


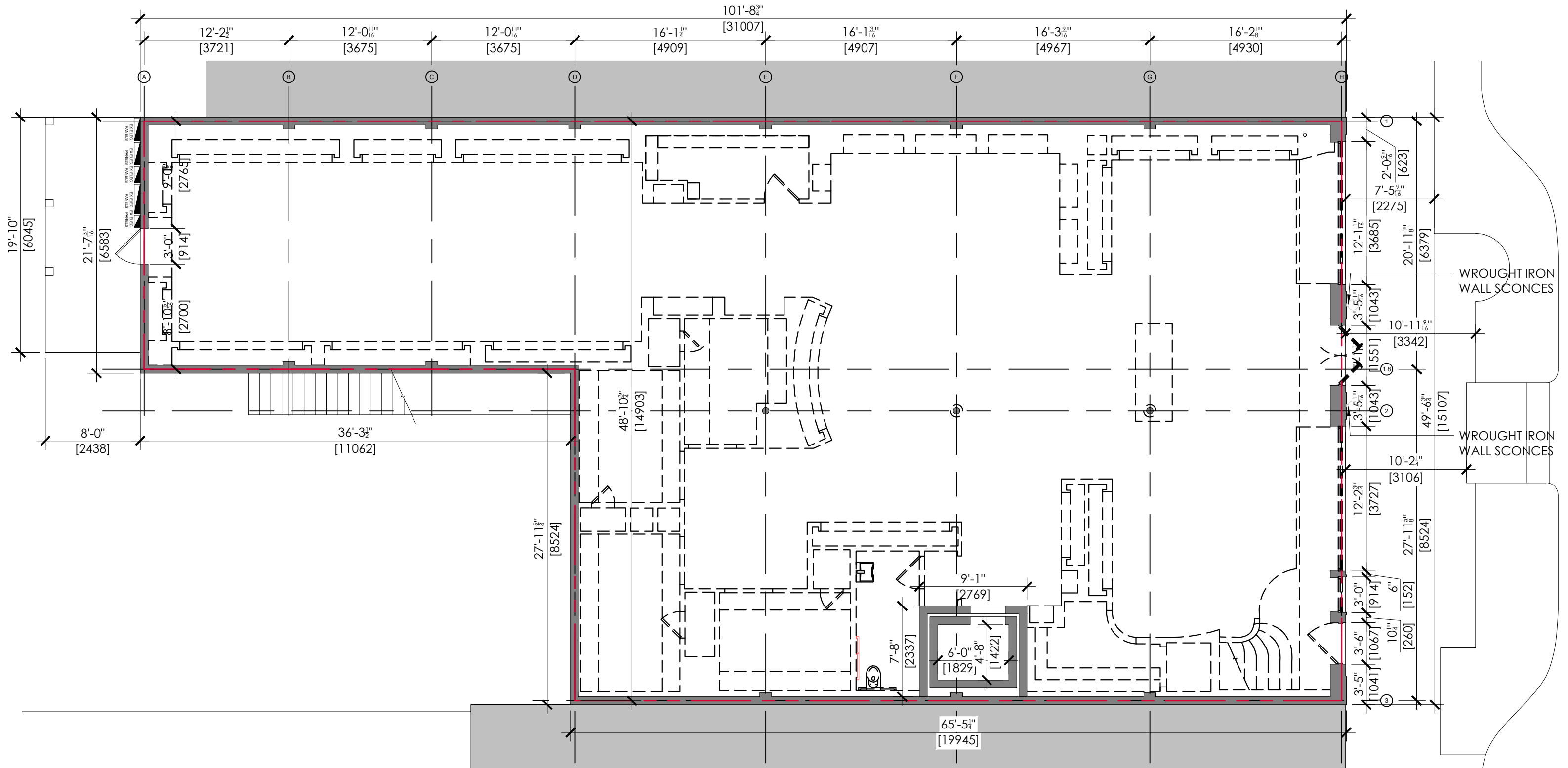


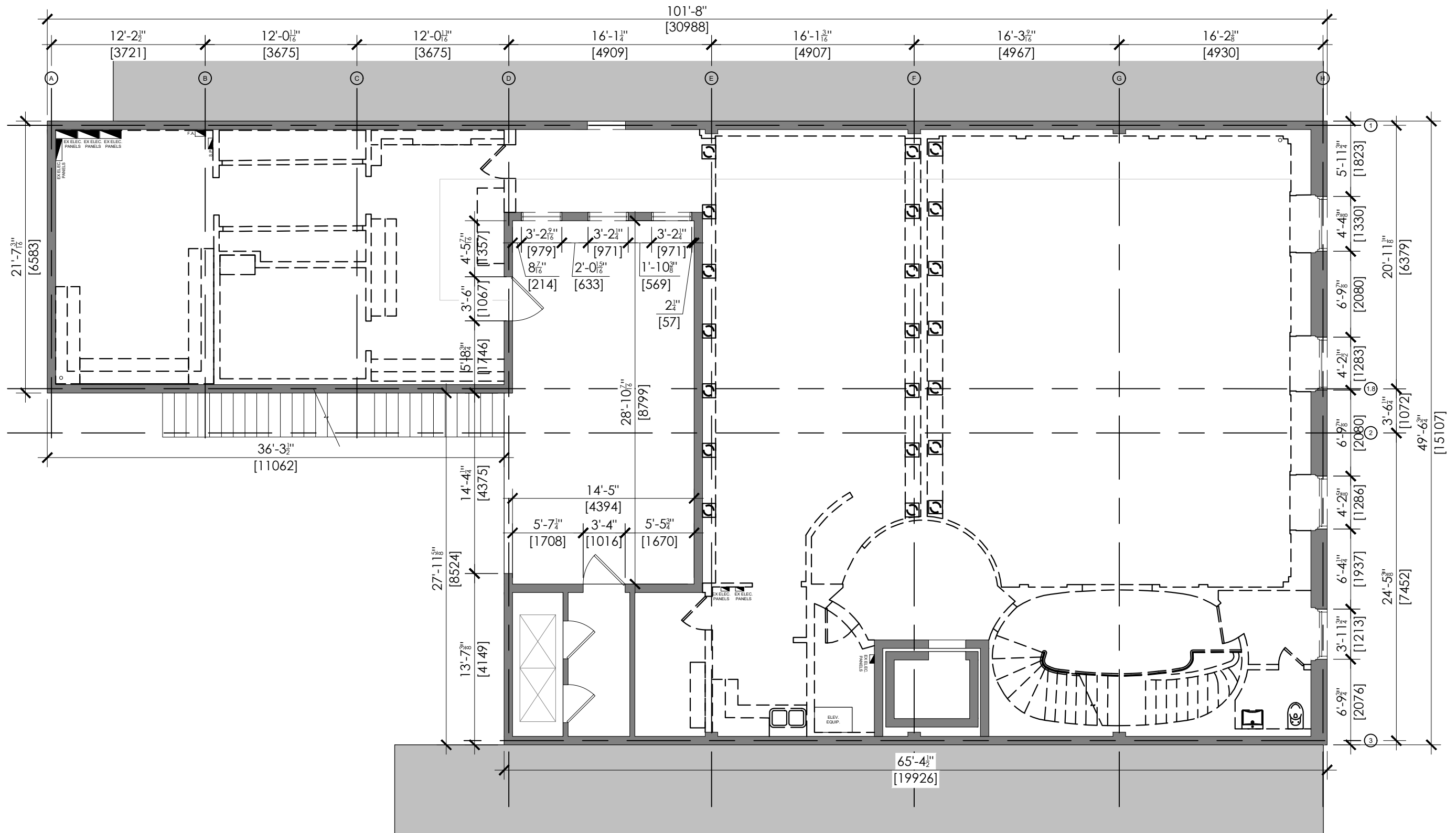




1 ESCADA EXTERIOR FACADE

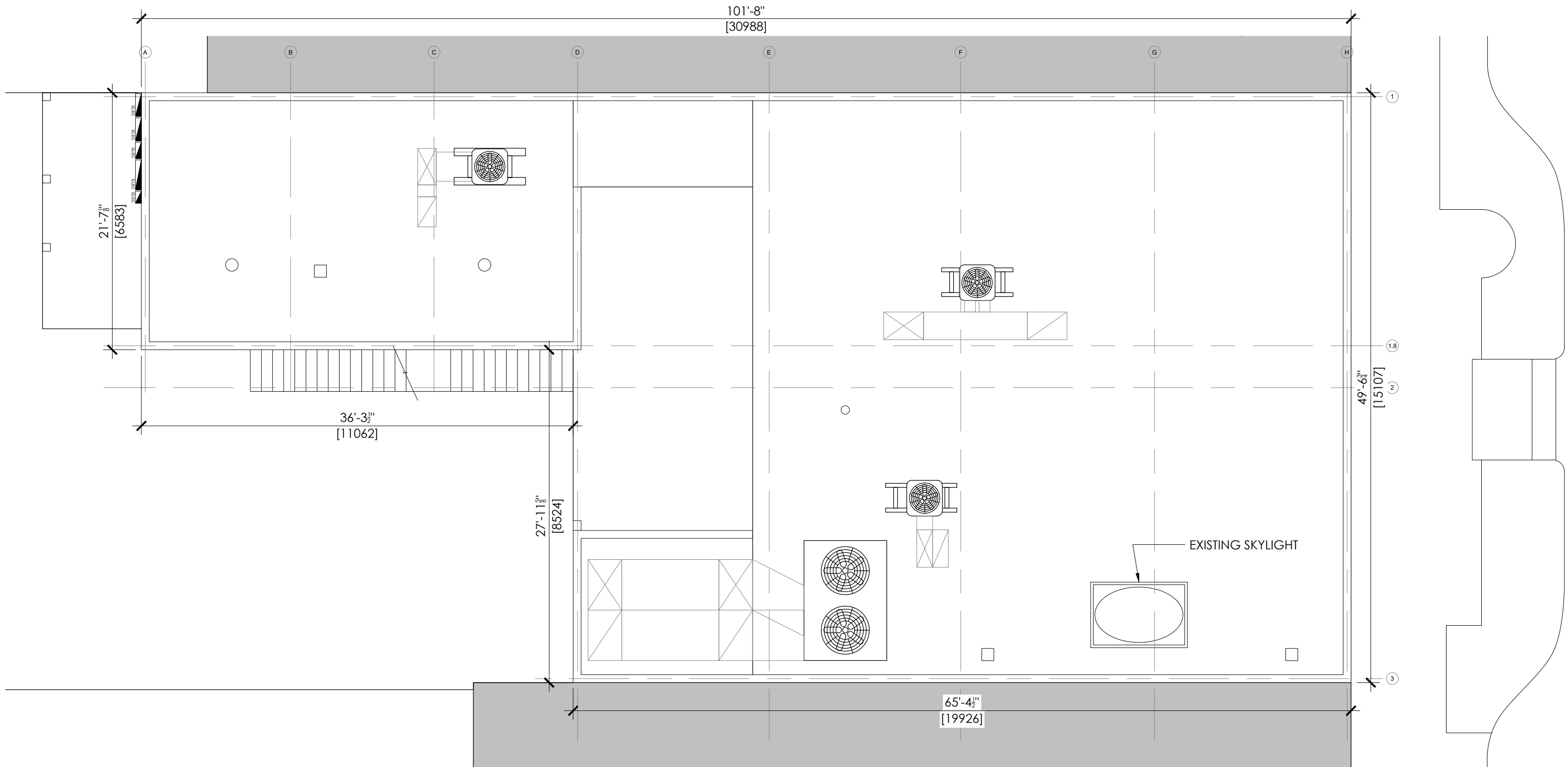


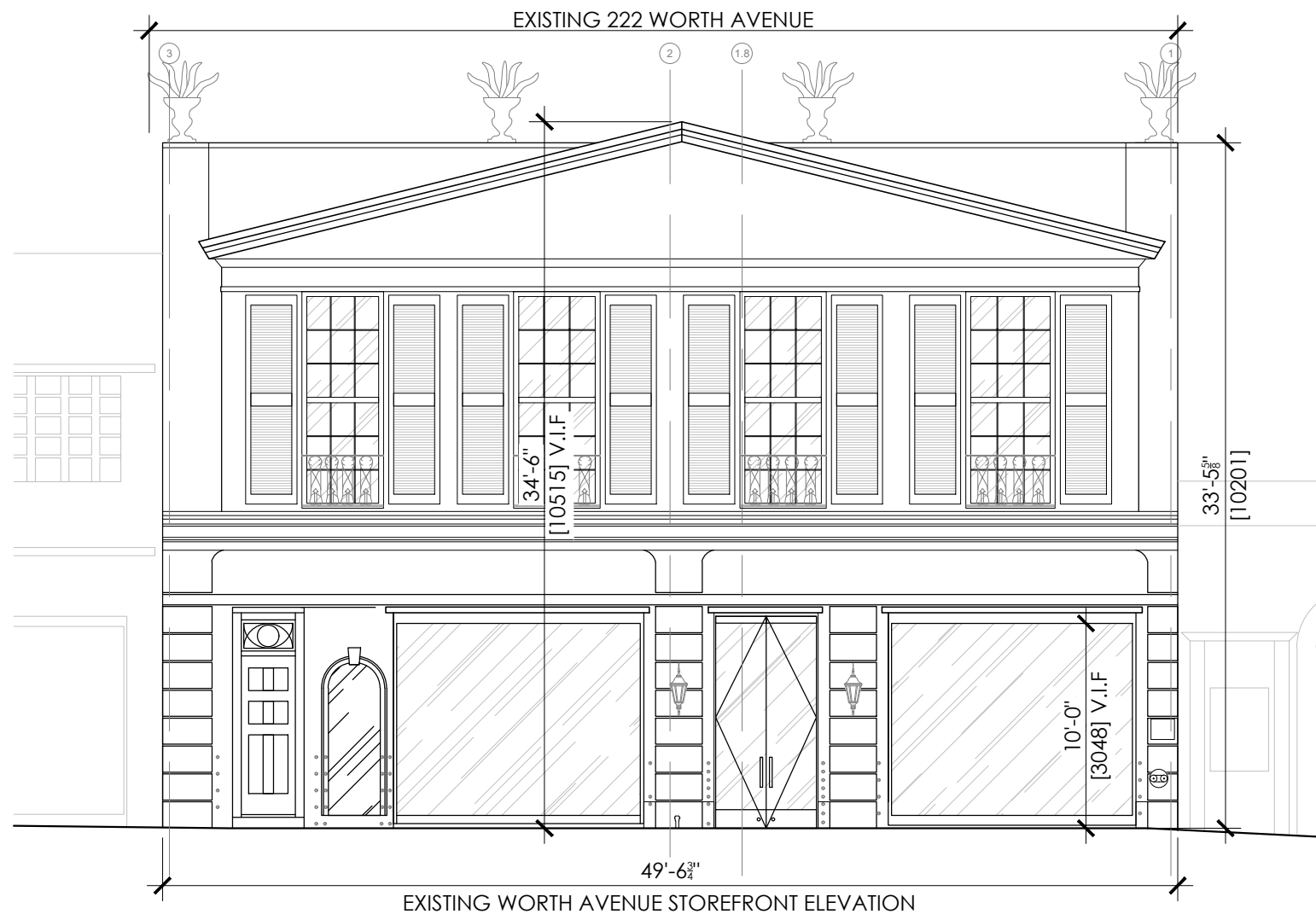




1 EXISTING SECOND FLOOR LAYOUT

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





1 EXISTING FACADE

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

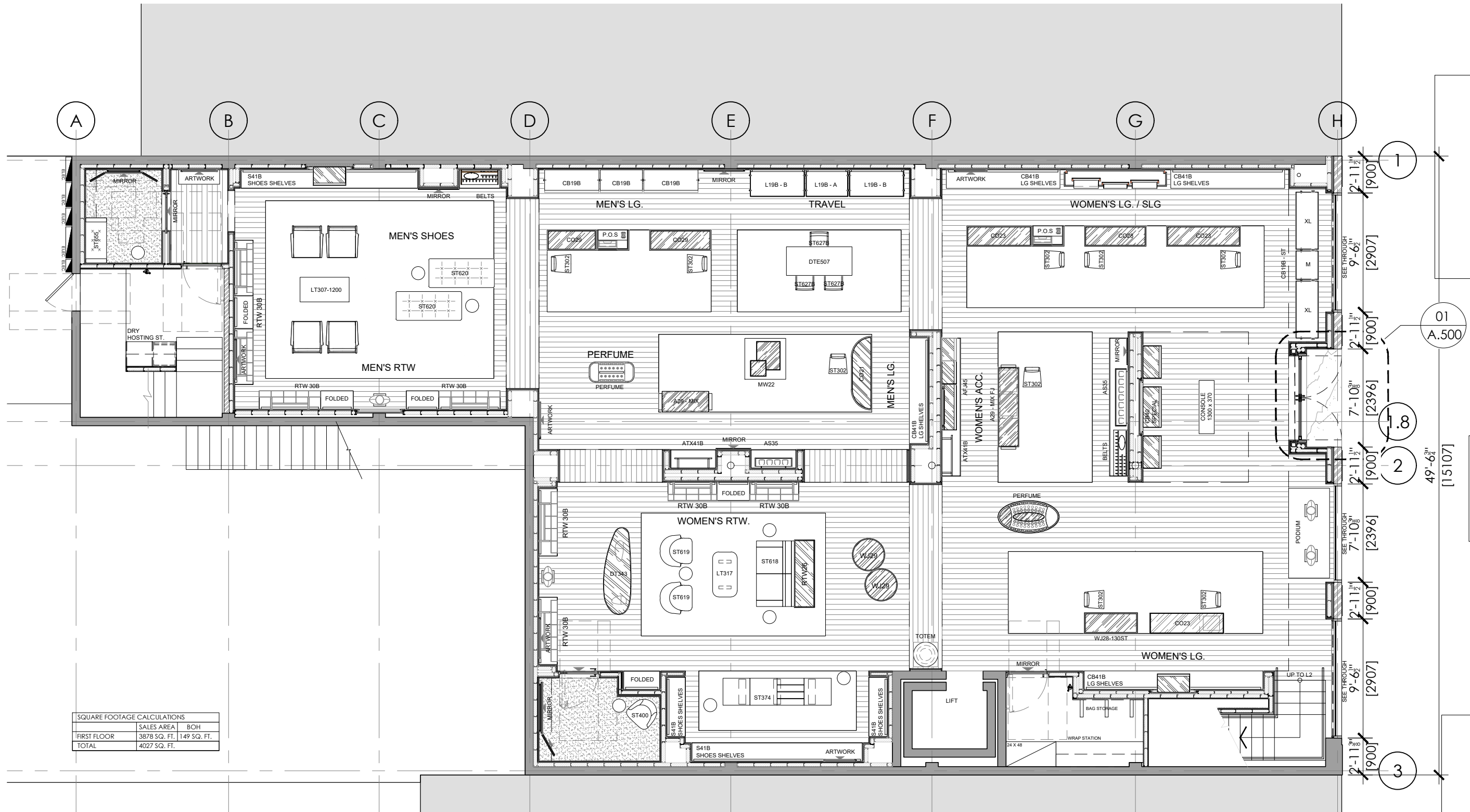






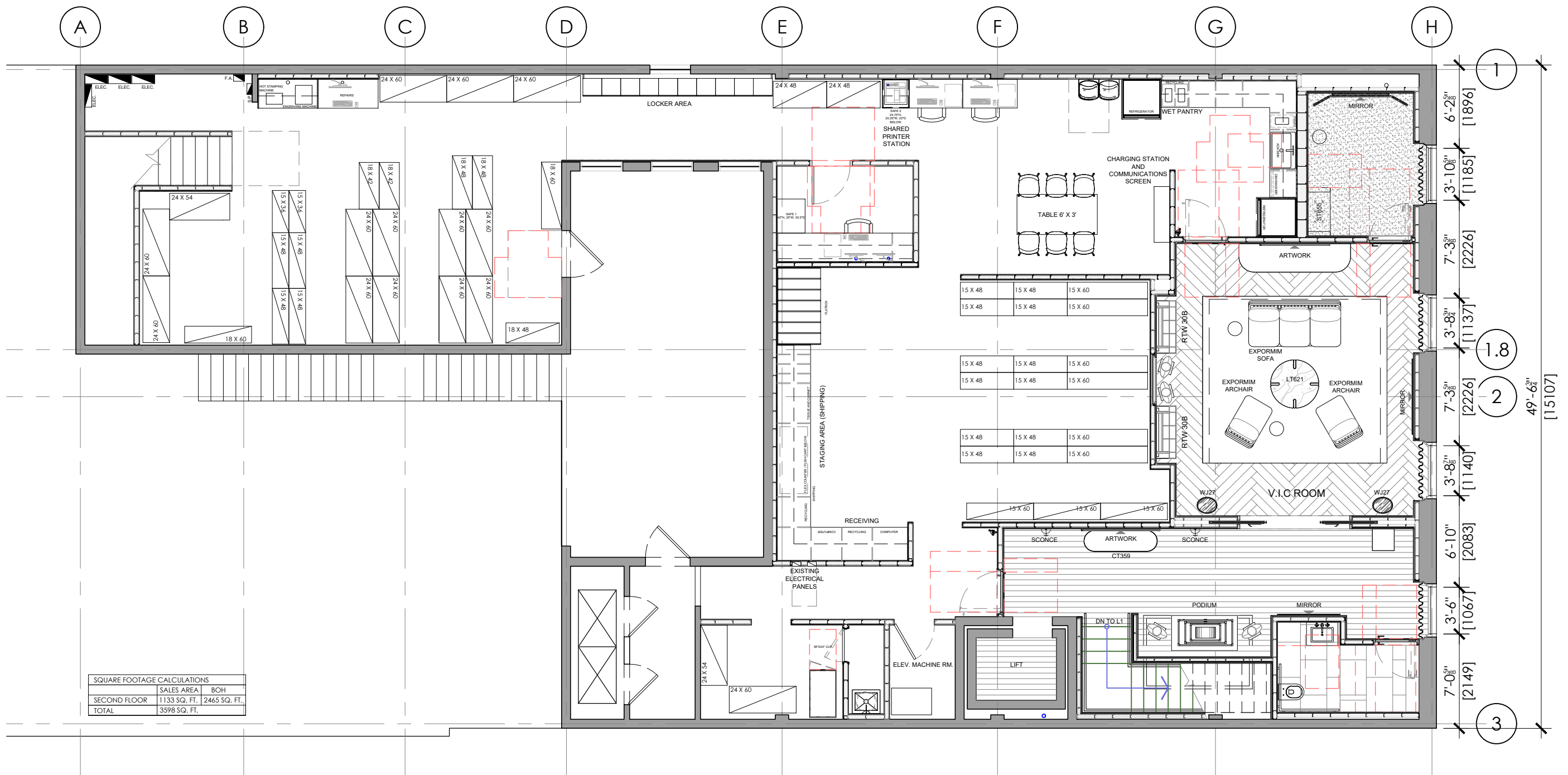






1 PROPOSED FIRST FLOOR PLAN LAYOUT

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



1 PROPOSED SECOND FLOOR PLAN LAYOUT

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

