

425 WORTH AVENUE PH-B

Palm Beach, FL 33480



ARCOM RECORD SET

04.06.2022

SHEET INDEX

CVR- COVER SHEET

SUR0.0- VICINITY MAP

SUR1.0- SURVEY

SUR2.0- PROPERTY PHOTOS

SUR2.1- ADJACENT BUILDING PHOTOS

SUR2.2- ADJACENT BUILDINGS ELEVATIONS

SUR2.3- ZONING LEGEND

A0.0- EXISTING & PROPOSED SITE PLAN

A1.0-1.1- EXISTING & PROPOSED FLOOR PLAN

A2.0-2.2- EXISTING & PROPOSED ELEVATIONS

A2.3 EXISTING & PROPOSED COLOR ELEVATION

A2.5-2.6- EXISTING & PROPOSED ADDITION & AWNING

A3.0-3.1- PROPOSED RENDERING

A4.0- TRUCK LOGISTICS PLAN

SCOPE OF WORK

ARC-22-076 AND ZON-22-052 IS A REQUEST FOR CONSTRUCTION OF AN ADDITION CONTAINING 58 SQUARE FEET ON THE PENTHOUSE LEVEL AT 425 WORTH AVENUE, PH-B. THE REQUIRED PLANS AND ZONING HISTORY ARE SUBMITTED WITH THIS APPLICATION.

VARIANCE REQUEST:

SECTIONS 134-201, 134-226, 134-227 AND 134-326. APPLICANT IS REQUESTING SITE PLAN APPROVAL WITH SPECIAL EXCEPTION AND VARIANCES TO ALLOW A 58 SQUARE FOOT ADDITION TO THE LAUNDRY ROOM ON THE PENTHOUSE LEVEL OF AN EXISTING SIX-STORY BUILDING IN THE R-D(2) ZONING DISTRICT. THE FOLLOWING VARIANCES ARE REQUESTED:

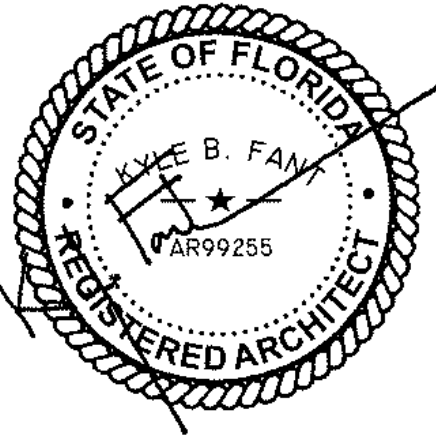
1.SECTION 134-226 AND 134-227. SPECIAL EXCEPTION AND SITE PLAN APPROVAL TO PERMIT ADDITION OF 58 SQUARE FOOT ADDITION TO LAUNDRY ROOM TO THE EXISTING SIXTH FLOOR.

2.SECTION 134-1060(8)D. VARIANCE FOR BUILDING HEIGHT OF 58.5' IN LIEU OF 35' MAXIMUM PERMITTED. PLEASE NOTE THAT THE 58.5' HEIGHT IS CURRENTLY EXISTING.

3.SECTION 134.1060(8)D. VARIANCE TO ALLOW THE ADDITION TO THE EXISTING SIXTH FLOOR IN LIEU OF THE THREE-STORY MAXIMUM CURRENTLY PERMITTED.

4.SECTION 134.1060(7)D. VARIANCE TO PERMIT THE SMALL ADDITION ON THE SIXTH FLOOR WITH A REAR YARD SETBACK OF 35'1" VERSUS 38'0" EXISTING AND 117' MINIMUM REQUIRED.

CONSULTANTS



KYLE B FANT ARCHITECT # AR99255  
INTERIOR DESIGNER # ID6422  
AIA # 30425933 NCARB # 87529

Revisions:

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF BARTHOLEMEEWPARTNERS, AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF BARTHOLEMEEWPARTNERS. ALL RIGHTS RESERVED.

Project no: 21.05.118  
Date:  
Drawn by: VA  
Project Architect: KBF

425 Worth Avenue

Project Address:  
425 Worth Avenue  
Palm Beach, FL 33480

SHEET NAME

COVER SHEET

SHEET NUMBER

CVR

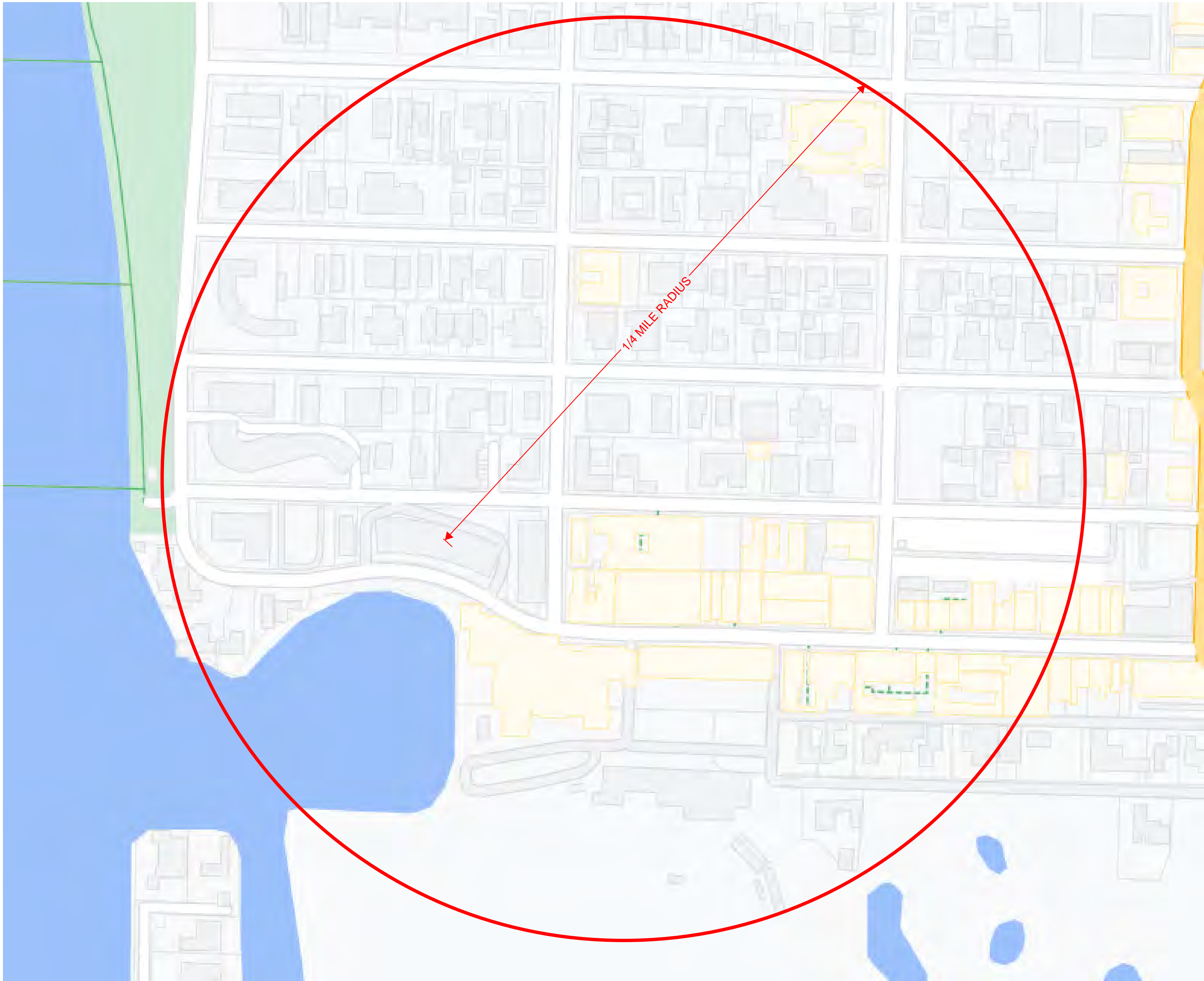
ARC-22-076

ZON-22-052





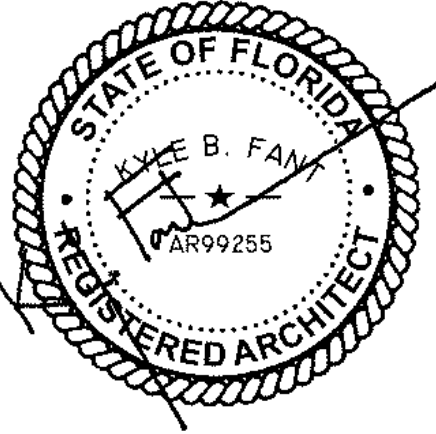
VICINITY LOCATION MAP



LOCATION MAP

ARC-22-076  
ZON-22-052

CONSULTANTS



KYLE B FANT ARCHITECT # AR99255  
INTERIOR DESIGNER # ID6422  
AIA # 30425933 NCARB # 87529

Revisions:

THESE DRAWINGS ARE FOR THE EXCLUSIVE  
USE OF BARTHOLEMEW + PARTNERS, AND MAY  
NOT BE DUPLICATED, REPRODUCED OR USED  
IN ANY MANNER WITHOUT THE EXPRESS  
WRITTEN CONSENT OF BARTHOLEMEW +  
PARTNERS. ALL RIGHTS RESERVED.

Project no: 21.05.118  
Date:  
Drawn by: VA  
Project Architect: KBF

**425 Worth Avenue  
PH-**

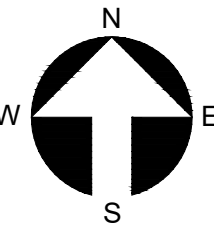
Project Address:  
425 Worth Avenue  
Palm Beach, FL 33480

SHEET NAME

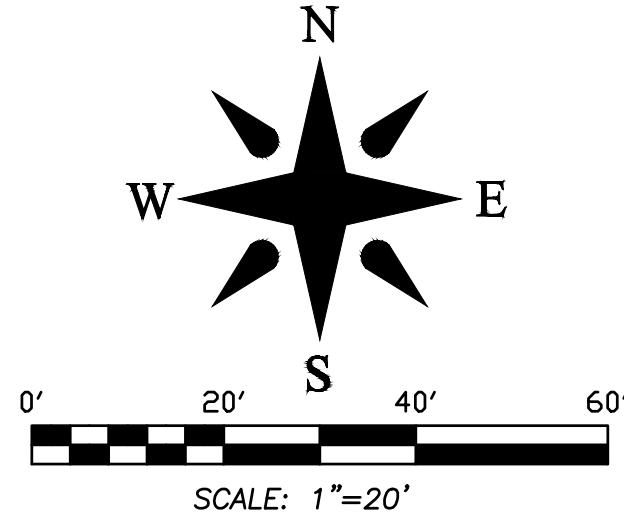
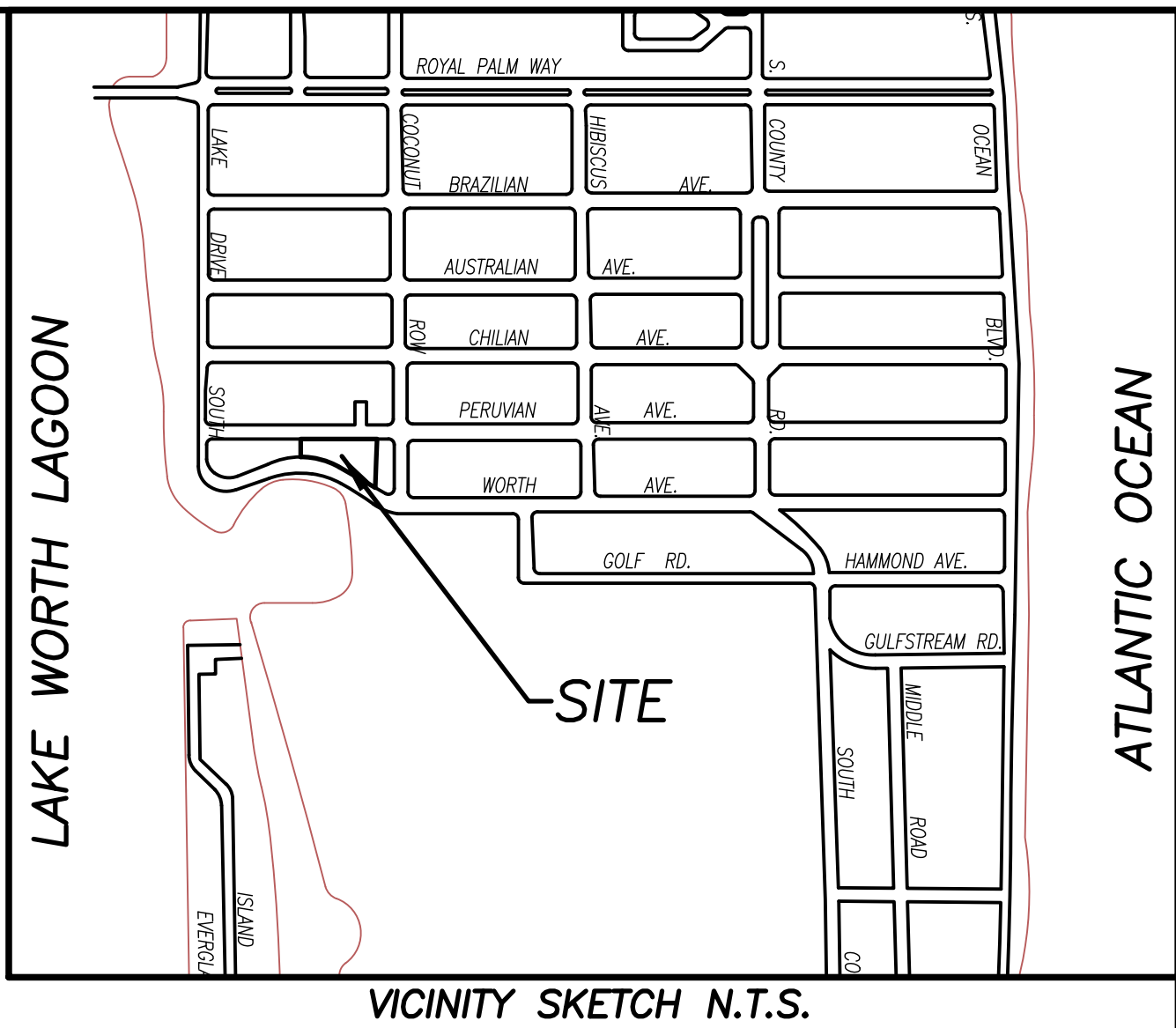
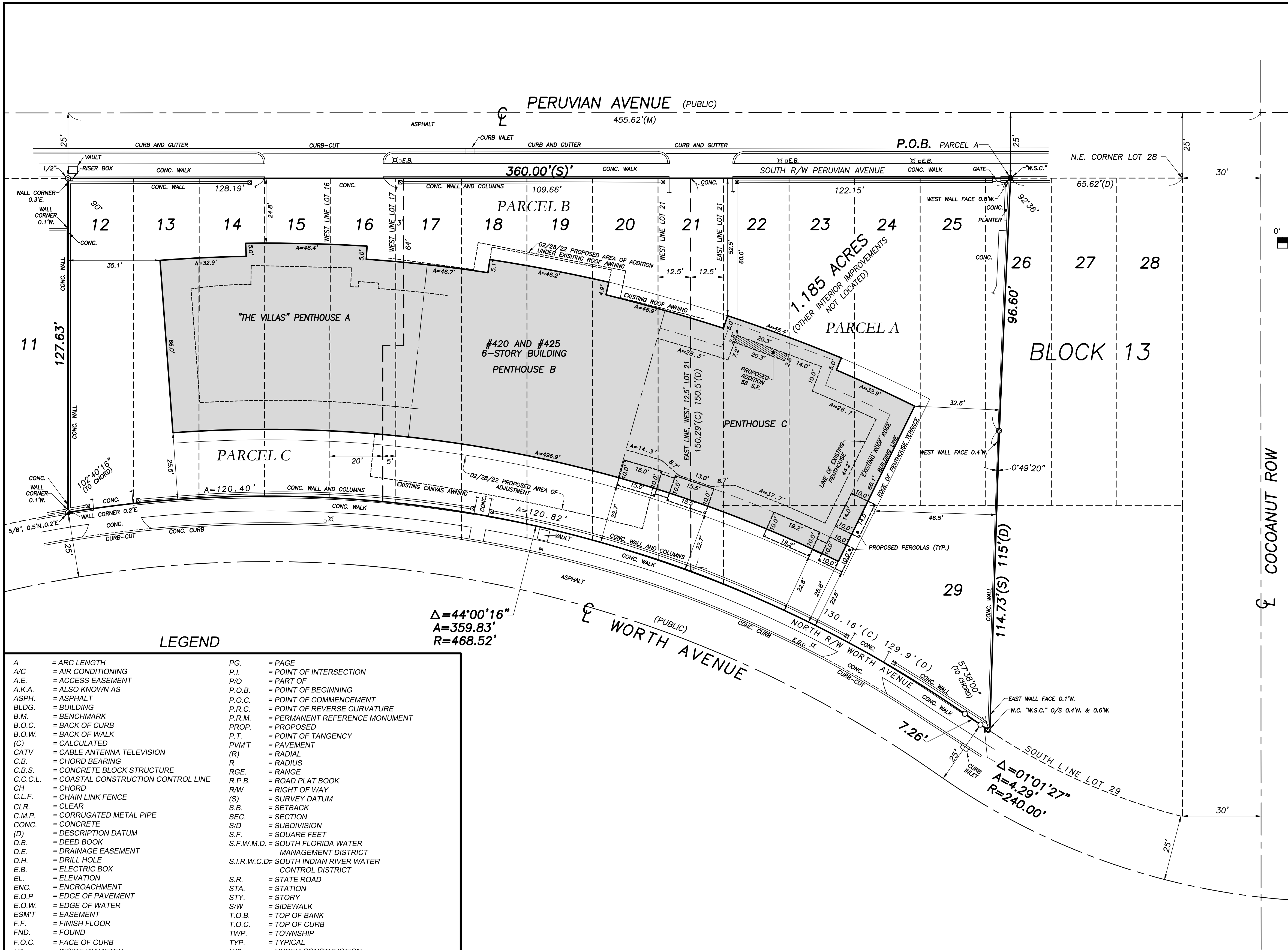
LOCATION MAP

SHEET NUMBER

**SP1.0**







BOUNDARY SURVEY FOR:  
THE VILLAS PENTHOUSE C

This survey is made specifically and only for the following parties for the purpose of construction presentation on the surveyed property.

The Villas Penthouse C

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:  
425 Worth Avenue  
Palm Beach, Florida 33480

LEGAL DESCRIPTION:

PARCEL A (No. 1)

A parcel of land in Section 27, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at a point in the South line of Peruvian Avenue, at a distance of 65.62 feet West of the Northeast corner of Lot 28, Block 13, ROYAL PARK ADDITION, as said avenue and lot are shown on plat of said ROYAL PARK ADDITION, on the file in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida;  
thence Southerly, making an angle with the South line of said Peruvian Avenue, measured from East to South of 92°36', a distance of 96.60 feet to a point;  
thence continue Southerly, making an angle of deflection to the East from the preceding course of 0°49'20", a distance of 115.0 feet to a point in the Southerly line of Lot 29, Block 13, of said ROYAL PARK ADDITION, said point being also in the Northerly line of Worth Avenue, as shown on said plat;  
thence Northwesterly along the Northerly line of said Worth Avenue, a distance of 129.9 feet, more or less, to an intersection with the East line of the West 12.5 feet of Lot 21, Block 13 of said ROYAL PARK ADDITION;  
thence Northerly, along the said East line of the West 12.5 feet of Lot 21, a distance of 150.5 feet, more or less, to a point in the South line of Peruvian Avenue;  
thence Easterly, along the South line of said Peruvian Avenue, a distance of 121.88 feet, more or less, to the POINT OF BEGINNING.

PARCEL B (No. 2)

The West 12.5 feet of Lot 21; all of Lots 18, 19 and 20; all of Lot 17, less the West 3 feet of the North 64 feet thereof; and all of the East 5 feet of Lot 16, less the North 64 feet thereof, all in Block 13, ROYAL PARK ADDITION, to Palm Beach, Florida, according to the Revised Map thereof, recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.

PARCEL C (No. 3)

All of Lots 12, 13, 14 and 15; the West 20 feet of Lot 16, and the East 5 feet of the North 64 feet of said Lot 16, and the West 3 feet of the North 64 feet of Lot 17, all in Block 13, ROYAL PARK ADDITION, to Palm Beach, Florida, according to the Revised Map thereof, recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/05/2017.

NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NGVD-29. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 02/25/2022

Craig L. Wallace  
Professional Surveyor and Mapper  
Florida Certificate No. 3357



CRAIG L. WALLACE

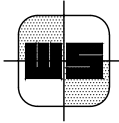
Digitally signed by  
CRAIG L. WALLACE  
Date: 2022.02.28  
11:15:20 -05'00'

REVISIONS:

02/25/22 SHOW PROPOSED ADDITION, SURVEY & TIE-IN UPDATE J.D./S.W. 12-1093.3 PB325/59

BOUNDARY SURVEY FOR:

THE VILLAS PENTHOUSE C

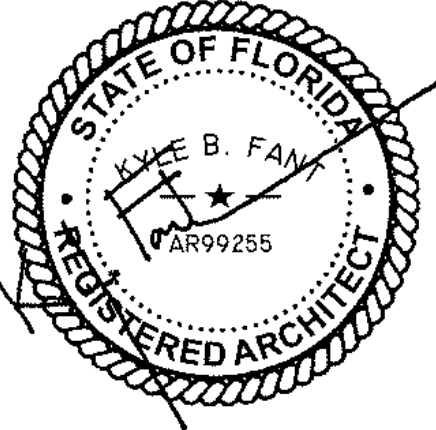


WALLACE SURVEYING  
CORP. LICENSED BUSINESS # 4068  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD	B.M.	JOB NO.	12-1093.2	F.B.	PB202	PG.	49
OFFICE	M.B.	DATE	8/3/2015	DWG. NO.	12-1093-2		
CITY	C.W.	REF.	12-1093-2-DWG	SHEET	1	OF	1



CONSULTANTS



KYLE B FANT ARCHITECT # AR99255  
INTERIOR DESIGNER # ID6422  
AIA # 30425633 NCARB # 87529

Revisions:

THESE DRAWINGS ARE FOR THE EXCLUSIVE  
USE OF BARTHOLEMEW + PARTNERS, AND MAY  
NOT BE DUPLICATED, REPRODUCED OR USED  
IN ANY MANNER WITHOUT THE EXPRESS  
WRITTEN CONSENT OF BARTHOLEMEW +  
PARTNERS. ALL RIGHTS RESERVED.

Project no: 21.05.118  
Date:  
Drawn by: VA  
Project Architect: KBF

**425 Worth Avenue  
PH-B**

Project Address:  
425 Worth Avenue  
Palm Beach, FL 33480

SHEET NAME

**PROPERTY PHOTOS**

SHEET NUMBER

**G1.0**



AREA OF PROPOSED  
WORK UNDER  
EXISTING ROOF



AREA OF PROPOSED  
WORK UNDER  
EXISTING ROOF (ALIGN  
WITH ADJACENT PH-C)

AREAL VIEW FROM PERUVIAN AVE- NORTH UNIT ADDITION UNDER EXISTING ROOF (ZOOMED OUT)

AREAL VIEW FROM PERUVIAN AVE- NORTH UNIT ADDITION UNDER EXISTING ROOF

**ARC-22-076  
ZON-22-052**





400 WORTH AVE



450 WORTH AVE



455 WORTH AVE



401 PERUVIAN AVE



417 PERUVIAN AVE



421 PERUVIAN AVE



484 PERUVIAN AVE



411 PERUVIAN AVE



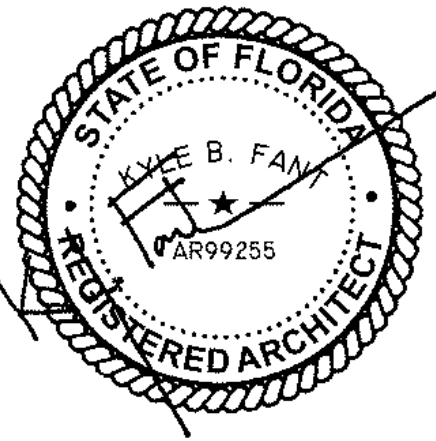
407 WORTH AVE

ARC-22-076  
ZON-22-052

Bartholemew  
+ Partners

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA  
THE PARAMOUNT BUILDING  
139 NORTH COUNTY ROAD, SUITE 20-C  
PALM BEACH, FLORIDA 33480  
T: 561 461 0108  
F: 561 461 0106  
FL LIC. # A20003943  
BARTHOLEMEWPARTNERS.COM

CONSULTANTS



KYLE B FANT ARCHITECT # AR99255  
INTERIOR DESIGNER # ID6422  
AIA # 30425933 NCARB # 87529

Revisions:

THESE DRAWINGS ARE FOR THE EXCLUSIVE  
USE OF BARTHOLEMEW + PARTNERS, AND MAY  
NOT BE DUPLICATED, REPRODUCED OR USED  
IN ANY MANNER WITHOUT THE EXPRESS  
WRITTEN CONSENT OF BARTHOLEMEW +  
PARTNERS. ALL RIGHTS RESERVED.

Project no: 21.05.118  
Date:  
Drawn by: VA  
Project Architect: KBF

425 Worth Avenue  
PH-B

Project Address:  
425 Worth Avenue  
Palm Beach, FL 33480

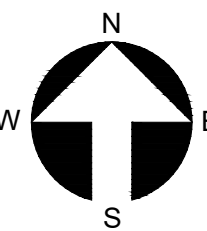
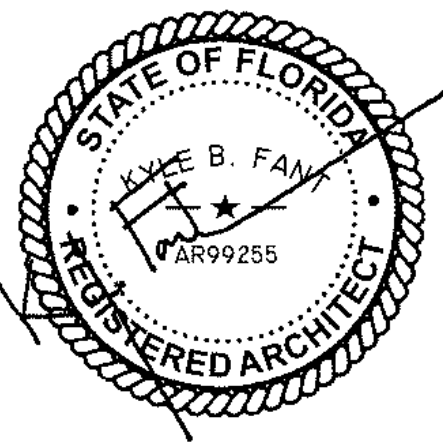
SHEET NAME

ADJACENT BUILDING  
PHOTOS

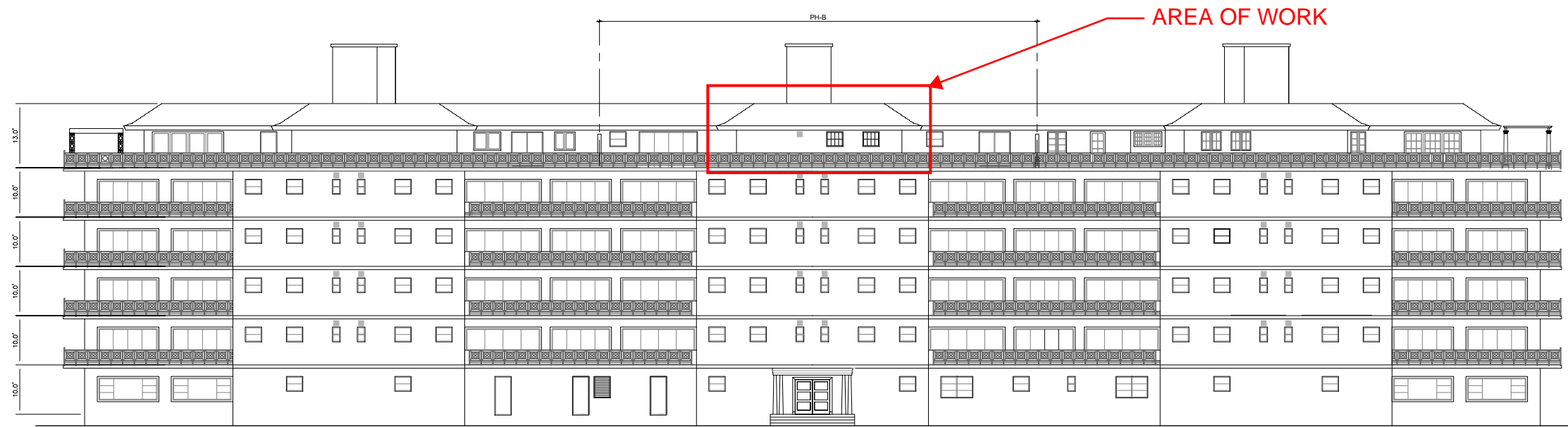
SHEET NUMBER

G2.0

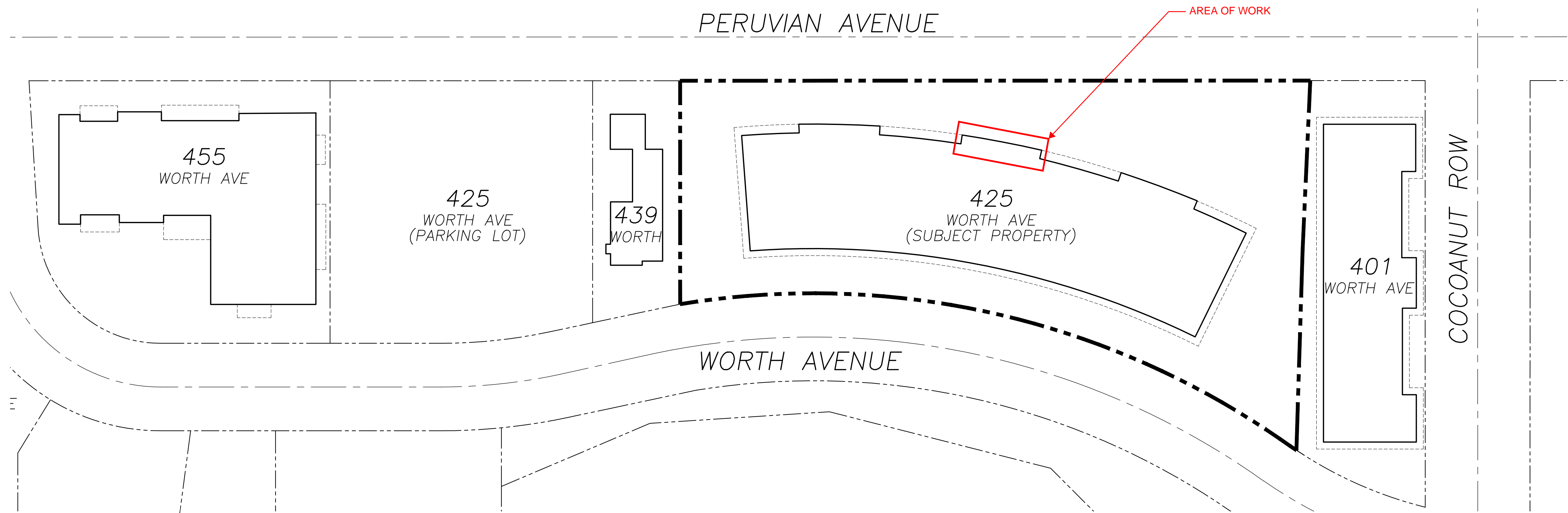




PROPOSED NORTH ELEVATION

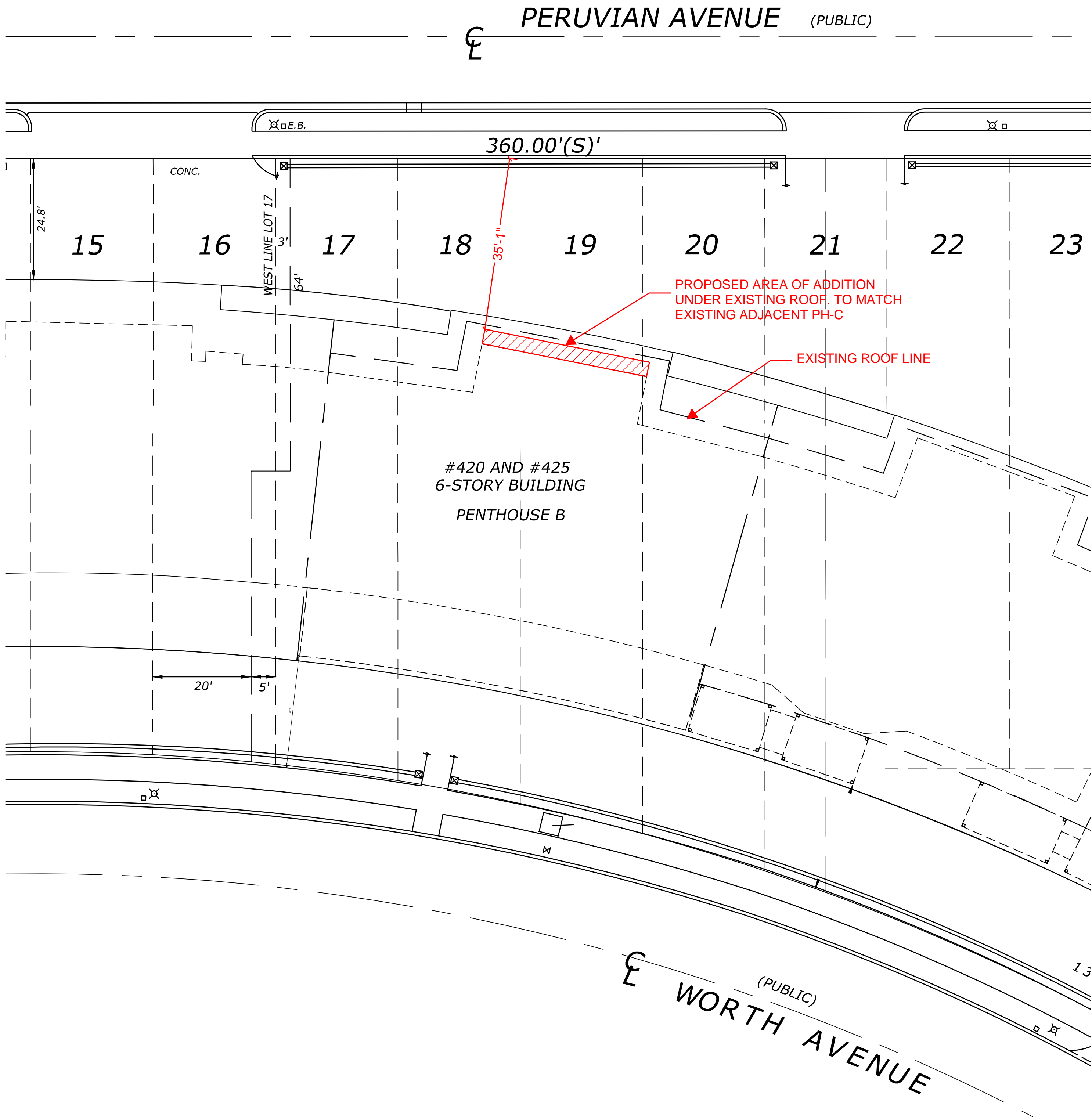


EXISTING NORTH ELEVATION



LOCATION MAP

ARC-22-076  
ZON-22-052



PROPOSED SITE PLAN



## Town of Palm Beach

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

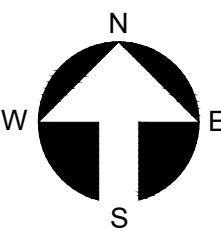
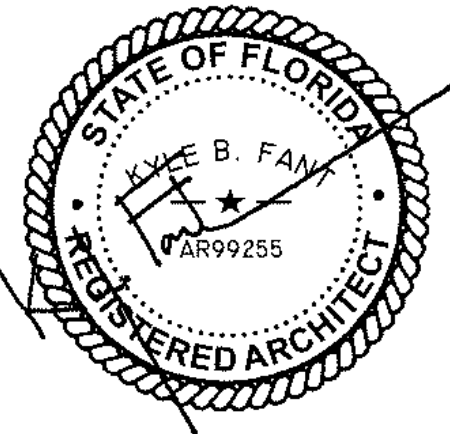
Line #	Zoning Legend			
1	Property Address:	425 WORTH AVENUE PH-B		
2	Zoning District:	R-D(2) HIGH DENSITY RESIDENTIAL		
3	Structure Type:	MULTI-FAMILY RESIDENCES- CONDOMINIUM		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	40,000 SQ FT	51,750 SQ FT	N/C
6	Lot Depth	200 FT	127-211 FT	N/C
7	Lot Width	150 FT	360 FT	N/C
8	Lot Coverage (Sq Ft and %)	N/A	N/C	N/C
9	*FRONT YARD SETBACK (FT)	117 FT	21.8 FT	N/A
10	* Side Yard Setback (1st Story) (Ft.)	58.5 FT	27 FT	N/C
11	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
12	Rear Yard Setback (Ft.)	30 FT	38'-0"	35'-1"
13	Angle of Vision (Deg.)	N/A	N/A	N/A
14	Building Height (Ft.)	35 FT	58.5 FT	N/C
15	Overall Building Height (Ft.)	40 FT	62.2 FT	N/C
16	Crown of Road (COR) (NAVD)	N/A	2.3 FT NAVD	N/C
17	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
18	Finished Floor Elev. (FFE)(NAVD)	N/A	56.2 FT NAVD	N/C
19	Zero Datum for point of meas. (NAVD)	N/A	7.0 FT NAVD	N/C
20	FEMA Flood Zone Designation			
21	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
22	Landscape Open Space (LOS) (Sq Ft and %)	N/A	N/A	N/A
23	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
24	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
25	**Native Plant Species %	N/A	N/A	N/A

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

\*\* Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

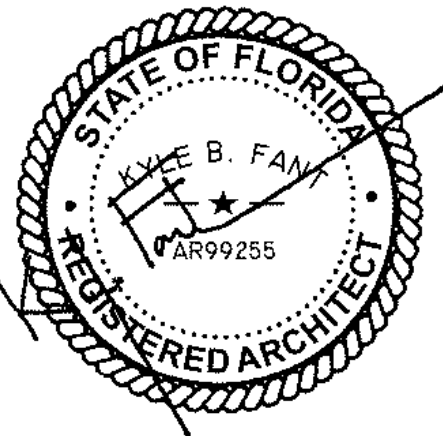
If value is not applicable, enter N/A

If value is not changing, enter N/C





CONSULTANTS



KYLE B FANT ARCHITECT # AR99255  
INTERIOR DESIGNER # ID6422  
AIA # 30425933 NCARB # 87529

Revisions:

THESE DRAWINGS ARE FOR THE EXCLUSIVE  
USE OF BARTHOLEMEW + PARTNERS, AND MAY  
NOT BE DUPLICATED, REPRODUCED OR USED  
IN ANY MANNER WITHOUT THE EXPRESS  
WRITTEN CONSENT OF BARTHOLEMEW +  
PARTNERS. ALL RIGHTS RESERVED.

Project no: 21.05.118  
Date:  
Drawn by: VA  
Project Architect: KBF

**425 Worth Avenue  
PH-B**

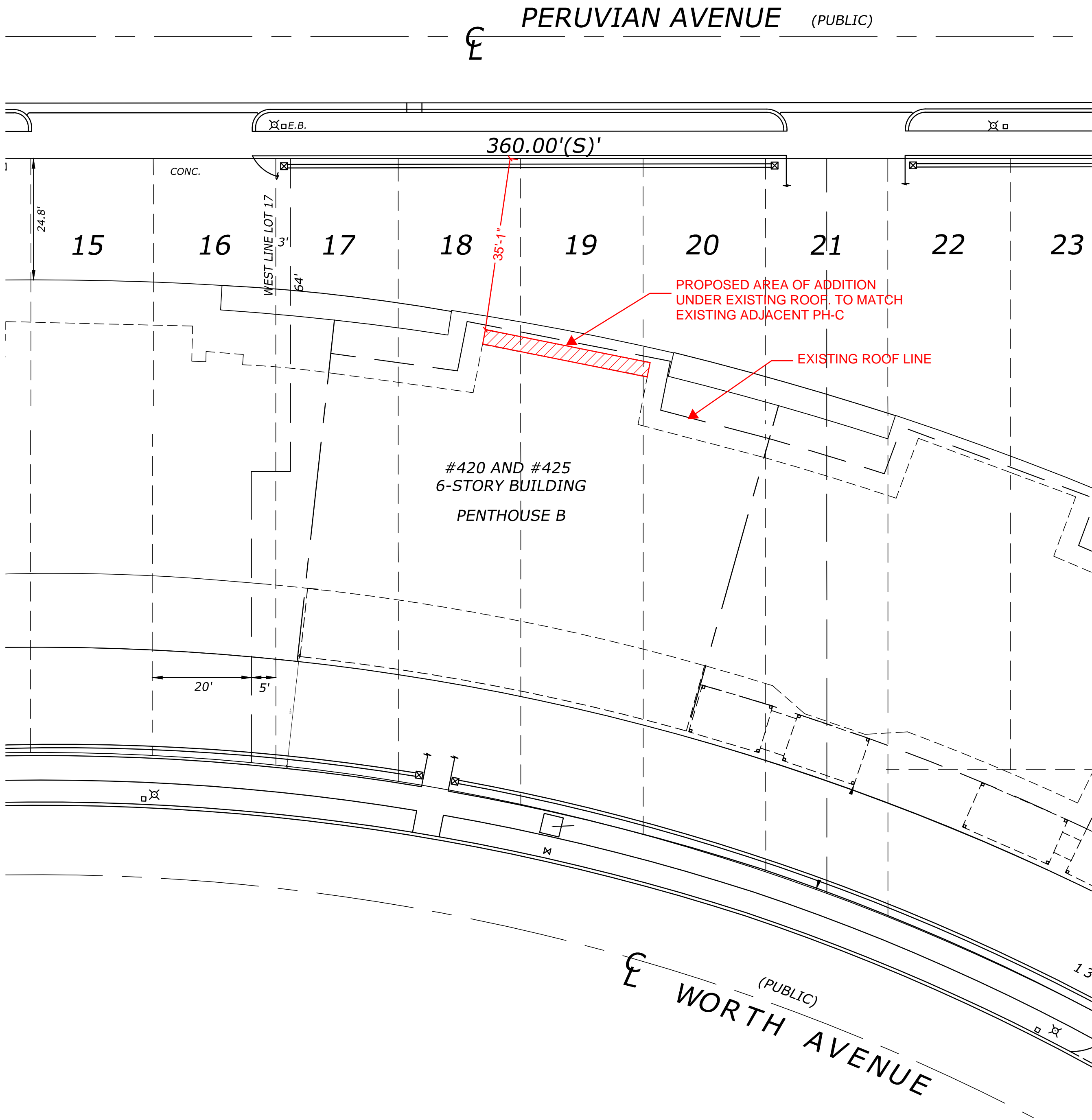
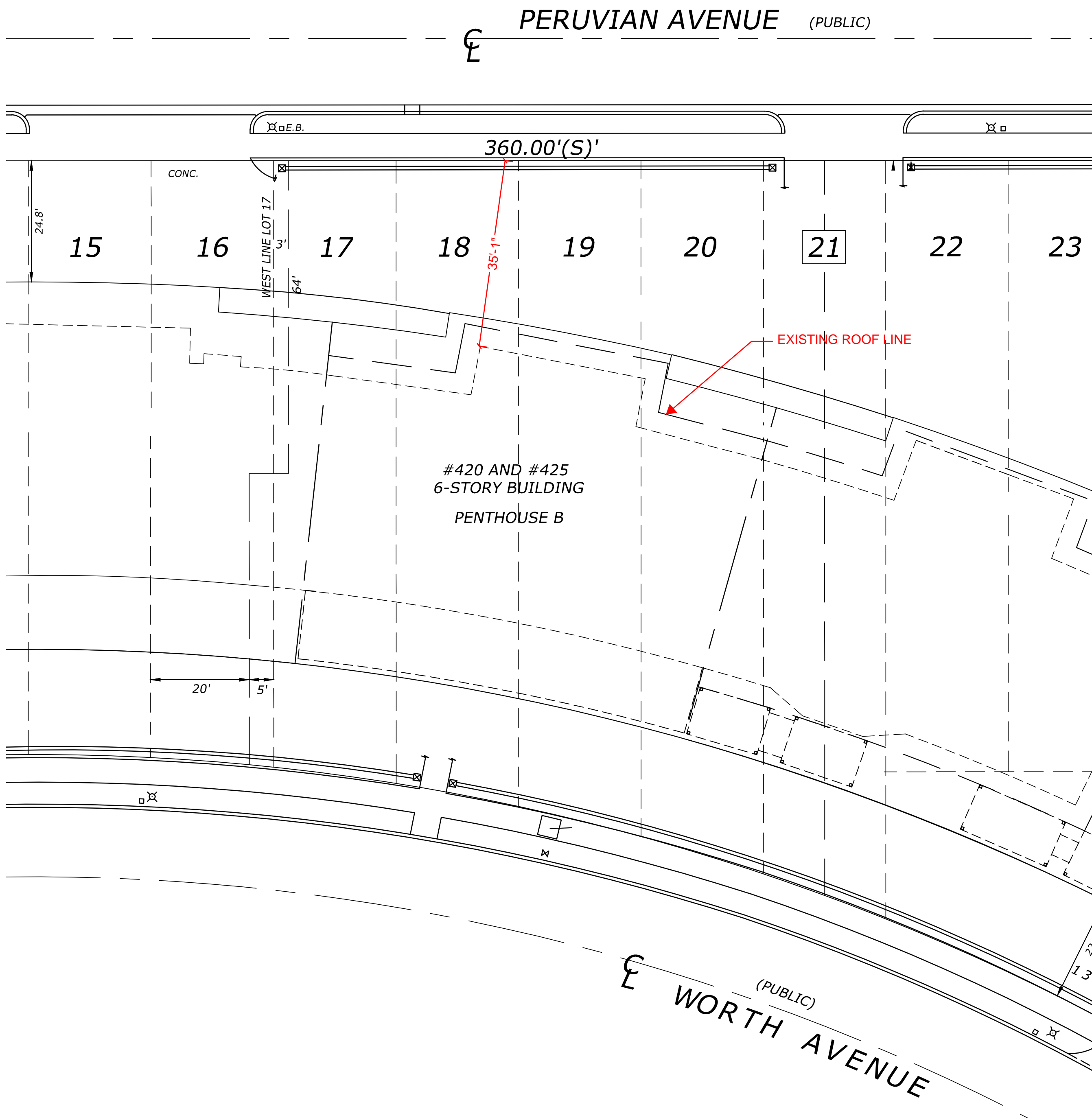
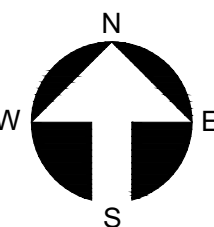
Project Address:  
425 Worth Avenue  
Palm Beach, FL 33480

SHEET NAME

**EXISTING & PROPOSED  
SITE PLAN**

SHEET NUMBER

**A0.0**

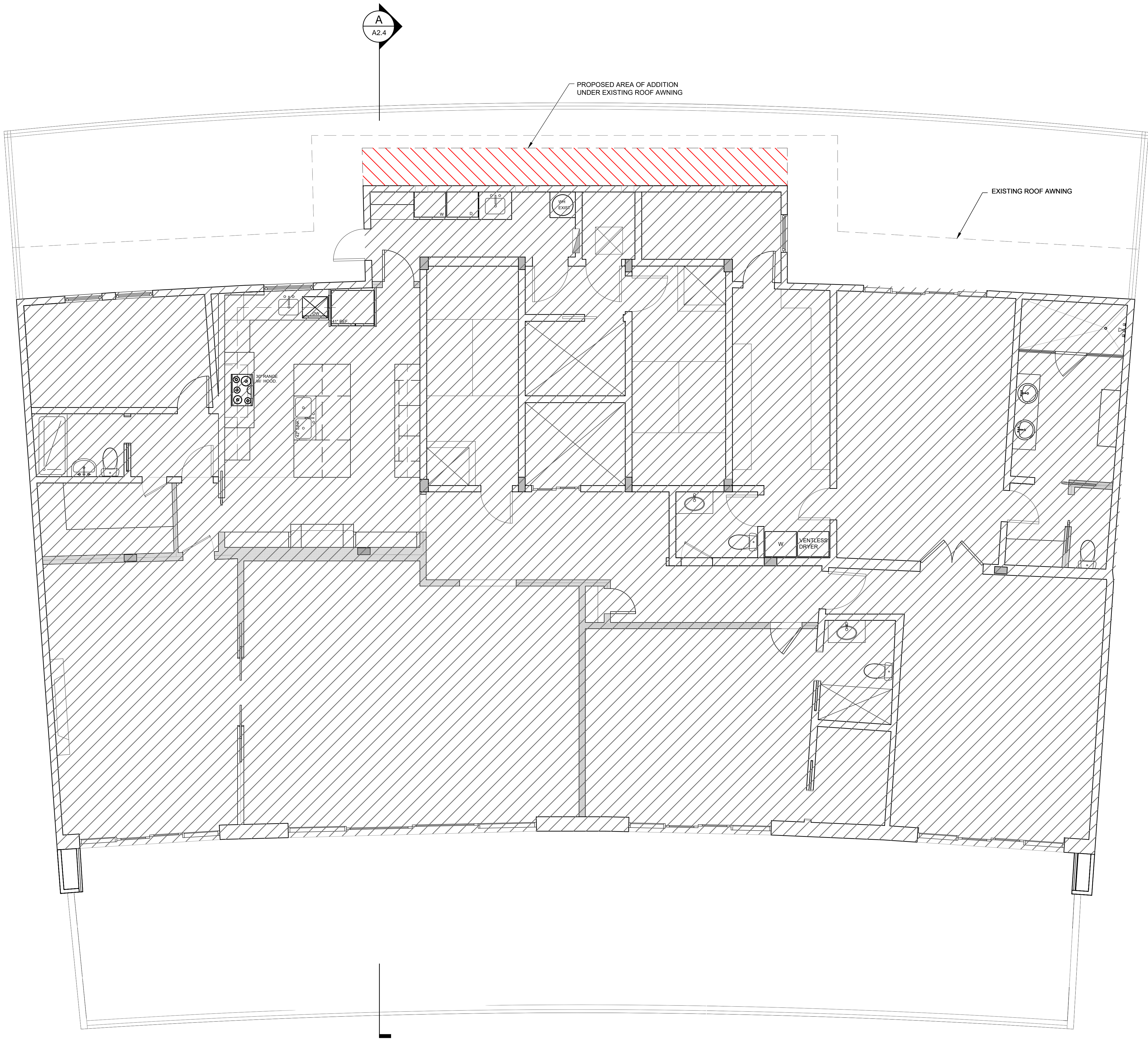


EXISTING SITE PLAN

PROPOSED SITE PLAN

**ARC-22-076  
ZON-22-052**





EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'

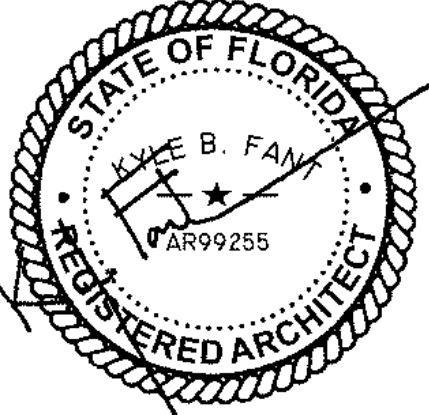
ARC-22-076  
ZON-22-052

Bartholemew  
+ Partners

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING  
130 NORTH COUNTY ROAD, SUITE 20-C  
PALM BEACH, FLORIDA 33480  
T: 561 461 0108  
F: 561 461 0108  
FL LIC. # AA20003943  
BARTHOLEMEWPARTNERS.COM

CONSULTANTS



KYLE B FANT ARCHITECT # AR99255  
INTERIOR DESIGNER # ID6422  
AKA # 3042553 NCARS # 67523

Revisions:

CONTRACTOR'S NOTES: THESE DRAWINGS ARE THE PROPERTY OF BARTHOLEMEW + PARTNERS. THEY ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS. ANY REPRODUCTION OR COPIING OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS IS STRICTLY PROHIBITED. ANY REPRODUCTION OR COPIING OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS IS STRICTLY PROHIBITED. ANY REPRODUCTION OR COPIING OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS IS STRICTLY PROHIBITED.

Project no: 21.03.120  
Date: 01/19/2022  
Drawn by: AV  
Project Architect: KBF

425 WORTH AVE PH-B

Project Address:  
425 Worth Ave PH-B  
Palm Beach, FL 33480

SHEET NAME

EXISTING & PROPOSED  
FIRST FLOOR PLAN

SHEET NUMBER

A1.0

