

PROPOSED INTERIOR REMODEL AT:

219, 221 WORTH AVENUE, 220 PERUVIAN AVE.

RECEIVED

By yfigueroa at 11:58 am, Feb 12, 2024

TOWN OF PALM BEACH

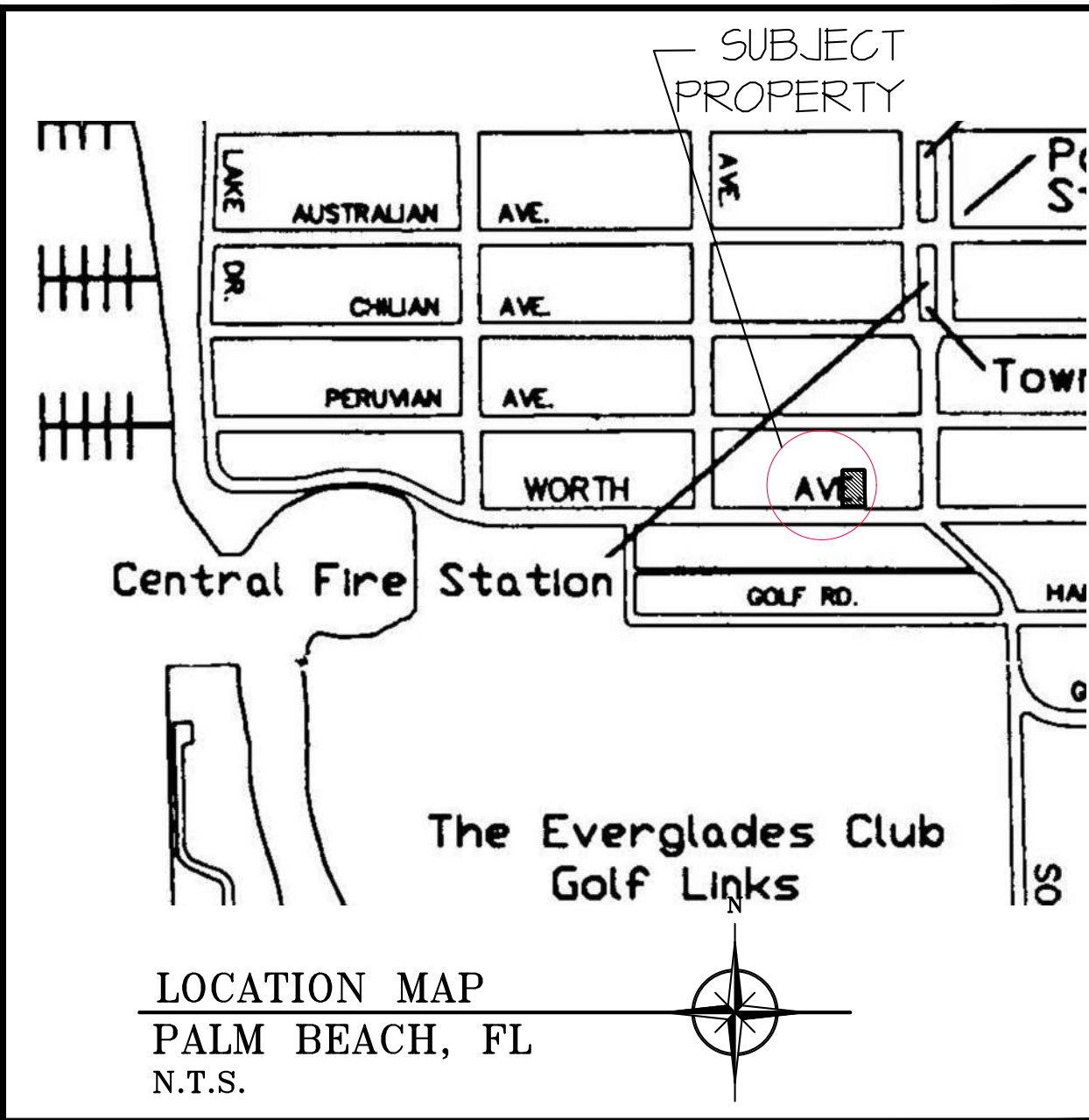
PALM BEACH COUNTY, FLORIDA

FINAL SUBMITTAL FEB. 12, 2024

ZON - 24 - 002

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PROPOSED INTERIOR REMODEL ONLY - NO EXTERIOR OR STOREFRONT IMPROVEMENTS AT THIS TIME.

CONSULTANTS AND ENGINEERS:

				CIVIL ENGINEER: KIMLEY-HORN 477 S. ROSEMARY #215 WEST PALM BEACH, FL 33401 561.840.0848	STRUCTURAL ENGINEER: BOTKIN PARSSI & ASSOC. 2749 EXCHANGE COURT WEST PALM BEACH, FL 33409 561-965-1957	GENERAL CONTRACTOR: BATTEN CONSTRUCTION, INC. 1400 CLARE AVE. WEST PALM BEACH, FL 33401 561.820.0027		JOB NUMBER: ARCOM FIRST SUBMITTAL: ARCOM SECOND SUBMITTAL: ARCOM FINAL SUBMITTAL:	23-116 01.12.2024 01.29.2024 02.12.2024
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PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4107, LICENSE #AA-C00174

DATE: 09-18-2023

DRAWN: MJS

REVISIONS:

- 10-31-2023 REFINE SCOPE
- PRE APP 2 JAN 4, 2024
- FIRST SUBMITTAL JAN. 12, 2024
- SECOND SUBMITTAL 01.29. 2024
- SECOND SUBMITTAL: 02.02.2024
- FINAL SUBMITTAL 02.12.2024

ZON-24-002

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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER P. JANSSEN

AR0014785

AR-14785

DRAWING NO.

A-0.00

JOB NUMBER:

23-116

**ALTA/NSPS LAND TITLE SURVEY FOR:
219 WORTH AVENUE HOLDINGS, LLC A DELAWARE
LIMITED LIABILITY COMPANY**

218 Worth Avenue Holdings, LLC, a Delaware limited liability company
225 Worth Avenue Holdings, LLC, a Delaware limited liability company
Chicago Title Insurance Company
Aithene Annuity and Life Company, an Iowa corporation, its successors and assigns
Stearns Weaver Milner Wellesier Alhadeff & Silterson, P.A.
Denlons US LLP
Stewart Title Guaranty Company

A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.I. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
C.O. = CLEAN OUT
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
DIV. = DRIVEWAY
E.B. = ELECTRICAL BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
G.A. = GUY ANCHOR
ID. = INSIDE DIAMETER
INV. = INVERT
I.T.V.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIFTED ACCESS EASEMENT
L.C.B. = LOCKE BOARD
L.V.D.D. = LAKE WORTH DRAINAGE DISTRICT
(L) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY

Lots 20 and 21, Block 15, ROYAL PARK ADDITION, according to the Plat thereof, on file, in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 4, Page 1.

LAKE WORTH LAGOON

ISLAND
ENCLOSURE

CHULAV AVE

FERNAN AVE

NORTH AVE

GOLF RD

HARVARD AVE

CUCKSTREAM RD

WORTH ROAD

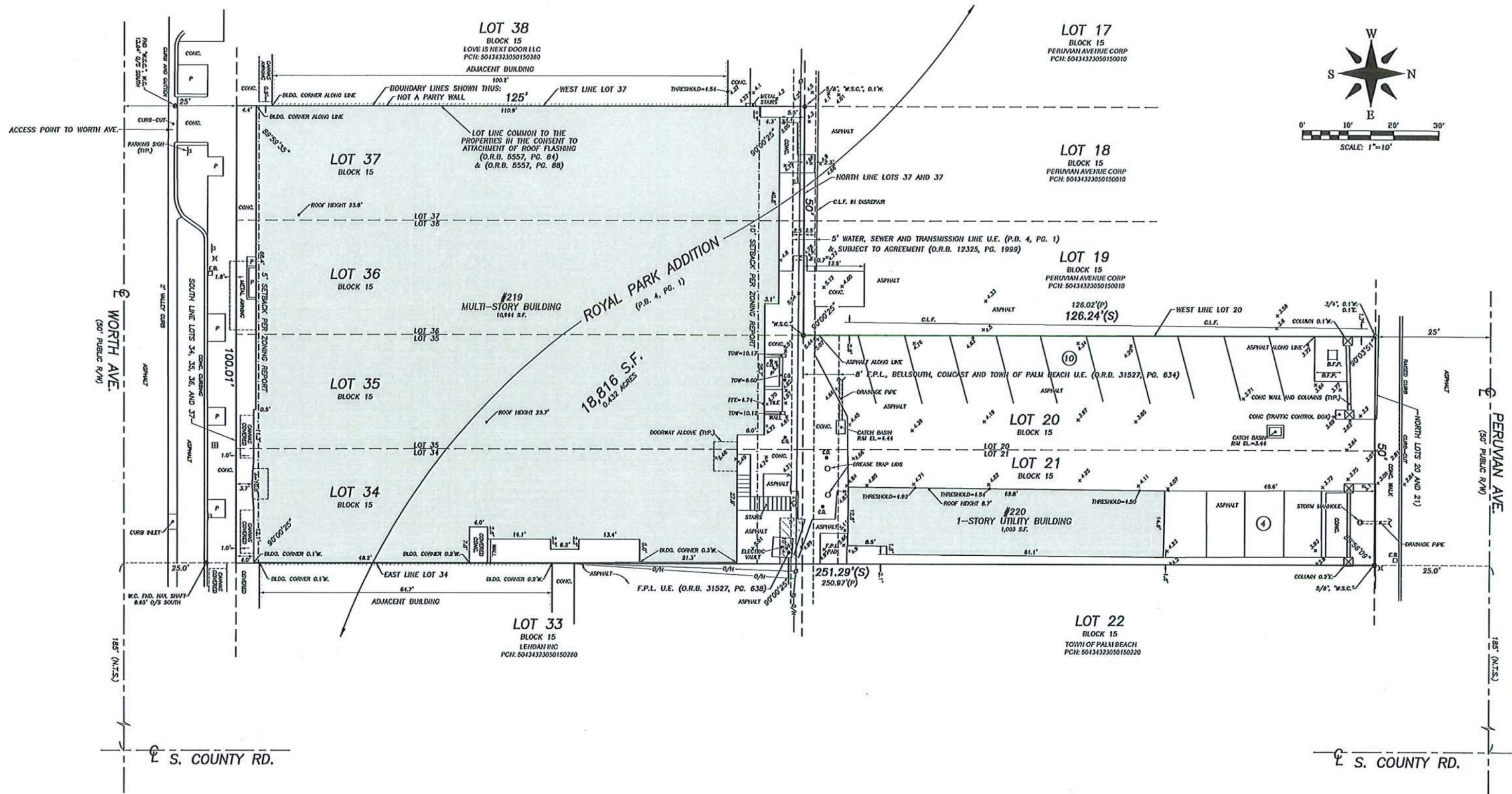
ATLANTIC OCEAN

SITE

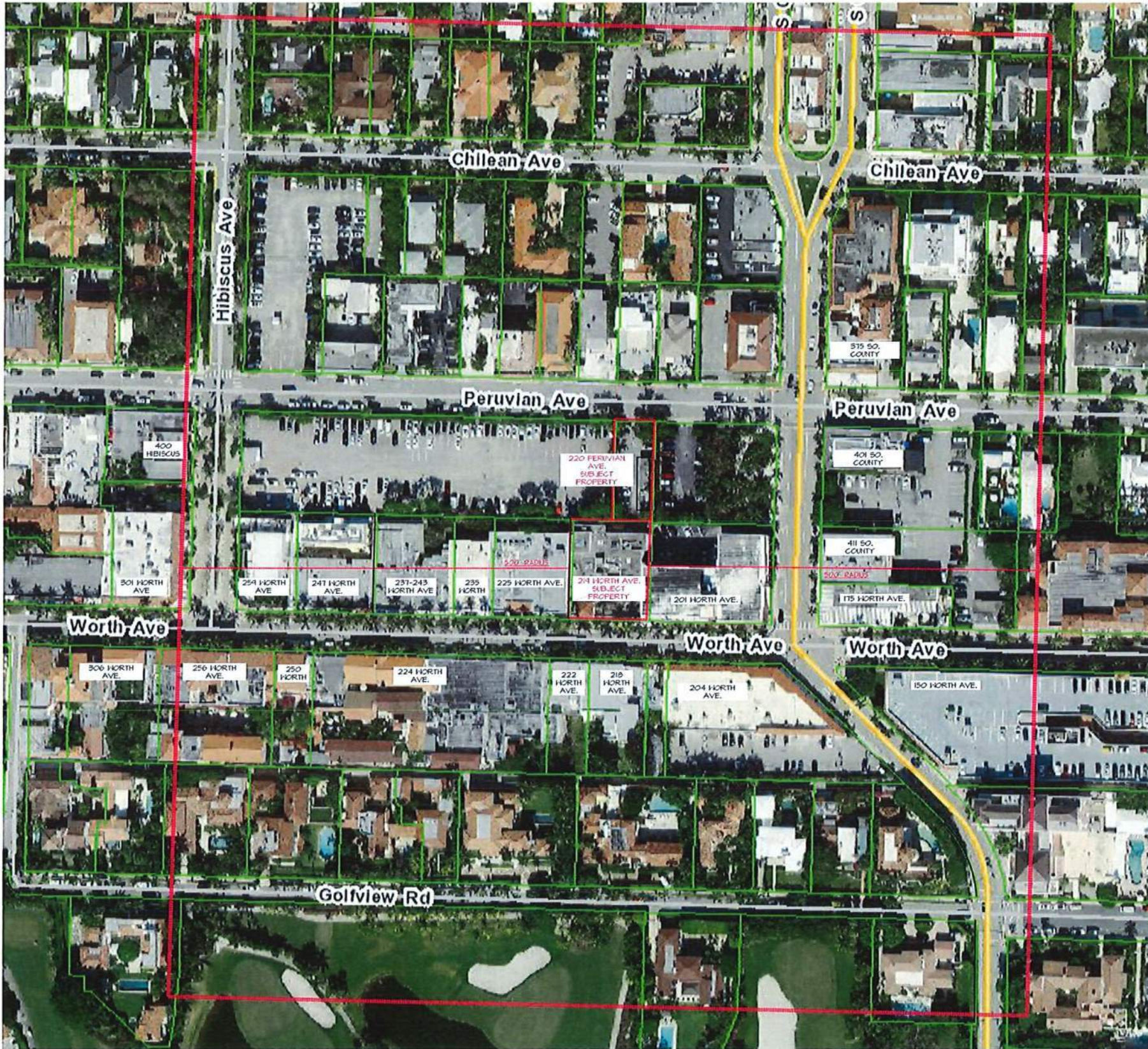
TITLE COMMITMENT REVIEW- Lots 20, 21, 34, 35, 36 & 37, Block 16						
GUDEN 218 York Ave. a Hb Eng. LLC, a Delaware limited liability company & 218 York Ave. a Hb Eng. LLC, a Delaware limited liability company		CONVEYANCE ID: 11543111	DATE: 03/14/21			
UNICATED B'n. City of Pa		DOBID: 11443111				
B2 ITEM NO	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT SURVEY MATTER
1-4	NA	Standard Easement				*
5	PDF 4 PQ 1	Enclosed easement for 218 York Ave. Hb Eng. LLC and 218 York Ave. Hb Eng. LLC, a Delaware limited liability company and 218 York Ave. Hb Eng. LLC, a Delaware limited liability company, as shown on the plat of record filed by the City of Philadelphia, Pa. dated 03/14/21.	*			
6	CFB 5557 PQ 64 CFB 5557 PQ 63	Consent to easement for 218 York Ave. Hb Eng. LLC	*			
7	CFB 5552 PQ 517	General Powers and Duties of the City of Philadelphia		*		
8	CFB 12325 PQ 1999	Agreement by the City of Philadelphia to the Town of Philadelphia	*			
9	CFB 31527 PQ 618	Underground Easement for 218 York Ave. Hb Eng. LLC	*			
10	CFB 31527 PQ 634	Underground Easement for 218 York Ave. Hb Eng. LLC	*			
11	CFB 25326 PQ 529	Terms, conditions, covenants and other matters in relation to the use of the property, as shown on the plat of record filed by the City of Philadelphia, Pa. dated 03/14/21.				*
11a	CFB 32272, PQ 773	As affected by that Subordination, Hb Eng. LLC and Hb Eng. LLC, a Delaware limited liability company, as shown on the plat of record filed by the City of Philadelphia, Pa. dated 03/14/21.				*
12	NA	Standard Easement				*
13	CFB 5777, PQ 654	Terms, conditions, covenants and other matters in relation to the use of the property, as shown on the plat of record filed by the City of Philadelphia, Pa. dated 03/14/21.				*
14	CFB 5615, PQ 1063	Terms, conditions, covenants and other matters in relation to the use of the property, as shown on the plat of record filed by the City of Philadelphia, Pa. dated 03/14/21.				*
15	CFB 31527, PQ 641	Underground Easement for 218 York Ave. Hb Eng. LLC	*			
5517	NA	Standard Easement				*

[illegible]

FILED	J.C.	JOB NO	85-803.14	FA	PB348	PA	3
UTTERED	M.D.	DATE	05/03/23	IN	NO	85-803-4	
BY	C.W.	FOR	85-803-4.0/HG	DEPT			1 OF 2



ALTA/SPS LAND TITLE SURVEY FOR:			
219 WORTH AVENUE HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY			
 WALLACE SURVEYING CORP., LICENSED SURVEYORS & ENGINEERS 3555 VILLAGE BOULEVARD, SUITE 100, PALM BEACH, FLORIDA 33407 • (561) 840-4311			
FILED	J.C.	JOB NO. 85-803.14	TAB 348 PA 3
OFFICED	M.B.	DATE 05/03/23	PAGE NO. 85-803-4
BY	C.W.	REV. 85-803-4.0/10	SHEET 2 OF 2



VICINITY AERIAL
1000' RADIUS

PROPOSED TENANT REMODEL AT:

DATE: 01-18-2023
DRAWN: HJB
REVISIONS:
• 10-31-2023 REFINED SCOPE
• PRE APP 2 JAN 4, 2024
• FIRST SUBMITTAL JAN 12, 2024
• SECOND SUBMITTAL 01-29, 2024

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ROGER P. JANSSEN AR-14185

DRAWING NO.

SP-1.1

DATE: 01-18-2023

23-16

221 WORTH AVENUE

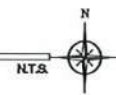
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE: AA-COOR18

ZON-24-002



LOCATION MAP
1000' RADIUS



PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-893-4707, LICENSE #AA-C00874

DATE: 01-18-2023
DRAWN: FLS

- REVISIONS:
- 10-31-2023 REFINE SCOPE
 - PRE APP 2 JAN 4, 2024
 - FIRST SUBMITTAL JAN 12, 2024
 - SECOND SUBMITTAL 01.21.2024

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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.2

JOB NUMBER: 23-16



219, 221 North Avenue
SUBJECT PROPERTY



219, 221 North Avenue
SUBJECT PROPERTY



224 North Avenue

NEIGHBORING PROPERTIES



224 North Avenue

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001714

DATE: 09-18-2023

DRAWN: MJS

REVISIONS:

- 10-31-2023 REFINE SCOPE
- PRE APP 2 JAN 4, 2024
- FIRST SUBMITTAL JAN 12, 2024
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- SECOND SUBMITTAL: 02.02.2024

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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER P. JANSSEN

AR0014785

AR-14785

DRAWING NO.

SP-1.3

JOB NUMBER: 23-116



225 North Avenue



Northeast side of 221 North Avenue



212, 214 North Avenue



218 North Avenue

NEIGHBORING PROPERTIES

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 09-18-2023

DRAWN: MJS

REVISIONS:

- 10-31-2023 REFINE SCOPE
- PRE APP 2 JAN 4, 2024
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STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER PATTON JANSSEN

AR0014785

ROGER P. JANSSEN AR-14185

DRAWING NO.

SP-1.4

JOB NUMBER: 23-116



220 PERUVIAN AVE.



220 PERUVIAN AVE.

220 PERUVIAN AVE.
SUBJECT PROPERTY



220 PERUVIAN AVE. PARKING LOT



220 PERUVIAN AVE. PARKING LOT, ANNEX

PROPOSED TENANT RENOVEL AT:

221 WORTH AVENUE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 09-18-2023

DRAWN: MJS

REVISIONS:

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STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER PATTON JANSSEN

AR0014785

ROGER P. JANSSEN AR-14185

DRAWING NO.

SP-1.5

JOB NUMBER:

23-116



East Parking Adjacent 219 NORTH AVE.



219 NORTH AVE.



REAR 221 NORTH AVE.

220 PERUVIAN AVE.
219 221 NORTH AVE.
SUBJECT PROPERTY



Northwest Rear Corner 221 NORTH AVE.

PROPOSED TENANT REMODEL AT:

221 NORTH AVENUE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

DATE: 09-18-2023

DRAWN: MJS

REVISIONS:

- 10-31-2023 REFINE SCOPE
- PRE APP 2 JAN 4, 2024
- FIRST SUBMITTAL JAN 12, 2024
- SECOND SUBMITTAL 01.29. 2024
- SECOND SUBMITTAL 02.02.2024

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STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.6

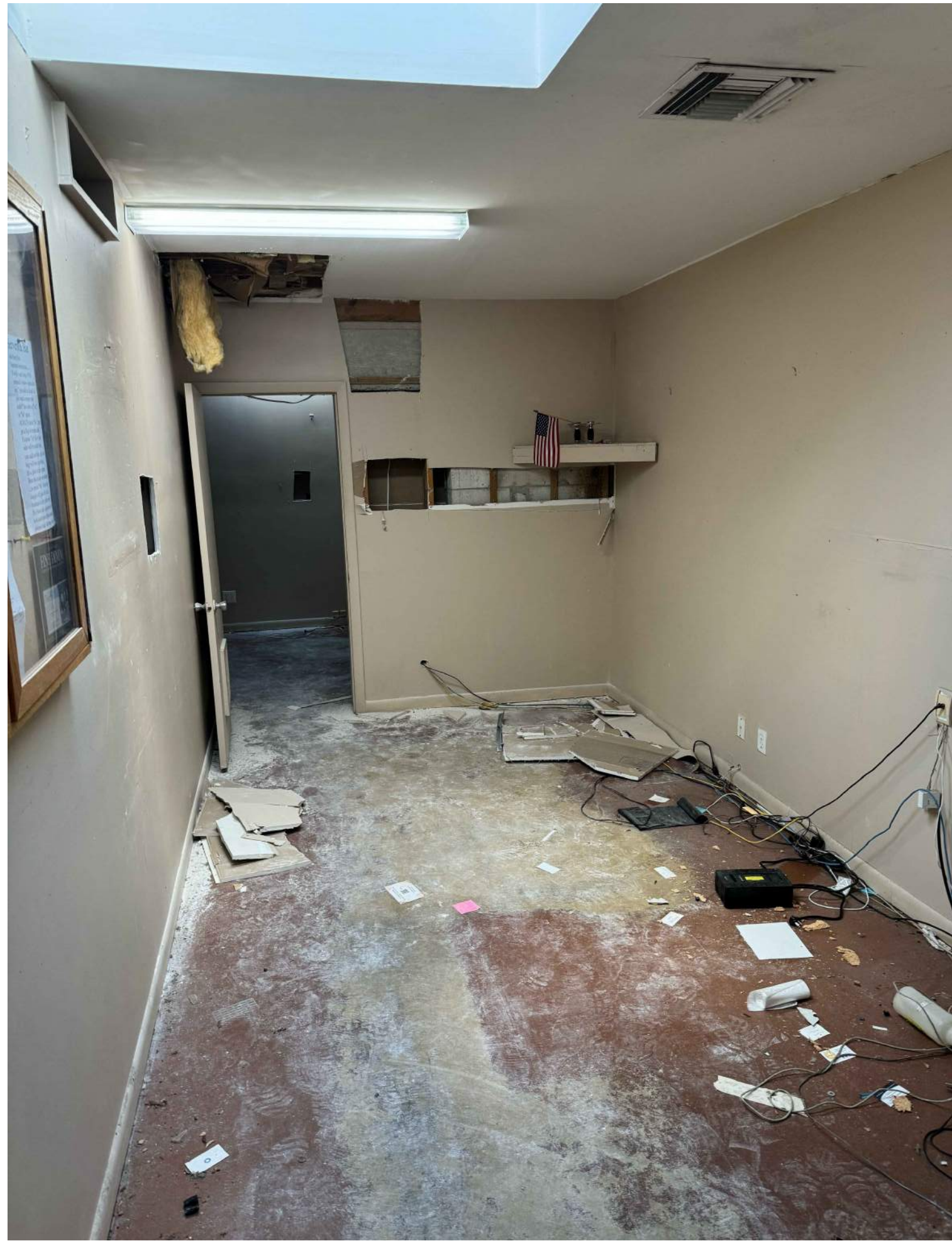
JOB NUMBER: 23-116



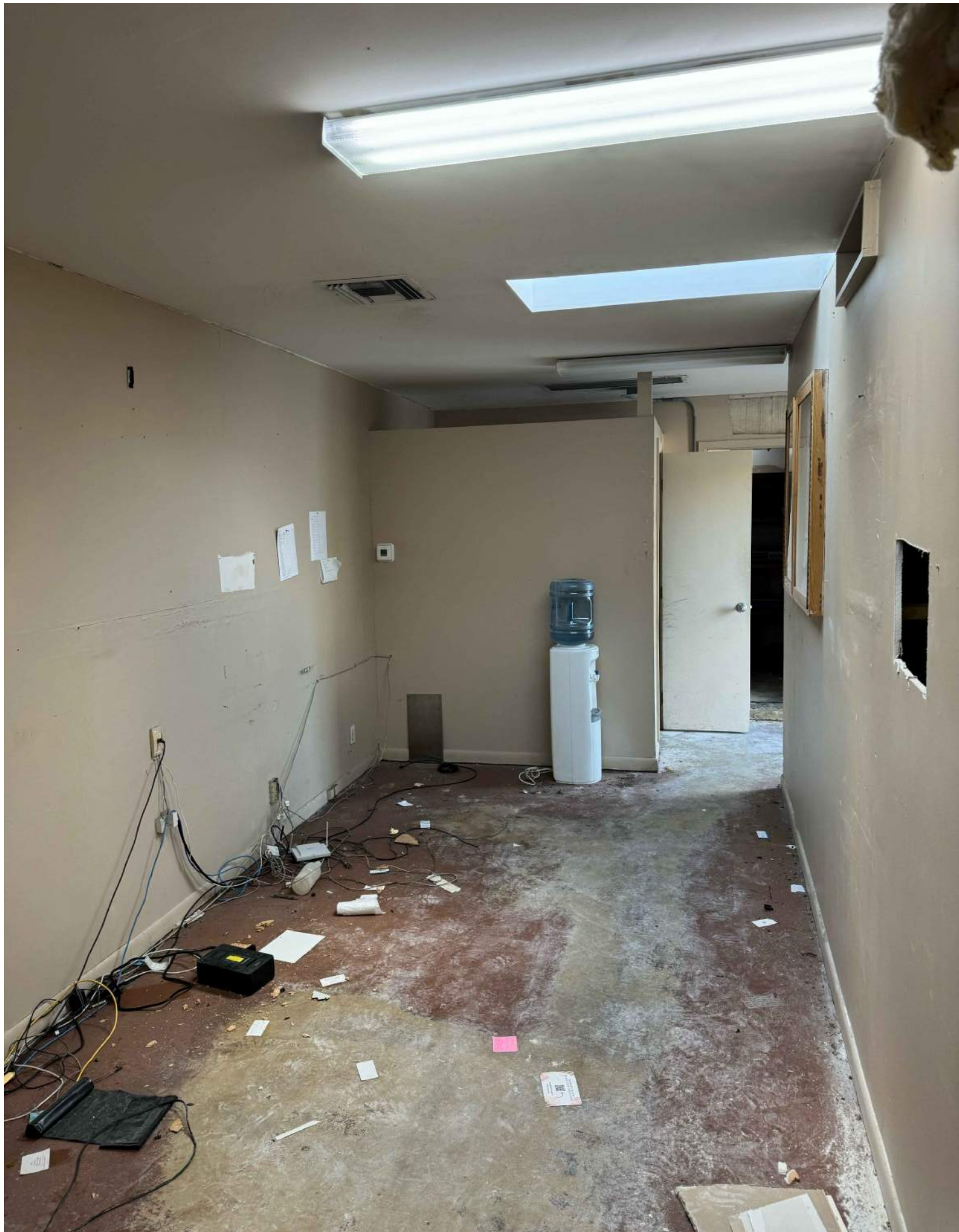
Annex Interior 200 Peruvian Ave.



Annex Interior 200 Peruvian Ave.



Annex Interior 200 Peruvian Ave.



Annex Interior 200 Peruvian Ave.

ONE STORY ANNEX BUILDING
220 PERUVIAN AVE.
SUBJECT PROPERTY

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 09-18-2023

DRAWN: MJS

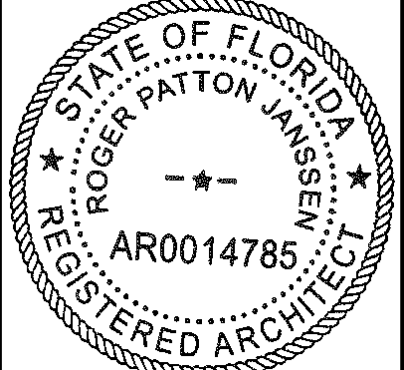
REVISIONS:

- 10-31-2023 REFINE SCOPE
- PRE APP 2 JAN 4, 2024
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- SECOND SUBMITTAL: 02.02.2024

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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.7

JOB NUMBER:

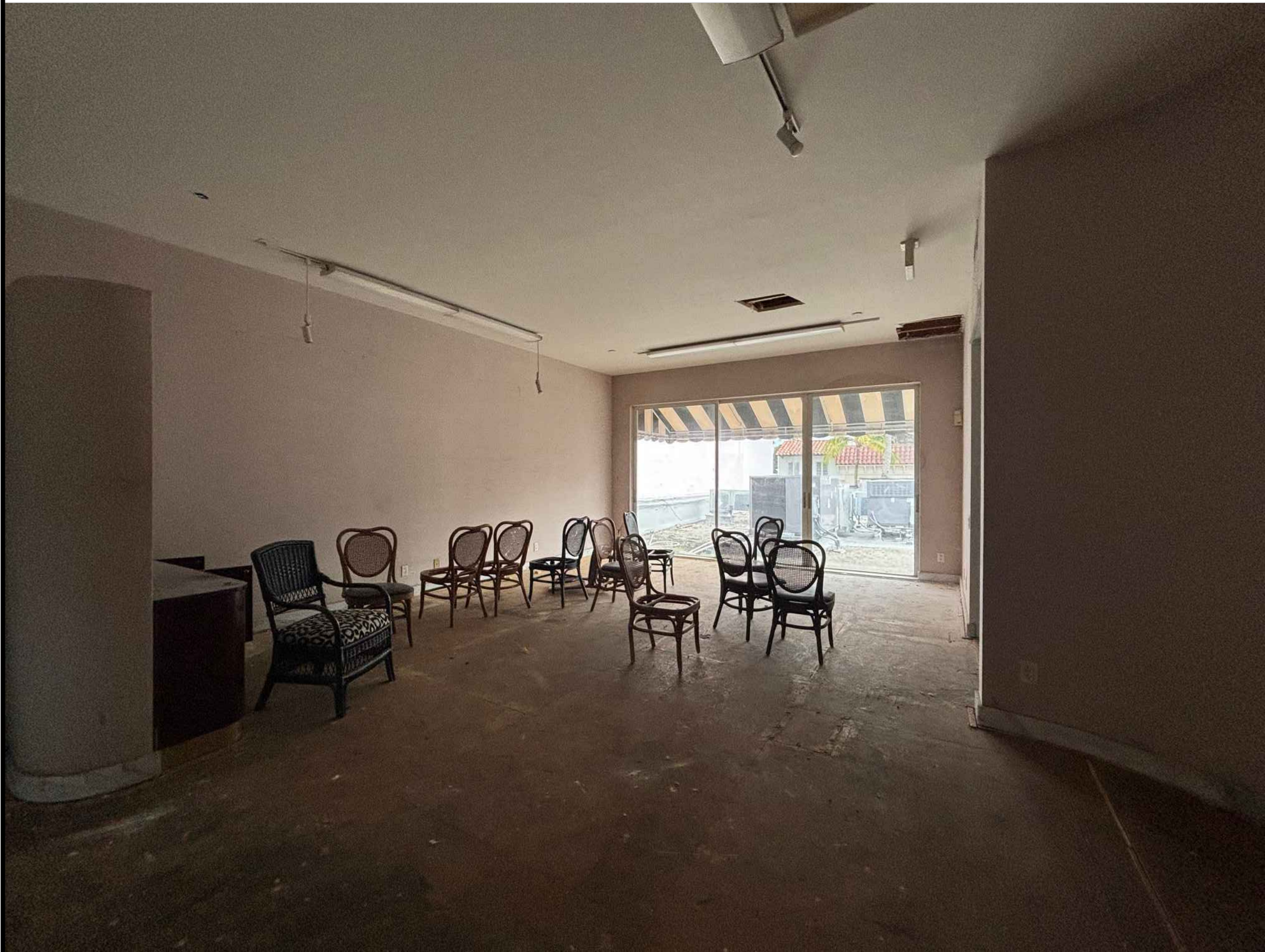
23-116



Second Floor Interior 219 WORTH AVE.

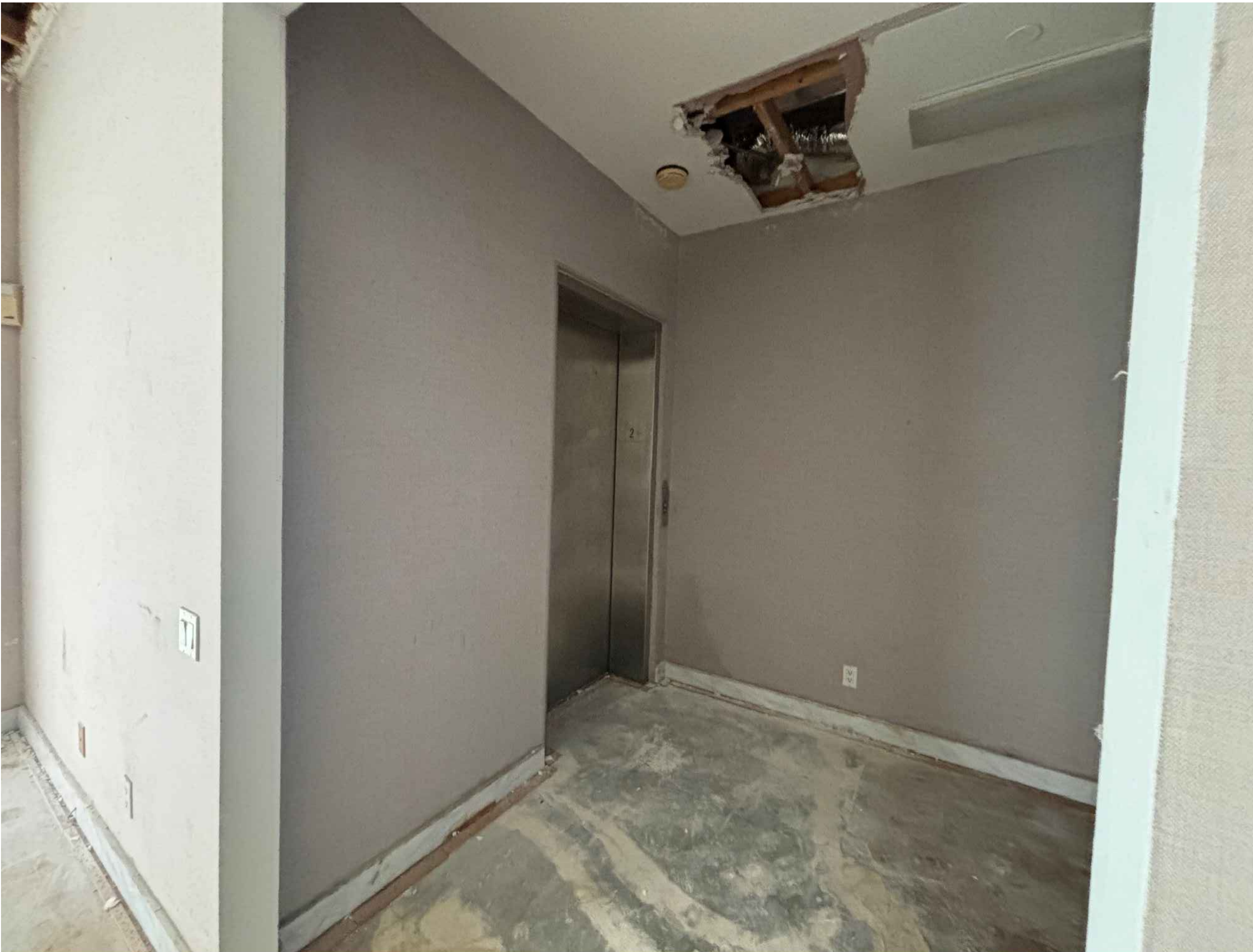


Second Floor Interior 219 WORTH AVE.



Second Floor Interior 219 WORTH AVE.

EXISTING SECOND FLOOR
219 WORTH AVE.
SUBJECT PROPERTY



Second Floor Elevator Chase 219 WORTH AVE.

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

DATE: 09-18-2023

DRAWN: MJS

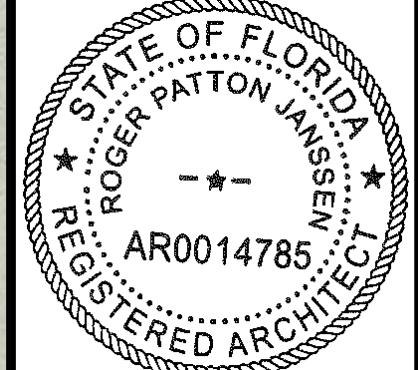
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SEAL



ROGER P. JANSSEN AR-14785

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SP-1.8

JOB NUMBER:

23-116



INTERIOR KITCHEN
221 WORTH AVE.
SUBJECT PROPERTY

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

PALM BEACH COUNTY, FLORIDA

DATE: 09-18-2023

DRAWN: MJS

REVISIONS:

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STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

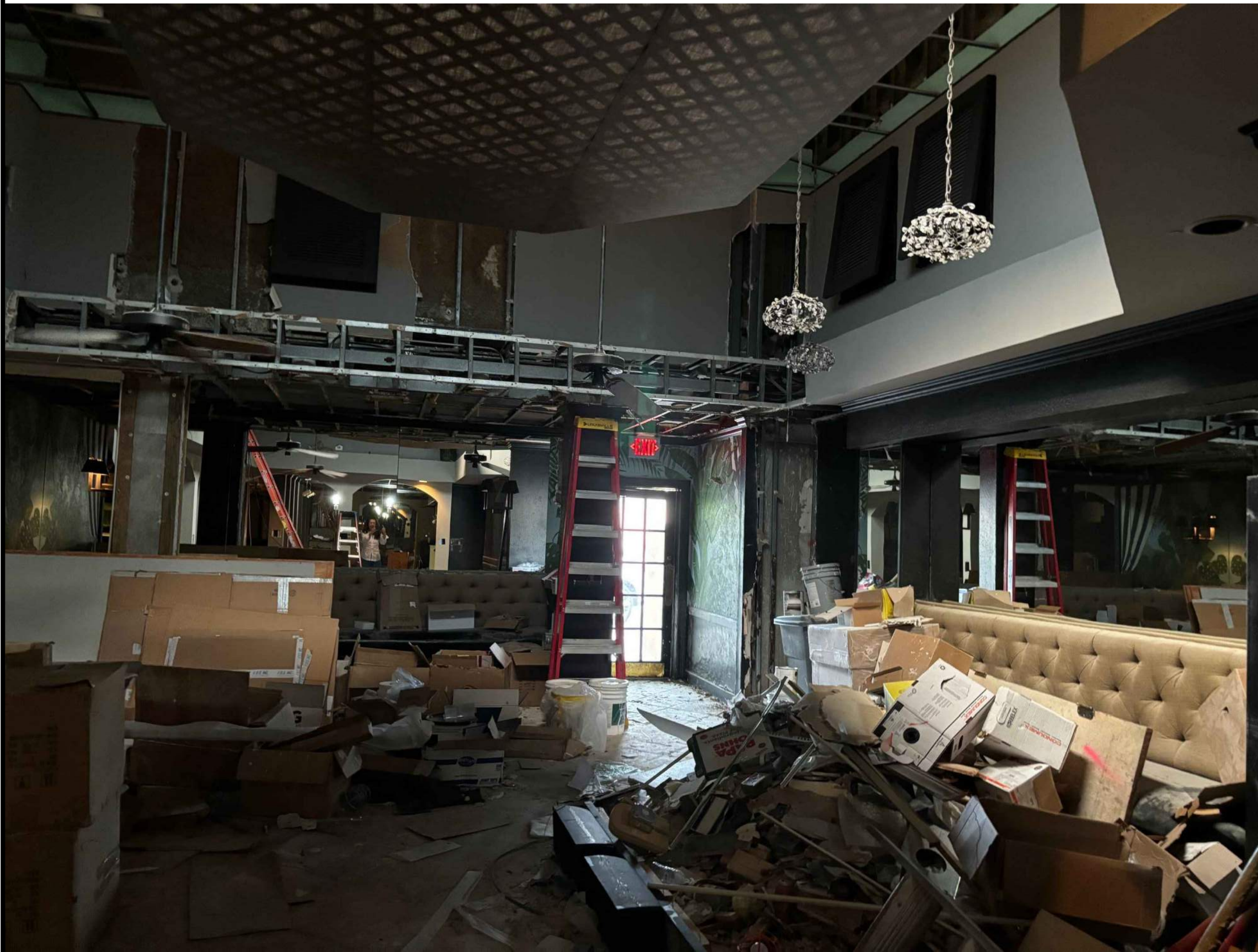
ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.9

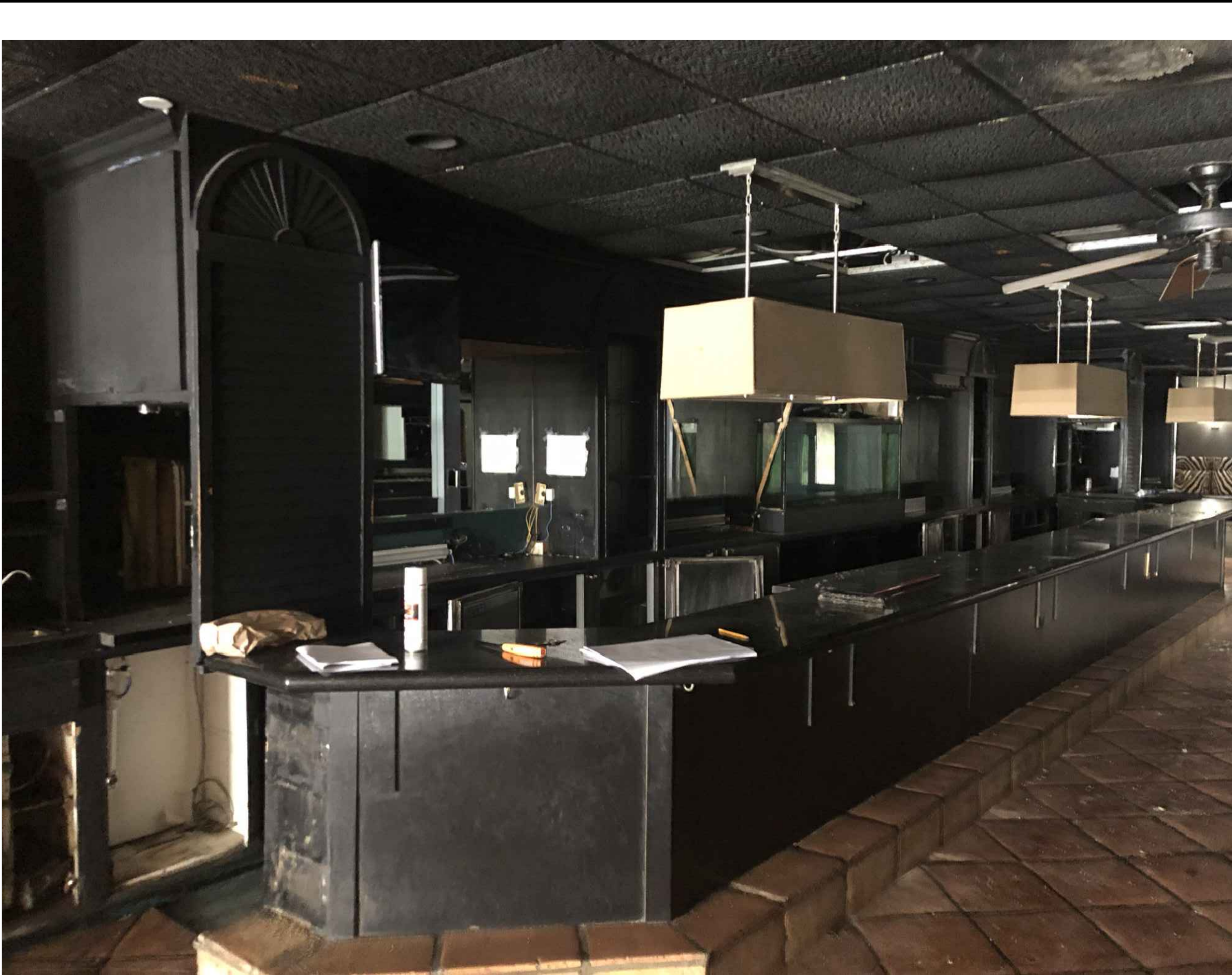
JOB NUMBER:

23-116



MURALS TO BE
PRESERVED
RESTORED, REUSED

EXISTING RESTAURANT
221 WORTH AVE.
SUBJECT PROPERTY



PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001174

DATE: 09-18-2023

DRAWN: MJ5

REVISIONS:

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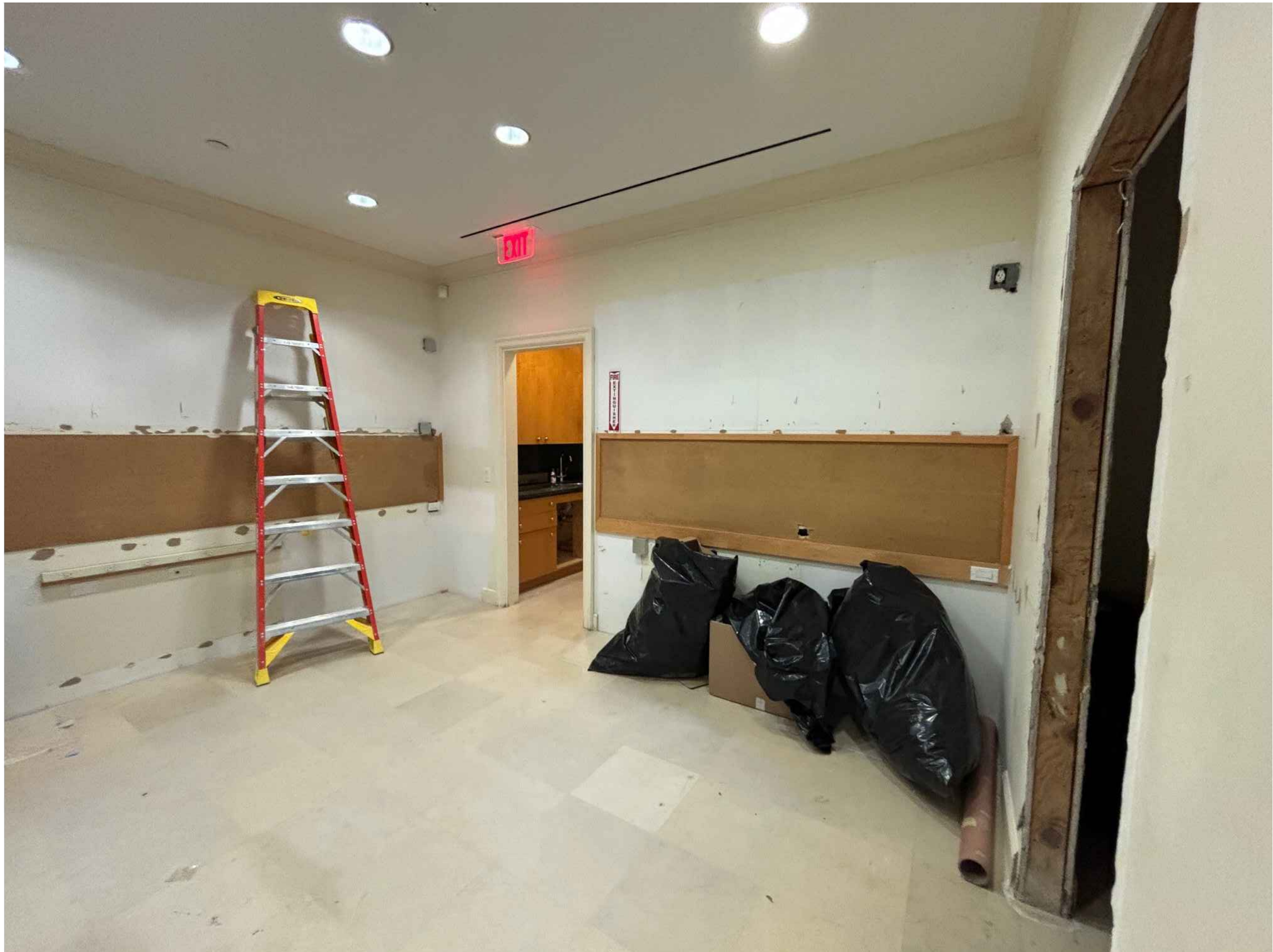
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14185

DRAWING NO.

SP-1.10

JOB NUMBER: 23-116



EXISTING
ADDITIONAL AREA
221 WORTH AVE.
SUBJECT PROPERTY

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 09-18-2023

DRAWN: MJS

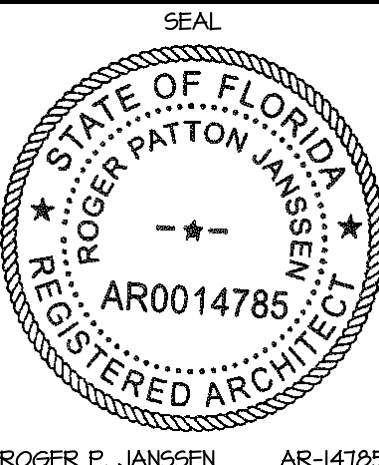
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- SECOND SUBMITTAL: 02.02.2024

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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.11

JOB NUMBER: 23-116



221 WORTH AVE.
SUBJECT PROPERTY

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001174

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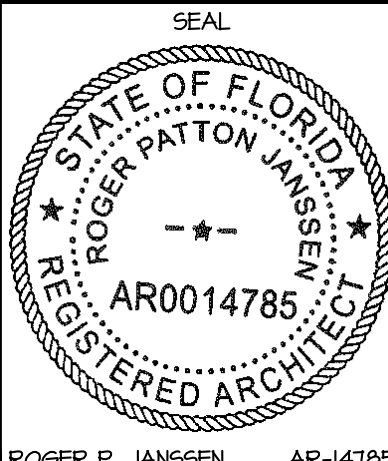
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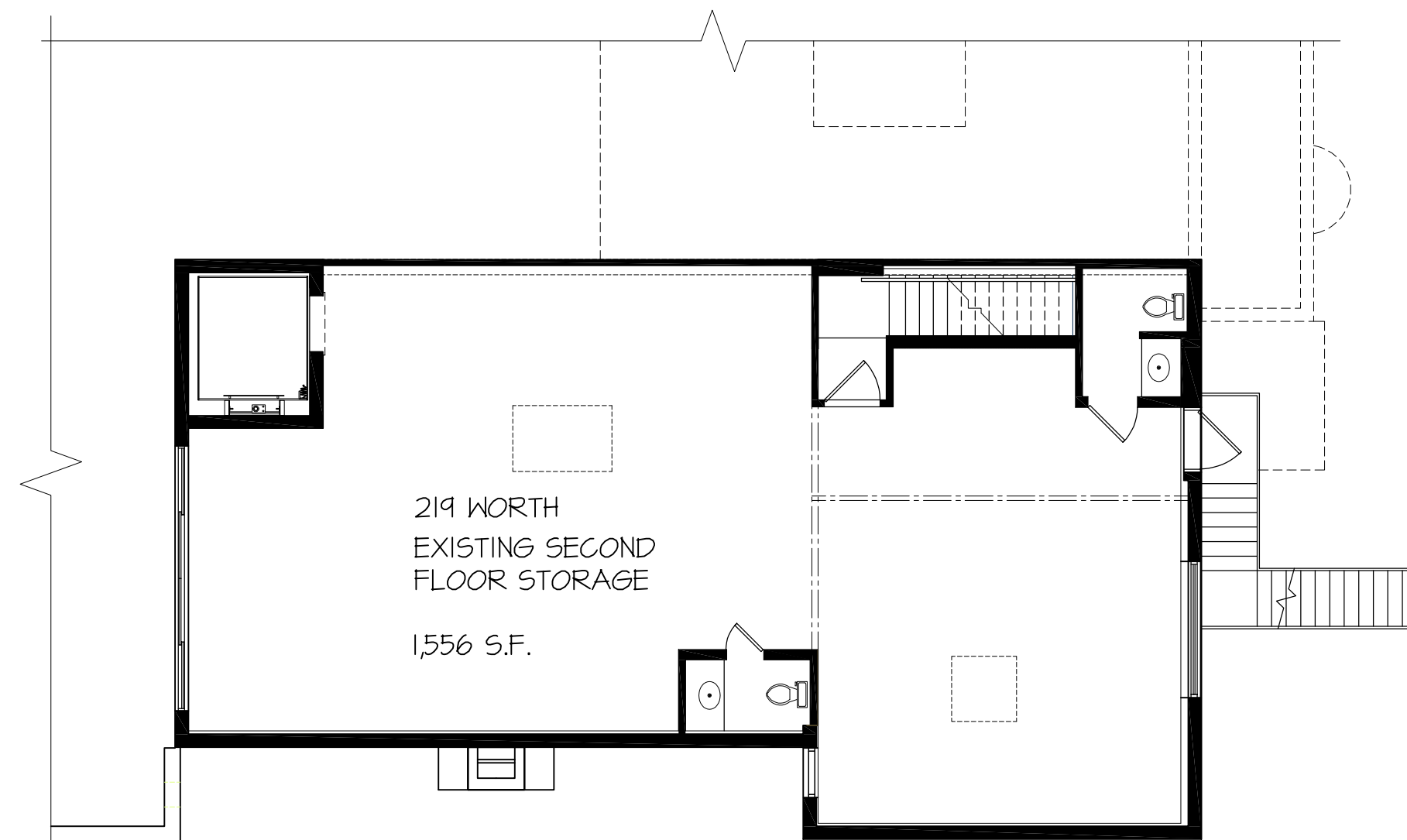


ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.12

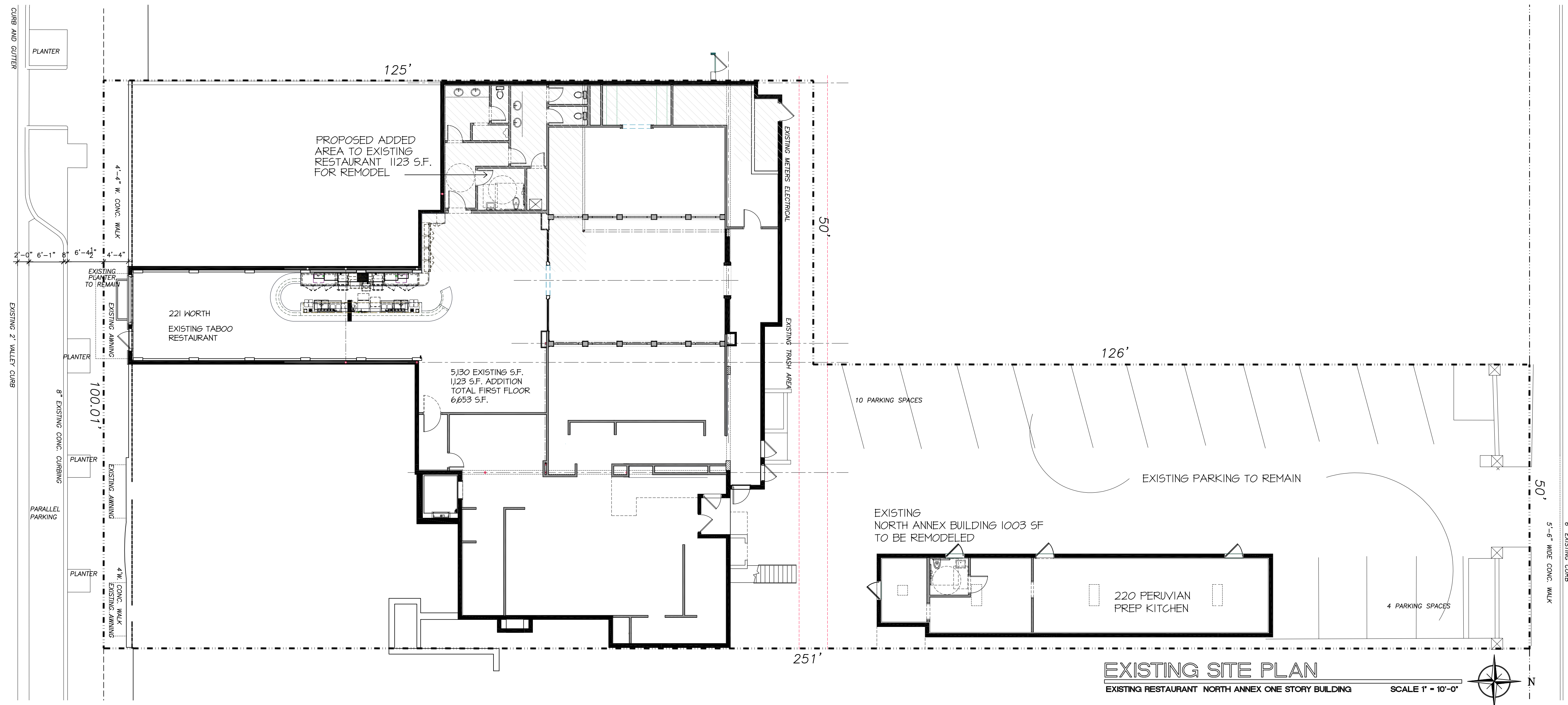
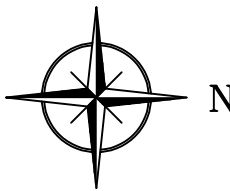
JOB NUMBER: 23-116



EXISTING SECOND FLOOR

219 WORTH AVE

SCALE 1" = 10'-0"



EXISTING SITE PLAN

EXISTING RESTAURANT NORTH ANNEX ONE STORY BUILDING

SCALE 1' = 10'-0"

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401. TEL: 561-933-4107, LICENSE #AA-C0019174

DALLI & JAINSELIN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4701, LICENSE #AA-C001974

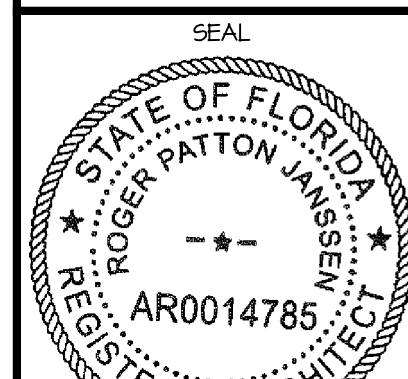
DATE: 09-18-2023
DRAWN: MJS

REVISIONS:

- 10-31-2023 REFINE SCOPE
- PRE APP 2 JAN.4, 2024
- FIRST SUBMITTAL JAN. 12, 2024
- SECOND SUBMITTAL 01.29. 2024
- SECOND SUBMITTALr 02.02.2024

ZON-24-002

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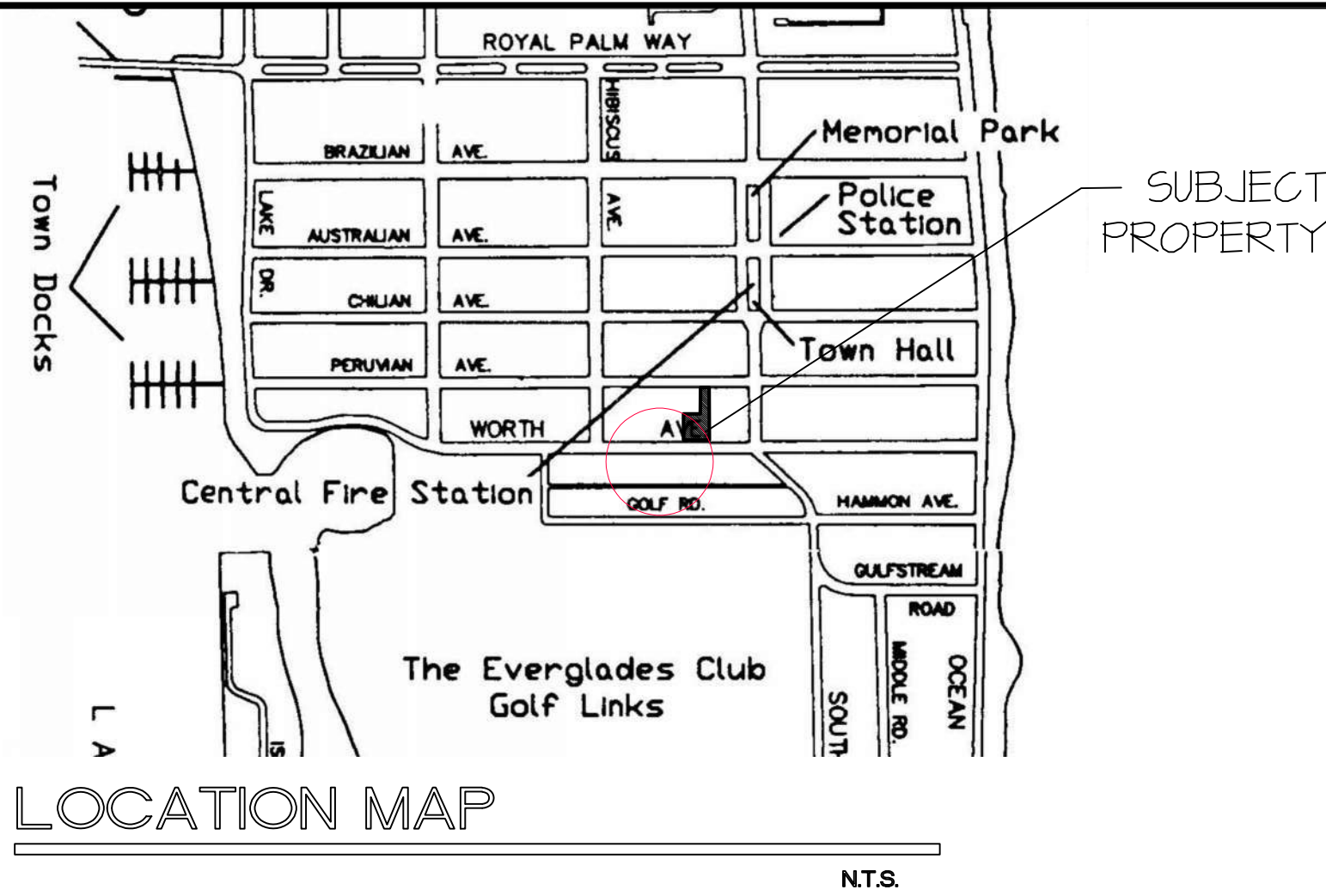
ROGER P. JANSSEN AR-14785

DRAWING NO.

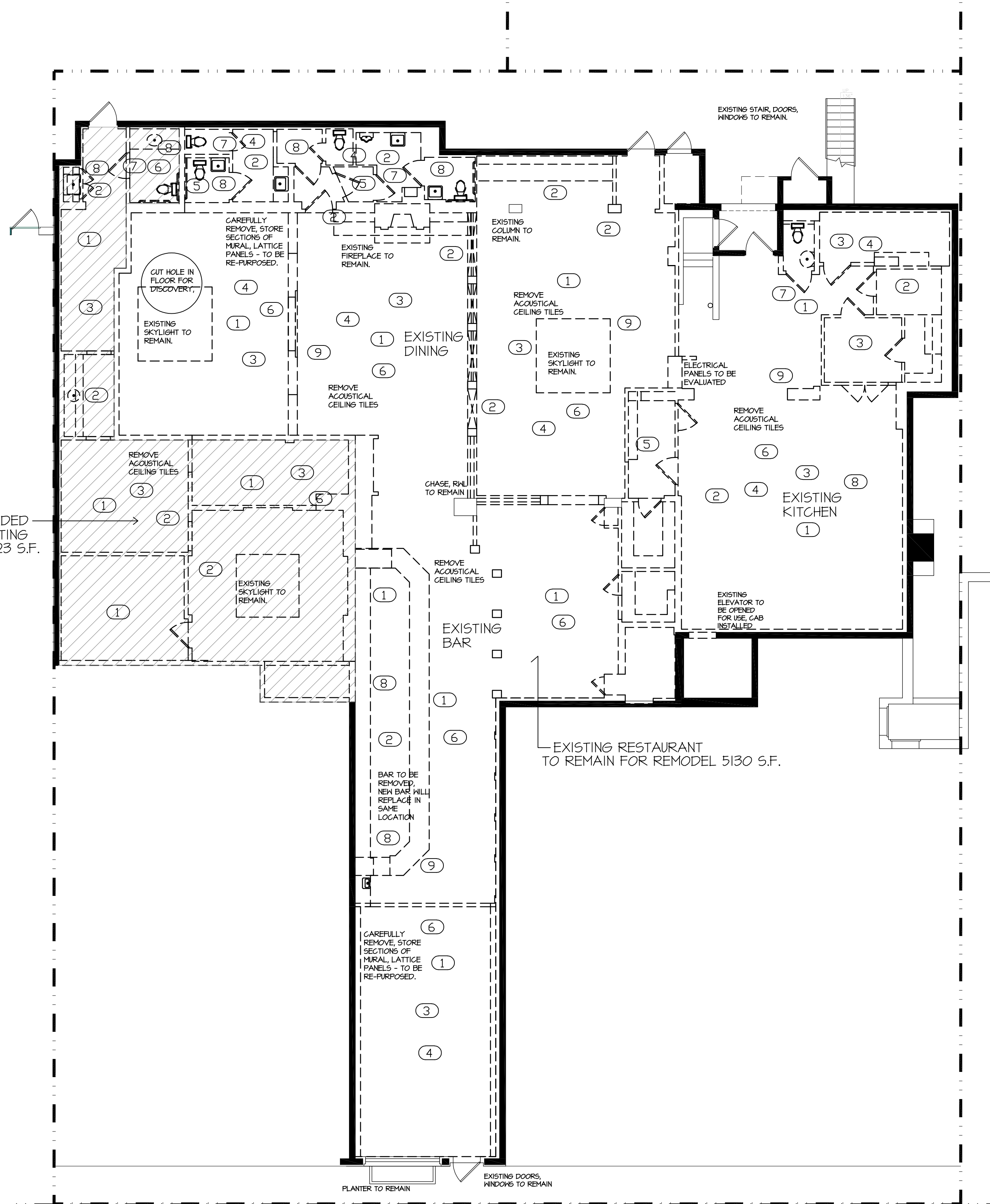
SP-1.01

JOB NUMBER:

23-116



PROPOSED ADDED
AREA TO EXISTING
RESTAURANT 1123 S.F.
FOR REMODEL



SELECTIVE DEMOLITION INTERIOR FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

- REMOVE WALLS, CEILINGS, FLOOR FINISHES, WALL FINISHES, AND OTHER MATERIAL OR COMPONENTS ONLY AS REQUIRED FOR INSTALLATION OF NEW WORK, AND CONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS, ALTHOUGH SOME ITEMS MAY NOT BE SPECIFICALLY ADDRESSED.
- COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATION OF AUTHORITIES HAVING JURISDICTION.
- PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
- LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
- MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS.
- PROTECT BUILDING STRUCTURE OR INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.
- WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES THAT ARE NOT NOTED TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. ERECT AND MAINTAIN DUSTPROOF PARTITIONS, COVER AND PROTECT REMAINING FURNITURE, FURNISHINGS, AND EQUIPMENT.
- PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SUCH ARRANGEMENTS WITH THE LOCAL UTILITY PROVIDERS FOR THE PROPER DISCONNECTION OF THE SUPPLY OF ELECTRIC, COMMUNICATION, AND CABLE SERVICES.
- GENERAL CONTRACTOR SHALL VERIFY CONDITION OF ALL SUBSTRATES AND FRAMING AT NET AREAS AFTER THE REMOVAL OF BUILDING FINISHES AND PRIOR TO COMPLETION OF DEMOLITION. IF ANY MATERIAL SHOWS SIGNS OF DEFECT, DETERIORATION, MOLD, MILDEW, ETC., THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- REMOVE AND STORE ALL PLUMBING FAUCETRY, PLUMBING ACCESSORIES, DOOR HARDWARE, AND ANY OTHER ITEMS OF INTEREST TO THE OWNER. G.G. TO COORDINATE WITH OWNER FOR DIRECTION ON ITEMS TO BE RETAINED, SOLD OR DONATED.
- PROVIDE PLYWOOD PROTECTION AROUND FLOORS, WALLS, IDENTIFIED TO REMAIN. LEAVE PLYWOOD PROTECTION IN PLACE AFTER DEMOLITION AND THROUGHOUT CONSTRUCTION TO PROTECT FROM DAMAGE.

SCOPE OF WORK

- SELECTIVE DEMOLITION OF INTERIOR FLOOR, CEILING FINISHES, FIXTURES, NON-LOAD BEARING PARTITIONS.
- SAFE OFF ALL ELECTRICAL. REMOVE ELECTRIC IN DEMO AREAS.
- EXPOSE HVAC DUCTWORK.

DEMOLITION REMODEL LEGEND:

- DEMOLITION OF EXISTING
- EXISTING WALL TO REMAIN
- EXTERIOR WALL TO REMAIN
- CUT HOLES IN DRYWALL FOR DISCOVERY
- CUT HOLE IN DRYWALL CEILING FOR DISCOVERY

GENERAL KEY NOTES:

- CAP EXISTING ELECTRICAL AS REQUIRED
- REMOVE EXISTING MILLWORK, CABINETRY, SHELVES, DECORATIVE COLUMNS.
- REMOVE EXISTING FLOOR MATERIAL, WALLS, TRIM, CEILING FRAMING, FINISHES, ACOUSTIC, DRYWALL. CONCRETE FLOOR SLAB TO REMAIN.
- REMOVE EXISTING SOFFITS, LIGHT FIXTURES, CEILING TRIM.
- REMOVE NON LOAD BEARING PARTITIONS AS REQUIRED.
- SHORE EXISTING STRUCTURE EVALUATE EXISTING STRUCTURAL CONDITIONS.
- REMOVE INTERIOR DOOR.
- CAP OFF EXISTING PLUMBING REMOVE PLUMBING FIXTURES CURRENTLY LEAKING.
- EXPOSE HVAC DUCTWORK FOR EVALUATION.

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

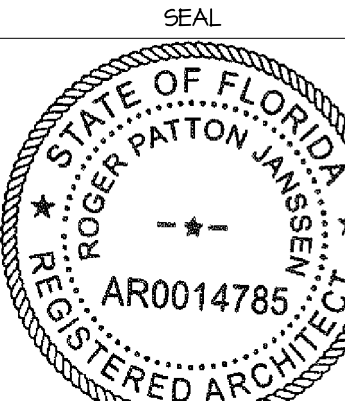
DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00114

DATE: 09-18-2023
DRAWN: MJS

REVISIONS:
• 10-31-2023 REFINE SCOPE
• PRE APP 2 JAN 4, 2024
• FIRST SUBMITTAL JAN 12, 2024
• SECOND SUBMITTAL 01-24, 2024
• SECOND SUBMITTAL 02-02-2024

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ROGER P. JANSSEN AR-14785

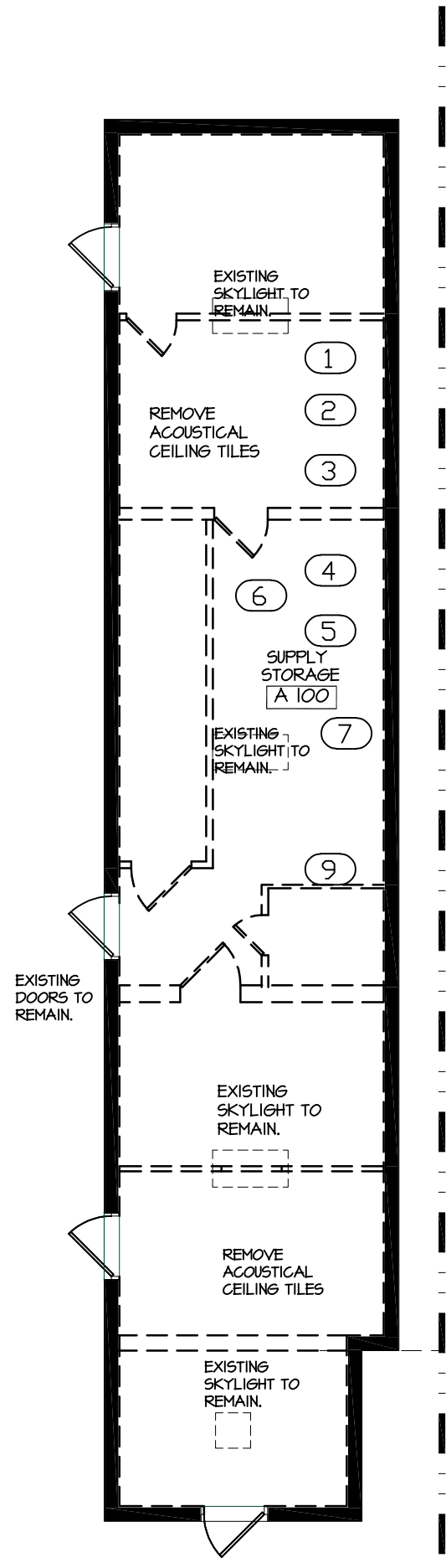
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D-1.01

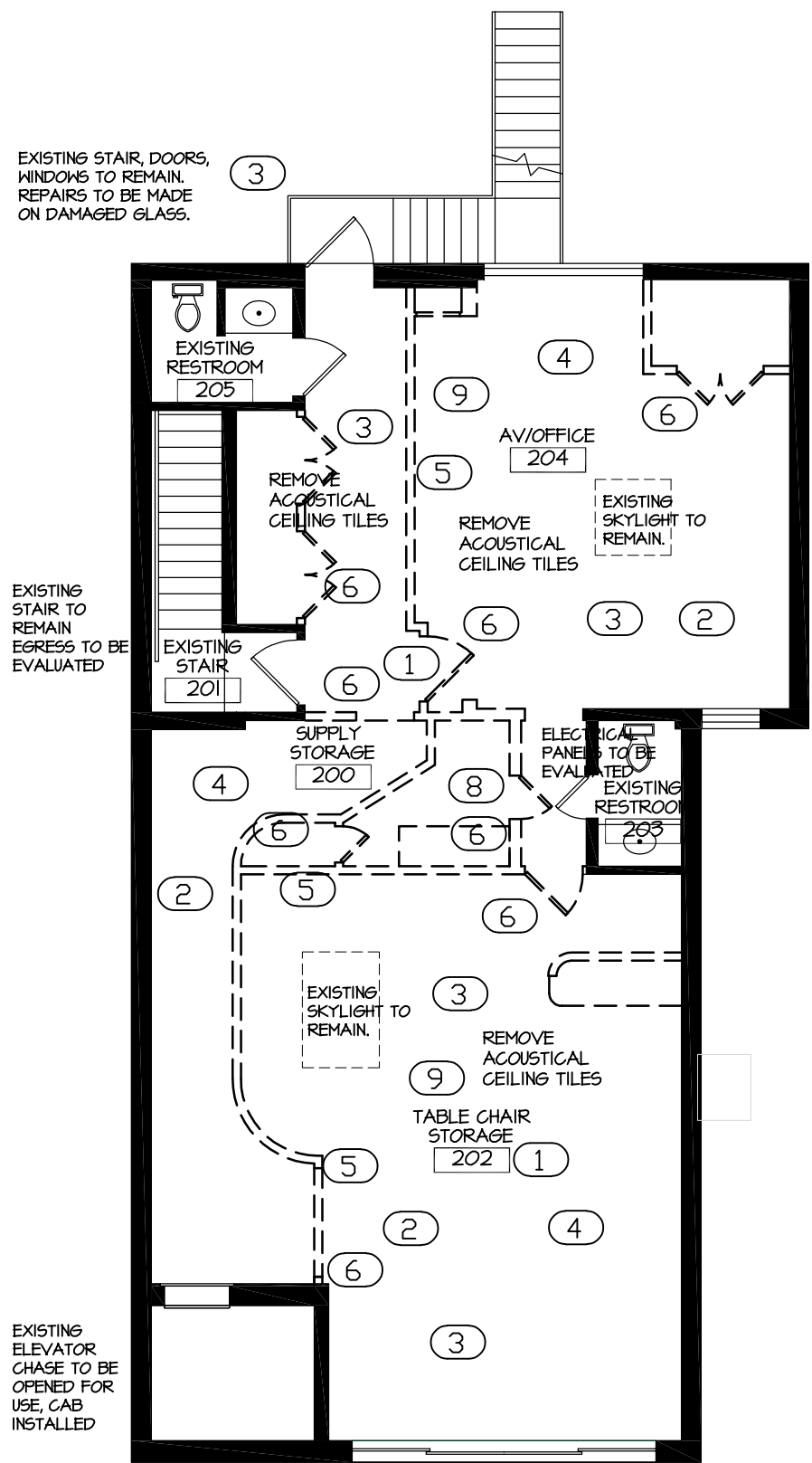
JOB NUMBER: 23-116

ZON-24-002

SELECTIVE DEMOLITION INTERIOR
EXISTING FLOOR PLAN
220 PERUVIAN
1003 SQ. FT.



SELECTIVE DEMOLITION INTERIOR
SECOND FLOOR PLAN
1556 SQ. FT.



GENERAL DEMOLITION NOTES:

1. REMOVE WALLS, CEILINGS, FLOOR FINISHES, WALL FINISHES, AND OTHER MATERIAL OR COMPONENTS ONLY AS REQUIRED FOR INSTALLATION OF NEW WORK AND CONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS, ALTHOUGH SOME ITEMS MAY NOT BE SPECIFICALLY ADDRESSED.
2. COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATION OF AUTHORITIES HAVING JURISDICTION.
3. PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
4. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
5. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS.
7. PROTECT BUILDING STRUCTURE OR INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.
8. WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES THAT ARE NOT NOTED TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT REMAINING FURNITURE, FURNISHINGS, AND EQUIPMENT.
9. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SUCH ARRANGEMENTS WITH THE LOCAL UTILITY PROVIDERS FOR THE PROPER DISCONNECTION OF THE SUPPLY OF ELECTRIC, COMMUNICATION, AND CABLE SERVICES.
11. GENERAL CONTRACTOR SHALL VERIFY CONDITION OF ALL SUBSTRATES AND FRAMING AT MET AREAS AFTER THE REMOVAL OF BUILDING FINISHES AND PRIOR TO COMPLETION OF DEMOLITION. IF ANY MATERIAL SHOWS SIGNS OF DEFECT, DETERIORATION, MOLD, MILDEW, ETC., THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
12. REMOVE AND STORE ALL PLUMBING FAUCETRY, PLUMBING ACCESSORIES, DOOR HARDWARE, AND ANY OTHER ITEMS OF INTEREST TO THE OWNER. B.C. TO COORDINATE WITH OWNER FOR DIRECTION ON ITEMS TO BE RETAINED, SOLD OR DONATED.
13. PROVIDE PLYWOOD PROTECTION AROUND FLOORS, WALLS, IDENTIFIED TO REMAIN. LEAVE PLYWOOD PROTECTION IN PLACE AFTER DEMOLITION AND THROUGHOUT CONSTRUCTION TO PROTECT FROM DAMAGE.

SCOPE OF WORK

- 1- SELECTIVE DEMOLITION OF INTERIOR FLOOR, CEILING FINISHES, FIXTURES, NON-LOAD BEARING PARTITIONS.
- 2- SAFE OFF ALL ELECTRICAL. REMOVE ELECTRIC IN DEMO AREAS.
- 3- EXPOSE HVAC DUCTWORK

DEMOLITION
REMODEL LEGEND:

- DEMOLITION OF EXISTING
- EXISTING WALL TO REMAIN
- EXTERIOR WALL TO REMAIN
- CUT HOLES IN DRYWALL FOR DISCOVERY
- CUT HOLE IN DRYWALL CEILING FOR DISCOVERY

GENERAL KEY NOTES:

- 1 CAP EXISTING ELECTRICAL AS REQUIRED
- 2 REMOVE EXISTING MILLWORK, CABINETRY, SHELVES, DECORATIVE COLUMNS.
- 3 REMOVE EXISTING FLOOR MATERIAL, WALLS, TRIM, CEILING FRAMING, FINISHES. FLOOR JOISTS TO REMAIN, EVALUATE INTEGRITY OF STRUCTURE.
- 4 REMOVE EXISTING SOFFITS, LIGHT FIXTURES, CEILING TRIM.
- 5 REMOVE NON LOAD BEARING PARTITIONS AS REQUIRED.
- 6 SHORE EXISTING STRUCTURE EVALUATE EXISTING STRUCTURAL CONDITIONS.
- 7 REMOVE INTERIOR DOOR.
- 8 CAP OFF EXISTING PLUMBING REPLACE PLUMBING FIXTURES CURRENTLY LEAKING.
- 9 EXPOSE HVAC DUCTWORK FOR EVALUATION.

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

DATE: 09-18-2023
DRAWN: MJS

REVISIONS:

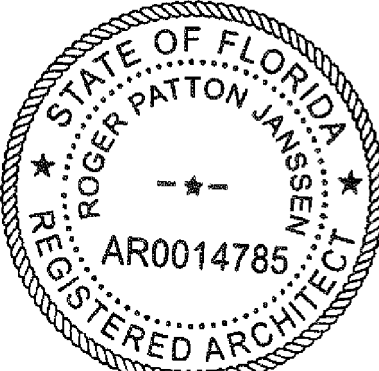
- 10-31-2023 REFINE SCOPE
- PRE APP 2 JAN 4, 2024
- FIRST SUBMITTAL JAN 12, 2024
- SECOND SUBMITTAL 01.24. 2024
- SECOND SUBMITTAL 02.02.2024

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ZON-24-002

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SEAL

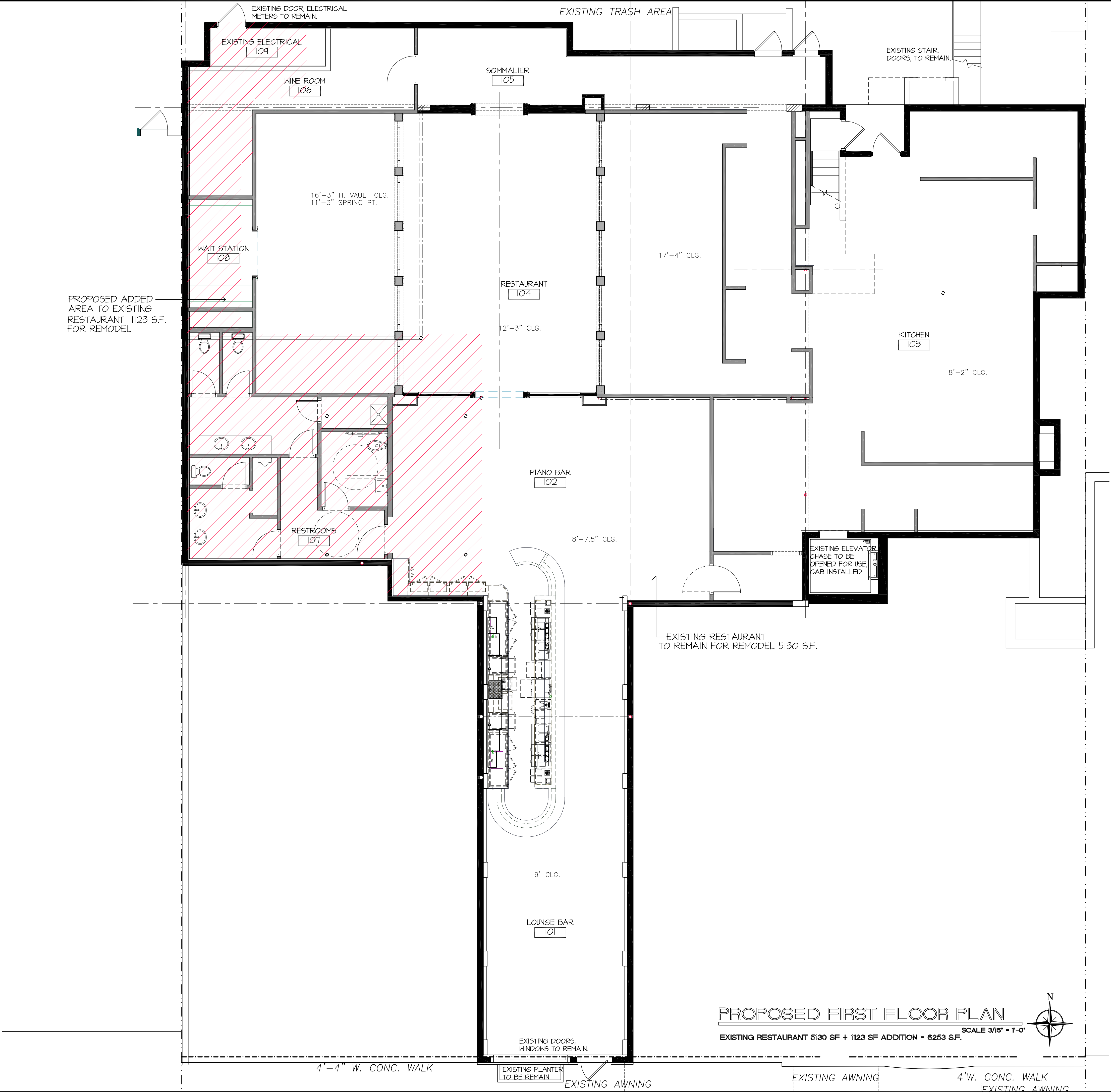


ROGER P. JANSSEN AR-14785

DRAWING NO.

D-1.02

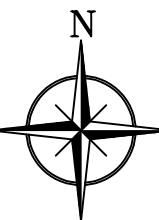
JOB NUMBER: 23-116



PROPOSED FIRST FLOOR PLAN

EXISTING RESTAURANT 5130 SF + 1123 SF ADDITION = 6253 S.F.

SCALE 3/16" = 1'-0"



PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

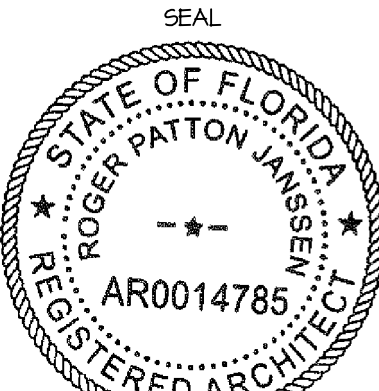
DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 09-18-2023
DRAWN: MJS

- REVISIONS:
- 10-31-2023 REFINE SCOPE
 - PRE APP 2 JAN 4, 2024
 - FIRST SUBMITTAL JAN 12, 2024
 - SECOND SUBMITTAL 01.29. 2024
 - SECOND SUBMITTAL 02.02.2024

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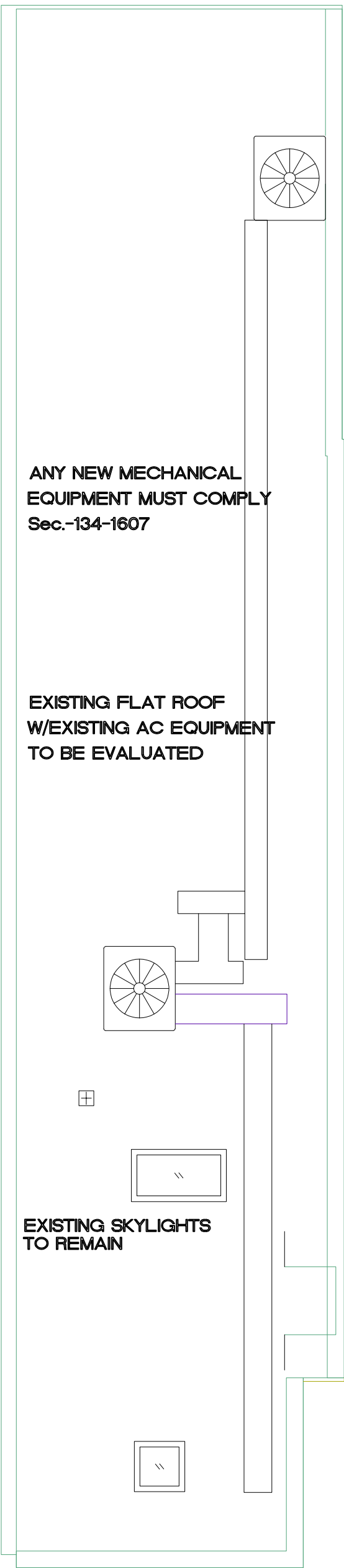
ROGER P. JANSSEN AR-14785

DRAWING NO.

A-1.01

JOB NUMBER: 23-116

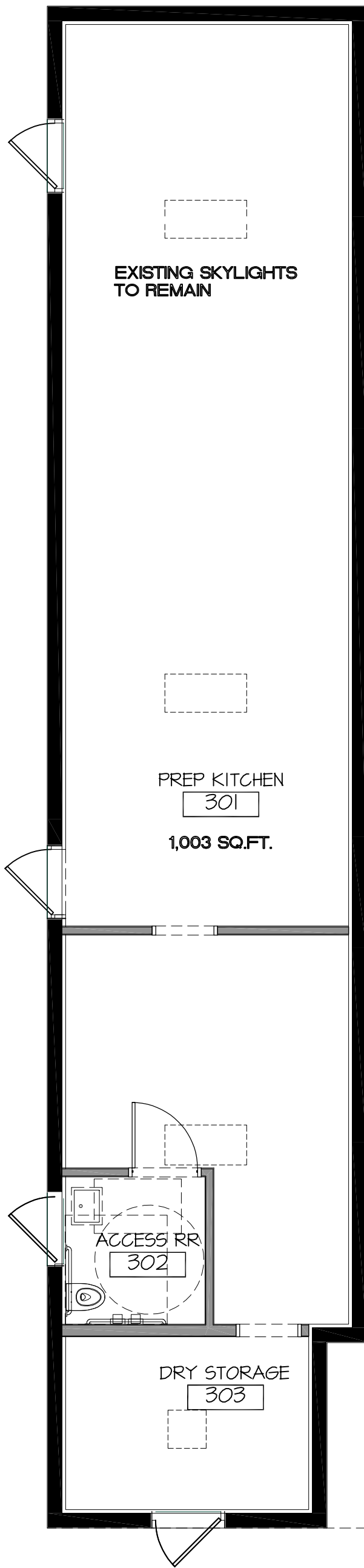
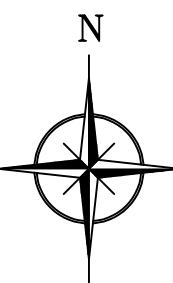
ZON-24-002



NORTH ANNEX
EXISTING ROOF PLAN
1,003 SQ. FT.

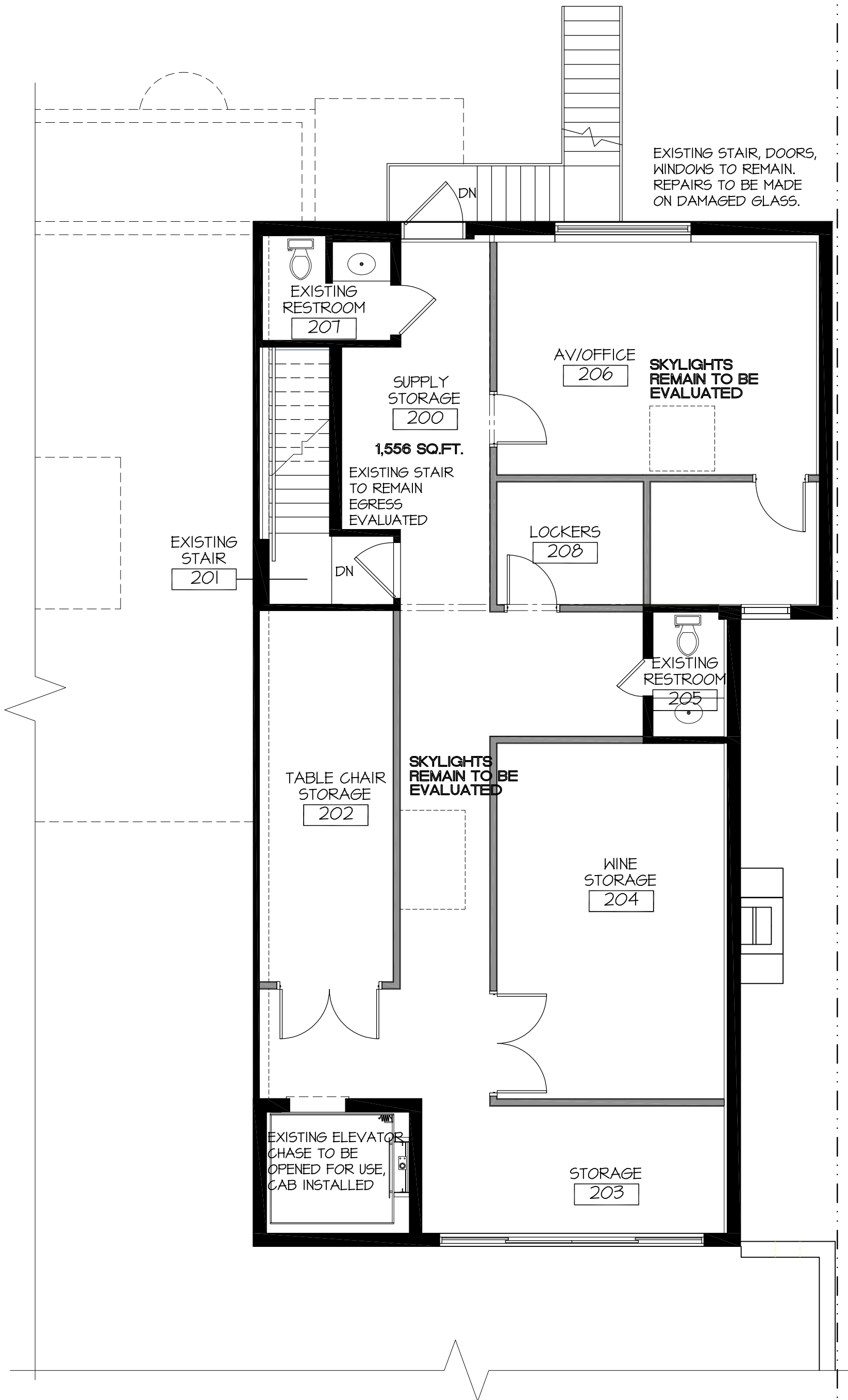
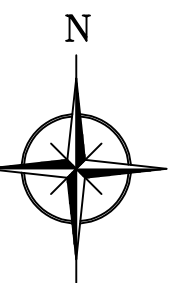
SCALE 3/16" = 1'-0"

ANY NEW MECHANICAL EQUIPMENT MUST COMPLY Sec.-134-1607



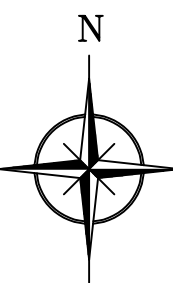
NORTH ANNEX
PROPOSED FLOOR PLAN
1,003 SQ. FT.
SEE FS - 0.12 FOR SCHEMATIC LAYOUT

SCALE 3/16" = 1'-0"



PROPOSED
INTERIOR SCHEMATIC
SECOND FLOOR PLAN
1,556 SQ. FT.

SCALE 3/16" = 1'-0"



PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

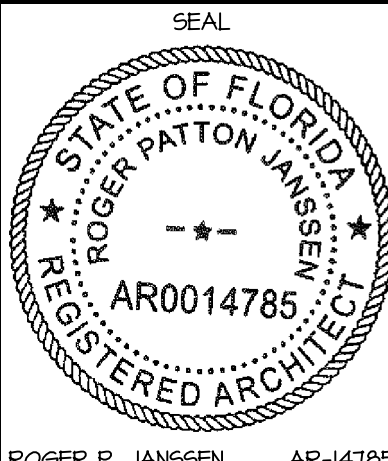
DATE: 09-18-2023
DRAWN: MJS

REVISIONS:
• 10-31-2023 REFINE SCOPE
• PRE APP 2 JAN 4, 2024
• FIRST SUBMITTAL JAN 12, 2024
• SECOND SUBMITTAL 01.29. 2024
• SECOND SUBMITTAL 02.02.2024

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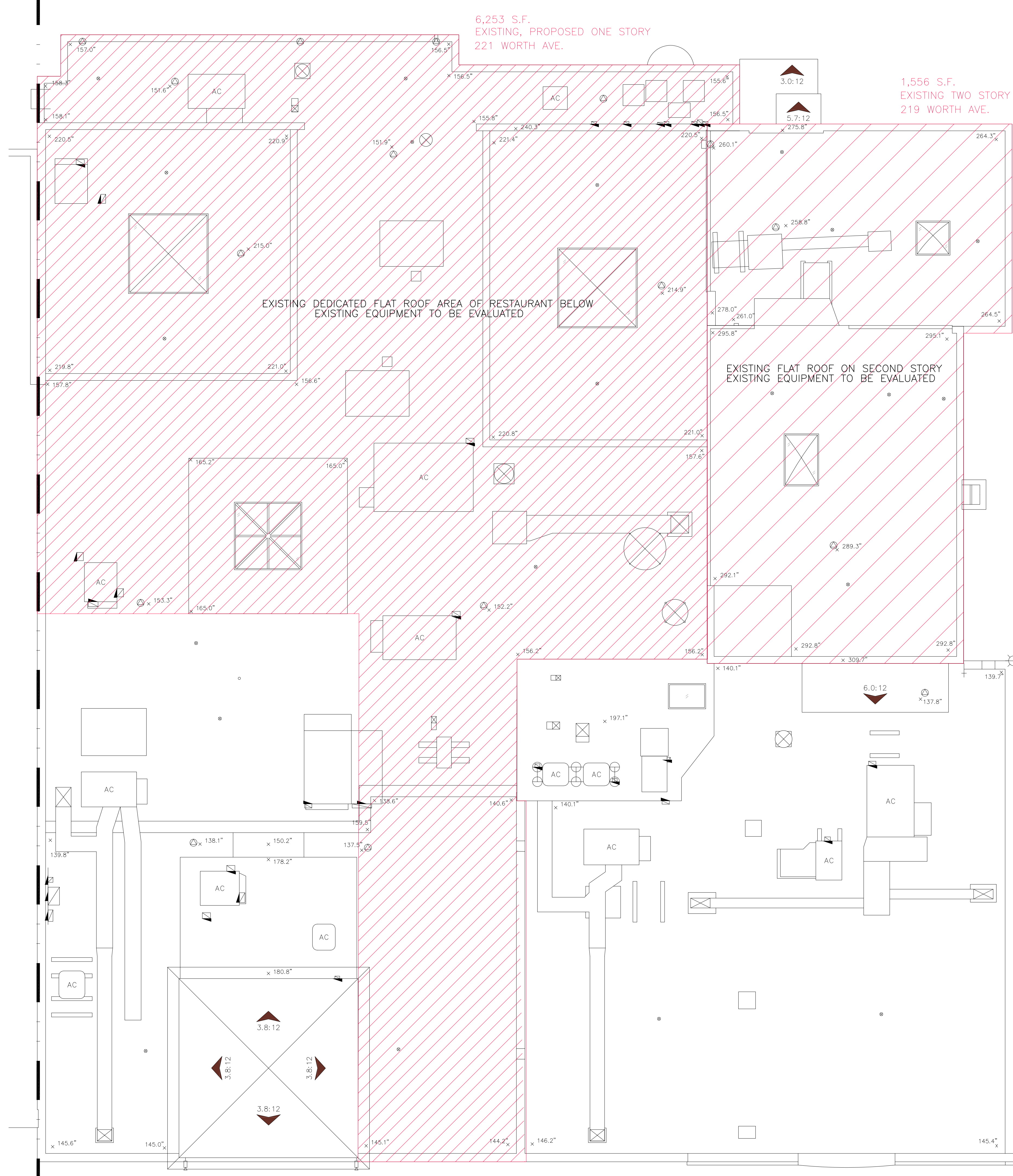
ROGER P. JANSSEN AR-14785

DRAWING NO.

A-1.02

JOB NUMBER: 23-116

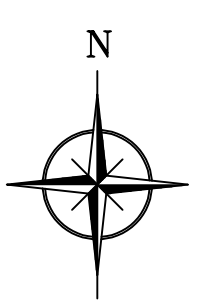
REV FUTURE PLAN 01.25. 2024



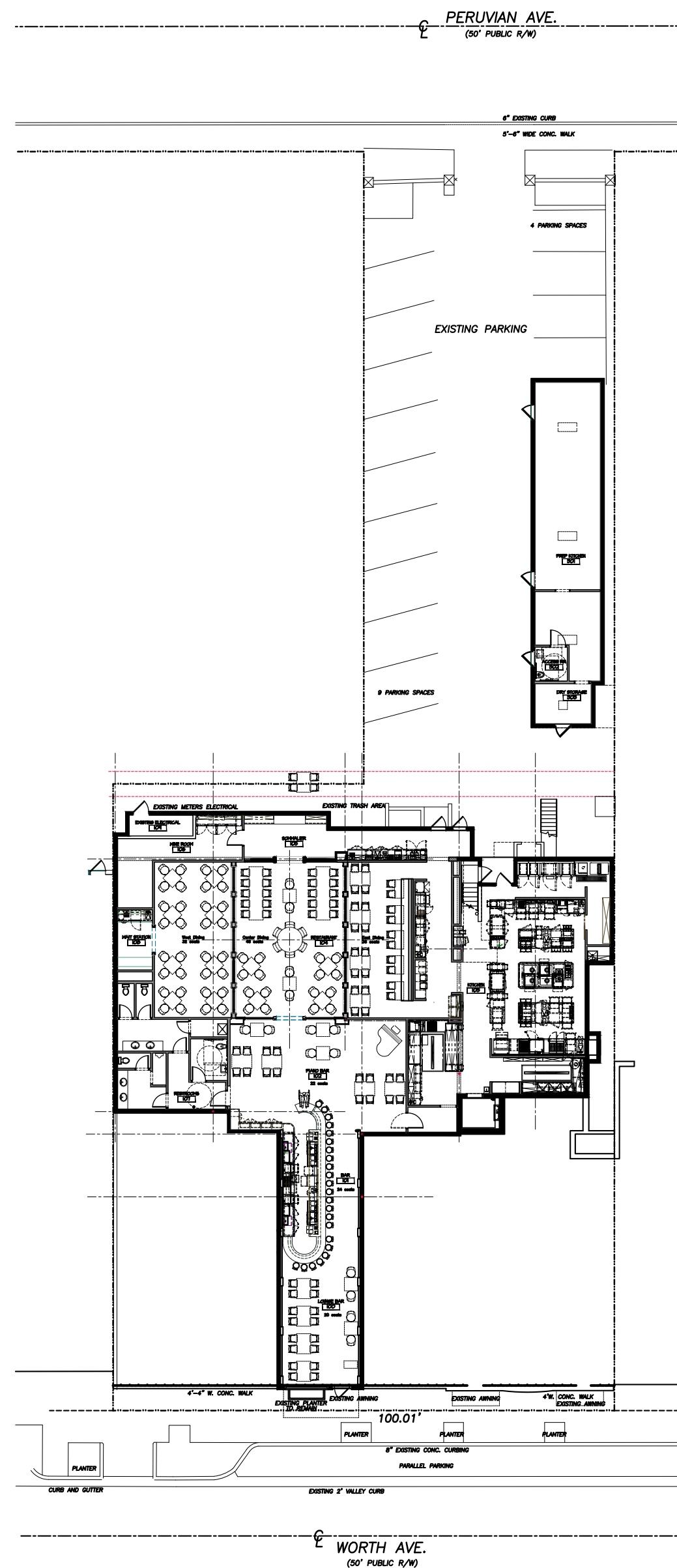
EXISTING ROOF AND MECHANICAL SYSTEMS TO BE EVALUATED. ANY NEW EQUIPMENT MUST COMPLY WITH Sec.-134-1607

EXISTING ROOF PLAN

SCALE 3/16" = 1'-0"

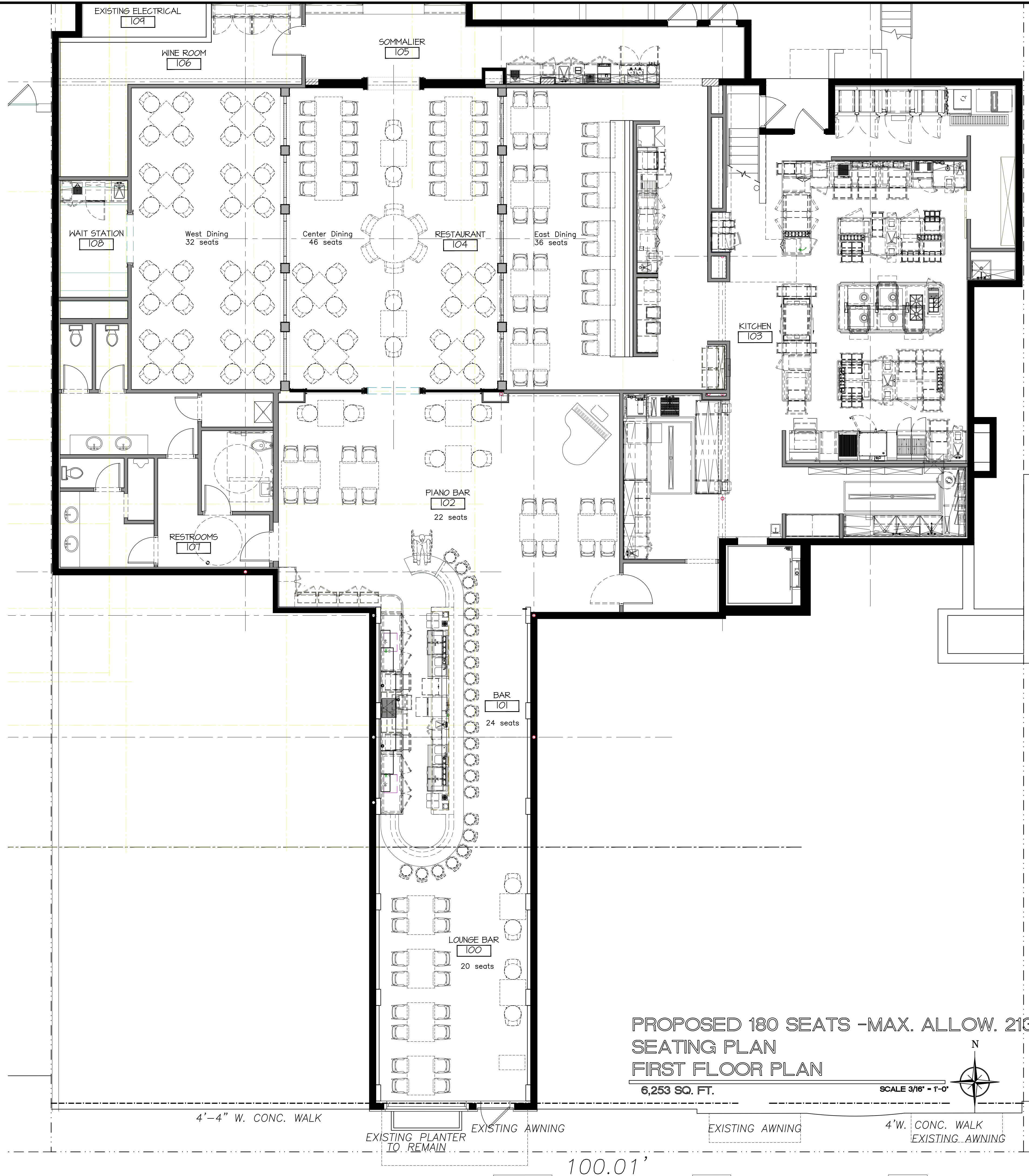


PROPOSED TENANT REMODEL AT:	
221 WORTH AVENUE	
PALM BEACH COUNTY, FLORIDA	
DAILEY JANSSEN ARCHITECTS	
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174	
TOWN OF PALM BEACH	
DATE: 09-18-2023	DRAWN: MJ5
REVISIONS:	
• 10-31-2023 REFINE SCOPE	
• PRE APP 2 JAN 4, 2024	
• FIRST SUBMITTAL JAN 12, 2024	
• SECOND SUBMITTAL 01.29. 2024	
• SECOND SUBMITTAL 02.02.2024	
ZON-24-002	
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SEAL	
ROGER P. JANSSEN AR-14785	
DRAWING NO.	
A-1.03	
JOB NUMBER:	23-116



KEY PLAN

N.T.S.



PROPOSED 180 SEATS -MAX. ALLOW. 213 SEATS
SEATING PLAN
FIRST FLOOR PLAN

6,253 SQ. FT.

SCALE 3/16" = 1'-0"



4'-4" W. CONC. WALK

EXISTING PLANTER
TO REMAIN

EXISTING AWNING

EXISTING AWNING

4'W. CONC. WALK
EXISTING AWNING

100.01'

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

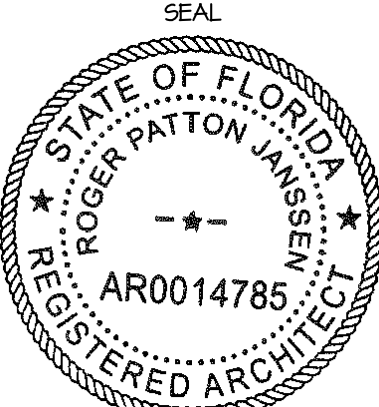
DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C000174

DATE: 09-18-2023
DRAWN: MJS

- REVISIONS:
- 10-31-2023 REFINE SCOPE
 - PRE APP 2 JAN 4, 2024
 - FIRST SUBMITTAL JAN 12, 2024
 - SECOND SUBMITTAL 01.24. 2024
 - SECOND SUBMITTAL 02.02.2024
 - FINAL SUBMITTAL 02.12.2024

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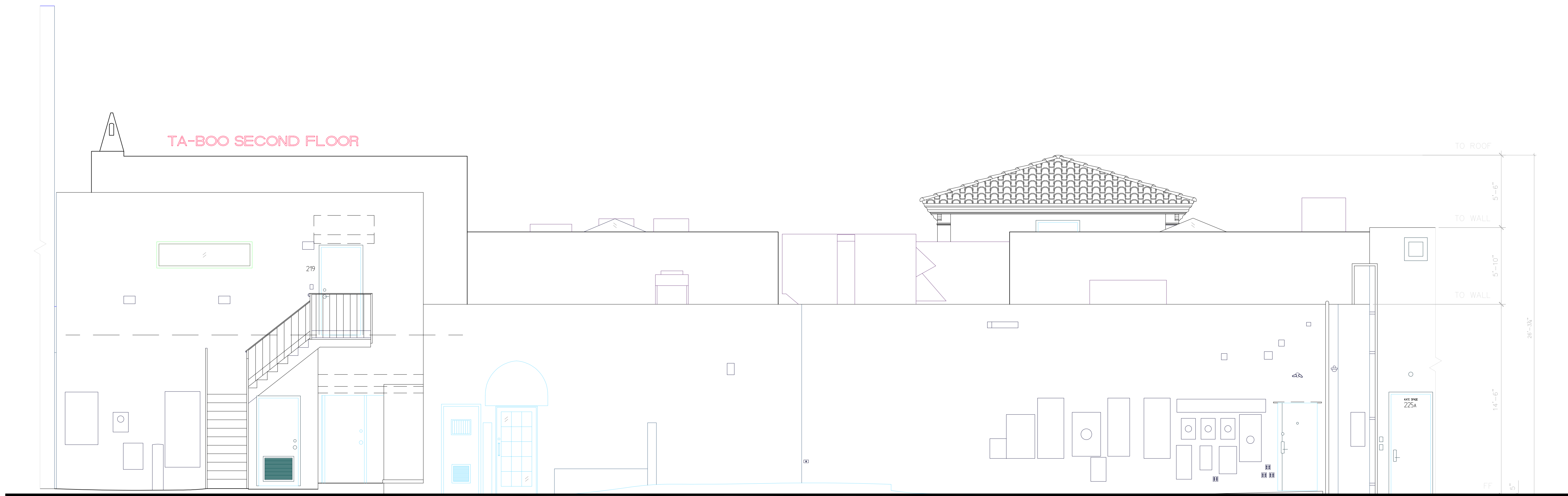
ROGER P. JANSSEN AR-14785

DRAWING NO.

A-1.04

JOB NUMBER: 23-116

ZON-24-002

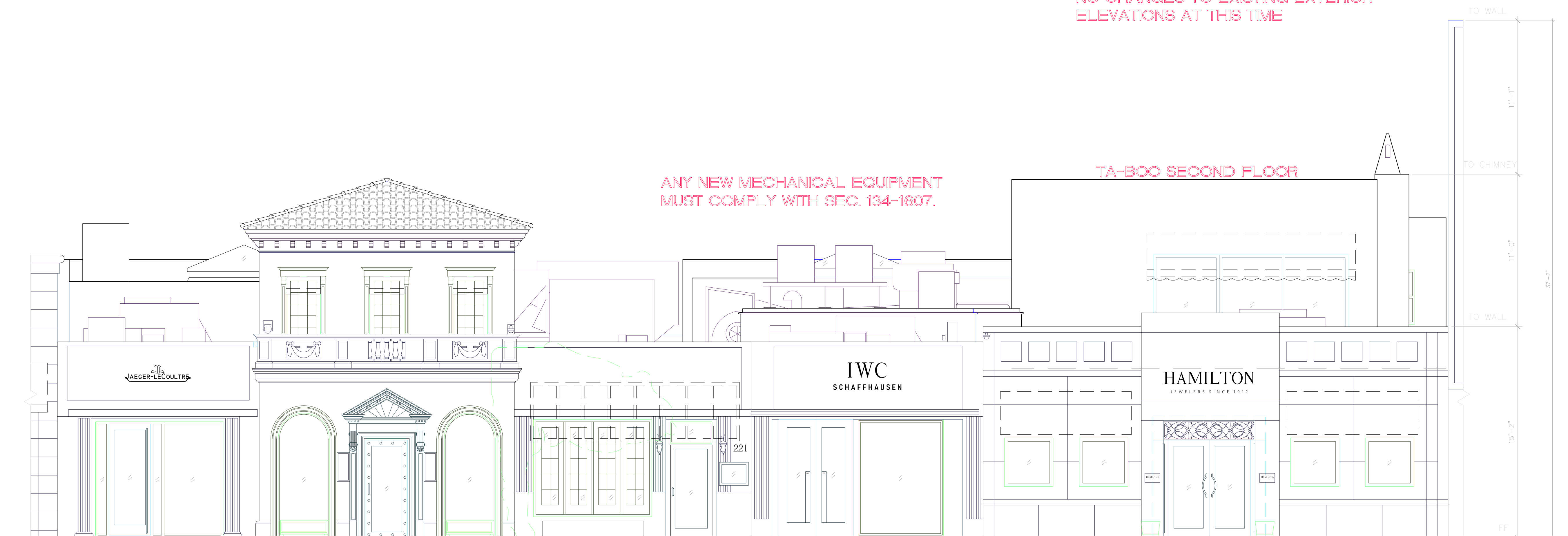


TA-BOO
SUBJECT PROPERTY

EXISTING
NORTH ELEVATION

SCALE 1/4" = 1'-0"

NO CHANGES TO EXISTING EXTERIOR
ELEVATIONS AT THIS TIME



TA-BOO
SUBJECT PROPERTY

EXISTING
SOUTH NORTH AVE ELEVATION

SCALE 1/4" = 1'-0"

NO CHANGES TO EXISTING EXTERIOR
ELEVATIONS AT THIS TIME

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

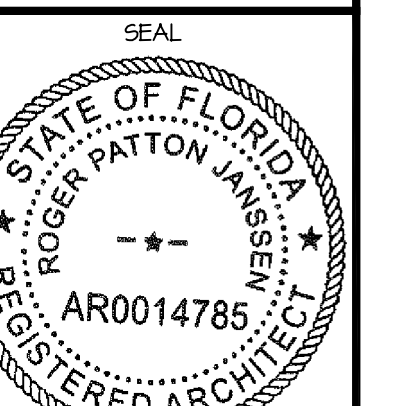
DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-633-4101, LICENSE #AA-C000174

DATE: 04-18-2023
DRAWN: MJS

REVISIONS:
• 10-31-2023 REFINE SCOPE
• PRE APP 2 JAN 4, 2024
• FIRST SUBMITTAL JAN 12, 2024
• SECOND SUBMITTAL 01/24, 2024
• SECOND SUBMITTAL 02/02/2024

ZON-24-002

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ROGER P. JANSSEN AR-14785

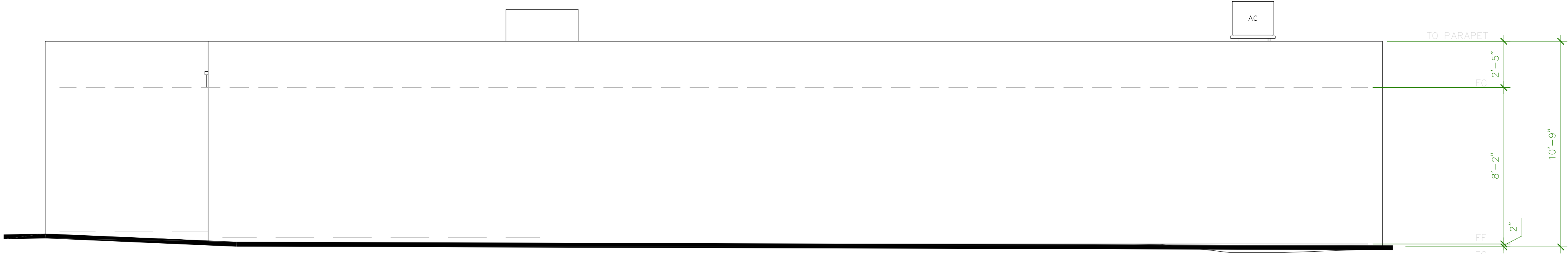
DRAWING NO.

A-2.01

JOB NUMBER: 23-116

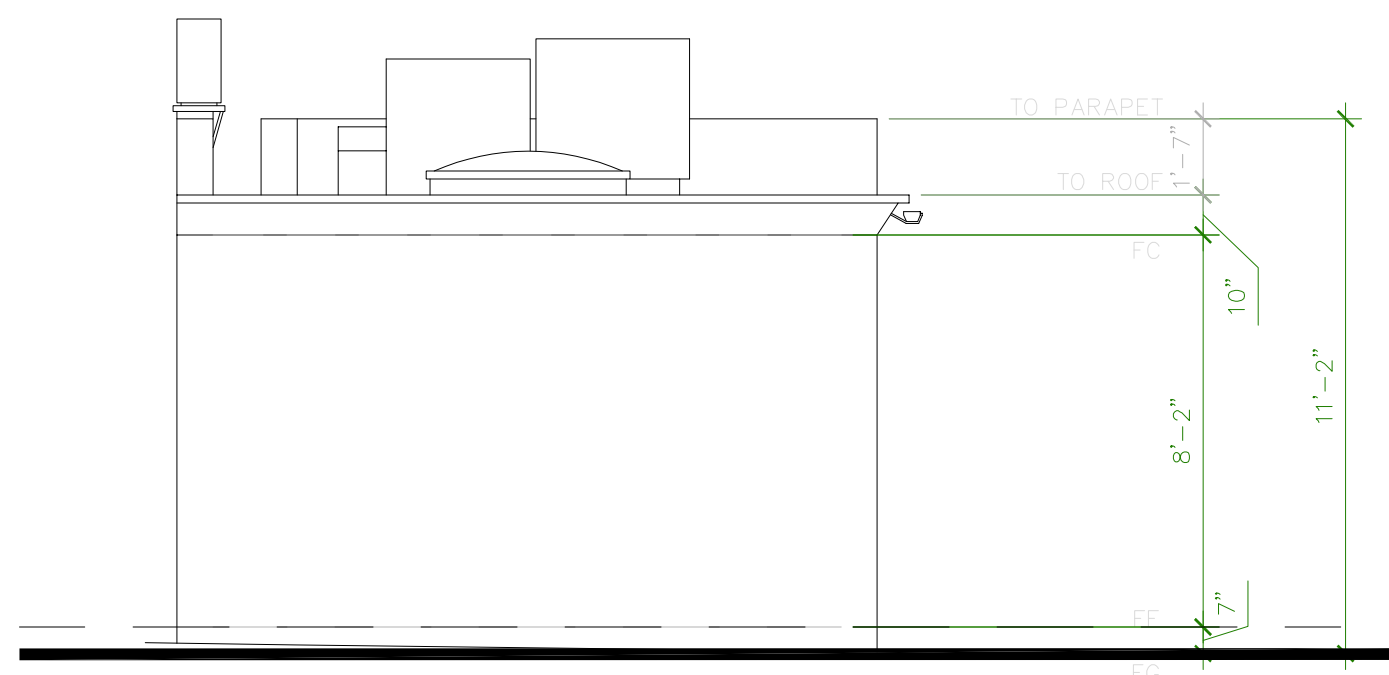


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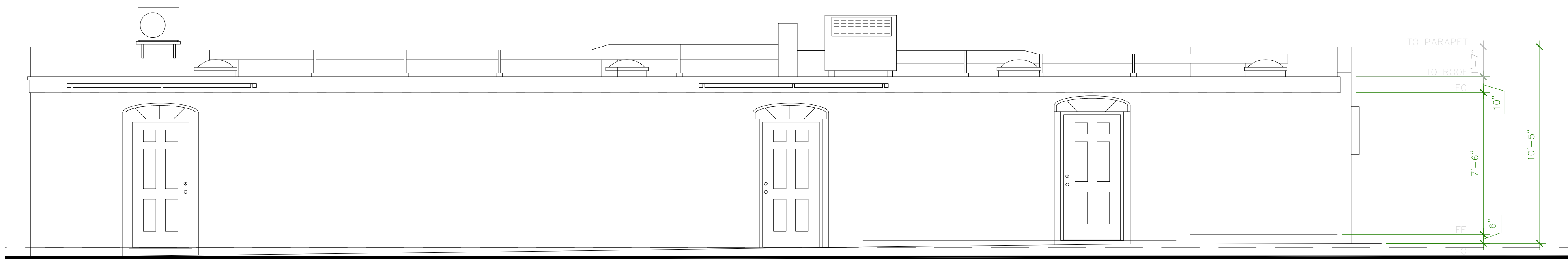


EAST

ANY NEW MECHANICAL EQUIPMENT
MUST COMPLY WITH SEC. 134-1607.



NORTH



WEST

EXISTING
220 PERUVIAN AVE ELEVATIONS
SCALE 1/4" = 1'-0"

NO CHANGES TO EXISTING EXTERIOR
ELEVATIONS AT THIS TIME

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

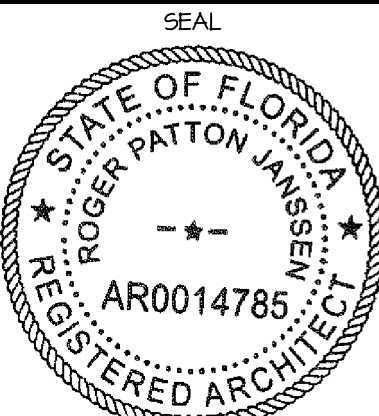
DATE: 09-18-2023
DRAWN: MJ5

- REVISIONS:
- 10-31-2023 REFINE SCOPE
 - PRE APP 2 JAN 4, 2024
 - FIRST SUBMITTAL JAN 12, 2024
 - SECOND SUBMITTAL 01.29, 2024
 - SECOND SUBMITTAL 02.02.2024

.....

ZON-24-002

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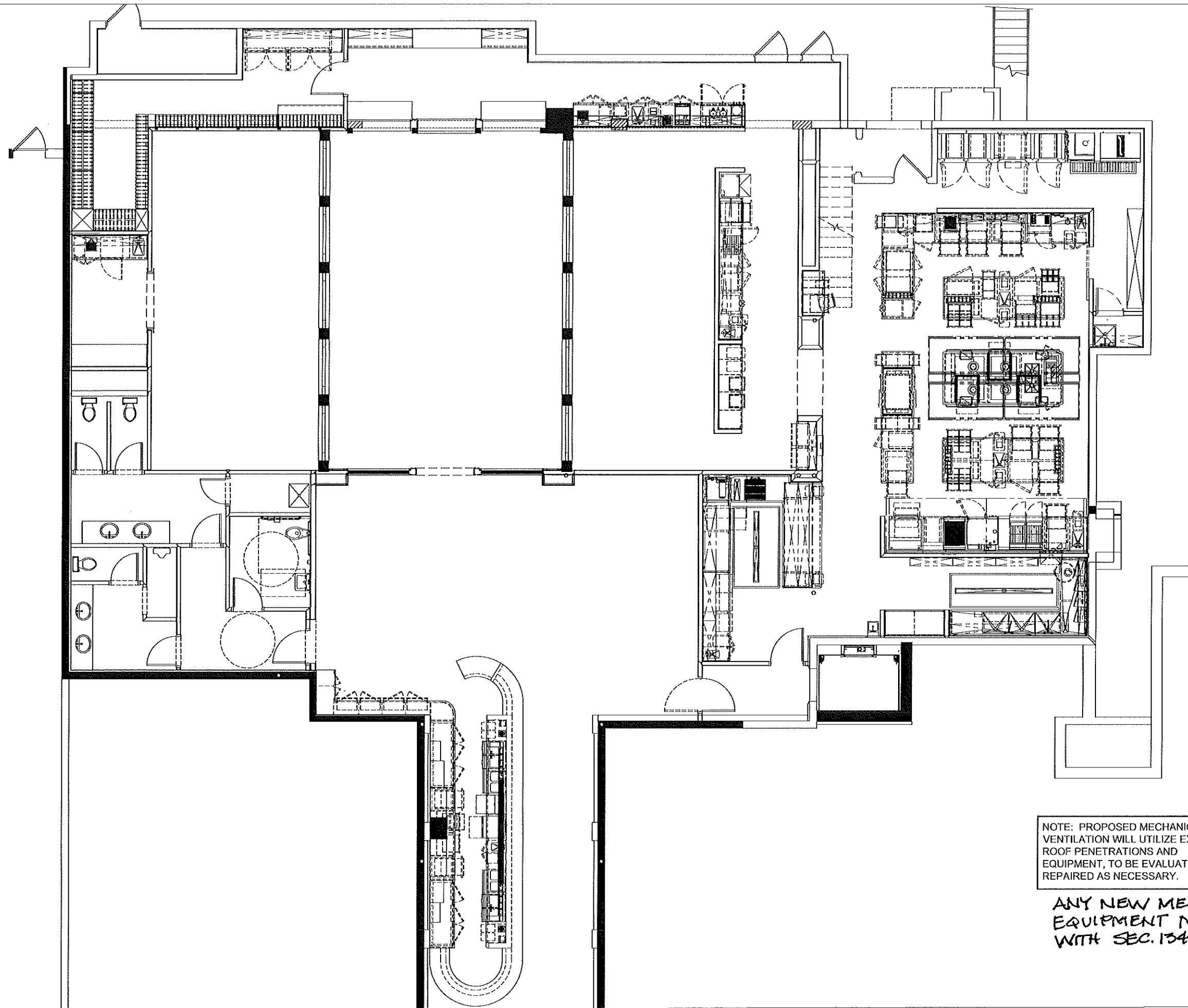


ROGER P. JANSSEN AR-14785

DRAWING NO.

A-2.02

JOB NUMBER: 23-116



NOTE: PROPOSED MECHANICAL VENTILATION WILL UTILIZE EXISTING ROOF PENETRATIONS AND EQUIPMENT, TO BE EVALUATED, AND REPAIRED AS NECESSARY.

ANY NEW MECHANICAL EQUIPMENT MUST COMPLY WITH SEC. 134-1607.

CONSULTANT(S)
HARRISON, KOELLNER, LLC
201 W. WASHINGTON AVENUE
LINCOLN
ILLINOIS, 62506
P.O. BOX 1000

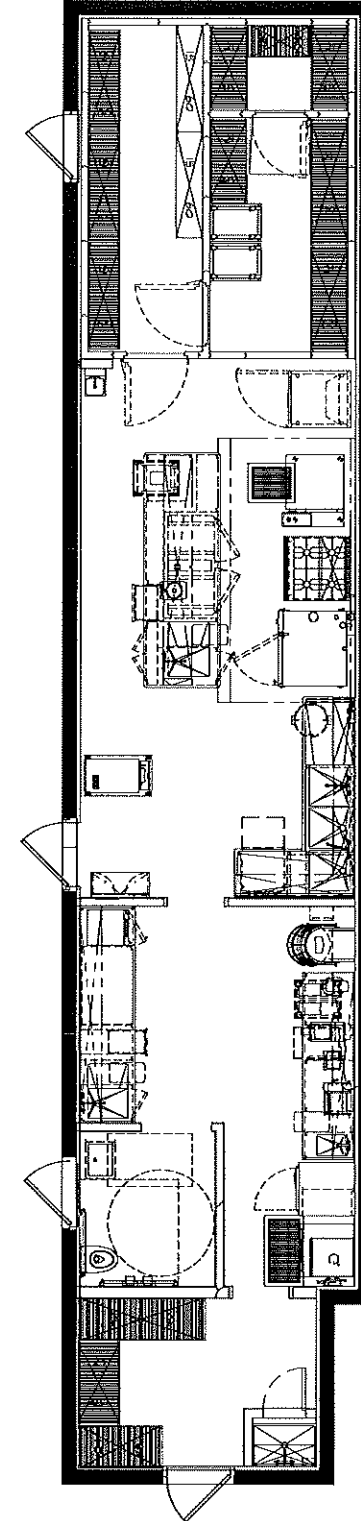
NO.	REVISION/SUBMISSION	DATE
1	TC SUBMITTAL - 2ND	1-29-2024

PROJECT
221 WORTH AVENUE
PALM BEACH, FL.

DRAWING

SEAL	SCALE 1/4" = 1'-0"
	DRAWN TH
	REVIEWED SCB
	PROJ. NO. 2023-5-1

SHEET NO.
FS-0.10



ANY NEW MECHANICAL
EQUIPMENT MUST
COMPLY WITH
SEC. 134-1607.

NOTE: PROPOSED MECHANICAL
VENTILATION WILL UTILIZE EXISTING
ROOF PENETRATIONS AND
EQUIPMENT, TO BE EVALUATED, AND
REPAIRED AS NECESSARY.

CONSULTANT(S)
HARRISON, KOELLNER, LLC
223 LINCOLN AVENUE
UNION
ILLINOIS 61801
PH: 618.234.1100

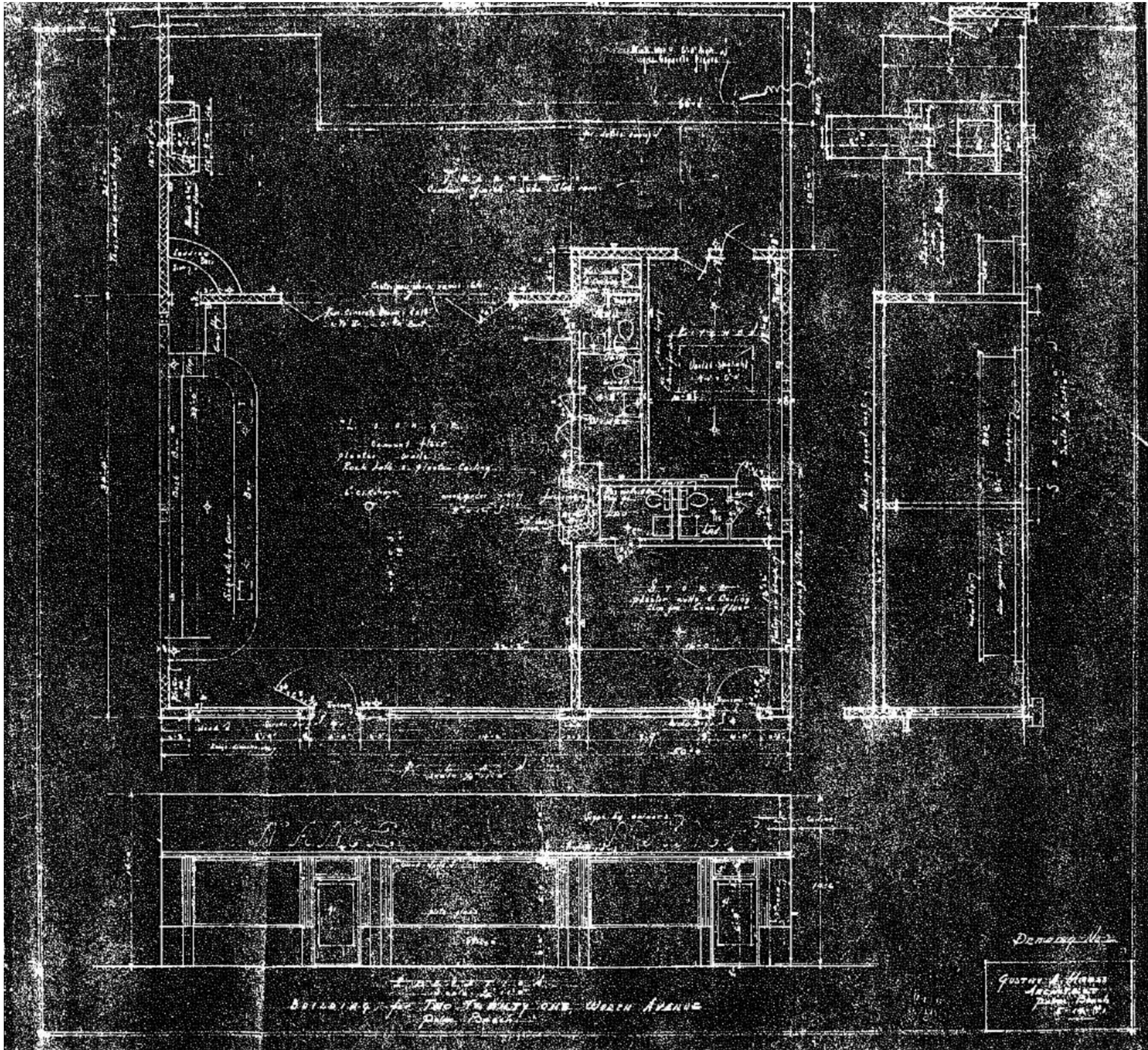
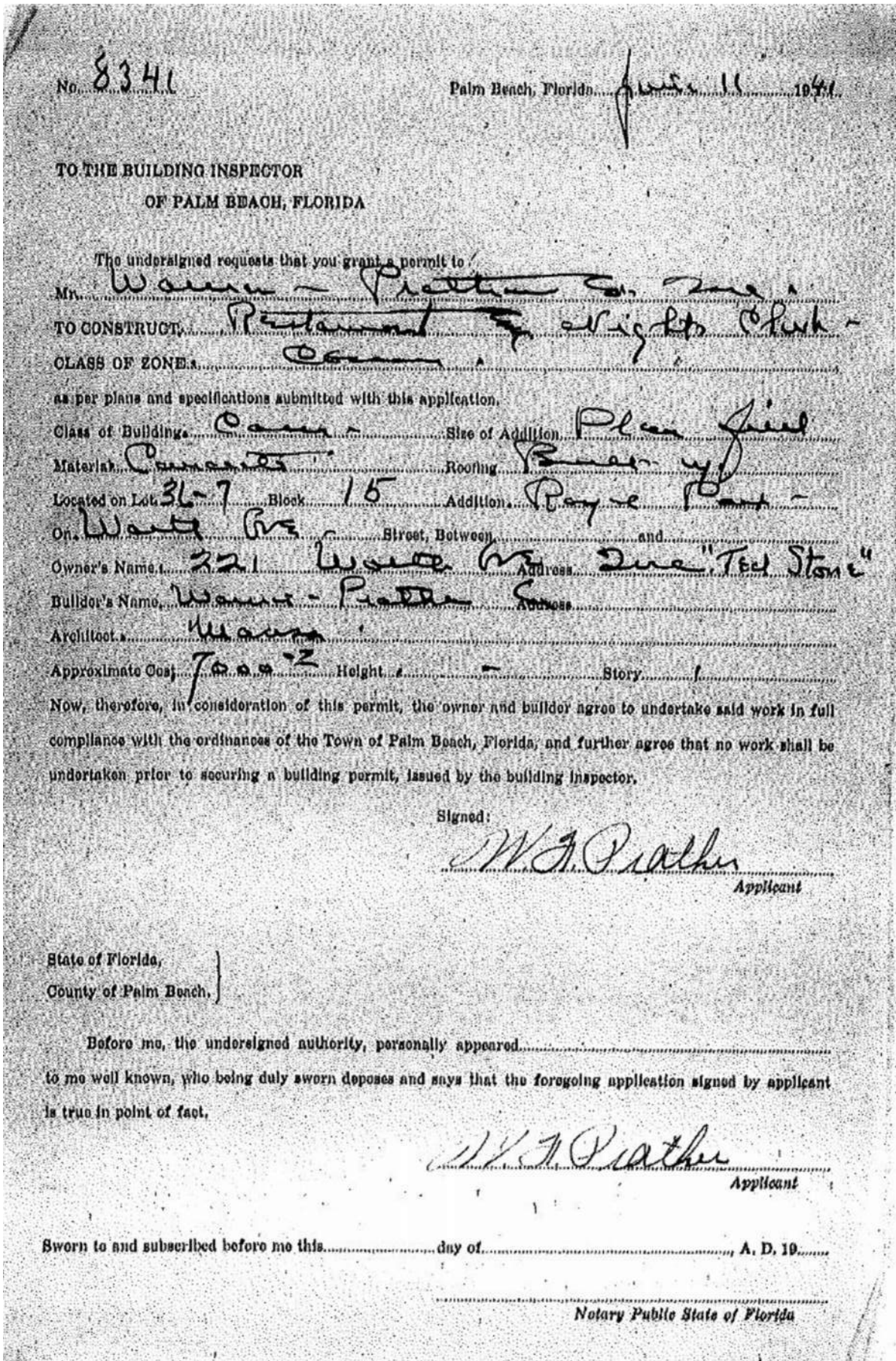
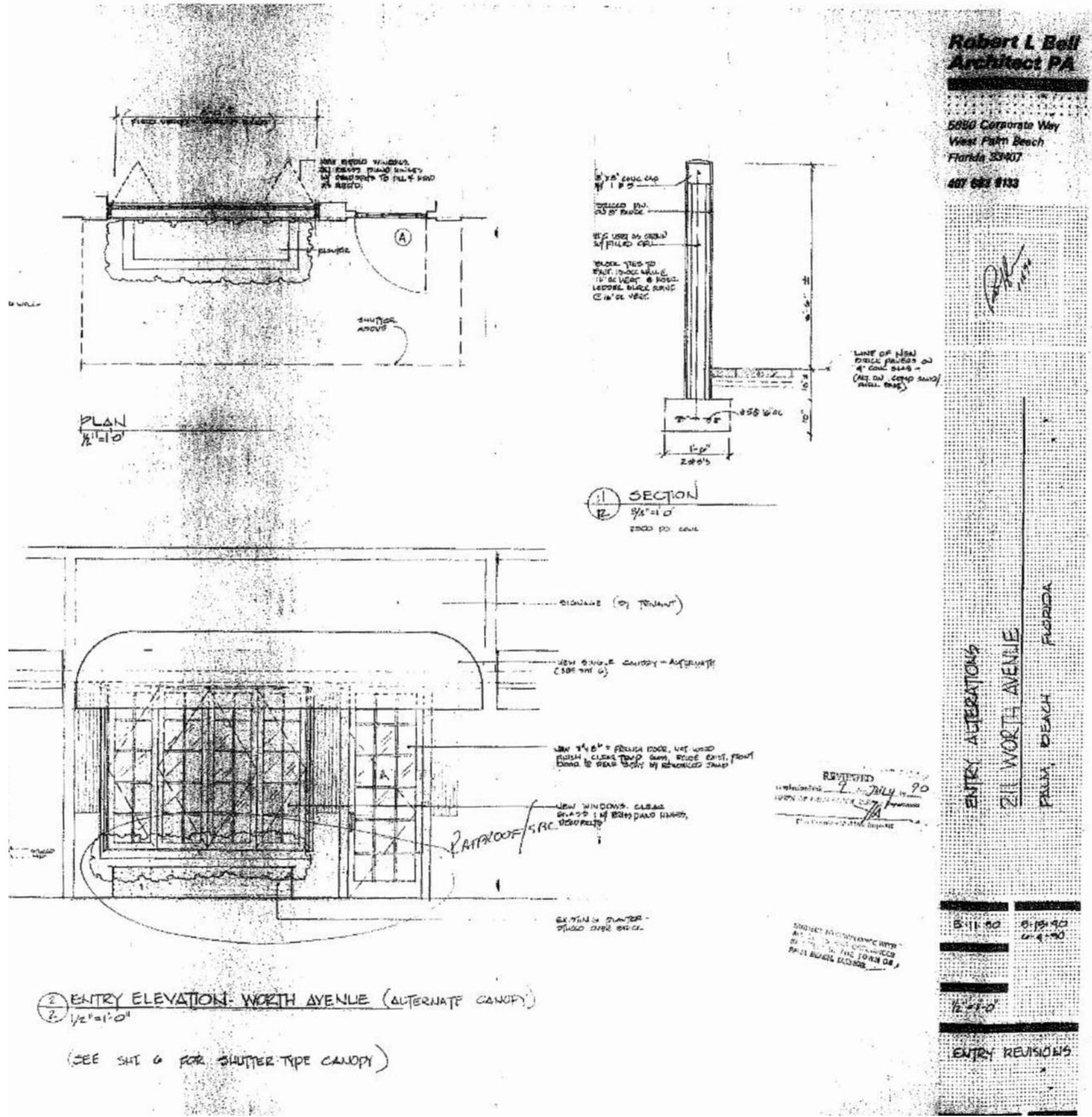
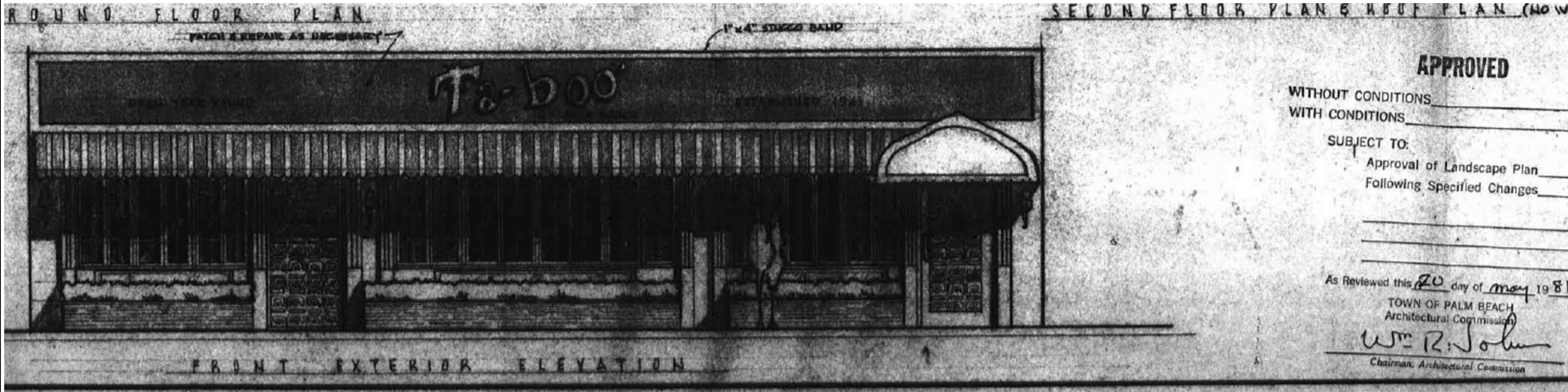
NO.	REVISION/SUBMISSION	DATE
	TC SUBMITTAL-2ND	1-29-2024

PROJECT
220 PERUVIAN AVENUE
PALM BEACH, FL.

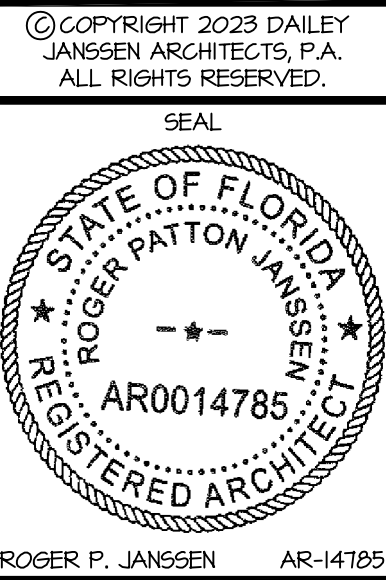
DRAWING

SEAL	SCALE 1/4" = 1'-0"
	DRAWN TH
	REVIEWED SCB
	PROJ. NO. 2023-5-1

SHEET NO.
PS-0.12



- DATE: 09-18-2023
DRAWN: MJS
REVISIONS:
• 10-31-2023 REFINED SCOPE
• PRE APP 2 JAN 4, 2024
• FIRST SUBMITTAL JAN 12, 2024
• SECOND SUBMITTAL 01 29, 2024
• SECOND SUBMITTAL 02 02 2024



DRAWING NO.
REF-1
JOB NUMBER: 23-116