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450 SOUTH COUNTY ROAD, TOWN OF PALM BEACH, FLORIDA

(FINAL SUBMITTAL)

PROJECTED DATE OF TOWN COUNCIL HEARING, (MAY 15, 2024)

BUILDING DEPARTMENT DATA

STORE LOCATION: 450 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480

CODE REVIEW INFORMATION:

APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANT'S CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANT'S CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

BUILDING CODE :

FLORIDA BUILDING CODE 2023,
INCLUDING ALL TOWN OF PALM BEACH
AMENDMENTS.

ZONING :

(C-WA DISTRICT)

INDEX OF DRAWINGS

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- A11 STREETSCAPE PHOTOGRAPHS
- A12 STREETSCAPE PHOTOGRAPHS
- A13 INTERIOR ELEVATIONS
- A14 COUNTER DETAILS



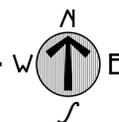
SUBJECT PROPERTY
450 SOUTH COUNTY ROAD



SUBJECT PROPERTY
450 SOUTH COUNTY ROAD

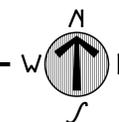
Location Plan

No Scale

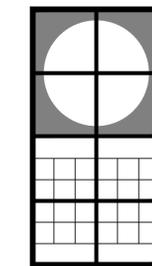


Location Map

No Scale



Zon-24-048



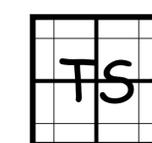
Jerome
Baumoehl
Architect,
Incorporated

205 Worth Avenue
Suite 311
Palm Beach
Florida 33480
Phone : (561) 689 1000

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Rosetta The Italian Bakery
450 South County Road
Palm Beach, Florida



Rosetta

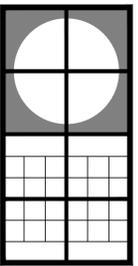
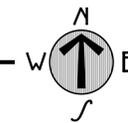
the Italian bakery

450 S COUNTY ROAD
PALM BEACH



Location Plan

No Scale



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Architect,
Incorporated

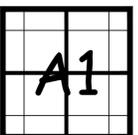
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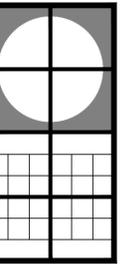


Rosetta The Italian Bakery
450 South County Road
Palm Beach, Florida

23-130
04/18/2024 FINAL SUBMITTAL
December 18, 2023



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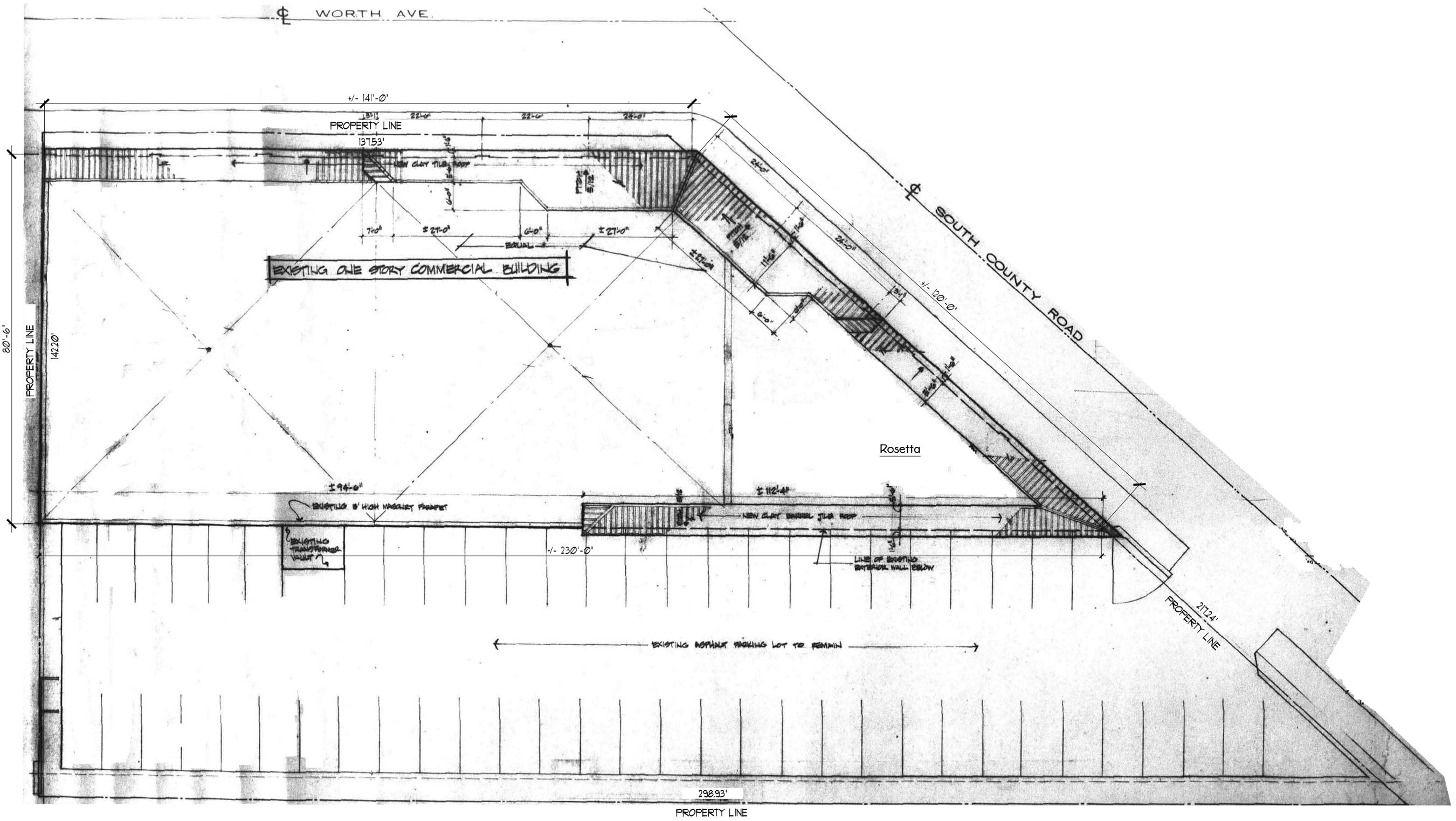
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Rosetta The Italian Bakery
450 South County Road
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Site Plan, (Existing)

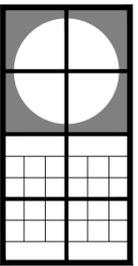
Scale: 1"=10'-0"



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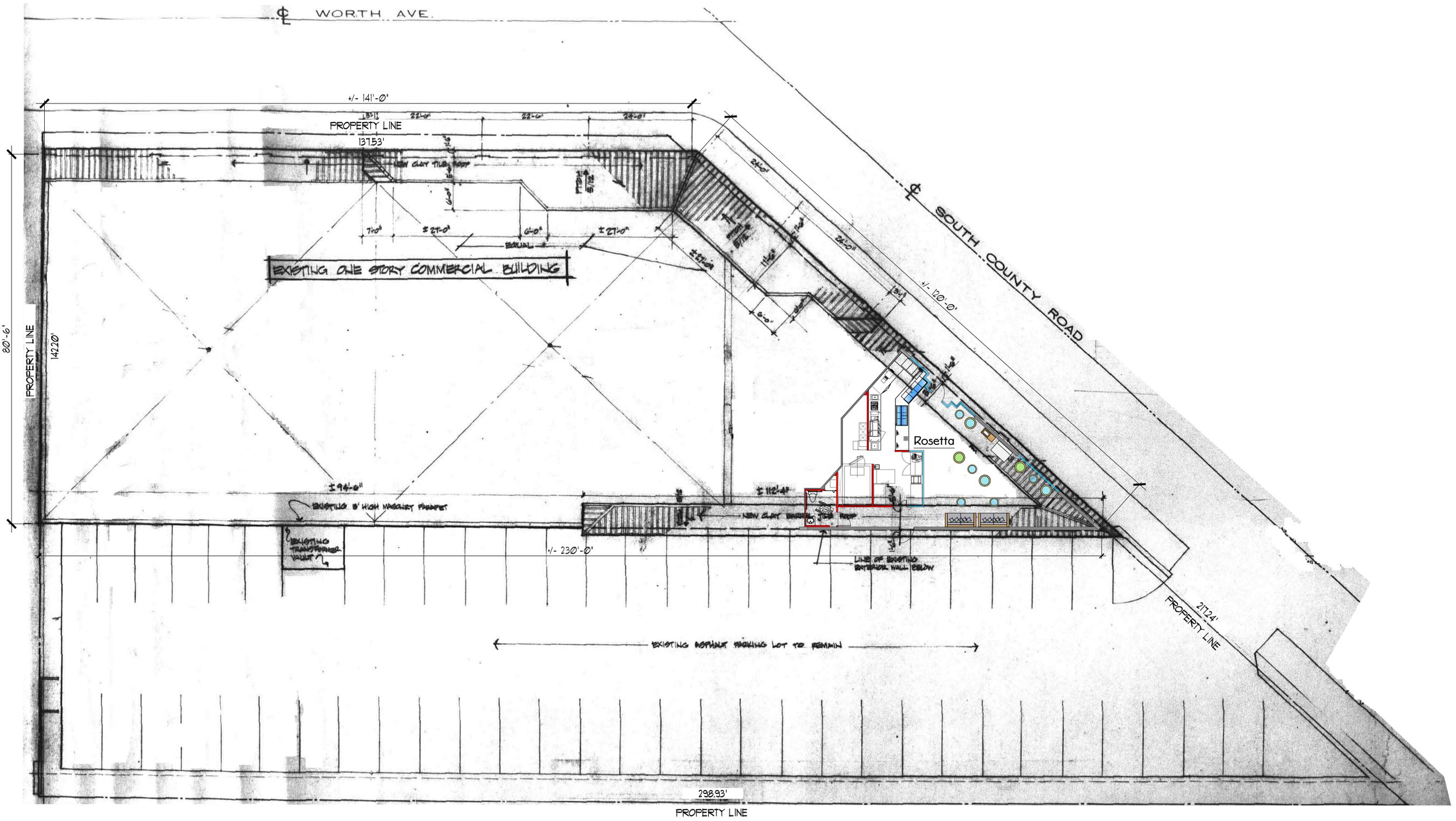
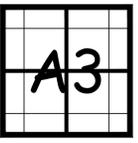
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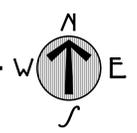
Rosetta The Italian Bakery
450 South County Road
Palm Beach, Florida

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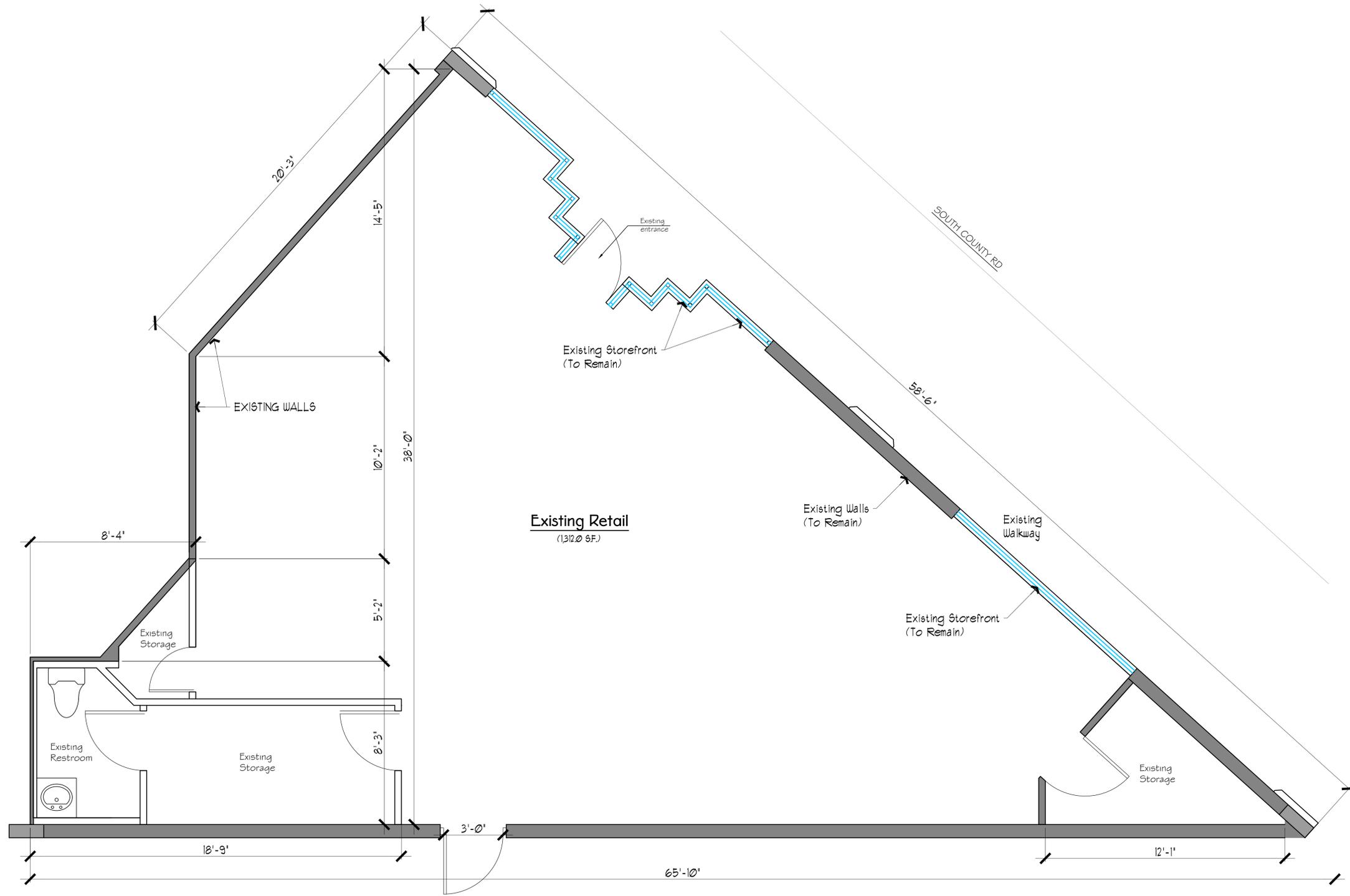


Site Plan, (Proposed)

Scale: 1"=10'-0"



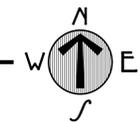
Zon-24-048



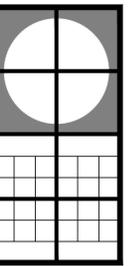
TOTAL EXISTING USABLE AREA: (1312.0 SQUARE FEET)

Floor Plan, (Existing)

Scale: 3/8"=1'-0"



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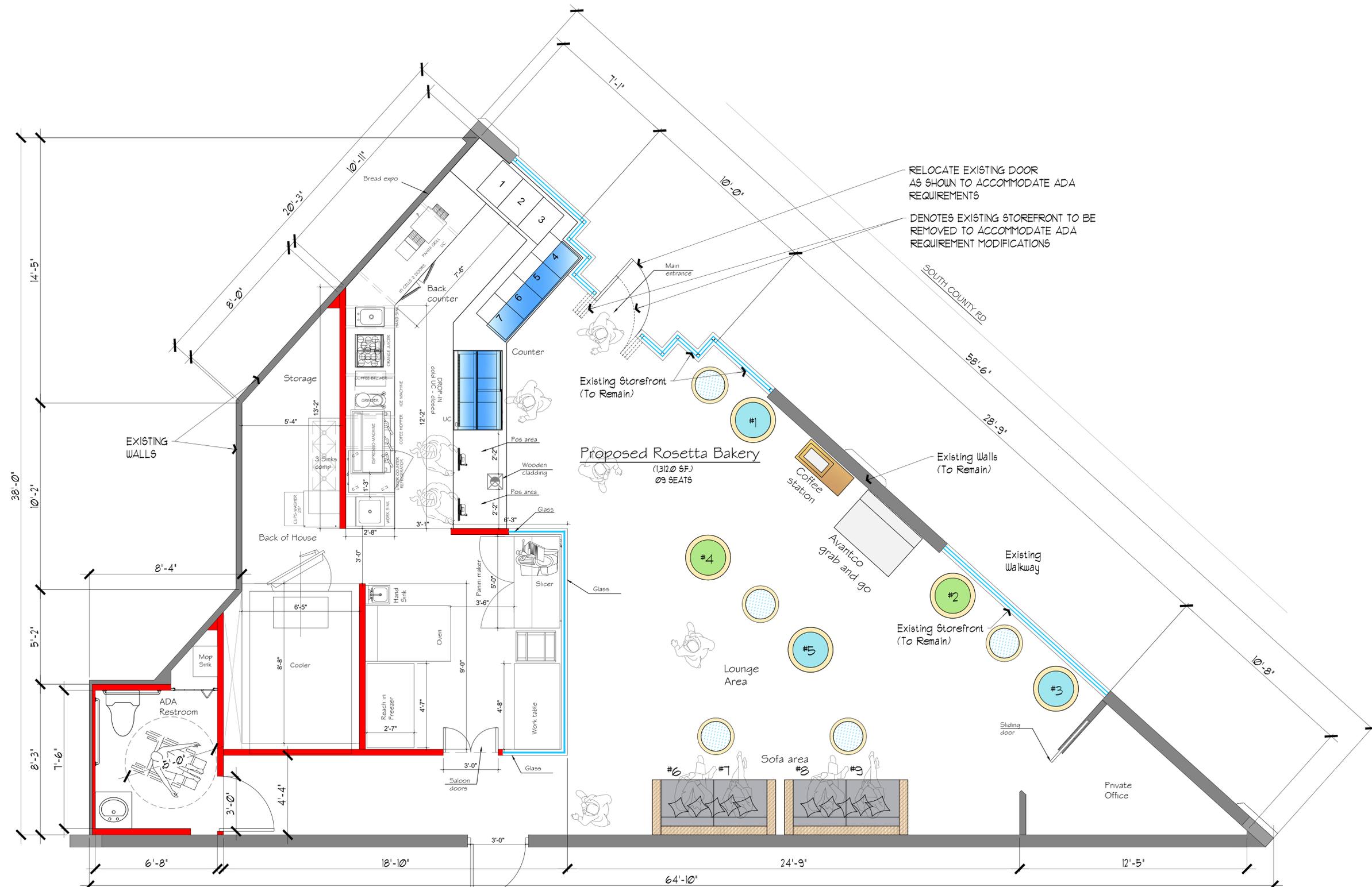
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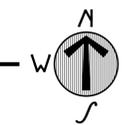


TOTAL USABLE AREA: (1,312.0 SQUARE FEET)

- PREPARATION, COUNTER AREA: 360.0 SQUARE FEET
- BACK OF HOUSE: 124.0 SQUARE FEET
- RESTROOM: 50.0 SQUARE FEET
- OFFICE: 56.0 SQUARE FEET
- DINING AREA: 722.0 SQUARE FEET
- ASSEMBLY: 722.0 SQUARE FEET / 15.0 SQUARE FEET NET

Floor Plan, (Proposed, showing storefront Demolition)

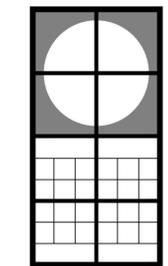
Scale: 3/8"=1'-0"



RELOCATE EXISTING DOOR AS SHOWN TO ACCOMMODATE ADA REQUIREMENTS

DENOTES EXISTING STOREFRONT TO BE REMOVED TO ACCOMMODATE ADA REQUIREMENT MODIFICATIONS

Proposed Rosetta Bakery
(1,312.0 SF.)
09 SEATS



Jerome Baumohl Architect, Incorporated

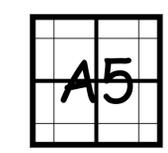
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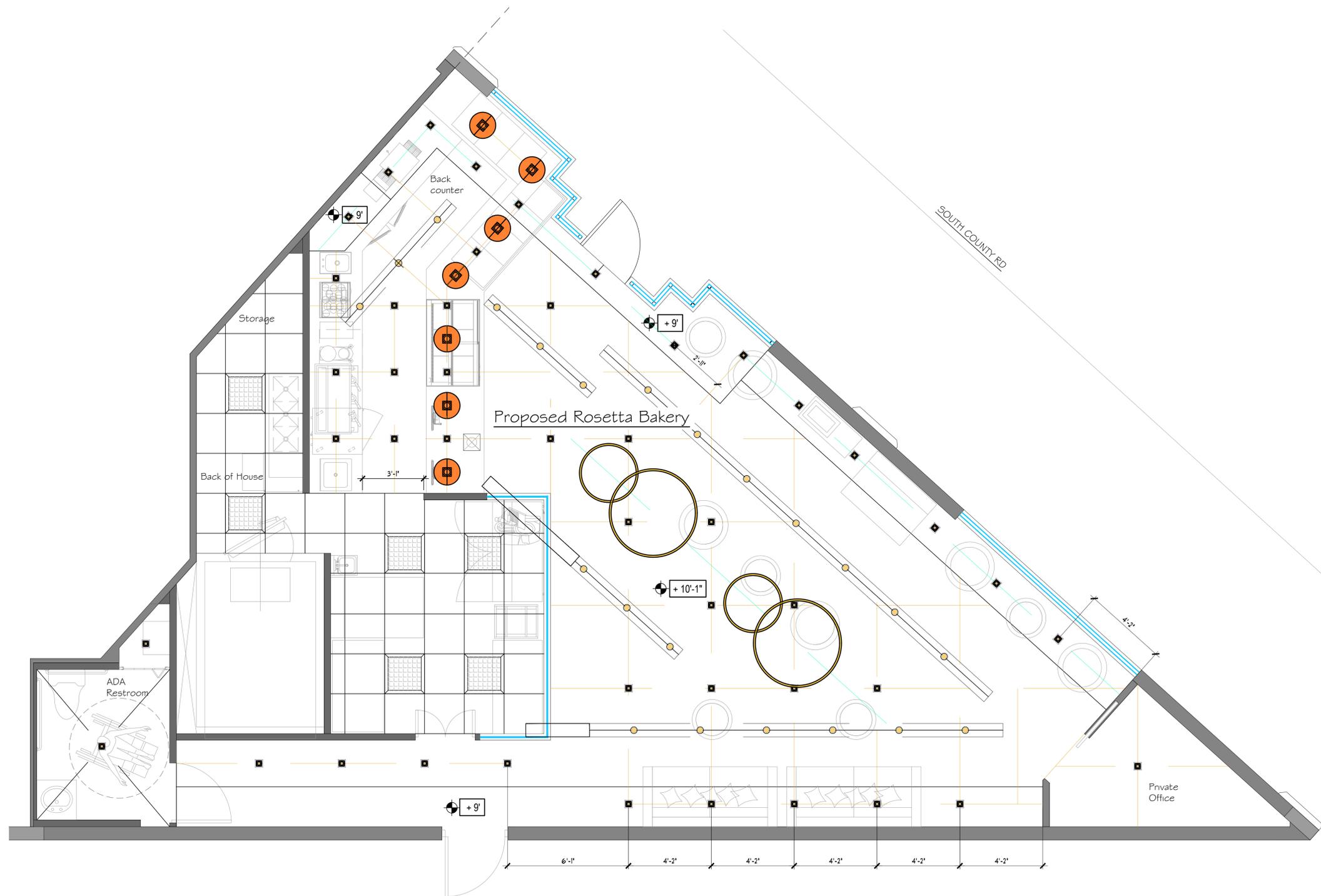


Rosetta The Italian Bakery
450 South County Road
Palm Beach, Florida

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04/09/2024 FINAL SUBMITTAL
December 18, 2023

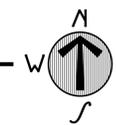


Zon-24-048

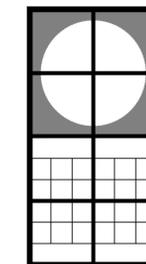


Reflected Ceiling Plan, (Proposed)

Scale: 3/8"=1'-0"



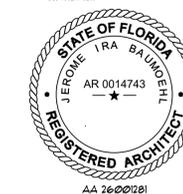
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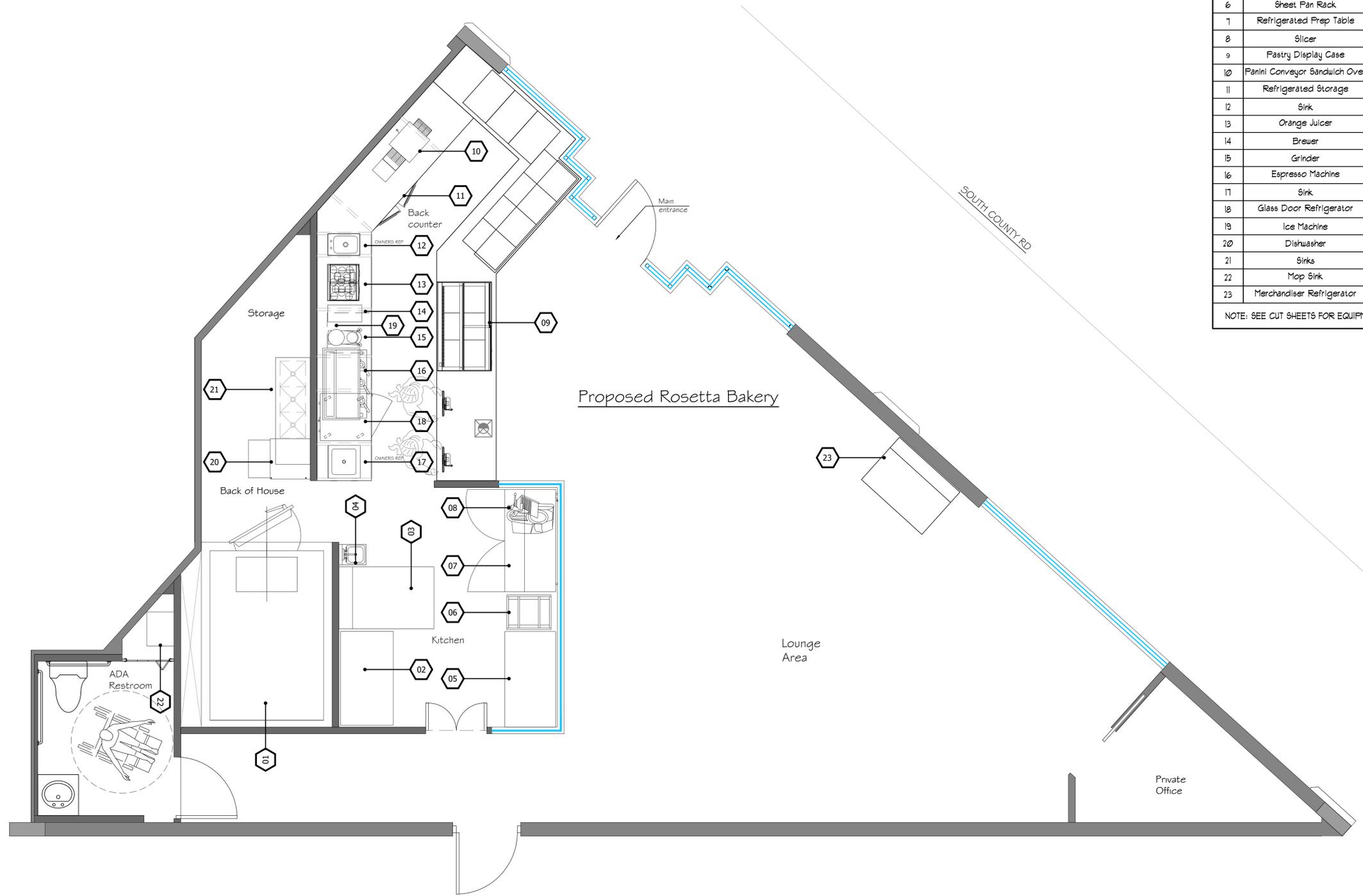
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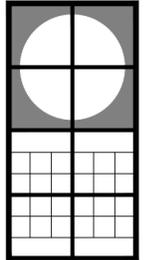
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#	DESCRIPTION	REMARKS
1	Cooler	
2	Freezer	
3	Oven	
4	Hand Sink	
5	Refrigerated Worktop	
6	Sheet Pan Rack	
7	Refrigerated Prep Table	
8	Slicer	
9	Pastry Display Case	
10	Panini Conveyor Sandwich Oven	
11	Refrigerated Storage	
12	Sink	
13	Orange Juicer	
14	Brewer	
15	Grinder	
16	Espresso Machine	
17	Sink	
18	Glass Door Refrigerator	
19	Ice Machine	
20	Dishwasher	
21	Sinks	
22	Mop Sink	
23	Merchandise Refrigerator	

NOTE: SEE CUT SHEETS FOR EQUIPMENT SPECIFICATIONS (TYPICAL)



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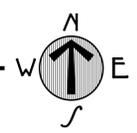
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Rosetta The Italian Bakery
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Palm Beach, Florida

Equipment Plan
Scale: 3/8"=1'-0"



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N.E. Elevation, from South County Road, (Existing)

No Scale

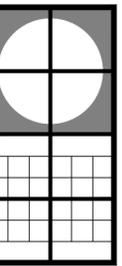
EXISTING DOOR TO BE MOVED FORWARD TO ACCOMMODATE ADA REQUIREMENT. (SEE SHEET A8 FOR ENLARGED STOREFRONT ELEVATION)



N.E. Elevation, from South County Road, (Proposed)

No Scale

EXISTING DOOR TO BE MOVED FORWARD TO ACCOMMODATE ADA REQUIREMENT. (SEE SHEET A8 FOR ENLARGED STOREFRONT ELEVATION)



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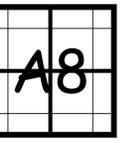
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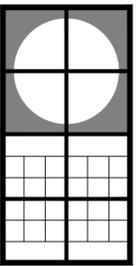
Storefront, (Existing)

No Scale



Storefront, (Proposed Modification to Meet ADA)

No Scale



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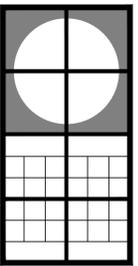


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Rendering, (Exterior)

No Scale



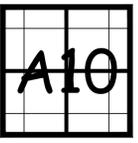
Rendering, (Exterior)

No Scale

Rosetta The Italian Bakery
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Rendering, (Interior)

No Scale



Rendering, (Interior)

No Scale



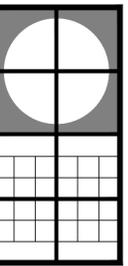
Rendering, (Interior)

No Scale



Rendering, (Interior)

No Scale



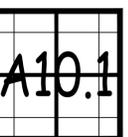
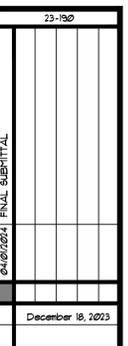
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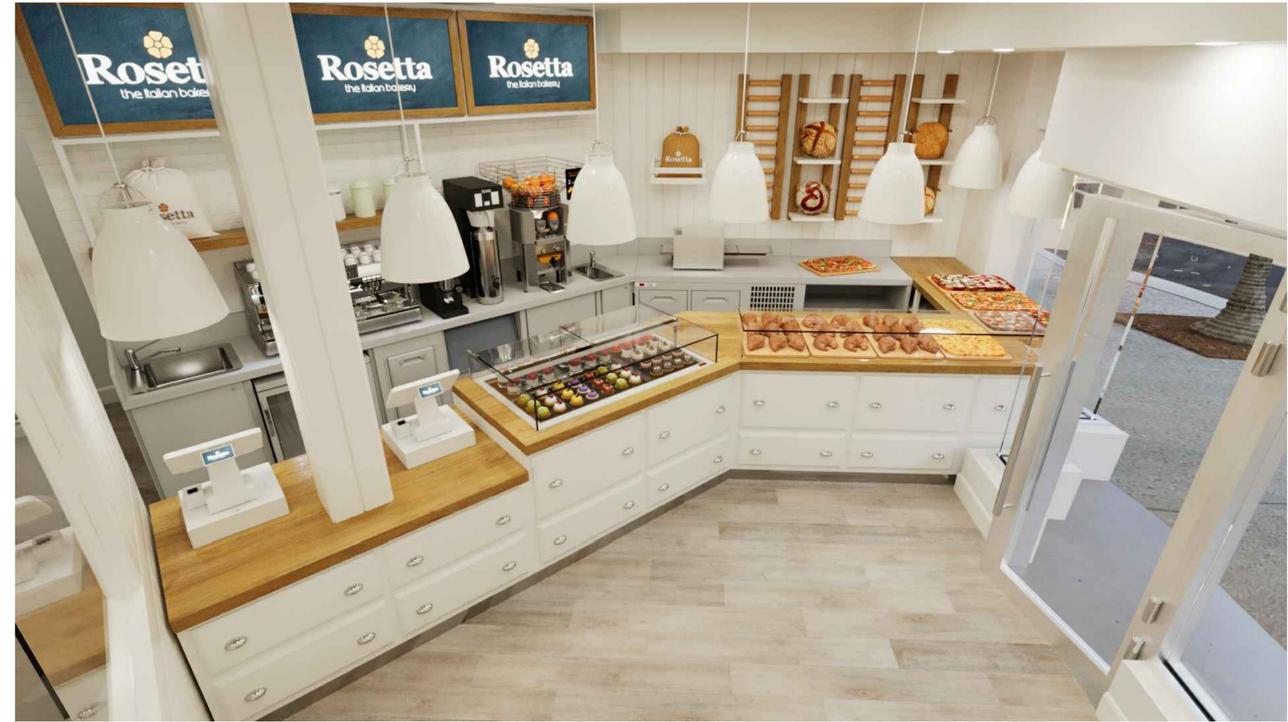


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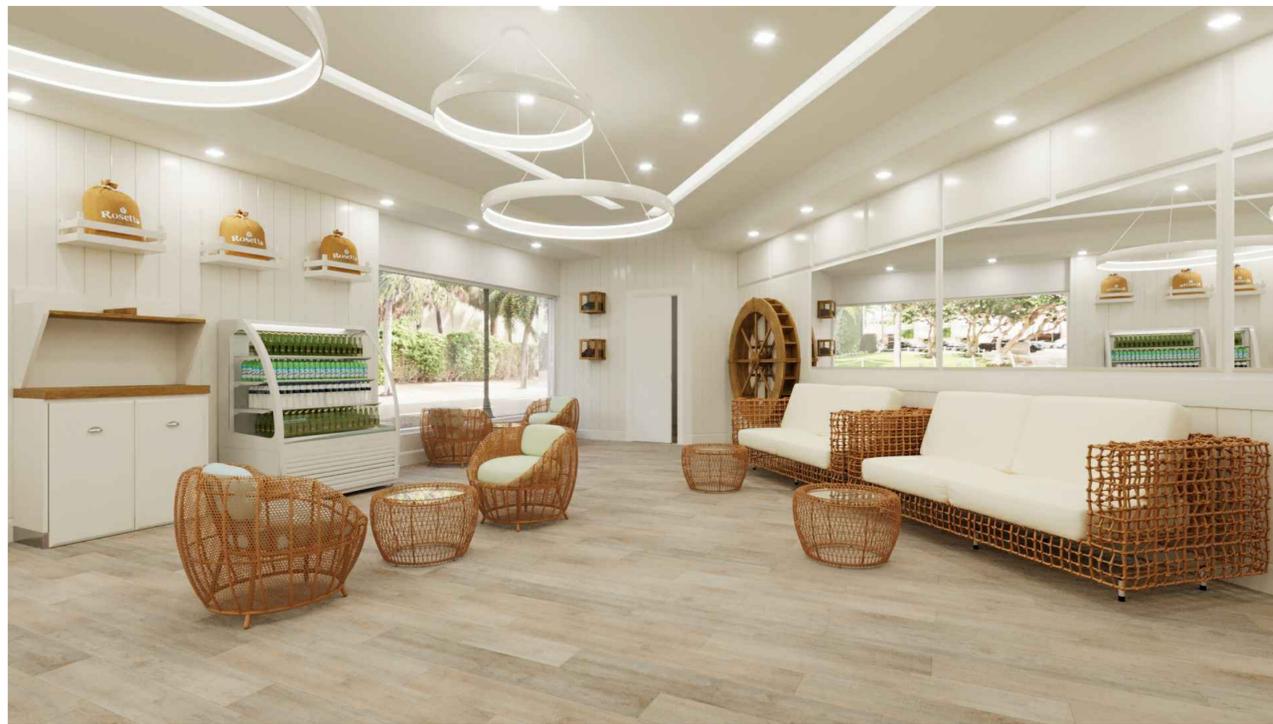
Rendering, (Interior)

No Scale



Rendering, (Interior)

No Scale



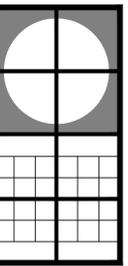
Rendering, (Interior)

No Scale



Rendering, (Interior)

No Scale



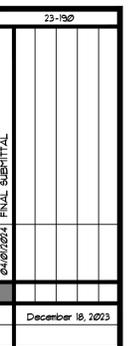
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Rosetta The Italian Bakery
450 South County Road
Palm Beach, Florida



Zon-24-048



450 South County Road, (Front Elevation)

No Scale



450 South County Road, (corner to corner)

No Scale



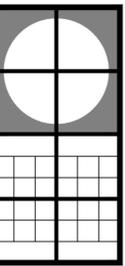
450 South County Road, (South Elevation)

No Scale



440 South County Road

No Scale



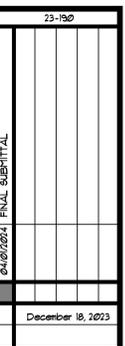
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450 South County Road
Palm Beach, Florida

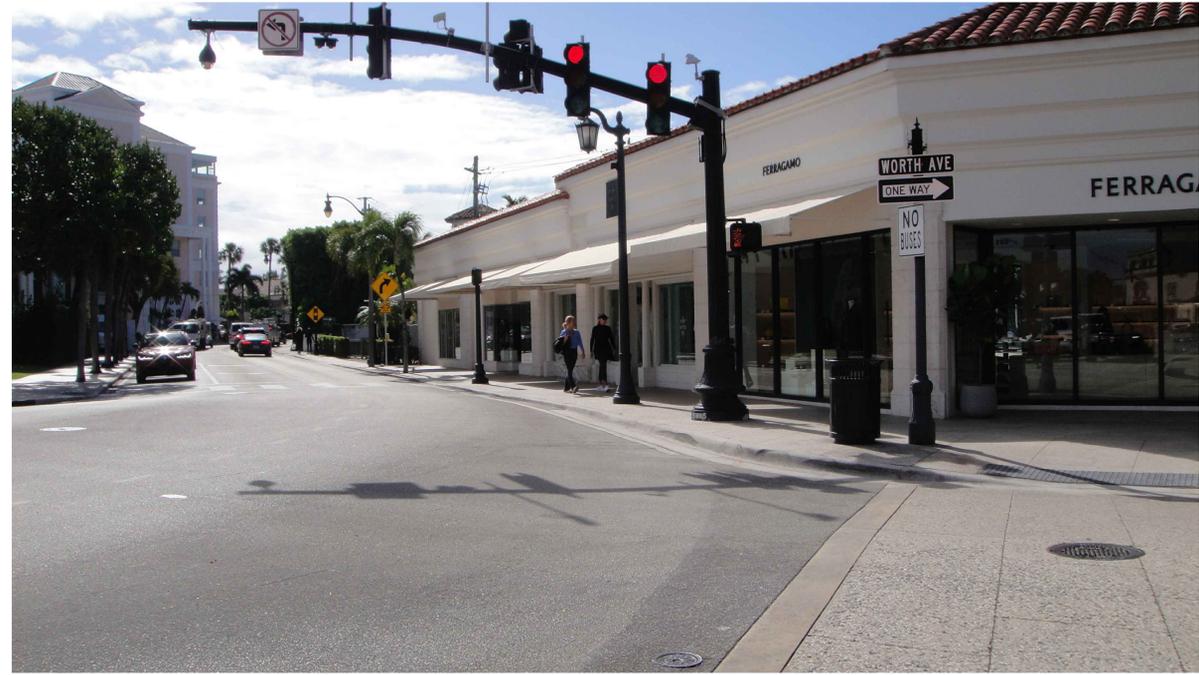


Zon-24-048



450 South County Road, (looking north)

No Scale



450 South County Road, (looking south)

No Scale



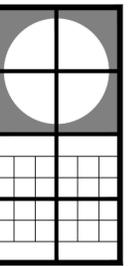
South County and Worth Avenue, (looking east)

No Scale



Across the street

No Scale



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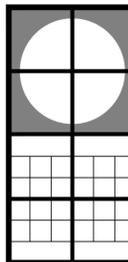


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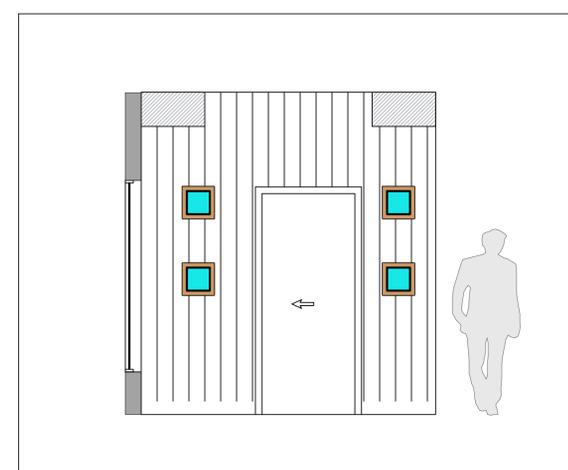
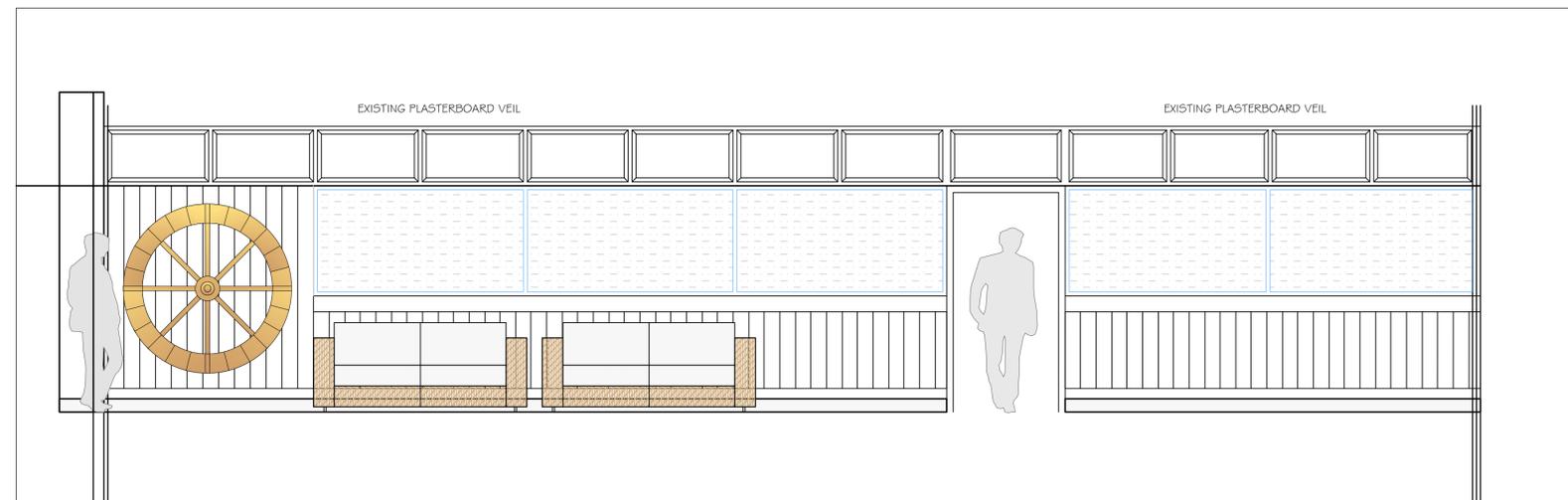
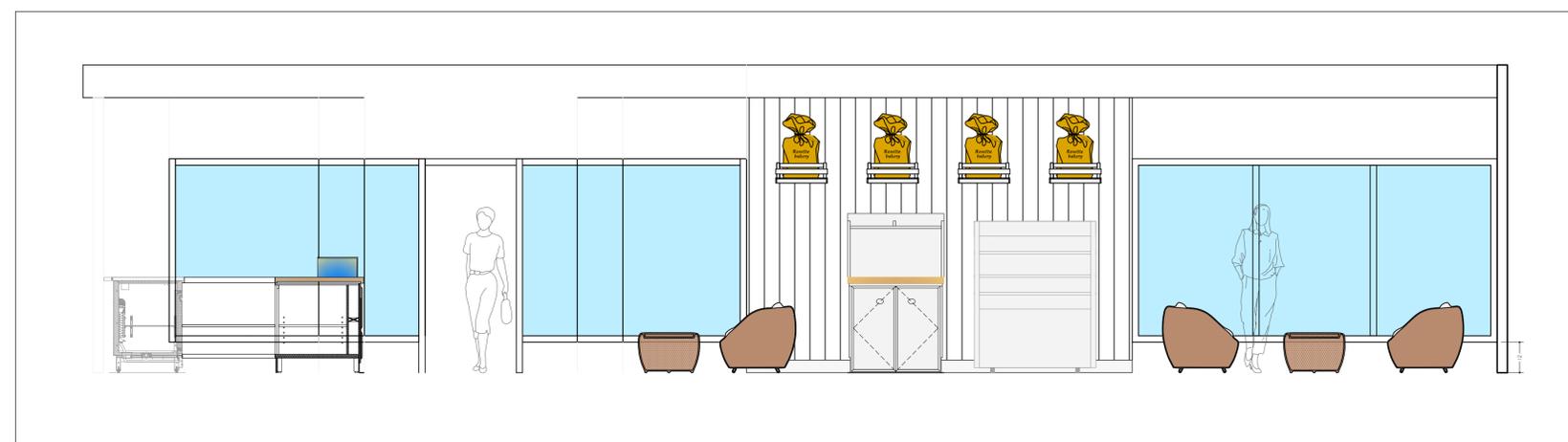
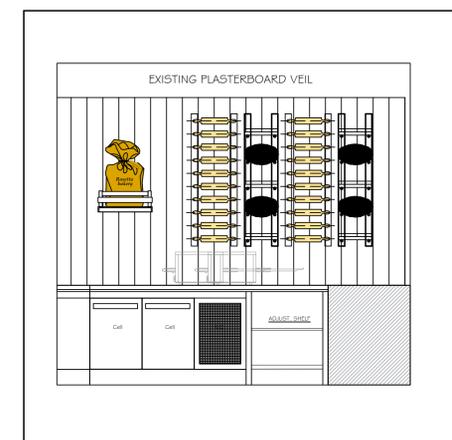
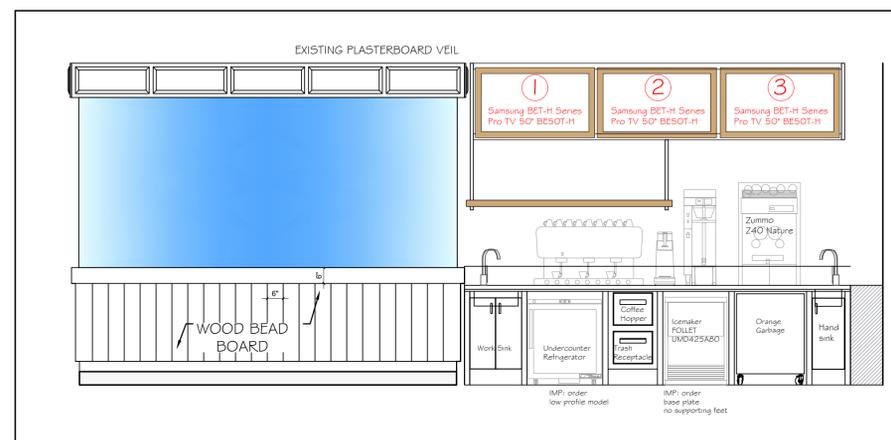
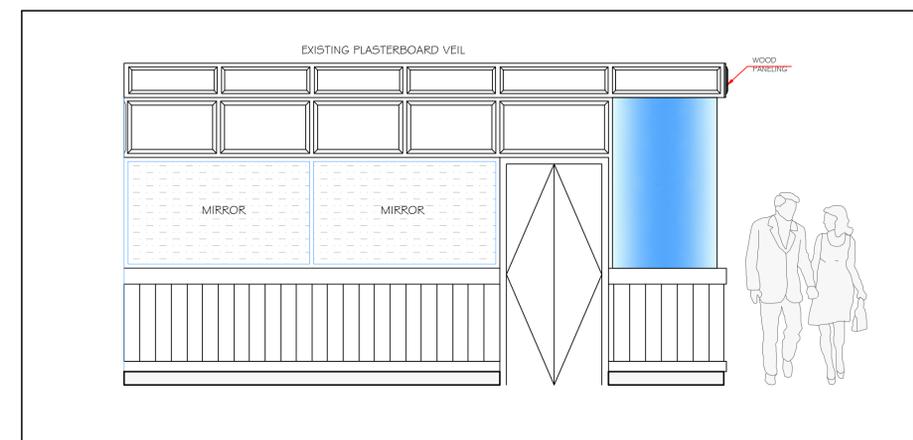
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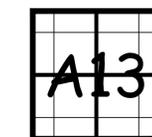
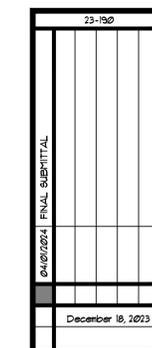
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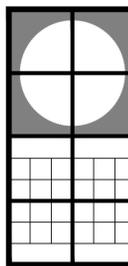
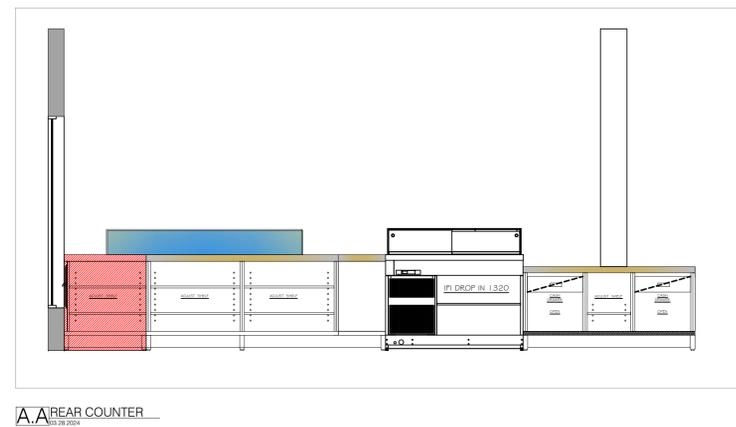
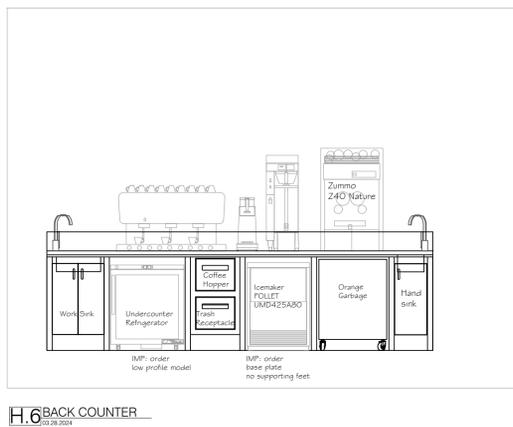
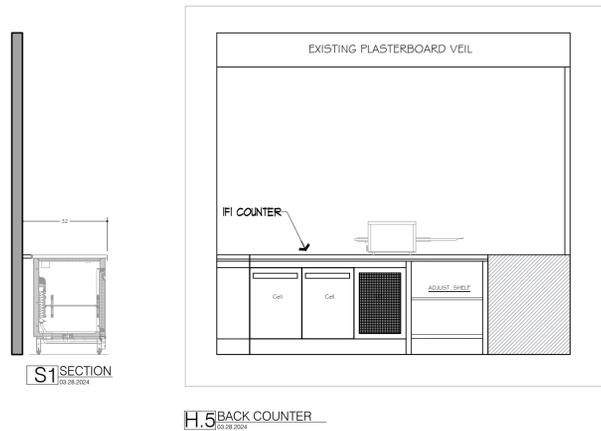
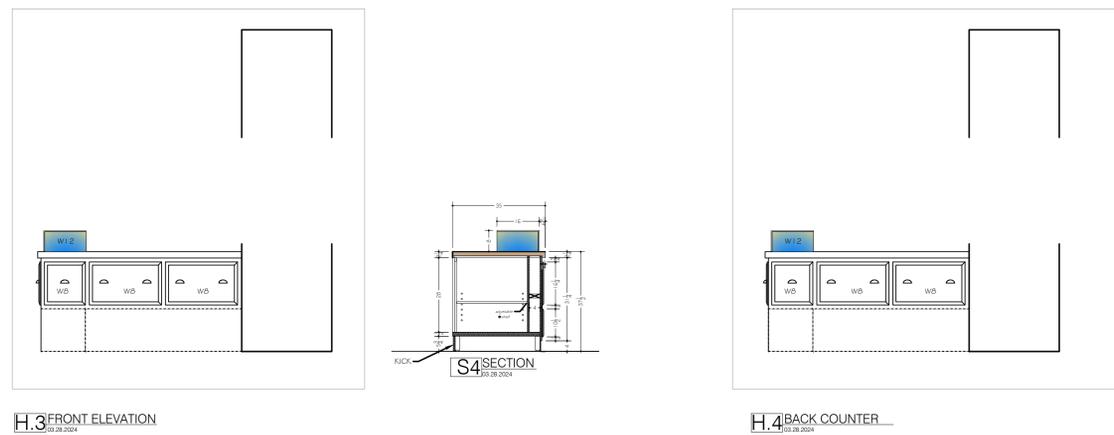
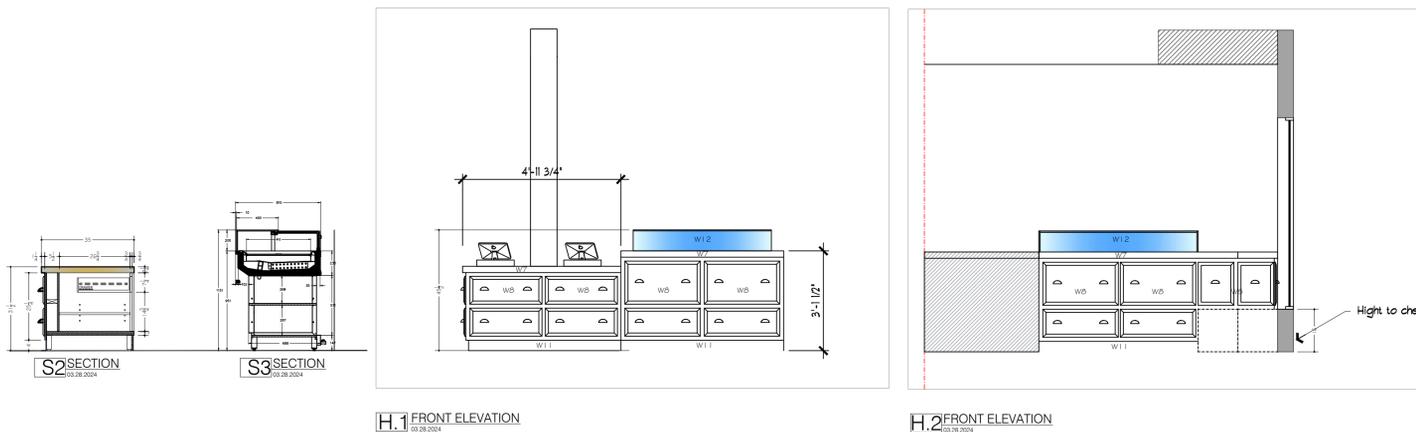
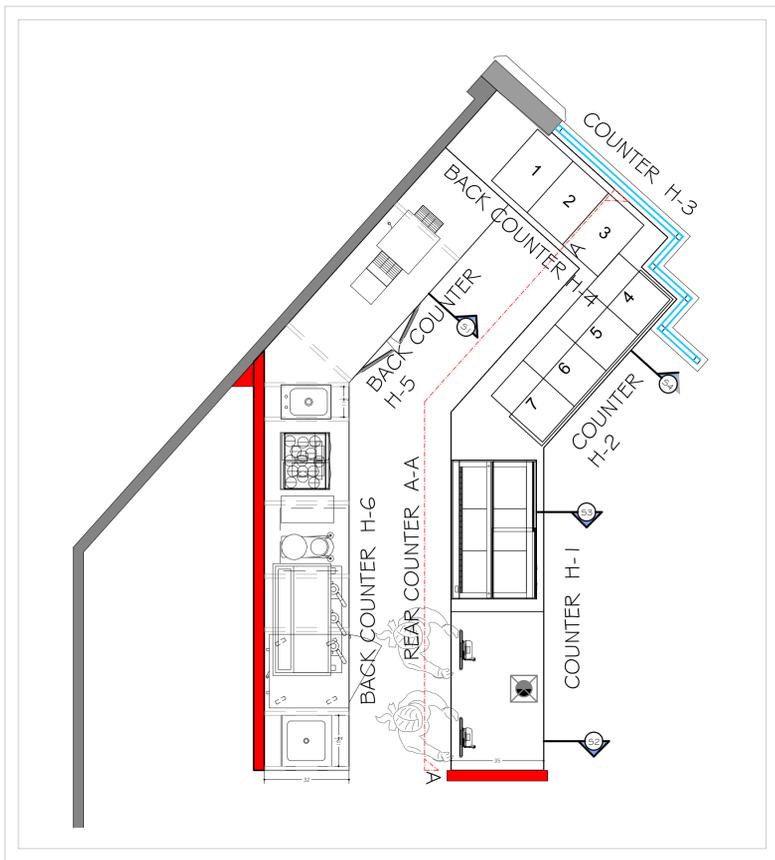


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December 18, 2023

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